# 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:** Hold for Additional Information - Reconsideration of ID 22001

| | |
|---|---|
| **Appeal ID:** 22157 | **Project Address:** 5510 N Denver Ave |
| **Hearing Date:** 11/20/19 | **Appellant Name:** LUCY O'SULLIVAN |
| **Case No.:** B-019 | **Appellant Phone:** 5032342945 |
| **Appeal Type:** Building | **Plans Examiner/Inspector:** Robert Keal |
| **Project Type:** commercial | **Stories:** 4 **Occupancy:** M, S-2, R-2 **Construction Type:** V-A |
| **Building/Business Name:** Kaya Camilla | **Fire Sprinklers:** Yes - entire building |
| **Appeal Involves:** Reconsideration of appeal | **LUR or Permit Application No.:** 18-272167-CO |
| **Plan Submitted Option:** pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6] [File 7] | **Proposed use:** Mixed-use Development |

## APPEAL INFORMATION SHEET

### Appeal item 1

| | |
|---|---|
| **Code Section** | OSSC 704.2 |
| **Requires** | 704.2 requires: Where columns are required to have protection to be fire-resistance rated, the entire column shall be provided individual encasement protection by protecting it on all sides for the full column length, including connections to other structural members, with materials having the required fire-resistance rating. |
| **Proposed Design** | The proposed design will allow for posts and columns occuring in walls to be protected from fire by the fire—resistance rating of the wall, in accordance with forthcoming OSSC 2019 code update.<br><br>RECONSIDERATION TEXT:<br><br>The proposed design will allow for posts and columns occuring in walls to be protected from fire by the fire—resistance rating of the wall, in accordance with forthcoming OSSC 2019 code update.<br><br>We have split the appeal into 2 parts, (1) wood posts and (2) steel posts for clarity and to make the exhibits and associated details easier to track.<br><br>We have corresponded with both the life safety plans examiner, Robert Keal, and the structural plans examiner, Kevin White, in the preparation of the revised markups and details. We were asked to provide specific revised details demonstrating the ability to encapsulate the column completely within the top and bottom plate of the wall.<br><br>1/ Wood Posts |

There are (2) conditions for the wood posts; with glu-lam beam above, and no beam above. Exhibits 1&2 show architectural and structural L1 plans with each a markup calling out the condition of each wood post, and referencing the details for head and base conditions.

We were asked to demonstrate that the wood posts in both conditions meet the requirement that the column be completely within the top and bottom plate of the wall, and that the base plate is wood. The detail shown on 12/s6.01 on Exhibit 6 shows the base detail for both conditions. The post sits on a pressure-treated wood plate which sits fully within the wall.

The details shown on a8.01, Exhibit 5, details 12 and 13 show the head details for the condition with and without glulam beam.

We were also asked to demonstrate that the post can be in-line with the wall, which is now the case with the revised details (previously the gypsum wrap was pushing the post out of line with the wall).

2/ Steel Posts

We were asked to demonstrate that the base plate for the posts would rest on a wood bottom plate, not grout. A revised sketch detail is provided that demonstrates this, exhibit 7.

Exhibit 3 shows each steel post marked up to show the rating requirement within the wall. A number of posts cannot meet the requirements to encapsulate the base plate, and these posts are indicated in the markup.

Exhibit 4 shows the structural plan with markups indicating the base plate revisions required to withstand wood crushing for the wood bottom plate. Kevin White, the structural reviewer, has reviewed the detail and indicated that the concept is feasible provided a revision to the permitted drawings be submitted and approved; the structural calculations submitted with this revision will address the sizing and anchorage of the revised steel base plates, and crushing of the wood sill plate for all updated/ revised conditions.

EXHIBITS:

EXHIBIT 1a2.00Architectural L1 -Wood posts
EXHIBIT 2s2.00Structural L1 - Wood posts
EXHIBIT 3a2.00Architectural L1 -Steel posts
EXHIBIT 4s2.01Structural L1 - Steel postS
EXHIBIT 5a8.01DETAILS
EXHIBIT 6s6.01DETAIL
EXHIBIT 7 - SSK - 001 Steel Post on 2x bottom plate

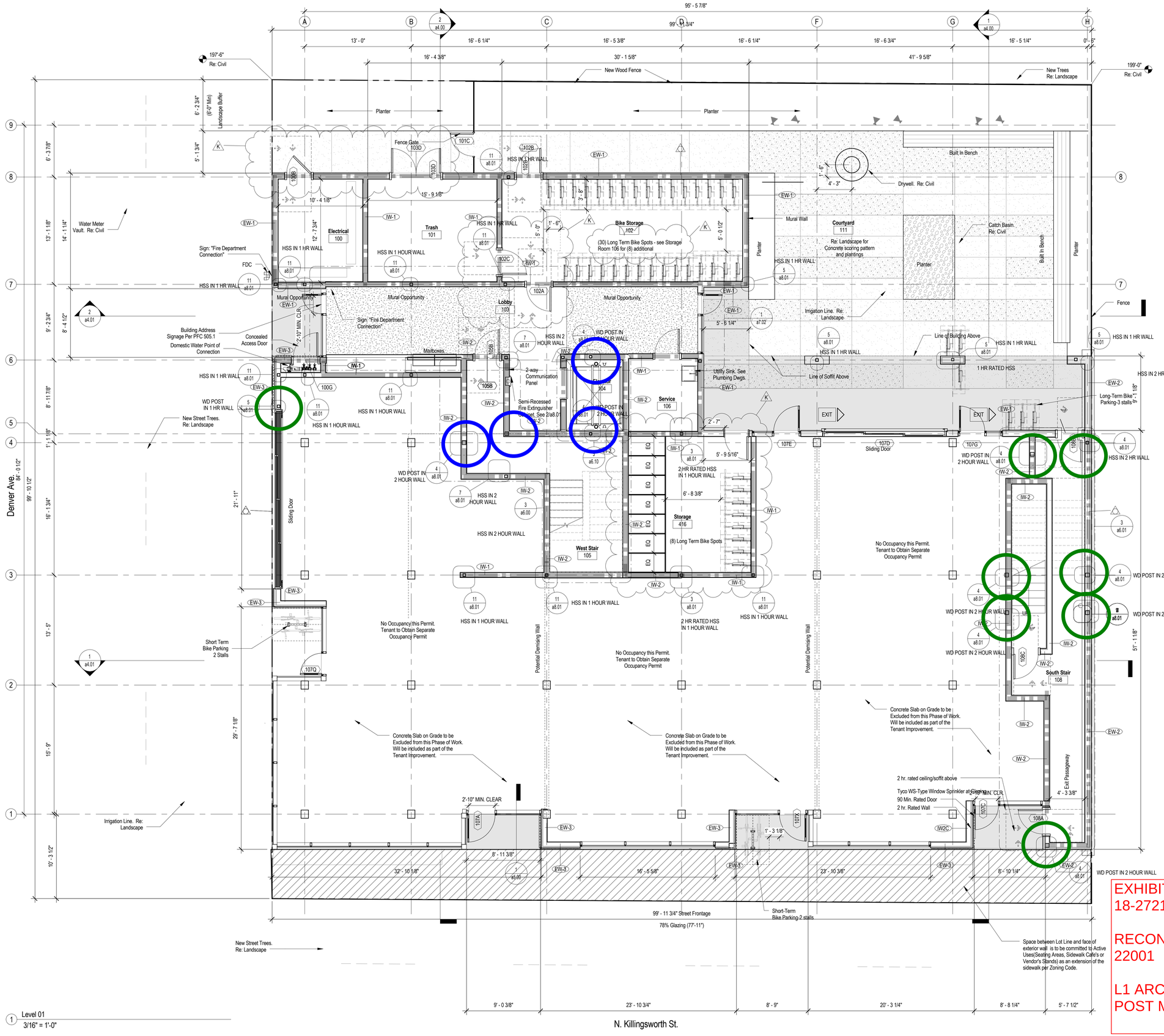
**Reason for alternative** OSSC 2019 will adopt IBC 2018 Section 704 in its entirety, specifically section 704.4.1 which states « Studs, Columns and boundary elements that are integral elements in walls of light-frame construction and are located entirely between the top and bottom plates or tracks shall be permitted to have required fire-resistance ratings provided by the membrane protection provided for the wall. »

This code section has been successfully appealed on other projects in the City of Portland.

