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SHAWN EISNER

CONTRACTOR TEAM

GENERAL CONTRACTOR
TBD

NOT FOR CONSTRUCTION

WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

CEDARst

REVISION	DATE	REASON FOR ISSUE

COVER SHEET

LAND USE

DATE 3/13/2023
PROJECT NUMBER 221970

SHEET NUMBER
CS

3/8/2023 9:52:16 AM

SHEET INDEX

NUMBER	SHEET NAME	SD_01_27_2023
00 GENERAL		
CS	COVER SHEET	■
G0.01	SHEET INDEX	■
G0.02	OVERALL PROJECT INFORMATION	■
G0.11	SURVEY	■
G1.01	ZONING NARRATIVES	■
G1.02	ZONING NARRATIVES	■
G1.03	ZONING NARRATIVES	■
G2.01	FLS NARRATIVES	■
G2.02	FLS NARRATIVES	■
02 CIVIL		
C0.2	EXISTING CONDITIONS PLAN	■
C3.0	GRADING PLAN	■
C4.0	UTILITY PLAN	■
03 LANDSCAPE		
L101	MATERIALS PLAN LEVEL 1	■
L102	MATERIALS PLAN LEVEL 3	■
L201	DETAILS	■
L202	DETAILS	■
04 ARCHITECTURAL		
A0.01	DATA SHEET	■
A0.02	DATA SHEET	■
A0.11	EXTERIOR ASSEMBLIES	■
A0.21	INTERIOR ASSEMBLIES	■
A0.31	HORIZONTAL ASSEMBLIES	■
A1.01	SITE PLAN	■
A2.01	LEVEL 1 FLOOR PLAN	■
A2.02	LEVEL 2 FLOOR PLAN	■
A2.03	LEVEL 3 FLOOR PLAN	■
A2.04	LEVELS 4-6 FLOOR PLAN	■
A2.07	LEVEL 7 FLOOR PLAN	■
A2.08	ROOF	■
A3.11	EXTERIOR RENDERINGS	■
A3.12	EXTERIOR RENDERINGS	■
A3.14	BUILDING ELEVATIONS	■
A3.15	BUILDING ELEVATIONS	■
A3.16	BUILDING ELEVATIONS	■
A3.17	BUILDING ELEVATIONS	■
A3.18	EXTERIOR MATERIALS	■
A3.19	BUILDING ELEVATIONS - MATERIALS	■
A4.01	BUILDING SECTIONS	■
A4.02	BUILDING SECTIONS	■
A10.01	INTERIOR ELEVATIONS - KITCHENS	■
A10.02	INTERIOR ELEVATIONS - KITCHENS	■
A10.03	INTERIOR ELEVATIONS - KITCHENS	■
A10.04	INTERIOR ELEVATIONS - UNIT BATHROOMS	■
A10.05	INTERIOR ELEVATIONS - UNIT BATHROOMS	■
06 STRUCTURAL		
S0.01	DRAWING INDEX	■
S2.01	LEVEL 1 FOUNDATION PLAN	■
S2.02	LEVEL 2 FRAMING PLAN	■
S2.03C	LEVEL 3 CONCRETE FRAMING PLAN	■
S2.03W	LEVEL 3 WOOD FRAMING PLAN	■
S2.04	LEVEL 4 FRAMING PLAN	■
S2.05	LEVEL 5 FRAMING PLAN	■
S2.06	LEVEL 6 FRAMING PLAN	■
S2.07	LEVEL 7 FRAMING PLAN	■
S2.08	ROOF FRAMING PLAN	■
07 MECHANICAL		
M2.01	LEVEL 1 FLOOR PLAN	■
M2.02	LEVEL 2 FLOOR PLAN	■
M2.03	LEVEL 3 FLOOR PLAN	■
M2.04	LEVELS 4-6 FLOOR PLAN	■
M2.07	LEVEL 7 FLOOR PLAN	■
M2.08	ROOF PLAN	■
08 ELECTRICAL		
E2.01	LEVEL 1 FLOOR PLAN	■
E2.02	LEVEL 2 FLOOR PLAN	■
E2.03	LEVEL 3 FLOOR PLAN	■
E2.04	LEVELS 4-6 FLOOR PLAN	■
E2.07	LEVEL 7 FLOOR PLAN	■
E2.08	ROOF PLAN	■
09 PLUMBING		
P2.01	LEVEL 1 FLOOR PLAN	■
P2.07	LEVEL 7 FLOOR PLAN	■
UNIT PLAN BOOK		
P7.0	STUDIOS - LEVELS 1-7	■
P7.1	STUDIOS - LEVEL 2	■
P7.2	1 BED - LEVEL 1 AND 2	■
P7.3	1 BED - LEVEL 2	■
P7.4	1 AND 2 BED - LEVEL 2	■
P7.5	STUDIOS - LEVEL 3-7	■
P7.6	NESTED AND URBAN 1 - LEVELS 3-6	■
P7.7	URBAN 2 AND 1 BED - LEVELS 3-7	■
P7.8	1 BED - LEVELS 3-7	■
P7.9	1 BED - 24' WIDE - LEVELS 2-7	■
P7.10	1 BED - 23' WIDE - LEVELS 3-7	■
P7.11	2 BED AND 1 BED - LEVELS 3-7	■
P7.12	1 BED - LEVELS 3-7	■
P7.13	1 BED PLUS - LEVELS 3-7	■
P7.14	2 BED - LEVELS 3-6	■
P7.15	2 BED - LEVELS 3-7	■
P7.16	1 BED PLUS AND 2 BED - LEVELS 3-7	■
P7.17	2 BED - LEVEL 7	■

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WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

CEDARst

REVISION	DATE	REASON FOR ISSUE

SHEET INDEX

LAND USE

DATE 3/13/2023

PROJECT NUMBER 221970

SHEET NUMBER **G0.01**

C:\Revit Projects\221970_22_Westgate and Hall\221970_22_Westgate and Hall_bradb.rvt

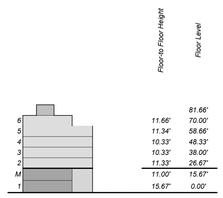
PROJECT DESCRIPTION

Proposed development, Westgate & Hall, is mixed-use project on a parcel located at 3775 SW Hall Boulevard. The site is situated in the southwest corner of the intersection of SW Hall Boulevard and SW Westgate Drive in Beaverton, Oregon. The site is 1.85 acres in size, is located within the Downtown Boundary and Downtown Design District and is zoned Regional Center –Mixed Use (RC-MU). The property is currently developed with two buildings (to be removed) and surface parking. There is an existing stream channel (Beaverton Creek) that is designated as floodway to the south of the site, and the property includes associated floodplain.

The project propsoes an approximately 220,000 square feet residential building over a concrete podium which includes ground floor retail (approximately 3,500 square feet) and parking (approximately 75,000 sf). The project will include a 7-story structure, currently designed with 2 levels of above-ground parking in the center of the building and 7 stories of residential apartments with a portion of the ground floor devoted to retail use.

SITE VICINITY MAP

PROJECT: Westgate and Hall, Beaverton, OR
CLIE... Cedar Street
DATE: September 20, 2023



Floor-to-Floor Height	Floor Level	Floor	Total Gross Area per Floor (w/o exterior space)		B.O.H.	Parking					Commercial	Open Space	Residential			
						Bike		Vehicle					Areas			
					Back of House Area	Stalls	Bike Area	Stalls	Accessible	Vehicle Area	Retail	Outdoor Space	Gross Residential Area	Net Lobby / Amenity / Leasing office	Net Residential Area	Efficiency
	81.66'	**Roof**	612 s.f.													
11.66'	70.00'	**Level 7**	33,523 s.f.									3,424 s.f.	33,523 s.f.	1,210 s.f.	27,751 s.f.	82.8%
11.34'	58.66'	**Level 6**	39,787 s.f.										39,203 s.f.		34,496 s.f.	88.0%
10.33'	48.33'	**Level 5**	39,787 s.f.										39,203 s.f.		34,496 s.f.	88.0%
10.33'	38.00'	**Level 4**	39,787 s.f.										39,203 s.f.		34,496 s.f.	88.0%
11.33'	26.67'	**Level 3**	41,587 s.f.									17,764 s.f.	40,709 s.f.	1,779 s.f.	33,731 s.f.	82.9%
11.00'	15.67'	**Level 2**	56,908 s.f.		3,041 s.f.	186 stalls	1,580 s.f.	106 stalls		37,625 s.f.			14,662 s.f.		10,420 s.f.	71.1%
15.67'	0.00'	**Level 1**	55,342 s.f.		2,295 s.f.	68 stalls	3,196 s.f.	98 stalls	4 stalls	34,366 s.f.	2,723 s.f.	1,185 s.f.	12,762 s.f.	4,761 s.f.	3,830 s.f.	30.0%
								204 stalls	4 stalls							
								98%	2%							
		TOTAL	***307,333 s.f.***		***5,336 s.f.***	***254 stalls***	***4,776 s.f.***	***208 stalls***		***71,991 s.f.***	***2,723 s.f.***	***22,373 s.f.***	***219,265 s.f.***	***7,750 s.f.***	***179,220 s.f.***	***82%***

Areas			
Site	78,446 s.f.	original site area: 80,600 s.f.	
	Min. FAR	FAR achieved	Max FAR
	1.00	3.92	NA
Allowable GFA	78,446 s.f.	307,333 s.f.	

Average area of floors below 55'	45,533 s.f.
75% of average floors below 55'	34,150 s.f.
Level 7	33,523 s.f.
Delta	-627 s.f.

(Level 7 must be less than this)

Ratio 0.84 stalls/unit

Bike Parking		
Long Term Residential		
Required	1.00 stalls/unit	248 stalls
Provided		252 stalls
Short Term Residential		
Required	1.00 per 20 units	12 stalls
Provided		12 stalls
Long Term Retail		
Required	1.00 per 12,000 s.f. or 2 per space	2 stalls
Provided		2 stalls
Short Term Retail		
Required	1.00 per 12,000 s.f. or 2 per space	2 stalls
Provided		2 stalls

Open Space		
Req'd Residential	48 sf per unit	11,904 s.f.
Provided		22,373 s.f.

Studio										Urban 1 Bedroom		
0 BR 1.0_DD	**0 BR 1.2_DD**	**0 BR 1.3_DD**	**0 BR 1.4_DD**	**0 BR 2.0_DD**	**0 BR 2.1_DD**	**0 BR 2.2_DD**	**0 BR 3.0_DD**	**0 BR 4.0_DD**	**0 BR 5.0_DD**	**U1 BR 1.0_DD**	**U1 BR 2.0_DD**	**U1 BR 3.0_DD**
488 s.f.	**461 s.f.**	**507 s.f.**	**551 s.f.**	**524 s.f.**	**524 s.f.**	**492 s.f.**	**543 s.f.**	**570 s.f.**	**610 s.f.**	**600 s.f.**	**521 s.f.**	**651 s.f.**
1 units								1 units				
3 units			1 units					1 units	1 units	1 units	4 units	1 units
3 units			1 units					1 units	1 units	1 units	4 units	1 units
3 units			1 units					1 units	1 units	1 units	4 units	1 units
3 units			1 units					1 units	1 units	1 units	4 units	1 units
4 units	1 units	1 units		1 units	1 units	1 units						
3 units	1 units						1 units					
23 units	*2 units*	*1 units*	*4 units*	*1 units*	*1 units*	*1 units*	*1 units*	*5 units*	*4 units*	*4 units*	*16 units*	*4 units*
										16.7%	*66.7%*	*16.7%*
43 units										24 units		
17.8%										9.9%		
67 units												
27.7%												
Studio Units												

1 Bedroom															
1 BR 1.0_DD	**1 BR 2.0_DD**	**1 BR 3.0_DD**	**1 BR 4.0_DD**	**1 BR 5.0_DD**	**1 BR 6.0_DD**	**1 BR 7.0_DD**	**1 BR 8.0_DD**	**1 BR 9.0_DD**	**1 BR 10.0_DD**	**1 BR 11.0_DD**	**1 BR 12.0_DD**	**1 BR 13.0_DD**	**1 BR 14.0_DD**	**1 BR 15.0_DD**	**1 BR 16.0_DD**
742 s.f.	**782 s.f.**	**887 s.f.**	**742 s.f.**	**701 s.f.**	**693 s.f.**	**666 s.f.**	**649 s.f.**	**721 s.f.**	**628 s.f.**	**579 s.f.**	**830 s.f.**	**615 s.f.**	**793 s.f.**	**795 s.f.**	**785 s.f.**
3 units	4 units	1 units		1 units			1 units	1 units	1 units	1 units	1 units	2 units	1 units	1 units	1 units
11 units	4 units	1 units		1 units		1 units	1 units	1 units	1 units				1 units	1 units	1 units
11 units	4 units	1 units		1 units		1 units	1 units	1 units	1 units				1 units	1 units	1 units
11 units	4 units	1 units		1 units		1 units	1 units	1 units	1 units				1 units	1 units	1 units
11 units	3 units	1 units		1 units		1 units	1 units	1 units	1 units				1 units	1 units	1 units
1 units			1 units		1 units										
48 units	*19 units*	*5 units*	*1 units*	*5 units*	*1 units*	*4 units*	*5 units*	*5 units*	*5 units*	*1 units*	*1 units*	*2 units*	*5 units*	*5 units*	*5 units*
41.0%	*16.2%*	*4.3%*	*0.9%*	*4.3%*	*0.9%*	*3.4%*	*4.3%*	*4.3%*	*4.3%*	*0.9%*	*0.9%*	*1.7%*	*4.3%*	*4.3%*	*4.3%*
117 units															
48.3%															
139 units															
57.4%															
1 Bedroom Units															

1 Bedroom +Den						2 Bedroom										
1 BR + 1.0_DD	**1 BR + 2.0_DD**	**1 BR + 3.0_DD**	**1 BR + 4.0_DD**	**1 BR + 5.0_DD**	**1 BR + 6.0_DD**	**2 BR 1.0_DD**	**2 BR 2.0_DD**	**2 BR 3.0_DD**	**2 BR 4.0_DD**	**2 BR 5.0_DD**	**2 BR 6.0_DD**	**2 BR 7.0_DD**	**2 BR 8.0_DD**	**2 BR 9.0_DD**		**Average Net Unit Size**
1,013 s.f.	**906 s.f.**	**993 s.f.**	**905 s.f.**	**911 s.f.**	**721 s.f.**	**1,081 s.f.**	**944 s.f.**	**1,063 s.f.**	**1,289 s.f.**	**1,078 s.f.**	**1,105 s.f.**	**1,215 s.f.**	**1,205 s.f.**	**1,193 s.f.**	**Unit Count**	
			1 units	1 units			1 units			2 units	1 units	1 units	4 units	1 units	33 units	862 s.f.
			1 units	1 units	2 units		1 units	1 units	1 units	2 units	1 units	1 units			47 units	748 s.f.
			1 units	1 units	2 units		1 units	1 units	1 units	2 units	1 units	1 units			47 units	748 s.f.
			1 units	1 units	2 units		1 units	1 units	1 units	2 units	1 units	1 units			47 units	748 s.f.
			1 units	1 units	2 units		1 units	1 units	1 units	2 units	1 units	1 units			46 units	747 s.f.
1 units	1 units	1 units				1 units									16 units	670 s.f.
1 units															6 units	599 s.f.
2 units	*1 units*	*1 units*	*5 units*	*5 units*	*8 units*	*1 units*	*5 units*	*4 units*	*4 units*	*10 units*	*5 units*	*5 units*	*4 units*	*1 units*		
9.1%	*4.5%*	*4.5%*	*22.7%*	*22.7%*	*36.4%*	*4.5%*	*12.8%*	*18.2%*	*10.3%*	*25.6%*	*12.8%*	*12.8%*	*10.3%*	*2.6%*	***242 units***	***755 s.f.***
22 units						39 units										
9.1%						16.1%										

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WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

CEDARst

REVISION	DATE	REASON FOR ISSUE

OVERALL PROJECT INFORMATION

LAND USE

DATE
06/07/2023

PROJECT NUMBER
221970

SHEET NUMBER
G0.02

3/8/2023 5:25:25 AM

LEGEND

DECIDUOUS TREE W/SIZE NOTED	##"	GAS METER	GM
PINE TREE W/SIZE NOTED	##"	POWER VAULT	P
FIRE HYDRANT		ELECTRICAL METER	EM
FIRE DEPARTMENT CONNECTION		POWER JUNCTION BOX	EB
WATER METER	WM	POWER TRANSFORMER	TFR
WATER VALVE	WV	STREET LIGHT	
WATER VAULT	WV	PRIVATE LIGHT	
SANITARY SEWER CLEAN OUT		TELEPHONE/TELEVISION VAULT	T
SANITARY SEWER MANHOLE	S	TELEPHONE/TELEVISION JUNCTION BOX	
STORM SEWER CLEAN OUT		TELEPHONE/TELEVISION RISER	TR
STORM SEWER CATCH BASIN		TRAFFIC SIGNAL POLE	
STORM SEWER MANHOLE	S	SIGNAL JUNCTION BOX	SGB
MAILBOX	MB	SIGN	
BOLLARD		FOUND SURVEY MONUMENT	

RIGHT-OF-WAY LINE
PROPERTY LINE
CENTERLINE
CURB
EXTRUDED CURB
EDGE OF PAVEMENT
EASEMENT
FENCE LINE
POWER LINE — PWR —
TELEPHONE LINE — TEL —
GAS LINE — GAS —
STORM SEWER LINE — STM —
SANITARY SEWER LINE — SAN —
WATER LINE — WAT —
TRAFFIC SIGNAL WIRE — TS —
WETLAND BOUNDARY — WTB —

STORM & SANITARY SEWER INFORMATION

STM-1 CATCH BASIN
RIM 173.79'
12" OUT (E) 170.2'

STM-2 CATCH BASIN
RIM 174.49'
TRAP (S)

STM-3 CATCH BASIN
RIM 174.34'
TRAP (S)

STM-4 CATCH BASIN
RIM 174.82'
6" IN (S) 173.1'
6" IN (W) 172.8'
TRAP (E)

STM-5 CATCH BASIN
RIM 174.70'
8" IN (W) 172.4'
8" IN (S) 172.4'
TRAP (N) & (E)

STM-6 CATCH BASIN
RIM 174.30'
18" IN (NE) 171.5'
21" IN (NW) 171.6'
TRAP (S)

STM-7 CATCH BASIN
RIM 173.53'
10" OUT (SE) 170.9'

STM-8 MANHOLE
RIM 174.08'
10" IN (NW) 170.8'
10" IN (SE) 170.7'
12" OUT (SW) 170.6'

STM-9 CATCH BASIN
RIM 173.51'
12" OUT (NW) 170.8'

STM-10 CATCH BASIN
RIM 175.21'
24" IN (N) 170.6'
24" OUT (SE) 170.5'
24" OUT (SW) 170.5'

STM-11 MANHOLE
RIM 176.16'
12" IN (NE) 170.1'
15" IN NW 170.0'
12" OUT (SW) 169.8'

STM-12 SLOT DRAIN
RIM 175.13'

STM-13 VAULT
RIM 177.65'
12" IN (NE) 169.5'

STM-14 VAULT
RIM 177.89
NOT OUTLET OBSERVED

SAN-1 MANHOLE
RIM 175.22'
8" IN (SW) 166.5'
8" OUT (N) 166.4'

SAN-2 MANHOLE
RIM 175.35'
4" IN (SE) 168.7'
4" IN (SW) 168.6'
8" IN (NW) 168.5'
8" OUT (NE) 168.3'

SAN-3 GREASE TRAP
RIM 174.64'
BOLTED LID

STM-4 GREASE TRAP
RIM 174.63'
BOLTED LID

STM-5 GREASE TRAP
RIM 174.58'
BOLTED LID

NOTES

1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON AUGUST 12, 2022

2) ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 191. IT IS A BRASS DISK SET IN THE SIDEWALK AT THE SOUTHEAST CORNER OF THE BRIDGE ON SW CEDAR HILLS BOULEVARD CROSSING BEAVERTON CREEK. THE BENCHMARK ELEVATION IS 172.55 FEET ON THE NGVD 1929 VERTICAL DATUM. THE HORIZONTAL BASIS OF BEARINGS IS ALONG THE NORTHWESTERLY TANGENT CENTERLINE OF SW HALL BOULEVARD PER WASHINGTON COUNTY SURVEY NO. 21,149.

3) EASEMENTS ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 22, 2022 AND ORDER NO. 7000-3966747.

4) UNDERGROUND UTILITY MARKINGS ARE BASED ON LOCATE TICKET NO. 22198911, 22214873, 22214874 AND 22240279.

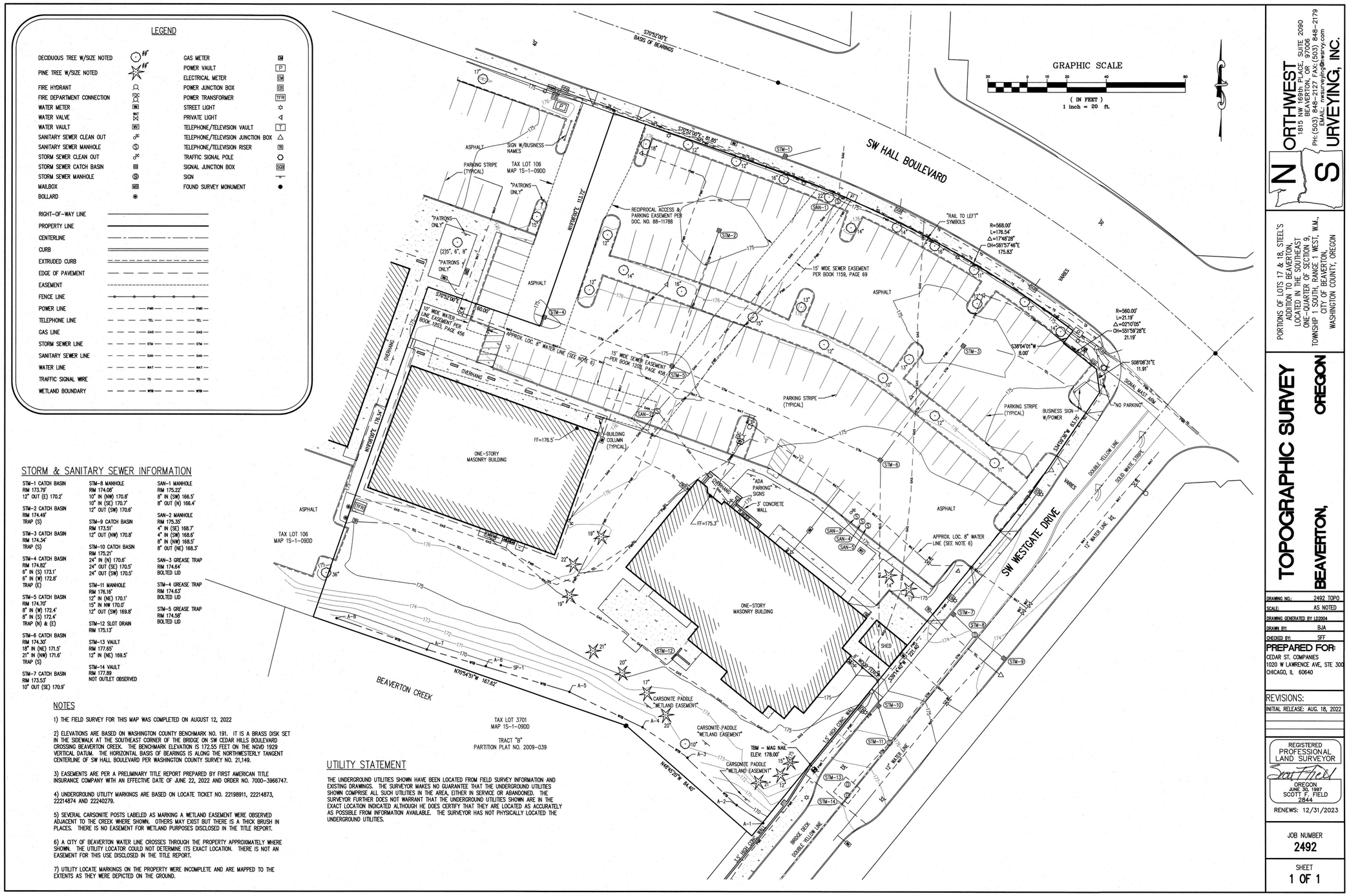
5) SEVERAL CARSONITE POSTS LABELED AS MARKING A WETLAND EASEMENT WERE OBSERVED ADJACENT TO THE CREEK WHERE SHOWN. OTHERS MAY EXIST BUT THERE IS A THICK BRUSH IN PLACES. THERE IS NO EASEMENT FOR WETLAND PURPOSES DISCLOSED IN THE TITLE REPORT.

6) A CITY OF BEAVERTON WATER LINE CROSSES THROUGH THE PROPERTY APPROXIMATELY WHERE SHOWN. THE UTILITY LOCATOR COULD NOT DETERMINE ITS EXACT LOCATION. THERE IS NOT AN EASEMENT FOR THIS USE DISCLOSED IN THE TITLE REPORT.

7) UTILITY LOCATE MARKINGS ON THE PROPERTY WERE INCOMPLETE AND ARE MAPPED TO THE EXTENTS AS THEY WERE DEPICTED ON THE GROUND.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



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PORTIONS OF LOTS 17 & 18, STEEL'S ADDITION TO BEAVERTON, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON

TOPOGRAPHIC SURVEY
BEAVERTON, OREGON

DRAWING NO.:	2492 TOPO
SCALE:	AS NOTED
DRAWING GENERATED BY:	LD2004
DRAWN BY:	BJA
CHECKED BY:	SFF

PREPARED FOR:
CEDAR ST. COMPANIES
1029 W LAWRENCE AVE, STE 300
CHICAGO, IL 60640

REVISIONS:
INITIAL RELEASE: AUG. 18, 2022

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JUNE 30, 1997
SCOTT F. FIELD
2844
RENEWS: 12/31/2023

JOB NUMBER
2492

SHEET
1 OF 1

NOT FOR CONSTRUCTION

WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

CEDARst

REVISION	DATE	REASON FOR ISSUE

SURVEY

LAND USE

DATE
3/13/2023

PROJECT NUMBER
221970

SHEET NUMBER
G0.11

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ZONING ANALYSIS

Date: January 27, 2023
AM Project Number: 221970

Project Name: Westgate & Hall

Prepared for: CEDARst

Project Address: 3775 SW Hall Blvd.
Beaverton, OR

Site Information:

The site fronts the cross streets of SW Hall Blvd and Westgate Drive. SW Hall Blvd and Westgate Drive are both classified as Connector Streets (Street Typology 70.15.15). The site includes 1 parcel and has a shared access easement off SW Hall Blvd on the west side of the property. The site is approximately 1.85 acres and fronts Beaverton Creek on the Southwest side of the parcel. There are two existing structures on the site.

Zoning:

Mixed Use (RC-MU)

- Primary uses include office, retail, services, and Multiple use and residential. Residential is permitted with no maximum density. Manufacturing and industrial uses are limited. Minimum densities and intensities are required.

Comp Plan Designation:

Downtown Regional Center

Site Features:

- Currently the site includes two existing structures. One building is a former restaurant, most recently known as the Hall St Bar & Grill. The second building is a one-story multi-tenant residential building. The remainder of the site consists of parking/storage areas and grass fields.
- Utilities
  a. [Describe location of existing utilities].

Parcel Information:

Site	Address	Property ID	Existing Use	Site Area
1.	3665-3775 SW Hall Blvd	1S109DD00105	Mixed Use/Retail	80,586 sf

Zoning Information:

SITE ZONING (Code Section – 70.15.05)	RC-MU Mixed Use The Mixed Use (RC-MU) District is intended to create a high-density neighborhood with a mix of uses in close proximity to Beaverton Central.
PLAN DISTRICT	Downtown Regional Center
USES (Code Section – 70.15.20)	Permitted Outright: • Residential, Commercial (Office, Retail) Permitted with Conditions: • Planned Unit Development
DESIGN REVIEW (Code Section – 70.05.10)	• Type 3. Larger new construction and building additions, plus projects that respond to least four discretionary design guidelines rather than the corresponding design standard, or the project exceeds the height maximum through the provisions of Section 70.20.10.3. The Planning Commission is the decision-making authority for proposals following the Type 3 track. See Section 40.23.15.3.A for specific thresholds.
FAR (Code Section – 70.15.10)	Min. – 1.0 Max. – None [Additional information, i.e. measurement standards, SF no counted towards FAR, etc.]
DENSITY (Code Section – 70.15.10)	Min. – 43 units/acre Max. – None

HEIGHT (Code Section – 70.15.10)	Max. – 75' • Buildings can be built to 120 feet in height through a discretionary review process (refer to 70.20.10.3.G8)
SETBACKS (Code Section – 70.15.10)	Front: • Min – 0' (6' with ground floor residential units) • Max – 16' Street facing side or rear: • Min - 0' (6' with ground floor residential units) • Max – 16' Interior side or rear: • 0' Site does not abut residential or Downtown Transition zones
BUILDING FRONTAGE (Code Section – 70.20.05)	Buildings shall occupy a minimum percentage of the site frontage between the minimum setback and the maximum setback. Minimums are based on street typology as identified in Figure 70.15.15.1 and as described below: Connector streets: 60%

SETBACK DESIGN (Code Section – 70.20.05)	Where the building facade is between the minimum and maximum setback from the right of way, the area between the building facade and the property line shall be designed in the following manner: a. For ground-floor building facades designed for non-residential occupancy with an entry or entries that face the street: i. The setback area between any entry doors and public rights of way shall be paved; and ii. If the area between the building facade and right of way is less than 24 inches, the setback area shall be paved; or iii. If the area between the building facade and lot line is greater than 24 inches, at least 50 percent of the setback area shall be paved. Any areas not paved in the setback area shall be landscaped with: 1. A combination of shrubs, ground cover and perennials. A minimum of one 3-gallon shrub for every 3 lineal feet of plant bed must be provided. Ground cover must fully cover the remainder of the landscaped area; or 2. Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or 3. Some combination of 1 and 2. iv. One of the following pedestrian amenities must be provided for each 100 sq ft of hardscape between the building and the street - Bench, tree, planter, drinking fountain b. For ground-floor building facades designed for non- residential occupancy with no entries facing the street, setback areas greater than 24 inches in depth shall have a minimum of 20 percent landscaping. Landscaping shall include: i. A combination of shrubs, ground cover and perennials. A minimum of one 3-gallon shrub for every 3 lineal feet of plant bed must be provided. Ground cover must fully cover the remainder of the landscaped area; or ii. Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or iii. Some combination of i and ii. c. For ground-floor building facades designed for residential uses that have individual unit entries facing the street not subject to Section 70.20.10.6 Active Ground-floor Design Regulations, the setback area shall have a minimum of 60 percent landscaping. Landscaping shall include:

	i. A combination of shrubs, ground cover and perennials. A minimum of one 3-gallon shrub for every 3 lineal feet of plant bed must be provided. Ground cover must fully cover the remainder of the landscaped area; or ii. Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or iii. Some combination of i and ii. d. For building facades designed for ground-floor residential uses that have individual unit entries facing the street that are subject to the rules of Section 70.20.10.6 Active Ground-floor Design, those provisions shall be met. e. For building facades designed for ground-floor residential uses that do not have individual unit entries, a minimum of 60 percent of the setback area shall be landscaped consistent with Section 70.20.05.8.S1 Site Landscaping.
SETBACK AREA ALLOWED ENCROACHMENTS (Code Section – 70.20.05)	The following elements are allowed to encroach within the setback areas between building facades and right of way: a. Architectural projections, building modulations, occupiable projections, or other similar features approved by the decision-making authority. The bottom of the architectural feature shall be no lower than eight feet above on-site pedestrian walkways to allow for pedestrian clearance. No more than 50% of the facade may have these elements project into the setback; b. Weather protection structures such as canopies, sunshades or other similar features approved by the decision-making authority. The bottom of the architectural feature shall be no lower than eight feet above sidewalk grade to allow for pedestrian clearance; c. Terraces, porches, or balconies; d. Stoops and/or stairs to building entrances; e. Handrails; f. Fences or railings meeting the requirements of 70.20.05.5.S3 g. Landscape planters and low walls not exceeding 30 inches in height from sidewalk grade; h. Bicycle parking; i. Permanent seating; j. Public art; k. Other elements as approved by the decision-making authority.
FENCES ADJACENT TO STREETS (Code Section – 70.20.05)	Fences within 10 feet of any right of way shall be no taller than 42 inches and shall be at least 40% transparent. Retaining walls, as well as fencing utilized to satisfy screening requirements in Section 70.20.05.7 Parking, Loading, and Service Areas are exempt.

