APPEAL SUMMARY

Status: Decision Rendered OVER 32382 FROM (7/10/24) FOR MORE INFO

Appeal ID: 33407	**Project Address:** 3950 N Williams
Hearing Date: 8/7/24	**Appellant Name:** Bob Schatz
Case No.: B-002	**Appellant Phone:** 5032358585
Appeal Type: Building	**Plans Examiner/Inspector:** Steve Freeh
Project Type: commercial	**Stories:** 5 **Occupancy:** R2 and M **Construction Type:** 3B
Building/Business Name: Kiley40	**Fire Sprinklers:** Yes - Whole building
Appeal Involves: Erection of a new structure,Reconsideration of appeal	**LUR or Permit Application No.:** 24-029720-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	**Proposed use:** R2 Dwelling units

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	705.8.1
Requires	Original appeal: For a wall that is 10 to less than 15 feet from a property line, in a fire sprinklered building the allowable area of unprotected openings is 45% Reconsideration: The maximum area of unprotected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in table 705.8 based on the fire separation distance of each individual story. Per Table 705.8 an exterior wall that is 10 to less than 15 feet from a property line, in a fire sprinklered building the allowable area of unprotected openings is 45%
Code Modification or Alternate Requested	Original appeal: To verify the term “Exterior Wall” in the description of this table to refer to the wall that separates the inside from the outside vs referring to the open space that is below a wall on the floor above the open space. Reconsideration: To consider the entire façade as the exterior wall vs each individual story.

Proposed Design	Original appeal: The proposal is to consider the wall facing the property line on the first floor, which is the wall with a door in it accessing the outdoor space, as the wall with the unprotected openings and not consider the open space at the edge of the wall above it as a wall. Reconsideration: The exterior façade is 1,714 square feet and the allowable unprotected openings is 45% of that number which is 770 square feet. The amount of unprotected openings in this façade is 531 square feet which is 31% of the façade. The proposal is to consider the whole façade having fewer than 45% unprotected openings instead of each story. Also on the first floor the wall separating the interior from the exterior space is not being considered the exterior wall to be regulated by fire code, then it is not required to be 2-hour fire rated like the rest of the exterior walls. We are proposing to continue that 2-hour fire rating on this wall.
Reason for alternative	Original appeal: The area we are discussing is an open outdoor area on the first floor which is to be used by the tenants of the apartment building as common outdoor area. This area has walls on three sides and no wall on the 4th side, which is also open to an uncovered outdoor area, the area is also covered by a portion of the 2nd floor. The reason for the alternate is because the title of this section is describing the “area of exterior wall openings”. I am proposing that the exterior wall is the wall that is separating the inside from the outside, even if the outside is a covered outdoor space. I am being told by my plans examiner that the exterior wall is the open area/plane which is at the edge of the façade on the 2nd floor, which actually isn’t a wall at all but an open space. One reason I would propose the wall with the door in it is to be considered the exterior wall is this, if that wall is not the exterior wall then what is it called? An interior wall? That wall is currently a 2-hour fire rated wall to comply with the regulations of type 3B construction requiring exterior walls to have that fire rating. If that wall is considered an interior wall then am I to not fire rate that wall? If that wall with the door in it is interior then do I not insulate it as an exterior wall? A reason the open space should not be considered an exterior wall is it is really hard to insulate that wall to meet energy codes. Another reason to consider the wall with the door in it as the exterior wall is the city of Portland has a history of accepting that type of wall as the exterior wall in many other projects in the examples of covered balconies and covered outdoor stairwells. For example on a balcony that is covered by another balcony or roof, the guardrail is not considered the exterior wall, the wall with the door to the balcony is. In examples of covered exterior staircases that access multiple apartments the city has not considered the area below the edge of the roof as the exterior wall but considered the walls with doors in them leading into apartments as the exterior wall. I have received approved permits from my current plans examiner Steven Freeh with these designs and also have received permits

from plans examiners Guy Altman, Kent Hegsted and Robert Keal with this understanding on what an exterior wall is. I propose you continue to consider the walls as exterior walls and not the air space under a roof or second floor as an exterior wall.

Another reason to consider the wall with the door in it as an exterior wall is to follow the reason for this code in the first place. It seems the whole point of table 705.8 is to protect a structure from fire spreading from one building to the next by putting a fire rated wall in it's path, with an acceptable amount of openings. If that covered open area on the first floor has at least 1-hour walls and ceiling I don't see how that doesn't meet this code, a fire approaching this space will be faced with fire rated assemblies. The only unprotected opening on the first floor in this area is the door in the wall to the outdoor space which is 25 feet from the property line. That is the only unprotected opening and that would be how a fire gets into a building, not through the fire rated walls or ceiling. And in this situation that door is meeting the unprotected opening code with plenty of room to spare.

Another reason to consider is I am being told that the open space is considered an exterior wall because of the second floor above it ends at that spot. When I calculate the unprotected openings in a wall I have been told over the years that we count the wall to opening ratio elevation view per floor and not per elevation of the whole building. For example on just the second floor I take the wall area of that second floor and divide out just the windows on that second floor to get my percentage of unprotected openings on the second floor. I propose if that is the way we calculate the walls then the second floor wall has nothing to do with the first floor wall in this table, they are calculated separately. And if they are calculated separately it makes no sense to consider the open space under another story as a wall but would be better to consider the actual wall facing the property line as a wall. If you do want to consider the whole elevation as one exterior wall, and not calculate it floor at a time, then my whole wall is 1,714 square feet and I have 462 square feet of unprotected openings (including windows and this open area we are discussing) and the total unprotected openings add up to 27% and I am allowed 45%, see attached elevation. So I propose it meets this code either way you add it up but you need to pick one or the other.

Here is another reason, the definition of exterior wall under chapter 2 is "A wall, bearing or nonbearing, that is used as an enclosing wall for a building, other than a fire wall, and that has a slope of 60 degrees or greater with the horizontal plane". That seems to explain the wall with the door in it vs the open space I am being told I need to count as a wall. I propose that we consider the wall with the door in it as the exterior wall due to the definition of exterior wall.

Reconsideration:
The main reason for this alternative is the planning bureau requires a common outdoor area for the residents of this apartment building and this

large opening provides the required natural air and ventilation required for the enjoyment of this covered outdoor space. If we are counting the opening between the covered and the uncovered exterior space an unprotected opening then the first floor has 62% unprotected openings. That large open space does have a 2-hour fire rated wall separating it from the interior space. The 2nd floor has 17% unprotected openings and the 3rd floor has 12%. The 2nd and 3rd floors are way below the maximum of 45% and this is why I feel the building as a whole is meeting this code with the façade as a whole having only 31% unprotected openings.

Consider that first floor does have a 333 square foot unprotected opening which is not a window or a door but an opening to an exterior patio. The walls between that patio and the interior of the building are 2-hour fire rated. That is a fire wall that is an additional layer of protection to the codes listed in table 705.8. Also this patio has a 1-hour fire rated ceiling. All of this provides additional protection that is not required inside an unprotected opening and this is the additional protection that makes me feel this design is meeting the code.

Appeal item 2

Code Section	Table 716.1 (2) 2-hour Fire Rating required between stairwells
Requires	A 2-hour fire rated enclosure at interior exit stairways
Code Modification or Alternate Requested	Using a 2-hour shaft assembly under a staircase
Proposed Design	Original appeal: I will be using a 2-hour shaft assembly GA file #WP 7125 as the 2-hour assembly under a wood framed staircase to separate one stairway from another. You can see my stair section and details on attached sheet 8.1 and the assembly at detail K/2.0 Reconsideration: Using the same 2-hour shaft assembly in the original appeal and adding the steel “studs” to the sides of the wood stringers to complete the 2-hour fire rating as specifically stated in the fire resistance design manual.
Reason for alternative	Original appeal: First reason is there is no fire rated assembly for staircases. Because of this the Portland appeals board has approved appeals of using shaft enclosure assemblies under staircases to meet required fire separations. I chose this assembly because it was a one-sided assembly as it’s easier to apply the entire assembly to just the underside of the staircase and not to both sides. This assembly was tested when applied to a 1 5/8” steel stud and it appears that the layers of gypsum and steel straps has little to do with the stud it’s attached to and appears that a wood stud, or stringer in this case, would perform the same way. This assembly also uses screws and not nails to hold it together and I feel would work best in this location.

Reconsideration:
In the original appeal there was concern for using wood stringers to attach the gyp bd to when the listed assembly was referring to using steel studs. So to completely comply to the listing I am adding the steel studs to the assembly.

Appeal item 3

Code Section	Section 1028.2 Exception 1.1 Exit Discharge
Requires	Original comment: Exits shall discharge directly to the exterior of the building: Not more than 50% of the required capacity of interior exit stairways is permitted to egress through areas on the level of discharge provided that all of the following conditions are met. Exception 1.1 Discharge of interior exit stairways shall be provided with a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure.
Code Modification or Alternate Requested	Original comment: That the exit is identifiable by signage. Reconsideration: To add an exit passageway between the stair enclosure and the exterior exit door.
Proposed Design	Original comment: The proposal is to add an illuminated exit sign to be visible from the exit discharge, the door from the stairwell to the lobby. Reconsideration: To still add the illuminated exit sign to be visible from the exit stair enclosure but to also consider the area between the exit stair enclosure and the exterior exit door an exit passageway by making the walls and ceiling at the corridor 2-hour fire rated construction. The doors in the exit passageway will be 90-minute rated.
Reason for alternative	Original comment: Portland has been struggling with excessive crime which has led to at least this property owner to want the residents of this apartment building to feel safer within the entrance lobby by having less direct view from the front door at the sidewalk to the interior of the common space. This has resulted to the common hallway on the first floor to have a jog in it to obstruct views from the outside to the inside. This result has the opposite problem faced with this code of occupants not having direct view from the exit discharge to the exterior exit door. The design is not completely missing this section of the code, the requirement includes having a “free and unobstructed path of travel to an exterior exit door” which is does. The hallway is unobstructed and is 8’-10” wide right at the exit from the exit stairway and then is 6’-6” wide the rest of the way to the exterior exit door. 7 feet out of the exit

stairway the exterior exit door is visible, the total distance from the exit stairway to the exterior exit door is 35 feet. It's just the "readily visible from the point of termination of the enclosure" part of this exception that this design is not meeting. Due to that I am proposing adding an illuminated exit sign that is clearly visible from the exit stairway that points toward the exterior exit door, that would allow occupants to clearly identify which direction the exterior exit door is.

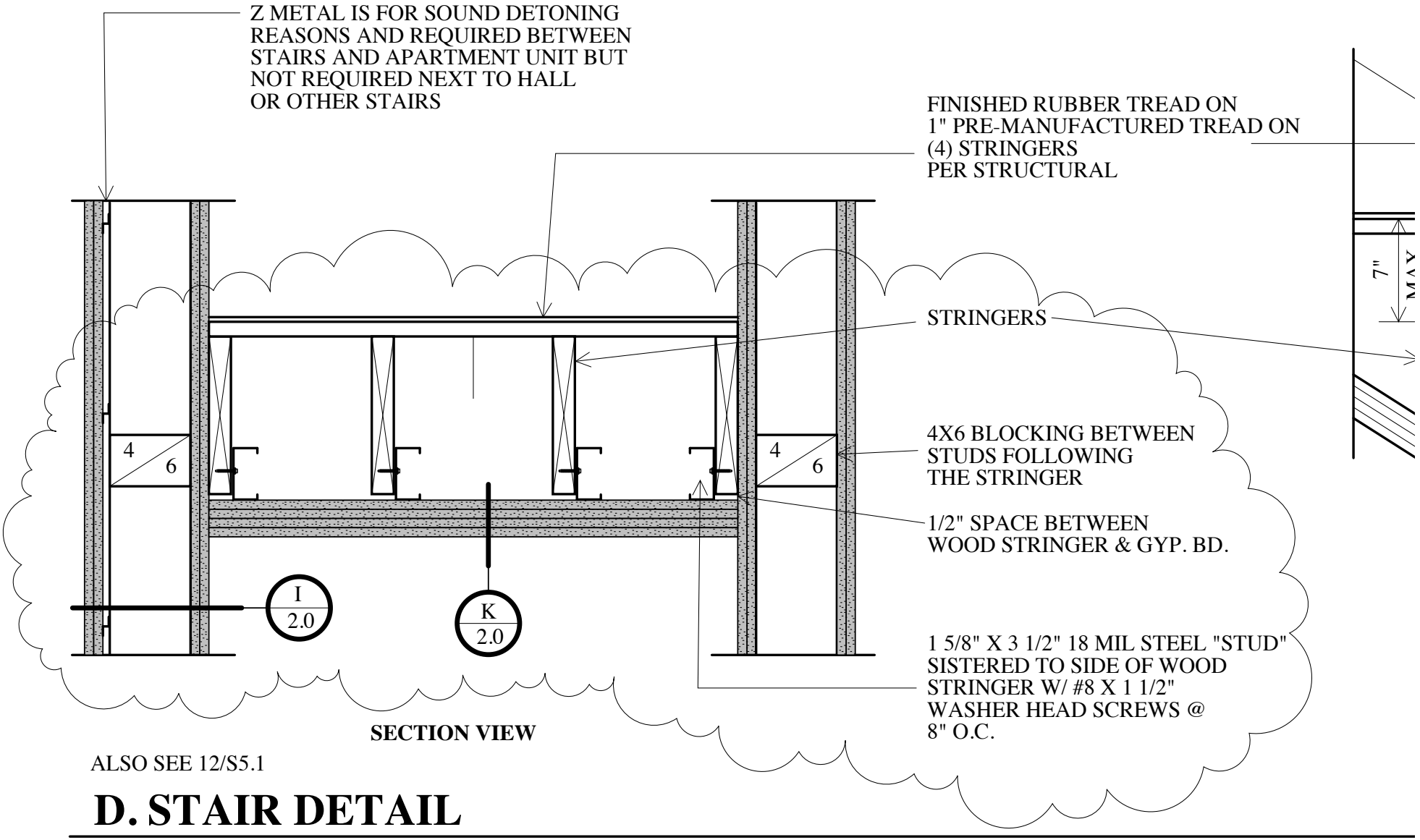
Reconsideration:
This corridor design is still affected by the rise in crime in Portland and the property owner wanting the tenants living in this building to feel safer within the entrance lobby by having a less direct view from the exterior to the center of the building. I feel by adding a 2-hour exit passageway this gives the occupants the same level of protection that they had while in the exit stair enclosure. This same level of protection continues to the exterior exit door.

APPEAL DECISION

"1) Increase of allowable wall opening percentage from 45% to 62% on the first floor of the east side: Granted provided the fire rating of the floor-ceiling assembly above the patio is increased to a 2-hour fire-resistance rating.
2) Alternate method for determining fire resistance rating of 2-hour shaft wall assembly: Granted structural engineering calculations for connecting and supporting the gypsum board layers in this incline orientation are provided and approved during plan review.
3) Continuation of interior exit stair to exit discharge with exit passageway: Exit discharge from an exit stair through an exit passageway meets the 1023.3 Exception and does not require a building code appeal. However, the current configuration does not meet the requirements for exit passageways (for example: 1024.5 Openings). "

"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.

