

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 20526	Project Address: 6521-23-25 SE 78th Ave
Hearing Date: 6/12/19	Appellant Name: Gerry Engler
Case No.: B-018	Appellant Phone: 503-227-0440
Appeal Type: building	Plans Examiner/Inspector: John Stelzenmueller, David Bartley
Project Type: commercial	Stories: 2 Occupancy: R-2 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-135775-CO
Plan Submitted Option: pdf [File 1]	Proposed use: 3 attached townhouses

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 2014 302.1.502, 708.4 and 718
Requires	The commercial code sections per OSSC 2014 302.1.502, 708.4 and 718 require 13R fire sprinklers in a R2 occupancy.
Proposed Design	<p>We are asking to revise the original permit from the commercial permit error to the townhouse project by simply adding 2-hour fire partitions per the attached 2-hour wall details and delete the sprinklers.</p> <p>The commercial code sections per OSSC 2014 302.1.502, 708.4 and 718 require 13R fire sprinklers in a R2 occupancy. We should be allowed to do a revision to the approved commercial permit to use ORSC 2014 code section R302.2, 2 & 3. We can use the 2-hour fire partition walls allowed in a townhouse project to eliminate the fire sprinklers and hydrant.</p>
Reason for alternative	<p>Owners/Applicants Narrative RE: code appeal.</p> <p>6521-23-25 SE 78th. Permit 17-135775-000-00-CO</p> <p>Request: To qualify/build the party walls between the units as 2-hour walls and eliminate the fire sprinkler system.</p> <p>This appeal should be granted since the issue was is merely been created by paperwork and is not a real deviation from the code.</p> <p>The 2011 Oregon Residential Specialty Code (the code at the time this plan was submitted for building permits) has a definition for a Townhouse and this project fits that definition.</p> <p>Section R.302.2.2 & 3 allow construction without a fire sprinkler system if the units are separated by a 2-hour wall. This unit contains a 2-hour wall based on the design and layers of drywall but it is mis- labeled a 1-hour wall. (WP 3110) A diagram of a 2-hour wall is attached (UL U334) and our diagram exceeds the specifications of that wall even though our wall in the plan is called out a</p>

1-hour wall. We propose building UL U334.

History:

The owner was misled by the City intake staff when they insisted the triplex be submitted as a commercial project rather than the residential town house project that it is. This has caused needless expense on the thousands of dollars due to the commercial code requiring 13R fire sprinklers and a new fire hydrant.

On 03-30-17 this plan was submitted to the city. At the second screen we were asked if we wanted to process this as a 1-2 family townhouse. I said yes but that the units were not rowhouses with property lines. The intake person checked with a superior and was told emphatically NO. No property lines mean this is a commercial 3-plex. In my ignorance and relying on the city staff's expertise I submitted as a commercial 3-plex. This created a whole host of escalating issues and requirements, including the need to provide fire sprinklers to the building.

On or just prior to 8-24-18 as we were trying to get the permit issued, we were told that the fire marshal's office had not completely signed off. We met with Jeff Herman, the fire marshal on duty, for corrections and a sign off. He asked us why we were even fire sprinkling the building??? I told him because it was not a rowhouse with property lines and we were told we had to. He replied that he has regularly seen townhouses without property lines approved without fire sprinklers.

We checked with fire-life-safety and they told us that Jeff Herman was wrong. We asked to double check. They asked a senior plans examiner and that person told them that there was no way that this building was exempt from all the commercial requirements including a fire sprinkler system. They were all wrong and Jeff Harmon was right. Only in the last couple of months and after looking at the plans of similar projects I found out about "Townhouse" construction without property lines. (See city stamp from plan excerpt of a similar 3-unit building.)

This problem was created solely by our ignorance and the city's mis-information. This adjustment complies completely with the spirit of the code as outlined in 302.2.

This adjustment should be granted. Attachments:

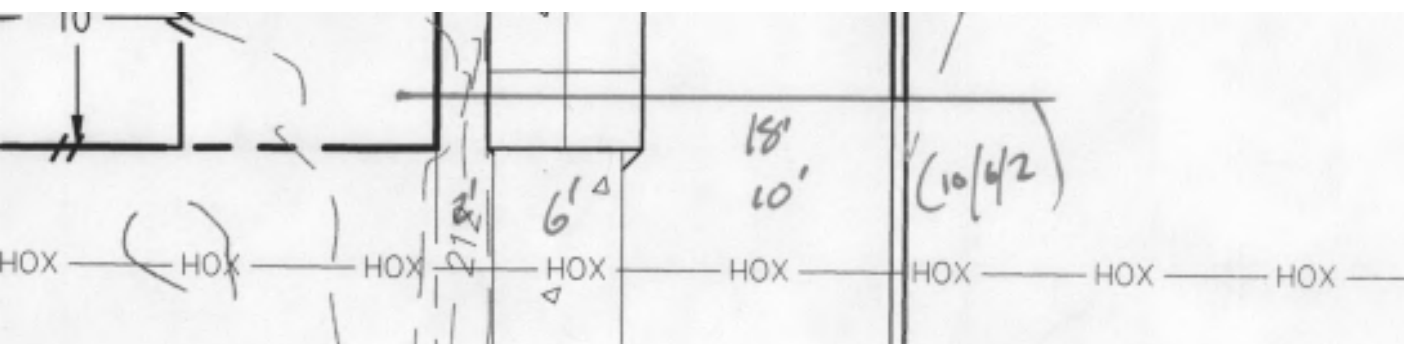
- City stamp from plan excerpt of a similar 3-unit building.
- Plan excerpt. Detail WP 3110
- Wall detail UL U334

APPEAL DECISION

Change of permit type from commercial to residential: Denied. Proposal does not provide equivalent Life Safety protection.

Appellant may contact John Butler (503 823-7339) with questions.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



TOWNHOUSE CONSTRUCTION

Each townhouse shall be considered a separate building and shall be separated by a 2-hour fire-resistive rated wall assembly. Utilities serving a townhouse shall not run beneath another townhouse. Through penetrations in fire-resistive exterior walls, privacy walls, and individual townhouse separation walls are not permitted. Per ORSC 2001 Sec. 302.2, 302.2.1.2 and 302.4.1.

THE EXISTENCE AND UTILITIES OR STRUCTURES OBTAINED BY A SEARCH OF THE BEST OF OUR KNOWLEDGE, EXCEPT THOSE SHOWN ON THIS PLAN, IS REQUIRED TO TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE UTILITY AND THE CONTRACTOR FURTHER ASSUMES RESPONSIBILITY FOR THE PROTECTION OF STRUCTURES SHOWN ON THIS PLAN.

Street Tree Requirements:
 Upper Street Trees Required.
 Urban Forestry guidelines.
 733 for more information.

GA FILE NO. WP 3110

GYPSTUM WALLBOARD, RESILIENT CHANNELS,
MINERAL FIBER INSULATION, WOOD STUDS

RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO "ONE SIDE" OF 2x4 WOOD STUDS 16" WITH 1" TYPE "S" DRYWALL SCREWS. BASE LAYER 5/8" TYPE "X" GYPSTUM WALLBOARD OR GYPSTUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE "S" DRYWALL SCREWS 12" O.C. FACE LAYER 5/8" TYPE "X" GYPSTUM WALLBOARD OR GYPSTUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 3/4" DAUBS OF ADHESIVE 12" O.C. VERTICALLY AND HORIZONTALLY.

OPPOSITE SIDE: BASE LAYER 5/8" TYPE "X" GYPSTUM WALLBOARD OR GYPSTUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 5d COATED NAILS, 1-5/8" LONG, 0.086" SHANK, 15/64" HEADS, 32" O.C. SECOND LAYER 1/2" TYPE "X" GYPSTUM WALLBOARD OR GYPSTUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 8d COATED NAILS, 2-3/8" LONG, 0.113" SHANK, 9/32" HEADS, 12" O.C. FACE LAYER 1/4" REGULAR GYPSTUM WALLBOARD APPLIED PARALLEL TO STUDS WITH 3/4" DAUBS OF ADHESIVE 12" O.C. VERTICALLY AND HORIZONTALLY. 2" GLASS FIBER INSULATION, 0.90 PCF, STAPLED TO THREE LAYER SIDE IN STUD SPACE.

JOINTS STAGGERED 16" EACH LAYER AND SIDE (LOAD BEARING)

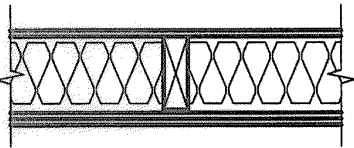
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A3

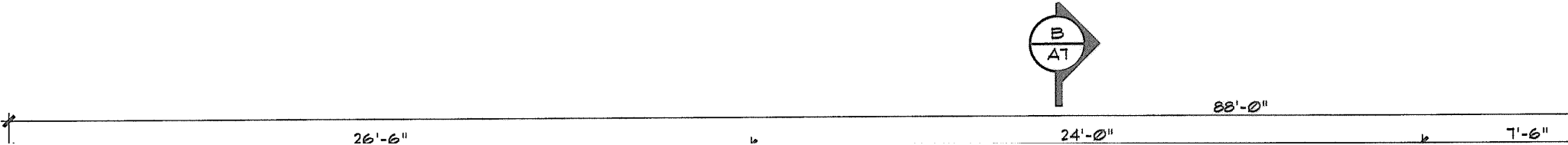
FIRE PARTITION

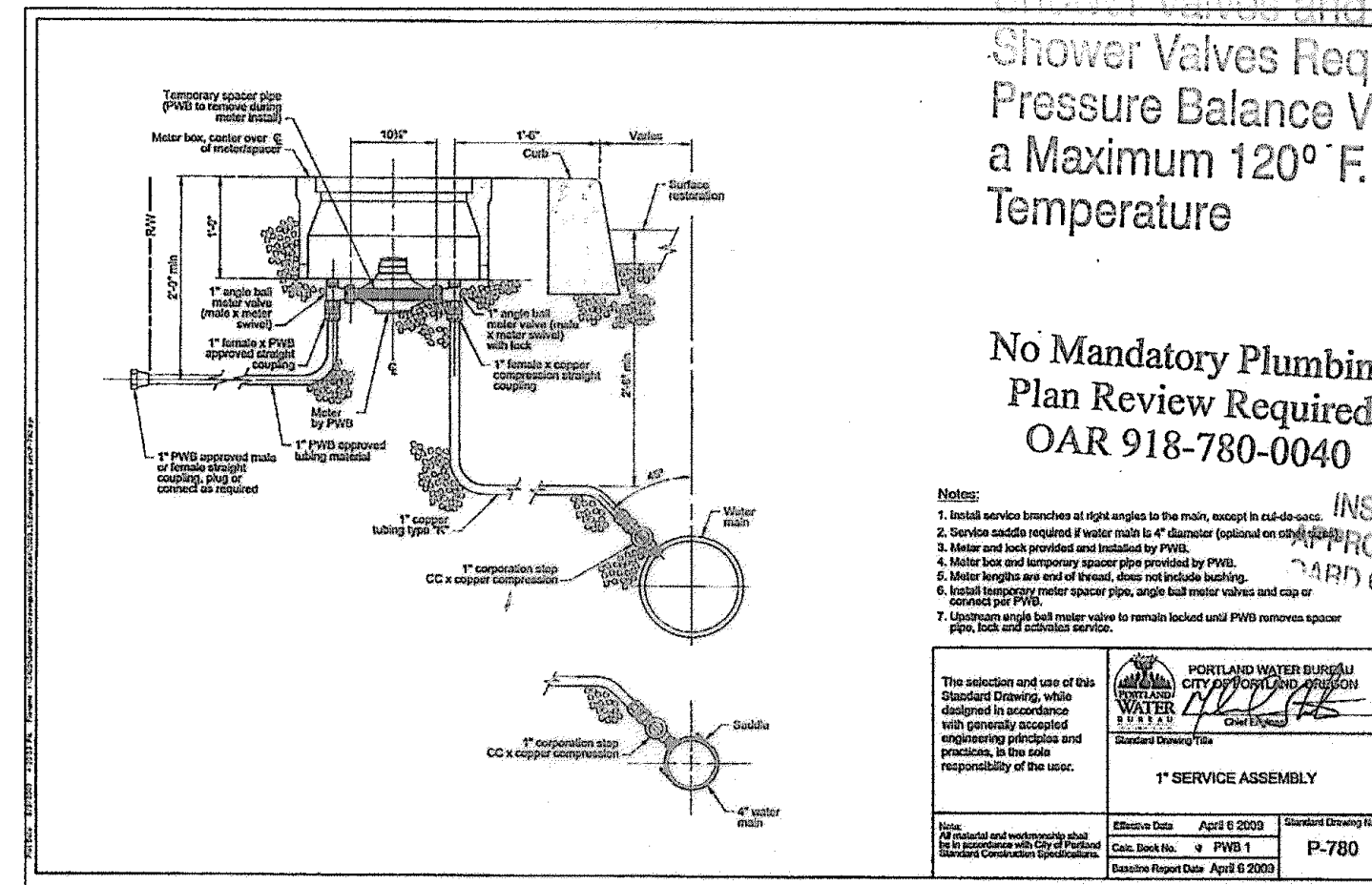
* REFER TO CONNECTIONS DETAIL 7/A10

1 HOUR FIRE 55 to 59 STC SOUND



THICKNESS:	6-3/4"
APPROX. WEIGHT:	2 PSF
FIRE TEST:	UL R3660-2, 12-3-68, UL DESIGN U313,
SOUND TEST:	RAL TL69-286, 620-68 (REV. 9-4-68)



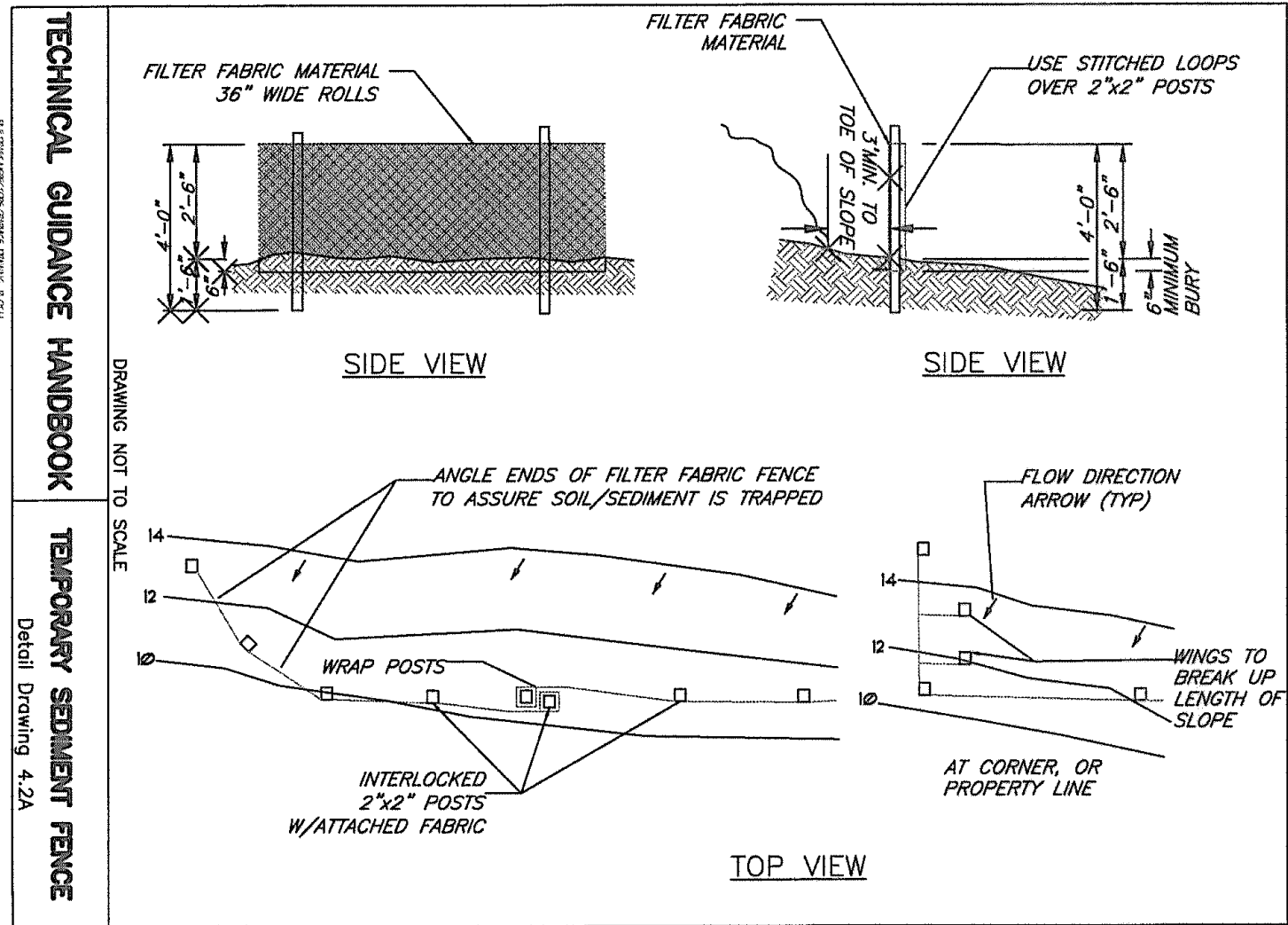


FIRESTOPPING NOTE:
THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED, AND THE LIST OF APPROVAL INFORMATION (I.E. UL, ICC OR OTHER APPROVED REPORT/LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

APPROVED
Urban Forestry

DOMESTIC (3) 1" DIA. WATER
W/ 3/4" METER BY FWB UNDER
E PERMIT. MUST COMPLY WITH
ICABLE WATER BUREAU
TION REQUIREMENTS, REFER TO
IAO





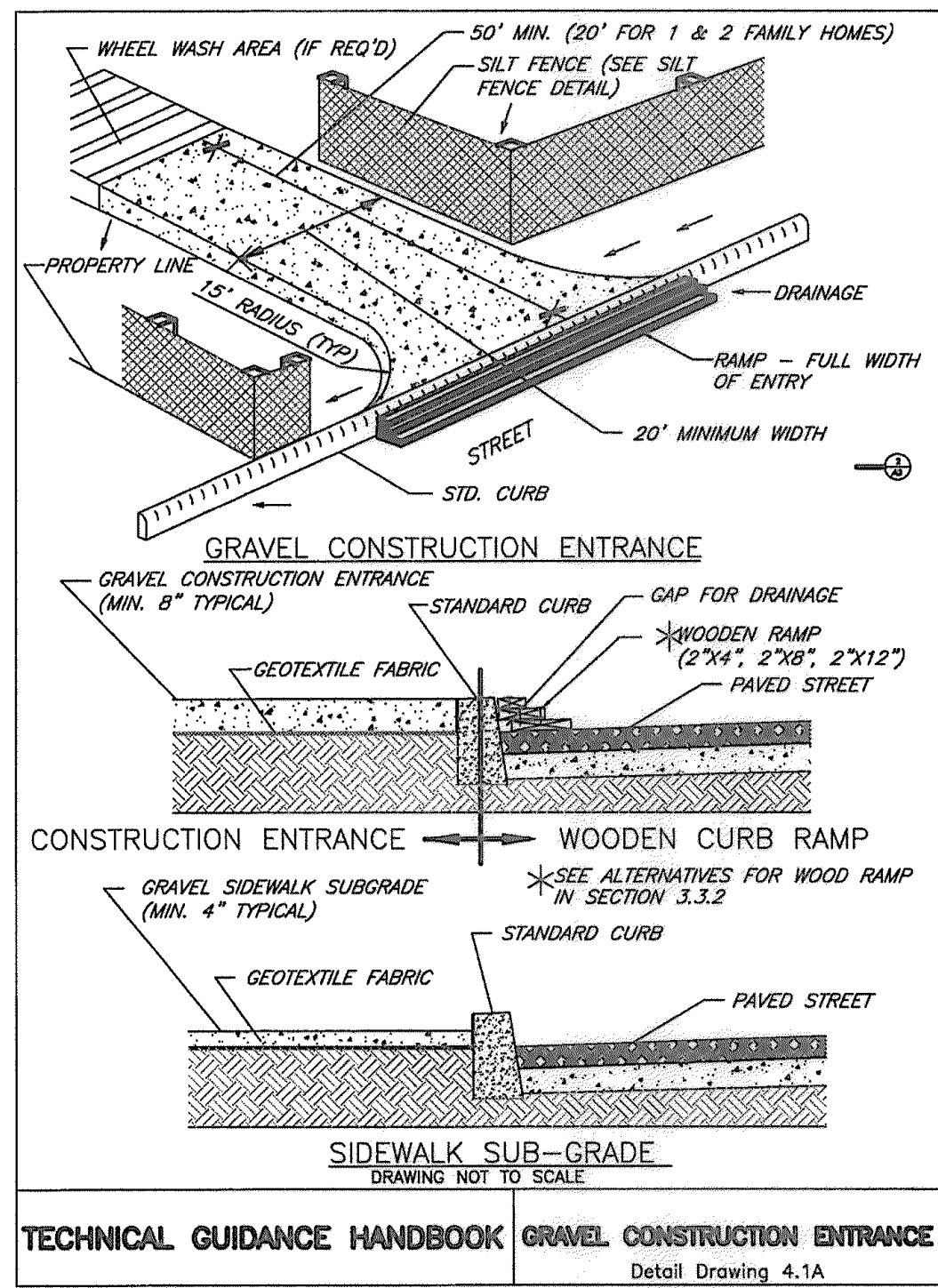
1
A0.1

SILT FENCE DETAIL

NO SCALE:

BES Pollution Prevention:
If any de-watering is proposed to be discharged into a City sanitary or storm sewer system, pre-authorization MUST be obtained from the BES Pretreatment of Stormwater Programs. Call 503-823-7122 for more information.

