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APPEAL SUMMARY

Status: DECISION RENDERED

Appeal ID: 31973	Project Address: 112 NW 20th AVE
Hearing Date: 11/15/23	Appellant Name: Colin MacLean
Case No.: B-004	Appellant Phone: 5038071646
Appeal Type: Building	Plans Examiner/Inspector: Eric Gessner
Project Type: Commercial	Stories: 2 Occupancy: RM 4 Construction Type: Brick
Building/Business Name: Bashor Building	Fire Sprinklers: Yes - Entire building NFPA 13 approved per code
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 18-147110-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Residential/Retail

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 716.5 – Opening Fire Protection Assemblies
Requires	Per Table 716.5, Fire Partitions: Corridor walls, are to be 1-hr rated with 1/3 hr (20 min.) fire doors and 3/4 hr (45 min.) sidelight/transoms
Code Modification or Alternate Requested	Utilize six existing 20-minute solid wood core doors and milcore jambs with metal corners instead of three 1-hour doors on place of three 45 min doors and three 1-hour doors on first floor.
Proposed Design	In general, the OSSC allows the use of 20-minute fire rated doors in certain areas of a one-hour fire wall. 1-hour fire partitions used as an exit corridor and in a 1-hour smoke barrier, the code allows a 20- minute rated door.
Reason for alternative	<p>At an onsite consultation by Building Inspection supervisor, Eric Gessner (9:09am, 9/15/23) it was suggested that an appeal be requested to approve existing solid core wood doors that were installed by Portland Millwork based on standard with 1 hour fire wall.</p> <p>An NFPA 13 wet pipe sprinkler system with 4" riser was installed by Wyatt Fire and provides fully inspected and approved fire control with a 24-hour monitoring by Steele Electric. The building is also armed with smoke detection installed by Steele. Fire extinguishers are installed per plan. The</p>

brick building has a low occupancy 2-unit apartment with bedroom egress window access to public right of way and at least 2 exits per living unit.

In general, the OSSC allows the use of 20-minute fire rated doors in certain areas of a one-hour fire wall. 1-hour fire partitions used as an exit corridor and in a 1-hour smoke barrier, the code allows a 20- minute rated door.

Appeal item 2

Code Section	OSSC 715.4.3. 715.4.5
Requires	715.4.3 requires fire door assemblies to have minimum 20-minute protection in 1/2 hour or 1- hour corridor or smoke barrier walls. 715.4.5 requires that fire door assemblies be labeled by an approved agency, permanently affixed.
Code Modification or Alternate Requested	Utilize six existing 20-minute solid wood core doors and milcore jambs with metal corners instead of three 1-hour doors on place of three 45 min doors and three 1-hour doors on first floor.
Proposed Design	Closely spaced sprinklers have been approved for providing equivalent fire protection to non-compliant assemblies. We propose the addition of 6 down flow sprinkler heads installed between 6 inches and 24 inches from center of each door on the room side of the assembly creating a water curtain.
Reason for alternative	<p>At an onsite consultation by Building Inspection supervisor, Eric Gessner (9:09am, 9/15/23) it was suggested that an appeal be requested to approve existing solid core wood doors that were installed by Portland Millwork based on standard with 1 hour fire wall.</p> <p>An NFPA 13 wet pipe sprinkler system with 4" riser was installed by Wyatt Fire and provides fully inspected and approved fire control with a 24-hour monitoring by Steele Electric. The building is also armed with smoke detection installed by Steele. Fire extinguishers are installed per plan for added protection. The brick building has a low occupancy 2-unit apartment with bedroom egress window access to public right of way and at least 2 exits per living unit.</p> <p>Water curtains are a recommended means of providing exposure protection to buildings. Reference NFPA 13 Section 3-7 and Section 5.6. This substitution/alternate method is used frequently and widely in the City of Portland and other jurisdictions.</p> <p>REFERENCES Appeal ID 20134: Intumescent Paint approved for 20 min doors. Appeal ID: 9936: Water Curtain approved. Appeal ID: 12659: Water Curtain approved.</p>

APPEAL DECISION

- 1. Use of six existing 20-minute solid wood core doors in lieu of three 45 min doors on 2nd floor and three 1-hour doors on first floor: Denied. Proposal does not provide an equivalent level of Life Safety protection.**
 - 2. Use of six existing solid wood core doors without requiring a permanent label by an approved agency: Denied. Proposal does not provide an equivalent level of Life Safety protection.**
- Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov with questions.**

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 to the Development Services Center.

BRICK HOUSE



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112 NW 20TH AVENUE, PORTLAND, OREGON



ISSUED FOR PERMIT
03.08.2018

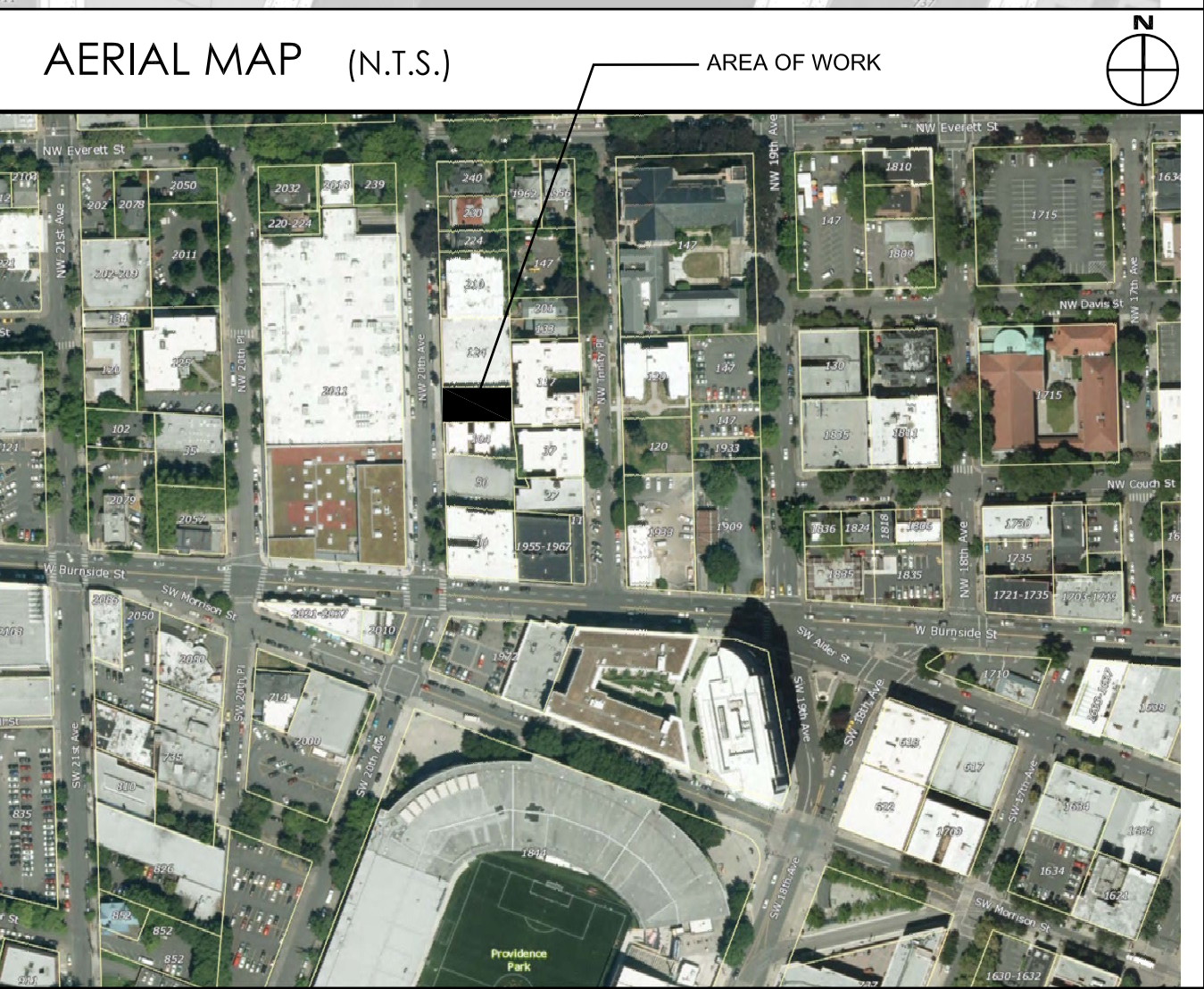
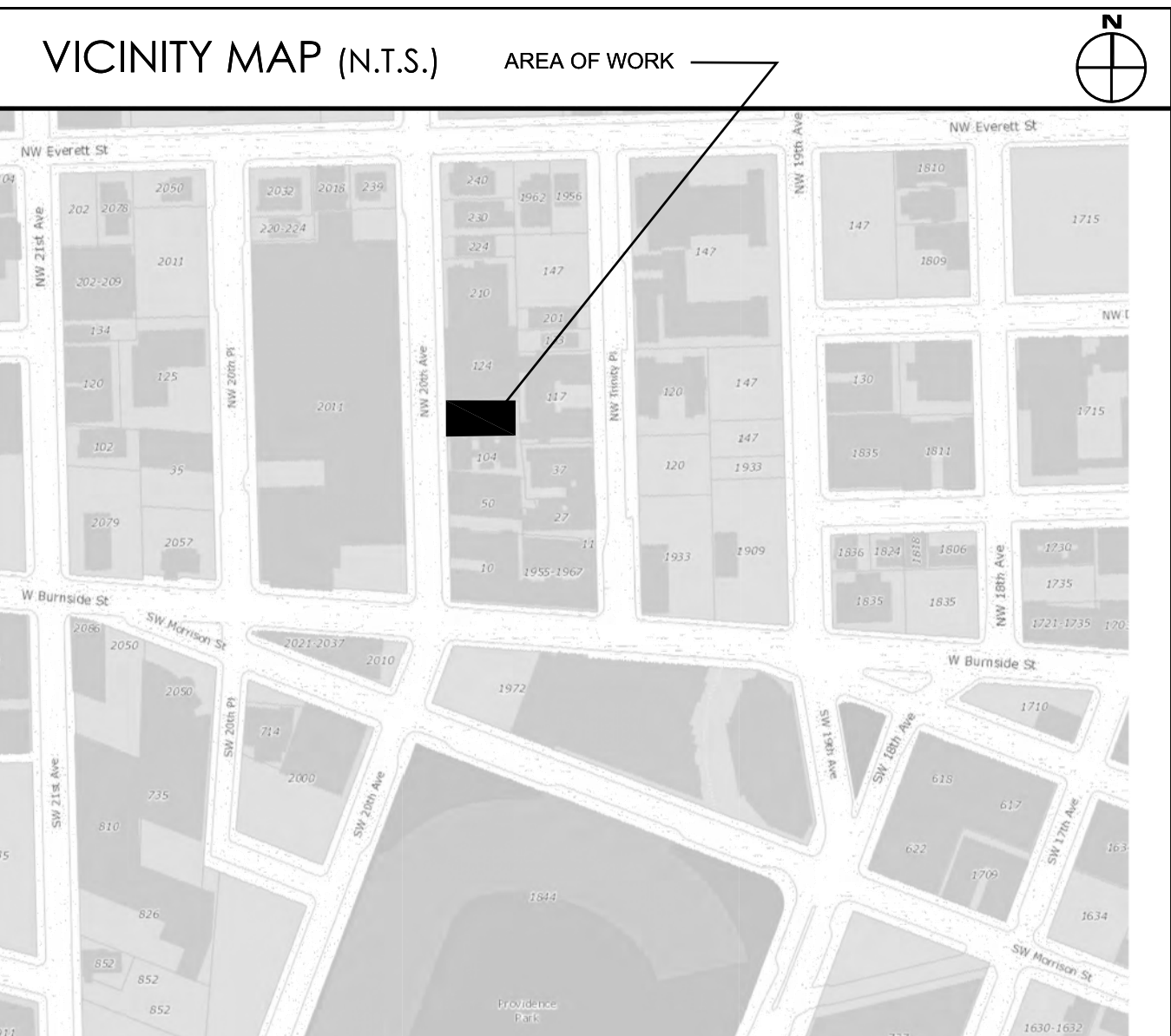
REVISION:()

JOB NO: 201722

SHEET TITLE:
COVER

A0.00


ABBREVIATION LEGEND			
L	ANGLE	JT	JOINT
CL	CENTERLINE		
PENNY		L	LENGTH
PL	PLATE	LAM	LAMINATE(D)
Ø	ROUND, DIAMETER	LAV	LAVATORY
		LH	LEFT HAND
AB	ANCHOR BOLT	MAX	MAXIMUM
ABV	ABOVE	MC	MEDICINE CABINET
A/C	AIR CONDITIONING	MECH	MECHANICAL
ACC	ACCESSIBLE	MED	MEDIUM
ADD	ADDENDUM	MFR	MANUFACTURE(R)
ADJ	ADJACENT, ADJUSTABLE	MIN	MINIMUM
AFF	ABOVE FINISH FLOOR	MIR	MIRROR
ALT	ALTERNATE	MISC	MISCELLANEOUS
ALUM	ALUMINUM	MO	MASONRY OPENING
APPROX	APPROXIMATE	MTL	METAL
ARCH	ARCHITECT(URAL)	MUL	MULLION
B/T	BETWEEN	[N]	NEW
BLDG	BUILDING	N	NORTH
BLKG	BLOCKING	NIC	NOT IN CONTRACT
B.O.	BOTTOM OF	NOM	NOMINAL
		NTS	NOT TO SCALE
CAB	CABINET		
CLG	CEILING	OC	ON CENTER
CLR	CLEAR(ANCE)	OFCI	OWNER FURNISH CONTRACTOR INSTALL
CNU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
COL	COLUMN		
CONC	CONCRETE	PT(D)	PAINT(ED)
CONST	CONSTRUCTION	PNL	PANEL
CONT	CONTINUOUS	PTD	PAPER TOWEL DISPENSER
CORR	CORRIDOR	PTR	PAPER TOWEL RECEPTACLE
CPT	CARPET	PERF	PERFORATED
CSMT	CASEMENT	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY	PLYWOOD
CTR	CENTER	P.T.	PRESSURE TREATED
CVG	CLEAR VERTICAL GRAIN	PVC	POLYVINYL CHLORIDE
		PROP	PROPERTY
DIA	DIAMETER	RB	RUBBER BASE
DIAG	DIAGONAL	RD	ROOF DRAIN
DIM	DIMENSION	REF	REFERENCE
DR	DOOR	REFR	REFRIGERATOR
DS	DOWNSPOUT	REV	REVISION, REVISED
DTL	DETAIL	RH	RIGHT HAND
DWG	DRAWING	RM	ROOM
		RO	ROUGH OPENING
[E]	EXISTING	ROW	RIGHT OF WAY
E	EAST		
EA	EACH	S	SOUTH
EL	ELEVATION	SASM	SELF-ADHERED SHEET MEMBRANE
ELEC	ELECTRIC(AL)	SC	SOLID CORE
ELEV	ELEVATOR	SCHED	SCHEDULE
EQ	EQUAL	SHHG	SHEATHING
EWC	ELECTRIC WATER COOLER	SIM	SIMILAR
EXP	EXPOSED	SOG	SLAB ON GRADE
EXT	EXTERIOR	SPEC	SPECIFICATION
FBO	FURNISHED BY OTHERS	SQ	SQUARE
FD	FLOOR DRAIN	STL	STEEL
FDC	FIRE DEPARTMENT CONNECTION	STOR	STORAGE
FE	FIRE EXTINGUISHER	STRUCT	STRUCTURAL
FEC	FIRE EXTINGUISHER CABINET	SYM	SYMMETRICAL
FFE	FINISHED FLOOR ELEVATION		
FG	FIBERGLASS	T&G	TONGUE AND GROOVE
FIN	FINISH(ED)	TB	TOWEL BAR
FLR	FLOOR(ING)	TEL	TELEPHONE, TELECOM
FLSHG	FLASHING	THK	THICK
FND	FOUNDATION	TO	TOP OF
FO	FACE OF	TPD	TOILET PAPER DISPENSER
FTG	FOOTING	TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTES OTHERWISE
GALV	GALVANIZED		
GC	GENERAL CONTRACTOR	VB	VAPOR BARRIER
GL	GLASS, GLAZING	VERT	VERTICAL
GRB	GRAB BAR	VIF	VERIFY IN FIELD
GYP, BD.	GYPSON BOARD	VTO	VENT TO OUTSIDE
HB	HOSE BIB	W/	WITH
HC	HOLLOW CORE	W/O	WITHOUT
HDR	HEADER	W	WEST, WIDE
HOR	HORIZONTAL	WB	WOOD BASE
HS	HOLLOW STEEL	WC	WATER CLOSET
HT	HEIGHT	WD	WOOD
HVAC	HEATING/VENTILATING/AC	WG	WIRED GLASS
		WIN	WINDOW
INCL	INCLUDE	WP	WATERPROOF(ING)
INT	INTERIOR	WRB	WEATHER RESISTIVE BARRIER



GENERAL NOTES	
1.	THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL BE KNOWLEDGEABLE IN THE GENERAL CONSTRUCTION REQUIREMENTS OF LOCAL AND STATE CODES, AND SHALL UTILIZE ACCEPTABLE LOCAL INDUSTRY STANDARDS IN FURNISHING ALL LABOR AND MATERIAL FOR THIS PROJECT. THE WORK SHALL BE INSPECTED AND APPROVED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT
2.	JOB SITE SHALL BE LEFT CLEAN AND ORDERLY AT THE END OF EACH WORKING DAY, CONTRACTOR SHALL PERFORM A "FINAL CLEANUP" AFTER COMPLETION OF WORK THAT SHALL LEAVE ALL FLOORS AND WINDOWS IN A LIKE NEW CONDITION.
3.	GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW PLANS FOR ACCURACY AND VERIFY ALL DIMENSIONS AND COMPLIANCE WITH APPLICABLE CODES PRIOR TO CONSTRUCTION. BIDS SUBMITTED WILL BE ACCORDING TO ABOVE REVIEW.
4.	SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE WITH ALL APPLICABLE SAFETY REGULATIONS IS AND SHALL BE THE CONTRACTORS AND SUBCONTRACTORS RESPONSIBILITY.
5.	ALL TREES SHALL BE PROTECTED FROM DAMAGE, UNLESS APPROVED FOR REMOVAL BY OWNER
6.	THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
7.	ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION THE THE OREGON STRUCTURAL SPECIALITY CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
8.	WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. BRING DISCREPANCIES TO ATTENTION OF DESIGNER FOR CLARIFICATION. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH. EXTERIOR DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
9.	MAINTAIN FIRE RATINGS AT ALL PENETRATIONS INTO FIRE RATED ASSEMBLIES PER ORSC 302.4

PERSPECTIVE

SCALE: NTS



PROJECT NOTES

THERMAL AND MOISTURE PROTECTION:

1. ADDITIONS ALTERATIONS AND REPAIRS AT HABITABLE AREAS SHALL COMPLY W/ 2014 OEESC CH.5 EXTERIOR ENVELOPE: TABLE 502.2.1(GROUP R COLUMN)
EXISTING CONSTRUCTION WHERE VOIDS ARE EXPOSED BY DEMOLITION FOR NEW CONSTRUCTION COMPONENTS SHALL BE UPGRADED TO MEET MINIMUM INSULATION REQUIREMENTS. UNALTERED PORTIONS OF AN EXISTING BUILDING OR BUILDING SYSTEMS ARE NOT REQUIRED COMPLY OR BE UPGRADED, OEESC SECTION 101.4.1 AND 101.4.2

2. EXISTING BUILDING WAS A CONDITIONED SPACE, HEATED WITH A LARGE OIL FIRED BOILER, WITH HYDRONIC RADIATORS AT ALL AREAS. UNDERGROUND OIL STORAGE TANKS HAVE BEEN DECOMMISSIONED, AS AN EXISTING CONDITIONED SPACE THE EXISTING THERMAL ENVELOPE IS NOT REQUIRED TO BE IN COMPLIANCE WITH THE ENERGY CODE. OEESC 101.4.3

3. REQUIRED INSULATION (PER TABLE 502.2.)

WALLS	R-21
ROOF	
INSULATION ABOVE DECK CONT.	R-38 AVERAGE (R-20 CONT.)
ATTICS	R-38
UNDERFLOOR	R-30
WINDOWS (NON- METAL FRAME)	U.35 OR LESS
WINDOWS (METAL FRAME)	U.45
EXTERIOR DOORS(OPAQUE)	U.50 OR LESS
ROLL UP DOORS (OPAQUE)	U.50 OR LESS
ROLL UP DOORS (W/ GLAZING)	U.50 OR LESS, MAX. AIR INFILTRATION .40/CFM2
SKYLIGHTS	U.60 OR LESS
HEAT DUCTS	R-8
SLAB EDGE (UNHEATED)	R-10
SLAB EDGE (HEATED)	R-15

3. FIRE SUPPRESSION SYSTEM:
INSTALL AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. SYSTEM TO BIDDER DESIGNED, CONTRACTORS TO PROVIDE DESIGN DRAWINGS AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION AND SUBMITTED AS A DEFERRED SUBMITTAL.

MECHANICAL AND ELECTRICAL

1. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE TO BE BIDDER DESIGNED. CONTRACTORS TO PROVIDE DESIGN DRAWINGS AND APPLY FOR PERMITS AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT. CONTRACTOR TO PROVIDE COMPLETE REVIEW OF PROPOSED SYSTEM WITH BUILDING OWNER AND ARCHITECT.

2. GENERAL CONTRACTOR IS TO PROVIDE PROPER BLOCK OUTS, CUTOUTS AND INSERTS AS REQUIRED AT FOOTINGS, WALLS, AND SLABS FOR UTILITY INSTALLATION, COORDINATE WITH ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS.

3. HIGH EFFICIENCY HVAC SYSTEM
INSTALL HIGH EFFICIENCY ELECTRIC DUCTLESS AIR SOURCE HEAT PUMP TO SERVE EACH HABITABLE ROOM WITH A HSPF OF 8.5. PROVIDE ELECTRIC RESISTANCE HEATERS AT BATHROOMS AND OTHER SECONDARY SPACES AS REQUIRED.
RADIANT FLOOR HEAT
PROVIDE RADIANT FLOOR HEAT SOURCE AT SECOND FLOOR SLAB AS PRIMARY HEAT SOURCE FOR DWELLING UNIT 1. INSTALL HIGH EFFICIENCY NATURAL GAS COMBINATION BOILER AND WATER HEATER.
GARAGE HEAT
PROVIDE WALL MOUNTED RADIATORS AT GARAGE TO FULLY CONDITION THE SPACE. CONNECT TO BOILER USED FOR DWELLING UNIT 1.

