

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: 26450	Project Address: 1524 NE 40th Ave
Hearing Date: 1/26/22	Appellant Name: Bob Schatz
Case No.: B-009	Appellant Phone: 5032358585
Appeal Type: Building	Plans Examiner/Inspector: Steve Freeh
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: 5-B
Building/Business Name: Meridian40	Fire Sprinklers: Yes - Whole Building
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 21-061375-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Apartment building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1028.4.2
Requires	WHERE AN EGRESS COURT IS LESS THAN 10 FEET IN WIDTH, THE EGRESS COURT WALLS SHALL HAVE NOT LESS THAN 1HR FIRE RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FEET ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENINGS HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR
Code Modification or Alternate Requested	TO NOT PROVIDE 3/4 HOUR WINDOW IN THE OPENINGS BUT PROVIDE AN ADDITIONAL FIRE SPRINKLER HEAD AT A NON-RATED WINDOW INSTEAD.
Proposed Design	N LIEU OF PROVIDING 3/4 HR WINDOWS ALONG THE EGRESS COURT WE WOULD LIKE TO PROVIDE NON-OPERABLE WINDOWS WITH A TYPE 13 WATER CURTAIN SPRINKLER HEAD ABOVE THE WINDOW AT THE OCCUPIED SIDE. SPRINKLERS SHALL BE PLACED WITHIN 6-12 INCHES FROM THE OPENING AND A MAXIMUM OF 12 INCHES BELOW THE CEILING.
Reason for alternative	THIS APPEAL IS BEING REQUESTED IN ORDER TO MAINTAIN THE SAME FIRE SAFETY SEPARATION WHILE REDUCING THE COST OF THE WINDOW ASSEMBLY AND MAINTAINING THE LOOK OF ALL THE WINDOWS ON THE FACADE BEING THE SAME. ALSO THIS APPEAL WAS PREVIOUSLY GRANTED APPEAL 20538 ITEM 2

Appeal item 2

Code Section	1028.4 EGRESS COURTS
Requires	PER CHAPTER 2: DEFINITION OF EGRESS COURT : A COURT OR YARD, WHICH PROVIDES

ACCESS TO A PUBLIC WAY FOR ONE OR MORE EXITS.
PER CHAPTER 2: DEFINITION OF COURT: AN OPEN, UNCOVERED SPACE,
UNOBSTRUCTED TO THE SKY, BOUNDED ON THREE OR MORE SIDES BY EXTERIOR
BUILDING WALLS OR OTHER ENCLOSING DEVICES.

Code Modification or Alternate Requested	TO ALLOW A PARTIAL OVERHEAD OBSTRUCTION IN AN EGRESS COURT WHICH GIVES OCCUPANTS THE ABILITY TO BE OUT OF THE RAIN WHEN USING THE DOORWAY.
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Proposed Design	A 3'X9' SECTION OF THE EGRESS COURT IMMEDIATELY ADJACENT TO THE REAR INTERIOR STAIR IS TO BE COVERED WITH AN OVERHANG OF THE LANDING ABOVE. THIS PORTION OF THE EGRESS COURT SHOULD BE CALLED A "PARTIAL OVERHEAD OBSTRUCTION" AND IS TO BE CONSIDERED AN EXTERIOR SPACE. THIS PARTIAL OVERHEAD OBSTRUCTION IS TO BE SPRINKLERED. THE ADJACENT WALL IS 2-HOUR FIRE RATED AND THE CEILING IS TO BE AN UNVENTED, 2-HOUR FIRE RATED ASSEMBLY.
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Reason for alternative	THE DEFINITION OF A COURT IS TO DETERMINE THE TYPE OF SPACE AND NOT INTENDED TO BE A FIRE CODE REGULATION. THE OVERHANG GIVES OCCUPANTS THE ABILITY TO BE OUT OF THE RAIN WHEN OPENING THE DOOR. THE ADDED PROTECTION OF A 2-HOUR EXIT PASSAGEWAY CEILING AND ADJACENT WALL STRUCTURE IN ADDITION TO THE SPRINKLERS IN THE CEILING OF THE PASSAGEWAY PROVIDES EQUIVALENT FIRE SAFETY. THIS TYPE OF APPEAL HAS BEEN APPROVED UNDER APPEAL ID #5500 AND 13447 AND WITH A SIMILAR BUILDING I DESIGNED APPEAL 20538 ITEM 3
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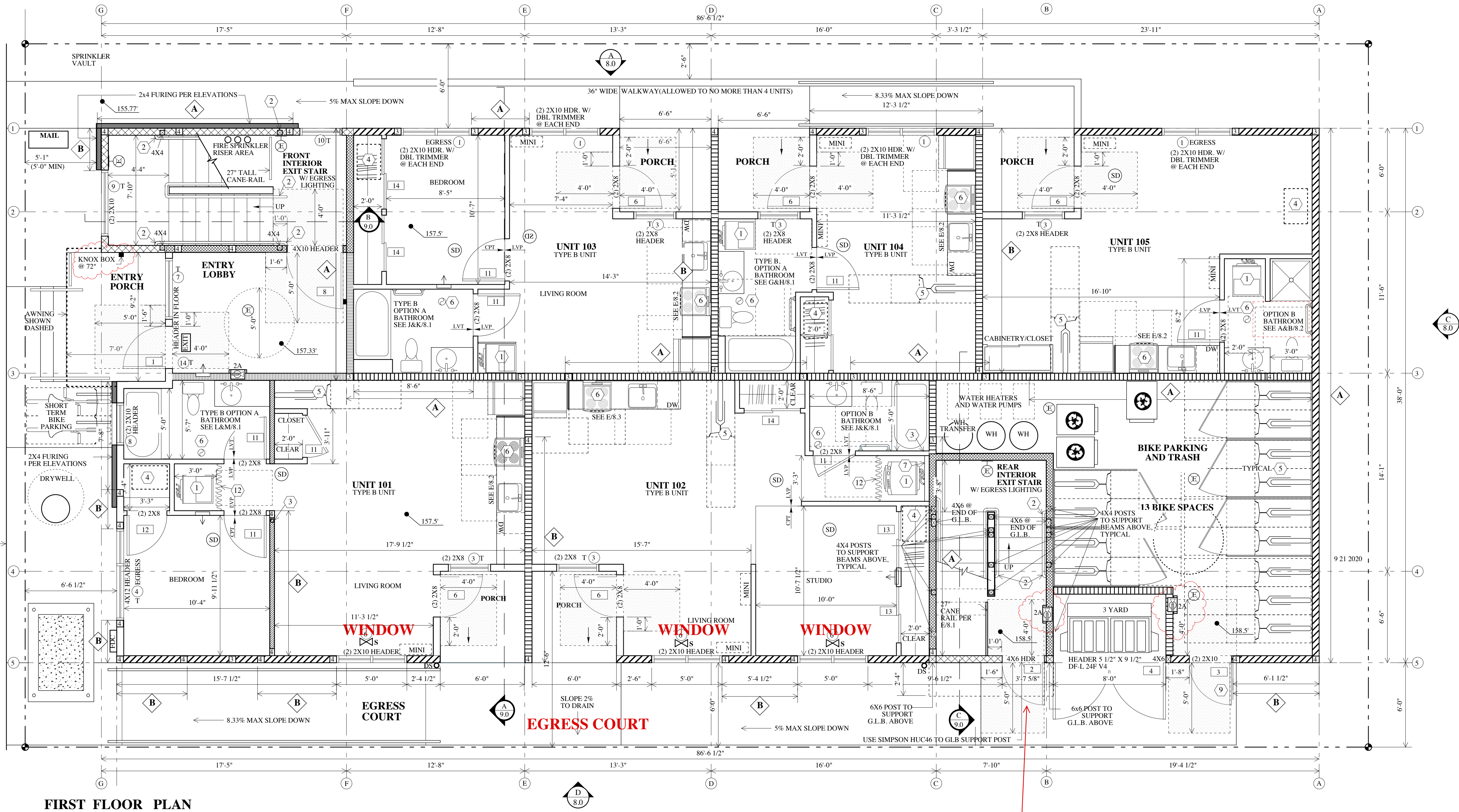
APPEAL DECISION

