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: 23491	**Project Address:** 3920 N Montana Ave
Hearing Date: 2/26/20	**Appellant Name:** Adrian Vasile
Case No.: B-005	**Appellant Phone:** 503-516-5461
Appeal Type: Building	**Plans Examiner/Inspector:** Gail Knoll
Project Type: commercial	**Stories:** 3 **Occupancy:** R-2 **Construction Type:** V-B
Building/Business Name:	**Fire Sprinklers:** Yes - Thru all the building
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:** 19-216573-CO
Plan Submitted Option: pdf [File 1]	**Proposed use:**

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1022.1
Requires	Interior Exit Stair shall not be used for any purpose other than means of egress.
Code Modification or Alternate Requested	intend to have the fire sprinkler room under the stair.
Proposed Design	I am intending to have the fire sprinkler room under the stair using a fire rated door and all walls to be 1hour rated.
Reason for alternative	Because the location that I propose to use for the fire sprinkler will not interfere with accessibility in and from the building, will not alter any structural capacity, energy efficiency nor create any health problem. By allow me to build the fire sprinkler room on this location, using fire rated walls and fire rated door will decrease the foot print of the building and be more secure.

APPEAL DECISION

Access to fire sprinkler room from within interior exit stair enclosure: Granted provided signage is posted prohibiting storage in sprinkler room.
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.

CODE SUMMARY

1. CODE ANALYSIS FOR NEW 6-UNIT 3-STORY APARTMENT BUILDING:
2. BUILDING CODE - 2014 OREGON STRUCTURAL SPECIALTY CODE
3. FIRE CODE - 2016 PORTLAND FIRE CODE
4. OCCUPANCY GROUP: R-2
5. CONSTRUCTION TYPE: V-B - BASE BUILDING HEIGHT IS LIMITED TO 2 STORIES. HEIGHT INCREASES TO THREE STORIES WITH THE ADDITION OF A NFPA 13 AUTOMATIC SPRINKLER - SEE SECTION 504.2 AND TABLE 503
6. BUILDING AREA: 7,161 Sq.Ft. (INCLUDING DECKS) - 1,028 S.F. PER UNIT LIVING SPACE - 2,387 S.F. PER FLOOR
7. NUMBER OF UNITS: 6 (2 - 1-HOUR WALLS BETWEEN EACH UNIT)
8. STORIES: 3
9. ALARMS: WILL BE REQUIRED AND WILL NEED A SEPARATE PERMIT THROUGH THE FMO
10. BUILDING TO BE FULLY SPRINKLED WITH A NFPA 13 SYSTEM (PERMIT BY CONTRACTOR)
11. MONITORED OFF SITE
12. NOTE: SEPERATE PERMITS REQUIRED FOR PLUMBING, MECHANICAL AND ELECTRICAL PERMITS. *Separate Permits are required for fire sprinklers, fire alarm systems, underground fire lines.*

BUILDING ENVELOPE REQUIREMENTS
OPAQUE ELEMENT, MAXIMUM U-FACTORS

5 AND MARINE 4	
CLIMATE ZONE	**Group R**
Roofs	
Insulation entirely above deck	U-0.048
Metal buildings[c]	U-0.055
Attic and other	U-0.027
Walls, Above Grade	
Mass[b]	U-0.090
Metal building	U-0.069
Metal framed	U-0.064
Wood framed and other	U-0.064
Walls, Below Grade	
Below-grade wall[a]	C-0.119
Floors	
Mass	U-0.064
Joist/Framing	U-0.033
Slab-on-Grade Floors	
Unheated slabs	F-0.540
Heated slabs[a]	F-0.860

PRESCRIPTIVE ENVELOPE REQUIREMENTS - OEESC 502.1.1
ROOFS - ATTIC AND OTHER
WALLS, ABOVE GRADE
WOOD FRAMED AND OTHER
FLOORS
JOIST/FRAMING (STEEL/WOOD)
SLAB ON GRADE FLOORS
HEATED SLABS
OPAQUE DOORS
SWINGING
SLIDING OR ROLL-UP

4 - Ductless heat pumps to be used in each unit
Windows to be U-0.32

MINIMUM 50% OF PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES TO BE FITTED WITH HIGH EFFICACY LAMPS

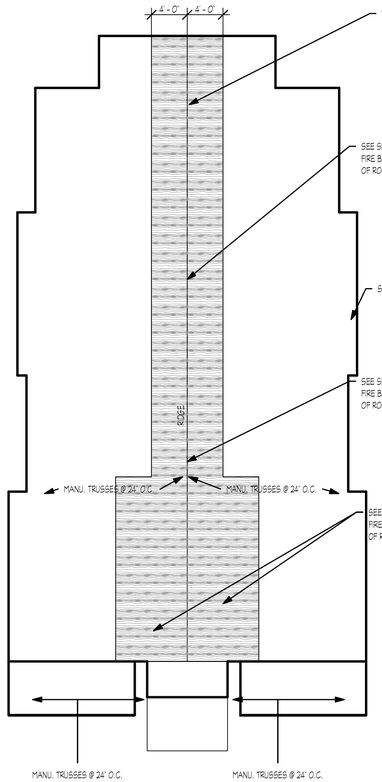
OPENING PROTECTION AND RATING REQUIREMENTS - PER FLOOR		
WALL LOCATION	AMOUNT ALLOWED	AMOUNT SHOWN
SOUTH	25%	24.8%
WEST	UNLIMITED	32.9%
EAST	UNLIMITED	14.2%
NORTH	25%	24.8%

NOTE:
- SEE ELEVATIONS FOR INDIVIDUAL WALL CALCULATIONS
- BASED ON TABLE 705.8

1. BUILDING CODE SUMMARY - 2014 OREGON STRUCTURAL SPECIALTY CODE
2. CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
3. 420.2: WALLS SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS. 1 HOUR PARTITIONS PROVIDED.
4. 420.3 FLOOR ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES. 1 HOUR SEPARATION PROVIDED.
5.
6. CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:
7. 503.1.2 - BUILDINGS ARE SEPARATED FROM EACH OTHER BY AT LEAST 10'.
8. TABLE 503: ALLOWABLE BUILDING HEIGHTS AND AREAS: OCCUPANCY R-2 CONSTRUCTION TYPE VB
9. BASE ALLOWABLE HEIGHT PER STORY: 7,000 S.F.
10. MAXIMUM NUMBER OF STORIES: 2
11. MAXIMUM BUILDING HEIGHT: 40'
12. 504.2 SPRINKLER INCREASE WITH 13 SYSTEM: 3 STORIES, 60' HEIGHT
13. 506.4.4 MAXIMUM BUILDING AREAS:
14. NOT USING SPRINKLER OR FRONTAGE INCREASES
15. 7,000 S.F. x 3 = 21,000 S.F. MAX. BUILDING AREA
16. FIRE ALARMS ARE REQUIRED AND WILL NEED A SEPARATE PERMIT THROUGH THE FMO.
17.
18. CHAPTER 6 - TYPES OF CONSTRUCTION
19. TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
20. NO FIRE RATING REQUIREMENTS FOR ASSEMBLIES FOR VB CONSTRUCTION
21. TABLE 602 - FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
22. - FIRE RESISTANCE RATINGS ARE BASED ON PROPERTY LINES.
23.
24. CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES
25. TABLE 705.8 - SEE SITE PLAN FOR AREA CALCULATIONS BASED ON OPENINGS
26. 705.11, EXCEPTION 5. SEE ROOF PLAN AND CROSS SECTIONS FOR DETAILS, SHOWING HOW EXCEPTION WILL BE MET.
27. - MINIMUM CLASS C ROOFING REQUIRED. COMPOSITION PROPOSED.
28. - ROOF SHEATHING MUST BE CONSTRUCTED WITH FIRE-RETARDANT PLY WOOD FOR A DISTANCE OF 4
29. 708.3 - FIRE PARTITIONS SEPARATING DWELLING UNITS: 1 HOUR.
30. 708.4 EXCEPTION 5/6 - DRAFTSTOPPING IN ATTIC NOT REQUIRED
31. 711.3 - HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS: 1 HOUR
32. 711.4 EXCEPTION 2 - STRUCTURE SUPPORTING THE HORIZONTAL ASSEMBLIES ARE NOT REQUIRED TO BE RATED.
33. TABLE 716.5 FIRE DOOR PROTECTION RATINGS - EXIT ENCLOSURE 1 HOUR RATED ASSEMBLY, 1 HOUR RATED DOOR.
34.
35.
36. CHAPTER 9 - FIRE PROTECTION SYSTEMS
37. 903.3.1.1 - FULL NFPA 13 SPRINKLER SYSTEM IS REQUIRED.
38.
39. CHAPTER 10 - MEANS OF EGRESS
40. TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT - RESIDENTIAL = 200 GSF PER OCCUPANT
41. SECTION 1021.2 CONDITION 1 - TABLE 1021.2(1): ONE MEANS OF EGRESS IS PERMITTED FROM WITHIN EACH DWELLING UNITS, OCCUPANT LOAD <20 WITH 13 SPRINKLERS.
42. TABLE 1021.2 - STORIES WITH ONE EXIT - R-2 - 2ND AND 3RD STORY - 4 DWELLING UNITS PER FLOOR - 125' OF TRAVEL DISTANCE
43. - EMERGENCY ESCAPE AND RESCUE OPENINGS SECTION 1029
44. TABLE 1026.6 - EXTERIOR STAIRS TO BE SEPARATED FROM THE INTERIOR THE SAME AS EXIT ENCLOSURES. 1 HOUR WALL ASSEMBLY, 60 MINUTE DOOR ASSEMBLY.
45. SECTION 1006 - PROVIDE EMERGENCY EGRESS LIGHTING ON EXTERIOR STAIRS AND LANDINGS AT 1 FOOT CANDLE MINIMUM AT THE WALKING SURFACE.
46. 1006.3 - EMERGENCY POWER NOT REQUIRED FOR BUILDINGS WITH ONE EXIT.
47.
48. CHAPTER 11 - ACCESSIBILITY
49. ACCESSIBILITY REQUIREMENTS APPLY TO THE ENTIRE FIRST FLOOR OF ALL BUILDINGS OF THIS PROJECT. THE SECOND AND THIRD FLOOR UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS
50. ALL FIRST FLOOR UNITS TO BE TYPE B UNITS.

