

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 - Held over from ID 31443 (3/29/23) for additional information

Appeal ID: 31483	Project Address: 24-28, 32046 N Russell St and 2514N Vancouver Ave
Hearing Date: 4/12/23	Appellant Name: Annie Carlton
Case No.: B-019	Appellant Phone: 5032978791
Appeal Type: Building	Plans Examiner/Inspector: Chandra Alvey, Steve Freeh
Project Type: commercial	Stories: 7 Occupancy: B, M, R-2, A2 Construction Type: Type I-A and III-A
Building/Business Name: Russell Street Apartments	Fire Sprinklers: Yes - Throughout with NFPA 13 automatic sprinkler system
Appeal Involves: Erection of a new structure, Reconsideration of appeal	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Mixed-use apartment

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 510.1

Requires "a. This reconsideration of appeal #31443 items 1 and 2 are being completely rewritten to combine them into one clear appeal of section 510 Special Provisions versus two separate subsections.
b. Section 510 Special Provisions which permit the use of special conditions that are exempt from, or modify, the specific requirements of Chapter 5 regarding the allowable building heights and areas of buildings based on the occupancy classification and type of construction, provided the special condition complies with the provisions specified in this section for such condition and other applicable requirements of this code. "

Code Modification or Alternate Requested a. We would like to appeal to be able to use the 2018 Seattle Building Code section 510.1 and 510.10 in lieu of OSCC Section 510 Special Provisions

Proposed Design a. Section 510.1 of the 2018 Seattle Building Code permits the combination of special provision 510.2 Horizontal Building Separation Allowance and special provision 510.10 Group R-2 Buildings of Type IIIA Construction.
b. Our proposed project meets all of the requirements for the use of section 510.2 permitting a horizontal building separation at Level 02:
i. 3 hour fire-resistance rating at Level 02 achieved with a 14" thick mild-reinforced concrete slab.
ii. Level 01 is Type IA construction with reinforced concrete construction and all partitions made of non-combustible material (metal stud and drywall).
iii. Shafts, stairwells and elevator enclosures that penetrate both the upper and lower structure are all 2-hour fire-resistance rated.

- iv. The upper building is type IIIA with 3-hour stairwell shafts at Level 01 and 2-hour stairwell shafts from Level 02 to the roof permitting the use of a wood framed stairs connecting the Type IA and IIIA construction.
- v. The building above the horizontal assembly is R2 occupancy.
- vi. The building in its entirety is protected with a NFPA 13 automatic sprinkler system.
- vii. The building height in accordance with section 504.3 is 75 feet which is less than the permissible 85 feet.
- c. Our proposed project meets all of the requirements of section 510.10 which states the height limitation for buildings of Type IIIA construction in Group R-2 shall be increased to six stories where all of the following conditions are met:
 - i. The first story of Type IIIA construction is separated from stories above with a horizontal assembly having a fire-resistance rating of not less than 2 hours, Level 03 floor will be 2-hour rated.
 - ii. All stories of Type IIIA construction greater than 6,000 square feet shall be subdivided into compartments, by 2-hour fire-resistance rated fire wall, with areas of not more than 12,000 gross square feet. The total floor plate area is 13,859 square feet and will be broken into two compartments separated by a 2-hour fire wall located at or near gridline 7. This fire wall will extend from the Level 02 podium to the roof and from the exterior wall to exterior wall across the building. The corridor opening will be fitted with an automatic closing door that is triggered by the fire alarm system.
 - iii. Each compartment shall have an enclosed exit stairway, and a standpipe in accordance with Section 905.
 - iv. Unprotected vertical openings, including unenclosed interior exit access stairways, shall not penetrate floor/ceiling assemblies between stories of Type IIIA construction or between stories of Type IIIA and Type IA construction.
 - v. Mezzanines shall not be allowed in any story of the Type IIIA construction.
 - vi. The maximum total design dead load shall be 50 psf for all roof areas above the sixth story of Type IIIA construction.
 - vii. The exterior walls will be 1-hour wood framed with fire resistant treated (FRT) lumber at non-bearing walls and 2-hour wood framed with fire resistant treated (FRT) lumber at bearing walls in accordance with section 602.3 of the 2022 OSSC.
- d. A plan view of the building showing the two compartments and location of the firewall along with a section through the building showing the ratings of each floor level has been provided for clarification.

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- Reason for alternative** "a. This appeal is required to maximize the efficiency of the building while also maximizing the number of housing units for the development. Levels 02 through 07 stack the full height aside from a minor modification at Level 07 to accommodate community space while Level 01 is a completely different plan layout for lobby, office, retail, mechanical, and live-work space. Stacking the structural system between Level 01 and Level 02 would be difficult if two Levels of Type IA construction were required.
- b. Based on preliminary cost estimates we have determined that the add cost of a second Level of concrete is between \$450,000 and \$500,000, additionally, in order to stack the concrete structural elements between Levels 01 and 02 we would lose at minimum 2 residential units from Level 02.
- c. Structurally the six-story light wood framed solution makes sense for this building based on the following assessment:
- i. The grid layout of the building places the bearing walls approximately 13'-0" apart. At six stories tall, the total accumulated bearing load at Level 02 (the first wood framed Level) is still less than a five-story building with bearing walls spaced 16'-0" to 20'-0" apart which is standard in most five-story wood framed buildings.
 - ii. A wood structural plywood shear wall system is permitted up to 65-feet in height per chapter 12

of ASCE 7-16. At six-stories tall, the wood shear walls will be 60-feet in height to the roof diaphragm, still five feet shy of the maximum permitted by code. The resultant tie-down loads at the ends of the shear walls are still in the acceptable range for transfer into the 14" podium slab at Level 02.

d. The 2018 Seattle building code section 510.10 permits 12,000 square foot per floor maximum compartments at six stories for a total area of 72,000 square feet per compartment. We are proposing two compartments of approximately 7,000 square feet or less per floor level which meets the requirements of the 2018 Seattle building code.

e. More restrictive compartment areas would result in separation of living areas without direct access to one of the two provided 2-hour rated stairway exit shafts requiring people to pass through one to two extra doorways in order to safely exit the building. With the use of the 2018 Seattle building code section 510.10 all units have direct access to a 2-hour rated exist stairway enclosure to safely exit the building.

f. The addition of the 2-hour rated floor at Level 03 increases the fire protection of the lowest floors of the building, promoting more time for exiting the building in the event of a fire."

Appeal item 2

Code Section	1028.1
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Requires	"a. Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide a direct path of egress travel to grade. The exit discharge shall not reenter a building. The combined use of Exceptions 1 and 2 shall not exceed 50 percent of the number and minimum width or required capacity of the required exits. Exceptions: b. Not more than 50 percent of the number and minimum width or required capacity of interior exit stairways and ramps is permitted to egress through areas on the Level of discharge provided that all of the following conditions are met: i. Discharge of interior exit stairways and ramps shall be provided with a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure. ii. The entire area of the Level of exit discharge is separated from areas below by construction conforming to the fire-resistance rating for the enclosure. iii. The egress path from the interior exit stairway and ramp on the Level of exit discharge is protected throughout by an approved automatic sprinkler system. Portions of the Level of exit discharge with access to the egress path shall either be equipped throughout with a NFPA 13 automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, or separated from the egress path in accordance with the requirements for the enclosure of interior exit stairways or ramps. iv. Where a required interior exit stairway or ramp and an exit access stairway or ramp serve the same floor Level and terminate at the same Level of exit discharge, the termination of the exit access stairway or ramp and the exit discharge door of the interior exit stairway or ramp shall be separated by a distance of not less than 30 feet (9144 mm) or not less than one-fourth the length of the maximum overall diagonal dimension of the building, whichever is less. The distance shall be measured in a straight line between the exit discharge door from the interior exit stairway or ramp and the last tread of the exit access stairway or termination of slope of the exit access ramp. c. Not more than 50 percent of the number and minimum width or required capacity of the interior exit stairways and ramps is permitted to egress through a vestibule provided that all of the following conditions are met: i. The entire area of the vestibule is separated from areas below by construction conforming to the
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- fire-resistance rating of the interior exit stairway or ramp enclosure.
- ii. The depth from the exterior of the building is not greater than 10 feet (3048 mm) and the length is not greater than 30 feet (9144 mm).
 - iii. The area is separated from the remainder of the Level of exit discharge by a fire partition constructed in accordance with Section 708 of the International Building Code. Exception: The maximum transmitted temperature rise is not required.
- d. The area is used only for means of egress and exits directly to the outside.
- e. Horizontal exits complying with Section 1026 shall not be required to discharge directly to the exterior of the building."

Code Modification or Alternate Requested	a. We would like to appeal that Stair #2 (south) to allow exit discharge onto a pedestrian sidewalk, to the exterior, however, under the cover of the floor above.
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Proposed Design	a. We proposed to discharge Stair #2 (south) directly onto a dedicated pedestrian sidewalk, outdoors, and under the cover of the floor above, whose construction has a 3-hour fire rating. b. The unobstructed path of travel, measured from the egress door to the property line is approximately 27'-9". c. The egress path shall be protected by a NFPA 13 automatic sprinkler system.
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Reason for alternative	a. This appeal is required to maximize the efficiency of the building while minimizing unnecessary redundant circulation. b. We feel this appeal does not negatively impact the health, accessibility, structural capacity, energy conservation, life safety, nor fire protection for its occupants.
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APPEAL DECISION

1. Use of 2018 Seattle Building Code Sections 510.1 and 510.10 in lieu of 2022 OSSC Section 510 Special Provisions: Granted as proposed.

2. Stair 2 exit discharge within building: Granted provided the continuation of the three-hour horizontal separation at the balcony floor is verified at time of plan review.

Appellant may contact John Butler (503 865-6427) 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) 823-6251 or come in to the Development Services Center.

RUSSELL STREET APARTMENTS

24-28, 32-36 N RUSSELL ST & 2514 N VANCOUVER AVE, PORTLAND, OR 97227



ARCHITECTURAL:	CIVIL:	LANDSCAPE:
David Jaehning Architect 381 11th Street San Francisco, CA - 94103 T: +1 415 272 9444	Vega Civil Engineering 1300 SE Stark Street #201 Portland, OR - 97214 T: +1 503 349 1381	Otten + Associates 3933 South Kelly Avenue, Suite B Portland, OR - 97239 T: +1 503 972 0311
BUILDING CODE INFORMATION:	BUILDING CODE INFORMATION:	
APPLICABLE STATE BUILDING CODES:	LOT SIZE:	0.46 acres or 20,000 SF
2019 Oregon Structural Specialty Code (OSSC)	COMPREHENSIVE PLAN:	Mixed Use - Urban Center
2021 Oregon Energy Efficiency Specialty Code (OEESC)	ZONING DISTRICT:	CM-3 (Commercial Mixed Use 3) with Design ("d") and Centers Main Street ("m") overlays
2021 Oregon Electrical Specialty Code (OESC)	OCCUPANCY CLASSIFICATION:	Group R-2, A-2 over Groups B, M
2019 Oregon Mechanical Specialty Code (OMSC)	BUILDING CHARACTERISTICS:	Level 1: 9,637 SF (B, M, R-2) Level 2: 13,859 SF (R-2) Level 3: 13,859 SF (R-2) Level 4: 13,859 SF (R-2) Level 5: 13,859 SF (R-2) Level 6: 13,859 SF (R-2) Level 7: 12,014 SF (R-2 & A-2) Gross Total: 90,946 SF
2021 Oregon Plumbing Specialty Code (OPSC)	GRADE ELEVATION:	156' - 6"
Title 10 Erosion and Sediment Control Regulations	BUILDING HEIGHT:	75' - 0"
Title 11 Trees	BUILDING LEVELS:	7
Title 24 Building Regulations	HIGHEST OCCUPIED LEVEL ABOVE GRADE:	65' - 0"
Title 25 Plumbing Regulations	ALLOWABLE HEIGHT:	75-feet (per 33.130.210)
Title 26 Electrical Regulations		
Title 27 Heating and Ventilating Regulations		
Title 29 Property Maintenance Regulations		Unlimited ground floor per OESC Table 504.3 for B, M and R-2 occupancies in Type IA building with automatic sprinkler system.
Title 31 Fire Regulations		
Title 32 Signs and Related Regulations		
Title 33 Planning and Zoning		60-feet per OESC Table 504.3 for R-2 occupancy in Type III-A building with automatic sprinkler system.

STRUCTURAL:	MECHANICAL, ELECTRICAL & PLUMBING:
FTF Engineering 38 Mason Street, 2nd Floor San Francisco, CA - 94102 T: +1 415 931 8460	Alpine Engineers, LLC 428 N Pekin Road Woodland, WA - 98674 T: +1 360 606 8449
BUILDING CODE INFORMATION:	
ALLOWABLE AREA:	Unlimited ground floor per OESC Table 506.2 for B, M and R-2 occupancies in Type IA building with automatic sprinkler system.
	72,000 sf (Levels 2-7) per OESC Table 506.2 for R-2 occupancy in Type III-A building with automatic sprinkler system.
PROPOSED DWELLING UNITS:	150
OCCUPANT LOAD:	422 occupants - see 3/A008 - OCCUPANT LOAD COUNT
TYPE OF CONSTRUCTION:	Type III-A (Levels 2-7) over Type I-A (Level 1) with automatic sprinkler system.
FIRE RESISTANCE RATING REQ'T:	Level 1 (Type I-A): Primary structural frame: 3-hour Bearing walls: 2-hour Non-bearing walls & partitions (Exterior): Per OESC Table 601 Non-bearing walls & partitions (Interior): NR Floor construction: 2-hour Roof construction: 1.5-hour Levels 2-7 (Type III-A): Primary structural frame: 1-hour Exterior bearing walls: 2-hour Non-bearing walls & partitions (Exterior): Per OESC Table 601 Non-bearing walls & partitions (Interior): NR Floor construction: 1-hour Roof construction: 1-hour Exterior wall near east and south property lines have a fire separation distance between 5' and 10' and shall be 1-hour rated per OESC Table 602. Allowable opening area shall be 25% per IBC Table 705.8. See elevation on sheet A303 and A304.

FIRE PROTECTION:	ACCESSIBILITY:
Design/Build by Contractor	Endelman & Associates 600 University Street #1515 Seattle, WA - 98101 T: +1 206 324 6462
BUILDING CODE INFORMATION:	
FIRE RESISTANCE RATING REQ'T:	Corridors to be constructed as fire partitions per section 708 with Type I-A (1-hour rating) and Type III-A (1-hour rating) per Table 1020.2. Dwelling unit separations to be constructed as fire and partitions with 1-hour rating per 420.2. Walls separating dwelling and sleeping units in Group R-2 in accordance with Sections 907.2.8.1 and 907.2.9.1 Vestibules in accordance with 1028.2.
EGRESS REQUIREMENTS:	See A008/9 - LIFE SAFETY PLANS
SMOKE DETECTION:	Hard-wired, interconnected, and battery backup per OESC, State Fire Marshall Regulations. Place one per bedroom and one in hallway per floor.
FIRE SUPPRESSION:	Building protected by a NFPA 13 automatic sprinkler system throughout the 1A & IIIA construction in accordance with Section 903.2.8
ZONING:	The applicant requests approval of a Zoning Map Amendment to rezone the site from the CM2 (Commercial/Mixed Use 2) base zone to the CM3 (Commercial/Mixed Use 3) base zone. No change is requested to the Design ("d") and Centers Main Street ("m") overlay zones that apply to the site. Both the CM2 and CM3 base zones conform to the MU-U (Mixed Use Urban Center) Comprehensive Plan Map designation that applies to this site, so no Comprehensive Plan Map Amendment is requested.
PROJECT DESCRIPTION:	The proposed project includes the demolition of an existing 4,967 sf one-story masonry building, the demolition of an existing 4,505 sf one-story masonry building, the demolition of an existing 5,037 sf one-story metal building, and asphalt lot. The new proposed construction includes a 90,946 sf mixed-use project with 150 residential units. The project contains six-floors of residential units over a ground floor containing supportive services for the residents, a resident lobby with mailboxes, bicycle storage rooms, property management offices, two active-use warm-shell spaces, as well as support spaces for building systems. 15 parking spaces are proposed on the site.

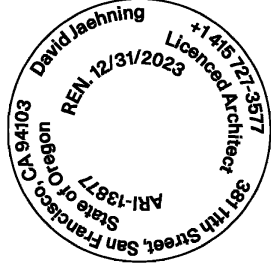
SHEET LIST	
#	NAME
A432	WALL SECTIONS
A433	WALL SECTIONS
A501	INTERIOR ELEVATIONS
A502	INTERIOR ELEVATIONS
A503	INTERIOR ELEVATIONS
A504	INTERIOR ELEVATIONS
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A522	INTERIOR ELEVATIONS
A523	INTERIOR ELEVATIONS
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A525	INTERIOR ELEVATIONS
A611	COLUMN/PILASTER DETAILS
A612	COLUMN/PILASTER DETAILS
A613	COLUMN/PILASTER DETAILS
A614	INTERIOR DETAILS
A615	INTERIOR DETAILS
A621	HORIZONTAL DETAILS
A622	HORIZONTAL DETAILS
A631	ROOF DETAILS
A641	TYPICAL ACCESSIBILITY DETAILS
A642	TYPICAL ACCESSIBILITY DETAILS
A643	TYPICAL ACCESSIBILITY DETAILS
A651	ENLARGED DETAILS - BATHROOM
A652	ENLARGED DETAILS - BATHROOM
A653	ENLARGED DETAILS - BATHROOM
A654	ENLARGED DETAILS - BATHROOM
A655	ENLARGED DETAILS - KITCHEN
A656	ENLARGED DETAILS - KITCHEN
A657	ENLARGED DETAILS - KITCHEN
A658	ENLARGED DETAILS - KITCHEN
A661	SIGNAGE DETAILS
A701	WALL PARTITION LEGEND
A702	FLOOR PARTITION LEGEND
A712	DOOR SCHEDULE - GROUND FLOOR
A713	DOOR SCHEDULE - TYP FLOOR
A714	DOOR SCHEDULE - FLOOR 7
A741	STOREFRONT TYPES & DETAILS
A801	CASEWORK PLANS/ELEVATIONS/DETAILS
A802	CASEWORK PLANS/ELEVATIONS/DETAILS
A803	CASEWORK PLANS/ELEVATIONS/DETAILS
A811	CASEWORK PLANS/ELEVATIONS/DETAILS
A812	CASEWORK PLANS/ELEVATIONS/DETAILS

STRUCTURAL	
S-000	LEGENDS
S-001	GENERAL NOTES I
S-002	GENERAL NOTES II
S-201	FIRST FLOOR / FOUNDATION PLAN
S-202A	SECOND FLOOR CONCRETE SLAB PLAN
S-202B	SECOND FLOOR FRAMING PLAN
S-203	THIRD FLOOR FRAMING PLAN
S-204	FOURTH FLOOR FRAMING PLAN
S-205	FIFTH FLOOR FRAMING PLAN
S-206	SIXTH FLOOR FRAMING PLAN
S-207	SEVENTH FLOOR FRAMING PLAN
S-208	ROOF FRAMING PLAN
S-300	CONCRETE DETAILS I
S-310	FOUNDATION DETAILS I
S-311	FOUNDATION DETAILS II
S-320	CONCRETE SHEAR WALLS I
S-321	CONCRETE SHEAR WALLS II
S-330	CONCRETE COLUMNS
S-600	WOOD FRAMING DETAILS
S-601	TJI FRAMING DETAILS I
S-602	TJI FRAMING DETAILS II
S-610	WOOD SHEAR WALL DETAILS

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:



ARCHITECT:
David Jaehning Architect 381 11th Street, San Francisco, California 94103
CONSULTANT TEAM:
CIVIL: Vega Civil Engineering, LLC 1300 SE Stark St., #201, Portland, OR 97214
LANDSCAPE: Otten + Associates Landscape Architecture 3933 South Kelly Avenue, Suite B, Portland, OR 97239
STRUCTURAL: FTF Engineering, Inc. 38 Mason Street, Second Floor, San Francisco, CA 94102
MECHANICAL, ELECTRICAL & PLUMBING: Alpine Engineers, LLC 428 N Pekin Road, Woodland, WA 98674
FIRE PROTECTION: Design/Build by Contractor
ACCESSIBILITY: Endelman & Associates, PLLC 600 University St., Suite 1515, Seattle, WA 98101
CLIENT:
Deacon Development, LLC 901 NE Glisan St. Suite 100 Portland, OR 97232

PROJECT NO:

2201

PROJECT NAME:

Russell Street Apartments

PROJECT ADDRESS:

N Russell St, Portland OR 97227

PROJECT PHASE:

CONSTRUCTION DOCUMENTS

DRAWN:

DJ

CHECKED:

DJ

ISSUE DATE:

4/7/2023 12:05:07 PM

DRAWING TITLE:

COVER SHEET

DRAWING NO:

A000

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REVISION:

City of Portland Title 33, Planning and Zoning
33.130.210 Height

C. Exceptions. Exceptions to the base height, step-down height, and bonus height limits are stated below:

2. Parapets and railings. In the CM1, CM2, CM3, CE and CX zones, parapets and rooftop railings may extend 4 feet above the height limits.
4. Rooftop equipment. In the CM1, CM2, CM3, CE and CX zones, rooftop mechanical equipment and stairwell enclosures that provide rooftop access may extend above the height limits as follows, provided that the equipment and enclosures are set back at least 15 feet from all roof edges on street facing facades:
 - a. Elevator mechanical equipment and stairwell enclosures may extend up to 16 feet above the height limits; and
 - b. Other mechanical equipment that cumulatively cover no more than 10 percent of the roof area may extend up to 10 feet above the height limits.
8. High ceilings. In the CM1, CM2, CM3, CE and CX zones outside the Central City plan district, base height, step-down height, and bonus height may be increased by 5 feet when at least 75 percent of the ground floor has at least 15 feet between the floor and the bottom of the structure above. The bottom of the structure above includes supporting beams.

33.130.212 Floor Area and Height Bonus Options

C. Inclusionary housing bonus. Maximum height and FAR may be increased as stated in Table 130-3 if one of the following is met:

1. Mandatory inclusionary housing. Bonus height and FAR is allowed for development that triggers 33.245, Inclusionary Housing. The amount of bonus floor area allowed is an amount equal to the net building area of the building that triggers 33.245, up to the increment of additional FAR allowed as stated in Table 130-3. To qualify for this bonus, the applicant must provide a letter from the Portland Housing Bureau certifying that the regulations of 33.245 have been met; or
2. Voluntary inclusionary housing. Maximum height and FAR may be increased as stated in Table 130-3 when one of the following voluntary bonus options is met:
 - a. Bonus height and FAR is allowed for projects the voluntarily comply with the standards of 33.245.040 and 33.245.050. The amount of bonus floor area allowed is an amount equal to the net building area of the building that complies with 33.245.040 and .050, up to the increment of additional FAR allowed as stated in Table 130-3. To qualify for this bonus, the applicant must provide a letter from the Portland Housing Bureau certifying that the regulations of 33.245 have been met. The letter is required to be submitted before a building permit can be issued for development, but is not required in order to apply for a land use review; or
 - b. Bonus height and FAR is allowed in exchange for payment into the Affordable Housing Fund. For each square foot of floor area purchased a fee must be paid to the Portland Housing Bureau (PHB). The Portland Housing Bureau collects and administers the Affordable Housing Fund, and determines the fee. PHB determines the fee per square foot and updates the fee at least every three years. The fee schedule is available from the Bureau of Development Services. To qualify for this bonus, the applicant must provide a letter from PHB documenting the amount that has been contributed. The letter is required to be submitted before a building permit can be issued for development, but is not required in order to apply for a land use review.

CM3 Base Height: 65 ft.
CM3 Maximum height with bonus: 75 ft.

City of Portland Title 33, Planning and Zoning
33.930.050 Measuring Height

A. Measuring building height. Height of buildings is generally measured as provided in the Oregon Structural Specialty Code (the Uniform Building Code as amended by the State.) The height of buildings is the vertical distance above the base point described in Paragraphs A.1. or A.2., unless the site is in a commercial/mixed use zone, in which case the height of buildings is measured as described in Paragraph A.3, or the site is in a multidwelling zone and the structure is a multi-dwelling structure, in which case the applicant may choose to measure the height of the building from base point A.1 or A.2, or from basepoint A.3. Methods to measure specific roof types are shown below and in Figure 930-5:

3. In the commercial/mixed use zones, the height measurement is based on the location of a building relative to a street lot line and the elevation of sidewalk area adjacent to the site, as follows:

a. When any portion of a building is within 20 feet of a street lot line, the base point from which height is measured is described below. See Figure 930-25 and Figure 930-26:

- (1) Within 25 feet of the building, when the difference between the highest elevation and the lowest elevation of sidewalk is 10 feet or less, the base point is the highest elevation of the sidewalk

City of Portland Title 33, Planning and Zoning
33.130.222 Building Length and Facade Articulation

B. Maximum building length. In the CR, CM1, CM2, CM3, and CE zones, the maximum building length for the portion of a building located within 20 feet of a street lot line is 200 feet. The portions of buildings subject to this standard must be separated by a minimum of 20 feet when located on the same site.

C. Facade articulation.

1. Where the standard applies. This standard applies in the CM2, CM3 and CE zones as follows:

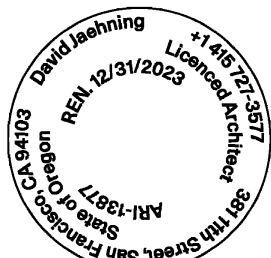
- a. In the CM2 and CE zones, the standard applies to buildings more than 35 feet high that have facade areas of more than 3,500 square feet within 20 feet of a street property line.
- b. In the CM3 zone, the standard applies to buildings more than 45 feet high that have facade areas of more than 4,500 square feet within 20 feet of a street property line.
- c. Portions of building facades that are vertically separated by a gap of at least 10 feet in width extending at least 20 feet in depth from the street property line are considered to be separate facades areas for the purposes of the facade area measurements.

2. The standard. At least 25 percent of the area of a street-facing facade within 20 feet of a street lot line must be divided into facade planes that are off-set by at least 2 feet in depth from the rest of the facade. Facade area used to meet the facade articulation standard may be recessed behind or project out from the primary facade plane, but projections into street right-of-way do not count toward meeting this standard.



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STAMP:



ARCHITECT:

David Jaehning Architect

381 11th Street, San Francisco, California 94103

CONSULTANT TEAM:

CIVIL:

Vega Civil Engineering, LLC
1300 SE Stark St., #201, Portland, OR 97214

LANDSCAPE:

Otten + Associates Landscape Architecture
3933 South Kelly Avenue, Suite B, Portland, OR 97239

STRUCTURAL:

FTF Engineering, Inc.
38 Mason Street, Second Floor, San Francisco, CA 94102

MECHANICAL, PLUMBING & FIRE PROTECTION:

Alpine Engineers, LLC
428 N Pekin Road, Woodland, WA 98674

ELECTRICAL:

Hood-McNees, Inc.
1923 SE Stark St., Portland, OR 97214

ACCESSIBILITY:

Endelman & Associates, PLLC
600 University St., Suite 1515, Seattle, WA 98101

CLIENT:

Deacon Development, LLC

901 NE Glisan St. Suite 100
Portland, OR 97232

PROJECT NO: PROJECT NAME:

**2201 Russell Street
Apartments**

N Russell St, Portland OR 97227

PROJECT ADDRESS:

PROJECT PHASE: CONSTRUCTION DOCUMENTS

DRAWN: Author CHECKED: Checker

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DRAWING TITLE: ZONING DIAGRAMS

DRAWING NO:

A002

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Exterior view from N Russell Street



Exterior view from the intersection of N Russell Street and N Vancouver Avenue



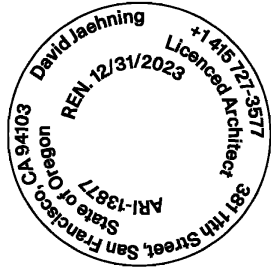
Exterior view from N Vancouver Avenue



Exterior view from the Urban League parking lot

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Portland, OR 97232

PROJECT NO: 2201 PROJECT NAME: **Russell Street Apartments**

ADDRESS: N Russell St, Portland OR 97227

PROJECT PHASE: CONSTRUCTION DOCUMENTS

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DRAWING TITLE: VISUALIZATIONS

DRAWING NO: **A006**

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FIRE APPARATUS ACCESS

Fire apparatus access roads shall be in accordance with all applicable requirements of the International Fire Code and this Guide. Access shall consist of roadways, public and private streets, fire lanes, parking lot lanes or a combination thereof. (OFC Ch.2)

FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:

When buildings are completely protected with an approved automatic fire sprinkler system installed in accordance with OFC Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the requirements for fire apparatus access may be modified as approved by the fire code official. (OFC 503.1.1)

ADDITIONAL ACCESS:

The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. (OFC 503.1.2)

FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:

Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1) See Example.
Note: When serving two or less dwelling units or Group U accessory buildings, the driving surface may be reduced to 12 feet, although the unobstructed width shall be 20 feet. Turning radius for curves and turnarounds on 12 feet wide roads shall comply with the inside turning radius and outside turning radius of 25 feet and 45 feet respectively. (OFC 503.2.4 & D103.3 exception)

FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet within 20 feet of the hydrant, exclusive of shoulders, to provide a staging area for apparatus on the access road. See Appendix D for exceptions. (OFC D103.1)

SURFACE AND LOAD CAPACITIES:

Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load or gross wheel position weight) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with the requirements of the Fire Code and this Guide may be requested. (OFC 503.2.3 & D102.1)

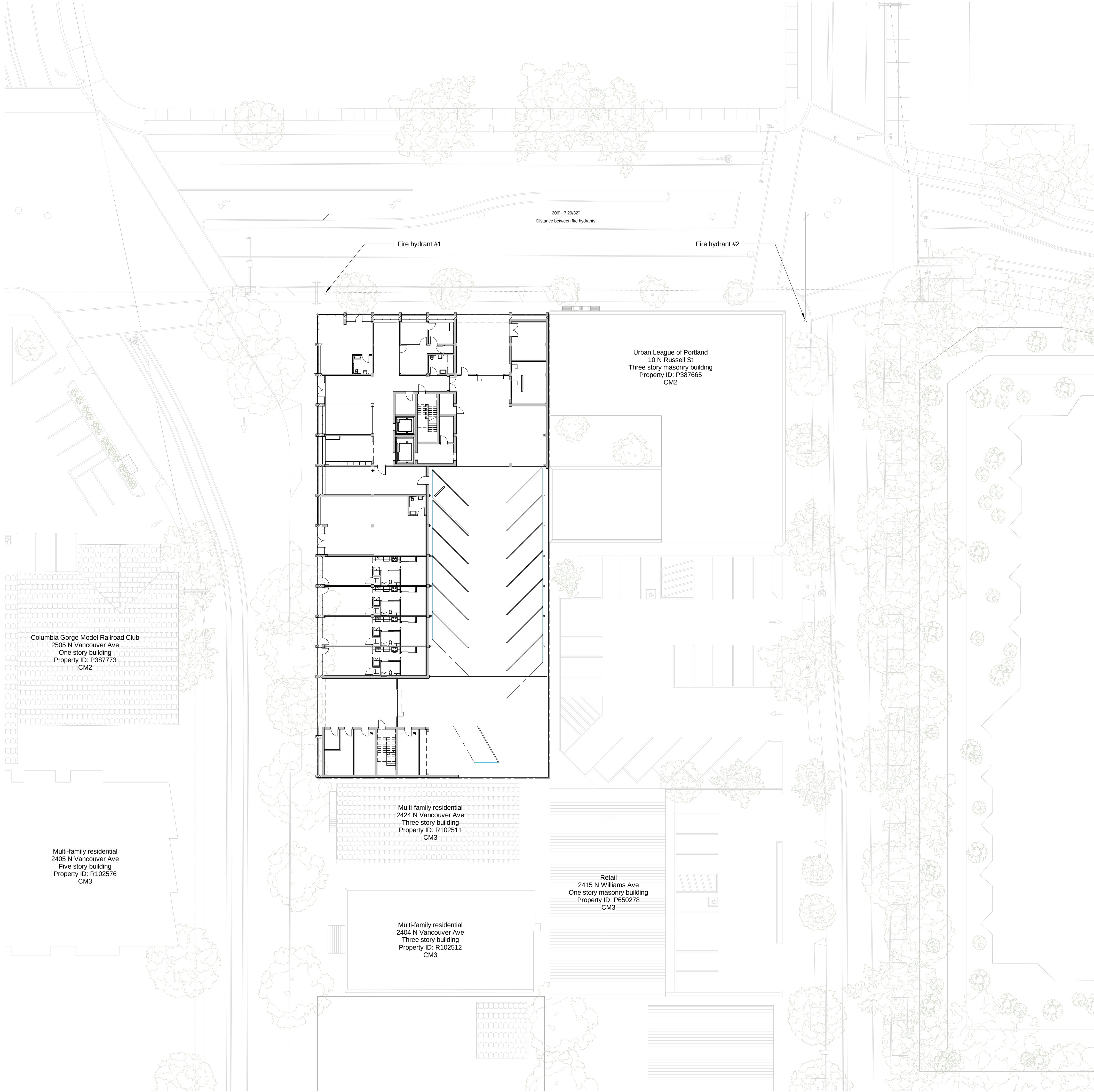
TURNING RADIUS:

The required turning radius of a fire apparatus access road shall have an inside turning radius and outside turning radius of not less than 25 feet and 45 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3 exception) See Example.

FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDINGS AND TURNAROUNDS:

Access roads shall be within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When the building is equipped throughout with an approved automatic sprinkler system, access roads shall be within 250 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (OFC 503.1.1) See Example.

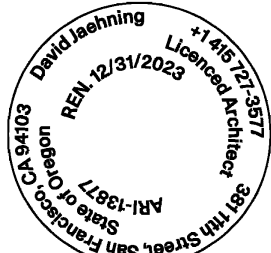
An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 300 feet. (503.2.5 & D103.4)



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PROJECT NO: PROJECT NAME:

2201 Russell Street
Apartments

N Russell St, Portland OR 97227

PROJECT ADDRESS:

PROJECT PHASE: CONSTRUCTION DOCUMENTS

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DRAWING TITLE: FIRE SITE PLAN

DRAWING NO:

A007

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[B] 510.5 Group R-1 and R-2 buildings of Type IIIA construction

The height limitation for buildings of Type IIIA construction in Groups R-1 and R-2 shall be increased to six stories and 75 feet where the first floor assembly above the basement has a fire-resistance rating of not less than 3 hours and the floor area is subdivided by 2-hour fire-resistance-rated fire walls into areas of not more than 3,000 square feet.

[B] 1016.1 General

Travel distance within the exit access portion of the means of egress system shall be in accordance with this section.

[B] 1016.2 Limitations

Exit access travel distance shall not exceed the values given in Table 1016.2.

[B] 1016.2.1 Exterior Egress Balcony Increase

Exit access travel distances specified in Table 1016.2 shall be increased up to an additional 100 feet (30 480 mm) provided the last portion of the exit access leading to the exit occurs on an exterior egress balcony constructed in accordance with Section 1019. The length of such balcony shall not be less than the amount of the increase taken.
Exit access travel distances specified in Table 1016.2 shall be increased up to an additional 100 feet (30 480 mm) provided the last portion of the exit access leading to the exit occurs on an exterior egress balcony constructed in accordance with Section 1019. The length of such balcony shall not be less than the amount of the increase taken.

[B] 1016.3 Measurement

Exit access travel distance shall be measured from the most remote point within a story along the natural and unobstructed path of horizontal and vertical egress travel to the entrance to an exit.
Exceptions:
In open parking garages, exit access travel distance is permitted to be measured to the closest riser of an exit access stairway or the closest slope of an exit access ramp.
In outdoor facilities with open exit access components, exit access travel distance is permitted to be measured to the closest riser of an exit access stairway or the closest slope of an exit access ramp.

[B] 1017.4 Aisle Accessways in Group M

An aisle accessway shall be provided on at least one side of each element within the merchandise pad. The minimum clear width for an aisle accessway not required to be accessible shall be 30 inches (762 mm). The required clear width of the aisle accessway shall be measured perpendicular to the elements and merchandise within the merchandise pad. The 30-inch (762 mm) minimum clear width shall be maintained to provide a path to an adjacent aisle or aisle accessway. The common path of egress travel shall not exceed 30 feet (9144 mm) from any point in the merchandise pad.

Exception: For areas serving not more than 50 occupants, the common path of egress travel shall not exceed 75 feet (22 860 mm).

[B] 1018.1 Construction

Corridors shall be fire-resistance rated in accordance with Table 1018.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 of the International Building Code for fire partitions.

[B] 1018.2 Width

The minimum width of corridors specified in Table 1018.2 shall be as determined in Section 1005.1.

[B] 1018.3 Obstruction

The required width of corridors shall be unobstructed.

[B] 1018.4 Dead Ends

Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in corridors more than 20 feet (6096 mm) in length.

Exceptions:

- In occupancies in Group I-3 of Occupancy Condition 2, 3 or 4 (see Section 308.5), the dead end in a corridor shall not exceed 50 feet (15 240 mm).
- In occupancies in Groups B, E, F, I-1, M, R-1, R-2, R-4, S and U, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of the dead-end corridors shall not exceed 50 feet (15 240 mm).
- A dead-end corridor shall not be limited in length where the length of the dead-end corridor is less than 2.5 times the least width of the dead-end corridor.

[B] 1018.6 Corridor Continuity

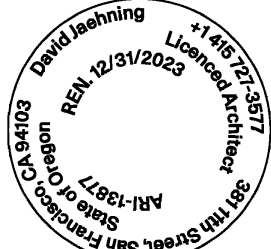
Fire-resistance-rated corridors shall be continuous from the point of entry to an exit, and shall not be interrupted by intervening rooms. Where the path of egress travel within a fire-resistance-rated corridor to the exit includes travel along unenclosed exit access stairways or ramps, the fire resistance-rating shall be continuous for the length of the stairway or ramp and for the length of the connecting corridor on the adjacent floor leading to the exit.

Exception: Foyers, lobbies or reception rooms constructed as required for corridors shall not be construed as intervening rooms.

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PROJECT NO: PROJECT NAME:

2201 Russell Street
Apartments

PROJECT ADDRESS: N Russell St, Portland OR 97227

PROJECT PHASE: CONSTRUCTION DOCUMENTS

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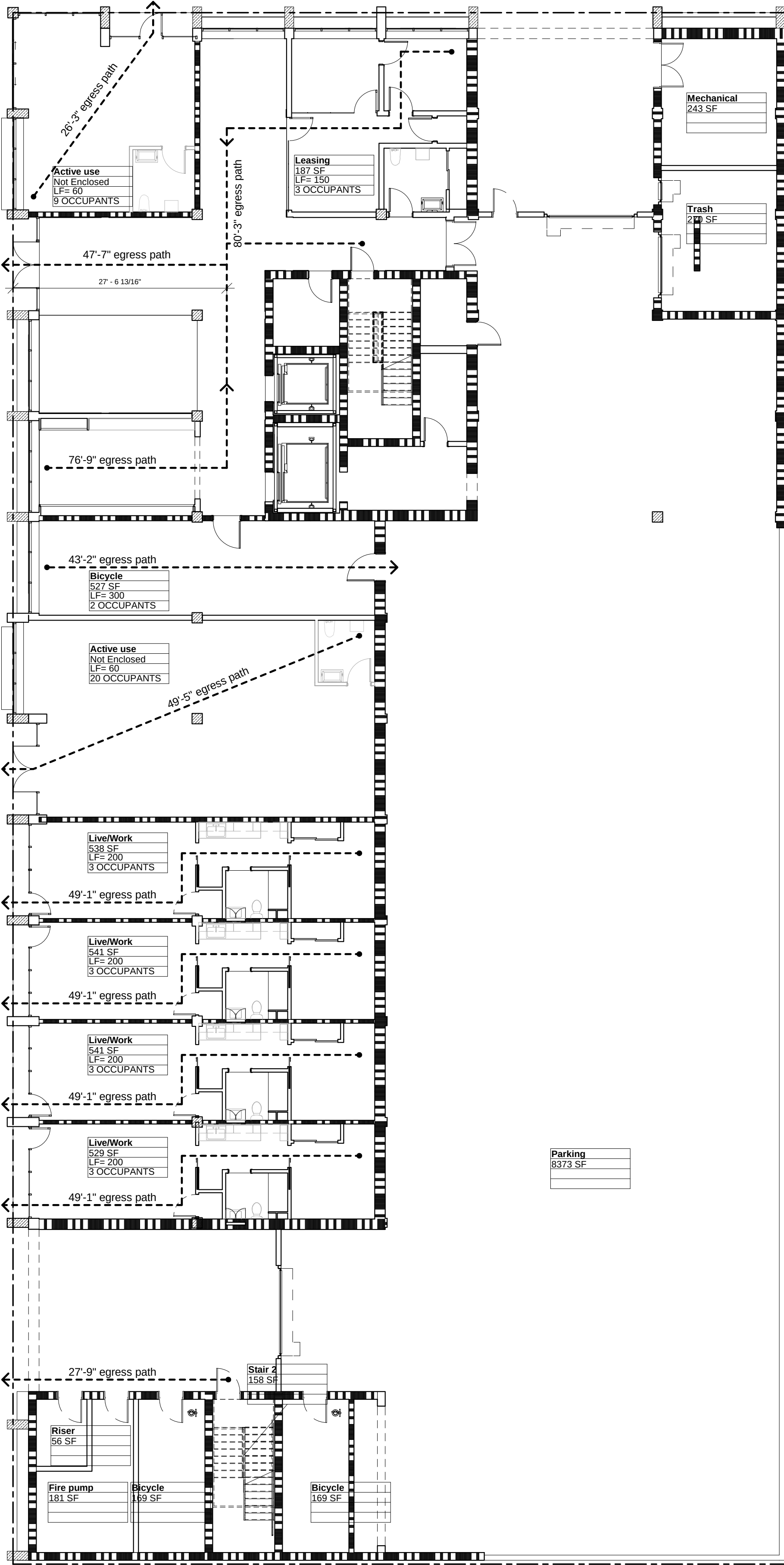
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DRAWING TITLE: LIFE SAFETY PLANS/CODE ANALYSIS

DRAWING NO:

A008

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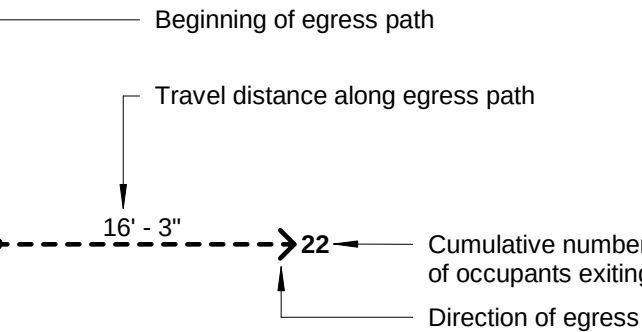
1 EGRESS PLAN - GROUND FLOOR
3/32" = 1'-0" REF 2 - A121

Occupant load count	
Floor 7	Residential: 50 occupants Assembly: 38 occupants
Floor 6	Residential: 64 occupants
Floor 5	Residential: 64 occupants
Floor 4	Residential: 64 occupants
Floor 3	Residential: 64 occupants
Floor 2	Residential: 64 occupants
Ground floor	Residential: 12 occupants Mercantile: 29 occupants Business areas: 3 occupants Storage areas: 2 occupants
Total occupant load	Residential: 370 occupants Assembly: 38 occupants Mercantile: 29 occupants Business areas: 3 occupants Storage areas: 2 occupants
Total: 442 occupants	

2 OCCUPANT LOAD COUNT
12" = 1'-0"

Rated wall types

- 1-hour fire rated wall assembly
- 2-hour fire rated wall assembly
- 3-hour fire rated wall assembly



2022 Oregon Structural Specialty Code
Chapter 11 Accessibility

Per 1108.6.1.1 Accessible units: Accessible dwelling units and sleeping units shall be provided in accordance with Table 1108.6.1.1.

Total number of units provided: 150
Minimum required number of accessible units without roll-in showers: 5
Minimum required number of accessible units with roll-in showers: 2
Total number of required accessible units: 8

[BE] 1004.5 Areas Without Fixed Seating

The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5. For areas without fixed seating, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.5. Where an intended function is not listed in Table 1004.5, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

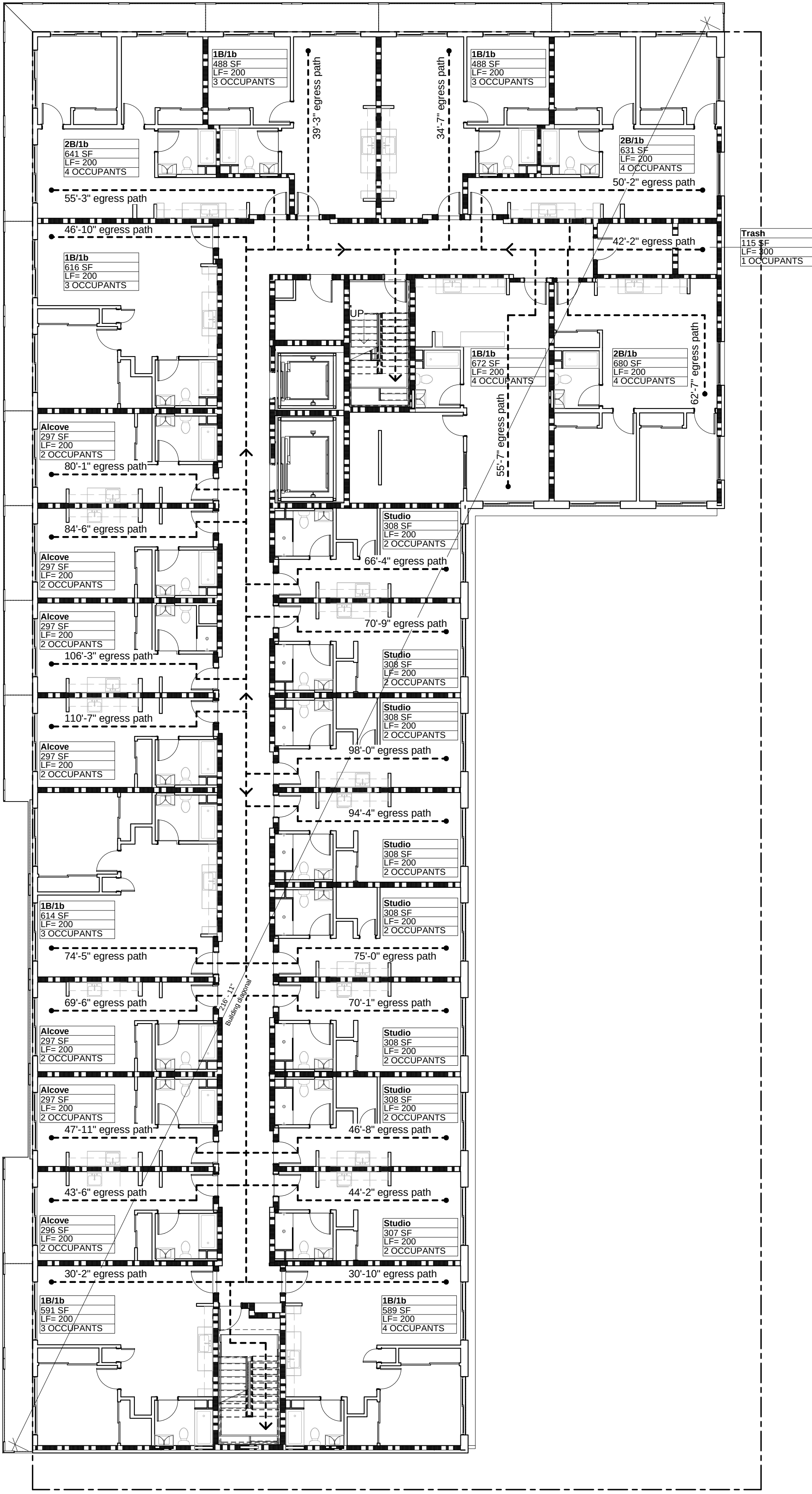
[BE] 1007.1.1 Two Exits or Exit Access Doorways

Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one exit stairway.

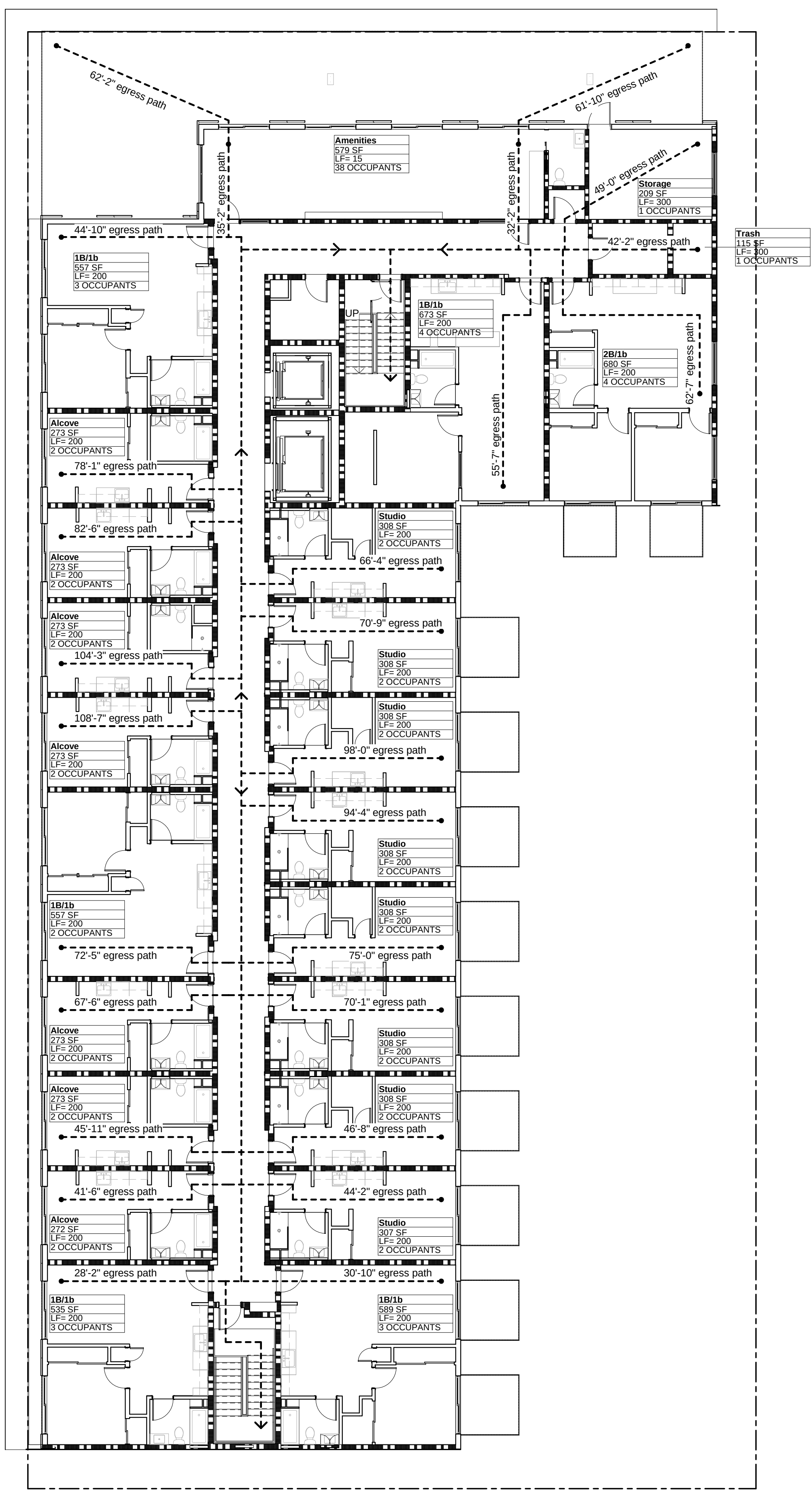
[BE] 1007.1.1.1 Measurement Point

The separation distance required in Section 1007.1.1 shall be measured in accordance with the following:

1. The separation distance to exit or exit access doorways shall be measured to any point along the width of the doorway.
2. The separation distance to exit access stairways shall be measured to the closest riser.
3. The separation distance to exit access ramps shall be measured to the start of the ramp run.



① EGRESS PLAN - TYPICAL FLOOR 2-6
3/32" = 1'-0" REF 2 - A121

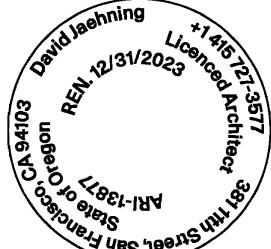


② EGRESS PLAN - FLOOR 7
3/32" = 1'-0" REF 1 - A301

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DRAWING TITLE: LIFE SAFETY PLANS/CODE ANALYSIS

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Design Standards Scorecard: Proposals for New Development and New Buildings

When is this form required?
For development proposals in the 'd' Design Overlay Zone that choose to meet the objective Design Standards in Table 420-2* instead of going through the discretionary Design Review (land use review) process set out in Chapter 33.825, Design Review, this form must be completed by the applicant and submitted to BDS with the development permit application. This form is required as part of proposals for:

- New development; and/or
- New buildings on a site with existing development.

Applicants must submit adequate information on the permit plans to demonstrate these objective standards are met. Adjustments to these standards are prohibited. For flexibility from the Design Standards, applicants must apply for Design Review (land use review).

How many points must be earned to comply with the Design Standards for eligible proposals in the 'd' Design Overlay Zone?
The Design Standards in Table 420-2 include required standards that must be met. Only the standards applicable to the development apply. Additional optional standards are reviewed using a point system for new development and projects that meet the definition of "major remodeling".** The size of the site determines the number of optional points required, since larger sites can often incorporate more design features. In addition, buildings over 55 feet in height must meet additional standards.

For new development and/or new buildings on a site with existing development, the following points are required:

- Buildings 55 feet tall or less must earn at least 20 points from the optional Design Standards, or one point for every 1,000 square feet of site area, whichever is less.
- Buildings over 55 feet tall and up to 75 feet tall must earn at least 20 points from the optional Design Standards, or two points for every 1,000 square feet of site area, whichever is less.
- For sites that are required to earn 20 points, at least one point must be earned in each of the context, public realm and resilience categories.

*Applicants for proposals in the 'd' Design Overlay Zone that are a Conservation Landmark or in a Conservation District must meet Zoning Code Chapter 15.218, Community Design Standards, or must apply for a Historic Resource Review prior to permit application.
**Major remodeling is defined in Zoning Code Section 15.210 as projects where the floor area is being increased by 50 percent or more; or where the cost of the remodeling is greater than the assessed value of the existing improvements on the site. Assessed value is the value shown on the applicable county assessment and taxation records for the current year.

Project Information
Development Site Address or Location: 24-36 N Russell Street, 2514 N Vancouver Avenue
Cross Street: N Russell & N Vancouver Sq. Ft. Area/Acreage: 20,090 SF Proposed building height: 75 FT
Site Tax Account number(s): R 102509 R 102507 R 102518
R _____ R _____ R _____ R _____
Describe project (attach additional pages if necessary): *High-rise three-story building with 100 units, multi-level parking*
Points Required: 20 Points Earned: 23

Applicant/Primary Contact Information
Typed Full Name: *Annie Carlton*
Company/Organization: *Deacon Development, LLC*
Mailing Address: 901 NE Glisan Street
City: *Portland* State: *OR* ZIP Code: *97232*
Day Phone: *(503) 288-6826* FAX: _____ Email: *annie.carlton@daacon.com*

Design Standards Scorecard: Proposals for New Development

PUBLIC REALM (PR1 – PR22)							
The standards for public realm provide an opportunity for development to contribute positively to the adjoining sidewalks, streets and trails. They encourage spaces on the ground floor that support a range of uses and create environments that offer people a welcoming and comfortable experience. The public realm standards are split into the following categories: Ground Floors, Entries/Entry Plazas, Weather Protection, Utilities, Vehicle Areas, and Art and Special Features.							
Required (X)	THE DESIGN STANDARD			Maximum points available	N/A	MEET	Points earned
GROUND FLOORS							
X	PR1	Ground Floor Height	0	X			0
APPLIES TO: New building with a ground floor that fronts on a street identified as a civic or neighborhood corridor on Map 130-3.							
X	PR2	Ground Floor Height for Taller Buildings	2		X		0
New building with a ground floor that fronts on a street identified as a civic or neighborhood corridor on Map 130-3 as follows: The standard is required for a new building with a height that exceeds 55 feet. The standard is optional for a building that is 55 feet or less in height.							
	PR3	Ground Floor Active Floor Area	2		X		0
APPLIES TO: Site that is at least 10,000 square feet in total site area except for a site located within the Centers Main Street Overlay Zone or where a commercial use in excess of 1,500 square feet is prohibited.							
	PR4	Affordable Ground Floor Commercial Space	2	X			0
APPLIES TO: Site where commercial uses are allowed or limited.							
	PR5	Oversized Street-Facing Opening	1		X		1
APPLIES TO: New building that has at least one ground floor tenant space with a facade that faces the street lot line and is used for Retail Sales And Service uses.							
X	PR6	Louvers and Vents	0		X		0
APPLIES TO: New louver or vent.							
X	PR7	Exterior Lighting	0		X		0
APPLIES TO: New building with a street-facing facade within 20 feet of the street.							
	PR8	Ground Floor Bicycle Parking	1				
APPLIES TO: Long-term bicycle parking racks located within the ground floor of a building.							
SUBTOTAL OF POINTS EARNED THIS PAGE: 1							

1 possible with PR8

Question for City: Does Bicycle 103 qualify as it doesn't have doors facing the street and uses safety-laminated glazing?

Design Standards Scorecard: Proposals for New Development

CONTEXT (C1 – C18)							
The standards for context provide an opportunity for development to respond to the surrounding natural and built environment and build on the opportunities provided by the site itself. The context standards are split into the following categories: Building Massing and Corners, Older Buildings/History, Landscaping, and Adjacent Natural Areas.							
Required (X)	THE DESIGN STANDARD			Maximum points available	N/A	MET	Points earned
BUILDING MASSING AND CORNERS							
X	C1	Corner Features on a Building	0	X			0
	APPLIES TO: New development on a site on a corner lot, located within a neighborhood or town center, where the zoning does not require a minimum building setback from a street lot line.						
	C2	Building Facade on Local Service Streets	3				0
	APPLIES TO: New building with at least one street-facing facade facing a local service street.						
	C3	Buildings in Inner Neighborhoods with Centers Main Street overlay zone	4		X		4
	APPLIES TO: New building located in the Centers Main Street (m) overlay zone within the Inner Pattern area shown on Map 130-3.						
	C6	Historical Plaque	1	X			0
	APPLIES TO: Site that contains a building that is at least 50 years old.						
	C7	Building Abutting a Historic Landmark	3	X			0
X	APPLIES TO: New building located on a site that abuts a site containing a Historic Landmark.						
	If the new building abuts a site containing a historic landmark and the historic landmark contains only residential uses, C9 applies instead of this standard.						
	C8	Building Near Historic Landmark or Property on Historic Resource Inventory	2		X		1
	APPLIES TO: New building that is either: - located on a site that is across the street from a site containing a historic landmark, or - located on a site that abuts or is across the street from a site containing a building on the Historic Resources Inventory (HRI).						
	C9	Building Abutting a Residential Historic Landmark	2	X			0
	APPLIES TO: New building located on a site that abuts a site that contains a Historic Landmark that: - only contains residential uses, and - is located within 10 feet of the street lot line						
	If the new building abuts a site containing a historic landmark and the historic landmark contains non- residential uses, C7 applies instead of this standard.						
SUBTOTAL OF POINTS EARNED THIS PAGE: 5							

3 possible with C12 (Landscape architect to verify)

Design Standards Scorecard: Proposals for New Development

Required (X)	THE DESIGN STANDARD			Maximum points available	N/A	MET	Points earned
ENTRIES / ENTRY PLAZAS							
X	PR9	Main Entrance Location	0		X	0	
	APPLIES TO: New building with at least one main entrance for a nonresidential tenant space, or an existing building where the main entrance to a nonresidential tenant space is being moved.						
	PR10	Residential Entrance	3			0	
	APPLIES TO: New building with ground floor dwelling unit main entrances adjacent to a street that is not identified as a civic or neighborhood corridor on Map 130-3.						
	PR11	Separation of Dwelling Unit Entry from Vehicle Areas	2			0	
	APPLIES TO: New building with ground floor dwelling unit entrances adjacent to a parking area.						
	PR12	Seating Adjacent to Main Entrance	1		X	1	
	APPLIES TO: Main entrance to a lobby or to a non-residential tenant space.						
	PR13	Pedestrian Access Plaza	4			0	
	APPLIES TO: New development.						
WEATHER PROTECTION							
X	PR14	Weather Protection at Entrances	0		X	0	
	APPLIES TO: New building with a street-facing facade within 20 feet of the street.						
X	PR15	Weather Protection Along a Transit Street	2		X	0	
	APPLIES TO: New building on a transit street as follows:						
	The standard is required for a new building with a height that exceeds 55 feet. The standard is optional for new buildings that are 55 feet or less in height.						
UTILITIES							
X	PR16	Location of Utilities	0		X	0	
	APPLIES TO: New electric meters, gas meters and radon mitigation equipment located at the ground level of a building.						
VEHICLE AREAS							
	PR17	Pervious Paving Materials	2			0	
	APPLIES TO: New parking area with at least 10 parking spaces.						
	PR18	No Parking Area	1			0	
	APPLIES TO: Site with a minimum area of 10,000 square feet.						
SUBTOTAL OF POINTS EARNED THIS PAGE:							1

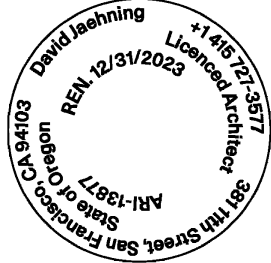
Design Standards Scorecard: Proposals for New Development

Required (X)	THE DESIGN STANDARD			Maximum available	N/A	MET	Points earned
LANDSCAPING							
	C10	Tree Preservation	6		X		1
APPLIES TO: Site with at least one tree 20 inches or greater in diameter.							
	C11	Grouping of Trees	2				0
APPLIES TO: Site located within the Eastern Pattern Area shown on Map 130-2.							
	C12	Native landscaping	2				
APPLIES TO: Site that is 20,000 square feet or larger and located outside of environmental zones.							
	C13	Trees in Setbacks along a Civic Corridor	1	X			0
APPLIES TO: Site with at least 100 feet of street frontage on a civic corridor identified on Map 130-1.							
ADJACENT NATURAL AREAS							
	C14	Setback from Waterbodies	4	X			0
APPLIES TO: Site that: - Has at least one wetland, water body, seep or spring, and - Is located outside of environmental zones.							
	C15	Public View of Natural Feature	2	X			0
APPLIES TO: Site that: - Has at least one existing natural feature on site, such as a grove of native trees, rock outcropping, wetland, water body, seep or spring, and - Is located outside of environmental zones.							
X	C16	Maximum Building Length Adjacent to Willamette River	0	X			0
APPLIES TO: In the River overlay zones, a new building located in, or within 25 feet landward of, the river setback. See 33.475 for a description of the river setback.							
X	C17	Building Features Adjacent to Willamette River	3	X			0
APPLIES TO: In the River overlay zones, a new building that: - Is located within 50 feet landward of the River setback; and - Contains commercial or residential uses.							
X	C18	Open Area Adjacent to Willamette River Greenway Trail	0	X			0
APPLIES TO: New development on a site that is at least 20,000 square feet in site area, located within the River overlay zone that has the major public trail designation.							
SUBTOTAL OF POINTS EARNED THIS PAGE: 1							

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PROJECT NO: PROJECT NAME:

2201 Russell Street
Apartments

PROJECT ADDRESS:
N Russell St, Portland OR 97227

PROJECT PHASE: CONSTRUCTION DOCUMENTS

DRAWN: Author CHECKED: Checker

ISSUE DATE: 3/17/2023 5:14:03 PM

DRAWING TITLE: DESIGN STANDARDS SCORECARD

DRAWING NO:

A010

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Design Standards Scorecard: Proposals for New Development

Required (X)	THE DESIGN STANDARD			Maximum points available	N/A	MET	Points earned
ON-SITE COMMON AREAS (Cont.)							
X	QR6	Building Walls Adjacent to Outdoor Common Area	0		X	0	
	APPLIES TO: New building with facade facing and within 10 feet of an outdoor common area.						
	QR7	Buildings Surrounding Outdoor Common Area	2		X	2	
	APPLIES TO: New building with walls located within 10 feet of an outdoor common area meeting QR5.						
WINDOWS AND BALCONIES							
X	QR8	Street-Facing Window Detail	0		X	0	
	APPLIES TO: New street-facing facade.						
	QR9	Upper Floor Windows	2		X	2	
	APPLIES TO: New development.						
	QR10	Street-Facing Balconies	3			0	
	APPLIES TO: New building.						
	QR11	Sunshades for Windows	2		X	2	
	APPLIES TO: New windows above the ground floor on facades that face south or west.						
	QR12	Bird-Safe Glazing for Windows	2		X	2	
	APPLIES TO: Facades that contain more than 30 percent glazing.						
	QR13	Operable Windows on Upper Level Units	1		X	1	
	APPLIES TO: Dwelling units or commercial tenant spaces located above the ground floor.						
X	QR14	Ground Floor Windows	2		X	0	
	APPLIES TO: New building as follows:						
	The standard is required for a new building with a height that exceeds 55 feet. The standard is optional for new buildings that are 55 feet or less in height.						
SUBTOTAL OF POINTS EARNED THIS PAGE:							9

Design Standards Scorecard: Proposals for New Development

Required (X)	THE DESIGN STANDARD		Maximum points available	N/A	MET	Points earned
BUILDING MATERIALS						
X	QR15	Exterior Finish Materials	0		X	0
	APPLIES TO: New building that has a net building area of at least 5,000 square feet.					
	QR16	Exterior Finish Materials Option	2		X	2
	APPLIES TO: New building.					
	QR17	Building Materials Application to Side Walls of Building	1		X	1
	APPLIES TO: New building located 20 feet or closer to the street lot line.					
	QR18	Sustainable Wood	1			0
	APPLIES TO: Building using wood products where allowed as an exterior material in Table 420-3.					
	QR19	Low Carbon Concrete	1			
	APPLIES TO: New building using concrete as allowed for an exterior material in Table 420-3.					
ROOFS						
X	QR20	Rooftop Equipment	0		X	0
	APPLIES TO: New rooftop equipment.					
	QR21	Ecoroof	2			0
	APPLIES TO: New building or alteration.					
	QR22	Solar Energy System	2			
	APPLIES TO: New building or alteration.					
	QR23	Reflective Roof Surface	1		X	1
	APPLIES TO: New building or alteration.					
SUBTOTAL OF POINTS EARNED THIS PAGE:						4
TOTAL POINTS EARNED:						23

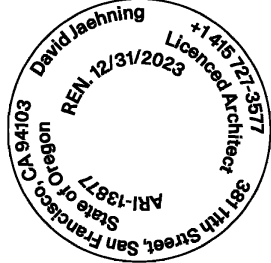
1 possible with QR19 (verify punning OB pricing)

2 possible with QR22 (Client to analyze)

