

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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:** 20816

**Project Address:** 1225 NE 2nd Ave

**Hearing Date:** 8/28/19

**Appellant Name:** Brian Bainnson

**Case No.:** B-020

**Appellant Phone:** 503-256-8955

**Appeal Type:** Building

**Plans Examiner/Inspector:** Renay Radtke-Butts

**Project Type:** commercial

**Stories:** 1 **Occupancy:** I-3 **Construction Type:** V-B

**Building/Business Name:**

**Fire Sprinklers:** No

**Appeal Involves:** Erection of a new structure, Alteration of an existing structure

**LUR or Permit Application No.:** 19-106293-CO

**Plan Submitted Option:** pdf [File 1] [File 2]

**Proposed use:** Activity Shelter

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** Section 408.10, Section 903.2, Section 903.2.6

#### Requires

Section 408.10-Automatic Fire Sprinklers. Group 13 occupancies shall be equipped with an automatic sprinkler system in accordance with Section 903.2.6.

Section 903.2 - Automatic Fire Sprinklers shall be provided in all new buildings based upon its use or Group.

Section 903.2.6 Group I - Fire sprinklers shall be installed throughout buildings of Group I occupancy.

#### Proposed Design

It is proposed to add additional covered outdoor activity shelters and a uni-sex restroom to the existing secure garden area of the Unity Hospital campus and to consider the new and existing garden structures as one building, an Activity Shelter, that exists on the same lot as the Unity Hospital Building but consider as a separate structure from the Hospital. The Activity Shelter is proposed to be

(1) story with an aggregate area of 1,357 square foot with an occupancy group of 13 and construction type of VB (allowed by Table 503), built of non-combustible materials, with unlimited unprotected openings in the exterior walls and to be un-sprinkled.

The proposed Activity Shelter will contain activity areas covered only by a roof, secure storage areas and a single, uni-sex restroom. All new and existing building components are and will be built of non combustibile materials, beyond what is allowed by Type VB construction. The covered activity areas are constructed of metal, the existing storage areas are constructed with non-flammable JamesHardie concrete products and the new restroom area will be constructed with non-flammable JamesHardie concrete products, in addition one wall of this area will be constructed with the addition of 5/8" type x gypsum board at the interior and exterior of the wall

from the foundation to the top of the parapet wall to meet the requirements of a 1-hr. fire wall based on its fire separation distance.

Item 1 - Section 408.10, 903.2.6

This appeal is to allow the Activity Shelter to be non-sprinkled with no increase of fire hazard for the hospital staff, patients or property based upon its actual usage, construction type, non-flammable construction materials, constant secure monitoring and upon the existing fire protection of the existing Hospital Building with an exterior walls of masonry for protection from the exterior to the spread of fire and an automatic sprinkler system for suppression of fire from within.

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**Reason for alternative** The garden area of the Unity Hospital is used to provide state required patient time in the outside environment to increase the health and wellbeing of the patients utilizing the hospital facilities. The garden area is exclusive for patients under supervision by staff and security. The existing secured yard/garden contains two existing tool sheds and one existing covered activity structure, it is accessed from within the hospital and has two emergency access/exit gates directly to the exterior located along the east fence (see attached site plan). The existing garden structures allows year-round outdoor activity, providing protection from inclement weather and exposure to sun. As the current Unity Hospital was designed it was apparent that in order to provide the required year-round outdoor patient activities there was need for more covered outdoor activity space and a small uni-sex restroom. (The addition of a restroom to the garden allows easier management of the patient groups and more time spent outside for each patient. As the garden is now if one patient of the group needs the restroom the entire group is required to be moved inside the hospital and typically their allotted or scheduled time in the garden is ended.)

Because of the need for accessibility for all patients and staff and the typical nature of garden activity structures with open wall lines and unlimited unprotected openings, it became necessary to establish all of the existing and proposed garden structures as one building, the Activity Shelter, separate from the existing hospital building and to assign the new structure as VB Construction, allowing all of the building elements to be 0-hr fire rated.

Using Section 705.3, Buildings on the Same Lot, Fire Separation Distances were analyzed to meet code requirements for both the existing hospital building and the proposed Activity Shelter. As can be seen on the attached Site Plan and in the Building Fire Separation Analysis distances between the two buildings vary, but all fire separations (fsd) distances meet code for both buildings.

With the addition of the Activity Shelter the Unity Hospital Campus will consist of the existing Hospital Building, occupancy group 13 and construction type 1A with fire-rating requirement of 3 hours for walls and a 1.5 hours roof, and the proposed Activity Shelter, occupancy group 13 and construction type VB, with zero fire rated requirements (table 601 and table 602 when fire separation distance is greater than or equal to 10 feet) and unlimited unprotected openings (allowed by section 705.8.1.exception #2) with the exception of one wall, wall W.2, that is required to have 1-hr fire rating, protected from both sides based on the fire separation distance of 5 feet.

All areas are to be used exclusively by hospital patients and staff, no visitors or other members of the public are allowed. Storage areas and the restroom will be controlled by staff or security, patients will not have the opportunity to be in these areas unsupervised.

There will be no increase to the occupant load of the garden or hospital, the existing garden and the proposed Activity Shelter are and will be used only by existing Hospital patients and their staff, completely controlled and monitored by Hospital Security.

Site placement of the Activity Shelter was based upon the needs of staff for organized outdoor activities of multiple groups of patients and the security needs of managing them. The covered activity areas, 1 through 7, are spaced along the garden pathway allowing multiple patient groups to use the garden area at one time and to freely flow among the spaces. The restroom portion,

Area 3, of the Activity Shelter was located near the main, secured, entrance to the garden area, adjacent to an area of the existing hospital building that has business offices and clinical areas, no patient rooms.

As can be seen from the attached site plan and building fire separation analysis the closest distance between the new Activity Shelter, Area 3, and the existing Hospital Building is 10 feet with a fire separation distance of 5 feet from each building. The existing Hospital Building wall already meets the fire rating requirements based on this distance, the wall section, W.2, of the Activity Shelter meets the code requirement of 1-hour rating for exterior walls with protection from both sides and no openings.

All other fire separation distances between the Activity Shelter and the Hospital Building, and vice versa meet the requirements of Table 601, 602, 705.8 and Sections 705.5, 705.8 and 705.8.4, see attached site plan and analysis.

Activities in the secured yard/garden are supervised at all times and monitored 24 hours a day, two security poles are located in the garden with video surveillance and emergency call buttons. Patients are never left on their own and patients are only provided with hospital approved accessories, no opportunity to ignite fire exists. Between staff and security the garden area and proposed Activity Shelter with its non-flammable construction there is no increased fire danger from within or outside of the proposed Activity Shelter or to the existing Hospital Building. No increased hazard will exist to the patients or staff of the Unity Hospital.

Item 1: Section 408.10, 903.2.6 Fire Sprinklers for Group 13 occupancy -

It is proposed, based upon the secured use by patients and hospital staff only, the non-combustible building materials used, the round the clock security monitoring of the garden area and the existing fire resistant construction of the existing Hospital Building to allow the proposed Activity Shelter to be non sprinkled with no increase of fire hazard for the hospital staff, patients or property. The nature of the Activity Shelter with a majority of open walls provides easy access and exit for emergency situations and abundant easy visual access to the spaces by security and staff to monitor inappropriate activities that may cause fire hazard. There is extremely low chance of fire from the proposed Activity Shelter and no risk from the chance of fire spreading from the existing hospital with its non-combustible exterior construction and interior sprinkling.

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## APPEAL DECISION

**Omission of sprinkler installation in I-3 structure: Granted provided the activity shelters and toilet room are classified as B, toolsheds as S1 and comply with exterior wall rating and opening requirements to be confirmed as part of plan review.**

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

The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

Wall Plane	Structure	Desc.	Permit #	T. 601	T. 602	Sect. 705.5	Sect. 705.8.1.exc 2 or Table 705.8	Sect. 705.8.4	Distance to another building line	FSD	Meets code?	Opposite Bldg Wall
A	Existing Hospital Bldg.	Sprinklered, Multi Story w/unlimited area, Masonry Exterior Walls Table 601-3-hr rating for structure and ext. walls 1 ½-hr for roof., Table 602 required 1-hr fire rated walls, note "a" requires all load bearing elements for follow requirements in table 601. Group I3, Type 1A.	2017-103044-000-00-FA, multiple permits									
	H.1	280 sq ft masonry wall with 8% protected opening (self closing fire rated door)		3 hr	1hr	Exp. From both sides	15% if 3 to less than 5		23 feet	3 feet	Yes, If fsd is 3 feet	W.1
	H.2	726 Sq Ft Masonry wall with 20% unprotected, sprinkled openings		3 hr	1hr	Exp. From both sides	25% if 5 to less than 10		10 feet	5 feet	Yes, If fsd is 5 feet	W.2
	H.3	192 sq. ft.Solid Masonry, no openings		3 hr	1hr	Exp. From both sides	No openings allowed when less than 3		21 feet	1 foot	Yes, No openings	W.3
	H.4	440 sq. ft. Glass and metal 69% unprotected, sprinkled opening		3 hr	0 hr	-	No requirements if 30 or more		350 Feet to center of street	30 feet	Yes if fsd 30 plus	W.4
	H.5	Glass and metal		-	-	-	-		Not applicable		yes	
	H.6	Masonry with windows 1840 Sq Ft with ratio of .755, sprinkled openings		3 hr	1hr	Exp. From both sides	25% if 5 to less than 10	.755	23 feet	5 feet	Yes if fsd is 5 feet	W.5
	H.6	Masonry with windows 1840 Sq Ft with ratio of .755, sprinkled openings		3 hr	1hr	Exp. From both sides	25% if 5 to less than 10	.755	28 feet	5 feet	Yes if fsd is 5 feet	W.6
	H.6	Masonry with windows 1840 Sq Ft with ratio of .755, sprinkled openings		3 hr	1hr	Exp. From both sides	25% if 5 to less than 10	.755	54 feet 6 inches	5 feet	Yes if fsd is 5 feet	W.7
	H.6	Masonry with windows 1840 Sq Ft with ratio of .755, sprinkled openings		3 hr	1hr	Exp. From both sides	25% if 5 to less than 10	.755	40 feet	5 feet	Yes if fsd is 5 feet	W.8
B	Proposed Activity Shelter	Unsprinkled, 1-story, aggregate area of 1357 square feet, Metal and masonry Construction, Unlimited Openings, Group I3, Type VB.	19-106293/299/300/303-CO									
W.1	Activity Shelter – Restroom Area 3	107 Sq. ft. of wall, UP, NS, 21 percent wall openings		0 hr	0 hr	-	unlimited		23 feet	20 feet	Yes with fsd of 20	H.1
W.2	Activity Shelter – Restroom Area 3	81 sq. ft., UP,NS, 1-Story, No Openings proposed		0 hr	1 hr	Protected from both sides	Must meet T. 705.8		10 feet	5 feet	Yes, No openings proposed	H.2
W.3	Activity Shelter – Restroom Area 3	73.61sq. ft., UP,NS, 1-Story, 28%, Openings		0 hr	0 hr	-	Unlimited		21 feet	20 feet	Yes if fsd is 20, no openings in opposite building wall	H.3
W.4	Existing Tool Shed Area 2	5 linear feet, 40 sq. ft. of wall, no wall opening.		0 hr	0 hr	-	Unlimited		32 feet	27 feet	Yes with fsd of 27 feet	H.2
W.5	Existing Activity Shelter Area 4	16 linear feet, 144 sq. ft of wall plane, 94% unprotected opening All steel construction.		0 hr	0 hr	-	Unlimited		23 feet	18 feet	Yes, exception #2 allows, 18 foot fsd	H.6
W.6	New Activity Shelter Area 5	16 linear feet, 166.72 sq. ft. of wall, 85% Unprotected Openings, All steel construction.		0 hr	0 hr	-	Unlimited		28 feet	23 feet	Yes, exception #2 allows, 23 foot fsd	H.6
W.7	New Activity Shelter Area 7	9 linear feet, 132 sq. ft. of wall, 94% unprotected openings		0 hr	0 hr	-	Unlimited		54 feet 6 inches	45.5 feet	Yes, fsd is 45.5 feet	H.6
W.8	Tool Shed Area 6	72 sq. ft. of wall, 45% unprotected openings		0 hr	0 hr	-	unlimited		40 feet	35 feet	Yes, fsd is 35 feet	H.6

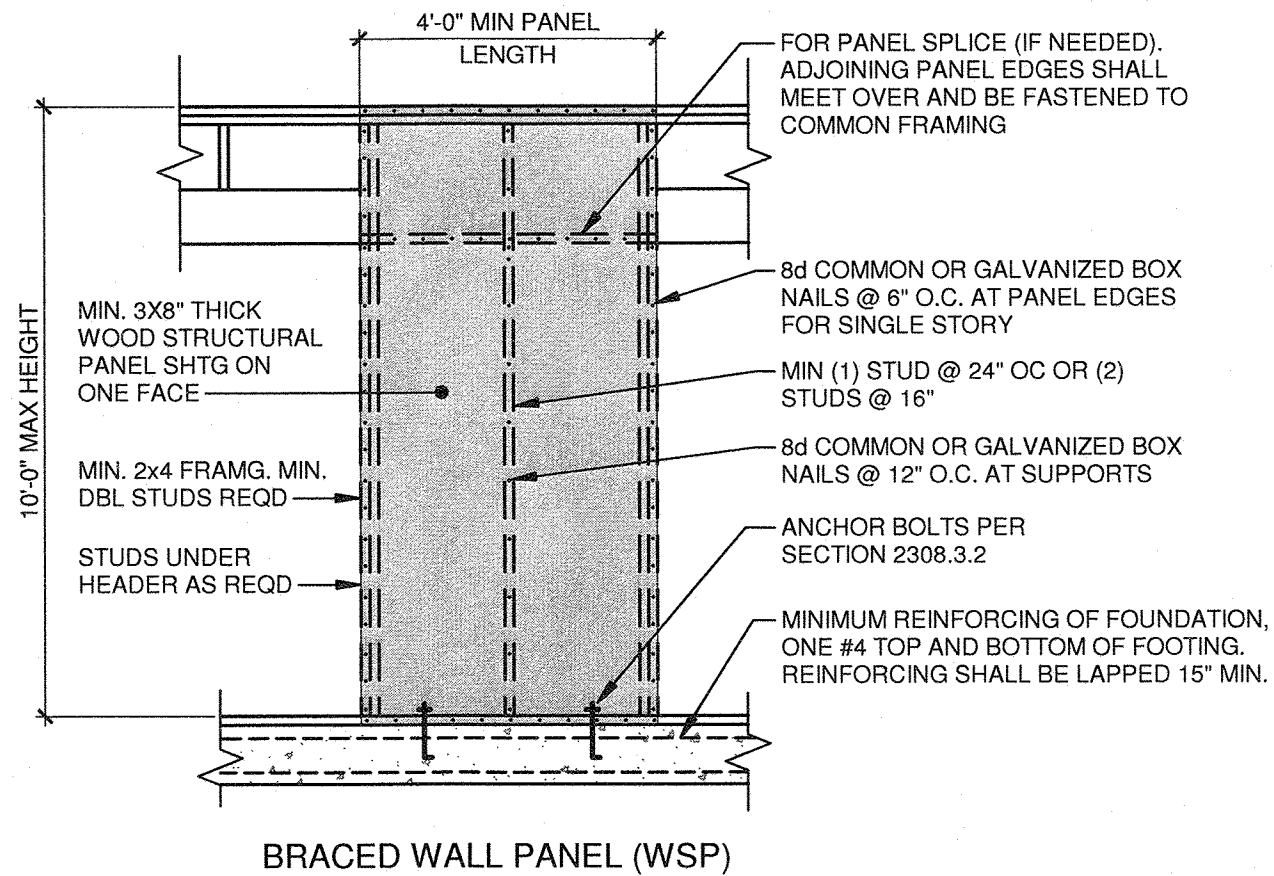


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WALL TYPES									
WALL TYPE	FIRE RATING	CORE	CLADDING	BEARING?	INSULATION	BASE ANCHOR	SHEAR WALL / HOLDDOWN		COMMENTS
w-1	NOT RATED	2x6 WD FRAMING @ 24" OC	EXTERIOR: 1/4" HARDIEPANEL CEMENTITIOUS STUCCO VERTICAL SIDING OVER TYVEK WRB OVER 1/2" EXTERIOR PWD; INTERIOR: FRP / WALL PROTECTION OVER 1/2" PWD	LOAD BEARING	R-21 FACED FIBERGLASS INSULATION	1/2" DIA x 10" ANCHOR BOLTS @ 48" OC & WITHIN 12" EA END (EMBED 7" MIN) W/ 3" x 3" x .229" WASHER THRU PT PLATE	15/32" APA RATED SHEATHING SPAN RATED AT 32/16; EXPOSURE 1 W/ PANEL EDGE NAILING @ 8d AT 6" OC, HD2A W/ (2) 5/8" DIA BOLTS W/ WASHERS AND SIMPSON SSTB16 ANCHOR BOLT, SEE BRACED WALL DETAIL		
w-3	NOT RATED	2x4 WD FRAMING @ 24" OC	FRP / WALL PROTECTION OVER 1/2" PWD AT ROOM SIDE ONLY	NOT LOAD BEARING	NA	HILTI "X-U P8 5" SIZED FOR 1 1/4" MIN EMBED @ 32" OC	NA		

W-4 RATED 1 HR EXT & INT, 2x6 FRAMING @ 24" O.C., EXT 1/4" HARDIPANEL CEMENTITIOUS STUCCO VERT SIDING OVER 5/8" GYP TYPEX - INTERIOR FRP/NAUL PROTECTION OVER 5/8" TYPEX GYP BOARD & 1/2" PWD

FLOOR/SLAB SCHEDULE		
TYPE MARK	DESCRIPTION	COMMENTS
F1	4" SOG W/ #3 AT 18" OC EA WAY, CENTERED IN SLAB. 6 MIL MIN VAPOR BARRIER OVER 4" COMPACTED GRANULAR FILL	LIGHT BROOM FINISH & CLEAR SEALER THROUGHOUT



8 BRACED WALL DETAIL - WSP  
3/8" = 1'-0"

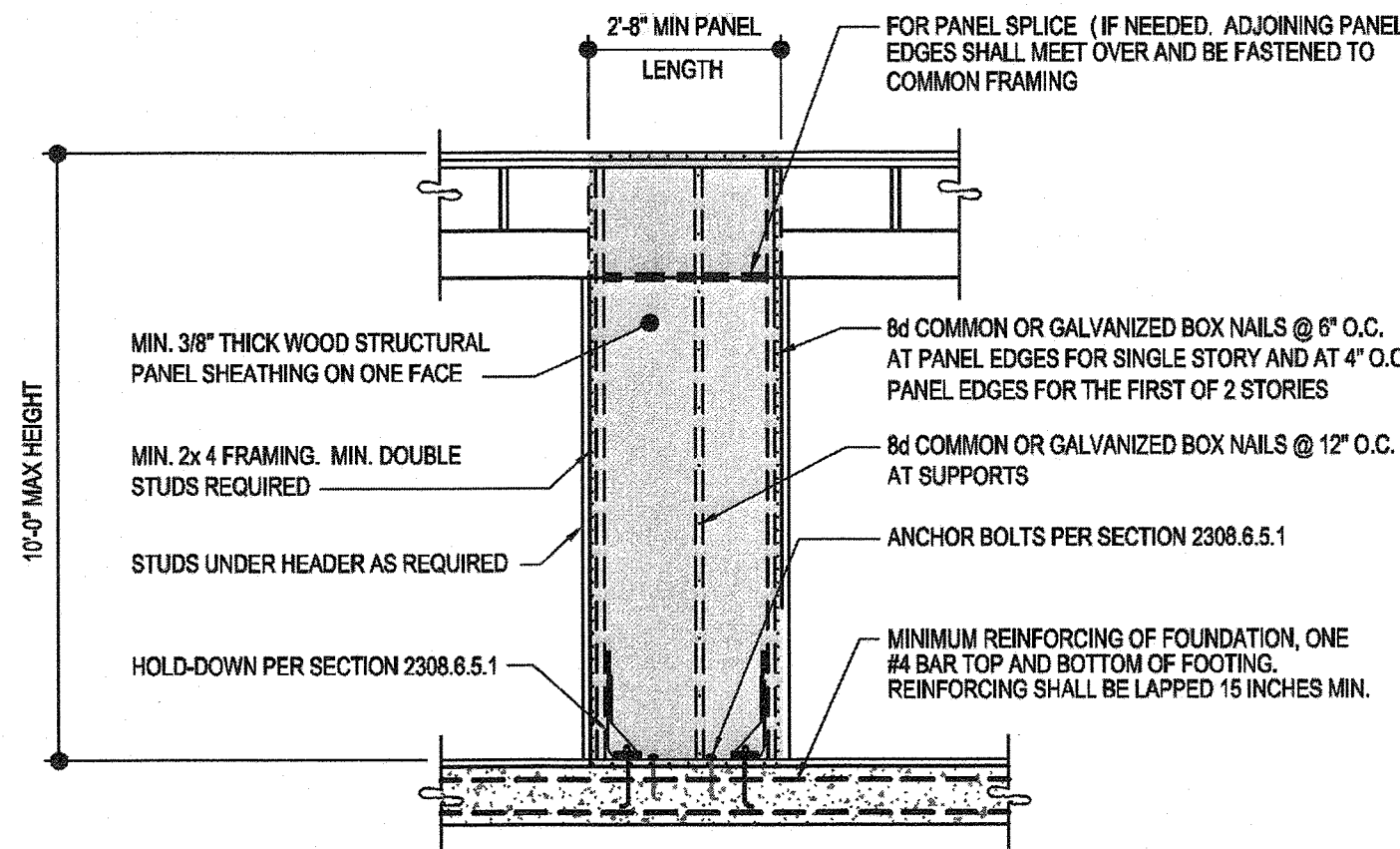
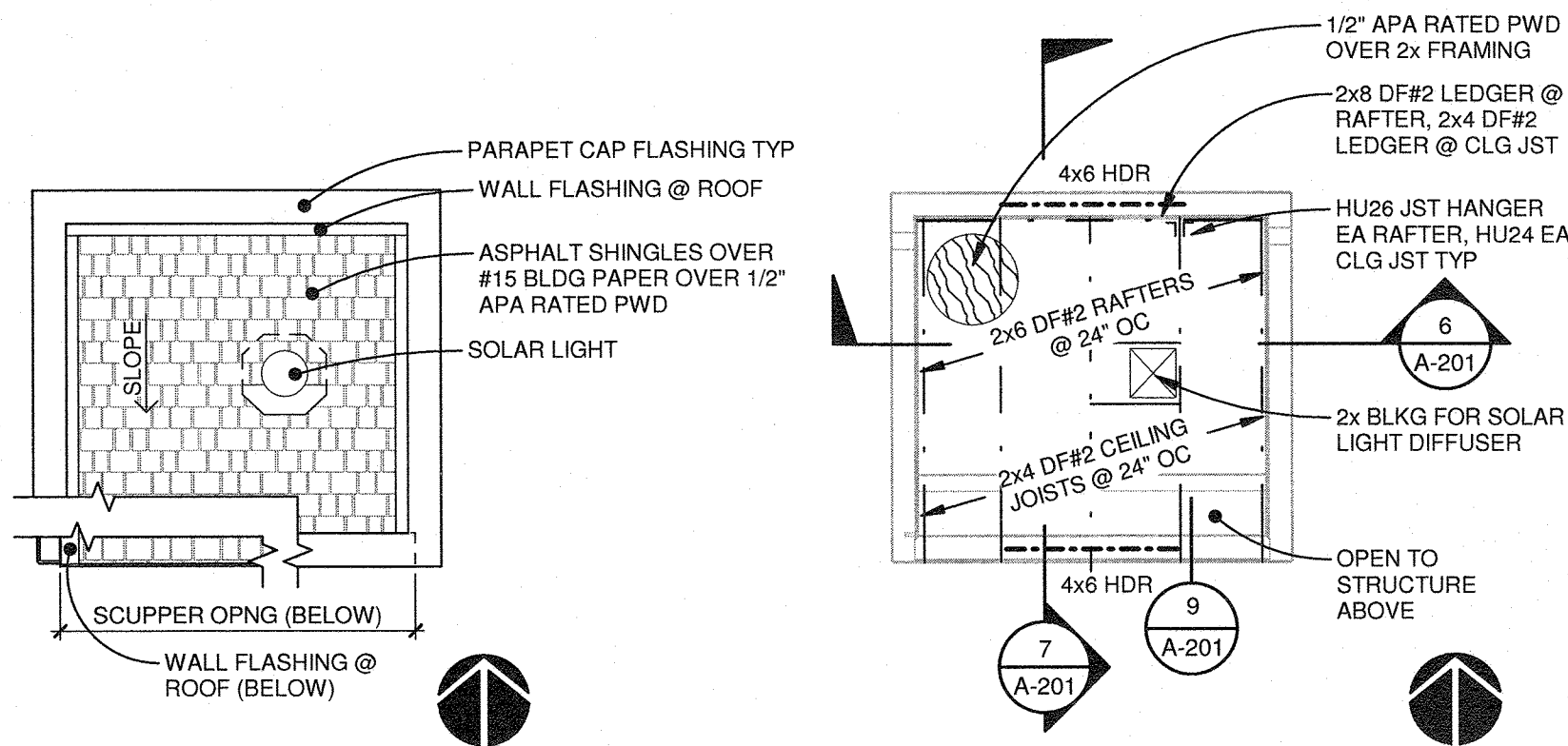
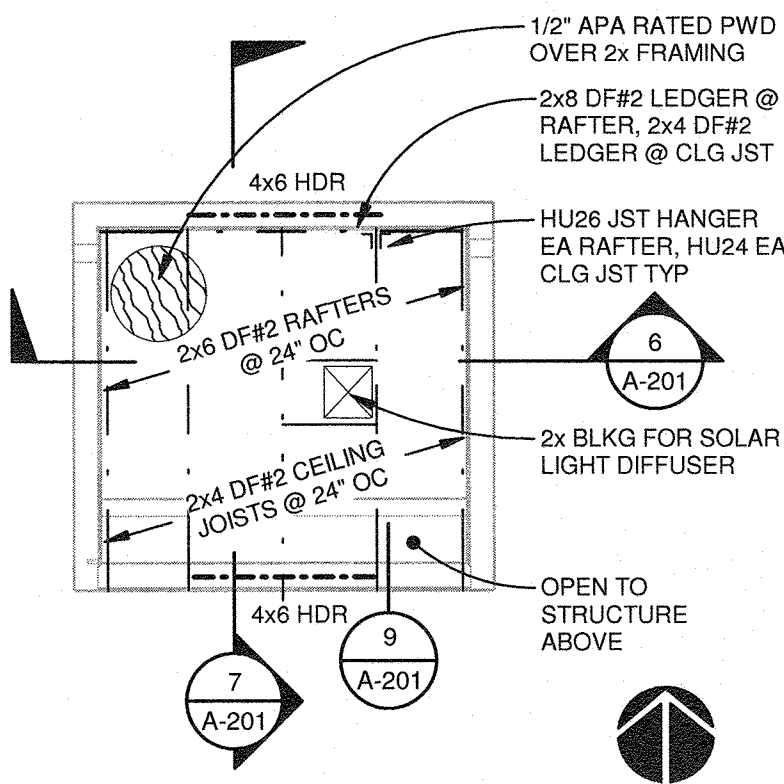


FIGURE 2308.6.5.1  
ALTERNATE BRACED WALL PANEL (ABW)

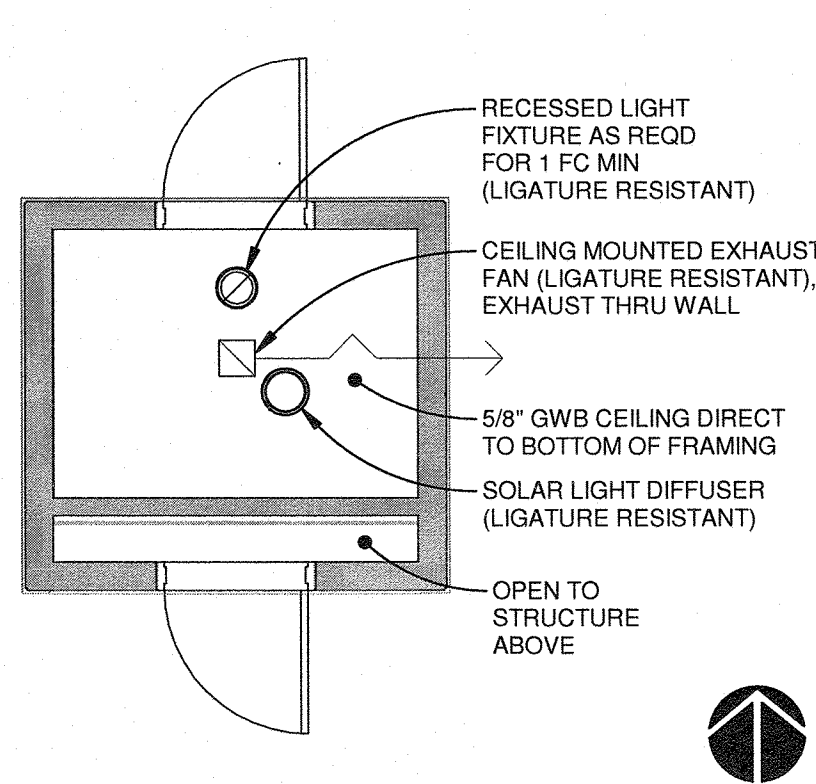
6 BRACED WALL DETAIL - ABW  
N.T.S.



