

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 21953

Project Address: 6012 SE Yamhill St

Hearing Date: 10/2/19

Appellant Name: David L Rodeback

Case No.: B-014

Appellant Phone: 5035025490

Appeal Type: Building

Plans Examiner/Inspector: Steven Freeh, John Stelzenmueller

Project Type: commercial

Stories: 4 **Occupancy:** R-2, A-3 **Construction Type:** V-A One-Hour

Building/Business Name: Tabor Commons

Fire Sprinklers: Yes - NFPA 13 throughout

Appeal Involves: Alteration of an existing structure

LUR or Permit Application No.: 17-168858-CO

Plan Submitted Option: pdf [File 1]

Proposed use: Apartment

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

Section 713.4 Shaft Enclosures

Requires

Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories.

Proposed Design

The south side of the west wing has four stories with four studio units and one sleeping unit per floor. At the first floor ceiling 9 exhaust fans & ducts feed into six shafts above (2 ducts per studio unit and 1 duct per sleeping unit). 1 hour shaft walls were installed per the approved permit drawings. As an alternate method the addition of 1 layer of 5/8" Type 'X' GWB to 3 sides of 4 shafts and 2 sides of 2 shafts is proposed as well as the addition of a dry sidewall sprinkler head at the top of each shaft. See the attached plans and details.

Reason for alternative

We believe the proposed design will provide equivalent fire protection. Around 75% of the shaft walls will have 2 hr protection with the additional layer of 5/8" Type 'x' GWB; see the attached Wall Type F, GA File No. WP 6905 with 1 hr rating and GA File No WP 7060 with 2 hr rating. The added dry sidewall sprinkler head at the top of each shaft should more than provide the remaining protection. See the attached plans and details.

APPEAL DECISION

Alternate 2 hour fire rated shaft enclosures: Granted as proposed.

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health,

safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 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.

TABOR COMMONS APARTMENTS

6012 SE YAMHILL ST,
PORTLAND, OR 97215

PERMIT ISSUE

ABBREVIATIONS

A	Acoustical Ceiling Tile	L	Lavatory
ACT	Area Drain	LOC	Location
ADD	Addendum		
ADJ	Adjustable		
AFF	Above Finished Floor		
AL	Align	M	Maximum
ALUM	Aluminum	MECH	Mechanical
ALT	Alternate	MTL	Metal
ANOD	Anodized	MIN	Minimum
AP	Access Panel	MISC	Miscellaneous
ATM	Automated Teller Machine	MO	Masonry Opening
AUTO	Automatic	MID	Mounted
		MULL	Mullion
B	Batt Insulation	N	
BLKG	Blocking	(N)	New
BO	Bottom of	NIC	Not In Contract
BLDG	Building	NOM	Nominal
BM	Beam	NTS	Not To Scale
C		O	
CB	Catch Basin	OC	On Center
CH	Coat Hook	CJ	Control Joint
CL	Centerline	CL	Centerline
CLR	Clear	OPNG	Opening
CLG	Ceiling		
CMU	Concrete Masonry Unit	P	Paint
COL	Column	PLAM	Plastic Laminate
CON	Construction	PLWD	Plywood
CONC	Concrete	PNT	Painted
CONT	Continuous	PP	Push Pad
CPT	Carpet	PTD	Paper Towel Dispenser
CTR	Center	PT	Pressure Treated
		PART	Partition
D		R	
DBL	Double	R	Radius
DEM	Demolish	RCP	Reflected Ceiling Plan
DET	Detail	RD	Roof Drain
DIR	Dimension	REF	Reference
DR	Door	REQ	Required
DS	Down Spout	RM	Room
DWG	Drawing	RO	Rough Opening
		RTU	Roof Top Unit
E		S	
(E)	Existing	SC	Solid Core
EA	Each	SCD	Seat Cover Dispenser
EJ	Expansion Joint	SCHD	Schedule
EL	Elevation	SD	Soap Dispenser
ELEC	Electrical	SECT	Section
EQ	Equal	SHT	Sheet
EQUIP	Equipment	SHTG	Sheathing
EXT	Exterior	SIM	Similar
		SM	Sheet Metal
F		SOG	Slab On Grade
FA	Fire Alarm	SPEC	Specifications
FC	Fiber Cement	SS	Stainless Steel
FCIC	Furnished by Contractor, Installed by Contractor	STL	Steel
FD	Floor Drain	STD	Standard
FDC	Fire Department Connection	STOR	Storage
F.E.	Fire Extinguisher	STRUCT	Structural
FF	Factory Finish	SUSP	Suspended
FIN	Finished		
FL	Flooring	T	
FLASH	Flashing	TO	Top Of
FLR	Floor	TOC	Top Of Curb
FNDN	Foundation	TOF	Top Of Frame
FO	Face Of	TOS	Top Of Slab
FOIC	Furnished by Owner, Installed by Contractor	TEL	Telephone
FOIO	Furnished by Owner, Installed by Owner	TID	Toilet Tissue Dispenser
FR	Fire Rated	TRANS	Transition
FT	Feet	TYP	Typical
FURR	Furring	U	
FWP	Fabric Wrapped Panel	UNO	Unless Noted Otherwise
		V	
G		VB	Vapor Barrier
GA	Gauge	VCT	Vinyl Composition Tile
GB	Grab Bar	VERT	Vertical
GL	Glass/Glazing		
GLB	Glue Lam Beam	W	
GWB	Gypsum Wall Board	WB	Weather Barrier
		WC	Water Closet
H		WD	Wood
HC	Hollow Core	WH	Water Heater
HDR	Header	WIND	Window
HM	Hollow Metal	W/O	Without
HORIZ	Horizontal	WP	Waterproof
HSS	Hollow Steel Section	WR	Water Resistant
HT	Height	WT	Weight
HVAC	Heating, Ventilation & AC		
HWH	Hot Water Heater		
I			
INCL	Including		
INSUL	Insulation		
INT	Interior		
J			
JAN	Janitor		
JST	Joist		
JT	Joint		

NOT ALL USED

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 OREGON STRUCTURAL SPECIALTY CODE AND ALL OTHER GOVERNING CODES AND LAWS, INCLUDING THOSE OF MULTNOMAH COUNTY AND THE CITY OF PORTLAND, OREGON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL.
- VERIFY DIMENSIONS AND CONDITIONS, INCLUDING UTILITY CONNECTIONS, PRIOR TO COMMENCING WORK. NOTIFY THE ARCHITECT IF DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL FIELD CONDITIONS ARE OBSERVED.
- DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS.
- PROTECT ALL BUILDING SYSTEMS WHICH ARE EXPOSED DURING DEMOLITION AND ARE TO REMAIN.
- PROVIDE FIREBLOCKING, FIRESTOPPING AND DRAFTSTOPPING AS REQUIRED BY CODE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER THE FINAL CONFIGURATION ONLY.
- THE ROOFING, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM/DETECTION, & FIRE SPRINKLER SYSTEMS ARE CONTRACTOR DESIGNED. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE SYSTEM IN CONFORMANCE WITH ALL GOVERNING CODES, JURISDICTIONAL REQUIREMENTS AND (IF APPLICABLE) THE SCHEMATIC DESIGN SHOWN IN THE DOCUMENTS. ALL SYSTEM DESIGNS ARE SUBJECT TO REVIEW BY THE ARCHITECT.
- THE ABOVE DESIGN BUILD SYSTEMS (NOTE #8) ARE DEFERRED SUBMITTALS AND BY SEPARATE PERMIT.
- SEE GEOTECHNICAL REPORT BY TERRA DOLCE CONSULTANTS, INC DATED MARCH 6, 2017
- SEE RFI'S FOR ADDITIONAL INFO.

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED. THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED, AND THE LISTING AND APPROVAL DOCUMENTS (I.E. UL, ICC OR OTHER APPROVED REPORT/LISTING NUMBERS.) THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION." (SEE CITY OF PORTLAND FIRESTOPPING PROGRAM GUIDE AT: <http://www.portlandonline.com/shared/cfm/image.cfm?id=68669>)

PROJECT INFORMATION

SITE ADDRESS

6012 SE YAMHILL ST.
PORTLAND, OR 97215

PROJECT DESCRIPTION

EXISTING FOUR STORY BUILDING TO HAVE A CHANGE OF OCCUPANCY FROM R-1, B & A-3 TO R-2 & A-3 WITH 62 DWELLING UNITS AND 14 SLEEPING UNITS. BUILDING TO UNDERGO A COMPLETE SEISMIC RETROFIT.

LOT INFORMATION

LEGAL DESCRIPTION:
LEONARD TR, BLOCK 3, LOT 1 EXC PT IN ST, LOT 4&6, LOT 1,4 & 6

PROPERTY ID: R206292
STATE ID & LOT#: 152E06AAA, 14600
LOT SIZE: 25,726 SF (.60 AC)

BUILDING CODE

APPLICABLE CODES/GUIDES:
2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

CODE GUIDE: UBC/1/1#, ALTERNATE DESIGN, METHODS AND MATERIALS OF CONSTRUCTION FOR EXISTING AND HISTORIC BUILDINGS

OCCUPANCIES:
EXISTING: R-1 CONGREGATE LIVING, B OFFICE & A-3 ASSEMBLY
PROPOSED: R-2, APARTMENT HOUSE & CONGREGATE LIVING FACILITY, A-3 ASSEMBLY

CONSTRUCTION TYPE: V-A ONE-HOUR

BUILDING IS PARTIALLY SPRINKLERED WITH SMOKE AND FIRE ALARM SYSTEMS. BUILDING TO BE FULLY ALARMED & SPRINKLERED WITH MIN NFPA 13

ALLOWABLE AREAS & HEIGHTS, V-A:
R-2 - 7,000 SF - 2 STORIES, ADDITIONAL STORY + 200% INCREASE WITH SIDE YARD SEPARATION & SPRINKLER INCREASE
A-3 - 6,000 SF - 1 STORY, ADDITIONAL STORY +200 % INCREASE WITH SIDE YARD SEPARATION & SPRINKLER INCREASE

(E) OCCUPANT LOAD PER '95 & '98 PERMITS:
1995 PERMIT: 397
1998 PERMIT: 123

TOTAL: 520

(N) OCCUPANT LOAD:
1ST FLOOR A-3: 1,255 SF/15 = 84
1ST FLOOR R-2: 1,900 SF/200 = 10
2ND FLOOR R-2: 9,924 SF/200 = 50
3RD FLOOR R-2: 9,216 SF/200 = 46
4TH FLOOR R-2: 9,216 SF/200 = 46

TOTAL: 236

AREAS ABOVE: R-2 GFA, A-3 NET AREA

EXITS PER FLOOR:
1ST: 2
2ND: 3
3RD: 3
4TH: 2

DEAD END CORRIDORS:
LESS THAN 50'

ACCESSIBILITY:
ONE (E) ACCESSIBLE ENTRANCE AT THIRD FLOOR EAST WING AT EXIT/ENTRANCE STAIR
ONE (N) ACCESSIBLE ENTRANCE PROPOSED AT FIRST FLOOR WEST WING AT EXISTING EXIT/ENTRANCE STAIR. IMPROVEMENTS TO MEET 25% INCLUDE A NEW PLATFORM LIFT

ACCESSIBLE DWELLING UNITS PROPOSED:
TYPE 'A' UNITS: 2
TYPE 'B' UNITS: 16

PLUMBING FIXTURES:
ONE ADDITIONAL RESTROOM REQUIRED AT A-3 SPACE 1ST FLOOR WEST WING PER 2902.1

PERMIT REVISION (BDS REV 01) 3/5/18 SCOPE INCLUDES:
-ENCLOSED LAUNDRY AREA, -SHOWER CHANGED TO TUB/SHOWER AT SLEEPING UNITS, -UNIT 219 CHANGED FROM SLEEPING UNIT TO DWELLING UNIT, -MECHANICAL SHAFTS & ELECTRICAL PANEL LOCATIONS ADDED, -1/4" STRUCTURAL PLANS INSTEAD OF 1/8" -BUILDING SECTION 3/A2.0 ADDED, -PROPOSED STEEL BEAMS REMOVED AT 4TH FLOOR, NORTH PORTION OF WEST WING, -EAST WING PARAPET BRACING ADDED, -MISC NO COST CHANGES & CLARIFICATIONS, DIMENSIONS, TAGS ADDED, ETC.

