

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: 21953

Project Address: 6012 SE Yamhill St

Hearing Date: 10/2/19

Appellant Name: David L Rodeback

Case No.: B-014

Appellant Phone: 5035025490

Appeal Type: Building

Plans Examiner/Inspector: Steven Freeh, John Stelzenmueller

Project Type: commercial

Stories: 4 **Occupancy:** R-2, A-3 **Construction Type:** V-A One-Hour

Building/Business Name: Tabor Commons

Fire Sprinklers: Yes - NFPA 13 throughout

Appeal Involves: Alteration of an existing structure

LUR or Permit Application No.: 17-168858-CO

Plan Submitted Option: pdf [File 1]

Proposed use: Apartment

APPEAL INFORMATION SHEET

Appeal item 1

Code Section Section 713.4 Shaft Enclosures

Requires Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories.

Proposed Design The south side of the west wing has four stories with four studio units and one sleeping unit per floor. At the first floor ceiling 9 exhaust fans & ducts feed into six shafts above (2 ducts per studio unit and 1 duct per sleeping unit). 1 hour shaft walls were installed per the approved permit drawings. As an alternate method the addition of 1 layer of 5/8" Type 'X' GWB to 3 sides of 4 shafts and 2 sides of 2 shafts is proposed as well as the addition of a dry sidewall sprinkler head at the top of each shaft. See the attached plans and details.

Reason for alternative We believe the proposed design will provide equivalent fire protection. Around 75% of the shaft walls will have 2 hr protection with the additional layer of 5/8" Type 'x' GWB; see the attached Wall Type F, GA File No. WP 6905 with 1 hr rating and GA File No WP 7060 with 2 hr rating. The added dry sidewall sprinkler head at the top of each shaft should more than provide the remaining protection. See the attached plans and details.

APPEAL DECISION

Alternate 2 hour fire rated shaft enclosures: 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 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.

TABOR COMMONS APARTMENTS

6012 SE YAMHILL ST,
PORTLAND, OR 97215

PERMIT ISSUE

PLOT DATE: 09/29/19

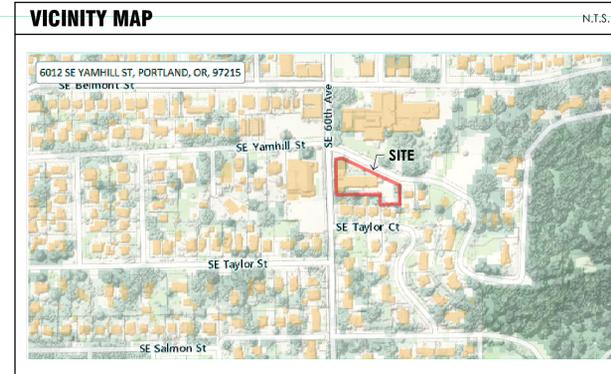
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ABBREVIATIONS		NOT ALL USED	
A	Acoustical Ceiling Tile	L	Lavatory
AD	Area Drain	LOC	Location
ADD	Addendum		
ADJ	Adjustable		
AFF	Above Finished Floor		
AL	Align		
ALUM	Aluminum		
ALT	Alternate		
ANOD	Anodized		
AP	Access Panel		
ATM	Automated Teller Machine		
AUTO	Automatic		
B	Batt Insulation		
BLKG	Blocking		
BO	Bottom of		
BLDG	Building		
BM	Beam		
C	Calch Basin		
CH	Coat Hook		
CJ	Control Joint		
CL	Centerline		
CLR	Clear		
CLG	Ceiling		
CMU	Concrete Masonry Unit		
COL	Column		
CON	Construction		
CONC	Concrete		
CONT	Continuous		
CPT	Carpet		
CTR	Center		
D	Double		
DBL	Demolish		
DEM	Detail		
DET	Dimension		
DIM	Door		
DR	Down Spout		
DS	Drawing		
DWG			
E	Existing		
EA	Expansion Joint		
EJ	Elevation		
EL	Electrical		
ELEC	Equal		
EQ	Equipment		
EQUIP	Exterior		
EXT			
F	Fire Alarm		
FA	Fiber Cement		
FC	Furnished by Contractor, Installed by Contractor		
FCIC	Floor Drain		
FD	Fire Department Connection		
FDC	Fire Extinguisher		
FE	Factory Finish		
FF	Finished		
FIN	Flooring		
FL	Flashing		
FLASH	Floor		
FLR	Foundation		
FN	Face Of		
FNDN	Furnished by Owner, Installed by Contractor		
FO	Furnished by Owner, Installed by Owner		
FOIC	Fire Rated		
FR	Feet		
FT	Furring		
FURR	Fabric Wrapped Panel		
FWP			
G	Gauge		
GA	Grab Bar		
GB	Glass/Glazing		
GL	Glue Lam Beam		
GLB	Gypsum Wall Board		
GWB			
H	Hollow Core		
HC	Header		
HDR	Hollow Metal		
HM	Horizontal		
HORIZ	Hollow Steel Section		
HSS	Height		
HT	HVAC Heating, Ventilation & AC		
HVAC	Hot Water Heater		
HWH			
I	Inches		
INCL	Including		
INSUL	Insulation		
INT	Interior		
J	Janitor		
JAN	Joist		
JST	Joint		
JT			
M	Maximum		
MAX	Mechanical		
MECH	Metal		
MTL	Minimum		
MIN	Miscellaneous		
MISC	Masonry Opening		
MO	Mounted		
MID	Mullion		
MULL			
N	New		
NIC	Not In Contract		
NOM	Nominal		
NOM	Not To Scale		
NIS			
O	On Center		
OC	Overhead		
OPNG	Opening		
P	Point		
PLAM	Plastic Laminate		
PLWD	Plywood		
PNT	Painted		
PP	Push Pad		
PTD	Paper Towel Dispenser		
PT	Pressure Treated		
PART	Partition		
R	Radius		
RCT	Reflect Ceiling Plan		
RD	Roof Drain		
REF	Reference		
REQ	Required		
RM	Room		
RO	Rough Opening		
RTU	Roof Top Unit		
S	Solid Core		
SCD	Seat Cover Dispenser		
SCHD	Schedule		
SD	Soap Dispenser		
SECT	Section		
SHT	Sheet		
SHTG	Sheathing		
SIM	Similar		
SM	Sheet Metal		
SOG	Slab On Grade		
SPEC	Specifications		
STL	Stainless Steel		
STD	Standard		
STOR	Storage		
STRUCT	Structural		
SUSP	Suspended		
T	Top Of		
TOC	Top Of Curb		
TOF	Top Of Frame		
TOS	Top Of Slab		
TEL	Telephone		
TD	Telet Tissue Dispenser		
TRANS	Transition		
TYP	Typical		
U	Unless Noted Otherwise		
UNO			
V	Vapor Barrier		
VB	Vinyl Composition Tile		
VERT	Vertical		
W	Weather Barrier		
WC	Water Closet		
WD	Wood		
WH	Water Heater		
WIND	Window		
W/O	Without		
WP	Waterproof		
WR	Water Resistant		
WT	Weight		

GENERAL NOTES	
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 OREGON STRUCTURAL SPECIALTY CODE AND ALL OTHER GOVERNING CODES AND LAWS, INCLUDING THOSE OF MULTNOMAH COUNTY AND THE CITY OF PORTLAND, OREGON.	7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER THE FINAL CONFIGURATION ONLY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL.	8. THE ROOFING, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM/DETECTION, & FIRE SPRINKLER SYSTEMS ARE CONTRACTOR DESIGNED. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE SYSTEM IN CONFORMANCE WITH ALL GOVERNING CODES. JURISDICTIONAL REQUIREMENTS AND (IF APPLICABLE) THE SCHEMATIC DESIGN SHOWN IN THE DOCUMENTS. ALL SYSTEM DESIGNS ARE SUBJECT TO REVIEW BY THE ARCHITECT.
3. VERIFY DIMENSIONS AND CONDITIONS, INCLUDING UTILITY CONNECTIONS, PRIOR TO COMMENCING WORK. NOTIFY THE ARCHITECT IF DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL FIELD CONDITIONS ARE OBSERVED.	9. THE ABOVE DESIGN BUILD SYSTEMS (NOTE #8) ARE DEFERRED SUBMITTALS AND BY SEPARATE PERMIT.
4. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS.	10. SEE GEOTECHNICAL REPORT BY TERRA DOLCE CONSULTANTS, INC DATED MARCH 6, 2017
5. PROTECT ALL BUILDING SYSTEMS WHICH ARE EXPOSED DURING DEMOLITION AND ARE TO REMAIN.	11. SEE RFI'S FOR ADDITIONAL INFO.
6. PROVIDE FIREBLOCKING, FIRESTOPPING AND DRAFTSTOPPING AS REQUIRED BY CODE.	