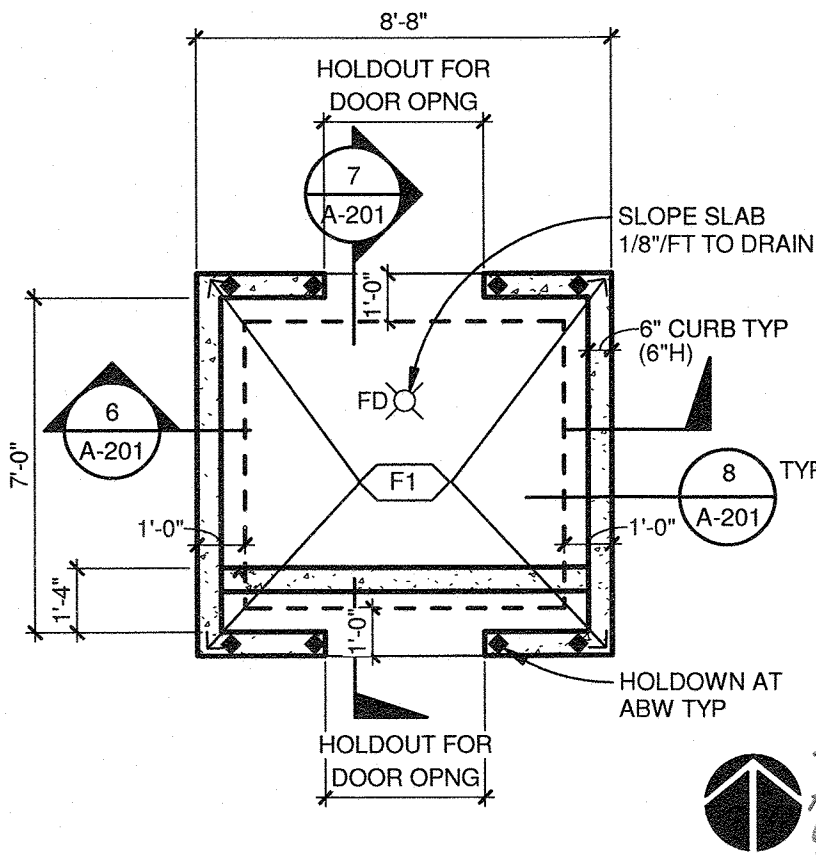
5 ROOF PLAN  
1/4" = 1'-0"



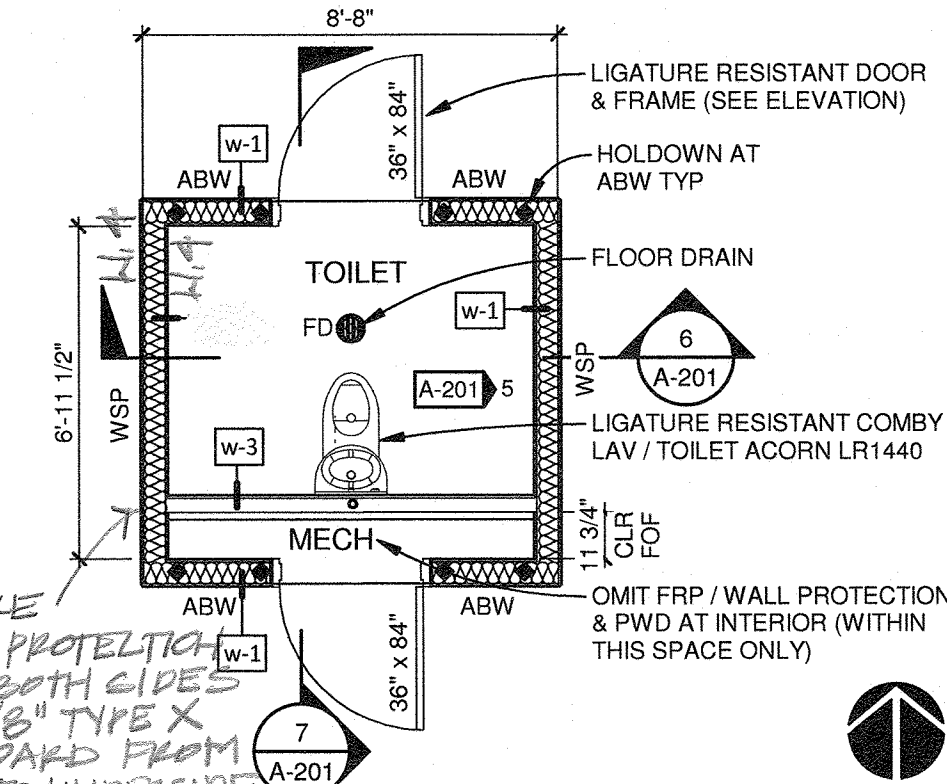
4 ROOF FRAMING PLAN  
1/4" = 1'-0"



3 CEILING PLAN  
1/4" = 1'-0"



2 FOUNDATION PLAN  
1/4" = 1'-0"



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

## GENERAL NOTES

- ALL INTERIOR SPACES TO BE PROVIDED WITH LED ELECTRIC LIGHTS THAT PROVIDE MINIMUM 1 FOOT CANDLE ILLUMINATION AT FLOOR.
- PROVIDE INDEPENDENT LIGHT SWITCHING FOR EACH SPACE.
- ALL RECEPTACLE OUTLETS MOUNTED AT +44" AFF U.N.O.
- ALL DOOR SIZES ARE NOMINAL DIMENSIONS. VERIFY REQUIRED ROUGH OPENING SIZES WITH DOOR MANUFACTURER.

## GENERAL DOOR REQS

### DOOR REQUIREMENTS

- ALL DOORS TO BE 3/0 x 7/0 UNLESS NOTED OTHERWISE
- U-FACTOR AT EXTERIOR DOORS SHALL NOT EXCEED 0.70
- ALL OPERABLE LATCHSETS SHALL BE LEVER OPERATED (AND LIGATURE RESISTANT WHERE SPACE IS PATIENT ACCESSIBLE)
- WHERE SPACE IS PATIENT ACCESSIBLE, DOOR SHALL HAVE LIGATURE RESISTANT FRAME, PANEL, AND HINGES (2 PAIR BUTTS)
- UNLESS NOTED OTHERWISE, DOORS SHALL ALWAYS BE OPERABLE FROM THE EGRESS SIDE WITHOUT KEY OR "SPECIAL KNOWLEDGE OR EFFORT"
- CLOSERS REQUIRED AT EXTERIOR DOORS AND DOORS IN FRR ASSEMBLIES
- WEATHERSTRIP, BOTTOM SWEEP, AND THRESHOLD REQUIRED AT ALL EXTERIOR DOORS
- COMPLY WITH STATE AND LOCAL BUILDING CODES AND ANSI A117.1 CURRENT EDITION (ADA)

• FIRE RATED - 20 MIN.

## GENERAL FINISH REQS

### INTERIOR FINISH REQUIREMENTS

- FLOOR FINISHES: FIRM AND SLIP RESISTANT PER ICC A117.1 SECTION 302.
- INTERIOR FINISHES SHALL MEET THE FLAME SPREAD INDEX REQS OF 2012 IBC SECTION 803.9 AND AS FOLLOWS: ROOMS & SPACES CLASS ABC.
- FLOORS AND WALL BASE AT RESTROOMS TO BE SMOOTH, HARD, NONABSORBENT. 4" BASE MINIMUM.
- WALLS AND PARTITIONS WITHIN 2' OF SERVICE SINKS, URINALS, AND WATER CLOSETS TO HAVE SMOOTH, HARD, NONABSORBENT FINISH TO NOT LESS THAN 4" AFF.
- PROVIDE GLASS MAT WATER-RESISTANT BACKING BOARD AS BASE FOR WALL TILE IN BATH, SHOWER, & WATER CLOSET LOCATIONS.
- PAINT PRODUCTS: 1c LATEX PRIMER, 2c LATEX ENAMEL. COLOR AS SELECTED BY OWNER.
- PAINT SHEEN: WALLS: EGGSHELL (SEMI-GLOSS @ WET LOCATIONS); DOORS AND FRAMES: SEMI-GLOSS.

### FINISH SCHEDULE

ROOM NAME	BASE	WALL FINISH	CEILING
TOILET	CLEAR SEALER	FRP / WALL PROTECTION ON GWB	PAINTED GWB
MECH	CLEAR SEALER	NA	NA

## SHEAR WALL NOTES

- ALL SHEATHING EDGES TO BE BLOCKED. FIELD NAIL AT 12" O.C.
- NAILS SHALL BE LOCATED AT LEAST 3/8" FROM PANEL EDGES. NAILS SHALL BE DRIVEN WITH THE HEAD OF THE NAIL FLUSH WITH THE SURFACE OF THE SHEATHING.
- ALL SHEATHING NAILS TO BE COMMON OR GALVANIZED BOX NAILS UNLESS ALTERNATE APPROVED BY ENGINEER OF RECORD.
- SHEATHING MUST NAIL TO BOTH DOUBLE TOP PLATES.
- SHEATHING ON SHEAR WALLS SHALL NOT BE INTERRUPTED, INCLUDING BY ANY WALL BUTTING INTO SHEAR WALL.
- USE (1) PRESSURE TREATED 2X OR 3X HEM-FIR NO. 2 FOR SILL PLATE TO CONCRETE FOUNDATION.
- REFERENCE DETAIL 10/A-201 FOR SILL PLATE ANCHOR BOLT INSTALLATION REQUIREMENTS.
- (2) ANCHOR BOLTS MIN. PER PLATE.
- HOLDDOWN OCCURS AT EA END OF SHEAR WALL. FASTEN TO MIN. (2) 2X STUDS OR 4X STUD UNLESS NOTED OTHERWISE. WALL SHEATHING SHALL BE EDGE NAILED TO HOLDDOWN STUDS. MULTIPLE STUDS TO BE NAIL LAMINATED W/ 10d NAILS STAGGERED, SPACED TO MATCH PANEL EDGE NAILING.

## ATTIC VENTILATION REQS

7.7' x 7' = 53.7 sq ft attic area  
53.7 / 150 = 0.36 sq ft REQ'D  
0.36 / 2 = 0.18 sq ft NET FREE AREA PER VENT REQ'D

- OR -  
91" x 84" = 7644 sq in attic area  
7644 / 150 = 50.96 sq in REQ'D  
50.96 / 2 = 25.48 sq in NET FREE AREA PER VENT REQ'D

PROVIDE ONE VENT EACH GABLE END FOR CROSS VENTILATION

## SYMBOL LEGEND

	NEW WALL
	FOUNDATION TYPE
	WALL TYPE
	DOOR NUMBER
	FLOOR DRAIN
	ALTERNATE BRACED WALL PANEL, SEE 6/A-101
	WOOD STRUCTURAL PANEL, SEE 6/A-101
	HOLDDOWN

08-07-2019 184139 A-101

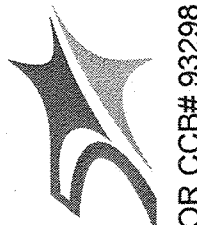
## FIVE STAR BUILDERS, INC

GENERAL CONTRACTOR

13981 N. MAIN STREET  
BANKS, OREGON 97106  
(503) 324-5220 / (503) 324-0883 FAX

0' - 3"  
Line is 3 Inches at Full Scale  
(If Not 3 Inches Then Scale Accordingly)

FIVESTARBUILDERS  
General Contractors  
WA# FIV5SSB9290K  
OR CCB# 93298

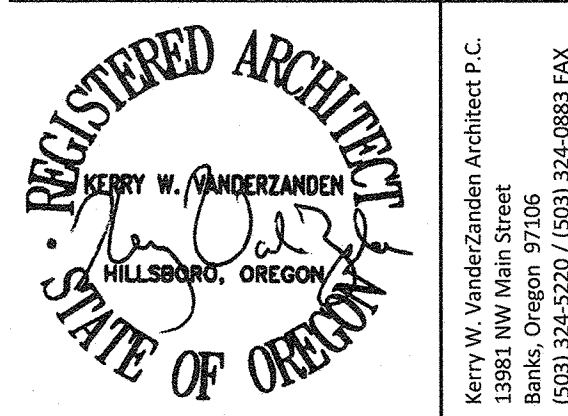


PROJECT NAME & ADDRESS:

## NEW SPECIAL USE TOILET FACILITY

Unity Center for  
Behavioral Health

1225 NE 2nd Ave  
Portland, OR 97232



PREPARED FOR:

Unity Center for Behavioral Health  
1225 NE 2nd Ave, Portland, OR 97232

REVISIONS:

No.	Date	Description
1	8/22/19	BLD

PROJECT NUMBER: 184139

DATE: 08-07-2019

DRAWN BY: RG

CHECKED BY: DC

## PERMIT SUBMITTAL

SHEET TITLE:

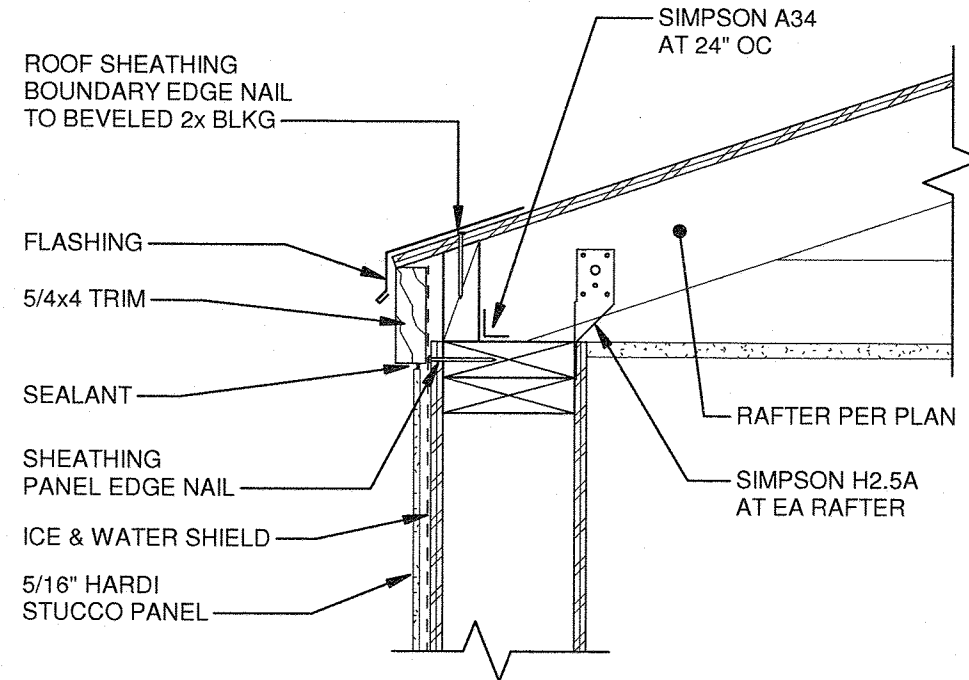
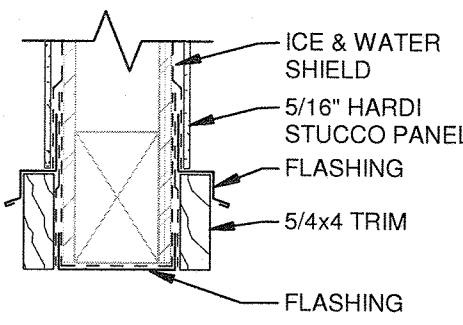
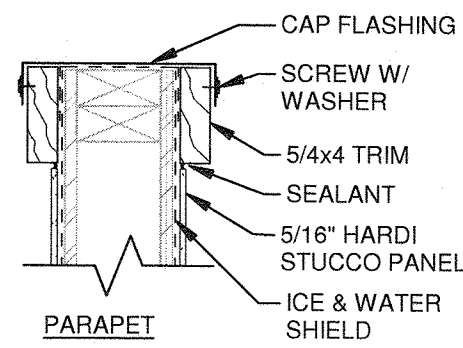
## FLOOR PLAN

SHEET NUMBER:

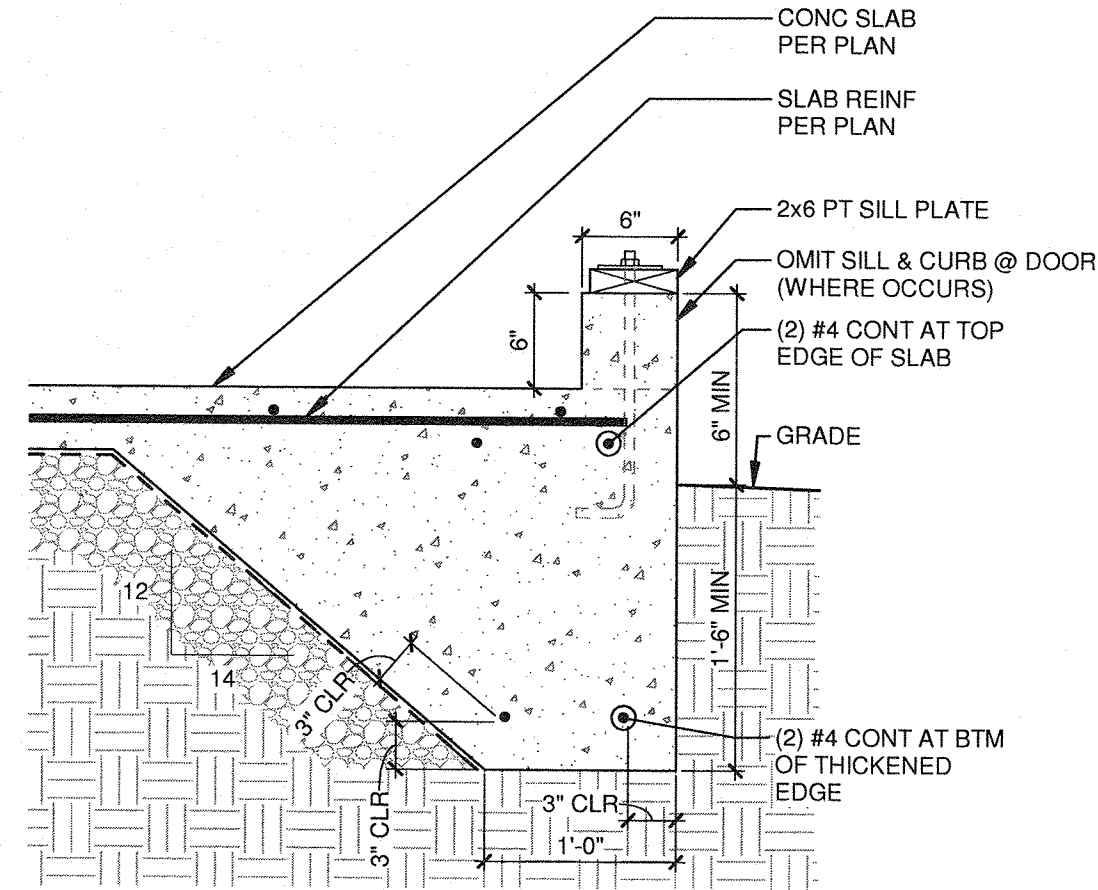
A-101



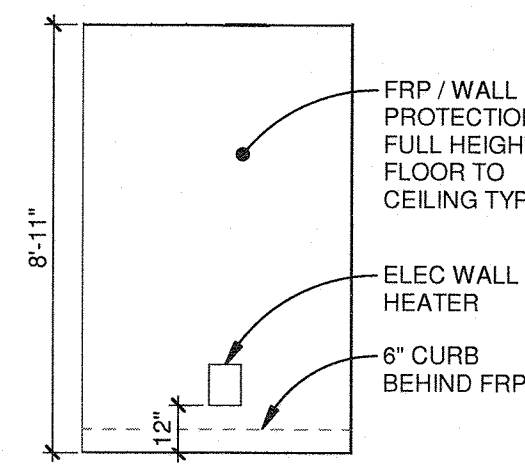
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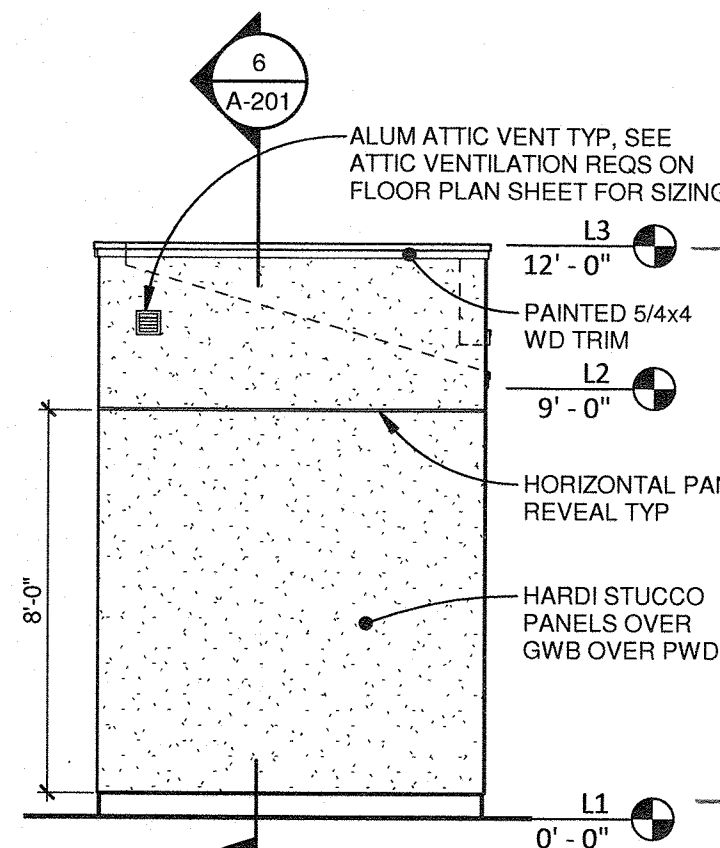
9 TYP RAFTER BEARING ON WALL  
1 1/2" = 1'-0"



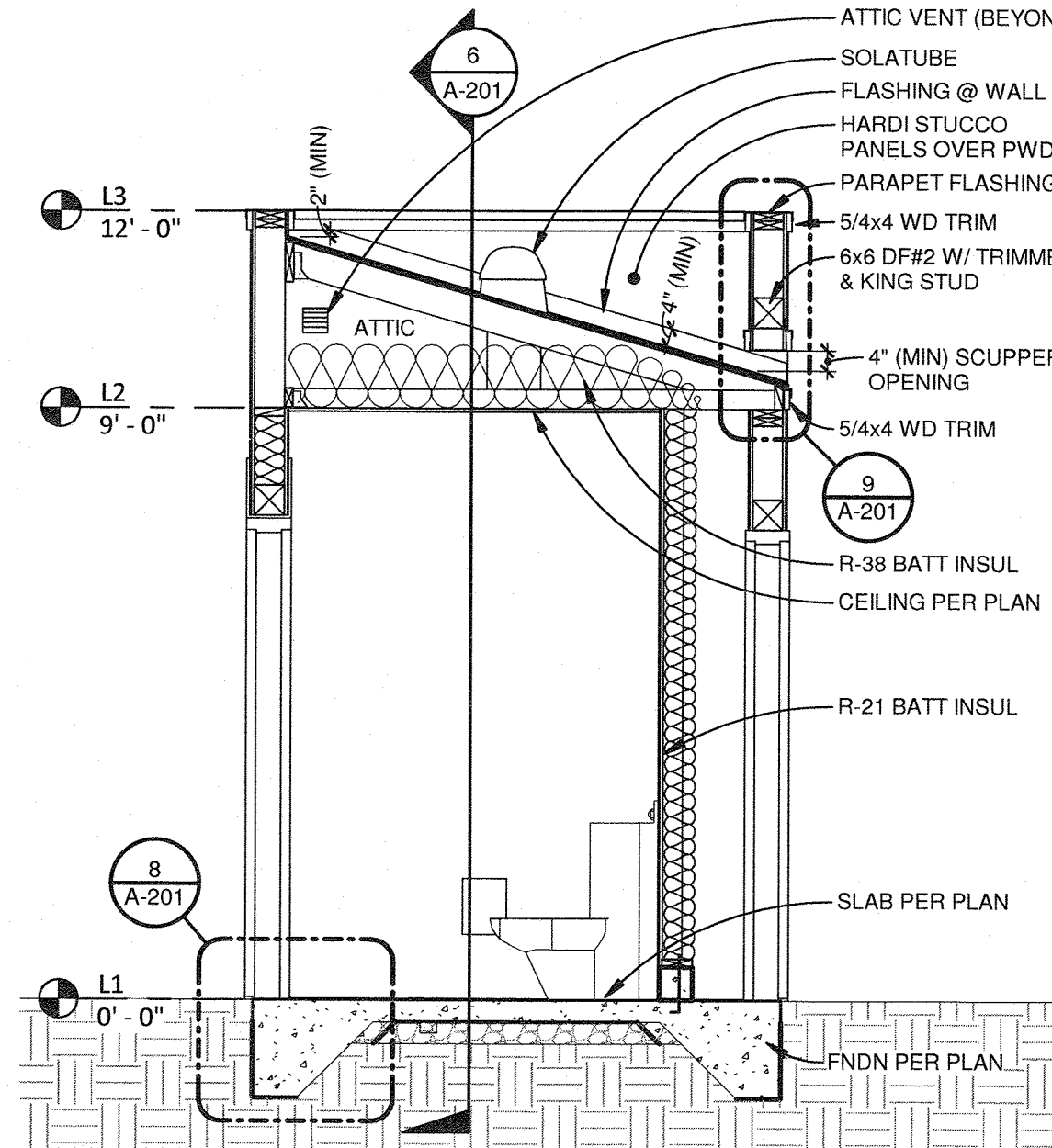
8 THICKENED SLAB EDGE  
1" = 1'-0"