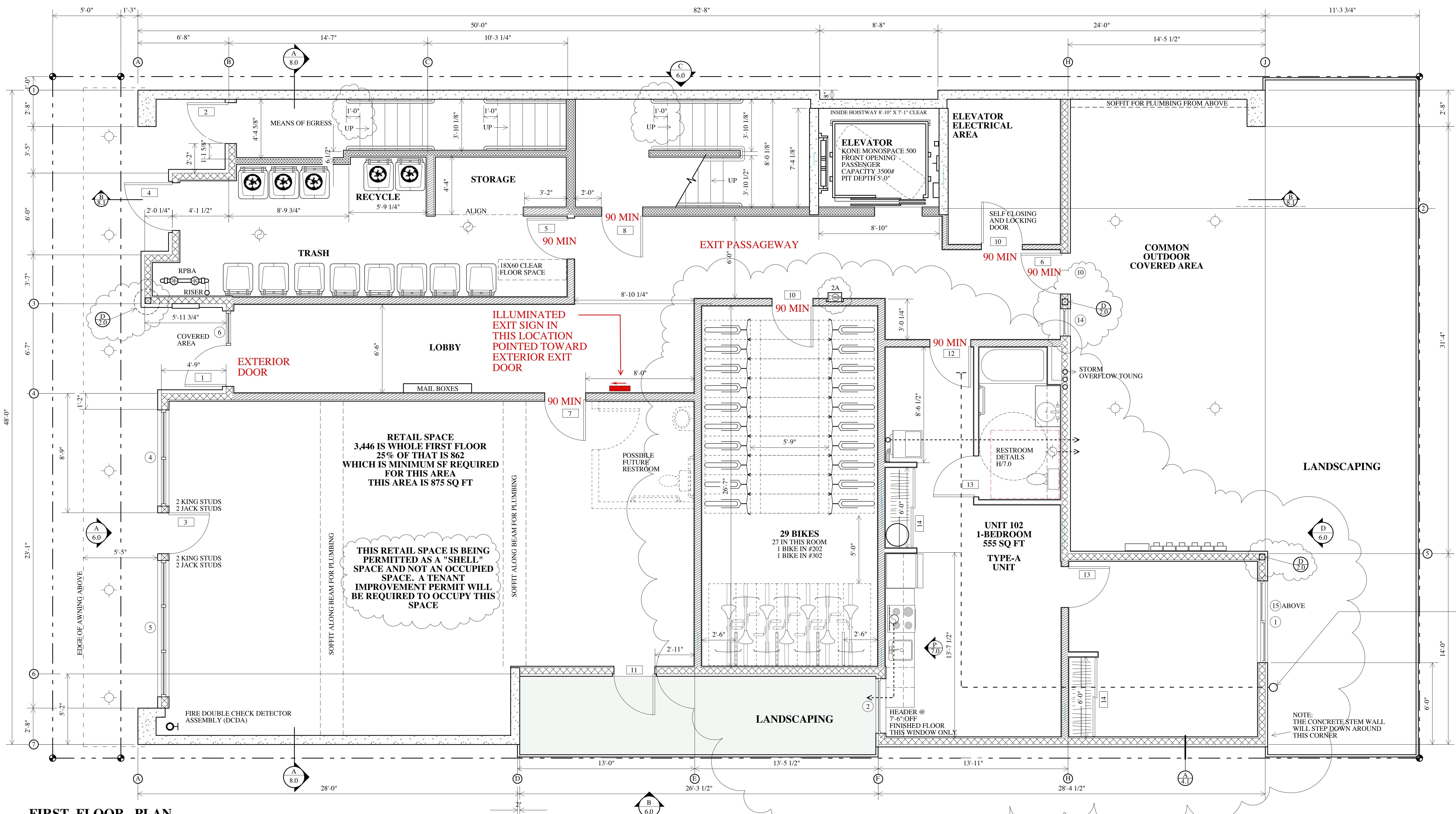
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-6251 or come to the Development Services Center."



SECTION VIEW

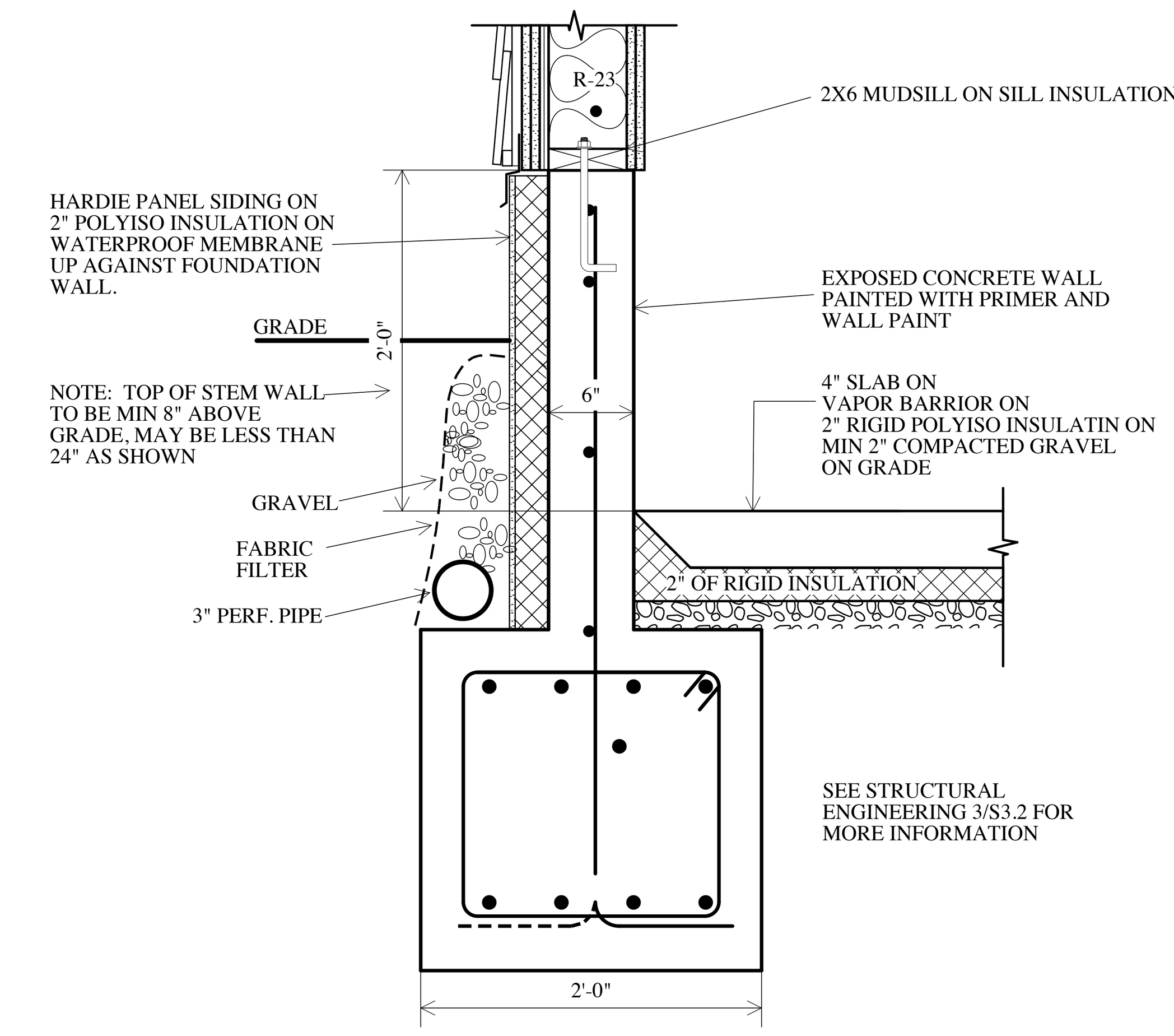
ALSO SEE 12/S5.1

D. STAIR DETAIL



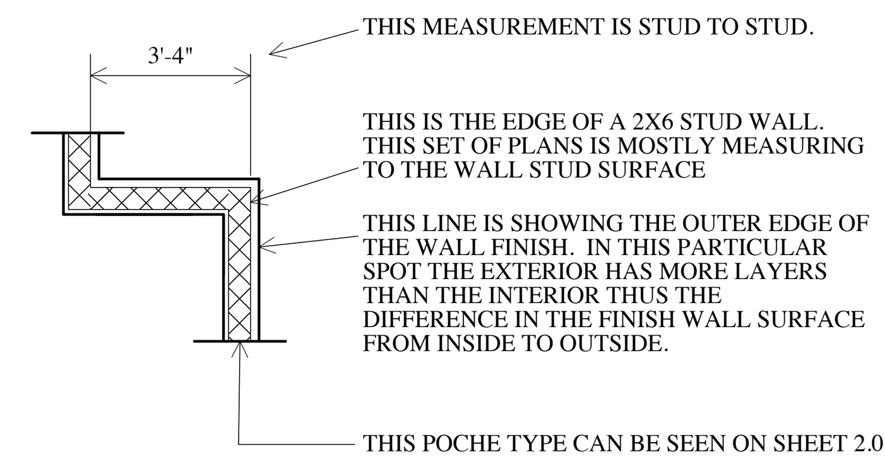
FIRST FLOOR PLAN

1/4" = 1'-0"



A. RETAINING WALL FOUNDATION

1" = 1'-0"



WALL MEASUREMENT EXAMPLE

RADON SOIL EXHAUST SYSTEM (SED): 3" Ø ABS SSED 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 OSSC OREGON AMENDMENT SECTION 1812. PROVIDE POWER SOURCE FOR FUTURE ACTIVE SUB MEMBRANE DEPRESSURIZATION SYSTEM IN ATTIC NEAR PIPE.

KEYNOTES

1. PROVIDE A WASHER PAN WITH DRAIN BY DURAFLEX OR SIM. VENT DRYER THROUGH FLOOR/CEILING ASSEMBLY PER KEYNOTE #6 OR USE "THE DRYER BOX" 1-HOUR RATED, UL LISTED SYSTEM NO. W-L-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 ABS SSED 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 OSSC OREGON AMENDMENT SECTION 1812. PROVIDE POWER SOURCE FOR FUTURE ACTIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.
4.
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 5TH 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.
13.

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. ALL FIRE RATED DOORS TO BE PROVIDED WITH A DOOR CLOSURE AND THEY SHALL CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH, THEN CLOSE TO LATCHING POSITION. WHEN PROVIDING A THRESHOLD 1/2" THRESHOLD MAX PER B/7.0. ALSO SEE A/7.0 FOR ADA REQUIREMENTS. FIRE RATED DOOR FRAMES SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL). EXTERIOR DOORS SHALL HAVE A U-RATING OF 0.630

1. **RESIDENTIAL FRONT ENTRY DOOR:** 36X84" WITH LAMINATED GLAZING (NOT TEMPERED), EXTERIOR RATED ALUMINUM STOREFRONT TO MATCH WINDOW #6. ALSO ALIGNED WITH WINDOW #7 ABOVE DOOR. KEYED ENTRY LOCK TO BE ELECTRONICALLY UNLOCKED FROM THE OUTSIDE WITH A KEY FOB AND A CALLBOX BUZZER.
2. **90 MINUTE FIRE RATED DOOR AT REAR STAIR:** 36X84" SOLID CORE, EXTERIOR RATED. ALSO ALIGNED WITH WINDOW #7 ABOVE DOOR. DOOR TO BE OPENABLE FROM THE INSIDE WITH PANIC HARDWARE. NO HARDWARE ON THE OUTSIDE.
3. **COMMERCIAL FRONT DOOR**: 36"X84" ALUMINUM STOREFRONT. ALSO ALIGNED WITH WINDOW #7 ABOVE DOOR. PUSH PAD AND PULL DOOR HANDLE & DEADBOLT LOCK TO BE UNLOCKED FROM THE INSIDE AND OUTSIDE WITH KEY. PROVIDE DOOR CLOSURE. SIGN ABOVE DOOR TO READ "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". ALIGN WITH WINDOW ABOVE DOOR.
4. **TRASH ROOM DOOR @ SIDEWALK**: 42" X 84" PAINTED STEEL & INSULATED. ALSO ALIGNED WITH WINDOW #7 ABOVE DOOR. HAVE DOOR HOLD OPEN AT BASE OF DOOR. ELECTRONIC KEYPAD TO DEADBOLT ON OUTSIDE. LEVER HARDWARE ON INSIDE. ALIGN WITH WINDOW ABOVE DOOR.
5. **TRASH ROOM DOOR @ COORIDOR 20-MINUTE**: 36X84" STEEL DOOR W/ SELF CLOSURE AND PUSH-PULL HARDWARE, NO LOCK. SIGN ON DOOR, MADE WITH DURABLE MATERIAL, TO STATE "FIRE SPRINKLER RISER" ATTACHED TO HALLWAY SIDE OF DOOR.
6. **PATIO (BACK) DOOR @ 1ST FLOOR:** 36X84" INSULATED STEEL, W/ LATCH BUT NO LOCK. ONE LIGHT AND GLAZING TO BE TEMPERED.
7. **CORRIDOR, TO COMMERCIAL SPACE 20-MINUTE FIRE RATED** 36X84" STEEL DOOR. ENTRY LOCK AND KEYED DEADBOLT, THE OPERATION OF THE LEVER HANDLE WILL RETRACT THE DEADBOLT.
8. **STAIRWELL 90-MINUTE FIRE RATED DOOR WITH ELECTROMAGNETIC DOOR HOLDER W/ AUTO RELEASE FIRST FLOOR**. 36"X84" LEVER NON-LOCKING HARDWARE.
9. **STAIRWELL 90-MINUTE FIRE RATED** 36X84" STEEL DOOR WITH LEVER NON-LOCKING HARDWARE. SIGN ON DOOR, MADE WITH DURABLE MATERIAL, TO STATE "FIRE SPRINKLER STANDPIPE" ATTACHED TO HALLWAY SIDE OF DOOR.
10. **BIKE ROOM DOOR 20-MINUTE FIRE RATED**: 36"X84" STEEL DOOR. LEVER DOOR HANDLE KEYED LOCK TO BE ELECTRONICALLY UNLOCKED FROM THE OUTSIDE WITH A CODE, NO LOCK FROM INSIDE, EXIT WITHOUT KEY. DOOR SHALL SELF LOCK ON CLOSURE.
11. **COMMERCIAL BACK DOOR** 36" X 84" INSULATED STEEL, NO LIGHT, LEVER HARDWARE PLUS LOCKING DEADBOLT. SIGN ABOVE INTERIOR OF DOOR FRAME SHALL BEAR A SIGN THAT READS "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED".
12. **FRONT DOOR INTO UNITS 20-MINUTE FIRE RATING** SOLID CORE 36" X 84" PROVIDE LEVER LATCHING ONLY AND DEADBOLT LOCKING HARDWARE
13. **BATHROOM AND BEDROOM** 36" X 80" SOLID CORE DOOR. PRIVACY LOCK NO THRESHOLD.
14. **CLOSET** 72""X80" SLIDING METAL FRAME WITH MIRROR.
15. **BATHROOM** 36" X 80" SOLID CORE POCKET DOOR WITH INTERIOR LATCH
16. **ELEVATOR** 42" X 84" 90-MINUTE FIRE RATED DOOR WITH ELECTROMAGNETIC DOOR HOLDER W/ AUTO-RELEASE WITH FIRE ALARM AND SELF CLOSURE DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.2.2.1.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTICIAL BOTTOM SEAL.