PERMIT REVISION (BDS REV 02)10/31/18 SCOPE INCLUDES:
-EXTERIOR ALTERATIONS INCLUDING 50 BRICK VENTS & 3 WINDOWS PER RECORDED LAND USE DECISION, -ADDITION OF SMALL OFFICE 114 IN COMMUNITY SPACE 109, -UNIT 420 CHANGED FROM A SLEEPING UNIT TO A STUDIO DWELLING UNIT, -ROOFING ADDED TO CONTRACTOR DESIGN BUILD SYSTEMS, -MECHANICAL DRAWINGS INCLUDED 'FOR REFERENCE' AND COORDINATION -COMMON KITCHEN 235 CHANGING TO STORAGE 235, -COMMON KITCHEN FOR SLEEPING UNITS MOVING TO COMMUNITY SPACE 109, -MISC NO COST CHANGES & CLARIFICATIONS, DIMENSIONS, TAGS ADDED, ETC., -ADDITIONAL 1/4" PLANS AT 2ND & 3RD FLOORS, EAST WING

PERMIT REVISION (BDS REV 03) 06/13/19 SCOPE INCLUDES:
-ADDITIONAL 1/4" PLAN AT 4TH FLOOR, 1/4" REFLECTED CEILING PLANS ADDED, LAYOUT TO TYPE B BATH AT 3RD & 4TH FLOORS CHANGED, -KITCHEN MOVED AT 321, -BATHRM LAYOUT CHANGED AT 322, -MISC NO COST CHANGES & CLARIFICATIONS, DIMENSIONS, TAGS ADDED, ETC., -EXHAUST SHAFT CHANGES, -CONSTRUCTION DETAILS ADDED

LAND USE

ZONING: R2
(CHANGED FROM R5)

BUILDING HAS HISTORIC LANDMARK DESIGNATION PER LU 16-211301 HL, PC # 16-179629

EXTERIOR ALTERATIONS APPROVED AND RECORDED PER LU 16-271603 HR & LU 18-127444 HR: SEE EXTERIOR ELEVATIONS &/OR WALL SECTIONS FOR ZONING COMPLIANCE

(E) PARKING: 14 STANDARD + 1 ACCESSIBLE = 15 TOTAL

BIKE PARKING:
SHORT TERM: 4 SPACES REQ & 3 SPACES EXISTING & 1 SPACE PROPOSED
LONG TERM: 1,1 X 76 NEW DWELLING UNITS = 84 SPACES REQUIRED & PROPOSED
(42 COVERED: 66 EXTERIOR & 18 INTERIOR;
INTERIOR LOCATIONS AT ROOMS: 109, 207-209, 220, 224, 235, 315, 324, 409, 416, 420-422)

VICINITY MAP

PROJECT TEAM

OWNER:

TJC, REHAM 6 LLC, ET AL
PO BOX 14955
PORTLAND, OR 97293
503-349-0930

GENERAL CONTRACTOR:

CONTACT: RUDY MUNEL
ASCENT DESIGN/BUILD INC.
P.O. BOX 14955
PORTLAND, OR 97293
503-349-0930

STEEL & CONCRETE CONTRACTOR:

CONTACT: EDUARD VALIK
IBUILDPOX COMPANY LLC
8835 SW CANYON LANE, STE 408
PORTLAND, OR 97225
503-297-1281

PROPERTY MANAGER:

CONTACT: SCOTT VAN SCHOTEN
C&R REAL ESTATE SERVICES INC.
9400 SW BARNES RD, STE 400
PORTLAND, OR 97225
503-224-9554

ARCHITECT:

CONTACT: DAVID RODEBACK
DAVID RODEBACK ARCHITECT LLC
2505 SE 11TH AVENUE, STE #344
PORTLAND, OR 97202
503-502-5490

LAND USE CONSULTANT:

CONTACT: CHRIS HAGERMAN
THE BOOKIN GROUP LLC
812 SW WASHINGTON ST
PORTLAND, OR 97205
503-241-2423

HISTORICAL CONSULTANT:

CONTACT: ROBERT MAWSON
HERITAGE CONSULTING GROUP
1120 NW NORTHRUP ST
PORTLAND, OR 97209
503-228-0272

STRUCTURAL ENGINEER:

CONTACT: RYAN HARDIE
ALLSTRUCTURE ENGINEERING LLC
16154 SW UPPER BOONES FERRY RD
PORTLAND, OR 97224
503-620-4314

GEOTECHNICAL ENGINEER

CONTACT: CINDY HOVIND
TERRA DOLCE CONSULTANTS, INC
4706 NE 75TH AVE
PORTLAND, OR 97218
503-502-5114

TRAFFIC ENGINEER:

CONTACT: TODD MOBLEY
LANCASTER ENGINEERING
321 SW 4TH AVE, STE #400
PORTLAND, OR 97204
503-248-0313

LANDSCAPE ARCHITECT:

CONTACT: DAVID ANDERSON
ANDERSON ASSOCIATES
2250 FOUR PAWS WAY
PASO ROBLES, CA 93446
503-318-0549

CIVIL ENGINEER:

CONTACT: GARY DARLING
DL DESIGN GROUP INC.
10240 SW 59TH PL
PORTLAND, OR 97219
503-644-6628

ACOUSTICAL ENGINEER:

CONTACT: ELKI LAHAV
A ACOUSTICS
9324 SW CAMILLE TER.
PORTLAND, OR 97223
503-977-2690

SURVEYOR:

CONTACT: CHRIS FISCHBORN
Z TEC ENGINEERS, INC.
3737 SE 8TH AVE
PORTLAND, OR 97202
503-235-8795

ELECTRICAL CONTRACTOR (DES. BUILD):

CONTACT: MITCH JOHNSON
ALL COUNTY ELECTRIC, LLC
15515 NW 2ND AVE
VANVOUVER, WA 98685
360-904-7923

PLUMBING CONTRACTOR (DES. BUILD):

CONTACT: MIKE REA
REAMECH PLUMBING INC.
30330 SW GRABEL RD
HILLSBORO, OR 97123
503-936-7475

MECHANICAL CONTRACTOR (DES. BUILD):

CONTACT: DAVID BRADLEY
HUNTER-DAVISSON, INC.
1800 SE PERSHING ST
PORTLAND, OR 97202
503-234-0477

SPRINKLER & ALARM CONTRACTOR (DES. BUILD):

CONTACT: JERRY DENNY / WALTER OVENSTON
EXPRESS FIRE SYSTEMS, INC.
1913 41ST STREET
WASHOUGAL, WA 98671
360-953-8432

FRAMING CONTRACTOR:

CONTACT: ARTIMON KUZMIN
NO LIMIT CONSTRUCTION LLC
13060 FROLOV DR NE
GERVAIS, OR 97026
503-999-5006

DRYWALL CONTRACTOR:

TREVOR PARRISH, VP
OSWEGO DRYWALL INSTALLERS, INC
PO BOX 2487
TUALATIN, OR 97062
503-692-4742

DRAFTING CONSULTANT:

ADAM WOODWARD
1925 SE BIDWELL ST
PORTLAND, OR 97202
503-819-9838

SIGNAGE COMPANY:

CONTACT: MELISSA HAYDEN
SECURITY SIGNS
2424 SE HOLGATE BLVD
PORTLAND, OR 97202
360-903-3495

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PROPOSED IMPROVEMENTS AT THE:
PROJECT # : 1412

TABOR COMMONS APARTMENTS

6012 SE YAMHILL ST
PORTLAND, OR 97215

ISSUES:

PERMIT	05/08/17
CONSTRUCTION	02/04/19

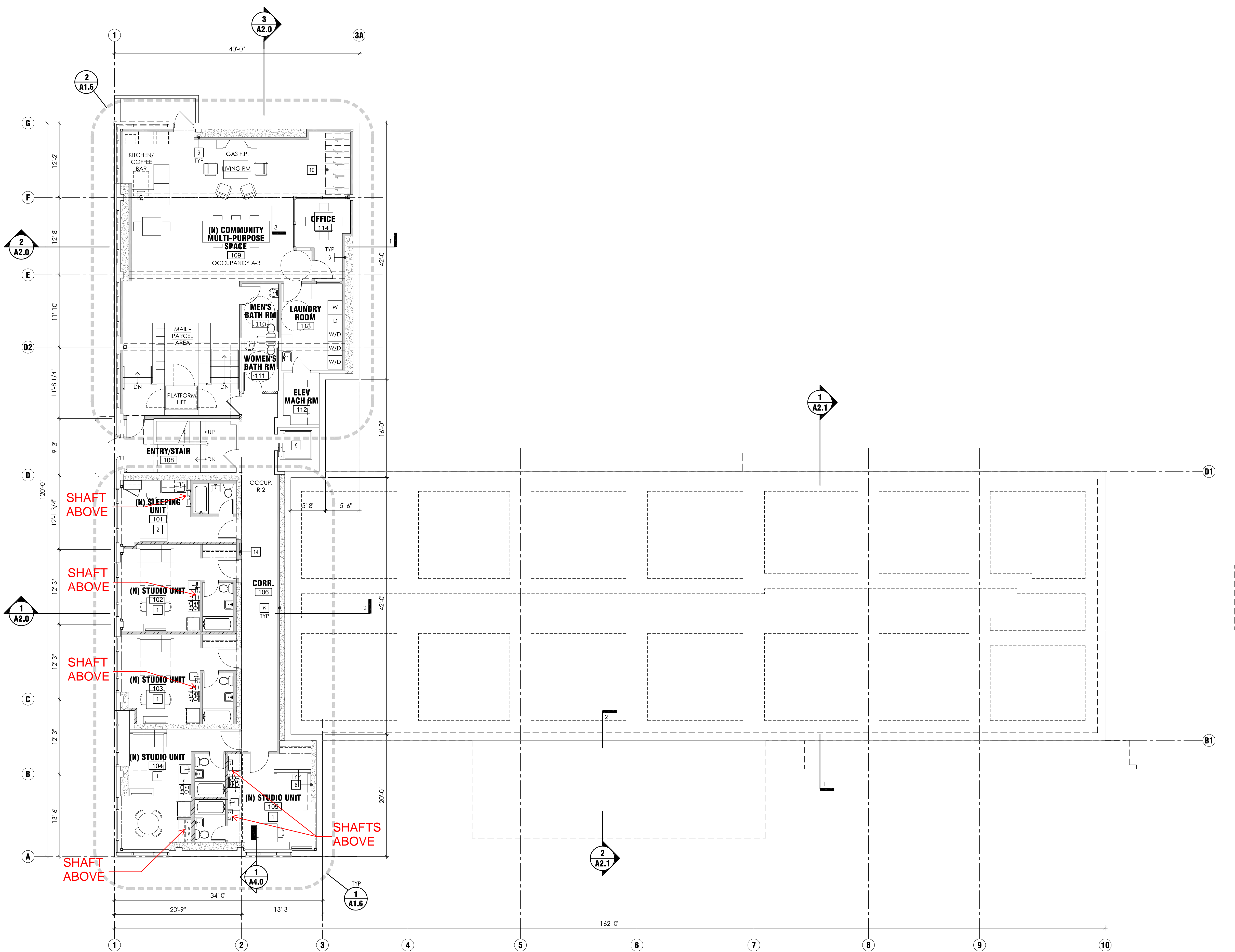
PLOT DATE: 09/29/19

REVISIONS:

PERMIT	07/07/17
PERMIT	08/07/17
PERMIT	03/05/18
PERMIT	10/31/18
PERMIT	06/13/19

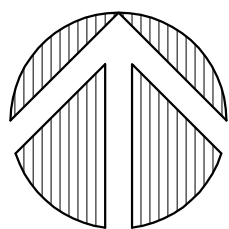
COVER SHEET

A0.0



1
A1.1
FIRST FLOOR PLAN
1/8" = 1'-0"

4 STUDIO UNITS + 1 CL UNIT = 5 UNITS TOTAL



FLOOR PLAN NOTES

- USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS.
- UNLESS NOTED OTHERWISE:
A. ALL EXISTING EXTERIOR DIMENSIONS ARE TO F.O. EXISTING WALLS & ARE APPROXIMATE
B. ALL INTERIOR DIMENSIONS ARE TO F.O. (N) STUDS OR (E), (E)IS ±
C. R.O. DENOTES CLEAR ROUGH FRAMING (STUD-TO-STUD) DIMENSION REQUIRED
D. ALL WINDOW & DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING
- ALL DIMENSIONS MARKED AS PLUS/MINUS (±) ARE APPROXIMATE AND TO BE FIELD VERIFIED.
- ALL NEW PARTITIONS ARE FULL HEIGHT.
- PROVIDE A SMOKE DETECTOR WITHIN EACH NEW DWELLING UNIT. ADDITIONAL SMOKE DETECTORS PER CODE & ELEC / MECH DESIGN-BUILD DOCS.
- PROVIDE A VENTILATION FAN IN EA NEW DWELLING UNIT BATHROOM. TYP. INSTALL FAN DUCTING PER CODE.
- PROVIDE ELECTRIC WALL HEATERS IN NEW UNITS PER MECH / ELEC DESIGN-BUILD DOCS.
- (E) CEILING HTS ±:

DEMOLITION NOTES

- DEMOLITION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION. NOTIFY THE ARCHITECT IF DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL FIELD CONDITIONS ARE OBSERVED.
- COORDINATE DEMOLITION PLAN WITH CONSTRUCTION PLANS. CONTRACTOR TO COORDINATE AND VERIFY DIMENSIONS AFTER DEMOLITION WORK HAS BEEN COMPLETED.
- PROTECT EXISTING SPRINKLER HEADS DURING DEMOLITION.