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Apartments

PROJECT ADDRESS: N Russell St, Portland OR 97227

PROJECT PHASE: CONSTRUCTION DOCUMENTS

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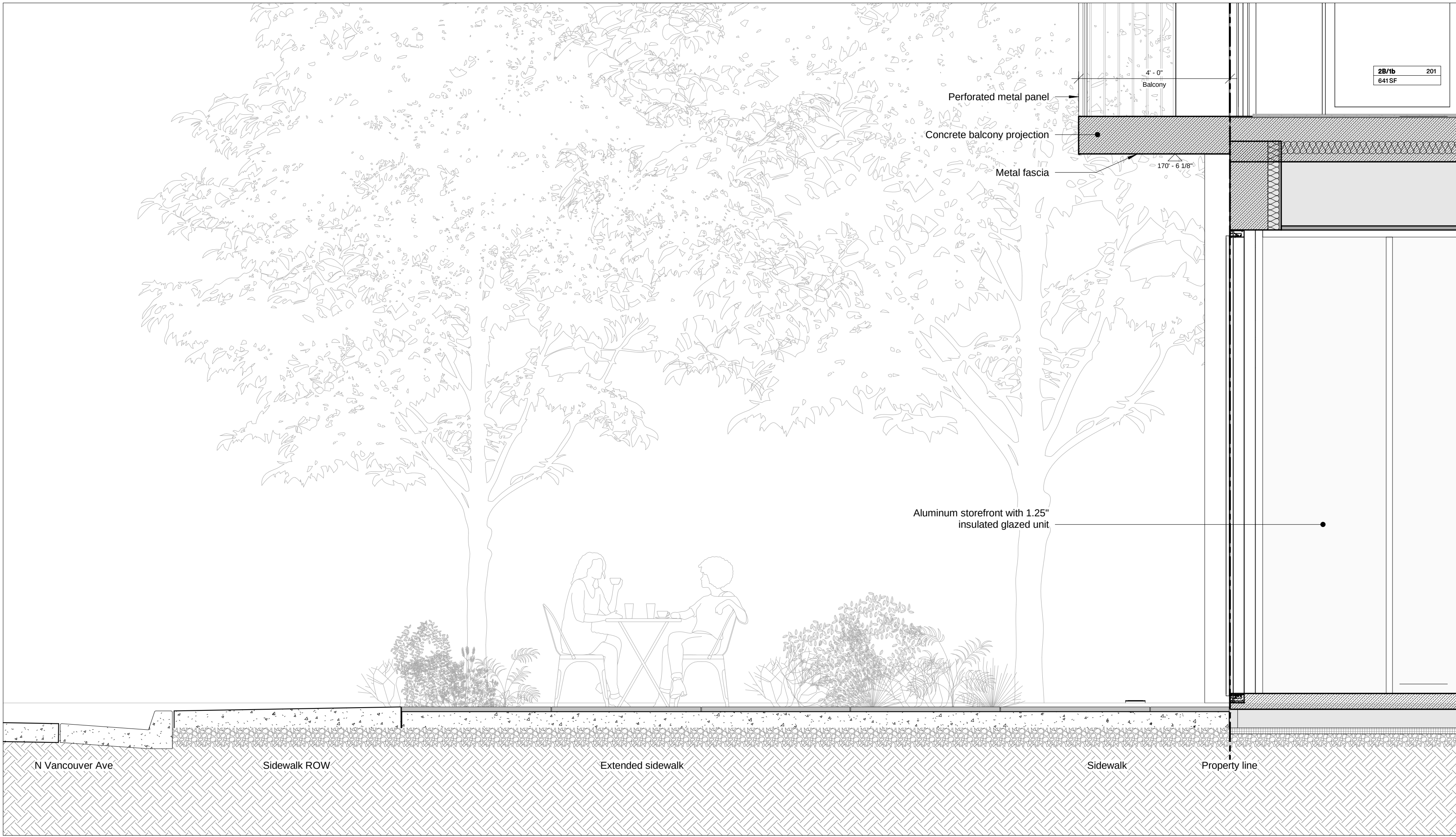
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DRAWING TITLE: DESIGN STANDARDS SCORECARD

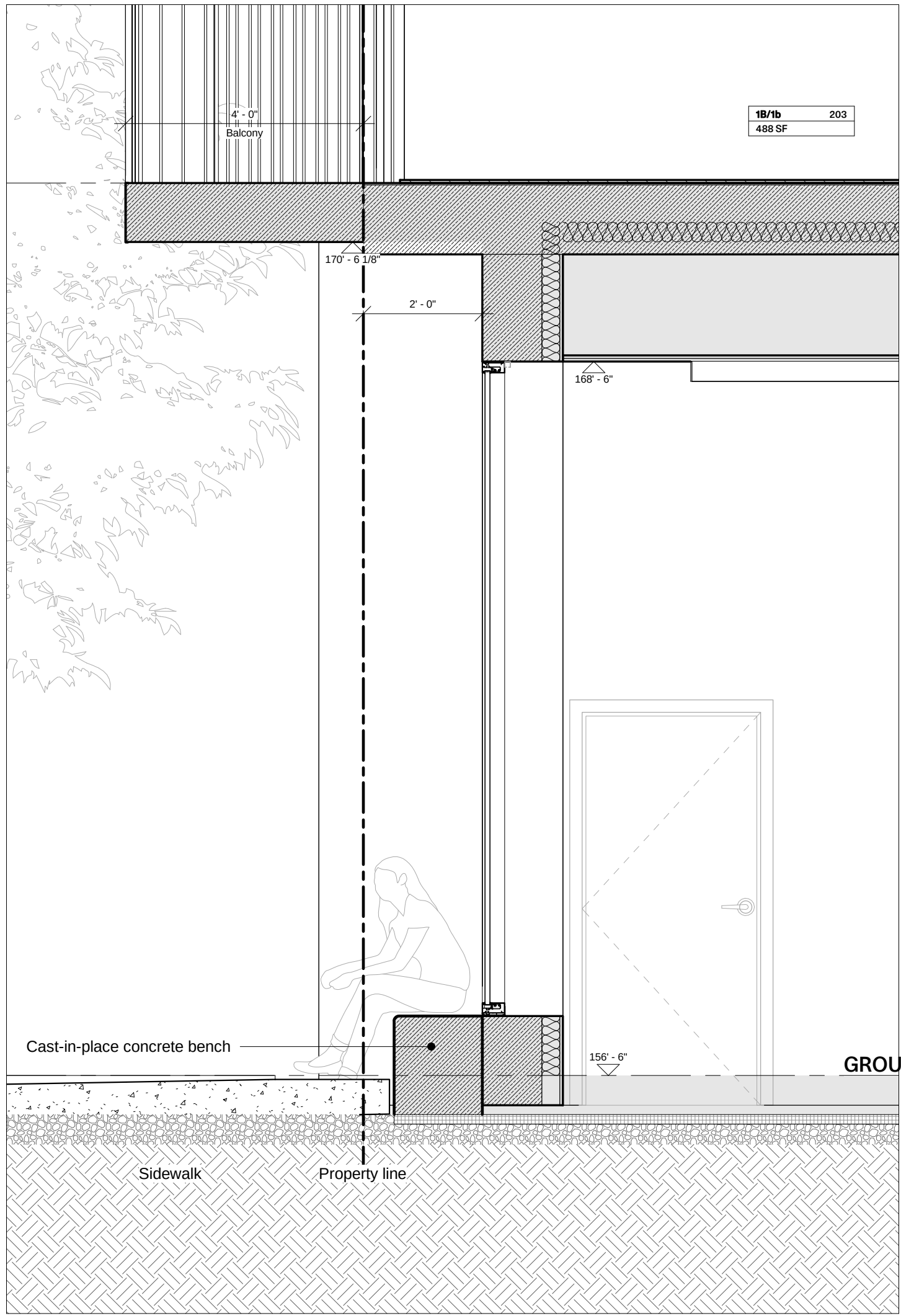
DRAWING NO:

A011

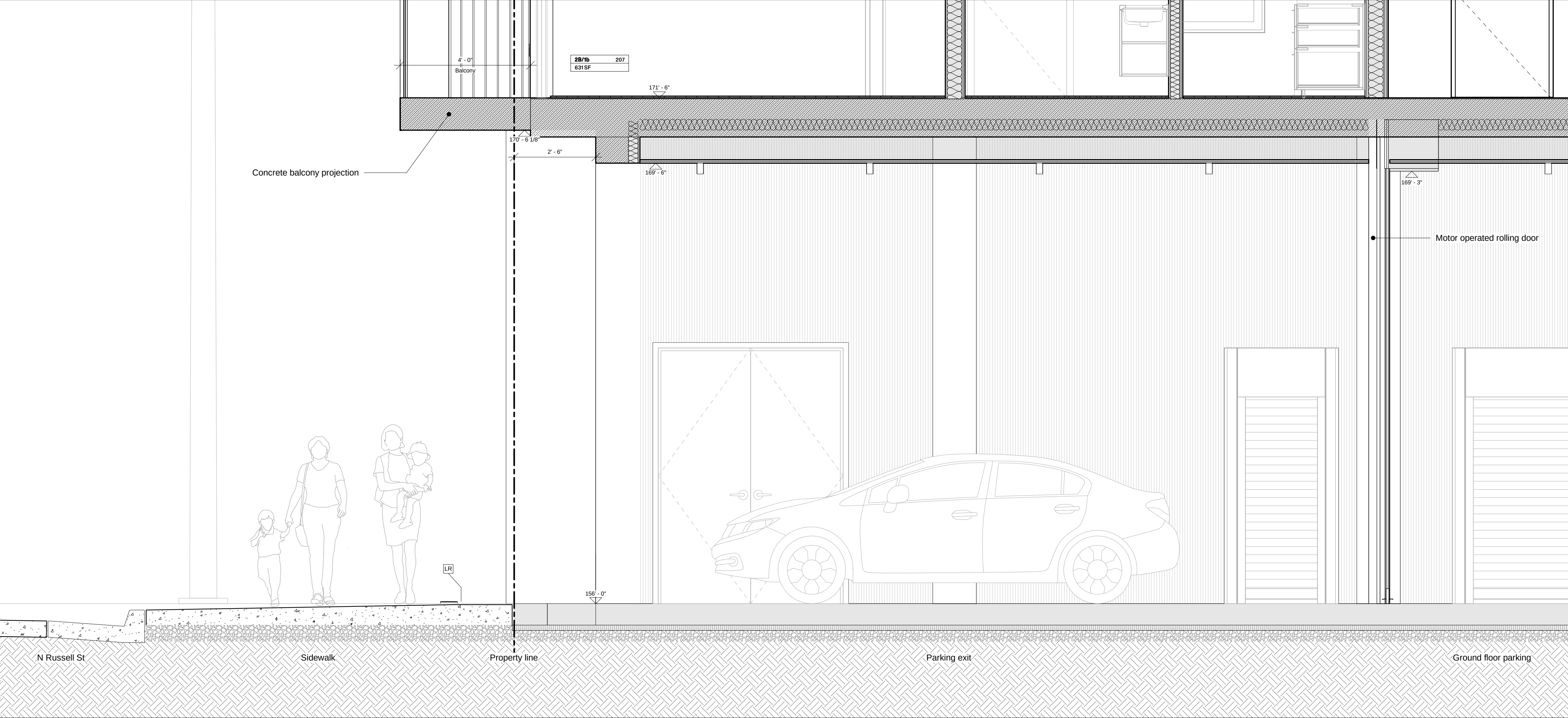
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1 ENLARGED SITE SECTION AT ACTIVE-USE
1/2" = 1'-0"



2 ENLARGED SITE SECTION AT LEASING OFFICE
1/2" = 1'-0" REF 1 - A201



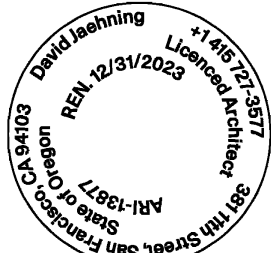
3 ENLARGED SITE SECTION AT PARKING EXIT
1/2" = 1'-0" REF 1 - A201

REVISION:

LEVEL 2
171' - 6"

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GROUND FLOOR
156' - 0"

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PROJECT NO: PROJECT NAME:
2201 Russell Street Apartments

PROJECT ADDRESS:
N Russell St, Portland OR 97227

PROJECT PHASE: CONSTRUCTION DOCUMENTS

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DRAWING TITLE: ENLARGED SITE SECTIONS

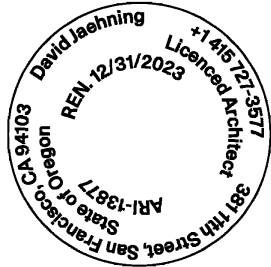
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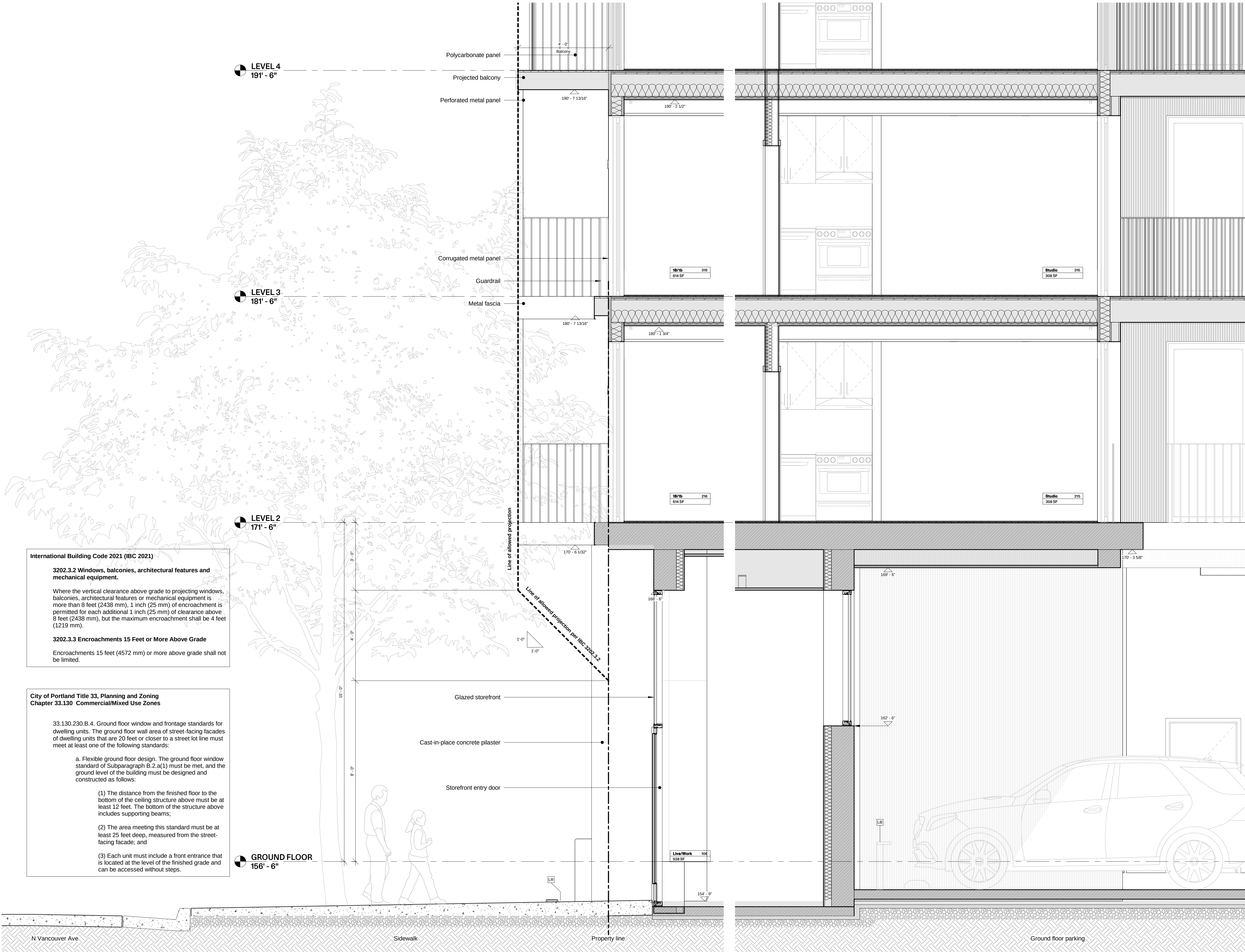
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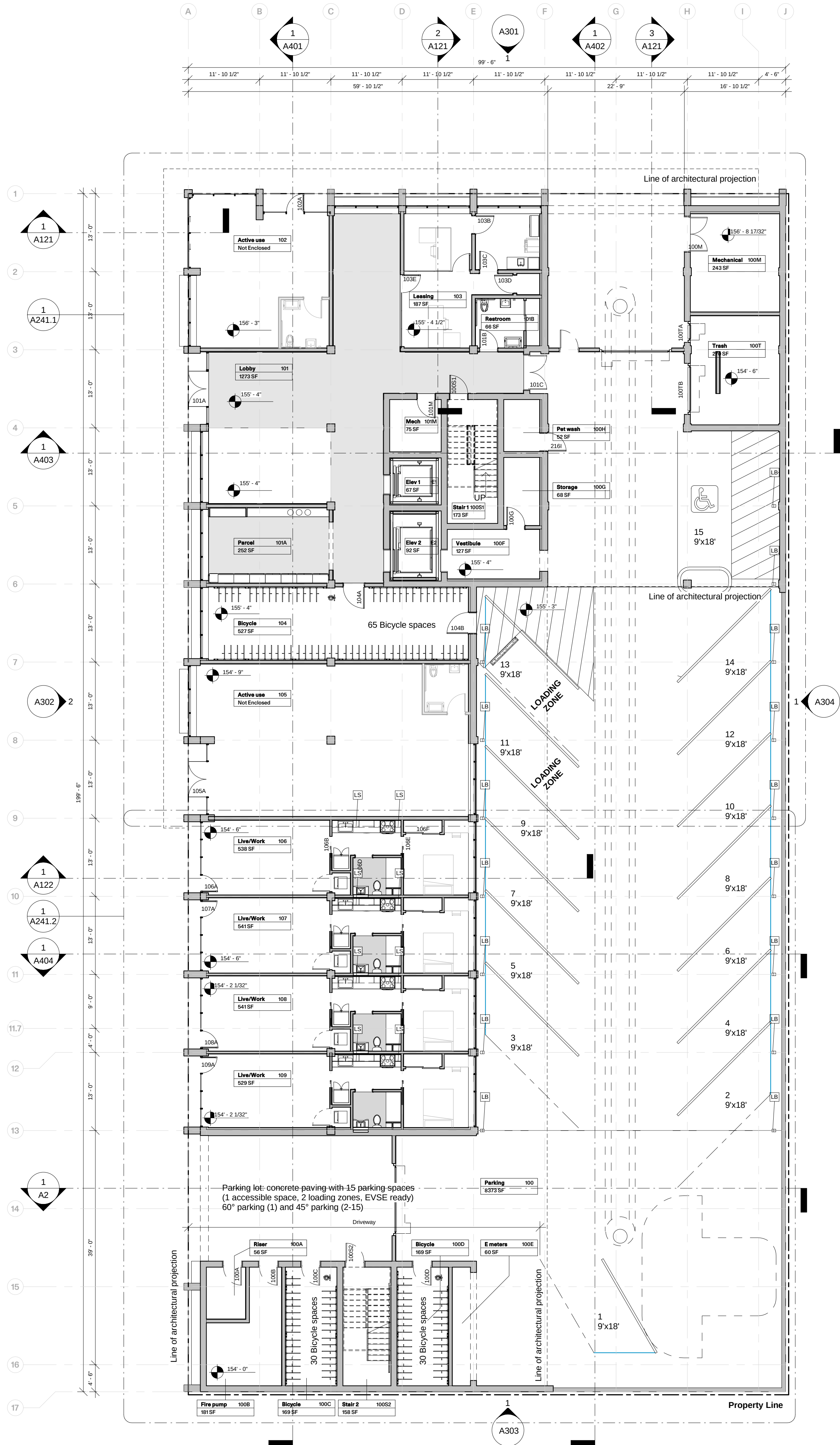
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DRAWING TITLE: ENLARGED SITE SECTIONS

DRAWING NO: **A122**

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Ground floor GSF = 9,645.74
Ground floor active-use = 1,711.78 SF
Active-use percentage = 17.75%

33.130.228 Required Outdoor Areas

	Balcony area (street side)	Balcony area (courtyard side)	Rooftop terrace area	Indoor amenities area
Ground floor	0 SF	0 SF	0 SF	0 SF
Second floor	576 SF	0 SF	0 SF	0 SF
Third floor	576 SF	674 SF	0 SF	0 SF
Fourth floor	0 SF	674 SF	0 SF	0 SF
Fifth floor	0 SF	674 SF	0 SF	0 SF
Sixth floor	0 SF	674 SF	0 SF	0 SF
Seventh floor	0 SF	674 SF	606 SF	579 SF
Total	1,152 SF	3,370 SF	606 SF	579 SF

Total outdoor area	5,707.00 SF
Outdoor area required	5,400.00 SF (150 units x 36 SF/unit)

City of Portland Title 33, Planning and Zoning
Chapter 33.248 Landscaping and Screening

G, F2, fully sight-obscuring fence.

1. Intent: The F2 fence standard provides a tall and complete visual separation, and is intended to be used in special instances where complete screening is needed to protect abutting uses, and landscaping is not practical. It is usually applied in nonresidential situations.

2. Required materials: Fences must be 6 feet high and 100 percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

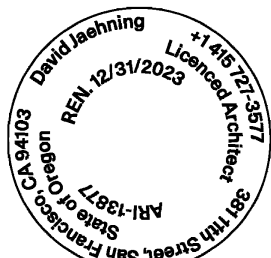
ROOM SCHEDULE - GROUND FLOOR

Number	Name	Area
100	Parking	8373 SF
100A	Riser	56 SF
100B	Fire pump	181 SF
100C	Bicycle	169 SF
100D	Bicycle	169 SF
100E	E meters	60 SF
100F	Vestibule	127 SF
100G	Storage	68 SF
100H	Pet wash	52 SF
100M	Mechanical	243 SF
100S1	Stair 1	173 SF
100S2	Stair 2	158 SF
100T	Trash	270 SF
101	Lobby	1273 SF
101A	Parcel	252 SF
101B	Restroom	66 SF
101M	Mech	75 SF
102	Active use	Not Enclosed
103	Leasing	187 SF
104	Bicycle	527 SF
105	Active use	Not Enclosed
106	Live/Work	538 SF
107	Live/Work	541 SF
108	Live/Work	541 SF
109	Live/Work	529 SF
E1	Elev 1	67 SF
E2	Elev 2	92 SF
Grand total: 27		14785 SF

REVISION:

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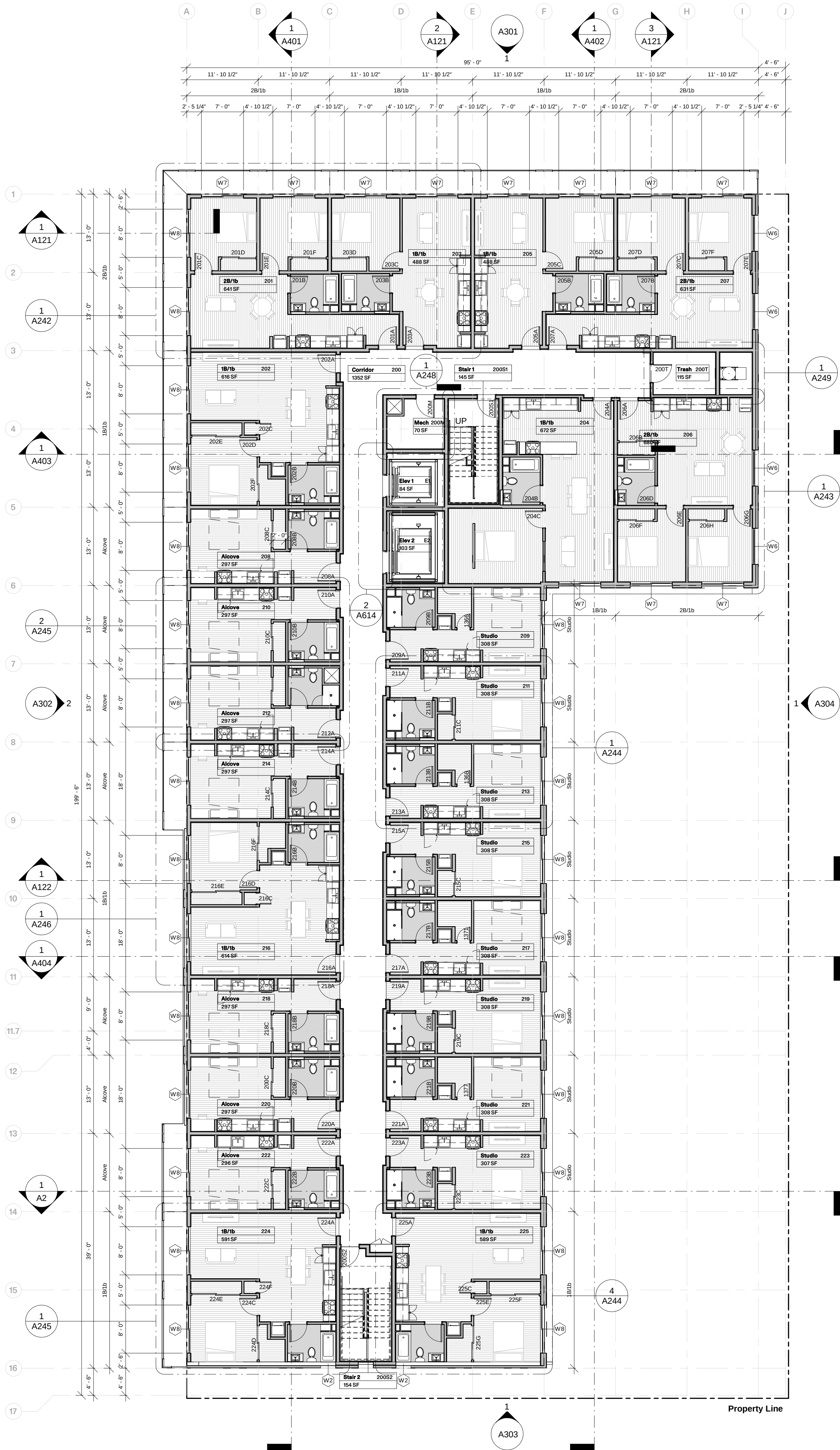
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DRAWING TITLE: GROUND FLOOR PLAN

DRAWING NO: A201

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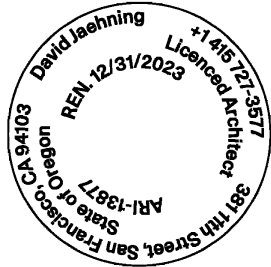


ROOM SCHEDULE - SECOND FLOOR		
Number	Name	Area
200	Corridor	1352 SF
200M	Mech	70 SF
200S1	Stair 1	145 SF
200S2	Stair 2	154 SF
200T	Trash	115 SF
201	2B/1b	641 SF
202	1B/1b	616 SF
203	1B/1b	488 SF
204	1B/1b	672 SF
205	1B/1b	488 SF
206	2B/1b	680 SF
207	2B/1b	631 SF
208	Alcove	297 SF
209	Studio	308 SF
210	Alcove	297 SF
211	Studio	308 SF
212	Alcove	297 SF
213	Studio	308 SF
214	Alcove	297 SF
215	Studio	308 SF
216	1B/1b	614 SF
217	Studio	308 SF
218	Alcove	297 SF
219	Studio	308 SF
220	Alcove	297 SF
221	Studio	308 SF
222	Alcove	296 SF
223	Studio	307 SF
224	1B/1b	591 SF
225	1B/1b	589 SF
E1	Elev 1	84 SF
E2	Elev 2	103 SF
Grand total: 32		12575 SF

REVISION:

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PROJECT NO: PROJECT NAME:
**2201 Russell Street
Apartments**

PROJECT ADDRESS:
N Russell St, Portland OR 97227

PROJECT PHASE: CONSTRUCTION DOCUMENTS

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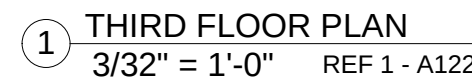
DRAWING TITLE: SECOND FLOOR PLAN

DRAWING NO: **A202**

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33.130.228 Required Outdoor Areas				
	Balcony area (street side)	Balcony area (courtyard side)	Rooftop terrace area	Indoor amenities area
Ground floor	0 SF	0 SF	0 SF	0 SF
Second floor	576 SF	0 SF	0 SF	0 SF
Third floor	576 SF	674 SF	0 SF	0 SF
Fourth floor	0 SF	674 SF	0 SF	0 SF
Fifth floor	0 SF	674 SF	0 SF	0 SF
Sixth floor	0 SF	674 SF	0 SF	0 SF
Seventh floor	0 SF	674 SF	606 SF	579 SF
Total	1,152 SF	3,370 SF	606 SF	579 SF

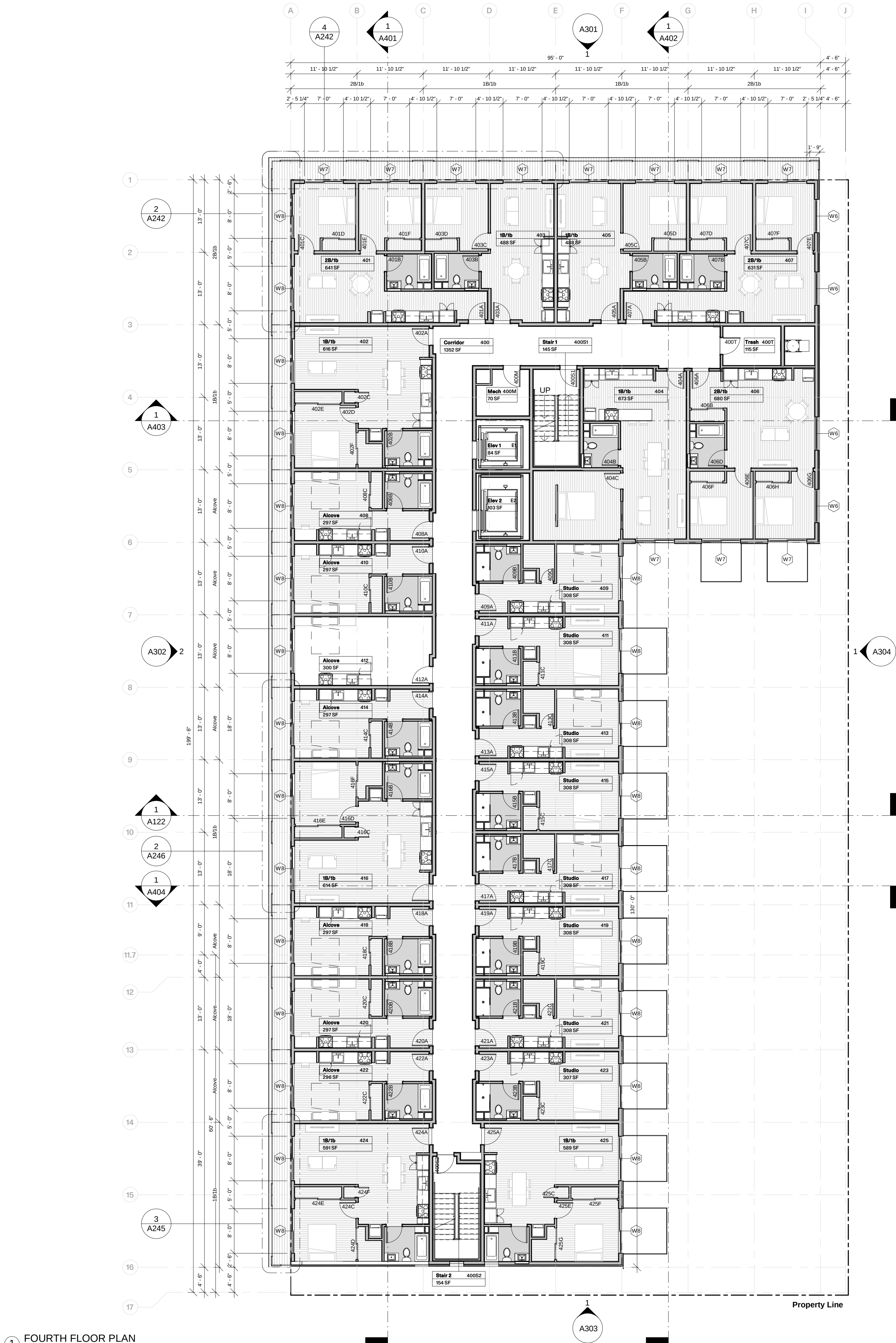
Total outdoor area	5,707.00 SF
Outdoor area required	5,400.00 SF (150 units x 36 SF/unit)



1B/1b		
302	1B/1b	616 SF
303	1B/1b	488 SF
304	1B/1b	673 SF
305	1B/1b	488 SF
316	1B/1b	614 SF
324	1B/1b	591 SF
325	1B/1b	589 SF
2B/1b		
301	2B/1b	641 SF
306	2B/1b	680 SF
307	2B/1b	631 SF
Alcove		
308	Alcove	297 SF
310	Alcove	297 SF
312	Alcove	297 SF
314	Alcove	297 SF
318	Alcove	297 SF
320	Alcove	297 SF
322	Alcove	296 SF
Corridor		
300	Corridor	1352 SF
Elev 1		
E1	Elev 1	84 SF
Elev 2		
E2	Elev 2	103 SF
Mech		
300M	Mech	70 SF
Stair 1		
300S1	Stair 1	145 SF
Stair 2		
300S2	Stair 2	154 SF
Studio		
309	Studio	308 SF
311	Studio	308 SF
313	Studio	308 SF
315	Studio	308 SF
317	Studio	308 SF
319	Studio	308 SF
321	Studio	308 SF
323	Studio	307 SF
Trash		
300T	Trash	115 SF
Grand total: 32		12576 SF

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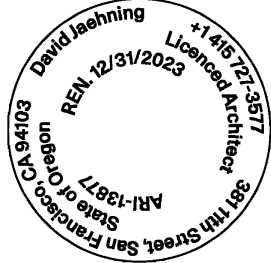
ROOM SCHEDULE - FOURTH FLOOR

Number	Name	Area
1B/1b		
402	1B/1b	616 SF
403	1B/1b	488 SF
404	1B/1b	673 SF
405	1B/1b	488 SF
416	1B/1b	614 SF
424	1B/1b	591 SF
425	1B/1b	589 SF
2B/1b		
401	2B/1b	641 SF
406	2B/1b	680 SF
407	2B/1b	631 SF
Alcove		
408	Alcove	297 SF
410	Alcove	297 SF
412	Alcove	300 SF
414	Alcove	297 SF
418	Alcove	297 SF
420	Alcove	297 SF
422	Alcove	296 SF
Corridor		
400	Corridor	1352 SF
Elev 1		
E1	Elev 1	84 SF
Elev 2		
E2	Elev 2	103 SF
Mech		
400M	Mech	70 SF
Stair 1		
400S1	Stair 1	145 SF
Stair 2		
400S2	Stair 2	154 SF
Studio		
409	Studio	308 SF
411	Studio	308 SF
413	Studio	308 SF
415	Studio	308 SF
417	Studio	308 SF
419	Studio	308 SF
421	Studio	308 SF
423	Studio	307 SF
Trash		
400T	Trash	115 SF
Grand total: 32		12579 SF

REVISION:

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Portland, OR 97232

PROJECT NO: PROJECT NAME:

**2201 Russell Street
Apartments**

PROJECT ADDRESS: N Russell St, Portland OR 97227

PROJECT PHASE: CONSTRUCTION DOCUMENTS

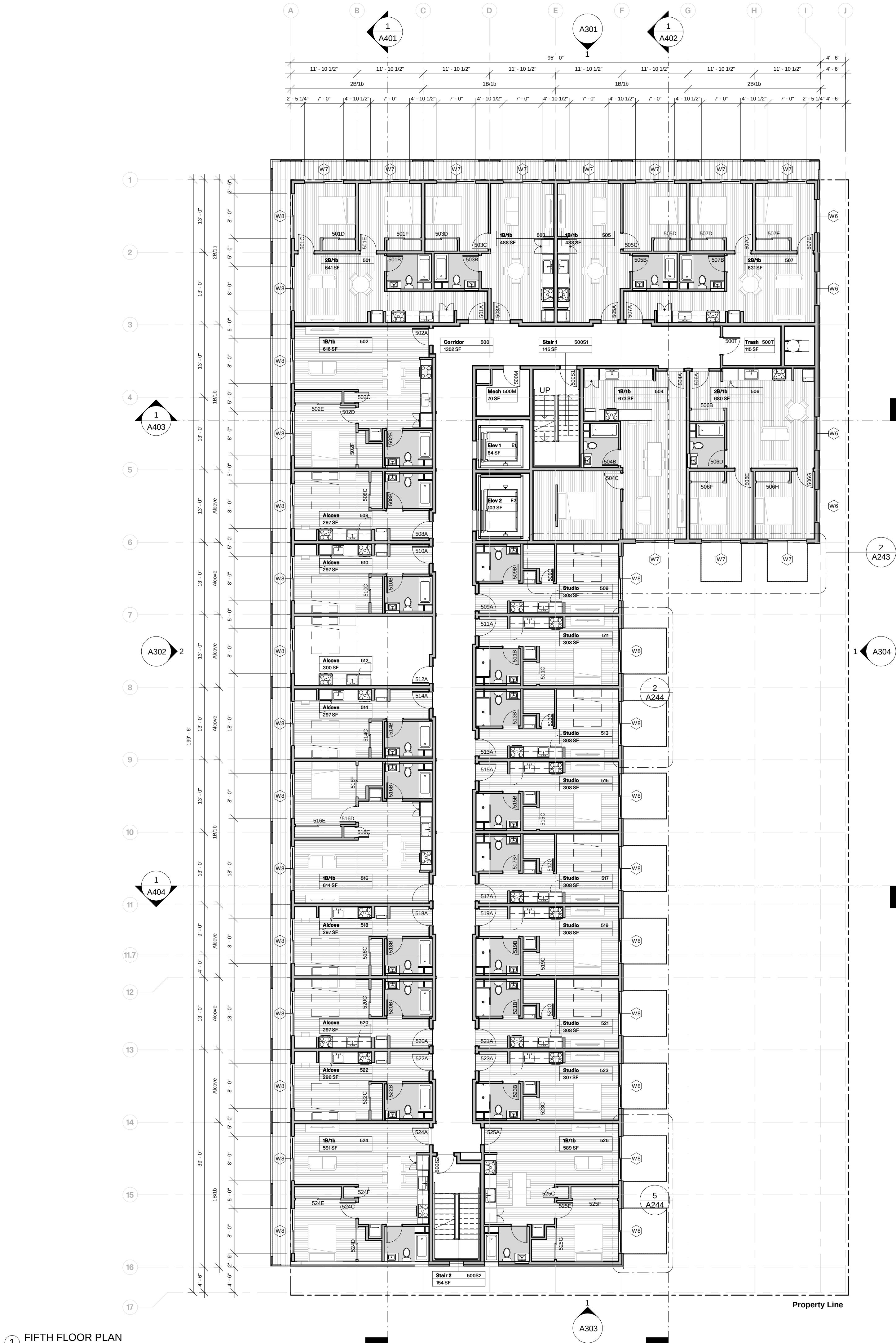
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DRAWING TITLE: FOURTH FLOOR PLAN

DRAWING NO: **A204**

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1 FIFTH FLOOR PLAN
3/32" = 1'-0" REF 1 - A301

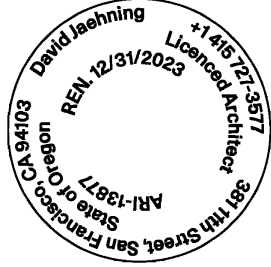
ROOM SCHEDULE - FIFTH FLOOR		
Number	Name	Area

1B/1b		
502	1B/1b	616 SF
503	1B/1b	488 SF
504	1B/1b	673 SF
505	1B/1b	488 SF
516	1B/1b	614 SF
524	1B/1b	591 SF
525	1B/1b	589 SF
2B/1b		
501	2B/1b	641 SF
506	2B/1b	680 SF
507	2B/1b	631 SF
Alcove		
508	Alcove	297 SF
510	Alcove	297 SF
512	Alcove	300 SF
514	Alcove	297 SF
518	Alcove	297 SF
520	Alcove	297 SF
522	Alcove	296 SF
Corridor		
500	Corridor	1352 SF
Elev 1		
E1	Elev 1	84 SF
Elev 2		
E2	Elev 2	103 SF
Mech		
500M	Mech	70 SF
Stair 1		
500S1	Stair 1	145 SF
Stair 2		
500S2	Stair 2	154 SF
Studio		
509	Studio	308 SF
511	Studio	308 SF
513	Studio	308 SF
515	Studio	308 SF
517	Studio	308 SF
519	Studio	308 SF
521	Studio	308 SF
523	Studio	307 SF
Trash		
500T	Trash	115 SF
Grand total: 32		12579 SF

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PROJECT NO: PROJECT NAME:
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PROJECT ADDRESS:
N Russell St, Portland OR 97227

PROJECT PHASE: CONSTRUCTION DOCUMENTS

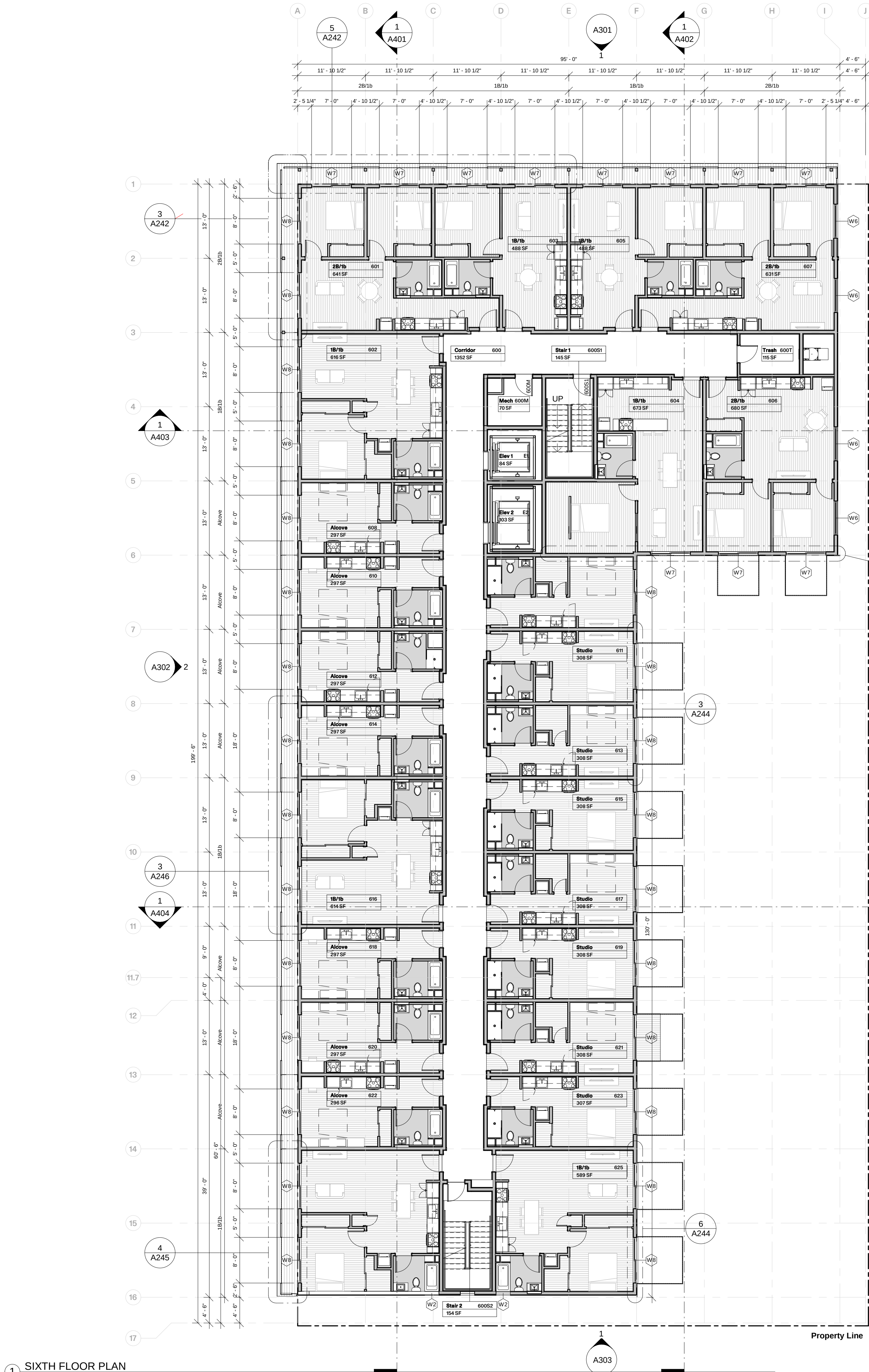
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DRAWING TITLE: FIFTH FLOOR PLAN

DRAWING NO: **A205**

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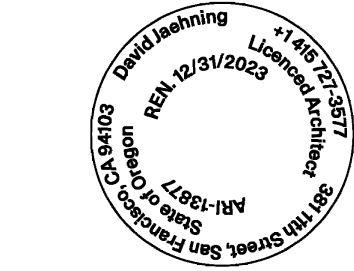


ROOM SCHEDULE - SIXTH FLOOR		
Number	Name	Area
600	Corridor	1352 SF
600M	Mech	70 SF
600S1	Stair 1	145 SF
600S2	Stair 2	154 SF
600T	Trash	115 SF
601	2B/1b	641 SF
602	1B/1b	616 SF
603	1B/1b	488 SF
604	1B/1b	673 SF
605	1B/1b	488 SF
606	2B/1b	680 SF
607	2B/1b	631 SF
608	Alcove	297 SF
610	Alcove	297 SF
611	Studio	308 SF
612	Alcove	297 SF
613	Studio	308 SF
614	Alcove	297 SF
615	Studio	308 SF
616	1B/1b	614 SF
617	Studio	308 SF
618	Alcove	297 SF
619	Studio	308 SF
620	Alcove	297 SF
621	Studio	308 SF
622	Alcove	296 SF
623	Studio	307 SF
625	1B/1b	589 SF
E1	Elev 1	84 SF
E2	Elev 2	103 SF
Grand total: 30		11677 SF

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PROJECT NO: PROJECT NAME:
**2201 Russell Street
Apartments**

PROJECT ADDRESS:
N Russell St, Portland OR 97227

PROJECT PHASE: CONSTRUCTION DOCUMENTS

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ISSUE DATE: 3/17/2023 5:16:04 PM

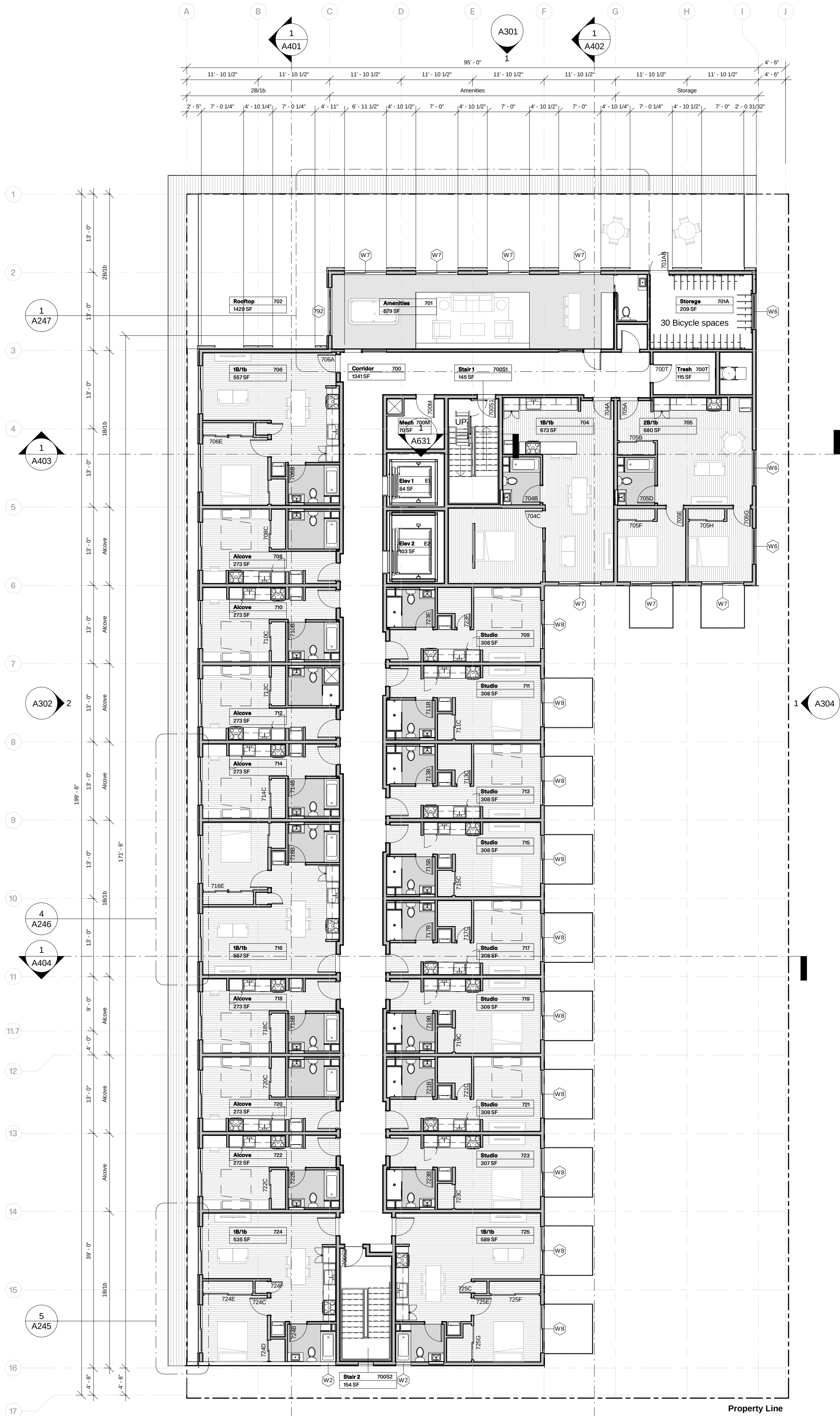
DRAWING TITLE: SIXTH FLOOR PLAN

DRAWING NO: **A206**

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33.130.228 Required Outdoor Areas				
	Balcony area (street side)	Balcony area (courtyard side)	Rooftop terrace area	Indoor amenities area
Ground floor	0 SF	0 SF	0 SF	0 SF
Second floor	576 SF	0 SF	0 SF	0 SF
Third floor	576 SF	674 SF	0 SF	0 SF
Fourth floor	0 SF	674 SF	0 SF	0 SF
Fifth floor	0 SF	674 SF	0 SF	0 SF
Sixth floor	0 SF	674 SF	0 SF	0 SF
Seventh floor	0 SF	674 SF	606 SF	579 SF
Total	1,152 SF	3,370 SF	606 SF	579 SF

Total outdoor area	5,707.00 SF
Outdoor area required	5,400.00 SF (150 units x 36 SF/unit)



ROOM SCHEDULE - SEVENTH FLOOR		
Number	Name	Area
700	Corridor	1341 SF
700M	Mech	70 SF
700S1	Stair 1	145 SF
700S2	Stair 2	154 SF
700T	Trash	115 SF
701	Amenities	579 SF
701A	Storage	209 SF
702	Rooftop	1429 SF
704	1B/1b	673 SF
705	2B/1b	680 SF
706	1B/1b	557 SF
708	Alcove	273 SF
709	Studio	308 SF
710	Alcove	273 SF
711	Studio	308 SF
712	Alcove	273 SF
713	Studio	308 SF
714	Alcove	273 SF
715	Studio	308 SF
716	1B/1b	557 SF
717	Studio	308 SF
718	Alcove	273 SF
719	Studio	308 SF
720	Alcove	273 SF
721	Studio	308 SF
722	Alcove	272 SF
723	Studio	307 SF
724	1B/1b	535 SF
725	1B/1b	589 SF
E1	Elev 1	84 SF
E2	Elev 2	103 SF
Grand total: 31		12190 SF

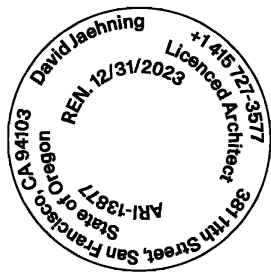
33.130.228 Required Outdoor Areas				
	Balcony area (street side)	Balcony area (courtyard side)	Rooftop terrace area	Indoor amenities area
Ground floor	0 SF	0 SF	0 SF	0 SF
Second floor	576 SF	0 SF	0 SF	0 SF
Third floor	576 SF	674 SF	0 SF	0 SF
Fourth floor	0 SF	674 SF	0 SF	0 SF
Fifth floor	0 SF	674 SF	0 SF	0 SF
Sixth floor	0 SF	674 SF	0 SF	0 SF
Seventh floor	0 SF	674 SF	606 SF	579 SF
Total	1,152 SF	3,370 SF	606 SF	579 SF

Total outdoor area	5,707.00 SF
Outdoor area required	5,400.00 SF (150 units x 36 SF/unit)

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PROJECT NO: PROJECT NAME:
2201 Russell Street
Apartments

PROJECT ADDRESS:
N Russell St, Portland OR 97227

PROJECT PHASE: CONSTRUCTION DOCUMENTS

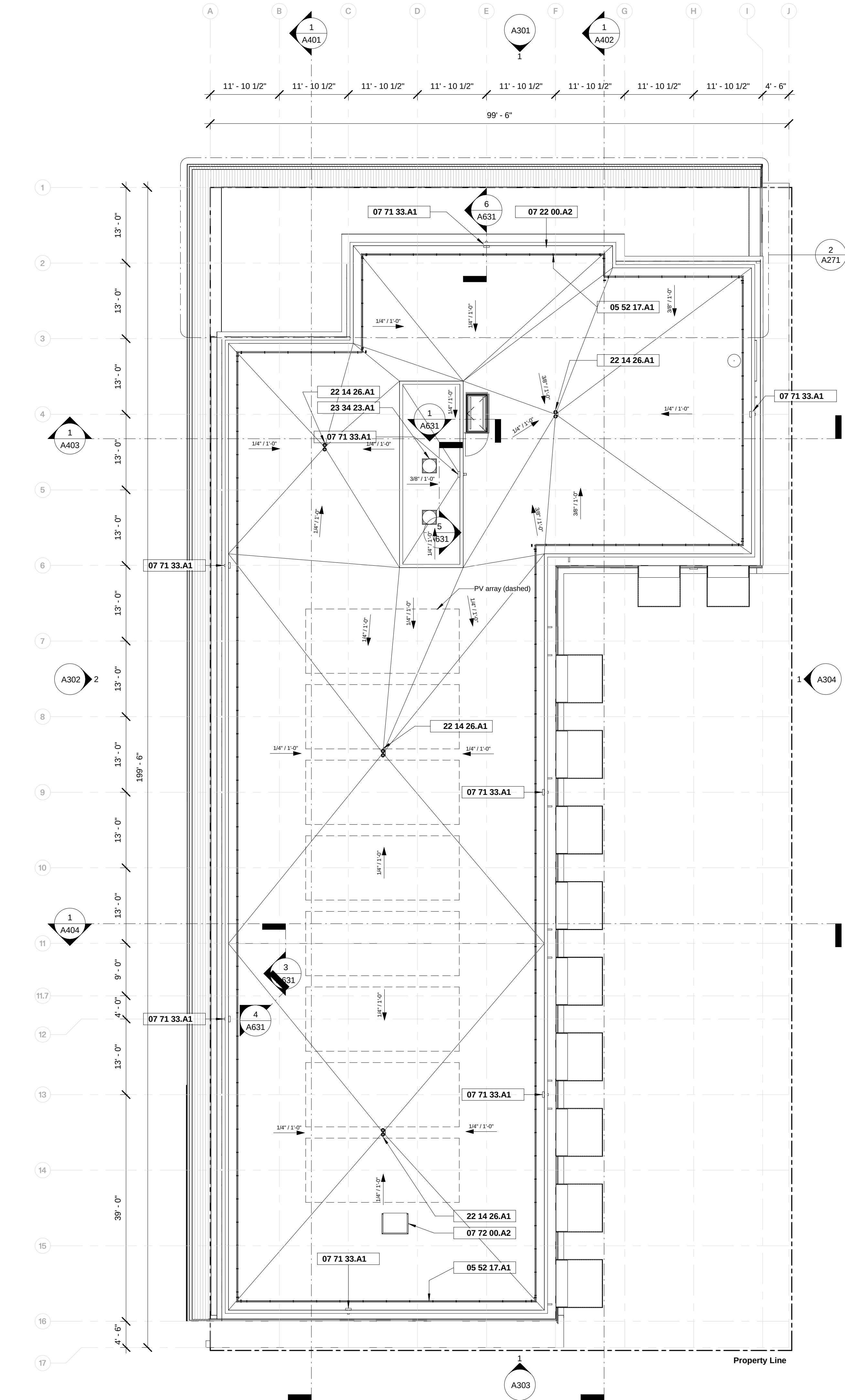
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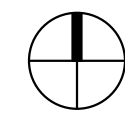
DRAWING TITLE: SEVENTH FLOOR PLAN

DRAWING NO: A207

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1 ROOF PLAN
3/32" = 1'-0" REF 1 - A301



2 ROOF PLAN - Callout 1
3/32" = 1'-0" REF 1 - A271

KEYNOTES	
05 52 17.A1	METAL GUARDRAIL
07 22 00.A2	TAPERED RIGID INSULATION
07 71 33.A1	SHEET METAL SCUPPER
07 72 00.A2	36" SINGLE-LEAF ROOF HATCH/SMOKE VENT
22 14 26.A1	CAST IRON COMBINATION ROOF DRAIN AND OVERFLOW
23 34 23.A1	ELEVATOR SMOKE EXTRACT FAN

Per 2021 Oregon Plumbing Specialty Code (OPSC), Table D 101.1

Portland inches per hour of rainfall: 1.3

Terrace roof area: 1,429 sf
Upper roof area: 11,734 sf
Total roof area: 13,163 sf

Terrace roof:
Total square footage covered by one 2" Ø leader: 1,429 sf (for 1.3 inches per hour)*
> Use (3) roof drains with 2" Ø leaders - 477 sf roof area each

Upper roof:
Total square footage covered by two 3" Ø leader: 11,734 sf (for 1.3 inches per hour)*
> Use (4) roof drains with 3" Ø leaders - 2,934 sf roof area each

Per IECC 2019 Table C402.1.3 Opaque Thermal Envelope Insulation Component Minimum Requirements, R-Value Method

Climate Zone 4

Group R: R-30ci (continuous insulation) for insulation entirely above roof deck

Continuous insulation board shall be installed in not less than 2 layers and the edge joints between each layer of insulation shall be staggered.

Exceptions:

- Continuously insulated roof assemblies where the thickness of insulation varies 1 inch (25 mm) or less and where the area-weighted U-factor is equivalent to the same assembly with the R-value specified in Table C402.1.3.
- Where tapered insulation is used with insulation entirely above deck, the R-value where the insulation thickness varies 1 inch (25 mm) or less from the minimum thickness of tapered insulation shall comply with the R-value specified in Table C402.1.3.
- Two layers of insulation are not required where insulation tapers to the roof deck, such as at roof drains.

1502.2 Secondary (emergency overflow) drains or scuppers. Where roof drains are required, secondary (emergency overflow) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason.
The installation and sizing of secondary emergency overflow drains, leaders and conductors shall comply with Sections 1106 and 1108, as applicable, of the *International Plumbing Code*.

Unoccupied Roof Access

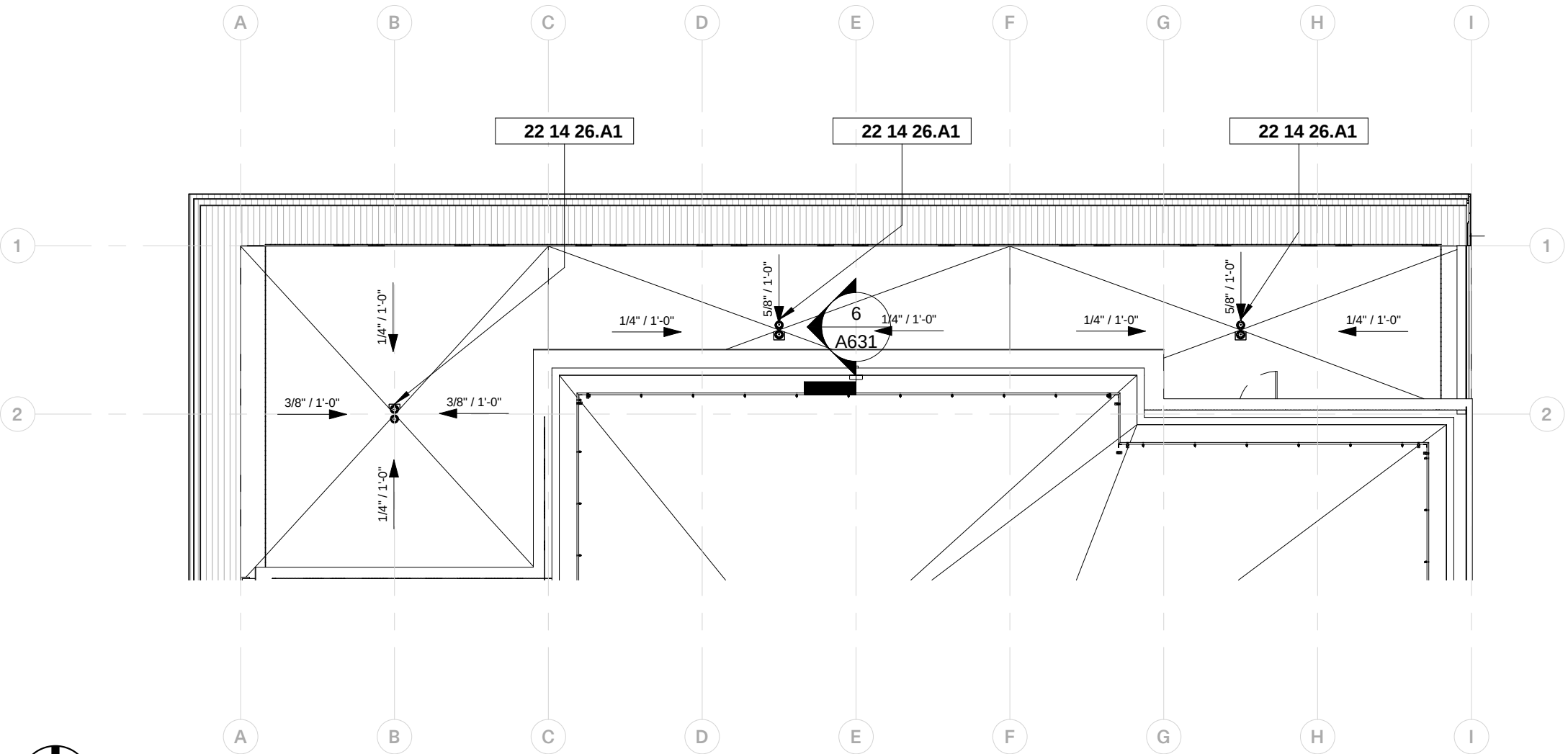
OSSC 1011.12.1 Exception 1
Other than where required by Section 1011.12.1, in buildings without an occupied roof access to the roof from the top story shall be permitted to be by an alternating tread device, a ship's ladder or a permanent ladder.

OSSC 1011.12.2 Exception 1
Exception: In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 m²) in area and having a minimum dimension of 2 feet (610 mm).

OSSC 1015.7 Roof Access
Guards shall be provided where the roof hatch opening is located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter.

Exception: Guards are not required where personal fall arrest anchorage connector devices that comply with ANSI/ASSE Z 359.1 are installed.

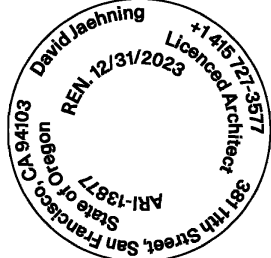
Exterior Building Maintenance (EBM) and Fall Protection (FP) Equipment to meet Oregon OSHA and ANSI requirements



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PROJECT NO: PROJECT NAME:
2201 Russell Street Apartments

N Russell St, Portland OR 97227

PROJECT ADDRESS: PROJECT PHASE: CONSTRUCTION DOCUMENTS

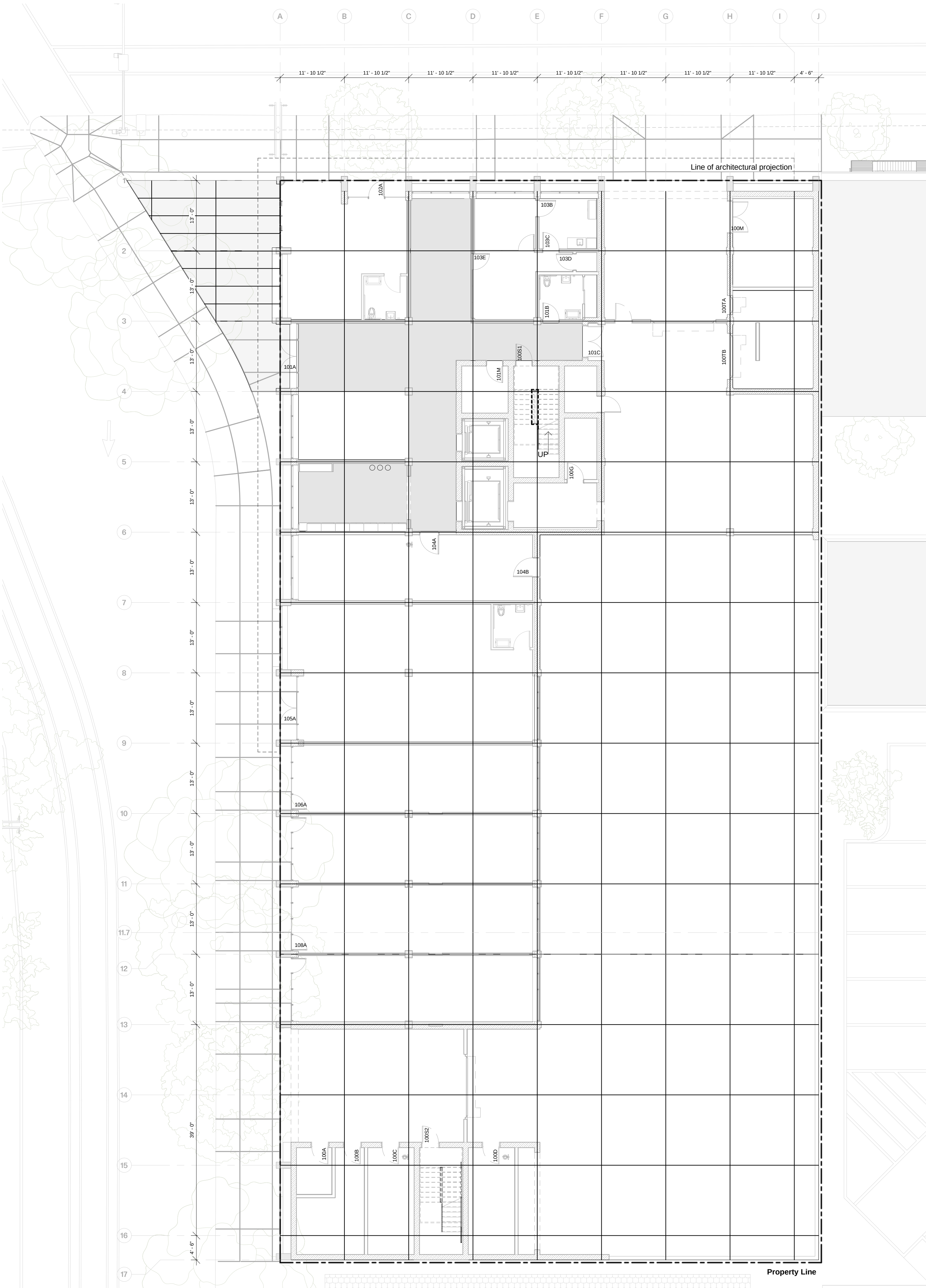
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DRAWING TITLE: ROOF PLAN

DRAWING NO: **A271**

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PROJECT PHASE: CONSTRUCTION DOCUMENTS

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ISSUE DATE: 3/17/2023 5:17:19 PM

DRAWING TITLE: GROUND FLOOR SLAB CONTROL
JOINT PLAN

DRAWING NO: **A292**

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Fire resistance rating of exterior walls based on fire separation distance

North Elevation "A" (Level 1):
1,544 sf total, 604 sf glazing (39% glazing)
Unlimited glazing allowed per table 705.8

North Elevation "B" (Level 2-7):
5,674 sf total, 2,464 sf glazing (43% glazing)
Unlimited glazing allowed per table 705.8

City of Portland Title 33, Planning and Zoning
Chapter 33.420 Design Overlay Zone

QR9 Upper Floor Windows

At least 30 percent of the area of the new street-facing facade above the ground floor must be:

- Windows; or
- Doors opening up to balconies.