BES Pollution Prevention:
Approved By: Q. Anderson Date: 9-21-17
By S. Long 8-22-18



2
A0.1

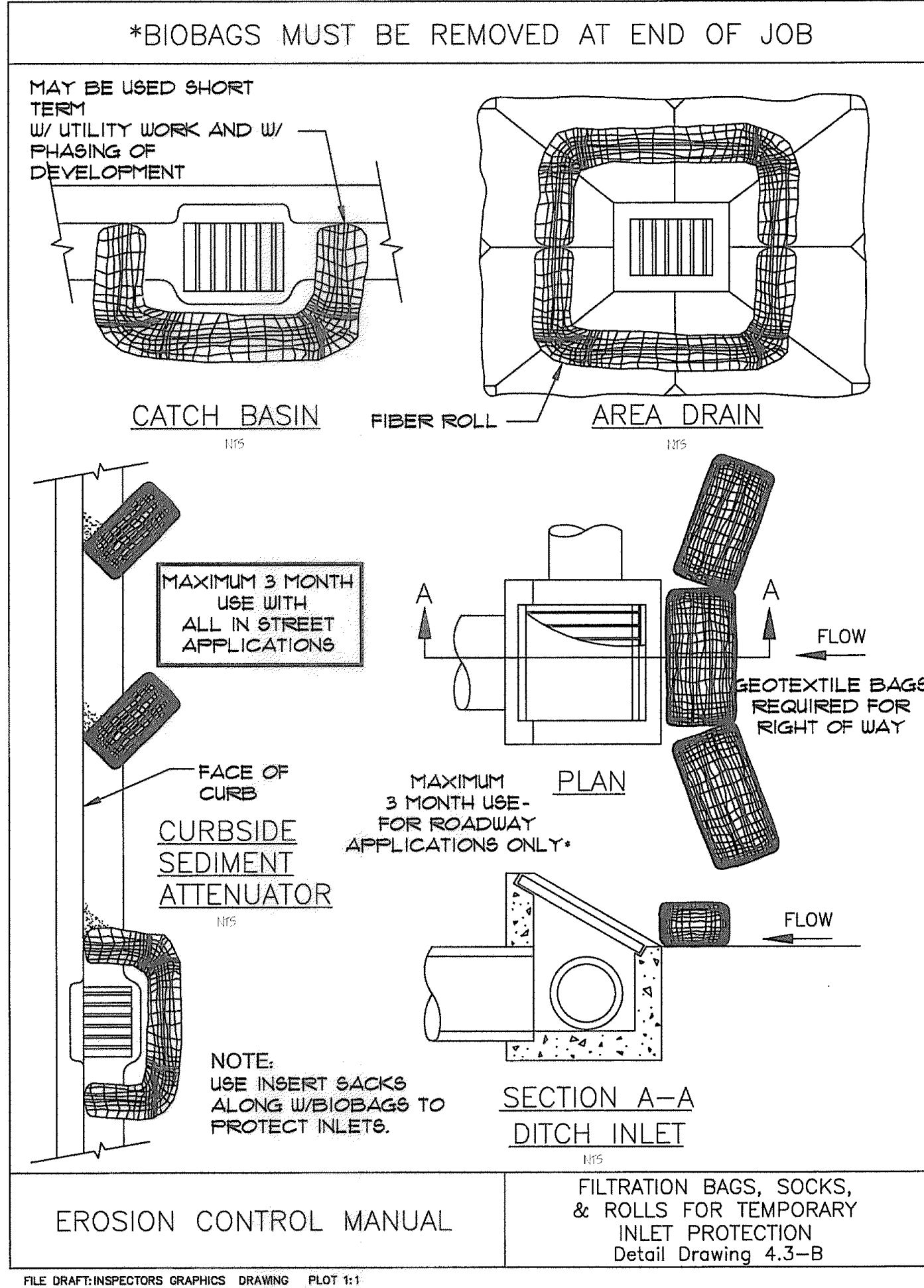
CONSTRUCTION ENTRANCE

NO SCALE:

TECHNICAL GUIDANCE HANDBOOK

GRAVEL CONSTRUCTION ENTRANCE

Detail Drawing 4.1A

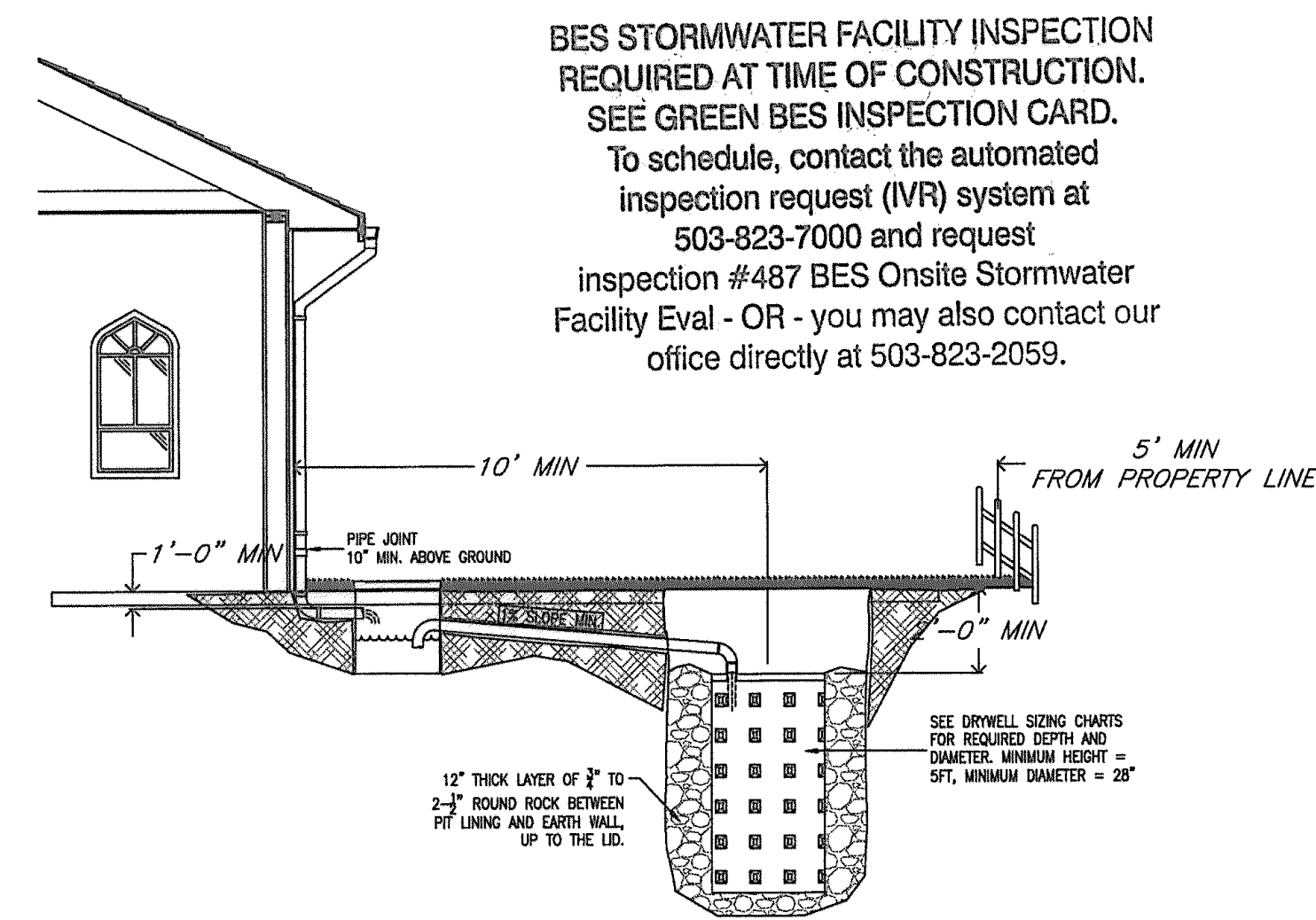


3
A0.1

EROSION CONTROL

NO SCALE:

FILE DRAFT:INSPECTORS GRAPHICS DRAWING PLOT 1:1



- Provide protection from all vehicle traffic, equipment staging, and foot traffic in proposed infiltration areas prior to, during, and after construction.
- Siting criteria: Gravelly sand, gravelly loamy sand, or other equally porous material must occur in a continuous 5' deep stratum within 12' of the ground surface.
- Sizing: Exhibit 2-36 is used to appropriately size the drywell(s) based on the amount of impervious area that each drywell is designed to manage. This chart shall be used as guidance, is based on field experience, and should be used as minimums only.
- Drywell shall not be installed where base of facility has less than 10' of separation to water table.
- Top of drywell must be below lowest finished floor.
- Setbacks (from center of facility):
 - 10' from foundations
 - 5' from property lines
 - 20' from cesspools.
- Piping shall be ABS SCH40, cast iron, or PVC SCH40, 3" pipe must be used for up to 1500sf of impervious area, otherwise 4" minimum. Piping must have 1% grade and must follow current Uniform Plumbing Code.

Exhibit 2-36: Drywell Sizing Table

Base gravel has been placed by BES for each infiltration of stormwater. The following chart shall be used to select the number and size of drywells. Dry basins are acceptable.

Area (sq-ft)	24" Diameter Drywell Depth			48" Diameter Drywell Depth		
	5'	6'	8'	5'	6'	8'
1000						
2000						
3000						
4000						
5000						
6000						
7000						
8000						
9000						
10000						
11000						
12000						
13000						
14000						
15000						
16000						
17000						
18000						
19000						
20000						

DRAWING NOT TO SCALE -

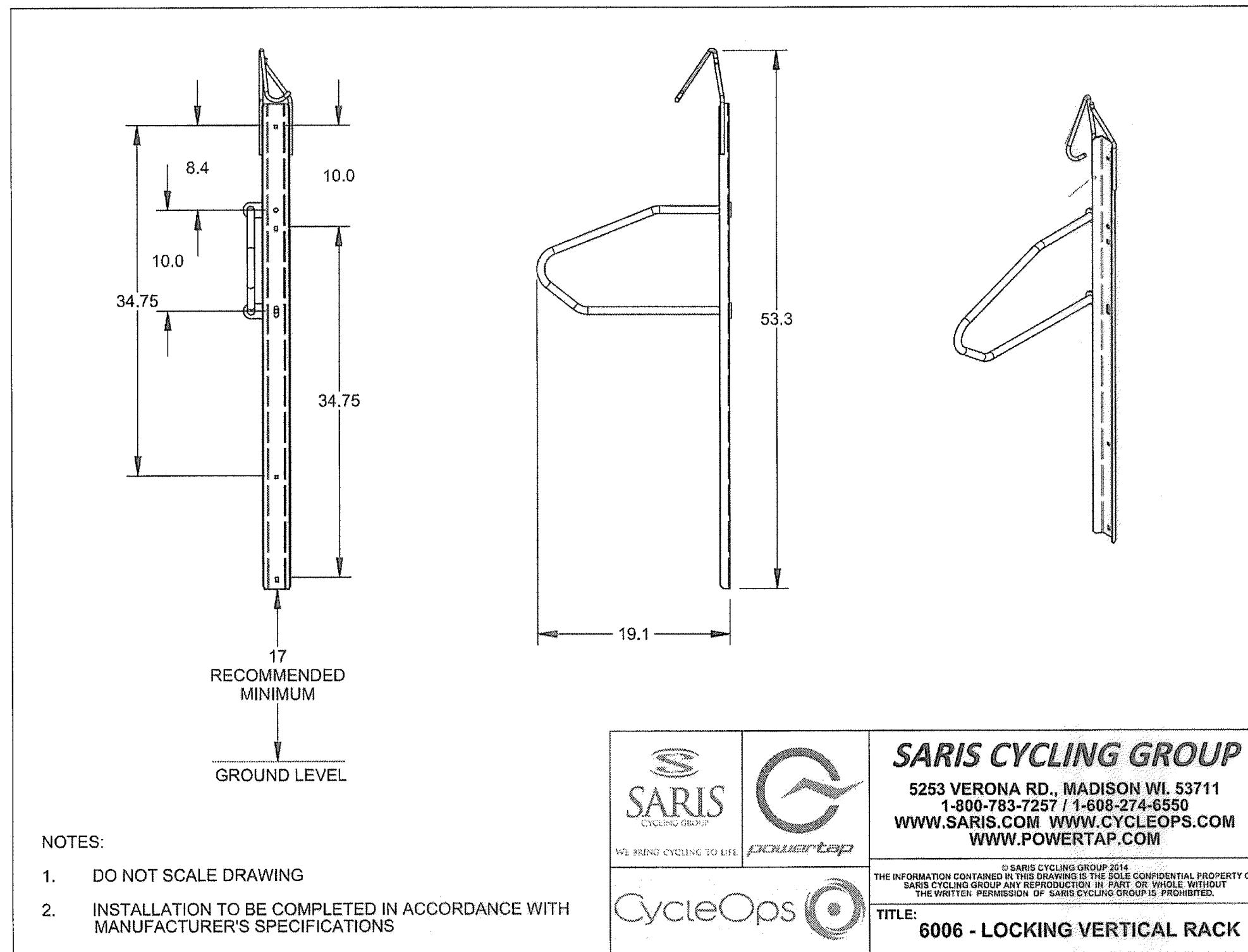
STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS	
Simplified / Presumptive Design Approach - Drywell	
FIGURE	NUMBER
	A0.1 - SITE PLAN

Bureau of Environmental Services

4
A0.1

DRYWELL DETAIL

NO SCALE:



5
A0.1

INDOOR BIKE RACK DETAIL

NO SCALE:

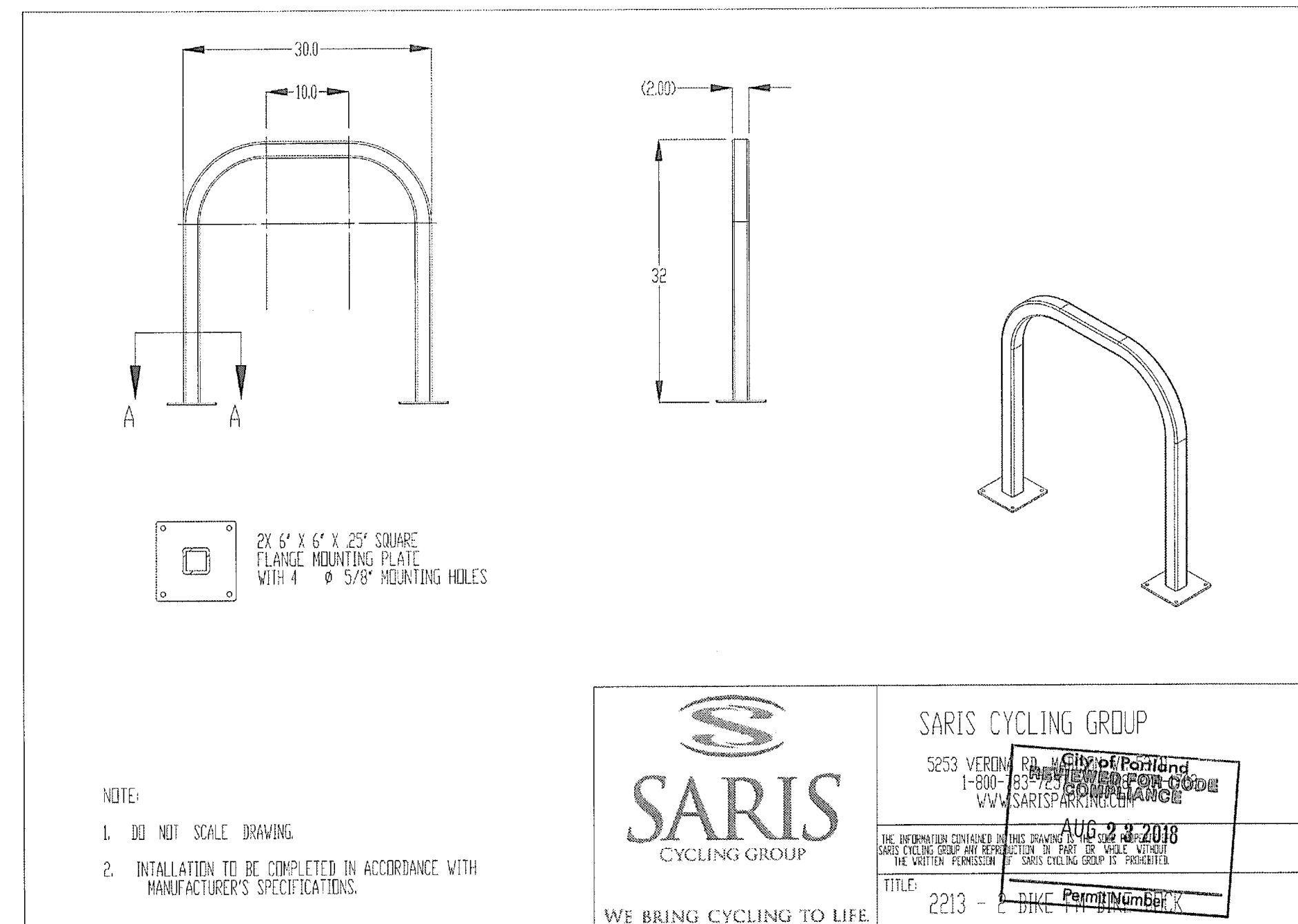
SARIS CYCLING GROUP
5253 VERONA RD., MADISON WI. 53711
1-800-783-7257 / 1-608-274-6550
WWW.SARIS.COM WWW.CYCLEOPS.COM
WWW.POWERTAP.COM

CycleOps

POWERtap

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE CONFIDENTIAL PROPERTY OF SARIS CYCLING GROUP AND REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF SARIS CYCLING GROUP IS PROHIBITED.

TITLE: 6006 - LOCKING VERTICAL RACK



6
A0.1

OUTDOOR BIKE RACK DETAIL

NO SCALE:

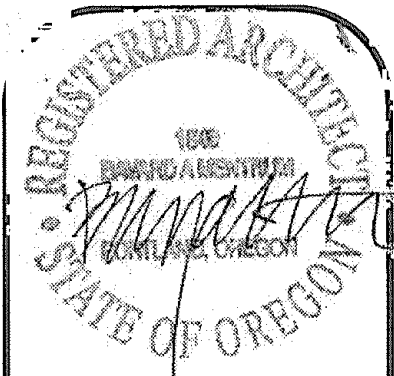
SARIS CYCLING GROUP
5253 VERONA RD., City of Portland
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WWW.SARIS.COM

City of Portland
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TITLE: 2213 - 2 BIKE HITCH RACK

Permit Number: AUG 23 2018



REVISIONS:

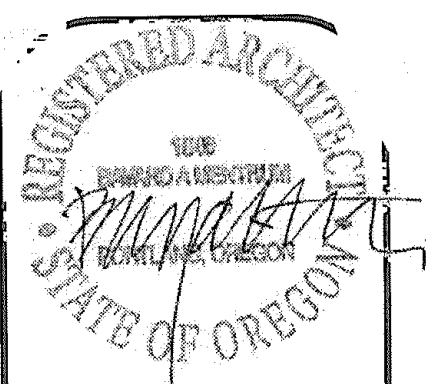
NO.	DESCRIPTION

6515 S.E. 78th AVE.
PORTLAND, OREGON

MENTRUM
ARCHITECTURE
INCORPORATED
11860 S.E. MORRISON
ST.
PORTLAND, OR.
97216
PHONE:
971-270-9663

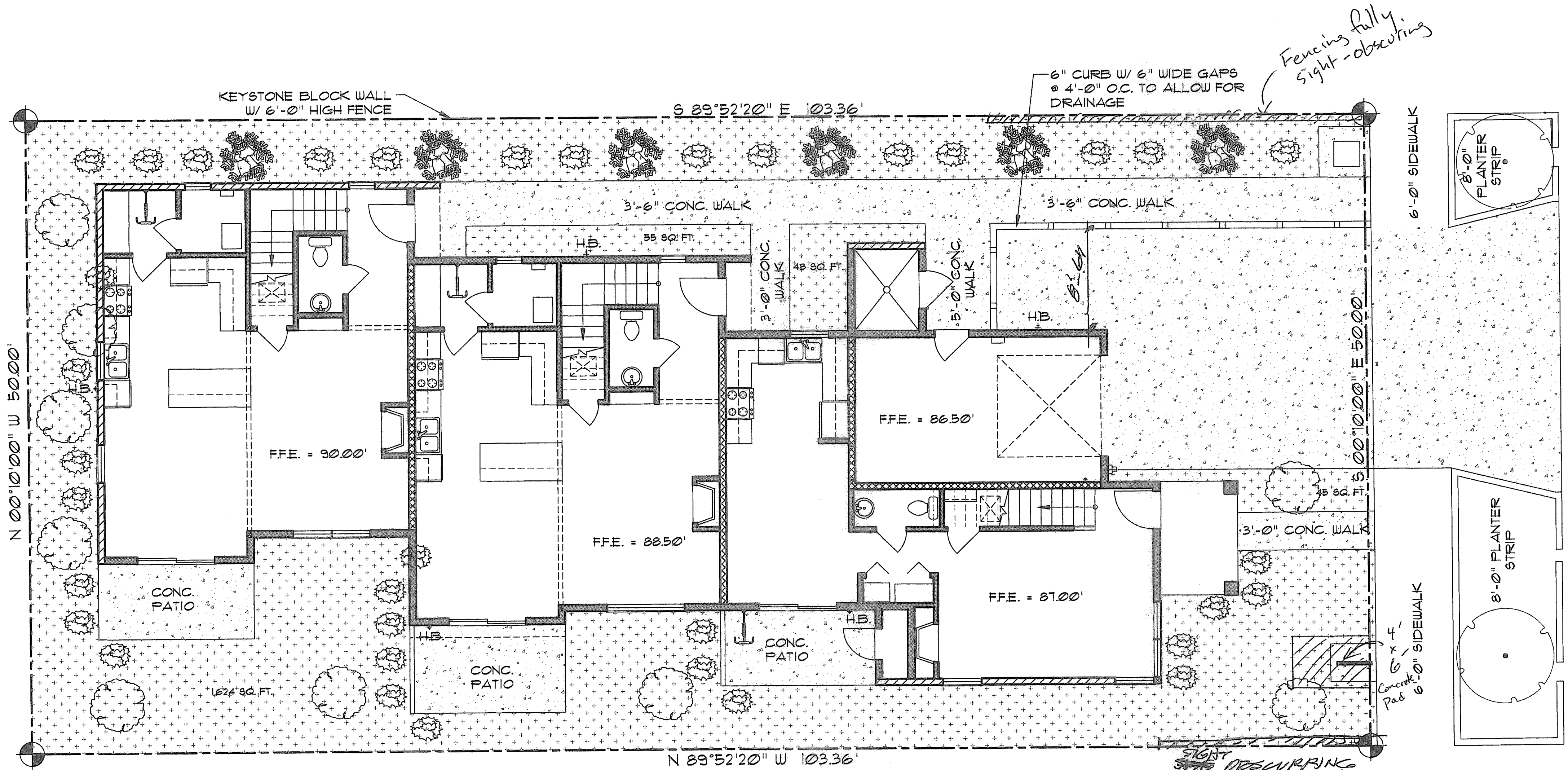
DRAWN BY: PETE WILSON
DATE: 9/26/17
SHEET NO:

A0.1
OF 11



REVISIONS:	

This plan matches that approved by Planning
and includes all notes from other reviews
J. Novak 8-29-17
(name) (date)
By B. Luy 8-23-18



- LANDSCAPE NOTES:**
IRRIGATION: HAND WATERED BY HOSE
TREES:
WEST SIDE
RED MAPLE 2" CALIPER "ACER RUBRUM" @ 15' O.C., 15%
NORTH SIDE
GINKGO MAIDEN HAIR TREE "GINKGO BILOBA" @ 5' O.C., 15%
SOUTH SIDE
LINDEN LITTLE LEAF "TILIA CORDATA" 20'-0" O.C.
EAST SIDE
PONDEROSA PINE "PINUS PONDEROSA" 6' TALL
SHRUBS:
NORTH SIDE
3 GAL. ABELIA "ABELIA GOUCHER" 6'-0" O.C.
WEST SIDE
3 GAL. DAPHNE "DAPHNE TANGUTILA" 3'-0" O.C.
SOUTH SIDE
MOCK ORANGE "PHILADEPHUS LEWISSI" 3'-0" O.C.
GROUND COVER:
SOUTH & WEST SIDE
CALIFORNIA LILAC "CEANOTHUS GLORIOSUS" 3'-0" O.C.
NORTH & EAST SIDE
PURPLE LEAF CREAPER "EUONYMUS FORTUNES" 3'-0" O.C.

PLANT LIST

PLANTS, SHRUBS, SMALL TREES AND GROUND COVER
MUST COVER MIN 30% OF PLANTERS. LANDSCAPING
TO MEET "LI" STANDARDS

LANDSCAPE TO BE WATERED BY HAND W/ HOSE

- GROUND COVER
 SHRUBS, REFER TO LANDSCAPE NOTES FOR TYPE AND LOCATION
 TREE, REFER TO LANDSCAPE NOTES FOR TYPE AND LOCATION
 TREE, REFER TO LANDSCAPE NOTES FOR TYPE AND LOCATION
 STREET TREES TO BE APPROVED BY CITY FORRESTER

6515 S.E. 18th AVE.
PORTLAND, OREGON

MENTRUM
ARCHITECTURE
INCORPORATED
11860 S.E. MORRISON
ST.
PORTLAND, OR.
97216
PHONE:
971-270-9663

DRAWN BY: PETE WILSON
DATE: 9/26/17
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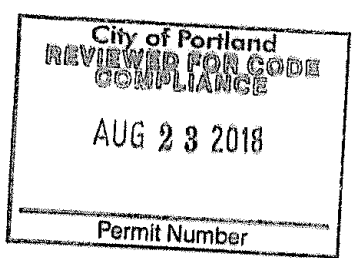
A0.2
OF 11

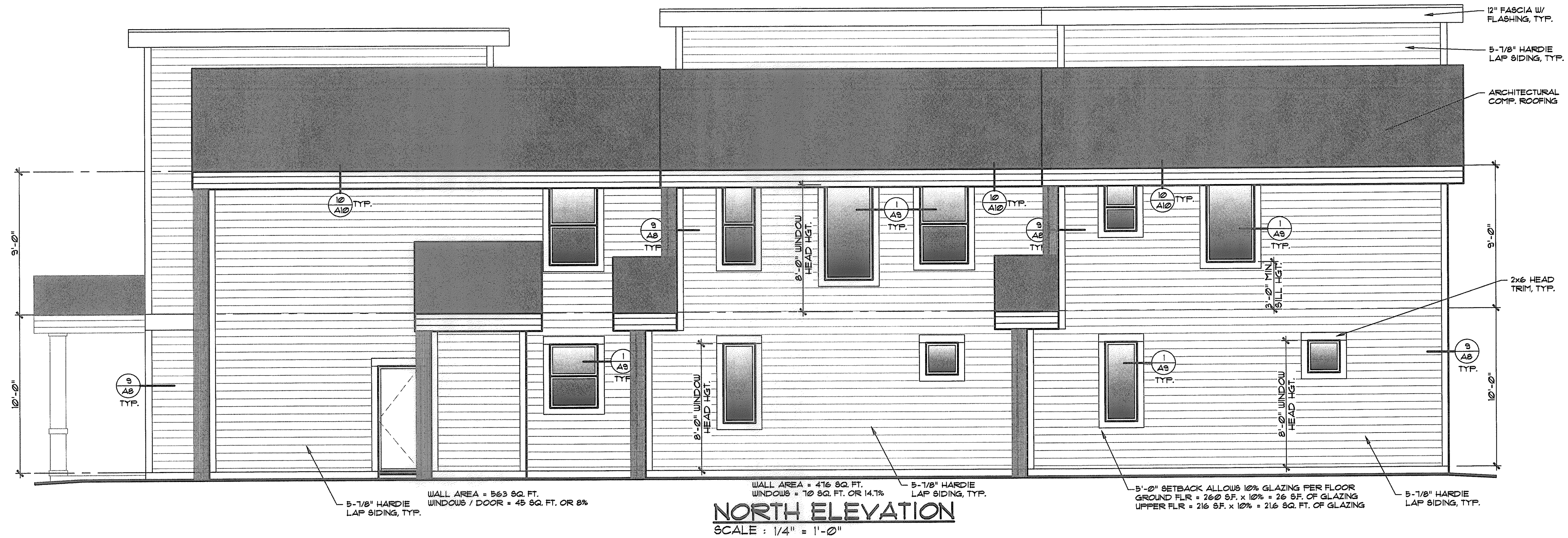
NOTE:
THERE WILL BE NO ON SITE TREES 12" OR
LARGER AFTER DEMOLITION, MITIGATION
FEE WILL BE PAID FOR THE TREES TO BE
REMOVED

LANDSCAPE PLAN
SCALE: 3/16" = 1'-0"
6515 SE 18TH
LOT 3
BLOCK 3
WESTON



LANDSCAPE CALCULATION
TOTAL LOT SQ. FT. = 5,168 SQ. FT.
LANDSCAPED AREA = 1,712 SQ. FT.

