

Development Services

From Concept to Construction

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

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



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 20526

Project Address: 6521-23-25 SE 78th Ave

Hearing Date: 6/12/19

Appellant Name: Gerry Engler

Case No.: B-018

Appellant Phone: 503-227-0440

Appeal Type: building

Plans Examiner/Inspector: John Stelzenmueller, David Bartley

Project Type: commercial

Stories: 2 **Occupancy:** R-2 **Construction Type:** V-B

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Erection of a new structure

LUR or Permit Application No.: 17-135775-CO

Plan Submitted Option: pdf [File 1]

Proposed use: 3 attached townhouses

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 2014 302.1.502, 708.4 and 718

Requires The commercial code sections per OSSC 2014 302.1.502, 708.4 and 718 require 13R fire sprinklers in a R2 occupancy.

Proposed Design We are asking to revise the original permit from the commercial permit error to the townhouse project by simply adding 2-hour fire partitions per the attached 2-hour wall details and delete the sprinklers.

The commercial code sections per OSSC 2014 302.1.502, 708.4 and 718 require 13R fire sprinklers in a R2 occupancy. We should be allowed to do a revision to the approved commercial permit to use ORSC 2014 code section R302.2, 2 & 3. We can use the 2-hour fire partition walls allowed in a townhouse project to eliminate the fire sprinklers and hydrant.

Reason for alternative Owners/Applicants Narrative RE: code appeal.
 6521-23-25 SE 78th. Permit 2017-135775-000-00-CO
 Request: To qualify/build the party walls between the units as 2-hour walls and eliminate the fire sprinkler system.
 This appeal should be granted since the issue was is merely been created by paperwork and is not a real deviation from the code.
 The 2011 Oregon Residential Specialty Code (the code at the time this plan was submitted for building permits) has a definition for a Townhouse and this project fits that definition.
 Section R.302.2.2 & 3 allow construction without a fire sprinkler system if the units are separated by a 2-hour wall. This unit contains a 2-hour wall based on the design and layers of drywall but it is mis- labeled a 1-hour wall. (WP 3110) A diagram of a 2-hour wall is attached (UL U334) and our diagram exceeds the specifications of that wall even though our wall in the plan is called out a

1-hour wall. We propose building UL U334.

History:

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

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

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

We checked with fire-life-safety and they told us that Jeff Herman was wrong. We asked to double check. They asked a senior plans examiner and that person told them that there was no way that this building was exempt from all the commercial requirements including a fire sprinkler system.

They were all wrong and Jeff Harmon was right. Only in the last couple of months and after looking at the plans of similar projects I found out about "Townhouse" construction without property lines. (See city stamp from plan excerpt of a similar 3-unit building.)

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

This adjustment should be granted. Attachments:

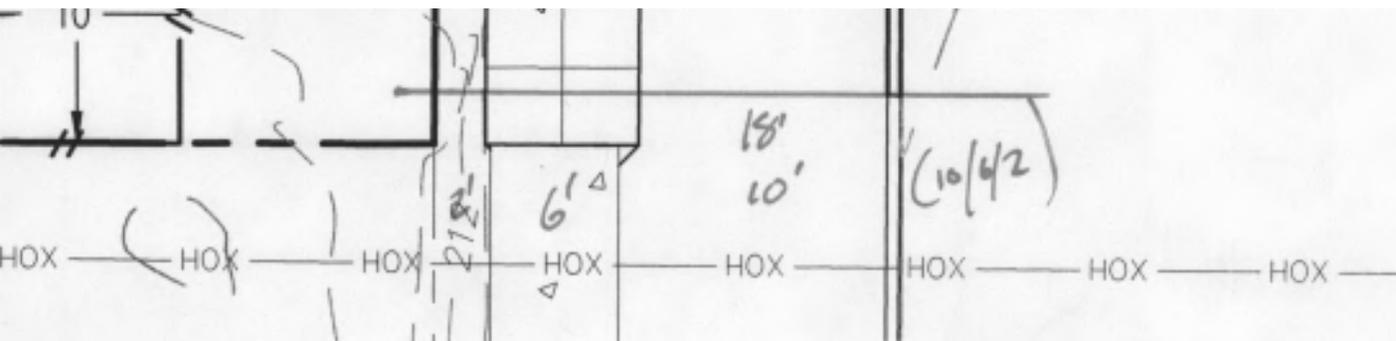
- City stamp from plan excerpt of a similar 3-unit building.
- Plan excerpt. Detail WP 3110
- Wall detail UL U334

APPEAL DECISION

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

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

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



TOWNHOUSE CONSTRUCTION

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

THE EXISTENCE AND UTILITIES OR STRUCTURE OBTAINED BY A SEARCH OF THE BEST OF OUR KNOWLEDGE AND BELIEF, EXCEPT THOSE SHOWN ON THIS PLAN, IS REQUIRED TO TAKE NECESSARY PRECAUTIONS TO PROTECT THE UTILITY LINES AND THE CONTRACTOR FURNISHES NO RESPONSIBILITY FOR THE STRUCTURES SHOWN ON THIS PLAN.

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

GA FILE NO. WP 3110

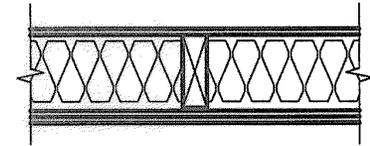
GYPHUM WALLBOARD, RESILIENT CHANNELS,
MINERAL FIBER INSULATION, WOOD STUDS

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

OPPOSITE SIDE: BASE LAYER 5/8" TYPE "X" GYPHUM WALLBOARD OR GYPHUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 5d COATED NAILS, 1-5/8" LONG, Ø.086" SHANK, 15/64" HEADS, 32" O.C. SECOND LAYER 1/2" TYPE "X" GYPHUM WALLBOARD OR GYPHUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 8d COATED NAILS, 2-3/8" LONG, Ø.113" SHANK, 9/32" HEADS, 12" O.C. FACE LAYER 1/4" REGULAR GYPHUM WALLBOARD APPLIED PARALLEL TO STUDS WITH 3/4" DAUBS OF ADHESIVE 12" O.C. VERTICALLY AND HORIZONTALLY. 2" GLASS FIBER INSULATION, Ø.90 PCF, STAPLED TO THREE LAYER SIDE IN STUD SPACE.

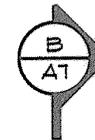
JOINTS STAGGERED 16" EACH LAYER AND SIDE (LOAD BEARING)

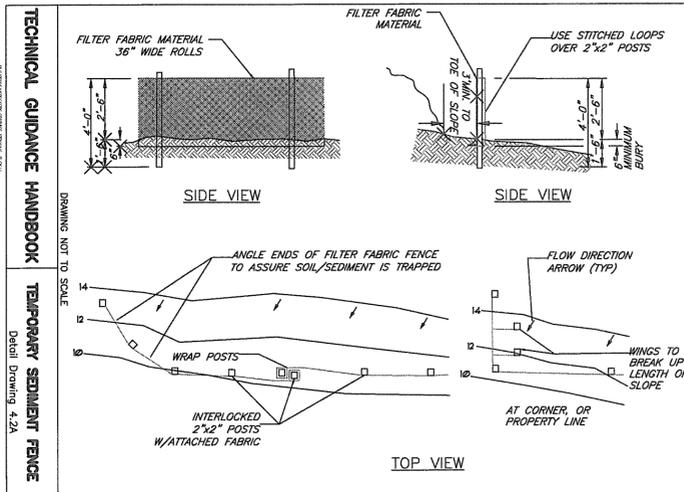
1 HOUR FIRE 55 to 59 STC SOUND



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

1 **FIRE PARTITION**
A3 * REFER TO CONNECTIONS DETAIL T/A10

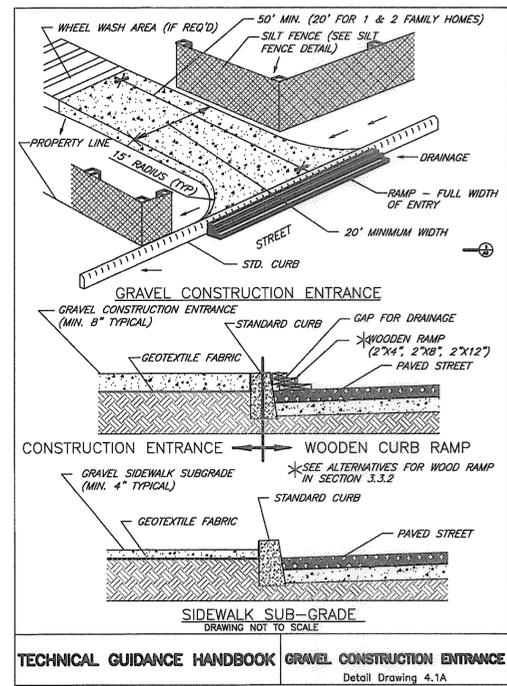




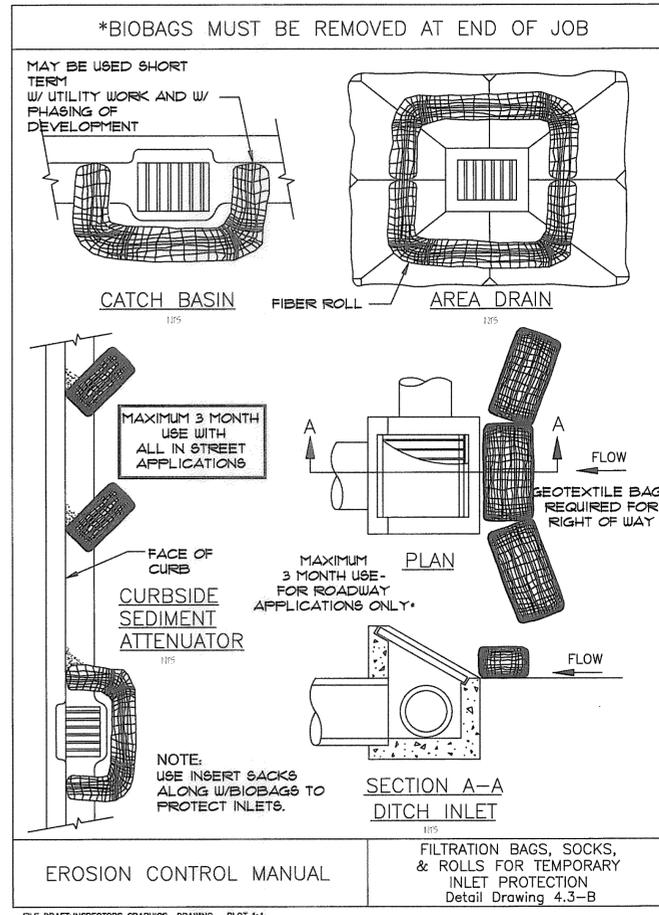
1 **SILT FENCE DETAIL**
A0.1 NO SCALE:

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

BES Pollution Prevention:
Approved By: *[Signature]* Date: 9-21-17
By: *[Signature]* 8-22-18



2 **CONSTRUCTION ENTRANCE**
A0.1 NO SCALE:



3 **EROSION CONTROL**
A0.1 NO SCALE:

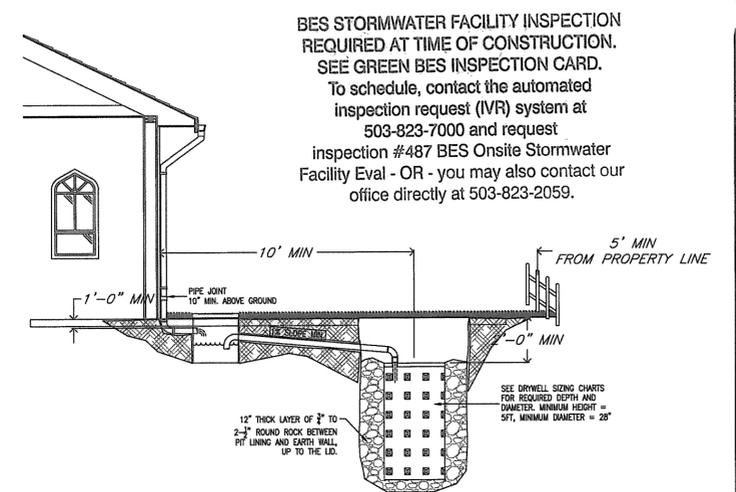


Exhibit 2-36: Drywell Sizing Table

Use approved has been plan by BES for credit reduction of stormwater. The following chart shall be used to select the number and size of drywells. Any items are exceptions.

