

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: 15961	Project Address: 2837 SE Colt Dr
Hearing Date: 10/11/17	Appellant Name: Thanh Huynh
Case No.: B-011	Appellant Phone: 5032921635
Appeal Type: Building	Plans Examiner/Inspector: Steven Mortensen
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: V-B
Building/Business Name: Wimbledon Square	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 17-245139-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] Proposed use: Stairway	

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OSSC 1009.7.2

Requires The 2014 Oregon Structural Specialty Code section 1009.7.2 requires that stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102mm) minimum. This requirement is not met at stair 3 located at 2837 SE Colt Drive, Portland, OR 97202. This requirement is further detailed in the attached BDS Review Comments by the life safety plans reviewer.

Proposed Design The project consists of removing the existing steel and concrete stair assembly and replacing the framing material with wood at 4 Buildings at the Wimbledon Square Apartments. The attached referenced documents show the proposed extent of proposed rebuilt stairs. The stairs for 3 Buildings have been able to be reconfigured to meet current code requirements. However, for one stair tower at Building No. 2837 (Permit 17-245139-CO) the existing geometry precludes meeting the rise/run requirements for new construction in one area.

Based on the information gathered during a site visit completed on the 25th of August, it was observed that both stair 2 and stair 3 were non-compliant and therefore would need to be brought up to code. A review of the options available to best meet egress requirements of the 2014 OSSC section 1009.7.2 required a redesign of stair 2. This redesign is shown in the attached structural drawings. The existing stair 2 details are shown on (detail number/sheet number) 3/S2, 4/S2 and new proposed stair 2 details are shown on 3/S4, 4/S4, 5/S4, and 1/S6 of the attached structural drawings and have been reconfigured to meet code requirements.

The existing tread configuration at stair 3 currently exceeds the maximum riser height with a height of 7-7/16". We have proposed to adjust the heights of the stair landings to bring all of the stair treads at stair 3 to a consistent 7-1/8" by raising the lower landing 2-5/8" and the upper landing by 1-1/4" relative to their respective existing elevations. This preserves the existing egress walkways at the top and bottom of the stairs.

Reason for alternative The appeal request is strictly for stair 3 which cannot be brought up to code based upon the existing geometry of the existing stair tower. At the area in question only the stairs from the ground floor to the second level are being rebuilt. The stairs above are not being revised as part of the proposed work. It is not possible to reconfigure the existing stairs in question to meet the required tread height maximum of 7" without adding additional treads.

The existing stair tower prevents significant modification of the lower assembly without affecting head clearance requirements of the stairs directly above. While adjusting the landing heights would not bring all risers within code limitations, it would be an overall improvement to the existing stairway configuration by normalizing all riser heights.

Additionally, the proposed modifications to Stair 2 (which serves the same egress requirements as Stair 3) will meet the requirements for egress in the area served, thus making stair 3 both a non-primary and redundant means of egress. That is, if Stair 3 is removed from the existing system, the means of egress is still met by Stair 2 for the occupancy served.

APPEAL DECISION

Reconstruction of existing stairs to provide 7 1/8" risers: Granted provided other applicable provisions of OSSC Section 1009 are followed.

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



PORTLAND OFFICE

9400 SW Barnes Rd.
Suite 100
Portland, OR 97225
Phone: 503.292.1635

October 9, 2017

Board of Appeals
Portland Building Development Services
1900 SW 4th Ave.
Portland, OR 97201

file: 17-322-01

RE: Wimbledon Square Stair 3 Riser Height Appeal [PSE #17-322]

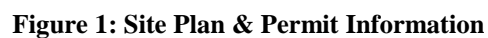
Permit No: 17-245139-CO
Address: 2837 SE Colt Dr.,
Portland, Oregon 97202

Requested Appeal: Increase allowable tread height to 7-1/8" for stairway 2 at Building No. 2837 Where existing geometry does not allow the stairs to be reconfigured.

Dear Members of the Board,

The following appeal request is in reference to stair assembly 2 & 3 located at 2837 SE Colt Dr., Portland, OR 97202. The existing as-built stair construction and geometry was recorded during a site visit conducted by PSE on August 25th, 2017. The project consists of removing the existing steel and concrete stair assembly and replacing the framing material with wood at 4 Buildings at the Wimbledon Square Apartments. The attached referenced documents show the proposed extent of proposed rebuilt stairs. The stairs for 3 Buildings have been able to be reconfigured to meet current code requirements. However, for one stair tower at Building No. 2837 (Permit 17-245139-CO) the existing geometry precludes meeting the rise/run requirements for new construction in one area. The proposed appeal is seeking an allowable alternative to revise the existing stairs and bring them as close to code conformance as possible and to improve it over the existing configuration.

The appeal is in reference to permit number 17-245139-CO for building No. 2837 at the Wimbledon Apartments. Related permit numbers for associated buildings which do not require an appeal are shown in figure 1.



The stairway in question serves a (3) story apartment complex with occupancy group R-2. The new proposed stair way is assumed to be of construction type V-B and serves to replace the existing stairs without altering the stair configuration in plan.

Based on the information gathered during this site visit it was observed that both stair 2 and stair 3 were non-compliant and therefore would need to be brought up to code. A review of the options available to best meet egress requirements of the 2014 OSSC section 1009.7.2 required a redesign of stair 2. This redesign is shown in the attached structural drawings. The existing stair 2 details are shown on (detail number/sheet number) 3/S2, 4/S2 and new proposed stair 2 details are shown on 3/S4, 4/S4, 5/S4, and 1/S6 of the attached structural drawings and have been reconfigured to meet code requirements.

The appeal request is strictly for stair 3 which cannot be brought up to code based upon the existing geometry of the existing stair tower. At the area in question only the stairs from the ground floor to the second level are being rebuilt. The stairs above are not being revised as part of the proposed work. It is not possible to reconfigure the existing stairs in question to meet the required tread height maximum of 7" without adding additional treads. This is not possible given the existing configuration as at the bottom of the stairs an additional tread cannot be added as it would intrude on an existing egress pathway. At the top the stairs also land at an existing egress pathway.

We have proposed to adjust the heights of the stair landings to bring all of the stair treads at stair 3 to a consistent 7-1/8" and preserve the existing egress walkways at the top and bottom of the stairs. (see Fig. 2). Note that the existing stair tower prevents significant modification of the lower assembly without affecting head clearance requirements of the stairs directly above (see Fig. 3). The existing tread configuration currently exceeds the maximum riser height with a height of 7-7/16". By raising the lower landing 2-5/8" and the upper landing by 1-1/4" relative to their respective existing elevations, the riser heights between all treads will be a nominal 7-1/8". While adjusting the landing heights would not bring all risers within code limitations, it would be an overall improvement to the existing stairway configuration by normalizing all riser heights.



Figure 2: Existing walkway (means of egress) at grade

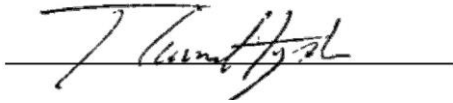


Figure 3: Full elevation of Stair 2 (left) and Stair 3 (right). No work permitted for stair from 2nd to 3rd floor.

Additionally, the proposed modifications to Stair 2 (which serves the same egress requirements as Stair 3) will meet the requirements for egress in the area served, thus making stair 3 both a non-primary and redundant means of egress. That is, if Stair 3 is removed from the existing system, the means of egress is still met by Stair 2 for the occupancy served.

Thank you for taking the time to review our appeal request. Please don't hesitate to contact our office with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thanh Huynh', is written over a horizontal line.

Thanh Huynh, E.I.T.
Phone: 503-292-1635

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STRUCTURAL SHEETS:

- S1 GENERAL NOTES, VICINITY MAP, & SITE PLAN
- S2 EXISTING STAIR 1, 2 & 3 PLAN & ELEVATION
- S3 EXISTING STAIR 4, & 5 PLAN & ELEVATION
- S4 NEW STAIR PLAN & ELEVATION
- S5 NEW FOOTING & TYPICAL GUARDRAIL DETAILS
- S6 STAIR 2 GUARDRAIL, BRACE CONNECTION, & LANDING CONNECTION DETAIL
- S7 TYPICAL HANDRAIL & CONNECTION DETAIL

GENERAL STRUCTURAL NOTES:

- THESE NOTES ARE GENERAL IN NATURE AND ARE INTENDED TO SET MINIMUM STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH THE CONTRACT DOCUMENTS AND HAVE A COPY OF THEM ON SITE AT ALL TIMES.
- FOR ANY PORTION OF THE CONSTRUCTION WHICH THE CONTRACTOR IS UNABLE TO ASCERTAIN THE REQUIRED CONSTRUCTION OR WHERE CONFLICTS EXIST, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST ADDITIONAL INFORMATION (RFIs) AND/OR CLARIFICATIONS BEFORE CONSTRUCTION.
- ALL WORK SHALL BE IN STRICT CONFORMANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC). ALL BUILDING ELEMENTS AND COMPONENTS NOT SPECIFICALLY DETAILED IN THESE STRUCTURAL CONSTRUCTION DOCUMENTS SHALL BE FABRICATED AND CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CONTAINED IN SECTION 2308 - CONVENTIONAL LIGHT-FRAME CONSTRUCTION OF CHAPTER 23 OF THE IBC.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
- THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. METHODS, PROCEDURES, AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
- CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD FOR THE STRUCTURE. PROVIDE SHORING AND/OR BRACING WHERE LOADS EXCEED DESIGN CAPACITY AND WHERE STRUCTURES HAVE NOT ATTAINED DESIGN STRENGTH.
- CLADDING, WATERPROOFING, AND ARCHITECTURAL FEATURES ARE BY OTHERS AND ARE OUTSIDE THE SCOPE OF WORK. ANY DEPICTION OF SUCH FEATURES ON THE STRUCTURAL DRAWINGS ARE NOT INTENDED TO BE USED FOR CONSTRUCTION. REPRESENTATION OF SUCH FEATURES ON THESE DRAWINGS MAY OR MAY NOT BE ACCURATE.

DESIGN LOADS: PER 2012 IBC & 2014 OSSC

1603.1.1 - STAIR LOADS:			
DEAD LOAD	.....	10 PSF	
LIVE LOAD	.....	100 PSF	
LIVE LOAD	.....	300 LBS	POINT LOAD
1603.1.3 - SNOW LOADS:			
FLAT-ROOF SNOW LOAD, Pf	.....	25 PSF MIN.	(2014 OSSC)
1607.8.1 - HANDRAILS AND GUARDS:			
CONCENTRATED LOAD	.....	200 LBS	
LINE LOAD	.....	50 PLF	

SOLID SAWN LUMBER:

- STRUCTURAL LUMBER SHALL BE DOUGLAS FIR CONFORMING TO WHPA GRADING RULES.
- MINIMUM GRADES ARE, EXCEPT AS NOTED OTHERWISE:

STRUCTURAL JOISTS & PLANKS - #2
BEAMS & STRINGERS - #1
POSTS & TIMBERS - #1

- NOTCHING IS NOT PERMITTED IN JOISTS, RAFTERS, BEAMS, LINTELS, COLUMNS, TRUSSES, AND BRACING MEMBERS.
- PRESSURE TREATED LUMBER SHALL CONFORM TO THE AWPFA AND SHALL BEAR THE QUALITY MARK OF AN ACCREDITED ALSIC INSPECTION AGENCY. MINIMUM TREATING STANDARDS (RETENTION LBS./CU. FT) SHALL BE AS FOLLOWS:

APPLICATION	ACQ/ACZA	CA-B
ABOVE GROUND	0.25	0.10
GROUND CONTACT	0.40	0.21
FRESH WATER IMMERSION	0.40	0.21
IN GROUND (STRUCTURAL)	0.60	0.31
SILL PLATES	0.25	0.10

- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH ACZA TO A MINIMUM RETENTION OF 0.25 POUNDS PER CUBIC FOOT BY ASSAY.
- NAILING SHALL BE IN CONFORMANCE WITH THE 2012 IBC UNLESS NOTED OTHERWISE. FASTENERS FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A-153. 5/8-INCH DIAMETER STEEL ANCHOR BOLTS & LARGER NEED NOT BE GALVANIZED, UNLESS NOTED OTHERWISE.

WORK NARRATIVE:

- THE SCOPE OF WORK DETAILED HEREIN INCLUDES REPLACING EXISTING CONCRETE TREADS AND CONCRETE ON PAN DECK LANDINGS WITH WOOD FRAMING. WITH THE EXCEPTION OF STAIR 5, THE EXISTING STAIR CONFIGURATIONS ARE NOT BEING MODIFIED.

SUBMITTALS:

THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD AND THE BUILDING OFFICIAL SUBMITTALS FOR APPROVAL , PRIOR TO CONSTRUCTION, FOR THE FOLLOWING ITEMS:

- HANDRAIL CONNECTION & CALCULATIONS STAMPED BY AN OREGON LICENSED PROFESSIONAL ENGINEER

PREMANUFACTURED CONNECTION HARDWARE:

- CONNECTION HARDWARE IS BY THE SIMPSON COMPANY OF SAN LEANDRO, CA. ALL STEEL CONNECTORS SHALL BE GALVANIZED OR BY SOME METHOD MADE CORROSION RESISTANT, UNLESS OTHERWISE INDICATED.
- PROVIDE BOLTED OR NAILED CONNECTIONS FOR THE MAXIMUM CAPACITY UNLESS NOTED OTHERWISE.
- CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE EITHER POST HOT-DIP GALVANIZED OR STAINLESS STEEL. FASTENERS SHALL BE OF THE SAME MATERIAL OR PROTECTIVE COATING AS THE CONNECTORS, DO NOT MIX DIFFERING METALS IN THE SAME CONNECTION.

FOUNDATIONS:

- SOIL CHARACTERISTICS HAVE BEEN ASSUMED PER THE 2012 IBC SECTION 1806 PRESUMPTIVE LOAD-BEARING VALUES OF SOILS CONSISTENT WITH CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH AND CH) SOIL TYPES. THE CONTRACTOR SHALL VERIFY THE PRESUMED SOIL TYPES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER AND ARCHITECT OF NON-CONFORMING IN-SITU CONDITIONS IF PRESENT BEFORE PROCEEDING.
- ALL FOUNDATIONS TO BEAR ON UNDISTURBED NATIVE MATERIAL, OR GRANULAR COMPACTED FILL.
- SOIL DESIGN CRITERIA, PER 2012 IBC SECTION 1806:
 - 3.1. SOIL BEARING - 1,500 PSF
 - 3.2. 1/2 INCREASE ALLOWED FOR SHORT TERM LOADS
 - 3.3. SOIL PROFILE - D
 - 3.4. COHESION - 130 PSF
 - 3.5. EMBEDDED POLES, PASSIVE - 200 PCF

POST-INSTALLED CONCRETE ANCHORS:

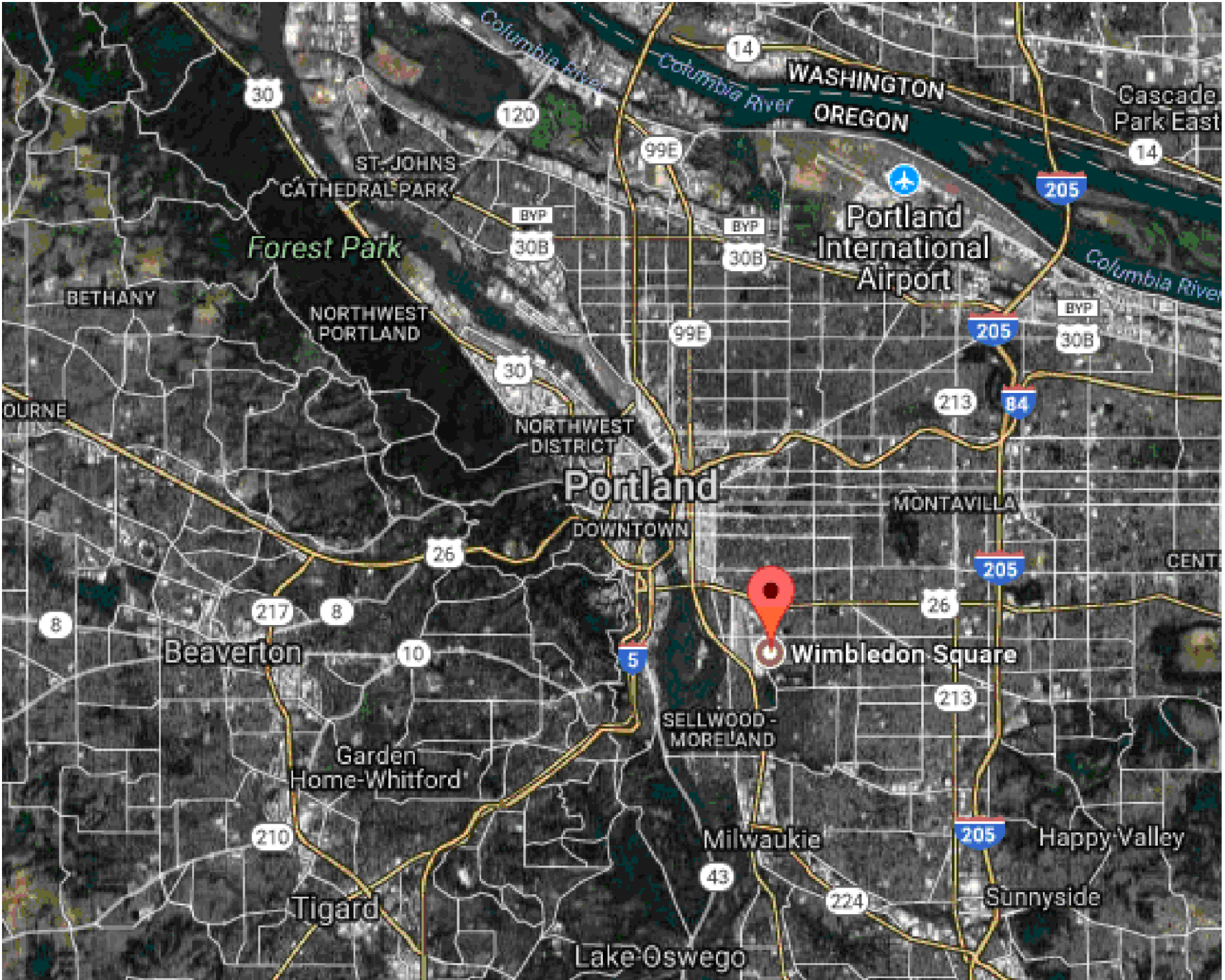
- ADHESIVE:
 - 1.1. ADHESIVE ANCHORS SHALL BE INSTALLED BY QUALIFIED PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND WITH STRICT ADHERENCE TO THE PROVISIONS WITHIN THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
 - 1.2. AT THE TIME OF ANCHOR INSTALLATION, IN ACCORDANCE WITH ACI 318-11 SECTION D.2.2, ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS.
 - 1.3. WHERE THE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT REQUIRES ADHERENCE TO ACI 318-11 SECTION D.9.2.2, INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACI AND IN ACCORDANCE WITH ACI 318-11 SECTION D.9.2.2. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION. NOTE: THE STATE OF OREGON DOES NOT REQUIRE ADHERENCE TO ACI 318-11 SECTION D.9.2.2.
- MECHANICAL:
 - 2.1. MECHANICAL ANCHORS SHALL BE INSTALLED BY QUALIFIED PERSONNEL TRAINED TO INSTALL MECHANICAL ANCHORS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND WITH STRICT ADHERENCE TO THE PROVISIONS WITHIN THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

CONCRETE:

- ALL CONCRETE SHALL BE HARD ROCK CONCRETE MEETING REQUIREMENTS OF ACI-301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". MIX PROPORTIONS SHALL BE PER ACI-301, METHOD 2 OR THE ALTERNATE PROCEDURE. SUBMIT MIX DESIGN FOR REVIEW BY STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- STRUCTURAL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

TYPE	f'c	SLUMP	w/c	AIR
FOOTINGS	2,500 psi	1-4"	0.45	0%

- ALL CONCRETE EXPOSED TO WEATHER SHALL CONTAIN 5% (±) 1% AIR ENTRAINMENT BY VOLUME. AIR ENTRAINMENT SHALL BE IN CONFORMANCE WITH ASTM C260 AND C494.
- COLD WEATHER PLACEMENT SHALL CONFORM TO ACI-306. HOT WEATHER PLACEMENT SHALL CONFORM TO ACI-305. MECHANICALLY VIBRATE ALL FORMED CONCRETE. DO NOT OVER-VIBRATE. PLACE CONCRETE MONOLITHICALLY BETWEEN CONSTRUCTION OR CONTROL JOINTS. PROTECT ALL CONCRETE FROM PREMATURE DRYING.
- CHAMFER ALL EXTERIOR CORNERS 1/2" UNLESS SHOWN OTHERWISE.
- SLUMP LIMITS MAY BE INCREASED BY ADDITION OF ADMIXTURES PROVIDED THAT THE WATER/CEMENT RATIO OF THE ORIGINAL MIX DESIGN IS NOT EXCEEDED. WATER REDUCING ADMIXTURE SHALL BE IN CONFORMANCE WITH ASTM494, USED IN CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS. SUBMIT ADMIXTURES TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- CEMENT SHALL BY TYPE I OR II IN CONFORMANCE WITH ASTM C150. AGGREGATES SHALL BE IN CONFORMANCE WITH ASTM C33. COARSE AGGREGATES SHALL NOT EXCEED 3/4". WATER SHALL BE CLEAN AND POTABLE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. GRADE 40 MAY BE USED FOR #3 AND SMALLER TIES AND STIRRUPS. DETAIL AND PLACE ACCORDING TO ACI MANUAL SP-66.
- UNLESS OTHERWISE NOTED, MINIMUM COVER SHALL BE 1 1/2" FOR #5 AND SMALLER BARS, 2" FOR #6 AND LARGER BARS AND 3" WHEN POURED AGAINST EARTH. SUPPORT REINFORCEMENT WITH APPROVED CHAIRS, SPACERS, OR TIES.
- PROVIDE MINIMUM 48 BAR DIAMETERS AT SPLICES. NO MORE THAN 50% OF REINFORCING SHALL BE SPLICED AT ANY LOCATION. UNLESS OTHERWISE NOTED, BEND ALL HORIZONTAL REINFORCING A MINIMUM OF 2'-0" AT CORNERS AND WALL/FOOTING INTERSECTIONS WITH MIN. EMBEDMENT BEYOND INTERFACE PER DEVELOPMENT LENGTH SPECIFIED IN ACI 318.
- FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK". FORMS SHALL BE DESIGNED BY THE CONTRACTOR. BRACING SHALL BE PROVIDED AS REQUIRED OR UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28-DAY STRENGTH. ALL SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FORMWORK, SUPPORTS, AND SHORING SHALL PROVIDE FINISHED CONCRETE SURFACES AT ALL FACES: LEVEL, PLUMB, AND TRUE TO DIMENSIONS AND ELEVATIONS SHOWN IN THE DRAWINGS.



VICINITY MAP

N.T.S.

1
S1



SITE PLAN

N.T.S.

2
S1

REGISTERED PROFESSIONAL
ENGINEER
84724PE
WILLIAM COLLINS
OREGON
Exp. 10/2018

EXPIRES 12/31/17

PSE

PETERSON STRUCTURAL ENGINEERS

CLIENT INFO:
RAMON GIL
PO BOX 20395
PORTLAND, OR 97225
(503) 292-1635

PROJECT SITE:
2837 SE COLT DRIVE
PORTLAND, OR 97202

WIMBLEDON SQUARE STAIR REPLACEMENT

SHEET CONTENT

GENERAL NOTES, VICINITY MAP, & SITE PLAN

JOB No.

17-322

DRAWN

CHECKED

TQH

JWC

DATE

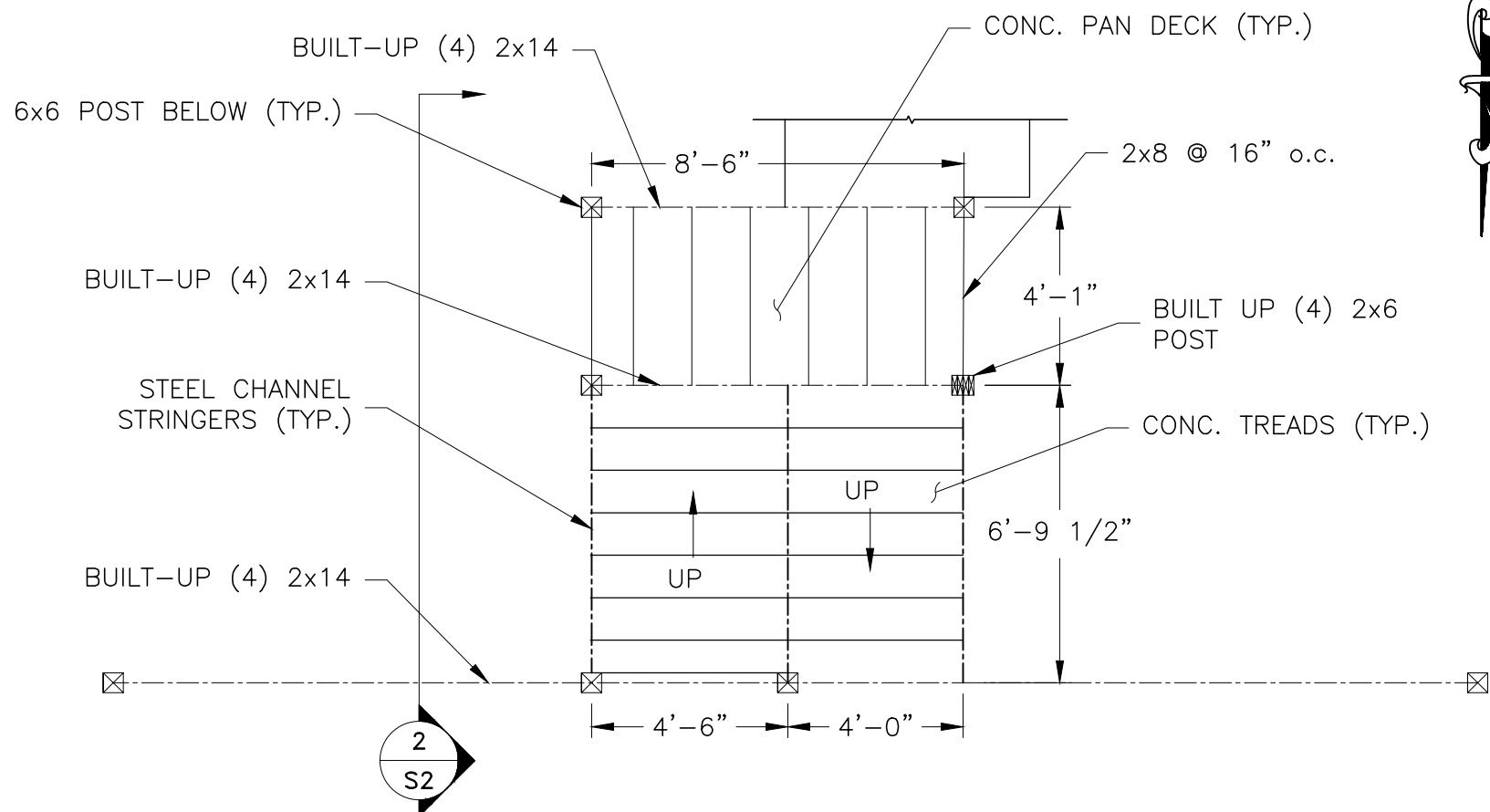
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REVISIONS