1. Type 13 water curtain sprinkler protection at non-fire rated openings in exterior walls of egress court less than 10' in width: 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.

2. Overhead obstruction in egress court: Granted as proposed.

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.



FIRST FLOOR PLAN

STAIRCASE DOOR



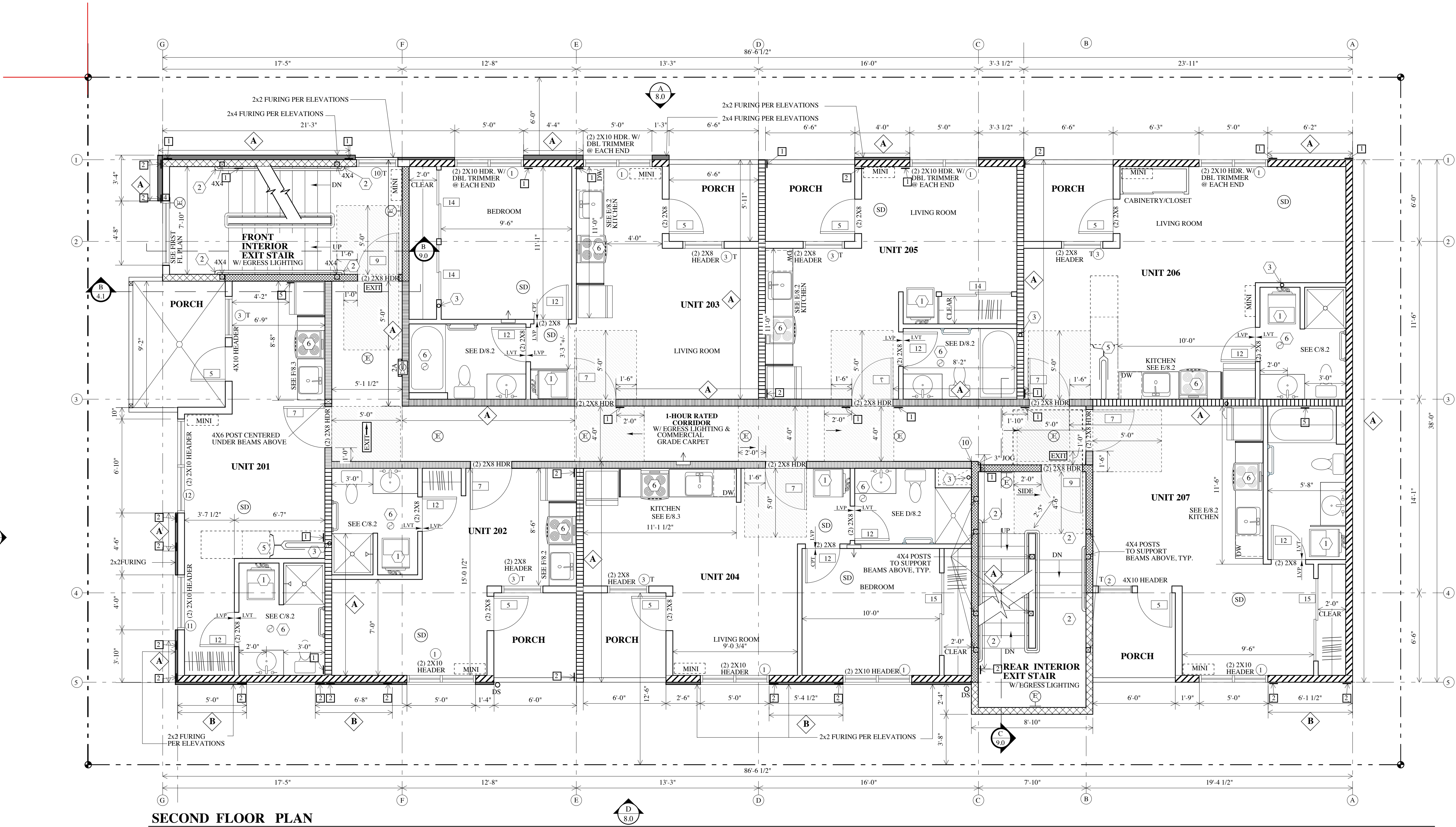
ALLUSA
ARCHITECTURE

ORIGINAL SET:
REVISIONS
THIS SHEET, FULL SET
9 2 2021

PRINT DATE: 6 11 2021
SHEET
4.0
OF 22
1ST FLOOR
PLAN

MERIDIAN 40
1524 NE 40th ave. Portland, OR

21-061375-CO



SECOND FLOOR PLAN

KEYNOTES

- 1 PROVIDE A WASHER PAN WITH DRAIN BY DURAFLEX OR SIM. VENT DRYER THROUGH FLOOR CAVITY PER KEYNOTE #6 OR USE THE DRYER BOX. 1-HOUR RATED, UL LISTED SYSTEM NO. W-1,7129 TO RECESS VENTING INTO FIRE RATED WALL. FILL SURROUNDING WALL CAVITY WITH R-19 FIBERGLASS INSULATION. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- 2 EXTEND HANDRAIL 11" @ BOTTOM OF THE STAIR ON BOTH SIDES & A 12" EXTENSION AT THE TOP OF THE STAIR ON BOTH SIDES. RETURN HANDRAIL TO THE GROUND, A POST OR A WALL.
- 3 RADON SOIL EXHAUST SYSTEM (SED): 3" Ø ASS SED PIPE TO BE CONTINUOUS FROM BELOW 6 MIL CROSS LINKED POLYETHYLENE GAS RETARDER TO 6" ABOVE ROOF-MEMBRANE. A "T" FITTING SHALL BE USED. SED TO BE INSTALLED PER 2014 OOSC OREGON AMENDMENT SECTION 1812. PROVIDE POWER SOURCE FOR FUTURE ACTIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.
- 4 PROVIDE CRAWLSPACE ACCESS IN FLOOR. MIN. 20"X30"
- 5 LONG TERM/ WALL MOUNTED BIKE RACK PER B/1.0
- 6 VENT STOVE, DRYER & BATHROOM FANS TO THE EXTERIOR WITHIN THE FLOOR CAVITY PER FLOOR FRAMING PLAN AND DETAIL D/2.1
- 7 FUR OUT FIRE RATED WALL AT STAIR TO RUN PIPING IN WALL. NO PIPING TO BE IN FIRE ASSEMBLY J/2.0
- 8 AT THIRD FLOOR VENT STOVE, DRYER BATHROOM DIRECTLY THROUGH THE ROOF
- 9 PROVIDE SIGNAGE ON DOOR THAT STATES "SPRINKLER ROOM"
- 10 PROVIDE SIGNAGE THAT STATES "THIS AREA IS DESIGNED FOR 100PSF LIVE LOAD"
- 11 LADDER TO ROOF MOUNTED TO SIDE WALL. PROVIDE SHOP DRAWINGS TO ARCHITECT SEE G/1.2
- 12 CURTAIN ROD TO SPAN ACROSS DOOR OPENING MIN. 6'-8" ABOVE FLOOR.

