

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:** Hold for Additional Information

<b>Appeal ID:</b> 24408	<b>Project Address:</b> 8120 SE 11th Ave
<b>Hearing Date:</b> 11/25/20	<b>Appellant Name:</b> Edward Radulescu
<b>Case No.:</b> B-013	<b>Appellant Phone:</b> 5036792493
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Anne Schmidt
<b>Project Type:</b> commercial	<b>Stories:</b> 3 <b>Occupancy:</b> R-2 <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> SE 11th Apartments 2	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 20-124269-CO
<b>Plan Submitted Option:</b> mail [File 1] [File 2] [File 3] <b>Proposed use:</b> R-2 Apartments	

APPEAL INFORMATION SHEET

**Appeal item 1**

**Code Section** 705.2

**Requires** Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of this section and Section 1406. Exterior egress balconies and exterior exit stairways and ramps shall also comply with Sections 1019 and 1026, respectively. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2.

**Code Modification or Alternate Requested** Applicant wishes to upgrade the sprinkler system to a full NFPA 13, construct the balconies of fire retardant treated wood, and provide sprinkler heads at the balconies in order to allow for a greater projection.

**Proposed Design** This appeal applies to the 4 balconies on the north side of the proposed building - 2 at the 2nd floor and 2 at the 3rd floor. The balconies are stacked. The exterior walls of the building are one hour construction, the balcony guardrails are of non-combustible materials, and the deck will be constructed of fire retardant treated wood and heavy timbers for 1-hour construction. The sprinkler system in the building will be upgraded from NFPA 13R to NFPA 13 and sprinkler heads will be provided at each balcony per the Fire Curtain requirements.

**Reason for alternative** The reason for the alternate is to allow for the units to have an outdoor recreation area that meets the minimum dimensional standards per the zoning code. By constructing the decks as non-combustible materials, installing sprinkler heads, and upgrading the fire sprinkler system to a full NFPA 13 the life safety and fire protection elements are equivalent to that of the code intent.

**Appeal item 2**

**Code Section** 705.8, 1027.5

**Requires**

Openings in exterior walls shall comply with Section 705.8.1 through 705.8.6.2. Table 705.8 allows for openings in a wall with a fire separation distance of 5' to less than 10' and where the openings are unprotected but the building is sprinklered to have 25% openings.

1027.5 requires landings at exterior exit stairs to have a fire separation distance of 10'.

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**Code Modification or Alternate Requested** The applicant wishes to not have the opening at the exterior stairs be included in the exterior wall opening area calculation and allow the landings to be at a fire separation distance of 5' from the property line.

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**Proposed Design** The exterior stairs are open on 1 side and has a fire separation distance of 5' at the opening and stair landings from the property line. A water curtain will be proposed at the stair landings on each floor and at the ceiling on the 3rd floor per 705.8.2 in lieu of enclosing the stairs and allowing it to be excluded from the fire separation distance opening area calculation. The exterior walls of the building, including the exterior walls that wrap around the stairs are constructed as 1-hour rated exterior wall assemblies. The exception in 705.8.2 states "Opening protectives are not required where the building is equipped with an automatic sprinkler system in accordance to 903.1.1.1 and the exterior openings are protected by a water curtain using automatic sprinklers approved for that use." The applicant wishes to have this exception apply to the exterior wall opening created by the exterior exit stair.

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**Reason for alternative** The alternate is to allow for an open air stairway that accesses the units. In order to meet the code the alternate would be to enclose the exit stairs and provide a door. By providing non-combustible materials at the deck, fire sprinklers and water curtain, and 1-hour construction around the exterior stairs the intent for life safety and fire protection is equal to the intent of the code.

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## APPEAL DECISION

**1. Decrease in maximum allowable fire separation distance of balcony projection: Hold for additional information.**

**2. Increase in allowable area of exterior wall openings with sprinkler protection: Hold for additional information.**

**Appellant may contact John Butler (503 865-6427) or e-mail at [John.Butler@portlandoregon.gov](mailto:John.Butler@portlandoregon.gov) with questions.**

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.



**OGREN ENGINEERING**  
RESIDENTIAL AND COMMERCIAL STRUCTURES

3254 NE AINSWORTH ST  
PORTLAND, OR 97211

503-281-0109  
scott@ogreneng.com

DRAWN BY: CHECKED BY:

SCALE: 1/4" = 1'-0" ISSUE DATE: 10.18.19

REVISIONS:	
1	12.31.19 ZONING
	4.24.20 LIFE SAFETY
2	10.6.20 LIFE SAFETY

Exterior Wall Openings

Balcony Projections

**C LEFT SIDE ELEVATION (NORTH)**  
A2.1 SCALE: 1/4" = 1'-0"



**1 2**

**NORTH ELEVATION NOTES:**  
WALL AREA & OPENINGS PER STORY, BASED ON FIRE SEPARATION DISTANCE:  
5' TO LESS THAN 10' FROM PROPERTY LINE:  
MAX. ALLOWABLE OPENINGS = 10% AS UNPROTECTED / NON-SPRINKLERED; 25% AS PROTECTED OR SPRINKLERED.

