

## Development Services

### From Concept to Construction

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#### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 24529	<b>Project Address:</b> 355 NW 6th Ave
<b>Hearing Date:</b> 1/20/21	<b>Appellant Name:</b> Adam Hostetler
<b>Case No.:</b> B-007	<b>Appellant Phone:</b> 5032342945
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Brian McCall
<b>Project Type:</b> commercial	<b>Stories:</b> 7 <b>Occupancy:</b> B, R-2 <b>Construction Type:</b> III-B
<b>Building/Business Name:</b> Central City Concern	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 20-169364-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> PHB Funded Multi-family building with Studio and SRO units and CCC Supportive Services

#### APPEAL INFORMATION SHEET

##### Appeal item 1

<b>Code Section</b>	Table 2902.1
<b>Requires</b>	The highlighted terrace carries 127 occupants under an A-3 assembly use group. Life Safety reviewer McCall has instructed us to follow the "Restaurants, Banquet Halls, and Food Courts" category per convention on terrace. Per the table, this would require 2 WCs, 1 lavatory, and 1 drinking fountain.
<b>Code Modification or Alternate Requested</b>	Relief from this plumbing fixture requirement. A-3 does not accurately reflect the space's use fixture as it will serve people already living/working in the building, not contribute additional occupants.
<b>Proposed Design</b>	The terrace serves those already living/working in the building. Two public restrooms are provided on this floor with an additional three public restrooms available on the first floor. We suggest that these are sufficient to meet the needs of the terrace.
<b>Reason for alternative</b>	<p>This is primarily a 100-unit supportive housing building and each unit houses a single-occupant. Central City Concern office spaces on the first and second floors are supplemental services for the residents and are only expected to host a handful of full-time employees. The terrace serves those already living/working in the building and the fixture counts accommodate those persons. It is not anticipated that all residents would occupy the terrace at the same time, but if all 100 did, the rest of the building would be vacant and the five public bathrooms would be more than sufficient to serve them per table 2902.1 (1 WC per 75 occs * 5 = 375 occupant capacity).</p> <p>Each unit has a private bathroom. If somehow all public restrooms were overrun, residents could return to their unit to relieve themselves.</p>

## APPEAL DECISION

**Reduction in minimum required number of plumbing fixtures: Hold for additional information. See note below regarding the process for submitting additional information.**

**Appellant may contact John Butler (503 865-6427) or e-mail at [John.Butler@portlandoregon.gov](mailto:John.Butler@portlandoregon.gov) with questions.**

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.



<b>General</b>	
Jurisdictional Authority:	City of Portland, Bureau of Development Services (Multnomah County, State of Oregon)
Applicable Codes:	2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC), 2018 INTERNATIONAL BUILDING CODE (IBC), 2019 OREGON FIRE CODE, PORTLAND CITY CODE AND CHARTER TITLE 24

Project Name: CCC Westwind Apartments	Project Address: 333 NW 6th Avenue Portland, OR 97209
New Construction	Occupancy: A-3, B, M, R-1, R-2, S-1, S-2

Construction Type (602): IA (2 stories) / IIB (5 stories)				
Building Height (Table 503):	Allowed: UL / 75FT	UL / 5 Stories	Proposed: 75 Ft.	7 Stories
Sprinklers Used : Y			Basement: N	

Construction Type (602): IA (2 stories) / IIB (5 stories)				
Building Height (Table 503):	Allowed: UL / 75FT	UL / 5 Stories	Proposed: 75 Ft.	7 Stories
Sprinklers Used : Y			Basement: N	