DOOR SCHEDULE

- 1 DOOR DESIGNATION
- DOOR HARDWARE**
ALL DOOR HANDLES TO BE LEVER TYPE. HANDLES, PULLS, LATCHES & LOCKS SHOULD BE OPERABLE WITH ONE HAND AND NO SPECIAL EFFORT. ALL DOOR HARDWARE TO BE BRUSHED CHROME. OPERABLE PARTS SHOULD BE INSTALLED 34-48" ABOVE FINISH FLOOR MAXIMUM.
- 1 **FRONT ENTRY DOOR:** 36X84" WITH TEMPERED GLAZING. EXTERIOR RATED. DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. KEYED ENTRY LOCK TO BE ELECTRONICALLY UNLOCKED FROM THE OUTSIDE WITH A KEY FOB AND A CALL BOX BUZZER. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH.
 - 2 **90 MINUTE FIRE RATED DOOR AT REAR STAIR:** 36X84" SOLID CORE. EXTERIOR RATED. DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. KEYED LOCK TO BE ELECTRONICALLY UNLOCKED FROM THE OUTSIDE WITH A KEY FOB. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - 3 **BIKE ROOM DOOR:** 36X84" SOLID CORE. EXTERIOR RATED. LEVER DOOR HANDLE & 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS. KEYED LOCK TO BE ELECTRONICALLY UNLOCKED FROM THE OUTSIDE WITH A KEY FOB. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH.
 - 4 **TRASH ROOM DOOR:** 36X84" SOLID CORE. EXTERIOR RATED. LEVER DOOR HANDLE & 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS. KEYED LOCK TO BE ELECTRONICALLY UNLOCKED FROM THE OUTSIDE WITH A KEY FOB. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH.
 - 5 **PATIO DOOR:** 30X84" SOLID CORE EXTERIOR RATED ENTRY DOOR W/ ENTRY LOCK AND KEYED DEADBOLT. GLAZING TO BE TEMPERED. THE OPERATION OF THE LEVER HANDLE FROM THE INSIDE WILL RETRACT THE DEADBOLT.
 - 6 **PATIO DOOR @ 1ST FLOOR:** 30X84" SOLID CORE EXTERIOR RATED ENTRY DOOR W/ ENTRY LOCK AND KEYED DEADBOLT. GLAZING TO BE TEMPERED. THE OPERATION OF THE LEVER HANDLE WILL RETRACT THE DEADBOLT. GLAZING TO BE TEMPERED. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS.
 - 7 **20 MINUTE FIRE RATED STEEL DOOR @ CORRIDOR:** 36X84" DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. ENTRY LOCK AND KEYED DEADBOLT. THE OPERATION OF THE LEVER HANDLE WILL RETRACT THE DEADBOLT. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS (REQUIRED AT THE FIRST FLOOR ONLY). DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - 8 **90 MINUTE FIRE RATED DOOR @ STAIRWELL WITH ELECTROMAGNETIC DOOR HOLDER W/ AUTO RELEASE:** 48X84" DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - 9 **90 MINUTE FIRE RATED DOOR @ STAIR:** 36X84" STEEL DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - 10 **NOT USED**
 - 11 36x80" SOLID CORE DOOR. PRIVACY LOCK AT BEDROOM AND BATHROOM DOORS
 - 12 30x80" SOLID CORE DOOR. PRIVACY LOCK AT BEDROOM AND BATHROOM DOORS
 - 13 (2) 24x80" SOLID CORE SLIDING CLOSET DOORS: 4'-0" WIDE TOTAL
 - 14 (2) 30x80" SOLID CORE SLIDING CLOSET DOORS: 5'-0" WIDE TOTAL
 - 15 (2) 36x80" SOLID CORE SLIDING CLOSET DOORS: 6'-0" WIDE TOTAL
 - 16 32x80" SOLID CORE DOOR.

WINDOW SCHEDULE

- MILIGUARD VINYL**
TAN COLOR INSIDE AND OUT.
HARDWARE AND SCREEN COLOR TO MATCH.
- WINDOW DESIGNATION**
1 T TEMPERED GLAZING
2 S SPRINKLER HEAD ABOVE OCCUPIED SIDE OF WINDOW
- EGRESS WINDOWS:**
MAXIMUM SILL HEIGHT IS 44" AND THIS IS MEASURED FINISHED FLOOR TO ACTUAL CLEAR OPENING AT WINDOW. NOT THE ROUGH OPENING.
- INDICATES TEMPERED OR SAFETY GLAZING**
- 1 60"x48" WINDOW UNIT WITH A BUILT IN MULLION, AAMA TESTED. SLIDER/EGRESS ON ONE SIDE @ 30"X48", ADJACENT FIXED PER ELEVATIONS
 - 2 30"x48" SLIDER WINDOW
 - 3 36"x48" SLIDER WINDOW
 - 4 78"x84" WINDOW UNIT WITH A BUILT IN MULLION, AAMA TESTED. SLIDER/EGRESS ON ONE SIDE @ 30"X84", ADJACENT FIXED PER ELEVATIONS
 - 5 24"x48" FIXED WINDOW
 - 6 60"x48" WINDOW UNIT WITH FIXED GLAZING ON BOTH SIDES
 - 7 52"x78" FIXED WINDOW
 - 8 36"x24" AWNING WINDOW. SILL HEIGHT MIN. 5'-0"
 - 9 54"x96" FIXED WINDOW
 - 10 36"x36" FIXED WINDOW. SILL HEIGHT MIN. 3'-0" A.F.F.
 - 11 48x48" FIXED WINDOW
 - 12 84"x60" WINDOW UNIT WITH A BUILT IN MULLION, AAMA TESTED. SLIDER/EGRESS ON ONE SIDE @ 30"X60", ADJACENT FIXED PER ELEVATIONS
 - 13 NOT USED
 - 14 36"x14 FIXED WINDOW ABOVE DOOR, TEMPERED

WALL TYPES / FIRE RATED ASSEMBLIES

- 1 HOUR EXTERIOR FIRE RATED WALL**
SEE DETAIL B/2.0
- 1 HOUR INTERIOR FIRE PARTITION**
6" WALL SUPPORTING STRUCTURE ABOVE.
SEE DETAIL E/2.0
- 1 HOUR INTERIOR FIRE PARTITION**
@ CORRIDOR WALLS.
SEE DETAIL D/2.0, GYP.BD. PER DETAIL
- 2 HOUR INTERIOR FIRE BARRIER**
@ INTERIOR WALLS AT A STAIR
SEE DETAIL I/2.0, GYP.BD. PER DETAIL
- 2 HOUR EXTERIOR FIRE BARRIER @ STAIR**
@ EXTERIOR WALLS @ A STAIR
SEE DETAIL J/2.0, GYP.BD. PER DETAIL
- 2X6 NON-BEARING STUD WALL**
USE 2X6 STUDS @ 16" O.C. @ EXTERIOR WALLS & PLUMBING WALLS. USE 1/2" GYPSUM BOARD U.O.N. ON SHEET 2.0
- 2X4 NON-BEARING INTERIOR STUD WALL**
USE 2X4 STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.