Area (sq-ft)	24\"/>	
	Drywell Depth	Drywell Depth
0-100	1	1
100-200	1	2
200-300	2	2
300-400	2	3
400-500	3	3
500-600	3	4
600-700	4	4
700-800	4	5
800-900	5	5
900-1000	5	6

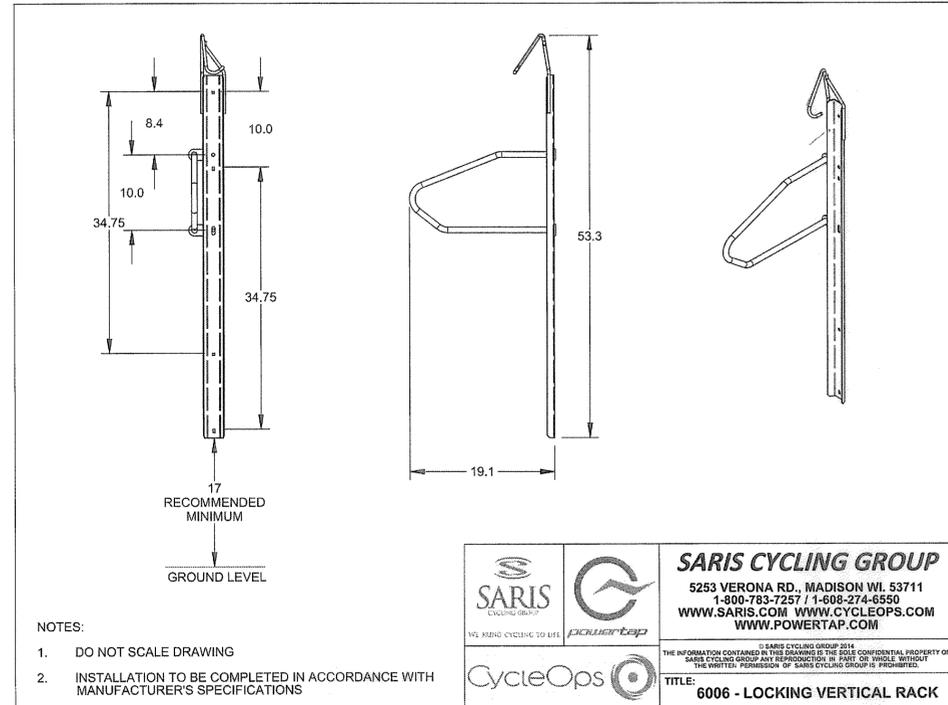
STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

Simplified / Presumptive Design Approach - Drywell

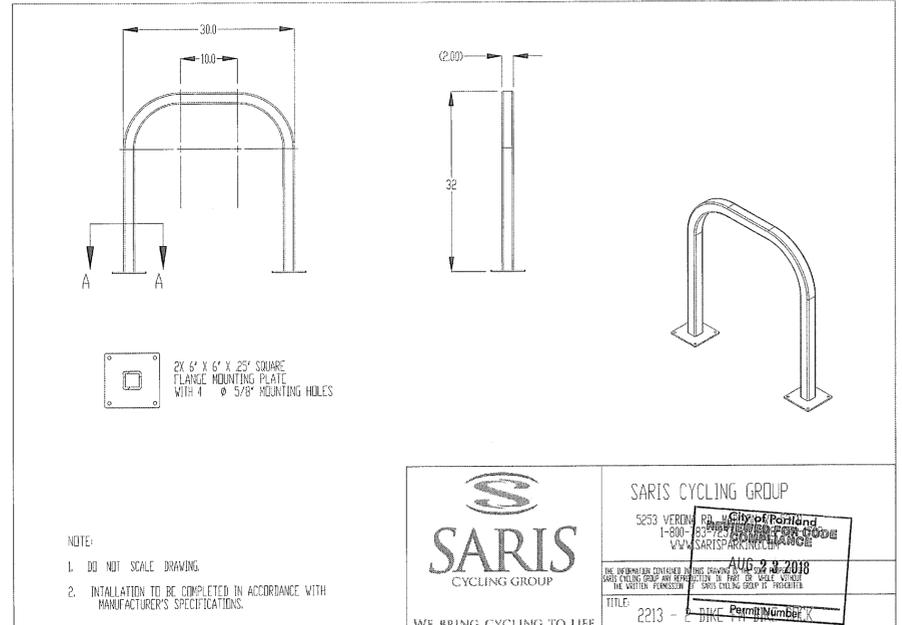
Bureau of Environmental Services

A0.1 - SITE PLAN

4 **DRYWELL DETAIL**
A0.1 NO SCALE:



5 **INDOOR BIKE RACK DETAIL**
A0.1 NO SCALE:



6 **OUTDOOR BIKE RACK DETAIL**
A0.1 NO SCALE:



REVISIONS:

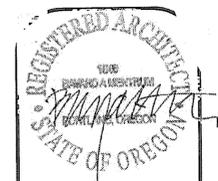
NO.	DESCRIPTION

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

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

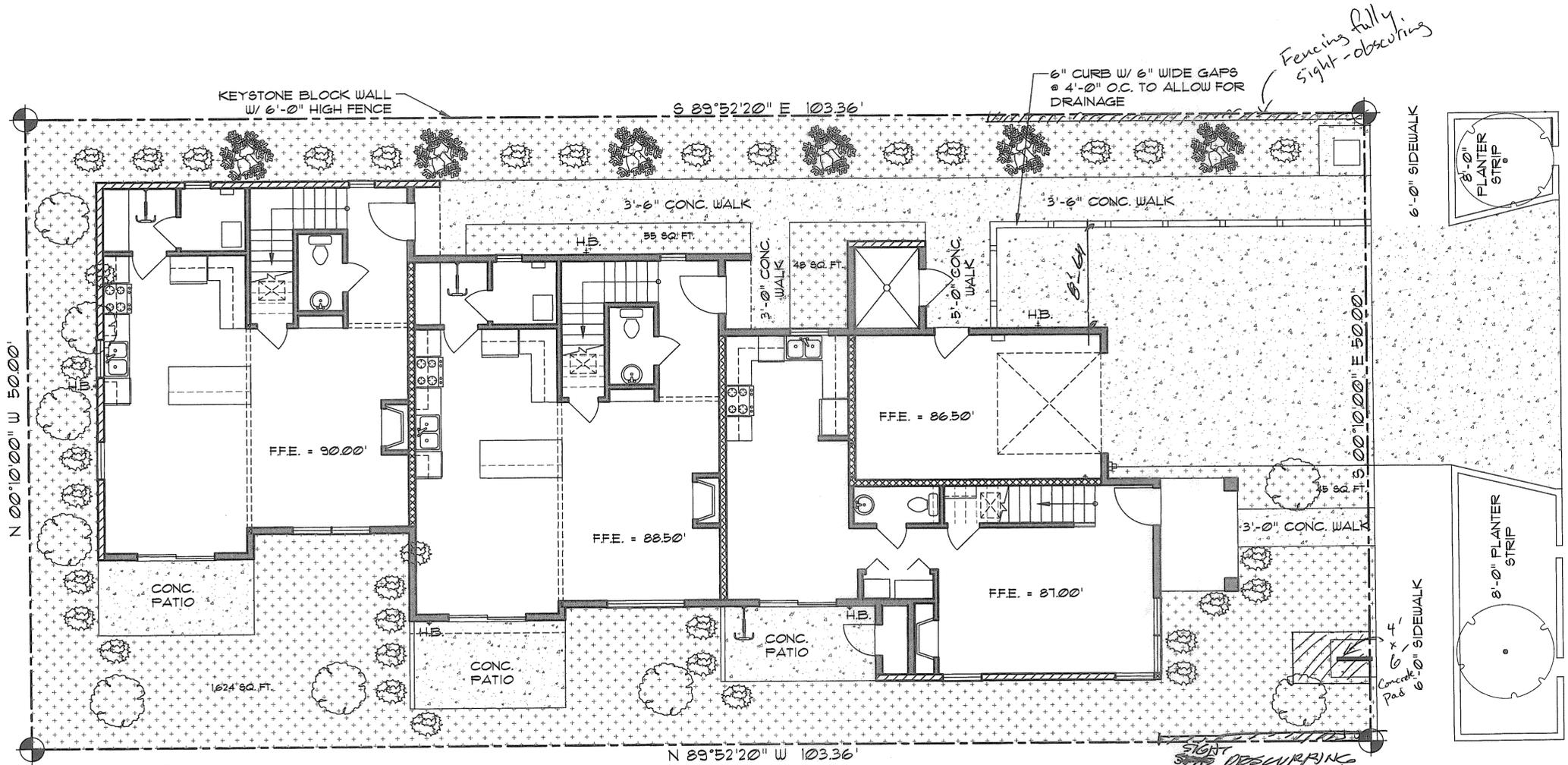
DRAWN BY: PETE WILSON
DATE: 9/26/17
SHEET NO:

A0.1 OF 11



REVISIONS:

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



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

PLANT LIST
 PLANTS, SHRUBS, SMALL TREES AND GROUND COVER MUST COVER MIN 90% OF PLANTERS. LANDSCAPING TO MEET "L1" STANDARDS

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

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

A0.2

OF 11

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

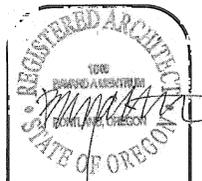
LANDSCAPE PLAN
 SCALE: 3/16" = 1'-0"
 6515 SE 18TH
 LOT 3
 BLOCK 3
 WESTON



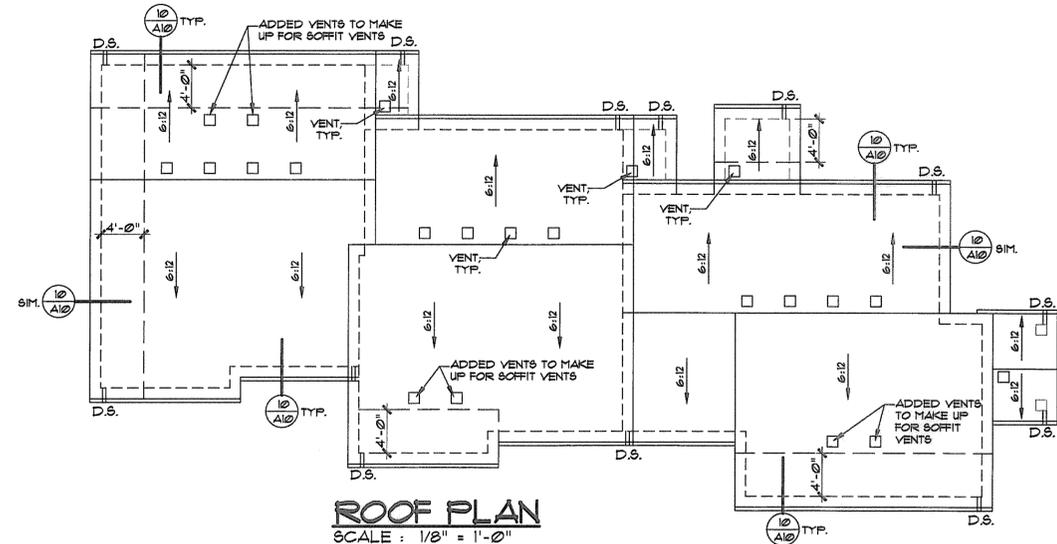
LANDSCAPE CALCULATION
 TOTAL LOT SQ. FT. = 5,168 SQ. FT.
 LANDSCAPED AREA = 1,172 SQ. FT.

