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 20724, items 2-11 (8/14/19) for additional information

Appeal ID: 20805	**Project Address:** 929 SW Salmon St
Hearing Date: 8/28/19	**Appellant Name:** Halla Hoffer
Case No.: B-014	**Appellant Phone:** 9713523933
Appeal Type: Building	**Plans Examiner/Inspector:** Geoffrey Harker, Ed Marihart
Project Type: commercial	**Stories:** 6 **Occupancy:** R-2 **Construction Type:** III-B
Building/Business Name: Fountain Place Apartments	**Fire Sprinklers:** Yes - Yes - All Spaces Except Dwelling Units
Appeal Involves: Alteration of an existing structure,Reconsideration of appeal	**LUR or Permit Application No.:** 19-182271-PJ
Plan Submitted Option: pdf [File 1] [File 2]	**Proposed use:** Multifamily

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OMSC 505.1 Domestic Systems
Requires	Domestic range hoods and domestic appliances equipped with downdraft exhaust shall discharge to the outdoors through sheet metal ducts constructed of galvanized steel, stainless steel, aluminum, or copper.
Proposed Design	Fountain Place Apartments is a 5 story (plus a basement), unreinforced masonry apartment building in Portland, Oregon serving low-income residents. The proposed scope of work is to seismically upgrade the building (and ancillary work) and improve building egress, reducing existing 80 units to 74 units. Scope of work in the units is limited to structural upgrade of the building and replacing elements where installation of new structure requires demo of existing elements. All units will require replacement of lower kitchen cabinets to facilitate installation of a horizontal diaphragm. Existing units consist of small kitchens with ranges that do not have hood exhausts. All unit ranges will be removed during construction and a majority reinstalled in the same location. However, there are 14 units that will require configuration of cabinetry due to extensive structural work and large brace frames installed in their current location. Ranges will be relocated in 13 of these 14 units. One 2-bedroom unit on the basement floor will be split into two 1-bedroom units and requires an entire new kitchen. The proposed design is to install new recirculating range hoods in the 13 kitchens with relocated ranges and in the single unit with the new kitchen. All units have operable windows for ventilation. Reference sheet A-110 in the attached documentation for location of ranges addressed by appeal.
Reason for alternative	

The existing condition is without a range hood with operable windows for ventilation. The scope of work is not upgrading kitchen or upper cabinets unless affected by the seismic upgrade. The propose design is to add a residential recirculating range hood in those kitchens where ranges are relocated. This would improve the current condition in these altered units.

Running new exhausts from unit cooktop range to the roof would require building new shafts which would be major interventions to the existing building and not pertinent to the seismic upgrade. The structural upgrade requires a horizontal diaphragm at each floor and additional holes from shafts would cause additional structural modifications added to the scope of work. Any new shafts would alter the existing interior layouts and reduce the amount of usable space within units, where available space is already limited throughout the existing building. Sidewall exhaust would be difficult due to location of the ranges and detrimental to the historic nature of the building, which would require design review approval and be time prohibitive to this project. Any of these changes would be a substantial financial burden to the not-for-profit owner and cost-prohibitive to the project.

Similar appeal has been granted by the City of Portland's BDS Appeals Board;
Ref. 16742

Appeal item 2

Code Section	2014 OSSC 1107.3 and 2009 ICC A117.1-404.2.3.5 and 2009 ICC A117.1-404.2.3
Requires	Rooms and spaces available to the general public or available for use by residents and serving Accessible units, Type A units or Type B units shall be accessible. Accessible spaces shall include toilet and bathing rooms, kitchen, living and dining areas and any exterior spaces, including patios, terraces and balconies. Where any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, maneuvering clearances for a forward approach shall be provided. Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway. Required door maneuvering clearances shall not include knee and toe clearance. Per table 404.2.3.2: From Front: Pull: 60-inches perpendicular to doorway, 18-inches parallel to doorway. From Latch: Pull: 54-inches perpendicular to doorway (w/closer), 24-inches parallel to doorway.
Proposed Design	Three exterior doors are proposed along the north elevation of the building; 2 replacement doors and 1 new opening. The doors provide access to the following: C001-1: Accessible Building Entry (Door set flush to exterior, automatic door opener to be provided) S002-2: Accessible Building Exit (Door to be set flush with interior to provide accessible exit) 009-2: New Opening - Trash Room Access (Primarily accessed by maintenance personnel) Compliant hardware and thresholds will be provided. Reference sheets A-110 and A-200 for location of doors addressed by appeal.
Reason for alternative	The exterior walls are over 1'-6" thick. The existing wall thickness does not allow installation means to meet the requirement for recessed doors (404.2.3.5). Each door will be installed such that it is recessed for only a single direction of travel. It is expected that Door C001-1 will provide the primary accessible entry to the building. Door will be set flush with exterior to maintain accessible clearances for building entry. Door C001-1 is

located in an existing opening. An existing wall to remain impedes the required maneuvering clearances (404.2.3) on the interior side of the opening. An automatic door opener will be provided at this opening.

Door S002-2 provides an exit from the proposed egress stair to the exterior. Door S002-2 will be set flush with the face of the existing interior wall to maintain required clearances for occupants exiting the building. The new concrete shear wall will be held back around the opening to maintain maneuvering clearances. From the exterior neither the recessed door requirements nor the minimum maneuvering clearances are maintained at this door. The walkway serving the door is located between the building and the adjacent building/lot line, limiting the maneuvering clearance perpendicular to the doorway, 48-inches rather than 54-inches is provided. Door will be used primarily for exiting, accessible entry will be provided at door C001-1.

Door 009-2 provides access from the trash room to the exterior of the building. Door will be primarily used by maintenance personnel to transport trash for collection. Accessible access to the trash room will be provided from the building interior.

Appeal item 3

Code Section	Chapter 13 Systematic Inspection Program: Section 1313 of Chapter 13 of the Appendix of the 1973 Edition of the Uniform Building Code
Requires	Chapter 13 modification, a change of use and/or layout requires a building code appeal.
Proposed Design	Fountain Place Apartments is a 5 story (plus a basement), unreinforced masonry apartment building in Portland, Oregon serving low-income residents. The proposed scope of work is to seismically upgrade the building (and ancillary work), and provide a new rated egress stair, new elevator, community room, and office space for resident services/property management. Scope of work will reduce existing 80 units to 74 units. The proposed scope of work includes reconfiguration of spaces on all floor levels. The changes are described by level below and illustrated on sheets G-115 and G-116. Reference sheets G-110 and G-111 for existing conditions. All Levels: New enclosed egress stair proposed along the north elevation of the building, exiting directly to the exterior to the north of the structure. Stair will exit through a new exit along the north elevation. The existing east exit on the north elevation will be removed. Stair will be enclosed with a 2-hour assembly. Relocation of the elevator, including removal of the existing shaft. Existing shaft will be infilled with a 1-hour rated floor/ceiling assembly. New elevator shaft to be enclosed by a 2-hour rated assembly. Door openings will be protected by smoke and draft control doors that meet the requirements of Sections 3002.6 and 716.5.3.1. Per the 1974 building appeal the building is partially sprinklered, with an automatic sprinkler system installed in all areas with the exception of the individual units. The proposed design maintains this condition. Automatic sprinkler system will be installed in all corridors, common areas (including the new community room), offices, accessory, and incidental areas. Reference attached documentation for granted 1974 appeal. Level 0: Elevator: Removal of the existing elevator machine/electrical room.

Trash Room: Relocation and reduction in size of the existing trash room from 315 sqft to 230 sqft. Relocated trash room will be separated by 1-hour vertical and horizontal assemblies. An automatic sprinkler system will be provided in this space.

Unit 010: Reconfiguration of Unit 010 (Studio), size to remain 445 sqft, footprint will be reconfigured to accommodate new exit stair. New partition walls will be rated 1-hour and meet current code requirements for sound transmission.

Corridor: Extension of corridor to reach the elevator and stair. New corridor walls will be rated 1-hour and meet current code requirements for sound transmission.

Reconfiguration of the unit in the SW corner of the building (existing 2-Bedroom) to split the space into 2 units (014 and 015) and extend the corridor to allow access to an additional exit. Existing 1-Bedroom unit is 1073 sqft, total area of proposed 1-bedroom + studio is 889 sqft. New partition walls will be rated 1-hour and meet current code requirements for sound transmission.

Level 0 Occupancy Change: +4 (Existing: 44 | Proposed: 46)

Level 1:

Removal of three units (1,168 sqft) to accommodate the following:

Office space for property management personnel and resident services (400 sqft).
A community room to serve as a gathering space for building residents (567 sqft).
The new egress stair, elevator, and associated circulation.
Level 1 Occupancy Change: +38 (Existing: 48 | Proposed: 86)

Levels 2 – 5:

Change of function at the 48 sqft accessory space adjacent to the west stair (Room 216, 316, 416, and 516) from miscellaneous resident support (computer room, food pantry, library) to maintenance/storage.

Removal of one unit on each floor (467 sqft each) to accommodate the new egress stair, elevator, and associated circulation. The remaining space (Rooms 208, 308, 408, and 508) is 155 sqft. Proposed use is to provide miscellaneous resident support (computer room, food pantry, library). New partition walls will be rated 1-hour and meet current code requirements for sound transmission.

Levels 2 – 5 Occupancy Change: + 3 per floor (Existing: 47 | Proposed: 50)

Proposed scope identifies a total change in occupants of +50 (a 18% increase), the additional occupant load is mitigated by the following:

The majority of the added occupant load (38 of the 50 occupants – or 76%) are located at Level 1 in the proposed community room/offices. The community room/offices will be used by building occupants and are served by three exits (main building entry, new egress stair, and the east corridor/stair) all of which are covered by automatic sprinklers.

While the total occupant count has increased, the anticipated everyday number of occupants in the building has decreased due to the removal of 6 units from the building, resulting in few residents.

The new egress stair will provide improved egress to all levels, including the 8 additional occupants on levels 2 – 5.

Total Change in Occupants: + 50 (Existing: 280 | Proposed: 330)

Reason for alternative

	The proposed design will better meet current requirements than the existing configuration. Per Section 3404 all alterations described shall comply with the requirements of the code for new construction Sheets G-550 and G-551 included for reference only to describe proposed new assemblies. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration. The proposed scope of work additionally provides the following: Significantly improved egress at the new enclosed/rated stair. A rated enclosure for the elevator. An accessible route to all levels of the building, none currently exists. Needed office space to better serve the low-income residents. A gathering space for residents.

Appeal item 4

Code Section	Chapter 13 Systematic Inspection Program: Section 1313 of Chapter 13 of the Appendix of the 1973 Edition of the Uniform Building Code
Requires	As a Chapter 13 Building, any modifications to existing means of egress systems will require a building code appeal for approval.
Proposed Design	Fountain Place Apartments is a 5 story (plus a basement), unreinforced masonry apartment building in Portland, Oregon serving low-income residents. The proposed scope of work is to seismically upgrade the building (and ancillary work) and improve building egress, reducing existing 80 units to 74 units. Scope of work in the building is limited to structural upgrade of the building and replacing elements where installation of new structure requires demo of existing elements. Most finish floors will require replacement in order to accommodate a horizontal diaphragm, which will result in a new finish floor height approximately ¼" lower than the existing floor. All existing doors will remain in place during construction, therefore the clearance at the bottom sill of the door will increase ¼". The existing sill clearance ranges from ¼" to ½", therefore the total sill clearance with the replaced floor will be maximum ¾". Section 716.5 requires fire doors be rated installed according to NFPA 80. The increase in gap below the doors is will meet NFPA 80, Section 6.3.1.7.1 max clearance at the sill of doors of ¾". Reference sheet G-551 detail 5A for proposed detail at existing corridor doors to remain.
Reason for alternative	The alteration is a direct result of changes to the horizontal assembly as required by the seismic upgrade. Due to scope of work limited to the seismic upgrade and limited budget, the existing doors do not require replacement and will be left in place. No alterations will be made to existing corridor assembly and no additional door openings will be added. In addition, the corridors have an automatic sprinkler system per the 1974 building appeal.

Appeal item 5

Code Section	Chapter 13 Systematic Inspection Program: Section 1313 of Chapter 13 of the Appendix of the 1973 Edition of the Uniform Building Code
Requires	As a Chapter 13 Building, any modifications to existing means of egress systems will require a building code appeal for approval.
Proposed Design	Fountain Place Apartments is a 5 story (plus a basement), unreinforced masonry apartment building in Portland, Oregon serving low-income residents. The proposed scope of work is to

	seismically upgrade the building (and ancillary work) and improve building egress, reducing existing 80 units to 74 units. Several doors will require re-framing and replacement as the frames are racked due to building movement, resulting in large gaps between doors/frames. Additionally, doors will require replacement due to the proposed modifications to the path of egress. The existing egress includes use of fire escapes that are accessed through units that currently have unit entry doors that require breaking the glass to enter the unit for egress. The project's new exit stair will allow for two fire escapes to no longer be required as part of the buildings egress (removal of fire escapes from egress addressed in separate appeal). Therefore, the glazed doors on each floor are proposed to be replaced. All doors proposed for replacement will be replaced with 20 min-rated doors in accordance with OSSC 716.5.3. Reference sheets A-110 and A-600 for current proposed scope of replacement. Additional doors may be added to door replacement scope depending on existing conditions, all unit entry replacement doors will meet requirements outlined in this appeal.
Reason for alternative	The 'break-glass' unit doors that are no longer necessary for egress are to be replaced for resident safety and security. Door frames that are racked due to building movement need to be replaced to maintain their functionality. All replacement corridor doors are proposed to be replaced with new 20-minute wood doors that meet current code requirements.

Appeal item 6

Code Section	Chapter 13 Systematic Inspection Program: Section 1313 of Chapter 13 of the Appendix of the 1973 Edition of the Uniform Building Code
Requires	As a Chapter 13 Building, any modifications to existing means of egress systems will require a building code appeal for approval.
Proposed Design	Fountain Place Apartments is a 5 story (plus a basement), unreinforced masonry apartment building in Portland, Oregon serving low-income residents. The proposed scope of work is to seismically upgrade the building (and ancillary work) and improve building egress, reducing existing 80 units to 74 units. The existing building is separated into two wings by a 4-hour masonry wall. There is a single opening between the wings at each floor level. In the existing building roll-down fire doors protect the openings on Levels 2 – 5 and a self-closing door protects the opening at Level 1. There is no protection of the opening at Level 0. In the event of a fire, the existing roll-down fire doors will prevent the west wing of the building from accessing the proposed egress stair. The proposed design is to no longer treat the masonry wall as a Fire Wall (per 706) and remove the roll-down fire doors. The proposed design will allow access to the egress stair from both wings of the building, significantly improving exiting. Reference sheets G-110/G-111 for existing conditions, and sheets G-115/G-116 for proposed.
Reason for alternative	The removal of the roll-down doors will enable residents on the west wing of the building to access the new enclosed exit stairway and will improve egress for all occupants. The building meets the building area requirements per Section 503 without the Fire Wall. Section 503 notes a maximum building story area of 16,000 sf – the existing building story area including both wings is 7,600 sf, less than half the maximum prescribed per code. The total building area also falls under the threshold prescribed by Section 503 for a Type IIIB building with R-2 occupancy. Code notes a maximum area of 64,000 sqft (4 stories at 16,000 sqft per story). The total area of the existing building falls well under this threshold at 45,336 sqft. With the proposed configuration the Fire Wall is not required per code. The masonry wall is proposed to remain; however, the openings will no

longer be protected. The proposed configuration significantly improves Fire and Life Safety with the proposed enclosed egress stair.

Appeal item 7

Code Section	Chapter 13 Systematic Inspection Program: Section 1313 of Chapter 13 of the Appendix of the 1973 Edition of the Uniform Building Code
Requires	As a Chapter 13 Building, any modifications to existing means of egress systems will require a building code appeal for approval.
Proposed Design	Fountain Place Apartments is a 5 story (plus a basement), unreinforced masonry apartment building in Portland, Oregon serving low-income residents. The proposed scope of work is to seismically upgrade the building (and ancillary work) and improve building egress, reducing existing 80 units to 74 units. The new proposed design will add new enclosed egress stairs located in a central rated core compliant with OSSC 1009.3. In conjunction with the proposed exit stair, a reconfiguration of the exit configuration on the north elevation is proposed. There are two doors that exit to the north side of the building where a path along the exterior of the building leads directly to the public way. The proposed core will utilize the existing eastern exit in the basement, Door C001-1. Currently the west basement door (S002-2) opens into the path of egress. The proposed design will reverse the swing of the S002-2 door to provide an unobstructed egress path from the new exit stair through door C001-1 to the public right of way. The reversed door will not be signed as an exit but will remain operable. Both doors will be replaced with new metal 90-minute doors. Reference sheet G-115 for door location.
Reason for alternative	The proposed change will enable an unobstructed exit path to the public right of way from the new egress stair. The total existing distance from the western stair (Stair-1) to the west exit (door S002-2) is 35-feet. The total distance from the western stair to the proposed exit through door C001-1 is 48-feet. The total additional travel distance is limited to 13-feet all of which will be covered by an automatic sprinkler system. This additional distance will still meet the maximum exit access travel distance of 200 feet from the 5th floor using the west stair.

Appeal item 8

Code Section	Chapter 13 Systematic Inspection Program: Section 1313 of Chapter 13 of the Appendix of the 1973 Edition of the Uniform Building Code
Requires	As a Chapter 13 Building, any modifications to existing means of egress systems will require a building code appeal for approval.
Proposed Design	Fountain Place Apartments is a 5 story (plus a basement), unreinforced masonry apartment building in Portland, Oregon serving low-income residents. The proposed scope of work is to seismically upgrade the building (and ancillary work) and improve building egress, reducing existing 80 units to 74 units. The new proposed design will add new enclosed egress stairs located in a central rated core compliant with OSSC 1009.3. The proposed scope includes removing two of the existing fire escapes from the building's egress configuration. With the new enclosed egress stair, the exiting from the building is significantly improved. See below, and sheets G-115/G-116 for proposed exit configuration and travel distances.

Max Common Path of Travel
Level 1: 46-feet
Level 5: 46-feet
Max Travel Distance to New Stair/Exit Enclosure
Level 1: 124-feet
Level 5: 124-feet
Max Travel Egress Distance to Secondary Exit (Non-Enclosed Stair/Fire Escape)
Level 1: 101-feet
Level 5: 198-feet
Max Dead End Corridor
Level 1: 10-feet
Level 5: 10-feet

Fire escapes are proposed to remain on the building and will continue to be certified until decommissioned per a future permit. This appeal only addresses the removal of the exits as part of the building's egress.

Reason for alternative The existing fire escapes are accessed through living units by 'break-glass' doors. For resident safety and security, the doors are proposed to be replaced with new 20-minute wood doors that meet current code requirements.
Proposed egress on levels currently served by the fire escapes will meet current code in regards to common path of travel, exit travel distance, and dead-end corridor requirements:

Maximum common path of travel prescribed in Table 1014.3 indicates 75-feet for un-sprinklered buildings, and 125-feet for buildings with an automatic sprinkler system. Proposed egress meets this requirement.

Maximum exit travel distance as prescribed in Table 1016.2 indicates 200-feet for un-sprinklered building, and 250-feet for buildings with an automatic sprinkler system. Proposed egress meets this requirement.

Maximum dead end corridors shall be no more than 20-feet per Section 1018.4 in un-sprinklered buildings, or 50-feet in buildings with an automatic sprinkler system per exception 2. Proposed egress on levels 1 – 5 meet this requirement by retaining the western fire escape.

Appeal item 9

Code Section Chapter 13 Systematic Inspection Program: Section 1313 of Chapter 13 of the Appendix of the 1973 Edition of the Uniform Building Code

Requires As a Chapter 13 Building, any modifications to existing means of egress systems will require a building code appeal for approval.