## APPEAL DECISION

**Fire rated protection of columns fully contained within fire rated wall membrane per 2018 IBC: Hold for additional information.**
**Appellant may contact John Butler (503 823-7339) with questions.**

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.
Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.




## KEY

WOOD POST WITHIN 2-HR FIRE-RATED WALL ASSEMBLY WITH GLULAM BEAM ABOVE:
REF DETAILS
12/ a8.01 (head) -EXHIBIT 3
12/s6.01 (base) - EXHIBIT 4

WOOD POST WITHIN 2-HR FIRE-RATED WALL ASSEMBLY WITH NO GLULAM BEAM ABOVE:
REF DETAILS
13/a8.01 (head) - EXHIBIT 3 Sheet 8
12/s6.01 (base) -EXHIBIT 4 Sheet 9

REFERENCE DETAIL 4/a8.01 ON EXHIBIT 3 FOR POST WITHIN 2-HR WALL FOR ALL MARKED UP POSTS

Legend

- EXIT — Wall Mounted Directional Exit Sign
- 1 Hour Fire Partition
- 2 Hour Fire Barrier

| Area Schedule (Occupancy and Egress Plans) | |
|---|---|
| Name | Area |
| Area | 595 SF |
| Bike Room | 478 SF |
| Corridor 4 | 595 SF |
| Corridor 4 | 595 SF |
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| Electrical | 169 SF |
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| Unit 312 | 472 SF |

EXHIBIT 1: ARCHITECTURAL PLAN L1
18-272167-CO

RECONSIDERATION OF APPEAL ID: 22001

L1 ARCHITECTURAL PLAN - WOOD POST MARKUP

1 Level 01
3/16" = 1'-0"


W.PA
works progress architecture
811 SE Stark Street, Suite 210
Portland OR, 97214
(503) 234-2945
www.worksarchitecture.net


# Killingsworth N D Block

*W.PA Job Number 1232*



REGISTERED ARCHITECT
CARRIE STRICKLAND
PORTLAND, OR
4952
STATE OF OREGON

Permit Set 11.28.2018

SET ISSUE

| | |
|---|---|
| 1/22/19 | Revision A |
| 2/7/19 | Revision B |
| 2/28/19 | Revision C |
| Date 4 | Revision D |
| 06/19/19 | Revision E |
| 9/18/19 | ASI-002 |
| 9/25/19 | Permit Revision 02 |

Floor Plan - Level 01

**a2.00**

## FOUNDATION PLAN NOTES:

FOUNDATION NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER s1.00, s1.01, s1.02 AND s1.03.

2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.

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4. TOP OF SLAB (T/SLAB) ELEVATION ASSUMED 0'-0". FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 6 MIL VAPOR BARRIER BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.

5. TYPICAL TOP OF INTERIOR (T/INTERIOR) FOOTING ELEVATION = -0'-6", UNO. TYPICAL TOP OF EXTERIOR T/EXTERIOR) FOOTING ELEVATIONS = -0'-8", UNO.

6. ALL FOOTINGS AND SLABS TO BEAR ON COMPETENT NATIVE SOIL AND/OR STRUCTURAL FILL. SUBGRADE PREPARATION, STRUCTURAL FILL, FOOTING DRAINS, AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.

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8. CONTRACTOR TO VERIFY TOP OF CONCRETE (T/CONC) WALL ELEVATIONS ON ALL PARTIAL HEIGHT RETAINING WALLS. MAINTAIN T/WALL ELEVATION A MINIMUM OF 8" ABOVE FINISH GRADE PER 12/s4.01.

9. ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.

10. MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS PER ARCHITECT.

12. TYPICAL DETAILS PER:

| | |
|---|---|
| 1/s4.00 | STANDARD HOOKS AND BAR BENDS |
| 3/s4.00 | TYPICAL ANCHOR BOLT SCHEDULE |
| 4/s4.00 | TYPICAL LAP SPLICE AND DEVELOPMENT LEGTH SCHEDULE |
| 5/s4.00 | PIPE OR CONDUIT EMBEDDED IN SLAB ON GRADE |
| 6/s4.00 | TYPICAL CORNER REINFORCING AT CORNER FOOTING |
| 7/s4.00 | TYPICAL STEPPED FOOTING |
| 5/s4.01 | TYPICAL BASE PLATE CONFIGURATIONS |
| 10/s4.01 | TYPICAL PIPE AND TRENCH LOCATIONS AT CONCRETE STEMWALL/FTG |
| 9/s4.01 | TYPICAL BASEPLATE TO CONCRETE WALL |
| 7/s4.01 | TYPICAL THICKENED SLAB EDGE |

STUD AND SHEAR WALL NOTES:

1. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.

2. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL 10'-0" WITH (2) 2x @ 16"OC.

3. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

4. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: ■-②TRIMMERS TO BE CONTINUOUS TO THE FOUNDATION. BLOCK SOLID AT FLOOR FRAMING.

5. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: ■-③. BUNDLED STUDS TO BE CONTINUOUS TO THE FOUNDATION. BLOCK SOLID AT FLOOR FRAMING.

6. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 5/s6.00.

7. ALL EXTERIOR WALLS REQUIRING WOOD SHEATHING PER ARCHITECT SHALL BE SHEAR WALL TYPE W6 UNO.

8. AT STAGGERED STUD WALLS, BUNDLED STUDS, TRIMMER STUDS, KING STUDS AND SHEAR WALL COMPRESSION STUDS ARE TO MATCH THE WIDTH OF WALL PLATES.

9. HD / (2) 2x ○ INDICATES HOLD-DOWN TYPE PER HOLD-DOWN SCHEDULE 9/s6.01. CIRCLED NUMBER INDICATES NUMBER OF TRIM STUDS REQUIRED AND BOTTOM NUMBER INDICATES NUMBER OF FULL HEIGHT (KING)STUDS REQUIRED IN ADDITION TO BUNDLED OR TRIM STUDS OR POSTS SHOWN ON PLAN.

X.XT / ○ INDICATES TENSION LOADS REQUIRED (IN KIPS). CIRCLED NUMBER INDICATES NUMBER OF STUDS REQUIRED FOR TDS HOLD-DOWN.

