

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Deision Rendered

Appeal ID: 23394

Project Address: 2735 NE 82nd Ave

Hearing Date: 1/29/20

Appellant Name: Tom Jaleski

Case No.: B-012

Appellant Phone: 503.488.5651

Appeal Type: Building

Plans Examiner/Inspector: John Cooley

Project Type: commercial

Stories: 3 **Occupancy:** A-2, A-3, B, E, S-1 / A-5, S-1

Construction Type: I-B / II-B

Building/Business Name: Madison High School

Fire Sprinklers: Yes - Throughout Main Building; Below Grandstand Seating

Appeal Involves: Erection of a new structure, Alteration of an existing structure

LUR or Permit Application No.: 19-116412-CO

Plan Submitted Option: pdf [File 1] [File 2]

Proposed use: High School / Grandstands

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OSSC §1028.1.1.1 Spaces Under Grandstands and Bleachers

Requires When spaces under grandstands or bleachers are used for purposes other than ticket booths less than 100 square feet (9.29 m2) and toilet rooms, such spaces shall be separated by fire barriers complying with Section 707 and horizontal assemblies complying with Section 711 with not less than 1-hour fire-resistance-rated construction.

Code Modification or Alternate Requested It is requested that sprinklers be allowed at the storage area below the Grandstands in lieu of a 1-hour fire-resistance-rated separation between the seating above and storage below.

Proposed Design The southern portion of the Madison High School site will include Grandstands positioned to view the track and field for sporting events. The proposed design of the Grandstands includes replacement of the existing structure with a prefabricated aluminum bleacher seating system, including a press box at the top tier. The area below the bleacher seating is partially below grade and will be used as storage. Where it is open to surrounding areas, it will be separated by a solid panel fencing.

Per §1028.1.1.1, a 1-hour fire barrier separation is required between the seating (Group A-5) and the storage (Group S-1). In lieu of a rated assembly, the following is proposed:

- Sprinklers will be provided underneath the Grandstands per NFPA 13.
- A continuous draft stop will be provided at the high side of the Grandstands to act as a heat collector for sprinkler activation. It will be a minimum of 12 inches in height.
- The storage areas underneath the bleachers will be separated by non-rated solid barriers such that each no storage area exceeds 1,000 sf.

- The trash and recycling area will be separated from the rest of the storage area as an incidental use, meeting the requirements of §509.

Reason for alternative The area under the Grandstands will be used for storage of outdoor sporting equipment and small utility vehicles. Separation in this condition is typically provided at the ceilings and walls of rooms below. Due to the exterior installation of these Grandstands, however, the storage is separated only by the structure of the seating area above and by fencing around the perimeter. Though the seating separation is continuous and solid, and the fencing consists of solid panels, it is not an air-tight or fire-resistance-rated barrier separation. Because the structure is prefabricated and the storage is not completely enclosed, adding a 1-hour fire-resistance rated assembly is not a feasible means of separation for this design, particularly at the ceiling.

In order to meet the intent of the 1-hour fire-resistance-rated separation that the code requires, the storage areas will be sprinklered. An automatic sprinkler system is not required to meet any prescriptive code requirements for the proposed design (see Sprinkler Considerations).

In addition, the design of the proposed Grandstands incorporates elements that provide a higher level of fire life safety than the code requires:

- Bleacher seating is unenclosed on all sides and does not include a roof.
 - o Smoke will not collect and obscure egress for Grandstand occupants.
 - o Exits are visible and obvious, at both the seating and storage areas.
- The storage area will be enclosed with a solid panel fenced assembly.
 - o Fencing will create a smoke reservoir, maintaining tenability below the Grandstands, while preventing smoke migration around to the edges of the seating area.
 - o Storage will be locked to prevent unsupervised student or public access.

Therefore, it is requested that sprinkler protection of the Group S-1 storage areas underneath the Grandstands be permitted in lieu of providing a 1-hour fire-resistance rated assembly separation between the seating and the storage area.

SPRINKLER CONSIDERATIONS

An automatic sprinkler system is not required to meet any prescriptive code requirements.

- Per Table 503, the storage below is less than one-third the allowable area for Group S-1 (30,625 sf allowed including frontage, but without taking sprinkler increases; ~7,000 proposed).
- Per §903.2.1.5, the 1,000 sf area storage separation prescriptively meets the requirements for Group A-5 structures without sprinklering.
- Per §903.2.9, the Group S-1 fire area is less than 12,000 sf and will not include storage of large commercial vehicles or upholstered furniture.

ATTACHMENT

MHS Appeal Attachment_Grandstand Separation includes:

- Site plan indicating location of Grandstands (1 sheet)
- Floor plans, elevations, and sections of the Grandstands (2 sheets)

Appeal item 2

Code Section 2014 OSSC §1009.9.3 Enclosure under interior stairways.

Requires The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-hour fire-resistance-rated construction or the fire-resistance ratings of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stair enclosure.

Code Modification or Alternate Requested It is requested that access to the storage area under the interior exit stairway be allowed to be provided from within the stair enclosure as shown on Level 0.

Proposed Design The Madison High School Main Building contains an existing interior exit stairway, identified as Stair 6; both the stair construction and the enclosure are existing and will remain. Stair 6 is separated from the rest of the building by concrete shear walls that provide a minimum 2-hour fire-resistance rating. There is existing storage below the stair at Level 0 that will be enclosed and separated from the rest of the stair by 2-hour fire-resistance-rated construction at the walls and soffit. Access to the storage area is proposed from within the stair enclosure.

Reason for alternative Providing access to the storage area below the stair from outside the stair is infeasible. This is due to the existing construction of the stair core; it is separated from the rest of the building by existing concrete shear walls at the interior and an existing concrete retaining wall at the exterior. At the shear walls, cutting an opening for access would be both difficult and would compromise the structure. At the retaining walls, the adjacent grade would make it impossible.

In both the existing and proposed design, the area underneath the stair is used for storage. However, in the existing design it is not enclosed. In the proposed design, it is enclosed and separated by 2-hour construction, thus making the condition for egress at the stair safer.

In addition, access to an exterior exit door from the enclosure is provided directly adjacent to the storage area on Level 0. This will allow occupants to egress quickly from the area where the storage is contained.

Therefore, since providing access to the storage area from outside the enclosure would be extremely difficult AND the overall proposed condition is safer than the existing condition, it is requested that access to the storage area under the interior exit stairway be allowed to be provided from within the stair enclosure as shown on Level 0.