1ST FLOOR WALL AREA AT 5' TO LESS THAN 10' OF FIRE SEPARATION DISTANCE: 891 S.F.  
PROTECTED WALL OPENINGS: 225 S.F.; UNPROTECTED WALL OPENINGS: 104.5 S.F.  
FORMULA FOR PROTECTED & UNPROTECTED OPENINGS:  
(PROTD OPENGS / 25% OF WALL AREA)+(UNPROTD OPENGS / 10% OF WALL AREA) < OR = 1  
(225/225)+(104/89) < OR = 1  
1+1.16 = 2.16 BUILDING CODE APPEAL REQUIRED TO ALLOW FOR UNPROTECTED OPENING  
⊗ EXIT STAIRS TO BE DEDUCTED FROM CALCULATION (-91 S.F.) FOR:  
(225/225)+(13/89) = 1.14

2ND FLOOR WALL AREA AT 5' TO LESS THAN 10' OF FIRE SEPARATION DISTANCE: 775 S.F.  
PROTECTED WALL OPENINGS: 138 S.F.; UNPROTECTED WALL OPENINGS: 96.5 S.F.  
FORMULA FOR PROTECTED & UNPROTECTED OPENINGS:  
(PROTD OPENGS / 25% OF WALL AREA)+(UNPROTD OPENGS / 10% OF WALL AREA) < OR = 1  
(138/194)+(96.5/77) < OR = 1  
.71+1.25 = 1.96 BUILDING CODE APPEAL REQUIRED TO ALLOW FOR UNPROTECTED OPENING  
⊗ EXIT STAIRS TO BE DEDUCTED FROM CALCULATION (-83 S.F.) FOR:  
(138/194)+(13.5/77) = .88

3RD FLOOR WALL AREA AT 5' TO LESS THAN 10' OF FIRE SEPARATION DISTANCE: 775 S.F.  
PROTECTED WALL OPENINGS: 138 S.F.; UNPROTECTED WALL OPENINGS: 96.5 S.F.  
FORMULA FOR PROTECTED & UNPROTECTED OPENINGS:  
(PROTD OPENGS / 25% OF WALL AREA)+(UNPROTD OPENGS / 10% OF WALL AREA) < OR = 1  
(138/194)+(96.5/77) < OR = 1  
.71+1.25 = 1.96 BUILDING CODE APPEAL REQUIRED TO ALLOW FOR UNPROTECTED OPENING  
⊗ EXIT STAIRS TO BE DEDUCTED FROM CALCULATION (-83 S.F.) FOR:  
(138/194)+(13.5/77) = .88

**1 2**

**EAST ELEVATION NOTES:**  
WALL AREA & OPENINGS PER STORY, BASED ON FIRE SEPARATION DISTANCE:  
5' TO LESS THAN 10' FROM PROPERTY LINE:  
MAX. ALLOWABLE OPENINGS = 10% AS UNPROTECTED / NON-SPRINKLERED; 25% AS PROTECTED OR SPRINKLERED.

1ST FLOOR WALL AREA AT 5' TO LESS THAN 10' OF FIRE SEPARATION DISTANCE: 461 S.F.  
PROTECTED WALL OPENINGS: 90.5 S.F.; UNPROTECTED WALL OPENINGS: 4.5 S.F.  
FORMULA FOR PROTECTED & UNPROTECTED OPENINGS:  
(PROTD OPENGS / 25% OF WALL AREA)+(UNPROTD OPENGS / 10% OF WALL AREA) < OR = 1  
(90.5/115)+(4.5/46) < OR = 1  
.78+.09 = .89 OK

2ND FLOOR WALL AREA AT 5' TO LESS THAN 10' OF FIRE SEPARATION DISTANCE: 401 S.F.  
WALL OPENINGS: 99 S.F.  
99/401=25% (25% ALLOWED AS PROTECTED)

3RD FLOOR WALL AREA AT 5' TO LESS THAN 10' OF FIRE SEPARATION DISTANCE: 401 S.F.  
WALL OPENINGS: 99 S.F.  
99/401=25% (25% ALLOWED AS PROTECTED)

