

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 - Held over from ID 20406 (5/15/19) for additional information

Appeal ID: 20435

Project Address: 123 SE 13th Ave

Hearing Date: 5/22/19

Appellant Name: JOSHUA SCOTT

Case No.: B-018

Appellant Phone: (206) 755-1290

Appeal Type: Building

Plans Examiner/Inspector: Natalie Didion

Project Type: commercial

Stories: 4 **Occupancy:** R-2 **Construction Type:** V-A

Building/Business Name:

Fire Sprinklers: Yes -

Appeal Involves: Reconsideration of appeal

LUR or Permit Application No.: 17-145908-CO

Plan Submitted Option: pdf [File 1] [File 2] [File 3]
[File 4] [File 5] [File 6] [File 7]

Proposed use: MULTIFAMILY RESIDENTIAL

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 704.2

Requires

Where columns are required to have protection to be fire-resistance rated, the entire column shall be provided individual encasement protection by protecting it on all four sides for the full length of the column, including connections to other structural members, with materials having the required fire rating.

Proposed Design

Where columns are located within fire-rated wall cavities the membrane protection of the wall provides the fire rated protection for the columns within. Therefore, columns within wall cavities are not protected (encapsulated) with fire rated construction on all four sides. Columns that occur outside of walls to be protected on all four sides with fire rated construction. The specific columns for with this appeal applies are clouded and noted on the attached framing and floor plans.

Reason for alternative The 2018 IBC has been updated to add an exception for "columns that meet limitations of Section 704.4.1." Section 704.4.1 now includes columns. "Studs, columns, and boundary elements that integral elements in walls of light-frame construction and are located entirely between the top and bottom plates or tracks shall be permitted to have required fire-resistance rating provided by the membrane protection provided for the wall."

RECONSIDERATION TEXT

A vertical section through the steel columns has been added as requested for additional information.

APPEAL DECISION

One hour fire rated protection of columns fully contained within fire rated wall membrane per 2018 IBC: Denied. Proposal does not provide equivalent Life Safety protection.
Appellant may contact John Butler (503 823-7339) with questions.

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.

WALL ASSEMBLIES (EXTERIOR)			RATINGS		
WALL TYPE	WALL DETAIL	ASSEMBLY DESCRIPTION	FIRE	SOUND	THERMAL
EW1		- 5/8" TYPE 'X' G.W.B. - R-21 GLASSFIBER BATT INSULATION - 2X6 STUDS PER STRUCTURAL - 1/2" PLYWOOD SHEATHING - WATERPROOF MEMBRANE - SIDING MATERIALS (VARY)	1 HOUR FROM INTERIOR UL U302 GA 3419		R-21
EW2		- (2) LAYERS 5/8" TYPE 'X' G.W.B. - R-21 FIBERGLASS BATT INSULATION - 2X6 STUDS PER STRUCTURAL - 1/2" PLYWOOD SHEATHING - (2) LAYERS 5/8" GYPSUM SHEATHING - WATERPROOF MEMBRANE - SIDING MATERIALS (VARY)	2 HOUR (BOTH SIDES) GA WP 8415 UL U308		R-21
EW3		- 5/8" TYPE 'X' G.W.B. - R-21 FIBERGLASS BATT INSULATION - 2X6 STUDS PER STRUCTURAL - 1/2" PLYWOOD SHEATHING - 5/8" TYPE 'X' G.W.B. - WATERPROOF MEMBRANE - SIDING MATERIAL (VARIES)	1 HOUR BOTH SIDES UL U302 GA WP 8109		R-21

WALL ASSEMBLIES (INTERIOR)			RATINGS		
WALL TYPE	WALL DETAIL	ASSEMBLY DESCRIPTION	FIRE	SOUND	THERMAL
IW1		- (2) LAYERS 5/8" TYPE 'X' G.W.B. - 2X6 STUDS @ 16" O.C. - R-21 BATT INSULATION - (2) LAYERS 5/8" TYPE 'X' G.W.B.	2 HOUR UL 263 DESIGN #U301	STC 58 SA920 USG810219	
IW2		- 5/8" TYPE 'X' G.W.B. - 2X6 STUDS @ 16" O.C. - R-21 SOUND BATT INSULATION - 5/8" TYPE 'X' G.W.B.	1 HOUR GA WP 3644		
IW3		- 5/8" TYPE 'X' G.W.B. - 2X4 STUDS @ 16" O.C. - R-15 SOUND BATT INSULATION - 5/8" TYPE 'X' G.W.B.	1 HOUR GA WP 3644		
IW4		- (2) LAYERS 5/8" TYPE 'X' G.W.B. - 2X6 STUDS @ 16" O.C. - R-21 BATT INSULATION - 1/2" RESILIENT CHANNEL - 5/8" TYPE 'X' G.W.B.	1 HOUR UL 263 DESIGN #U311	STC 52 MIN. 50	
IW5		- (2) LAYERS 5/8" TYPE 'X' G.W.B. - 2X6 STUDS @ 16" O.C. - R-21 BATT INSULATION - 1/2" RESILIENT CHANNEL - 5/8" TYPE 'X' G.W.B.	1 HOUR UL 263 DESIGN #U311 GA FILE NO. WFS243	STC 52 MIN. 50	
C1		- (2) LAYERS 5/8" TYPE 'X' G.W.B. - R-21 MIN CLOSED CELL SPRAY FOAM INSUL. - 2 X 4 STUDS @ 16" O.C. - 1" AIR SPACE (BETWEEN STUDS AND WALL) - 8" CONCRETE WALL PER STRUCTURAL	N/A ≥ 2 HOUR		R-21
C7		- DRAINAGE MAT (AS REQUIRED) - 8" CONCRETE WALL PER STRUCTURAL	N/A ≥ 2 HOUR		
		- STEEL COLUMN PER STRUCTURAL - 1 5/8" STEEL STUD - 1/2" FIRE-SHIELD C OR 5/8" FIRE-SHIELD GYPSUM BOARD - CORNER BEAD	1 HOUR UL 263 DESIGN #X528		

1 WALL ASSEMBLIES

SCALE 3/4" = 1'-0"

