

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 16552	Project Address: 820 N Killingsworth St
Hearing Date: 2/28/18	Appellant Name: Matthew Lillard
Case No.: B-007	Appellant Phone: 503 546 1600
Appeal Type: Building	Plans Examiner/Inspector: John Cooley, Joe Thornton
Project Type: commercial	Stories: 3 Occupancy: R-2, M, F, B Construction Type: V-B
Building/Business Name: Kanjay Building	Fire Sprinklers: Yes - Part of Project, none in current structure
Appeal Involves: Alteration of an existing structure, other: Use Change from Congregate living to apartments	LUR or Permit Application No.: 17-177220-EA
Plan Submitted Option: pdf [File 1]	Proposed use: Apartments over retail/kitchen

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Ordinance 135236 - City of Portland Chapter 13 designation
Requires	Regulation Requirement: Sec. 1313. (a) Purpose. The purpose of this Section is to provide a reasonable degree of safety to persons living and sleeping in apartment houses and hotels through providing for alterations to such existing buildings as do not conform with the minimum safety requirements of this Code. Sec1313. (b)Scope. The Provisions of this Section shall apply exclusively to existing nonconforming Group H Occupancies more than two stories in height. Sec1313. (c)Effective Date. Eighteen months after the effective date of this Section every building falling within its scope shall be vacated until made to conform to the requirements of this section. Sec. 1313. (d) Number of Exits. Every apartment and every other sleeping room shall have access to not less than two exits. A fire escape as specified herein may be used as one required exit. Sec. 1313 (e) Stair Construction All stairs shall have a minimum run of 9 inches and a maximum rise of 8 inches and a minimum width exclusive of hand-rails of 30 inches. Every stairway shall have at least one handrail. A landing having a minimum horizontal dimension of 30 inches shall be provided at each point of access to the stairway. Sec. 1313. (f) Interior Stairways. Every interior stairway shall be enclosed with walls of not less than one-hour fire resistive construction. Sec. 1313. (h) Fire Escapes. Fire escapes may be used as one means of egress, if the pitch does not exceed 60 degrees, the width is not less than 18 inches, the treads are not less than 4 inches

wide, and they extend to the ground or are provided with counterbalanced stairs reaching to the ground.

Sec1313 (i) Doors and Openings. Exit doors shall meet the requirements of Sections 3003 (b), (c), (d) and

3304 (h). Doors shall not reduce the required width of stairway more than 6 inches when open.

Transoms, and

openings other than doors, from corridors to rooms shall be fixed closed and shall be covered with a minimum

of 3/4 inch plywood or 1/2-inch gypsum wallboard or equivalent material.

Sec 1313 (j) Exit Signs. Every exit doorway or change of direction of a corridor shall be marked with a well-lighted

exit sign having letters at least 5 inches high.

Sec 1313 (k) Enclosure of Vertical Openings. Elevators, shafts, ducts, and other vertical openings shall be

enclosed as required for stairways in subsection (f) or by wired glass set in metal frames. Doors shall be non-

combustible, or as regulated in subsection (f).

Sec 1313 (l) Separation of Occupancies. Occupancy separations shall be provided as specified in Section 503.

Lobbies, and public dining rooms not including cocktail lounges, shall not require a separation if the kitchen

is so separated from the dining room. Every room containing a boiler or central heating plant shall be separated

from the rest of the building by not less than a One-Hour Fire-Resistive Occupancy Separation as specified in chapter 5.

Sec 1313 (m) Alternates. No alternate method of obtaining the fire protection and safety required by this Section

may be used unless the Board of Appeals, including as a voting member for this purpose the Chief of the Fire Department, finds that such alternate method provides protection and safety equivalent to that required herein.

Proposed Design

Bring the building into the OSSC 2014 code compliance with chapter 34 exceptions and recorded appeals that provide equivalent life safety protection.

Under the original 1970 chapter 13 designation, the building had an f-1 occupancy on the ground floor and 9 units of residential on the second floor and 9 units of residential on the 3rd floor. The use was sleeping units with a group bathroom at the hall accessed in the stair enclosure. Later remodels added a group kitchen and larger group restroom (once a lounge) to have 8 units on the 2nd and third floor. The means of egress was thru a single stair and access to a fire escape. Egress windows with steps added aided egress.

To relieve the building from the chapter 13 mandate and to bring the building into current compliance, we are providing 4 units a floor and updating the existing stair enclosure to an internal exit stair with access from a corridor system, we will sprinkler the building and provide appeals (appeal #16000) and updates for exterior property line walls and separation, this will bring the building into compliance with a 3-story residential occupancy with 1 exit.

We are proposing that the stair rise and run of 7.5" and 13" run be allowed to remain per chapter 34 and that the existing stairs remain in place while protecting the stairs in a code approved shaft. The existing stair width is above adequate, and the railing and guardrail will be brought to current code conformance. This gives equivalent protection to the stair and enclosures while allowing us

to maintain the existing framing and dimensions as allowed in chapter 3408.3 of the current building code.

Reason for alternative This appeal is to remove the subject property from the City of Portland chapter 13 building designation. The changes and renovations in the permit application will address the underlying code issues with the building. The small number of appeals including appeal number 16000 and the following appeals will show compliance or code equivalent safety.

The current building condition and type does not comply with the current code without a sprinkler system. The building and height don't work with the VB designation that is the current stated building type. With sprinklers the building would be allowed under the type VB separated uses, with 4 units the building code would allow one exit. With sprinklers and a protected stair, the egress length is brought to current code.

Having the occupancy updated to have a code allowed single egress in a protected shaft increases safety over the current open stair enclosure and fire escape egress. Currently multiple rooms egress over the adjacent roof of the neighboring property. That condition would be alleviated by reducing the unit number and creating bedrooms that face egress windows. Interior wall ratings and corridor ratings for fire protection would be brought up to current code and current UL listings.

Bringing the building up to equivalent life-safety code would allow the owner to maintain a building and provide a baseline in the current code for any future use or changes.

Appeal item 2

Code Section 703.3 Alternative methods for determining fire resistance.

Requires 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 any 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 a 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 The floor between the second and third floor is nominal 2x8 construction. We propose to provide new sheathing over existing wood deck, flooring, sound attenuation batts in the cavity and new ceiling of 2 layers of 5/8" type X GWB over resilient channel.

Reason for alternative The existing Framing between floor 2 and 3 is 2x8 framing, there is not existing testing available for 2x8 floor structure that works with the existing structure and the limitations of adding weight. Our solution would provide code equivalent Fire exposure methods. Table 722.2.1.4(2) shows the fire exposure for type X GWB is 40 min per 5/8". Table 722.6.2(2) illustrates floor joists at 16" (2x4 min) have a time assigned as 10 min. Per 722.6.2.4 the subfloor must conform to the table. Our

proposed subfloor does provide the 1.25" of combination of wood and panel material to meet this standard. Our final design is on A/500 number F3.

With two layers this would provide a 1-hour equivalent assembly similar to UL L514.

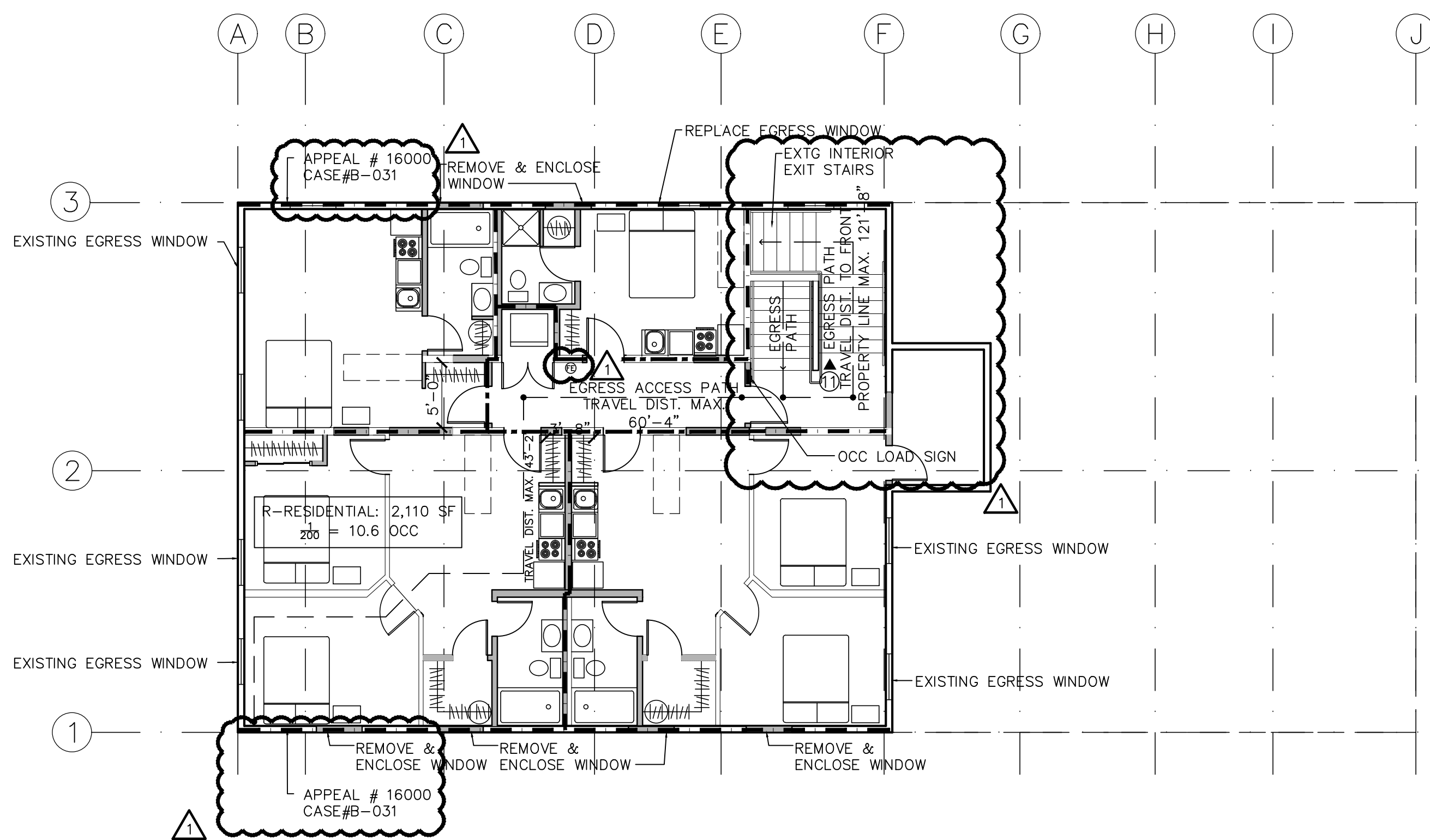
APPEAL DECISION

1. Removal from Chapter 13 status: Hold for additional information.

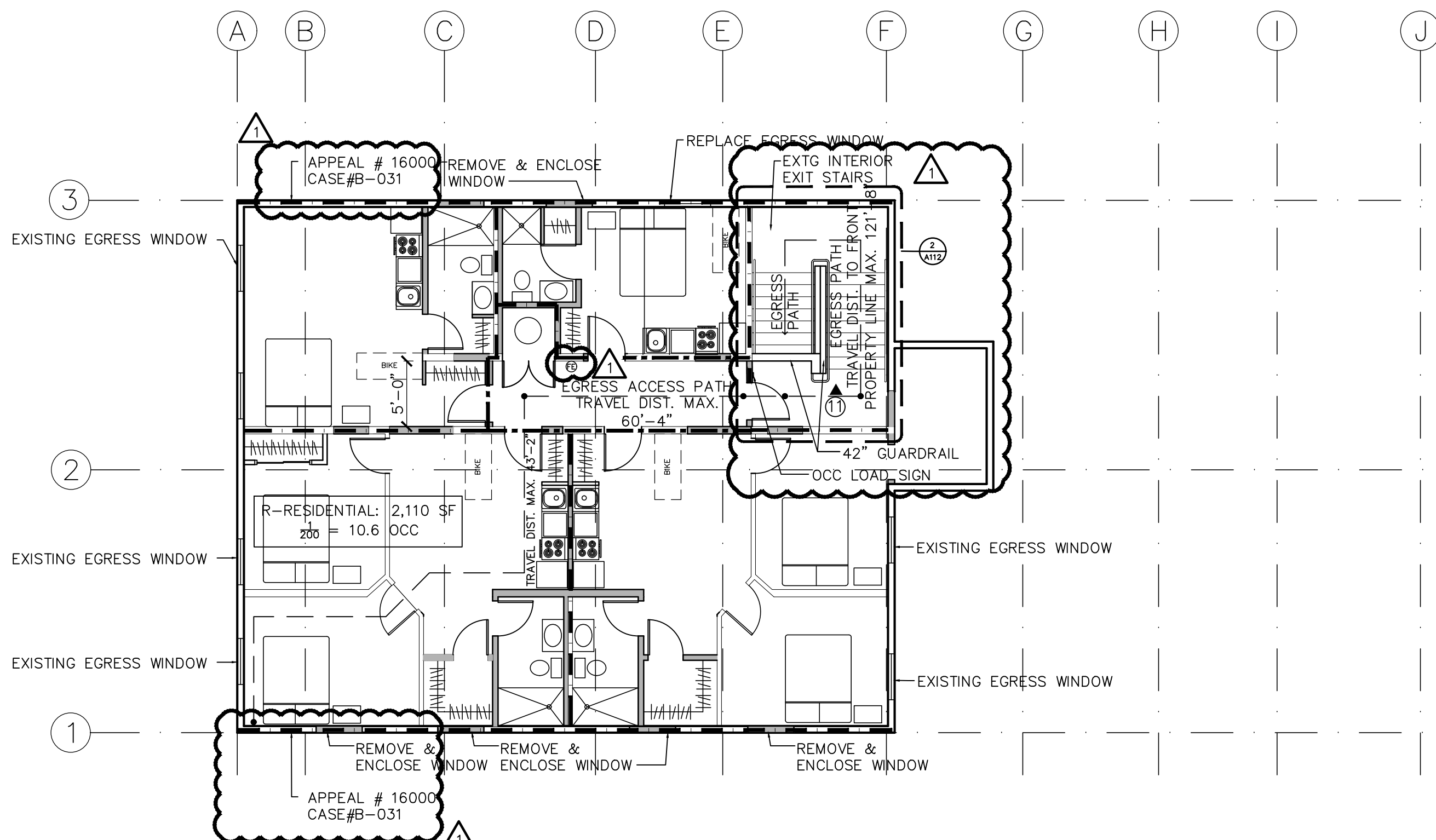
Appellant may contact John Butler (503 823-7339) with questions.