PEDESTRIAN CONNECTIONS (Code Section – 70.20.05)	At least one pedestrian connection to the public street network shall be provided for every 300 feet of street frontage. On-site pedestrian connections shall link to abutting streets, planned accessways in the Comprehensive Plan Transportation Element; multi-use paths on or adjacent to the site, including those required to meet Block Design standards identified in Figure 70.20.05.3.1 Future Connections; transit stops; building entries; automobile and bicycle parking; loading areas, solid waste facilities and similar improvements; and outdoor open spaces. Connections that are not feasible because of topographic features; buildings or other man-made structures; natural areas; or similar obstacles may be waived as approved by the decision- making authority. On-site pedestrian walkways shall be at least 5 feet in width with 5 feet of unobstructed clearance, shall be paved with scored concrete, modular paving material, or other high quality hard surfaced material approved by the decision-making authority, and be compliant with Americans with Disabilities Act standards. In addition, development shall incorporate one of the following sustainability features: a. At least 30 percent of paving material shall be permeable pavement; or b. At least 30 percent of the paving material shall be made from recycled content; or c. At least 50 percent of the pedestrian walkway pavement shall have a solar reflective index rating of a least 29; or d. Provide shading for at least 50 percent of the total pedestrian walkway surfaces on the site. Shade can be provided by current or proposed buildings that shade the paving material at 3 p.m. June 21 and current or proposed trees, with the amount of shade included for each planted tree to be measured by the diameter of the mature crown cover stated for the species of the tree. e. Walkways or other pedestrian connections within 25 feet of a creek as measured from top of bank shall meet Section 70.20.05.6.S2.4 and one of the sustainability features in 70.20.05.6.S2.1 through 3. Pedestrian walkways that abut the head of vehicle parking spaces shall be 7 feet wide unless wheel stops or curbs are used to ensure a minimum unobstructed width of 5 feet. Where a pedestrian walkway crosses driveways or vehicular access aisles, a continuous 5-foot walkway shall be provided and shall be composed of a different paving material that utilizes texture, color, or both, to contrast visually from the adjoining driving/parking surface. Paint may not be used to satisfy this requirement. Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees and lighting, if not otherwise provided in the parking lot design. Parking lots with six or fewer spaces are not required to physically separate connections from vehicle parking and circulation but they must comply with the rules of Section 70.20.05.6.S4. Fences between buildings and creeks shall not be taller than 4 feet in height and shall be at least 70 percent transparent to allow views of creeks and natural areas from building fenestration and pedestrian circulation areas between the building and the creek.

	Sidewalks are required along all streets. Except where approved through a Sidewalk Design Modification, the sidewalk shall be at least 10 feet wide, and provide an unobstructed path at least 5 feet wide.
OFF STREET LOADING (Code Section – 60.25)	Downtown zones – 1 type B loading space per 100,000 sf of building. Type B berths shall be at least 30 feet long by 12 feet wide by 14 feet 6 inches high, inside dimensions with 30 feet maneuvering apron.
OFF STREET PARKING (Code Section – 60.30)	Vehicle Parking required – .75/unit in RC District 1 No requirement for retail parking Bicycle Parking required for Residential Short term – 1 per 20 dwelling units Long term – 1 per dwelling unit Bicycle Parking for Retail Short term – 2 spaces or 1 per 12,000 sf Long term – 2 spaces or 1 per 12,000 sf
MASSING AND ARTICULATION (Code Section – 70.20.10.3.)	Break for Long Facades Guideline: • Building facades longer than 200 feet facing the right of way, any internal drive or any internal accessway shall include massing breaks and/ or facade modulation to reduce the perceived length of building, reduce the bulk of the building, provide pedestrian interest, introduce architectural variety and include high quality materials. min Standard: All building facades longer than 200 feet facing the right of way, any internal drive or any internal accessway shall have at least one major break for every 200 feet in facade length. A major break shall be a vertical recess with a horizontal width of no less than fifteen feet and a footprint of 400 square feet. The recess shall extend from the roofline to grade or to an open space / landscaped area no greater than 5 feet above grade. If upper floors are set back a minimum of 6 feet from the primary facade plane, the major break does not have to extend through those upper floors. Major breaks shall not be within 20 feet of the horizontal facade edge.

Façade Modulation Guideline:

- Building facades that are taller than 30 feet, measured from grade plane to eave or top of parapet, whichever is higher, and longer than 100 feet facing the right of way, any internal drive or any internal accessway shall have facade modulations that create a distinct change in facade plane to create visual interest. Variation can be achieved through a combination of vertical shifts, horizontal shifts, upper-floor step backs, ground-floor step backs, angular shifts, exposed or emphasized structural elements, or other similar approach.

Standard:

For buildings taller than 30 feet, measured from grade plane to eave or top of parapet, whichever is higher, facades greater than 100 feet facing the right of way, any internal drive or any internal accessway shall be modulated to provide visual interest and break up facade planes by using at least one of the following facade modulation elements:

f. One or more vertical and/or horizontal recess(es) and/ or projection(s) with a minimum average depth of 12 inches that changes the primary plane of the facade for a minimum of 20 percent of the facade. Ground-floor and upper-floor step backs, as well as major breaks used to satisfy other Design Standards, may not be used to satisfy this requirement.
g. A step back of upper-floor facades with a minimum depth of 6 feet from the primary plane of the facade for a minimum of 70 percent of the facade length. Buildings providing an upper-floor step back to satisfy 70.20.10.3. Design Standards S3-S9 may not use upper floor step backs to satisfy 70.20.10.3.S2.
h. A step back of the ground-floor facade with a minimum depth of 2 feet from the primary plane of the facade for a minimum 70 percent of the length of the facade. Ground- floor step backs that exceed the maximum setback of the zone do not satisfy this standard.
i. Angular sloped or faceted surfaces that extends at least two-thirds of the height of the facade plane along a facade with a minimum average depth of 12 inches and a maximum 40 feet in length before a shift in the plane.

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CEDARst

REVISION	DATE	REASON FOR ISSUE

ZONING NARRATIVES

LAND USE

DATE 3/13/2023
PROJECT NUMBER 221970

SHEET NUMBER
G1.01

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Building Height and Massing (RC-MU):

- In RC-MU, buildings greater than 55 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors.

Standard:

In RC-MU, buildings greater than 55 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors over certain heights by meeting the following standards:

a. All building floors entirely above 55 feet in height shall have a floor area less than 75 percent of the average floor area of the floors below 55 feet; and.

b. Street-facing facades of floors entirely above 55 feet that are within the maximum setback shall be a maximum of 66 percent of the average facade length of the floors below 55 feet; or

c. Floors entirely above 55 feet in height shall be stepped back by a minimum of 6 feet on the facade facing the primary frontage.

Building Height and Massing (RC-MU):

- In RC-MU, buildings may exceed the 75-foot height limit, up to 120 feet, by reducing the building mass of upper floors to minimize impacts on surrounding streets and buildings, and by providing at-grade pedestrian improvements. The building mass of upper floors shall be reduced by stepping back facades, shortening facade lengths, or other methods that reduces the massing compared to lower floors which results in:
  - a. Reduce the sense of enclosure for pedestrians along at least one street;
  - b. Increase access to light or sky views for people on abutting streets; and
  - c. Increase access to light for people inside current or future buildings across the street from the proposed development or, if the property abuts a creek, provide on-site creek access and enhancements that improve the pedestrian experience.

Standard:

In RC-MU, buildings exceeding the 75-foot height limit can only respond to the G8 Guideline. There is no Design Standard.

FACADE DESIGN
(CODE SECTION – 70.20.10.4.)

General:

- All facades facing a public right of way, publicly accessible open space, or publicly accessible pathway shall meet all Guidelines in sections Section 70.20.10.4 Facade Design and 70.20.10.6 Active Ground Floor Design. Building facades built at shared property lines are exempt

Standard:

All facades facing a public right of way, publicly accessible open space, or publicly accessible pathway shall meet all Standards in sections Section 70.20.10.4 Facade Design and 70.20.10.6 Active Ground Floor Design. Building facades built at shared property lines are exempt.

Façade Articulation

- Building facades facing the right of way, any internal drive or any internal accessway shall be articulated using recesses, projections, balconies, or similar strategies to provide visual interest, surface relief, depth, and shadows to the facade.

Standard:

Building facades facing the right of way, any internal drive or any internal accessway shall utilize at least one of the following facade articulation strategies to create visual interest.

a. Recesses and/or projections that are a minimum depth of four inches that changes the primary plane the facade for a minimum of 30 percent of the facade; or

b. Datum lines that continue the length of the facades, including one at the top of the building and, if the building has more than one story, a datum line between the first and second floor. Datum lines shall have a minimum 4 inches in depth and height or a minimum 2 inches in depth and height with a change in material. Alternative datum line locations may be approved by the decision-making authority; or

c. Balconies projected and/or recessed, large enough to fit a 5-foot by 6-foot rectangle inside of them on every floor above the ground-floor level for at least 50% of the units or tenant spaces on that facade, or a minimum of one balcony for every 50 linear feet of building on each floor, whichever is greater. Each balcony shall have direct access via a door from at least one dwelling unit or tenant space on that floor.

Defined Base and Top

- For buildings taller than 30 feet, measured from grade plane to eave or top of parapet, with ground-floor commercial uses, building facades facing the right of way, any internal drive or any internal accessway shall be designed with a top and base that establish depth and visual interest, are visually distinctive, are proportional to the scale of the building, and are integrated into the building design.

Standard:

For buildings taller than 30 feet, measured from grade plane to eave or top of parapet, with ground-floor commercial and upper-floor residential or office, building facades facing the right of way, any internal drive or any internal accessway shall be designed to have a defined base and a defined top, as described below.

a. A building will meet the requirement of a defined base by meeting one of the following strategies:
   i. Floor-to-floor height of the ground floor is a minimum of 3 feet taller than the average of the remainder of the floor-to-floor heights.
   ii. Ground-floor level is set back a minimum of 2 feet from the primary building facade for 70 percent of the street facing facade.
   iii. \All floors above the ground-floor level are set back a minimum of 2 feet from the ground floor level for 70 percent of the street facing facade.
   iv. A datum line that is provided between the ground floor and second floor. The datum line may project or be recessed. The datum line shall be a minimum of 4 inches in depth and height. The datum line shall be a minimum of 2 inches and depth and height if the predominant exterior building material, excluding windows, changes between the first and second floor.

b. A building will meet the requirement of a defined top by meeting one of the following strategies:
   I. A cornice that projects between 1 foot and 2 feet from the primary facade plane with a height of no less than 2 feet; or
   II. The top is set back a minimum of 2 feet from the primary building facade for 70 percent of the street- facing facade for a minimum height of 2 feet. At least 50% of the top element must be visible from a viewpoint of five feet above grade plane at a distance of 50 feet away, measured from the primary facade plane; or
   III. A change in material with a minimum height of 2 feet, located at or above the top floor; or
   IV. A sloped roof with a slope of 4:12 or greater with eaves that project at least 12 inches.

Fenestration

- Windows shall be appropriately recessed or trimmed to created shadow and highlight fenestration.

Standard:

All fenestration shall meet the following standards:

a. Windows shall be recessed a minimum of 2 inches. Facades or portions of facades utilizing a curtain wall are exempt from this standard.

b. Windows that are flat or "flush" with the facade are prohibited unless applied to a portion of a building that is part of a recessed facade modulation with a minimum 4 inches in depth. Facades or portions of facades utilizing curtain walls are exempt from this standard.

- Facades visible from a right of way, primary internal drive, or primary accessway shall provide adequate levels of clear glazing to ensure articulation on the facade, daylighting of interior spaces, and visibility into the street. Street-level glazing shall be inviting and enhance the pedestrian experience. Buildings abutting pedestrian walkways shall provide views of the walkway to promote pedestrian safety. Building facades built at shared property lines are exempt.

Standard:

Facades visible from a public street or primary internal drive shall meet the minimum glazing requirements below. Building facades built at shared property lines are exempt.

a. Non-residential uses:
   i. Ground-floor: Unless another standard requires greater glazing, a minimum of 40% of the ground- floor facade shall be glazed; and
   ii. Upper-floors: Unless another standard requires greater glazing, minimum of 25% of the upper-floor facade area shall be glazed, excluding roof shapes and a parapets.

b. Residential uses:
   i. Unless another standard requires greater glazing, a minimum of 25% of the ground floor facade and 25% of the total facade shall be glazed, excluding roof shapes and parapets.

- Facades not visible from a street or internal drive or internal accessway shall provide sufficient transparency to ensure daylighting of interior spaces and visual interest on the facade, but may provide lower levels of transparency than street-facing facades.

Standard:

For all facades not visible from a public street or primary internal drive, a minimum of 20% of the total facade area shall be glazed. Building facades built at shared property lines are exempt.

- Buildings abutting pedestrian walkways shall provide views of the walkway to promote pedestrian safety.

Standard:

Unless another standard requires greater glazing, facades within 15 feet of an on-site pedestrian connection shall a minimum of 20% of the ground floor facade and 20% of the total facade area shall be glazed, excluding roof shapes and parapets.

- Window treatments shall be incorporated to reduce the likelihood of bird collisions.

Standard:

Windows up to 60 feet above the ground floor shall be treated with one of the following bird-safe design techniques:

a. Fritted glass
b. Etched glass
c. UV coated glass
d. Permanent stencil or frosting
e. Exterior apparatus

Building Entries

- Primary building entries shall be placed in a prominent location toward a public street or other pedestrian way.

Standard:

Buildings entries shall be provided as follows:

a. At least one primary building entrance shall face the primary frontage. Primary frontage is determined by the following hierarchy using Figure 70.15.15.1 Street Typology, with the streets listed first being higher priority than the streets listed after:
   i. Loop Street
   ii. Commercial Street
   iii. Connector Street
   iv. Major Street
   v. Local Street

If all abutting streets are of the same typology, the primary street may be determined by the applicant.

- Building entries shall be easily identifiable, scaled proportionally to the number of people served (amount of floor-area or number of units accessed), and integrated into the overall facade composition.

Standard:

Primary building entrances shall be at or above the back of sidewalk grade. Building entries shall be located on a public right of way, open space, internal drive, or internal accessway. Building entries inclusive of doorway, framing, and accompanying fenestration shall meet the following minimum dimensions:

a. Individual residential entries: 5 feet in width
b. Shared residential entries: 10 feet in width
c. Individual non-residential entries serving tenants spaces less than 5,000 square feet: 6 feet in width
d. Shared non-residential entries and Individual non-residential entries serving tenants spaces greater than 5,000 square feet: 20 feet in width

Blank Walls

- Where ground floor facades have gaps between doors and/ or windows greater than 40 feet in horizontal length, articulation methods shall be included to enhance the blank wall, including trellises, landscape screening, living green walls, decorative tile work, metal work, wood work, or concrete work, or other similar methods as approved by the decision- making authority. Building facades built at shared property lines are exempt.

Standard:

Where ground floor facades have gaps between doors and/or windows greater than 40 feet in horizontal length, a minimum of one of the following shall be incorporated throughout the length of the blank wall. Building facades built at shared property lines are exempt from this standard.

a. A trellis or trellises that covers the blank wall with vines planted that will grow vertically of sufficient density, height, and width so that they provide coverage of 40 percent of the blank wall within two years. The plantings shall be at least 4 feet tall or cover at least 50 percent of each trellis at time of planting.

b. Landscape screening incorporating the following:
   i. Ornamental or other short trees every 10 feet along the blank wall section.
   ii. Evergreen shrubs planted 3 feet on center between the trees with a minimum of 2 feet in height at time of planting.

This option shall only be available if there is 4 feet of space to plant the trees between the building facade and the sidewalk or other hardscaped area or sufficient width as determined by a licensed landscape architect to ensure that the plantings will not encroach into the abutting pedestrian walkways.

c. Decorative tile work, composed of ceramic, stone, or similar material that covers at least 40 percent of the blank wall of the ground floor story.

d. Decorative metal work or metal panels that covers at least 40 percent of the blank wall of the ground floor story.

e. Decorative brickwork that projects or is recessed at least one inch, which covers at least 25 percent of the blank wall of the ground floor story.

f. A green living wall that covers 40 percent of the blank wall of the ground floor story. The green living wall shall be fully planted at construction.

USEABLE OPEN SPACE
(CODE SECTION – 70.20.10.7)

- Mixed use buildings that contain residential uses shall provide tenants and residents access to high-quality, usable open spaces that provides areas to gather, and may include a combination of PAOS, Shared Open Spaces, Private Open Spaces, and Common Community Room.

Standard:

Mixed-use buildings that contain residential uses shall provide a minimum area of Usable Open Space equal to 10 percent of parcel area or 48 square feet per residential unit, whichever is greater. The minimum Usable Open Space area shall be met by complying with one of the following:

a. Publicly Accessible Open Spaces (PAOS). Each square foot of a PAOS counts as 1.33 square per toward the total requirement; or
b. Shared Open Space; or
c. Common Community Room that abuts and is accessible from a Shared Open Space, PAOS, or public street (a Common Community Room cannot be counted for more than 20 percent of the required Usable Open Space); or
d. Private Open Space; or
e. Some combination of a through d.

Shared Open Spaces

- Shared Open Spaces shall be open to the sky and be designed to be usable for tenants for a variety of communal activities and uses. Shared Open Spaces may include pedestrian paths, landscaped gardens, places to rest and relax, places to play, and places to gather and socialize. Shared Open Spaces shall be open to the sky and be designed to be usable for residents for a variety of communal activities and uses. Shared Open Spaces may include pedestrian paths, landscaped gardens, places to rest and relax, places to play, and places to gather and socialize.

Standard:

Shared Open Spaces, such as courtyards, rooftop open spaces, terraces and frontage Courts, shall:

a. Be large enough to fit a 20-foot by 20-foot square inside of it if enclosed on three sides or fewer and be large enough to fit a 40-foot by 40-foot square inside of it if enclosed on four sides. If enclosed on all four sides, the space does not qualify as a Shared Open Space if all walls bordering the open space have a building height more than 1.5 times the Shared Open Space perpendicular to that wall; and
b. Provide at least 60 percent of the total Shared Open Space area as open to the sky free of permanent weather protection; and
c. Include at least one bench or ledge at seating height per 200 square feet that can seat two people side by side; and
d. Include landscaping on at least 20 percent of its area. Spaces at grade that are 500 square feet or larger shall provide one tree per 500 square feet of open space.

Common Community Room

NOT FOR CONSTRUCTION

Ankrom Moisan TM
38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063

WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

CEDARSt

REVISION	DATE	REASON FOR ISSUE

ZONING NARRATIVES

LAND USE

DATE 3/13/2023
PROJECT NUMBER 221970

SHEET NUMBER
G1.02

- Common Community Rooms shall be easily accessible by building occupants and designed to serve as gathering places and accessory spaces to Shared Open Spaces or PAOS. Common Community Rooms may include lounges, fitness rooms, shared kitchens, dining areas, co-working spaces, game rooms, or other spaces that provide opportunities for shared experiences.

Standard:

Common Community Rooms shall be accessible to building occupants and designed to serve as gathering places. Common Community Rooms may include lounges, fitness rooms, shared kitchens, dining areas, co-working spaces, game rooms, or other spaces that provide opportunities for shared experiences. Common Community Rooms shall meet the following standards:

a. Common Community Rooms shall be large enough so a 15-foot by 15-foot square will fit inside it; and

b. The Common Community Room shall have a minimum floor-to-floor height of 12 feet; and

c. The Common Community Room shall have one wall along an exterior facade of the building and shall have 30% glazing measured from the interior: or

d. Common Community Rooms shall have direct access to a shared open space or PAOS.

Private Open Spaces

- Private Open Spaces shall be designed to create usable outdoor space for residents to spend time outdoors.

Standard:

Private Open Spaces shall meet the following design standards:

a. Shall be attached to and directly accessible from an individual residential unit; and

b. Shall be large enough to fit a 5-foot by 6-foot rectangle inside of it; and

c. Shall be screened a minimum 50% from abutting units to provide privacy; and

d. Shall have a minimum clear height dimension of 8 feet 6 inches.

Information based upon City of [Beaverton] zoning applicable at time study prepared. It is recommended that a Pre-App conference be scheduled with the City to confirm zoning information described.

NOT FOR CONSTRUCTION

Ankrom Moisan TM

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ZONING NARRATIVES

LAND USE

DATE 3/13/2023

PROJECT NUMBER 221970

SHEET NUMBER
G1.03

3/6/2023 5:13:34 PM

FIRE/LIFE SAFETY SUMMARY

DESIGN CODES:

BUILDING CODE	OREGON STRUCTURAL SPECIALTY CODE (OSSC)	2022 EDITION
MECHANICAL CODE	OREGON MECHANICAL SPECIALTY CODE (OMSC)	2022 EDITION
PLUMBING CODE	OREGON PLUMBING SPECIALTY CODE (OPSC)	2021 EDITION
ENERGY CODE	OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)	2021 EDITION
ELECTRICAL CODE	OREGON ELECTRICAL SPECIALTY CODE (OESC)	2021 EDITION
	NATIONAL ELECTRICAL CODE (NEC) - BASED ON NFPA 70	2020 EDITION
FIRE CODE	OREGON FIRE CODE	2022 EDITION
ACCESSIBILITY	AMERICANS WITH DISABILITIES ACT (ADA)	2010 EDITION
	ICC A117.1	2017 EDITION
	FAIR HOUSING ACT	1996 EDITION REVISED IN 1998
ELEVATOR	OREGON ELEVATOR SPECIALTY CODE - BASED ON 2010 ASME A17.1	2011 EDITION

DESIGN STANDARDS:

SPRINKLERS	NFPA 13	2016 EDITION
STANDPIPES	NFPA 14	2016 EDITION
FIRE PUMPS	NFPA 20	2016 EDITION
FIRE ALARMS	NFPA 72	2016 EDITION
EMERGENCY & STANDBY POWER SYSTEMS	NFPA 111	2011 EDITION

CHAPTER 1 - ADMINISTRATION

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
107.3.4.1	**DEFERRED SUBMITTALS**	SUBMITTAL OF DOCUMENTS FOR PORTIONS OF THE WORK MAY BE DONE AFTER REVIEW OF THESE DOCUMENTS FOR INITITAL PERMIT WITH THE APPROVAL OF THE BUILDING OFFICIAL		A SUMMARY OF THE PROPOSED DEFERRED SUBMITTALS IS INCLUDED AT THE END OF THIS SUMMARY
110.3.10	**SPECIAL INSPECTIONS**	SPECIAL INSPECTIONS ARE REQUIRED FOR CERTAIN PORTIONS OF THE WORK PER CHAPTER 17		ALL REQUIRED SPECIAL INSPECTIONS ARE IDENTIFIED IN THE STRUCTURAL DRAWINGS ON SHEETS Sx.xx

CHAPTER 3 – USE & OCCUPANCY

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
302.1	**CLASSIFICATION: GENERAL**	ALL STRUCTURES OR PORTIONS OF STRUCTURES SHALL BE CLASSIFIED INTO ONE OR MORE OCCUPANCY GROUPS FOR PURPOSES OF DESIGN	THE FOLLOWING OCCUPANCY GROUPS ARE INCLUDED IN THIS PROJECT: A-3 B R-2 S-2	FOR OCCUPANY LOCATIONS, REFER TO FLS DIAGRAMS BEGINNING ON SHEET G2.21

CHAPTER 4 – DETAILED REQUIREMENTS

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
406	**MOTOR-VEHICLE-RELATED OCCUPANCIES**			
406.2.2	**CLEAR HEIGHT**	MINIMUM ALLOWABLE HEIGHT IS 7'-0" EXCEPT AS REQUIRED BY CHAPTER 11	MINIMUM PARKING GARAGE CEILING HEIGHT IS 15'-0" TO UNDERSIDE OF STRUCTURE	REFER TO BUILDING SECTIONS ON SHEETS A4.01
406.2.7	**ELECTRIC VEHICLE (EV) CHARGING STATIONS**	IF PROVIDED, STATIONS REQUIRED TO BE INSTALLED PER NFPA 70 (NEC)	PROJECT INCLUDES EV CHARGING STATIONS	REFER TO DRAWING A2.01 FOR LOCATIONS
406.4.2	**VEHICLE BARRIERS**	MINIMUM 2'-9" HIGH LOCATED AT ENDS OF DRIVE LANES OR PARKING SPACES WHERE A VERTICAL DROP OF OVER 1' EXISTS TO NEXT LEVEL. COMPLY WITH 1607.8.3 FOR STRUCTURAL LOADING	VEHICLE BARRIERS ARE NOT REQUIRED FOR THIS PROJECT	
406.4.3	**RAMPS**	MAY ONLY BE USED FOR EXIT ACCESS IF SLOPE DOES NOT EXCEED 1:15 (6.67%)	PROJECT DOES NOT USE VEHICLE RAMPS	
406.5	**OPEN PARKING GARAGE**	GARAGE MEETING OPENING REQUIREMENTS OF 406.5.2.	PROJECT INCLUDES AN OPEN PARKING GARAGE	
406.5.1	**CONSTRUCTION**	OPEN PARKING GARAGES SHALL BE TYPE I, II OR IV CONSTRUCTION	OPEN PARKING GARAGE PORTION OF THE PROJECT IS TYPE IA CONSTRUCTION	
406.5.2	**OPENINGS**	MUST BE UNIFORMLY DISTRIBUTED ON AT LEAST TWO SIDES AND BE A MINIMUM OF 20% OF THE TOTAL WALL 'AREA' AND 40% OF THE TOTAL 'PERIMETER' PER TIER		SEE SHEET G4.02 FOR OPENING CALCULATIONS
406.5.8	**STANDPIPE SYSTEM**	REQUIRED PER SECTION 905.3 FOR ALL OPEN PARKING GARAGES		SEE SHEETS BEGINNING ON G2.11 FOR LOCATION OF STANDPIPE(S)
406.5.9	**ENCLOSURE OF VERTICAL OPENINGS**	NOT REQUIRED EXCEPT FOR MEANS OF EGRESS COMPONENTS PER CHAPTER 10		
420	**GROUPS I-1, R-1, R-2 AND R-3**			
420.2	**SEPARATION WALLS**	WALLS SEPARATING DWELLING AND SLEEPING UNITS FROM EACH OTHER OR OTHER PORTIONS OF THE BUILDING MUST BE SEPARATED BY FIRE PARTITIONS	ALL UNIT DEMISING WALLS, CORRIDOR WALLS AND OTHER WALLS SEPARATING UNITS FROM PORTIONS OF THE BUILDING ARE MINIMUM 1-HOUR RATED FIRE PARTITIONS	REFER TO SHEETS BEGINNING ON G2.21
420.3	**HORIZONTAL SEPARATION**	FLOORS SEPARATING DWELLING AND SLEEPING UNITS FROM EACH OTHER OR OTHER PORTIONS OF THE BUILDING MUST BE SEPARATED BY FIRE-RESISTANCE RATED HORIZONTAL ASSEMBLIES	ALL HORIZONTAL ASSEMBLIES SEPARATING UNITS FROM PORTIONS OF THE BUILDING ARE MINIMUM 1-HOUR FIRE RESISTANCE RATED	REFER TO HORIZONTAL ASSEMBLIES ON SHEET A0.31 FOR DETAILS OF ASSEMBLY CONSTRUCTION
420.4	**AUTOMATIC SPRINKLER SYSTEM**	GROUP R OCCUPANCIES TO HAVE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING	AN NFPA 13 SPRINKLER SYSTEM IS PROVIDED THROUGHOUT	
420.5	**FIRE ALARM SYSTEMS AND SMOKE ALARMS**	GROUP R OCCUPANCIES TO HAVE FIRE AND SMOKE ALARM SYSTEM INSTALLED THROUGHOUT THE BUILDING	FIRE AND SMOKE ALARM SYSTEMS ARE PROVIDED THROUGHOUT	

CHAPTER 5 – BUILDING HEIGHTS AND AREAS

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
502.1	**ADDRESS IDENTIFICATION**	MINIMUM 4 INCH TALL ADDRESS NUMBERS AND/OR LETTERS SHALL BE INSTALLED IN A LOCATION VISIBLE FROM THE STREET ON ALL BUILDINGS. NUMBERS SHALL BE OF CONTRASTING COLOR TO THE BACKGROUND		REFER TO EXTERIOR ELEVATION ON SHEET A3.01 FOR LOCATION OF ADDRESS
503.1	**BUILDING HEIGHT & AREA: GENERAL**	BUILDING AREAS AND HEIGHTS CANNOT EXCEED VALUES BASED ON CONSTRUCTION TYPE AND OCCUPANCY GROUP(S).		REFER TO "AREA SUMMARY TABLE" FOR COMPUTATIONS OF ALLOWABLE AND ACTUAL BUILDING AREAS
503.1.4	**OCCUPIED ROOFS**	OCCUPIED ROOFS COMPLYING WITH THIS SECTION ARE NOT INCLUDED IN THE BUILDING AREA AND DO NOT COUNT AS AN ADDITIONAL STORY • ALLOWED PROVIDED THE OCCUPANCY GROUP IS PERMITTED PER TABLE 504.4 ON THE STORY DIRECTLY BELOW THE ROOF • EXCEPTION: ANY OCCUPANCY ALLOWED PROVIDED BUILDING IS SPRINKLED AND AN OCCUPANT NOTIFICATION SYSTEM IS INSTALLED AT THE OCCUPIED ROOF AREA	PROJECT DOES NOT INCLUDE AN OCCUPIED ROOF AREA	
503.1.4.1	**ENCLOSURES OVER OCCUPIED ROOFS**	LIMITED TO 48" ABOVE THE SURFACE OF THE ROOF		
504	**BUILDING HEIGHT & NUMBER OF STORIES**			
504.3	**BUILDING HEIGHT IN FEET**	MAXIMUM BUILDING HEIGHT – FEET: FROM TABLE 504.3 = 85 FEET	ACTUAL BUILDING HEIGHT IS 80'-5 1/2"	
504.4	**BUILDING HEIGHT IN STORIES**	MAXIMUM BUILDING HEIGHT – STORIES ABOVE THE PODIUM: FROM TABLE 504.4 = 5	TOTAL NUMBER OF STORIES ABOVE THE 2 STORY PODIUM IS 5	
506	**BUILDING AREA**			
506.2	**ALLOWABLE AREA/STORY**	MAXIMUM ALLOWABLE BUILDING AREA PER STORY ABOVE THE PODIUM: FROM TABLE 506.2 = 72,000 SQ. FT.	ACTUAL BUILDING AREA = 16,570 SF	REFER TO TABLULAR BREAKDOWN OF OCCUPANCY & AREA AT THE END OF THIS SUMMARY
	ALLOWABLE AREA/TOTAL	MAXIMUM ALLOWABLE BUILDING AREA ABOVE THE PODIUM: FROM SECTION 506.2.4 = 216,000 SQ. FT.	ACTUAL BUILDING AREA = 82,815 SF	REFER TO SUM OF THE RATIOS CALCULATION AT THE END OF THIS SUMMARY
508.1	**MIXED USE AND OCCUPANCY: GENERAL**	BUILDINGS WITH MIXED OCCUPANCIES SHALL BE DESIGNED AS 'ACCESSORY', 'SEPARATED' OR 'NON-SEPARATED' OCCUPANCIES OR A COMBINATION OF THESE OPTIONS	PROJECT IS DESIGNED AS NON-SEPARATED OCCUPANCIES	
509.1	**INCIDENTAL USES: GENERAL**	THE FOLLOWING ARE INCLUDED IN THE PROJECT: BOILER ROOM WITH EQUIPMENT >15 PSI & 10 HP WASTE COLLECTION ROOMS OVER 100 SF	PROJECT USES SPRINKLERS AND FIRE RATED SEPARATIONS. SMOKE CONTAINMENT PER SECTION 509.4.2 REQUIRED	SEE G2.11
510.2	**HORIZONTAL BUILDING SEPARATION ALLOWANCE**	ALLOWS HORIZONTAL SEPARATION OF BUILDINGS FOR PURPOSES OF DETERMINING: • ALLOWABLE BUILDING AREA • CONTINUITY OF FIRE WALLS • LIMITATION OF STORY HEIGHT • TYPE OF CONSTRUCTION	PROJECT DOES NOT USE HORIZONTAL SEPARATION ALLOWANCE.	