WINDOW SCHEDULE

- MILGUARD VINYL
  BLACK OUTSIDE, WHITE INSIDE COLOR
  HARDWARE AND SCREEN COLOR TO MATCH.
- SILL HEIGHT TO BE MIN. 36" A.F.F. FOR ALL WINDOWS @ SECOND FLOOR AND ABOVE WHICH IS MOSTLY HEADERS @ 84"
- INSTALL WINDOWS PER WINDOW MANUFACTURERS SPECIFICATIONS

(1) ← WINDOW DESIGNATION
T ← TEMPERED GLAZING
S ← SPRINKLER HEAD ABOVE OCCUPIED SIDE OF WINDOW

ALUMINUM STOREFRONT WINDOWS:
KAWNEER TRIFAB VERSAGLAZE 451 FRAMING SYSTEM
USE LAMINATED GLASS (NOT TEMPERED) ON STOREFRONT GLAZING
BLACK COLOR

ALL WINDOWS U-VALUE = 0.360

1. 72"x48" SLIDER WINDOW
2. 48"x48" SINGLE HUNG WINDOW
3. 36"x18" AWNING WINDOW
4. 84"x96" ALUMINUM STOREFRONT WINDOW 2 FIXED PANES.
5. 120"x96" ALUMINUM STOREFRONT WINDOW 3 FIXED PANES.
6. 36"x96" ALUMINUM STOREFRONT WINDOW COORDINATE WITH DOOR FRAME AND DOOR
7. 36"x36" +/- ALUMINUM STOREFRONT WINDOW ABOVE DOOR ALIGN WITH DOOR BELOW WINDOW
8. 48"x48" SLIDER WINDOW
9. 18"x 42" SINGLE HUNG
10. 36"x30" FIXED WINDOW ABOVE DOOR
11. 96"x 66" SLIDER WINDOW LEFT SLIDE. PROVIDE FALL PROTECTION ON THE OPERABLE SECTION
12. 96"x 66" SLIDER WINDOW RIGHT SLIDE. PROVIDE FALL PROTECTION ON THE OPERABLE SECTION
13. 96"x 66" FIXED WINDOW
14. 24"x 96" FIXED WINDOW TEMPERED GLASS
15. 72"x 42" FIXED WINDOW ABOVE SLIDER WINDOW

WALL TYPES / FIRE RATED ASSEMBLIES

2-HOUR *EXTERIOR* FIRE RATED WALL
SEE DETAIL J/2.0

1-HOUR *INTERIOR* FIRE PARTITION
@ DEMISING AND/OR BEARING WALLS:
SEE DETAIL A/2.0 GYP.BD. PER DETAIL

2 HOUR *INTERIOR* FIRE BARRIER
@ INTERIOR WALLS AT STAIR + ELEVATOR
SEE DETAIL I/2.0, GYP.BD. PER DETAIL

2-HOUR *EXTERIOR* FIRE RATED WALL
@ EXTERIOR WALLS ON FIRST FLOOR ONLY
8" CMU BLOCK FILLED WITH CONCRETE
SEE STRUCTURAL ENGINEERING FOR FURTHER DETAILS. R-13 PER COMCHECK FORM

2X6 NON-BEARING STUD WALL
USE 2X6 STUDS @ 16" O.C. @ 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.

SYMBOLS

ELECTRIC CADET HEATER WITH A THERMOSTAT ON THE WALL

MINI — MINI SPLIT AIR HANDLER, MOUNTED NEAR CEILING

2A — 2A10BC RATED PORTABLE FIRE EXTINGUISHER WITHIN A (MIN.)1-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 FRC1700 CABINET BY POTTER ROEMER FIRE PRO OR APPROVED ALTERNATE

BATHROOM EXHAUST FAN SWITCHED BY TIMER

DS — 6" DOWNSPOUT, CONNECT TO DRYWELL PER UTILITY PLAN

SD — COMBINATION SMOKE DETECTOR W/ BATTERY BACK-UP & INTERCONNECT W/ CARBON MONOXIDE ALARM COMPLYING WITH ANSI/UI2034

E — 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-FOOTCANDLE OF ILLUMINATION MUST BE PROVIDED AT THE WALKING SURFACE

CEILING MOUNTED FIXTURE

VINYL | LVP — FLOOR FINISHES:
LVP = LUXURY VINYL PLANK (WOOD PATTERN)
VINYL = CUSHIONED VINYL

EXTERIOR LIGHT MAXIM LIGHTING, 10W, 3,500K, BLACK FINISH, 5.5" ROUND SURFACE MOUNT. ON PHOTOVOLTAIC SWITCH

GENERAL NOTES

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.

ALL RESTROOMS SHALL HAVE AN EXHAUST FAN THAT IS OPERATED BY A TIMER SWITCH

WALL AND CEILING FINISHES
WALL FINISHES SHALL BE A LIGHT ORANGE PEEL
CEILING FINISHES TO BE A KNOCK DOWN TEXTURE

ALL INTERIOR EXIT STAIRWAYS AND CORRIDORS TO HAVE A FLAME-SPREAD INDEX OF C OR BETTER

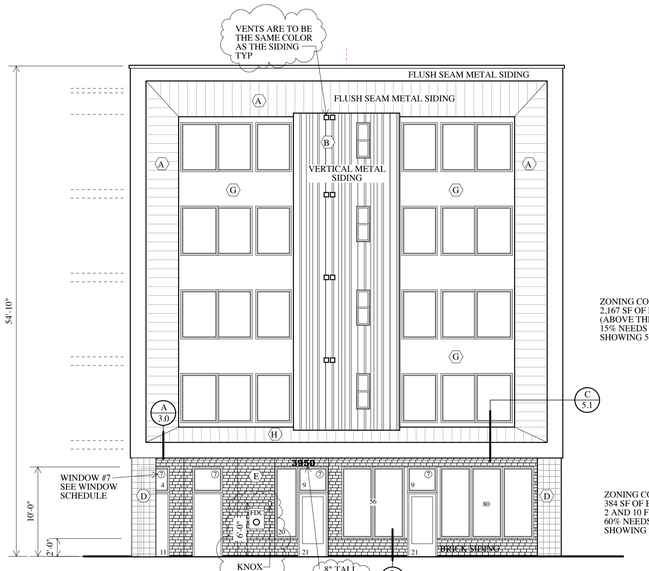
KILEY40
3950 N Williams ave Portland, OR
Prevous Address 3952 N Williams
PERMIT 24-029720-CO

ALLUSA ARCHITECTURE
Phone (503) 235-8585 Allusaarchitecture.com

ORIGINAL SET:
REVISIONS
THIS SHEET | FULL SET

PRINT DATE: 4 24 2024

SHEET 4.1 OF 16
1ST FLOOR PLAN



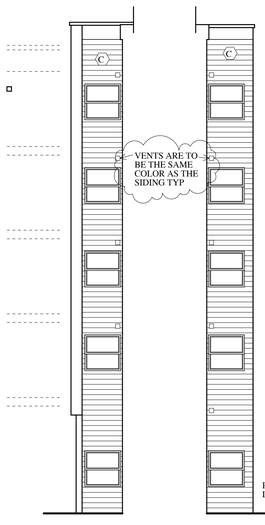
ZONING CODE:
2,167 SF OF ELEVATON
(ABOVE THE 10 FOOT LINE)
15% NEEDS TO BE GLASS = 325 SF
SHOWING 552 SF

ZONING CODE:
384 SF OF ELEVATON IS BETWEEN
2 AND 10 FEET OF THE GROUND
60% NEEDS TO BE GLASS = 231 SF
SHOWING 231 SQUARE FEET

A. WEST/FRONT ELEVATION

THIS FACADE IS 2,654 SQUARE FEET. 60 SQUARE FEET IS CMU BLOCK WHICH IS 2.2% OF THE FACADE

1/8" = 1'-0"

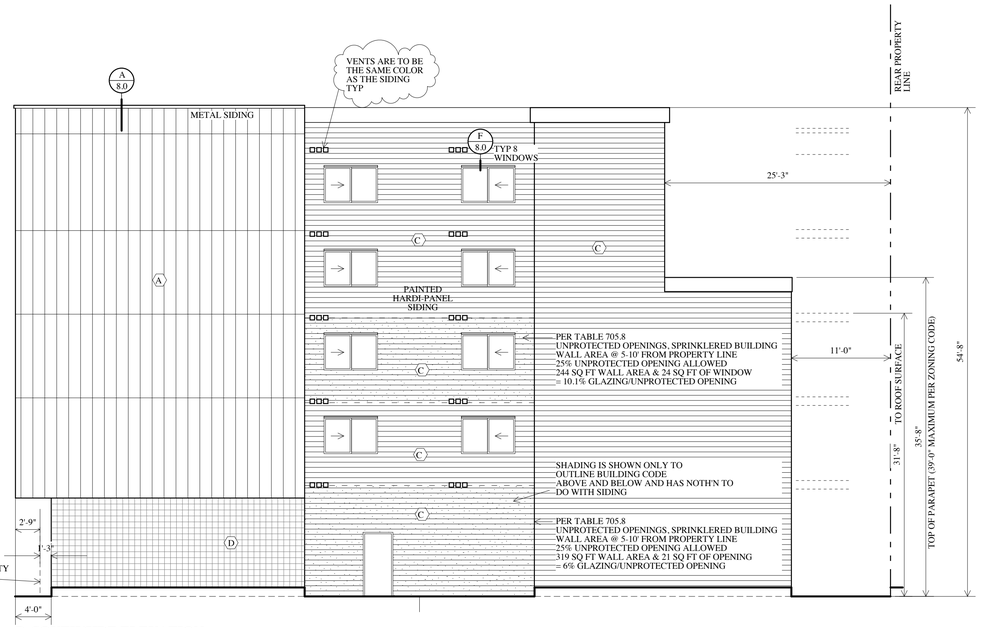


E. EAST

1/8" = 1'-0"

F. WEST

1/8" = 1'-0"



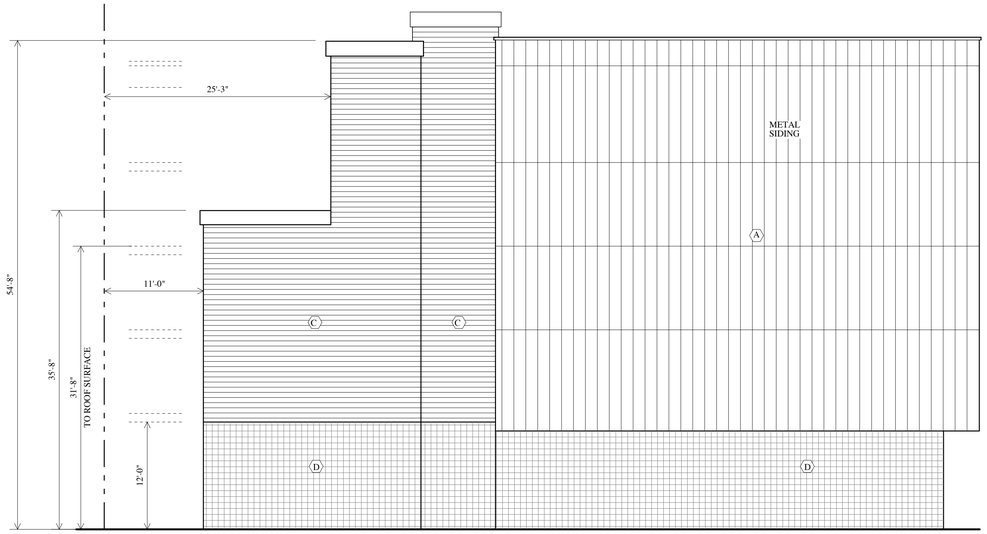
PER TABLE 705.8
UNPROTECTED OPENINGS, SPRINKLERED BUILDING
WALL AREA @ 5-10' FROM PROPERTY LINE
25% UNPROTECTED OPENING ALLOWED
244 SQ FT WALL AREA & 24 SQ FT OF WINDOW
= 10.1% GLAZING/UNPROTECTED OPENING

PER TABLE 705.8
UNPROTECTED OPENINGS, SPRINKLERED BUILDING
WALL AREA @ 5-10' FROM PROPERTY LINE
25% UNPROTECTED OPENING ALLOWED
319 SQ FT WALL AREA & 21 SQ FT OF OPENING
= 6% GLAZING/UNPROTECTED OPENING

B. SOUTH/SIDE ELEVATION

THIS WHOLE FACADE IS 4,419 SQUARE FEET. THE CMU BLOCK SIDING IS 282 SQUARE FEET OR 6% OF THE WHOLE FACADE

1/8" = 1'-0"



C. NORTH/SIDE ELEVATION

THIS WHOLE FACADE IS 4,493 SQUARE FEET. THE CMU IS 940 SQUARE FEET WHICH IS 21% OF THIS FACADE

1/8" = 1'-0"

D. EAST/BACK ELEVATION

THIS FACADE IS 2,627 SQUARE FEET. THE CMU BLOCK IS 27 SQUARE FEET WHICH IS 1% OF THE FACADE.

1/8" = 1'-0"

NOTE: **STONE VENEER** SHALL FOLLOW THE GUIDELINES IN TMS 402 CHAPTER 12 AS FOLLOWS: (ALONG WITH ANY OTHER APPLICABLE CODES)
12.2.2.10.2 *Seismic Design Category D* **12.2.2.10.2.1** The requirements for Seismic Design Category C and the requirements of this section apply to anchored veneer for buildings in Seismic
Design Category D.
12.2.2.10.2.2 Reduce the maximum wall area supported by each anchor to 75 percent of that required in Sections 12.2.2.5.6.1 and 12.2.2.5.6.2. Maximum horizontal and vertical spacings are unchanged.
12.2.2.10.2.3 For masonry veneer anchored to wood backing, attach each veneer anchor to wood studs or wood framing with a corrosion-resistant 8d ring-shank nail, a No. 10 corrosion-resistant screw with a minimum nominal shank diameter of 0.190 in. (4.8 mm) or with a fastener having equivalent or greater pullout strength.*Alternative design of adhered masonry veneer*
The alternative design of adhered veneer, which is permitted under Section 1.3, shall satisfy the following conditions:
(a) Loads shall be distributed through the veneer to the backing using principles of mechanics.
(b) Out-of-plane curvature shall be limited to prevent veneer unit separation from the backing.
(c) The veneer is not subject to the flexural tensile stress
provisions of Section 8.2 or the nominal flexural tensile strength provisions of Section 9.1.9.2.
(d) The provisions of Section 12.1 shall apply.
12.3.2 *Prescriptive requirements for adhered masonry veneer*
12.3.2.1 *Unit sizes* — Adhered veneer units shall not exceed 2⅝ in. (66.7 mm) in specified thickness, 36 in. (914 mm) in any face dimension, nor more than 5 ft²(0.46 m²) in total face area, and shall not weigh more than 15 psf (73 kg/m²).
12.3.2.2 *Wall area limitations* — The height, length, and area of adhered veneer shall not be limited except as required to control restrained differential movement stresses between veneer and backing.
12.3.2.3 *Backing* — Backing shall provide a continuous, moisture-resistant surface to receive the adhered veneer. Backing is permitted to be masonry, concrete, or metal lath and portland cement plaster applied to masonry, concrete, steel framing, or wood framing.
12.3.2.4 Adhesion developed between adhered veneer units and backing shall have a shear strength of at least 50 psi (345 kPa) based on gross unit surface area when tested in accordance with ASTM C482, or shall be adhered in compliance with Article 3.3 C of TMS 602/ ACI 530.1/ASCE 6.

