

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: 31477	Project Address: 8416 SE Clay St
Hearing Date: 4/12/23	Appellant Name: Zac Horton
Case No.: B-014	Appellant Phone: 5034389654
Appeal Type: Building	Plans Examiner/Inspector: Guy Altman
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: Yes - 13R Throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 22-110546-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Apartments

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 705.8.2 Exception

Requires If the existing structures on separate lots are located within 15' from the proposed building (which they are), all openings in the exterior walls are to be protected with a 3/4 hour rating and may not be operable when openings are less than 15-ft vertically above the roof of the existing structure.

Code Modification or Alternate Requested In order to provide egress at the core units on this facade, we have to include an operable window. We've proposed an operable window rather than fixed per the requirement of the code. This is for units the second and third floor windows on the east facade serving units 5 and 8.

Proposed Design Operable window with Type 13 water curtain sprinkler protection at non-fire-rated window opening

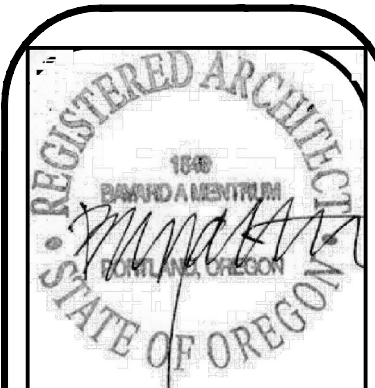
Reason for alternative Alternative required in order to meet window egress requirements of OSSC

APPEAL DECISION

Use of additional fire sprinklers at operable windows: Denied. Proposal does not provide an equivalent level of Life Safety protection.

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

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-6251 or come in to the Development Services Center.



REVISIONS:

8406 S.E. CLAY ST. APARTMENTS
PORTLAND, OREGON

MENTRUM
ARCHITECTURE

2455 STORTZ AVE.
N.E.
SALEM, OREGON
97301

PHONE:
971-270-9663

DRAWN BY: PETE WILSON

DATE: 1/27/2022

SHEET NO:

C1

SHEET INDEX

- C1 - SITE PLAN
C2 - SITE DETAIL
C3 - VICINITY MAP
L1 - LANDSCAPING PLAN
A1 - ELEVATIONS
A2 - ELEVATIONS
A3 - FIRST FLOOR PLAN
A4 - SECOND FLOOR PLAN
A5 - THIRD FLOOR PLAN
A6 - ROOF AND FOUNDATION PLANS
A7 - DETAILS
A8 - DETAILS
A9 - DETAILS
A10 - DETAILS
SECOND FLOOR FRAMING - NO LONGER IN USE
THIRD FLOOR FRAMING - NO LONGER IN USE
ROOF FRAMING - NO LONGER IN USE

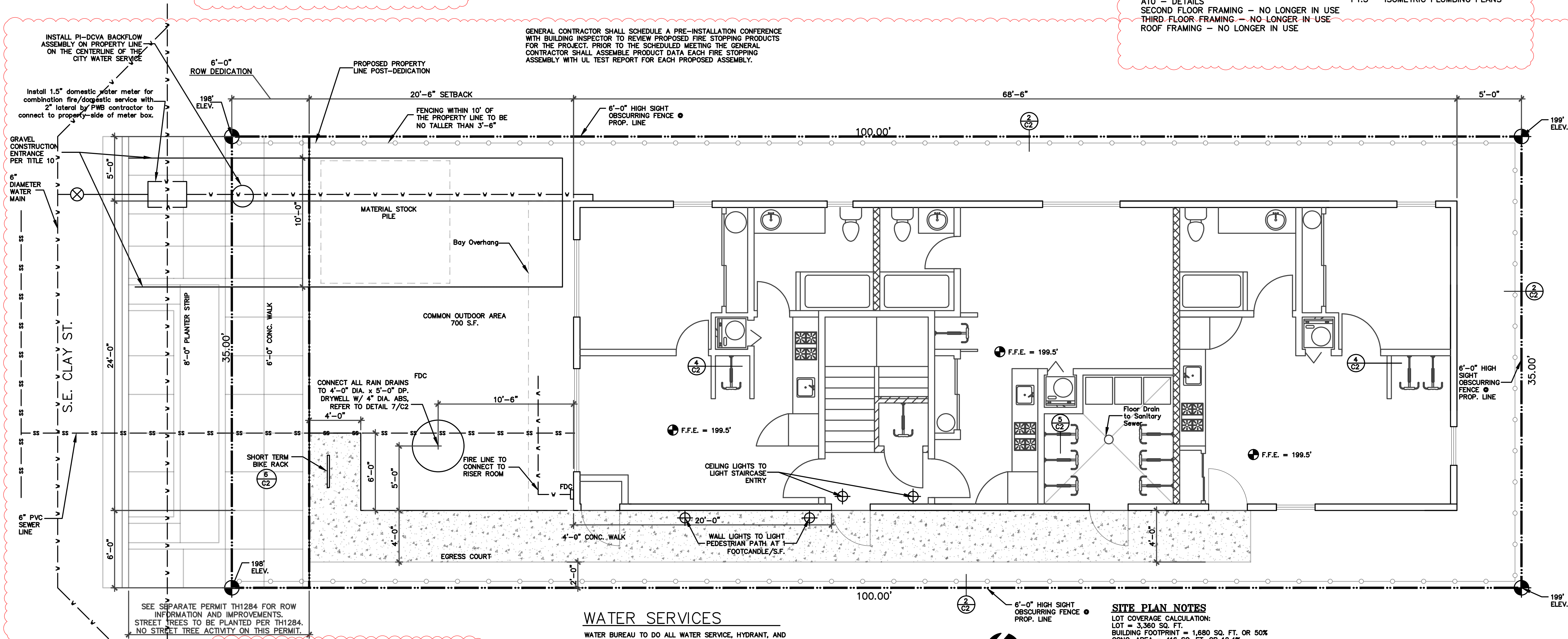
- S1.0 - GENERAL NOTES
S2.0 - FOUNDATION PLAN
S2.1 - SECOND FLOOR FRAMING
S2.2 - THIRD FLOOR FRAMING
S2.3 - ROOF FRAMING
S3.0 - DETAILS
S3.1 - DETAILS
S4.0 - DETAILS
S4.1 - DETAILS
S4.2 - DETAILS
P1.0 - 1ST LEVEL PLUMBING
P1.1 - 2ND LEVEL PLUMBING
P1.2 - 3RD LEVEL PLUMBING
P1.3 - ISOMETRIC PLUMBING PLANS

CONSTRUCTION DEWATERING NOT AUTHORIZED. IF REQUIRED, Batch discharge authorization permit is required for temporary discharge of groundwater or construction related stormwater (channelized, collected and/or pumped) to the city's public sanitary or storm sewer system. If dewatering to a city sanitary or storm sewer system is necessary, pre-authorization must be obtained from Bureau of Environmental Services at batchdischarge@portlandoregon.gov (or call 503-823-7026)

General contractor shall schedule a pre-installation conference with the building inspector to review proposed fire stopping products for the project. Prior to the scheduled meeting the general contractor shall assemble product data each fire assembly with UL test report for each proposed assembly.

A utility protection plan is required to be submitted to PWB inspection for review and approval prior to construction. (503-823-4518, Roy.Martinez@portlandoregon.gov and WBUPP@portlandoregon.gov). See PWB Guidelines for Utility Protection at https://www.portlandoregon.gov/water/article/415225 for details.

GENERAL CONTRACTOR SHALL SCHEDULE A PRE-INSTALLATION CONFERENCE WITH BUILDING INSPECTOR TO REVIEW PROPOSED FIRE STOPPING PRODUCTS FOR THE PROJECT. PRIOR TO THE SCHEDULED MEETING THE GENERAL CONTRACTOR SHALL ASSEMBLE PRODUCT DATA EACH FIRE STOPPING ASSEMBLY WITH UL TEST REPORT FOR EACH PROPOSED ASSEMBLY.



WATER SERVICES

WATER BUREAU TO DO ALL WATER SERVICE, HYDRANT, AND WATER MAINS WORK IN THE PUBLIC RIGHT-OF-WAY UP TO THE POINT OF CONNECTION. WATER SERVICES WILL BE INSTALLED AT A DEPTH OF 3'-4" WITH A SHORT STUB INSTALLED ON THE PROPERTY SIDE OF THE METER OR VALVE. EXCAVATION WILL BE BACKFILLED BY WATER BUREAU AT TIME OF SERVICE INSTALLATION. CONTRACTOR RESPONSIBLE TO MAKE PROPERTY SIDE CONNECTION TO METER OR VALVE. EXCAVATION AND BACKFILLING REQUIRED FOR CONNECTION IS RESPONSIBILITY OF CONTRACTOR.

TO OBTAIN SERVICES/WORK AND PAY SYSTEM DEVELOPMENT CHARGES, SUBMIT A COMPLETED FEE STATEMENT REQUEST (W6) FORM LOCATED AT https://www.portlandoregon.gov/water/article/357251 to devrev@portlandoregon.gov. EMAIL SUBJECT LINE SHOULD CONTAIN "FEE STATEMENT REQUEST" AND SITE ADDRESS. * BUILDING PERMIT MUST BE ISSUED AND PUBLIC WORKS FINAL PLAN MUST BE APPROVED BEFORE FEE STATEMENT CAN BE PREPARED. * FEE STATEMENT AND PAYMENT INSTRUCTIONS WILL BE EMAILED TO APPLICANT LISTED ON W-6 FORM. * IF SITE SPECIFIC ESTIMATE IS REQUIRED, ALLOW ADDITIONAL 3 WEEKS FOR FEE STATEMENT PREPARATION. * 48-72 HOURS AFTER FEES ARE PAID, SCHEDULE WORK BY CALLING PWB SCHEDULING (503-823-1526). SERVICE WORK MAY BEGIN 4-6 WEEKS AFTER RECEIPT OF PBT STREET OPENING PERMIT.

PERMITEE/CONTRACTOR IS RESPONSIBLE FOR MARKING LOCATION OF ALL SERVICES AND HYDRANTS WITH FINISHED GRADE AND CURB LOCATIONS IDENTIFIED. ALL MARKED LOCATIONS MUST MATCH THE APPROVED LOCATIONS ON BUILDING PERMIT AND PUBLIC WORKS PLANS OR A REVISION WILL BE REQUIRED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE APPLICANT IS RESPONSIBLE FOR THE ENTIRE COST OF RELOCATING AND INSTALLED SERVICE OR HYDRANT MARKED IN ERROR.

IF SITE CONDITIONS ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN ON APPROVED PLANS, APPLICANT MAY BE RESPONSIBLE FOR ADDITIONAL FEES.

SITE PLAN

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



FORESTRY NOTES

SEE PERMIT TH0000 FOR ALL STREET TREE PLANTINGS

BES-DEWATERING

CONSTRUCTION DEWATERING NOT AUTHORIZED. IF REQUIRED, BATCH DISCHARGE AUTHORIZATION PERMIT IS REQUIRED FOR TEMPORARY DISCHARGES OF GROUNDWATER OR CONSTRUCTION RELATED STORMWATER (CHANNELIZED, COLLECTED AND/OR PUMPED) TO THE CITY'S PUBLIC SANITARY OR STORM SEWER SYSTEM. IF DEWATERING TO A CITY SANITARY OR STORM SEWER SYSTEM IS NECESSARY, PRE-AUTHORIZATION MUST BE OBTAINED FROM THE BUREAU OF ENVIRONMENTAL SERVICES AT batchdischarge@portlandoregon.gov (or call 503-823-7026).

SITE PLAN NOTES

LOT COVERAGE CALCULATION:
LOT = 3,360 SQ. FT.
BUILDING FOOTPRINT = 1,680 SQ. FT. OR 50%
CONC. AREA = 416 SQ. FT. OR 12.4%

BUILDING SQUARE FOOTAGE:

1st FLOOR = 1,534 SQ. FT.
2nd FLOOR = 1,692 SQ. FT.
3rd FLOOR = 1,692 SQ. FT.
TOTAL = 4,918 SQ. FT.

FAR 1.5 W/ AFFORDABLE HOUSING 3,360 x 1.5 = 5,040 MAX. SQ. FT. (4,918 SQ. FT.) OK

LONG TERM BIKE PARKING 9 x 1.5 = 14 REQUIRED

24 HOUR EROSION CONTROL CONTACT:
JAVIS KOPETS
509-822-1145

BIKE PARKING

9 x 1.1 = 9.9 = 10 spaces req'd

50% in unit = 5 allowed in-unit

Spaces:
In-Unit: 3
Stairs: 2
Bike Room: 5

SITE PLAN LEGEND

- -- -- -- -- = PROPERTY LINE
- - - - - = WATER LINE
- - - - - = SAN. SEWER LINE
- - - - - = EROSION CONTROL FENCE
- - - - - = OVERHEAD POWER LINE
- - - - - = GAS LINE

BES PRIVATE STORMWATER FACILITY INSPECTOR REQUIRED
NOTE: BES APPROVAL REQUIRED PRIOR TO OCCUPANCY TO SCHEDULE, DIAL IVR AT 503-823-7000 REQUEST #487 BES ON-SITE STORMWATER FACILITY EVAL NEED ASSISTANCE? CONTACT BES AT 503-823-7761 OPTION 2

DRYWELL
NOTE: REQUIRED INSPECTIONS PRIOR TO COVER INSPECTION #1: LOCATION, SIZE, DEPTH, ROCK

SEPARATE BDS COMMERCIAL PLUMBING PERMIT REQUIRED FOR INSPECTION OF DOWNSPOUTS AND PRIVATE STORM SEWER PIPING OUTSIDE OF STORM FACILITY

DEQ RULE AUTHORIZATION REQUIRED FOR PRIVATE STORM FACILITY

SEPARATE BES ROW SEWER CONNECTION PERMIT REQUIRED FOR WORK IN THE PUBLIC RIGHT OF WAY (PUBLIC EASEMENT). CALL 503-823-1026 -OR- EMAIL URUCpermits@portlandoregon.gov

PREMISES-ISOLATION BACKFLOW PROTECTION

REQUIRED BY WATER QUALITY BACKFLOW (WQB) REVIEW (503-823-7480)

WATER BUREAU BACKFLOW ASSEMBLY INSTALLATION REQUIREMENTS:

www.portland.gov/water/backflow-prevention/backflow-assembly-installation-requirements

TITLE F 21.12.320.28.08.020 AND/OR OAR 333-061-0070, 333-061-0071

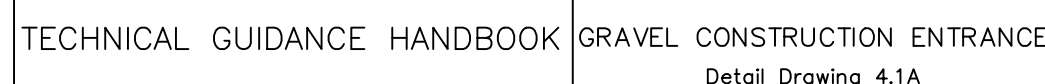
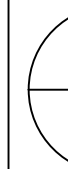
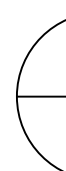
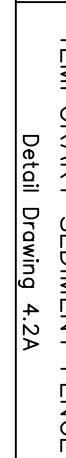
PLAN APPROVED FOR CONSTRUCTION: ERRORS AND OMISSIONS EXCEPTED.

DOMESTIC WATER SERVICE:

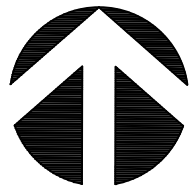
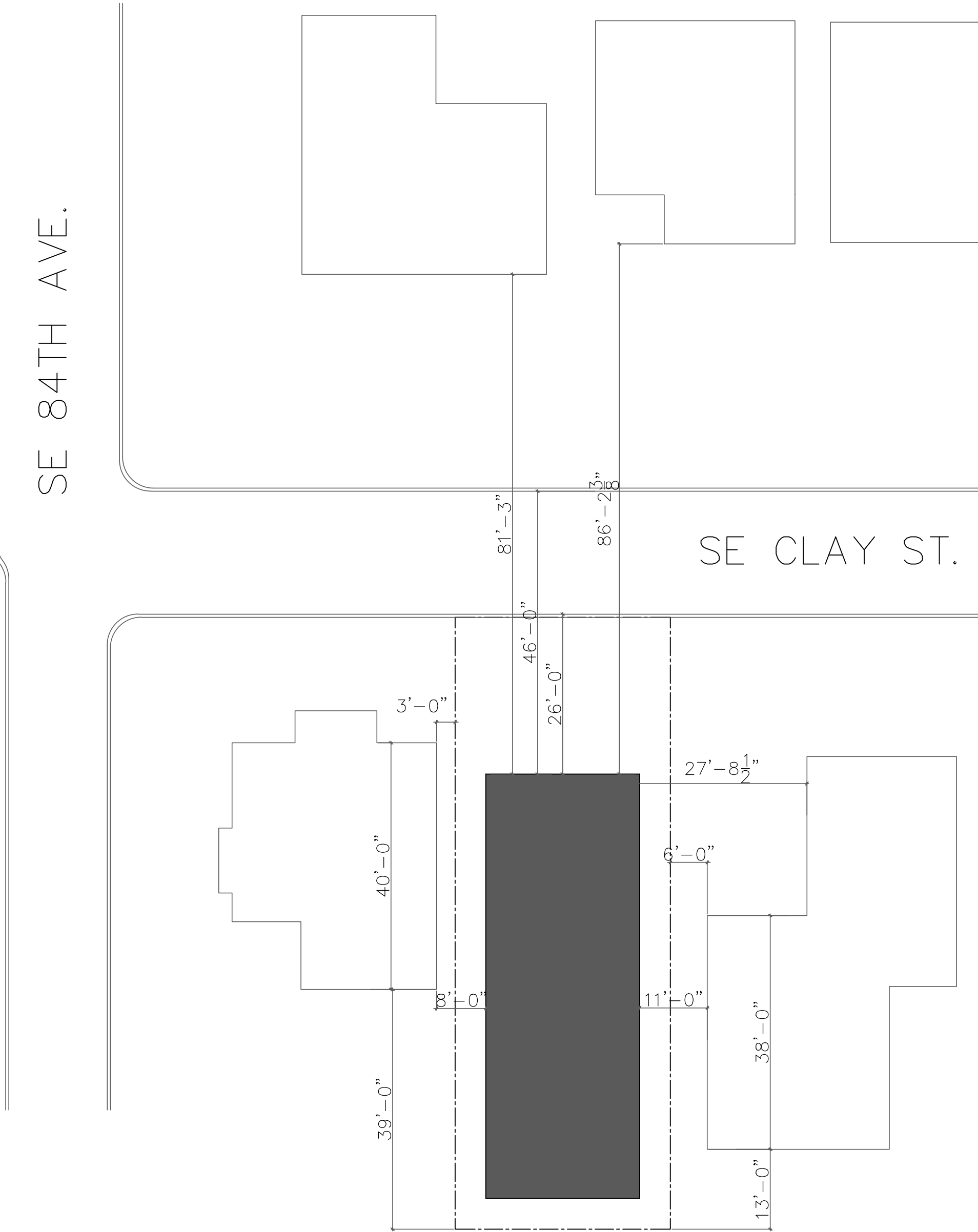
BACKFLOW PREVENTION ASSEMBLIES MUST CONFORM TO EPA LEAD FREE REQUIREMENTS.