ATTACHMENT

- A5.56 – ENLARGED PLANS – STAIR 6 & 6A

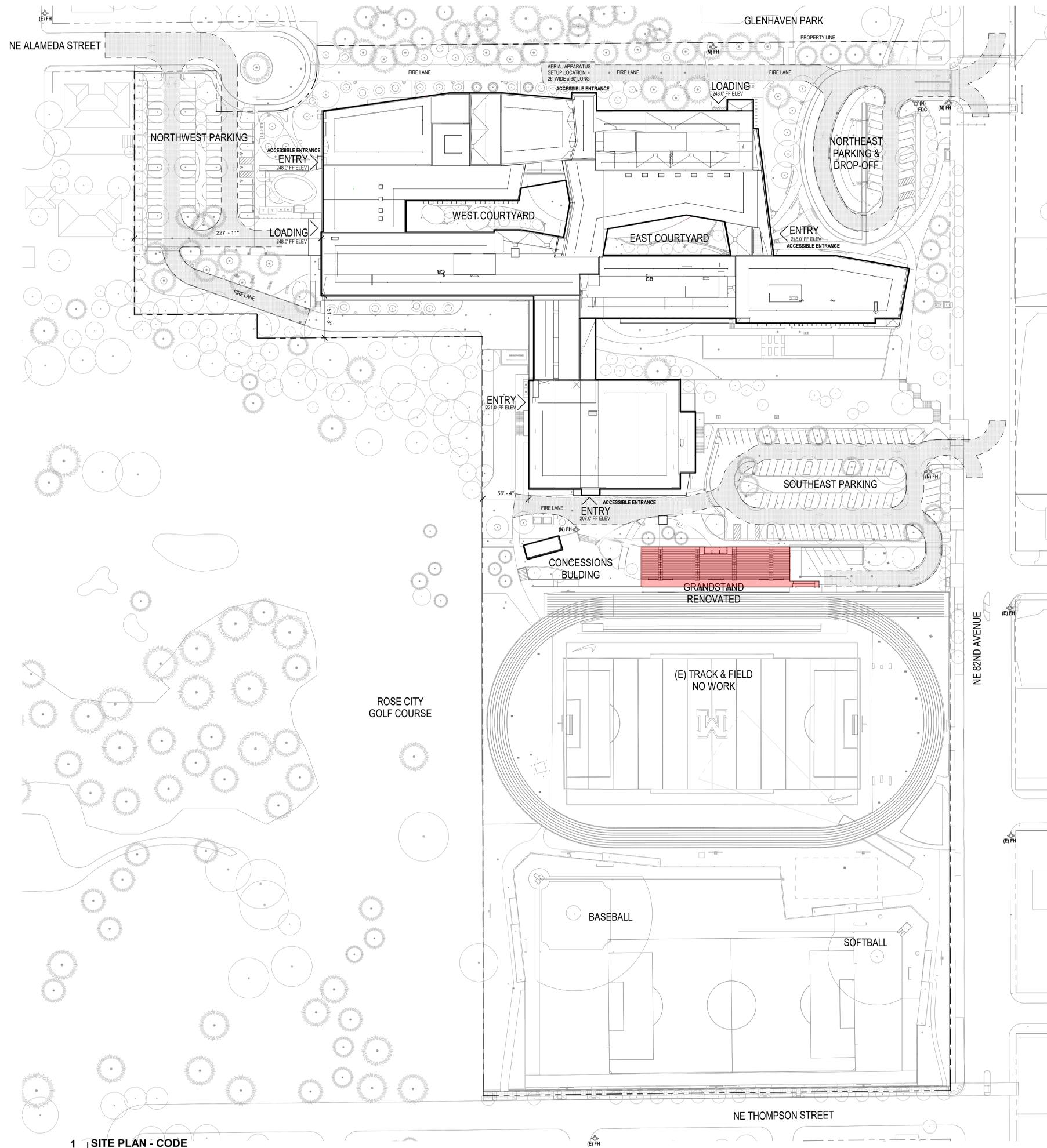
APPEAL DECISION

1. Use of sprinklers below grandstands for separation of storage space in lieu of 1 hour fire rated separation: Granted provided notification is provided for the grandstands only with installation per NFPA 72.

2. Access to storage space below interior exit stairway from within the stair enclosure: Granted as proposed. Appellant may contact John Butler (503 823-7339) with questions.

The Administrative Appeal Board finds with the conditions noted, 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.



1 | SITE PLAN - CODE
A0.30 1" = 50'-0"

Stamp

Key Plan

Project Owner:
PORTLAND PUBLIC SCHOOLS



Project Name:
MADISON HIGH SCHOOL

Project Address:
**2735 NE 82ND AVE.
PORTLAND, OR 97220**

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Revisions to Sheet		
No.	Revision	Date

Status: **PACKAGE 2 PERMIT SET**

Date: **05/24/2019**

Sheet Title
CODE SITE PLAN

Sheet No.

A0.30

Job No.

4722-01

FOR REFERENCE ONLY

GRANDSTAND GENERAL NOTES

REFERENCE PERMIT SET 1 GRANDSTAND-DEMO SHEETS FOR COMPONENTS THAT ARE TO BE REMOVED, WHICH REMAIN, AND WHICH ARE TO BE REFURBISHED TO PREPARE FOR THE INSTALLATION OF NEW COMPONENTS. VERIFY THAT EXISTING MATERIALS THAT ARE REMAINING HAVE BEEN LEFT CLEAN, PLUM, REFURBISHED AS NECESSARY, PROPERLY SHORED, AND READY TO ACCEPT NEW CONSTRUCTION.

IN GENERAL, THE EXISTING GRANDSTANDS STRUCTURE IS STEEL FRAMING MEMBERS, PRIMED AND PAINTED, ON CONCRETE FOOTINGS. IN CONJUNCTION WITH CONCRETE RETAINING WALLS, STEM WALL CURBS, AND SLAB, IN THE AREA OF THE GRANDSTANDS TO REMAIN (GRID GS1 TO GS11), THE STEEL AND CONCRETE STRUCTURAL ELEMENTS ARE TO REMAIN, AND BE LOCALLY STRENGTHENED. REFERENCE STRUCTURAL PLANS AND DETAILS FOR ADDITIONAL STEEL REINFORCEMENT OF (E) STEEL MEMBERS OR (E) CONCRETE PERIMETER WALLS IN ISOLATED LOCATIONS. PROVIDE NEW CONCRETE SHEAR WALLS AND ADDITIONAL STEEL MEMBERS WHERE SHOWN.