FIRESTOPPING NOTE:

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 information (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.portlandoregon.gov/bds/article/68669)"



5/1 ROOF PLAN 1/8" = 1'-0"

WALL AREA - PER STORY 31 ' 9" =	279 SQ.FT.
OPENING AREAS =	92 SQ. FT.
OPENING AREA ALLOWED =	UNLIMITED
OPENING AREA SHOWN =	32.9 %

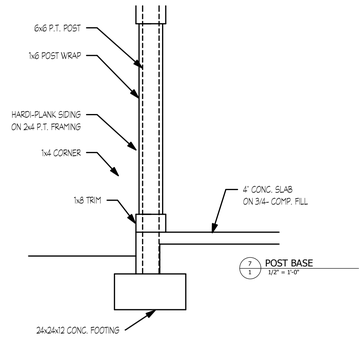
1/1 WEST. 1/4" = 1'-0"

FIRE SAFETY NOTES

- Sprinkler protection in Group R occupancies shall be provided under roofs, balconies, decks, patios, or similar projections greater than 2 ft wide from the building of dwelling units or community or similar rooms, of the residential portion of the building. This requirement applies to NFPA 13 buildings of Type V construction and all construction types of NFPA 13 systems. Sprinklers are not required where the projection above occupiable balconies, decks or patios is higher than 12 ft.

- Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street and within 150 feet of a public fire hydrant. Identify distance to nearest fire hydrant.

-Signage to be mounted on all fire department connections serving automatic sprinkler connections and be visible from the public right-of-way. To be verified upon fire final.

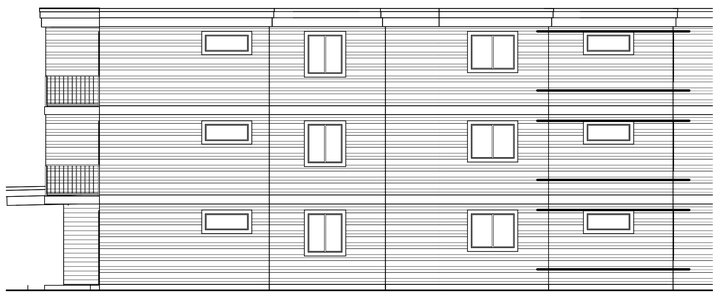


7/1 POST BASE 1/2" = 1'-0"

NOTE: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background and be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.

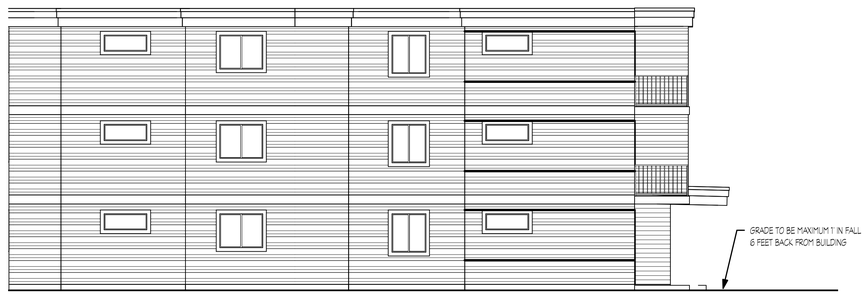
NOTE:
Signage to be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections and be visible from the public right-of-way. Where the building is protected by a fire pump, signage shall also indicate the design pressure of the fire pump.

NOTE: OPENING AREAS ARE BASED ON NFPA 13 SPRINKLER SYSTEM



WALL AREA - PER STORY 61 ' 9" =	594 SQ.FT.
ALLOWED OPENING AREA =	148.25 S.F.
OPENING AREAS =	144 SQ. FT.
OPENING AREA ALLOWED =	25%
OPENING AREA SHOWN =	24.2%

4/1 SOUTH 1/8" = 1'-0"



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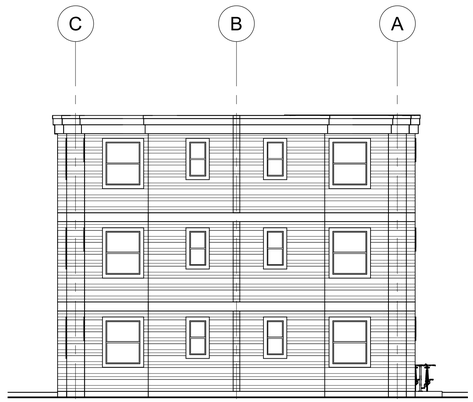
OPENING AREAS =	144 SQ. FT.
OPENING AREA ALLOWED =	25%
OPENING AREA SHOWN =	24.2%

GRADE TO BE MAXIMUM 1' IN FALL 6 FEET BACK FROM BUILDING

2/1 NORTH. 1/8" = 1'-0"



3/1 EAST. 1/8" = 1'-0"

WALL AREA - PER STORY 30 ' 9" =	270 SQ.FT.
OPENING AREAS =	36 SQ. FT.
OPENING AREA ALLOWED =	67.5 ALLOWED
OPENING AREA SHOWN =	13 %

AV PACIFIC, LLC

6 UNIT CONDO PROJECT
3924 N MONTANA AVE.

REVISION SCHEDULE:

REVISION DELTA	ISSUE DATE

PRINT DATE: 5/9/2019 4:23:44 PM

SHEET TITLE: ELEVATIONS AND ROOF PLAN

DRAWN BY: BSY

APPROVED BY:

SHEET: 1

JOB NO.: 10305

SCALE: As indicated

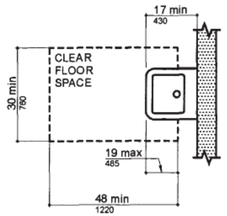
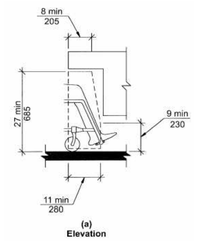
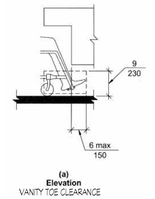


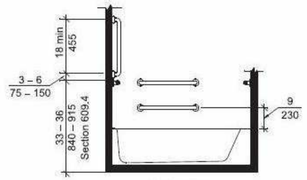
Fig. 32 Clear Floor Space at Lavatories



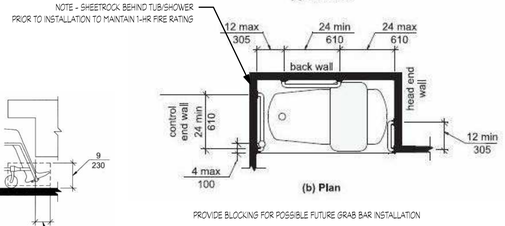
(a) Elevation
VANITY KNEE CLEARANCE



(a) Elevation
VANITY TOE CLEARANCE

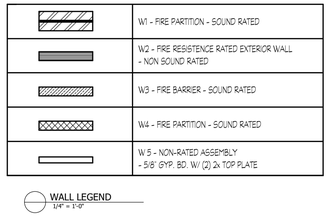


(a) Elevation

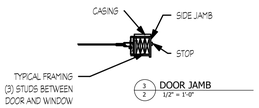


(b) Plan

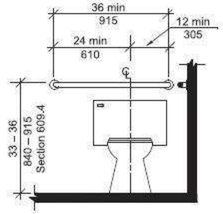
PROVIDE BLOCKING FOR POSSIBLE FUTURE GRAB BAR INSTALLATION

