

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: 27614	Project Address: 14321 NE Whitaker Way
Hearing Date: 3/30/22	Appellant Name: Jonathan Dunn
Case No.: B-005	Appellant Phone: 503.889.0604
Appeal Type: Building	Plans Examiner/Inspector: Chanel Horn
Project Type: commercial	Stories: 1 Occupancy: B, F-1, H4 Construction Type: V-B
Building/Business Name: Unifirst Corp	Fire Sprinklers: Yes -
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 21-096562-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Manufacturing

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1011.12.2
Requires	Code section 1011.12.2 is being misapplied. Permit review comment to please provide a roof hatch that is a minimum 8 feet (96 inches), instead of 42 inches, long. (1011.12.2, Exception)
Code Modification or Alternate Requested	The code section 1011.12.2 exception quoted to require the minimum 8' long roof hatch is being incorrectly applied to a building less than four stories.
Proposed Design	There is no minimum size requirement for a roof hatch accessed from a ships ladder for a building under four stories, with no elevator. Code Seciton 1011.12 and the subsequent exception does not apply. A 42" x 42" standard roof hatch is acceptable provided adequate clearances are provided. A building under four stories does not require roof access to an unoccupied roof without equipment requiring access by the building code. A roof access over 16' in height per Oregon Mechanical Code 306.5 shall have exterior or interior means of access.
Reason for alternative	<p>The code only requires access, in the form of stairs, to a roof for buildings four stories or more. The penthouse, or roof hatch exception (1011.12.2) is only applicable when stairs are required by section 1011.12. Following basic code hierarchy, Section 1011.12.2 is a subsection to Section 1011.12. If Section 1011.12 is not in play then the subsections are also not in play. We see no citable path to require a specific sized roof hatch for a building less that four stories. A roof hatch may be provided for access to mechanical equipment on a roof, but there is no citable minimum size. The 42" x 42" roof hatch meets all required clearances of the OMSC for access from a ships ladder. OAR 918-098-1900 requires citation of the exact code reference applicable. In this case, the code reference is not applicable.</p> <p>Additionally, the operation of a roof hatch this large from a vertical ladder or ships ladder is hazardous due to the reach required to close and operate such a large opening and the standard</p>

location of the latch hardware. By the logic of this review comment an exception to a subsection of code for buildings over four stories applies to all buildings, thus all roof hatches regardless of building size would require a minimum dimensional standard of 30" x 8'-0".

APPEAL DECISION

Determination of roof hatch minimum size requirement in a one story building: Granted as proposed.

The Administrative Appeal Board finds 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, call (503) 823-7300 or come in to the Development Services Center.

ABBREVIATIONS:

<	ANGLE	FAST	FASTENER	PIP	POURED IN PLACE
@	AT	FAU	FORCED AIR UNIT	PJ	PANEL JOINT
+	AND	FB	FLAT BAR	PL	PROPERTY LINE
AB	ANCHOR BOLT	FBO	FURNISHED BY OTHERS	P. LAM	PLASTIC LAMINATE
A/C	AIR CONDITIONING	FD	FLOOR DRAIN	PLAS	PLASTER
ACV	ACOUSTIC CEILING TILE	FDN	FOUNDATION	PLYWD	PLYWOOD
ACOUS	ACOUSTICAL	FE	FIRE EXTINGUISHER	PR	PAIR
AD	AREA DRAIN	FEC	FIRE EXTINGUISHER CABINET	PREFIN	PREFINISHED
ADD	ADDENDUM	FF	FINISH FLOOR	PT	PRESSURE TREATED
ADJ	ADJACENT	FHC	FIRE HOSE CABINET	PTD	PAPER TOWEL DISPENSER
ADJT	ADJUSTABLE	FIN	FINISH	PTDR	COMBINATION PAPER TOWEL DISPENSER AND RECEPTACLE
A.F.F.	ABOVE FINISH FLOOR	FL	FLOOR		
AGG	AGGREGATE	FLASH	FLASHING	PTN	PARTITION
ALS	AREA LIGHT STANDARD	FLUOR	FLUORESCENT	PTR	PAPER TOWEL RECEPTACLE
ALT	ALTERNATE	FO	FACE OF	PVC	POLYVINYL CHLORIDE
ALUM	ALUMINUM	FOC	FACE OF CONCRETE	PVMT	PAVEMENT
ANOD	ANODIZED	FOF	FACE OF FINISH	QT	QUARRY TILE
APPROX	APPROXIMATE	FOM	FACE OF MASONRY	R	RISER
ARCH	ARCHITECTURAL	FOS	FACE OF STUD	R.	RADIUS
AUTO	AUTOMATIC	FOTS	FACE OF TUBE SECTION	RA	RETURN AIR
A.F.C.	ABOVE FINISH CEILING	FRT	FIRE RETARDANT TREATED	RB	RUBBER BASE
BC	BOTTOM OF CURB	FT	FOOT OR FEET	RD	ROOF DRAIN
BD	BOARD	FTG	FOOTING	REF	REFERENCE
B.F.F.	BELOW FINISH FLOOR	FURR	FURRING	REFL	REFLECTED
BITUM	BITUMINOUS	GA	GAUGE	REFR	REFRIGERATOR
BLDG	BUILDING	GALV	GALVANIZED	REINF	REINFORCED
BLK	BLOCK	GB	GRAB BAR	RESIL	RESILIENT
BLKG	BLOCKING	GC	GENERAL CONTRACTOR	REQ'D	REQUIRED
B.M.	BENCHMARK	GI	GALVANIZED IRON	REV	REVISE OR REVISION
B.O.	BOTTOM OF	GL	GLASS	RM	ROOM
BOT	BOTTOM	GLU	GLU LAM	RO	ROUGH OPENING
BRG	BEARING	GND	GROUND	RWL	RAIN WATER LEADER
B.S.	BOTH SIDES	GP	GALVANIZED PIPE	RCP	REFLECTED CEILING PLAN
BSMT	BASEMENT	GRD	GRADE	S	SOUTH
BTWN	BETWEEN	GVP	GYPSUM VENEER PLASTER	SC	SOLID CORE
BUR	BUILT-UP ROOF	GWB	GYPSUM WALL BOARD	SCD	SEAT COVER DISPENSER
BPW	BED PAN WASHER	GYP	GYPSUM BOARD	SCHED	SCHEDULE
[OR C	CHANNEL	HB	HOSE BIBB	SD	SOAP DISPENSER
CAB	CABINET	HC	HOLLOW CORE	SECT	SECTION
CB	CATCH BASIN	HC	HANDICAPPED PARKING STALL	SGE	SEMI-GLOSS ENAMEL
CEM	CEMENT	HDWD	HARDWOOD	SH	SHELF
CFI	CONTRACTOR FURNISHED AND INSTALLED	HDWR	HARDWARE	SHTG	SHEATHING
		HM	HOLLOW METAL	SHWR	SHOWER
CG	CORNER GUARD	HORIZ	HORIZONTAL	SHT	SHEET
C.I.	CONTRACTOR INSTALLED	HR	HOUR	SIM	SIMILAR
CI	CAST IRON	H.	HEIGHT	SJ	SEISMIC JOINT
		HVAC	HEATING / VENTILATION / AIR CONDITIONING	SL	SLIDING
CLG	CEILING	HW	HOT WATER	SM	SHEET METAL
CLOS	CLOSET	ID	INSIDE DIAMETER (DIM.)	SND	SANITARY NAPKIN DISPENSER
CLR	CLEAR	INSUL	INSULATION	SNT	SANITARY NAPKIN RECEPTACLE
CJ	CONTROL JOINT	INT.	INTERIOR	SPEC.	SPECIFICATION
CMU	CONCRETE MASONRY UNIT	INV	INVERT	SQ	SQUARE
COL	COLUMN	IPS	IRON PIPE SIZE	SS	STAINLESS STEEL
COMP	COMPOSITION	JAN	JANITOR	S + V	STAIN + VARNISH
CONC	CONCRETE	JT	JOINT	STA	STATION
CO	CONCRETE OPENING	JST	JOIST	STD	STANDARD
CONN	CONNECTION	KIT	KITCHEN	STK	STOCK
CONST	CONSTRUCTION	KD	KILD DRIED	STL	STEEL
CONT	CONTINUOUS	L	LENGTH	STOR	STORAGE
CONTR	CONTRACTOR	LAB	LABRATORY	STRUCT	STRUCTURAL
CORR	CORRIDOR	LAM	LAMINATE	SUSP	SUSPENDED
CR	CONTRACTOR ROUGH-IN	LAV	LAVATORY	SYM	SYMMETRICAL
CRRR	CONTRACTOR REMOVED, RELOCATED & REINSTALLED	LB	LAG BOLT	SYST	SYSTEM
		LDW	LESS DOOR WIDTH	T	TREAD
CS	COUNTERSUNK	L.I.	LANDSCAPE ISLAND	TB	TOWEL BAR
CS.J	CONSTRUCTION JOINT	LKR	LOCKER	T + B	TOP AND BOTTOM
CSMT	CASEMENT	LL	LIVE LOAD	TOC	TOP OF CURB
C	CERAMIC TILE	LS	LANDSCAPING	TEL	TELEPHONE
CTR	CENTER	LT	LIGHT	TEMP	TEMPERED
CW	COLD WATER	LTV	LOUVER	T + G	TONGUE AND GROOVE
DBL	DOUBLE	MATL	MATERIAL	THK	THICK
DEMO	DEMOLISH	MAX	MAXIMUM	TJ	TOOL JOINT
DEPT	DEPARTMENT	MB	MACHINE BOLT	TP	TOP OF PAVEMENT
DF	FRINKING FOUNTAIN	MC	MINERAL CORE	TPD	TOILET PAPER DISPENSER
DIA	DIAMETER	MDO	MEDIUM DENSITY OVERLAY	TPD(S)	SURFACE MOUNTED TOILET PAPER DISPENSER
DIAG	DIAGONAL	MECH	MECHANICAL	TS	TUBE SECTION
DIM	DIMENSION	MED	MEDIUM	TV	TELEVISION
DISP	DISPENSER	MEMB	MEMBRANE	TOW	TOP OF WALL
D.JT	DEFLECTION JOINT	MEZZ	MEZZANINE	TYP	TYPICAL
DL	DEAD LOAD	MFR	MANUFACTURER	UNFIN	UNFINISHED
DMT	DEMOUNTABLE	MH	MANHOLE	UR	URINAL
DN	DOWN	MI	MALEABLE IRON	U/CUT	UNDER CUT
DO	DOOR OPENING	MIN	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DP	DAMPPOOFING	MIR	MIRROR	VB	VAPOR BARRIER
DR	DOOR	MISC	MISCELLANEOUS	VERT	VERTICAL
DS	DOWNSPOUT	MO	MASONRY OPENING	VEST	VESTIBULE
DSP	DRY STAND PIPE	MTD	MOUNTED	VFY	VERIFY
DT	DRAIN TILE	MTL	METAL	VG	VERTICAL GRAIN
DTL	DETAIL	MULL	MULLION	W	WEST
DWG	DRAWING	MEDCAB	MEDICAL CABINET	W.	WIDTH
ø	DIAMETER OR ROUND	N	NORTH	W/	WITH
E	EAST	NA	NOT APPLICABLE	WC	WATER CLOSET
EA	EACH	NAT	NATURAL	W.D.	WINDOW DIMENSION
EF	EACH FACE	NIC	NOT IN CONTRACT	WD	WOOD
E.AGG	EXPOSED AGGREGATE	NO. OR #	NUMBER	WF	WIDE FLANGE
EJ	EXPANSION JOINT	NOM	NOMINAL	WG	WIREGLASS
EL	ELEVATION	NS	NELSON STUD	WH	WATER HEATER
ELEC	ELECTRICAL	NTS	NOT TO SCALE	WDW	WINDOW
ELEV	ELEVATOR	NIS	NOTI N SHELL ISSUE	W/O	WITHOUT
EOS	EDGE OF SLAB	OA	OVERALL	WP	WATERPROOF
ENCL	ENCLOSURE	OBS	OBSCURE	WRB	WEATHER RESISTANT BARRIER
ENGR	ENGINEER	OC	ON CENTER	WRGB	WATER RESISTANT GYPSPUM BOARD
EP	ELECTRICAL PANEL	OD	OUTSIDE DIAMETER	WW	WATERSTOP
EQUAL	EQUAL	O.F.	OWNER FURNISHED	WSCT	WAINSCOT
EQUIP	EQUIPMENT	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	WT	WEIGHT
ES	EACH SIDE	OFF	OFFICE	WWF	WELDED WIRE FABRIC
EW	EACH WAY	OH	OVERHEAD		
EDF	ELECTRONIC DRINKING FOUNTAIN	OPNG	OPENING		
		OPP	OPPOSITE		
A	EXIST	OS	OUTSIDE		
EXP	EXPANSION	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED		
EXT	EXTERIOR	O.F.I.	OWNER FURNISHED & INSTALLED		
FA	FIRE ALARM	PAR	PARALLEL		
		PC	PRECAST		

