

# Development Services

## From Concept to Construction

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

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



### APPEAL SUMMARY

**Status:** Decision Rendered

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

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

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".

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## 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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# 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
F A/C	AIR CONDITIONING	FD	FLOOR DRAIN	PLAS	PLASTER
ACT	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	PTN	PARTITION
AGG	AGGREGATE	FLASH	FLASHING	PTR	PAPER TOWEL RECEPTACLE
ALS	AREA LIGHT STANDARD	FLUOR	FLUORESCENT	PVC	POLYVINYL CHLORIDE
ALT	ALTERNATE	FO	FACE OF	PVMT	PAVEMENT
ALUM	ALUMINUM	FOC	FACE OF CONCRETE	QT	QUARRY TILE
ANOD	ANODIZED	FOF	FACE OF FINISH	R	RISER
APPROX	APPROXIMATE	FOM	FACE OF MASONRY	R.	RADIUS
ARCH	ARCHITECTURAL	FOS	FACE OF STUD	RA	RETURN AIR
AUTO	AUTOMATIC	FOTS	FACE OF TUBE SECTION	RB	RUBBER BASE
A.F.C.	ABOVE FINISH CEILING	FRT	FIRE RETARDANT TREATED	RD	ROOF DRAIN
BC	BOTTOM OF CURB	FT	FOOT OR FEET	REF	REFERENCE
BD	BOARD	FTG	FOOTING	REFL	REFLECTED
B.F.F.	BELOW FINISH FLOOR	FURR	FURRING	REFR	REFRIGERATOR
BITUM	BITUMINOUS	GA	GAUGE	REFIN	REINFORCED
BLDG	BUILDING	GALV	GALVANIZED	RESIL	RESILIENT
BLK	BLOCK	GB	GRAB BAR	REQ'D	REQUIRED
BLKG	BLOCKING	GC	GENERAL CONTRACTOR	REV	REVISE OR REVISION
B.M.	BENCHMARK	GI	GALVANIZED IRON	RM	ROOM
B.O.	BOTTOM OF	GL	GLASS	RO	ROUGH OPENING
BOT	BOTTOM	GLU LAM	GLU LAM	RWL	RAIN WATER LEADER
BRG	BEARING	GND	GROUND	RCP	REFLECTED CEILING PLAN
B.S.	BOTH SIDES	GP	GALVANIZED PIPE	S	SOUTH
BSMT	BASEMENT	GRD	GRADE	SC	SOLID CORE
BTWN	BETWEEN	GVP	GYPSPUM VENEER PLASTER	SCD	SEAT COVER DISPENSER
BUR	BUILT-UP ROOF	GWB	GYPSPUM WALL BOARD	SCHED	SCHEDULE
BPW	BED PAN WASHER	GYP	GYPSPUM BOARD	SD	SOAP DISPENSER
[OR C	CHANNEL	HB	HOSE BIBB	SECT	SECTION
CAB	CABINET	HC	HOLLOW CORE	SGE	SEMI-GLOSS ENAMEL
CB	CATCH BASIN	HC	HANDICAPPED PARKING STALL	SH	SHelf
CEM	CEMENT	HDWD	HARDWOOD	SHTG	SHEATHING
CFI	CONTRACTOR FURNISHED AND INSTALLED	HM	HOLLOW METAL	SHWR	SHOWER
CG	CORNER GUARD	HORIZ	HORIZONTAL	SHT	SHEET
C.I.	CONTRACTOR INSTALLED	HR	HOUR	SLIDING	SIMILAR
CI	CAST IRON	H.	HEIGHT	SJ	SEISMIC JOINT
D	CENTER LINE	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