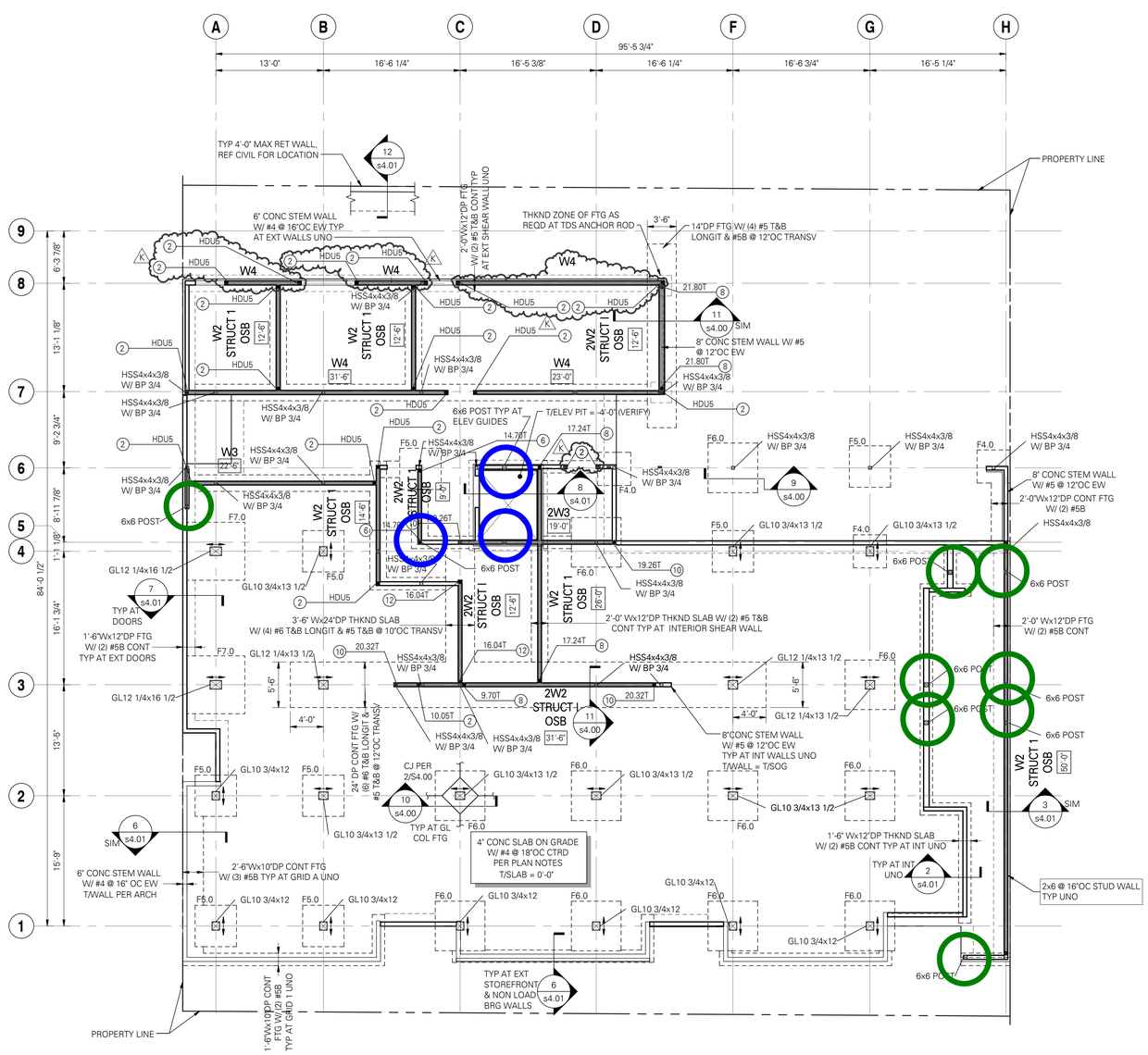
10. TYPICAL HOLD-DOWN ELEVATION PER 5/s6.01 AND 12/s6.01.

11. ANCHOR BOLTS TO BE 5/8" DIA x 7" MINIMUM EMBEDMENT PER 10/s6.00. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES. HOT-DIPPED GALVANIZED ANCHOR BOLTS ARE NOT REQUIRED AT SODIUM BORATE PRESSURE TREATED PLATES PER STRUCTURAL GENERAL NOTES.

12. ⟷ / ☒ INDICATES WOOD POST OR GLULAM COLUMN. FOR RECTANGULAR GLULAM COLUMNS, ARROWS INDICATE ORIENTATION OF LONG SIDE OF COLUMN.

13. TYPICAL DETAILS PER:

| | |
|---|---|
| 7/s6.00 | TYPICAL STUD WALL OPENING (HEADER) DETAIL |
| 3/s6.00 | TYPICAL TOP PLATE SPLICE DETAIL |
| 8/s6.00 | TYPICAL HOLES AND NOTCHES IN WOOD STUDS |
| 1 & 11/s6.01 | TYPICAL SHEAR WALL ELEVATION |
| 5/s6.04 | TYPICAL INTERIOR STAIRWELL ELEVATION |
| 9 & 10/s6.04 | NON-STRUCTURAL PARTITION WALL CONNECTION |
| 12/s6.00 | PLAN - INTERSECTING SHEAR WALLS |




## SPREAD FOOTING SCHEDULE

| TYPE | SIZE | | | REINFORCING | COMMENTS |
|---|---|---|---|---|---|
| | LENGTH | WIDTH | DEPTH | | |
| F4.0 | 4'-0" | 4'-0" | 1'-0" | (5) #5B EW | ---- |
| F5.0 | 5'-0" | 5'-0" | 1'-2" | (6) #5B EW | ---- |
| F6.0 | 6'-0" | 6'-0" | 1'-4" | (7) #6B EW | ---- |
| F7.0 | 7'-0" | 7'-0" | 1'-6" | (8) #6B EW | ---- |

## KEY

○ WOOD POST WITHIN FIRE-RATED WALL ASSEMBLY WITH GLULAM BEAM ABOVE:
REF DETAILS
12/ a8.01 (head) -EXHIBIT 3
12/s6.01 (base) - EXHIBIT 4

○ WOOD POST WITHIN FIRE-RATED WALL ASSEMBLY WITH NO GLULAM BEAM ABOVE:
REF DETAILS
xxxxxx (head) - EXHIBIT 3 Sheet 8
12/s6.01 (base) -EXHIBIT 4 Sheet 9

REFERENCE DETAIL 4/a8.01 ON EXHIBIT 3 FOR POST WITHIN 2-HR WALL FOR ALL MARKED UP POSTS

EXHIBIT 2: STRUCTURAL PLAN L1
18-272167-CO

RECONSIDERATION OF APPEAL ID: 22001

L1 STRUCTURAL PLAN - MARKUP

**STRUCTURAL FOUNDATION, STUD AND SHEAR WALL PLAN**
SCALE: 1/8" = 1'-0"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works progress architecture
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Portland OR, 97214
(503) 234-2945
www.worksarchitecture.net


Killingsworth N D Block
1935 N. Killingsworth St. Portland, OR
*DCI Job Number 18031-0010*

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 74858PE Shirley Chalupa OREGON MARCH 29, 2011 SHIRLEY CHALUPA
EXPIRES: 12-31-19

11.28.2018

PERMIT SET


DCI ENGINEERS
921 SW Washington Street, Suite 560
Portland, Oregon 97205
P: (503) 242-2448 www.dci-engineers.com
CIVIL / STRUCTURAL

