Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201
More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 15362	**Project Address:** 2390 SE Hawthorne Blvd
Hearing Date: 7/12/17	**Appellant Name:** Julio Rocha
Case No.: B-020	**Appellant Phone:** 503 221- 1121
Appeal Type: Building	**Plans Examiner/Inspector:** Kathy Aulwes
Project Type: commercial	**Stories:** 4 **Occupancy:** S-2, R-2, M **Construction Type:** V-A over 1-A
Building/Business Name:	**Fire Sprinklers:** Yes - entire structure Full NFPA 13
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:** 16-274971-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6] [File 7] [File 8]	**Proposed use:** Retail and parking at ground level with housing above

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC Table 601, 704.1, 722.1, 722.6.3
Requires	703.3 Alternative Methods for determining fire resistance. The application of any of the alternative methods listed in this section shall be based on the fire exposure and acceptance criteria specified in ASTM E 119 or UL 263. The required fire resistance of a building element, component or assembly shall be permitted to be established by of the following methods or procedures. Fire-resistance designs documented in sources Prescriptive designs of fire-resistance-rated building elements, components or assemblies as prescribed in Section 721 Calculations in accordance with Section 722 Engineering analysis based on comparison of building element, component or assemblies designs having fire-resistance ratings as determined by the test procedures set forth in ASTM E 119 or UL 263 Alternative protection methods as allowed by Section 104.11
Proposed Design	Primary structural elements are required to be one hour rated per Table 601. We have four glulam beams on level four that our plans examiner is requesting we use the appeal process to indicate the calculations per Section 722.6.3 Equation 7-19. The Glulam beams are 6.75” wide by 15” deep (Grid 1.2 from Grid C to F) and 6.75” wide by 18” deep (Grid K.9 between Grids 1 and 2). Per our Structural Engineer, stamped calculations attached, the beams provide at least one-hour of fire resistance based on standard calculations per Section 722.6.3. Please see attached floor plans, structural plans, and fireproofing structural framing plan.

Reason for alternative	We prefer not to wrap the beams in two layers of 5/8” Type X gypsum wall board to provide the required one hour rating since the beams themselves can provide the rating. We plan on dropping ceilings/soffits below the beams and this will allow for a higher ceiling/soffit. We believe this provides equivalent fire protection to what the code requires.

APPEAL DECISION

Calculated one hour fire rating for glulam beams per engineering analysis: Granted as proposed.

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

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

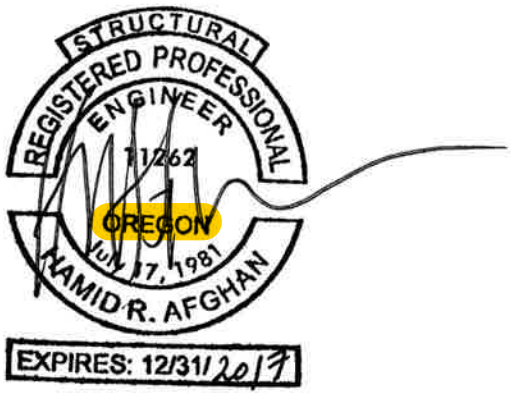
AAI afghan associates, inc.
ENGINEERING

STRUCTURAL CALCULATIONS
FIRE DESIGN AT GLULAM BEAMS AT 4TH FLOOR FRAMING PLANS

PROJECT: 23rd and HAWTHORNE
PORTLAND, OREGON

PROJECT No.: A16154
DATE: July 7, 2017

PLAN REVIEW RESPONSE



Contents:

4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005

503.620.3030 | tel 503.620.5539 | fax

www.aaieng.com

FIRE RATING FOR 6 3/4 WIDE GLULAM BEAMS

USE EQTN 7-19 IN IBC SECTION 722.6.3

$T_{FIRE} = 2.54\, Z\, b \left[4 - \left(\frac{b}{d}\right)\right]$ FOR FIRE APPLIED TO THREE SIDES

$Z = 1.0$ → WANT BEAM TO BE GOOD FOR 100% OF LOAD.

$b = 6.75$

$d = 15''$

$K_e \frac{l}{d} = \frac{1.0(16 \times 12)}{15} = 12.8 > 11.$ OK

$T_{FIRE} = 60.86$ MINUTES → 1 HOUR FIRE RATED CONSTRUCTION

FOR THREE $6\frac{3}{4} \times 15$ GLB's THAT DIP BELOW THE CEILING ON 4TH FLOOR FRAMING AT GRID 1.2 FROM GRID C TO F, THEY HAVE A 60 MINUTE FIRE RATING

CHECK THE $6\frac{3}{4} \times 18$ GLB AT GRID K.9 AT 4TH FLOOR FRAMING:

$T_{FIRE} = 2.54\, Z\, b \left[4 - \left(\frac{b}{d}\right)\right] = 62.15$ MINUTES

$Z = 1.0$ for $\frac{K_e l}{d} = \frac{1.0(22 \times 12)}{18} = 14.67$

$b = 6.75$

$d = 18$

$T_{FIRE} = 62.15$ MINUTES → 1 HOUR FIRE RATED CONSTRUCTION

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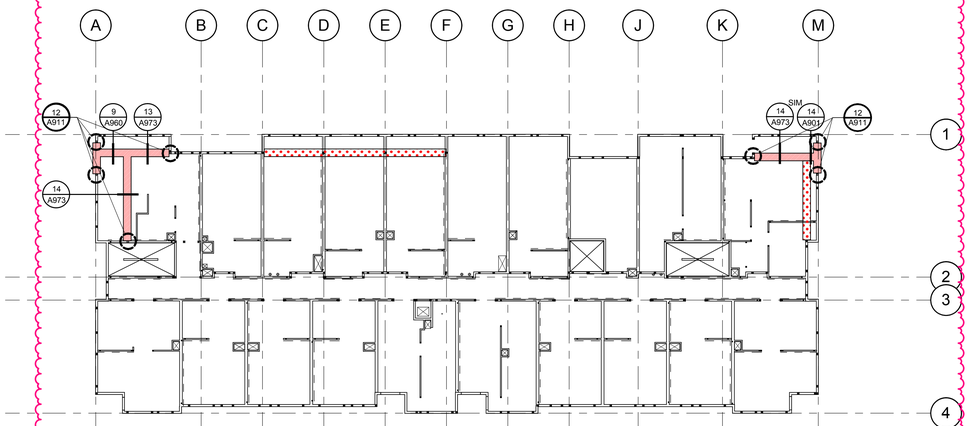
23RD & HAWTHORNE
FIRE RATING OF (4) EXPOSED GLULAMS AT 4TH FLOOR FRAMING