Special Provisions (510): 510.2 - Horizontal Building Separation Allowance				
Fire Resistive Requirements (Table 601):	Rating Required IA:	IIIB:	Rating Provided:	Tested Assembly Number:
Structural Frame: L1-2: Conc Cols L3-7: Load-bearing Wood-framed Walls	3 Hrs.	0 Hrs.	As Required.	L1-2: Table 720.1 (1), Item 5.1-1 L3-7: Not Required
Bearing Walls - Exterior: L1-2: N/A L3-7: Load-bearing FRT Wood-framed Walls	N/A  See Table 602 areas below	2 Hrs.  0 Hrs.	As Required.	L1-2: N/A L3-7: Ref Drawing a0.01
Bearing Walls - Interior: L1-2: N/A L3-7: Load-bearing Wood-framed Walls	N/A	0 Hrs. 1/2 Hr Btw DU Per 708.3	As Required.	L1-2: N/A L3-7: Not Required
Non-Bearing Walls - Exterior: L1-2: Non-bearing FRT Wood-framed and Metal-framed Walls L3-7: Non-bearing FRT Wood-framed Walls	See Table 602 areas below	0 Hrs.	As Required.	L1-2: Ref Drawing a0.01 L3-7: Ref Drawing a0.01
Floors: L1-2: Post-Tensioned Concrete Slab L3-7: TJI Joist-Framed Floor	2 Hrs.	0 Hrs. 1/2 Hr Btw DU Per 711.3	As Required.	L1-2: Table 720.1 (1), Item 4.1-1 L3-7: Ref Drawing a0.03
Roof: L2: Post-Tensioned Concrete Slab L7: TJI Joist-Framed Floor	1 1/2 Hr	0 Hrs.	As Required.	L1-2: Table 720.1 (1), Item 4.1-1 L3-7: Not Required

Exterior Wall Protection / Fire Separation Distance (Table 602):			Allowable Area of Openings per Story (Table 705.8)*: *reference drawing g0.15			
Wall Location:	Fire Rating:	Wall Area:	Distance to PL:	Opening Protection:	% Allowed:	Opening Area, % Proposed:
1. North	0 Hrs	7,545 SF	>30ft, ROW	UP, S	No Limit	2,077 SF, 21.7%
2. East	0 Hrs	7,618 SF	>30ft, ROW	UP, S	No Limit	1,953 SF, 25.6%
3. South	1 Hr / 0 Hrs	7,478 SF / 4,181 SF	3 ft / 55 ft	UP, S	NP / No Limit	128 SF, 3.1% / 416 SF, 7.3%
4. West	1 Hr / 0 Hrs	7,524 SF / 4,227 SF	3 ft / 55 ft	UP, S	NP / No Limit	196 SF, 2.7% / 780 SF, 10.4%

<b>Allowable Areas (503) &amp; Area Modifications (506):</b>	<b>Occ: R-2</b>	<b>Occ: B</b>	<b>Occ: M</b>	<b>Occ: S-1</b>	<b>Occ: S-2</b>	
Tabular Floor Area w Sprinklers (A <sub>1</sub> ): (UL Type IA): III-B= 3	48,000	57,000	37,500	52,500	78,000	
Tabular Floor Area wo Sprinklers (NS): (UL Type IA): II-B	16,000	19,000	12,500	17,500	26,000	
Frontage Increase (I) (506.2):	0.5	0.5	0.5	0.5	0.5	
<b>Total Allowable Building Area per Story:</b>	56,000	66,500	43,750	61,250	91,000	

Proposed Areas per Story:	Occ: R-2	Occ: B	Occ: M	Occ: S-1	Occ: S-2	Total:
First Floor:	0	5,140	0	1,899	1,209	8,976
Second Floor:	1,904	2,876		55	572	6,706
Third Floor:	6,023				339	6,898
Fourth Floor:	5,967				339	6,842
Fifth Floor:	5,967				339	6,842
Sixth Floor:	5,814				492	6,842
Seventh Floor:	5,814				492	6,842
Roof / Penthouse:					208	561

<b>Total Proposed Building Area:</b>	<b>50,509 SF</b>
<b>Occupancy Area Determination:</b> Mixed Occupancy per 506.5.2 - sum of the ratios	

Use and Occupancy Classifications (302): R-2, A-2, S-1, S-2, B
Separated or Non-Separated uses (508.2.4): Non-Separated