KEYNOTES

- (A) SIDING: 22 GA AEP FLUSH PANEL METAL SIDING.
  COLOR: COAL BLACK RAWHIDE.
  CAP FLASHING TO MATCH
- (B) AEP SPAN RIBBED PANEL METAL SIDING AEP REGAL BLUE OR SIMILAR
- (C) HARDIE ARCHITECTURAL COLLECTION ARTISIAN LAP, 6" EXPOSURE
  PAINT COLOR SHERWIN WILLIAMS: 227-C5 SENSUOUS GRAY SW7081
- (D) CMU WALL, MUTUAL MATERIALS SPLIT FACE, COLOR: ONYX
  1-SCORE
- (E) BRICK, MUTUAL MATERIALS COAL CREEK, STANDARD BRICK SIZE
- (F) NOT USED
- (G) HARDIE (PANEL) ARCHITECTURAL COLLECTION FINE SAND
  COLOR: TO MATCH THE REGAL BLUE ON SIDING B
- (H) ROOFING AEP SPAN "SPAN SEAM" MECHANICALLY SEAMED 2" HIGH RIB, OR EQUIVALENT
  COLOR COAL BLACK RAWHIDE
- (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) **WINDOWS:** MILGUARD VINYL
  COLOR: TAN
  HARDWARE AND SCREEN COLOR TO MATCH.
- (M) PROVIDE ADDRESS NUMBERS ON CONTRASTING BACKGROUND MIN. 4" HIGH WITH A MIN. STROKE OF 1/2" (SHOWN AT 12" TALL)

KILEY40
3950 N Williams ave Portland, OR
Prevous Address 3952 N Williams
PERMIT 24-029720-CO

REGISTERED ARCHITECT
BOB SCHATZ
expires 12/31
STATE OF OREGON
PORTLAND, OREGON

ALLUSA ARCHITECTURE
Phone (503) 235-8585 Allusarchitecture.com

ORIGINAL SET:
REVISIONS
THIS SHEET, FULL SET

PRINT DATE: 4 24 2024

SHEET
6.0
OF 16

ELEVATIONS

ORIGINAL APPEAL

APPEAL SUMMARY

Status: PENDING

Appeal ID: 32382	**Project Address:** 3950 N Williams
Hearing Date: 7/10/24	**Appellant Name:** Bob Schatz
Case No.: B-004	**Appellant Phone:** 5032358585
Appeal Type: Building	**Plans Examiner/Inspector:** Steve Freeh
Project Type: commercial	**Stories:** 5 **Occupancy:** R2 and M **Construction Type:** 3B
Building/Business Name: Kiley40	**Fire Sprinklers:** Yes - Whole building
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:** 24-029720-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4]	**Proposed use:** R2 Dwelling units

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Table 705.8
Requires	For a wall that is 10 to less than 15 feet from a property line, in a fire sprinklered building the allowable area of unprotected openings is 45%
Code Modification or Alternate Requested	To verify the term “Exterior Wall” in the description of this table to refer to the wall that separates the inside from the outside vs referring to the open space that is below a wall on the floor above the open space.
Proposed Design	The proposal is to consider the wall facing the property line on the first floor, which is the wall with a door in it accessing the outdoor space, as the wall with the unprotected openings and not consider the open space at the edge of the wall above it as a wall.
Reason for alternative	The area we are discussing is an open outdoor area on the first floor which is to be used by the tenants of the apartment building as common outdoor area. This area has walls on three sides and no wall on the 4th side, which is also open to an uncovered outdoor area, the area is also covered by a portion of the 2nd floor. The reason for the alternate is because the title of this section is describing the “area of exterior wall openings”. I am

proposing that the exterior wall is the wall that is separating the inside from the outside, even if the outside is a covered outdoor space. I am being told by my plans examiner that the exterior wall is the open area/plane which is at the edge of the façade on the 2nd floor, which actually isn't a wall at all but an open space.

One reason I would propose the wall with the door in it is to be considered the exterior wall is this, if that wall is not the exterior wall then what is it called? An interior wall? That wall is currently a 2-hour fire rated wall to comply with the regulations of type 3B construction requiring exterior walls to have that fire rating. If that wall is considered an interior wall then am I to not fire rate that wall? If that wall with the door in it is interior then do I not insulate it as an exterior wall?

A reason the open space should not be considered an exterior wall is it is really hard to insulate that wall to meet energy codes.
Another reason to consider the wall with the door in it as the exterior wall is the city of Portland has a history of accepting that type of wall as the exterior wall in many other projects in the examples of covered balconies and covered outdoor stairwells. For example on a balcony that is covered by another balcony or roof, the guardrail is not considered the exterior wall, the wall with the door to the balcony is. In examples of covered exterior staircases that access multiple apartments the city has not considered the area below the edge of the roof as the exterior wall but considered the walls with doors in them leading into apartments as the exterior wall. I have received approved permits from my current plans examiner Steven Freeh with these designs and also have received permits from plans examiners Guy Altman, Kent Hegsted and Robert Keal with this understanding on what an exterior wall is. I propose you continue to consider the walls as exterior walls and not the air space under a roof or second floor as an exterior wall.

Another reason to consider the wall with the door in it as an exterior wall is to follow the reason for this code in the first place. It seems the whole point of table 705.8 is to protect a structure from fire spreading from one building to the next by putting a fire rated wall in it's path, with an acceptable amount of openings. If that covered open area on the first floor has at least 1-hour walls and ceiling I don't see how that doesn't meet this code, a fire approaching this space will be faced with fire rated assemblies. The only unprotected opening on the first floor in this area is the door in the wall to the outdoor space which is 25 feet from the property line. That is the only unprotected opening and that would be how a fire gets into a building, not through the fire rated walls or ceiling. And in this situation that door is meeting the unprotected opening code with plenty of room to spare.

Another reason to consider is I am being told that the open space is considered an exterior wall because of the second floor above it ends at that spot. When I calculate the unprotected openings in a wall I have been told over the years that we count the wall to opening ratio elevation view

per floor and not per elevation of the whole building. For example on just the second floor I take the wall area of that second floor and divide out just the windows on that second floor to get my percentage of unprotected openings on the second floor. I propose if that is the way we calculate the walls then the second floor wall has nothing to do with the first floor wall in this table, they are calculated separately. And if they are calculated separately it makes no sense to consider the open space under another story as a wall but would be better to consider the actual wall facing the property line as a wall. If you do want to consider the whole elevation as one exterior wall, and not calculate it floor at a time, then my whole wall is 1,714 square feet and I have 462 square feet of unprotected openings (including windows and this open area we are discussing) and the total unprotected openings add up to 27% and I am allowed 45%, see attached elevation. So I propose it meets this code either way you add it up but you need to pick one or the other.

Here is another reason, the definition of exterior wall under chapter 2 is “A wall, bearing or nonbearing, that is used as an enclosing wall for a building, other than a fire wall, and that has a slope of 60 degrees or greater with the horizontal plane”. That seems to explain the wall with the door in it vs the open space I am being told I need to count as a wall. I propose that we consider the wall with the door in it as the exterior wall due to the definition of exterior wall.

Appeal item 2

Code Section	OFC 3303.1.1
Requires	On site security during non-working construction times
Code Modification or Alternate Requested	Video Surveillance in replacement of on site security personnel.
Proposed Design	The proposed change is to have monitored Video Surveillance of the property.
Reason for alternative	Hiring on-site security is very expensive. We feel we can get the same protection, if not better, with Video Surveillance of the property. Our surveillance will be monitored by a professional surveillance company that will have access to on-site security when unwanted activity is noticed. Also this will aid in not only fire protection but in theft protection in the evenings and during the day.

Appeal item 3

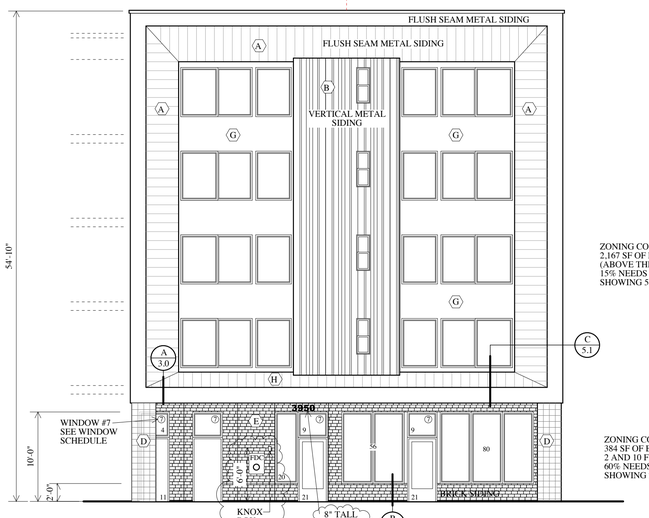
Code Section	Table 716.1
Requires	A 2-hour fire rated enclosure at interior exit stairways
Code Modification or Alternate Requested	Using a 2-hour shaft assembly under a staircase
Proposed Design	I will be using a 2-hour shaft assembly GA file #WP 7125 as the 2-hour assembly under a wood framed staircase to separate one stairway from another. You can see my stair section and details on attached sheet 8.1 and the assembly at detail K/2.0
Reason for alternative	First reason is there is no fire rated assembly for staircases. Because of this the Portland appeals board has approved appeals of using shaft enclosure assemblies under staircases to meet required fire separations. I chose this assembly because it was a one-sided assembly as it's easier to apply the entire assembly to just the underside of the staircase and not to both sides. This assembly was tested when applied to a 1 5/8" steel stud and it appears that the layers of gypsum and steel straps has little to do with the stud it's attached to and appears that a wood stud, or stringer in this case, would perform the same way. This assembly also uses screws and not nails to hold it together and I feel would work best in this location.

Appeal item 4

Code Section	Section 1028.2 Exception 1.1
Requires	Exits shall discharge directly to the exterior of the building: Not more than 50% of the required capacity of interior exit stairways is permitted to egress through areas on the level of discharge provided that all of the following conditions are met. Exception 1.1 Discharge of interior exit stairways shall be provided with a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure.
Code Modification or Alternate Requested	That the exit is identifiable by signage.
Proposed Design	The proposal is to add an illuminated exit sign to be visible from the exit discharge, the door from the stairwell to the lobby. See location noted in red on the first floor plan.
Reason for alternative	Portland has been struggling with excessive crime which has led to at least this property owner to want the residents of this apartment building to feel safer within the entrance lobby by having less direct view from the front door at the sidewalk to the interior of the common space. This has resulted

to the common hallway on the first floor to have a jog in it to obstruct views from the outside to the inside. This result has the opposite problem faced with this code of occupants not having direct view from the exit discharge to the exterior exit door. The design is not completely missing this section of the code, the requirement includes having a “free and unobstructed path of travel to an exterior exit door” which is does. The hallway is unobstructed and is 8’-10” wide right at the exit discharge and then is 6’-6” wide the rest of the way to the exterior exit door. 7 feet out of the exit discharge the exterior exit door is visible, the total distance from the exit discharge to the exterior exit door is 35 feet. It’s just the “readily visible from the point of termination of the enclosure” part of this exception that this design is not meeting. Due to that I am proposing adding an illuminated exit sign that is clearly visible from the exit discharge that points toward the exterior exit door, that would allow occupants to clearly identify which direction the exterior exit door is.

The administrative staff has not yet reviewed this appeal.



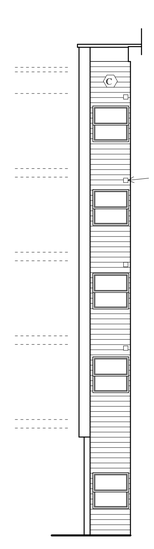
ZONING CODE:
2,167 SF OF ELEVATON
(ABOVE THE 10 FOOT LINE)
15% NEEDS TO BE GLASS = 325 SF
SHOWING 552 SF

ZONING CODE:
384 SF OF ELEVATON IS BETWEEN
2 AND 10 FEET OF THE GROUND
60% NEEDS TO BE GLASS = 231 SF
SHOWING 231 SQUARE FEET

A. WEST/FRONT ELEVATION

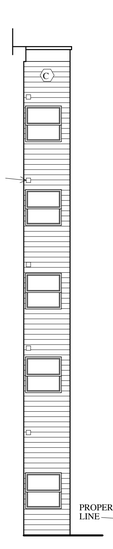
THIS FACADE IS 2,654 SQUARE FEET. 60 SQUARE FEET IS CMU BLOCK WHICH IS 2.2% OF THE FACADE

1/8" = 1'-0"



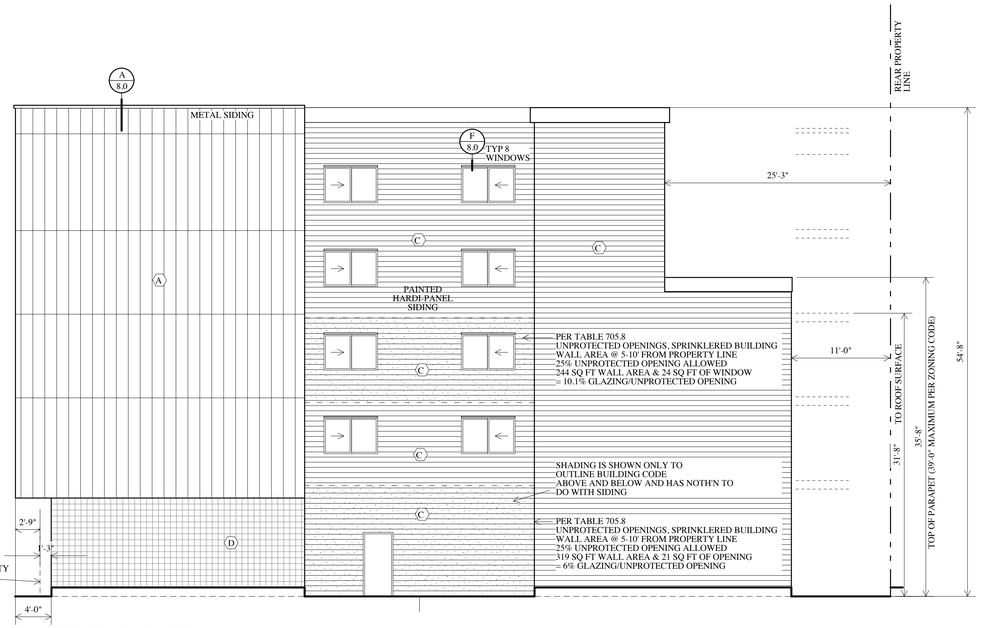
E. EAST

1/8" = 1'-0"