By: DEL Date: 7/7/2017
Project No.: A16154
Sheet: 1 of: 1

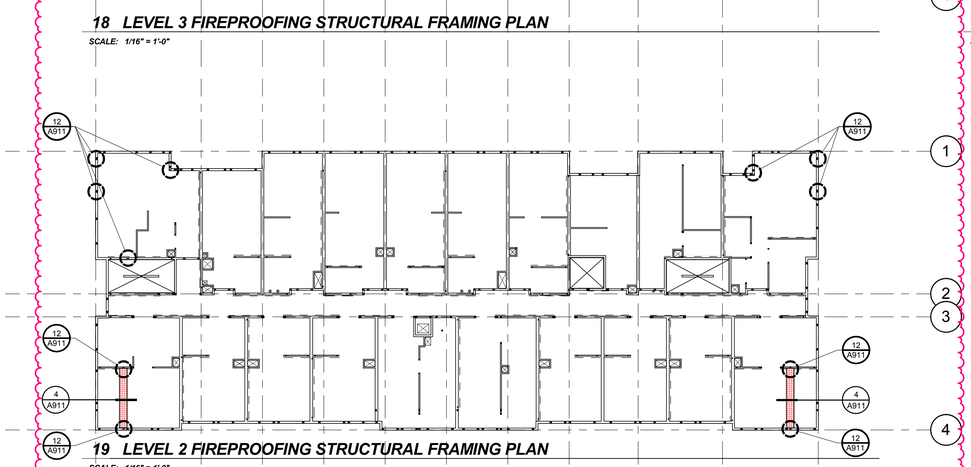
FIREPROOFING NOTES

- 1 HR FIRE RATED PRIMARY STRUCTURE STEEL BEAM WITH INTUMESCENT PAINT
- 1 HR FIRE RATED PRIMARY STRUCTURE STEEL BEAM WITH INDIVIDUAL ENCASEMENT PER DETAIL 4/A911
- 1 HR FIRE RATED PRIMARY STRUCTURE GLULAM
- NON-RATED SECONDARY STRUCTURE STEEL BEAM
- 12 / A911 — 1 HR RATED PRIMARY STRUCTURE STEEL COLUMN WITH INDIVIDUAL ENCASEMENT



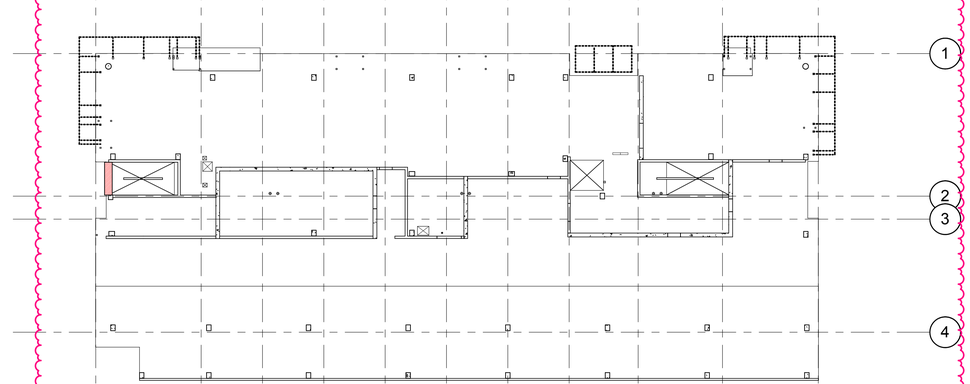
18 LEVEL 3 FIREPROOFING STRUCTURAL FRAMING PLAN

SCALE: 1/16" = 1'-0"



19 LEVEL 2 FIREPROOFING STRUCTURAL FRAMING PLAN

SCALE: 1/16" = 1'-0"



20 LEVEL 1 FIREPROOFING STRUCTURAL FRAMING PLAN

SCALE: 1/16" = 1'-0"

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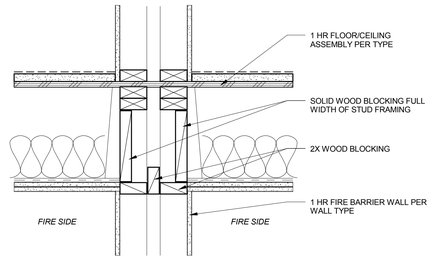
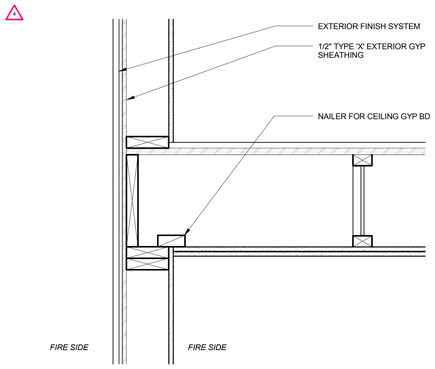


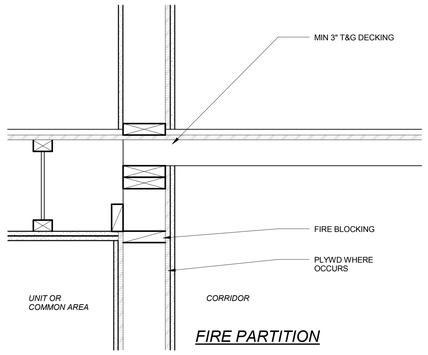
5 1 HR DEMISING WALL HEAD

SCALE: 1 1/2" = 1'-0"



1 1 HR EXTERIOR WALL (FIRE SIDE FROM BOTH)

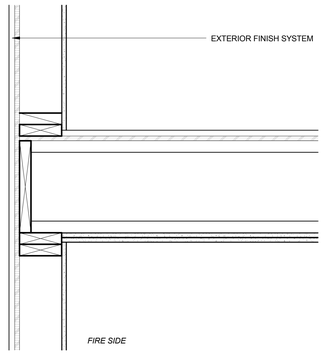
SCALE: 1 1/2" = 1'-0"



FIRE PARTITION

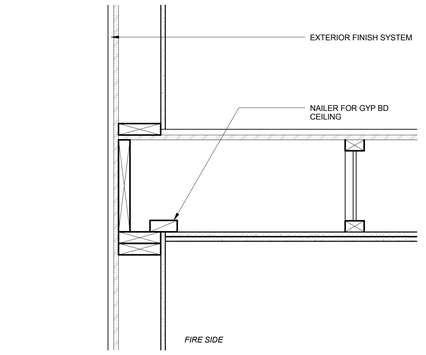
10 INTERIOR FRAMING @ CORRIDOR (TYPICAL)

SCALE: 1 1/2" = 1'-0"



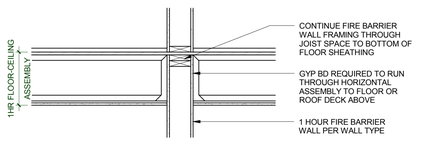
6 1 HR EXTERIOR WALL

SCALE: 1 1/2" = 1'-0"

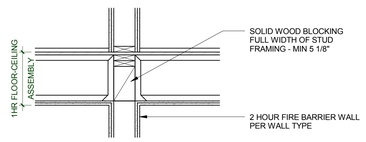


2 1 HR EXTERIOR WALL (TYPICAL)

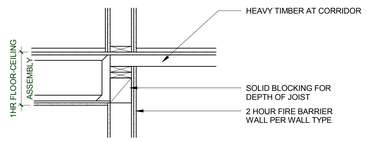
SCALE: 1 1/2" = 1'-0"



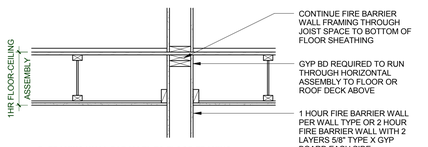
C. FRAMING WALL PERPENDICULAR TO FLOOR FRAMING



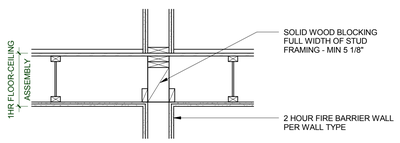
E. FRAMING WALL PERPENDICULAR TO FLOOR FRAMING



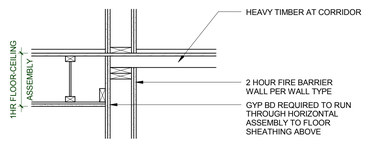
G. FRAMING WALL PERPENDICULAR TO FLOOR FRAMING