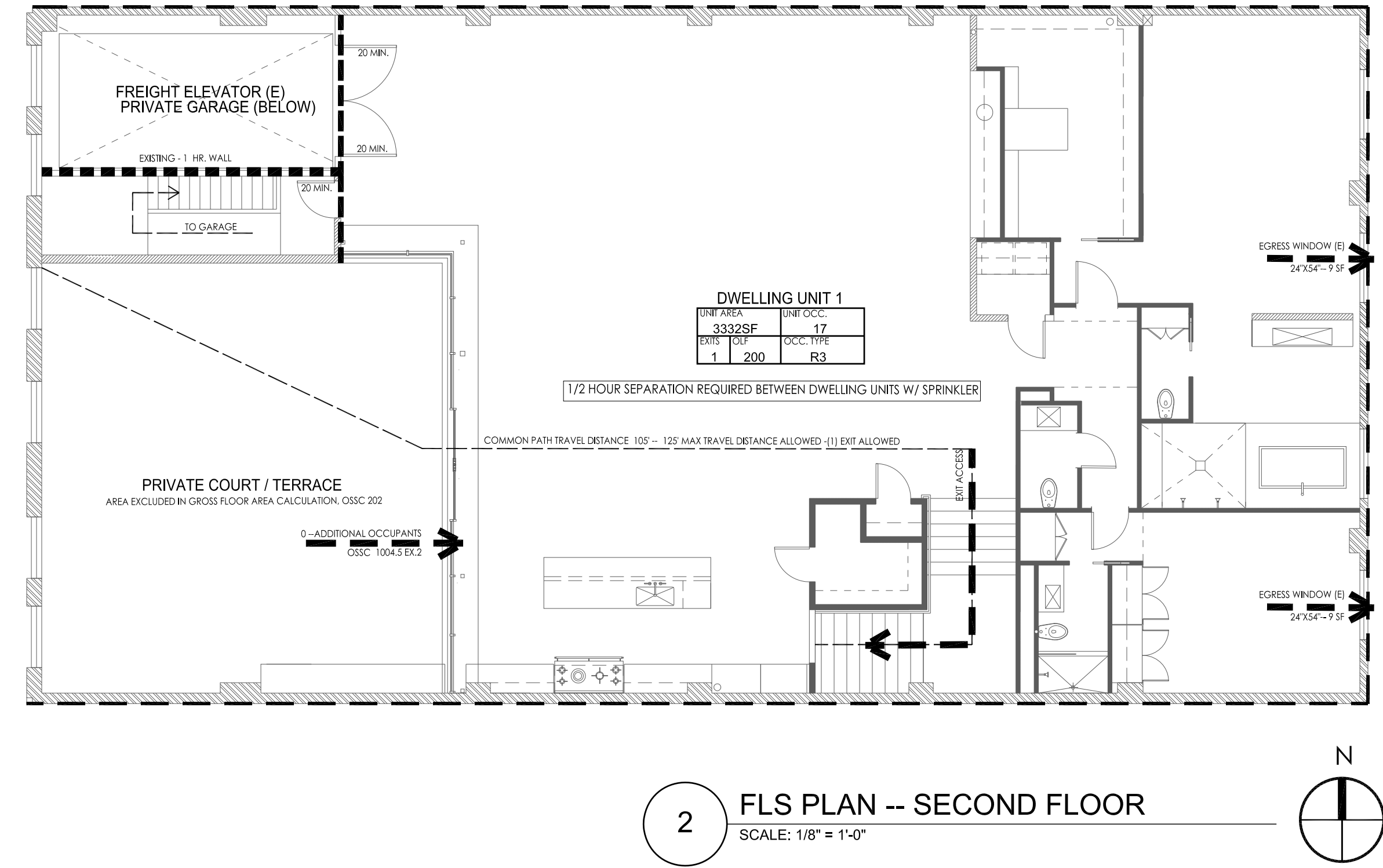
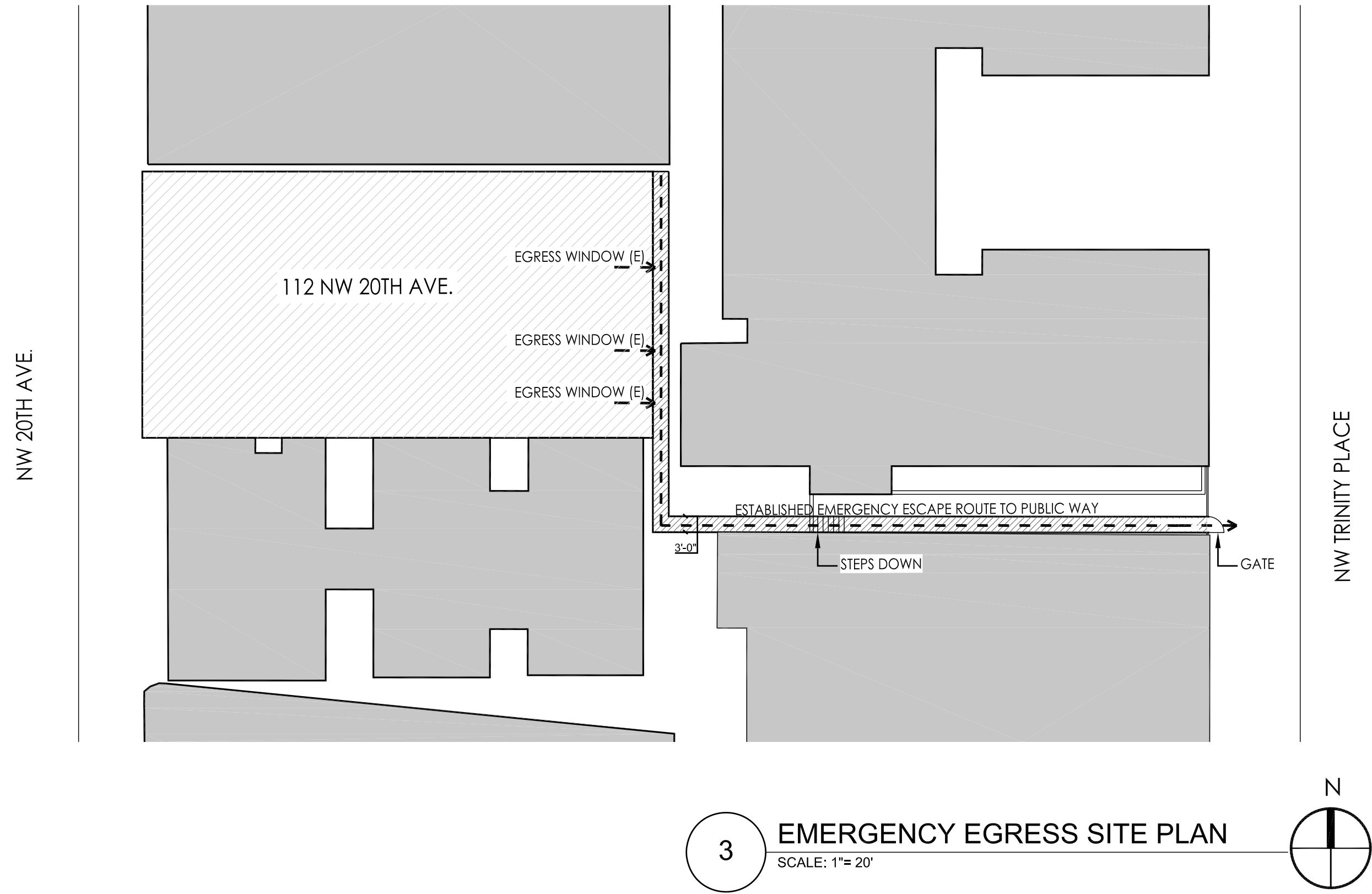
4. VENTILATION AND EXHAUST SYSTEM
PROVIDE WHOLE BUILDING MECHANICAL VENTILATION AND EXHAUST PER OMSC CH. 4 AND 5. OR PER ASHRAE 62.2

REQUIRED EXHAUST RATES:

1. BATHROOM	80 CFM INTERMITTENT OR 20CFM CONTINUOUS
2. KITCHEN	150CFM - 400CFM PROVIDE MAKE UP AIR FOR EXHAUST RATE ABOVE 400CFM

DEFERRED SUBMITTALS :
1. MECHANICAL SYSTEM
2. ELECTRICAL SYSTEM
3. PLUMBING SYSTEM
4. FIRE SUPPRESSION SYSTEM -- NFPA 13

SHEET INDEX	
GENERAL	GENERAL INFO / SITE DATA / SHEET INDEX
A0.00	FIRE LIFE SAFETY PLAN
A0.01	DOOR / WINDOW TYPES
A0.02	HORIZ. AND VERT. ASSEMBLIES
A0.03	ADA RESTROOM CLEARANCES
A0.04	
ARCHITECTURAL	SITE PLAN
A1.00	EXISTING / DEMOLITION PLAN
A2.00	FIRST FLOOR PLAN
A2.01	SECOND FLOOR PLAN
A2.02	SECOND FLOOR SLAB / ROOF PLAN
A2.03	ROOF PLAN
A2.04	EXTERIOR ELEVATION
A3.00	BUILDING SECTIONS
A4.00	BUILDING SECTIONS
A4.01	
STRUCTURAL	PERSPECTIVE / NOTES
S1.00	FIRST FLOOR PLAN
S3.00	SECOND FLOOR PLAN
S3.01	ROOF PLAN
S3.02	BUILDING SECTIONS
S3.10	DETAILS
S3.11	DETAILS
S3.12	
PROJECT SUMMARY	
PROJECT ADDRESS	
112 NW 20TH AVE. PORTLAND, OREGON	
PROJECT OVERVIEW	
CONVERSION OF EXISTING COMMERCIAL RETAIL WAREHOUSE BUILDING INTO MIXED USE BUILDING. CREATING TWO DWELLING UNITS, PRIVATE GARAGE AND A RETAIL SPACE FOR FUTURE TENANT IMPROVEMENT. THE BUILDING PREVIOUSLY HOUSED A SPORTING GOODS STORE. THE PROJECT INCLUDES INTERIOR RENOVATION, REMOVAL OF A PORTION OF ROOF TO CREATE AN INTERNAL COURTYARD. EXTERIOR PAINTING AND DOOR REPLACEMENT WITHIN EXISTING OPENINGS AT THE STREET FACING FACADE. PROJECT REQUIRES A TYPE II LAND USE REVIEW, REVIEW WAS COMPLETED AND APPROVED.	
BUILDING AREAS -	
FIRST FLOOR -- 4,471 GSF	
SECOND FLOOR -- 3,430 GSF	
COURT / TERRACE -- 888 GSF	
TOTAL RENOVATED SPACE: 8,789 GSF	
DWELLING UNIT 1 -- 3,400 GSF	
DWELLING UNIT 2 -- 1,534 GSF	
FOYER/LOBBY -- 593 GSF	
PRIVATE GARAGE -- 1,024 GSF	
RETAIL SPACE -- 1,240 GSF	
PROJECT DATA	
COUNTY:	MULTNOMAH
CITY:	PORTLAND
MAP NUMBER:	3028 OLD
PROPERTY ID:	R198657
LOT SIZE:	5,000 SF
ZONING:	RHd
HISTORIC DISTRICT	AB-alphabet
PLAN DISTRICT	CC-Central City
OCCUPANCY	Goose Hollow
CONSTRUCTION TYPE	R3, M
SEISMIC DESIGN	TYPE VB
WIND LOAD EXPOSURE	D SDS=0.722G
ALLOWABLE HEIGHT	120 MPH EXP. B
FAR	100'
BICYCLE PARKING	4:1
RETAIL	2 LONG TERM / 2 SHORT TERM
HOUSEHOLD LIVING	3 LONG TERM / 2 SHORT TERM
AUTO PARKING	0 - NOT REQUIRED
FIRE RESISTIVE REQUIREMENTS	
EXTERIOR WALLS	2 HR
FLOOR	0 HR
ROOF	0 HR
PARAPETS	0 HR
SPRINKLER	YES- NFPA 13
FIRE SEPARATION	SEE FLS PLAN
CODES	
2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)	
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE	
2014 OREGON FIRE CODE	
DESIGN REVIEW	
CASE#	APPROVED LU-17-188551 HR
PROJECT TEAM	
OWNER	
COLIN MACLEAN	
112 NW 20TH AVE	
PORTLAND, OREGON 97209	
503.807.1646	
ARCHITECT	
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STRUCTURAL ENGINEER	
CSE ENGINEERING, INC.	
1600 SW WESTERN BLVD., STE. 290	
CORVALLIS, OREGON 97333	
541.752.9648	
dconklin@cse-engr.com	
GENERAL CONTRACTOR	
TBD	



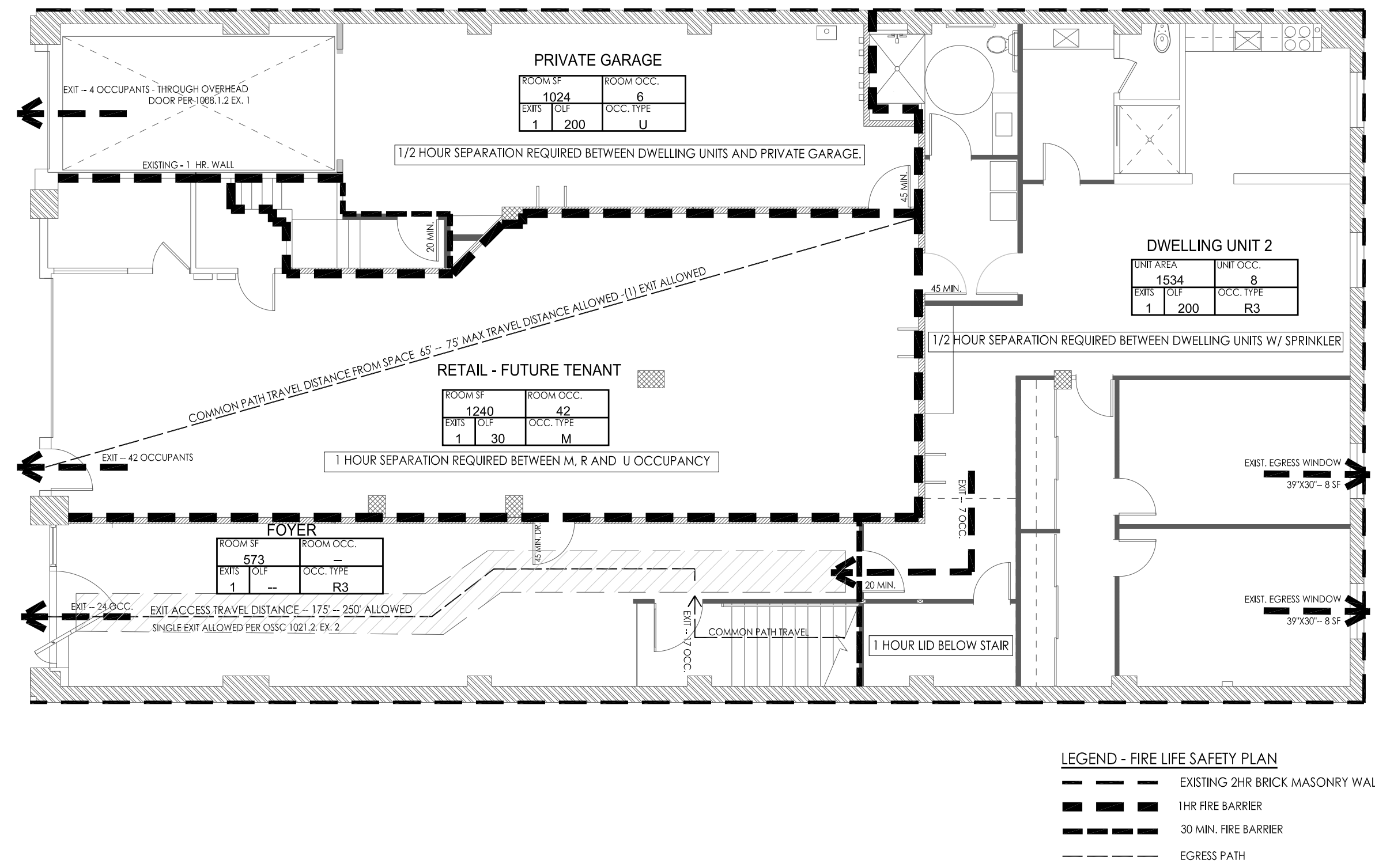
TYPICAL EGRESS WINDOW @ EAST SIDE OF BUILDING, EGRESS PATH TO TRINITY PLACE LEFT AT CORNER OF ADJACENT BUILDING.



EGRESS PATH TO TRINITY PLACE



EGRESS PATH EXIT GATE TO TRINITY PLACE, GATE IS UNLOCKED FROM EGRESS SIDE.





Insulated Rail & Stile Aluminum Full View – K-AL/8800

R Values: Polyurethane Insulated Rail & Stile Option for Aluminum Full View Doors

Wayne-Dalton's Model K-AL and 8800 Aluminum Full View Garage Doors with Optional Polyurethane Insulated Rails & Stiles have a calculated R value per ASHRAE Handbook of Fundamentals, "Design Heat Transmission Coefficients." With the polyurethane filled option, each of these model's rails & stiles of each section are manufactured by injecting liquid polyurethane insulation ("foam") into the inside cavity of the aluminum profile. The polyurethane foam expands to fill the entire cavity and adheres to the interior aluminum walls, providing a very strong bond between the aluminum and foam. The minimum polyurethane foam density is 2.2 lbs/ft³, and has a 'k' value of 0.14 BTU * in / h * ft² * °F. Using the Zone Method to calculate the R value for non-homogenous section construction, the total R value is determined by the following formula by adding the R value of each section type as a percentage of the total section area and will therefore vary per door size and glazing type:

R total = R Zone 1 (End Stiles) + R Zone 2 (Center Stiles) + R Zone 3 (Glazing) + R Zone 4 (Upper Rail) + R Zone 5 (Lower Rail)

The R Value of each Zone = R (outside air) + R (material) + R (inside air)

Assumptions:
R (outside air) = 0.68 (from ASHRAE handbook, Still Air Assumption)
R (Glazing) – varies per type:
1/2" Insulated Glazing Unit air filled = 1.75
1/2" Insulated Glazing Unit with Low E coating = 2.38
1/2" Insulated Solar Ban 70XL argon filled = 3.125
R (foam) = 1.75" / 0.14 = 12.5 (1.75" is the thickness of the foam)
R (inside air) = 0.68 (from ASHRAE handbook, Still Air Assumption)

R values of Complete K-AL/8800,
1/2" ins glass (R = 1.75)

Size	R Value
8x7	3.21
9x7	3.18
16x7	3.17
9x8	3.02
16x8	3.02
10x10	3.02
12x12	3.05
14x14	2.96

R values of Complete K-AL/8800,
1/2" ins glass Low E (R = 2.38)

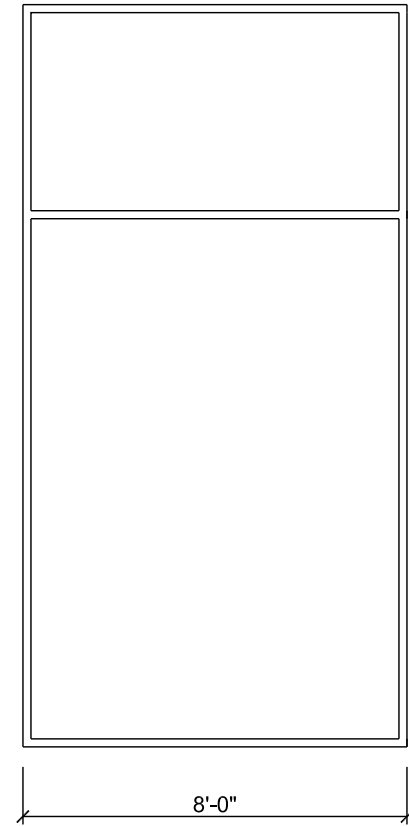
Size	R Value
8x7	3.76
9x7	3.73
16x7	3.71
9x8	3.59
16x8	3.58
10x10	3.31
12x12	3.60
14x14	3.52

R values of Complete K-AL/8800, 1/2" ins glass
Solar Ban 70XL argon filled (R = 3.125)

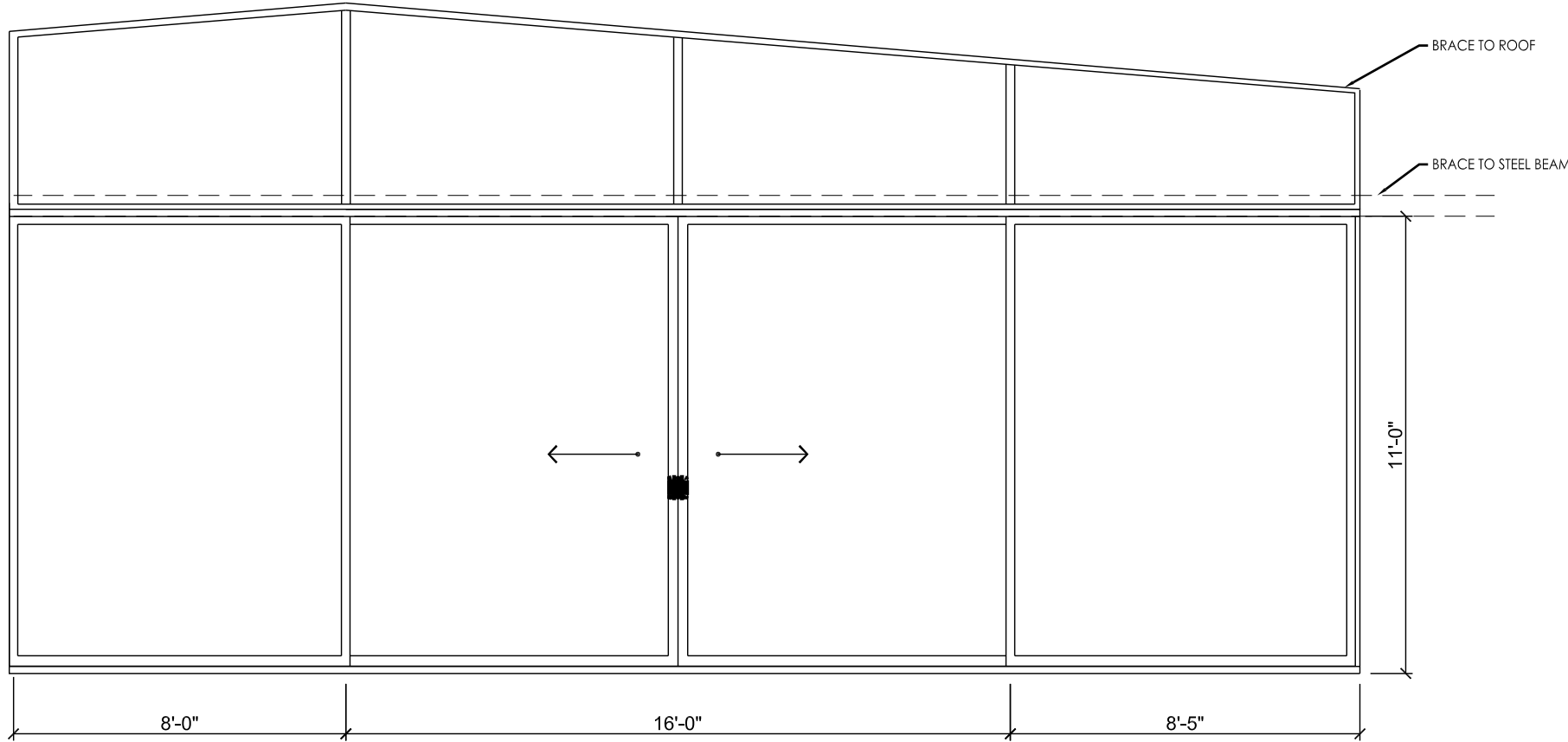
Size	R Value
8x7	4.40
9x7	4.36
16x7	4.36
9x8	4.23
16x8	4.23
10x10	4.25
12x12	4.18
14x14	4.19

Dwayne J. Kornish
Professional Engineer
Ohio License # 74013

Overhead Door Corporation	Wayne-Dalton	Genie	Horton Automatics, Ltd.	TODCO
Wayne-Dalton, a division of Overhead Door Corporation		December 2013	Confidential	7