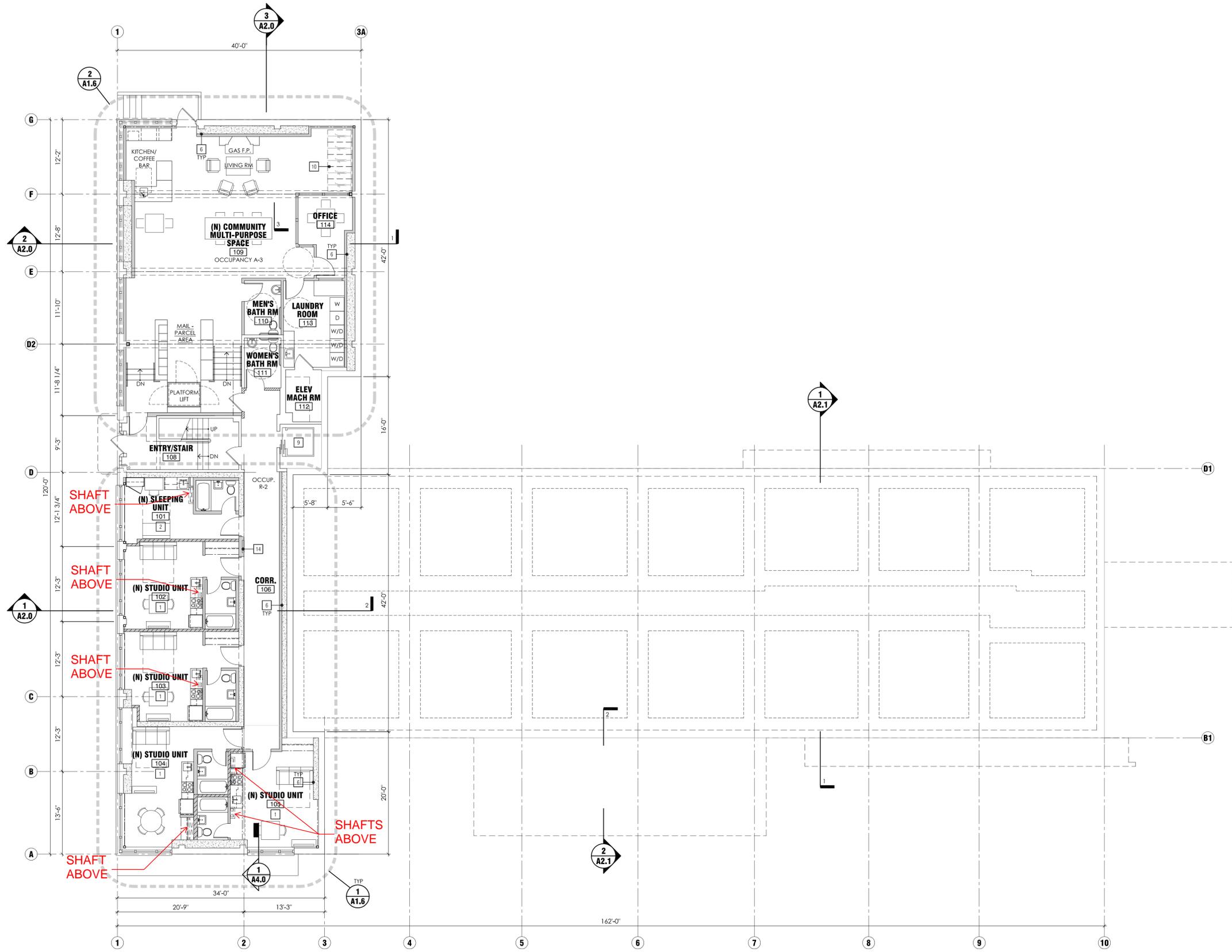
THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED. THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (IE. UL, ICC 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.PORTLANDONLINE.COM/SHARED/CFM/IMAGE.CFM?ID=68669](http://www.portlandonline.com/SHARED/CFM/IMAGE.CFM?ID=68669)]

PROJECT INFORMATION	
SITE ADDRESS	6012 SE YAMHILL ST. PORTLAND, OR 97215
PROJECT DESCRIPTION	EXISTING FOUR STORY BUILDING TO HAVE A CHANGE OF OCCUPANCY FROM R-1, B & A-3 TO R-2 & A-3 WITH 62 DWELLING UNITS AND 14 SLEEPING UNITS. BUILDING TO UNDERGO A COMPLETE SEISMIC RETROFIT.
LOT INFORMATION	LEGAL DESCRIPTION: LEONARD TR, BLOCK 3, LOT 1 EXC PT IN ST, LOT 4&6, LOT 1, 4 & 6
BUILDING INFORMATION	PROPERTY ID: R206292 STATE ID & LOT#: 1S2E06AA 14600 LOT SIZE: 25,726 SF (.60 AC)
(E) GROSS BUILDING AREAS SF ±:	FIRST FLOOR: 4,123 SECOND FLOOR: 10,815 THIRD FLOOR: 10,186 FOURTH FLOOR: 10,186 TOTAL AREA: 35,310
(E) DWELLING & SLEEPING UNITS TO BE REMOVED:	33 (20 DU, 13 SU)
(N) DWELLING UNITS:	64
(S) STUDIOS, (5) 1-BED'S	12
(N) SLEEPING UNITS:	76
TOTAL UNITS:	76
DWELLING UNIT AREAS SF ±:	102, 202, 302, 402: 103, 203, 303, 403: 104, 204, 304, 404: 105, 205, 305, 405: UNIT 206: UNIT 207 (1-BED, B): UNIT 208 (1-BED, A): UNIT 209 (1-BED, A): UNITS 210, 310, 410: UNITS 211, 311, 411: UNIT 215: UNITS 216, 316, 416 (B): UNITS 217, 317, 417 (B): UNITS 218, 318, 418 (B): UNIT 219: UNIT 220: UNIT 221: UNIT 222: UNIT 224: UNITS 306, 406: UNITS 307, 407 (B): UNITS 308, 408 (B): UNITS 309, 409 (B): UNITS 312, 412: UNITS 313, 413: UNITS 314, 414: UNITS 315, 415: UNITS 319, 419: UNIT 321: UNIT 322: UNIT 420: UNIT 421 (1-BED): UNIT 422 (1-BED):
TOTAL UNIT AREA:	19,188 SF
SLEEPING UNIT AREAS SF ±:	101, 201, 301, 401: UNIT 214: UNIT 225: UNIT 323: UNIT 324: UNIT 325: UNIT 424: UNIT 425:
TOTAL UNIT AREA:	2,868 SF
LAND USE	R2 (CHANGED FROM R5)
ZONING:	R2 (CHANGED FROM R5)
BUILDING HAS HISTORIC LANDMARK DESIGNATION PER LU 16-211301 HL, PC # 16-179629	
EXTERIOR ALTERATIONS APPROVED AND RECORDED PER LU 16-271603 HR & LU 18-127444 HR: SEE EXTERIOR ELEVATIONS &/OR WALL SECTIONS FOR ZONING COMPLIANCE	
(E) PARKING: 14 STANDARD + 1 ACCESSIBLE = 15 TOTAL	
BIKE PARKING:	SHORT TERM: 4 SPACES REQ & 3 SPACES EXISTING & 1 SPACE PROPOSED LONG TERM: 1, 1 X 76 NEW DWELLING UNITS = 84 SPACES REQUIRED & PROPOSED (42 COVERED; 46 EXTERIOR & 18 INTERIOR; INTERIOR LOCATIONS AT ROOMS: 109, 207-209, 220, 224, 235, 315, 324, 409, 416, 420-422)
BUILDING CODE	APPLICABLE CODES/GUIDES: 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
CODE GUIDE: UBC/1/1#1, ALTERNATE DESIGN, METHODS AND MATERIALS OF CONSTRUCTION FOR EXISTING AND HISTORIC BUILDINGS	
OCCUPANCIES:	EXISTING: R-1 CONGREGATE LIVING, B OFFICE & A-3 ASSEMBLY PROPOSED: R-2, APARTMENT HOUSE & CONGREGATE LIVING FACILITY, A-3 ASSEMBLY
CONSTRUCTION TYPE:	V-A ONE-HOUR
BUILDING IS PARTIALLY SPRINKLERED WITH SMOKE AND FIRE ALARM SYSTEMS. BUILDING TO BE FULLY ALARMED & SPRINKLERED WITH MIN NFPA 13	
ALLOWABLE AREAS & HEIGHTS, V-A:	R-2 - 7,000 SF - 2 STORIES, ADDITIONAL STORY + 200% INCREASE WITH SIDE YARD SEPARATION & SPRINKLER INCREASE A-3 - 4,000 SF - 1 STORY, ADDITIONAL STORY +200% INCREASE WITH SIDE YARD SEPARATION & SPRINKLER INCREASE
(E) OCCUPANT LOAD PER '95 & '98 PERMITS:	1995 PERMIT: 397 1998 PERMIT: 123
TOTAL:	520
(N) OCCUPANT LOAD:	1ST FLOOR A-3: 1,255 SF/15 = 84 1ST FLOOR R-2: 1,900 SF/200 = 10 2ND FLOOR R-2: 9,924 SF/200 = 50 3RD FLOOR R-2: 9,216 SF/200 = 46 4TH FLOOR R-2: 9,216 SF/200 = 46
TOTAL:	236
AREAS ABOVE: R-2 GFA, A-3 NET AREA	
EXITS PER FLOOR:	1ST: 2 2ND: 3 3RD: 3 4TH: 2
DEAD END CORRIDORS:	LESS THAN 50'
ACCESSIBILITY:	ONE (E) ACCESSIBLE ENTRANCE AT THIRD FLOOR EAST WING AT EXIT/ENTRANCE STAIR ONE (N) ACCESSIBLE ENTRANCE PROPOSED AT FIRST FLOOR WEST WING AT EXISTING EXIT/ENTRANCE STAIR. IMPROVEMENTS TO MEET 25% INCLUDE A NEW PLATFORM LIFT
ACCESSIBLE DWELLING UNITS PROPOSED:	TYPE 'A' UNITS: 2 TYPE 'B' UNITS: 16
PLUMBING FIXTURES:	ONE ADDITIONAL RESTROOM REQUIRED AT A-3 SPACE 1ST FLOOR WEST WING PER 2902.1
PERMIT REVISION (BDS REV 01) 3/5/18 SCOPE INCLUDES:	-ENCLOSED LAUNDRY AREA, -SHOWER CHANGED TO TUB/SHOWER AT SLEEPING UNITS, -UNIT 219 CHANGED FROM SLEEPING UNIT TO DWELLING UNIT, -MECHANICAL SHAFTS & ELECTRICAL PANEL LOCATIONS ADDED, -1/4" STRUCTURAL PLANS INSTEAD OF 1/8", -BUILDING SECTION 3/A2.0 ADDED, -PROPOSED STEEL BEAMS REMOVED AT 4TH FLOOR, NORTH PORTION OF WEST WING, -EAST WING PARAPET BRACING ADDED, -MISC NO COST CHANGES & CLARIFICATIONS, DIMENSIONS, TAGS ADDED, ETC.
PERMIT REVISION (BDS REV 02) 10/31/18 SCOPE INCLUDES:	-EXTERIOR ALTERATIONS INCLUDING 50 BRICK VENTS & 3 WINDOWS PER RECORDED LAND USE DECISION, -ADDITION OF SMALL OFFICE 114 IN COMMUNITY SPACE 109, -UNIT 420 CHANGED FROM A SLEEPING UNIT TO A STUDIO DWELLING UNIT, -ROOFING ADDED TO CONTRACTOR DESIGN BUILD SYSTEMS, -MECHANICAL DRAWINGS INCLUDED FOR REFERENCE AND COORDINATION -COMMON KITCHEN 235 CHANGING TO STORAGE 235, -COMMON KITCHEN FOR SLEEPING UNITS MOVING TO COMMUNITY SPACE 109, -MISC NO COST CHANGES & CLARIFICATIONS, DIMENSIONS, TAGS ADDED, ETC., -ADDITIONAL 1/4" PLANS AT 2ND & 3RD FLOORS, EAST WING
PERMIT REVISION (BDS REV 03) 06/13/19 SCOPE INCLUDES:	-ADDITIONAL 1/4" PLAN AT 4TH FLOOR, 1/4" REFLECTED CEILING PLANS ADDED, LAYOUT TO TYPE B BATH AT 3RD & 4TH FLOORS CHANGED, -KITCHEN MOVED AT 321, -BATHRM LAYOUT CHANGE AT 322, -MISC NO COST CHANGES & CLARIFICATIONS, DIMENSIONS, TAGS ADDED, ETC., -EXHAUST SHAFT CHANGES, -CONSTRUCTION DETAILS ADDED