Window facade area = 41.90%

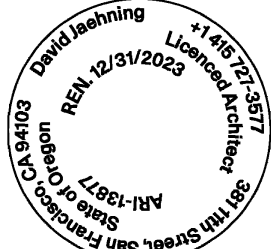
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Key Value	Keynote Text

03 31 00.B3	16" X 16" CAST-IN-PLACE RECTANGULAR COLUMN
03 31 00.B9	CAST-IN-PLACE RECTANGULAR COLUMN - CLASS A FINISH
03 31 00.J10	CONCRETE SLAB WITH THERMALLY-BROKEN PROJECTION
03 31 00.M3	8" CAST-IN-PLACE CONCRETE WALL
03 31 00.M4	12" CAST-IN-PLACE CONCRETE WALL
05 40 00.C4	3.5" X 1.5" LIGHT GAUGE ANGLE
05 40 00.E4	4-3/16" RUNNER CHANNEL
05 41 00.A6	4" METAL STUD
05 41 00.A8	6" METAL STUD
05 41 00.B1	2-1/2" CHANNEL STUD
05 52 17.A1	METAL GUARDRAIL
05 59 13	METAL BALCONIES
06 11 00.B5	1X4
06 11 00.B8	1X6
06 11 00.D1	2X4
06 11 00.F1	2X6
06 11 00.F4	2X6 FRAMING @ 16" O.C.
06 11 00.H1	2X10
06 11 00.M2	6X6 POST
06 16 00.D11	3/4" PLYWOOD
06 16 00.D13	7/8" PLYWOOD
06 17 00	SHOP-FABRICATED STRUCTURAL WOOD
06 17 00.C2	12" WOOD I JOIST
06 18 00.A1	12" X 3.125" GLB
07 21 00.B6	2-1/2" RIGID INSULATION
07 22 00.A2	TAPERED RIGID INSULATION
07 28 00.A1	FLUID-APPLIED AIR/MOISTURE BARRIER
07 46 00.A1	1/2" CORRUGATED STEEL - 18 GA
07 62 00.J1	PARAPET CAP FLASHING
07 71 33.A1	SHEET METAL SCUPPER
07 72 00.A2	36" SINGLE-LEAF ROOF HATCH/SMOKE VENT
08 11 00.A3	ALUMINUM SLIDING DOOR OPERATING JAMB
08 12 14.A1	6" METAL WINDOW REVEAL WITH MUD FLANGE
08 17 00.A1	INTEGRATED 180 DEGREE SMOKE DOOR ON MAGNETIC HOLD-OPEN
08 43 13.A1	ALUMINUM-FRAMED EXTERIOR STOREFRONT
08 51 13	ALUMINUM WINDOWS
09 29 00.B3	5/8" L CASING BEAD
09 29 00.C1	1/2" GYPSUM WALLBOARD
09 29 00.D1	5/8" GYPSUM WALLBOARD
09 30 13.A2	GLAZED CERAMIC WALL TILE
09 64 00.A2	1X4 WOOD FLOORING
10 55 23	RECESSED MAILBOXES
10 55 23.A2	APARTMENT PACKAGE LOCKERS
12 22 00.A1	WALL-MOUNTED ALUMINUM CURTAIN TRACK
12 93 13.A1	WALL-MOUNTED BICYCLE STORAGE RACK
12 93 13.A2	BICYCLE REPAIR STAND
22 14 26.A1	CAST IRON COMBINATION ROOF DRAIN AND OVERFLOW
23 34 23.A1	ELEVATOR SMOKE EXTRACT FAN

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ISSUE DATE: 3/17/2023 5:17:27 PM

DRAWING TITLE: NORTH ELEVATION

DRAWING NO: **A301**

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1 NORTH ELEVATION
1/8" = 1'-0" REF 1 - A201

Fire resistance rating of exterior walls based on fire separation distance

West Elevation "A" (Level 1):
3,259 sf total, 1,759 sf glazing (54% glazing)
Unlimited glazing allowed per table 705.8

West Elevation "B" (Level 2-7):
11,591 sf total, 5,694 sf glazing (49% glazing)
Unlimited glazing allowed per table 705.8

City of Portland Title 33, Planning and Zoning
Chapter 33.420 Design Overlay Zone

QR9 Upper Floor Windows

At least 30 percent of the area of the new street-facing facade above the ground floor must be:

- Windows; or
- Doors opening up to balconies.

Window facade area = 47.66%

City of Portland Title 33, Planning and Zoning
Chapter 33.130 Commercial/Mixed Use Zones

33.130.230.B.4. Ground floor window and frontage standards for dwelling units. The ground floor wall area of street-facing facades of dwelling units that are 20 feet or closer to a street lot line must meet at least one of the following standards:

a. Flexible ground floor design. The ground floor window standard of Subparagraph B.2.a(1) must be met, and the ground level of the building must be designed and constructed as follows:

(1) The distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. The bottom of the structure above includes supporting beams;

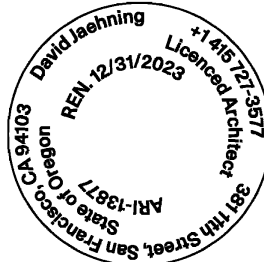
(2) The area meeting this standard must be at least 25 feet deep, measured from the street-facing facade; and

(3) Each unit must include a front entrance that is located at the level of the finished grade and can be accessed without steps.

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PROJECT NO: PROJECT NAME:
2201 Russell Street Apartments

N Russell St, Portland OR 97227

PROJECT ADDRESS: PROJECT PHASE: CONSTRUCTION DOCUMENTS

DRAWN: Author CHECKED: Checker

ISSUE DATE: 3/17/2023 5:17:35 PM

DRAWING TITLE: WEST ELEVATION

DRAWING NO: **A302**

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2 WEST ELEVATION
1/8" = 1'-0" REF 1 - A111

Fire resistance rating of exterior walls based on fire separation distance

South Elevation "A" (Level 1):
1,195 sf total, 0 sf glazing (0% glazing)
0% maximum glazing per table 705.8

South Elevation "B" (Level 2-7 along property line):
3,567 sf total, 75 sf glazing (2% glazing)
< 25% maximum glazing per table 705.8

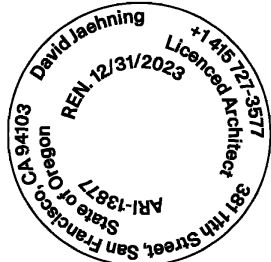
1-hour construction for exterior wall in Type III-A building with fire separation distance between 5' and 10' per CBC Table 602

25% allowable area of exterior wall openings at 5' to less than 10' fire separation distance per IBC table 705.8

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PROJECT NO: PROJECT NAME:
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PROJECT PHASE: CONSTRUCTION DOCUMENTS

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DRAWING TITLE: SOUTH ELEVATION

DRAWING NO: **A303**

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Fire resistance rating of exterior walls based on fire separation distance

East Elevation "A" (Level 1):
1,394 sf total, 0 sf glazing (0% glazing)
0% maximum glazing per table 705.8

East Elevation "B" (Level 2-7 along property line):
3,784 sf total, 828 sf glazing (22% glazing)
< 25% maximum glazing per table 705.8

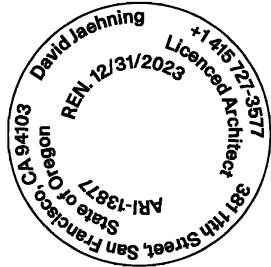
1-hour construction for exterior wall in Type III-A building with fire separation distance
between 5' and 10' per CBC Table 602

25% allowable area of exterior wall openings at 5' to less than 10' fire separation distance per
IBC table 705.8

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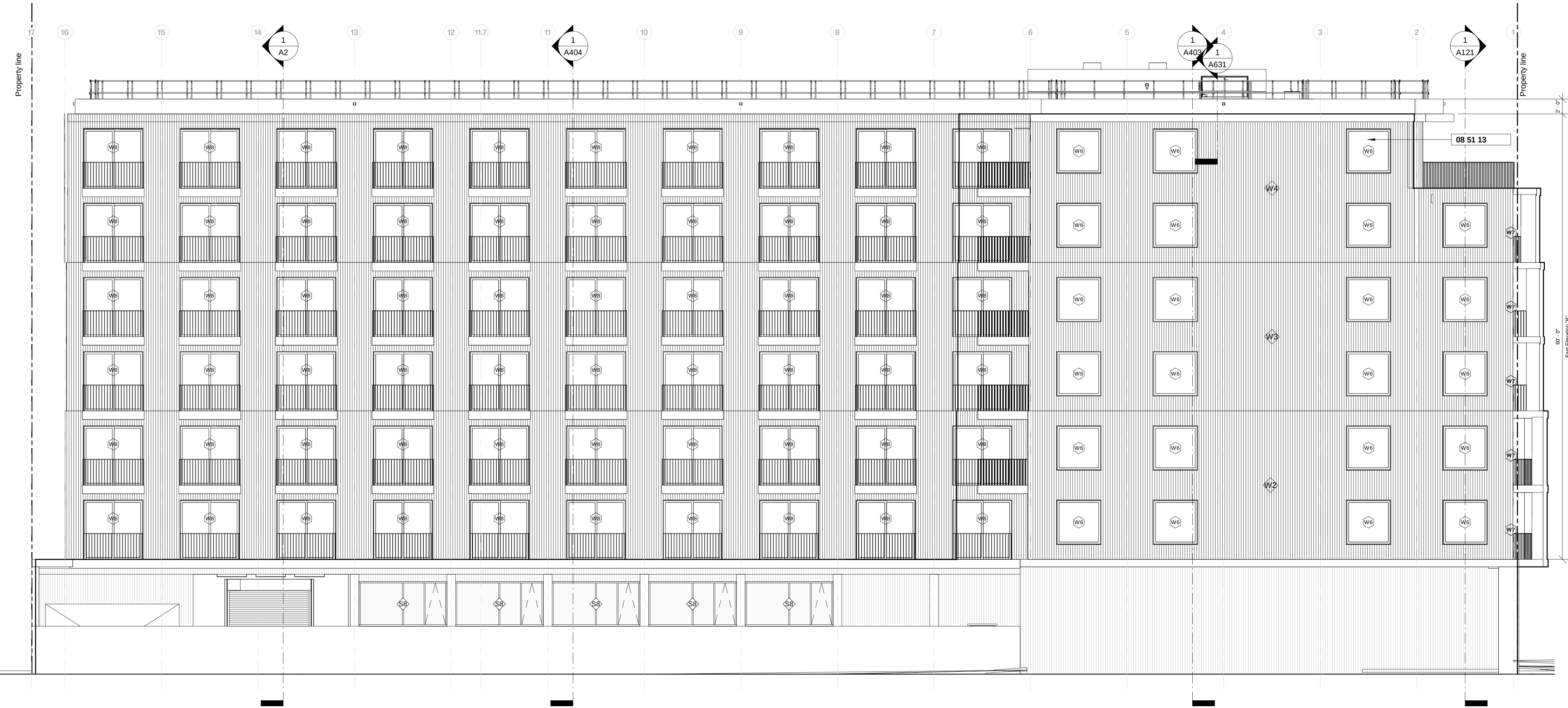
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DRAWING TITLE: EAST ELEVATION

DRAWING NO: **A304**

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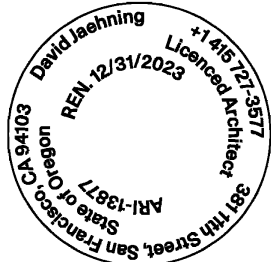


1 EAST ELEVATION
1/8" = 1'-0" REF 1 - A201

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PROJECT NO: PROJECT NAME:
**2201 Russell Street
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PROJECT ADDRESS: N Russell St, Portland OR 97227

PROJECT PHASE: CONSTRUCTION DOCUMENTS

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ISSUE DATE: 3/17/2023 5:18:06 PM

DRAWING TITLE: N-S BUILDING SECTION LOOKING W

DRAWING NO: **A401**

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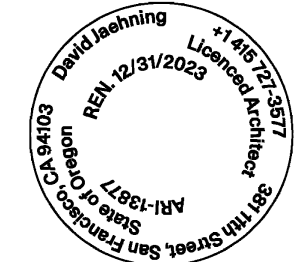


① N-S BUILDING SECTION LOOKING W
1/8" = 1'-0" REF 1 - A201

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LEVEL 3
181' - 6"

PROJECT NO: PROJECT NAME:

2201 Russell Street
LEVEL 2
171'-6"

PROJECT N Russell St, Portland OR 97227

PROJECT PHASE: CONSTRUCTION DOCUMENTS

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ISSUE DATE: 3/17/2023 5:18:12 PM

DRAWING TITLE: N-S BUILDING SECTION

DRAWING NO:

A402

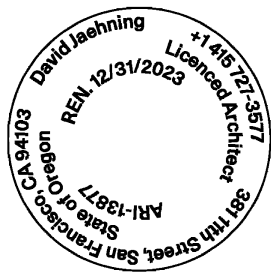
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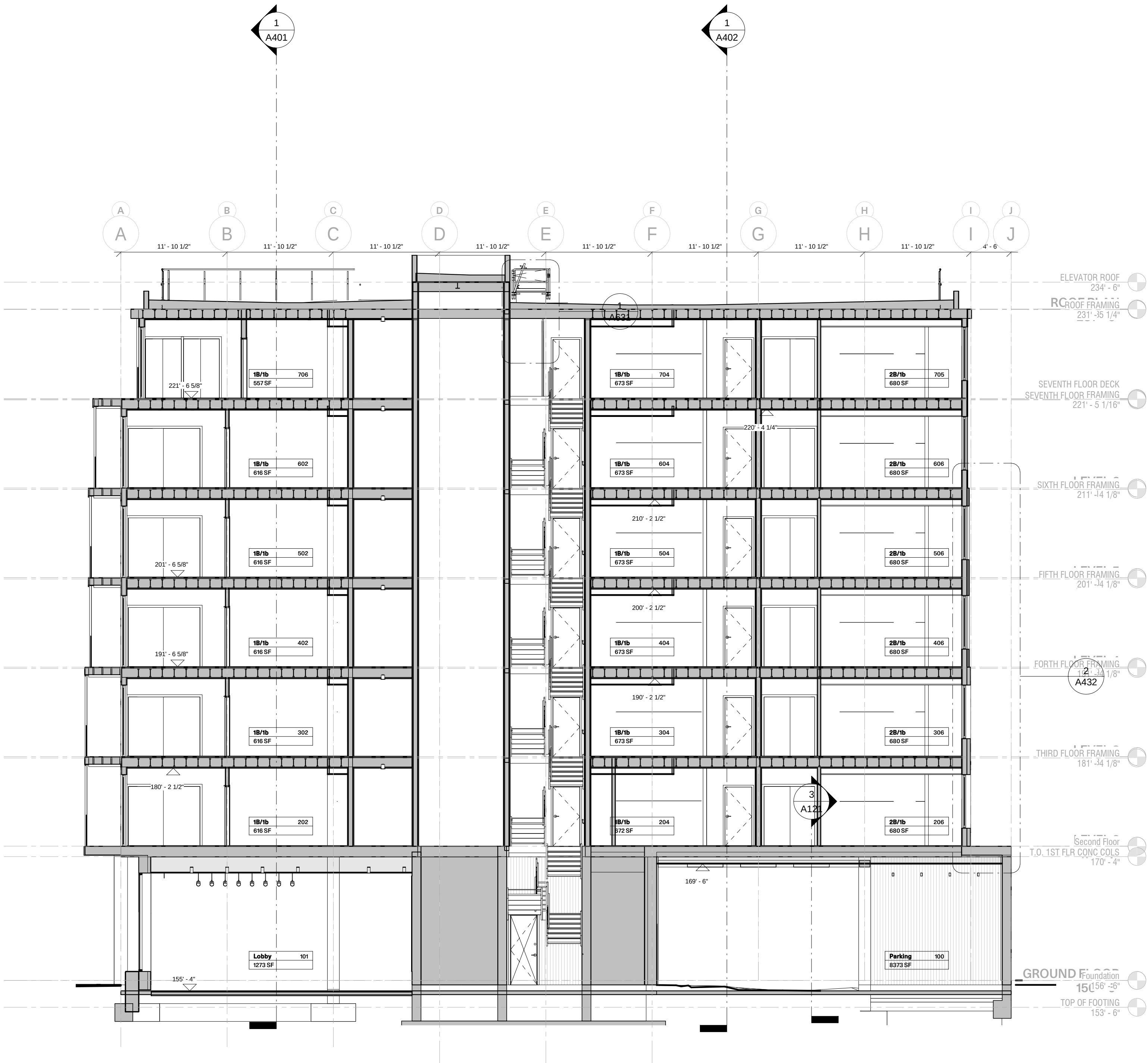
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DRAWING NO: **A403**

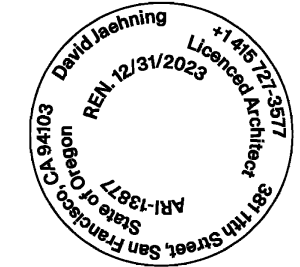
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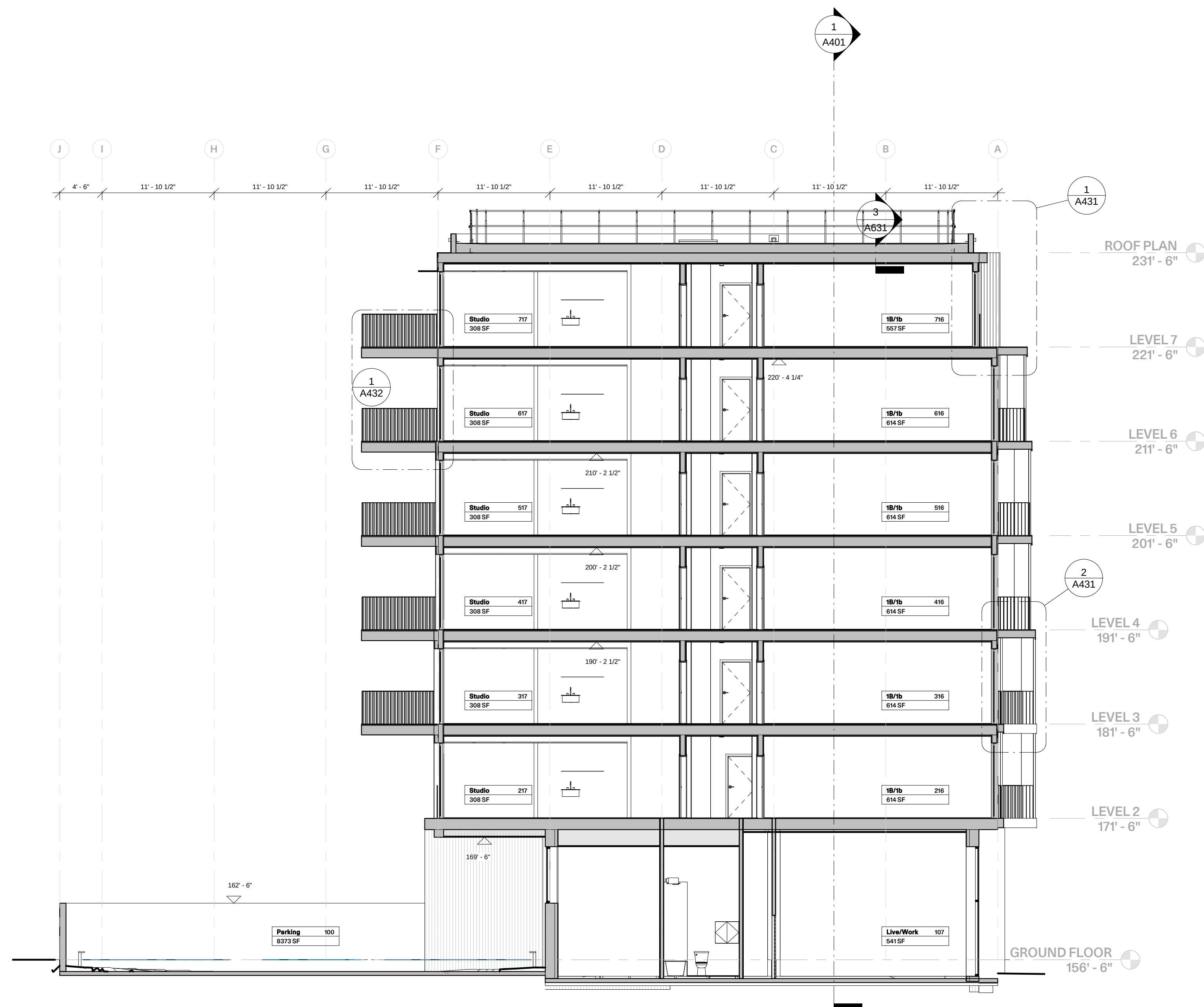
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DRAWING TITLE: E-W BUILDING SECTION LOOKING S

DRAWING NO: **A404**

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SPECIAL INSPECTION AND STRUCTURAL OBSERVATION :

EMPLOYMENT OF SPECIAL INSPECTION IS THE DIRECT RESPONSIBILITY OF THE OWNER. SPECIAL INSPECTOR SHALL BE ONE OF THOSE AS PRESCRIBED IN SECTION 1703.1 AND REGISTERED BY THE OREGON BUILDING OFFICIALS ASSOCIATION. STRUCTURAL OBSERVATION SHALL BE PERFORMED AS PROVIDED BY SECTION 1704.6. A PRECONSTRUCTION CONFERENCE IS RECOMMENDED FOR OWNER/BUILDER OR DESIGNER/BUILDER PROJECTS, COMPLEX AND HIGHRISE PROJECTS, AND FOR PROJECTS UTILIZING NEW PROCESSES OR MATERIALS. IN ACCORDANCE WITH SECTIONS 1701, 1703, AND 1704 (2021 IBC). SPECIAL INSPECTION AND/OR TESTING IS REQUIRED FOR THE FOLLOWING WORK:

1. ☒ CONCRETE PLACEMENT SAMPLING

2. ☒ BOLTS INSTALLED IN CONCRETE

3. ☐ SPECIAL MOMENT - RESISTING CONCRETE FRAME

4. ☒ REINFORCING STEEL INCLUDING PRESTRESSING TENDONS

5. STRUCTURAL WELDING

A. PERIODIC VISUAL INSPECTION

☒ SINGLE PASS FILLET WELDS 5/16" OR SMALLER

☒ STAIRS AND RAILING SYSTEM

☐ STEEL DECK

☒ WELDED STUDS

☐ COLD FORMED STUDS AND JOISTS

☒ REINFORCING STEEL

B. CONTINUOUS VISUAL INSPECTION AND NDT (SECTION 1704)

☐ ALL OTHER WELDING (NDT EXCEPTION: FILLET WELD)

☐ REINFORCING STEEL, AND NDT REQUIRED

☐ MOMENT - RESISTING FRAMES

☐ OTHERS: _____

6. ☐ HIGH STRENGTH BOLTING

7. ☐ STRUCTURAL MASONRY

8. ☐ PILING, DRILLED PIERS AND CAISSON

9. ☒ SHOTCRETE

10. ☒ SPECIAL GRADING, EXCAVATION AND FILLING (GEO ENGINEERED)

11. BOLTS INSTALLED IN EXISTING CONCRETE OR MASONRY:

☒ CONCRETE

☐ MASONRY

☐ PULL / TORQUE TESTS PER CBC SEC. 1607C &1615C

12. ☒ SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS

13. ☒ HOLD DOWNS INCLUDING ANCHOR TIE-DOWN SYSTEM

14. ☒ CONCRETE TENDON STRESSING OPERATION

15. STRUCTURAL OBSERVATION PER SEC. 1704 (2019 CBC) FOR THE FOLLOWING:

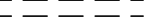
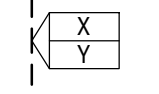
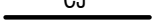
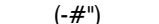
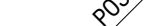
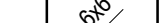
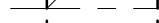
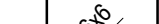
☒ FOUNDATIONS

☐ STEEL FRAMING

☐ CONCRETE CONSTRUCTION

☐ MASONRY CONSTRUCTION

☒ WOOD FRAMING

☐ OTHERS: _____
- NOTE: IN ACCORDANCE WITH THE STATE OF OREGON STRUCTURAL SPECIALTY CODE AN ON-SITE PRECONSTRUCTION CONFERENCE IS TO BE HELD TO REVIEW THE SPECIAL INSPECTION AND STRUCTURAL OBSERVATION REQUIREMENTS AND PROCEDURES. IN ATTENDANCE SHOULD BE THE GENERAL CONTRACTOR, APPROPRIATE SUBCONTRACTORS, THE REGISTERED DESIGN PROFESSIONAL, THE LEAD SPECIAL INSPECTOR, AND A REPRESENTATIVE FROM THE CITY OF PORTLAND BUREAU OF DEVELOPMENT SERVICES. OFFICIAL MINUTES FROM THE CONFERENCE SHALL REMAIN ON THE JOBSITE THROUGHOUT THE PROJECT.
- ABBREVIATIONS:
- | | | | |
|------------|--|---------|---|
| A&B | ABOVE AND BELOW | L | ANGLE |
| ACI | AMERICAN CONCRETE INSTITUTE | LB(S) | POUND(S) |
| AB | ANCHOR BOLT | LGS | LIGHT GAUGE STEEL |
| ABV | ABOVE | LL | LIVE LOAD |
| ADDL | ADDITIONAL | LLBB | LONG LEGS BACK-TO-BACK |
| ADJ | ADJACENT | LLH | LONG LEG HORIZONTAL |
| AESS | ARCHITECTURAL EXPOSED STRUCTURAL STEEL | LLV | LONG LEG VERTICAL |
| AFF | ABOVE FINISHED FLOOR | LONG | LONGITUDINAL |
| AFS | ABOVE FINISHED GRADE | LSH | LONG SIDE HORIZONTAL |
| AISC | AMERICAN INSTITUTE OF STEEL CONSTRUCTION | LSV | LONG SIDE VERTICAL |
| ALT | ALTERNATE | LW | LIGHT WEIGHT |
| APPROX | APPROXIMATE | LVL | LAMINATED VENEER LUMBER |
| AR | ANCHOR ROD | LVP | LOW VELOCITY PIN |
| ARCH | ARCHITECT | MATL | MATERIAL |
| AWP | ALIGN W/ POST | MAX | MAXIMUM |
| BF | BRACED FRAME | MB | MACHINE BOLT |
| BLDG | BUILDING | MC | MISCELLANEOUS CHANNEL |
| BLKG | BLOCKING | MECH | MISCELLANEOUS MECHANICAL |
| BLW | BELOW | MEP | MECHANICAL/ ELECTRICAL/ PLUMBING |
| BM | BEAM | MEZZ | MEZZANINE |
| BN | BOUNDARY NAIL | MF | MOMENT FRAME |
| BOF | BOTTOM OF FOOTING | MFR | MANUFACTURER |
| BOD | BOTTOM OF DECK | MIN | MINIMUM |
| BOS | BOTTOM OF STEEL | MISC | MISCELLANEOUS |
| BOT | BOTTOM | (N) | NEW |
| BP | BEARING PLATE / BASE PLATE | NA | NOT APPLICABLE |
| BRG | BEARING | NIC | NOT IN CONTRACT |
| BOTH | BOTH SIDES | NS | NEAR SIDE |
| C | CAMBER | NTS | NOT TO SCALE |
| CANT | CANTILEVER | O | OVER |
| CGS | CENTER OF GRAVITY STRAND | OC | ON CENTER |
| CIP | CAST-IN-PLATE | OH | OPPOSITE HAND |
| CONTIN | CONTINUOUS | OPMG | OPENING |
| CJP | COMPLETE JOINT PENETRATION | OPP | OPPOSITE |
| CL | CENTER LINE | OWJ | OPEN WEB JOIST |
| CLG | CEILING | PAF | POWER ACTUATED FASTENER |
| CLR | CLEAR | PERIM | PERIMETER |
| CMU | CONCRETE MASONRY UNIT | PERP | PERPENDICULAR |
| COL | COLUMN | P | PROPERTY LINE |
| COMP | COMPRESSION | PJP | PARTIAL JOINT PENETRATION |
| CONC | CONCRETE | PL | PLATE |
| CONFG | CONFIGURATION | PLF | POUNDS PER LINEAR FOOT |
| CONVN | CONNECTION | PLYWOOD | PLYWOOD |
| CONST | CONSTRUCTION | PREFAB | PREFABRICATE(D) |
| CONT | CONTINUOUS | PSF | POUNDS PER SQUARE FOOT |
| d | PENNY (NAIL) | PSI | POUNDS PER SQUARE INCH |
| db | NOMINAL BAR DIAMETER | PSL | PARALLEL STRAND LUMBER |
| DBA | DEFORMED BAR ANCHOR | PT | PRESSURE TREATED |
| DBL | DOUBLE | PT | POST TENSIONED |
| DET | DETAIL | PTDF | PRESSURE TREATED DOUGLAS FIR |
| DF | DOUGLAS FIR | QTY | QUANTITY |
| DIA, Ø | DIAMETER | R&R | REMOVE AND REPLACE |
| DIAG | DIAGONAL | R | RADIUS |
| DIAPH | DIAPHRAGM | REF | REFERENCE |
| DIM(S) | DIMENSION(S) | REINF | REINFORCE; REINFORCING; REINFORCEMENT |
| DL | DEAD LOAD | REQD | REQUIRED |
| DWG(S) | DRAWING(S) | REV | REVISION |
| (E), EXIST | EXISTING | S&S | AMERICAN STANDARD SHAPE |
| EA | EACH | SAD | SEE ARCHITECTURAL DRAWINGS |
| ELEC | ELECTRICAL | SCHED | SCHEDULE |
| ELEV | ELEVATION | SECT | SECTION |
| EMBED | EMBEDMENT | SEOR | STRUCTURAL ENGINEER OF RECORD |
| EN | EDGE NAIL | SF | SQUARE FOOT |
| EOR | ENGINEER OF RECORD | SHT | SHEET |
| EQ | EQUAL | SHTG | SHEATHING |
| EXT | EXTERIOR | SIM | SIMILAR |
| FDN | FOUNDATION | SLBB | SHORT LEGS BACK-TO- BACK |
| FG | FINISH GRADE | SLD | SEE LANDSCAPE DRAWINGS |
| FF | FINISHED FLOOR | SMD | SEE MECHANICAL DRAWINGS |
| FFE | FINISHED FLOOR ELEVATION | SN | SHEAR NAIL |
| FN | FIELD NAIL | SDG | SLAB ON GRADE |
| FRMG | FRAMING | SPEC | SPECIFICATION |
| FRP | FIBER REINFORCED POLYMER | SQ | SQUARE |
| FT | FOOT | SS | STAINLESS STEEL |
| FTG | FOOTING | STD | STANDARD |
| GA | GAUGE | STIFF | STIFFENER |
| GALV | GALVANIZED | STL | STEEL |
| GB# | GRADE BEAM | STRUCT | STRUCTURAL |
| GL | GRIDLINE | SW | SHEAR WALL |
| GLB | GLU-LAM BEAM | SYM | SYMMETRICAL |
| GYP | GYPSUM | T&B | TOP & BOTTOM |
| HD | HOLDOWN | T&G | TONGUE & GROOVE |
| HDG | HOT-DIP GALVANIZED | T&A | TO BE ABANDONED |
| HSA | HEADED STUD ANCHOR | TBD | TO BE DETERMINED |
| HDP | HAND DUG PIER | TBR | TO BE REMOVED |
| HDR | HEADER | TEMP | TEMPORARY |
| HORIZ | HORIZONTAL | THK | THICK |
| HSB | HIGH-STRENGTH BOLT | THRU | THROUGH |
| HSS | HOLLOW STRUCTURAL STEEL | TN | TOE NAIL |
| IBC | INTERNATIONAL BUILDING CODE | TOC | TOP OF CONCRETE |
| ICC | INTERNATIONAL CODE COUNCIL | TOO | TOP OF DECK |
| INCH | INCH | TOF | TOP OF FOOTING |
| INFO | INFORMATION | TOGB | TOP OF GRADE BEAM ELEVATION |
| INT | INTERIOR | TOS | TOP OF STEEL |
| INV | INVERTED | TOW | TOP OF WALL |
| K | KIPS | TOPC | TOP OF FILE CAP ELEVATION |
| KSF | KIPS PER SQUARE FOOT | TOP | TOP OF PIER |
| KSI | KIPS PER SQUARE INCH | TRANS | TRANSVERSE |
| | | TRIM | TRIMMER |
| | | TYP | TYPICAL |
| | | UNO | UNLESS NOTED OTHERWISE |
| | | URM | UNREINFORCED MASONRY |
| | | VERT | VERTICAL |
| | | VIF | VERIFY IN FIELD |
| | | W/ | WITH |
| | | W/O | WITHOUT |
| | | WF | WIDE FLANGE |
| | | WL | WIND LOAD |
| | | WT | WEIGHT; STRUCTURAL TEE CUT FROM W SHAPE |
| | | WWF | WELDED WIRE FABRIC |
| | | YD | YARD |
- | INDEX OF DRAWINGS | |
|-------------------|---------------------------------|
| SHEET # | SHEET NAME |
| S-000 | LEGENDS |
| S-001 | GENERAL NOTES I |
| S-002 | GENERAL NOTES II |
| | |
| S-201 | FIRST FLOOR / FOUNDATION PLAN |
| S-202A | SECOND FLOOR CONCRETE SLAB PLAN |
| S-202B | SECOND FLOOR ANCHORAGE PLAN |
| S-203 | THIRD FLOOR FRAMING PLAN |
| S-204 | FOURTH FLOOR FRAMING PLAN |
| S-205 | FIFTH FLOOR FRAMING PLAN |
| S-206 | SIXTH FLOOR FRAMING PLAN |
| S-207 | SEVENTH FLOOR FRAMING PLAN |
| S-208 | ROOF FRAMING PLAN |
| | |
| S-300 | CONCRETE DETAILS I |
| | |
| S-310 | FOUNDATION DETAILS I |
| S-311 | FOUNDATION DETAILS II |
| | |
| S-320 | CONCRETE SHEAR WALLS I |
| S-321 | CONCRETE SHEAR WALLS II |
| | |
| S-330 | CONCRETE COLUMNS |
| | |
| S-600 | WOOD FRAMING DETAILS |
| S-601 | TJI FRAMING DETAILS I |
| S-602 | TJI FRAMING DETAILS II |
| | |
| S-610 | WOOD SHEAR WALL DETAILS |
- | LEGEND | |
|---|---|
|  WALLS |  HANGER |
|  WALLS BELOW |  CONCEALED HANGER |
|  CMU WALL |  HOLDOWN |
|  CONCRETE WALL |  HAND DUG PIER (HDP) |
|  INTERIOR BEARING WALL BELOW
X= DENOTES SW EDGE NAILING
Y= DENOTES SW LENGTH IN FEET
REF S-610 FOR PWD SW DETAILS |  STEP IN SLAB |
|  COLLECTOR JOIST |  FOOTING STEP |
|  BEAM (ANY MATERIAL) |  DRILLED PIER (DP#) |
|  BENT STEEL BEAM, SEE 10/ S-500 |  REFERS TO NOTE # |
|  TOP OF STEEL (RELATIVE TO TYP TOP OF STEEL ELEVATION) |  EXTENTS OF JOISTS |
|  MOMENT FRAME CONNECTION |  RECESSED FLOOR, ADDITION OR OTHER AREA THAT NEEDS SPECIAL ATTENTION ON PLAN |
|  NON-SEISMIC MOMENT FRAME CONN |  SIMPSON STRONG WALL |
|  FULL HEIGHT STIFFENER |  DOOR OPENING IN PLAN |
|  POST SITTING ON BEAM |  WINDOW OPENING IN PLAN |
|  POST BELOW BEAM |  PERMANENT SLIP JOINT, SEE DETAIL 13/ S-353 |
|  DENOTES STARTING LOCATION FOR POST OR COLUMN. POST/COLS SIZES ARE ONLY NOTED AT LEVEL THEY START |  CLOSURE POUR, MINIMUM 35 DAYS AFTER TENDON STRESSING |
|  ROOF |  STRESSING END |
|  LEVEL 3 |  TENDON DEAD END |
|  LEVEL 2 |  OVALS INDICATE TENDON PROFILE (CGS) IN UNIFORMLY DISTRIBUTED DIRECTION |
|  LEVEL 1 |  RECTANGLES INDICATE TENDON PROFILE IN BANDED DIRECTION |
|  W/10x12 |  TENDON PROFILE, HEIGHT PARALLEL WITH TENDON SPAN. |
|  POST ABOVE | |
|  POST BELOW | |
|  STEEL COLUMN | |
|  STEEL (HSS) COLUMN | |
|  STEEL PIPE COLUMN | |
|  CONCRETE COLUMN | |
|  CONCRETE COLUMN | |
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- PROJECT PHASE: 50% CD
- DRAWN: RKH CHECKED: JVE
- ISSUE DATE: 02/22/2023
- DRAWING TITLE: LEGENDS
- DRAWING NO: S-000
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STRUCTURAL NOTES:

- I. DESIGN CRITERIA:
- DESIGN CONFORMS TO THE OREGON STRUCTURAL SPECIALTY CODE (OSCC), 2019 EDITION, AND AMENDMENTS BY THE LOCAL JURISDICTION.
 - DEAD LOAD: BASED ON WEIGHTS OF EXISTING AND NEW MATERIALS OF CONSTRUCTION.
 - LIVE LOADS:
 - ROOF (FLAT) = 20 PSF
 - FLOOR = 40 PSF (UNIT)
 - 100 PSF (EXIT CORRIDOR)
 - 60 PSF (UNIT BALCONIES)
 - 100 PSF (AMMENITY DECK)
 - SEISMIC (ASCE 7-16):
 - V = 0.103 W (LRFD) WOOD SUPERSTRUCTURE
 - = 0.134 W (LRFD) CONCRETE PODIUM
 - SEISMIC DESIGN CATEGORY = D
 - IMPORTANCE FACTOR (I) = 1.0
 - REDUNDANCY FACTOR RHO (ρ) = 1.0
 - SITE CLASS = D
 - LAT. LONG. (45.5408, -122.6675)
 - MAPPED VALUES:
 - S_s = 0.877
 - S₁ = 0.392
 - SEISMIC VALUES:
 - S_{MS} = 0.67
 - S₀₁ = 0.50
 - R = 6.5 (PLYWOOD SWS) WOOD SUPERSTRUCTURE
 - = 5 (SPECIAL REINF. CONC SWS) CONCRETE PODIUM
 - ANALYSIS PROCEDURE LINEAR STATIC
 - WIND LOADS (ASCE 7-16 DIRECTIONAL PROCEDURE PART 2, SECTION 27.5):

PRIMARY SYSTEMS

 - V = 97 MPH BASIC WIND SPEED
 - K_{zt} = 1.0 TOPOGRAPHIC EFFECT
 - P_h = 37.2 PSF EXPOSURE C, H=75 FEET, L/B=0.5
 - w = 1.0 STANDARD OCCUPANCY
 - SNOW LOAD: 20 PSF FOR LOW SLOPE ROOFS
 - RAIN SURCHARGE LOAD: 5 PSF ADDED TO MINIMUM SNOW LOADSON LOW SLOPE ROOFS

- II. STRUCTURAL DRAWINGS:
- NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS NOTED OTHERWISE. FOR CONDITIONS NOT SPECIFICALLY SHOWN PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY WITH THE ENGINEER IF NEEDED.
 - REVIEW ALL EXISTING FEATURES AND CONDITIONS UPON WHICH THESE DRAWINGS RELY.
 - COMPARE STRUCTURAL DRAWINGS WITH THE VARIOUS OTHER DRAWINGS AND SPECIFICATIONS BEFORE COMMENCING THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED.
 - DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
 - SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS FOR INSERTS, SLEEVES, BLOCKOUTS AND OTHER CONDITIONS.
 - SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING AND DAMPROOFING DETAILS.

- III. CONSTRUCTION:
- ALL WORK SHALL CONFORM TO INTERNATIONAL BUILDING CODE, 2021.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THIS BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY SHORING, BRACING AND SCAFFOLDING REQUIRED TO COMPLETE THIS WORK. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND SCAFFOLDING IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FLOORS, ROOFS, WALLS, AND SHEATHING THAT AFFECT THE SHORED PORTION OF THE WORK HAVE BEEN ENTIRELY CONSTRUCTED. THE ENGINEER'S PRESENCE OR REVIEW OF THE WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S METHODS OR MEASURES.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE MOVEMENT/SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL SHORING, BRACING, AND SOIL RETENTION SYSTEMS NEEDED TO BRING THE PROJECT TO ITS PERMANENT (AS DESIGNED) CONDITION.
 - THE CONTRACTOR'S TEMPORARY MEASURES SHALL BE ARRANGED OR DESIGNED SO AS TO NOT ALTER OR AFFECT THE PERMANENT STRUCTURE.
 - THE IMPOSED CONSTRUCTION LOADS SHALL NOT BE MORE THAN DESIGN LIVE LOADS.
 - WORK SHALL INCLUDE REPAIR AND/OR REPLACEMENT OF DEFECTIVE ITEMS.
 - OPENINGS IN FLOORS, SHEAR WALLS, BEAMS, OR JOISTS LARGER THAN THOSE SHOWN ON TYPICAL DETAILS OR STRUCTURAL DRAWINGS SHALL BE REVIEWED BY STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.

- IV. EXISTING CONDITIONS:
- INFORMATION REGARDING EXISTING CONDITIONS IS PRESENTED FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ARCHITECT AND ENGINEER OR ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
 - THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF STRUCTURAL MEMBERS NOT INDICATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND PRIOR APPROVAL OBTAINED BEFORE PROCEEDING WITH THE WORK.

- V. EXCAVATION, UNDERPINNING AND SHORING:
- THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENTS OF THE SOIL RETENTION SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - DESIGN AND CONSTRUCTION OF TEMPORARY AND/OR PERMANENT UNDERPINNING, SHORING AND BULK HEADING FOR EARTH RETENTION DURING EXCAVATION SHALL BE BY AN EXPERIENCED SUBCONTRACTOR WHO SPECIALIZES IN THIS TYPE OF WORK.
 - SHORING, UNDERPINNING, AND EARTH RETENTION CALCULATIONS AND DRAWINGS, IF REQUIRED, SHALL BE PREPARED AND SUBMITTED TO THE SOILS ENGINEER AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. CALCULATIONS AND DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF, AND SIGNED AND STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF OREGON.
 - THE CONTRACTOR SHALL COORDINATE ALL ELEMENTS OF THE SOIL RETENTION SYSTEMS WITH ALL ELEMENTS OF THE PERMANENT BUILDING.
 - THE EXCAVATION SEQUENCES SHALL BE CONTROLLED TO MATCH THE REQUIREMENTS OF THE DESIGN OF THE SOIL RETENTION SYSTEM AND TO PERMIT MONITORING OF WALL AND GROUND MOVEMENTS.
 - PRIOR TO ANY EXCAVATION OR INSTALLATION OF ELEMENTS OF THE SOIL RETENTION SYSTEM, THE CONTRACTOR SHALL ESTABLISH BENCH MARKS AROUND THE PERIMETER OF THE AREA TO BE EXCAVATED. THESE MARKS SHALL BE SURVEYED FOR VERTICAL AND HORIZONTAL MOVEMENT AT WEEKLY INTERVALS DURING ACTUAL EXCAVATION AND CONTINUING DURING EACH SUBSEQUENT PHASE OF THE WORK AND SUBMITTED TO THE ENGINEER FOR INFORMATION. SEE THE SOILS REPORT FOR SPECIFIC RECOMMENDATIONS.
 - THE CONTRACTOR SHALL PROVIDE POSITIVE PROTECTION (MAT/SHEET COVERINGS) FOR ALL EXCAVATION SLOPES TO PROTECT SLOPES FROM INSTABILITY AND DETERIORATION DUE TO RAIN OR WIND.
 - THE OWNERS SOIL TESTING LABORATORY SHALL REVIEW AND MONITOR THE EXCAVATION, DEWATERING AND SOIL RETENTION SYSTEMS. THE CONTRACTOR SHALL PROVIDE, INSTALL AND SURVEY:
 - VERTICAL AND HORIZONTAL MOVEMENTS OF THE TOP OF THE SOIL RETENTION SYSTEM.
 - BENCH MARKS ADJACENT TO AND AWAY FROM THE SITE PERIMETER FOR VERTICAL AND HORIZONTAL MOVEMENTS.
 - OBSERVATION WELLS FOR MONITORING WATER LEVELS BELOW GROUND SURFACE.

- VI. FOUNDATIONS / SITE PREPARATION:
- FOUNDATION DESIGN IS BASED, THE GEOTECHNICAL INVESTIGATION REPORT ENTITLED "REPORT OF GEOTECHNICAL INVESTIGATION & SITE SPECIFIC HAZARD STUDY RUSSELL APARTMENTS NORTH RUSSELL STREET & NORTH VANCOUVER AVENUE PORTLAND, OREGON", DATED AUGUST 10, 2022, BY CARLSON GEOTECHNICAL.

CONTINUOUS FOOTINGS:

 - MAXIMUM SOIL PRESSURE = 6,000 PSF DL + LL
 - = 8,000 PSF DL + LL + SEISMIC/WIND

ISOLATED FOOTINGS:

 - MAXIMUM SOIL PRESSURE = 6,000 PSF DL + LL
 - = 8,000 PSF DL + LL + SEISMIC/WIND
 - ALL SITE GRADING, FILLS AND SOIL PREPARATION SHALL CONFORM TO THE SOIL REPORT AND ALL WORK SHALL BE DONE UNDER THE SUPERVISION OF THE OWNERS SOIL TESTING LABORATORY OR THE SOILS ENGINEER.
 - FOOTINGS SHALL BEAR ON SOIL IMPROVED BY GRANULAR PIERS TO BE COMPLETED AS A DEFERRED SUBMITTAL USING THE DESIGN BUILD METHOD BY A FIRM EXPERIENCED AND QUALIFIED IN THIS METHOD. SPACING AND DEPTH OF IMPROVEMENTS TO DESIGNED TO MEET SOIL BEARING CRITERIA LISTED ABOVE WITH A MAXIMUM TOTAL SETTLEMENT OF 1" AND DIFFERENTIAL OF 1/2". FOOTING DEPTHS SHOWN ON THE DRAWINGS ARE MINIMUM DEPTHS. FOOTINGS MAY BE POURED IN NEAT EXCAVATED TRENCHES, PROVIDED PRECAUTIONS ARE TAKEN TO INSURE NO CAVING OR SLUFFING OCCURS WHICH WILL RESULT IN UNSUITABLE BASE CONDITIONS OR INCLUSION OF SOIL MATERIAL IN THE CONCRETE WORK.
 - MATERIALS FOR SUB-CAPILARY BREAK UNDER CONCRETE SLABS ON GRADE SHALL BE FREE-DRAINING GRAVEL OR CRUSHED ROCK. NOT MORE THAN 25% OF ROCK MAY PASS A 1/2" SIEVE AND NOT MORE THAN 8% MAY PASS A 3/8" SIEVE. ROCK COURSE SHALL BE ROLLED TO A SMOOTH SURFACE WITH VAPOR BARRIER ABOVE. BEFORE BACKFILLING BEHIND CONCRETE WALLS (BASEMENT WALLS, RETAINING WALLS, ETC.) CONCRETE SHALL HAVE ATTAINED FULL DESIGN STRENGTH AND ALL SUPPORTS (FLOORS, SLABS, BEAMS, ETC.) WHICH ARE REQUIRED FOR THE STABILITY OF THE WALL, SHALL HAVE BEEN COMPLETED.
 - FOOTING EXCAVATIONS SHALL BE CLEANED OF LOOSE SOILS. NO FOUNDATIONS SHALL BE POURED INTO OR AGAINST SUB-GRADE CONTAINING FREE WATER, DEWATERING, IF REQUIRED, MUST BE CAREFULLY AND PROPERLY DONE TO AVOID DISTURBING THE FOUNDATION SOILS. OVER-EXCAVATED AREA FOUNDATIONS MUST BE BACKFILLED WITH CONCRETE.
 - THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GROUND IMPROVEMENT, GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER GEOTECHNICAL REPORT RECOMMENDATIONS. INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND BUILDING DEPARTMENT.

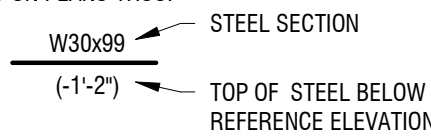
- VII. CONCRETE WORK:
- CONTRACTOR SHALL SUBMIT FOR REVIEW BY THE ARCHITECT THE CONTRACTOR'S PROPOSED CONCRETE MIXES, DESIGNED BY THE CONCRETE SUPPLIER AND REVIEWED BY THE OWNER'S TESTING AGENCY. (INCLUDE INFORMATION TO SHOW CONFORMANCE WITH MATERIAL, STRENGTH, AND PROPORTIONING REQUIREMENTS OF THE CONTRACT DOCUMENTS.)
 - CONTRACTOR SHALL SUBMIT FOR REVIEW BY THE ARCHITECT THE CONTRACTOR'S PROPOSED CONCRETE MIXES, DESIGNED BY THE CONTRACTOR, SHOWER AT LEAST 2 DAYS PRIOR TO POURING ANY STRUCTURAL CONCRETE FOR THE OPPORTUNITY TO REVIEW THE WORK PRIOR TO PLACEMENT.
 - PROVIDE CONCRETE IN CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS:
- | ITEM | COMPRESSIVE STRENGTH | SLUMP* | W/C* RATIO | UNIT WT. |
|--|------------------------------|--------|------------|----------|
| STRUCTURAL SLAB | 5,000 PSI L.S. ¹⁾ | 3 1/2" | 0.45 | 150 PCF |
| FOOTINGS, COLUMNS, GRADE BEAMS & WALLS | 5,000 PSI | 3 1/2" | 0.50 | 150 PCF |
| SLAB ON GRADE | 3,500 PSI L.S. ²⁾ | 3 1/2" | 0.45 | 150 PCF |
- ASTM C94 MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH.
 - CONSISTENT SLUMP WITH PROPER PLACING +/- 1/2".
 - WATER TO CEMENT RATIO.
 - L.S. = LOW SHRINKAGE MIX. SEE LINE 7.
 - PROPORTION CONCRETE WITH A MINIMUM OF 20% AND A MAXIMUM OF 30% FLY ASH OR 50% SLAG REPLACEMENT.
 - USE WATER THAT IS CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
 - USE 1"x4" MAXIMUM AGGREGATE WHEREVER CLEARANCES PERMIT. USE 3" MAXIMUM AGGREGATE ONLY WHERE NECESSARY FOR PROPER PLACING, SUCH AS IN THIN SECTIONS, ETC.
 - ALL CONCRETE USED IN SUSPENDED SLAB AND SLABS ON GRADE SHALL BE DESIGNED FOR LOW SHRINKAGE (L.S.). ACCEPTABLE COURSE AGGREGATES FOR LOW SHRINKAGE CONCRETE INCLUDE KAISER CLAYTON, GRANITE ROCK, LIMESTONE, SEICHELT, OR ORCAS AGGREGATES. FINE AGGREGATES ACCEPTABLE FOR LOW SHRINKAGE CONCRETE INCLUDE SEICHELT OR ORCAS SANDS. ALTERNATE AGGREGATES MAY BE SUBMITTED PROVIDED THEY PROVIDE A CONCRETE MIX WITH SHRINKAGE LIMITATION OF 0.040% AFTER 28 DAYS OF DRYING. SUBMIT TEST TO ARCHITECT AND ENGINEER FOR REVIEW.
 - WHERE NOT SHOWN ON STRUCTURAL DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF SLAB AND WALL OPENINGS. SLAB EDGE LOCATIONS, INTERIOR CONCRETE WALLS AND CURBS, TOP OF FLOOR SLAB ELEVATIONS, SLAB DEPRESSIONS REQUIRED TO ACCOMMODATE FLOOR FINISH DETAILS, AND CONCRETE STAIRS.
 - PIRES, SLEEVES, AND/OR OTHER EMBEDDED ITEMS OTHER THAN ELECTRICAL CONDUIT LESS THAN 1" DIAMETER MAXIMUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE OR INTERRUPT REINFORCING BARS UNLESS APPROVED BY ENGINEER OF RECORD.
 - ALL REINFORCING EMBEDMENTS, INSERTS, ETC. SHALL BE POSITIVELY SECURED IN PROPER LOCATION BEFORE CONCRETE IS PLACED. PROVIDE SUFFICIENT SUPPORT TO PREVENT DISPLACEMENT DURING PLACING AND FINISHING OPERATIONS.
 - ALL CONCRETE EXCEPT SLABS ON GRADE 6" THICK OR LESS SHALL BE MECHANICALLY VIBRATED 50 AS TO COMPLETELY FILL THE FORMS WITHOUT CAUSING UNDESIRABLE SEGREGATION.
 - HORIZONTAL CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND THE HARDENED CONCRETE SURFACES SHALL BE CLEANED BY SAND-BLASTING OR OTHER APPROVED MEANS TO EXPOSE FIRMLY EMBEDDED AGGREGATES PRIOR TO POURING ADDITIONAL CONCRETE IN CONTACT WITH THESE SURFACES.
 - VERTICAL CONSTRUCTION JOINTS SHALL BE FORMED AND KEVED AND NOT OVER 60 FEET APART. VERTICAL CONSTRUCTION JOINTS THROUGH BEAMS OR SLABS SHALL BE LOCATED BETWEEN THE 1/4 AND 1/3 POINTS OF THE SPAN. THE CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS SHOWING THE LOCATIONS OF ALL CONSTRUCTION JOINTS AND CONTROL JOINTS.
 - FORMS SHALL BE PROPERLY CONSTRUCTED CONFORMING TO CONCRETE SURFACES AS SHOWN ON THE DRAWINGS, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED TO SUPPORT THE CONCRETE. FORMS AND SHORING SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO WITHSTAND ALL LOADS TO BE IMPOSED WITHOUT EXCESSIVE STRESS, CREEP, OR DEFLECTION.
 - GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF EQUIPMENT PADS WITH MECHANICAL CONTRACTOR.
 - CONTRACTOR SHALL SUBMIT A PROPOSED CONCRETE SLAB POUR PLAN FOR APPROVAL BY ENGINEER

- VIII. SHOTCRETE:
- REFER TO CONCRETE WORK SECTION FOR ADDITIONAL INFORMATION NOT LISTED BELOW.
 - SHOTCRETE SHALL BE IN ACCORDANCE WITH CBC SECTION 1908.
 - SHOTCRETE MIX DESIGN SHALL BE SELECTED TO ALLOW SUITABLE PLACEMENT PROCEDURES USING THE DELIVERY EQUIPMENT SELECTED AND SHALL RESULT IN FINISHED IN-PLACE HARDENED SHOTCRETE MEETING THE STRENGTH REQUIREMENTS. MINIMUM SHOTCRETE STRENGTH SHALL BE NO LESS THAN SPECIFIED IN TABLE VI-3 OF THE GENERAL NOTES.
 - LAP SPLICES SHALL BE THE NONCONTACT LAP SPlice METHOD. WITH A MINIMUM CLEARANCE OF 2 INCHES BETWEEN BARS. SPlice LENGTHS SHALL BE THE STANDARD SPlice PER OUR SPlice LENGTH TABLE PLUS THE CLEAR DISTANCE. THE USE OF CONTACT LAP SPLICES ARE PERMITTED UPON SUCCESSFUL CONSTRUCTION AND TESTING OF PRECONSTRUCTION MOCK-UP PANEL. SEE REQUIREMENTS BELOW.
 - REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO ELIMINATE VIBRATION AND INSURE PROPER EMBEDMENT IN THE SHOTCRETE. REINFORCEMENT SHALL BE REVIEWED BY THE ENGINEER BEFORE THE PLACEMENT OF SHOTCRETE.
 - THE FORMS SHALL BE ADEQUATELY BRACED TO INSURE AGAINST EXCESSIVE VIBRATION AND THE FORMS SHALL BE BUILT TO PERMIT THE ESCAPE OF AIR AND REBOUND AND TO FACILITATE THE PLACING OF THE SHOTCRETE TO FINISH TOLERANCES.
 - GROUND WIRES SHALL BE INSTALLED IN SUCH A MANNER THAT THEY ACCURATELY OUTLINE THE FINISHED SURFACE OF THE SHOTCRETE AS INDICATED ON THE CONSTRUCTION DOCUMENTS. THEY SHALL BE LOCATED AT INTERVALS SUFFICIENT TO INSURE PROPER THICKNESS THROUGHOUT.
 - ALL SHOTCRETE SHALL BE KEPT CONSTANTLY DAMP BY MEANS OF SOAKED BURLAP WITH SOAKER HOSE OR SPRAY, FOR A PERIOD OF NOT LESS THAN TEN DAYS AFTER BEING DEPOSITED. METHOD OF CURING SHALL BE SUBJECT TO APPROVAL OF THE ARCHITECT.
 - ENGAGE AN EXPERIENCED INSTALLER WHO HAS COMPLETED SHOTCRETE WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT.
 - NOZZLE OPERATORS MUST BE ACI CERTIFIED SHOTCRETE NOZZLEMAN ACCORDING TO ACI 506R AND ACI CP-60 LATEST EDITION.
 - SHOTCRETE MAY ONLY BE USED WHERE SPECIFICALLY INDICATED ON PLANS UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
 - SPECIAL INSPECTIONS AND TESTING SHALL BE IN ACCORDANCE WITH GENERAL NOTES "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION" SECTION.

- IX. SHOTCRETE PRECONSTRUCTION MOCK-UP PANEL (WHEN REQUIRED):
- IN ADDITION TO WHEN REQUIRED BY THE ARCHITECT, ENGINEER OR BUILDING OFFICIAL, PRECONSTRUCTION MOCK-UP PANELS ARE REQUIRED WHERE #6 OR LARGER REBAR IS PRESENT OR WHEN CLEARANCES DO NOT MEET REQUIREMENTS OF CBC 1908.4.2 TO ENSURE ADEQUATE ENCASEMENT.
 - EACH NOZZLE OPERATOR PROPOSED FOR USE SHALL SHOOT A PRECONSTRUCTION PANEL REPRESENTATIVE OF THE MOST CONGESTED REINFORCING INCLUDING LAPS OR COUPLERS, WHERE SHOTCRETE WILL BE USED. MINIMUM PRECONSTRUCTION MOCK-UP PANEL SIZE SHALL BE 4'-0" WIDE x 1' STORY HEIGHT-TALL. IF PLASTER ARE TO BE SHOTCRETED, INCORPORATE PLASTER INTO THE PRECONSTRUCTION MOCK-UP PANEL AND WIDEN AS NECESSARY. THE WALL MOCK-UPS SHALL ALLOW FOR SIX 6" DIAMETER CORES TO BE TAKEN THROUGH THE CONGESTED REINFORCING STEEL (THREE AT BOTTOM AND THREE AT THE TOP OF THE MOCK-UP PANEL) TO BE EVALUATED FOR CONSOLIDATION AND THREE 6" DIAMETER CORES TO BE TAKEN BETWEEN REINFORCING BARS TO BE EVALUATED FOR COMPRESSIVE STRENGTH. EACH NOZZLE OPERATOR SHALL ACHIEVE AN AVERAGE GRADE OF 2.0 OR BETTER, WITH NO SINGLE CORE GRADE WORSE THAN 2.0, PER ACI 506.2 GRADING DEFINITIONS. THE STRENGTH OF THE THREE TEST CORES SHALL EQUAL OR EXCEED THE SPECIFIED COMPRESSIVE STRENGTH NOTED IN THESE DRAWINGS WHEN TESTED IN ACCORDANCE WITH ACI 214. SUBMIT PRECONSTRUCTION MOCK-UP PANEL DETAILS TO ARCHITECT AND ENGINEER FOR REVIEW.

- X. CONCRETE REINFORCING STEEL:
- REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 FOR ALL BAR SIZES AND ASTM A706 GRADE 60 FOR ALL WELDED BARS.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 IN FLAT SHEETS, AND IN SLABS MAY BE RAISED INTO POSITION DURING THE CONCRETE POURING OPERATION. LAP WIRE FABRIC 12" MINIMUM.
 - ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR AND REINFORCED CONCRETE," ACI 318 AND THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315.
 - UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:
 - CONCRETE CAST AGAINST EARTH 3"
 - FORMED SURFACES EXPOSED TO EARTH OR WEATHER
 - NO. 5 AND SMALLER, WIRE MESH 1 1/2"
 - ALL OTHER BARS 2"
 - JOISTS, SUSPENDED SLABS, INTERIOR WALL SURFACES
 - NO. 11 AND SMALLER 3/4"
 - NO. 14 AND LARGER 1 1/2"
 - COLUMNS, BEAMS 1 1/2"
 - REINFORCING SHALL BE CONTINUOUS WITH SPLICES ONLY WHERE SHOWN.
 - FOR MINIMUM LAP LENGTH, SEE SCHEDULE UNLESS OTHERWISE NOTED. SPLICES TO BE STAGGERED SO THAT HALF OR LESS OF BARS ARE LAPPED AT ONE POINT.
 - BEAM AND SLAB REINFORCING SHALL NOT BE SLEEVED OR OTHERWISE INTERRUPTED EXCEPT AS SHOWN ON THE STRUCTURAL DRAWINGS. ALL WALLS AND SLABS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, GIRDERS, COLUMNS OR SLABS WITH BARS OF THE SAME SIZE AND SPACING, UNLESS NOTED OTHERWISE.
 - ADDITIONAL BARS SHALL BE PROVIDED AROUND ALL FLOOR AND WALL OPENINGS, AS SHOWN ON DETAILS.
 - CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING BAR SIZES, SPACING AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

- XI. STRUCTURAL STEEL:
- MISCELLANEOUS IRON AND STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, AND THE "CODE FOR STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," LATEST EDITION.
 - ALL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER UP. PROVIDE CAMBERS AS INDICATED ON THE DRAWINGS.
 - AFTER FABRICATION, ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS AND A COAT OF PRIMER PAINT APPLIED.
 - THE STRUCTURAL STEEL CONTRACTOR WILL BE RESPONSIBLE FOR REVIEWING ALL STRUCTURAL STEEL DETAILS, WELDING SEQUENCES, AND FABRICATION AND ERECTION PROCEDURES WITH STEEL MANUFACTURER, FOR THE INTENDED USE OF STRUCTURAL STEEL.
 - THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ARCHITECT, FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAM FOR ALL STRUCTURAL STEEL PRIOR FABRICATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY LOADING CONDITIONS DURING CONSTRUCTION AND SHALL PROVIDE BRACING AND SHORING WHERE NECESSARY.
 - THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
 - ALL ADDITIONAL STEEL REQUIRED BY THE CONTRACTOR FOR ERECTION PURPOSES AND SITE ACCESS OF STOCKPILED MATERIALS SHALL BE PROVIDED AT NO COST TO THE OWNER. ALL SUCH ADDITIONAL STEEL SHALL BE REMOVED BY THE CONTRACTOR UNLESS APPROVED BY THE OWNER IN WRITING.
 - EXCEPT WHERE OTHERWISE SHOWN, STEEL SECTIONS SHALL CONFORM TO THE FOLLOWING:
 - PLATES, BARS, ETC ASTM A572, GRADE 50
 - WIDE FLANGE BEAMS AND COLUMNS ASTM A992, GRADE 50
 - ANGLES, CHANNELS, AND WT SHAPES A36
 - STRUCTURAL TUBES (RECTANGULAR OR SQUARE HSS) ASTM A500 GRADE B (Fy = 48ksi)
 - STRUCTURAL ROUND TUBES (ROUND HSS) ASTM A500 GRADE B (Fy = 42ksi)
 - PIPE COLUMNS AND RAILING A53, GRADE B
 - TYPICAL (GRAVITY) BASE PLATES ASTM A572, GRADE 50
 - ALL CONTINUITY, REINFORCING, AND SHEAR PLATES ASTM A572, GRADE 50
 - SUSSET PLATES, BARS & BASE PLATES ASSOCIATED W/ MOMENT & BRACED FRAMES ASTM A192, GRADE 50
 - ANCHOR BOLTS (AB) A36 UNO
 - MACHINE BOLTS (MB) A307
 - HIGH STRENGTH BOLTS (HSB) A325X, UNO
 - ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE, MASONRY, SPRAY ON FIREPROOFING, OR BUILDING FINISHES SHALL BE LEFT UNPAINTED, UNLESS NOTED OTHERWISE.
 - WHERE GALVANIZED STEEL IS INDICATED ON DRAWINGS, GALVANIZE ACCORDING TO ASTM A123, HOT-DIP PROCESS.
 - WELDING OF STRUCTURAL STEEL:
 - ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AWS CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION, LATEST EDITION, AND SHALL BE PERFORMED BY WELDERS CERTIFIED IN THE APPLICABLE PROCEDURE & POSITION.
 - ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) THAT HAS BEEN REVIEWED BY THE ENGINEER OF RECORD AND THE TESTING AND INSPECTION AGENCY. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER.
 - BEFORE ERECTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, FOR REVIEW, SHOP DIAGRAMS OR WRITTEN PROCEDURES INDICATING FIELD WELDING SEQUENCES OF EACH INDIVIDUAL TYPE WELDED MOMENT CONNECTION AND FIELD WELDING SEQUENCES OF MOMENT CONNECTIONS AT EACH LEVEL.
 - E-70XX ELECTRODES SHALL BE USED AT ALL WELDED STEEL CONNECTIONS.
 - ALL WELDS USED IN MEMBERS AND CONNECTIONS IN THE SEISMIC FORCE RESISTING SYSTEM (S.F.R.S.) SHALL BE MADE WITH A FILLER METAL THAT MEETS THE REQUIREMENTS OF THE AWS CODE THAT HAVE A MINIMUM TENSILE YIELD POINT TOUGHNESS OF 20 FT-LB AT 0° F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION. SEE PLANS & DETAILS FOR CONNECTIONS DENOTED "SFRS."
 - WELD DAMS SHALL NOT BE USED.
 - ALL BUTT WELDING SHALL BE FULL PENETRATION WELDS UNLESS OTHERWISE NOTED. FILLET WELD SIZES NOT SHOWN SHALL BE AWS MINIMUM SIZES BASED ON THICKNESS OF MATERIALS BEING WELDED, BUT NOT LESS THAN 1/4".
 - FILLET WELD SIZES NOT SHOWN SHALL BE AWS MINIMUM SIZES BASED ON THICKNESS OF MATERIALS BEING WELDED, BUT NOT LESS THAN 1/4".
 - ALL C.J.P. WELDS SHALL BE STARTED AND ENDED WITH A MINIMUM LENGTH OF ONE INCH ON WELD TABS ("RUN OFF" TABS) EXCEPT AT ACCESS HOLES IN BEAM/GIRDER WEBS. ALL WELD TABS SHALL BE REMOVED, THE AFFECTED AREA GROUND SMOOTH AND MAGNETIC PARTICLE TESTED FOR DEFECTS.
 - ALL C.J.P. GROOVE WELDS SHALL BE ULTRASONICALLY (UT) EXAMINED FOR THE FULL LENGTH. BACKING BAR REMOVAL AREAS AND FILLET WELDS ON CONTINUITY PLATES SHALL BE EXAMINED FOR THE FULL LENGTH BY THE MAGNETIC PARTICLE TESTING (MPT) METHOD.
 - ALL DEFECTIVE WELDS SHALL BE GROUND OUT, REPAIRED, AND RETESTED AT THE CONTRACTOR'S EXPENSE.
 - ALL STEEL TO STEEL BOLTED CONNECTIONS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS CONFORMING TO ASTM A325 PER THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS", BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTION (RCSC). OTHER BOLTED CONNECTIONS SHALL BE BOLTED WITH UNFINISHED BOLTS CONFORMING TO ASTM A307.
 - DRILL OR PUNCH HOLES FOR BOLTS. DO NOT MAKE OR ENLARGE HOLES BY BURNING. HOLES IN STEEL SHALL BE 1/16" LARGER DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.
 - ALL EXPOSED STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT DIP GALVANIZED AFTER FABRICATION. GALVANIZING AT FIELD WELDS SHALL BE REPAIRED WITH GALVANIZING REPAIR PAINT ACCORDING TO ASTM A780.
 - WELDED STUDS SHALL BE HEADED STUDS CONFORMING TO ASTM A108 OR ASTM A29:
 - ALL HEADED STUDS SHALL BE NELSON STUDS® (ICC ESR-2856), NELSON STUD WELDING, INC., ELYRIA, OHIO OR "TRU-WELD STUDS" (ICC ESR-2577), DIVISION OF TRU-FIT PRODUCTS CORPORATION, MEDINA, OHIO, OR APPROVED EQUAL.
 - ALL HEADED STUDS SHALL BE AUTOMATICALLY END WELDED IN SHOP OR FIELD WITH EQUIPMENT RECOMMENDED BY THE MANUFACTURER OF STUDS.
 - STEEL SHEAR STUDS MATERIAL, WELDING, AND INSPECTION SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE-STEEL," AWS-D11, LATEST EDITION. ALL STUDS SHALL BE 3/4" DIAMETER AND PLACED UNIFORMLY OVER BEAMS AND GIRDERS, UNLESS NOTED OTHERWISE.
 - BEAM TO GIRDER MOMENT CONNECTIONS AND BEAM OR GIRDER TO COLUMN MOMENT CONNECTIONS ARE DESIGNATED ON PLANS THUS, SEE TYPICAL DETAILS.
 - MEMBERS NOT DESIGNATED ON FRAMING PLANS ARE SHOWN ON FRAME ELEVATIONS.
 - FOR A COMPLETE LIST OF REQUIRED "SPECIAL INSPECTIONS" SEE SHEET S-000 UNDER "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION".
 - THE OWNER'S TESTING AGENCY SHALL PERFORM ALL SHOP AND FIELD INSPECTION AND TESTING, AS OUTLINED ABOVE AND IN SPECIFICATION AND AS REQUIRED BY THE BUILDING CODE.
 - THE STRUCTURAL STEEL FABRICATOR SHALL SCHEDULE ALL WORK TO ALLOW THE ABOVE TESTING REQUIREMENTS TO BE COMPLETED.
 - COMPOSITE BEAMS AND GIRDERS ARE DESIGNATED ON PLANS THUS:



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STRUCTURAL NOTES:

XII. ROUGH CARPENTRY:

1. PROVIDE SAWN LUMBER IN CONFORMANCE WITH THE GRADING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLB) FOR THE SPECIES AND GRADE DESIGNATED. MOISTURE CONTENT SHALL NOT EXCEED 18%.
2. PROVIDE DOUGLAS FIR-LARCH SAWN LUMBER UNLESS NOTED OTHERWISE. AS A MINIMUM, PROVIDE THE FOLLOWING GRADES:
 - JOISTS NO. 2
 - BEAMS AND HEADERS NO. 1
 - WALL STUDS NO. 2
 - POSTS NO. 1 & BETTER
 - SILLS, PLATES, AND BLOCKING NO. 2
3. PROVIDE ENGINEERED LUMBER IN CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS:

ITEM	F _v (PSI) ^A	F _x (PSI) ^A	E (PSI) ^B
PSL BEAM/HEADER	2,900	290	2.0x10 ⁶
PSL COLUMN	2,400	190	1.8x10 ⁶
LVL BEAM/JOIST	2,600	285	1.9x10 ⁶
LSL BEAM/JOIST	2,325	310	1.55x10 ⁶
LSL COLUMN	1,700	425	1.3x10 ⁶

- A. PRODUCT USED MUST HAVE EQUAL OR GREATER DESIGN STRESS.
- B. PRODUCT USED MUST HAVE EQUAL OR GREATER MODULUS OF ELASTICITY.
4. PROVIDE PRESSURE-TREATED WOOD FOR ALL EXPOSED MEMBERS AND ALL MEMBERS IN CONTACT WITH CONCRETE, MASONRY, OR SOIL. ALL NAILS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE EITHER HOT-DIPPED GALVANIZED (MEETING ASTM A153 CLASS D) OR STAINLESS STEEL. ALL HARDWARE IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE EITHER HOT-DIPPED GALVANIZED (MEETING ASTM A653 CLASS G185), OR STAINLESS STEEL.
5. AS A MINIMUM, ATTACH AND INTERCONNECT ALL FRAMING MEMBERS IN ACCORDANCE WITH THE NAILING SCHEDULE CONTAINED IN TABLE 2304.9.1 IN THE OREGON STRUCTURAL SPECIALTY CODE. NAILS MAY BE BOX OR COMMON WIRE, AS ALLOWED IN FOOTNOTES OF TABLE. NAILS CALLED FOR ON PLANS AND DETAILS SHALL BE COMMON WIRE. HOT-DIPPED GALVANIZED NAILS SHALL BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE-TREATED LUMBER.
6. PROVIDE FULL-DEPTH SOLID BLOCKING OR OTHER MEANS OF LATERAL SUPPORT AT ENDS AND BEARING POINTS OF ALL JOISTS, RAFTERS, BEAMS, AND HEADERS, AND AT INTERMEDIATE INTERVALS NOT TO EXCEED 8'-0".
7. DESIGNATIONS FOR HARDWARE ARE BASED ON SIMPSON STRONG-TIE CO., INC. SUBSTITUTION OF NON-SIMPSON HARDWARE IS NOT ACCEPTABLE.
8. INSTALL HARDWARE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. USE ALL SPECIFIED FASTENERS.
9. ALL NAILS SHALL BE COMMON WIRE NAILS. "SHORT" NAILS SUPPLIED BY SIMPSON STRONG-TIE SHALL ONLY BE USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND SHALL NOT BE USED WHEN ATTACHING THROUGH PLYWOOD TO FRAMING MEMBERS BEHIND.
10. PLYWOOD SUBFLOORING SHALL BE 3/4" APA RATED STUR-D-FLOOR SHEATHING (48/24), GROUP 1 EXPOSURE 1, UNLESS NOTED OTHERWISE. PANEL EDGES SHALL BE TONGUE AND GROOVED. LAY PANELS WITH FACE GRAIN ACROSS SUPPORT. STAGGER SIDE JOINTS. NAIL ALL SUPPORTED EDGES WITH 10d NAILS @ 6" OC AND AT ALL INTERIOR BEARINGS WITH 10d NAILS @ 12" OC, UNLESS OTHERWISE NOTED. NAILS SHALL BE RINGSHANK OR SCREW NAILS DRIVEN FLUSH. GLUE PLYWOOD TO ALL SUPPORTS AND AT TONGUE AND GROOVE JOINTS IN ACCORDANCE WITH APA GLUED FLOOR SYSTEM.
11. PLYWOOD WALL SHEATHING SHALL BE 1/2" APA RATED SHEATHING, UNLESS NOTED OTHERWISE. ALL UNSUPPORTED EDGES SHALL BE BLOCKED. NAIL ALL PLYWOOD EDGES WITH 10d NAILS @ 6" AND INTERIOR BEARINGS WITH 10d NAILS @ 12" OC, UNLESS OTHERWISE NOTED. NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE PLYWOOD. MINIMUM SHEET WIDTH FOR PLYWOOD ON SHEAR WALLS SHALL BE 24".
12. PLYWOOD ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING. ALL ROOF SHEATHING SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO THE JOISTS. STAGGER SIDE JOINTS. NAIL ALL PLYWOOD EDGES WITH 10d NAILS @ 6" OC AND INTERIOR BEARINGS WITH 10d NAILS @ 12" OC, UNLESS OTHERWISE NOTED. NAILS SHALL BE DRIVEN FLUSH, BUT SHALL NOT FRACTURE THE SURFACE OF PLYWOOD.