KEY NOTES:

- STUDIO DWELLING UNIT, SEE UNITS 210-410 FOR LAYOUT, INC. TYPICAL KITCHEN & BATH. (1-BEDROOM UNIT 422 IS SIM.)
- SLEEPING UNIT, SEE UNITS 101-401 FOR LAYOUT, INC. TYP. BATH.
- TYPE 'B' DWELLING UNIT, SEE UNITS 309 & 316 FOR LAYOUT, INC. TYP. KITCHEN & BATH.
- TYPE 'A' DWELLING UNIT, SEE UNIT 209 FOR LAYOUT, INC. TYP. KITCHEN & BATH.
- EXISTING HISTORICAL EXIT STAIR WD GUARD RAIL & HANDRAIL: 30" HIGH, CONT. VERTS AT 5.5" OC, ALLOWED PER UBC/11#1 4g.1 p. 21
- EXISTING EXIT STAIR GUARDRAIL & HANDRAILS: SEE '98 PERMIT PLANS, A1-A5, A8
- CONC. SHEAR WALL AT WEST WING PER STRUC
- WOOD SHEAR WALL AT EAST WING PER STRUC
- (N) BATH VENT FAN, TYP. SEE MECH PLANS
- (E) ELEVATOR; CONFIRM TWO WAY COMMUNICATION SYSTEM AT ELEVATOR LANDINGS FLOORS 2 THRU 4
- (N) 2' x 6' x 4' DP LONG TERM BIKE PARKING SPACE W/ VERT WALL MOUNTED HIGH DENSITY RACK BY 'URBAN RACKS' OR EQUIV C. OF P APPROVED RACK
- WOMEN'S BATH RM 111 AND MEN'S BATH RM 110 TO MEET ACCESSIBILITY REQ PER 1.2/A5.0
- 1 1/2" Ø PNT MTL HANDRAIL BOTH SIDES OF STAIR (11" MIN TREAD & 7" MAX RISER) AT 3' ABOVE NOSING; 1'-0" HORIZ EXTENSION BEYOND TOP RISER & 11" EXTENSION BEYOND THE BOTTOM RISER AT NON- CONT HANDRAIL
- CORR. VENTIL. SHAFT, 43"x16" EAST, 31"x27" WEST, INSIDE CLR PER MECH. SEE WALL TYPE 'F'
- ELECTRICAL PANEL LOCATION PER ELECTRICAL CONTRACTOR

SYMBOLS:

NEW WD PARTITION	
NEW 1 HR WD PARTITION	
NEW CONC. BEARING WALL	
EXISTING WALL	
DEMOLITION WALL OR ITEM	
NAME 	
ROOM NAME / NUMBER TAG 	
BATH VENT FAN 	
LONG TERM BIKE PARKING 	
NEW DOOR 	
DOOR TAG 	
EXISTING DOOR 	

DAVID
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ADAM WOODWARD
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adamtwoodward@gmail.com



PROPOSED IMPROVEMENTS AT THE:
PROJECT # 1412

TABOR COMMONS APARTMENTS

6012 SE YAMHILL ST
PORTLAND, OR 97215

ISSUES:

PERMIT	05/08/17
CONSTRUCTION	02/04/19

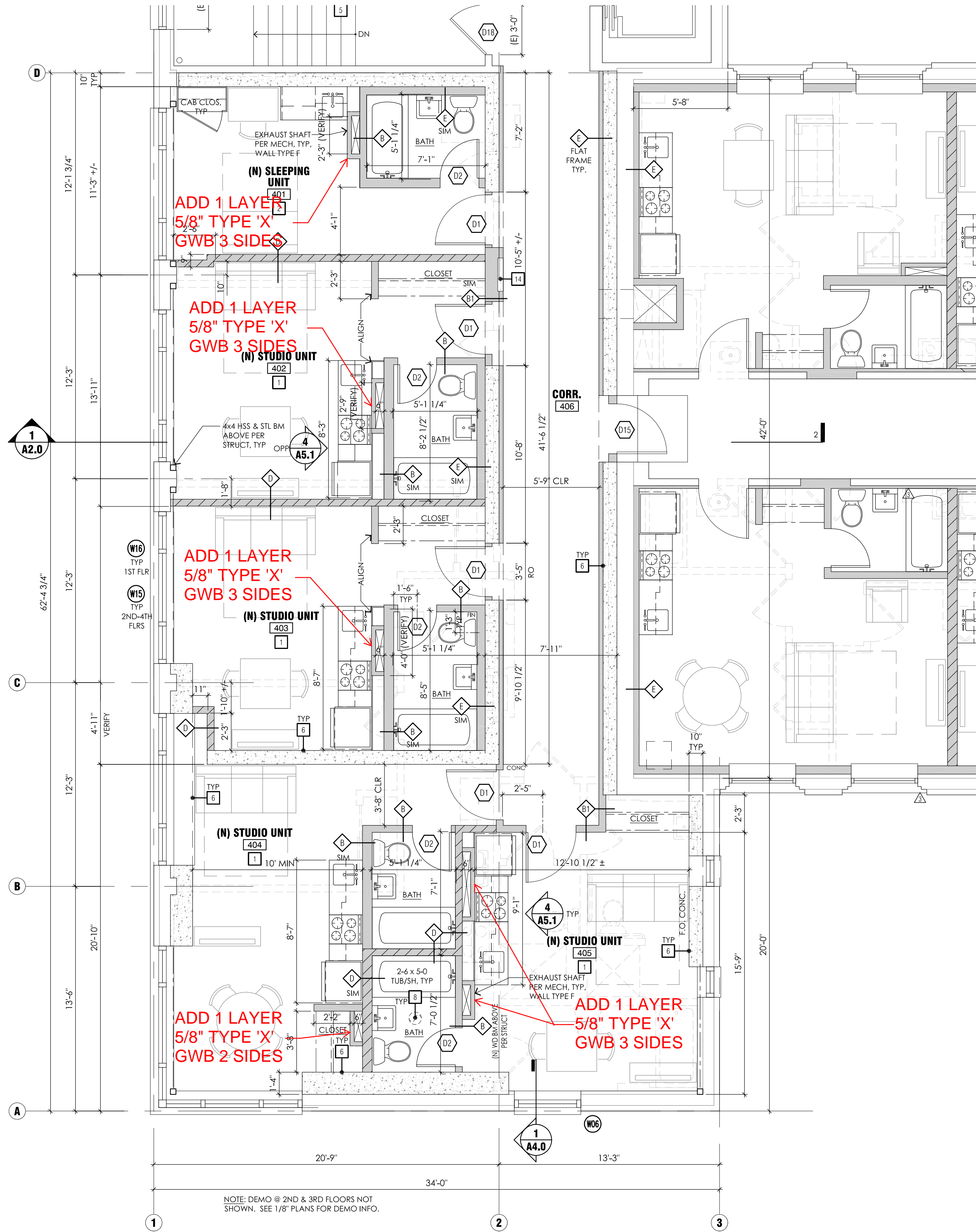
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REVISIONS:

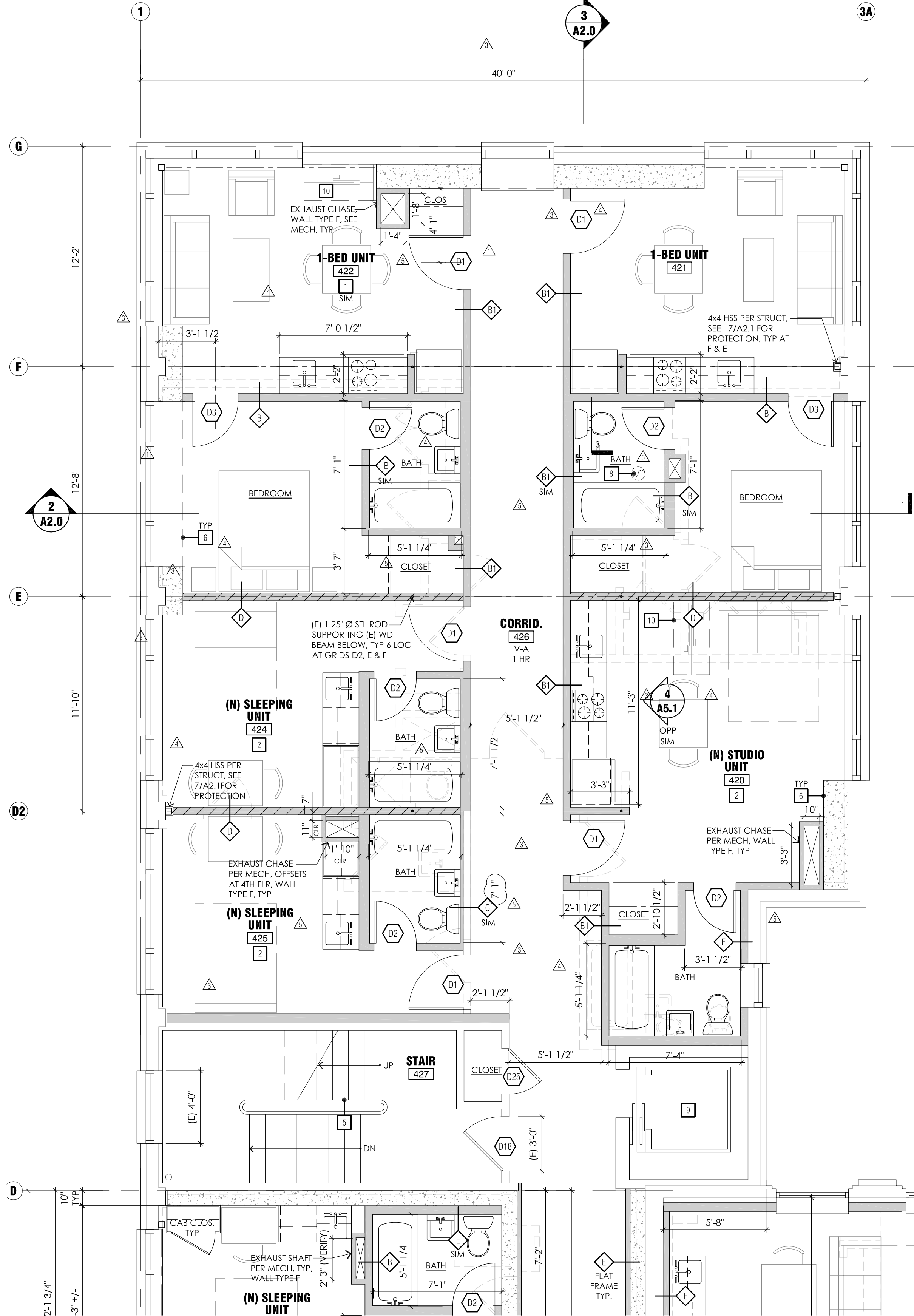
PERMIT	07/07/17
PERMIT	03/05/18
PERMIT	10/31/18