F. WEST

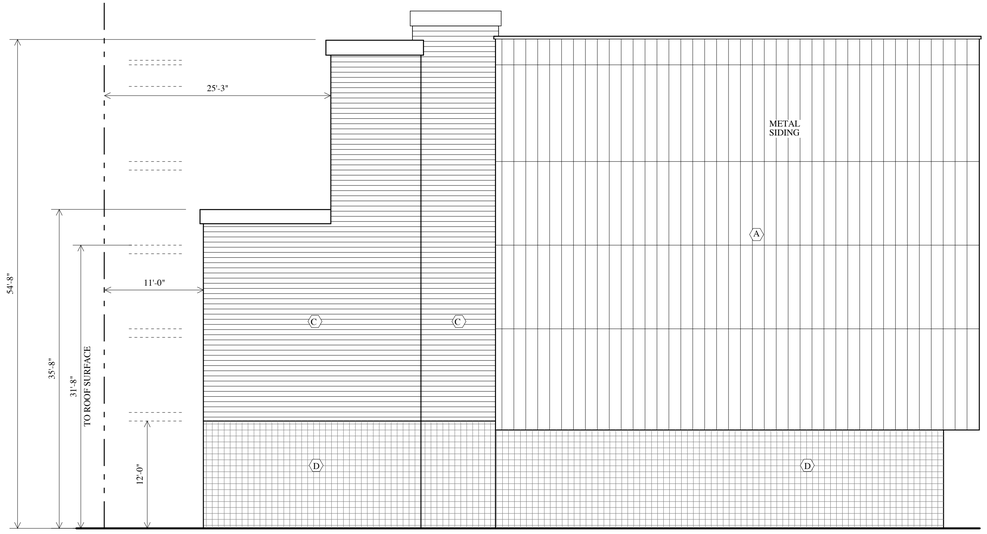
1/8" = 1'-0"



B. SOUTH/SIDE ELEVATION

THIS WHOLE FACADE IS 4,419 SQUARE FEET. THE CMU BLOCK SIDING IS 282 SQUARE FEET OR 6% OF THE WHOLE FACADE

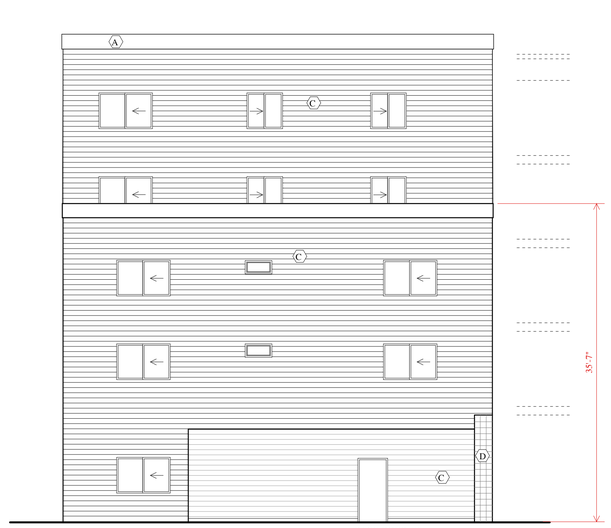
1/8" = 1'-0"



C. NORTH/SIDE ELEVATION

THIS WHOLE FACADE IS 4,493 SQUARE FEET. THE CMU IS 940 SQUARE FEET WHICH IS 21% OF THIS FACADE

1/8" = 1'-0"



THIS WHOLE FACADE FIRST 3 STORIES, ADDS UP TO 1,714 SQUARE FEET AND THERE ARE 129 SQ FT OF WINDOWS AND 462 SQ FT OF OPEN SPACE TO THE COVERED OUTDOOR AREA = 462 SQ FT OF UNPROTECTED OPENINGS WHICH ADD UP TO 27% OF THIS WALL.

D. EAST/BACK ELEVATION

THIS FACADE IS 2,627 SQUARE FEET. THE CMU BLOCK IS 27 SQUARE FEET WHICH IS 1% OF THE FACADE.

1/8" = 1'-0"

NOTE: **STONE VENEER** SHALL FOLLOW THE GUIDELINES IN TMS 402 CHAPTER 12 AS FOLLOWS: (ALONG WITH ANY OTHER APPLICABLE CODES)
12.2.2.10.2 *Seismic Design Category D* **12.2.2.10.2.1** The requirements for Seismic Design Category C and the requirements of this section apply to anchored veneer for buildings in Seismic
Design Category D.
12.2.2.10.2.2 Reduce the maximum wall area supported by each anchor to 75 percent of that required in Sections 12.2.2.5.6.1 and 12.2.2.5.6.2. Maximum horizontal and vertical spacings are unchanged.
12.2.2.10.2.3 For masonry veneer anchored to wood backing, attach each veneer anchor to wood studs or wood framing with a corrosion-resistant 8d ring-shank nail, a No. 10 corrosion-resistant screw with a minimum nominal shank diameter of 0.190 in. (4.8 mm) or with a fastener having equivalent or greater pullout strength.*Alternative design of adhered masonry veneer*
The alternative design of adhered veneer, which is permitted under Section 1.3, shall satisfy the following conditions:
(a) Loads shall be distributed through the veneer to the backing using principles of mechanics.
(b) Out-of-plane curvature shall be limited to prevent veneer unit separation from the backing.
(c) The veneer is not subject to the flexural tensile stress
provisions of Section 8.2 or the nominal flexural tensile strength provisions of Section 9.1.9.2.
(d) The provisions of Section 12.1 shall apply.
12.3.2 *Prescriptive requirements for adhered masonry veneer*
12.3.2.1 *Unit sizes* — Adhered veneer units shall not exceed 2⅝in. (66.7 mm) in specified thickness, 36 in. (914 mm) in any face dimension, nor more than 5 ft²(0.46 m) in total face area, and shall not weigh more than 15 psf (73 kg/m²).
12.3.2.2 *Wall area limitations* — The height, length, and area of adhered veneer shall not be limited except as required to control restrained differential movement stresses between veneer and backing.
12.3.2.3 *Backing* — Backing shall provide a continuous, moisture-resistant surface to receive the adhered veneer. Backing is permitted to be masonry, concrete, or metal lath and portland cement plaster applied to masonry, concrete, steel framing, or wood framing.
12.3.2.4 Adhesion developed between adhered veneer units and backing shall have a shear strength of at least 50 psi (345 kPa) based on gross unit surface area when tested in accordance with ASTM C482, or shall be adhered in compliance with Article 3.3 C of TMS 602/ ACI 530.1/ASCE 6.

KEYNOTES

- (A) SIDING: 22 GA AEP FLUSH PANEL METAL SIDING.
  COLOR: COAL BLACK RAWHIDE.
  CAP FLASHING TO MATCH
- (B) AEP SPAN RIBBED PANEL METAL SIDING AEP REGAL BLUE OR SIMILAR
- (C) HARDIE ARCHITECTURAL COLLECTION ARTISIAN LAP, 6" EXPOSURE
  PAINT COLOR SHERWIN WILLIAMS: 227-C5 SENSUOUS GRAY SW7081
- (D) CMU WALL, MUTUAL MATERIALS SPLIT FACE, COLOR: ONYX
  1-SCORE
- (E) BRICK, MUTUAL MATERIALS COAL CREEK, STANDARD BRICK SIZE
- (F) NOT USED
- (G) HARDIE (PANEL) ARCHITECTURAL COLLECTION FINE SAND
  COLOR: TO MATCH THE REGAL BLUE ON SIDING B
- (H) ROOFING AEP SPAN "SPAN SEAM" MECHANICALLY SEAMED 2" HIGH RIB, OR EQUIVALENT
  COLOR COAL BLACK RAWHIDE
- (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) **WINDOWS:** MILGUARD VINYL
  COLOR: TAN
  HARDWARE AND SCREEN COLOR TO MATCH.
- (M) PROVIDE ADDRESS NUMBERS ON CONTRASTING BACKGROUND MIN. 4" HIGH WITH A MIN. STROKE OF 1/2" (SHOWN AT 12" TALL)

KILEY40
3950 N Williams ave Portland, OR
Prevous Address 3952 N Williams
PERMIT 24-029720-CO

REGISTERED ARCHITECT
BOB SCHATZ
PORTLAND, OREGON
STATE OF OREGON

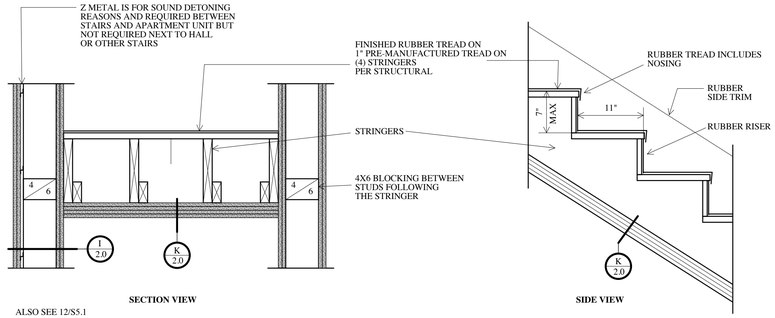
ALLUSA ARCHITECTURE
Phone (503) 235-8585 Allusaarchitecture.com

ORIGINAL SET:
REVISIONS
THIS SHEET, FULL SET

PRINT DATE: 4 24 2024

SHEET
6.0
OF 16

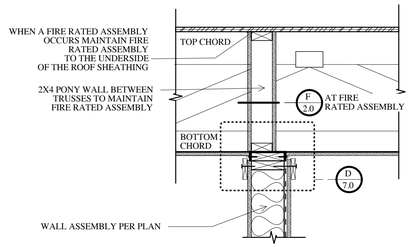
ELEVATIONS



ALSO SEE 12/S5.1

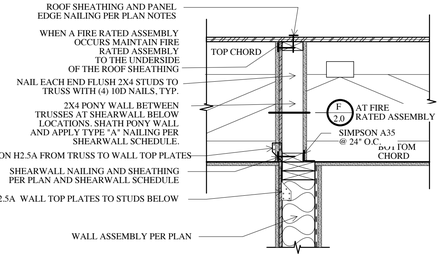
D. STAIR DETAIL

SCALE: 1" = 1'-0"



C. BLOCKING @ NON BEARING FIRE RATED WALL

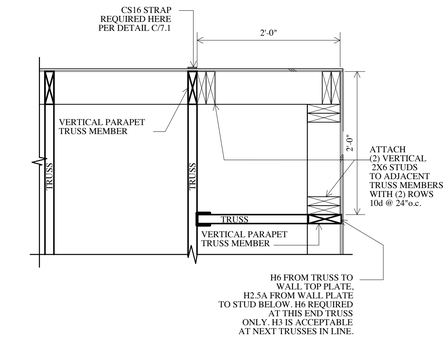
SCALE: 1" = 1'-0"



B. BLOCKING @ FIRE RATED WALL

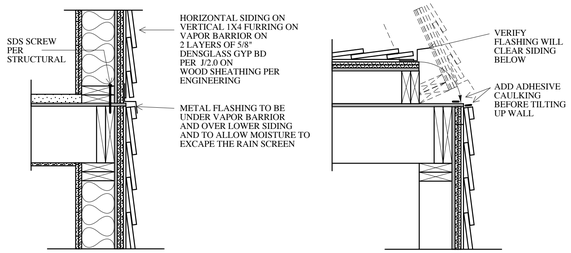
@ SIM: SIMPSON H6 TRUSS TO WALL BELOW

SCALE: 1" = 1'-0"



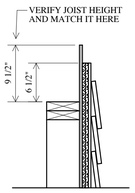
A. CORNER FRAMING @ PARAPET

PLAN VIEW

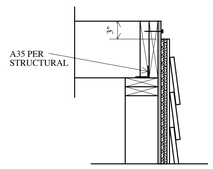


4 ADD FINAL SIMPSON SCREWS ATTACHING THE PLATES TO THE RIM JOIST. THIS DETAIL IS COMPLETE WITH INSULATION AND INTERIOR FINISHES.

3 INFILL GYP BD AND SIDING AS SHOWN.
ADD FLOOR SHEATHING AND OVERLAP THE GYP BD AS SHOWN.
ADD ANY ADDITIONAL SIDING REQUIRED TO GET THE SIDING UP TO THE FLOOR SHEATHING BUT NOT HIGHER.
FRAME WALL WITH ALL THE SHEATING AND FINISHES REQUIRED INCLUDING THE METAL TRIM. ADD CAULKING AND TILT UP WALL.



1 FRAME LOWER WALL WITH SHEATHING, DOUBLE GYP BD. AND SIDING AS SHOWN

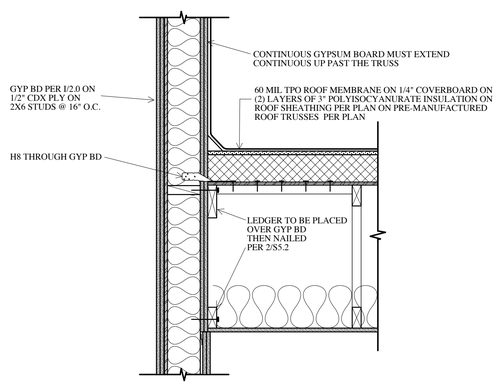


2 FRAME FLOOR JOIST WHICH ALLOWS SHEATHING TO NAIL TO RIM JOIST AS SHOWN

E. WALL TO FLOOR DETAIL

TILT-UP WALL DIAGRAM
ALSO SEE 1/S5.1 AND 2/S5.1

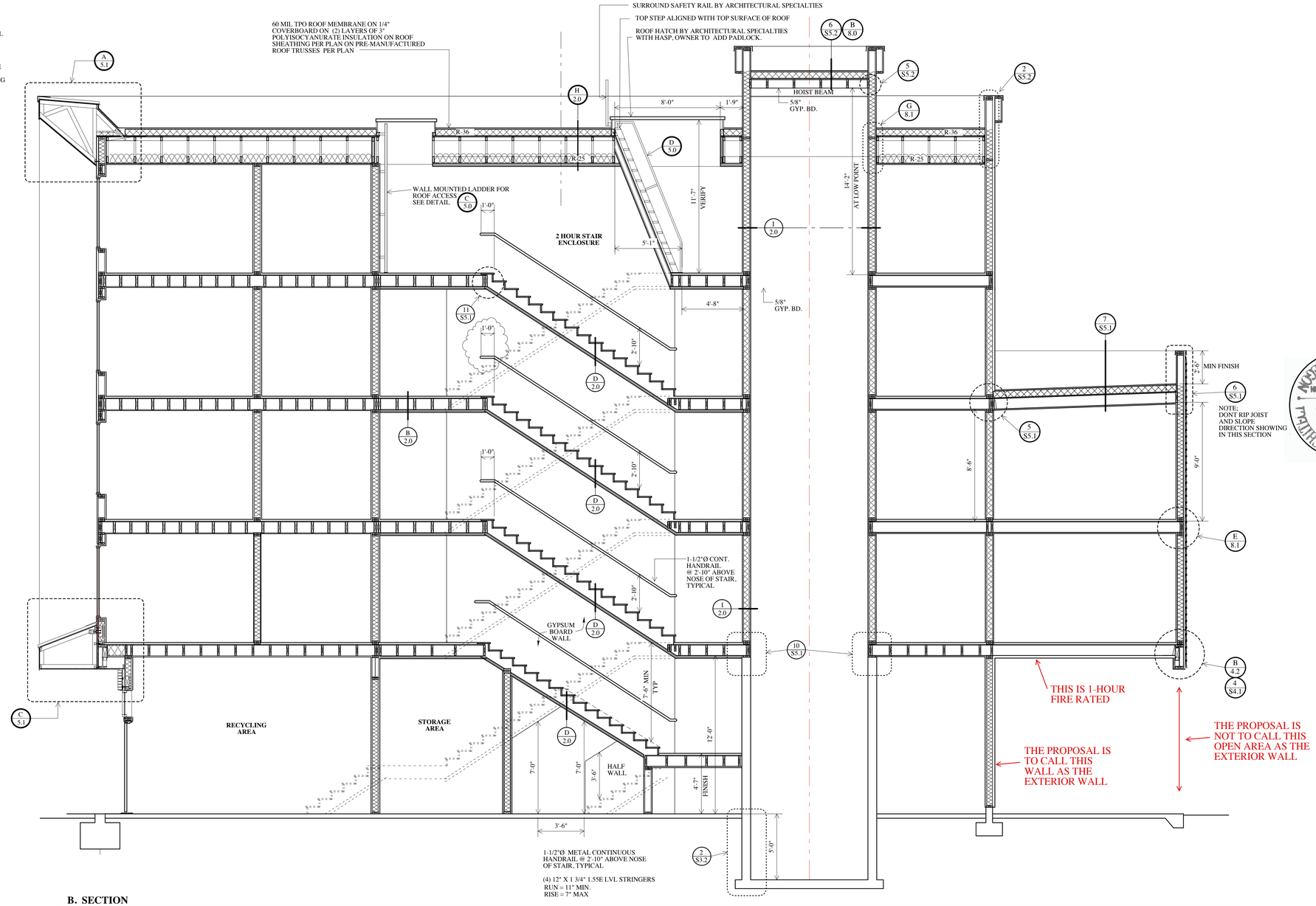
1" = 1'-0"