SHEARWALL / HOLDDOWN SYMBOLS

- SHEAR WALL EXTENT**
SEE SHEARWALL SCHEDULE ON PAGE 2.0
- HOLD DOWNS / STRAPS**
PER HOLD DOWN SCHEDULE ON PAGE 2.0
HOLD DOWNS ARE SHOWN ON BOTH THE FIRST FLOOR PLAN AND FOUNDATION FOR CLARITY. SEE FOUNDATION PLAN FOR HOLDDOWN CALLOUTS

GENERAL NOTES

- STRUCTURAL**
1. SUPPORT INTERIOR 6X BEAMS AND DOUBLE 1.75" MICROLAMS WITH 4X6 POST, MINIMUM, U.N.O. PER PLAN. SUPPORT WIDTH OF BEAMS FOR FULL BEARING. MINIMUM DEPTH OF BEARING IS 3.5" FOR THESE BEAMS.
 2. SUPPORT 4X BEAMS WITH 4X4 POST, MINIMUM, U.N.O. SUPPORT WIDTH OF BEAMS FOR FULL BEARING. MINIMUM DEPTH OF BEARING IS 3.0" FOR THESE BEAMS.
 3. ALL 2X, 4X AND 6X FRAMING SHALL BE DF-L NO. 2 MINIMUM.
 4. WINDOW HEADERS SHALL BE (2) 2X8, MAXIMUM 3'-0" SPAN, U.N.O.
 5. ALL EXTERIOR HEADERS SHALL BE SUPPORTED WITH (2)2X6 STUD AND KING STUD, TYPICAL.
 6. INTERIOR CLOSET HEADERS NOT SUPPORTING FLOOR OR ROOF LOAD SHALL BE (2)2X6, MAX SPAN 6'-0", U.N.O. SUPPORT WITH (2)2X4 STUDS.
 7. EACH END OF EVERY ROOF JOIST OR RAFTER SHALL BE CONNECTED TO WALL TOP PLATES WITH SIMPSON H3 UPLIFT CLIP UNLESS OTHERWISE NOTED PER THE ROOF DETAILS.
 8. SIMPSON TOP FLANGE HANGERS SHALL BE TYPE LB, B(MIN), OR HU.
 9. SLOPED ROOF RATTER HANGERS SHALL BE SIMPSON LSSU.
 10. 6X BEAM TO 6X6 POST CONNECTOR SHALL BE SIMPSON ACE6, U.N.O.
 11. USE SIMPSON BC4, BC6 OR BC46 WHERE POSTS CONNECT TO BEAMS AT MID-SPAN OR OFF-CENTER.
 12. 4X BEAM TO 4X POST CONNECTOR SHALL BE SIMPSON LCE4.
 13. CONNECT PORCH POSTS TO CONCRETE WITH SIMPSON PB66.
 14. ALL CONNECTORS AND FASTENERS AT PRESSURE TREATED WOOD SHALL BE HDG OR Z-MAX.
 15. ROOF SHEATHING SHALL BE 1/2" APA-RATED WITH SD AT 6"OC AT PANEL EDGES AND 12"OC FIELD, TYPICAL.
 16. SECOND AND THIRD FLOOR SHEATHING SHALL BE 3/4" APA-RATED SHEATHING WITH IOD AT 6"OC AT PANEL EDGES AND 12"OC FIELD, TYPICAL.
 17. FIRST FLOOR SHEATHING SHALL BE 1-1/8" APA-RATED WITH IOD @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. FIELD.
 17. REFER TO SHEAR WALL SCHEDULE FOR BLOCKING AND NAILING INFORMATION BETWEEN ROOF DIAPHRAGM AND SHEAR WALLS.
 18. CONCRETE SHALL ATTAIN 28 DAY STRENGTH OF 3500 PSI MINIMUM.
 19. REBAR SHALL BE 60KSI STEEL.
 20. REFER TO C/4.1 FOR TOP PLATE SPLICE
- LIGHTING**
- ALL LIGHT FIXTURES ARE TO BE SURFACE MOUNTED. IN ANY CASE WHERE A SURFACE MOUNTED FIXTURE IS NOT APPROPRIATE, FLOOR/CEILING ASSEMBLY MUST BE MAINTAINED BY INSTALLING THE FIXTURE ON A FIRE RATED SOFFIT.
- WALL AND CEILING FINISHES**
- ALL INTERIOR EXIT STAIRWAYS AND CORRIDORS TO HAVE A FLAME-SPREAD INDEX OF C OR BETTER