Occupancy Separation Ratings Required (508.2.4)	R-2 to R-2 = 1/2 Hr (Vert btw DU)	R-2 to S-1 = 1 Hr	
	R-2 to R-2 = 1/2 Hr (Horiz btw DU)	R-2 to S-2 = 1 Hr	
Sprink. Reduction Used: Yes	R-2 to B = 1 Hr		

Provided: Y or N	Type / Class:	Required or Optional:	Areas of Coverage:
<b>Sprinkler System: Y</b>	NFPA 13	Required - 903.2	100% (As required)
<b>Fire Alarm System: Y</b>	NFPA 72	Required - 907.2.9	100%
<b>Standpipe System: Y</b>	NFPA 14	Required - 905.3	100%
<b>Smoke Detection System: Y</b>	NFPA 13	Required - 907.2.11.2	100%

1. Sprinkler & Alarm Systems to Be Monitored By An Approved Supervising Station in Accordance with NFPA 72.
2. Provide Identification Signage on Riser Closet Entry Door.
3. Separate Permit & Approval Required by Fire Marshal for Sprinkler System
4. Sprinkler Control Valves to be Equipped with Supervisory Indicating Devices and Water Flow Initiating Devices at Ea Floor
5. Provide a Metal Sign at FDC with Raised Letters as Required by Fire Marshall
6. Standpipes to be Interconnected in Accordance with NFPA 14
7. An Approved fire safety and Evacuation Plan will be prepared and approved by the local District Fire Inspector prior to occupancy
8. Provide two-way communication system at elevator lobbies connected to and monitored by building alarm system.

Alternate to Aerial Fire Apparatus Roads

1. Building is equipped with an approved automatic sprinkler system
2. There are no combustible concealed attic spaces
3. All stairway exit enclosures shall have a fire-resistance rating of not less than 2 hours
4. The roof is essentially flat
5. Approved access is provided to the roof from each stairway complying with OSSC (1019). In buildings without an occupied roof, access shall be permitted to be a roof hatch or trap door not less than 30 inches wide and 8ft long

Building Exiting (For Building Occupant Loads see Sheet g0.10-11, for Egress Plans see Sheet g0.12-15)								
Floor Level:	Number of Exits:		Type of Exit Required / Proposed:				Corridors (1018.1):	
	Req'd:	Prop:	Exterior Door: (1027)	Vert. Exit Encl.: (1022)	Exit Passageway: (1023)	Horizontal Exit: (1025)	Req'd	Fire Rating: (Table 1002.1)
First Floor:	3	4	X		X			0 Hrs
Second Floor:	2	2		2hr			N	
Third Floor:	2	2		2hr			Y	30 mins.
Fourth Floor:	2	2		2hr			Y	30 mins.
Fifth Floor:	2	2		2hr			Y	30 mins.
Sixth Floor:	2	2		2hr			Y	30 mins.
Seventh Floor:	2	2		2hr			Y	30 mins.
Roof:	1	1		2hr				

**Accessible Means of Egress (1009.2 & 1009.4):**

- Two Elevators are Provided and Equipped with *Standby Power* per OSSC 1009.4.1. See Specifications 14.21.23.16 and 26.00.00 and Drawing e5.01.
- Two-Way Communication* is Provided at Each Elevator Landing.
- Building is Equipped Throughout with an Automatic Sprinkler System. *Areas of Refuge* are Not Required per OSSC 1009.3.3.2 and 1009.4.2.2.
- Stair A is *Accessible Means of Egress* complying with OSSC 1023 and Providing Indirect *Exit Discharge* to a Public Way per OSSC 1028.1.
- Stair B is *Accessible Means of Egress* complying with OSSC 1023 and Providing Direct *Exit Discharge* to a Public Way.