XIII. TESTING AND SPECIAL INSPECTION:

1. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING AND INSPECTION AGENCY OR AS INDICATED BELOW.
2. THE INSPECTION AGENCY SHALL BE RETAINED BY AND PAID FOR BY THE OWNER.
3. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, PRIOR TO BEGINNING CONSTRUCTION, A DETAILED LIST OF "SPECIAL INSPECTION" ITEMS INDICATING THE SCOPE OF TESTING AND INSPECTION AND THE AGENCY OR ENGINEER PERFORMING THE WORK.
4. THE INSPECTION AGENCY SHALL PROVIDE INSPECTION REPORTS TO THE ARCHITECT & STRUCTURAL ENGINEER. THE REPORTS SHALL INCLUDE ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE DESIGN DOCUMENTS.
5. THE STRUCTURAL ENGINEER WILL REQUIRE A FINAL REPORT FROM THE INSPECTION AGENCY. THE REPORT NEEDS TO SHOW THAT ALL DEFICIENCIES MENTIONED IN EARLIER REPORTS HAVE BEEN CORRECTED. COPIES OF THE TESTING AND INSPECTION REPORT SHALL BE SENT TO THE BUILDING DEPARTMENT, ARCHITECT, STRUCTURAL ENGINEER AND OWNER.
6. PROVIDE "SPECIAL INSPECTIONS" FOR ALL ITEMS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION, OREGON STRUCTURAL SPECIALTY CODE (OSCC), 2022 EDITION, AND AMENDMENTS BY THE LOCAL JURISDICTION., SEE SHEET S-000 UNDER "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION."

SPECIAL INSPECTION BY INDEPENDENT AGENCY:

- A. SPECIAL INSPECTION OF FOUNDATION EXCAVATIONS SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER.
- B. CONCRETE PLACEMENT: DURING THE TAKING OF TEST SPECIMENS AND PLACING OF REINFORCED CONCRETE, EXCEPT CONCRETE WHERE THE SPECIFIED STRENGTH IS 2,500 PSI OR LESS, FOUR TEST CYLINDERS FROM EACH 150 CUBIC YARDS OR FRACTION THEREOF POURED IN ANY ONE DAY SHALL BE SECURED AND REPORTED BY AN INDEPENDENT TESTING AGENCY; ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND THE FOURTH HELD IN RESERVE.
- C. SHOTCRETE PLACEMENT:
 - a. 50 CU. YARDS, PLACED WITH A MINIMUM OF 1 TEST PANEL EACH DAY OF SHOTCRETE OPERATIONS. THE TEST SHALL BE 18"x18", THE SAME THICKNESS AND REINFORCEMENT PATTERN OF THE IN-SITU CONSTRUCTION. THE TEST PANEL SHALL BE SHOT BY THE SAME NOZZLE OPERATOR, USING THE SAME EQUIPMENT AND IN THE SAME POSITION AS THE IN-SITU CONSTRUCTION.
 - b. STRENGTH TEST: EACH STRENGTH TEST PANEL SHALL HAVE 4 CORES REMOVED, EXAMINED, AND TESTED FOR COMPRESSION STRENGTH. WHEN MAXIMUM 3/8" AGGREGATE IS USED, CORES MAY BE 2" DIAMETER. WHEN AGGREGATE LARGER THAN 3/8" IS USED, CORES SHALL BE 3" DIAMETER. THE SPECIMENS SHALL BE TESTED IN COMPRESSION, ONE TO BE TESTED AT 7 DAYS FOR INFORMATION, TWO AT 28 DAYS FOR ACCEPTANCE, AND THE FOURTH HELD IN RESERVE.
 - c. PRECONSTRUCTION MOCK-UP PANEL TEST: THE WALL MOCK-UPS SHALL ALLOW FOR SIX 6" DIAMETER CORES TO BE TAKEN THROUGH THE CONGESTED REINFORCING STEEL (THREE AT THE BOTTOM AND THREE AT THE TOP OF THE MOCK-UP PANEL) TO BE EVALUATED FOR CONSOLIDATION AND THREE 6" DIAMETER CORES TO BE TAKEN BETWEEN REINFORCING BARS TO BE EVALUATED FOR COMPRESSION STRENGTH. EACH NOZZLE OPERATOR SHALL ACHIEVE AN AVERAGE GRADE OF 2.0 OR BETTER, WITH NO SINGLE CORE GRADE WORSE THAN 2.0, PER ACI 506.2 GRADING DEFINITIONS.
 - d. BOLTS CAST IN CONCRETE: PRIOR TO AND DURING THE PLACEMENT OF CONCRETE AROUND BOLTS.
 - e. CONCRETE REINFORCING STEEL: DURING PLACING OF REINFORCING STEEL, EXCEPTION: THE SPECIAL INSPECTOR NEED NOT BE PRESENT DURING ENTIRE REINFORCING STEEL-PLACING OPERATIONS, PROVIDED HE/SHE HAS INSPECTED FOR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO THE CLOSING OF FORMS OR THE DELIVERY OF CONCRETE TO THE JOBSITE.
 - f. STRUCTURAL WELDING: ALL STRUCTURAL WELDING, INCLUDING WELDING OF REINFORCING STEEL. SEE THE GENERAL NOTES SECTION FOR STRUCTURAL STEEL.
 - g. PLYWOOD SHEAR WALL-NAILING, CLIPS, STRAPS, HOLD-DOWNS.
 - h. NAILING FOR PLYWOOD DIAPHRAGMS.

XIV. STRUCTURAL OBSERVATIONS:

1. THE STRUCTURAL ENGINEER WILL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR OR BUILDING OFFICIAL FOLLOWING SITE VISITS. THE STRUCTURAL ENGINEER WILL PROVIDE A WRITTEN REPORT TO THE ARCHITECT AFTER EACH SITE VISIT. HOWEVER, THE STRUCTURAL ENGINEER'S SITE VISITS ARE NOT CONSIDERED AS INSPECTION VISITS. THE INSPECTION AGENCY RETAINED AND PAID FOR BY THE OWNER SHALL PROVIDE INSPECTION REPORTS TO THE ARCHITECT/STRUCTURAL ENGINEER. THE REPORTS SHALL INCLUDE ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE DESIGN DOCUMENTS.
2. AFTER THE STRUCTURAL ENGINEER RECEIVES THE FINAL REPORT, FROM THE SPECIAL INSPECTION AGENCY, THE STRUCTURAL ENGINEER WILL SUBMIT A FINAL SUMMARY REPORT DOCUMENTING SITE VISITS AND OBSERVATIONS, NOTING ANY DEFICIENCIES, CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND APPLICABLE CODES AND REGULATIONS PER SECTION 1704 OF THE CALIFORNIA BUILDING CODE.
3. STRUCTURAL OBSERVATION BY THE DESIGN ENGINEER IS REQUIRED AT THE FOLLOWING PHASES, AND PRIOR TO COVERING WITH WORK:
 - A. BEFORE CLOSING OF FORMS - FOUNDATION REINFORCING AND BOLTS INSTALLED IN CONCRETE.
 - B. ALL STRUCTURAL STEEL MEMBERS AND CONNECTIONS (PRIOR TO COVERING WITH OTHER WORK).
 - C. PLYWOOD DIAPHRAGM NAILING - PRIOR TO COVERING WITH OTHER WORK.
 - D. PLYWOOD SHEAR WALL NAILING AND ALL RELATED HOLD DOWNS, STRAPS, CLIPS, ETC.
4. FOR A COMPLETE LIST OF REQUIRED "STRUCTURAL OBSERVATION" SEE SHEET S-000 UNDER "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION"

XV. DEFERRED SUBMITTALS (CBC 106.3.4.2):

1. CALCULATIONS AND DRAWINGS FOR ALL DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD.
2. THE ENGINEER OF RECORD SHALL PROVIDE NOTIFICATION TO THE BUILDING OFFICIAL THAT THE DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN.
3. DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED OR INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE ENGINEER AND APPROVED BY THE BUILDING OFFICIAL.
4. DEFERRED SUBMITTAL (DESIGN-BUILD) ITEMS INCLUDE:
 - A. GRANULAR PIER GROUND IMPROVEMENTS
 - B. ANCHOR TIE-DOWN SYSTEMS
 - C. STEEL STAIRS
 - D. GUARDRAIL SYSTEMS
 - E. BOLT-ON BALCONIES

XVI. COLD-FORMED STEEL FRAMING:

1. COLD-FORMED STEEL FRAMING SHALL BE FABRICATED AND ERECTED ACCORDING TO MANUFACTURERS RECOMMENDATIONS. ALL STRUCTURAL PROPERTIES SHALL BE COMPUTED IN ACCORDANCE WITH AISI "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS," LATEST EDITION.
2. UNLESS OTHERWISE NOTED, STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
 - A. FOR 16 GAUGE AND HEAVIER UNITS ASTM A653/A653M, MINIMUM 50 KSI YIELD.
 - B. FOR 18 GAUGE AND LIGHTER UNITS ASTM A653/A653M, MINIMUM 33 KSI YIELD.
3. WELDING OF COLD-FORMED STEEL SHALL BE WITH RILEY WELDS EQUAL IN THICKNESS OF THE THINNER OF THE TWO SECTIONS BEING JOINED. ALL WELDED CONNECTIONS SHALL BE WELDED AS SHOWN ON THE STRUCTURAL DRAWINGS. DOUBLE VERTICAL STUDS SHALL BE STITCH WELDED TOGETHER ON BOTH FLANGES WITH 1/16" GROOVE WELDS x 1" LONG AT 12" ON CENTER, UNLESS OTHERWISE NOTED.
4. TOP AND BOTTOM TRACKS SHALL MATCH GAUGE OF WALL STUDS WITH 1-1/4" FLANGES, UNLESS OTHERWISE NOTED.
5. STUDS SHALL BE INSTALLED WITH THEIR BEARING ENDS POSITIONED FLUSH AGAINST THE INSIDE OF THE TRACK WEB, UNLESS OTHERWISE NOTED.
6. SHOTPINS, SHOWN FOR CONNECTIONS TO CONCRETE, CMU, OR CONCRETE TOPPING, SHALL BE HILTI X-U P8, ICC #ESR-2269, OR EQUAL.
 - MINIMUM SPACING 1-1/2 INCHES OC
 - MINIMUM EDGE DISTANCE (W-DECK) 1-1/8 INCH
 - MINIMUM EDGE DISTANCE (B-DECK) 7/8 INCH
7. SHOTPINS SHOWN FOR CONNECTIONS TO STRUCTURAL STEEL FRAMING OR DECK CLOSURE PLATE SHALL BE HILTI X-U 16 P8, ICC #ESR-2269, OR EQUAL. FASTENER LENGTH SHALL PENETRATE THROUGH THE STRUCTURAL STEEL THICKNESS.
 - MINIMUM SPACING 1-1/2 INCHES OC
 - MINIMUM EDGE DISTANCE 1/2 INCH
8. FLOOR AND CEILING JOISTS SHALL ALIGN WITH WALL STUDS BELOW, UNO

XVII. POST-TENSIONED CONCRETE:

1. POST-TENSIONING STEEL FOR CONCRETE CONSTRUCTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," ACI 318 AND THE RECOMMENDATIONS CONTAINED IN THE "POST-TENSIONING MANUAL," P.T.I.
2. THE FIELD FOREMAN RESPONSIBLE FOR THE PLACEMENT OF ALL POST-TENSIONING SHALL HAVE A MINIMUM OF THREE (3) YEARS IN THIS CAPACITY FOR THIS TYPE OF CONSTRUCTION.
3. ONE SAMPLE OF EACH REEL OT HEAT SHALL BE TESTED BY AN APPROVED LABORATORY. TEST RESULTS OR MILL CERTIFICATES SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER BEFORE STRESSING THE TENDONS.
4. POST-TENSIONING TENDONS SHALL BE OF LOW RELAXATION.
 - A. QUALITY AND SHALL CONFORM TO THE FOLLOWING:
 - SEVEN WIRES STRAND ASTM DESIGNATION, ... A-416
 - 1/2" DIAMETER TENDON AREA 0.153 SQ. IN.
 - ULTIMATE STRENGTH 270 KSI
 - MAXIMUM JACKING STRESS 216 KSI
 - MAXIMUM ANCHORAGE STRESS IMMEDIATELY AFTER PRESTRESS TRANSFER 189 KSI
 - EFFECTIVE DESIGN STRESS 175 KSI
 - EFFECTIVE DESIGN FORCE 26.7 KIPS
5. QUALITY OF ALL ANCHORAGES, COUPLES, AND MISCELLANEOUS HARDWARE SHALL BE STANDARD AND APPROVED BY GOVERNING AGENCIES AND THE ENGINEERS.
6. STRENGTH AND MATERIAL DATA FOR ALL CONCRETE MIXES TO BE USED ON THE PROJECT SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER AS EARLY IN THE PROJECT AS POSSIBLE WITH A MINIMUM OF ONE WEEK PRIOR TO THEIR USE.
7. UNBONDED STRANDS SHALL BE ENCASED IN SURFACE SHEATHING WHICH SHALL CONSIST OF SEALED DURABLE WATERPROOF PLASTIC TUBING CAPABLE OF PREVENTING THE PENETRATION OF MOISTURE AND CEMENT PASTE, AND WHICH WILL CONTAIN A RUST-INHIBITING GREASE COATING. TEARS IN THE SHEATHING SHALL BE REPAIRED TO RESTORE THE WATERTIGHTNESS OF THE SHEATHING. HEAT-SEALED SHEATHING SHALL NOT BE USED UNLESS THE WATERTIGHTNESS OF THE SHEATHING IS GUARANTEED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL SUBMIT FRICTION CALCULATIONS AND SHOP DRAWINGS SHOWING TENDON LAYOUT, DEAD-END AND STRESSING END LOCATIONS, AND TENDON SUPPORT LAYOUTS WITH DETAILS NECESSARY FOR INSTALLATION FOR THE ENGINEERS APPROVAL. A RECORD OF ALL JACKING FORCES AND FIELD MEASURED ELONGATIONS SHALL BE SUBMITTED TO THE ENGINEER.
 - FRICTION WOBBLE COEFFICIENT 0.0014/FT
 - FRICTION CURVATURE COEFFICIENT 0.07/RADIAN
9. SLIGHT DEVIATIONS IN THE HORIZONTAL SPACING OF THE SLAB TENDONS WILL BE PERMITTED WHEN REQUIRED TO AVOID OPENINGS, INSERTS, AND DOWELS WHICH ARE SPECIFICALLY LOCATED WHERE LOCATIONS OF TENDONS SEEM TO INTERFERE WHICH EACH OTHER. ONE TENDON MAY BE MOVED HORIZONTALLY IN ORDER AVOID THE INTERFERENCE.
10. TWISTING OR INTERTWINING OF INDIVIDUAL WIRES OR STRANDS WITHIN A BUNDLE SHALL NOT BE PERMITTED.
11. PROFILES SHALL CONFORM TO CONTROLLING POINTS SHOWN ON THE DRAWINGS AND SHOULD BE IN APPROXIMATE PARABOLIC DRAPE BETWEEN SUPPORTS, UNLESS NOTED OTHERWISE. LOW POINTS ARE AT MIDSPAN.
12. MINIMUM OF TWO TENDONS SHALL BE PLACED DIRECTLY OVER THE SUPPORTING COLUMN, WITHIN THE COLUMN CAGE, IN EACH ORTHOGONAL DIRECTION.
13. TENDONS SHALL BE SHOP FABRICATED WITH PREASSEMBLED FIXED-END ANCHORAGES. PLASTIC POCKET FORMERS SHALL BE USED AT ALL STRESSING-ENDS TO RECESS THE ANCHOR CASTINGS SO THAT THE REQUIRED COVER IS ACHIEVED.
14. TENDONS SHALL BE SECURED TO A SUFFICIENT NUMBER OF POSITIONING DEVICES TO ENSURE CORRECT LOCATION DURING AND AFTER THE PLACING OF THE CONCRETE, AND SHALL BE SUPPORTED AT A MAXIMUM OF 3'-6" ON CENTER.
15. SUPPORT BARS SHALL BE A MINIMUM #5. SUPPORT BARS SPANNING ACROSS THE CAPITAL OR DROP PANEL SHALL BE #7, OR GREATER.
16. ANCHORAGE DEVICES SHALL BE RECESSED A MINIMUM OF 2 INCHES. TWO CONTINUOUS #4 BACKUP BARS SHALL BE PLACED BEHIND ALL ANCHORAGES UNLESS NOTED OTHERWISE.
17. PROVIDE 2-#5 A615 BARS BEHIND ALL ANCHORS. THEY SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE. SPLICING OF SUCH BARS SHALL BE 36" MINIMUM IN A STAGGERED FASHION.
18. ALL POCKETS OR BLOCKOUTS REQUIRED FOR ANCHORAGE SHALL BE ADEQUATELY REINFORCED SO AS NOT TO DECREASE THE STRENGTH OF THE STRUCTURE. ALL POCKETS SHOULD BE WATERPROOFED TO ELIMINATE WATER LEAKAGE THROUGH OR INTO THE POCKET.
19. ALL INSERTS AND SLEEVES SHALL BE CAST IN PLACE WHENEVER POSSIBLE. DRILLED AND POWER-DRIVEN FASTENERS WILL BE PERMITTED ONLY WHEN IT CAN BE SHOWN THAT THE INSERTS WILL NOT SPALL THE CONCRETE AND ARE LOCATED TO AVOID THE TENDONS AND ANCHORAGES. THE CONTRACTOR MUST LOCATE TENDON LOW POINTS ON THE SLAB SOFFIT WHEN DRILLED OR POWER DRIVEN FASTENERS ARE ANTICIPATED. DO NOT USE POWER DRIVEN FASTENERS IN POST-TENSIONED CONCRETE AREAS EXCEPT AS APPROVED BY THE ENGINEER.
20. GROUT OR CONCRETE CONTAINING CHLORIDES SHALL NOT BE USED.
21. IF CONCRETE IS PLACED BY THE PUMPED METHOD, HORSES SHALL BE PROVIDED TO SUPPORT THE HOSE. THE HOSE SHALL NOT BE ALLOWED TO REST OR RIDE ON THE TENDONS. THIS IS MANDATORY.
22. CONTRACTOR SHALL TAKE PRECAUTIONS TO ASSURE COMPLETE CONSOLIDATION AND DENSIFICATION OF CONCRETE BEHIND ALL POST-TENSIONING ANCHORS.
23. THE FIELD STRENGTH OF CONCRETE AT TRANSFER OF PRE-STRESS SHALL BE A MINIMUM OF 3000 PSI AND WITHIN 96 HOURS OF CONCRETE PLACEMENT.
24. ALL TENDONS SHALL BE FULLY ENCAPSULATED.
25. INDIVIDUAL TENDON FIELD READINGS OF ELONGATIONS AND/OR STRESSING FORCES SHALL NOT VARY BY MORE THAN $\pm 7\%$ FROM CALCULATED REQUIRED VALUES SHOWN ON THE SHOP DRAWINGS. IF THE MEASURED ELONGATIONS VARY FROM CALCULATED VALUES BY MORE THAN $\pm 7\%$ THE CONTRACTOR SHALL PROVIDE FRICTION CALCULATIONS AND/OR OTHER JUSTIFICATION TO THE SATISFACTION OF THE ENGINEER.
26. DO NOT BURN OFF TENDON ENDS UNTIL THE ENTIRE FLOOR SYSTEM HAS BEEN SATISFACTORILY STRESSED AND THE ENGINEER'S APPROVAL IS OBTAINED. THE STRESSING END ANCHORS AND WEDGES SHALL BE PAINTED WITH RUST-OLEUM OR SIMILAR COATING FOR CORROSION PROTECTION. INSTALL GREASE CAPS WITHIN THE FOLLOWING 24-HOUR PERIOD.
27. STRESSING POCKETS SHALL BE FILLED WITH NON-SHRINK GROUT AFTER STRESSING. PAINTING AND GREASE-CAPPING TO STOP MOISTURE PENETRATION.
28. PLASTIC OR METAL CONDUITS ARE NOT PERMITTED WITHIN THE SLAB EXCEPT AS USED FOR LIGHTING OF THE GARAGE ONLY. THE CONDUIT FOR THAT PURPOSE SHALL SATISFY THE FOLLOWING CRITERIA:
 - A. MAXIMUM PIPE SIZE SHALL BE 1" DIAMETER AND LOCATED WITHIN THE MIDDLE THIRD OF SLAB. MINIMUM SPACING BE SIX (6) TIMES THE PIPE DIAMETER.
 - B. CONDUITS MUST NOT INTERRUPT THE POST-TENSIONED TENDONS AND SHALL MAINTAIN 1" CLEAR FROM REINFORCING AND TENDONS.
 - C. COLUMN AREAS WITHIN REGION OF TOP REINFORCING SHOULD BE AVOIDED.
 - D. IT IS UNDESIRABLE TO HAVE EXCESS AMOUNTS OF CONDUITS ENTERING THE SLAB FROM ONE LOCATION. IF CONDITION EXISTS, THE CONDUITS MUST BE FANDED OUT IMMEDIATELY.
29. SLABS MAY BE DE-SHORED WHEN ALL TENDONS HAVE BEEN SATISFACTORILY STRESSED AND THE ENGINEER'S APPROVAL IS OBTAINED, UNLESS SHORING IS REQUIRED TO CARRY FLOOR ON ABOVE LEVELS.
30. STRESSING SEQUENCE:
 - A. TWO-WAY SLAB SEQUENCE:
 - a. STRESS CONTINUOUS DISTRIBUTED TENDONS.
 - b. STRESS CONTINUOUS Banded TENDONS.
 - c. STRESS ADDED DISTRIBUTED TENDONS.
 - d. STRESS ADDED BAND TENDONS.
 - B. ONE-WAY SLAB AND BEAM SEQUENCE:
 - a. STRESS TEMPERATURE TENDONS.
 - b. STRESS CONTINUOUS UNIFORM SLAB TENDONS.
 - c. STRESS BEAM TENDONS.
31. SHOULD CORING OF THE POST-TENSIONED SLAB BE NECESSARY IN THE FUTURE, THE SLAB SHOULD BE SCANNED TO LOCATE THE EXISTING POST-TENSIONED TENDONS AND MILD REINFORCING STEEL SO THAT NEITHER ARE DAMAGED DURING CORING OPERATION. OUR OFFICE SHOULD BE CONTACTED TO REVIEW THE PROPOSED CORING LOCATION TO ENSURE THE STRUCTURAL ADEQUACY OF THE SLAB.
32. CONTINUOUS SPECIAL INSPECTION SHALL BE PROVIDED DURING THE PLACING OF REINFORCING STEEL AND POST-TENSIONING TENDONS FOR ALL STRUCTURAL CONCRETE. TENDON PLACEMENT AND INTEGRITY SHALL BE INSPECTED PRIOR TO PLACEMENT OF CONCRETE. DURING ALL STRESSING OF POST-TENSIONED CONCRETE, THE SPECIAL INSPECTION SHALL INCLUDE RECORDING THE FIELD-MEASURED ELONGATION AND JACKING FORCE FOR EACH TENDON. FOR GOOD QUALITY CONTROL, INDEPENDENT VERIFICATION TO TENDON TAILS, END CAP INSTALLATION FOR ENCAPSULATED SYSTEMS AND GROUTING OF ANCHORAGE POCKETS IS RECOMMENDED. NO ADMIXTURES SHALL BE ADDED TO THE CONCRETE MIX WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. ADMIXTURES OR CONCRETE CONTAINING CHLORIDES SHALL NOT BE USED IN POST-TENSIONED SLABS.
33. SPECIAL INSPECTIONS AND TESTING SHALL BE IN ACCORDANCE WITH GENERAL NOTES "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION" SECTION.

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PROJECT NO: PROJECT NAME:
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Apartments

PROJECT ADDRESS:
N Russell St, Portland OR 97227

PROJECT PHASE: 50% CD

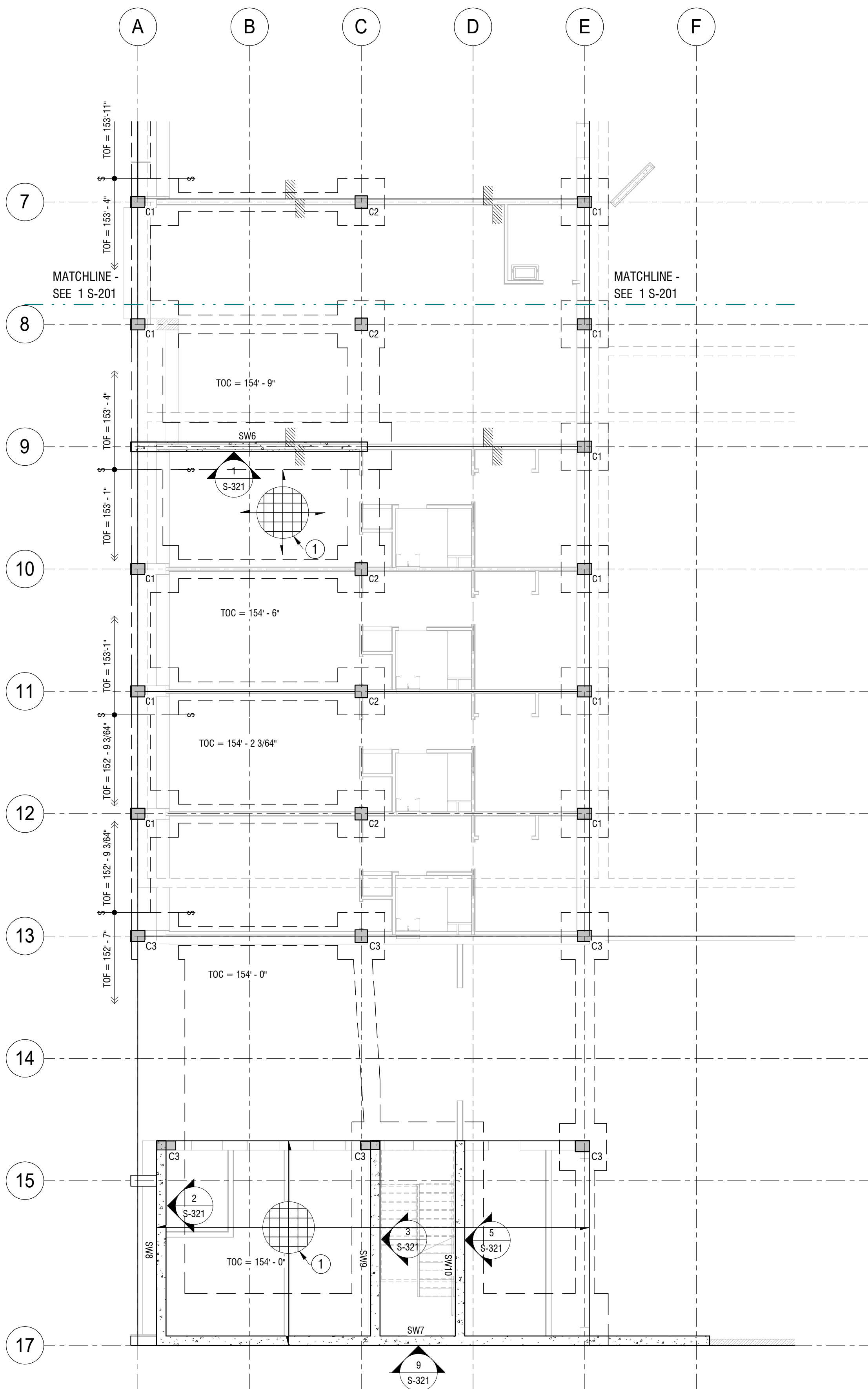
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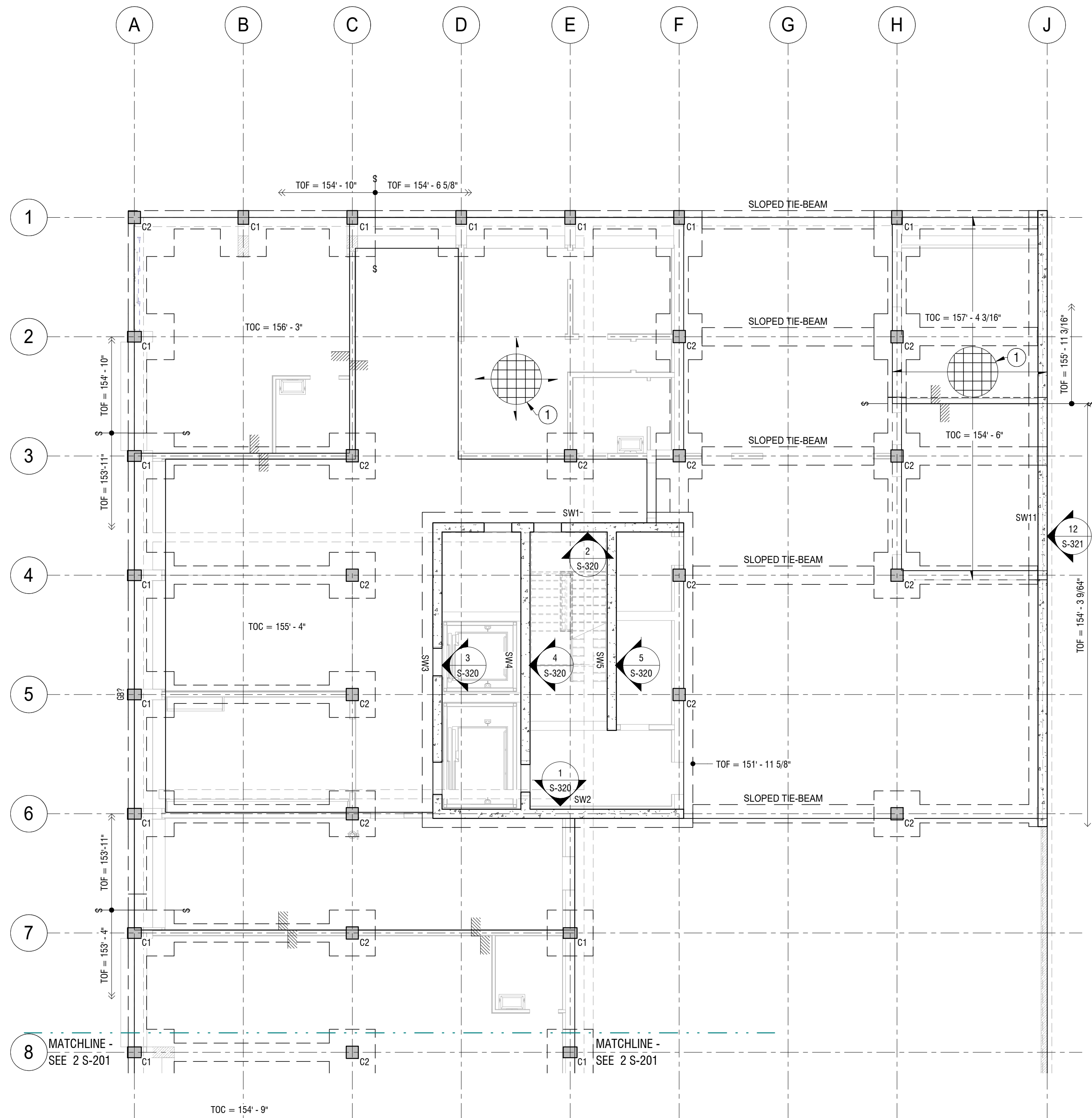
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2 FOUNDATION PLAN - SOUTH
1/8" = 1'-0"



1 FOUNDATION PLAN - NORTH
1/8" = 1'-0"

PLAN NOTES:	
NOTES:	
1.	SEE SHEET S-000 FOR SHEET INDEX, TYPICAL ABBREVIATIONS AND LEGENDS.
2.	SEE SHEET S-001 FOR GENERAL STRUCTURAL NOTES.
3.	SEE SHEET S-300 FOR CONCRETE DETAILS.
4.	SEE SHEET S-310 FOR FOUNDATION DETAILS.
5.	SEE SHEET S-350, S-354 FOR PT DETAILS.
6.	SEE SHEET S-600, S-601 FOR WOOD FRAMED DETAILS.
7.	SEE SHEET S-610 FOR WOOD SHEAR WALL DETAILS.
8.	GROUND IMPROVEMENTS TO INCLUDE GRANULAR PIERS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT TO ACHIEVE DESIGN VALUES OF 6000PSF BEARING (DL+LL) AND 8000PSF BEARING (DL+LL+EQ) WITH A TOTAL SETTLEMENT OF 1" AND A DIFFERENTIAL SETTLEMENT OF 1/2". FINAL DESIGN TO BE PROVIDED BY GROUND IMPROVEMENT CONTRACTOR WITH DESIGN LOADING COORDINATED WITH SEOR.

SHEET NOTES	
#	NOTE
1	5" CONC SOG W/ #5 @ 12" OC EA WAY. TOP OF FOOTINGS TO BE 1'-0" BELOW FINISH TOP OF SLAB ELEVATION UNO.

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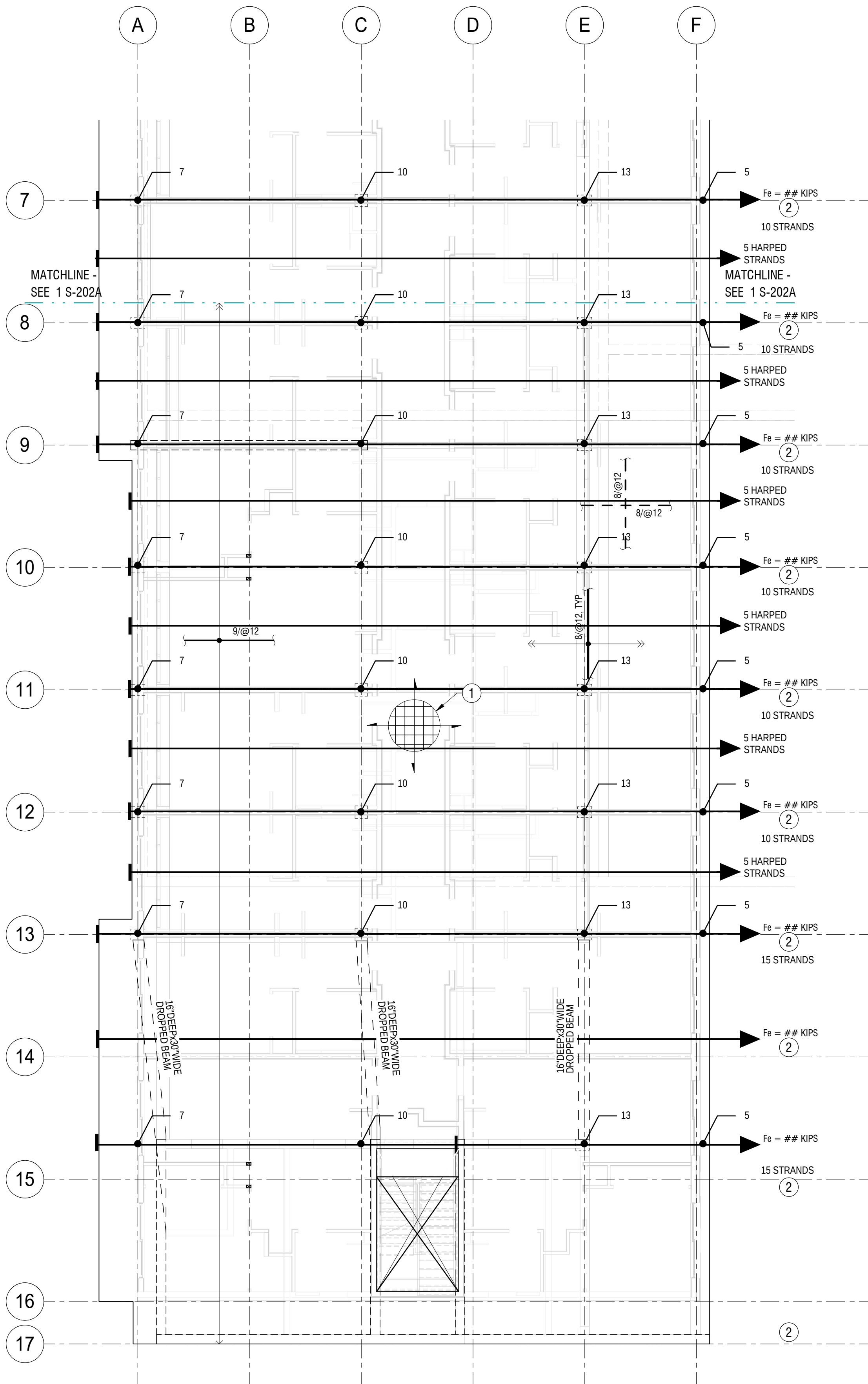
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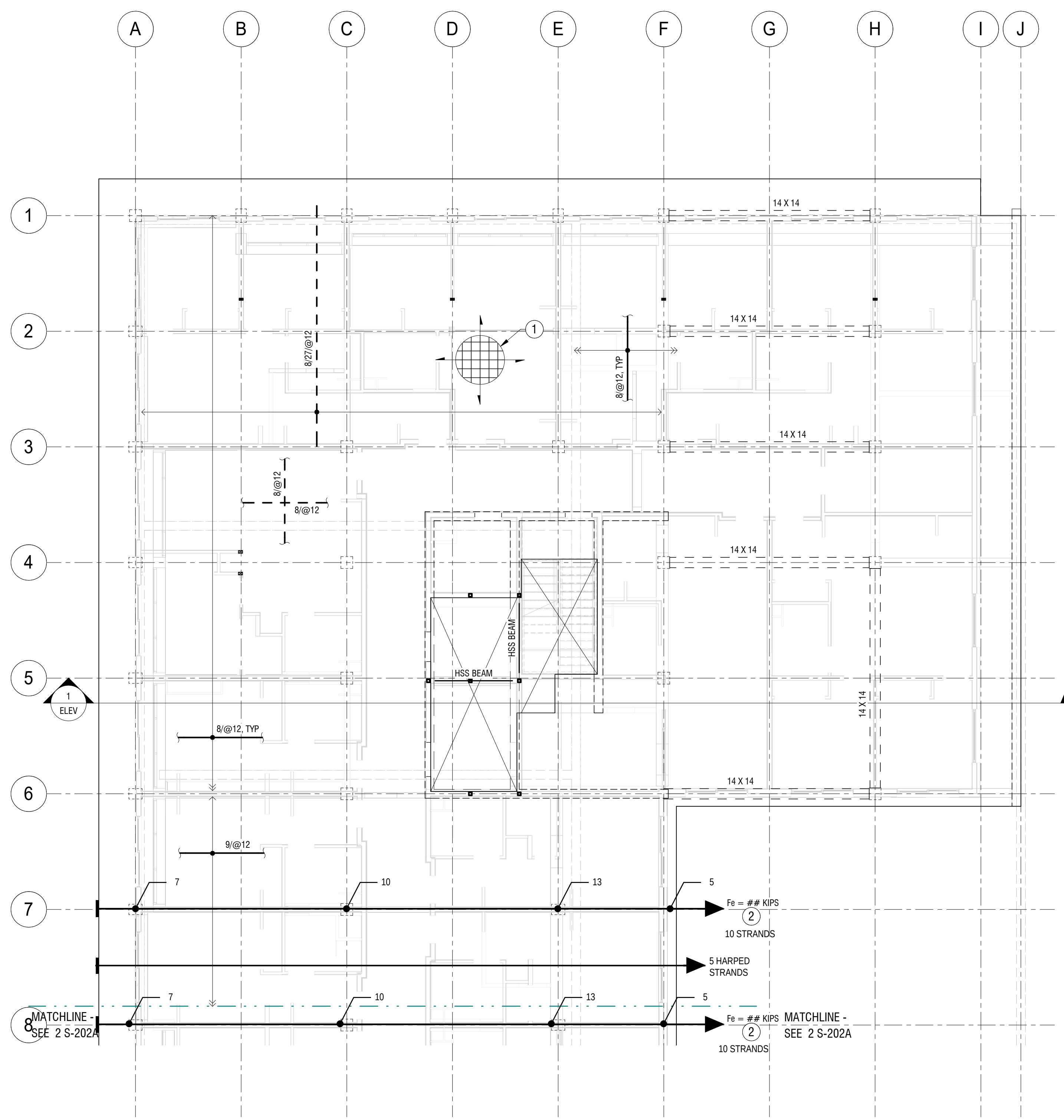
DRAWING TITLE: **FIRST FLOOR / FOUNDATION PLAN**

DRAWING NO: **S-201**

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2 SECOND FLOOR FRAMING PLAN - SOUTH
1/8" = 1'-0"



1 SECOND FLOOR FRAMING PLAN - NORTH
1/8" = 1'-0"

REBAR FRAMING SYSTEM LEGEND

TOP BARS

(12) - #5 x 15'-0" TOP =

NUMBER OF BARS	BAR SIZE	BAR LENGTH
(12)	5	15

BOTTOM BARS

(12) - #5 x 15'-0" BOTTOM =

NUMBER OF BARS	BAR SIZE	BAR LENGTH
(12)	5	15

#5 x 15'-0" @ 12" OC TOP =

BAR SIZE	BAR LENGTH	BAR SPACING FOR EXTENT OF ARROW
5	15	@ 12

#5 x 15'-0" @ 12" OC BOTTOM =

BAR SIZE	BAR LENGTH	BAR SPACING FOR EXTENT OF ARROW
5	15	@ 12

PLAN NOTES:	
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6.	SEE SHEET S-600, S-601 FOR WOOD FRAMED DETAILS.
7.	SEE SHEET S-610 FOR WOOD SHEAR WALL DETAILS.
9.	REPRESENTS SLAB REBAR TOP.
10.	REPRESENTS SLAB REBAR BOTTOM.

SHEET NOTES	
#	NOTE
1	14" CONCRETE SLAB, SEE REINF ON PLAN
2	POST-TENSIONING TO CONTROL DEFLECTION OF CANTILEVERED SLAB

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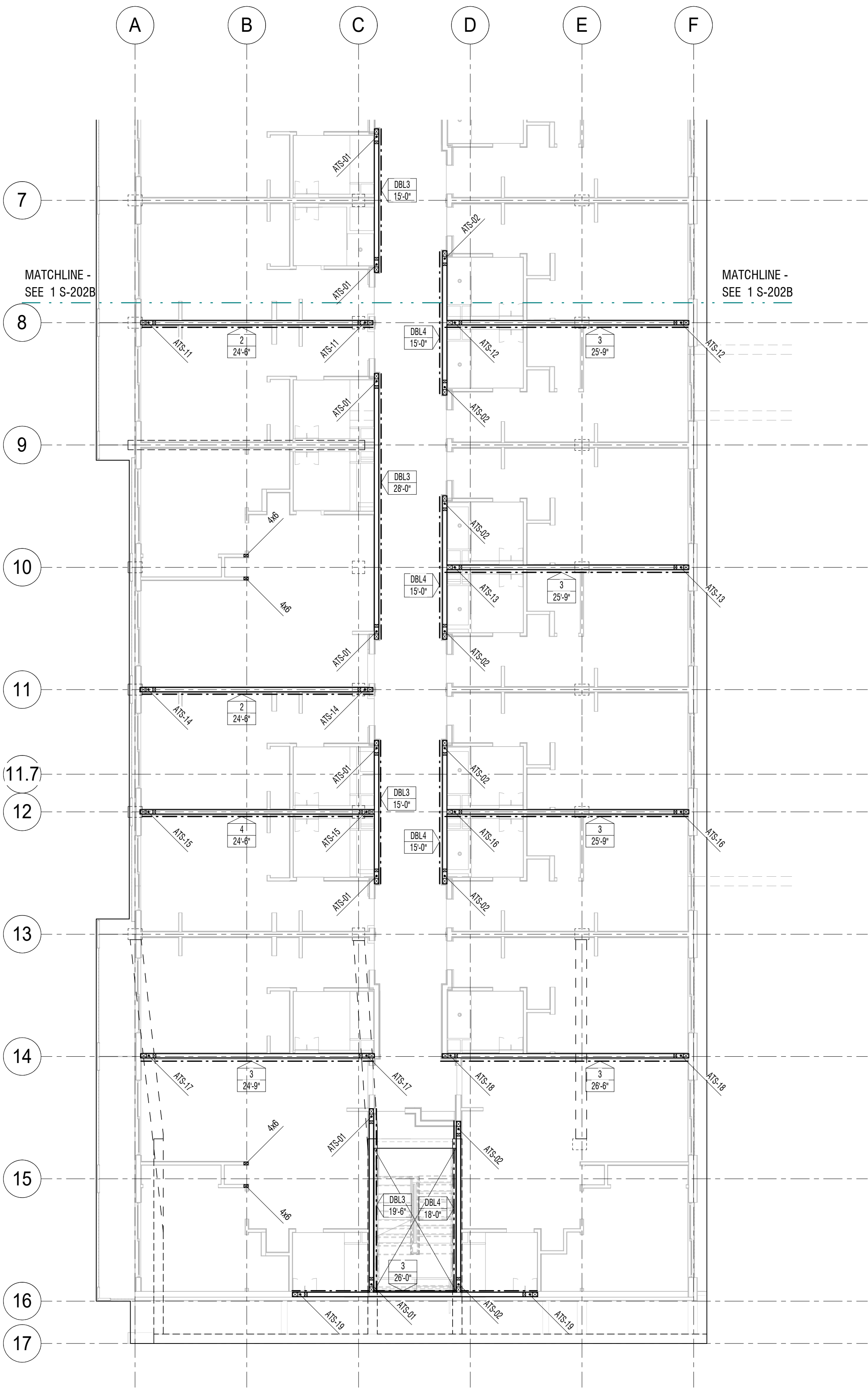
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ISSUE DATE: 02/22/2023

DRAWING TITLE: **SECOND FLOOR CONCRETE SLAB PLAN**

DRAWING NO: **S-202A**

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2 SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"

ATS SCHEDULE						
TD LABEL	TD FORCE, kips (1.0E)					
	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR
ATS-01	67,564	51,282	35,865	22,173	11,067	3,413
ATS-02	62,805	47,670	33,338	20,611	10,288	3,172
ATS-03	17,834	13,536	9,467	5,853	2,921	901
ATS-04	36,272	27,531	19,254	11,904	5,941	1,832
ATS-05	40,941	31,075	21,733	13,436	6,706	2,068
ATS-06	62,240	48,759	34,100	21,082	10,523	3,245
ATS-07	62,477	47,638	33,587	21,109	10,987	4,011
ATS-08	47,286	35,891	25,101	15,518	7,745	2,388
ATS-09	51,434	39,039	27,303	16,880	8,425	2,598
ATS-10	43,692	33,163	23,193	14,339	7,157	2,207
ATS-11	51,383	39,001	27,276	16,863	8,417	2,595
ATS-12	34,811	26,422	18,479	11,424	5,702	1,758
ATS-13	34,811	26,422	18,479	11,424	5,702	1,758
ATS-14	41,107	31,200	21,820	13,490	6,733	2,076
ATS-15	30,484	23,137	16,181	10,004	4,993	1,540
ATS-16	34,811	26,422	18,479	11,424	5,702	1,758
ATS-17	39,063	29,649	20,735	12,820	6,399	1,973
ATS-18	33,598	25,501	17,835	11,026	5,503	1,697
ATS-19	36,693	27,851	19,478	12,042	6,010	1,853

PLAN NOTES:

NOTES:
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4. SEE SHEET S-310 FOR FOUNDATION DETAILS.
5. SEE SHEET S-350, S-354 FOR PT DETAILS.
6. SEE SHEET S-600, S-601 FOR WOOD FRAMED DETAILS.
7. SEE SHEET S-610 FOR WOOD SHEAR WALL DETAILS.

SHEET NOTES

#	NOTE
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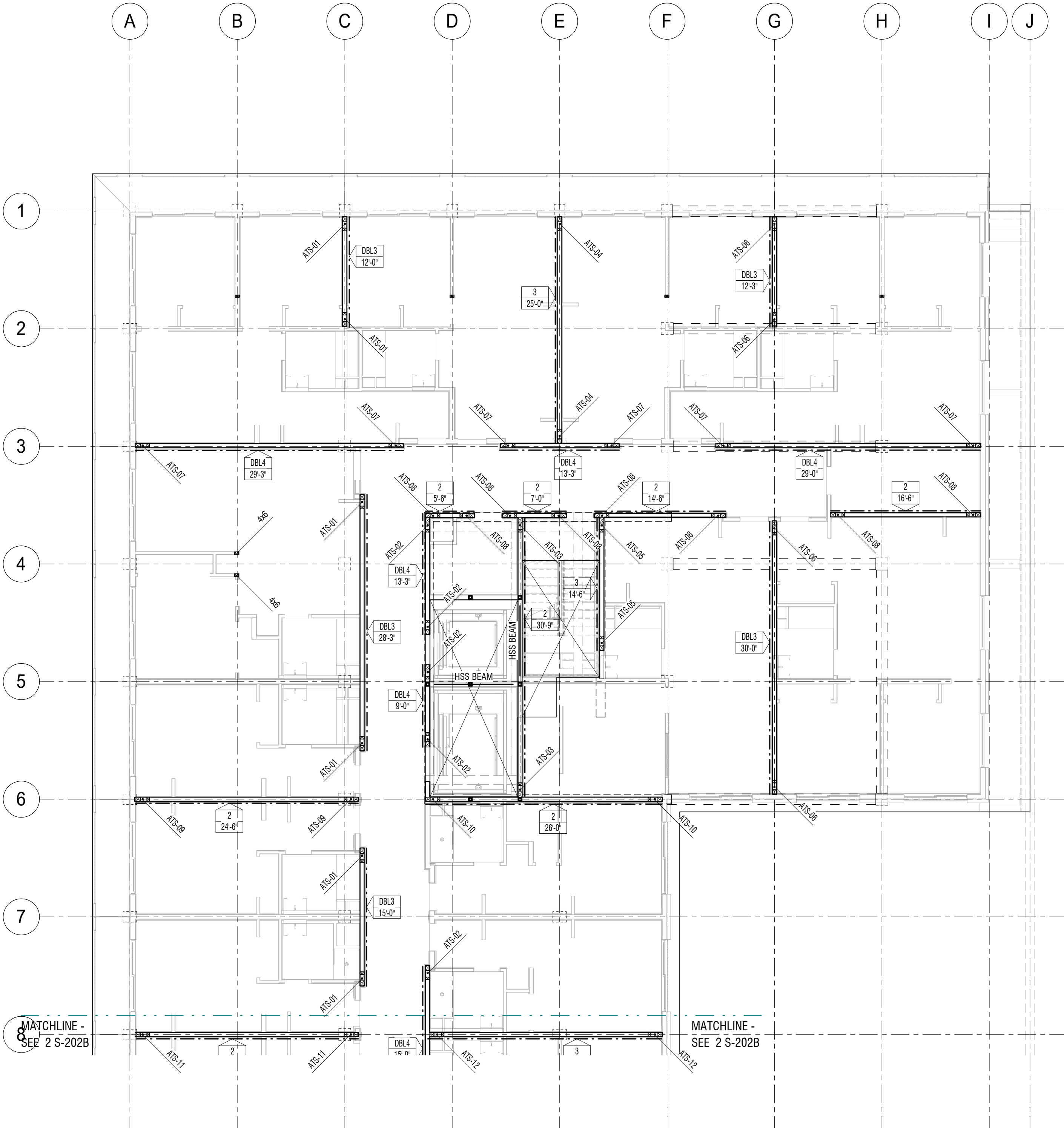
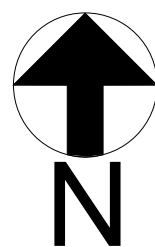
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DRAWING TITLE: **SECOND FLOOR ANCHORAGE PLAN**

DRAWING NO: **S-202B**

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1 SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"

JOIST SCHEDULE				
MARK	JOIST	SPACING	MATERIAL	NOTES
CJ	Generic			
DJ1	2x10	12" OC		
FJ1	TJI 210 - 11 7/8	16" OC		
FJ2	TJI 360 - 11 7/8	16" OC		
FJ3	2x8		DF#2	
FJ4	(2) 2x8		DF#2	
FJ5	(2) LVL 1.75x11.875			
FJ6	(2) LVL 1.75x7.25	16" OC		

BEAM SCHEDULE			
MARK	SIZE	MATERIAL	NOTES
FB1	PSL 5 1/2 x 11 3/4		
FB2	PSL 5 1/2 x 11 3/4		
FB3	GLB5.5x10	24F-V8	EXTERIOR GRADE
FB4	GLB5.5x11.5	24F-V8	EXT. GRADE, NOTCHED TO 10.5" AT DECK CANTILEVER

PLAN NOTES:	
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SHEET NOTES	
#	NOTE
1	PLYWOOD FLOOR DIAPHRAGM PER DETAIL 3/S-600
2	PROVIDE DOUBLE 2X POST.

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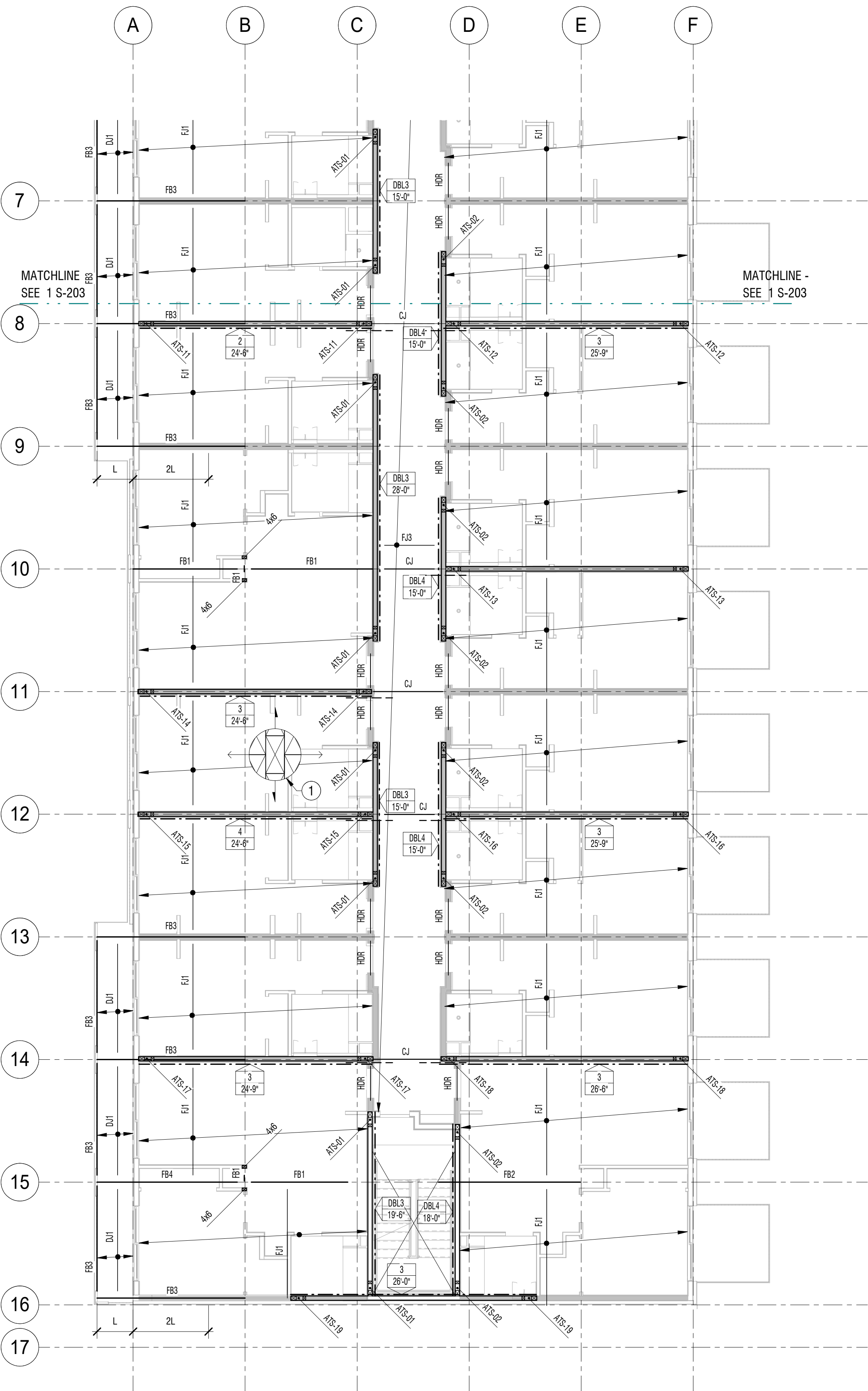
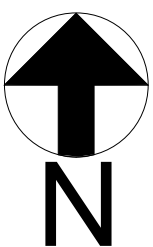
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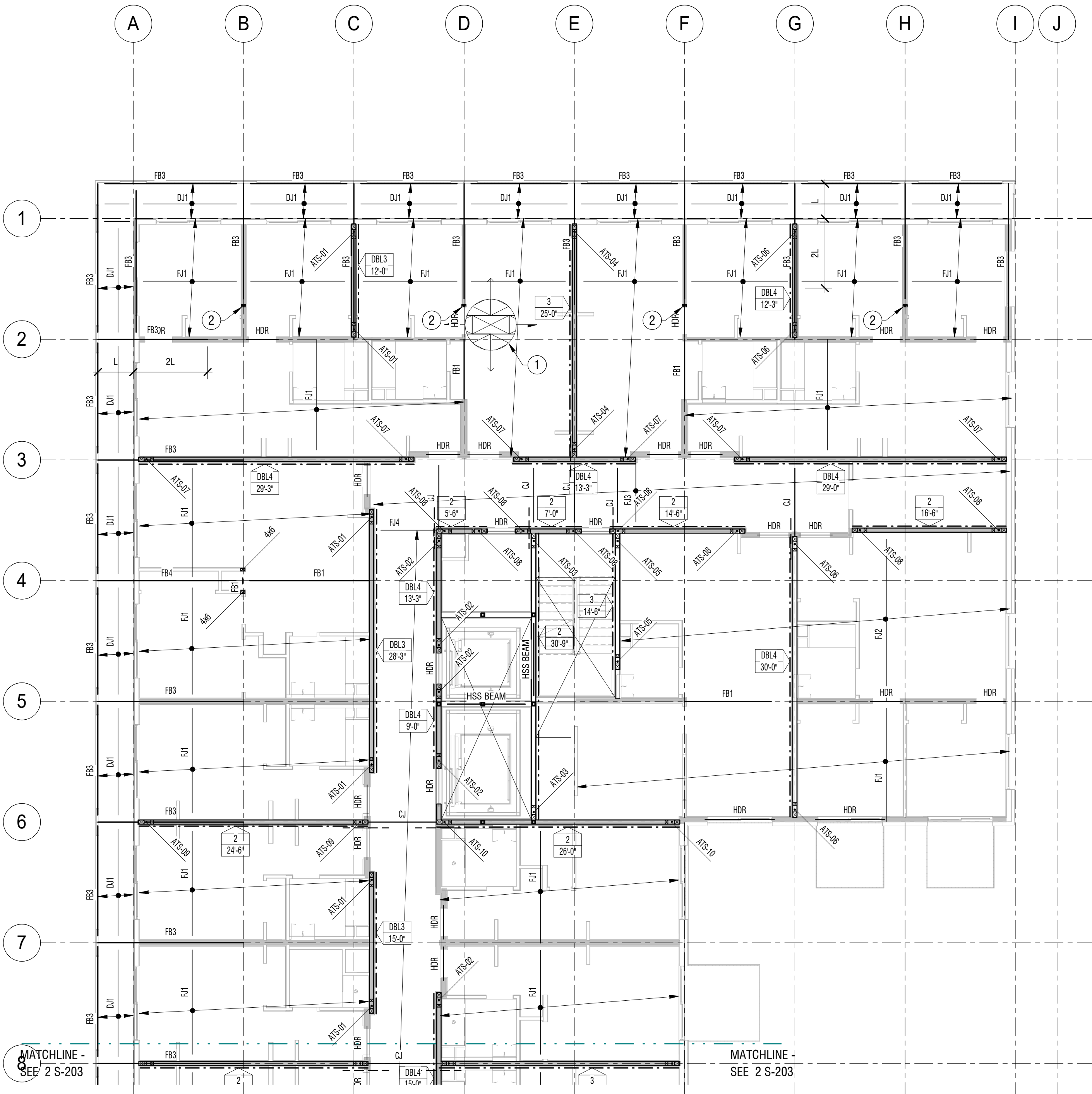
DRAWING TITLE: **THIRD FLOOR FRAMING PLAN**

DRAWING NO: **S-203**

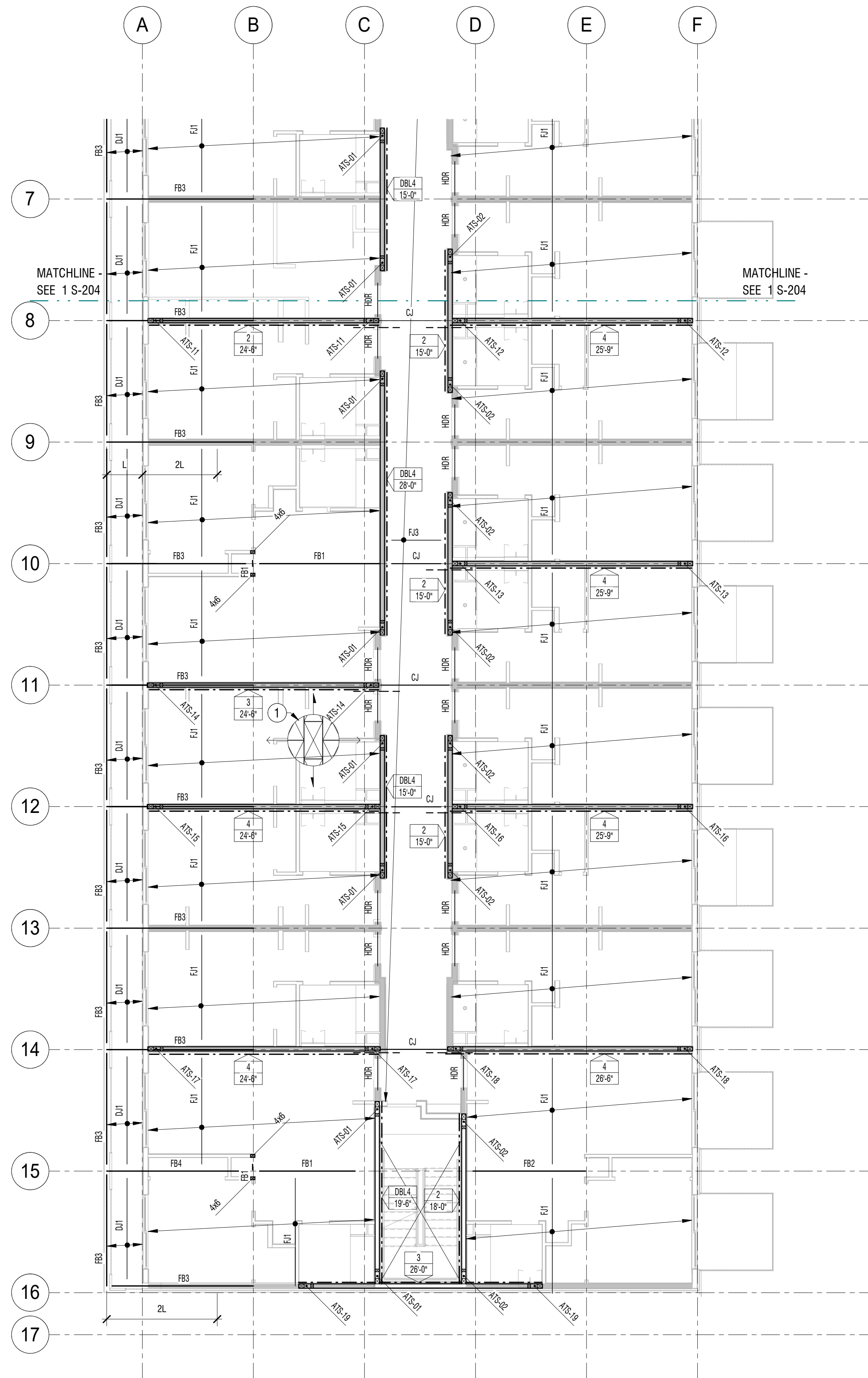
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2 THIRD FLOOR FRAMING PLAN - SOUTH
1/8" = 1'-0"



1 THIRD FLOOR FRAMING PLAN - NORTH
1/8" = 1'-0"



2 FOURTH FLOOR FRAMING PLAN - SOUTH
1/8" = 1'-0"

JOIST SCHEDULE				
MARK	JOIST	SPACING	MATERIAL	NOTES
CJ	Generic			
DJ1	2x10	12" OC		
FJ1	TJI 210 - 11 7/8	16" OC		
FJ2	TJI 380 - 11 7/8	16" OC		
FJ3	2x8		DF #2	
FJ4	(2) 2x8		DF #2	
FJ5	(2) LVL 1.75x11.875			
FJ6	(2) LVL 1.75x7.25	16" OC		

BEAM SCHEDULE			
MARK	SIZE	MATERIAL	NOTES
FB1	PSL 5 1/2 x 11 3/4		
FB2	PSL 5 1/2 x 11 3/4		
FB3	GLB5.5x10	24F-V8	EXTERIOR GRADE
FB4	GLB5.5x11.5	24F-V8	EXT. GRADE, NOTCHED TO 10.5" AT DECK CANTILEVER

PLAN NOTES:	
NOTES: 1. SEE SHEET S-000 FOR SHEET INDEX, TYPICAL ABBREVIATIONS AND LEGENDS. 2. SEE SHEET S-001 FOR GENERAL STRUCTURAL NOTES. 3. SEE SHEET S-300 FOR CONCRETE DETAILS. 4. SEE SHEET S-310 FOR FOUNDATION DETAILS. 5. SEE SHEET S-350, S-354 FOR PT DETAILS. 6. SEE SHEET S-600, S-601 FOR WOOD FRAMED DETAILS. 7. SEE SHEET S-610 FOR WOOD SHEAR WALL DETAILS.	

