

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 20311 (4/24/19) for additional information

Appeal ID: 23788	Project Address: 1503 SE Knight St
Hearing Date: 6/10/20	Appellant Name: Kevin Partain
Case No.: B-001	Appellant Phone: 5034212967
Appeal Type: Building	Plans Examiner/Inspector: Anne Schmidt, Jeremy Russell, Jason Butler-Brown, Mike Liefeld, Nancy Thorington
Project Type: residential	Stories: 1 Occupancy: R-3 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: other: Demolition of existing dwelling	LUR or Permit Application No.: 20-147317-RS
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	PCC 24.55.100
Requires	All foundations that are not to be used for new construction shall be removed and all excavations filled to a level of the adjoining grade. Fill must be placed and compacted as structural fill and the compaction verified by a special inspector or special inspection agency.
Code Modification or Alternate Requested	Leave the basement cavity in place for use by future development on this site after the completion of the land use review (19-267627-FP).
Proposed Design	The perimeter of the existing structure's footprint will be fenced in and will remain so through construction of the new dwellings on the future lots. The reclamation demolition will remove the wood framed structure down to the concrete foundation for recycling and with minimal existing ground disturbance during this process due to no heavy mechanical equipment being used. The general contractor will remove the concrete foundations during the excavation and shoring process for the foundation work for the new two unit attached residential building.
Reason for alternative	The future two unit attached rowhome with each unit on its own lot will have a basement. The walls of the existing basement will be removed within a short time period after reclamation demolition is completed and a new building permit is issued. A completed Residential Agreement for Basement Fill & Compaction has been turned in with the demolition permit but was rejected due no pending building permit for new construction and a pending land use review that will result in a property line through the existing basement cavity.

APPEAL DECISION

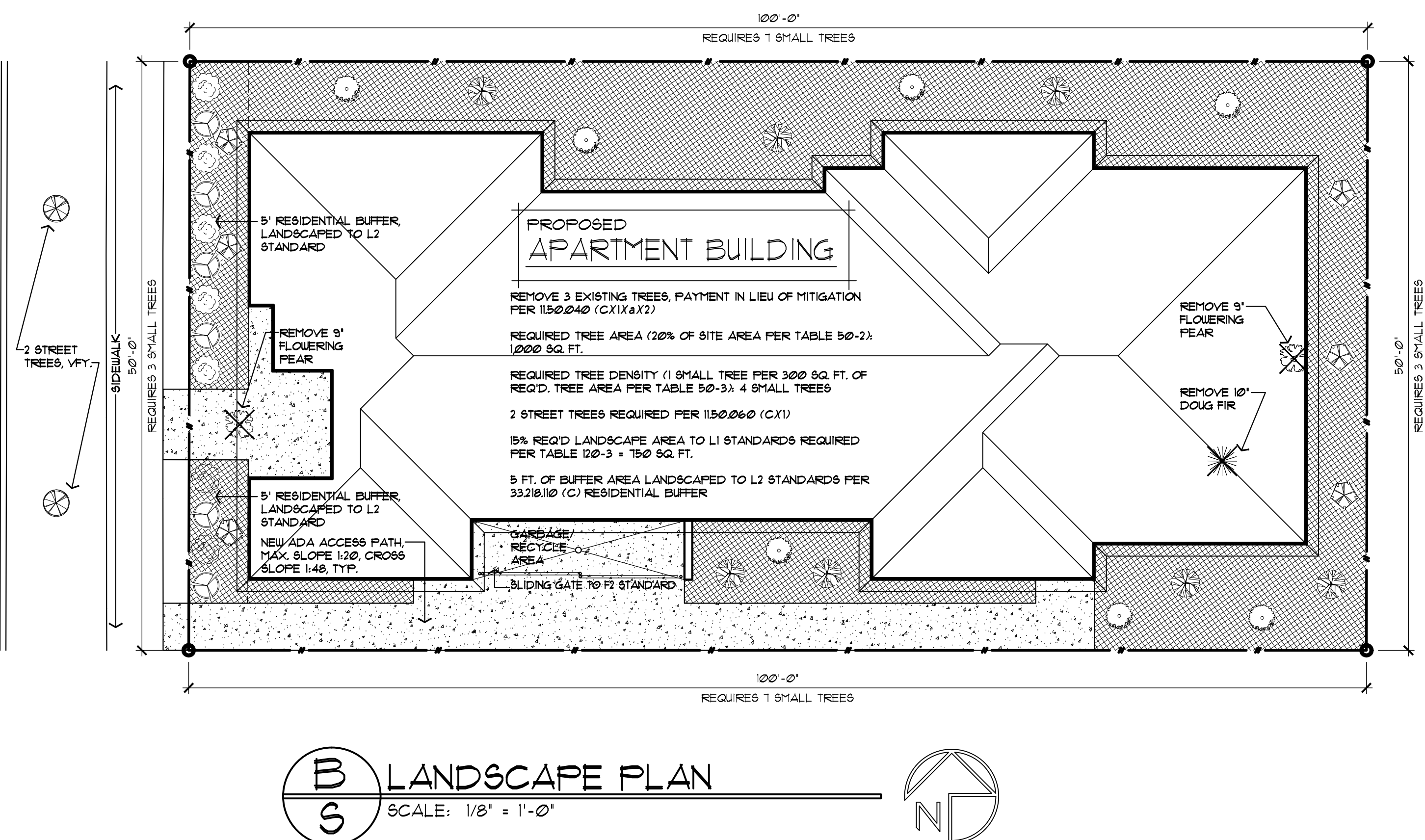
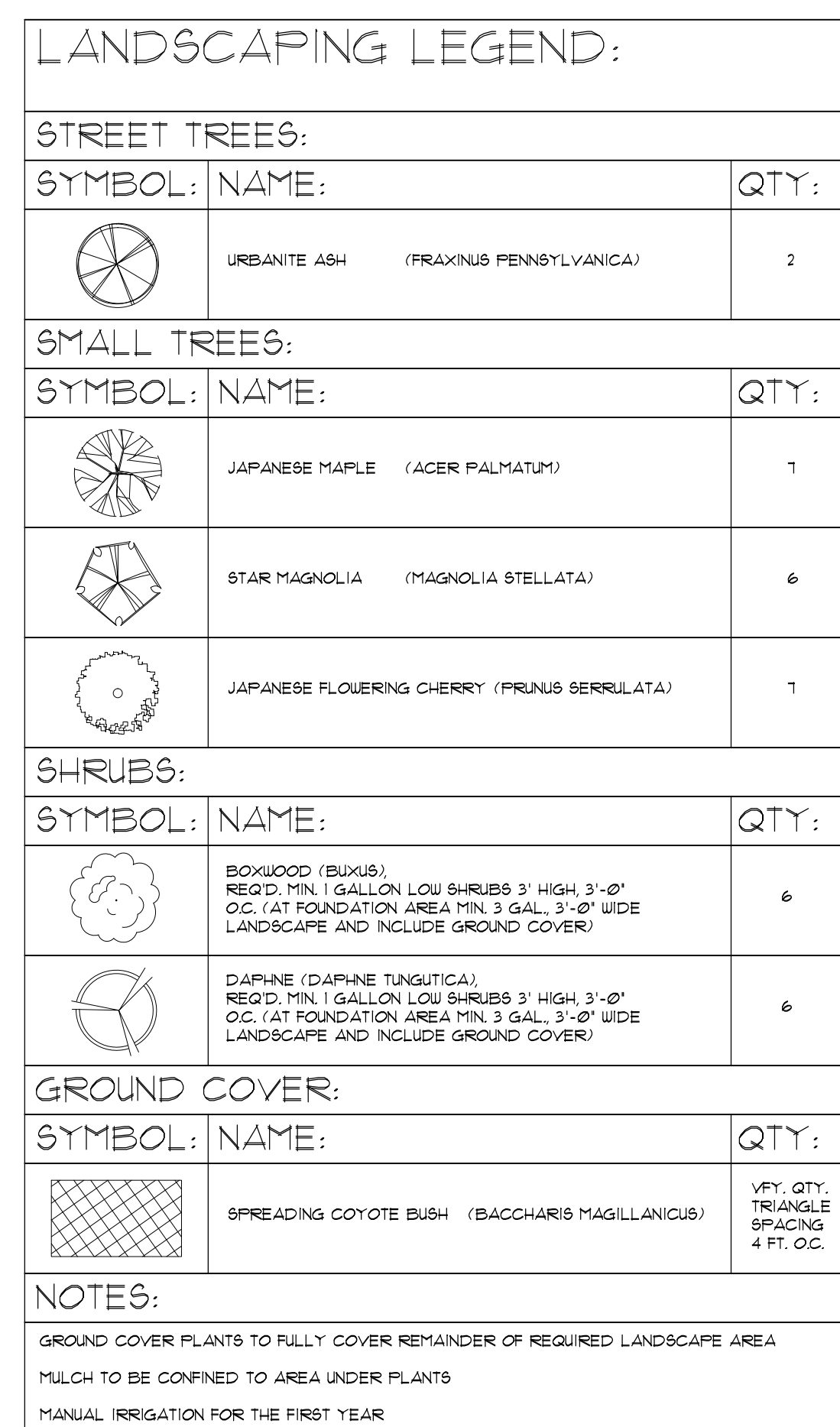
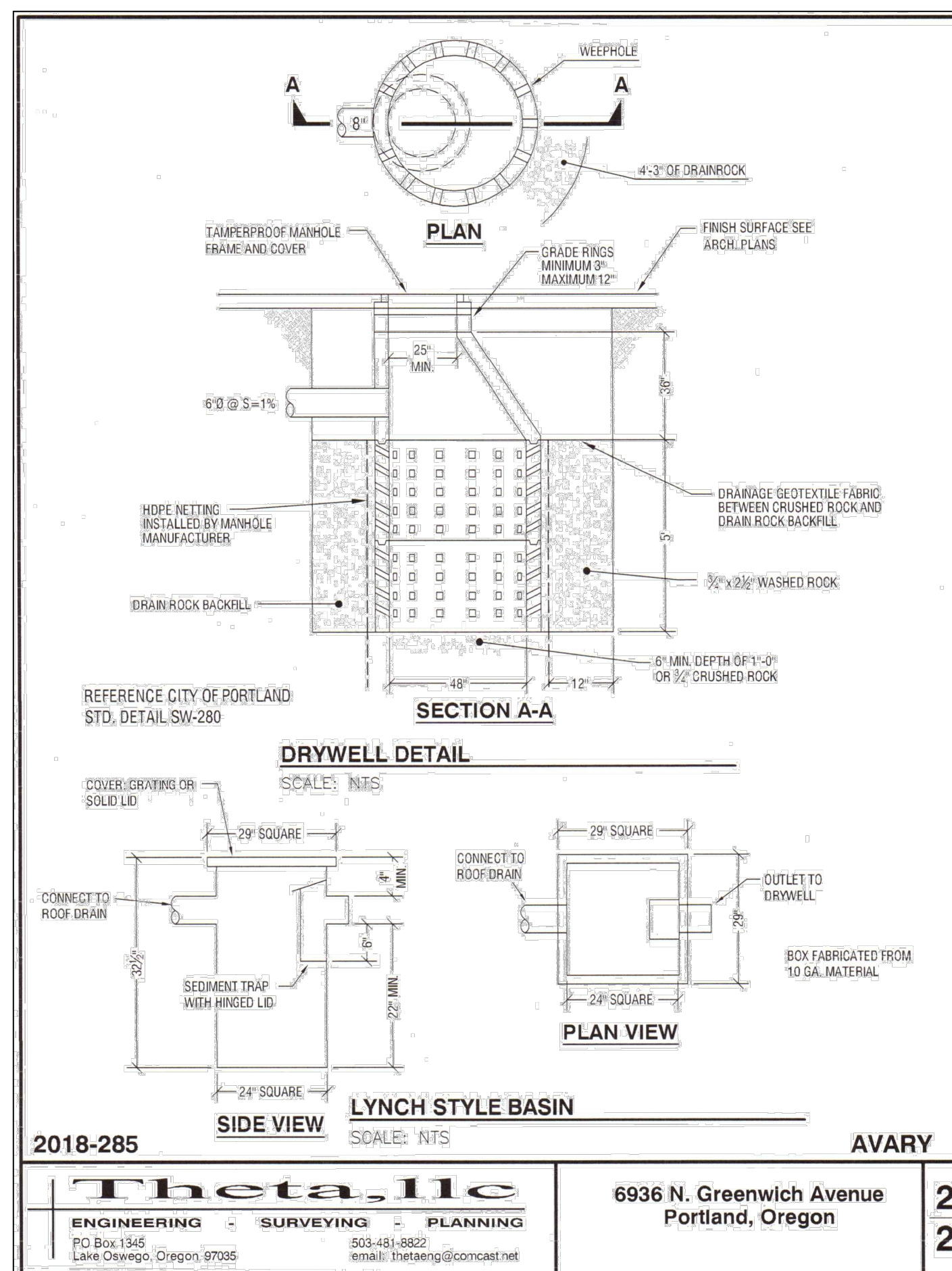
Building demolition with basement cavity to remain unfilled: Granted provided conditions of the Residential Agreement for Basement Fill and Compaction form are met.
Appellant may contact John Butler (503 823-7339) or e-mail at John.Butler@portlandoregon.gov with questions.

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.