DOUBLE CHECK VALVE ASSEMBLY (DCVA) REQUIRED

INSTALLATION REQUIRED ON PRIVATE PROPERTY AT PROPERTY LINE ON THE CENTERLINE OF SERVICE, IMMEDIATELY ADJACENT TO SERVICE CONNECTION. NO CONNECTIONS PRIOR TO ASSEMBLY. INSTALLATION OF A PREMISE-ISOLATION BACKFLOW ASSEMBLY WILL CREATE A CLOSED SYSTEM AND MAY RESULT IN PROBLEMS ASSOCIATED WITH THERMAL EXPANSION. INSTALLER RESPONSIBLE FOR MAKING PROVISIONS FOR THERMAL EXPANSION.



VICINITY MAP



NORTH



REVISIONS:	

8406 S.E. CLAY ST. APARTMENTS
PORTLAND, OREGON

MENTRUM
ARCHITECTURE

2455 STORTZ AVE.
N.E.
SALEM, OREGON
97301

PHONE:
971-270-9663

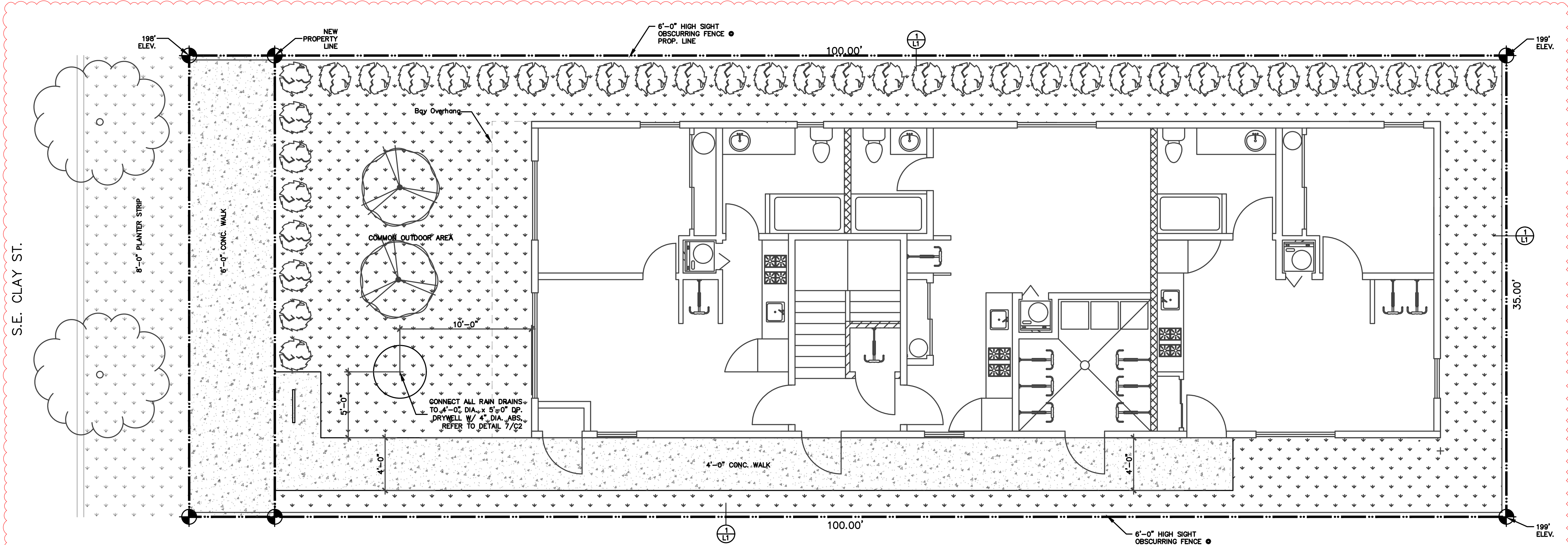
DRAWN BY: PETE WILSON

DATE: 1/27/2022

SHEET NO:

C3

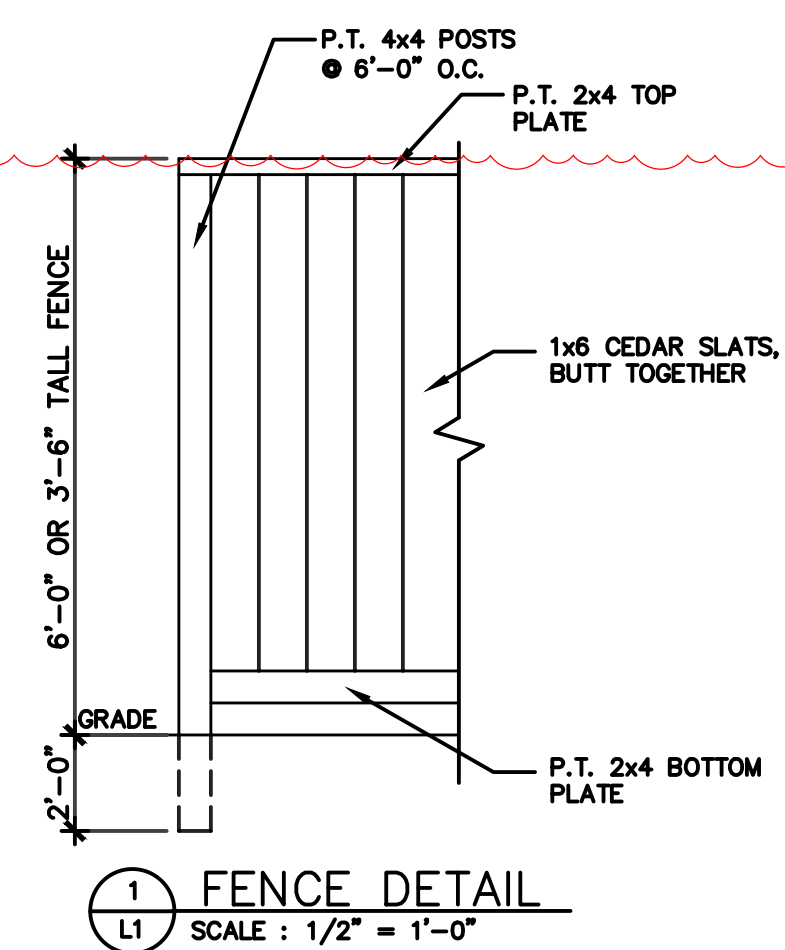
OF 10



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



TREE CALCS
Development Impact Area = 94' x 35' = 3,290SF
Plant (2) Medium Trees



LANDSCAPE PLAN NOTES

STAIRS & LANDINGS TO BE PROVIDED W/ AT LEAST 1 FOOT-CANDLE OF ILLUMINATION AT ALL TIMES

OPTION #1 PERMANENT BUILT IN IRRIGATION TO ALL PLANTING AREAS W/ AUTOMATIC CONTROLLER

LANDSCAPE CALCULATION:
LOT = 3,360 SQ. FT. MIN. 30% LANDSCAPE REQUIRED
LANDSCAPED AREA = 1,572 SQ. FT. OR 46.8%
CONC. AREA = 272 SQ. FT. OR 8.2%

ALL LANDSCAPING TO BE HAND WATERERED

GROUND COVER TO COVER REMAINING LANDSCAPED AREA

LANDSCAPE LEGEND

- [Symbol] = STREET TREES, 3" CAL. "CASCARA"
- [Symbol] = 3 GAL. RHODODENDRANS
- [Symbol] = 2" CAL. ALDER
- [Symbol] = 6'-0" TALL INCENSE CEDAR, "CALOCEDRUS DOGURENS"
- [Symbol] = GROUND COVER KINNICKINICK 2'-0" O.C.
- [Symbol] = CONCRETE



REVISIONS:

8406 S.E. CLAY ST. APARTMENTS
PORTLAND, OREGON

MENTRUM
ARCHITECTURE

2455 STORTZ AVE.
N.E.
SALEM, OREGON
97301

PHONE:
971-270-9663

DRAWN BY: PETE WILSON

DATE: 1/27/2022

SHEET NO:

L1

BUILDING CODE SUMMARY:

(3) STORY BUILDING 30' TALL
ALLOWABLE BUILDING HEIGHT PER 504.3 = 40' MAX.
1st FLOOR = 1,500 SQ. FT.
2nd FLOOR = 1,574 SQ. FT.
3rd FLOOR = 1,574 SQ. FT.
TOTAL FLOOR SQ. FT. = 4,648 SQ. FT.
ALLOWABLE AREA 7,000 SQ. FT. PER STORY IN ACCORDANCE WITH TABLE 506.2

MAX. FLOORS 2 EXCEPT ONE MORE STORY CAN BE ADDED PER CODE 504.4 FOR A TOTAL OF 3 STORIES

(9) UNITS TOTAL

OCCUPANCY TYPE R2 ZONING RM1

ENERGY PRESCRIPTIVE PATH METHOD

REFER TO FOLLOWING CODES:
2019 OSSC, 2021 OESC, ANSIA117.1-2017, 2019 OPSC, 2019 OESC, 2019 PFC, 2018 IECC

FAR IS 1.5 TO 1 W/ INCLUSIONARY HOUSING

2019 OREGON ENERGY EFFICIENCY SPECIALTY CODE TABLE 502.1

BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES
ROOFS - INSULATION ENTIRELY ABOVE ROOF DECK R-30
WALLS ABOVE GRADE - R-20
SLABS UNHEATED - R-10
EXT. DOORS - U=0.30
EXTERIOR WINDOWS - U=0.35
FLOORS - R-30
ATTIC - R-38

INSTALL 100 PERCENT OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS CFL, LED, OR LINEAR FLUORESCENT OR A MIN. EFFICACY OF 70 LUMENS PER WATT AS SPECIFIED IN SECTION N1107.2

CONSTRUCTION TYPE VB
TABLE 601: FIRE RATED INTERIOR BEARING WALLS 0 RATING
NON BEARING WALLS 0 RATING
TABLE 602 EXTERIOR BEARING WALLS 5-10' SETBACK REQUIRE 1 HR. RATING
TYPE 'B' UNITS FIRST FLOOR ONLY
BIKE STORAGE ROOM SEPARATED TYPE 'S-1' OCCUPANCY

DESIGN LOADS
SEE STRUCTURAL ENGINEERING
SEE GEOTECH REPORT

EXIT WAYS TO BE ILLUMINATED AT FOOTCANDLE PER SQ. FT. AND HAVE EMERGENCY POWER SYSTEM PROVIDED.

LONG-TERM BICYCLE PARKING SPACES IS REQUIRED. 1.1 PER UNIT = 14 LONG TERM BICYCLE PARKING REQUIRED

THE COMMON PATH OF EGRESS IS NOT GREATER THAN 125 FEET FROM ANY POINT.

FIRE PARTITIONS TO BE STC 55, REFER TO DETAIL 1/A2.

EXTERIOR WALLS SHALL FOLLOW TABLE 705.8

SEPARATE PERMITS INCLUDE:
FIRE SPRINKLER DRAWINGS
FIRE ALARM SYSTEMS
UNDERGROUND FIRE LINES
KNOX BOXES
PLUMBING, MECHANICAL AND ELECTRICAL

NO DEFERRED SUBMITTALS

KNOX BOX NOTES:

- INSTALL NO HIGHER THAN 6FT ABOVE GROUND
- PLACE ON ADDRESS SIDE OF BUILDING
- CALL 503-823-3770 FOR INSPECTION

THE ONLY AREAS WHERE THE DESIGN LIVE LOADS EXCEED 50 PSF IS IN THE COMMON EXIT STAIRWAYS WHICH ARE 100 PSF AS ENGINEERED BY THE STRUCTURAL DESIGNER. CONSPICUOUSLY POSTED DURABLE SIGNS MUST BE LOCATED AT THE GROUND FLOOR OF EACH STAIRWAY STATING THE LIVE LOAD PF 100.

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. 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 REPORTS / LISTING NUMBERS) THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION

FIRE SPRINKLER SYSTEM REQUIRED NFPA 13R THROUGHOUT PER CODE #903.3.1.1 FOR GROUP R OCCUPANCY, AT S-1 OCCUPANCY NFPA 13 IS REQUIRED.
WILL ALLOW FOR 25% GLAZING PER FLOOR WITHIN 5-10' OF PROPERTY LINE, 45% 10' OR MORE ON NORTH & EAST FACADES.

FIRE ALARM SYSTEM IS REQUIRED BUT MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3.1.2 AND OCCUPANT NOTIFICATION APPLIANCES THAT AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON A SPRINKLER WATER FLOW WILL BE PROVIDED.

MEANS OF EGRESS IS THE EXTERIOR EXIT STAIR ENCLOSURE TO BE 1 HOUR RATED EXTERIOR WALLS WITH DOORS TO BE 60 MIN. RATED WITH SELF CLOSERS AND SMOKE GASKETS. THE SECOND MEANS OF EXIT ARE THE EGRESS WINDOWS PROVIDED.

APPLICATION FOR SEPARATE FIRE SAFETY PERMIT SHALL BE OBTAINED FROM THE FIRE MARSHAL'S OFFICE, 1300 S.E. GIDEON ST., PRIOR TO THE INSTALLATION OF THE FOLLOWING: FIRE PUMPS, UNDERGROUND FIRE LINES, KNOX BOXES, FIXED EXTINGUISHING SYSTEMS, IN-BUILDING RADIO ENHANCEMENT SYSTEMS, STATIONARY GENERATORS AND HAZARDOUS MATERIAL TANKS.

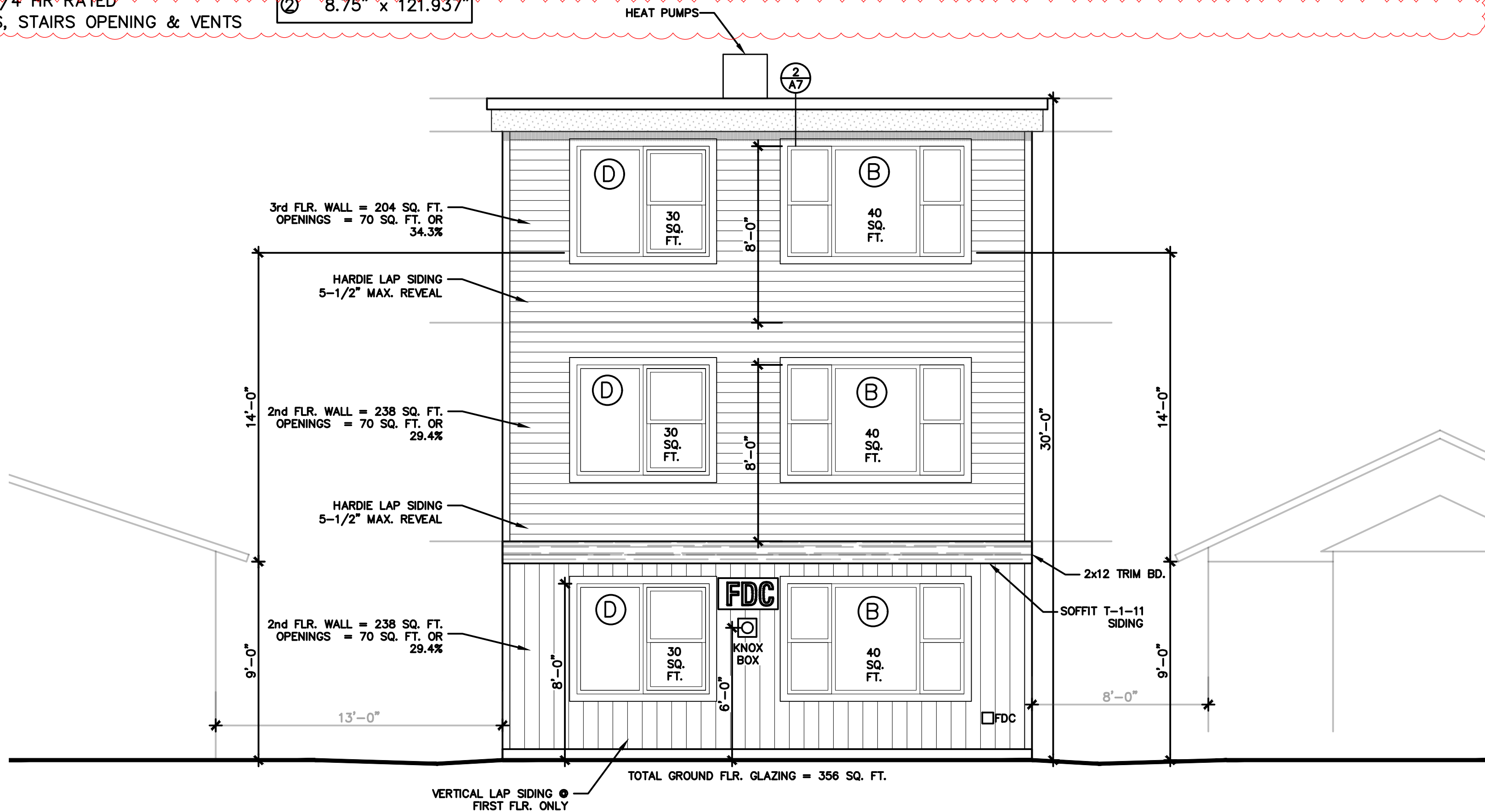
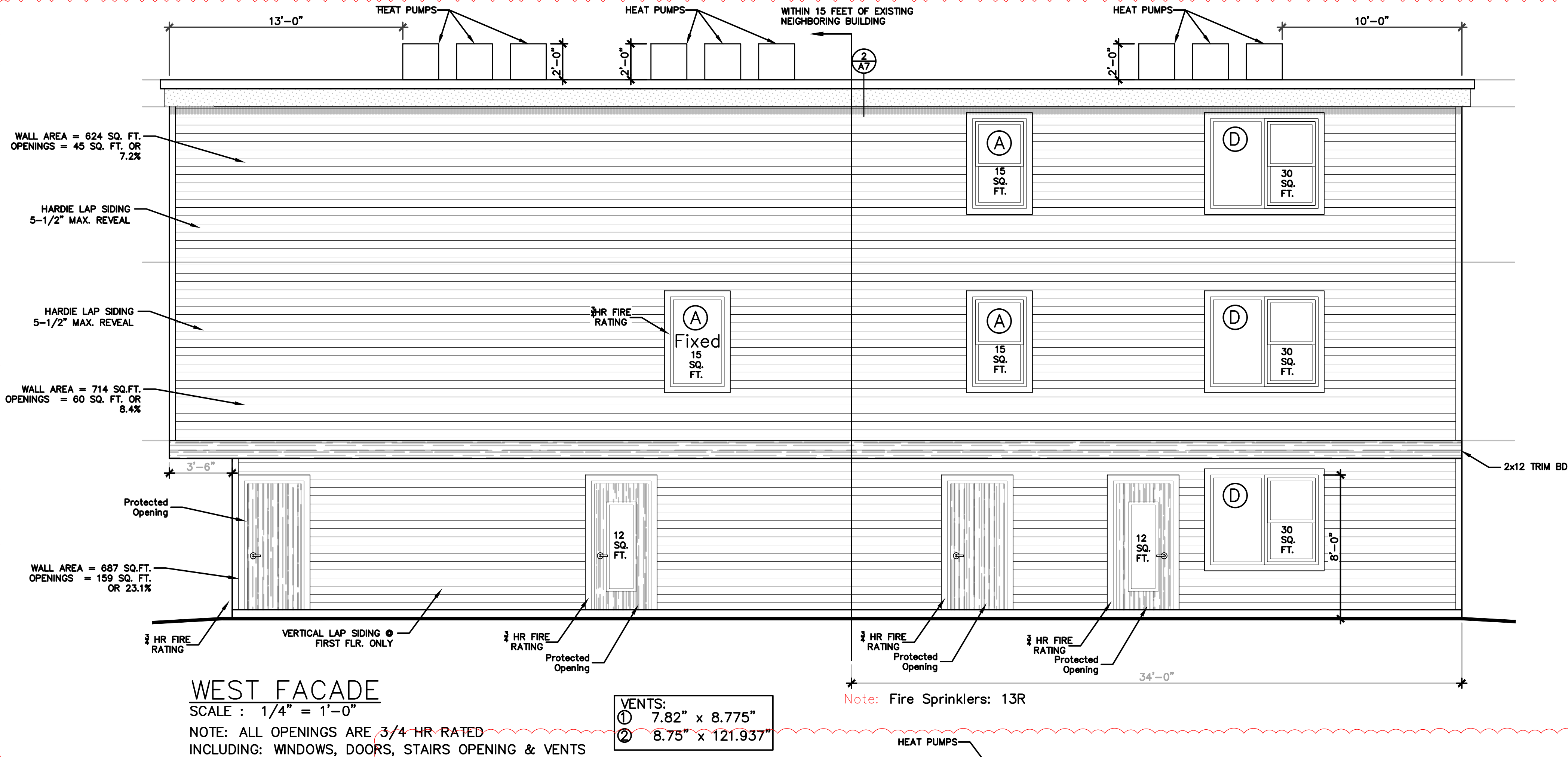
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2". ADDITIONAL SIGNAGE TO BE PROVIDED AT THE BASE OF EACH STAIRS INCLUDING UNIT NUMBERS SERVED BY THE INDIVIDUAL STAIRWAY.

WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE FIGHTING PURSUALED IN AN APPROVED LOCATION. POINT OF INFORMATION: THE FIRE CODE OFFICIAL HAS APPROVED THE "KNOXBOX" AS THE ACCESS KEY BOX FOR USE IN THE CITY OF PORTLAND.

ROOMS CONTAINING FIRE PROTECTION EQUIPMENT (AIR-CONDITIONING SYSTEMS, FIRE SPRINKLER RISERS (RISER ROOMS) AND VALVES OR OTHER FIRE DETECTION (FACP), SUPPRESSION OR CONTROL ELEMENTS) SHALL BE IDENTIFIED IN AN APPROVED MANNER. REQUIRED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.

BUILDING TO BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH 1202.5 OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE MECHANICAL CODE WILL BE PROVIDED (1202.1)

OCCUPANT LOAD
OCCUPANT LOAD = 200 S.F. / OCC.
TOTAL OCCUPANTS = 26
UNIT #1 - 495 S.F. / 200 = 2.48 OR (3)
UNIT #2 - 377 S.F. / 200 = 1.89 OR (2)
UNIT #3 - 483 S.F. / 200 = 2.42 OR (3)
UNIT #4 - 542 S.F. / 200 = 2.71 OR (3)
UNIT #5 - 427 S.F. / 200 = 2.14 OR (3)
UNIT #6 - 532 S.F. / 200 = 2.66 OR (2)
UNIT #7 - 542 S.F. / 200 = 2.71 OR (3)
UNIT #8 - 427 S.F. / 200 = 2.14 OR (3)
UNIT #9 - 532 S.F. / 200 = 2.66 OR (3)



S.E. CLAY ST. FACADE

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

NOTE: ALL OPENINGS ARE 3/4 HR RATED
INCLUDING: WINDOWS. DOORS. STAIRS OPENING & VENTS



REVISIONS:

NO.	DESCRIPTION	DATE

8406 S.E. CLAY ST. APARTMENTS
PORTLAND, OREGON

MENTRUM
ARCHITECTURE

2455 STORTZ AVE.
N.E.
SALEM, OREGON
97301

PHONE:
971-270-9663

DRAWN BY: PETE WILSON

DATE: 1/27/2022

SHEET NO:

A1

4 OF 10

GA FILE NO. WP 3242

GENERIC

1 HOUR FIRE

50 to 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 17/8" long, 0.0915" shank, 15/64" heads, 7" o.c.

Vertical joints staggered 24" on opposite sides. (LOAD-BEARING)

Thickness: 5 3/8"

Approx. Weight: 7 psf

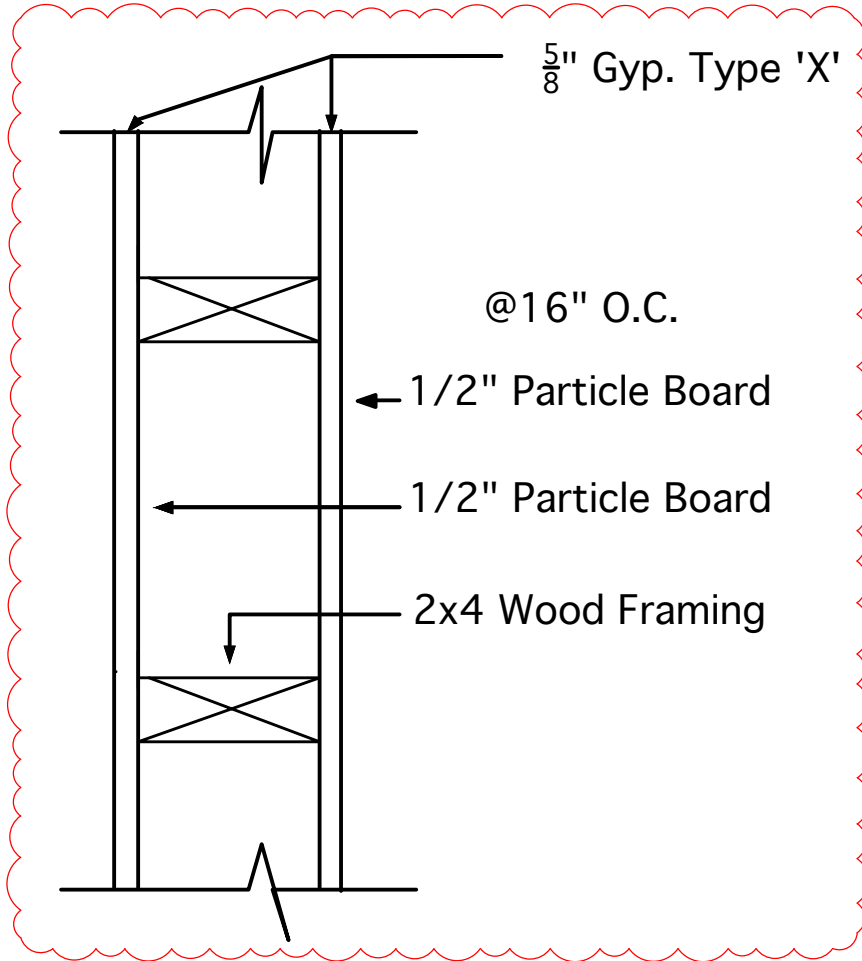
Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309, NRCC TL-93-098, IRC-IR-761, 3/98

Sound Test:

1

A2

1 HR. FIRE PARTITION BETWEEN UNITS



2

A2

NON RATED INT. WALL ASSEMBLY EXCEPT FIRE PARTITIONS

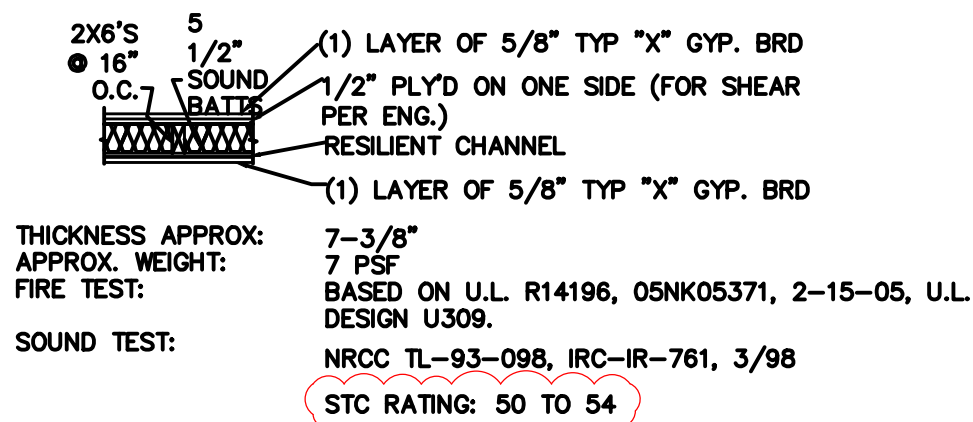
GA FILE NO. WP 3242

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

RESILIENT CHANNELS 16" O.C. ATTACHED AT RIGHT ANGLES TO "ONE SIDE" OF 2x6 WOOD STUDS 16" O.C. WITH 1-1/4" TYPE "S" DRYWALL SCREWS. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE "S" DRYWALL SCREWS 8" O.C.. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. 3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.

OPPOSITE SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D CEMENT COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 15/64" HEADS AT 7" OC..

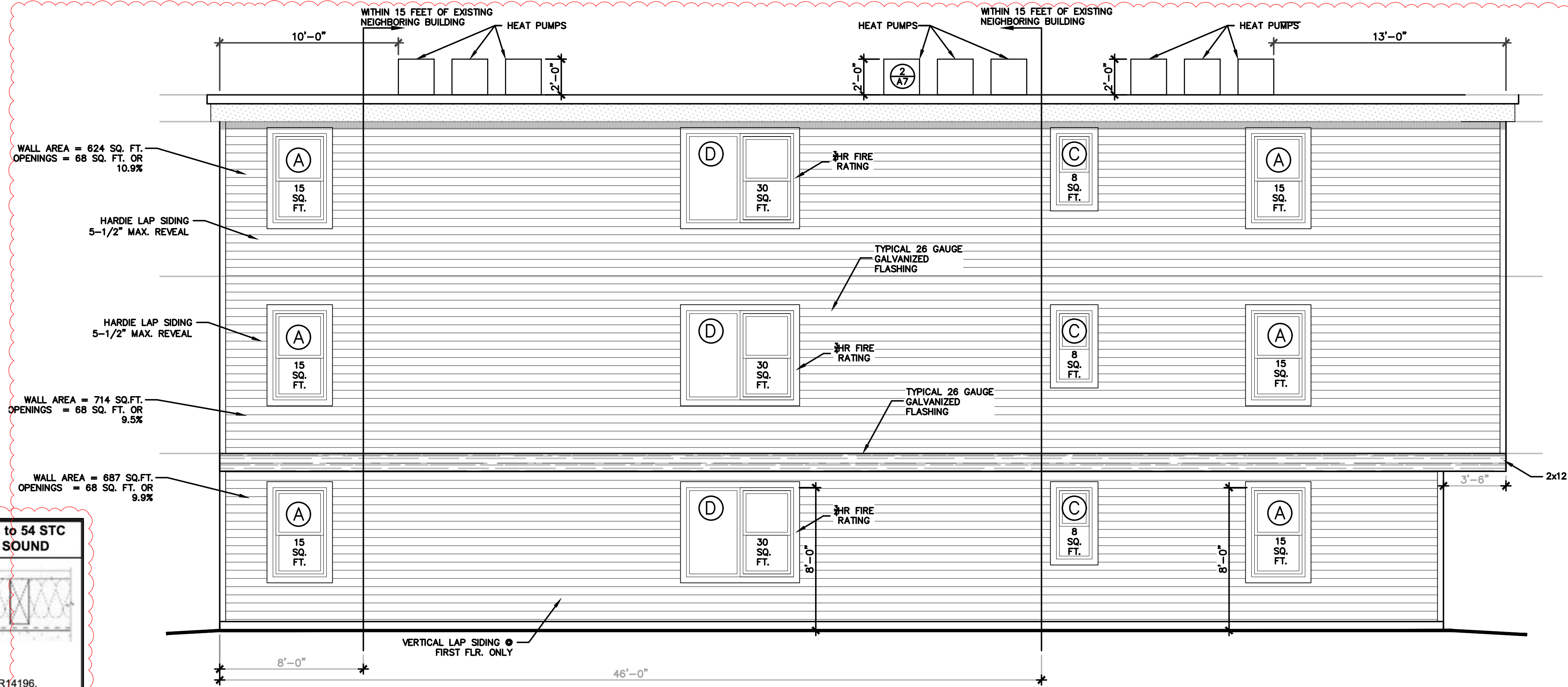
VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES. LOAD BEARING.



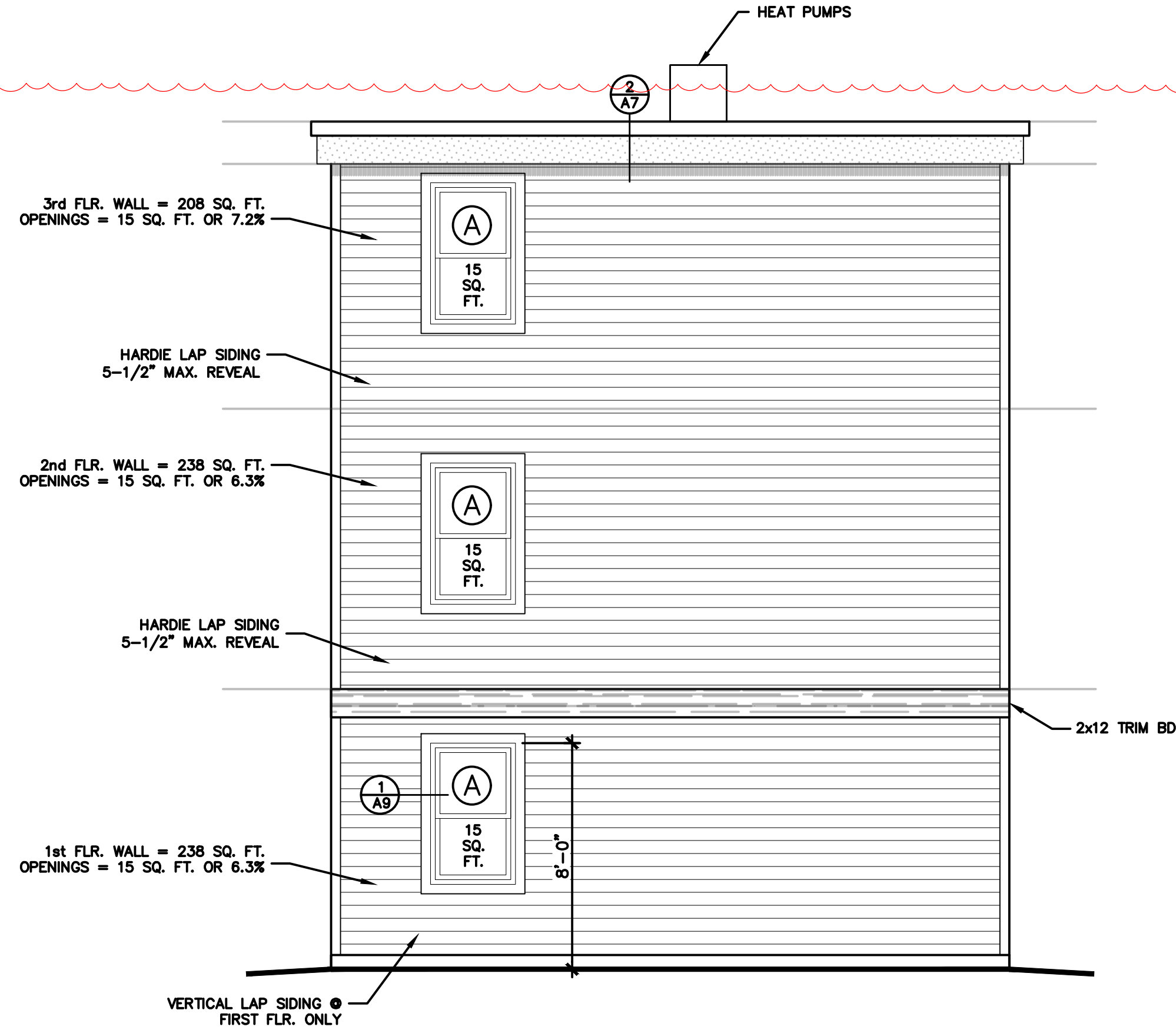
3

A2

1 HR. WALL FIRE RATED ASSEMBLY @ CORRIDOR



WINDOW SCHEDULE			
A = 3' x 5'	Window Sill = 3'-0"	1/2	Hr Fire Rating
B = 8' x 5'	Window Sill = 3'-0"	1/2	Hr Fire Rating
C = 2' x 4'	Window Sill = 3'-0"	1/2	Hr Fire Rating
D = 6' x 5'	Window Sill = 3'-0"	1/2	Hr Fire Rating
E = 4' x 5'	Window Sill = 3'-0"	1/2	Hr Fire Rating
F = 4'9"x5'	Window Sill = 3'-0"	1/2	Hr Fire Rating



SOUTH FACADE
SCALE : 1/4" = 1'-0"

NOTE: ALL OPENINGS ARE 3/4 HR RATED INCLUDING: WINDOWS, DOORS, STAIRS OPENING & VENTS

REGISTERED ARCHITECT
1988
DAVID A. MENTRUM
PORTLAND, OREGON

REVISIONS:

8406 S.E. CLAY ST. APARTMENTS
PORTLAND, OREGON

MENTRUM
ARCHITECTURE

2455 STORTZ AVE.
N.E.
SALEM, OREGON
97301

PHONE:
971-270-9663

DRAWN BY: PETE WILSON
DATE: 1/27/2022
SHEET NO:

A2

4 OF 10

GYPSUM WALLBOARD, WOOD STUDS, MINERAL FIBER INSULATION,
WOOD STRUCTURAL PANELS, CEMENTITIOUS BACKER UNITS

GA FILE NO. WP 8131

EXTERIOR SIDE: BASE LAYER 15/32" WOOD STRUCTURAL PANELS APPLIED PARALLEL TO 2x4 WOOD STUDS 16" O.C. WITH 10d GALVANIZED NAILS 6" O.C. AT EDGES AND AT TOP AND BOTTOM PLATES AND 12" O.C. AT INTERMEDIATE STUDS. WEATHER RESISTIVE BARRIER APPLIED OVER PANELS. FACE LAYER 1/2" PROPRIETARY CEMENTITIOUS BACKER UNITS APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 1-5/8" LONG CORROSION RESISTANT SCREWS 8" O.C.