SHEET NOTES	
#	NOTE
1	PLYWOOD FLOOR DIAPHRAGM PER DETAIL 3/S-600

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PROJECT NO: PROJECT NAME:

22-502 Russell Street
Apartments

N Russell St, Portland OR 97227

PROJECT ADDRESS:

PROJECT PHASE: 50% CD

DRAWN: RKH CHECKED: JVE

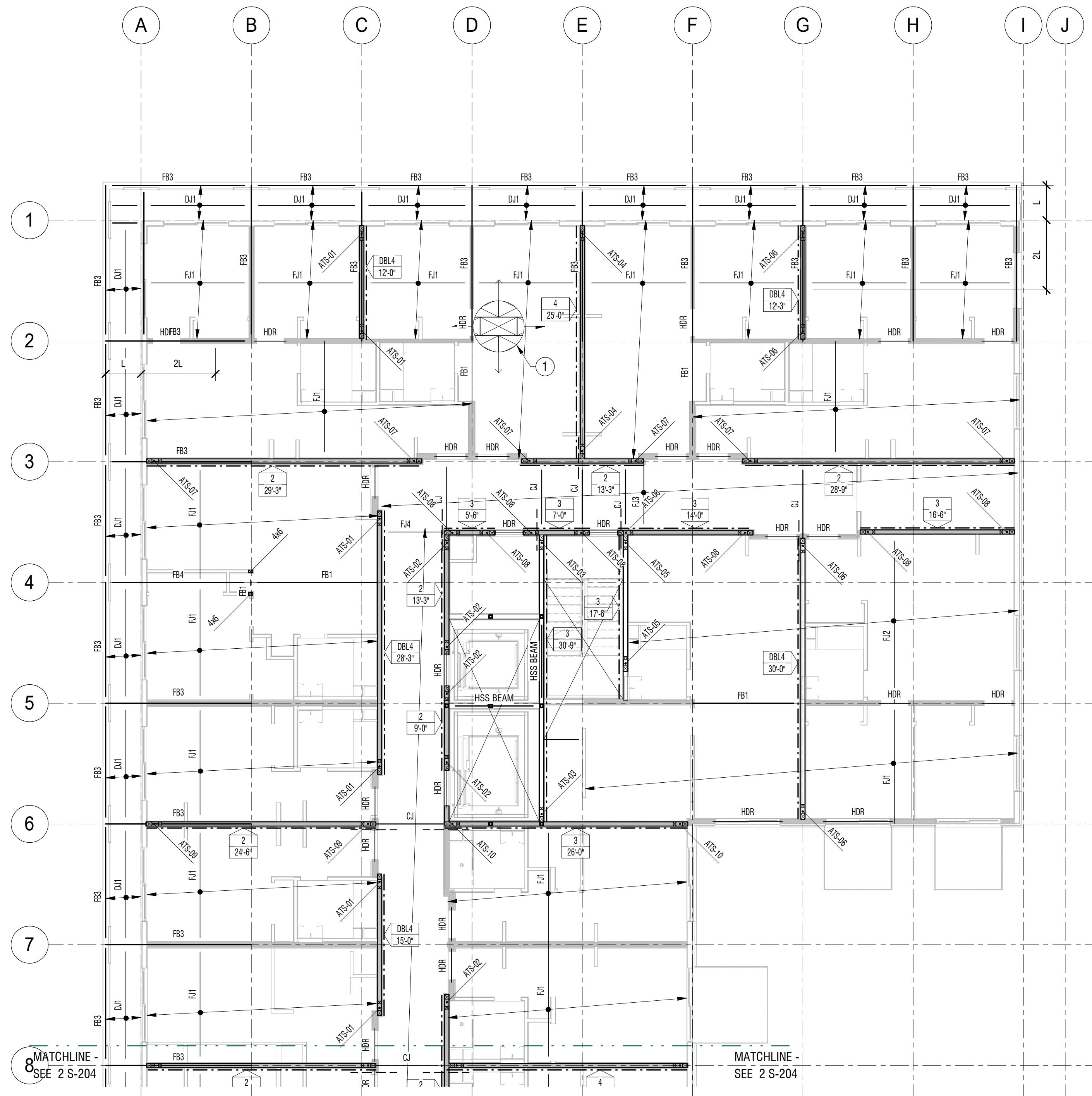
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DRAWING TITLE: FOURTH FLOOR FRAMING PLAN

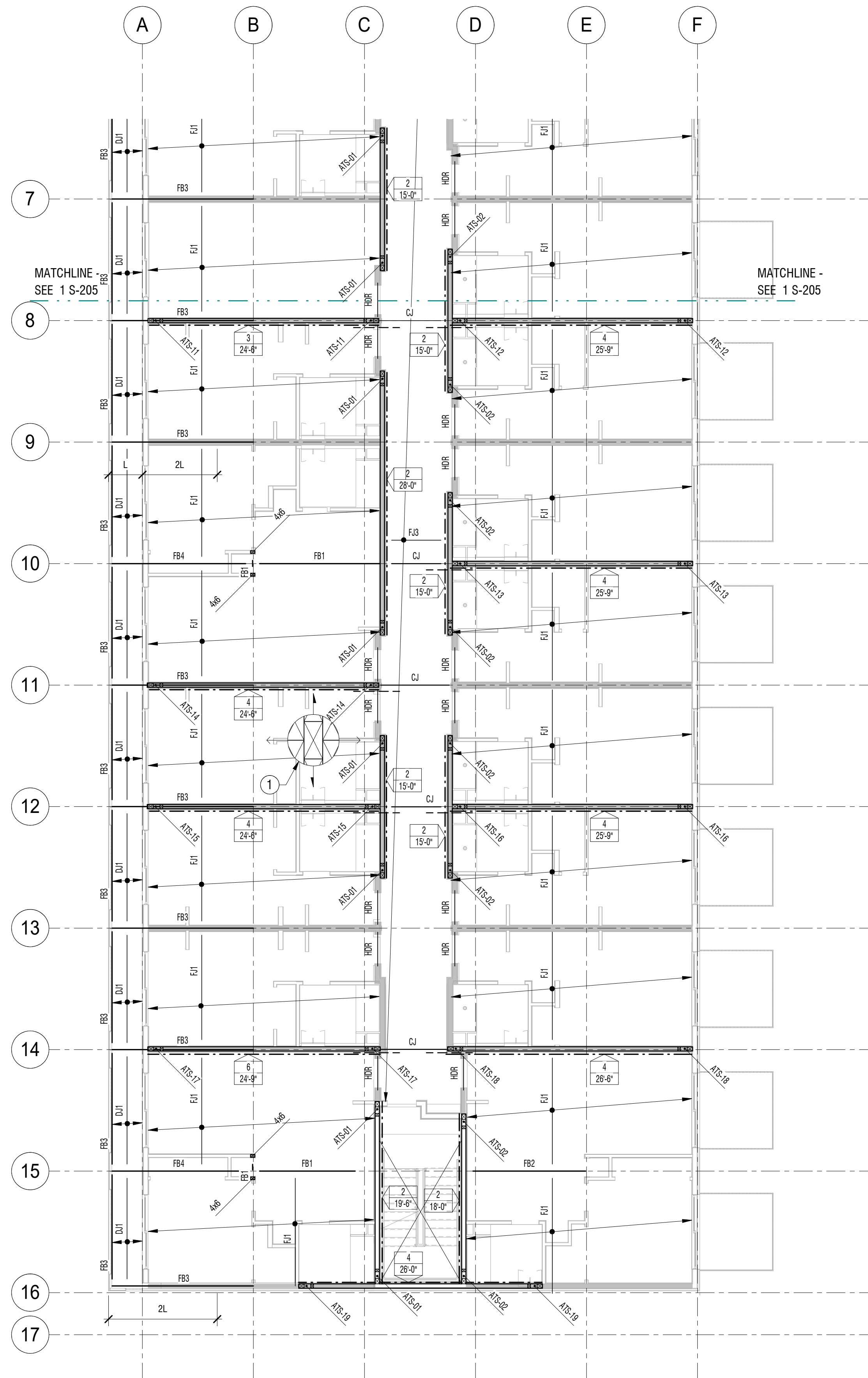
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1 FOURTH FLOOR FRAMING PLAN - NORTH
1/8" = 1'-0"



2 FIFTH FLOOR FRAMING PLAN - SOUTH
1/8" = 1'-0"

JOIST SCHEDULE				
MARK	JOIST	SPACING	MATERIAL	NOTES
CJ	Generic			
DJ1	2x10	12" OC		
FJ1	TJI 210 - 11 7/8	16" OC		
FJ2	TJI 360 - 11 7/8	16" OC		
FJ3	2x8		DF#2	
FJ4	(2) 2x8		DF#2	
FJ5	(2) LVL 1.75x11.875			
FJ6	(2) LVL 1.75x7.25	16" OC		

BEAM SCHEDULE			
MARK	SIZE	MATERIAL	NOTES
FB1	PSL S 1/2 x 11 3/4		
FB2	PSL S 1/2 x 11 3/4		
FB3	GLB5.5x10	24F-V8	EXTERIOR GRADE
FB4	GLB5.5x11.5	24F-V8	EXT. GRADE, NOTCHED TO 10.5" AT DECK CANTILEVER

PLAN NOTES:	
NOTES: 1. SEE SHEET S-000 FOR SHEET INDEX, TYPICAL ABBREVIATIONS AND LEGENDS. 2. SEE SHEET S-001 FOR GENERAL STRUCTURAL NOTES. 3. SEE SHEET S-300 FOR CONCRETE DETAILS. 4. SEE SHEET S-310 FOR FOUNDATION DETAILS. 5. SEE SHEET S-350, S-354 FOR PT DETAILS. 6. SEE SHEET S-600, S-601 FOR WOOD FRAMED DETAILS. 7. SEE SHEET S-610 FOR WOOD SHEAR WALL DETAILS.	

SHEET NOTES	
#	NOTE
1	PLYWOOD FLOOR DIAPHRAGM PER DETAIL 3/S-600

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N Russell St, Portland OR 97227

PROJECT ADDRESS:

PROJECT PHASE: **50% CD**

DRAWN: RKH CHECKED: JVE

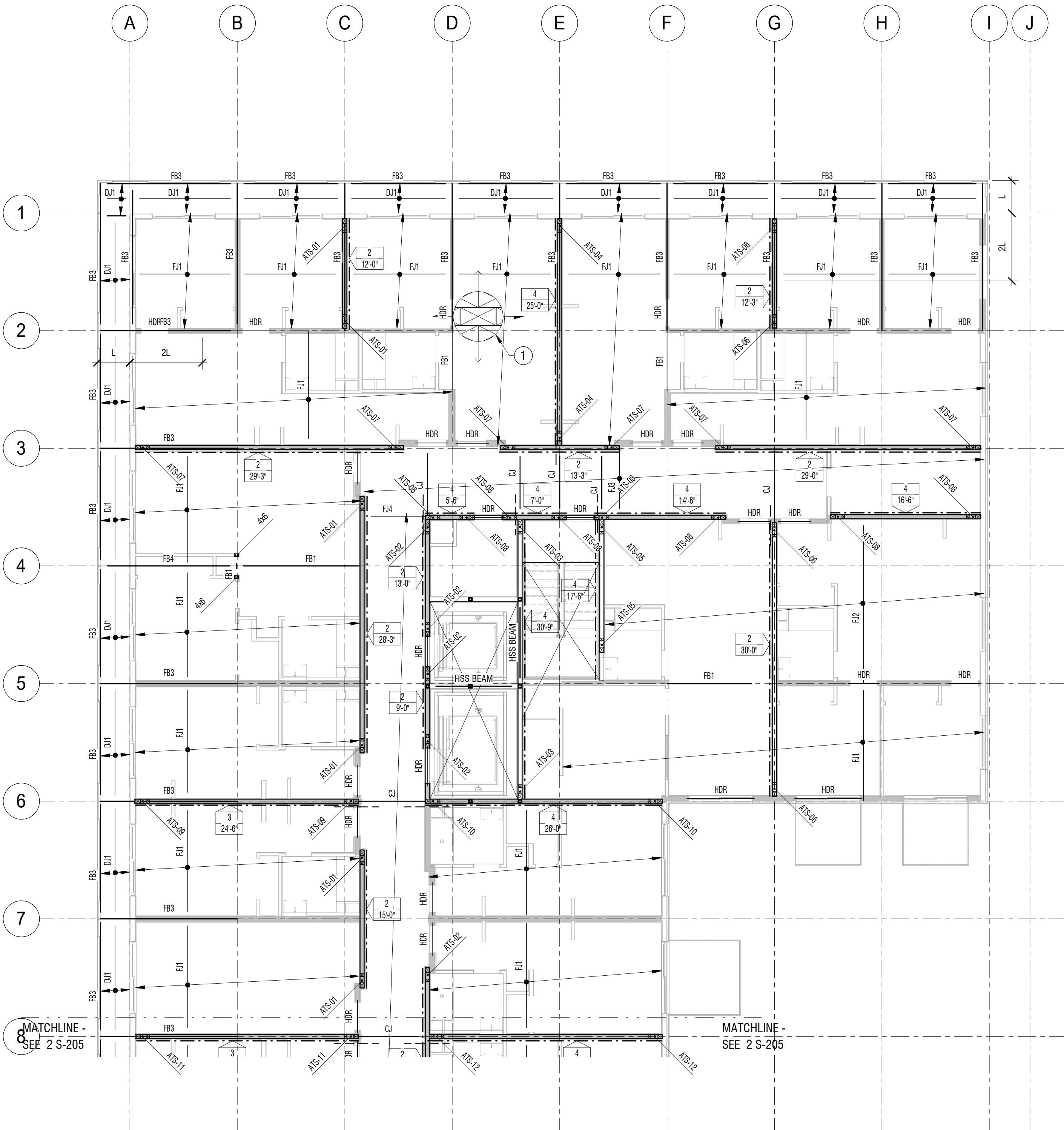
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DRAWING TITLE: **FIFTH FLOOR FRAMING PLAN**

DRAWING NO: **S-205**



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1 FIFTH FLOOR FRAMING PLAN - NORTH
1/8" = 1'-0"

JOIST SCHEDULE				
MARK	JOIST	SPACING	MATERIAL	NOTES
CJ	Generic			
DJ1	2x10	12" OC		
FJ1	TJI 210 - 11 7/8	16" OC		
FJ2	TJI 360 - 11 7/8	16" OC		
FJ3	2x8		DF#2	
FJ4	(2) 2x8		DF#2	
FJ5	(2) LVL 1.75x11.875			
FJ6	(2) LVL 1.75x7.25	16" OC		

BEAM SCHEDULE			
MARK	SIZE	MATERIAL	NOTES
FB1	PSL 5 1/2 x 11 3/4		
FB2	PSL 5 1/2 x 11 3/4		
FB3	GL85.5x10	24F-V8	EXTERIOR GRADE
FB4	GL85.5x11.5	24F-V8	EXT. GRADE, NOTCHED TO 10.5" AT DECK CANTILEVER

PLAN NOTES:	
NOTES: 1. SEE SHEET S-000 FOR SHEET INDEX, TYPICAL ABBREVIATIONS AND LEGENDS. 2. SEE SHEET S-001 FOR GENERAL STRUCTURAL NOTES. 3. SEE SHEET S-300 FOR CONCRETE DETAILS. 4. SEE SHEET S-310 FOR FOUNDATION DETAILS. 5. SEE SHEET S-350, S-354 FOR PT DETAILS. 6. SEE SHEET S-600, S-601 FOR WOOD FRAMED DETAILS. 7. SEE SHEET S-610 FOR WOOD SHEAR WALL DETAILS.	

SHEET NOTES	
#	NOTE
1	PLYWOOD FLOOR DIAPHRAGM PER DETAIL 3/S-600

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PROJECT PHASE: **50% CD**

DRAWN: RKH

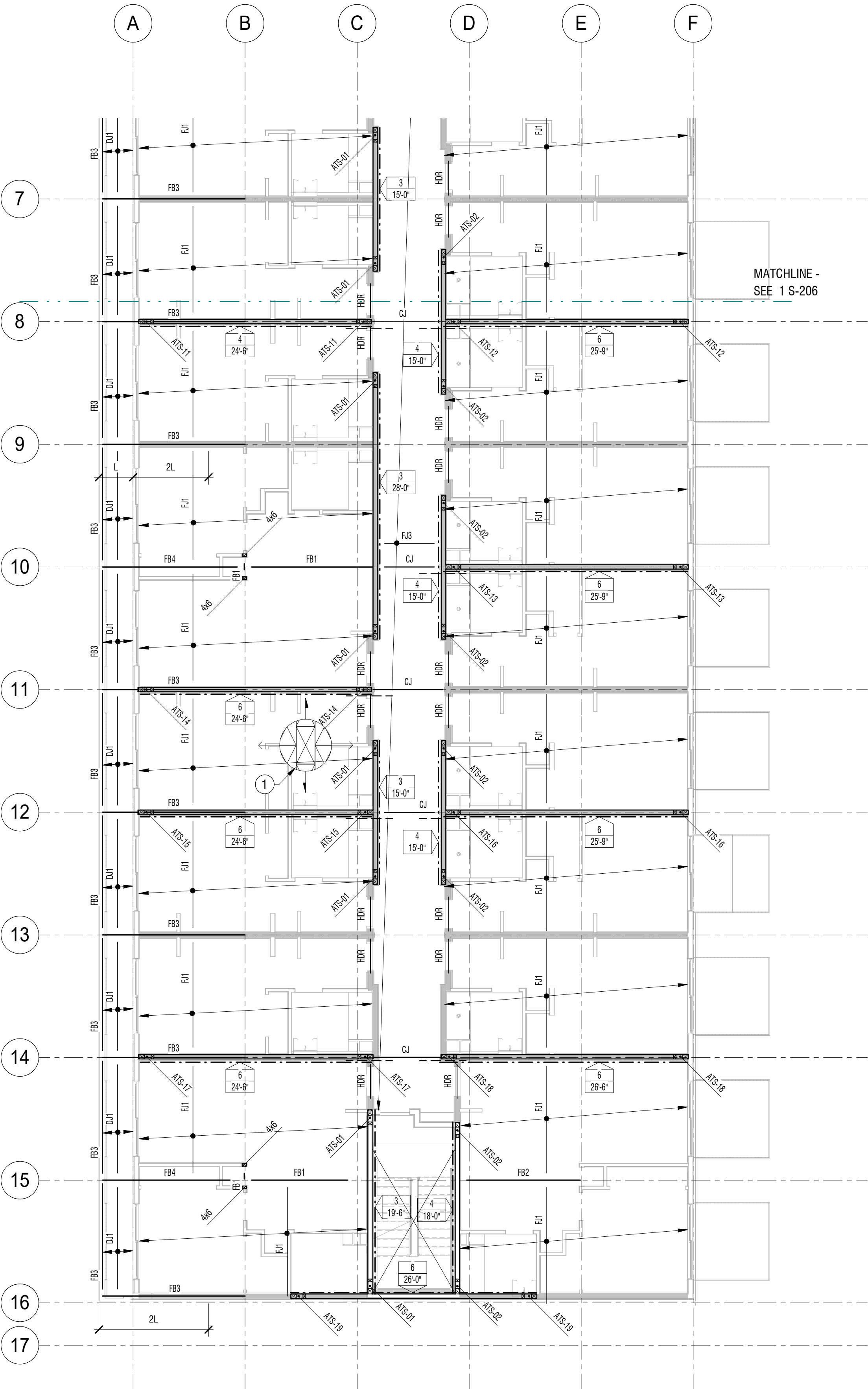
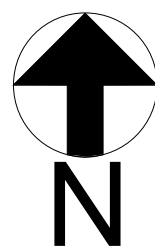
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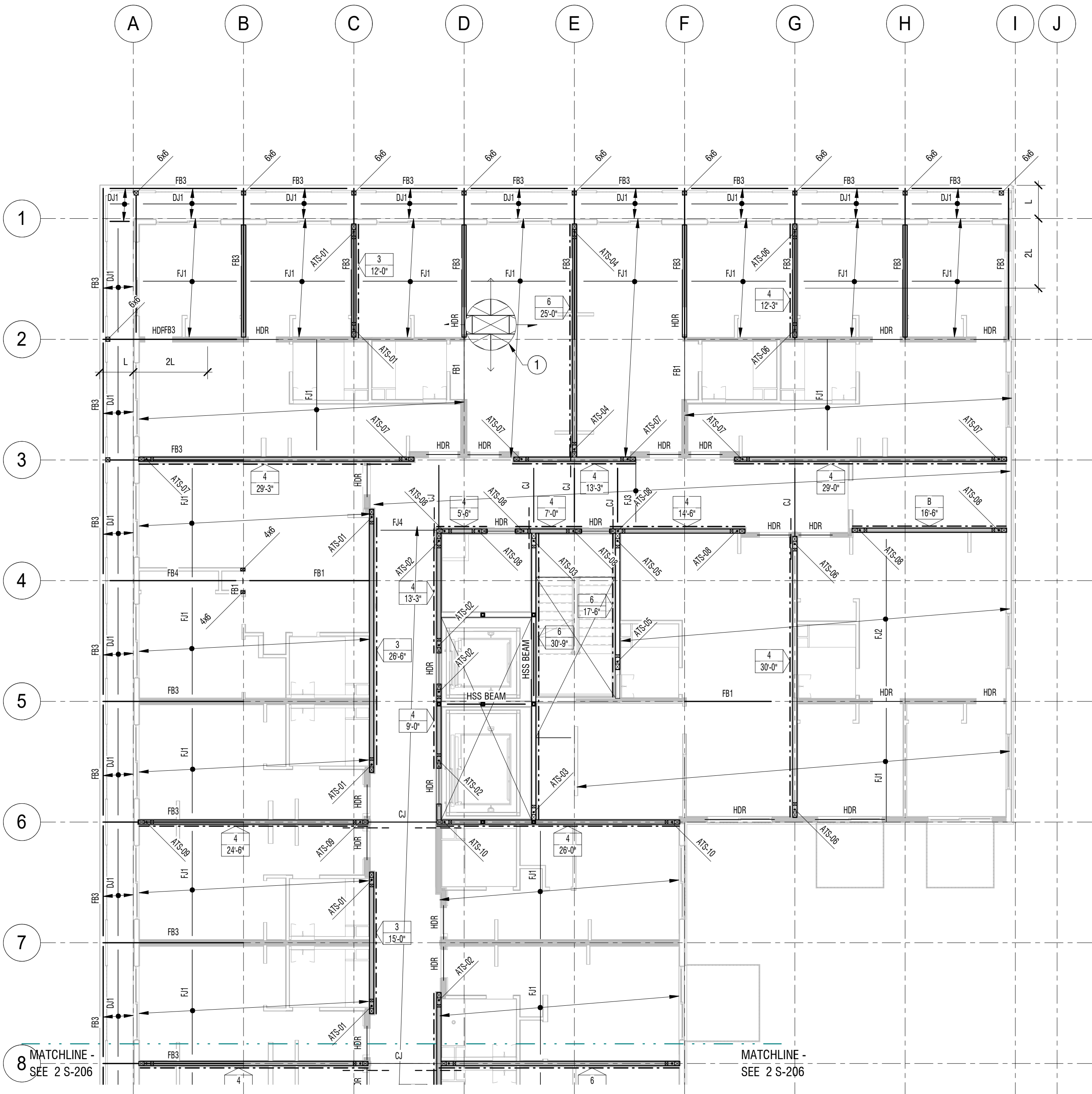
DRAWING TITLE: **SIXTH FLOOR FRAMING PLAN**

DRAWING NO: **S-206**

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2 SIXTH FLOOR FRAMING PLAN - SOUTH
1/8" = 1'-0"



1 SIXTH FLOOR FRAMING PLAN - NORTH
1/8" = 1'-0"

JOIST SCHEDULE				
MARK	JOIST	SPACING	MATERIAL	NOTES
CJ	Generic			
DJ1	2x10	12" OC		
FJ1	TJI 210 - 11 7/8	16" OC		
FJ2	TJI 360 - 11 7/8	16" OC		
FJ3	2x8		DF#2	
FJ4	(2) 2x8		DF#2	
FJ5	(2) LVL 1.75x11.875			
FJ6	(2) LVL 1.75x7.25	16" OC		

BEAM SCHEDULE			
MARK	SIZE	MATERIAL	NOTES
FB1	PSL 5 1/2 x 11 3/4		
FB2	PSL 5 1/2 x 11 3/4		
FB3	GLB5.5x10	24F-V8	EXTERIOR GRADE
FB4	GLB5.5x11.5	24F-V8	EXT. GRADE, NOTCHED TO 10.5" AT DECK CANTILEVER

PLAN NOTES:	
NOTES: 1. SEE SHEET S-000 FOR SHEET INDEX, TYPICAL ABBREVIATIONS AND LEGENDS. 2. SEE SHEET S-001 FOR GENERAL STRUCTURAL NOTES. 3. SEE SHEET S-300 FOR CONCRETE DETAILS. 4. SEE SHEET S-310 FOR FOUNDATION DETAILS. 5. SEE SHEET S-350, S-354 FOR PT DETAILS. 6. SEE SHEET S-600, S-601 FOR WOOD FRAMED DETAILS. 7. SEE SHEET S-610 FOR WOOD SHEAR WALL DETAILS.	

SHEET NOTES	
#	NOTE
1	PLYWOOD FLOOR DIAPHRAGM PER DETAIL 3/S-600

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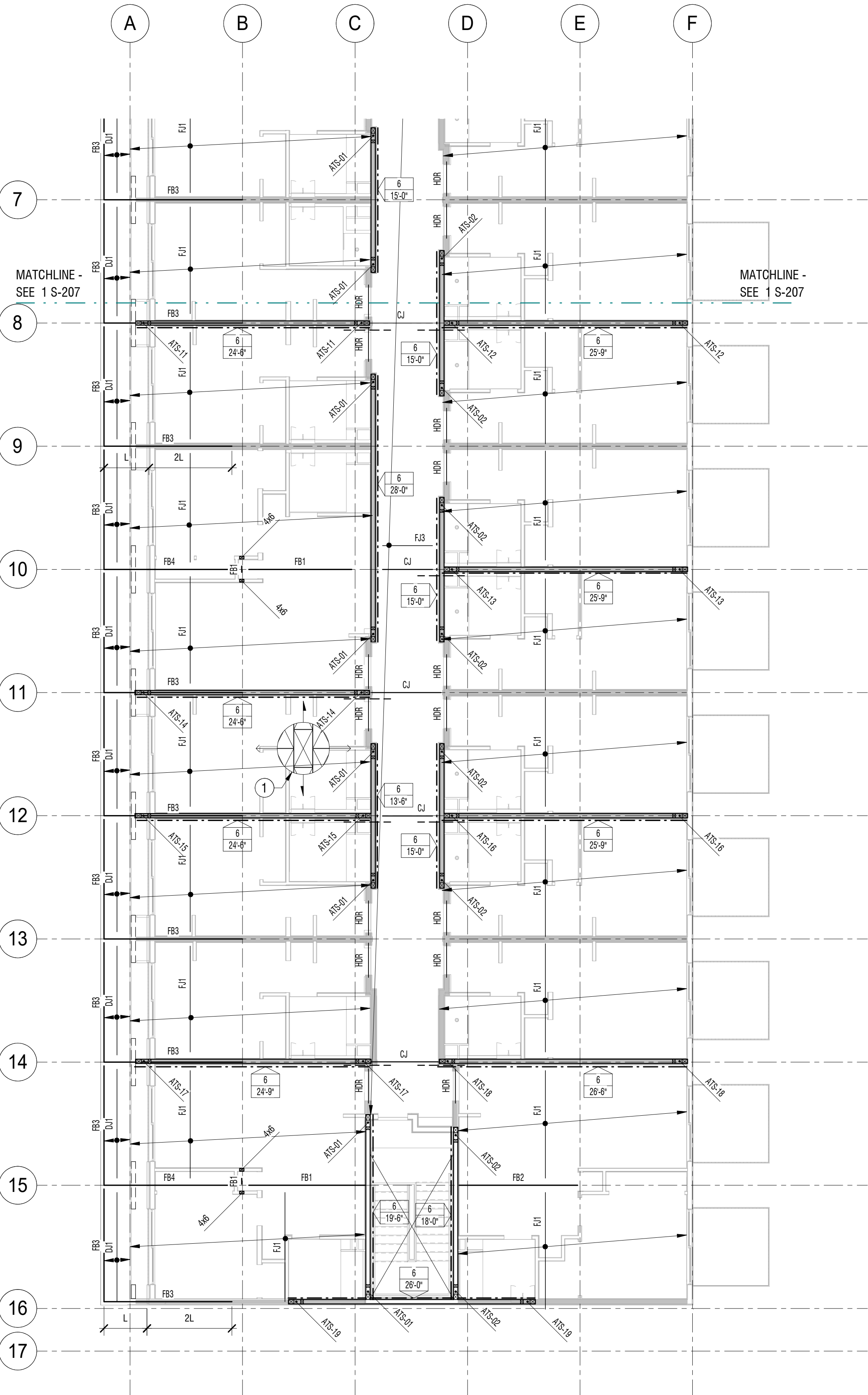
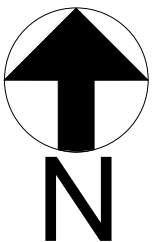
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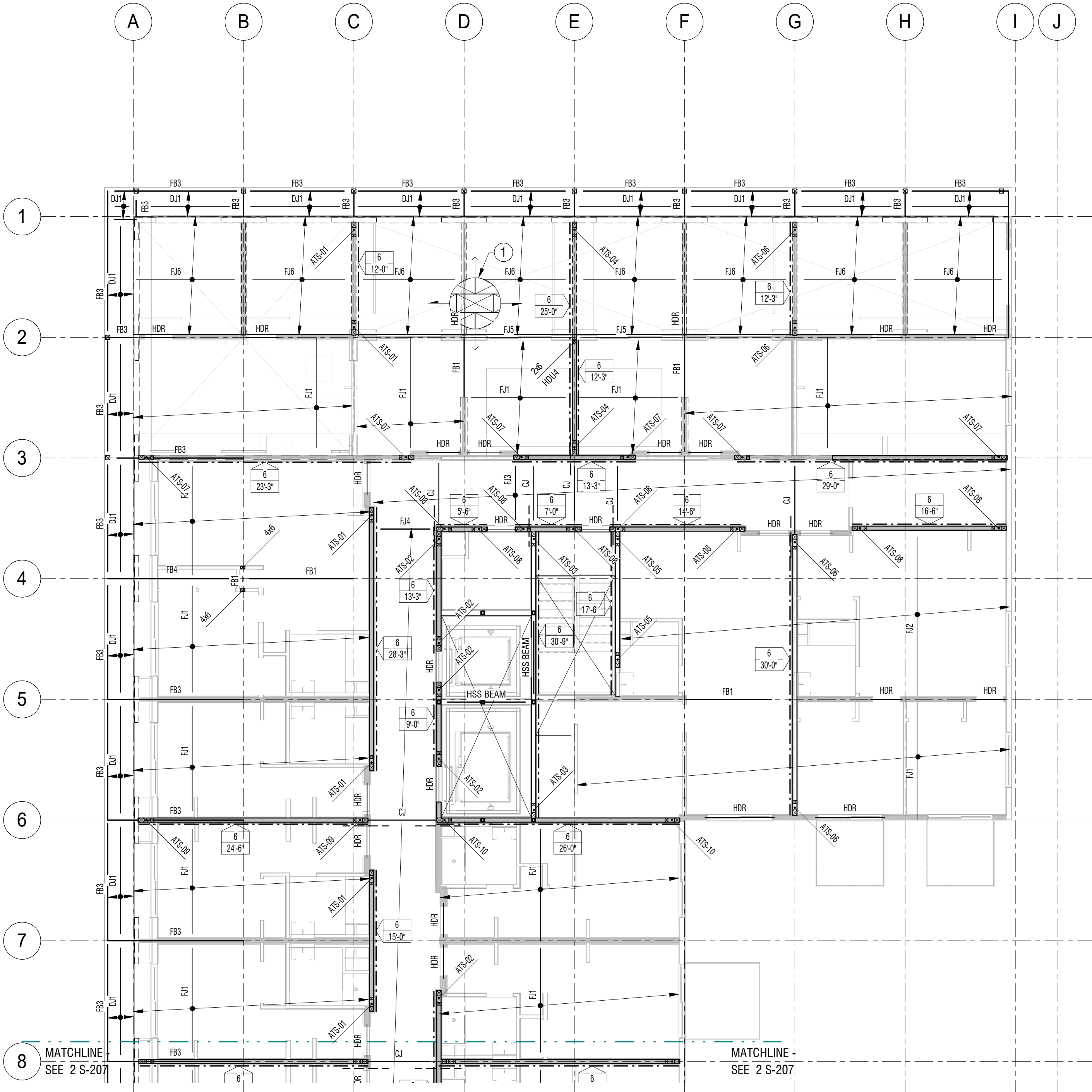
DRAWING TITLE: **SEVENTH FLOOR FRAMING PLAN**

DRAWING NO: **S-207**

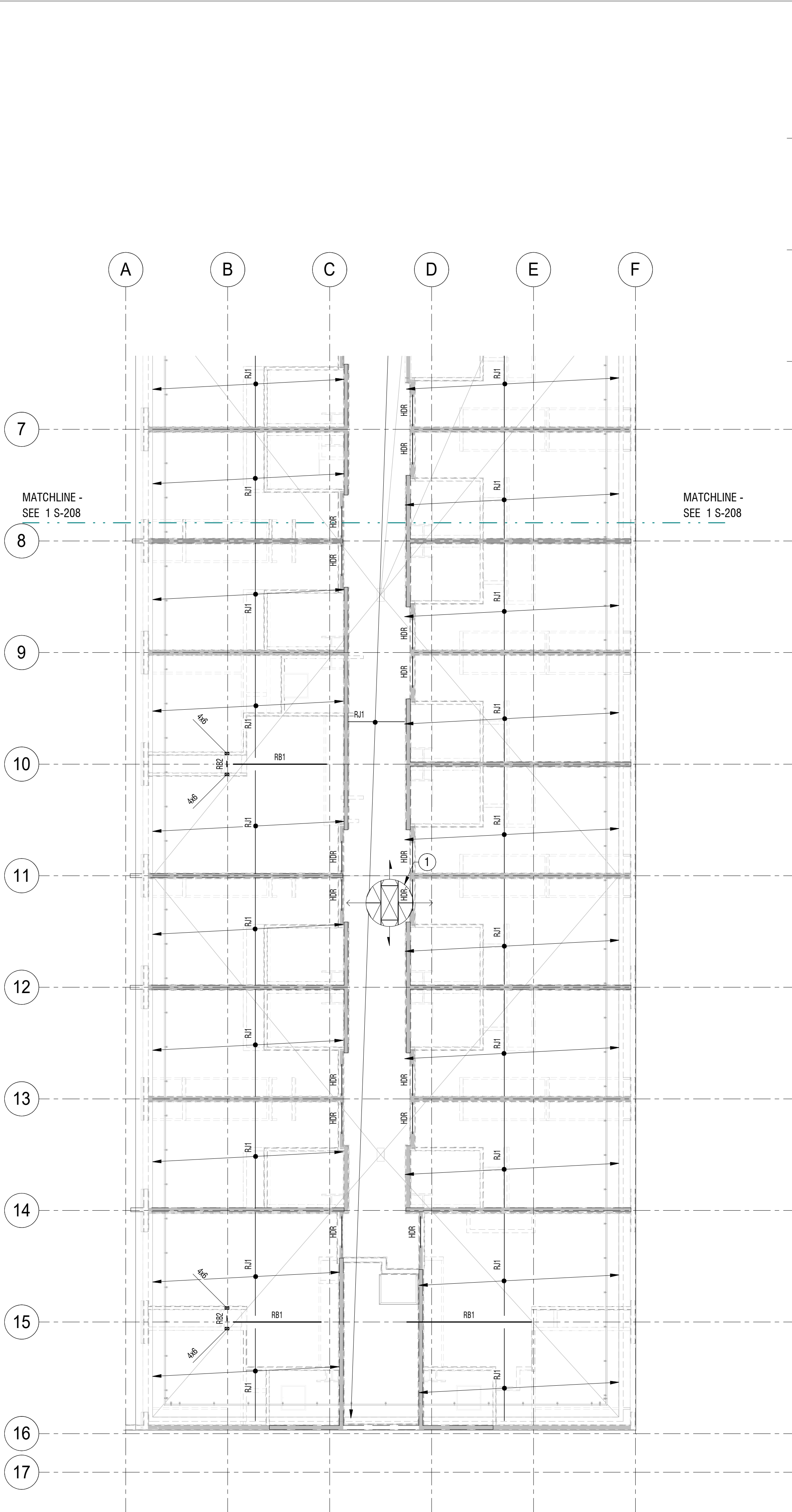
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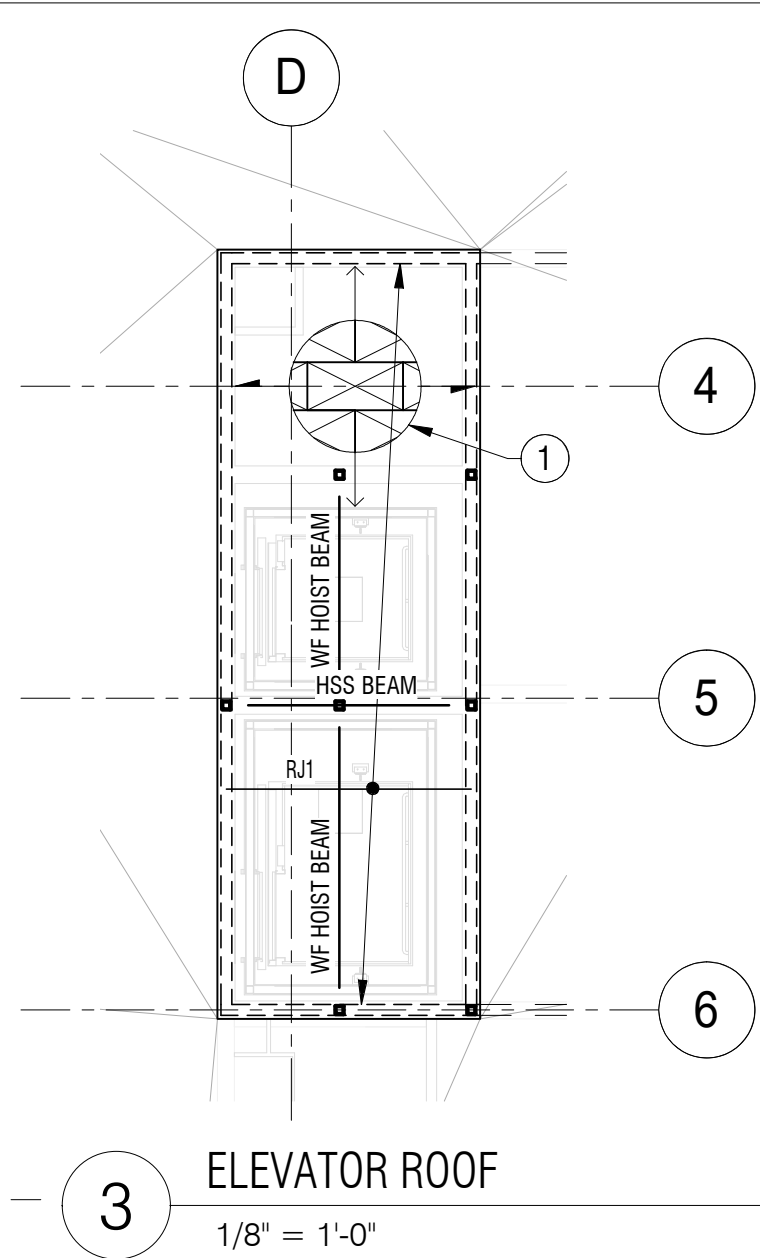
2 SEVENTH FLOOR FRAMING PLAN - SOUTH
1/8" = 1'-0"



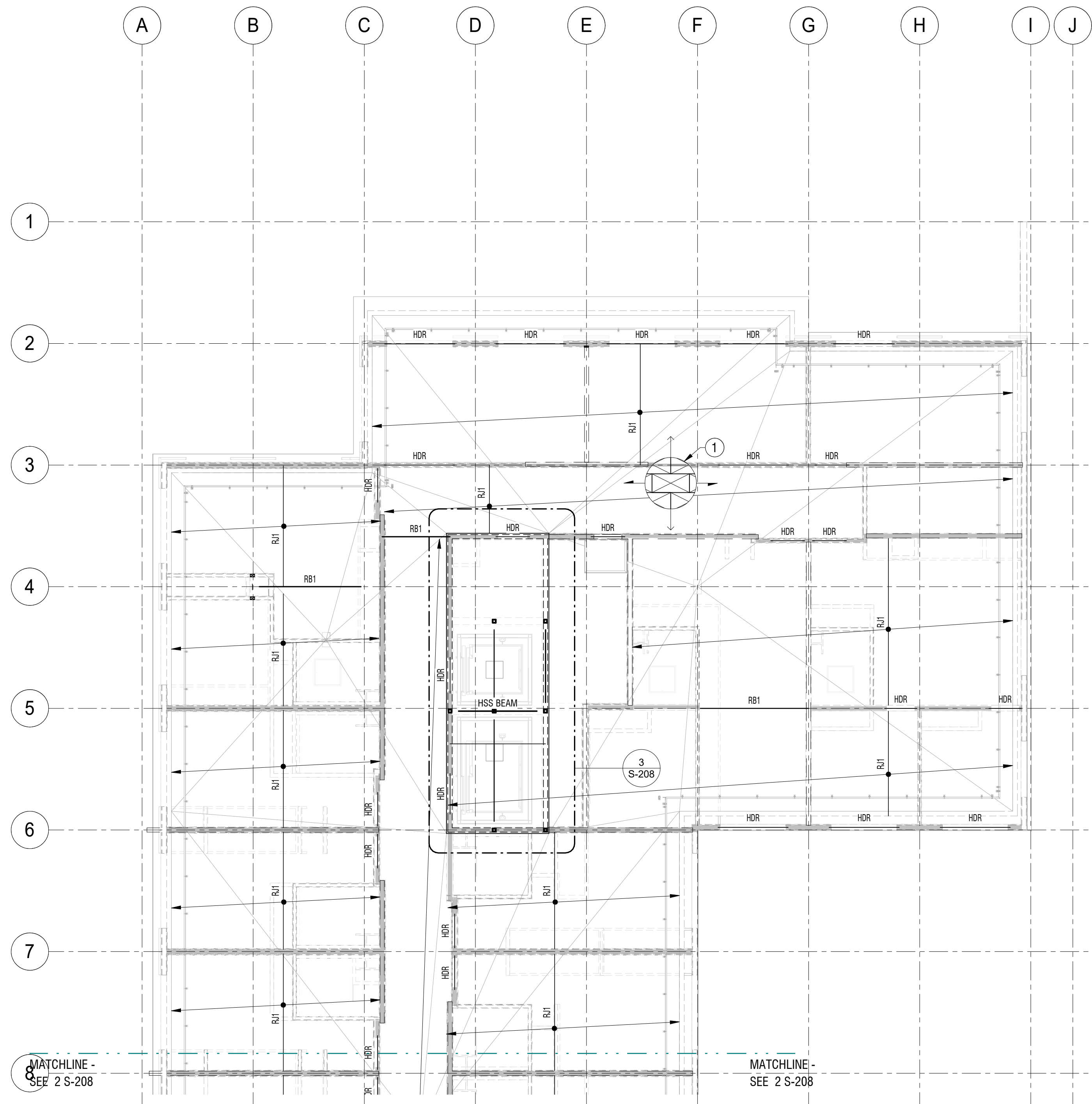
1 SEVENTH FLOOR FRAMING PLAN - NORTH
1/8" = 1'-0"



2 ROOF FRAMING PLAN - SOUTH
1/8" = 1'-0"



3 ELEVATOR ROOF
1/8" = 1'-0"



1 ROOF FRAMING PLAN - NORTH
1/8" = 1'-0"

JOIST SCHEDULE				
MARK	JOIST	SPACING	MATERIAL	NOTES
RJ1	TJI 210 - 11 7/8	16" OC		

BEAM SCHEDULE			
MARK	SIZE	MATERIAL	NOTES
RB1	PSL 5 1/4 x 11 1/4"		
RB2	PSL 5 1/2 x 11 3/4"		

PLAN NOTES:	
NOTES: 1. SEE SHEET S-000 FOR SHEET INDEX, TYPICAL ABBREVIATIONS AND LEGENDS. 2. SEE SHEET S-001 FOR GENERAL STRUCTURAL NOTES. 3. SEE SHEET S-300 FOR CONCRETE DETAILS. 4. SEE SHEET S-310 FOR FOUNDATION DETAILS. 5. SEE SHEET S-350, S-354 FOR PT DETAILS. 6. SEE SHEET S-600, S-601 FOR WOOD FRAMED DETAILS. 7. SEE SHEET S-610 FOR WOOD SHEAR WALL DETAILS.	

SHEET NOTES	
#	NOTE
1	PLYWOOD ROOF DIAPHRAGM PER DETAIL 3/S-600.

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PROJECT PHASE: **50% CD**

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DRAWING TITLE: **ROOF FRAMING PLAN**

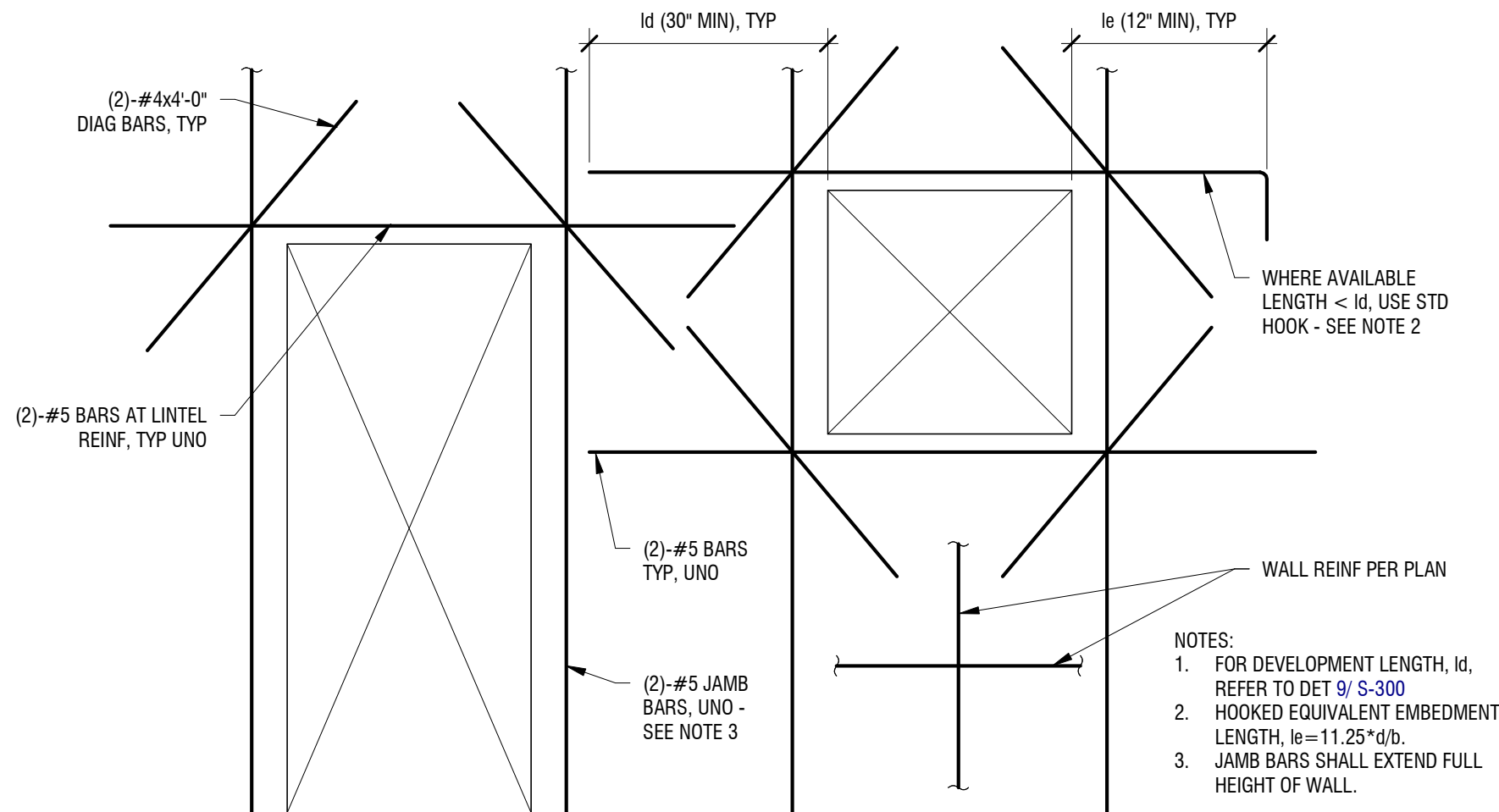
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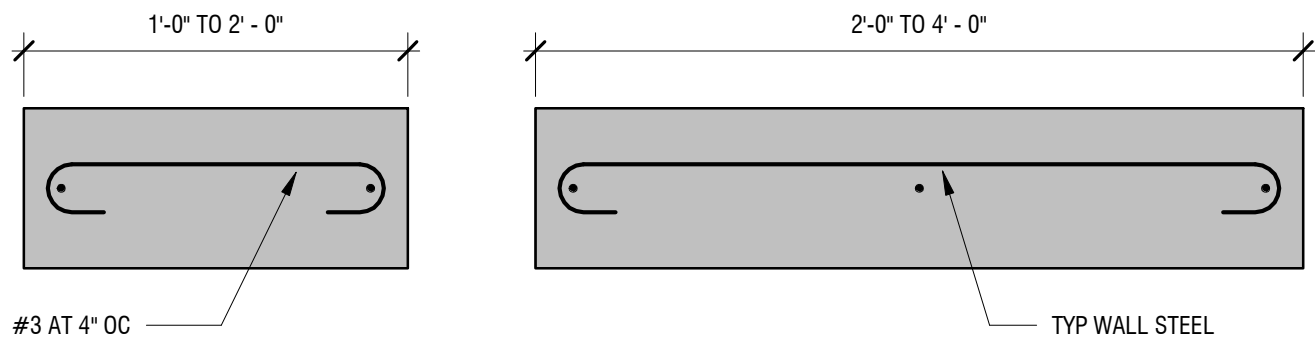
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CONCRETE WALL REINFORCING SCHEDULE			
WALL THICKNESS	BAR SIZE AND SPACING EACH MAT fy = 60KSI		REMARKS
	HORIZONTAL	VERTICAL	
4"	#4 @ 16" OC	#4 @ 16" OC	SINGLE MAT
4 1/2" TO 6"	#4 @ 16" OC	#4 @ 12" OC	SINGLE MAT
6 1/2" TO 8"	#4 @ 12" OC	#5 @ 12" OC	SINGLE MAT
8 1/2" TO 10"	#4 @ 18" OC	#4 @ 12" OC	DOUBLE MAT
10 1/2" TO 12"	#4 @ 16" OC	#4 @ 18" OC	DOUBLE MAT
12 1/2" TO 14"	#4 @ 14" OC	#4 @ 18" OC	DOUBLE MAT
14 1/2" TO 16"	#5 @ 15" OC	#4 @ 18" OC	DOUBLE MAT

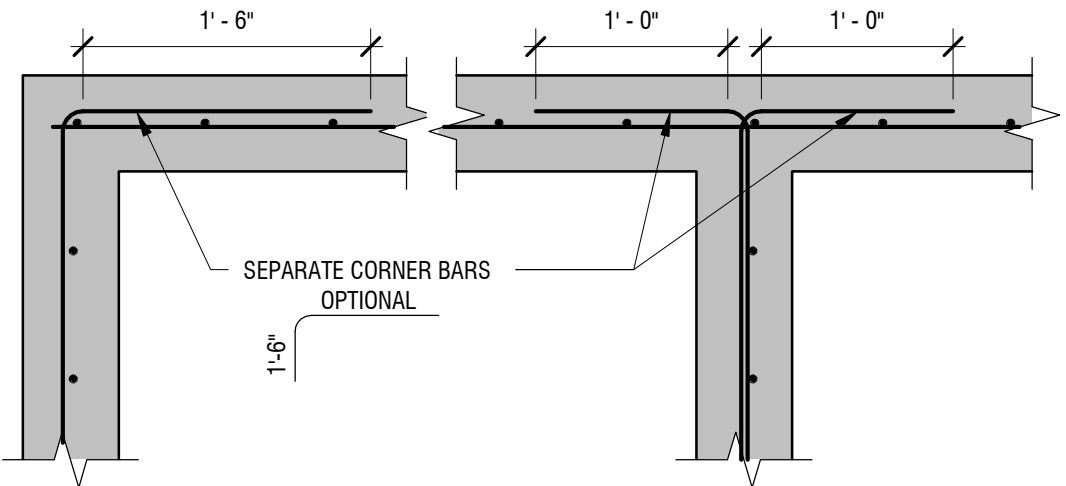
12 CONCRETE WALL - MINIMUM - REINFORCING
NO SCALE



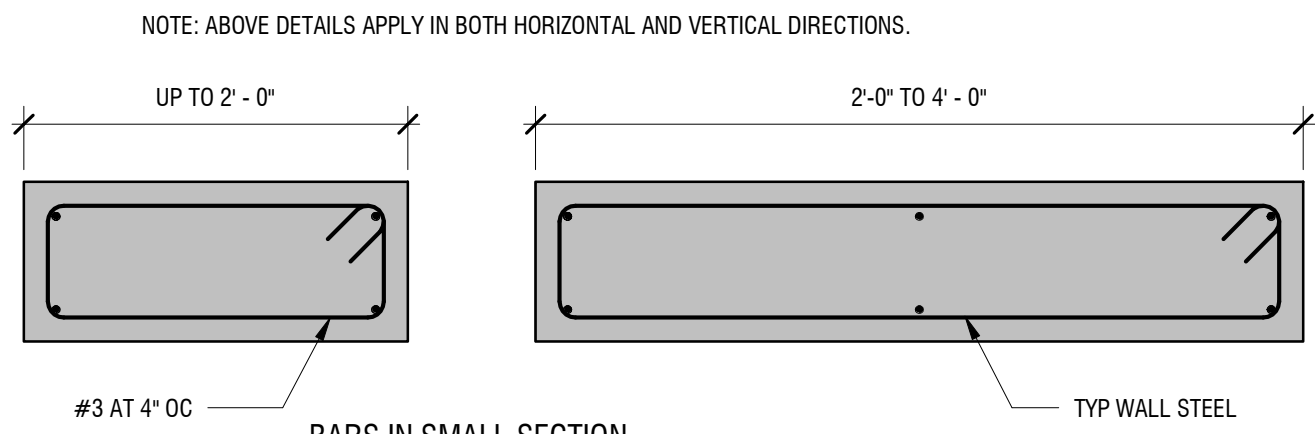
8 TYPICAL CONCRETE WALL REINFORCING - ELEVATION
NO SCALE



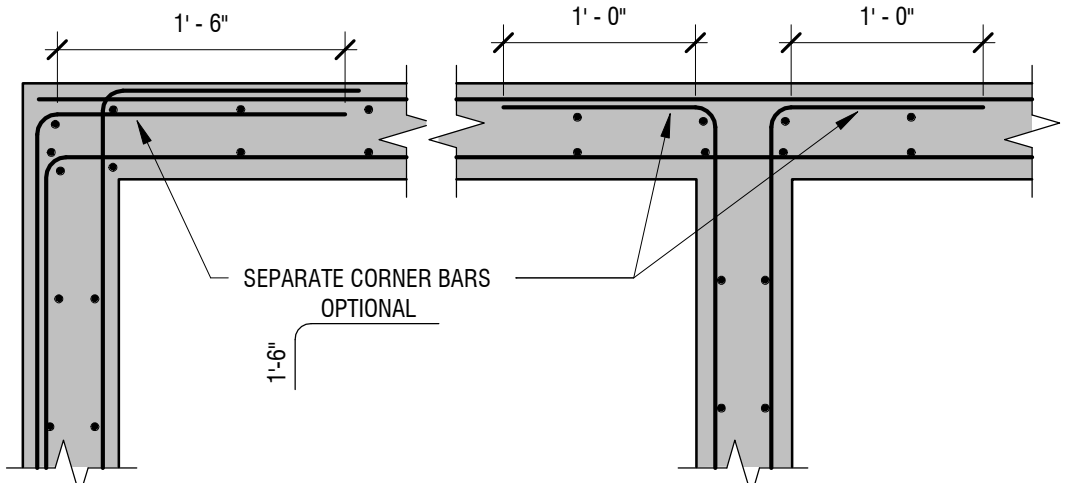
BARS IN SMALL SECTION



CORNER DETAILS - SINGLE CURTAIN

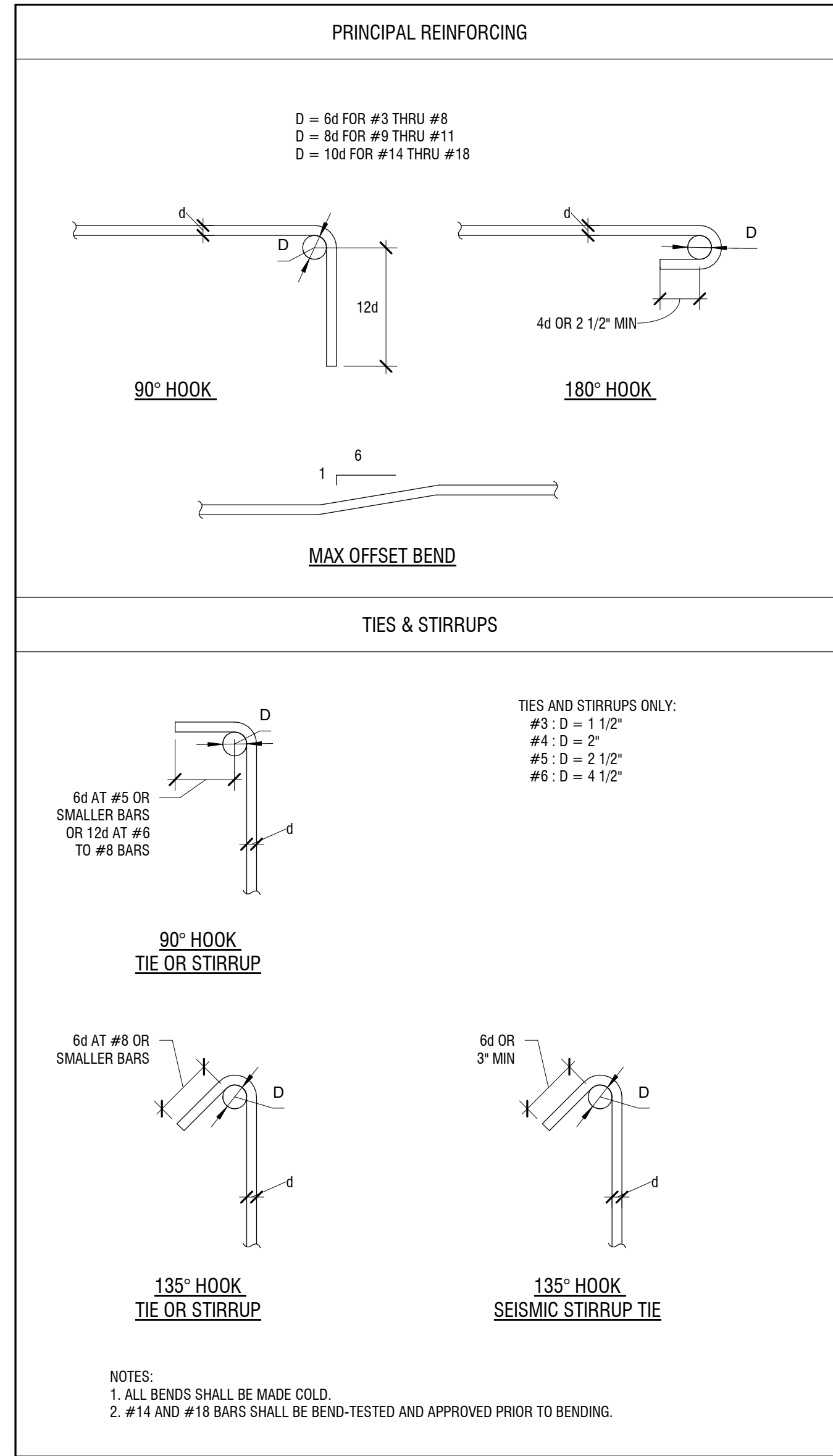


BARS IN SMALL SECTION

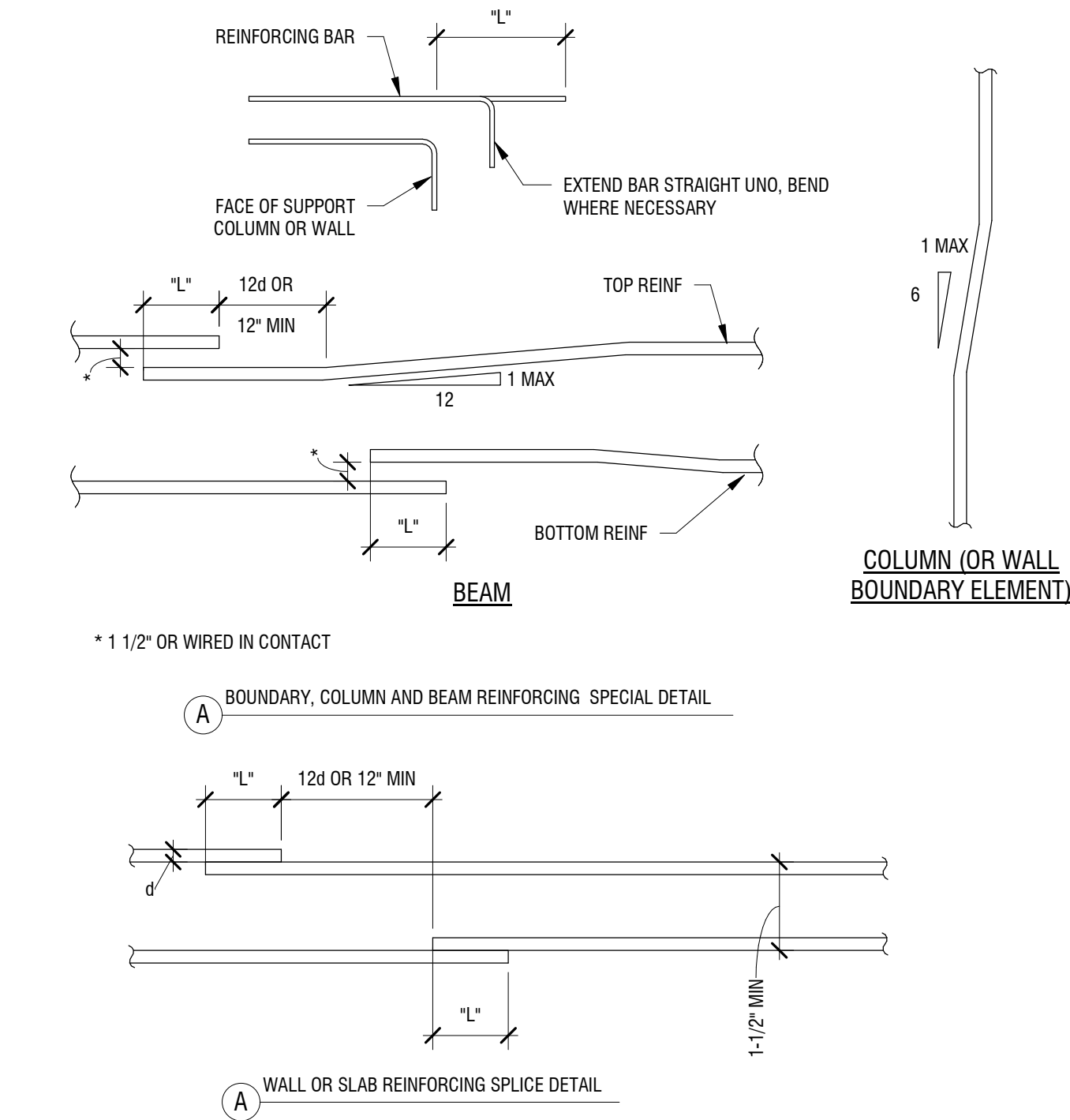


CORNER DETAILS - DOUBLE CURTAIN

9 WALL REINFORCING
NO SCALE



5 STANDARD HOOK & TIE DETAILS
NO SCALE



REINFORCING BAR SPLICE AND STRAIGHT DEVELOPMENT LENGTHS SCHEDULE											
NORMAL WEIGHT CONCRETE REF: AC308-14											
TENSION SPLICE	fc PSI	BAR SIZE (GR. 60)	#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A & STRAIGHT DEVELOPMENT LENGTHS, L (in)	2,500	TOP	24"	32"	39"	47"	69"	78"	88"	100"	110"
		OTHER	18"	24"	30"	36"	53"	60"	68"	77"	85"
	3,000	TOP	22"	29"	36"	43"	63"	72"	81"	91"	101"
		OTHER	17"	22"	28"	33"	48"	55"	62"	70"	78"
	4,000	TOP	19"	25"	31"	37"	54"	62"	70"	79"	87"
		OTHER	15"	19"	24"	29"	42"	48"	54"	61"	67"
CLASS B, L (in)	2,500	TOP	31"	41"	51"	61"	89"	102"	115"	129"	143"
		OTHER	24"	32"	39"	47"	69"	78"	88"	100"	110"
	3,000	TOP	28"	38"	47"	56"	81"	93"	105"	118"	131"
		OTHER	22"	29"	36"	43"	63"	72"	81"	91"	101"
	4,000	TOP	25"	33"	41"	49"	71"	81"	91"	102"	114"
		OTHER	19"	25"	31"	37"	54"	62"	70"	79"	87"

- NOTES:
- CLASS "A" SPLICES SHALL BE USED WHEN ONE-HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
 - CLASS "B" SPLICES SHALL BE USED WHEN MORE THAN ONE-HALF OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
 - d_b = NOMINAL DIAMETER OF A BAR.
 - TOP BARS ARE HORIZONTAL REINFORCING WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.
 - OTHER BARS ARE ALL VERTICAL, ALL HORIZONTAL WALL REINFORCING, AND HORIZONTAL REINFORCING WITH LESS THAN 12" OF CONCRETE BELOW BAR.
 - SMALLER BAR LAP LENGTH MAY BE USED WHEN SPLICING DIFFERENT SIZE BARS.
 - LAP SPLICES ARE NOT PERMITTED IF MECHANICAL SPLICES ARE SHOWN.
 - NON-CONTACT LAP SPLICED BARS SHALL NOT BE SPACED TRANSVERSELY FURTHER APART THAN 20% OF THE REQUIRED LAP LENGTH OR 6 INCHES.
 - LAP TOP BARS AT MIDSPAN AND BOTTOM BARS AT SUPPORTS UNLESS OTHERWISE SHOWN.
 - BUNDLED BAR SPLICES:
 - INDIVIDUAL BAR SPLICES WITHIN THE BUNDLE SHALL NOT OVERLAP EACH OTHER.
 - INCREASE LAP LENGTH 20% AT THREE BARS.
 - INCREASE LAP LENGTH 33% AT FOUR BARS.