FLOOR/CEILING TYPE ASSEMBLIES			RATINGS		
FLOOR TYPE	FLOOR/CEILING DETAIL	ASSEMBLY DESCRIPTION	FIRE	SOUND	THERMAL
F1		- FINISHED FLOOR PER PLAN - 1/1" GYPCRETE - 1/4" ACOUSTIC FLOOR MAT - 3/4" SUBFLOOR SHEATHING (PER STRUCTURAL) - T-J FLOOR FRAMING (PER STRUCTURAL) - 1/2" RESILIENT FURRING CHANNEL - (2) LAYERS 1/2" TYPE 'X' GWB (1HR RATED ACCESS PANELS)	1 HOUR UL DESIGN L589 GA-FC-5011	STC: MIN. 66 IC: MIN. 50	N/A *MODIFIER* R-30
F1*		*MODIFIER* R-38 @ FLOOR/CEILING IN GARAGE - MOISTURE RESISTANT GWB @ GARAGE			
F3		- FINISHED FLOOR PER PLANS - 1/1 1/2" GYPCRETE - 3/4" SUBFLOOR SHEATHING (PER STRUCTURAL) - 2X6 WD FRAMING PER STRUC. - (2) LAYERS 1/2" TYPE 'X' GWB - MEP/BUILDING UTILITIES PLENUM - (1) LAYER 1/2" GWB (NON-RATED ACCESS PANELS)	1 HOUR UL DESIGN L514 SYSTEM #4	N/A	N/A
F4		- FINISHED FLOOR PER PLANS - CONCRETE SLAB ON GRADE W/ REBAR PER STRUC. - 6 MIL POLY (VAPOR BARRIER) - 2" RIGID INSULATION - COMPACTED STRUCTURAL FILL - R-10 PERIMETER INSULATION COVERS THE SLAB EDGE AND EXTENDS 2 FEET UNDER THE SLAB	N/A	N/A	N/A
F5		- VINYL PLANK FLOORING / CARPET - 3/4" SHEATHING (PER STRUCTURAL) - T-J FLOOR FRAMING (PER STRUCTURAL) - 5/8" TYPE 'X' GWB - RESILIENT CHANNEL - (2) LAYERS 5/8" TYPE 'X' GWB	2 HOUR UL DESIGN L538	N/A	N/A *MODIFIER* R-30
RECESSED CEILING/FAN DUCTING @ 1HR CEILINGS			BOX JOIST BAY W/ 5/8" GWB TO EXTERIOR WALL		
		1- 5/8" GWB WITHIN JOIST BAY (W/ BLOCKING AS REQUIRED) 2- RECESSED FAN UNIT. 3- DUCT TO EXTERIOR. 4- JOIST PER SCHEDULE			
STEEL BEAM PROTECTION @ 1HR CEILING			1 HOUR UL DESIGN: L524		
		- FLOOR FRAMING (PER STRUCTURAL) - STEEL BEAM - 2X6 GAGE 1" X 2" STEEL ANGLE - 2 LAYERS 1/2" TYPE 'X' GWB			

2 FLOOR /CEILING ASSEMBLIES

SCALE 3/4" = 1'-0"

ROOF ASSEMBLIES			RATINGS		
ROOF TYPE	ROOF DETAIL	ASSEMBLY DESCRIPTION	FIRE	SOUND	THERMAL
R1		- APPROVED *CLASS B ROOFING SYSTEM (PER SPEC) - COVERBOARD - TAPERED INSULATION AT 1/4" PER FOOT - 6" IMPERMEABLE RIGID INSULATION [45.7R/PER INCH] - SHEATHING PER STRUC. - FILL VOID WITH BATT INSULATION [9 1/2" @ R-30] - T-J JOIST (PER STRUC) - (2) LAYERS 1/2" TYPE 'X' GYPSUM WALL BOARD	1 HOUR UL DESIGN P522	STC: 35-39	R-34.2 R-16 ±R-60.2
R2		- APPROVED *CLASS B ROOFING SYSTEM (PER SPEC) - COVERBOARD - TAPERED INSULATION AT 1/4" PER FOOT - 6" IMPERMEABLE RIGID INSULATION [45.7R/PER INCH] - SHEATHING PER STRUC. - FILL VOID WITH BATT INSULATION [9 1/2" @ R-30] - 2 X 8 JOIST (PER STRUC) - (2) LAYERS 1/2" TYPE 'X' GYPSUM WALL BOARD	1 HOUR UL DESIGN P522	STC: 35-39	R-34.2 R-16 ±R-60.2

3 ROOF ASSEMBLY

SCALE 3/4" = 1'-0"



ASI SET 01.19.18

7	Revision 02-2	01/19/18
4	Revision 01-4	08/04/17
2	Revision 01-2	06/12/17
#	Issue	Date

kōz
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1830 BICKFORD AVE,
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1299 SE ANKENY ST,
PORTLAND, OR