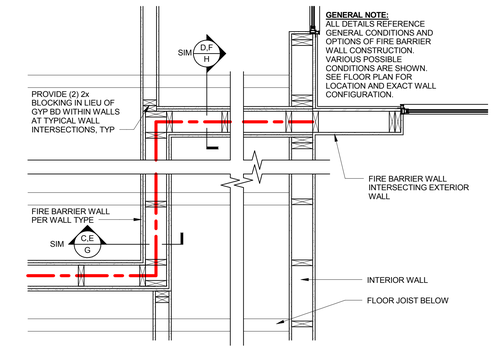
D. FRAMING WALL PARALLEL TO FLOOR FRAMING



F. FRAMING WALL PARALLEL TO FLOOR FRAMING



H. FRAMING WALL PARALLEL TO FLOOR FRAMING



A. 2 HOUR FIRE BARRIER WALL PLAN AT FLOOR LEVELS

15 FIRE BARRIER WALL DETAILS

SCALE: 3/4" = 1'-0"

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CONSULTANT:

PROJECT NUMBER: 215237

23RD & HAWTHORNE APARTMENTS

2310 SE Hawthorne Blvd.
Portland, OR 97214

SHEET TITLE:

FIRE BARRIER DETAILS & FIREPROOFING PLANS

DRAWN BY: MKD
DATE CREATED: 08/18/16

4	PLAN REVIEW	06/14/17
5	PLAN REVIEW	06/30/17

SHEET:

A910

GMP SET
01/27/2017

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF FRAMING, UON. OR DIMENSIONS ARE TO CENTER OF WINDOW OPENING, COLUMN OR GRID. EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACE OF FRAMING.DIMENSIONS INDICATED AS "CLEAR MINIMUM" ARE TO FACE OF FINISH.
B. SEE A100i SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.
C. SEE 1/8" PLANS & WINDOW SCHEDULE FOR SIZE & TYPE.
D. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UON.
E. DOTTED BOXES AND CIRCLES DESIGNATE ACCESSIBLE CLEAR FLOOR AREA SPACES FOR REFERENCE.

WALL TYPES

A. EXTERIOR WALLS:
EXTERIOR WALL TYPES VARY. SEE EXTERIOR ELEVATIONS AND GROUND FLOOR PLAN FOR LOCATIONS

-WALL TYPE 4 (A–E) HEIGHT VARIES, SEE EOS PLAN A201

B. INTERIOR WALLS:
INTERIOR TYPES VARY. SEE GROUND FLOOR PLAN FOR LOCATIONS

KEYNOTES (X)

007	SURFACE MOUNTED BICYCLE RACK, SHORT TERM. PER TABLE 266-6. SEE LANDSCAPE DWGS
016	GAS METER LOCATION, SEE PLUMBING DWGS
224	2-HR TRASH CHUTE ABOVE
225	2-HR DISHWASHER SHAFT ABOVE
228	2-HR RATED TYPE 1 HOOD SHAFT ABOVE
230	BUILDING ACCESS CONTROL SYSTEM.
253	CANOPY ABOVE
256	OUTLINE OF BLDG ABOVE
257	PT SLAB OUTLINE ABOVE
258	FIRE DEPTARTMENT ACCESS KNOX BOX
279	WATER HEATER, SEE PLUMBING DRAWINGS
281	TRANSFORMER, SEE ELECTRICAL + CIVIL DRAWINGS
282	RECESSED GREASE INTERCEPTOR, SEE PLUMBING DRAWINGS
283	LONG TERM BICYCLE PARKING TO MEET ZONING REQUIREMENTS,24" OC, TYP, SEE A901 FOR DETAILS
284	INDIVIDUAL ELECTRICAL METERS, SEE ELECTRICAL DWGS
298	DOMESTIC WATER DCV, SEE PLUMBING DRAWINGS
299	FIRE PROTECTION EQUIPMENT TO HAVE SIGNAGE CONSTRUCTED FROM DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILIY VISIBLE

LEGEND

- CMU WALL
- CONCRETE WALL
- REQUIRED CLEARANCE PER ANSI 117.1-2009
- PROPERTY LINE
- FDC — FIRE DEPARTMENT CONNECTION
- MC — MOTORCYCLE PARKING
- FD — FLOOR DRAIN, SEE PLUMBING DRAWINGS
- KNOX BOX

1 OVERALL GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

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CONSULTANT:

PROJECT NUMBER: 215237

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2310 SE
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SHEET TITLE:
OVERALL GROUND FLOOR PLAN

DRAWN BY: MKD
DATE CREATED: 07/28/16
REVISIONS:

1	GMP SET	01/27/17
2	PLAN REVIEW	02/13/17
3	PLAN REVIEW	04/07/17
4	PLAN REVIEW	06/14/17

SHEET: A211
GMP SET 01/27/2017

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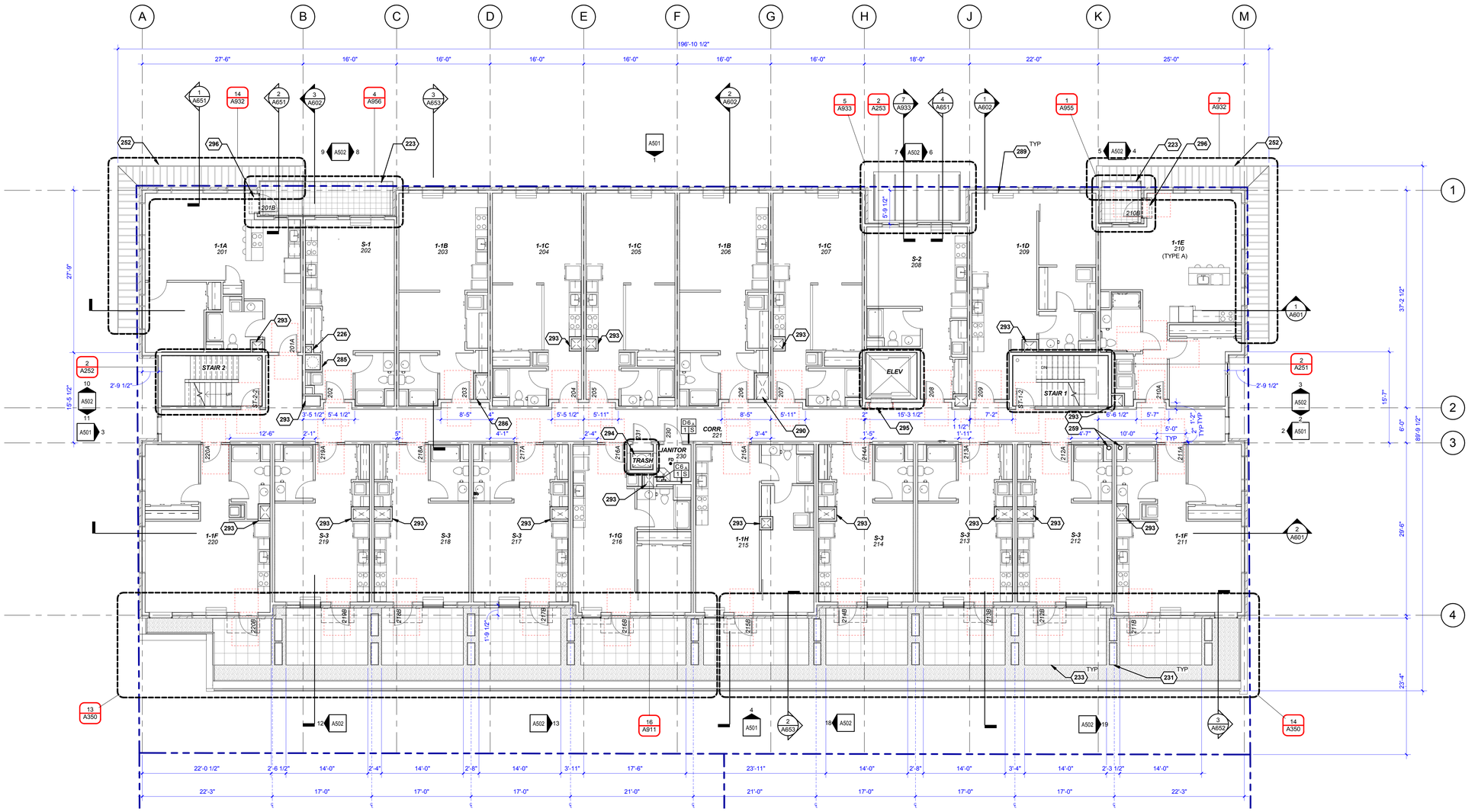