SIGHT STRIP OBSCURING FENCES MAX. 7'-0" HIGH

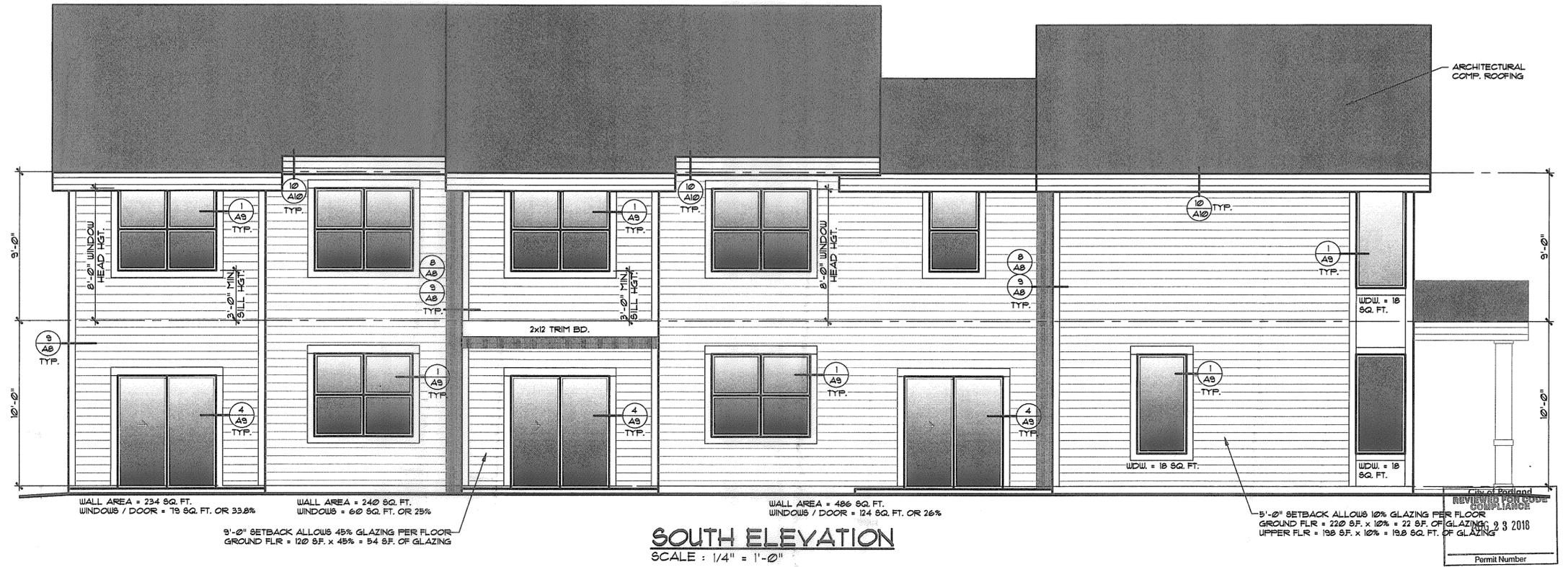
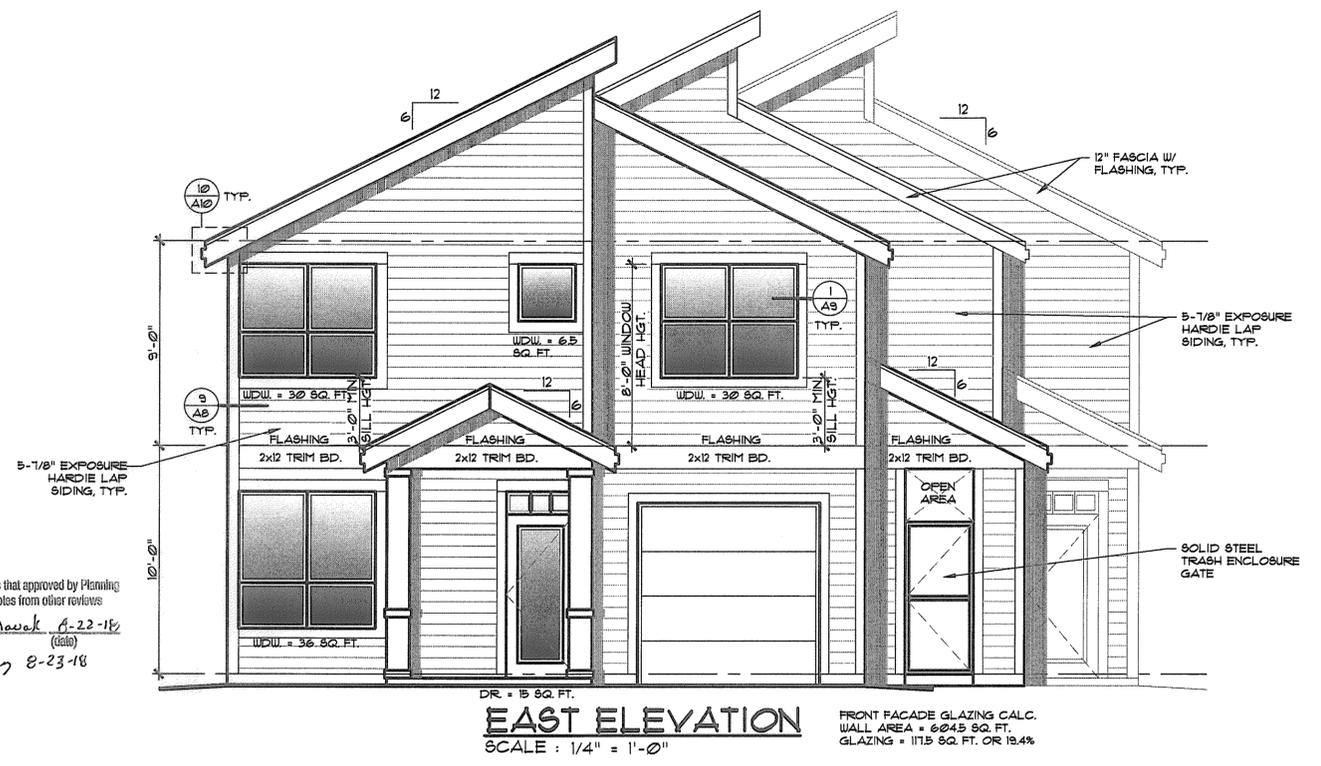
City of Portland
 REVIEWER FOR CODE COMPLIANCE
 AUG 23 2018
 Permit Number



REVISIONS:



This plan matches that approved by Planning and includes all notes from other reviews.
 Janelly Nawak 8-22-18 (name) (date)
 By B. Long 8-23-18



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

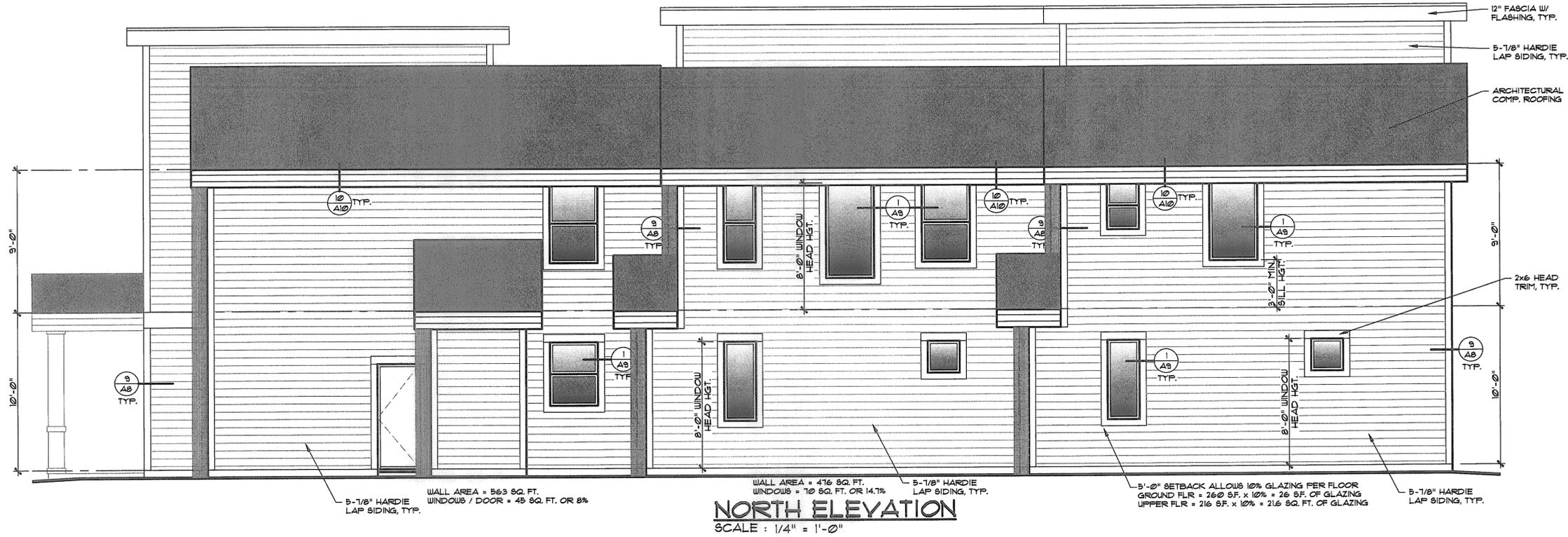
MENTRUM ARCHITECTURE INCORPORATED
 11860 S.E. MORRISON ST.
 PORTLAND, OR. 97216
 PHONE: 971-270-9663

DRAWN BY: PETE WILSON
 DATE: 1/22/2018
 SHEET NO:

A1
 OF 11

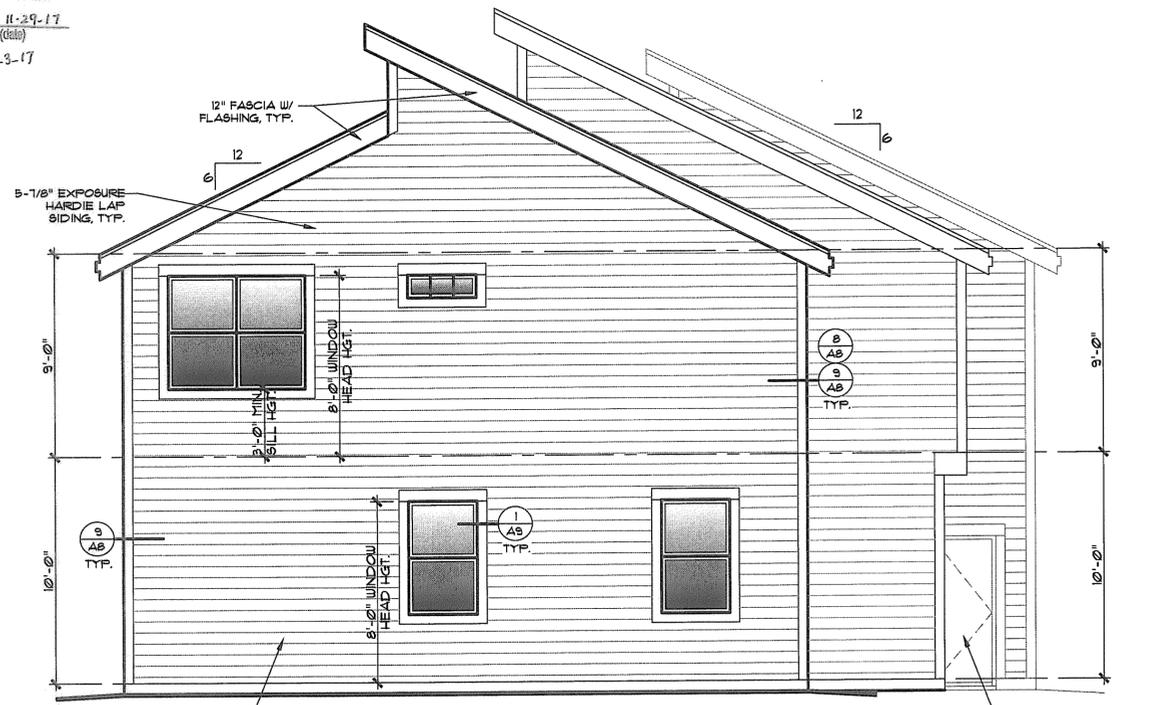


REVISIONS:



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

This plan matches that approved by Planning and includes all notes from other reviews.
Amothy Douak 11-29-17 (name) (date)
 By: B. Long 8-23-17



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

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 PHONE: 971-270-9663

DRAWN BY: PETE WILSON
 DATE: 3/26/17

SHEET NO:

A2
OF 11

City of Portland
 REVIEWED FOR CODE COMPLIANCE
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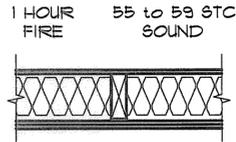
GYPSTUM WALLBOARD, RESILIENT CHANNELS,
MINERAL FIBER INSULATION, WOOD STUDS

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

OPPOSITE SIDE: **BASE LAYER 5/8" TYPE "X" GYPSTUM WALLBOARD OR GYPSTUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 5/8" COATED NAILS, 1-5/8" LONG, ØØØØ" SHANK, 15/64" HEADS, 32" O.C. SECOND LAYER 1/2" TYPE "X" GYPSTUM WALLBOARD OR GYPSTUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 8/3 COATED NAILS, 2-3/8" LONG, Ø113" SHANK, 9/32" HEADS, 12" O.C. FACE LAYER 1/4" REGULAR GYPSTUM WALLBOARD APPLIED PARALLEL TO STUDS WITH 3/4" DAUBS OF ADHESIVE 12" O.C. VERTICALLY AND HORIZONTALLY. 2" GLASS FIBER INSULATION, Ø.90 PCF, STAPLED TO THREE LAYER SIDE IN STUD SPACE.**

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

1 FIRE PARTITION
A3 REFER TO CONNECTIONS DETAIL 1/A10



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

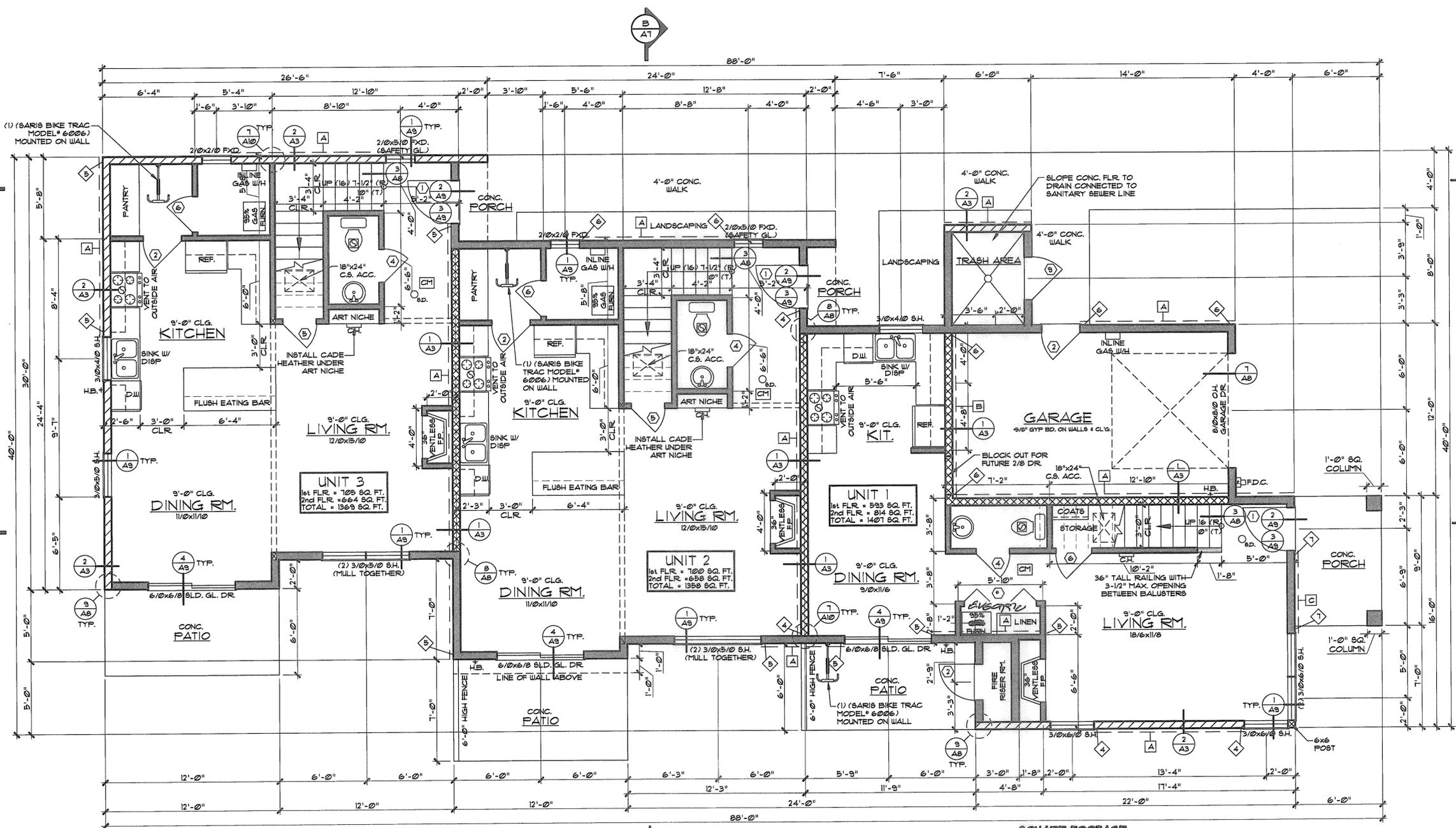
GA FILE NO. WP 8130	PROPRIETARY 1	1 HOUR FIRE
GYPSTUM WALLBOARD, GLASS MAT GYPSTUM SUBSTRATE, WOOD STUDS		
EXTERIOR SIDE: One layer 5/8" proprietary type X glass mat gypsum substrate (sheathing) applied parallel or at right angles to 2 x 4 wood studs 16" o.c. with galvanized roofing nails, 1 1/4" long, 0.128" shank, 7/16" head, 7" o.c. Exterior surface covered with weather exposed cladding or finish system.		
INTERIOR SIDE: One layer 5/8" proprietary type X glass mat gypsum substrate, glass mat water-resistant gypsum backing board, gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.		
Joints staggered on opposite sides. (LOAD-BEARING)		
PROPRIETARY GYPSTUM BOARD		
G-P Gypsum	5/8" Dens-Glass Gold® Fireguard®	
Lafarge North America Inc.	5/8" Firecheck®	

2 RATED WALL ASSEMBLY
A3 NO SCALE:

- DOOR SCHEDULE**
ALL DOORS TO HAVE ADA & ANSI APPROVED LEVER HARDWARE
- 3'-0" x 6'-8" FULL LIGHT FIBERGLASS DOOR W/ SAFETY GLASS
 - 2'-6" x 6'-8" STEEL 20 MIN. RATED DOOR
 - 2'-6" x 6'-8" PRE-FINISH WOOD W/ PASSAGE HARDWARE
 - 2'-4" x 6'-8" PRE-FINISH WOOD W/ PRIVACY LOCK
 - 2'-4" x 6'-8" PRE-FINISH WOOD
 - 2'-6" x 6'-8" PRE-FINISH WOOD
 - 5'-0" x 6'-8" BI-FOLD PRE-FINISH WOOD
 - 3'-0" x 6'-8" BI-FOLD PRE-FINISH WOOD
 - 3'-0" x 6'-8" STEEL GATE WITH CARD KEY

- FLOOR PLAN NOTES**
- 5/8" GREEN BD. GYP. BD. REQUIRED BEHIND ALL TUBS, SHOWERS, WATER HEATERS, KITCHEN SINKS & WASHER / DRYERS
- USE CAST IRON WASTE LINES & DOWNSPOUT DRAINS
- ALL PENETRATIONS AND DUCTS THRU AN EXTERIOR FIRE RATED WALL REQUIRE PROTECTED OPENINGS.
- FOR TYPICAL WALL CONNECTIONS REFER TO DETAIL 1/A10
- SD = SMOKE DETECTOR W/ BACKUP BATTERY
 - EX = EXHAUST FAN, VENT TO OUTSIDE AIR, 2nd FLOOR VENT TO ROOF OF BUILDING
 - EXL = EXHAUST FAN W/ HEAT LAMP VENT TO OUTSIDE AIR, 2nd FLOOR VENT TO ROOF OF BUILDING
 - CM = CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF ANY BEDROOM
 - GW = WALL MOUNTED GAS WATER HEATER
 - INL = INLINE GAS W/H
 - CH = CADET HEATER
 - BF = BEARING POINT, REFER TO FLOOR FRAMING PLANS FOR SIZE
 - A = REFER TO SHEARWALL SCHEDULE ON SHEET A4
 - H = REFER TO HOLDDOWN SCHEDULE ON SHEET A4

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



SQUARE FOOTAGE

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

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

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



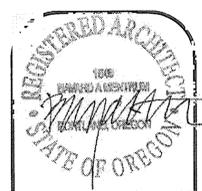
REVISIONS:

6515 S.E. 18th AVE.
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11860 S.E. MORRISON ST.
PORTLAND, OR. 97216
PHONE: 971-270-9663

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

A3
OF 11



REVISIONS:

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

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

DRAWN BY: PETE WILSON

DATE: 9/26/17

SHEET NO:

A4

OF 11

HOLDOWN SCHEDULE

MARK	SEATING	NAILING	REMARKS
1	SIMPSON M5TC28	(16) 16d SINKERS	CENTER STRAP ON RIM
2	SIMPSON M5TC40	(32) 16d SINKERS	CENTER STRAP ON RIM
3	SIMPSON M5TC52	(48) 16d SINKERS	CENTER STRAP ON RIM
4	SIMPSON HDU2-SD525	ATTACH TO DBL. 2x STUD	ANCHOR WITH 89TB16
5	SIMPSON HDU4-SD525	ATTACH TO DBL. 2x STUD	ANCHOR WITH 89TB24
6	SIMPSON HDU5-SD525	ATTACH TO DBL. 2x STUD	ANCHOR WITH 89TB24
7	SIMPSON HDU11-SD525	ATTACH TO 6x6 STUD	ANCHOR WITH 8B1x30