CHAPTER 5 - AREA TABULATION

STORY	HEIGHT	STORY TOTAL	TYPE IA: A-3 STORY TOTAL	TYPE IA: B STORY TOTAL	TYPE IA: S-2 STORY TOTAL	TYPE IA: R-2 STORY TOTAL	AREA A TYPE IIIA OVER TYPE IA (R-2 = 36000 x 3): STORY TOTAL	ALLOWABLE	RATIO	AREA B TYPE IIIA OVER TYPE IA (R-2 = 36000 x 3): STORY TOTAL	ALLOWABLE	RATIO
STORY 7	11.66	33,965	0	0	0	0	33,965	72,000	0.47			
STORY 6	11.33	39,787	0	0	0	0	39,787		0.55			
STORY 5	10.33	39,787	0	0	0	0	39,787		0.55			
STORY 4	10.33	39,787	0	0	0	0	39,787		0.55			
STORY 3	11.33	41,337	0	0	0	0	41,337		0.57			
STORY 2	11	54,114	0	0	39,458	14,656	0		0.00			
STORY 1	11.67	57,150	0	3,558	40,551	13,041	0	UL	N/A	0	UL	N/A
BUILDING TOTAL	**77.65**	**305,927**	0	3,558	80,009	27,697	194,663	216,000	**2.70**	0	0	**0.00**
			111,264				**194,663**		TOTAL < 3	**0**		TOTAL < 3
			305,927									

[shaded] = TYPE IA AND HAS UNLIMITED AREA ALLOWED

CHAPTER 6 – CONSTRUCTION TYPES

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
602.1	**CONSTRUCTION TYPES: GENERAL**	BUILDINGS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ONE OR MORE OF THE FIVE TYPES LISTED IN THIS CHAPTER	PROJECT IS TYPE IIIA OVER TYPE IA CONSTRUCTION	
TABLE 601	**FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)**	REQUIRED RATINGS IN HOURS: TYPE IA TYPE IIIA PRIMARY STRUCTURE: 3 1 SECONDARY STRUCTURE: 2 1 EXT. BEARING WALLS: 3 2 INT. BEARING WALLS: 3 1 NON-BEARING INT. WALLS: 0 0 NON-BEARING EXT. WALLS: PER TABLE 602 FLOORS: *2 1 ROOFS: 1-1/2 1 ...	PROTECTION PROVIDED IN HOURS: TYPE IA TYPE IIIA 3 1 2 1 3 2 3 1 SEE FLS PLANS FOR RATINGS REQUIRED REFER TO CHAPTER 7 SUMMARY 2 1 1-1/2 1	SEE ____ FOR DETAIL SEE ____ FOR DETAIL SEE ____ FOR DETAIL SEE ____ FOR DETAIL SEE ____ FOR DETAIL SEE ____ FOR DETAIL SEE ____ FOR DETAIL SEE ____ FOR DETAIL
603	**COMBUSTIBLE MATERIALS IN TYPES I AND II CONSTRUCTION**	COMBUSTIBLE MATERIALS ARE LIMITED TO THE FOLLOWING APPLICATIONS: •FIRE-RETARDANT TREATED WOOD IN LIMITED LOCATIONS •THERMAL AND ACOUSTICAL INSULATION, OTHER THAN FOAM PLASTIC, WITH FLAME SPREAD LESS THAN 25 WITH EXCEPTIONS •MILLWORK, TRIM, FINISHES, & BLOCKING	LIST COMBUSTIBLE MATERIALS AND WHERE THEY ARE USED AND HOW THEY MEET REQUIREMENTS	

CHAPTER 7 – FIRE & SMOKE PROTECTION

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
703.2	**FIRE RESISTANCE RATINGS**	BUILDING ELEMENTS, COMPONENTS OR SYSTEMS REQUIRED TO BE FIRE RATED MUST BE TESTED PER ASTM E119, UL 263 OR BY AN APPROVED MEANS	FIRE RATING DOCUMENTATION INCLUDES LISTINGS FROM UL, GA AND OSSC 721	TEST LISTINGS OF FIRE-RESISTIVE ELEMENTS, REFER TO SHEETS: EXTERIOR WALLS - A0.11 INTERIOR WALLS – A0.21 HORIZONTAL ASSEMBLIES – A0.31 BEAMS AND COLUMNS - A0.41
704.1	**PROTECTION OF STRUCTURAL ELEMENTS**	WHEN REQUIRED TO BE FIRE RATED, ELEMENTS SHALL BE PROTECTED BY ENCASEMENT OF ALL SIDES, OR EXPOSED SIDES BASED ON FUNCTION OF ELEMENT AND NUMBER OF STORIES OR ROOF BEING SUPPORTED		REFER TO DETAILS ON SHEET AX.X FOR FIRE PROTECTION OF STRUCTURAL ELEMENTS
704.1	**EXTERIOR STRUCTURAL ELEMENTS**	STRUCTURAL ELEMENTS IN EXTERIOR WALLS SHALL BE FIRE RATED TO THE MOST RESTRICTIVE: • TABLE 601 FOR THE TYPE OF CONSTRUCTION • TABLE 601 FOR LOAD-BEARING EXTERIOR WALLS • TABLE 602 BASED ON FIRE SEPARATION DISTANCE	STRUCTURAL ELEMENTS IN EXTERIOR WALLS REQUIRE 1-HOUR FIRE PROTECTION RATING	REFER TO DETAILS ON SHEET A0.41 FOR FIRE PROTECTION OF STRUCTURAL ELEMENTS LOCATED IN EXTERIOR WALLS
705.2	**PROJECTIONS**	PROJECTIONS FROM A BUILDING SHALL NOT BE ANY CLOSER TO THE FIRE SEPARATION DISTANCE THAN IS ALLOWED PER TABLE 705.2	**MAXIMUM BUILDING PROJECTIONS:** **ELEVATION ALLOWED ACTUAL** · **NORTH: 21 INCHES 0 FEET...**	REFER TO EXTERIOR ELEVATIONS BEGINNING ON SHEET A3.01
705.5	**EXTERIOR WALL FIRE RATINGS**	FIRE RATING OF LOAD-BEARING EXTERIOR WALLS - TABLE 601 FIRE RATING OF NON-BEARING WALLS - TABLE 602	LOAD-BEARING EXTERIOR WALLS ARE 2-HOUR RATED NON-BEARING EXTERIOR WALLS ARE NON RATED AT WEST, SOUTH, & EAST ELEVATIONS AND 1 HOUR AT THE NORTH ELEVATION	SEE DRAWINGS BEGINNING ON G2.11 FOR LOCATIONS OF ALL RATED EXTERIOR WALLS
705.8.1	**ALLOWABLE AREA OF OPENINGS**	PROTECTED AND UNPROTECTED OPENING LIMITATIONS PER TABLE 705.8 BASED ON FSD	BUILDING FRONTS PUBLIC RIGHT-OF-WAY ON 2 SIDES. REMAINING SIDES HAVE FSD AS INDICATED ON SHEET G2.11	REFER TO DIAGRAMMATIC EXTERIOR ELEVATIONS FOR FSD AND OPENING LIMITATIONS ON SHEET G4.02
705.11	**PARAPETS**	FIRE RATED PARAPETS ARE REQUIRED ON EXTERIOR WALLS UNLESS THE BUILDING MEETS ONE OF THE 6 LISTED EXCEPTIONS. THEY SHALL HAVE THE SAME FIRE RATING AS THE SUPPORTIN...	PARAPETS ARE NOT USED ON THIS PROJECT. EXTERIOR WALLS TERMINATE AT UNDERSIDE OF ROOF STRUCTURE.	
706.1	**FIRE WALLS: GENERAL**	FIRE WALLS ARE USED TO CREATE TWO SEPARATE BUILDINGS WITH RESPECT TO ALLOWABLE AREA ONLY AND SHALL MEET THE FOLLOWING: STRUCTURAL STABILITY: RESIST COLLAPSE FROM FIRE ON EITHER SIDE FIRE RESISTANCE RATING: __ HOURS, BASED ON OCCUPANCY HORIZONTAL CONINUITY: FROM EXTERIOR WALL TO EXTERIOR WALL. 4 METHODS OF TERMINATION VERTICAL CONTINUITY: FROM FOUNDATION TO 30" ABOVE ROOF. 6 EXCEPTIONS	FIRE WALLS ARE NOT REQUIRED	
707.1	**FIRE BARRIERS: GENERAL**	FIRE BARRIERS ARE USED TO CONTAIN THE SPREAD OF FIRE WHERE CONTINUITY OF PROTECTION IS MAINTAINED	FIRE BARRIERS ARE USED FOR THE FOLLOWING PURPOSES: · FORMING SHAFT ENCLOSURES: 2-HOUR · ENCLOSING INTERIOR EXIT STAIRWAYS: 2-HOUR · ENCLOSING INTERIOR EXIT STAIRWAYS: 3-HOUR · ENCLOSING EXIT PASSAGEWAYS: 2-HOUR · ENCLOSING FIRE PUMP ROOM: 2-HOUR · ENCLOSING TRASH CHUTE ACCESS ROOMS – 1-HOUR · ENCLOSING TRASH CHUTE TERMINATION ROOM – 2-HOUR	SPRINKLERS ARE USED IN LIEU OF FIRE BARRIERS TO SEPARATE INCIDENTAL USES WHERE ALLOWED BY TABLE 509. PROJECT CONTAINS NO INCIDENTAL USE ROOMS OR AREAS THAT REQUIRE FIRE BARRIER PROTECTION ONLY
708.1	**FIRE PARTITIONS: GENERAL**	FIRE PARTITIONS ARE USED TO CONTAIN THE SPREAD OF FIRE IN WHICH OPENINGS ARE PROTECTED	1-HOUR FIRE PARTITIONS ARE USED FOR THE FOLLOWING PURPOSES: · FORMING WALLS OF CORRIDORS AT R-2 OCCUPANCY · WALLS SEPARATING DWELLING UNITS FROM EACH OTHER · WALLS SEPARATING DWELLING UNITS FROM OTHER SPACES	FOR FIRE PARTITION LOCATIONS, SEE FLS PLANS BEGINNING ON SHEET G2.21 REFER TO TYPICAL DETAILS OF FIRE PARTITIONS ON SHEET Ax.xx
709.1	**SMOKE BARRIERS: GENERAL**	SMOKE BARRIERS ARE USED TO CONTAIN THE SPREAD OF SMOKE	SMOKE BARRIERS ARE USED FOR THE FOLLOWING: · FORMING WALLS OF ELEVATOR LOBBIES	FOR SMOKE BARRIER LOCATIONS, SEE FLS PLANS BEGINNING ON SHEET G2.11
709.4.2	**SMOKE-BARRIER WALLS ENCLOSING AREAS OF REFUGE OR ELEVATOR LOBBIES**	SMOKE BARRIER WALLS MUST ENCLOSE ENTIRE SPACE AND TERMINATE AT A FIRE BARRIER HAVING A MINIMUM 1-HOUR FIRE RATING, ANOTHER SMOKE BARRIER OR AN EXTERIOR WALL	SMOKE BARRIERS ALL TERMINATE INTO EITHER ANOTHER SMOKE BARRIER OR FIRE BARRIERS OF AT LEAST 1-HOUR RATING	REFER TO FLS PLANS BEGINNING ON SHEET G2.11 FOR LOCATIONS
711	**HORIZONTAL ASSEMBLIES: GENERAL**	FLOOR OR ROOF USED TO CONTAIN THE SPREAD OF FIRE WHERE CONTINUITY OF PROTECTION IS MAINTAINED	HORIZONTAL ASSEMBLIES ARE USED FOR THE FOLLOWING PURPOSES: · SLAB-ON-GRADE: NO RATING REQUIRED · SEPARATION OF STORIES: 2-HOUR/1-HOUR · ROOF: 1-HOUR	
713.1	**SHAFT ENCLOSURES: GENERAL**	SHAFTS CONNECTING MORE THAN 2 STORIES WHERE PROTECTION OF OPENINGS AND PENETRATIONS THRU FLOORS OR ROOFS SHALL MEET THESE REQUIREMENTS	SHAFTS IN THE PROJECT INCLUDE: · EXIT STAIR ENCLOSURES: 2-HOUR FIRE BARRIERS · ELEVATORS: 2-HOUR FIRE BARRIERS · UTILITIES: 2 HOUR FIRE BARRIERS · TRASH CHUTE: 2 HOUR FIRE BARRIER	REFER TO DETAILS ON AX.XX
713.13	**TRASH CHUTES**	TRASH CHUTES REQUIRE AN ACCESS ROOM AND A TERMINATION ROOM MEETING THE FOLLOWING: ACCESS ROOM - 1-HOUR FIRE BARRIER WITH 45 MINUTE RATED SELF-CLOSING DOOR TERMINATION ROOM - 2-HOUR FIRE BARRIER WITH 90 MINUTE RATED SELF-CLOSING DOOR		REFER TO FLS PLANS FOR LOCATIONS OF TRASH CHUTE ACCESS AND TERMINATION ROOMS AND ASSOCIATED WALL AND DOOR RATINGS/TYPES
714	**PENETRATIONS**	ALL PENETRATIONS, COMPLETELY OR PARTIALLY, THRU FIRE AND/OR SMOKE RATED VERTICAL AND HORIZONTAL ASSSEMBLIES SHALL BE PROTECTED TO PREVENT THE PASSAGE OF FIRE, SMOKE AND HOT GASES	THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR SHALL PROVIDE A LIST OF FIRESTOP MATERIALS/ ASSEMBLIES WHICH WILL BE USED INCLUDING THE TYPE OF PENETRATIONS WHERE EACH MATERIAL / ASSEMBLY WILL BE USED AND THE LISTING AND APPROVAL INFORMATION (IE. UL, ICC AND/ OR OTHER APPROVED REPORTING/ LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING...	
717	**DUCTS & AIR TRANSFER OPENINGS**	OPENINGS IN FIRE-RESISTANCE RATED CONSTRUCTION PENETRATED BY DUCTS OR CONTAINING TRANSFER OPENINGS SHALL BE PROTECTED TO PREVENT THE PASSAGE OF FIRE AND SMOKE. DUCTS AND AIR TRANSFER OPENINGS SHALL NOT PENETRATE EXIT ENCLOSURES OR EXIT PASSAGEWAYS	FIRE BARRIERS: · FIRE DAMPERS - RATING TO MATCH WALL SHAFTS: · COMBINATION FIRE/SMOKE DAMPERS - RATING TO MATCH WALL FIRE PARTITIONS – CORRIDORS. MAY BE ONE OF THE FOLLOWING: · CORRIDOR DAMPER · CEILING RADIATION DAMPER · SMOKE DAMPER · RATING TO MATCH WALL SMOKE BARRIERS – FSA ELEVATOR LOBBIES: · SMOKE DAMPER - RATING TO MATCH WALL HORIZONTAL ASSEMBLIES – MAX 2 STORIES: • FIRE DAMPER - RATING TO MATCH HORIZONTA...	REFER TO MECHANICAL DRAWINGS FOR DAMPER LOCATIONS, TYPES AND RATINGS
718.5	**COMBUSTIBLE MATERIALS IN CONCEALED SPACES IN TYPE I OR II CONSTRUCTION**	COMBUSTIBLE MATERIALS ARE NOT ALLOWED IN CONCEALED SPACES. EXCEPTIONS: • MATERIALS ALLOWED PER SECTION 603 • MATERIALS EXPOSED IN PLENUMS PER SECTION 602 OF OMSC • CLASS 'A' INTERIOR FINISHES • COMBUSTIBLE PIPING IN SHAFTS AND PARTITIONS • COMBUSTIBLE PIPING IN CEILING SPACES PER OMSC AND OPSC • COMBUSTIBLE INSULATION & COVERING ON PIP...		
720	**THERMAL AND SOUND INSULATION**	INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OR SMOKE-DEVELOPED INDEX DETERMINED IN ACCORDANCE WITH ASTM E84 OR UL 723	CONCEALED INSTALLATIONS: · MAX. FLAME SPREAD INDEX = 25 · MAX. SMOKE DEVELOPMENT = 450 EXPOSED INSTALLATIONS: · MAX. FLAME SPREAD INDEX = 25 · MAX. SMOKE DEVELOPMENT = 450	

DOOR RATINGS - TABLE 716.1(2)

LOCATION	RATING	MAX. FIRE PROTECTION GLAZING / TYPE
TRANSFORMER ROOM ENCLOSURE	3 HOUR	NOT PERMITTED
EXIT ENCLOSURES	1-1/2 HOUR	100 SQ IN / D-H-90
EXIT ENCLOSURES	3-HOUR	NOT PERMITTED
EXIT PASSAGEWAYS	1-1/2 HOUR	100 SQ IN / D-H-90
FIRE PUMP ROOM	1-1/2 HOUR	100 SQ IN / D-H-90
GENERATOR ROOM	1-1/2 HOUR	100 SQ IN / D-H-90
TRASH CHUTE TERMINATION ROOM	1-1/2 HOUR	100 SQ IN / D-H-90
TRASH CHUTE ACCESS ROOM	3/4 HOUR	MAXIMUM SIZE TESTED / D-H
FIRE RATED CORRIDORS	1/3 HOUR	MAXIMUM SIZE TESTED / D-20

FIRE WINDOW RATINGS - TABLE...

LOCATION	RATING	MAX. GLAZING SIZE / TYPE
FIRE RATED CORRIDORS	3/4 HOUR	25% OF WALL LENGTH / OH-45
FIRE SERVICE ACCESS ELEVATOR LOBBY	3/4 HOUR	25% OF WALL LENGTH / OH-45

CHAPTER 8 – INTERIOR FINISHES

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
803.1.2	**INTERIOR WALL & CEILINGS**	WALL & CEILING FINISH CLASSIFICATIONS PER ASTM E84 OR UL 723 FOR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES: CLASS 'A' · FLAME SPREAD: 0-25 · SMOKE DEVELOPED: 0-450 CLASS 'B' · FLAME SPREAD: 26-75 · SMOKE DEVELOPED: 0-450 CLASS 'C' · FLAME SPREAD: 76-200 · SMOKE DEVELOPED: 0-450		
803.13	**INTERIOR FINISHES BASED ON OCCUPANCY GROUP**	REFER TO TABLE AT END OF THIS SECTION FOR REQUIREMENTS		
803.15	**APPLICATION OF INTERIOR FINISH MATERIALS TO FIRE-RESISTANCE RATED OR NONCOMBUSTIBLE BUILDING ELEMENTS**	INSTALLATION MUST COMPLY WITH ONE OF THREE METHODS: •DIRECT ATTACHMENT •FURRED CONSTRUCTION (NO GREATER THAN 1-3/4 INCHES) •SET-OUT CONSTRUCTION (GREATER THAN 1-3/4 INCHES)	PROJECT INCLUDES ________	REFER TO INTERIOR FINISH DETAILS ON SHEET AX.XX
803.15.1.1	**FURRED CONSTRUCTION**	WHEN FINISHES ARE INSTALLED AS FURRED CONSTRUCTION, THE CAVITY MUST MEET ONE OF THE FOLLOWING: 1. FILLED WITH AN INORGANIC OR NONCOMBUSTIBLE MATERIAL 2. FILLED WITH A CLASS 'A' MATERIAL 3. BE FIREBLOCKED AT MAXIMUM 8 FEET ON CENTER IN BOTH DIRECTIONS	PROJECT INCLUDES ________	REFER TO INTERIOR FINISH DETAILS ON SHEET AX.XX
803.15.2	**SET-OUT CONSTRUCTION**	WHEN FINISHES ARE INSTALLED AS SET-OUT CONSTRUCTION, CLASS 'A' MATERIALS MUST BE USED. EXCEPTIONS: 1. WHEN MATERIALS ARE PROTECTED ON BOTH SIDES BY SPRINKLERS 2. WHEN MATERIALS ARE ATTACHED TO NONCOMBUSTIBLE BACKING OR FURRING INSTALLED PER 803.15.1.1 3. WHERE THE VOID IS FILLED WITH NON-COMBUSTIBLE MATERIAL	PROJECT INCLUDES ________	REFER TO INTERIOR FINISH DETAILS ON SHEET AX.XX
803.15.2.1	**HANGERS AND ASSEMBLY MEMBERS**	MEMBERS USED TO HANG OR SUSPEND SET-OUT CONSTRUCTION SHALL BE OF NONCOMBUSTIBLE MATERIALS	PROJECT INCLUDES ________	REFER TO INTERIOR FINISH DETAILS ON SHEET AX.XX
803.15.4	**MATERIALS**	INTERIOR WALL OR CEILING MATERIALS UP TO ¼ INCH THICK SHALL BE APPLIED DIRECTLY TO THE WALL OR CEILING WITHOUT THE USE OF FURRING. EXCEPTIONS: • NONCOMBUSTIBLE FINISH MATERIALS • CLASS 'A' MATERIALS WHERE TESTING WAS COMPLETED USING THE MATERIAL IN A FURRED INSTALLATION AWAY FROM THE BUILDING ELEMENT • CLASS 'A' MATERIALS WHERE TESTING WAS COMPLETED USING THE MATERIAL IN A SUSPENDED INSTALLATION AWAY FROM THE BUILDING ELEMENT.	PROJECT INCLUDES ________	REFER TO INTERIOR FINISH DETAILS ON SHEET AX.XX
804	**INTERIOR FLOOR FINISHES**	CLASSIFICATION PER NFPA 253: CLASS I: 0.45 WATTS/CM SQ OR GREATER CLASS II: 0.22 WATTS/CM SQ OR GREATER	CLASS II MATERIALS ARE ALLOWED THROUGHOUT THE PROJECT. PER SECTION 804.4.2, EXCEPTION: MATERIALS COMPLYING WITH ASTM E648 AND HAVING OPTICAL SMOKE DENSITY NOT TO EXCEED 450 PER ASTM 662 ARE ALLOWED	
805	**COMBUSTIBLE MATERIALS IN TYPES I AND II CONSTRUCTION**	LIMITATIONS ON USE OF COMBUSTIBLE MATERIALS IS SUBFLOORS, WOOD FLOOR FINISH MATERIALS AND COMBUSTIBLE INSULATING BOARDS	PROJECT INCLUDES ________	REFER TO INTERIOR FINISH DETAILS ON SHEET AX.XX
806	**DECORATIVE MATERIALS AND TRIM**			
806.2	**NONCOMBUSTIBLE MATERIALS**	AMOUNT OF MATERIAL IS UNLIMITED		
806.3	**COMBUSTIBLE DECORATIVE MATERIALS**	AMOUNT IS LIMITED TO 10 PERCENT OF WALL OR CEILING MATERIAL IS ATTACHED TO		
806.7	**INTERIOR TRIM**	MATERIALS, OTHER THAN FOAM PLASTIC, SHALL HAVE A CLASS 'C' RATING AND, EXCLUDING HANDRAILS AND GUARDRAILS, SHALL NOT EXCEED 10 PERCENT OF THE WALL OR CEILING MATERIAL IS ATTACHED TO		
806.8	**FLOOR-WALL BASE**	6 INCHES OR LESS MAY BE CLASS II UNLESS FLOOR FINISH IS REQUIRED TO BE CLASS I IN WHICH CASE, THE BASE SHALL BE CLASS I	FLOOR BASE IS ALL CLASS (I/II)	REFER TO SPECIFICATIONS FOR DETAILED INFORMATION ON MATERIAL CLASS

CHAPTER 8 - TABLE 803.13: FINISH...

OCCUPANCY	EXIT STAIRS / RAMPS / PASSAGEWAYS	CORRIDORS / EXIT ACCESS STAIRS	ROOMS
A1, A2, A3F	B	B	C
B,M,R1, I1	B	CM	C
I2, I4	B	B	BHI
R2, S	C	C	C

F: FOR PLACES OF RELIGIOUS WORSHIP, WOOD USED FOR ORNAMENTAL PURPOSES, TRUSSES, PANELING OR CHANCEL FURNISHINGS SHALL BE PERMITTED

H: CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ADMINISTRATIVE SPACES

I: CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ROOMS WITH A CAPACITY OF FOUR PERSONS OR LESS

M: CORRIDORS IN AMBULATORY CARE FACILITIES SHALL BE PROVIDED WITH CLASS A OR B MATERIALS

CHAPTER 9 – FIRE PROTECTION SYSTEMS

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
901.2	**FIRE PROTECTION SYSTEMS**	REQUIRES SYSTEMS TO BE INSTALLED, REPAIRED, OPERATED AND MAINTAINED PER OSSC AND OREGON FIRE CODE		
902	**FIRE PUMP & RISER ROOM**	MIN. SIZE: AS REQUIRED FOR EQUIPMENT & CLEARANCE FOR MAINTENANCE ACCESS: DOORS AT BUILDING EXTERIOR OR VIA 2-HOUR RATED ENCLOSURE TO ROOM SIGNAGE: MIN 2" HIGH LETTERING ENVIRONMENT: MIN. 40 DEGREES F. LIGHTING: PERMANENTLY INSTALLED	ROOM IS DESIGNED FOR (1/2) PUMPS AND INCLUDES X FEET OF CLEARANCE AROUND ALL SIDES (AND BETWEEN) EQUIPMENT. FIRE PUMP & RISER ROOM IS LOCATED ______. ACCESS IS PROVIDED VIA _____. THE ROOM IS HEATED AND PROVIDED WITH PERMANENT LIGHTING.	REFER TO FLS PLANS BEGINNING OF SHEET G2.11 FOR RATING OF ENCLOSURE AND ACCESS ROUTE
903	**AUTOMATIC SPRINKLER SYSTEMS**	AUTOMATIC SPRINKLER SYSTEMS REQUIRED THROUGHOUT ALL BUILDINGS WITH GROUP R OCCUPANCIES	ENTIRE PROJECT IS SPRINKLERED IN ACCORDANCE WITH SECTION 903.3.1.1 (NFPA 13)	SPRINKLER DESIGN AND ENGINEERING TO BE SUBMITTED UNDER SEPARATE COVER
905	**STANDPIPE SYSTEMS**	STANDPIPES ARE REQUIRED DUE TO BUILDING HEIGHT. PER 905.3.1 EXCEPTION 1, CLASS 1 STANDPIPES ARE ALLOWED	CLASS 1 STANDPIPES, INSTALLED PER NFPA 14, ARE PROVIDED IN ALL INTERIOR EXIT ENCLOSURES.	REFER TO FLS PLANS BEGINNING OF SHEET G2.11
906	**PORTABLE FIRE EXTINGUISHERS**	PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AT MAXIMUM 75' TRAVEL DISTANCES	EXTINGUISHERS RATED MINIMUM 2-A ARE LOCATED THROUGHOUT THE PROJECT	REFER TO FLS PLANS BEGINNING OF SHEET G2.11
907	**FIRE ALARM & DETECTION SYSTEMS**	FIRE AND SMOKE ALARM SYSTEM IS REQUIRED IN GROUP R-2 OCCUPANCIES	FIRE AND SMOKE ALARM SYSTEM TO BE INSTALLED THROUGHOUT THE PROJECT	SYSTEM IS DELEGATED DESIGN AND WILL BE SUBMITTED UNDER SEPARATE COVER
907.2.9.1	**GROUP R-2 SMOKE ALARMS**	REQUIRED IN ALL DWELLING AND SLEEPING UNITS	SMOKE DETECTORS ARE PROVIDED IN ALL BEDROOMS AND DIRECTLY OUTSIDE OF EACH BEDROOM	REFER TO MECHANICAL AND ELECTRICAL PLANS FOR LOCATIONS
912	**FIRE DEPARTMENT CONNECTION**	LOCATION SHALL BE APPROVED BY FIRE CHIEF	FDC IS LOCATED _______	REFER TO FLS SITE PLAN ON SHEET G2.11 FOR LOCATION
913	**FIRE PUMPS**	PROJECT REQUIRES A FIRE PUMP: ENCLOSURE: 2-HOUR ON ALL SIDES ENVIRONMENT: HEATING REQUIRED TO MAINTAIN MIN 40 DEGREES F. BACKUP POWER SUPPLY: REQUIRED PER NFPA 20. MAY BE FUEL OR GENERATOR	(ONE/TWO) FIRE PUMP(S) PROVIDED	REFER TO DRAWING A2.11 FOR LOCATION
915	**CARBON MONOXIDE DETECTION**	REQUIRED FOR GROUP 'R' OCCUPANCIES		
918	**EMERGENCY RESPONDER RADIO COVERAGE**	REQUIRED IN HIGH-RISE BUILDINGS. DETAILED INSTALLATION PER OREGON FIRE CODE SECTION 510	SYSTEM TO BE INSTALLED THROUGHOUT BUILDING. VERTICAL 2-HOUR SHAFT IS PROVIDED FOR WIRING. EQUIPMENT ROOM ENLCOASED BY 2-HOUR RATED ASSEMBLIES	SYSTEM IS DELEGATED DESIGN AND WILL BE SUBMITTED UNDER SEPARATE COVER REFER TO FLS PLANS FOR EQUIPMENT ROOM AND RATED SHAFT LOCATIONS

DEFERRED SUBMITTALS (107.3.4.1)

DISCIPLINE	COMPONENT	REQUIRED DOCUMENTS	COMMENT
ARCHITECTURAL	METAL STAIRS	• SHOP DRAWINGS OF STAIR AND LANDINGS • DETAILS OF ANCHORAGE TO BUILDING STRUCTURAL ELEMENTS	
STRUCTURAL	METAL STAIRS	• STRUCTURAL CALCULATIONS	CALCULATIONS STAMPED AND SIGNED BY A REGISTERED ENGINEER IN OREGON
	CURTAIN WALL	• DETAILS OF ANCHORAGE TO BUILDING STRUCTURAL ELEMENTS • STRUCTURAL CALCULATIONS	CALCULATIONS STAMPED AND SIGNED BY A REGISTERED ENGINEER IN OREGON
	COLD-FORMED METAL FRAMING	• SHOP DRAWINGS • DETAILS OF ANCHORAGE TO BUILDING STRUCTURAL ELEMENTS • STRUCTURAL CALCULATIONS	CALCULATIONS STAMPED AND SIGNED BY A REGISTERED ENGINEER IN OREGON
	ROOF-MOUNTED TIE-OFF SYSTEM	• SHOP DRAWINGS • DETAILS OF ANCHORAGE TO BUILDING STRUCTURAL ELEMENTS • STRUCTURAL CALCULATIONS	CALCULATIONS STAMPED AND SIGNED BY A REGISTERED ENGINEER IN OREGON
MECHANICAL	SEISMIC ANCHORAGE OF ALL UNITS AND DUCTS EXCEEDING 6 SF IN CROSS-SECTIONAL AREA	• DETAILS OF ANCHORAGE TO BUILDING STRUCTURAL ELEMENTS • STRUCTURAL CALCULATIONS	CALCULATIONS STAMPED AND SIGNED BY A REGISTERED ENGINEER IN OREGON
ELECTRICAL	SEISMIC ANCORAGE OF MAIN DISTRIBUTION PANEL & OTHER LARGER EQUIPMENT	• DETAILS OF ANCHORAGE TO BUILDING STRUCTURAL ELEMENTS • STRUCTURAL CALCULATIONS	CALCULATIONS STAMPED AND SIGNED BY A REGISTERED ENGINEER IN OREGON
	STATIONARY STAND-BY POWER GENERATOR	• DETAILS OF ANCHORAGE TO BUILDING STRUCTURAL ELEMENTS • STRUCTURAL CALCULATIONS	CALCULATIONS STAMPED AND SIGNED BY A REGISTERED ENGINEER IN OREGON

SEPARATE PERMITS

DISCIPLINE	COMPONENT	REQUIRED DOCUMENTS	COMMENT
ELECTRICAL	ELEVATOR	• AS REQUIRED BY STATE ELEVATOR INSPECTOR'S OFFICE	
LOW VOLTAGE	ACCESS CONTROL & ALARM	• COMPLETE SYSTEM DESIGN	
	FIRE ALARM & SMOKE DETECTION SYSTEM	• COMPLETE SYSTEM DESIGN	
	DISTRIBUTED ANTENNA SYSTEM (DAS)	• COMPLETE SYSTEM DESIGN	
	VOICE/ALARM COMMUNICATION SYSTEM	• COMPLETE SYSTEM DESIGN	
FIRE SUPPRESSION & SMOKE CONTROL	SMOKE CONTROL DIAGRAMS	• DIAGRAMS INDICATING ALL DEVICES IN THE SYSTEM INDICATING THEIR LOCATION AND FUNCTION	DUPLICATE SETS REQUIRED IN FIRE COMMAND CENTER AND ON FILE WITH LOCAL FIRE DEPARTMENT
	NFPA 13 SPRINKLER SYSTEM	• SHOP DRAWINGS • SEISMIC RESTRAINT DETAILS • HYDRAULIC CALCULATIONS • PRODUCT INFORMATION	
	FIRE PUMP		
	UNDERGROUND FIRE PROTECTION PIPING SYSTEM		
PLUMBING	BOILERS	• AS REQUIRED BY STATE INSPECTOR'S OFFICE	