ORIGINAL SET:
REVISIONS
THIS SHEET, FULL SET

PRINT DATE: 6/11/2021
SHEET
5.0
OF 22
2ND FLOOR PLAN

MERIDIAN 40
1524 NE 40th ave. Portland, OR
21-061375-CO

2118 SE Division Street Portland, OR 97202
Phone (503) 235-5585 Fax (503) 235-0835 Allusarchitecture.com



GENERAL NOTES

STRUCTURAL

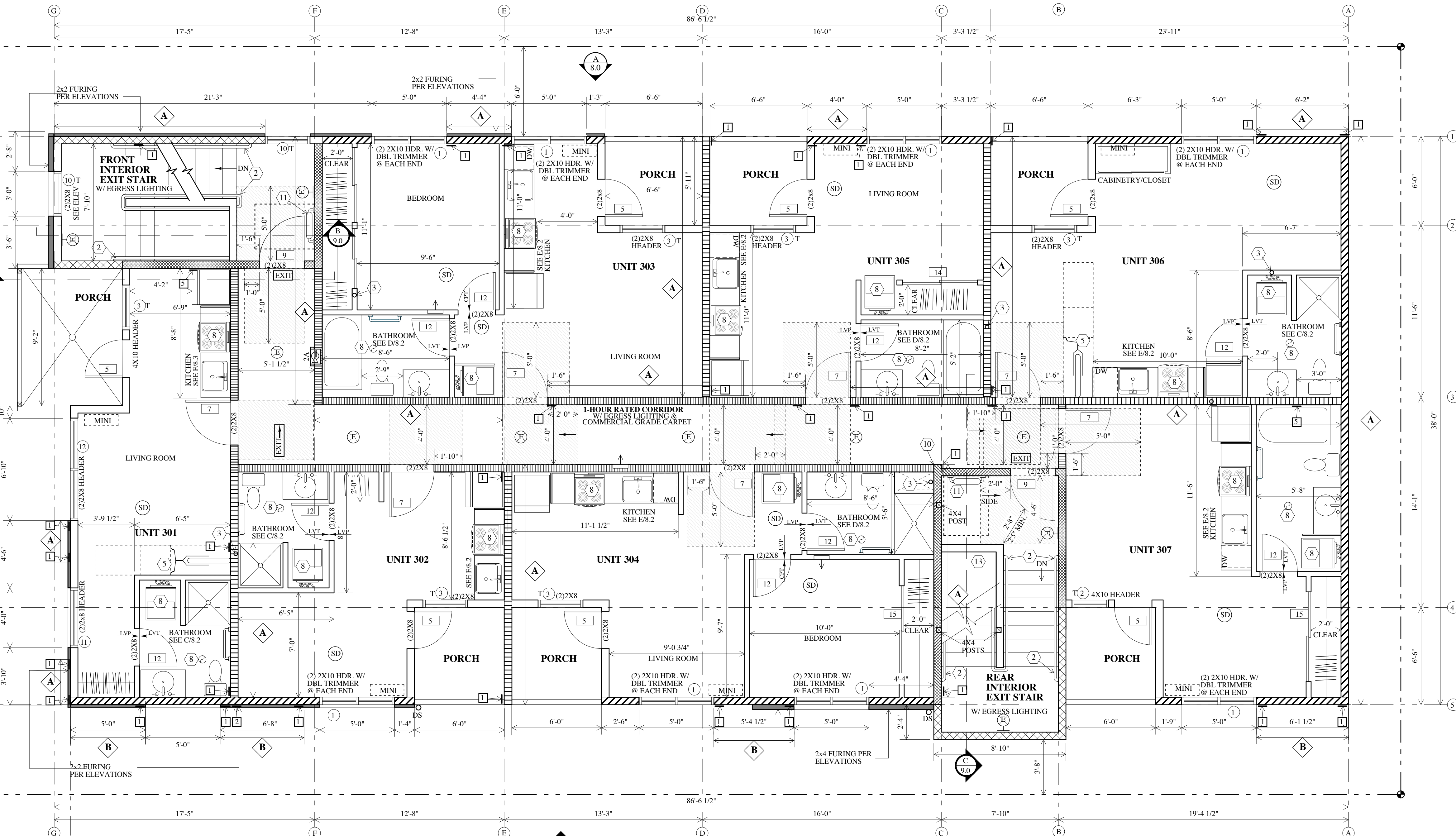
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THIRD FLOOR PLAN

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- FRONT ENTRY DOOR:** 36X84" WITH TEMPERED GLAZING. EXTERIOR RATED. DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. KEYED ENTRY LOCK TO BE ELECTRONICALLY UNLOCKED FROM THE OUTSIDE WITH A KEY FOB AND A CALL BOX BUZZER. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH.
 - 90 MINUTE FIRE RATED DOOR AT REAR STAIR:** 36X84" SOLID CORE. EXTERIOR RATED. DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. KEYED LOCK TO BE ELECTRONICALLY UNLOCKED FROM THE OUTSIDE WITH A KEY FOB. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - BIKE ROOM DOOR:** 36"X84" SOLID CORE. EXTERIOR RATED. LEVER DOOR HANDLE & 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS. KEYED LOCK TO BE ELECTRONICALLY UNLOCKED FROM THE OUTSIDE WITH A KEY FOB. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH.
 - TRASH ROOM DOOR/ TRASH ROOM DOOR:** 24" X 84" GATE STYLE DOOR, WITH 1X6 WOOD BOARDS TIGHT TO EACH OTHER SO THEY ARE SIGHT OBSCURING. STAYS SHUT WITH A DROP BOLT AND GATE LATCH. MUST OPEN TO FOLD UP AGAINST BUILDING FOR DUMPSTER REMOVAL.
 - PATIO DOOR:** 30X84" SOLID CORE EXTERIOR RATED ENTRY DOOR W/ ENTRY LOCK AND KEYED DEADBOLT. GLAZING TO BE TEMPERED. THE OPERATION OF THE LEVER HANDLE FROM THE INSIDE WILL RETRACT THE DEADBOLT.
 - PATIO DOOR @ 1ST FLOOR:** 36X84" SOLID CORE EXTERIOR RATED ENTRY DOOR W/ ENTRY LOCK AND KEYED DEADBOLT. THE OPERATION OF THE LEVER HANDLE WILL RETRACT THE DEADBOLT. GLAZING TO BE TEMPERED. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS
 - 20 MINUTE FIRE RATED STEEL DOOR @ CORRIDOR:** 36X84" DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. ENTRY LOCK AND KEYED DEADBOLT. THE OPERATION OF THE LEVER HANDLE WILL RETRACT THE DEADBOLT. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS (REQUIRED AT THE FIRST FLOOR ONLY). DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - 90 MINUTE FIRE RATED DOOR @ STAIRWELL WITH ELECTROMAGNETIC DOOR HOLDER W/ AUTO RELEASE:** 48X84" DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - 90 MINUTE FIRE RATED DOOR @ STAIR** 36X84" STEEL DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - NOT USED**
 - 36x80" SOLID CORE DOOR. PRIVACY LOCK AT BEDROOM AND BATHROOM DOORS
 - 30x80" SOLID CORE DOOR. PRIVACY LOCK AT BEDROOM AND BATHROOM DOORS
 - 24x80" SOLID CORE SLIDING CLOSET DOORS: 4'-0" WIDE TOTAL
 - 30x80" SOLID CORE SLIDING CLOSET DOORS: 5'-0" WIDE TOTAL
 - 36x80" SOLID CORE SLIDING CLOSET DOORS: 6'-0" WIDE TOTAL
 - 32x80" SOLID CORE DOOR.

WINDOW SCHEDULE

- MILIGRAN VINYL
TAN COLOR INSIDE AND OUT.
HARDWARE AND SCREEN COLOR TO MATCH.
SILL HEIGHT TO BE MIN. 36" A.F.F. FOR ALL WINDOWS @ SECOND FLOOR AND ABOVE.
INSTALL WINDOWS PER WINDOW MANUFACTURERS SPECIFICATIONS

EGRESS WINDOWS:
MAXIMUM SILL HEIGHT IS 44" AND THIS IS MEASURED FINISHED FLOOR TO ACTUAL CLEAR OPENING AT WINDOW. NOT THE ROUGH OPENING.