**D REAR ELEVATION (EAST)**  
A2.1 SCALE: 1/4" = 1'-0"



**11TH AVE**  
**19-UNIT APARTMENT HOUSE**  
**8134 SE 11TH AVE**  
**PORTLAND, OREGON**  
**EPR DESIGN**

8134 SE 11TH 19 UNIT\_FLR

A2.1

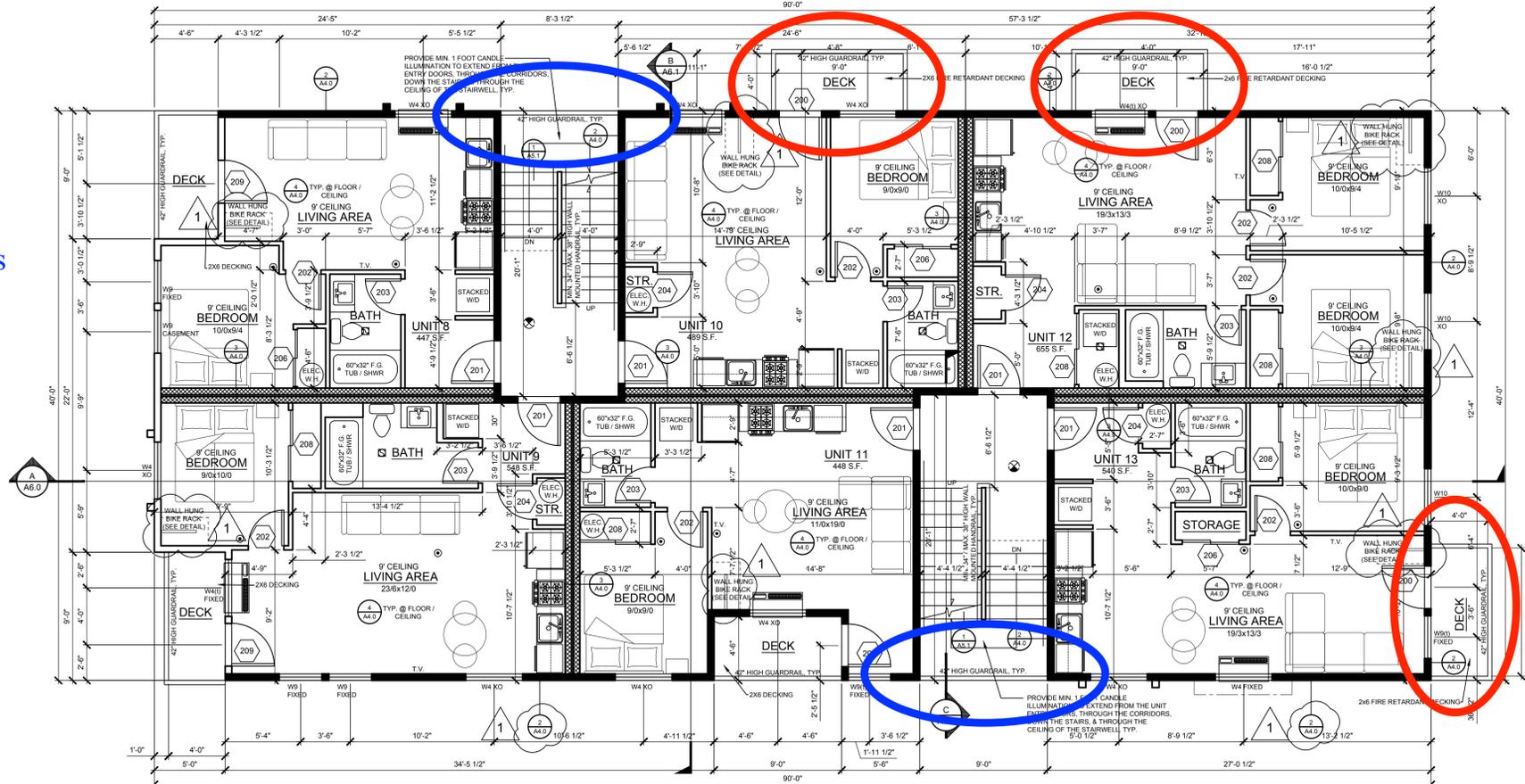