LEGEND OF SYMBOLS:

DETAIL IDENTIFICATION

XX
AXXX

DETAIL

SHEET WHERE DRAWN

DETAIL VIEW BUBBLE

XX
AXXX

DETAIL VIEW BUBBLE

DETAIL IDENTIFICATION

XX
AXXX

BUILDING SECTION

SHEET WHERE DRAWN

MATCH SHEET LOCATION

XXXX

MATCH LINE REFERENCE

DETAIL IDENTIFICATION

XX
AXXX

WALL SECTION

SHEET WHERE DRAWN

DETAIL IDENTIFICATION

XX
AXXX

CUT LINE - DEFINES THE DETAILED ELEMENT

DETAIL SECTION

SHEET WHERE DRAWN

DETAIL IDENTIFICATION

XX
XX

EXTERIOR ELEVATION

SHEET WHERE DRAWN

DETAIL IDENTIFICATION

XX
AXXX
XX

INTERIOR ELEVATION

SHEET WHERE DRAWN

ROOM NAME

XXX

ROOM NAME AND NUMBER

XXX

XXX-A

DOOR NUMBERS

WINDOW NUMBERS

XX

EQUIPMENT TAG

X

KEY NOTES

XX

WALL TYPE

X

DATUM ELEVATION

LEVEL 1

0' - 0" AFF

REVISION DELTA AND CLOUD

XX

FINISH TAG

XX

CEILING HEIGHT

00' - 00"

SPOT ELEVATION

0' - 0"

FINISH HEIGHT AND TYPE

00' - 00" | XX - XX

START POINT

+

TOP MARK

TO

0' - 0"

EXTENT OF WORK

➔

DATUM INDICATOR

⊙

NORTH ARROW

⬆

GRIDLINE BUBBLE

NEW GRID

EXISTING GRID

NON - RATED

1-HOUR RATED

2-HOUR RATED

3-HOUR RATED

4-HOUR RATED

PARTITION FIRE RATINGS

ACoustical TILE

ALUMINUM

BATT INSULATION

CMU OR BRICK

CONCRETE

EARTH

FINISHED WOOD

GRAVEL

GYPSPUM BOARD

PLYWOOD

RIGID INSULATION

SOUND INSULATION

STEEL

WOOD BLOCKING

WOOD MEMBER

EXIT SIGN

⊕

GENERAL NOTES:

- ALL WORK TO COMPLY WITH THE REQUIREMENTS OF THE AHJ AND THE CURRENT EDITIONS OF LISTED BUILDING CODES. ANY BUILDING OFFICIAL, SUBCONTRACTOR OR TRADESPERSON NOTING DISCREPANCIES SHALL NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY.
- CONTRACTORS SHALL COORDINATE ALL REQUIRED INSPECTIONS BY THE CITY AND ANY OTHER GOVERNING AUTHORITIES AS REQUIRED.
- CONTRACTORS SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO THE START OF CONSTRUCTION OR ORDERING MATERIALS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
- CONTRACTORS SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION.
- ALL CONSTRUCTION DEBRIS TO BE NEATLY STOCKPILED ON SITE UNTIL DISPOSAL. ALL DEBRIS IS TO BE DISPOSED OF IN LEGAL MANNER AT A LANDFILL OR RECYCLING CENTER. NO DEBRIS IS TO BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES.
- CONTRACTOR SHALL INFORM THE DESIGNER OF ANY AND ALL CHANGES. CONTRACTOR SHALL NOT PROCEED WITH REQUESTED CHANGES OR DIRECTIVES WITHOUT PRIOR AUTHORIZATION FROM THE DESIGNER AND A WRITTEN CHANGE ORDER.
- CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER, ALONG WITH WRITTEN REQUESTS CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING COST.
- SOLID WOOD BLOCKING, INSULATION, OR OTHER FIRE STOP MATERIALS IS TO BE PROVIDED, BETWEEN TOP STORY AND ROOF FACE.
- CONTRACTOR SHALL PROVIDE SAMPLE OF FINISHES AND STAIN COLORS FOR APPROVAL BY DESIGNER. THIS INCLUDES INTERIOR AND EXTERIOR PAINT, AND SHEETROCK TEXTURES.
- WRITTEN DIMENSIONS AND NOTES ON DRAWING SHALL TAKE PRIORITY OVER SCALE OF DRAWINGS. DO NOT MEASURE DRAWINGS TO DETERMINE ANY DIMENSIONS. DRAWINGS ARE IN SCALE FOR PURPOSES OF DESIGN AND INTENT ONLY. ALL DIMENSIONS SHOWN PLANS ARE FROM AND TO FACE OF FRAMING OR FROM AND TO CENTERLINE OF WALLS, UNLESS OTHERWISE NOTED.
- ALL FEATURES OF THE WORK NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER OF THAT SHOWN FOR SIMILAR CONDITIONS. IN THE EVENT OF THAT ADDITIONAL WORK IS REQUIRED TO COMPLETE THE WORK AS INTENDED (OR REQUIRED BY GOVERNING CODES), YET NOT FULLY SHOWN OR OMITTED BY IN THE DRAWINGS, CONTRACTORS MUST STILL PROVIDE FOUNDATION, CARPENTRY, MECHANICAL, ELECTRICAL AND/OR PLUMBING AS REQUIRED FOR CERTIFICATE OF OCCUPANCY, INCONSISTENCIES, OR DISCREPANCIES.
- VERIFY ALL DIMENSIONS AND MFR. SPECIFICATIONS OF OWNER FURNISHED EQUIPMENT PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIAL. 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 LISTING AND 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.