2. Alternate one hour floor / ceiling assembly by comparison: Hold for additional information.

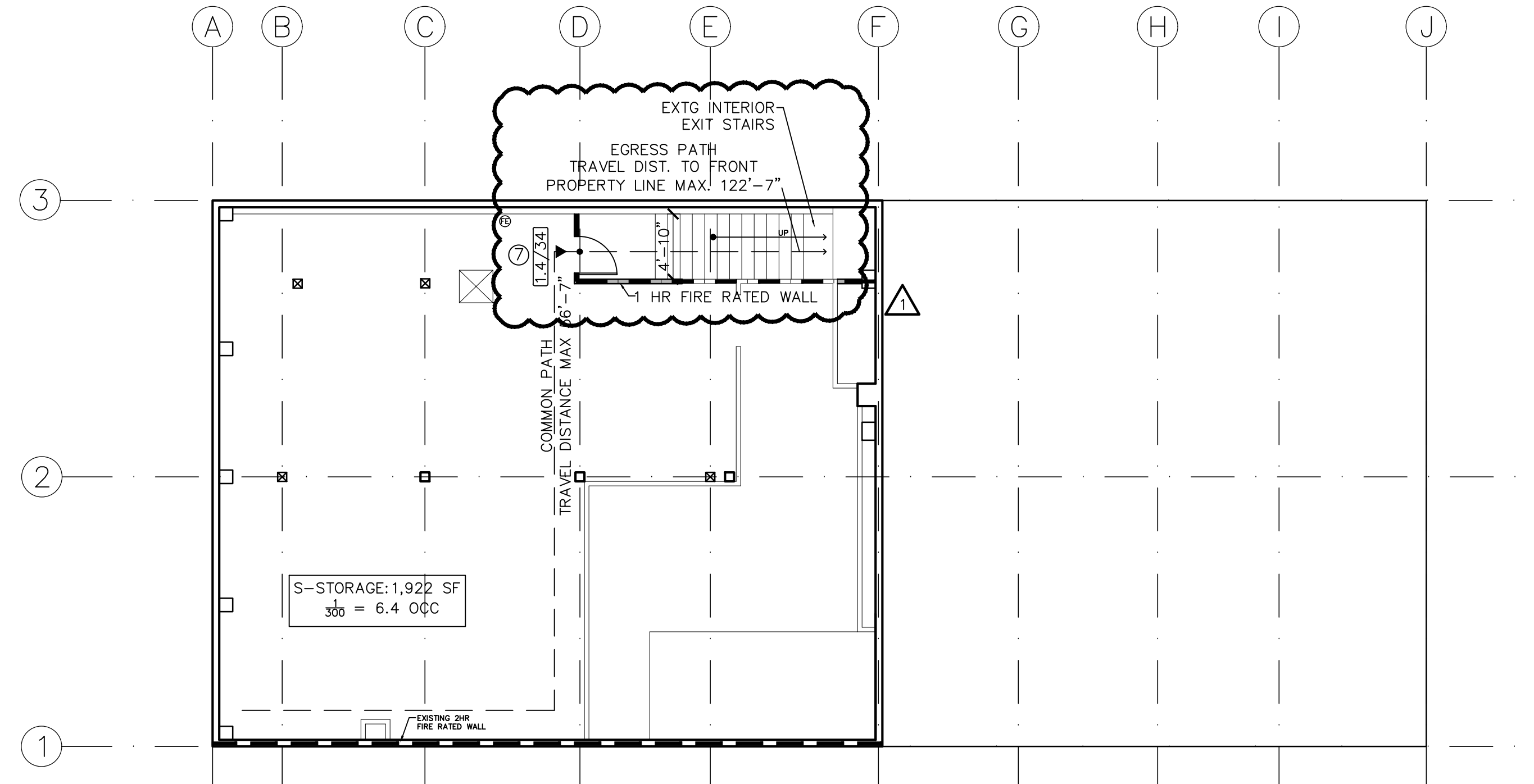
Appellant may contact John Butler (503 823-7339) with questions.



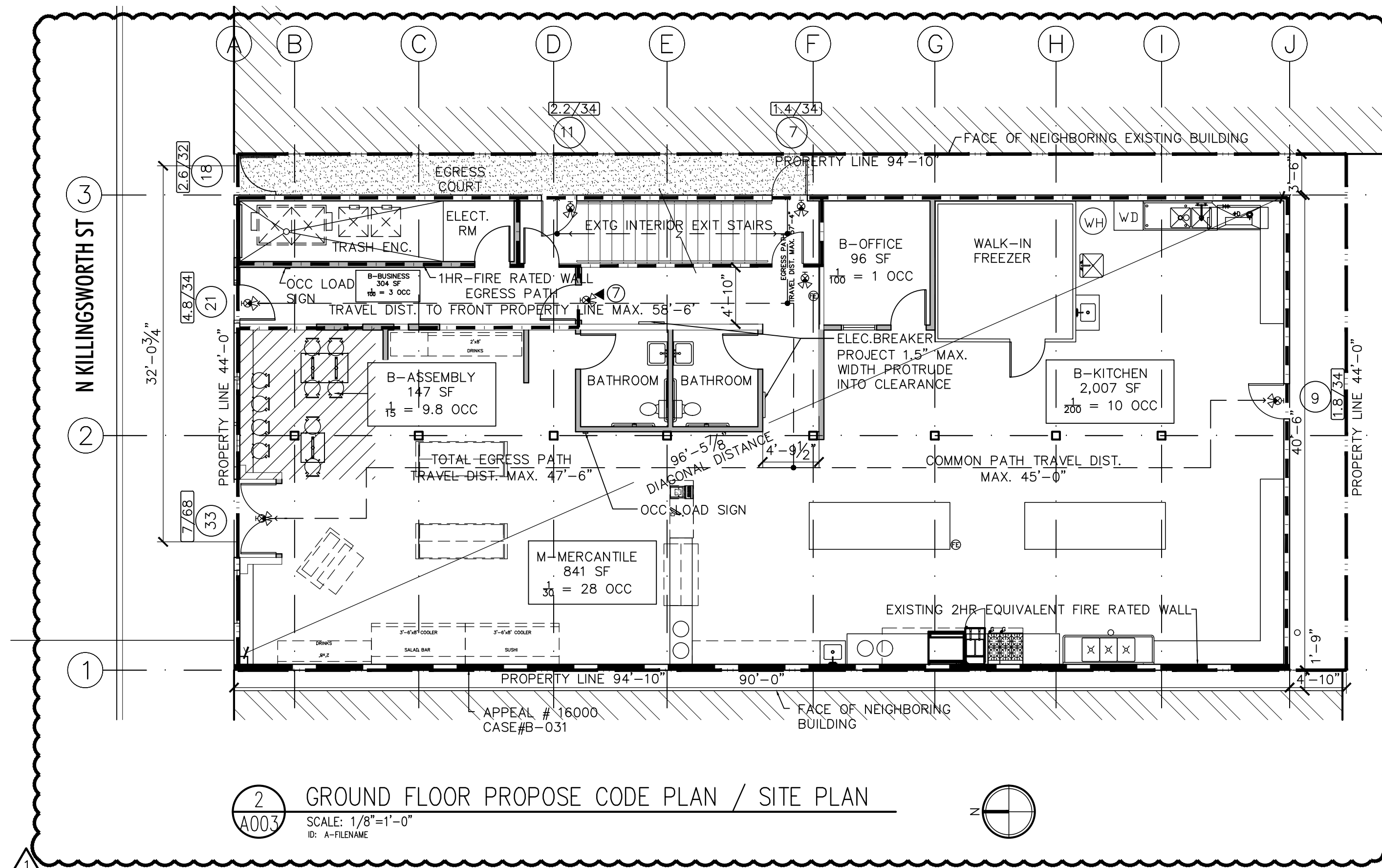
3 2ND FLOOR PROPOSE CODE PLAN
SCALE: 1/8"=1'-0"
ID: A-FILENAME



4 3RD FLOOR PROPOSE CODE PLAN
SCALE: 1/8"=1'-0"
ID: A-FILENAME



1 BASEMENT PROPOSE CODE PLAN
SCALE: 1/8"=1'-0"
ID: A-FILENAME



2 GROUND FLOOR PROPOSE CODE PLAN / SITE PLAN
SCALE: 1/8"=1'-0"
ID: A-FILENAME

Proposed Tenant	Use	Occupant per SF	Area (SF)	Total Occupants
Basement	S-Storage	300	1,922	6.4
Seating	B-Assembly	15	147	9.8
Deli	M-Mercantile	30	841	28.0
Kitchen	B-Kitchen	200	2,007	10.0
Office	B-Business	100	96	1.0
Trash Enclosure	S-Storage	300	120	0.4
Lobby	B-Business	100	304	3.0
2nd Floor	R-Residential	200	2,110	10.6
3rd Floor	R-Residential	200	2,110	10.6
TOTAL			9657.0	79.8

EGRESS LOADING		
NUMBER OF EXISTING EXITS AND STAIR REQUIRED PER OSSC CHAPTER 10		
	REQUIRED	PROVIDED
BASEMENT:		
6.4 OCCUPANTS X 0.20" PER PERSON	1.4"	34"
GROUND FLOOR:		
55 OCCUPANTS X 0.20" PER PERSON	11"	136"
PLUS FLOOR BELOW/ABOVE OCCUPANTS (29) 5.8"		68"
2ND/3RD FLOOR:		
22 OCCUPANTS X 0.20" PER PERSON	1.4"	34"
TOTAL:		
85 OCCUPANTS X 0.20" PER PERSON	4 EXIT 16.64"	5 EXIT 204"

APPROVED APPEAL FIRE-RESISTANCE RATINGS

APPEAL ID: 16000 CASE No: B-031
PLAN EXAMINER: STEVEN MORTENSEN, JOE THORNTON

PROPOSED: NFPA 13 SPRINKLERED ENTIRE BUILDING, PROVIDE EQUIVALENT 2-HOUR FIRE PROTECTION WITH STRUCTURAL SHEATING ON INTERIOR SIDE OF WEST WALL. REMOVE EXISTING PLASTER/GWB AT 2ND & 3RD FLOOR INTERIOR ON EAST AND WEST WALLS AND PROVIDE 1-HOUR EQUIVALENT FIRE PROTECTION ON THE INTERIOR OF THE BUILDING PER REQUIRED 705.5 TABLE 605.

APPROVED: ALTERNATE 2-HR ASSEMBLY AT EXISTING EXTERIO WAL: GRANTED PROVIDE CONTINUITY OF WALL ASSEMBLY IS MAINTED WITH FIRE BLOCKING AT FLOOR CEILING AND ROOF/CEILING INTERSECTION.

LEGEND

- ⑤ EGRESS OCCUPANT LOAD
- 20/34 REQ'D EGRESS WIDTH IN INCHES/PROVIDED EGRESS WIDTH IN INCHES (0.20" / OCCUPANT)
- EXIT DISCHARGE. EXIT TRAVEL DISTANCE = 250' PER TABLE 1016.1 W/ SPRINKLER SYSTEM
- FIRE EXTINGUISHER, K-CLASS FOR COMMERCIAL KITCHEN AND MIN 2A10BC RATED FOR OTHER AREAS
- 2 HOUR FIRE BARRIER IN ACCORDANCE WITH SECTION 707
- 1 HOUR FIRE BARRIER IN ACCORDANCE WITH SECTION 707
- 1/2 HOUR FIRE BARRIER IN ACCORDANCE WITH SECTION 707

GENERAL NOTES

- PROVIDE STANDARD KNOX-BOX, GC TO COORDINATE WITH LOCAL FIRE MARSHAL TO DETERMINE EXACT TYPE AND LOCATION.
- FIRE EXTINGUISHERS SHALL BE MOUNTED AT A HEIGHT GREATER THAN 48" MIN & LESS THAN 60" MAX AFF PER IFC AND SHALL BE ACCESSIBLE AND READILY IDENTIFIABLE FROM THEIR SURROUNDINGS. GC TO COORDINATE LOCATION OF PORTABLE FIRE EXTINGUISHERS WITH FIRE MARSHALL AND JURISDICTION INSPECTOR(S) PRIOR TO INSTALLATION.
- PROVIDE FIRE SAFETY AND EVACUATION PLANS IN ACCORDANCE WITH OSFC SEC 404.2 AND APPROVED BY THE LOCAL FIRE MARSHALL.

CASEY BONSI
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REGISTERED ARCHITECT
MATTHEW LILLARD
PORTLAND, OREGON
STATE OF OREGON

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ISSUED / REVISED DATE
CITY COMMENTS 1 02.16.2018