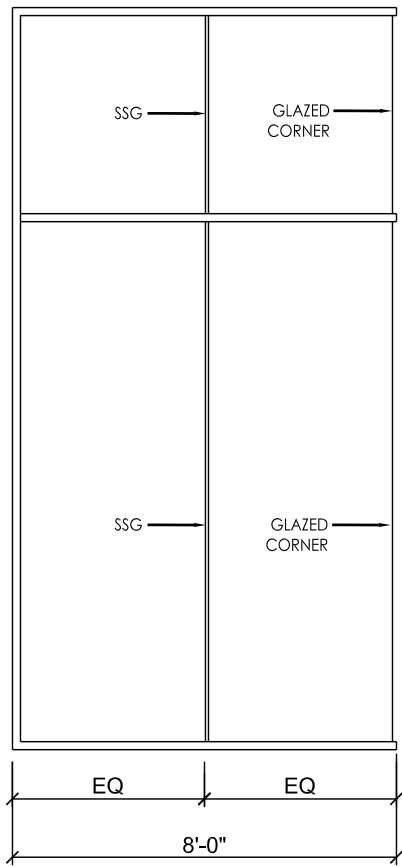


A EXTERIOR WINDOW – OPTION A

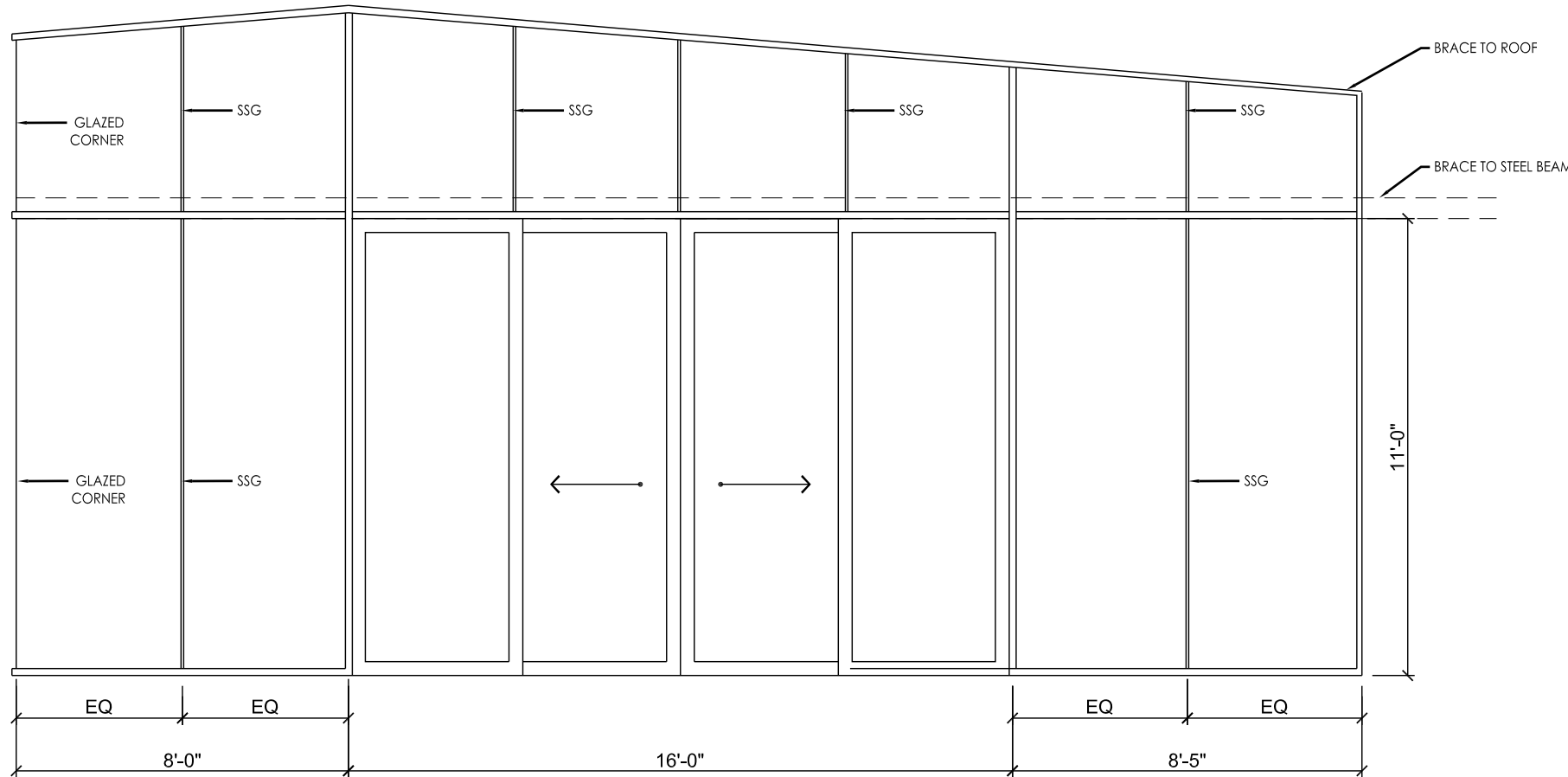


B EXTERIOR WINDOW – OPTION A

WINDOW WALL OPTION A
THERMALLY BROKEN ALUMINUM SLIDING DOORS AND WINDOW WALL SYSTEM. FLEETWOOD 3070-T AND 3800-T



A EXTERIOR WINDOW

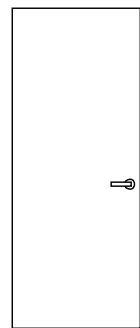


B EXTERIOR WINDOW

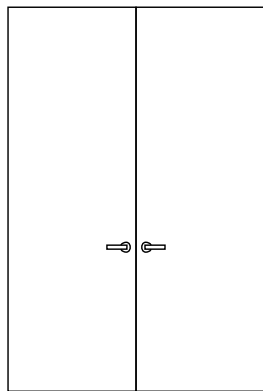
WINDOW WALL
STICK FRAME WINDOW FRAMING SYSTEM, KAWNEER VERSAGLAZE 451T OR EQUAL. SSG AS NOTED.

2 WINDOW TYPES

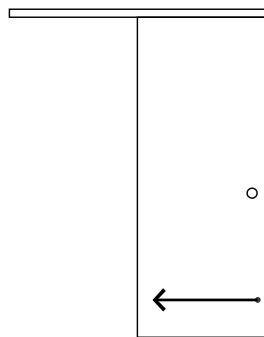
SCALE: 1/4" = 1'-0"



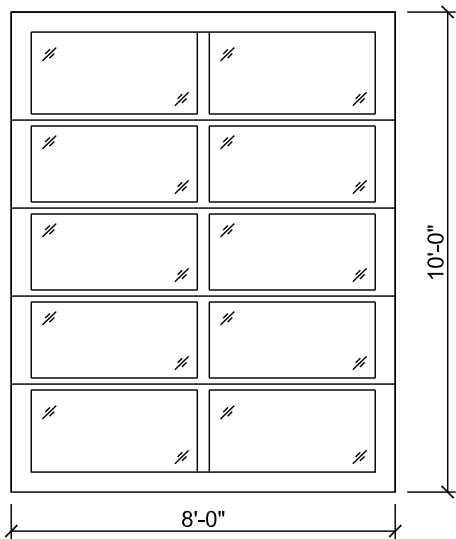
D INTERIOR FLUSH



E INTERIOR FLUSH DOUBLE



F INTERIOR FLUSH POCKET



K ROLL UP DOOR

1 DOOR TYPES

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



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BRICK HOUSE
112 NW 20TH AVENUE, PORTLAND, OREGON



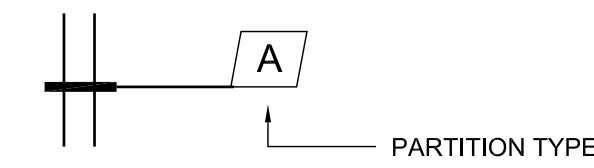
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03.08.2018

REVISION: 0

JOB NO: 201722

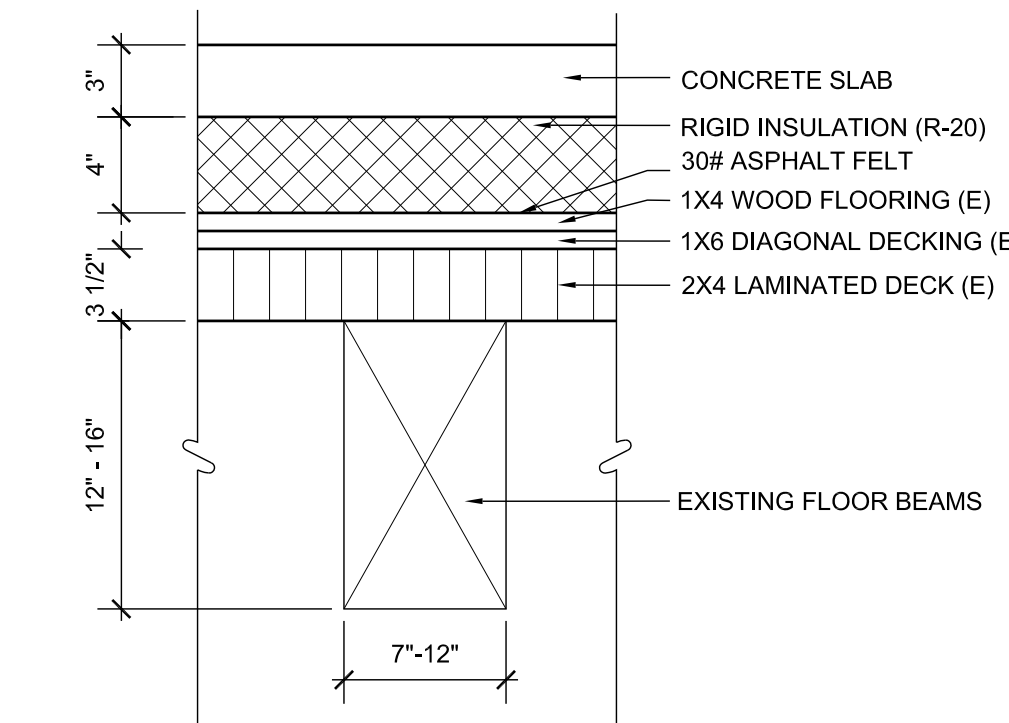
SHEET TITLE:
DOOR/ WINDOW
TYPES

A0.02



PARTITIONS - GENERAL NOTES

1. SEE FINISH SCHEDULE FOR SCOPE OF FINISHES ATTACHED TO FACE OF PARTITIONS, INCLUDING CERAMIC TILE, STONE VENEER, WOOD PANELS, PAINT AND OTHER FINISHES.
2. PLAN DIMENSION POINT IS TO FACE OF FRAMING AT EXTERIOR AND OUTSIDE LAYER OF GYPSUM BOARD AT INTERIOR.
3. SOUND ATTENUATION BATTS FULL STUD DEPTH.
4. THERMAL INSULATION BATTS PER OESCC. CH. 5
5. MOISTURE RESISTANT GP. BD. TYP. @ ALL BATHROOMS
6. CEMENT BACKER BOARD & MOISTURE BARRIER @ ALL WET LOCATIONS



9 FLOOR - HEAVY TIMBER 1 HR
SCALE: 1-1/2" = 1'-0"

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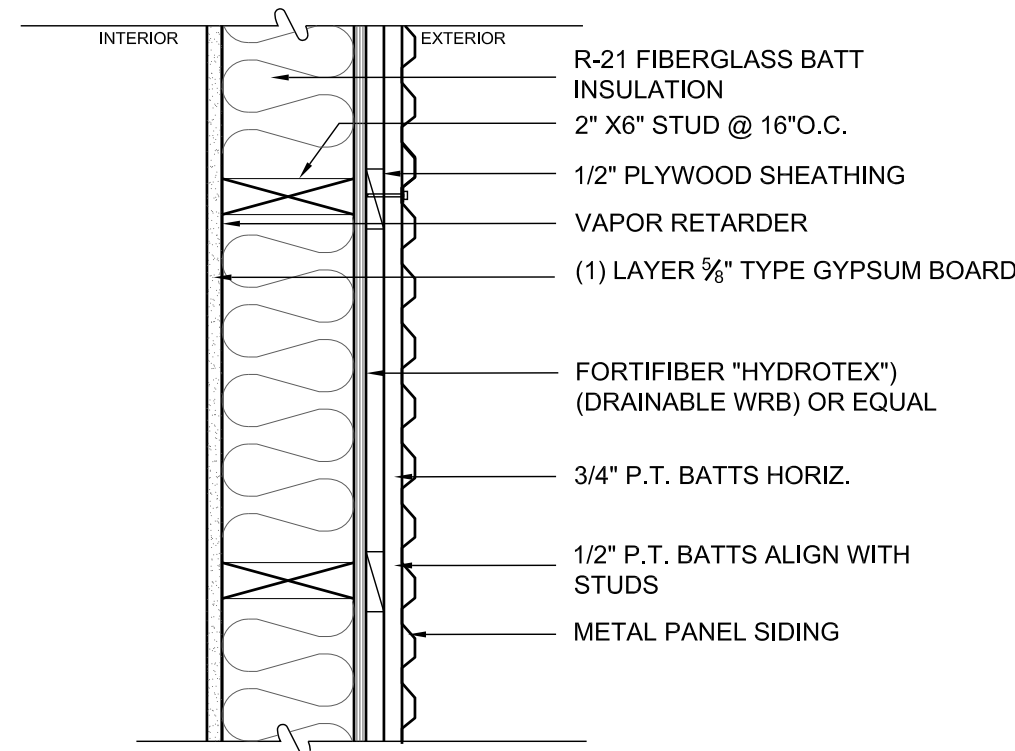
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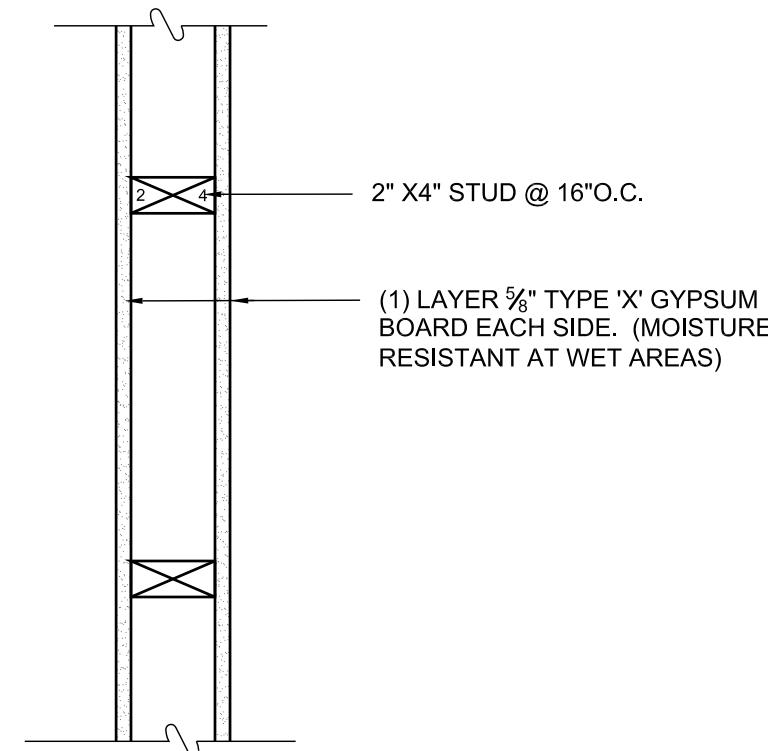
JOB NO: 201722

SHEET TITLE:
VERTICAL / HORIZ.
ASSEMBLIES

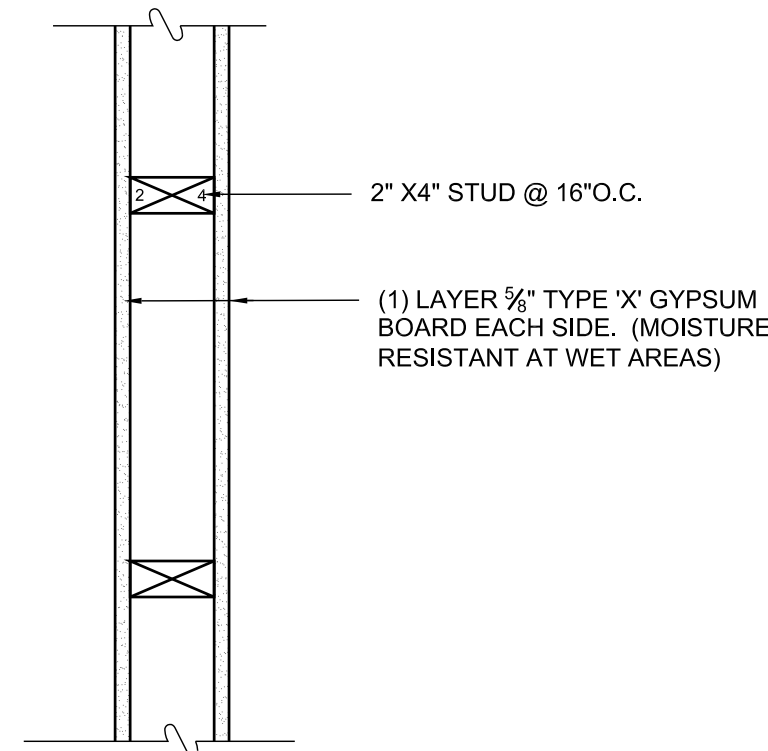
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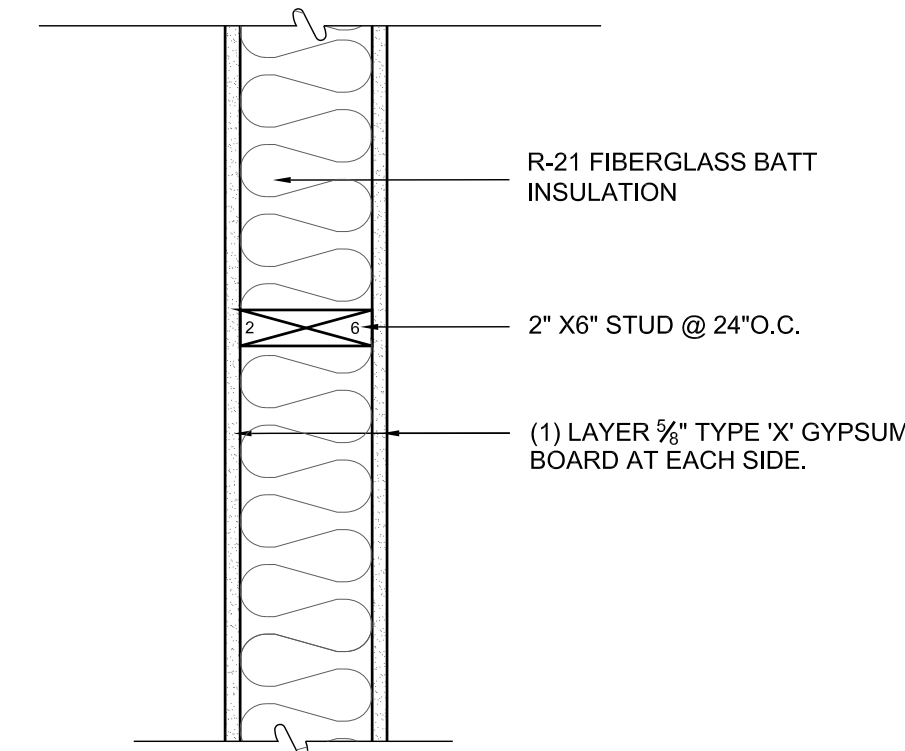
1 EXTERIOR WALL
SCALE: 1-1/2" = 1'-0"



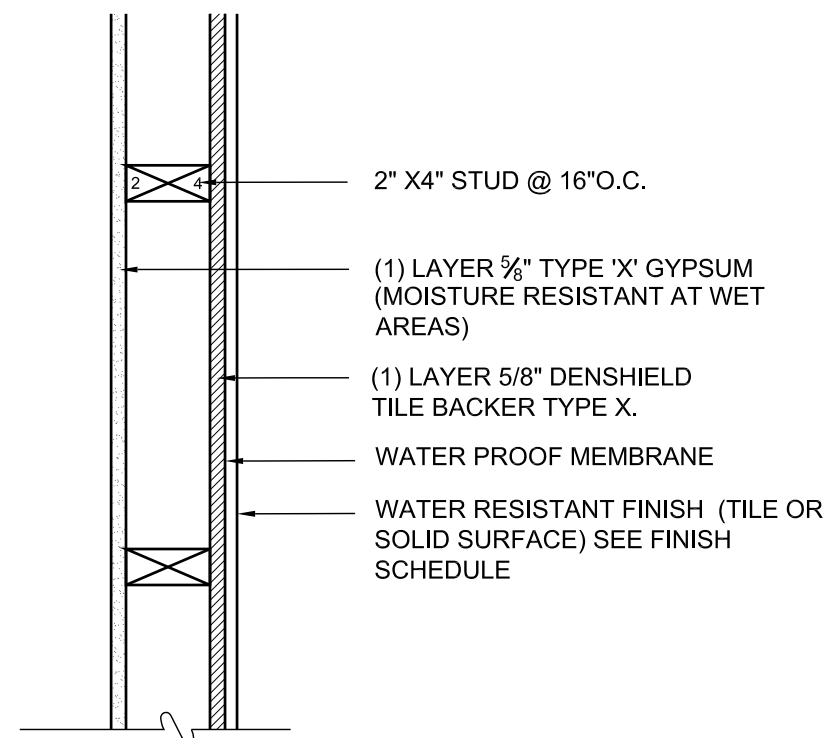
2 TYPICAL INTERIOR WALL - U.N.O.
SCALE: 1-1/2" = 1'-0" NON-RATED



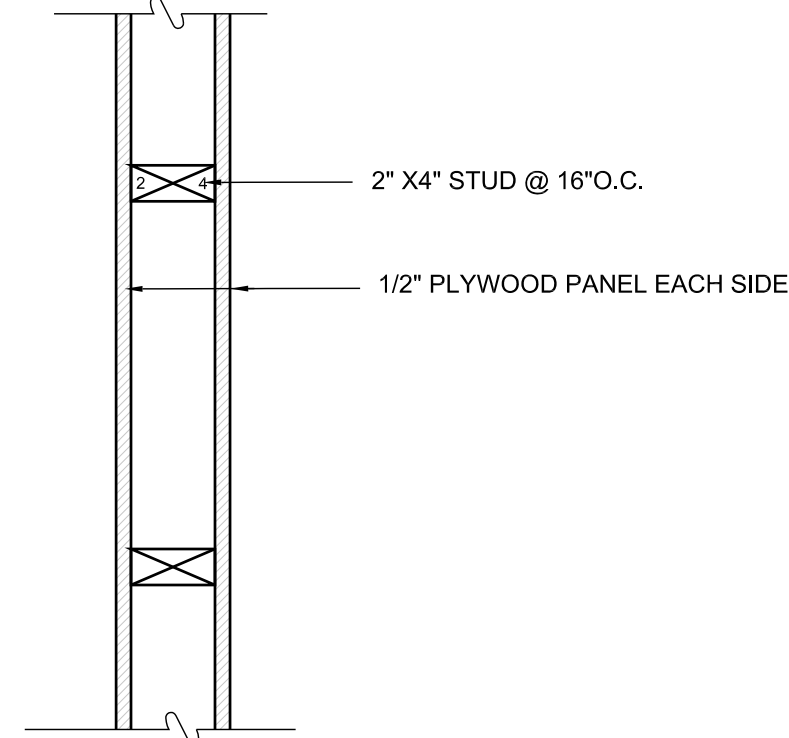
3 INTERIOR WALL - 1 HOUR
SCALE: 1-1/2" = 1'-0" GA FILE NO. WP3510 - 1 HOUR



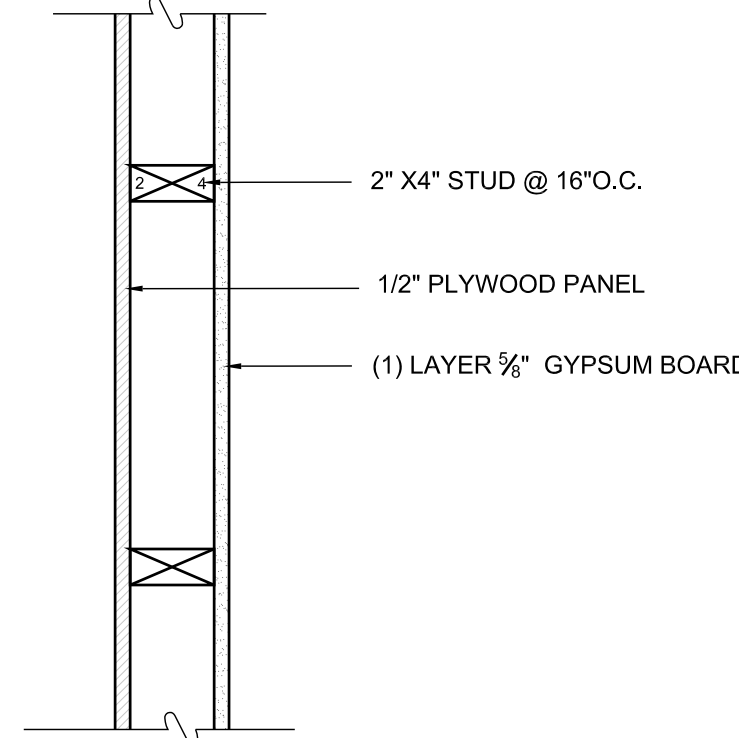
4 INTERIOR WALL - 1 HOUR
SCALE: 1-1/2" = 1'-0" GA FILE NO. WP3510 1 HOUR