CLJ	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
CS	COUNTERSUNK	LDW	LESS DOOR WIDTH	T	TREAD
CS.J	CONSTRUCTION JOINT	L.I.	LANDSCAPE ISLAND	TB	TOWEL BAR
C.SMT	CASEMENT	LKR	LOCKER	T + B	TOP AND BOTTOM
CT	CERAMIC TILE	LL	LIVE LOAD	TOC	TOP OF CURB
CTR	CENTER	LS	LANDSCAPING	TEL	TELEPHONE
CW	COLD WATER	LT	LIGHT	TEMP	TEMPERED
DBL	DOUBLE	LVR	LOUVER	T + G	TONGUE AND GROOVE
DEMO	DEMOLISH	MATL	MATERIAL	THK	THICK
DEPT	DEPARTMENT	MAX	MAXIMUM	TJ	TOOL JOINT
DF	FRINKING FOUNTAIN	MB	MACHINE BOLT	TP	TOP OF PAVEMENT
DIA	DIAMETER	MC	MINERAL CORE	TPD	TOILET PAPER DISPENSER
DIAG	DIAGONAL	MDO	MEDIUM DENSITY OVERLAY	TPD(S)	SURFACE MOUNTED TOILET PAPER DISPENSER
DIM	DIMENSION	MECH	MECHANICAL	TS	TUBE SECTION
DISP	DISPENSER	MED	MEDIUM	TV	TELEVISION
D.JT	DEFLECTION JOINT	MEMB	MEMBRANE	TOW	TOP OF WALL
DL	DEAD LOAD	MEZZ	MEZZANINE	TYP	TYPICAL
DMT	DEMOUNTABLE	MFR	MANUFACTURER	UNFIN	UNFINISHED
DN	DOWN	MH	MANHOLE	UR	URINAL
DO	DOOR OPENING	MI	MALEABLE IRON	U/CUT	UNDER CUT
DP	DAMPPOOFING	MIN	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DR	DOOR	MIR	MIRROR	VB	VAPOR BARRIER
DS	DOWNSPOUT	MISC	MISCELLANEOUS	VERT	VERTICAL
DSP	DRY STAND PIPE	MO	MASONRY OPENING	VEST	VESTIBULE
DT	DRAIN TILE	MTD	MOUNTED	VFY	VERIFY
DTL	DETAIL	MTL	METAL	VG	VERTICAL GRAIN
DWL	DRAWING	MULL	MULLION	W	WEST
ø	DIAMETER OR ROUND	MEDCAB	MEDICAL CABINET	W.	WIDTH
E	EAST	N	NORTH	W/	WITH
EA	EACH	NA	NOT APPLICABLE	WC	WATER CLOSET
EF	EACH FACE	NAT	NATURAL	W.D.	WINDOW DIMENSION
E.AGG	EXPOSED AGGREGATE	NIC	NOT IN CONTRACT	WF	WOOD
EJ	EXPANSION JOINT	NO. OR #	NUMBER	WD	WIDE FLANGE
EL	ELEVATION	NOM	NOMINAL	WG	WIREGLASS
ELEC	ELECTRICAL	NS	NELSON STUD	WH	WATER HEATER
ELEV	ELEVATOR	NTS	NOT TO SCALE	WDW	WINDOW
EOS	EDGE OF SLAB	NIS	NOTI N SHELL ISSUE	W/O	WITHOUT
ENCL	ENCLOSURE	OA	OVERALL	WP	WATERPROOF
ENGR	ENGINEER	OBS	OBSCURE	WRB	WEATHER RESISTANT BARRIER
EP	ELECTRICAL PANEL	OC	ON CENTER	WRG	WATER RESISTANT GYPSPUM BOARD
ENR	EQUAL	OD	OUTSIDE DIAMETER	WW	WATERSTOP
EQUIP	EQUIPMENT	O.F.	OWNER FURNISHED	WSCT	WAINSCOT
ES	EACH SIDE	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	WT	WEIGHT
EW	EACH WAY	OFF	OFFICE	WWF	WELED WIRE FABRIC
EDF	ELECTRONIC DRINKING FOUNTAIN	OH	OVERHEAD		
A	EXISTING	OPNG	OPENING		
EXP	EXPANSION	OPP	OPPOSITE		
EXT	EXTERIOR	OS	OUTSIDE		
FA	FIRE ALARM	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED		
		O.F.I.	OWNER FURNISHED & INSTALLED		
		PAR	PARALLEL		
		PC	PRECAST		