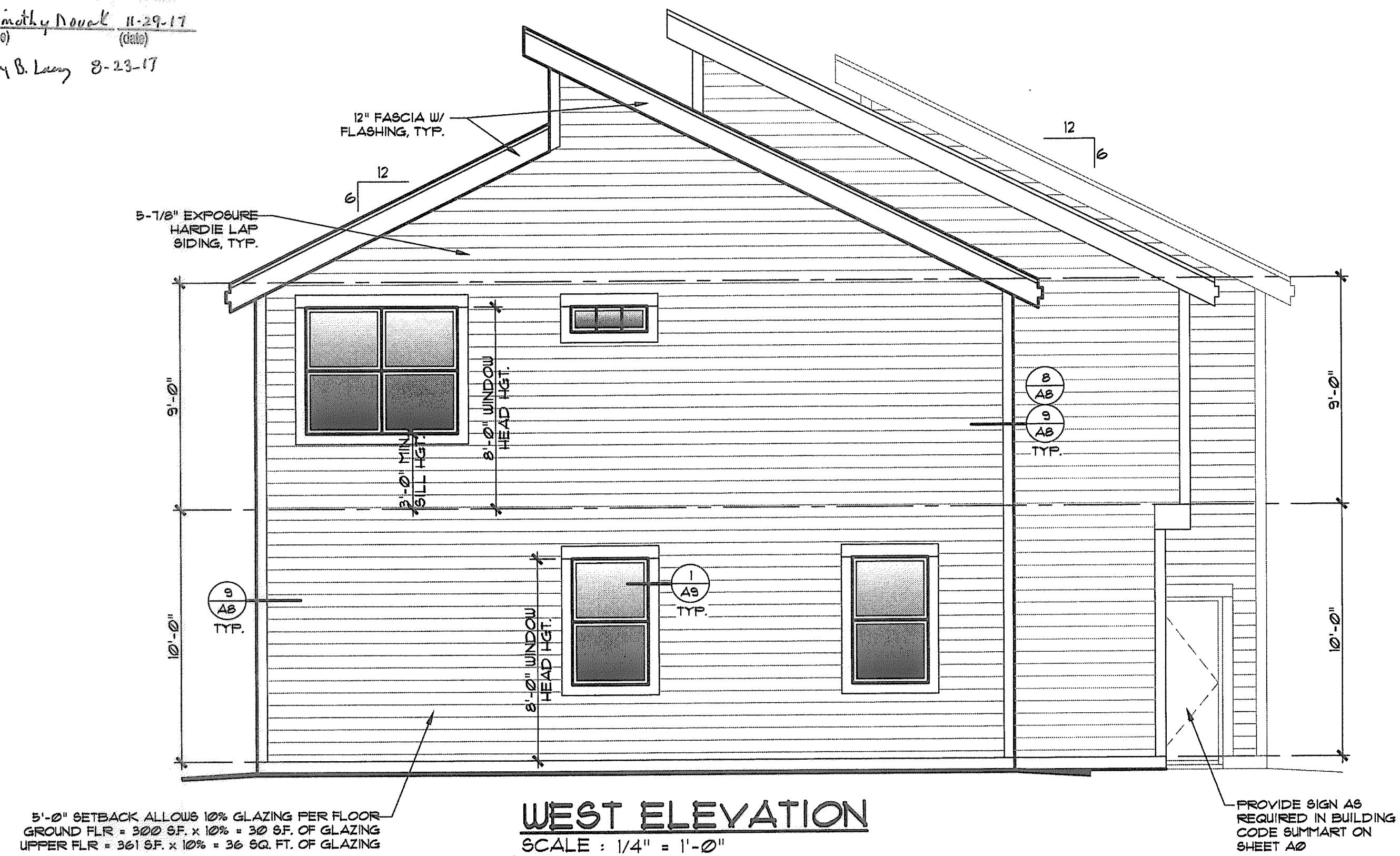




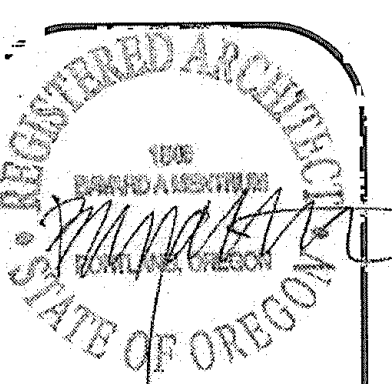
This plan matches that approved by Planning and includes all notes from other reviews.

Amokey Navek 11-29-17
(name) (date)

Pete B. Lamy 8-23-17



City of Portland
REVIEWED FOR CODE
COMPLIANCE
AUG 23 2018
Permit Number



REVISIONS:

6515 S.E. 78th AVE.
PORTLAND, OREGON

MENTRUM
ARCHITECTURE
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ST.
PORTLAND, OR.
97216
PHONE:
971-270-9663

DRAWN BY: PETE WILSON

DATE: 9/26/17

SHEET NO:

A2

OF 11

GA FILE NO. WP 3110

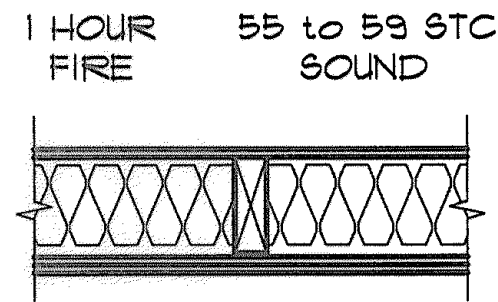
GYPSUM WALLBOARD, RESILIENT CHANNELS,
MINERAL FIBER INSULATION, WOOD STUDS

RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO "ONE SIDE" OF 2x4 WOOD STUDS 16" WITH 1" TYPE "S" DRYWALL SCREWS. **BASE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE "S" DRYWALL SCREWS 12" O.C. FACE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 3/4" DAUBS OF ADHESIVE 12" O.C. VERTICALLY AND HORIZONTALLY.**

OPPOSITE SIDE: **BASE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 5d COATED NAILS, 1-5/8" LONG, 0.086" SHANK, 15/64" HEADS, 32" O.C. SECOND LAYER 1/2" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 8d COATED NAILS, 2-3/8" LONG, 0.113" SHANK, 9/32" HEADS, 12" O.C. FACE LAYER 1/4" REGULAR GYPSUM WALLBOARD APPLIED PARALLEL TO STUDS WITH 3/4" DAUBS OF ADHESIVE 12" O.C. VERTICALLY AND HORIZONTALLY. 2" GLASS FIBER INSULATION, 0.90 PCF, STAPLED TO THREE LAYER SIDE IN STUD SPACE.**

JOINTS STAGGERED 16" EACH LAYER AND SIDE (LOAD BEARING)

FIRE PARTITION
A3 • REFER TO CONNECTIONS DETAIL 1/A10



THICKNESS: 6-3/4"
APPROX. WEIGHT: 2 PSF
FIRE TEST: UL R3660-2, 12-3-68,
UL DESIGN U313,
RAL TL69-286, 620-68
(REV. 9-4-68)
SOUND TEST: 55 to 59 STC

GA FILE NO. WP 8130

PROPRIETARY

1 HOUR
FIRE

GYPSUM WALLBOARD, GLASS MAT GYPSUM SUBSTRATE,
WOOD STUDS

EXTERIOR SIDE: One layer 5/8" proprietary type X glass mat gypsum substrate (sheathing) applied parallel or at right angles to 2 x 4 wood studs 16" o.c. with galvanized roofing nails, 1 1/4" long, 0.128" shank, 7/16" head, 7" o.c. Exterior surface covered with weather exposed cladding or finish system.

INTERIOR SIDE: One layer 5/8" proprietary type X glass mat gypsum substrate, glass mat water-resistant gypsum backing board, gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joists staggered on opposite sides. (LOAD-BEARING)

PROPRIETARY GYPSUM BOARD

G-P Gypsum
Lafarge North America Inc.

5/8" Dens-Glass Gold® Fireguard®
5/8" Firecheck®

Thickness: 4 3/4"
Approx. Weight: 7 1/2 psf
Fire Test: WHI-495-0702, 8-7-85;
WHI-495-0703, 8-8-85;
UL R2717, 89NK3419,
8-29-89,
UL Designs U337 & U305

RATED WALL ASSEMBLY
A3 NO SCALE:

DOOR SCHEDULE

ALL DOORS TO HAVE ADA & ANSI APPROVED LEVER HARDWARE

- 3'-0"x6'-8" FULL LIGHT FIBERGLASS DOOR W/ SAFETY GLASS
- 2'-6"x6'-8" STEEL 20 MIN. RATED DOOR
- 2'-6"x6'-8" PRE-FINISH WOOD W/ PASSAGE HARDWARE
- 2'-4"x6'-8" PRE-FINISH WOOD W/ PRIVACY LOCK
- 2'-4"x6'-8" PRE-FINISH WOOD
- 2'-6"x6'-8" PRE-FINISH WOOD
- 5'-0"x6'-8" BI-FOLD PRE-FINISH WOOD
- 3'-0"x6'-8" BI-FOLD PRE-FINISH WOOD
- 3'-0"x6'-8" STEEL GATE WITH CARD KEY

FLOOR PLAN NOTES

5/8" GREEN BD. GYP. BD. REQUIRED BEHIND ALL TUBS, SHOWERS, WATER HEATERS, KITCHEN SINKS & WASHER / DRYERS

USE CAST IRON WASTE LINES & DOWNSPOUT DRAINS

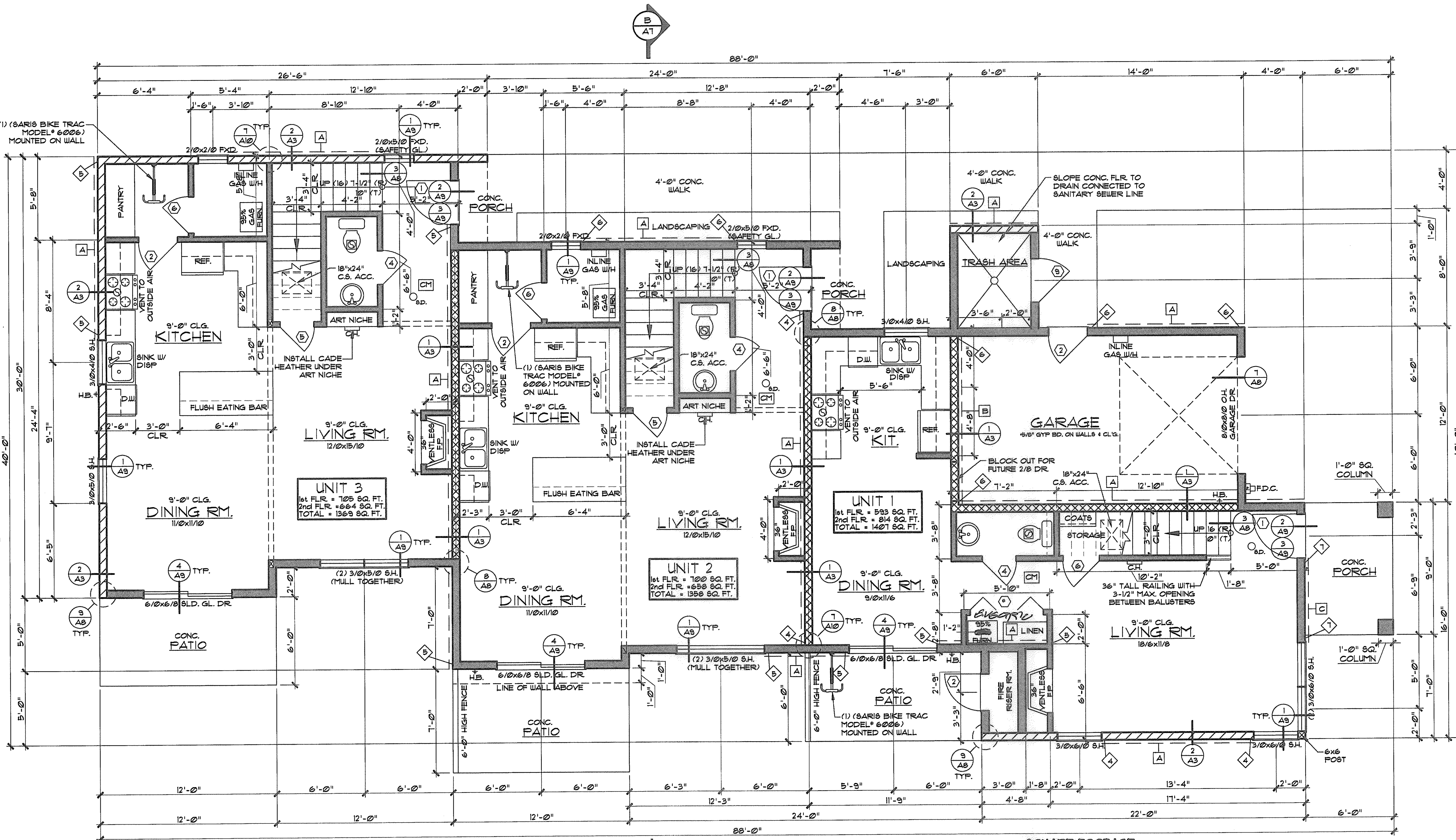
ALL PENETRATIONS AND DUCTS THRU AN EXTERIOR FIRE RATED WALL REQUIRE PROTECTED OPENINGS.

FOR TYPICAL WALL CONNECTIONS REFER TO DETAIL 1/A10

- Q_{AD} = SMOKE DETECTOR W/ BACKUP BATTERY
- Q₂ = EXHAUST FAN, VENT TO OUTSIDE AIR, 2 SECOND FLOOR VENT TO ROOF OF BUILDING
- Q₃ = EXHAUST FAN W/ HEAT LAMP, VENT TO OUTSIDE AIR, 2 SECOND FLOOR VENT TO ROOF OF BUILDING
- CM = CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF ANY BEDROOM
- WALL MOUNTED GAS WATER HEATER
- CH = CADET HEATER
- BEARING POINT, REFER TO FLOOR FRAMING PLANS FOR SIZE
- A = REFER TO SHEARWALL SCHEDULE ON SHEET A4
- 1 = REFER TO HOLDOWN SCHEDULE ON SHEET A4

WALL LEGEND

- TYP. 2x WALL CONSTRUCTION SEE DETAIL 4/A10, UNO.
- FIRE PARTITION CONSTRUCTION SEE DETAIL 1/A3, UNO.
- 1 HR. EXT. WALL CONSTRUCTION WITHIN 5'-0" OF PROPERTY LINE SEE DETAIL 2/A3, UNO.



SQUARE FOOTAGE

OVERALL MAIN FLR = 1384 SQ. FT.
OVERALL UPPER FLR = 2168 SQ. FT.
GARAGE = 234 SQ. FT.
COVERED PORCH = 12 SQ. FT.
TRASH ENCLOSURE = 42 SQ. FT.

MAIN FLOOR PLAN

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



REVISIONS:

NO.	DESCRIPTION

6515 S.E. 18th AVE.
PORTLAND, OREGON

MENTRUM
ARCHITECTURE
INCORPORATED
11860 S.E. MORRISON
ST.
PORTLAND, OR.
97216
PHONE:
971-270-9663

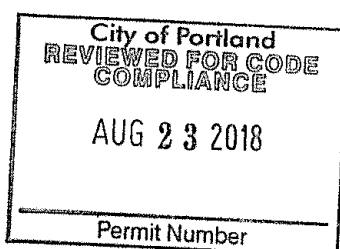
DRAWN BY: PETE WILSON

DATE: 9/26/17

SHEET NO:

A3

OF 11



HOLDOWN SCHEDULE			
MARK	SEATING	NAILING	REMARKS
1	SIMPSON M5TC28	(16) 16d SINKERS	CENTER STRAP ON RIM
2	SIMPSON M5TC40	(32) 16d SINKERS	CENTER STRAP ON RIM
3	SIMPSON M5TC52	(48) 16d SINKERS	CENTER STRAP ON RIM
4	SIMPSON HDU2-SD525	ATTACH TO DBL. 2x STUD	ANCHOR WITH 58TB16
5	SIMPSON HDU4-SD525	ATTACH TO DBL. 2x STUD	ANCHOR WITH 58TB24
6	SIMPSON HDU5-SD525	ATTACH TO DBL. 2x STUD	ANCHOR WITH 58TB24
7	SIMPSON HDU11-SD525	ATTACH TO 6x6 STUD	ANCHOR WITH 581x30

SHEAR WALL SCHEDULE			
MARK	SEATING	NAILING	REMARKS
A	15/32" APA RATED (32/16) FLUD. (BLOCK EDGES)	8d @ 6" o/c EDGES 8d @ 12" o/c FIELD	SEE NOTES: A, B
B	15/32" APA RATED (32/16) FLUD. (BLOCK EDGES)	8d @ 4" o/c EDGES 8d @ 12" o/c FIELD	SEE NOTES: A, B, C
C	15/32" APA RATED (32/16) FLUD. (BLOCK EDGES)	8d @ 3" o/c EDGES 8d @ 12" o/c FIELD	SEE NOTES: A, B, C

NOTES:
A. Panel edges backed with 2 in. nominal or wider framing.
B. Space studs at 16 in. on center.
C. Framing at adjoining panels shall be 3 in. nominal or wider.

DOOR SCHEDULE

ALL DOORS TO HAVE ADA & ANSI APPROVED LEVER HARDWARE

- 3'-0"x6'-8" FULL LIGHT FIBERGLASS DOOR W/ SAFETY GLASS
- 2'-6"x6'-8" STEEL 20 MIN. RATED DOOR
- 2'-6"x6'-8" PRE-FINISH WOOD W/ PASSAGE HARDWARE
- 2'-4"x6'-8" PRE-FINISH WOOD W/ PRIVACY LOCK
- 2'-4"x6'-8" PRE-FINISH WOOD
- 2'-6"x6'-8" PRE-FINISH WOOD
- 5'-0"x6'-8" BI-FOLD PRE-FINISH WOOD
- 3'-0"x6'-8" BI-FOLD PRE-FINISH WOOD
- 3'-0"x6'-8" STEEL GATE WITH CARD KEY

FLOOR PLAN NOTES

5/8" GREEN BD. GYP. BD. REQUIRED BEHIND ALL TUBS, SHOWERS, WATER HEATERS, KITCHEN SINKS & WASHER / DRYERS

USE CAST IRON WASTE LINES & DOWNSPOUT DRAINS

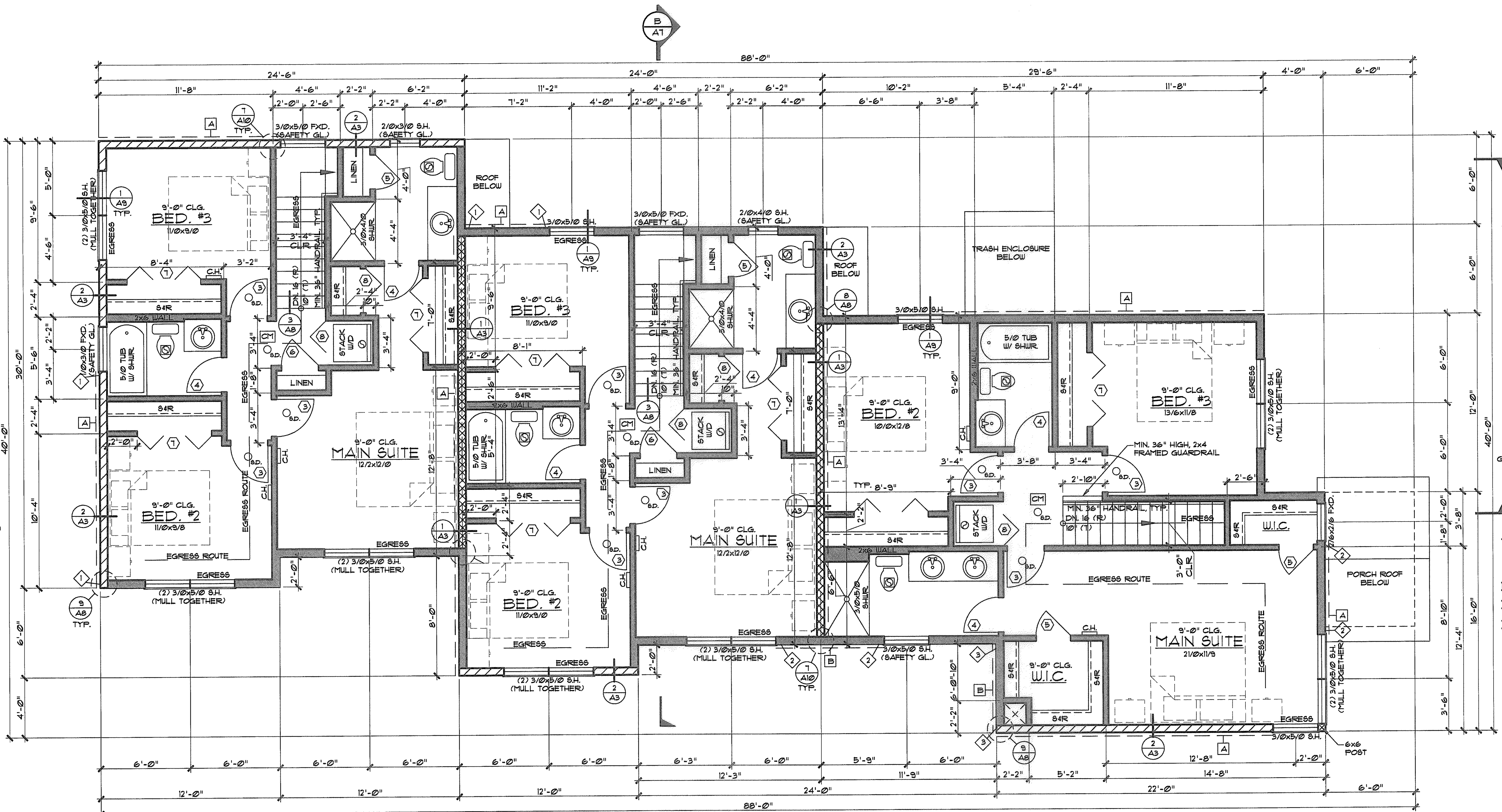
ALL PENETRATIONS AND DUCTS THRU AN EXTERIOR FIRE RATED WALL REQUIRE PROTECTED OPENINGS.