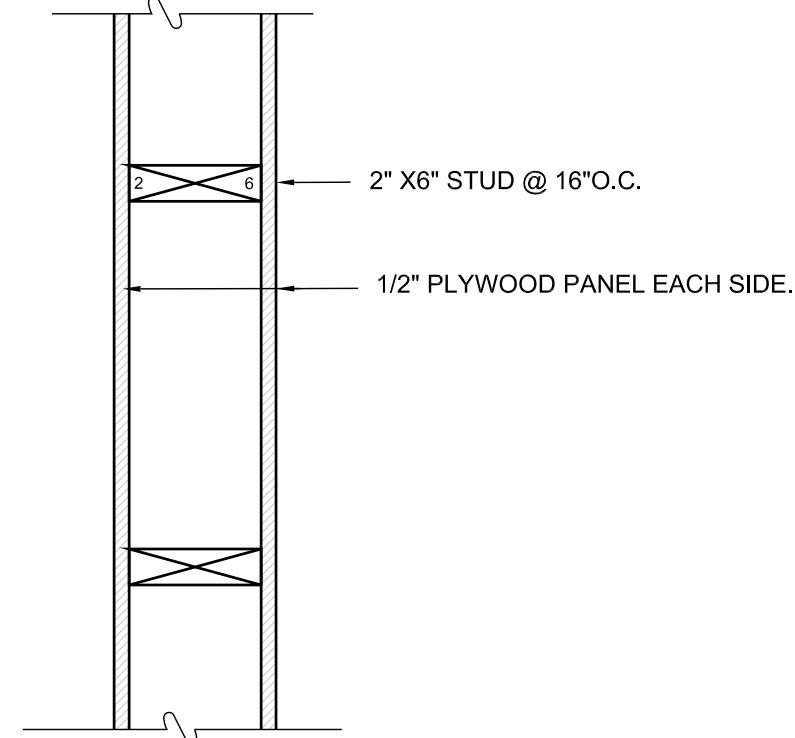
5 TYPICAL SHOWER WALL - U.N.O.
SCALE: 1-1/2" = 1'-0" NON-RATED



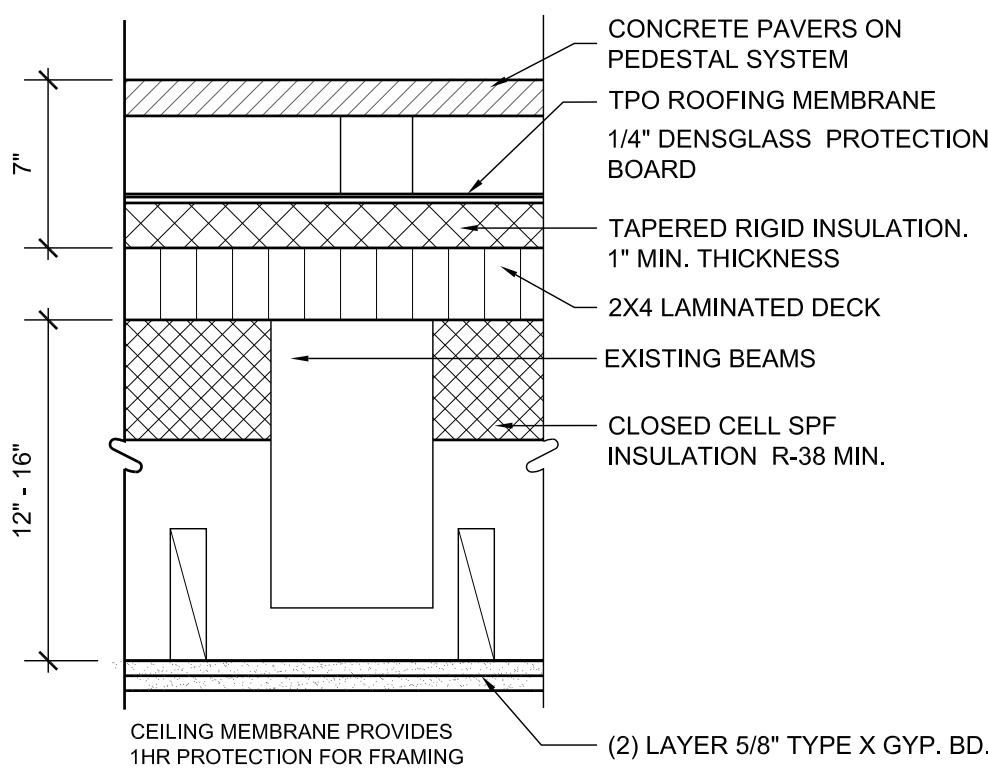
6 INTERIOR WALL
SCALE: 1-1/2" = 1'-0"



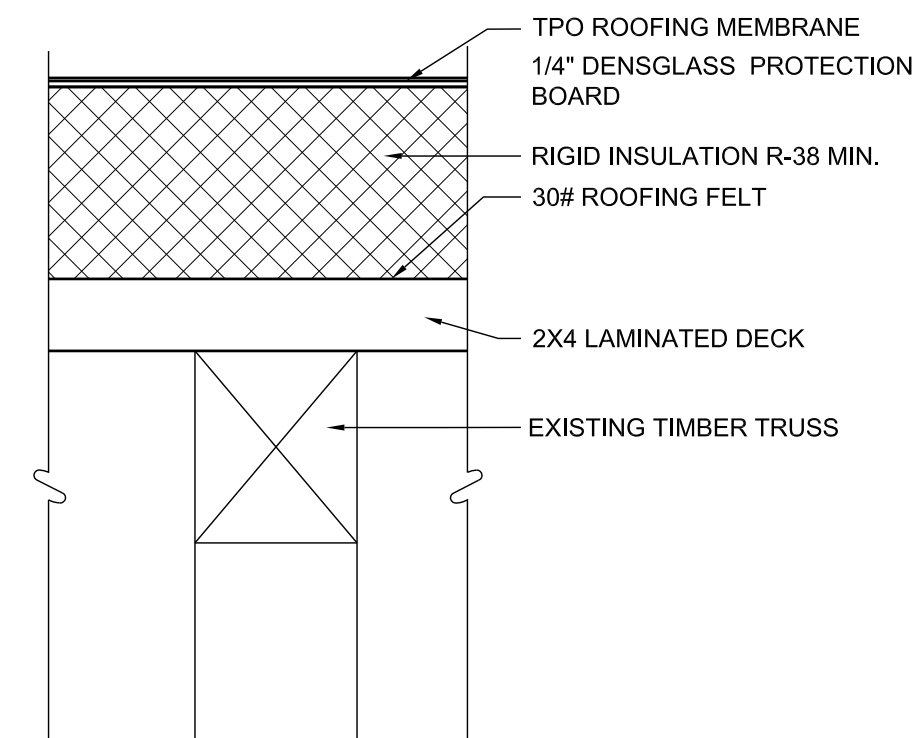
7 INTERIOR WALL
SCALE: 1-1/2" = 1'-0"



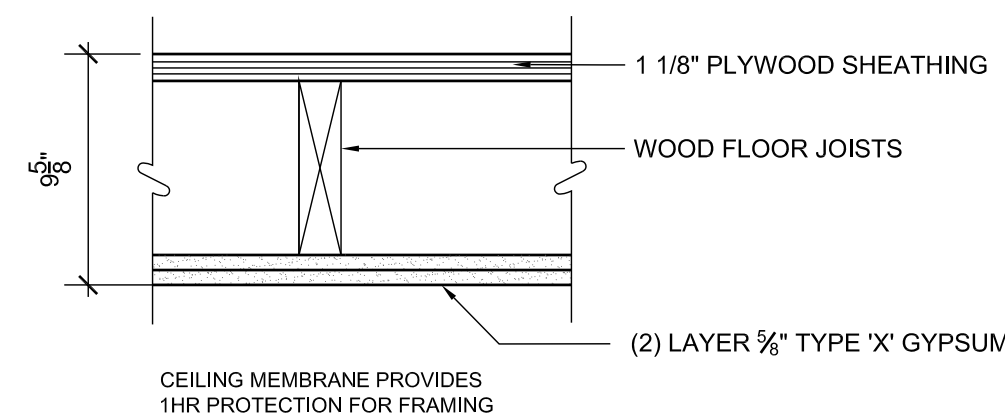
8 INTERIOR WALL
SCALE: 1-1/2" = 1'-0"



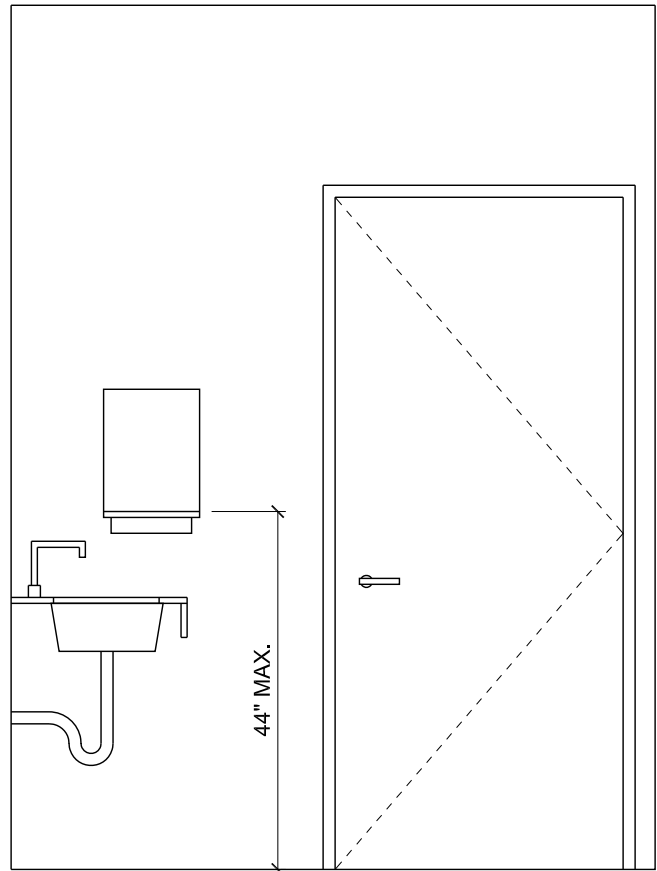
10 FLOOR / ROOF - 1HR
SCALE: 1-1/2" = 1'-0" GA FILE NO. FC5406



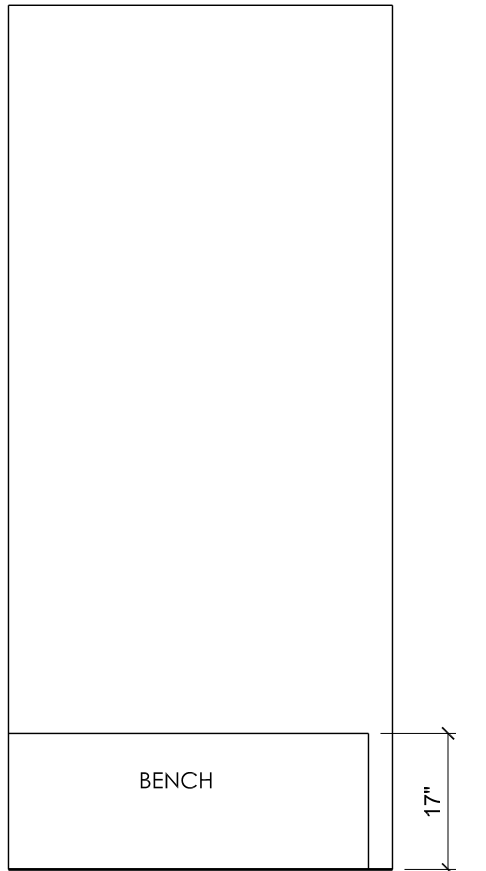
11 ROOF - NON - RATED
SCALE: 1-1/2" = 1'-0"



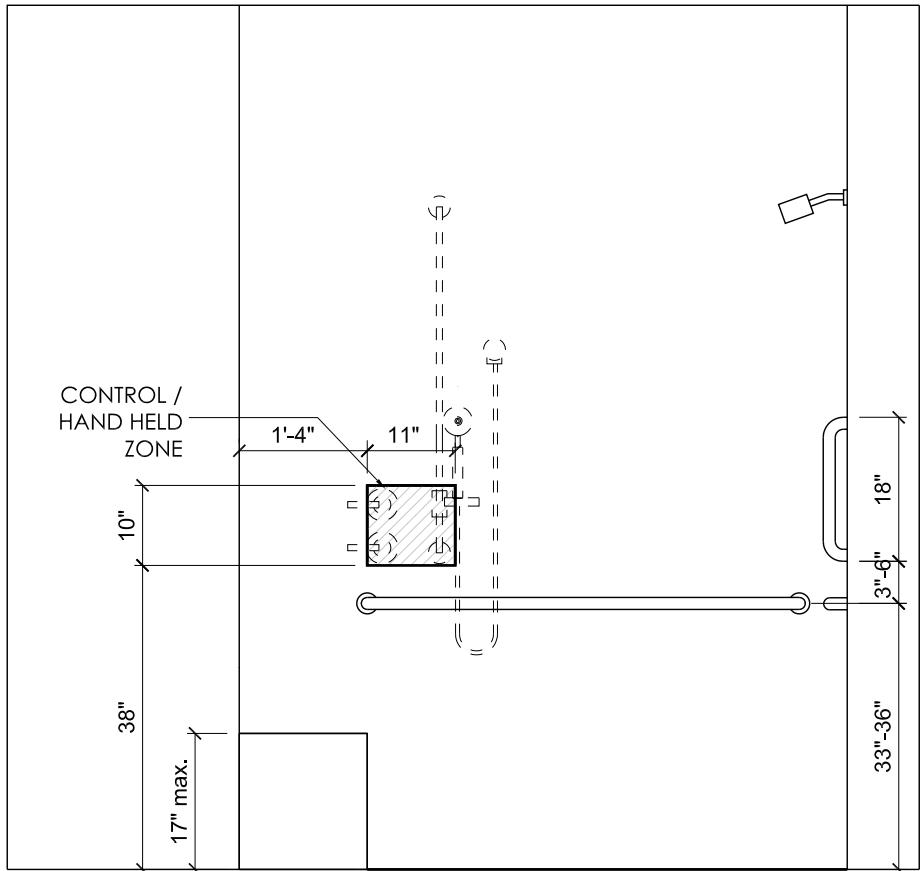
12 FLOOR - 1 HOUR
SCALE: 1-1/2" = 1'-0" GA FILE NO. FC5406



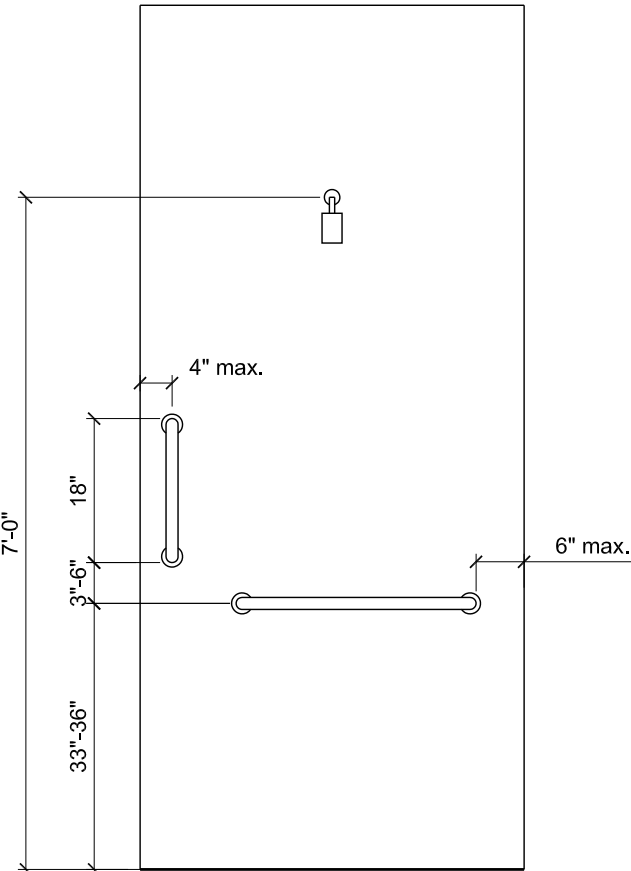
S. ELEVATION



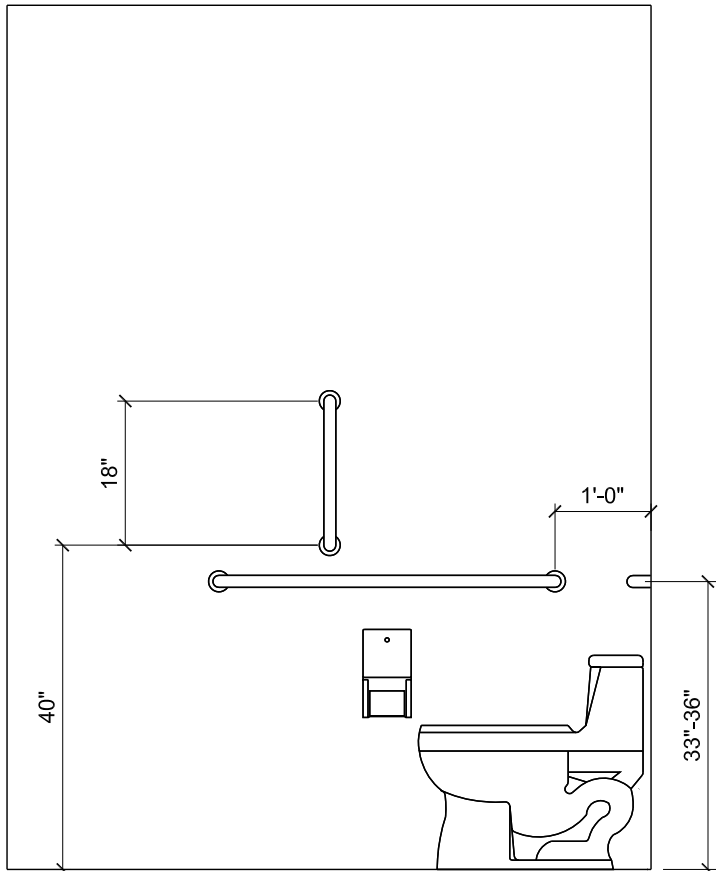
ADA SHOWER
BENCH WALL (SOUTH)



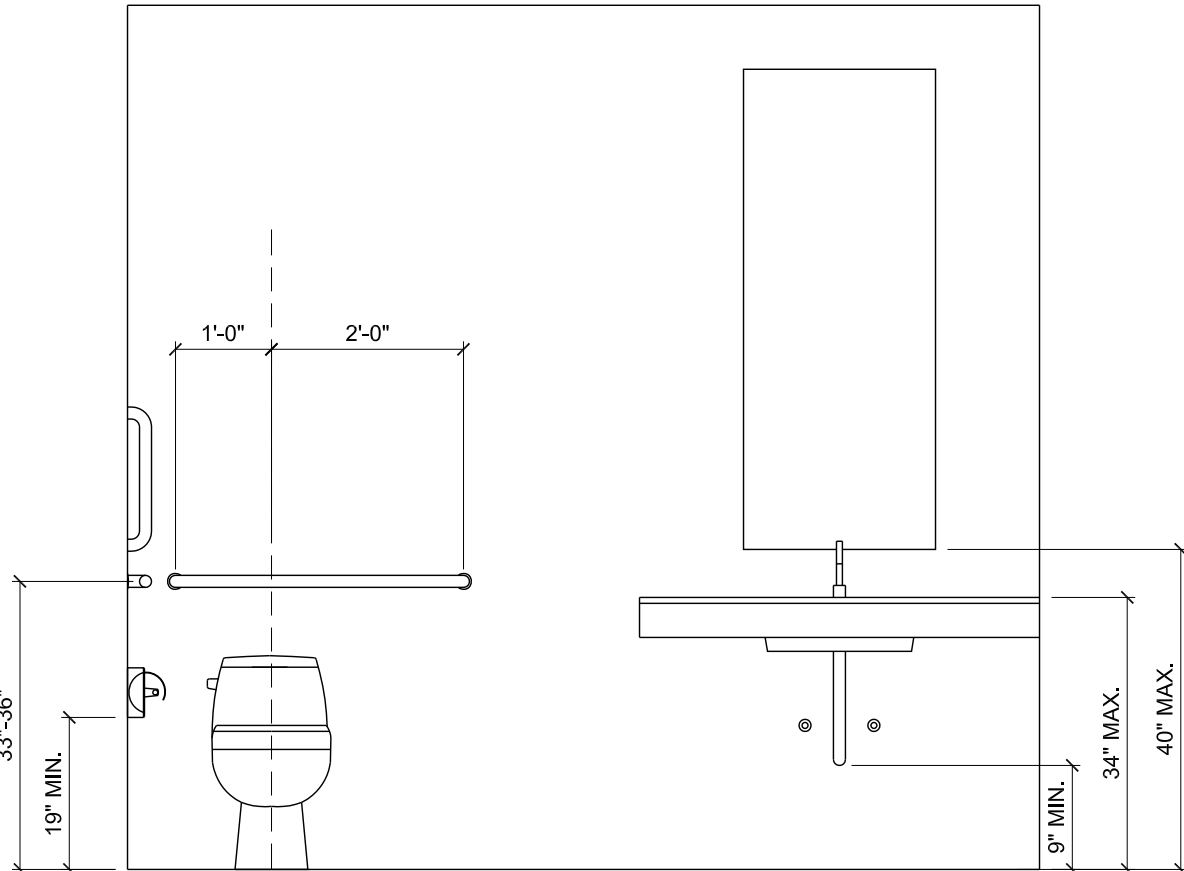
ADA SHOWER
CONTROL WALL (WEST)



ADA SHOWER
SIDE WALL (NORTH)

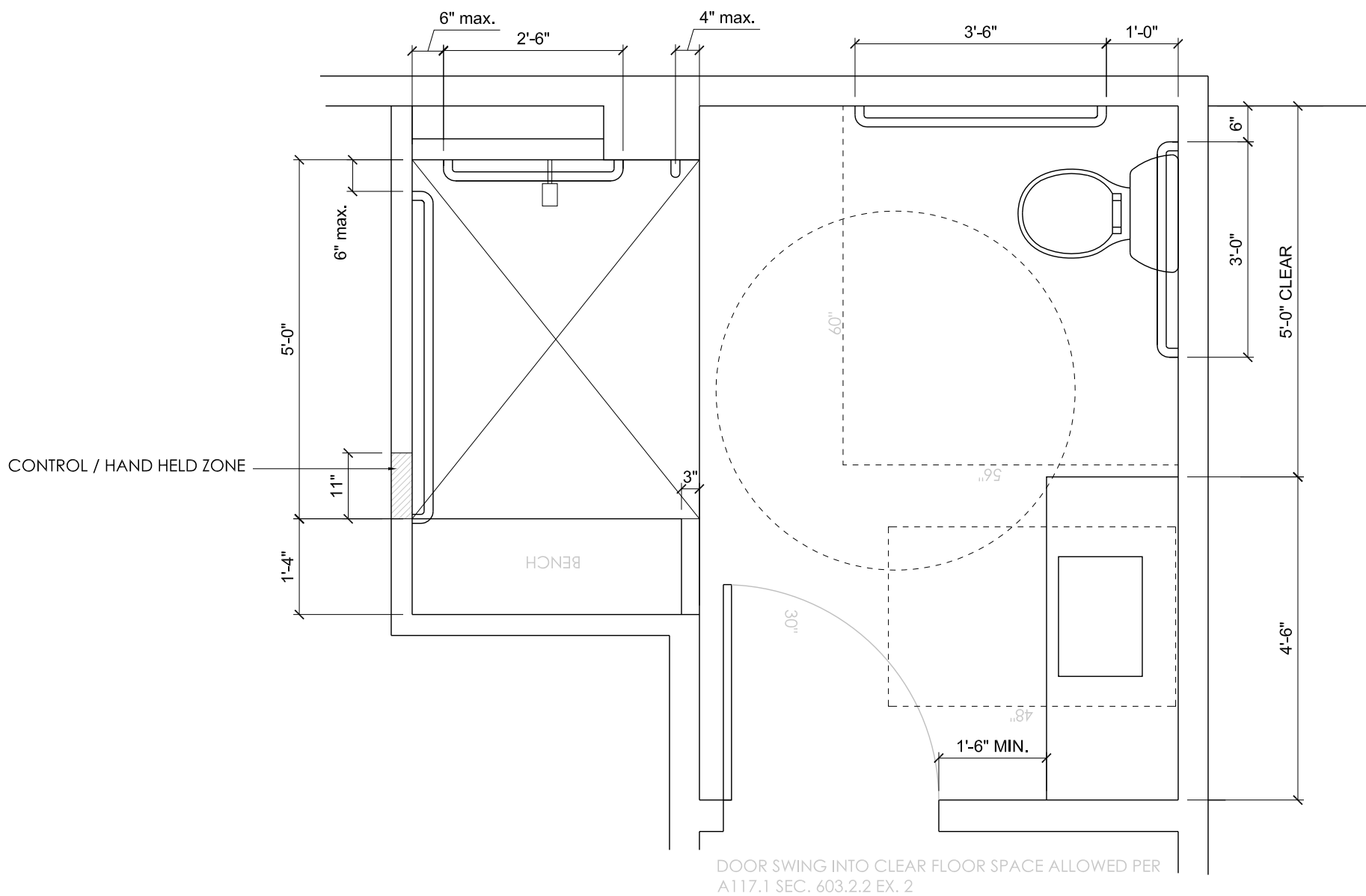


N. ELEVATION

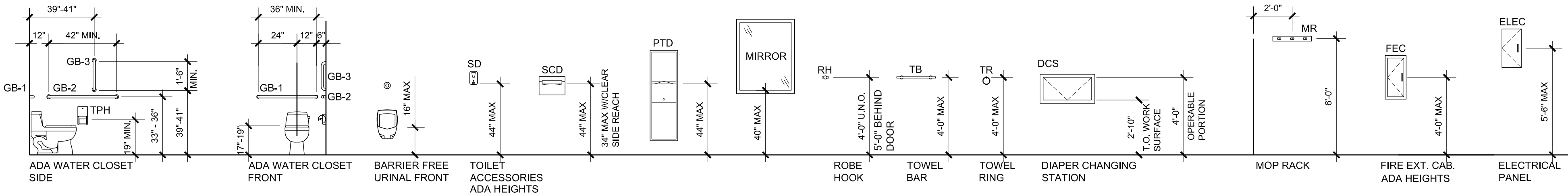
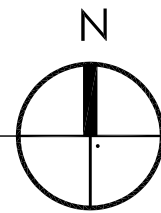