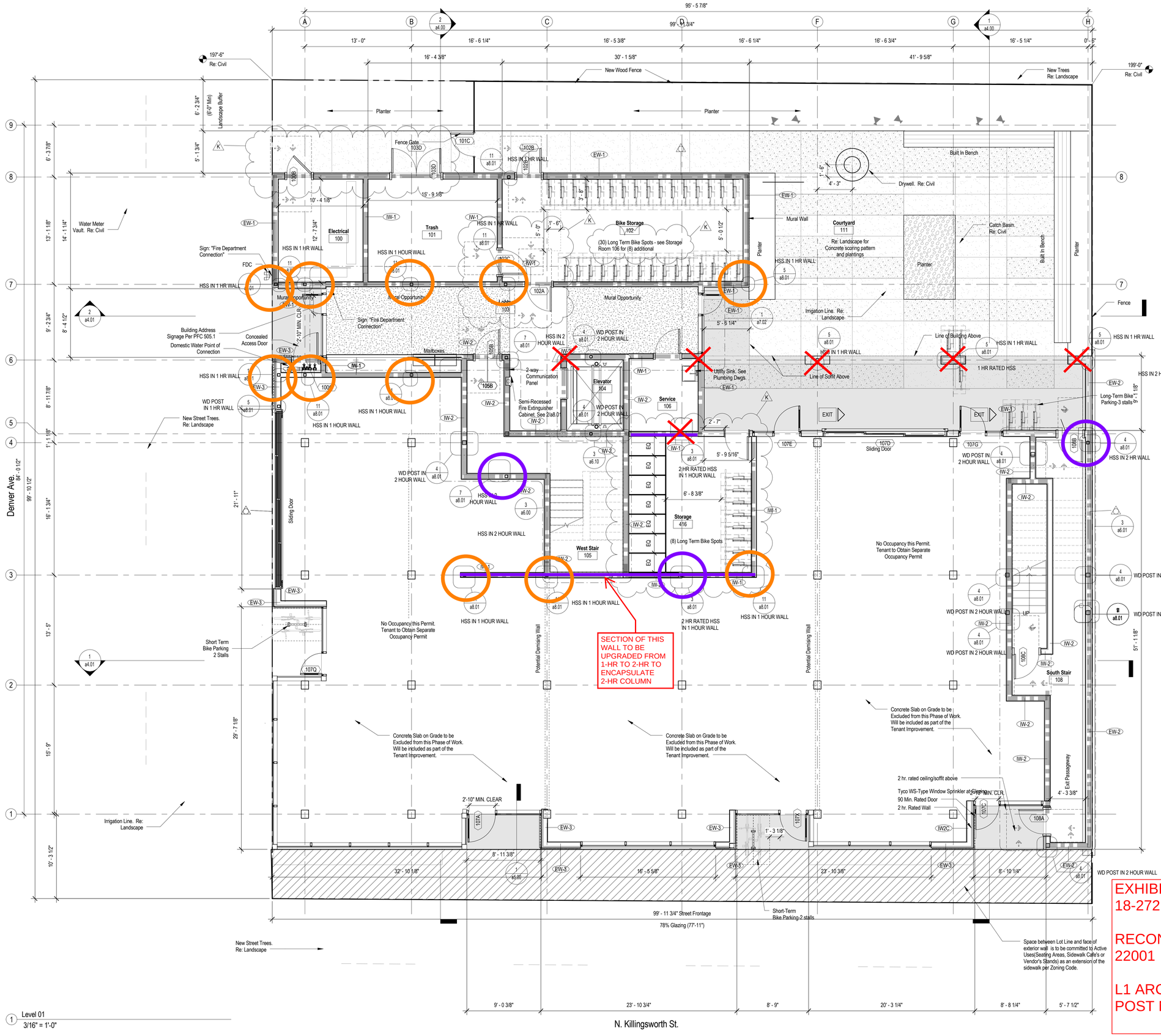



SET ISSUE

| | | |
|---|---|---|
| A | 02/21/2019 | Revision 1 |
| C | 03/19/2019 | Revision C |
| D | 04/18/2019 | Revision D |
| F | 05/09/2019 | Revision F |
| G | 05/24/2019 | Revision G |
| H | 06/13/2019 | Plan Check |
| J | 09/04/2019 | Revision J |
| K | 09/25/2019 | Permit Revision |

STRUCTURAL FOUNDATION, STUD AND SHEAR WALL PLAN

**s2.00**




## KEY

STEEL POST WITHIN 1-HR FIRE-RATED WALL ASSEMBLY:

GLULAM BEAM ABOVE:
12/ a8.01 (head) -EXHIBIT 5
SSK-001 (base) - EXHIBIT 7
NO GLULAM BEAM ABOVE:
13/ a8.01 (head) -EXHIBIT 5
SSK-001 (base) - EXHIBIT 7

STEEL POST WITHIN 2-HR FIRE-RATED WALL ASSEMBLY:

GLULAM BEAM ABOVE:
12/ a8.01 (head) -EXHIBIT 5
SSK-001 (base) - EXHIBIT 7
NO GLULAM BEAM ABOVE:
13/ a8.01 (head) -EXHIBIT 5
SSK-001 (base) - EXHIBIT 7

THESE POSTS WILL NEED TO BE ENCASED INDIVIDUALLY AND DO NOT FORM PART OF THIS APPEAL

FOR PLAN DETAILS:

REFERENCE DETAIL 6/a8.01 ON EXHIBIT 5 FOR POST WITHIN 1-HR WALL

REFERENCE DETAIL 2/a8.01 ON EXHIBIT 5 FOR POST WITHIN 2-HR WALL

EXIT — Wall Mounted Directional Exit Sign

1 Hour Fire Partition

2 Hour Fire Barrier

| Area Schedule (Occupancy and Egress Plans) | |
|---|---|
| Name | Area |
| Area | 595 SF |
| Bike Room | 478 SF |
| Corridor 4 | 595 SF |
| Corridor 4 | 595 SF |
| Courtyard | 1890 SF |
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| Exit | 419 SF |
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EXHIBIT 3: ARCHITECTURAL PLAN L1
18-272167-CO

RECONSIDERATION OF APPEAL ID: 22001

L1 ARCHITECTURAL PLAN - STEEL POST MARKUP

1 Level 01
3/16" = 1'-0"


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Sheet 8
Sheet 10

# llingsworth N Block

*W.PA Job Number 1232*



REGISTERED ARCHITECT
CARRIE STRICKLAND
PORTLAND, OR
4952
STATE OF OREGON

Permit Set 11.28.2018

SET ISSUE

| | |
|---|---|
| 1/22/19 | Revision A |
| 2/7/19 | Revision B |
| 2/28/19 | Revision C |
| Date 4 | Revision D |
| 06/19/19 | Revision E |
| 9/18/19 | ASI-002 |
| 9/25/19 | Permit Revision 02 |

Floor Plan - Level 01

**a2.00**

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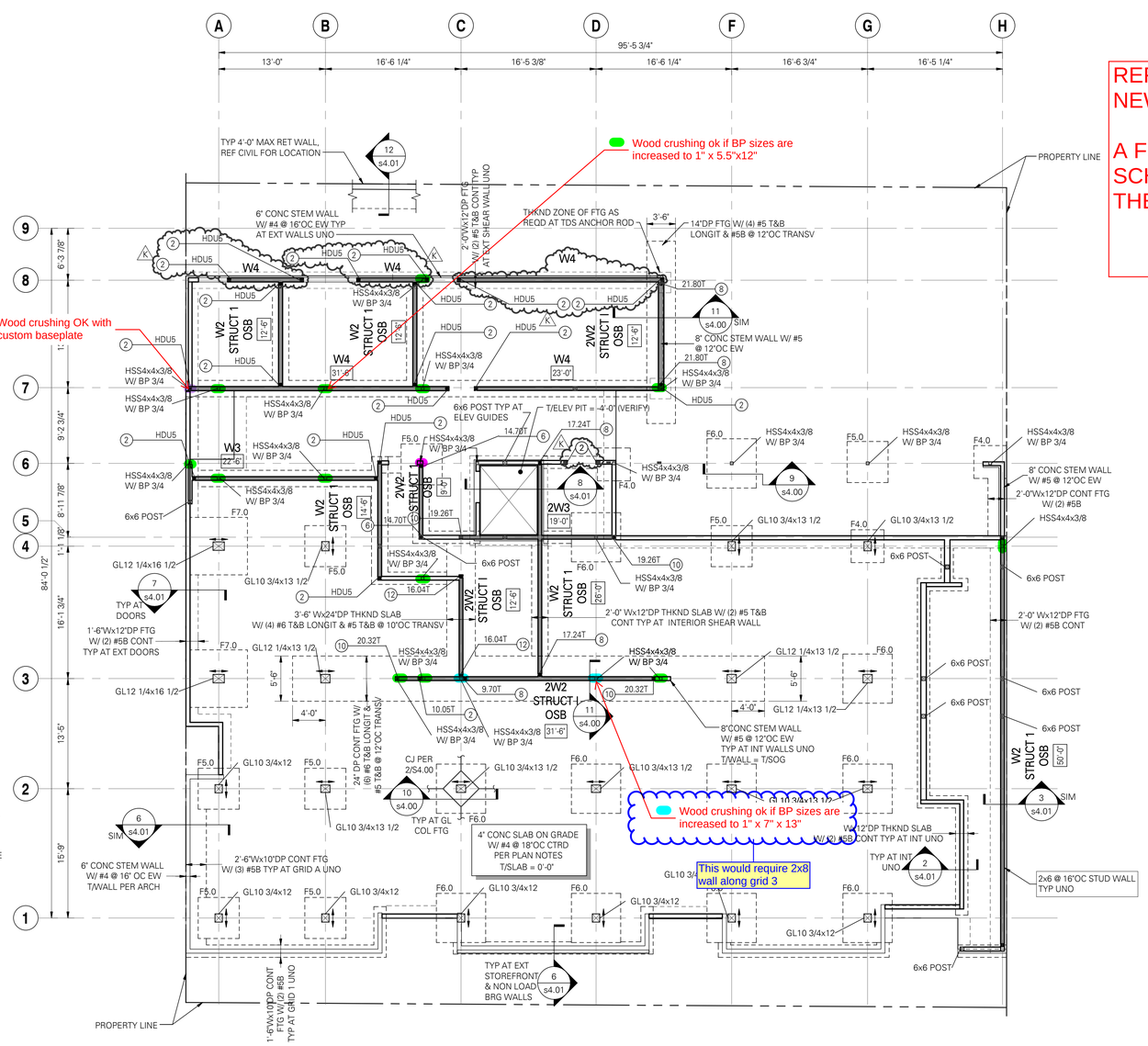
10. TYPICAL HOLD-DOWN ELEVATION PER 5/s6.01 AND 12/s6.01.