Proposed Design Fountain Place Apartments is a 5 story (plus a basement), unreinforced masonry apartment building in Portland, Oregon serving low-income residents. The proposed scope of work is to seismically upgrade the building (and ancillary work) and improve building egress, reducing existing 80 units to 74 units.

The proposed design adds an additional enclosed, code compliant exit stair to improve existing egress of the building. This new exit stair core will be served by a new exit door at the basement on the north elevation of the building, which will replace the existing east exit. The location of the core will displace the existing trash room and require infill of the trash room's existing exterior roller door. The new trash room will require installation of new exterior door (009-2) in the location of an existing window opening.

	The existing 2-bedroom basement unit currently has its own exit (Door S004). This unit will be reconfigured into two 1-bedroom units and the door will be added as an exit to the east corridor of the basement. The existing wood door will be replaced with a solid-core door with panic hardware. All exiting signage will be replaced with new according to new egress paths, see attached egress plans on sheets G-115 and G-116.
Reason for alternative	The current egress in the building includes two unenclosed stairs and three exterior fire escapes that are accessed through units by breaking the glass of the unit's door. The addition of a new enclosed exit stair provides one exit that meets current code and improves the currently life/safety condition of the building. Providing a closer exit to the east stair at the basement level decreases the overall exit access travel distance of the existing east stair to 152 feet from the 5th floor.

Appeal item 10

Code Section	Chapter 13 Systematic Inspection Program: Section 1313 of Chapter 13 of the Appendix of the 1973 Edition of the Uniform Building Code
Requires	As a Chapter 13 Building, any modifications to existing means of egress systems will require a building code appeal for approval.
Proposed Design	Fountain Place Apartments is a 5 story (plus a basement), unreinforced masonry apartment building in Portland, Oregon serving low-income residents. The proposed scope of work is to seismically upgrade the building (and ancillary work), and provide a new rated egress stair, new elevator, community room, and office space for resident services/property management. Scope of work will reduce existing 80 units to 74 units. All horizontal assemblies require alteration due to the addition of a horizontal diaphragm and installation of perimeter brace frames as required as part of this voluntary seismic upgrade. The majority of the work will affect only the finish floor. The existing horizontal assembly consists of a 7/8" plaster and metal lath ceiling, 2x14 joists 16" o.c., 3/4" T&G subfloor, 1 ¼" air gap with sleepers, and ¾" wood finish floor. The structural modifications will require the removal of existing finish floor and associated sleepers and addition of 2 layers of ¾" plywood as a structural diaphragm. The existing 7/8" plaster and metal lath ceiling and ¾" T&G subfloor will remain in-place. Units' finish floor will be LVT flooring with acoustical padding and corridors' finish floor will be carpet tiles. This existing assembly with added diaphragm is calculated to have a fire resistive rating of 1 hour according to OSSC 722.6. The following is shown in the attached drawings: (2) 19/32-inch wood structural panel (30mins), wood floor 16 inches o.c. (10 mins), and Portland cement-sand plaster on metal lath 7/8" (25 mins) (722.2.1.4(2)). Other comparable 1 hour tested assembly are UL Des L501 and assembly 13-1.2 listed in Table 721.1(3). This assembly will differ slightly in several locations where new perimeter brace frames are to be installed. In these locations, a portion of the horizontal assembly will need to demo-ed to allow for installation and then infilled around the new brace frames. Shoring around these areas will likely destroy part of the lath and plaster ceiling and the ceiling will need to be replaced. The only difference in these infilled areas from the above assembly is that the ceiling will be replaced with a layer of 5/8" gypsum veneer base board and minimum 1/8" veneer plaster which has an equivalent fire resistive rating of 30 minutes. Reference sheet G-551 for proposed assemblies and sheets A-150/A-151 for location of proposed assemblies. The ceilings above and below the new community room will be replaced in order to meet code for fire resistive rating and sound ratings.

All corridors are currently sprinklered for additional protection.

Reason for alternative	The removal of all existing finish floors is required for the addition of a horizontal diaphragm and removal of the ceiling in areas is required where perimeter brace frames are to be installed as part of this voluntary seismic upgrade. All existing horizontal assemblies will receive an addition of 2 layers of ¾" of plywood which will increase the fire-rating of the existing horizontal assemblies and will meet required code fire-rating of 1 hour. These alterations are no less complying than the existing assembly was prior to the alteration and has provided additional fire protection.

APPEAL DECISION

1. Use of recirculating range hoods in residential units: Granted as proposed.

2. Maneuvering clearance at existing doors: Granted as proposed.

3. Alterations levela 0 - 5 in Chapter 13 building: Granted as proposed with actual occupant load to be verified at time of plan review.

4. Increase in bottom of door clearance to finish floor: Granted as proposed.

5. Replacement of fire escape access doors: Granted as proposed.

6. Removal of roll down fire doors between East and West wings: Denied. Proposal does not provide equivalent Life Safety protection.

7. Inswing egress door: Granted provided the gate at the NW corner swings in the direction of egress.

8. Omission of fire escapes as a required means of egress: Granted as proposed.

9. Reconfiguration of trash room in Chapter 13 building: Granted as proposed.

10. Alteration of horizontal assemblies: Granted provided rooms with areas of patch and repair exceeding 15 percent of the room area have full ceiling finishes removed with replacement as 1 hour rated assembly as approved as part of City building plan review.

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

For the items granted, 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) 823-7300 or come in to the Development Services Center.

ABBREVIATIONS

(E)	EXISTING
(N)	NEW
AB	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
ADDL	ADDITIONAL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED)
APPROX	APPROXIMATE
ARCH	ARCHITECT (URAL)
BD	BOARD
BGW	BELOW GRADE WATERPROOFING
BIO	BIOLOGICAL / BIOLOGICAL GROWTH
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BR	BRICK
BRKN	BROKEN
BT	BASE TRIM
C	CHANNEL
CB	CATCH BASIN
CF/OI	CONTRACTOR FURNISHED /OWNER INSTALLED
CG	CORNER GUARD
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COAT	COATING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACT (OR)
COORD	COORDINATE / COORDINATION
CPT	CARPET (ED)
CT	CERAMIC TILE
DEMO	DEMOLISH, DEMOLITION
DEF	DEFICIENCY
DET	DETERIORATED
DETL	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC (AL)
ELEV	ELEVATOR
ENCL	ENCLOSE (URE)
EQ	EQUAL
EQUIP	EQUIPMENT
ESP	ELEVATOR SUMP PUMP
EW	EACH WAY
EX	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FAF	FLUID APPLIED FLASHING
FD	FLOOR DRAIN
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FH	FUME HOOD
FIN	FINISH (ED)
FLR	FLOOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FR	REFRIGERATOR/FREEZER
FRMG	FRAMING
FRTW	FIRE RETARDANT TREATED WOOD
FT	FOOT, FEET
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED, GALVANIC
GAR	GARAGE
GB	GYPSUM BOARD
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GLASS/GLAZING
GP	GYPSUM VENEER PLASTER
GRB	GRAB BAR
GRT	GROUT
GYP	GYPSUM
H	HIGH
HB	HOSE BIBB
HC	HANDICAP
HCT	HOLLOW CLAY TILE
HD	RANGE HOOD
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HRL	HANDRAIL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
INCL	INCLUDING (ED)
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
L	LONG
LV	LAVATORY
MASN	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
METL	METAL
MC	MEDICINE CABINET
MCW	MICROWVE
MD	METAL DECKING
MFD	MANUFACTURED
MFR	MANUFACTURE (R)
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MP	METAL PANEL
MR	MIRROR
MTD	MOUNTED
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED; CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED; OWNER INSTALLED
OH	OVERHANG
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OVHD	OVERHEAD
P	PAINT
PC	PRECAST CONCRETE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLWD	PLYWOOD
PT	PAINT, PRESSURE TREATED
PVG	PAVING
R	RADIUS, RISER
RB	RUBBER/RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN, ROAD
REQD	REQUIRED
RF	RESILIENT FLOORING
RM	ROOM
RMB	ROOF MEMBRANE
RNG	RANGE
RO	ROUGH OPENING
RR	ROBE RACK
RST	RUBBER STAIR TREADS
S	SOUTH
SAM	SELF-ADHERING MEMBRANE
SAM-HT	SELF-ADHERING MEMBRANE HIGH TEMP
SAM-MC	SELF-ADHERING MEMBRANE METAL CLAD
SCHED	SCHEDULE
SF	SQUARE FOOT (FEET)
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SK	SINK
SOG	SLAB ON GRADE
SOR	SINGLE OCCUPANT TOILET
SPKLR	SPRINKLER
SQ	SQUARE
SS	SANITARY SEWER, STANDING SEAM
SST	STAINLESS STEEL
ST	STAIRS, STREET
STD	STANDARD
STOR	STORAGE
STRUCT	STRUCTURE (AL)
SUSP	SUSPEND(ED)
SV	SHEET VINYL
T	TREAD
TC	TERRA COTTA
TB	TACK BOARD
TFF	TOP OF FINISH FLOOR
THRU	THROUGH
TMPD	TEMPERED
TOM	TOP OF MASONRY
TTD	TOILET TISSUE DISPENSER
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
VEH	VEHICLE
VERT	VERTICAL
VRFY	VERIFY
VIF	VERIFY IN FIELD
VPS	VENEER PLASTER SYSTEM
W	WEST, WIDE, WASHER
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WCT	WAINSCOT
WD	WOOD, WOOD DOOR
WDC	ARCHITECTURAL WOOD CABINETS
WDW	WINDOW
WK	WALK OFF MATT
WR	WEATHER RESISTANT, WATER REPELLENT
WRB	WEATHER RESISTIVE BARRIER
WSCT	WAINSCOT

SYMBOL LEGEND

PROPERTY LINE

CENTER LINE

KEYNOTE NUMBER — KEYNOTE TAG

NORTH ARROW

GRID NUMBER — GRIDS

Name / Elevation — LEVEL HEAD

ELEVATION — 0'-0" AFF — SPOT ELEVATION

DOOR NUMBER — DOOR TAG

REVISION NUMBER — REVISION TAG

MATERIAL TAG

WALL TYPE — WALL TAG

TYPE — 1'-0" A.F.F. — HEIGHT ABOVE FINISH FLOOR — CEILING TAG

C4 VIEW TYPE: VIEW TITLE — 0" 1" 2" 3" (1/8" = 1'-0") — DRAWING TITLE

DETAIL NUMBER / SHEET NUMBER — BUILDING ELEVATION TAG

WALL SECTION TAG

BUILDING SECTION TAG

DETAIL TAG

ELEVATION ID / DETAIL NUMBER / SHEET NUMBER — INTERIOR ELEVATION TAG

101 | Name — ROOM NUMBER | NAME; 150 SF — ROOM AREA — ROOM TAG

LEVEL ORIENTATION / NUMBER / WINDOW MARK — WINDOW TAG

HATCH LEGEND

- CONCRETE
- MASONRY
- MORTAR
- CONCRETE BLOCK
- TERRA COTTA
- PLASTER
- GYPSUM BOARD
- ALUMINUM
- STEEL
- INDICATES EXISTING MATERIAL
- EARTH
- GRAVEL
- INSULATION - RIGID
- INSULATION - BATT
- INSULATION - CLOSED CELL
- ASPHALT
- WOOD - FINISH
- WOOD - CONTINUOUS
- WOOD - BLOCKING

GENERAL NOTES

1. WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT TIME OF BUILDING PERMIT ISSUANCE.
2. THE CONTRACTOR, SUBCONTRACTORS, ASSOCIATED VENDORS AND SUPPLIERS MUST READ, UNDERSTAND AND COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CONSTRUCTION DOCUMENTS FOR THE PROJECT.
3. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS SHOWN ARE:
   A. AT INTERIOR PARTITIONS: TO THE FACE OF GYPSUM
   B. AT COLUMNS: TO THE CENTERLINE OF COLUMN
   C. AT CONCRETE OR CMU: TO FACE OF CONCRETE OR CMU
   D. AT EXTERIOR WALL: TO THE FACE OF MASONRY
4. DOORS NOT LOCATED BY DIMENSION ON PLANS SHALL BE FOUR INCHES FROM FACE OF ADJOINING PARTITION TO HINGE EDGE OF DOOR OPENING. PROVIDE 18" MINIMUM CLEAR FROM FACE OF ADJOINING PARTITION OR OTHER OBSTRUCTION TO STRIKE JAMB EDGE OF DOOR OPENING. UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT IF REQUIRED CLEARANCES ARE NOT AVAILABLE.
5. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS ON THE JOB PRIOR TO PROCEEDING WITH THE WORK.
6. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES FOUND AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
7. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
8. REPETITIVE FEATURES ARE NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL. NOT ALL OCCURRENCES OF A FEATURE ARE NOTED IN EVERY CASE.
9. DO NOT SCALE DRAWINGS; REQUEST CLARIFICATION FOR DIMENSIONS THAT ARE NOT APPARENT.
10. GRIDS ARE FOR REFERENCE ONLY AND BASE ON HISTORIC DRAWINGS FIELD MEASUREMENTS. CONTRACTOR TO CONFIRM LAYOUT.

CODE SYMBOL LEGEND

- EXISTING DEMISING WALL (REF WALL TYPE B3)
- 1 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION
- 4 HOUR FIRE SEPARATION
- PATH OF EGRESS (DISTANCE)
- COMMON PATH (DISTANCE)
- EXIT SIGN
- 50 — OCCUPANT COUNT
- EGRESS ILLUMINATION - 1FC AT WALKING SURFACE, 44" WIDTH - 90 MIN EMERGENCY POWER SUPPLY

101 | Room Name — ROOM NUMBER | ROOM NAME
150 SF | R-2 — ROOM AREA | OCCUPANCY GROUP
LF #### | 000 occs. — OCCUPANT FACTOR | OCCUPANTS
Accessory

A.00 — APPEAL ID

NOTE: SEE DOOR SCHEDULE FOR FIRE RATED DOORS

NOT FOR CONSTRUCTION

PLAN NORTH

PETER MEIJER ARCHITECT, PC

605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

REFERENCE FOR DRAWING SYMBOLS/ABBREVIATIONS

Key Map:

Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number:
18-017

Issuance:
100% DD

Issue Date:
8/30/19

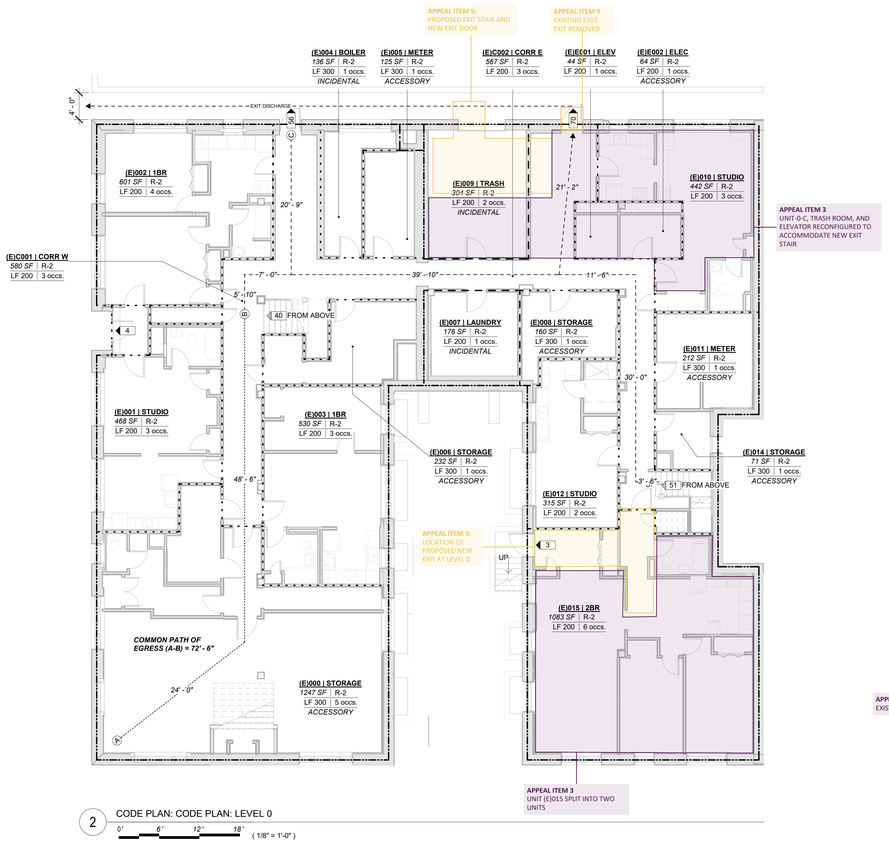
Drawn By:
Author

Checked By:
Checker

Sheet Title:
SYMBOLS & ABBREVIATIONS

Sheet Number:

G-001

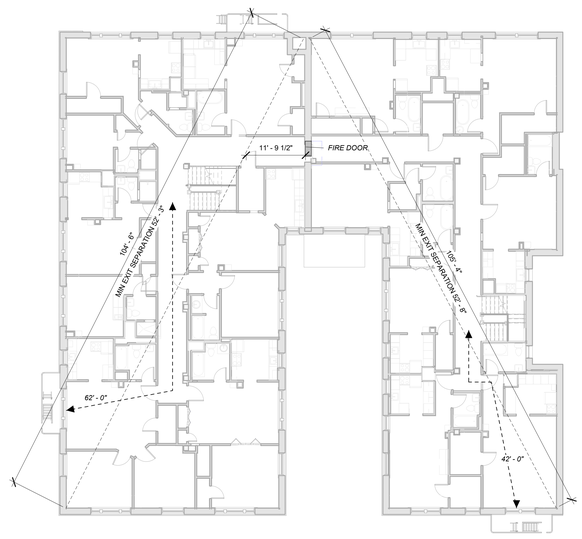


2 CODE PLAN: CODE PLAN: LEVEL 0

0' 6' 12' 18' (1/8" = 1'-0")

3 CODE PLAN: CODE PLAN: LEVEL 1

0' 6' 12' 18' (1/8" = 1'-0")



1 CODE PLAN: CODE PLAN: EXIT SEPARATION

0' 8' 16' 24' (3/32" = 1'-0")

CODE SYMBOL LEGEND

- - - - - -	EXISTING DEMISING WALL (REF WALL TYPE B3)
— — — —	1 HOUR FIRE SEPARATION
— · — · —	2 HOUR FIRE SEPARATION
————	4 HOUR FIRE SEPARATION
- - - - - DISTANCE - - - - -	PATH OF EGRESS
---------- DISTANCE ----------	COMMON PATH
	EXIT SIGN
50	OCCUPANT COUNT
	EGRESS ILLUMINATION - 1FC AT WALKING SURFACE, 44" WIDTH - 90 MIN EMERGENCY POWER SUPPLY
101 | Room Name / 150 SF | R-2 / LF #### | 000 occs. / Accessory	ROOM NUMBER | ROOM NAME; ROOM AREA | OCCUPANCY GROUP; OCCUPANT FACTOR | OCCUPANTS
A.00	APPEAL ID