1 REINFORCING BAR SPLICE SCHEDULE & NOTES
NO SCALE

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PROJECT NO: PROJECT NAME:
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PROJECT ADDRESS:
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PROJECT PHASE: **50% CD**

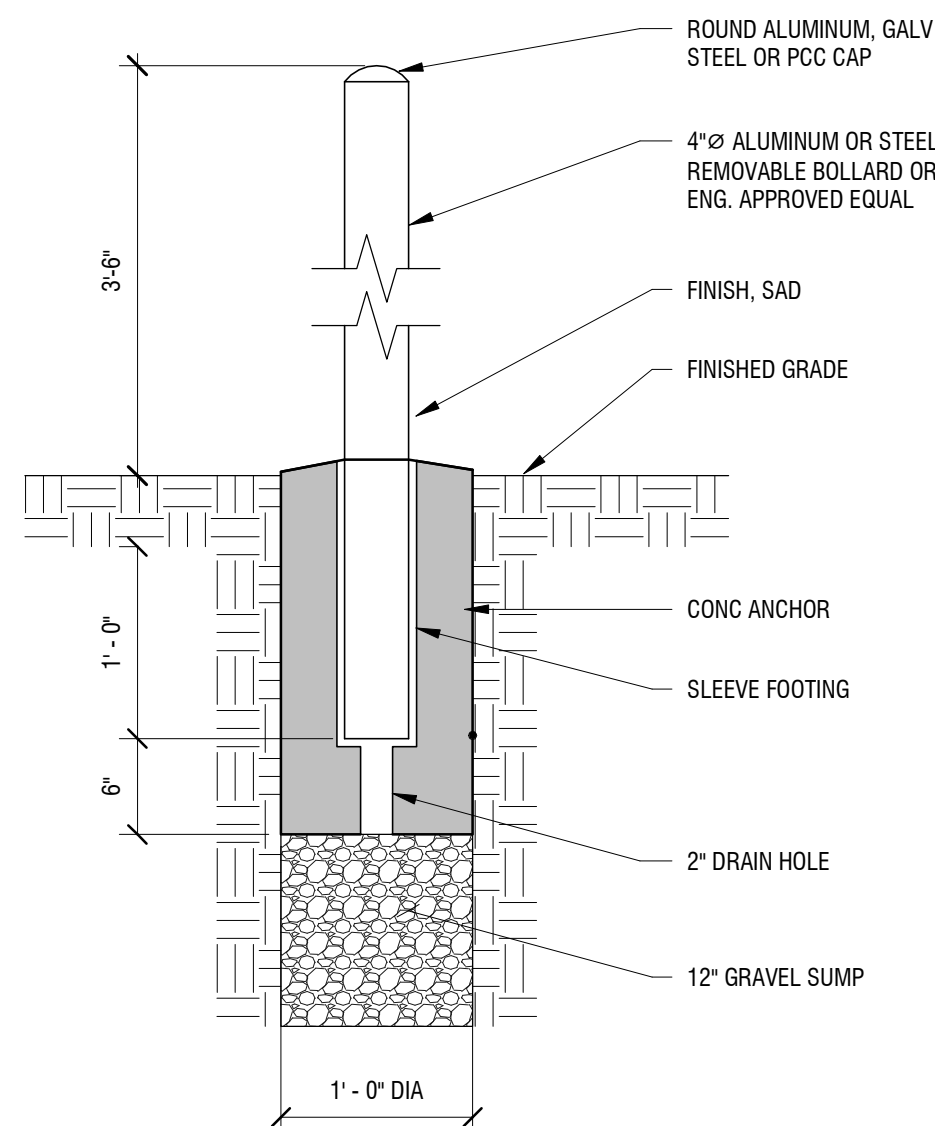
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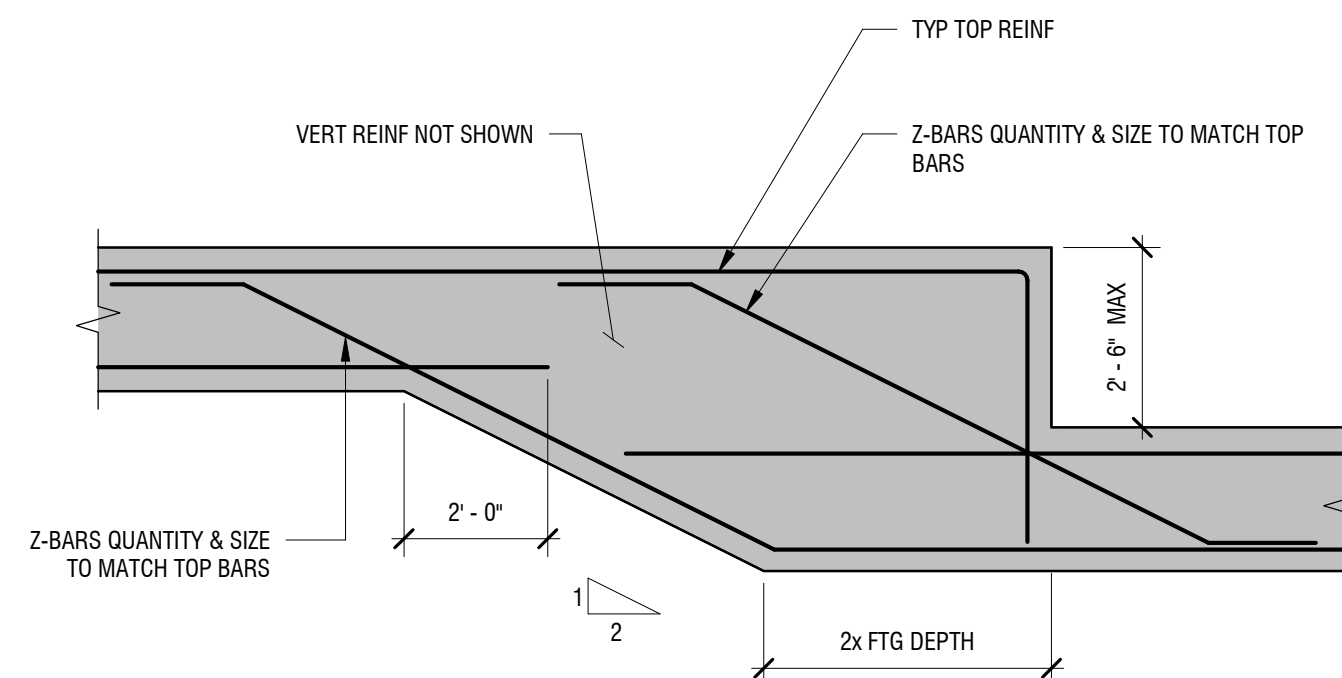
DRAWING TITLE: **CONCRETE DETAILS I**

DRAWING NO: **S-300**

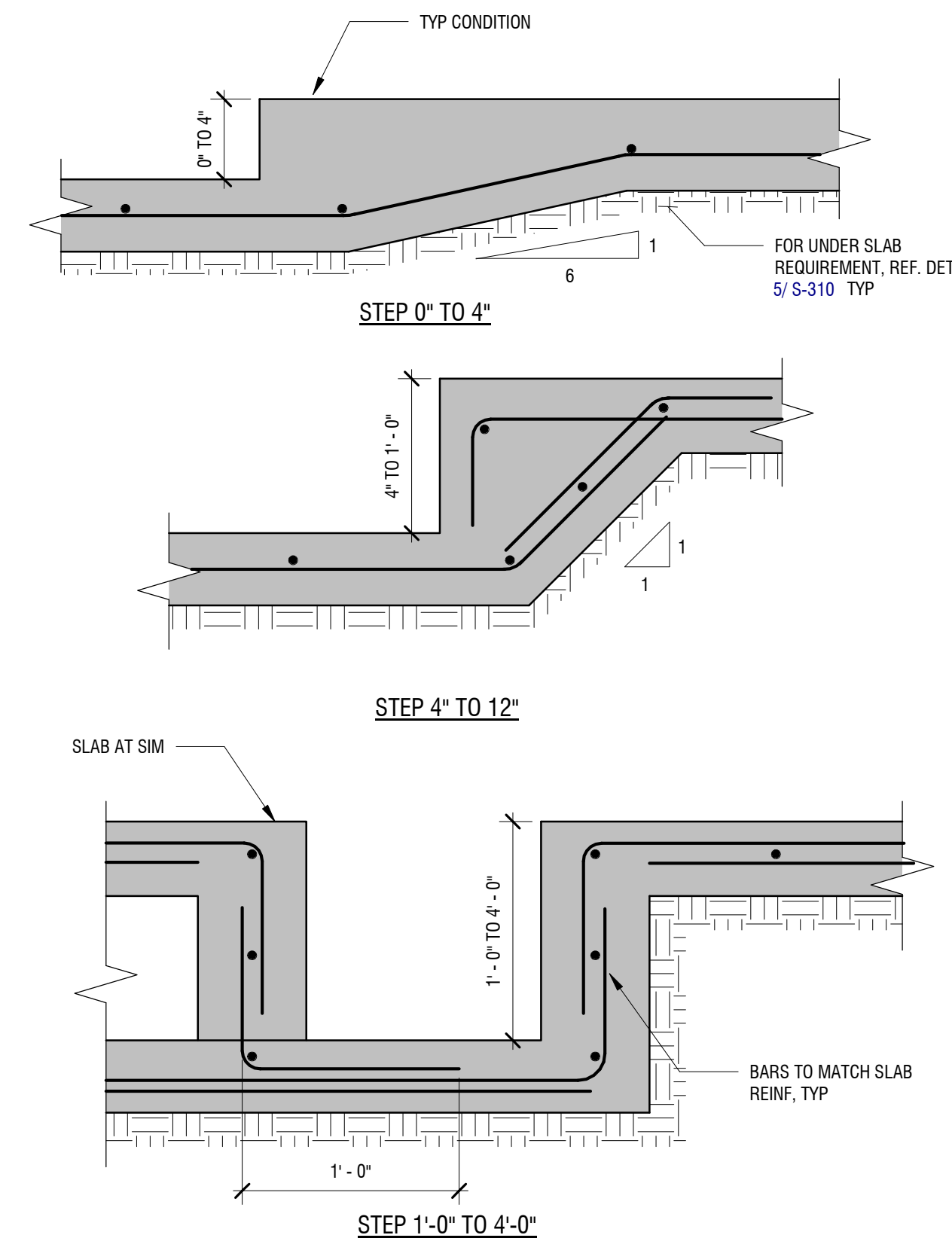
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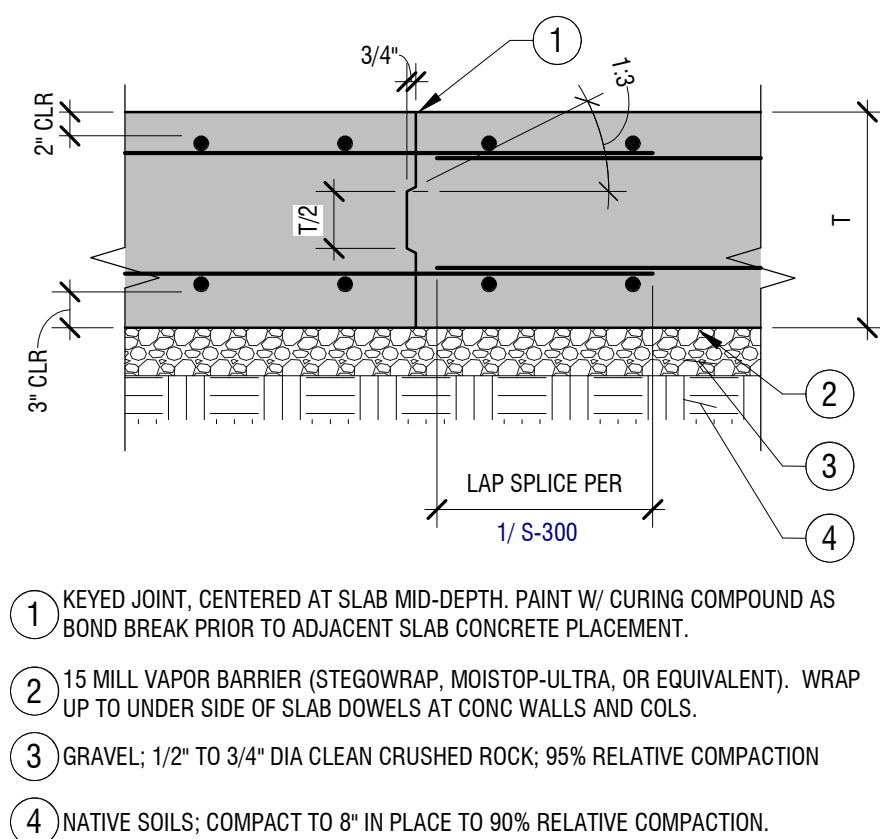
11 TYPICAL BOLLARD STANDARD DETAIL
NO SCALE



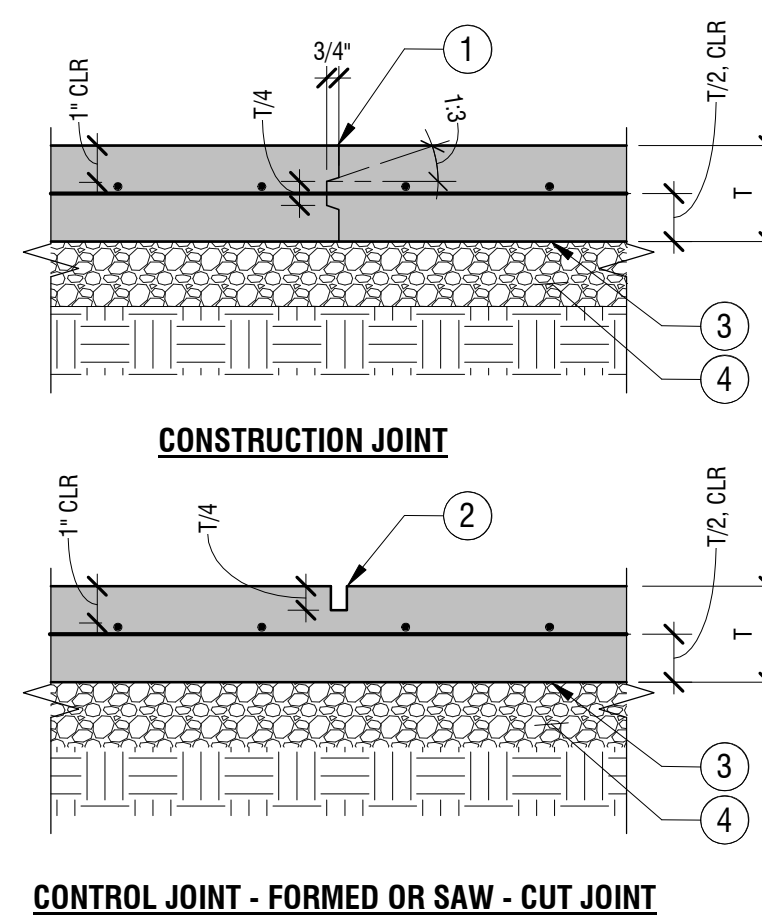
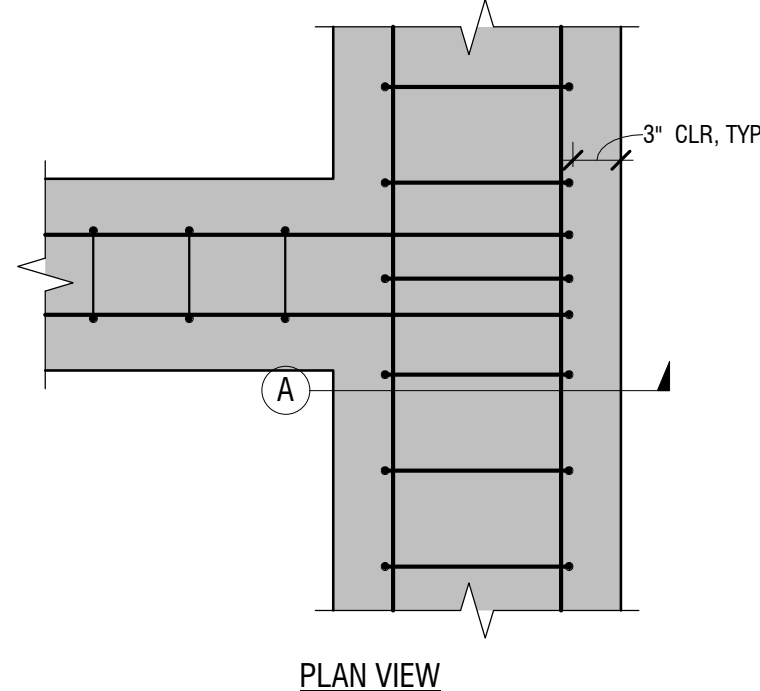
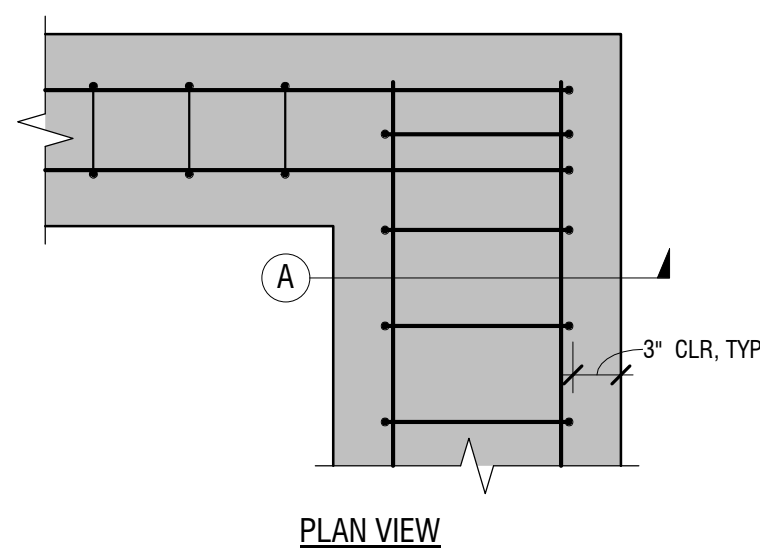
7 STEP IN FOOTING DETAIL
NO SCALE



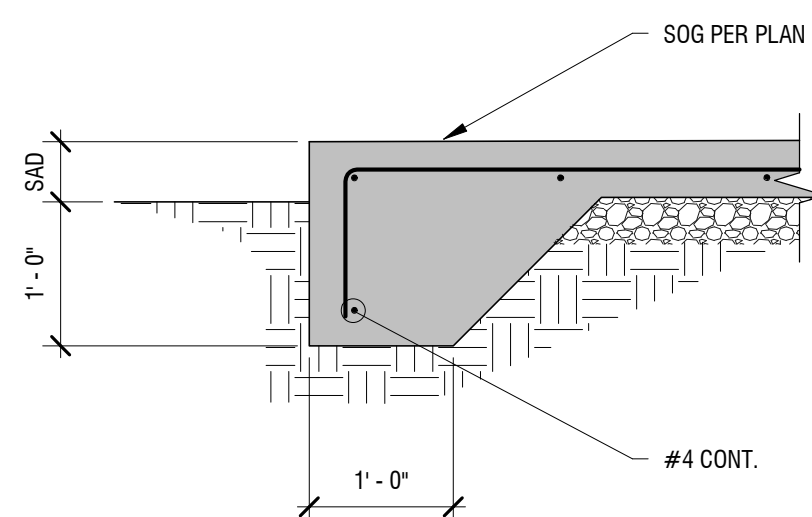
3 TYPICAL STEP IN SLAB ON GRADE DETAIL
NO SCALE



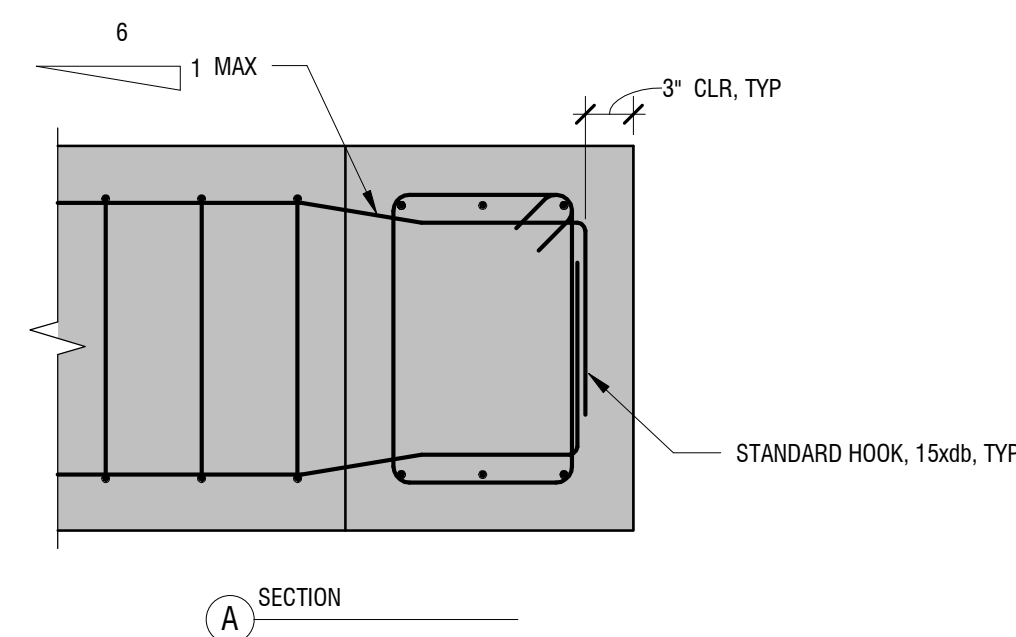
14 MAT SLAB CONSTRUCTION JOINT
NO SCALE



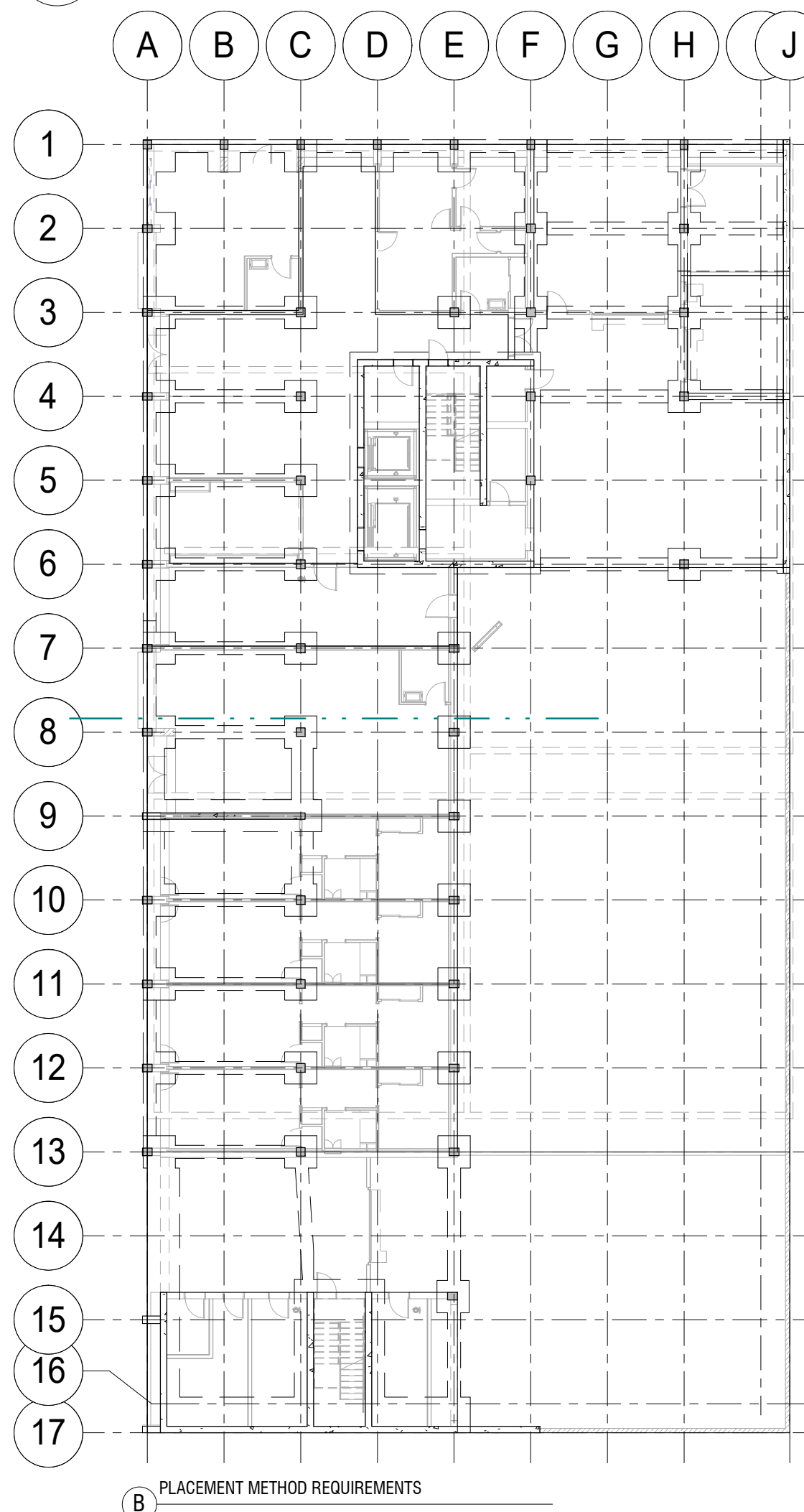
- ① KEYED JOINT, CENTERED AT SLAB MID-DEPTH. PAINT W/ CURING COMPOUND AS BOND BREAK PRIOR TO ADJACENT SLAB CONCRETE PLACEMENT.
- ② 1/8" PRE-MOLDED STRIP FLUSH WITH SURFACE - OR - 1/8" SAW CUT SAWN THE SAME DAY AS CONCRETE PLACEMENT & FILLED WITH JOINT SEALER.
- ③ 15 MILL VAPOR BARRIER (STEGOWARP, MOISTOP-ULTRA, OR EQUIVALENT). WRAP UP TO UNDER SIDE OF SLAB DOWELS AT CONC WALLS AND COLS.
- ④ 4" GRAVEL, 1/2" TO 3/4" DIA CLEAN CRUSHED ROCK.



13 SOG AT THICKENED EDGE
 $\frac{3}{4}'' = 1'-0''$



9 PRIMARY REINFORCEMENT AT GRADE BEAM INTERSECTION
NO SCALE



5 CONCRETE SLAB PLACEMENT ON GRADE METHOD
NO SCALE

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PROJECT N Russell St, Portland OR 97227

PROJECT PHASE: **50% CD**

DRAWN: RKH CHECKED: JVE

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DRAWING TITLE: **FOUNDATION DETAILS I**

DRAWING NO: **S-310**

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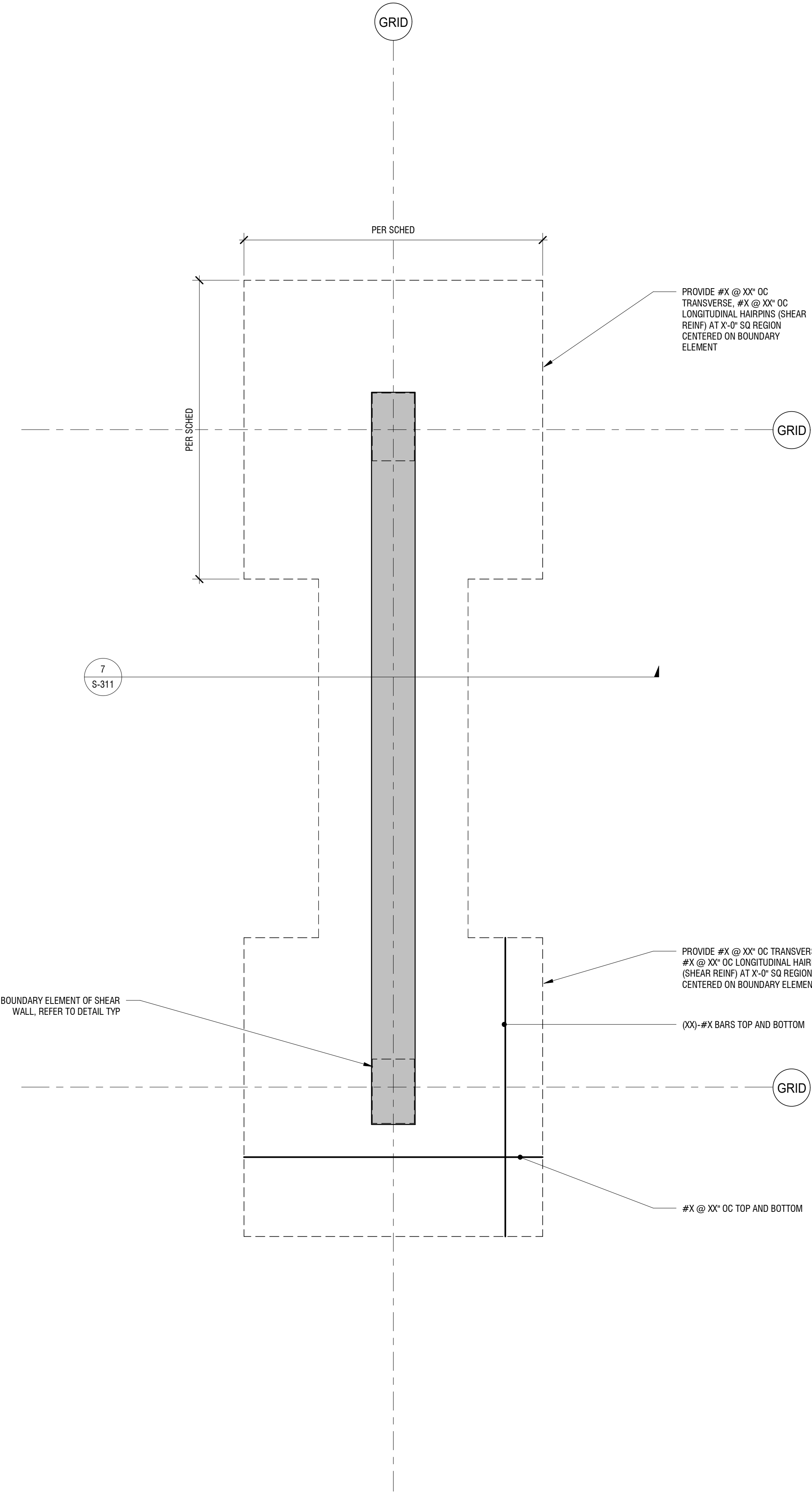
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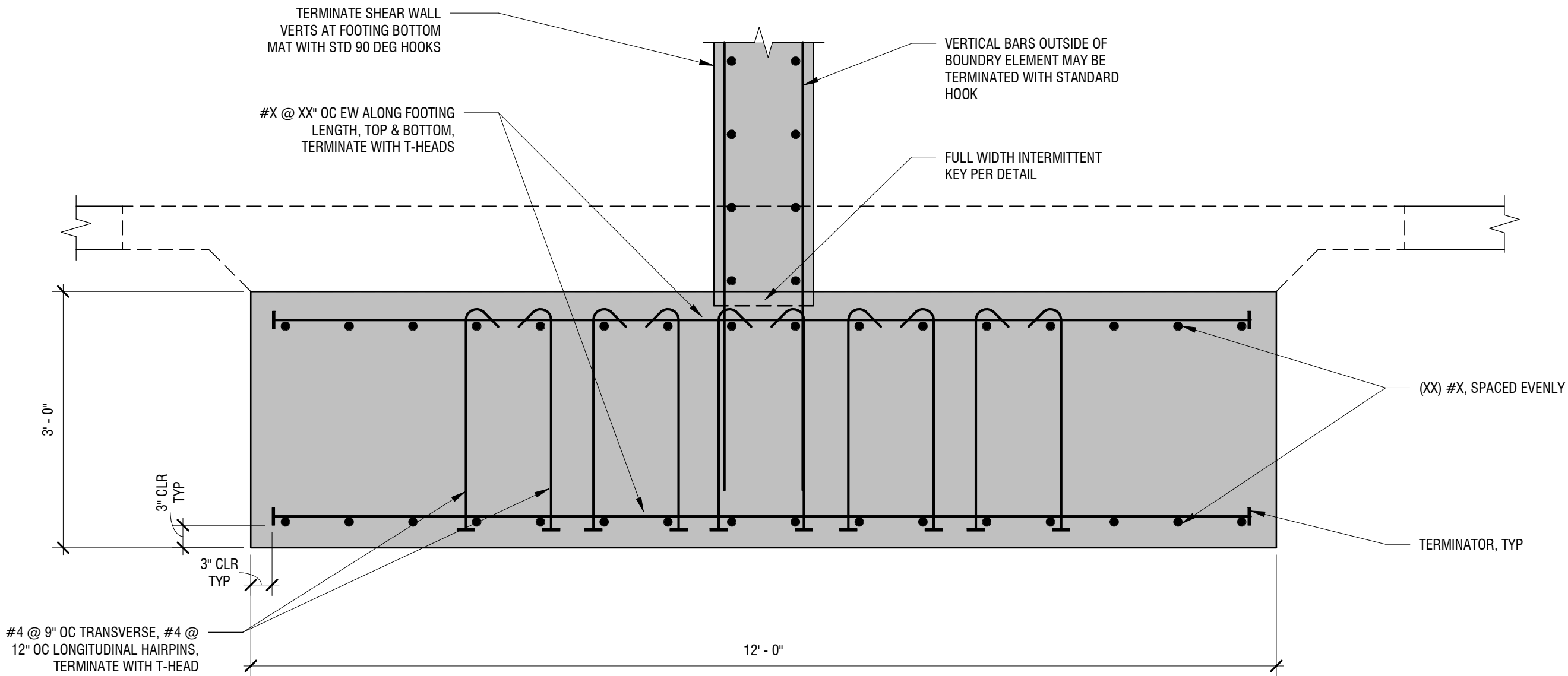
DRAWING TITLE: **FOUNDATION DETAILS II**

DRAWING NO: **S-311**

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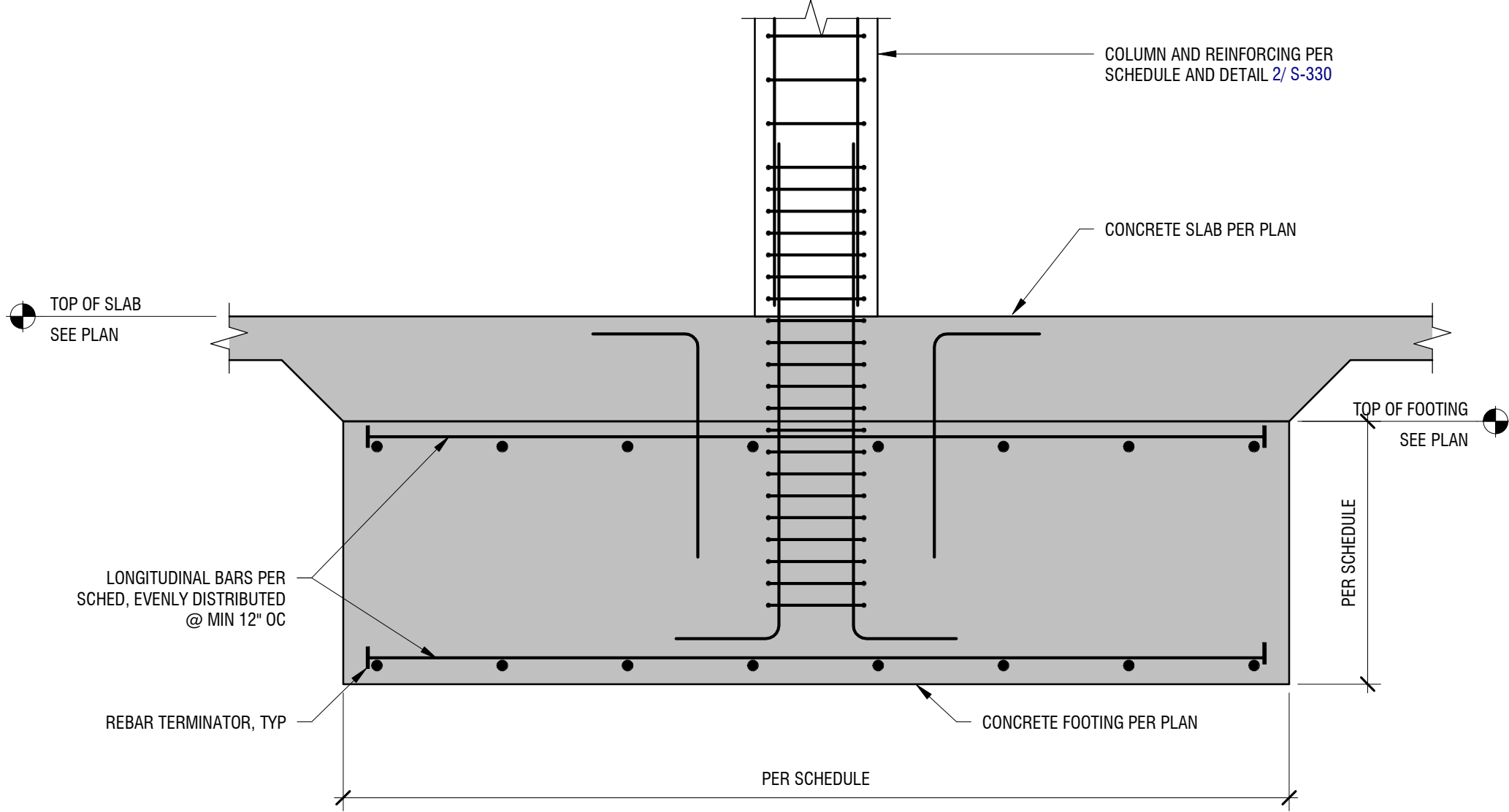


13 PLAN - TYPICAL SHEAR WALL FOOTING
1/2" = 1'-0"

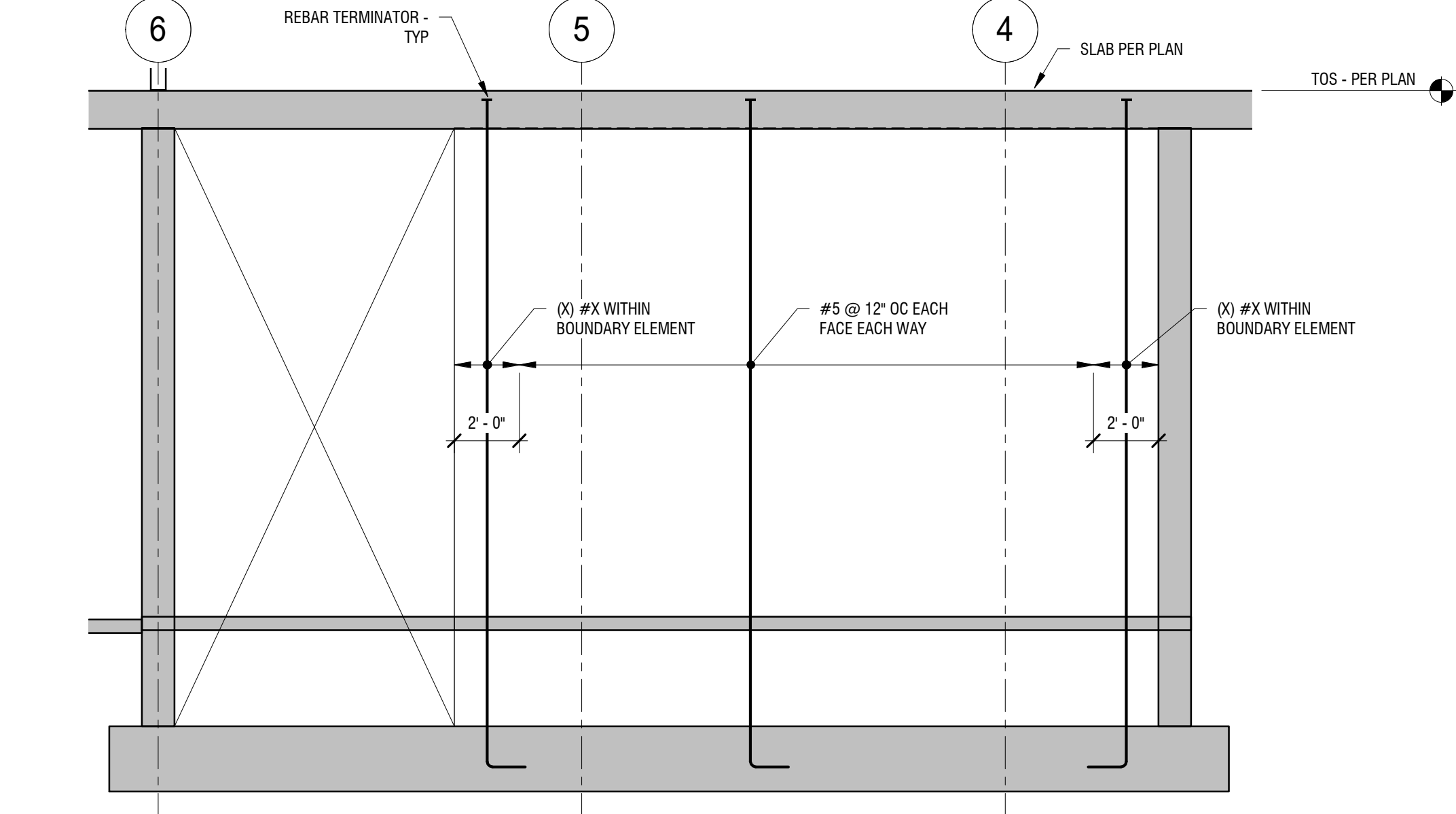


7 SHEAR WALL FOOTING SECTION
3/4" = 1'-0"

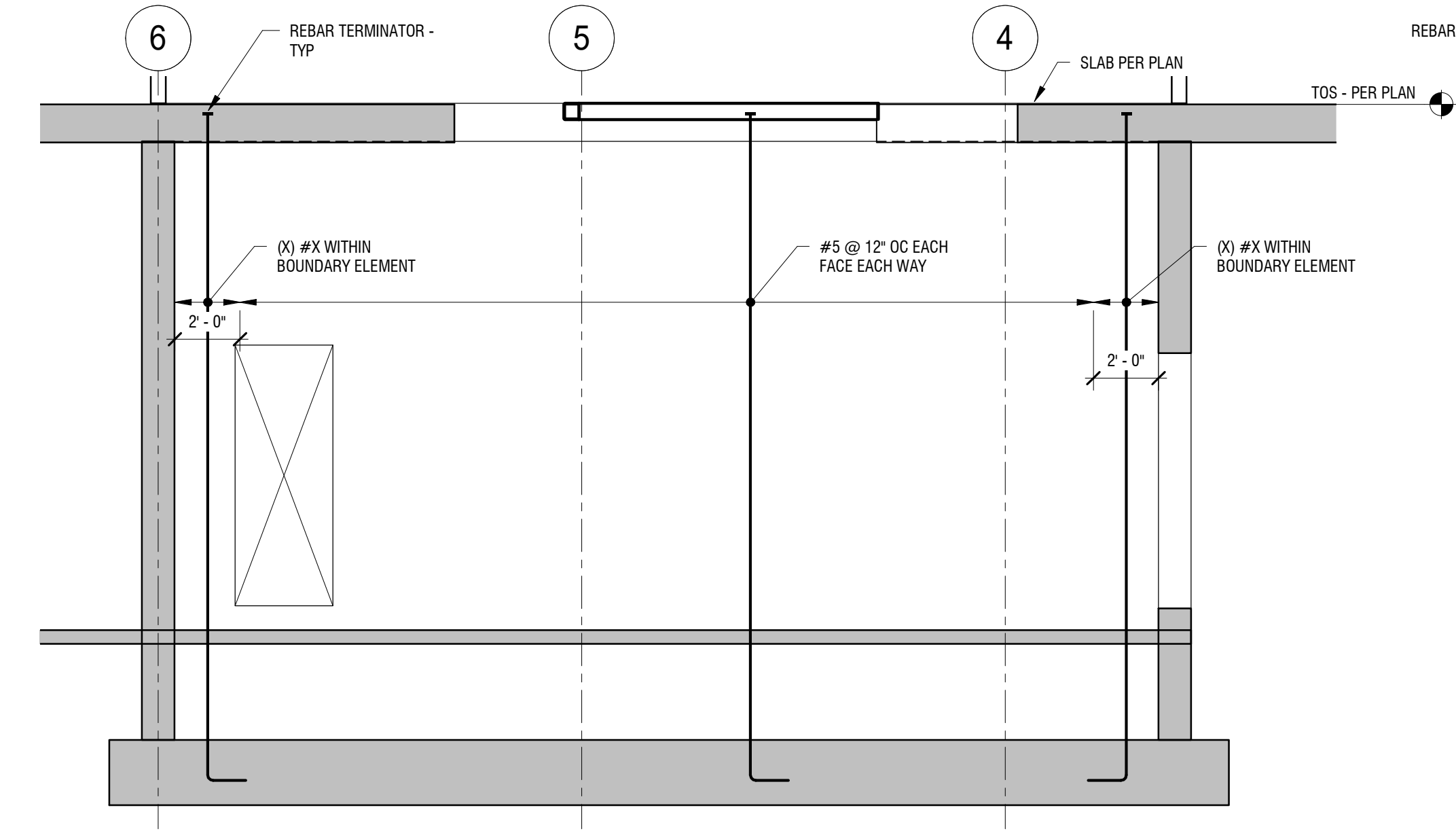
COLUMN PAD FOOTING SCHEDULE								
MARK	LENGTH	WIDTH	THICKNESS	REINFORCING - BOTTOM BARS		TOP LONGITUDINAL	TOP TRANSVERSE	COMMENTS
				TOP	BOTTOM			



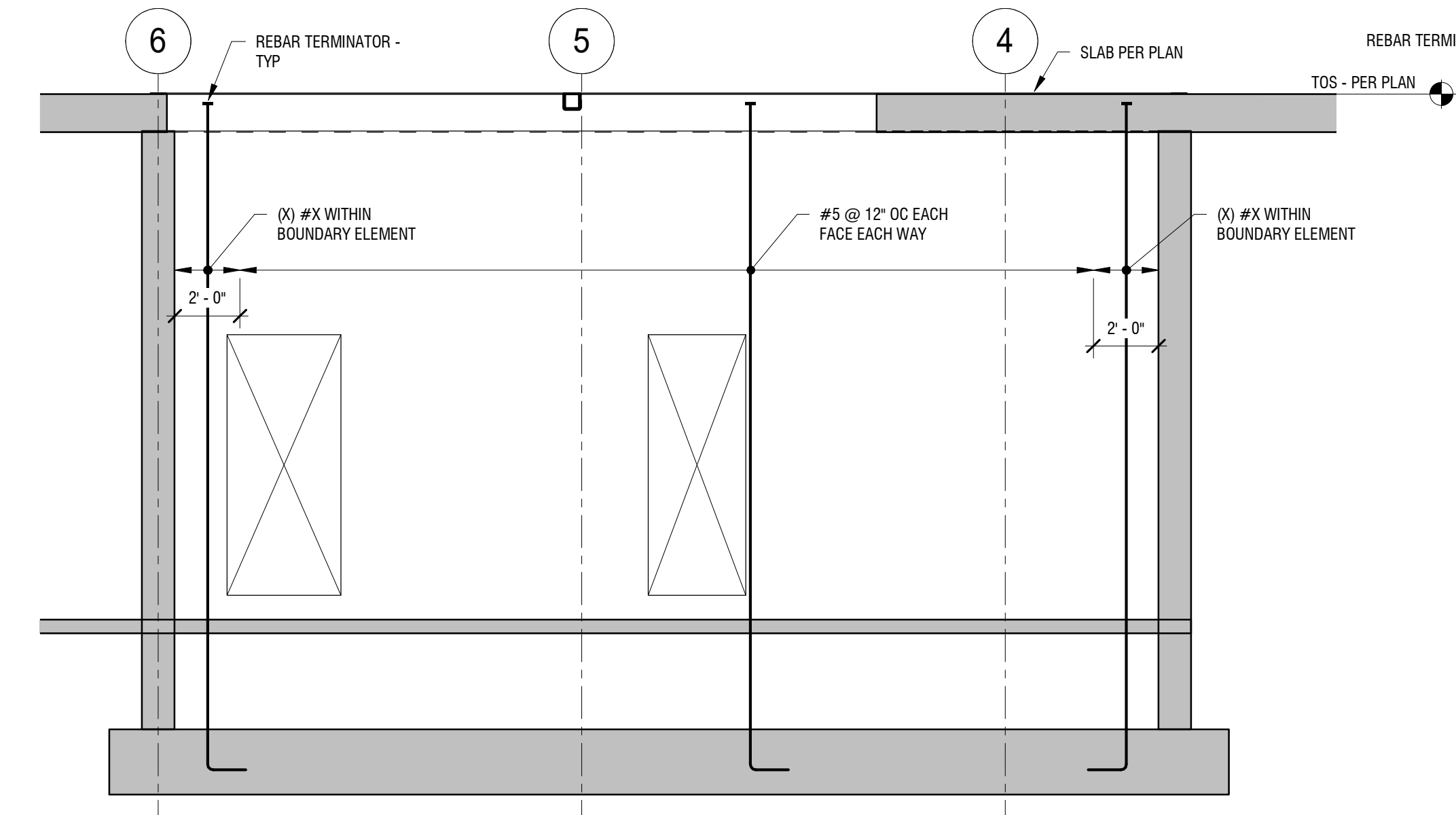
5 TYPICAL COLUMN FOOTING
3/4" = 1'-0"



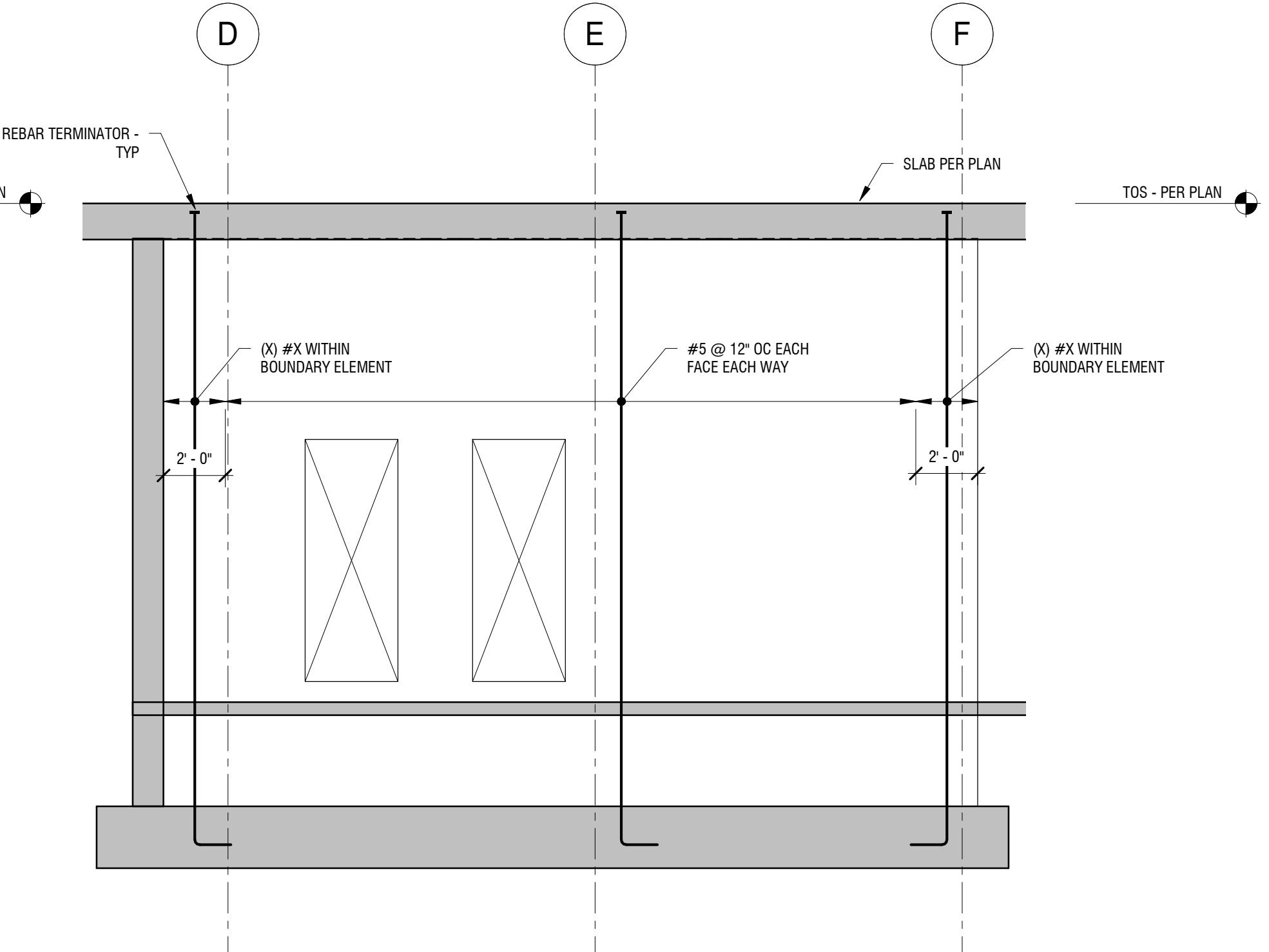
5 SW5 - CONCRETE SHEAR WALL ELEVATION
1/4" = 1'-0"



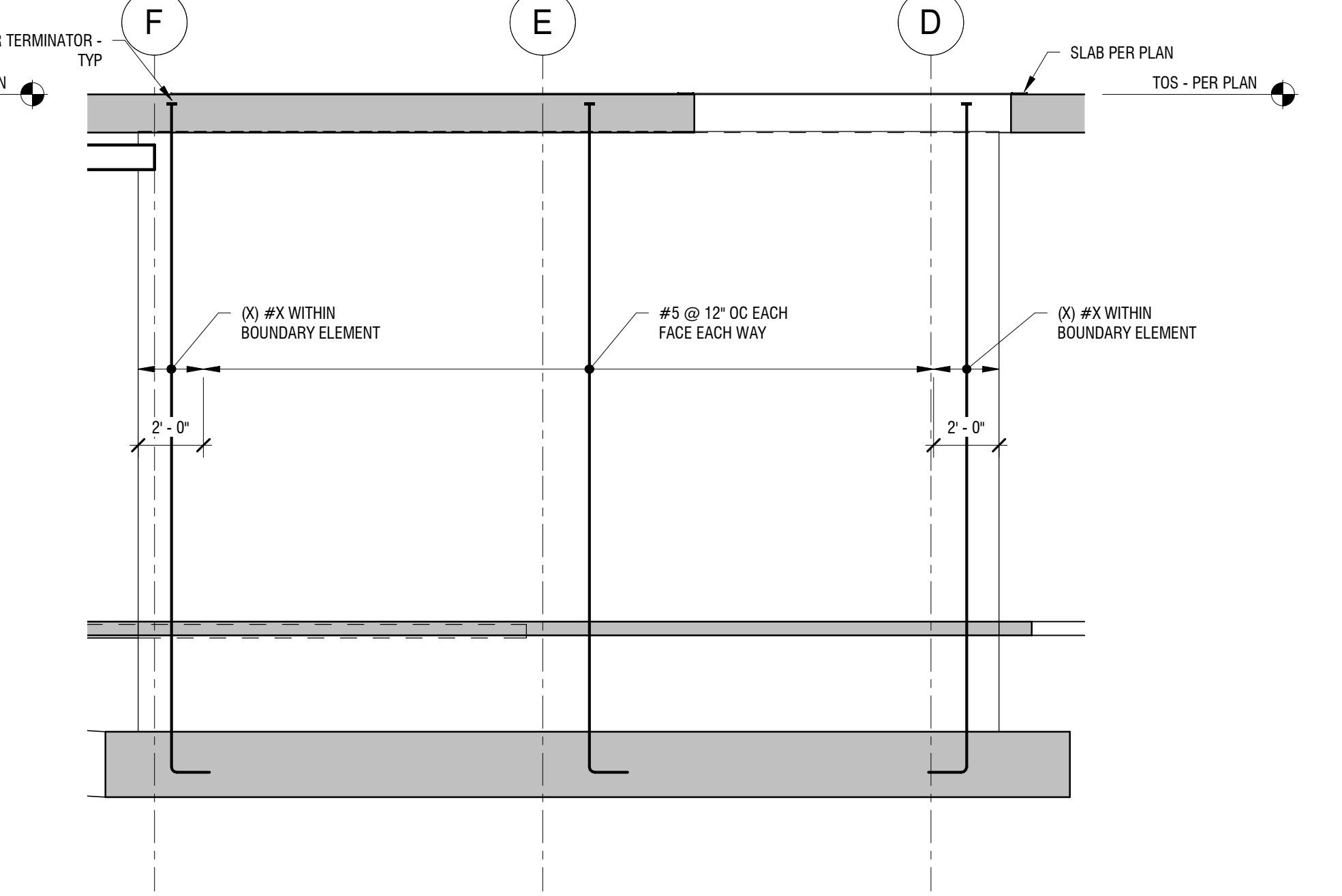
4 SW4 - CONCRETE SHEAR WALL ELEVATION
1/4" = 1'-0"



3 SW3 - CONCRETE SHEAR WALL ELEVATION
1/4" = 1'-0"



2 SW2 - CONCRETE SHEAR WALL ELEVATION
1/4" = 1'-0"



1 SW1 - CONCRETE SHEAR WALL ELEVATION
1/4" = 1'-0"

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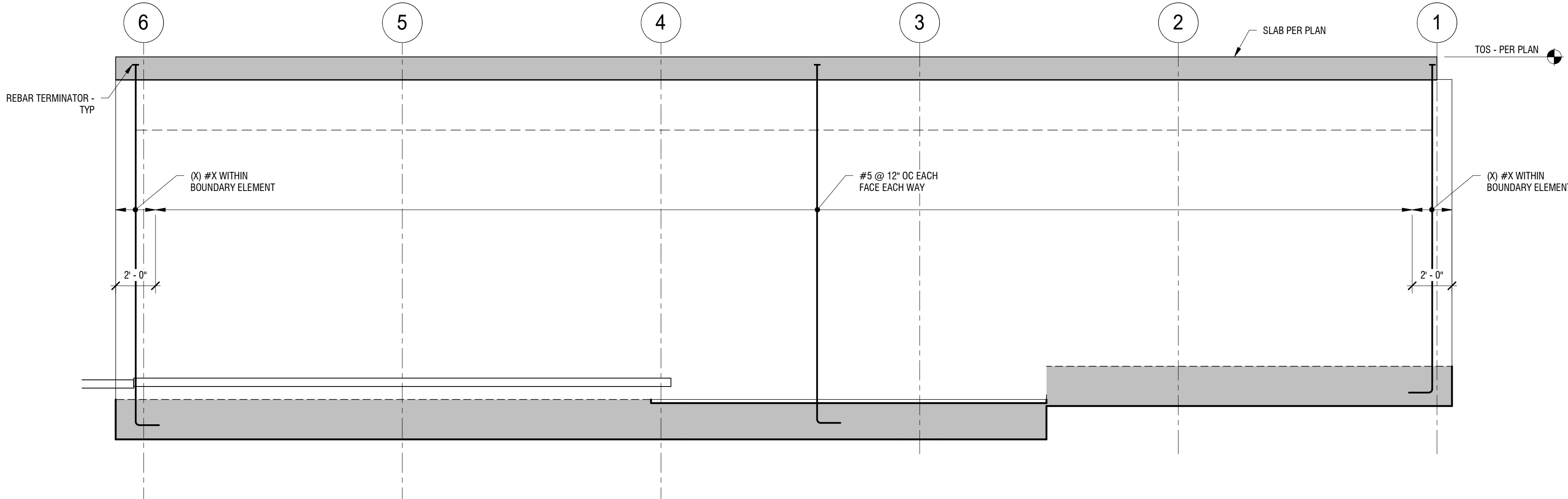
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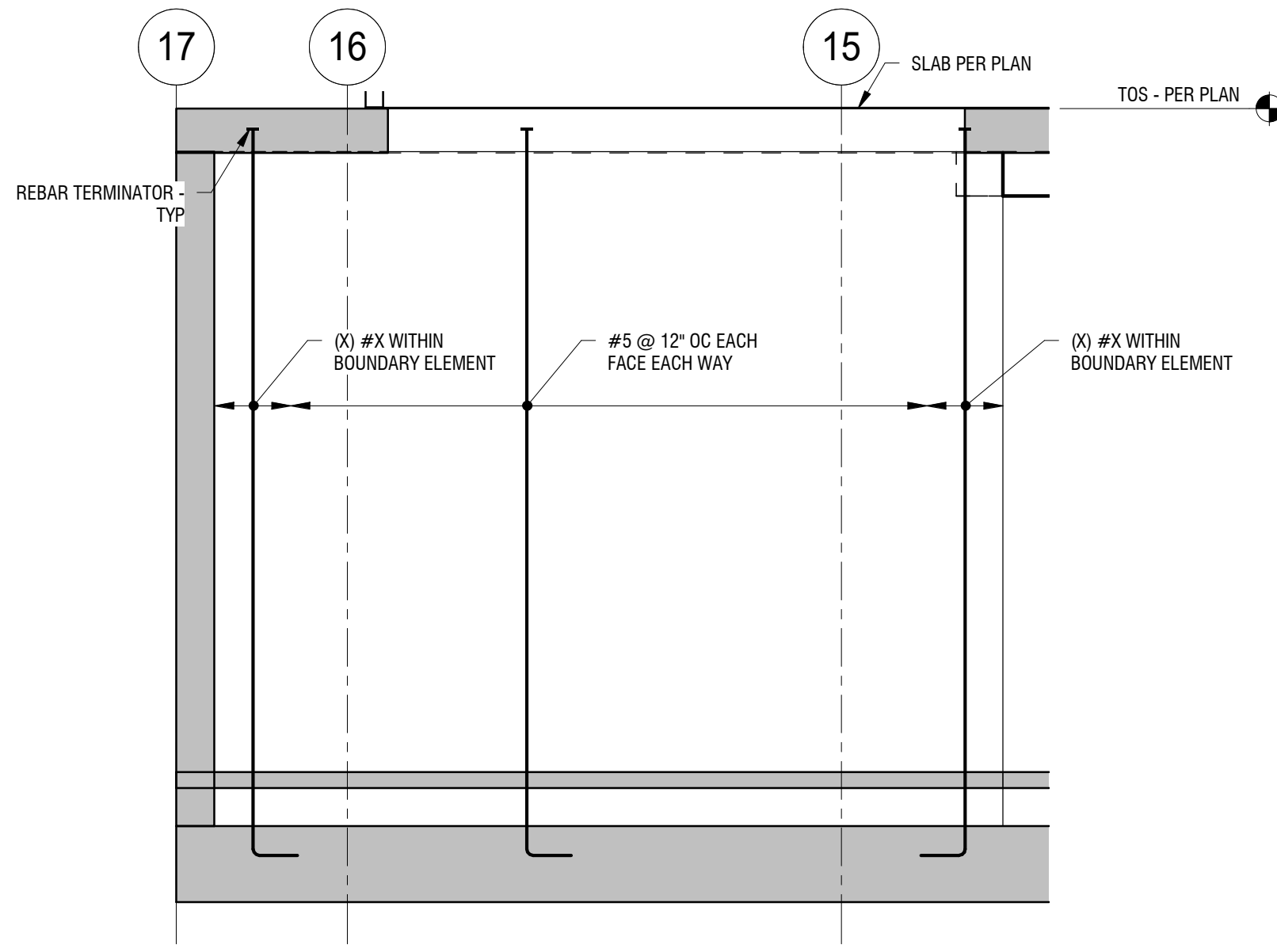
DRAWING TITLE: **CONCRETE SHEAR WALLS I**