# LEGEND OF SYMBOLS:

	DETAIL IDENTIFICATION		DETAIL VIEW BUBBLE
	BUILDING SECTION		MATCH SHEET LOCATION
	WALL SECTION		DETAIL SECTION
	EXTERIOR ELEVATION		INTERIOR ELEVATION
	ROOM NAME AND NUMBER		DOOR NUMBERS
	WINDOW NUMBERS		EQUIPMENT TAG
	KEY NOTES		WALL TYPE
	DATUM ELEVATION		REVISION DELTA AND CLOUD
	FINISH TAG		CEILING HEIGHT
	SPOT ELEVATION		FINISH HEIGHT AND TYPE
	START POINT		TOP MARK
	EXTENT OF WORK		DATUM INDICATOR
	NORTH ARROW		GRIDLINE BUBBLE
	NON - RATED		EXIT SIGN
	1-HOUR RATED		
	2-HOUR RATED		
	3-HOUR RATED		
	4-HOUR RATED		
	ACOUSTICAL TILE		GRAVEL
	ALUMINUM		GYPSPUM BOARD
	BATT INSULATION		PLYWOOD
	CMU OR BRICK		RIGID INSULATION
	CONCRETE		SOUND INSULATION
	EARTH		STEEL
	FINISHED WOOD		WOOD BLOCKING
	WOOD MEMBER		

# 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 IS 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.

# UNIFIRST ROOF REPAIR

REPAIR OF EXISTING 30,000 SF ROOF. RE-SHEATHING, RE-ROOFING, REPAIR 6 EXISTING SKYLIGHTS, REPLACEMENT OF DAMAGED HATCH AND LADDER, NEW FALL PROTECTION AND NEW TIE OFFS.

## PROJECT TEAM

CLIENT:	JAMES E JOHN CONSTRUCTION 1701 SE COLUMBIA RIVER DR P. 360.696.0837 CONTACT: GREG NOURSE E: GNOURSE@JEJOHN.COM
ARCHITECT OF RECORD:	WOODBLOCK ARCHITECTURE 827 SW 2ND AVE., PORTLAND, OR, 97204 P. 503.889.0804 CONTACT: TYLER MILLER E: TYLER@WBLOCK.COM
CONTRACTOR:	JAMES E JOHN CONSTRUCTION 1701 SE COLUMBIA RIVER DR P. 360.696.0837 CONTACT: GREG NOURSE E: @GNOURSE@JEJOHN.COM

## DRAWING INDEX

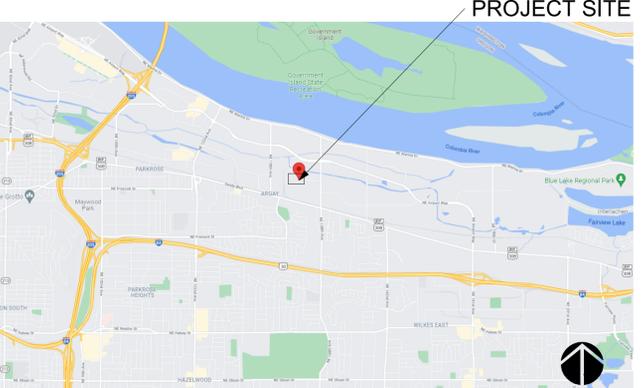
GENERAL	G000 COVER SHEET
G004 ARCHITECTURAL SITE PLAN	
ARCHITECTURAL	A110 ROOF PLAN
A500 ROOF DETAILS	
STRUCTURAL	S1 STRUCTURAL LETTER

## 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) 2019 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

## IMPORTANT DESIGN SCOPE NOTE:

WOODBLOCK ARCHITECTURE INC. AND THEIR CONSULTANTS HAVE COMPLETED THESE DESIGN DOCUMENTS TO THE LEVEL OF DETAIL REQUESTED BY OUR CLIENT. THE LEVEL OF DETAIL MAY RANGE FROM SCHEMATIC DESIGN DOCUMENT(S) MAINLY CONVEYING PROGRAMMATIC INFORMATION TO FULLY DETAILED DOCUMENTS AND SPECIFICATIONS. HOWEVER, THE CLIENT'S INTENT AND EXPECTATIONS ARE THAT THESE DOCUMENTS BE USED AS THE BASIS FOR DESIGN FOR A COMPLETE, ALL-INCLUSIVE PROJECT BASED UPON INDUSTRY STANDARDS & MANUFACTURER RECOMMENDATIONS FOR ALL DISCIPLINES & MATERIALS. IT SHOULD ALSO SATISFY ALL AUTHORITIES HAVING JURISDICTION REQUIREMENTS.