ORIGINAL ISSUE DATE 12.07.2017
DRAWN BY JN CHECKED BY ML

PROPOSED
CODE PLAN
SITE PLAN

A003

PERMIT SET

CB 17019

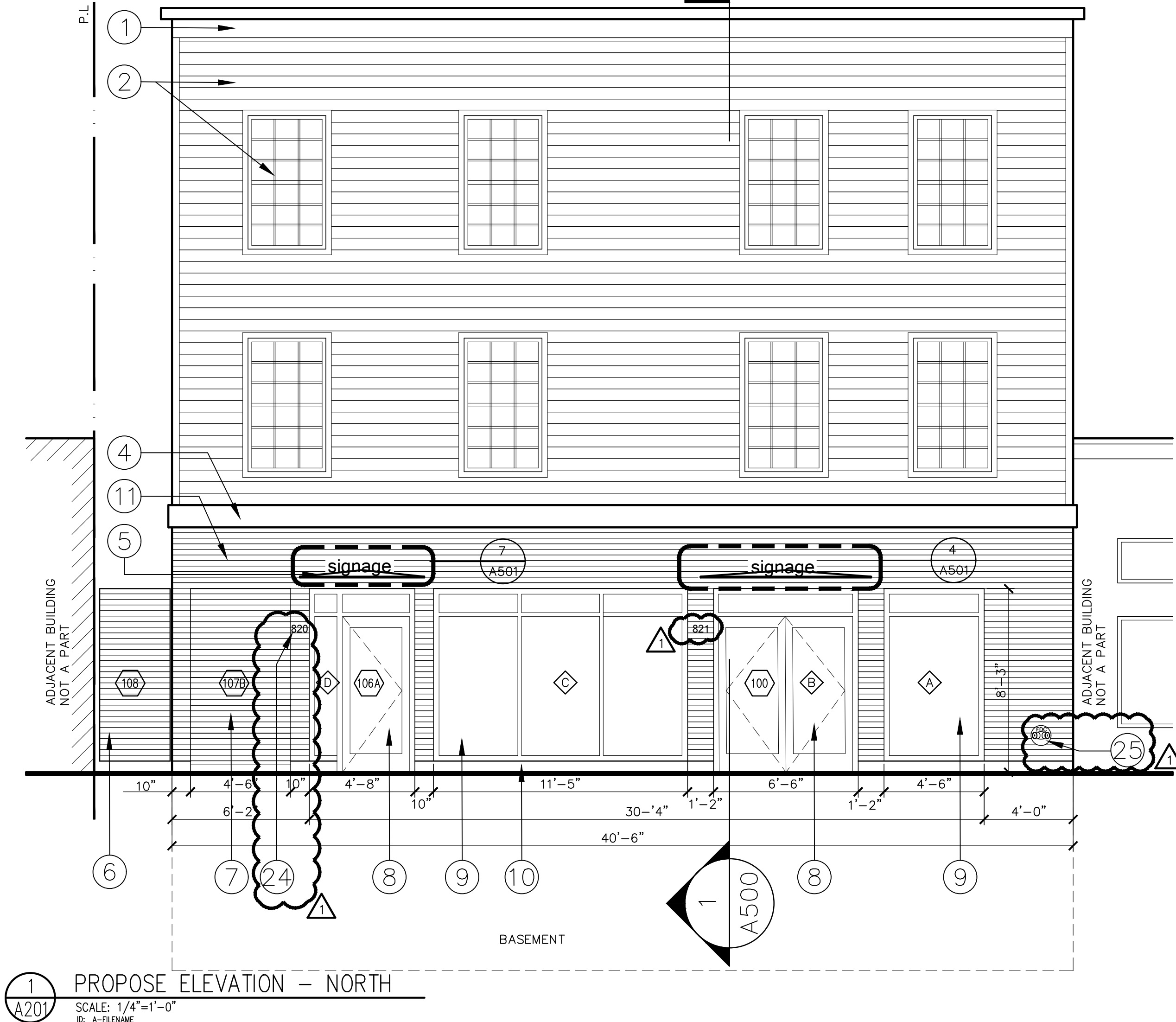
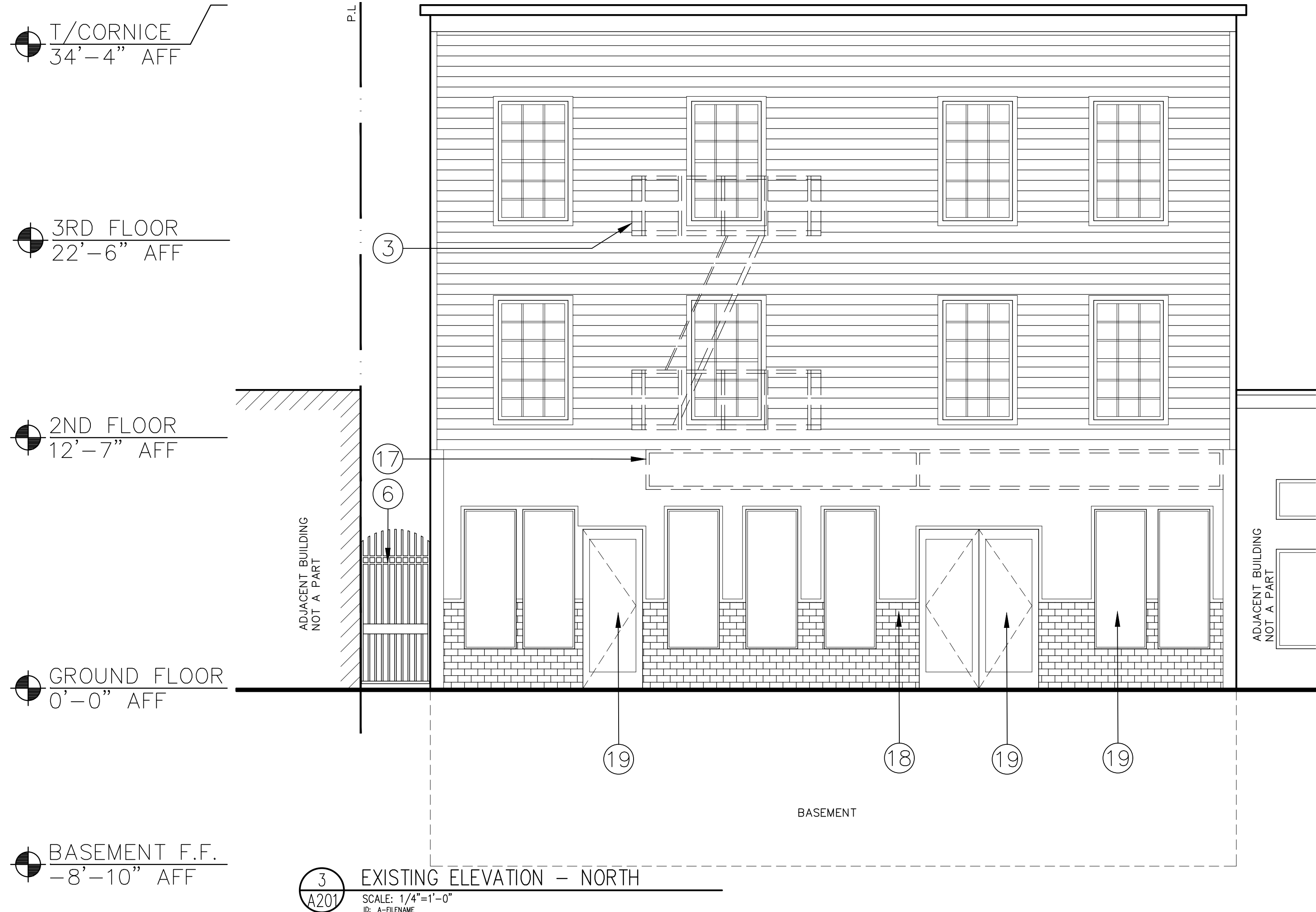
BAYSINGER PARTNERS ARCHITECTURE

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Phone : 503-546-1600 Fax : 503-546-1601

EMAIL @BaysingerPartners.com

B
BAYSINGER PARTNERS



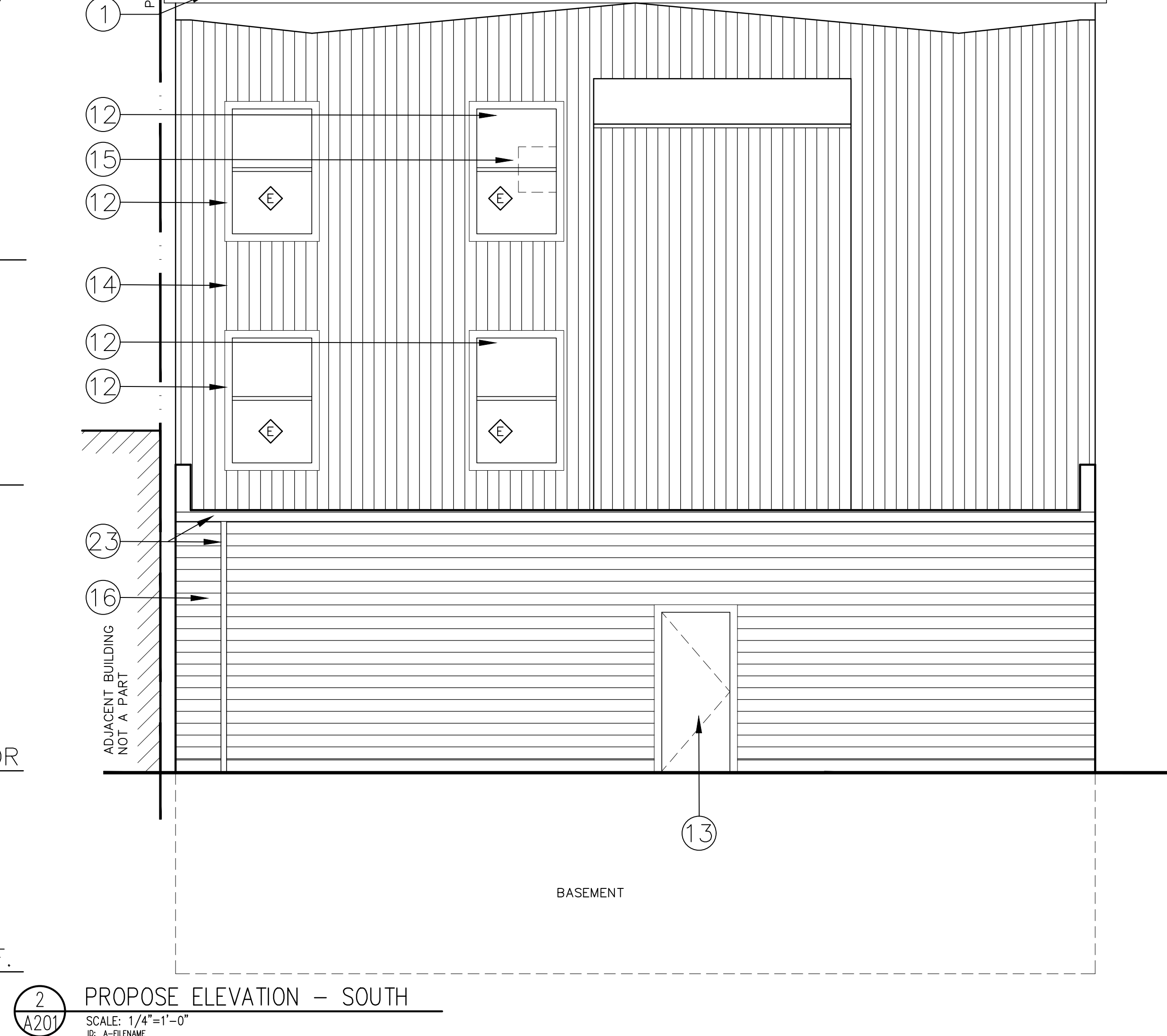
T/CORNICE
34'-4" AFF

3RD FLOOR
22'-6" AFF

2ND FLOOR
12'-7" AFF

GROUND FLOOR
0'-0" AFF

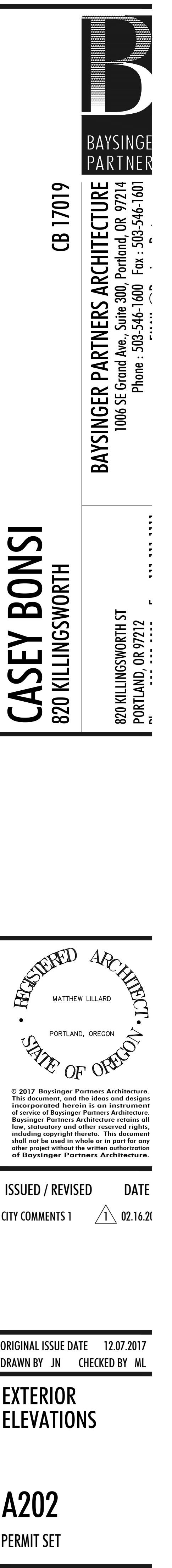
BASEMENT F.F.
-8'-10" AFF



GLAZING CALCULATION	
RETAIL NORTH WALL AREA	354.5 SQFT
RETAIL NORTH WALL WIDTH	40'-6"
RETAIL GLAZING AREA (52%)	182.4 SQFT
RETAIL GLAZING LINEAR (62.4%)	25'-4"

GENERAL NOTES	
1.	CONTRACTOR SHALL INSPECT EXISTING T1-11 SIDING CONDITION, REPAIR AND REPLACE AS REQUIRED BEFORE PAINT.
2.	CONTRACTOR SHALL INSPECT EXISTING WINDOW EXTERIOR TRIMS CONDITION, REPAIR AND REPLACE AS REQUIRED BEFORE SEALANT AND PAINT.
3.	INFILL GAP AND PROVIDE WATERPROOFING AND SEALANT AFTER EXTERIOR EGRESS STAIRS REMOVED.
4.	CONTRACTOR SHALL INSPECT GUTTER & DOWNSPOUT AT SOUTH WALL, RECONNECT DOWNSPOUT TO DRAINAGE AND REPAIR & REPLACE GUTTER AS REQUIRED.
5.	OPEN CUT WALL, PROVIDE METAL FLASHING ALONG WEST WALL AND OVER NEIGHBOR PARAPET. SEE 2/A501.
6.	PROVIDE CLEAR GLASS ON GROUND LEVEL WINDOWS AND DOORS.

ELEVATION KEYNOTES	
1	REPAIR AND PAINT CORNICES
2	REPAINT LAP SIDING AND WINDOW TRIMS
3	REMOVE EXISTING EGRESS STAIR
4	PAINTED WOOD FINISH BELLY BAND
5	PAINTED METAL CANOPY WITH SIGNAGE ABOVE
6	REMOVE EXISTING GATE, REPLACE W/ PAINTED METAL FRAMING, PAINTED CEDAR FINISH GATE TO MATCH SIDING
7	PAINTED CEDAR FINISH TRASH ENCLOSURE ROLL UP DOOR
8	WOOD AND ALUMINUM DOORS W/ CLEAR GLASS AND DOOR SYSTEM
9	WOOD AND ALUMINUM STOREFRONT W/ CLEAR GLASS
10	6" CONCRETE CURB
11	4"x2" CEDAR T&G HORIZONTAL SIDING.
12	NEW EGRESS WINDOWS TO MATCH EXISTING, REUSE REMOVED WINDOWS IF POSSIBLE
13	REPAIR/REPLACE EXTERIOR DOOR, PAINTED
14	EXISTING T1-11 SIDING TO REMAIN, REPAIR/REPAINT
15	REMOVE EXISTING WINDOW AND ENLARGE OPENING FOR NEW WINDOW, SEE KEYNOTE 12
16	REMOVED EXISTING T1-11 TO REPLACE W/ LAP SIDING TO MATCH EXISTING, PAINTED
17	REMOVE EXISTING SIGNAGE
18	REMOVE EXISTING BRICK FINISH, REPAIR/REPLACE WALL READY FOR NEW WALL FINISH.
19	REMOVE EXISTING DOORS & WINDOWS, REPAIR/REPLACE ROUGH OPENING FOR NEW INSTALLATION
20	REMOVE EXISTING WINDOW AND INFILL OPENING TO MATCH EXISTING WOOD SIDING AND REPAINT
21	EXISTING EGRESS DOORS TO REMAIN
22	WALL CUT OPEN TO PROVIDE FLASHING OVER NEIGHBOR PARAPET
23	EXISTING GUTTER AND DOWNSPOUT TO REPAIR & REPLACE AS REQUIRED, AND CONNECT DOWNSPOUT TO NEW DRAINAGE
24	BUILDING ADDRESS NUMBER CONTRAST WITH BACKGROUND, MIN 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2".
25	PROVIDE FDC AND SIGNAGE IN ACCORDANCE WITH OSFC AND APPROVED BY THE LOCAL FIRE MARSHALL.