NOTE: SEE DOOR SCHEDULE FOR FIRE RATED DOORS

APPEAL ITEM 3 EXISTING OCCUPANT COUNT

OCCUPANCY COUNT EXISTING

NUM	NAME	OCCUPANCY	USE	AREA	LF	OCC LOAD	STAIR WIDTH	DOOR WIDTH
LEVEL 0								
(E)000	STORAGE	R-2	S-2 / ACCESSORY	1247 SF	300	5	1 1/2"	1"
(E)001	STUDIO	R-2		468 SF	200	3	1"	1/2"
(E)002	1BR	R-2		601 SF	200	3	1"	1/2"
(E)003	1BR	R-2		530 SF	200	3	1"	1/2"
(E)004	BOILER	R-2	S-2 / INCIDENTAL	136 SF	300	1	1/2"	0"
(E)005	METER	R-2	S-2 / ACCESSORY	125 SF	300	1	1/2"	0"
(E)006	STORAGE	R-2	S-2 / ACCESSORY	232 SF	300	1	1/2"	1/2"
(E)007	LAUNDRY	R-2	S-2 / INCIDENTAL	176 SF	200	1	1/2"	1/2"
(E)008	STORAGE	R-2	S-2 / ACCESSORY	160 SF	300	1	1/2"	0"
(E)009	TRASH	R-2	S-2 / INCIDENTAL	304 SF	200	2	1/2"	1/2"
(E)010	STUDIO	R-2		442 SF	200	3	1"	1/2"
(E)011	METER	R-2	S-2 / ACCESSORY	212 SF	300	1	1/2"	0"
(E)012	STUDIO	R-2		315 SF	200	2	1/2"	1/2"
(E)014	STORAGE	R-2	S-2 / ACCESSORY	71 SF	300	1	0"	0"
(E)015	2BR	R-2		1083 SF	200	6	2"	1"
(E)016	STORAGE	R-2	S-2 / ACCESSORY	29 SF	200	1	0"	0"
(E)C001	CORR W	R-2		580 SF	200	3	1"	1/2"
(E)C002	CORR E	R-2		567 SF	200	3	1"	1/2"
(E)C003	Room	R-2		42 SF	200	1	0"	0"
(E)E001	ELEV	R-2		44 SF	200	1	0"	0"
(E)E002	ELEC	R-2	S-2 / ACCESSORY	64 SF	200	1	0"	0"
				7426 SF		**44**	**13"**	**9"**
LEVEL 1								
(E)100	1BR	R-2		552 SF	200	3	1"	1/2"
(E)101	1BR	R-2		541 SF	200	3	1"	1/2"
(E)102	STUDIO	R-2		219 SF	200	2	1/2"	1/2"
(E)103	1BR	R-2		541 SF	200	3	1"	1/2"
(E)104	STUDIO	R-2		341 SF	200	2	1/2"	1/2"
(E)105	STUDIO	R-2		179 SF	200	1	1/2"	1/2"
(E)106	STUDIO	R-2		369 SF	200	2	1/2"	1/2"
(E)107	STUDIO	R-2		441 SF	200	3	1"	1/2"
(E)108	STUDIO	R-2		367 SF	200	2	1/2"	1/2"
(E)109	MANAGERS	R-2	B / ACCESSORY	92 SF	100	1	1/2"	1/2"
(E)110	STUDIO	R-2		431 SF	200	3	1"	1/2"
(E)111	STUDIO	R-2		373 SF	200	2	1/2"	1/2"
(E)112	STUDIO	R-2		365 SF	200	2	1/2"	1/2"
(E)114	STUDIO	R-2		495 SF	200	3	1"	1/2"
(E)115	STUDIO	R-2		396 SF	200	2	1/2"	1/2"
(E)116	BATH	R-2		48 SF	200	1	0"	0"
(E)117	STORAGE	R-2	S-2 / ACCESSORY	135 SF	200	1	1/2"	0"
(E)C101	CORR W	R-2		653 SF	200	4	1"	1"
(E)C102	CORR E	R-2		260 SF	200	2	1/2"	1/2"
(E)C103	LOBBY	R-2		633 SF	200	4	1"	1/2"
(E)E101	ELEV	R-2		63 SF	200	1	0"	0"
				7497 SF		**48**	**14 1/2"**	**9 1/2"**
LEVEL 2								
(E)200	1BR	R-2		748 SF	200	4	1 1/2"	1"
(E)201	1BR	R-2		574 SF	200	3	1"	1/2"
(E)202	STUDIO	R-2		222 SF	200	2	1/2"	1/2"
(E)203	1BR	R-2		550 SF	200	3	1"	1/2"
(E)204	STUDIO	R-2		345 SF	200	2	1/2"	1/2"
(E)205	STUDIO	R-2		182 SF	200	1	1/2"	1/2"
(E)206	STUDIO	R-2		380 SF	200	2	1/2"	1/2"
(E)207	STUDIO	R-2		450 SF	200	3	1"	1/2"
(E)208	STUDIO	R-2		467 SF	200	3	1"	1/2"
(E)209	STUDIO	R-2		383 SF	200	2	1/2"	1/2"
(E)210	STUDIO	R-2		446 SF	200	3	1"	1/2"
(E)211	STUDIO	R-2		380 SF	200	2	1/2"	1/2"
(E)212	STUDIO	R-2		348 SF	200	2	1/2"	1/2"
(E)214	STUDIO	R-2		505 SF	200	3	1"	1/2"
(E)215	STUDIO	R-2		407 SF	200	3	1"	1/2"
(E)216	Room	R-2	S-2 / ACCESSORY	48 SF	100	1	1/2"	0"
(E)C201	CORR W	R-2		576 SF	200	3	1"	1/2"
(E)C202	CORR E	R-2		520 SF	200	3	1"	1/2"
(E)E201	ELEV	R-2		43 SF	200	1	0"	0"
				7573 SF		**47**	**14 1/2"**	**9 1/2"**
LEVEL 3								
(E)300	1BR	R-2		748 SF	200	4	1 1/2"	1"
(E)301	1BR	R-2		574 SF	200	3	1"	1/2"
(E)302	STUDIO	R-2		222 SF	200	2	1/2"	1/2"
(E)303	1BR	R-2		550 SF	200	3	1"	1/2"
(E)304	STUDIO	R-2		345 SF	200	2	1/2"	1/2"
(E)305	STUDIO	R-2		182 SF	200	1	1/2"	1/2"
(E)306	STUDIO	R-2		380 SF	200	2	1/2"	1/2"
(E)307	STUDIO	R-2		450 SF	200	3	1"	1/2"
(E)308	STUDIO-08	R-2		467 SF	200	3	1"	1/2"
(E)309	STUDIO	R-2		383 SF	200	2	1/2"	1/2"
(E)310	STUDIO	R-2		446 SF	200	3	1"	1/2"
(E)311	STUDIO	R-2		380 SF	200	2	1/2"	1/2"
(E)312	STUDIO	R-2		348 SF	200	2	1/2"	1/2"
(E)314	STUDIO	R-2		506 SF	200	3	1"	1/2"
(E)315	STUDIO	R-2		407 SF	200	3	1"	1/2"
(E)316	MISC	R2	S-2 / ACCESSORY	48 SF	200	1	0"	0"
(E)C301	CORR W	R-2		575 SF	200	3	1"	1/2"
(E)C302	CORR E	R-2		521 SF	200	3	1"	1/2"
(E)E301	ELEV	R-2		43 SF	200	1	0"	0"
				7574 SF		**47**	**14"**	**9 1/2"**

OCCUPANCY COUNT EXISTING

NUM	NAME	OCCUPANCY	USE	AREA	LF	OCC LOAD	STAIR WIDTH	DOOR WIDTH
LEVEL 4								
(E)400	1BR	R-2		748 SF	200	4	1 1/2"	1"
(E)401	1BR	R-2		574 SF	200	3	1"	1/2"
(E)402	STUDIO	R-2		222 SF	200	2	1/2"	1/2"
(E)403	1BR	R-2		550 SF	200	3	1"	1/2"
(E)404	STUDIO	R-2		345 SF	200	2	1/2"	1/2"
(E)405	STUDIO	R-2		182 SF	200	1	1/2"	1/2"
(E)406	STUDIO	R-2		380 SF	200	2	1/2"	1/2"
(E)407	STUDIO	R-2		450 SF	200	3	1"	1/2"
(E)408	STUDIO	R-2		467 SF	200	3	1"	1/2"
(E)409	STUDIO	R-2		383 SF	200	2	1/2"	1/2"
(E)410	STUDIO	R-2		446 SF	200	3	1"	1/2"
(E)411	STUDIO	R-2		380 SF	200	2	1/2"	1/2"
(E)412	STUDIO	R-2		348 SF	200	2	1/2"	1/2"
(E)414	STUDIO	R-2		506 SF	200	3	1"	1/2"
(E)415	STUDIO	R-2		407 SF	200	3	1"	1/2"
(E)416	MISC	R-2	S-2 / ACCESSORY	48 SF	300	1	0"	0"
(E)C401	CORR W	R-2		575 SF	200	3	1"	1/2"
(E)C402	CORR E	R-2		521 SF	200	3	1"	1/2"
(E)E401	ELEV	R-2		43 SF	200	1	0"	0"
				7574 SF		**47**	**14"**	**9 1/2"**
LEVEL 5								
(E)500	1BR	R-2		748 SF	200	4	1 1/2"	1"
(E)501	1BR	R-2		574 SF	200	3	1"	1/2"
(E)502	STUDIO	R-2		222 SF	200	2	1/2"	1/2"
(E)503	1BR	R-2		550 SF	200	3	1"	1/2"
(E)504	STUDIO	R-2		345 SF	200	2	1/2"	1/2"
(E)505	STUDIO	R-2		182 SF	200	1	1/2"	1/2"
(E)506	STUDIO	R-2		380 SF	200	2	1/2"	1/2"
(E)507	STUDIO	R-2		450 SF	200	3	1"	1/2"
(E)508	STUDIO	R-2		467 SF	200	3	1"	1/2"
(E)509	STUDIO	R-2		383 SF	200	2	1/2"	1/2"
(E)510	STUDIO	R-2		446 SF	200	3	1"	1/2"
(E)511	STUDIO	R-2		380 SF	200	2	1/2"	1/2"
(E)512	STUDIO	R-2		348 SF	200	2	1/2"	1/2"
(E)514	STUDIO	R-2		506 SF	200	3	1"	1/2"
(E)515	STUDIO	R-2		407 SF	200	3	1"	1/2"
(E)516	MISC	R-2	S-2 / ACCESSORY	48 SF	300	1	0"	0"
(E)C501	CORR W	R-2		486 SF	200	3	1"	1/2"
(E)C502	CORR E	R-2		520 SF	200	3	1"	1/2"
(E)E501	ELEV	R-2		43 SF	200	1	0"	0"
				7484 SF		**47**	**14"**	**9 1/2"**
TOTALS ALL LEVELS: 118				**45127 SF**		**280**	**84 1/2"**	**56"**

PLAN NORTH

NOT FOR CONSTRUCTION

PETER MEIJER ARCHITECT, PC

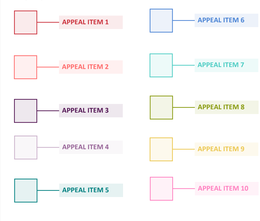
605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

REFERENCE - EXISTING CONDITIONS/EXITING

Key Map:



Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number:
18-017

Issuance:

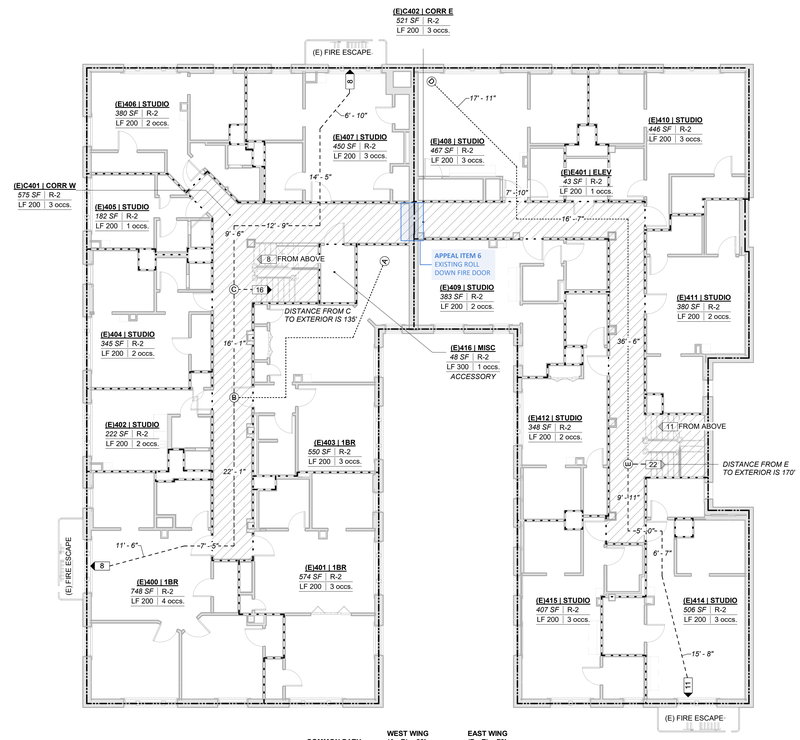
Issue Date:
8/30/19

Drawn By:
Author

Checked By:
Checker

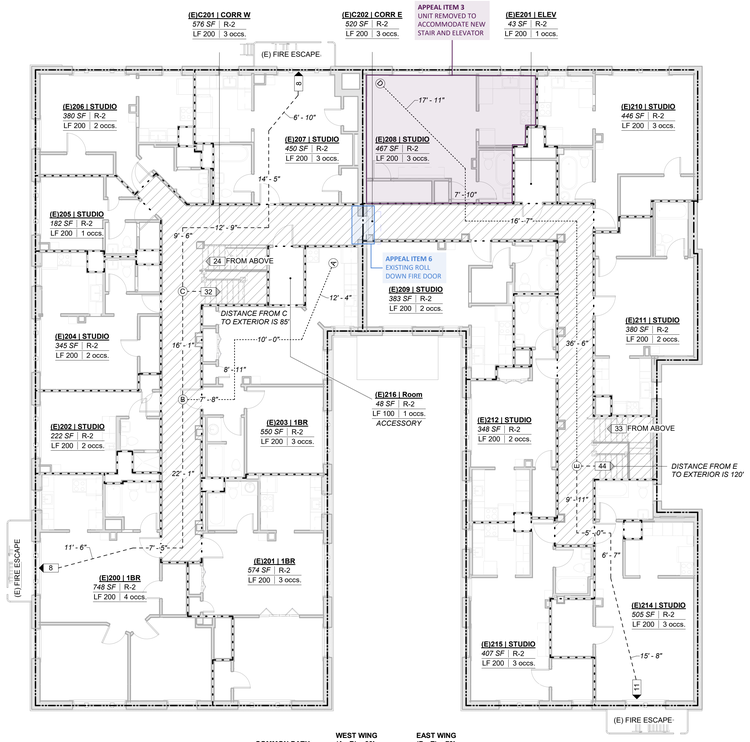
Sheet Title:
EXISTING FIRE & LIFE SAFETY PLANS

Sheet Number:
G-110



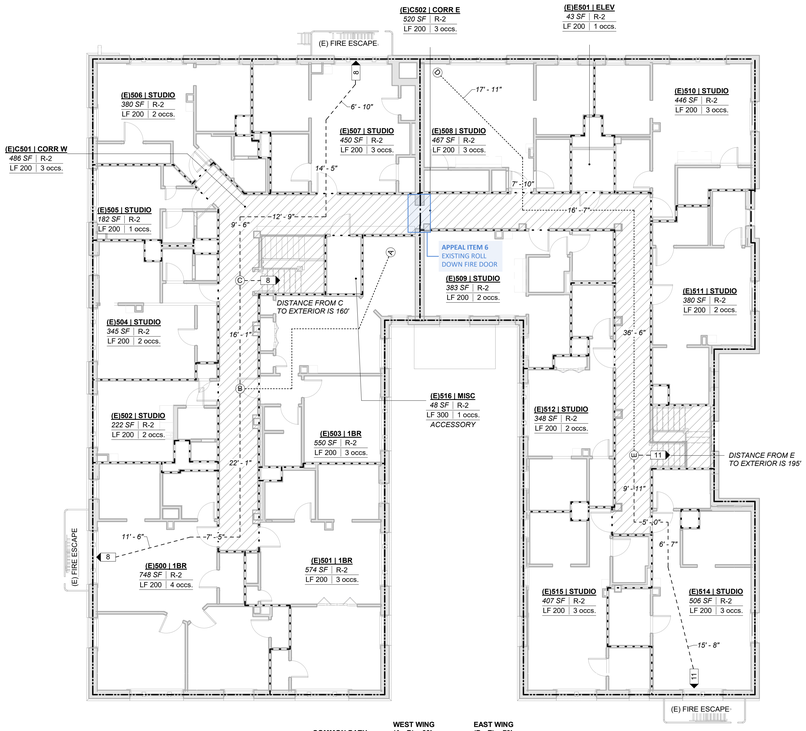
3 CODE PLAN: CODE PLAN: LEVEL 4

0' 6' 12' 18' (1/8" = 1'-0")



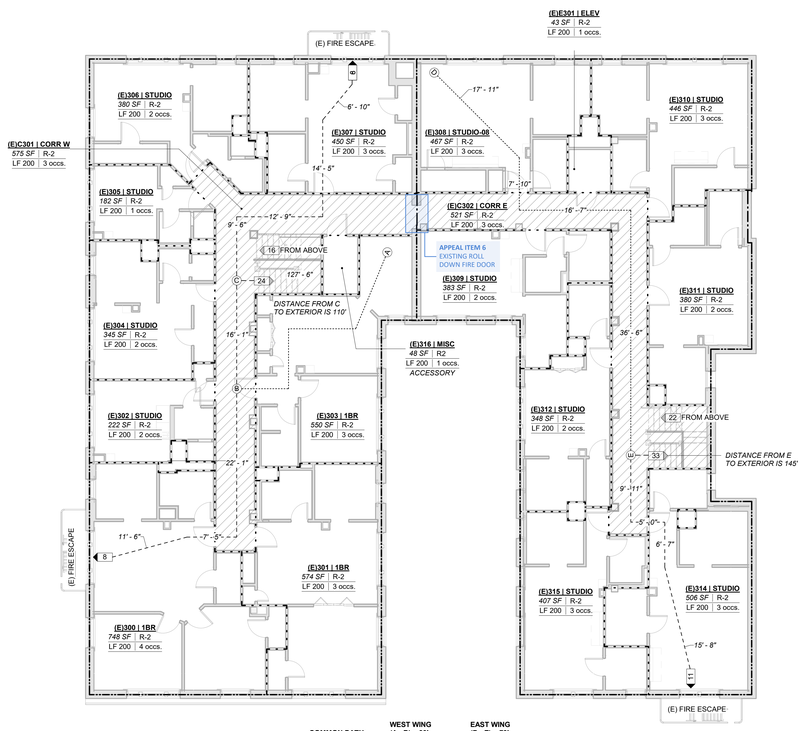
1 CODE PLAN: CODE PLAN: LEVEL 2

0' 6' 12' 18' (1/8" = 1'-0")



4 CODE PLAN: CODE PLAN: LEVEL 5

0' 6' 12' 18' (1/8" = 1'-0")



2 CODE PLAN: CODE PLAN: LEVEL 3

0' 6' 12' 18' (1/8" = 1'-0")

PLAN NORTH

CODE SYMBOL LEGEND

- - - - - -	EXISTING DEMISING WALL (REF WALL TYPE B3)
— — — —	1 HOUR FIRE SEPARATION
— · — · —	2 HOUR FIRE SEPARATION
————	4 HOUR FIRE SEPARATION
- - - -DISTANCE- - - -	PATH OF EGRESS
····DISTANCE····	COMMON PATH
	EXIT SIGN
50	OCCUPANT COUNT
	EGRESS ILLUMINATION - 1FC AT WALKING SURFACE, 44" WIDTH - 90 MIN EMERGENCY POWER SUPPLY
101 | Room Name 150 SF | R-2 LF #### | 000 occs. Accessory	ROOM NUMBER | ROOM NAME ROOM AREA | OCCUPANCY GROUP OCCUPANT FACTOR | OCCUPANTS
A.00	APPEAL ID

NOTE: SEE DOOR SCHEDULE FOR FIRE RATED DOORS

PETER MEIJER ARCHITECT, PC

605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

Key Map:

APPEAL ITEM 1
APPEAL ITEM 2
APPEAL ITEM 3
APPEAL ITEM 4
APPEAL ITEM 5
APPEAL ITEM 6
APPEAL ITEM 7
APPEAL ITEM 8
APPEAL ITEM 9
APPEAL ITEM 10

Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number:
18-017

Issuance:

Issue Date:
8/30/19

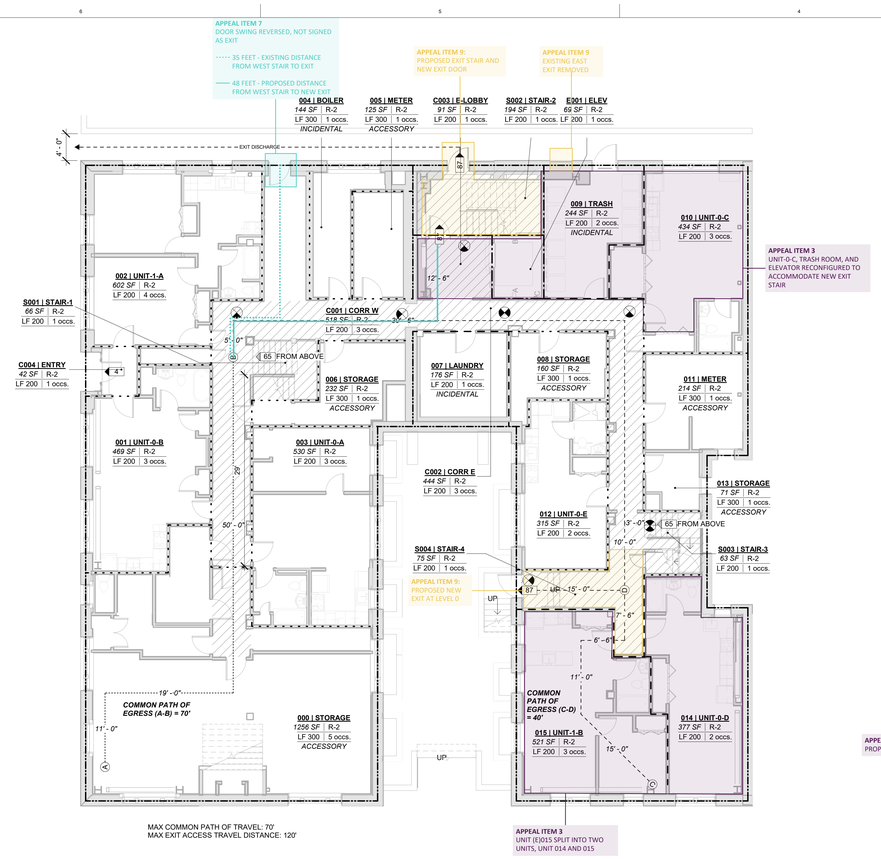
Drawn By:
Author

Checked By:
Checker

Sheet Title:
EXISTING FIRE & LIFE SAFETY PLANS

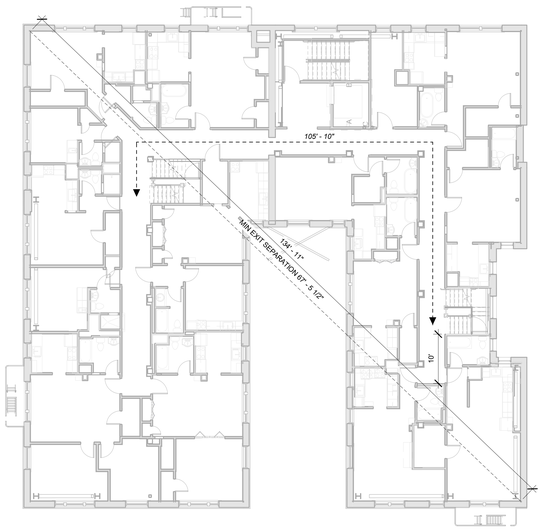
Sheet Number:
G-111

NOT FOR CONSTRUCTION



6C CODE PLAN: LEVEL 0

0' 6' 12' 18' (1/8" = 1'-0")



3B CODE PLAN: EXIT SEPARATION

0' 8' 16' 24' (3/32" = 1'-0")

CODE SYMBOL LEGEND

	EXISTING DEMISING WALL (REF WALL TYPE B3)
	1 HOUR FIRE SEPARATION
	2 HOUR FIRE SEPARATION
	4 HOUR FIRE SEPARATION
--DISTANCE--	PATH OF EGRESS
DISTANCE	COMMON PATH
	EXIT SIGN
50	OCCUPANT COUNT
	EGRESS ILLUMINATION - 1FC AT WALKING SURFACE, 44" WIDTH - 90 MIN EMERGENCY POWER SUPPLY
101 | Room Name / 150 SF | R-2 / LF #### | 000 occs. / Accessory	ROOM NUMBER | ROOM NAME / ROOM AREA | OCCUPANCY GROUP / OCCUPANT FACTOR | OCCUPANTS
A.00	APPEAL ID

NOTE: SEE DOOR SCHEDULE FOR FIRE RATED DOORS

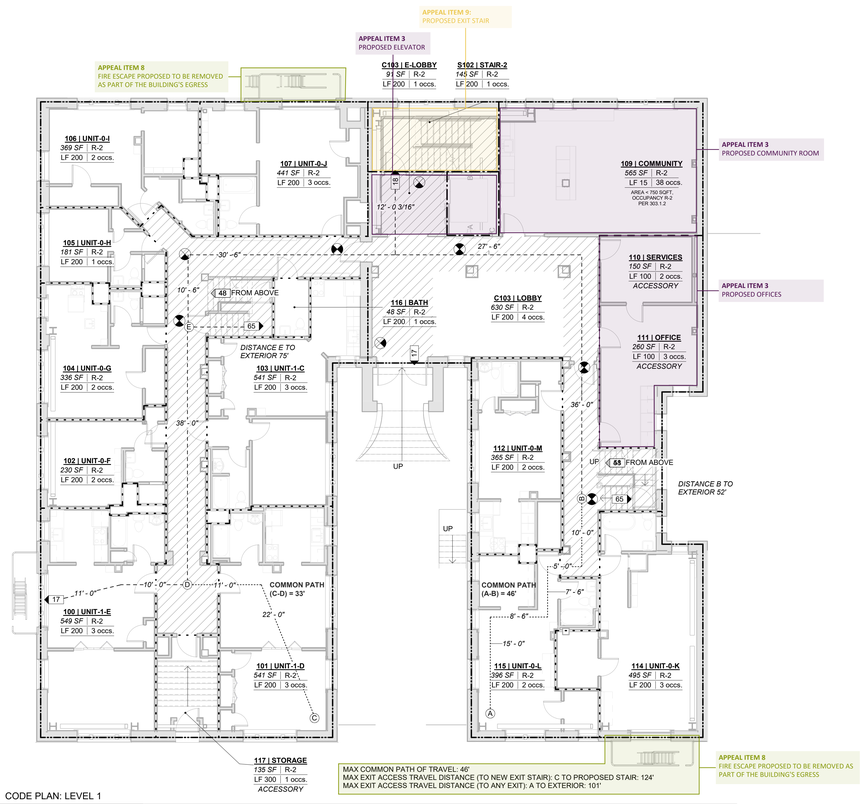
APPEAL ITEM 3
PROPOSED OCCUPANT COUNT

OCCUPANCY COUNT PROPOSED

NUM	NAME	OCCUPANCY	USE	AREA	LF	OCC LOAD	STAIR WIDTH	DOOR WIDTH
LEVEL 0								
000	STORAGE	R-2	S-2 / ACCESSORY	1254 SF	300	5	1 1/2"	1"
001	UNIT-0-B	R-2		469 SF	200	3	1"	1/2"
002	UNIT-1-A	R-2		602 SF	200	4	1"	1/2"
003	UNIT-0-A	R-2		530 SF	200	3	1"	1/2"
004	BOILER	R-2	S-2 / INCIDENTAL	144 SF	300	1	1/2"	0"
005	METER	R-2	S-2 / ACCESSORY	125 SF	300	1	1/2"	0"
006	STORAGE	R-2	S-2 / ACCESSORY	232 SF	300	1	1/2"	1/2"
007	LAUNDRY	R-2	S-2 / INCIDENTAL	176 SF	200	1	1/2"	1/2"
008	STORAGE	R-2	S-2 / ACCESSORY	160 SF	300	1	1/2"	0"
009	TRASH	R-2	S-2 / INCIDENTAL	244 SF	200	2	1/2"	1/2"
010	UNIT-0-C	R-2		434 SF	200	3	1"	1/2"
011	METER	R-2	S-2 / ACCESSORY	214 SF	300	1	1/2"	0"
012	UNIT-0-E	R-2		315 SF	200	2	1/2"	1/2"
013	STORAGE	R-2	S-2 / ACCESSORY	71 SF	300	1	0"	0"
014	UNIT-0-D	R-2		377 SF	200	2	1/2"	1/2"
015	UNIT-1-B	R-2		521 SF	200	3	1"	1/2"
C001	CORR W	R-2		513 SF	200	3	1"	1/2"
C002	CORR E	R-2		440 SF	200	3	1"	1/2"
C003	E-LOBBY	R-2		91 SF	200	1	1/2"	0"
C004	ENTRY	R-2		42 SF	200	1	0"	0"
C005	STORAGE	R-2	S-2 / ACCESSORY	29 SF	300	1	0"	0"
E001	ELEV	R-2		69 SF	200	1	1/2"	0"
S001	STAIR-1	R-2		66 SF	200	1	0"	0"
S002	STAIR-2	R-2		194 SF	200	1	1/2"	1/2"
S003	STAIR-3	R-2		63 SF	200	1	0"	0"
S004	STAIR-4	R-2		75 SF	200	1	1/2"	0"
				7449 SF		**46**	**14"**	**9 1/2"**
LEVEL 1								
100	UNIT-1-E	R-2		549 SF	200	3	1"	1/2"
101	UNIT-1-D	R-2		541 SF	200	3	1"	1/2"
102	UNIT-0-F	R-2		230 SF	200	2	1/2"	1/2"
103	UNIT-1-C	R-2		541 SF	200	3	1"	1/2"
104	UNIT-0-G	R-2		336 SF	200	2	1/2"	1/2"
105	UNIT-0-H	R-2		181 SF	200	1	1/2"	1/2"
106	UNIT-0-I	R-2		369 SF	200	2	1/2"	1/2"
107	UNIT-0-J	R-2		441 SF	200	3	1"	1/2"
109	COMMUNITY	R-2	A-3	565 SF	15	38	11 1/2"	7 1/2"
110	SERVICES	R-2	B / ACCESSORY	150 SF	100	2	1/2"	1/2"
111	OFFICE	R-2	B / ACCESSORY	260 SF	100	3	1"	1/2"
112	UNIT-0-M	R-2		365 SF	200	2	1/2"	1/2"
114	UNIT-0-K	R-2		495 SF	200	3	1"	1/2"
115	UNIT-0-L	R-2		396 SF	200	2	1/2"	1/2"
116	BATH	R-2		48 SF	200	1	0"	0"
117	STORAGE	R-2	S-2 / ACCESSORY	135 SF	300	1	1/2"	0"
C101	CORR W	R-2		567 SF	200	3	1"	1/2"
C102	CORR E	R-2		180 SF	200	1	1/2"	1/2"
C103	LOBBY	R-2		630 SF	200	4	1"	1/2"
C103	E-LOBBY	R-2		91 SF	200	1	1/2"	0"
E101	ELEV	R-2		69 SF	200	1	1/2"	0"
S101	STAIR-1	R-2		86 SF	200	1	1/2"	0"
S102	STAIR-2	R-2		145 SF	200	1	1/2"	0"
S103	STAIR-3	R-2		81 SF	200	1	1/2"	0"
				7452 SF		**86**	**26"**	**17"**
LEVEL 2								
200	UNIT-1-G	R-2		744 SF	200	4	1 1/2"	1"
201	UNIT-1-F	R-2		574 SF	200	3	1"	1/2"
202	UNIT-0-F	R-2		234 SF	200	2	1/2"	1/2"
203	UNIT-1-C	R-2		550 SF	200	3	1"	1/2"
204	UNIT-0-G	R-2		340 SF	200	2	1/2"	1/2"
205	UNIT-0-H	R-2		184 SF	200	1	1/2"	1/2"
206	UNIT-0-I	R-2		380 SF	200	2	1/2"	1/2"
207	UNIT-0-J	R-2		450 SF	200	3	1"	1/2"
208	MISC	R-2	B / ACCESSORY	148 SF	100	2	1/2"	1/2"
209	UNIT-0-Q	R-2		383 SF	200	2	1/2"	1/2"
210	UNIT-0-N	R-2		446 SF	200	3	1"	1/2"
211	UNIT-0-O	R-2		381 SF	200	2	1/2"	1/2"
212	UNIT-0-P	R-2		348 SF	200	2	1/2"	1/2"
214	UNIT-0-K	R-2		486 SF	200	3	1"	1/2"
215	UNIT-0-L	R-2		407 SF	200	3	1"	1/2"
216	STORAGE	R-2	S-2 / ACCESSORY	48 SF	300	1	0"	0"
C201	CORR W	R-2		491 SF	200	3	1"	1/2"
C202	CORR E	R-2		436 SF	200	3	1"	1/2"
C203	E-LOBBY	R-2		91 SF	200	1	1/2"	0"
E201	ELEV	R-2		69 SF	200	1	1/2"	0"
S201	STAIR-1	R-2		84 SF	200	1	1/2"	0"
S202	STAIR-2	R-2		145 SF	200	1	1/2"	0"
S203	STAIR-3	R-2		83 SF	200	1	1/2"	0"
				7500 SF		**49**	**15"**	**10"**

OCCUPANCY COUNT PROPOSED

NUM	NAME	OCCUPANCY	USE	AREA	LF	OCC LOAD	STAIR WIDTH	DOOR WIDTH
LEVEL 3								
300	UNIT-1-G	R-2		744 SF	200	4	1 1/2"	1"
301	UNIT-1-F	R-2		574 SF	200	3	1"	1/2"
302	UNIT-0-F	R-2		234 SF	200	2	1/2"	1/2"
303	UNIT-1-C	R-2		550 SF	200	3	1"	1/2"
304	UNIT-0-G	R-2		340 SF	200	2	1/2"	1/2"
305	UNIT-0-H	R-2		184 SF	200	1	1/2"	1/2"
306	UNIT-0-I	R-2		380 SF	200	2	1/2"	1/2"
307	UNIT-0-J	R-2		450 SF	200	3	1"	1/2"
308	MISC	R-2	B / ACCESSORY	148 SF	100	2	1/2"	1/2"
309	UNIT-0-Q	R-2		383 SF	200	2	1/2"	1/2"
310	UNIT-0-N	R-2		446 SF	200	3	1"	1/2"
311	UNIT-0-O	R-2		381 SF	200	2	1/2"	1/2"
312	UNIT-0-P	R-2		348 SF	200	2	1/2"	1/2"
314	UNIT-0-K	R-2		506 SF	200	3	1"	1/2"
315	UNIT-0-L	R-2		407 SF	200	3	1"	1/2"
316	STORAGE	R-2	S-2 / ACCESSORY	48 SF	300	1	0"	0"
C301	CORR W	R-2		488 SF	200	3	1"	1/2"
C302	CORR E	R-2		437 SF	200	3	1"	1/2"
C303	E-LOBBY	R-2		91 SF	200	1	1/2"	0"
E301	ELEV	R-2		69 SF	200	1	1/2"	0"
S301	STAIR-1	R-2		87 SF	200	1	1/2"	0"
S302	STAIR-2	R-2		145 SF	200	1	1/2"	0"
S303	STAIR-3	R-2		83 SF	200	1	1/2"	0"
				7521 SF		**50**	**15"**	**10"**
LEVEL 4								
400	UNIT-1-G	R-2		744 SF	200	4	1 1/2"	1"
401	UNIT-1-F	R-2		574 SF	200	3	1"	1/2"
402	UNIT-0-F	R-2		234 SF	200	2	1/2"	1/2"
403	UNIT-1-C	R-2		550 SF	200	3	1"	1/2"
404	UNIT-0-G	R-2		340 SF	200	2	1/2"	1/2"
405	UNIT-0-H	R-2		184 SF	200	1	1/2"	1/2"
406	UNIT-0-I	R-2		380 SF	200	2	1/2"	1/2"
407	UNIT-0-J	R-2		450 SF	200	3	1"	1/2"
408	MISC	R-2	B / ACCESSORY	148 SF	100	2	1/2"	1/2"
409	UNIT-0-Q	R-2		383 SF	200	2	1/2"	1/2"
410	UNIT-0-N	R-2		446 SF	200	3	1"	1/2"
411	UNIT-0-O	R-2		381 SF	200	2	1/2"	1/2"
412	UNIT-0-P	R-2		348 SF	200	2	1/2"	1/2"
414	UNIT-0-K	R-2		506 SF	200	3	1"	1/2"
415	UNIT-0-L	R-2		407 SF	200	3	1"	1/2"
416	STORAGE	R-2	S-2 / ACCESSORY	48 SF	300	1	0"	0"
C401	CORR W	R-2		487 SF	200	3	1"	1/2"
C402	CORR E	R-2		437 SF	200	3	1"	1/2"
C403	E-LOBBY	R-2		91 SF	200	1	1/2"	0"
E401	ELEV	R-2		69 SF	200	1	1/2"	0"
S401	STAIR-1	R-2		88 SF	200	1	1/2"	0"
S402	STAIR-2	R-2		145 SF	200	1	1/2"	0"
S403	STAIR-3	R-2		83 SF	200	1	1/2"	0"
				7522 SF		**50**	**15"**	**10"**
LEVEL 5								
500	UNIT-1-G	R-2		744 SF	200	4	1 1/2"	1"
501	UNIT-1-F	R-2		574 SF	200	3	1"	1/2"
502	UNIT-0-F	R-2		234 SF	200	2	1/2"	1/2"
503	UNIT-1-C	R-2		550 SF	200	3	1"	1/2"
504	UNIT-0-G	R-2		340 SF	200	2	1/2"	1/2"
505	UNIT-0-H	R-2		184 SF	200	1	1/2"	1/2"
506	UNIT-0-I	R-2		380 SF	200	2	1/2"	1/2"
507	UNIT-0-J	R-2		450 SF	200	3	1"	1/2"
508	MISC	R-2	B / ACCESSORY	148 SF	100	2	1/2"	1/2"
509	UNIT-0-Q	R-2		383 SF	200	2	1/2"	1/2"
510	UNIT-0-N	R-2		446 SF	200	3	1"	1/2"
511	UNIT-0-O	R-2		381 SF	200	2	1/2"	1/2"
512	UNIT-0-P	R-2		348 SF	200	2	1/2"	1/2"
514	UNIT-0-K	R-2		506 SF	200	3	1"	1/2"
515	UNIT-0-L	R-2		407 SF	200	3	1"	1/2"
516	STORAGE	R-2	S-2 / ACCESSORY	48 SF	300	1	0"	0"
C501	CORR W	R-2		486 SF	201	3	1"	1/2"
C502	CORR E	R-2		435 SF	200	3	1"	1/2"
C503	E-LOBBY	R-2		91 SF	200	1	1/2"	0"
E501	ELEV	R-2		69 SF	200	1	1/2"	0"
S501	STAIR-1	R-2		89 SF	200	1	1/2"	0"
S502	STAIR-2	R-2		145 SF	200	1	1/2"	0"
S503	STAIR-3	R-2		83 SF	200	1	1/2"	0"
				7520 SF		**50**	**15"**	**10"**
TOTALS ALL LEVELS: 142				**44964 SF**		**330**	**99 1/2"**	**66"**



6E CODE PLAN: LEVEL 1

0' 6' 12' 18' (1/8" = 1'-0")

PETER MEIJER ARCHITECT, PC
605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

Key Map:

APPEAL ITEM 1
APPEAL ITEM 2
APPEAL ITEM 3
APPEAL ITEM 4
APPEAL ITEM 5
APPEAL ITEM 6
APPEAL ITEM 7
APPEAL ITEM 8
APPEAL ITEM 9
APPEAL ITEM 10

Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number:
18-017

Issuance:
100% DD

Issue Date:
8/30/19

Drawn By:
HK

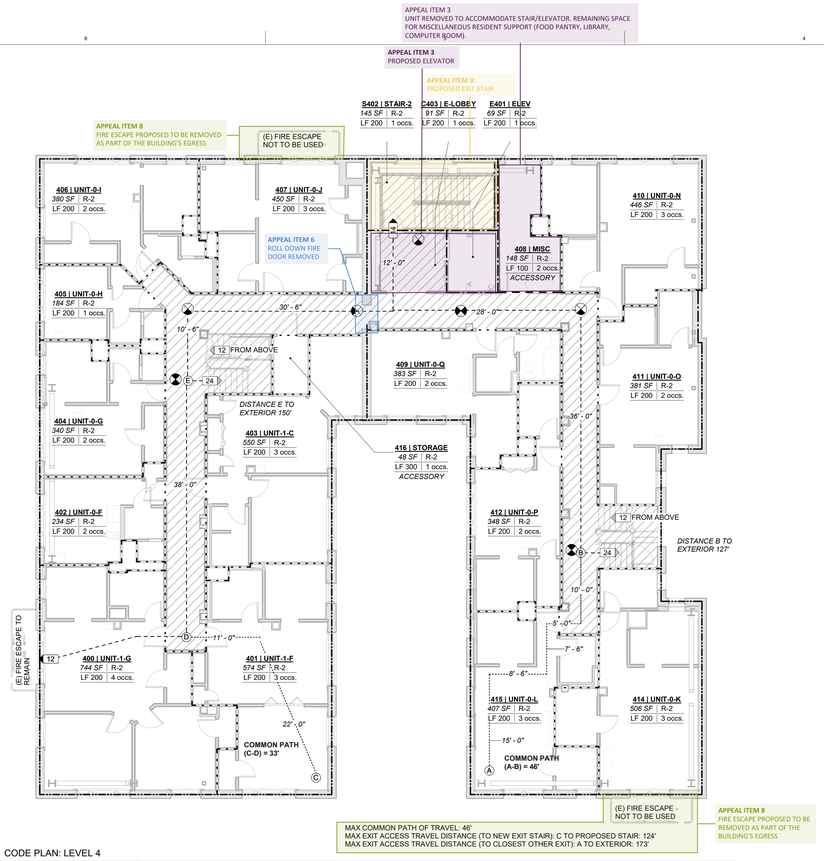
Checked By:
PM

Sheet Title:
PROPOSED FIRE & LIFE SAFETY PLANS

Sheet Number:
G-115

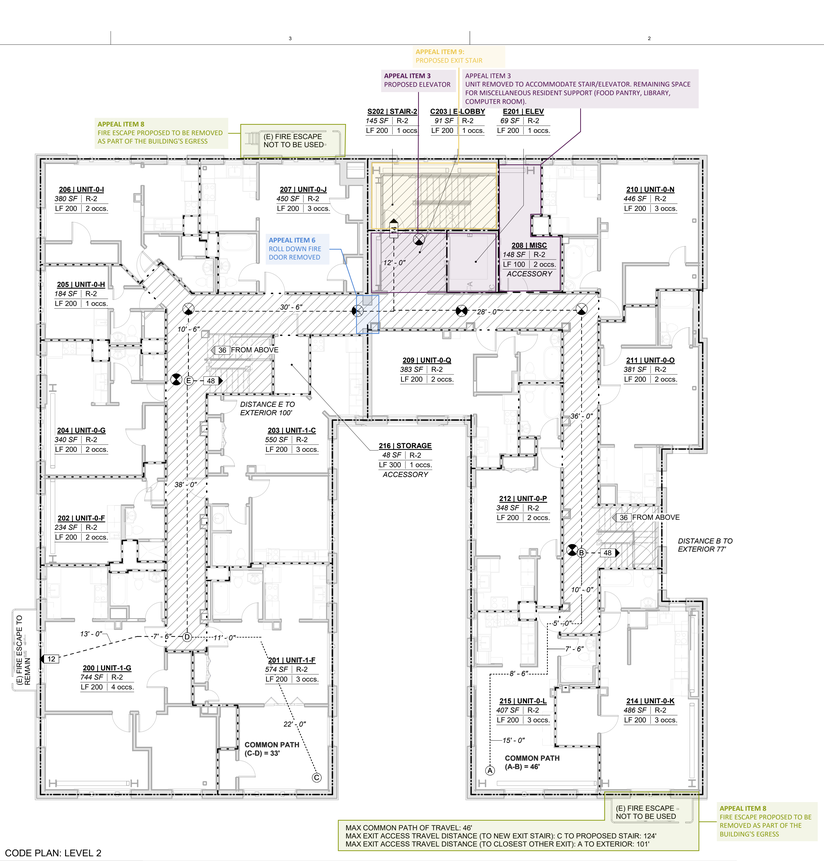
NOT FOR CONSTRUCTION

PLAN NORTH



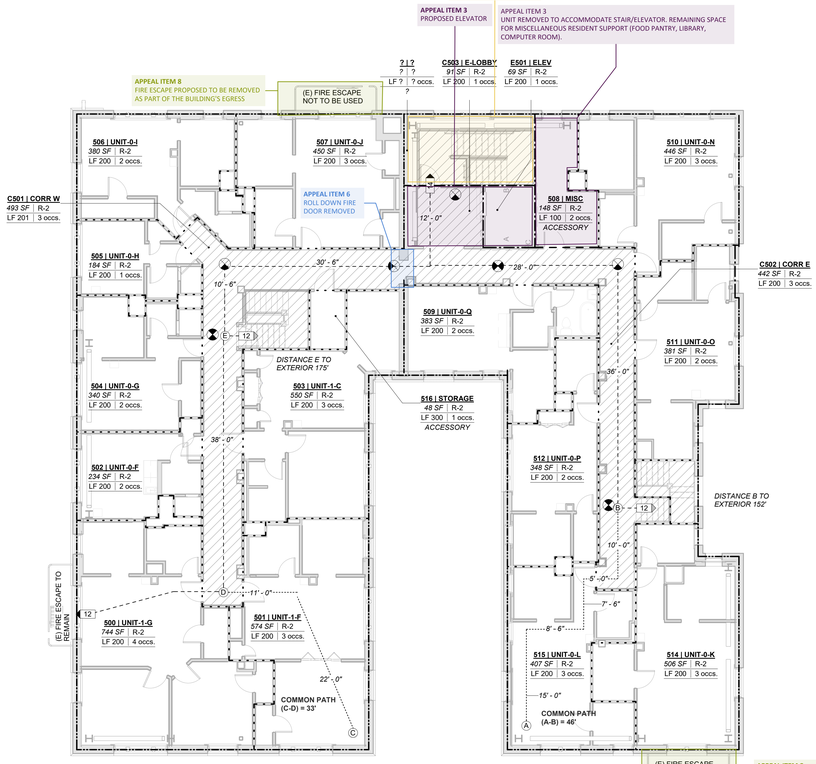
6C CODE PLAN: LEVEL 4

0' 6' 12' 18' (1/8" = 1'-0")



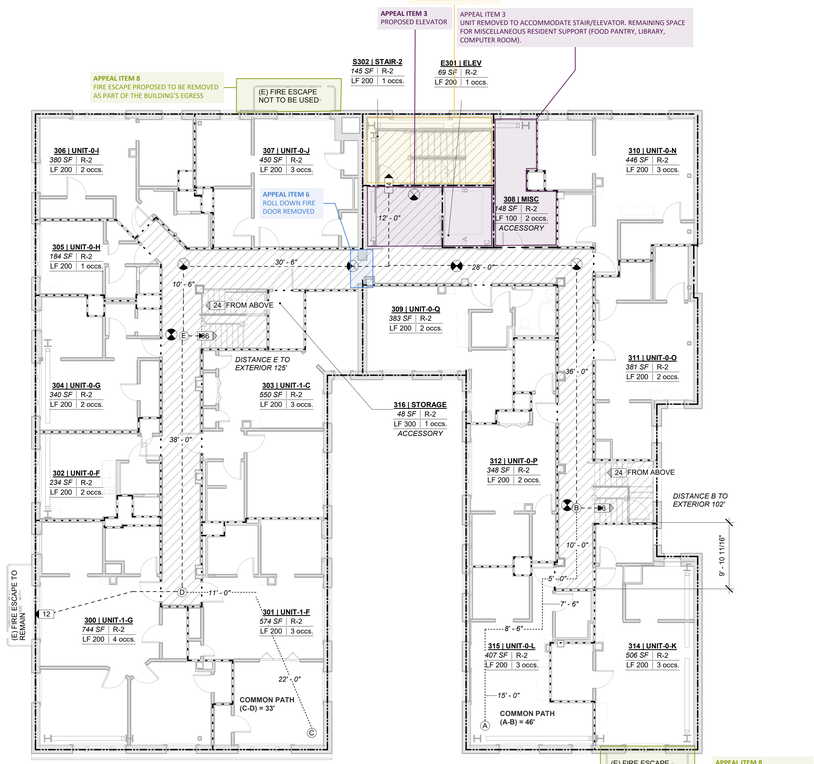
4C CODE PLAN: LEVEL 2

0' 6' 12' 18' (1/8" = 1'-0")



6E CODE PLAN: LEVEL 5

0' 6' 12' 18' (1/8" = 1'-0")



4E CODE PLAN: LEVEL 3

0' 6' 12' 18' (1/8" = 1'-0")

CODE SYMBOL LEGEND

- - - - - -	EXISTING DEMISING WALL (REF WALL TYPE B3)
— — — —	1 HOUR FIRE SEPARATION
— - — - —	2 HOUR FIRE SEPARATION
————	4 HOUR FIRE SEPARATION
- - - - -DISTANCE- - - - -	PATH OF EGRESS
----------DISTANCE----------	COMMON PATH
	EXIT SIGN
50	OCCUPANT COUNT
	EGRESS ILLUMINATION - 1FC AT WALKING SURFACE, 44" WIDTH - 90 MIN EMERGENCY POWER SUPPLY
101 | Room Name 150 SF | R-2 LF #### | 000 occs. Accessory	ROOM NUMBER | ROOM NAME ROOM AREA | OCCUPANCY GROUP OCCUPANT FACTOR | OCCUPANTS
A.00	APPEAL ID

NOTE: SEE DOOR SCHEDULE FOR FIRE RATED DOORS

PETER MEIJER ARCHITECT, PC
605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

Key Map:

APPEAL ITEM 1 · APPEAL ITEM 6 · APPEAL ITEM 2 · APPEAL ITEM 7 · APPEAL ITEM 3 · APPEAL ITEM 8 · APPEAL ITEM 4 · APPEAL ITEM 9 · APPEAL ITEM 5 · APPEAL ITEM 10

Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number:
18-017

Issuance:
100% DD

Issue Date:
8/30/19

Drawn By:
Author

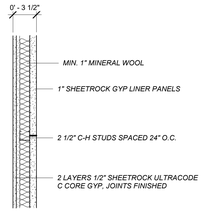
Checked By:
Checker

Sheet Title:
PROPOSED FIRE & LIFE SAFETY PLANS

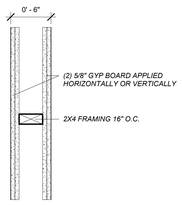
Sheet Number:
G-116

NOT FOR CONSTRUCTION

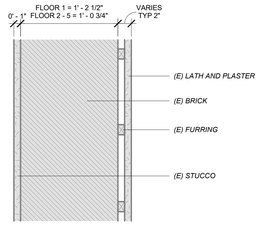
PLAN NORTH



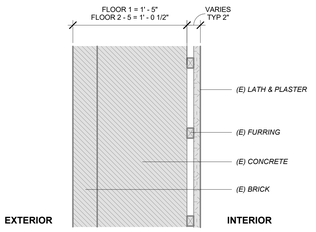
FIRE-RESISTANCE RATING : 2 HR
PER U415 SYSTEM B



FIRE-RESISTANCE RATING : 2 HR
PER U301



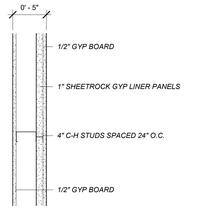
FIRE-RESISTANCE RATING : 4 HRS
PER TABLE 722.4.1(1)



FIRE-RESISTANCE RATING : 4 HRS
PER TABLE 722.4.1(1)

B8 INTERIOR WALL: B8 (N) INTERIOR 2HR SHAFT (3.5")

0" 6" 12" 18" (1 1/2" = 1'-0")



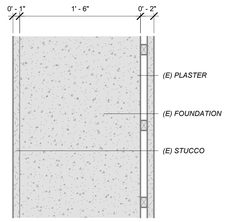
FIRE-RESISTANCE RATING : 2 HR
PER U415, SYSTEM E

B4 INTERIOR WALL: B4 (N) 2HR WALL (METAL)

0" 6" 12" 18" (1 1/2" = 1'-0")

B1 INTERIOR WALL: B1 EXISTING INTERIOR SEPARATION

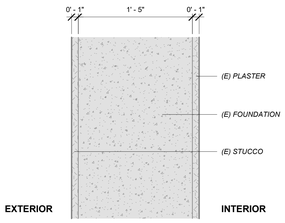
0" 6" 12" 18" (1 1/2" = 1'-0")



FIRE-RESISTANCE RATING : 4 HRS
PER TABLE 722.2.1.1

A1 EXTERIOR WALL: A1 EXISTING

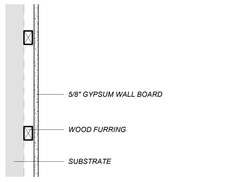
0" 6" 12" 18" (1 1/2" = 1'-0")



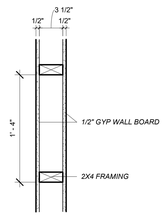
FIRE-RESISTANCE RATING : 4 HRS
PER TABLE 722.2.1.1

B9 INTERIOR WALL: B9 (N) INTERIOR 2HR SHAFT FINISHED

0" 6" 12" 18" (1 1/2" = 1'-0")

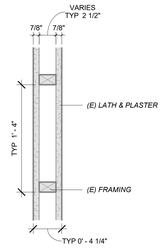


REFERENCE EXTERIOR WALL TYPES FOR FIRE-RESISTANCE RATING



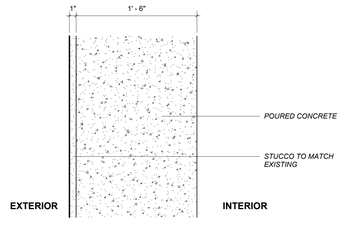
B2 INTERIOR WALL: B2 EXISTING

0" 6" 12" 18" (1 1/2" = 1'-0")



A EXTERIOR WALL: A EXISTING

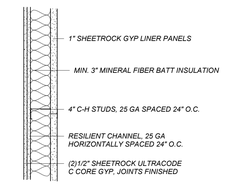
0" 6" 12" 18" (1 1/2" = 1'-0")



FIRE-RESISTANCE RATING : 2 HRS
PER TABLE 722.4.1(1)

B10 INTERIOR WALL: B10 (N) FURRING

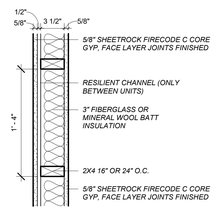
0" 6" 12" 18" (1 1/2" = 1'-0")



FIRE-RESISTANCE RATING : 2 HR
PER U415, SYSTEM E

B6 INTERIOR WALL: B6 (N) TYPICAL UNIT PARTITION

0" 6" 12" 18" (1 1/2" = 1'-0")



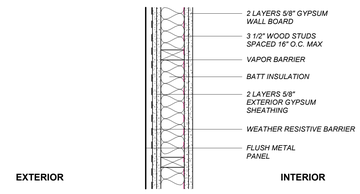
FIRE-RESISTANCE RATING : 1 HR (UL DES 327)
STC RATING: 50 (BBN-760903)

B3 INTERIOR WALL: B3 (E) TYP HISTORIC ASSEMBLY

0" 6" 12" 18" (1 1/2" = 1'-0")

A3 EXTERIOR WALL: A3 INFILL AT EXISTING WALL

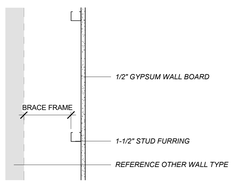
0" 6" 12" 18" (1 1/2" = 1'-0")



FIRE-RESISTANCE RATING : 2 HRS
PER U425 OR UL DES U423

B11 INTERIOR WALL: B12 (N) INTERIOR 2HR SHAFT (5.5")

0" 6" 12" 18" (1 1/2" = 1'-0")



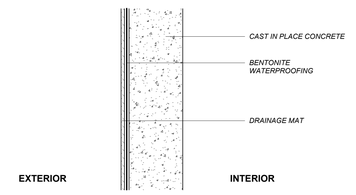
REFERENCE EXTERIOR WALL TYPES FOR FIRE-RESISTANCE RATING

B7 INTERIOR WALL: B7 (N) TYPICAL DEMISING WALL

0" 6" 12" 18" (1 1/2" = 1'-0")

A4 EXTERIOR WALL: A4 (N) ELEVATOR OVERRUN ASSEMBLY

0" 6" 12" 18" (1 1/2" = 1'-0")



FIRE-RESISTANCE RATING : 2 HRS
PER TABLE 722.2.1.1

B12 INTERIOR WALL: B12 (N) FURRING @ CORE

0" 6" 12" 18" (1 1/2" = 1'-0")

A5 EXTERIOR WALL: A5 (N) ELEVATOR PIT ASSEMBLY

0" 6" 12" 18" (1 1/2" = 1'-0")

ASSEMBLY NOTES

1. SEE FLOOR PLAN DRAWINGS FOR WALL TYPE LOCATIONS
2. REFERENCE REFLECTED CEILING PLANS FOR CEILING TYPE LOCATIONS
3. REFERENCE FINISH FLOOR PLANS AND SCHEDULE FOR WALL AND FLOOR FINISH INFORMATION.