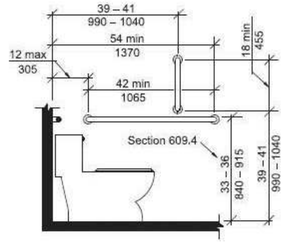


WALL LEGEND
1/4" = 1'-0"



3/3 DOOR JAMB
1/2" = 1'-0"





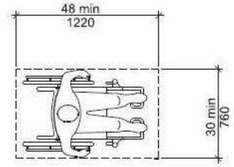
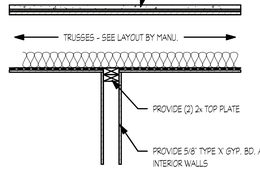
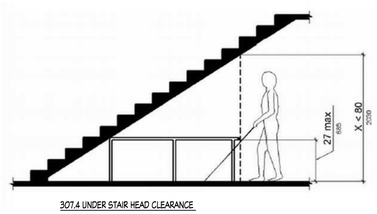


Fig. 305.3 Size of Clear Floor Space



CABINETRY CHALL BE PERMITTED UNDER THE LAVATORY PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY AND FLOOR FINISH EXTENDS UNDERNEATH THE CABINETRY AND WALL FINISH BEHIND CABINET F-1

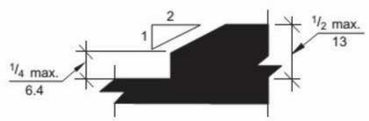
2/2 TYP. INTERIOR WALL CONNECTION
3/4" = 1'-0"



307.4 UNDER STAIR HEAD CLEARANCE

THRESHOLD REQUIREMENT AT ENTRY DOORS AT ACCESSIBLE UNITS
303.3 Beveled.

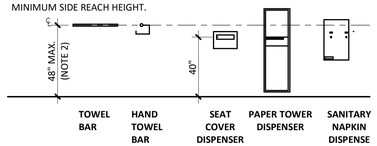
Changes in level greater than 1/4 inch (6.4 mm) in height and not more than 1/2 inch (13 mm) maximum in height shall be beveled with a slope not steeper than 1:2.



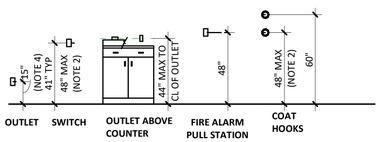
(a)

MOUNTING HEIGHTS

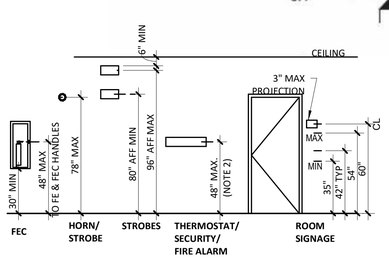
NOTE:
1. WALL MOUNTED DEVICES SHALL NOT EXTEND MORE THAN 4" BEYOND WALL SURFACE WHEN LOCATED BELOW 6'-8"
2. MAXIMUM HEIGHT TO TOP OF ALL OPERABLE PARTS
3. LOCATE OUTLET SO THAT CENTERLINE OF BOTTOM OUTLET IS ABOVE 15" MINIMUM SIDE REACH HEIGHT.



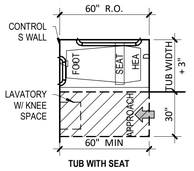
TOILET ROOM ACCESSORY MOUNTING HEIGHTS

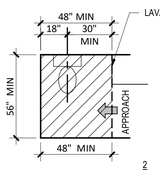


4/2 MOUNTING HEIGHTS
1/4" = 1'-0"



WALL MOUNTED DEVICES AND APPLIANCES

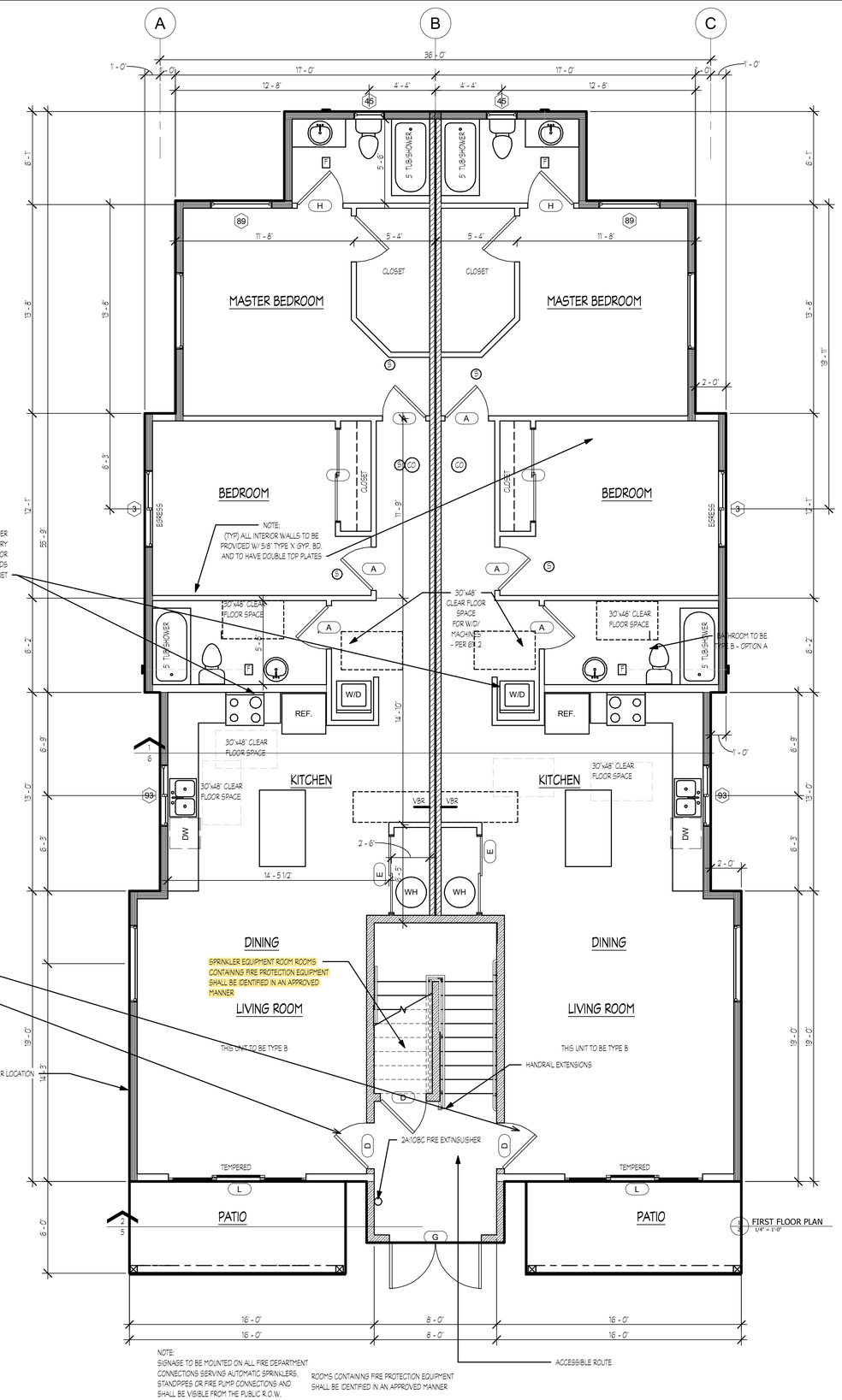




2

NOTES

1. THESE DIAGRAMS ARE BASED OF THE INFORMATION CONTAINED IN THE ADAAG MANUAL AND CHAPTER 11 OF THE BUILDING CODE. THEY ARE REPRESENTATIVE OF THE GENERAL REQUIREMENTS THAT APPLY TO THIS PROJECT. THEY ARE NOT REPRODUCTIONS OF THE INFORMATION CONTAINED IN THE ADAAG. REFER TO THE ADAAG FOR ADDITIONAL INFORMATION.