1 OVERALL 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF FRAMING, UNO, OR DIMENSIONS ARE TO CENTER OF WINDOW OPENING, COLUMN OR GRID. EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACE OF FRAMING.DIMENSIONS INDICATED AS "CLEAR MINIMUM" ARE TO FACE OF FINISH.
B. SEE A100I SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UNO.
C. SEE EXT. ELEVATIONS & WINDOW SCHEDULE FOR SIZE & TYPE
D. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UNO.
E. DOTTED BOXES AND CIRCLES DESIGNATE ACCESSIBLE CLEAR FLOOR AREA SPACES FOR REFERENCE.
F. ALL DWELLING UNITS HAVE PACKAGED TERMINAL HEAT PUMPS

WALL TYPES

A. EXTERIOR WALLS:
EXTERIOR WALL TYPES VARY. SEE EXTERIOR ELEVATIONS & WALL SECTIONS FOR LOCATIONS

-TYPICAL WALL WITH METAL PANEL IS TYPE 7 6 / 1 E UNO

-TYPICAL WALL WITH MASONRY VENEER IS TYPE 6 6 / 1 E UNO

B. INTERIOR WALLS:
INTERIOR WALL TYPES VARY. SEE UNIT PLANS ON SHEETS A254-A272 FOR LOCATIONS

-TYPICAL UNIT INTERIOR WALL IS TYPE B 4 / 0 S UNO

-TYPICAL UNIT DEMISING WALL IS TYPE E 4 / 1 S UNO

- TYPICAL CORRIDOR WALL IS TYPE C 6 / 1 S UNO

- TYPICAL SOUTH UNIT ENTRY WALL IS TYPE C 4 / 1 S UNO

- TYPICAL NORTH UNIT ENTRY WALL IS TYPE C 6 / 1 S UNO

KEYNOTES (X)

223 ALUMINUM BALCONY W/FROSTED GLASS RAIL, TYP
226 2-HR RATED DISHWASHER SHAFT, 12" X 12" I.D., SEE MECHANICAL DRAWINGS
231 PLANTER, SEE LANDSCAPE DRAWINGS
233 PEDESTAL PAVERS, SEE LANDSCAPE DRAWINGS
252 CANOPY BELOW
259 ROOF DRAINS, SEE PLUMBING DRAWINGS
285 2-HR RATED TYPE I HOOD SHAFT, 2-HR RATED, 30" X 30" I.D., DUCT ACCESS ON LEVEL 3 ONLY, SEE MECHANICAL DWGS
286 COMBINED 1-HR RATED AIR SUPPLY SHAFT AND LIVING UNIT VENT SHAFT, STC 50, 24" X 48" I.D., SEE MECHANICAL DWGS
289 PACKAGED TERMINAL HEAT PUMP, SEE MECHANICAL DWGS
290 COMBINED 1-HR RATED AIR RETURN SHAFT AND LIVING UNIT VENT SHAFT, STC 50, 24" X 48" I.D., SEE MECHANICAL DWGS
293 1-HR RATED LIVING UNIT VENT SHAFT, STC 50, 18"X18" I.D., TYP UON, SEE MECHANICAL DRAWINGS. FIRE RATING EXCEEDS REQUIREMENTS OF CHAPTER 713.4 IN ORDER TO ACHIEVE STC RATING.
294 2-HR TRASH CHUTE
295 SMOKE GUARD ABOVE
296 PACKAGED TERMINAL HEAT PUMP ABOVE, SEE MECHANICAL DRAWINGS

LEGEND

- REQUIRED CLEARANCE PER ANSI 117.1-2009
- PROPERTY LINE
- PAVERS
- BALCONY / DECK
- DECORATIVE ROCK
- STANDING SEAM PANEL

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CONSULTANT:

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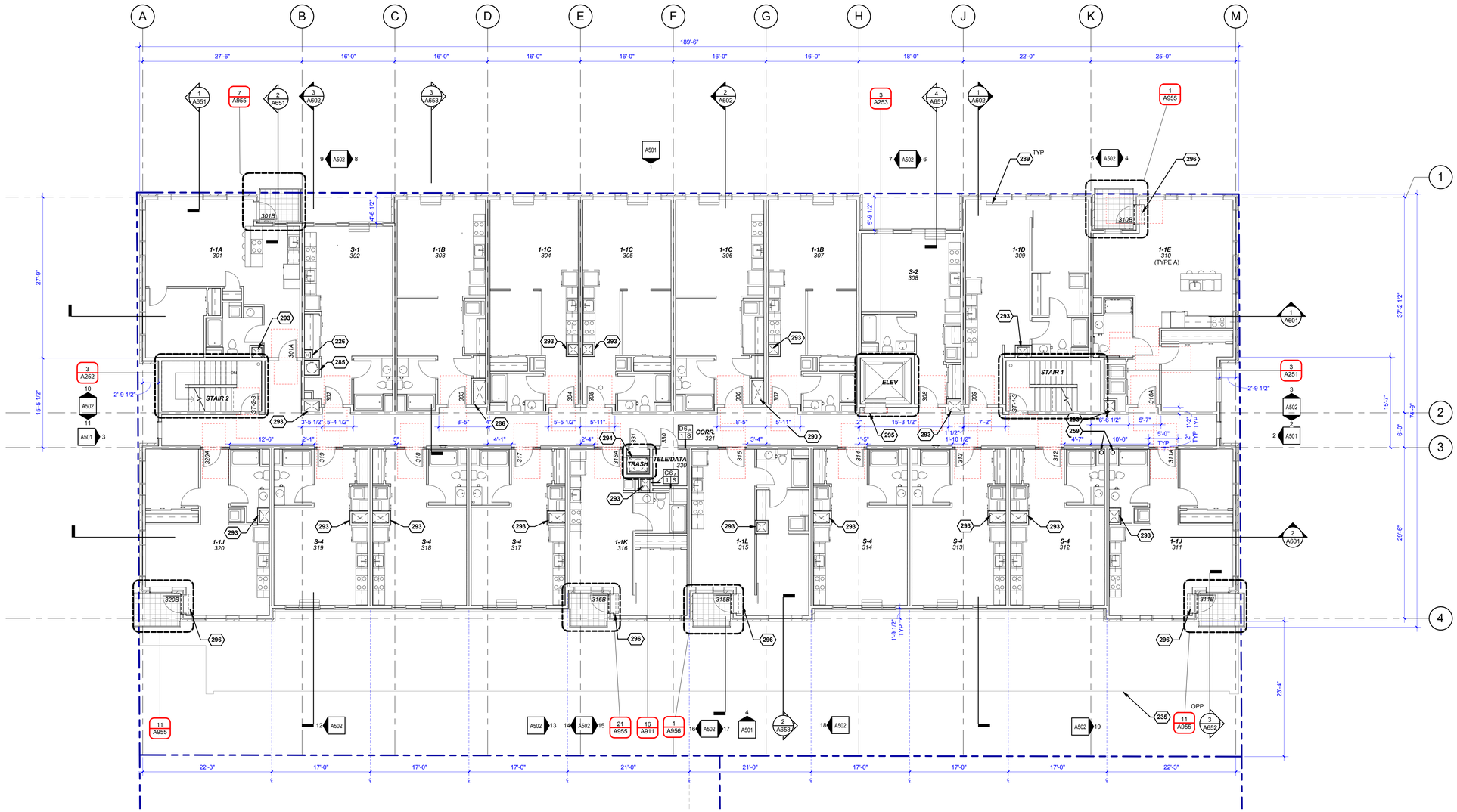
23RD & HAWTHORNE APARTMENTS