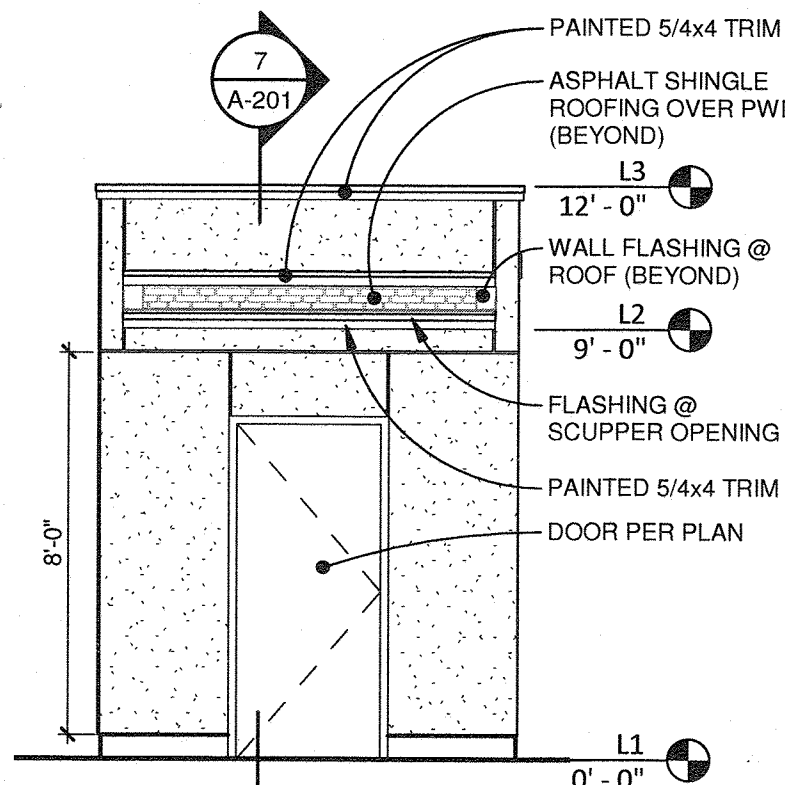
5 INT. ELEVATION - E  
1/4" = 1'-0"



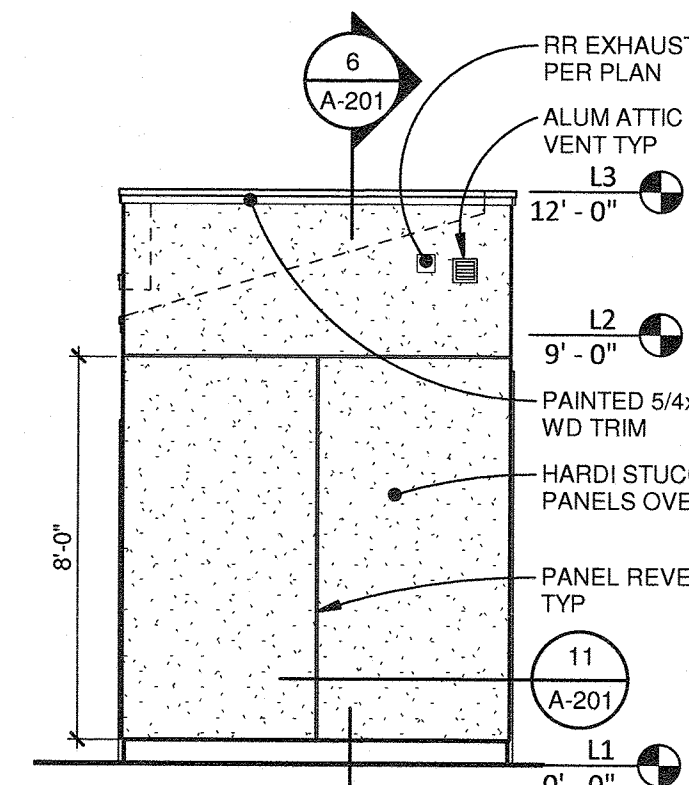
4 WEST ELEVATION - 1 HR FIRE RATED  
1/4" = 1'-0"



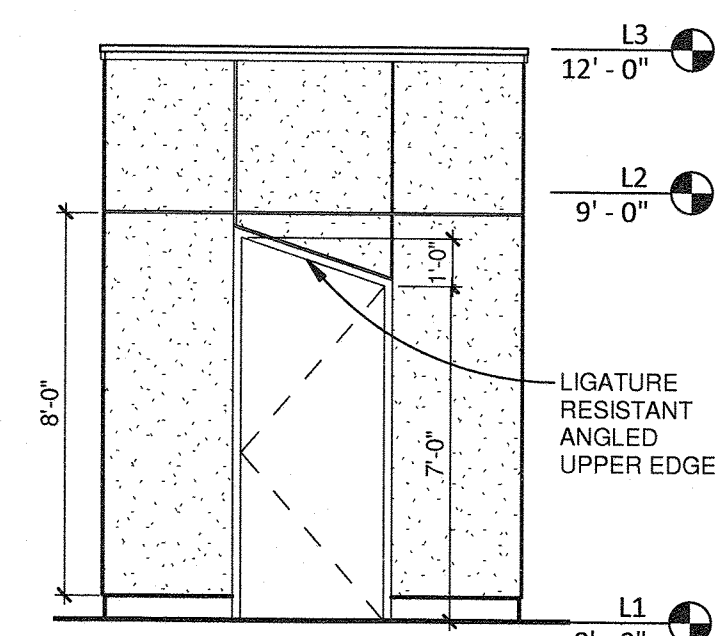
7 BLDG CROSS SECTION  
3/8" = 1'-0"



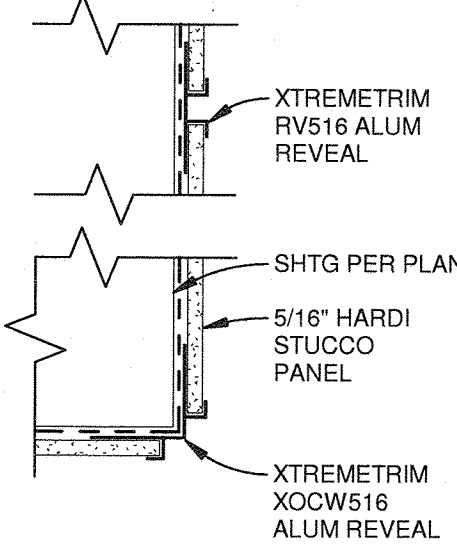
3 SOUTH ELEVATION  
1/4" = 1'-0"



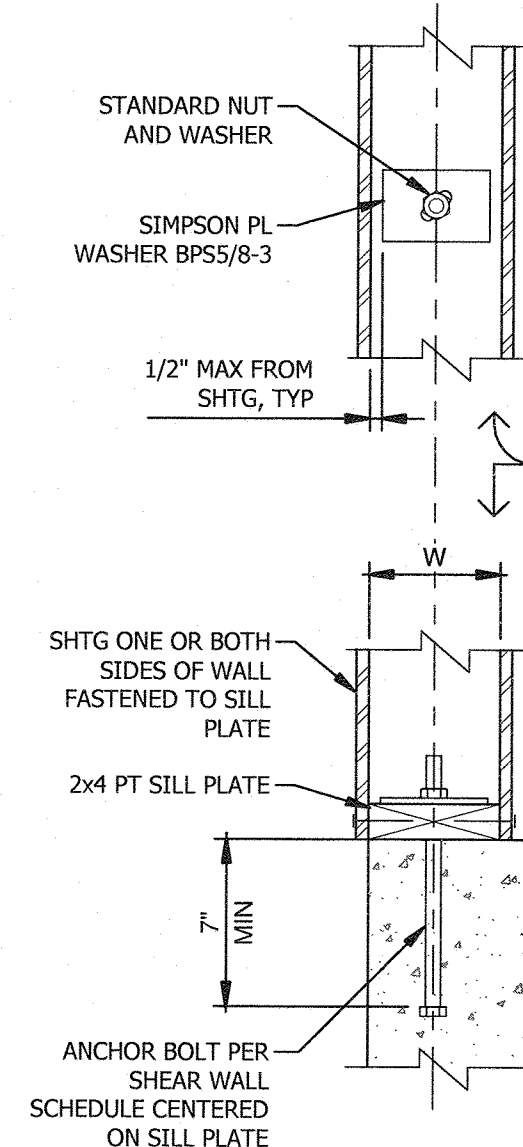
2 EAST ELEVATION  
1/4" = 1'-0"



1 NORTH ELEVATION  
1/4" = 1'-0"



11 PANEL REVEAL  
3" = 1'-0"



10 TYP SILL PLATE AB DTL  
1 1/2" = 1'-0"

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FIVE STAR BUILDERS, INC  
GENERAL CONTRACTOR

13981 N. MAIN STREET  
BANKS, OREGON 97106  
(503) 324-5220 / (503) 324-0883 FAX

0' - 3"  
Line is 3 Inches at Full Scale  
(If Not 3 Inches Then Scale Accordingly)

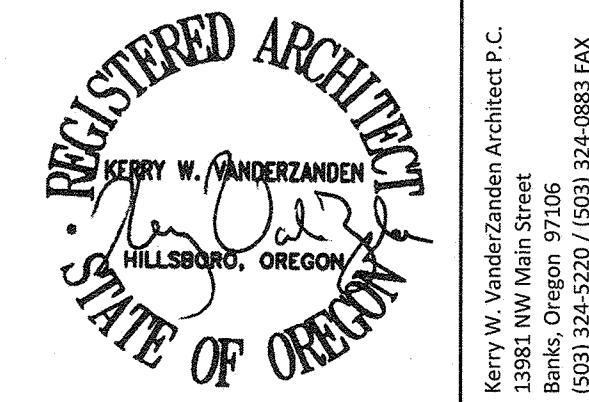
FIVE STAR BUILDERS  
General Contractors  
WAF# FVSSB929C  
OR CCB# 93298

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PROJECT NAME & ADDRESS:

NEW SPECIAL USE TOILET  
FACILITY

Unity Center for  
Behavioral Health  
1225 NE 2nd Ave  
Portland, OR 97232



PREPARED FOR:

Unity Center for Behavioral Health  
1225 NE 2nd Ave, Portland, OR 97232

REVISONS:

No.	Date	Description
1	8/7/19	REVISED

PROJECT NUMBER: 184139  
DATE: 08-07-2019  
DRAWN BY: RG  
CHECKED BY: DC

PERMIT SUBMITTAL

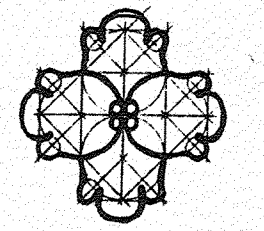
SHEET TITLE:

BLDG ELEVATIONS

SHEET NUMBER:

A-201





Quatrefoil Inc.  
Design - Landscape Architecture - Space Planning  
415 NE 65th Ave, Portland, Oregon 97215  
Tel: (503) 256-8955

UNITY CENTER  
FOR BEHAVIORAL HEALTH  
Legacy Health System  
Portland, Oregon

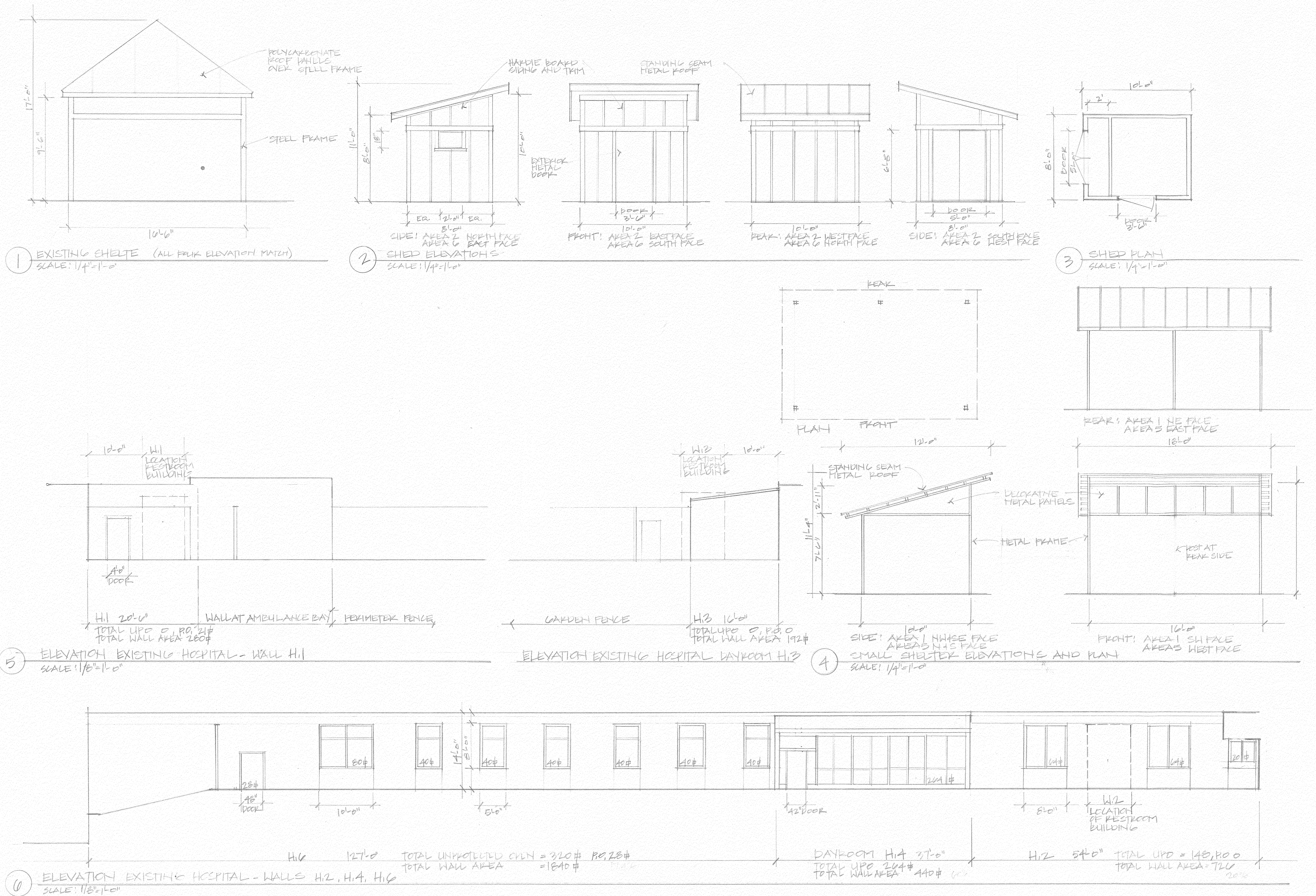
EXISTING  
HOSPITAL  
ELEVATIONS

REVISIONS:

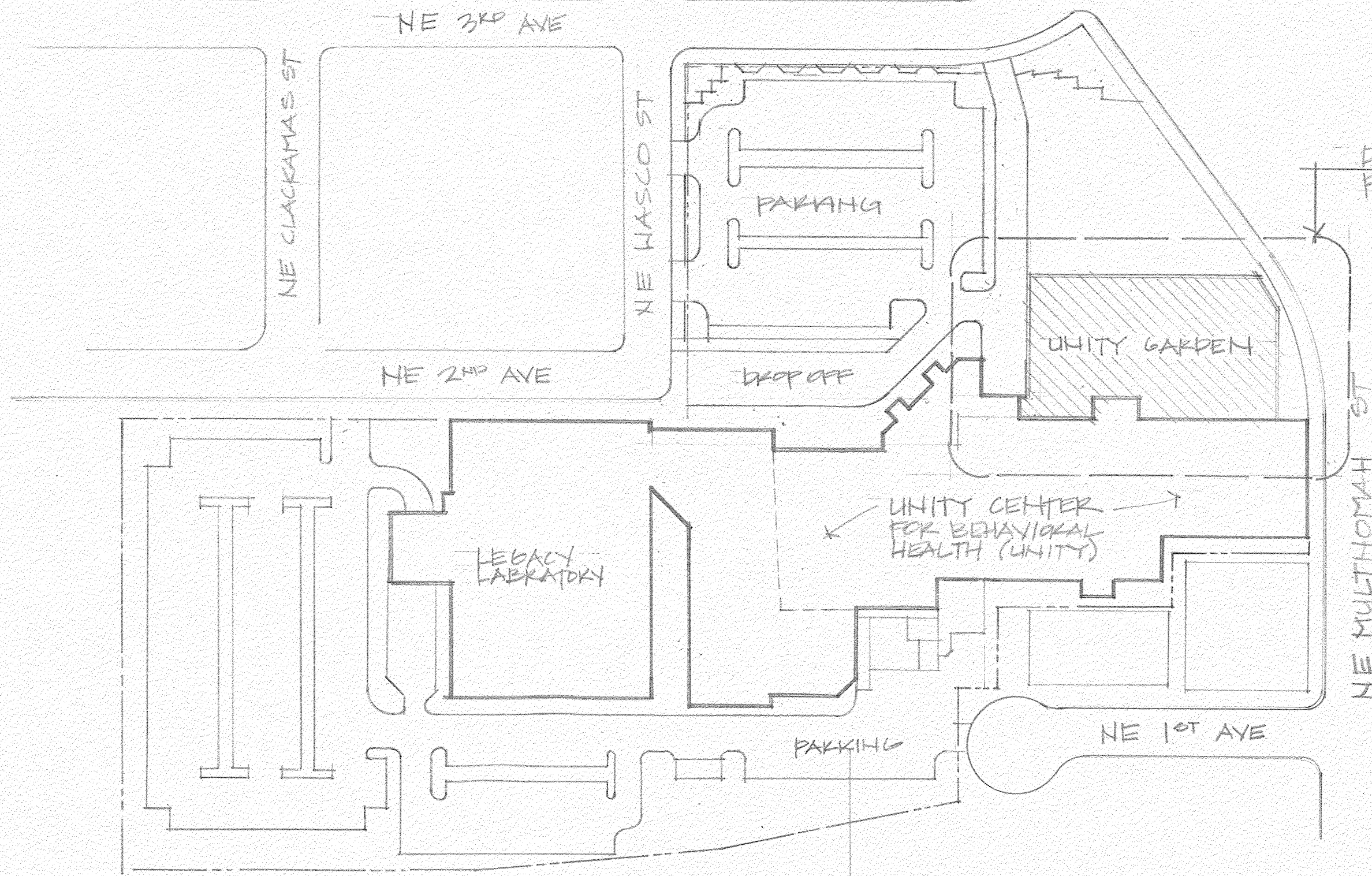
DATE: 5/22/2019

SCALE: AS SHOWN

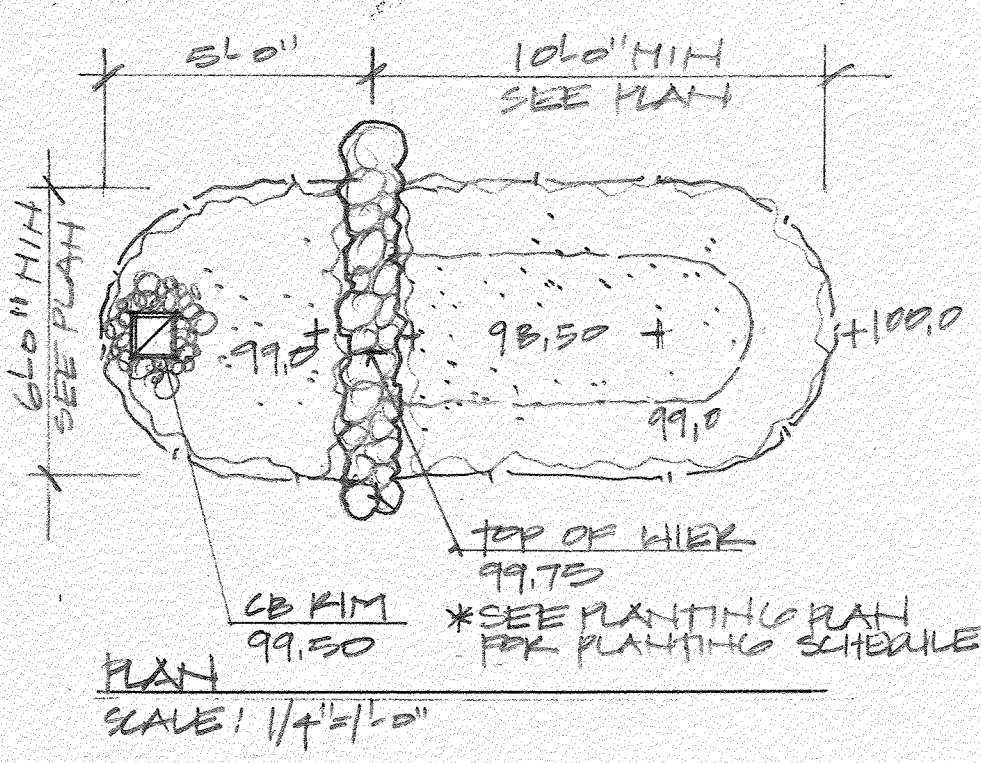
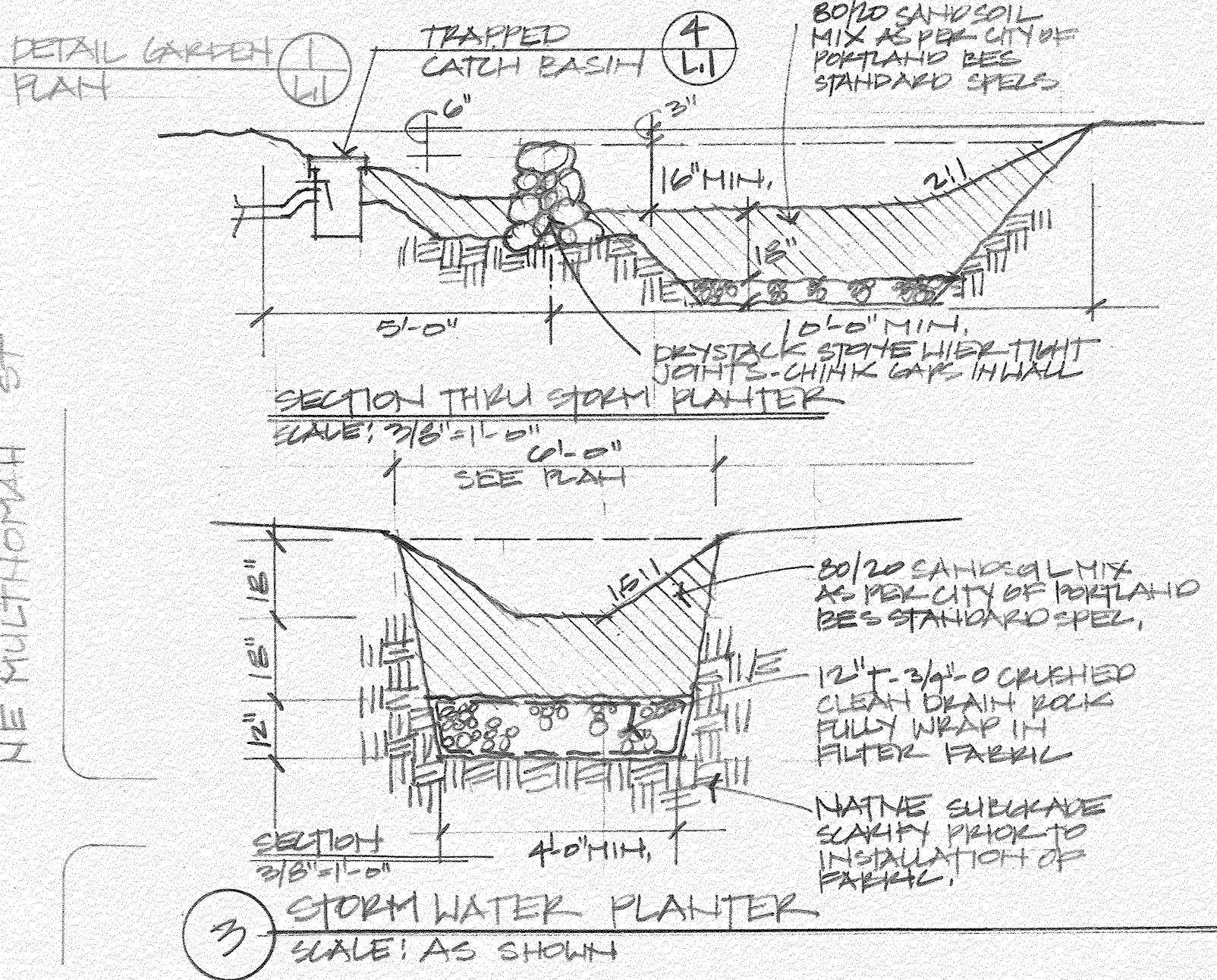
SHEET: FRI







2 LOCATION PLAN-HOLIDAY PARK MEDICAL CENTER CAMPUS  
SCALE: 1"=80'-0"



GENERAL NOTES:

- Landscape Architect is not responsible for existing conditions survey, the contractor shall verify all existing conditions, including location of property lines, prior to beginning any work. Report any discrepancies to the Owner immediately.
- Contractor shall verify the location of all underground utilities, lines, pipes, vaults, or boxes prior to excavation. Any damage to any known existing utility elements shall be repaired properly and immediately at the Contractors expense and at no additional cost to the Owner.
- Contractor shall not willfully proceed with construction when it is obvious that unknown obstructions and/or differences exist that may not have been known during the design. Contractor shall assume all responsibility for all necessary revisions due to failure to give such notice.
- Prior to removing any existing features, contractor shall review extent of demolition with Owner.
- Contractor shall protect all existing features to remain from damage during construction. Any damage to existing features designated to remain i.e. curbs, walks, plant material, lawn or fences shall be repaired or replaced by the Contractor at no expense to the Owner.
- Contractor shall remove from the site and legally dispose of all debris and excavated material not required for fill. No rubbish or debris shall be buried on the site.

All work shall conform to the requirements of the latest adopted editions of the 2011 State of Oregon Residential Specialty Code and all other local and state codes and ordinances and regulations.