PROJECT TEAM	
OWNER:	T.L.C. REHAM & LLC, ET AL PO BOX 14955 PORTLAND, OR 97293 503-349-0930
GENERAL CONTRACTOR:	CONTACT: RUDY MUNEL ASCENT DESIGN/BUILD INC. P.O. BOX 14955 PORTLAND, OR 97293 503-349-0930
STEEL & CONCRETE CONTRACTOR:	CONTACT: EDUARD VALIK IBUILDPIX COMPANY LLC 8835 SW CANYON LANE, STE 408 PORTLAND, OR 97225 503-297-1281
PROPERTY MANAGER:	CONTACT: SCOTT VAN SCHOTEN CAR REAL ESTATE SERVICES INC. 9400 SW BARNES RD, STE 400 PORTLAND, OR 97225 503-224-9554
ARCHITECT:	CONTACT: DAVID RODEBACK DAVID RODEBACK ARCHITECT LLC 2505 SE 11TH AVENUE, STE #344 PORTLAND, OR 97202 503-502-5490
LAND USE CONSULTANT:	CONTACT: CHRIS HAGERMAN THE BOOKIN GROUP LLC 812 SW WASHINGTON ST PORTLAND, OR 97205 503-241-2423
HISTORICAL CONSULTANT:	CONTACT: ROBERT MAWSON HERITAGE CONSULTING GROUP 1120 NW NORTHURP ST PORTLAND, OR 97209 503-228-0272
STRUCTURAL ENGINEER:	CONTACT: RYAN HARDIE ALLSTRUCTURE ENGINEERING LLC 16154 SW UPPER BOONES FERRY RD PORTLAND, OR 97224 503-620-4314
GEOTECHNICAL ENGINEER	CONTACT: CINDY HOVIND TERRA DOLCE CONSULTANTS, INC 4706 NE 75TH AVE PORTLAND, OR 97218 503-502-5114
TRAFFIC ENGINEER:	CONTACT: TODD MOBLEY LANCASTER ENGINEERING 321 SW 4TH AVE, STE #400 PORTLAND, OR 97204 503-248-0313
LANDSCAPE ARCHITECT:	CONTACT: DAVID ANDERSON ANDERSON ASSOCIATES 2250 FOUR PAVES WAY PASO ROBLES, CA 93446 503-318-0549
CIVIL ENGINEER:	CONTACT: GARY DARLING DL DESIGN GROUP INC. 10240 SW 59TH PL PORTLAND, OR 97219 503-644-6628
ACOUSTICAL ENGINEER:	CONTACT: ELKI LAHAV A ACOUSTICS 9324 SW CAMILLE TER. PORTLAND, OR 97223 503-977-2690
SURVEYOR:	CONTACT: CHRIS FISCHBORN Z TEC ENGINEERS, INC. 3737 SE 8TH AVE PORTLAND, OR 97202 503-235-8795
ELECTRICAL CONTRACTOR (DES. BUILD):	CONTACT: MITCH JOHNSON ALL COUNTY ELECTRIC, LLC 15515 NW 2ND AVE VANVOUWER, WA 98685 360-904-7923
PLUMBING CONTRACTOR (DES. BUILD):	CONTACT: MIKE REA REAMECH PLUMBING INC. 30330 SW GRABEL RD HILLSBORO, OR 97123 503-936-7475
MECHANICAL CONTRACTOR (DES. BUILD):	CONTACT: DAVID BRADLEY HUNTER-DAVISSON, INC. 1800 SE PERSHING ST PORTLAND, OR 97202 503-234-0477
SPRINKLER & ALARM CONTRACTOR (DES. BUILD):	CONTACT: JERRY DENNY / WALTER OVENSTON EXPRESS FIRE SYSTEMS, INC. 1913 41ST STREET WASHOUGAL, WA 98671 360-953-8432
FRAMING CONTRACTOR:	CONTACT: ARTINON KUZMIN NO LIMIT CONSTRUCTION LLC 13060 FROLOV DR NE GERVAIS, OR 97026 503-999-5006
DRYWALL CONTRACTOR:	TREVOR PARRISH, VP OSWEGO DRYWALL INSTALLERS, INC PO BOX 2487 TUALATIN, OR 97062 503-692-4742
DRAFTING CONSULTANT:	ADAM WOODWARD 1925 SE BIDWELL ST PORTLAND, OR 97202 503-819-9838
SIGNAGE COMPANY:	CONTACT: MELISSA HAYDEN SECURITY SIGNS 2424 SE HOLGATE BLVD PORTLAND, OR 97202 360-903-3495