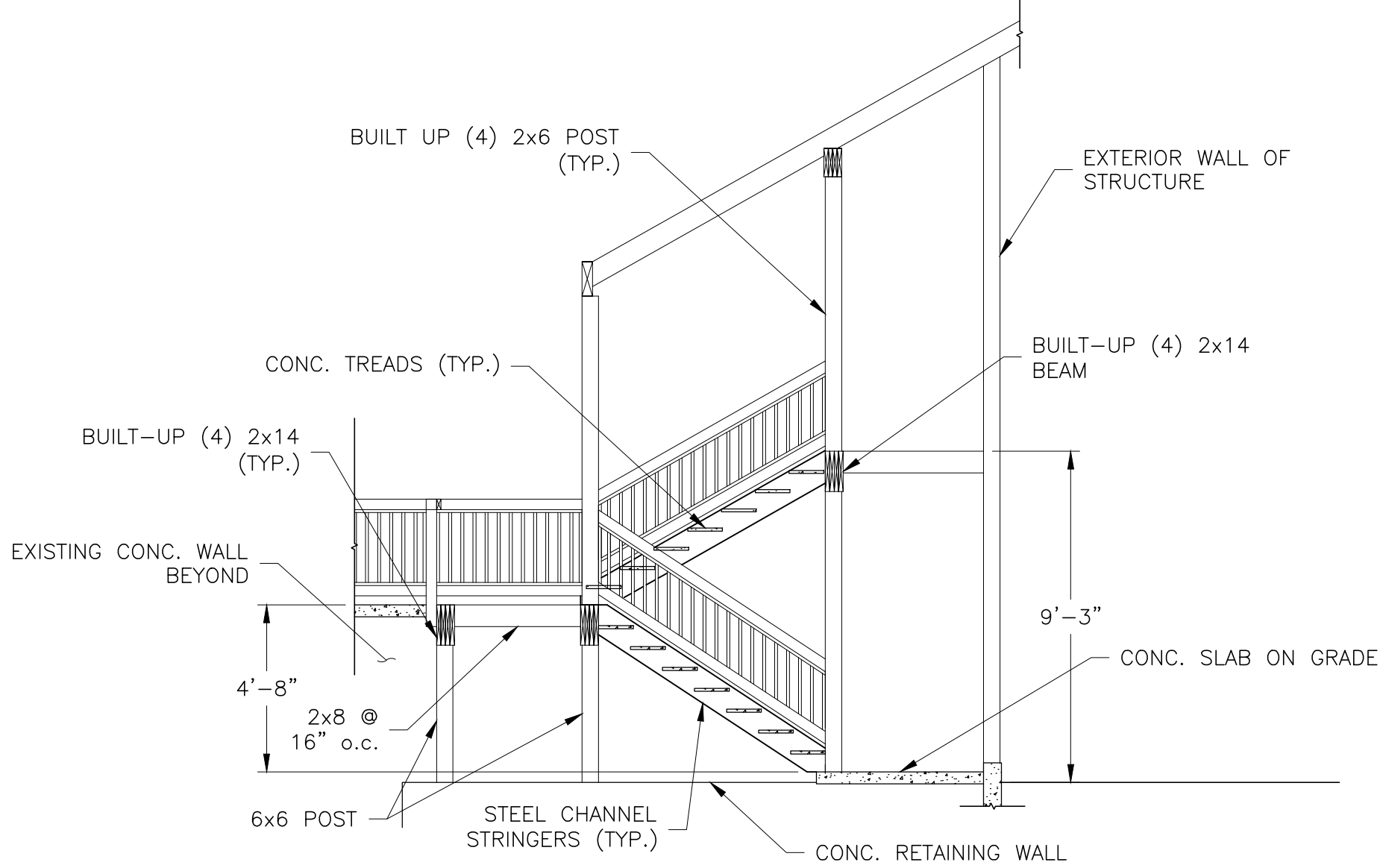
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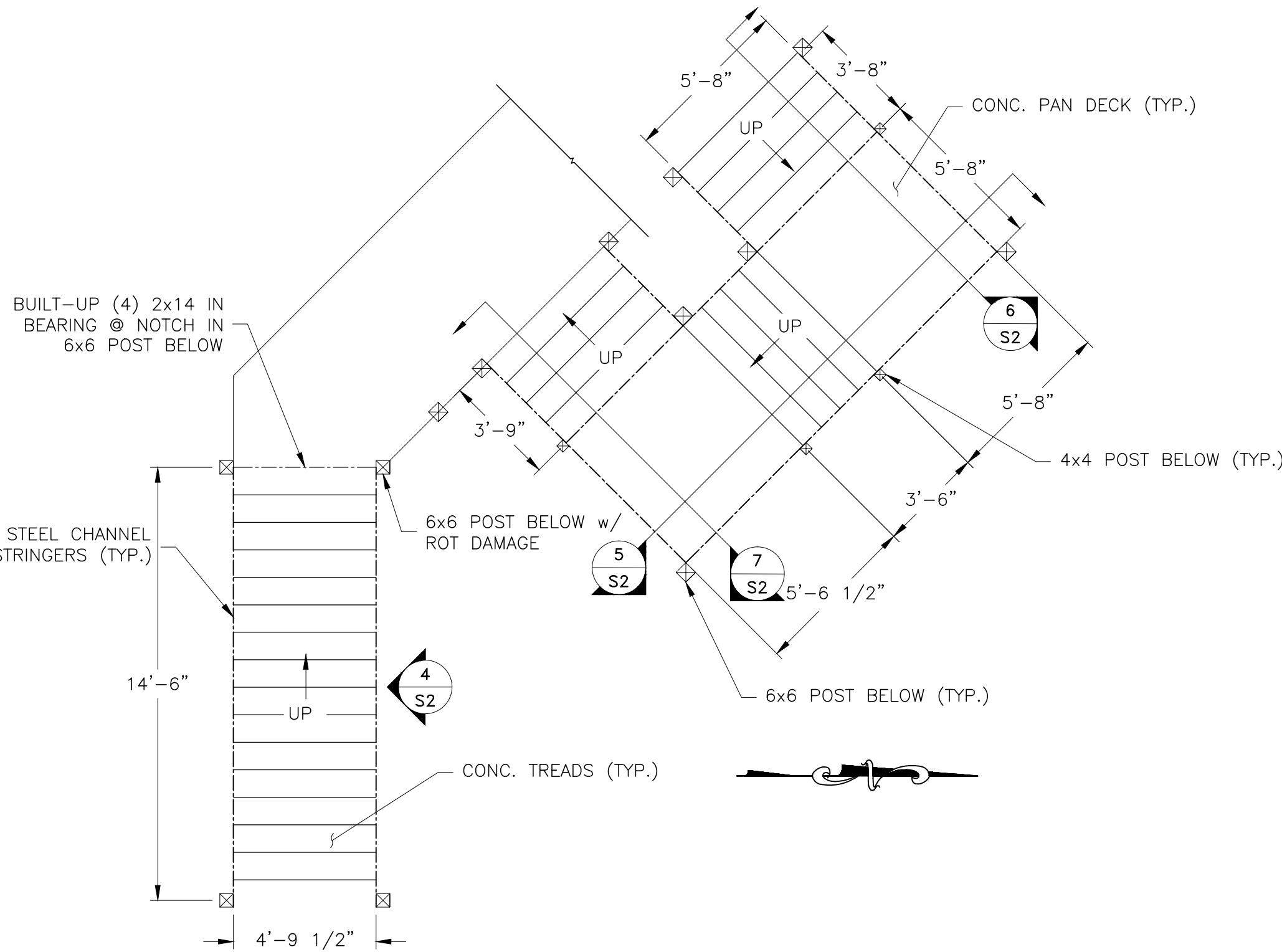
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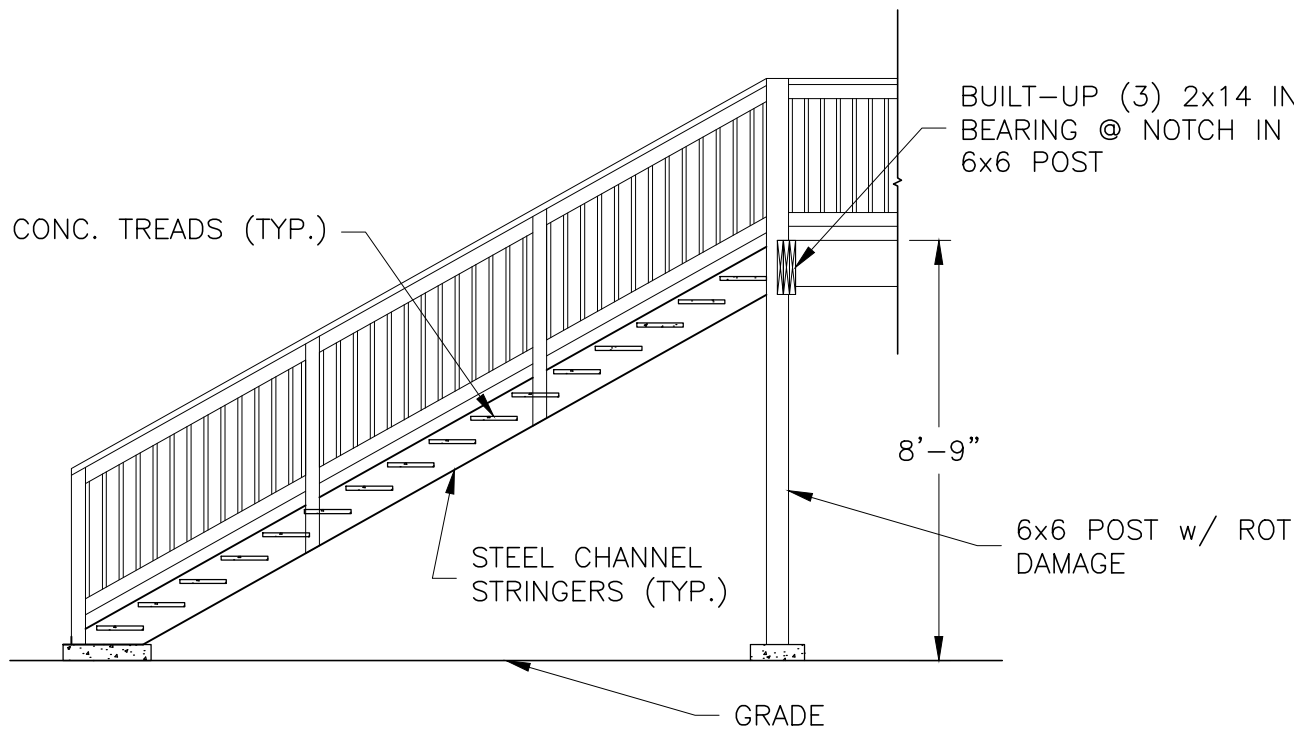
EXISTING STAIR 1 PLAN
1/4" = 1'-0" 1 S2



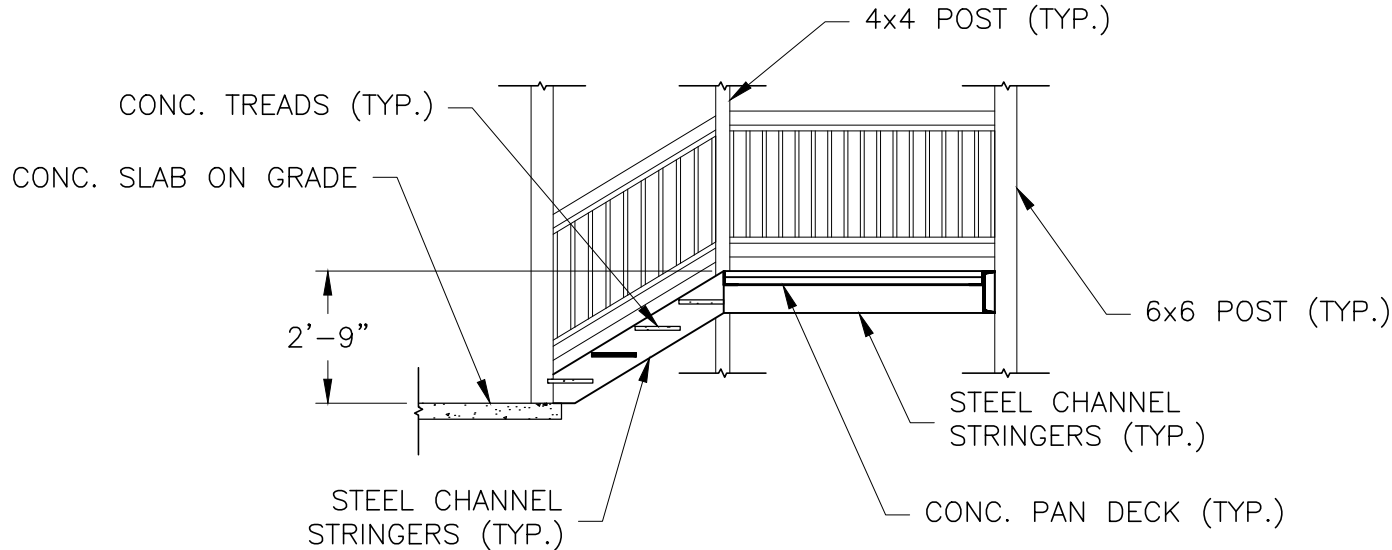
EXISTING STAIR 1 ELEVATION
1/4" = 1'-0" 2 S2



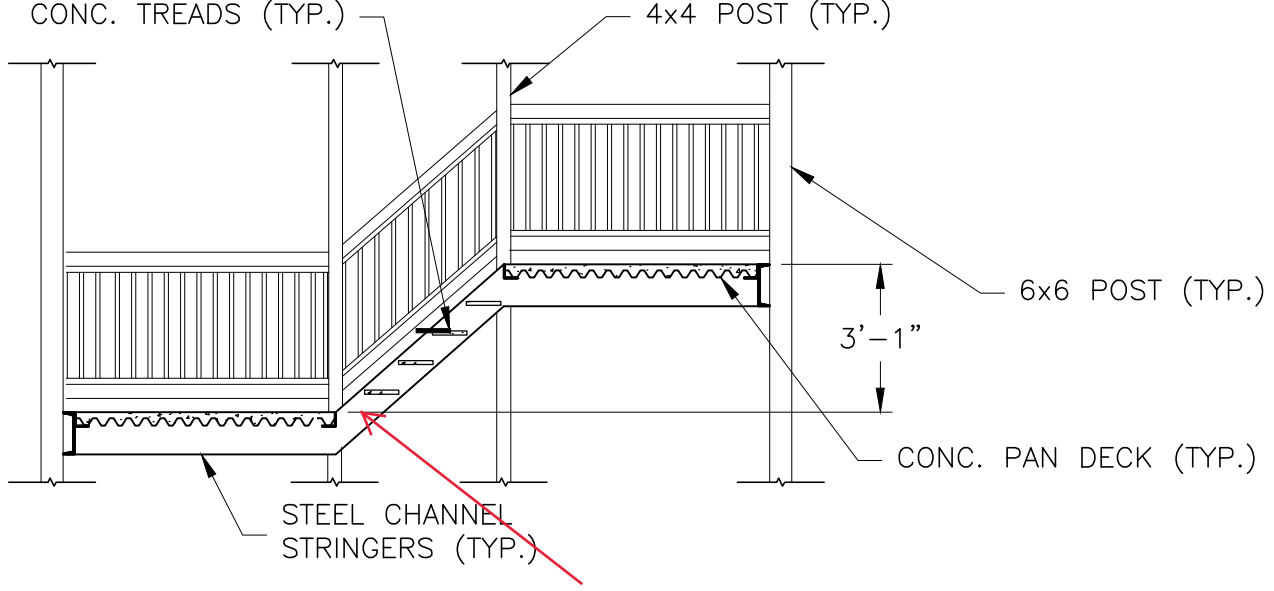
EXISTING STAIR 2 & 3 PLAN
1/4" = 1'-0" 3 S2



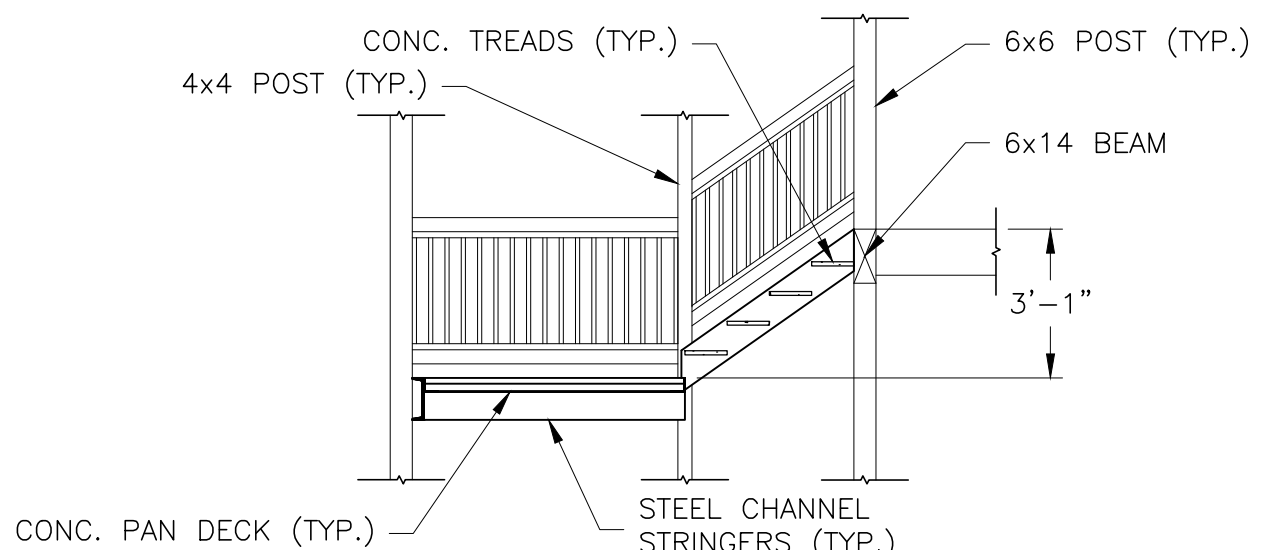
EXISTING STAIR 2 ELEVATION
1/4" = 1'-0" 4 S2



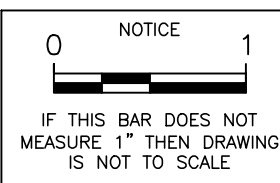
EXISTING STAIR 3 ELEVATION
1/4" = 1'-0" 6 S2



EXISTING STAIR 3 ELEVATION
1/4" = 1'-0" 5 S2



EXISTING STAIR 3 ELEVATION
1/4" = 1'-0" 7 S2



CLIENT INFO:
RAMON GIL
PO BOX 20395
PORTLAND, OR 97294

WIMBLEDON SQUARE STAIR
REPLACEMENT

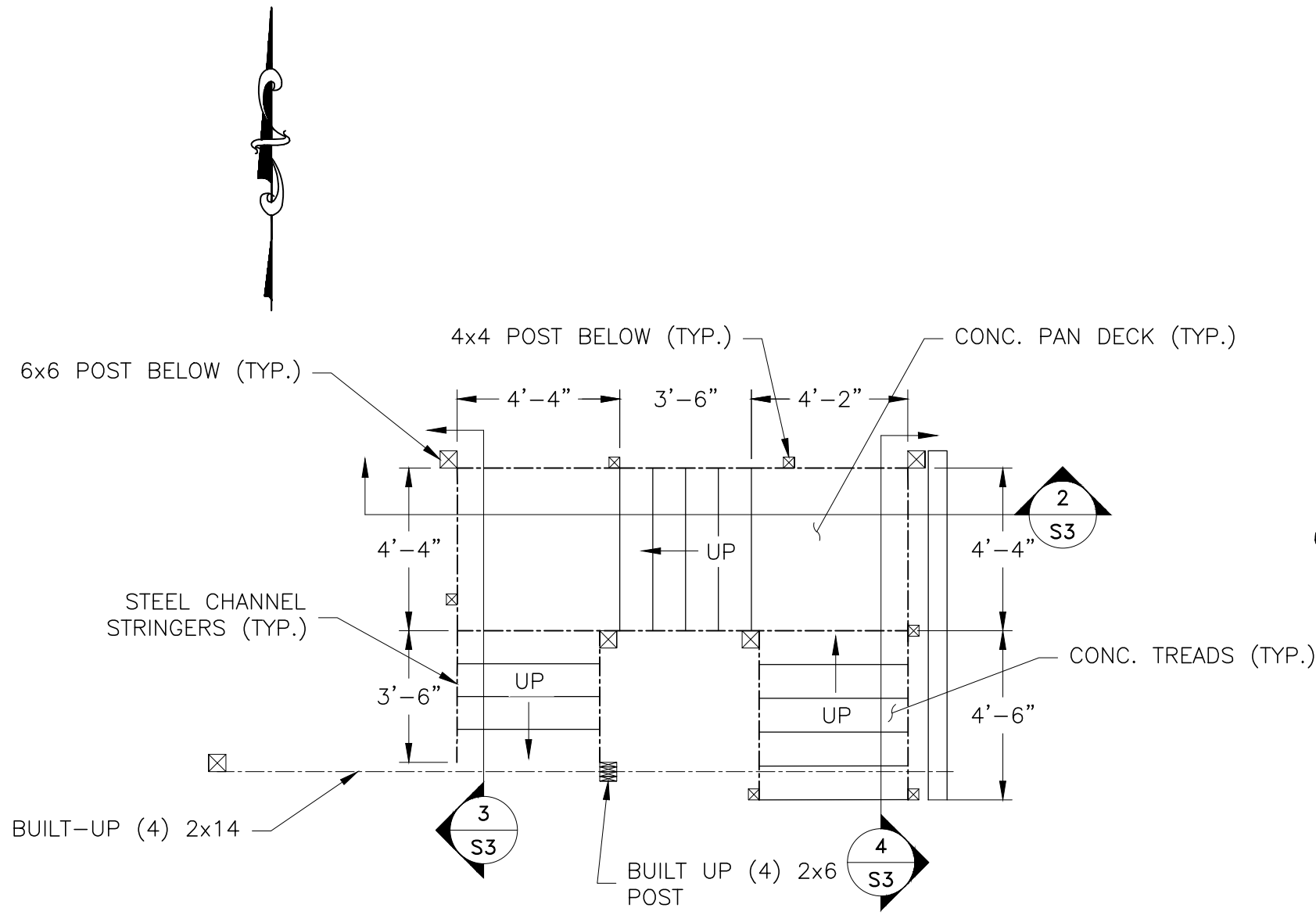
PROJECT SITE:
2837 SE COLT DRIVE
PORTLAND, OR 97202