E. ELEVATION

3 ADA RESTROOM ELEVATIONS
SCALE: 1/2" = 1'-0"



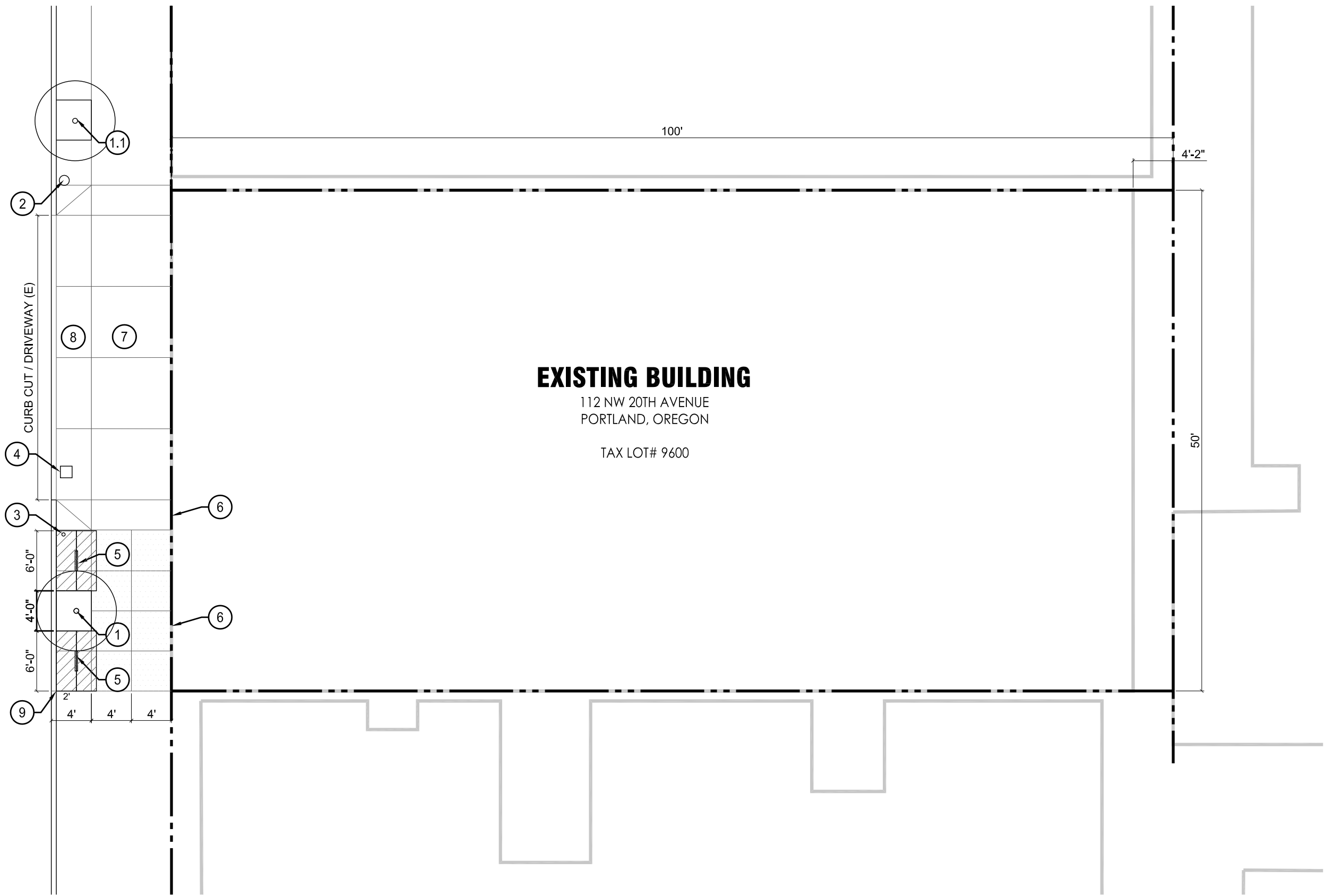
2 ADA RESTROOM PLAN
SCALE: 1/2" = 1'-0"



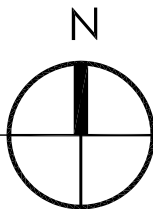
ACCESSORIES LEGEND	
ACCESSORY	ID
SURFACE MOUNTED TOILET	TPH
PAPER TOWEL DISPENSER/RECEPTACLE	PTD
SOAP DISPENSER	SD
SEAT COVER DISPENSER	SCD
36" GRAB BAR	GB-1
42" GRAB BAR	GB-2
SANITARY NAPKIN DISPENSER	SND
ROBE HOOK	RH
TOWEL RING	TR
TOWEL BAR	TB
ELECTRICAL PANEL	ELEC
FIRE EXTINGUISHER CABINET	FEC
MOP RACK	MR
WALL MOUNT COVE HEATER	CH
DIAPER CHANGING STATION	DCS

1 ADA FIXTURE CLEARENCE
SCALE: 1/4" = 1'-0"

NW 20TH AVE.



1 SITE PLAN
SCALE: 1" = 10'



GENERAL SITE NOTES:
CONTRACTOR IS TO COORDINATE EXCAVATION OF SITE DURING DRY WEATHER.

CONTRACTOR IS TO COORDINATE AND OBTAIN PERMITS FOR THE INSTALLATION AND DESIGN OF ALL CITY SIDEWALKS WITH THE CITY OF PORTLAND, PBOT. VERIFY LAYOUT WITH ARCHITECT PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL CALL FOR UTILITY LOCATES 48 HOURS PRIOR TO DIGGING.

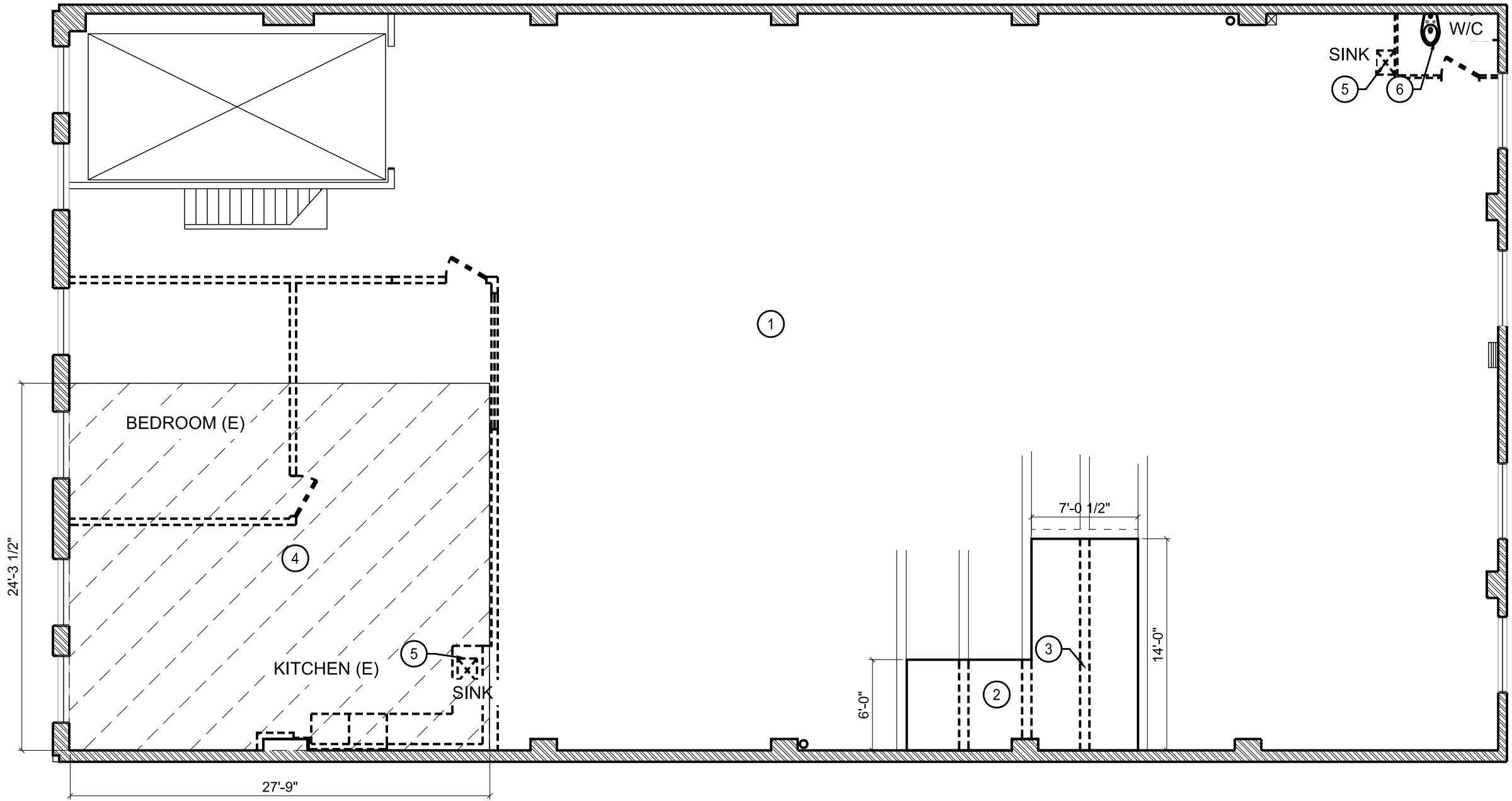
LANDSCAPE NOTES

EXISTING BUILDING FULLY COVERS LOT WITH EXCEPTION OF EMERGENCY EGRESS PATH AT EAST SIDE, NO SITE AREA REMAINS FOR ADDITIONAL LANDSCAPING

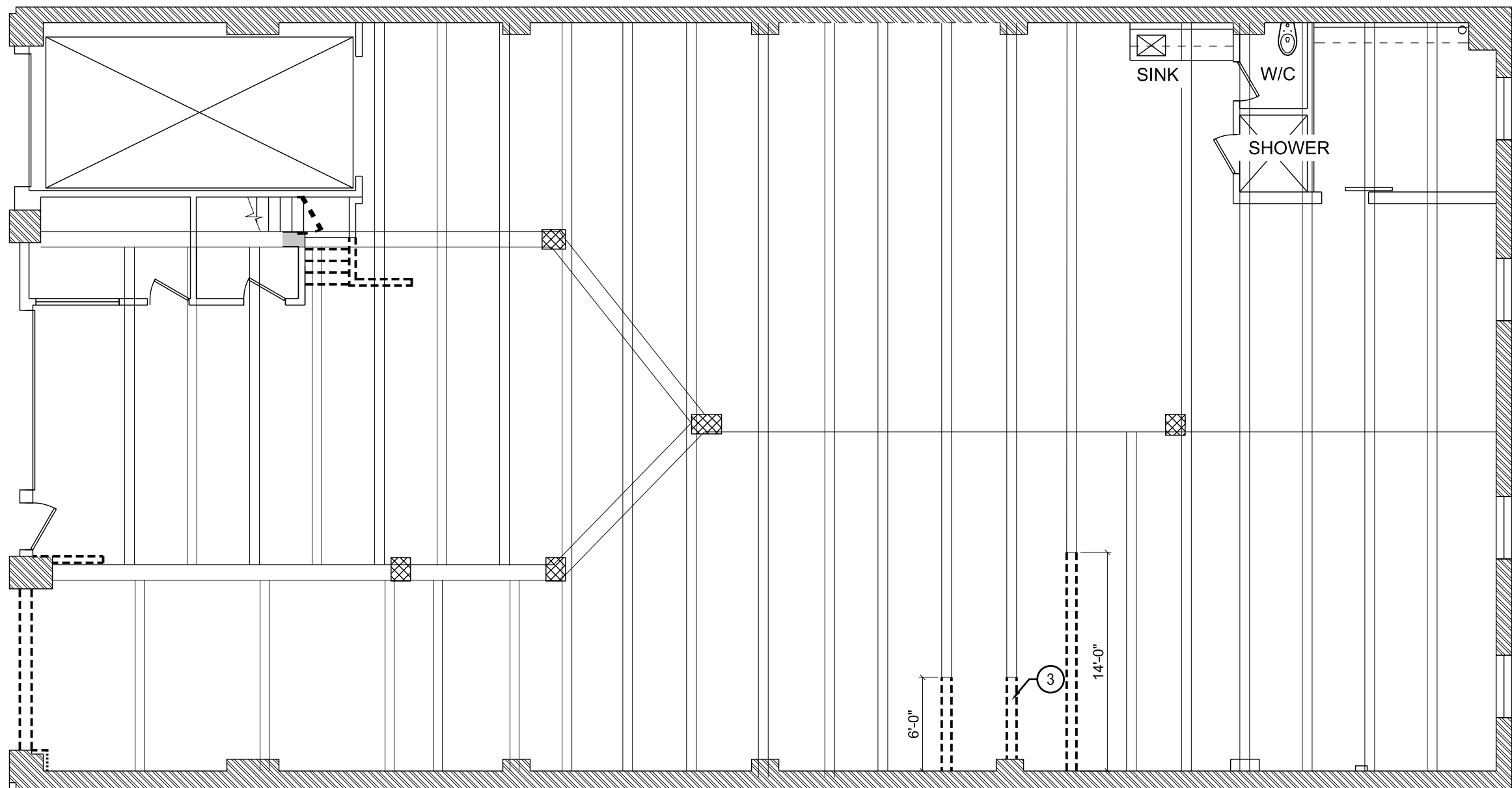
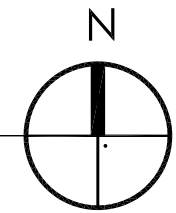
REQUIRED STREET TREES TO BE INSTALLED PER TITLE 11 AND THE CITY FORESTERS REQUIREMENTS

- LEGEND**
- REQUIRED CLEAR SPACE FOR BIKE PARKING
 - CITY SIDEWALK TO BE REPLACED
 - PROPERTY LINE

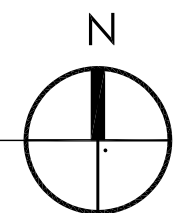
- SITE PLAN NOTES**
- ① PLANT NEW 2.5" CALIPER MIN. STREET TREE CENTERED IN 4' X 4' TREE WELL PER PBOT STANDARD DRAWING # P-581. COORDINATE TREE SELECTION AND PLANTING REQUIREMENTS WITH CITY FORESTER - 503-823-4489
 - ①.1 STREET TREE W/ WELL (E)
 - ② POWER POLE (E)
 - ③ PARKING SIGN (E)
 - ④ WATER METER (E)
 - ⑤ SHORT TERM BICYCLE PARKING HOOPS PROVIDE 4' X 6' CLEAR AREA AROUND EA. HOOP.(4) SPACES REQUIRED
 - ⑥ BUILDING ENTRANCE
 - ⑦ SIDEWALK (E)
 - ⑧ DRIVEWAY (E)
 - ⑨ 2'X6' CLEAR AREA (TYP.)



2 2 ND FLOOR EXISTING / DEMO
SCALE: 1/8" = 1'-0"



1 1 ST FLOOR EXISTING / DEMO PLAN
SCALE: 1/8" = 1'-0"



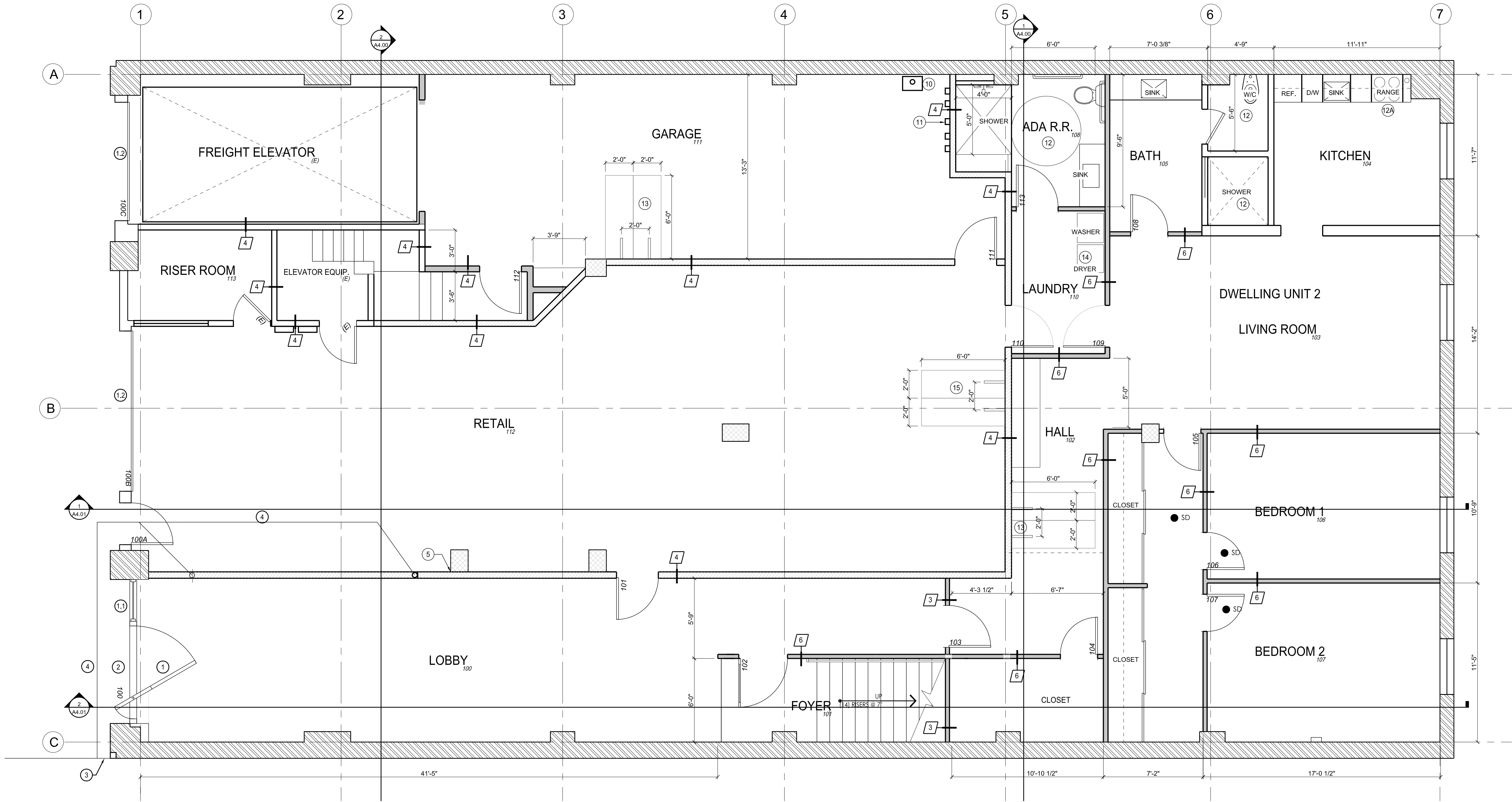
GENERAL DEMOLITION NOTES:

- 1.) DASHED LINES ON DEMO PLANS REPRESENT WALLS, DOORS, SOFFITS, CASEWORK, ETC TO BE REMOVED. PATCH & REPAIR EXISTING ADJOINING AREAS TO REMAIN.
- 2.) THE CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL-INCLUSIVE. IT IS CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE CONTRACT DOCUMENTS.
- 3.) CONTRACTOR SHALL COORDINATE DEMOLITION WITH HVAC, ELECTRICAL, AND PLUMBING SUB- CONTRACTORS. PATCH OR REBUILD ANY AREAS TO REMAIN THAT HAVE BEEN DAMAGED OR DISTURBED BY HVAC, ELECTRICAL AND PLUMBING DEMOLITION.
- 3.) THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DEVIATIONS.
- 4.) FOR ALL SURFACES SCHEDULED TO REMAIN, PREPARE AREA FOR CONSTRUCTION OF NEW WALLS DURING THE CONSTRUCTION PHASES.
- 5.) PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING AND NEW CONSTRUCTION. NEW WALLS AND PATCHING TO BE OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.
- 6.) ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION WORK. BEFORE NEW WORK BEGINS, RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
- 7.) HAZARDOUS MATERIAL NOTE: CONTRACTOR SHALL STOP WORK AND INFORM OWNER IMMEDIATELY OF ANY HAZARDOUS MATERIAL ENCOUNTERED OR THOUGHT TO BE HAZARDOUS MATERIAL. THE OWNER, AFTER RECEIVING NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.
- 9.) PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ADJACENT STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.
- 11.) CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY NY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
- 13.) ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION.

DEMOLITION PLAN NOTES

- 1 REMOVE EXISTING NON STRUCTURAL CONCRETE TOPPING SLAB THROUGHOUT SECOND FLOOR
- 2 REMOVE SLAB AND SUB-FLOOR FOR NEW EGRESS STAIR -- SEE FLOOR PLANS
- 3 REMOVE FLOOR BEAM AS INDICATED -- SEE FLOOR PLANS
- 4 REMOVE ROOFING, ROOF DECKING AND FRAMING AT SHADED AREAS. ROOF TRUSS TO REMAIN. SEE ROOF AND FLOOR PLANS
- 5 REMOVE SINK AND ASSOCIATED PLUMBING
- 6 REMOVE TOILET AND ASSOCIATED PLUMBING

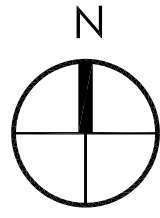
WALL LEGEND	
---	EXISTING WOOD FRAMED WALLS
///	EXISTING BRICK WALLS
---	EXISTING TO REMOVE



SMOKE ALARMS W/ CARBON DIOXIDE DETECTION: SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS AND ON EACH ADDITIONAL STORY OF A DWELLING INCLUDING BASEMENTS AND CELLARS. ALL ALARMS SHALL BE INTERCONNECTED SUCH THAT ACTUATION OF ONE ALARM WILL ACTUATE ALL ALARMS. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM PERMANENT BUILDING WIRING AND WHEN THE PRIMARY SOURCE IS INTERRUPTED, EACH ALARM SHALL RECEIVE POWER FROM A BATTERY. IONIZATION SMOKE ALARMS SHALL NOT BE CLOSER THAN 3' HORIZONTALLY FROM A DOOR TO A KITCHEN, A DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER OR SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM. A SMOKE ALARM WITHIN 20' OF A COOKING APPLIANCE SHALL BE A PHOTOELECTRIC-TYPE SMOKE ALARM OR THE ALARM SHALL HAVE AN APPROVED ALARM SILENCING MEANS.