11. ANCHOR BOLTS TO BE 5/8" DIA x 7" MINIMUM EMBEDMENT PER 10/s6.00. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES. HOT-DIPPED GALVANIZED ANCHOR BOLTS ARE NOT REQUIRED AT SODIUM BORATE PRESSURE TREATED PLATES PER STRUCTURAL GENERAL NOTES.

12. ⊠ INDICATES WOOD POST OR GLULAM COLUMN. FOR RECTANGULAR GLULAM COLUMNS, ARROWS INDICATE ORIENTATION OF LONG SIDE OF COLUMN.

13. TYPICAL DETAILS PER:

| | |
|---|---|
| 7/s6.00 | TYPICAL STUD WALL OPENING (HEADER) DETAIL |
| 3/s6.00 | TYPICAL TOP PLATE SPLICE DETAIL |
| 8/s6.00 | TYPICAL HOLES AND NOTCHES IN WOOD STUDS |
| 1 & 11/s6.01 | TYPICAL SHEAR WALL ELEVATION |
| 5/s6.04 | TYPICAL INTERIOR STAIRWELL ELEVATION |
| 9 & 10/s6.04 | NON-STRUCTURAL PARTITION WALL CONNECTION |
| 12/s6.00 | PLAN - INTERSECTING SHEAR WALLS |




### SPREAD FOOTING SCHEDULE

| TYPE | SIZE LENGTH | SIZE WIDTH | SIZE DEPTH | REINFORCING | COMMENTS |
|---|---|---|---|---|---|
| F4.0 | 4'-0" | 4'-0" | 1'-0" | (5) #5B EW | ---- |
| F5.0 | 5'-0" | 5'-0" | 1'-2" | (6) #5B EW | ---- |
| F6.0 | 6'-0" | 6'-0" | 1'-4" | (7) #6B EW | ---- |
| F7.0 | 7'-0" | 7'-0" | 1'-6" | (8) #6B EW | ---- |

REFER TO INDIVIDUAL NOTES FOR NEW BASE-PLATE SIZES.

A FULL REVISED BASE PLATE SCHEDULE WILL BE PROVIDED WITH THE PERMIT REVISION.

EXHIBIT 4: STRUCTURAL PLAN L1
18-272167-CO

RECONSIDERATION OF APPEAL ID: 22001

L1 STRUCTURAL PLAN - STEEL POST MARKUP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Killingsworth N D Block
1935 N. Killingsworth St. Portland, OR
*DCI Job Number 18031-0010*

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 74858PE Shirley Chalupa OREGON MARCH 29, 2011 SHIRLEY CHALUPA
EXPIRES: 12-31-19

11.28.2018

PERMIT SET


DCI ENGINEERS
921 SW Washington Street, Suite 560
Portland, Oregon 97205
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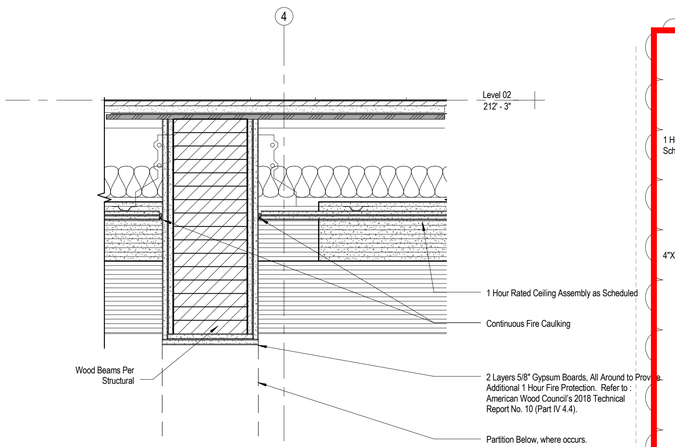
SET ISSUE

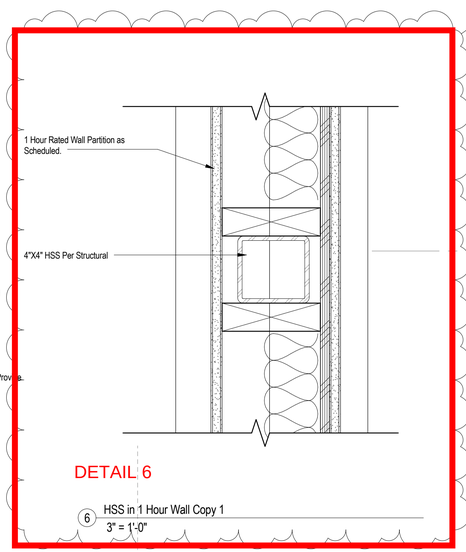
| | | |
|---|---|---|
| A | 02/21/2019 | Revision 1 |
| C | 03/19/2019 | Revision C |
| D | 04/18/2019 | Revision D |
| F | 05/09/2019 | Revision F |
| G | 05/24/2019 | Revision G |
| H | 06/13/2019 | Plan Check |
| J | 09/04/2019 | Revision J |
| K | 09/25/2019 | Permit Revision |