G. TRUSS TO ELEVATOR SHAFT

SEE DETAIL 2/S5.2 FOR STRUCTURAL INFORMATION

SCALE: 1" = 1'-0"



B. SECTION

1/4" = 1'-0"

KILEY40
3950 N Williams ave Portland, OR
Previous Address 3952 N Williams
PERMIT 24-029720-CO

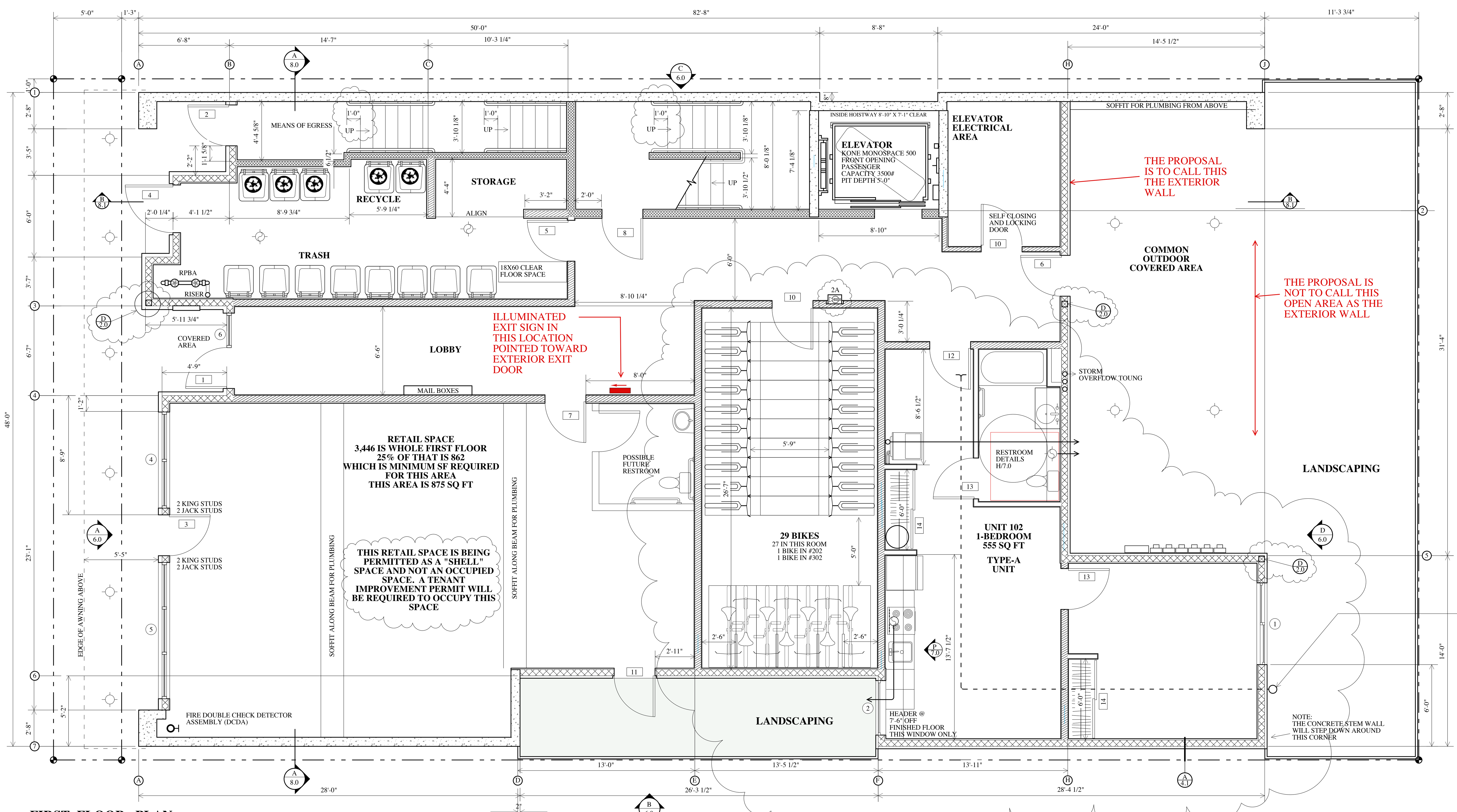
ALLUSA ARCHITECTURE
Phone (503) 235-8585 Allusarchitecture.com

ORIGINAL SET:
REVISIONS
THIS SHEET, FULL SET

PRINT DATE: 4 24 2024

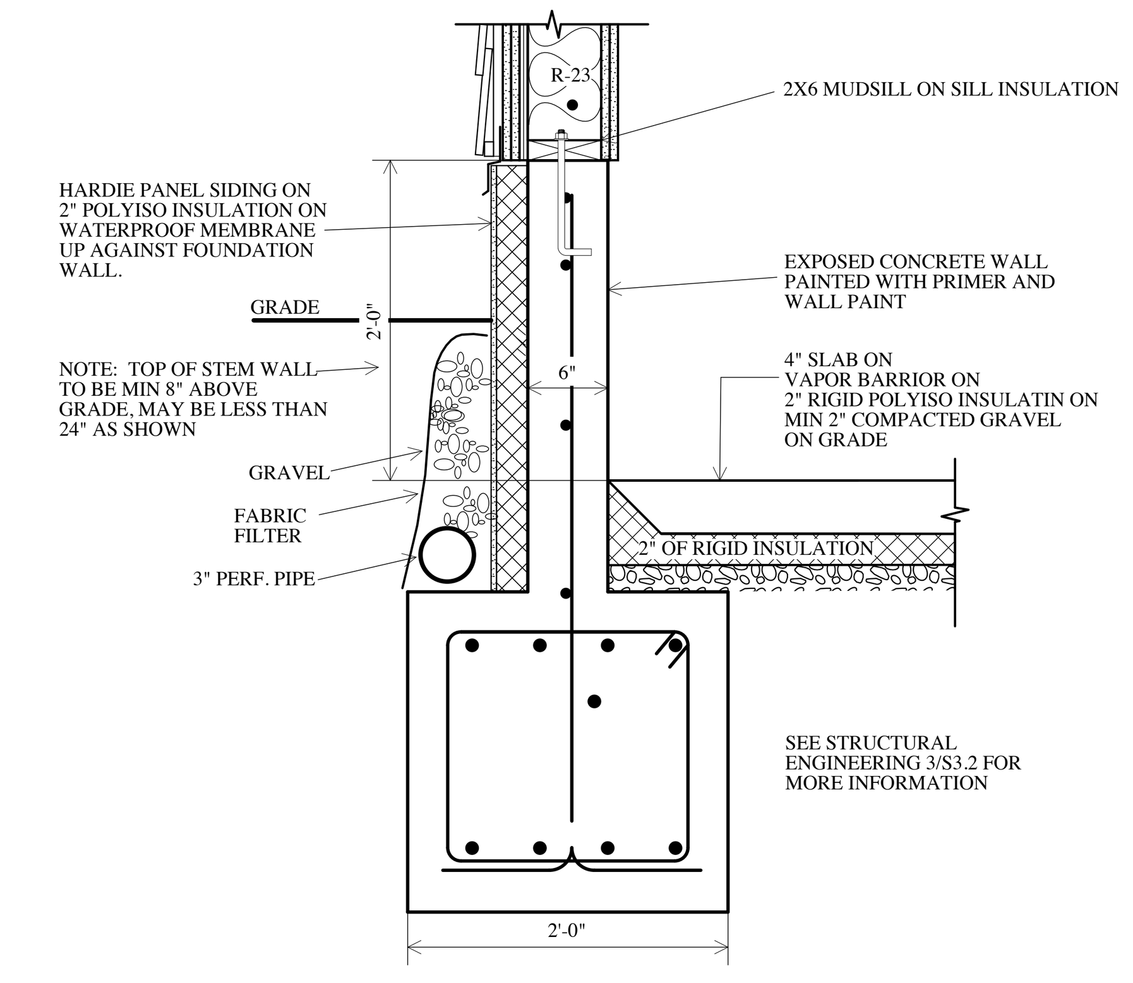
SHEET 8.1 OF 16

SECTIONS



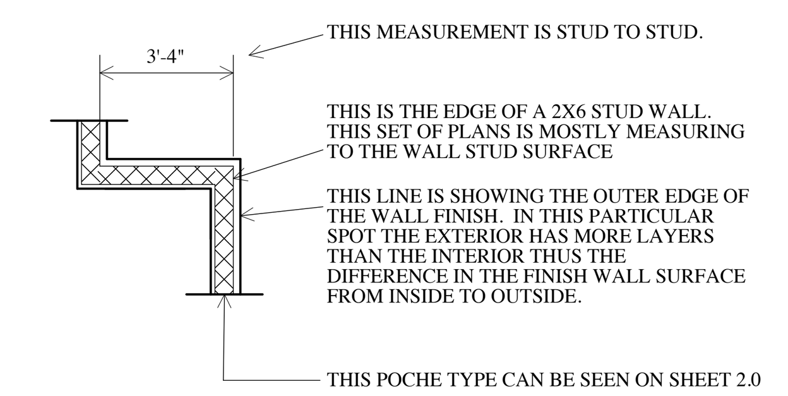
FIRST FLOOR PLAN

1/4" = 1'-0"



A. RETAINING WALL FOUNDATION

1" = 1'-0"



WALL MEASUREMENT EXAMPLE

KEYNOTES

1. PROVIDE A WASHER PAN WITH DRAIN BY DURAFLEX OR SIM. VENT DRYER THROUGH FLOOR/CEILING ASSEMBLY PER KEYNOTE #6 OR USE "THE DRYER BOX" 1-HOUR RATED, UL LISTED SYSTEM NO. W-L-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 ABS SSED 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 OSSC OREGON AMENDMENT SECTION 1812. PROVIDE POWER SOURCE FOR FUTURE ACTIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.
4.
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 5TH 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.
13.

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. ALL FIRE RATED DOORS TO BE PROVIDED WITH A DOOR CLOSURE AND THEY SHALL CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH, THEN CLOSE TO LATCHING POSITION. WHEN PROVIDING A THRESHOLD 1/2" THRESHOLD MAX PER B/7.0. ALSO SEE A/7.0 FOR ADA REQUIREMENTS. FIRE RATED DOOR FRAMES SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL). EXTERIOR DOORS SHALL HAVE A U-RATING OF 0.630

1. **RESIDENTIAL FRONT ENTRY DOOR:** 36X84" WITH LAMINATED GLAZING (NOT TEMPERED), EXTERIOR RATED ALUMINUM STOREFRONT TO MATCH WINDOW #6. ALSO ALIGNED WITH WINDOW #7 ABOVE DOOR. KEYED ENTRY LOCK TO BE ELECTRONICALLY UNLOCKED FROM THE OUTSIDE WITH A KEY FOB AND A CALLBOX BUZZER.
2. **90 MINUTE FIRE RATED DOOR AT REAR STAIR:** 36X84" SOLID CORE, EXTERIOR RATED. ALSO ALIGNED WITH WINDOW #7 ABOVE DOOR. DOOR TO BE OPENABLE FROM THE INSIDE WITH PANIC HARDWARE. NO HARDWARE ON THE OUTSIDE.
3. **COMMERCIAL FRONT DOOR**: 36"X84" ALUMINUM STOREFRONT. ALSO ALIGNED WITH WINDOW #7 ABOVE DOOR. PUSH PAD AND PULL DOOR HANDLE & DEADBOLT LOCK TO BE UNLOCKED FROM THE INSIDE AND OUTSIDE WITH KEY. PROVIDE DOOR CLOSURE. SIGN ABOVE DOOR TO READ "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". ALIGN WITH WINDOW ABOVE DOOR.
4. **TRASH ROOM DOOR @ SIDEWALK**: 42" X 84" PAINTED STEEL & INSULATED. ALSO ALIGNED WITH WINDOW #7 ABOVE DOOR. HAVE DOOR HOLD OPEN AT BASE OF DOOR. ELECTRONIC KEYPAD TO DEADBOLT ON OUTSIDE. LEVER HARDWARE ON INSIDE. ALIGN WITH WINDOW ABOVE DOOR.
5. **TRASH ROOM DOOR @ COORIDOR 20-MINUTE**: 36X84" STEEL DOOR W/ SELF CLOSURE AND PUSH-PULL HARDWARE, NO LOCK. SIGN ON DOOR, MADE WITH DURABLE MATERIAL, TO STATE "FIRE SPRINKLER RISER" ATTACHED TO HALLWAY SIDE OF DOOR.
6. **PATIO (BACK) DOOR @ 1ST FLOOR:** 36X84" INSULATED STEEL, W/ LATCH BUT NO LOCK. ONE LIGHT AND GLAZING TO BE TEMPERED.
7. **CORRIDOR, TO COMMERCIAL SPACE 20-MINUTE FIRE RATED** 36X84" STEEL DOOR. ENTRY LOCK AND KEYED DEADBOLT, THE OPERATION OF THE LEVER HANDLE WILL RETRACT THE DEADBOLT.
8. **STAIRWELL 90-MINUTE FIRE RATED DOOR WITH ELECTROMAGNETIC DOOR HOLDER W/ AUTO RELEASE FIRST FLOOR**. 36"X84" LEVER NON-LOCKING HARDWARE.
9. **STAIRWELL 90-MINUTE FIRE RATED** 36X84" STEEL DOOR WITH LEVER NON-LOCKING HARDWARE. SIGN ON DOOR, MADE WITH DURABLE MATERIAL, TO STATE "FIRE SPRINKLER STANDPIPE" ATTACHED TO HALLWAY SIDE OF DOOR.
10. **BIKE ROOM DOOR 20-MINUTE FIRE RATED**: 36"X84" STEEL DOOR. LEVER DOOR HANDLE KEYED LOCK TO BE ELECTRONICALLY UNLOCKED FROM THE OUTSIDE WITH A CODE, NO LOCK FROM INSIDE, EXIT WITHOUT KEY. DOOR SHALL SELF LOCK ON CLOSURE.
11. **COMMERCIAL BACK DOOR** 36" X 84" INSULATED STEEL, NO LIGHT, LEVER HARDWARE PLUS LOCKING DEADBOLT. SIGN ABOVE INTERIOR OF DOOR FRAME SHALL BEAR A SIGN THAT READS "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED".
12. **FRONT DOOR INTO UNITS 20-MINUTE FIRE RATING** SOLID CORE 36" X 84" PROVIDE LEVER LATCHING ONLY AND DEADBOLT LOCKING HARDWARE
13. **BATHROOM AND BEDROOM** 36" X 80" SOLID CORE DOOR. PRIVACY LOCK NO THRESHOLD.
14. **CLOSET** 72""X80" SLIDING METAL FRAME WITH MIRROR.
15. **BATHROOM** 36" X 80" SOLID CORE POCKET DOOR WITH INTERIOR LATCH
16. **ELEVATOR** 42" X 84" 90-MINUTE FIRE RATED DOOR WITH ELECTROMAGNETIC DOOR HOLDER W/ AUTO-RELEASE WITH FIRE ALARM AND SELF CLOSURE DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.2.2.1.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTICIAL BOTTOM SEAL.