FIRST FLOOR
PLAN

A1.1



2
A1.9 **FOURTH FLOOR PLAN, WEST WING, SOUTH SIDE (2ND & 3RD FLRS SIM)**
1/4" = 1'-0"



1
A1.9 **FOURTH FLOOR PLAN, WEST WING, NORTH SIDE**
1/4" = 1'-0"

FLOOR PLAN NOTES

- USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS.
- UNLESS NOTED OTHERWISE:
 - ALL EXISTING EXTERIOR DIMENSIONS ARE TO F.O. EXISTING WALLS & ARE APPROXIMATE
 - ALL INTERIOR DIMENSIONS ARE TO F.O. (N) STUDS OR (E) JEIS ±
 - R.O. DENOTES CLEAR ROUGH FRAMING (STUD-TO-STUD) DIMENSION REQUIRED
 - ALL WINDOW & DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING
- ALL DIMENSIONS MARKED AS PLUS/MINUS (±) ARE APPROXIMATE AND TO BE FIELD VERIFIED.
- ALL NEW PARTITIONS ARE FULL HEIGHT.
- PROVIDE A SMOKE DETECTOR WITHIN EACH NEW DWELLING UNIT. ADDITIONAL SMOKE DETECTORS PER CODE & ELEC / MECH DESIGN-BUILD DOCS.
- PROVIDE A VENTILATION FAN IN EA NEW DWELLING UNIT BATHROOM. TYP. INSTALL FAN DUCTING PER CODE.
- PROVIDE ELECTRIC WALL HEATERS IN NEW UNITS PER MECH / ELEC DESIGN-BUILD DOCS.
- (E) CEILING HTS ±:

DEMOLITION NOTES

- DEMOLITION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION. NOTIFY THE ARCHITECT IF DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL FIELD CONDITIONS ARE OBSERVED.
- COORDINATE DEMOLITION PLAN WITH CONSTRUCTION PLANS. CONTRACTOR TO COORDINATE AND VERIFY DIMENSIONS AFTER DEMOLITION WORK HAS BEEN COMPLETED.
- PROTECT EXISTING SPRINKLER HEADS DURING DEMOLITION.

KEY NOTES:

- STUDIO DWELLING UNIT, SEE UNITS 210-410 FOR LAYOUT, INC. TYPICAL KITCHEN & BATH. (1-BEDROOM UNIT 422 IS SIM.)
- SLEEPING UNIT, SEE UNITS 101-401 FOR LAYOUT, INC. TYP. BATH.
- TYPE 'B' DWELLING UNIT, SEE UNITS 309 & 316 FOR LAYOUT, INC. TYP. KITCHEN & BATH.
- TYPE 'A' DWELLING UNIT, SEE UNIT 209 FOR LAYOUT, INC. TYP. KITCHEN & BATH.
- EXISTING HISTORICAL EXIT STAIR WD GUARD RAIL & HANDRAIL: 30" HIGH, CONT. VERTS AT 5.5' O.C. ALLOWED PER UBC/11#1 4g.1 p. 21
- EXISTING EXIT STAIR GUARDRAIL & HANDRAILS: SEE '98 PERMIT PLANS, A1-A5, A8
- CONC. SHEAR WALL AT WEST WING PER STRUC.
- WOOD SHEAR WALL AT EAST WING PER STRUC.
- (N) BATH VENT FAN, TYP. SEE MECH PLANS
- (E) ELEVATOR; CONFIRM TWO WAY COMMUNICATION SYSTEM AT ELEVATOR LANDINGS FLOORS 2 THRU 4
- (N) 2' x 6' x 4' DP LONG TERM BIKE PARKING SPACE W/ VERT WALL MOUNTED HIGH DENSITY RACK BY 'URBAN RACKS' OR EQUIV. C OF P APPROVED RACK
- WOMEN'S BATH RM 111 AND MEN'S BATH RM 110 TO MEET ACCESSIBILITY REQ PER 1.2/A5.0
- 1 1/2" Ø PNT MTL HANDRAIL BOTH SIDES OF STAIR (11" MIN TREAD & 7" MAX RISER) AT 3' ABOVE NOSING; 1'-0" HORIZ EXTENSION BEYOND TOP RISER & 11" EXTENSION BEYOND THE BOTTOM RISER AT NON-CONT. HANDRAIL
- CORR. VENTIL. SHAFT, 43"x16" EAST, 31"x27" WEST, INSIDE CLR PER MECH. SEE WALL TYPE 'F'
- ELECTRICAL PANEL LOCATION PER ELECTRICAL CONTRACTOR

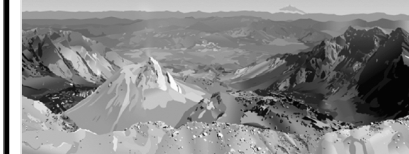
SYMBOLS:

NEW WD PARTITION	
NEW 1 HR WD PARTITION	
NEW CONC. BEARING WALL	
EXISTING WALL	
DEMOLITION WALL OR ITEM	
NAME [000]	
ROOM NAME / NUMBER TAG	
BATH VENT FAN	
LONG TERM BIKE PARKING	
NEW DOOR	
DOOR TAG	
EXISTING DOOR	

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PROPOSED IMPROVEMENTS AT THE:
PROJECT #: 1412