ALSO REFERENCE ABHT 6.29.2016 MHS GRANDSTAND ASSESSMENT FOR ADDITIONAL INFORMATION ON EXISTING STRUCTURAL CONDITIONS OF THE GRANDSTANDS. IN APPROXIMATELY (4) LOCATIONS, PROVIDE MISCELLANEOUS STEEL REINFORCEMENT TO EXISTING STEEL FRAMING. IN APPROXIMATELY (10) LOCATIONS, STRUCTURALLY REPAIR CRACKS OR SPALLING IN THE (E) CIP PERIMETER WALLS.

ON THE EXISTING AND STRENGTHENED GRANDSTANDS SUPPORTING STRUCTURE PROVIDE NEW GRANDSTAND COMPONENTS (EXTRUDED ALUMINUM SEATING, AISLE AND WALKWAY SURFACES, HANDRAILS, AND ACCESS STAIRS AND RAMPS AS INDICATED, AND ALL NECESSARY APPURTENANCES.) ALSO PROVIDE PRESSBOX AND PERIMETER GUARDRAIL ASSEMBLIES AS INDICATED. INSTALL GALVANIC SEPARATION BETWEEN DISSIMILAR METALS (TYP.)

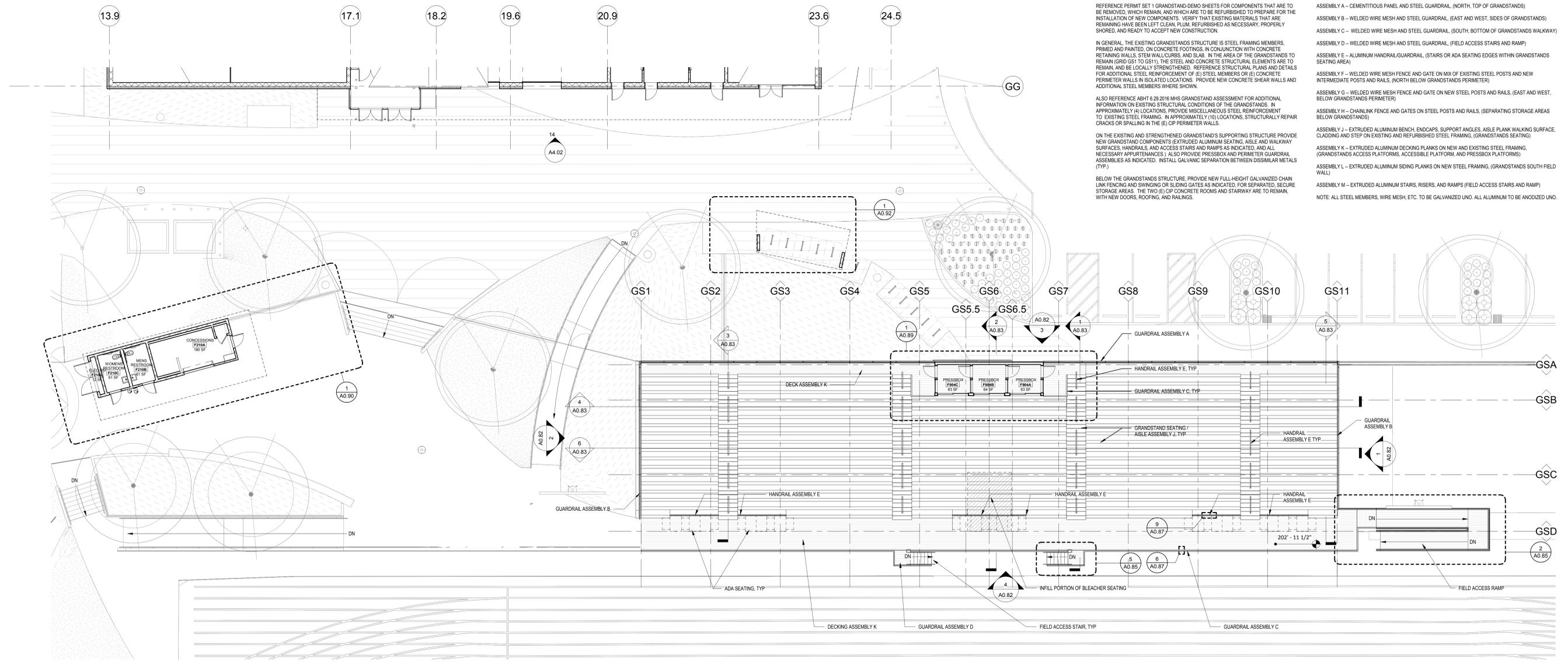
BELOW THE GRANDSTANDS STRUCTURE, PROVIDE NEW FULL-HEIGHT GALVANIZED CHAIN LINK FENCING AND SWINGING OR SLIDING GATES AS INDICATED, FOR SEPARATED, SECURE STORAGE AREAS. THE TWO (E) CIP CONCRETE ROOMS AND STAIRWAY ARE TO REMAIN, WITH NEW DOORS, ROOFING, AND RAILINGS.