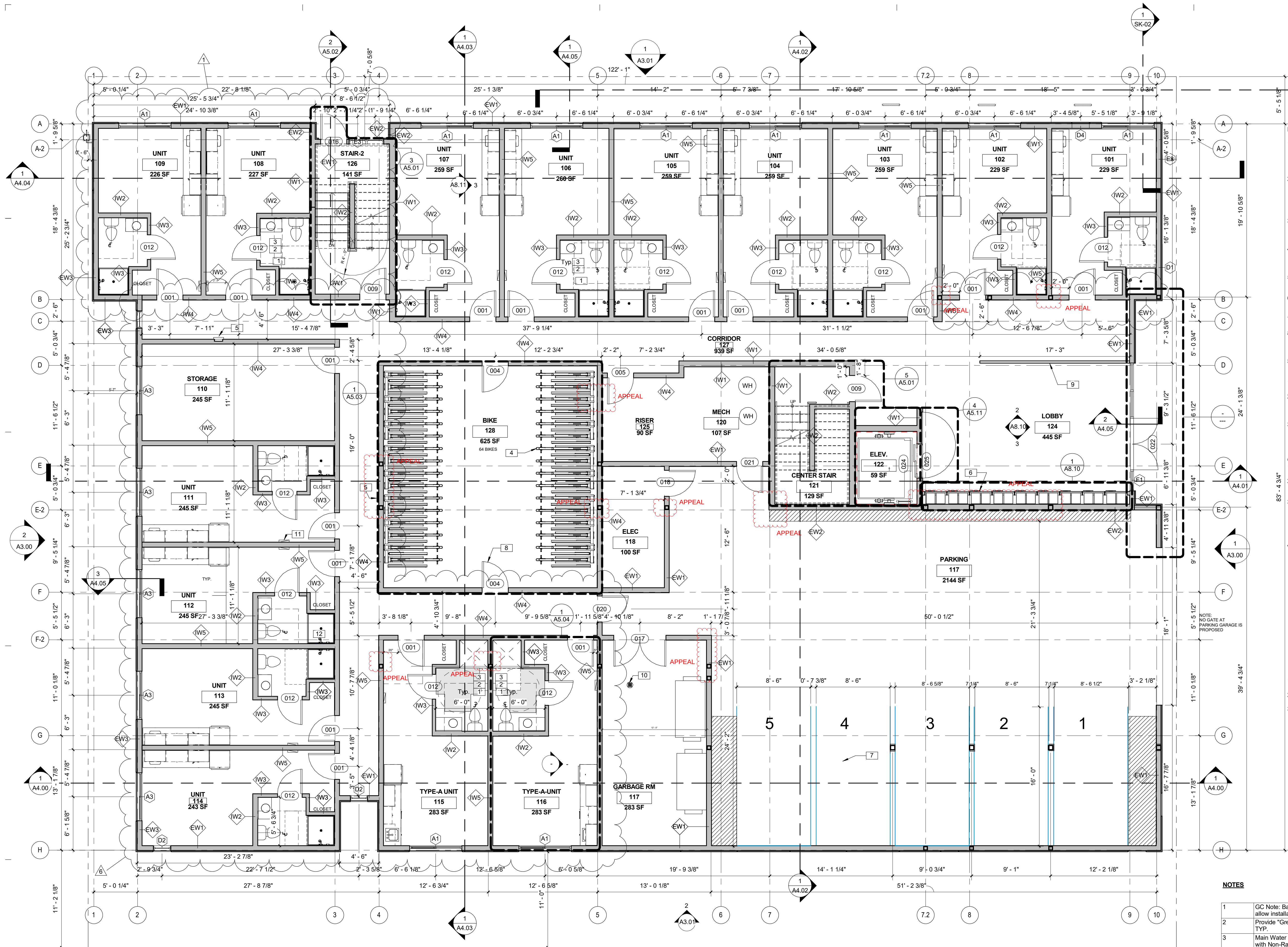
PROJECT # XXXXX

BUILDING ASSEMBLIES

DATE: 01.19.18

SHEET: **A6.05**

ARCHITECTS SUPPLEMENTAL INSTRUCTION SET



- PLAN NOTES**
- DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. INTERIOR DIMENSIONS ARE TO GRID LINES AND FACE OF STUD. OPENINGS ARE DIMENSIONED TO THE CENTERLINE OF THE OPENING, U.N.O.
 - FIRE PROTECTION WORK IS DESIGN BUILD. THE WORK SHOWN HERE IS DIAGRAMMATIC AND INTENDED TO ILLUSTRATE THE DESIGN INTENT, NOT SPECIFIC REQUIREMENTS. WORK REQ'D BY APPLICABLE CODES OR TO MAKE THE WORK COMPLETE IS TO BE PROVIDED.
 - CONTRACTOR SHALL VERIFY LOCATIONS AND SIZING OF ALL OPENINGS INCLUDING BUT NOT LIMITED TO HVAC. DOORS AND WINDOWS WITH APPLICABLE SUBCONTRACTORS.
 - CONTRACTORS SHALL VERIFY INSTALLATION REQUIREMENTS, HOOK-UPS, VENTING & PENETRATIONS FOR ALL FIXTURES & APPLIANCES PRIOR TO INSTALLATION.
 - PROVIDE ARTIFICIAL LIGHTING ADJACENT TO ALL ENTRY DOORS AND STAIRS. SHIELD LIGHT FROM ALL ADJACENT PROPERTIES.
 - FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE SHEET A0.06.
 - WINDOW SIZES ARE NORMAL ROUGH OPENINGS, WIDTH AND HEIGHT.
 - SEE BATHROOM PLANS ON SHEET A0.06 FOR DETAILED DIMENSIONING ADA CLEARANCE INFORMATION.
- SMOKE DETECTORS**
- CORRIDOR SMOKE DETECTORS SHALL COMPLY W/ 907.2.8.2 RM. DETECTORS SHALL COMPLY W/ 907.2.11.1
- A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM.
 - A SMOKE DETECTOR SHALL BE CENTRALLY LOCATED ON EACH FLOOR. IN ALL INSTANCES THIS SHALL BE A COMBINATION SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR.
 - AN ADDITIONAL SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24". SMOKE DETECTORS TO BE 110v; INTERCONNECTED, WITH BATTERY BACKUP.
- CARBON MONOXIDE**
- CARBON MONOXIDE DETECTORS SHALL COMPLY W/ OSSC 908.7-908.7.1
 - CARBON MONOXIDE ALARM SHOULD BE PROVIDED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
 - CARBON MONOXIDE ALARM SHALL BE PROVIDED ON EACH LEVEL OF THE DWELLING. CO/SD SYMBOL USED FOR COMBINATION SMOKE DETECTOR/CARBON MONOXIDE DETECTOR. CO/SD DETECTORS TO BE 100v. INTERCONNECTED, WITH BATTERY BACKUP.
- VENTILATION REQUIREMENTS** (REFER TO MECHANICAL PLANS (DEFERRED) FOR ADDITIONAL INFORMATION)
- SOURCE SPECIFIC:
- | | |
|----------------------------------|------------------------|
| BATH, TOILET, AND LAUNDRY ROOMS: | 50 CFM (INTERMITTENT) |
| KITCHENS: | 100 CFM (INTERMITTENT) |
- EXHAUST OUTLETS TO BE 3 FT. FROM PROPERTY LINES, 3 FT. FROM OPERABLE WINDOWS, AND 10 FT. FROM MECHANICAL AIR INTAKES.
- FRESH AIR EXCHANGE:
- EXHAUST THROUGH COMBINATION BATH FANS THAT ACT AS WHOLE HOUSE VENTILATION 50 CFM MIN. FRESH AIR INLET THROUGH TRICKLE VENTS IN WINDOWS.
- ALL THERMOSTATS SHALL BE PROGRAMMABLE PER WSEC SECTION C403.2.4.9
 - REFER TO SHEETS M1.1-M1.5 FOR VENT.FAN AND THERMOSTAT LOCATIONS.
 - PENETRATIONS INTO AND OPENINGS THROUGH INTERIOR EXIT STAIRWAYS ARE PROHIBITED EXCEPT FOR REQUIRED EXIT DOORS, EQUIPMENT AND DUCTWORK NECESSARY FOR INDEPENDENT VENTILATION OR PRESSURIZATION SPRINKLER PIPING, STANDPIPES, ELECTRICAL RACEWAY FOR FIRE DEPARTMENT COMMUNICATION SYSTEMS AND ELECTRICAL RACEWAY SERVING THE INTERIOR EXIT STAIRWAY AND RAMP AND TERMINATING AT A STEEL BOX NOT EXCEEDING 16 SQUARE INCHES (0.010 M2). SUCH PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714. THERE SHALL BE NO PENETRATIONS OR COMMUNICATING OPENINGS, WHETHER PROTECTED OR NOT, BETWEEN ADJACENT INTERIOR EXIT STAIRWAYS.
- EXCEPTION: MEMBRANE PENETRATIONS SHALL BE PERMITTED ON THE OUTSIDE OF THE INTERIOR EXIT STAIRWAY. SUCH PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714.3.2.

- NOTES**
- GC Note: Bathroom door rough opening to be framed wide (3" or as required) to allow installation of shower unit if shower is not installed during framing.
 - Provide "Green Board" or Mold Resistant GWB in all Wet Area Wall and Ceilings TYP.
 - Main Water Shut Off Valve for Unit (Typical) to be Located in Bathroom Ceiling with Non-Rated Access Panel
 -
 - Semi-recessed fire extinguisher cabinet
 - Mail System - Installed by Contractor
 - Parking stall, TYP.
 - Bike room doors are lockable, Per Schedule.
 - Open wood slat panels' partition. See elevation 2/A8.10
 - Floor Drain - Connect to S.S., Refer to Plumbing Drawings. Max. slope to drain U.N.O. in any direction shall not exceed 1:48
 - Unit Electrical Panel - Refer to Electrical Drawings for Additional Information.
 - Transfer shower (Install as orientated in plan for proper clearances and maneuverability) Note: Type A and B units are not required to have grab bars and seat installed, provide blocking for future installation of grab bars at all showers.

NOTE:

ALL ROOMS CONTAINING FIRE PROTECTION EQUIPMENT ARE IDENTIFIED WITH THE PROPER SIGNAGE PER OFC CODE. SEE SHEET A6.08 FOR DETAILS.