INFO: WALL TYPE DESIGNATIONS

WALL TYPE

A = EXTERIOR WALL
B = INTERIOR WALL

XX.X.X

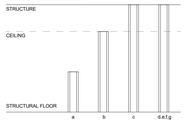
STUD SIZE

0A	=	7/8" FURRING
0B	=	1" FURRING
1	=	1 1/2"
2	=	2 1/2"
3	=	3 1/2"
4	=	4 1/2"
5	=	5 1/2"
6	=	6 1/2"
7	=	7 1/2"
8	=	8"

PARTITION HEIGHT/RATING

a	NON-RATED PARTIAL HEIGHT
b	NON-RATED TO UNDERSIDE OF CEILING
c	NON-RATED TO UNDERSIDE OF STRUCTURE
d	1-HR FIRE RATED
e	2-HR FIRE RATED
f	3-HR FIRE RATED
g	4-HR FIRE RATED

PARTITION DIAGRAM



PETER MEIJER ARCHITECT, PC

605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

REFERENCE ONLY

Key Map:

NOT FOR CONSTRUCTION

Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number:
18-017

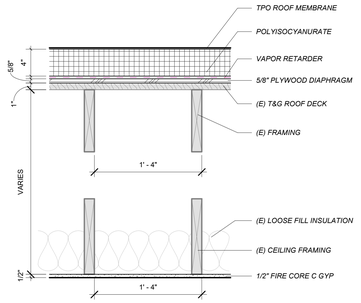
Issuance:
100% DD
Issue Date:
8/30/19

Drawn By:
Author
Checked By:
Checker

Sheet Title:
WALL ASSEMBLIES

Sheet Number:

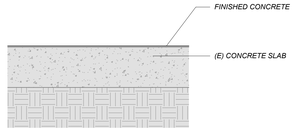
G-550



FIRE-RESISTANCE RATING : 1 HR
PER UL DES L512

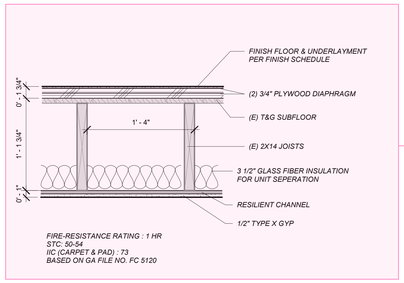
R1 ROOF: R1 ROOF ASSEMBLY

0" 6" 12" 18" (1 1/2" = 1'-0")



F2 FLOOR: F2 FLOOR ASSEMBLY

0" 6" 12" 18" (1 1/2" = 1'-0")

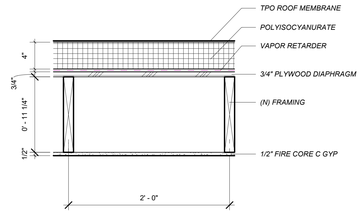


FIRE-RESISTANCE RATING : 1 HR
STC: 50-54
IIC (CARPET & PAD) : 73
BASED ON GA FILE NO. FC 5120

APPEAL ITEM 10
PROPOSED 1-HR RATED ASSEMBLY RETAINING EXISTING STRUCTURE

C1 CEILING: C1 (N) GWB CEILING

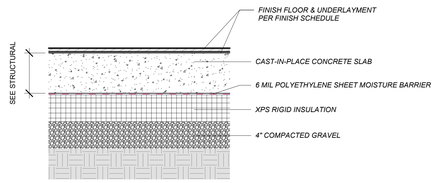
0" 6" 12" 18" (1 1/2" = 1'-0")



FIRE-RESISTANCE RATING : 1 HR
PER UL DES L512

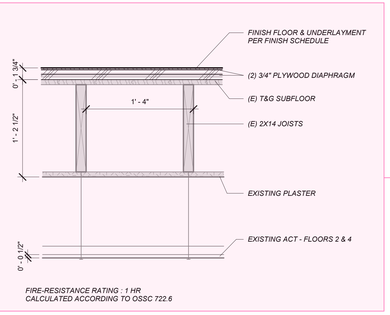
R2 ROOF: R2 NEW CORE ROOF ASSEMBLY

0" 6" 12" 18" (1 1/2" = 1'-0")



F3 FLOOR: F3 FLOOR ASSEMBLY @ NEW SLAB

0" 6" 12" 18" (1 1/2" = 1'-0")

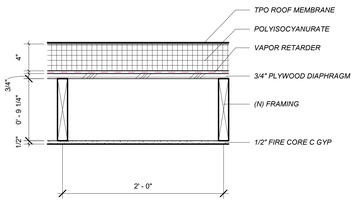


FIRE-RESISTANCE RATING : 1 HR
CALCULATED ACCORDING TO OSSC 722.6

APPEAL ITEM 10
PROPOSED EXISTING ASSEMBLY TO REMAIN W/NEW STRUCTURAL DIAPHRAGM

C2 CEILING: C2 EXISTING FLOOR/CEILING ASSEMBLY

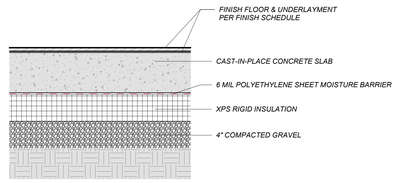
0" 6" 12" 18" (1 1/2" = 1'-0")



FIRE-RESISTANCE RATING : 1 HR
PER UL DES L512

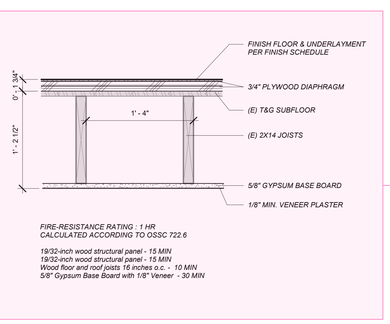
R3 ROOF: R3 ELEVATOR PENTHOUSE ROOF ASSEMBLY

0" 6" 12" 18" (1 1/2" = 1'-0")



F4 FLOOR: F4 FLOOR ASSEMBLY @ EXISTING SLAB

0" 6" 12" 18" (1 1/2" = 1'-0")



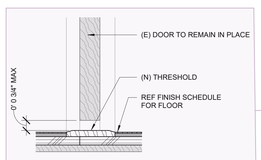
FIRE-RESISTANCE RATING : 1 HR
CALCULATED ACCORDING TO OSSC 722.6

19/32-inch wood structural panel - 15 MIN
19/32-inch wood structural panel - 15 MIN
Wood floor and roof joists 16 inches o.c. - 10 MIN
5/8" Gypsum Base Board with 1/8" Veneer - 30 MIN

APPEAL ITEM 10
PROPOSED NEW ASSEMBLY WHERE EXISTING IS PATCHED DUE TO STRUCTURAL SCOPE

C3 CEILING: C3 EXISTING FLOOR/CEILING ASSEMBLY @ INFILL

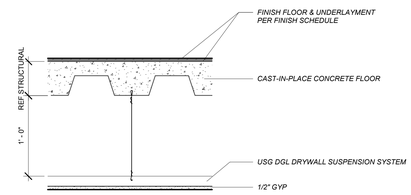
0" 6" 12" 18" (1 1/2" = 1'-0")



APPEAL ITEM 4
PROPOSED THRESHOLD AT EXISTING CORRIDOR DOORS TO REMAIN

5A INTERIOR DETAIL: TYP - CORRIDOR DOOR THRESHOLD

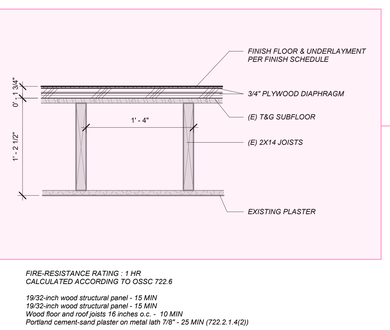
0" 3" 6" 9" (3" = 1'-0")



FIRE-RESISTANCE RATING : 1 HR
BASED ON UL DES D209

C6 FLOOR: C6 FLOOR ASSEMBLY - CONC DECK

0" 6" 12" 18" (1 1/2" = 1'-0")



FIRE-RESISTANCE RATING : 1 HR
CALCULATED ACCORDING TO OSSC 722.6

19/32-inch wood structural panel - 15 MIN
19/32-inch wood structural panel - 15 MIN
Wood floor and roof joists 16 inches o.c. - 10 MIN
Portland cement-sand plaster on metal lath 7/8" - 25 MIN (722.2.1.4(2))

APPEAL ITEM 10
PROPOSED EXISTING ASSEMBLY TO REMAIN W/NEW STRUCTURAL DIAPHRAGM

C5 CEILING: C5 EXISTING FLOOR/CEILING ASSEMBLY

0" 6" 12" 18" (1 1/2" = 1'-0")

NOT FOR CONSTRUCTION

PLAN NORTH

PETER MEIJER ARCHITECT, PC
605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

Key Map:

APPEAL ITEM 1
APPEAL ITEM 2
APPEAL ITEM 3
APPEAL ITEM 4
APPEAL ITEM 5
APPEAL ITEM 6
APPEAL ITEM 7
APPEAL ITEM 8
APPEAL ITEM 9
APPEAL ITEM 10

Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number:
18-017

Issuance:
100% DD

Issue Date:
8/30/19

Drawn By:
Author

Checked By:
Checker

Sheet Title:
HORIZONTAL ASSEMBLIES

Sheet Number:
G-551

6E SITE PLAN: SITE

0' 6' 12' 18' (1/8" = 1'-0")

ZONING COMPLIANCE

CASE FILE LU 19-176258 DZ

A. AS PART OF THE BUILDING PERMIT APPLICATION SUBMITTAL, THE FOLLOWING DEVELOPMENT-RELATED CONDITIONS (B – E) MUST BE NOTED ON EACH OF THE 4 REQUIRED SITE PLANS OR INCLUDED AS A SHEET IN THE NUMBERED SET OF PLANS. THE SHEET ON WHICH THIS INFORMATION APPEARS MUST BE LABELED "ZONING COMPLIANCE PAGE- CASE FILE LU 16-265061 DZM. ALL REQUIREMENTS MUST BE GRAPHICALLY REPRESENTED ON THE SITE PLAN, LANDSCAPE, OR OTHER REQUIRED PLAN AND MUST BE LABELED "REQUIRED."

B. AT THE TIME OF BUILDING PERMIT SUBMITTAL, A SIGNED CERTIFICATE OF COMPLIANCE FORM (HTTPS://WWW.PORTLANDOREGON.GOV/BDS/ARTICLE/623658) MUST BE SUBMITTED TO ENSURE THE PERMIT PLANS COMPLY WITH THE DESIGN/HISTORIC RESOURCE REVIEW DECISION AND APPROVED EXHIBITS.

C. NO FIELD CHANGES ALLOWED.

PETER MEIJER ARCHITECT, PC

605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

REFERENCE ONLY

Key Map:

Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number:
18-017

Issuance:
100% DD

Issue Date:
8/30/19

Drawn By:
Author

Checked By:
Checker

Sheet Title:
SITE PLAN

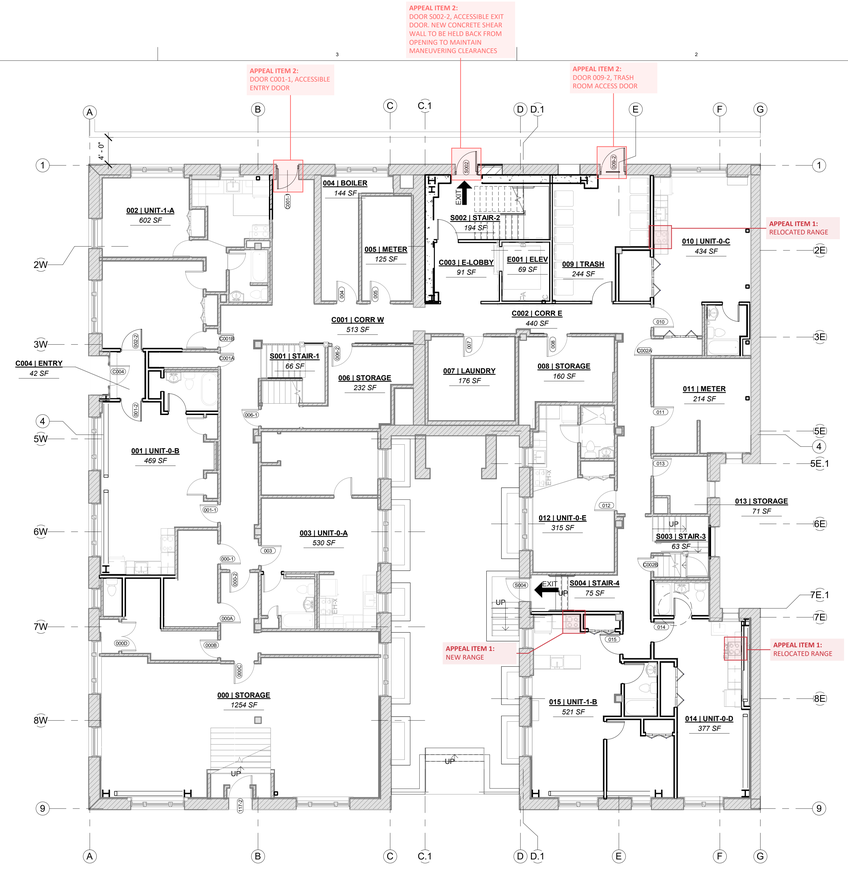
Sheet Number:

A-100

NOT FOR CONSTRUCTION

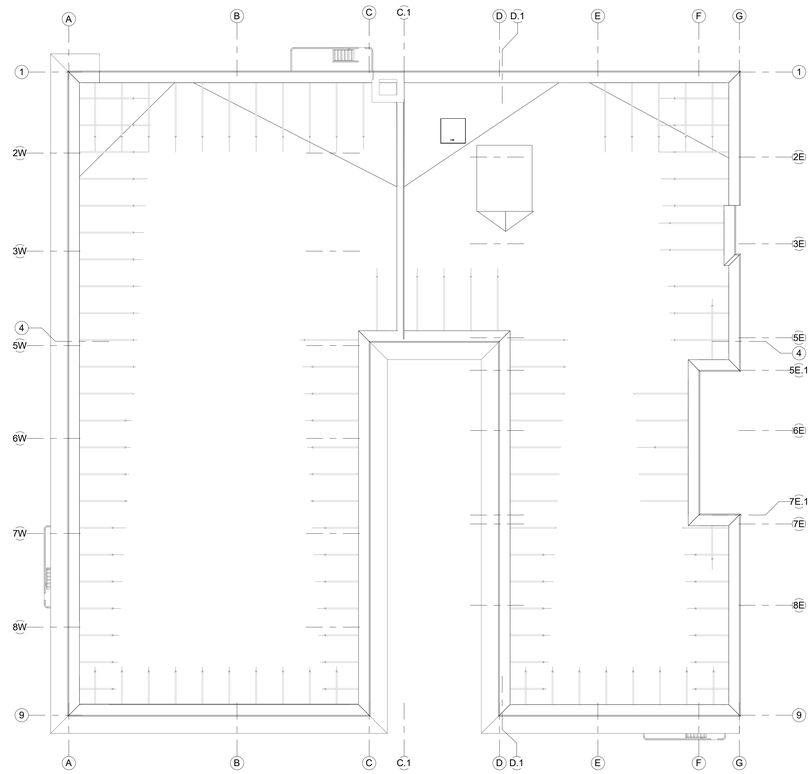
6C SKETCHES: LEVELS 2 - 5

0' 6' 12' 18' (1/8" = 1'-0")



4C SKETCHES: LEVEL 0

0' 6' 12' 18' (1/8" = 1'-0")



6E SKETCHES: ROOF

0' 6' 12' 18' (1/8" = 1'-0")

4E SKETCHES: LEVEL 1

0' 6' 12' 18' (1/8" = 1'-0")

PLAN NORTH

SHEET NOTES

1. REFERENCE, FINISH FLOOR PLANS, AND REFLECTED CEILING PLANS FOR FINISHES
2. REFERENCE ASSEMBLIES FOR WALL, FLOOR, AND CEILING ASSEMBLIES. NEW PAINT IN ALL AREAS
3. REFERENCE ENLARGED UNIT PLANS FOR UNIT CONFIGURATION, FINISHES, EQUIPMENT, ETC.
4. REFERENCE LIGHTING / ELECTRICAL FOR LIGHTING TYPES. LIGHTING NOT SHOWN ON ARCHITECTURAL PLANS OR REFLECTED CEILING PLANS. TYPICAL NEW LIGHTING WHERE EXISTING IS REMOVED.
5. RETAIN EXISTING TRIM MATERIALS IN PLACE WHERE FEASIBLE. RE-INSTALL SALVAGED WOOD TRIM IN CORRIDORS AND COMMON SPACES.
6. COORDINATE WORK WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING
7. ALL PENETRATIONS THROUGH RATED ASSEMBLIES TO BE SEALED WITH AN APPROVED FIRESTOP SYSTEM WITH AN EQUAL OR GREATER RATING THAN THE PENETRATED ASSEMBLY, REFERENCE SPECIFICATIONS.
8. ELEVATOR IS DIAGRAMMATIC, VERIFY REQUIREMENTS WITH MANUFACTURER.
9. COORDINATE FINAL STAIR ELEVATIONS WITH FINISHED FLOOR ELEVATIONS.
10. NEW FIRE SPRINKLER SYSTEM INSTALLED ACCORDING TO NFPA 13

KEYNOTES

ALTERNATES

ALT-01	PROVIDE NEW FINISH FLOOR IN THIS AREA

PETER MEIJER ARCHITECT, PC

605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

Key Map:

APPEAL ITEM 1 · APPEAL ITEM 6
APPEAL ITEM 2 · APPEAL ITEM 7
APPEAL ITEM 3 · APPEAL ITEM 8
APPEAL ITEM 4 · APPEAL ITEM 9
APPEAL ITEM 5 · APPEAL ITEM 10

Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number:
18-017

Issuance:
100% DD
Issue Date:
8/30/19

Drawn By:
Author
Checked By:

Sheet Title:
FLOOR PLANS

Sheet Number:
A-110

NOT FOR CONSTRUCTION

6C RCP: LEVELS 2 - 4

0' 6' 12' 18' (1/8" = 1'-0")

4C RCP: LEVEL 0

0' 6' 12' 18' (1/8" = 1'-0")

1 RCP: LEVEL 4

0' 6' 12' 18' (1/8" = 1'-0")

4E RCP: LEVEL 1

0' 6' 12' 18' (1/8" = 1'-0")

PLAN NORTH

SHEET NOTES

1. REFERENCE, FINISH FLOOR PLANS, AND REFLECTED CEILING PLANS FOR FINISHES
2. REFERENCE ASSEMBLIES FOR WALL, FLOOR, AND CEILING ASSEMBLIES. NEW PAINT IN ALL AREAS
3. REFERENCE ENLARGED UNIT PLANS FOR UNIT CONFIGURATION, FINISHES, EQUIPMENT, ETC.
4. REFERENCE LIGHTING / ELECTRICAL FOR LIGHTING TYPES, LIGHTING NOT SHOWN ON ARCHITECTURAL PLANS OR REFLECTED CEILING PLANS. TYPICAL NEW LIGHTING WHERE EXISTING IS REMOVED.
5. RETAIN EXISTING TRIM MATERIALS IN PLACE WHERE FEASIBLE. RE-INSTALL SALVAGED WOOD TRIM IN CORRIDORS AND COMMON SPACES.
6. COORDINATE WORK WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING
7. ALL PENETRATIONS THROUGH RATED ASSEMBLIES TO BE SEALED WITH AN APPROVED FIRESTOP SYSTEM WITH AN EQUAL OR GREATER RATING THAN THE PENETRATED ASSEMBLY, REFERENCE SPECIFICATIONS.
8. ELEVATOR IS DIAGRAMMATIC, VERIFY REQUIREMENTS WITH MANUFACTURER.
9. COORDINATE FINAL STAIR ELEVATIONS WITH FINISHED FLOOR ELEVATIONS.
10. NEW FIRE SPRINKLER SYSTEM INSTALLED ACCORDING TO NFPA 13

RCP SYMBOL LEGEND

- C1 GWB CEILING W/ RC TO B.O.STRUCTURE
- C2 ACT SUSPENDED LAY-IN, 2x2
- C3 GWB CEILING INFILL TO B.O.STRUCTURE
- C4 EXISTING COFFERED CEILING TO REMAIN IN PLACE
- C5 EXISTING CEILING TO REMAIN IN PLACE
- C6 SUSPENDED GWB CEILING BELOW CONC DECK REF PLAN FOR ELEVATION
- LIGHT FIXTURES REFERENCE ELECTRICAL PLANS FOR TYPE
- EXISTING COFFERED CEILING TO BE SALVAGED OR REPLACED TO MATCH EXISTING

APPEAL ITEM 10
PROPOSED HORIZONTAL ASSEMBLIES REFERENCE PLANS FOR LOCATIONS

KEYNOTES

A02	PROVIDE NEW GYPSUM WALL BOARD WHERE EXISTING LATH AND PLASTER WAS REMOVED, THICKNESS AND FINISH TO MATCH ADJACENT LATH AND PLASTER
A32	REPLACE FLOOR/CEILING STRUCTURE WHERE REMOVED TO FACILITATE INSTALLATION OF NEW STRUCTURAL COMPONENTS, REFERENCE STRUCTURAL FOR SCOPE OF WORK

PETER MEIJER ARCHITECT, PC
605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

Key Map:

APPEAL ITEM 1
APPEAL ITEM 2
APPEAL ITEM 3
APPEAL ITEM 4
APPEAL ITEM 5
APPEAL ITEM 6
APPEAL ITEM 7
APPEAL ITEM 8
APPEAL ITEM 9
APPEAL ITEM 10

Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number:
18-017

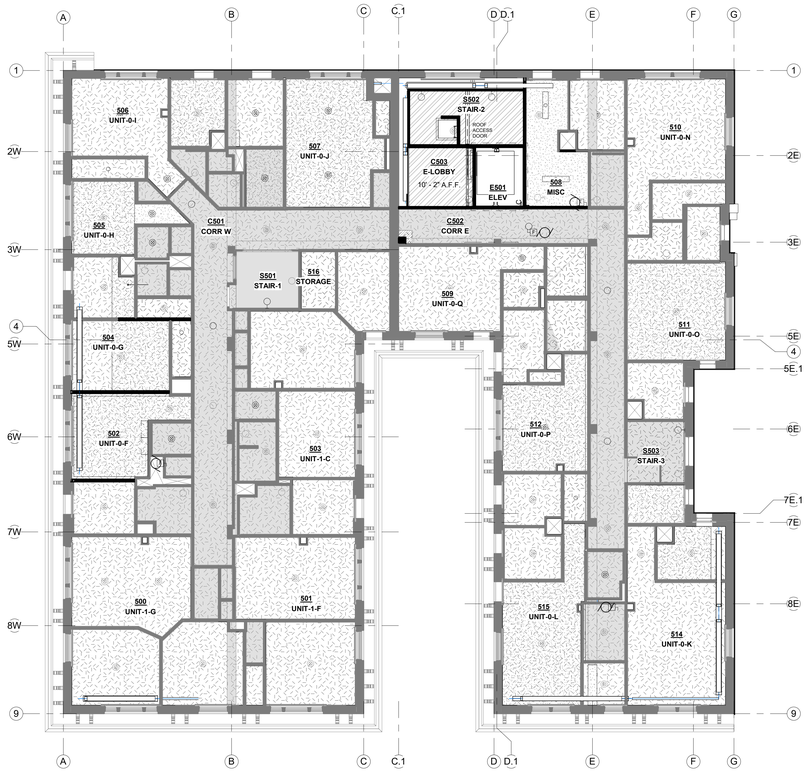
Issuance:
100% DD
Issue Date:
8/30/19

Drawn By:
Author
Checked By:
Checker

Sheet Title:
REFLECTED CEILING PLANS

Sheet Number:
A-150

NOT FOR CONSTRUCTION



2 RCP: LEVEL 5

0' 6' 12' 18' (1/8" = 1'-0")

1 RCP: LEVEL 3

0' 6' 12' 18' (1/8" = 1'-0")

PLAN NORTH

SHEET NOTES

1. REFERENCE, FINISH FLOOR PLANS, AND REFLECTED CEILING PLANS FOR FINISHES
2. REFERENCE ASSEMBLIES FOR WALL, FLOOR, AND CEILING ASSEMBLIES. NEW PAINT IN ALL AREAS
3. REFERENCE ENLARGED UNIT PLANS FOR UNIT CONFIGURATION, FINISHES, EQUIPMENT, ETC.
4. REFERENCE LIGHTING / ELECTRICAL FOR LIGHTING TYPES, LIGHTING NOT SHOWN ON ARCHITECTURAL PLANS OR REFLECTED CEILING PLANS. TYPICAL NEW LIGHTING WHERE EXISTING IS REMOVED.
5. RETAIN EXISTING TRIM MATERIALS IN PLACE WHERE FEASIBLE. RE-INSTALL SALVAGED WOOD TRIM IN CORRIDORS AND COMMON SPACES.
6. COORDINATE WORK WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING
7. ALL PENETRATIONS THROUGH RATED ASSEMBLIES TO BE SEALED WITH AN APPROVED FIRESTOP SYSTEM WITH AN EQUAL OR GREATER RATING THAN THE PENETRATED ASSEMBLY. REFERENCE SPECIFICATIONS.
8. ELEVATOR IS DIAGRAMMATIC. VERIFY REQUIREMENTS WITH MANUFACTURER.
9. COORDINATE FINAL STAIR ELEVATIONS WITH FINISHED FLOOR ELEVATIONS.
10. NEW FIRE SPRINKLER SYSTEM INSTALLED ACCORDING TO NFPA 13

RCP SYMBOL LEGEND

- C1 GWB CEILING W/ RC TO B.O.STRUCTURE
- C2 ACT SUSPENDED LAY-IN, 2x2
- C3 GWB CEILING INFILL TO B.O.STRUCTURE
- LIGHT FIXTURES REFERENCE ELECTRICAL PLANS FOR TYPE
- C4 EXISTING COFFERED CEILING TO REMAIN IN PLACE
- C5 EXISTING CEILING TO REMAIN IN PLACE
- C6 SUSPENDED GWB CEILING BELOW CONC DECK REF PLAN FOR ELEVATION
- EXISTING COFFERED CEILING TO BE SALVAGED OR REPLACED TO MATCH EXISTING

KEYNOTES

NOT FOR CONSTRUCTION

PETER MEIJER ARCHITECT, PC
605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

APPEAL ITEM 10
PROPOSED HORIZONTAL ASSEMBLIES REFERENCE PLANS FOR LOCATIONS

Key Map:

- APPEAL ITEM 1
- APPEAL ITEM 2
- APPEAL ITEM 3
- APPEAL ITEM 4
- APPEAL ITEM 5
- APPEAL ITEM 6
- APPEAL ITEM 7
- APPEAL ITEM 8
- APPEAL ITEM 9
- APPEAL ITEM 10

Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number:
18-017

Issuance:

Issue Date:
8/30/19

Drawn By:
Author

Checked By:
Checker

Sheet Title:
REFLECTED CEILING PLANS

Sheet Number:

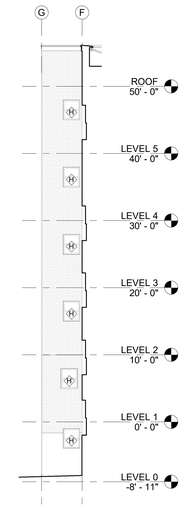
A-151

6B ELEVATION: WEST

0' 6' 12' 18' (1/8" = 1'-0")

4B ELEVATION: COURTYARD WEST

0' 6' 12' 18' (1/8" = 1'-0")



2B ELEVATION: LIGHTWELL NORTH

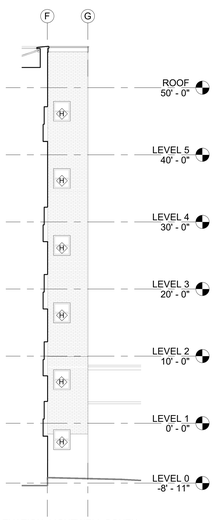
0' 6' 12' 18' (1/8" = 1'-0")

6D ELEVATION: SOUTH

0' 6' 12' 18' (1/8" = 1'-0")

4D ELEVATION: COURTYARD EAST

0' 6' 12' 18' (1/8" = 1'-0")

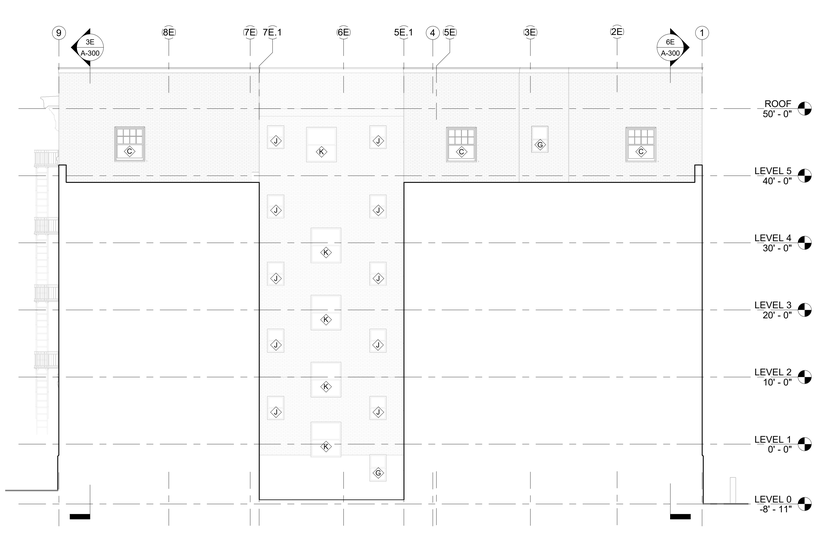


2D ELEVATION: LIGHTWELL SOUTH

0' 6' 12' 18' (1/8" = 1'-0")

6E ELEVATION: NORTH

0' 6' 12' 18' (1/8" = 1'-0")



4E ELEVATION: EAST

0' 6' 12' 18' (1/8" = 1'-0")

NOT FOR CONSTRUCTION

PETER MEIJER ARCHITECT, PC

605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

Key Map:

APPEAL ITEM 1
APPEAL ITEM 2
APPEAL ITEM 3
APPEAL ITEM 4
APPEAL ITEM 5
APPEAL ITEM 6
APPEAL ITEM 7
APPEAL ITEM 8
APPEAL ITEM 9
APPEAL ITEM 10

Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number:
18-017

Issuance:
100% DD

Issue Date:
8/30/19

Drawn By:
Author

Checked By:
Checker

Sheet Title:
ELEVATIONS

Sheet Number:

A-200

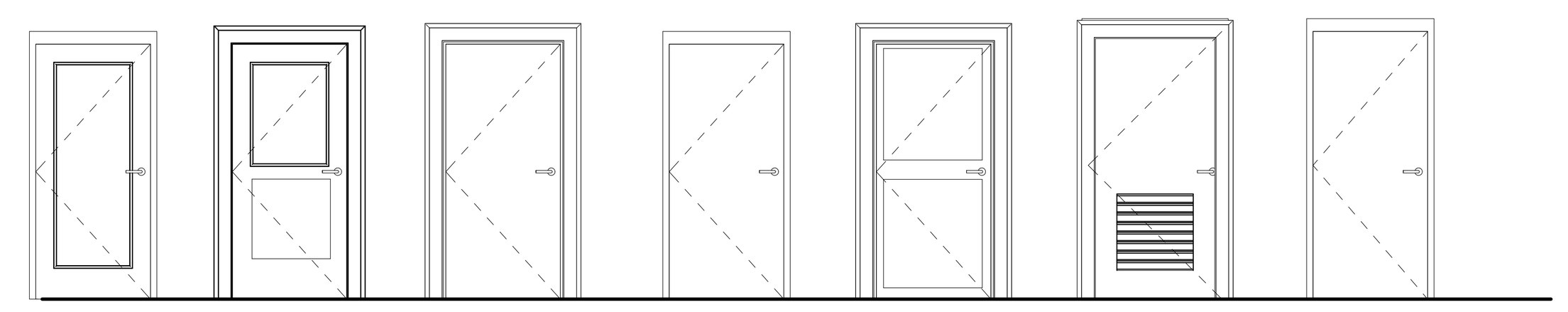
COMMON AND UNIT ENTRY DOORS

DOOR MARK	NO.	ROOM	DESCRIPTION	WIDTH	HEIGHT	RATING	DOOR PROFILE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE GROUP	SIGNAGE
LEVEL 0													
000-1	000	STORAGE	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
000-2	000	STORAGE	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	STORAGE
000A	000	STORAGE	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-1	WD	P-1	(E)	
000B	000	STORAGE	(E) INT.	2' - 8"	6' - 8"	NR	(E)	WD	P-1	WD	P-1	(E)	
000C	000	STORAGE	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-1	WD	P-1	(E)	
000D	000	STORAGE	(E) INT.	4' - 4"	6' - 8"	NR	(E)	WD	P-1	WD	P-1	(E)	
001-1	001	UNIT-0-B	(E) INT.	2' - 8"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
001-2	001	UNIT-0-B	(N) INT.	3' - 0"	6' - 8"	20-MIN	8	WD	P-1	WD	P-1	1	
002-2	002	UNIT-1-A	(N) INT.	3' - 0"	6' - 8"	20-MIN	8	WD	P-1	WD	P-1	1	
003	003	UNIT-0-A	(E) INT.	3' - 0"	6' - 7"	NR	(E)	WD	P-6	WD	P-9	(E)	
004	004	BOILER	(E) INT.	3' - 0"	6' - 8"	20-MIN	(E)	WD	P-6	WD	P-9	(E)	BOILER ROOM
005	005	METER	(E) INT.	3' - 0"	6' - 8"	20-MIN	(E)	WD	P-6	WD	P-9	(E)	ELEC. METERS
006-1	006	STORAGE	(E) INT.	2' - 6"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
006-2	006	STORAGE	(E) INT.	3' - 0"	6' - 8"	20-MIN	(E)	WD	P-6	WD	P-9	(E)	
007	007	LAUNDRY	(E) INT.	3' - 0"	6' - 8"	20-MIN	(E)	WD	P-6	WD	P-9	(E)	LAUNDRY
008	008	STORAGE	(E) INT.	3' - 0"	6' - 8"	20-MIN	(E)	WD	P-6	WD	P-9	(E)	
009-2	009	TRASH	(N) EXT.	3' - 6"	7' - 0"	90-MIN	6	METL	P-1	METL	P-1	2	EXIT
010	010	UNIT-0-C	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
011	011	METER	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	GAS METERS
012	012	UNIT-0-E	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
013	013	STORAGE	(E) INT.	2' - 8"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
014	014	UNIT-0-D	(N) INT.	3' - 0"	6' - 8"	20-MIN	9	WD	P-6	WD	P-9	1	
015	015	UNIT-1-B	(N) INT.	3' - 0"	6' - 8"	20-MIN	9	WD	P-6	WD	P-9	1	
C001-1	C001	CORR W	(N) EXT.	3' - 0"	7' - 0"	90-MIN	7	METL	P-1	METL	P-1	3	
C001A	C001	CORR W	(E) INT.	2' - 0"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
C001B	C001	CORR W	(E) INT.	2' - 0"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
C002A	C002	CORR E	(E) INT.	2' - 6"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
C002B	C002	CORR E	(E) INT.	2' - 0"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
C004	C004	ENTRY	(E) EXT.	3' - 0"	6' - 4"	NR	(E)3	WD	P-6	WD	P-9	(E)	
HHHH	C003	E-LOBBY		0' - 0"	0' - 0"								
OOO	C002	CORR E	(N) INT.	3' - 0"	6' - 8"	20-MIN	5	WD	P-6	WD	P-9		
S002			(N) EXT.	3' - 0"	7' - 0"	90-MIN	7	METL	P-1	METL	P-1		
S004	S004	STAIR-4	(E) EXT.	3' - 6"	7' - 6"	UNK	(E)2	WD	P-1	WD	P-1	(E)	EXIT
VVV	S002	STAIR-2	(N) INT.	3' - 0"	6' - 8"	90-MIN	4	METL	P-6	METL	P-9	4	STAIRWELL
LEVEL 1													
100	100	UNIT-1-E	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
101	101	UNIT-1-D	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
102	102	UNIT-0-F	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
103	103	UNIT-1-C	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
104	104	UNIT-0-G	(E) INT.	2' - 8"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
105	105	UNIT-0-H	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
106	106	UNIT-0-I	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
107	107	UNIT-0-J	(N) INT.	3' - 0"	6' - 8"	20-MIN	9	WD	P-6	WD	P-9	1	
108	C103	LOBBY	(E) FRONT ENTRY	7' - 4"	7' - 2"	UNK	(E)1	WD	P-10	WD	P-9	(E)	
109	109	COMMUNITY	(N) INT. FULL GLAZ.	3' - 0"	6' - 8"	20-MIN	1	WD	P-6	WD	P-9	6	COMMUNITY
110	110	SERVICES	(N) INT.	3' - 0"	6' - 8"	20-MIN	2	WD	P-6	WD	P-9	6	SERVICES
111-1	C103	LOBBY	(N) INT.	3' - 0"	6' - 8"	20-MIN	2	WD	P-6	WD	P-9	6	
111-2	111	OFFICE	(N) INT.	2' - 6"	6' - 8"	NR	3	WD	P-6	WD	P-9	6	
111-3	111	OFFICE	(N) INT.	3' - 0"	6' - 8"	20-MIN	9	WD	P-6	WD	P-9	6	
112	112	UNIT-0-M	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
114	114	UNIT-0-K	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
115	115	UNIT-0-L	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
116	116	BATH	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	BATHROOM
117-1	117	STORAGE	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
117-2			(E) EXT.	3' - 6"	7' - 6"	UNK	(E)2	WD	P-1	WD	P-1	(E)	
C101	C103	LOBBY	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
C101A	C101	CORR W	(E) INT.	2' - 8"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
C102	C102	CORR E	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
C505	C103	E-LOBBY		0' - 0"	0' - 0"								
S103A	S103	STAIR-3	(E) SMOKE	3' - 0"	7' - 0"	UNK	(E)	WD	P-6	WD	P-9	(E)	
WWW	S102	STAIR-2	(N) INT.	3' - 0"	6' - 8"	90-MIN	4	METL	P-6	METL	P-9	4	STAIRWELL
LEVEL 2													
009-5	202	UNIT-0-F	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
009-6	204	UNIT-0-G	(E) INT.	2' - 8"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
200	200	UNIT-1-G	(E) INT. 1/2 GLAZ.	3' - 0"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
201	201	UNIT-1-F	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
203	203	UNIT-1-C	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
205	205	UNIT-0-H	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
206	206	UNIT-0-I	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
207	207	UNIT-0-J	(N) INT.	3' - 0"	6' - 8"	20-MIN	9	WD	P-6	WD	P-9	1	
208	208	MISC	(N) INT.	3' - 0"	6' - 8"	20-MIN	5	WD	P-6	WD	P-9	7	STORAGE
209	209	UNIT-0-Q	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
210	210	UNIT-0-N	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
210A	210	UNIT-0-N	(E) INT.	2' - 6"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
211	211	UNIT-0-O	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
212	212	UNIT-0-P	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
214	214	UNIT-0-K	(N) INT.	3' - 0"	6' - 8"	20-MIN	9	WD	P-6	WD	P-9	1	
215	215	UNIT-0-L	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
216	216	STORAGE	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
C507	C203	E-LOBBY		0' - 0"	0' - 0"								
S201	S201	STAIR-1	(E) SMOKE	3' - 0"	7' - 0"	UNK	(E)	WD	P-6	WD	P-9	(E)	
S203	S203	STAIR-3	(E) SMOKE	3' - 0"	7' - 0"	UNK	(E)	WD	P-6	WD	P-9	(E)	
LEVEL 3													
300	300	UNIT-1-G	(E) INT. 1/2 GLAZ.	3' - 0"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
301	301	UNIT-1-F	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
302	302	UNIT-0-F	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
303	303	UNIT-1-C	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
304	304	UNIT-0-G	(E) INT.	2' - 8"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
305	305	UNIT-0-H	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
306	306	UNIT-0-I	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
307	307	UNIT-0-J	(N) INT.	3' - 0"	6' - 8"	20-MIN	9	WD	P-6	WD	P-9	1	
308	308	MISC	(N) INT.	3' - 0"	6' - 8"	20-MIN	5	WD	P-6	WD	P-9	7	STORAGE
309	309	UNIT-0-Q	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
310	310	UNIT-0-N	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
311	311	UNIT-0-O	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
312	312	UNIT-0-P	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
314	314	UNIT-0-K	(N) INT.	3' - 0"	6' - 8"	20-MIN	9	WD	P-6	WD	P-9	(E)	
315	315	UNIT-0-L	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
316	316	STORAGE	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
C508	C303	E-LOBBY		0' - 0"	0' - 0"								
C510	S302	STAIR-2	(N) INT.	3' - 0"	6' - 8"	90-MIN	4	METL	P-6	METL	P-9	4	STAIRWELL
S301	S201	STAIR-1	(E) SMOKE	3' - 0"	7' - 0"	UNK	(E)	WD	P-6	WD	P-9	(E)	
S303	S303	STAIR-3	(E) SMOKE	3' - 0"	7' - 0"	UNK	(E)	WD	P-6	WD	P-9	(E)	
LEVEL 4													
400	400	UNIT-1-G	(E) INT. 1/2 GLAZ.	3' - 0"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
401	401	UNIT-1-F	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
402	402	UNIT-0-F	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
403	C401	CORR W	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
404	404	UNIT-0-G	(E) INT.	2' - 8"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
405	405	UNIT-0-H	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
406	406	UNIT-0-I	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
407	407	UNIT-0-J	(N) INT.	3' - 0"	6' - 8"	20-MIN	9	WD	P-6	WD	P-9	1	
408	408	MISC	(N) INT.	3' - 0"	6' - 8"	20-MIN	5	WD	P-6	WD	P-9	7	STORAGE
409	409	UNIT-0-Q	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
410	410	UNIT-0-N	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
411	411	UNIT-0-O	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
412	412	UNIT-0-P	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
414	414	UNIT-0-K	(N) INT.	3' - 0"	6' - 8"	20-MIN	9	WD	P-6	WD	P-9	1	
415	415	UNIT-0-L	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
416	416	STORAGE	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
C509	C403	E-LOBBY		0' - 0"	0' - 0"								
C511	S402	STAIR-2	(N) INT.	3' - 0"	6' - 8"	90-MIN	4	METL	P-6	METL	P-9	4	STAIRWELL
S401	S301	STAIR-1	(E) SMOKE	3' - 0"	7' - 0"	UNK	(E)	WD	P-6	WD	P-9	(E)	
S403	S403	STAIR-3	(E) SMOKE	3' - 0"	7' - 0"	UNK	(E)	WD	P-6	WD	P-9	(E)	
LEVEL 5													
500	500	UNIT-1-G	(E) INT. 1/2 GLAZ.	3' - 0"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
501	501	UNIT-1-F	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
502	502	UNIT-0-F	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
503	503	UNIT-1-C	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
504	504	UNIT-0-G	(E) INT.	2' - 8"	6' - 8"	NR	(E)	WD	P-6	WD	P-9	(E)	
505	505	UNIT-0-H	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
506	506	UNIT-0-I	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
507	507	UNIT-0-J	(N) INT.	3' - 0"	6' - 8"	20-MIN	9	WD	P-6	WD	P-9	1	
508	508	MISC	(N) INT.	3' - 0"	6' - 8"	20-MIN	5	WD	P-6	WD	P-9	7	STORAGE
509	509	UNIT-0-Q	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
510	510	UNIT-0-N	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
511	511	UNIT-0-O	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
512	512	UNIT-0-P	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
514	514	UNIT-0-K	(N) INT.	3' - 0"	6' - 8"	20-MIN	9	WD	P-6	WD	P-9	1	
515	515	UNIT-0-L	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
516	516	STORAGE	(E) INT.	3' - 0"	6' - 10"	NR	(E)	WD	P-6	WD	P-9	(E)	
C506	C503	E-LOBBY		0' - 0"	0' - 0"								
S501	S501	STAIR-1	(E) SMOKE	3' - 0"	7' - 0"	UNK	(E)	WD	P-6	WD	P-9	(E)	
S503	S503	STAIR-3	(E) SMOKE	3' - 0"	7' - 0"	UNK	(E)	WD	P-6	WD	P-9	(E)	
TTT	S502	STAIR-2	(N) INT.	3' - 0"	6' - 8"	90-MIN	4	METL	P-6	METL	P-9	4	STAIRWELL
ROOF													
R001			Roof Hatch	3' - 0"	1' - 0 19/32"								