- 60"x48" WINDOW UNIT WITH A BUILT IN MULLION, AAMA TESTED, SLIDER/EGRESS ON ONE SIDE @ 30"X48", ADJACENT FIXED PER ELEVATIONS
- 30"x48" SLIDER WINDOW
- 36"x48" SLIDER WINDOW
- 78"x84" WINDOW UNIT WITH A BUILT IN MULLION, AAMA TESTED, SLIDER/EGRESS ON ONE SIDE @ 30"X84", ADJACENT FIXED PER ELEVATIONS
- 24"x48" FIXED WINDOW
- 60"x48" WINDOW UNIT WITH FIXED GLAZING ON BOTH SIDES
- 52"x78" FIXED WINDOW
- 36"x24" AWNING WINDOW. SILL HEIGHT MIN. 5'-0"
- 54"x96" FIXED WINDOW
- 36"x36" FIXED WINDOW. SILL HEIGHT MIN. 3'-0" A.F.F.
- 48x48" FIXED WINDOW
- 84"x60" WINDOW UNIT WITH A BUILT IN MULLION, AAMA TESTED, SLIDER/EGRESS ON ONE SIDE @ 30"X60", ADJACENT FIXED PER ELEVATIONS
- NOT USED
- 36"x14 FIXED WINDOW ABOVE DOOR, TEMPERED

WALL TYPES / FIRE RATED ASSEMBLIES

- 1 HOUR EXTERIOR FIRE RATED WALL
SEE DETAIL B/2.0
- 1 HOUR INTERIOR FIRE PARTITION
6" WALL SUPPORTING STRUCTURE ABOVE.
SEE DETAIL E/2.0
- 1 HOUR INTERIOR FIRE PARTITION
SEE DETAIL A/2.0 GYP.BD. PER DETAIL
- 1 HOUR INTERIOR FIRE PARTITION
@ CORRIDOR WALLS.
SEE DETAIL D/2.0, GYP.BD. PER DETAIL
- 2 HOUR INTERIOR FIRE BARRIER
@ DEMISING WALLS.
SEE DETAIL I/2.0, GYP.BD. PER DETAIL
- 2 HOUR EXTERIOR FIRE BARRIER @ STAIR
@ EXTERIOR WALLS @ A STAIR
SEE DETAIL J/2.0, GYP.BD. PER DETAIL
- 2X6 NON-BEARING STUD WALL
@ EXTERIOR WALLS @ A STAIR
WALLS & PLUMBING WALLS. USE 1/2" GYPSUM BOARD U.O.N. ON SHEET 2.0
- 2X4 NON-BEARING INTERIOR STUD WALL
USE 2X4 STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.

SHEARWALL / HOLDDOWN SYMBOLS

- SHEAR WALL EXTENT
SEE SHEARWALL SCHEDULE ON PAGE 2.0

HOLD DOWNS / STRAPS
PER HOLD DOWNS SCHEDULE ON PAGE 2.0
HOLD DOWNS ARE SHOWN ON BOTH THE FIRST FLOOR PLAN AND FOUNDATION FOR CLARITY. SEE FOUNDATION PLAN FOR HOLDDOWN CALLOUTS

SYMBOLS

- ELECTRIC CADET HEATER WITH A THERMOSTAT ON THE WALL
- MINI SPLIT AIR HANDLER, MOUNTED NEAR CEILING
- 2A108C RATED PORTABLE FIRE EXTINGUISHER WITHIN A MIN. 31-HOUR RATED, UL LISTED, SEMI-RECESSED, FIRE EXTINGUISHER CABINET NOT TO PROTRUDE MORE THAN 4" FROM THE FINISHED SURFACE OF THE WALL. BOTTOM OF CABINET TO BE 28" ABOVE FINISH FLOOR. USE FRCT700 CABINET BY POTTER ROEMER FIRE PRO OR APPROVED ALTERNATE
- 6" DOWNSPOUT.
CONNECT TO DRYWELL PER UTILITY PLAN
- COMBINATION SMOKE DETECTOR W/ BATTERY BACK-UP & INTERCONNECT W/ CARBON MONOXIDE ALARM COMPLYING WITH ANSI/UL2434
- WALL MOUNTED FIXTURE AT 7'-6" A.F.F.
- "E" WITHIN SYMBOL= EMERGENCY LIGHTING FIXTURE WITH BATTERY BACKUP. IN THE EVENT OF A POWER FAILURE, MINIMUM 1-FOOT CANDLE OF ILLUMINATION MUST BE PROVIDED AT THE WALKING SURFACE
- CEILING MOUNTED FIXTURE
- FLOOR FINISHES:
LVT = LUXURY VINYL TILE (STONE PATTERN)
LVP = LUXURY VINYL PLANK (WOOD PATTERN)
CPT = CARPET
SEE C/2.0 FOR SECOND AND THIRD FLOOR PLAN