2/5 FIRST FLOOR PLAN
1/4" = 1'-0"

AV PACIFIC, LLC

6 UNIT CONDO PROJECT
3924 N MONTANA AVE.

REVISION SCHEDULE:
REVISION DELTA ISSUE DATE

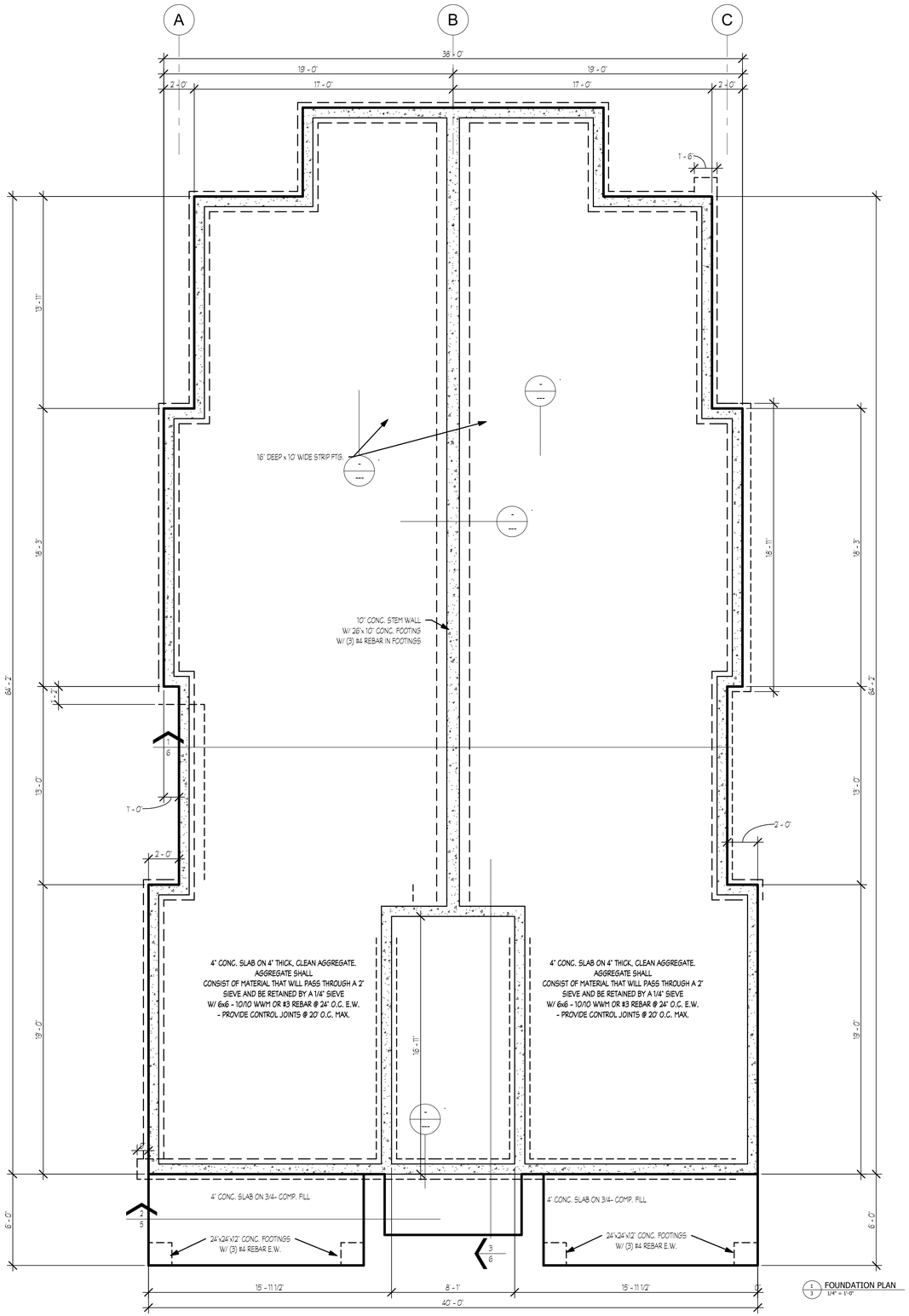
PRINT DATE:
5/9/2019 4:23:45 PM

SHEET TITLE:
1st FLOOR PLAN

DRAWN BY: BSY
APPROVED BY:

SHEET:
2

JOB NO.: 10305
SCALE: As indicated



NOTE:
SEE SHEET S-1 FOR ADDITIONAL NOTES ON BOLTS AND HOLDOWN LOCATIONS

AV PACIFIC, LLC

6 UNIT CONDO PROJECT
3924 N MONTANA AVE.

REVISION SCHEDULE:
REVISION DELTA ISSUE DATE

PRINT DATE:
5/9/2019 4:23:45 PM

SHEET TITLE:
FOUNDATION PLAN
& GENERAL NOTES

DRAWN BY: BSY

APPROVED BY:

SHEET:
3

JOB NO.: 10305
SCALE: 1/4" = 1'-0"

Window Schedule						
Type Mark	Rough Opening Width	Rough Opening Height	Type	Head Height	Count	Description
3	5' - 0"	4' - 0"	Slider with Trim	8' - 0"	6	
45	2' - 0"	4' - 0"	Double Hung with Trim	8' - 0"	6	
64	3' - 0"	4' - 0"	Fixed with Trim	7' - 0"	2	
72	3' - 0"	6' - 0"	Fixed with Trim	7' - 0"	2	
89	4' - 0"	5' - 0"	Double Hung with Trim	8' - 0"	6	
93	4' - 0"	4' - 6"	Slider with Trim	8' - 0"	6	
112	5' - 0"	2' - 0"	Fixed with Trim	8' - 0"	12	

Grand total: 40

NOTE: OPENING WINDOWS LOCATED AT 2ND AND 3RD STORIES TO BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F 2090.
- THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1029.2

Door Schedule							
Door Type	Door Size	Manufacturer	Model	Handle Type	Description	Family	Count
A	34" x 80"	Simpson	20	LEVER TYPE		45 - Single-Panel 2	19
D	36" x 96"	Simpson	8212	LEVER TYPE	1 Hour Fire Door - w/ Closers & Smoke Gaskets	45 - Single-Panel 2	7
E	60" x 80"	Simpson		LEVER TYPE		Door-Interior-Double-Sliding -2_Panel-Wood	8
F	72" x 80"	Simpson				Door-Interior-Double-Sliding -2_Panel-Wood	6
G	72" x 96"	Simpson				Door-Double-Glass	1
H	36" x 96" 2	Simpson	20	LEVER TYPE		45 - Single-Panel 2	12
L	9x7					Door - 4 Panel Slider	6

NOTE: EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXTERIOR DOORS MAY BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN PROVIDED THE DOOR IS OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR TOOL

DOOR REQUIREMENTS
1008.1.7 Thresholds. Thresholds at doorways shall not exceed 3 / 4inch (19.1 mm) in height above the finished floor or landing for sliding doors serving dwelling units or 1 / 2inch (12.7 mm) above the finished floor or landing for other doors. Raised thresholds and floor level changes greater than 1 / 4inch (6.4 mm) at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50-percent slope).

1008.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to oper-ate.

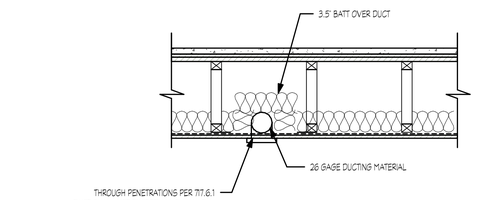
1008.1.9.2 Hardware height. Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height.

1008.1.9.4 Bolt locks. Manually operated flush bolts or surface bolts are not permitted.

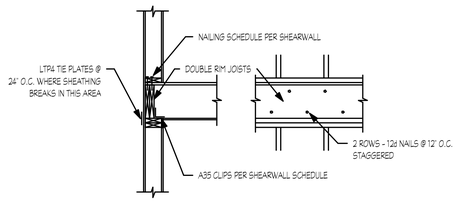
1008.1.9.5 Unlatching. The unlatching of any door or leaf shall not require more than one operation.

WALL LEGEND
1/4" = 1'-0"

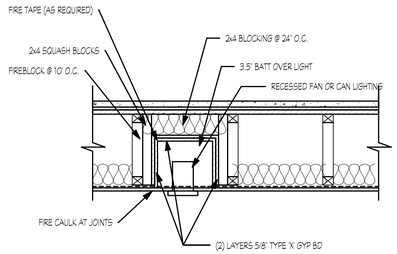
	W1 - FIRE PARTITION - SOUND RATED
	W2 - FIRE RESISTENCE RATED EXTERIOR WALL - NON SOUND RATED
	W3 - FIRE BARRIER - SOUND RATED
	W4 - FIRE PARTITION - SOUND RATED
	W 5 - NON-RATED ASSEMBLY - 5/8" GYP. BD. W/ (2) 2x TOP PLATE