SHEET INDEX	
A0.0	COVER SHEET
T1	TOPOGRAPHIC SURVE



1 A1.1 FIRST FLOOR PLAN
1/8" = 1'-0"

4 STUDIO UNITS + 1 CL UNIT = 5 UNITS TOTAL



FLOOR PLAN NOTES

- USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS.
- UNLESS NOTED OTHERWISE:
 - A. ALL EXISTING EXTERIOR DIMENSIONS ARE TO F.O. EXISTING WALLS & ARE APPROXIMATE
 - B. ALL INTERIOR DIMENSIONS ARE TO F.O. (N) STUDS OR (E) JEIS ±
 - C. R.O. DENOTES CLEAR ROUGH FRAMING (STUD-TO-STUD) DIMENSION REQUIRED
 - D. ALL WINDOW & DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING
- ALL DIMENSIONS MARKED AS PLUS/MINUS (±) ARE APPROXIMATE AND TO BE FIELD VERIFIED.
- ALL NEW PARTITIONS ARE FULL HEIGHT.
- PROVIDE A SMOKE DETECTOR WITHIN EACH NEW DWELLING UNIT. ADDITIONAL SMOKE DETECTORS PER CODE & ELEC / MECH DESIGN-BUILD DOCS.
- PROVIDE A VENTILATION FAN IN EA NEW DWELLING UNIT BATHROOM. TYP. INSTALL FAN DUCTING PER CODE.
- PROVIDE ELECTRIC WALL HEATERS IN NEW UNITS PER MECH / ELEC DESIGN-BUILD DOCS.
- (E) CEILING HTS ±:

DEMOLITION NOTES

- DEMOLITION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION. NOTIFY THE ARCHITECT IF DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL FIELD CONDITIONS ARE OBSERVED.
- COORDINATE DEMOLITION PLAN WITH CONSTRUCTION PLANS. CONTRACTOR TO COORDINATE AND VERIFY DIMENSIONS AFTER DEMOLITION WORK HAS BEEN COMPLETED.
- PROTECT EXISTING SPRINKLER HEADS DURING DEMOLITION.

KEY NOTES:

- STUDIO DWELLING UNIT, SEE UNITS 210-410 FOR LAYOUT, INC. TYPICAL KITCHEN & BATH. (1-BEDROOM UNIT 422 IS SIM.)
- SLEEPING UNIT, SEE UNITS 101-401 FOR LAYOUT, INC. TYP. BATH.
- TYPE 'B' DWELLING UNIT, SEE UNITS 309 & 316 FOR LAYOUT, INC. TYP. KITCHEN & BATH.
- TYPE 'A' DWELLING UNIT, SEE UNIT 209 FOR LAYOUT, INC. TYP. KITCHEN & BATH.
- EXISTING HISTORICAL EXIT STAIR W/ GUARD RAIL & HANDRAIL: 30" HIGH, CONT. VERTS AT 5.5" OC, ALLOWED PER UBC/11#1 4.g.1 p. 21
- EXISTING EXIT STAIR GUARDRAIL & HANDRAILS: SEE '98 PERMIT PLANS, A1-A5, A8
- CONC. SHEAR WALL AT WEST WING PER STRUC
- WOOD SHEAR WALL AT EAST WING PER STRUC
- (N) BATH VENT FAN, TYP. SEE MECH PLANS
- (E) ELEVATOR; CONFIRM TWO WAY COMMUNICATION SYSTEM AT ELEVATOR LANDINGS FLOORS 2 THRU 4
- (N) 2' x 6' x 4" DP LONG TERM BIKE PARKING SPACE W/ VERT WALL MOUNTED HIGH DENSITY RACK BY 'URBAN RACKS' OR EQUIV C OF P APPROVED RACK
- WOMEN'S BATH RM 111 AND MEN'S BATH RM 110 TO MEET ACCESSIBILITY REQ PER 1.2/AS.0
- 1 1/2" Ø PNT MTL HANDRAIL BOTH SIDES OF STAIR (11" MIN TREAD & 7" MAX RISER) AT 3' ABOVE NOSING; 1'-0" HORIZ EXTENSION BEYOND TOP RISER & 11" EXTENSION BEYOND THE BOTTOM RISER AT NON-CONT HANDRAIL
- CORR. VENTIL. SHAFT, 43"x16" EAST, 31"x27" WEST, INSIDE CLR PER MECH. SEE WALL TYPE 'F'
- ELECTRICAL PANEL LOCATION PER ELECTRICAL CONTRACTOR

SYMBOLS:

NEW WD PARTITION	
NEW 1 HR WD PARTITION	
NEW CONC. BEARING WALL	
EXISTING WALL	
DEMOLITION WALL OR ITEM	

NAME [000]			
ROOM NAME / NUMBER TAG	BATH VENT FAN	LONG TERM BIKE PARKING	

NEW DOOR	DOOR TAG	EXISTING DOOR

DAVID RODEBACK
ARCHITECT LLC

2505 SE 11th AVE, #344
PORTLAND, OREGON 97202
503-502-5490
david@drarch.com

ADAM WOODWARD
DRAFTING

adamwoodward@gmail.com

REGISTERED ARCHITECT
DAVID L. RODEBACK
PORTLAND, OREGON
STATE OF OREGON

PROPOSED IMPROVEMENTS AT THE:
PROJECT #: 1412

TABOR COMMONS APARTMENTS

6012 SE YAMHILL ST
PORTLAND, OR 97215

ISSUES:

PERMIT CONSTRUCTION	05/08/17 02/04/19
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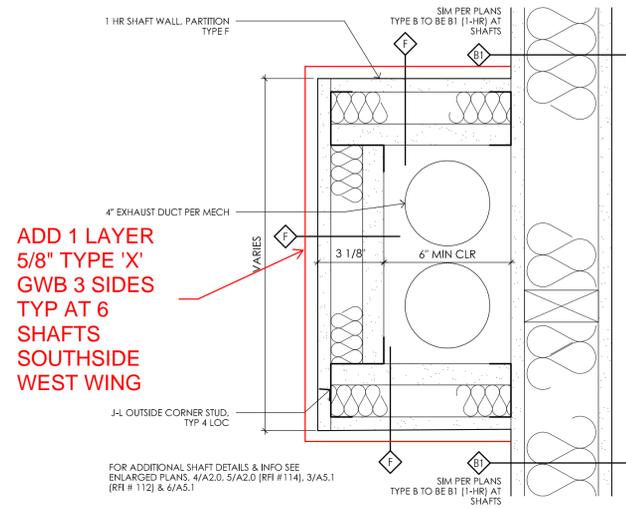
PLOT DATE: 09/29/19

REVISIONS:

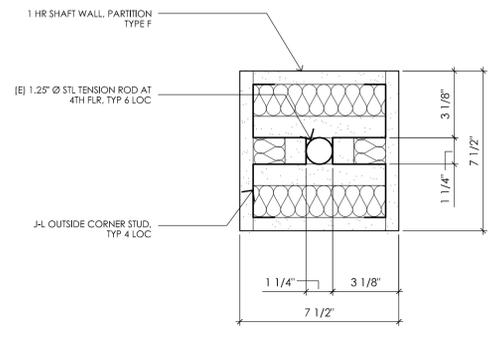
PERMIT	07/07/17
PERMIT	03/05/18
PERMIT	10/31/18

FIRST FLOOR PLAN

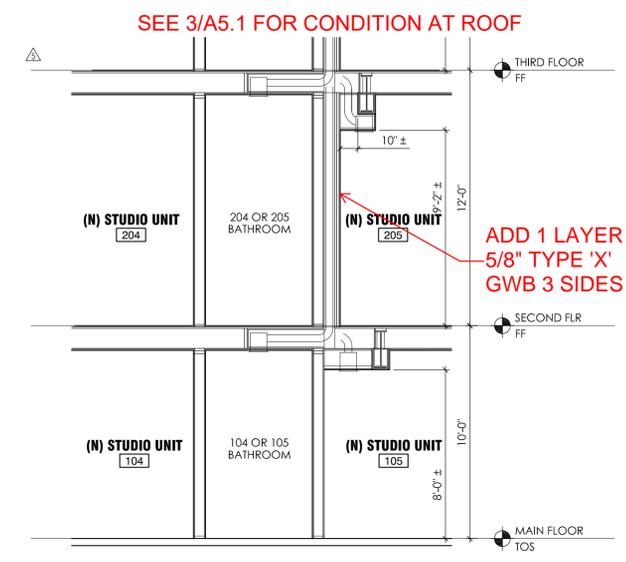
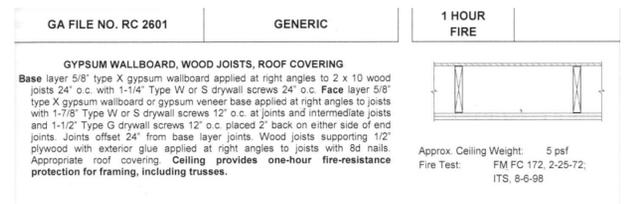
A1.1