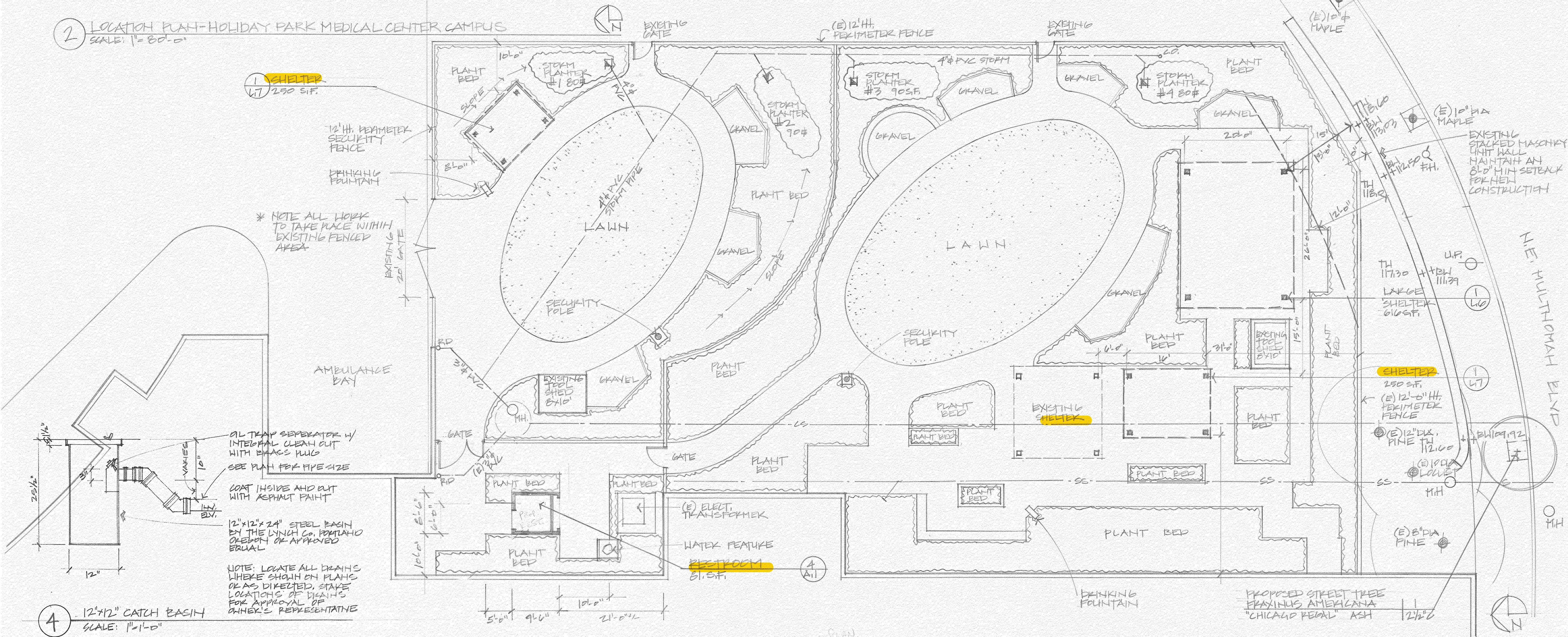
GRADING NOTES:

- Contractor shall not work fill materials during unfavorable weather conditions. Contractor shall not permit equipment to be used in such a manner as to cause equipment to pump or rut subgrade or other prepared areas.
- Contractor to compact subgrade prior to placing fill materials, inspect subgrade for soft or unconsolidated materials if soft spots are encountered over excavate to a minimum of 12 inches and backfill with crushed rock. Install crushed rock fill material in maximum of 9 inch lift and compact with vibratory compactor or other means approved by Landscape Architect.
- Establish long, smooth gradients to reduce abrupt changes, dips and sharp transitions in paving and planting surfaces.
- Contractor shall be responsible for positive drainage on surface flow areas at 1% minimum on paved surfaces and 2% minimum in planting areas. Slopes in fill areas shall not exceed 3:1 slope unless noted on grading plan.
- Existing and proposed contour interval is one foot.
- No machine grading shall take place within the drip line of any existing tree designated to remain

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REGISTERED  
352  
BRIAN E. BAINBRON  
OREGON  
07/26/1996  
LANDSCAPE ARCHITECT

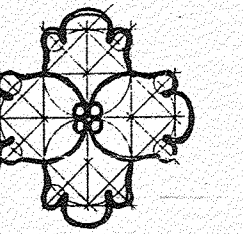
UNITY CENTER  
FOR BEHAVIORAL HEALTH  
Legacy Health System  
Portland, Oregon



GARDEN PLAN

REVISIONS:	1/12/2019 PERMIT
DATE:	L.H.R.
SCALE:	1/4"=1'-0"
SHEET:	L1





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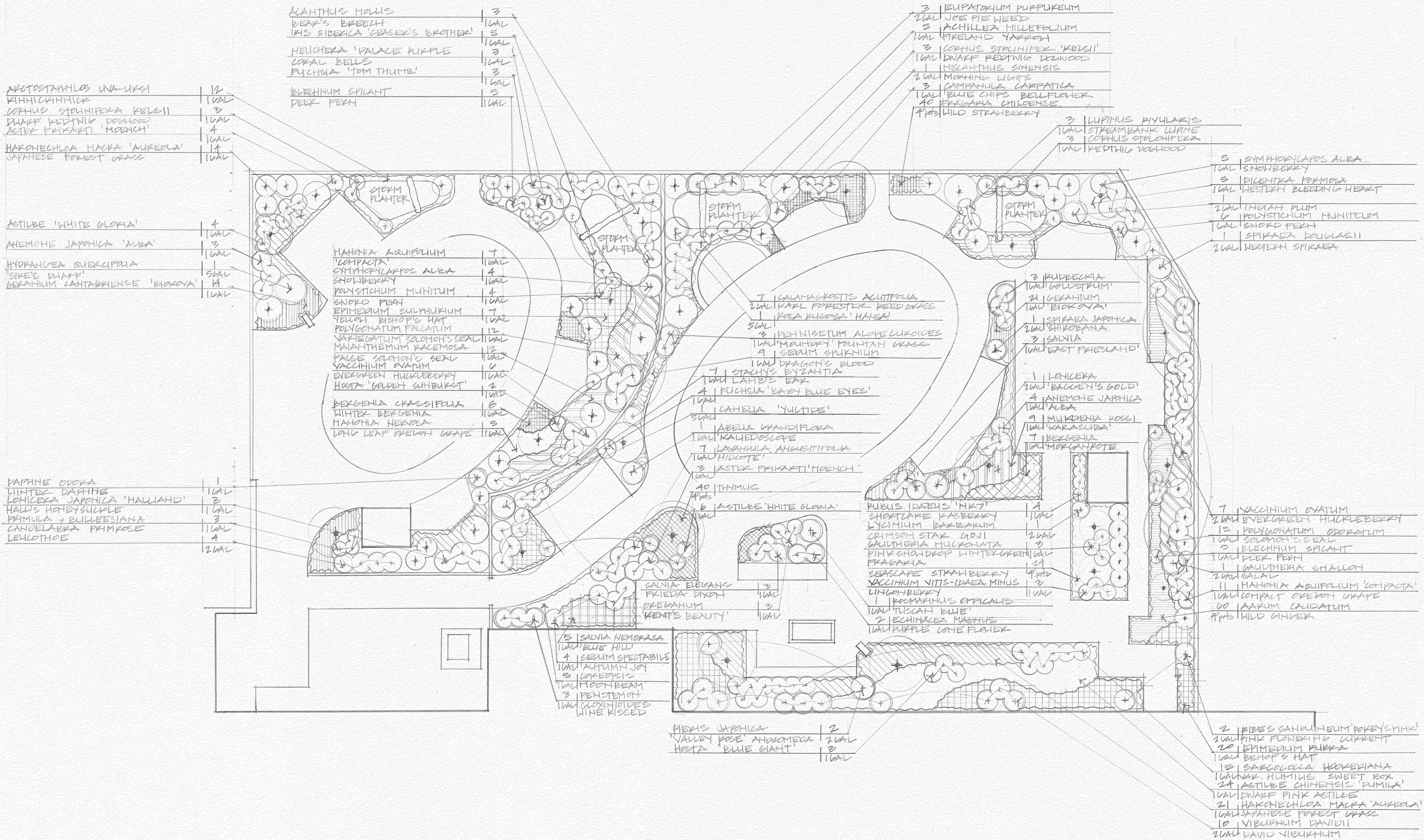