PROJECT DATA

BUILDING CODES:	2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC) 2019 OREGON MECHANICAL CODE (OMC) 2020 OREGON ELECTRICAL CODE (OEC) 2020 OREGON PLUMBING CODE (OPC) 2021 OREGON FIRE CODE (OFC) 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) 2019 ASHRAE STANDARD 90.1
ZONING:	IG2
CONSTRUCTION TYPE:	V-B
YEAR BUILT:	1982
PROPERTY ADDRESSES:	14321 NE WHITAKER WAY. PORTLAND, OR 97230
EXISTING OCCUPANCIES:	B, F1, H4

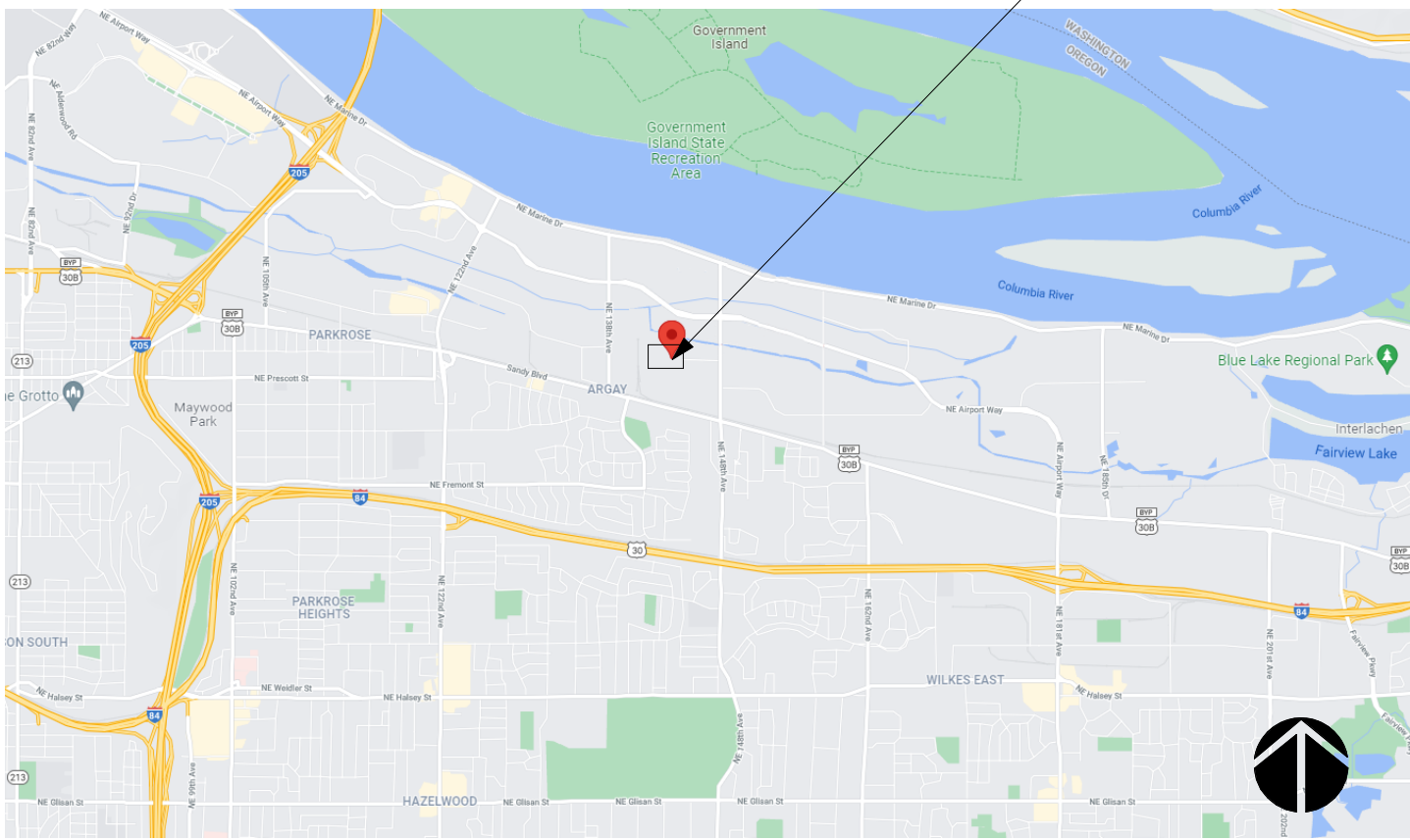
SPRINKLERS:

YES, TYPE 13

HVAC:

EXISTING MECHANICAL VENTILATION IS PROVIDED IN ACCORDANCE WITH THE MECHANICAL CODE.

VICINITY MAP



PROJECT SITE

WOODBLOCK ARCHITECTURE, INC.
827 SW SECOND AVENUE, SUITE 300
PORTLAND, OR | 97204 | P.503.589.0604

UNIFIRST ROOF REPAIR
14321 NE WHITAKER WAY
PORTLAND, OR 97230

REGISTERED ARCHITECT
JONATHAN H. DUNN
PORTLAND, OREGON
6759
STATE OF OREGON

JONATHAN H. DUNN,
ARCHITECT

PERMIT SET
09.28.21
Project #21-031

△
B

DESCRIPTION
REV B

DATE
01.05.22

COVER SHEET
G000

FLOOR PLAN GENERAL NOTES

- ALL CONSTRUCTION IS INTENDED TO BE IN CONFORMANCE W/ FEDERAL & STATE LAWS, CURRENT LOCAL ORDINANCES & BUILDING CODES, & THE AMERICANS WITH DISABILITIES ACT OF 2010. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- AUTOMATIC FIRE SPRINKLER SYSTEM MUST BE REVIEWED AND APPROVED BY THE FIRE DEPT.
- FIRE ALARM SYSTEM IS REQUIRED AND MUST BE REVIEWED AND APPROVED BY THE FIRE DEPT.
- CONTRACTOR TO FIELD VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION
- CONTRACTOR TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK
- CONTRACTOR TO FIELD VERIFY DIMENSIONS OF PLUMBING FIXTURES VS PARTITION TYPES (WALL THICKNESSES VARY WITH SHEARWALLS) BEFORE COMMENCING FRAMING
- CONTRACTOR TO VERIFY ALL DIMENSIONS W/ MANUFACTURER ON SUPPLIED FIXTURES AND EQUIPMENT PRIOR TO CONSTRUCTION
- REFER TO ENLARGED PLANS FOR ADDITIONAL INFO INCLUDING DIMENSIONS. ENLARGED PLANS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING.
- REFER TO STRUCTURAL DRAWINGS FOR SIZE AND SPACING OF STUDS. PROVIDED SPACING PER STRUCTURAL DRAWINGS AND NOTIEY ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCING WORK.
- DIMENSIONS ARE FACE OF STRUCTURE TO FACE OF STRUCTURE, UNLESS NOTED OTHERWISE (UNO). REFER TO BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE COMMENCING WORK ON FOOTING OR FOUNDATION. DIMENSIONS FROM EXISTING UNTOUCHED WALLS ARE TAKEN FROM FACE OF FINISH.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL BLOCKING REQUIRED FOR ANY WALL HUNG EQUIPMENT, TOILET ACCESSORIES, SHELIVING, SHOWER SEAT, EXTERIOR LIGHT FIXTURES, ETC.
- NEW WINDOWS WITHIN 24" OF DOOR TO HAVE SAFETY GLAZING. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED FOR IMPACT RESISTANCE. ALL GLASS WITHIN 18" FROM FLOOR, WITHIN 24" ARC FROM DOOR EDGE, AND IF BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE, SUCH GLASS SHALL BE TEMPERED.
- CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS:
 - AT CABINET ENDS, WHERE THEY MEET GYP BD WALLS.
 - AT HOLLOW METAL DOOR FRAMES, BOTH SIDES.
 - ALL WOOD DOOR FRAMES, BOTH SIDES
 - ALL WALL TILE AND WALL COVERING IN TYPICAL ROOMS
- SEE FIRE & LIFE SAFETY SHEETS FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
- DOOR FRAMES ARE TO BE INSTALLED 3" FROM ADJ WALL, UNO
- GC TO PROVIDE FIREBLOCKING IN ACCORDANCE WITH OSSC 718.2 WHERE NECESSARY
- WINDOW AND DOOR FRAMES ARE TO BE SHIMMED PLUMB AND LEVEL. GAPS IN ROUGH OPENINGS ARE TO BE FILLED WITH SPRAY FOAM
- PROVIDE LEVEL 4 FINISH AT ALL NEW WALL AND PAINT THROUGHOUT, COORDINATE COLOR WITH OWNER
- PROVIDE OCCUPANCY SENSORS IN ALL NEW SPACES IN ACCORDANCE WITH OSSC 505
- ALL WALLS WITH PLUMBING/VENTING LINES WITHIN TO BE MINIMUM 2x6 CONSTRUCTION
- MAINTAIN THE PREMISES CLEAN AN DFREE OF TRASH, DEBRIS AND PROTECT ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION. OF PROJECT