SHEAR WALL SCHEDULE

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

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

DOOR SCHEDULE

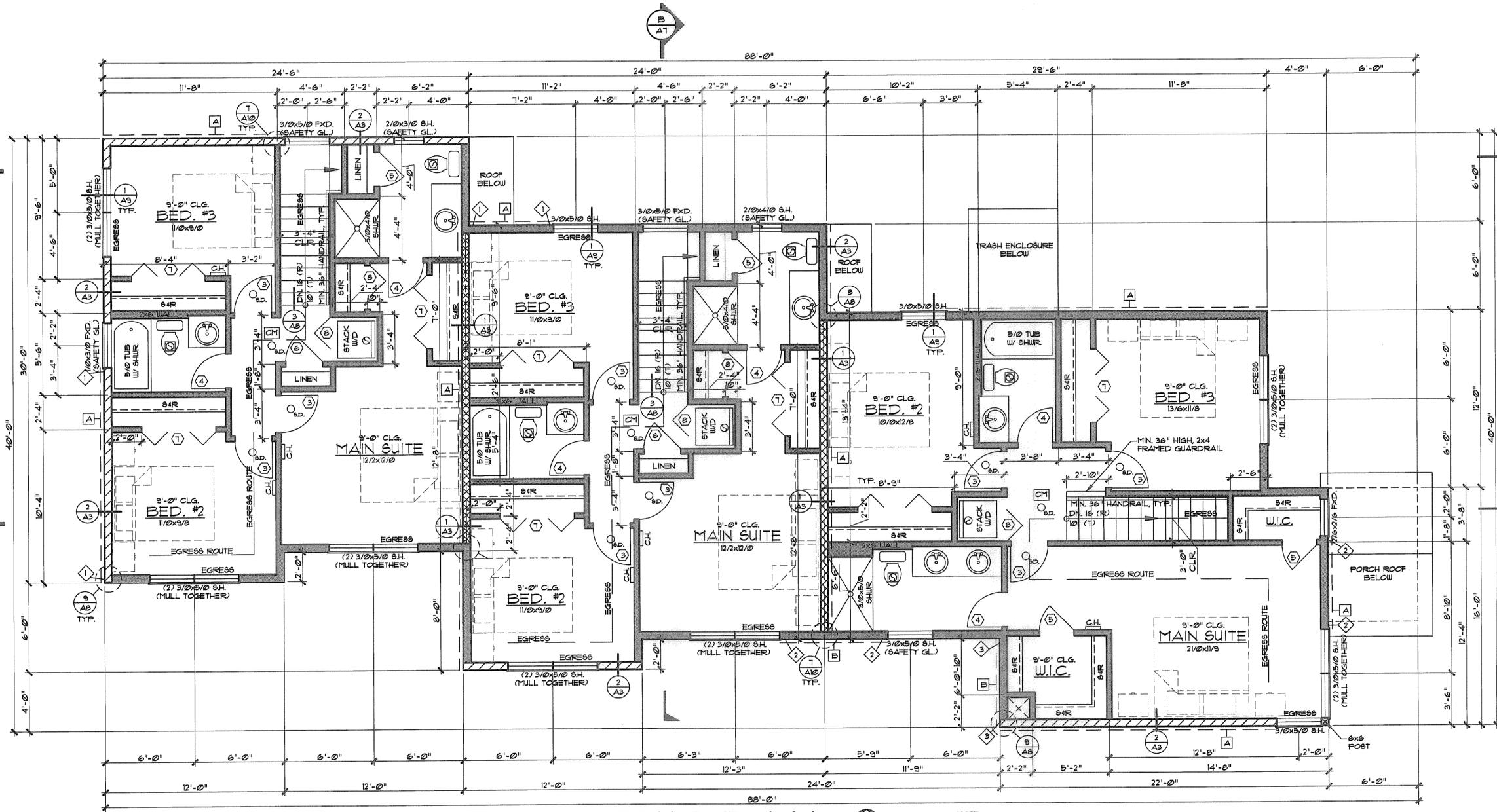
- ALL DOORS TO HAVE ADA & ANSI APPROVED LEVER HARDWARE
- 3'-0"x6'-8" FULL LIGHT FIBERGLASS DOOR W/ SAFETY GLASS
 - 2'-6"x6'-8" STEEL 20 MIN. RATED DOOR
 - 2'-6"x6'-8" PRE-FINISH WOOD W/ PASSAGE HARDWARE
 - 2'-4"x6'-8" PRE-FINISH WOOD W/ PRIVACY LOCK
 - 2'-4"x6'-8" PRE-FINISH WOOD
 - 2'-6"x6'-8" PRE-FINISH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

FLOOR PLAN NOTES

- 5/8" GREEN BD. GYP. BD. REQUIRED BEHIND ALL TUBS, SHOWERS, WATER HEATERS, KITCHEN SINKS & WASHER / DRYERS
- USE CAST IRON WASTE LINES & DOWNSPOUT DRAINS
- ALL PENETRATIONS AND DUCTS THRU AN EXTERIOR FIRE RATED WALL REQUIRE PROTECTED OPENINGS.
- FOR TYPICAL WALL CONNECTIONS REFER TO DETAIL 1/A10
- SD = SMOKE DETECTOR W/ BACKUP BATTERY
 - EF = EXHAUST FAN, VENT TO OUTSIDE AIR, @ SECOND FLOOR VENT TO ROOF OF BUILDING
 - EFH = EXHAUST FAN W/ HEAT LAMP, VENT TO OUTSIDE AIR, @ SECOND FLOOR VENT TO ROOF OF BUILDING
 - CD = CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF ANY BEDROOM
 - GW = WALL MOUNTED GAS WATER HEATER
 - IGW = INLINE GAS W/H
 - CH = CADET HEATER
 - BP = BEARING POINT, REFER TO FLOOR FRAMING PLANS FOR SIZE
- REFER TO SHEARWALL SCHEDULE ON SHEET A4
- REFER TO HOLDOWN SCHEDULE ON SHEET A4

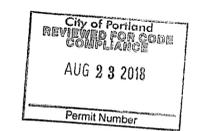
WALL LEGEND

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



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

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

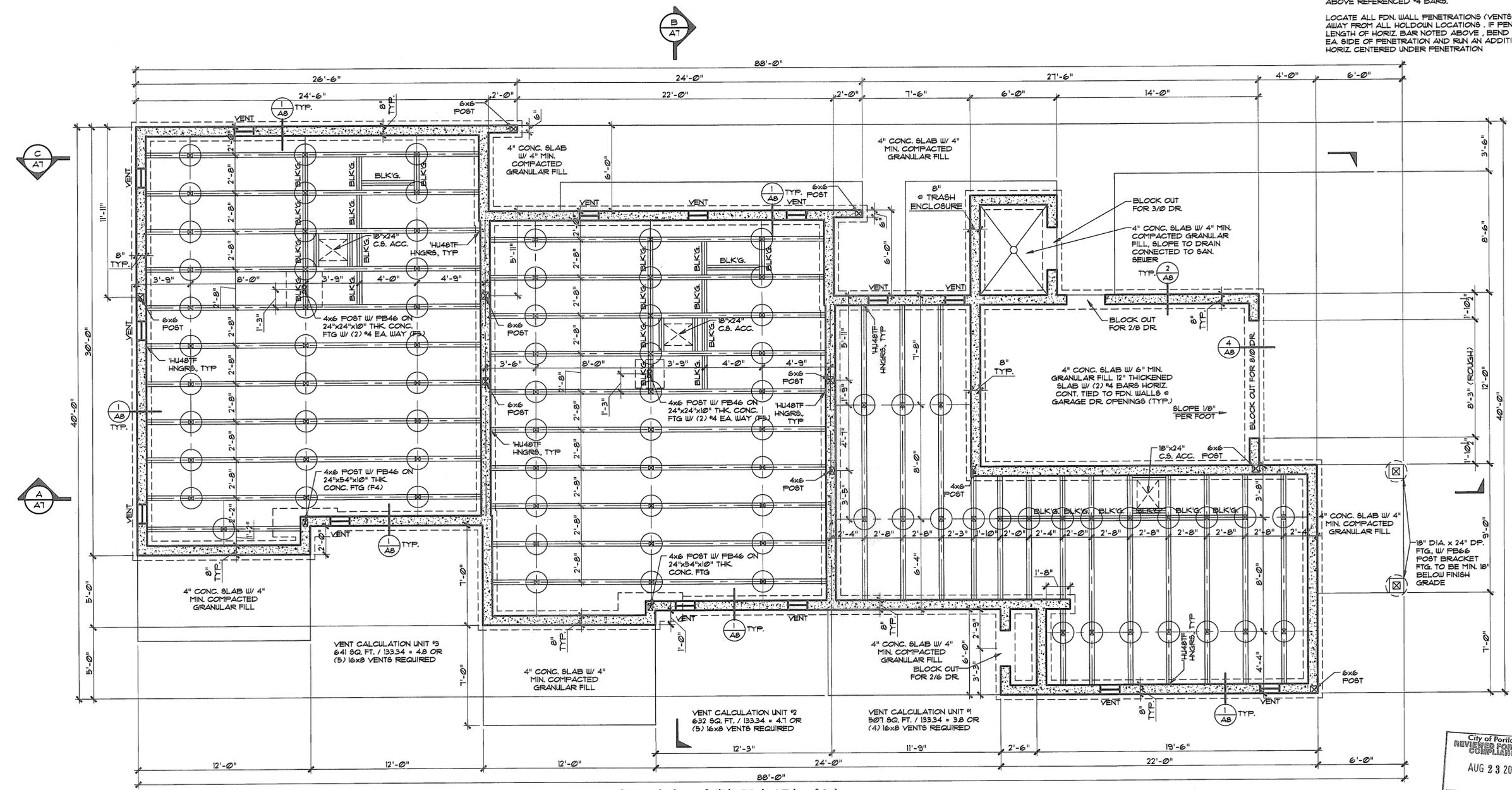




NO.	DATE	DESCRIPTION

FOUNDATION NOTES:

- REFER TO HOLDDOWN SCHEDULE ON SHEET A4
- 4"x8" GIRDERS ON 4"x4" POST ON 18" RD. x 8" CONC. FTGS.
- PROVIDE 3" MIN. BRG. @ BM. POCKET ON 55° A.S. FELT 1/2" AIR SPACE @ SIDES & ENDS, TYP.
- COVER ENTIRE AREA AND 12" UP WALLS W/ 6 ML BLACK FOLY AND PROVIDE 18" MIN. BM. TO GRADE CLEARANCE
- ALL WOOD IN DIRECT CONTACT W/ CONC. TO BE P.T. WOOD, TYP.
- PROVIDE LOW AREA DRAIN, TYP.
- VERIFY W/ MECHANICAL AND ELECTRICAL CONTRACTORS THE SIZE AND LOCATIONS FOR ANY BLOCKOUTS OR SLEEVES PRIOR TO POURING FOUNDATION.
- ALL STEEL IN CONTACT W/ PRESSURE TREATED WOOD MUST BE CORROSION-RESISTANT (HOT-DIPPED GALV. OR EQ.)
- MIN. 28-DAY CONCRETE STRENGTH = 3000 PSI.
- REINFORCING TO BE A8TM A815, GR. 60 MIN.
- WELDED WIRE MESH TO MEET A8TM A185 STD.
- SEE MAIN FLOOR PLAN FOR LOCATIONS OF CAST-IN-PLACE HOLDDOWNS.
- INSTALL #4 BARS CONT. HORIZ. @ TOP OF FOUNDATION WALL EXTENDING 5/8" MIN. BOTH SIDES OF ALL HOLDDOWNS (HOOK AROUND CORNERS, IF NECESSARY). INSTALL #4 BARS W/ 6" HOOK @ FTG. (EXTENDING TO TOP OF FOUNDATION WALL) @ 24" O.C. IN REGIONS OF ABOVE REFERENCED #4 BARS.
- LOCATE ALL FDN. WALL PENETRATIONS (VENTS, DUCTS, ETC.) 12" MIN. AWAY FROM ALL HOLDDOWN LOCATIONS. IF PENETRATION FALLS WITHIN LENGTH OF HORIZ. BAR NOTED ABOVE, BEND DOWN HORIZ. 18" MIN. @ EA. SIDE OF PENETRATION AND RUN AN ADDITIONAL 5/8" LONG HORIZ. CENTERED UNDER PENETRATION



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

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PHONE:
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DRAWN BY: FETE WILSON

DATE: 9/26/17

SHEET NO:

A5
OF 11

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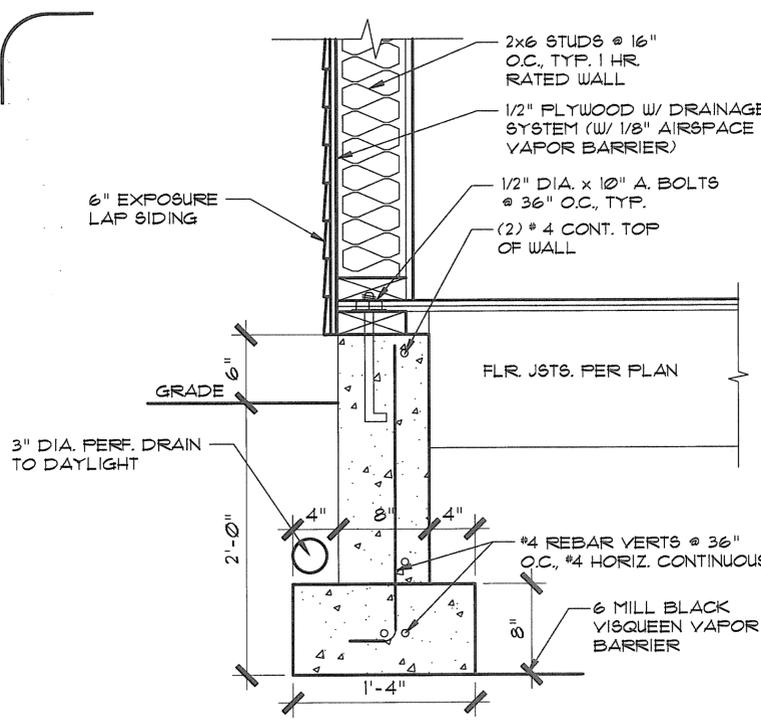
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DRAWN BY: PETE WILSON