INTERIOR SIDE: ONE LAYER 5/8" PROPRIETARY TYPE 'X' GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH EITHER 8d CEMENT COATED NAILS, 1-7/8" LONG 7" O.C. OR 1-7/8" LONG TYPE 'S' OR TYPE 'W' DRYWALL SCREWS 8" O.C. 3" MINERAL FIBER INSULATION, 3.0 PCF. FRICTION FIT IN STUD SPACE (LOAD-BEARING) PROPRIETARY GYPSUM BOARD

UNITED STATES GYPSUM COMPANY 5/8" SHEETROCK BRAND FIRECODE CORE GYPSUM PANELS

Thickness: 6-1/2"
Approx. Weight: 14 psf
Fire Test: See WP 3510
UL R1319, 97NK14997, 4-25-97, UL DESIGN

U303

1 EXTERIOR 1-HOUR FLR. WALL

WOOD I-JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD

GA FILE NO. FC 5011

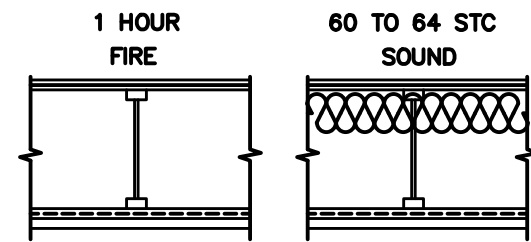
BASE LAYER 1/2" PROPRIETARY TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. (16" O.C. WHEN INSULATION IS USED) WITH 1" TYPE 'S' DRYWALL SCREWS 16" O.C. GYPSUM BOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED WITH SCREWS 8" TO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO MINIMUM 10" DEEP WOOD I-JOISTS SPACED A MAXIMUM OF 19" O.C. WITH 1-1/4" TYPE 'S' DRYWALL SCREWS. FACE LAYER 1/2" PROPRIETARY TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 1-5/8" TYPE 'S' DRYWALL SCREWS 8" O.C. AND 1-1/2" TYPE 'G' SCREWS 8" O.C. AT THE BUTT JOINTS LOCATED MID SPAN BETWEEN THE RESILIENT CHANNELS. GLASS FIBER INSULATION SECURED TO SUBFLOOR OR LOOSE FILL INSULATION APPLIED DIRECTLY OVER GYPSUM BOARD. WOOD I-JOISTS SUPPORTING 19/32" WOOD STRUCTURAL PANEL SUBFLOOR APPLIED AT RIGHT ANGLES TO JOISTS WITH CONSTRUCTION ADHESIVE AND 6d RING SHANK NAILS 12" O.C. MINIMUM 1/2" PROPRIETARY GYPSUM FLOOR TOPPING APPLIED OVER SUBFLOOR.

STC RATED WITH I-JOISTS SPACED 24" O.C., 3-1/2" GLASS FIBER INSULATION IN JOIST SPACES, 3/4" PROPRIETARY GYPSUM FLOOR TOPPING POURED OVER 1/4" PROPRIETARY SOUND REDUCTION MAT, AND WITH FINISH FLOORING OF SHEET VINYL, ENGINEERED WOOD LAMINATE, AND CERAMIC TILE. (STC 64 WHEN SHEET VINYL OR ENGINEERED WOOD LAMINATE IS APPLIED TO FLOOR: STC 66 WHEN TESTED WITH CERAMIC TILE ON SUBFLOOR.)

UNITED STATES GYPSUM COMPANY 1/2" SHEETROCK BRAND FIRECODE CORE GYPSUM PANELS
LEVELROCK BRAND FLOOR UNDERLAYMENT

2 1-HOUR FLR. CEILING ASSEMBLY

* MIN. 3/4" GYP. FLR TOPPING OVER SUBFLOOR



APPROX. CEILING 3 PSF WEIGHT:

FIRE TEST: UL R1319, 05NK04589, 2-4-05: UL R1319, 05NK09496, 3-31-05: UL DESIGN L570
SOUND TEST: RAL OT03-05, 4-22-03: RAL OT03-07, 4-29-03: RAL OT03-09, 6-18-03
IIC&TEST: (58 SHEET VINYL), RAL OT03-06, 4-22-03: (62 ENGINEERED WOOD LAMINATE) RAL OT03-08, 4-29-03: (64 CERAMIC TILE) RAL OT03-10, 6-18-03

FLOOR PLAN NOTES

ALL UNITS ON MAIN FLR. TO BE TYPE 'B' ADA UNITS

BUILDING TO BE EQUIPPED WITH NFPA 13R FIRE SPRINKLER SYSTEM.

PROVIDE BLOCKING FOR ALL GRAB BARS IN ADA BATHROOMS REFER TO SHEET A9 FOR ALL HANDICAP DETAILS FOR TUB & W.C. BLOCKING & HEIGHT OF LAVS.

5/8" GREEN BD. GYP. BD. REQUIRED BEHIND ALL TUBS, SHOWERS, WATER HEATERS, KITCHEN SINKS & WASHER / DRYERS

ALL PENETRATIONS AND DUCTS THRU AN EXTERIOR FIRE RATED WALL REQUIRE PROTECTED OPENINGS.

ALL STAIRWELLS ARE REQUIRED TO HAVE STAIRWAY LIGHTING PER CODE 10116.2 STATING THAT EMERGENCY LIGHTING AT AN AVERAGE OF 1 FOOTCANDLE MEASURED ALONG THE PATH OF THE EXIT PATH. A MAX. TO MIN. ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

PROVIDE MIN. 36" SILL HEIGHT AT ALL WINDOWS.

IN ACCORDANCE WITH 1029, WINDOW OPENINGS IN BEDROOMS CAN NOT EXCEED 44" AT THE WINDOW OPENING (NOT THE SILL)

STAIRWAY ILLUMINATION SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOTCANDLE

FLOOR PLAN LEGEND

- = REFER TO DOOR SCHEDULE ON THIS SHEET
- = SMOKE DETECTOR TO BE INTERCONNECTED
- = EXHAUST FAN, VENT TO OUTSIDE AIR, FIRST FLOOR VENT TO REAR OF BUILDING, PARALLEL WITH JOISTS
- = EXHAUST FAN W/ HEAT LAMP, ONLY BATHROOMS WITHOUT CADET HEATER, VENT TO OUTSIDE AIR, FIRST FLOOR & SECOND FLOOR VENT TO REAR OF BUILDING, PARALLEL WITH JOISTS
- = CARBON MONOXIDE DETECTOR WITHIN 10'-0" OF ALL BEDROOMS
- = FLUSH MOUNT CADET HEATER
- = PORTABLE FIRE EXTINGUISHER RATED 2-A, CLASS 10-B, MIN TRAVEL DIST. 50
- = SURFACE MOUNTED CEILING LIGHTING
- = BEARING POINT, REFER TO FLOOR FRAMING PLANS FOR SIZE
- = SEISMIC BRACE 50 GAL. W/H ELEC. UNIT, PROVIDE SOLID BLK'G. FOR BRACING, TYP.

WALL LEGEND

FOR WALL CONNECTION DETAILS, REFER TO 7/A8

FOR TYPICAL WALL SECTION REFER TO 1/A7

- = TYP. WALL CONSTRUCTION REFER TO DETAIL 7/A9 FOR EXTERIOR WALLS & FOR NON-RATED INTERIOR WALLS REFER TO 2/A2
- = 1-HOUR FIRE BARRIER, REFER TO DETAIL 3/A2
- = FIRE PARTITION WALLS REFER TO DETAIL 1/A2
- = EXTERIOR WALL 1 HR. RATED, REFER TO DETAIL 1/A3

REVISIONS:

8406 S.E. CLAY ST. APARTMENTS
PORTLAND, OREGON

MENTRUM
ARCHITECTURE

2455 STORTZ AVE.
N.E.
SALEM, OREGON
97301

PHONE:
971-270-9663

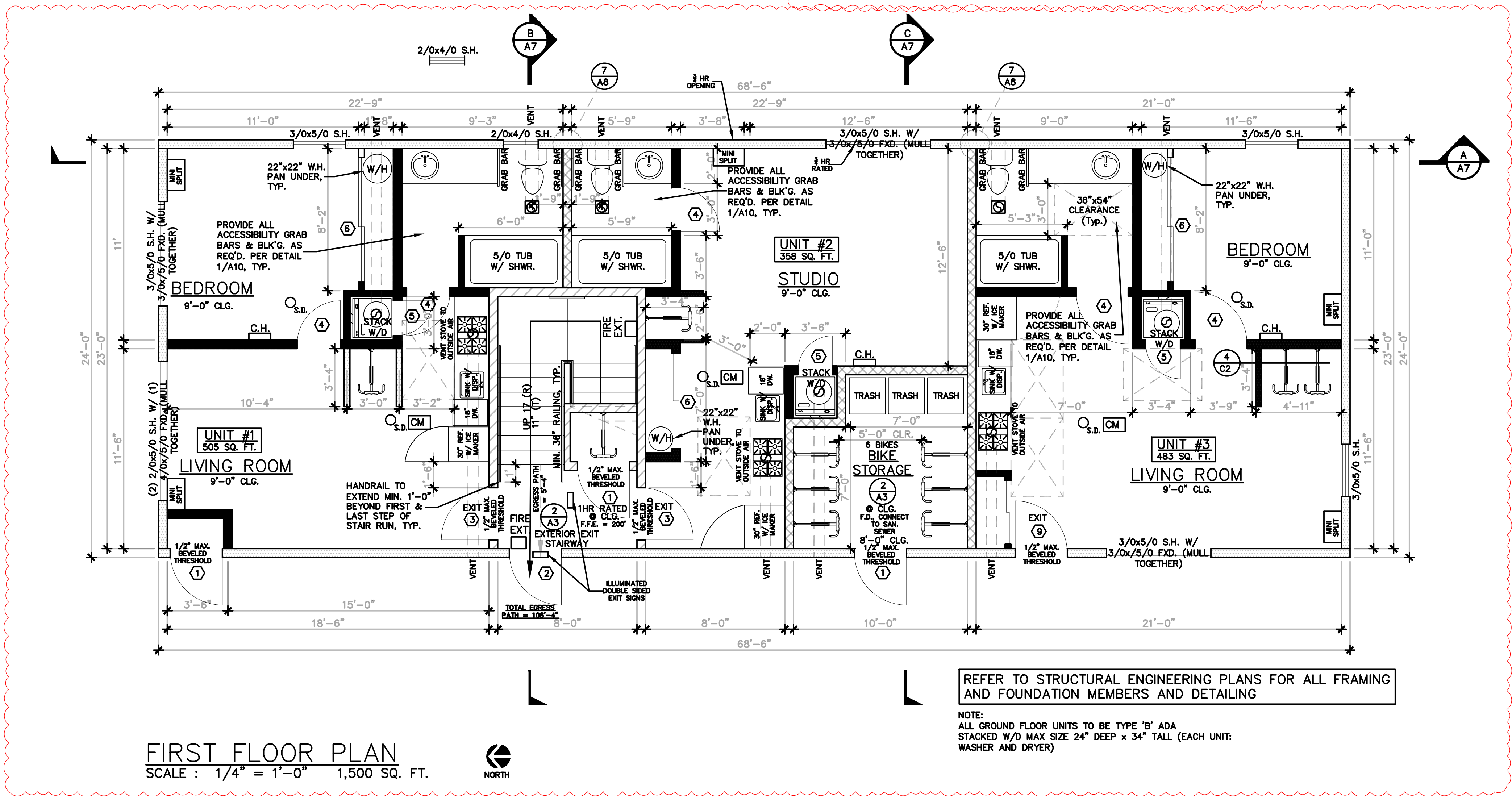
DRAWN BY: PETE WILSON

DATE: 1/27/2022

SHEET NO:

A3

4 OF 10



FLOOR PLAN NOTES

ALL UNITS ON MAIN FLR. TO BE TYPE 'B' ADA UNITS

BUILDING TO BE EQUIPPED WITH NFPA 13R FIRE SPRINKLER SYSTEM.

PROVIDE BLOCKING FOR ALL GRAB BARS IN ADA BATHROOMS REFER TO SHEET A9 FOR ALL HANDICAP DETAILS FOR TUB & W.C. BLOCKING & HEIGHT OF LAVS.

5/8" GREEN BD. GYP. BD. REQUIRED BEHIND ALL TUBS, SHOWERS, WATER HEATERS, KITCHEN SINKS & WASHER / DRYERS

ALL PENETRATIONS AND DUCTS THRU AN EXTERIOR FIRE RATED WALL REQUIRE PROTECTED OPENINGS.

ALL STAIRWELLS ARE REQUIRED TO HAVE STAIRWAY LIGHTING PER CODE 10116.2 STATING THAT EMERGENCY LIGHTING AT AN AVERAGE OF 1 FOOTCANDLE MEASURED ALONG THE PATH OF THE EXIT PATH. A MAX. TO MIN. ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

PROVIDE MIN. 36" SILL HEIGHT AT ALL WINDOWS.

IN ACCORDANCE WITH 1029, WINDOW OPENINGS IN BEDROOMS CAN NOT EXCEED 44" AT THE WINDOW OPENING (NOT THE SILL)

STAIRWAY ILLUMINATION SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOTCANDLE

FLOOR PLAN LEGEND

- = REFER TO DOOR SCHEDULE ON THIS SHEET
- = SMOKE DETECTOR TO BE INTERCONNECTED
- = EXHAUST FAN, VENT TO OUTSIDE AIR, FIRST FLOOR VENT TO REAR OF BUILDING, PARALLEL WITH JOISTS
- = EXHAUST FAN W/ HEAT LAMP, ONLY BATHROOMS WITHOUT CADET HEATER, VENT TO OUTSIDE AIR, FIRST FLOOR & SECOND FLOOR VENT TO REAR OF BUILDING, PARALLEL WITH JOISTS
- = CARBON MONOXIDE DETECTOR WITHIN 10'-0" OF ALL BEDROOMS
- = FLUSH MOUNT CADET HEATER
- = PORTABLE FIRE EXTINGUISHER RATED 2-A, CLASS 10-B, MIN TRAVEL DIST. 50
- = SURFACE MOUNTED CEILING LIGHTING
- = BEARING POINT, REFER TO FLOOR FRAMING PLANS FOR SIZE
- = SEISMIC BRACE 50 GAL. W/H ELEC. UNIT, PROVIDE SOLID BLK'G. FOR BRACING, TYP.