PLAN LEGEND

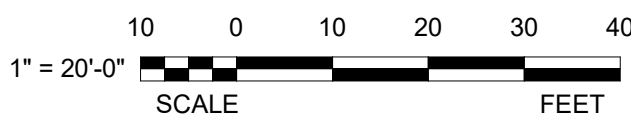
- FIRE EXTINGUISHER
- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW DOOR
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED
- NOT IN SCOPE

KEYNOTE LEGEND

- 100 EXISTING SKYLIGHT TO BE REPAIRED, TYP. SEE DETAIL 5/A500
- 101 GUARDIAN CB-12 STEEL POST ANCHOR POINT WITH SAFETY TAPING, TYP.
- 102 RE-SHEATH AND RE-ROOF WITH TPO TO REPAIR DAMAGE ON ENTIREITY OF ROOF SURFACE. EXISTING R-49 BATT INSULATION AT UNDERSIDE OF ROOF TO REMAIN.
- 103 42"x 42" ROOF HATCH. GUARDRAIL GATE 42" IN WIDTH WITH OPENING SWING LIMITATION OF 90 DEGREES.

1 ROOF PLAN

SCALE | 1" = 20'-0"



UNIFIRST ROOF REPAIR

14621 NE WHITAKER WAY
PORTLAND, OR 97224



JONATHAN H. DUNN,
ARCHITECT

PERMIT SET
09.28.21
Project #Z1-031

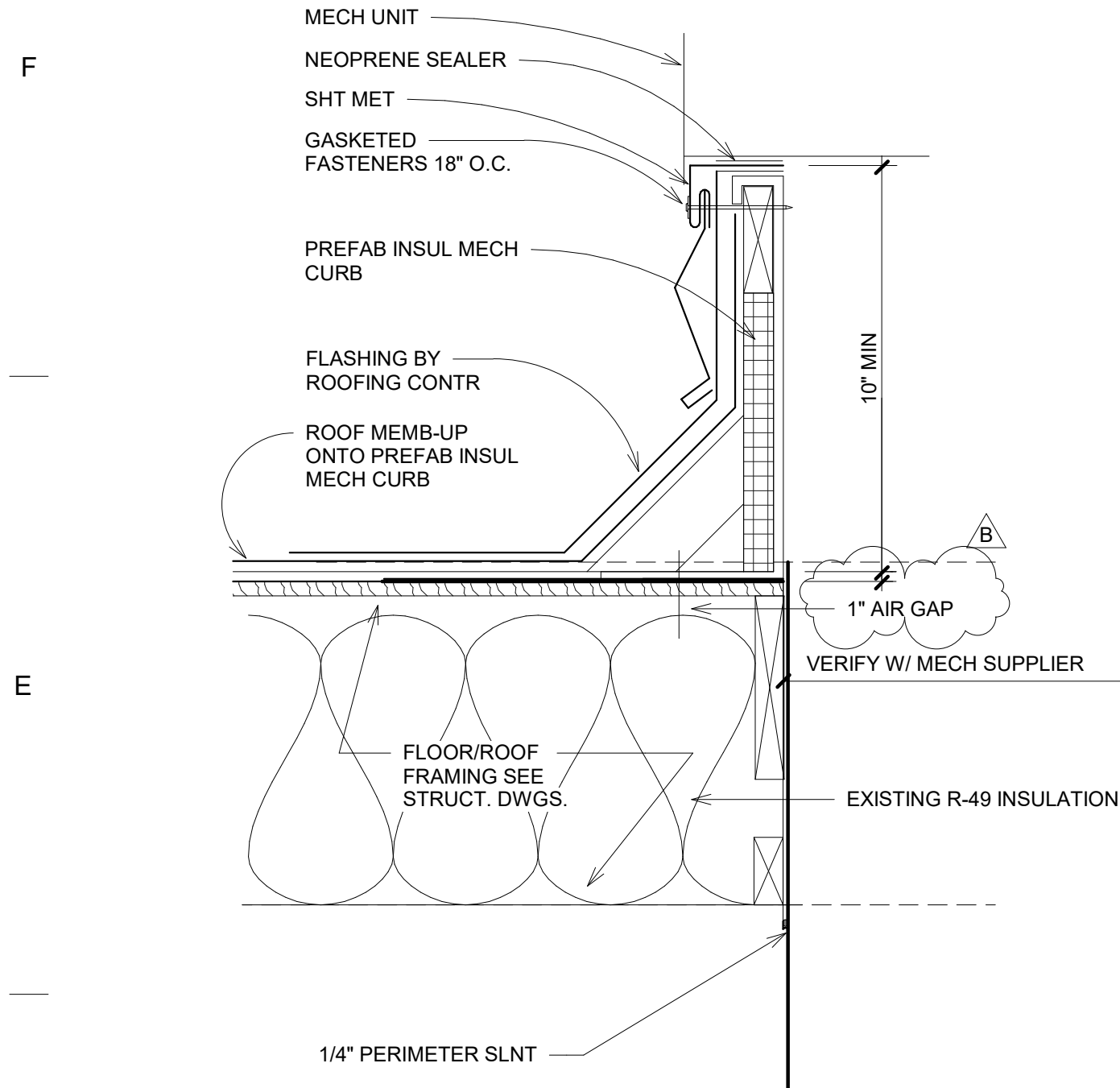


△	DESCRIPTION	DATE
A	REV A	12/14/21

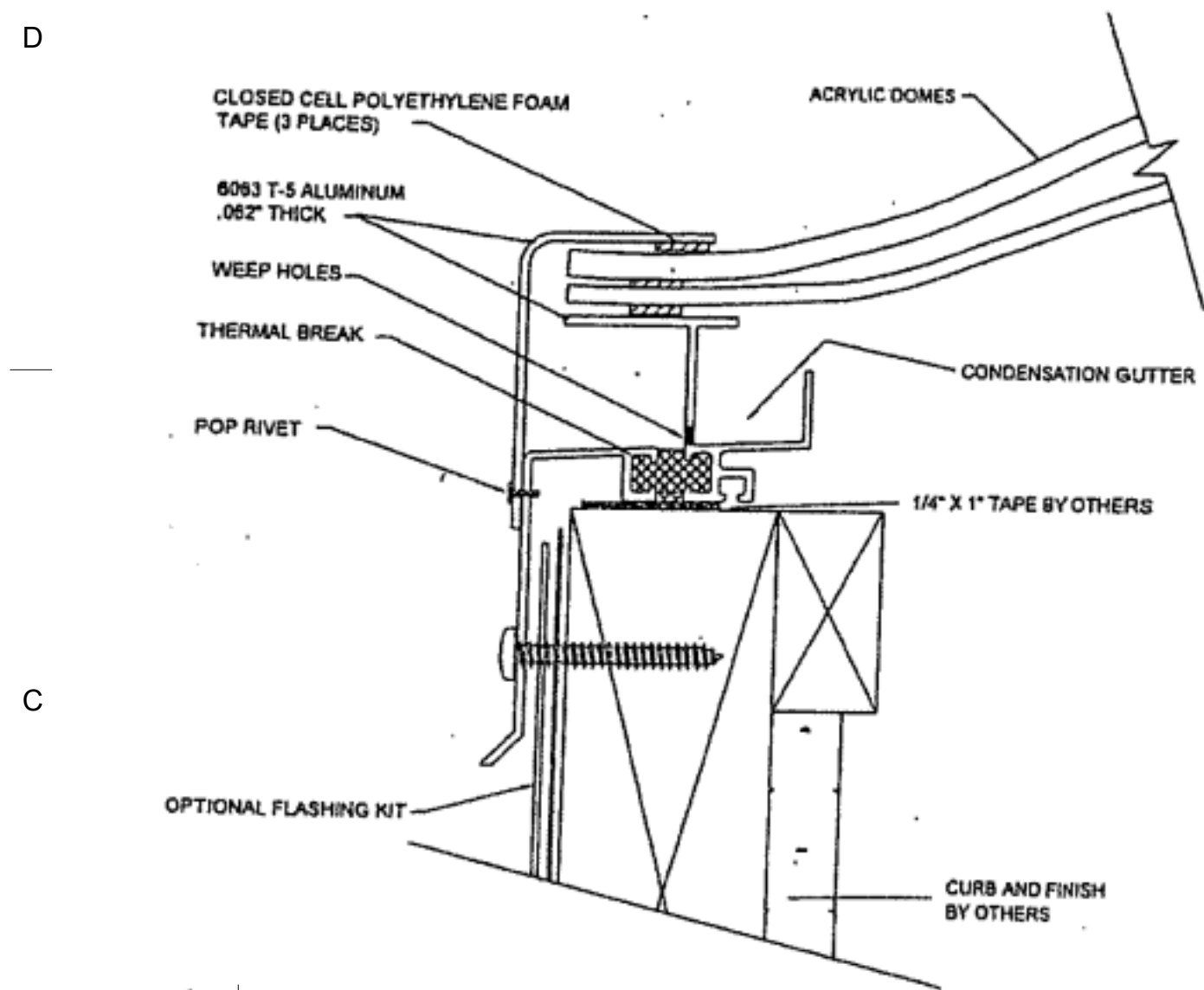
ROOF PLAN

A110

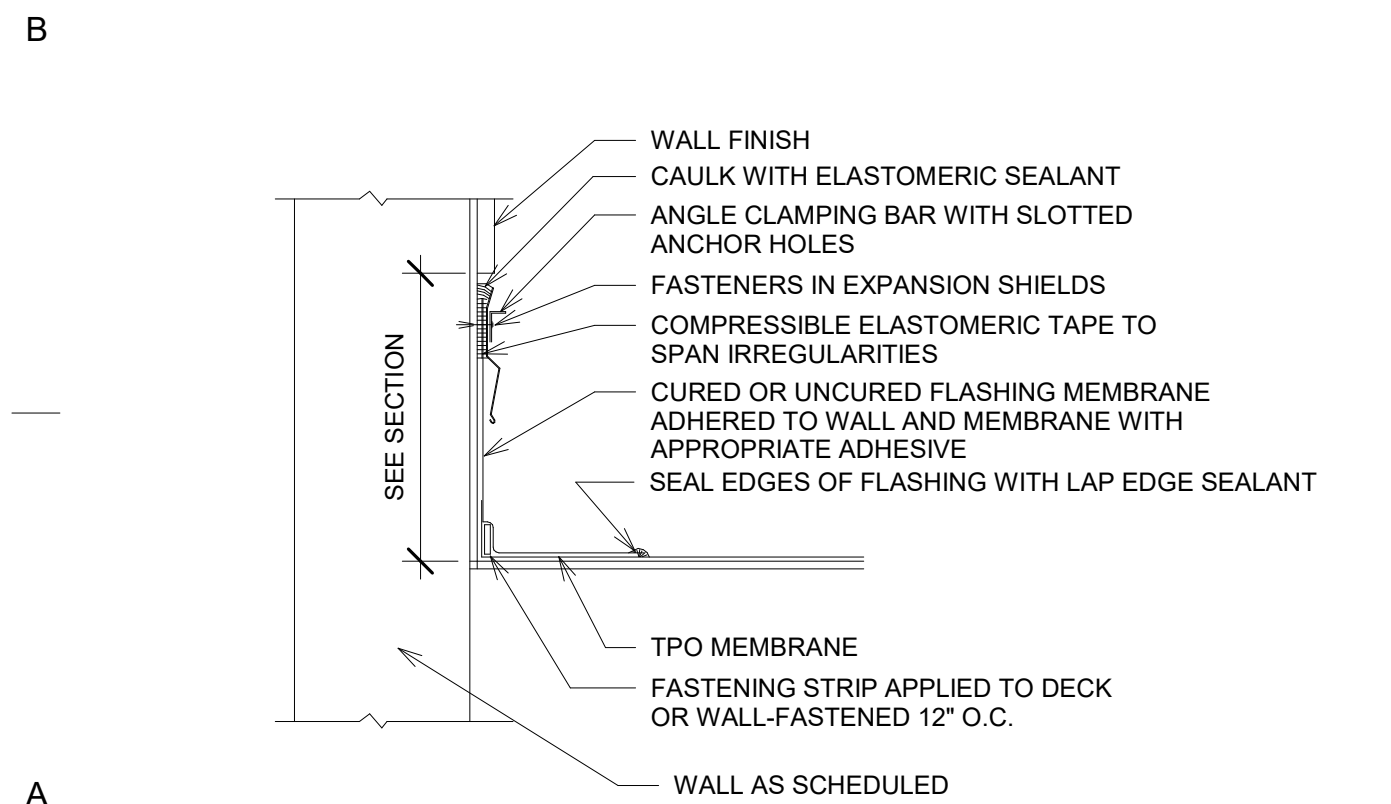
1/5/2022 4:53:46 PM P:\2021\CE_JE John\21-031_JE John Unifirst Roof\RevitModel\Central\21_031_Unifirst Re-Roof.rvt



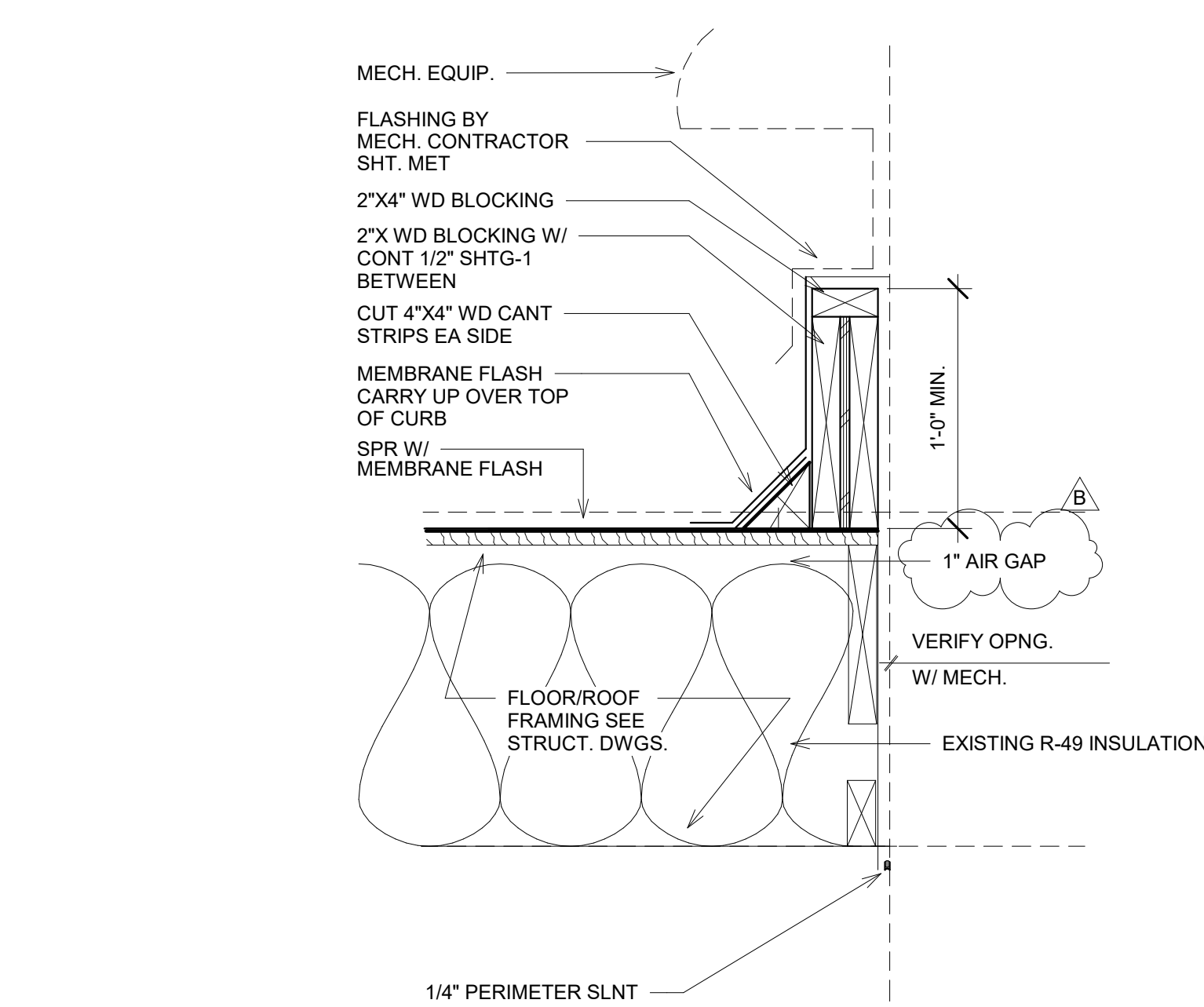
1 ROOF AHU CURB
SCALE | 1 1/2" = 1'-0"