UNITY CENTER  
FOR BEHAVIORAL HEALTH  
Legacy Health System  
Portland, Oregon

PLANTING  
PLAN  
PHASE 2

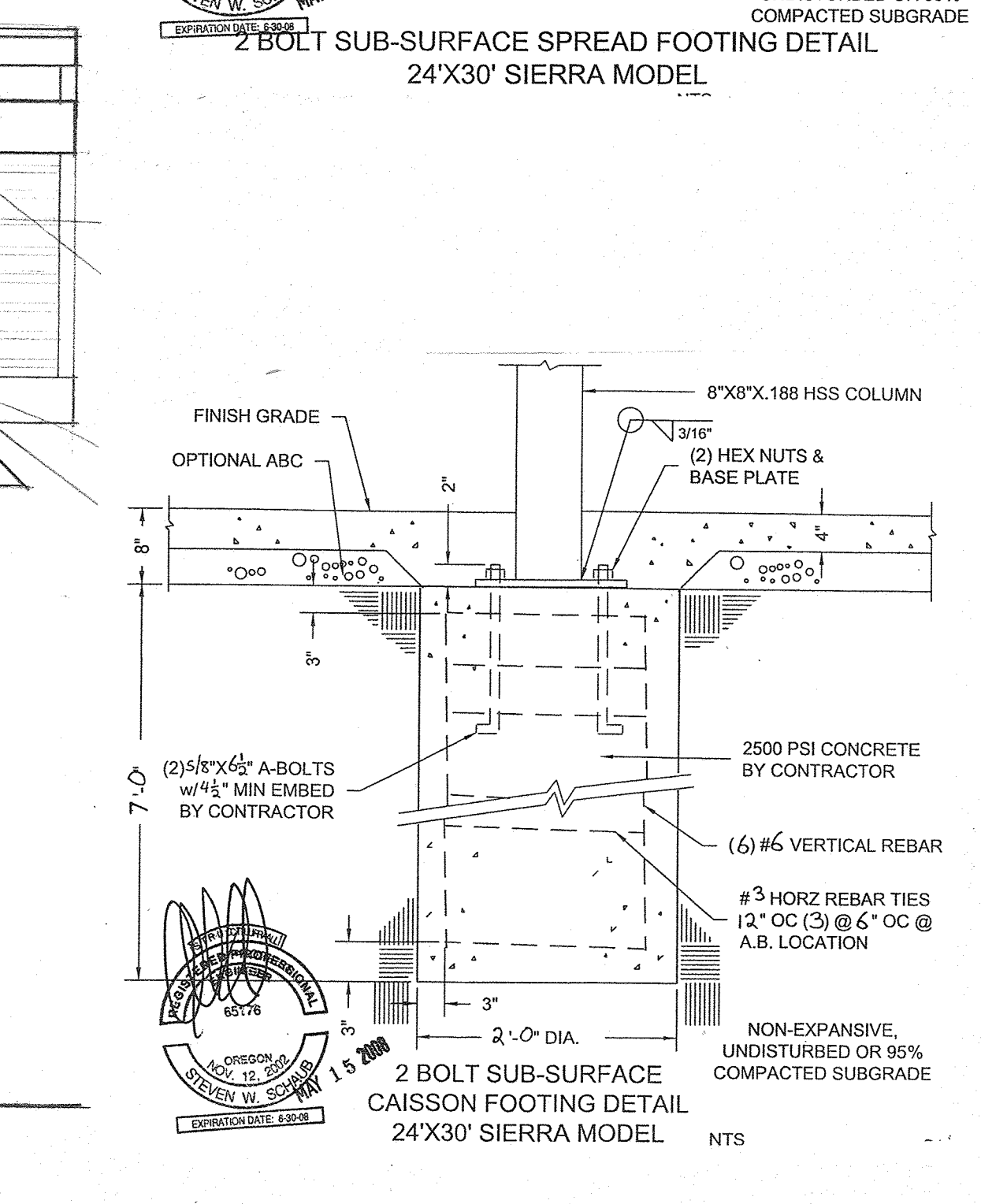
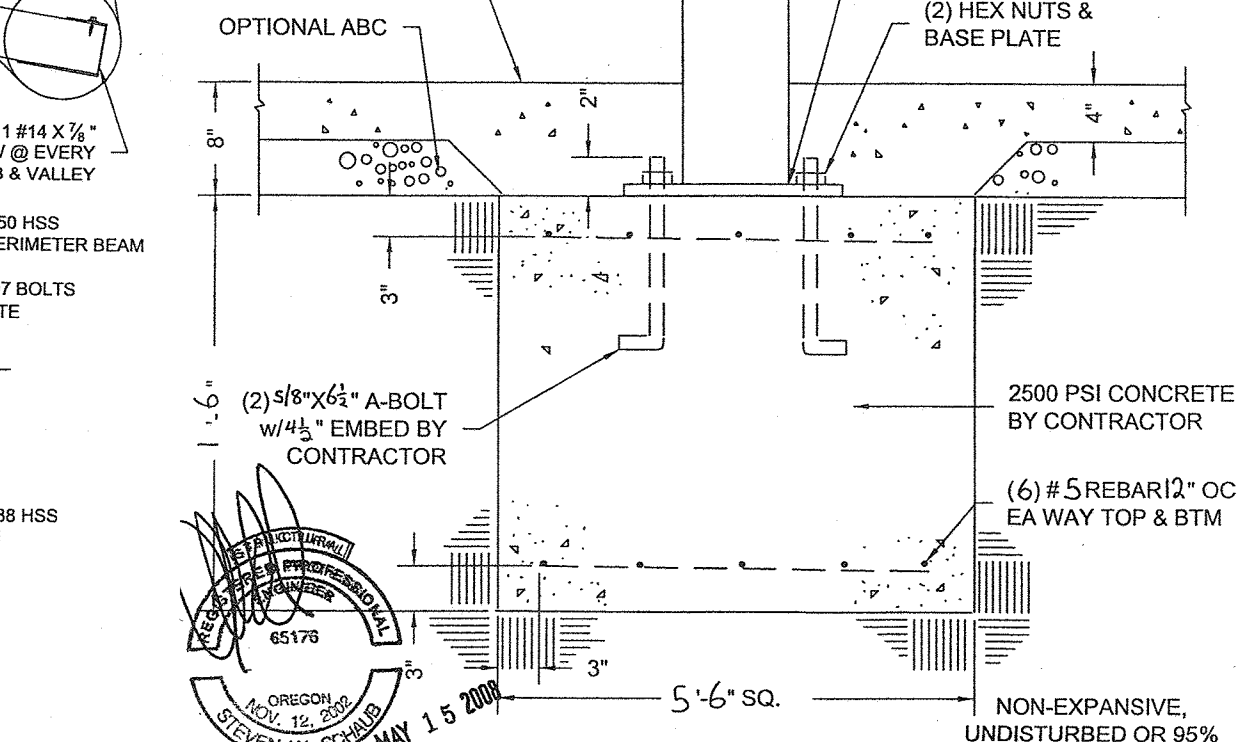
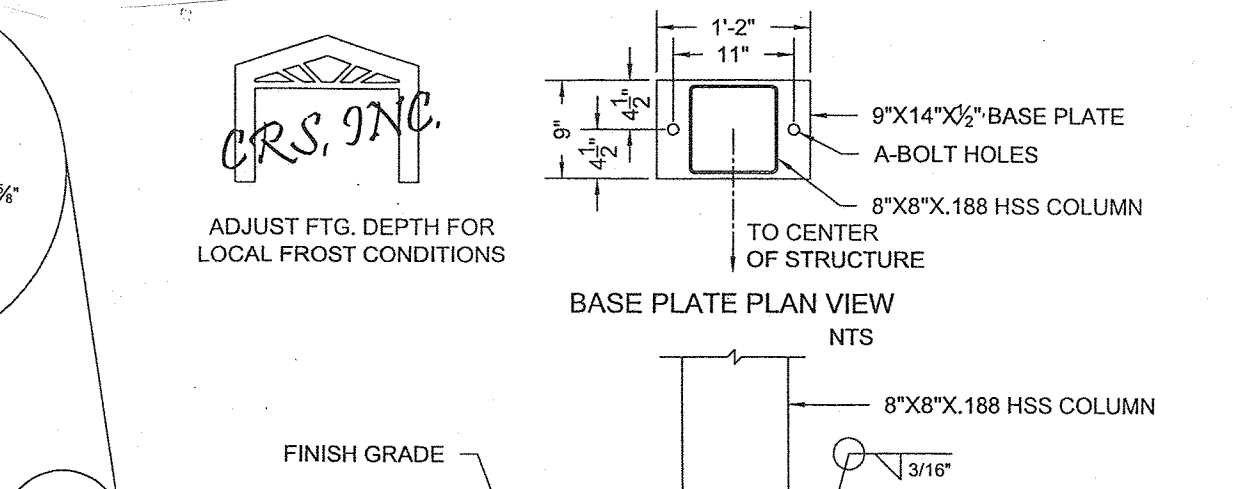
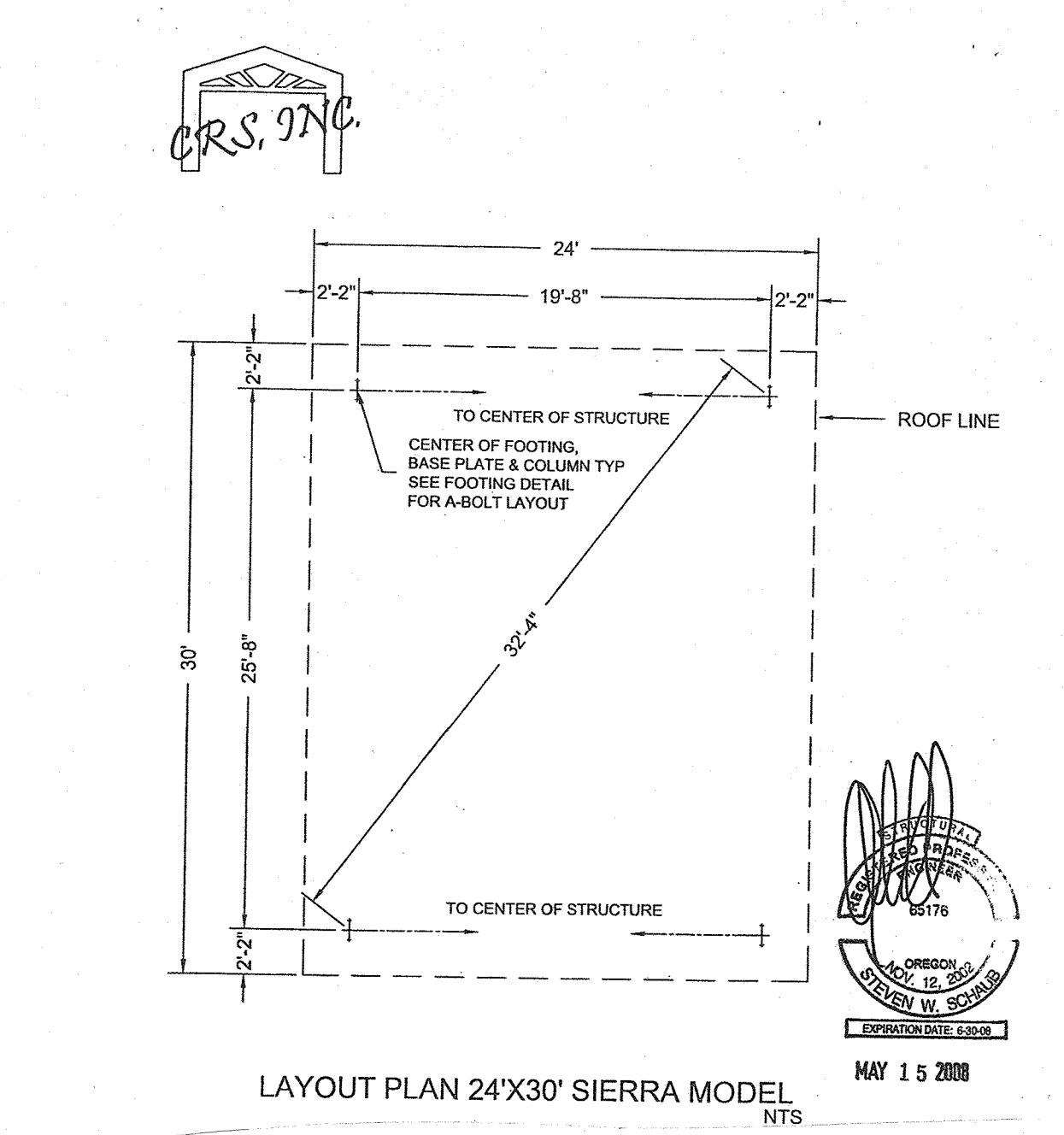
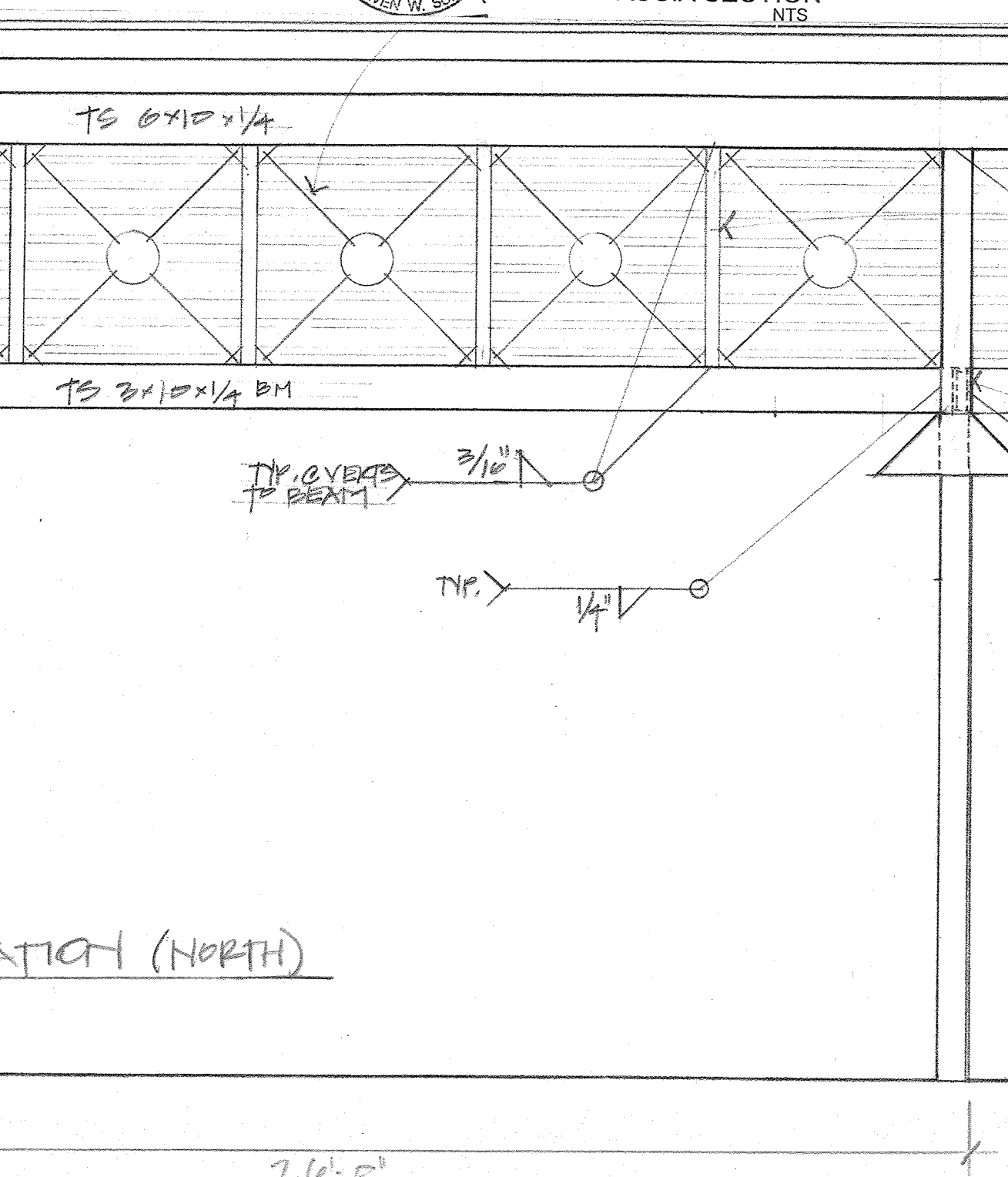
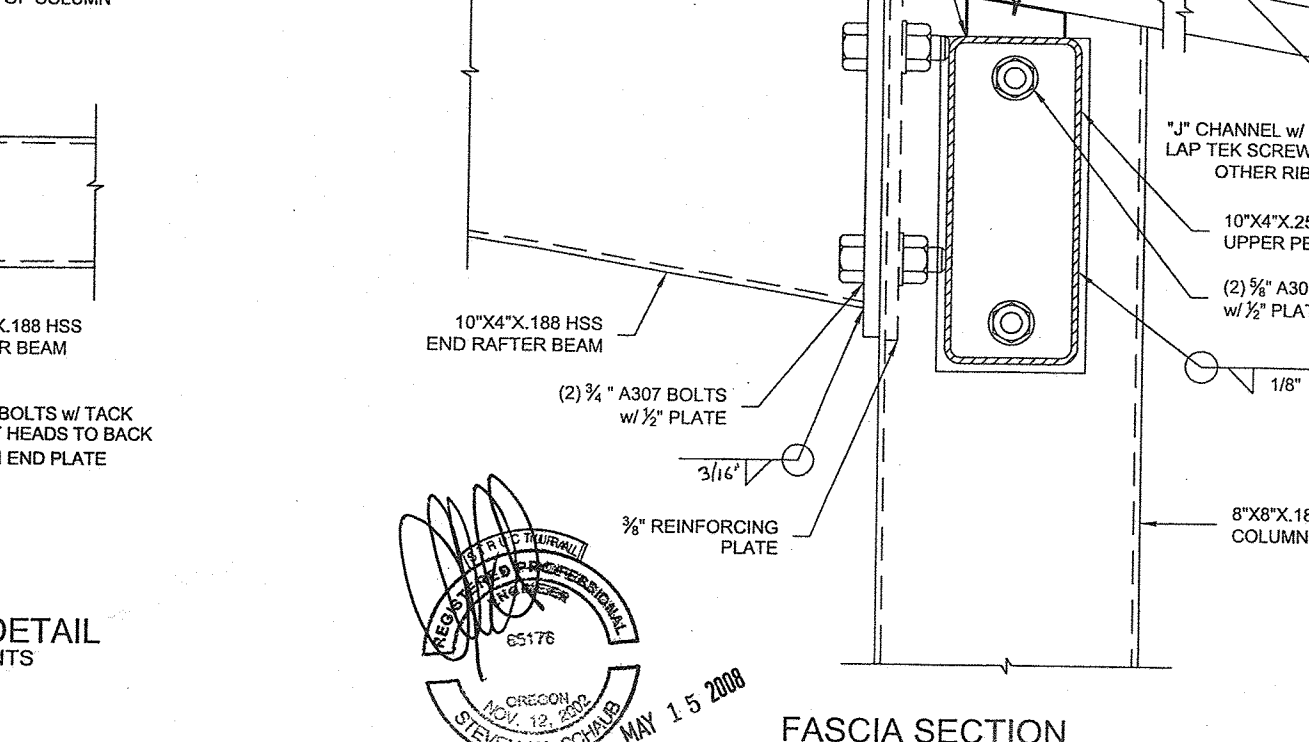
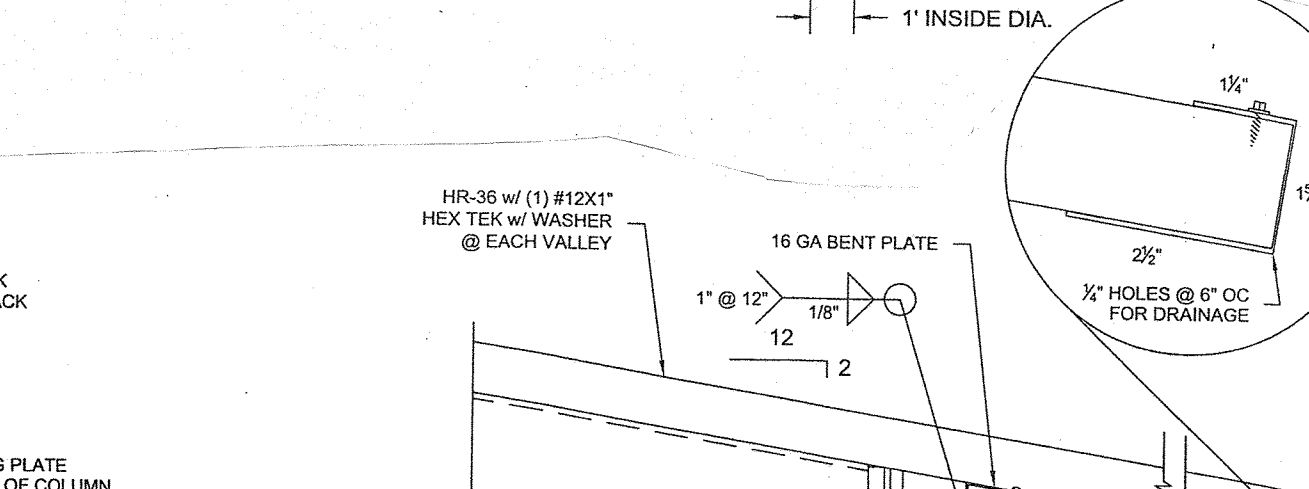
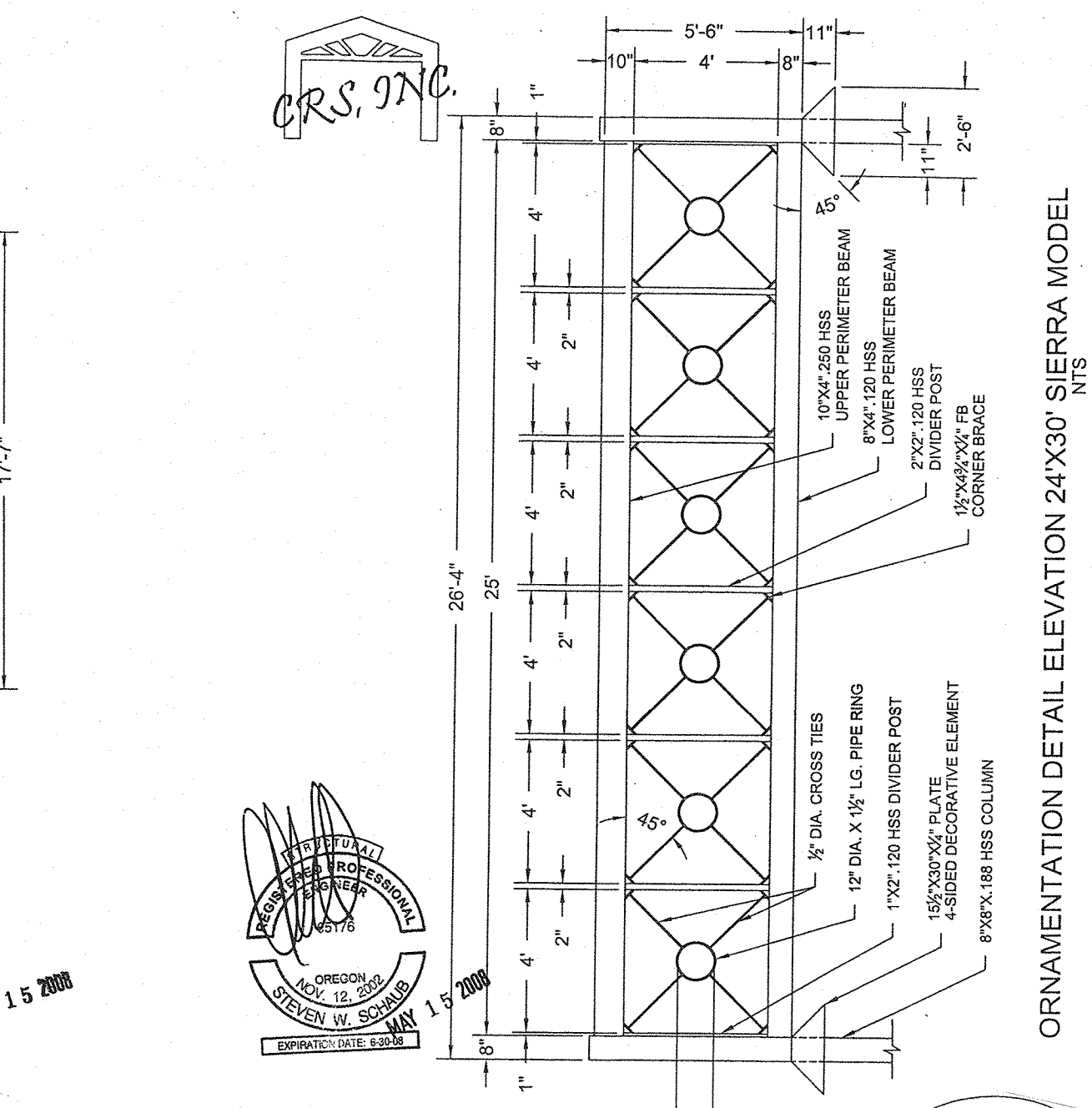
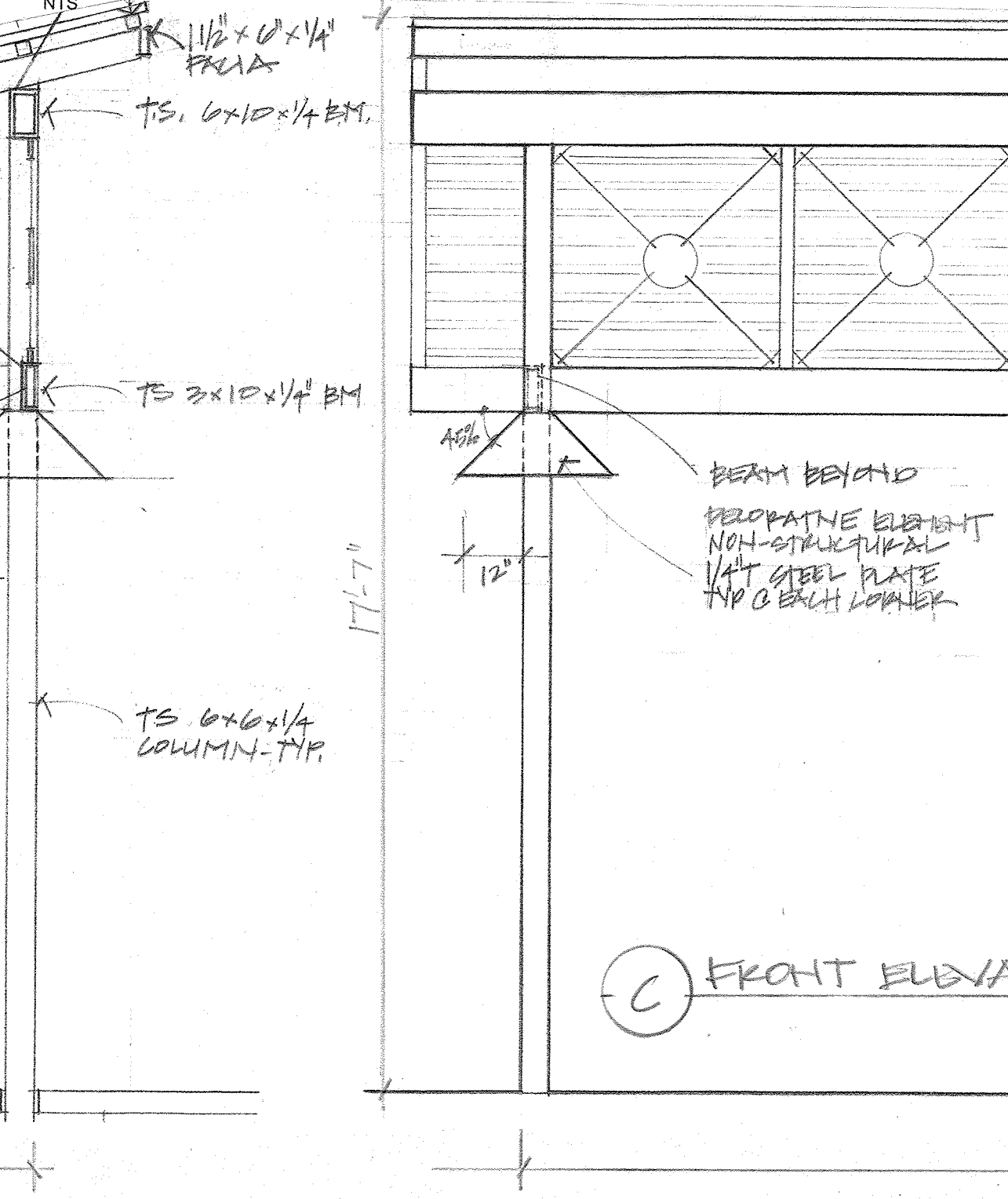
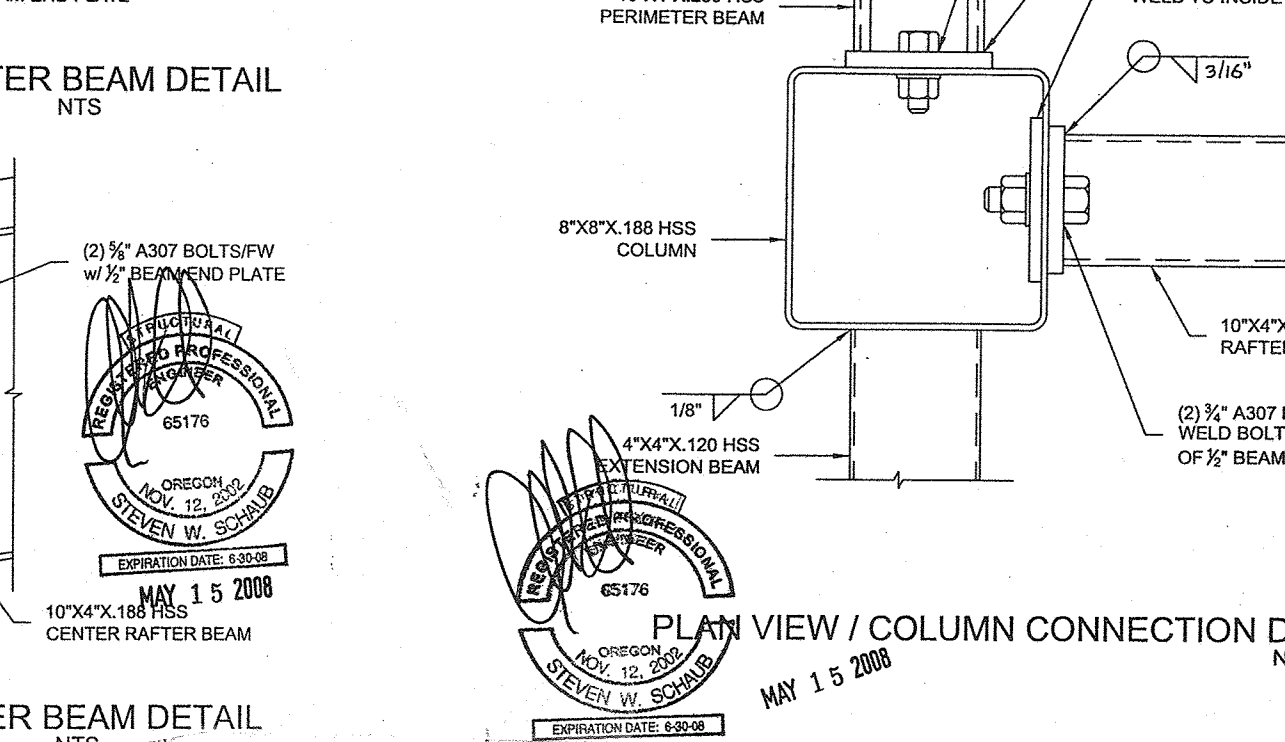
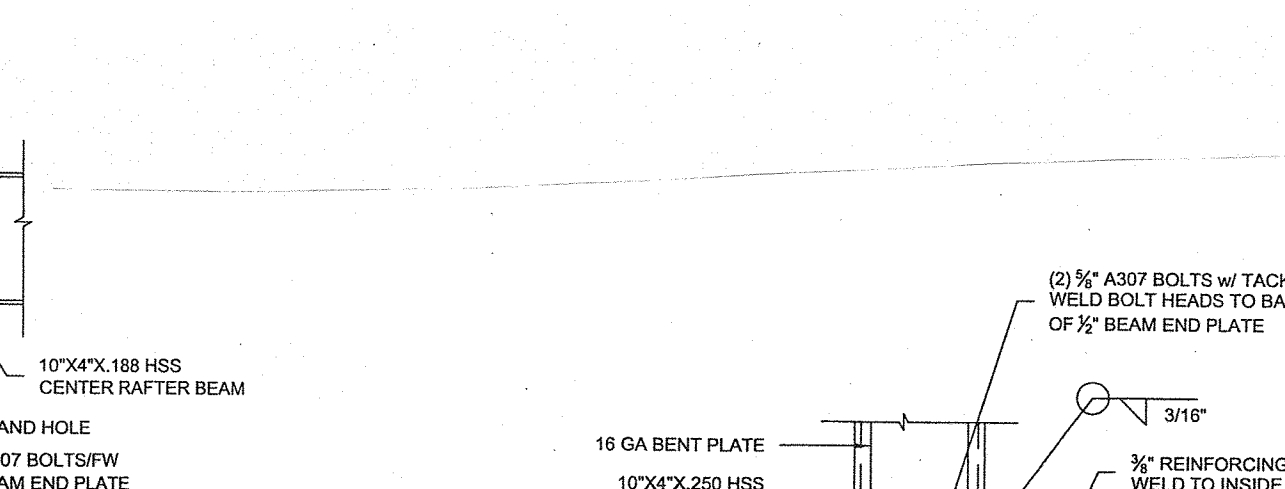
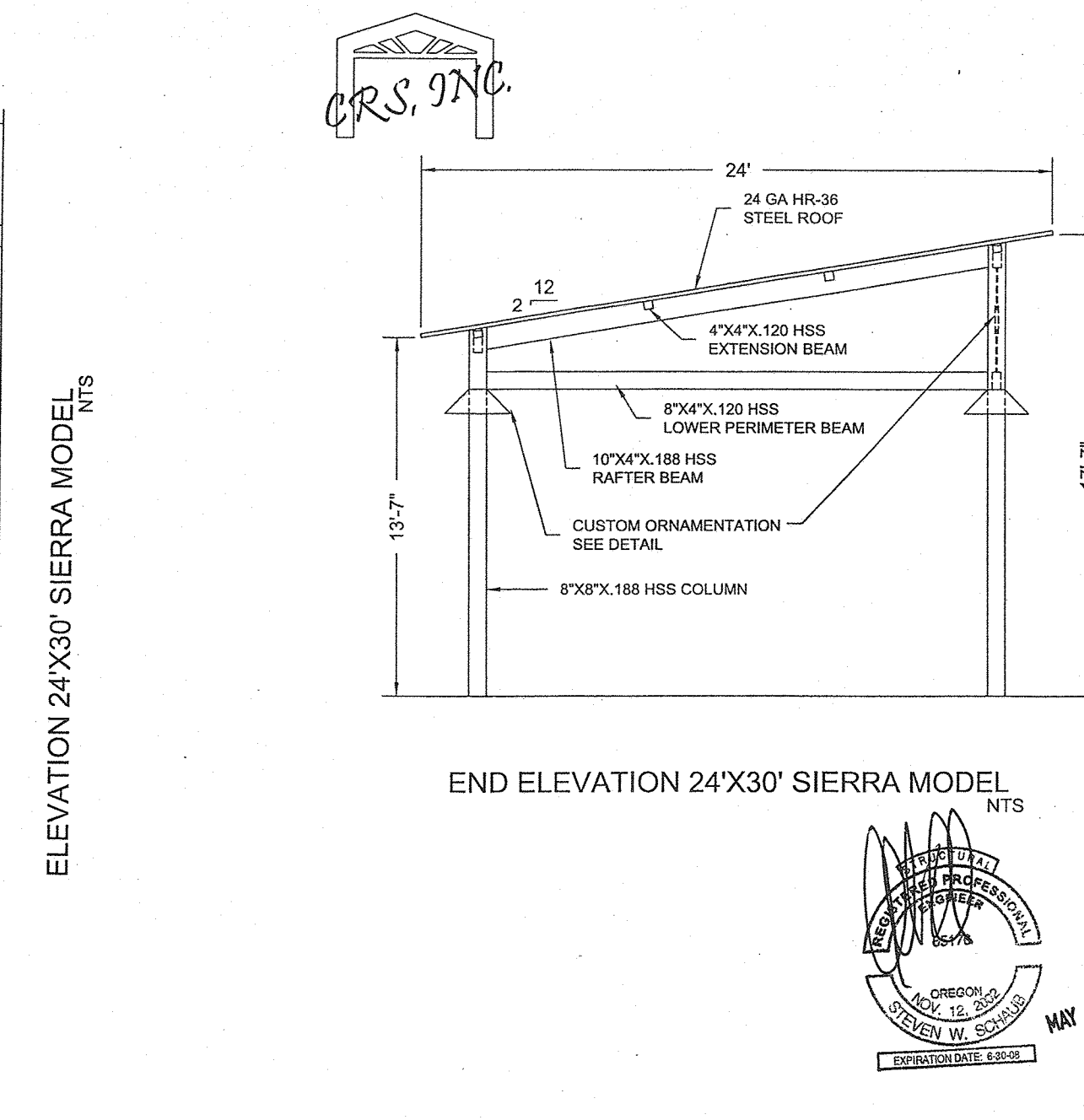
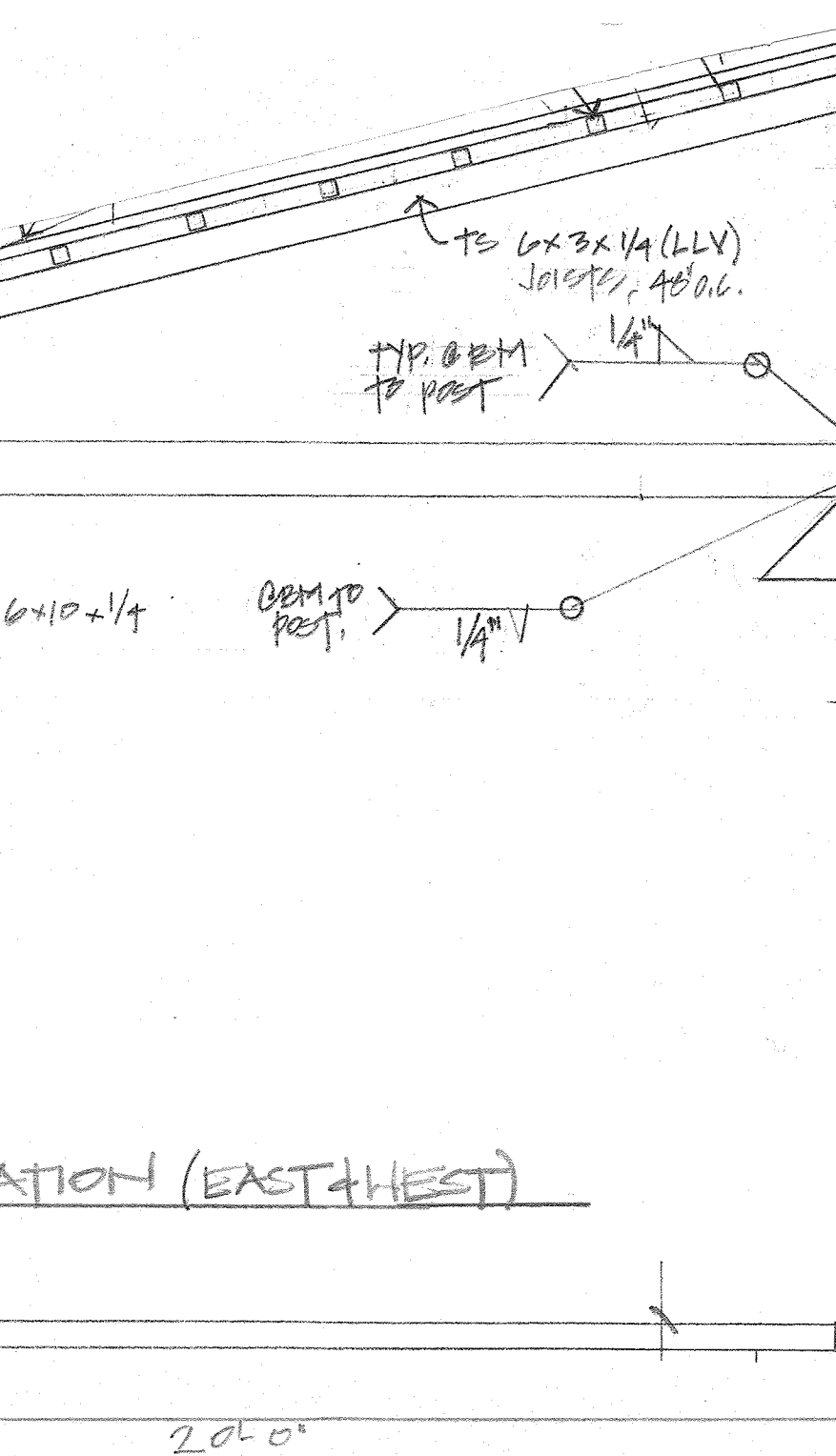
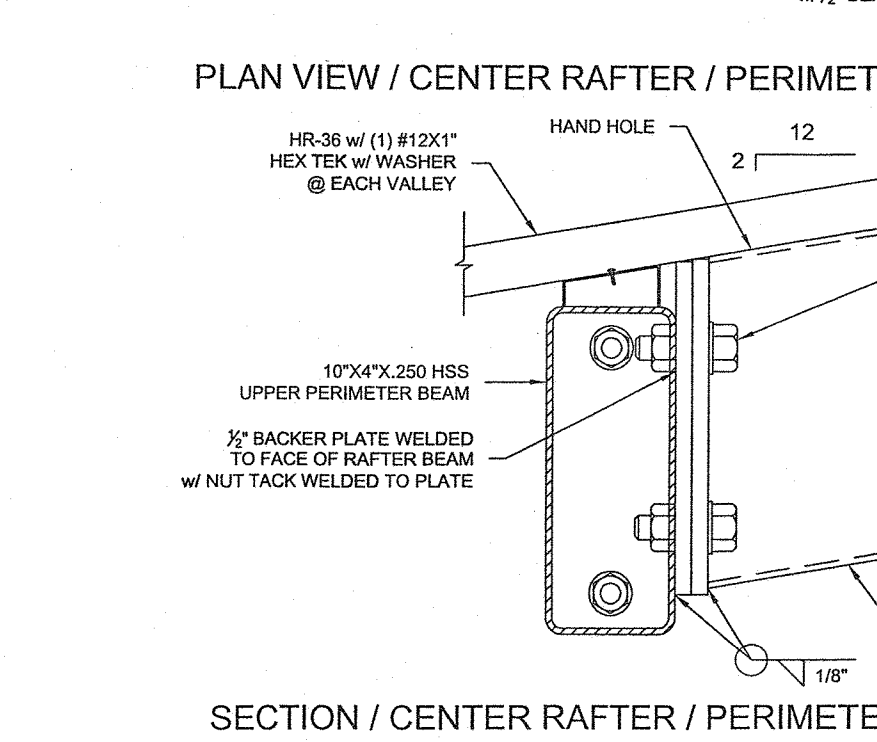
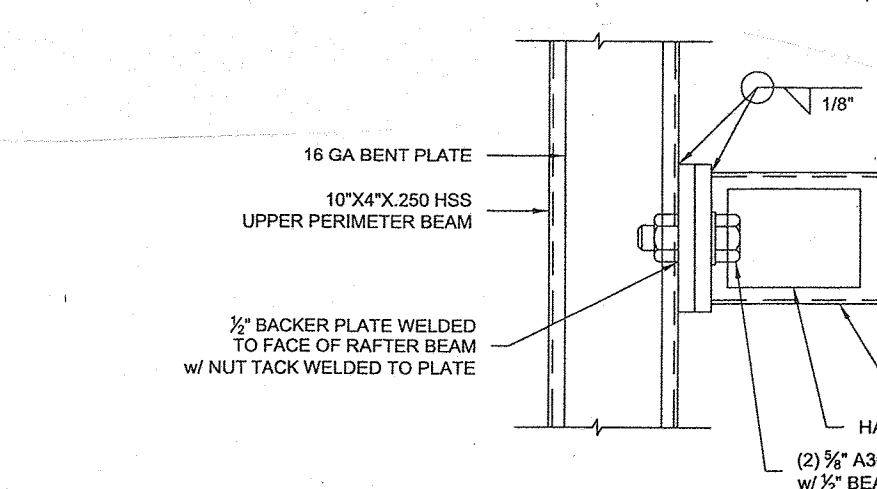
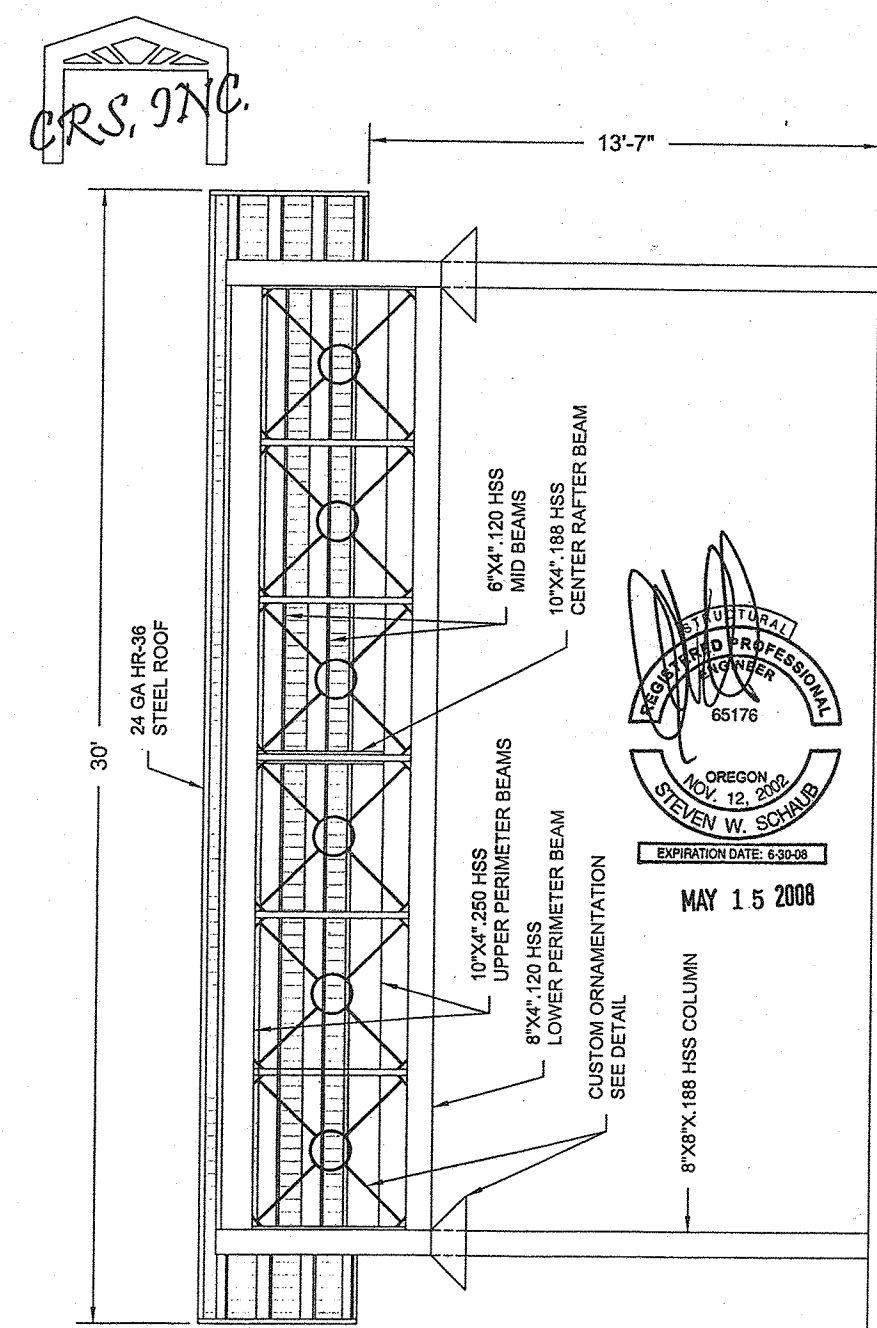
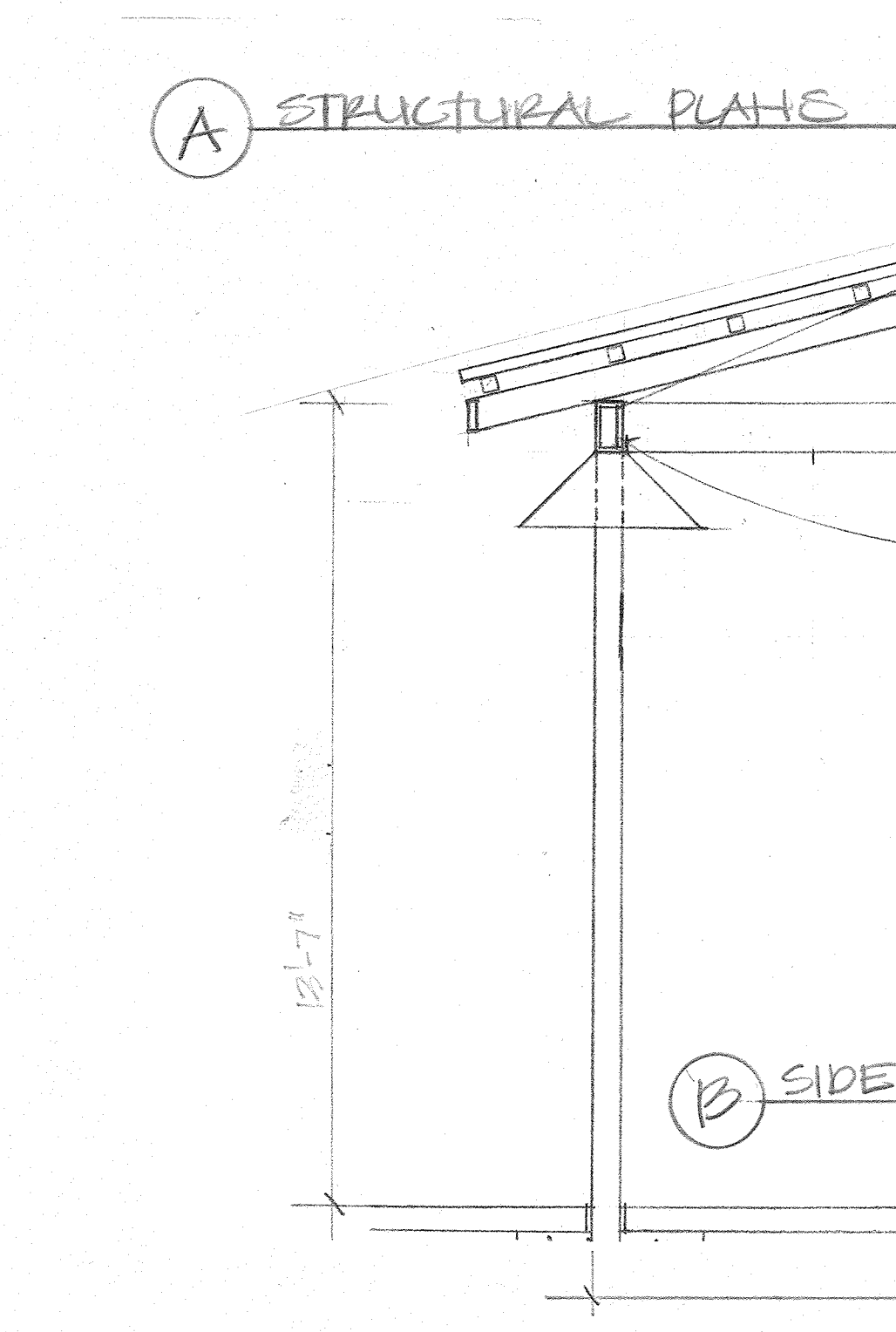
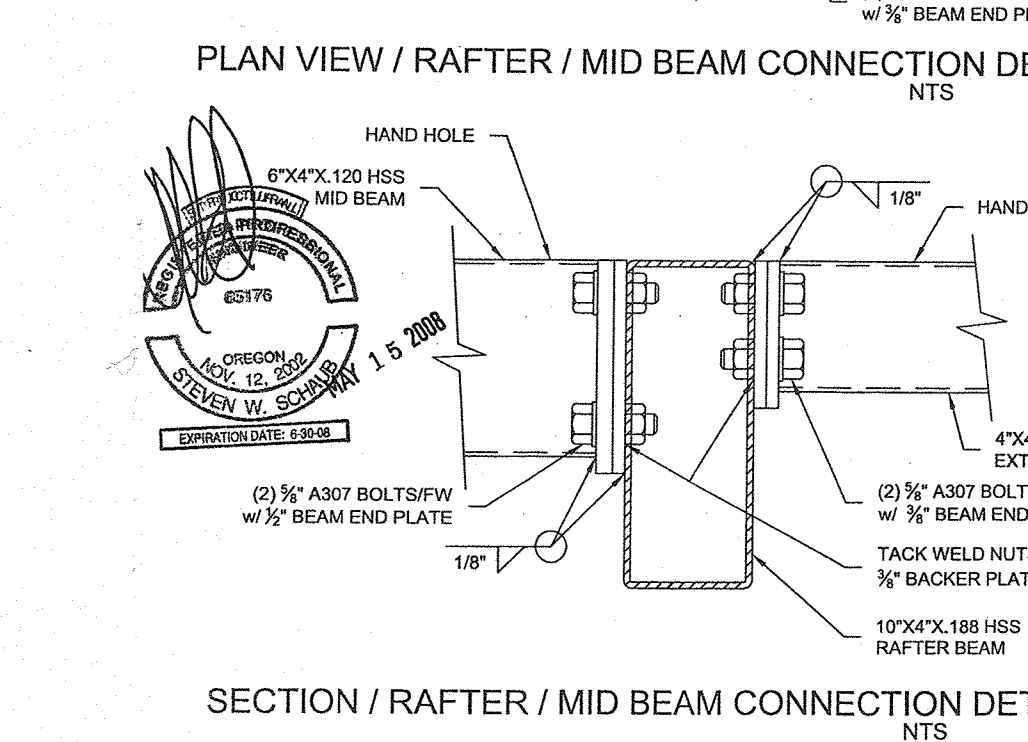
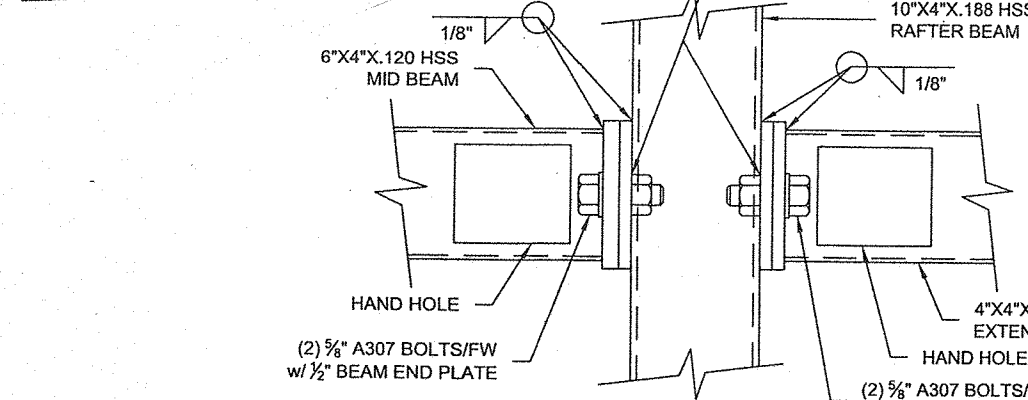
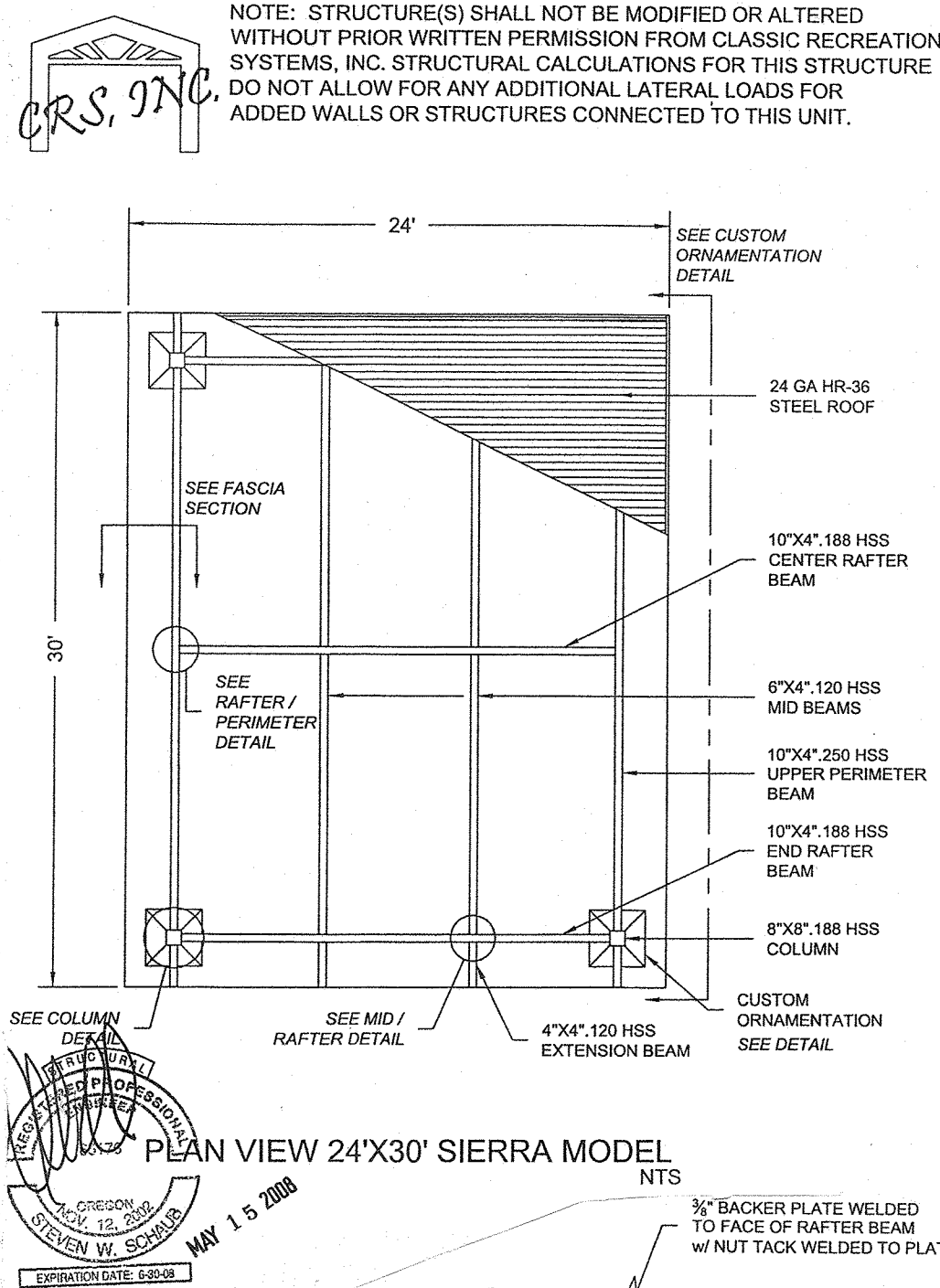
REVISIONS:  
8.7.2018 LUR  
11.2.2019 PERMIT