TABOR COMMONS APARTMENTS

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PORTLAND, OR 97215

ISSUES:
PERMIT CONSTRUCTION 05/08/17
02/04/19

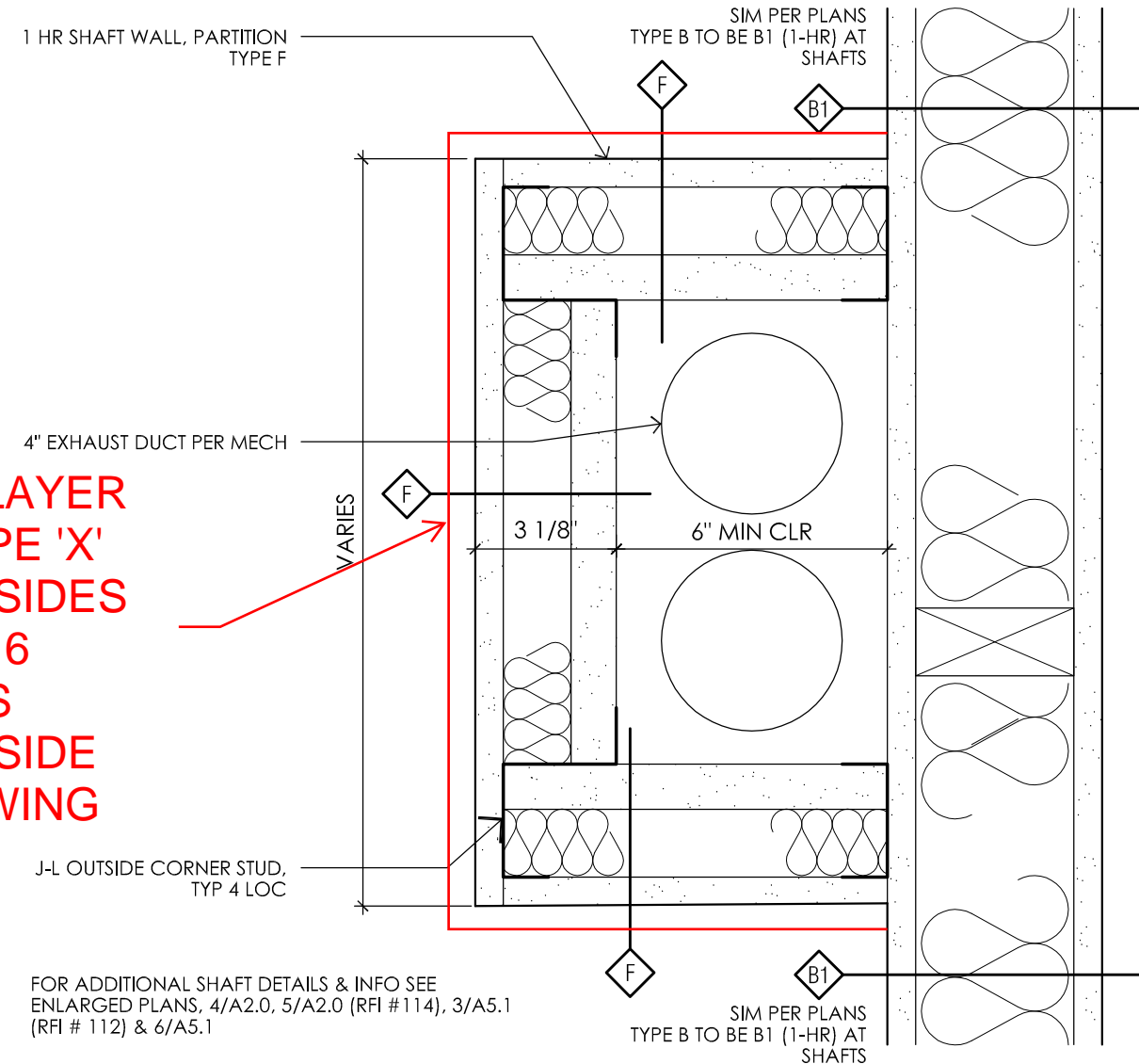
PLOT DATE: 09/29/19

REVISIONS:
PERMIT 07/07/17
PERMIT 03/05/18
PERMIT 10/31/18
PERMIT 06/13/19

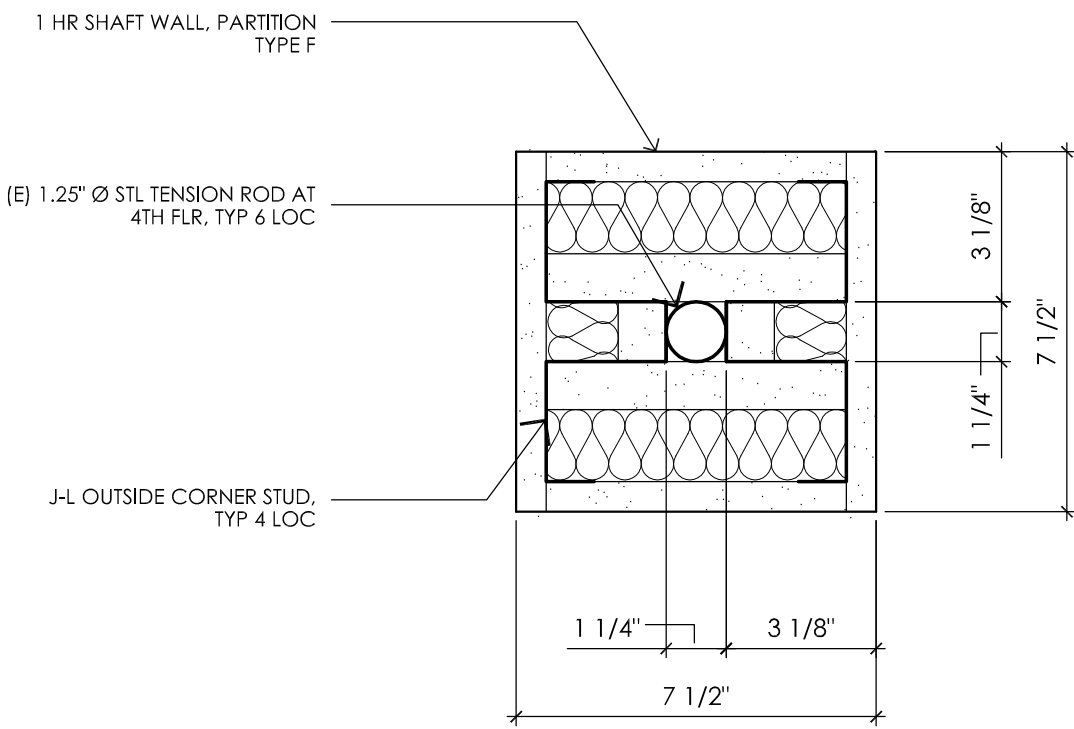
**ENLARGED
PLANS
4TH FLR**

A1.9

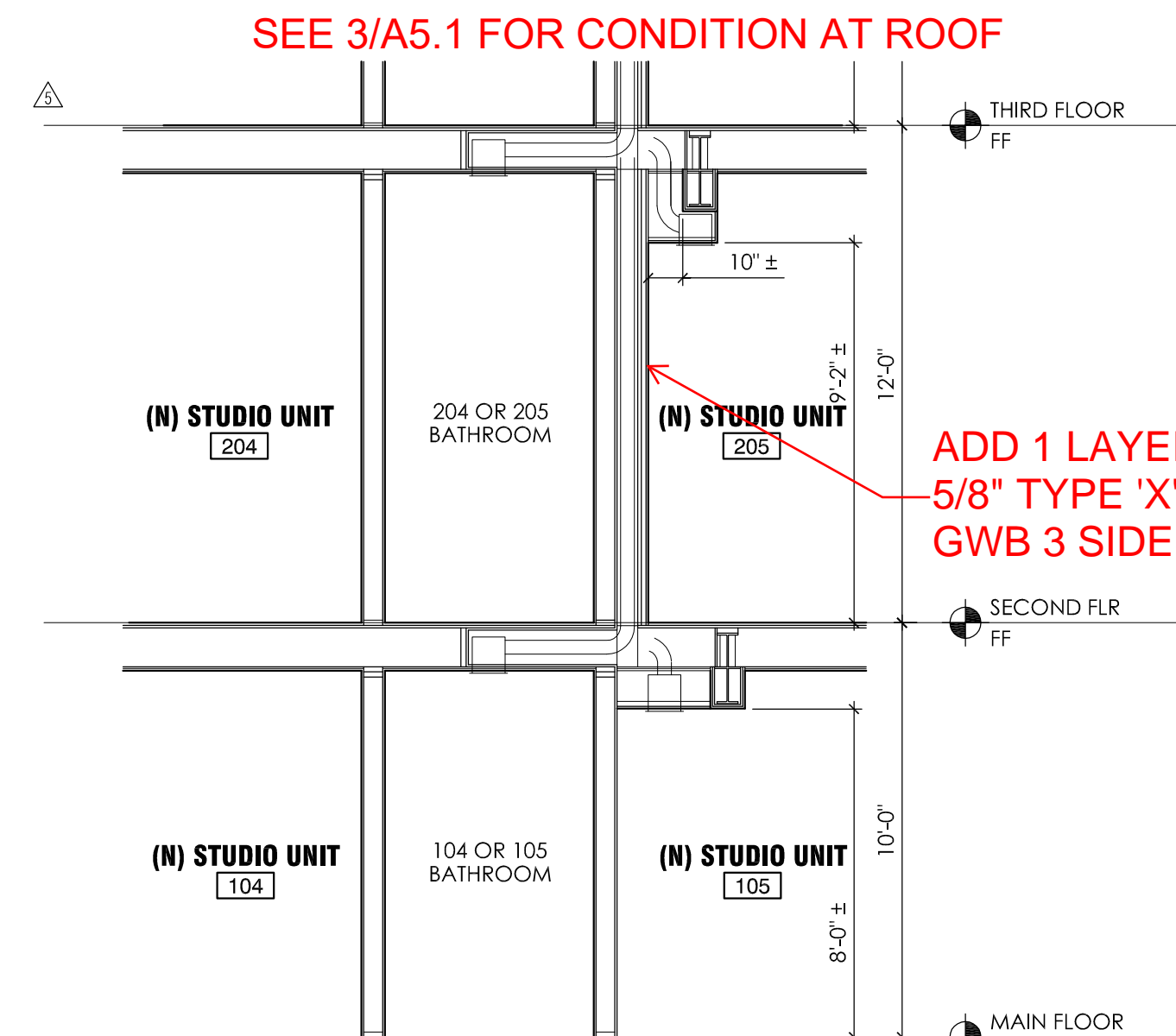
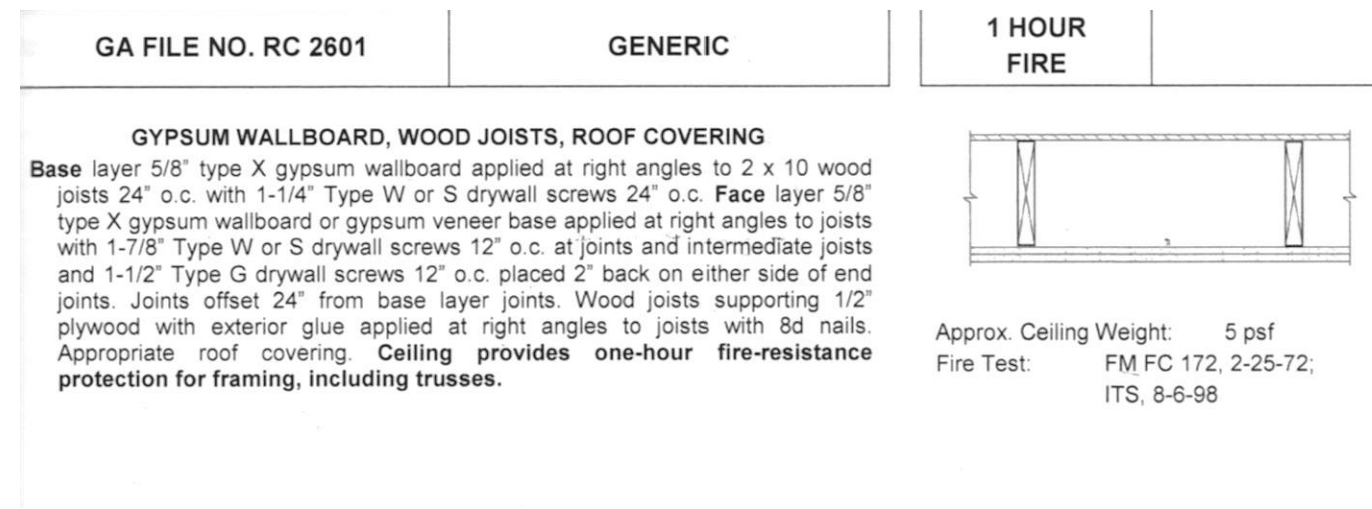
ADD 1 LAYER
5/8" TYPE 'X'
GWB 3 SIDES
TYP AT 6
SHAFTS
SOUTHSIDE
WEST WING



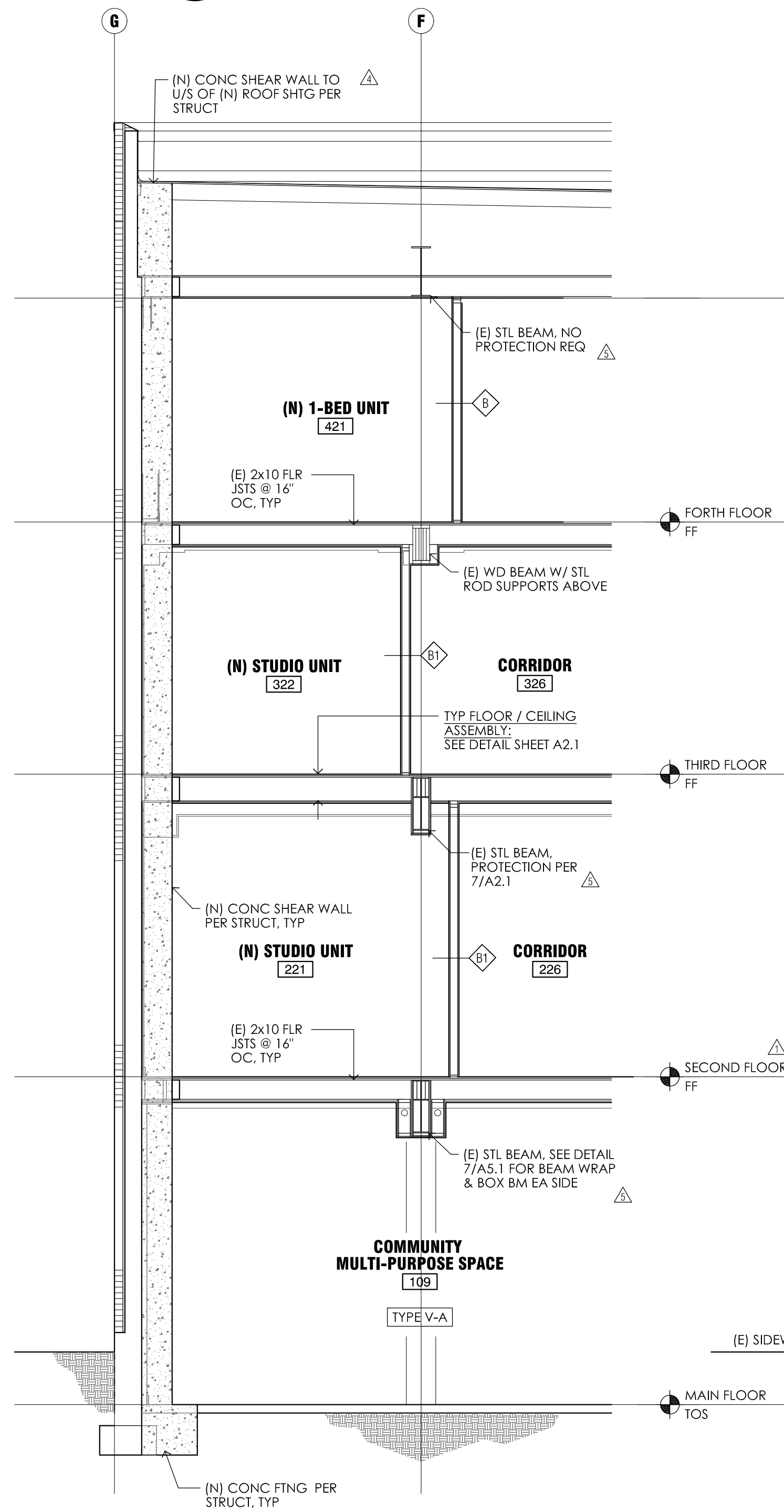
6 PLAN DETAIL AT TYP EXHAUST SHAFT
A2.0 3" = 1'-0"



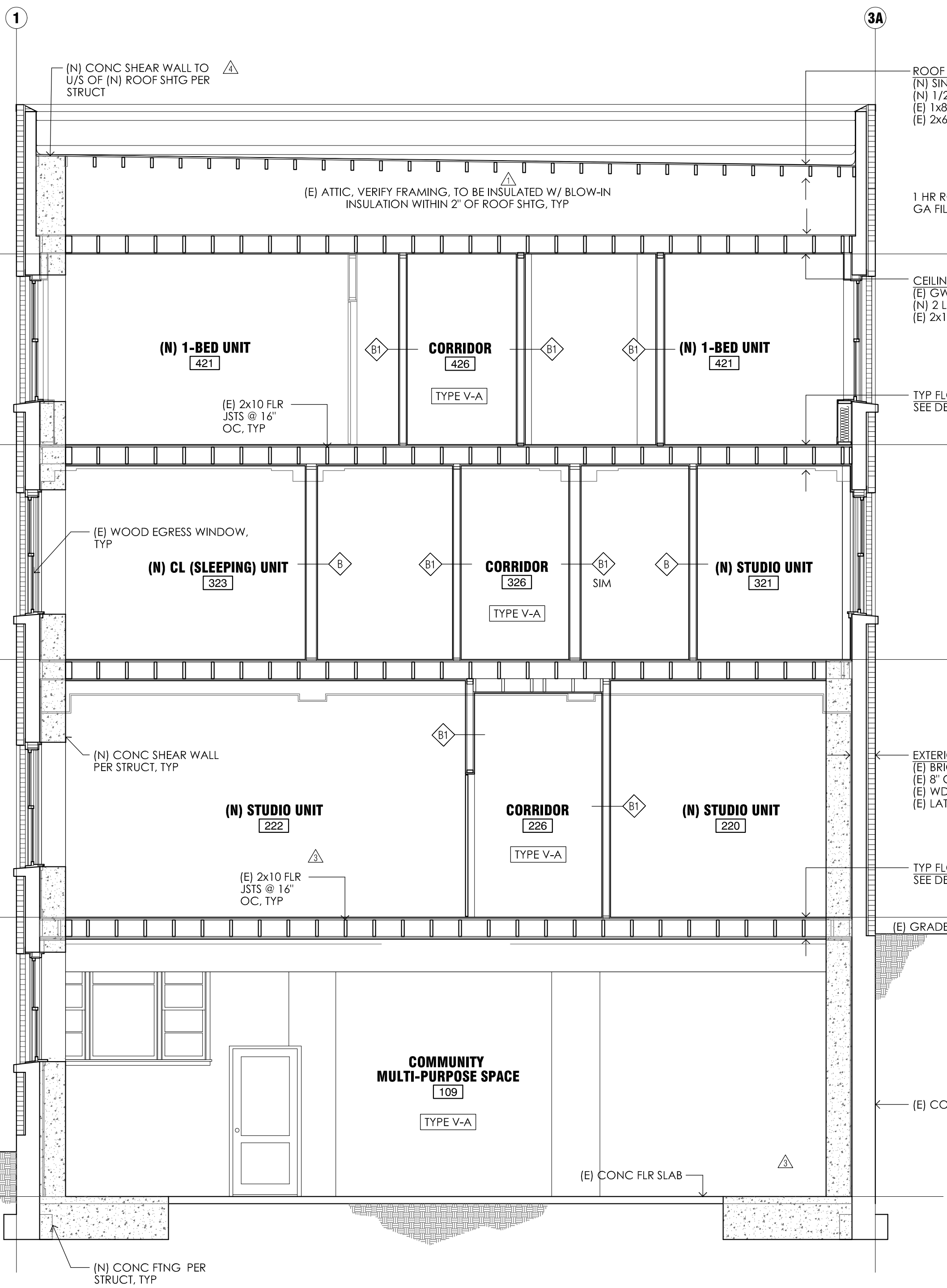
5 SHAFT DETAIL @ 1.25" DIA STL RODS
A2.0 3" = 1'-0"