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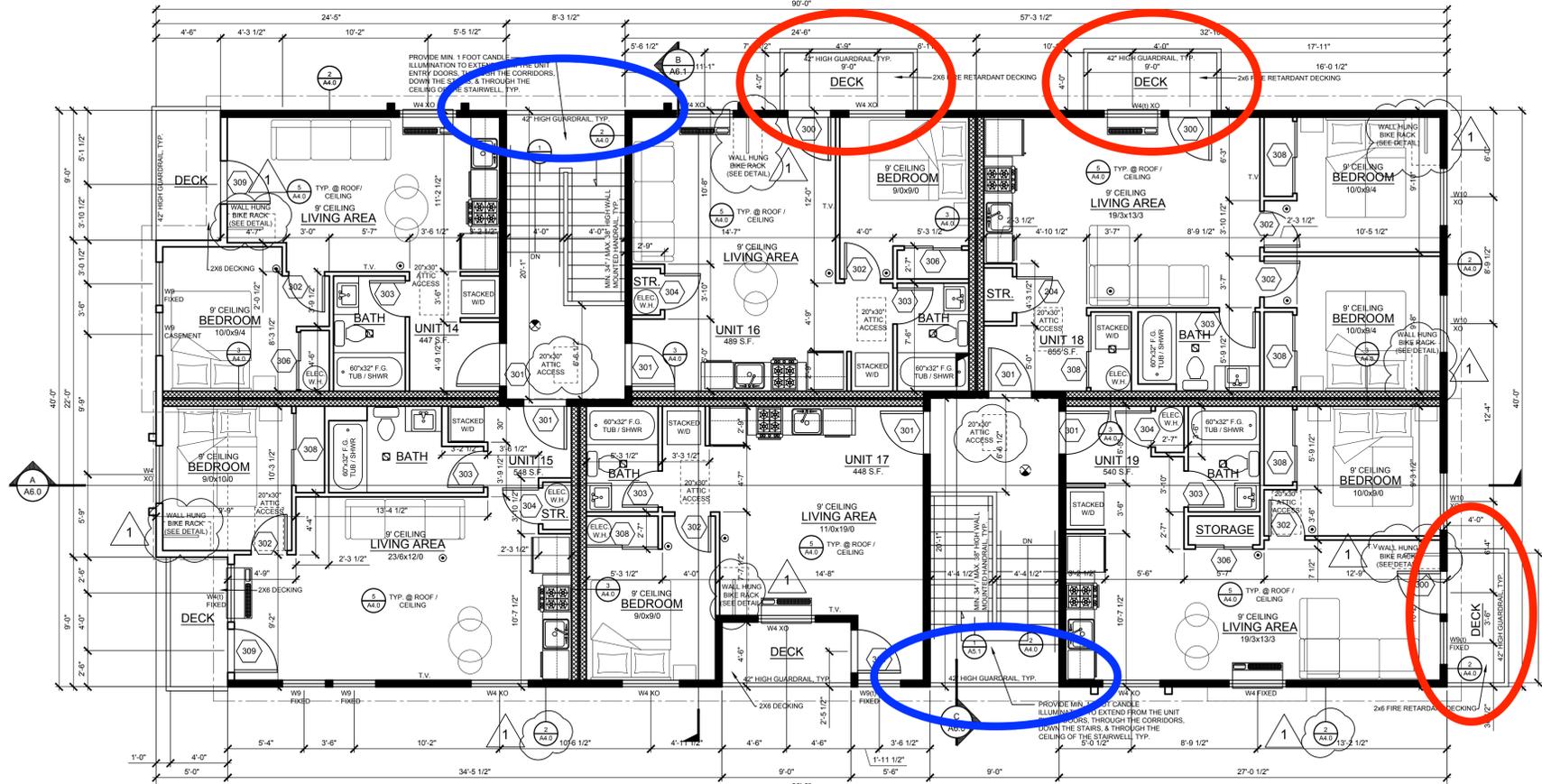
DRAWN BY:	CHECKED BY:
SCALE:	ISSUE DATE:
1/4" = 1'-0"	2.6.20
REVISONS:	
1	12.31.19 ZONING 4.24.20 LIFE SAFETY
2	9.2.20 ZONING 10.6.20 LIFE SAFETY