GRANDSTAND ASSEMBLY NOTES

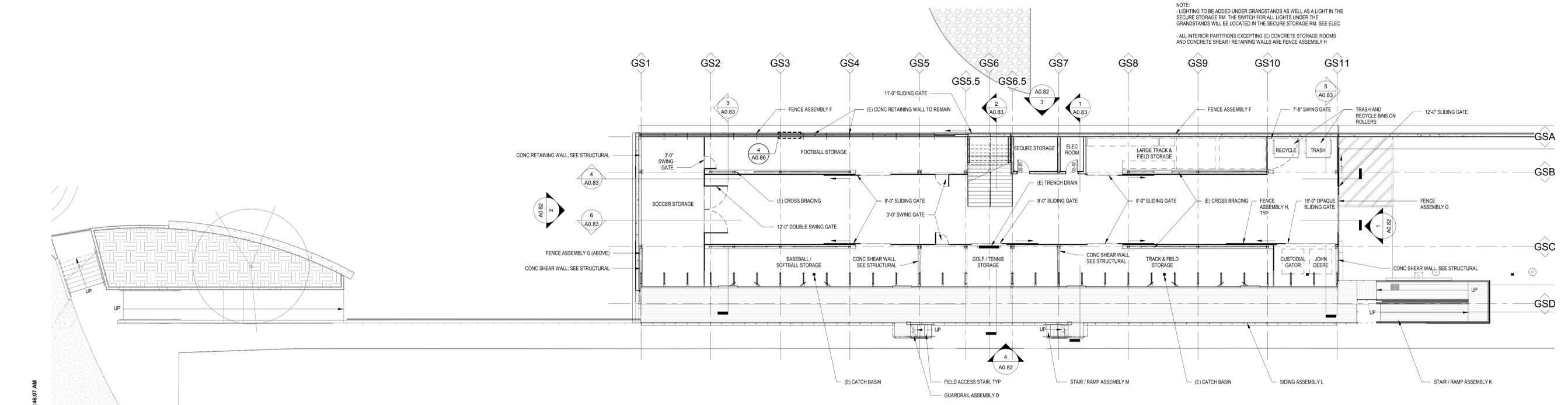
- ASSEMBLY A - CEMENTITIOUS PANEL AND STEEL GUARDRAIL, (NORTH TOP OF GRANDSTANDS)
- ASSEMBLY B - WELDED WIRE MESH AND STEEL GUARDRAIL, (FIELD ACCESS STAIRS AND RAMP)
- ASSEMBLY C - WELDED WIRE MESH AND STEEL GUARDRAIL, (SOUTH BOTTOM OF GRANDSTANDS WALKWAY)
- ASSEMBLY D - WELDED WIRE MESH AND STEEL GUARDRAIL, (FIELD ACCESS STAIRS AND RAMP)
- ASSEMBLY E - ALUMINUM HANDRAIL/GUARDRAIL, (STAIRS OR ADA SEATING EDGES WITHIN GRANDSTANDS SEATING AREA)
- ASSEMBLY F - WELDED WIRE MESH FENCE AND GATE ON MIX OF EXISTING STEEL POSTS AND NEW INTERMEDIATE POSTS AND RAILS, (NORTH BELOW GRANDSTANDS PERIMETER)
- ASSEMBLY G - WELDED WIRE MESH FENCE AND GATE ON NEW STEEL POSTS AND RAILS, (EAST AND WEST, BELOW GRANDSTANDS PERIMETER)
- ASSEMBLY H - CHAINLINK FENCE AND GATES ON STEEL POSTS AND RAILS, (SEPARATING STORAGE AREAS BELOW GRANDSTANDS)
- ASSEMBLY I - EXTRUDED ALUMINUM BENCH, ENDCAPS, SUPPORT ANGLES, AISLE PLANK WALKING SURFACE, CLADDING AND STEP ON EXISTING AND REFURBISHED STEEL FRAMING, (GRANDSTANDS SEATING)
- ASSEMBLY J - EXTRUDED ALUMINUM DECKING PLANKS ON NEW AND EXISTING STEEL FRAMING, (GRANDSTANDS ACCESS PLATFORMS, ACCESSIBLE PLATFORM, AND PRESSBOX PLATFORMS)
- ASSEMBLY K - EXTRUDED ALUMINUM SIDING PLANKS ON NEW STEEL FRAMING, (GRANDSTANDS SOUTH FIELD WALL)
- ASSEMBLY L - EXTRUDED ALUMINUM STAIRS, RISERS, AND RAMPS (FIELD ACCESS STAIRS AND RAMP)
- ASSEMBLY M - EXTRUDED ALUMINUM STAIRS, RISERS, AND RAMPS (FIELD ACCESS STAIRS AND RAMP)

NOTE: ALL STEEL MEMBERS, WIRE MESH, ETC. TO BE GALVANIZED UNO. ALL ALUMINUM TO BE ANODIZED UNO.

THESE DRAWINGS ARE REPRESENTATIVE AS THE ACTUAL DESIGN WILL COME FROM THE FABRICATOR



1 GRANDSTAND AND CONCESSIONS PLAN
A0.81 3/32" = 1'-0"



2 GRANDSTAND AND CONCESSIONS PLAN - BELOW BLEACHERS
A0.81 3/32" = 1'-0"

Project Owner:
PORTLAND PUBLIC SCHOOLS



Project Name:
MADISON HIGH SCHOOL

Project Address:
**2735 NE 82ND AVE.
PORTLAND, OR 97220**

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Revisions to Sheet	No.	Revision	Date

Status: **50% CONSTRUCTION DOCUMENTS**

Date: **02/15/2019**

Sheet Title
GRANDSTAND AND CONCESSIONS PLAN

Sheet No.

A0.81

Job No.

4722-01

GRANDSTAND GENERAL NOTES

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12-INCH DRAFT CURTAIN, CONTINUOUS (TYPICAL ALONG NORTH PERIMETER)

GRANDSTAND ASSEMBLY NOTES

ASSEMBLY A - CEMENTITIOUS PANEL AND STEEL GUARDRAIL, (NORTH, TOP OF GRANDSTANDS)

ASSEMBLY B - WELDED WIRE MESH AND STEEL GUARDRAIL, (EAST AND WEST SIDES OF GRANDSTANDS)

ASSEMBLY C - WELDED WIRE MESH AND STEEL GUARDRAIL, (SOUTH, BOTTOM OF GRANDSTANDS WALKWAY)

ASSEMBLY D - WELDED WIRE MESH AND STEEL GUARDRAIL, (FIELD ACCESS STAIRS AND RAMP)

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Key Plan

Project Owner:
PORTLAND PUBLIC SCHOOLS



Project Name:
MADISON HIGH SCHOOL

Project Address:
**2735 NE 82ND AVE.
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Revisions to Sheet