DATE: 2.26.2018  
SCALE: 1"=10'-0"  
SHEET: L4.2





NOTE: STRUCTURE(S) SHALL NOT BE MODIFIED OR ALTERED WITHOUT PRIOR WRITTEN PERMISSION FROM CLASSIC RECREATION SYSTEMS, INC. STRUCTURAL CALCULATIONS FOR THIS STRUCTURE DO NOT ALLOW FOR ANY ADDITIONAL LATERAL LOADS FOR ADDED WALLS OR STRUCTURES CONNECTED TO THIS UNIT.



**Quatrefol Inc.**  
Design - Landscape Architecture - Space Planning  
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Tel: (503) 256-8955 Fax: (503) 256-3460

**REGISTERED**  
352  
BRIAN E. BAINBRIDGE  
OREGON  
07/26/1996  
LANDSCAPE ARCHITECT

**UNITY CENTER  
FOR BEHAVIORAL HEALTH**  
Legacy Health System  
Portland, Oregon

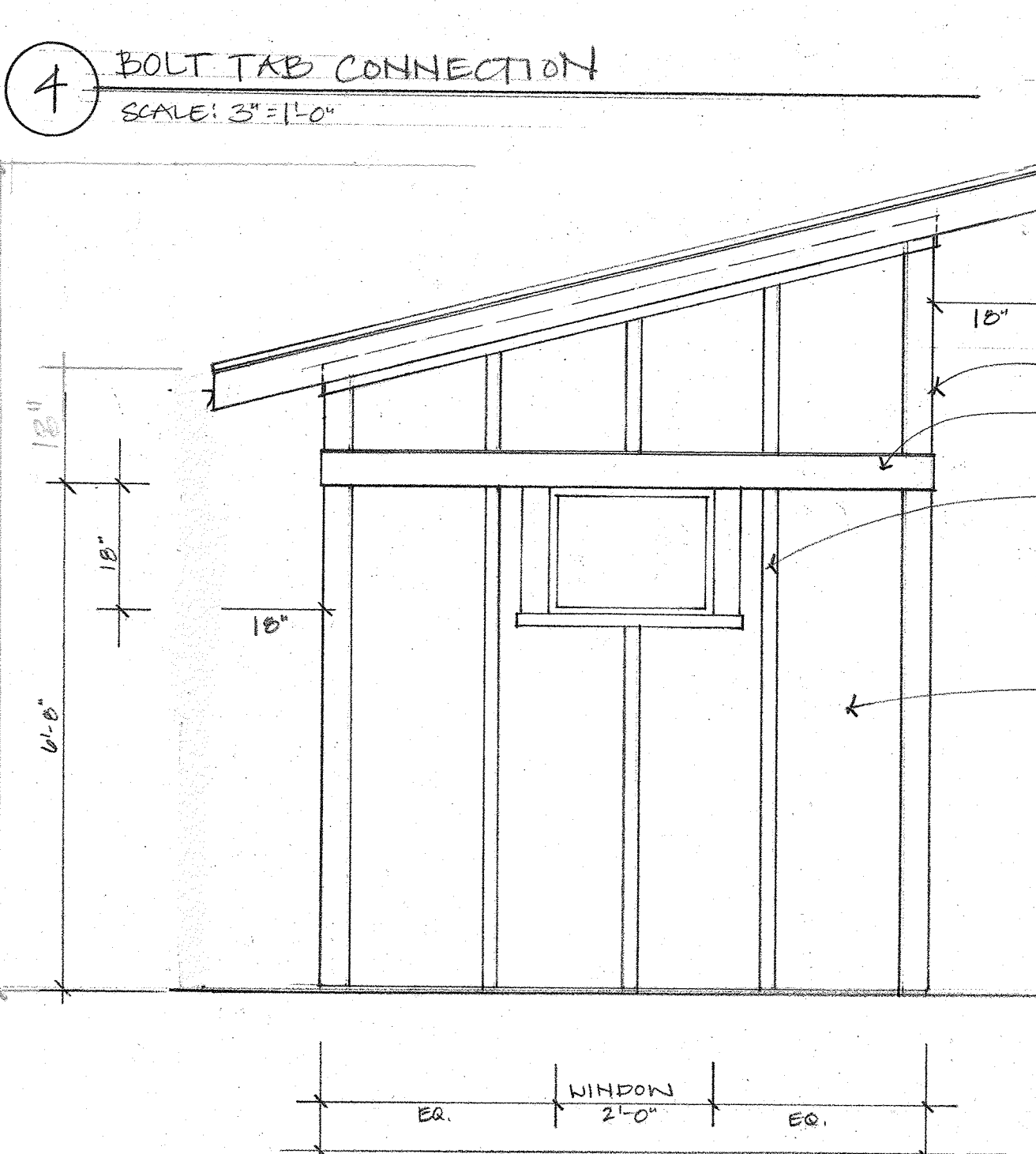
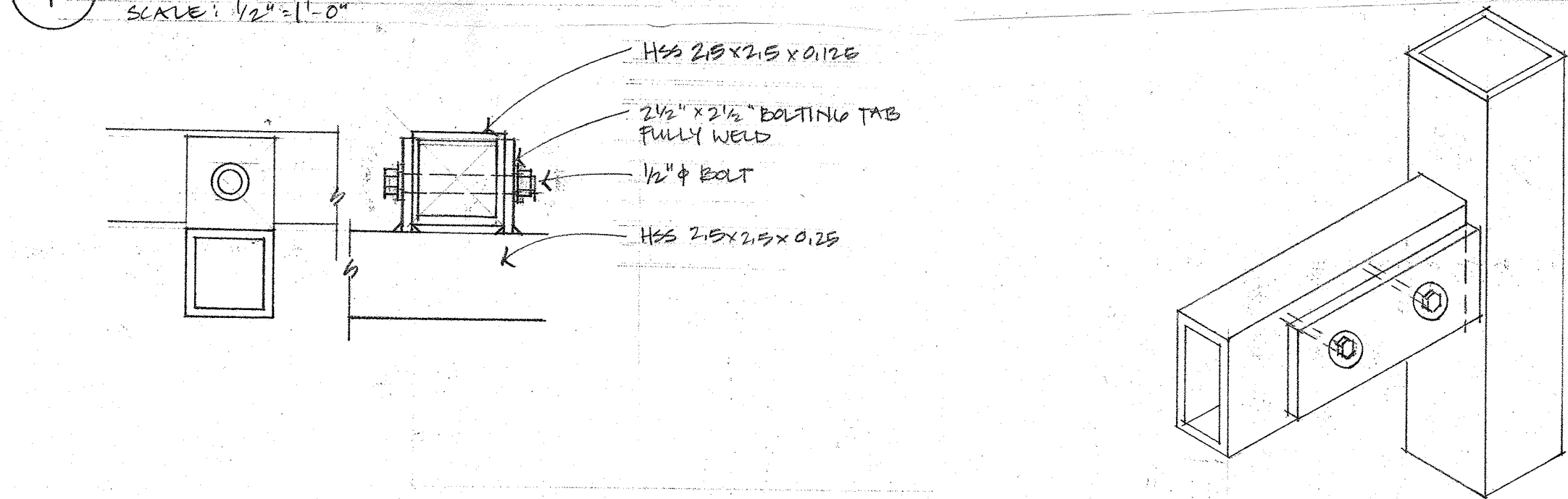
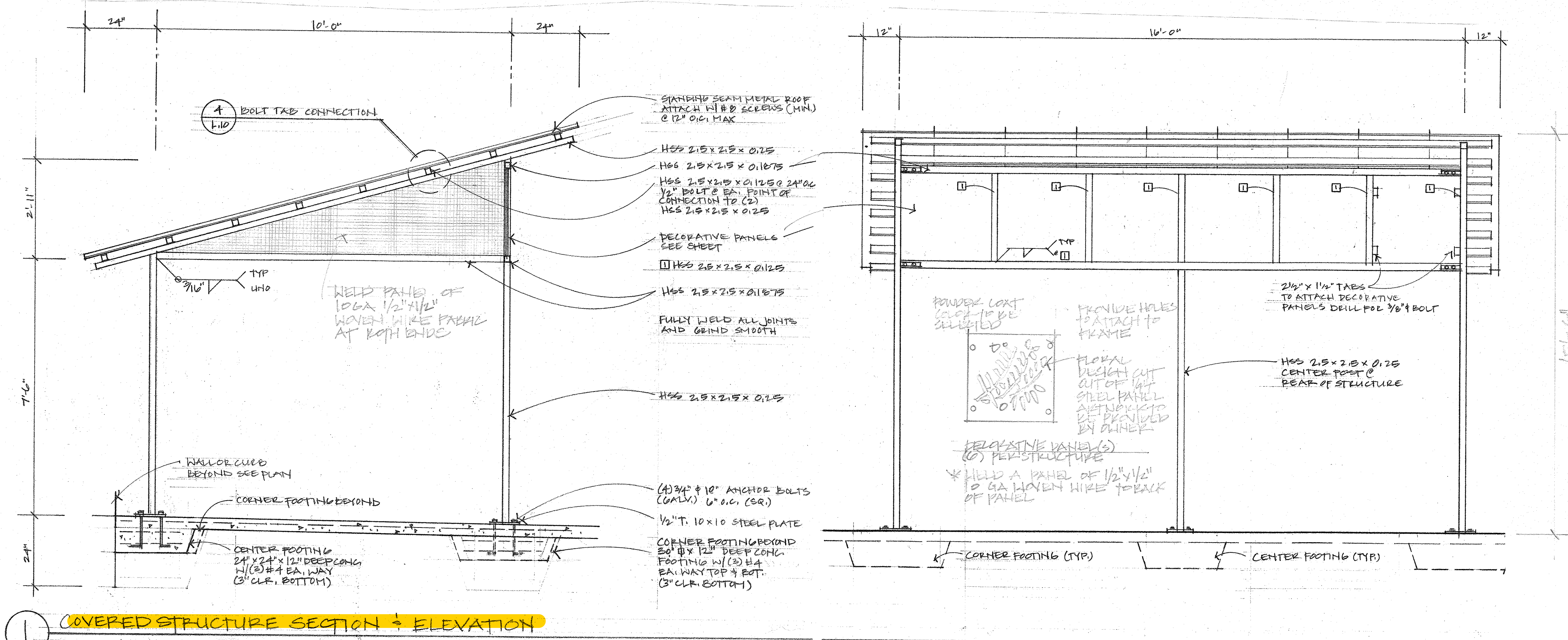
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3.4.2017  
5.1.2017 BUAT  
8.1.2018 LUR  
11.2.2019 BHMT  
8.2.2019 BCL