WALL LEGEND

FOR WALL CONNECTION DETAILS, REFER TO 7/A8

FOR TYPICAL WALL SECTION REFER TO 1/A7

= TYP. WALL CONSTRUCTION REFER TO DETAIL 7/A9 FOR EXTERIOR WALLS & FOR NON-RATED INTERIOR WALLS REFER TO 2/A2

= 1-HOUR FIRE BARRIER, REFER TO DETAIL 3/A2

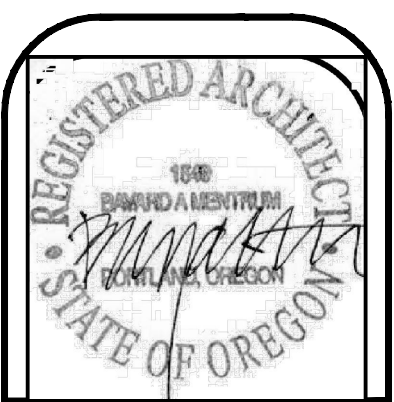
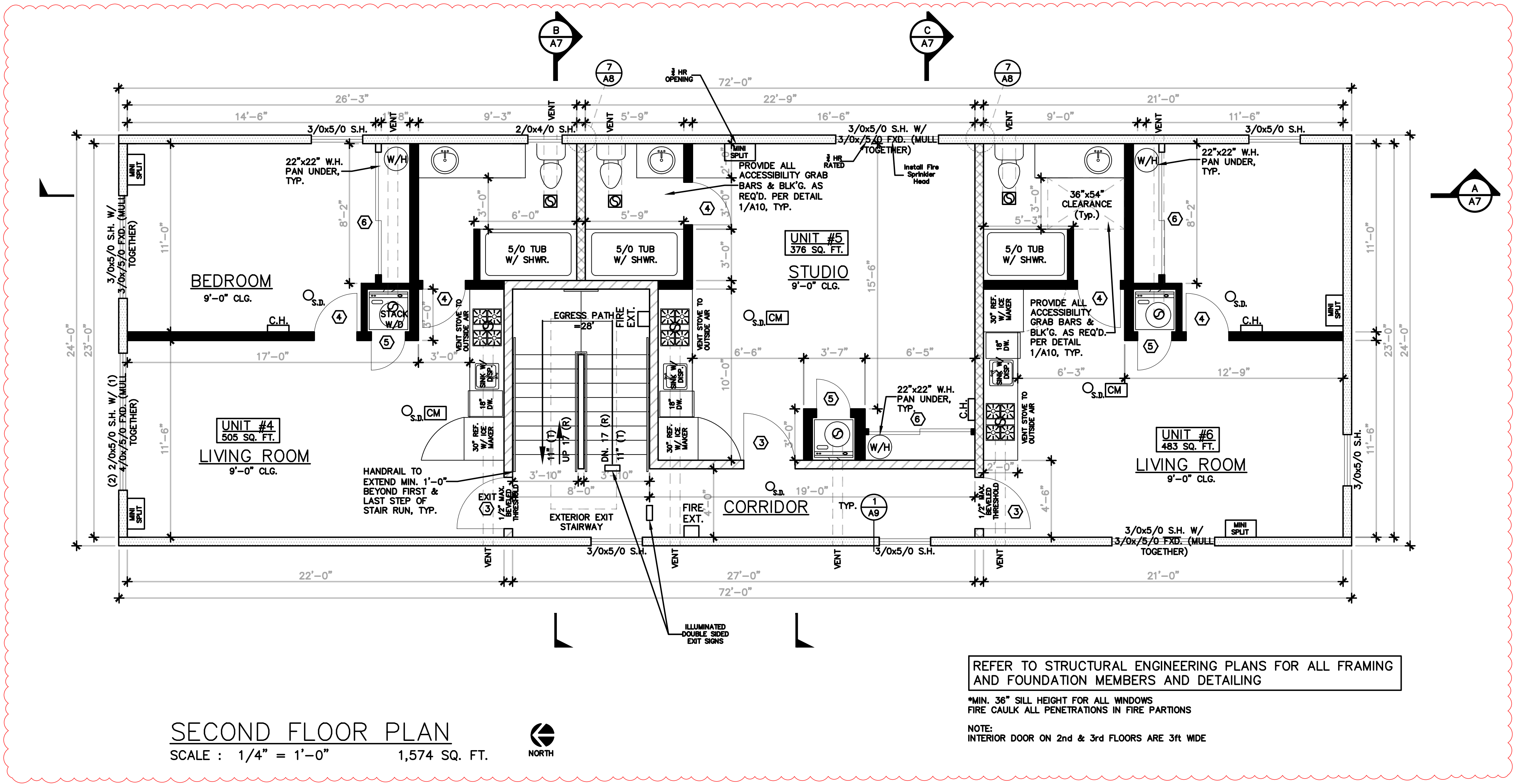
= FIRE PARTITION WALLS REFER TO DETAIL 1/A2

= EXTERIOR WALL 1 HR. RATED, REFER TO DETAIL 1/A3

DOOR SCHEDULE

ALL DOORS & GATES TO HAVE ADA & ANSI APPROVED LEVER HARDWARE

- 2'-8"x6'-8" STEEL FRAME 45 MIN. RATED W/ LOCK & LATCH
- 3'-0"x6'-8" STEEL FRAME W/ LOCK & LATCH
- 3'-0"x6'-8" MIN. RATED DOOR W/ SELF CLOSER AND SMOKE GASKET DEAD BOLT
- 3'-0"x6'-8" PRE-FINISH WOOD W/ PRIVACY HARDWARE
- 2'-8"x6'-8" PRE-FINISH WOOD
- 6'-0" BI-PASS PRE-FINISH WOOD
- 2'-6"x6'-8" PRE-FINISH WOOD W/ PRIVACY HARDWARE
- 2'-6"x6'-8" PRE-FINISH WOOD



REVISIONS:	

8406 S.E. CLAY ST. APARTMENTS
PORTLAND, OREGON

MENTRUM
ARCHITECTURE

2455 STORTZ AVE.
N.E.
SALEM, OREGON
97301

PHONE:
971-270-9663

DRAWN BY: PETE WILSON
DATE: 1/27/2022
SHEET NO:

FLOOR PLAN NOTES

ALL UNITS ON MAIN FLR. TO BE TYPE 'B' ADA UNITS

BUILDING TO BE EQUIPPED WITH NFPA 13R FIRE SPRINKLER SYSTEM.

PROVIDE BLOCKING FOR ALL GRAB BARS IN ADA BATHROOMS REFER TO SHEET A9 FOR ALL HANDICAP DETAILS FOR TUB & W.C. BLOCKING & HEIGHT OF LAVS.

5/8" GREEN BD. GYP. BD. REQUIRED BEHIND ALL TUBS, SHOWERS, WATER HEATERS, KITCHEN SINKS & WASHER / DRYERS

ALL PENETRATIONS AND DUCTS THRU AN EXTERIOR FIRE RATED WALL REQUIRE PROTECTED OPENINGS.

ALL STAIRWELLS ARE REQUIRED TO HAVE STAIRWAY LIGHTING PER CODE 10116.2 STATING THAT EMERGENCY LIGHTING AT AN AVERAGE OF 1 FOOTCANDLE MEASURED ALONG THE PATH OF THE EXIT PATH. A MAX. TO MIN. ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

PROVIDE MIN. 36" SILL HEIGHT AT ALL WINDOWS.

IN ACCORDANCE WITH 1029, WINDOW OPENINGS IN BEDROOMS CAN NOT EXCEED 44" AT THE WINDOW OPENING (NOT THE SILL)

STAIRWAY ILLUMINATION SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOTCANDLE

FLOOR PLAN LEGEND

- = REFER TO DOOR SCHEDULE ON THIS SHEET
- = SMOKE DETECTOR TO BE INTERCONNECTED
- = EXHAUST FAN, VENT TO OUTSIDE AIR, FIRST FLOOR VENT TO REAR OF BUILDING, PARALLEL WITH JOISTS
- = EXHAUST FAN W/ HEAT LAMP, ONLY BATHROOMS WITHOUT CADET HEATER, VENT TO OUTSIDE AIR, FIRST FLOOR & SECOND FLOOR VENT TO REAR OF BUILDING, PARALLEL WITH JOISTS
- = CARBON MONOXIDE DETECTOR WITHIN 10'-0" OF ALL BEDROOMS
- = FLUSH MOUNT CADET HEATER
- = PORTABLE FIRE EXTINGUISHER RATED 2-A, CLASS 10-B, MIN TRAVEL DIST. 50
- = SURFACE MOUNTED CEILING LIGHTING
- = BEARING POINT, REFER TO FLOOR FRAMING PLANS FOR SIZE
- = SEISMIC BRACE 50 GAL. W/H ELEC. UNIT, PROVIDE SOLID BLK'G. FOR BRACING, TYP.

WALL LEGEND

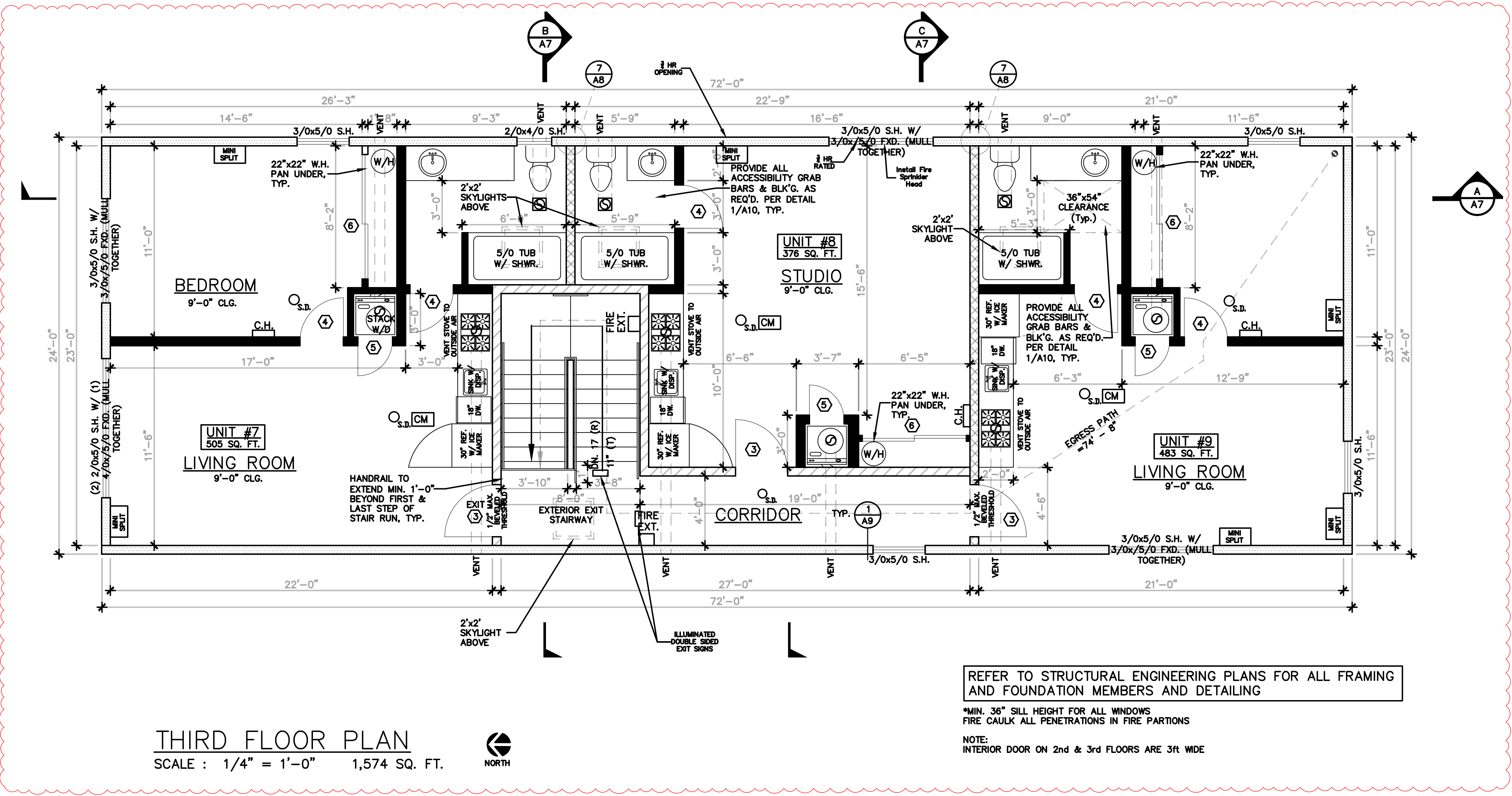
FOR WALL CONNECTION DETAILS, REFER TO 7/A8

- FOR TYPICAL WALL SECTION REFER TO 1/A7
- = TYP. WALL CONSTRUCTION REFER TO DETAIL 7/A9 FOR EXTERIOR WALLS & FOR NON-RATED INTERIOR WALLS REFER TO 2/A2
- = 1-HOUR FIRE BARRIER, REFER TO DETAIL 3/A2
- = FIRE PARTITION WALLS REFER TO DETAIL 1/A2
- = EXTERIOR WALL 1 HR. RATED, REFER TO DETAIL 1/A3

DOOR SCHEDULE

ALL DOORS & GATES TO HAVE ADA & ANSI APPROVED LEVER HARDWARE

- ① 2'-8"x6'-8" STEEL FRAME 45 MIN. RATED W/ LOCK & LATCH
- ② 3'-0"x6'-8" STEEL FRAME W/ LOCK & LATCH
- ③ 3'-0"x6'-8" MIN. RATED DOOR W/ SELF CLOSER AND SMOKE GASKET DEAD BOLT
- ④ 3'-0"x6'-8" PRE-FINISH WOOD W/ PRIVACY HARDWARE
- ⑤ 2'-8"x6'-8" PRE-FINISH WOOD
- ⑥ 6'-0" BI-PASS PRE-FINISH WOOD
- ⑦ 2'-6"x6'-8" PRE-FINISH WOOD W/ PRIVACY HARDWARE
- ⑧ 2'-8"x6'-8" PRE-FINISH WOOD



THIRD FLOOR PLAN

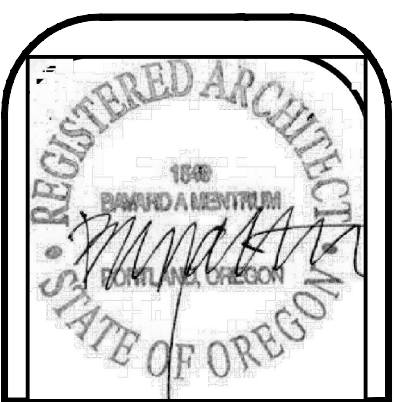
SCALE : 1/4" = 1'-0" 1,574 SQ. FT.



REFER TO STRUCTURAL ENGINEERING PLANS FOR ALL FRAMING AND FOUNDATION MEMBERS AND DETAILING

*MIN. 36" SILL HEIGHT FOR ALL WINDOWS
FIRE CAULK ALL PENETRATIONS IN FIRE PARTIONS

NOTE:
INTERIOR DOOR ON 2nd & 3rd FLOORS ARE 3ft WIDE



REVISIONS:

8406 S.E. CLAY ST. APARTMENTS
PORTLAND, OREGON

MENTRUM
ARCHITECTURE

2455 STORTZ AVE.
N.E.
SALEM, OREGON
97301

PHONE:
971-270-9663

DRAWN BY: PETE WILSON

DATE: 1/27/2022

SHEET NO:

A5



REVISIONS:	

8406 S.E. CLAY ST. APARTMENTS
PORTLAND, OREGON

MENTRUM
ARCHITECTURE

2455 STORTZ AVE.
N.E.
SALEM, OREGON
97301

PHONE:
971-270-9663

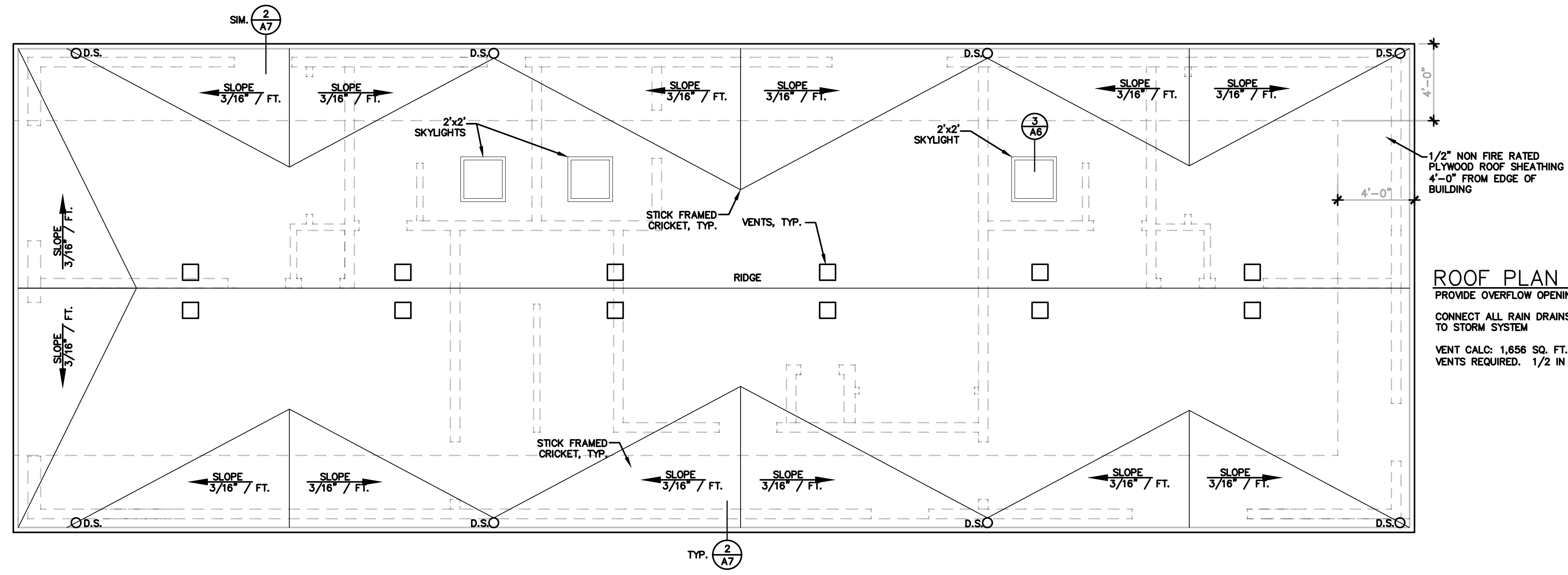
DRAWN BY: PETE WILSON

DATE: 1/27/2022

SHEET NO:

A6

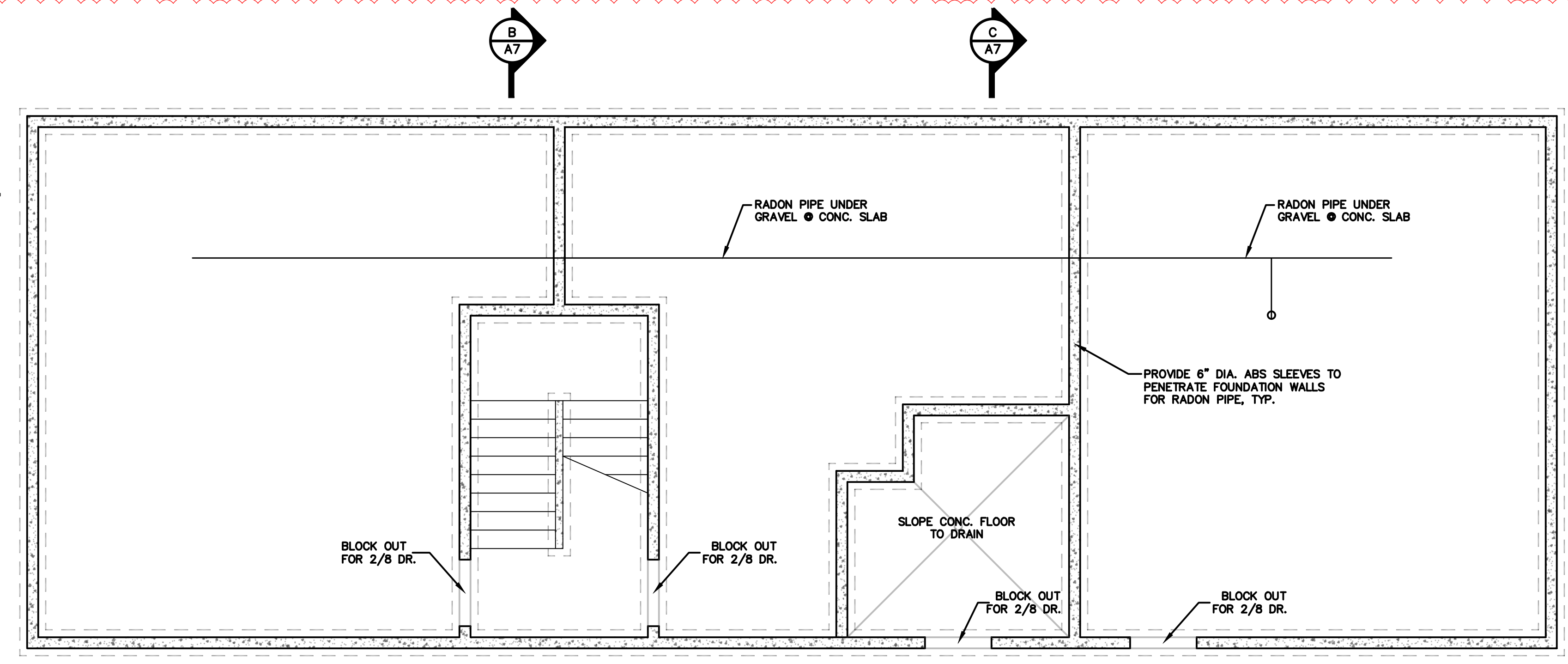
5 OF 10



ROOF PLAN NOTES
PROVIDE OVERFLOW OPENINGS, TYP.
CONNECT ALL RAIN DRAINS FROM ROOF & DECKS
TO STORM SYSTEM
VENT CALC: 1,656 SQ. FT. x .0048 = 7.9 OR (8)
VENTS REQUIRED. 1/2 IN PERIMETER EAVES

ROOF PLAN
SCALE : 1/8" = 1'-0"

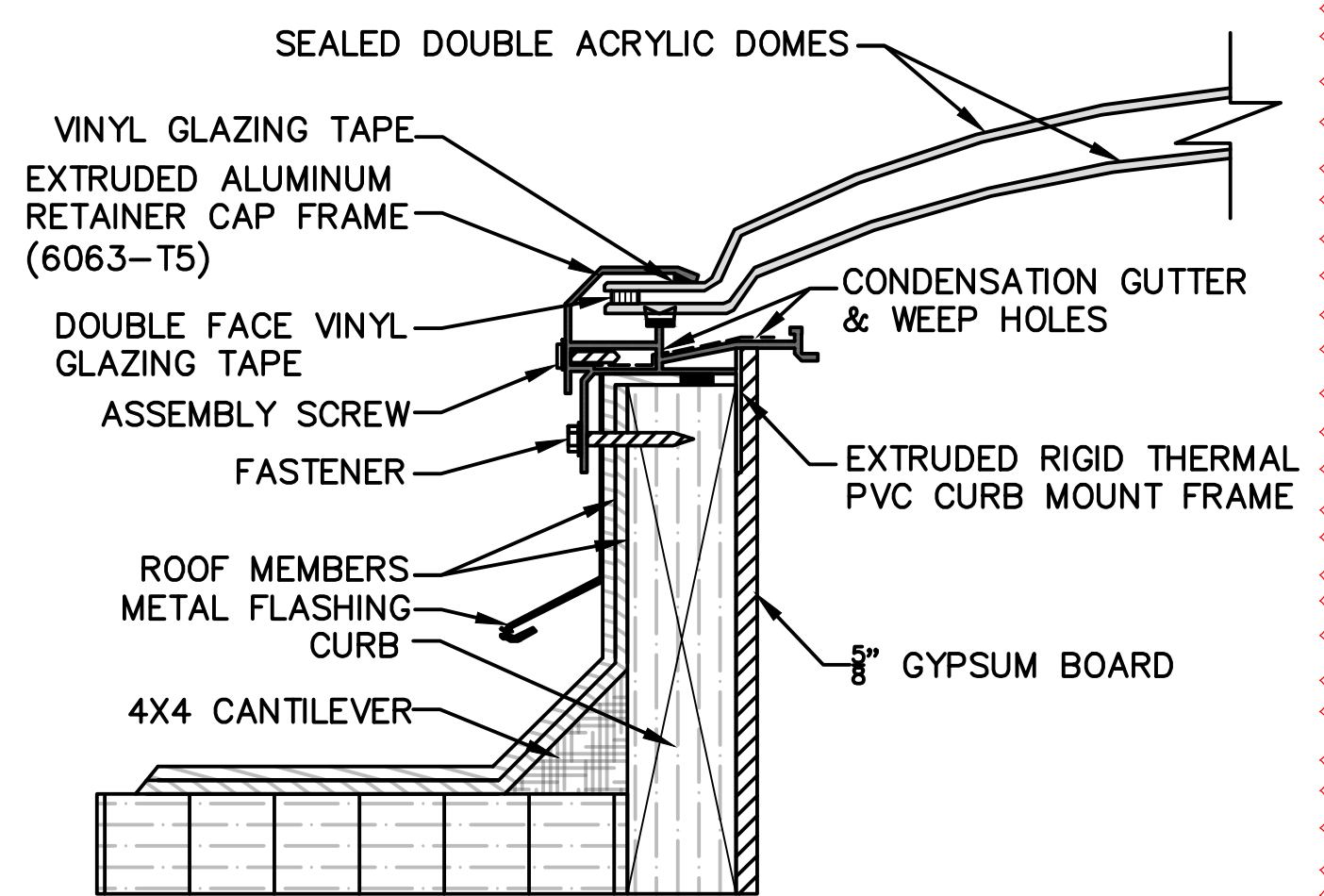
*REFER TO STRUCTURAL SHEETS S1.0-S4.1 FOR POST
LOCATIONS, FRAMING & STRUCTURAL DETAILS



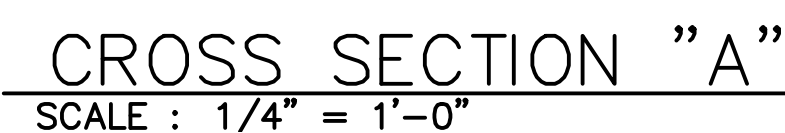
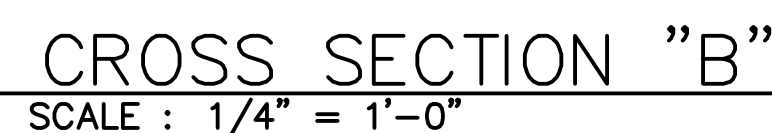
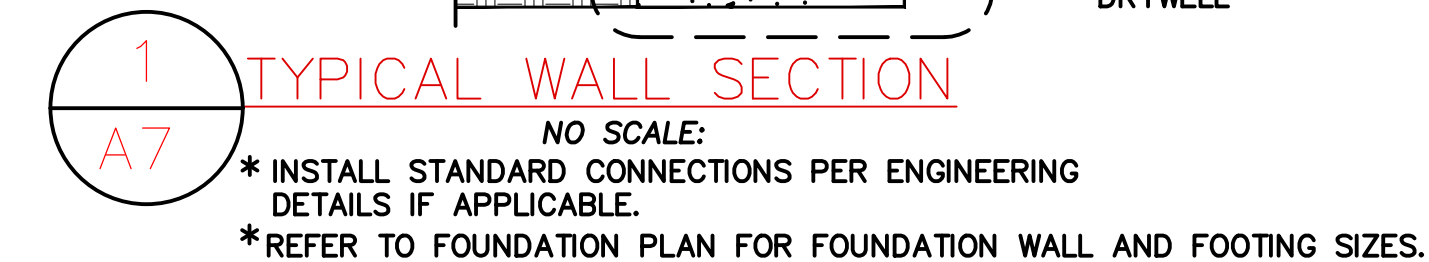
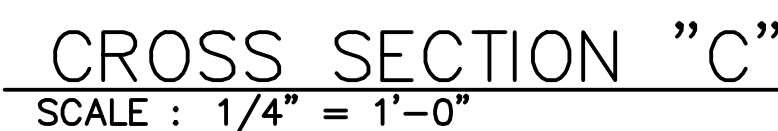
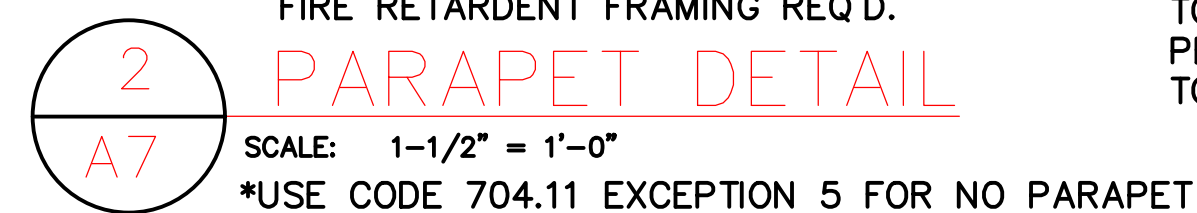
FOUNDATION PLAN
SCALE : 1/4" = 1'-0"



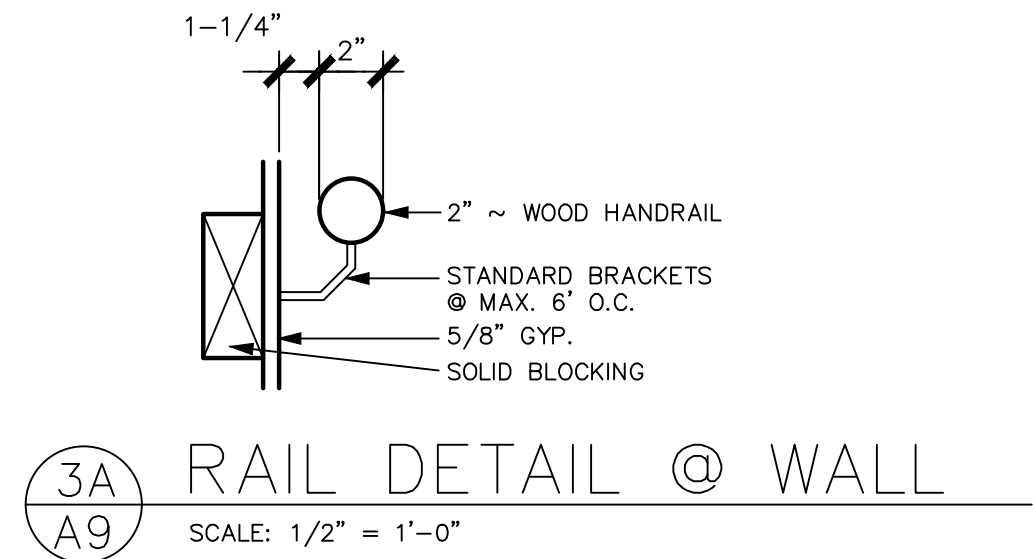
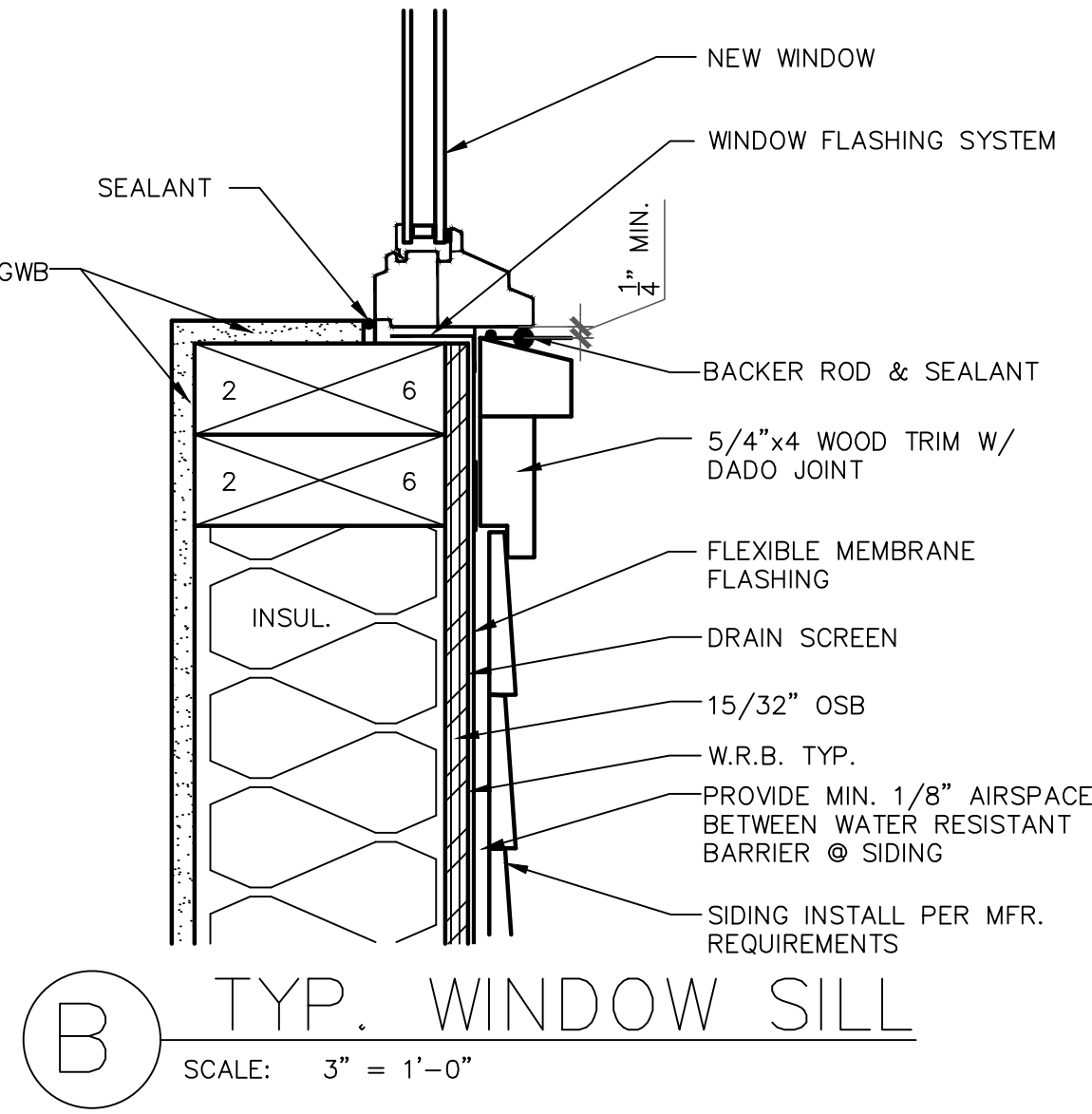
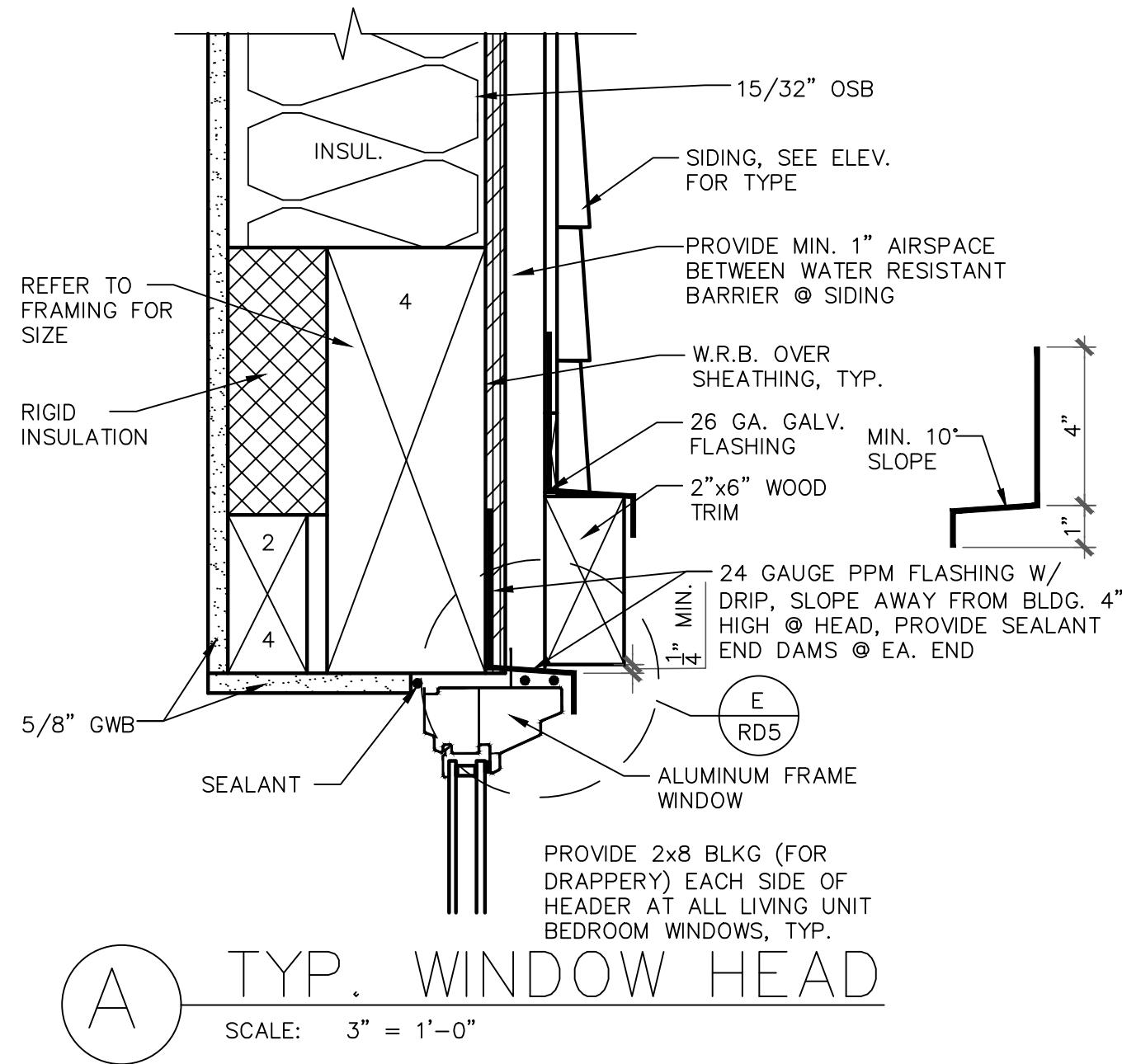
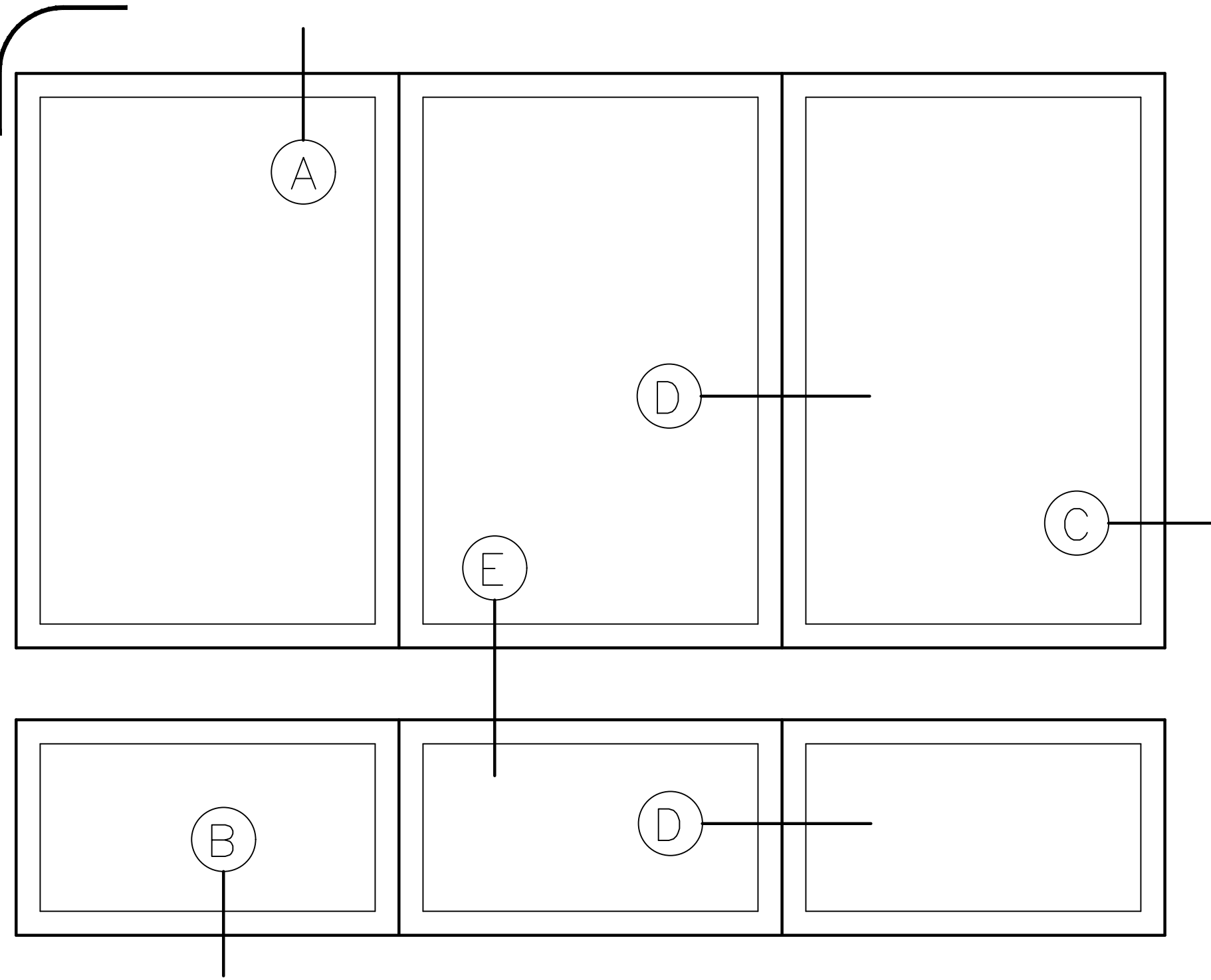
REFER TO STRUCTURAL ENGINEERING PLANS FOR ALL FRAMING
AND FOUNDATION MEMBERS AND DETAILING