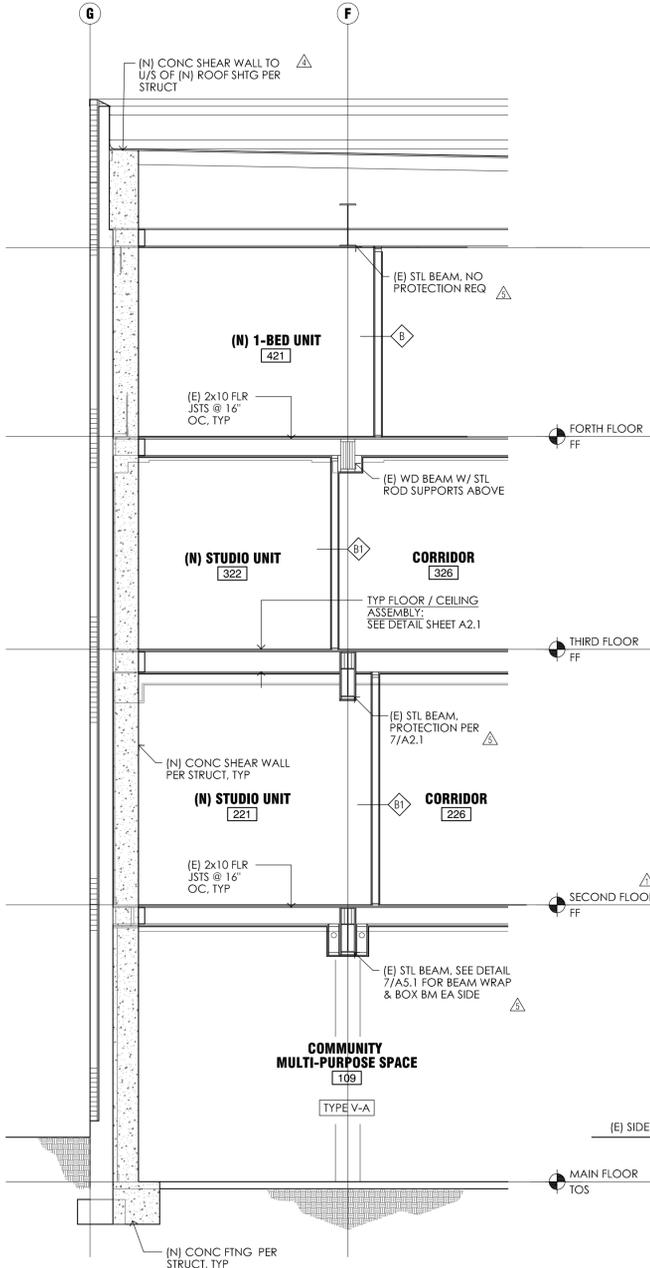
6 PLAN DETAIL AT TYP EXHAUST SHAFT
A2.0 3" = 1'-0"



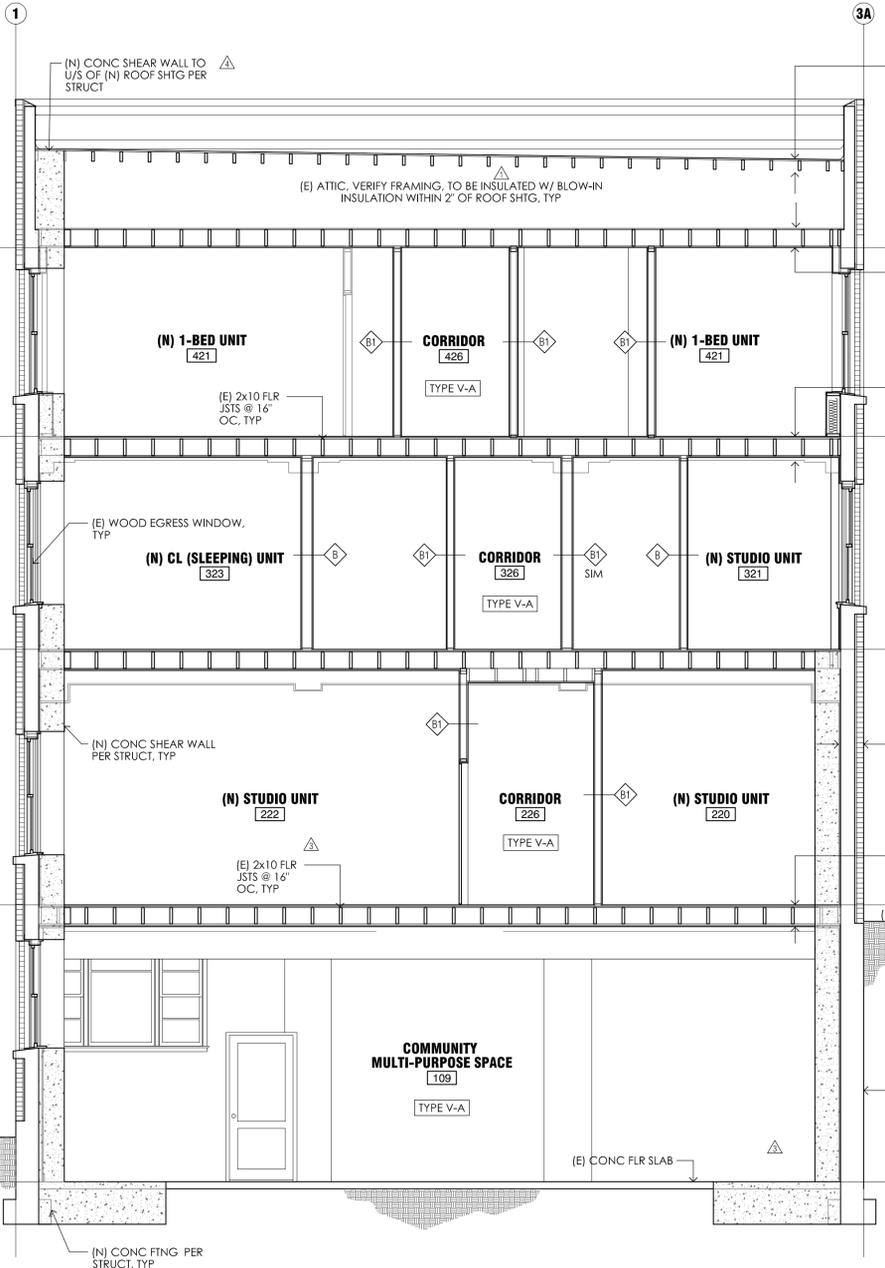
5 SHAFT DETAIL @ 1.25" DIA STL RODS
A2.0 3" = 1'-0"