No.	Revision	Date

Status: **50% CONSTRUCTION DOCUMENTS**

Date: **02/15/2019**

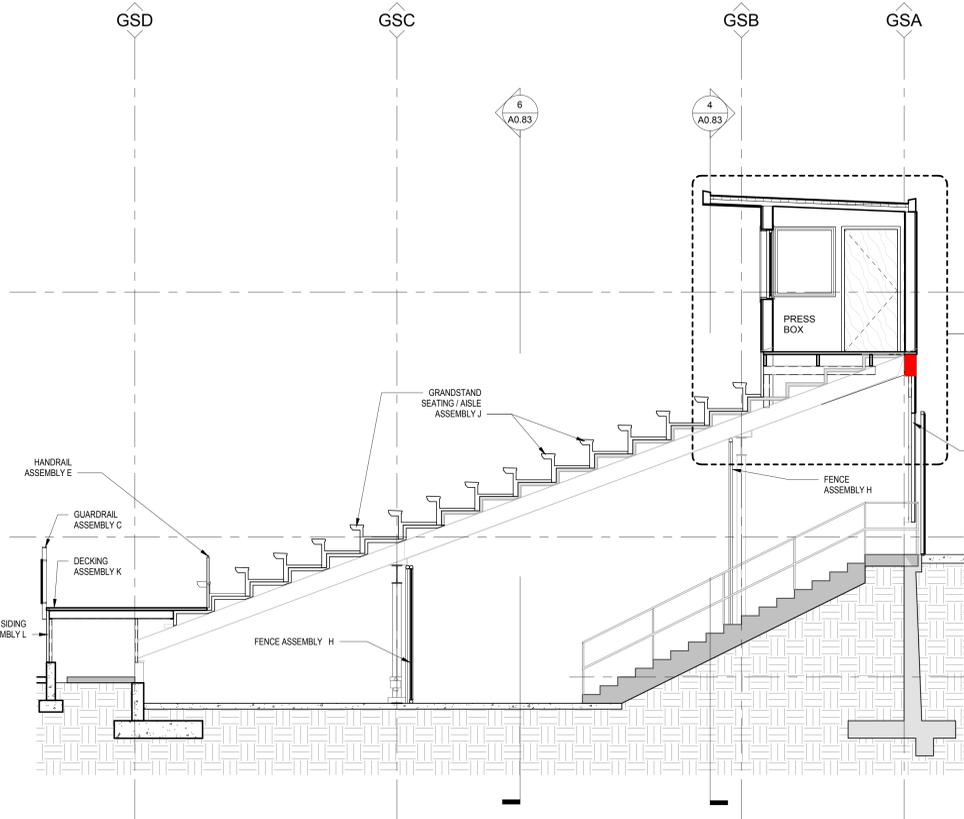
Sheet Title
GRANDSTAND - SECTIONS

Sheet No.

A0.83

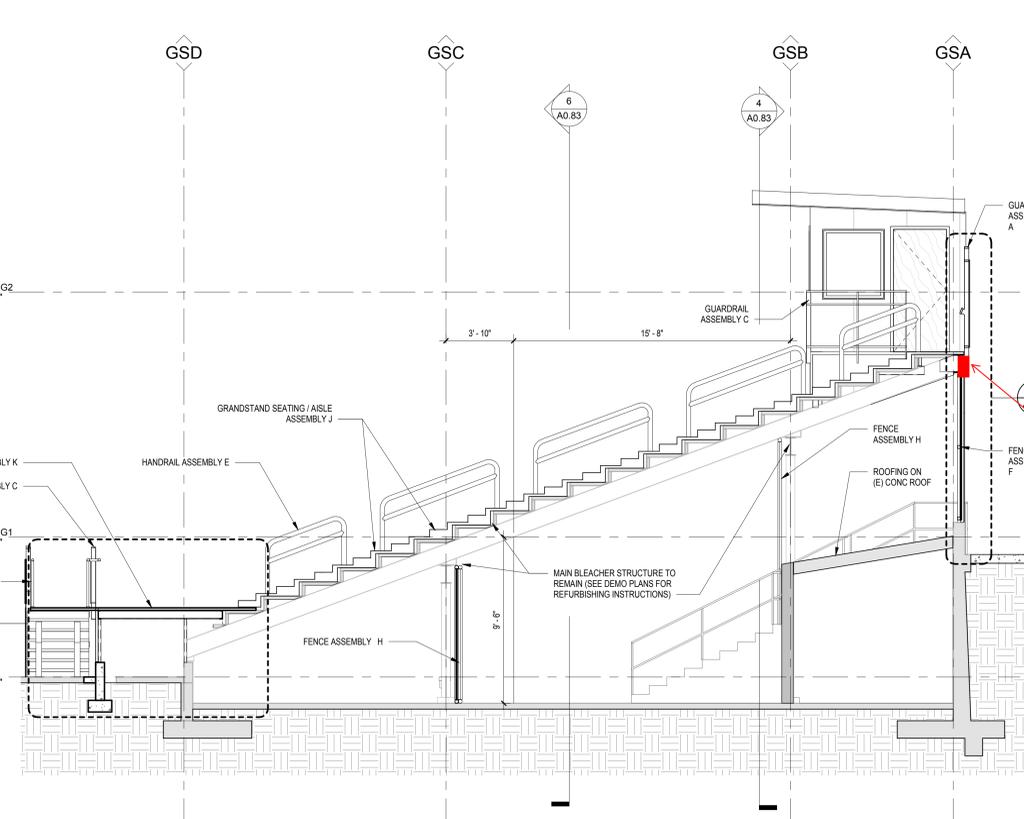
Job No.

4722-01



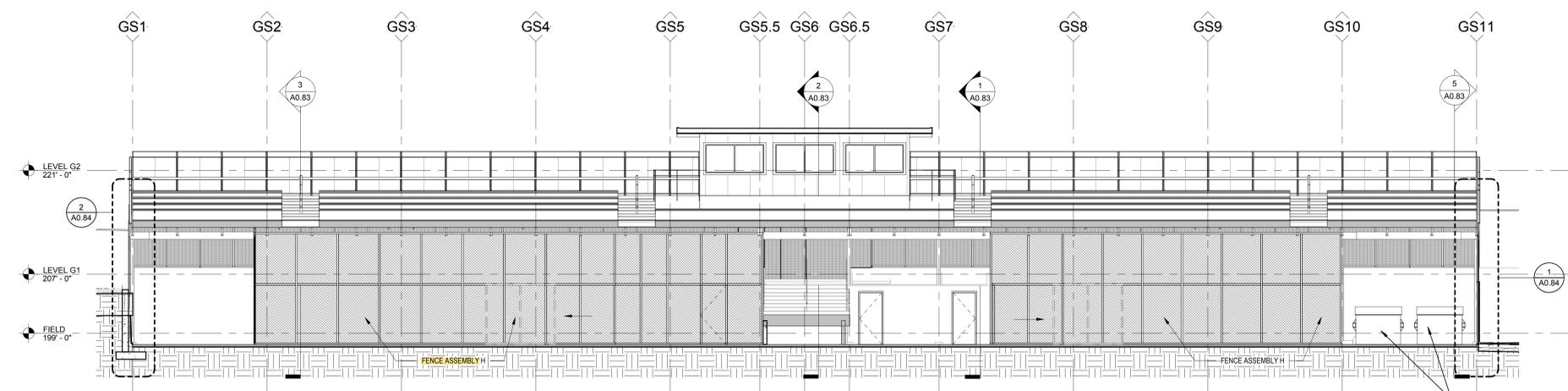
2 | GRANDSTAND PRESS BOX SECTION

A0.83 1/4" = 1'-0"



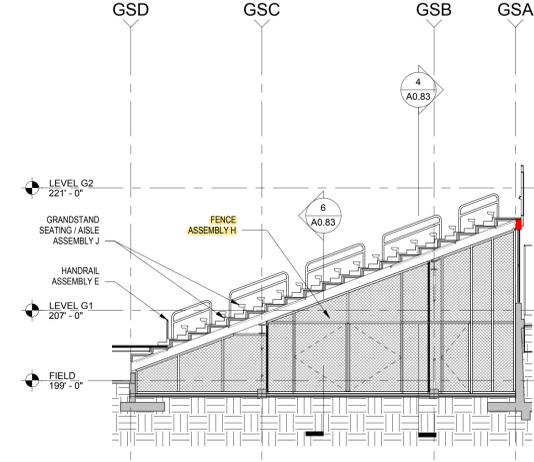
1 | GRANDSTAND SECTION THROUGH STAIRS

A0.83 1/4" = 1'-0"