FOR TYPICAL WALL CONNECTIONS REFER TO DETAIL 1/A10

- Q.D. = SMOKE DETECTOR W/ BACKUP BATTERY
- Q = EXHAUST FAN, VENT TO OUTSIDE AIR, @ SECOND FLOOR VENT TO ROOF OF BUILDING
- Q = EXHAUST FAN W/ HEAT LAMP, VENT TO OUTSIDE AIR, @ SECOND FLOOR VENT TO ROOF OF BUILDING
- Q.M. = CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF ANY BEDROOM
- WALL MOUNTED GAS WATER HEATER
- CH = CADET HEATER
- CH = BEARING POINT, REFER TO FLOOR FRAMING PLANS FOR SIZE
- A = REFER TO SHEARWALL SCHEDULE ON SHEET A4
- D = REFER TO HOLDOWN SCHEDULE ON SHEET A4

WALL LEGEND

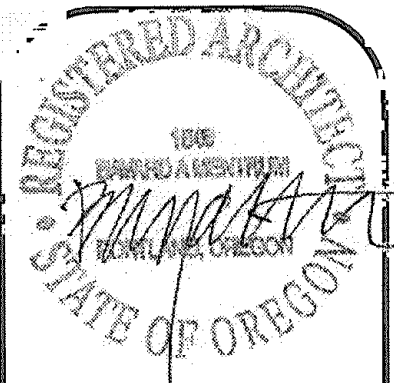
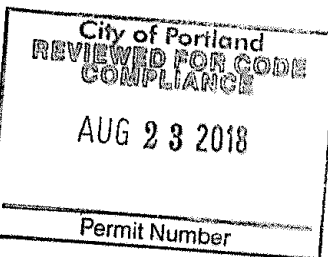
- TYP. 2x WALL CONSTRUCTION SEE DETAIL 4/A10, UNO.
- FIRE PARTITION CONSTRUCTION SEE DETAIL 1/A3, UNO.
- 1 HR. EXT. WALL CONSTRUCTION WITHIN 5'-0" OF PROPERTY LINE SEE DETAIL 2/A3, UNO.



UPPER FLOOR PLAN
SCALE : 1/4" = 1'-0" 2,120 SQ. FT.



NOTE:
ALL EGRESS WINDOWS TO BE MIN. 5.7 SQ. FT. OPENING
MIN. SILL HEIGHT TO BE 36"
WINDOW HEAD HEIGHT TO BE 8'-0"



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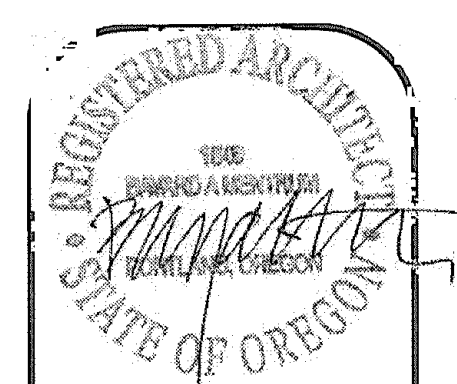
PHONE:
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DRAWN BY: PETE WILSON

DATE: 9/26/17

SHEET NO:

A4



REVISIONS:	

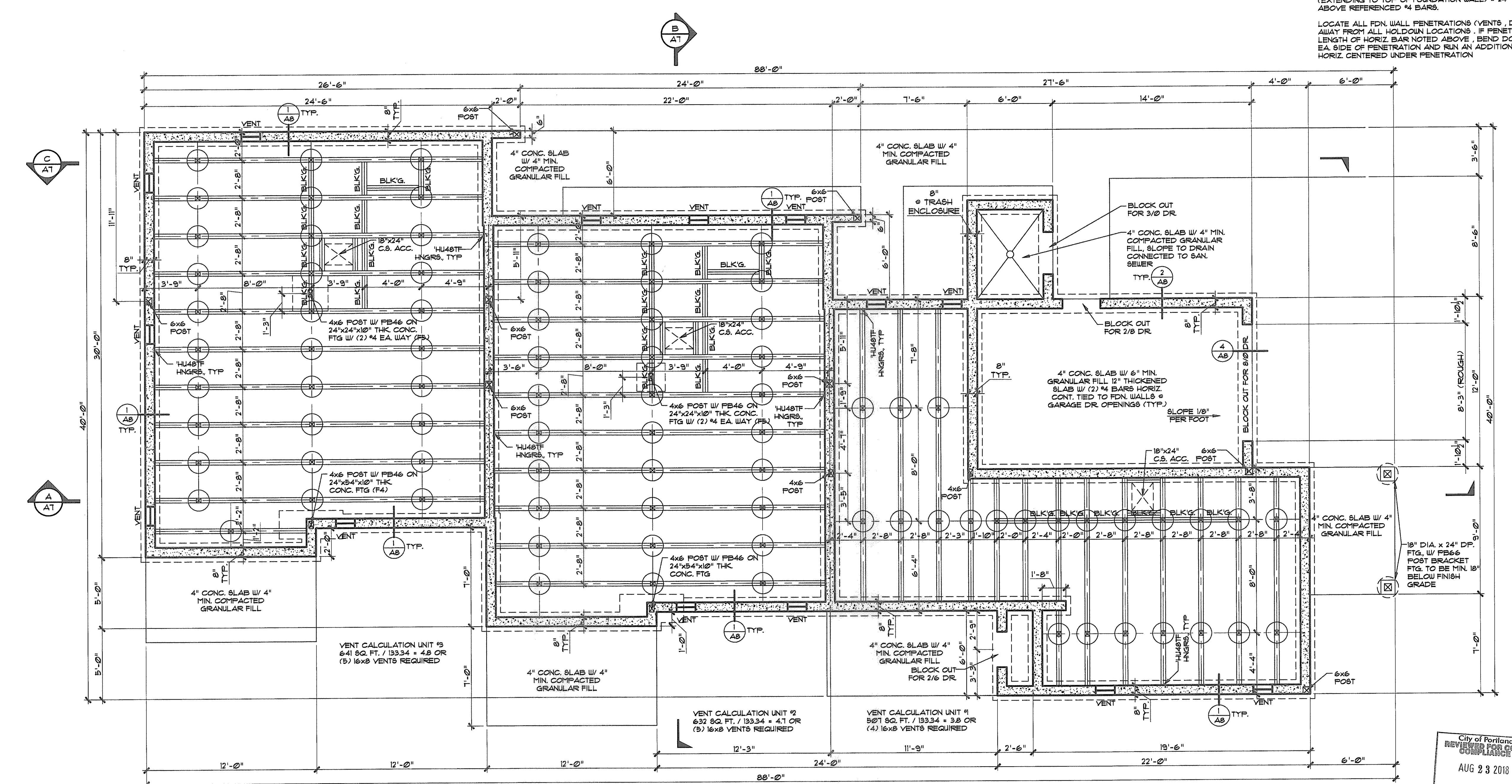
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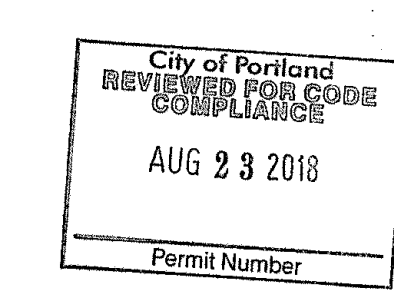
DRAWN BY: PETE WILSON
DATE: 9/26/17
SHEET NO:
A5
OF 11

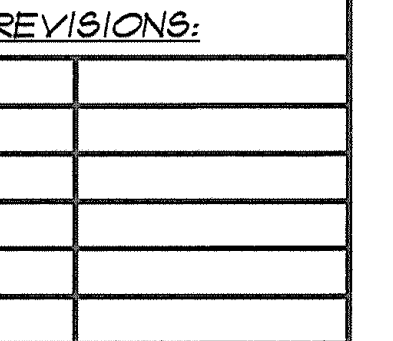
FOUNDATION NOTES:

- REFER TO HOLDDOWN SCHEDULE ON SHEET A4
- 4"x8" GIRDERS ON 4"x4" POST ON 18" RD. x 8" CONC. FTGS.
- PROVIDE 3" MIN. BRG. @ BM. POCKET ON 55° A.S. FELT W/ 1/2" AIR SPACE @ SIDES & ENDS, TYP.
- COVER ENTIRE AREA AND 12" UP WALLS W/ 6 ML BLACK POLY AND PROVIDE 18" MIN. BM. TO GRADE CLEARANCE
- ALL WOOD IN DIRECT CONTACT W/ CONC. TO BE P.T. WOOD, TYP.
- PROVIDE LOW AREA DRAIN, TYP.
- VERIFY W/ MECHANICAL AND ELECTRICAL CONTRACTORS THE SIZE AND LOCATIONS FOR ANY BLOCKOUTS OR SLEEVES PRIOR TO POURING FOUNDATION.
- ALL STEEL IN CONTACT W/ PRESSURE TREATED WOOD MUST BE CORROSION-RESISTANT (HOT-DIPPED GALV. OR EQ.)
- MIN. 28-DAY CONCRETE STRENGTH= 3000 PSI.
- REINFORCING TO BE A8TM AISI, GR. 60 MIN.
- WELDED WIRE MESH TO MEET A8TM AISI STD.
- SEE MAIN FLOOR PLAN FOR LOCATIONS OF CAST-IN-PLACE HOLDDOWNS.
- INSTALL #4 BARS CONT. HORIZ. @ TOP OF FOUNDATION WALL EXTENDING 5'0" MIN. BOTH SIDES OF ALL HOLDDOWNS (HOOK AROUND CORNERS IF NECESSARY). INSTALL #4 BARS W/ 6" HOOK @ FTG. (EXTENDING TO TOP OF FOUNDATION WALL) @ 24" O.C. IN REGIONS OF ABOVE REFERENCED #4 BARS.
- LOCATE ALL FDN. WALL PENETRATIONS (VENTS, DUCTS, ETC.) 12" MIN. AWAY FROM ALL HOLDDOWN LOCATIONS. IF PENETRATION FALLS WITHIN LENGTH OF HORIZ. BAR NOTED ABOVE, BEND DOWN HORIZ. 18" MIN. @ EA. SIDE OF PENETRATION AND RUN AN ADDITIONAL 5'0" LONG HORIZ. CENTERED UNDER PENETRATION



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





JAN 25 1963

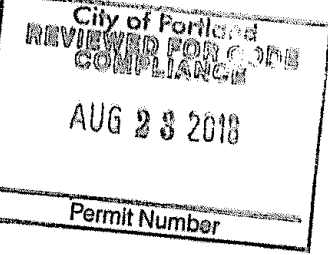
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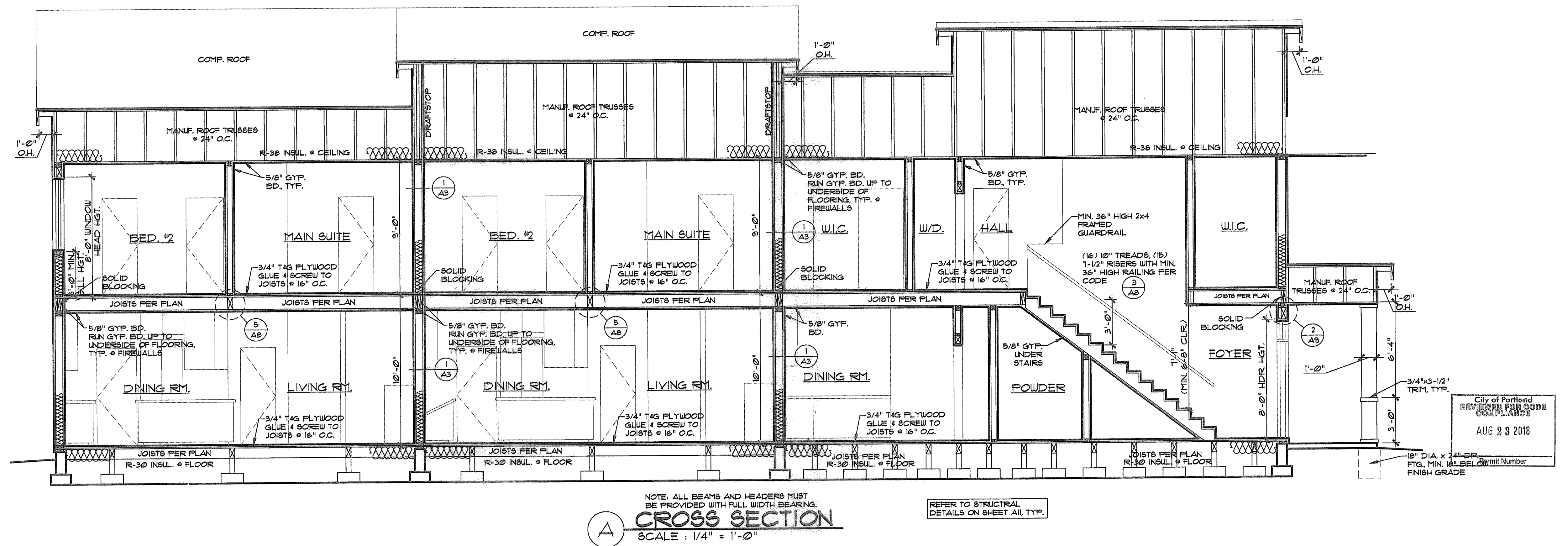
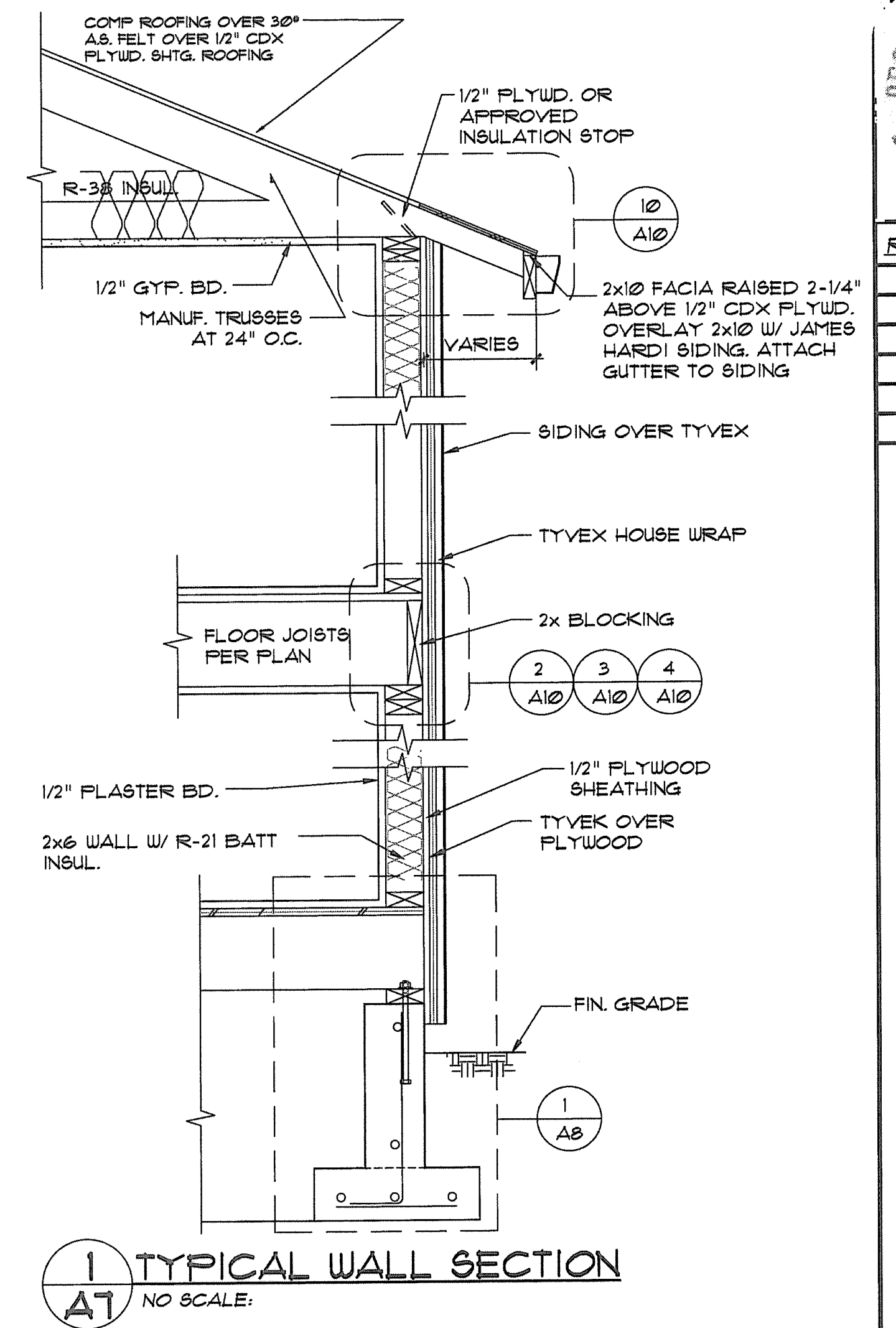
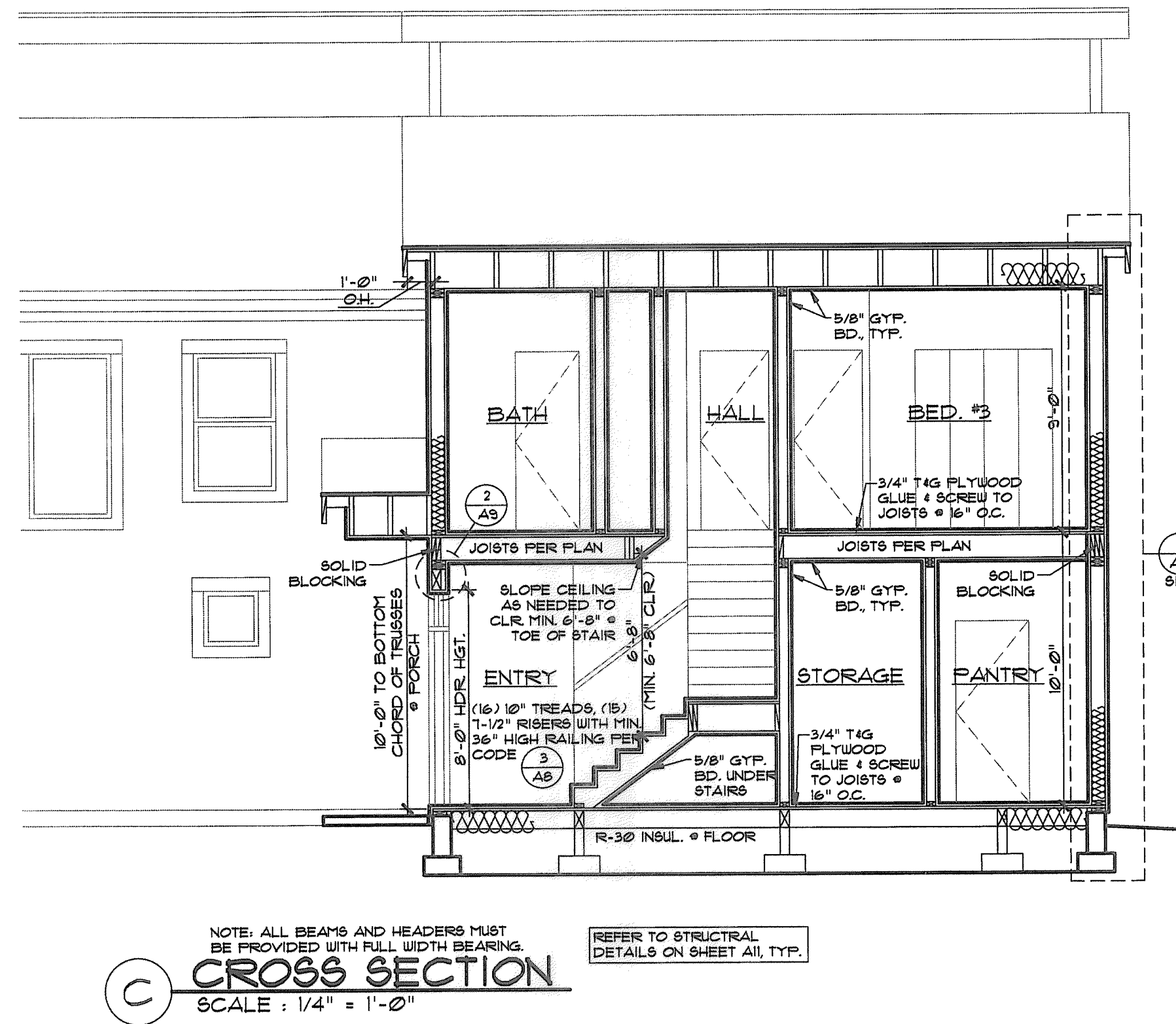
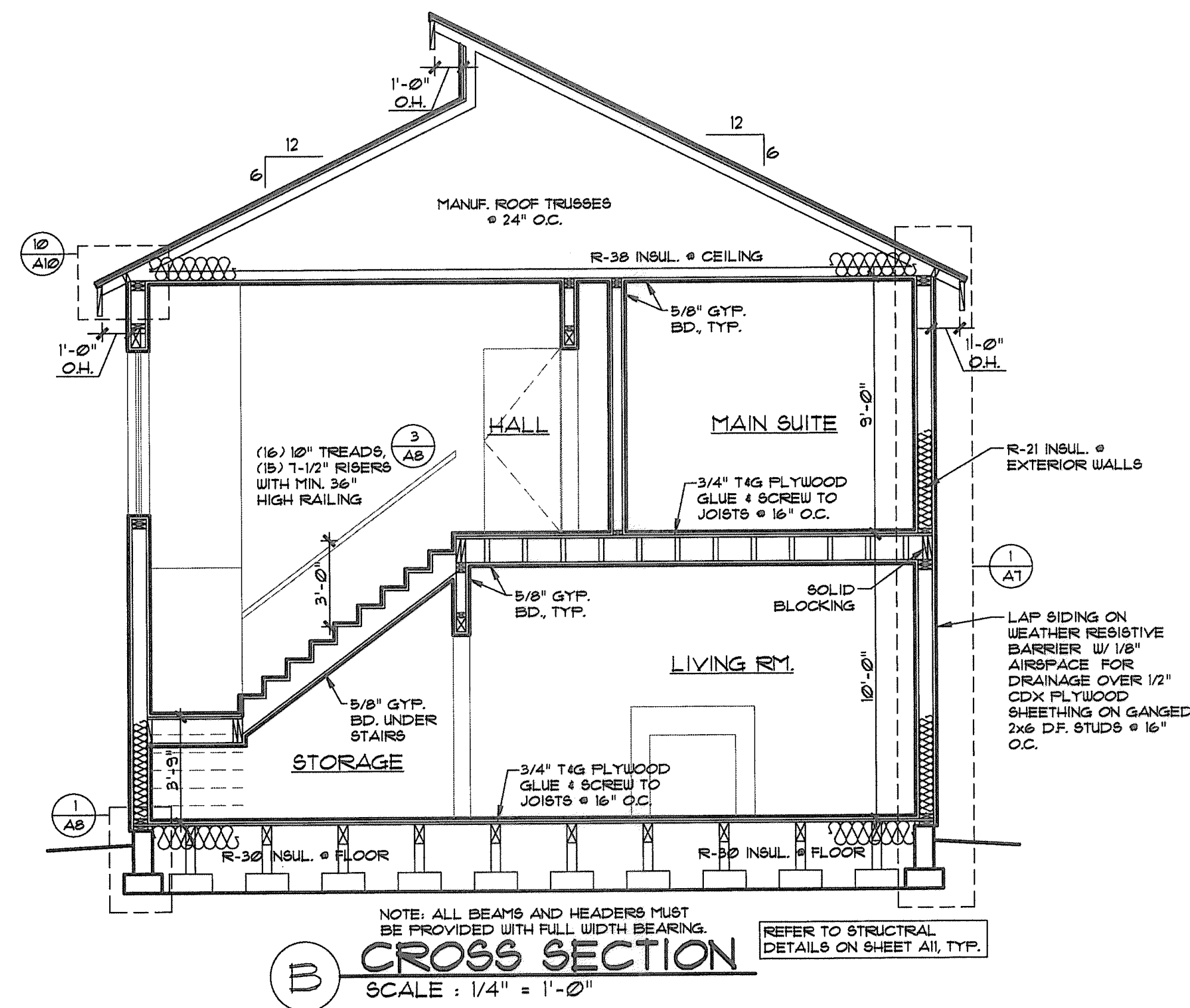
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SHEET NO: _____