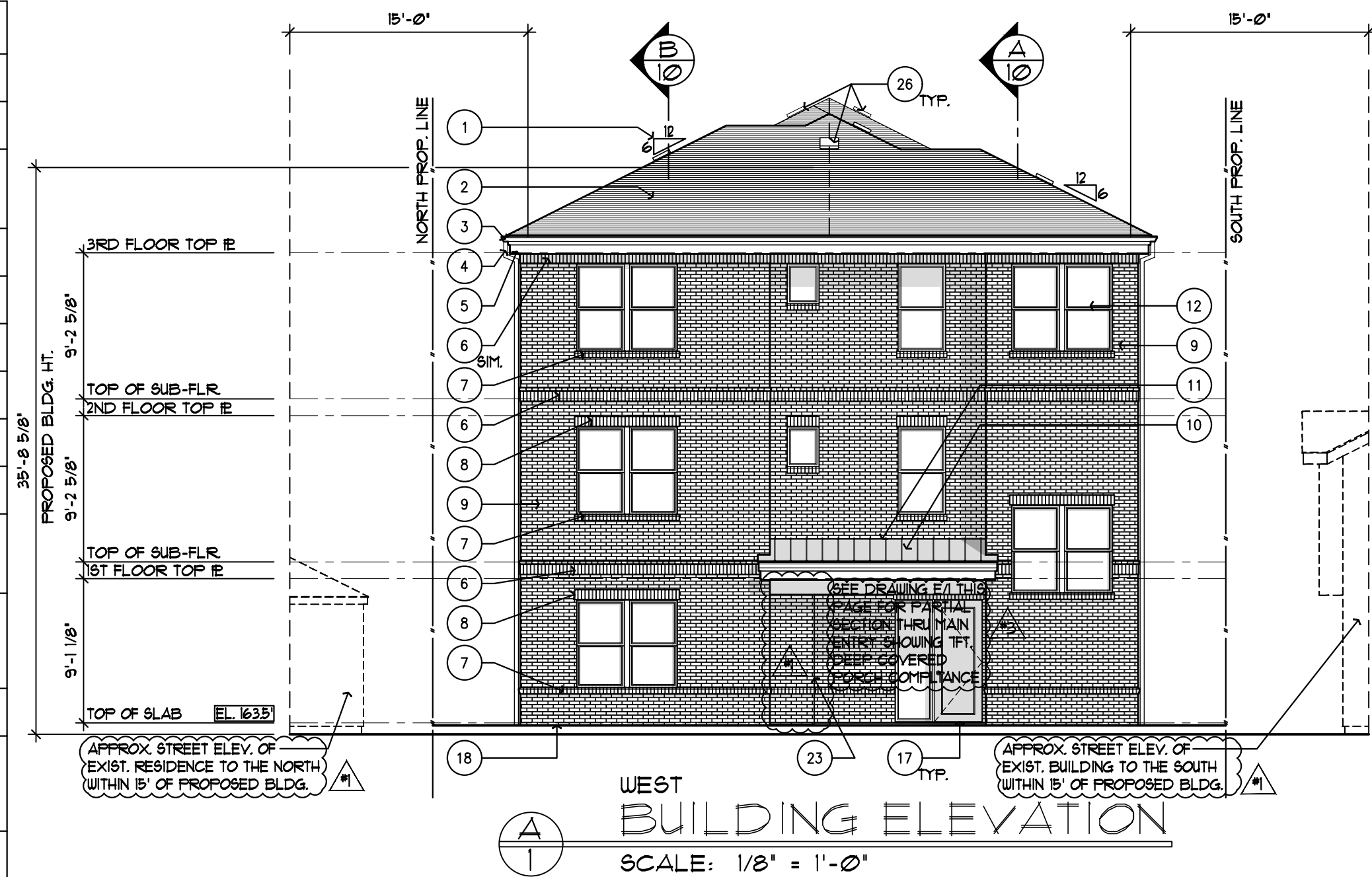
STRUCTURAL ENGINEER (HELICAL
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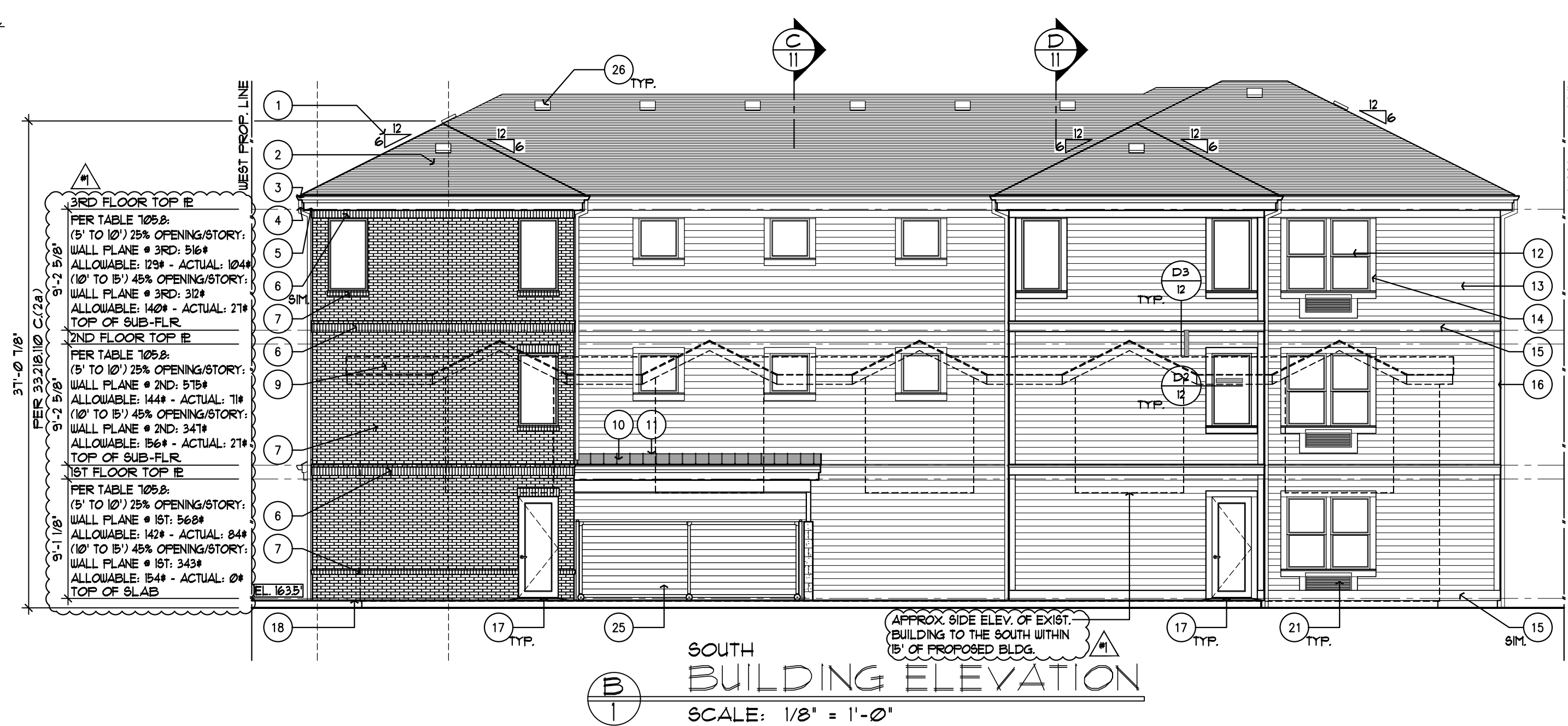


KEYNOTE LEGEND:

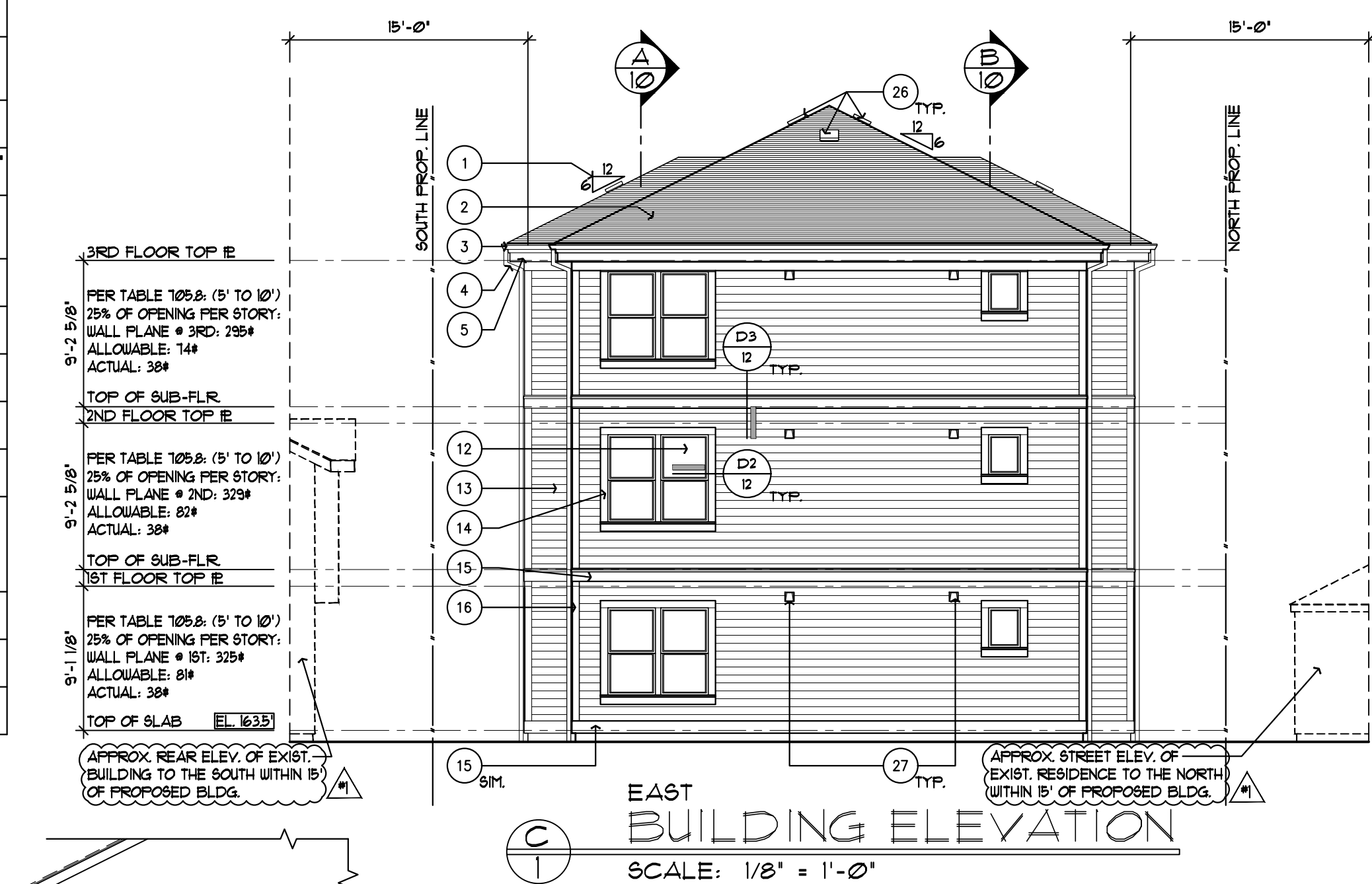
SYM.	DESCRIPTION
1	ROOF PITCH PER 33218.10 (F)1
2	240° CLASS 'A' 3-TAB ASPHALT COMP. ROOFING OVER 5" A.S. FELT OVER 1/8" CDX PLYUD. (FIRE RETARDANT TREATED FOR 4 FT. TO EITHER SIDE OF FIRE RATED EXTERIOR WALL) OVER ROOF FRAMING PER PLAN, TYP.
3	5" K STYLE PAINTED G.I. GUTTERS ON PRIMED & PAINTED HARDIE TRIM 5/4x8 FASCIA BD.
4	3x4 CORRUGATED DOWNSPOUTS
5	ROOF EAVES PER 33218.10 (F)
6	BRICK SOLDIER COURSE BELLY BAND, WITH SLOPED BRICK HEADER COURSE ABOVE
7	BRICK ROULOCK SILL (SLOPED)
8	BRICK SOLDIER COURSE ABOVE WINDOW
9	INSTALL MASONRY VENEER PER INDUSTRY STANDARDS OR PER MANUFACTURERS RECOMMENDATION. SEE TABLE R103.13 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER
10	STANDING SEAM METAL ROOF w/ CONCEALED FASTENERS OVER SELF SEALING WATERPROOF UNDERLAYMENT SUCH AS 'ICE AND STORM SHIELD' BY W.R. GRACE & CO. (V.F. W/FR. FOR LOW PITCH) OVER ROOF FRAMING PER PLAN, V.F., GAUGE, TYP. (2/12 PITCH)
11	PROVIDE MIN. 24 GA. G.I. FLASHING & SIDING/ROOF INTERSECTION
12	INSTALL WINDOW W/ FLEXIBLE SEAL ADHERING FLASHING, INSTALL PER MANUF. PRINTED INSTRUCTIONS PROVIDE SHEET MTL. DRIP EDGE & TOP OF ALL WINDOWS (TYP.) PROVIDE WINDOW PAN SUB-SILL FLASHING & ALL WINDOWS (TYP.)
13	'HARDIEPLANK' HORIZ. SIDING, 6" EXP. PER 33218.10 (J) OVER INTEGRATED RAIN SCREEN WATER RESISTIVE BARRIER SUCH AS WEATHERSHIELD W.R.B. OVER WALL ASSEMBLY PER DETAIL D1/L52
14	PRIMED & PAINTED HARDIE TRIM 5/4x6 HEAD (PROVIDE MIN. 24 GA. G.I. HEAD FLASHING), SIDE & APRON TRIM w/SLOPED SUB SILL PER 33218.10 (L), SEE DETAIL D2/12
15	PRIMED & PAINTED HARDIE TRIM 5/4x10 BELLY BAND, PROVIDE MIN. 24 GA. G.I. HEAD FLASHING, SEE DETAIL D3/12
16	PRIMED & PAINTED 5/4x6 HARDIE TRIM CORNER B.D.S. PER 33218.10 (L)
17	G.I. SILL PAN FLASHING & ALL EXTERIOR DOORS, MAX. 1/2" H. THRESHOLD, TYP.
18	4" CONC. SLAB w/ #3 BAR & 24" O.C. WLL ON 6 MIL. POLY VAPOR BARRIER ON 12" COMP. 3/4" MINUS AGG. FILL. VERIFY ALL CONSTRUCTION AND CONTROL JOINTS.
19	FINISHED GRADE
20	EXISTING GRADE
21	AMANA FTAC UNIT
22	V.F.Y. ELECTRICAL METER LOCATION
23	V.F.Y. FIRE RISER CONTROL RM. AND FDC LOCATION
24	PER 33218.10 C(24) THIS SITE IS LOCATED ACROSS FROM AN R2 ZONE WITH A MAXIMUM BUILDING HEIGHT OF 40'. BUILDING MEETS THIS REQUIREMENT AND IS A MAXIMUM HEIGHT OF 35'-10 1/2" IN THE 15' PORTION OF THE PROPERTY.
25	6 FT. H. FULL OBSCURING SLIDING GATE, V.F.Y. DESIGN & MATERIAL
26	ROOF JACK VENTS, SEE ROOF PLAN B/3
27	THROUGH PENETRATION FIRESTOP @ VENT TERMINATION (SEE DETAIL D3/L52)



WEST
BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



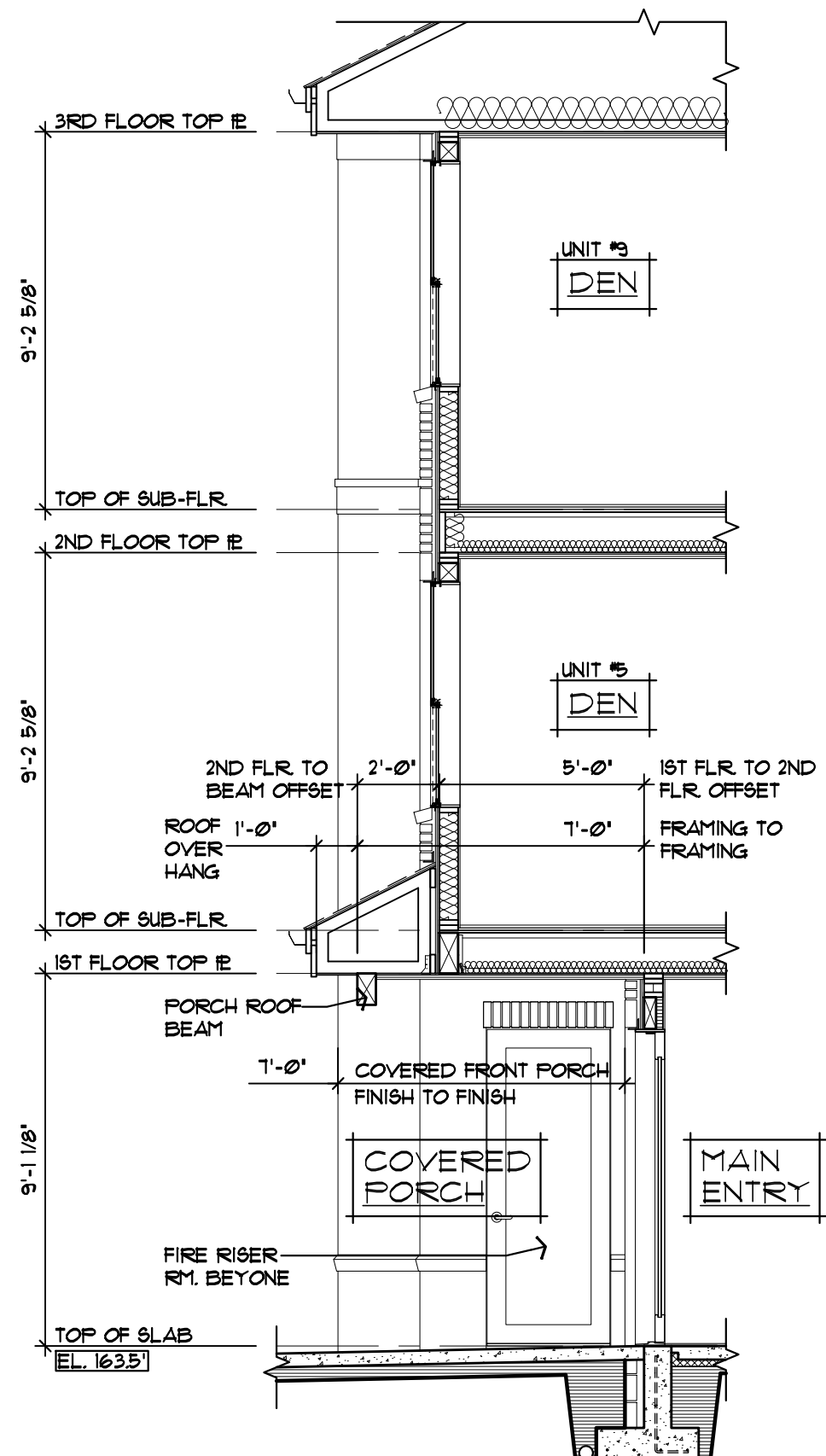
SOUTH
BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