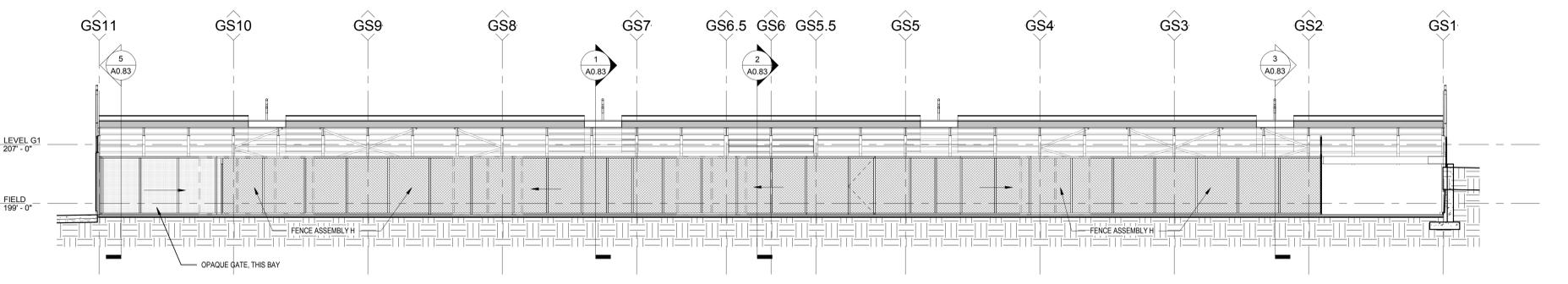
4 | GRANDSTAND LONGITUDINAL LOOKING NORTH

A0.83 1/8" = 1'-0"



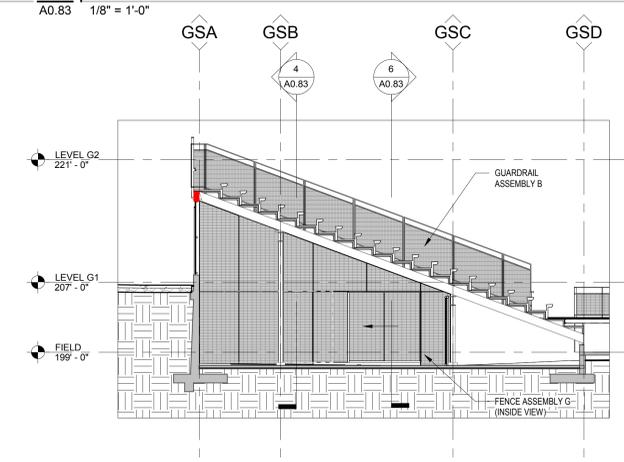
3 | GRANDSTAND INTERIOR SECTION LOOKING WEST

A0.83 1/8" = 1'-0"



6 | GRANDSTAND LONGITUDINAL LOOKING SOUTH

A0.83 1/8" = 1'-0"