APPEAL ITEM 5
PROPOSED DOOR
REPLACEMENT SCOPE

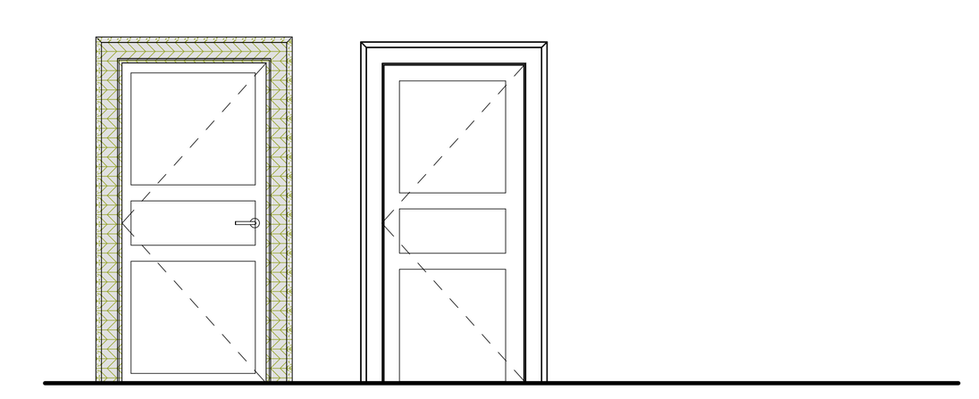
DOOR PROFILES

(N) COMMON AREA DOORS



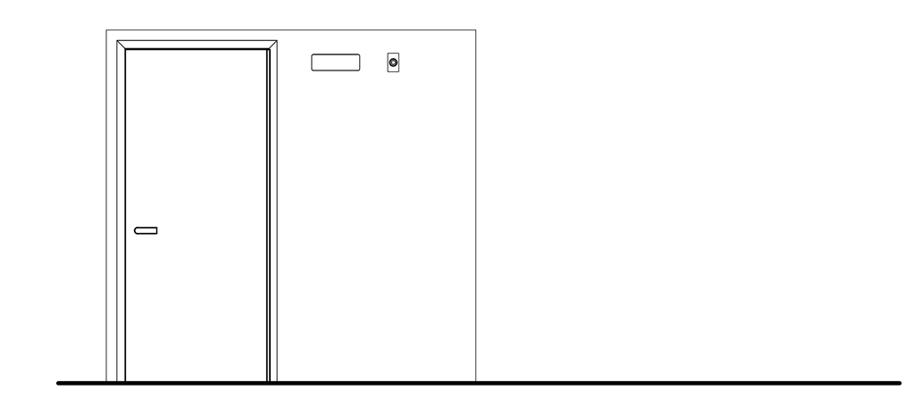
1 | 2 | 3 | 4 | 5 | 6 (EXT.) | 7 (EXT.)

(N) UNIT ENTRY DOORS



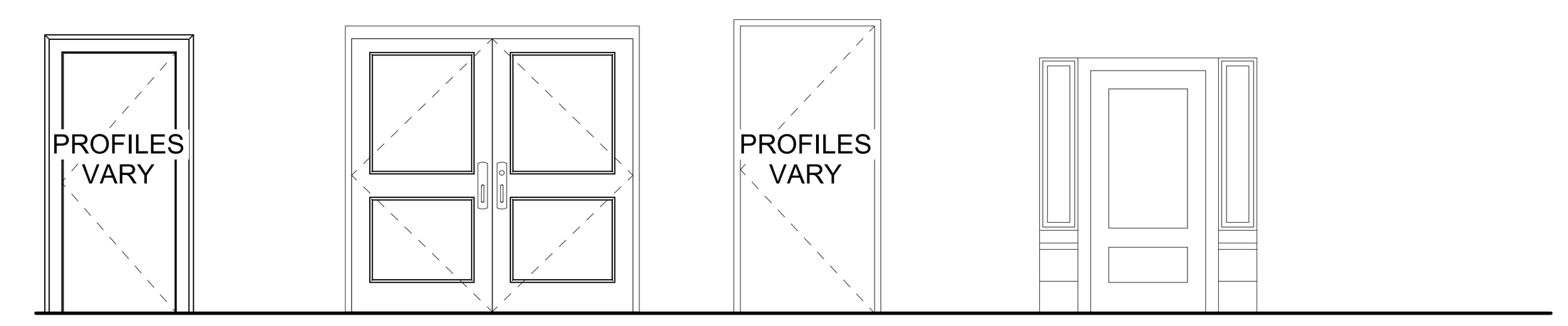
8 | 9

(N) ELEVATOR SMOKE DOOR



10

(E) EXISTING DOORS



(E) | (E)1 (EXT.) | (E)2 (EXT.) | (E)3 (EXT.)

DOOR HARDWARE GROUPS

GROUP		GROUP		GROUP	
1	ENTRY LOCK SET DEADBOLT HINGES	**2**	ENTRY LOCK SET HINGES EXIT DEVISE THRESHOLD CLOSER WEATHERPROFING	**3**	ENTRY LOCK SET HINGES THRESHOLD CLOSER WEATHERPROFING
4	HINGES EXIT DEVISE THRESHOLD CLOSER SMOKE GASKET	**5**	PULL LEVER CLOSER MAGNETIC HOLDER SMOKE GASKET	**6**	ENTRY LOCK SET HINGES CLOSER
7	ENTRY LOCK SET HINGES THRESHOLD CLOSER				

WINDOWS

TAG	COUNT	HEIGHT	WIDTH	DESCRIPTION
1I	1	5' - 9"	3' - 0"	(N) INTERIOR
50	1	3' - 0"	2' - 6"	
66	2	1' - 9"		
A	52	3' - 10"	3' - 0"	(E)
B	59	5' - 4"	8' - 0"	(E)
C	38	5' - 3"	4' - 6"	(E)
D	10	3' - 10"	2' - 6"	(E)
E	11	5' - 3"	8' - 6"	(E)
F	10	4' - 0"	3' - 0"	(E)
G	2	4' - 0"	2' - 6"	(E)
H	12	3' - 0"	2' - 6"	(E)
J	10	3' - 6"	2' - 6"	(E)
K	5	5' - 3"	4' - 6"	(E)
L	3	3' - 10"	8' - 0"	(E)
M	1	3' - 6"	4' - 6"	(E)
N	1	3' - 4"	8' - 0"	(E)
P	1	4' - 0"	8' - 0"	(E)
Q	12	5' - 3"	6' - 0"	(E)
R	6	5' - 3"	3' - 0"	(E)
S	2	4' - 6"	8' - 0"	(E)
T	1	4' - 0"	4' - 6"	(E)
U	2	4' - 5"	1' - 0"	(E)

Grand total: 242

COMMON AREAS FINISH SCHEDULE

Number	Name	Area	Wall Finish North	Wall Finish East	Wall Finish South	Wall Finish West	Base Finish	Floor Finish	Ceiling Finish	Comments
000	STORAGE	1256 SF	P-1	P-1	P-1	P-1	BT-2 / P-1	CONC-1 / CONC-2	P-2	
004	BOILER	144 SF	P-1	P-1	P-1	P-1	BT-2 / P-1	CONC-1 / CONC-2	P-1	
005	METER	125 SF	P-2	P-2	P-2	P-2	BT-2 / P-2	CONC-1 / CONC-2	P-1	
006	STORAGE	232 SF	P-2	P-2	P-2	P-2	BT-2 / P-2	CONC-1 / CONC-2	P-2	
007	LAUNDRY	176 SF	(E)	(E)	(E)	(E)	BT-2	RF-5	(E)	
008	STORAGE	160 SF	P-2	P-2	P-2	P-2	BT-2 / P-2	CONC-1 / CONC-2	P-2	
009	TRASH	244 SF	P-2	P-2	P-2	P-2	BT-3	CONC-1 / CONC-2	P-3	
011	METER	214 SF	P-2	P-2	P-2	P-2	BT-2 / P-2	CONC-1 / CONC-2	P-1	
013	STORAGE	71 SF	P-2	P-2	P-2	P-2	BT-2 / P-2	CONC-1 / CONC-2	P-2	
109	COMMUNITY	565 SF	P-7	P-7	P-7	P-7	BT-1 / P-9	RF-3	P-3	P-8 ACCENT
110	SERVICES	150 SF	P-4	P-4	P-4	P-4	BT-1 / P-4	CPT-2	P-3	
111	OFFICE	260 SF	P-4	P-4	P-4	P-4	BT-1 / P-4	CPT-2	P-3	
116	BATH	48 SF	P-2	P-2	P-2	P-2	BT-3	R-2	P-2	
117	STORAGE	135 SF	(E)	(E)	(E)	(E)	(E)	(E)	(E)	
208	MISC	148 SF	P-2	P-2	P-2	P-2	BT-3	RF-4	P-2	
216	STORAGE	48 SF	P-1	P-1	P-1	P-1	BT-4	RF-4	P-3	
308	MISC	148 SF	P-2	P-2	P-2	P-2	BT-3	RF-4	P-2	
316	STORAGE	48 SF	P-1	P-1	P-1	P-1	BT-4	RF-4	P-3	
408	MISC	148 SF	P-2	P-2	P-2	P-2	BT-3	RF-4	P-2	
416	STORAGE	48 SF	P-1	P-1	P-1	P-1	BT-4	RF-4	P-3	
508	MISC	148 SF	P-2	P-2	P-2	P-2	BT-3	RF-4	P-2	
516	STORAGE	48 SF	P-1	P-1	P-1	P-1	BT-4	RF-4	P-3	
C001	CORR W	518 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C002	CORR E	444 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C003	E-LOBBY	91 SF	P-5	P-5	P-5	P-6	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C004	ENTRY	42 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C005	STORAGE	29 SF								
C101	CORR W	567 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C102	CORR E	180 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C103	LOBBY	630 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CT-1	P-3	P-6 ACCENT
C103	E-LOBBY	91 SF	P-5	P-5	P-5	P-6	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C201	CORR W	497 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C202	CORR E	444 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C203	E-LOBBY	91 SF	P-5	P-5	P-5	P-6	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C301	CORR W	497 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C302	CORR E	445 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C303	E-LOBBY	91 SF								
C401	CORR W	496 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C402	CORR E	445 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C403	E-LOBBY	91 SF								
C501	CORR W	493 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C502	CORR E	442 SF	P-5	P-5	P-5	P-5	BT-1 / P-9	CPT-1	P-3	P-6 ACCENT
C503	E-LOBBY	91 SF								
S001	STAIR-1	66 SF	P-5	P-5	P-5	P-5	BT-2	RST-1	P-3	
S002	STAIR-2	194 SF	P-2	P-2	P-2	P-2	N/A	CONC-3	P-3	
S003	STAIR-3	63 SF	P-5	P-5	P-5	P-5	BT-2	RST-1	P-3	
S004	STAIR-4	75 SF	P-5	P-5	P-5	P-5	BT-1	CONC-3	P-3	
S101	STAIR-1	86 SF	P-5	P-5	P-5	P-5	BT-2	RST-1	P-3	
S102	STAIR-2	145 SF	P-2	P-2	P-2	P-2	N/A	CONC-3	P-3	
S103	STAIR-3	81 SF	P-5	P-5	P-5	P-5	BT-2	RST-1	P-3	
S201	STAIR-1	84 SF	P-5	P-5	P-5	P-5	BT-1	RST-1	P-3	
S202	STAIR-2	145 SF	P-2	P-2	P-2	P-2	N/A	CONC-3	P-3	
S203	STAIR-3	83 SF	P-5	P-5	P-5	P-5	BT-1	RST-1	P-3	
S301	STAIR-1	87 SF	P-5	P-5	P-5	P-5	BT-1	RST-1	P-3	
S302	STAIR-2	145 SF	P-2	P-2	P-2	P-2	N/A	CONC-3	P-3	
S303	STAIR-3	83 SF	P-5	P-5	P-5	P-5	BT-1	RST-1	P-3	
S401	STAIR-1	88 SF	P-5	P-5	P-5	P-5	BT-1	RST-1	P-3	
S402	STAIR-2	145 SF	P-2	P-2	P-2	P-2	N/A	CONC-3	P-3	
S403	STAIR-3	83 SF	P-5	P-5	P-5	P-5	BT-1	RST-1	P-3	
S501	STAIR-1	89 SF	P-5	P-5	P-5	P-5	BT-1	RST-1	P-3	
S502	STAIR-2	145 SF	P-2	P-2	P-2	P-2	N/A	CONC-3	P-3	
S503	STAIR-3	83 SF	P-5	P-5	P-5	P-5	BT-1	RST-1	P-3	

ACT-1 ACOUSTIC CEILING TILE

BT-1 WOOD BASE
BT-2 WOOD BASE (EXISTING)
BT-3 COVED RESILIENT BASE
BT-4 STRAIGHT RESILIENT BASE
BT-5 MDF BASE TRIM

CONC-1 CONCRETE - PAINTED (EXISTING)
CONC-2 CONCRETE - PAINTED
CONC-3 POLISHED CONCRETE

CPT-1 CARPET TILES PATTERN 1
CPT-2 CARPET TILES PATTERN 2
CPT-3 CARPET (EXISTING)

CT-1 CERAMIC TILE
CT-2 CERAMIC TILE (EXISTING)

EX-1 EXISTING FLOOR FINISH

P-# PAINT - REFERENCE SPECIFICATIONS FOR FINISH AND COLOR

PC-1 PRECAST CONCRETE STAIR TREADS

RF-1 RESILIENT FLOORING (PLANK) PATTERN 1
RF-2 RESILIENT FLOORING (SHEET) PATTERN 2
RF-4 RESILIENT FLOORING (SHEET) PATTERN 3
RF-5 RESILIENT FLOORING (EXISTING)

RST-1 RUBBER STAIR TREADS

NOT FOR CONSTRUCTION

PETER MEIJER ARCHITECT, PC
605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Stamp:

Key Map:

APPEAL ITEM 1
APPEAL ITEM 2
APPEAL ITEM 3
APPEAL ITEM 4
APPEAL ITEM 5
APPEAL ITEM 6
APPEAL ITEM 7
APPEAL ITEM 8
APPEAL ITEM 9
APPEAL ITEM 10

Fountain Place Apartments

929 SW Salmon St.
Portland, OR 97205

Owner:
Home Forward
135 SW Ash St Portland, OR 97204

Revisions:

No.	Description	Date

Project Number: 18-017

Issuance: 100% DD

Issue Date: 8/30/19

Drawn By: Author

Checked By: Checker

Sheet Title: SCHEDULES

Sheet Number: A-600

Appeal No. 7 (continuation of appeal heard 3-21-74) — 583, 5 stories, H Occ., Type III, LUZ C-1, F Z 1

Philip A. Keene, Owner-Appellant

Re: Chapter 13 - apartments
929 S. W. Salmon Street

BUILDING REGULATION SECTION: 1313 d

APPEAL ITEM 3

BUILDING REGULATION REQUIREMENT:

Every apartment and every other sleeping room shall have access to not less than two exits.

PROPOSED DESIGN SHOWS:

We propose to install products-of-combustion detection and alarm system on all upper floors to provide early warning. This is in addition to the sprinkler system to be installed in all halls and stairs.

(Previous hearing, 3-21-74, appeal DENIED, "unless full sprinkling system is installed in all corridors, stairs and exit ways, and a sprinkler head is installed inside of each door to each apartment. Passageway to the fire escape should also be sprinklered to the satisfaction of the Fire Marshal.")

DEVIATION FROM BUILDING REGULATION REQUIREMENT:

Apartments south of stairways do not have approved second exit.

REASON FOR REQUESTED DEVIATION:

The early warning system will protect all tenants and alert them before a serious hazard exists in halls or stairs.

(signed) Philip A. Keene, Appellant
D. J. Beckman, Bureau of Buildings

Following the discussion recorded on Tape 101774, Side B, Chief Buscho moved that

the appeal be GRANTED with the following conditions: that a sprinkler system be installed in all halls and stairs as proposed; that a supervised early warning system be engineered and installed for the proper configuration of these hallways and exit ways, and subject to the approval of the Fire Marshal. Sprinkler heads need not then be installed in the individual apartments.

The motion was carried unanimously. The fee was turned over to the City Treasurer with the previous hearing.