JONATHAN H. DUNN,  
ARCHITECT  
PERMIT SET  
09.28.21  
Project #21-031

Δ	DESCRIPTION	DATE
B	REV B	01.05.22

# FLOOR PLAN GENERAL NOTES

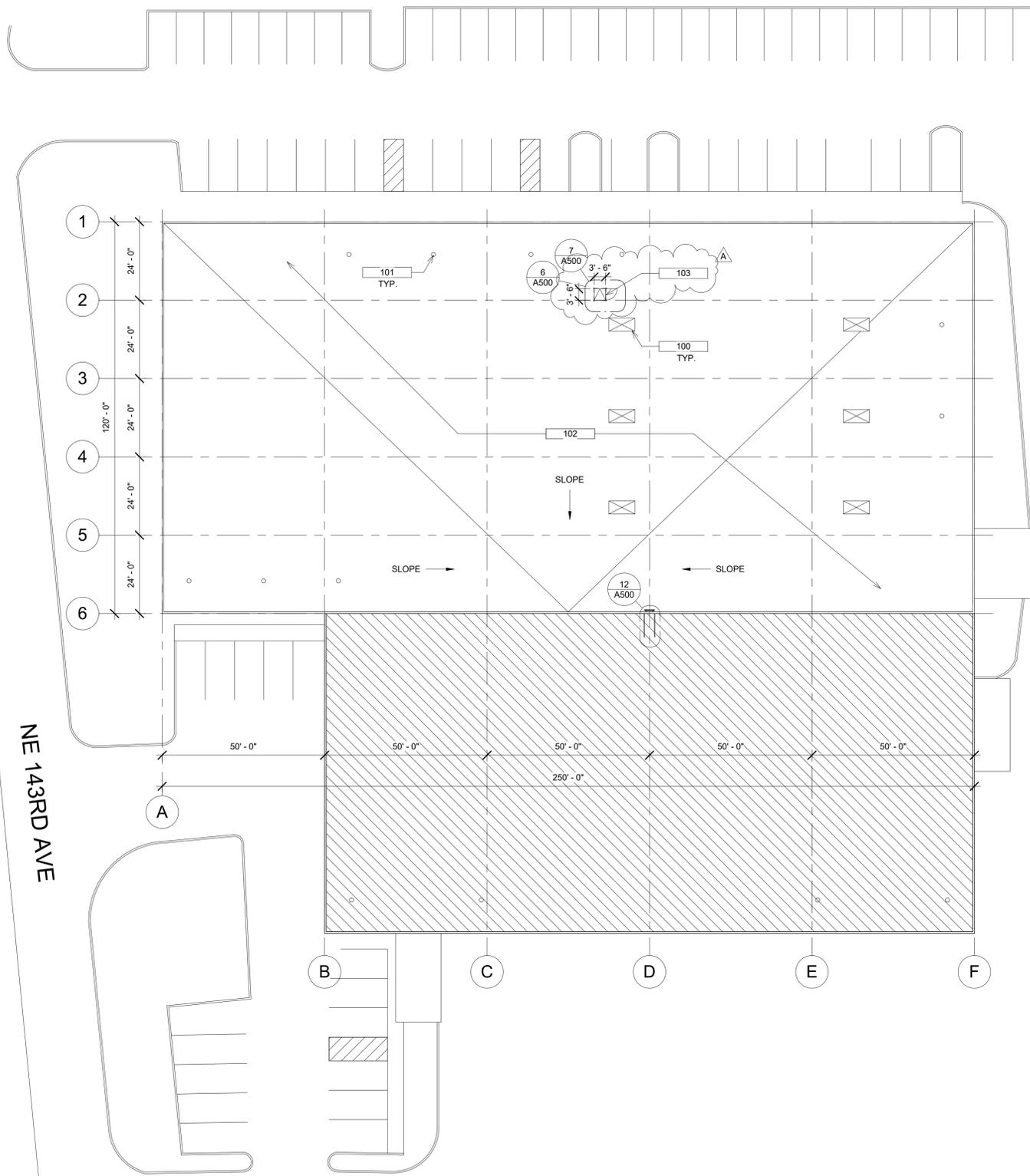
- ALL CONSTRUCTION IS INTENDED TO BE IN CONFORMANCE W/ FEDERAL & STATE LAWS, CURRENT LOCAL ORDINANCES & BUILDING CODES, & THE AMERICANS WITH DISABILITIES ACT OF 2010. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- AUTOMATIC FIRE SPRINKLER SYSTEM MUST BE REVIEWED AND APPROVED 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 NOTIFY 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, SHELVING, 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 AND FREE 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 S/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 ENTIRETY 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**  
14321 NE WHITAKER WAY  
PORTLAND, OR 97234