WINDOW SCHEDULE

- MILGUARD VINYL
  BLACK OUTSIDE, WHITE INSIDE COLOR HARDWARE AND SCREEN COLOR TO MATCH.
- SILL HEIGHT TO BE MIN. 36" A.F.F. FOR ALL WINDOWS @ SECOND FLOOR AND ABOVE WHICH IS MOSTLY HEADERS @ 84"
- INSTALL WINDOWS PER WINDOW MANUFACTURERS SPECIFICATIONS

(1) ← WINDOW DESIGNATION
T ← TEMPERED GLAZING
S ← SPRINKLER HEAD ABOVE OCCUPIED SIDE OF WINDOW

ALUMINUM STOREFRONT WINDOWS:
KAWNEER TRIFAB VERSAGLAZE 451 FRAMING SYSTEM
USE LAMINATED GLASS (NOT TEMPERED) ON STOREFRONT GLAZING
BLACK COLOR

ALL WINDOWS U-VALUE = 0.360

1. 72"x48" SLIDER WINDOW
2. 48"x48" SINGLE HUNG WINDOW
3. 36"x18" AWNING WINDOW
4. 84"x96" ALUMINUM STOREFRONT WINDOW 2 FIXED PANES.
5. 120"x96" ALUMINUM STOREFRONT WINDOW 3 FIXED PANES.
6. 36"x96" ALUMINUM STOREFRONT WINDOW COORDINATE WITH DOOR FRAME AND DOOR
7. 36"x36" +/- ALUMINUM STOREFRONT WINDOW ABOVE DOOR ALIGN WITH DOOR BELOW WINDOW
8. 48"x48" SLIDER WINDOW
9. 18"x 42" SINGLE HUNG
10. NOT USED
11. 96"x 66" SLIDER WINDOW LEFT SLIDE. PROVIDE FALL PROTECTION ON THE OPERABLE SECTION
12. 96"x 66" SLIDER WINDOW RIGHT SLIDE. PROVIDE FALL PROTECTION ON THE OPERABLE SECTION
13. 96"x 66" FIXED WINDOW

WALL TYPES / FIRE RATED ASSEMBLIES

2-HOUR *EXTERIOR* FIRE RATED WALL
SEE DETAIL J/2.0

1-HOUR *INTERIOR* FIRE PARTITION
@ DEMISING AND/OR BEARING WALLS:
SEE DETAIL A/2.0 GYP.BD. PER DETAIL

2 HOUR *INTERIOR* FIRE BARRIER
@ INTERIOR WALLS AT STAIR + ELEVATOR
SEE DETAIL I/2.0, GYP.BD. PER DETAIL

2-HOUR *EXTERIOR* FIRE RATED WALL
@ EXTERIOR WALLS ON FIRST FLOOR ONLY
8" CMU BLOCK FILLED WITH CONCRETE
SEE STRUCTURAL ENGINEERING FOR FURTHER DETAILS. R-13 PER COMCHECK FORM

2X6 NON-BEARING STUD WALL
USE 2X6 STUDS @ 16" O.C. @ 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.

SYMBOLS

- ELECTRIC CADET HEATER WITH A THERMOSTAT ON THE WALL
- MINI — MINI SPLIT AIR HANDLER, MOUNTED NEAR CEILING
- 2A — 2A10BC RATED PORTABLE FIRE EXTINGUISHER WITHIN A (MIN.)1-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 FRC1700 CABINET BY POTTER ROEMER FIRE PRO OR APPROVED ALTERNATE
- BATHROOM EXHAUST FAN SWITCHED BY TIMER
- DS — 6" DOWNSPOUT, CONNECT TO DRYWELL PER UTILITY PLAN
- SD — COMBINATION SMOKE DETECTOR W/ BATTERY BACK-UP & INTERCONNECT W/ CARBON MONOXIDE ALARM COMPLYING WITH ANSI/UI2034
- E — 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-FOOTCANDLE OF ILLUMINATION MUST BE PROVIDED AT THE WALKING SURFACE
- E — CEILING MOUNTED FIXTURE
- VINYL / LVP — FLOOR FINISHES: LVP = LUXURY VINYL PLANK (WOOD PATTERN) VINYL = CUSHIONED VINYL
- EXTERIOR LIGHT MAXIM LIGHTING, 10W, 3,500K, BLACK FINISH, 5.5" ROUND SURFACE MOUNT. ON PHOTOVOLTAIC SWITCH

GENERAL NOTES

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.

ALL RESTROOMS SHALL HAVE AN EXHAUST FAN THAT IS OPERATED BY A TIMER SWITCH

WALL AND CEILING FINISHES
WALL FINISHES SHALL BE A LIGHT ORANGE PEEL
CEILING FINISHES TO BE A KNOCK DOWN TEXTURE

ALL INTERIOR EXIT STAIRWAYS AND CORRIDORS TO HAVE A FLAME-SPREAD INDEX OF C OR BETTER

KILEY40
3950 N Williams ave Portland, OR
PERMIT 24-029720-CO

ALLUSA ARCHITECTURE
Phone (503) 235-8585 Allusaarchitecture.com

ORIGINAL SET:
REVISIONS
THIS SHEET: FULL SET

PRINT DATE: 4 24 2024

SHEET 4.1 OF 16
1ST FLOOR PLAN

A. 1-HR INTERIOR PARTITION: DEMISING WALL

GA FILE NO. WP 3243	GENERIC	1 HOUR FIRE	50 TO 54 STC SOUND

OCCURS AT ***DEMISING WALLS***

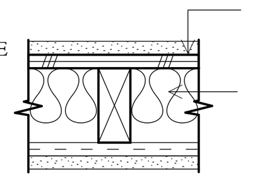
POCHE ON PLANS:

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2X6 STUDS @ 16" O.C. WITH 1 1/4" TYPE S DRYWALL SCREWS. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. END JOINTS BACKBLOCKED WITH RESILIENT CHANNELS. 3" MINERAL OR FIBERGLASS INSULATION IN STUD SPACE.

OPPOSITE SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 15/16" HEADS, 7" O.C.

VERTICAL JOINTS STAGGERED 24" OPPOSITE SIDES. SOUND TESTED WITH STUDS SPACED @ 24" O.C. (STC = 50) ALSO SOUND TESTED WITH STUDS 16" O.C. AND WITH TWO LAYERS OF 5/8" TYPE X GYPSUMBOARD ON THE SIDE OPPOSITE THE RESILIENT CHANNELS (STC=53) (LOAD BEARING)



THICKNESS: 5 3/8"
APPROX. WEIGHT 7 PSF
FIRE TEXT: BASED ON UL R14196, 05NK05371, 2-15-1=05, UL DESIGN U305
SOUND TEST: NRCC TL93-116, 3-98

FOR SHEAR WALLS ON OPPOSITE SIDE:
GYPSUM WALLBOARD ON SHEATHING PER STRUCTURAL ON STUDS. SEE ASSEMBLY LISTED ABOVE FOR CONNECTIONS, NAILS MUST BE 2 1/2" LONG WHEN CONNECTING GYPSUM WALLBOARD TO SHEATHING. SEE SHEAR WALL SCHEDULE FOR SHEATHING CONNECTIONS.

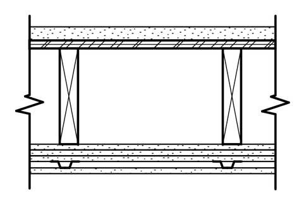
B. 2-HOUR RATED HORIZONTAL ASSEMBLY @ FLOOR/CEILING

GA FILE NO. FC 5725	2 HOUR FIRE

OCCURS AT LANDINGS IN STAIRWELL

WOOD FLOOR, WOOD JOIST, GYPSUM WALLBOARD, RIGID FURRING CHANNELS

BASE LAYER 5/8" TYPE X GYPSUM WALBOARD APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOIST @ 24" O.C. WITH 1 1/4" TYPE W DRYWALL SCREWS @ 12" O.C.
SECOND LAYER 5/8" TYPE X GYPSUM WALBOARD APPLIED AT RIGHT ANGLES TO JOINTS 2" TYPE W DRYWALL SCREWS @ 12" O.C. SECOND LAYER JOINTS OFSET 24" FROM BASE LAYER JOINTS.
THIRD LAYER 5/8" TYPE X GYPSUM WALBOARD APPLIED AT RIGHT ANGLES TO JOINTS W/ 2 1/2" TYPE W DRYWALL SCREWS @ 12" O.C. THIRD LAYER JOINTS OFSET 24" FROM BASE LAYER JOINTS. HAT SHAPED 7/8" RIGID FURRING CHANNELS 24" O.C. APPLIED AT RIGHT ANGLES TO JOISTS OVER THIRD LAYER WITH TWO 3" LONG TYPE W DRYWALL SCREWS AT EACH JOIST.
FACE LAYER 5/8" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO FURRING CHANNELS WITH 1 1/8" TYPE S DRYWALL SCREWS @ 12" O.C. WOOD JOIST SUPPORTING SHEATHING PER STRUCTURAL ENGINEER.



C. 1-HOUR RATED HORIZONTAL ASSEMBLY @ FLOOR/CEILING

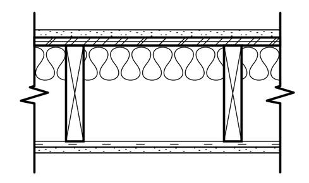
GA FILE NO. FC 5109	1 HOUR FIRE	55-59 STC SOUND	IIC 51 W/ ENGINEERED WOOD LAMINATE FLOORING

OCCURS AT FLOOR/CEILINGS BETWEEN UNITS AND BETWEEN COMMON HALLWAYS.
NOTE: USE SOLID JOIST PER PLAN

WOOD JOIST, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RSILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD

One layer 5/8" proprietary gype X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 16" o.c. with 1" type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pices of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to nominal 2x10 wood joist spaced at a maximum of 16" o.c. with 1 1/4" Type S drywall screws. 3 1/2" Glass or mineral fiber batt insulatin stapled to subfloor.

Wood joist supporting 15/32 (or thicker per structural engineering) wood structural panel subfloor applied at right agles to joists with construction adhesive and 6d ring shank nails 12" o.c. STC and IIC rated with both joists and resilient channels spaced 16" o.c., 3/4" proprietary gypsum floor topping poourd over 1/4" proprietary sound reduction mat, and with finish flooring of engineerred wood laminate or Cushion sheet vinyl.



PROPRIETARY GYPSUM components

United States Gypsum Company ..... 5/8" SHEETROCK Brand FIRECODE C CORE GYPSUM Panels
LEVELROCK Brand Floor Underlayment

ICC & TEST:

(51 engineered wood laminate) RAL IN04-012, 4-26-04;

(52 Cushion sheet vinyl) RAL IN04-100, 4 22 04.

D. 2-HOUR RATING AROUND COLUMN

OCCURS AT EXTERIOR STEEL COLUMNS WITHIN 2-HOUR FIRE RATED WALLS.

STEEL COLUMNS, AND THE CONNECTORS TO THE BEARING LOCATIONS TOP AND BOTTOM OF THE COLUMN, TO BE PAINTED ON ALL SURFACES WITH FORCEFIELD FIREGUARD E-84 INTUMESCENT PAINT (OR EQUIVALENT) WHICH WILL GIVE A 120-MINUTE FIRE-RATING PROTECTION

E. 1 HOUR INTERIOR FIRE PARTITION

GA FILE NO. WP 3614	GENERIC	1 HOUR FIRE	30 to 34 STC

OCCURS WHERE WALL IS INTERIOR AND SUPPORTING STRUCTURAL COMPONENTS

POCHE ON PLANS:

GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2X4 WOOD STUDS 16" O.C. WITH 1 1/4" TYPE W DRYWALL SCREWS 12" O.C.

JOINTS STAGGERED 16" ON OPPOSITE SIDES (LOAD BEARING)

F. 1 HOUR SEPARATION IN ATTIC

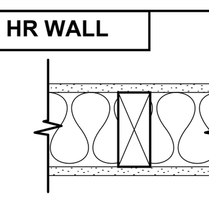
GA. FILE NO WP 3644	GENERIC	1 HR WALL

OCCURS IN THE ATTIC ABOVE THE DEMISING WALL or CORRIDOR WALL

GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2X4 WOOD STUDS 16" O.C. WITH 2-1/4" TYPE S OR W DRYWALL SCREWS 12" O.C. 3-1/2" MINERAL FIBER INSULATION, NOMINAL 2.5PCF, FRICTION FIT IN STUD SPACE.

VERTICAL JOINTS STAGGERED 16" O.C., HORIZONTAL JOINTS STAGGERED 24" O.C., ON OPPOSITE SIDES



THICKNESS 4-3/4"
APPROX WEIGHT: 7.5 PSF
FIRE TEST: ITS J20-06170.1, 4-00

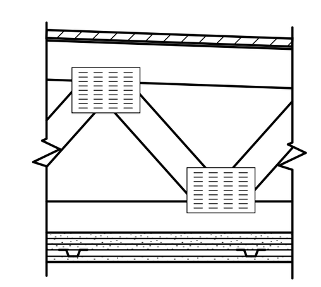
H. 2-HOUR RATED HORIZ. ASSEMBLY @ STAIR ENCLOSURE ROOF

GA FILE NO. RC 2751	2 HOUR FIRE

OCCURS AT THE ROOF OF THE STAIR ENCLOSURE

WOOD ROOF TRUSSES, GYPSUM WALLBOARD, RIGID FURRING CHANNELS

BASE LAYER 5/8" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO WOOD ROOF TRUSSES 24" O.C. WITH 1-1/4" TYPE W DRYWAL SCREWS 12" O.C.
SECOND LAYER 5/8" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO TRUSSES WITH 2" TYPE W DRYWALL SCREWS @ 12" O.C. SECOND LAYER JOINTS OFFSET 24" FROM BASE LAYER JOINTS
THIRD LAYER 5/8" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO TRUSSES WITH 2 1/2" TYPE W DRYWALL SCREWS @ 12" O.C. THIRD LAYER JOINTS OFFSET 24" FROM SECOND LAYER JOINTS.
HAT SHAPED RIGID FURRING CHANNELS 24" O.C. APPLIED AT RIGHT ANGLES TO TRUSSES OVER THIRD LAYER WITH TWO 3" LONG TYPE W DRYWALL SCREWS AT EACH TRUSS.
FACE LAYER 5/8" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO FURRING CHANNELS WITH 1 1/8" TYPE S DRYWALL SCREWS @ 12" O.C. WOOD TRUSSES SUPPORTING SHEATHING PER STRUCTURAL ENGINEER



I. 2-HOUR INTERIOR FIRE BARRIER WALL @ STAIR & ELEVATOR

GA FILE NO. WP 3825	PROPRIETARY	2 HOUR FIRE	55 to 59 STC

INTERIOR FIRE BARRIER: OCCURS AT THE INTERIOR WALLS OF THE STAIR ENCLOSURE

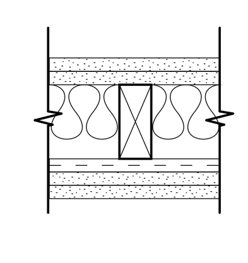
POCHE ON PLANS:

NOTE: GYPSUMBOARD MUST EXTEND TO THE UNDERSIDE OF THE SHEATHING.
GYPSUM BLOCKING MAY BE USED BETWEEN JOISTS WITH WEBSTIFFENERS FOR A CONTINUOUS FIRE RATED ASSEMBLY. FIRE CAULK ALL OPENINGS.
SIM. RESILIENT CHANNEL NOT REQUIRED IN THE ATTIC.

GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE OF 2X4 WOOD STUDS AT
24" O.C. WITH 1-14" TYPE W DRYWALL SCREWS 8" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE WITH 2" TYPE W DRYWALL SCREWS 8" O.C.
JOINTS STAGGERED 24" EACH LAYER AND SIDE. SOUND TESTED WITH RESILIENT CHANNELS 24" O.C. ON ONE SIDE AND 3-1/2" GLASS FIBER INSULATION IN THE STUD CAVITY (LOAD BEARING)

PROPRIETARY GYPSUM BOARD
AMERICAN GYPSUM COMPANY LLC .... 5/8" FIREBLOC® TYPE X GYPSUM BOARD



NOTE: ON ELEVATOR SHAFT ADD 1/2" CDX PLYWOOD ON STUDS @ SHAFT SIDE OF WALL W/ GYP BD COVER AND RESILIENT CHANNEL IS ON OPPOSITE SIDE W. GYP BD COVER.

THICKNESS: 6 1/8"
APPROX. WEIGHT 13 PSF
FIRE TEST: UL R14196, 11NK09957, 7-22-11, UL DESIGN U301
SOUND TEST: RAL TL 11-164, 7-12-11

J. 2-HOUR EXTERIOR FIRE RATED WALL

GA FILE NO. WP 8415	GENERIC	2 HOUR FIRE

EXTERIOR FIRE WALL: OCCURS AT THE EXTERIOR WALLS

POCHE ON PLANS:

NOTE: GYPSUMBOARD MUST EXTEND TO THE UNDERSIDE OF THE SHEATHING.
GYPSUM BLOCKING MAY BE USED BETWEEN JOISTS WITH WEBSTIFFENERS FOR A CONTINUOUS FIRE RATED ASSEMBLY. FIRE CAULK ALL OPENINGS

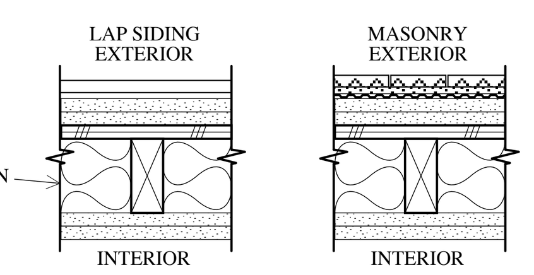
GYPSUM SHEATHING, GYPSUM WALLBOARD, WOOD STUDS

EXTERIOR SIDE: **BASE** LAYER FIRE TREATED 1/2" WOOD SHEATHING NAILED PER SHEAR WALL SCHEDULE **MID** LAYER 5/8" TYPE X GYPSUM SHEATHING APPLIED AT RIGHT ANGLES TO 2X6 WOOD STUDS 16" O.C. WITH 6d COATED NAILS, 1 7/8" LONG 0.085" SHANK, 1/4" HEADS, 24" O.C.
FACE LAYER 5/8" TYPE X GYPSUM SHEATHING APPLIED AT RIGHT ANGLES TO STUDS WITH 8d COATED NAILS, 2 3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C. EXTERIOR CLADDING ATTACHED THROUGH SHEATHING TO STUDS.

INTERIOR SIDE: **BASE** LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STUDS WITH 6D COATED NAILS, 1 7/8" LONG 0.085" SHANK, 1/4" HEADS. 24" O.C..
FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STUDS WITH 8D COATED NAILS, 2 3/8" LONG 0.100" SHANK, 1/4" HEADS, 8" O.C.

GYP. BD. JOINTS STAGGERED 24" EACH LAYER AND SIDE.
(LOAD BEARING)

NOTE: ALL LUMBER, STUDS, PLATES, HEADERS ETC. WITHIN THIS WALL TO BE FIRE RETARDANT TREATED LUMBER. SAME IS TRUE WITH WOOD SHEATHING WHICH IS TO BE FIRE RETARDANT TREATED SHEATHING.



GENERAL NOTES	FIRE MEMBRANE PENETRATIONS	FIRE-STOPPING
ALL SOUND AND FIRE ASSEMBLIES PROVIDED BY ONE OF THE FOLLOWING: GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, 18TH EDITION -or- 2014 OSSC -or- ICC EVALUATION SERVICE	MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIAL ARE ALLOWED WHEN THE SPACE BETWEEN THE WALL MEMBRANE AND THE BOX DOES NOT EXCEED 1/8". BOXES ON OPPOSITE SIDES OF THE WALL MUST BE SEPARATED HORIZONTALLY BY MIN. 24" OR MEET A DIFFERENT ACCEPTABLE METHOD GUIDE LINED IN THE 2014 OSSC 713	FIRE-STOPPING MUST BE PROVIDED, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DRAIN: 1-1/2" PIPE, 2" PIPE, 3" PIPE, 4" PIPE SUPPLY: 3/4" WIRSBO

SIDING	MAINTAIN FIRE ASSEMBLY
ALL EXTERIOR SIDING SHALL TOLERATE 12.5kW/m OF RADIANT HEAT ENERGY PER TABE ORRSC 2007 1406.2.1.2	FIRE ASSEMBLY MUST EXTEND TO THE UNDER SIDE OF THE ROOF SHEATHING. IN LIEU OF EXTENDING THE ENTIRE ASSEMBLY TO THE UNDERSIDE OF THE SHEATHING, (3) LAYERS OF SOLID 2X BLOCKING MAY BE USED.

K. 2-HOUR SHAFT WALL (UNDER STAIRS)

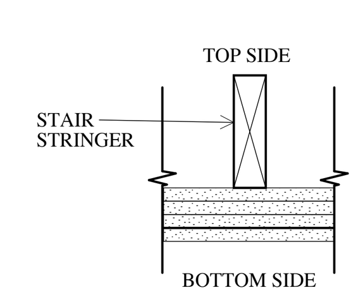
GA FILE NO. WP 7125	GENERIC	2 HOUR FIRE

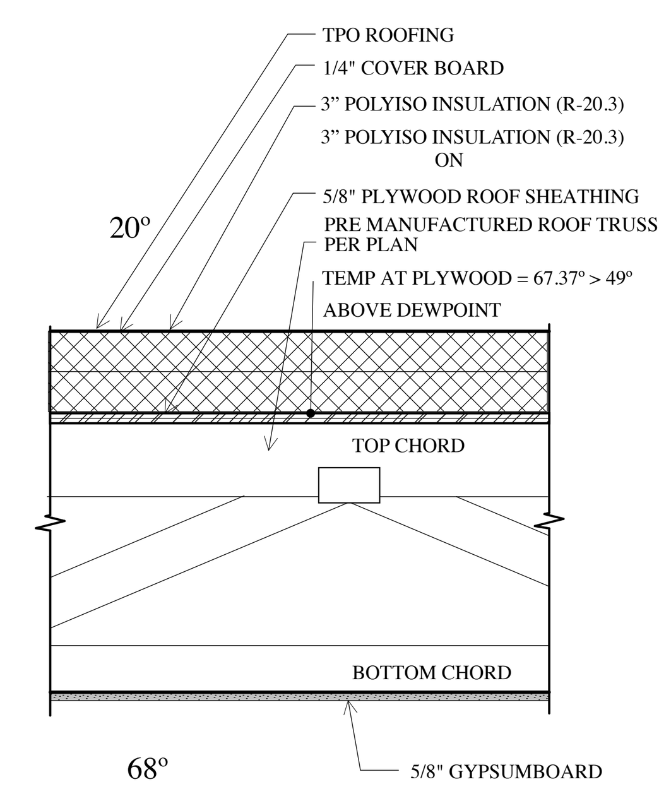
SHAFT FIRE WALL: OCCURS UNDER STAIRS

NOTE: USING THE STAIR STRINGERS IN PLACE OF THE STEEL STUDS. WITH THIRD LAYER ALIGN STEEL STRIPS WITH STRINGERS AND SCREW THROUGH STEEL AND GYP BD AND INTO STRINGERS

GYPSUM WALLBOARD, STEEL STUDS

BASE LAYER TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO ONE SIDE ONLY OF 1 5/8", 18 MIL (25 GA), STEEL STUDS @ 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
SECOND LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES WITH TWO 1 5/8" TYPE S DRYWALL SCREWS PER BOARD.
THIRD LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES WITH TWO 2 5/8" TYPE S DRYWALL SCREWS PER BOARD AND ONE 2 5/8" TYPE S DRYWALL SCREWS PLACED MIDWAY BETWEEN STUDS AT FLOOR AND CEILING RUNNERS. STEEL STRIPS 0.020" X 1 1/2" WIDE VERTICALLY APPLIED OVER THIRD LAYER AT VERTICAL JOINTS AND INTERMEDIATE STUDS WITH 3 1/2" TYPE S DRYWALL SCREWS 12" O.C.
FOURTH LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STEEL STRIPS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. JOINTS OFFSET 24" BETWEN LAYERS (NLB)





TYPICAL ROOF ASSEMBLY
SEE ROOF DETAILS FOR CONSTRUCTION INFORMATION

ΔT= 48 DEGREES (68°-20°)

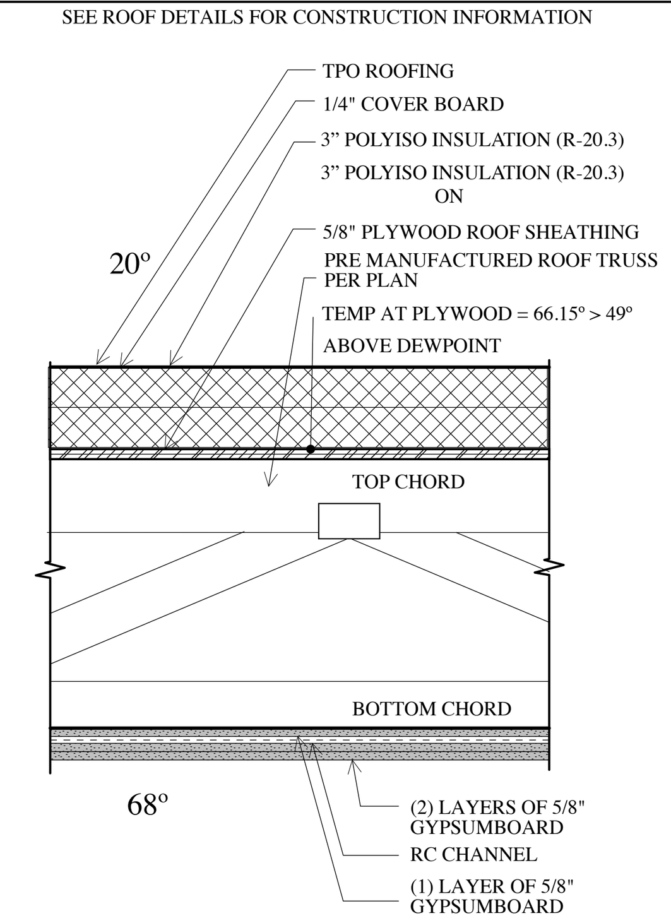
Related Formula: (Cumulative R / Total R) x Δ T

MATERIAL	R-Value	Cumulative R-Value	ΔT to reference point	Temp. at reference point
Extreme outdoor temp				20.00 °
TPO	0.33	0.33	0.374	20.37 °
1/4" gypsum Cover board	0.28	0.61	0.691	20.69 °
3" Polylsocyanurate	20.3	20.91	23.677	43.68 °
3" Polylsocyanurate	20.3	41.21	46.664	66.66 °
PLYWOOD	0.62	41.83	47.366	67.37 °
AIRSPACE IN JOIST CAVITY	0	41.83	47.366	67.37 °
5/8" GYPSUMBOARD	0.56	42.39	48.000	68.00 °
Indoor Temp				68.00 °
Total R-Value		42.39		

PSYCHROMETRIC CHART RESEARCH			
Relative Humidity at 68°	30%	40%	**50%**
Dew Point Temperature	36°	42.5°	**49°**
			Worst Case Scenerio

DEW POINT CALCULATIONS

APPROVED THROUGH APPEAL ID 203538, APPEAL #4



2-HOUR UNVENTED ROOF ASSEMBLY
SEE ROOF DETAILS FOR CONSTRUCTION INFORMATION

ΔT= 48 DEGREES (68°-20°)

Related Formula: (Cumulative R / Total R) x Δ T

MATERIAL	R-Value	Cumulative R-Value	ΔT to reference point	Temp. at reference point
Extreme outdoor temp				20.00 °
TPO	0.33	0.33	0.364	20.36 °
1/4" gypsum Cover board	0.28	0.61	0.673	20.67 °
3" Polylsocyanurate	20.3	20.91	23.068	43.07 °
3" Polylsocyanurate	20.3	41.21	45.463	65.46 °
PLYWOOD	0.62	41.83	46.147	66.15 °
AIRSPACE IN JOIST BAY	0	41.83	46.147	66.15 °
5/8" GYPSUMBOARD	0.56	42.39	46.764	66.76 °
RC CHANNEL	0	42.39	46.764	66.76 °
5/8" GYPSUMBOARD	0.56	42.95	47.382	67.38 °
5/8" GYPSUMBOARD	0.56	43.51	0.000	20.36 °
Indoor Temp				68.00 °
Total R-Value	43.51			

PSYCHROMETRIC CHART RESEARCH			
Relative Humidity at 68°	30%	40%	**50%**
Dew Point Temperature	36°	42.5°	**49°**
			Worst Case Scenerio

KILEY40
3950 N Williams ave Portland, OR
Prevous Address 3952 N Williams
PERMIT 24-0297720-CO

REGISTERED ARCHITECT — BOB SCHATZ — PORTLAND, OREGON — STATE OF OREGON

ALLUSA ARCHITECTURE
Phone (503) 235-8585 Allusaarchitecture.com

ORIGINAL SET:
REVISIONS
THIS SHEET | FULL SET

PRINT DATE: 4 24 2024

SHEET 2.0 OF 16

FIRE ASSEMBLIES, SCHEDULES & DEWPOINT CALCS