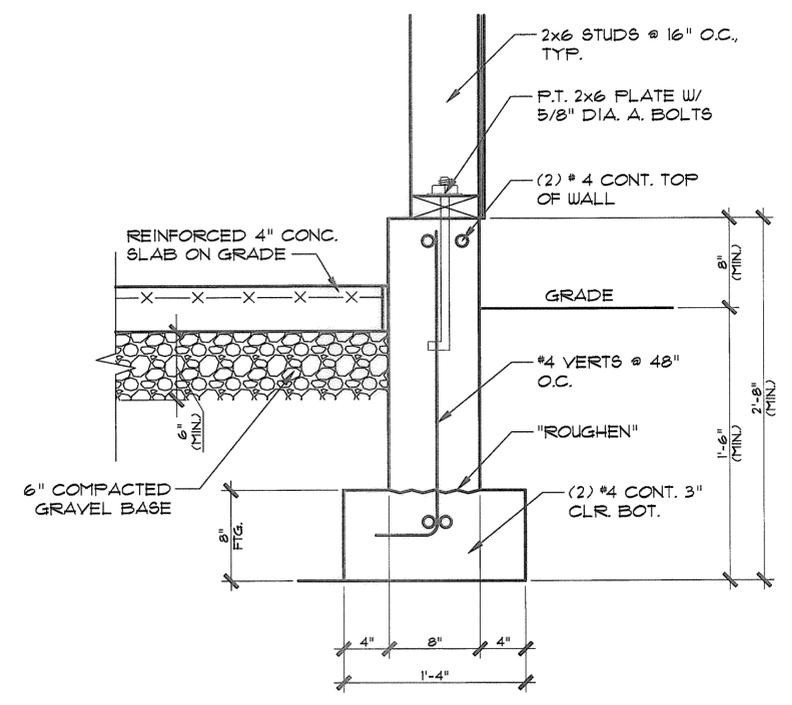
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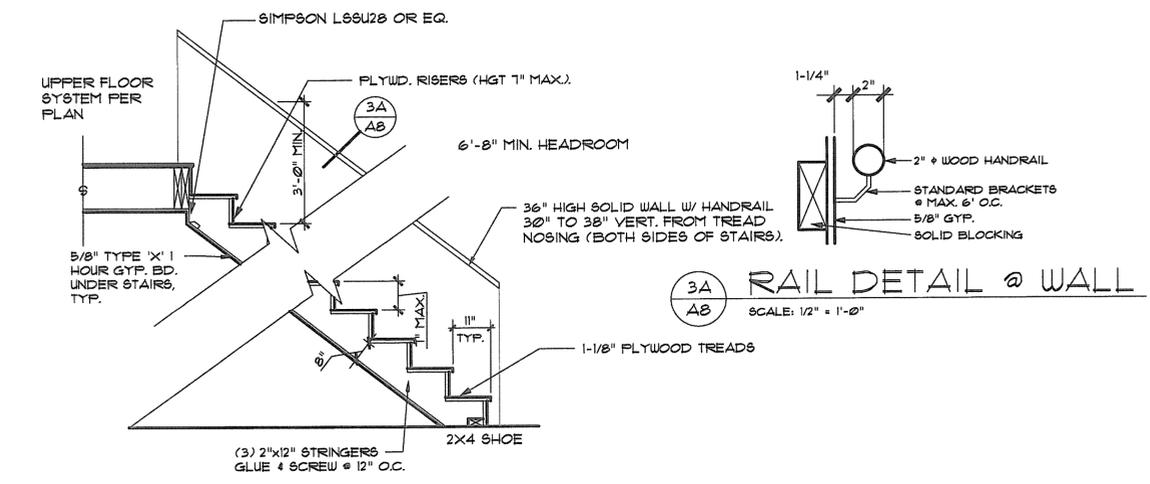
A8
 OF 11



1 FOOTING DETAIL
 A8 SCALE: 1-1/2" = 1'-0"

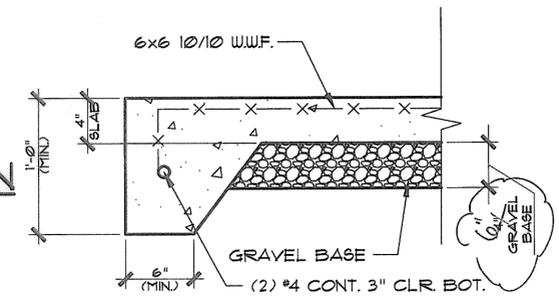


2 GARAGE PERIMETER WALL SECTION
 A8 SCALE: 1-1/2" = 1'-0"

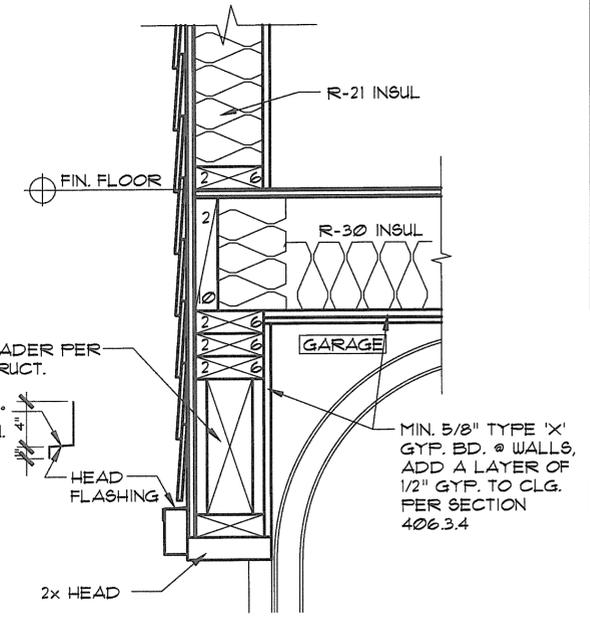


3 STANDARD STAIR SECTION
 A8 SCALE: 1/2" = 1'-0"

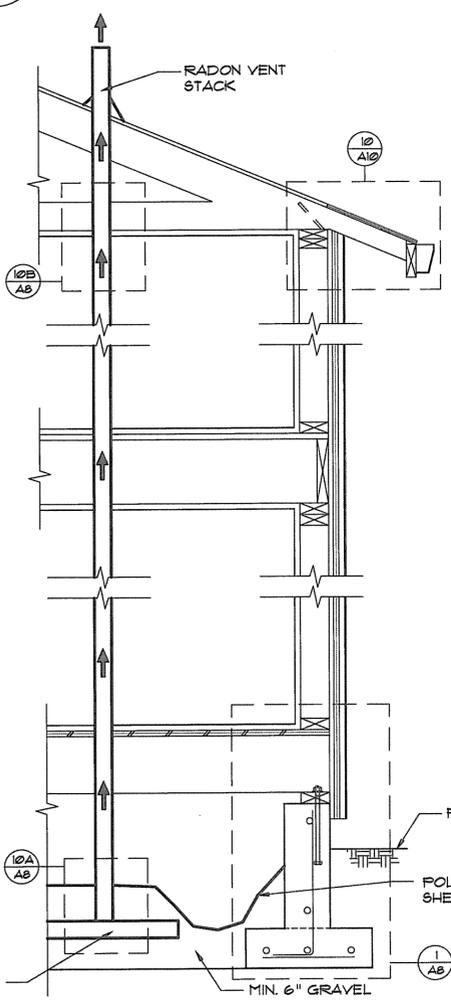
3A RAIL DETAIL @ WALL
 A8 SCALE: 1/2" = 1'-0"



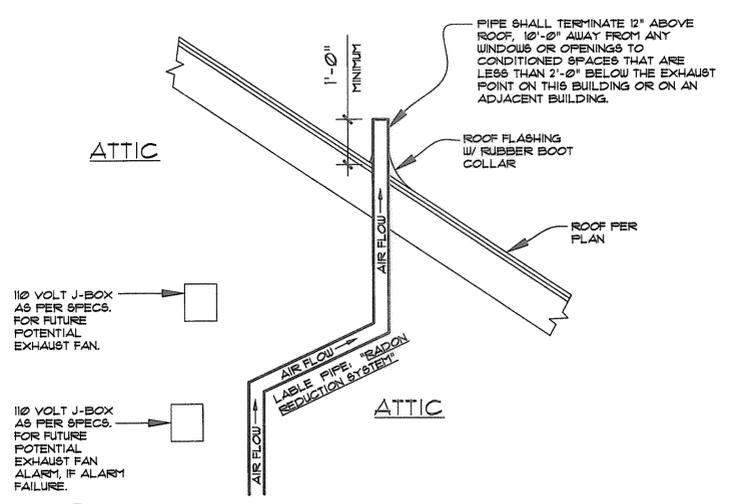
4 SECTION @ SLAB EDGE
 A8 SCALE: 1-1/2" = 1'-0"



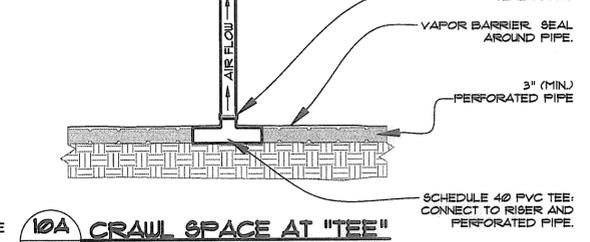
7 TYP. GARAGE HEADER
 A8 SCALE: 1-1/2" = 1'-0"



10 SUB-MEMBRANE DEPRESSURIZATION SYSTEM FOR CRAWL SPACES
 A8 NO SCALE:

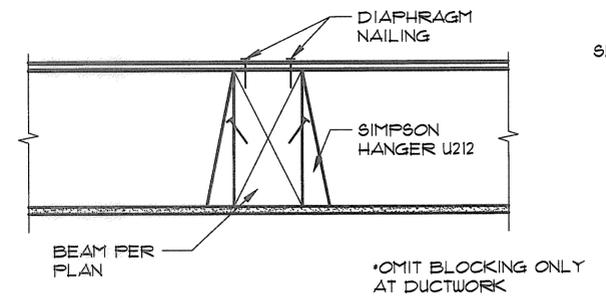


10B SECTION AT TERMINATION (PASSIVE)
 A8 SCALE: 1/2" = 1'-0"

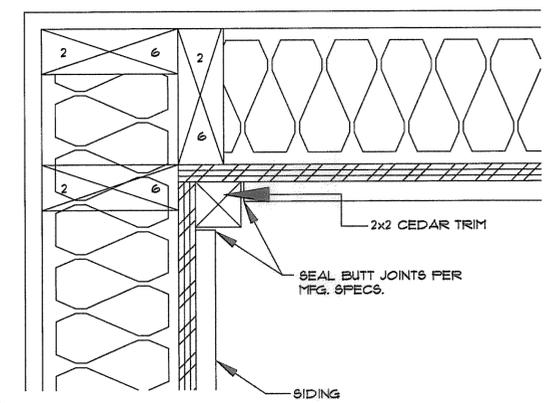


10A CRAWL SPACE AT "TEE"
 A8 SCALE: 1/2" = 1'-0"

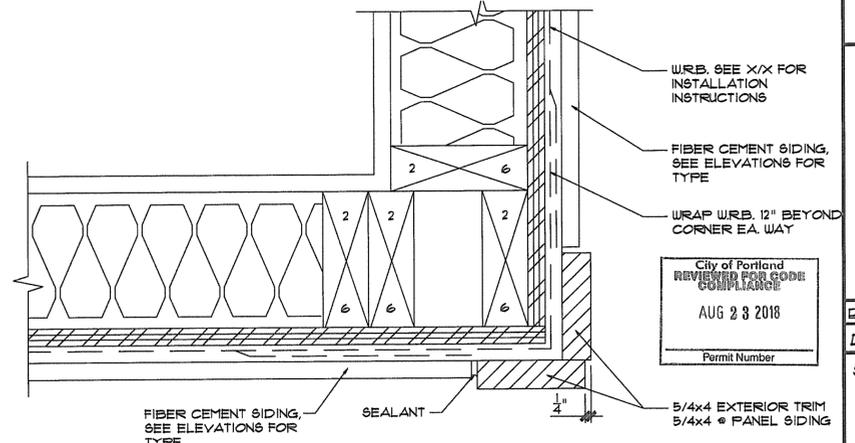
REFER TO STRUCTURAL
 DETAILS ON SHEET A11