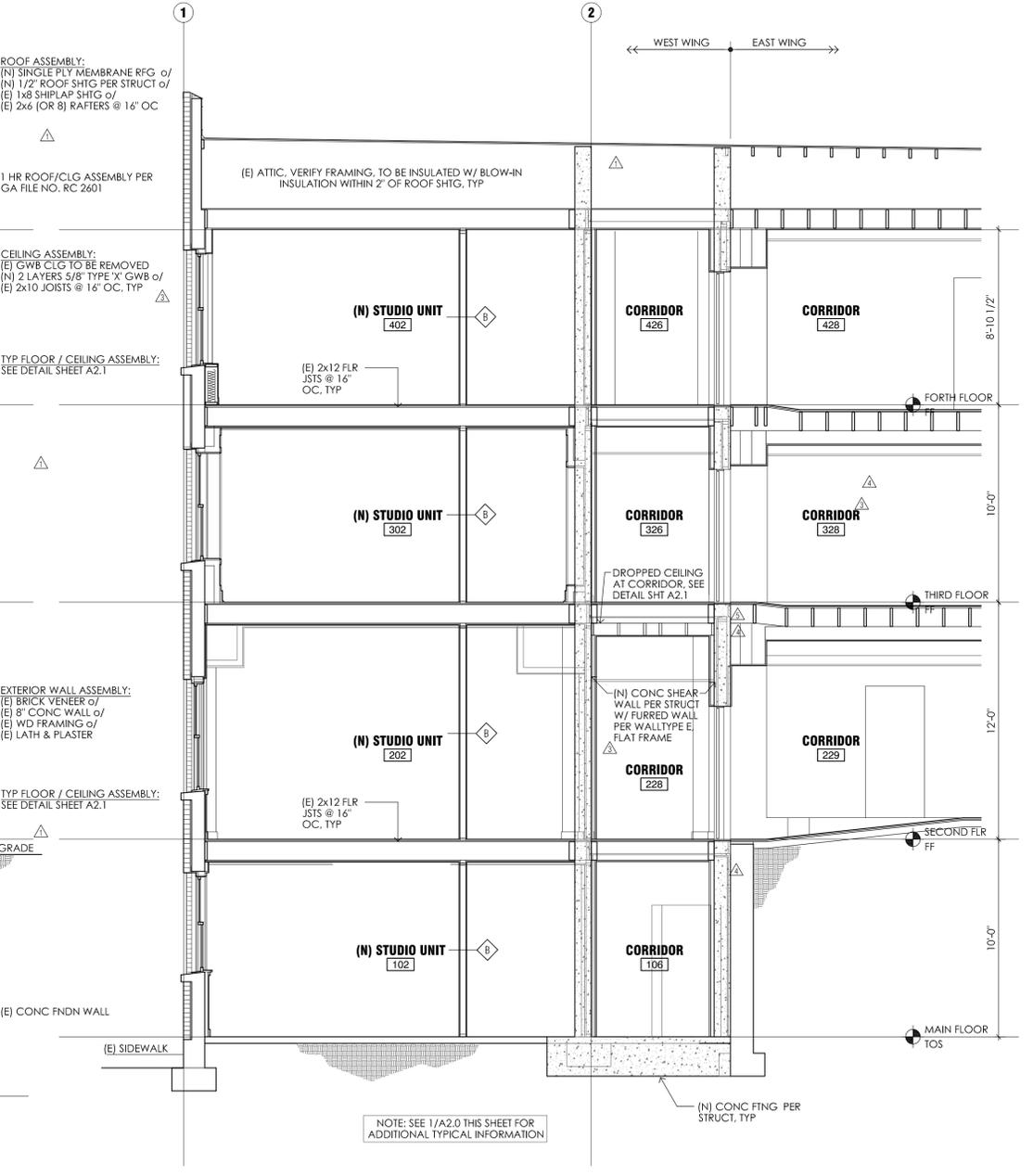
4 PARTIAL BUILDING SECTION - WEST WING
A2.0 1/4" = 1'-0"



3 PARTIAL BUILDING SECTION - WEST WING
A2.0 1/4" = 1'-0"



2 BUILDING SECTION - WEST WING
A2.0 1/4" = 1'-0"



1 BUILDING SECTION - WEST WING
A2.0 1/4" = 1'-0"

DAVID RODEBACK ARCHITECT LLC

2505 SE 11th AVE, #344
PORTLAND, OREGON 97202
503-502-5490
david@drarch.com

ADAM WOODWARD DRAFTING

adamwoodward@gmail.com

REGISTERED ARCHITECT
DAVID L. RODEBACK
Portland, Oregon
STATE OF OREGON

PROPOSED IMPROVEMENTS AT THE:
PROJECT #: 1412

TABOR COMMONS APARTMENTS

6012 SE YAMHILL ST
PORTLAND, OR 97215

ISSUES:

PERMIT CONSTRUCTION	05/08/17
	02/04/19

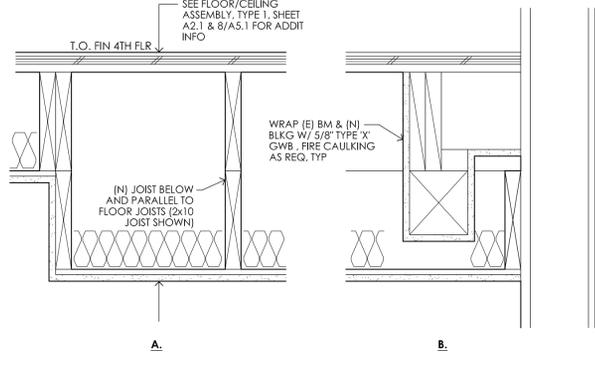
PLOT DATE: 09/29/19

REVISIONS:

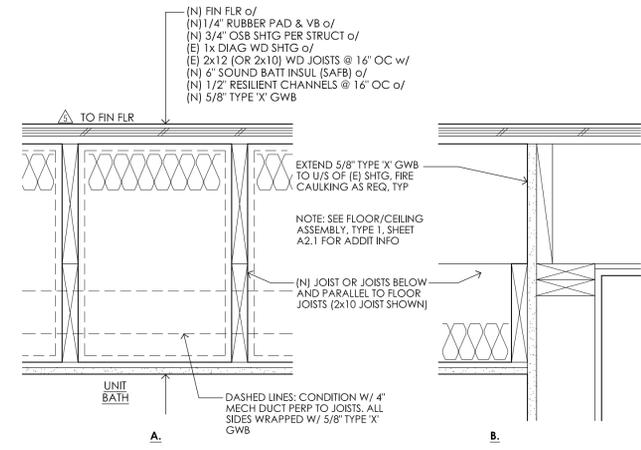
PERMIT	07/07/17
PERMIT	03/05/18
PERMIT	10/31/18
PERMIT	06/13/19

BUILDING SECTIONS - WEST WING

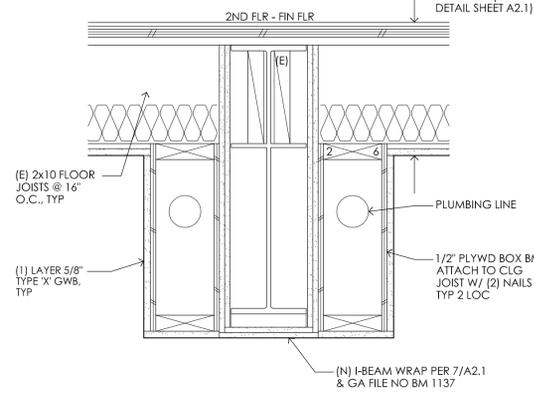
A2.0



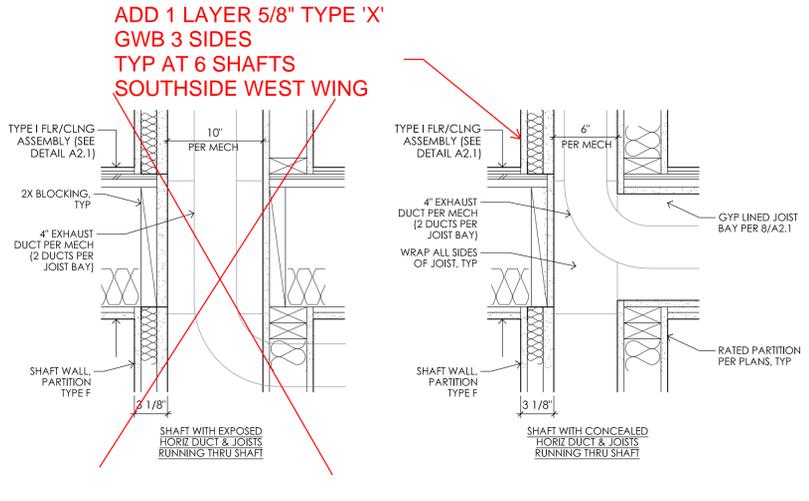
9 CORRIDOR SOFFIT DETAIL - 3RD FLOOR ENTRY
A5.1 1 1/2" = 1'-0"



8 DROPPED CEILING AT UNIT BATH / ENTRY & UNIT SOFFIT SIM
A5.1 1 1/2" = 1'-0"

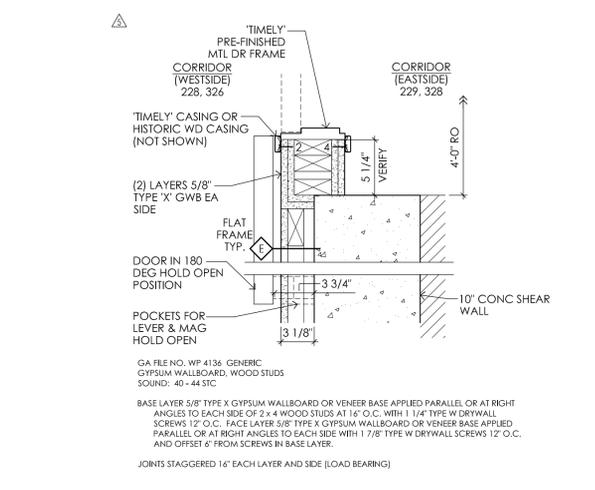


7 (E) I-BEAM (N) WRAP AT COMMUNITY SPACE 109
A5.1 1 1/2" = 1'-0"