Method of Energy Code Analysis: Simplified Trade-Off Approach (STA), Reference COMcheck Energy Compliance Forms	
Climate Zone: 4C	Building Type: Mixed-use

1. Reference Specifications for Storefront, Door and Window Assembly Requirements.
2. Reference Details for Sealing of the Building Envelope Sealing and Specifications for Joint and Sealant Products
3. Outdoor Air Intake and Exhaust Openings to be Equipped with a Class I Motorized Leakage-Rated Damper with a Max Leakage rate of 4cfm/sf at 1.0In Water Gauge per AIAA 500D
4. Recessed Light Fixtures Between Conditioned and Unconditioned Spaces are to be Sealed to Limit Air Leakage and be IC Rated and Labeled per Specifications.

1. Mechanical Systems Provided Under Separate Trade Permit with Tenant Improvements.
2. Mechanical Sub-Contractor to Provide System to meet all Requirements of Oregon Energy Specialty Efficiency Code Chapter 503.

1. Electrical Systems Provided Under Separate Trade Permit with Tenant Improvements.
2. Electrical Sub-Contractor to Provide System to meet all Requirements of Oregon Energy Specialty Efficiency Code Chapter 505.
3. Reference Specifications for Lighting Controls Requirements
4. Exterior Lighting Power Requirements & Allowances are to be Determined with Lighting Zone 4. Reference Lighting Energy Forms.
5. Interior Lighting Power Allowances and Requirements are per the Prescriptive Method. Reference Lighting Energy Forms.

Occupancy/Use:	Occ. Load:			Water Closets:			Lavatories:			Drinking Fountains:	Showers:
	Total:	M:	F:		M:	F:		M:	F:		
R-2 Sleeping Unit	72 Units			1 per Unit	72 unisex		1 per Unit	72 unisex		0	12
R-2 Dwelling Unit	28 Units			1 per Unit	28 unisex		1 per Unit	28 unisex		0	28
Total Number of Fixtures Provided:				100 Unisex			132 (1 Per Toilet Room)			0	40

Occc:	Occ.Ratio(WC):	Occ. Load:			Water Closets:		Lavatories:			Drinking Fountains:	Showers:
		Total:	M:	F:	Req:	Prov'd:	Req.:	Prov'd:			
B	1/25 for 50, then 1/50	182	91	91	5	5 unisex*	1/200	1	5 unisex*	0	0
M	1/500	49	25	25	1	1 unisex*	1/750	1	1 unisex*	0	0
Total Number of Fixtures Provided:				5 Unisex			6 (1 Per Toilet Room)			0	0

Regulatory Options:						
Option 2: 60% AMI Units						
Bedroom Type	# of Units:	Unit Area	Total Unit Area	Average Area:	# to be offered at 60% AMI	Min Area Req per IH Unit
Studio	28	319 sf	8,932 sf	319 sf	28	N/A - All the Same
Total	28		8,932 sf	319 sf	28	

1. Aluminum Entrance & Storefront Systems	Deferred Submittal
2. Glass Guardrails	Deferred Submittal
3. Metal Panel Fixings / Support Systems for Wall Panels	Deferred Submittal
4. Seismic Framing to Rooftop HVAC units	Deferred Submittal
5. Maintenance System Tie-Down Anchorage	Deferred Submittal
6. Solar Array System	Deferred Submittal
7. Micropiles	Deferred Submittal
8. Solid Web Wood Joists	Deferred Submittal
9. Wood Hold-Down Systems	Deferred Submittal
10. Post-Tension Elongation Calculations and Layout Plans	Deferred Submittal
11. Pre-Manufactured Wood Trusses	Deferred Submittal
12. Roof Tie Offs	Deferred Submittal
13. Fixed Roof Access Ladder and Attachment	Deferred Submittal
14. Connection to Windows	Deferred Submittal
15. Electrical Systems	Separate Trade Permit
16. Plumbing Systems	Separate Trade Permit
17. Fire Sprinkler & Alarm Systems, Fire Pumps, Underground Fire Lines, Key Box, Occupant Load Certificate, Fire Extinguishing Systems, In-Building Radio Enhancement Systems, Stationary Generators, Hazardous Material Tanks & Related Equipment	Separate Trade Permit from Fire Marshal's Office

\*All Deferred Submittals Listed are Req'd to Be Stamped by the Structural Engineer of Record (SER) Prior to Submittal to the Jurisdiction Having Authority  
Reference Structural General Notes for Deferred Submittal Requirements.