DRAWING NO: **S-320**

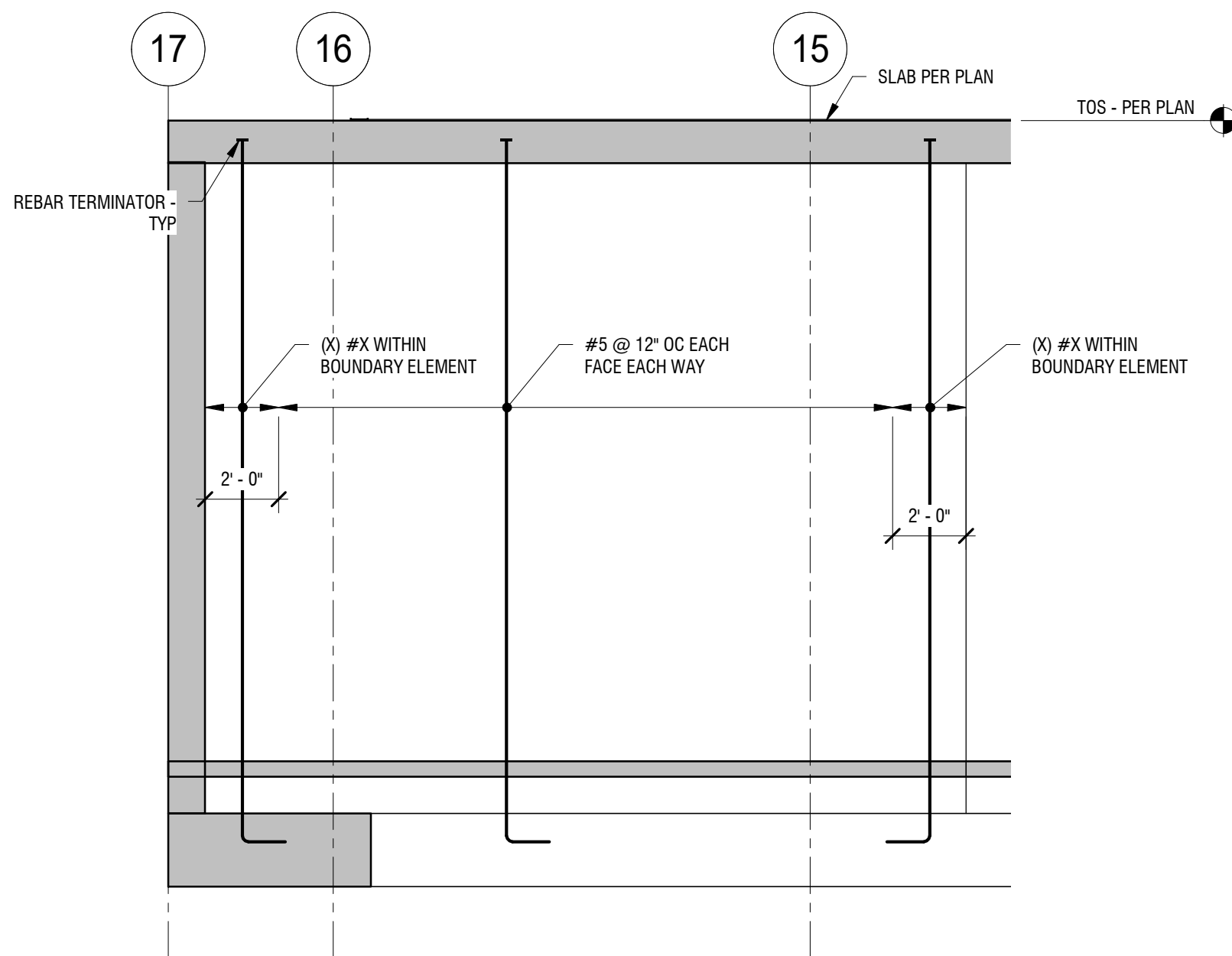
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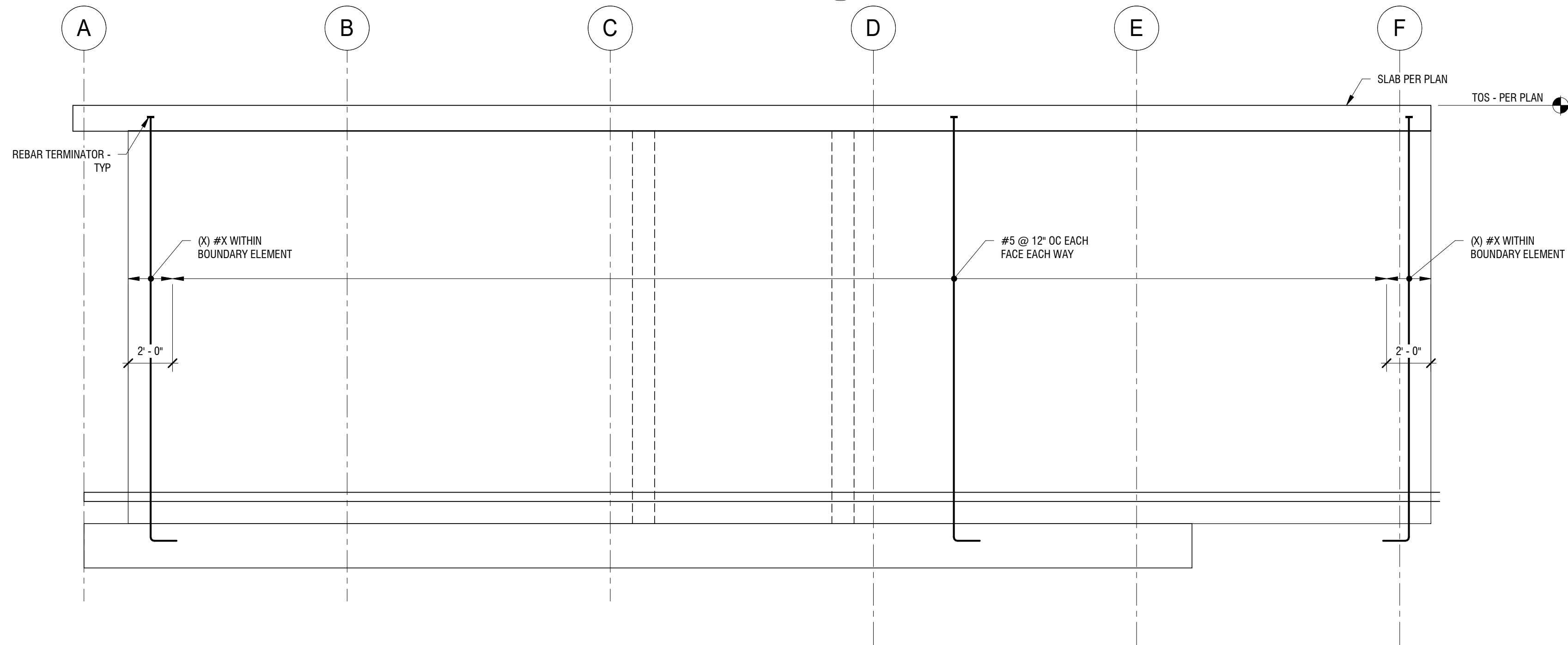
12 SW11 - CONCRETE SHEAR WALL ELEVATION
1/4" = 1'-0"



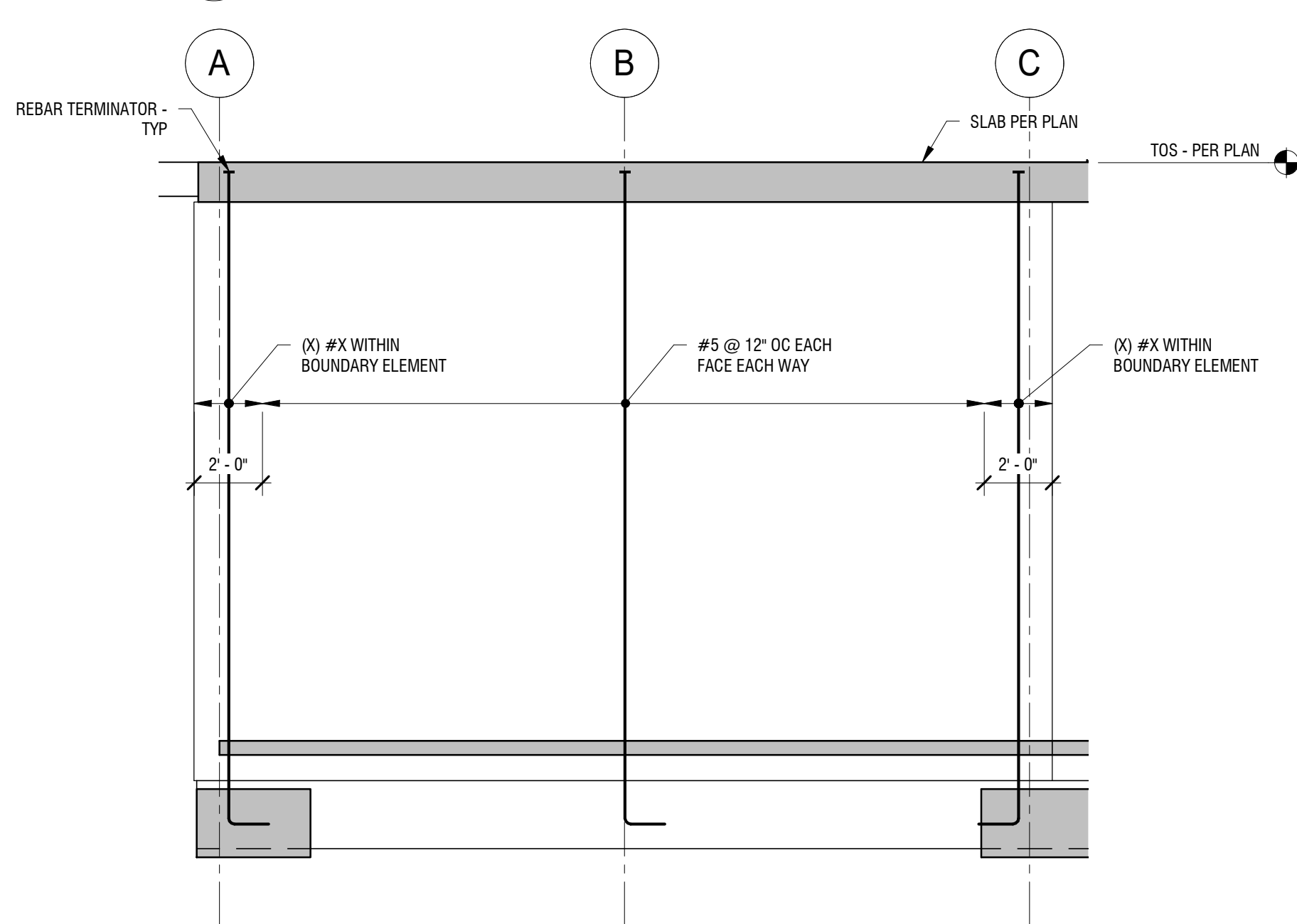
3 SW9 - CONCRETE SHEAR WALL ELEVATION
1/4" = 1'-0"



5 SW10 - CONCRETE SHEAR WALL ELEVATION
1/4" = 1'-0"



9 SW7 - CONCRETE SHEAR WALL ELEVATION
1/4" = 1'-0"



1 SW6 - CONCRETE SHEAR WALL ELEVATION
1/4" = 1'-0"

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DRAWING TITLE: **CONCRETE SHEAR WALLS II**

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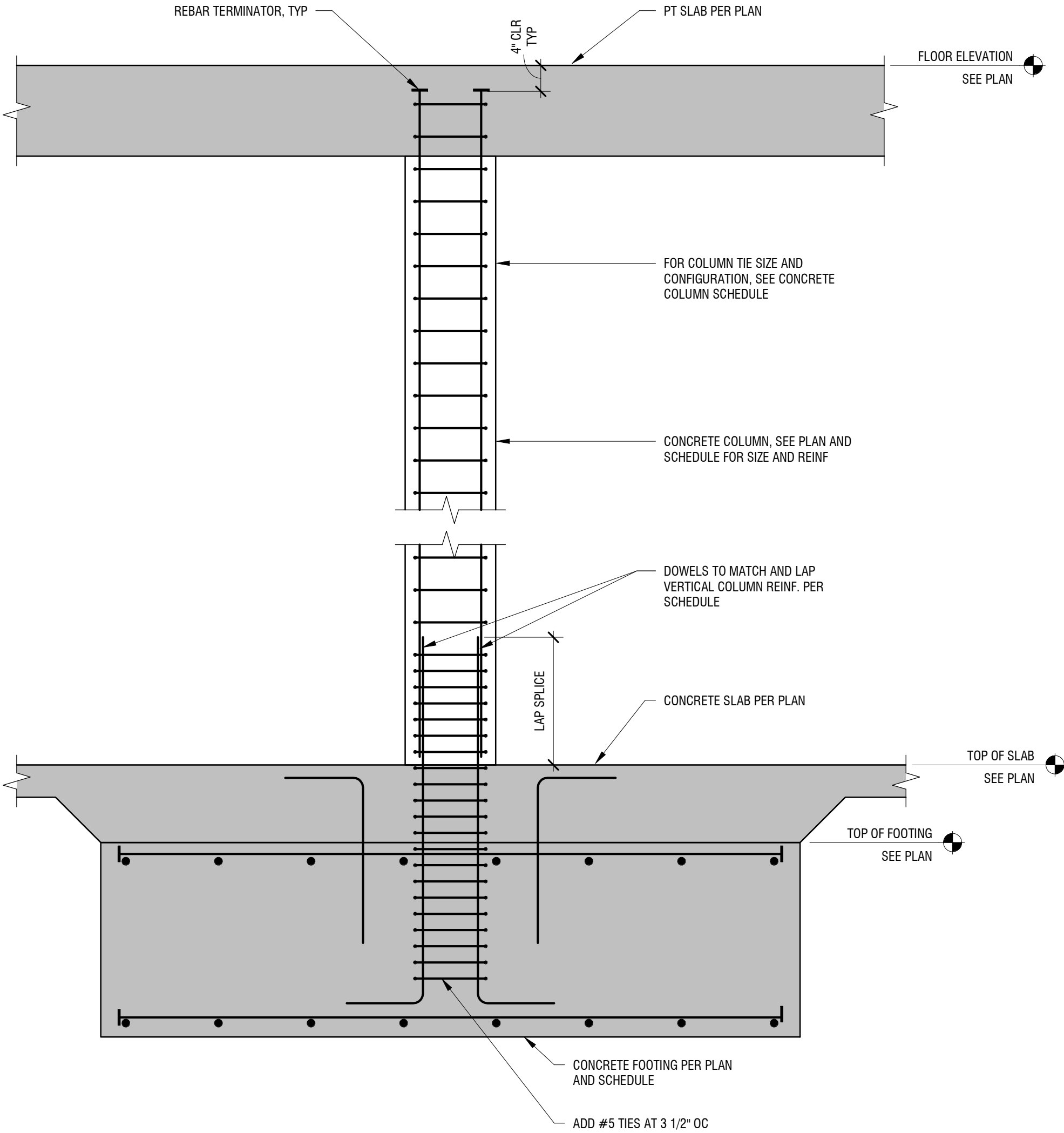
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DRAWING TITLE: **CONCRETE COLUMNS**

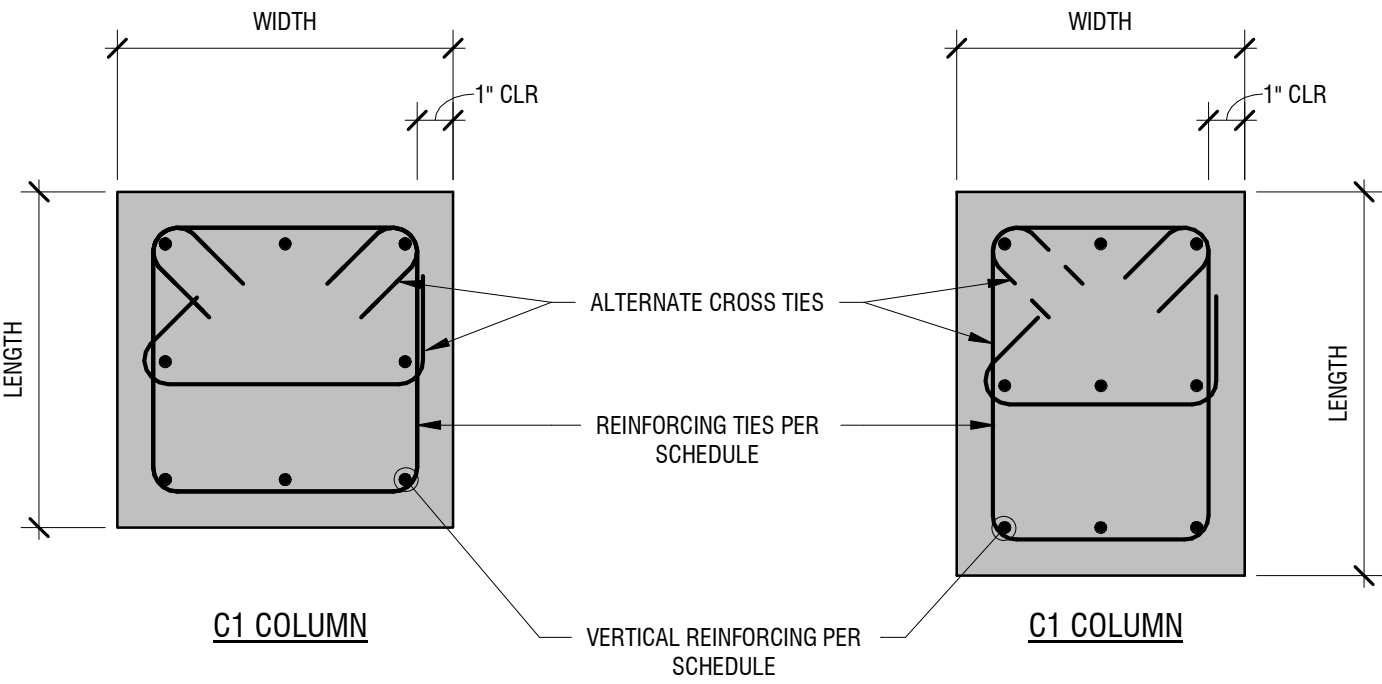
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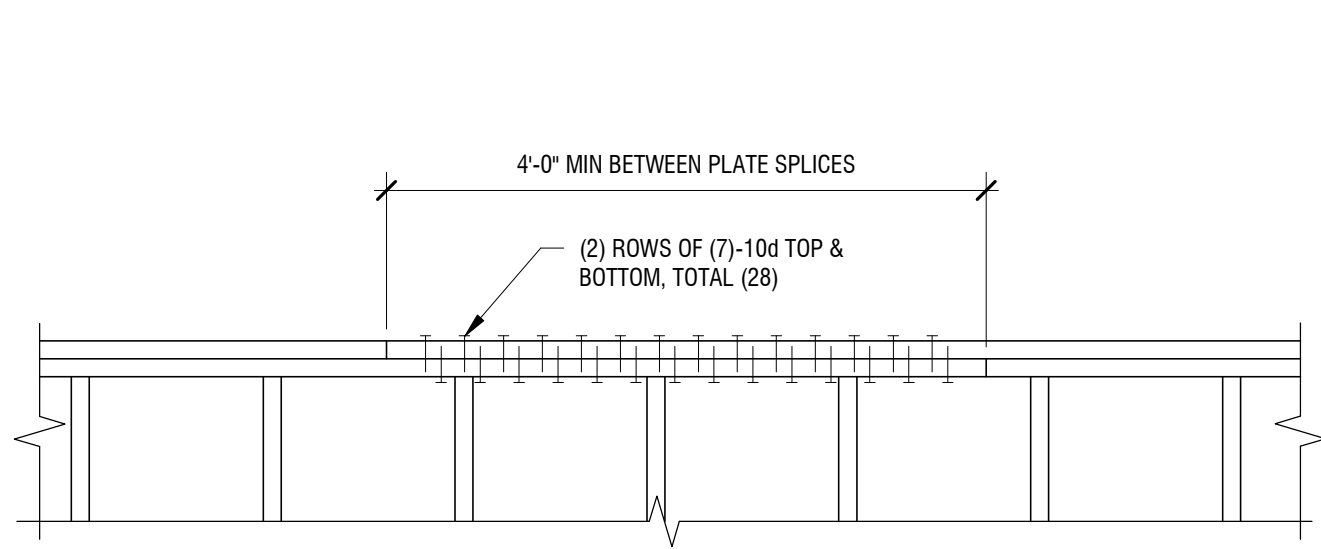
2 TYPICAL CONCRETE COLUMNS SECTION
3/4" = 1'-0"

CONCRETE COLUMN SCHEDULE				
MARK	SIZE	REINFORCING		COMMENTS
		VERTICAL BARS	TIES	
C1	14" x 18"			
C2	16" x 16"			

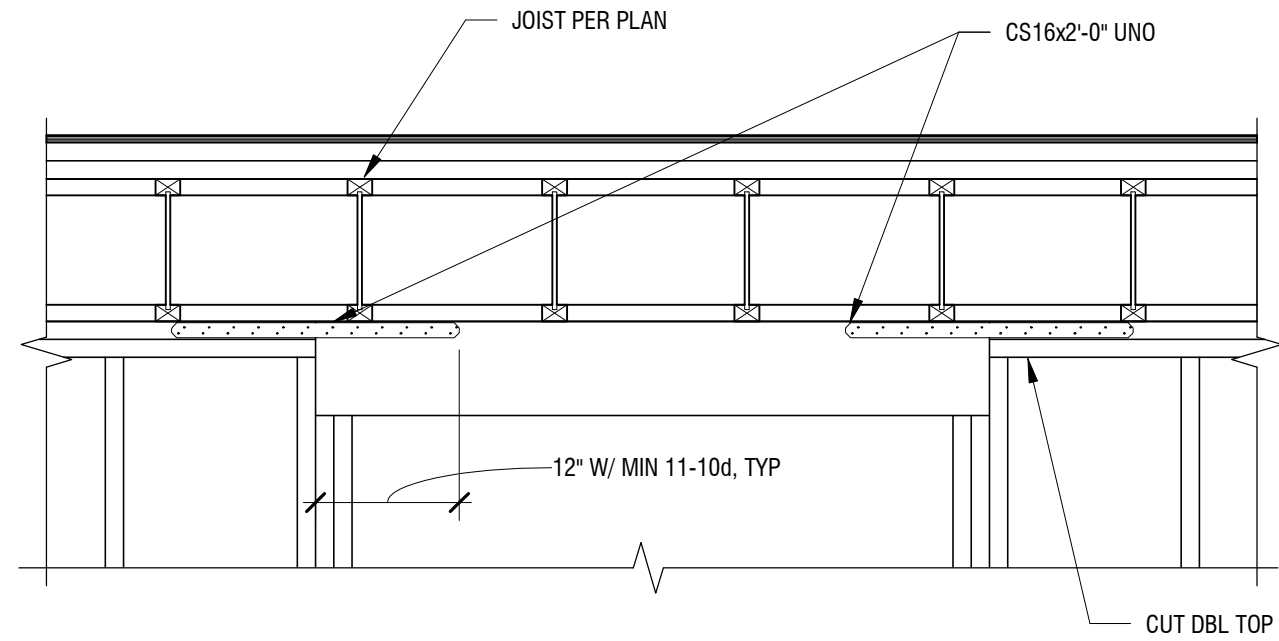


1 CONCRETE COLUMNS - PLAN VIEW
1 1/2" = 1'-0"

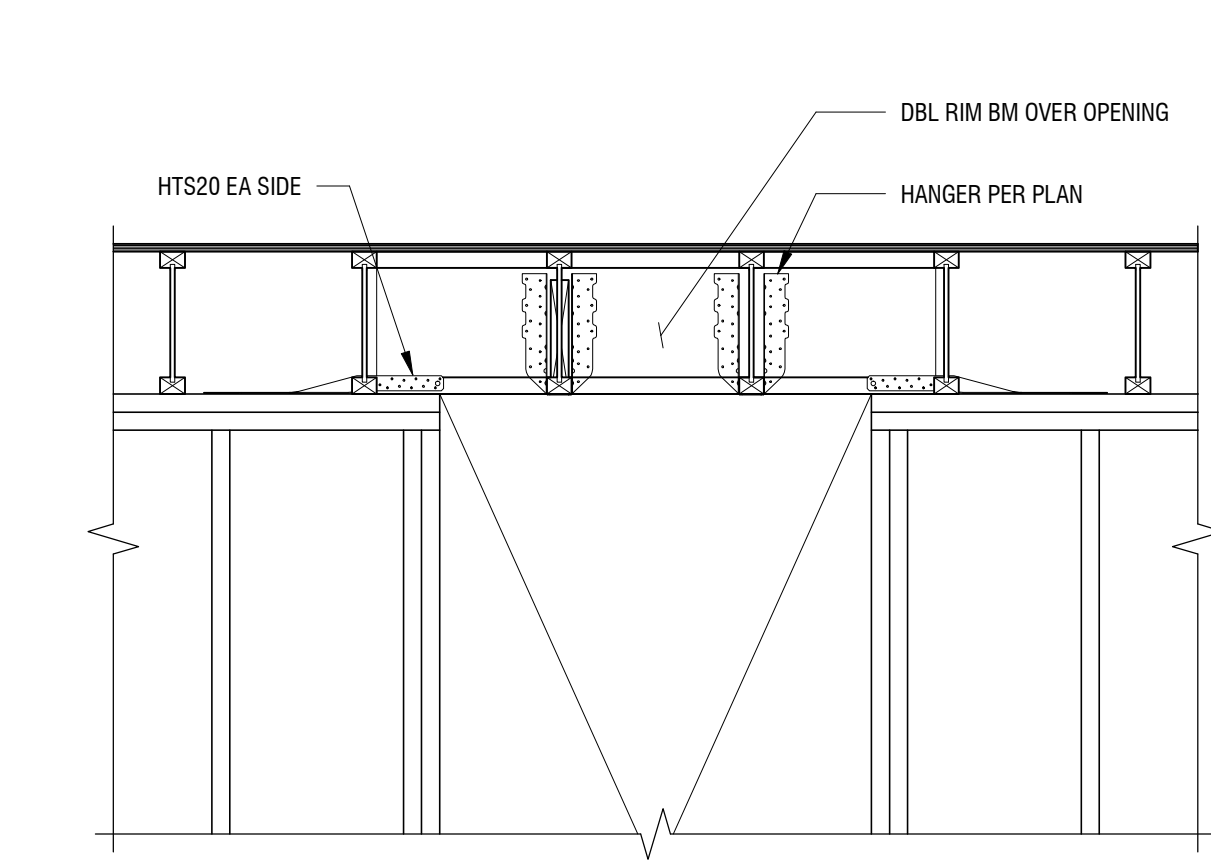
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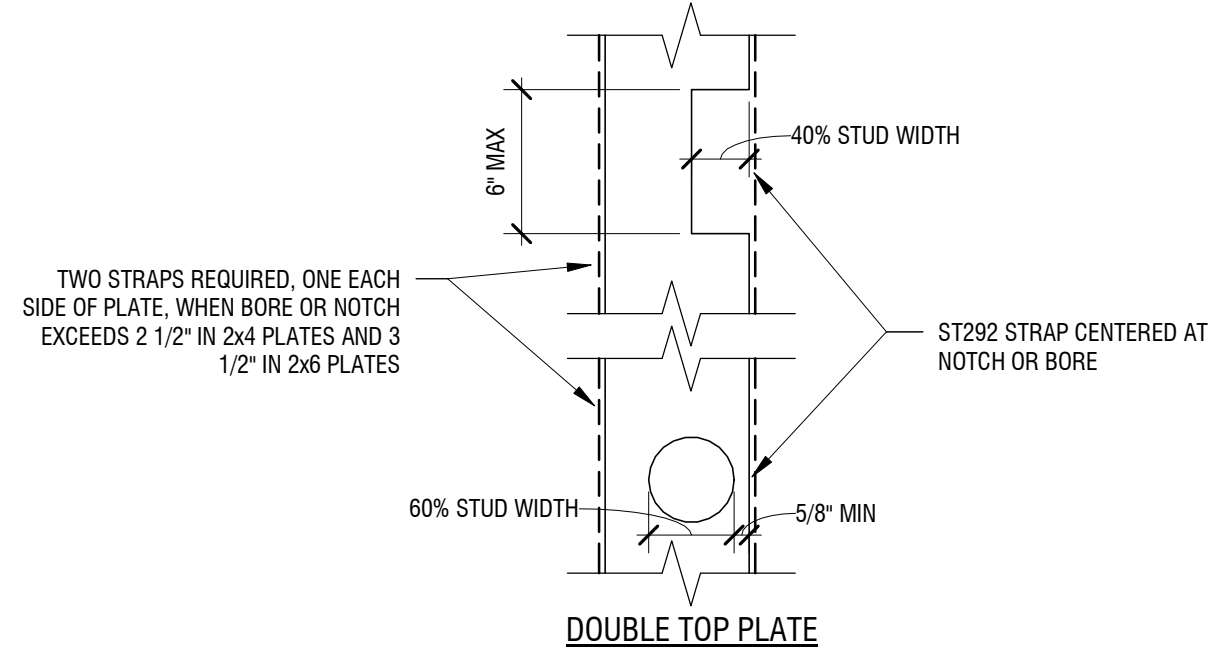
12 DOUBLE TOP PLATE SPLICE
NO SCALE



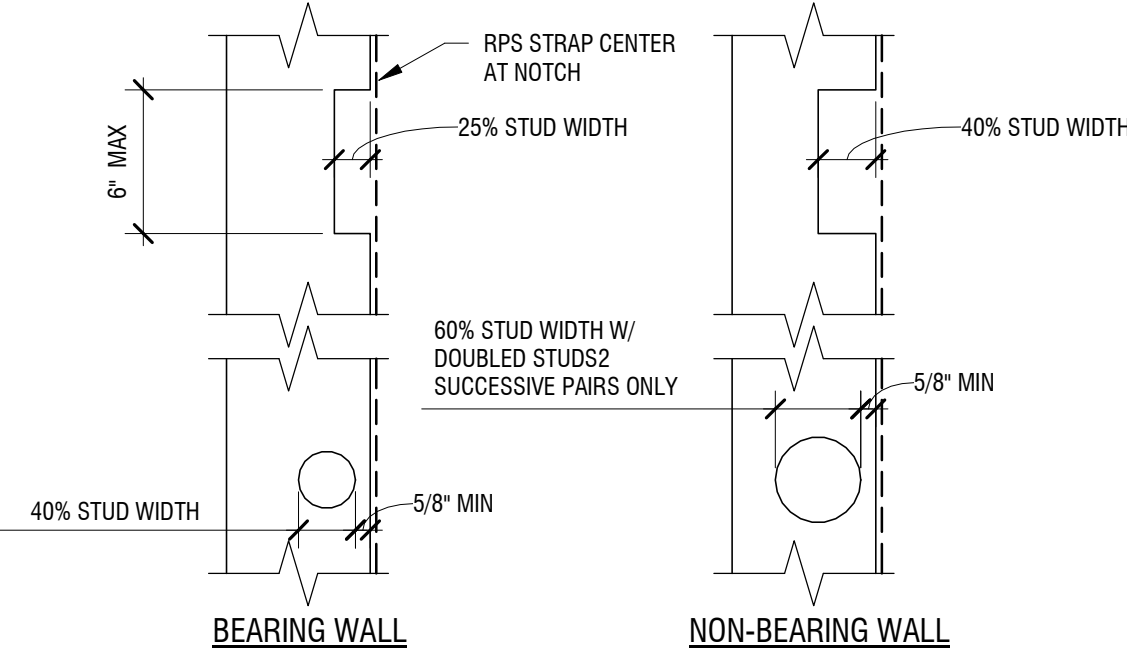
15 TYPICAL DROPPED HEADER AT WALL
NO SCALE



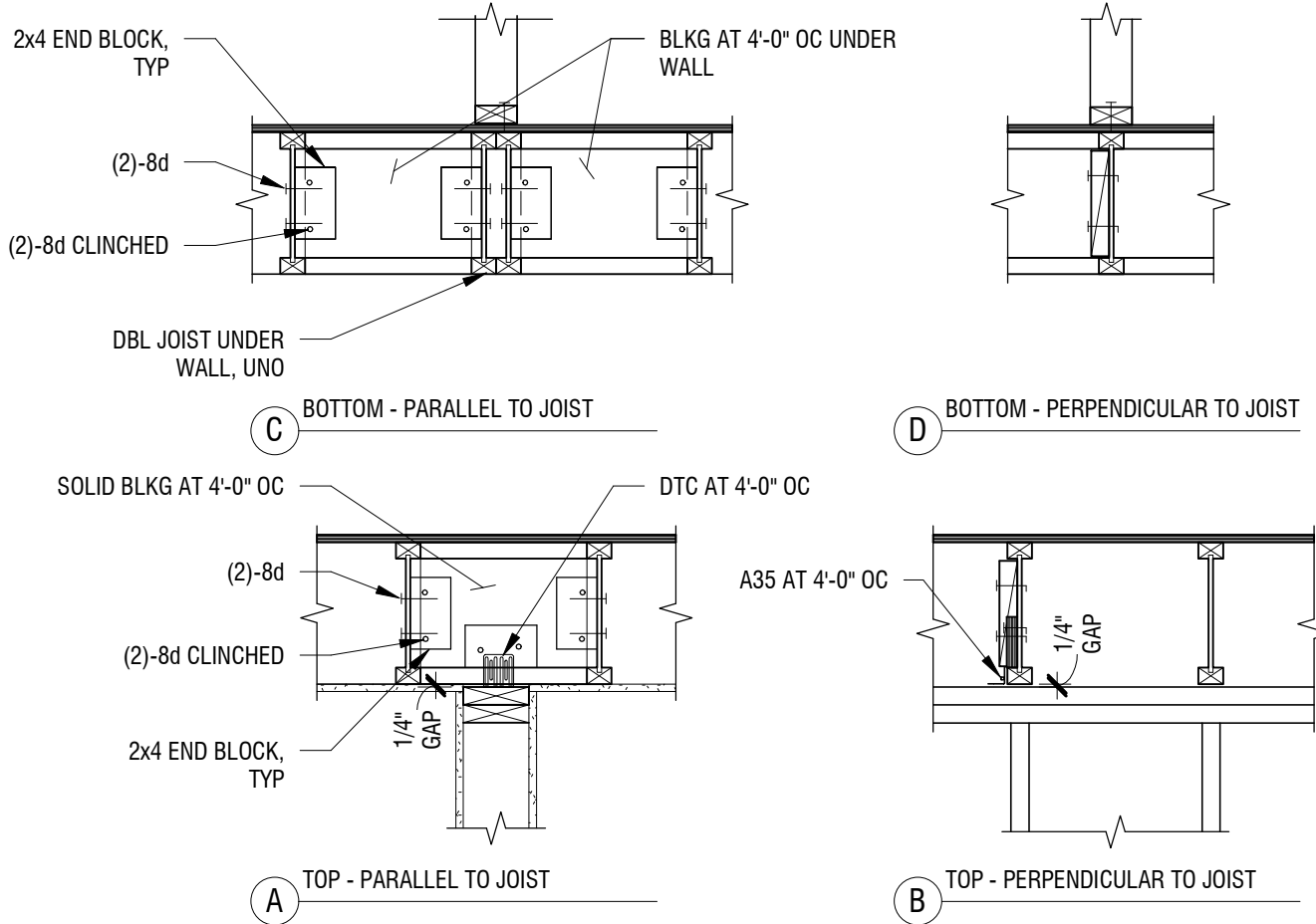
14 HEADER LET INTO JOIST BAY
NO SCALE



13 BORE AND NOTCH LIMITS IN TOP PLATES
NO SCALE

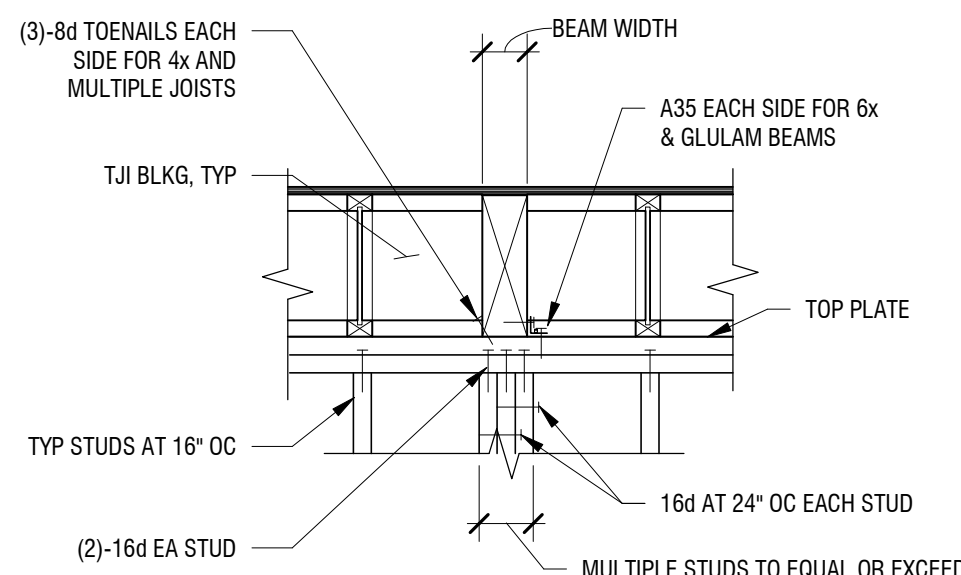


11 BORE AND NOTCH LIMITS IN STUDS
NO SCALE

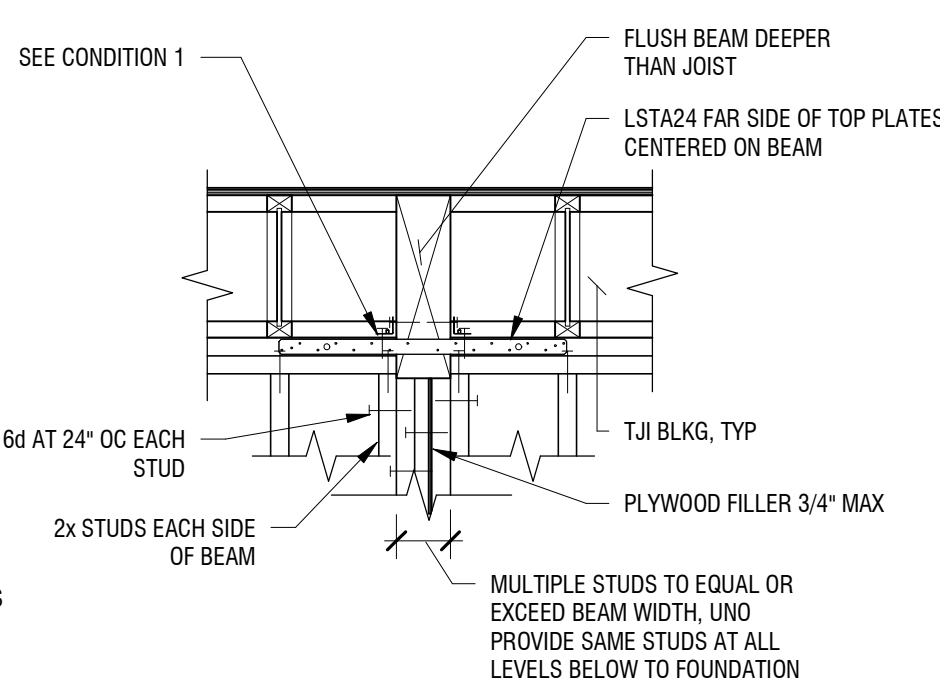


10 FLOOR FRAMING AT WALL
NO SCALE

NOTE:
AT DOUBLE HOLDOWN CONDITIONS WHERE PERPENDICULAR WALL OCCURS,
HOLDOWN POST AND HOLDOWNS CAN BE PLACED IN PERPENDICULAR WALL.



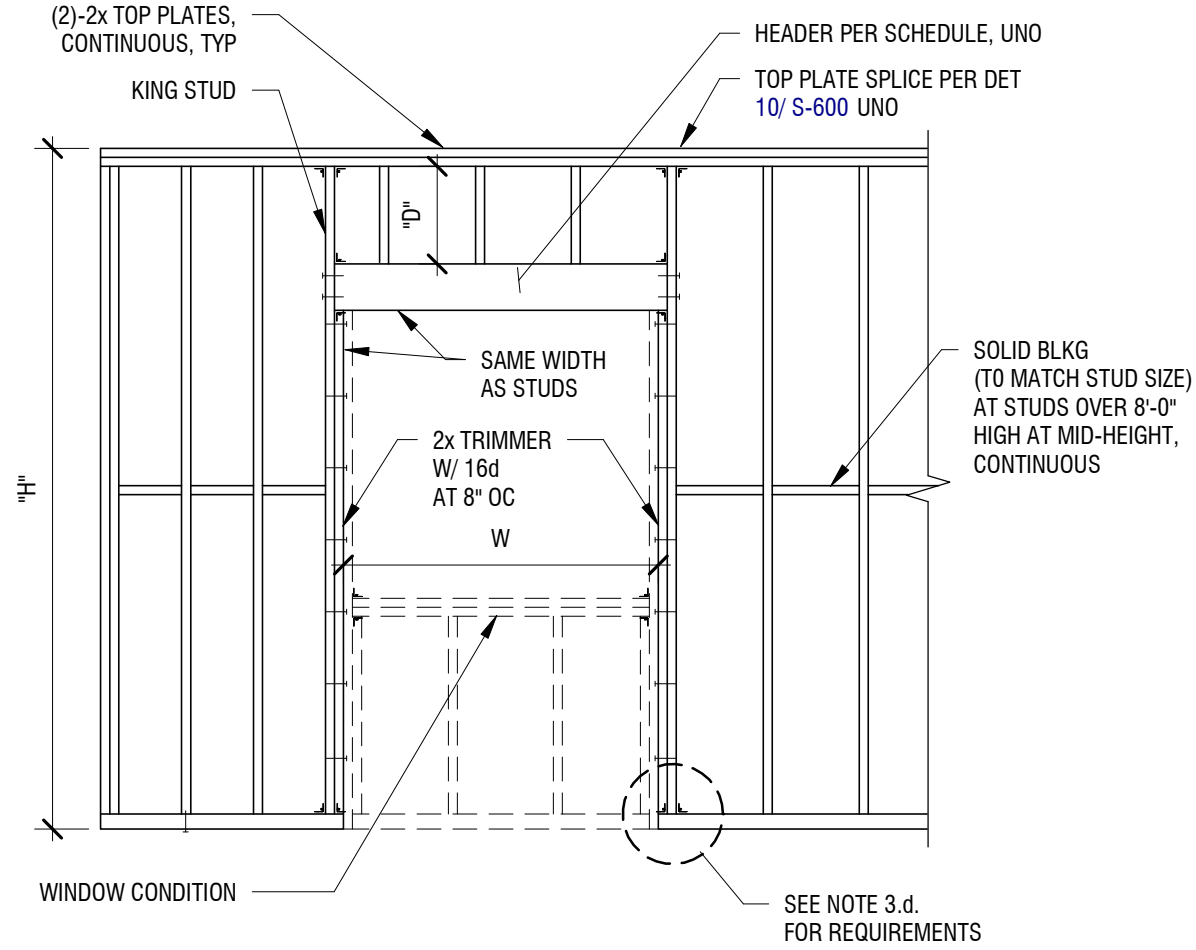
9 BEAM AT WALL = TJ
NO SCALE



B CONDITION 2

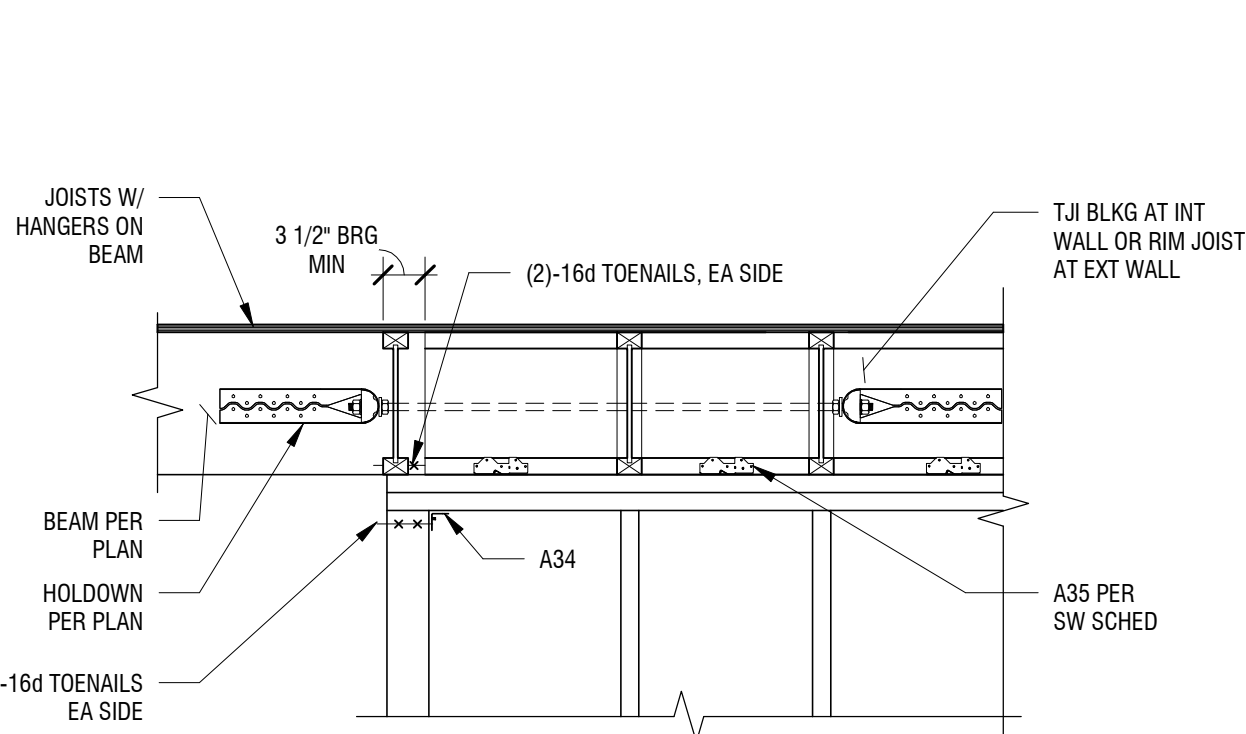
HEADER SCHEDULE			
# FLOORS SUPPORTED	UP TO 4'-0"	4'-0" TO 6'-0"	6'-0" TO 8'-0"
ROOF ONLY	4X4	4x6	4x8
ROOF + 1 FLOOR	4X6	4x10	4x12
ROOF + 2 FLOORS	4X8	6x10	6X12

WALL STUD SCHEDULE	
# FLOORS SUPPORTED	STUD
ROOF ONLY	2x4 AT 24 " OC
ROOF + 1 FLOOR	2x4 AT 16" OC
ROOF + 2 FLOORS	2x6 AT 16" OC

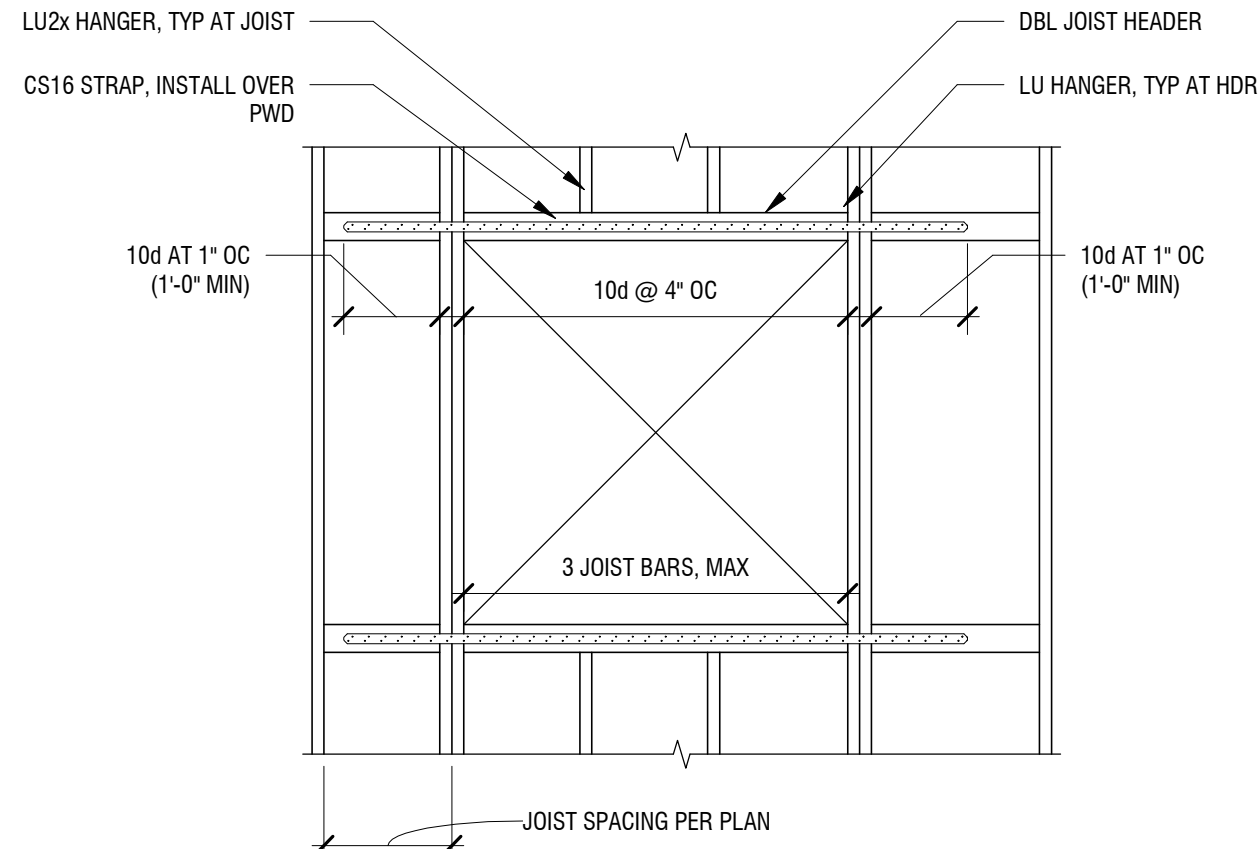


NOTES:
1. WHERE "D" IS 12" OR LESS, A SINGLE, FULL-DEPTH HEADER MAY BE USED.
2. WHERE "H" EXCEEDS 10'-0" PROVIDE 2 KING STUDS AT EA SIDE OF OPENING.
3. WHERE "W" EXCEEDS 6'-0" PROVIDE:
a. 3 KING STUDS EA SIDE.
b. ALL FRAMING CLIPS AS SHOWN.
c. DOUBLE 2x TRIMMER.
d. A35 FOR 2x6 WALLS, A34 FOR 2x4 WALLS AT TOP AND BOTTOM OF EXTERIOR WALLS, TYPICAL.

7 TYPICAL BEAM SUPPORT AT WALL - PARALLEL
NO SCALE



6 TYPICAL BEAM SUPPORT AT WALL - PARALLEL
NO SCALE

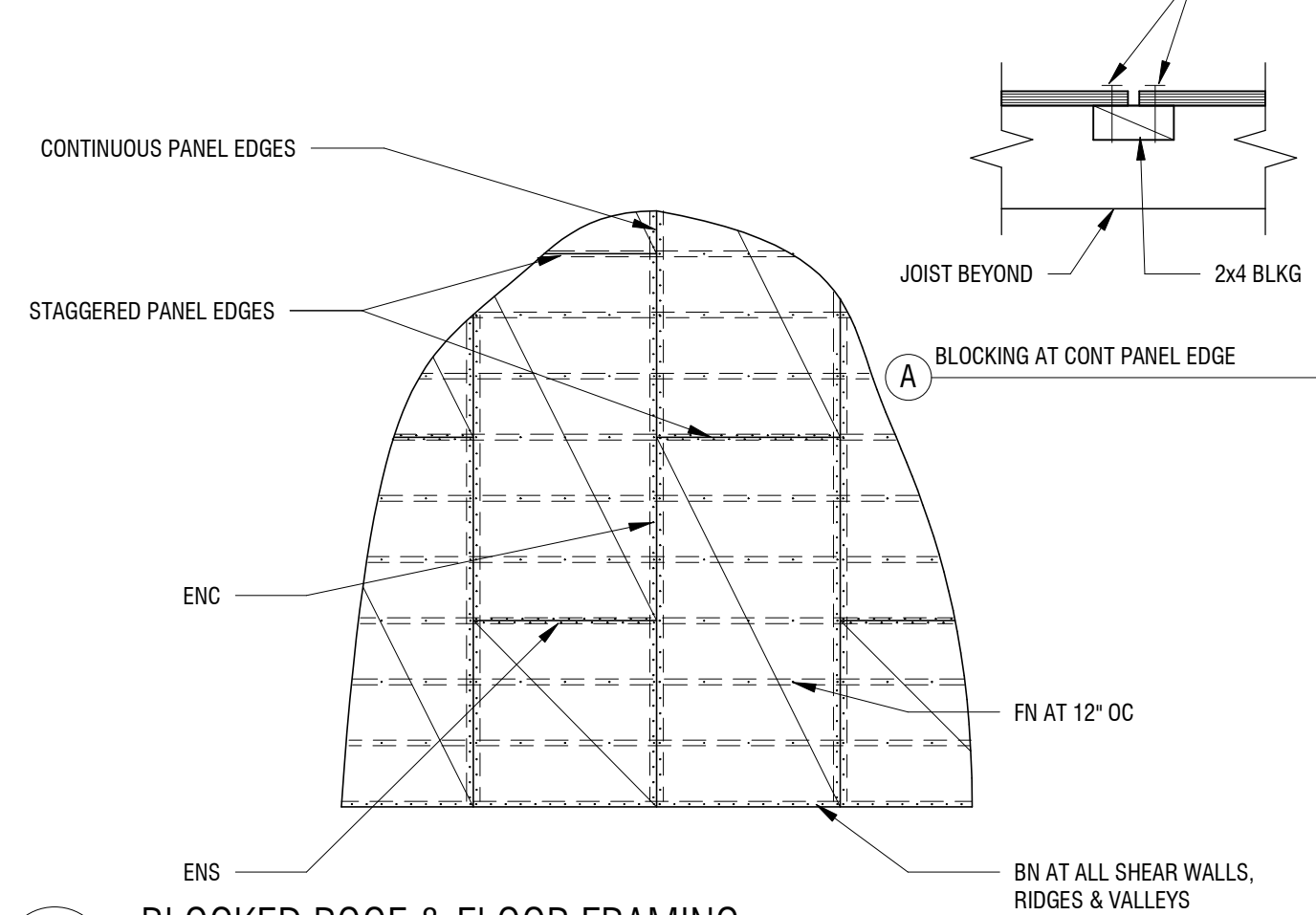


4 TYPICAL FLOOR / ROOF OPENING
NO SCALE

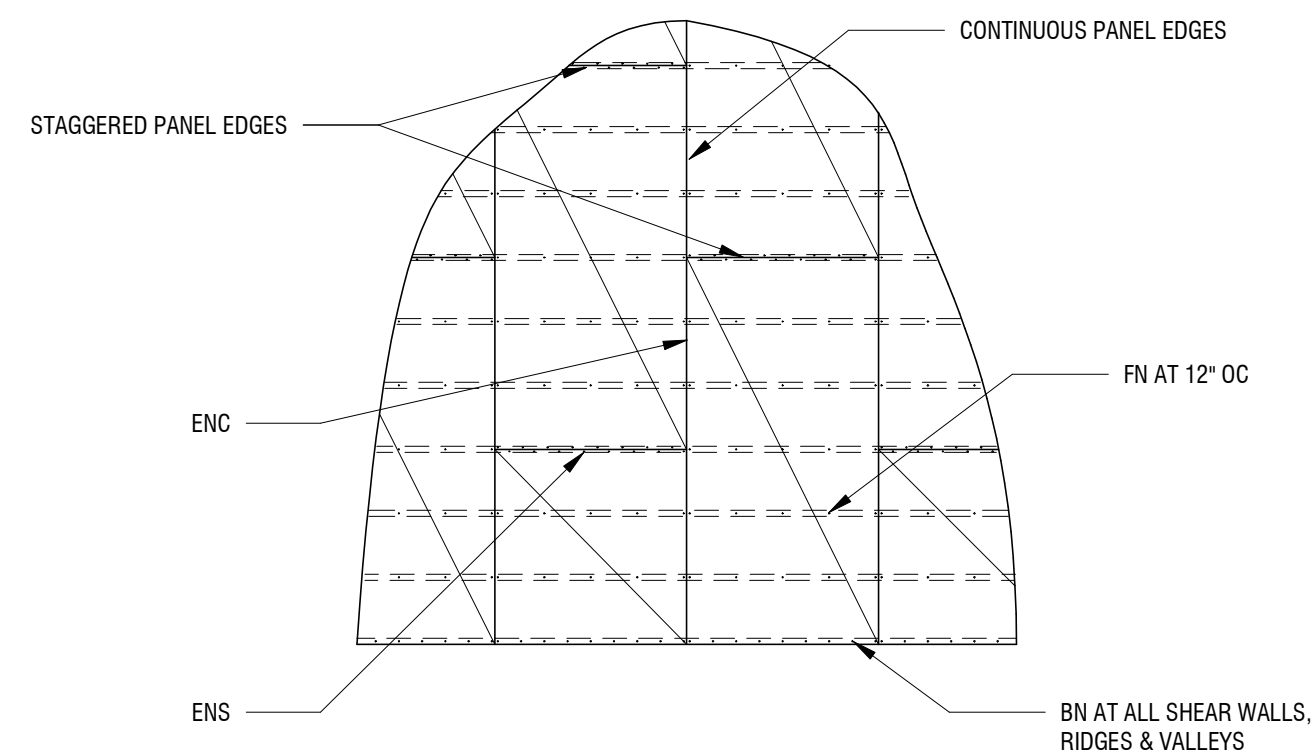
DIAPHRAGM SCHEDULE		
LOCATION	FLOOR	ROOF
PLYWOOD (PWD)	3/4" CD-X T&G	5/8" CD-X
BOUNDARY NAILING (BN)		10d AT 6" OC
STAGGERED PANEL NAILING (ENS)	10d AT 6" OC	
CONTINUOUS PANEL NAILING (ENC)		N/A (UN-BLOCKED)
FIELD NAILING (FN)	10d AT 12" OC	10d AT 12" OC
REFERENCE DETAIL	DETAIL 2/ S-600	DETAIL 1/ S-600

NOTES:
1. NAILS SHALL BE DRIVEN FLUSH.
2. NAILS SHALL NOT PENETRATE OUTER PWD.
3. MINIMUM PANEL DIMENSION IS 2'-0".

3 DIAPHRAGM SCHEDULE
NO SCALE



2 BLOCKED ROOF & FLOOR FRAMING
NO SCALE



1 UNBLOCKED ROOF & FLOOR FRAMING
NO SCALE

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DRAWING TITLE: WOOD FRAMING DETAILS

DRAWING NO: S-600

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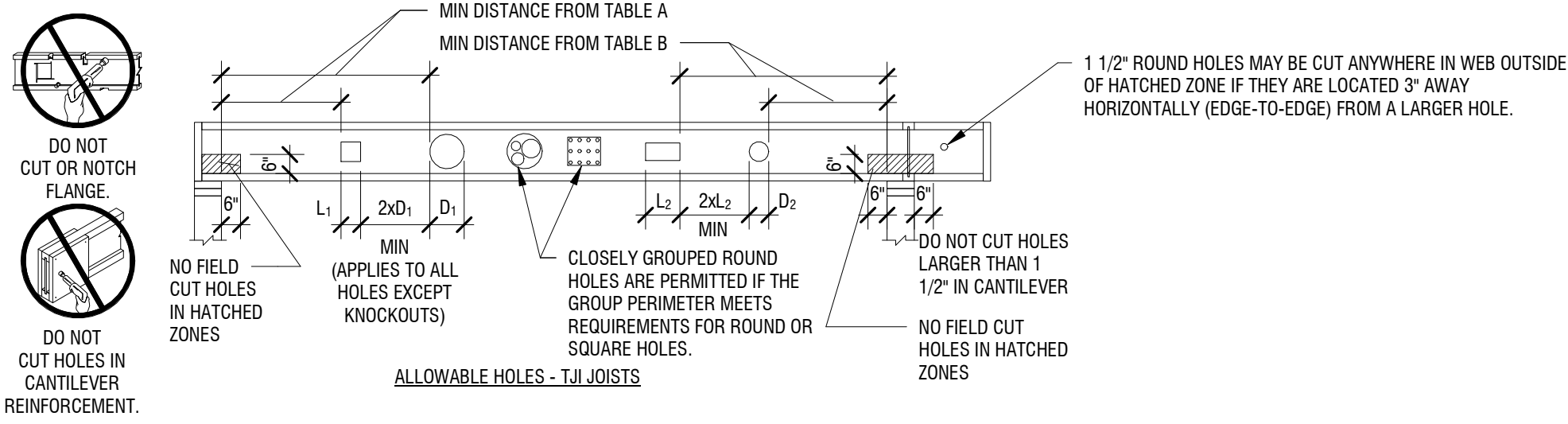
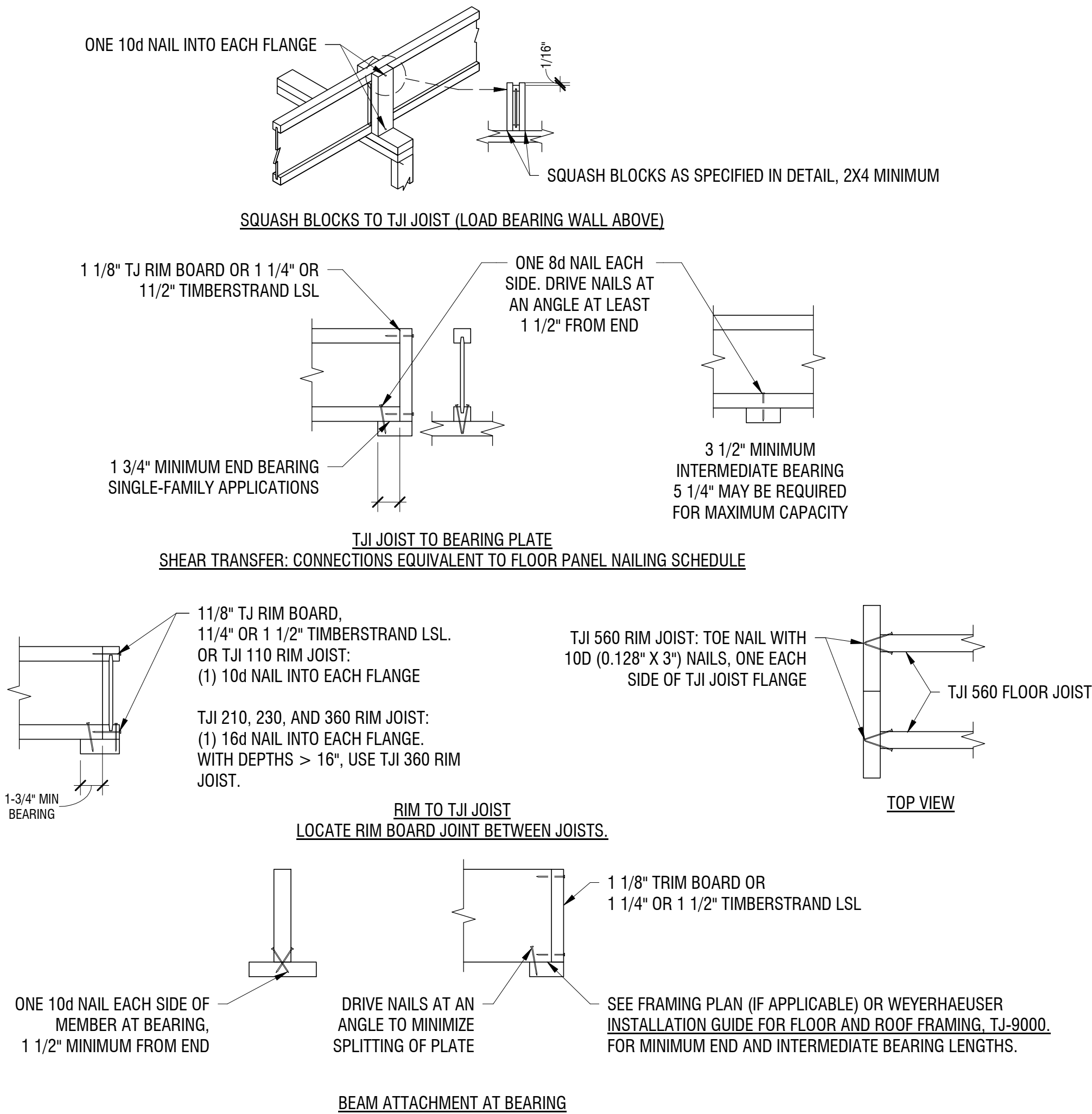


TABLE A - END SUPPORT
MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST END SUPPORT

JOIST DEPTH	TJI	ROUND HOLE SIZE										SQUARE OR RECTANGULAR HOLE SIZE									
		2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"		
9 1/2"	110	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	1'-6"	2'-6"	3'-6"	4'-6"						
	210	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"						
	230	1'-6"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"						
	360	1'-6"	2'-0"	3'-0"	4'-0"	6'-0"					1'-6"	2'-6"	3'-6"	5'-0"	5'-6"						
	560	1'-6"	2'-6"	3'-6"	5'-0"	7'-0"					2'-0"	3'-0"	4'-0"	5'-6"	6'-0"						
11 7/8"	110	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"			1'-0"	1'-6"	2'-0"	2'-6"	4'-6"	5'-0"	6'-0"				
	210	1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	3'-6"	6'-0"			1'-0"	1'-6"	2'-6"	3'-0"	5'-0"	5'-6"	6'-6"				
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-6"			1'-0"	2'-0"	2'-6"	3'-6"	5'-6"	5'-6"	7'-0"				
	360	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	5'-0"	7'-0"			1'-6"	2'-6"	3'-6"	4'-6"	6'-6"	6'-6"	7'-6"				
	560	1'-6"	2'-6"	3'-0"	4'-0"	5'-6"	6'-0"	8'-0"			2'-6"	3'-6"	4'-6"	5'-6"	7'-0"	7'-6"	8'-0"				
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"		1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	4'-0"	6'-0"	8'-0"			
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	2'-6"	3'-6"	6'-0"		1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"			
	230	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	2'-6"	4'-0"	7'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	9'-0"			
	360	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	8'-0"		1'-0"	1'-6"	2'-6"	4'-0"	6'-0"	6'-6"	8'-0"	9'-6"			
	560	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	6'-6"	9'-0"		1'-6"	3'-0"	4'-0"	5'-0"	7'-0"	7'-6"	9'-0"	10'-0"			
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	3'-0"	5'-6"	7'-6"	10'-0"		
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-6"	8'-0"	11'-0"		
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	3'-0"	4'-0"	7'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	7'-0"	9'-0"	11'-0"		
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	4'-6"	6'-6"	9'-0"	1'-0"	1'-0"	1'-6"	3'-0"	5'-0"	5'-6"	9'-0"	10'-0"	11'-6"		
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	7'-6"	10'-0"	1'-0"	2'-0"	3'-0"	4'-6"	6'-6"	7'-0"	10'-0"	11'-0"	12'-0"		
18"	360	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	5'-6"	9'-6"			1'-0"	3'-0"	4'-6"	6'-0"	10'-0"	11'-0"	13'-6"				
	560	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	7'-0"	10'-6"			2'-0"	5'-0"	6'-6"	8'-0"	11'-0"	12'-0"	14'-0"				
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	7'-0"	10'-0"		1'-0"	1'-6"	3'-0"	4'-6"	8'-0"	11'-6"	13'-6"	15'-6"			
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	8'-6"	11'-0"		1'-0"	3'-6"	5'-0"	7'-0"	10'-6"	13'-0"	14'-6"	15'-6"			

15 ALLOWABLE HOLE SIZE TABLE FOR TJI RESIDENIAL JOISTS

NO SCALE



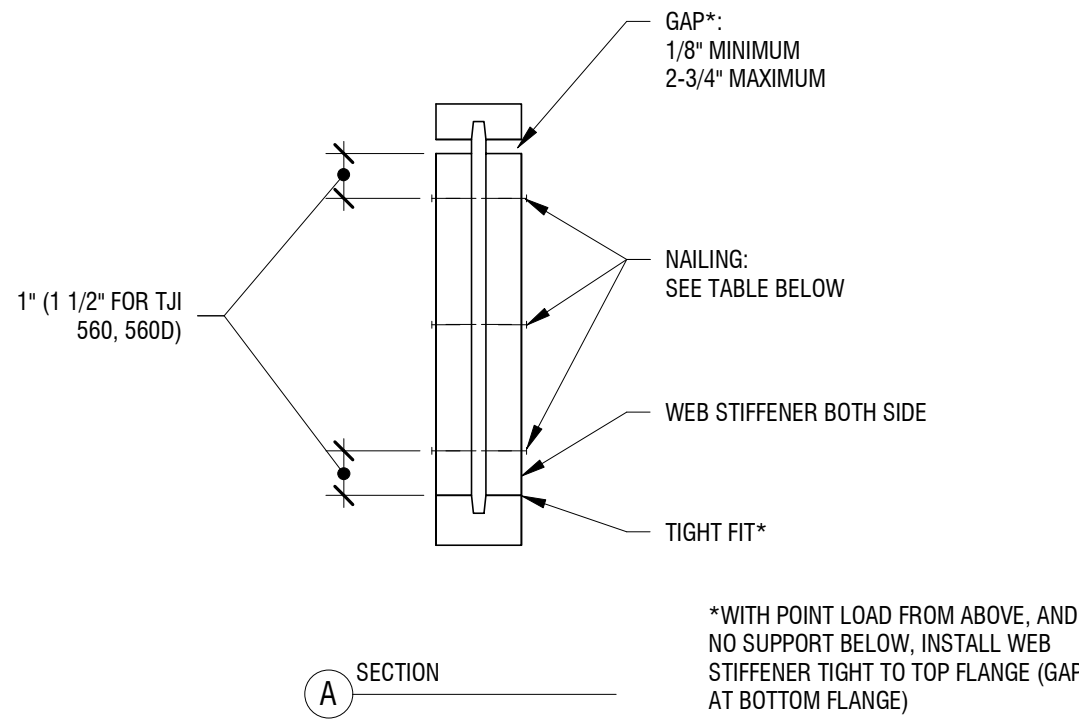
13 NAILING AT BEARING (FLOOR)

NO SCALE

TABLE B - INTERMEDIATE OR CANTILEVER SUPPORT
MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST INTERMEDIATE OR CANTILEVER SUPPORT

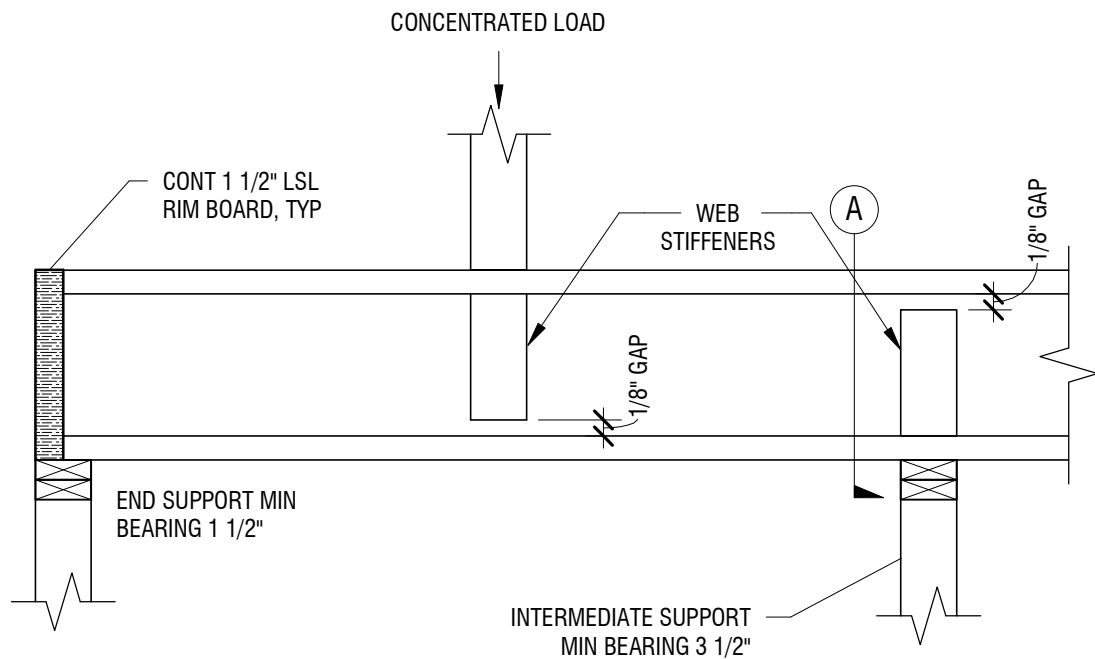
JOIST DEPTH	TJI	ROUND HOLE SIZE										SQUARE OR RECTANGULAR HOLE SIZE									
		2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"		
9 1/2"	110	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"						
	210	2'-0"	2'-6"	3'-6"	5'-0"	8'-0"					2'-0"	3'-0"	4'-0"	6'-6"	7'-6"						
	230	2'-6"	3'-0"	4'-0"	5'-6"	8'-6"					2'-0"	3'-6"	4'-6"	6'-6"	7'-6"						
	360	3'-0"	4'-0"	5'-6"	6'-6"	9'-0"					3'-0"	4'-6"	5'-6"	7'-6"	8'-0"						
	560	3'-6"	5'-0"	6'-0"	7'-6"	10'-0"					4'-0"	5'-6"	6'-6"	8'-0"	9'-0"						
11 7/8"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-6"	8'-6"			1'-0"	1'-6"	2'-6"	4'-0"	7'-0"	7'-0"	9'-6"				
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"			1'-0"	2'-0"	3'-0"	4'-6"	8'-0"	8'-0"	10'-0"				
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	10'-0"			1'-0"	2'-6"	3'-6"	5'-0"	8'-6"	9'-0"	10'-6"				
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"			2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"				
	560	1'-6"	3'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"			3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"				
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-6"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"			
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	9'-6"		1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-0"	10'-0"	13'-0"			
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-0"	10'-6"		1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	7'-6"	11'-0"	13'-6"			
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"		1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-0"	12'-0"	14'-0"			
	560	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	9'-6"	13'-6"		1'-0"	3'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-6"	15'-0"			
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	8'-6"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	4'-6"	8'-6"	11'-6"	15'-0"		
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	6'-0"	10'-0"	1'-0"	1'-0"	1'-0"	1'-6"	4'-6"	5'-6"	10'-0"	12'-6"	16'-0"		
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	11'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	10'-6"	13'-6"	16'-6"		
	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	10'-0"	13'-6"	1'-0"	1'-0"	2'-0"	4'-0"	7'-6"	8'-6"	13'-0"	14'-6"	17'-0"		
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"	1'-0"	1'-0"	3'-6"	5'-6"	9'-0"	10'-0"	14'-6"	16'-0"	18'-0"		
18"	360	4"	6"	7"	8"	10"	12"	14 3/4"	16 3/4"		4"	6"	7"	8"	10"	12"	14 3/4"	16 3/4"			
	560	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"	9'-0"	14'-6"			1'-0"	4'-0"	6'-6"	9'-0"	14'-6"	16'-6"	19'-0"				
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	11'-0"	15'-0"		1'-0"	1'-6"	4'-0"	7'-0"	12'-6"	16'-6"	19'-0"	20'-6"			
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	5'-6"	11'-6"	15'-6"		1'-0"	3'-0"	6'-0"	8'-6"	14'-0"	17'-6"	19'-0"	20'-6"			

- RECTANGULAR HOLES BASED ON MEASUREMENT OF LONGEST SIDE.
- LEAVE 1/8" OF WEB (MINIMUM) AT TOP AND BOTTOM OF HOLE. DO NOT CUT JOIST FLANGES.
 - TABLES ARE BASED ON UNIFORM LOAD TABLES IN CURRENT DESIGN LITERATURE.
 - FOR SIMPLE SPAN (5' MINIMUM), UNIFORMLY LOADED JOISTS USED IN RESIDENTIAL APPLICATIONS, ONE MAXIMUM SIZE ROUND HOLE MAY BE LOCATED AT THE CENTER OF THE JOIST SPAN PROVIDED THAT NO OTHER HOLES OCCUR IN THE JOIST.