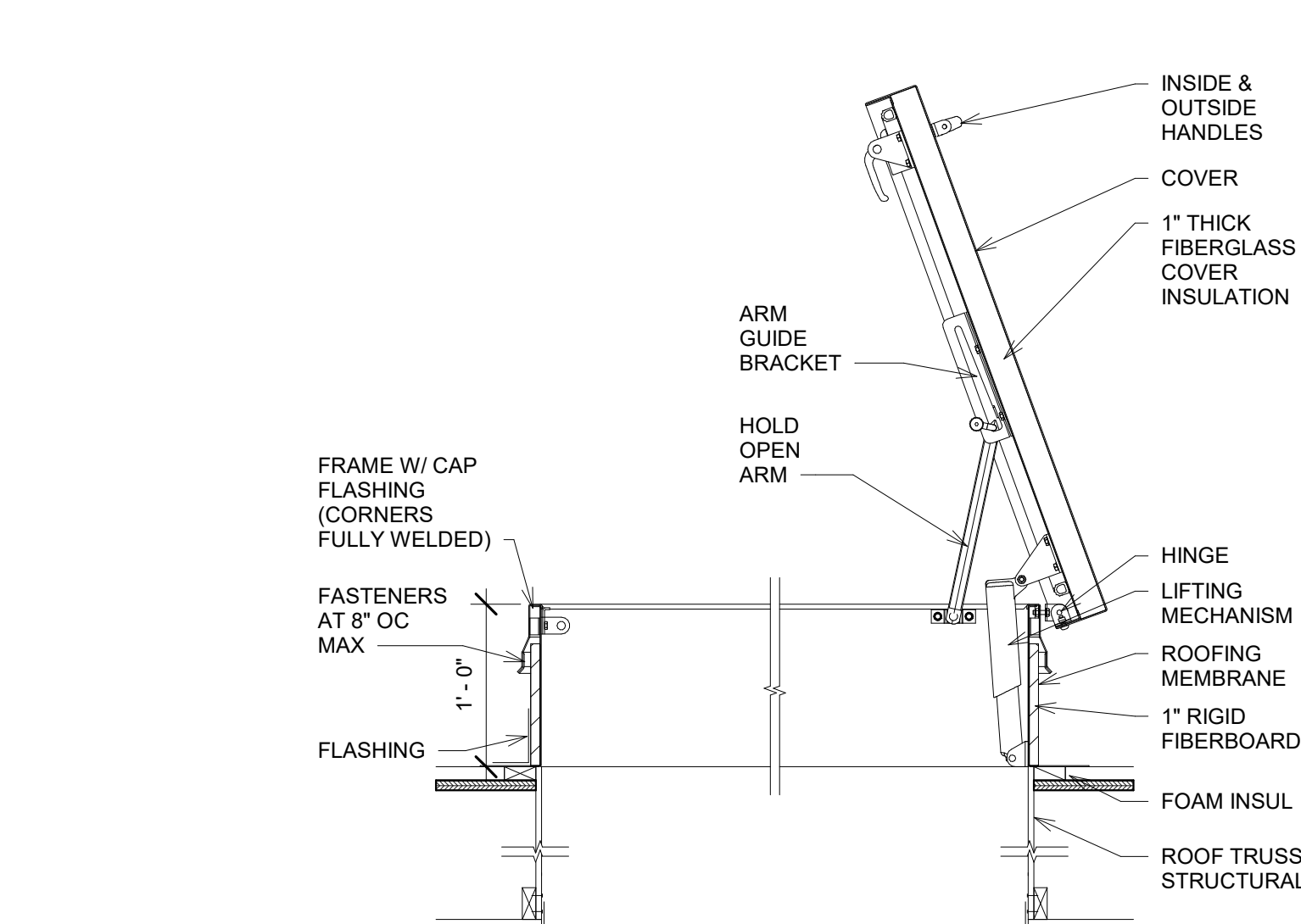
5 SKYLIGHT DETAIL
SCALE | 1/4" = 1'-0"



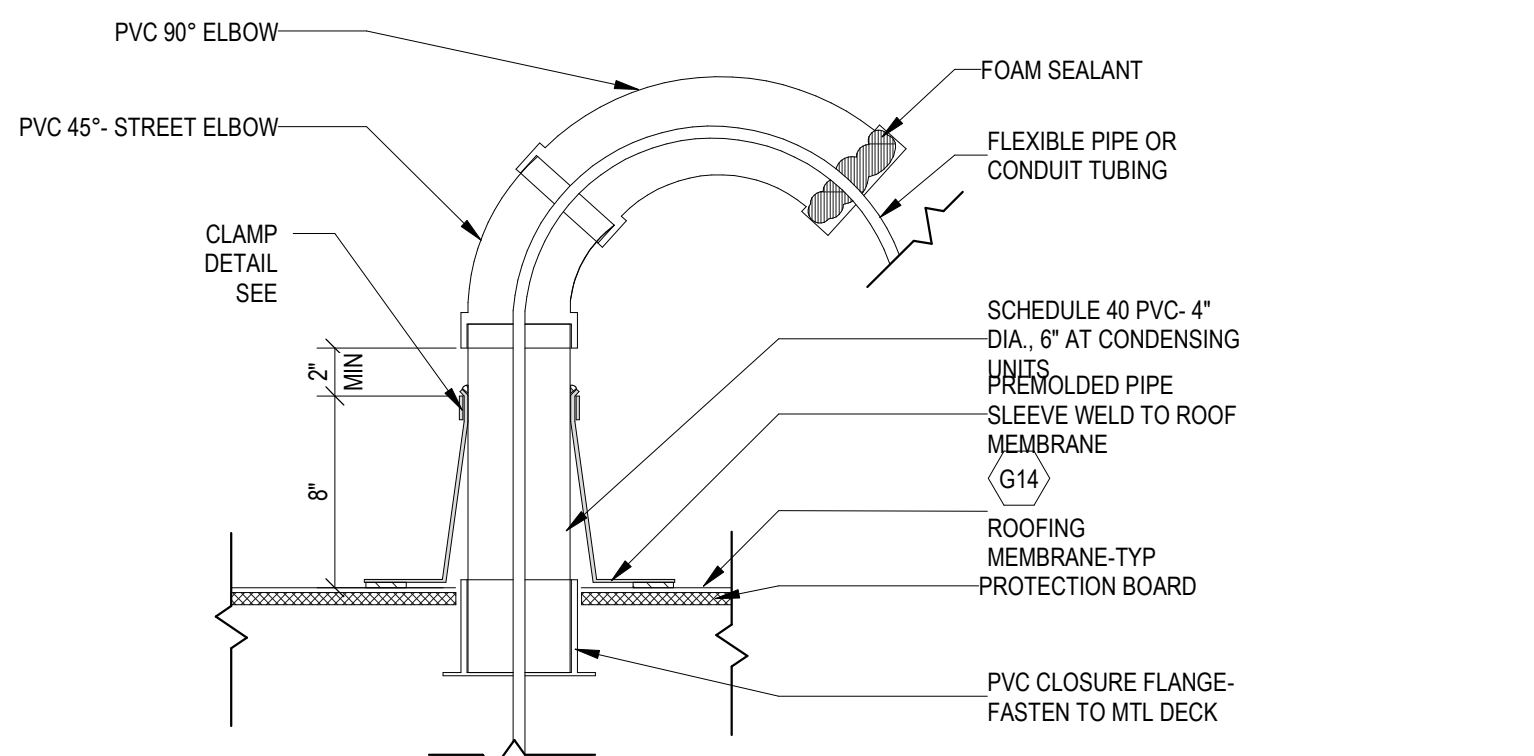
9 ROOF EDGE DETAIL
SCALE | 1 1/2" = 1'-0"