SHEET CONTENT
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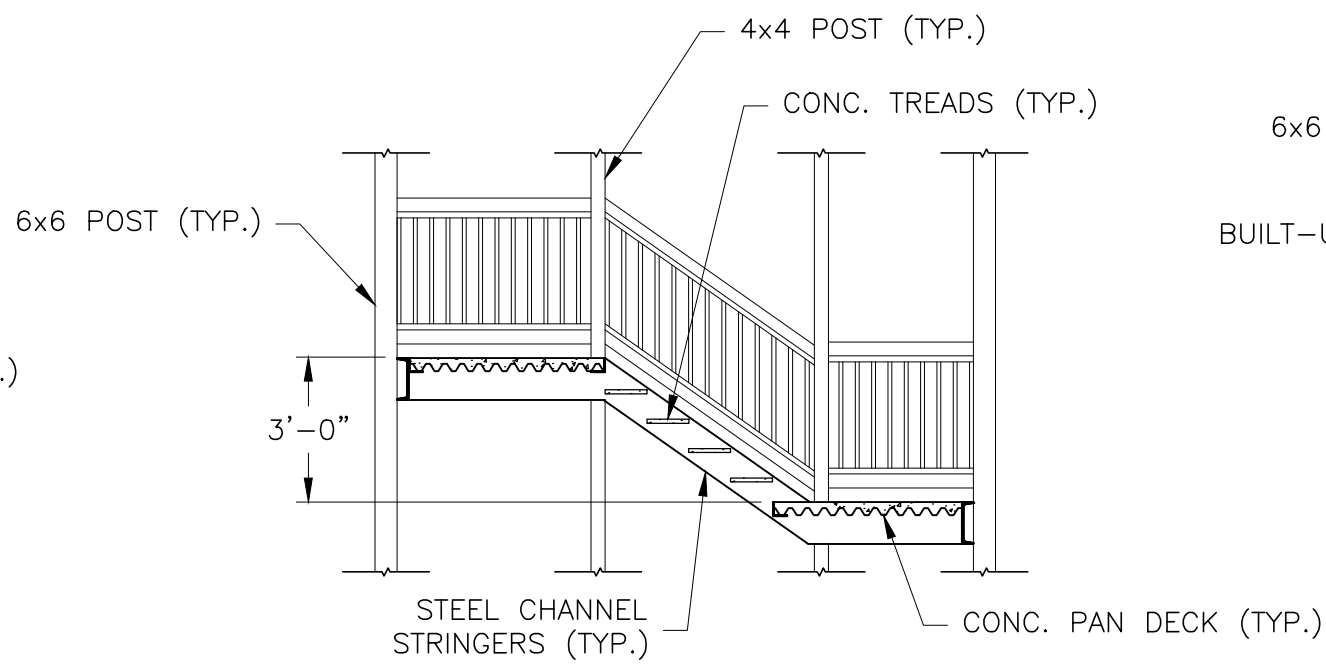
EXISTING STAIR 1,
2, & 3 PLAN &
ELEVATION

JOB No.	17-322
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DATE	09/29/17
REVISIONS	

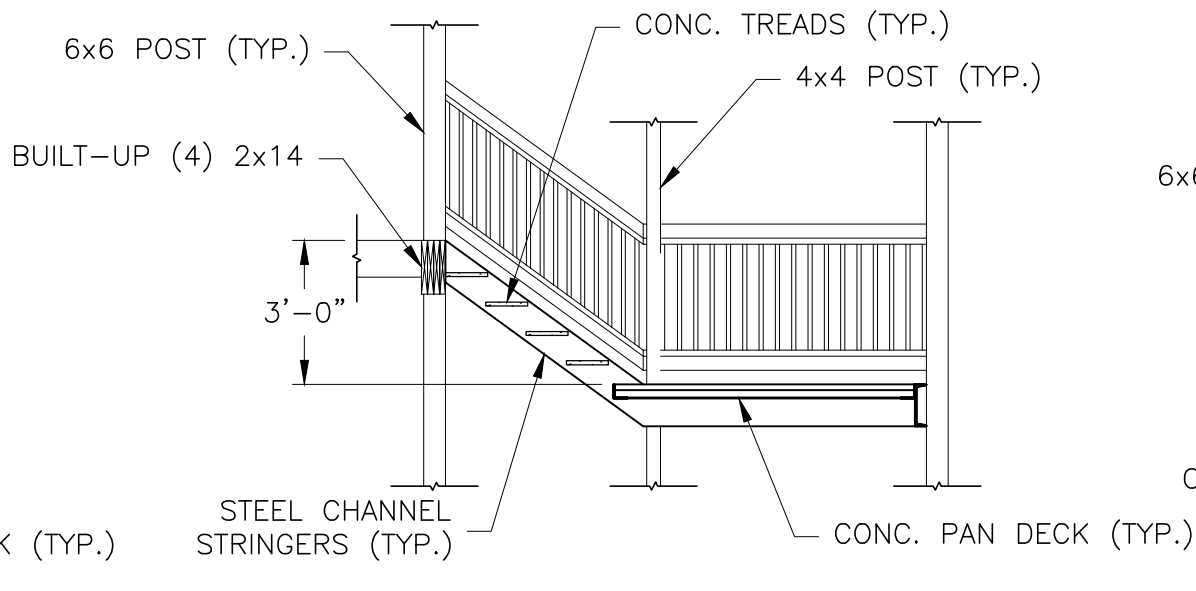
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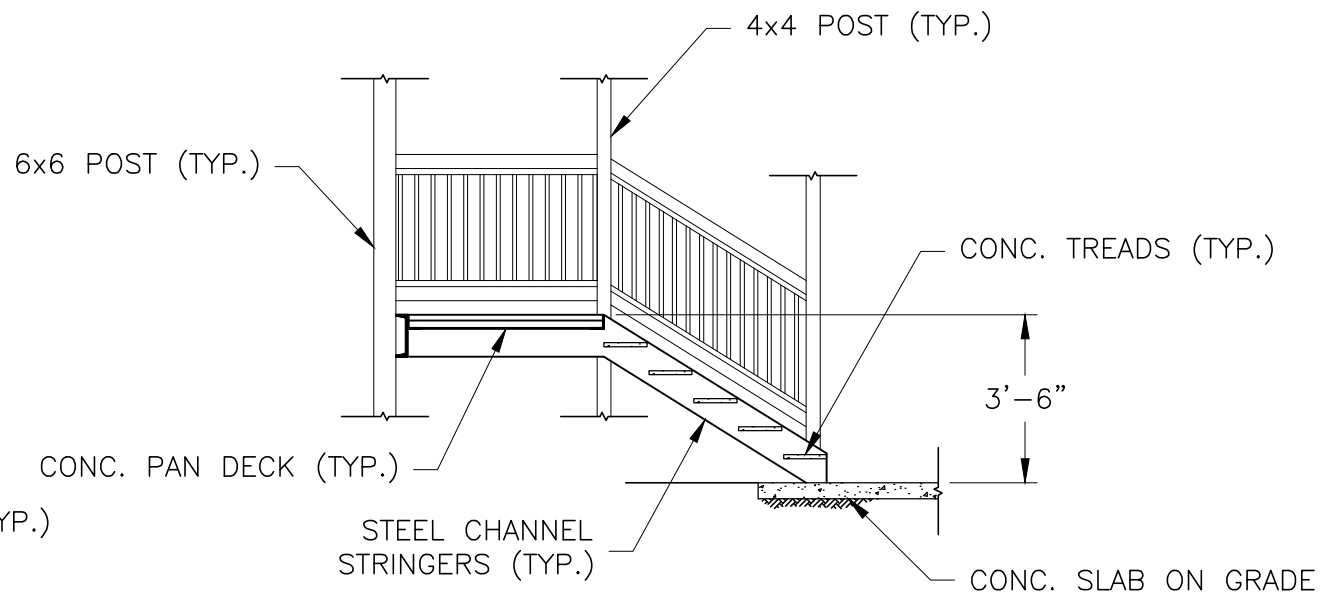
EXISTING STAIR 4 PLAN
1/4" = 1'-0" 1 S3



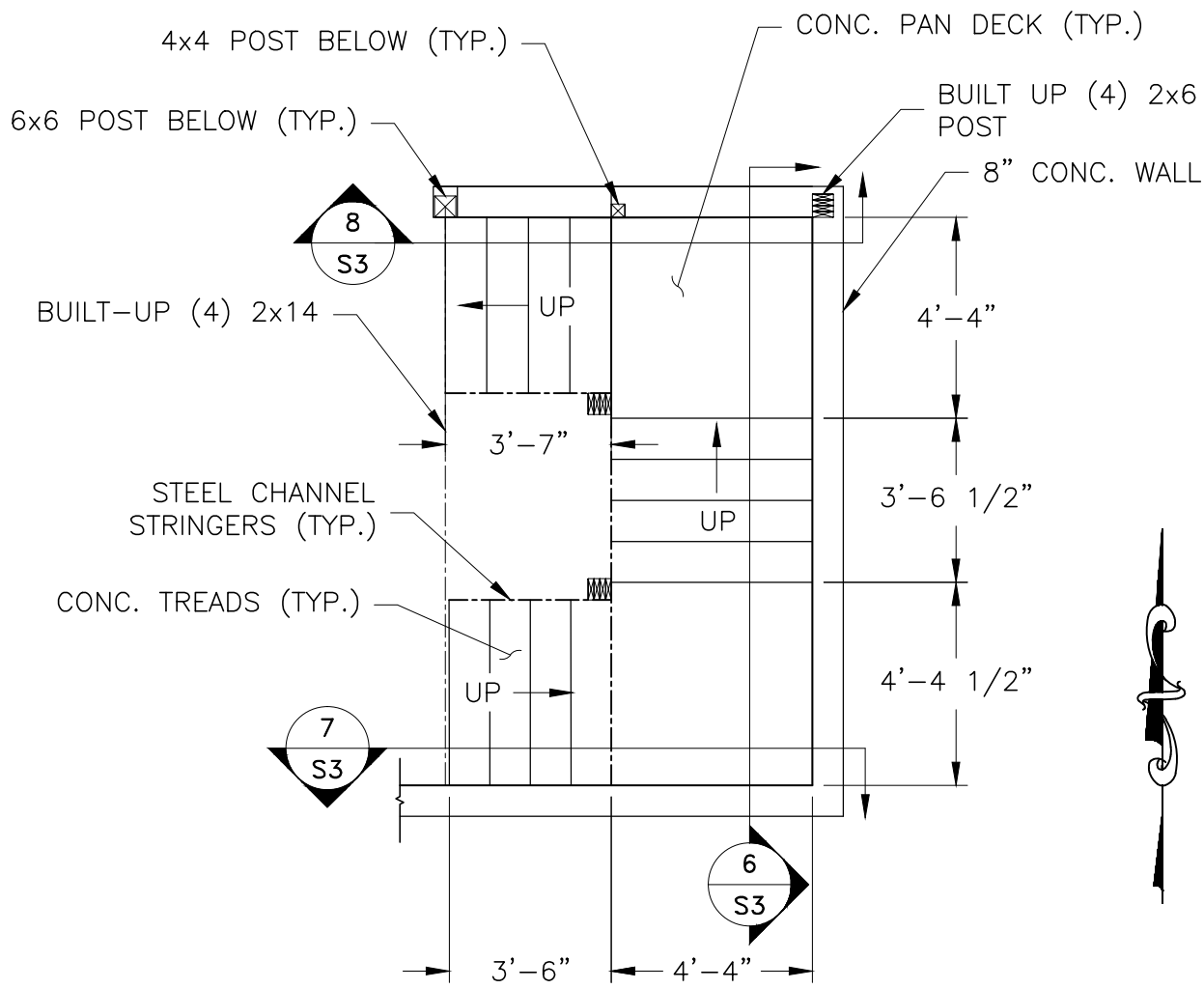
EXISTING STAIR 4 ELEVATION
1/4" = 1'-0" 2 S3



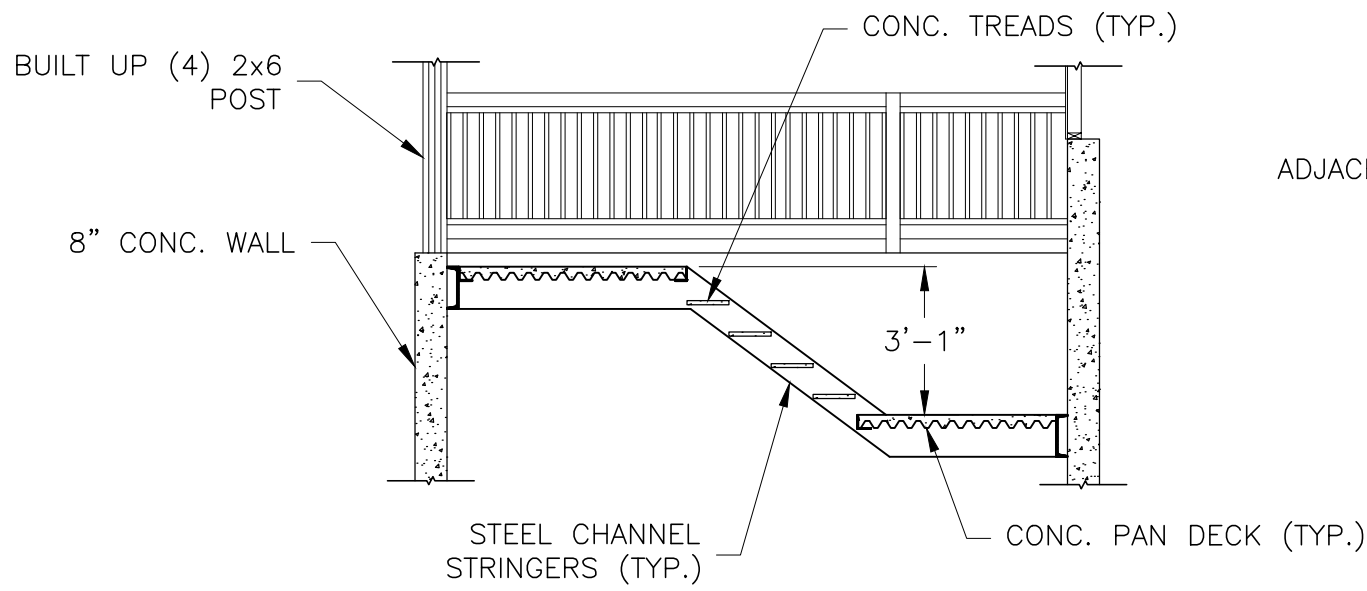
EXISTING STAIR 4 ELEVATION
1/4" = 1'-0" 3 S3