1 LEVEL 1

SCALE 3/16" = 1'-0"



ASI #1 12/18/17

ASI SET 01.19.18

6	Revision 02-1	12/20/17
5	Revision 01-5	10/17/17
4	Revision 01-4	08/04/17
1	Revision 01-1	05/23/17
#	Issue	Date

kōz
DEVELOPMENT

1830 BICKFORD AVE,
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SNOHOMISH, WA 98290
206.755.1250

ANKENY

1299 SE ANKENY ST,
PORTLAND, OR

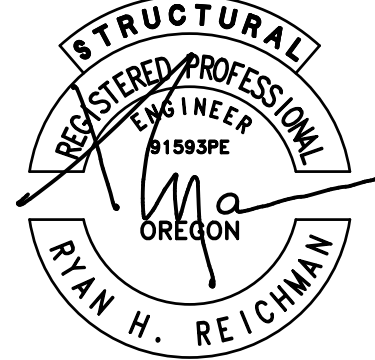
PROJECT # XXXXXX

FLOOR PLAN

DATE: 01.19.18

SHEET: **A2.00**

ARCHITECTS SUPPLEMENTAL INSTRUCTION SET



EXPIRATION DATE: 12/31/2018

DRAWN: ADW
DESIGN: CCP
CHECKED: CCP
APPROVED: RHR

REVISIONS:		
1	Permit Corrections	July 28, 2017
2	Permit Corrections	Aug. 18, 2017
3	Permit Revisions	Dec. 21, 2017
4	ASI #1	Dec. 18, 2017
5	Permit Revisions	Jan. 09, 2018

DPD:

PROJECT TITLE:
Ankeny St.

1299 SE Ankeny Street

ARCHITECT:
KOZ Development
1208 10th St, Suite 201
Snohomish, WA 98290
PH. 206.755.1290
kozdevelopment.com

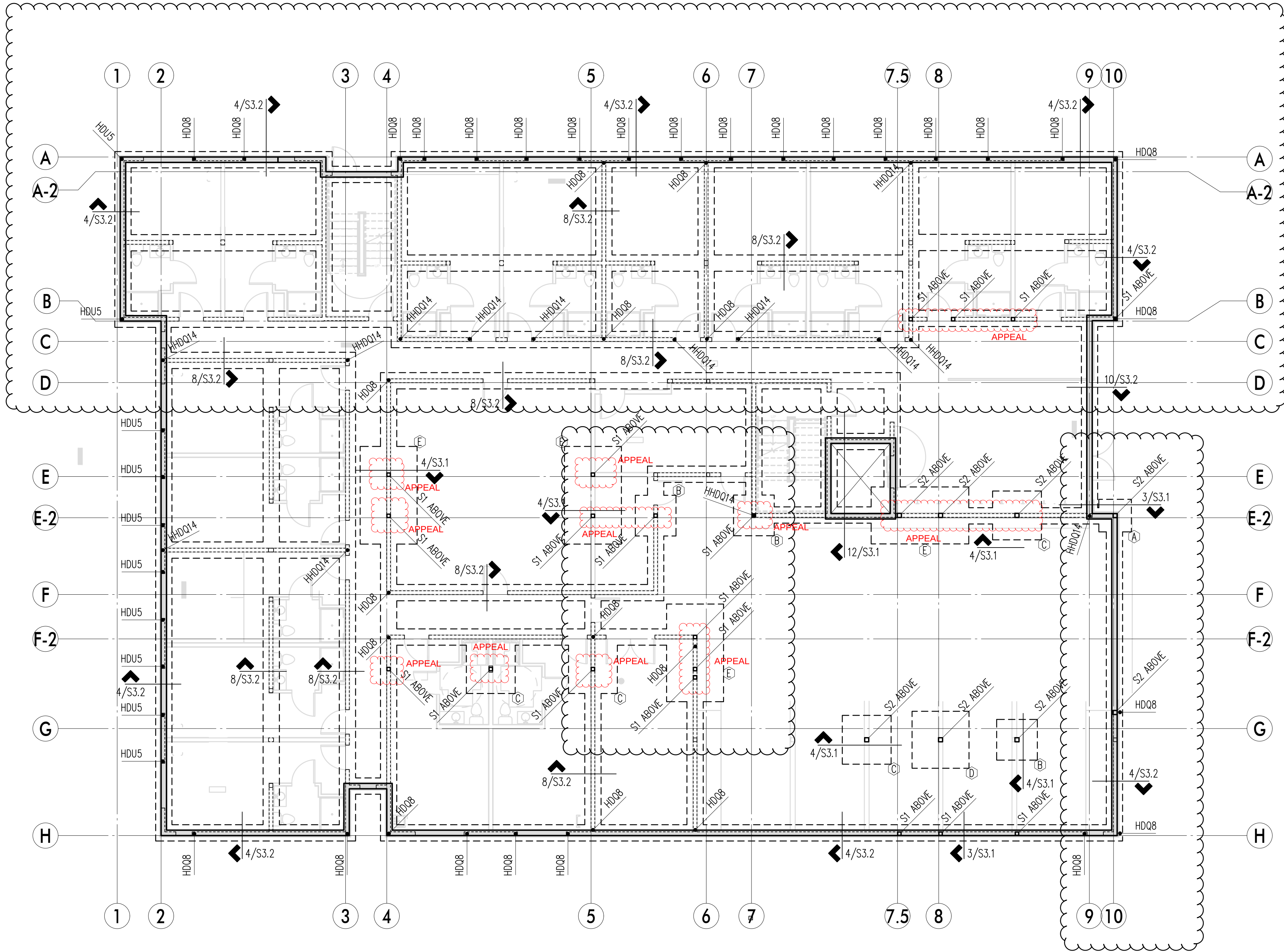
ISSUE:
Permit

SHEET TITLE:
Foundation/
Level 1 Slab Plan

SCALE:
1/8" = 1'-0" U.N.O.
DATE:
Dec. 21, 2017
PROJECT NO:
10526-2017-01
SHEET NO:

S2.1

NO: OF SHEETS:



Plan Notes

- REFER S1.1 AND S1.2 FOR GENERAL STRUCTURAL NOTES.
- THE BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" BELOW GRADE, UNLESS NOTED OTHERWISE. REFER GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION REQUIREMENTS
- SLAB ON GRADE SHALL BE 4" THICK AND REINFORCED WITH 6X6 W1.4XW1.4 WWM CENTERED IN SLAB. PROVIDE VAPOR BARRIER PER ARCH BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR SOILS FILL PER SOILS REPORT.
- PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO DIVIDE SLAB INTO RECTANGULAR AREAS OF 400 SQ FT OR LESS. AREAS SHALL BE APPROXIMATELY SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS MUST BE APPROVED BY ARCHITECT. REFER DETAIL 2/S3.1
- REFER TO MECHANICAL/CIVIL DRAWINGS FOR UNDERSLAB PIPING. FOOTINGS MAY BE LOWERED TO AVOID CONFLICTS. SEE 7/S3.1
- SEE 6/S3.1 FOR TYPICAL CORNER REINFORCING ALL ALL CONCRETE WALLS AND FOOTINGS.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ON PLAN ARE FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL SLAB ELEVATION, FINAL FOUNDATION DIMENSIONS, AND SPECIAL CONCRETE WORK IN ELEVATOR CORE.