FIN. CEILING
31'-4" AFF

3RD FLOOR
22'-6" AFF

2ND FLOOR
12'-7" AFF

GROUND FLOOR
0'-0" AFF

BASEMENT F.F.
-8'-10" AFF

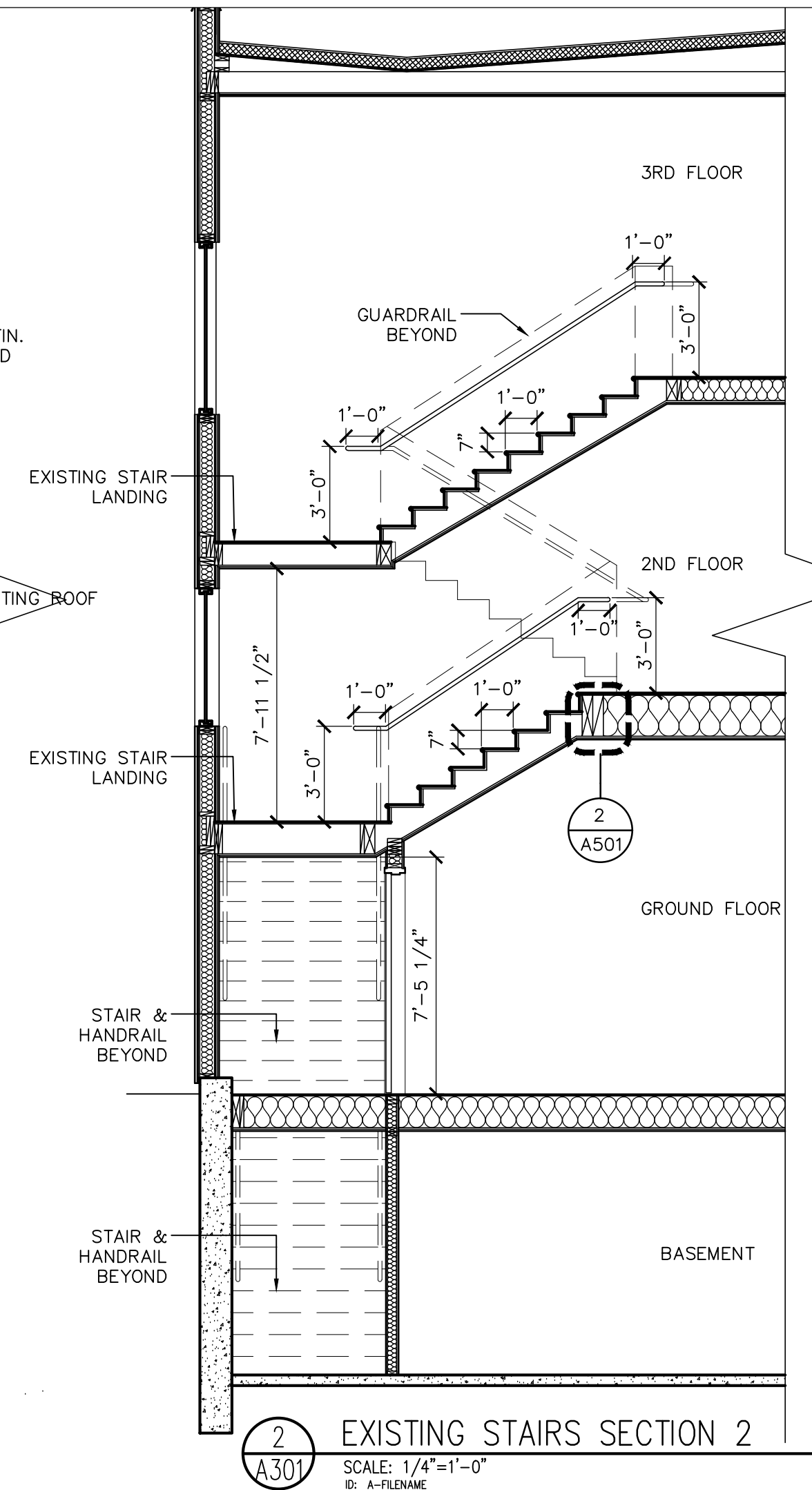
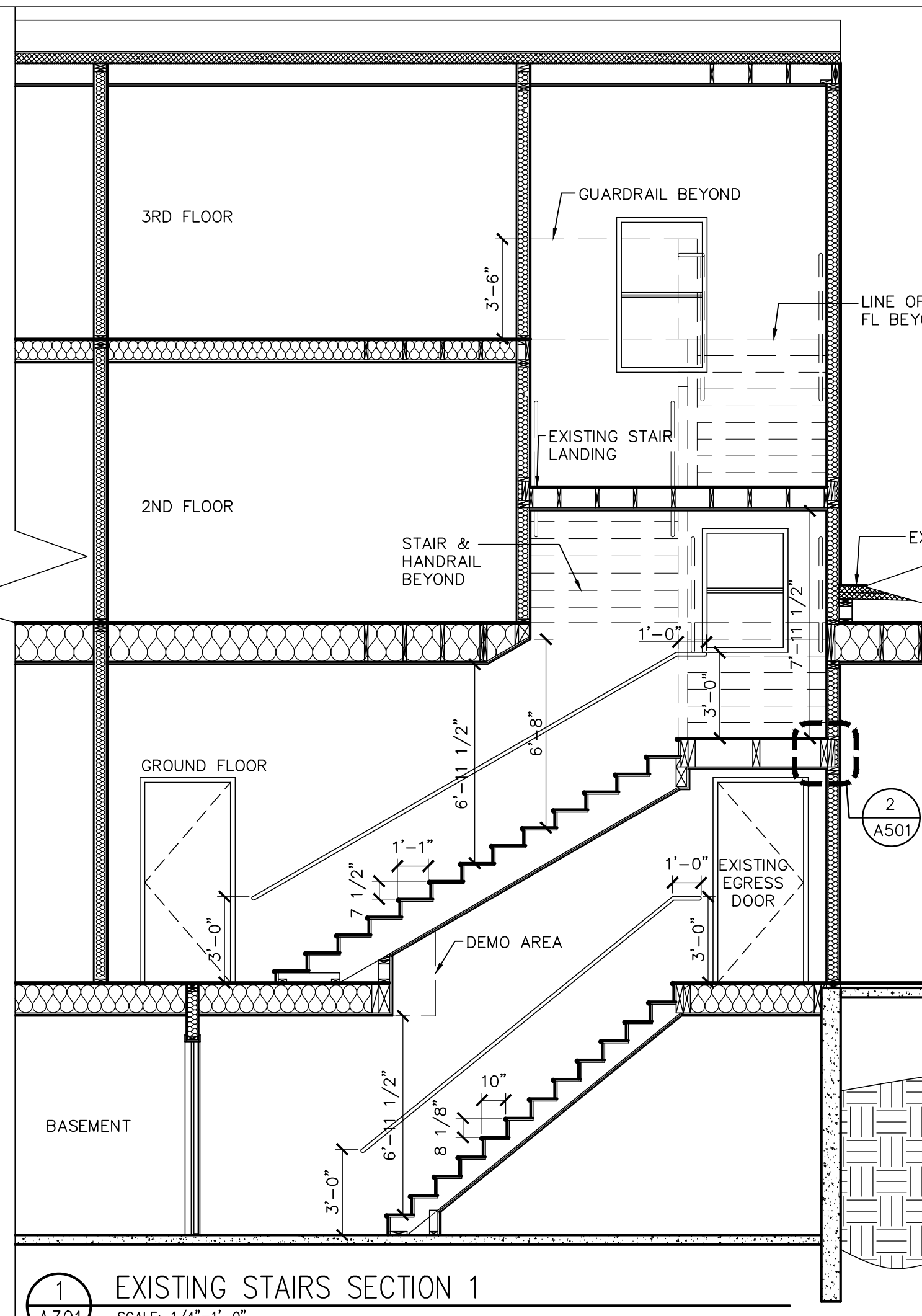
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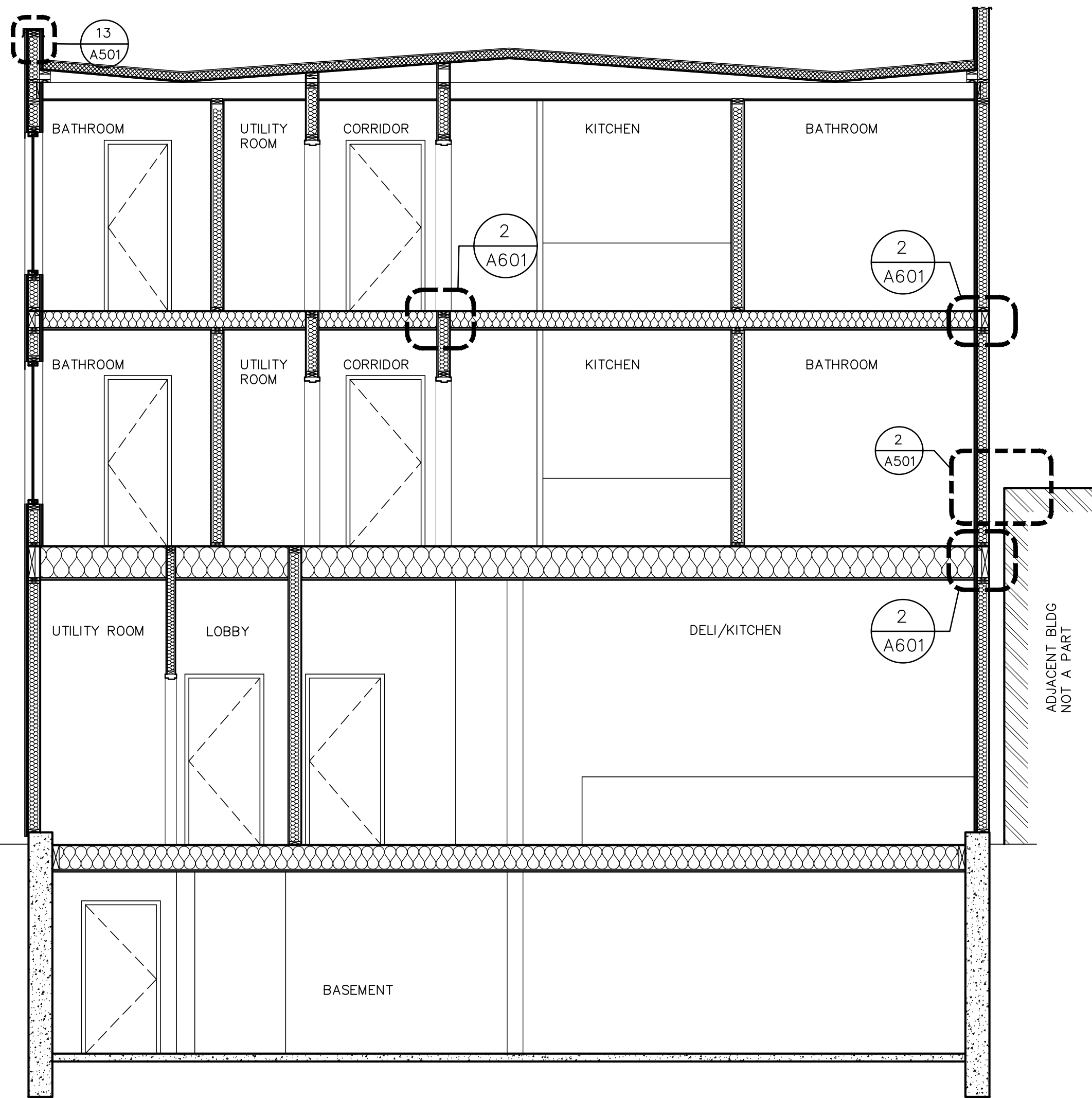
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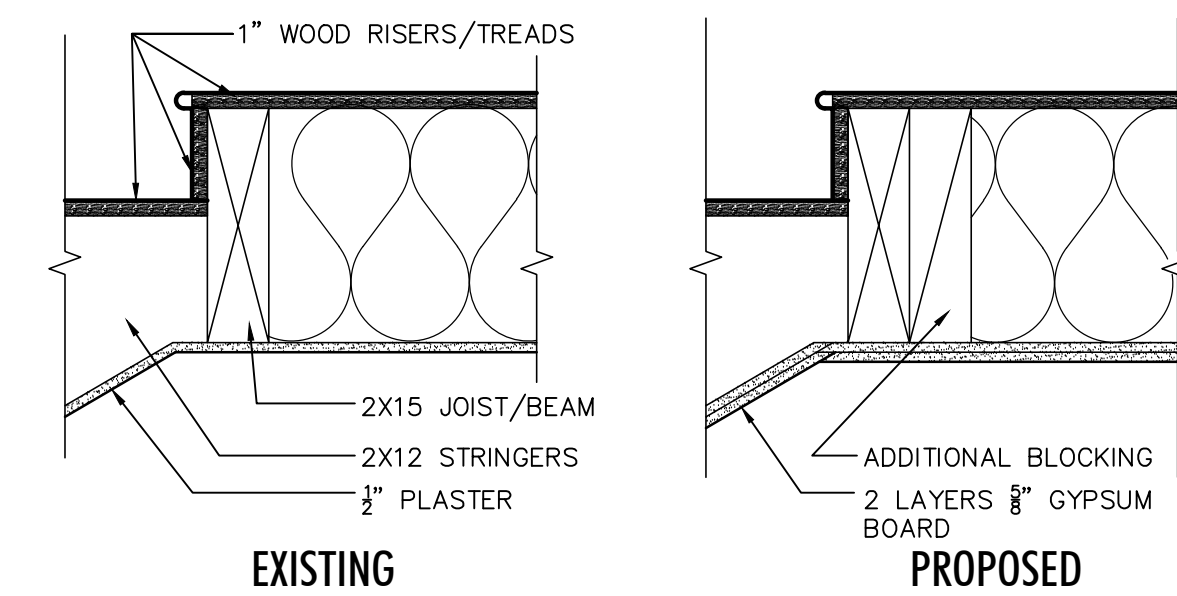
2ND FLOOR
12'-7" AFF

GROUND FLOOR
0'-0" AFF

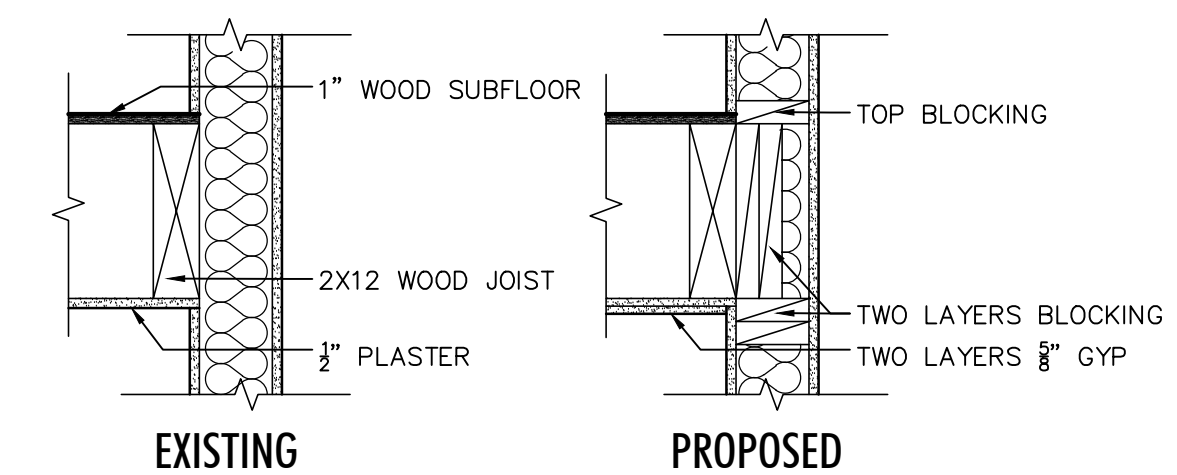
BASEMENT F.F.
-8'-10" AFF



SECTION 1
SCALE: 1/4"=1'-0"
ID: A-FILENAME



STAIRS 1HR RATED, TYP.
SCALE: 1"=1'-0"
ID: A-FILENAME



LANDING INTERSECT WALL 1HR RATED, TYP.
SCALE: 1"=1'-0"
ID: A-FILENAME

GENERAL NOTES

1. PROVIDE TWO LAYER OF GYPSUM BOARD UNDERSIDE OF EXISTING STAIRS STRUCTURE, TWO LAYERS OF BLOCKING AT LEDGERS, JOISTS, BEAMS AND DOUBLE PLATE AT INTERMEDIATE LANDINGS.