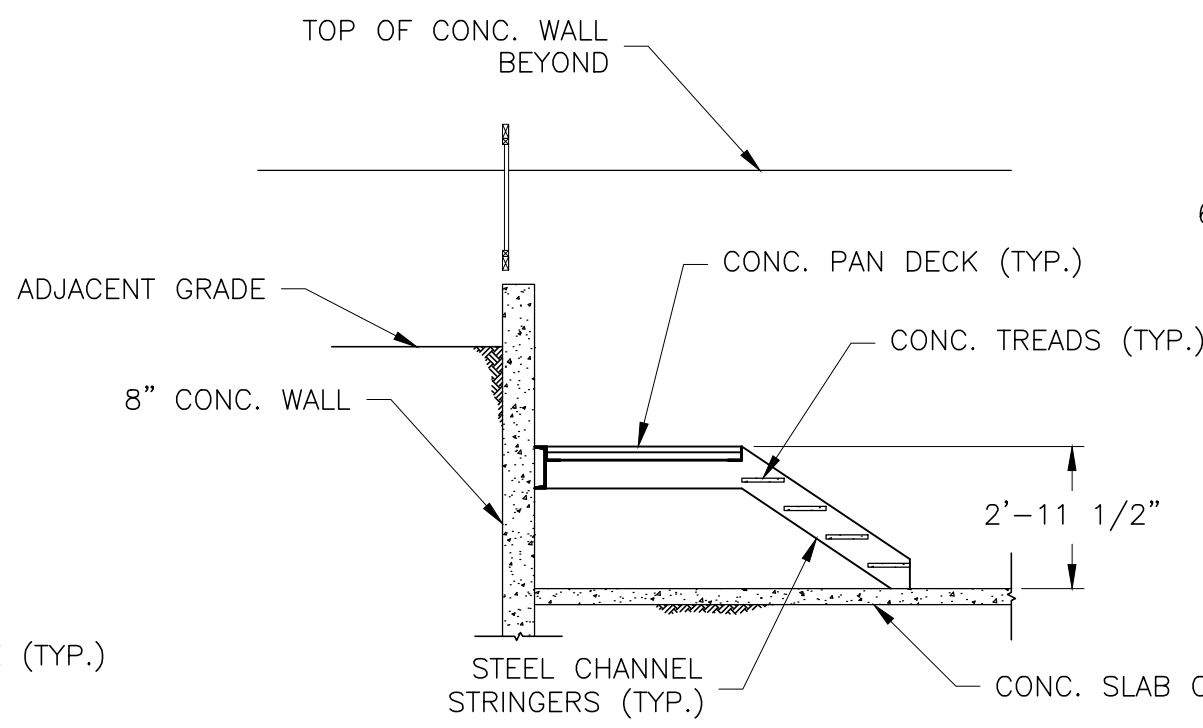
EXISTING STAIR 4 ELEVATION
1/4" = 1'-0" 4 S3



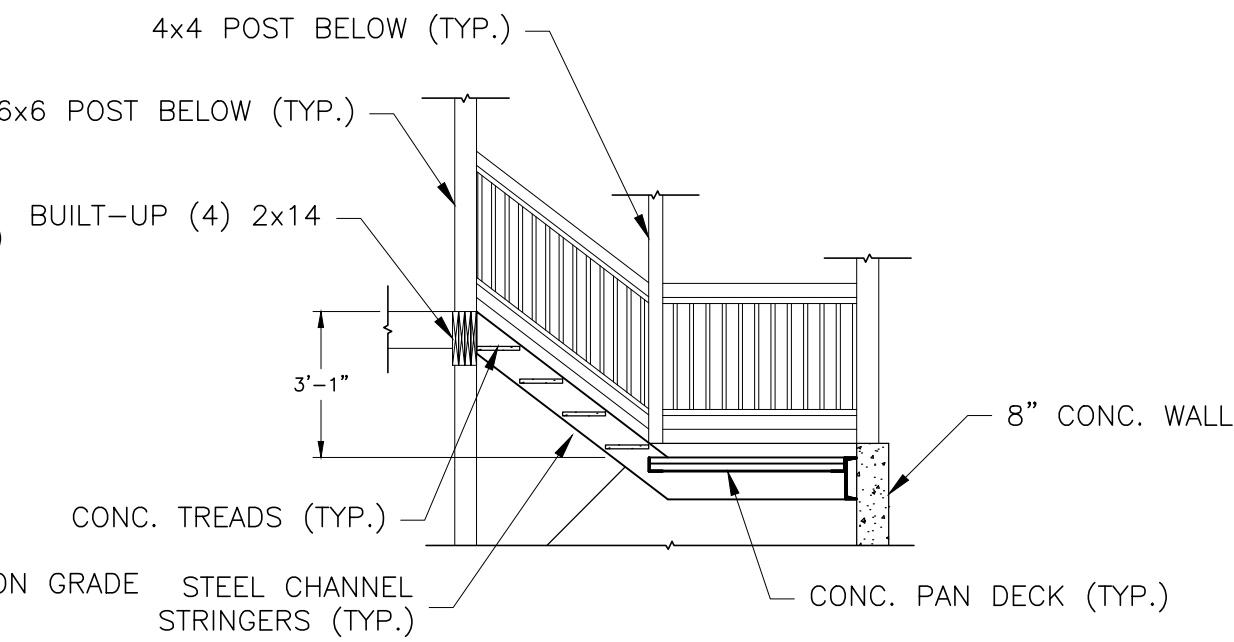
EXISTING STAIR 5 PLAN
1/4" = 1'-0" 5 S3



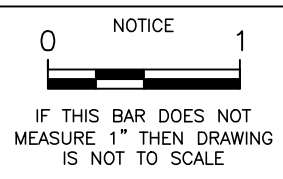
EXISTING STAIR 5 ELEVATION
1/4" = 1'-0" 6 S3