NOT FOR CONSTRUCTION

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FLS NARRATIVES

LAND USE

DATE 3/13/2023
PROJECT NUMBER 221970

SHEET NUMBER **G2.01**

CHAPTER 10 – MEANS OF EGRESS

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENTS
1004.9	**POSTING OF OCCUPANT LOAD**	ROOMS OR SPACES WITH MORE THAN 50 OCCUPANTS USED FOR ASSEMBLY, DINING, DRINKING OR SIMILAR PURPOSES SHALL POST THE MAXIMUM ALLOWABLE OCCUPANT LOAD.	ASSEMBLY AREAS OF THE PROJECT INCLUDE REQUIRED SIGNAGE	REFER TO FLS PLANS BEGINNING ON G2.21 FOR SPACES REQUIRING SIGNAGE
1005	**MEANS OF EGRESS SIZING**	EGRESS SIZING BASED ON THE LARGER OF: • MIN. WIDTH BASED ON THE COMPONENT • CAPACITY BASED ON THE OCCUPANT LOAD	OCCUPANT LOAD FACTORS USED: • STAIRWAYS: 0.3" PER OCCUPANT • OTHER ELEMENTS: 0.2" PER OCCUPANT	
1006.2	**EGRESS FROM SPACES**	NUMBER OF EXITS OR EXIT ACCESS DOORS REQUIRED: • TWO - WHERE THE OCCUPANT LOAD OR MAX. COMMON PATH OF EGRESS TRAVEL EXCEEDS VALUES IN TABLE 1006.2.1 • THREE - ANY SPACE WITH 501 OR MORE OCCUPANTS	THE PROJECT DOES NOT CONTAIN ANY SPACES WITH MORE THAN 500 OCCUPANTS	REFER TO FLS PLANS BEGINNING ON G2.21 FOR DETAILS
1006.3	**EGRESS FROM STORIES OR OCCUPIED ROOFS**	THE NUMBER OF EXITS OR ACCESS TO EXITS PER STORY IS BASED ON TABLES 1006.3.2, 1006.3.3(1) AND 1006.3.3(2)	ALL STORIES ABOVE THE 2ND ARE PROVIDED WITH 2 INTERIOR EXIT STAIRWAYS	REFER TO FLS PLANS BEGINNING ON G2.21 FOR DETAILS
1007	**EXIT & EXIT ACCESS DOORWAY CONFIGURATION**	WHERE 2 EXITS REQUIRED FROM A ROOM, SPACE OR STORY, THEY SHALL BE SEPARATED 1/3 OF MAXIMUM DIAGONAL DISTANCE OF THE AREA UNDER CONSIDERATION. (SECTION 1007.1.1, EXCEPTION 2)	EXIT AND EXIT ACCESS DOORWAY SEPARATION DISTANCES ARE ALL GREATER THAN 1/3 OF THE DIAGONAL	REFER TO FLS PLANS BEGINNING ON G2.21 FOR DETAILS
1008	**MEANS OF EGRESS ILLUMINATION**	NORMAL POWER: MIN. 1FC AT WALKING SURFACE REQUIRED IN ALL AREAS EXCEPT WITHIN DWELLING UNITS EMERGENCY POWER: AVE. 1 FC WITH MIN. 0.1FC AT WALKING SURFACE ALL COMPONENTS IN MEANS OF EGRESS SYSTEM, ELECTRICAL, FIRE PUMP, GENERATOR & PUBLIC RESTROOMS LARGER THAN 300 SF	ALL PORTIONS OF BUILDING, EXCEPT WITHIN INDIVIDUAL DWELLING UNITS PROVIDED WITH EGRESS ILLUMINATION POWERED ALL EGRESS COMPONENTS & 'REQUIRED' SPACES PROVIDED WITH EGRESS ILLUMINATION POWERED BY EMERGENCY GENERATOR	REFER TO FLS PLANS BEGINNING ON G2.21 FOR LOCATIONS LIT BY EMERGENCY POWER
1009	**ACCESSIBLE MEANS OF EGRESS**	ACCESSIBLE MEANS OF EGRESS FROM ROOMS, SPACES OR STORIES SHALL BE EQUAL TO THE NUMBER REQUIRED BY SECTIONS 1006.2 OR 1006.3	ALL STORIES ARE SERVED BY ELEVATORS & STAIRS MEETING REQUIREMENTS TO BE ACCESSIBLE	
1009.6	**AREAS OF REFUGE**	AREAS OF REFUGE ARE NOT REQUIRED IN BUILDINGS SPRINKLERED PER NFPA 13	AREAS OF REFUGE ARE NOT PROVIDED IN THE BUILDING	
1009.7	**EXTERIOR AREAS FOR ASSISTED RESCUE**	REQUIRED WHEN EXIT DISCHARGE DOES NOT PROVIDE ACCESSIBLE ROUTE TO PUBLIC WAY	EXITS PROVIDE ACCESSIBLE ROUTES TO PUBLIC WAY. EXTERIOR AREAS FOR ASSISTED RESCUE ARE NOT REQUIRED	REFER TO FLS PLAN ON G2.21
1009.8	**TWO-WAY COMMUNICATION**	DEVICES LOCATED AT ELEVATOR LANDING OF EACH FLOOR EXCEPT LEVEL OF DISCHARGE INSTRUCTIONS ON USE OF DEVICE POSTED ADJACENT TO DEVICE	DEVICES LOCATED ON ALL FLOORS EXCEPT DISCHARGE LEVEL SIGNAGE LOCATED ADJACENT TO EACH DEVICE	REFER TO FLS PLAN ON G2.22 FOR LOCATION(S)
1010.1	**DOORS**	MIN CLEAR OPENING WIDTH = 32" MUST SWING IN DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE OCCUPANTS OPENING FORCE NOT TO EXCEED 5 POUNDS EXCEPT FOR FIRE DOORS	ALL DOORS NOMINAL 36" WIDE EXCEPT AS ALLOWED BY 1010.1.1 EXCEPTIONS DOOR SWINGS INDICATED ON THE DRAWINGS & SWING IN DIRECTION OF TRAVEL WHERE REQUIRED	REFER TO DOOR SCHEDULE ON SHEET A12.02 REFER TO FLOOR PLANS FOR SWINGS
1010.1.10	**PANIC & FIRE EXIT HARDWARE**	GROUP A OCCUPANCY WITH OCCUPANT LOAD OF 50 OR MORE & ELECTRICAL ROOMS WITH EQUIPMENT RATED 800 AMPS OR MORE & OVER 6' WIDE	DOORS FROM AMENITY SPACES, FUTURE GROUND FLOOR RETAIL, & MAIN ELECTRICAL ROOM HAVE PANIC HARDWARE	SEE DOOR SCHEDULE ON A12.02 & SPECIFICATION SECTION 08 71 00 FOR HARDWARE
1011	**STAIRWAYS**	MIN. WIDTH: 44" OR REQ. CAPACITY LANDINGS AT TOP/BOTTOM/INTERMEDIATE = STAIR WIDTH UP TO 48" CONSTRUCTION: NONCOMBUSTIBLE, EXCEPT WOOD HANDRAILS ARE ALLOWED STAIRS TO ROOF REQUIRED	MIN. STAIR WIDTH IS 44" LANDINGS 48" OR GREATER. STAIRS CONSTRUCTED OF WOOD STAIR A PROVIDS ROOF ACCESS	REFER TO ENLARGED STAIR PLANS BEGINNING ON SHEET A6.01
1013	**EXIT SIGNS**	REQUIRED WHEN 2 OR MORE EXITS OR EXIT ACCESS DOORS REQUIRED	SIGNS INCLUDED IN ALL PORTIONS OF MEANS OF EGRESS AND SPACES REQUIRING 2 EXITS	REFER TO FLS PLANS BEGINNING ON G2.21 FOR LOCATIONS
1016	**EXIT ACCESS**	PORTIONS OF MEANS OF EGRESS BEFORE EXIT IS REACHED. LIMITED PROTECTION FROM FIRE & SMOKE REQUIRED. TRAVEL DISTANCE LIMITED	EXIT ACCESS COMPONENTS INCLUDED: • DOORS • CORRIDORS • EXIT ACCESS STAIRS	REFER TO FLS PLANS BEGINNING ON G2.21 FOR LOCATIONS
1017	**EXIT ACCESS TRAVEL DISTANCE**	MAX. DISTANCE PER TABLE 1017.2 BASED ON OCCUPANCY	TRAVEL DISTANCE LIMITS: A, M, R & S-1: 250' B: 300' S-2: 400'	REFER TO FLS PLANS BEGINNING ON G2.21 FOR MEASUREMENTS
1020	**CORRIDORs**	REQUIREMENTS: FIRE RATING: 0.5 HR MIN. WIDTH: 44" OR REQ. BY CAPACITY MAX DEAD END: 50' EXCEPT GROUP 'A' = 20' CONTINUITY: CONTINUOUS TO 'AN' EXIT W/OUT INTERRUPTION	DESIGN: FIRE RATING: 1 HOUR WIDTH: VARIES, MIN 60" DEAD ENDS: LESS THAN 50' ALL CORRIDORS LEAD TO EXIT STAIRS	REFER TO FLS PLANS BEGINNING ON G2.21 FOR LOCATIONS
1022	**EXITS**	EXTERIOR EXIT DOORS SHALL LEAD TO THE EXIT DISCHARGE OR THE PUBLIC WAY	ALL GROUND FLOOR EXIT DOORS LEAD TO THE PUBLIC WAY	
1023	**INTERIOR EXIT STAIRWAYS**	REQUIREMENTS: CONSTRUCTION: 2-HR FIRE BARRIERS TERMINATION: EXIT DISCHARGE OR EXTENSION BY EXIT PASSAGEWAY OPENINGS: ONLY ALLOWED FROM NORMALLY OCCUPIED SPACES PENETRATIONS: ONLY ALLOWED FOR UTILITIES SERVING THE ENCLOSURE, EXCEPT MEMBRANE PENETRATIONS ON THE OUTSIDE PER SECTION 714.3.2 SIGNAGE: PROVIDE AT EACH FLOOR, DISCHARGE...	DESIGN: CONSTRUCTION: 2 HR FIRE BARRIERS, 3 HR AT TYPE IA TERMINATION: BOTH STAIRS DIRECT DISCHARGE. OPENINGS: DOORS FROM CORRIDORS ONLY PENETRATIONS: EXIT SIGNS & ACCESS CONTROLS PENETRATE MEMBRANE SIGNAGE: PROVIDED AT EACH FLOOR	REFER TO FLS PLANS BEGINNING ON G2.21
1028	**EXIT DISCHARGE**	UP TO 50% OF MIN. NUMBER AND WIDTH OR CAPACITY MAY EXIT THRU AREAS ON LEVEL OF DISCHARGE (1028.1, EXCEPTION 1)	1 OF 2 INTERIOR EXIT STAIRS DISCHARGES THRU GROUND FLOOR LOBBY	REFER TO FLS PLAN ON G2.21

CHAPTER 11 – ACCESSIBILITY – SEE G5.01

Add tables for quantity of units and parking required

CHAPTER 12 – INTERIOR ENVIRONMENT

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
1202.5	**NATURAL VENTILATION**	IF USED, THE FOLLOWING IS REQUIRED: • CONTROLS MUST BE READILY ACCESSIBLE TO OCCUPANTS • MIN. OPENABLE AREA = 4% OF FLOOR AREA SERVED • ADJOINING SPACES: MUST HAVE AREA 8% OF FLOOR AREA OF INTERIOR ROOM OPEN, BUT NOT LESS THAN 25 SF. OPENABLE AREA BASED ON TOTAL SF OF AREAS SERVED • KITCHENS & BATHROOMS REQUIRE MECHANICAL VENTILATION PER...		
1203	**TEMPERATURE CONTROL**	MAINTAIN A MINIMUM OF 68 DEGREES F AT A POINT 3' ABOVE FLOOR ON THE DESIGN HEATING DAY		
1204	**LIGHTING**	ALL SPACES INTENDED FOR HUMAN OCCUPANCY REQUIRE EITHER NATURAL OR ARTIFICIAL LIGHTING, OR A COMBINATION OF BOTH		
1204.2	**NATURAL LIGHT**	• MINIMUN NET GLAZED AREA IS 8% OF FLOOR AREA SERVED • FOR NATURAL LIGHTING OF ADJOINING SPACE, OPENING BETWEEN ROOMS SHALL BE ½ OF COMMON WALL AND PROVIDE AN AREA 1/10 OF FLOOR AREA OR 25 SF, WHICHEVER IS GREATER		
1204.3	**ARTIFICIAL LIGHT**	MIN. LEVELS FOR ARTIFICIAL LIGHT IS 10 FC AT 30" ABOVE FLOOR LEVEL		
1205	**YARDS OR COURTS**	YARDS OR COURTS USED TO PROVIDE NATURAL LIGHT AND/OR VENTILATION MUST BE ON THE SAME LOT AS THE BUILDING		
1205.2	**YARDS**	MIN. WIDTH: 3 FEET FOR BUILDINGS UP TO 2 STORIES ADDITIONAL 1 FOOT PER STORY UP TO MAX. 15 FEET		
1205.3	**COURTS**	COURTS SHALL BE BOUNDED ON AT LEAST THREE SIDES BY THE BUILDING • MIN. WIDTH = 3 FEET • MIN. WIDTH IF WINDOWS ON OPPOSITE SIDES = 6 FEET • MIN. LENGTH = 10 FEET UNLESS BOUNDED ON ONE END BY PUBLIC WAY OR YARD • BUILDINGS OVER TWO STORIES. MIN. WIDTH & LENGTH INCREASES 1 FOOT IN WIDTH AND 2 FEET IN LENGTH UP TO 15' WIDTH W/OUT OPPOSING WINDOWS &...		
1206.2	**AIR-BORNE SOUND**	WALLS PARTITIONS AND FLOOR/CEILINGS OF DWELLING UNITS REQUIRE MIN. STC OF 50 OR 45 IF FIELD TESTED.		
1206.3	**STRUCTURE-BORNE SOUND**	FLOOR/CEILINGS OF DWELLING UNITS REQUIRE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50, OR 45 IF FIELD TESTED		
1207	**MIN. SPACE DIMENSIONS**	• CEILINGS: 7'-6" EXCEPT BATHS, KITCHENS, STORAGE AND LAUNDRY MAY BE 7' • ROOM AREA: MIN. 1 ROOM WITH 120 SF. ALL OTHER HABITABLE ROOMS MIN. 70 SF (DOES NOT APPLY TO KITCHENS)		
1207.4	**EFFICIENCY DWELLING UNITS**	• REQUIRES A LIVING ROOM OF 220 SF MINIMUM. AN ADDITIONAL 100 SF SHALL BE PROVIDED FOR EACH OCCUPANT IN EXCESS OF TWO • A SEPARATE CLOSET IS REQUIRED • A KITCHEN SINK, COOKING APPLIANCE & REFRIGERATOR ARE REQUIRED WITH A CLEAR WORKING SPACE OF 30 INCHES EACH • A SEPARATE BATHROOM WITH TOILET, LAVATORY AND BATHTUB OR SHOWER SHALL BE PROVIDED		
1209	**BATHROOM REQUIREMENTS**	PUBLIC USE BATHROOMS REQUIRE: • SMOOTH, HARD, NON-ABSORBENT FLOORS , • SMOOTH, HARD, NON-ABSORBENT WALLS WITHIN 2' OF SINKS, TOILETS AND URINALS UP TO 4' ABOVE FLOOR • SMOOTH, NON-ABSORBENT WALLS UP TO 70" ABOVE DRAIN OUTLET IN SHOWERS PRIVACY COMPARTMENTS AND URINAL DIVIDERS FOR TOILET ROOMS DESIGNED FOR MORE THAN 1...		

CHAPTER 14 – EXTERIOR WALLS

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
1402.5	**VERTICAL & LATERAL FLAME PROPAGATION**	EXTERIOR WALLS CONTAINING A COMBUSTIBLE WATER-RESISTIVE BARRIER SHALL BE TESTED IN ACCORDANCE WITH NFPA 285 OR MEET ONE OF THE EXCEPTIONS	WEATHER RESISTIVE BARRIER IS A SELF ADHERED SHEET MEMBRANE	
1405	**COMBUSTIBLE MATERIALS ON THE EXTERIOR SIDE OF EXTERIOR WALLS**	PERMITTED FOR TYPE I, II, III & IV CONSTRUCTION WITH LIMITATIONS. REQUIRE NFPA 285 TESTING	ALL EXTERIOR CLADDING MATERIALS ARE NON-COMBUSTIBLE UNINSULATED FIBER CEMENT OR METAL PANELS (NON-MCM OR ACM)	REFER TO EXTERIOR ASSEMBLIES ON DRAWING A0.11 & EXTERIOR ELEVATIONS BEGINNING ON DRAWING A3.01

CHAPTER 15 – ROOF ASSEMBLIES & ROOFTOP STRUCTURES

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
1504.1	**WIND RESISTANCE OF ROOFS**			
1504.5	**EDGE SECUREMENT FOR LOW-SLOPE ROOFS**	METAL EDGE SECUREMENT TO BE DESIGNED IN ACCORDANCE WITH CHAPTER 16 AND TESTED PER ANSI/SPRI ES-1	REFER TO STRUCTURAL DRAWINGS FOR DESIGN LOADS. ATTACHMENT OF COMPONENTS IS (BIDDER DESIGN/INCLUDED IN STRUCTURAL DRAWINGS/OTHER)	
1505	**FIRE CLASSIFICATION**	MINIMUM FIRE CLASSIFICATION FOR ROOF COVERINGS OF TYPE I CONSTRUCTION: CLASS B WHEN TESTED PER ASTM E108 OR UL 790	PROJECT HAS A ___ ROOF WHICH MEETS THE CLASS B REQUIREMENT.	
1507.11	**MODIFIED BITUMEN ROOFING**	1/4" PER FOOT MIN SLOPE		
1507.13	**THERMOPLASTIC SINGLE-PLY ROOFING**	1/4" PER FOOT MIN SLOPE		
1507.16	**VEGETATED ROOFS, ROOF GARDENS & LANDSCAPED ROOFS**	NOT TO EXCEED 15,625 SQ. FT. OR 125 FEET IN LENGTH OR WIDTH		
1510	**ROOFTOP STRUCTURES**	PENTHOUSES: • NO HEIGHT LIMIT FOR TYPE 1 CONSTRUCTION • MAX. AREA: 1/3 OF ROOF USE LIMITATIONS: SHELTER OF MECHANICAL, ELECTRICAL OR OTHER SERVICE EQUIPMENT OR VERTICAL OPENINGS FOR SHAFTS.	PENTHOUSES INCLUDE: • STAIR TOWERS TO THE ROOF • ELEVATOR OVERRUNS • MECHANICAL AND ELECTRICAL EQUIPMENT	
1510.2.4	**TYPE OF CONSTRUCTION**	EXTERIOR WALLS SHALL BE FIRE RATED BASED ON FIRE SEPARATION DISTANCE AS FOLLOWS: • GREATER THAN 5 FEET – LESS THAN 20 FEET: 1-HOUR • GREATER THAN 20 FEET: NO RATING REQUIRED PROVIDED BUILT OF HEAVY TIMBER, NONCOMBUSTIBLE MATERIALS OR FIRE-RETARDANT TREATED WOOD		
1510.6	**MECHANICAL EQUIPMENT SCREENS**	SCREENS SHALL MEET THE FOLLOWING: • MATERIALS: ANY ALLOWED BASED ON CONSTRUCTION TYPE • FIRE RATING: SAME AS EXTERIOR WALLS, EXCEPT IF FSD EXCEEDS 5 FEET, NO RATING REQUIRED • MAX. HEIGHT: 18 FEET ABOVE THE ROOF DECK MEASURED TO HIGHEST POINT OF THE SCREEN		

CHAPTER 24 – GLAZING

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
2406	**SAFETY GLAZING**	GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF GLAZING MEETING CPSC 16 CFR PART 1201 HAZARDOUS LOCATIONS: • GLASS IN DOORS • GLAZING ADJACENT TO DOORS • GLAZING IN GUARDS AND RAILINGS • GLAZING AROUND WET SURFACES SUCH AS SPAS, SHOWERS, POOLS • GLAZING ADJACENT TO STAIRS & RAMPS • GLAZING ADJACENT TO BOTTOM STAIRWAY LANDINGS • GLAZING IN WINDOWS MEETING ALL...	SAFETY GLAZING IS REQUIRED AT THE FOLLOWING LOCATIONS IN THIS PROJECT: • GLASS IN DOORS • GLAZING ADJACENT TO DOORS • GLAZING IN GUARDS AND RAILINGS • GLAZING AROUND WET SURFACES SUCH AS SPAS, SHOWERS, POOLS • GLAZING IN WINDOWS MEETING ALL CRITERIA IN SECTION 2406.4.3	REFER TO WINDOW & DOOR SCHEDULES BEGINNING ON DRAWING A12.21 FOR SAFETY GLAZING IN DOORS & WINDOWS

CHAPTER 29 – PLUMBING SYSTEMS

CODE REF.	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
2902.1	**MINIMUM NUMBER OF FIXTURES**	MIN. NUMBER OF FIXTURES BASED ON OCCUPANT LOAD PER TABLE 2902.1 FIRST 1OO OCCUPANTS AT AMENITY AREAS MAY BE PROVIDED WITH ONE SINGLE OCCUPANT TOILET ROOM PER FOOTNOTE G	EACH DWELLING UNIT INCLUDES AT LEAST 1 COMPLETE BATHROOM. TOILETS ARE PROVIDED FOR AMENITY SPACES	REFER TO PLUMBING FIXTURE CALCULATION AT THE END OF THIS SUMMARY FOR FIXTURES AT AMENITY SPACES
2902.1.2	**SINGLE-USER TOILET & BATHING ROOM FIXTURES**	FIXTURES LOCATED IN SINGLE USER SPACES MAY BE COUNTED TOWARDS TOTAL BUILDING REQUIREMENTS. MUST BE IDENTIFIED BY USE OF EITHER SEX		
2902.2	**SEPARATE FACILITIES**	SEPARATE FACILITIES ARE REQUIRED FOR EACH SEX, EXCEPT: • DWELLING AND SLEEPING ROOMS • IN STRUCTURES OR TENANT SPACES WITH MAXIMUM 15 TOTAL OCCUPANTS • MERCHANTILE OCCUPANCIES WITH MAXIMUM 100 TOTAL OCCUPANTS • BUSINESS OCCUPANCIES WITH MAXIMUM 25 TOTAL OCCUPANTS		
2902.2.1	**FAMILY OR ASSISTED-USE TOILETS**	WHERE SEPARATE ROOMS ARE REQUIRED FOR EACH SEX, FAMILY OR ASSISTED-USE TOILETS MAY COUNT TOWARDS REQUIREMENTS. ROOMS ARE NOT REQUIRED TO BE DESIGNATED FOR EITHER SEX.		
2902.3	**EMPLOYEE & PUBLIC TOILET FACILITIES**	FIXTURES ARE REQUIRED PER TABLE 2902.1 EXCEPT: • PARKING GARAGES OPERATED W/OUT ATTENDANTS • SPACES INTENDED FOR QUICK TRANSACTIONS (TAKEOUT, PICKUP & DROPOFF) WITH A PUBLIC ACCESS AREA MAXIMUM 300 SF		
2902.3.3	**LOCATION OF TOILET FACILITIES**	MAXIMUM 500 FEET OF TRAVEL & 1 STORY UP OR DOWN		
2902.4	**SIGNAGE**	SIGNAGE IS REQUIRED AT ROOM ENTRANCES & IF NECESSARY, DIRECTIONS TO ROOMS		
2902.5	**DRINKING FOUNTAINS**	NOT REQUIRED IN INDIVIDUAL TENANT SPACES IF PUBLIC FOUNTAINS ARE AVAILABLE WITHIN 300 FEET & 1 STORY UP OR DOWN. MUST BE ON AN ACCESSIBLE ROUTE. NOT REQUIRED WHERE MAXIMUM OCCUPANT LOAD IS 15 OR LESS		

CHAPTER 29 - TABLE 2902.1: MIN. PLUMBING FIXTURES

OCCUPANCY CLASSIFICATION	TOILETS		LAVATORIES		DRINKING FOUNTAINS
	MALE	FEMALE	MALE	FEMALE	
ASSEMBLY - AUDITORIUMS W/OUT PERMANENT SEATING	1 PER 125	1 PER 65	1 PER 200		1 PER FLOOR
BUSINESS	1 PER 25 FOR FIRST 50, 1 PER 50 ABOVE FIRST 50		1 PER 40 FOR FIRST 80, 1 PER 80 ABOVE FIRST 80		N/A
STORAGE	1 PER 100		1 PER 100		1 PER FLOOR

FIXTURES REQUIRED/PROVIDED

OCCUPANCY CLASSIFICATION	TOTAL OCCUPANTS		TOILETS REQ'D.		LAVATORIES REQ'D		D.F. REQ'D
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	
LEVEL 01							
*LOBBY	0	0	0.00	0.00	0	0	1
OFFICES	2	2	0.08	0.08	0.05	0.05	
STORAGE, TRASH, ELECTRICAL, BOH, PACKAGE	0	0	0.00	0.00	0	0	
FITNESS	13	13	0.10	0.20	0.065	0.065	
TOTAL REQUIRED:			0.18	0.28	0.115	0.065	1
TOTAL PROVIDED:			1	1	1	1	1

PER 2022 OSSC AMMENDMENT: SINGLE USE TOILET ROOM PROVIDED FOR 1ST 100 OCCUPANTS 100 OCCUPANTS DEDUCTED FROM TOTAL LOBBY OCCUPANT LOAD OF 130

LEVEL 07								
AMENITY	0	0	0	0.00	0	0	1	
TOTAL REQUIRED:			1	1	1	1	1	
***TOTAL PROVIDED:**			1	1	1	1	1	

PER 2022 OSSC AMMENDMENT: SINGLE USE TOILET ROOM PROVIDED FOR 1ST 100 OCCUPANTS 100 OCCUPANTS DEDUCTED FROM TOTAL LOBBY OCCUPANT LOAD OF 91

CHAPTER 30 – ELEVATORS & CONVEYING SYSTEMS

CODE	SECTION TITLE	REQUIREMENT	DESIGN	COMMENT
3001.2	**EMERGENCY ELEVATOR COMMUNICATIONS SYSTEMS**	EMERGENCY COMMUNICATION SYSTEM IS REQUIRED: • VISUAL AND TEXT-BASED SYSTEM WITH 24/7 LIVE VIDEO INTERACTIVE • FULLY ACCESSIBLE BY THE DEAF, HARD-OF-HEARING & SPEECH IMPAIRED. MUST INCLUDE VOICE-ONLY OPTION FOR HEARING INDIVIDUALS • ABILITY TO COMMUNICATE WITH EMERGENCY PERSONNEL USING VIDEO, AUDIO, CHAT/TEXT OR...		
3002.1	**HOISTWAY ENCLOSURE PROTECTION**	CONNECTING 4 OR MORE STORIES REQ. 2-HR. FIRE BARRIERS	ALL ELEVATOR HOISTWAYS ARE ENCLOSED BY 2-HR FIRE BARRIERS	REFER TO DRAWINGS BEGINNING ON G2.11 FOR LOCATIONS OF FIRE BARRIERS AROUND ELEVATOR HOISTWAYS
3002.3	**EMERGENCY SIGNS**	PROVIDE APPROVED SIGN READING "IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS."	SIGNS ARE PROVIDED AT HOISTWAY ENTRANCES AT EACH FLOOR LANDING	SEE ELEVATOR DETAILS ON DRAWING A6.04
3002.4	**ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER**	BUILDINGS WITH STORIES 4 OF MORE LEVELS ABOVE OR BELOW GRADE PLANE, ELEVATORS MUST ACCOMMODATE A STRETCHER 24" X 84"	ELEVATORS SIZED TO ACCOMMODATE STRETCHERS HAVE BEEN PROVIDED IN ALL LOCATIONS. MINIMUM CAB SIZE IS 80" X 54" WITH 42" WIDE SIDE-OPENING DOORS	SEE ENLARGED ELEVATOR HOISTWAY PLANS ON DRAWING A6.04
3005.1	**MACHINE ROOMS - ACCESS**	APPROVED MEANS OF ACCESS REQUIRED TO ELEVATOR MACHINE ROOMS, CONTROL ROOMS, CONTROL SPACES AND MACHINERY SPACES	ACCESS TO ELEVATOR CONTROL ROOM IS VIA LEVEL 7 CORRIDOR	REFER TO A2.04 FOR LOCATION OF ACCESS
3005.2	**MACHINE ROOMS - VENTING**	ROOM REQUIRES INDEPENDENT VENTILATION OR AIR-CONDITIONING SYSTEM TO MAINTAIN EQUIPMENT WITHIN RANGES PER MANUFACTURER	CONTROL ROOMS ARE PROVIDED WITH HEATING & AIR CONDITIONING	REFER TO DRAWING Mx.xx FOR INFORMATION REGARDING AIR CONDITIONING PROVIDED
3005.4	**MACHINE ROOMS, CONTROL ROOMS, MACHINERY SPACES, & CONTROL SPACES**	IF ATTACHED TO THE HOISTWAY, ENCLOSING RATING TO MATCH HOISTWAY. EXCEPTIONS: • ROOMS NOT ABUTING HOISTWAY MAY BE ENCLOSED BY 1-HOUR RATED ASSEMBLIES • WHERE ELEVATOR SERVES FOUR STORIES OR LESS ABOVE GRADE, ROOMS NOT ABUTING HOISTWAY, NO FIRE RATING IS REQUIRED	ENCLOSING ELEMENTS ARE ALL 2-HOUR FIRE RATED. WALLS ARE FIRE BARRIERS	REFER TO FLS DRAWING G2.12 FOR INDICATION OF WALLS SURROUNDING ROOMS
3005.6	**PLUMBING SYSTEMS**	NOT ALLOWED IN ELEVATOR EQUIPMENT ROOMS	NO SYSTEMS ARE LOCATED IN THE ROOMS	
3006.2.1	**ELEVATOR HOISTWAYS AT CORRIDORS**	WHERE ELEVATOR HOISTWAYS OPEN INTO RATED CORRIDORS, HOISTWAY PROTECTION SHALL BE PROVIDED BY ONE OF THE FOLLOWING: • AN ENCLOSED ELEVATOR LOBBY • SMOKE & DRAFT CONTROL DOORS IN FRONT OF THE HOISTWAY OPENING • PRESSURIZATION	PROTECTION OF HOISTWAY ENTRANCES IS ACCOMPLISHED BY AN ENCLOSED ELEVATOR LOBBY	SEE DRAWINGS A2.01-2.04 FOR TYPICAL HOISTWAY PROTECTION CONFIGURATION

NOT FOR CONSTRUCTION

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CEDARst

REVISION	DATE	REASON FOR ISSUE

FLS NARRATIVES

LAND USE

DATE 3/13/2023

PROJECT NUMBER 221970

SHEET NUMBER
G2.02

3/8/2023 9:49:50 AM

TAGS

DOOR — A101 — DOOR NUMBER

KEYNOTE — ? — KEYNOTE NUMBER

WINDOW — 1t — WINDOW TYPE

REVISION — 1 DESCRIPTION — REVISION NUMBER

EXTERIOR ELEVATION — SIM / 1 / A101 — ELEVATION NUMBER, SHEET NUMBER

INTERIOR ELEVATION — 1 / SIM / A101 — ELEVATION NUMBER, SHEET NUMBER

BUILDING SECTION — SIM / 1 / A101 — SECTION NUMBER, SHEET NUMBER

WALL SECTION — SIM / 1 / A101 — SECTION NUMBER, SHEET NUMBER

DETAIL — SIM / 1 / A101 — SECTION NUMBER, SHEET NUMBER

ASSEMBLY — EXTERIOR WALL: A6A (1) 8 Y; INTERIOR WALL: 6A (1) 6 Y

ROOF: R1 0 10 Y; CEILING: C1; FLOOR: F1 0 10 Y — ASSEMBLY ID, FIRE RATING, CORE IS INSULATED, CORE WIDTH, ASSEMBLY ID

CEILING — 10'-0" — CEILING HEIGHT

ROOM — ROOM UNIT TYPE / ROOM NAME / 101 / 150 SF — ROOM NUMBER, ROOM AREA

DRAWING / DETAIL TITLE — 01 VIEW NAME / 1/8" = 1'-0" — SCALE, NUMBER ON SHEET

FIRE LIFE / SAFETY — NAME / FUNCTION 14 / AREA XX / LOAD FACTOR Y / OCC. LOAD X/Y — ROOM FUNCTION, OCCUPANT LOAD FACTOR, OCCUPANT AREA (SF), ROOM OCCUPANT LOAD

MATERIALS

DIVISION 03
- CONCRETE

DIVISION 04
- BRICK VENEER
- CMU

DIVISION 05
- ALUMINUM
- STEEL

DIVISION 06
- PLYWOOD
- MOISTURE RESISTANT SHEATHING
- SAWN LUMBER: CONTINUOUS
- SAWN LUMBER: BLOCKING
- FINISH LUMBER
- GLUE LAMINATED BEAM/ COLUMN

DIVISION 07
- BATT INSULATION
- RIGID BOARD INSULATION
- MINERAL FIBER INSULATION
- FOAMED-IN-PLACE INSULATION
- BACKER ROD AND SEALANT

DIVISION 09
- GYPSUM WALLBOARD

SYMBOLS

GRID — A

NORTH ARROWS — TRUE, PROJECT

ELEVATION DATUM — ###'- ##"

DOOR: PLAN — 180° SWING, 90° SWING

WINDOW: PLAN — AWNING, CASEMENT, FIXED, SLIDING

WINDOW: ELEVATION — AWNING, CASEMENT, FIXED, SLIDING

PROJECT NOTES

GENERAL

1. THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS ARE THE PROPERTY OF ANKROM MOISAN ARCHITECTS AND SHALL NOT BE COPIED OR REUSED FOR ANY OTHER PROJECT.
2. CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. PROVIDE WORK SHOWN OR REFERRED TO ON ONE SET OF DRAWINGS AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
3. THE SPECIFICATIONS CONTAIN PERTINENT DETAILED INFORMATION ABOUT EACH BUILDING COMPONENT; THEY ARE A PART OF THE CONTRACT DOCUMENTS AND MUST BE USED IN CONJUNCTION WITH THE DRAWINGS
4. ABSOLUTELY NO BUILDING COMPONENT SHOWN ON THESE DRAWINGS SHALL BE INCORPORATED INTO THE WORK UNTIL SHOP DRAWINGS, SAMPLES, BROCHURES, OR OTHER SUBMITTALS CALLED FOR IN THE SPECIFICATIONS HAVE BEEN APPROVED BY THE ARCHITECT.
5. VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
6. NOTIFY THE ARCHITECT ABOUT DISCREPANCIES OR CONFLICTS WITHIN THE CONTRACT DOCUMENTS. DO NOT PROCEED WITH THE AFFECTED WORK UNTIL DISCREPANCIES OR CONFLICTS ARE RESOLVED.
7. COORDINATE THE WORK OF DELEGATED DESIGNERS WITH THE WORK OF OTHER TRADES
8. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE-TREATED
9. CONCEALED WOOD USED IN TYPE I AND TYPE II CONSTRUCTION SHALL BE FIRE RETARDANT TREATED
10. FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE CORROSION RESISTANT
11. PROVIDE BLOCKING OR OTHER CONCEALED SUPPORTS WITHIN WALLS AS REQUIRED FOR HANDRAILS, CASEWORK, GRAB BARS, ARTWORK, SHELVING, AND OTHER APPLIED WALL MOUNTED FIXTURES, FINISHES OR EQUIPMENT
12. *COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY CODES IS BASED ON THE FIXTURES AND APPLIANCES LISTED IN THE BASIS OF DESIGN MATRIX ON DRAWING **AX.X**. PRIOR TO FRAMING ENSURE THAT THE FINAL SELECTIONS MATCH THOSE LISTED IN THAT MATRIX.*
13. ELEMENTS IN DETAILS ARE CONTINUOUS UNLESS NOTED OTHERWISE.