**Balcony projections**

**Exterior wall openings**



**2ND LEVEL FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
TOTAL FLOOR AREA: 3,127 S.F.



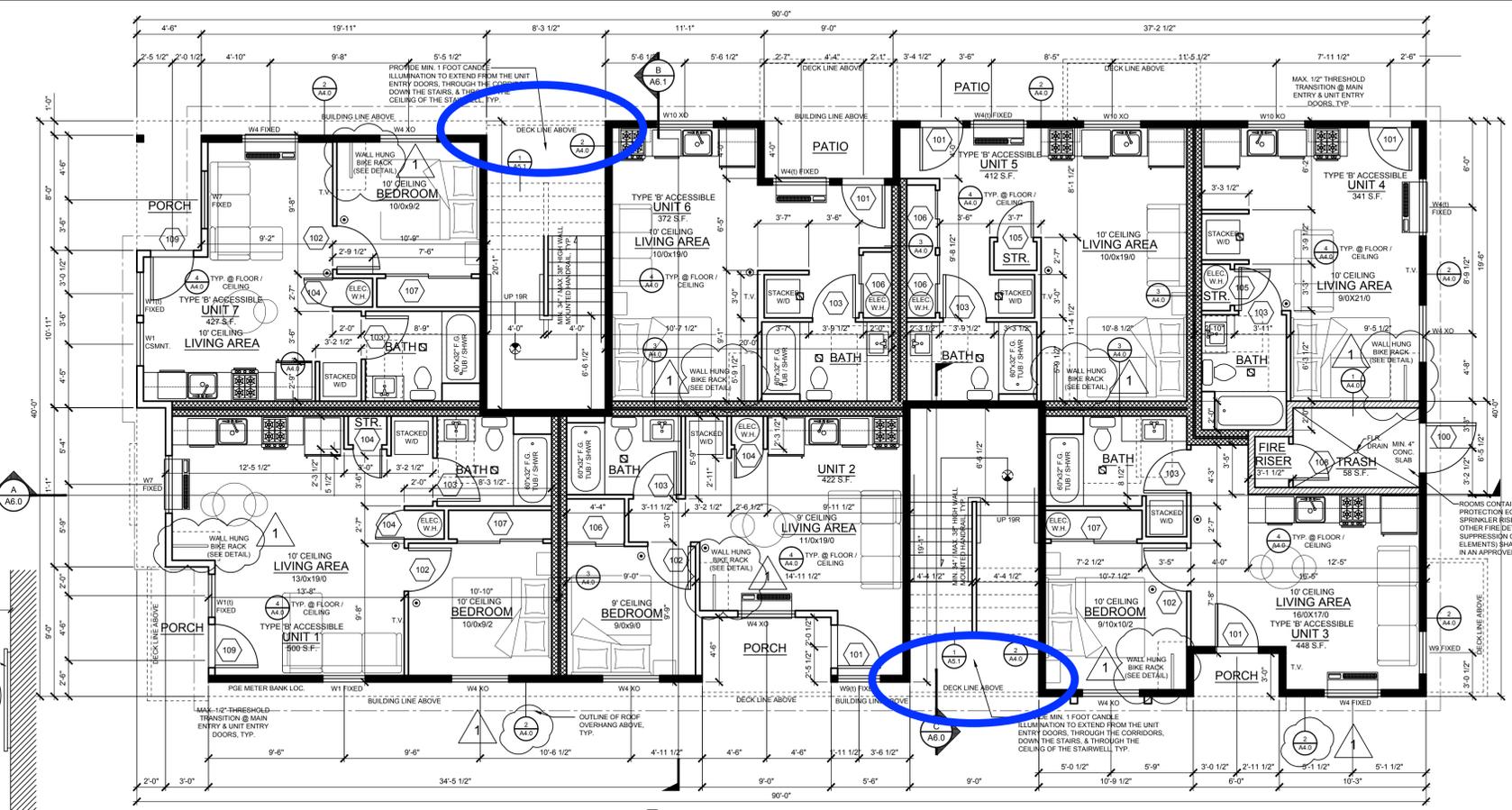
**3RD LEVEL FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
TOTAL FLOOR AREA: 3,127 S.F.