**DATE:** 1.30.17  
**SCALE:** HTS  
**SHEET:** L-6

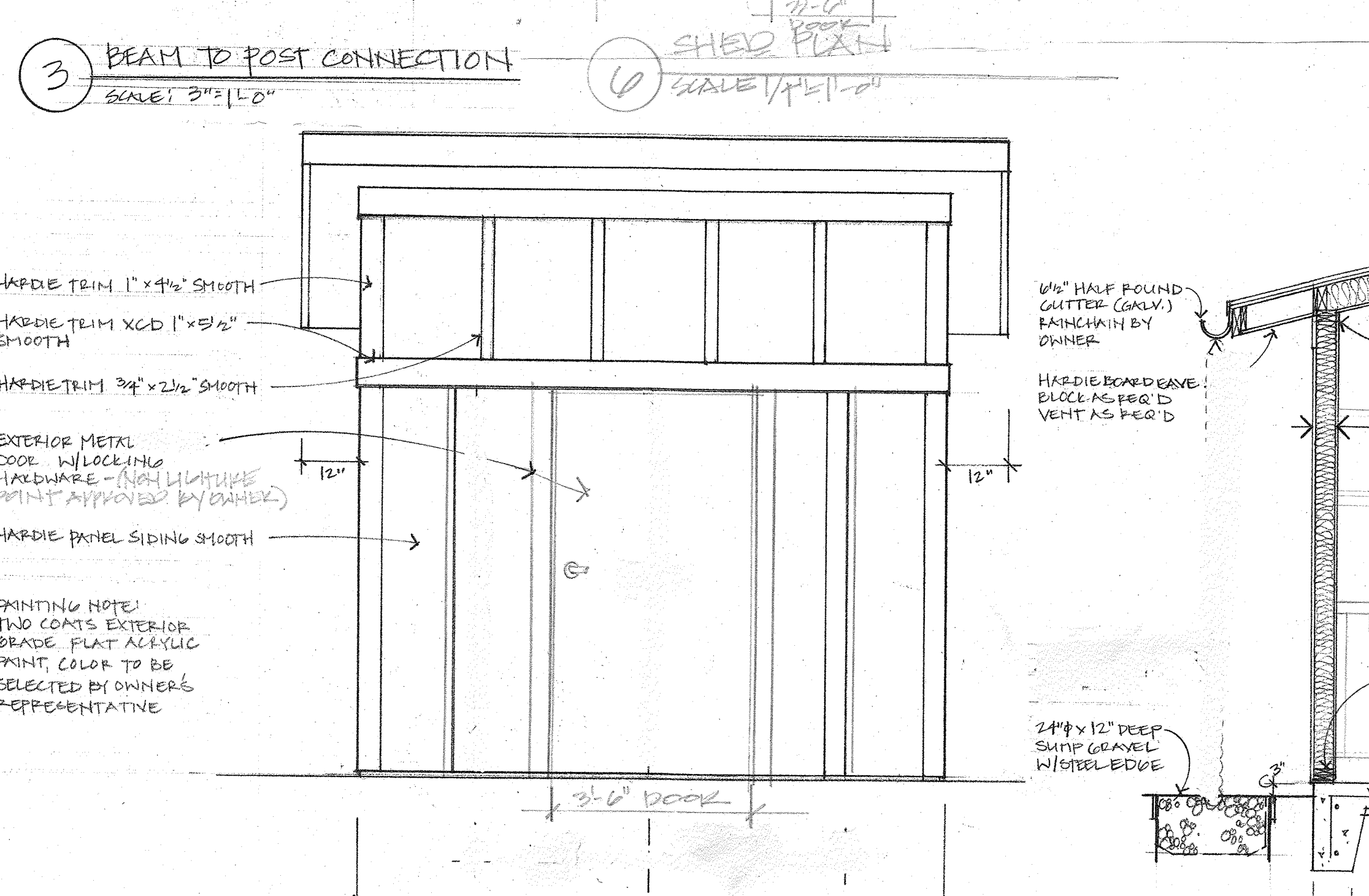
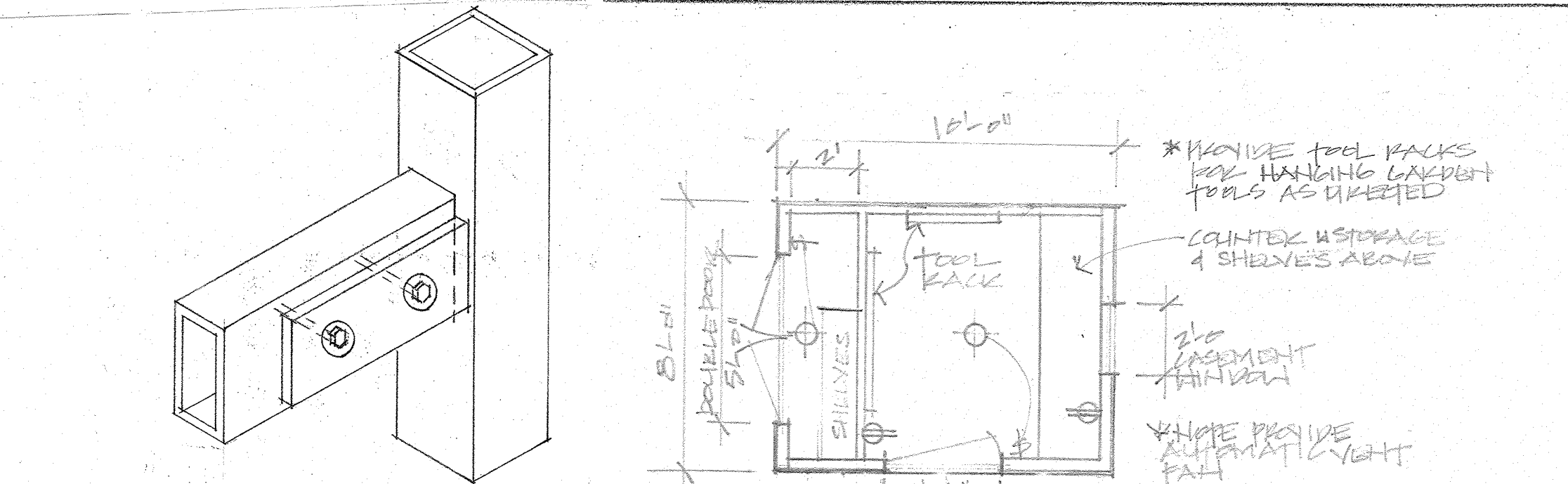


**UNITY CENTER**
  
**FOR BEHAVIORAL HEALTH**
  
 Legacy Health System
   
 Portland, Oregon

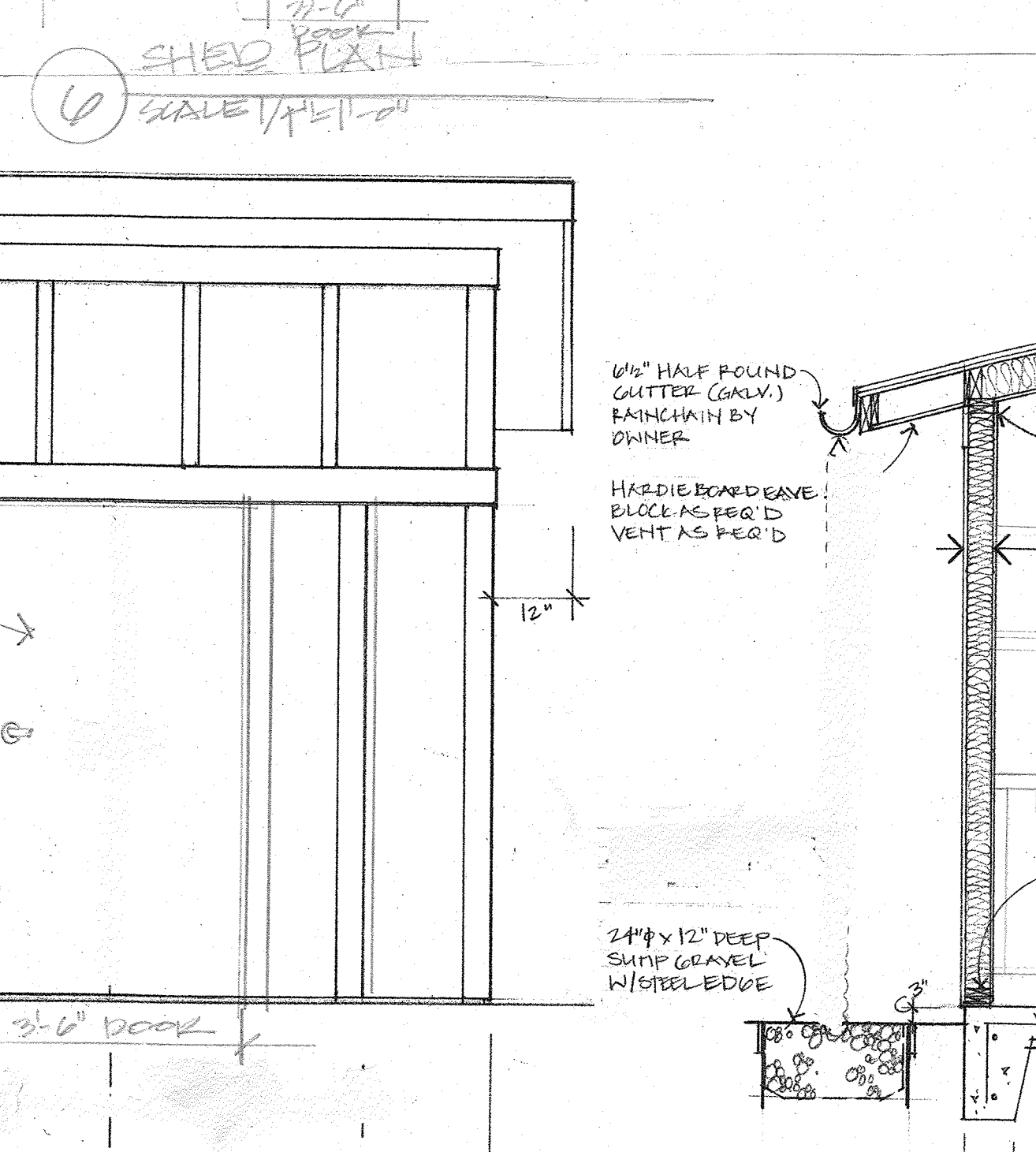
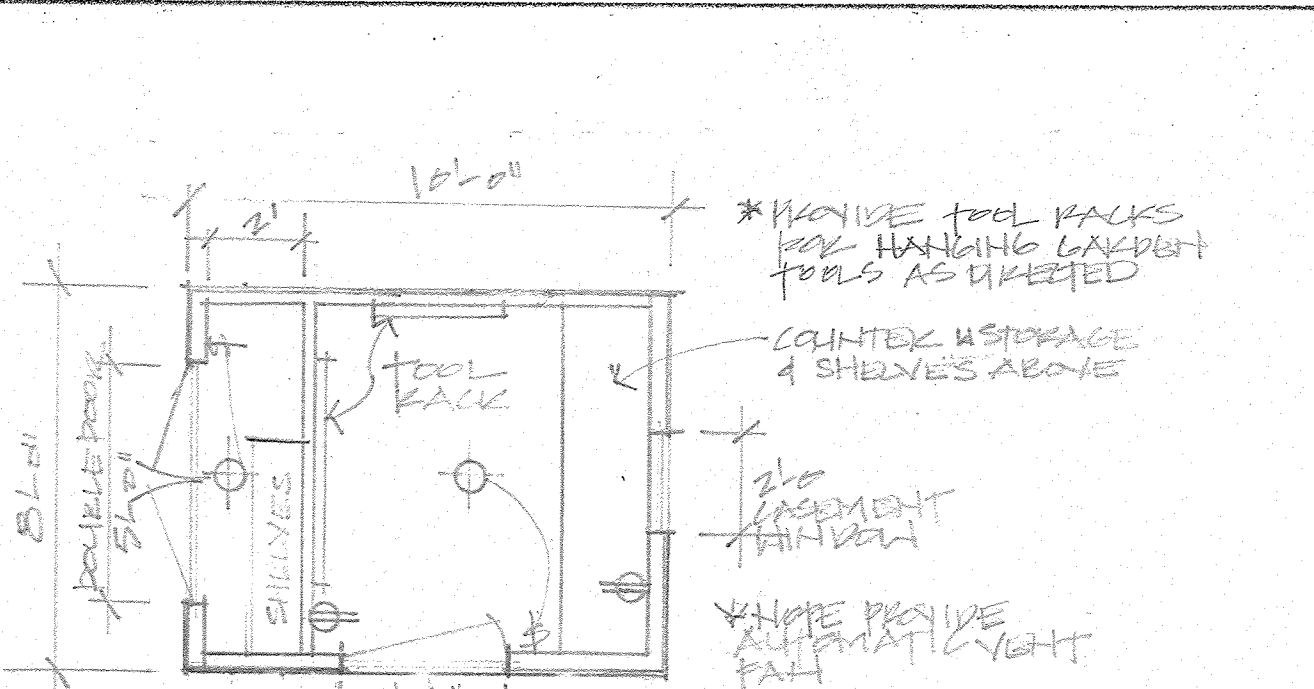
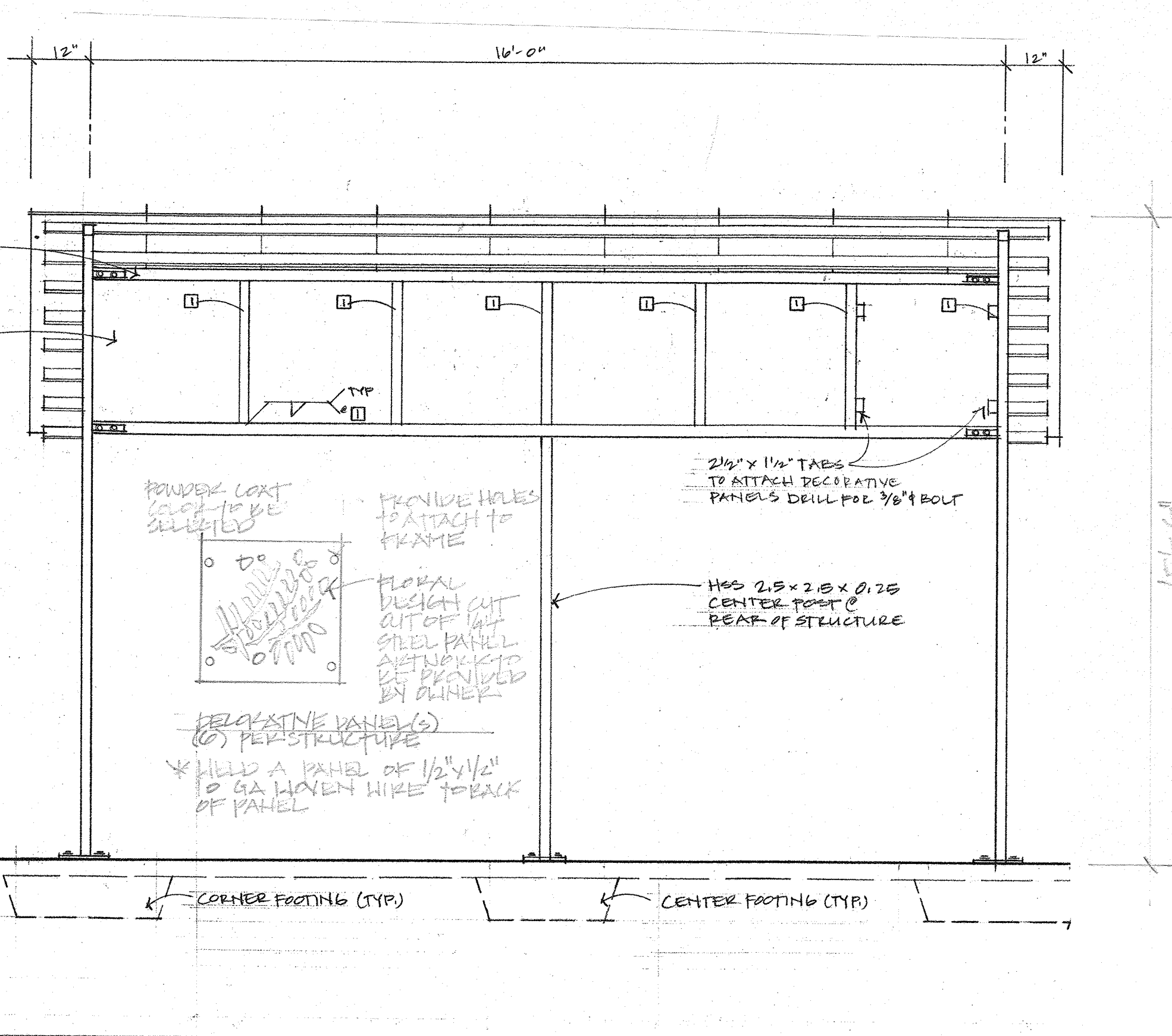
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1.12.2019 PERMIT	
8.22.19 ECA	
DATE:	8/7/2017
SCALE:	AS SHOWN
SHEET:	L-7



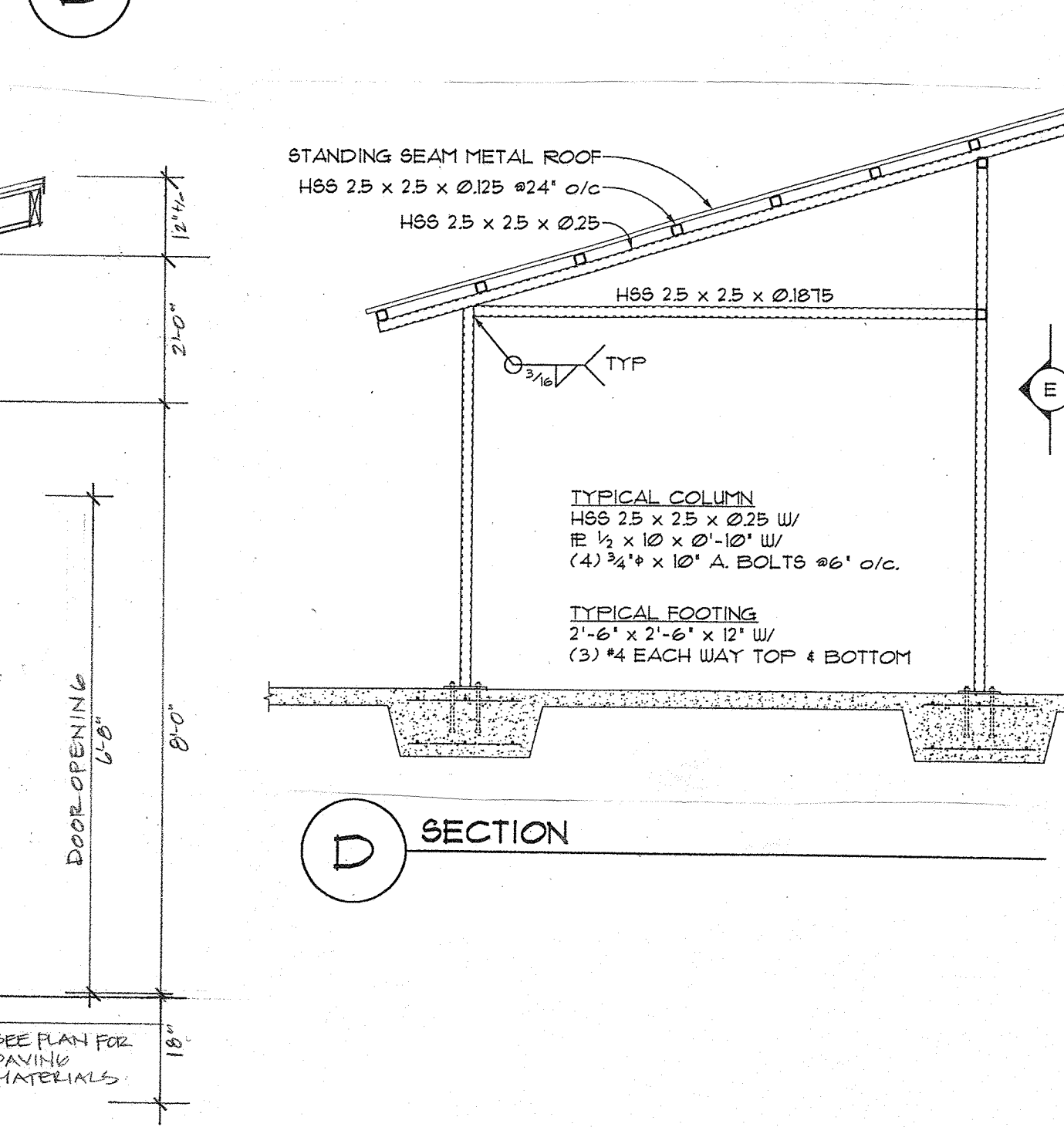
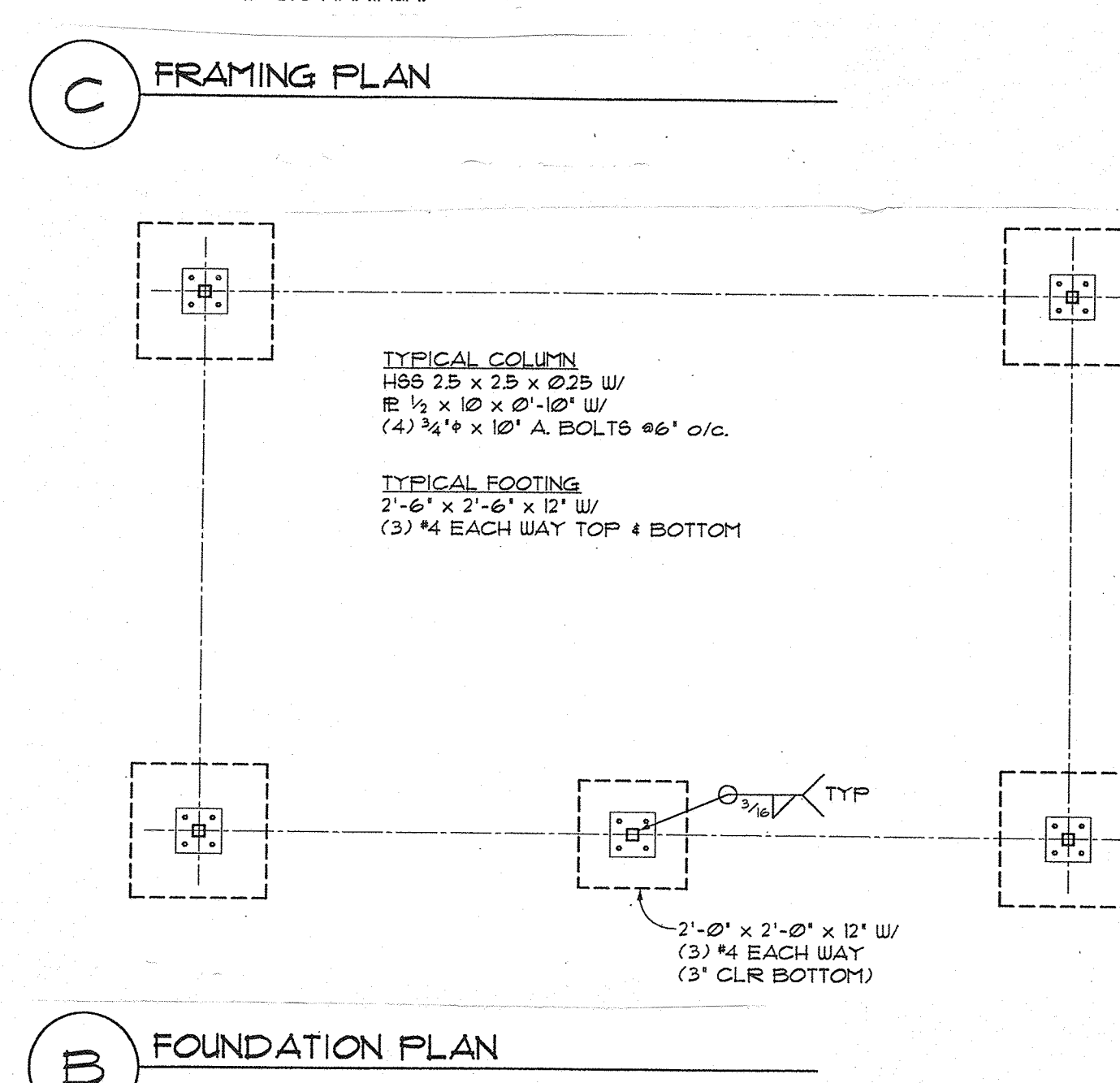
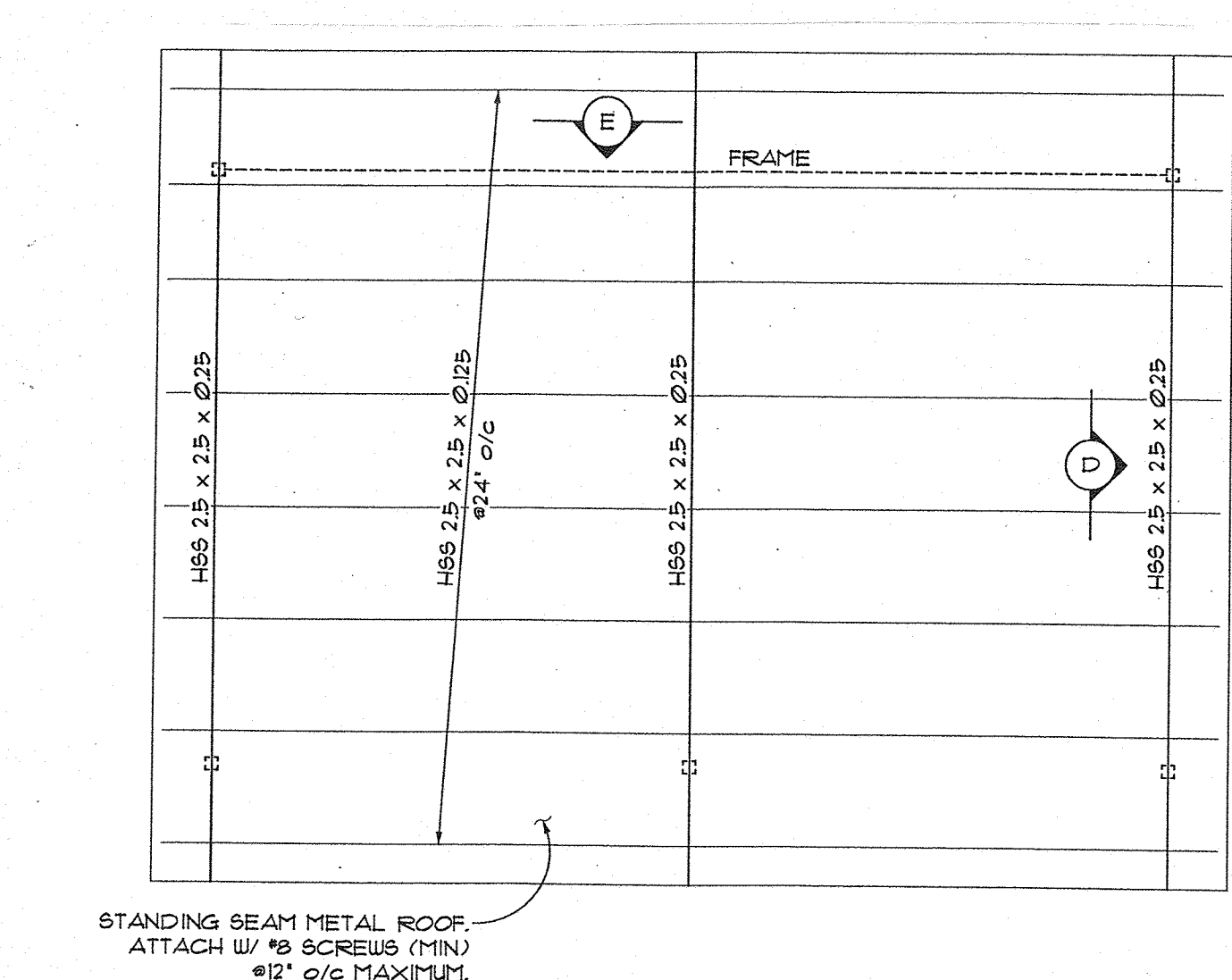
**5 GARDEN SHED**
  
 SCALE: 1/2" = 1'-0"



**3 BEAM TO POST CONNECTION**
  
 SCALE: 3/4" = 1'-0"