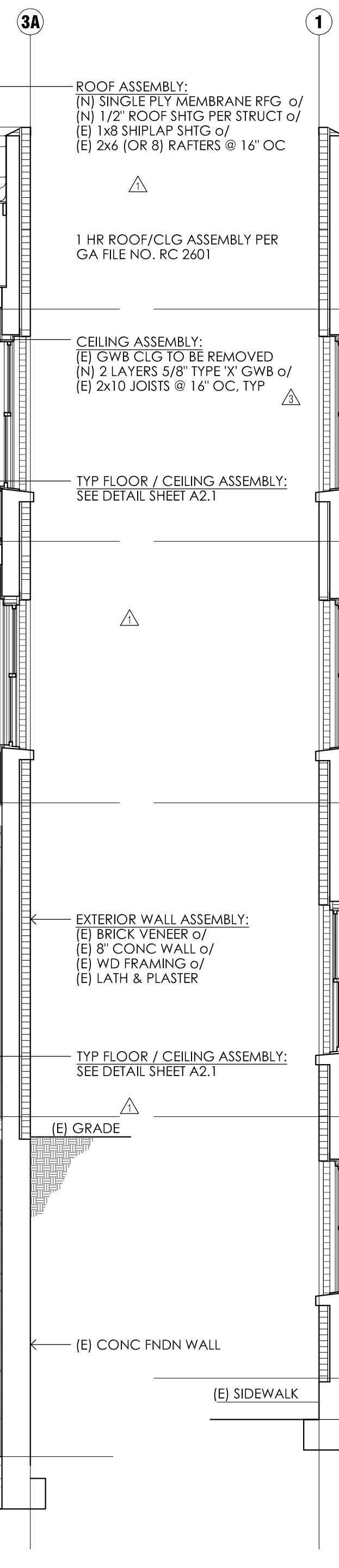
4 PARTIAL BUILDING SECTION - WEST WING
A2.0 1/4" = 1'-0"



3 PARTIAL BUILDING SECTION - WEST WING
A2.0 1/4" = 1'-0"



2 BUILDING SECTION - WEST WING
A2.0 1/4" = 1'-0"



1 BUILDING SECTION - WEST WING
A2.0 1/4" = 1'-0"

NOTE: SEE 1/A2.0 THIS SHEET FOR ADDITIONAL TYPICAL INFORMATION

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REGISTERED ARCHITECT
DAVID L. RODEBACK
Portland, Oregon
STATE OF OREGON

PROPOSED IMPROVEMENTS AT THE:
PROJECT #: 1412

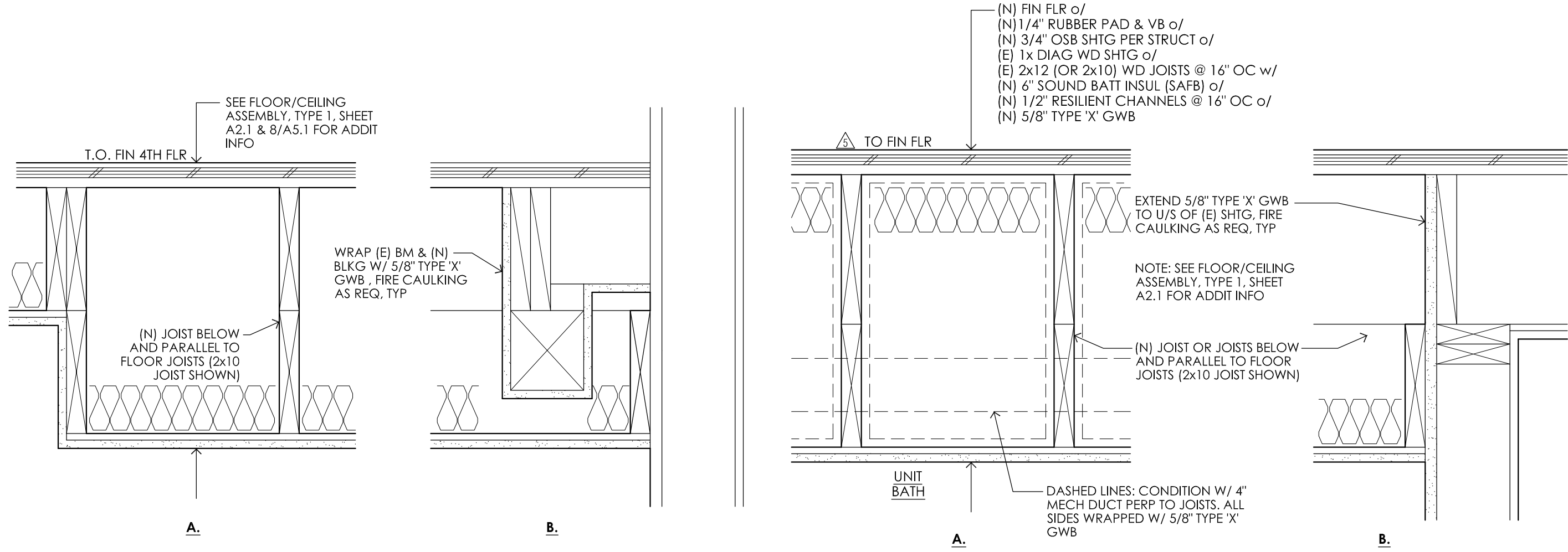
TABOR COMMONS APARTMENTS

6012 SE YAMHILL ST
PORTLAND, OR 97215

ISSUES:	
PERMIT	05/08/17
CONSTRUCTION	02/04/19
PLOT DATE: 09/29/19	
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BUILDING SECTIONS - WEST WING