EXISTING STAIR 5 ELEVATION
1/4" = 1'-0" 7 S3



EXISTING STAIR 5 ELEVATION
1/4" = 1'-0" 8 S3



CLIENT INFO:
RAMON GIL
PO BOX 20395
PORTLAND, OR 97294

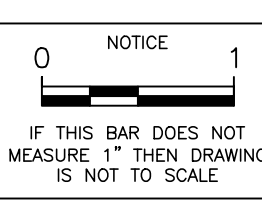
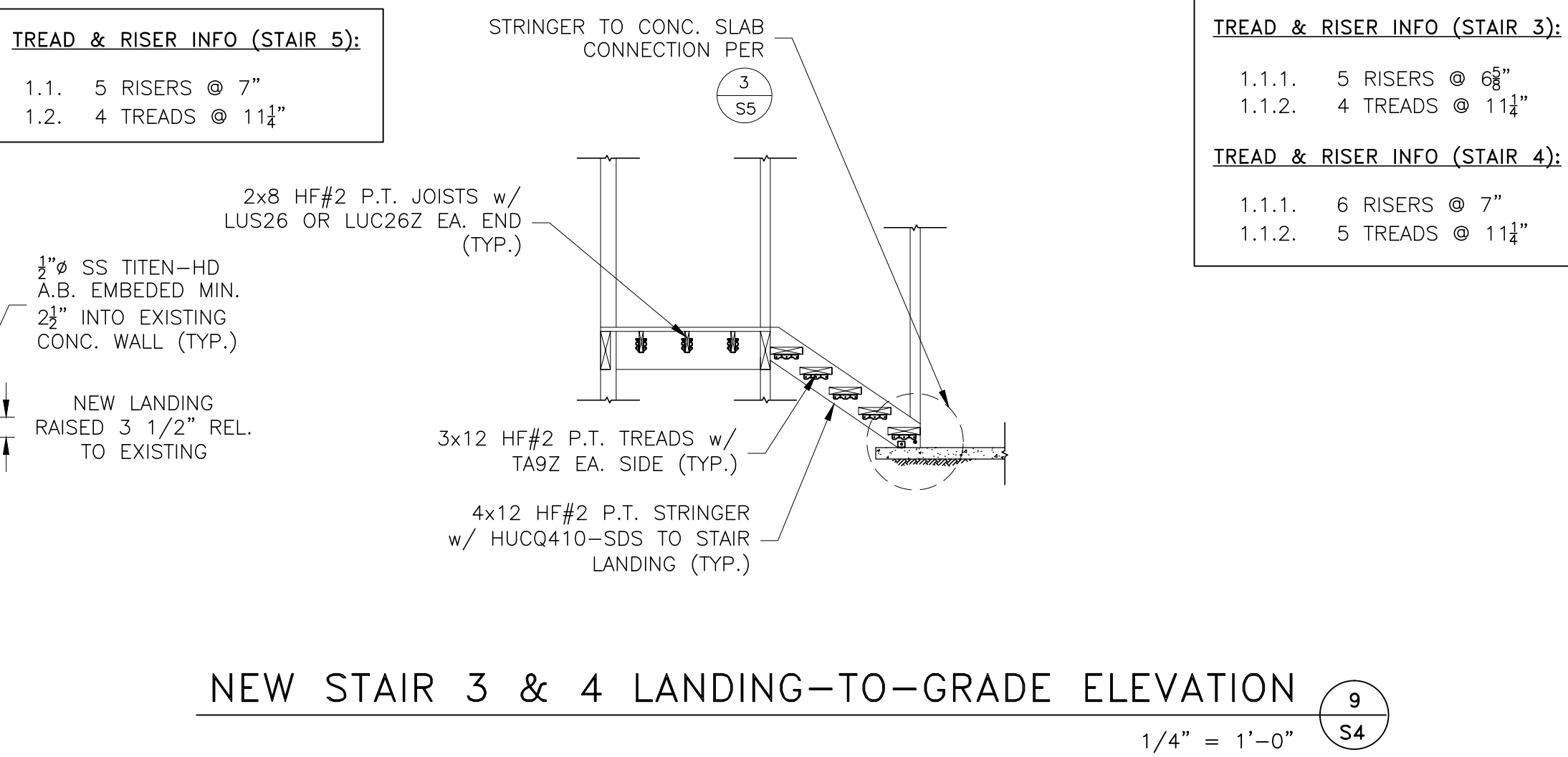
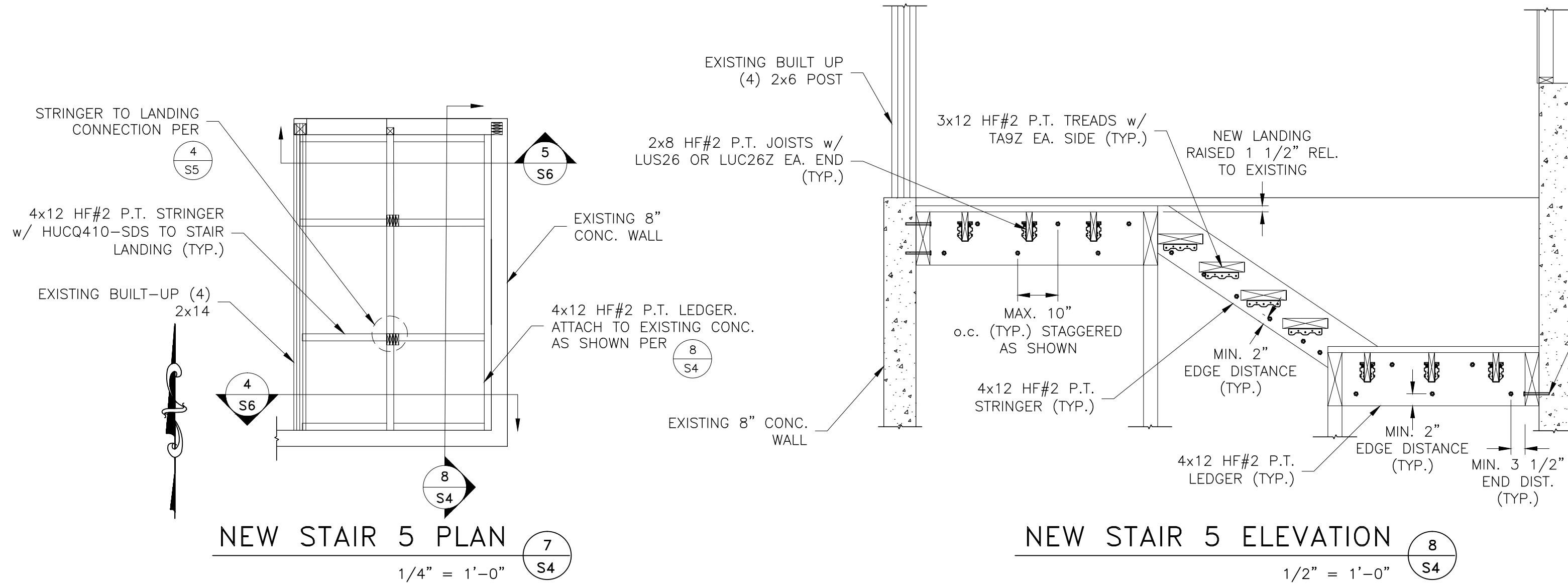
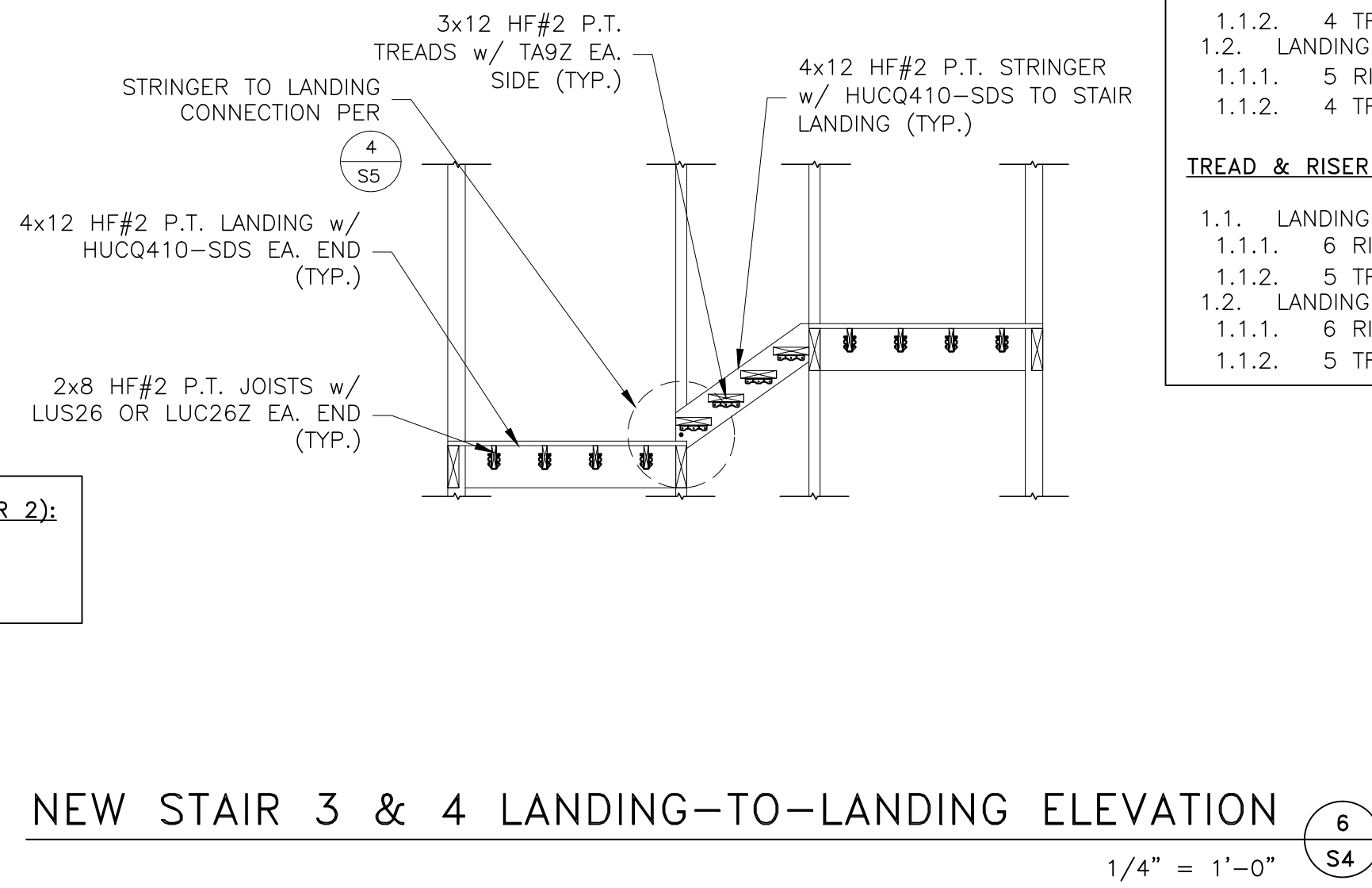
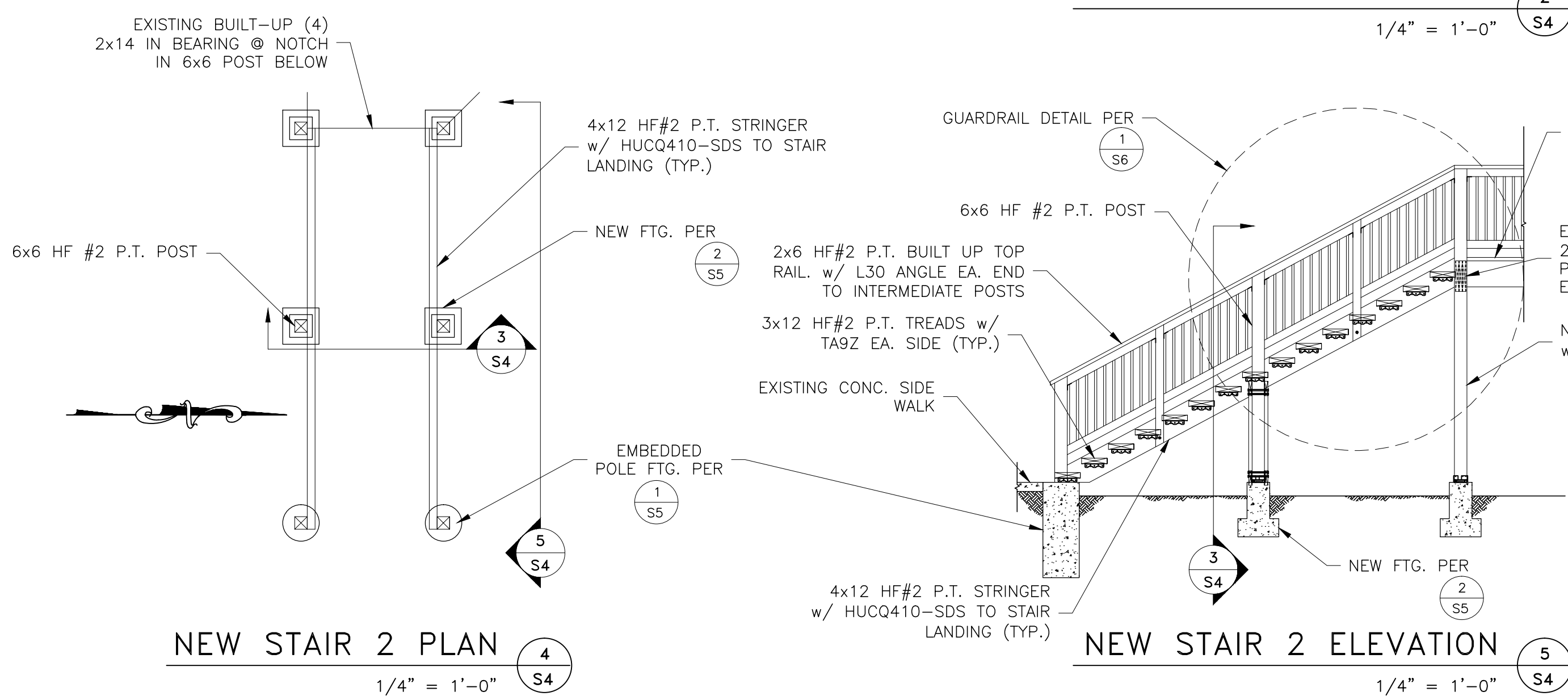
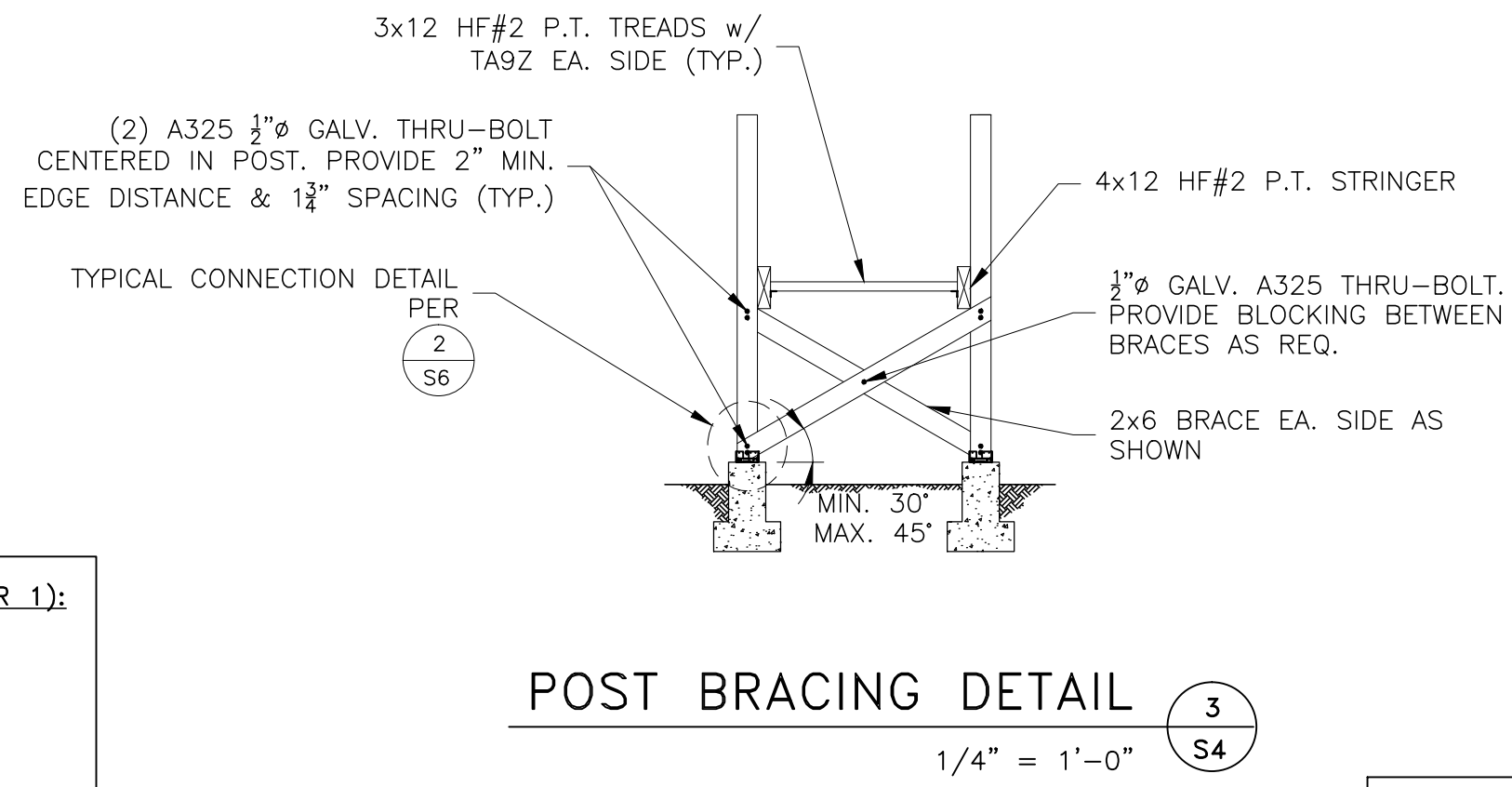
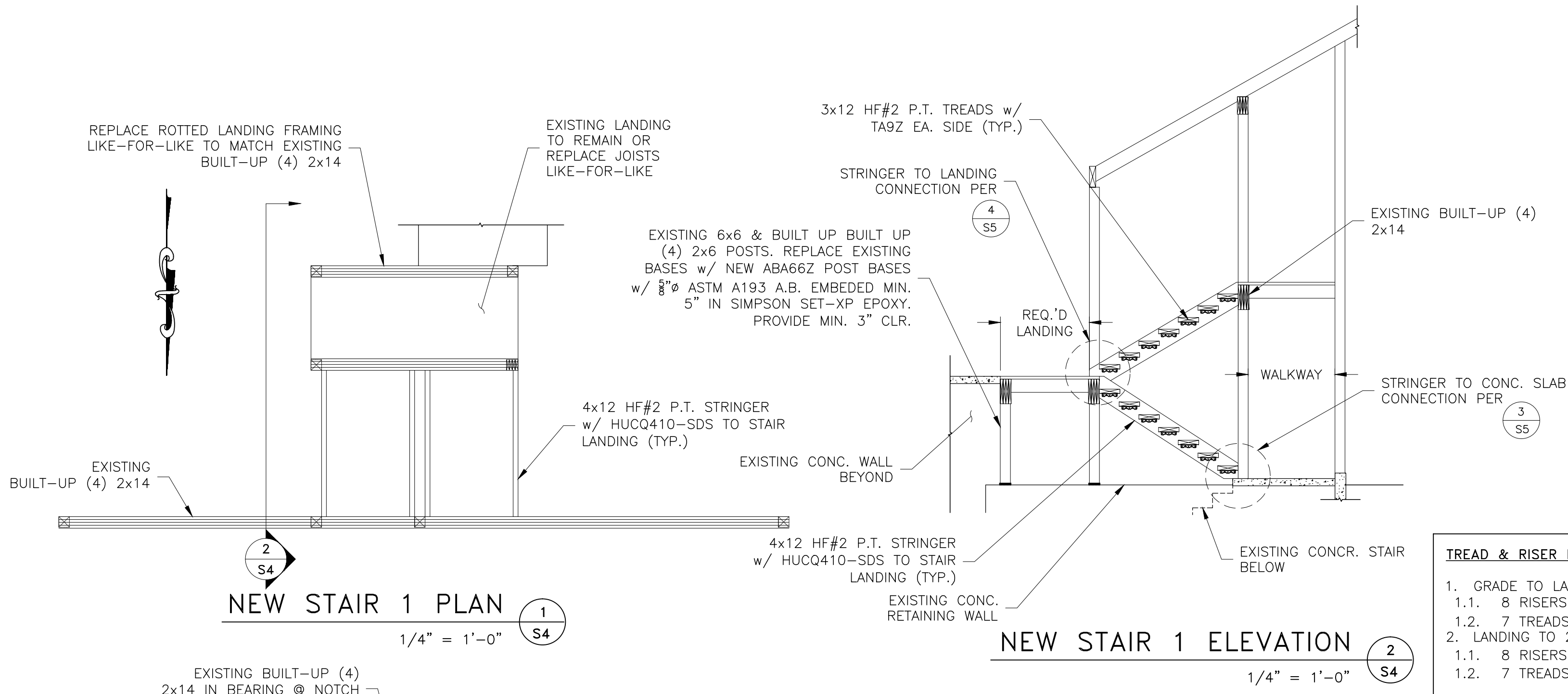
WIMBLEDON SQUARE STAIR
REPLACEMENT

PROJECT SITE:
2837 SE COLT DRIVE
PORTLAND, OR 97202

SHEET CONTENT
xx-xxx-xx
EXISTING STAIR 4,
& 5 PLAN &
ELEVATION

JOB No.
17-322
DRAWN
TQH
CHECKED
JWC
DATE
09/29/17
REVISIONS

X:\2017\17-301 to 17-325\17-322\Working Files by Program\Acad\17-322-01 - Stair Details.dwg S4 10/4/2017 5:19 PM PSE-008 19.0s (LMS Tech)



PSE
PETERSON STRUCTURAL ENGINEERS
9400 SW Barnes Rd., Suite 100
Portland, Oregon 97225
(503) 292-1635

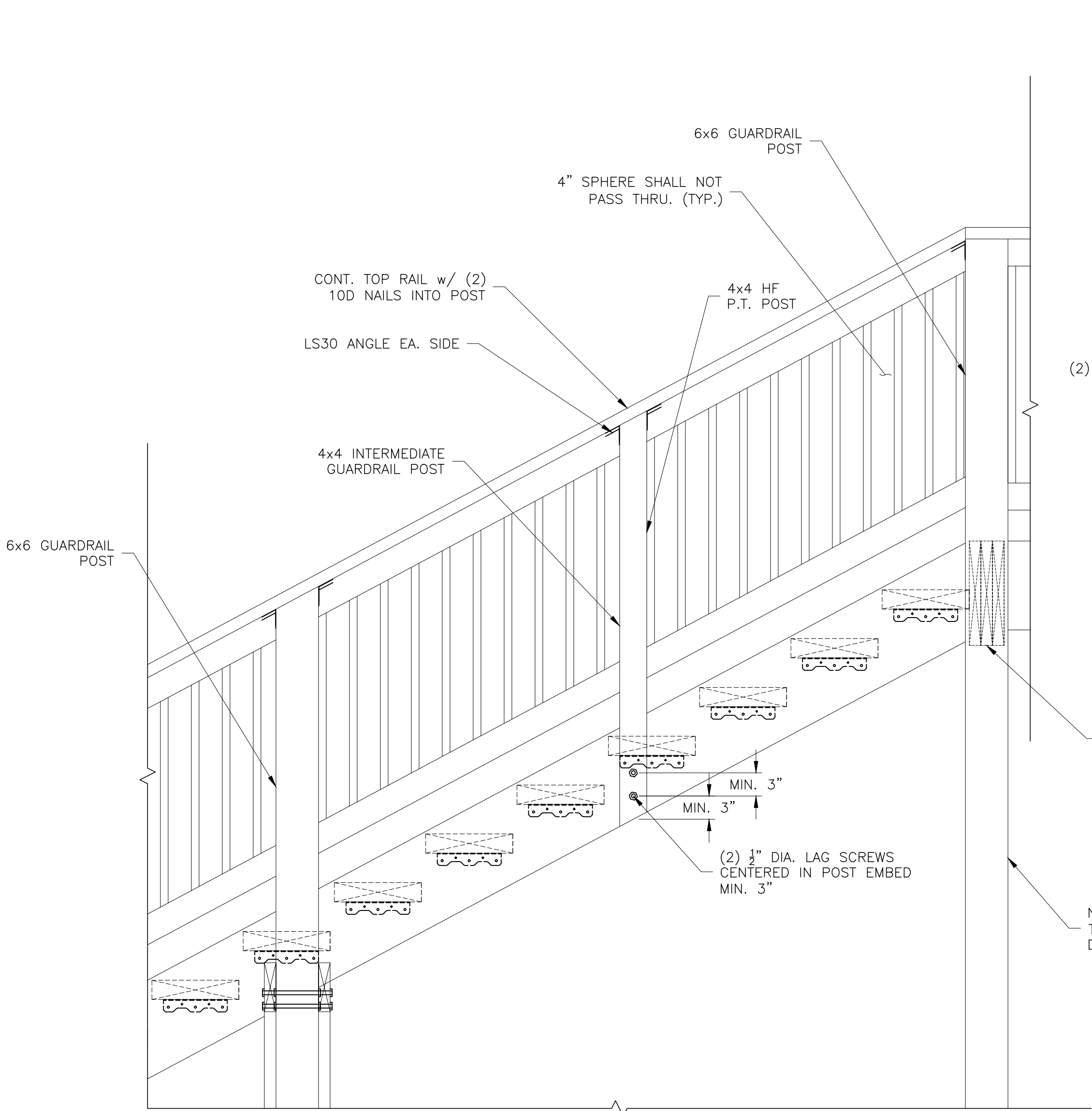
CLIENT INFO:
RAMON GIL
PO BOX 20395
PORTLAND, OR 97294