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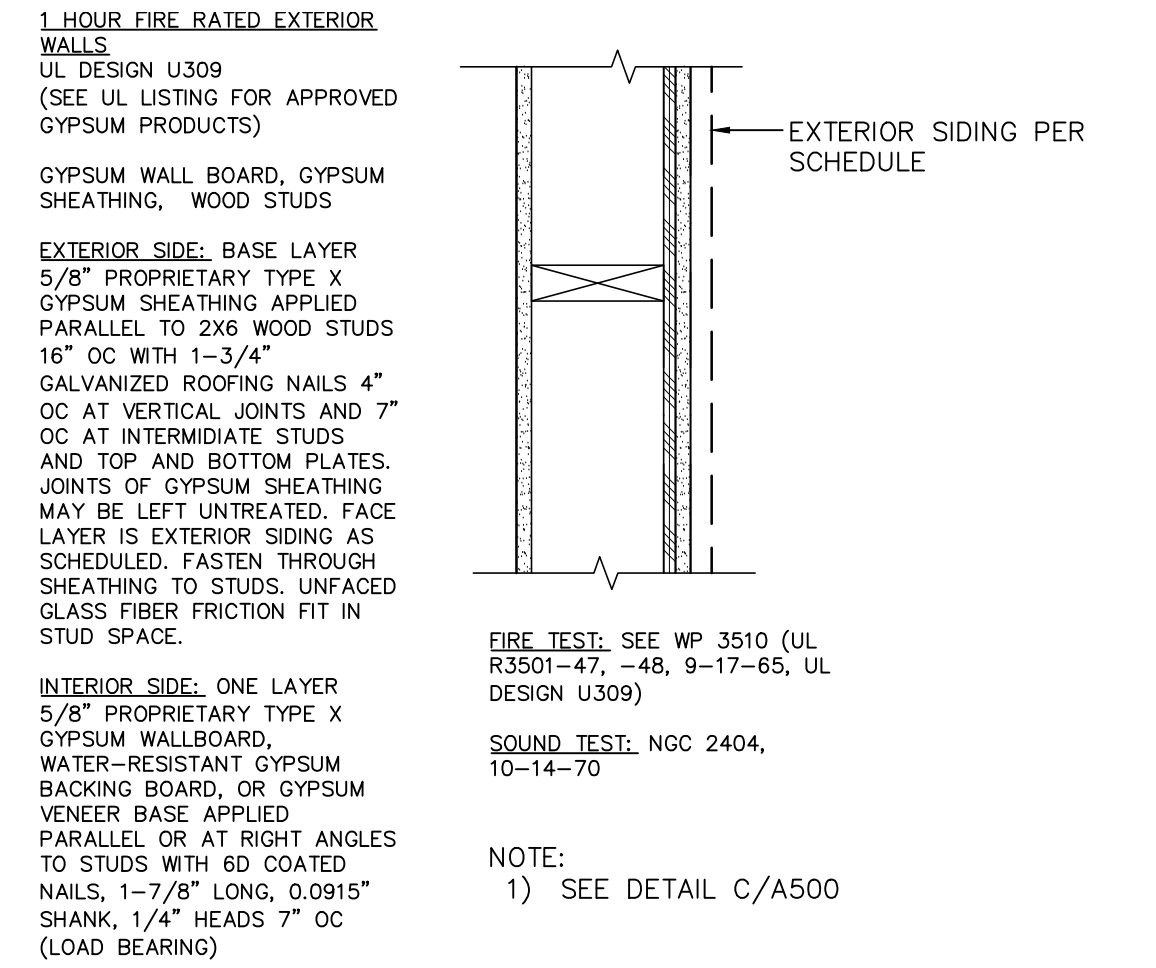
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ISSUED / REVISED DATE
CITY COMMENTS 1 02.16.2018

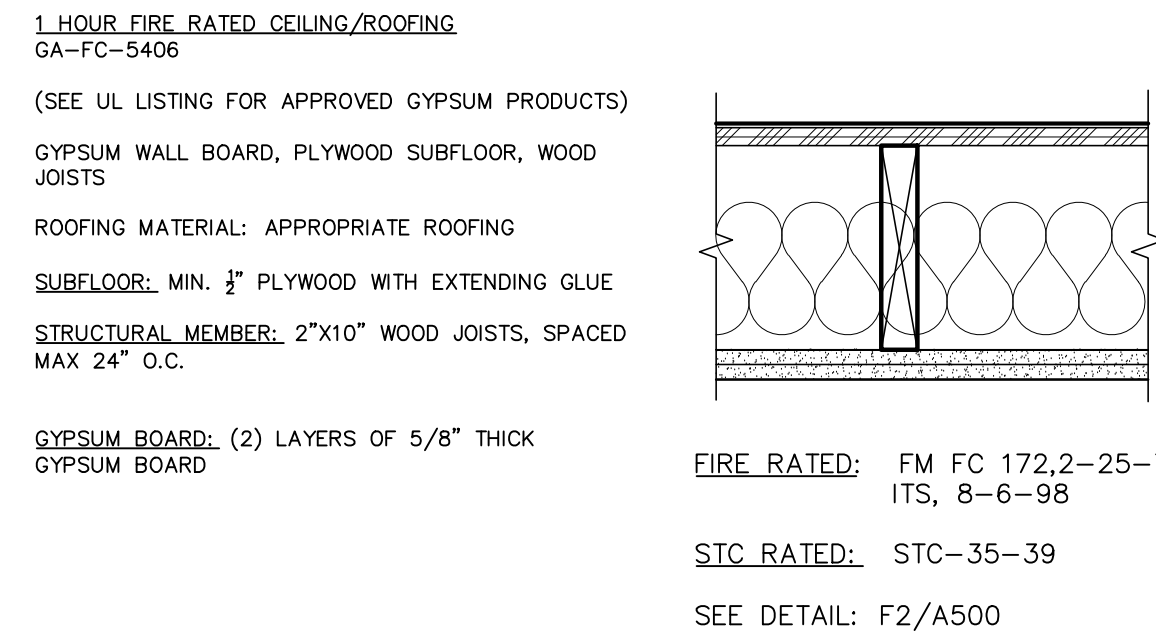
ORIGINAL ISSUE DATE 01.11.2018
DRAWN BY JN CHECKED BY ML

BUILDING SECTIONS

A301
PERMIT SET

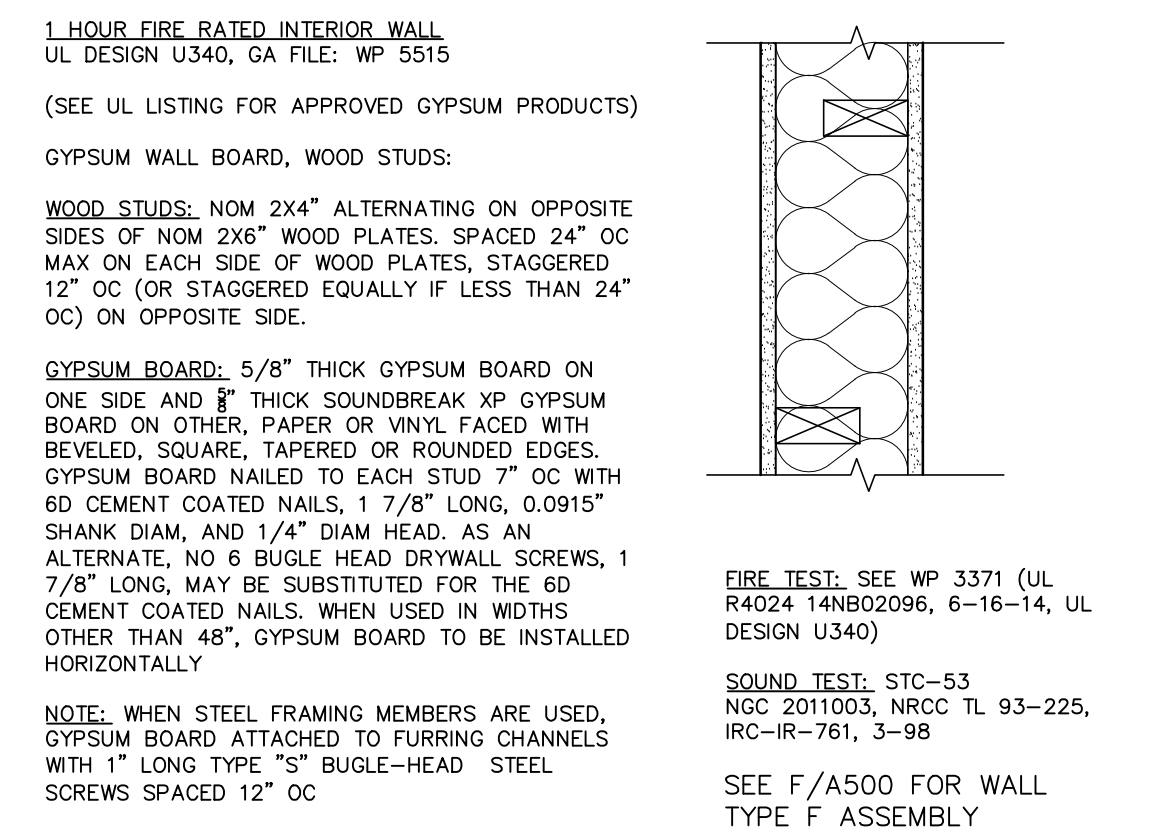


4 FIRE RATED WALL U309 DETAIL
A500 SCALE: 1 1/2"=1'-0"
ID: A500

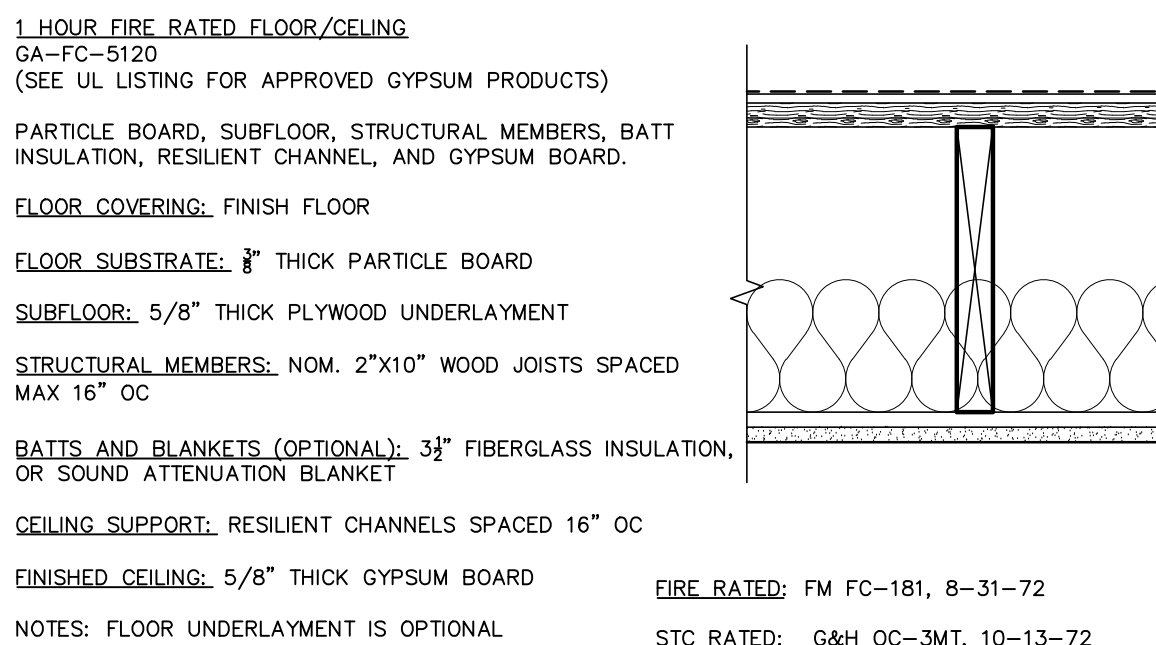


- NOTE:
1) REFER TO SECTIONS FOR EXISTING ROOF SLOPE
2) REMOVE EXISTING PLASTER TO REPLACE WITH 3/8" GYP. (TYPE-X)
3) REPAIR/REPLACE ROOF SHEATHING.
4) SEE F2/A500 FOR ROOF ASSEMBLY