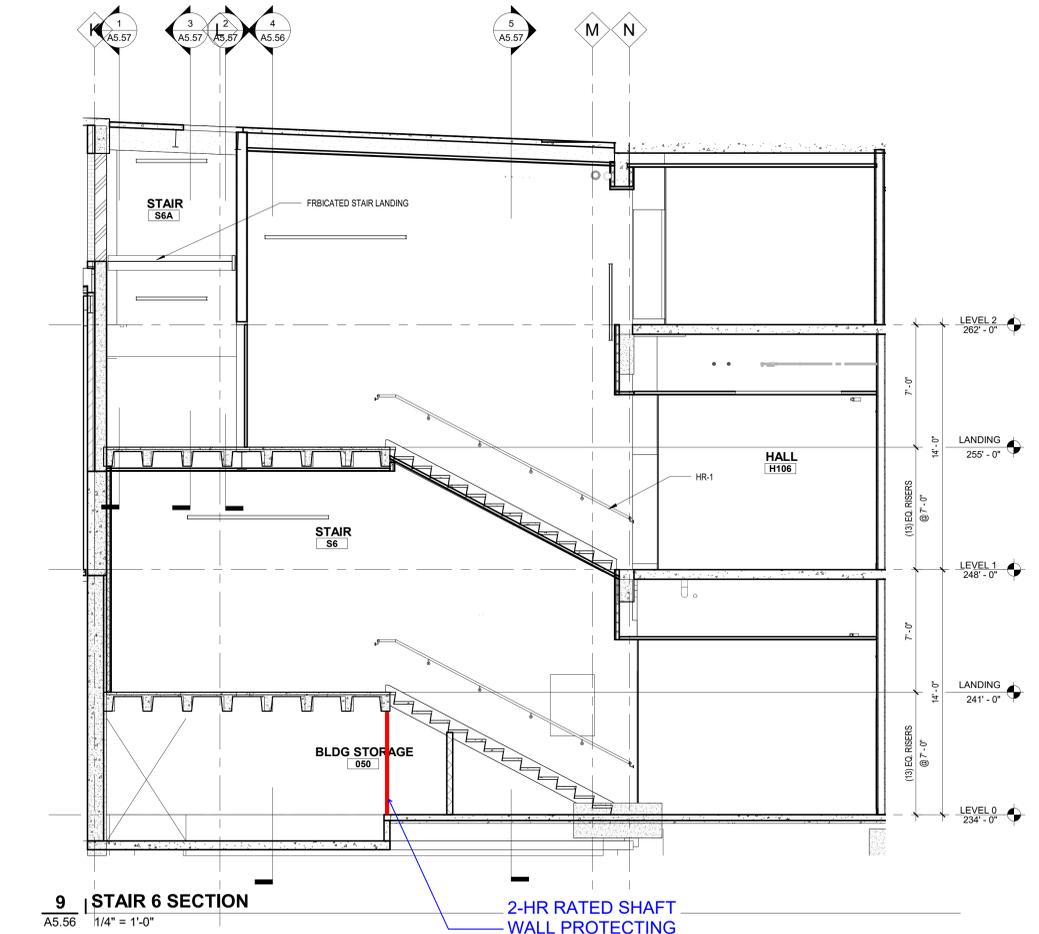
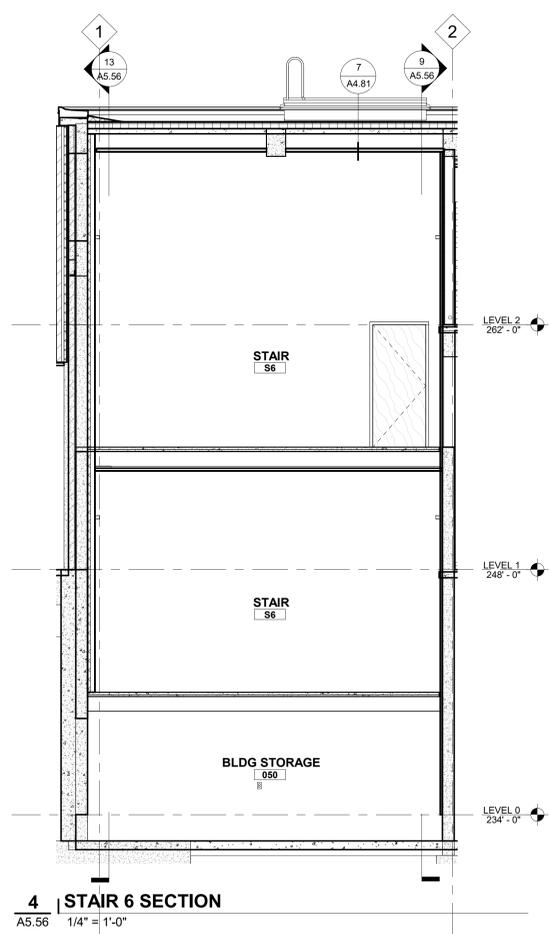
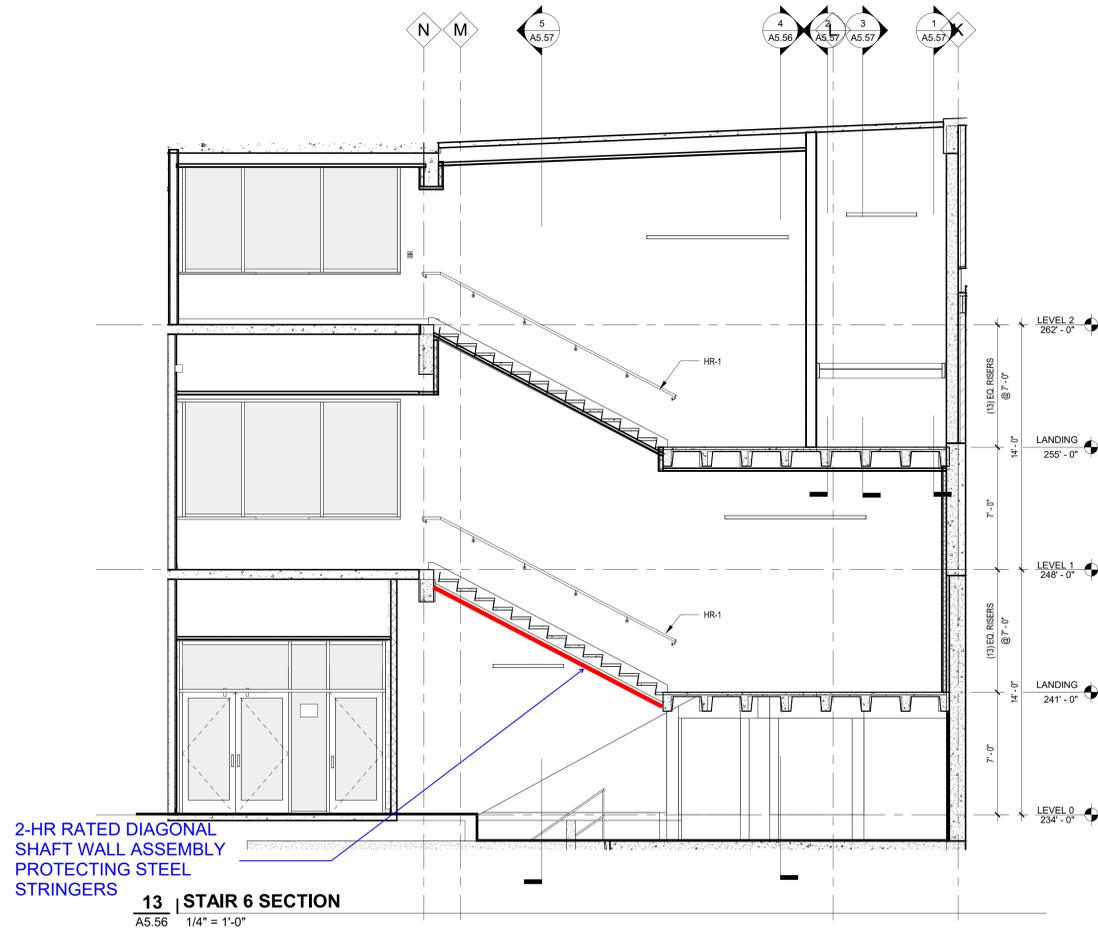
5 | GRANDSTAND INTERIOR SECTION LOOKING EAST

A0.83 1/8" = 1'-0"