DEMOLITION

1. PROTECT EXISTING WORK SCHEDULED TO REMAIN.
2. COORDINATE WITH FLOOR PLANS, SECTIONS, AND ELEVATIONS, FOR SIZE AND LOCATION OF NEW OPENINGS.
3. DEMOLITION PLANS INDICATE MASS DEMOLITION WORK; REFER TO FLOOR PLANS AND ELEVATIONS FOR ADDITIONAL, MORE DETAILED DEMOLITION REQUIREMENTS.
4. DISMANTLE AND REMOVE ALL ITEMS NOT SCHEDULED FOR REUSE AS A PART OF NEW CONSTRUCTION. COORDINATE SALVAGE OF REUSABLE MATERIALS / ITEMS WITH OWNER.
5. REMOVE PLUMBING, ELECTRICAL AND OTHER RELATED ITEMS FROM CONSTRUCTION SCHEDULED FOR DEMOLITION, BACK TO NEAREST POINT OF CONNECTION TO SOURCE. TERMINATE UTILITIES AT AN ACCESSIBLE LOCATION TO ENABLE FUTURE ACCESS AND/OR RECONNECTION. EXERCISE CARE IN CAPPING OFF ALL UNUSED ELECTRICAL AND PLUMBING FEEDS.
6. DISCONNECT AND CAP ALL SITE UTILITIES AT POINT OF CONNECTION TO THE MAIN AT OR OUTSIDE THE PROPERTY LINE INCLUDING, BUT NOT LIMITED TO, WATER, STORM DRAIN, SEWER, ELECTRICITY, STEAM, NATURAL GAS, ETC. REMOVE ALL OBSOLETE PIPE, CONDUIT, WIRING, FIXTURES, ETC. SEE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND INFORMATION.

DIMENSIONS

1. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. DO NOT ADJUST CLEAR DIMENSIONS WITHOUT APPROVAL OF THE ARCHITECT.
3. DIMENSIONS ARE MEASURED FROM GRID LINES, PROPERTY LINES, FACE OF CONCRETE, FACE OF MASONRY, FACE OF STUD OR CENTERLINE OF THE AIR GAP (AT DOUBLE STUD ROW WALLS) UNLESS OTHERWISE NOTED. (Edit this as needed)
4. DIMENSIONS NOTED AS 'INSIDE CLEAR' ARE MEASURED FROM THE FACE OF THE WALL SURFACE (OR TO THE FACE OF CASEWORK, FIXTURE, BASE, HANDRAIL, WAINSCOT, TRIM, ETC., AS INDICATED)
5. NOTES TO 'ALIGN' REFER TO FINISHED FACE OF INDICATED SURFACES.
6. LOCATE FACE OF HINGE SIDE DOOR JAMBS 4" AWAY FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
7. FLOOR LINE' 'FLOOR' OR 'FLOOR LEVEL' REFERS TO TOP OF CONCRETE SLAB, TOP OF CEMENTITIOUS UNDERLAYMENT, OR TOP OF ROOF SHEATHING (AT WOOD FRAMED ROOF STRUCTURES ONLY). FINISH FLOORING IS INSTALLED ABOVE THIS.
8. 'FINISH FLOOR' REFERS TO THE TOP OF FLOORING.
9. REFER TO SLAB LAYOUT PLANS FOR LOCATION OF SLAB EDGES, BLOCK-OUTS, DEPRESSIONS, SLOPES, CURBS, CONCRETE WALLS AND MASONRY WALLS.
10. DOOR OPENINGS IN CONCRETE CURBS AND WALLS (MARKED D.O.) INCLUDE 1" CONSTRUCTION TOLERANCE. MASONRY OPENINGS (MARKED M.O.) DO NOT INCLUDE TOLERANCE.

ACCESSIBILITY

1. SEE DRAWINGS **AX.XX** THROUGH **AX.XX** FOR SPECIFIC ACCESSIBILITY REQUIREMENTS PERTAINING TO OUTLET LOCATIONS AND HEIGHTS, SWITCH LOCATIONS AND HEIGHTS, GRAB BARS, WALL BLOCKING, FLOOR CLEARANCES, COUNTERTOP HEIGHTS, LOCATION OF PLUMBING CONTROLS, ETC.
2. SEE DRAWING **AX.XX** FOR SCHEDULE OF ACCESSIBLE UNITS, TYPE A UNITS AND TYPE B UNITS. SEE DRAWING **AX.XX, AX.XX**, AND **AX.XX** FOR THE SPECIFIC REQUIREMENTS APPLICABLE TO EACH OF THESE UNIT TYPES.
3. CHANGES IN FINISH FLOOR ELEVATION MORE THAN 1/4", MEASURED FROM LOWEST POINT ON EITHER SIDE OF THRESHOLD TO HIGHEST POINT ON THRESHOLD, SHALL BE BEVELED AT 1:2. IN NO CASE SHALL FLOOR TRANSITIONS AND CHANGES IN LEVEL IN FLOOR SURFACE BE MORE THAN 1/4" IN HEIGHT.
4. INSTALL BLOCKING BEHIND EVERY WC, AS INDICATED ON DRAWINGS **AX.XX** THROUGH **AX.XX.**
5. INSTALL GRAB BARS IN TYPE A UNITS, PUBLIC BATHROOMS, AND WHERE INDICATED ELSEWHERE IN THE DRAWINGS.

SIGNAGE

1. PROVIDE SIGNAGE AT EACH EXIT ACCESS DOORWAY AND AT EXIT DISCHARGE IN ACCORDANCE WITH OSSC BUILDING CODE 1009.9 AND ICC/ANSI 117.7 A
2. PROVIDE CODE-REQUIRED 'IN CASE OF FIRE...' SIGNAGE AT ELEVATOR CALL STATIONS – SEE INTERIOR ELEVATIONS ON DRAWING **AX.XX**
3. IDENTIFY ALL FIRE-RATED ENCLOSURES CONCEALED ABOVE CEILINGS USING MIN. 3" HIGH RED LETTERING READING 'RATED WALL – PROTECT ALL OPENINGS' IN ACCORDANCE WITH IBC 703.7
4. REFER TO SPECIFICATIONS AND DRAWING **AX.XX** FOR ADDITIONAL REQUIREMENTS.

DOORS AND HARDWARE

1. MATCH THE COLOR OF INTERIOR AND EXTERIOR METAL DOORS AND FRAME COLORS TO THE ADJACENT WALL UNLESS OTHERWISE SCHEDULED OR NOTED
2. PROVIDE FLOOR STOPS OR WALL STOP AT ALL LOCATIONS WHERE DOOR WOULD OTHERWISE STRIKE WALL
3. DOORS LOCATED WITHIN THE HEATED ENCLOSURE WALLS SHALL BE INSULATED TYPE
4. MAXIMUM EFFORT REQUIRED TO OPERATE DOORS SHALL NOT EXCEED 8-1/2" POUNDS FOR EXTERIOR DOOR AND 5 POUNDS FOR INTERIOR DOORS IN ACCORDANCE WITH ICC/ANSI 404.2.9 AND ADA. WHEN ALLOWED BY THE AHJ MAXIMUM ALLOWABLE OPENING EFFORT AT REQUIRED FIRE DOORS MAY BE INCREASED TO 15 POUNDS
5. LOCATE OPERABLE DOOR HARDWARE BETWEEN 34" AND 48" FROM THE FINISHED FLOOR TO THE CENTERLINE OF THE DEVICE.
6. LATCHING AND LOCKING DOORS IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION (ICC/ANSI 309.4, 404.2.7 AND ADA).
7. WHERE PAIRED DOORS ARE UTILIZED, AT LEAST ONE OF THE DOORS SHALL BE AT LEAST 3'-0" NOMINAL WIDTH (WITH AT LEAST 32" CLEAR OPENING WIDTH).
8. DOOR THRESHOLDS SHALL NOT BE MORE THAN 1/2" ABOVE THE ADJACENT FLOORS OR LANDINGS. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (ICC/ANSI 303.2, 303.3 AND ADA)
9. PASSAGE DOORS IN TYPE A UNITS USED FOR PASSAGE SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE, TO A HEIGHT OF 10" ABOVE THE FLOOR, EXTENDING FULL WIDTH OF THE DOOR (ICC/ANSI 404.2.9).
10. LOCATE JAMBS 4" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE.

HORIZONTAL AND VERTICAL ASSEMBLIES - GENERAL

1. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF LOAD-BEARING AND SHEAR WALLS, PLUS ANY ADDITIONAL REQUIREMENTS.
2. STUD SIZE AND CORE THICKNESSES ARE INDICATED ON THE ASSEMBLY TYPE TAGS ON THE DRAWINGS. REFER TO THE LEGEND ON SHEET A0.01.
3. DO NOT EXCEED 24" MAXIMUM STUD SPACING FOR INTERIOR PARTITIONS AND 16" FOR EXTERIOR PARTITIONS, UNLESS NOTED OTHERWISE.
4. GWB FOR WALLS IS 5/8" TYPE 'X' UNLESS NOTED OTHERWISE. GWB FOR CEILINGS AND SOFFITS IS 5/8" TYPE 'C' UNLESS NOTED OTHERWISE.
5. PROVIDE DEFLECTION COMPENSATION AT TOP OF WALLS SECURED TO THE UNDERSIDE OF CONCRETE SLABS OR METAL DECK.
6. CORE WIDTHS SHOWN FOR DOUBLE STUD WALLS ARE MEASURED FROM ROOM SIDE FACE OF STUD TO ROOM SIDE FACE OF STUD (THE DEPTH OF BOTH STUDS PLUS THE AIR SPACE).
7. TYPICAL AIR SPACE IN DOUBLE STUD WALLS IS 1 INCH UNLESS NOTES OTHERWISE.
8. MAXIMUM RAFTER OR TRUSS SPACING IS 24 INCHES ON CENTER UNLESS NOTED OTHERWISE.
9. THE DEPTH OF RAFTERS, JOISTS, CONCRETE ON COMPOSITE METAL DECK, OR CONCRETE SLABS ARE INDICATED ON THE FLOOR OR ROOF TYPE TAGS. REFER TO THE TAG LEGEND ON SHEET A0.01.
10. PROVIDE ONE LAYER OF 5/8" TYPE 'X' TILE BACKER BOARD ON ALL THREE SIDES OF BATHTUBS AND SHOWERS IN LIEU OF ONE LAYER TYPE 'X' MR GYPSUM WALLBOARD WHENEVER TILE FINISH IS INDICATED OR SCHEDULED.

ACOUSTICALLY RATED HORIZONTAL AND VERTICAL ASSEMBLIES

1. CONSTRUCT STC- OR OITC- RATED HORIZONTAL AND VERTICAL ASSEMBLIES IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS.
2. SEAL ALL PENETRATIONS, EDGES, AND INTERSECTIONS WITH ACOUSTIC OR FIRE RATED ACOUSTIC SEALANT.
3. COVER THE CONCEALED SIDES OF ALL RECESSED OR PENETRATING DEVICES WITH ACOUSTIC PADS.
4. REFER TO DRAWING **AX.XX** FOR ADDITIONAL DETAILS.
5. CONSTRUCT WALLS AND PARTITIONS SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC AND SERVICE AREAS TO MEET STC 50 OR GREATER. REFER TO DRAWING **AX.XX** FOR ADDITIONAL REQUIREMENTS.
6. DO NOT LOCATE RECESSED DEVICES ON OPPOSITE SIDES OF THE WALL WITHIN THE SAME STUD BAY UNLESS NO OTHER OPTION IS AVAILABLE THAT WILL RESULT IN MEETING ACCESSIBILITY REQUIREMENTS. IN SUCH CASE, CONSULT ARCHITECT AND ACOUSTICAL ENGINEER FOR REQUIRED PROTECTION OF OUTLET BOXES.
7. INTERIOR ACOUSTICALLY RATED ASSEMBLIES UTILIZING PARALLEL ROWS OF STUDS: DO NOT ALLOW BLOCKING OR OTHER RIGID CONSTRUCTION TO CONNECT STUDS IN ADJACENT ROWS. DO NOT ALLOW RIGID CONSTRUCTION TO CONTACT THE FACES OF GWB OR PLYWOOD ON OPPOSING SIDES OF THE ASSEMBLY. USE MINERAL WOOL DRAFT STOP IN LIEU OF RIGID DRAFT STOPPING
8. ACOUSTICALLY RATED ASSEMBLIES UTILIZING OFFSET STUDS ON A COMMON PLATE: DO NOT ALLOW BLOCKING OR OTHER RIGID CONSTRUCTION TO CONNECT OFFSET STUDS. DO NOT ALLOW RIGID CONSTRUCTION TO CONTACT THE FACES OF GWB OR PLYWOOD ON OPPOSING SIDES OF THE ASSEMBLY. USE MINERAL WOOL DRAFT STOP IN LIEU OF WOOD DRAFT STOPPING

ASSEMBLIES FORMING THE CONDITIONED ENVELOPE ENCLOSURE

1. WEATHER-RESISTIVE BARRIERS AND/OR VAPOR RETARDERS DESIGNATED ALSO FUNCTION AS AIR BARRIERS. SEAL ALL EDGES, INTERSECTIONS, AND LAPS TO CREATE AN AIR-TIGHT ENCLOSURE
2. PROVIDE WATERSTOPS AT ALL COLD JOINTS IN BELOW-GRADE CONCRETE ASSEMBLIES IN CONTACT WITH SOIL. WHERE SUCH WALLS ARE SCHEDULED TO RECEIVE WATERPROOFING CONFORM TO THE REQUIREMENTS OF THE MANUFACTURER.
3. USE GALVANIZED METAL STUDS IN EXTERIOR WALLS. REFER TO SECTION 05 40 00 FOR REQUIRED GALVANIZING THICKNESS.

FIRE RATED HORIZONTAL AND VERTICAL ASSEMBLIES

1. SEAL ALL EDGES AND INTERSECTIONS WITH FIRE CAULKING.
2. COVER THE CONCEALED SIDE OF RECESSED OR PENETRATING DEVICES WITH FIRE PROTECTIVE COVERINGS TO MEET THE LISTING SOURCE AND AHJ REQUIREMENTS.
3. INSTALL ALL MATERIALS IN STRICT ACCORDANCE WITH THE PUBLISHED REQUIREMENTS OF THE LISTING SOURCE, INCLUDING BUT NOT LIMITED TO: STUD GAGE AND SPACING, FASTENER SIZE AND SPACING; ORIENTATION OF GWB; OFFSETS OF JOINTS BETWEEN ADJACENT LAYERS OR OPPOSITE SIDES OF WALL, BRIDGING AND CROSS BRACING.
4. USE ACOUSTICALLY RATED FIRE SEALANT WHEREVER FIRE RATED OR FIRE PROTECTION RATED CONSTRUCTION IS ALSO ACOUSTICALLY RATED.
5. RATING SOURCE REQUIREMENTS INDICATE MINIMUM TO ACHIEVE RATING. ADDITIONAL LAYERS OR THICKER LAYERS OF GWB OR SHEATHING MAY BE SHOWN TO MEET PROJECT REQUIREMENTS.
6. FIRE RATINGS INDICATED IN THE 'FIRE LISTING DETAIL REQUIREMENTS' ON THE ASSEMBLY SHEETS REPRESENT THE MAXIMUM FIRE RATING PROVIDE BY THE LISTED TESTED ASSEMBLY. THE HOURLY RATING SHOWN IN THE INDIVIDUAL WALL TAGS ARE EQUAL TO OR LESS THAN THIS MAXIMUM. THE RATINGS IN THE WALL TAGS REPRESENT THE RATING REQUIRED TO MEET CODE.

METAL FRAMED HORIZONTAL AND VERTICAL ASSEMBLIES

1. PROVIDE SLOTTED DEFLECTION COMPENSATION TRACK AT TOP OF WALLS SECURED TO THE UNDERSIDE OF CONCRETE SLABS OR METAL DECK. DO NOT ATTACH GWB TO TOP TRACK. HOLD FASTENERS DOWN MINIMUM 1 INCH FROM BOTTOM OF TRACK.
2. DO NOT USE METAL STUDS OR FURRING WITH A MINIMUM EQUIVALENT THICKNESS OF LESS THAN 25 GAUGE.
3. ADJUST STUD GAUGE AND SPACING TO MEET MANUFACTURER'S PUBLISHED SPAN TABLES, SPECIFIED DEFLECTION CRITERIA, AND TO SUPPORT ALL APPLIED LOADS FROM: FIXTURES, FURNISHINGS AND EQUIPMENT; CASEWORK; GRAB BARS; WALL FINISHES; PRESSURIZATION; ETC.

WOOD FRAMED HORIZONTAL AND VERTICAL ASSEMBLIES

1. INSTALL FIRE BLOCKING AT THE CEILING AND FLOOR LEVELS AND AT HORIZONTAL INTERVALS OF 10 FEET ON CENTER, OR AS REQUIRED BY THE AHJ.
2. INSTALL FIRE BLOCKING AT THE INTERSECTION OF COMBUSTIBLE WALLS AND HORIZONTAL ASSEMBLIES WITH CONCEALED SPACES, OR AS REQUIRED BY THE AHJ.
3. INSTALL FIRE BLOCKING IN CONCEALED SPACES BETWEEN COMBUSTIBLE STAIR STRINGERS AT THE TOP AND BOTTOM OF EACH RUN, OR AS REQUIRED BY THE AHJ.
4. INSTALL FIRE BLOCKING IN CONCEALED SPACES BEHIND COMBUSTIBLE EXTERIOR WALL COVERINGS AT MAX. 20 FOOT INTERVALS WITH NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET, OR AS REQUIRED BY THE AHJ.

WINDOWS

1. LOCATE OPERABLE WINDOW HARDWARE WITHIN THE REACH RANGE INDICATED ON DRAWING **AX.XX**. FOR WINDOW HANDLES THAT TURN: MEASURE THE REACH RANGE TO THE TOP OF THE HANDLE WHEN IN THE OPEN POSITION. WINDOW HARDWARE SHALL BE OPERABLE WITH A CLOSED FIST AND USING MAXIMUM PRESSURE OF NO MORE THAN 5 LB.
2. PROVIDE LIMITERS TO PREVENT PASSAGE OF A 4" SPHERE THROUGH OPEN WINDOWS.

MISCELLANEOUS

1. PROVIDE TWO WAY COMMUNICATION DEVICE AT EVERY ELEVATOR LANDING OTHER THAN THE LEVEL OF EXIT DISCHARGE IN ACCORDANCE WITH (JURISDICTION) BUILDING CODE 1009.8

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REVISION	DATE	REASON FOR ISSUE

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ABBREVIATIONS

ABBREVIATION	TERM
A/V	AUDIO VISUAL
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACDN	ACCORDION
ACP	ACOUSTICAL CEILING PANEL
ACST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJUST, ADJUSTABLE
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
AP	ASPHALTIC PAVING
APP	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
B #	BASE
BALC	BALCONY
BD	BOARD
BDRM	BEDROOM
BITUM	BITUMINOUS
BKR	BACKER
BL	BLINDS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLKT	BLANKET
BLT IN	BUILT-IN
BM	BEAM
BOC	BOTTOM OF CURB
BOT/BTM	BOTTOM
BOW	BOTTOM OF WALL
BRK	BRICK
BSMT	BASEMENT
BTR	BETTER
BU	BUILT-UP
C#	CARPET
C/W	CURTAIN WALL
CAB	CABINET
CB	CATCH BASIN
CC	CUBICLE CURTAIN
CEM	CEMENT, CEMENTITIOUS
CG	CORNER GUARD
CI	CAST IRON
CJ	CONTROL JOINT
CK TP	COOK TOP
CL	CENTER LINE
CLG	CEILING
CLO	CLOSER
CLOS	CLOSET
CLR	CLEAR
CNTR	COUNTER
COILG	COILING
COL	COLUMN
COMP	COMPOSITE, COMPENSATION
CONC	CONCRETE
COND	CONDITION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CTG	COATING
CTR	CENTER
CTRL	CONTROL
CTSK	COUNTERSINK
CTV	CABLE TV
CU	CUBIC
CUST	CUSTOM
CWK	CASEWORK
D/W	DISHWASHER
DAAC	DIRECT-APPLIED ACOUSTICAL CEILING
DBL	DOUBLE
DEC	DECORATIVE
DEFL	DEFLECTION
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DIMP	DIMPLED PLASTIC
DKG	DECKING
DMFG	DAMPPROOFING
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
EA	EACH
EF	EPOXY FLOORING, EACH FACE
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQPT	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
F	FABRIC, FIBER
F FIN	FACTORY FINISH
FA	FIRE ALARM, FLUID APPLIED
FAB	FABRICATIONS
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR, FACTORY FINISH
FF SAM	FOIL FACED SELF-ADHERED MEMBRANE
FFAC	FIBER FACED ACOUSTICAL CEILING
FFE	FINISH FLOOR ELEVATION
FG	FULL GLASS
FGL	FIBERGLASS
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLDG	FOLDING
FLR	FLOOR

ABBREVIATION	TERM
FLRG	FLOORING
FLSHG	FLASHING
FM	FRAME
FMD	FORMED
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPROOF
FPFG	FIREPROOFING
FR	FIRE RATED, FIRE RESISTIVE
FRM	FRAMED, FRAMING
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE, FIRESTOP
FT	FOOT, FEET
FTG	FOOTING
FURRG	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GBATH	GUEST BATH
GBDRM	GUEST BEDROOM
GD	GARBAGE DISPOSAL
GFRG	GLASS FIBER REINFORCED GYPSUM
GI	GALVANIZED IRON
GL	GLASS
GLB	GLU-LAMINATED BEAM
GND	GROUND
GR	GRADE
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HOLLOW CORE PLANK
HDBD	HARDBOARD
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HT SAM	HIGH TEMPERATURE SELF-ADHERED MEMBRANE
ICF	INSULATED CONCRETE FORMS
ID	INSIDE DIAMETER
IFS	INSULATION FINISH SYSTEM
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
INTG	INTEGRATED
INTUM	INTUMESCENT
JAN	JANITOR
JST	JOIST
JT	JOINT, JOINTS
L	LINEN
LAM	LAMINATE
LAV	LAVATORY
LF	LINEAL FEET, LINEAR FOOTAGE
LIB	LIBRARY
LIN	LINEAR
LIN FT	LINEAL FEET
LKR	LOCKER
LP	LIME PLASTER
LT	LIGHT
LV	LIVING
LVR	LOUVER
MACH	MACHINE
MAINT	MAINTENANCE
MAX	MAXIMUM
MB	MACHINE BOLT
MBATH	MASTER BATHROOM
MBDRM	MASTER BEDROOM
MC	MEDICINE CABINET
MCP	MODIFIED CEMENT PLASTER
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDICATION. MEDICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MUL	MULLION
MW	MICROWAVE
NC	NON COMBUSTIBLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE, OPPOSITE HAND
ORN	ORNAMENTAL
OZ	OUNCE
P	PAINT
P/L	PROPERTY LINE
PAN	PANTRY
PC	PRECAST
PCTF	PORTLAND CEMENT TERRAZZO FLOORING
PDRM	POWDER ROOM
PED	PEDESTRIAN
PERF	PERFORATED
PGRG	POLYMER GLASS FIBER REINFORCED GYPSUM
PH	PENTHOUSE
PKG	PACKAGE
PKGAR	PARKING GARAGE
PL	PLATE
PL-#	PLASTIC LAMINATE (PLAM)
PLAST	PLASTER, PLASTIC
PNL	PANEL
POL	POLISHED

ABBREVIATION	TERM
POLYISO	POLYISOCYANURATE
PP	POWER POLE
PR	PAIR
PREFIN	PREFINISHED
PREM	PREMIUM
PRKG	PARKING
PROP	PROPERTY
PRT BD	PARTICLE BOARD
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED, POST-TENSIONED
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER AND RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PWD	PLYWOOD
R	RISER, RISERS
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REHAB	REHABILITATION
REINF	REINFORCED, REINFORCING
REQ	REQUIREMENTS, REQUIRED
RES	RESIN
RESIL	RESILIENT
RF	RESILIENT FLOORING
RFG	ROOFING
RG	RANGE
RH	ROBE HOOK
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RR	REST ROOM
RU	RESILIENT URETHANE
S&R	STILE AND RAIL
S&V	STAIN AND VARNISH
S/S	SERVICE SINK
SAM	SELF-ADHERED MEMBRANE
SBS	STYRENE BUTADIENE STYRENE
SC	SEALED CONCRETE, SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SCRN	SCREEN
SD	SOAP DISPENSER
SDG	SIDING
SECT	SECTION, SECTIONAL
SF	SQUARE FEET, STOREFRONT
SG	SAFETY GLASS
SGL	SINGLE
SH	SHINGLES
SHOT	SHOTCRETE
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SIMU	SIMULATED
SKLT	SKYLIGHT
SLDG	SLIDING
SLNT	SEALANT
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
SS#	SOLID SURFACE
ST	STONE
ST SM	STANDING SEAM
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STR	STAIR, STAIRS
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD, TREADS
T#	TILE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T&M	TIME AND MATERIALS
TB	TACK BOARD, TOWEL BAR
TEL	TELEPHONE
TF	TERRAZZO FLOORING
THK	THICK
THRES	THRESHOLD
TMPD	TEMPERED
TOC	TOP OF CURB
TOPL	TOP OF PLATE
TOPV	TOP OF PAVEMENT
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TR	TOILET ROOM
TRAF	TRAFFIC
TRANSL	TRANSLUCENT
TU	TILT-UP
TV	TELEVISION
TYP	TYPICAL
UNDLY	UNDERLAYMENT
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VEG	VEGETATED
VEHIC	VEHICULAR
VERT	VERTICAL
VEST	VESTIBULE
VFY	VERIFY
VG	VERTICAL GRAIN
VNR	VENEER
VP	VENEER PLASTER
VR	VAPOR RETARDER
W/	WITH
W/H	WATER HEATER
W/O	WITHOUT
WC	WALLCOVERING, WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WOOD FLOORING
WH	WALL HUNG
WP	WATERPROOF

ABBREVIATION	TERM
WPFG	WATERPROOFING
WR	WATER RESISTANT, WATER RESISTIVE
WRB	WEATHER RESISTIVE BARRIER
WS	WATERSTOP
WT	WATERTIGHT
WT	WEIGHT
WW	WINDOW WALL
WWF	WOVEN WIRE FABRIC
XPS	EXTRUDED POLYSTYRENE
YD	YARD

ACRONYMS

SECTION NUMBER	ACRONYM TITLE	ACRONYM
03 30 00	CAST-IN-PLACE CONCRETE	CIP
03 49 00	GLASS-FIBER REINFORCED CONCRETE	GFRC
04 20 00	CONCRETE MASONRY UNITS	CMU
04 41 13	SIMULATED STONE VENEER	SSV
04 73 13	CALCIUM SILICATE MASONRY UNITS	CSMU
06 18 00	GLUED-LAMINATED CONSTRUCTION	G-LAM
06 82 05	FIBERGLASS REINFORCED PLASTIC PANELS	FRP
07 13 00	SHEET WATERPROOFING	SW
07 13 56	FLUID INJECTED WATERPROOFING	FIWP
07 14 00	FLUID-APPLIED WATERPROOFING	FAWP
07 17 13	BENTONITE WATERPROOFING	BW
07 18 00	TRAFFIC COATINGS	TC
07 24 00	EXTERIOR INSULATION AND FINISH SYSTEMS	EIFS
07 24 10	EXTERIOR FINISH SYSTEMS	EFS
07 25 03	BUILDING PAPER WEATHER BARRIERS	BPWB
07 25 05	BUILDING WRAP WEATHER BARRIERS	BWWB
07 25 07	FLUID-APPLIED WEATHER BARRIERS	FAWB
07 25 09	SELF-ADHERED MEMBRANE WEATHER BARRIERS	SAMWB
07 25 11	SELF-ADHERED MEMBRANE FLASHINGS	SAM-FLASHINGS
07 31 15	FIBERGLASS REINFORCED SHINGLES	FRS
07 42 13.19	INSULATED METAL WALL PANELS	IMWP
07 42 13.23	METAL COMPOSITE WALL PANELS	MCWP
07 42 15	METAL PLATE WALL PANELS	MPWP
07 42 17	WEATHERING STEEL WALL PANELS	WSWP
07 42 43	WOOD COMPOSITE WALL PANELS	WCWP
07 42 46.01	CEMENTITIOUS COMPOSITE WALL PANEL	CCWP
07 51 00	BUILT-UP BITUMINOUS ROOFING	BUR
07 52 16	SBS-MODIFIED BITUMINOUS ROOFING	SBS - ROOFING
07 53 00	ELASTOMERIC MEMBRANE ROOFING	EDPM
07 54 00	THERMOPLASTIC MEMBRANE ROOFING	TPO
07 54 19	POLYVINYL-CHLORIDE ROOFING	PVC
07 95 13	EXPANSION JOINT COVER	EJC