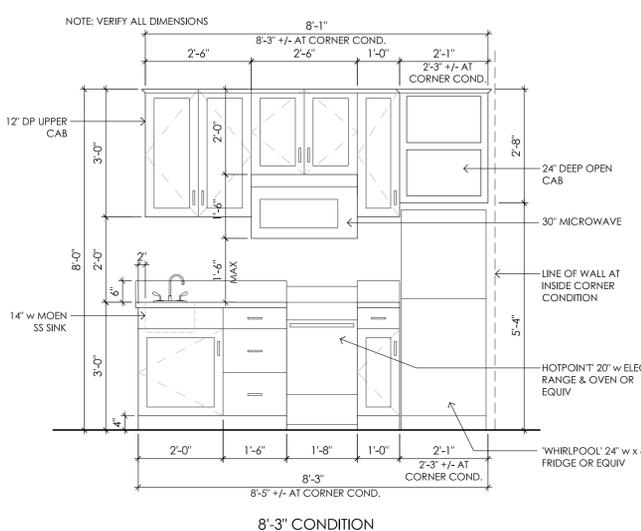


6 UNIT EXHAUST SHAFT
A5.1 1 1/2" = 1'-0"

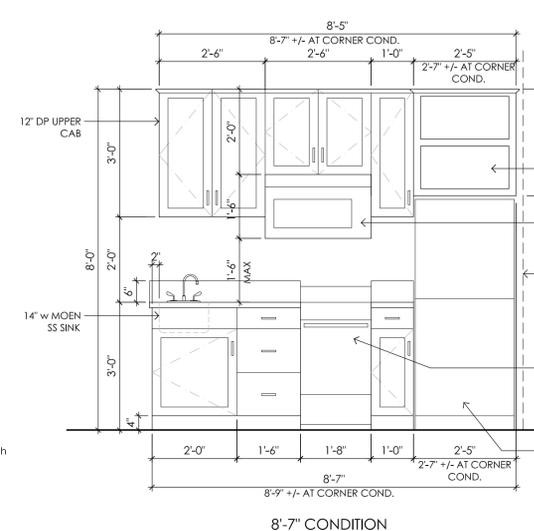
ADD 1 LAYER 5/8" TYPE 'X' GWB 3 SIDES TYP AT 6 SHAFTS SOUTHSIDE WEST WING



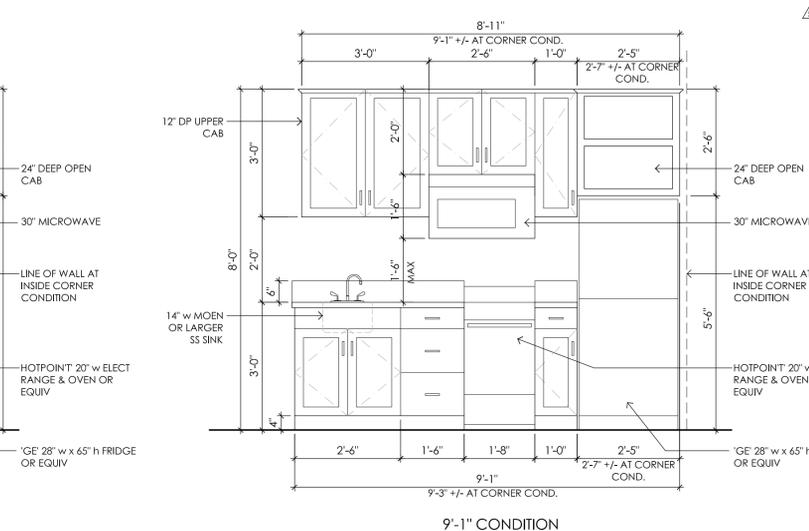
5 DR D15 AT 2-HR 'FIRE BARRIER' PART
A5.1 1 1/2" = 1'-0"



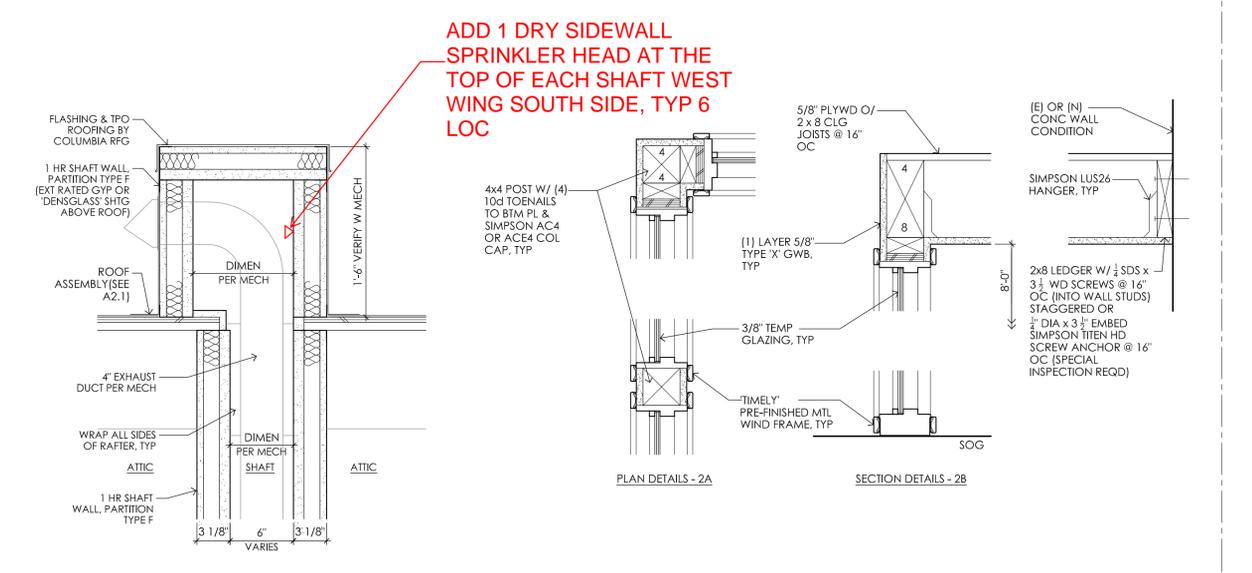
4 UNIT KITCHEN ELEVATIONS
A5.1 1/2" = 1'-0"



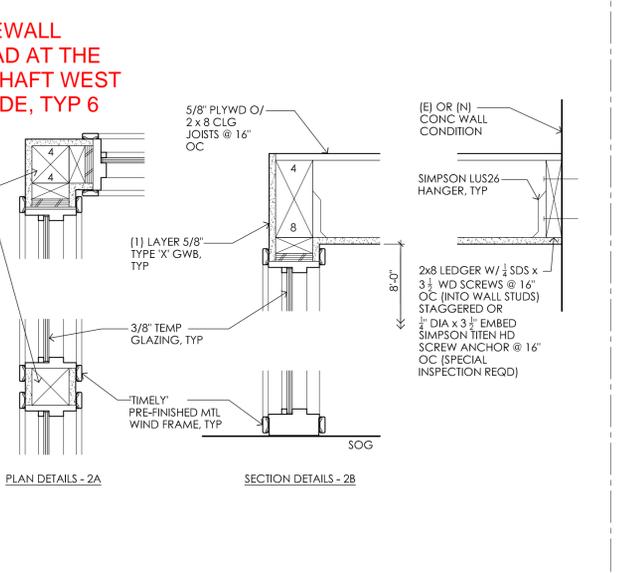
UNIT KITCHEN ELEVATIONS
A5.1 1/2" = 1'-0"



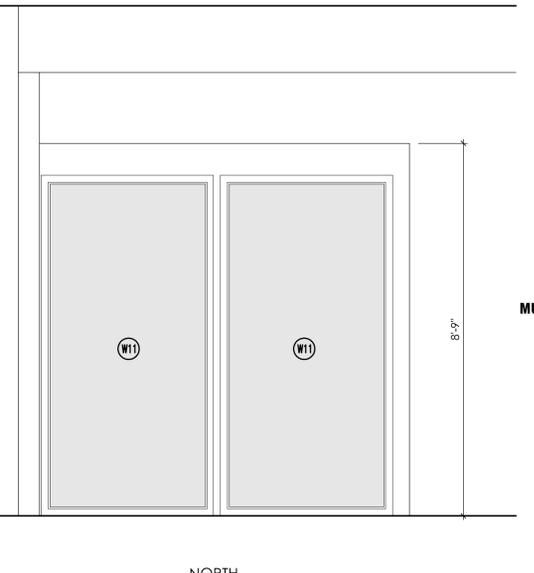
UNIT KITCHEN ELEVATIONS
A5.1 1/2" = 1'-0"