A6

OF 11





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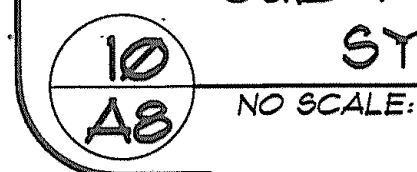
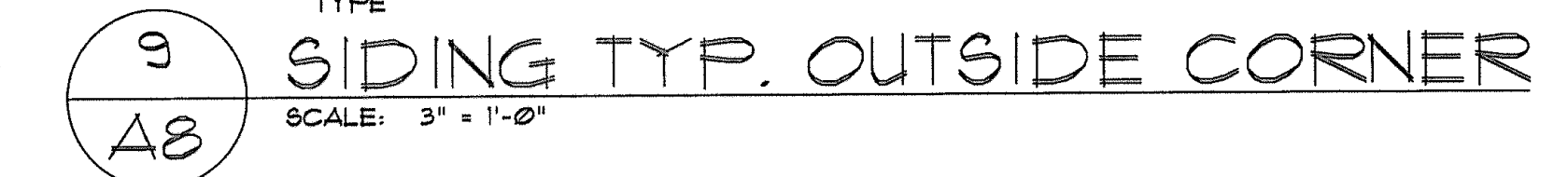
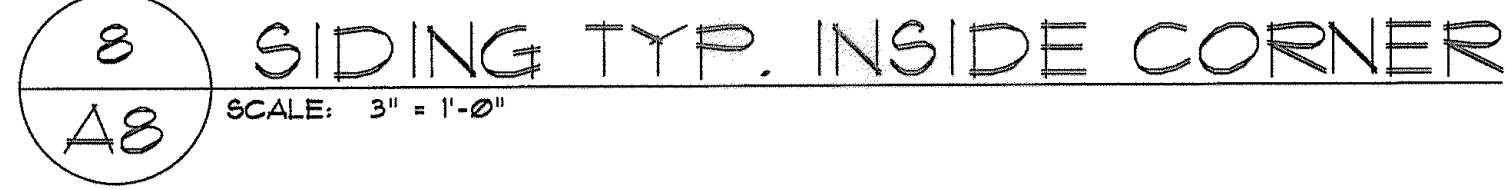
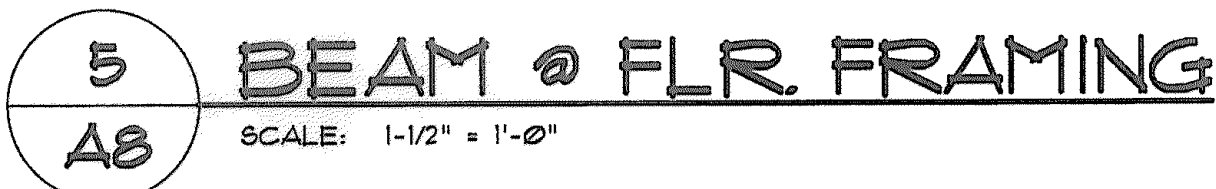
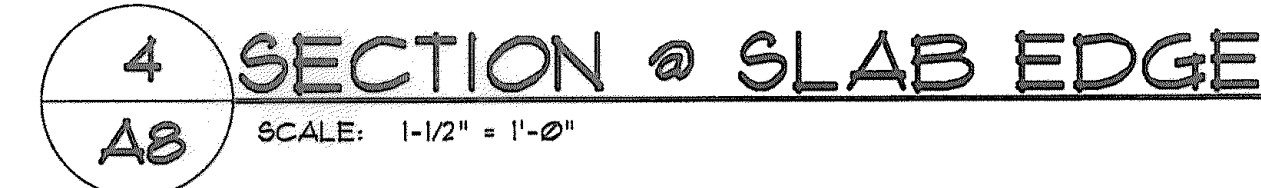
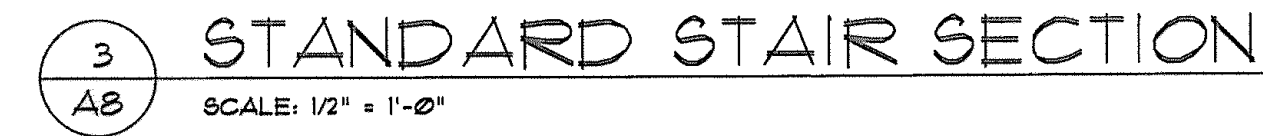
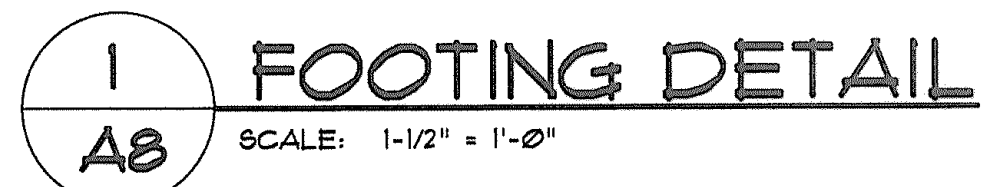
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2	
3	
4	

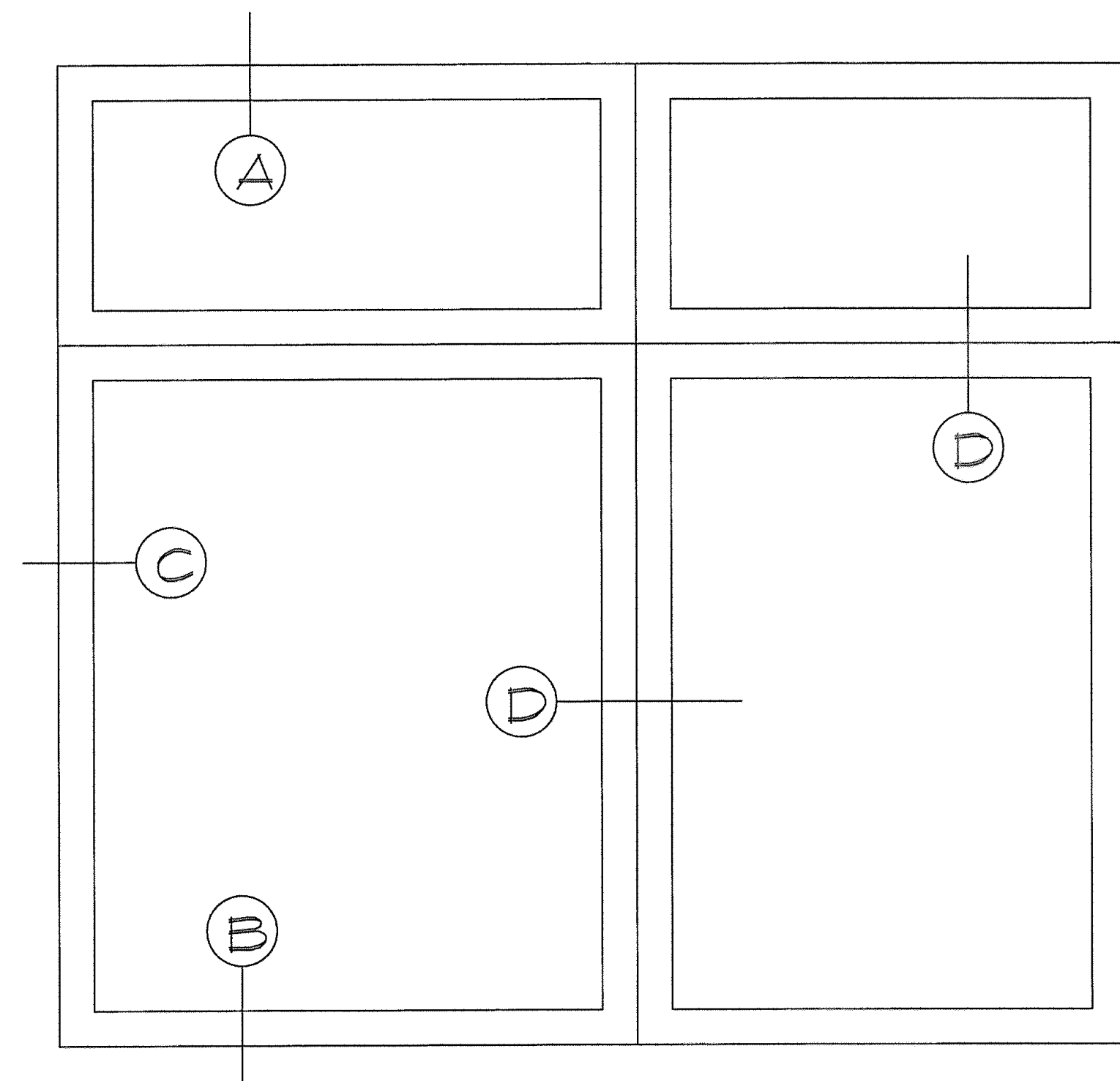
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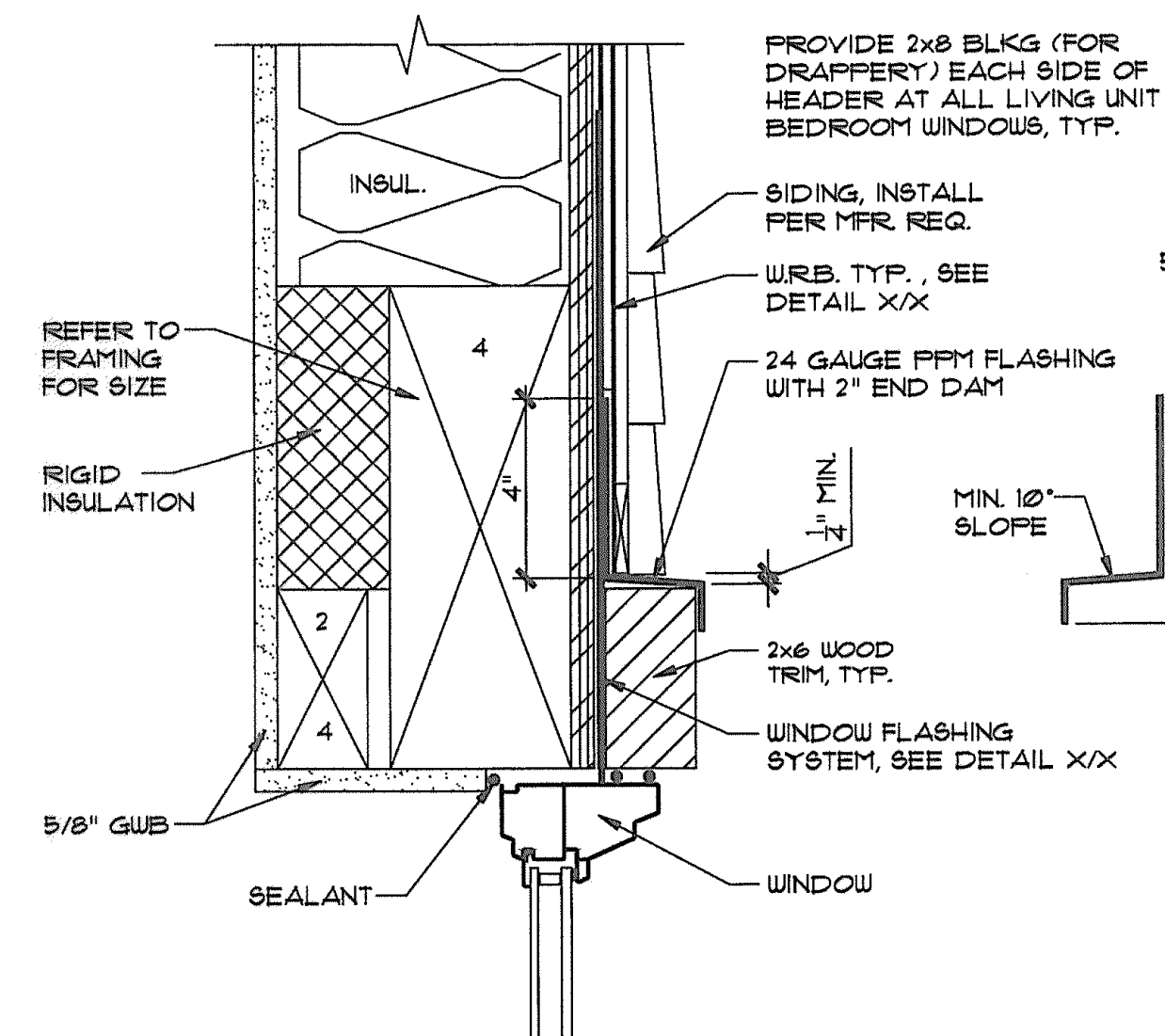
A7
OF 11



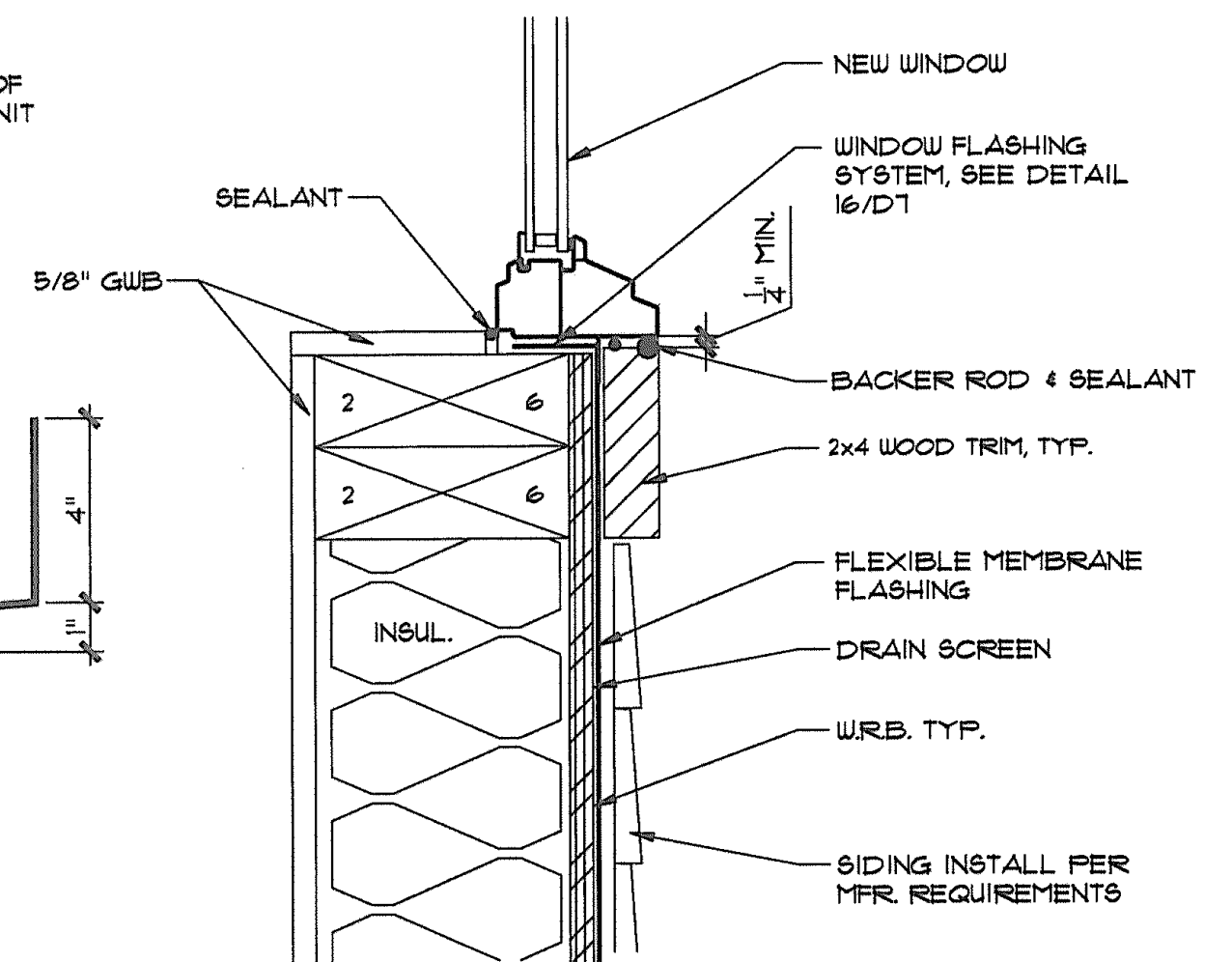


1 TYP. WINDOW DETAILS
SCALE: 1-1/2" = 1'-0"

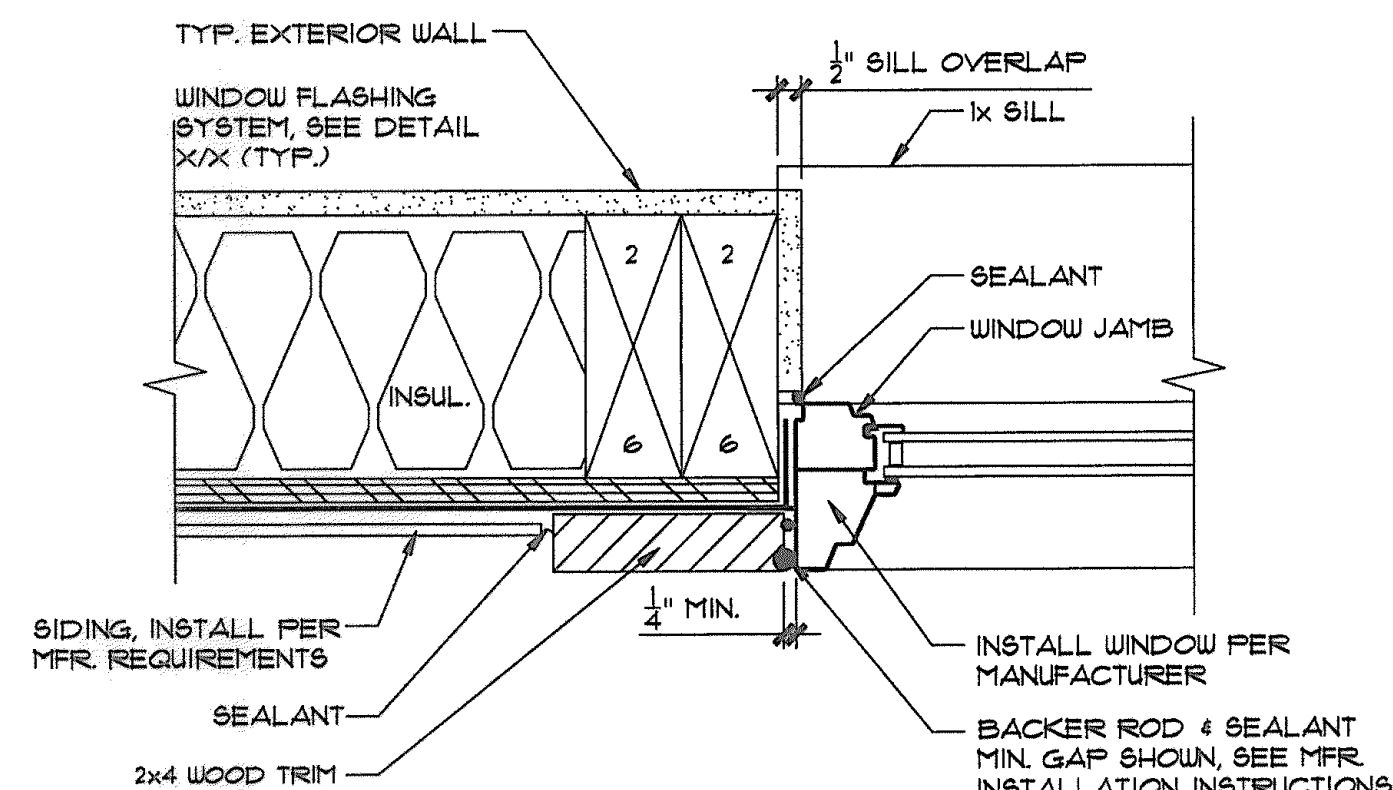
REFER TO STRUCTURAL DETAILS
ON SHEET A11, TYP.



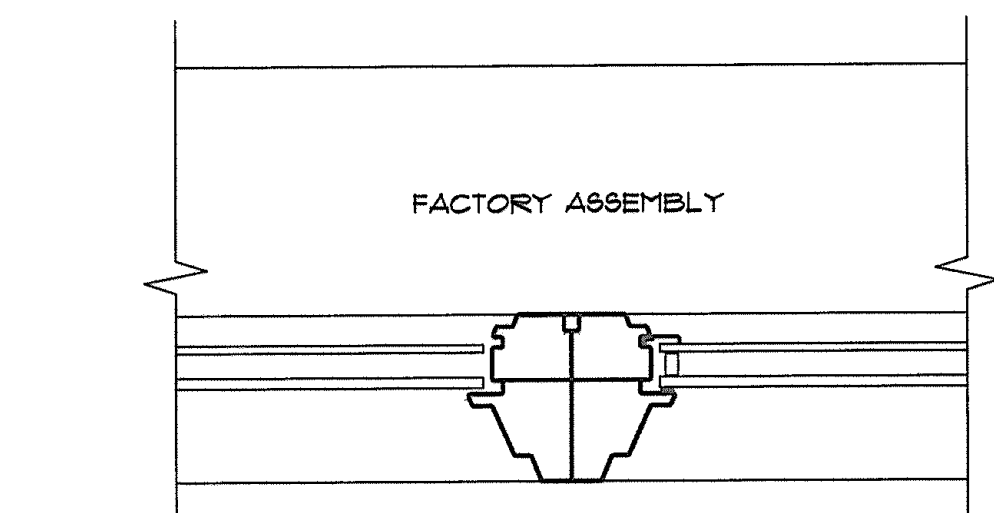
A TYP. WINDOW HEAD
SCALE: 3" = 1'-0"



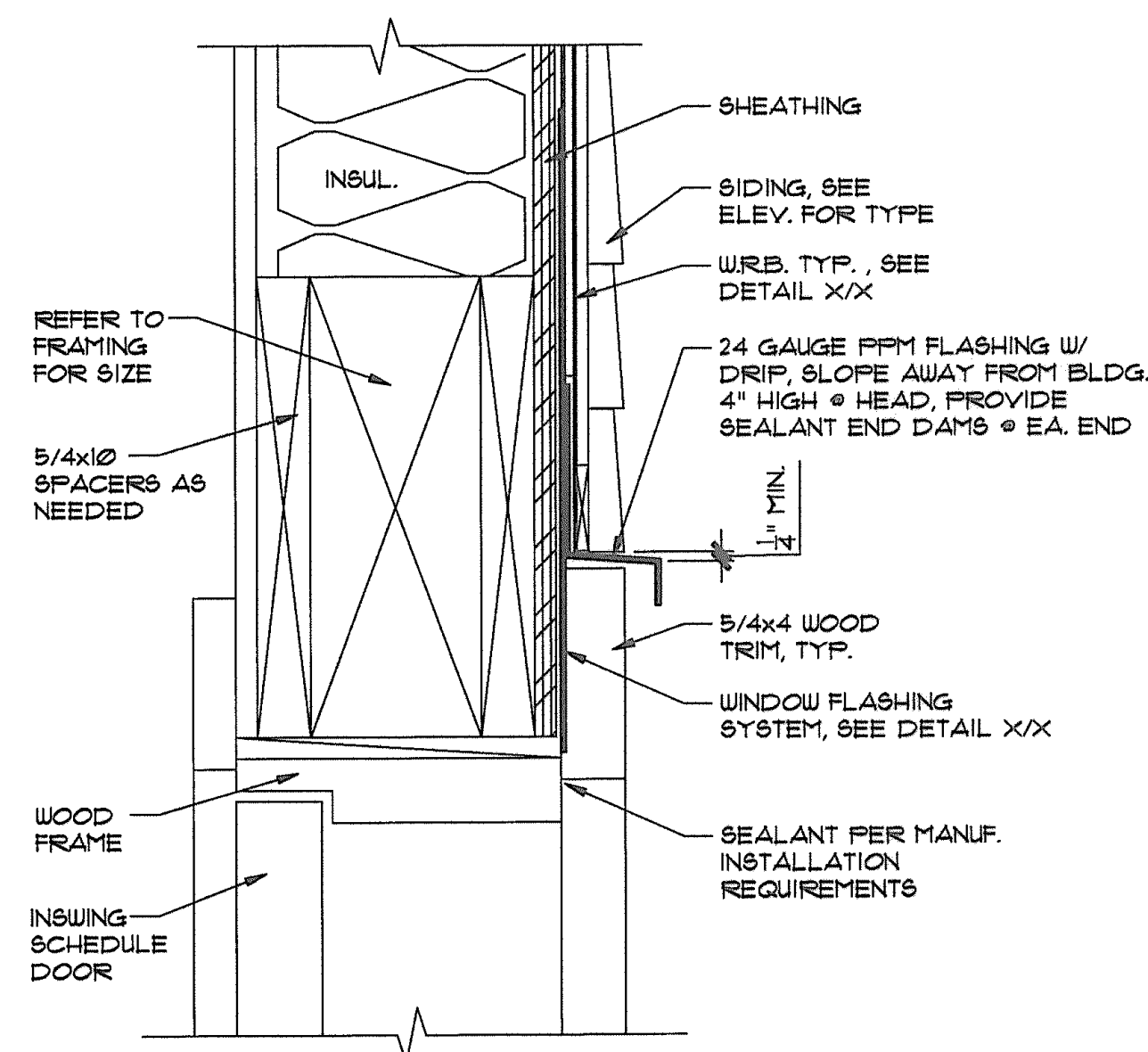
B TYP. WINDOW SILL
SCALE: 3" = 1'-0"