Legend

	CONCRETE WALL
	WOOD WALL OR COL. ABOVE
	CONCRETE FOOTING BELOW
	T.O.S. TOP OF SLAB ELEVATION

Schedule

Foundation/Level 1 Slab Plan

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

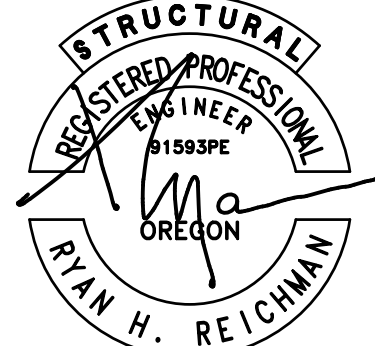


Footing Schedule

MARK	FOOTING SIZE	DEPTH	REINF.
(A)	4'-0" x 4'-0"	10"	(4) #5 EA. WAY BOT.
(B)	5'-0" x 5'-0"	12"	(5) #5 EA. WAY BOT.
(C)	6'-0" x 6'-0"	12"	(6) #5 EA. WAY BOT.
(D)	7'-0" x 7'-0"	18"	(9) #5 EA. WAY BOT.
(E)	7'-0" x 12'-0"	18"	#5 @ 9"oc EA. WAY BOT.

Steel Schedule

MARK	MEMBER
S1	HSS 5x5x1/4
S2	HSS 6x6x1/4



EXPIRATION DATE: 12/31/2018

DRAWN: ADW
DESIGN: CCP
CHECKED: CCP
APPROVED: RHR

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DPD:

PROJECT TITLE:
Ankeny St.

1299 SE Ankeny Street

ARCHITECT:
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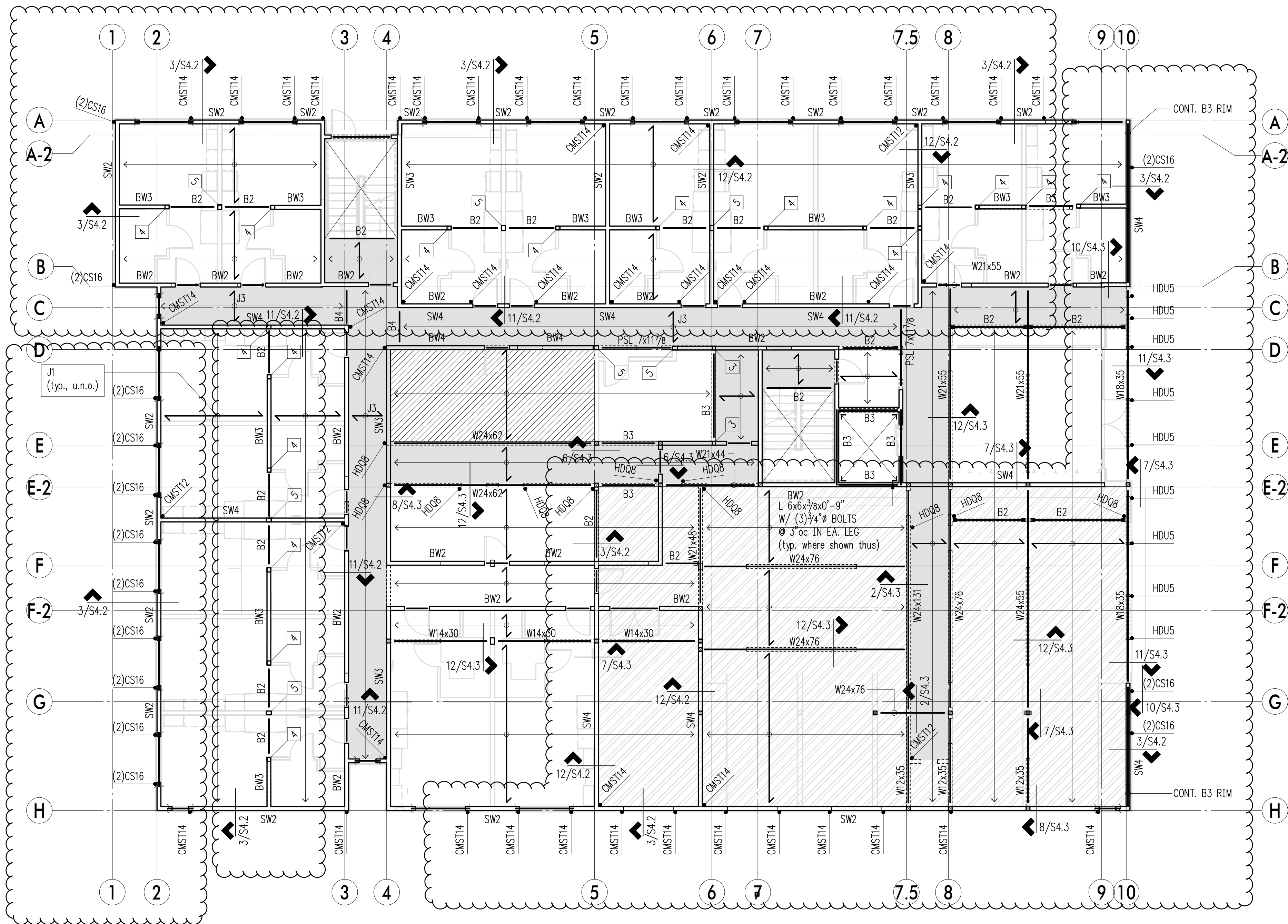
ISSUE:
Permit

SHEET TITLE:
Level 2 Framing Plan

SCALE:
1/8" = 1'-0" U.N.O.
DATE:
Dec. 21, 2017
PROJECT NO:
10526-2017-01
SHEET NO:

S2.2

NO: OF SHEETS:



Plan Notes

- DO NOT SCALE DRAWINGS. REFER ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- TYPICAL FLOOR FRAMING CONSISTS OF FINISH PER ARCH. OVER UP TO 1 1/2" CONCRETE TOPPING OVER 3/4" CDX PLYWOOD, FACE GRAIN PERPENDICULAR TO SUPPORTS OVER JOISTS PER PLAN. NAIL SHEATHING WITH 8D @ 6" O.C. EDGES AND OVER SHEARWALLS, 12" O.C. FIELD
- ALL INTERIOR HEADERS SHALL BE (2) 2X8'S UNLESS NOTED OTHERWISE. AT CONTRACTORS OPTION, (2) 2X8'S MAY BE SUBSTITUTED WITH 4X8 OR 6X6. REFER TO 8/S4.1 FOR HEADER FRAMING
- TYPICAL EXTERIOR HEADERS SHALL BE FLUSH FRAMED. RIM JOIST SHALL BE CONTINUOUS OVER OPENINGS. PROVIDED JOIST HANGER TO RIM WHERE JOISTS PERPENDICULAR TO OPENING.
- PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.
- "BW" INDICATES BEARING WALL REFER BEARING WALL SCHEDULE ON PLAN. ALL STRUCTURAL WALLS SHOWN ARE TO BE BW1 UNLESS NOTED OTHERWISE.
- "SW" INDICATES PLYWOOD SHEATHED SHEARWALL BELOW FRAMING SHOWN. REFER SHEARWALL SCHEDULE ON DETAIL 2/S4.1. PROVIDE JOIST OR BLOCKING ABOVE ALL SHEARWALLS PER DETAIL 6/S4.1. ALL EXTERIOR WALLS SHALL BE SW1 UNLESS NOTED OTHERWISE.
- PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE A 3/8" PER FLOOR WOOD SHRINKAGE. (EXCLUDES LOFT FLOORS)
- REFER 10/S4.1 FOR NAILING AT SHEARWALL INTERSECTIONS.
- DOUBLE TOP PLATE SPLICE TO BE FRAMED PER 4/S4.1
- REFER GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