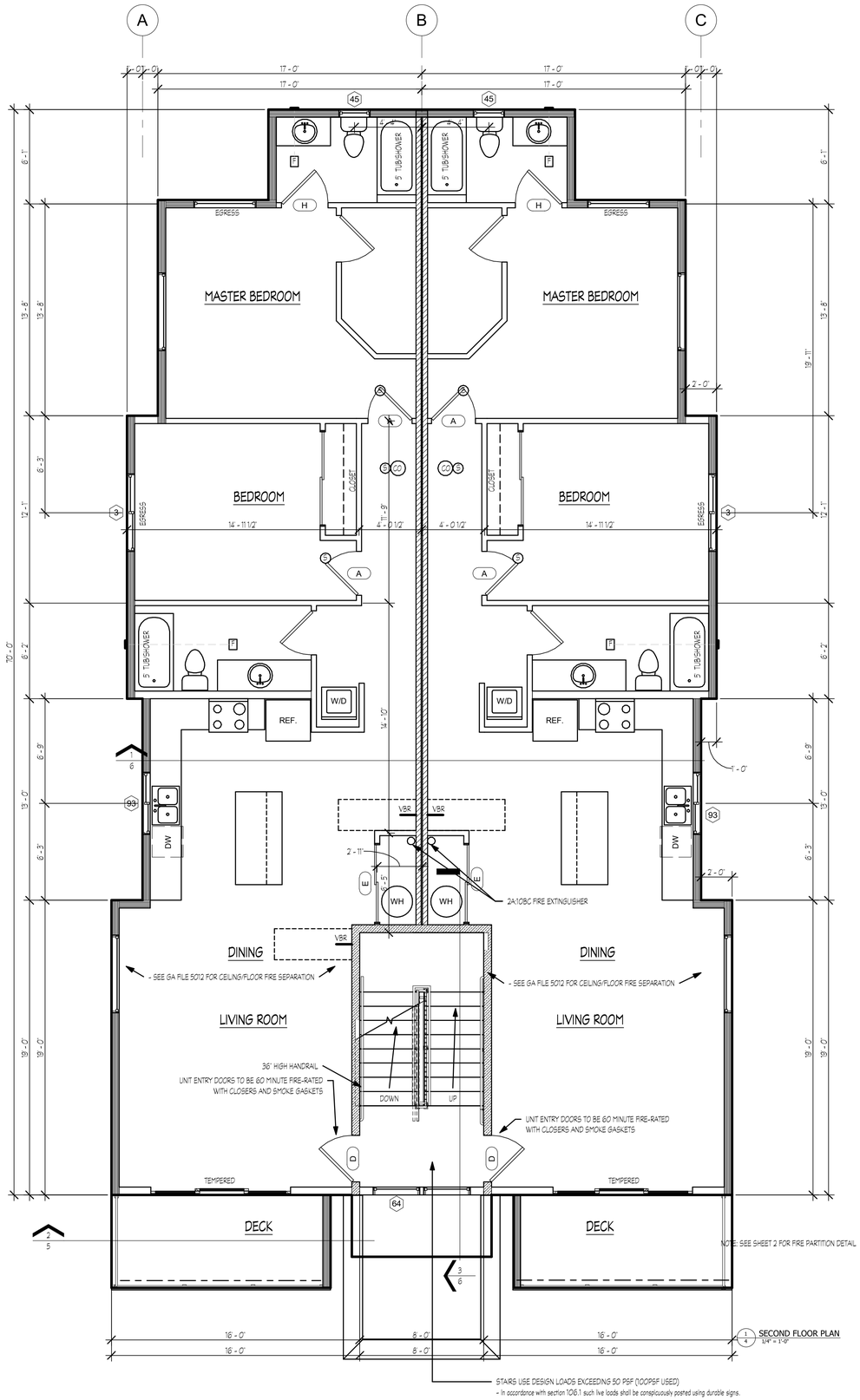
4/4 DUCTING DETAIL
1" = 1'-0"



2/4 WALL TO FLOOR TRANSFER DETAIL
1/2" = 1'-0"



5/4 RECESSED LIGHT
1" = 1'-0"



1/4 SECOND FLOOR PLAN
1/4" = 1'-0"

AV PACIFIC, LLC
6 UNIT CONDO PROJECT
3924 N MONTANA AVE.

REVISION SCHEDULE:
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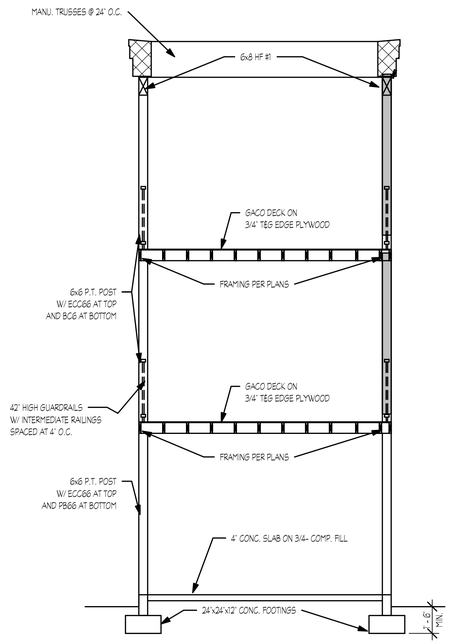
5/9/2019 4:23:45 PM

SHEET TITLE:
2nd FLOOR PLAN

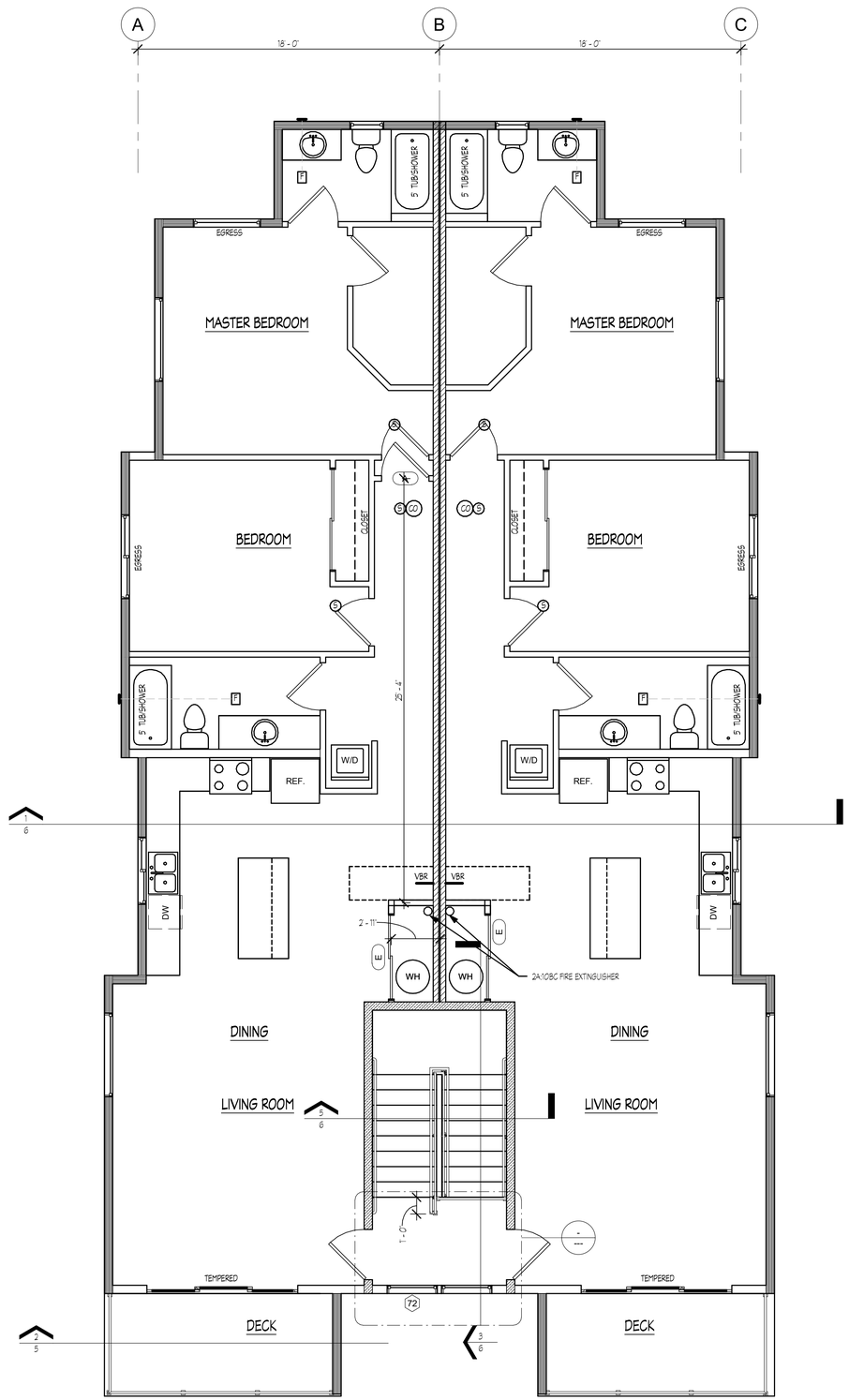
DRAWN BY: BSY
APPROVED BY:

SHEET:
4

JOB NO.: 10305
SCALE: As indicated



2/5 Section 2
1/4" = 1'-0"