2310 SE Hawthorne Blvd.
Portland, OR 97214

SHEET TITLE:
OVERALL 2ND FLOOR PLAN

DRAWN BY: MKD
DATE CREATED: 07/28/16
REVISIONS:
1 GMP SET 01/27/17

SHEET: A212
GMP SET 01/27/2017



1 OVERALL 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"

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-TYPICAL UNIT INTERIOR WALL IS TYPE B 4 / 0 S UNO

-TYPICAL UNIT DEMISING WALL IS TYPE E 4 / 1 S UNO

- TYPICAL CORRIDOR WALL IS TYPE C 6 / 1 S UNO

- TYPICAL SOUTH UNIT ENTRY WALL IS TYPE C 4 / 1 S UNO

- TYPICAL NORTH UNIT ENTRY WALL IS TYPE C 6 / 1 S UNO

KEYNOTES

226	2-HR RATED DISHWASHER SHAFT, 12" X 12" I.D., SEE MECHANICAL DRAWINGS
235	OUTLINE OF BUILDING BELOW
259	ROOF DRAINS, SEE PLUMBING DRAWINGS
285	2-HR RATED TYPE 1 HOOD SHAFT, 2-HR RATED, 30" X 30" I.D., DUCT ACCESS ON LEVEL 3 ONLY, SEE MECHANICAL DWGS
286	COMBINED 1-HR RATED AIR SUPPLY SHAFT AND LIVING UNIT VENT SHAFT, STC 50, 24" X 48" I.D., SEE MECHANICAL DWGS
289	PACKAGED TERMINAL HEAT PUMP, SEE MECHANICAL DWGS
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- STANDING SEAM PANEL

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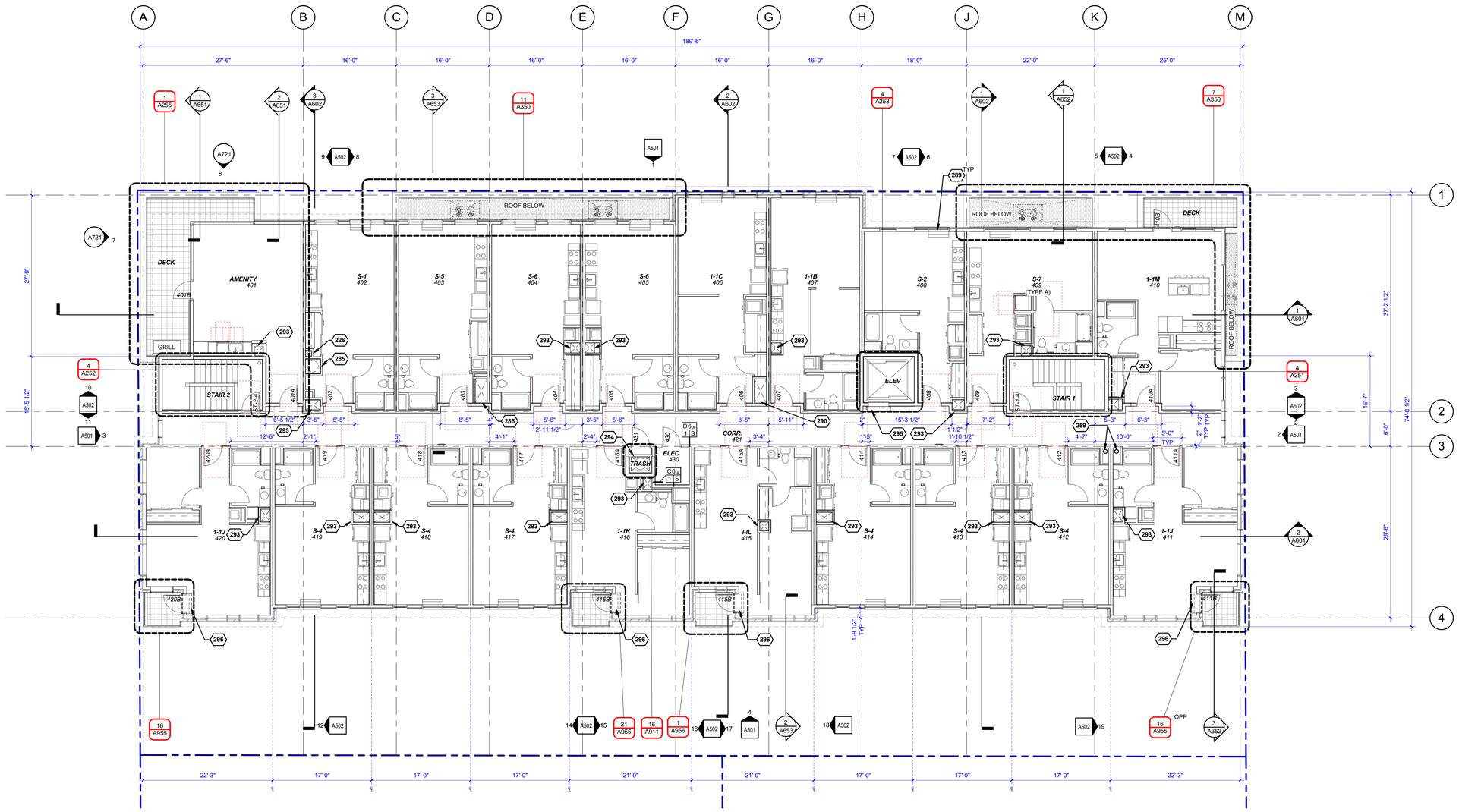
A213
GMP SET 01/27/2017



1 OVERALL 4TH FLOOR PLAN

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

N

Appeal Item

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF FRAMING, UNO. OR DIMENSIONS ARE TO CENTER OF WINDOW OPENING, COLUMN OR GRID. EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACE OF FRAMING.DIMENSIONS INDICATED AS "CLEAR MINIMUM" ARE TO FACE OF FINISH.
B. SEE A100I SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UNO.
C. SEE EXT. ELEVATIONS & WINDOW SCHEDULE FOR SIZE & TYPE
D. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UNO.
E. DOTTED BOXES AND CIRCLES DESIGNATE ACCESSIBLE CLEAR FLOOR AREA SPACES FOR REFERENCE.
F. ALL DWELLING UNITS HAVE PACKAGED TERMINAL HEAT PUMPS