- LEGEND:**
- 2-HOUR FIRE PARTITION BETWEEN DWELLING UNITS W/ MIN. 50 STC (SEE DETAIL 3 ON A4.0)
  - 1-HOUR EXTERIOR WALLS (SEE DETAIL 2 ON A4.0)
  - 1-HOUR INTERIOR WALLS W/ MIN. 50 STC (SEE DETAIL 1 ON A4.0)
  - 80 CFM BATH OR LAUNDRY FAN W/ TIMER SWITCHES & DEHUMIDISTAT. VENT TO OUTSIDE AIR W/ MIN. 28 GA. STEEL DUCTING, TYP.
  - 110V COMBO SMOKE & CARBON MONOXIDE ALARM W/ BATTERY BACK-UP, TYP.
  - COMBINATION EXIT SIGN W/ EGRESS ILLUMINATION & BATTERY BACKUP (MIN. 1 FOOT CANDLE ILLUMINATION) THE 1 FOOT CANDLE ILLUMINATION LEVEL MUST EXTEND FROM THE UNIT ENTRY DOORS, THROUGH THE STAIR EXIT CORRIDOR, DOWN THE STAIRS, & THROUGH THE CEILING OF THE ENTRY PORCH, TYP.
  - SEE DOOR SCHEDULE ON SHEET A2.0 FOR DOOR DETAILS
- GENERAL NOTES:**
- WINDOW HEAD HEIGHTS SEE BUILDING ELEVATIONS. PROVIDE A WINDOW OPENING CONTROL DEVICE (W/O/C) @ ALL 2ND & 3RD LEVEL OPERABLE WINDOWS THAT MEET ASTM F2000 STANDARD ENTITLED "STANDARD SPECIFICATION FOR WINDOW FALL PREVENTION DEVICES WITH EMERGENCY ESCAPE (EGRESS) RELEASE MECHANISM"
  - ALL GLAZING 18" OR LESS ABOVE F.F.E. TO BE TEMPERED GLASS, TYP.
  - ALL DOOR HANDLES @ TYPE "B" ACCESSIBLE UNITS SHALL BE LEVER TYPE LIND.
  - THRESHOLD @ ENTRY DOORS TO BE MAX. 1/2" IN HEIGHT W/ BEVELED EDGES PER ICC A117.1 SEC. 404.2.4 FIGURE 303.3
  - SEE GENERAL NOTES ON SHEET G1 FOR DETAILS ON CONSTRUCTION COMPONENTS & ENERGY CODE REQUIREMENTS.
  - PROVIDE GFI OUTLETS @ ALL KITCHEN, LAUNDRY, & BATH LOCATIONS, TYP.
  - PROVIDE P-TAC UNITS FOR HEATING & COOLING SYSTEMS @ EACH UNIT. PROVIDE MECHANICAL VENTILATION FOR EACH UNIT AS REQUIRED BY OTHERS, TYP.
  - WATER HEATERS SHALL BE ELECTRIC, TYP.
  - ALL VENT DUCTING FROM APPLIANCES & FANS TO BE MIN. 28 GA. STEEL DUCTING. EXHAUST OUTLETS TO BE MIN. 2" FROM OPERABLE WINDOWS, TYP.
  - RANGE HOODS SHALL TERMINATE TO THE OUTSIDE AIR THROUGH A SINGLE-WALL DUCT. DUCTS SERVING THE RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC, CRAWL SPACE OR AREAS INSIDE THE BUILDING.
  - KITCHEN VENTILATION SYSTEM SHALL HAVE A CAPACITY OF 150cfm INTERMITTENT OR 25cfm CONTINUOUS.
  - BATHROOMS WITH BATHING & SPA SHALL HAVE A VENTILATION SYSTEM CAPACITY OF 80cfm MIN. THESE FANS ARE TO BE CONTROLLED WITH A TIMER OR DEHUMIDISTAT.
  - TOILET ROOMS WITHOUT BATHING OR SPA SHALL HAVE A VENTILATION SYSTEM CAPACITY OF 80cfm MIN. THESE FANS ARE TO BE CONTROLLED WITH A TIMER OR DEHUMIDISTAT.
  - DRYER VENT SHALL TERMINATE TO THE OUTSIDE AIR WITH A MAXIMUM LENGTH OF 25'. THE MAXIMUM LENGTH SHALL BE REDUCED 2'-6" FOR EACH 45° BEND & 4" FOR EACH 90° BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
  - VERIFY ALL WINDOW / DOOR ROUGH OPENINGS W/ MANUFACTURER, TYP.
  - STAIR TREADS TO HAVE A MAX. 7" RISE & MIN. 11" TREAD DEPTH. PROVIDE A 3/4" MIN. / 8" MAX. HIGH HANDRAIL ON BOTH SIDES OF STAIRS. GUARDRAILS TO BE 42" HIGH MIN. SEE DETAIL ON SHEET A5.1, TYP.
  - TYPICAL INTERIOR SHEATHING @ NON-RATED WALLS & CEILINGS: 5/8" GYPSUM WALL BOARD, TYP.
  - SEE SHEET A4.0 & A4.1 FOR FIRE RATED ASSEMBLY DETAILS, TYP.
  - FIREBLOCKING MATERIAL TO BE MIN. 2x LUMBER OR (2) LAYERS OF 1" NOM. LUMBER W/ BROKEN LAP JOINTS OR OTHER APPROVED MATERIAL, METHOD, TYP.
  - DRAFTSTOP MATERIAL TO BE MIN. 1/2" GYPSUM BRD. OR OTHER APPROVED MATERIAL (METHOD), TYP.
  - ALL EXTERIOR DECKS PROVIDE TYPE 13 WATER CURTAIN SPRINKLER PROTECTION @ DECK PROJECTIONS PER 2018 IBC. SPRINKLER HEADS SPACED NOT MORE THAN 8' O.C. & PLACED A MIN. OF 6" & A MAX. OF 12" BELOW THE PROJECTIONS. A SEPARATE PERMIT FROM THE FIRE MARSHAL'S OFFICE IS REQUIRED.
  - SEE SHEET A5.1 FOR BIKE RACK DETAILS & SPACING INFORMATION.