1/5 THIRD FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND
1/4" = 1'-0"

	W1 - FIRE PARTITION - SOUND RATED
	W2 - FIRE RESISTENCE RATED EXTERIOR WALL - NON SOUND RATED
	W3 - FIRE BARRIER - SOUND RATED
	W4 - FIRE PARTITION - SOUND RATED
	W 5 - NON-RATED ASSEMBLY - 5/8" GYP. BD. W/ (2) 2x TOP PLATE

AV PACIFIC, LLC

6 UNIT CONDO PROJECT
3924 N MONTANA AVE.

REVISION SCHEDULE:
REVISION DELTA ISSUE DATE

PRINT DATE:
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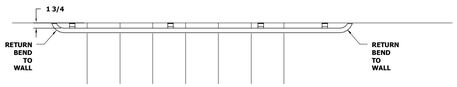
SHEET TITLE:
3rd FLOOR PLAN

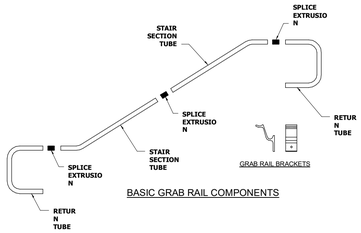
DRAWN BY: BSY
APPROVED BY:

SHEET:
5

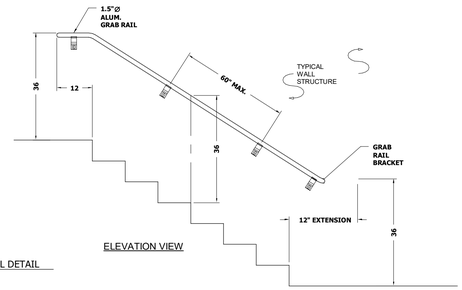
JOB NO.: 10305
SCALE: 1/4" = 1'-0"



PLAN VIEW

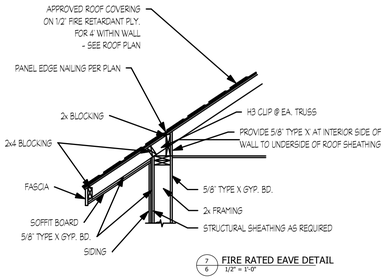


BASIC GRAB RAIL COMPONENTS

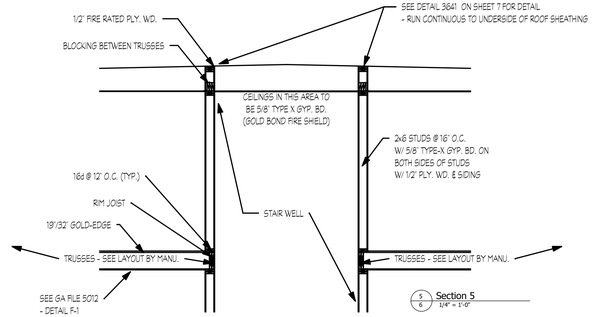


ELEVATION VIEW

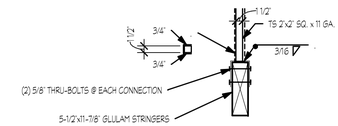
10/6 HANDRAIL DETAIL
1/2" = 1'-0"



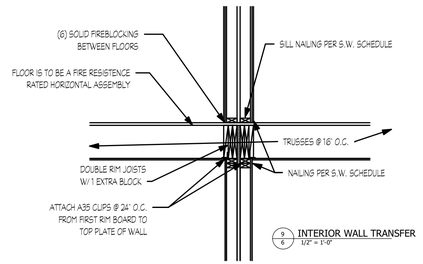
7/6 FIRE RATED EAVE DETAIL
1/2" = 1'-0"



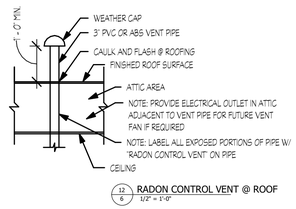
5/6 Section 5
1/4" = 1'-0"



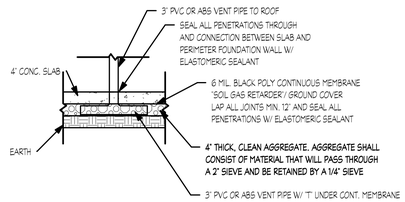
4/6 STAIR POST CONNECTION
3/4" = 1'-0"



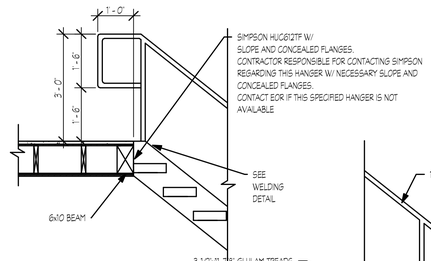
9/6 INTERIOR WALL TRANSFER
1/2" = 1'-0"

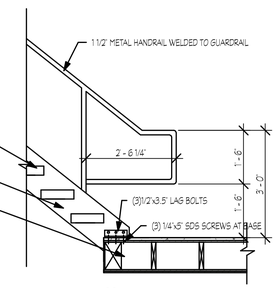


12/6 RADON CONTROL VENT @ ROOF
1/2" = 1'-0"

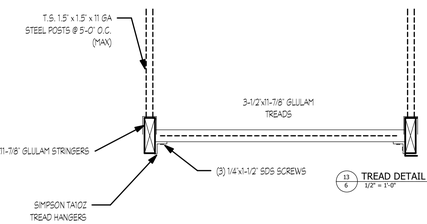


11/6 RADON CONTROL VENT UNDER SLAB
1/2" = 1'-0"

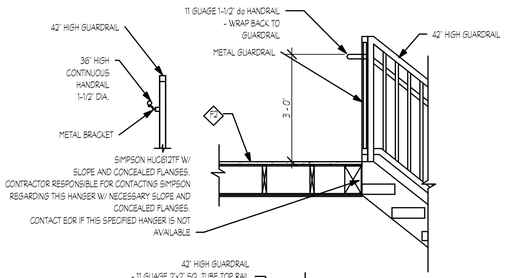


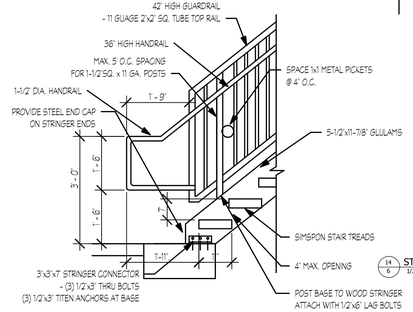


8/6 STAIR SECTION W/ HANDRAIL DETAIL1
1/2" = 1'-0"

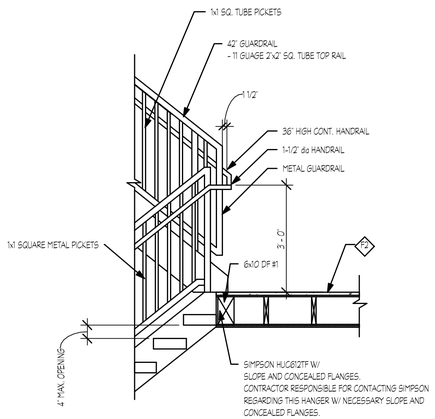


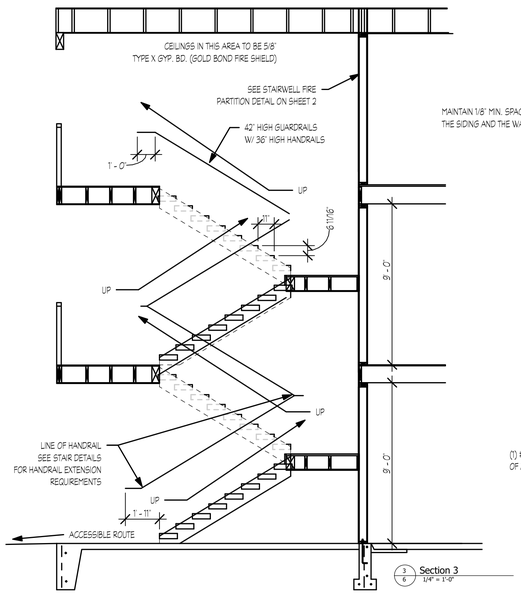
13/6 TREAD DETAIL
1/2" = 1'-0"