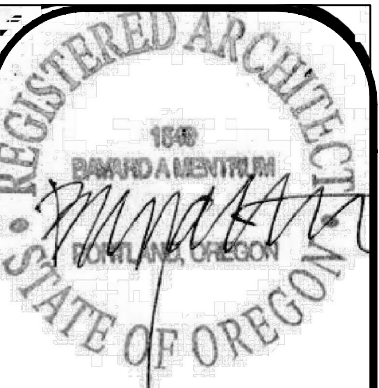
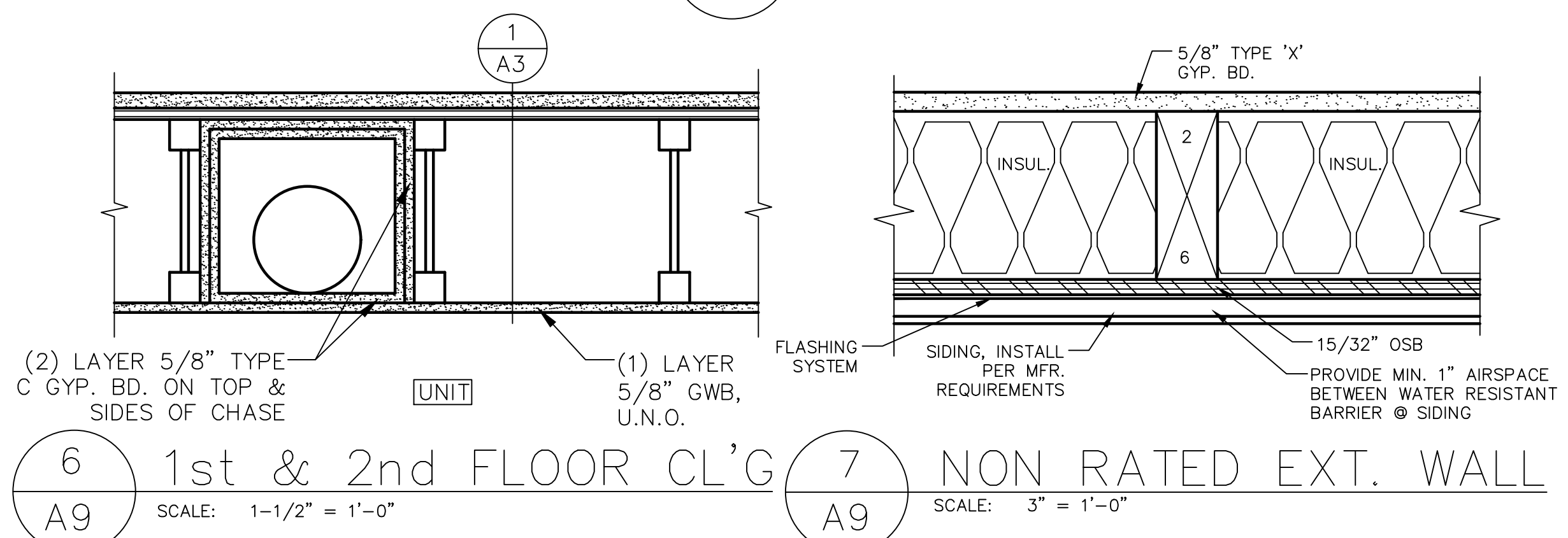
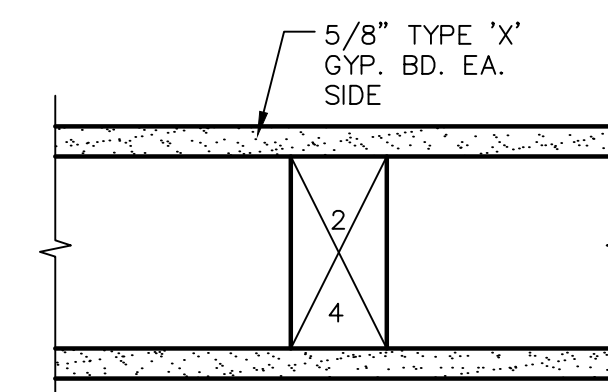
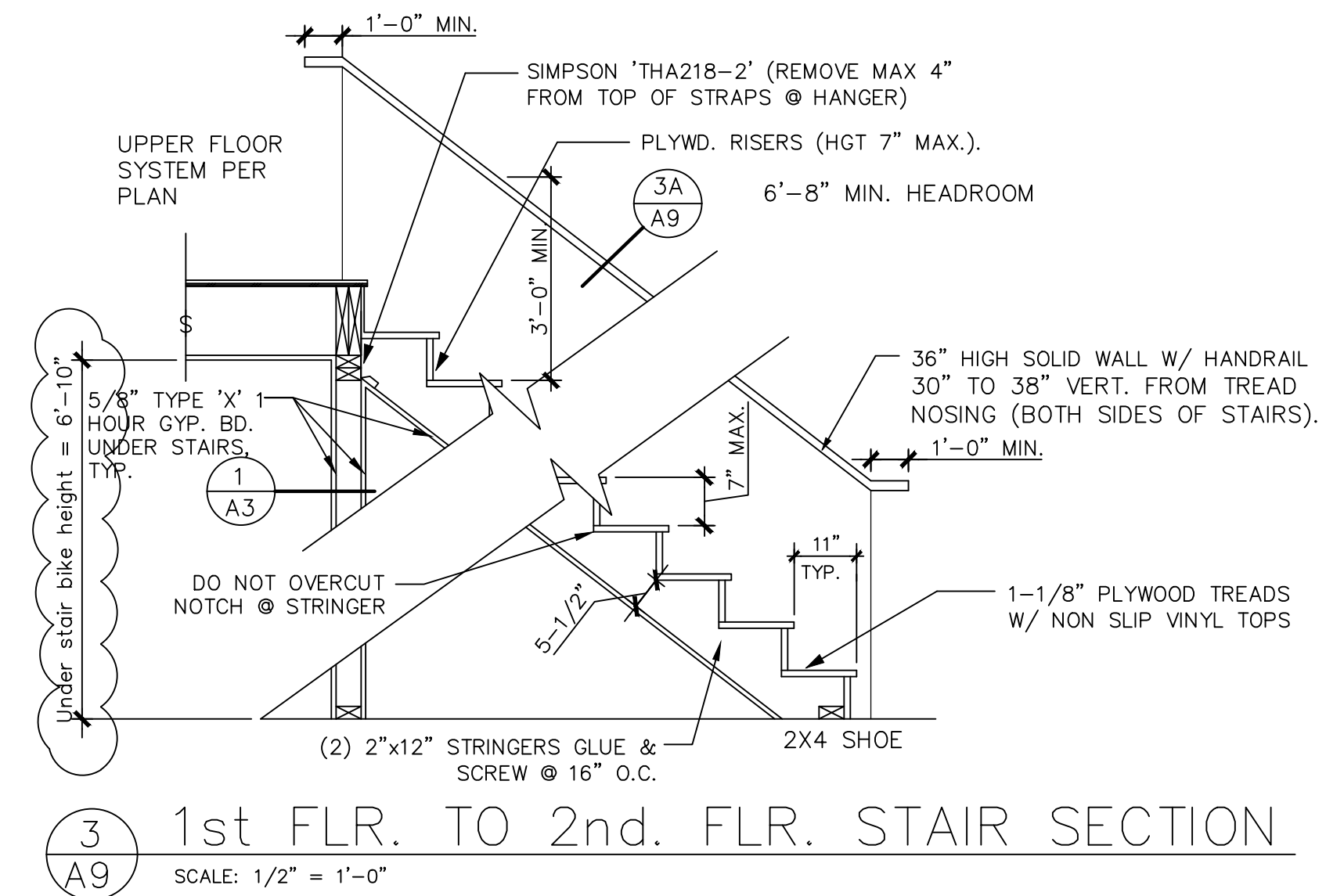
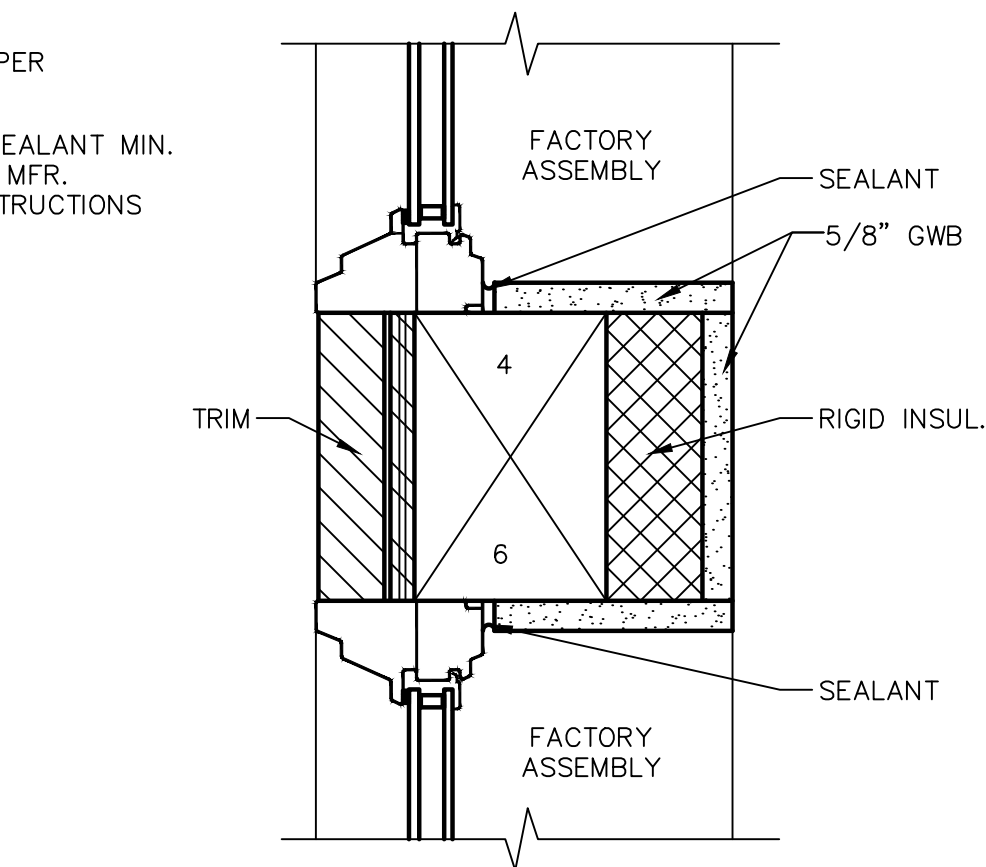
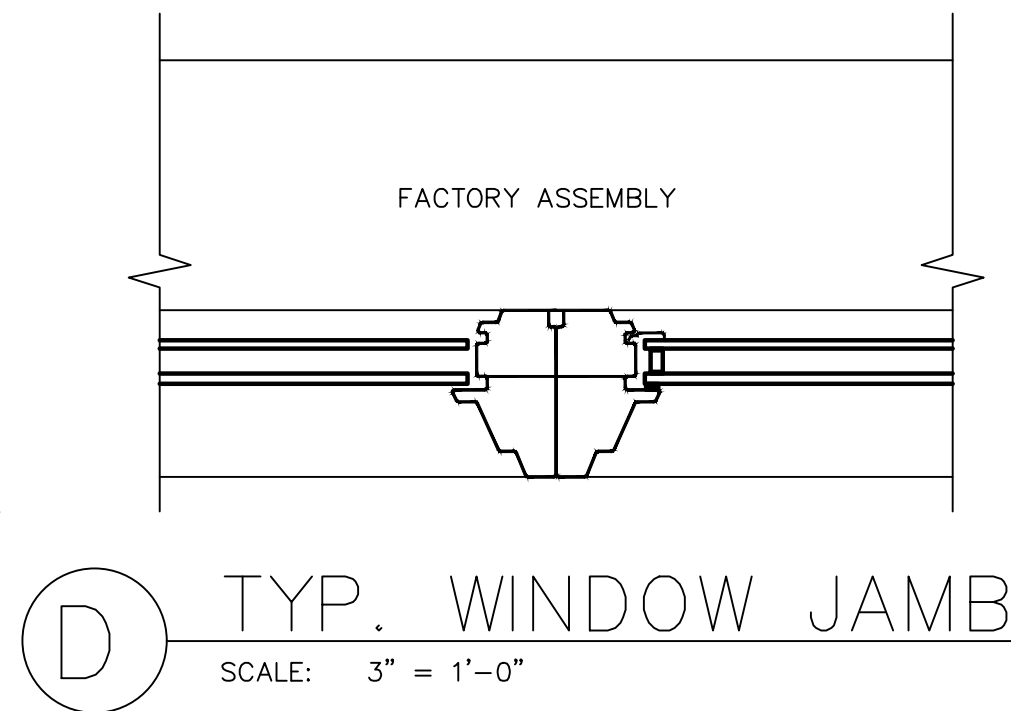
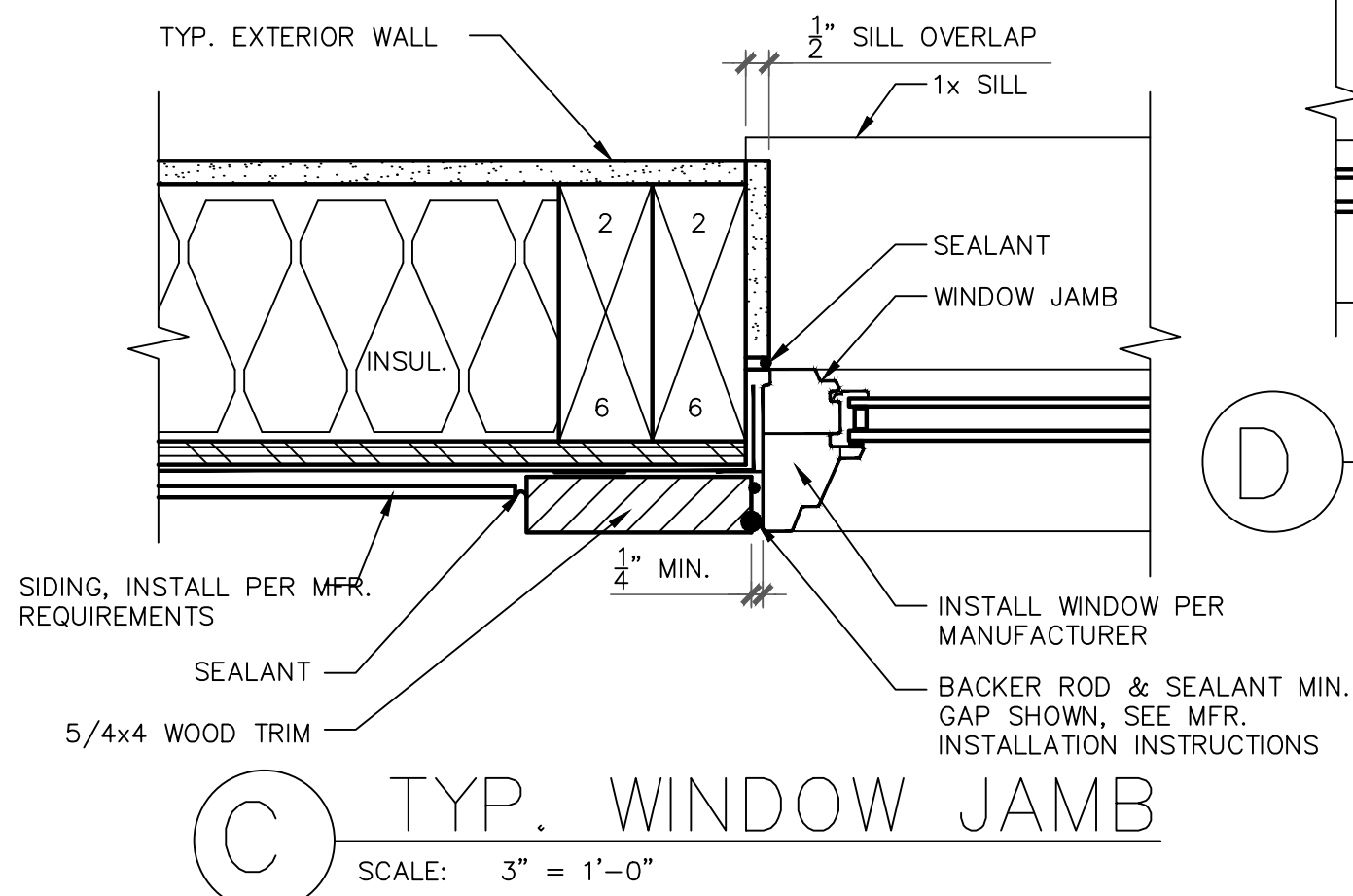
3 SKYLIGHT DOME DETAIL
SCALE: 1-1/2" = 1'-0"