**11TH AVE**  
**19-UNIT APARTMENT HOUSE**  
**8114 SE 11TH AVE**  
**PORTLAND, OREGON**  
**EPR DESIGN**

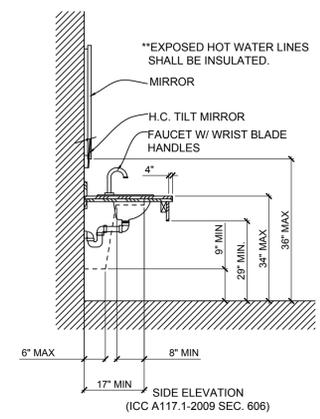
8114 SE 11TH 19 UNIT\_FLR

A3.1

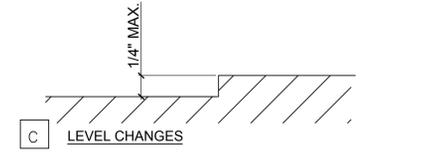
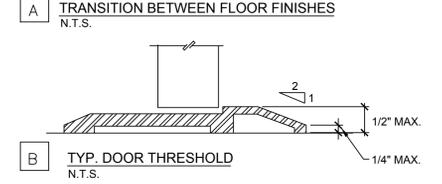
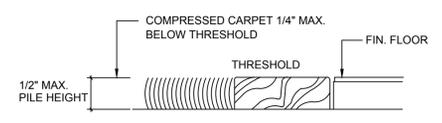
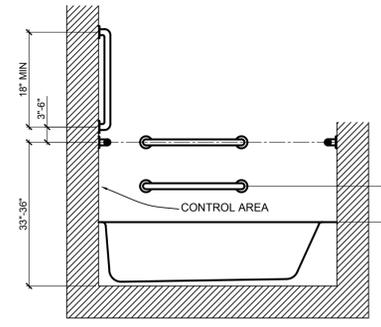
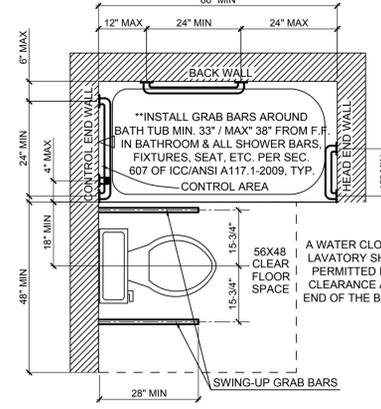
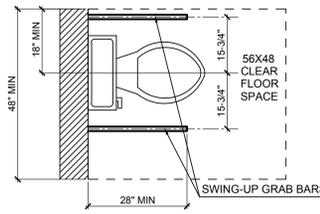