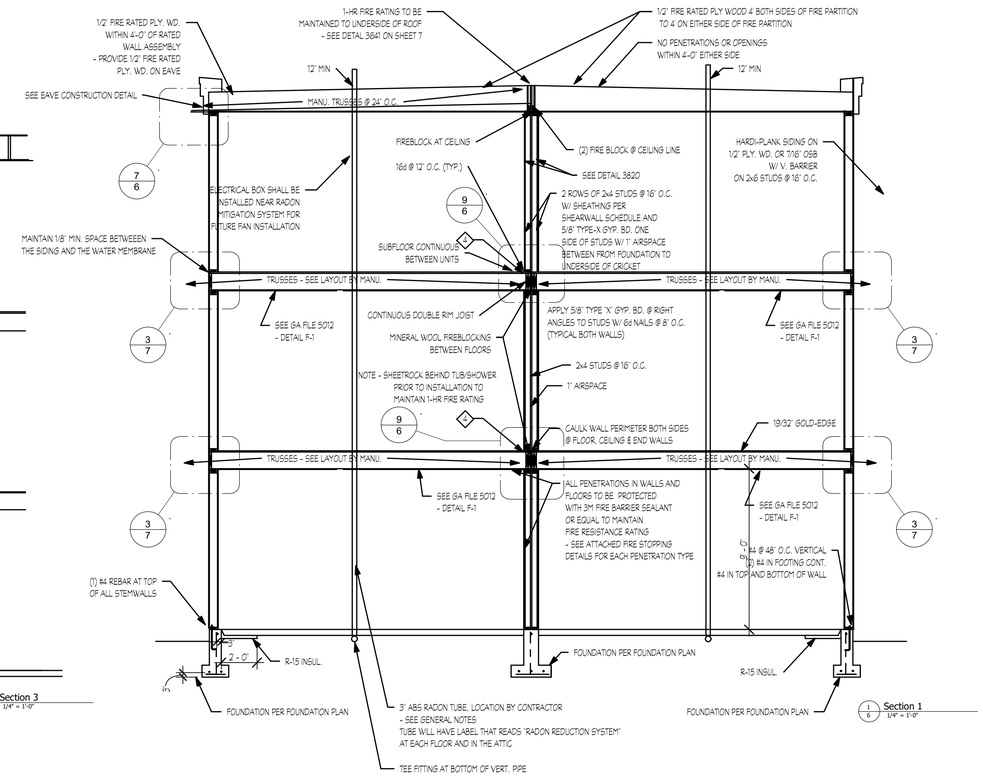


14/6 STAIR SECTION W/ GUARDRAIL DETAIL1
1/2" = 1'-0"





3/6 Section 3
1/4" = 1'-0"



1/6 Section 1
1/4" = 1'-0"

AV PACIFIC, LLC

6 UNIT CONDO PROJECT
3924 N MONTANA AVE.

REVISION SCHEDULE:

REVISION DELTA	ISSUE DATE

PRINT DATE: 5/9/2019 4:23:46 PM

SHEET TITLE: STAIR SECTIONS AND DETAILS

DRAWN BY: BSY

APPROVED BY:

SHEET: 6

JOB NO.: 10305

SCALE: As indicated

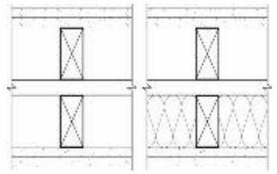
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3820	GENERIC	2 HOUR FIRE	55 to 59 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 17/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 23/8" long, 0.100" shank, 1/4" heads, 8" o.c.

Joints staggered 16" each layer and side. Sound tested with 31/2" glass fiber insulation stapled to studs in stud spaces on one side and with nails for base layer spaced 6" o.c. Horizontal bracing required at mid-height. **(LOAD-BEARING)**



Thickness: 103/4"
Approx. Weight: 13 psf
Fire Test: See WP 4135 (FM WP 360, 9-27-74); UL R4024, 10-31-68
Sound Test: NGC 3056, 4-7-70

W-1 - 1-HR FIRE PARTITION DETAIL

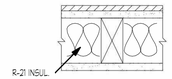
EXTERIOR WALLS

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

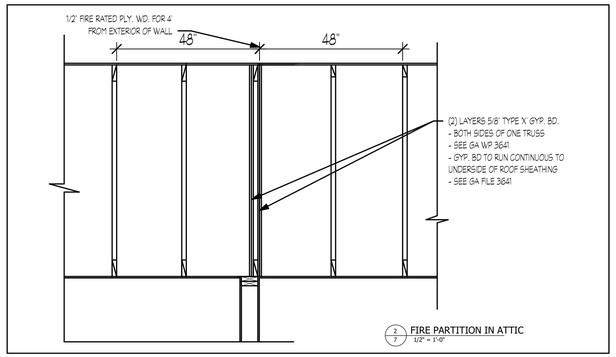
EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates . Joints of gypsum sheathing may be left utreated. Extrerior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. **(LOAD-BEARING)**



Thickness: Varies
Approx. Weight: 7 psf
Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)

W2 - FIRE RESISTENCE RATED EXTERIOR WALL - NON SOUND RATED



FLOOR-CEILING SYSTEMS, WOOD FRAMED

GA FILE NO. FC 5012	PROPRIETARY*	1 HOUR FIRE	60 to 64 STC SOUND

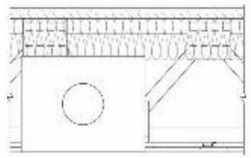
WOOD TRUSSES, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR BLANKET INSULATION OR LOOSE FILL CELLULOSE INSULATION, CEILING DAMPER, GYPSUM WALLBOARD

One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation batts or blankets are draped over resilient channels or when loose fill insulation is applied to the back of the ceiling membrane) with 1" Type S drywall screws .8" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 60" long with screws 8" o.c. Resilient furring channels applied at right angles to minimum12" deep parallel chord wood trusses 24" o.c. with 11/4" Type S drywall screws. Glass fiber or mineral fiber batt batt or blanket insulation draped over the resilient channels, or loose-fill cellulose insulation spray applied to the back of the ceiling membrane. Wood trusses supporting 23/32" nominal wood structural panel subfloor applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. 3/4" proprietary gypsum floor topping applied over subfloor. Optional ceiling damper (refer to manufacturer for information on the type of damper).

STC rated with TRUSSES spaced 24" o.c., 31/2" glass fiber insulation against the floor side in joist spaces, 1" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with finish flooring of sheet vinyl, cusioned sheet vinyl, carpet & pad, ceramic tile, and engineered wood laminate. (STC 61 when engineered wood laminate is applied to floor; STC 62 when tested with sheet vinyl, cusioned sheet vinyl, carpet & pad, or ceramic tile applied to floor.)

PROPRIETARY GYPSUM COMPONENTS

United States Gypsum Company
- 5/8" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels
- LEVELROCK® Brand Floor Underlayment



Approx. Ceiling Weight: 3 psf
Fire Test: UL R1319, 97NK28582, 11-20-97, UL R5698, 04NK16820, 6-29-04, UL Design L521; UL R9660, 99NK7096, 5-17-99, UL R1319, 99NK7095, 5-17-99, UL Design L550; UL R15858, 02NK24136, 3-20-03, UL Design L563
Sound Test: RAL OT04-01, 1-19-04; RAL OT04-03, 1-20-04; RAL OT04-05, 1-21-04; RAL OT04-07, 1-26-04; RAL OT04-11, 4-16-04 (81 generic C&P), RAL OT04-06, 1-21-04; (55 cushion sheet vinyl) RAL OT04-04, 1-20-04; (55 engineered wood laminate) RAL OT04-08, 1-26-04; (54 ceramic tile) RAL OT04-12, 4-16-04; (53 generic sheet vinyl) RAL OT04-02, 1-19-04
IIC & Test:

F-1 - 1-HR FLOOR/CEILING ASSEMBLY

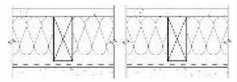
GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 11/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 17/8" long, 0.0915" shank, 15/64" heads, 7" o.c.

Vertical joints staggered 24" on opposite sides. **(LOAD-BEARING)**



Thickness: 53/8"
Approx. Weight: 7 psf
Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309
Sound Test: NRCC TL-93-098, IRC-IR-761, 3/98

W3 - FIRE BARRIER

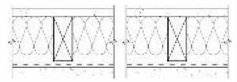
GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 11/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 17/8" long, 0.0915" shank, 15/64" heads, 7" o.c.