5 FIRE RATED CEILING/ROOF GA-FC-5406
A500 SCALE: 1 1/2"=1'-0"
ID: A500

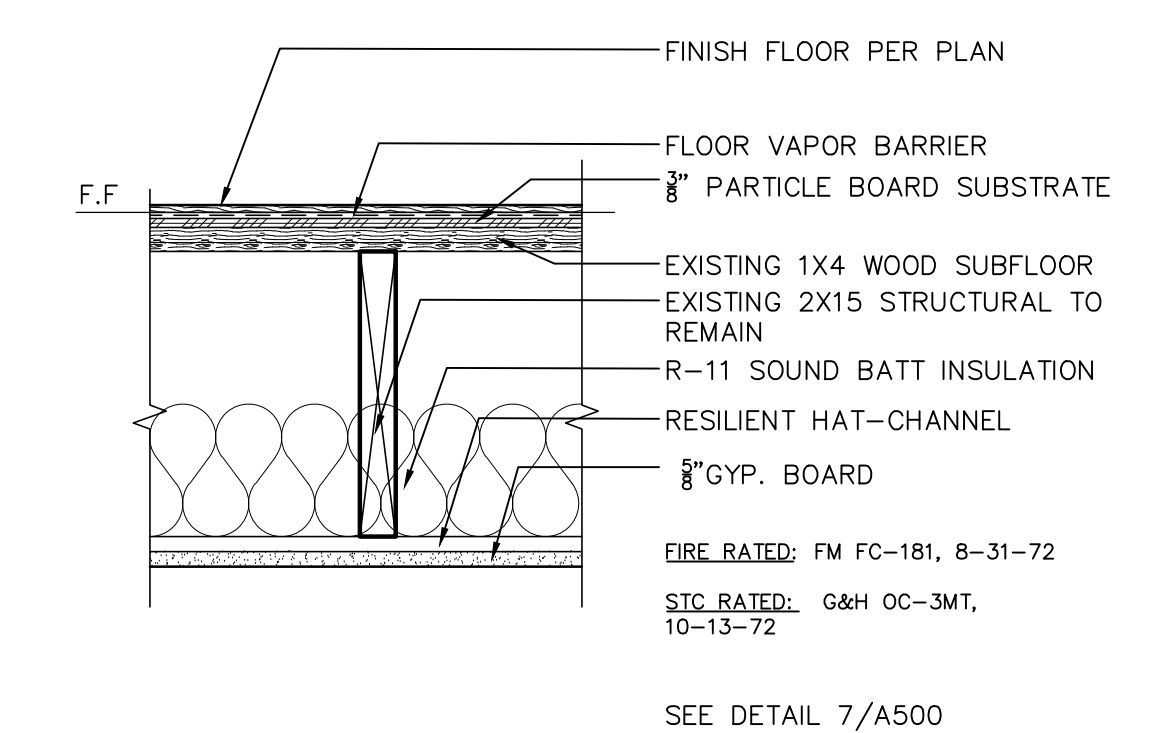


6 FIRE RATED WALL U340 DETAIL
A500 SCALE: 1 1/2"=1'-0"
ID: A500



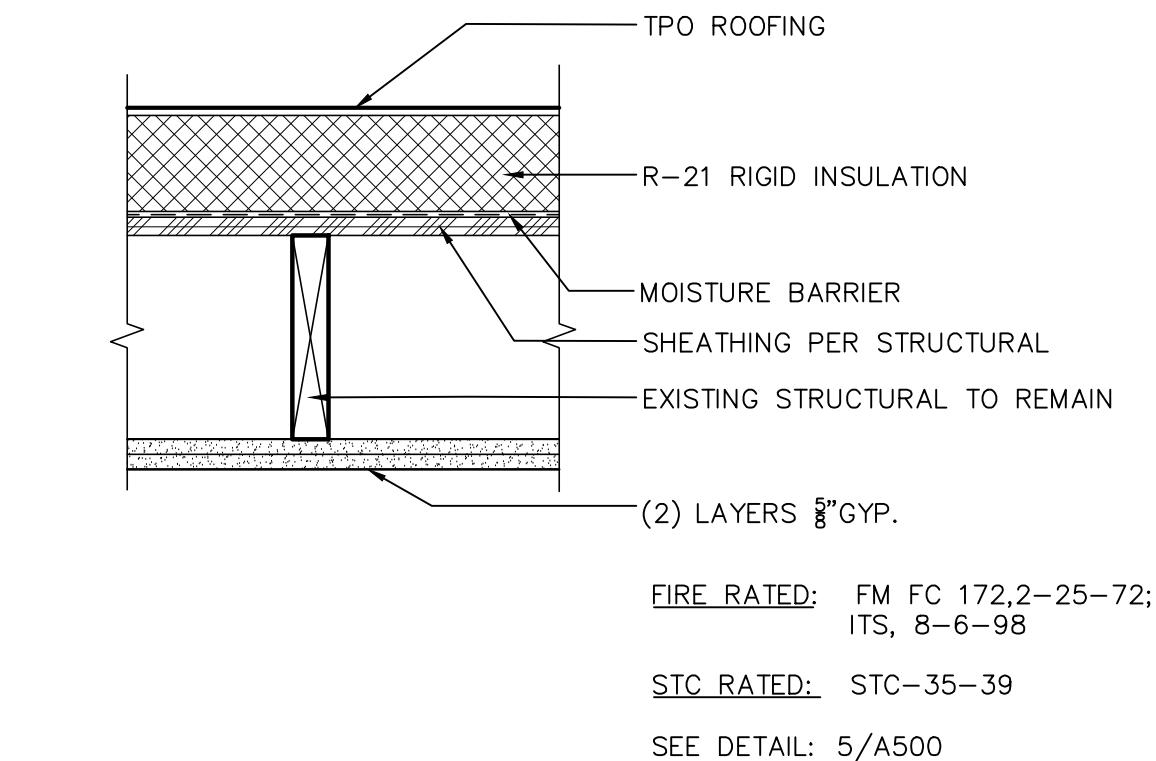
- NOTE:
1) REFER TO SECTIONS FOR EXISTING OR NEW FINISHES
2) REMOVE EXISTING PLASTER TO REPLACE WITH 3/8" GYP. (TYPE-X)
3) REPAIR/REPLACE SUB-FLOOR.
4) EXISTING FLOOR STRUCTURAL TO REMAIN.
5) SEE F1/A500 FOR TYPE F FLOOR ASSEMBLY

7 FIRE RATED 2ND FLOOR/CEILING GA-FC-5120
A500 SCALE: 1 1/2"=1'-0"
ID: A500



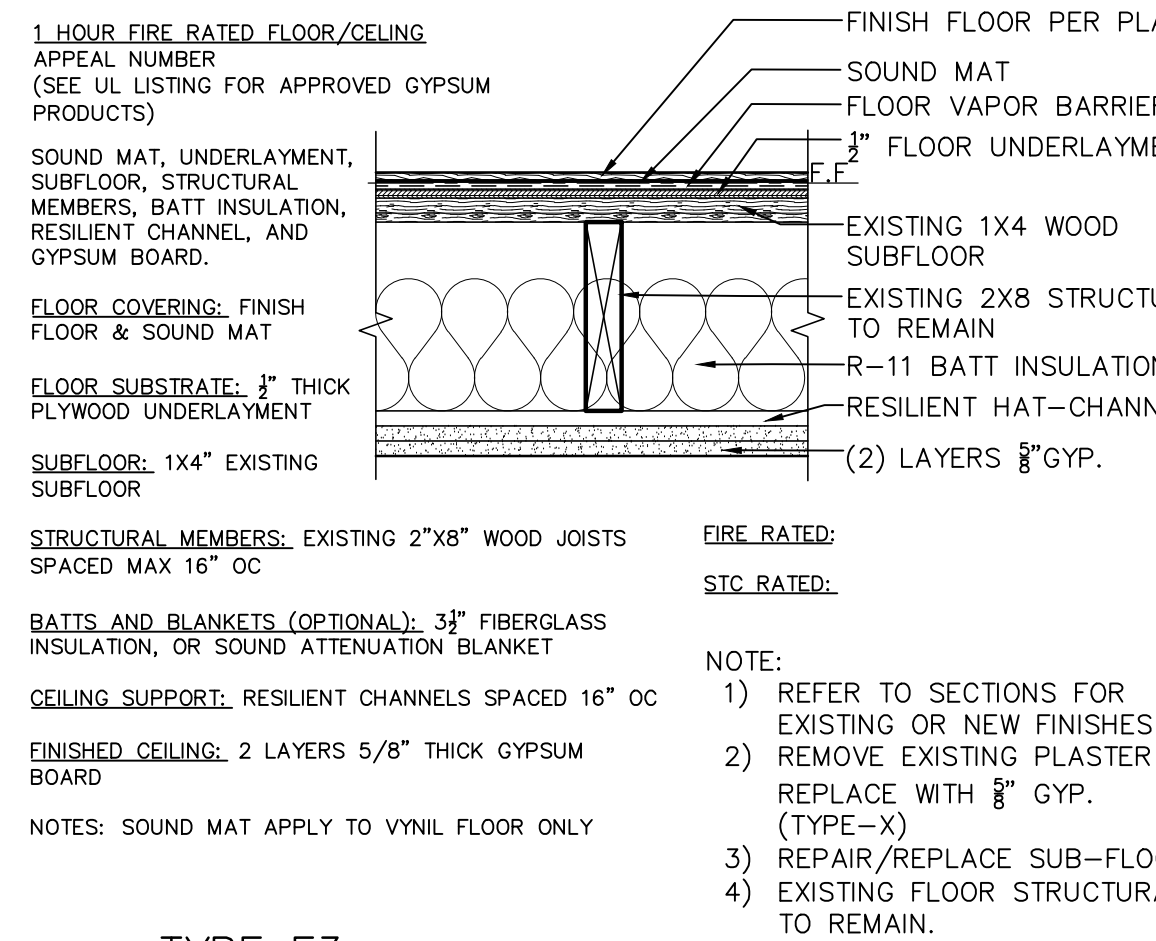
- NOTE:
1) REFER TO SECTIONS FOR EXISTING OR NEW FINISHES
2) REMOVE EXISTING PLASTER TO REPLACE WITH 3/8" GYP. (TYPE-X)
3) REPAIR/REPLACE SUB-FLOOR.
4) EXISTING FLOOR STRUCTURAL TO REMAIN.

F1 TYPE F1
2ND FLOOR ASSEMBLY - 1HR RATED
A500 SCALE: 1 1/2"=1'-0"
ID: A500

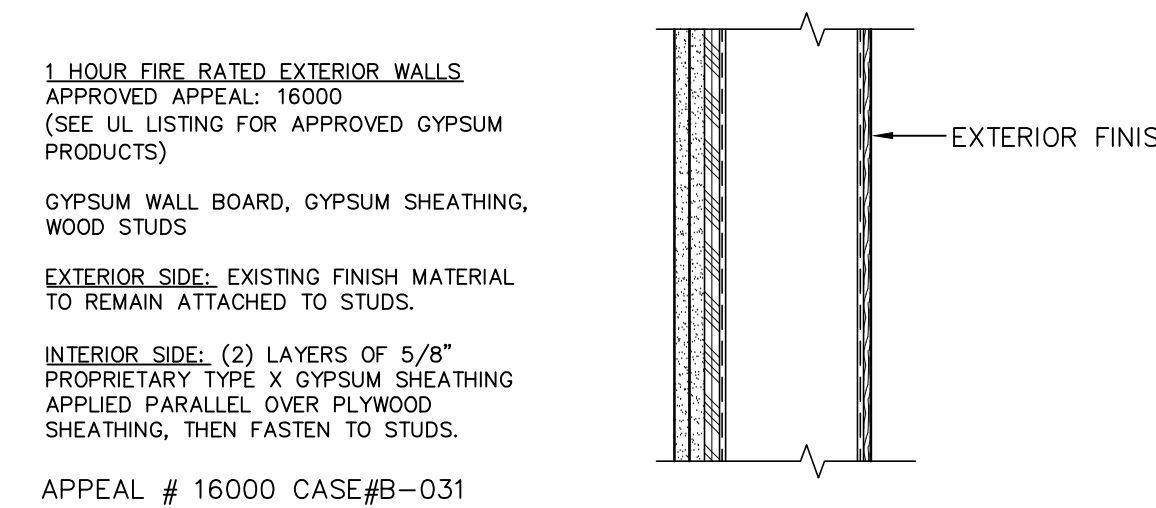


- NOTE:
1) REFER TO SECTIONS FOR EXISTING ROOF SLOPE
2) REMOVE EXISTING PLASTER TO REPLACE WITH 3/8" GYP. (TYPE-X)
3) REPAIR/REPLACE ROOF SHEATHING.

F2 TYPE F2
ROOF ASSEMBLY - 1HR RATED
A500 SCALE: 1 1/2"=1'-0"
ID: A500

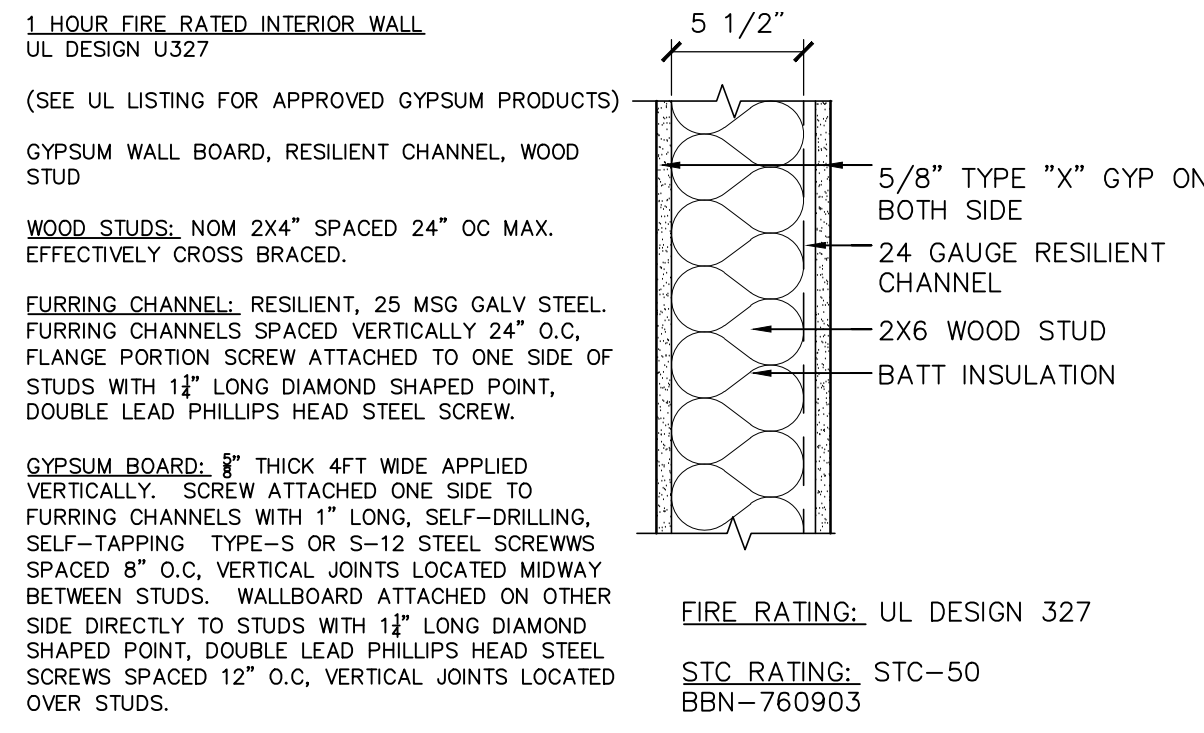


F3 TYPE F3
3RD FLOOR ASSEMBLY - APPEAL
A500 SCALE: 1 1/2"=1'-0"
ID: A500



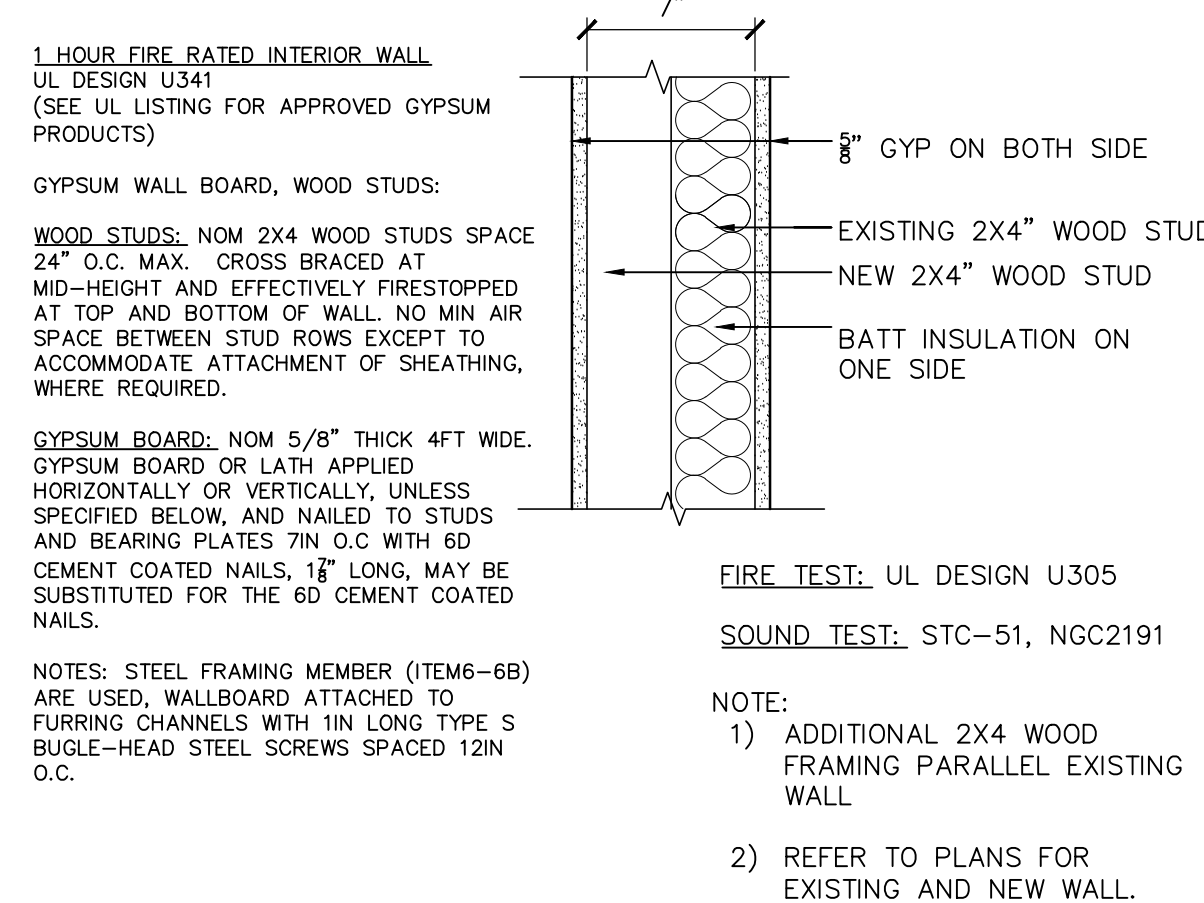
- NOTE:
1) SEE A/A500 & D/A500 FOR TYPE A & D WALLS ASSEMBLY