	WOOD WALL BELOW
	WOOD WALL ABOVE
	HOLDDOWN STRAP PER 12/S4.1
	# OF BUNDLED STUDS
	CORRIDOR AREA (designed for LL = 100psf)
	STORAGE AREA (designed for LL = 125psf)
	PROVIDE FLAT 2x BLKG. AT ALL UNSUPPORTED PANEL EDGES NAIL ALL PANEL EDGES W/ 8d @ 6"oc, 8d @ 12"oc IN FIELD

Schedules

Joist Schedule

MARK	JOIST
J1	11/8" TJL/210 @ 16"oc
J2	11/8" TJL/560 @ 12"oc
J3	2x6 @ 16"oc

Beam Schedule

MARK	SIZE	HANGER	
		FACE-MOUNT	TOP FLANGE
B1	LSL 1 3/4x11 7/8	HU11	WPU1.81/11.88
B2	LSL 3/2x11 7/8	HU412	GLTV3.511
B3	PSL 5/4x11 7/8	HGUS5.50/11.88	GLTV5.511
B4	4x6	HUC46	

Level 2 Framing Plan

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





PLAN NOTES

- DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. INTERIOR DIMENSIONS ARE TO GRID LINES AND FACE OF STUD. OPENINGS ARE DIMENSIONED TO THE CENTERLINE OF THE OPENING, U.N.O. FIRE PROTECTION WORK IS DESIGN BUILD. THE WORK SHOWN HERE IS DIAGRAMMATIC AND INTENDED TO ILLUSTRATE THE DESIGN INTENT, NOT SPECIFIC REQUIREMENTS. WORK REQ'D BY APPLICABLE CODES OR TO MAKE THE WORK COMPLETE IS TO BE PROVIDED.
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- CONTRACTORS SHALL VERIFY INSTALLATION REQUIREMENTS, HOOK-UPS, VENTING & PENETRATIONS FOR ALL FIXTURES & APPLIANCES PRIOR TO INSTALLATION.
- PROVIDE ARTIFICIAL LIGHTING ADJACENT TO ALL ENTRY DOORS AND STAIRS. SHIELD LIGHT FROM ALL ADJACENT PROPERTIES.
- FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE SHEET A0.06.
- WINDOW SIZES ARE NORMAL ROUGH OPENINGS, WIDTH AND HEIGHT.
- SEE BATHROOM PLANS ON SHEET A0.06 FOR DETAILED DIMENSIONING ADA CLEARANCE INFORMATION.

SMOKE DETECTORS

- CORRIDOR SMOKE DETECTORS SHALL COMPLY W/ 907.2.8.2 RM. DETECTORS SHALL COMPLY W/ 907.2.11.1 A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM.
- A SMOKE DETECTOR SHALL BE CENTRALLY LOCATED ON EACH FLOOR. IN ALL INSTANCES THIS SHALL BE A COMBINATION SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR.
- AN ADDITIONAL SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24". SMOKE DETECTORS TO BE 110V, INTERCONNECTED, WITH BATTERY BACKUP.

CARBON MONOXIDE

- CARBON MONOXIDE DETECTORS SHALL COMPLY W/ OSSC 908.7-908.7.1.
- CARBON MONOXIDE ALARM SHOULD BE PROVIDED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
- CARBON MONOXIDE ALARM SHALL BE PROVIDED ON EACH LEVEL OF THE DWELLING. CO/SD SYMBOL USED FOR COMBINATION SMOKE DETECTOR/CARBON MONOXIDE DETECTOR. CO/SD DETECTORS TO BE 100V, INTERCONNECTED, WITH BATTERY BACKUP.

VENTILATION REQUIREMENTS (REFER TO MECHANICAL PLANS (DEFERRED) FOR ADDITIONAL INFORMATION)

SOURCE SPECIFIC:
BATH, TOILET, AND LAUNDRY ROOMS: 50 CFM (INTERMITTENT)
KITCHENS: 100 CFM (INTERMITTENT)

EXHAUST OUTLETS TO BE 3 FT. FROM PROPERTY LINES, 3 FT. FROM OPERABLE WINDOWS, AND 10 FT. FROM MECHANICAL AIR INTAKES.

FRESH AIR EXCHANGE:
EXHAUST THROUGH COMBINATION BATH FANS THAT ACT AS WHOLE HOUSE VENTILATION 50 CFM MIN. FRESH AIR INLET THROUGH TRICKLE VENTS IN WINDOWS.

- ALL THERMOSTATS SHALL BE PROGRAMMABLE PER WSEC SECTION C403.2.4.9
- REFER TO SHEETS M1.1-M1.5 FOR VENT.FAN AND THERMOSTAT LOCATIONS.
- PENETRATIONS INTO AND OPENINGS THROUGH INTERIOR EXIT STAIRWAYS ARE PROHIBITED EXCEPT FOR REQUIRED EXIT DOORS, EQUIPMENT AND DUCTWORK NECESSARY FOR INDEPENDENT VENTILATION OR PRESSURIZATION SPRINKLER PIPING, STANDPIPES, ELECTRICAL RACEWAY FOR FIRE DEPARTMENT COMMUNICATION SYSTEMS AND ELECTRICAL RACEWAY SERVING THE INTERIOR EXIT STAIRWAY AND RAMP AND TERMINATING AT A STEEL BOX NOT EXCEEDING 16 SQUARE INCHES (0.010 M2). SUCH PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714. THERE SHALL BE NO PENETRATIONS OR COMMUNICATING OPENINGS, WHETHER PROTECTED OR NOT, BETWEEN ADJACENT INTERIOR EXIT STAIRWAYS.

EXCEPTION: MEMBRANE PENETRATIONS SHALL BE PERMITTED ON THE OUTSIDE OF THE INTERIOR EXIT STAIRWAY. SUCH PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714.3.2.