FLOOR PLAN SYMBOLS LEGEND	
	VERTICAL ELEVATION TAG
	EXTERIOR ELEVATION TAG
	BUILDING SECTION TAG
	INTERIOR ELEVATION TAG
	DETAIL TAG
	NOTE
	SMOKE / CO DETECTOR
	120V CONNECTION
	240V CONNECTION
	DUPLEX OUTLET HORIZ.
	CABLE / DATA CONNECTIONS
WALL LEGEND	
	2"x6" WALL @ 24" O.C.
	2"x4" WALL @ 24" O.C.
	EXISTING WOOD FRAMED WALLS
	EXISTING BRICK WALLS
	OVERHEAD/BELOW

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



- GENERAL FLOOR PLAN NOTES:**
- DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF FRAMING, DIMENSIONS AT EXTERIOR WALLS ARE FROM FACE OF FRAMING, UNLESS NOTED OTHERWISE.
 - ALL PLUMBING WALLS TO BE 2"x6" CONSTRUCTION.
 - MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE DESIGN BUILD. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL REQUIREMENTS FOR MECHANICAL AND ELECTRICAL EQUIPMENT. VERIFY LOCATIONS OF ALL UNITS.
 - WINDOWS TO BE U-35 OR BETTER, FIELD VERIFY ALL DIMENSIONS OF FLOOR TO CEILING AND WALL TO WALL WINDOWS AND DOORS.
 - COORDINATE DESIGN AND SELECTION OF CABINETS AND BUILT-INS W/ OWNER. FIELD VERIFY ALL CABINET DIMENSIONS. VERIFY ALL ROUGH OPENING DIMENSIONS FOR APPLIANCES AND FIXTURES.
 - COORDINATE THE SELECTION OF PLUMBING AND ELECTRICAL FIXTURES W/ OWNER. VERIFY MOUNTING LOCATIONS AND HEIGHTS OF ALL FIXTURES W/ OWNER.
 - VERIFY EXACT ROUGH OPENING SIZES FOR SHOWER AND TUB ASSEMBLY.
 - PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED FIXTURES, EQUIPMENT AND GRAB BARS. AND FOR FUTURE GRAB BARS AT BATHTUBS AND WATER CLOSETS.
 - PROVIDE R-21 INSULATION AT ALL NEW EXTERIOR WALL CAVITIES AND INTERIOR WALLS SEPARATING CONDITIONED AND UNCONDITIONED SPACES. INSTALL SOUND INSULATION AT BATHROOM WALLS (VERIFY W/ OWNER)
 - PROVIDE BUILT-IN SHELVING DRAWERS AND HANGING AT BEDROOM CLOSETS. COORDINATE DESIGN WITH OWNER
 - PROVIDE 3/8" TEMP GLASS SHOWER PANELS / DOORS AT SHOWERS. AS INDICATED ON PLANS.
 - SEE PLANS AND DETAILS FOR ADDITIONAL NOTES AND REMARKS.
 - ALL PRE WIRING TO BE COORDINATED W/ OWNER. (TELEPHONE, CABLE, CAT 5, SECURITY, ETC.
 - ALL NEW CONSTRUCTION TO COMPLY WITH THE 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE CH. 5
 - ALL RECEPTACLES TO BE LEVITON DECORA, LOCATIONS MARKED WITH AN "H" TO BE INSTALLED HORIZONTAL 4" FROM FINISH TO CENTER OF BOX. ALL SWITCHES TO BE LUTRON, DIMMERS TO BE "DIVA" STYLE OR APPROVED. INSTALL WIRING FOR COMPUTER NETWORK COORDINATE SERVER LOCATION AND REQUIREMENTS WITH OWNER. PROVIDE WIRING FOR SOUND SYSTEM AS REQUIRED BY OWNER. PROVIDE DEDICATED 20A CIRCUIT AT BATHROOM OUTLETS. ALL BATHROOM OUTLETS TO BE PROVIDED WITH GROUND AND ARC FAULT CIRCUIT INTERRUPTER
 - PROVIDE HEAT SOURCE AT EACH HABITABLE ROOM.

- FLOOR PLAN NOTES**
- 6'-8" X 11'-0" STEEL PIVOT DOOR – FIELD VERIFY DIMENSIONS. BACK SWING NOT TO EXTEND PAST EXTERIOR FACE OF BUILDING
 - PROVIDE SIDE LITE WITH CLEAR INSULATED GLASS PANELS.
 - PROVIDE NEW ALUMINUM FRAMED OVERHEAD DOOR WITH OPAQUE GLASS PANELS.
 - REMOVE 32" STRIP OF CONCRETE AT THE ENTRY DOOR TO FACILITATE THE INSTALLATION OF PIVOT DOOR HARDWARE AND THRESHOLD
 - STORM WATER LINE (E)
 - CONNECT TERRACE ROOF DRAINS TO THE EXISTING STORM WATER LINE AND SYSTEM. REMOVE AND REPLACE CONCRETE SLAB AS REQUIRED
 - ALIGN FACE OF WALL WITH FACE OF EXISTING COLUMN.
 - HOLD FACE OF WALL FRAMING BACK 3/4" FROM FACE OF EXISTING FLOOR BEAM
 - PROVIDE HANDRAIL AT 34-38" ABOVE TREAD NOSING
 - PROVIDE GUARDRAIL AT OPEN SIDE OF STAIR AT 34"-38" FROM LINE CONNECTING THE LEADING EDGE OF THE TREAD. OPENINGS SHALL NOT ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAMETER.
 - PROVIDE 1 3/4" SOLID CORE WD. DOOR OR 20 MIN. FIRE RATED DOOR. DOORS TO BE SELF CLOSING AND SELF LATCHING
 - PROVIDE COMBINATION NATURAL GAS WATER HEATER / BOILER. "NAVIENT" NCB-240E OR APPROVED. VENT THROUGH ROOF. PLACE UNIT TO ALIGN WITH WALL ABOVE. FUR OUR BRICK WALL AND MOUNT ON 1/2" PLYWOOD PANEL.
 - HYDRONIC MANIFOLDS AND PUMPS AS REQUIRED. COORDINATE REQUIRED ELECTRICAL CONNECTIONS AS REQUIRED.
 - PROVIDE STALE AIR EXHAUST AT ALL BATHROOMS AND LAUNDRY AREA. 80 CFM (MIN.) OR 20 CFM CONTINUOUS VENT TO EXTERIOR
 - PROVIDE KITCHEN EXHAUST HOOD VENTED TO THE EXTERIOR. 150 CFM (MIN.) OVER 400 CFM PROVIDE MAKE UP AIR
 - PROVIDE (2) LONG BIKE PARKING SPACES FOR EA. UNIT PROVIDE VERTICAL WALL RACK PER TITLE 33, CH. 33.266 2'X6' SPACE REQUIRED FOR EACH BICYCLE

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112 NW 20TH AVENUE, PORTLAND, OREGON

REGISTERED ARCHITECT
WILLIAM G. RYALS
PORTLAND, OR 3050
STATE OF OREGON

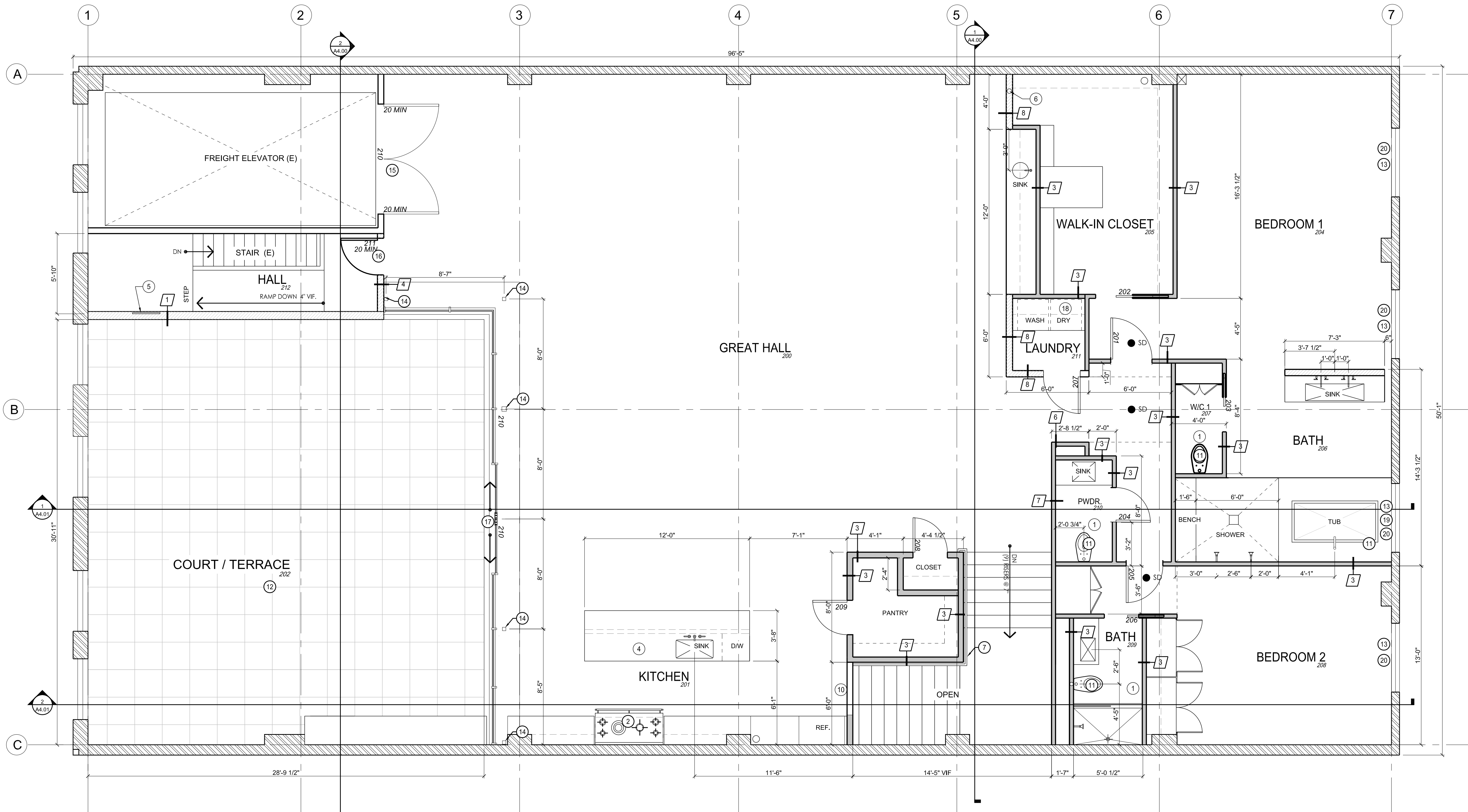
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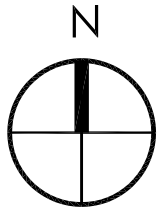
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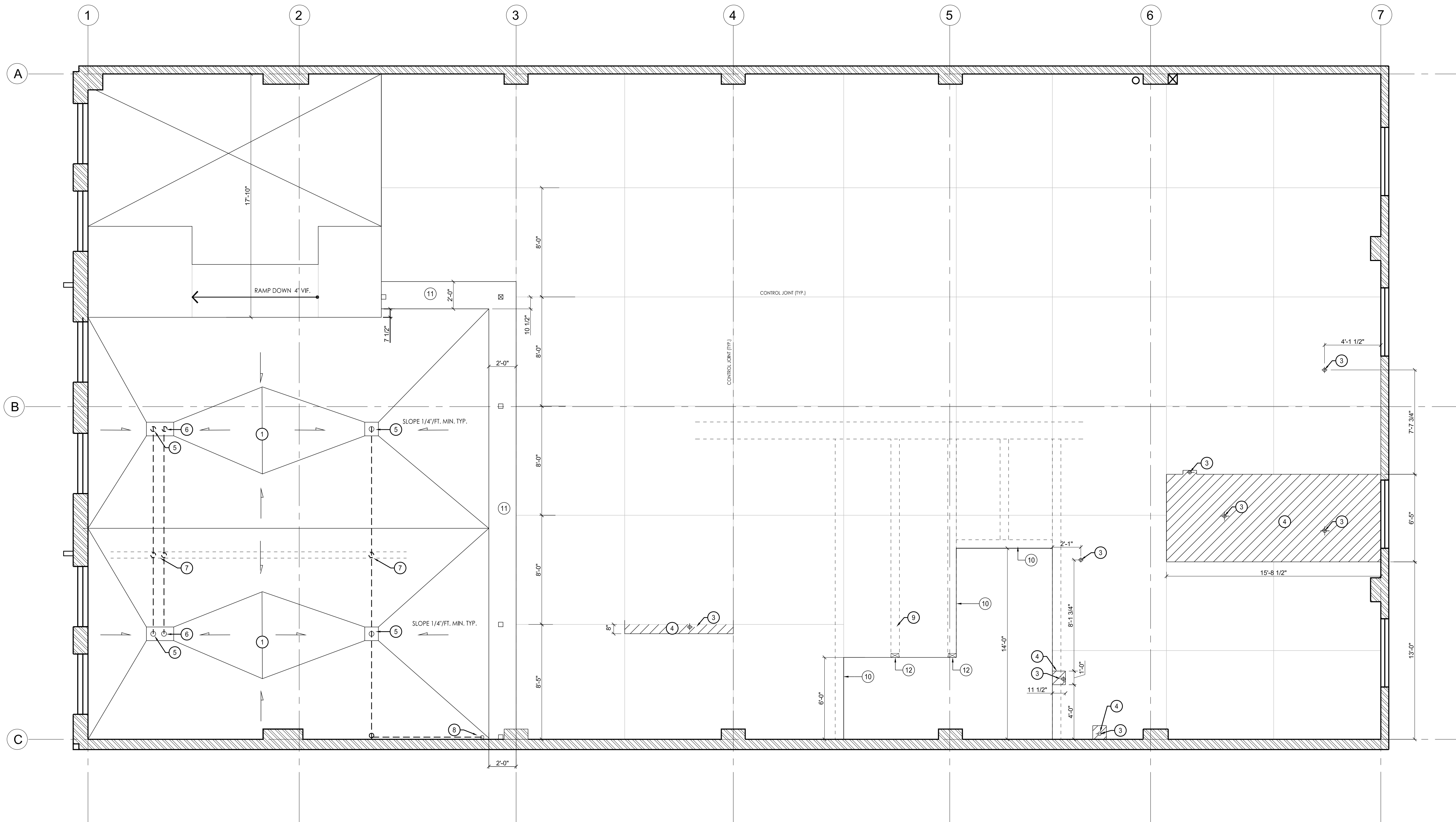
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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 - MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE DESIGN BUILD. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL REQUIREMENTS FOR MECHANICAL AND ELECTRICAL EQUIPMENT. VERIFY LOCATIONS OF ALL UNITS.
 - WINDOWS TO BE U-35 OR BETTER, FIELD VERIFY ALL DIMENSIONS OF FLOOR TO CEILING AND WALL TO WALL WINDOWS AND DOORS.
 - COORDINATE DESIGN AND SELECTION OF CABINETS AND BUILT-INS W/ OWNER. FIELD VERIFY ALL CABINET DIMENSIONS. VERIFY ALL ROUGH OPENING DIMENSIONS FOR APPLIANCES AND FIXTURES.
 - COORDINATE THE SELECTION OF PLUMBING AND ELECTRICAL FIXTURES W/ OWNER. VERIFY MOUNTING LOCATIONS AND HEIGHTS OF ALL FIXTURES W/ OWNER.
 - VERIFY EXACT ROUGH OPENING SIZES FOR SHOWER AND TUB ASSEMBLY.
 - PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED FIXTURES, EQUIPMENT AND GRAB BARS. AND FOR FUTURE GRAB BARS AT BATHTUBS AND WATER CLOSETS.
 - PROVIDE R-21 INSULATION AT ALL NEW EXTERIOR WALL CAVITIES AND INTERIOR WALLS SEPARATING CONDITIONED AND UNCONDITIONED SPACES. INSTALL SOUND INSULATION AT BATHROOM WALLS (VERIFY W/ OWNER)
 - PROVIDE BUILT-IN SHELVING DRAWERS AND HANGING AT BEDROOM CLOSETS, COORDINATE DESIGN WITH OWNER
 - PROVIDE 3/8" TEMP GLASS SHOWER PANELS / DOORS AT SHOWERS. AS INDICATED ON PLANS.
 - SEE PLANS AND DETAILS FOR ADDITIONAL NOTES AND REMARKS.
 - ALL PRE WIRING TO BE COORDINATED W/ OWNER. (TELEPHONE, CABLE, CAT 5, SECURITY, ETC.
 - ALL NEW CONSTRUCTION TO COMPLY WITH THE 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE CH. 5
 - ALL RECEPTACLES TO BE LEVITON DECORA, LOCATIONS MARKED WITH AN "H" TO BE INSTALLED HORIZONTAL 4" FROM FINISH TO CENTER OF BOX. ALL SWITCHES TO BE LUTRON, DIMMERS TO BE "DIVA" STYLE OR APPROVED. INSTALL WIRING FOR COMPUTER NETWORK. COORDINATE SERVER LOCATION AND REQUIREMENTS WITH OWNER. PROVIDE WIRING FOR SOUND SYSTEM AS REQUIRED BY OWNER. PROVIDE DEDICATED 20A CIRCUIT AT BATHROOM OUTLETS. ALL BATHROOM OUTLETS TO BE PROVIDED WITH GROUND AND ARC FAULT CIRCUIT INTERRUPTER
 - PROVIDE HEAT SOURCE AT EACH HABITABLE ROOM.

FLOOR PLAN NOTES

- PROVIDE STALE AIR EXHAUST AT ALL BATHROOMS AND LAUNDRY AREA. 80 CFM (MIN.) OR 20 CFM CONTINUOUS VENT TO EXTERIOR.
- PROVIDE KITCHEN EXHAUST HOOD VENTED TO THE EXTERIOR. 150 CFM (MIN.) OVER 400 CFM PROVIDE MAKE UP AIR
- SKYLIGHT (ABOVE)
- PROVIDE 3CM QUARTZ COUNTER TOP WITH WATERFALL AT ISLAND ENDS
- ELECTRICAL SERVICE PANEL
- GAS WATER HEATER EXHAUST VENT
- PROVIDE HANDRAIL AT 34-38" ABOVE TREAD NOSING
- NOT USED
- NOT USED
- GUARDRAIL – HALF WALL – 36" MIN. ABOVE FINISHED FLOOR
- WALL MOUNT TOILET, PROVIDE CARRIER
- CONCRETE PAVERS -- 24"x24"x 1 1/2" ON PEDESTAL SYSTEM ON ROOF MEMBRANE WITH 1/4" / FT. SLOPE TO DRAIN
- EXISTING 4'X5' ALUMINUM SLIDING EGRESS WINDOW
- STEEL COLUMN – SEE STRUCTURAL
- (2) 4080 X 1 3/4" SOLID DOORS WITH 20 MIN FIRE RATING PROVIDE CLOSERS AND LATCH
- PROVIDE 1 3/4" SOLID CORE WD. DOOR OR 20 MIN. FIRE RATED DOOR. DOORS TO BE SELF CLOSING AND SELF LATCHING
- THERMALLY BROKEN ALUMINUM SLIDING DOORS AND WINDOW WALL SYSTEM. FLEETWOOD 3070-T AND 3800-T
- EXHAUST VENT TO OUTSIDE
- PROVIDE TEMPERED GLASS AT WINDOW
- PROVIDE OPENING LIMITER AT WINDOWS TO PREVENT PASSAGE OF A 4" SPHERE.



GENERAL SLAB NOTES
ALL CONCRETE FORM WORK SHALL BE TIED TOGETHER AND BRACED TO FORM TRUE LINE, SQUARE CORNERS AND PLUMB WALLS.

REINFORCE SLABS WITH WITH 6X6 WELDED WIRE MESH UNLESS NOTED OTHERWISE.

PROVIDE 1-1 1/4" DEEP CONTROL JOINTS AS INDICATED ON PLAN. LAYOUT WALL LINES PRIOR TO CUTTING SLAB. JOINTS CLOSE TO WALL LINE TO BE CONCEALED BY WALL PLATE. USE CAUTION IF RADIANT HEAT IS INSTALLED. WIRE TO BE INSTALLED ABOVE PEX TUBING.

PEX RADIANT HEATING TUBING TO BE SECURED TO WOOD DECK OR RIGID INSULATION WITH APPROVED STAPLES. PEX TO BE POSITIONED AT BOTTOM OF SLAB.

PROVIDE A 3/4" EPS FOAM INSULATION AND VAPOR BARRIER BELOW SLAB. TAPE ALL SEAMS WITH APPROVED TAPE. NOFP BARRIER XT OR APPROVED

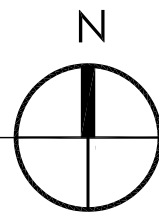
CONCRETE FOR NON-STRUCTURAL SLABS TO BE 3,500 PSI. @ 28 DAYS.

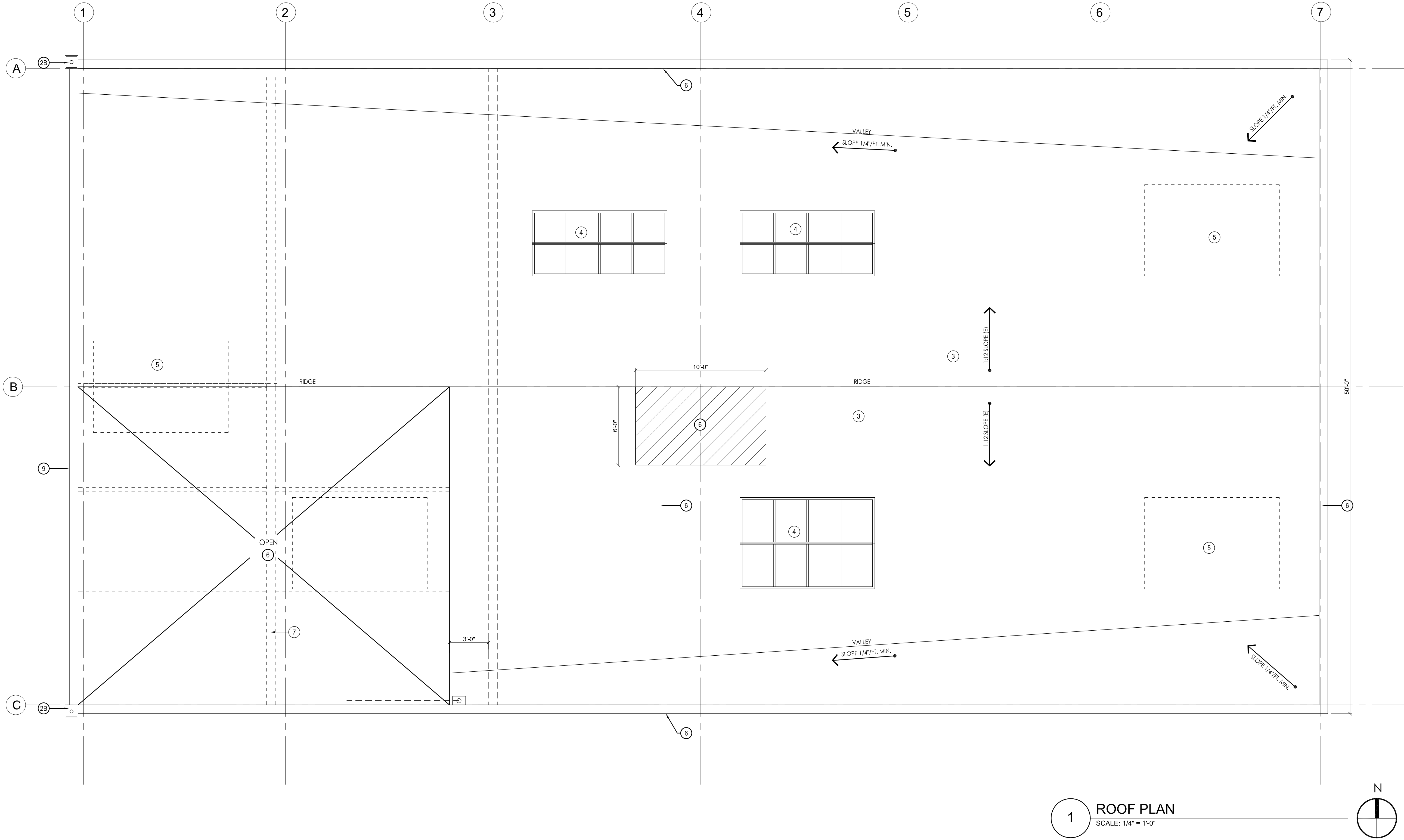
ALL WALL PLATES SHALL BE P.T. #2 DF/LARCH OR BETTER. PLATES TO BE SECURED TO SLAB. WALLS TO BE LAID OUT PRIOR TO TUBING INSTALL. USE CAUTION TO AVOID TUBING

CONTRACTOR IS TO PROVIDE PROPER BLOCK OUTS AND INSERTS AND CONDUITS AS REQUIRED FOR UTILITY INSTALLATION. COORDINATE W/ ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS.