5 BEAM @ FLR FRAMING
 A8 SCALE: 1-1/2" = 1'-0"



8 SIDING TYP. INSIDE CORNER
 A8 SCALE: 3" = 1'-0"



9 SIDING TYP. OUTSIDE CORNER
 A8 SCALE: 3" = 1'-0"

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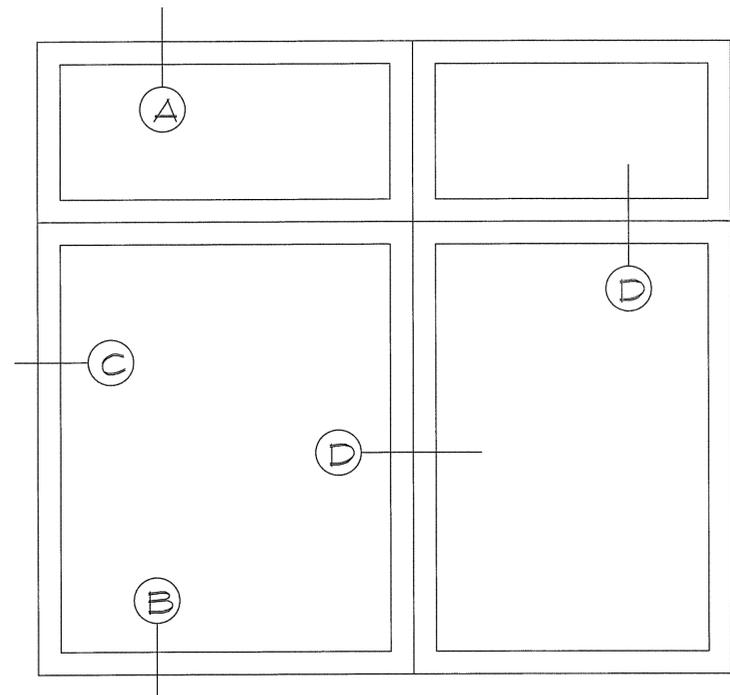
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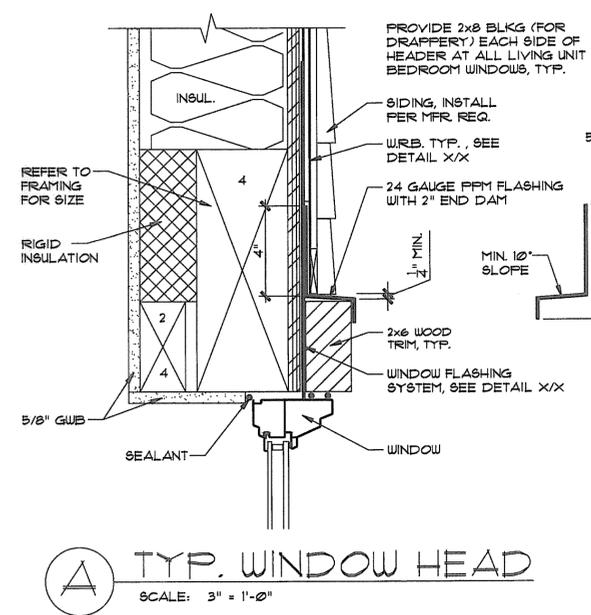
DRAWN BY: PETE WILSON
DATE: 9/26/17
SHEET NO:

A9
OF 11

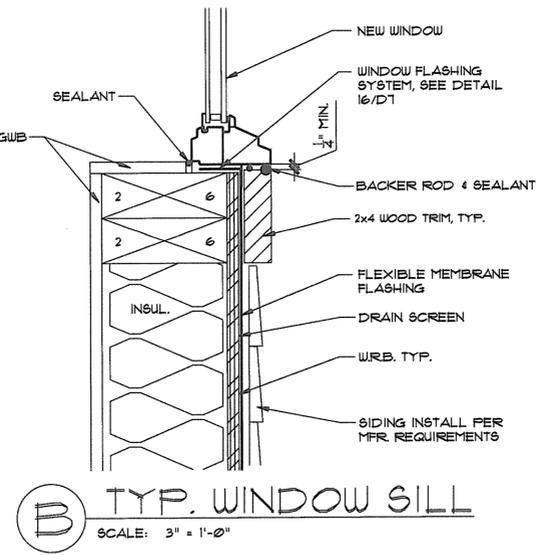


1 TYP. WINDOW DETAILS
SCALE: 1-1/2" = 1'-0"

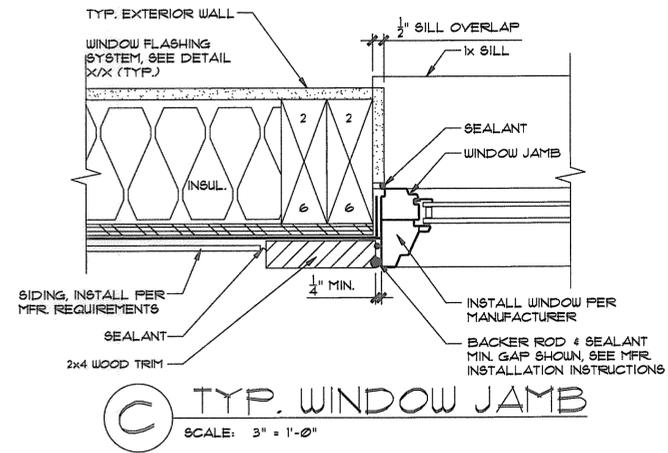
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ON SHEET A11, TYP.



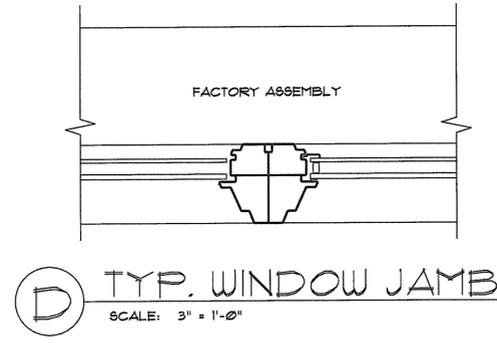
A TYP. WINDOW HEAD
SCALE: 3" = 1'-0"



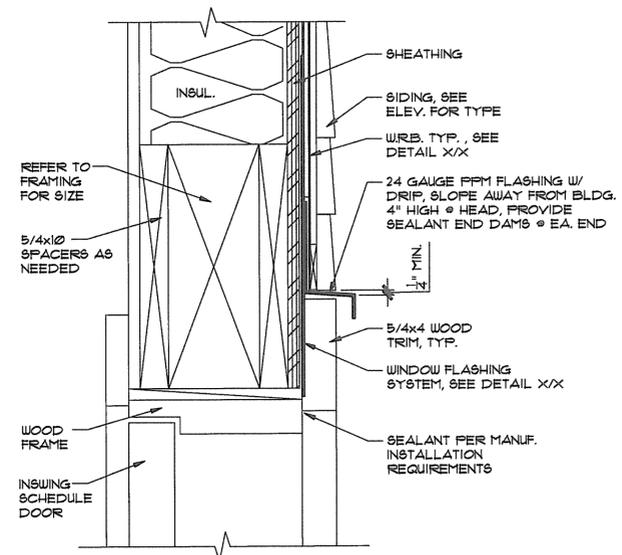
B TYP. WINDOW SILL
SCALE: 3" = 1'-0"



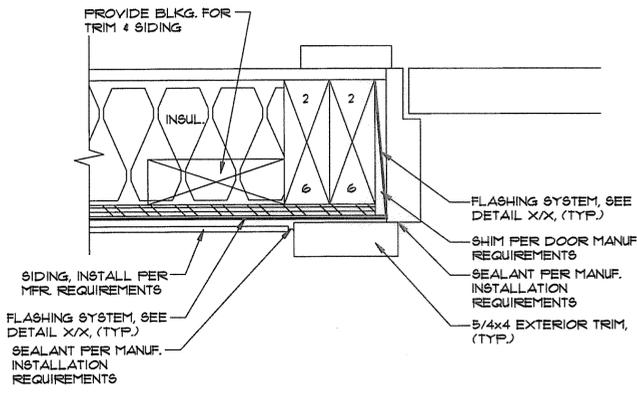
C TYP. WINDOW JAMB
SCALE: 3" = 1'-0"



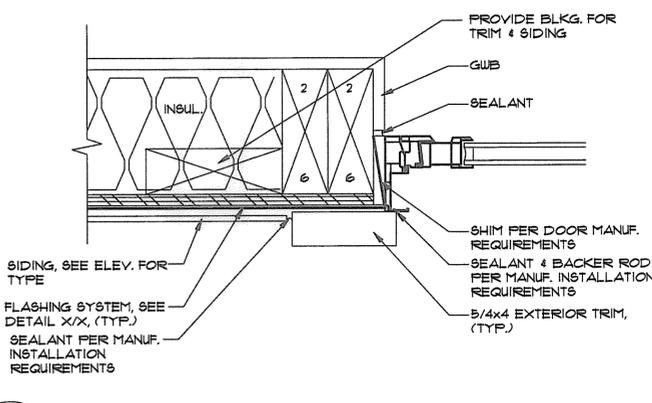
D TYP. WINDOW JAMB
SCALE: 3" = 1'-0"



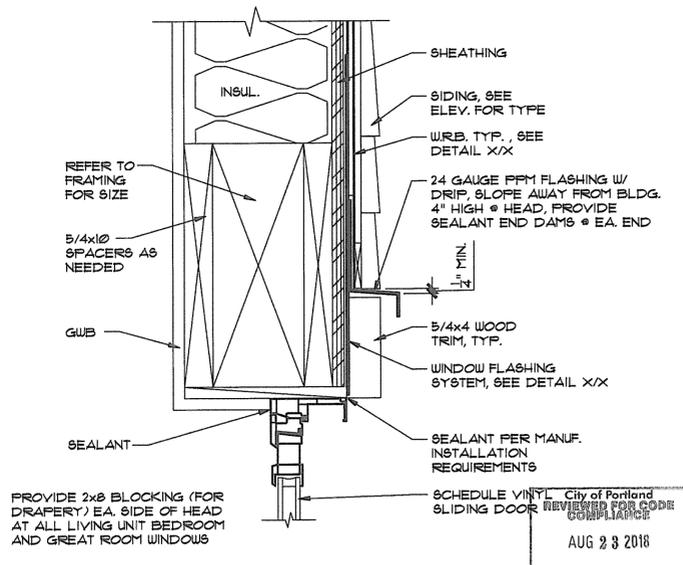
2 TYP. EXTERIOR DOOR HEAD
SCALE: 3" = 1'-0"



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



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

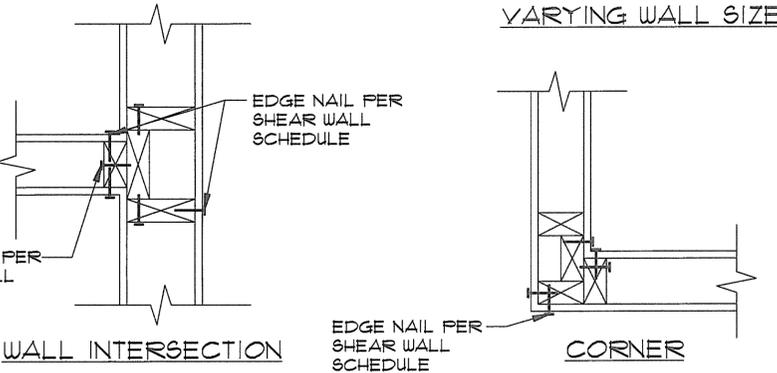
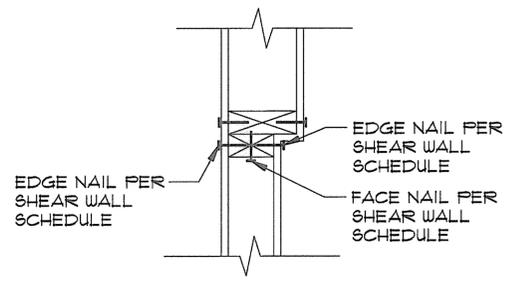