3 FIRE RATED WALL APPROVED APPEAL 16000
A500 SCALE: 1 1/2"=1'-0"
ID: A500

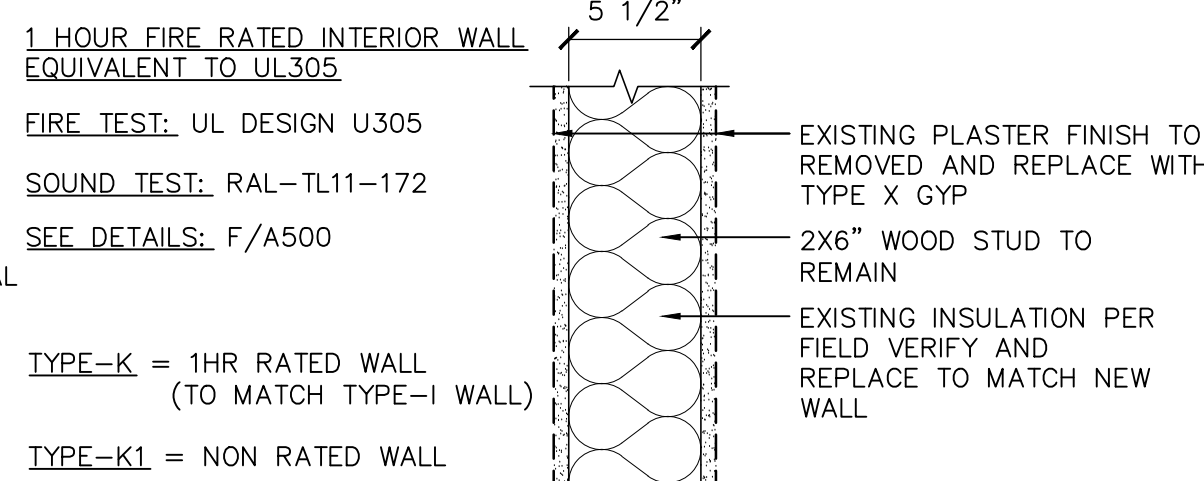


- NOTE:
1) REFER TO PLANS FOR EXISTING OR NEW FRAMING
2) UPDATE EXISTING WALL TO MEETING RATING

I TYPE I - 1HR RATED
1HR RATED INTERIOR WALL
A500 SCALE: 1 1/2"=1'-0"
ID: A500

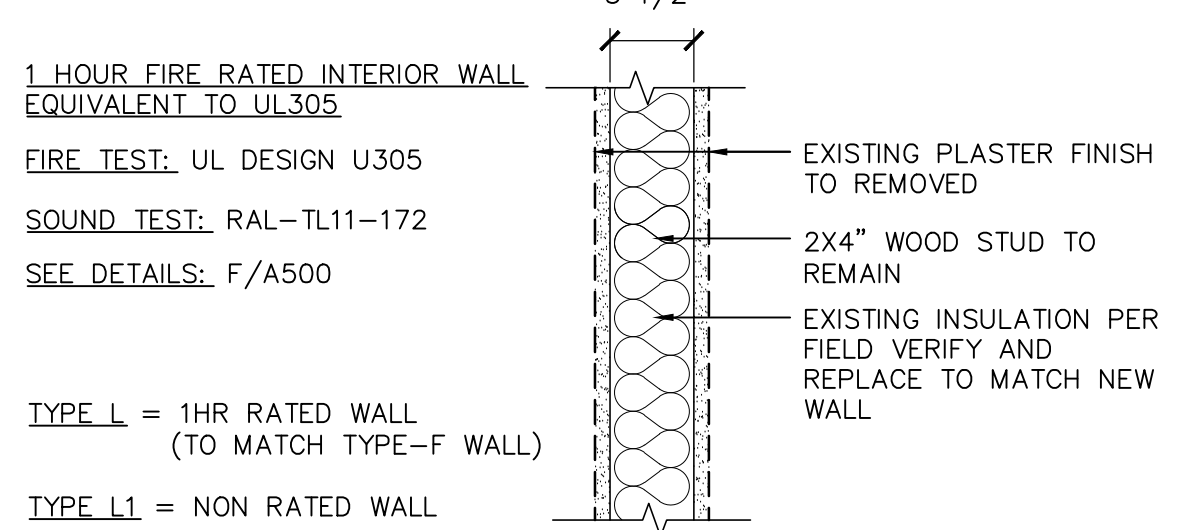


J TYPE J - 1HR RATED
DOUBLE INTERIOR PARTITION WALL
A500 SCALE: 1 1/2"=1'-0"
ID: A500



- NOTE:
1) EXISTING INTERIOR WOOD FRAMING WALL TO REMAIN, AND UPDATE WALL ASSEMBLY TO MATCH NEW WALL AREA WHERE OCCURRED.
2) REFER TO PLANS FOR EXISTING AND NEW WALL. SEE WALL TYPE MATCHING ABOVE

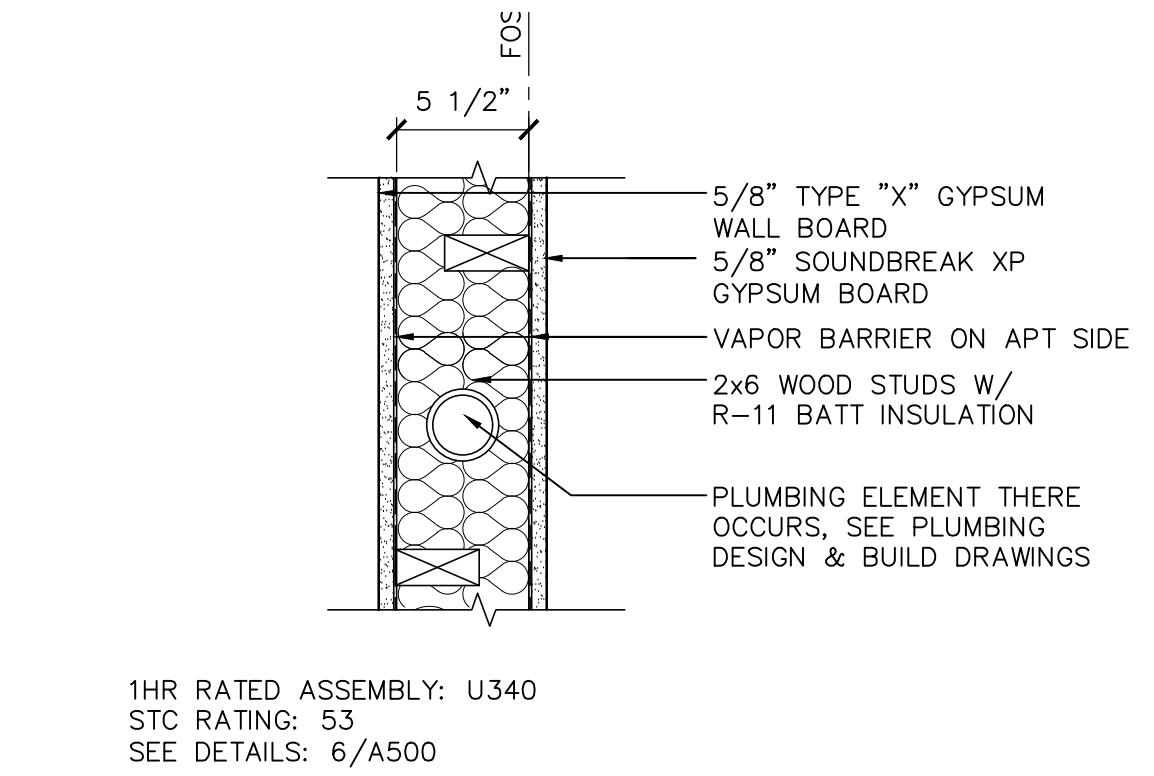
K TYPE K - 1HR RATED
EXISTING INTERIOR PARTITION WALL 2X6
A500 SCALE: 1 1/2"=1'-0"
ID: A500



- NOTE:
1) EXISTING INTERIOR WOOD FRAMING WALL TO REMAIN, AND UPGRADE WALL ASSEMBLY TO MATCH NEW WALL AREA WHERE OCCURRED..

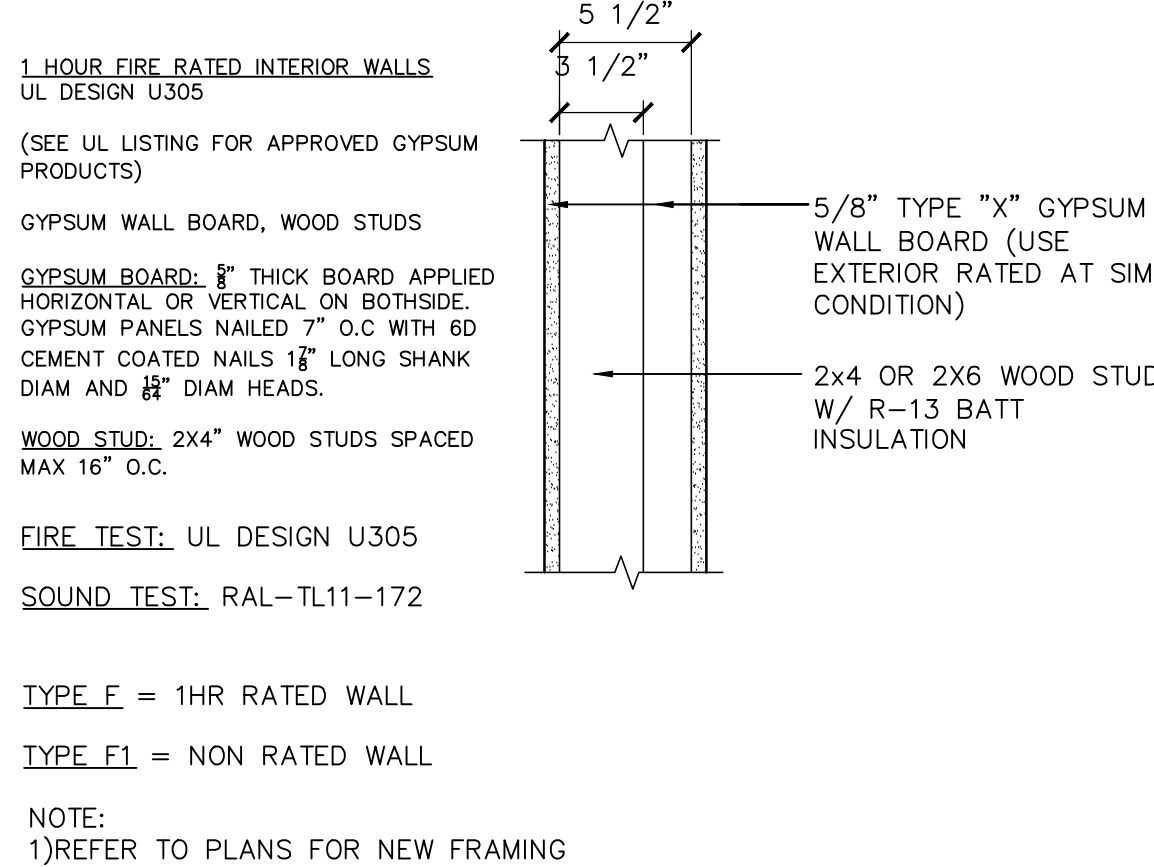
- 1) REFER TO PLANS FOR EXISTING AND NEW WALL. SEE WALL TYPE MATCHING ABOVE

L TYPE L - 1HR RATED
EXISTING INTERIOR PARTITION WALL 2X4
A500 SCALE: 1 1/2"=1'-0"
ID: A500

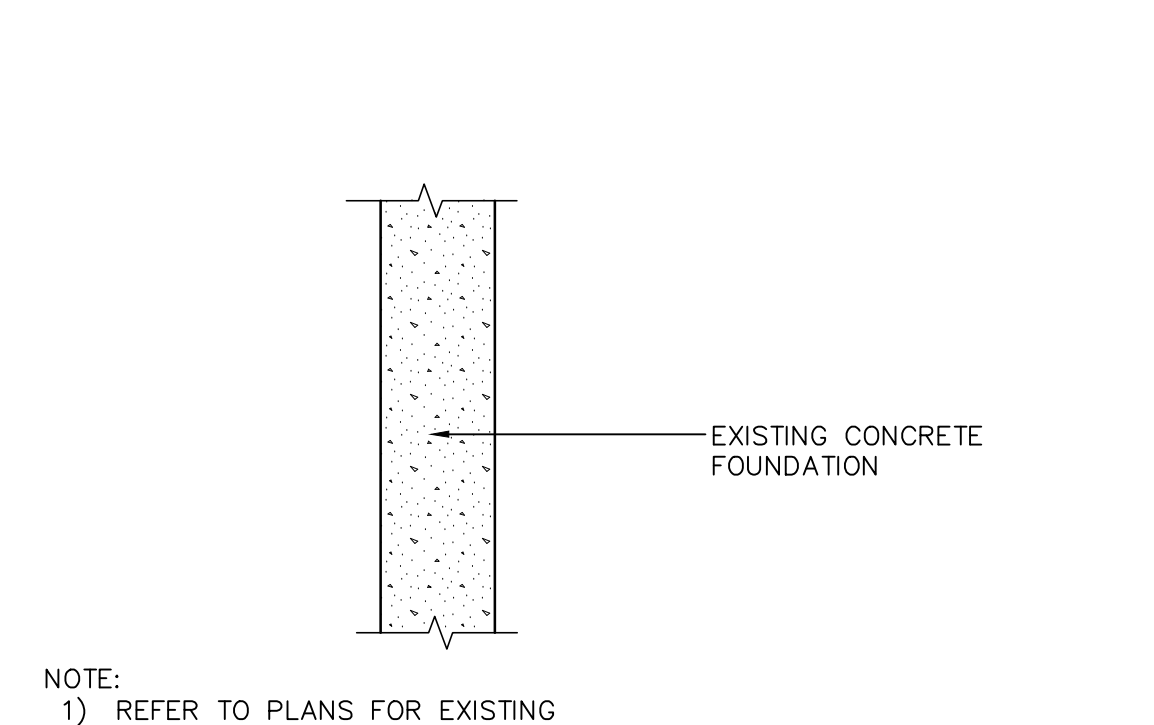


- NOTE:
1) REFER TO PLANS FOR NEW FRAMING

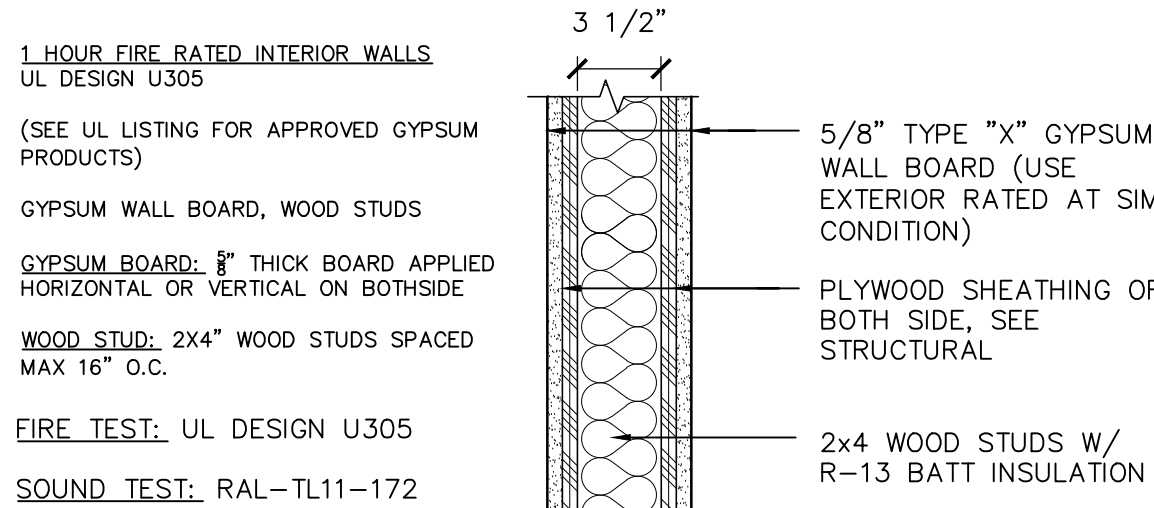
E TYPE E - 1HR RATED
1HR RATED INTERIOR DIMISING/PLUMBING WALL
A500 SCALE: 1 1/2"=1'-0"
ID: A500