- PLAN NOTES
- 1 TERRACE ROOF ASSEMBLY
PROVIDE 24" X2 4" X 1 1/2" CONCRETE PAVERS ON PEDESTAL SYSTEM ON PROTECTION BOARD ON TPO ROOFING MEMBRANE ON SLOPED POLY ISO INSULATION. SLOPE TO DRAIN PER ROOF PLAN. PROVIDE ROOF DRAINS AND SUMPS WITH LOW PROFILE DOME. PROVIDE OVERFLOW 2" MAX. ABOVE DRAIN INLET. TOTAL ASSEMBLY 7" THICK TO ALIGN WITH INTERIOR FINISH FLOOR.
 - 2 PROVIDE 3'-4" THICK REINFORCED CONCRETE SLAB. WITH HARD TROWEL SMOOTH FINISH.
 - 3 PLUMBING DRAIN PENETRATION
 - 4 BLOCK OUT / NO CONCRETE AT SHADED AREAS. LAYOUT WALLS AND PLUMBING LOCATIONS PRIOR TO POURING SLAB
 - 5 ROOF DRAIN
 - 6 OVERFLOW
 - 7 VERTICAL 4" DIAMETER DRAIN PIPE CONCEALED IN WALL BELOW. CONNECT TO STORM WATER SYSTEM. PROVIDE CLEANOUTS AS REQUIRED PER THE OREGON PLUMBING CODE.
 - 8 DOWNSPOUT FROM UPPER ROOF CONNECT TO ROOF DRAIN SYSTEM BELOW STRUCTURAL DECK
 - 9 BEAMS BELOW
 - 10 ALIGN EDGE OF SLAB WITH FACE OF FLOOR BEAM
 - 11 TILE AND GROUT CLOSURE STRIP. COORDINATE WITH COLUMN DOOR AND WINDOW INSTALLATION
 - 12 NEW POST AND FOOTING

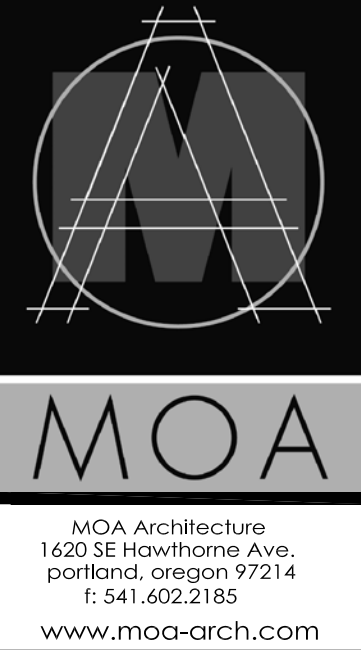
1 SECOND FLOOR SLAB / ROOF PLAN
SCALE: 1/4" = 1'-0"





ROOFING NOTES:

- 1 SLOPE ROOF TO DRAIN 1/4" PER FOOT MINIMUM. PROVIDE SLOPE WITH TAPERED (R-38 AVERAGE / R-20 MIN. CONTINUOUS) AS INDICATED ON PLAN. SLOPE WITH 5/8" PLYWOOD AT TERRACE ROOF, OPTIONAL TAPERED INSULATION.
- 2 ROOF DRAIN DRAIN ROOF TO EXISTING SCUPPER AND DOWN SPOUT CONNECTED TO EXISTING STORM WATER SYSTEM.
- 2A ROOF DRAIN PROVIDE NEW DRAIN AND 4" CAST IRON DOWNSPOUT. CONNECT TO TERRACE DRAIN SYSTEM AND TO EXISTING STORM WATER SYSTEM. PROVIDE OVERFLOW 2" MAX. HEIGHT ABOVE DRAIN
- 2B EXISTING SCUPPER AND DOWNSPOUT
- 3 TYPICAL ROOF ASSEMBLY 60 MIL. MECHANICALLY ADHERED SINGLE PLY TPO MEMBRANE ROOFING, CLASS C, ON 1/4" DENS DECK COVER BOARD, ON TAPERED INSULATION BOARD (POLY ISO) R-38 AVERAGE/R-20 CONTINUOUS , ON EXISTING BOARD SHEATHING ON ROOF FRAMING.
- 3A TERRACE ROOFING INSTALL 24"X24" CONCRETE PAVERS ON ADJUSTABLE PEDESTAL SYSTEM ON 60MIL SINGLE PLY TPO MEMBRANE ON 1/4" DENSDECK PRIME COVER BOARD ON SLOPED 5/8" PLYWOOD /FRAMING CRICKETS ON PLYWOOD ROOF SHEATHING ON FRAMING PER STRUCTURAL INSULATION AT ALL TERRACE /ROOF ASSEMBLIES TO BE CLOSED CELL SPRAY FOAM INSULATION TO FILL THE CAVITY.
- 4 SKYLIGHT PROVIDE NEW SINGLE PITCH SKYLIGHT AT EXISTING OPENING W/ 2:12 MINIMUM SLOPE, "ARCHITECTURAL SPECIALITIES" SERIES 50 OR EQUAL, U.60 OR BETTER
- 5 REMOVE EXISTING SKYLIGHT, PATCH AND REPAIR ROOF AND FRAMING TO MATCH EXISTING.
- 6 REMOVE EXISTING ROOF SHEATHING, ROOF FRAMING AND SKYLIGHTS AS INDICATED. ROOF TRUSS AT OPEN AREA TO REMAIN.
- 7 PAINT EXISTING TRUSS AND PROVIDE METAL FLASHING AT TOP CHORD.
- 8 ROOFTOP HVAC UNITS TO BE CENTERED OVER TRUSS, PROVIDE CURBS AS REQUIRED FOR SELECTED UNITS.
- 9 PROVIDE NEW COPING AT THE PERIMETER PARAPET WITH POWDER COAT FINISH -- DARK BRONZE



BRICK HOUSE
112 NW 20TH AVENUE, PORTLAND, OREGON

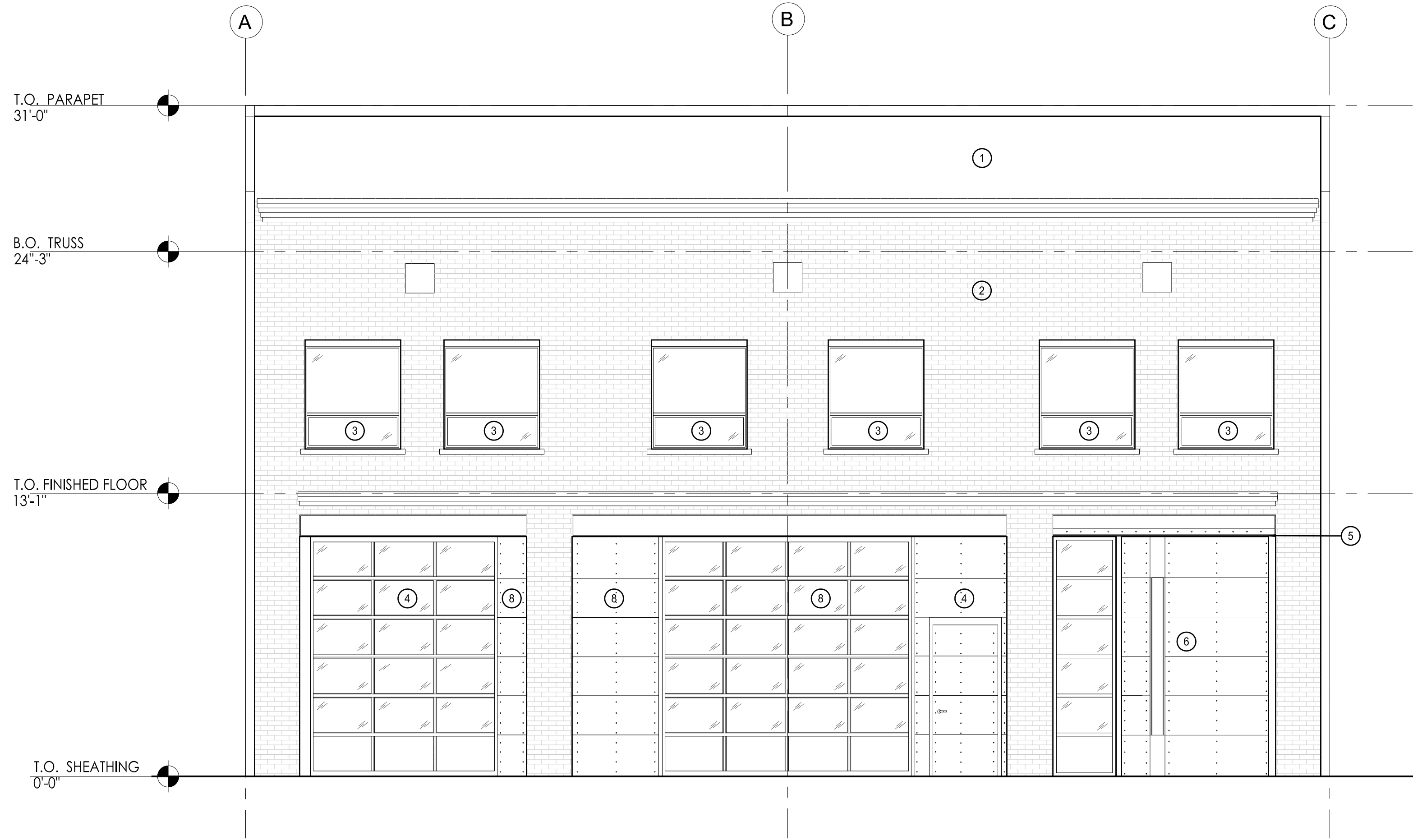


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03.08.2018

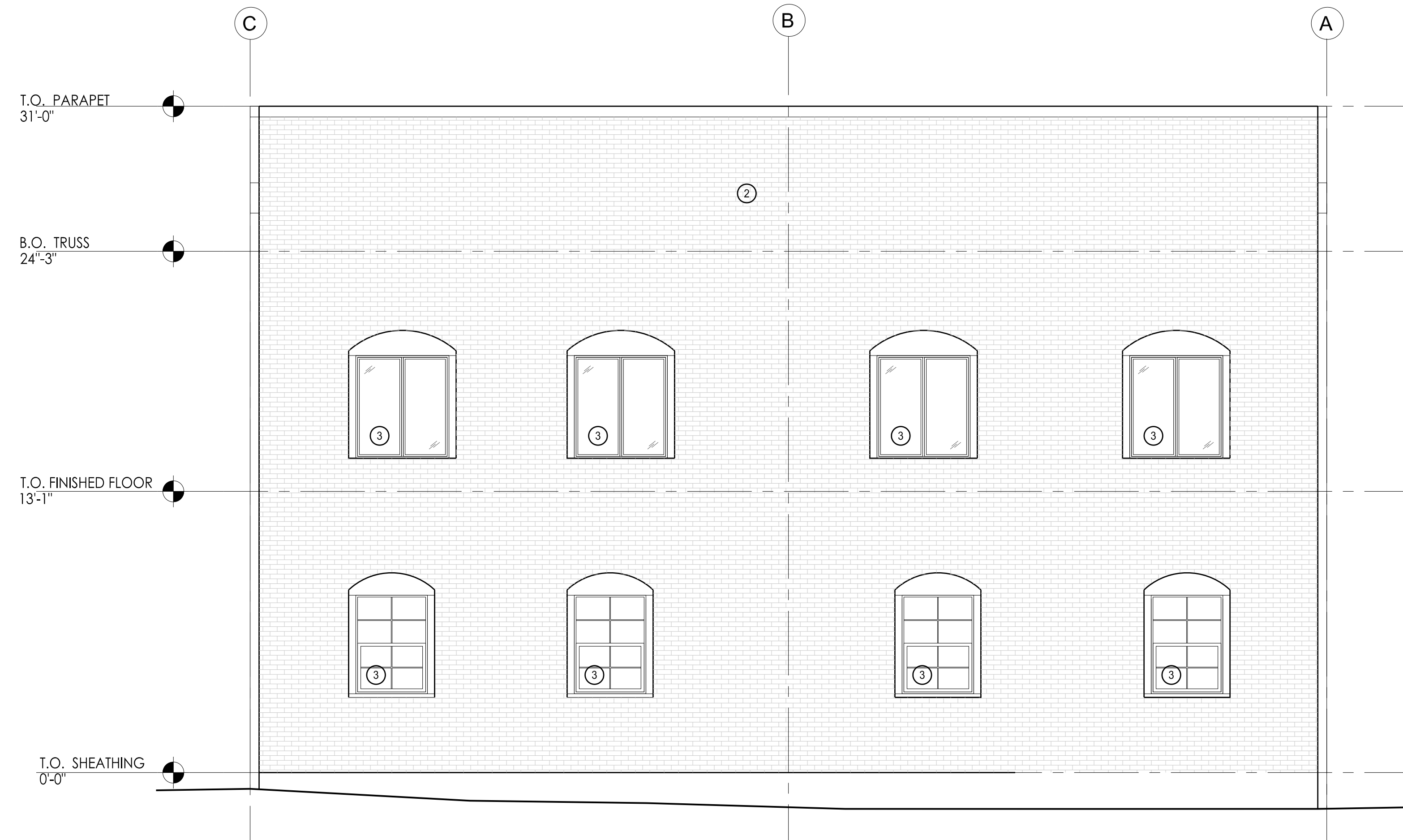
REVISION: 0

JOB NO: 201722

SHEET TITLE:
ROOF PLAN



2 WEST (STREET) ELEVATION
SCALE: 1/4" = 1'-0"

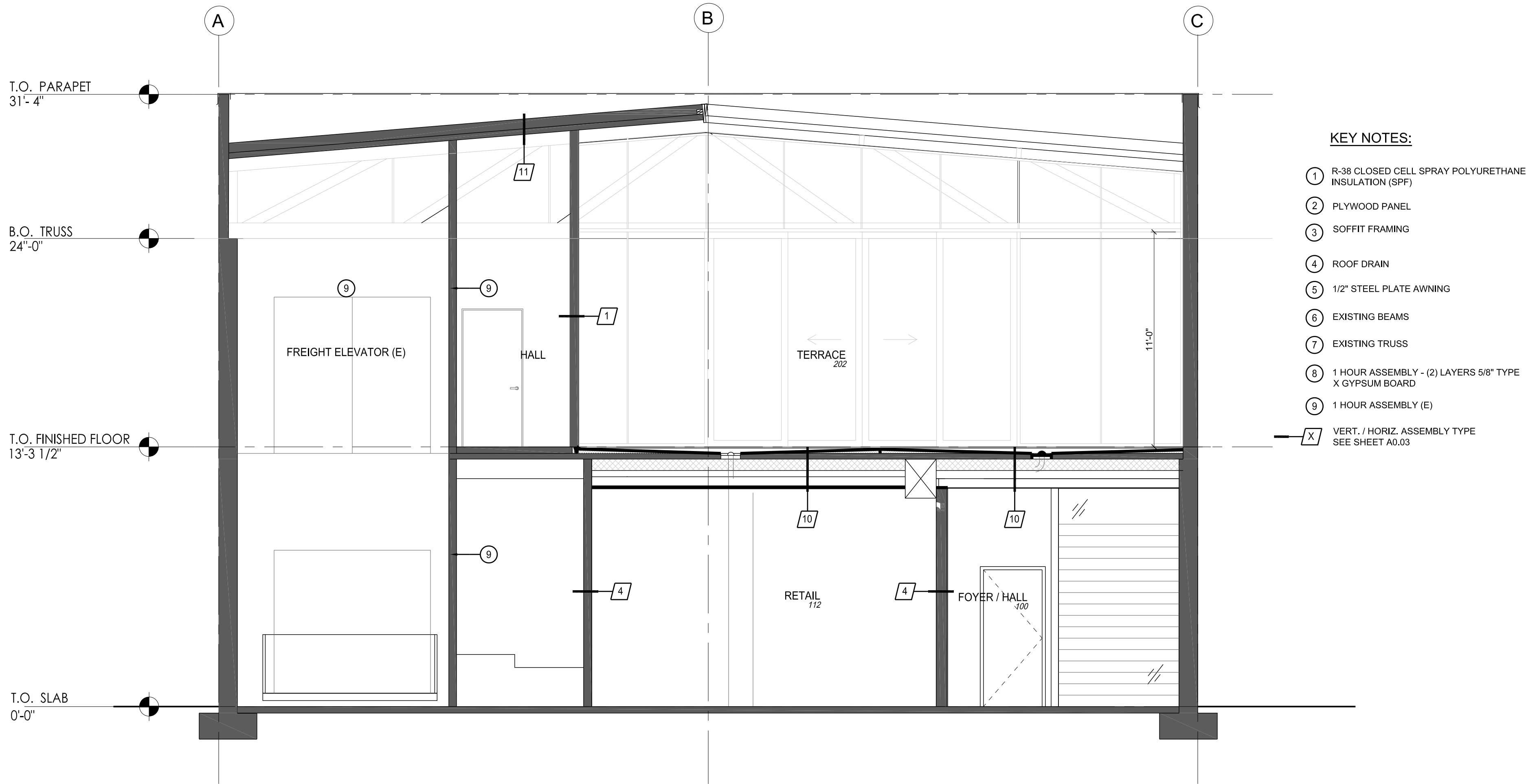


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

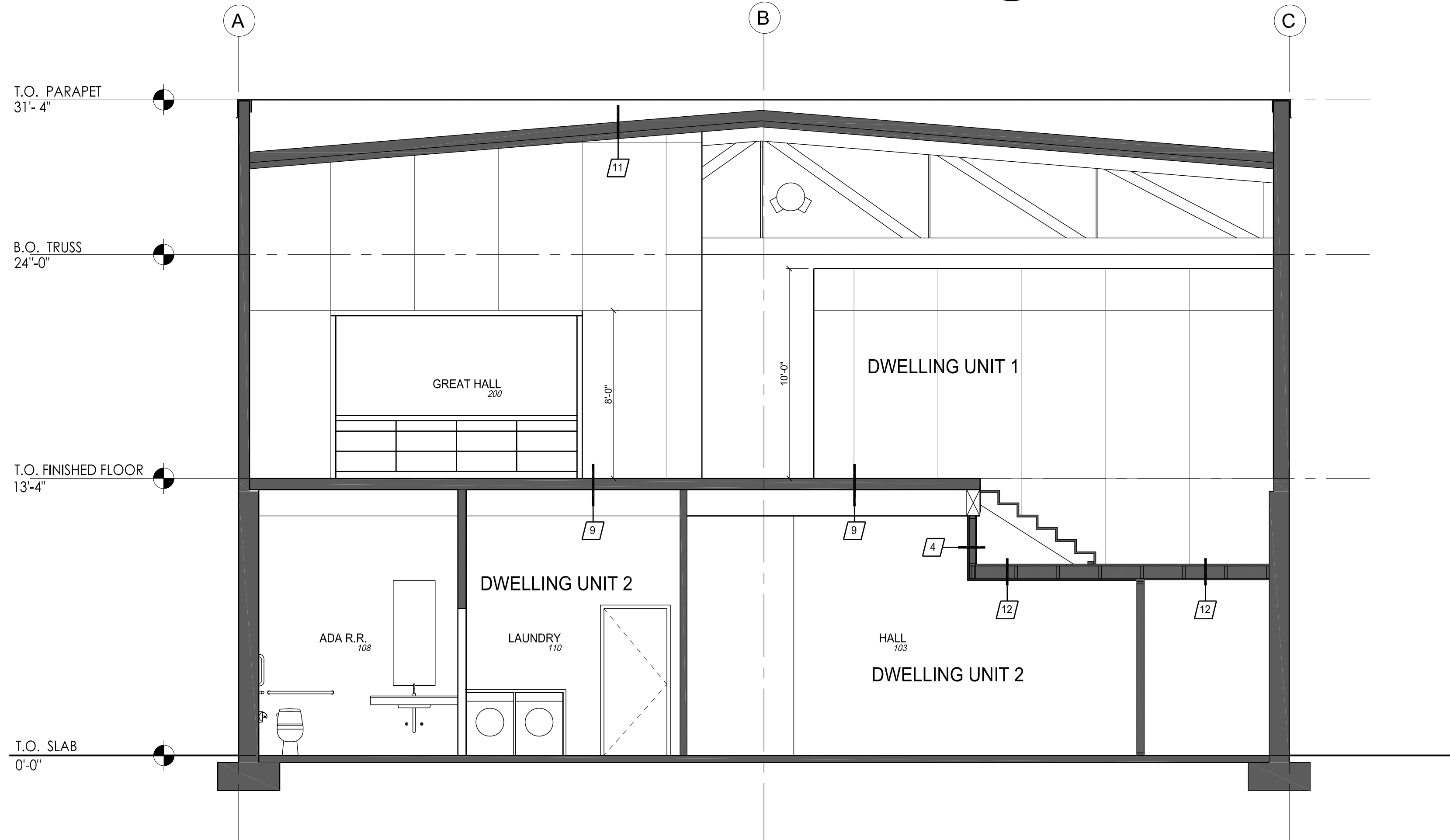
KEY NOTES:

- 1 METAL PARAPET COVER (E)
- 2 BRICK FACADE (E)
- 3 ALUMINUM WINDOWS (E)
- 4 OVERHEAD DOOR W/ OPAQUE GLAZING
- 5 1/2" STEEL PLATE AWNING
- 6 STEEL PIVOT DOOR
- 7 SIDE LITE CLEAR GLASS
- 8 STEEL PANEL

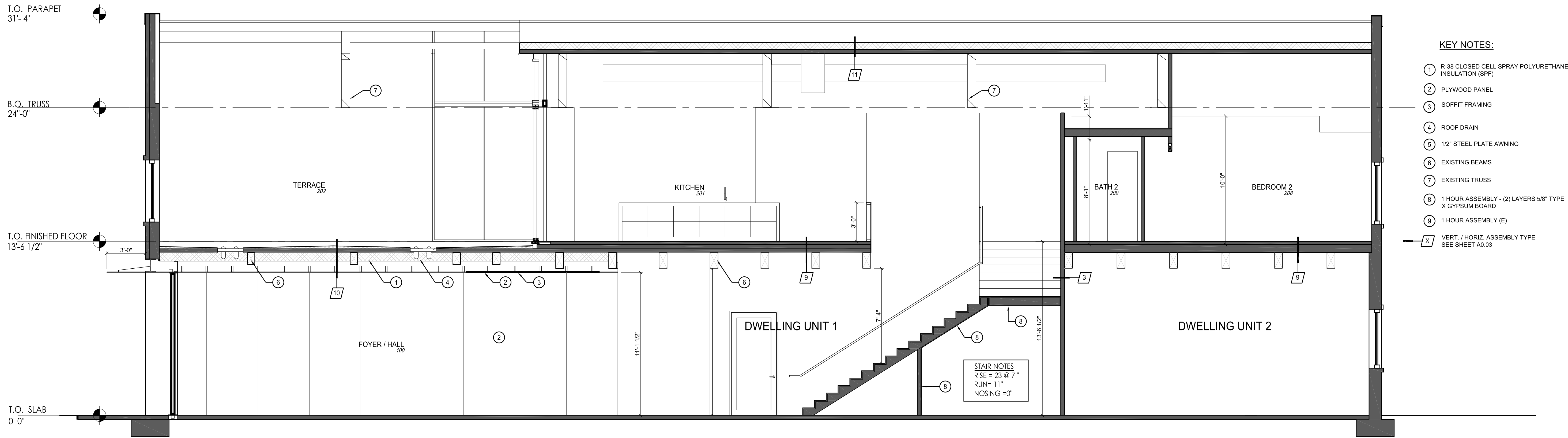
LAND USE REVIEW LU17-188551 HR
THE BUILDING IS A CONTRIBUTING BUILDING IN THE GOOSE HOLLOW/ ALPHABET HISTORIC DISTRICT. FACADE AND ROOF ALTERATIONS HAVE BEEN APPROVED THROUGH A TYPE II LAND USE REVIEW. ALL WORK TO COMPLY WITH THE CONDITIONS OF THE REVIEW.