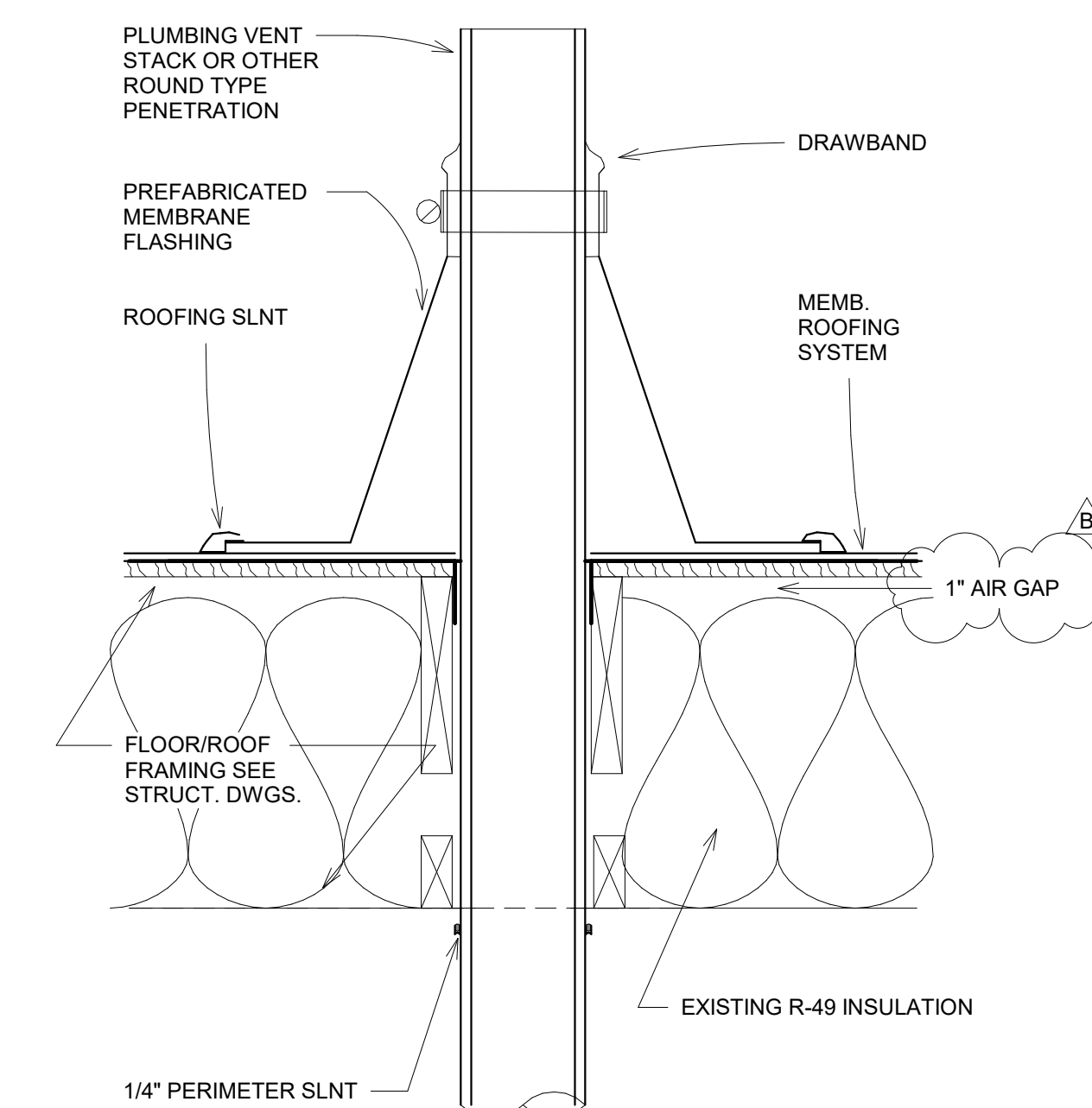
2 MISC ROOF EQUIP CURB
SCALE | 1 1/2" = 1'-0"



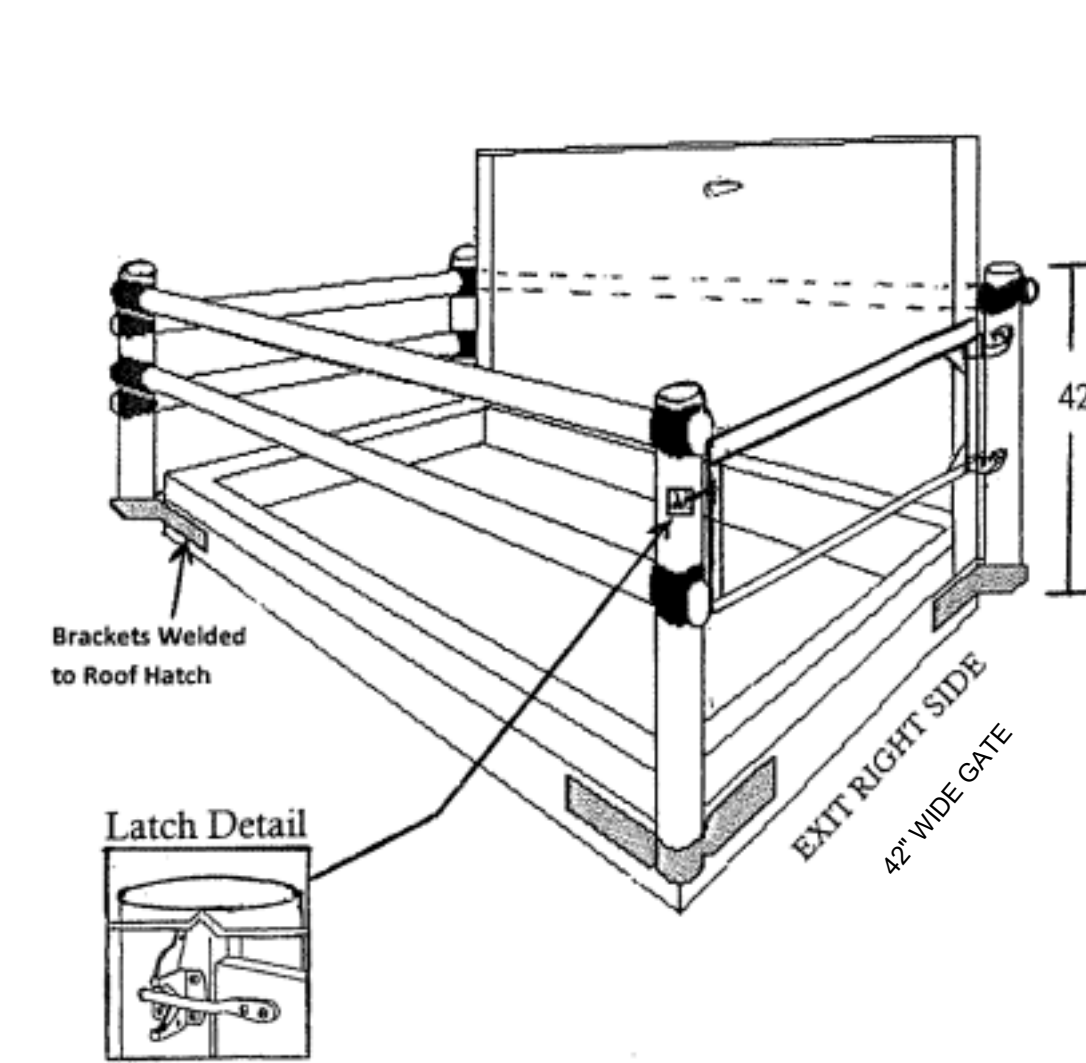
6 HATCH DETAIL
SCALE | 1" = 1'-0"



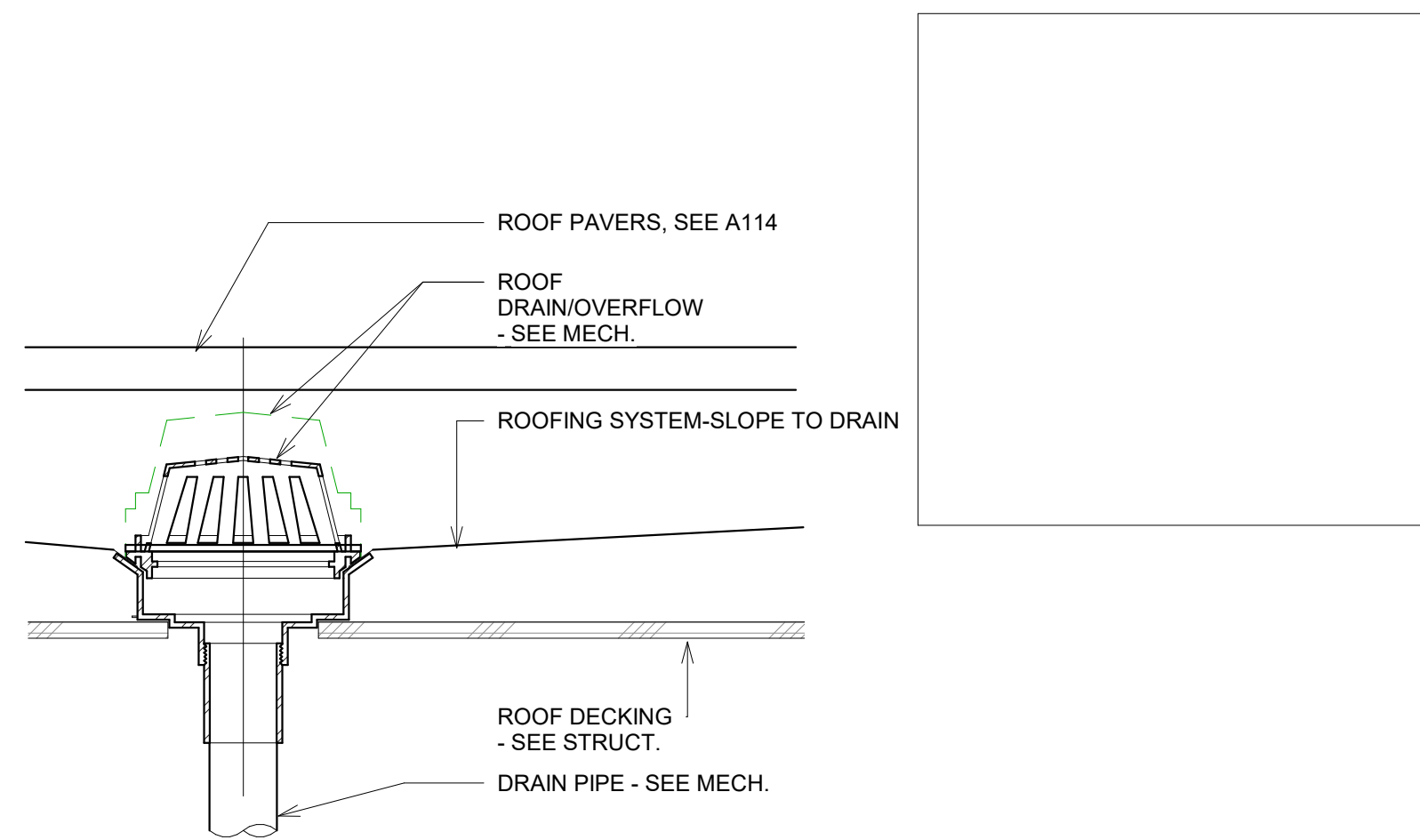
10 MULTIPLE OR FLEXIBLE LINES DETAIL
SCALE | 1 1/2" = 1'-0"