F TYPE F - 1HR RATED
TYPICAL INTERIOR PARTITION WALL
A500 SCALE: 1 1/2"=1'-0"
ID: A500

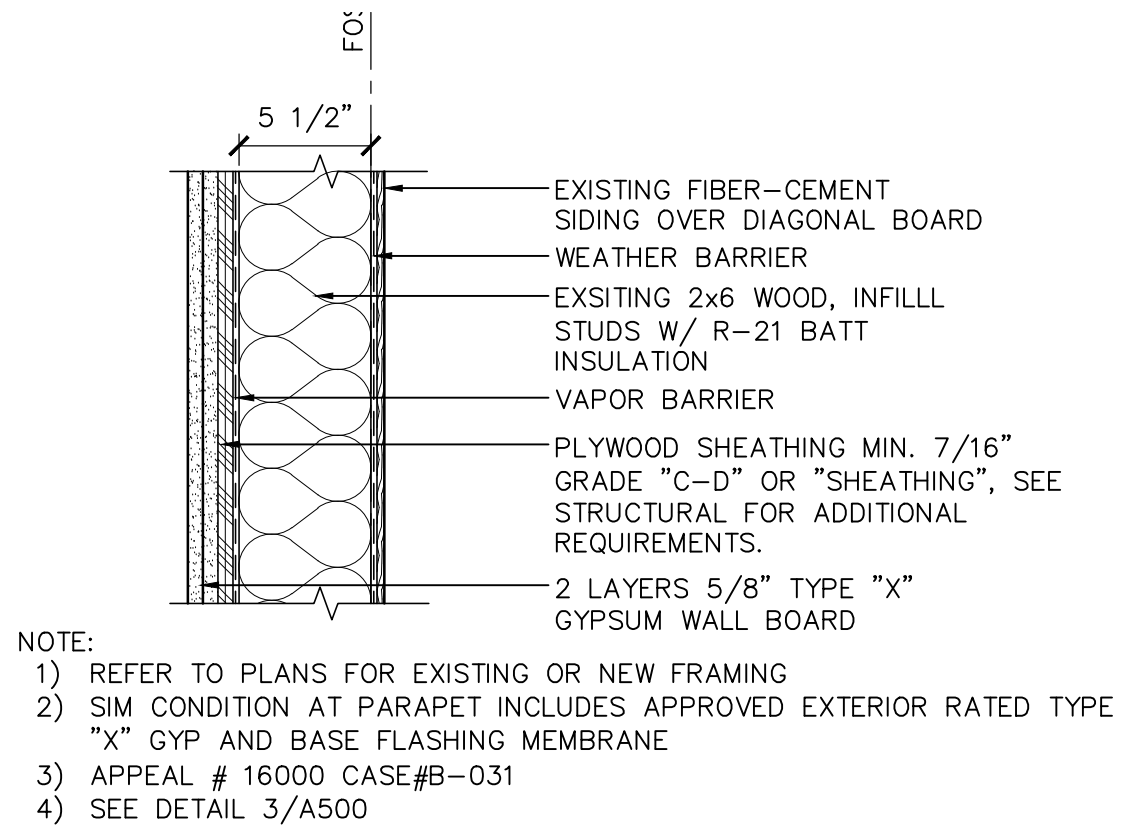


G TYPE G
EXISTING FOUNDATION
A500 SCALE: 1 1/2"=1'-0"
ID: A500

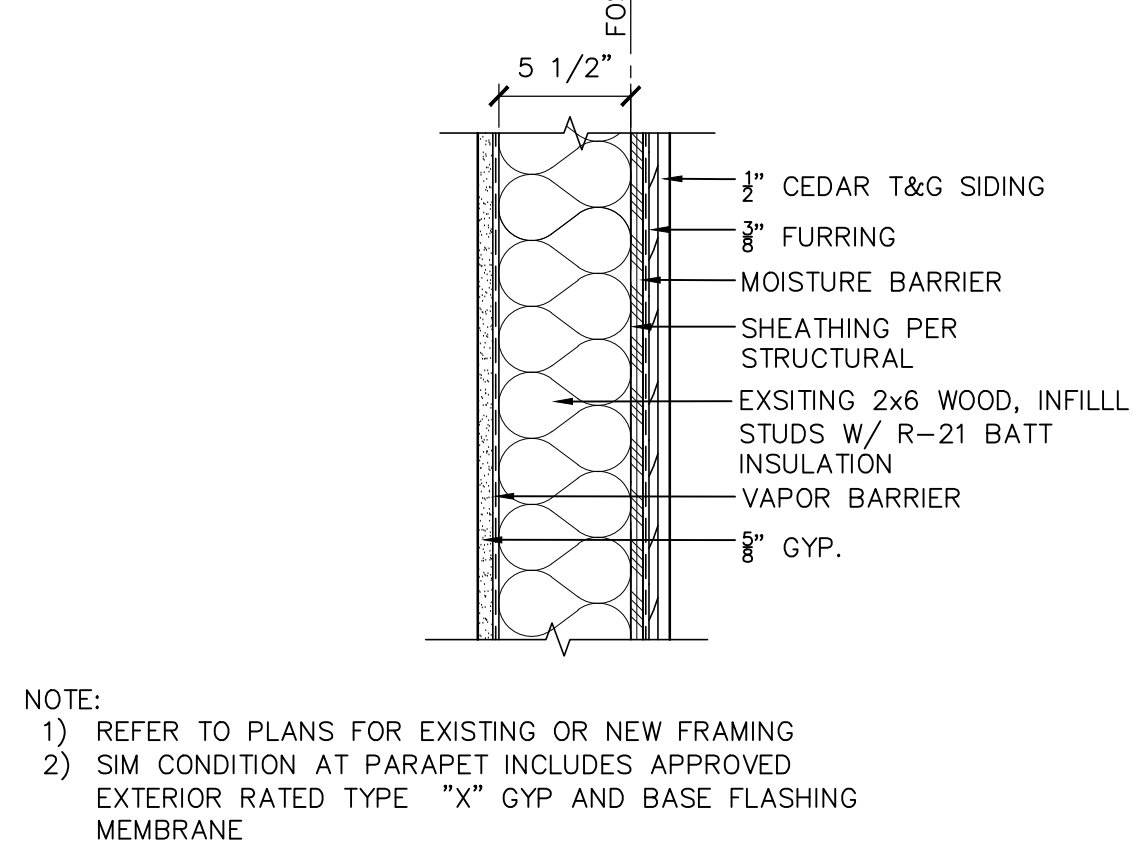


- NOTE:
1) REFER TO PLANS FOR EXISTING OR NEW FRAMING
2) SEE STRUCTURAL SHEAR WALL DETAIL

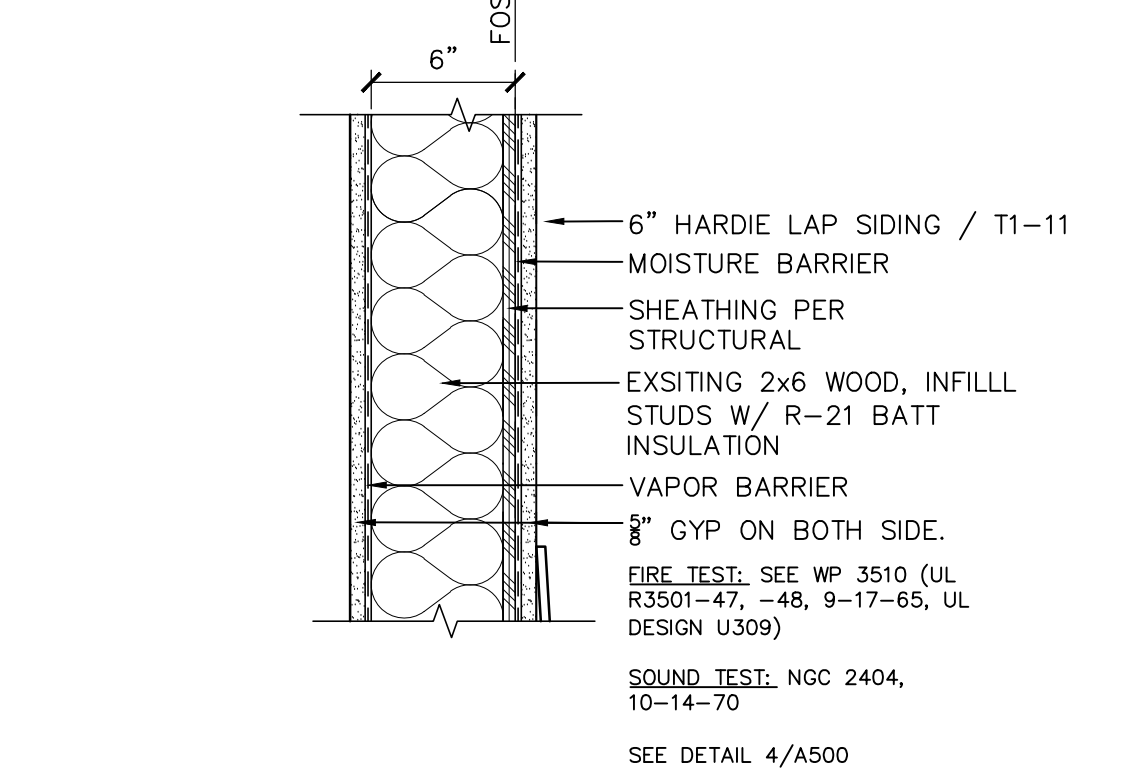
H TYPE H - 1HR RATED
INTERIOR SHEAR WALL
A500 SCALE: 1 1/2"=1'-0"
ID: A500



A TYPE A - 1HR RATED
2 HOUR EQUIVALENT RATED EXTERIOR WALL
A500 SCALE: 1 1/2"=1'-0"
ID: A500

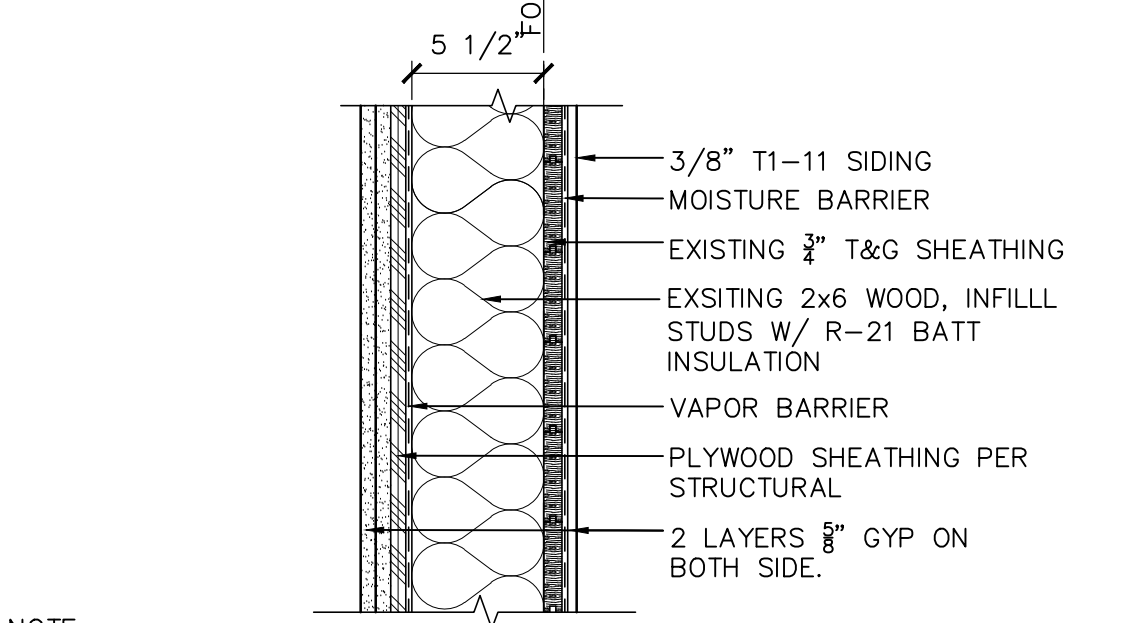


B TYPE B
WOOD FRAME W/ CEDAR SIDING
A500 SCALE: 1 1/2"=1'-0"
ID: A110



- NOTE:
1) REFER TO PLANS FOR EXISTING OR NEW FRAMING
2) SIM CONDITION AT PARAPET INCLUDES APPROVED EXTERIOR RATED TYPE "X" GYP AND BASE FLASHING MEMBRANE

C TYPE C - 1HR RATED
WOOD FRAME W/ LAP SIDING OR T1-11
A500 SCALE: 1 1/2"=1'-0"
ID: A110



D TYPE D - 2HR RATED
WOOD FRAME W/ T1-11
A500 SCALE: 1 1/2"=1'-0"
ID: A110

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CITY COMMENTS 1 02.16.2018

ORIGINAL ISSUE DATE 01.11.2018
DRAWN BY JN CHECKED BY ML

WALL / FLOOR TYPES WALL SECTION

A500
PERMIT SET