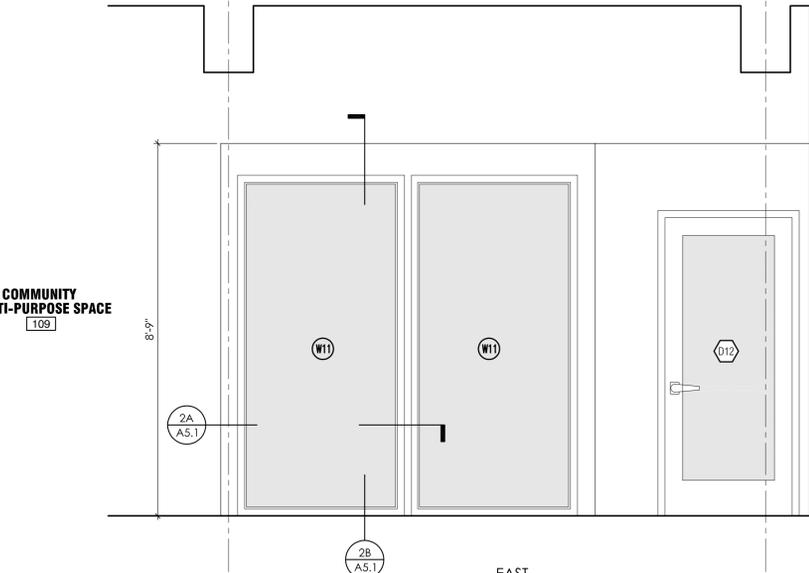
3 UNIT EXHAUST SHAFT AT ROOF
A5.1 1 1/2" = 1'-0"



2 OFFICE 114 RELITE DETAILS
A5.1 1 1/2" = 1'-0"



1 INTERIOR ELEVATIONS OF OFFICE 114 FROM COMMUNITY SPACE
A5.1 1/2" = 1'-0"



INTERIOR ELEVATIONS OF OFFICE 114 FROM COMMUNITY SPACE
A5.1 1/2" = 1'-0"

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 PORTLAND, OREGON 97202
 503-502-5490
 david@drarch.com

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REGISTERED ARCHITECT
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ISSUES:

CONSTRUCTION	02/04/19
--------------	----------

PERMIT:

PERMIT	10/31/18
PERMIT	06/13/19

REVISIONS:

PERMIT	10/31/18
PERMIT	06/13/19

DETAILS INT ELEV'S

A5.1

SHAFT WALLS

GA FILE NO. WP 6904

PROPRIETARY*

**1 HOUR
FIRE**

**40 to 44 STC
SOUND**

GYPSUM PANEL PRODUCTS, STEEL C-H, C-T, OR I STUDS

One layer 1" x 24" proprietary glass mat type X gypsum panels inserted between 2-1/2" floor and ceiling J runners with tab-flange section of 2-1/2" steel C-H, C-T, or I studs between panels.

OPPOSITE SIDE: One layer 5/8" proprietary type X glass mat gypsum substrate applied parallel or at right angles to studs with 1" Type S drywall screws 12" o.c.

Sound tested with 1-1/2" glass fiber insulation friction fit in stud space. (NLB)



Thickness: 3-1/8"
 Approx. Weight: 7 psf
 Fire Test: UL R3501, 08CA58332, 12-12-08; 07NK17992, 12-12-07;
 UL Design U499; 13NK02062, 1-14-13, UL Design W419, System A
 Sound Test: NGC 2542, 5-11-76

PROPRIETARY GYPSUM PANEL PRODUCTS

National Gypsum Company 5/8" Gold Bond® Brand eXP® Interior Extreme® Gypsum Panels
 1" Gold Bond® Brand eXP® FIRE-SHIELD® Shaftliner

GA FILE NO. WP 6905

PROPRIETARY*

**1 HOUR
FIRE**

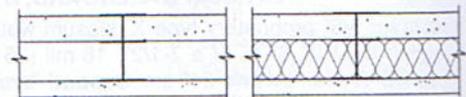
**40 to 44 STC
SOUND**

GYPSUM WALLBOARD, STEEL C-H, C-T, OR I STUDS

One layer 1" x 24" proprietary type X gypsum panels inserted between 2-1/2" floor and ceiling J runners with tab-flange section of 2-1/2" steel C-H, C-T, or I studs between panels.

OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 1" Type S drywall screws 12" o.c.

Sound tested with 1-1/2" glass fiber insulation friction fit in stud space. (NLB)



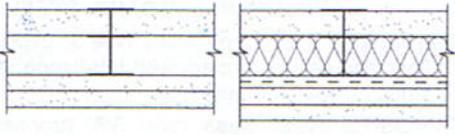
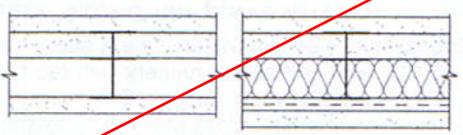
Thickness: 3-1/8"
 Approx. Weight: 7 psf
 Fire Test: UL R3501, 93NK22748, 9-15-93; 97NK24041, 7-14-97;
 UL Design U499; 13NK02062, 1-14-13, UL Design W419, System A; FM WP-755, 2-27-85
 Sound Test: NGC 2542, 5-11-76

PROPRIETARY GYPSUM BOARD

National Gypsum Company 5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Wallboard
 1" Gold Bond® Brand FIRE-SHIELD® Shaftliner

**1 HR SHAFT WALL, TYPE F, PARTITION
TYPES A5.0**

* Contact the manufacturer for more detailed information on proprietary products.

SHAFT WALLS			
GA FILE NO. WP 7060	PROPRIETARY*	2 HOUR FIRE	50 to 54 STC SOUND
<p>GYPSUM WALLBOARD, STEEL C-H, C-T, OR I STUDS</p> <p>One layer 1" x 24" proprietary type X gypsum panels inserted between 2-1/2" floor and ceiling runners with tab-flange section of 2-1/2" steel C-H, C-T, or I studs between panels.</p> <p>OPPOSITE SIDE: Base layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to studs with 1" Type S drywall screws 24" o.c. Face layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to studs with 1-5/8" Type S drywall screws 12" o.c.</p> <p>Sound tested with resilient channels 24" o.c. and 1-1/2" glass fiber insulation friction fit in stud space. (NLB)</p>			
<p>PROPRIETARY GYPSUM BOARD</p> <p>National Gypsum Company..... 5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Board 1" Gold Bond® Brand FIRE-SHIELD® Shaftliner</p>		<p>Thickness: 3-3/4" (Fire) 4-1/4" (Sound)</p> <p>Approx. Weight: 9 psf</p> <p>Fire Test: UC ES-7408, 11-21-75 (Rev 6-76); UL Design U497; 13NK02062, 1-14-13, UL Design W419, System B</p> <p>Sound Test: KAL 437362, 11-3-76</p>	
<p>PROPOSED WALL TYPE AT 2 TO 3 SIDES OF 6 SHAFTS AT WEST WING, SOUTHSIDE</p>			
GA FILE NO. WP 7061	PROPRIETARY*	2 HOUR FIRE	50 to 54 STC SOUND
<p>GYPSUM WALLBOARD, STEEL C-H, C-T, OR I STUDS</p> <p>One layer 1" x 24" proprietary type X gypsum panels inserted between 2-1/2" floor and ceiling runners with tab-flange section of 2-1/2" steel C-H, C-T, or I studs between panels. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side with 1" Type S drywall screws 12" o.c.</p> <p>Sound tested with horizontal resilient channels 24" o.c. and 1-1/2" glass fiber insulation friction fit in stud space. (NLB)</p>			
<p>PROPRIETARY GYPSUM BOARD</p> <p>National Gypsum Company..... 5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Board 1" Gold Bond® Brand FIRE-SHIELD® Shaftliner</p>		<p>Thickness: 3-3/4" (Fire) 4-1/4" (Sound)</p> <p>Approx. Weight: 9 psf</p> <p>Fire Test: UC ES-7407, 1-22-76; UL Design U498; 13NK02062, 1-14-13, UL Design W419, System C</p> <p>Sound Test: KAL 437363, 11-4-76</p>	

* Contact the manufacturer for more detailed information on proprietary products.