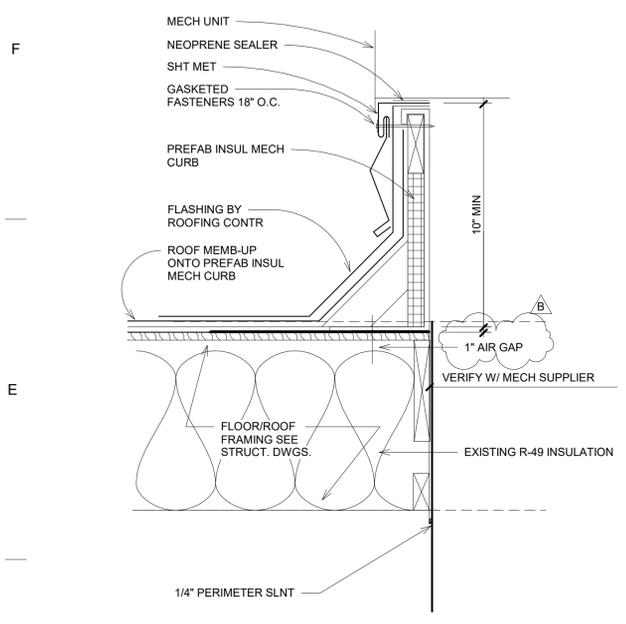


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ARCHITECT  
**PERMIT SET**  
09.28.21  
Project #21-031

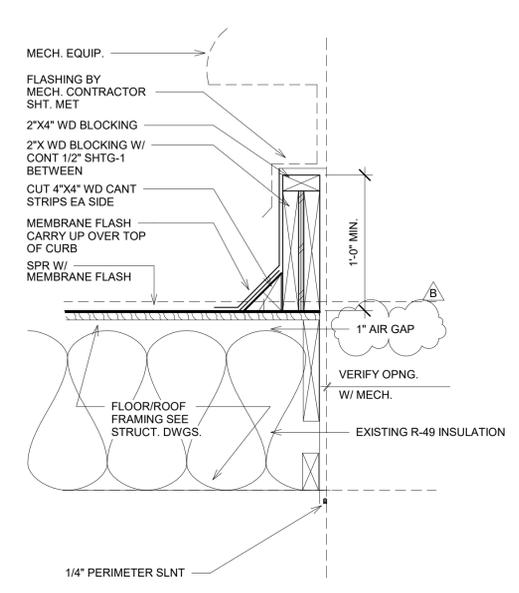
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**ROOF PLAN**  
**A110**

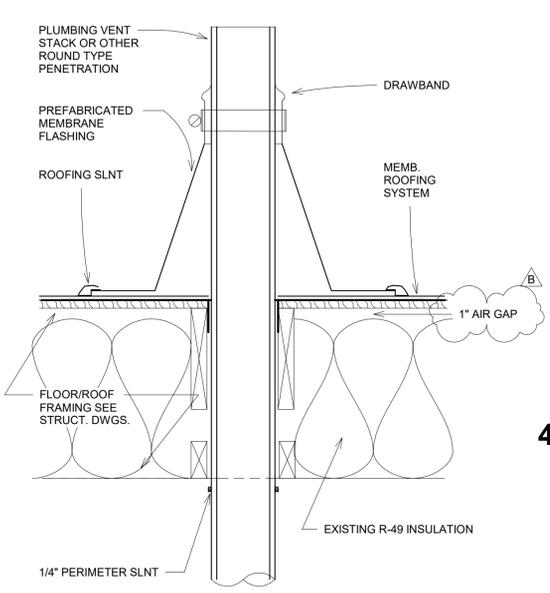
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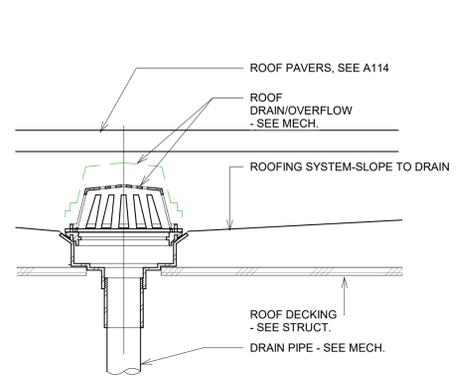
**1 ROOF AHU CURB**  
 SCALE | 1 1/2" = 1'-0"