EAST
BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

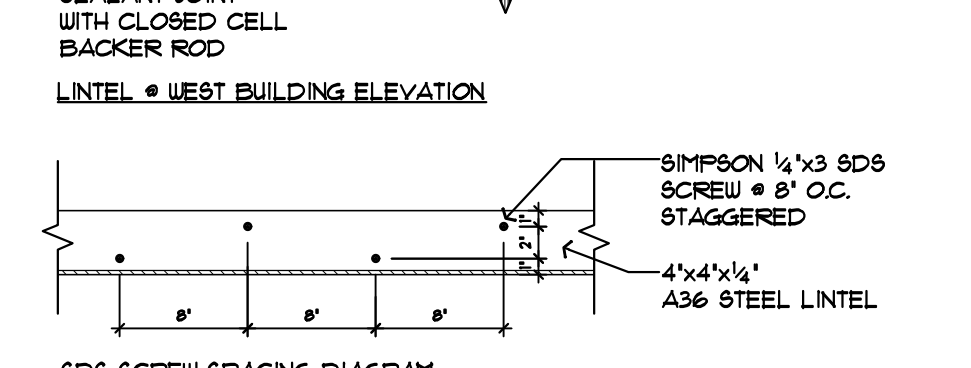
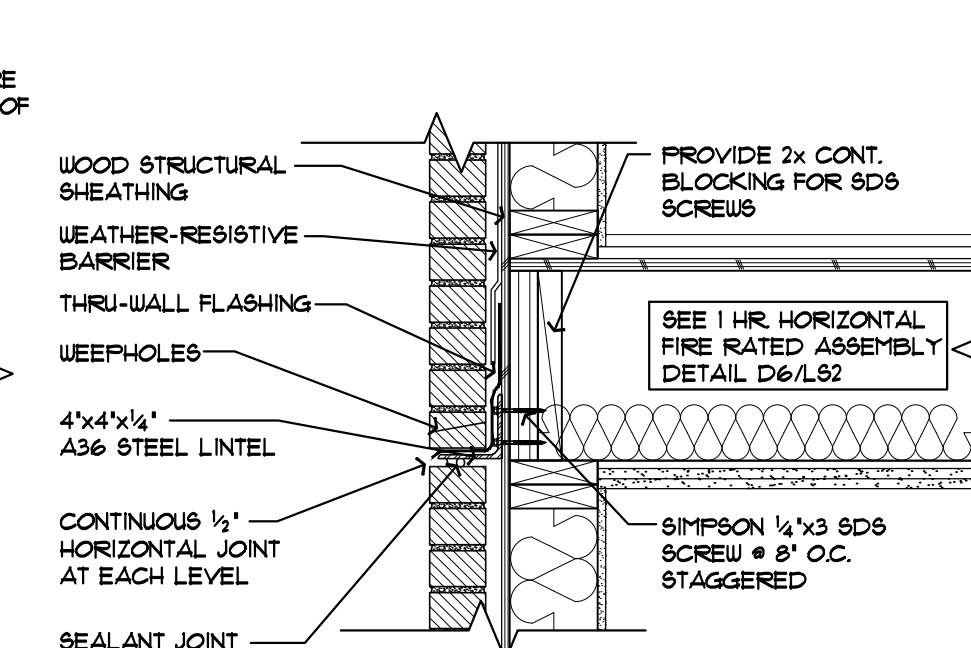
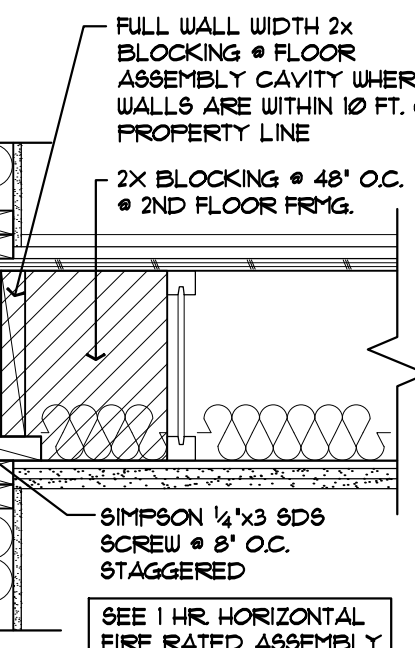


NORTH
BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



LINTEL DETAIL @ CONT.
HORIZONTAL JOINT
SCALE: 1" = 1'-0"

PARTIAL
BUILDING SECTION @
COVERED PORCH
SCALE: 1/4" = 1'-0"



REINFORCED HOLLOW CONCRETE MASONRY:
STRUCTURAL MASONRY UNITS SHALL BE MEDIUM WEIGHT OR LIGHT WEIGHT UNITS CONFORMING TO ASTM C90 GRADE N-1. N₁ SHALL BE EQUAL TO 1500 PSI.

MORTAR:
MORTAR SHALL CONFORM TO USC TYPE S, AND GROUT SHALL BE HIGHLY FLUID 2000 PSI MINIMUM COMPRESSIVE STRENGTH CONCRETE USING 3/4" MINUS AGGREGATE.

MASONRY REINFORCING BARS
ALL MASONRY REINFORCING BARS EXCEPT JOINT REINFORCEMENT, SHALL BE COMPLETELY EMBEDDED IN MORTAR OR GROUT AND HAVE A MINIMUM COVER INCLUDING THE MASONRY UNIT, AS FOLLOWS:

MASONRY EXPOSED TO EARTH:
MASONRY EXPOSED TO WEATHER:
MASONRY NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:

A MINIMUM OF 3/4" MORTAR COVER SHALL BE PROVIDED BETWEEN TIES OR JOINT REINFORCEMENT AND ANY EXPOSED FACE.

ACCOMMODATIONS FOR BUILDING DRIFT:

1. PROVIDE A CONTINUOUS 1/2" HORIZONTAL JOINT AT EACH LEVEL.
2. THE STUD WALL BACKING AND THE BRICK VENEER SHOULD ALLOW IN-PLANE MOVEMENT AT THE TOP AT EACH LEVEL.
3. BRICK TIES IN THE CORNER ZONES SHALL BE INCREASED AS FOLLOWS - HORIZONTAL SPACING OF TIES SHALL MATCH THE SPACING OF THE WALL STUDS (16" O.C.) WHERE STUDS ARE SPACED AT 16" O.C. THE VERTICAL SPACING OF THE TIES WILL NOT EXCEED 12" O.C.
4. ALL EXTERIOR ELEMENTS / SYSTEMS THAT COME IN CONTACT WITH THE BRICK VENEER MUST BE ISOLATED FROM THE VENEER TO ALLOW FOR BUILDING IN-ELASTIC DRIFTS OR IT MUST BE SHOWN THAT THESE ELEMENTS CAN ACCOMMODATE THE IN-ELASTIC MOVEMENTS OF THE STRUCTURE.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

STEEL ANGLE SIZE	NO STORY ABOVE	(1) STORY ABOVE	(2) STORIES ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS
3 x 3 x 1/4	6'-0"	4'-6"	3'-0"	1
4 x 3 x 1/4	8'-0"	6'-0"	4'-6"	1
5 x 3 1/2 x 5/16	10'-0"	8'-0"	6'-0"	2
6 x 3 1/2 x 5/16	14'-0"	9'-6"	7'-0"	2
2-6 x 3 1/2 x 5/16	20'-0"	12'-0"	9'-6"	4

ANCHORAGE OF MASONRY VENEER:

PROVIDE CORROSION RESISTANT TIES (NO. 3 GAGE WIRE OR 22 GAGE BY 1/8" CORRUGATED TIES) AT 24" O.C. HORIZONTALLY AND VERTICALLY AND SUPPORT NOT MORE THAN 2 SQ. FT. OF WALL AREA. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION. METAL TIES AROUND OPENINGS SHALL BE SPACED NOT MORE THAN 3'-0" O.C. AND PLACED WITHIN 12" OF THE WALL OPENING. SEE ACCOMMODATIONS FOR BUILDING DRIFT FOR INSTALLATION OF TIES IN CORNER ZONES. INSTALL TIES PER MANUFACTURERS RECOMMENDATION.

WEEPHOLES:
WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WITHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33' O.C. WEEPHOLES SHALL NOT BE LESS THAN 3/16" DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

FLASHING:
FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS.

APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:

1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCHES OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LAPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAMED CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

**OLSON GROUP
ARCHITECTS AIA**
17150 SW UPPER BOONES FERRY ROAD • DURHAM, OREGON 97223 • 503.620.9870

PROPOSED PROJECT :
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APARTMENT
BUILDING
6936 N. GREENWICH AVE.
PORTLAND, OR

OWNER:
RH AVARY QUINN APARTMENTS LLC
P.O. BOX 1561
LAKE OSWEGO, OR 97035

CONTRACTOR:
RUSSELL HOSNER LLC /
WDC NORTHWEST

SURVEY:
PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OR 97223
(503) 643-8286

STRUCTURAL ENGINEER:
FWJ ENGINEERING, INC.
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PORTLAND, OR
(503) 810-8309

GEOTECHNICAL ENGINEER:
REDMOND GEOTECHNICAL
SERVICES
P.O. BOX 20541
PORTLAND OR 97294
(503) 285-0598

STRUCTURAL ENGINEER (HELICAL
ANCHORS):
SHERMAN ENGINEERING INC.
3151 NE SANDY BLVD., SUITE #100
PORTLAND, OR
(503) 230-8816

#4 3/19/20
#3 2/26/19
#2 2/13/19
REVISED #1 1/28/19

DATED 6/21/18

DRAWN RJM

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ELEVATIONS

1



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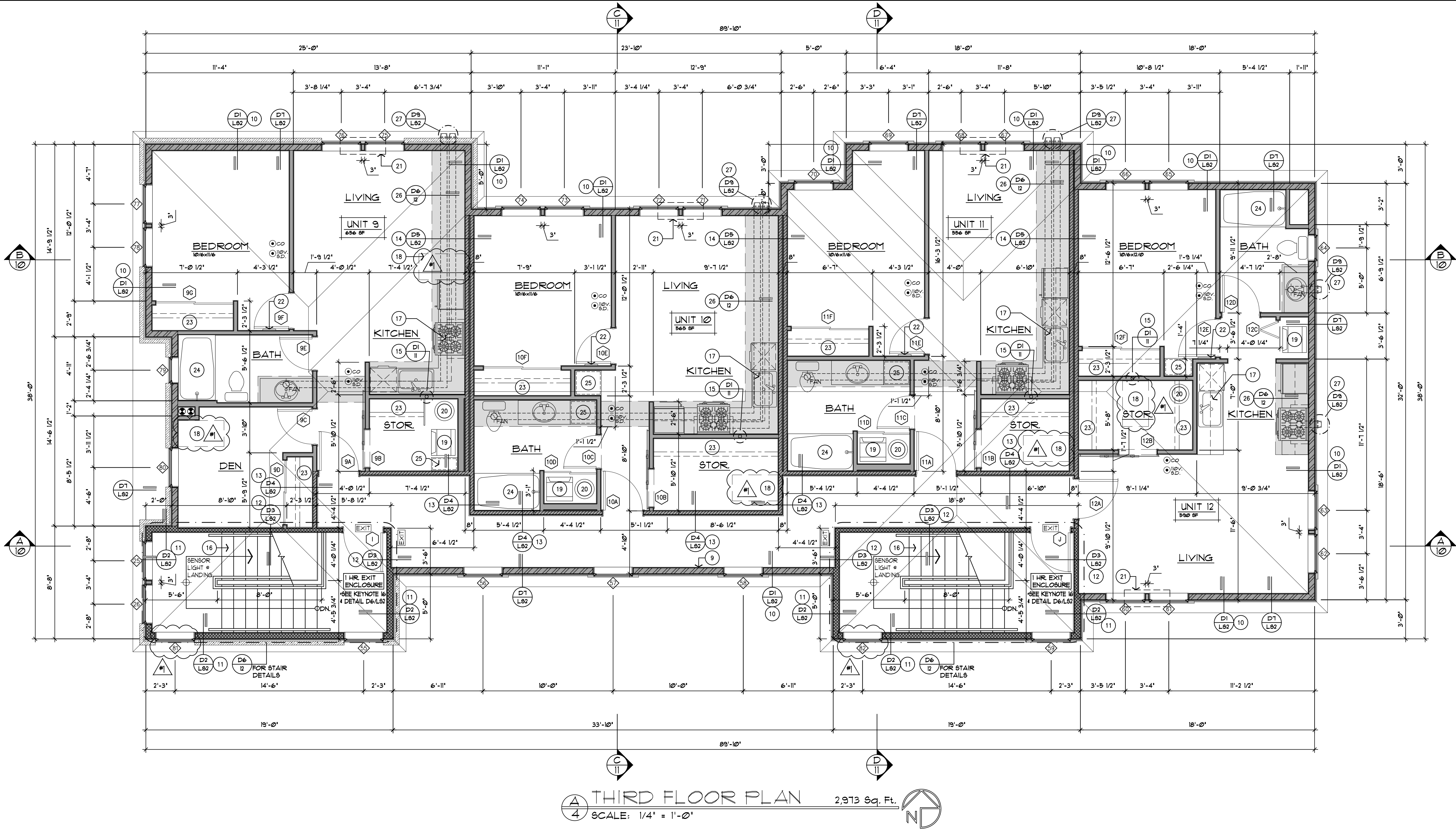
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THIRD FLOOR PLAN 2,973 Sq. Ft.
SCALE: 1/4" = 1'-0"

WALL LEGEND:

	INTERIOR 1 HR FIRE PARTITION WALL, SEE DETAILS D4/L82 & D5/L82
	EXTERIOR/INTERIOR 1 HR FIRE BARRIER WALL, SEE DETAILS D2/L82 & D3/L82
	EXTERIOR WALL w/ 1 HR FIRE RATING, SEE DETAIL D1/L82

FLOOR PLAN NOTES:

- SEE PAGE 5 FOR DOOR / WINDOW SCHEDULE AND A.D.A. REQUIREMENTS
- LIST OF PENETRATIONS AT COMMON WALL:
ALL UNITS-1. SWITCHES & OUTLETS & METAL ELECTRICAL BOXES NO GREATER THAN 16 SQUARE INCHES IN AREA MAY BE USED. NONMETALLIC BOXES MAY BE USED IN ONE-HOUR WALLS WHEN PROTECTED WITH AT LEAST 2" OF FIBERGLASS, ROCK WOOL, OR OTHER APPROVED NONCOMBUSTIBLE INSULATING MATERIALS (WITHOUT COMBUSTIBLE WRAPPING) TIGHTLY PACKED AROUND THE BOX IN THE UNFINISHED SIDE OF THE WALL.
- ALL UNITS: PLUMBING FIXTURES
NON-METALLIC PIPES THAT PENETRATE A RATED WALL, SUCH PIPES SHALL BE ENCASED IN A RIGID FERROUS METAL TUBE EXTENDING FROM THE SURFACE(S) AT LEAST 18". THE ENCASED TUBE SHALL BE FIRE-STOPPED BY PACKING WITH NONCOMBUSTIBLE INSULATING MATERIAL. ALL PENETRATIONS WITHIN FIRE-RATED ASSEMBLIES SHALL BE TIGHTLY FITTED AT PLATES & BLOCKING OR DRAFT-STOPPED AROUND THE PROTRUSION WITH APPROVED NON-COMBUSTIBLE INSULATING MATERIALS TO MAKE IT TIGHT FITTING. BOTH UNITS-BEHIND BATH TUBS, SOFFITS & DUCT SPACE MAINTAIN THE REQUIRED RATING.
- ALL UNITS: RECESSED ELECTRICAL FIXTURES
ALL RECESSED CAN FIXTURES/CEILING FANS LOCATED IN JOIST BAYS FINISHED WITH 5/8" TYPE "X" GYPSUM BOARD TO MAINTAIN 1 HR FIRE RATING
1. VENT BATH UTILITY FANS & RANGE HOOD TO OUTSIDE (SEE DETAIL D9/L82) VFY. DUCTLESS DRYERS
2. INSTALL AMANA PTAC UNITS PER MANUFACTURER'S REQUIREMENTS.
3. SEISMIC STRAPPING OF WATER HEATER IS REQUIRED PER SECTION M13012
4. EMERGENCY POWER FOR EGRESS & STAIR ENCLOSURE LIGHTING AND SMOKE DETECTORS. (MIN. 90 MINUTE WITH BATTERY BACKUP)
5. PROVIDE LEVER HANDLES ON ALL SIDE HINGED DOORS. (AT 1ST FLOOR)
6. DOOR HARDWARE: 4042.6 (AT 1ST FLOOR)
HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FLOOR WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION. OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
EXCEPTION: LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION.
7. (304.3.2) CAPACITY EXCEEDING 533 CUBIC FEET (AND NOT MORE THAN 300 GALLONS) CONTAINERS WITH A CAPACITY EXCEEDING 5.33 CUBIC FEET (40 GALLONS) (0.08M3) SHALL BE PROVIDED WITH LIDS. CONTAINERS AND LIDS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR OF COMBUSTIBLE MATERIALS WITH A PEAK RATE OF HEAT RELEASE NOT EXCEEDING 300 KW/M2 WHEN TESTED IN ACCORDANCE WITH ASTM 1354 AT AN INCIDENT HEAT FLUX OF 50 KW/M2 IN THE HORIZONTAL ORIENTATION.

KEYNOTE LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	SHIELDED EXTERIOR WALL SCONCE w/ PHOTOCELL SENSOR TYP.	16	TYPICAL STAIR NOTES: • WALL MOUNTED HANDRAIL 34"-38" H. • PROVIDE 100 PSF LIVE LOAD SIGN. • PROVIDE SENSOR LIGHT & LANDING • 18 RISERS @ 6-3/4" • 16 TREADS @ 11" • 1 LANDING • SEE DETAIL D6/12
2	ELECTRICAL METER RUN TO BE INSTALLED ON THIS WALL	17	TYPICAL KITCHEN APPLIANCE RUN: • REFRIGERATOR • RANGE w/ HOOD • SINK w/ DISPOSAL • DISHWASHER
3	6" H. SLIDING GATE, VFY. FULL OBSCURING DESIGN	18	LONG TERM WALL MTD. BIKE PARKING 24x42, SEE B/2
4	MAILBOX	19	STACK WASHER / DRYER
5	FIRE CONTROL/RISER ROOM	20	HOT WATER HEATER
6	FIRE CONTROL VALVE EQUIP. RISER PROVIDE THRU WALL FIRE DEPT. ACCESS AND FDC SIGN PER IFC 912.4	21	AMANA PTAC UNIT
7	PROVIDE FIRE DEPT. KEY BOX PER IFC 906.1, VFY. LOC.	22	ELECTRIC PANEL
8	DIRECTIONAL SIGNAGE PER 1102.5(3) & 1007.10(1) AT THIS DOOR	23	CLOSET ROD & SHELF
9	PROVIDE SINGLE MIN. 2-A RATED FIRE EXTINGUISHER, VFY. INSTALL LOCATION	24	5/0 TUB/SHOWER w/ REMOVABLE SEAT
10	1 HR EXTERIOR FIRE WALL (SEE DETAIL D1/L82)	25	LINEN CABINET / SHELVES
11	1 HR EXTERIOR FIRE BARRIER (SEE DETAIL D2/L82)	26	FURRED DOWN SOFFIT (SEE DETAIL D6/12)
12	1 HR FIRE BARRIER (SEE DETAIL D3/L82)	27	THROUGH PENETRATION FIRESTOP & VENT TERMINATION (SEE DETAIL D9/L82)
13	30 MIN. CORRIDOR PARTITION (SEE DETAIL D4/L82)		
14	1 HR FIRE PARTITION (SEE DETAIL D5/L82)		
15	RADON MITIGATION (SEE DETAIL D1/1)		

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3RD FLOOR PLAN

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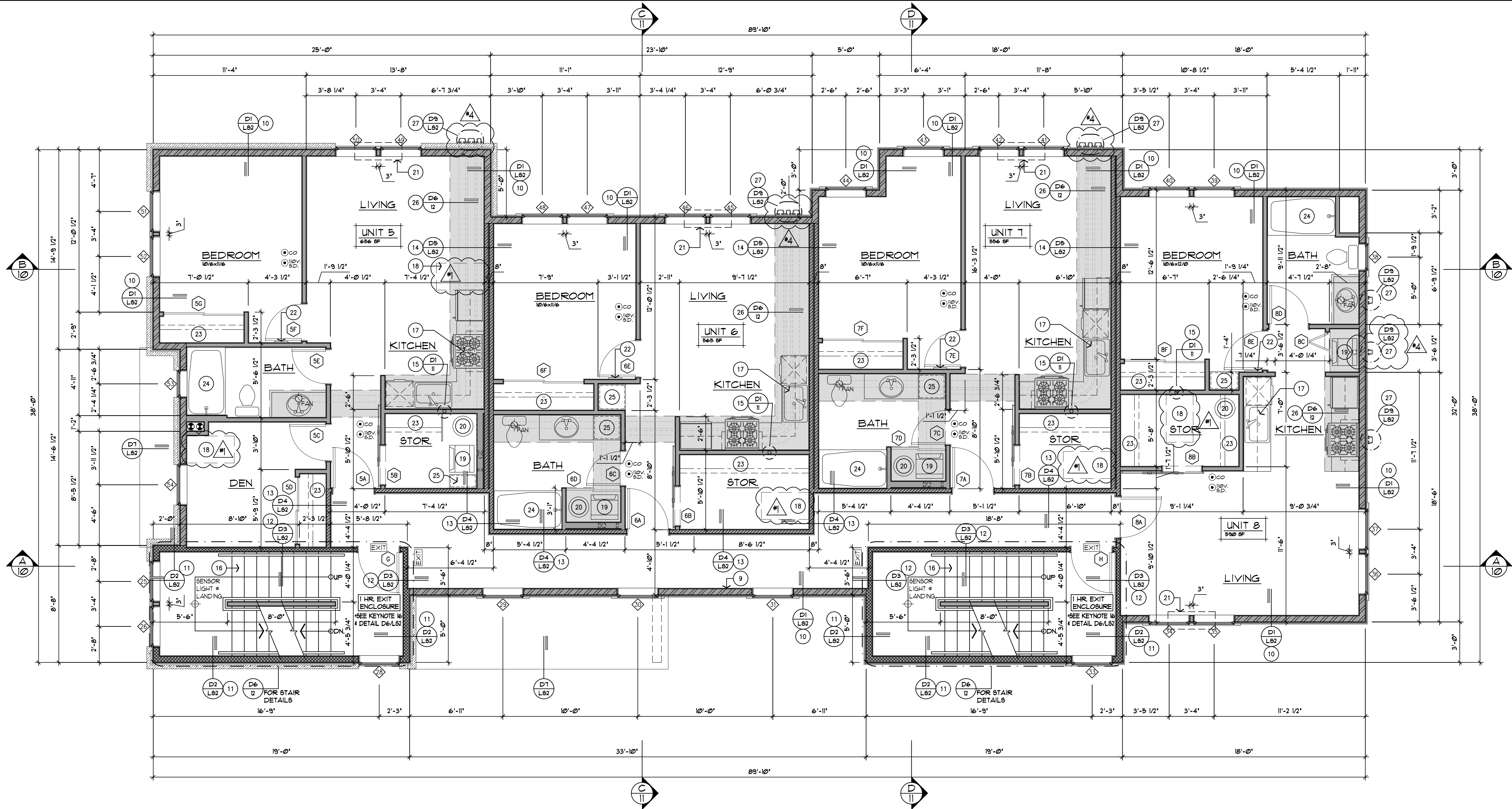
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WALL LEGEND:	
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	EXTERIOR/INTERIOR 1 HR FIRE BARRIER WALL, SEE DETAILS D2/L82 & D3/L82
	EXTERIOR WALL w/ 1 HR FIRE RATING, SEE DETAIL D1/L82

FLOOR PLAN NOTES:

SEE PAGE 5 FOR DOOR / WINDOW SCHEDULE AND A.D.A. REQUIREMENTS

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ALL UNITS-1. SWITCHES & OUTLETS & METAL ELECTRICAL BOXES NO GREATER THAN 16 SQUARE INCHES IN AREA MAY BE USED. NONMETALLIC BOXES MAY BE USED IN ONE-HOUR WALLS WHEN PROTECTED WITH AT LEAST 2" OF FIBERGLASS, ROCK WOOL, OR OTHER APPROVED NONCOMBUSTIBLE INSULATING MATERIALS (WITHOUT COMBUSTIBLE WRAPPING) TIGHTLY PACKED AROUND THE BOX IN THE UNFINISHED SIDE OF THE WALL.

ALL UNITS: PLUMBING FIXTURES
NON-METALLIC PIPES THAT PENETRATE A RATED WALL, SUCH PIPES SHALL BE ENCASED IN A RIGID FERROUS METAL TUBE EXTENDING FROM THE SURFACE(S) AT LEAST 18". THE ENCASED TUBE SHALL BE FIRE-STOPPED BY PACKING WITH NONCOMBUSTIBLE INSULATING MATERIAL. ALL PENETRATIONS WITHIN FIRE-RATED ASSEMBLIES SHALL BE TIGHTLY FITTED AT PLATES & BLOCKING OR DRAFT-STOPPED AROUND THE PROTRUSION WITH APPROVED NON-COMBUSTIBLE INSULATING MATERIALS TO MAKE IT TIGHT FITTING. BOTH UNITS-BEHIND BATH TUBS, SIFTS & DUCT SPACE MAINTAIN THE REQUIRED RATING.

ALL UNITS: RECESSED ELECTRICAL FIXTURES
ALL RECESSED CAN FIXTURES/CEILING FANS LOCATED IN JOIST BAYS FINISHED WITH 5/8" TYPE "X" GYPSUM BOARD TO MAINTAIN 1 HR FIRE RATING

1. VENT BATH UTILITY FANS & RANGE HOOD TO OUTSIDE (SEE DETAIL D9/L82) V.F.Y. DUCTLESS DRYERS

2. INSTALL AMANA PTAC UNITS PER MANUFACTURER'S REQUIREMENTS.

3. SEISMIC STRAPPING OF WATER HEATER IS REQUIRED PER SECTION M13012

4. EMERGENCY POWER FOR EGRESS & STAIR ENCLOSURE LIGHTING AND SMOKE DETECTORS. (MIN. 90 MINUTE WITH BATTERY BACKUP)

5. PROVIDE LEVER HANDLES ON ALL SIDE HINGED DOORS. (AT 1ST FLOOR)

6. DOOR HARDWARE: 4042.6 (AT 1ST FLOOR)
HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FLOOR WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION. OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
EXCEPTION: LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION.

7. (304.3.2) CAPACITY EXCEEDING 533 CUBIC FEET (AND NOT MORE THAN 300 GALLONS) CONTAINERS WITH A CAPACITY EXCEEDING 533 CUBIC FEET (40 GALLONS) (0.8M3) SHALL BE PROVIDED WITH LIDS. CONTAINERS AND LIDS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR OF COMBUSTIBLE MATERIALS WITH A PEAK RATE OF HEAT RELEASE NOT EXCEEDING 300 KW/M2 WHEN TESTED IN ACCORDANCE WITH ASTM 1394 AT AN INCIDENT HEAT FLUX OF 50 KW/M2 IN THE HORIZONTAL ORIENTATION.

KEYNOTE LEGEND:			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	SHIELDED EXTERIOR WALL SCONCE w/ PHOTOCELL SENSOR TYP.	16	TYPICAL STAIR NOTES: • WALL MOUNTED HANDRAIL 34"-38" H. • PROVIDE 100 PBF LIVE LOAD SIGN • PROVIDE SENSOR LIGHT & LANDING • 18 RISERS @ 6-3/4" • 16 TREADS @ 11" • SEE DETAIL D6/12
2	ELECTRICAL METER RUN TO BE INSTALLED ON THIS WALL	17	TYPICAL KITCHEN APPLIANCE RUN: • REFRIGERATOR • RANGE w/ HOOD • SINK w/ DISPOSAL • DISHWASHER
3	6" H. SLIDING GATE, V.F.Y. FULL OBSCURING DESIGN	18	LONG TERM WALL MTD. BIKE PARKING 24x42, SEE B/2
4	MAILBOX	19	STACK WASHER / DRYER
5	FIRE CONTROL/RISER ROOM	20	HOT WATER HEATER
6	FIRE CONTROL VALVE EQUIP. RISER PROVIDE THRU WALL FIRE DEPT. ACCESS AND FDC SIGN PER IFC 912.4	21	AMANA PTAC UNIT
7	PROVIDE FIRE DEPT. KEY BOX PER IFC 906.1, V.F.Y. LOC.	22	ELECTRIC PANEL
8	DIRECTIONAL SIGNAGE PER 1102.2(5) & 1007.10(1) AT THIS DOOR	23	CLOSET ROD & SHELF
9	PROVIDE SINGLE MIN. 2-A RATED FIRE EXTINGUISHER, V.F.Y. INSTALL LOCATION	24	5/0 TUB/SHOWER w/ REMOVABLE SEAT
10	1 HR. EXTERIOR FIRE WALL (SEE DETAIL D1/L82)	25	LINEN CABINET / SHELVES
11	1 HR. EXTERIOR FIRE BARRIER (SEE DETAIL D2/L82)	26	FURRED DOWN SOFFIT (SEE DETAIL D3/1) V.F.Y. VENT RUN (6" HOOD, 4" DRYER, 6" BATH FAN) SEE DETAIL D1/2, VENTING LAYOUT
12	1 HR. FIRE BARRIER (SEE DETAIL D3/L82)	27	THROUGH PENETRATION FIRESTOP & VENT TERMINATION (SEE DETAIL D9/L82)
13	30 MIN. CORRIDOR PARTITION (SEE DETAIL D4/L82)		
14	1 HR. FIRE PARTITION (SEE DETAIL D5/L82)		
15	RADON MITIGATION (SEE DETAIL D1/1)		