WALL TYPES

A. EXTERIOR WALLS:
EXTERIOR WALL TYPES VARY. SEE EXTERIOR ELEVATIONS & WALL SECTIONS FOR LOCATIONS

-TYPICAL WALL WITH METAL PANEL IS TYPE 7 6 / 1 E UNO

-TYPICAL WALL WITH MASONRY VENEER IS TYPE 6 6 / 1 E UNO

B. INTERIOR WALLS:
INTERIOR WALL TYPES VARY. SEE UNIT PLANS ON SHEETS A254-A272 FOR LOCATIONS

-TYPICAL UNIT INTERIOR WALL IS TYPE B 4 / 0 S UNO

-TYPICAL UNIT DEMISING WALL IS TYPE E 4 / 1 S UNO

- TYPICAL CORRIDOR WALL IS TYPE C 6 / 1 S UNO

- TYPICAL SOUTH UNIT ENTRY WALL IS TYPE C 4 / 1 S UNO

- TYPICAL NORTH UNIT ENTRY WALL IS TYPE C 6 / 1 S UNO

KEYNOTES (X)

226	2-HR RATED DISHWASHER SHAFT, 12" X 12" I.D., SEE MECHANICAL DRAWINGS
259	ROOF DRAINS, SEE PLUMBING DRAWINGS
285	2-HR RATED TYPE 1 HOOD SHAFT, 2-HR RATED, 30" X 30" I.D., DUCT ACCESS ON LEVEL 3 ONLY, SEE MECHANICAL DWGS
286	COMBINED 1-HR RATED AIR SUPPLY SHAFT AND LIVING UNIT VENT SHAFT, STC 50, 24" X 48" I.D., SEE MECHANICAL DWGS
289	PACKAGED TERMINAL HEAT PUMP, SEE MECHANICAL DWGS
290	COMBINED 1-HR RATED AIR RETURN SHAFT AND LIVING UNIT VENT SHAFT, STC 50, 24" X 48" I.D., SEE MECHANICAL DWGS
293	1-HR RATED LIVING UNIT VENT SHAFT, STC 50, 18"X18" I.D., TYP UON, SEE MECHANICAL DRAWINGS. FIRE RATING EXCEEDS REQUIREMENTS OF CHAPTER 713.4 IN ORDER TO ACHIEVE STC RATING.
294	2-HR TRASH CHUTE
295	SMOKE GUARD ABOVE
296	PACKAGED TERMINAL HEAT PUMP ABOVE, SEE MECHANICAL DRAWINGS

LEGEND

- REQUIRED CLEARANCE PER ANSI 117.1-2009
- PROPERTY LINE
- PAVERS
- BALCONY / DECK
- DECORATIVE ROCK
- STANDING SEAM PANEL

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REGISTERED ARCHITECT 3645 PATRICIA L. NIXON PORTLAND, OR STATE OF OREGON

CONSULTANT:

PROJECT NUMBER: 215237

23RD & HAWTHORNE APARTMENTS

2310 SE Hawthorne Blvd.
Portland, OR 97214

SHEET TITLE:
OVERALL 4TH FLOOR PLAN

DRAWN BY: MKD
DATE CREATED: 07/28/16
REVISIONS:
1 GMP SET 01/27/17

SHEET: **A214**
GMP SET 01/27/2017

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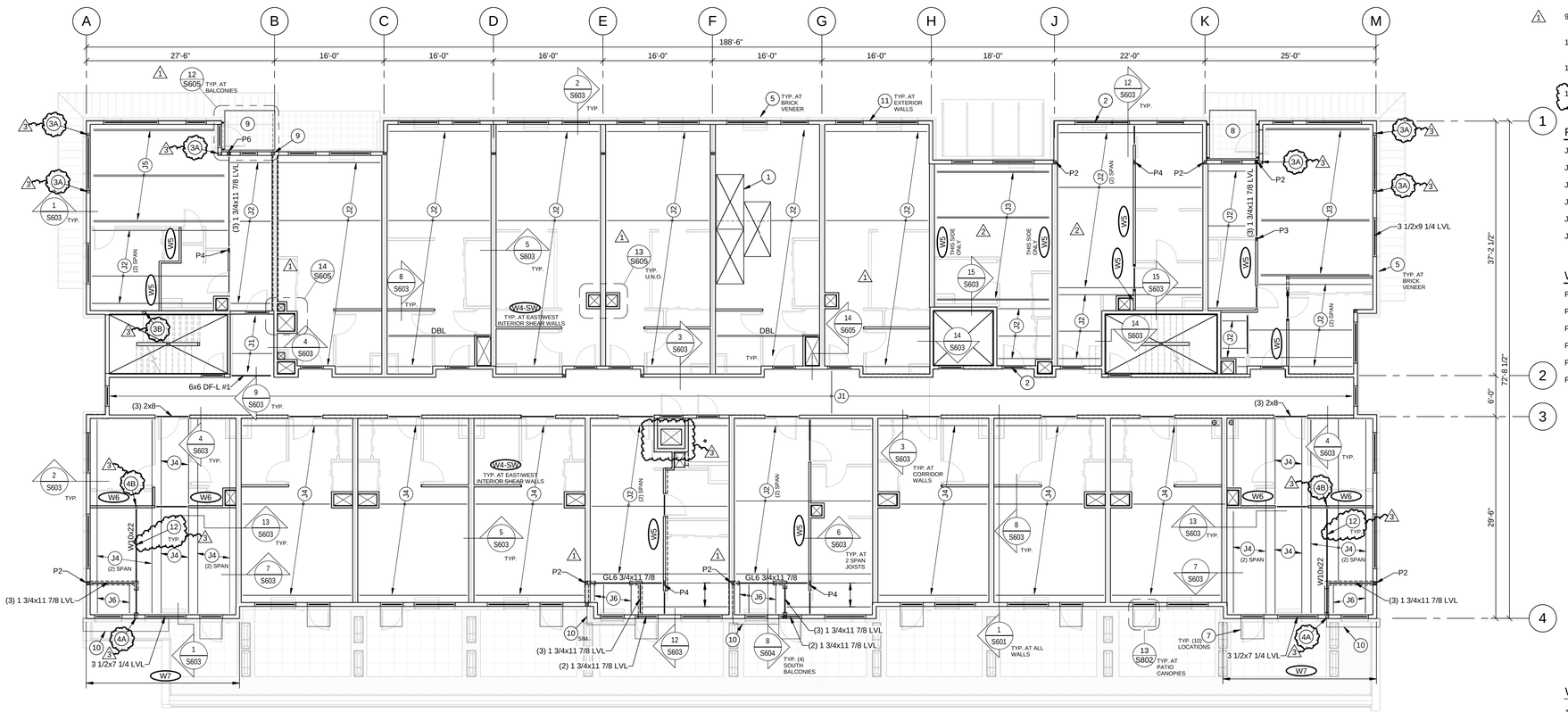
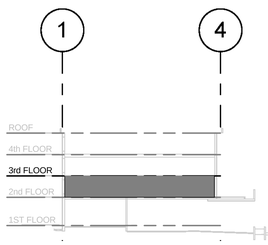


3RD FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

NORTH



KEY SECTION

KEYNOTES:

1. 3/4" T & G PLYWOOD (INDEX 48/24) W/ 10d @ 4" O.C. AT DIAPHRAGM BOUNDARY, 6" O.C. AT PANEL EDGES AND 12" O.C. FIELD. LAY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. REFERENCE ARCHITECTURAL FOR FLOOR UNDERLAYMENT AND FINISHES. BLOCK ALL EDGES.
2. HEADERS PER SCHEDULE ON 10/S601 TYP., U.N.O.
3. TWO STORY STEEL COLUMN:
   3A. HSS5x3x5/16
   3B. HSS6x3x3/8
4. ONE STORY STEEL COLUMN:
   4A. HSS5x3x5/16
   4B. HSS3x3x3/8
5. CONTINUOUS L5x5x1/4 LEDGE ANGLE AT WINDOW HEAD HEIGHT. SEE DETAIL 15/S801. TYPICAL AT ALL AREAS OF BRICK VENEER.
6. SEE 1&2/S605 FOR TYPICAL STAIR FRAMING DETAILS.
7. SEE DETAIL 13/S802 FOR CANOPY AT PATIO DOORS, TYP.
8. DEFERRED SUBMITTAL BALCONY. PROVIDE (4) BRACKET SUPPORTS BOLTED TO 5-1/2x 11-7/8 GLULAM RIM.
9. DEFERRED SUBMITTAL BALCONY. PROVIDE (2) BRACKET SUPPORTS BOLTED TO 5-1/2x 11-7/8 GLULAM RIM AND (1) ROD SUPPORT TO 6x6 DF-L #1 POST PER DETAIL 9/S604.
10. DEFERRED SUBMITTAL BALCONY EXTENSION WITH (2) BRACKET CONNECTIONS BOLTED TO 5-1/2x 11-7/8 GLULAM RIM. SEE DETAIL 8/S604, TYP. (3 BRACKETS AT SIMILAR).
11. SHEATH EXTERIOR OF BUILDING WITH 15/32" CDX PLYWOOD. NAIL EDGES OF PLYWOOD PANELS WITH 10d NAILS @ 6" O.C.
12. STRUCTURAL STEEL FRAMING TO BE FIREPROOFED, TYP. SEE ARCH DRAWINGS & FIRE CONSULTANT LETTER FOR ADDITIONAL INFORMATION.

FLOOR FRAMING SCHEDULE:

J1. 3x6 TONGUE AND GROOVE DECKING.

J2. 11 7/8" TJI 210 @ 16" O.C.

J3. (2) 11 7/8" TJI 210 @ 16" O.C.

J4. 11 7/8" TJI 230 @ 16" O.C.

J5. (2) 11 7/8" TJI 560 @ 16" O.C.

J6. 2x12 DF-L NO. 2 @ 16" O.C. RIPPED TO SLOPE OF DECK.

WOOD POST SCHEDULE:

P1. (2) 2x6

P2. (3) 2x6

P3. (1) 4x6

P4. (1) 4x8

P5. (1) 6x6

P6. (1) 6x8

WOOD FLOOR FRAMING PLAN NOTES:

1. REFER TO STRUCTURAL GENERAL NOTES ON S100, S101, & S102 FOR ADDITIONAL REQUIREMENTS AND SCHEDULES.
2. REF. S300 SERIES FOR SHEAR WALL ELEVATIONS AND COLUMN DETAILS.
3. REF. S400 SERIES FOR FOUNDATION DETAILS.
4. REF. S500 SERIES FOR P/T CONCRETE DETAILS.
5. REF. S600 SERIES FOR WOOD FLOOR FRAMING DETAILS.
6. REF S700 SERIES FOR WOOD ROOF FRAMING DETAILS.
7. REF S800 SERIES FOR CANOPY FRAMING AND MISCELLANEOUS DETAILS.
8. REF. ARCH FOR TOP OF FLOOR ELEVATIONS.
9. REF. ARCH FOR ALL DIMENSIONS, EXTENTS & FINISH OF ALL WALLS.
10. COORDINATE ALL OPENINGS FOR MECHANICAL UNITS WITH MECHANICAL DRAWINGS.
11. FLOOR SHEATHING TO BE GLUED & NAILED TO FRAMING. SEE KEYNOTES AND DETAILS FOR NAILING REQUIREMENTS.
12. ALL WOOD EXPOSED TO CONCRETE, MASONRY, WEATHER OR WITHIN 12" OF FINISHED GRADE SHALL BE PRESSURE TREATED. PROVIDE GALVANIZED AND/OR STAINLESS STEEL HARDWARE AND NAILS PER GENERAL NOTES.
13. SEE 8, 9, AND 10/S601 FOR HEADER SCHEDULE AND DETAILS.

LEGEND

SEE ARCHITECTURAL DRAWINGS FOR PLAN DIMENSIONS AND ELEVATIONS

- STEEL COLUMN OR WOOD POST, RESPECTIVELY
- INTERIOR AND EXTERIOR STRUCTURAL BEARING WALLS
- INTERIOR AND EXTERIOR NON BEARING ARCHITECTURAL WALLS.
- INDICATES WOOD STRUCTURAL WALL ABOVE.
- ELEVATION CHANGE
- W# — WALL TYPE PER SCHEDULE ON 1/S601.

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STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 11,262 OREGON JULY 17, 1981 HAMID R. AFGHAN

EXPIRES: 12/31/17

CONSULTANT:
AAI afghan associates, inc. ENGINEERING
4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005
503.620.3030 tel. | 503.620.5539 fax | www.aaieng.com

PROJECT NUMBER: A16154

23RD & HAWTHORNE APTS

2310 SE
Hawthorne Blvd.
Portland, OR 97214

SHEET TITLE:

3RD FLOOR FRAMING PLAN

KEY PLAN:

DRAWN BY: CLC
DATE CREATED: 09/15/16
REVISIONS:

1	GMP SET	01/27/17
2	PLAN REVIEW	02/01/17
3	PLAN REVIEW	04/07/17

SHEET:

S204

GMP SET
01/27/2017

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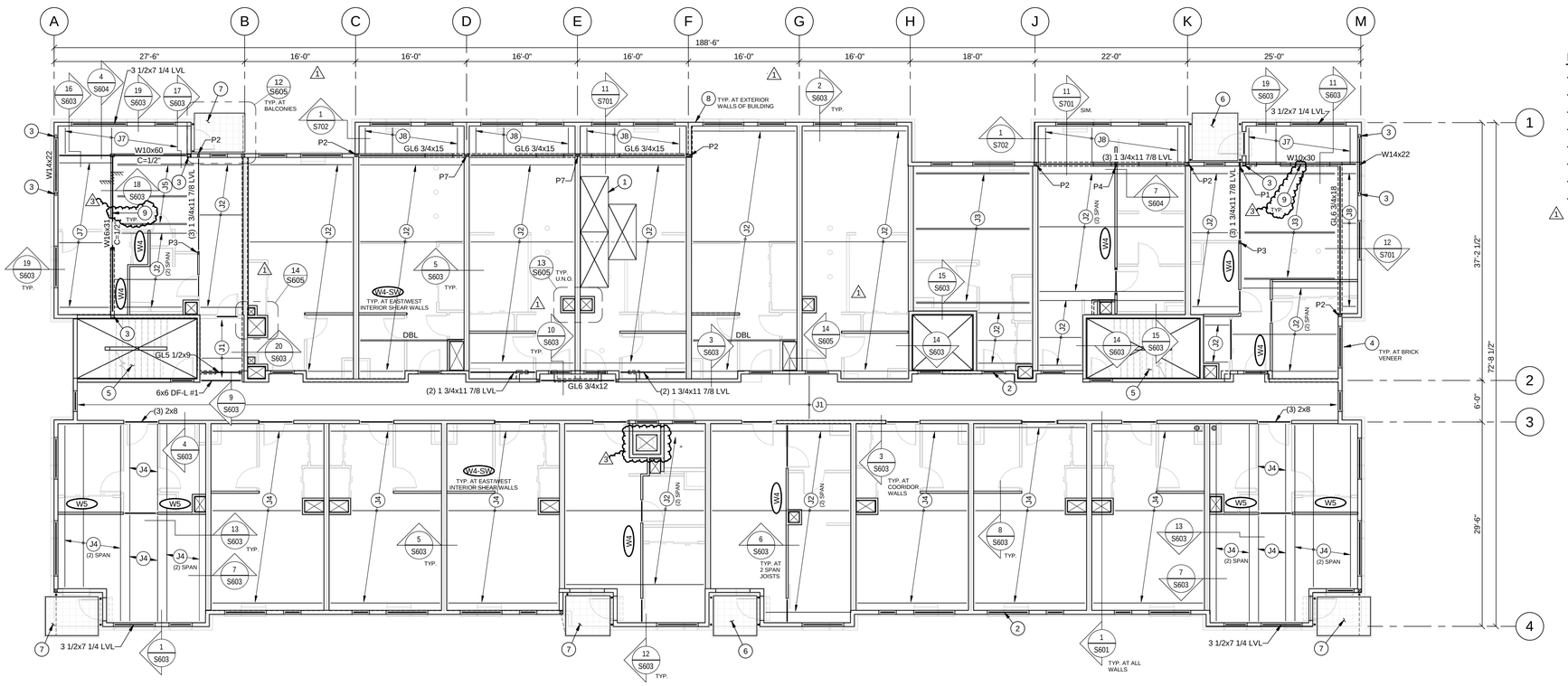


1 S206 4TH FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

NORTH

KEYNOTES:

1. 3/4" T & G PLYWOOD (INDEX 48/24) W/ 10d @ 4" O.C. AT DIAPHRAGM BOUNDARY, 6" O.C. AT PANEL EDGES AND 12" O.C. FIELD. LAY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. REFERENCE ARCHITECTURAL FOR FLOOR UNDERLAYMENT AND FINISHES. BLOCK ALL EDGES.
2. HEADERS PER SCHEDULE ON 10/S601 TYP., U.N.O.
3. TWO STORY STEEL COLUMN. REF S204 FOR SIZE.
4. CONTINUOUS L5x5x1/4 LEDGE ANGLE AT WINDOW HEAD HEIGHT. SEE DETAIL 15/S801. TYPICAL AT ALL AREAS OF BRICK VENEER.
5. SEE 1 & 2/S605 FOR TYPICAL STAIR FRAMING DETAILS.
6. DEFERRED SUBMITTAL BALCONY. PROVIDE (4) BRACKET SUPPORTS BOLTED TO 5-1/2x 11-7/8 GLULAM RIM.
7. DEFERRED SUBMITTAL BALCONY. PROVIDE (3) BRACKET SUPPORTS BOLTED TO 5-1/2x 11-7/8 GLULAM RIM AND (1) ROD SUPPORT TO 6x6 DF-L #1 POST PER DETAIL 9/S604 AND 10/S604.
8. SHEATH EXTERIOR OF BUILDING WITH 15/32" CDX PLYWOOD. NAIL EDGES OF PLYWOOD PANELS WITH 10d NAILS @ 6" O.C.
9. STRUCTURAL STEEL FRAMING TO BE FIREPROOFED, TYP. SEE ARCH DRAWINGS & FIRE CONSULTANT LETTER FOR ADDITIONAL INFORMATION.

FLOOR FRAMING SCHEDULE:

J1. 3x6 TONGUE AND GROOVE DECKING.

J2. 11 7/8" TJI 210 @ 16" O.C.

J3. (2) 11 7/8" TJI 210 @ 16" O.C.

J4. 11 7/8" TJI 230 @ 16" O.C.

J5. (2) 11 7/8" TJI 560 @ 16" O.C.

J6. 2x12 DF-L NO. 2 @ 16" O.C.

J7. 4x6 DF-L NO. 2 @ 16" O.C.

J8. 11 7/8" TJI 210 @ 16" O.C.

WOOD POST SCHEDULE:

P1. (2) 2x6

P2. (3) 2x6

P3. (1) 4x6

P4. (1) 4x8

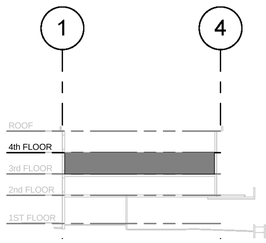
P5. (1) 6x6

P6. (1) 6x8

P7. (1) GL3 1/2x6 DF-L2D

WOOD FLOOR FRAMING PLAN NOTES:

1. REFER TO STRUCTURAL GENERAL NOTES ON S100, S101, & S102 FOR ADDITIONAL REQUIREMENTS AND SCHEDULES.
2. REF. S300 SERIES FOR SHEAR WALL ELEVATIONS AND COLUMN DETAILS.
3. REF. S400 SERIES FOR FOUNDATION DETAILS.
4. REF. S500 SERIES FOR P/T CONCRETE DETAILS.
5. REF. S600 SERIES FOR WOOD FLOOR FRAMING DETAILS.
6. REF S700 SERIES FOR WOOD ROOF FRAMING DETAILS.
7. REF S800 SERIES FOR CANOPY FRAMING AND MISCELLANEOUS DETAILS.
8. REF. ARCH FOR TOP OF FLOOR ELEVATIONS.
9. REF. ARCH FOR ALL DIMENSIONS, EXTENTS & FINISH OF ALL WALLS.
10. COORDINATE ALL OPENINGS FOR MECHANICAL UNITS WITH MECHANICAL DRAWINGS.
11. FLOOR SHEATHING TO BE GLUED & NAILED TO FRAMING. SEE KEYNOTES AND DETAILS FOR NAILING REQUIREMENTS.
12. ALL WOOD EXPOSED TO CONCRETE, MASONRY, WEATHER OR WITHIN 12" OF FINISHED GRADE SHALL BE PRESSURE TREATED. PROVIDE GALVANIZED AND/OR STAINLESS STEEL HARDWARE AND NAILS PER GENERAL NOTES.
13. SEE 8, 9, AND 10/S601 FOR HEADER SCHEDULE AND DETAILS.



KEY SECTION

LEGEND

SEE ARCHITECTURAL DRAWINGS FOR PLAN DIMENSIONS AND ELEVATIONS

- STEEL COLUMN OR WOOD POST, RESPECTIVELY
- INTERIOR AND EXTERIOR STRUCTURAL BEARING WALLS
- INTERIOR AND EXTERIOR NON BEARING ARCHITECTURAL WALLS.
- INDICATES WOOD STRUCTURAL WALL ABOVE.
- ELEVATION CHANGE
- W# — WALL TYPE PER SCHEDULE ON 1/S601.

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STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 11,262 OREGON JULY 17, 1981 HAMID R. AFGHAN

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PROJECT NUMBER: A16154

23RD & HAWTHORNE APTS

2310 SE
Hawthorne Blvd.
Portland, OR 97214

SHEET TITLE:

4TH FLOOR FRAMING PLAN

KEY PLAN:

DRAWN BY: CLC
DATE CREATED: 09/12/16
REVISIONS:

1	GMP SET	01/27/17
3	PLAN REVIEW	04/07/17

SHEET:

S206

GMP SET
01/27/2017