NOTES

- GC Note: Bathroom door rough opening to be framed wide (3" or as required) to allow installation of shower unit if shower is not installed during framing.
- Semi-recessed fire extinguisher cabinet
- Mail System - Installed by Contractor
- Parking stall, TYP.
- Bike room doors are lockable, Per Schedule.
- Provide "Green Board" or Mold Resistant GWB in all Wet Area Wall and Ceilings TYP.
- Main Water Shut Off Valve for Unit (Typical) to be Located in Bathroom Ceiling with Non-Rated Access Panel
- Open wood slat panels' partition. See elevation 2/A8.10 2.52
- Floor Drain - Connect to S.S., Refer to Plumbing Drawings. Max. slope to drain U.N.O. in any direction shall not exceed 1:48
- Unit Electrical Panel - Refer to Electrical Drawings for Additional Information.
- Transfer shower (Install as orientated in plan for proper clearances and maneuverability) Note: Type A and B units are not required to have grab bars and seat installed, provide blocking for future installation of grab bars at all showers.
- Note: Transfer shower threshold requirement is 1/2" max height - Coordinate subfloor condition with shower specification to ensure compliance.

ARCHITECTS SUPPLEMENTAL INSTRUCTION SET



ASI #1 12/18/17

01.11.19

6	Revision 02-1	12/20/17
5	Revision 01-5	10/17/17
4	Revision 01-4	08/04/17
1	Revision 01-1	05/23/17
#	Issue	Date

kōz
DEVELOPMENT
1830 BICKFORD AVE,
SUITE 201
SNOHOMISH, WA 98290
206.755.1290

ANKENY
1299 SE ANKENY ST,
PORTLAND, OR

PROJECT # XXXXXX

FLOOR PLAN

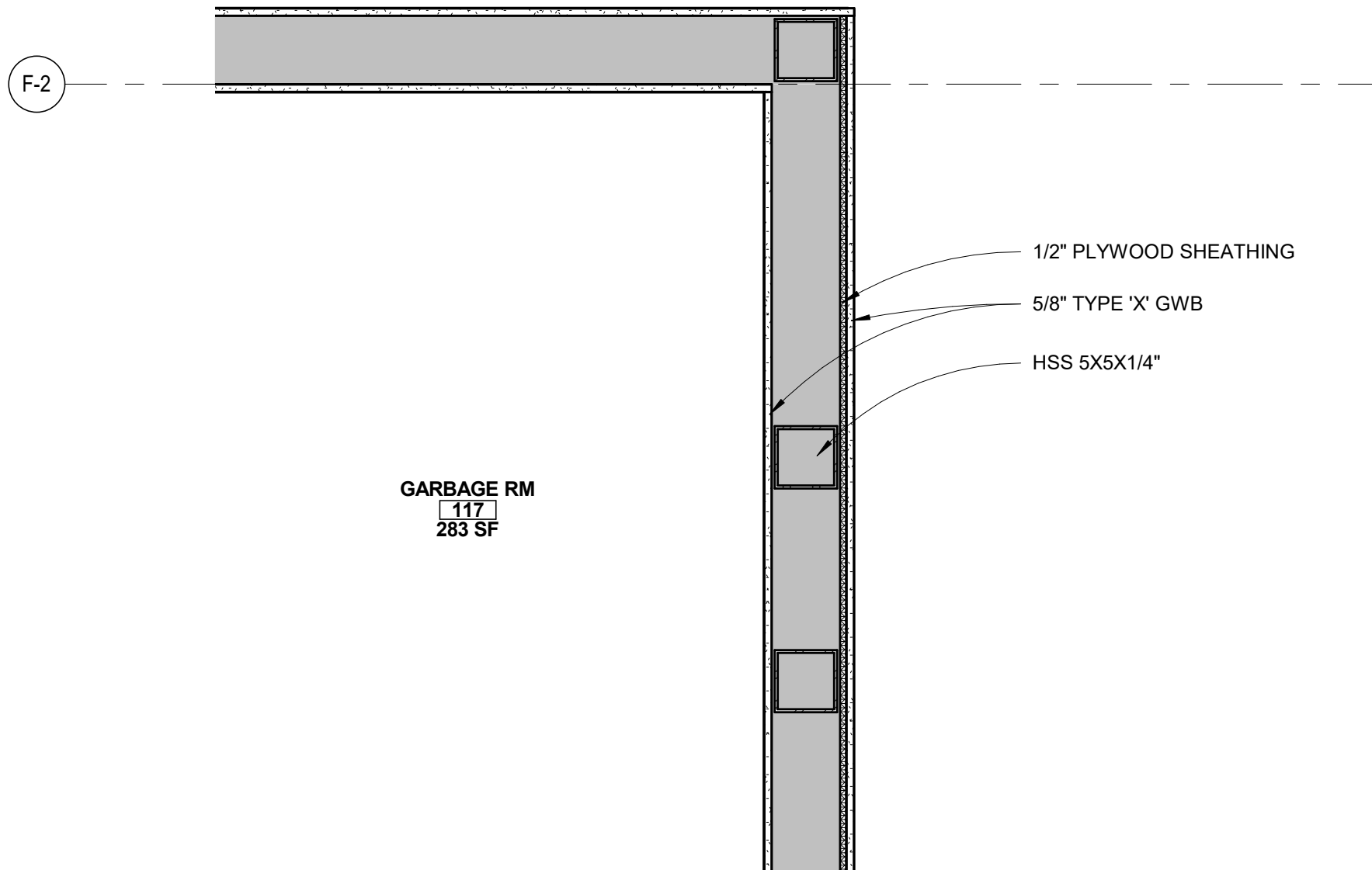
DATE: 01.11.19

SHEET: A2.00

1 LEVEL 1
SCALE 3/16" = 1'-0"

NOTE:

ALL ROOMS CONTAINING FIRE PROTECTION EQUIPMENT ARE IDENTIFIED WITH THE PROPER SIGNAGE PER OFC CODE. SEE SHEET A6.08 FOR DETAILS.



1 Steel column in 1 HR wall (Typical)
SCALE 1" = 1'-0"

Description:

BUILDING CODE APPEAL -

Where columns are located within fire-rated wall cavities the membrane protection of the wall provides the fire rated protection for the columns within. Therefore, columns within wall cavities are not protected (encapsulated) with fire rated construction on all four sides. Columns that occur outside of walls to be protected on all four sides with fire rated construction.