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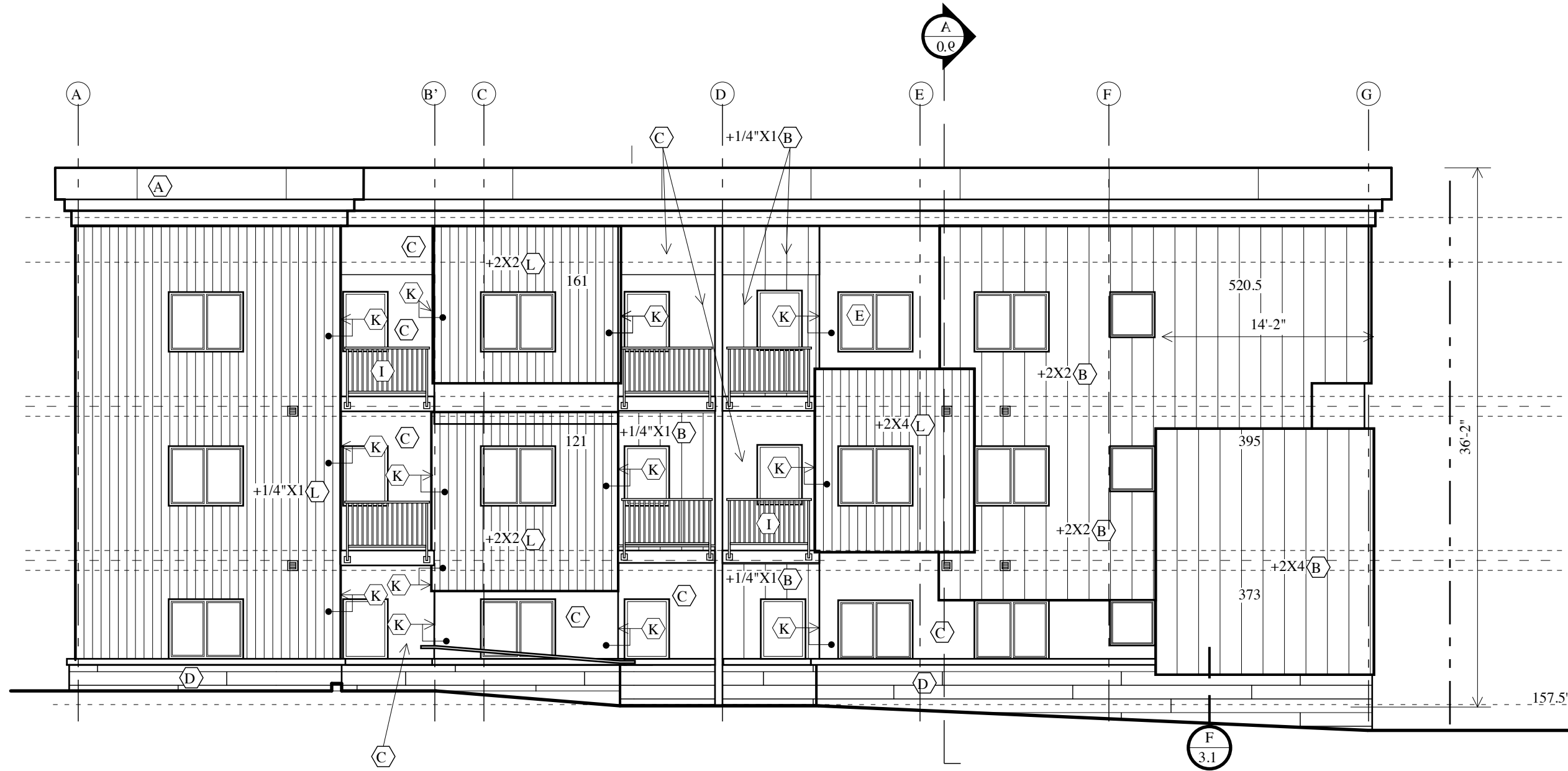
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REVISIONS
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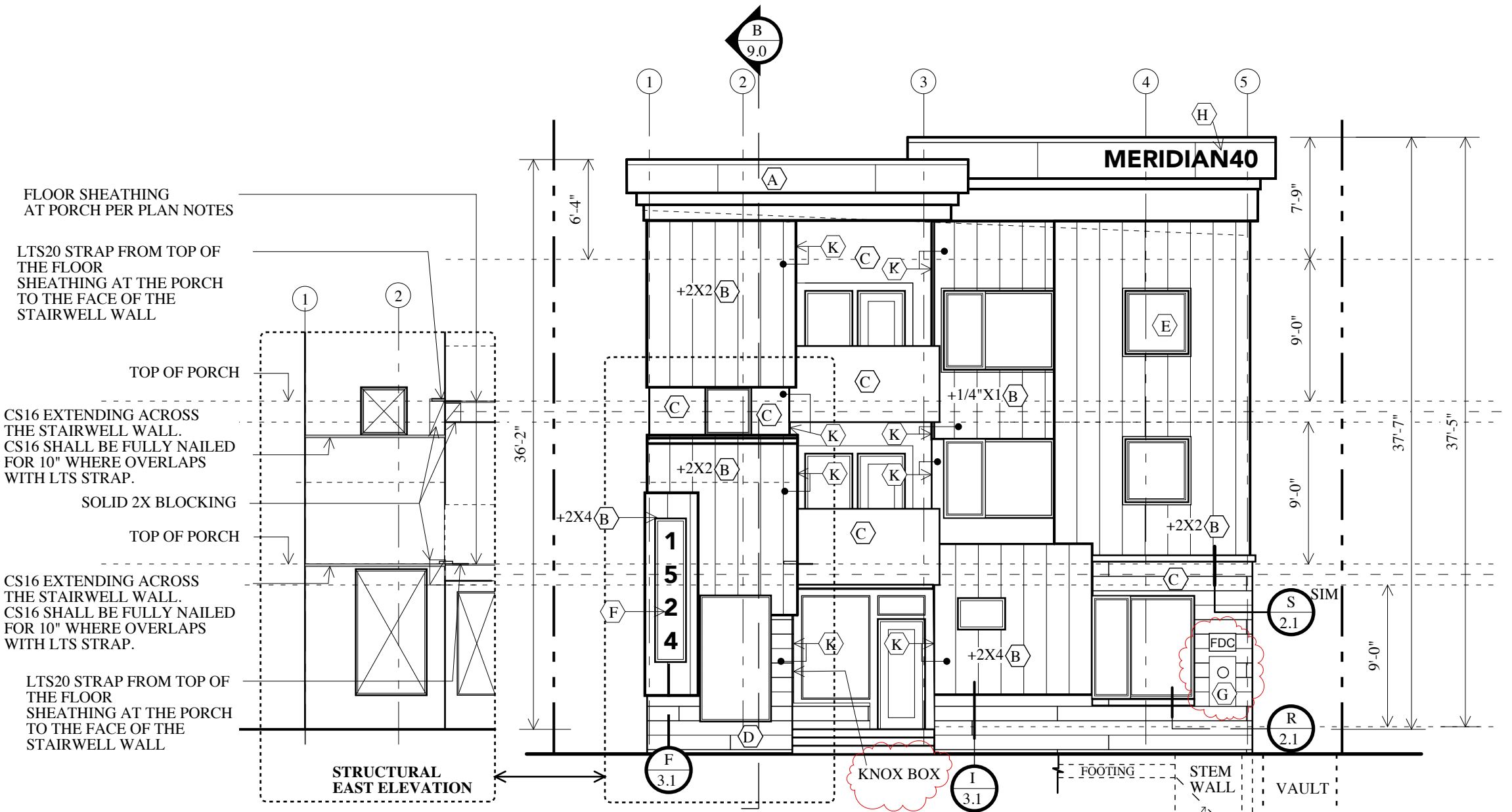
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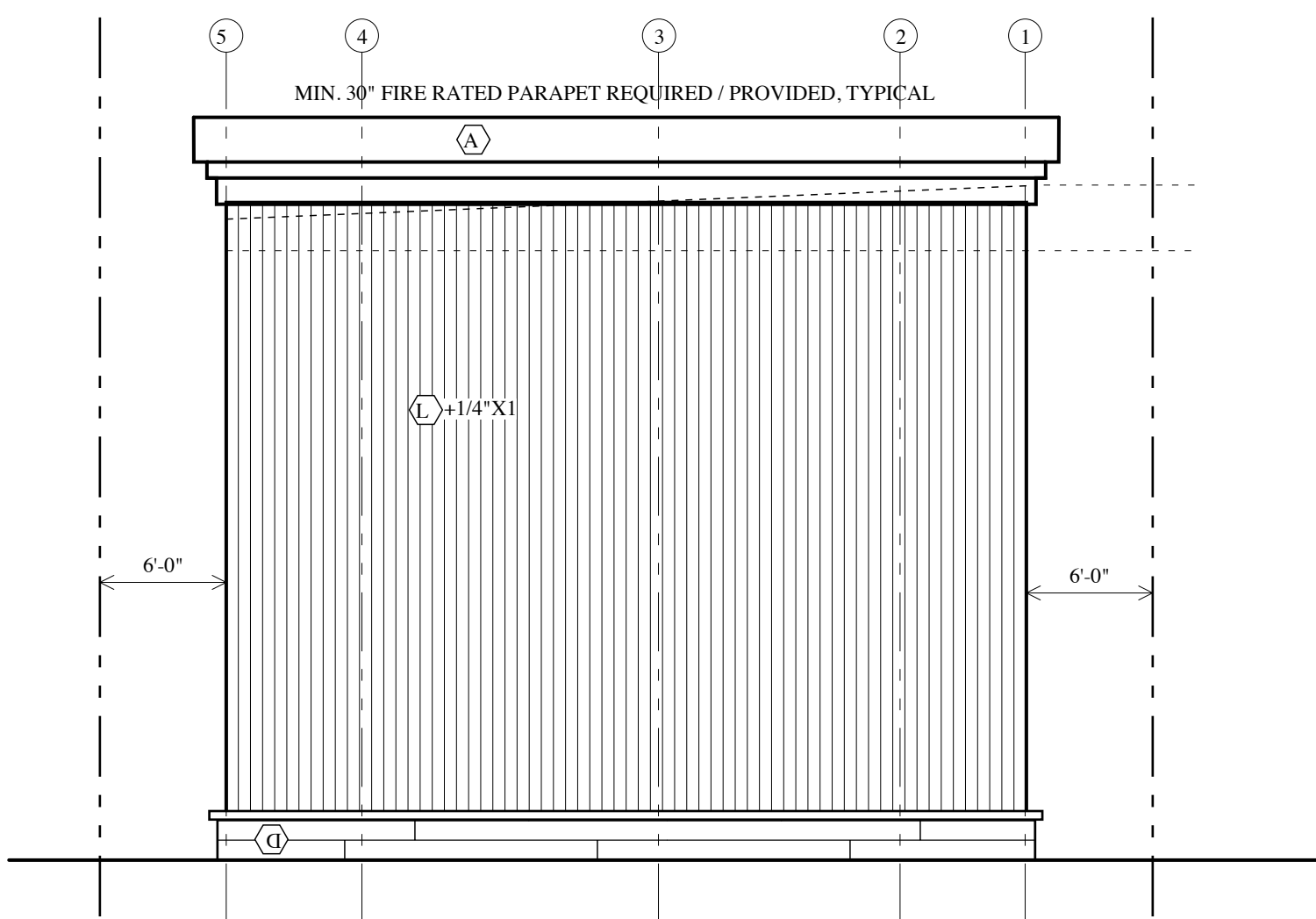
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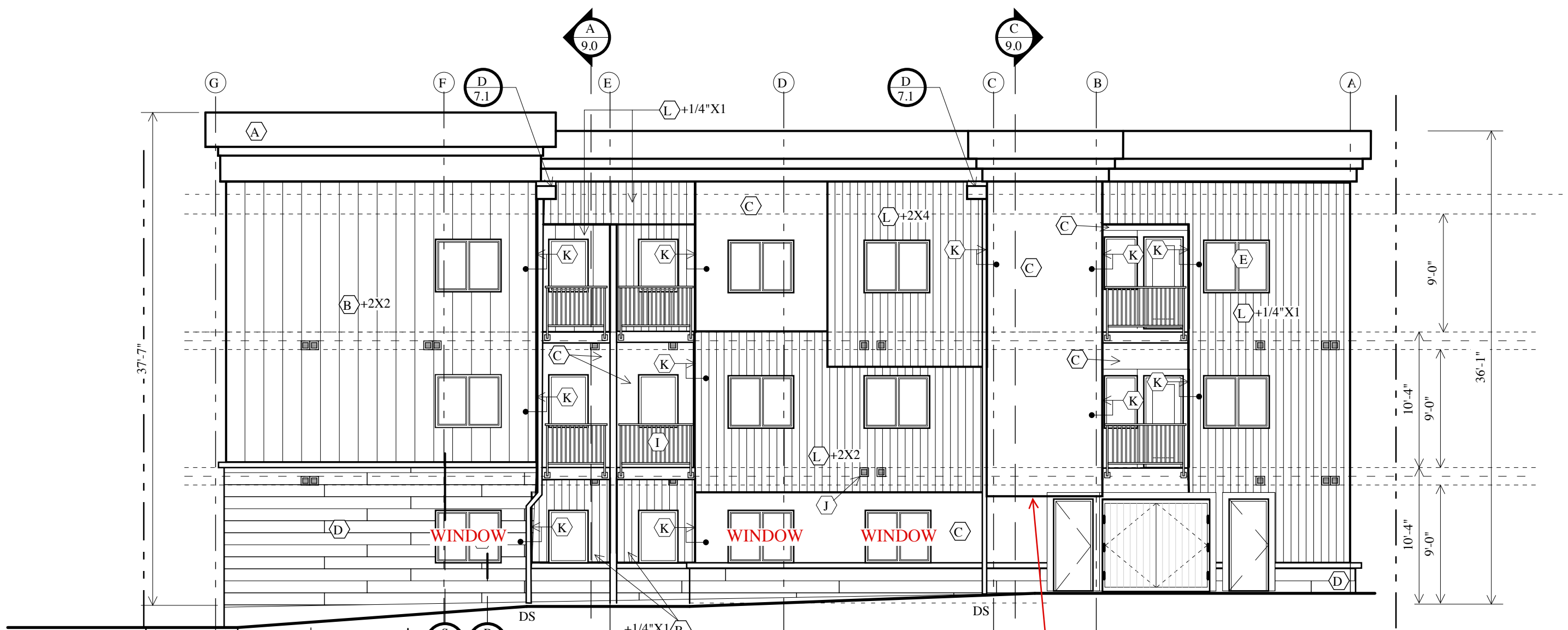
A. NORTH ELEVATION