STRUCTURAL FOUNDATION, STUD AND SHEAR WALL PLAN

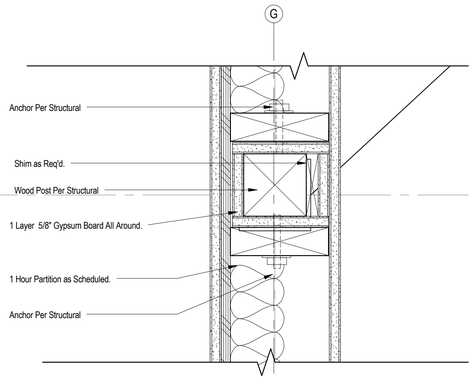
**s2.00**



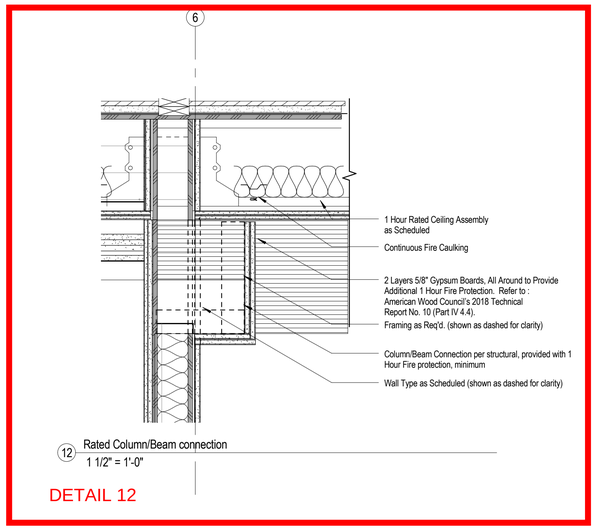

8 Section through 2 hr rated Glulam
1 1/2" = 1'-0"



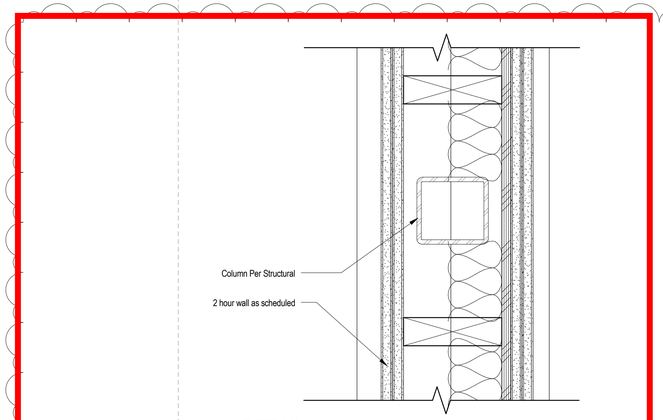

6 HSS in 1 Hour Wall Copy 1
3" = 1'-0"



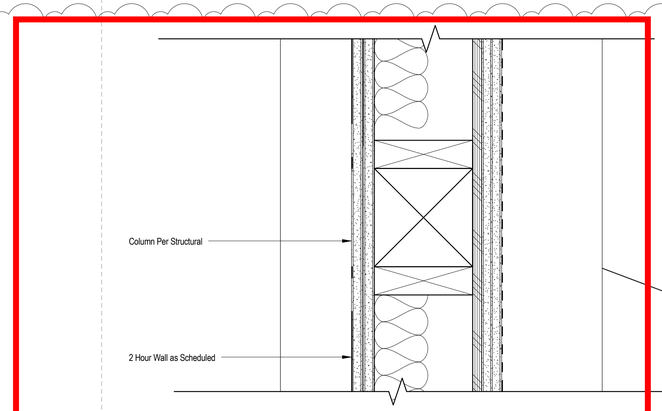

5 Wood Post in 1 HR Wall
3" = 1'-0"



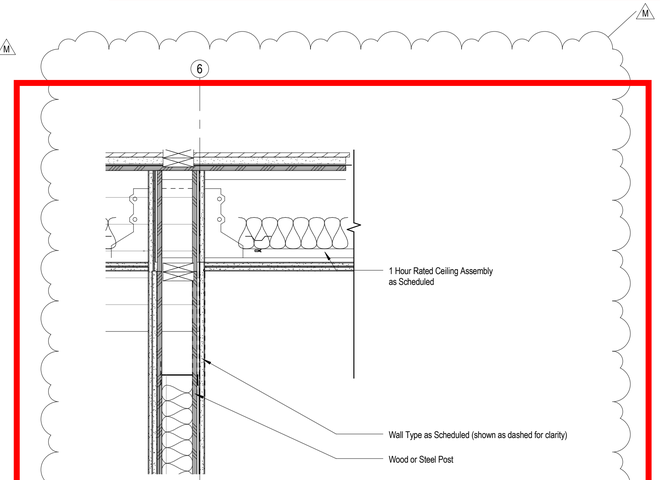

12 Rated Column/Beam connection
1 1/2" = 1'-0"



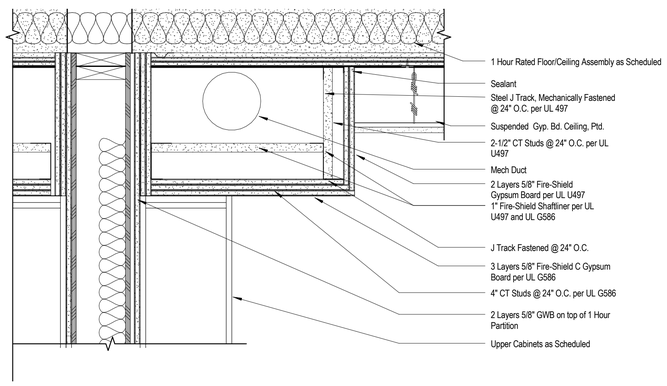

2 HSS in 2 Hour Wall Copy 1
3" = 1'-0"



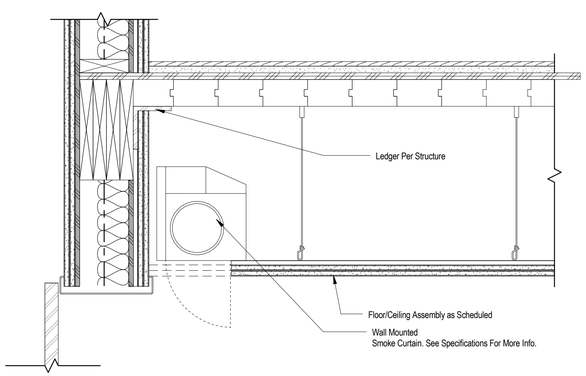

4 Wood Post in 2 Hour Wall Copy 1
3" = 1'-0"



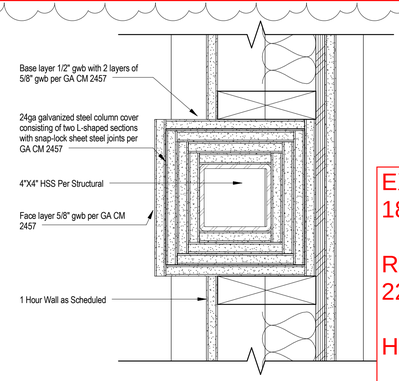

13 Rated Column/Beam connection Copy 1
1 1/2" = 1'-0"




9 Soffit Section
1 1/2" = 1'-0"




1 Smoke Curtain
1 1/2" = 1'-0"




3 2 Hour HSS in 1 Hour Wall
3" = 1'-0"

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# Killingsworth N D Block

*W.PA Job Number 1232*



REGISTERED ARCHITECT
CARRIE STRICKLAND
PORTLAND, OR
4952
STATE OF OREGON

Permit Set 11.28.2018

SET ISSUE

| Date 4 | Revision D |
|---|---|
| 06/19/19 | Revision E |
| 10/30/19 | Appeal |