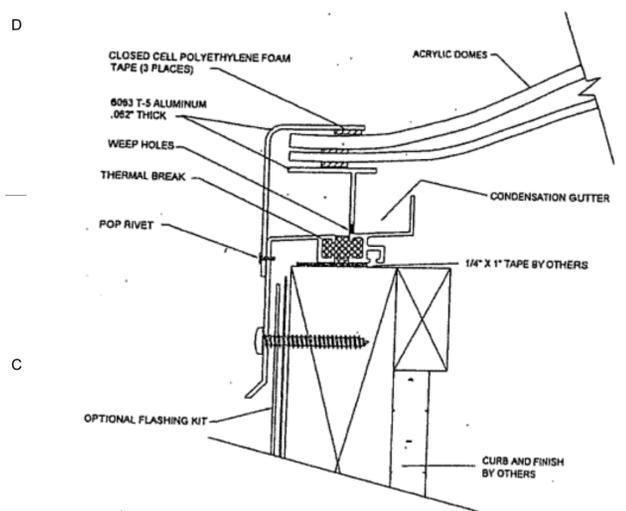
**2 MISC ROOF EQUIP CURB**  
 SCALE | 1 1/2" = 1'-0"



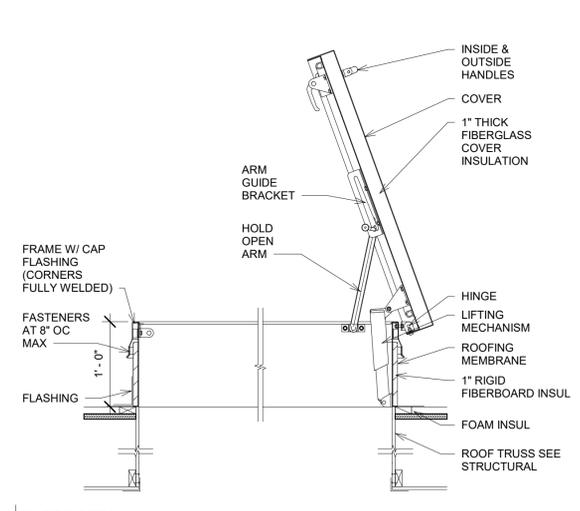
**3 ROOF VENT**  
 SCALE | 1 1/2" = 1'-0"



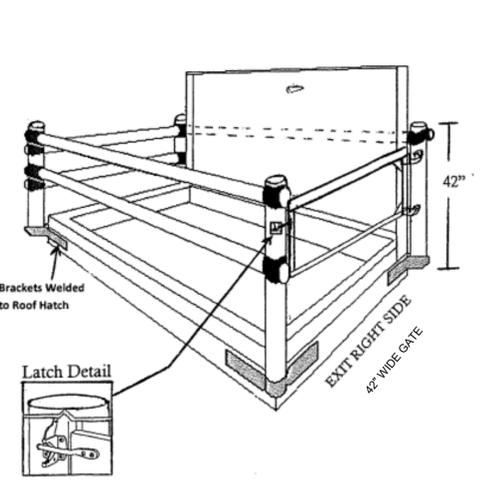
**4 ROOF DRAIN**  
 SCALE | 1 1/2" = 1'-0"



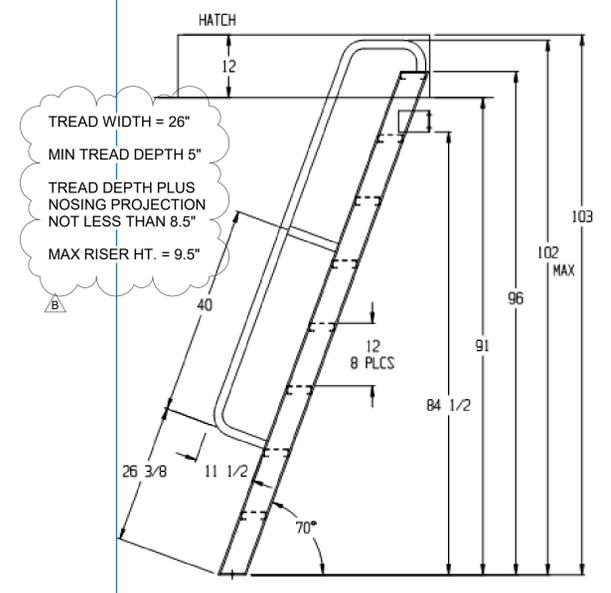
**5 SKYLIGHT DETAIL**  
 SCALE | 1/4" = 1'-0"