WIMBLEDON SQUARE STAIR
REPLACEMENT

PROJECT SITE:
2837 SE COLT DRIVE
PORTLAND, OR 97202

SHEET CONTENT	XX-XXX-XX
	NEW STAIR PLAN & ELEVATION
	JOB No.
	17-322
	DRAWN TQH
DATE	09/29/17
REVISIONS	
SHEET	
S4 OF 7	

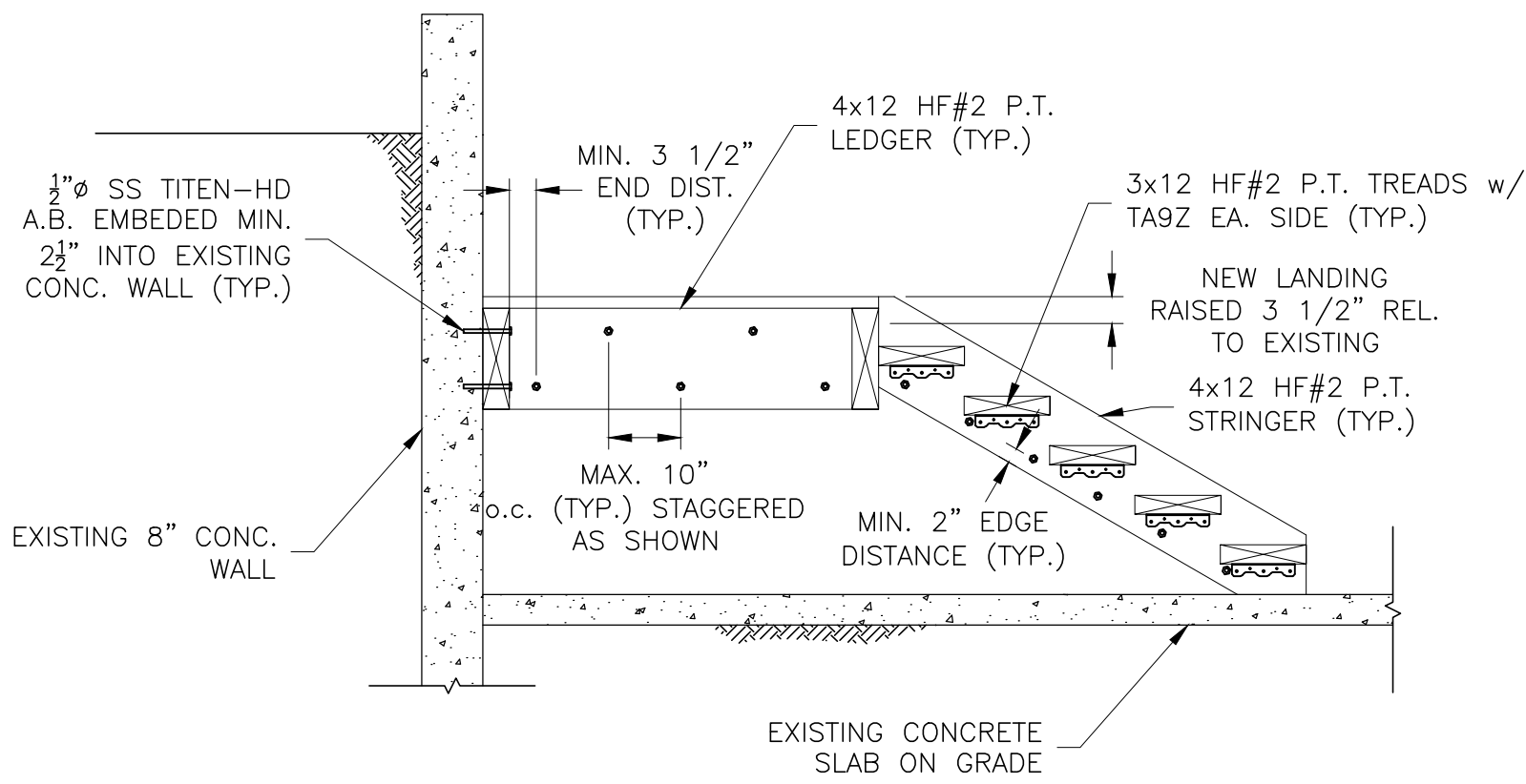
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STAIR 2 GUARDRAIL DETAIL

1" = 1'-0"

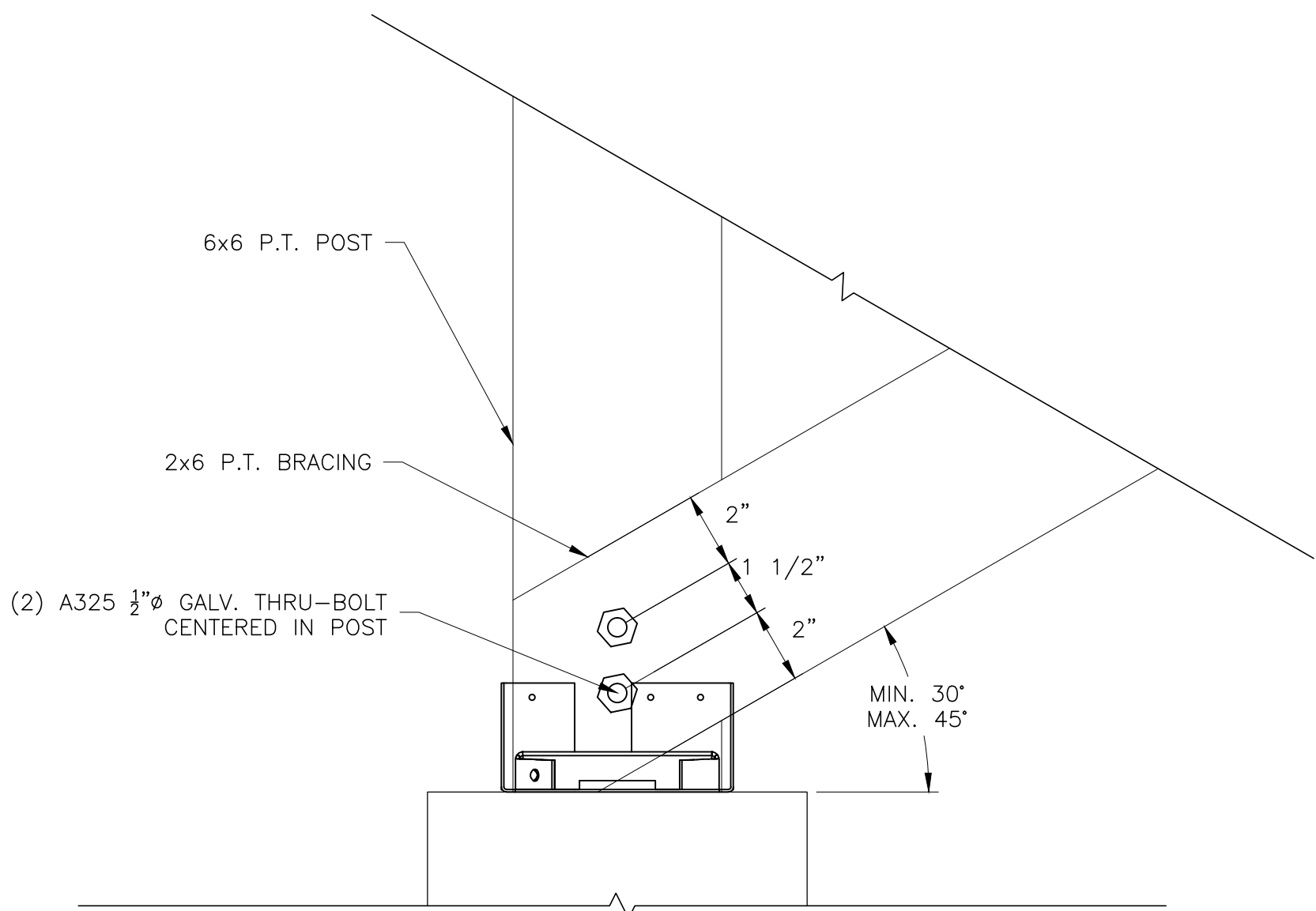
1 S6



NEW STAIR 5 GRADE TO LANDING DETAIL

1/2" = 1'-0"

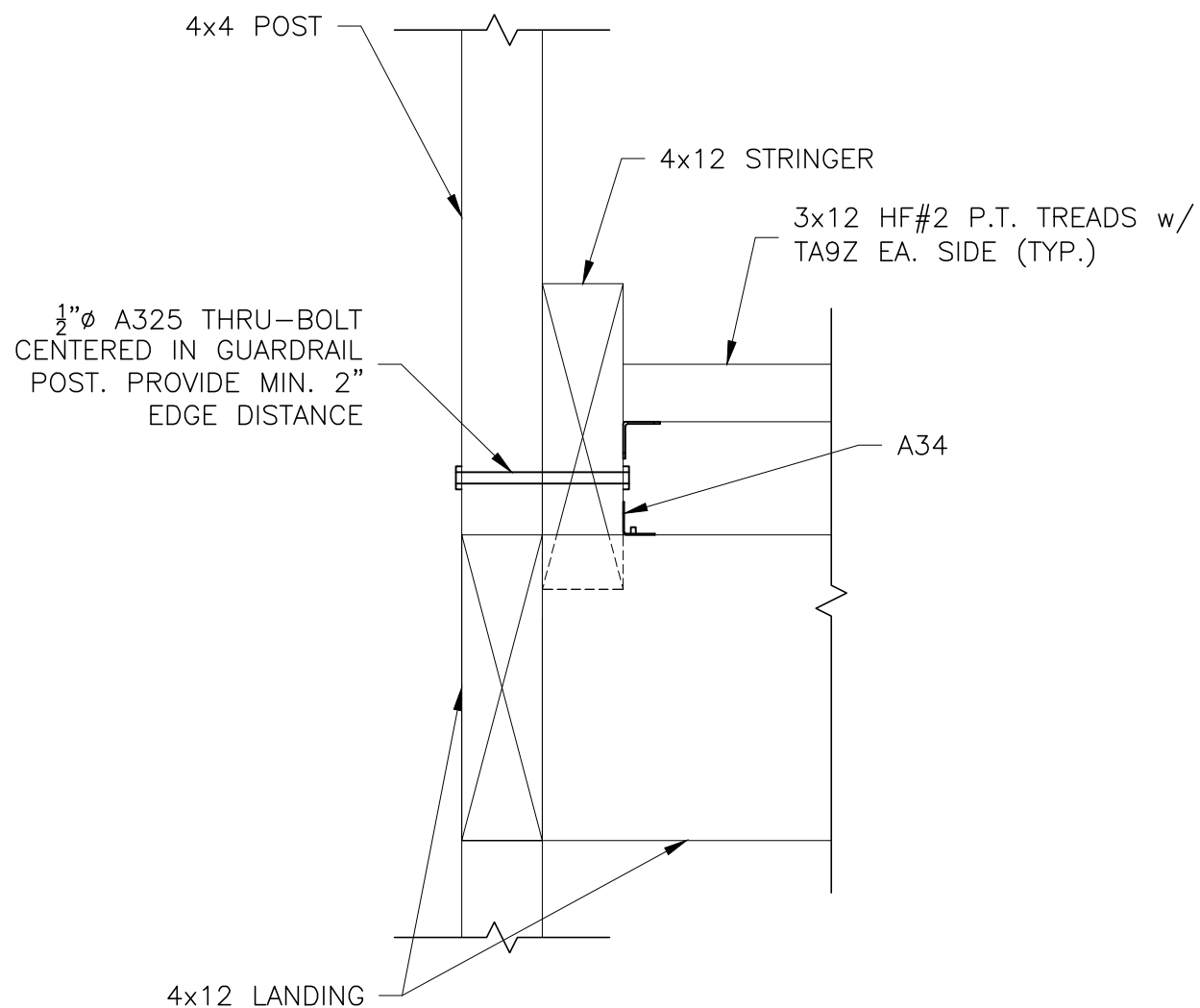
4 S6



BRACE CONNECTION DETAIL

3" = 1'-0"

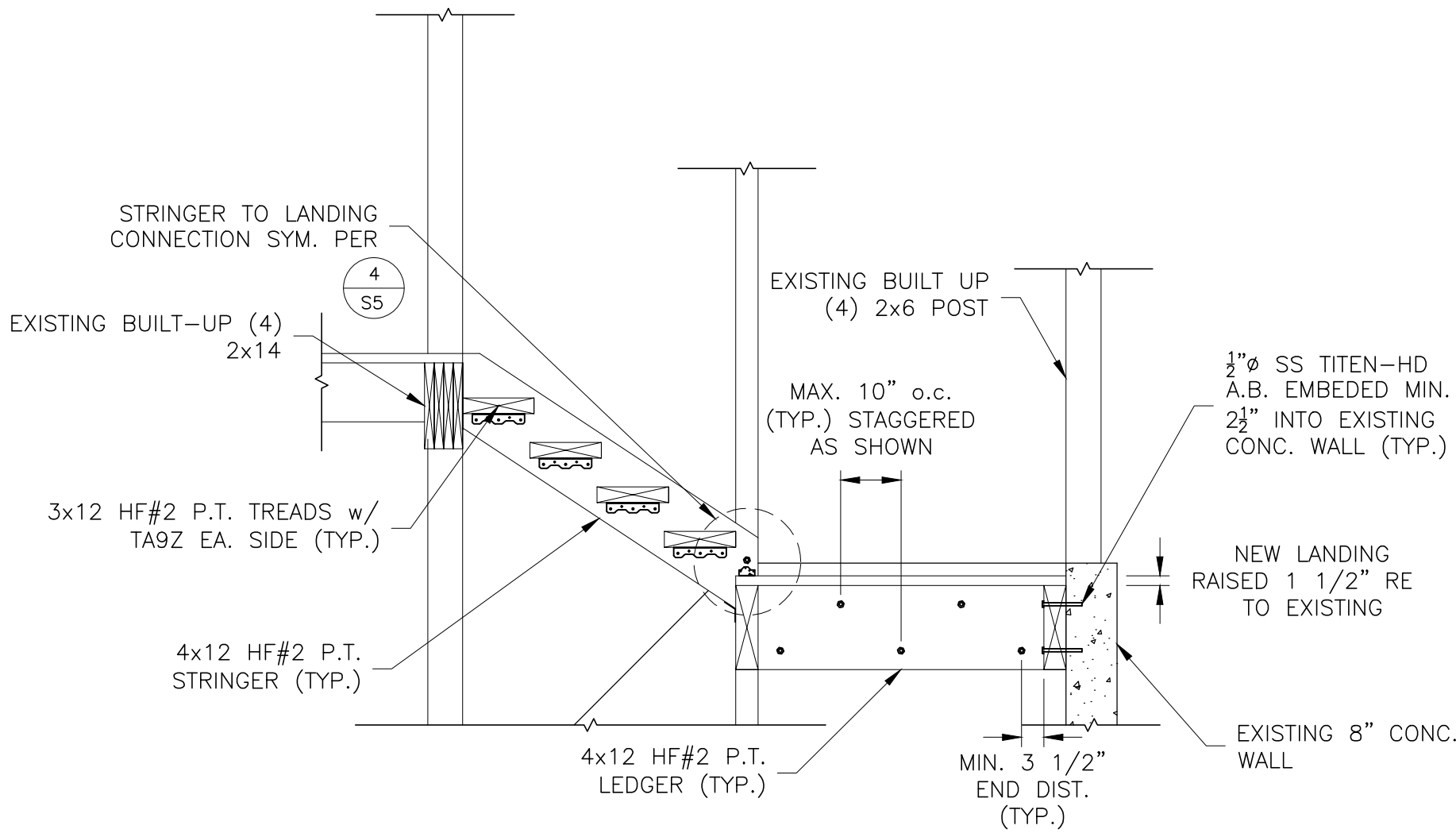
2 S6



STRINGER TO STAIR LANDING DETAIL

1-1/2" = 1'-0"

3 S6



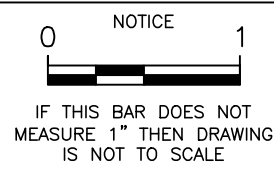
NEW STAIR 5 LANDING TO 2ND FLOOR DETAIL

1/2" = 1'-0"

5 S6

TREAD & RISER INFO (STAIR 5):

- 1.1. GRADE TO LANDING
- 1.1.1. 6 RISERS @ 6 1/2"
- 1.1.2. 5 TREADS @ 11 1/4"
- 1.2. LANDING TO 2ND FLOOR
- 1.1.1. 5 RISERS @ 7"
- 1.1.2. 4 TREADS @ 11 1/4"