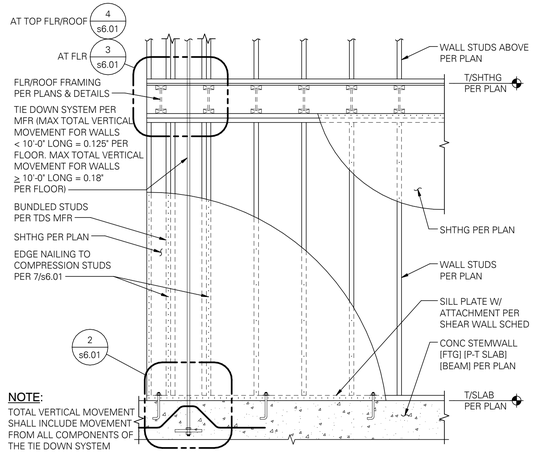
EXHIBIT 5: DETAILS
18-272167-CO

RECONSIDERATION OF APPEAL ID: 22001

HIGHLIGHTED DETAILS ON A8.01

General Interior Details

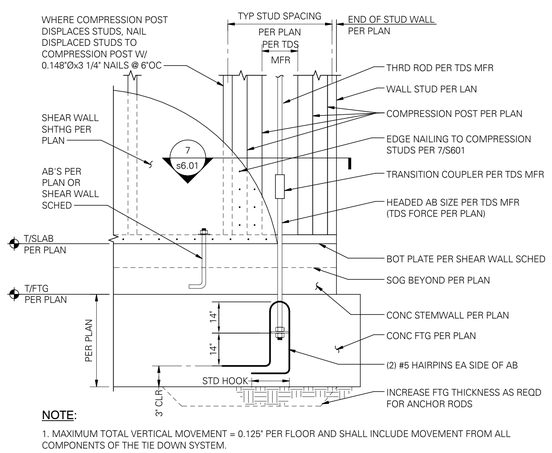
**a8.01**




**NOTE:**
TOTAL VERTICAL MOVEMENT SHALL INCLUDE MOVEMENT FROM ALL COMPONENTS OF THE TIE DOWN SYSTEM

## 1 TYPICAL TDS SHEAR WALL ELEVATION

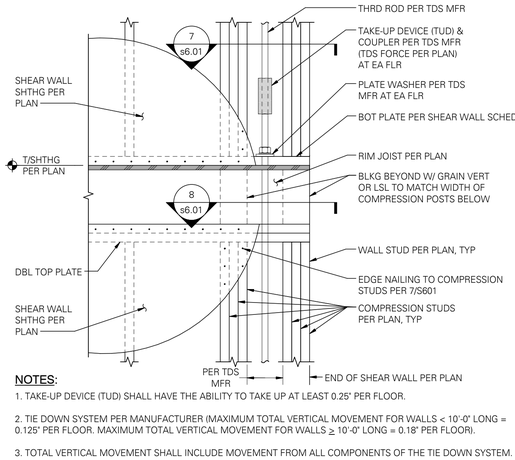
SCALE: 1/2" = 1'-0" (06090B)




**NOTE:**
1. MAXIMUM TOTAL VERTICAL MOVEMENT = 0.125" PER FLOOR AND SHALL INCLUDE MOVEMENT FROM ALL COMPONENTS OF THE TIE DOWN SYSTEM.

## 2 TYPICAL TIE-DOWN SYSTEM (TDS) AT FOUNDATION

SCALE: 1" = 1'-0" (06100)



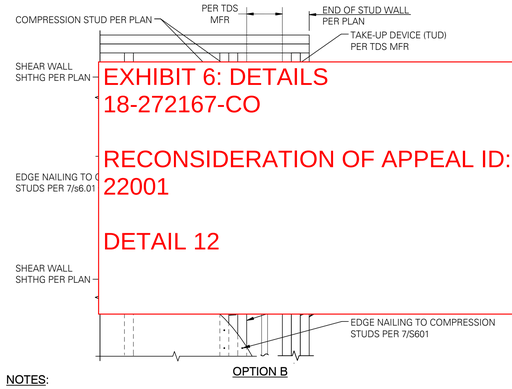

**NOTES:**
1. TAKE-UP DEVICE (TUD) SHALL HAVE THE ABILITY TO TAKE UP AT LEAST 0.25" PER FLOOR.

2. TIE DOWN SYSTEM PER MANUFACTURER (MAXIMUM TOTAL VERTICAL MOVEMENT FOR WALLS < 10'-0" LONG = 0.125" PER FLOOR. MAXIMUM TOTAL VERTICAL MOVEMENT FOR WALLS ≥ 10'-0" LONG = 0.18" PER FLOOR).

3. TOTAL VERTICAL MOVEMENT SHALL INCLUDE MOVEMENT FROM ALL COMPONENTS OF THE TIE DOWN SYSTEM.

## 3 TYPICAL TIE DOWN SYSTEM (TDS) AT MID-STORY

SCALE: 1" = 1'-0" (06101)




OPTION B

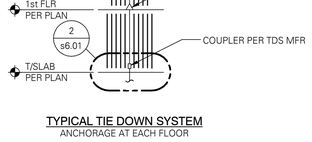
**NOTES:**
1. TAKE-UP DEVICE (TUD) SHALL HAVE THE ABILITY TO TAKE UP AT LEAST 0.25" PER FLOOR.

2. TIE DOWN SYSTEM PER MANUFACTURER (MAXIMUM TOTAL VERTICAL MOVEMENT FOR WALLS < 10'-0" LONG = 0.125" PER FLOOR. MAXIMUM TOTAL VERTICAL MOVEMENT FOR WALLS ≥ 10'-0" LONG = 0.18" PER FLOOR).

3. TOTAL VERTICAL MOVEMENT SHALL INCLUDE MOVEMENT FROM ALL COMPONENTS OF THE TIE DOWN SYSTEM.

## 4 TYPICAL TIE DOWN SYSTEM (TDS) AT TOP STORY

SCALE: 1" = 1'-0" (Revised 06102)




TYPICAL TIE DOWN SYSTEM
ANCHORAGE AT EACH FLOOR

## 5 TYPICAL TIE DOWN SYSTEM (TDS) ELEVATION

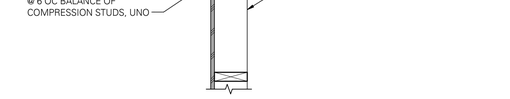
SCALE: 1/8" = 1'-0" (06103)


SECTION

**NOTE:**
ADDL INFORMATION PER 3/s6.01.

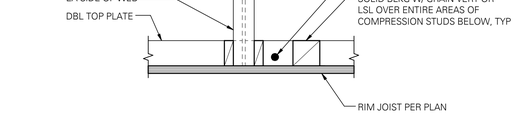
## 6 TYPICAL TDS CONNECTION TO GLULAM

SCALE: 1" = 1'-0"




## 7 PLAN - INTERSECTING SHEAR WALLS AND SHEAR WALL ENDTIE-DOWN ANCHOR LOCATIONS

SCALE: 1" = 1'-0" (06120)




NO JOIST ABOVE




JOIST ABOVE

**NOTE:**
COMPRESSION STUDS BELOW NOT SHOWN FOR CLARITY.

## 8 PLAN - BLOCKING AT TIE DOWN SYSTEM (TDS) AT RIM JOIST

SCALE: 1" = 1'-0" (06122)

| 01420 HOLD-DOWN/STRAP SCHEDULE - DOUG-FIR STUDS [1, 2, 7, 11] ← INDICATES FOOTNOTES | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | TYPE | NUMBER OF STUDS/POST [3, 12] | NAILS, SCREWS OR BOLTS | ANCHOR [4] | | | | NOTES |
| | | | | DIAMETER [10] | CONCRETE EMBEDMENT/CAPACITY | | | |
| | | | | | STEMWALL [5] | | FOOTING | |
| | | | | | EMBED CIP [6, 14] | CAPACITY | EMBED CIP [6] | CAPACITY |
| CONCRETE TO WOOD | HDU5 | (2) 2x | (14) SDS1/4x2 1/2 | 5/8"Ø | 10" | 5.2k | 8" | 5.6k | – – – – |

**NOTES:**
[1] SOME HOLD-DOWN TYPES MAY NOT BE USED ON THIS PROJECT.

[2] TYPICAL HOLD-DOWN DETAILS PER 12/s6.01. ANCHOR REINFORCEMENT REQUIRED AT STEMWALLS.

[3] PROVIDE PANEL EDGE NAILING PER SHEAR WALL SCHEDULE AT HOLD-DOWN STUDS/POSTS.

[4] BASED ON MINIMUM f'c = 3000 PSI CONCRETE.

[6] CAST-IN-PLACE (CIP) TYPE THREADED RODS AT HOLD-DOWNS SHALL HAVE TWO HEX HEAD NUTS WITH OVERSIZED WASHERS.

[7] INCLUDES 1.6 LOAD DURATION INCREASE FOR WOOD.

[10] AT PRESSURE TREATED SILLS, USE HOT DIPPED GALVANIZED BOLTS.