- LEGEND:**
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  - 1-HOUR EXTERIOR WALLS W/ MIN. 50 STC (SEE DETAIL 1 ON A4.0)
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  - 80 CFM BATH OR LAUNDRY FAN W/ TIMER SWITCHES & DEHUMIDISTAT. VENT TO OUTSIDE AIR W/ MIN. 26 GA. STEEL DUCTING, TYP.
  - 110V COMBO SMOKE & CARBON MONOXIDE ALARM W/ BATTERY BACK-UP, TYP.
  - COMBINATION EXIT SIGN W/ EGRESS ILLUMINATION & BATTERY BACKUP (MIN. 1 FOOT CANDLE ILLUMINATION) THE 1 FOOT CANDLE ILLUMINATION LEVEL MUST EXTEND FROM THE UNIT ENTRY DOORS, THROUGH THE STAIR EXIT CORRIDOR, DOWN THE STAIRS, & THROUGH THE CEILING OF THE ENTRY PORCH, TYP.
  - SEE DOOR SCHEDULE ON SHEET A2.0 FOR DOOR DETAILS
- GENERAL NOTES:**
- WINDOW HEAD HEIGHTS: SEE BUILDING ELEVATIONS. PROVIDE A WINDOW OPENING CONTROL DEVICE (W/OCD) @ ALL 4' & 3'0" LEVEL OPERABLE WINDOWS THAT MEET ASTM F2090 STANDARD ENTITLED "STANDARD SPECIFICATION FOR WINDOW FALL PREVENTION DEVICES WITH EMERGENCY ESCAPE (EGRESS) RELEASE MECHANISM".
  - ALL GLAZING 1" OR LESS ABOVE F.F.E. TO BE TEMPERED GLASS, TYP.
  - ALL DOOR HANDLES @ TYPE 'B' ACCESSIBLE UNITS SHALL BE LEVER TYPE UN.D.
  - THRESHOLD @ ENTRY DOORS TO BE MAX. 1/2" IN HEIGHT W/ BEVELLED EDGES PER IC 117.1 SEC. 404.2.4 FIGURE 303.3
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  - PROVIDE GFI OUTLETS @ ALL KITCHEN, LAUNDRY, & BATH LOCATIONS, TYP.
  - PROVIDE P-TAC UNITS FOR HEATING & COOLING SYSTEMS @ EACH UNIT. PROVIDE MECHANICAL VENTILATION FOR EACH UNIT AS REQUIRED (BY OTHERS), TYP.
  - WATER HEATERS SHALL BE ELECTRIC, TYP.
  - ALL VENT DUCTING FROM APPLIANCES & FANS TO BE MIN. 26 GA. STEEL DUCTING. EXHAUST OUTLETS TO BE MIN. 3" Ø FROM OPERABLE WINDOWS, TYP.
  - RANGE HOODS SHALL TERMINATE TO THE OUTSIDE AIR THROUGH A SINGLE-WALL DUCT SYSTEM SERVING THE RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC, CRAWL SPACE OR AREAS INSIDE THE BUILDING.
  - KITCHEN VENTILATION SYSTEM SHALL HAVE A CAPACITY OF 150cfm INTERMITTENT OR 25cfm CONTINUOUS.
  - BATHROOMS WITH BATHING & SPA SHALL HAVE A VENTILATION SYSTEM CAPACITY OF 80cfm MIN. INTERMITTENT OR 20cfm CONTINUOUS. THESE FANS ARE TO BE CONTROLLED WITH A TIMER OR DEHUMIDISTAT.
  - TOILET ROOMS WITHOUT BATHING OR SPA SHALL HAVE A VENTILATION SYSTEM CAPACITY OF 80cfm MIN. THESE FANS ARE TO BE CONTROLLED WITH A TIMER OR DEHUMIDISTAT.
  - DRYER VENT SHALL TERMINATE TO THE OUTSIDE AIR WITH A MAXIMUM LENGTH OF 25'-0" THE MAXIMUM LENGTH SHALL BE REDUCED 2'-0" FOR EACH 45° BEND & 5'-0" FOR EACH 90° BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT
  - VERIFY ALL WINDOW / DOOR ROUGH OPENINGS W/ MANUFACTURER, TYP.
  - TYP. STAIR TREADS TO HAVE A MAX. 7" RISE & MIN. 11" TREAD DEPTH. PROVIDE A 34" MIN. / 38" MAX. HIGH HANDRAIL ON BOTH SIDES OF STAIRS. GUARDRAILS TO BE 42" HIGH MIN. SEE DETAIL ON SHEET A5.1, TYP.
  - TYPICAL INTERIOR SHEATHING @ NON-PARTED WALLS & CEILINGS: 5/8" GYPSUM WALL BOARD, TYP.
  - SEE SHEET A4.0 & A4.1 FOR FIRE RATED ASSEMBLY DETAILS, TYP.
  - FIREBLOCKING MATERIAL TO BE MIN. 2x LAMBER OR 2 LAYERS OF 1" NOM. LAMBER W/ BROKEN LAP JOINTS OR OTHER APPROVED MATERIAL. METHOD, TYP.
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  - ALL EXTERIOR DECK: PROVIDE TYPE 13 WATER CURTAIN SPRINKLER PROTECTION @ DECK PROJECTIONS PER 2018 IRC W/ SPRINKLER HEADS SPACED NOT MORE THAN 6' O.C. & PLACED A MIN. OF 6" & A MAX. OF 12" BELOW THE PROJECTIONS. A SEPARATE PERMIT FROM THE FIRE MARSHAL'S OFFICE IS REQUIRED.
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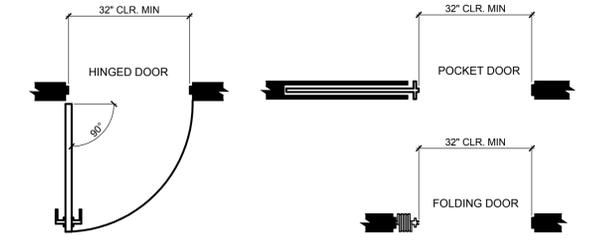
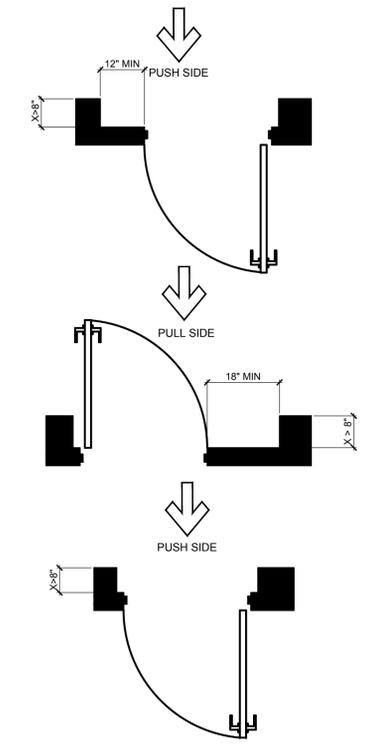
**1ST LEVEL FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"  
 TOTAL FLOOR AREA: 2,982 S.F.



**PLAN VIEW**  
 (ICC A117.1-2009 SEC. 606)



- NOTES:**
- 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
  - 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.
  - 1/4" MAXIMUM VERTICAL LEVEL CHANGE.



**1 ACCESSIBLE BATHROOM DETAILS**  
 N.T.S.

**2 ACCESSIBLE THRESHOLD DETAILS**  
 N.T.S.

**3 CLEARANCE LATCH SIDE OF ACCESSIBLE DOORS**  
 N.T.S.

**4 CLEAR WIDTH OF ACCESSIBLE DOOR WAYS**  
 N.T.S.

DRAWN BY:	CHECKED BY:
SCALE:	ISSUE DATE:
1/4" = 1'-0"	2.6.20
REVISIONS:	
1	12.31.19 ZONING
	4.24.20
	LIFE SAFETY
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