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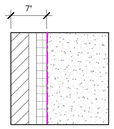
CONCRETE - 03

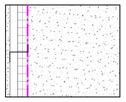
C3



BRICK VENEER
DRAINAGE CAVITY - 1 INCH
EXTERIOR INSULATION - MINERAL WOOL FIBER BOARD
R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
CONCRETE, SEE STRUCTURAL FOR REINFORCEMENT

FIRE RATING / SOURCE: 3 HOUR / TABLE 721.1(2); ITEM 4-1.1
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

W3



ONE COAT - FINISH STUCCO
CEMENT BACKER BOARD
FURRING - METAL Z GIRTS
DRAINAGE CAVITY - 1 INCH
EXTERIOR INSULATION - MINERAL WOOL FIBER BOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
CONCRETE, SEE STRUCTURAL FOR REINFORCEMENT

FIRE RATING / SOURCE: 3 HOUR / TABLE 721.1(2); ITEM 4-1.1
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

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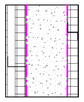
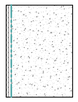


FIBER CEMENT PANEL
FURRING - METAL Z GIRTS
EXTERIOR INSULATION - MINERAL WOOL FIBERBOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
CAST IN PLACE CONCRETE
WRB - SELF ADHERED MEMBRANE PER SPEC
EXTERIOR INSULATION - MINERAL WOOL FIBERBOARD : R-10 CONTINUOUS
FURRING - METAL Z GIRTS
PARAPET SHEET METAL

LEVEL 3 COURTYARD PARAPET WALL

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

X3

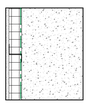


SHORING - BY OTHERS
DRAINAGE MAT
SHEET WATERPROOFING PER SPEC
CONCRETE, SEE STRUCTURAL FOR REINFORCEMENT

PERIMETER FOUNDATION WALL

FIRE RATING / SOURCE: 3 HOUR / TABLE 721.1(2); ITEM 4-1.1
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

Y3



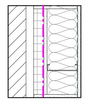
GYPSUM WALLBOARD - X
Z FURRING
MINERAL FIBER BOARD : R-10 CONTINUOUS
VAPOR RETARDER
CONCRETE - SEE STRUCTURAL FOR REINFORCING

LEVELS 1 AND 2

FIRE RATING / SOURCE: 3 HOUR / TABLE 721.1(2); ITEM 4-1.1
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

METAL - 05

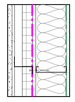
C5



BRICK VENEER
DRAINAGE CAVITY - DEPTH 1"
EXTERIOR INSULATION - MINERAL WOOL FIBER BOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
MOISTURE RESISTANT GYPSUM SHEATHING
COLD-FORMED METAL STUDS WITH INSULATION : R-21
VAPOR RETARDER
GYPSUM WALLBOARD

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

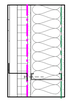
W5



ONE COAT - FINISH STUCCO
CEMENT BACKER BOARD
FURRING - METAL Z GIRTS
EXTERIOR INSULATION - MINERAL WOOL FIBER BOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
MOISTURE RESISTANT GYPSUM SHEATHING
COLD-FORMED METAL STUDS WITH INSULATION : R-21
VAPOR RETARDER
GYPSUM WALLBOARD

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

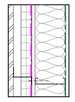
J5



FIBER CEMENT PANEL
FURRING - METAL Z GIRTS
EXTERIOR INSULATION - MINERAL WOOL FIBERBOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
MOISTURE RESISTANT GYPSUM SHEATHING
COLD-FORMED METAL STUDS WITH INSULATION : R-21
VAPOR RETARDER
GYPSUM WALLBOARD

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

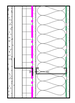
Q5



METAL WALL PANELS
FURRING - METAL Z GIRTS
EXTERIOR INSULATION - MINERAL WOOL FIBER BOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
MOISTURE RESISTANT GYPSUM SHEATHING
COLD-FORMED METAL STUDS WITH INSULATION : R-21
VAPOR RETARDER
GYPSUM WALLBOARD

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

W5.3

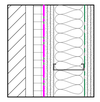


ONE COAT - FINISH STUCCO
CEMENT BACKER BOARD
FURRING - METAL Z GIRTS
EXTERIOR INSULATION - MINERAL WOOL FIBER BOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
MOISTURE RESISTANT GYPSUM SHEATHING
COLD-FORMED METAL STUDS WITH INSULATION : R-21
VAPOR RETARDER
GYPSUM WALLBOARD

FIRE RATING / SOURCE: 1 HOUR / GA - WP 8006
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

WOOD - 06

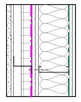
C5.1



BRICK VENEER
DRAINAGE CAVITY - DEPTH 1"
EXTERIOR INSULATION - MINERAL WOOL FIBER BOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
3 LAYERS MOISTURE RESISTANT GYPSUM SHEATHING - X
COLD-FORMED METAL STUDS WITH INSULATION : R-21
VAPOR RETARDER
3 LAYERS GYPSUM WALLBOARD - X

FIRE RATING / SOURCE: 3 HOUR / GA WP 2753
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

W5.1

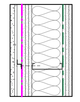


ONE COAT - FINISH STUCCO
CEMENT BACKER BOARD
FURRING - METAL Z GIRTS
EXTERIOR INSULATION - MINERAL WOOL FIBER BOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
(2) LAYERS MOISTURE RESISTANT GYPSUM SHEATHING - X
COLD-FORMED METAL STUDS WITH INSULATION : R-21
VAPOR RETARDER
(2) LAYERS GYPSUM WALLBOARD - X

LOCATION : EMERGENCY GENERATOR

FIRE RATING / SOURCE: 2 HOUR / UL V477
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

W5.2

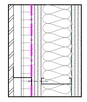


ONE COAT - FINISH STUCCO
CEMENT BACKER BOARD
FURRING - HAT CHANNELS
WRB - SELF ADHERED MEMBRANE PER SPEC
(3) LAYERS MOISTURE RESISTANT GYPSUM SHEATHING - X
COLD-FORMED METAL STUDS WITH INSULATION : R-21
VAPOR RETARDER
(3) LAYERS GYPSUM WALLBOARD - X

LOCATION : TRANSFORMER ALCOVE

FIRE RATING / SOURCE: 3 HOUR / UL V477
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

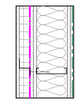
Q5.1



METAL WALL PANELS
FURRING - METAL Z GIRTS
EXTERIOR INSULATION - MINERAL WOOL FIBER BOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
(3) LAYERS - TYPE X MOISTURE RESISTANT GYPSUM SHEATHING
COLD-FORMED METAL STUDS WITH INSULATION : R-21
VAPOR RETARDER
(3) LAYERS - TYPE X - GYPSUM WALLBOARD

FIRE RATING / SOURCE: 3 HOUR / GA WP 2753
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

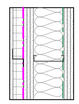
W5.4



(1) LAYER MOISTURE RESISTANT GYPSUM SHEATHING - X
FURRING - METAL Z GIRTS
EXTERIOR INSULATION - MINERAL WOOL FIBER BOARD : R-10 CONTINUOUS
VAPOR BARRIER
(2) LAYERS MOISTURE RESISTANT GYPSUM SHEATHING - X
COLD-FORMED METAL STUDS WITH INSULATION : R-21
VAPOR RETARDER
(2) LAYERS GYPSUM WALLBOARD - X

FIRE RATING / SOURCE: 2 HOUR / UL V477
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

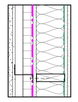
W5.7



(1) LAYER MOISTURE RESISTANT GYPSUM SHEATHING - X
FURRING - METAL Z GIRTS
EXTERIOR INSULATION - MINERAL WOOL FIBER BOARD : R-10 CONTINUOUS
VAPOR BARRIER
(3) LAYERS MOISTURE RESISTANT GYPSUM SHEATHING - X
COLD-FORMED METAL STUDS WITH INSULATION : R-21
VAPOR RETARDER
(3) LAYERS GYPSUM WALLBOARD - X

FIRE RATING / SOURCE: 3 HOUR / UL V477
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

W6

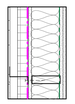


ONE COAT - FINISH STUCCO
CEMENT BACKER BOARD
FURRING - METAL Z GIRTS
EXTERIOR INSULATION - MINERAL WOOL FIBERBOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
1 LAYER MOISTURE RESISTANT GYPSUM SHEATHING - X
FRT WOOD STUDS WITH INSULATION : R-21
VAPOR RETARDER
2 LAYERS GYPSUM WALLBOARD - X

RATED FROM THE INSIDE

FIRE RATING / SOURCE: 2 HOUR / WA IBC 2015 722.6.2.3
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

J6

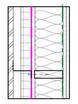


FIBER CEMENT PANEL
FURRING - METAL Z GIRTS
EXTERIOR INSULATION - MINERAL WOOL FIBERBOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
1 LAYER MOISTURE RESISTANT GYPSUM SHEATHING - X
FRT WOOD STUDS WITH INSULATION : R-21
VAPOR RETARDER
2 LAYERS GYPSUM WALLBOARD - X

RATED FROM THE INSIDE

FIRE RATING / SOURCE: 2 HOUR / WA IBC 2015 722.6.2.3
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

Q6

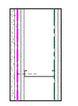


METAL WALL PANELS - ARCHITECTURAL CORRUGATED
FURRING - METAL Z GIRTS
EXTERIOR INSULATION - MINERAL WOOL FIBER BOARD : R-10 CONTINUOUS
WRB - SELF ADHERED MEMBRANE PER SPEC
1 LAYER MOISTURE RESISTANT GYPSUM SHEATHING - X
FRT WOOD STUDS WITH INSULATION : R-21
VAPOR RETARDER
2 LAYERS GYPSUM WALLBOARD - X

RATED FROM THE INSIDE

FIRE RATING / SOURCE: 2 HOUR / WA IBC 2015 722.6.2.3
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

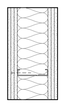
W5.5



ONE COAT - FINISH STUCCO
CEMENT BACKER BOARD
WRB - SELF ADHERED MEMBRANE PER SPEC
(2) LAYERS MOISTURE RESISTANT GYPSUM SHEATHING - X
COLD-FORMED METAL STUDS
VAPOR RETARDER
(2) LAYERS MOISTURE RESISTANT GYPSUM WALLBOARD - X

FIRE RATING / SOURCE: 2 HOUR / UL V477
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

W5.6



(3) LAYERS MOISTURE RESISTANT GYPSUM SHEATHING - X
COLD-FORMED METAL STUDS WITH INSULATION : R-21
(3) LAYERS MOISTURE RESISTANT GYPSUM SHEATHING - X

FIRE RATING / SOURCE: 3 HOUR / UL V477
STC RATING / SOURCE: 40 / Noise Impact Reduction Plan - A3 Acoustics
CLEAR R-VALUE: **CLEAR U-VALUE:**

GENERAL NOTES - WALLS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. TESTING AGENCY DESIGNATIONS INDICATED IN THE WALL TYPE DESCRIPTION BOXES THAT INCLUDE **(G)** AT THE END ARE 'GENERIC' ; THE SYSTEM OR MATERIALS IN THE ASSEMBLY ARE NOT LIMITED TO SPECIFIC MANUFACTURERS.
3. TESTING AGENCY DESIGNATIONS INDICATED IN THE WALL TYPE DESCRIPTION BOXES THAT INCLUDE **(P)** AT THE END ARE 'PROPRIETARY' AND REQUIRE THE USE OF SYSTEMS OR MATERIALS BY SPECIFIC MANUFACTURERS. ALTERNATE TESTED PROPRIETARY ASSEMBLIES MAY BE DEEMED EQUIVALENT AND ACCEPTABLE, PROVIDED THAT THE OVERALL PARTITION WIDTH, SPAN CAPACITY, DEFLECTION CHARACTERISTICS, FIRE RATING AND ACOUSTICAL RATING ARE EQUAL TO OR BETTER THAN THOSE FOR THE ASSEMBLIES SPECIFIED.
4. DETAILED REQUIREMENTS LISTED WITHIN EACH ASSEMBLY DESCRIPTION BOXES REPRESENT THE MINIMUM NEEDED FOR CONFORMANCE WITH RATING AGENCY TESTS AND ARE PROVIDED FOR THE CONVENIENCE OF THE AHJ. THESE DESCRIPTIONS ALONE MAY NOT ESTABLISH ALL PROJECT REQUIREMENTS. CONFIRM TO ANY ADDITIONAL REQUIREMENTS SHOWN, DESCRIBED, OR OTHERWISE NOTED.
5. FIRE RATINGS INDICATED IN THE ASSEMBLY DESCRIPTION BOXES REPRESENT THE MAXIMUM FIRE RATING PROVIDE BY THE LISTED TESTED ASSEMBLY. THE HOURLY RATING SHOWN IN THE INDIVIDUAL WALL TAGS ARE EQUAL TO OR LESS THAN THIS MAXIMUM. THE RATING IN THE WALL TAGS REPRESENTS THE RATING REQUIRED TO MEET CODE.

NOT FOR CONSTRUCTION

Ankrom Moisan TM

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1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063

WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

CEDARst

REVISION	DATE	REASON FOR ISSUE

EXTERIOR ASSEMBLIES

LAND USE

DATE 3/13/2023
PROJECT NUMBER 221970
SHEET NUMBER A0.11

C:\ Revit Projects\221970_22- Westgate and Hall_Central_alexanderKVJRVC.rvt

3/6/2023 5:11:07 PM

CONCRETE - 03

CONCRETE
SEE STRUCTURAL FOR REINFORCEMENT

3A

FIRE RATING / SOURCE: 3 HOUR / TABLE 721.1(2); 4-1.1
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

CONCRETE
SEE STRUCTURAL FOR REINFORCEMENT

3B

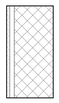
FIRE RATING / SOURCE: 3 HOUR / TABLE 721.1(2); 4-1.1
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

MASONRY - 04

CONCRETE MASONRY UNITS

4A

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

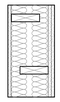


GYPSUM WALLBOARD
HAT TRACK
CONCRETE MASONRY UNITS

4B

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

WOOD - 06

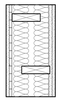


GYPSUM WALLBOARD - X
WOOD STUDS - STAGGERED
INSULATION - 2 LAYERS GLASS OR MINERAL WOOL BATT
GYPSUM WALLBOARD - X
GYPSUM WALL BOARD - X

UNIT DEMISING WALL / CORRIDOR

6A

FIRE RATING / SOURCE: 1 HOUR / GA WP-3371
STC RATING / SOURCE: 54 / NRCC TL-93-250
CLEAR R-VALUE: **CLEAR U-VALUE:**

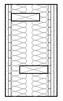


GYPSUM WALLBOARD - X
PLYWOOD
WOOD STUDS - STAGGERED
INSULATION - 2 LAYERS GLASS OR MINERAL WOOL BATT
GYPSUM WALLBOARD - X
GYPSUM WALLBOARD - X

DEMISING WALL / CORRIDOR - SHEAR

6B

FIRE RATING / SOURCE: 1 HOUR / GA WP-3371
STC RATING / SOURCE: 54 / NRCC TL-93-250
CLEAR R-VALUE: **CLEAR U-VALUE:**

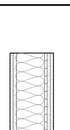


GYPSUM WALLBOARD - X
PLYWOOD
WOOD STUDS - STAGGERED
INSULATION - 2 LAYERS GLASS OR MINERAL WOOL BATT
PLYWOOD
GYPSUM WALLBOARD - X
GYPSUM WALLBOARD - X

DEMISING WALL / CORRIDOR - DOUBLE SHEAR

6C

FIRE RATING / SOURCE: 1 HOUR / GA WP-3371
STC RATING / SOURCE: 54 / NRCC TL-93-250
CLEAR R-VALUE: **CLEAR U-VALUE:**



2 LAYERS GYPSUM WALLBOARD - X
WOOD STUDS
2 LAYERS GYPSUM WALLBOARD - X

RATED SHAFT

6F

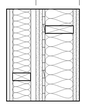
FIRE RATING / SOURCE: 2 HOUR / GA WP-4135
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

2 LAYERS GYPSUM WALLBOARD - X
WOOD STUDS
PLYWOOD
2 LAYERS GYPSUM WALLBOARD - X

RATED SHAFT

6G

FIRE RATING / SOURCE: 2 HOUR / GA WP-4135
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

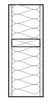


2 LAYERS GYPSUM WALLBOARD - X
PLYWOOD
WOOD STUDS
5 1/2" MINERAL WOOL
2 LAYERS GYPSUM WALLBOARD - X
1 INCH AIR SPACE
WOOD STUDS WITH INSULATION
2 LAYERS GYPSUMM WALLBOARD - X

2 HOUR EXIT / SHAFT - AOUSTICAL - SHEAR

6H

FIRE RATING / SOURCE: 2 HOUR / GA WP-4135
STC RATING / SOURCE: 58+ / G&H OC-6FC
CLEAR R-VALUE: **CLEAR U-VALUE:**



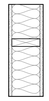
GYPSUM WALLBOARD - X
WOOD STUDS W/ INSULATION
GYPSUM WALLBOARD - X

NOTE:
6J.1 CONTAINS PLYWOOD, SEE STRUCTURAL

RATED PARTITION

6J

FIRE RATING / SOURCE: 1 HOUR / GA WP-3510
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

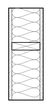


WATER-RESISTANT GYPSUM WALLBOARD - X
WOOD STUDS W/INSULATION
GYPSUM WALLBOARD - X

RATED WET PARTITION

6K

FIRE RATING / SOURCE: 1 HOUR / GA WP-3510
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**



GYPSUM WALLBOARD
WOOD STUDS W/ INSULATION
GYPSUM WALLBOARD

NON RATED PARTITION

6L

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

WATER-RESISTANT GYPSUM WALLBOARD
WOOD STUDS
GYPSUM WALLBOARD

NON RATED WET PARTITION

6M

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

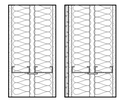
GYPSUM WALLBOARD - X
WOOD STUDS

FURRING

6N

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

METAL - 09



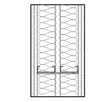
GYPSUM WALLBOARD - X
NON-STRUCTURAL 25 GAGE METAL STUDS / 3 1/2" BATT INSULATION
1 INCH AIR SPACE
STUDS CROSS BRACED AT 1/3 POINTS
NON-STRUCTURAL 25 GAGE METAL STUDS - 3 1/2" BATT INSULATION
GYPSUM WALLBOARD - X

9A.1 - ADD LAYER OF 3/4" FRT PLYWOOD TO SAUNA SIDE

UNIT DEMISING

9A

FIRE RATING / SOURCE: 1 HOUR / GA WP-5041
STC RATING / SOURCE: 55 / NRCC TL-93-300
CLEAR R-VALUE: **CLEAR U-VALUE:**

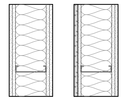


2 LAYERS GYPSUM WALLBOARD - X
NON-STRUCTURAL 25 GAGE METAL STUDS / 3-1/2" BATT INSULATION
1 INCH AIR SPACE
STUDS CROSS BRACED AT 1/3 POINTS
NON-STRUCTURAL 25 GAGE METAL STUDS / 3 1/2" BATT INSULATION
2 LAYERS GYPSUM WALLBOARD - X

UNIT DEMISING AT TRASH TERMINATION

9A.1

FIRE RATING / SOURCE: 2 HOUR / GA - WP 5105
STC RATING / SOURCE: 64 / NRCC TL - 93 - 302
CLEAR R-VALUE: **CLEAR U-VALUE:**



GYPSUM WALLBOARD - X
GYPSUM WALLBOARD - X
NON-STRUCTURAL 25 GAGE METAL STUDS
ACOUSTIC BATT INSULATION
GYPSUM WALLBOARD - X
GYPSUM WALLBOARD - X

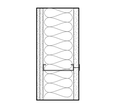
9B.1 ONLY GA WP 1350 NEEDS TO APPLY FOR ASSEMBLY

9B.2 PROVIDE 3/4" FRT PLYWOOD IN LIEU OF SECOND LAYER OF GWB ON SAUNA SIDE AND R-13 INSULATION

CORRIDOR

9B

FIRE RATING / SOURCE: 1 HOUR / GA WP-1350
STC RATING / SOURCE: 57 / NRCC TL - 92 - 369
CLEAR R-VALUE: **CLEAR U-VALUE:**

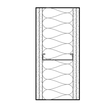


2 LAYERS GYPSUM WALLBOARD - X
CH NON-STRUCTURAL METAL STUDS
ACOUSTICAL INSULATION
1" GYPSUM SHAFT LINER

SHAFT WALL

9C

FIRE RATING / SOURCE: 2 HOUR / GA WP-7051
STC RATING / SOURCE: 50-54 / RAL TL-93-181, 7-1-93
CLEAR R-VALUE: **CLEAR U-VALUE:**

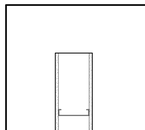


2 LAYERS GYPSUM WALLBOARD - X
NON-STRUCTURAL METAL STUDS
ACOUSTICAL INSULATION
2 LAYERS GYPSUM WALLBOARD - X

2 HOUR WALL / STAIRWELL

9D

FIRE RATING / SOURCE: 2 HOUR / GA WP-1522
STC RATING / SOURCE: 55-59 / NRCC TL-92-369
CLEAR R-VALUE: **CLEAR U-VALUE:**



9E
GYPSUM WALLBOARD
NON-STRUCTURAL METAL STUDS W/ INSULATION
GYPSUM WALLBOARD
9E.1
3/4" FRT PLYWOOD
NON-STRUCTURAL METAL STUDS W/ R-13 INSULATION
GYPSUM WALL BOARD

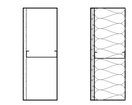
9E

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

WATER-RESISTANT GYPSUM WALLBOARD
NON-STRUCTURAL METAL STUDS
GYPSUM WALLBOARD

9F

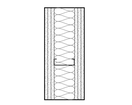
FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**



9G
GYPSUM WALL BOARD
NON-STRUCTURAL METAL STUDS
9G.1
3/4" FRT PLYWOOD
NON-STRUCTURAL METAL STUDS W/ R-13 INSULATION

9G

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

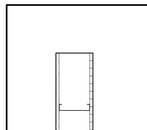


3 LAYERS GYPSUM WALLBOARD - X
NON-STRUCTURAL METAL STUDS
ACOUSTICAL INSULATION
3 LAYERS GYPSUM WALLBOARD - X

3 HOUR WALL / STAIRWELL

9H

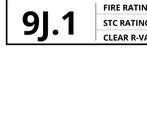
FIRE RATING / SOURCE: 3 HOUR / GA WP-2753
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**



FIRE-RESISTANT PLYWOOD - PAINTED
NON-STRUCTURAL METAL STUDS
FIRE-RESISTANT PLYWOOD - PAINTED

9J

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**



GYPSUM WALLBOARD - X
NON-STRUCTURAL METAL STUDS
FIRE-RESISTANT TREATED PLYWOOD

9J.1

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
CLEAR R-VALUE: **CLEAR U-VALUE:**

GENERAL NOTES - WALLS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. TESTING AGENCY DESIGNATIONS INDICATED IN THE WALL TYPE DESCRIPTION BOXES THAT INCLUDE **(G)** AT THE END ARE 'GENERIC' ; THE SYSTEM OR MATERIALS IN THE ASSEMBLY ARE NOT LIMITED TO SPECIFIC MANUFACTURERS.
3. TESTING AGENCY DESIGNATIONS INDICATED IN THE WALL TYPE DESCRIPTION BOXES THAT INCLUDE **(P)** AT THE END ARE 'PROPRIETARY' AND REQUIRE THE USE OF SYSTEMS OR MATERIALS BY SPECIFIC MANUFACTURERS. ALTERNATE TESTED PROPRIETARY ASSEMBLIES MAY BE DEEMED EQUIVALENT AND ACCEPTABLE, PROVIDED THAT THE OVERALL PARTITION WIDTH, SPAN CAPACITY, DEFLECTION CHARACTERISTICS, FIRE RATING AND ACOUSTICAL RATING ARE EQUAL TO OR BETTER THAN THOSE FOR THE ASSEMBLIES SPECIFIED.
4. DETAILED REQUIREMENTS LISTED WITHIN EACH ASSEMBLY DESCRIPTION BOXES REPRESENT THE MINIMUM NEEDED FOR CONFORMANCE WITH RATING AGENCY TESTS AND ARE PROVIDED FOR THE CONVENIENCE OF THE AHJ. THESE DESCRIPTIONS ALONE MAY NOT ESTABLISH ALL PROJECT REQUIREMENTS. CONFIRM TO ANY ADDITIONAL REQUIREMENTS SHOWN, DESCRIBED, OR OTHERWISE NOTED.
5. FIRE RATINGS INDICATED IN THE ASSEMBLY DESCRIPTION BOXES REPRESENT THE MAXIMUM FIRE RATING PROVIDE BY THE LISTED TESTED ASSEMBLY. THE HOURLY RATING SHOWN IN THE INDIVIDUAL WALL TAGS ARE EQUAL TO OR LESS THAN THIS MAXIMUM. THE RATING IN THE WALL TAGS REPRESENTS THE RATING REQUIRED TO MEET CODE.

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REVISION	DATE	REASON FOR ISSUE

INTERIOR ASSEMBLIES

LAND USE

DATE 3/13/2023
PROJECT NUMBER 221970
SHEET NUMBER A0.21

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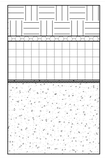
CONCRETE - 03

ROOFS

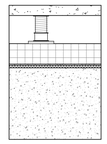


GROWING MEDIA (SEE LANDSCAPE DWGS)
DRAINAGE COMPOSITE WITH FILTER FABRIC
RIGID INSULATION (XPS - 4 INCHES) - WHERE OCCURS, SEE PLANS
DRAINAGE MAT
ROOT BARRIER
PROTECTION BOARD
ELECTRONIC LEAK DETECTION SYSTEM
ROOFING MEMBRANE - FAWP PER SPEC
CONCRETE SLAB (SEE STRUCTURAL FOR DEPTH AND REINFORCING)

AT GRADE PLANTERS / LEVEL 3 COURTYARD

K3

FIRE RATING / SOURCE: 3 HOUR / TABLE 721.1(3); 1-1.1
STC RATING / SOURCE:
INSULATION: O

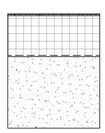


PAVERS - SEE LAND SCAPE DWGS
PEDESTALS
RIGID INSULATION (XPS - 7.6 INCHES) - WHERE OCCURS, SEE PLANS
DRAINAGE MAT
ROOFING MEMBRANE - FAWP PER SPEC
CONCRETE SLAB (SEE PLANS FOR DEPTH)

LEVEL 3 COURTYARD

K3.1

FIRE RATING / SOURCE: 3 HOUR / TABLE 721.1(3); 1-1.1
STC RATING / SOURCE:
INSULATION: O

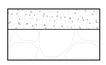


TPO ROOFING
COVER BOARD
RIGID INSULATION PER SPEC
VAPOR RETARDER
CONCRETE SLAB (SEE PLANS FOR DEPTH)

LEVEL 4 ONLY

R3

FIRE RATING / SOURCE: 3 HOUR / TABLE 721.1(3); 1-1.1
STC RATING / SOURCE:
INSULATION: O

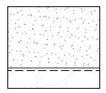


CONCRETE SLAB - SEE PLANS FOR THICKNESS
STRUCTURAL FILL

3A.1

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
IIC RATING / SOURCE:
INSULATION: N

FLOORS



CONCRETE MAT SLAB - SEE PLANS FOR THICKNESS
UNDERSLAB SHEET WATERPROOFING
COMPACTED WORK SURFACE

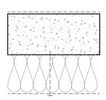
3A

FIRE RATING / SOURCE: 0 HOUR
STC RATING / SOURCE:
IIC RATING / SOURCE:
INSULATION: N

TRAFFIC COATING - SEE PLANS
ELEVATED CONCRETE SLAB - SEE PLANS FOR THICKNESS

3B

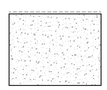
FIRE RATING / SOURCE: 2/3 HOUR / TABLE 721.1(3), ITEM 1-1.1
STC RATING / SOURCE:
IIC RATING / SOURCE:
INSULATION: N



FINISH FLOOR - PER SPEC
PT CONCRETE SLAB - SEE PLANS FOR THICKNESS
AT LEVEL 1:
STICK PIN INSULATION R-30 :
SEE RCPS FOR LOCATIONS

3C

FIRE RATING / SOURCE: 2/3 HOUR / TABLE 721.1(3), ITEM 1-1.1
STC RATING / SOURCE: 54 (8inch slab) / NRCC TLF-12-023
IIC RATING / SOURCE:
INSULATION: N

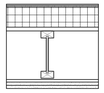


FINISH FLOOR - PER SPEC
PT CONCRETE SLAB - SEE PLANS FOR THICKNESS

3C.1

FIRE RATING / SOURCE: 3 HOUR / TABLE 721.1(3), ITEM 1-1.1
STC RATING / SOURCE:
IIC RATING / SOURCE:
INSULATION: N

WOOD - 06

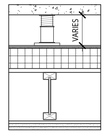


TPO ROOFING
COVER BOARD
RIGID INSULATION (TAPERED POLY ISO)
VAPOR RETARDER
PLYWOOD SHEATHING
WOOD I-JOIST (SEE PLANS FOR SIZE)
RESILIENT CHANNELS
2 LAYERS GYPSUM WALLBOARD - X

R-VALUE = R-38

Q6

FIRE RATING / SOURCE: 1 HOUR / GA FC 5241
STC RATING / SOURCE:
INSULATION: O

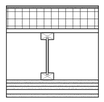


PAVERS AND PEDESTALS PER LANDSCAPE
TPO ROOFING
COVER BOARD
RIGID INSULATION (TAPERED POLY ISO)
VAPOR RETARDER
PLYWOOD SHEATHING
WOOD I-JOIST (SEE PLANS FOR SIZE)
RSIC 1 ISOLATION CLIPS
2 LAYERS GYPSUM WALLBOARD - X

R-VALUE = R-38

Q6.2

FIRE RATING / SOURCE: 1 HOUR / GA FC 5241
STC RATING / SOURCE:
INSULATION: O

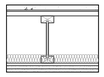


TPO ROOFING
COVER BOARD
RIGID INSULATION (TAPERED POLY ISO)
VAPOR RETARDER
PLYWOOD SHEATHING
WOOD I-JOISTS (SEE PLANS FOR SIZE)
3 LAYERS GYPSUM WALLBOARD - X
HAT CHANNEL
1 LAYER GYPSUM WALLBOARD - X

R-VALUE = R-38

Q6.1

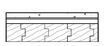
FIRE RATING / SOURCE: 2 HOUR / GA RC 2750
STC RATING / SOURCE:
INSULATION: O



1 INCH CAST UNDERLAYMENT
ACOUSTIC ISOLATION MAT
PLYWOOD SHEATHING
I-JOISTS; SEE PLANS FOR DEPTH
1 1/2" MINERAL FIBER INSULATION
RESILIENT CHANNEL
2 LAYERS GYPSUM WALLBOARD TYPE C

6F

FIRE RATING / SOURCE: 1 HOUR / TABLE 721.1(3):25.1-1
STC RATING / SOURCE: 58-61 / NGC 5012072
IIC RATING / SOURCE: 57 IIC / NGC 7012145
INSULATION: Y



CAST UNDERLAYMENT -
(ADD THICKNESS OF ACOUSTIC UNDERLAYMENT)
PLYWOOD SHEATHING
STRUCTURAL WOOD DECKING

6G

FIRE RATING / SOURCE: 1 HOUR / CALCULATED BY STRUCT EOR
STC RATING / SOURCE:
IIC RATING / SOURCE:
INSULATION: Y

GENERAL NOTES
HORIZONTAL ASSEMBLIES

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. DETAILED REQUIREMENTS LISTED WITHIN EACH ASSEMBLY DESCRIPTION BOXES REPRESENT THE MINIMUM NEEDED FOR CONFORMANCE WITH RATING AGENCY TESTS AND ARE PROVIDED FOR THE CONVENIENCE OF THE AHJ. THESE DESCRIPTIONS ALONE MAY NOT ESTABLISH ALL PROJECT REQUIREMENTS. CONFIRM TO ANY ADDITIONAL REQUIREMENTS SHOWN, DESCRIBED, OR OTHERWISE NOTED.
3. FIRE RATINGS INDICATED IN THE ASSEMBLY DESCRIPTION BOXES REPRESENT THE MAXIMUM FIRE RATING PROVIDE BY THE LISTED TESTED ASSEMBLY. THE HOURLY RATING SHOWN IN THE INDIVIDUAL WALL TAGS ARE EQUAL TO OR LESS THAN THIS MAXIMUM. THE RATING IN THE WALL TAGS REPRESENTS THE RATING REQUIRED TO MEET CODE.
4. IN ACCORDANCE WITH GYPSUM ASSOCIATION MANUAL GA-600 EXPLANATORY NOTES: UNLESS SPECIFICALLY NOTED AS PART OF A FIRE RATED HORIZONTAL ASSEMBLY TEST, UP TO 16-3/4" OF 0.5 PCF FIBERGLASS OR LOOSE FILL INSULATION MAY BE ADDED TO ANY 1- OR 2-HOUR ASSEMBLY PROVIDED THAT AN ADDITIONAL LAYER OF GWB OF THE SAME TYPE AND THICKNESS AS THE FACE LAYER OF THE TESTED ASSEMBLY IS ADDED AND FASTENED AS REQUIRED FOR THE FACE LAYER WITH FASTENER LENGTH INCREASED BY NOT LESS THAN THE THICKNESS OF THE ADDITIONAL LAYER.
5. GWB FOR WALLS IS 5/8" TYPE 'X' UNLESS NOTED OTHERWISE. GWB FOR CEILINGS AND SOFFITS IS 5/8" TYPE 'C' UNLESS NOTED OTHERWISE.