A2.0

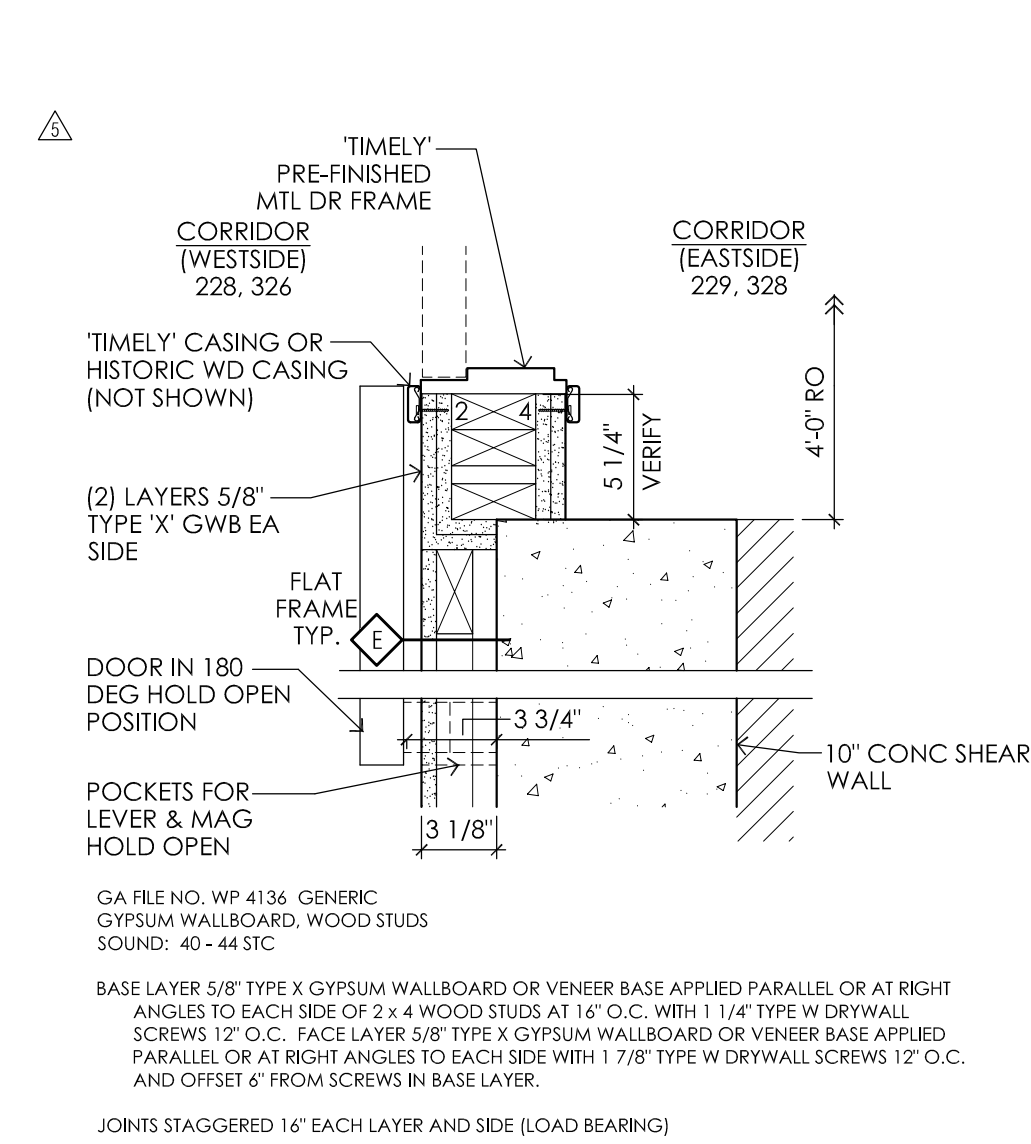


9 CORRIDOR SOFFIT DETAIL - 3RD FLOOR ENTRY
A5.1 1 1/2" = 1'-0"

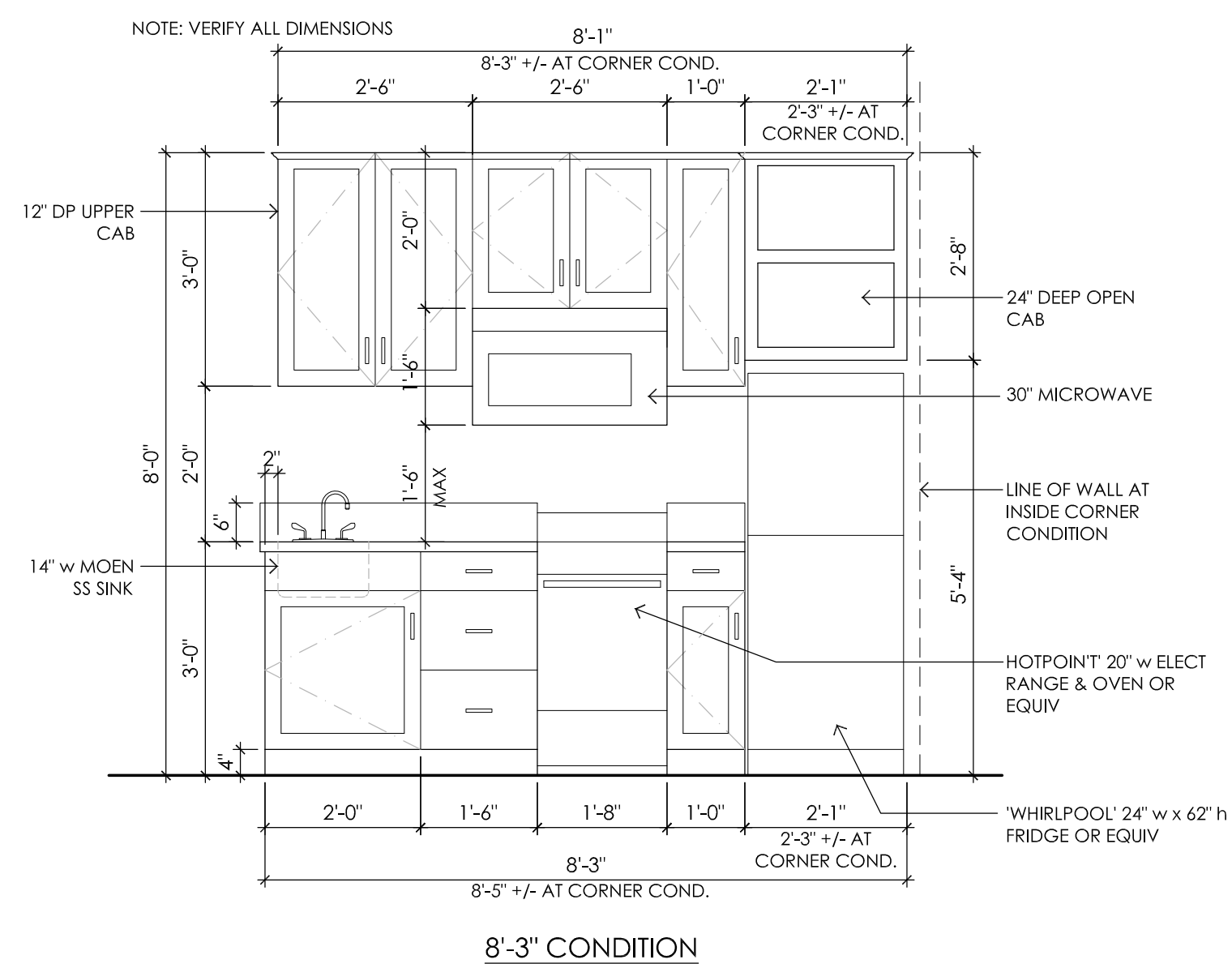
8 DROPPED CEILING AT UNIT BATH / ENTRY & UNIT SOFFIT SIM
A5.1 1 1/2" = 1'-0"

7 (E) I-BEAM (N) WRAP AT COMMUNITY SPACE 109
A5.1 1 1/2" = 1'-0"

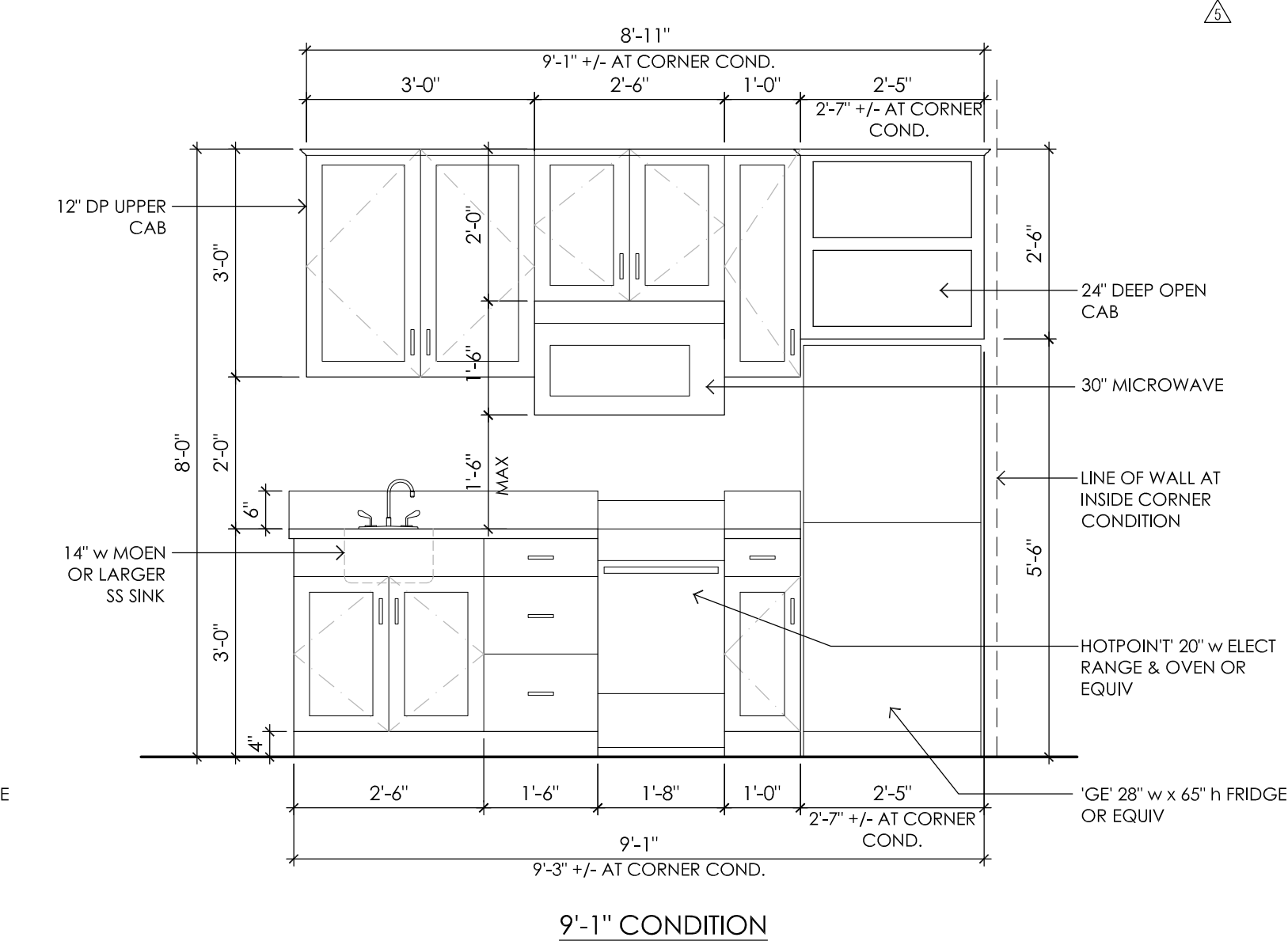
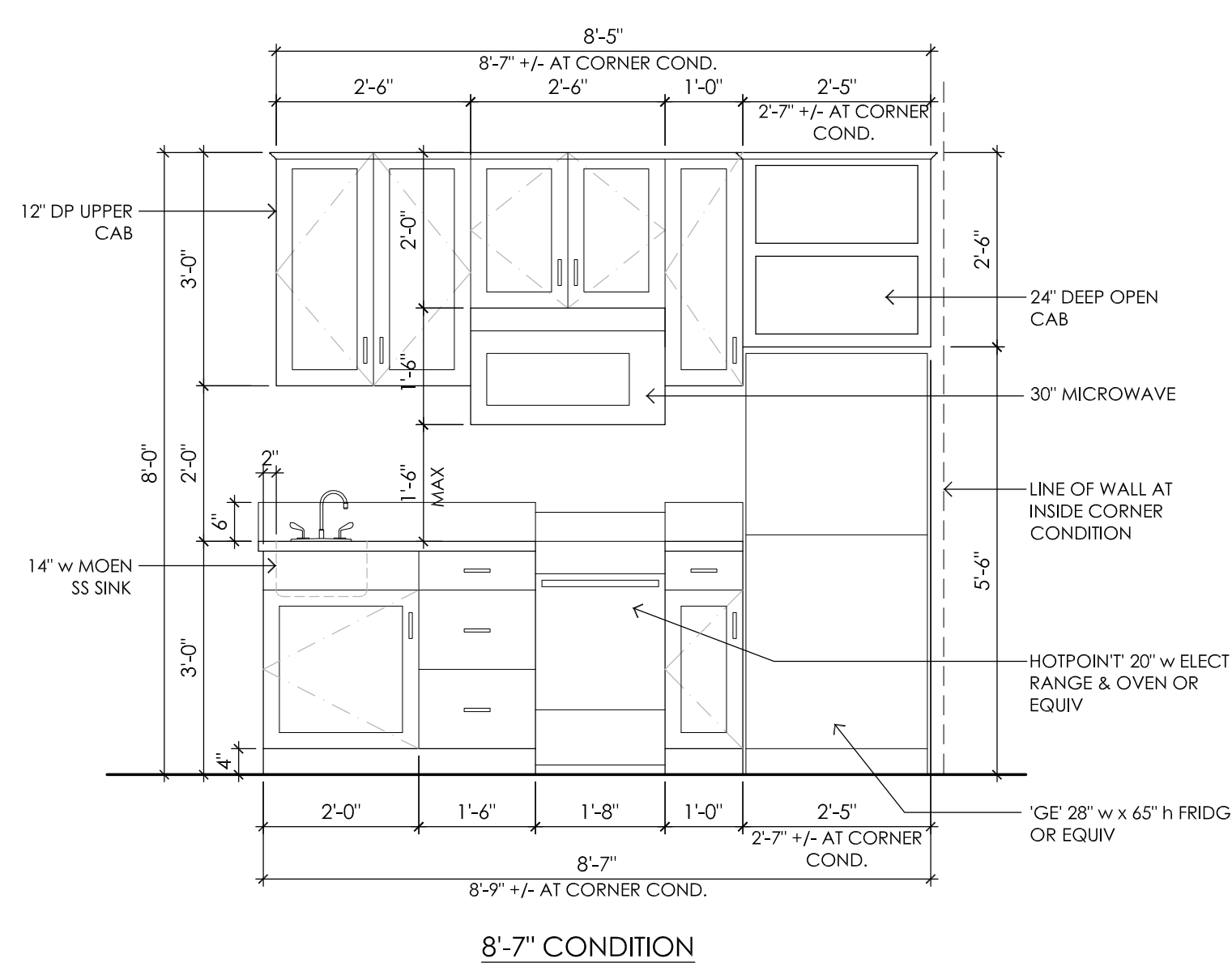
6 UNIT EXHAUST SHAFT
A5.1 1 1/2" = 1'-0"



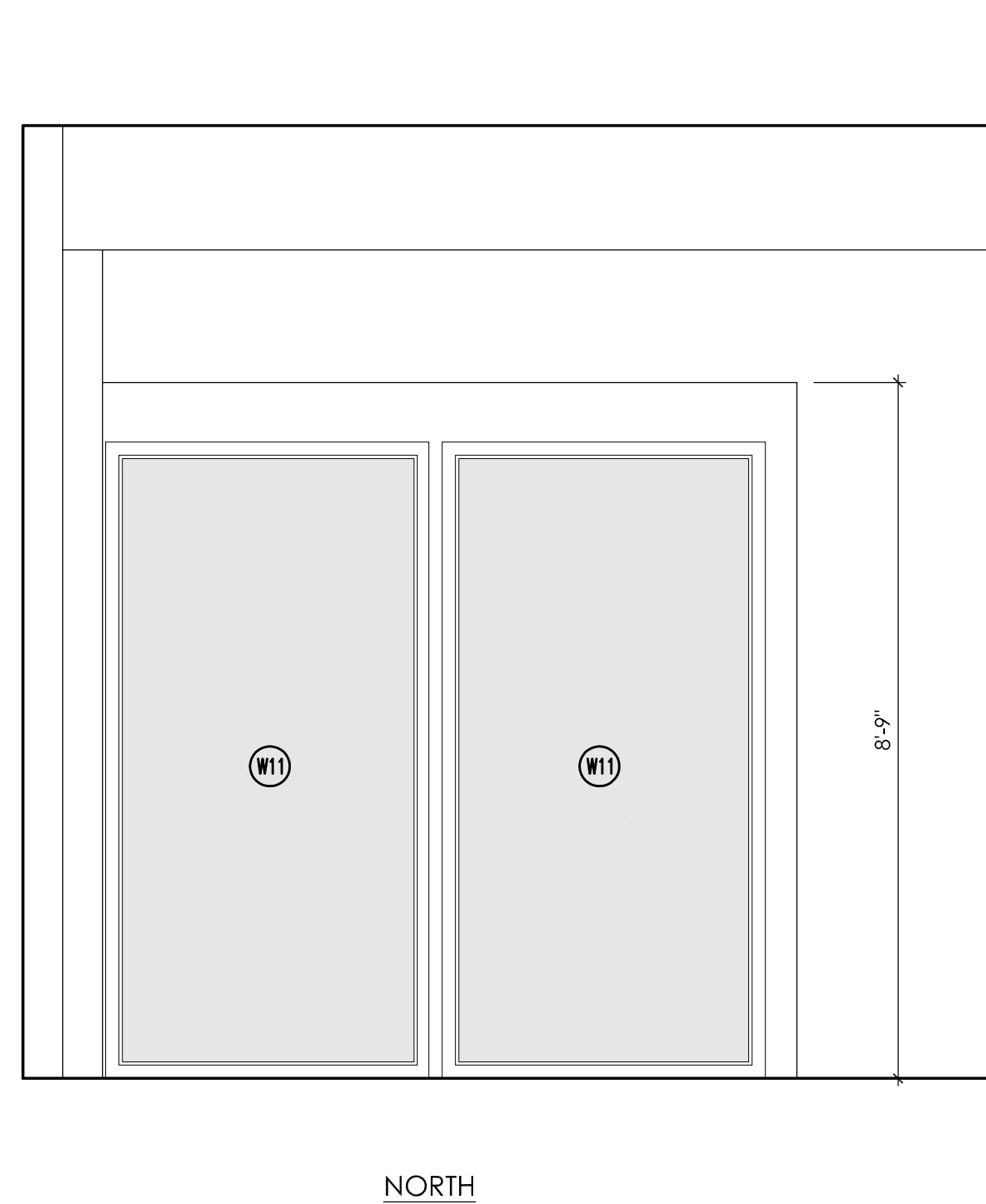
5 DR D15 AT 2-HR 'FIRE BARRIER' PART
A5.1 1 1/2" = 1'-0"