#4 3/19/20
#3 2/26/19
#2 2/13/19
REVISED #1 1/28/19

DATED	6/21/18
DRAWN	RJM
CHECKED	
2ND FLOOR PLAN	
3	



PROPOSED PROJECT :
"THE AVARY"
APARTMENT
BUILDING
6936 N. GREENWICH AVE.
PORTLAND, OR

OWNER:
RH AVARY QUINN APARTMENTS LLC
P.O. BOX 1561
LAKE OSWEGO, OR 97035

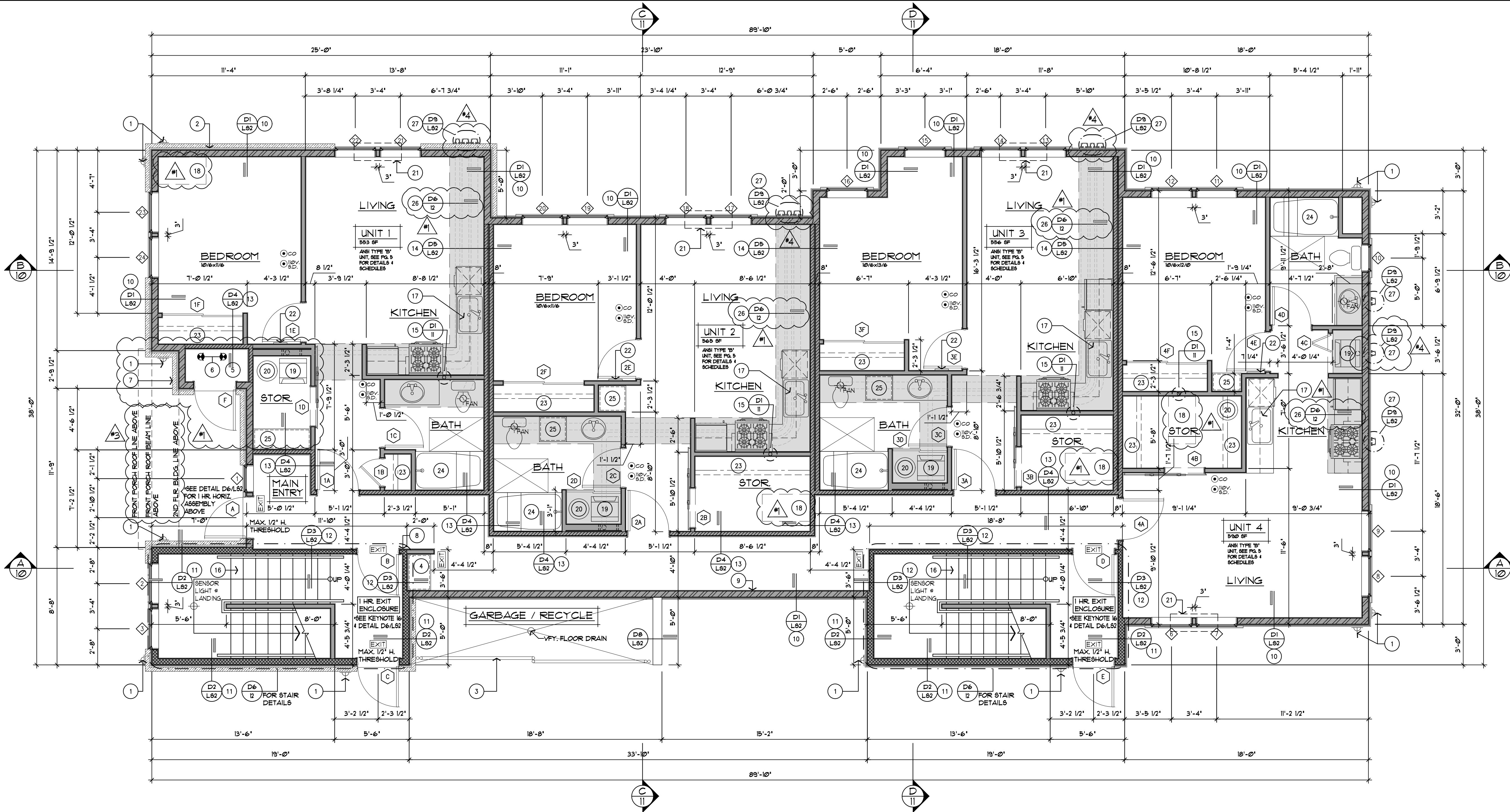
CONTRACTOR:
RUSSELL HOSNER LLC /
WDC NORTHWEST

SURVEY:
PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OR 97223
(503) 643-8286

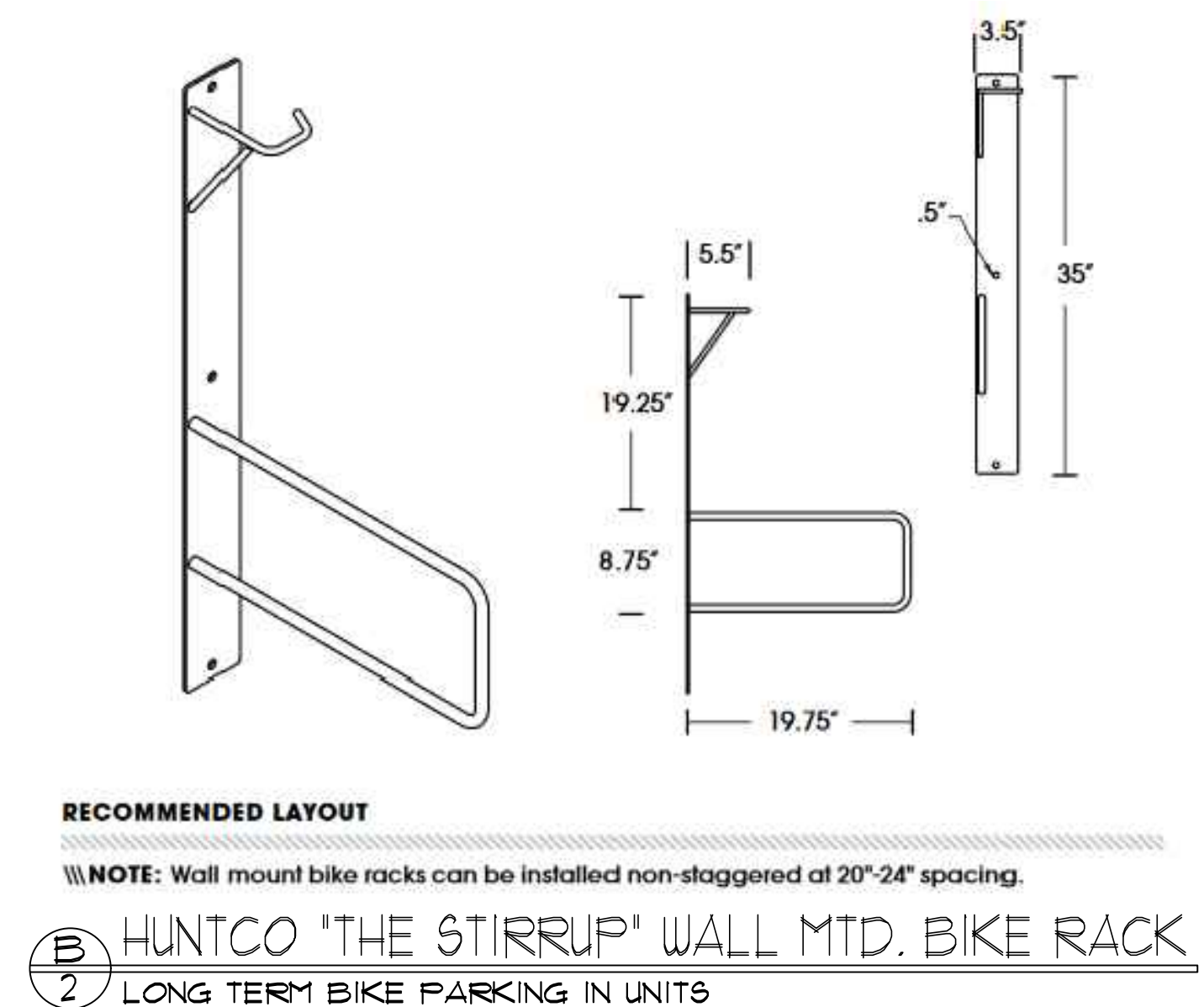
STRUCTURAL ENGINEER:
FWJ ENGINEERING, INC.
15220 NW LAIDLAW RD., SUITE #295
PORTLAND, OR
(503) 810-8309

GEOTECHNICAL ENGINEER:
REDMOND GEOTECHNICAL
SERVICES
P.O. BOX 20541
PORTLAND, OR 97294
(503) 285-0598

STRUCTURAL ENGINEER (HELICAL
ANCHORS):
SHERMAN ENGINEERING INC.
3151 NE SANDY BLVD., SUITE #100
PORTLAND, OR
(503) 230-8816



FIRST FLOOR PLAN 2,928 Sq. Ft.
SCALE: 1/4" = 1'-0"



WALL LEGEND:	
	INTERIOR 1 HR FIRE PARTITION WALL, SEE DETAILS D4/L82 & D5/L82
	EXTERIOR/INTERIOR 1 HR FIRE BARRIER WALL, SEE DETAILS D2/L82 & D3/L82
	EXTERIOR WALL w/ 1 HR FIRE RATING, SEE DETAIL D1/L82

FLOOR PLAN NOTES:
SEE PAGE 5 FOR DOOR / WINDOW SCHEDULE AND A.D.A. REQUIREMENTS
LIST OF PENETRATIONS AT COMMON WALL:
ALL UNITS-1 SWITCHES & OUTLETS & METAL ELECTRICAL BOXES NO GREATER THAN 16 SQUARE INCHES IN AREA MAY BE USED. NONMETALLIC BOXES MAY BE USED IN ONE-HOUR WALLS WHEN PROTECTED WITH AT LEAST 2" OF FIBERGLASS, ROCK WOOL, OR OTHER APPROVED NONCOMBUSTIBLE INSULATING MATERIALS (WITHOUT COMBUSTIBLE WRAPPING) TIGHTLY PACKED AROUND THE BOX IN THE UNFINISHED SIDE OF THE WALL.
ALL UNITS: PLUMBING FIXTURES
NON-METALLIC PIPES THAT PENETRATE A RATED WALL, SUCH PIPES SHALL BE ENCASED IN A RIGID FERROUS METAL TUBE EXTENDING FROM THE SURFACE(S) AT LEAST 18". THE ENCASED TUBE SHALL BE FIRE-STOPPED BY PACKING WITH NONCOMBUSTIBLE INSULATING MATERIAL. ALL PENETRATIONS WITHIN FIRE-RATED ASSEMBLIES SHALL BE TIGHTLY FITTED AT PLATES & BLOCKING OR DRAFT-STOPPED AROUND THE PROTRUSION WITH APPROVED NON-COMBUSTIBLE INSULATING MATERIALS TO MAKE IT TIGHT FITTING. BOTH UNITS-BEHIND BATH TUBS, SIFTS & DUCT SPACE MAINTAIN THE REQUIRED RATING.
ALL UNITS: RECESSED ELECTRICAL FIXTURES
ALL RECESSED CAN FIXTURES/CEILING FANS LOCATED IN JOIST BAYS FINISHED WITH 5/8" TYPE "X" GYPSUM BOARD TO MAINTAIN 1 HR FIRE RATING
1. VENT BATH UTILITY FANS & RANGE HOOD TO OUTSIDE (SEE DETAIL D9/L82) V.F.Y. DUCTLESS DRYERS
2. INSTALL AMANA PTAC UNITS PER MANUFACTURER'S REQUIREMENTS.
3. SEISMIC STRAPPING OF WATER HEATER IS REQUIRED PER SECTION M13012
4. EMERGENCY POWER FOR EGRESS & STAIR ENCLOSURE LIGHTING AND SMOKE DETECTORS. (MIN. 90 MINUTE WITH BATTERY BACKUP)
5. PROVIDE LEVER HANDLES ON ALL SIDE HINGED DOORS. (AT 1ST FLOOR)
6. DOOR HARDWARE: 40426 (AT 1ST FLOOR)
HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FLOOR WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION. OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
EXCEPTION: LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION.
1. (304.32) CAPACITY EXCEEDING 533 CUBIC FEET (AND NOT MORE THAN 300 GALLONS) CONTAINERS WITH A CAPACITY EXCEEDING 533 CUBIC FEET (40 GALLONS) (0.8M3) SHALL BE PROVIDED WITH LIDS. CONTAINERS AND LIDS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR OF COMBUSTIBLE MATERIALS WITH A PEAK RATE OF HEAT RELEASE NOT EXCEEDING 300 KW/M2 WHEN TESTED IN ACCORDANCE WITH ASTM 1354 AT AN INCIDENT HEAT FLUX OF 50 KW/M2 IN THE HORIZONTAL ORIENTATION.

KEYNOTE LEGEND:			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	SHIELDED EXTERIOR WALL SCONCE w/ PHOTOCELL SENSOR TYP.	16	TYPICAL STAIR NOTES: • WALL MOUNTED HANDRAIL 34"-38" H. • PROVIDE 100 PBF LIVE LOAD SIGN • PROVIDE SENSOR LIGHT & LANDING • 18 RISERS @ 6-3/4" • 16 TREADS @ 11" • SEE DETAIL D6/12
2	ELECTRICAL METER RUN TO BE INSTALLED ON THIS WALL	17	TYPICAL KITCHEN APPLIANCE RUN: • REFRIGERATOR • RANGE w/ HOOD • SINK w/ DISPOSAL • DISHWASHER
3	6" H. SLIDING GATE, V.F.Y. FULL OBSCURING DESIGN	18	LONG TERM WALL MTD. BIKE PARKING 24x42, SEE B/2
4	MAILBOX	19	STACK WASHER / DRYER
5	FIRE CONTROL/RISER ROOM	20	HOT WATER HEATER
6	FIRE CONTROL VALVE EQUIP. RISER PROVIDE THRU WALL FIRE DEPT. ACCESS AND FDC SIGN PER IFC 912.4	21	AMANA PTAC UNIT
7	PROVIDE FIRE DEPT. KEY BOX PER IFC 906.1, V.F.Y. LOC.	22	ELECTRIC PANEL
8	DIRECTIONAL SIGNAGE PER 1102.2(5) & 1007.10(1) AT THIS DOOR	23	CLOSET ROD & SHELF
9	PROVIDE SINGLE MIN. 2-A RATED FIRE EXTINGUISHER, V.F.Y. INSTALL LOCATION	24	5/0 TUB/SHOWER w/ REMOVABLE SEAT
10	1 HR. EXTERIOR FIRE WALL (SEE DETAIL D1/L82)	25	LINEN CABINET / SHELVES
11	1 HR. EXTERIOR FIRE BARRIER (SEE DETAIL D2/L82)	26	FURRED DOWN SOFFIT (SEE DETAIL D3/12) V.F.Y. VENT RUN (6" HOOD, 4" DRYER, 6" BATH FAN) SEE DETAIL D1/2, VENTING LAYOUT
12	1 HR. FIRE BARRIER (SEE DETAIL D3/L82)	27	THROUGH PENETRATION FIRESTOP & VENT TERMINATION (SEE DETAIL D9/L82)
13	30 MIN. CORRIDOR PARTITION (SEE DETAIL D4/L82)		
14	1 HR. FIRE PARTITION (SEE DETAIL D5/L82)		
15	RADON MITIGATION (SEE DETAIL D1/1)		

#4 3/19/20
#3 2/26/19
#2 2/13/19
REVISED #1 1/28/19

DATED	6/21/18
DRAWN	RJM
CHECKED	
1ST FLOOR PLAN	
2	

FIRST FLOOR WINDOW SCHEDULE:

SIZE INCH/FEET		TYPE	RO HEAD HT. YFT. RO. WYRENDOR	REMARKS	LOCATION
FIRST FLOOR					
1	1/8 x 1/6	FIXED	T' 8'-3/4" ABV. TO SLAB	TEMP. GL. MAIN ENTRY SIDE LIGHT	MAIN ENTRY
2	3/8 x 5/6	FIXED	13' 8'-1/4" ABV. TO SLAB	TEMP. GL.	STAIR ENCLOSURE
3	3/8 x 5/6	FIXED	13' 8'-1/4" ABV. TO SLAB	TEMP. GL.	STAIR ENCLOSURE
4	REMOVED				
5	REMOVED				
6	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB		UNIT 4 LIVING
7	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB		UNIT 4 LIVING
8	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB		UNIT 4 LIVING
9	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB		UNIT 4 LIVING
10	2/8 x 2/6	FIXED	T' 8'-3/4" ABV. TO SLAB		UNIT 4 BATH
11	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB	EGRESS	UNIT 4 BEDROOM
12	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB	EGRESS	UNIT 4 BEDROOM
13	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB		UNIT 3 LIVING
14	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB		UNIT 3 LIVING
15	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB	EGRESS	UNIT 3 BEDROOM
16	3/8 x 5/6	FIXED	T' 8'-3/4" ABV. TO SLAB	SPRINKLER HEAD PER APPEAL ID# 2311	UNIT 3 BEDROOM
17	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB		UNIT 2 LIVING
18	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB	EGRESS	UNIT 2 LIVING
19	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB	EGRESS	UNIT 2 BEDROOM
20	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB	EGRESS	UNIT 2 BEDROOM
21	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB		UNIT 1 LIVING
22	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB		UNIT 1 LIVING
23	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB	EGRESS	UNIT 1 BEDROOM
24	3/8 x 5/6	SINGLE HUNG	T' 8'-3/4" ABV. TO SLAB	EGRESS	UNIT 1 BEDROOM

SECOND FLOOR WINDOW SCHEDULE:

SIZE INCH/FT.	TYPE	RO. HEAD HT. VFT. RO. WY/ENDOR	REMARKS	LOCATION
SECOND FLOOR				
25	3/0 x 5/6	FIXED	8' 6-1/8" ABV. TO SUB FLR	STAIR ENCLOSURE
26	3/0 x 5/6	FIXED	8' 6-1/8" ABV. TO SUB FLR	STAIR ENCLOSURE
27	REMOVED			
28	3/0 x 5/6	FIXED	8' 6-1/8" ABV. TO SUB FLR	SPRINKLER HEAD PER APPEAL ID* 23T11
29	3/0 x 3/0	FIXED	8' 6-1/8" ABV. TO SUB FLR	STAIR ENCLOSURE
30	3/0 x 3/0	FIXED	8' 6-1/8" ABV. TO SUB FLR	HALLWAY
31	3/0 x 3/0	FIXED	8' 6-1/8" ABV. TO SUB FLR	HALLWAY
32	3/0 x 3/0	FIXED	8' 6-1/8" ABV. TO SUB FLR	HALLWAY
33	REMOVED			
33	3/0 x 5/6	FIXED	8' 6-1/8" ABV. TO SUB FLR	SPRINKLER HEAD PER APPEAL ID* 23T11
34	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	STAIR ENCLOSURE
35	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 8 LIVING
36	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 8 LIVING
37	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 8 LIVING
38	2/0 x 2/6	FIXED	8' 6-1/8" ABV. TO SUB FLR	UNIT 8 BATH
39	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 8 BEDROOM
40	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 8 BEDROOM
41	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	EGRESS
42	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 1 LIVING
43	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 1 LIVING
44	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	EGRESS
45	3/0 x 5/6	FIXED	8' 6-1/8" ABV. TO SUB FLR	SPRINKLER HEAD PER APPEAL ID* 23T11
46	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 1 BEDROOM
47	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 6 LIVING
48	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 6 LIVING
49	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	EGRESS
50	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 6 BEDROOM
51	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 6 BEDROOM
52	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	EGRESS
53	2/0 x 2/6	FIXED	8' 6-1/8" ABV. TO SUB FLR	UNIT 5 LIVING
54	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 5 BEDROOM
55	2/0 x 2/6	FIXED	8' 6-1/8" ABV. TO SUB FLR	EGRESS
56	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 5 BATH
57	3/0 x 5/6	SINGLE HUNG	8' 6-1/8" ABV. TO SUB FLR	UNIT 5 DEN

THIRD FLOOR WINDOW SCHEDULE:

◆	SIZE NOMINAL	TYPE	RO	HEAD	HT.	REMARKS	LOCATION
◆	THIRD FLOOR		HT.	HT.			
			1/4"	1/4"	WYENDOR		
55	3/0 x 3/0	FIXED	2' 6-1/8"	ABV. T.O. SUB FLR.		9" SPRINKLER HEAD PER APPEAL ID# 23711	STAIR ENCLOSURE
56	3/0 x 3/0	FIXED	2' 6-1/8"	ABV. T.O. SUB FLR.			HALLWAY
57	3/0 x 3/0	FIXED	2' 6-1/8"	ABV. T.O. SUB FLR.			HALLWAY
58	3/0 x 3/0	FIXED	2' 6-1/8"	ABV. T.O. SUB FLR.			HALLWAY
59	3/0 x 3/0	FIXED	2' 6-1/8"	ABV. T.O. SUB FLR.		9" SPRINKLER HEAD PER APPEAL ID# 23711	STAIR ENCLOSURE
60	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 12 LIVING
61	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 12 LIVING
62	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 12 LIVING
63	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 12 LIVING
64	2/0 x 2/6	FIXED	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 12 BATH
65	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.		EGRESS	UNIT 12 BEDROOM
66	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.		EGRESS	UNIT 12 BEDROOM
67	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 11 LIVING
68	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 11 LIVING
69	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.		EGRESS	UNIT 11 BEDROOM
70	3/0 x 5/6	FIXED	2' 6-1/8"	ABV. T.O. SUB FLR.		9" SPRINKLER HEAD PER APPEAL ID# 23711	UNIT 11 BEDROOM
71	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 10 LIVING
72	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 10 LIVING
73	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.		EGRESS	UNIT 10 BEDROOM
74	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.		EGRESS	UNIT 10 BEDROOM
75	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 9 LIVING
76	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 9 LIVING
77	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.		EGRESS	UNIT 9 BEDROOM
78	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.		EGRESS	UNIT 9 BEDROOM
79	2/0 x 2/6	FIXED	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 9 BATH
80	3/0 x 5/6	SINGLE HUNG	2' 6-1/8"	ABV. T.O. SUB FLR.			UNIT 9 DEN
81	3/0 x 5/6	FIXED	2' 6-1/8"	ABV. T.O. SUB FLR.		9" SPRINKLER HEAD PER APPEAL ID# 23711	STAIR ENCLOSURE
82	3/0 x 5/6	FIXED	2' 6-1/8"	ABV. T.O. SUB FLR.		9" SPRINKLER HEAD PER APPEAL ID# 23711	STAIR ENCLOSURE

DOOR HARDWARE SCHEDULE:

SYM.	HARDWARE	SYM.	HARDWARE
A	KEYED ENTRY LOCK LEVER HANDLE (ADA/ANSI) SILENCERS HINGES CLOSER SMOKE GASKET ACOUSTIC SEAL KICK PLATE THRESHOLD (MAX. 1/2" H.) WALL STOP DOOR SHOE	C	PRIVACY LOCK LEVER HANDLE (ADA/ANSI) HINGES
		D	PASSAGE LATCH LEVER HANDLE (ADA/ANSI) HINGES
		E	LEVER HANDLE (ADA/ANSI) SLIDING DOOR TRACK
		F	PRIVACY LOCK LEVER HANDLE (ADA/ANSI) SLIDING DOOR TRACK
B	KEYED ENTRY LOCK LEVER HANDLE (ADA/ANSI) DEADBOLT SILENCERS HINGES CLOSER ACOUSTIC SEAL KICK PLATE THRESHOLD WALL STOP DOOR SHOE	G	LATCHING HARDWARE LEVER HANDLE (ADA/ANSI) HINGES CLOSER SMOKE GASKET
		H	LATCHING HARDWARE LEVER HANDLE (ADA/ANSI) HINGES CLOSER SMOKE GASKET THRESHOLD (MAX. 1/2" H.)
			ADD THRESHOLD FOR EXTERIOR DOORS
			INTERIOR SIDE ONLY, NO EXTERIOR ENTRY HARDWARE, EXIT ONLY

FIRST FLOOR DOOR SCHEDULE:

SIZE INCH	TYPE	RO. HEAD HT. V. TO REG. WINDOR	LOCATION	REMARKS	HARDWARE (SEE SCHEDULE)	
FIRST FLOOR ALL HINGS ON 2/10 DOORS TO ALLOW MIN. 31-3/4" CLEARANCE FOR ANSI TYPE B UNITS						
A	3/10 x 1/6	EXTERIOR	T 8-3/4" ABV. TO SLAB	MAIN ENTRY	1 HR. RATED FIRE DOOR	A
B	3/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	STAIR ENCLOSURE	HR. RATED FIRE DOOR	G
C	3/10 x 6 x 8	EXTERIOR	6' 10"-3/4" ABV. TO SLAB	STAIR ENCLOSURE	HR. RATED FIRE DOOR	H
D	3/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	STAIR ENCLOSURE	HR. RATED FIRE DOOR	G
E	3/10 x 6 x 8	EXTERIOR	6' 10"-3/4" ABV. TO SLAB	STAIR ENCLOSURE	HR. RATED FIRE DOOR	H
F	3/10 x 6 x 8	EXTERIOR	6' 10"-3/4" ABV. TO SLAB	FIRE RISER RM.	HR. RATED FIRE DOOR	G
1A	3/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 1 ENTRY	20 MIN. 5 RATED DOOR	B
1B	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 1 COAT CL.	VFY. STYLE	D
1C	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 1 BATH	VFY. STYLE	C
1D	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 1 STORAGE	SLIDING DOOR	E
1E	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 1 BEDROOM	VFY. STYLE	E
1F	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 1 BEDROOM	BI-PASS6	C
2A	3/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 2 ENTRY	20 MIN. 5 RATED DOOR	B
2B	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 2 STORAGE	SLIDING DOOR	E
2C	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 2 BATH	VFY. STYLE	C
2D	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 2 BATH	BI-PASS6	E
2E	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 2 BEDROOM	VFY. STYLE	C
2F	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 2 BEDROOM	BI-PASS6	E
3A	3/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 3 ENTRY	20 MIN. 5 RATED DOOR	B
3B	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 3 STORAGE	SLIDING DOOR	E
3C	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 3 BATH	VFY. STYLE	C
3D	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 3 BATH	BI-PASS6	E
3E	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 3 BEDROOM	VFY. STYLE	C
3F	6/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 3 BEDROOM	BI-PASS6	E
4A	3/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 4 ENTRY	20 MIN. 5 RATED DOOR	B
4B	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 4 STORAGE	SLIDING DOOR	E
4C	3/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 4 UTILITY CL.	BI-FOLD	C
4D	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 4 BATH	VFY. STYLE	E
4E	2/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 4 BEDROOM	VFY. STYLE	C
4F	6/10 x 6 x 8	INTERIOR	6' 10"-3/4" ABV. TO SLAB	UNIT 4 BEDROOM	BI-PASS6	E

SECOND FLOOR DOOR SCHEDULE:

SIZE	TYPE	RO. HEAD HT.	LOCATION	REMARKS	HARDWARE	
ORIGINAL		VFY. R.O. W/ENDOR			(SEE SCHEDULE	
SECOND FLOOR						
G 3/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	STAIR ENCLOSURE	1 HR. RATED FIRE DOOR	G
H 3/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	STAIR ENCLOSURE	1 HR. RATED FIRE DOOR	G
5A 3/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 5 ENTRY	20 MIN. 5 RATED DOOR	B
5B 2/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 5 STORAGE	SLIDING DOOR	E
5C 2/8 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 5 DEN	VFY. STYLE	D
5D 5/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 5 DEN	BI-PASS6	E
5E 2/6 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 5 BATH	VFY. STYLE	C
5F 2/8 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 5 BEDROOM	VFY. STYLE	C
5G 6/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 5 BEDROOM	BI-PASS6	E
6A 3/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 6 ENTRY	20 MIN. 5 RATED DOOR	B
6B 2/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 6 STORAGE	SLIDING DOOR	E
6C 2/6 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 6 BATH	VFY. STYLE	C
6D 4/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 6 BATH	BI-PASS6	E
6E 2/8 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 6 BEDROOM	VFY. STYLE	C
6F 6/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 6 BEDROOM	BI-PASS6	E
7A 3/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 7 ENTRY	20 MIN. 5 RATED DOOR	B
7B 2/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 7 STORAGE	BI-PASS6	E
7C 2/6 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 7 BATH	VFY. STYLE	C
7D 4/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 7 BATH	BI-PASS6	E
7E 2/8 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 7 BEDROOM	VFY. STYLE	C
7F 6/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 7 BEDROOM	BI-PASS6	E
8A 3/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 8 ENTRY	20 MIN. 5 RATED DOOR	B
8B 2/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 8 STORAGE	SLIDING DOOR	E
8C 2/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 8 UTILITY CL.	BI-FOLD	E
8D 3/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 8 BATH	VFY. STYLE	C
8E 2/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 8 BEDROOM	VFY. STYLE	C
8F 6/0 x 6/8	INTERIOR	6' 11-1/2"	ABV. TO SUB FLR.	UNIT 8 BEDROOM	BI-PASS6	E

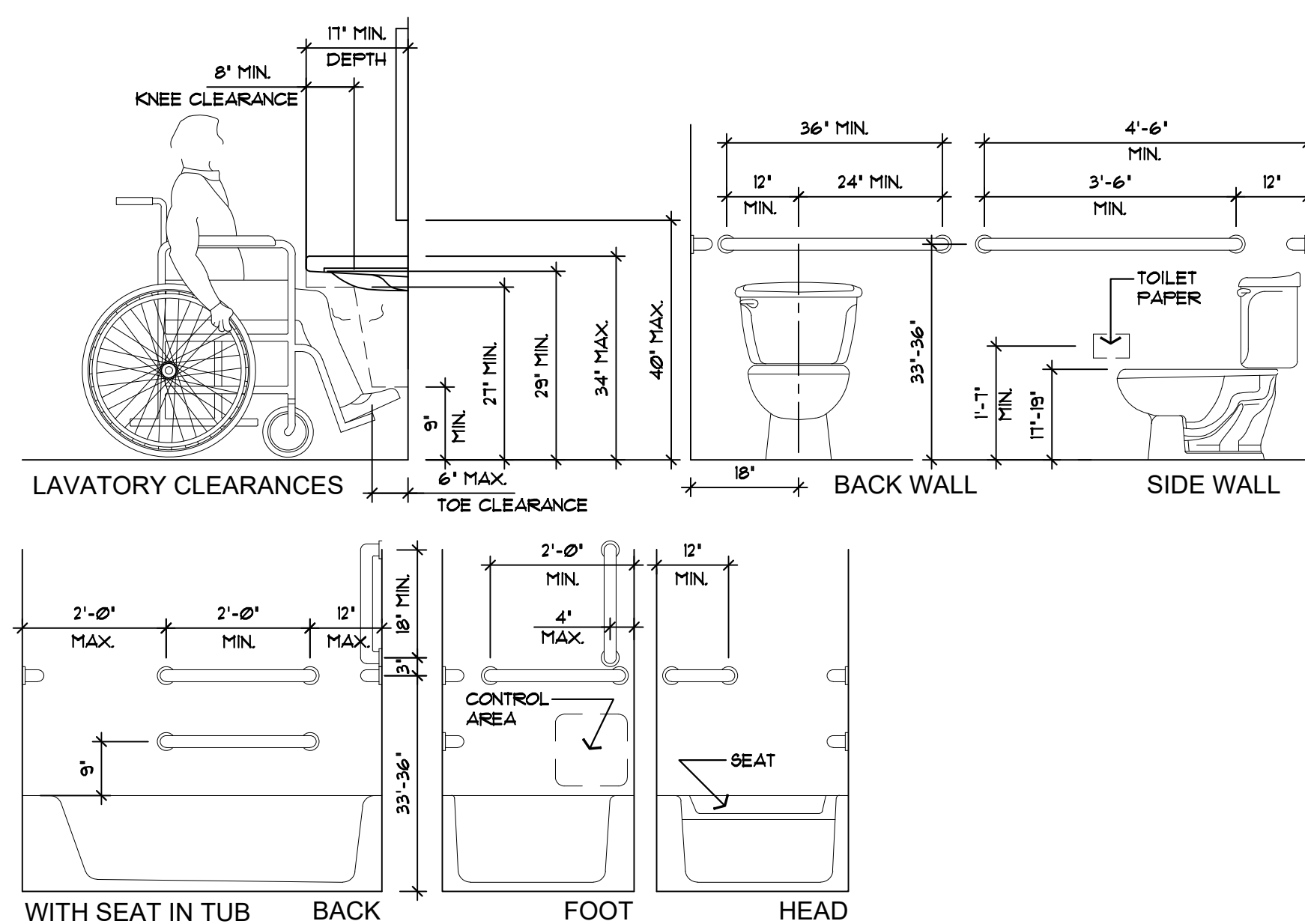
THIRD FLOOR DOOR SCHEDULE:

SIZE	TYPE	RO. HEAD HT.	LOCATION	REMARKS	HARDWARE
DOOR		1"VT. RO. W/ENDOR			(SEE SCHEDULE
1	3/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	STAIR ENCLOSURE	G
1A	3/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	STAIR ENCLOSURE	G
9A	3/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 9 ENTRY	B
9B	2/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 9 STORAGE	D
9C	2/8 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 9 BDRM 1	E
9D	5/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 9 BDRM 1	E
9E	2/6 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 9 COAT CL.	C
9F	2/8 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 9 BATH	C
9G	6/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 9 BDRM 1	E
10A	3/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 10 ENTRY	B
10B	2/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 10 STORAGE	E
10C	2/6 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 10 BATH	C
10D	4/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 10 BDRM	E
10E	2/8 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 10 BEDROOM	C
10F	6/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 10 BEDROOM	E
11A	3/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 11 ENTRY	B
11B	2/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 11 STORAGE	E
11C	2/6 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 11 BATH	C
11D	4/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 11 BDRM	E
11E	2/8 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 11 BEDROOM	C
11F	6/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 11 BEDROOM	E
12A	3/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 12 ENTRY	B
12B	2/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 12 STORAGE	E
12C	3/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 12 UTILITY CL.	E
12D	2/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 12 BATH	C
12E	2/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 12 BEDROOM	C
12F	6/0 x 6/0	INTERIOR	6" II-1/2" ABV. TO SUB FLR.	UNIT 12 BEDROOM	E

NOTE:
CONTRACTOR TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING.
FIRE RATED SAFETY GLAZING IN I HR DOOR AND WINDOW ASSEMBLIES TO BE LABELED IN ACCORDANCE TO ASTM,
NFFPA AND UL STANDARDS

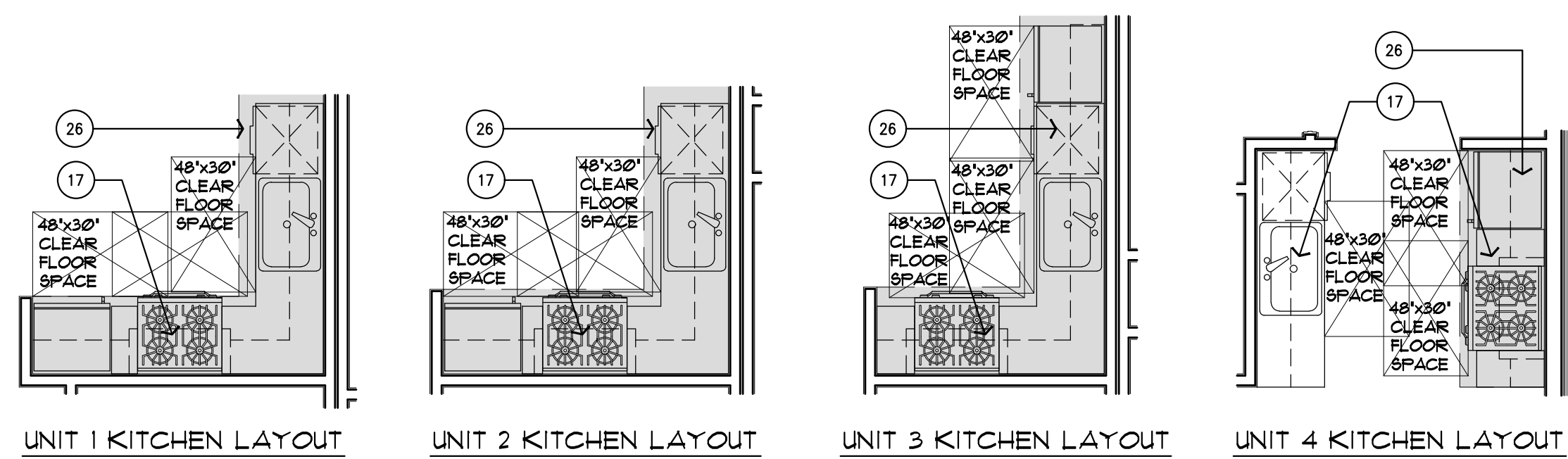
KEYNOTE LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(17)	TYPICAL KITCHEN APPLIANCE RUN: • REFRIGERATOR • RANGE w/ HOOD • SINK w/ DISPOSAL • DISHWASHER	(23)	CLOSET ROD + SHELF
(19)	STACK WASHER / DRYER	(24)	5/8" TUB/SHOWER
(20)	HOT WATER HEATER	(26)	FURRED DOWN SOFFIT (SEE DETAIL D6/12)



ANSI A117.1 TYPE B UNIT BLOCKING DETAILS

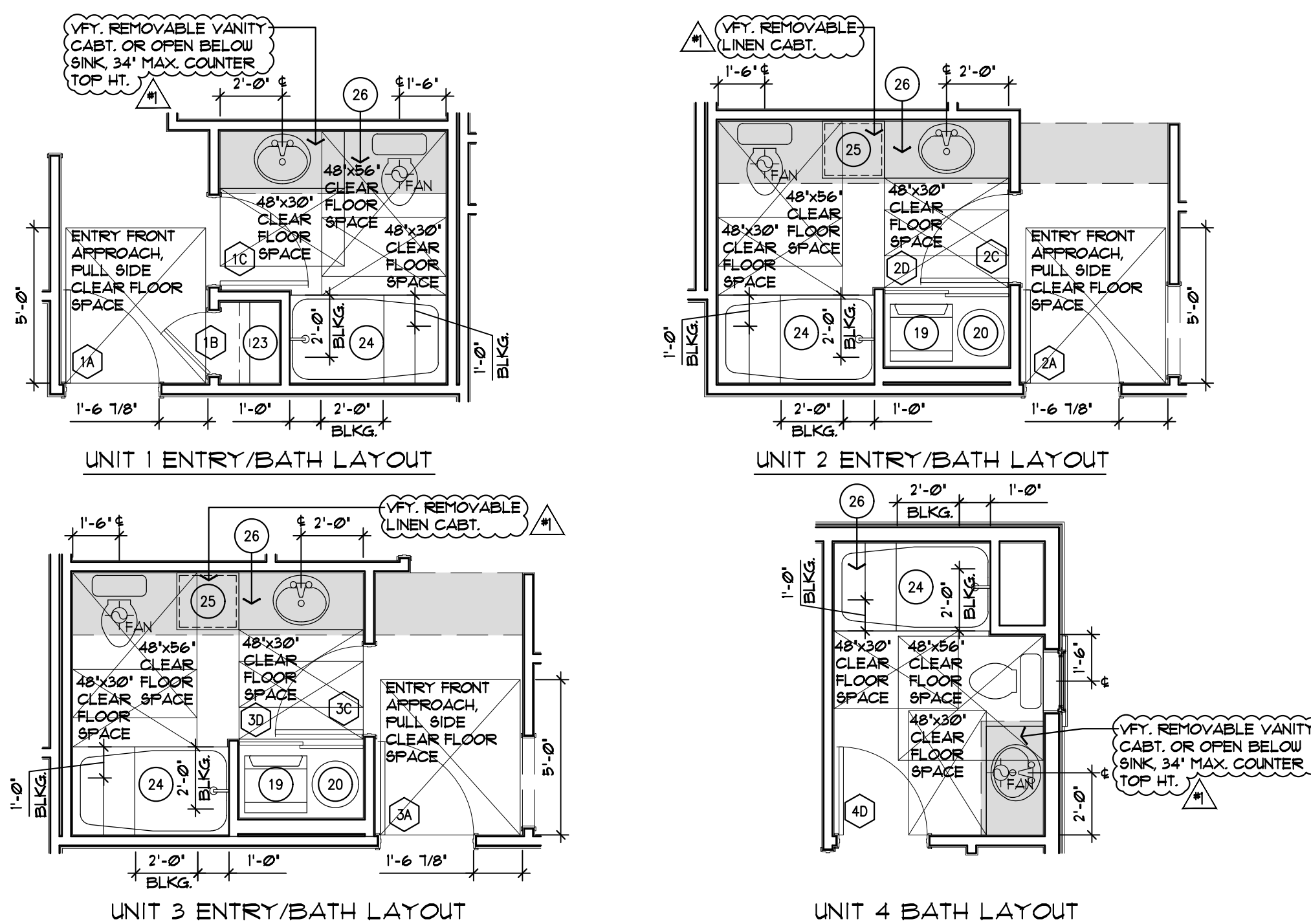
5 SCALE: 1/4" = 1'-0"



ANSI A117.1 TYPE B UNIT KITCHEN LAYOUTS

5 SCALE: 1/4" = 1'-0"

NOTE:
SHEATH FIRE PARTITION WALL FIRST BEFORE
COMPLETING FURRING AND SOFFIT FRAMING
TO MAINTAIN FIRE RATING CONTINUITY, TYP.



ANSI A117.1 TYPE B UNIT BATH LAYOUTS

5 SCALE: 1/4" = 1'-0"

NOTE:
SHEATH FIRE PARTITION WALL FIRST BEFORE
COMPLETING FURRING AND SOFFIT FRAMING
TO MAINTAIN FIRE RATING CONTINUITY, TYP.



PROPOSED PROJECT :
"THE AVARY"
APARTMENT
BUILDING
6936 N. GREENWICH AVE.
PORTLAND, OR

OWNER:
RH AVARY QUINN APARTMENTS LLC
P.O. BOX 1567
LAKE OSWEGO, OR 97035

CONTRACTOR:
RUSSELL HOSNER LLC /
WDC NORTHWEST

SURVEY:
PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OR 97223
(503) 643-8286

STRUCTURAL ENGINEER:
FWU ENGINEERING, INC.
15220 NW LAIDLAW RD., SUITE #295
PORTLAND, OR
(503) 810-8309

GEOTECHNICAL ENGINEER:
REDMOND GEOTECHNICAL
SERVICES
P.O. BOX 20547
PORTLAND OR. 97294
(503) 285-0598

STRUCTURAL ENGINEER (HELICAL
ANCHORS):
SHERMAN ENGINEERING, INC.
3151 NE SANDY BLVD., SUITE #100
PORTLAND, OR
(503) 230-8876