5 SLIDING PATIO DOOR HEAD
SCALE: 3" = 1'-0"

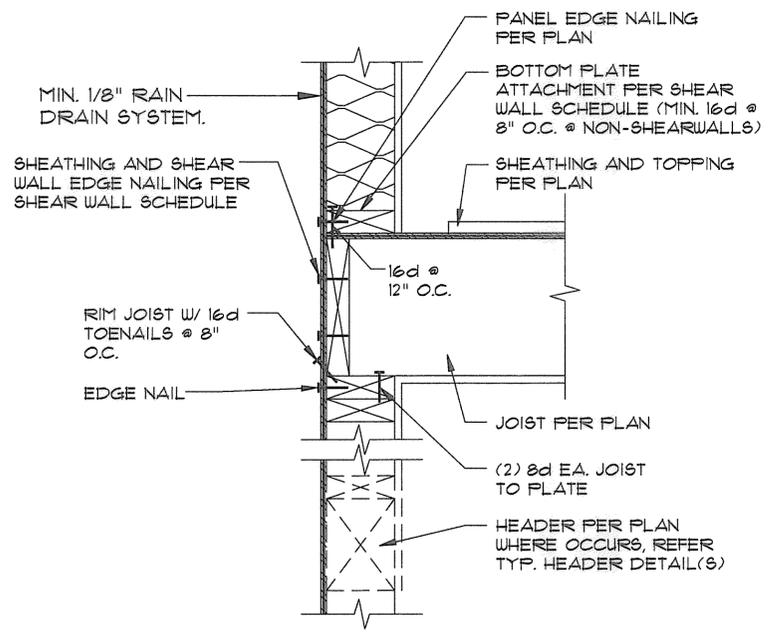
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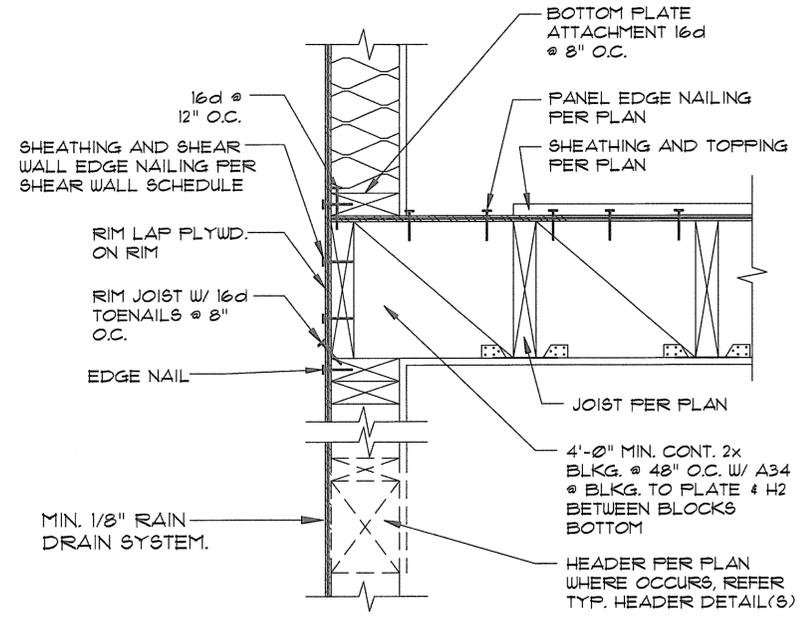
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1 TYP. WALL INTERSECTIONS
 A10 SCALE: 1-1/2" = 1'-0"

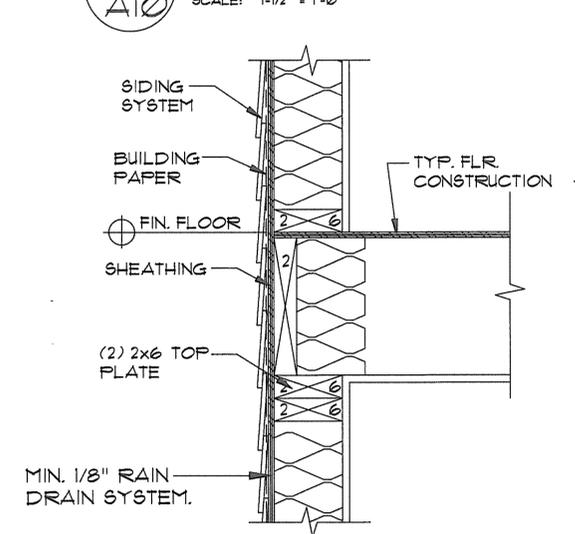


2 (SAWN JOISTS PERPENDICULAR) TYPICAL EXTERIOR WALL
 A10 SCALE: 1-1/2" = 1'-0"

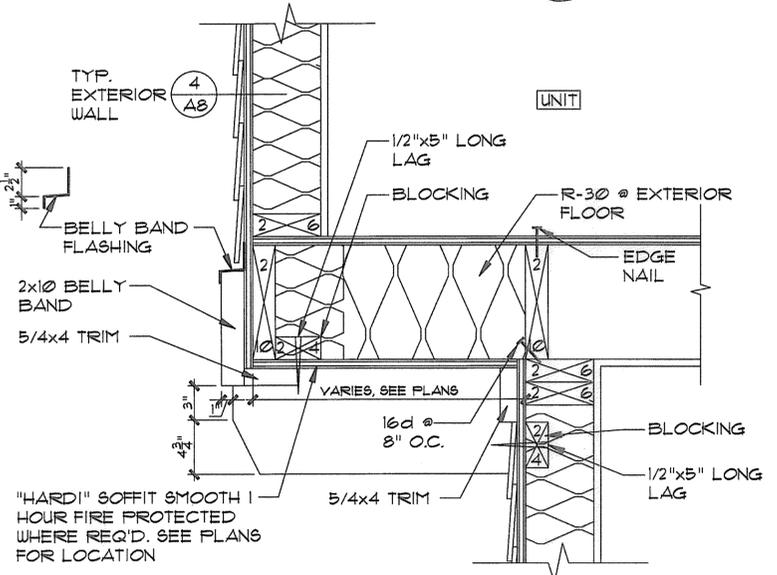


3 (SOLID SAUN PARALLEL) TYPICAL EXTERIOR WALL
 A10 SCALE: 1-1/2" = 1'-0"

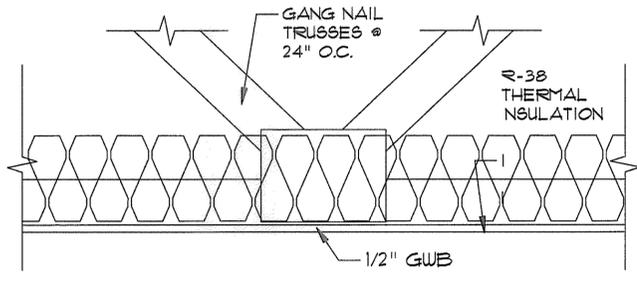
REFER TO STRUCTURAL DETAILS ON SHEET A11, TYP.



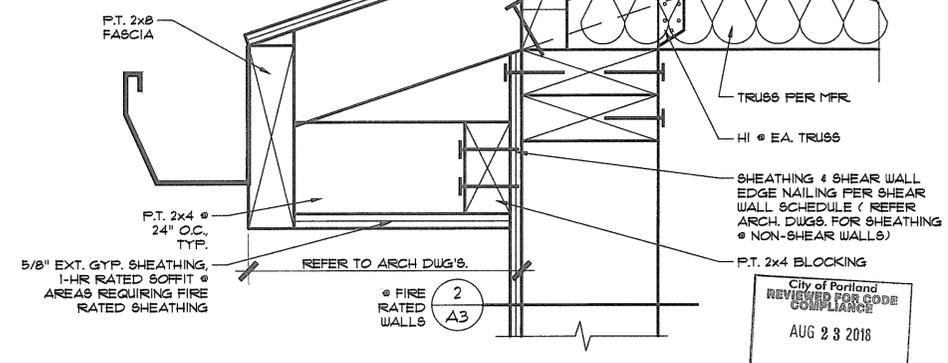
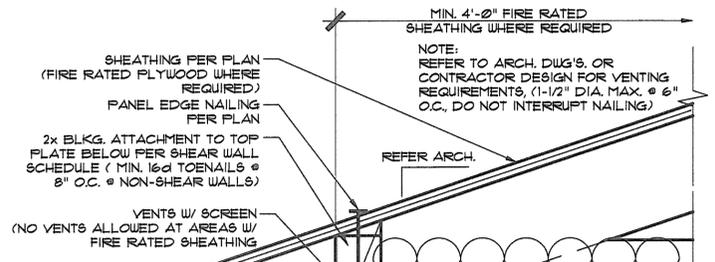
4 TYPICAL EXTERIOR WALL
 A10 SCALE: 1-1/2" = 1'-0"



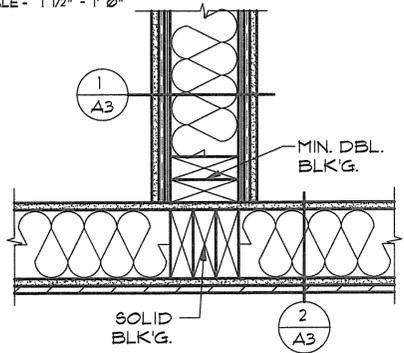
5 CANTILEVER FLOOR
 A10 SCALE: 1-1/2" = 1'-0"



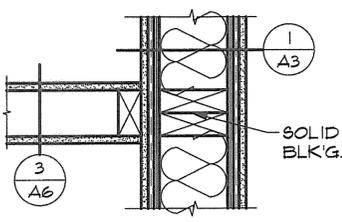
6 ROOF / CEILING
 A10 SCALE: 1-1/2" = 1'-0"



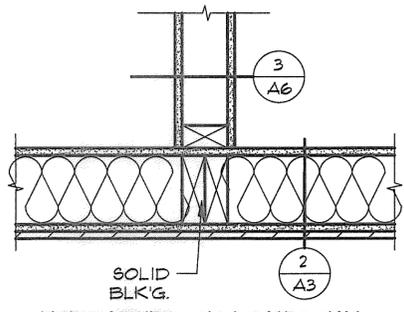
10 (ROOF TRUSS PERPENDICULAR) TYP. ROOF OVERHANG
 A10 SCALE: 3" = 1'-0"



7 CONNECTION DETAILS
 A10 SCALE: 1-1/2" = 1'-0"



FIRE PARTITION & NON-RATED WALL



FIRE BARRIER & NON-RATED WALL

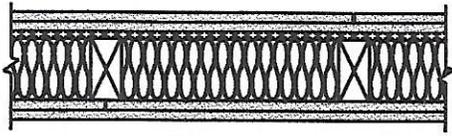
MENTRUM ARCHITECTURE INCORPORATED
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 PORTLAND, OR. 97216
 PHONE: 971-270-9663

DRAWN BY: PETE WILSON
 DATE: 1/22/2018
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Gypsum Board Partitions - Wood Framing (Continued)

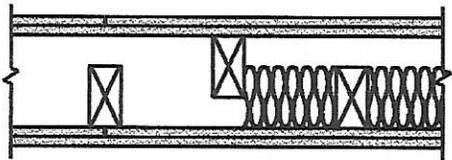
2 Hour FIRE	Design #	GA File #	STC - 59	
	UL U334	N/A	Sound Test #	TL-93-115



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

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

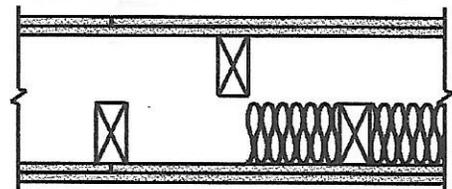
2 Hour FIRE	Design #	GA File #	STC - 51	
	FM WP-360	WP 3910	Sound Test #	NGC-2377



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

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

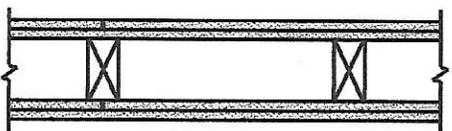
2 Hour FIRE	Design #	GA File #	STC - 58	
	FM WP-360	WP 3820	Sound Test #	NGC-3056



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

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

2 Hour FIRE	Design #	GA File #	STC - 40	
	UL U301	N/A	Sound Test #	NGC - 2363



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

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