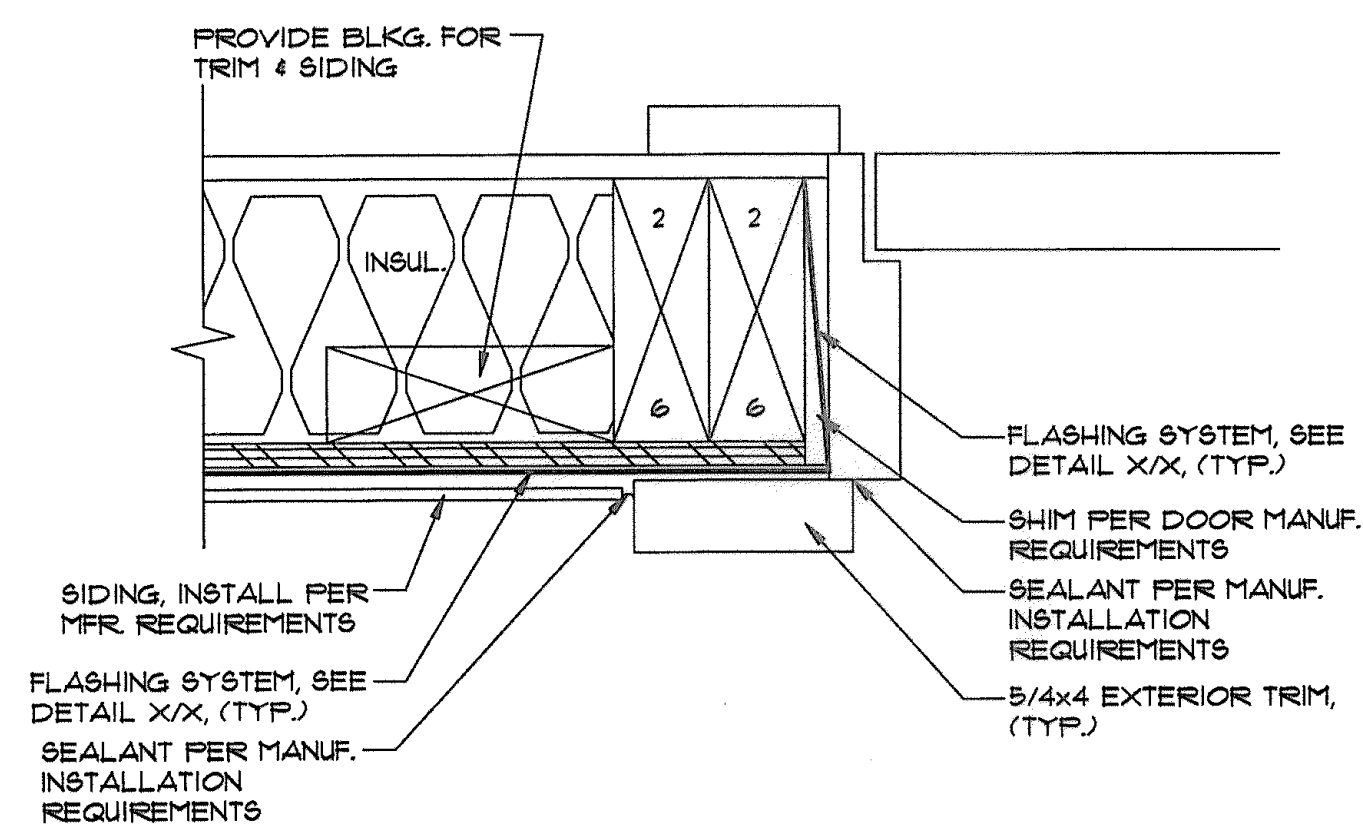
C TYP. WINDOW JAMB
SCALE: 3" = 1'-0"



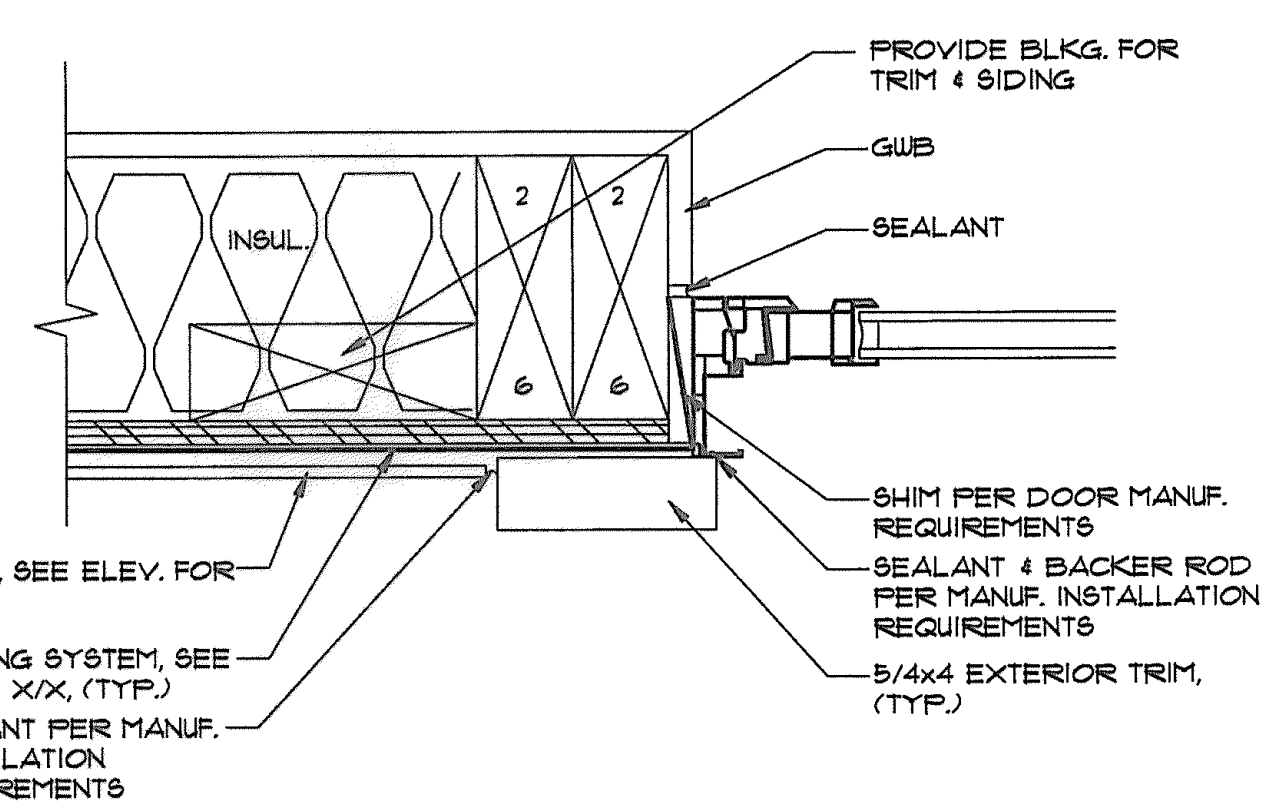
D TYP. WINDOW JAMB
SCALE: 3" = 1'-0"



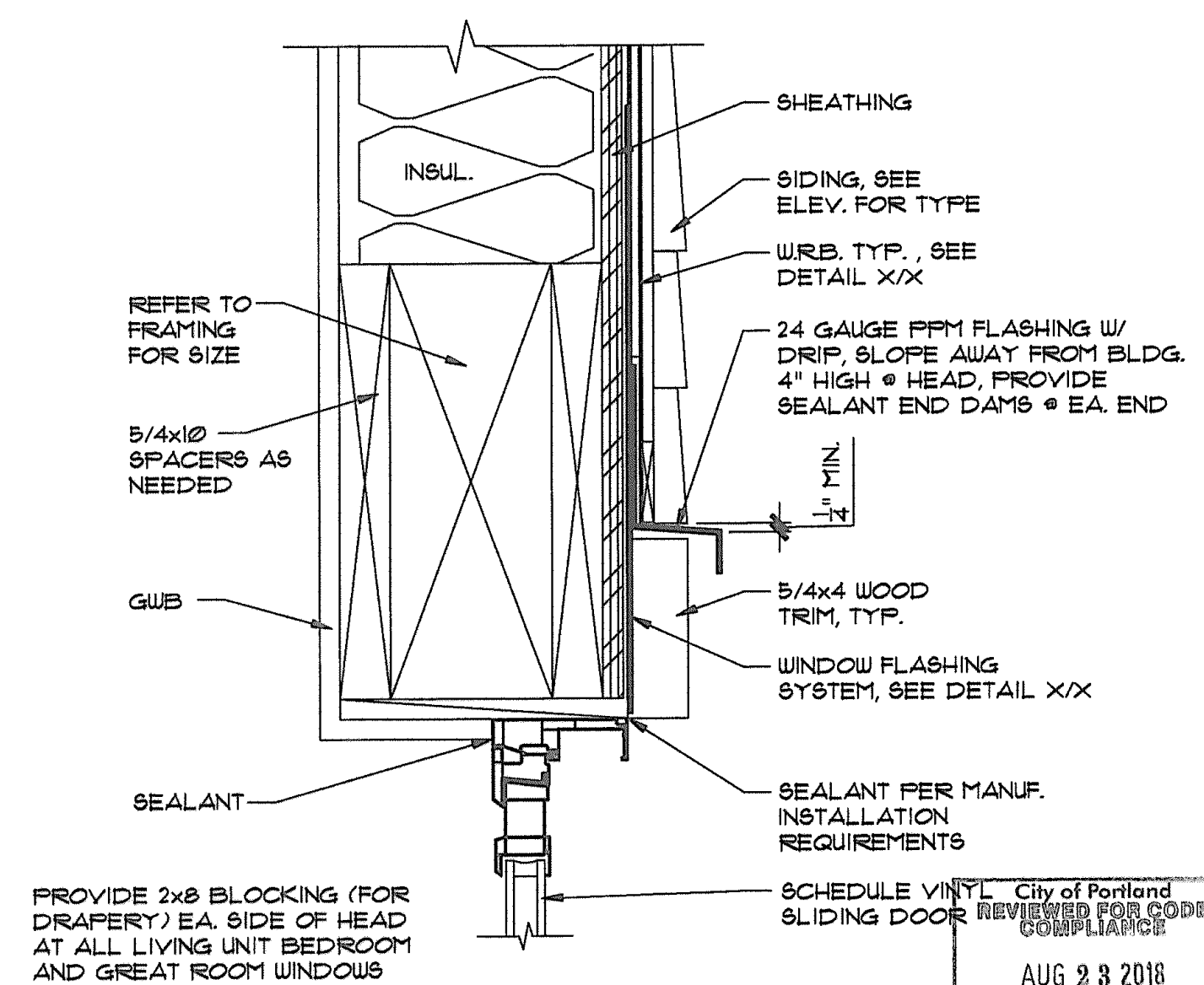
2 TYP. EXTERIOR DOOR HEAD
SCALE: 3" = 1'-0"



3 EXTERIOR DOOR JAMB
SCALE: 3" = 1'-0"



4 SLIDING PATIO DOOR JAMB
SCALE: 3" = 1'-0"



5 SLIDING PATIO DOOR HEAD
SCALE: 3" = 1'-0"

REVISIONS:

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PHONE:
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DRAWN BY: PETE WILSON

DATE: 9/26/17

SHEET NO:

A9

OF 11

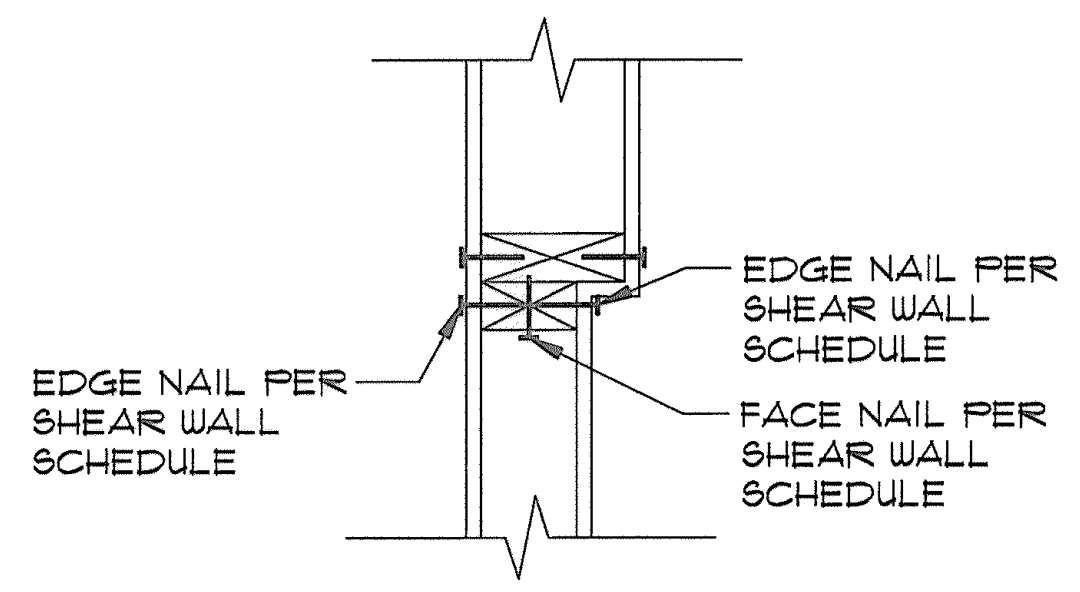
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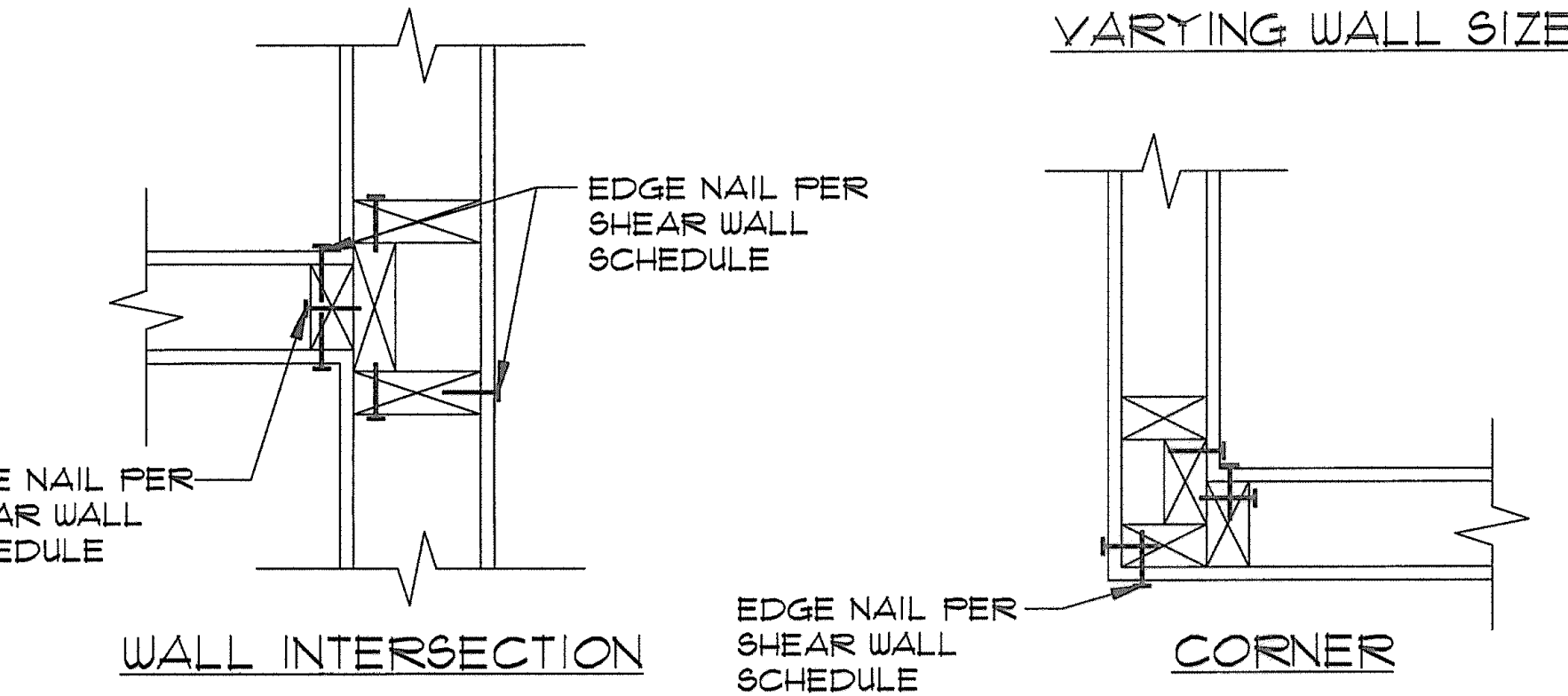
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SHEET NO:

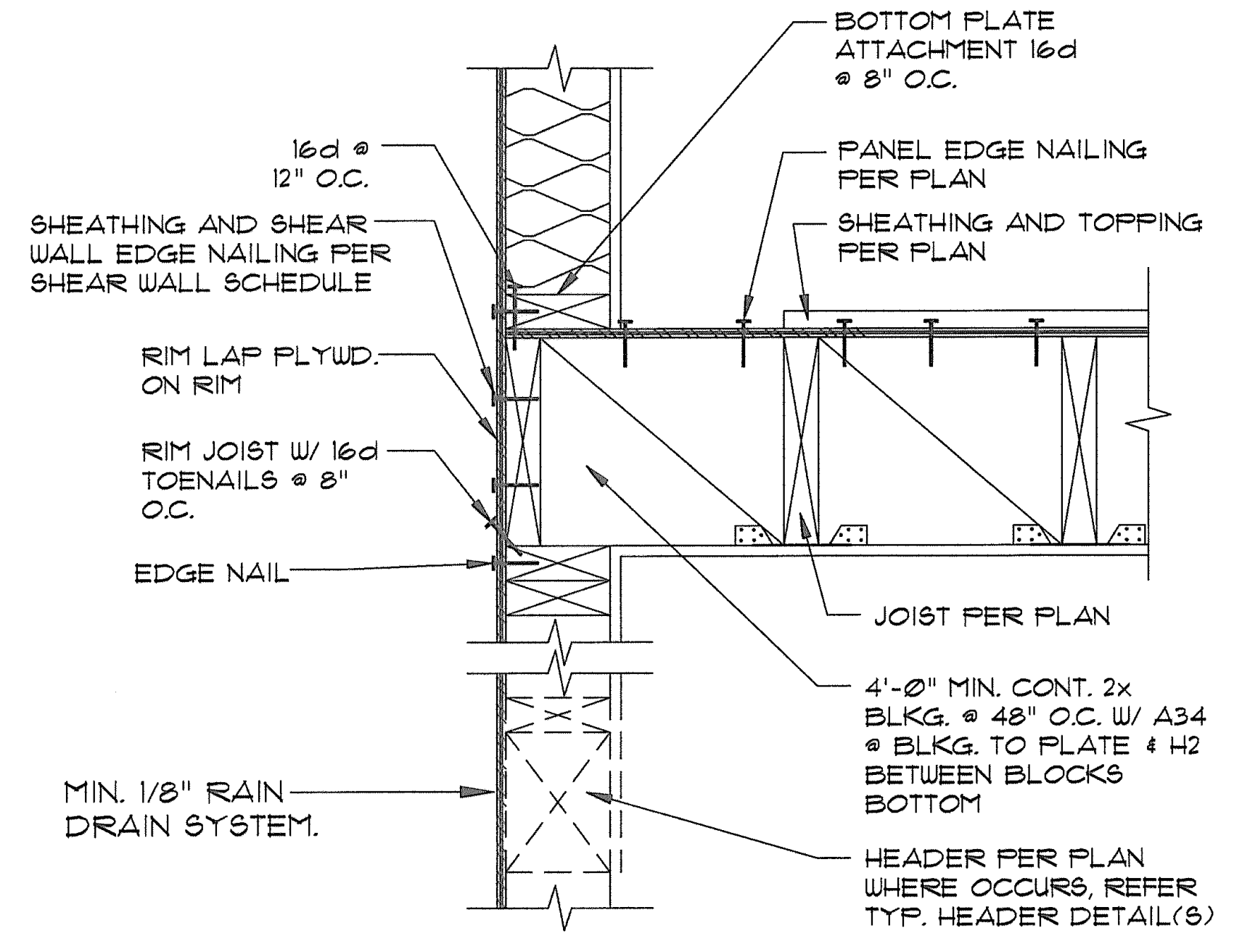
A10
OF 11



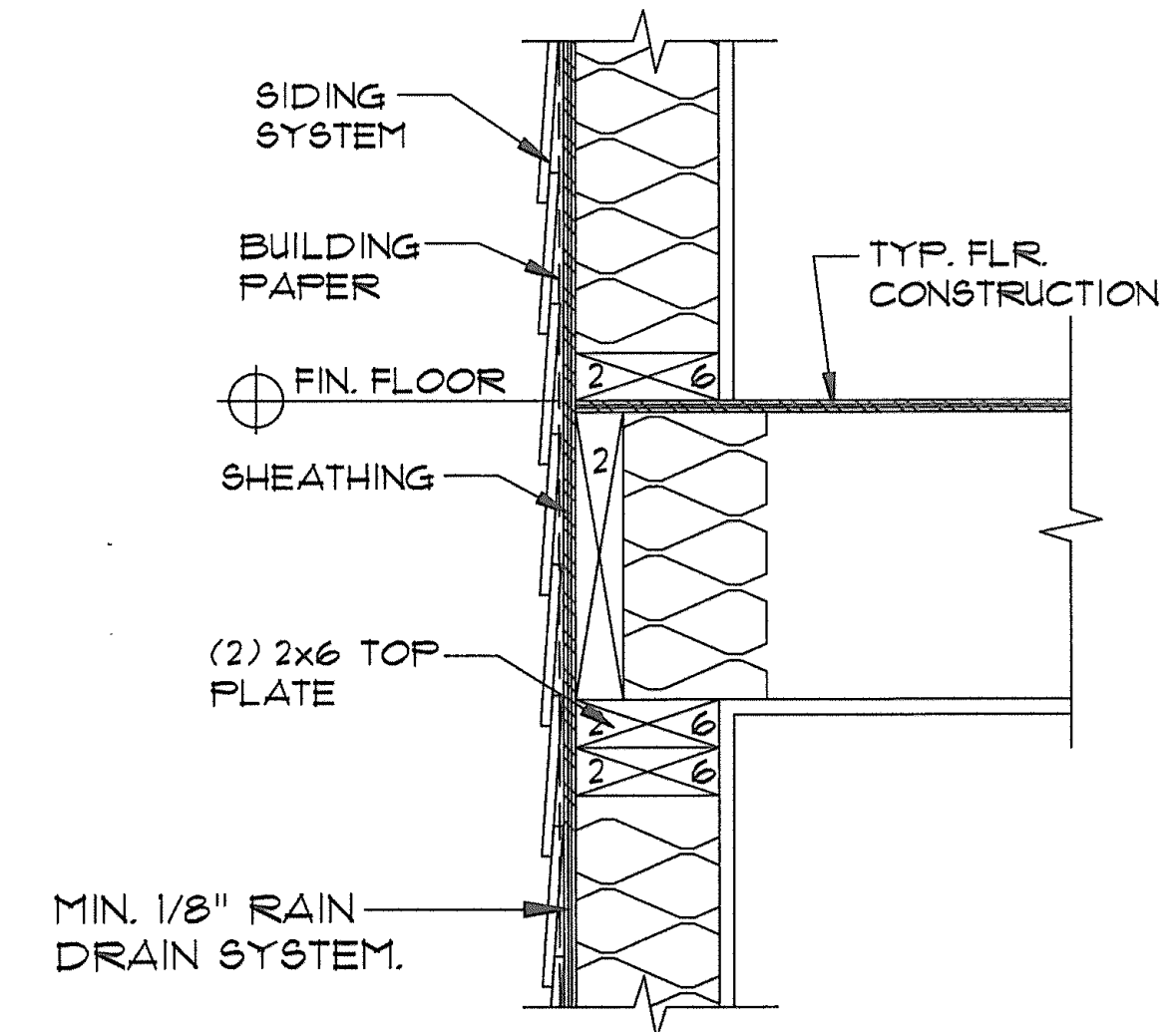
1 TYP. WALL INTERSECTIONS
SCALE: 1-1/2" = 1'-0"