NOTICE
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
84724PE
OREGON
WILLIAM COLLINS
EXPIRES 12/31/17

PSE
PETERSON STRUCTURAL ENGINEERS
9400 SW Barnes Rd., Suite 100
Portland, Oregon 97225
(503) 292-1635

WIMBLEDON SQUARE STAIR REPLACEMENT

CLIENT INFO:
RAMON GIL
PO BOX 20395
PORTLAND, OR 97294

PROJECT SITE:
2837 SE COLT DRIVE
PORTLAND, OR 97202

STAIR 2 GUARDRAIL, BRACE CONNECTION, & LANDING CONNECTION DETAIL

JOB No.
17-322

DRAWN
TQH

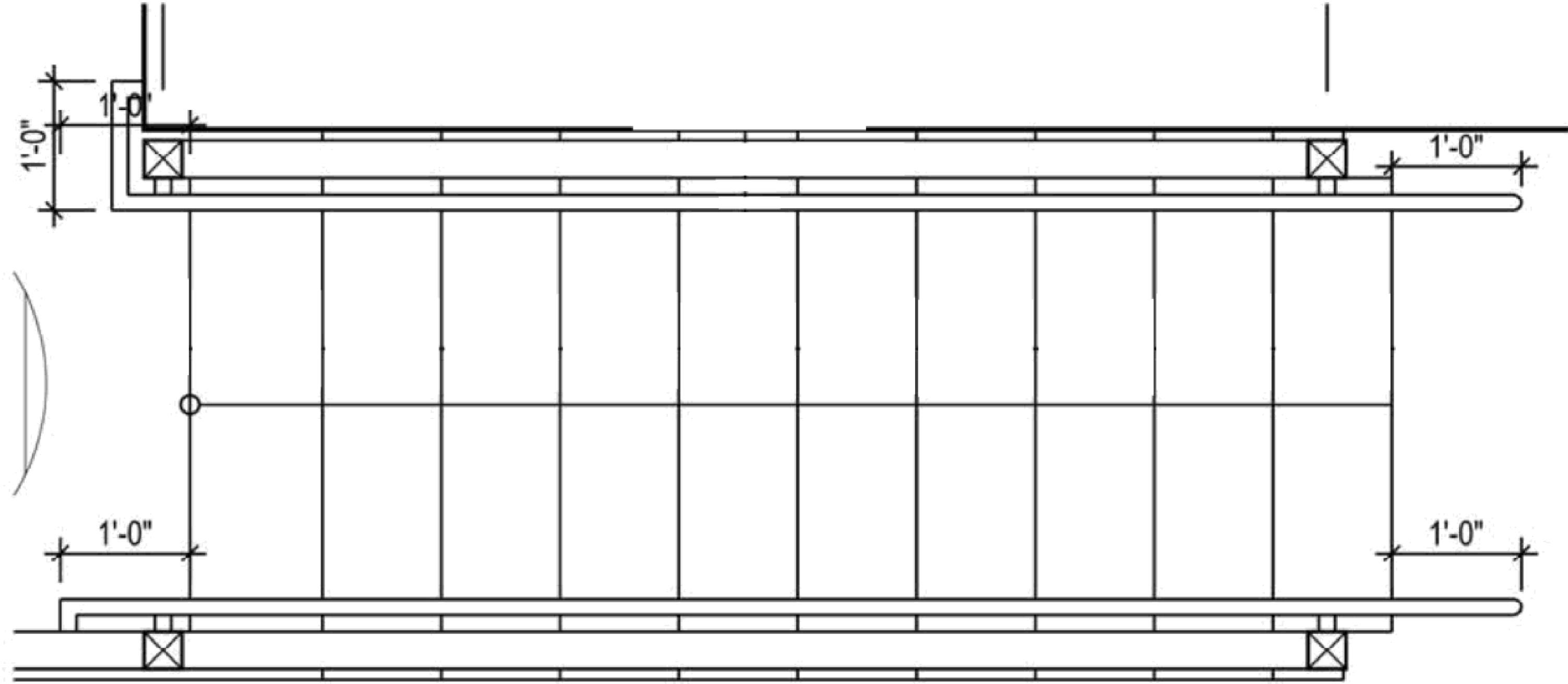
CHECKED
JWC

DATE
09/29/17

REVISIONS

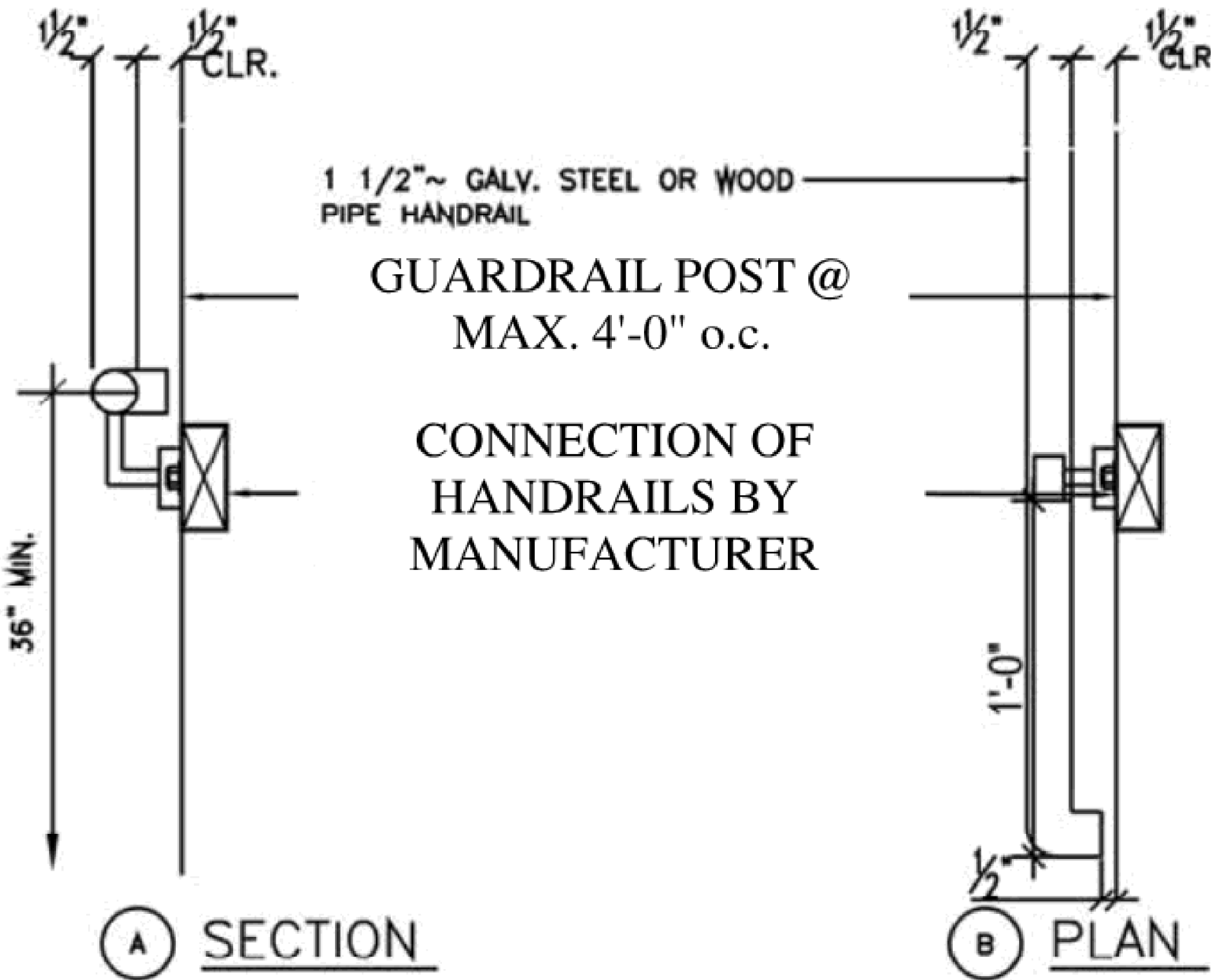
SHEET
S6 OF 7

X:\2017\17-301 to 17-325\17-322\Working Files by Program\Acad\17-322-01 - Stair Details.dwg S7 10/4/2017 5:19 PM PSE-008 19.0s (LMS Tech)

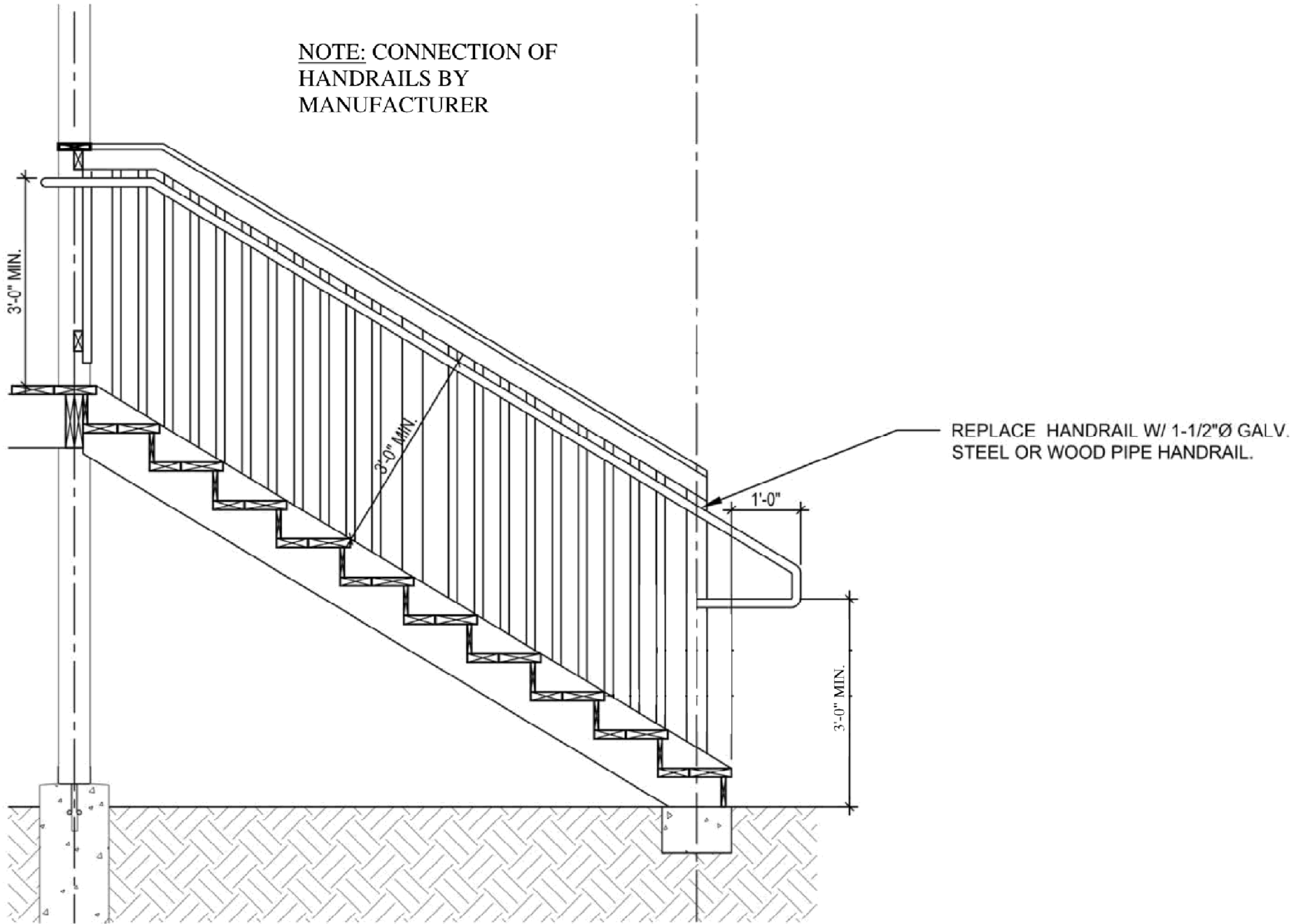


TYPICAL HANDRAIL PLAN
N.T.S. 1 S7

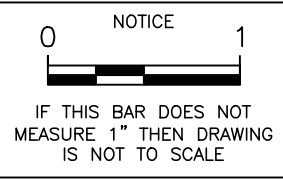
- CONSTRUCTION NOTES:**
1. ALL REPAIRS SHALL ADHERE TO THE MOST RECENT LOCAL AND STATE BUILDING CODES.
 2. ALL EXTERIOR REPLACEMENT STRUCTURAL WOOD MEMBERS SHALL BE PRESSURE TREATED OR CHEMICALLY TREATED TO RESIST ROT AND DECAY.
 3. ALL EXTERIOR REPLACEMENT CONNECTORS SHALL BE CORROSION RESISTANT.
 4. WHEN REPLACING DAMAGED STRUCTURAL MEMBERS, REPLACE WITH NEW MEMBERS OF SIMILAR SIZE, SPECIES AND GRADE OF LUMBER OR MANUFACTURED STRUCTURAL MEMBERS WITH EQUAL OR BETTER PERFORMANCE GRADE.
 5. WHEN REPLACING EXISTING STRUCTURAL CONNECTORS, REPLACE WITH SIMILAR SIZE AND EQUAL OR BETTER PERFORMANCE GRADE.



HANDRAIL CONN. DETAIL
N.T.S. 2 S7



HANDRAIL SECTION
N.T.S. 3 S7



CLIENT INFO:
RAMON GIL
PO BOX 20395
PORTLAND, OR 97294

WIMBLEDON SQUARE STAIR
REPLACEMENT

PROJECT SITE:
2837 SE COLT DRIVE
PORTLAND, OR 97202

SHEET CONTENT
TYPICAL HANDRAIL
SECTION &
CONNECTION DETAIL

JOB No.
17-322
DRAWN
TQH
CHECKED
JWC
DATE
09/29/17
REVISIONS

2827 SE COLT DR (CO)

Folder Property (1) People (4) Info (131) Fee/Charge (9) Process (22) **Process Select (3)** Document File (5) Inspection Req. Comment Attachment

Folder #	R #	Folder	Process	5090 Life Safety Review
2017 166185 000 00 PT		Property 2847 SE COLT DR 97202		Inspection #
2017 166210 000 00 PT		Status Checksheet	Start Date	End Date
2017 166216 000 00 PT		User LIFE SAFETY	Schedule	
2017 166231 000 00 PT		Sign Off Mortensen, Steven	Actual 9/22/2017 11:35:48	
2017 166252 000 00 PT		Discipline OPDR	Base Line	
2017 167079 000 00 PT		Print Flag	Mandatory	Assign To-Do
2017 167159 000 00 PT		Display Order 1700	File Location	Process RSN 49411514
2017 167177 000 00 PT				Priority
2017 167181 000 00 PT		COMMENTS		
2017 167185 000 00 PT		A Text Field Editor (Maximum 4000 characters)		
2017 167196 000 00 PT		9.28.17 SMortensen: Riser height is shown as 8" +/- which is actually 7.4" based on 3'-1" height and 5 risers on several intermediate stair flights on sheet S4, which is not permitted. Stair risers are limited to 7" max per OSSC 1009.7.2. Please address this issue on the drawings. These are new replacement stairs so they are required to meet current code. Applicant may request approval for riser heights that exceed 7" through the building code appeal process. However, I cannot guarantee any building code appeal will be granted. In addition, applicant to revise riser heights on stair sections to indicate specific riser dimension (not plus or minus) to demonstrate that open risers do not exceed 4" (Could not verify construction type through permit research because could not find any inspection cards or microfiche for this address.) Applicant to put all 4 permit numbers on the drawing sets.		
2017 167204 000 00 PT		Attempt (2)		
2017 180115 000 00 PT		Date		
2017 240265 000 00 CO		9/22/2017		
2017 240284 000 00 CO		9/28/2017		
2017 240290 000 00 CO				
2017 240296 000 00 CO				
2017 240300 000 00 CO				
2017 245129 000 00 CO				
2017 245139 000 00 CO				
2017 245149 000 00 CO				
2017 245151 000 00 CO				
		Start Today		
		End Today		

22Sep17Drake Stairs cannot have open risers greater than 4". Call out rise and run of stairs. Call out and show compliant handrails and guardrails. Need to meet current code.