TJI JOIST SERIES	DEPTH (IN)	MINIMUM WEB STIFFENER SIZE	NAILING REQUIREMENTS		
			TYPE	NUMBER NAILS	
				END	INTERMEDIATE
110 210 230 & 360	ALL	5/8" x 2-5/16" ⁽¹⁾ 3/4" x 2-5/16" ⁽¹⁾ 7/8" x 2-5/16" ⁽¹⁾	8d (0.113" x 2 1/2")	3	3
560	ALL	2x4 ⁽²⁾	16d (0.135" x 3 1/2")		
560D	18" 20" 22" ⁽³⁾ 24" ⁽³⁾	2x4 ⁽²⁾	16d (0.135" x 3 1/2")	4 5 6 6	4 5 11 13

- (1) PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL
(2) CONSTRUCTION GRADE OR BETTER
(3) WEB STIFFENERS ARE ALWAYS REQUIRED FOR 22" AND 24" TJI 560D JOISTS



5 TJI WEB STIFFENER ATTACHMENT

NO SCALE

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CLIENT:

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Portland, OR 97232

PROJECT NO: PROJECT NAME:

22-502 Russell Street
Apartments

N Russell St, Portland OR 97227

PROJECT ADDRESS:

PROJECT PHASE: 50% CD

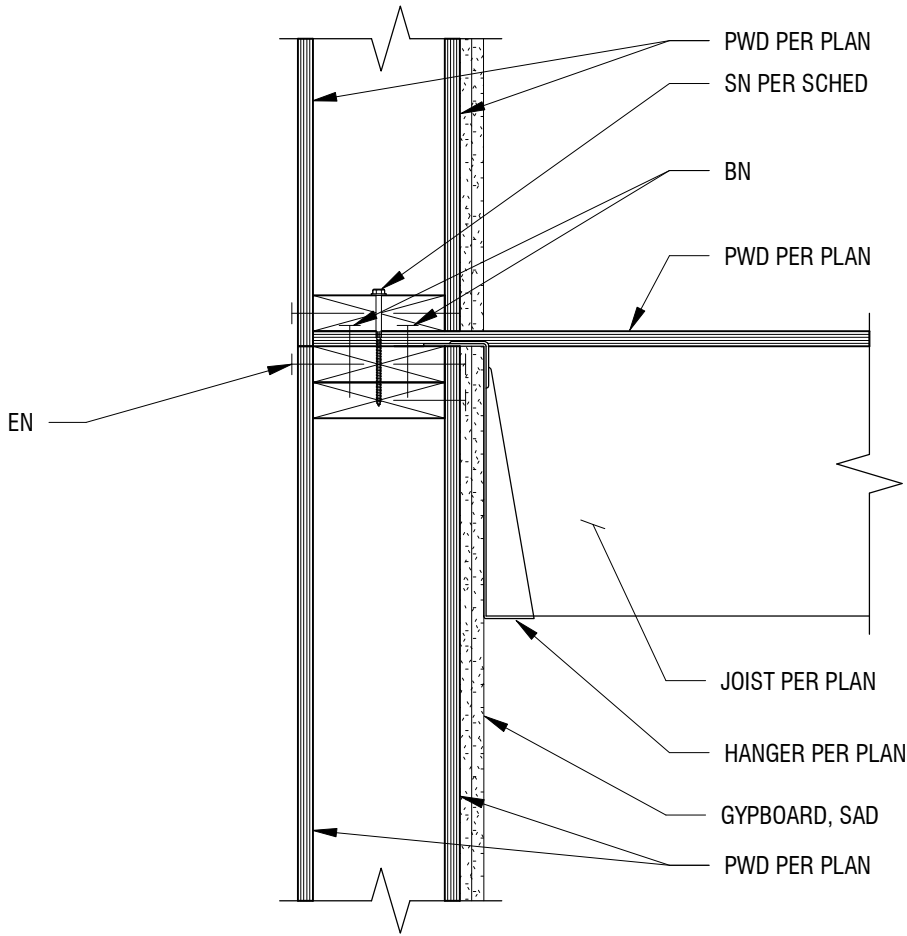
DRAWN: Author CHECKED: Checker

ISSUE DATE: 02/22/2023

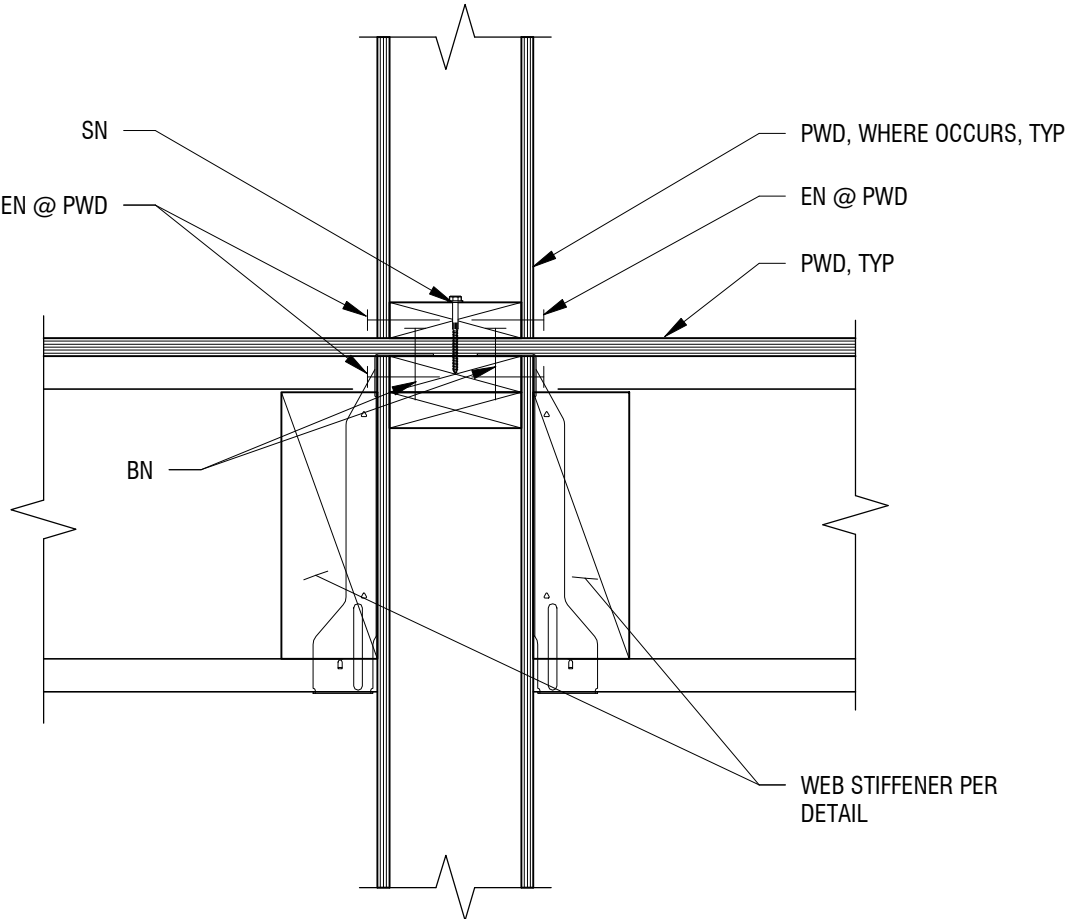
DRAWING TITLE: TJI FRAMING DETAILS I

DRAWING NO: S-601

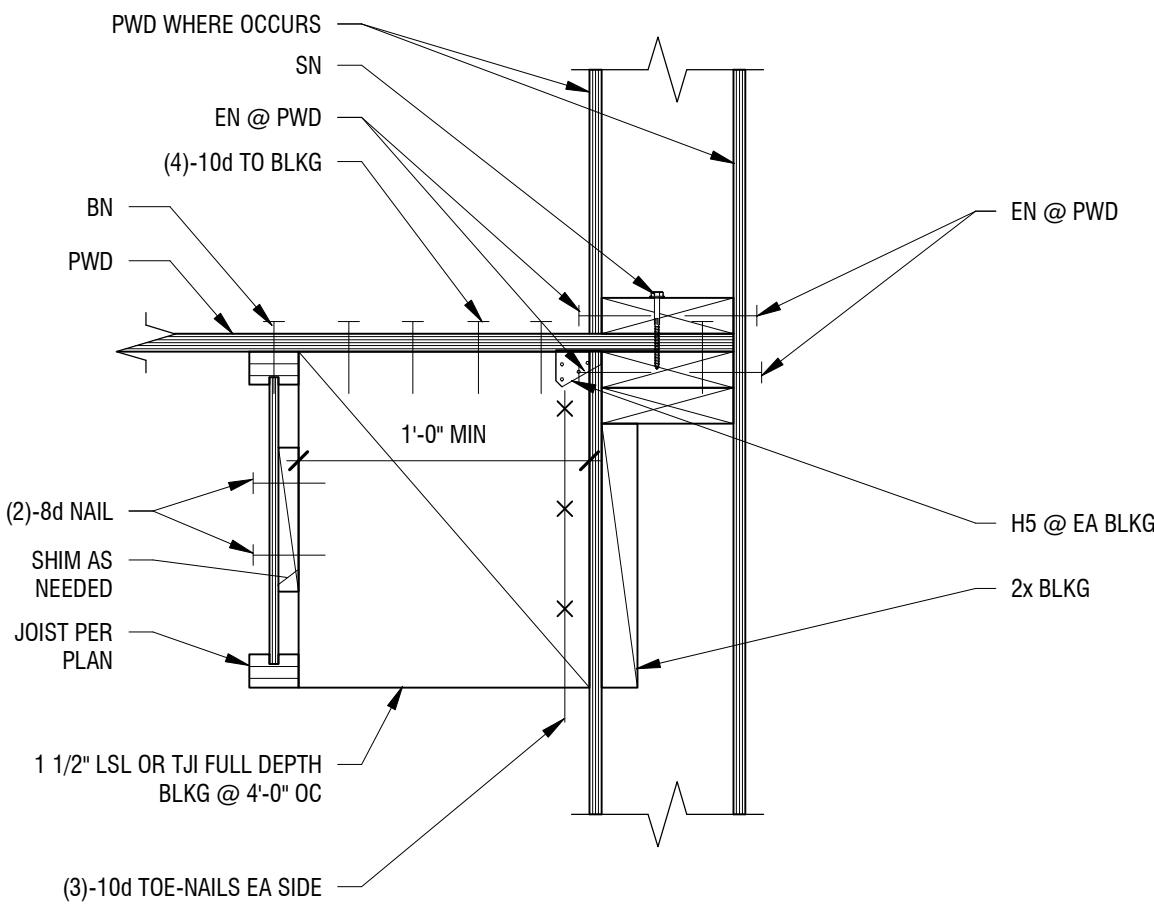
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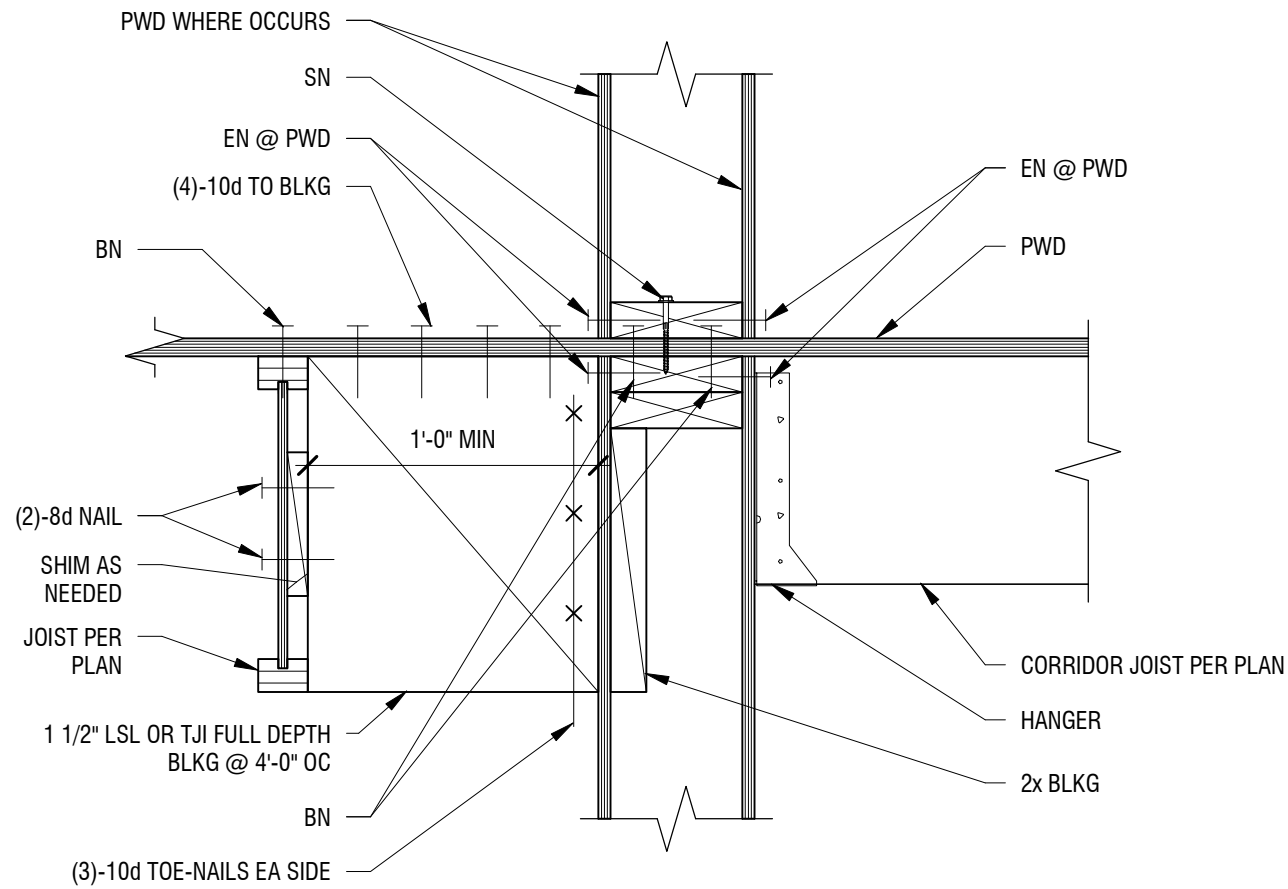
4 2-HOUR BEARING /SHAFT WALL
1 1/2" = 1'-0"



3 DOUBLE-SIDED PARTY WALL
1 1/2" = 1'-0"



2 EXTERIOR WALL
1 1/2" = 1'-0"



1 CORRIDOR WALL
1 1/2" = 1'-0"

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PROJECT NO: PROJECT NAME:
22-502 Russell Street Apartments

PROJECT ADDRESS:
N Russell St, Portland OR 97227

PROJECT PHASE: **50% CD**

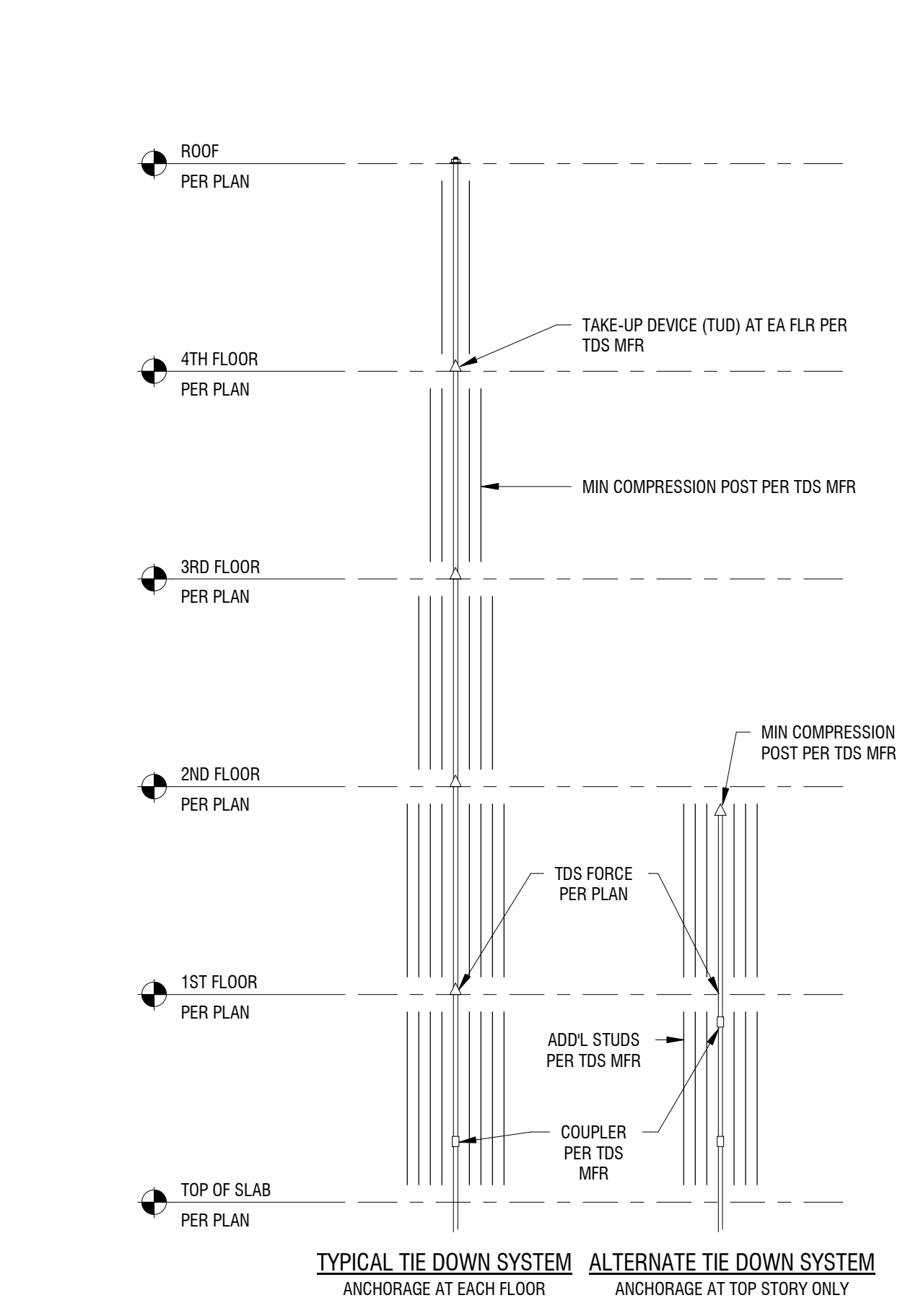
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ISSUE DATE: 02/22/2023

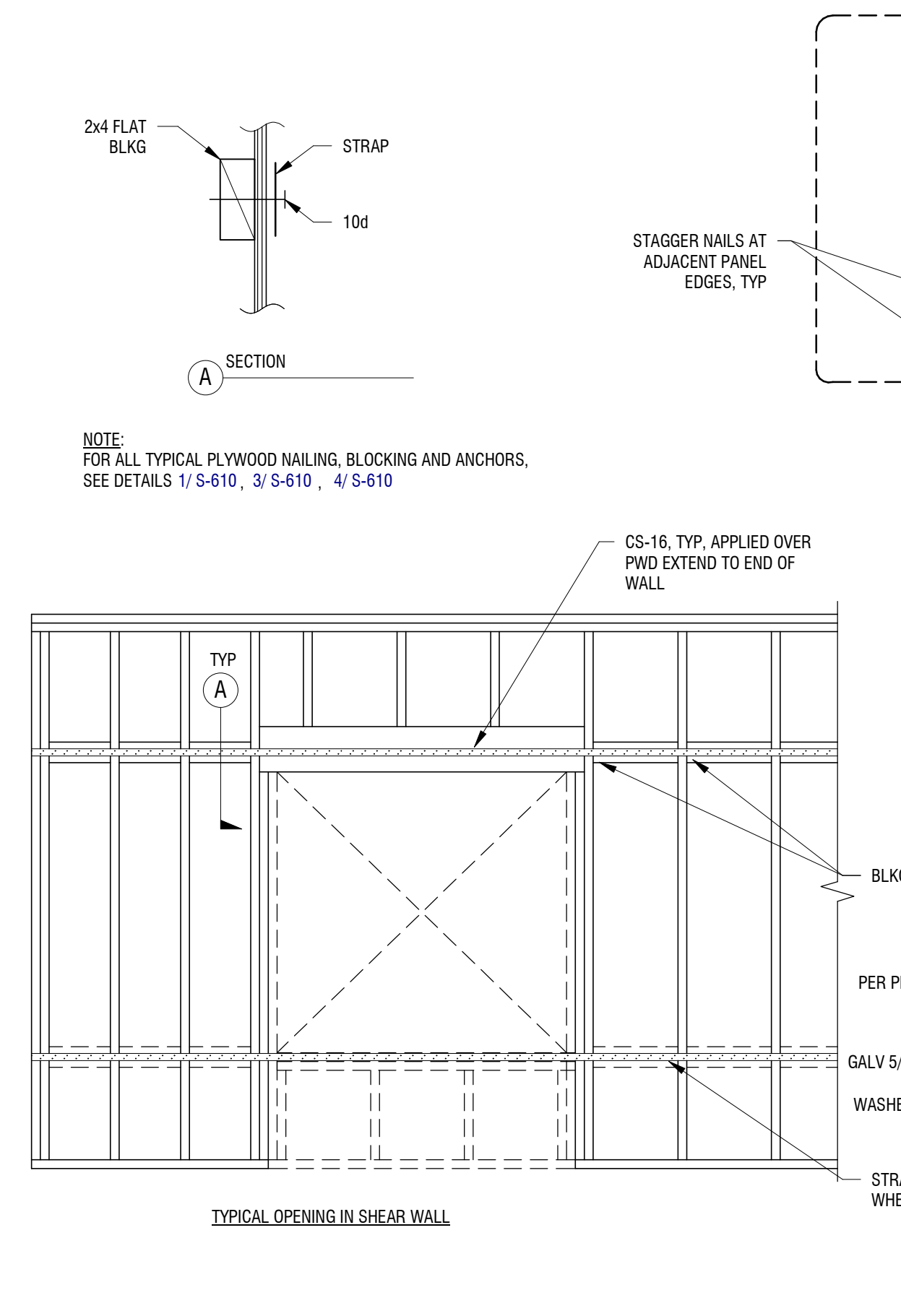
DRAWING TITLE: **TJI FRAMING DETAILS II**

DRAWING NO: **S-602**

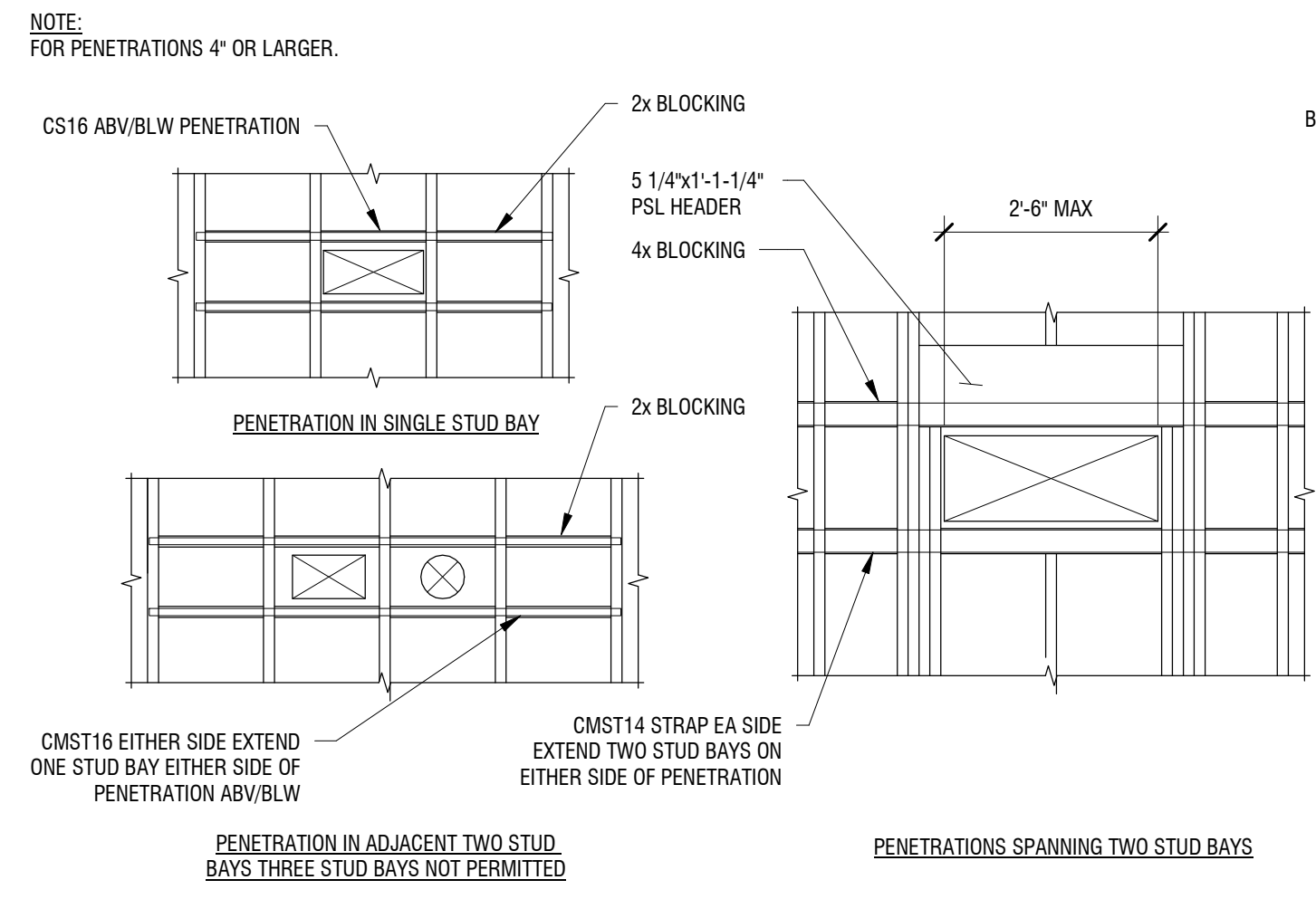
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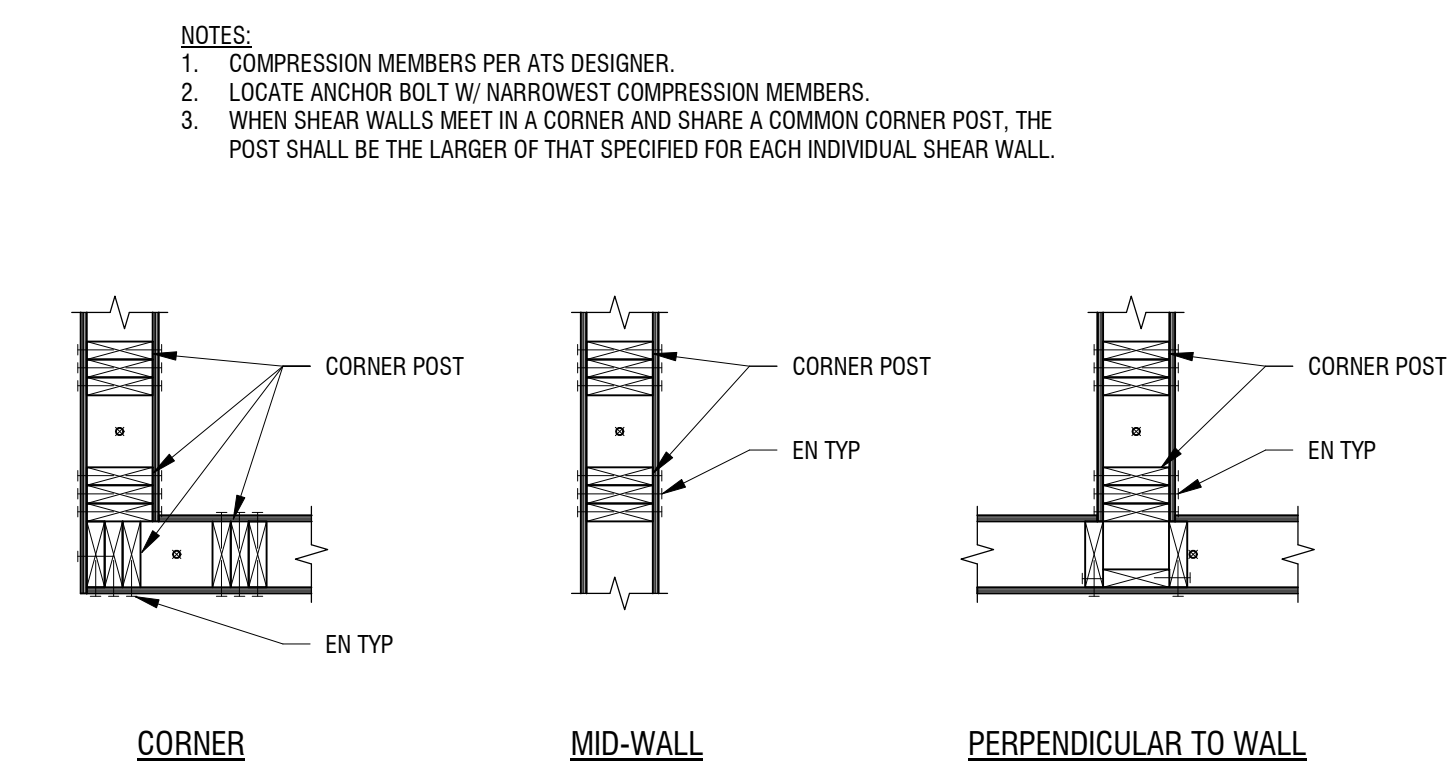
15 TYPICAL TIE DOWN SYSTEM (TDS) ELEVATION
NO SCALE



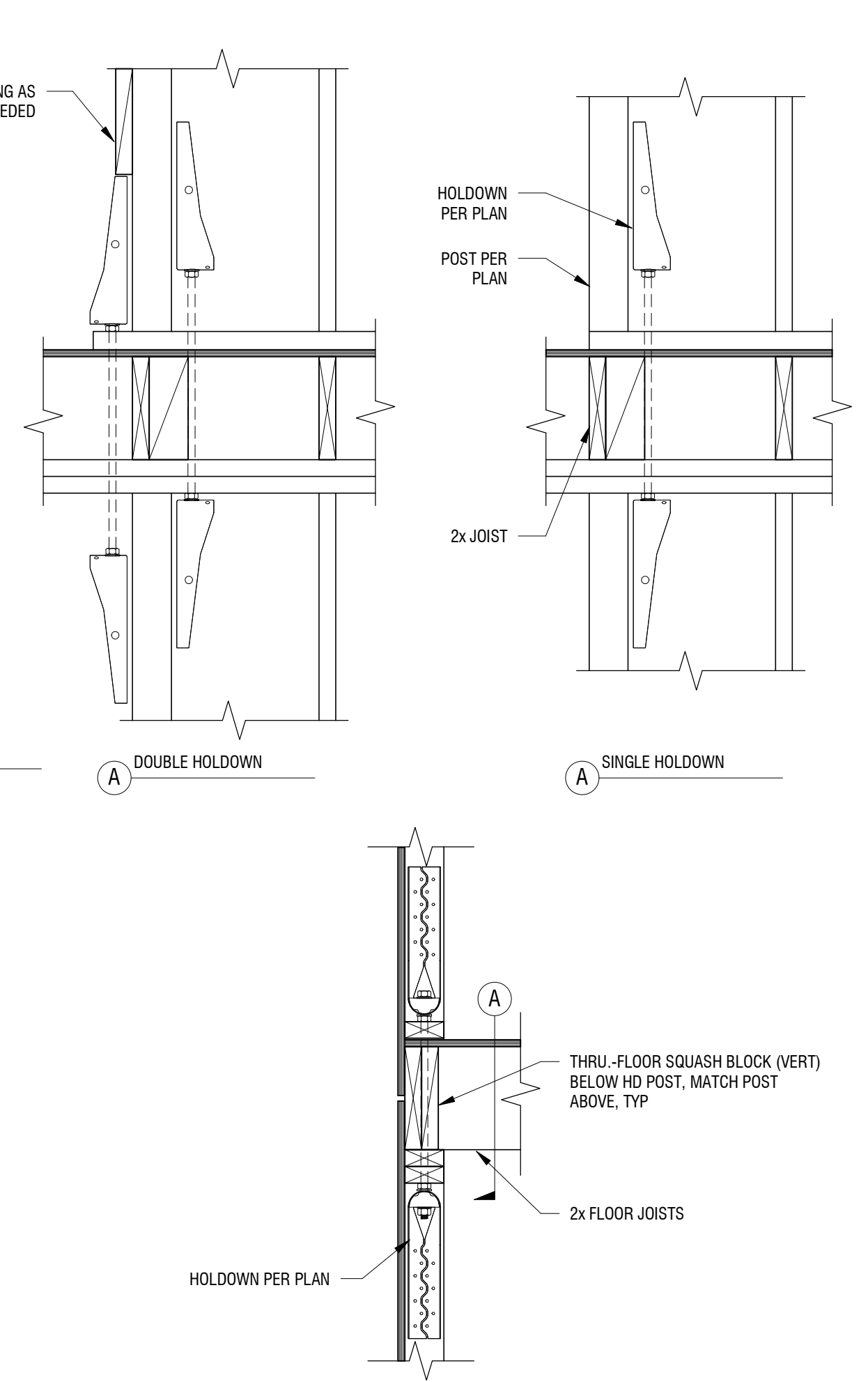
13 TYPICAL OPENING IN SHEAR WALL
NO SCALE



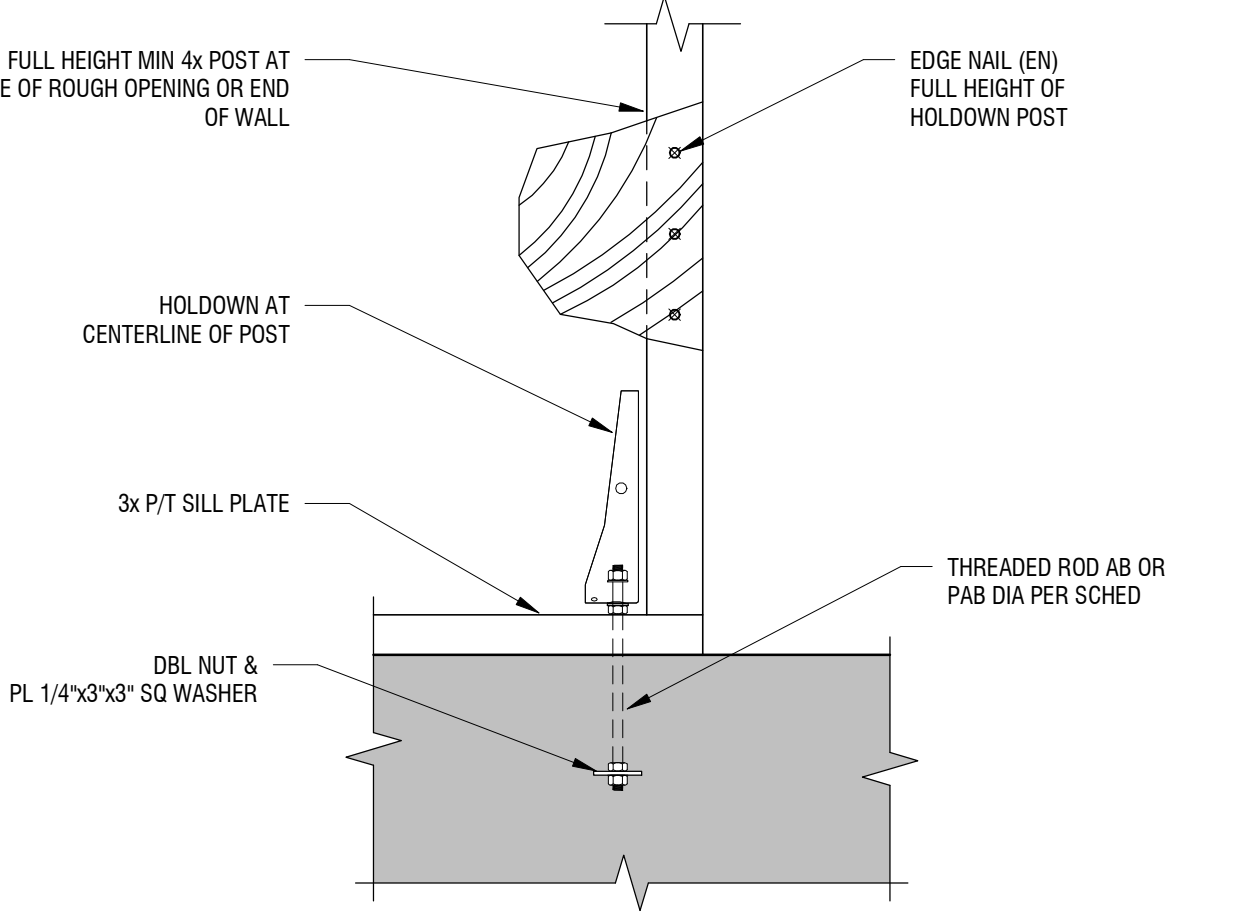
12 TYPICAL MECHANICAL PENETRATIONS
NO SCALE



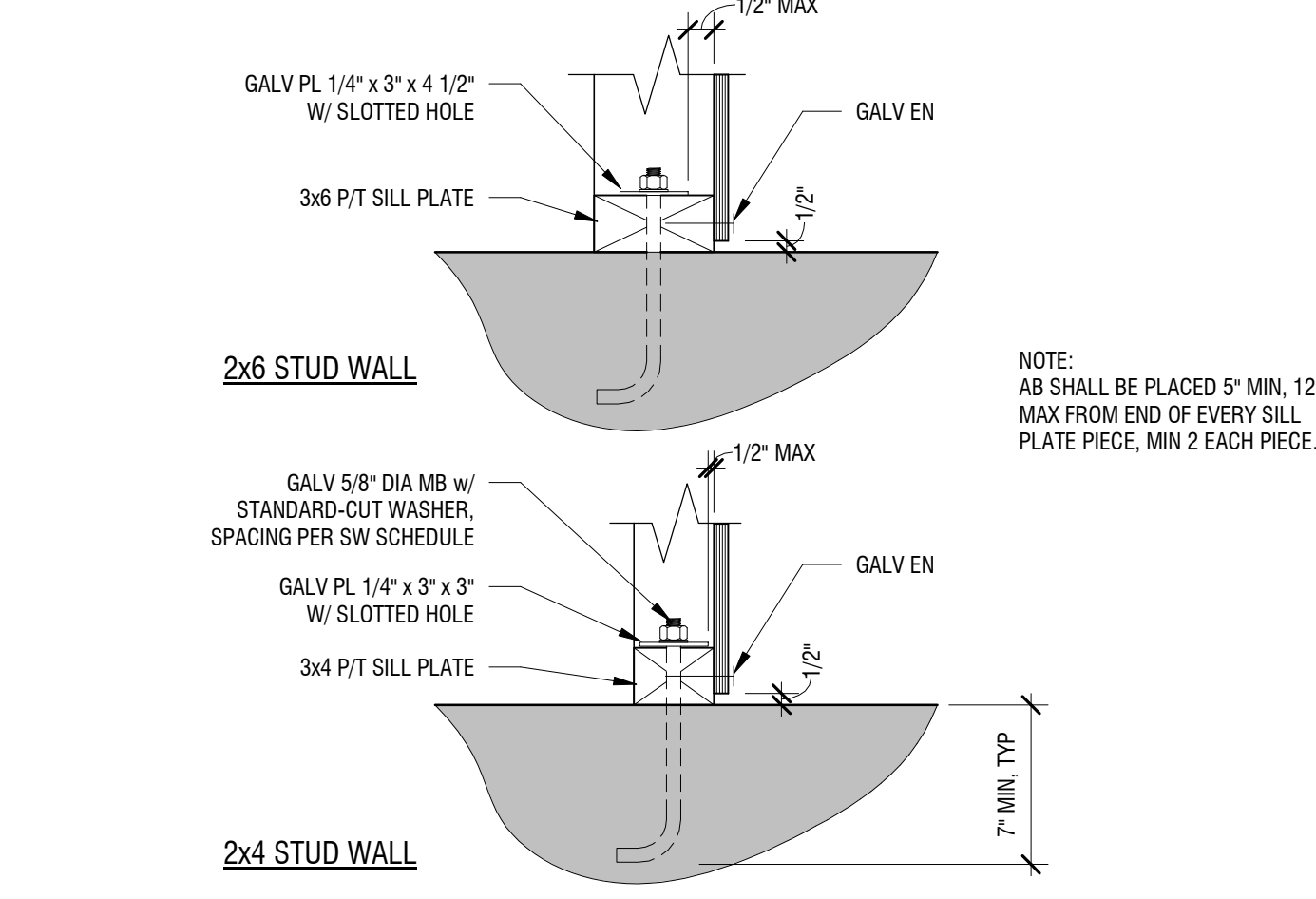
11 TYPICAL SHEAR WALL END/CORNERS
NO SCALE



7 TYPICAL HOLDOWN BETWEEN FLOORS
NO SCALE



6 TYPICAL HOLDOWN AT NEW CONCRETE
NO SCALE



4 TYPICAL ANCHOR BOLT PLATES
NO SCALE

HOLDOWN SCHEDULE					
SIMPSON MODEL No.	ANCHOR BOLT DIA	ANCHOR EMBED	DRILL & EPOXY EMBED	POST MIN	PAB
HDU2	5/8"	8"	10"	4x4	5
HDU4,5	5/8"	8"	10"	4x4	5
HDU8	7/8"	12"	13"	4x4	7
HDQ8	7/8"	12"	13"	4x4	7
HDC10/4	7/8"	12"	13"	4x4	7
HDU11	1"	14"	15"	6x6	8
HDU14	1"	14"	15"	6x6	8

NOTES:
1. ANCHOR BOLT MATERIAL SHALL BE ASTM A36 THREADED ROD OR ASTM A307 OR BETTER BOLTS, UNO
2. CONCRETE ANCHOR EMBEDMENT IS INTO CONCRETE FOOTING, WALL OR SLAB (NOT INCLUDING CURB HEIGHT) UNO
3. PROVIDE ALL REQUIRED FASTENERS TO POST OR STUDS PER SIMPSON CATALOG AND ICC-ESR-2330 REPORT.

3 HOLDOWN SCHEDULE
NO SCALE

SHEAR WALL SCHEDULE					
TYPE	EN	A35 CLIP	SDS 1/4" x 4 1/2" SILL CONN	5/8" x 3" SILL BOLTS	SPECIAL FRAMING
2	2" OC	6" OC	4" OC	16" OC	PROVIDE 3x FRAMING AT ADJOINING PANEL EDGES
3	3" OC	8" OC	6" OC	24" OC	PROVIDE 3x FRAMING AT ADJOINING PANEL EDGES
4	4" OC	8" OC	8" OC	32" OC	PROVIDE 3x FRAMING AT ADJOINING PANEL EDGES
6	6" OC	12" OC	12" OC	48" OC	
DBL2	2" OC	N/A	2" OC	12" OC	SEE NOTES 6 & 7
DBL3	3" OC	N/A	3" OC	12" OC	SEE NOTES 6 & 7
DBL4	4" OC	5" OC	4" OC	16" OC	SEE NOTES 6 & 7

NOTES:
1. ALL PANELS SHALL BE 15/32" APA-PRS 5-PWD STRUC-1 PLYWOOD.
2. NAILS SHALL BE 10d COMMON (3"x0.148").
3. BLOCK ALL UNSUPPORTED EDGES OF SHEATHING PANELS.
4. FIELD NAILING IS 10d AT 12" OC, TYPICAL.
5. SILL BOLTS SHALL HAVE A 1/4"x3"x3" GALVANIZED PLATE WASHER & SHALL BE EMBEDDED 7" MIN INTO CONCRETE, NOT INCLUDING CURB HEIGHT.
6. AT DOUBLE-SIDED SHEAR WALLS PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
7. AT DOUBLE-SIDED SHEAR WALLS PROVIDE 3x FRAMING FOR ALL SILLS, BOTTOM PLATES, TOP PLATES, RIM JOISTS, STUDS, AND BLOCKING (INCL. THRU-FLOOR BLOCKING).

1 SHEAR WALL SCHEDULE
NO SCALE

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PROJECT ADDRESS:
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PROJECT PHASE: **50% CD**

DRAWN: RKH CHECKED: JVE

ISSUE DATE: 02/22/2023

DRAWING TITLE: **WOOD SHEAR WALL DETAILS**

DRAWING NO: **S-610**

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04.07.2023 RUSSELL STREET APARTMENTS
 APPEALS, ROUND 3

1 FIRST APPEAL

1. Code Section
- a. 2022 OSSC Section 510 Special Provisions

2. Please describe the requirements of the code section listed above.

a. This reconsideration of appeal #31443 items 1 and 2 are being completely rewritten to combine them into one clear appeal of section 510 Special Provisions versus two separate subsections.

b. Section 510 Special Provisions which permit the use of special conditions that are exempt from, or modify, the specific requirements of Chapter 5 regarding the allowable building heights and areas of buildings based on the occupancy classification and type of construction, provided the special condition complies with the provisions specified in this section for such condition and other applicable requirements of this code.

3. Summarize the intent of the appeal, preferably in one sentence.

a. We would like to appeal to be able to use the 2018 Seattle Building Code section 510.1 and 510.10 in lieu of OSCC Section 510 Special Provisions.

4. Describe the alternate methods and/or materials of construction to be used or that exist. (Be as specific and detailed as possible). If this is a Reconsideration of an appeal, enter the original appeal text, followed by a section titled "Reconsideration Text" along with new language.

a. Section 510.1 of the 2018 Seattle Building Code permits the combination of special provision 510.2 Horizontal Building Separation Allowance and special provision 510.10 Group R-2 Buildings of Type IIIA Construction.

b. Our proposed project meets all of the requirements for the use of section 510.2 permitting a horizontal building separation at Level 02:

i. 3-hour fire-resistance rating at Level 02 achieved with a 14” thick mild-reinforced concrete slab.

ii. Level 01 is Type IA construction with reinforced concrete construction and all partitions made of non-combustible material (metal stud and drywall).

iii. Shafts, stairwells and elevator enclosures that penetrate both the upper and lower structure are all 2-hour fire-resistance rated.

iv. The upper building is type IIIA with 3-hour stairwell shafts at Level 01 and 2-hour stairwell shafts from Level 02 to the roof permitting the use of a wood framed stairs connecting the Type IA and IIIA construction.

- v.

The building above the horizontal assembly is R2 occupancy.
- vi.

The building in its entirety is protected with an NFPA 13 automatic sprinkler system.
- vii.

The building height in accordance with section 504.3 is 75 feet which is less than the permissible 85 feet."
- c.

Our proposed project meets all of the requirements of section 510.10 which states the height limitation for buildings of Type IIIA construction in Group R-2 shall be increased to six stories where all of the following conditions are met:

i.

The first story of Type IIIA construction is separated from stories above with a horizontal assembly having a fire-resistance rating of not less than 2 hours, Level 03 floor will be 2-hour rated.

ii.

All stories of Type IIIA construction greater than 6,000 square feet shall be subdivided into compartments, by 2-hour fire-resistance rated fire wall, with areas of not more than 12,000 gross square feet. The total floor plate area is 13,859 square feet and will be broken into two compartments separated by a 2-hour fire wall located at or near gridline 7. This fire wall will extend from the level 02 podium to the roof and from the exterior wall to exterior wall across the building. The corridor opening will be fitted with an automatic closing door that is triggered by the fire alarm system.

iii.

Each compartment shall have an enclosed exit stairway, and a standpipe in accordance with Section 905.

iv.

Unprotected vertical openings, including unenclosed interior exit access stairways, shall not penetrate floor/ceiling assemblies between stories of Type IIIA construction or between stories of Type IIIA and Type IA construction.

v.

Mezzanines shall not be allowed in any story of the Type IIIA construction.

vi.

The maximum total design dead load shall be 50 psf for all roof areas above the sixth story of Type IIIA construction.

vii.

The exterior walls will be 1-hour wood framed with fire resistant treated (FRT) lumber at non-bearing walls and 2-hour wood framed with fire resistant treated (FRT) lumber at bearing walls in accordance with section 602.3 of the 2022 OSSC.

d.

A section through the building showing the ratings of each floor level has been provide for clarification.
5.

Describe why the alternate is required and how it will provide equivalent health, accessibility, structural capacity, energy conservation, life safety or fire protection to what the code requires. If this is a Reconsideration of an appeal, enter the original appeal text, followed by a section titled "Reconsideration Text" along with new language.

a.

This appeal is required to maximize the efficiency of the building while also maximizing the number of housing units for the development. Levels 02 through 07 stack the full height aside from a minor modification at Level 07 to accommodate community space while Level 01 is a completely different plan layout for lobby, office, retail, mechanical, and live-work space. Stacking the structural system between Level 01 and Level 02 would be difficult if two Levels of Type IA construction were required.

b.

Based on preliminary cost estimates we have determined that the add cost of a second Level of concrete is between \$450,000 and \$500,000, additionally, in order to stack the concrete structural elements between Levels 01 and 02 we would lose at minimum 2 residential units from Level 02.

c.

Structurally the six-story light wood framed solution makes sense for this building based on the following assessment:

i.

The grid layout of the building places the bearing walls approximately 13'-0" apart. At six stories tall, the total accumulated bearing load at Level 02 (the first wood framed
- Level)

is still less than a five-story building with bearing walls spaced 16'-0" to 20'-0" apart \ which is standard in most five- story wood framed buildings.

ii.

A wood structural plywood shear wall system is permitted up to 65-feet in height per chapter 12 of ASCE 7-16. At six-stories tall, the wood shear walls will be 60-feet in height to the roof diaphragm, still five feet shy of the maximum permitted by code. The resultant tie-down loads at the ends of the shear walls are still in the acceptable range for transfer into the 14" podium slab at Level 02.

d.

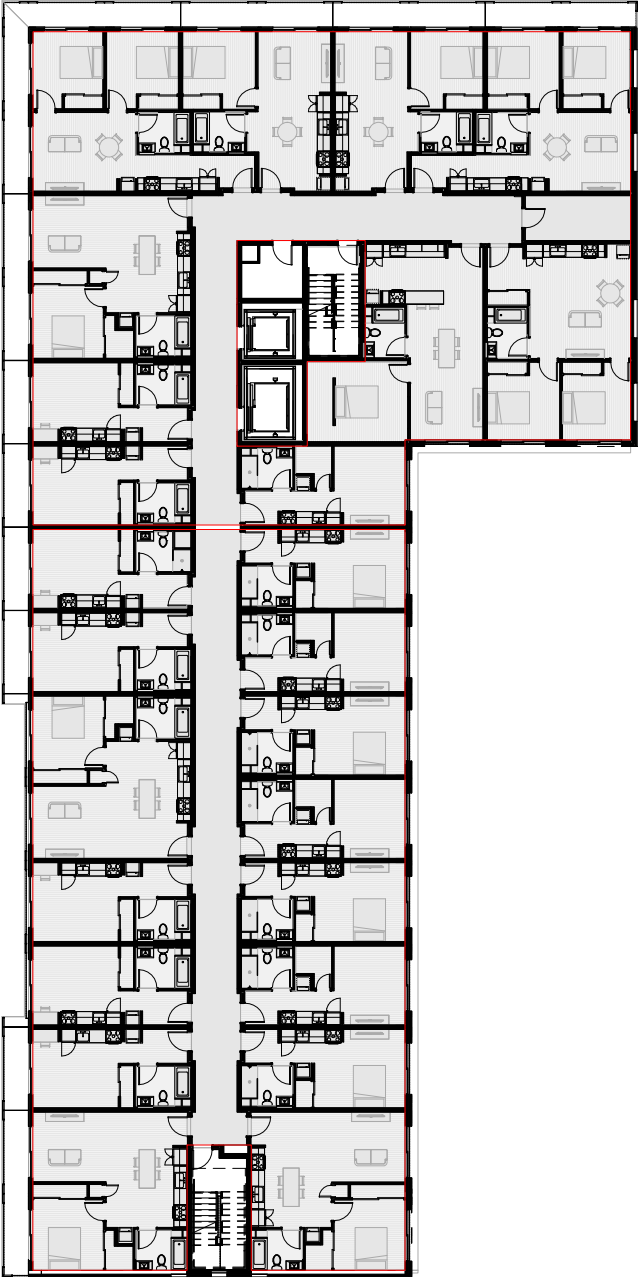
The 2018 Seattle building code section 510.10 permits 12,000 square foot per floor maximum compartments at six stories for a total area of 72,000 square feet per compartment. We are proposing two compartments of approximately 7,000 square feet or less per floor level which meets the requirements of the 2018 Seattle building code.

e.

More restrictive compartment areas would result in separation of living areas without direct access to one of the two provided 2-hour rated stairway exit shafts requiring people to pass through one to two extra doorways in order to safely exit the building. With the use of the 2018 Seattle building code section 510.10 all units have direct access to a 2-hour rated exist stairway enclosure to safely exit the building.

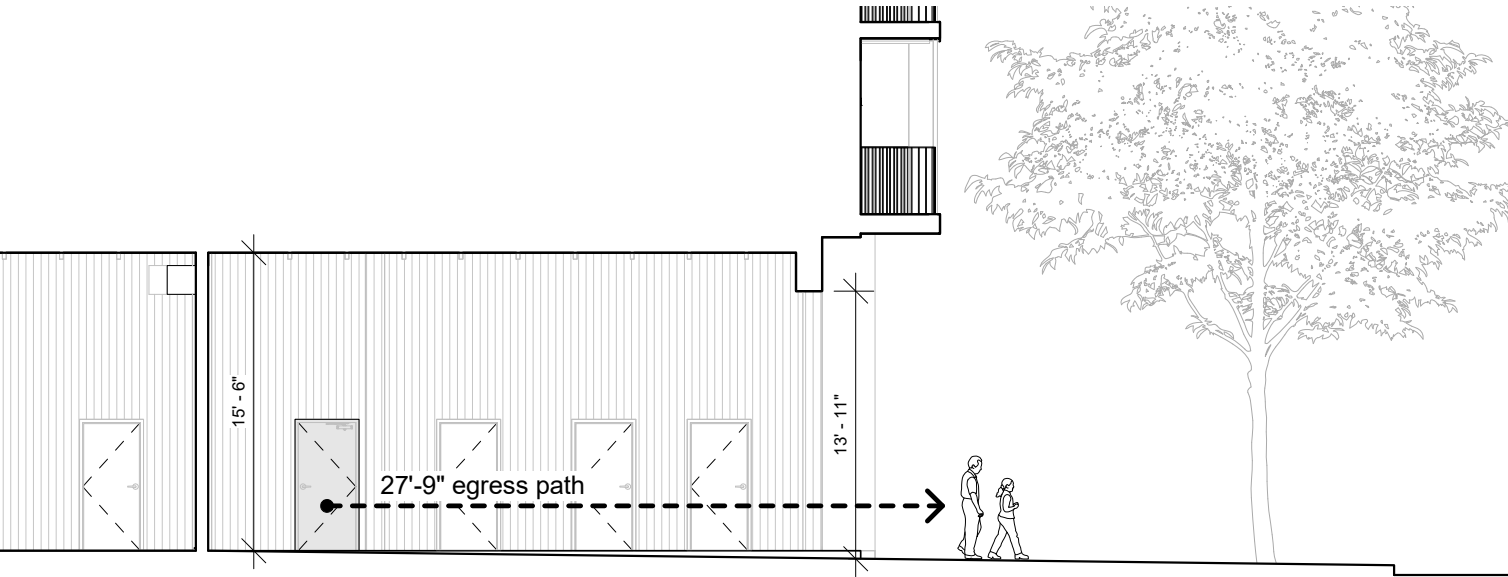
f.

The addition of the 2-hour rated floor at Level 03 increases the fire protection of the lowest floors of the building, promoting more time for exiting the building in the event of a fire.



- 1-hour fire rated construction
- 2-hour fire rated construction
- 3-hour fire rated construction





2 SECOND APPEAL

1. Code Section
 - a. 1028.1
2. Please describe the requirements of the code section listed above.
 - a. Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide a direct path of egress travel to grade. The exit discharge shall not reenter a building. The combined use of Exceptions 1 and 2 shall not exceed 50 percent of the number and minimum width or required capacity of the required exits.

Exceptions:

 - b. Not more than 50 percent of the number and minimum width or required capacity of interior exit stairways and ramps is permitted to egress through areas on the level of discharge provided that all of the following conditions are met:
 - i. Discharge of interior exit stairways and ramps shall be provided with a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure.
 - ii. The entire area of the level of exit discharge is separated from areas below by construction conforming to the fire-resistance rating for the enclosure.
 - iii. The egress path from the interior exit stairway and ramp on the level of exit discharge is protected throughout by an approved automatic sprinkler system. Portions of the level of exit discharge with access to the egress path shall either be equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, or separated from the egress path in accordance with the requirements for the enclosure of interior exit stairways or ramps.
 - iv. Where a required interior exit stairway or ramp and an exit access stairway or ramp serve the same floor level and terminate at the same level of exit discharge, the termination of the exit access stairway or ramp and the exit discharge door of the interior exit stairway or ramp shall be separated by a distance of not less than 30 feet (9144 mm) or not less than one-fourth the length of the maximum overall diagonal dimension of the building, whichever is less. The distance shall be measured in a straight line between the exit discharge door from the interior exit stairway or ramp and the last tread of the exit access stairway or termination of slope of the exit access ramp.

- c.

Not more than 50 percent of the number and minimum width or required capacity of the interior exit stairways and ramps is permitted to egress through a vestibule provided that all of the following conditions are met:
- i.

The entire area of the vestibule is separated from areas below by construction conforming to the fire-resistance rating of the interior exit stairway or ramp enclosure.
- ii.

The depth from the exterior of the building is not greater than 10 feet (3048 mm) and the length is not greater than 30 feet (9144 mm).
- iii.

The area is separated from the remainder of the level of exit discharge by a fire partition constructed in accordance with Section 708 of the International Building Code. Exception: The maximum transmitted temperature rise is not required.
- d.

The area is used only for means of egress and exits directly to the outside.
- e.

Horizontal exits complying with Section 1026 shall not be required to discharge directly to the exterior of the building.
3.

Summarize the intent of the appeal, preferably in one sentence.
- a.

We would like to appeal that Stair #2 (south) to allow exit discharge onto a pedestrian sidewalk, to the exterior, however, under the cover of the floor above.
- 4

Describe the alternate methods and/or materials of construction to be used or that exist. (Be as specific and detailed as possible). If this is a Reconsideration of an appeal, enter the original appeal text, followed by a section titled "Reconsideration Text" along with new language.
- a.

We proposed to discharge Stair #2 (south) directly onto a dedicated pedestrian sidewalk, outdoors, and under the cover of the floor above, whose construction has a 3-hour fire rating.
- b.

The unobstructed path of travel, measured from the egress door to the property line is approximately 27'-9".
- c.

The egress path shall be protected by a NFPA 13 automatic sprinkler system.
- d.

The 3-hour rated floor assembly is continuous and includes the Level 02 balconies (12-inch concrete).
- e.

Please refer to the build section provided that illustrates the fire-rated construction, and the annotated heights requested on the exit section.
5.

Describe why the alternate is required and how it will provide equivalent health, accessibility, structural capacity, energy conservation, life safety or fire protection to what the code requires. If this is a Reconsideration of an

- appeal, enter the original appeal text, followed by a section titled "Reconsideration Text" along with new language.
- a.

This appeal is required to maximize the efficiency of the building while minimizing unnecessary redundant circulation.
- b.

We feel this appeal does not negatively impact the health, accessibility, structural capacity, energy conservation, life safety, nor fire protection for its occupants.