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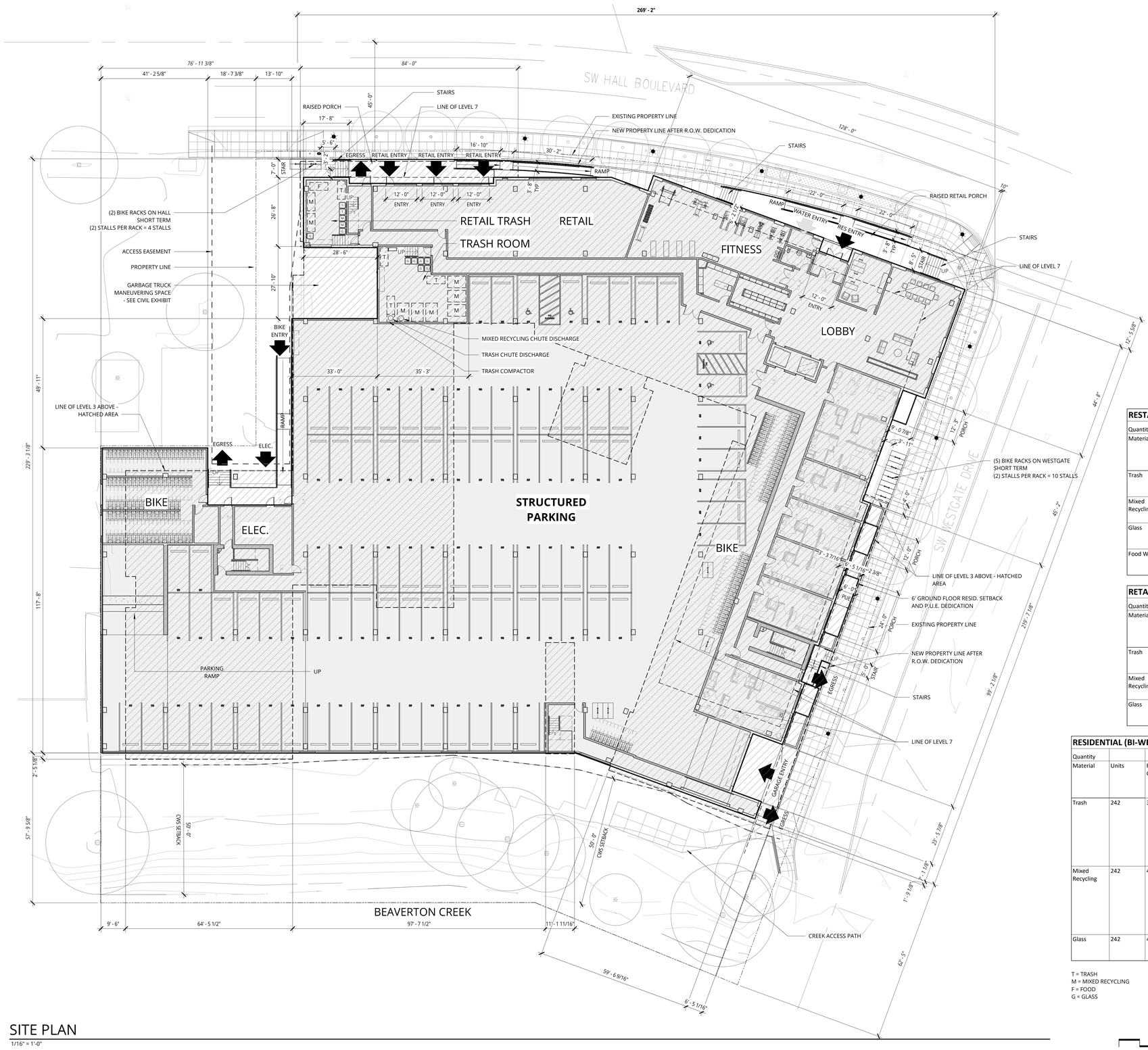
REVISION	DATE	REASON FOR ISSUE

HORIZONTAL ASSEMBLIES

LAND USE

DATE 3/13/2023
PROJECT NUMBER 221970

SHEET NUMBER
A0.31



1 SITE PLAN
1/16" = 1'-0"

GENERAL NOTES - SITE PLAN

1. REFER TO SHEET A0.01FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL REQUIREMENTS, NOTES, & DETAILS
3. SEE CIVIL DRAWINGS FOR HORIZONTAL CONTROL DIMENSIONS.
4. REFER TO CIVIL DRAWINGS FOR GRADING AND UTILITY INFORMATION.
5. CONTRACTORS SHALL VERIFY ALL LOCATIONS OF EXISTING UTILITIES, CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
6. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
7. FLOOD PLAIN ELEVATION IS 176.2' ALL NEW CONSTRUCTION FINISH FLOOR ELEVATIONS WILL BE A MINUMUM OF 2 FEET ABIVE THE FLOOD PLAIN ELEVATION.
8. PEDESTRIAN RAMPS SHALL HAVE A SLOPE OF 8%.
9. ALL EXTERIOR STAIRS, RAMPS, PORCHES AND ELEVATED WALKWAYS SHALL BE CONCRETE.

SITE INFORMATION

TAX LOT/ID: 1SXGDSDFSDFSDF

PARCEL SIZE: 80.560 SF / 1.85 ACRES

ZONING: RC-MU

ADDRESS: 3665-3775 SW HALL BLVD

RESTAURANT (BI-WEEKLY SERVICE)

Quantity				Storage		Provided
Material	Area	Requirement	Total	Capacity	# Of Containers	
Trash	<1,500 SQ FT	3 cubic yards per 1,500 SQ FT (/2)	1.5 CY	1.5 CY	1	(1) 1.5 CY container provided at Retail Trash
Mixed Recycling	<1,500 SQ FT	6 cubic yards per 1,500 SQ FT (/2)	3 CY	1.5 CY	2	(2) 1.5 CY container provided at Retail Trash
Glass	<1,500 SQ FT	35 gallons per 1,500 SQ FT (/2)	17.5 gallons	35 gallon cart (0.2 CY)	1	(1) 35 gallon cart provided at Retail Trash
Food Waste	<1,500 SQ FT	3 cubic yards per 1,500 SQ FT (/2)	1.5 CY	1.5 CY		(1) 1.5 CY container provided at Retail Trash

RETAIL (BI-WEEKLY SERVICE)

Quantity				Storage		Provided
Material	Area	Requirement	Total	Capacity	# Of Containers	
Trash	<4,000 SQ FT	1.5 yards per 4,000 SQ FT (/2)	.75 CY	1.04 CY	2	(2) 95 gallon carts provided at Retail Trash
Mixed Recycling	<4,000 SQ FT	1.5 yards per 4,000 SQ FT (/2)	.75 CY	1.04 CY	2	(2) 95 gallon carts provided at Retail Trash
Glass	<4,000 SQ FT	18 gallons per 4,000 SQ FT (/2)	9 gallons	35 gallon cart (0.2 CY)	1	(1) 35 gallon cart provided at Retail Trash

RESIDENTIAL (BI-WEEKLY SERVICE)

Quantity				Storage				Provided
Material	Units	Requirement Gallons/Unit	Total (Gallons)	Capacity	CY	Compacted (4:1 ratio over un-compacted)	# Of Containers	
Trash	242	3 (/2)	4840	2 CY	23.96	5.99	2.99 (3)	(2) 2 CY containers provided at Trash Room (1) 2 CY containers provided at Trash Staging (3) 2 CY containers total
Mixed Recycling	242	40 (/2)	4840	4 CY	23.96	N/A	5.99 (6)	(3) 4 CY containers provided at Trash Room (3) 4 CY containers provided at Trash Staging (6) 4 CY containers total
Glass	242	40 (/2)	363	65 gallon cart	1.8	N/A	5.58 (6)	(6) 65 gallon carts provided at Trash Room

T = TRASH
M = MIXED RECYCLING
F = FOOD
G = GLASS

NORTH

0 8 16 32 64

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3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

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REVISION	DATE	REASON FOR ISSUE

SITE PLAN

LAND USE

DATE 06/07/2023
PROJECT NUMBER 221970

SHEET NUMBER
A1.01

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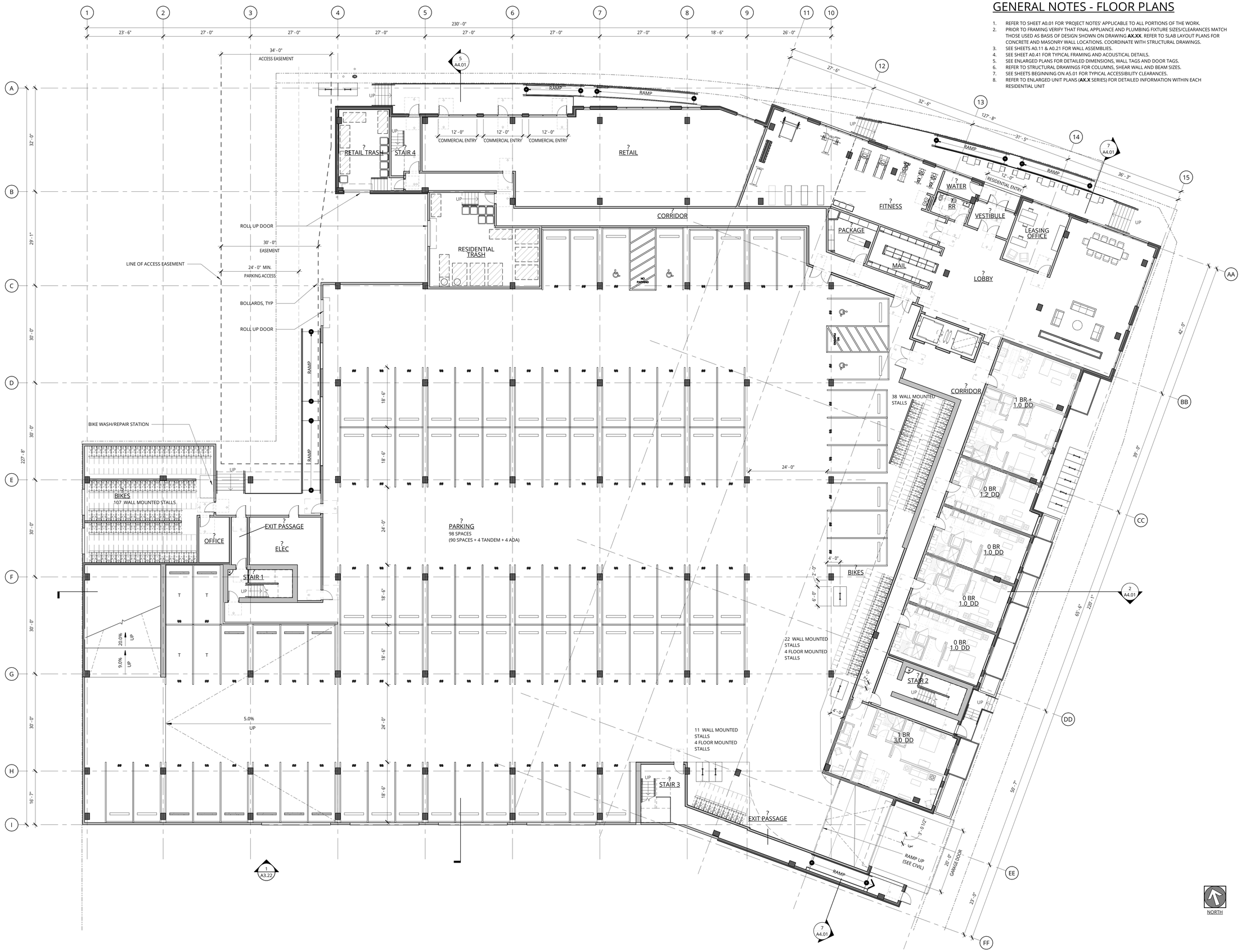

GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
8. REFER TO ENLARGED UNIT PLANS (**AX.X** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT

1 LEVEL 1

3/32" = 1'-0"

0 4 8 16 32

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38 NORTHWEST DAVIS, SUITE 300
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WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

CEDARst

REVISION	DATE	REASON FOR ISSUE

LEVEL 1 FLOOR PLAN

LAND USE

DATE 06/07/2023

PROJECT NUMBER 221970

SHEET NUMBER **A2.01**

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GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
8. REFER TO ENLARGED UNIT PLANS (**AX.X** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT

STORAGE
STAIR 4
UP
OPEN TO BELOW
16 LIVING UNITS @ LEVEL 2
REQUIREMENT: 3 GALLONS PER LIVING UNIT
= 48 GALLONS
PROVIDED: (1) 65 GALLON CART
(1) 65 GALLON MIXED RECYCLING CART FOR CARDBOARD
ELECT
TRASH
MIXED RECYCLING CHUTE
TRASH CHUTE
4 FLOOR MOUNTED STALLS
0 BR 2.2 DD
1 BR 6.0 DD
CORRIDOR
1 BR
URBAN
URBAN
URBAN
2 BR
ELEVATOR LOBBY
38 WALL MOUNTED STALLS
1 BR + 1.0 DD
0 BR 1.2 DD
0 BR 1.0 DD
0 BR 1.0 DD
0 BR 1.0 DD
PARKING
106 SPACES
(102 SPACES + 4 TANDEM)
BIKES
22 WALL MOUNTED STALLS
4 FLOOR MOUNTED STALLS
STAIR 1
STAIR 2
STAIR 3
POOL EQUIP.
0 BR
1 BR 4.0 DD
1 BR + 1.3

1 LEVEL 2

3/32" = 1'-0"

0 4 8 16 32

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REVISION	DATE	REASON FOR ISSUE

LEVEL 2 FLOOR PLAN

LAND USE

DATE 06/07/2023
PROJECT NUMBER 221970

SHEET NUMBER
A2.02

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GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
8. REFER TO ENLARGED UNIT PLANS (**AX.X** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT

46 LIVING UNITS @ LEVEL 3
REQUIREMENT: 3 GALLONS PER LIVING UNIT
= 138 GALLONS
PROVIDED: (3) 65 GALLON CARTS

(1) 65 GALLON MIXED RECYCLING CART FOR CARDBOARD

TRASH CHUTE

MIXED RECYCLING CHUTE

6' HIGH PRIVACY WALL

CORRIDOR

ELEVATOR LOBBY

AMENITY
1631 SF

COMMUNITY GARDEN / SPA
SEE LANDSCAPE DRAWINGS

BOH

ELECTRICAL

TRASH

STAIR 1

STAIR 2

STAIR 3

STORAGE

ELECT

RR

SHOWER

NORTH

1 LEVEL 3
3/32" = 1'-0"

0 4 8 16 32

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REVISION	DATE	REASON FOR ISSUE

LEVEL 3 FLOOR PLAN

LAND USE

DATE 06/07/2023
PROJECT NUMBER 221970

SHEET NUMBER
A2.03

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GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
8. REFER TO ENLARGED UNIT PLANS (**AX.X** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT

47 LIVING UNITS @ TYPICAL LEVEL (4-6)
REQUIREMENT: 3 GALLONS PER LIVING UNIT
= 141 GALLONS
PROVIDED: (3) 65 GALLON CARTS

(1) 65 GALLON MIXED RECYCLING CART FOR CARDBOARD

TRASH CHUTE

MIXED RECYCLING CHUTE

1 LEVELS 4-6
3/32" = 1'-0"

0 4 8 16 32

NORTH

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REVISION	DATE	REASON FOR ISSUE

LEVELS 4-6 FLOOR PLAN

LAND USE

DATE 06/07/2023
PROJECT NUMBER 221970

SHEET NUMBER
A2.04

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GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
8. REFER TO ENLARGED UNIT PLANS (**AX.X** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT

34 LIVING UNITS @ LEVEL 7
REQUIREMENT: 3 GALLONS PER LIVING UNIT
= 102 GALLONS
PROVIDED: (2) 65 GALLON CARTS

(1) 65 GALLON MIXED RECYCLING CART FOR CARDBOARD

TRASH CHUTE

MIXED RECYCLING CHUTE

1 LEVEL 7
3/32" = 1'-0"

NORTH

0 4 8 16 32

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REVISION	DATE	REASON FOR ISSUE

LEVEL 7 FLOOR PLAN

LAND USE

DATE 06/07/2023
PROJECT NUMBER 221970
SHEET NUMBER A2.07

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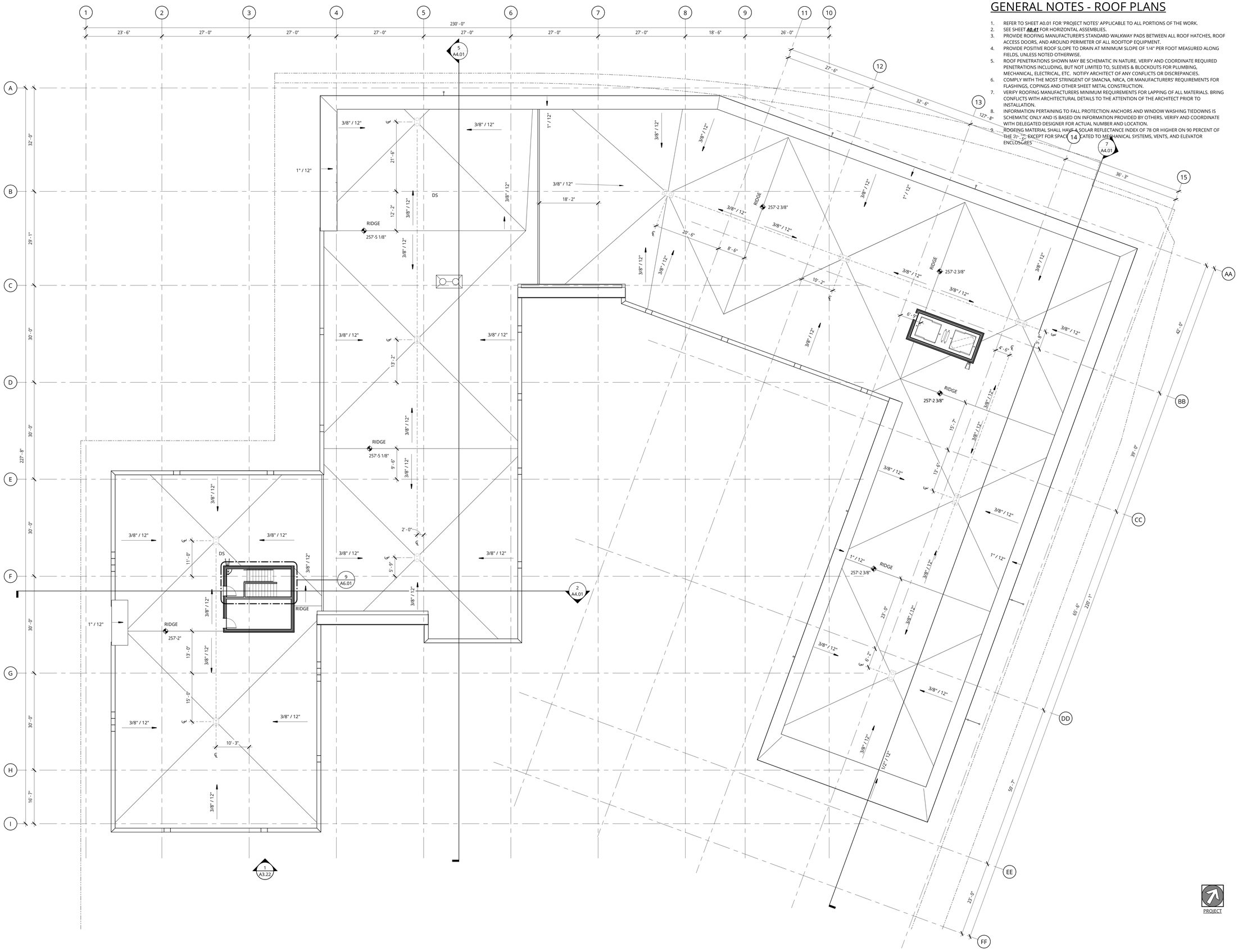

GENERAL NOTES - ROOF PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET ***A0.41*** FOR HORIZONTAL ASSEMBLIES.
3. PROVIDE ROOFING MANUFACTURER'S STANDARD WALKWAY PADS BETWEEN ALL ROOF HATCHES, ROOF ACCESS DOORS, AND AROUND PERIMETER OF ALL ROOFTOP EQUIPMENT.
4. PROVIDE POSITIVE ROOF SLOPE TO DRAIN AT MINIMUM SLOPE OF 1/4" PER FOOT MEASURED ALONG FIELDS, UNLESS NOTED OTHERWISE.
5. ROOF PENETRATIONS SHOWN MAY BE SCHEMATIC IN NATURE. VERIFY AND COORDINATE REQUIRED PENETRATIONS INCLUDING, BUT NOT LIMITED TO, SLEEVES & BLOCKOUTS FOR PLUMBING, MECHANICAL, ELECTRICAL, ETC. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES.
6. COMPLY WITH THE MOST STRINGENT OF SMACNA, NRCA, OR MANUFACTURERS' REQUIREMENTS FOR FLASHINGS, COPINGS AND OTHER SHEET METAL CONSTRUCTION.
7. VERIFY ROOFING MANUFACTURERS MINIMUM REQUIREMENTS FOR LAPPING OF ALL MATERIALS. BRING CONFLICTS WITH ARCHITECTURAL DETAILS TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION.
8. INFORMATION PERTAINING TO FALL PROTECTION ANCHORS AND WINDOW WASHING TIEDOWNS IS SCHEMATIC ONLY AND IS BASED ON INFORMATION PROVIDED BY OTHERS. VERIFY AND COORDINATE WITH DELEGATED DESIGNER FOR ACTUAL NUMBER AND LOCATION.
9. ROOFING MATERIAL SHALL HAVE A SOLAR REFLECTANCE INDEX OF 78 OR HIGHER ON 90 PERCENT OF THE 27' - 0" EXCEPT FOR SPACES DEDICATED TO MECHANICAL SYSTEMS, VENTS, AND ELEVATOR ENCLOSURES

PROJECT

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

0 4 8 16 32

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REVISION	DATE	REASON FOR ISSUE

ROOF PLAN

LAND USE

DATE 06/07/2023
PROJECT NUMBER 221970

SHEET NUMBER
A2.08

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3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

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REVISION	DATE	REASON FOR ISSUE

EXTERIOR RENDERINGS

LAND USE

DATE 3/13/2023

PROJECT NUMBER 221970

SHEET NUMBER A3.11

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WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

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REVISION	DATE	REASON FOR ISSUE

EXTERIOR RENDERINGS

LAND USE

DATE 3/13/2023

PROJECT NUMBER 221970

SHEET NUMBER A3.12

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GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL.
3. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.
4. ALL FENESTRATION (STOREFRONT AND WINDOW WALL) SHALL BE NFRC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
5. AHJ DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

EAST ELEVATION
1/8" = 1'-0"
0 4 8 16 32

WEST ELEVATION
1/8" = 1'-0"
0 4 8 16 32

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WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

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REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

LAND USE

DATE	PROJECT NUMBER
3/13/2023	221970

SHEET NUMBER
A3.14

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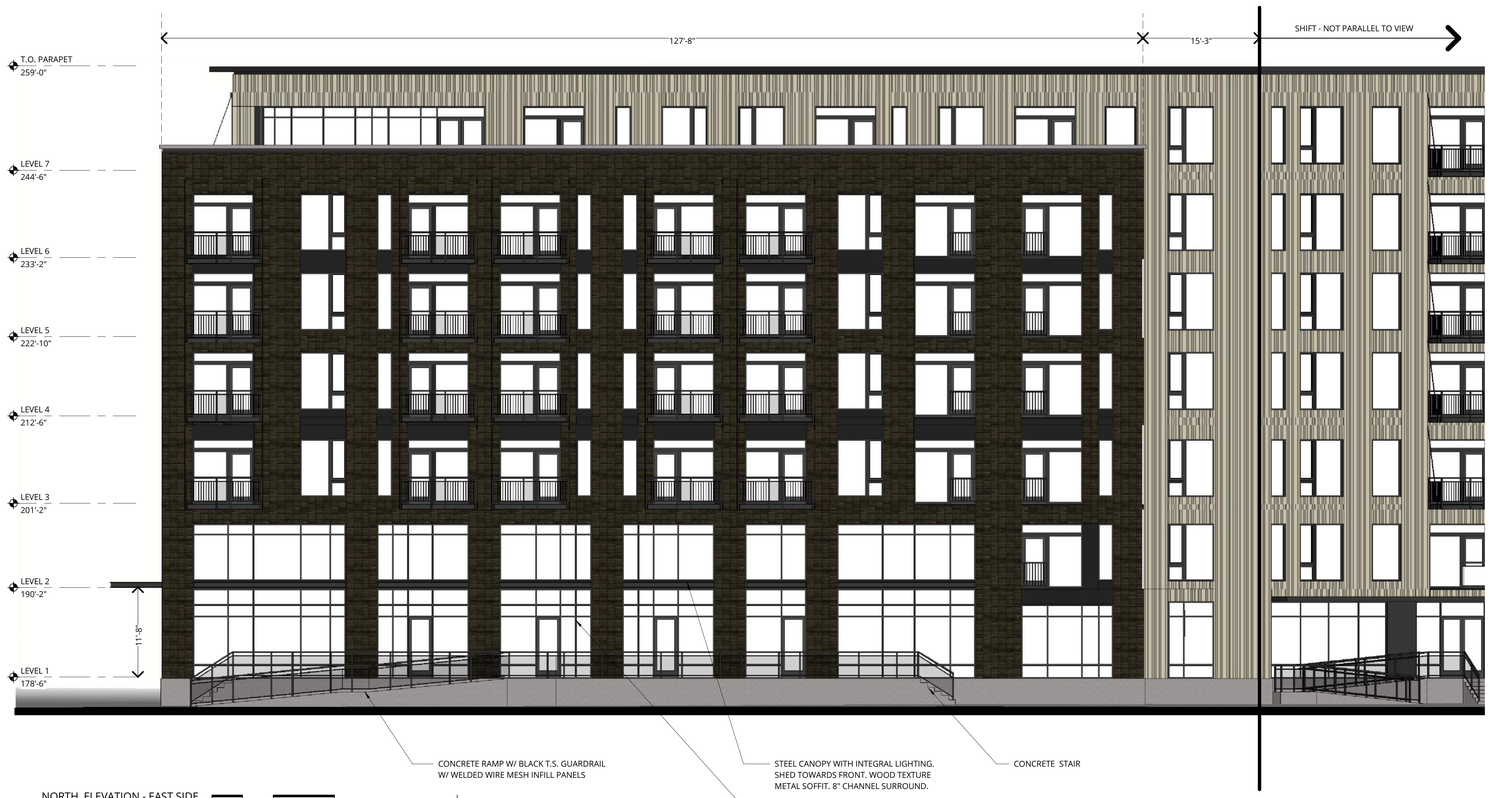

NORTH ELEVATION - EAST SIDE
1/8" = 1'-0"

0 4 8 16 32

NORTH ELEVATION - WEST SIDE
1/8" = 1'-0"

0 4 8 16 32

GENERAL NOTES - EXTERIOR ELEVATIONS

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3. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.
4. ALL FENESTRATION (STOREFRONT AND WINDOW WALL) SHALL BE NFRC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
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WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

CEDARSt

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

LAND USE

DATE 3/13/2023

PROJECT NUMBER 221970

SHEET NUMBER
A3.15

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GENERAL NOTES - EXTERIOR ELEVATIONS

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3. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.
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SOUTH ELEVATION
1/8" = 1'-0"
0 4 8 16 32

COURTYARD SOUTH ELEVATION
1/8" = 1'-0"
0 4 8 16 32

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REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

LAND USE

DATE 3/13/2023
PROJECT NUMBER 221970

SHEET NUMBER
A3.16

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GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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COURTYARD EAST ELEVATION
1/8" = 1'-0"

COURTYARD WEST ELEVATION
1/8" = 1'-0"

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WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

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REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

LAND USE

DATE 3/13/2023

PROJECT NUMBER 221970

SHEET NUMBER
A3.17

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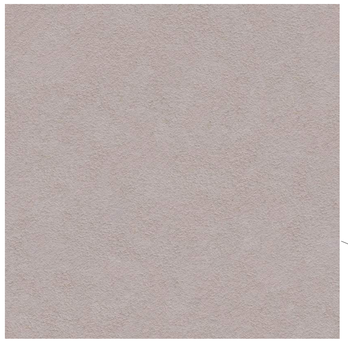
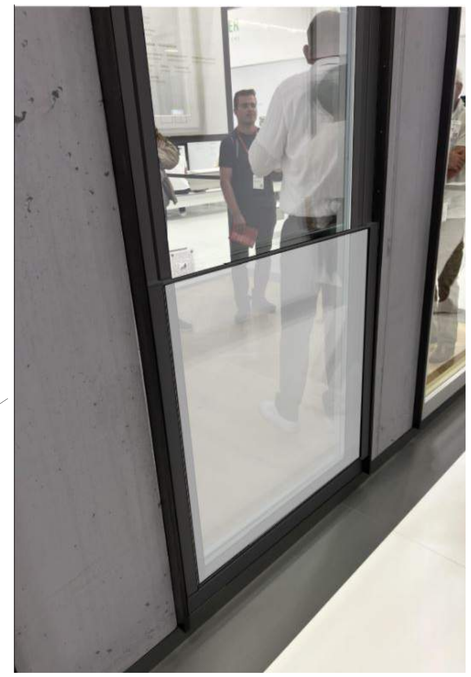
MORIN INTEGRITY WALL RIBBED METAL PANEL SYSTEM PROFILE OPTIONS (COLORS NOT REPRESENTATIVE OF FINAL COLOR SELECTION)

BLACK SHEET METAL



STUCCO - WARM GREY (COLOR T.B.D.)