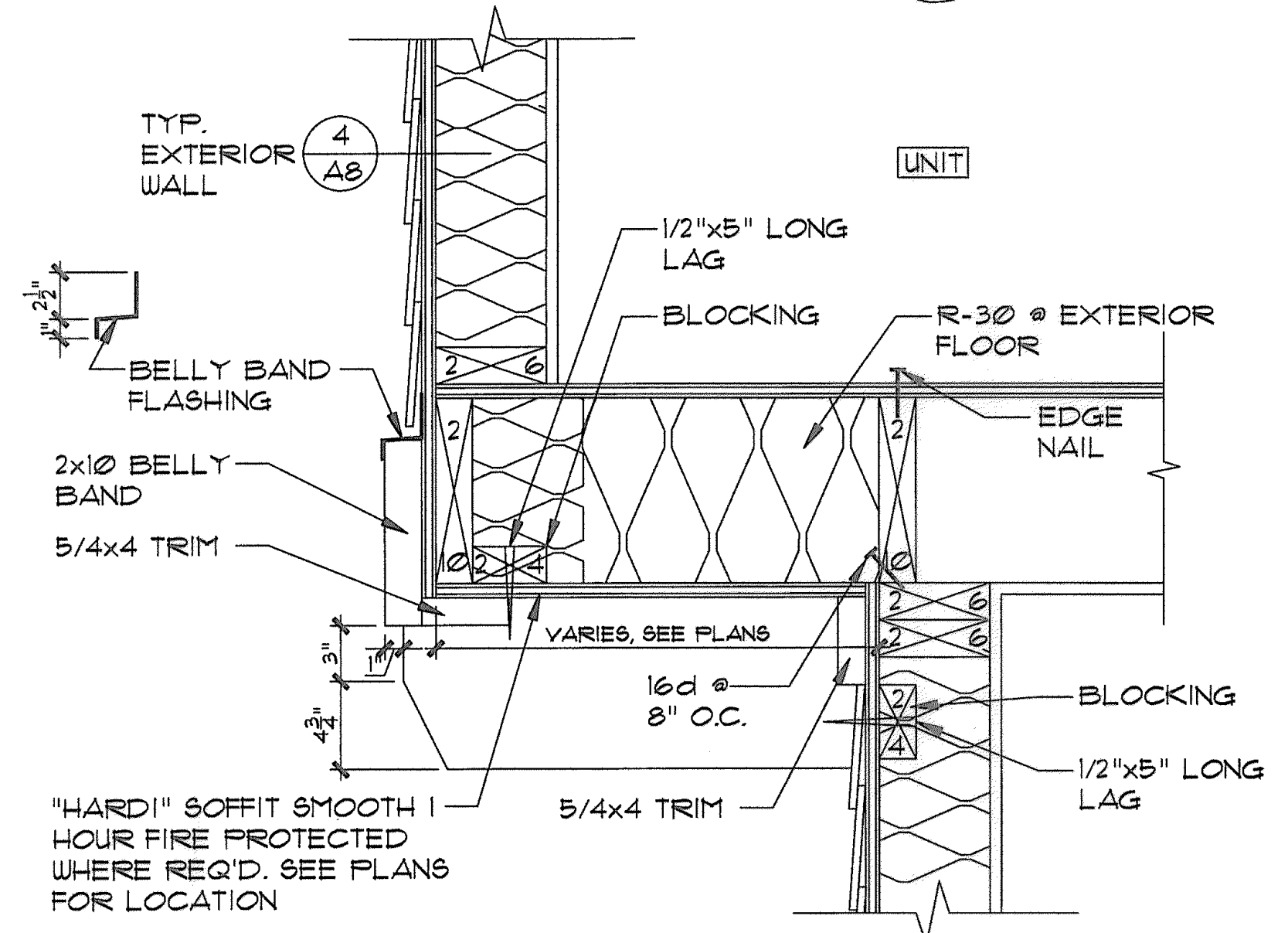
2 (SAWN JOISTS PERPENDICULAR) TYPICAL EXTERIOR WALL
SCALE: 1-1/2" = 1'-0"



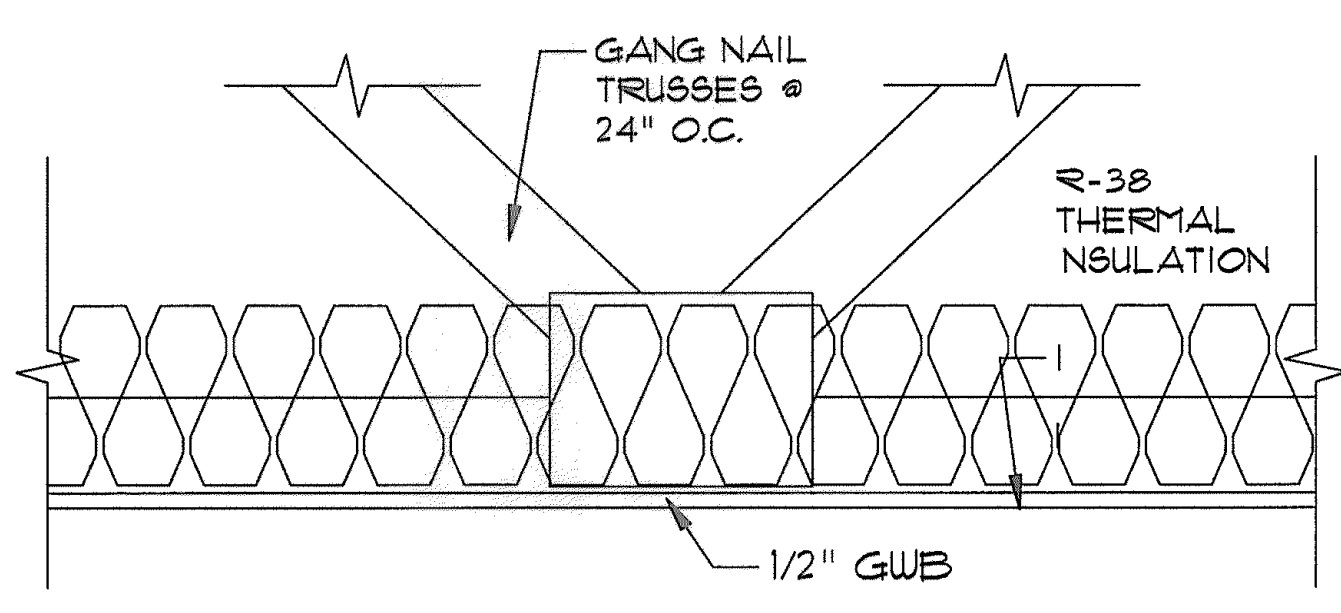
3 (SOLID SAUN PARALLEL) TYPICAL EXTERIOR WALL
SCALE: 1-1/2" = 1'-0"



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

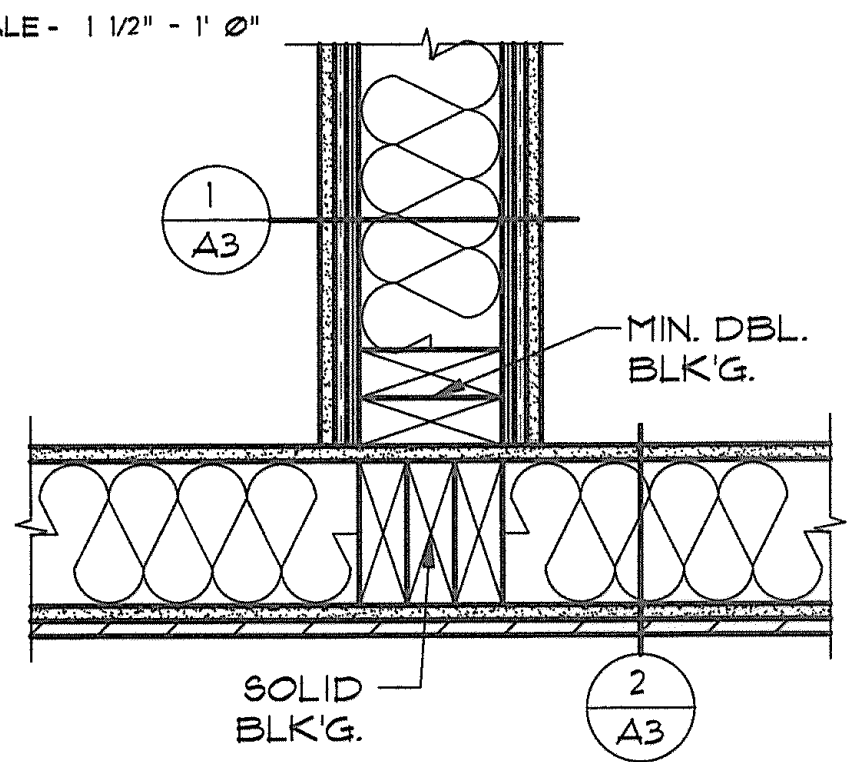


5 CANTILEVER FLOOR
SCALE: 1-1/2" = 1'-0"

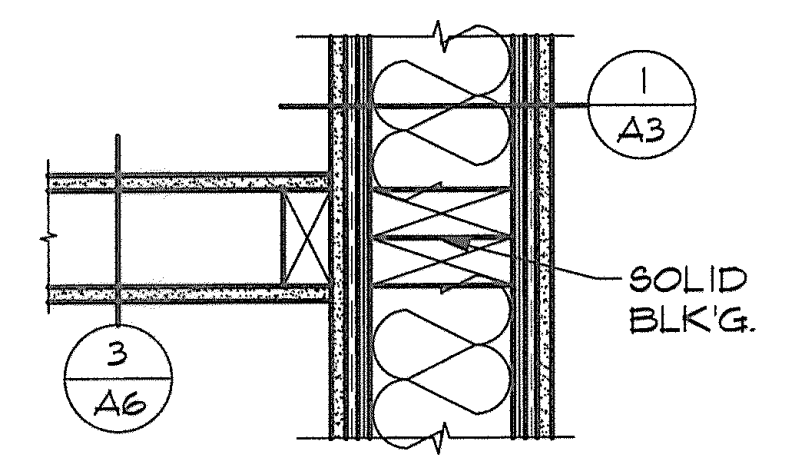


6 ROOF / CEILING
SCALE: 1-1/2" = 1'-0"

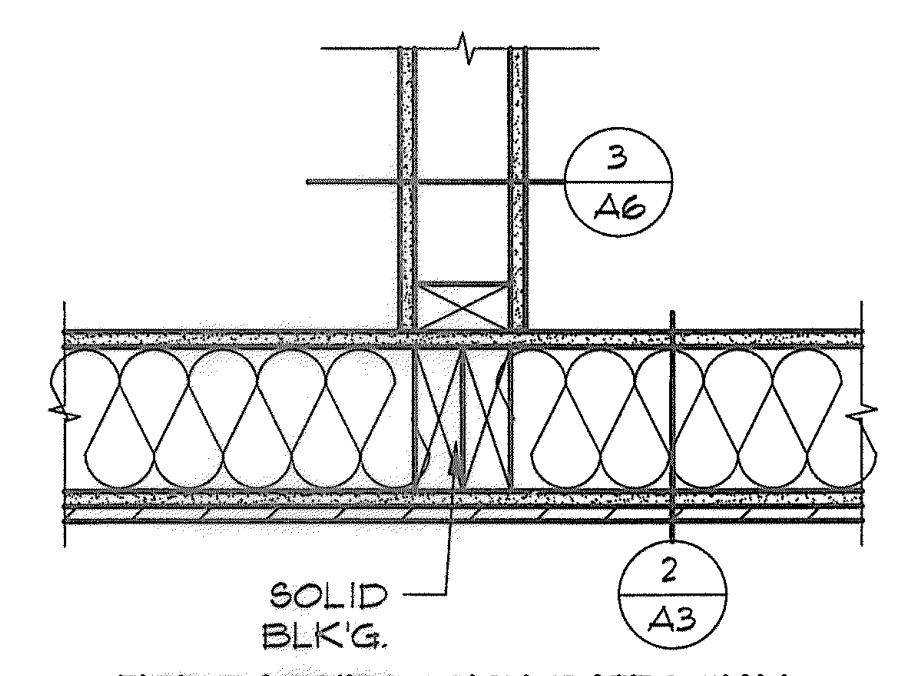
REFER TO STRUCTURAL DETAILS ON SHEET A11, TYP.



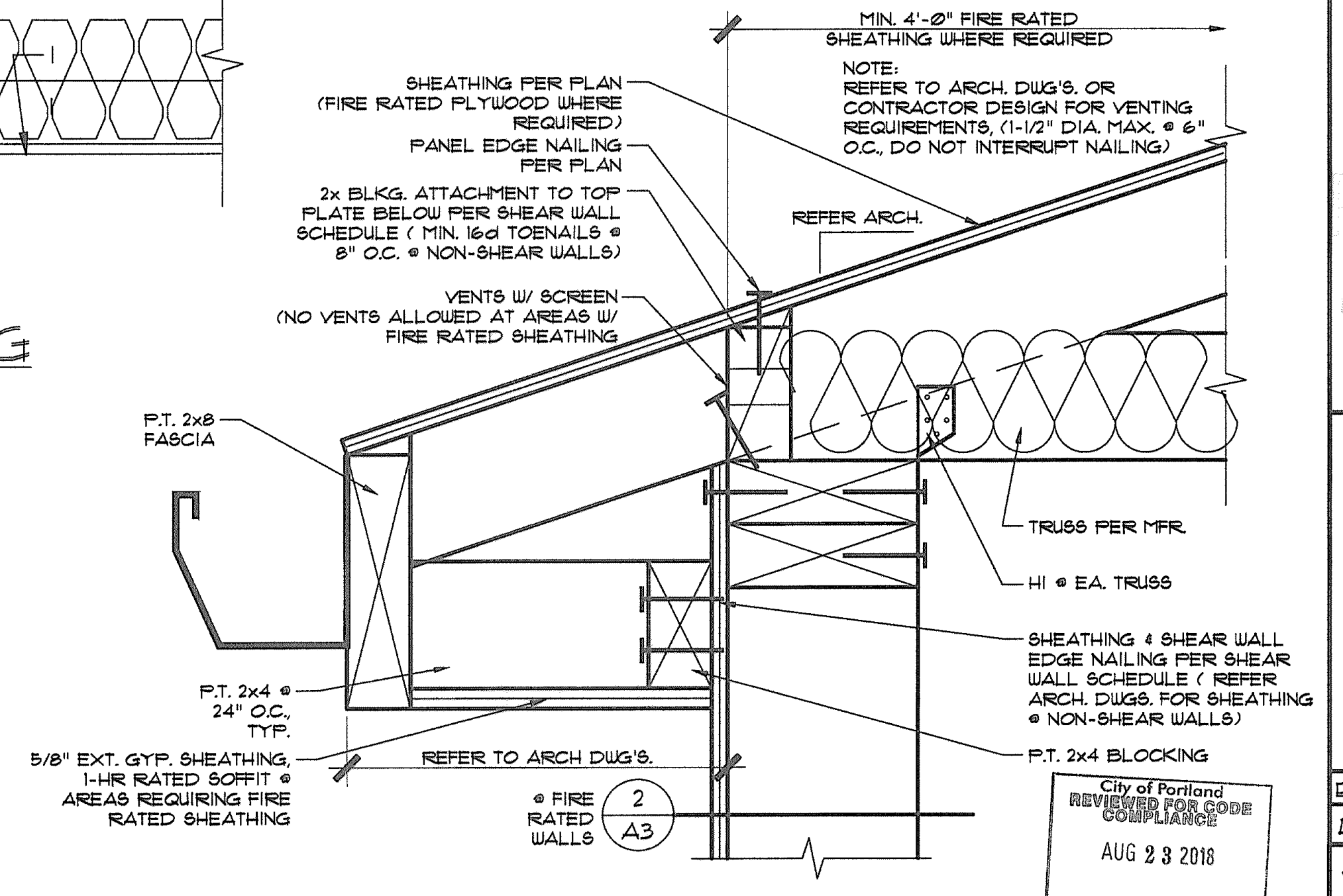
7 CONNECTION DETAILS
SCALE: 1-1/2" = 1'-0"



FIRE PARTITION & NON-RATED WALL

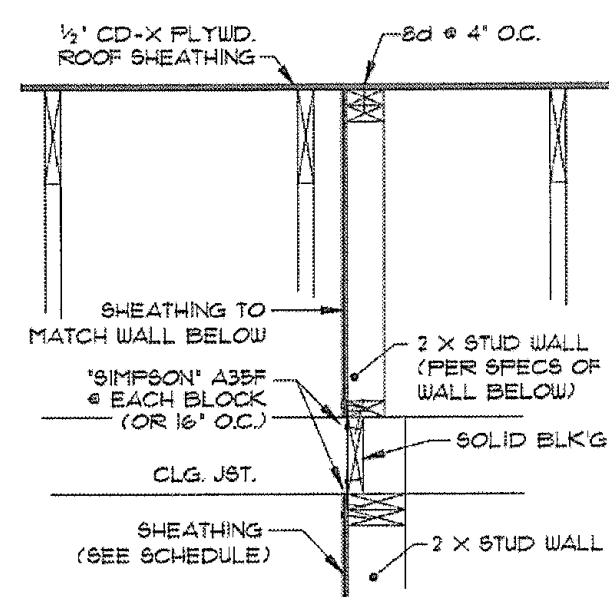


FIRE BARRIER & NON-RATED WALL

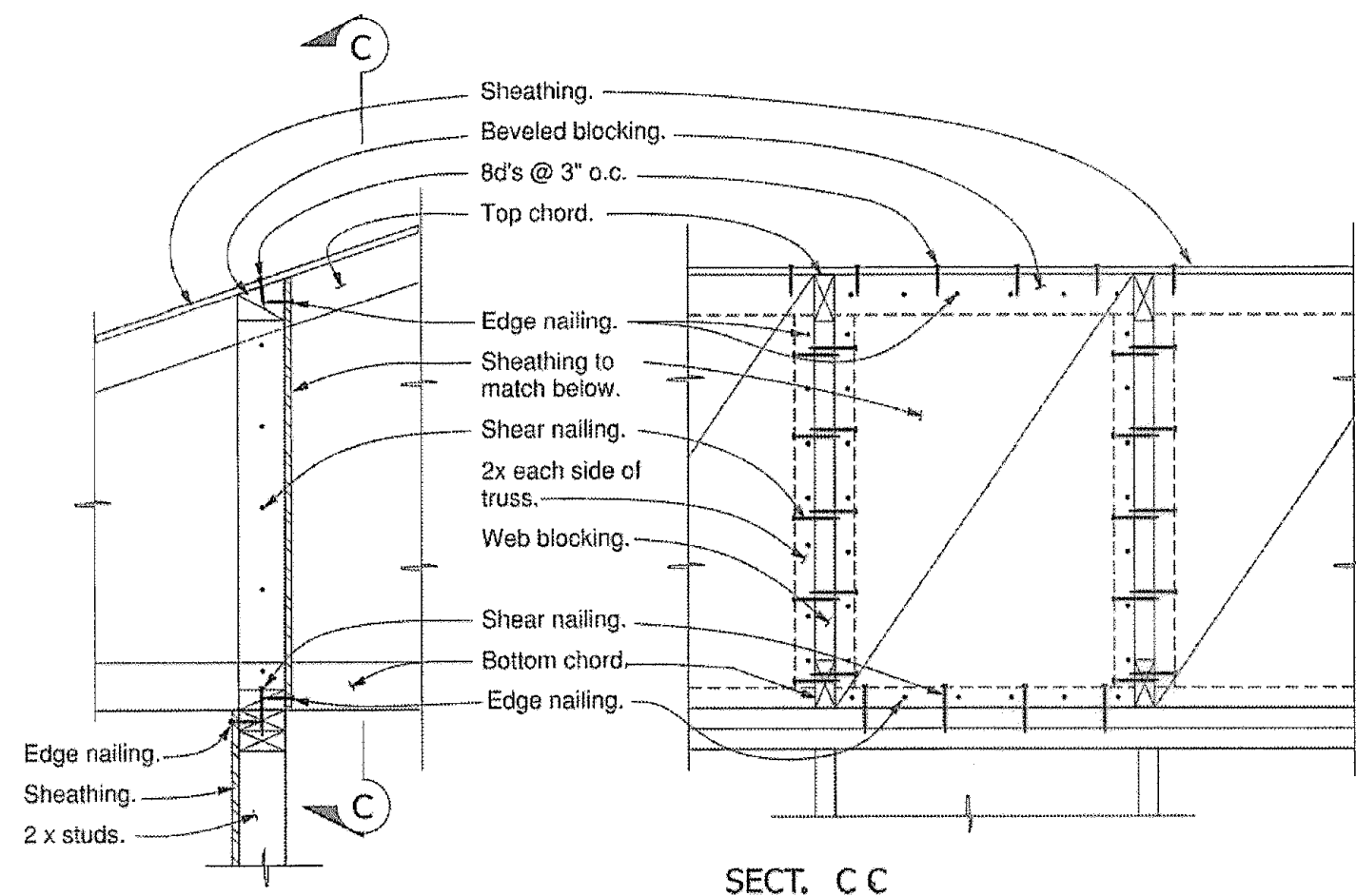


10 (ROOF TRUSS PERPENDICULAR) TYP. ROOF OVERHANG
SCALE: 3" = 1'-0"

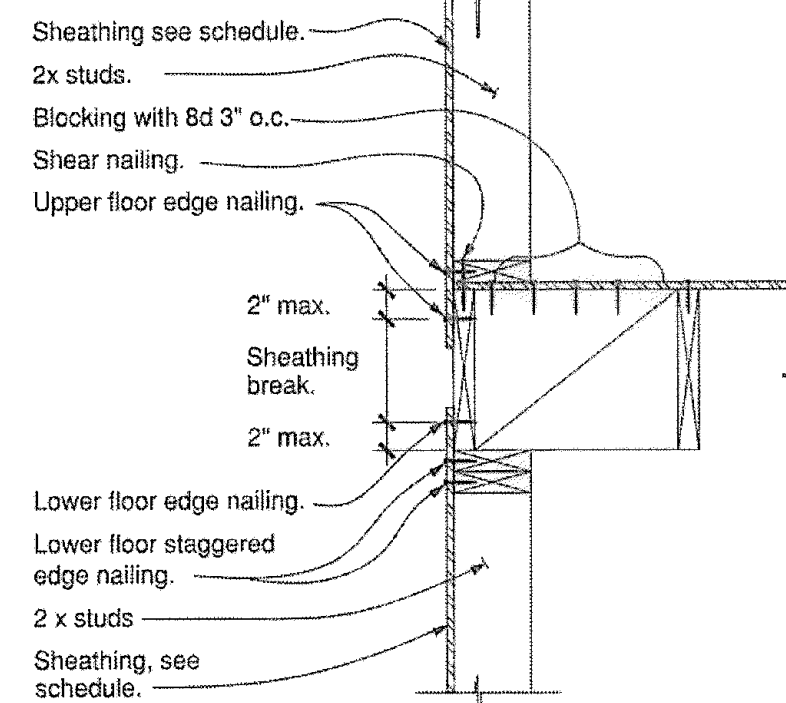
TYPICAL SHEAR WALL DETAILS



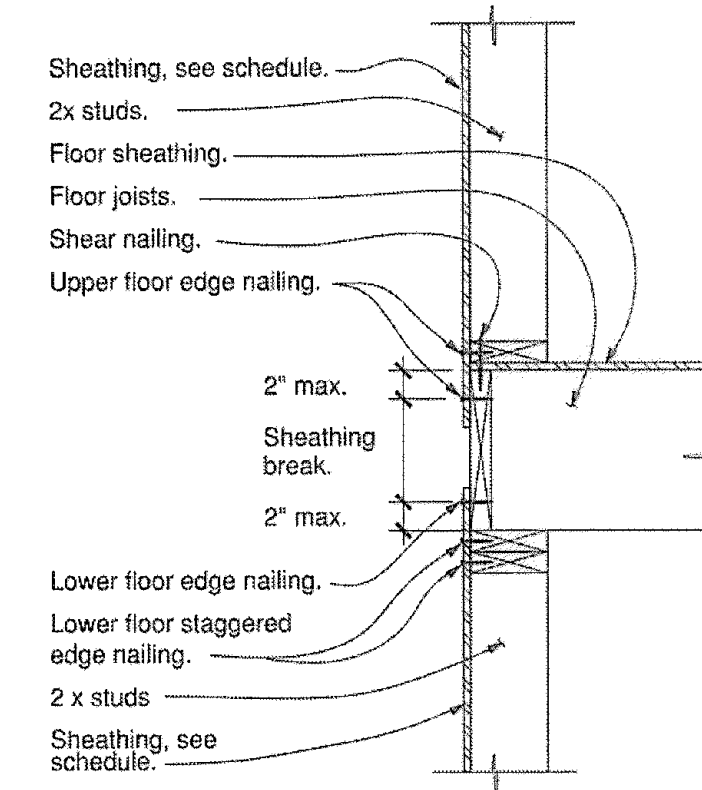
Interior shearwall parallel to trusses
Scale: 3/4" = 1'-0"