Project: ANKENY

Date: 05/10/19

Name: Unnamed

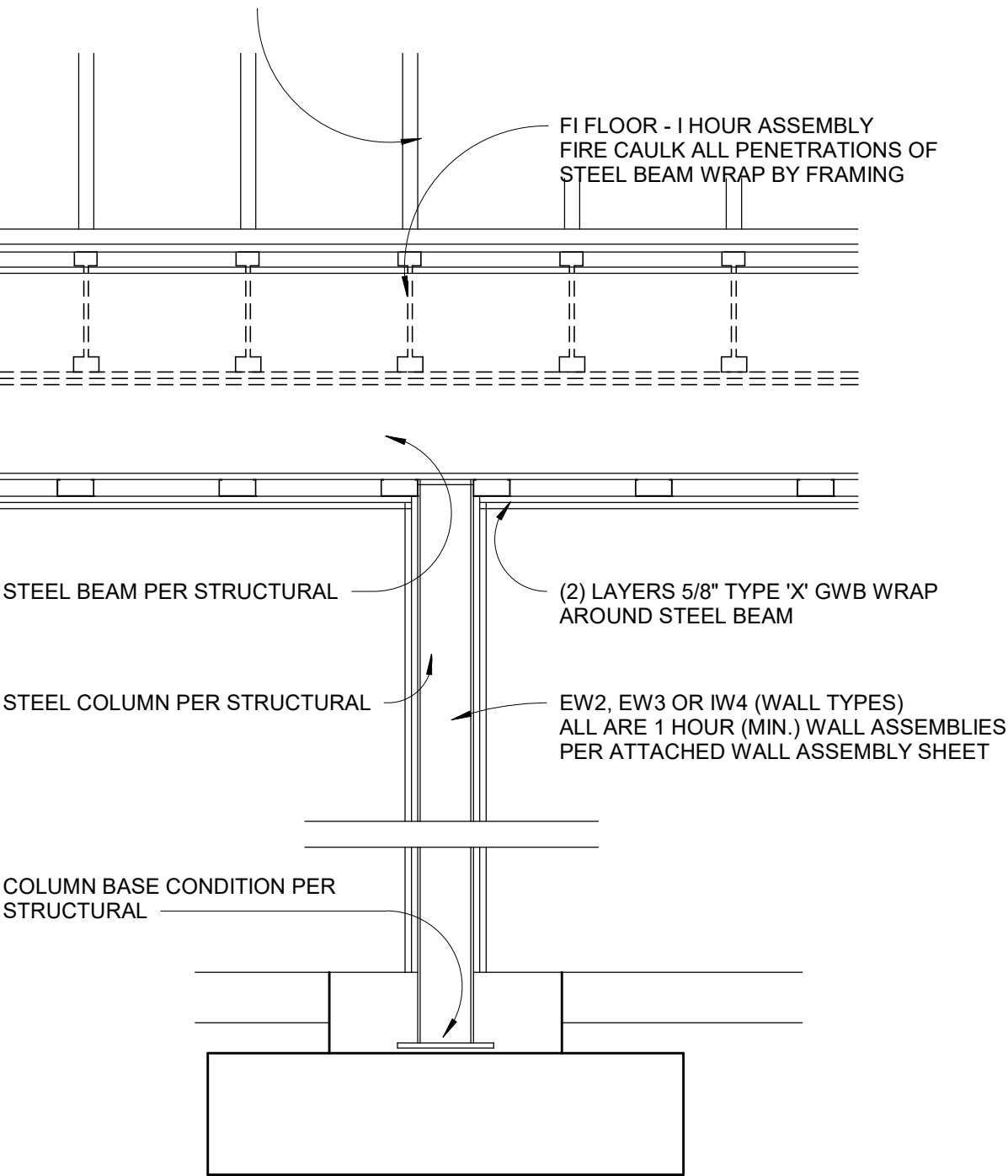
SHEET:

SK-46

kōz
DEVELOPMENT

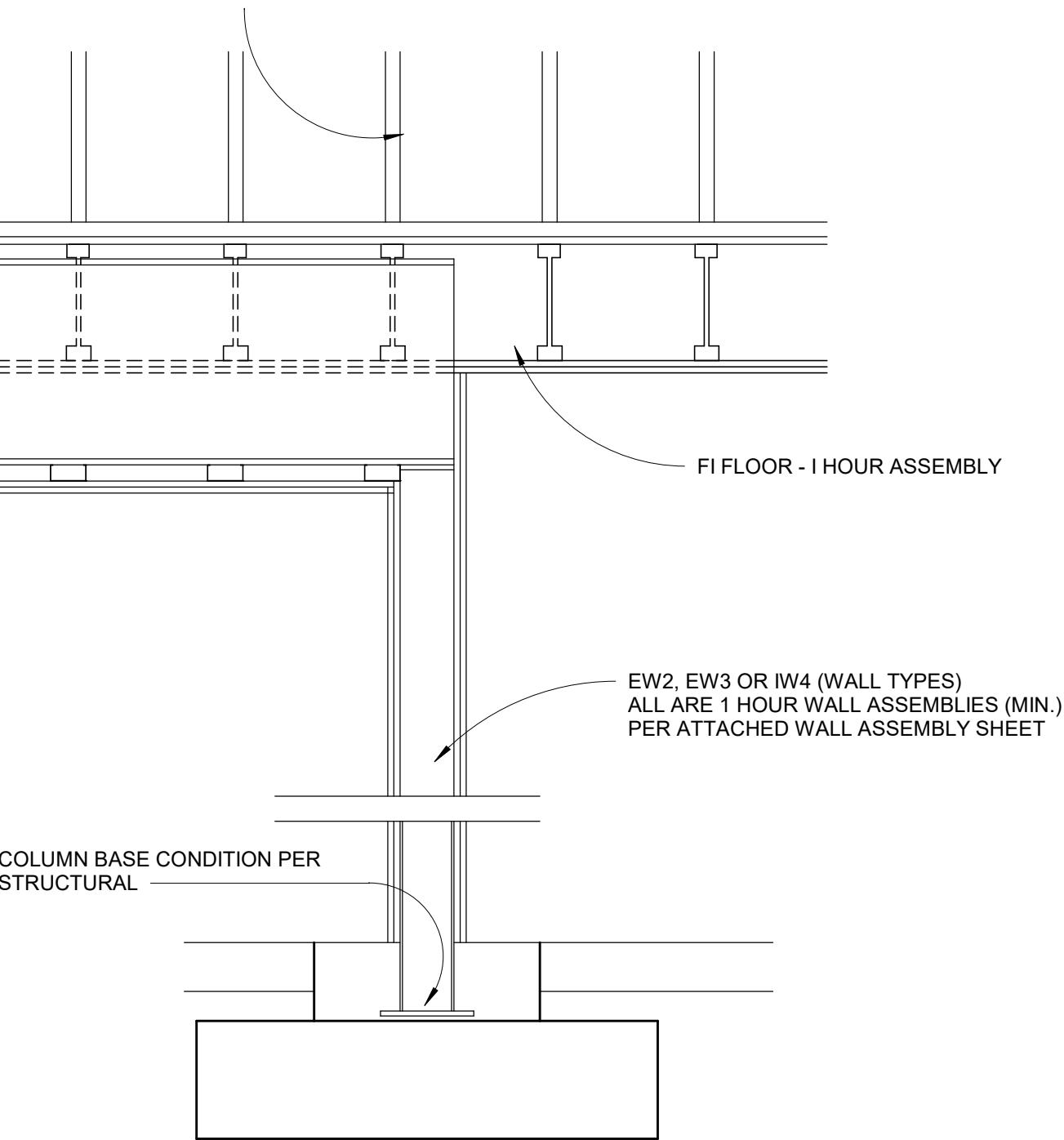
1830 BICKFORD AVE., SUITE 201
SNOHOMISH, WA 98290

BEARING WALL ABOVE - SIM. FOR (3) STORIES



WHERE BEAM CONTINUES

BEARING WALL ABOVE - SIM. FOR (3) STORIES



WHERE BEAM ENDS

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DEVELOPMENT

1830 BICKFORD AVE., SUITE 201
SNOHOMISH, WA 98290

Description:

1

VERTICAL SECTION AT STEEL COLUMNS

SCALE 3/4" = 1'-0"

Project: ANKENY
Date: 05/20/19
Name: Unnamed

SHEET:

SK-47