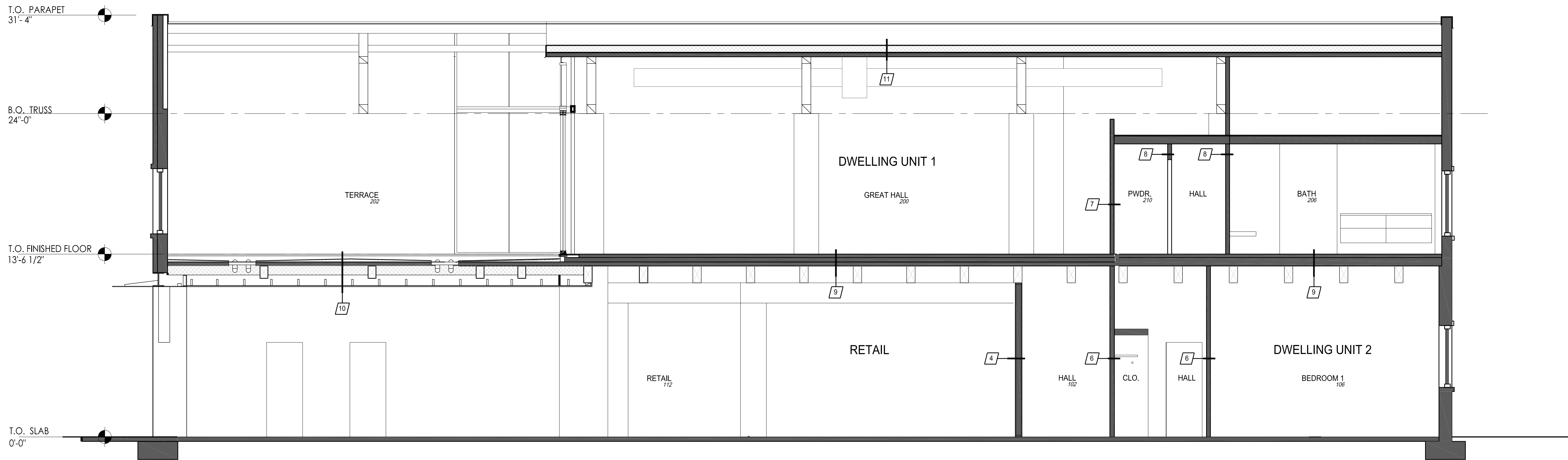
2 BUILDING SECTION
SCALE: 1/4"=1'-0"



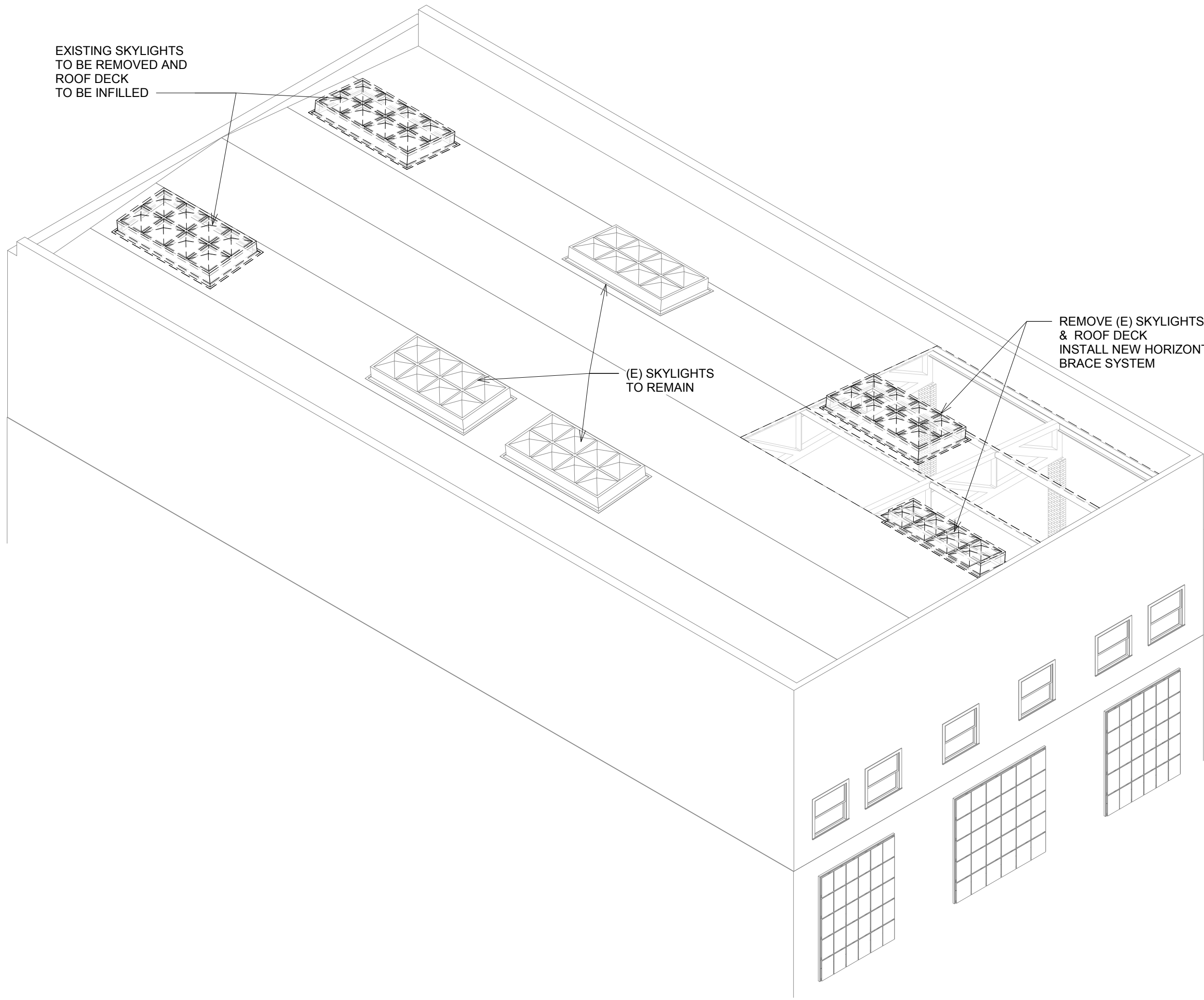
1 BUILDING SECTION
SCALE: 1/4"=1'-0"



2 BUILDING SECTION
SCALE: 1/4"=1'-0"



1 BUILDING SECTION
SCALE: 1/4"=1'-0"



1 PERSPECTIVE VIEW

GENERAL FRAMING NOTES:

- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION AND CONSTRUCTION.
THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE KNOWLEDGEABLE IN THE GENERAL CONSTRUCTION REQUIREMENTS OF LOCAL AND STATE CODES, AND SHALL UTILIZE ACCEPTABLE LOCAL INDUSTRY STANDARDS IN FURNISHING ALL LABOR AND MATERIAL FOR THIS PROJECT. THE WORK SHALL BE INSPECTED AND APPROVED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- MATERIALS:
2x BLOCKING - NO. 2 DF OR BETTER
2x6 STUD WALL - NO. 2 DF OR BETTER
2x4 STUD WALL - NO. 2 DF OR BETTER
POST - 4x4, 6x4 OR 6x6 - NO. 2
4x, 6x BEAMS - NO. 2 DF OR BETTER

ANCHOR BOLTS - A307

CONNECTION HARDWARE - SIMPSON OR EQUAL
CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD REQUIRE SPECIAL CORROSION RESISTANT COATING
SEE MANUFACTURER'S RECOMMENDATIONS.
ENGINEERED LUMBER, I-JOISTS, AND LVL'S SHALL BE INSTALLED TO ALL MANUFACTURER'S SPECIFICATIONS. PROVIDE CONTINUOUS BLOCKING AT ALL DOUBLE JOISTS AND WEB STIFFENERS
- MINIMUM NAILING & CONSTRUCTION REQUIREMENTS ARE PER
2014 OREGON RESIDENTIAL SPECIALTY CODE.
- ALL WOOD IN CONTACT WITH CONCRETE OR SOIL TO BE PRESSURE TREATED.
- ALL WALLS SHALL HAVE DOUBLE TOP PLATES, W/ JOINTS 48" APART (MIN.).
TOP PLATES AT INTERIOR WALL SHALL TIE INTO EXTERIOR WALL PLATE
(10 16d NAILS PER LAPPED JOINT (MIN.).
- ALL MULTIPLE STUDS SUPPORTING BEAMS TO BE NAILED TOGETHER W/ 16d @ 3" O.C.
STAGGERED.
- PLUMBING WALLS TO BE 2" x 6".
- PROVIDE BLOCKING FOR ALL TRADES INCLUDING BUT NOT LIMITED TO: DRYWALL BACKING, SHOWER RODS, TOWEL RODS, CURTAIN RODS (EA. SIDE OF WINDOW).

CONCRETE NOTES:

- VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION AND CONSTRUCTION.

COORDINATE ALL LAYOUT AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- DESIGN CRITERIA:
CONCRETE: f_c = 2,500 PSI @ 28 DAY STRENGTH
REINFORCEMENT: F_y = 60,000 PSI
ALLOWABLE SOIL BEARING = 1,500 PSF
- FOUNDATIONS SUPPORTING WOOD SHALL EXTEND A MIN. OF 6" ABOVE FINISHED GRADE.
- ALL SILL PLATES SHALL BE P.T. #2 DF/LARCH OR BETTER. PLATES TO BE BOLTED TO THE FOUNDATION WITH 1/2" DIAMETER x 8" EMBED ANCHOR BOLTS AT 4'-0" O.C. AND WITHIN 12" OF CORNERS AND ENDS, U.N.O. PROVIDE SILL SEALER BETWEEN PLATE AND FOUNDATION.
- CONTRACTOR IS TO PROVIDE PROPER BLOCK OUTS AND INSERTS AS REQUIRED AT FOOTING, WALLS, AND SLABS FOR UTILITY INSTALLATION. COORDINATE W/ ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS.

NOTE:
THE ROOF DECK IS TO BE REMOVED BETWEEN BETWEEN GRIDS B TO C, 1 TO 3 AT THE LOCATION OF TWO EXISTING SKYLIGHTS.

A LIMITED ANALYSIS WAS DONE TO DETERMINE STRENGTHENING REQUIRED TO ADDRESS THE REDISTRIBUTION OF DIAPHRAGM SHEAR DUE TO THE NEW OPENING ONLY.

OUT OF PLANE WALL ANCHORAGE HAS BEEN ADDRESSED FOR THE ROOF AND 2ND FLOOR.

A FULL BUILDING SEISMIC UPGRADE HAS NOT BEEN PERFORMED.



CSE ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS

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MACLEAN LOFT
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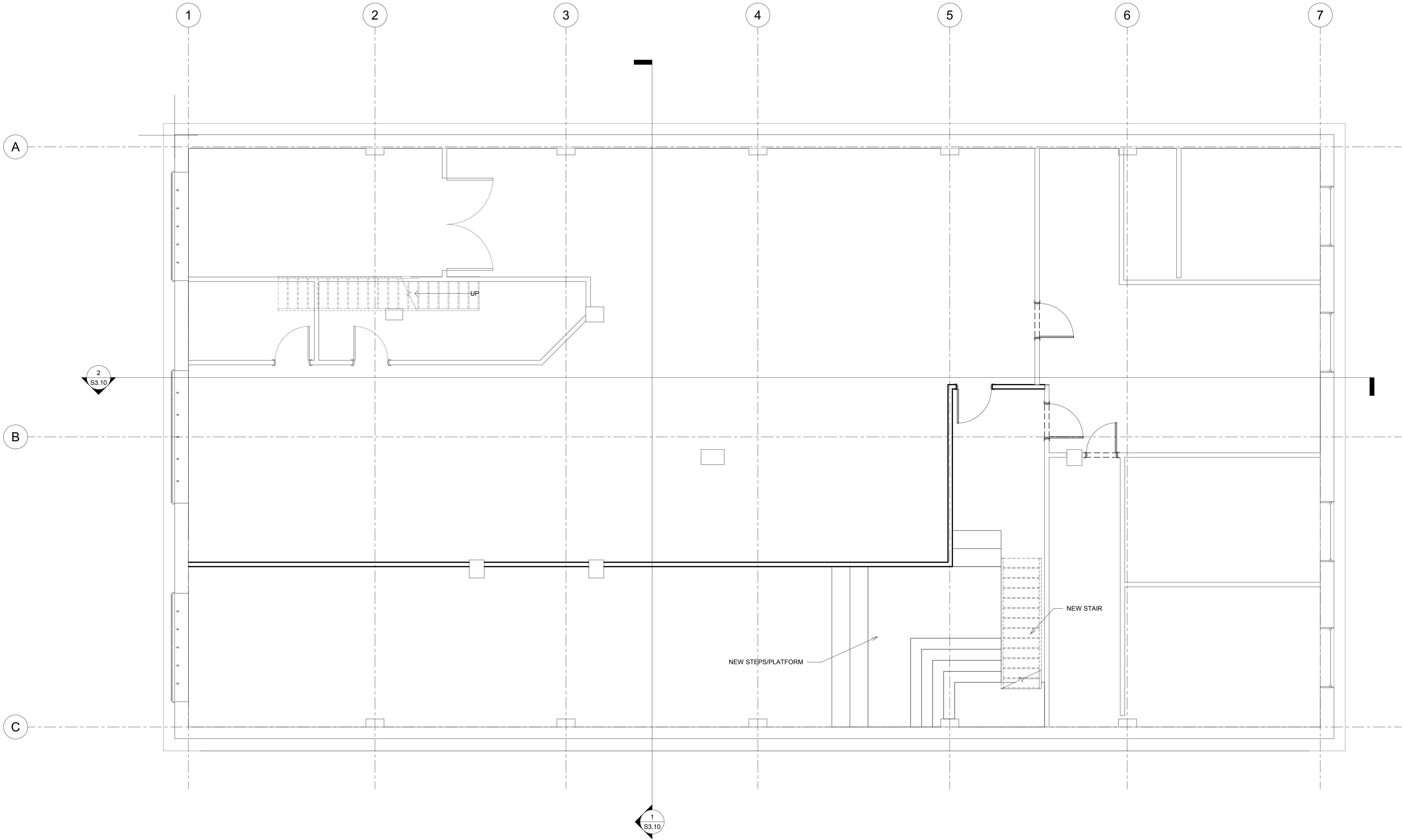
DAVID HORNING DESIGN
240 N. BROADWAY STE. 202, PORTLAND, OR

PERSPECTIVE

Revision Schedule		
Rev.	Description	Date
date: 08/02/17		
scale: 1" = 1'-0"		
drawn: DRC		
job no.: 17-28		
checked: DRC		

SHEET:

S1.00



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



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240 N. BROADWAY STE. 202, PORTLAND, OR

Revision Schedule		
Rev.	Description	Date
date: 08/02/17		
scale: 1/4" = 1'-0"		
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SHEET:

S3.00



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MACLEAN LOFT
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DAVID HORNING DESIGN
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ND FLOOR LAN

Revision Schedule		
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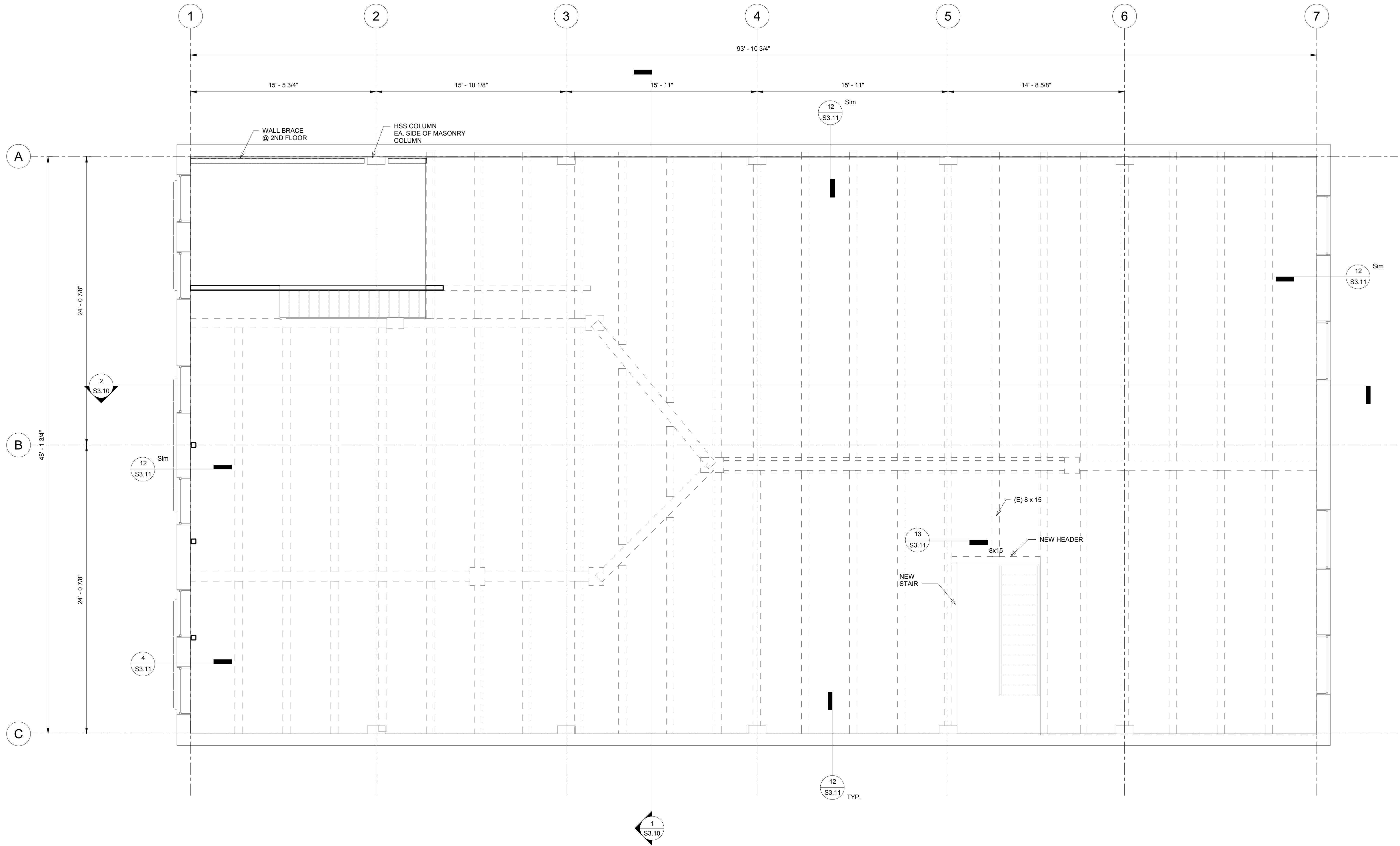
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no.: 17-28

Checked: DRC

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S3.01



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



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MACLEAN LOFT
1112 NW 20TH AVENUE, PORTLAND, OR
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OOOF PLAN

No.	Description	Date

Dated: 08/02/17

Signed: As indicated

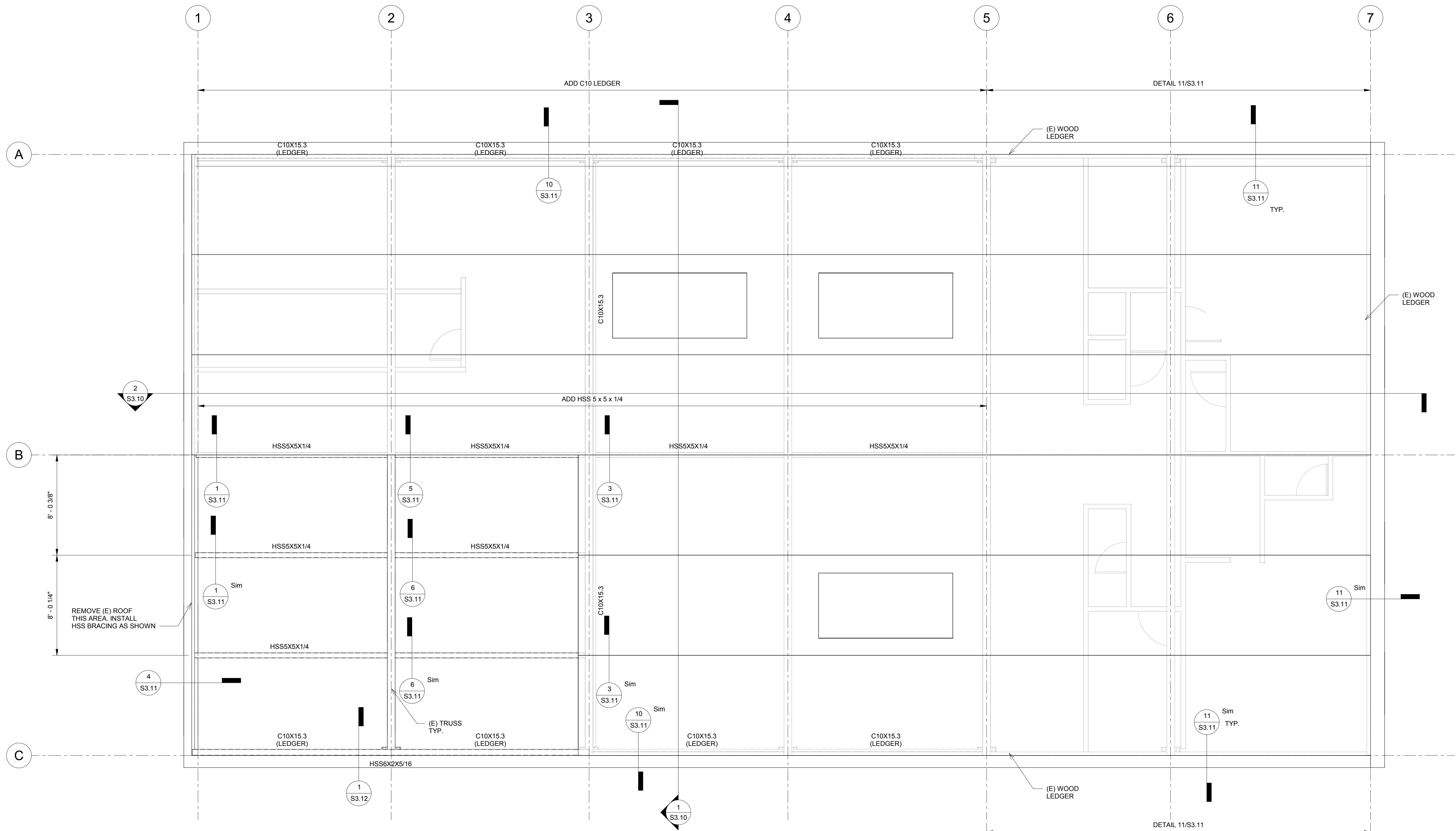
Drawn: DRC

C No.: 17-28

Checked: DRC

MEET:

S3.02



1 ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF TRUSS NOTES:

1. CONTRACTOR TO VERIFY ALL ROOF TRUSS JOINT CONNECTIONS ARE TIGHT
TIGHTEN ANY LOOSE CONNECTION BOLTS AS REQUIRED.
2. NOTIFY ARCHITECT AND ENGINEER IF ANY STRUCTURAL DISCREPANCIES
ARE OBSERVED.



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Revision Schedule		
Rev.	Description	Date

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job no.:	17-28
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S3.11



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DETAILS

Revision Schedule		
Rev.	Description	Date
date: 08/02/17		
scale: 1" = 1'-0"		
drawn: DRC		
job no.: 17-28		
checked: DRC		

SHEET:

S3.12