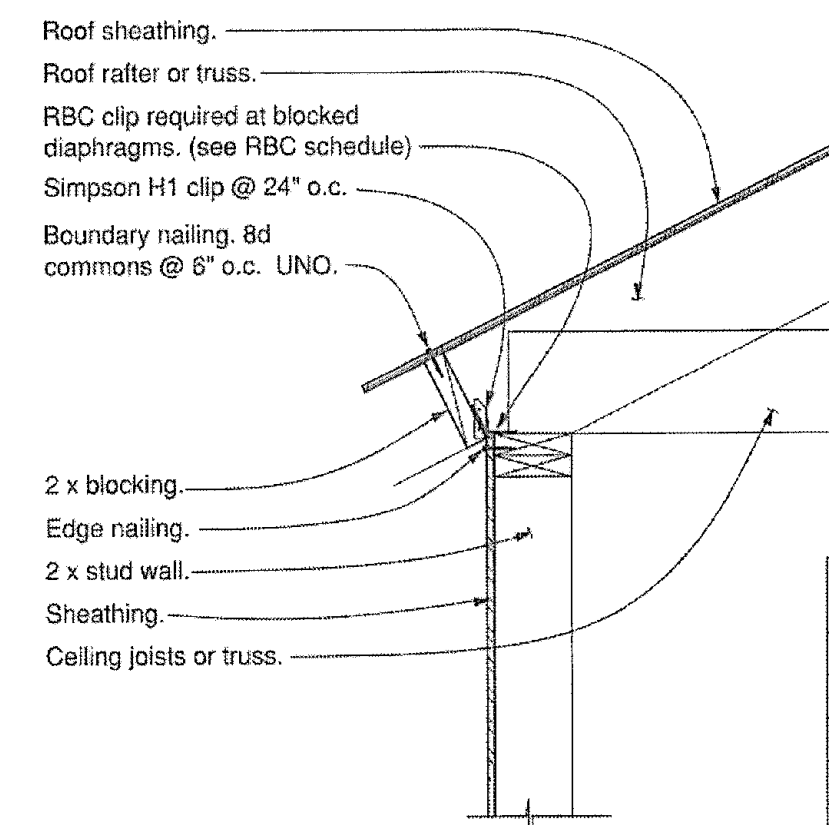
Interior shearwall perpendicular to trusses
Scale: 1" = 1'-0"



Floor joists parallel
Scale: 1" = 1'-0"

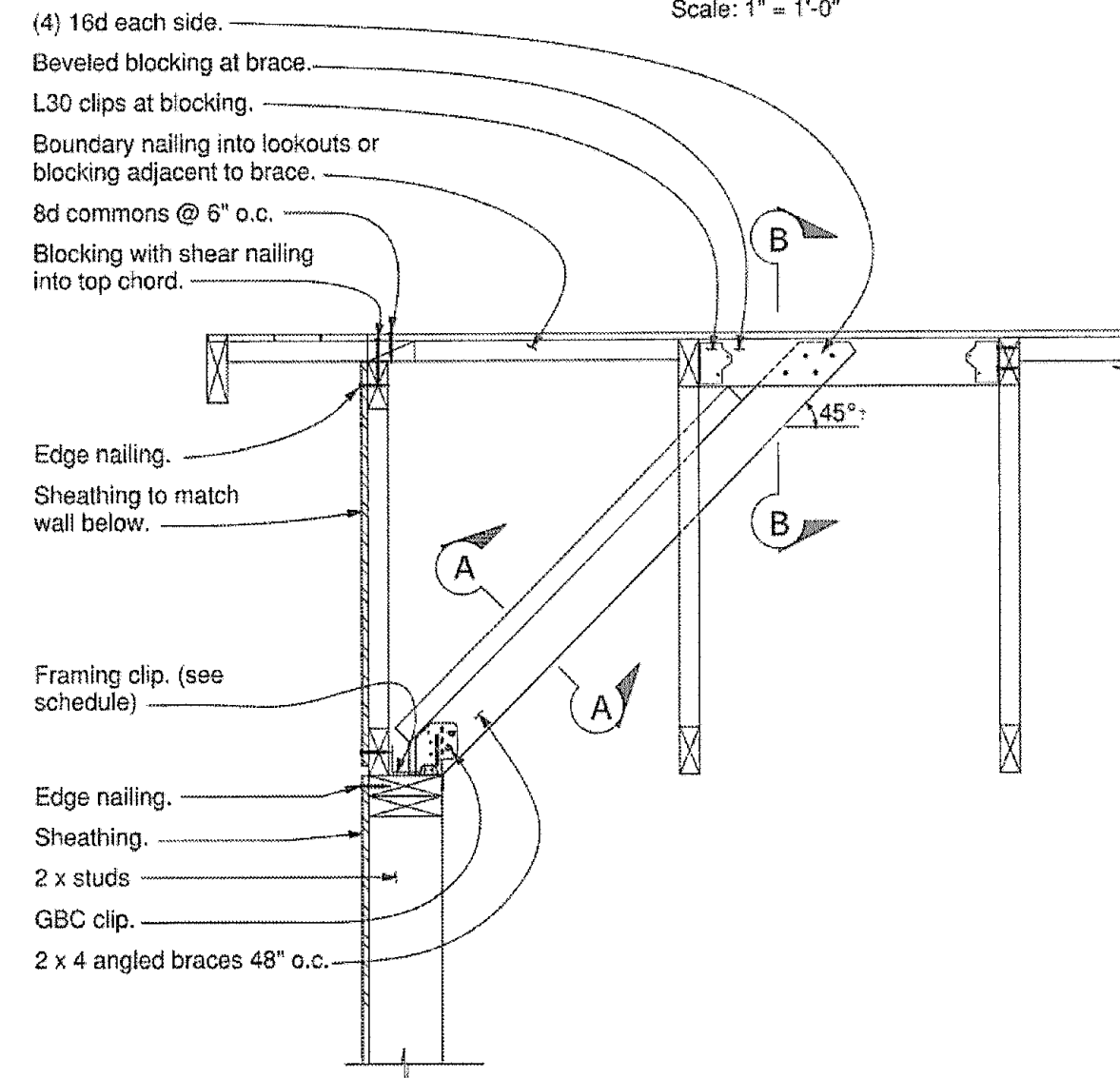


Floor joists perpendicular
Scale: 1" = 1'-0"

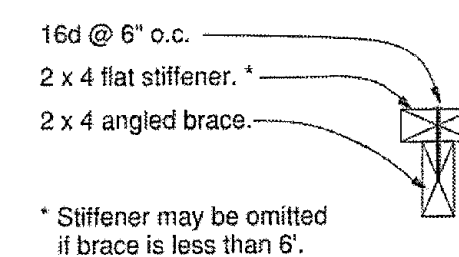


RBC SCHEDULE (Roof Boundary Clip)	
Blocked diaphragms only	
Req. nailing	Clip spacing
8d @ 6"	36" o.c.
8d @ 4"	18" o.c.
10d @ 4"	12" o.c.

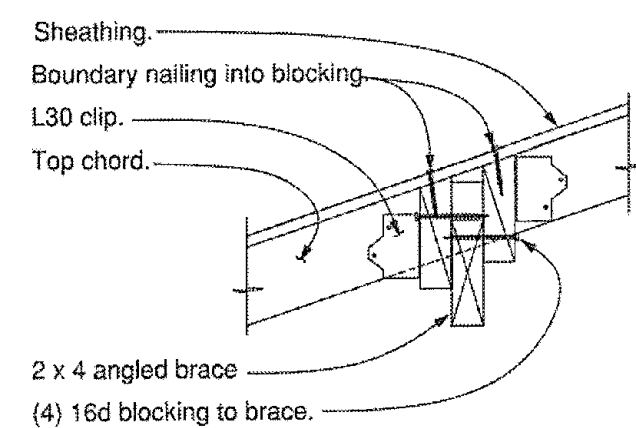
Rafter / Truss at eaves
Scale: 1" = 1'-0"



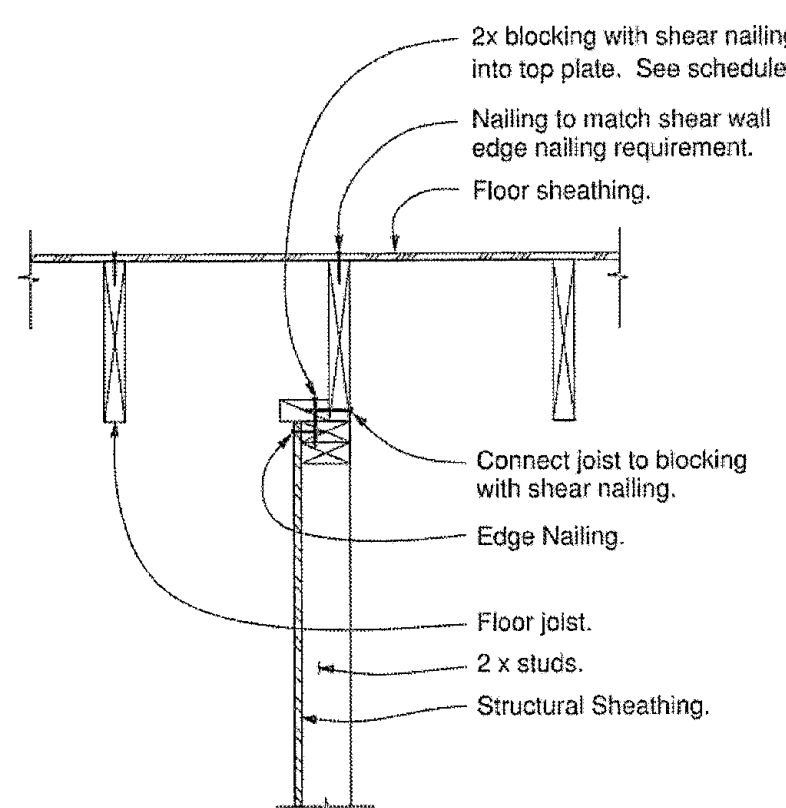
Gable end truss
Scale: 1" = 1'-0"



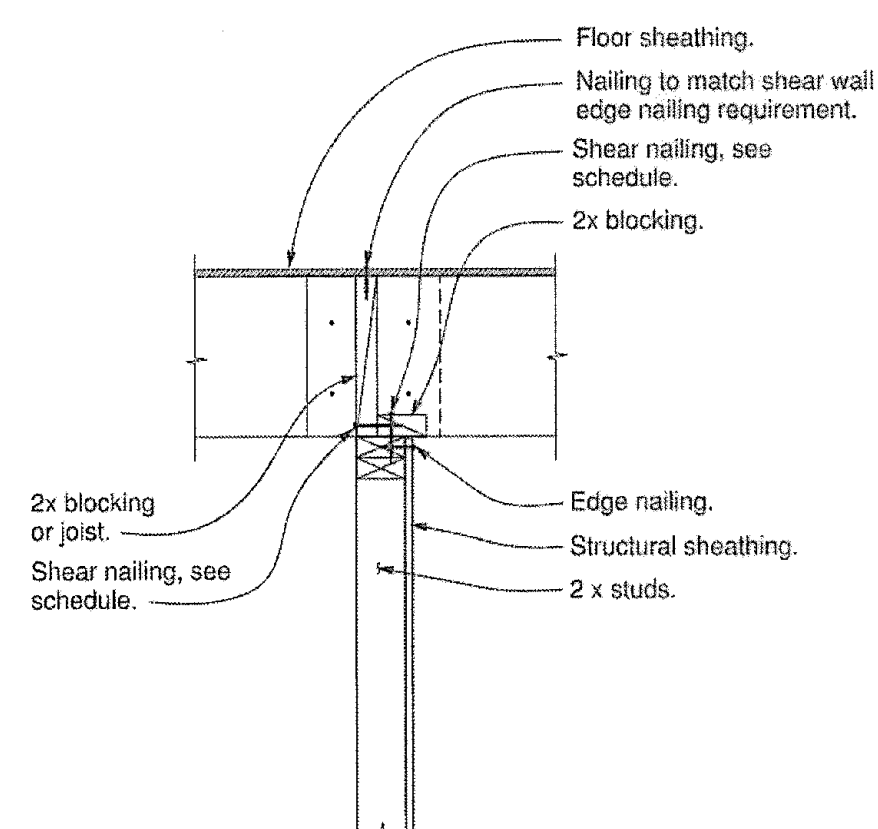
SECT. A-A
Scale: 1-1/2" = 1'-0"



SECT. B-B
Scale: 1-1/2" = 1'-0"



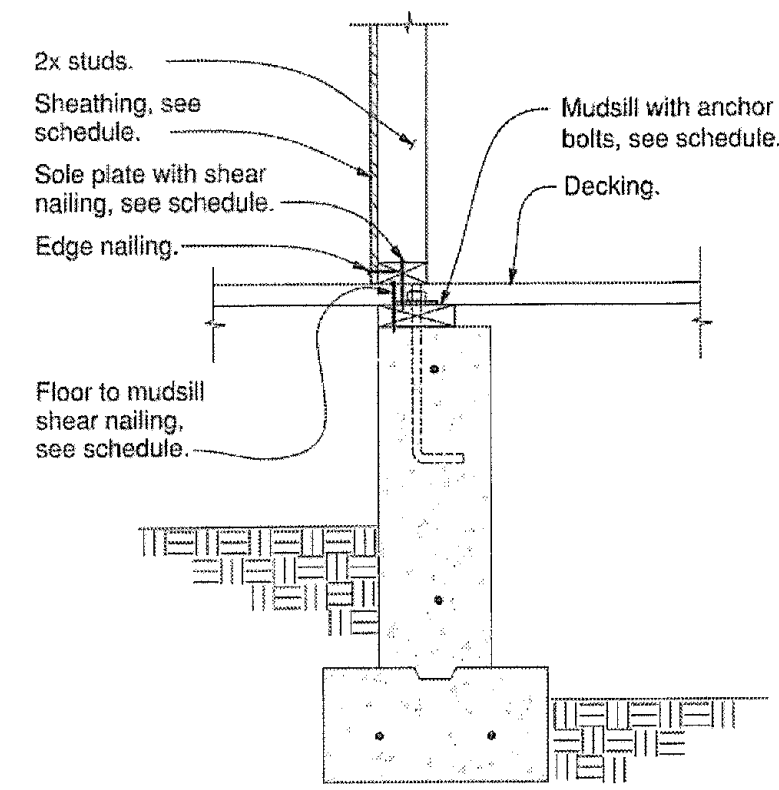
Parallel to joists Wall below
Scale: 1" = 1'-0"



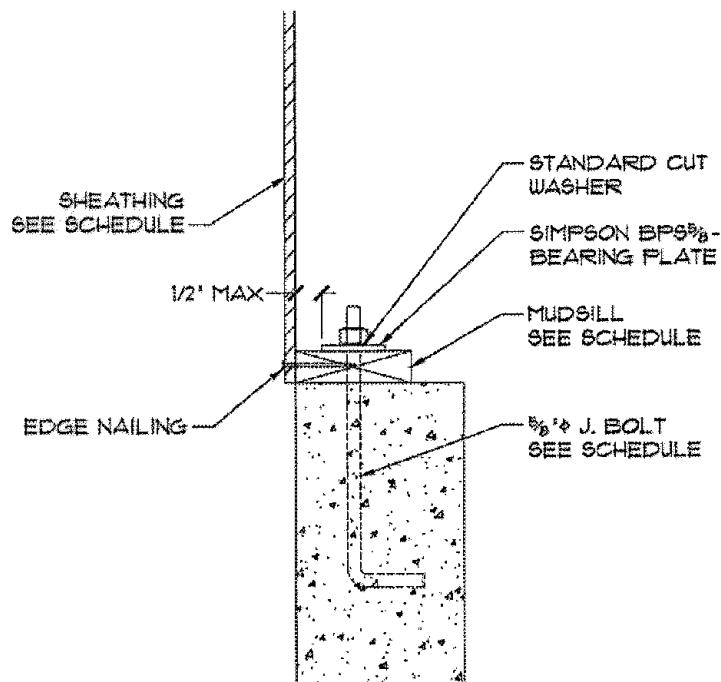
Perpendicular to joists Wall below
Scale: 1" = 1'-0"

EXTERIOR UPPER FLOOR DETAILS

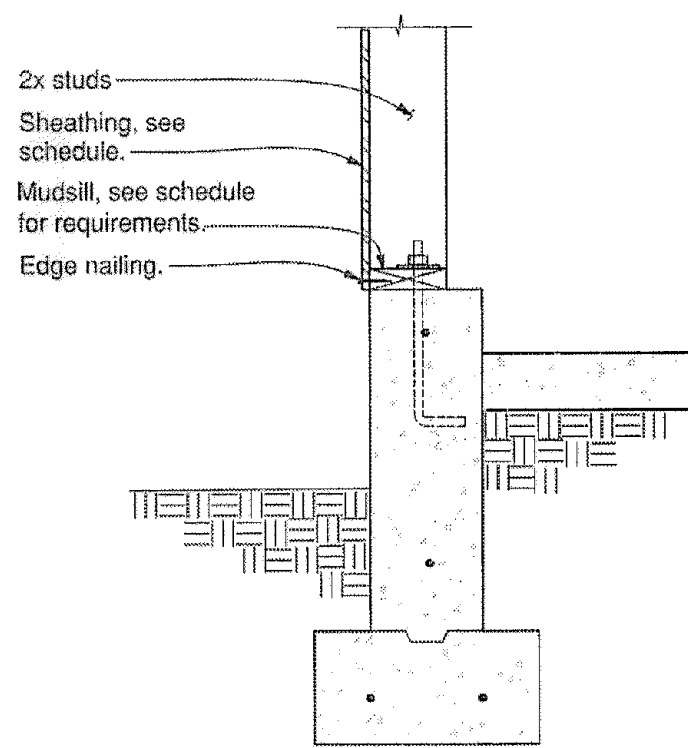
EXTERIOR ROOF DETAILS



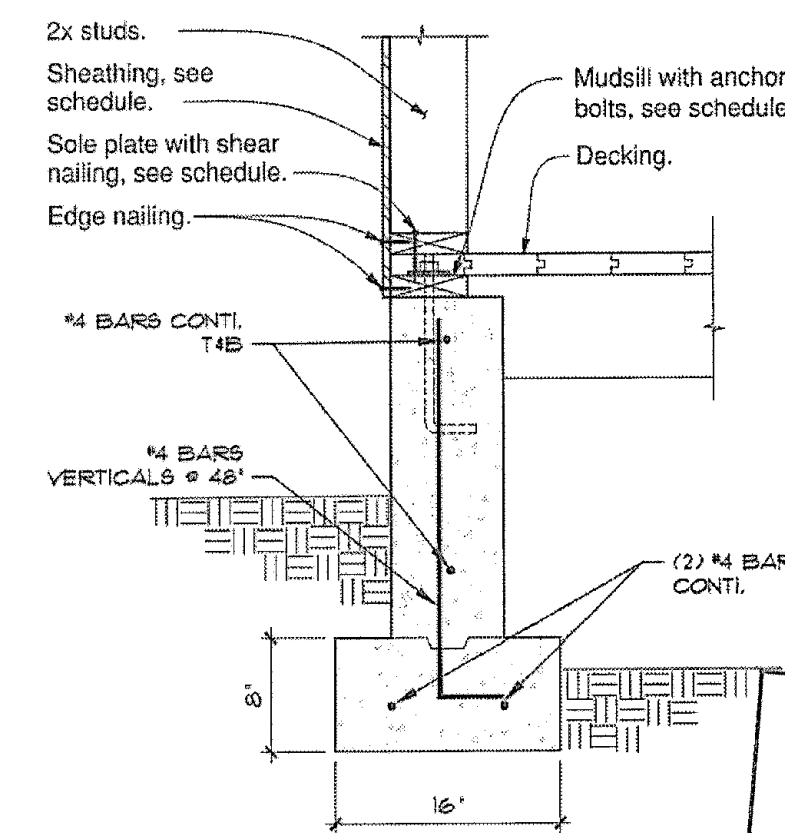
Interior post and beam
Scale: 1" = 1'-0"



Standard A.B. Detail
Scale: 1.5" = 1'-0"



Garage slab
Scale: 1" = 1'-0"



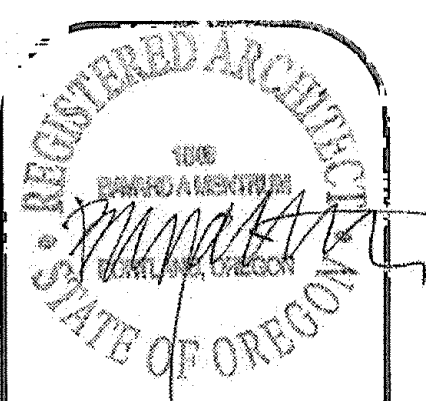
Post and beam
Scale: 1" = 1'-0"

Girders flush with mudsill Permit Number

City of Portland
REVIEWED FOR CODE
COMPLIANCE
AUG 23 2018

INTERIOR FOUNDATION DETAILS

EXTERIOR FOUNDATION DETAILS



REVISIONS:

NO.	DESCRIPTION

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DRAWN BY: FETE WILSON

DATE: 9/26/17

SHEET NO:

A11
OF 11

Gypsum Board Partitions - Wood Framing (Continued)

**2 Hour
FIRE**

Design #

UL U334

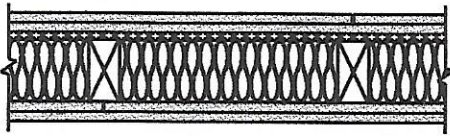
GA File #

N/A

STC - 59

Sound Test #

TL-93-115



[Link to .PDF file](#)
[Link to .DWG file](#)
[Link to .DWG/Text file](#)

5/8" (15.9 mm) Fire-Shield C Gypsum Board base layers applied vertically, to 2x4 wood studs 16" o.c. one side with 6d coated nails, 1-7/8" long, 14" o.c. other side over resilient furring channels 24" o.c. attached perpendicular to studs with 1" type S screws, gypsum board attached to furring channel with 1" type S screws 24" o.c. 5/8" Fire-Shield C Gypsum Board face layers applied horizontally, on stud side with 8d coated nails, 2-3/8" long, 7" o.c. Face layer on channel side applied with 1-5/8" type S screws 12" o.c. Face layer butt joints offset 16" from base layers. 2" thick mineral wool insulation friction fit in stud cavity.

**2 Hour
FIRE**

Design #

FM WP-360

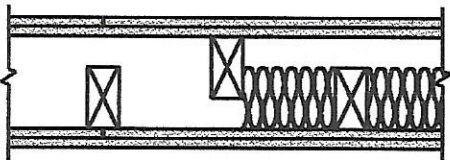
GA File #

WP 3910

STC - 51

Sound Test #

NGC-2377



[Link to .PDF file](#)
[Link to .DWG file](#)
[Link to .DWG/Text file](#)

5/8" (15.9 mm) Fire-Shield Gypsum Board, two layers applied horizontally to each side of 2x4 wood studs 16" o.c. ,staggered 8" o.c. on 2x6 wood plates. Base layer attached with 6d coated nails, 1-7/8" long, 0.085" shank, 1/4" heads, 24" o.c. Face layer 5/8" Fire-Shield Gypsum Board attached with 8d coated nails 2-3/8" long, 0.100 shank, 1/4" heads, 8" o.c. Joints staggered 16" each layer and side.

**2 Hour
FIRE**

Design #

FM WP-360

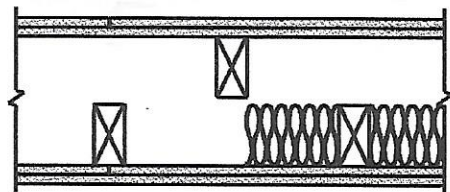
GA File #

WP 3820

STC - 58

Sound Test #

NGC-3056



[Link to .PDF file](#)
[Link to .DWG file](#)
[Link to .DWG/Text file](#)

5/8" (15.9 mm) Fire-Shield Gypsum Board, two layers applied horizontally to each side of double row of 2x4 wood studs 16" o.c., separate plates 1" apart. Base layer attached with 6d coated nails, 1-7/8" long, 0.085" shank, 1/4" heads, 24" o.c. Face layer 5/8" Fire-Shield Gypsum Board attached with 8d coated nails 2-3/8" long, 0.100 shank, 1/4" heads, 8" o.c. Joints staggered 16" each layer and side.

**2 Hour
FIRE**

Design #

UL U301

GA File #

N/A

STC - 40

Sound Test #

NGC - 2363



[Link to .PDF file](#)
[Link to .DWG file](#)
[Link to .DWG/Text file](#)

5/8" (15.9 mm) Fire-Shield Gypsum Board, two layers applied either horizontally or vertically to each side of 2x4 wood studs 16" o.c. Base layer attached with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 6" o.c. Face layer 5/8" Fire-Shield Gypsum Board attached with 8d coated nails 2-3/8" long, 0.113 shank, 9/32" heads, 8" o.c. Vertical joints located over studs. Joints staggered 16" each layer and side.