	Appeal #:	Date:	Code Section:	Proposed Design:	Decision:
1.	23880	07/15/2020	NFPA 110, 7.2.1.1 OSSC/27/#1	Generator Air Intake Through Garage	Approved



WESTWIND  
355 NW 6th Avenue  
Portland OR, 97209  
Multnomah County



APPLICABLE CODES: Portland City Code and Charter, Title 33 Planning & Zoning				
Site Address: 333 NW 6th Avenue, OR 97209				
Tax Lot Number(s): R140491			Property Size: 10,001 SF	
Tax Roll: Couch's Addition, Block 47, Lots 5 & 8				
Base Zone: CX				
Base Zone Regulations:		Overlay(s): d		Plan District: CC - Central City
FAR: Base Zone - 9:1		Max. Coverage: 100% of Site Area		Max. Height: 350 Ft.
Setbacks:	Front 1: 0 Ft.	From: NW 6th Avenue	Side 1: 0 Ft.	From: Lot Line (Non-Residential)
	Front 2: 0 Ft.	From: NW Flanders Street	Side 2: 0 Ft.	From: Lot Line (Non-Residential)
Proposed Uses:		Overlay(s): d		
Base Zone Modifications / Bonuses: None				
Parking & Loading Regulations (Title 33.266):				
Distance From Transit Stop: 40 Ft.				
Vehicle Parking Max.: No Maximum		Loading Req'd: 1 Standard A Stall per Title 33, Chapter 33.266.310		
Central City Parking Requirements: N/A		Vehicle Parking Min.: No Minimum		
Bicycle Parking:				
Household	28 Units	Required: 42 Long-Term, 2 Short-Term	Provided: 42 Long-Term, 2 Short-Term	
SROs	72 Rooms	Required: 4 Long-Term, 0 Short-Term	Provided: 4 Long-Term, 0 Short-Term	
Retail	1,160 SF	Required: 2 Long-Term, 2 Short-Term	Provided: 2 Long-Term, 2 Short-Term	
Business	13,000 SF	Required: 2 Long-Term, 2 Short-Term	Provided: 2 Long-Term, 2 Short-Term	
Design Review Req'd: Y		Total Required: 50 Long-Term, 6 Short-Term		Provided: 50 Long-Term, 6 Short-Term
ZONING COMPLIANCE PAGE - Case File #: LU 20-138351 DZ. REQUIRED. No Field Changes.				
Decision: Approved Conditions for Approval: None				

The Work Includes Construction of a New 7-Story Building with 28 Residential Units, 72 Single Room Occupancies (SRO), Offices and Community Spaces. Main Entry to the Building is Off NW 6<sup>th</sup> Avenue with Loading Access from NW Flinders Street. The Ground Floor Consists of Central City Concern Offices, Community Spaces, and Spaces for Loading and Utilities. The Second Floor Contains a Terrace, Central City Concern offices, Community Spaces, and some Residential Units. The Upper Five Levels will be all Residential with Community Rooms on Each Floor. The Overall Building Height is less than 75ft.

## Contract Set

12.04.2020	Changemarks 1 Response
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g0.04



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## CCC Westwind

355 NW 6th Avenue  
Portland, OR 97209

W.P.A Job Number 1301

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01.05.2021

Contract Set

## SET ISSUE

12.04.2020  
Change marks 1  
Response

## Egress Plans

g0.11

Approval Stamp:

## General Notes

- All Exit Signs, Egress & Emergency Lighting Per Deferred Design-build Submittal.
- All Fire Detection, Sprinkler And Alarm Systems Per Deferred Design Build Submittal
- Refer To Specifications For Deferred Bidder Design Submittal Requirements For Sprinkler And Standpipe Systems, Emergency Lighting, Exit Signs And Fire Detection Systems. A Tactile Sign Stating EXIT and complying with ICC A117.1 Shall be Provided Adjacent to Each Door to an Egress Stairway, an Exit Passageway and the Exit Discharge
- Live leads to be posted in common dining & retail.
- Reference sheet g0.10 for occupancy plans and occupant load summary.
- General Contractor shall schedule a pre-installation conference with the building inspector to review proposed fire stopping products for the project. Prior to the scheduled meeting the general contractor shall assemble product data for each firestopping assembly with UL test report for each proposed assembly.
- Provide two-way communication system at elevator lobbies, connected to and monitored by building alarm system.
- Penetrations into and through Interior Exit Stairway Walls are Prohibited, Except:
  - Equipment and Ductwork Necessary for Independent Ventilation and Pressurization.
  - Fire Protection Systems.
  - Security Systems.
  - Two-Way Communication System
  - Electrical Raceway for Fire Department Communication Systems.
  - Electrical Raceway serving Interior Exit Stairway and Terminating at a Steel Box Not Exceeding 16 Square Inches.
- Provide a Portable Fire Extinguisher with a Minimum Rating of 1-A-10-B-C in Each Kitchen.

## Fire Rated Separations

-----	1/2 Hour Fire Partition
-----	1 Hour Fire Partition
-----	2 Hour Fire Barrier
-----	3 Hour Fire Barrier

## Symbols Legend

## Room Data

Area Name	Room Name & Number
150 SF Business - 1/100 28 Occs - 2 Exits	Net Room Area & Occupancy Classification Use & Load Factor # of Occupants & Required Number of Exits Occupancy Load (actual)
10	Occupants Per Room Travel Distance
10	Path of Egress Illuminate with 1 Footcandle / St Min At The Floor Level Along Path, Typical
20	Cumulative Occ. Load / Direction of Travel

## Exiting Data

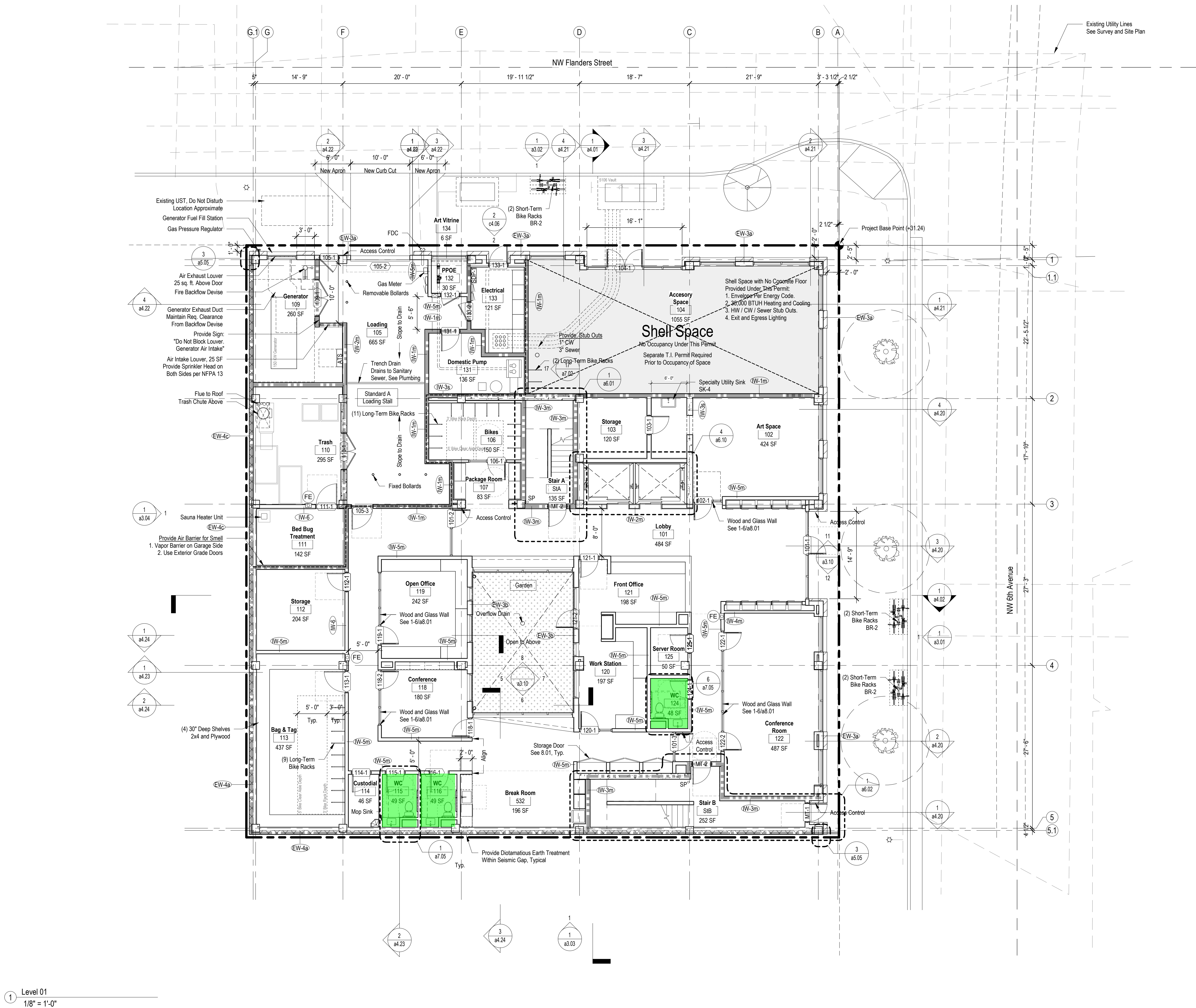
Exit Discharge	
EXIT	
# Occs.	Occupants
32 Inches Min.	Exit Width Required
36 Inches Inches	Exit Width Provided