INTEGRAL ECO WINDOW JULIET RAILING W/ FROSTED GLASS INFILL PANEL

MUTUAL MATERIALS MIDNIGHT SKY FACE BRICK

FUNDRMAX SMOOTH METAL PANEL EXTERIOR SIDING - ENIGMA

BLACK METAL PANEL

CONCRETE

MUTUAL MATERIALS SPLIT FACE CMU - CHARCOAL

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WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

CEDARst

REVISION	DATE	REASON FOR ISSUE

EXTERIOR MATERIALS

LAND USE

DATE 3/13/2023

PROJECT NUMBER 221970

SHEET NUMBER A3.18

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GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL.
3. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.
4. ALL FENESTRATION (STOREFRONT AND WINDOW WALL) SHALL BE NFRC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
5. AHJ DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

EAST ELEVATION
1/16" = 1'-0"
0 8 16 32 64

EAST ELEVATION
17,210 SF PRIMARY 100%

PROJECT TOTALS
64,430 SF PRIMARY 85%
10,710 SF SECONDARY 14%
768 SF ACCENT 1%

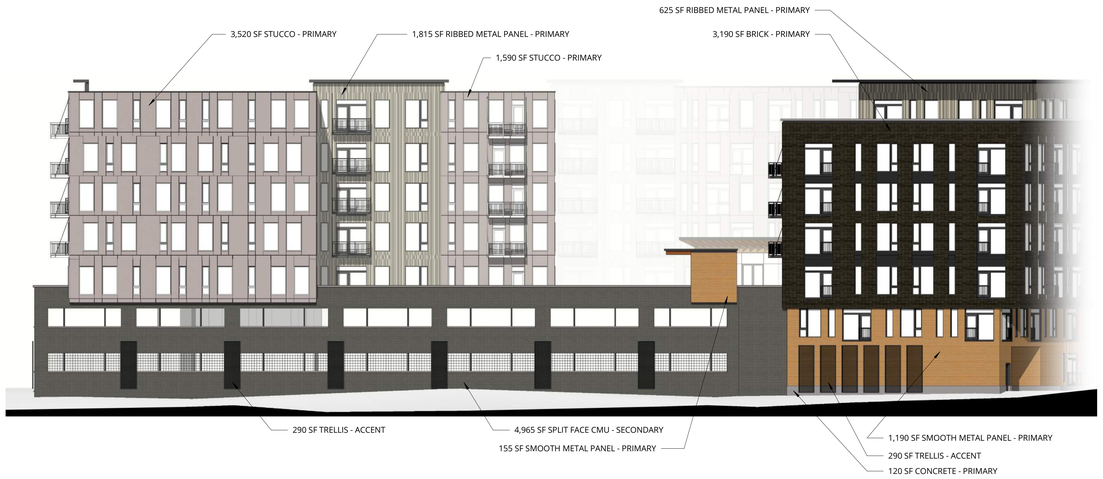
NORTH ELEVATION - EAST SIDE
1/16" = 1'-0"
0 8 16 32 64

NORTH ELEVATION
25,120 SF PRIMARY 94%
1,635 SF SECONDARY 6%

NORTH ELEVATION - WEST SIDE
1/8" = 1'-0"
0 8 16 32 64

WEST ELEVATION
1/16" = 1'-0"
0 8 16 32 64

WEST ELEVATION
9,895 SF PRIMARY 69%
4,110 SF SECONDARY 29%
384 SF ACCENT 2%



SOUTH ELEVATION
1/8" = 1'-0"
0 8 16 32 64

SOUTH ELEVATION
12,205 SF PRIMARY 69%
4,965 SF SECONDARY 28%
384 SF ACCENT 3%

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WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

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REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS - MATERIALS

LAND USE

DATE 3/13/2023
PROJECT NUMBER 221970

SHEET NUMBER
A3.19

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GENERAL NOTES - EXTERIOR ELEVATIONS

1. (AA) REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL.
3. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.
4. ALL FENESTRATION (STOREFRONT AND WINDOW WALL) SHALL BE NFRC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
5. AHJ DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

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

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

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REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

LAND USE

DATE 06/07/2023

PROJECT NUMBER 221970

SHEET NUMBER **A3.20**

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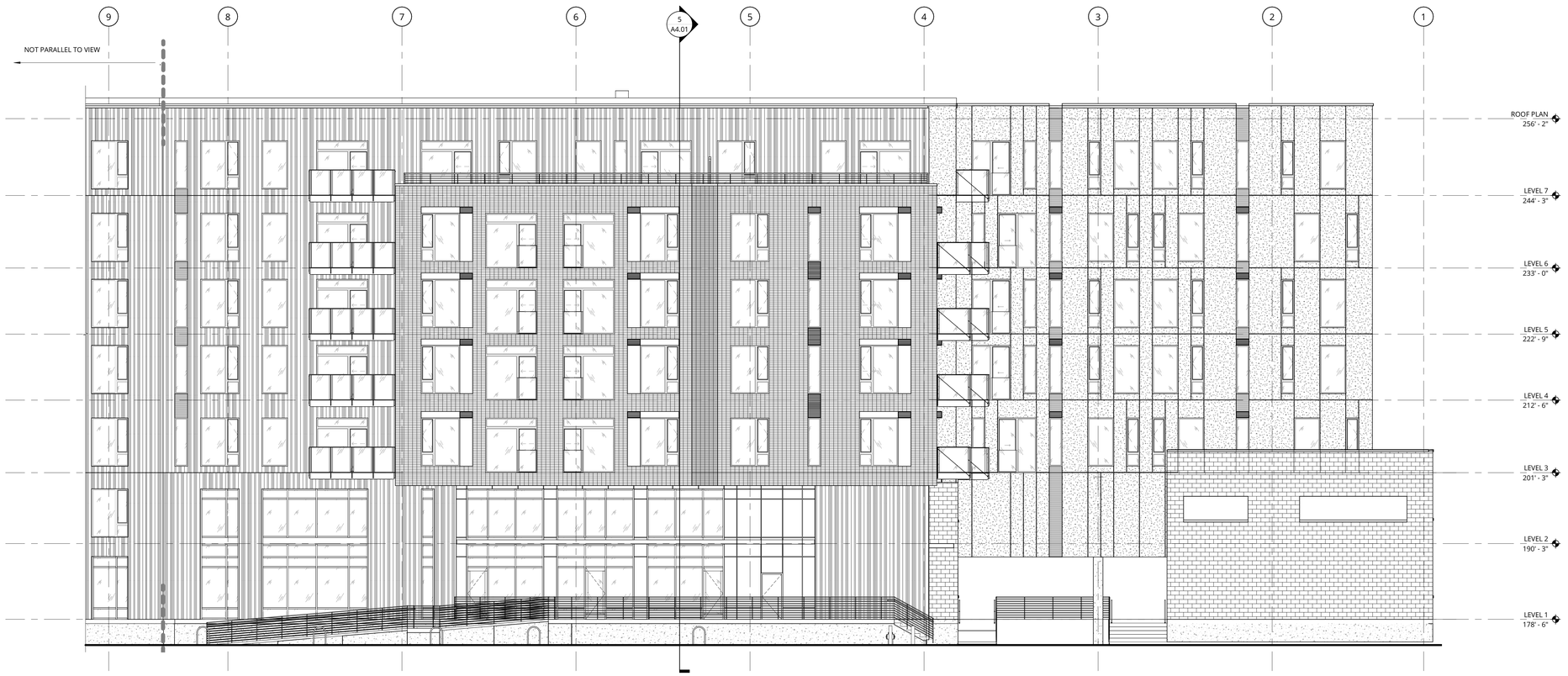
1 NORTH ELELEVATION 4
1/8" = 1'-0"



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

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

LAND USE

DATE 06/07/2023

PROJECT NUMBER 221970

SHEET NUMBER A3.21

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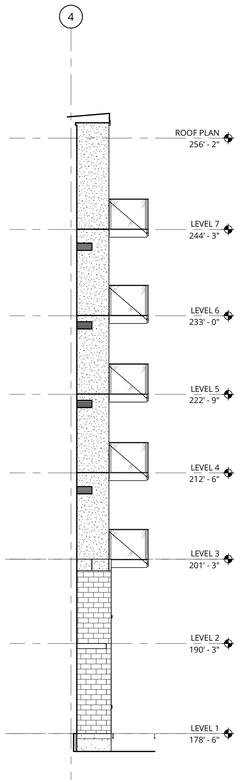
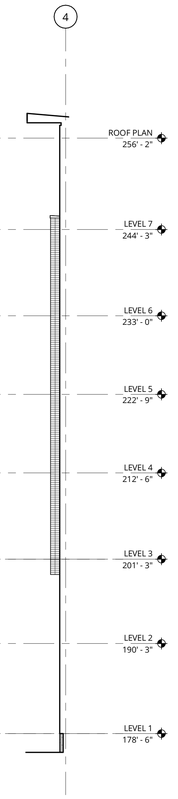
1 SOUTH ELEVATION
1/8" = 1'-0"

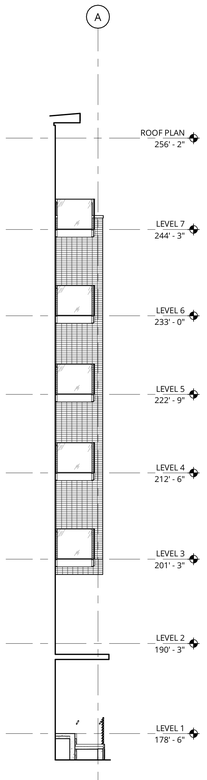
2 SOUTH ELEVATION 2
1/8" = 1'-0"



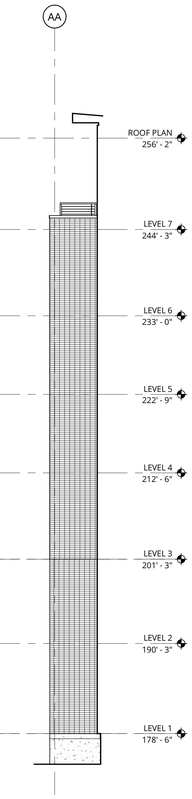
6 WEST ELEVATION 4
1/8" = 1'-0"



7 WEST ELEVATION 5
1/8" = 1'-0"



3 NORTH ELELEVATION 4
1/8" = 1'-0"



4 NORTH ELELEVATION 3
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

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REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

LAND USE

DATE 06/07/2023

PROJECT NUMBER 221970

SHEET NUMBER A3.22

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GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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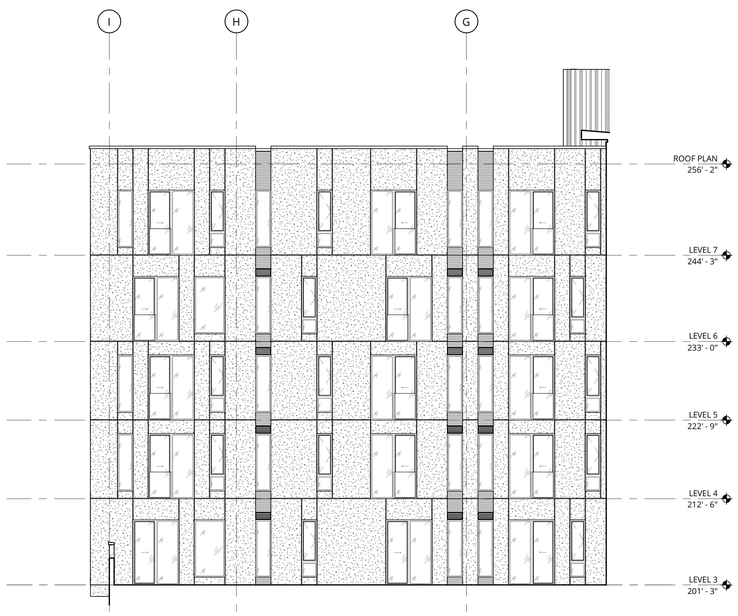
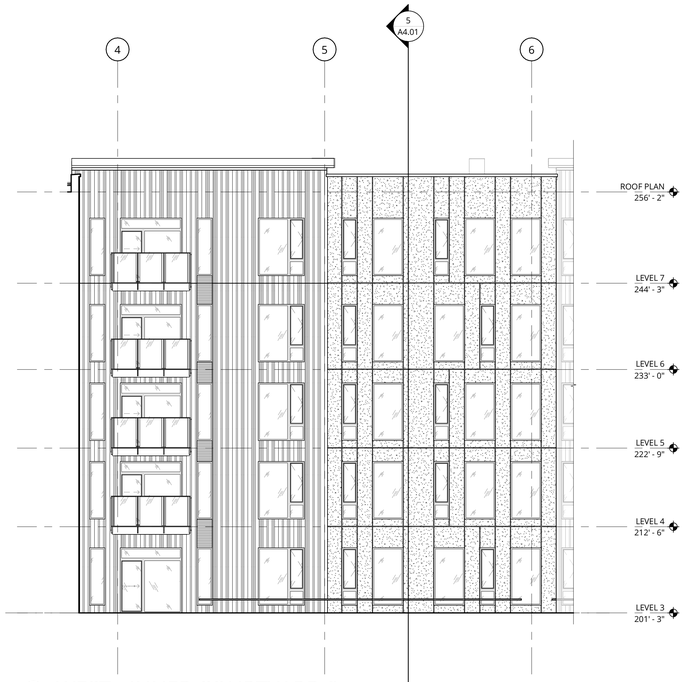
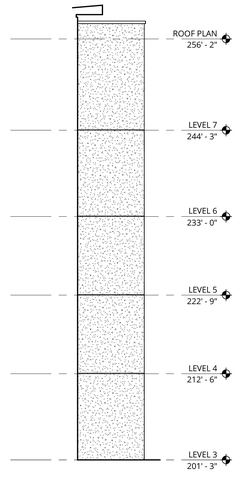


1 WEST - INNER COURTYARD 1
1/8" = 1'-0"

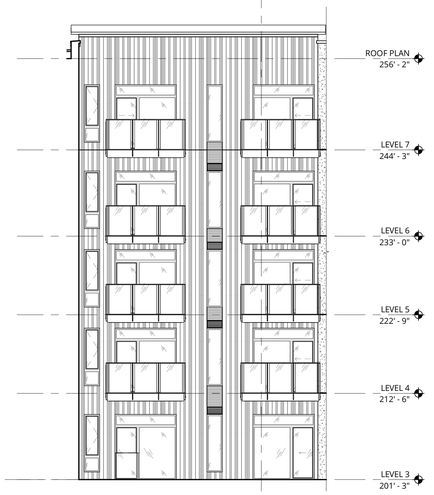


2 WEST - INNER COURTYARD 2
1/8" = 1'-0"

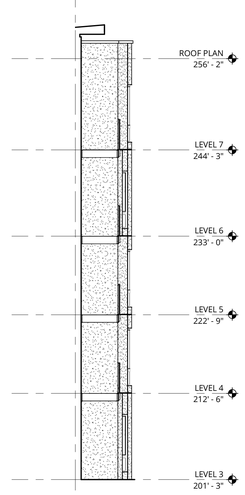


3 WEST - INNER COURTYARD 3
1/8" = 1'-0"

4 WEST - INNER COURTYARD 4
1/8" = 1'-0"



5 NORTH - INNER COURTYARD 1
1/8" = 1'-0"



6 NORTH - INNER COURTYARD 2
1/8" = 1'-0"

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REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

LAND USE

DATE 06/07/2023
PROJECT NUMBER 221970

SHEET NUMBER
A3.23

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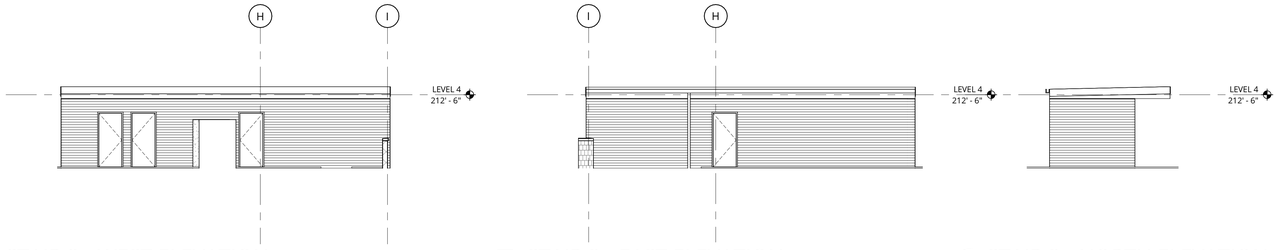
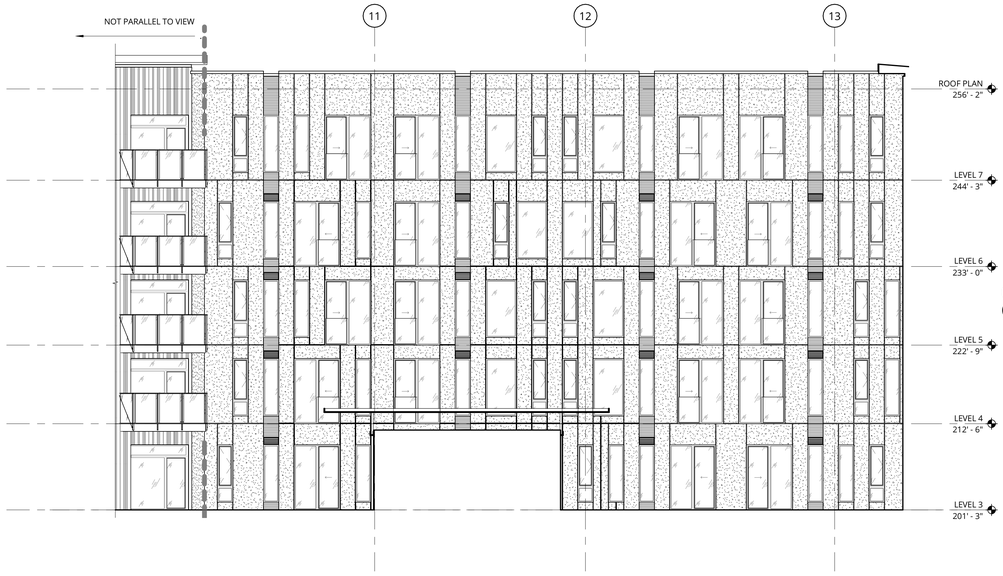


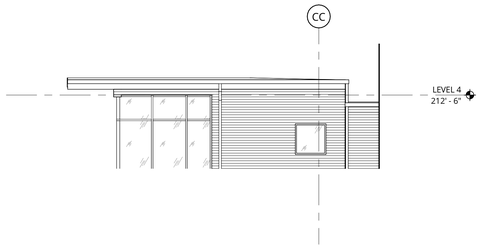
7 STAIR 3 - WEST ELEVATION
1/8" = 1'-0"

5 STAIR 3 - EAST ELEVATION
1/8" = 1'-0"

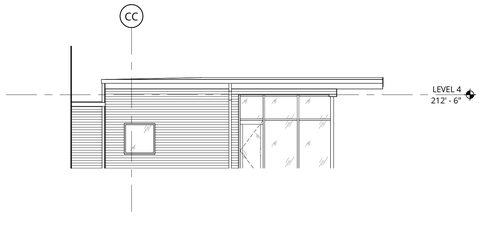
6 STAIR 3 - NORTH ELEVATION
1/8" = 1'-0"



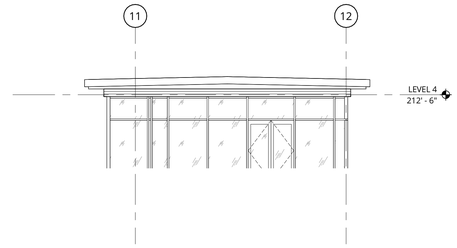
1 NORTH - INNER COURTYARD 3
1/8" = 1'-0"



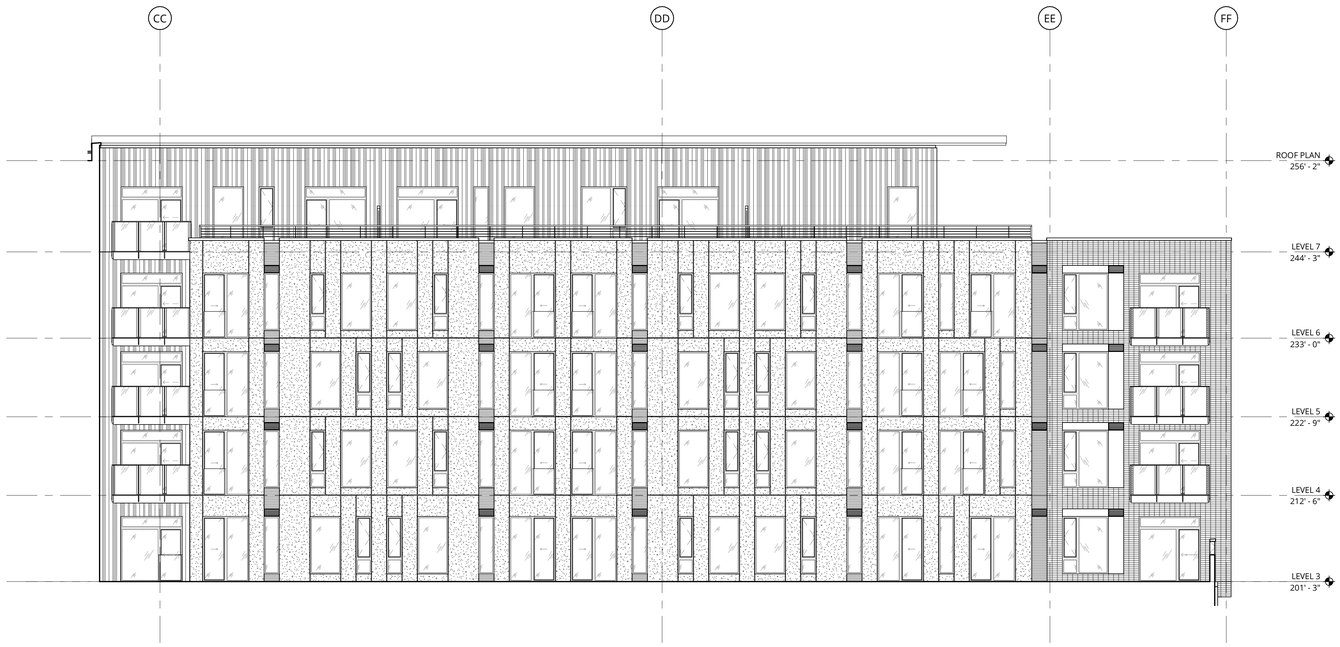
8 CABIN - EAST ELEVATION
1/8" = 1'-0"



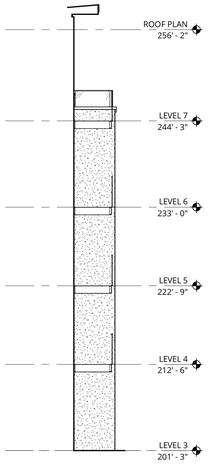
10 CABIN - WEST ELEVATION
1/8" = 1'-0"



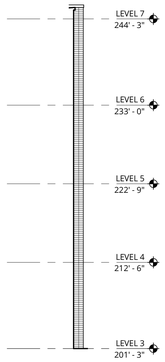
9 CABIN - SOUTH ELEVATION
1/8" = 1'-0"



2 EAST - INNER COURTYARD 1
1/8" = 1'-0"



3 PARTIAL ELEV
1/8" = 1'-0"



4 PARTIAL ELEV
1/8" = 1'-0"

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WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

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REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

LAND USE

DATE 06/07/2023
PROJECT NUMBER 221970

SHEET NUMBER
A3.24

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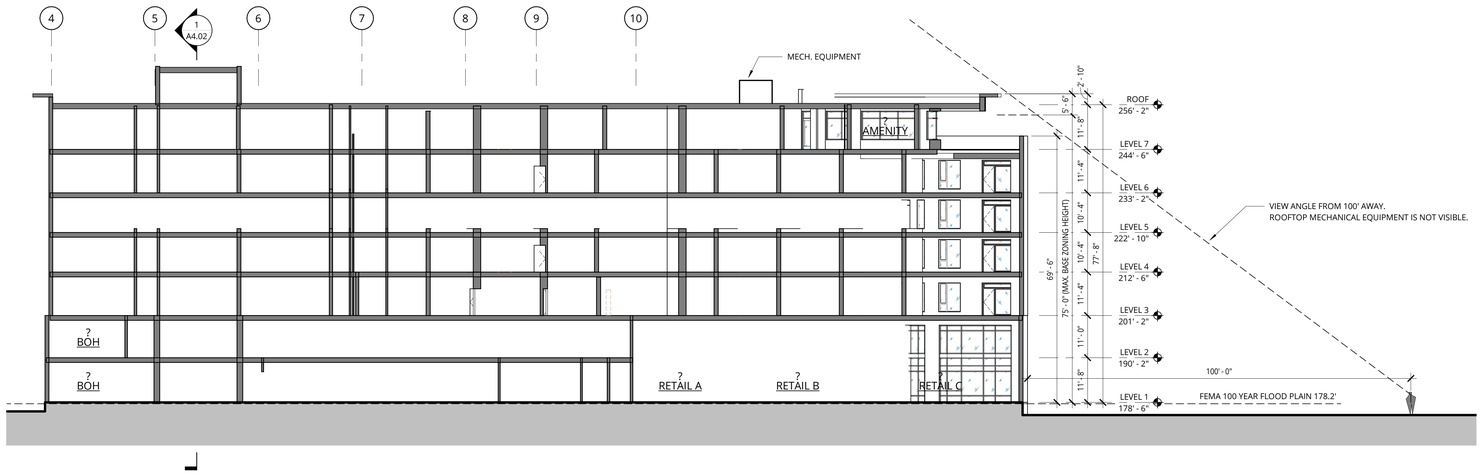
GENERAL NOTES - BUILDING SECTIONS

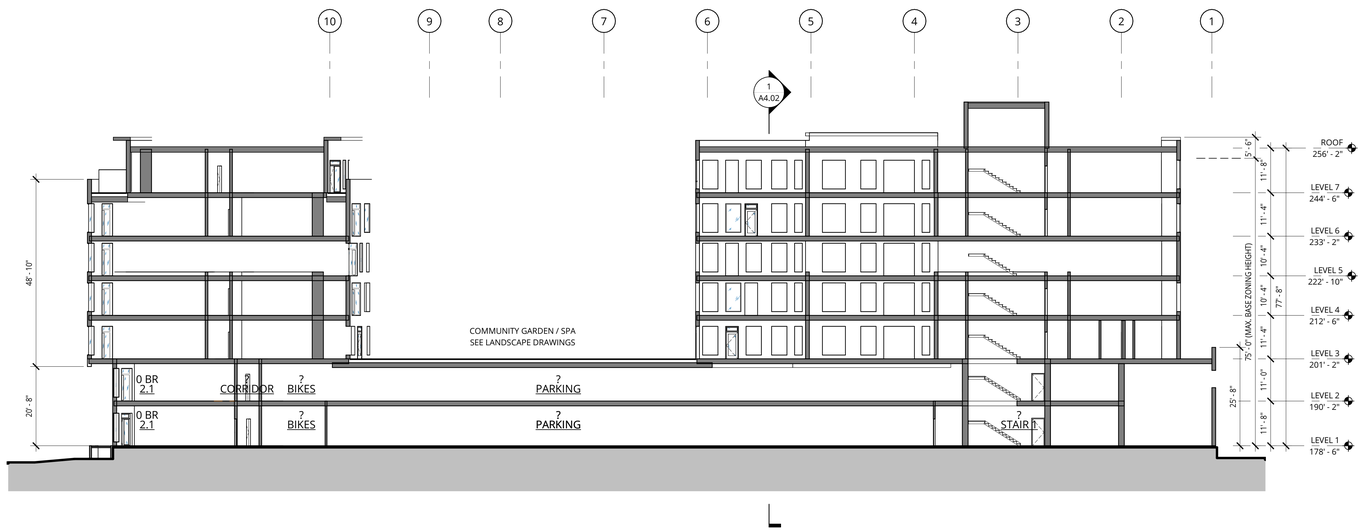
1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR BUILDING DATUM).
3. SEE SHEET ***A12.21*** FOR WINDOW ELEVATIONS / SCHEDULE.
4. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.



1 EAST / WEST SECTION LOOKING NORTH

1/16" = 1'-0"

0 8 16 32 64



2 EAST / WEST SECTION LOOKING SOUTH

1/16" = 1'-0"

0 8 16 32 64

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REVISION	DATE	REASON FOR ISSUE

BUILDING SECTIONS

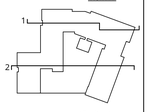
LAND USE

DATE 3/13/2023

PROJECT NUMBER 221970

SHEET NUMBER **A4.01**

NORTH



KEY PLAN

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GENERAL NOTES - BUILDING SECTIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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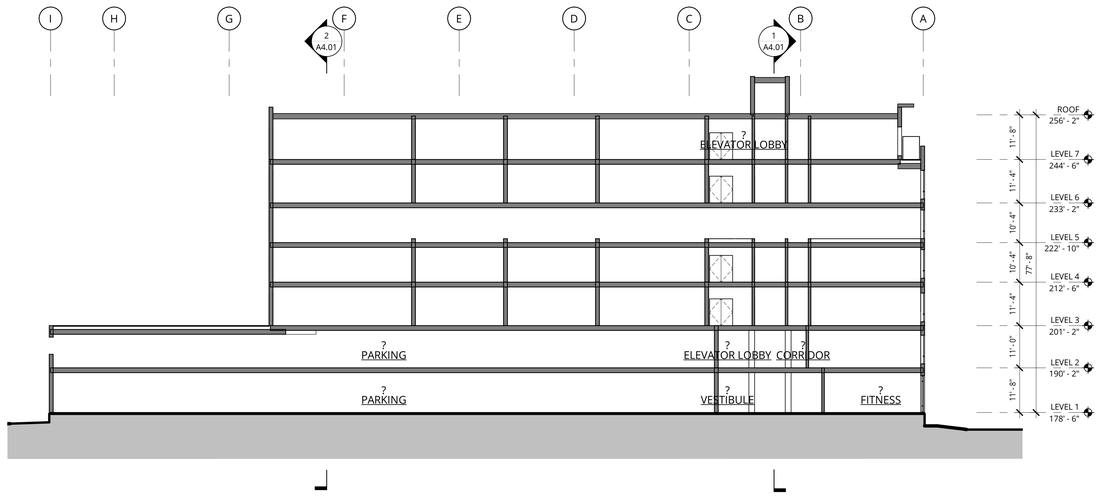
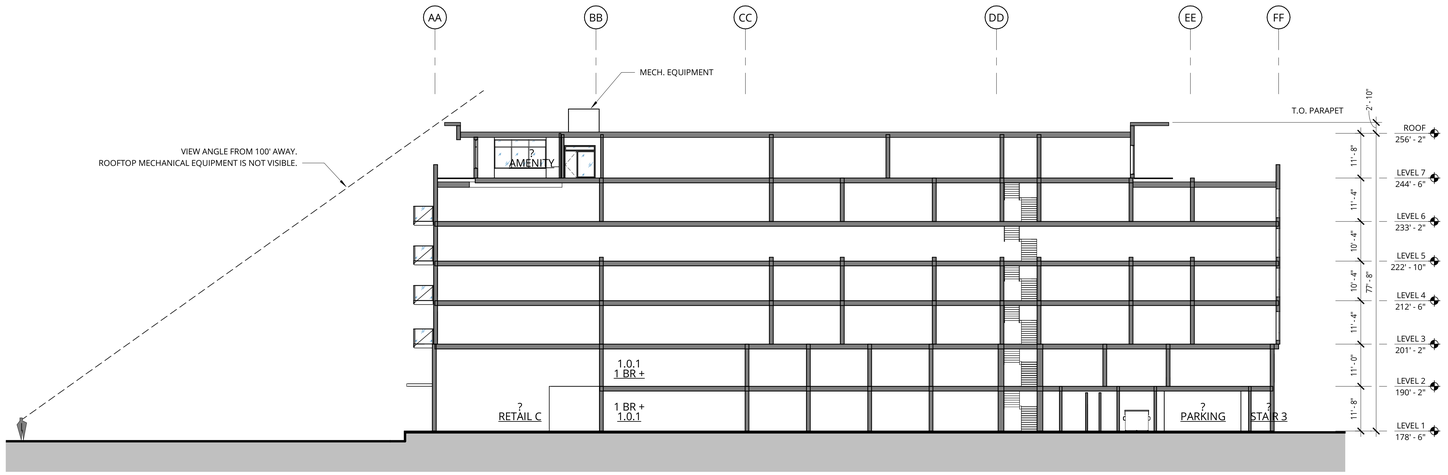


1 NORTH / SOUTH SECTION LOOKING WEST

1/16" = 1'-0"

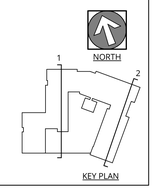
0 8 16 32 64



2 NORTH / SOUTH SECTION LOOKING EAST

1/16" = 1'-0"

0 8 16 32 64



KEY PLAN

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REVISION	DATE	REASON FOR ISSUE

BUILDING SECTIONS

LAND USE

DATE 3/13/2023

PROJECT NUMBER 221970

SHEET NUMBER A4.02