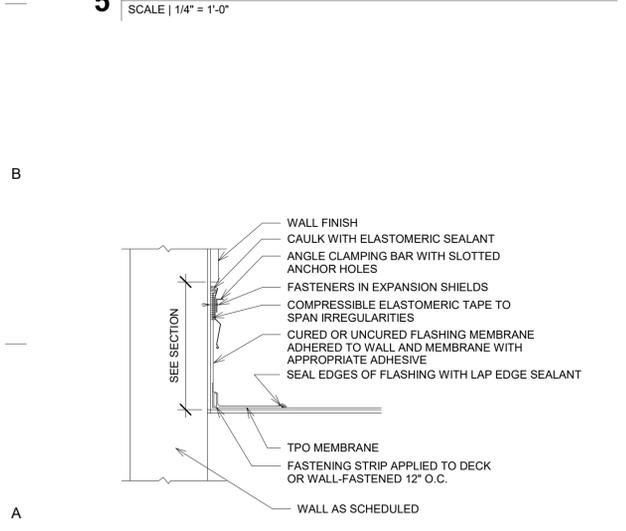
**6 HATCH DETAIL**  
 SCALE | 1" = 1'-0"



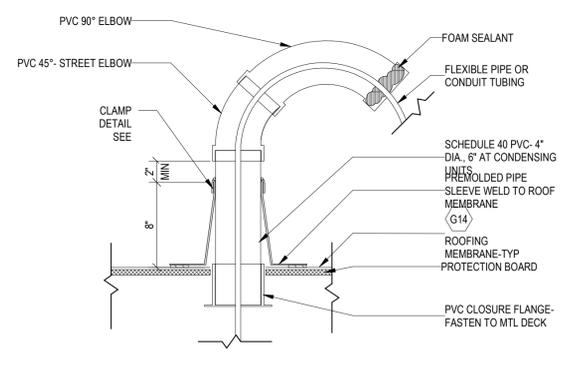
**7 SAFETY RAIL**  
 SCALE | 1/4" = 1'-0"



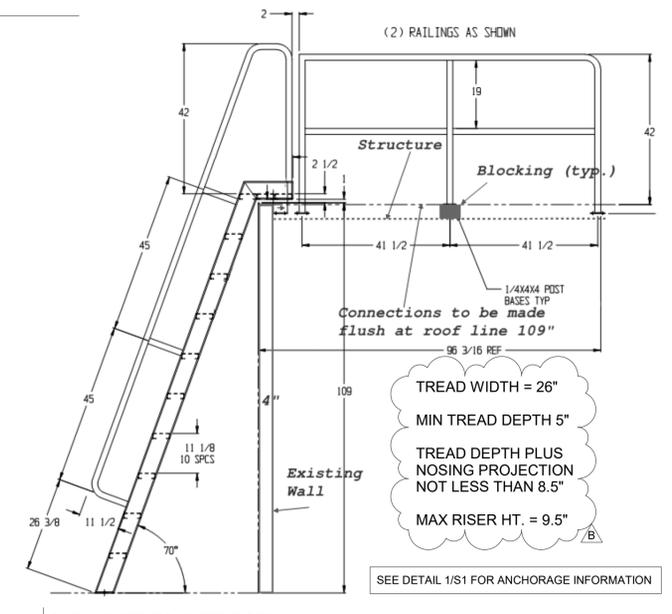
**8 SHIP LADDER @ ROOF HATCH**  
 SCALE | 3/4" = 1'-0"



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



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



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

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**UNIFIRST ROOF REPAIR**  
 14521 NE SHAKER WAY  
 PORTLAND, OR 97254



JONATHAN H. DUNN,  
 ARCHITECT  
**PERMIT SET**  
 09.28.21  
 Project #21-031

DESCRIPTION	DATE
A REV A	12.14.21
B REV B	01.05.22

**ROOF DETAILS**  
**A500**