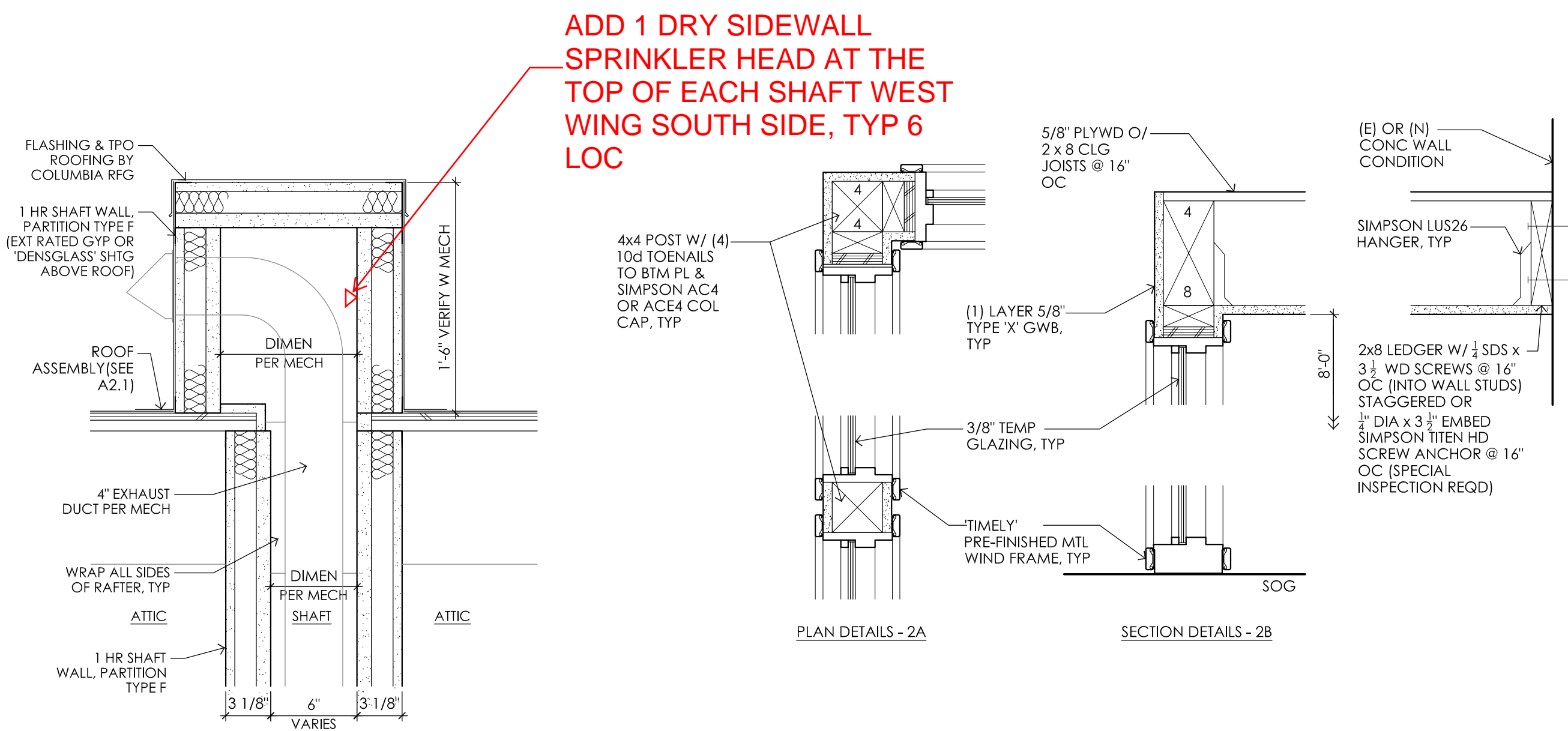
4 UNIT KITCHEN ELEVATIONS
A5.1 1/2" = 1'-0"



COMMUNITY MULTI-PURPOSE SPACE 109



1 INTERIOR ELEVATIONS OF OFFICE 114 FROM COMMUNITY SPACE
A5.1 1/2" = 1'-0"



3 UNIT EXHAUST SHAFT AT ROOF
A5.1 1 1/2" = 1'-0"

2 OFFICE 114 RELITE DETAILS
A5.1 1 1/2" = 1'-0"

ADD 1 LAYER 5/8" TYPE 'X' GWB 3 SIDES TYP AT 6 SHAFTS SOUTHSIDE WEST WING

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PROJECT #: 1412

TABOR COMMONS APARTMENTS

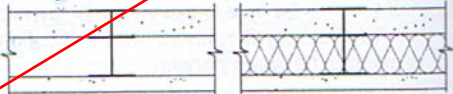
6012 SE YAMHILL ST
PORTLAND, OR 97215

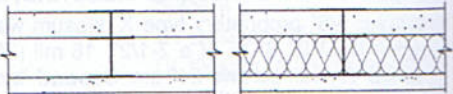
ISSUES:		
CONSTRUCTION	02/04/19	
PLOT DATE: 09/29/19		
REVISIONS:		
PERMIT	10/31/18	
PERMIT	06/13/19	

DETAILS INT ELEV'S

A5.1

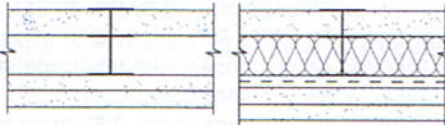
SHAFT WALLS

GA FILE NO. WP 6904	PROPRIETARY*	1 HOUR FIRE	40 to 44 STC SOUND
<p>GYPSUM PANEL PRODUCTS, STEEL C-H, C-T, OR I STUDS</p> <p>One layer 1" x 24" proprietary glass mat type X gypsum panels inserted between 2-1/2" floor and ceiling J runners with tab-flange section of 2-1/2" steel C-H, C-T, or I studs between panels.</p> <p>OPPOSITE SIDE: One layer 5/8" proprietary type X glass mat gypsum substrate applied parallel or at right angles to studs with 1" Type S drywall screws 12" o.c.</p> <p>Sound tested with 1-1/2" glass fiber insulation friction fit in stud space. (NLB)</p> <p>PROPRIETARY GYPSUM PANEL PRODUCTS</p> <p>National Gypsum Company 5/8" Gold Bond® Brand eXP® Interior Extreme® Gypsum Panels 1" Gold Bond® Brand eXP® FIRE-SHIELD® Shaftliner</p>		 <p>Thickness: 3-1/8" Approx. Weight: 7 psf Fire Test: UL R3501, 08CA58332, 12-12-08; 07NK17992, 12-12-07; UL Design U499; 13NK02062, 1-14-13, UL Design W419, System A Sound Test: NGC 2542, 5-11-76</p>	

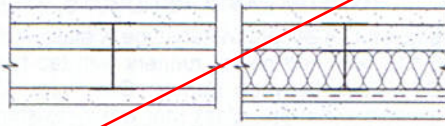
GA FILE NO. WP 6905	PROPRIETARY*	1 HOUR FIRE	40 to 44 STC SOUND
<p>GYPSUM WALLBOARD, STEEL C-H, C-T, OR I STUDS</p> <p>One layer 1" x 24" proprietary type X gypsum panels inserted between 2-1/2" floor and ceiling J runners with tab-flange section of 2-1/2" steel C-H, C-T, or I studs between panels.</p> <p>OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 1" Type S drywall screws 12" o.c.</p> <p>Sound tested with 1-1/2" glass fiber insulation friction fit in stud space. (NLB)</p> <p>PROPRIETARY GYPSUM BOARD</p> <p>National Gypsum Company 5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Wallboard 1" Gold Bond® Brand FIRE-SHIELD® Shaftliner</p>		 <p>Thickness: 3-1/8" Approx. Weight: 7 psf Fire Test: UL R3501, 93NK22748, 9-15-93; 97NK24041, 7-14-97; UL Design U499; 13NK02062, 1-14-13, UL Design W419, System A; FM WP-755, 2-27-85 Sound Test: NGC 2542, 5-11-76</p>	

**1 HR SHAFT WALL, TYPE F, PARTITION
TYPES A5.0**

SHAFT WALLS

GA FILE NO. WP 7060	PROPRIETARY*	2 HOUR FIRE	50 to 54 STC SOUND
<p>GYPSUM WALLBOARD, STEEL C-H, C-T, OR I STUDS</p> <p>One layer 1" x 24" proprietary type X gypsum panels inserted between 2-1/2" floor and ceiling runners with tab-flange section of 2-1/2" steel C-H, C-T, or I studs between panels.</p> <p>OPPOSITE SIDE: Base layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to studs with 1" Type S drywall screws 24" o.c. Face layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to studs with 1-5/8" Type S drywall screws 12" o.c.</p> <p>Sound tested with resilient channels 24" o.c. and 1-1/2" glass fiber insulation friction fit in stud space. (NLB)</p>		 <p>Thickness: 3-3/4" (Fire) 4-1/4" (Sound)</p> <p>Approx. Weight: 9 psf</p> <p>Fire Test: UC ES-7408, 11-21-75 (Rev 6-76); UL Design U497; 13NK02062, 1-14-13, UL Design W419, System B</p> <p>Sound Test: KAL 437362, 11-3-76</p>	
<p>PROPRIETARY GYPSUM BOARD</p> <p>National Gypsum Company..... 5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Board 1" Gold Bond® Brand FIRE-SHIELD® Shaftliner</p>			

**PROPOSED WALL TYPE AT 2 TO 3 SIDES OF 6 SHAFTS
AT WEST WING, SOUTHSIDE**

GA FILE NO. WP 7061	PROPRIETARY*	2 HOUR FIRE	50 to 54 STC SOUND
<p>GYPSUM WALLBOARD, STEEL C-H, C-T, OR I STUDS</p> <p>One layer 1" x 24" proprietary type X gypsum panels inserted between 2-1/2" floor and ceiling runners with tab-flange section of 2-1/2" steel C-H, C-T, or I studs between panels. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side with 1" Type S drywall screws 12" o.c.</p> <p>Sound tested with horizontal resilient channels 24" o.c. and 1-1/2" glass fiber insulation friction fit in stud space. (NLB)</p>		 <p>Thickness: 3-3/4" (Fire) 4-1/4" (Sound)</p> <p>Approx. Weight: 9 psf</p> <p>Fire Test: UC ES-7407, 1-22-76; UL Design U498; 13NK02062, 1-14-13, UL Design W419, System C</p> <p>Sound Test: KAL 437363, 11-4-76</p>	
<p>PROPRIETARY GYPSUM BOARD</p> <p>National Gypsum Company..... 5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Board 1" Gold Bond® Brand FIRE-SHIELD® Shaftliner</p>			

* Contact the manufacturer for more detailed information on proprietary products.