## Area Designation

	Path of Egress Lighting with emergency power is required at the egress system. The egress path will be provided with egress lighting with backup power, providing 1 foot candle of light at floor level. The lighting level will be verified through a field test.
	2 Hour Rated Ceiling (Other Than Typical Assembly)
	Exit Sign Per Electrical
	Directional Exit Sign Per Electrical
	Fire Extinguisher

Note: See Door Schedule For Fire Rated  
Doors\*Note: "Total Floor Circulation" Calculations Do Not Include Shafts  
and Are Calculated With The Load Factor of The Largest Assumed  
Occupancy Classification For Each Floor.4 Egress Plan - Level 06-07  
1/16" = 1'-0"2 Egress Plan - Level 02  
1/16" = 1'-0"1 Egress Plan - Level 01  
1/16" = 1'-0"3 Egress Plan - Level 03-05  
1/16" = 1'-0"







Approval Stamp:

General Notes

- Contractor to Notify Architect of Any Discrepancies Prior to Start of Work.
- Reference Spec for Product Information and Installation Requirements
- Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. General Contractor to notify Architect of any discrepancies.
- Reference Enlarged Unit Plans for In-Unit Door Types.
- Furniture Pieces Shown on Plans are to be Contractor Provided.
- See Enlarged Unit Plans for Built-In Furniture Pieces to be Contractor Provided.
- Provide Stained Plywood Panels at All Utility and Storage Room Walls from 0'-2" A.F.F. to 8'-2" A.F.F. in 2'-0" Wide Sections.
- Penetrations into and through Interior Exit Stairway Walls are Prohibited, Except:
  - Equipment and Ductwork Necessary for Independent Ventilation and Pressurization.
  - Fire Protection Systems.
  - Security Systems.
  - Two-Way Communication System
  - Electrical Raceway for Fire Department Communication Systems.
  - Electrical Raceway serving Interior Exit Stairway and Terminating at a Steel Box Not Exceeding 16 Square Inches.
- Provide a Portable Fire Extinguisher with a Minimum Rating of 1-A:10-B:C in Each Unit Kitchen.

Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

Sheet Notes

- Reference a7.00 and a7.01 to Locate Enlarged Interior Plans and Elevations.