△ #5 6/4/20

#4 3/19/20

#3 2/26/19

#2 2/13/19

REVISÉ 1/28/19

DATED 6/21/18

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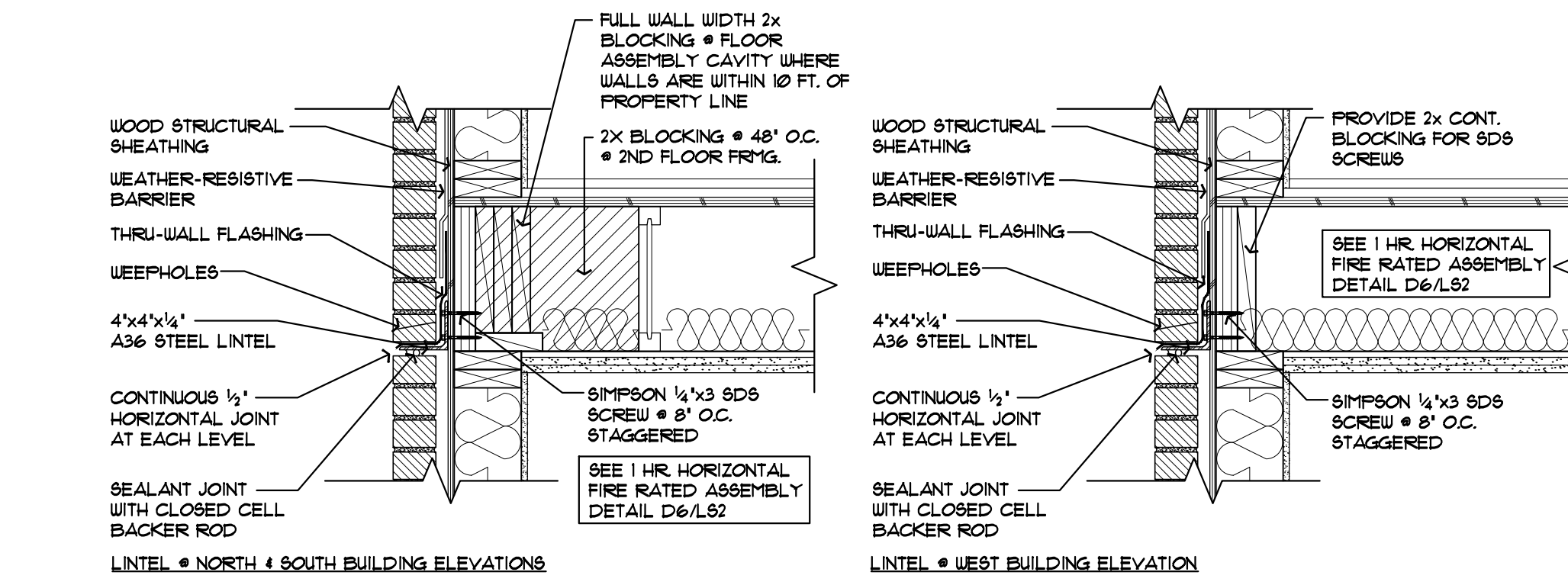
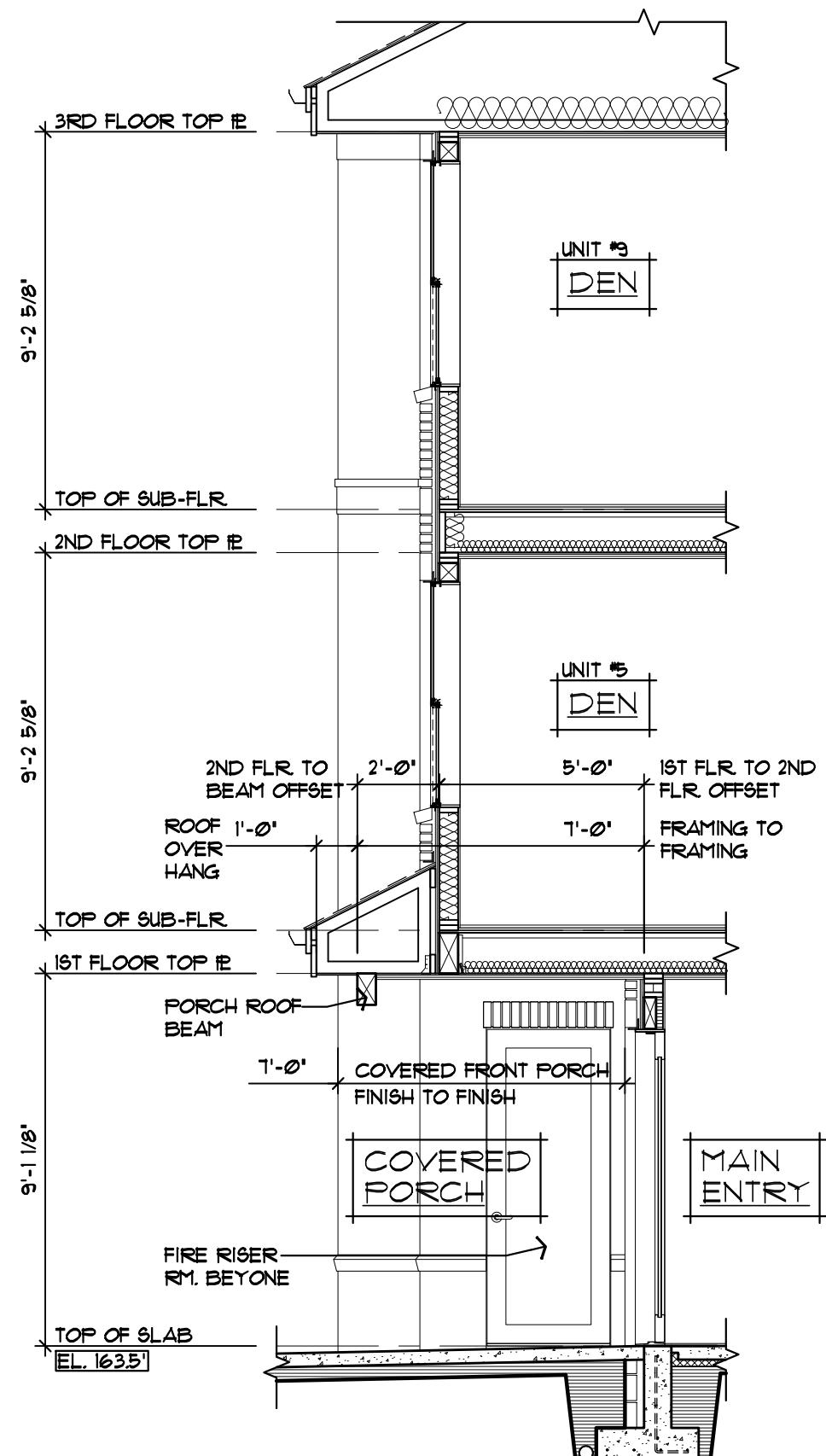
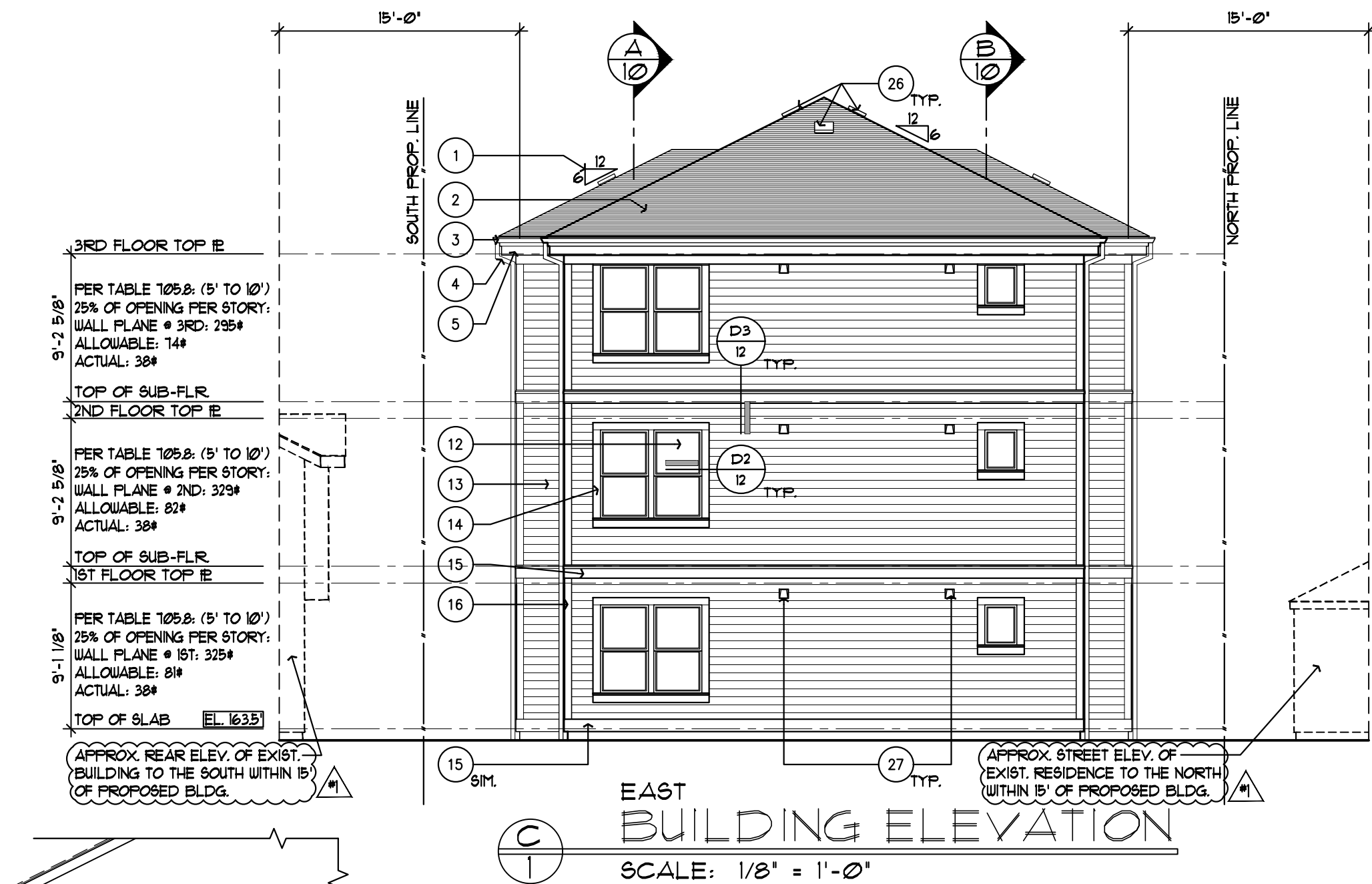
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NOTES & SCHEDULES

5

KEYNOTE LEGEND:

SYM.	DESCRIPTION
1	ROOF PITCH PER 33218.10 (F1)
2	24" CLASS 'A' 3-TAB ASPHALT COMP. ROOFING OVER 5" A.S. FELT OVER 1/2" CDX PLYUD. (FIRE RETARDANT TREATED FOR 4 FT. TO EITHER SIDE OF FIRE RATED EXTERIOR WALL) OVER ROOF FRAMING PER PLAN, TYP.
3	5" K STYLE PAINTED G.I. GUTTERS ON PRIMED & PAINTED HARDIE TRIM 5/4x8 FASCIA BD.
4	3x4 CORRUGATED DOWNSPOUTS
5	ROOF EAVES PER 33218.10 (F)
6	BRICK SOLDIER COURSE BELLY BAND, WITH SLOPED BRICK HEADER COURSE ABOVE
7	BRICK ROULOCK SILL (SLOPED)
8	BRICK SOLDIER COURSE ABOVE WINDOW
9	INSTALL MASONRY VENEER PER INDUSTRY STANDARDS OR PER MANUFACTURERS RECOMMENDATION. SEE TABLE R103.13 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER
10	STANDING SEAM METAL ROOF w/ CONCEALED FASTENERS OVER SELF SEALING WATERPROOF UNDERLAYMENT SUCH AS 'ICE AND STORM SHIELD' BY W.R. GRACE & CO. (V.F. WATER FOR LOW PITCH) OVER ROOF FRAMING PER PLAN, V.F. GAUGE, TYP. (2/12 PITCH)
11	PROVIDE MIN. 24 GA. G.I. FLASHING & SIDING/ROOF INTERSECTION
12	INSTALL WINDOW W/ FLEXIBLE SEAL ADHERING FLASHING, INSTALL PER MANUF. PRINTED INSTRUCTIONS PROVIDE SHEET MTL. DRIP EDGE & TOP OF ALL WINDOWS (TYP.) PROVIDE WINDOW PAN SUB-SILL FLASHING & ALL WINDOWS (TYP.)
13	'HARDIEPLANK' HORIZ. SIDING, 6" EXP. PER 33218.10 (J) OVER INTEGRATED RAIN SCREEN WATER RESISTIVE BARRIER SUCH AS WEATHERSHIELD W.R.B. OVER WALL ASSEMBLY PER DETAIL D1/L52
14	PRIMED & PAINTED HARDIE TRIM 5/4x6 HEAD (PROVIDE MIN. 24 GA. G.I. HEAD FLASHING) SIDE & APRON TRIM w/ SLOPED SUB SILL PER 33218.10 (L). SEE DETAIL D2/12
15	PRIMED & PAINTED HARDIE TRIM 5/4x10 BELLY BAND, PROVIDE MIN. 24 GA. G.I. HEAD FLASHING, SEE DETAIL D3/12
16	PRIMED & PAINTED 5/4x6 HARDIE TRIM CORNER B.D.S. PER 33218.10 (L)
17	G.I. SILL PAN FLASHING & ALL EXTERIOR DOORS, MAX. 1/2" H. THRESHOLD, TYP.
18	4" CONC. SLAB w/ #3 BAR & 24" O.C. JAIL ON 6 MIL. POLY VAPOR BARRIER ON 12" COMP. 3/4" MINUS AGG. FILL. VERIFY ALL CONSTRUCTION AND CONTROL JOINTS.
19	FINISHED GRADE
20	EXISTING GRADE
21	AMANA FTAC UNIT
22	V.F. ELECTRICAL METER LOCATION
23	V.F. FIRE RISER CONTROL RM. AND FDC LOCATION
24	PER 33218.10 C(24) THIS SITE IS LOCATED ACROSS FROM AN R2 ZONE WITH A MAXIMUM BUILDING HEIGHT OF 40'. BUILDING MEETS THIS REQUIREMENT AND IS A MAXIMUM HEIGHT OF 35'-10 1/2" IN THE 15' PORTION OF THE PROPERTY.
25	6 FT. H. FULL OBSCURING SLIDING GATE, V.F. DESIGN & MATERIAL
26	ROOF JACK VENTS, SEE ROOF PLAN B/S
27	THROUGH PENETRATION FIRESTOP @ VENT TERMINATION (SEE DETAIL D3/L52)



REINFORCED HOLLOW CONCRETE MASONRY:
STRUCTURAL MASONRY UNITS SHALL BE MEDIUM WEIGHT OR LIGHT WEIGHT UNITS CONFORMING TO ASTM C90 GRADE N-1. N₁ SHALL BE EQUAL TO 1500 PSI.

MORTAR:
MORTAR SHALL CONFORM TO USC TYPE S, AND GROUT SHALL BE HIGHLY FLUID 2000 PSI MINIMUM COMPRESSIVE STRENGTH CONCRETE USING 3/4" MINUS AGGREGATE.

MASONRY REINFORCING BARS
ALL MASONRY REINFORCING BARS EXCEPT JOINT REINFORCEMENT, SHALL BE COMPLETELY EMBEDDED IN MORTAR OR GROUT AND HAVE A MINIMUM COVER INCLUDING THE MASONRY UNIT, AS FOLLOWS:

MASONRY EXPOSED TO EARTH:
MASONRY EXPOSED TO WEATHER:
MASONRY NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:

A MINIMUM OF 3/4" MORTAR COVER SHALL BE PROVIDED BETWEEN TIES OR JOINT REINFORCEMENT AND ANY EXPOSED FACE.

ACCOMMODATIONS FOR BUILDING DRIFT:

- PROVIDE A CONTINUOUS 1/2" HORIZONTAL JOINT AT EACH LEVEL
- THE STUD WALL BACKING AND THE BRICK VENEER SHOULD ALLOW IN-PLANE MOVEMENT AT THE TOP AT EACH LEVEL.
- BRICK TIES IN THE CORNER ZONES SHALL BE INCREASED AS FOLLOWS - HORIZONTAL SPACING OF TIES SHALL MATCH THE SPACING OF THE WALL STUDS (16" O.C.) WHERE STUDS ARE SPACED AT 16" O.C. THE VERTICAL SPACING OF THE TIES WILL NOT EXCEED 12" O.C.
- ALL EXTERIOR ELEMENTS / SYSTEMS THAT COME IN CONTACT WITH THE BRICK VENEER MUST BE ISOLATED FROM THE VENEER TO ALLOW FOR BUILDING IN-ELASTIC DRIFTS OR IT MUST BE SHOWN THAT THESE ELEMENTS CAN ACCOMMODATE THE IN-ELASTIC MOVEMENTS OF THE STRUCTURE.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
STEEL ANGLE SIZE	NO STORY ABOVE	(1) STORY ABOVE	(2) STORIES ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS
3 x 3 x 1/4	6'-0"	4'-6"	3'-0"	1
4 x 3 x 1/4	8'-0"	6'-0"	4'-6"	1
5 x 3 1/2 x 5/16	10'-0"	8'-0"	6'-0"	2
6 x 3 1/2 x 5/16	14'-0"	9'-6"	7'-0"	2
2-6 x 3 1/2 x 5/16	20'-0"	12'-0"	9'-6"	4

ANCHORAGE OF MASONRY VENEER:
PROVIDE CORROSION RESISTANT TIES (NO. 3 GAGE WIRE OR 22 GAGE BY 1/8" CORRUGATED TIES) AT 24" O.C. HORIZONTALLY AND VERTICALLY AND SUPPORT NOT MORE THAN 2 SQ. FT. OF WALL AREA. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION. METAL TIES AROUND OPENINGS SHALL BE SPACED NOT MORE THAN 3'-0" O.C. AND PLACED WITHIN 12" OF THE WALL OPENING. SEE ACCOMMODATIONS FOR BUILDING DRIFT FOR INSTALLATION OF TIES IN CORNER ZONES. INSTALL TIES PER MANUFACTURERS RECOMMENDATION.

WEEPHOLES:
WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WITHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33' O.C. WEEPHOLES SHALL NOT BE LESS THAN 3/16" DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

FLASHING:
FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS.

APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:

- AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCHES OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LAPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAMED CONSTRUCTION.
- AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.



PROPOSED PROJECT :
"THE AVARY"
APARTMENT BUILDING
6936 N. GREENWICH AVE.
PORTLAND, OR

OWNER:
RH AVARY QUINN APARTMENTS LLC
P.O. BOX 1561
LAKE OSWEGO, OR 97035

CONTRACTOR:
RUSSELL HOSNER LLC /
WDC NORTHWEST

SURVEY:
PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OR 97223
(503) 643-8286

STRUCTURAL ENGINEER:
FWJ ENGINEERING, INC.
15220 NW LAIDLAW RD., SUITE #295
PORTLAND, OR
(503) 810-8309

GEOTECHNICAL ENGINEER:
REDMOND GEOTECHNICAL SERVICES
P.O. BOX 20541
PORTLAND OR 97294
(503) 285-0598

STRUCTURAL ENGINEER (HELICAL ANCHORS):
SHERMAN ENGINEERING INC.
3151 NE SANDY BLVD., SUITE #100
PORTLAND, OR
(503) 230-8816

#4 3/19/20
#3 2/26/19
#2 2/13/19
REVISED #1 1/28/19

DATED 6/21/18

DRAWN RJM

CHECKED

ELEVATIONS