Vertical joints staggered 24" on opposite sides. **(LOAD-BEARING)**



Thickness: 53/8"
Approx. Weight: 7 psf
Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309
Sound Test: NRCC TL-93-098, IRC-IR-761, 3/98

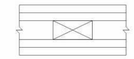
W4 - FIRE PARTITION

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

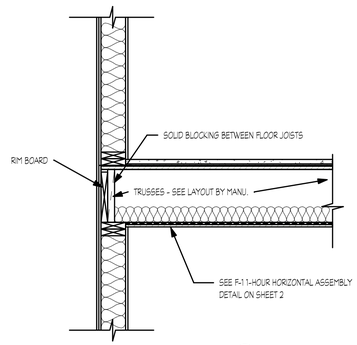
GA FILE NO. WP 3641	GENERIC	1 HOUR FIRE

GYPSUM WALLBOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of either 2 x 3 or 2 x 4 wood studs, turned flatwise, 24" o.c. with 6d cement-coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side with 8d cement-coated nails, 2 3/8" long, 0.113" shank, 9/32" heads, 8" o.c. **(LOAD-BEARING)**



Thickness: 4 1/8"
Approx. Weight: 12 psf
Fire Test: UL, 9-12-96, UL Design U338



3/7 FIRE BARRIER BLOCKING 3/4" = 1'-0"

GENERAL CONDITIONS

1. ALL WORK SHALL CONFORM WITH THE LATEST ADOPTED ISSUE OF THE OREGON 2014 STRUCTURAL SPECIALTY CODE AND THE 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE.
2. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS

SITE WORK

1. REMOVE TOP SOIL AND ORGANIC MATERIAL FROM THE BUILDING SITE. STOCKPILING ON SITE FOR FINAL GRADING IF POSSIBLE.
2. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL. STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW FINISH GRADE.
3. ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4' THICK (MIN.) SAND COMPACTED TO 95%.
4. CONCRETE SLABS TO BE 4" THICK, 3000 P.S.I AT 28 DAYS WITH CONTROL JOINTS AT 25 O/C (MAX.) EACH WAY
5. FINISH GRADES ARE TO REMAIN AT LEAST 6" BELOW FINISH SIDING.

FLASHING & MOISTURE PROTECTION

1. CONTRACTOR TO PROVIDE A 'WATER TIGHT ENCLOSURE' FOR THE VALLEY ENVIRONMENT, EMPLOYING THE HIGHEST QUALITY MATERIALS, CRAFTSMAN AND CONSTRUCTION METHODOLOGY, BOTH GENERAL AND SPECIFIC TO THE VALLEY
2. ALL EXTERIOR FLASHING ARE TO BE CONSTRUCTED WITH MIN. GAGE 28 EXPOSED & 30 GAGE CONCEALED, BAKED ENAMEL
3. FLASHING SHALL BE INSTALLED AT JUNCTIONS OF CHIMNEYS AND ROOFS, IN ROOF VALLEYS AND AROUND ALL ROOF OPENINGS, INCLUDING SKYLIGHTS, ROOF VENTS, ROOF EDGES BOTH RAKE AND EAVE.
4. FLASHING SHALL BE INSTALLED AROUND ALL EXTERIOR DOORS AND WINDOWS, TRANSITIONS BETWEEN SIDING AND ROOF.
5. ALL FLASHING TO BE INSTALLED PER 'SMACNA' LATEST EDITION OF THE 'ARCHITECTURAL SHEET METAL MANUAL'.
6. BUILDING WRAP OF 'TYVEK' OR SAME TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS, INCLUDING WRAPPING WINDOW AND DOOR OPENINGS AND TAPING JOINTS.
7. FLASHING FOR WINDOWS: INSTALL ADHESIVE FLASHING THE WIDTH OF SILL AND UP 12" EACH JAMB, AND LAP ENTIRE LENGTH OF JAMB, AND LAP ADHESIVE FLASHING THE WIDTH OF HEAD AND LAP 12" DOWN EACH JAMB. (DETAIL)

NAILING SCHEDULE:

JOIST TO SILL OR GIRDER:		(3) 8d	TOE NAIL
BRIDGE TO TRUSS		(2) 8d	TOE NAIL
BOTTOM PLATE TO TRUSS		16d@16' O.C.	FACE NAIL
PLYWOOD SUBFLOOR		8d@6" 8d @ 12'	EDGE NAIL INTERIOR
TOP PLATE TO TRUSS	(2)16d		END NAIL
STUD TO BOTTOM PLATE		(4)8d	TOE OR END NAIL
DOUBLE STUDS		16d@ 16' O.C.	FACE NAIL
DOUBLE TOP PLATE	16d@ 16' O.C.		FACE NAIL
CONTINUOUS HEADER (2 PC)		16d@ 16' O.C.	EDGE NAIL
CEILING JOIST TO PLATE		(3) 8d	FACE NAIL
CEILING JOIST LAP OVER PLATE	(3) 16d		FACE NAIL
CEILING JOIST TO RAFTER		(3) 16d	FACE NAIL
RAFTER TO TOP PLATE		(3) 8d	TOE NAIL
COLLAR TIES (EACH END)		(6) 10d (U.N.O.)	FACE NAIL
BUILD UP CORNER STUDS		16d @ 24" O.C.	FACE NAIL
TOP PLATE AT INTERSECTIONS	(2) 16d		FACE NAIL
MULTIPLE LVLS (2 PLIES)		2 ROWS - 16d @ 12" O.C.	STAGGERED
MULTIPLE LVLS (3 PLIES)		2 ROWS - 16d @ 12" O.C.	STAGGERED
MULTIPLE JOISTS (UP TO 3)		2 ROWS - 16d @ 12" O.C.	STAGGERED
1x6 SPACED SHEATHING		(2) 8d	FACE NAIL
RAFTERS TO HIPS, VALLEY OR RIDGE		(4) 16d	

ENTRY ROUTES:

FLOOR OPENINGS: POTENTIAL RADON ENTRY ROUTES (BATHTUBS, SHOWERS, PIPES, WIRES, OR OTHER OBJECTS THAT PENETRATE CONC. SLABS)SHALL BE SEALED WITH POLYURETHANE CAULK APPLIED ACCORDING TO MANU. SPECS.

CONCRETE JOINTS: ALL JOINTS IN CONCRETE OR BETWEEN SLAB AND FOUNDATION WALL SHALL BE SEALED WITH CAULK OR SEALANT. GAPS AND JOINTS SHALL BE CLEARED OF LOOSE MATERIAL AND FILLED ACCORDING TO MANU. SPEC'S.

CONDENSATE DRAINS: CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT

SUMPS: SUMP PITS OPEN TO SOIL OR SERVING AS TERMINATION POINT FOR SUB-SLAB OR EXTERIOR DRAIN TILE LOOPS SHALL BE COVERED WITH GASKETED OR OTHERWISE SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE. SUMPS USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH TRAPPED INLET

GYPSUM BOARD FINISH

1. ERECT SINGLE LAYER 1/2" STANDARD, 5/8" F.R. AND 1/2" MOISTURE RESISTANT GYPSUM BOARD IN MOST ECONOMICAL DIRECTIONS, WITH ENDS OCCURRING OVER FIRM BACKING.

HEALTH AND SAFETY:

All new smoke and CO alarms shall be hardwired with battery backup and interconnected within the dwelling unit only
Smoke alarms shall be located within each sleeping room, immediately outside of each sleeping room, and on each level of the dwelling.
CO alarms shall be located within 15' outside of each bedroom door.
All alarms shall be cross listed for interconnection.
All Smoke Alarms shall be listed in accordance with UL 217.
Combination Smoke / Carbon monoxide alarms shall be listed as complying with UL 2034 and UL 217.
Combination Smoke / Carbon monoxide alarms shall be listed as complying with ANSI/UL 2075 and ANSI/UL 268.

FANS AND SMOKE DETECTORS

FANS IN BATHING AREAS SHALL BE CONTROLLED BY TIMER.
SMOKE DETECTORS SHALL BE 110V BATTERY BACKUP.

RADON CONTROL NOTES:

GAS PERMEABLE MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS INCLUDING:
1. A UNIFORM OF CLEAN AGGREGATE, A MINIMUM OF 4" THICK.
2. A UNIFORM LAYER OF SAND A MINIMUM OF 4" THICK.
3. OTHER MATERIALS, SYSTEMS, OR FLOOR DESIGNS WITH DEMONSTRATED CAPABILITY TO PERMIT DEPRESSURIZATION ACROSS THE ENTIRE SUB-FLOOR AREA.

SOIL GAS RETARDER:

A MINIMUM 6 MIL. POLY OR EQUIV. FLEXIBLE SHEETING MATERIAL SHALL BE PLACED ON TOP OF THE GAS-PERMEABLE LAYER PRIOR TO CASTING THE SLAB. THE SHEETING SHALL COVER THE ENTIRE FLOOR AREA WITH SEPARATE SHEETING LAPPED AT LEAST 12". THE SHEETING SHALL FIT CLOSELY AROUND ANY PENETRATION OF THE MAT. ALL PUNCTURES AND TEARS SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING.

4/7 GENERAL NOTES 1/4" = 1'-0"

AV PACIFIC, LLC
6 UNIT CONDO PROJECT
3924 N MONTANA AVE.

REVISION SCHEDULE:
REVISION DELTA ISSUE DATE

PRINT DATE: 5/9/2019 4:23:47 PM

SHEET TITLE: FIRE DETAILS

DRAWN BY: Author
APPROVED BY: Checker

SHEET: 7

JOB NO.: 10305
SCALE: As indicated