B. WEST/FRONT ELEVATION



C. EAST ELEVATION



D. SOUTH ELEVATION
EGRESS COURT SIDE

KEYNOTES

- (A) CORNICE: 22 GA AEP FLUSH PANEL METAL SIDING, SEE ROOF FRAMING DETAILS. COLOR: COAL BLACK RAWHIDE. CAP FLASHING TO MATCH
- (B) AEP SPAN FLUSH PANEL METAL SIDING (OR SIMILAR) ON STEEL 2X2, STEEL 2X4 OR 1/4"X1 WOOD FURING PER NOTE ON ELEVATIONS ON WEATHER BARRIER ON SHEATHING. PROVIDE APPROPRIATE FLASHING OVER WINDOWS AND AT THE BOTTOM OF SIDING FOR RAIN SCREEN EXTING. WHEN FURING ENDS AND RETURNS TO MAIN WALL, THE SIDE, BOTTOM AND TOP FLASHING TO MATCH THE MAIN METAL COLOR. COLOR: AEP REGAL BLUE OR SIMILAR
- (C) 3-PART STUCCO OVER EXPANDED METAL LATH OVER WEATHER BARRIER ON SHEATHING. TYPICAL. PAINT COLOR SHERWIN WILLIAMS: 227-C5 SENSUOUS GRAY SW7081
- (D) STONE BASE WITH CAP. WATER RESISTIVE BARRIER ON DELTA DRY ON WATER RESISTIVE BARRIER ON PLYWOOD ON STUDS @ 16" O.C. COLOR: CORNADO SIMULATED STONE, STRIP BLACK RUNDLE
- (E) WINDOWS: MILGUARD VINYL. COLOR: TAN. HARDWARE AND SCREEN COLOR TO MATCH.
- (F) PROVIDE ADDRESS NUMBERS ON CONTRASTING BACKGROUND MIN. 4" HIGH WITH A MIN. STROKE OF 1/2" (SHOWN AT 12" TALL)
- (G) FDC: FIRE DEPARTMENT CONNECTION MUST BE STREET FACING
- (H) 12" WHITE PIN MOUNTED LETTERS. BACKLIT. PROVIDE SHOP DRAWINGS TO ARCHITECT
- (I) STEEL GUARDRAIL. COLOR TO BE BLACK. SEE A/5.1
- (J) VENT OPENINGS TO BE MIN 10' ABOVE SURFACE OF WALKWAY
- (K) SIDING ON INSIDE SURFACE (AROUND CORNER) TO MATCH EXTERIOR SURFACE AS INDICATED BY DOT
- (L) 1X4 T&G VERTICAL WOOD SIDING PAINTED