print: 2/15/2019 1:46:39 AM

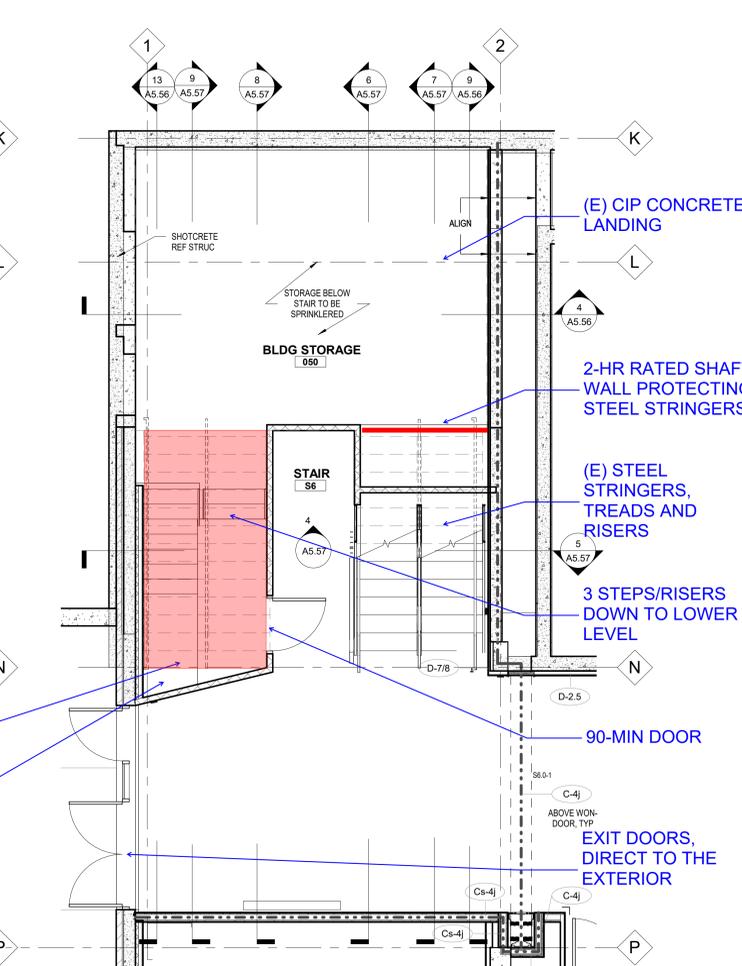
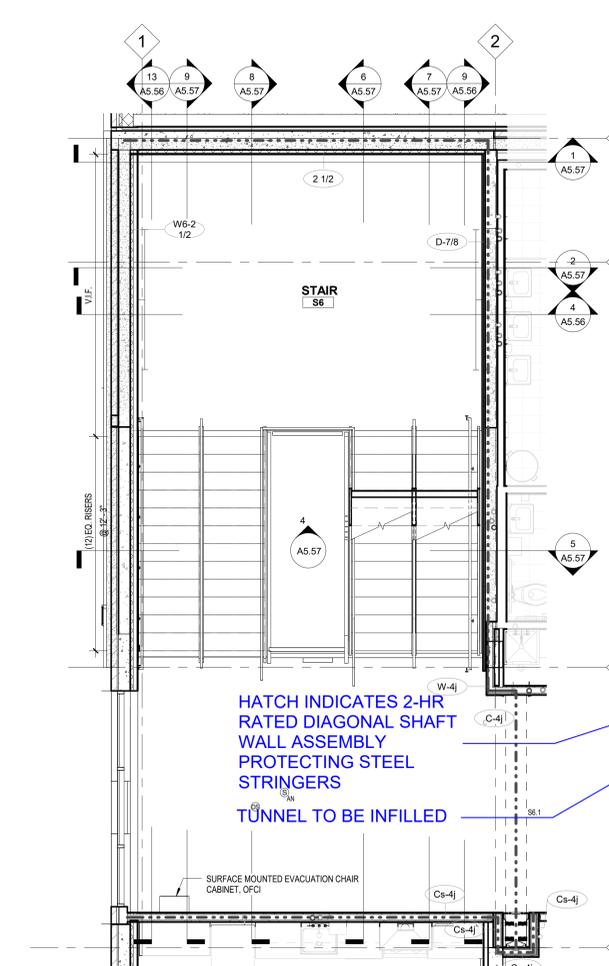
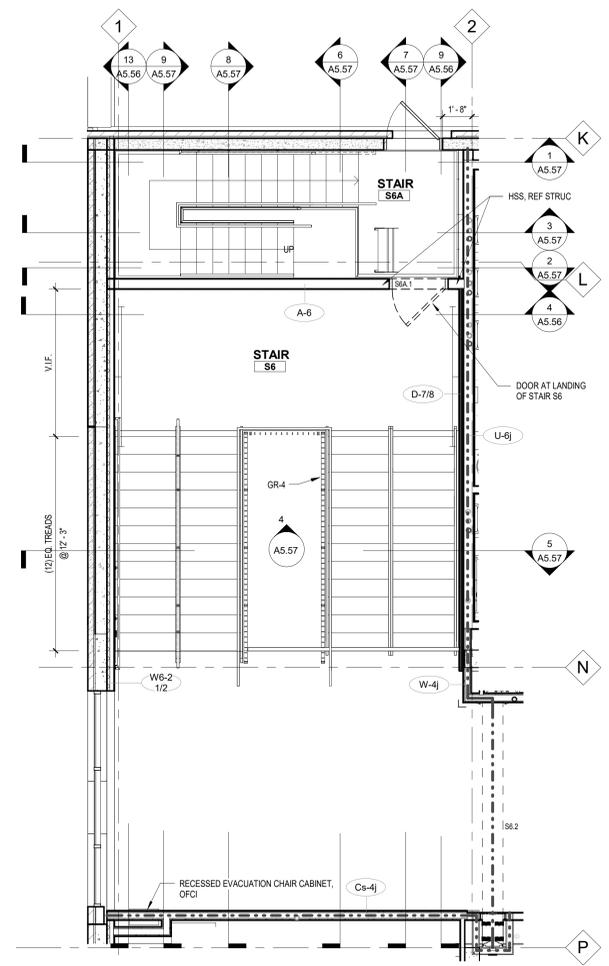
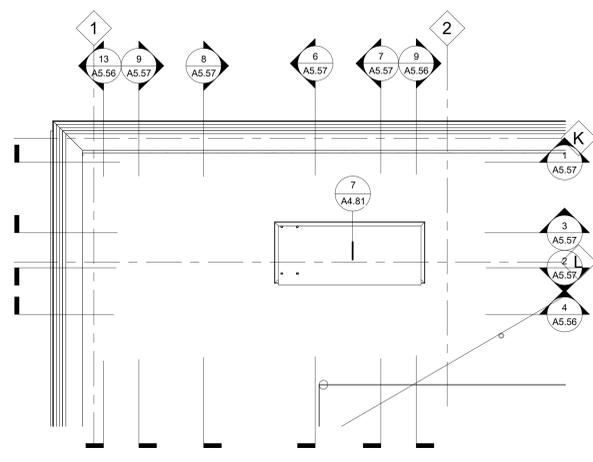


Consultant Logo



2-HR RATED DIAGONAL
SHAFT WALL ASSEMBLY
PROTECTING STEEL
STRINGERS

2-HR RATED SHAFT
WALL PROTECTING
STEEL STRINGERS



- GENERAL NOTES**
- GR-1 FRAME, SUPPORTS, AND ATTACHMENTS TO BE PAINTED (P-30)
 - GR-2 TO BE PAINTED (P-31)
 - GR-3 TO BE PAINTED (P-30)
 - GR-4 TO BE PAINTED (P-31)
 - WWW-1 NOT TO BE PAINTED
 - ALL GYP WALLS ADJACENT TO STAIRS TO RECEIVE MDO-1 UP TO 7'-6" FROM TOP OF NOSING

Key Plan

Project Owner:
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Revisions to Sheet		
No.	Revision	Date
4	GMP/ADD 4	06/26/19

Status: **PACKAGE 3 PERMIT SET**

Date: **09/27/2019**

Sheet Title
**ENLARGED
PLANS - STAIR 6
& 6A**

Sheet No.
A5.56

Job No.
4722-01