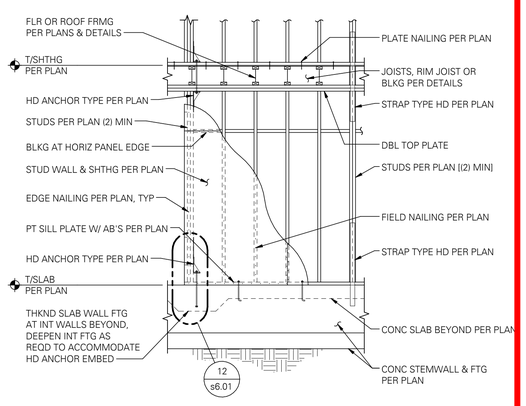
[11] POST INSTALLED HOLD-DOWN OPTIONS MAY BE AVAILABLE AT SOME CONDITIONS. CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

[12] NAIL LAMINATE MULTIPLE 2x STUDS WITH PLATE NAILING PER SHEAR WALL SCHEDULE.

[13] MIDWALL/CORNER WALL END

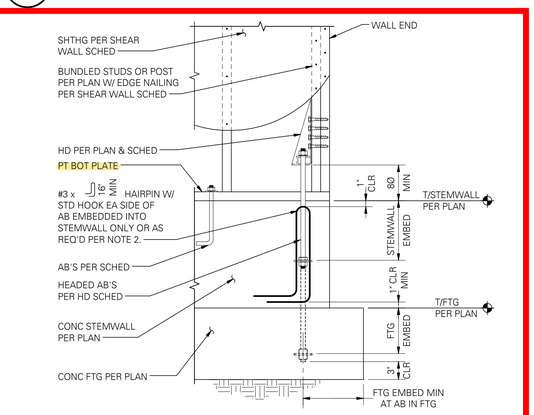
## 9 HOLD-DOWN/STRAP SCHEDULE - DOUG-FIR STUDS

SCALE: 1" = 1'-0" (01420)




## 11 TYPICAL SHEAR WALL ELEVATION

SCALE: 1" = 1'-0" (06090)




**NOTES:**
1. HAIRPINS NOT REQUIRED FOR ANCHORS EMBEDDED INTO FOOTING.

2. MINIMUM FOOTING SIZE FOR ANCHORS EMBEDDED INTO FOOTING IS 2x EMBED SQUARE WITH DEPTH AS INDICATED. PROVIDE HAIRPINS AT PROPERTY LINE FOOTING CONDITION WHERE MINIMUM SQUARE DIMENSION CANNOT BE SATISFIED.

AT HDU HOLD-DOWNS

## 12 TYPICAL HOLD-DOWN AT FOUNDATION - CONCRETE STEMWALL

SCALE: 1" = 1'-0" (06091)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*CI Job Number 18031-0010*

EXHIBIT 6: DETAILS
18-272167-CO

RECONSIDERATION OF APPEAL ID: 22001

DETAIL 12

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 74858PE Shirley Chalupa OREGON MARCH 29, 2011 SHIRLEY CHALUPA
EXPIRES: 12-31-19

CONSTRUCTION SET 06.14.2019


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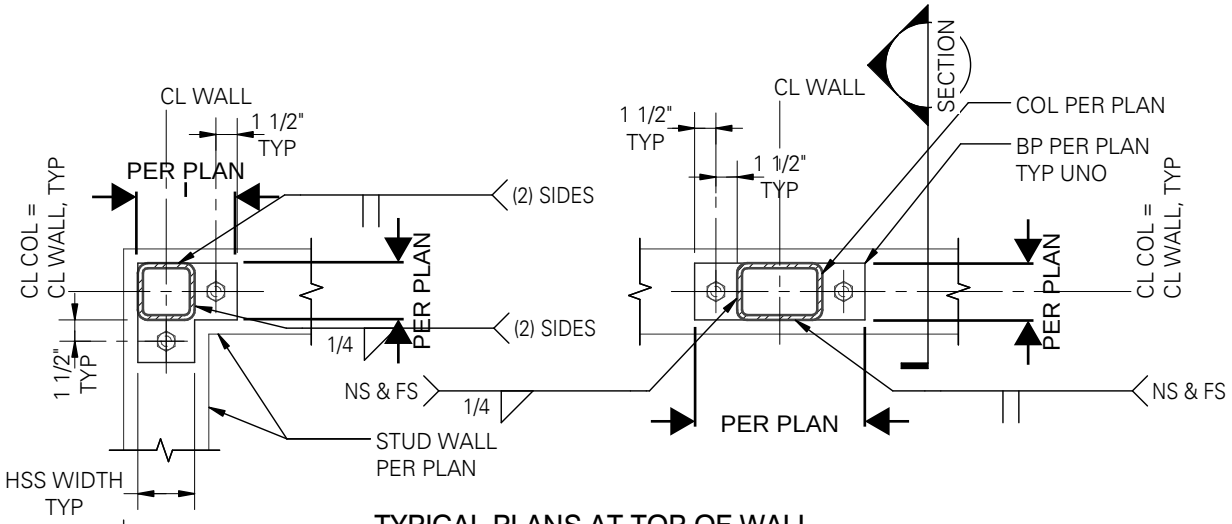
SET ISSUE

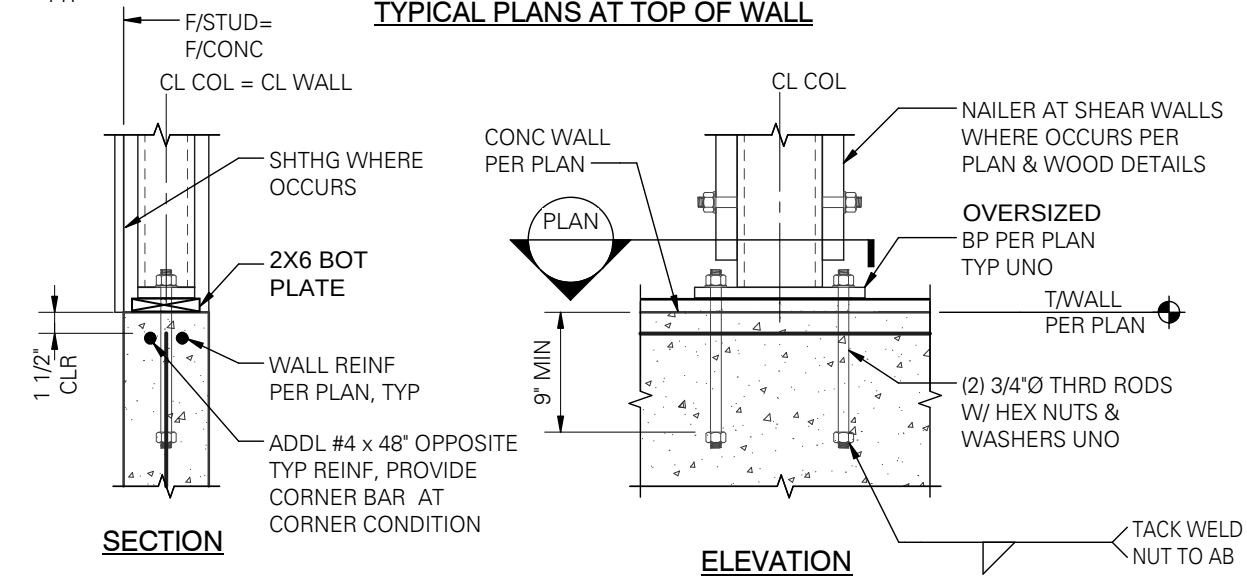
| | | |
|---|---|---|
| A | 02/21/2019 | Revision 1 |
| D | 04/18/2019 | Revision D |
| E | 04/29/2019 | Revision E |
| G | 05/24/2019 | Revision G |
| H | 06/13/2019 | Plan Check |

STRUCTURAL WOOD FRAMING DETAILS

**s6.01**




## TYPICAL PLANS AT TOP OF WALL

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| | |
|---|---|
| PROJECT NAME: KILLINGSWORTH BLOCK D | |
| PROJECT NO: 18031-0010 | SKETCH NO: SSK-001 |
| DATE: 11/05/2019 | CONSTRUCTION FIELD SKETCH: STEEL POST BASEPLATE AT WOOD STUD WALL |
| BY: DS | |