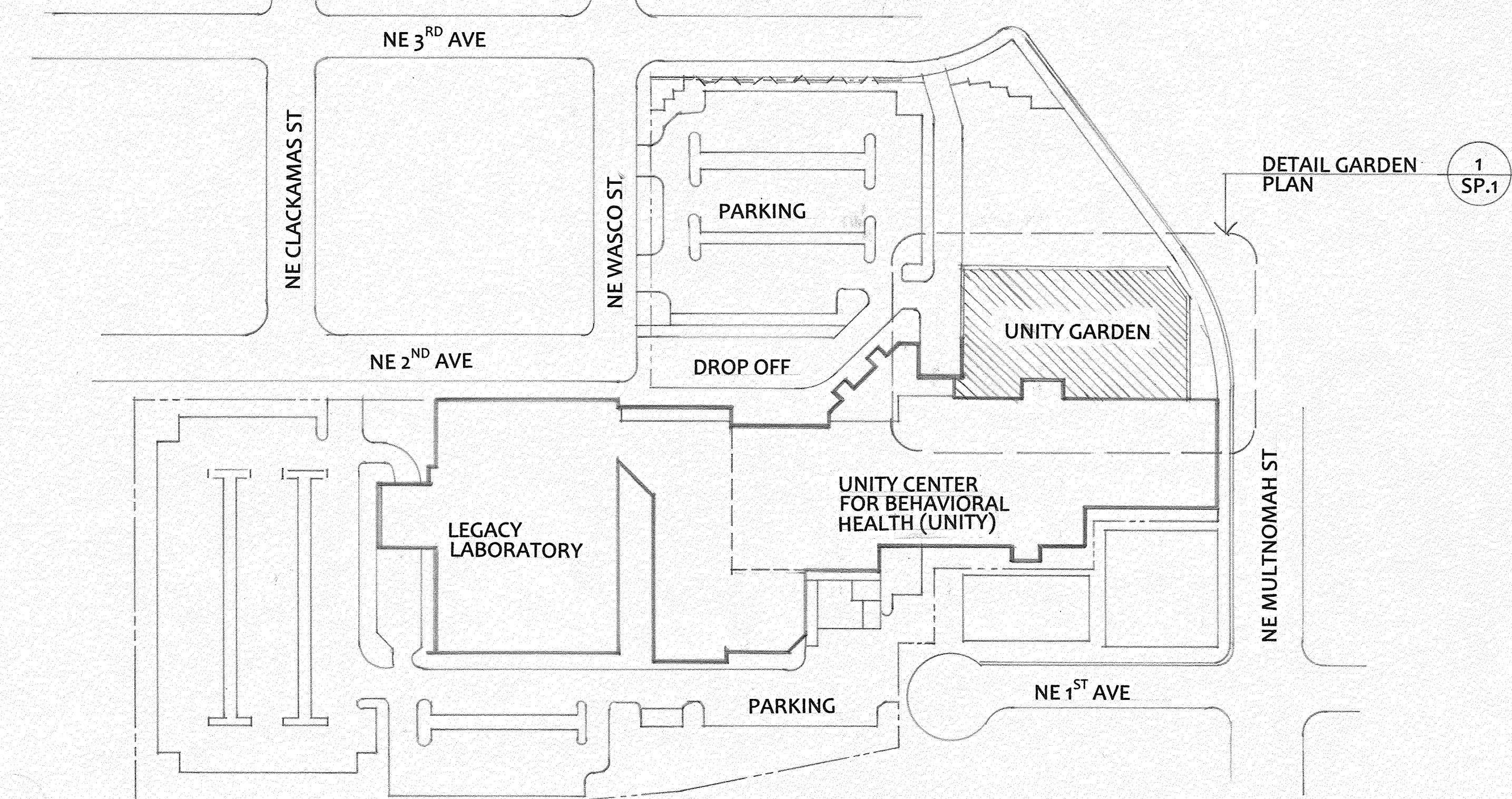


**6 SHED PLAN**
  
 SCALE: 1/4" = 1'-0"



**C FRAMING PLAN**
  
**B FOUNDATION PLAN**
  
**D SECTION**





Wall Plane	Structure	Desc.	Permit #	T. 601	T. 602	Sect. 705.5	Sect. 705.8.1, Ex. 2 or Table 705.8	Sect. 705.8.4	Distance to another building line	FSD	Meets code?	Opposite Bldg Wall
A	Existing Hospital Bldg.	Sprinklered, Multi Story w/unlimited area, Masonry Exterior Walls Table 601: 3-hr rating for structure and ext. walls 1 1/2-hr for roof, Table 602 required 1-hr fire rated walls, note "a" requires all load bearing elements for follow requirements in table 601, Group 1B, Type 1A.	2017-103944-000-00-PA, multiple permits									
H.1		202 sq. ft. masonry wall with 8% protected opening (self closing fire rated door)		3 hr	1 hr	Exp. From both sides	15% if 3 to less than 5		23 feet	3 feet	Yes, if ftd is 3 feet	W.1
H.2		726 Sq Ft Masonry wall with 20% unprotected, sprinkled openings		3 hr	1 hr	Exp. From both sides	25% if 5 to less than 10		10 feet	5 feet	Yes, if ftd is 5 feet	W.2
H.3		192 sq. ft. Solid Masonry, no openings		3 hr	1 hr	Exp. From both sides	No openings allowed when less than 3		21 feet	1 foot	Yes, No openings	W.3
H.4		440 sq. ft. Glass and metal 69% unprotected, sprinkled opening		3 hr	0 hr	-	No requirements if 30 or more		350 Feet to center of street	30 feet	Yes if ftd 30 plus	W.4
H.5		Glass and metal		-	-	-	-		Not applicable		Yes	
H.6		Masonry with windows 1840 Sq Ft with ratio of .755, sprinkled openings		3 hr	1 hr	Exp. From both sides	25% if 5 to less than 10	.755	23 feet	5 feet	Yes if ftd is 5 feet	W.5
H.6		Masonry with windows 1840 Sq Ft with ratio of .755, sprinkled openings		3 hr	1 hr	Exp. From both sides	25% if 5 to less than 10	.755	28 feet	5 feet	Yes if ftd is 5 feet	W.6
H.6		Masonry with windows 1840 Sq Ft with ratio of .755, sprinkled openings		3 hr	1 hr	Exp. From both sides	25% if 5 to less than 10	.755	54 feet 6 inches	5 feet	Yes if ftd is 5 feet	W.7
H.6		Masonry with windows 1840 Sq Ft with ratio of .755, sprinkled openings		3 hr	1 hr	Exp. From both sides	25% if 5 to less than 10	.755	40 feet	5 feet	Yes if ftd is 5 feet	W.8
B	Proposed Activity Shelter	Unsprinkled, 1-story, aggregate area of 1357 square feet, Metal and masonry Construction, Unlimited Openings, Group 1B, Type VB.	19-106299/299/300/303-CO									
W.1	Activity Shelter Area 1	107 sq. ft. of wall, UP, NS, 21 percent wall openings		0 hr	0 hr	-	unlimited		23 feet	20 feet	Yes with ftd of 20	H.1
W.2	Activity Shelter Area 2	81 sq. ft., UP, NS, 1-Story, No Openings proposed		0 hr	1 hr	Protected from both sides	Must meet T. 705.8		10 feet	5 feet	Yes, No openings proposed	H.2
W.3	Activity Shelter Area 3	73.61sq. ft., UP, NS, 1-Story, 28% Openings		0 hr	0 hr	-	Unlimited		21 feet	20 feet	Yes if ftd is 20, no openings in opposite building wall	H.3
W.4	Existing Tool Shed Area 2	5 linear feet, 40 sq. ft. of wall, no wall opening.		0 hr	0 hr	-	Unlimited		32 feet	27 feet	Yes with ftd of 27 feet	H.2
W.5	Activity Shelter Area 4	10 linear feet, 144 sq. ft. of wall plane, 94% unprotected opening All steel construction.		0 hr	0 hr	-	Unlimited		23 feet	18 feet	Yes, exception #2 allows, 18 foot ftd	H.6
W.6	New Activity Shelter Area 5	16 linear feet, 166.72 sq. ft. of wall, 85% Unprotected Openings, All steel construction.		0 hr	0 hr	-	Unlimited		28 feet	23 feet	Yes, exception #2 allows, 23 foot ftd	H.6
W.7	New Activity Shelter Area 7	9 linear feet, 132 sq. ft. of wall, 94% unprotected openings		0 hr	0 hr	-	Unlimited		54 feet 6 inches	45.5 feet	Yes, ftd is 45.5 feet	H.6
W.8	Tool Shed Area 6	72 sq. ft. of wall, 45% unprotected openings		0 hr	0 hr	-	unlimited		40 feet	35 feet	Yes, ftd is 35 feet	H.6

T. 601 – Fire-Resistance Rating Requirements for Building Elements  
T. 602 – Fire-Resistance Rating Requirements for Exterior Walls based on Fire Separation Distance (fsd)  
Sect. 705.5 – Exterior walls required to be fire-rated by t. 601 and 602 must be rated to exposure to fire as follows:  
If fsd is greater than 10 feet the wall must be rated for exposure to fire from the inside only, if the fsd is less than or equal to 10 feet the wall must be rated for exposure to fire from both sides.  
Section 705.8.1 – Allowable Area of Openings in exterior walls.  
Section 705.8.1 exception 2 – building exterior bearing walls, exterior nonbearing walls and exterior primary structural frame that are not required to be fire rated are permitted to have unlimited unprotected openings.  
T. 705.8 – Max. Area of exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection  
Section 705.8.4 – Mixed Openings – allowed ratio for mixed openings must be less than or equal to (1).



UNITY CENTER  
FOR BEHAVIORAL HEALTH  
Legacy Health System  
Portland, Oregon

Location Plan – Holiday Park Medical Center Campus  
SCALE: 1" = 80' – 0"

Fire Separation Analysis

Existing Hospital Building, Group 1B, Construction Type 1A, Sprinklered- analysis of walls opposite of proposed Activity Shelter

H.1- Existing Hospital Building, Type 1A, Group 1B, table 601: 3-hr rated for structure and ext. walls and 1 1/2 hr rating for roof construction, Table 602: 1-hr rating for ext. walls for FSD of 3 feet, Section 705.5: requires fire-rated walls to be protected from exposure to fire from both sides when the fsd is less than or equal to 10 feet, Table 705.8: allows 12% of protected openings based on a fsd of 3 feet.

H.2- Existing Hospital Building, Type 1A, Group 1B, table 601: 3-hr rated for structure and ext. walls and 1 1/2 hr rating for roof construction, Table 602: 1-hr rating for ext. walls for FSD of 5 feet, Section 705.5: requires fire-rated walls to be protected from exposure to fire from both sides when the fsd is less than or equal to 10 feet, Table 705.8: allows 20% of unprotected, sprinkled openings based on a fsd of 5 feet.

H.3- Existing Hospital Building, Type 1A, Group 1B, table 601: 3-hr rated for structure and ext. walls and 1 1/2 hr rating for roof construction, Table 602: 1-hr rating for ext. walls for FSD of 1 foot, Section 705.5: requires fire-rated walls to be protected from exposure to fire from both sides when the fsd is less than or equal to 10 feet, Table 705.8: no openings exist or are proposed.

H.4- Existing Hospital Building, Type 1A, Group 1B, table 601: 3-hr rated for structure and ext. walls and 1 1/2 hr rating for roof construction, Table 602: 0-hr rating for ext. walls for FSD of 30 feet, Section 705.5: requires fire-rated walls to be protected from exposure to fire from the inside when the fsd is greater than 10 feet, Table 705.8: allows no requirements for unprotected, sprinkled openings based on a fsd of 30 feet.

H.5- Existing Hospital Building, Type 1A, Group 1B, table 601: 3-hr rated for structure and ext. walls and 1 1/2 hr rating for roof construction, Table 602: 0-hr rating for ext. walls for FSD of 30 feet, Section 705.5: requires fire-rated walls to be protected from exposure to fire from the inside when the fsd is greater than 10 feet, Table 705.8: allows no requirements for unprotected, sprinkled openings based on a fsd of 30 feet.

H.6- Existing Hospital Building, Type 1A, Group 1B, table 601: 3-hr rated for structure and ext. walls and 1 1/2 hr rating for roof construction, Table 602: 1-hr rating for ext. walls for FSD of 5 feet, Section 705.5: requires fire-rated walls to be protected from exposure to fire from both sides when the fsd is less than or equal to 10 feet, Section 705.8.4: allows the existing mixed openings with a ratio of .755 (less than or equal to one), sprinkled openings based on a fsd of 5 feet which allows 25% percent for both unprotected sprinkled and protected openings.

Proposed Activity Shelter, Group 1B, Construction Type VB, proposed to be Unsprinkled

W.1, Area 3- proposed Activity Shelter, Type VB, Group 1B, table 601: 0-hr rated for structure, exterior walls and roof construction, Table 602: 0-hr for ext. walls for FSD of 20 feet, Section 705.8.1 exception 2 allows unlimited unprotected openings in exterior walls when Table 601 and 602 allow non-rated construction.

W.2, Area 3- proposed Activity Shelter, Type VB, Group 1B, table 601: 0-hr rated for structure, exterior walls and roof construction, Table 602: 1-hr for ext. walls for FSD of 5 feet, Section 705.5: requires fire-rated walls to be protected from exposure to fire from both sides when the fsd is less than or equal to 10 feet, Table 705.8: no openings are proposed.

W.3, Area 3- proposed Activity Shelter, Type VB, Group 1B, table 601: 0-hr rated for structure, exterior walls and roof construction, Table 602: 0-hr for ext. walls for FSD of 20 feet, Section 705.8.1 exception 2 allows unlimited unprotected openings in exterior walls when Table 601 and 602 allow non-rated construction.

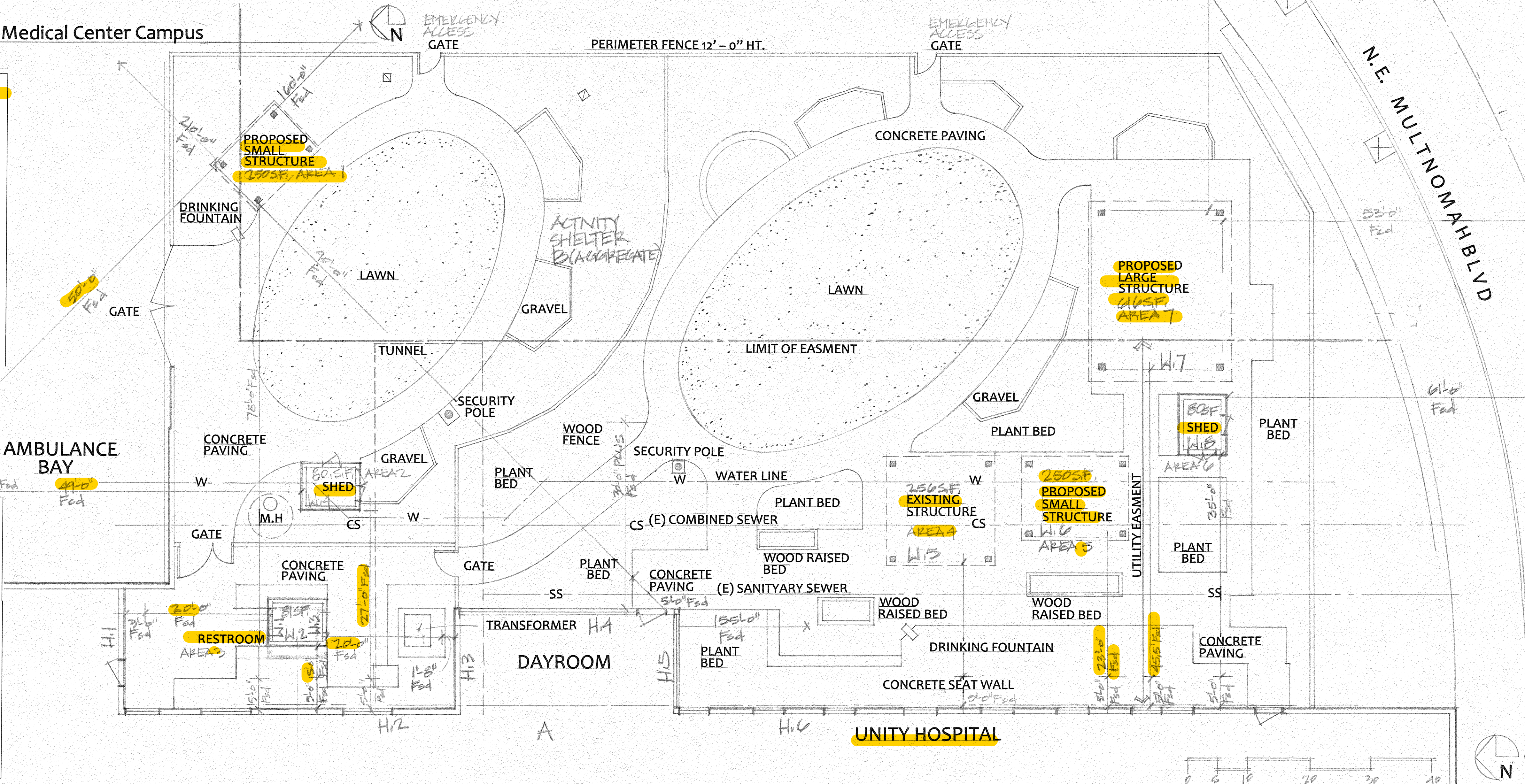
W.4, Area 2- proposed Activity Shelter, Type VB, Group 1B, table 601: 0-hr rated for structure, exterior walls and roof construction, Table 602: 0-hr for ext. walls for FSD of 27 feet, Section 705.8.1 exception 2 allows unlimited unprotected openings in exterior walls when Table 601 and 602 allow non-rated construction.

W.5, Area 4- proposed Activity Shelter, Type VB, Group 1B, table 601: 0-hr rated for structure, exterior walls and roof construction, Table 602: 0-hr for ext. walls for FSD of 18 feet, Section 705.8.1 exception 2 allows unlimited unprotected openings in exterior walls when Table 601 and 602 allow non-rated construction.

W.6, Area 5- proposed Activity Shelter, Type VB, Group 1B, table 601: 0-hr rated for structure, exterior walls and roof construction, Table 602: 0-hr for ext. walls for FSD of 23 feet, Section 705.8.1 exception 2 allows unlimited unprotected openings in exterior walls when Table 601 and 602 allow non-rated construction.

W.7, Area 7- proposed Activity Shelter, Type VB, Group 1B, table 601: 0-hr rated for structure, exterior walls and roof construction, Table 602: 0-hr for ext. walls for FSD of 45.5 feet, Section 705.8.1 exception 2 allows unlimited unprotected openings in exterior walls when Table 601 and 602 allow non-rated construction.

W.8, Area 6- proposed Activity Shelter, Type VB, Group 1B, table 601: 0-hr rated for structure, exterior walls and roof construction, Table 602: 0-hr for ext. walls for FSD of 35 feet, Section 705.8.1 exception 2 allows unlimited unprotected openings in exterior walls when Table 601 and 602 allow non-rated construction.



REVISIONS:  
8.22.2019 BLA

DATE: 1.20.19  
SCALE: 1" = 10' - 0"  
SHEET: SP.1





**UNITY CENTER  
FOR BEHAVIORAL HEALTH**  
Legacy Health System  
Portland, Oregon

SITE PLAN  
EROSION  
CONTROL &  
TREE PLAN  
  
ZONING  
COMPLIANCE  
PLAN

REVISIONS:

DATE: 1.12.2010

SCALE:

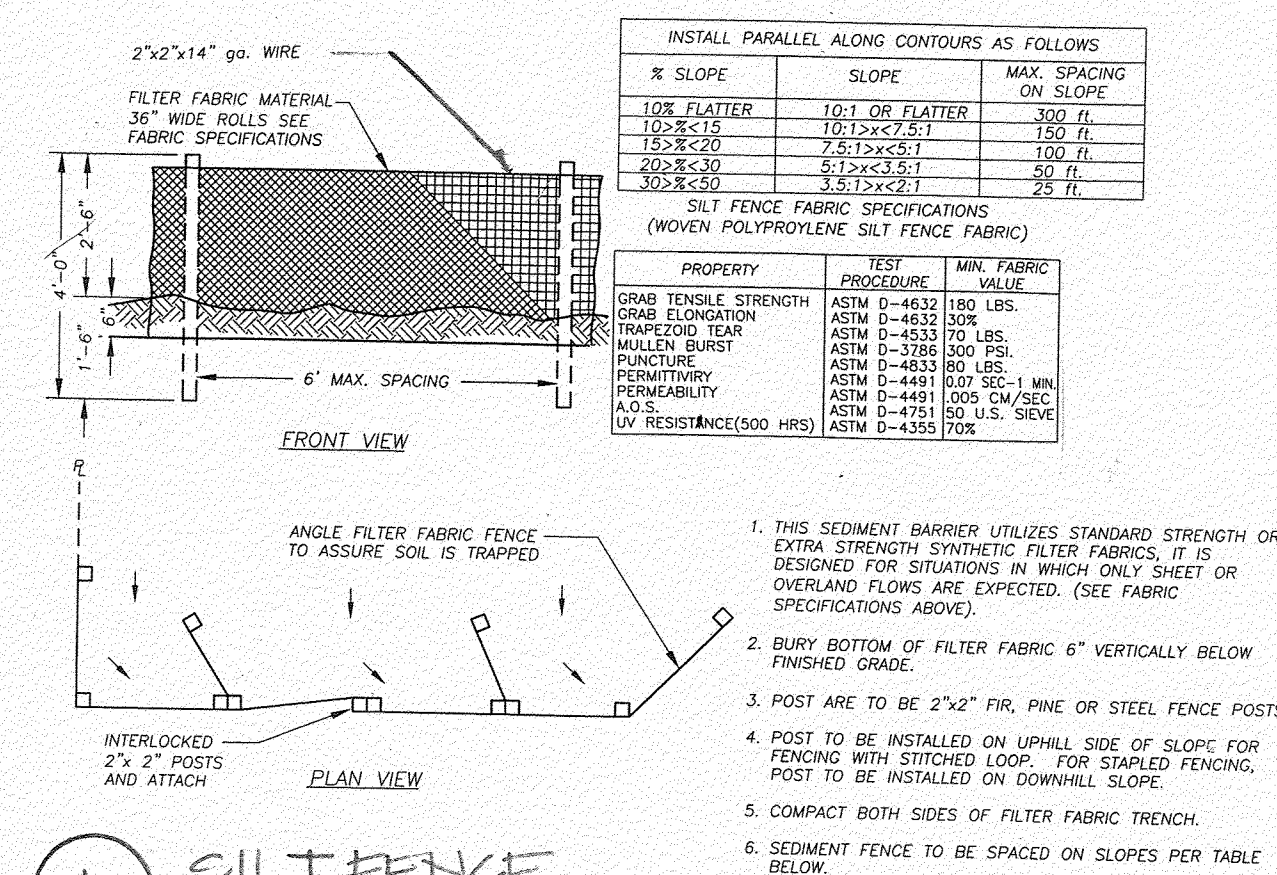
SHEET: SP.1

**EROSION CONTROL NOTES:**

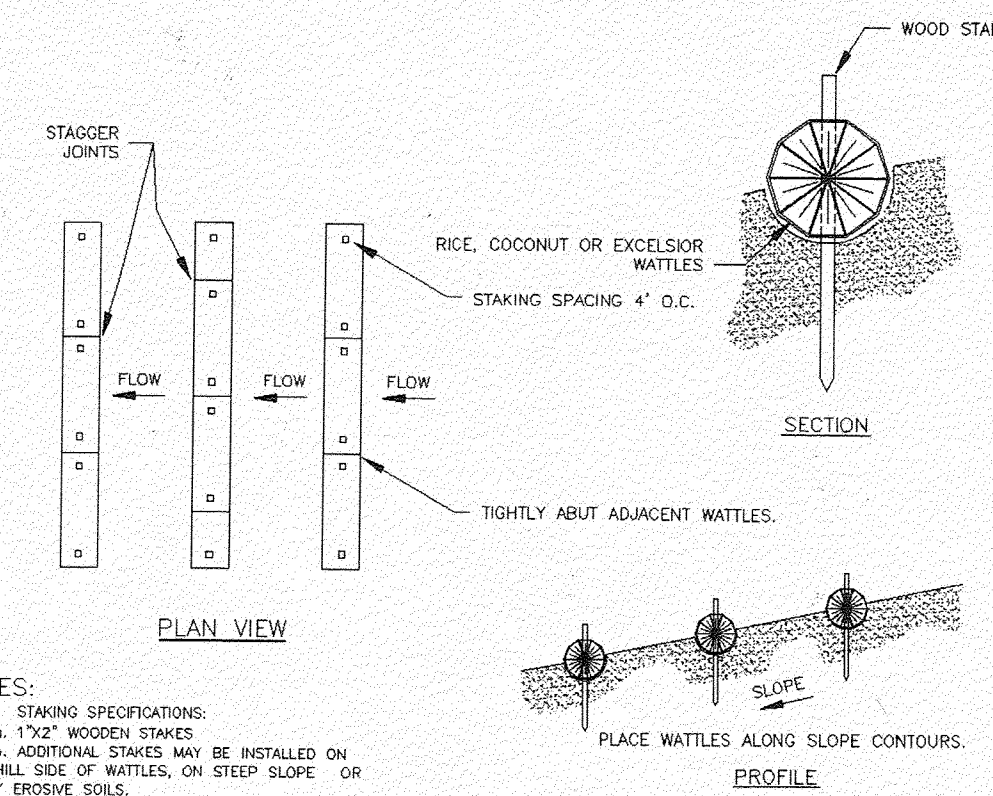
1. Approval of this erosion, sediment and pollution control plan (ESPCP) does not constitute an approval of permanent road or drainage design (e.g. size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.)
2. The implementation of this ESPCP and the construction, maintenance, replacement and upgrading of drainage facilities is the responsibility of the applicant / contractor until all construction is completed and final revegetation / landscaping is established.
3. The boundaries of the clearing limits shown on this plan shall be clearly flagged in the field prior to construction. During the construction period, no disturbance beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the applicant / contractor for the duration of construction.
4. All ESPCP facilities must be constructed in conjunction with all clearing, grading and grading activities, and in such a manner as to insure that sediment and sediment-laden water do not enter the drainage system, roadways or violate applicable water standards.
5. The ESPCP facilities shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these ESPCP facilities shall be upgraded as needed for unexpected storm events and to ensure that sediment and sediment-laden water does not leave the site.
6. The ESPCP facilities shall be inspected daily by the applicant / contractor and maintained as necessary to ensure their continued functioning.
7. The ESPCP facilities on inactive sites shall be inspected and maintained a minimum of once a month or within the 24 hours following a storm event.
8. Staked and flagged areas shall be established at the beginning of construction and maintained for the duration of the project. Additional measures may be required to insure that all paved areas are kept clean for the duration of the project.

SEDIMENT FENCE NOTES:

1. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6-inch overlap and both ends securely fastened to the post, or overlap 2 inch x 2 inch posts and attach as shown on detail sheet 4-2A.
  - a. The filter fabric fence shall be installed to follow the contours where feasible. The fence posts shall be spaced a maximum of six feet apart and driven securely into the ground at a minimum of 24 inches.
  - b. The filter fabric fence shall have a minimum vertical burial of 6 inches. All excavated material from filter fabric fence installation, shall be backfilled and compacted, along the entire disturbed area.
  - c. Standard or heavy duty filter fabric fence shall have manufactured stitched loops for 2 inch x 2 inch post installation. Stitched loops shall be installed on the up hill side of the sloped area.
  - d. Filter fabric fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently protected and stabilized.
2. Filter fabric fences shall be inspected by applicant / contractor immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.



① SILT FENCE  
NO SCALE



NOTES:

1. STAKING SPECIFICATIONS:
  - a. 1"x2" WOODEN STAKES
  - b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY ERODIVE SOILS.
2. SPACING IN ACCORDANCE WITH DETAIL 940

2. STRAW WATTLES  
NO SCALE