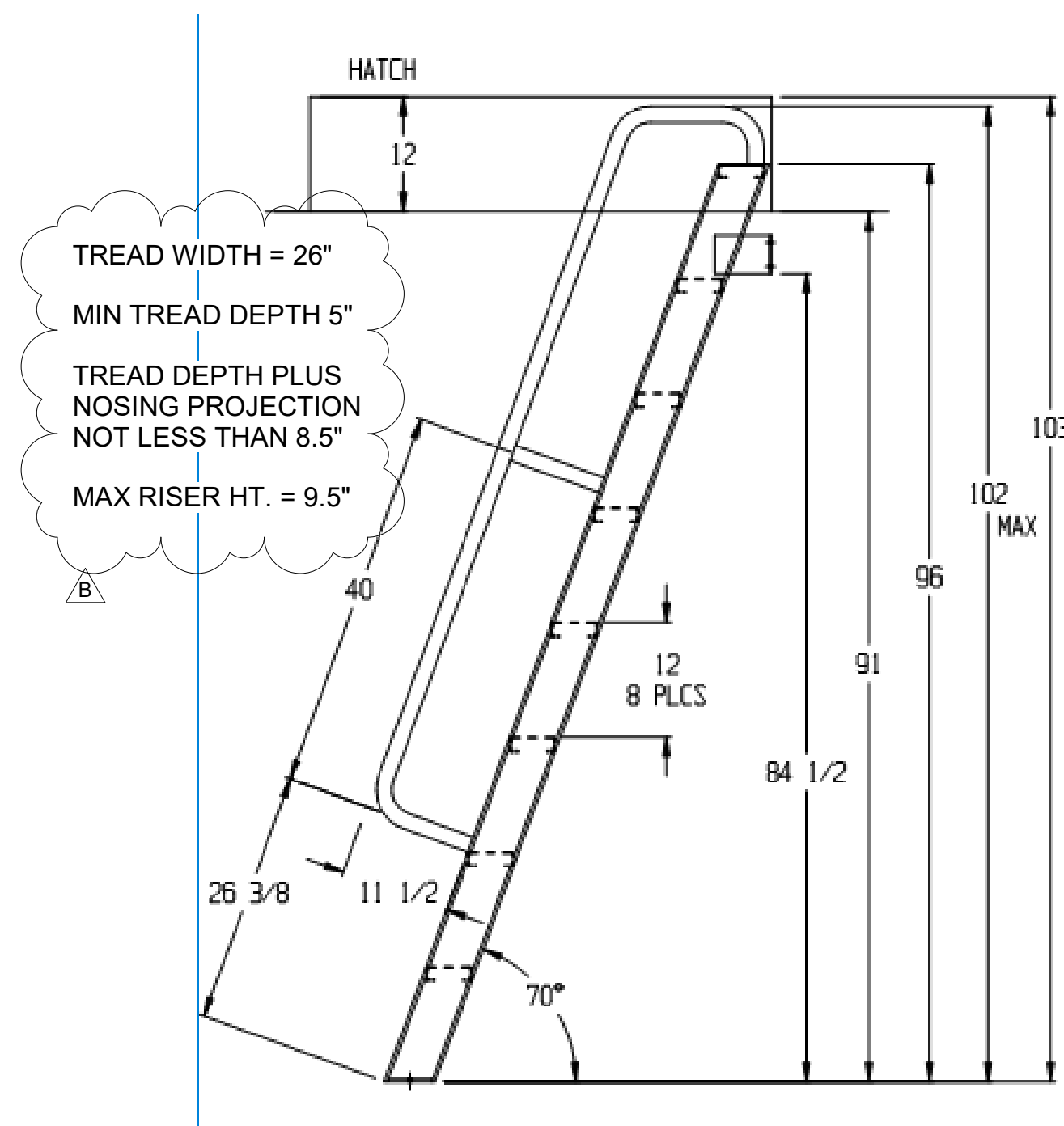
3 ROOF VENT
SCALE | 1 1/2" = 1'-0"



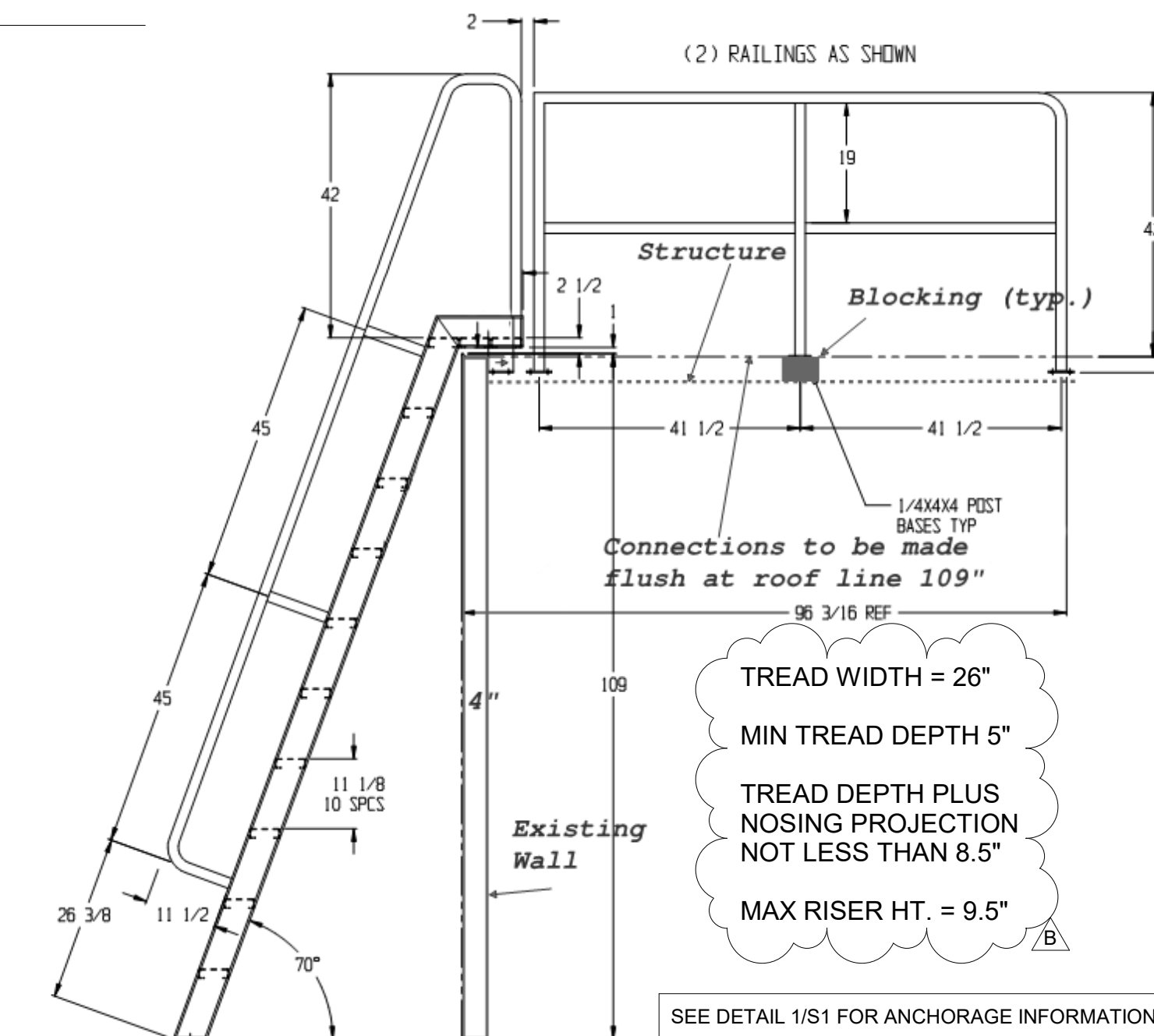
7 SAFETY RAIL
SCALE | 1/4" = 1'-0"



4 ROOF DRAIN
SCALE | 1 1/2" = 1'-0"



8 SHIP LADDER @ ROOF HATCH
SCALE | 3/4" = 1'-0"



12 SHIP LADDER TO UPPER ROOF
SCALE | 1/2" = 1'-0"