OF 10



1 TYP. WINDOW DETAILS
A9 SCALE: 1-1/2" = 1'-0"



REVISIONS:	

8406 S.E. CLAY ST. APARTMENTS
PORTLAND, OREGON

MENTRUM
ARCHITECTURE

2455 STORTZ AVE.
N.E.
SALEM, OREGON
97301

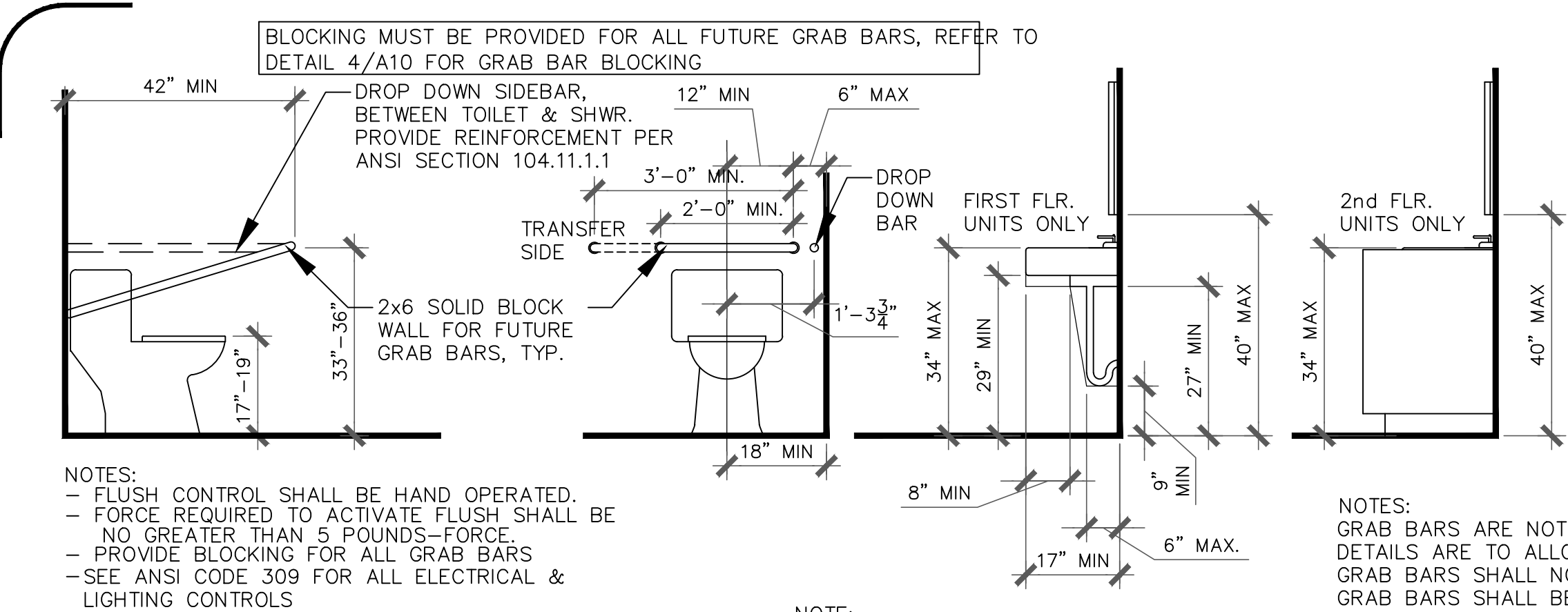
PHONE:
971-270-9663

DRAWN BY: PETE WILSON

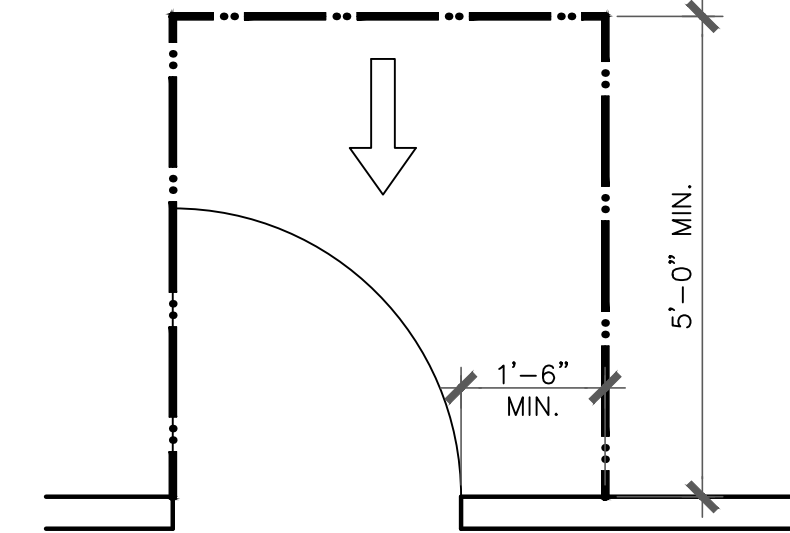
DATE: 1/27/2022

SHEET NO:

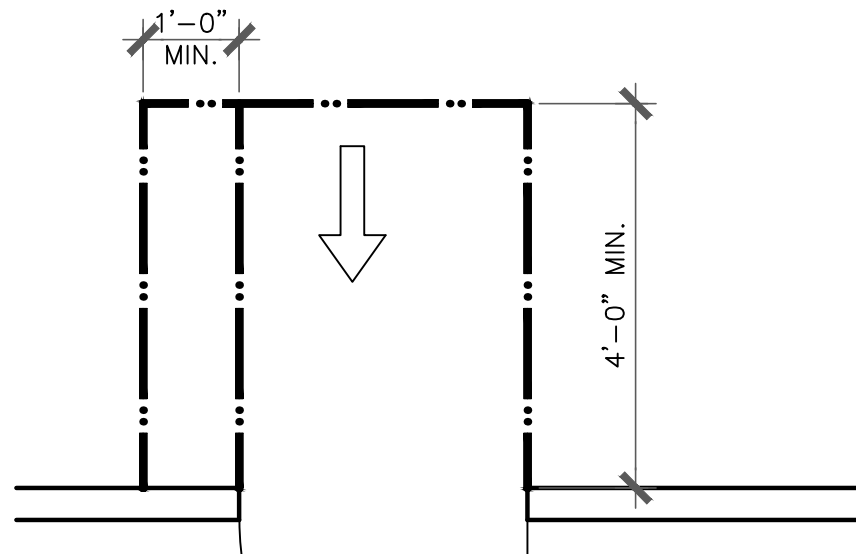
A9
OF 10



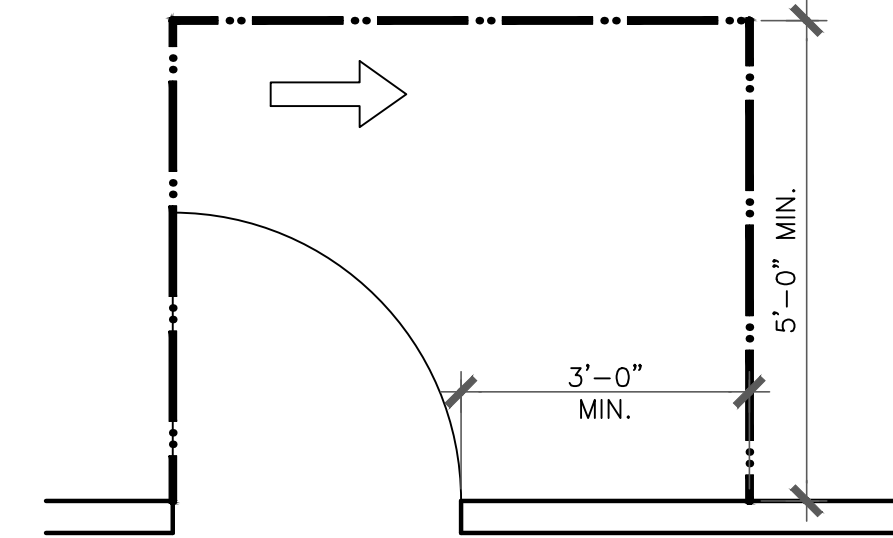
1 ACCESSIBLE RESTROOM DETAILS



(A) FRONT APPROACH, PULL SIDE



(B) FRONT APPROACH, PUSH SIDE

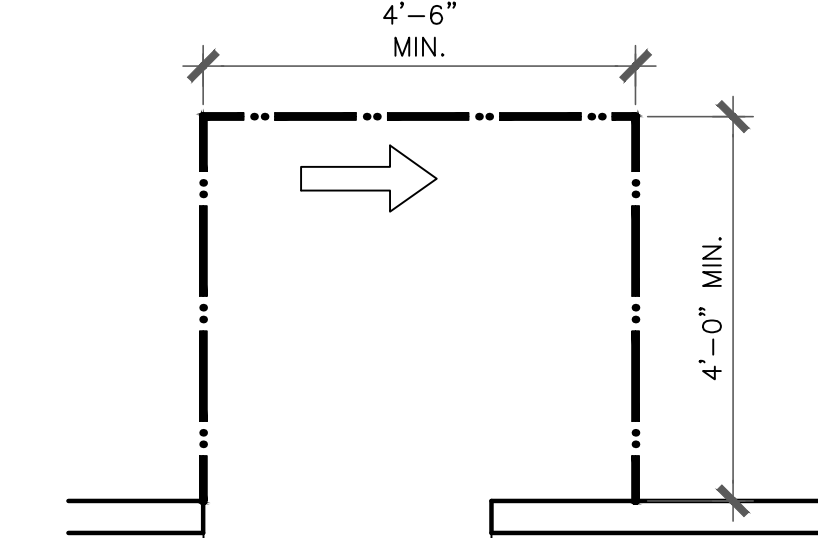


(C) HINGE APPROACH, PULL SIDE

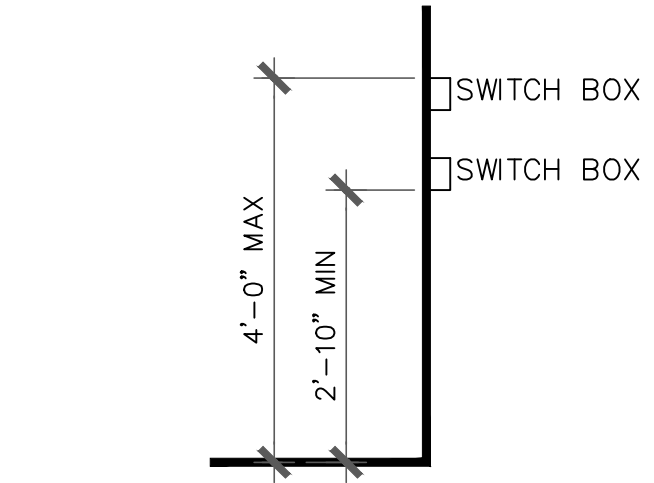
2 ACCESSIBLE DR. ACCESS

PER ANSI A87.1 SECTION 404

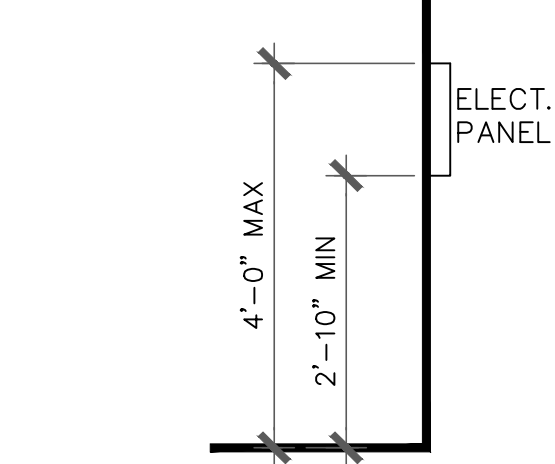
NOTE:
ACCESSIBILITY COMPLIANCE W/ STATE REGULATIONS (CHAPTER 11 AND ICC A117.1-2009 ANSI)



(E) HINGE APPROACH, PUSH SIDE

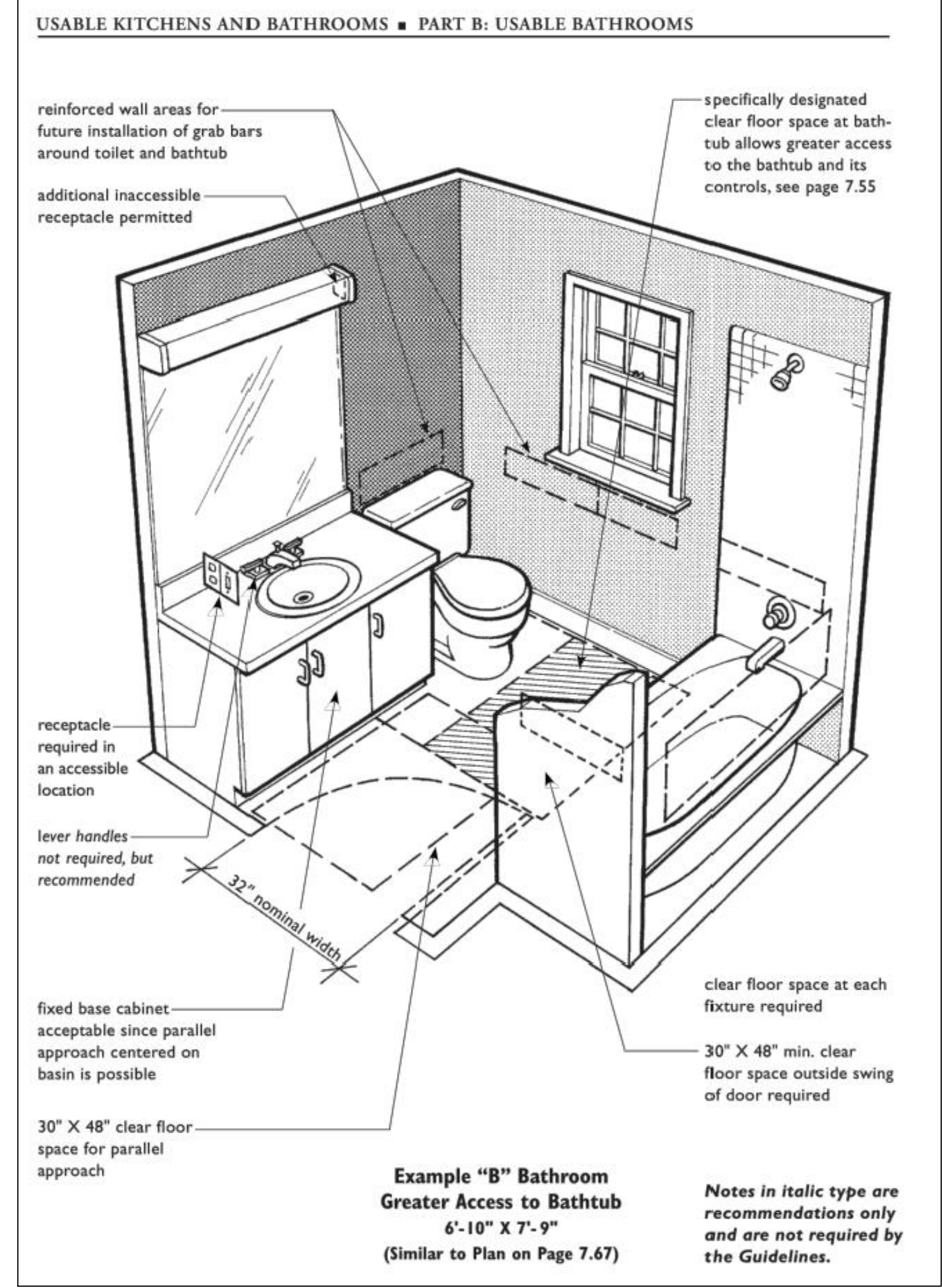
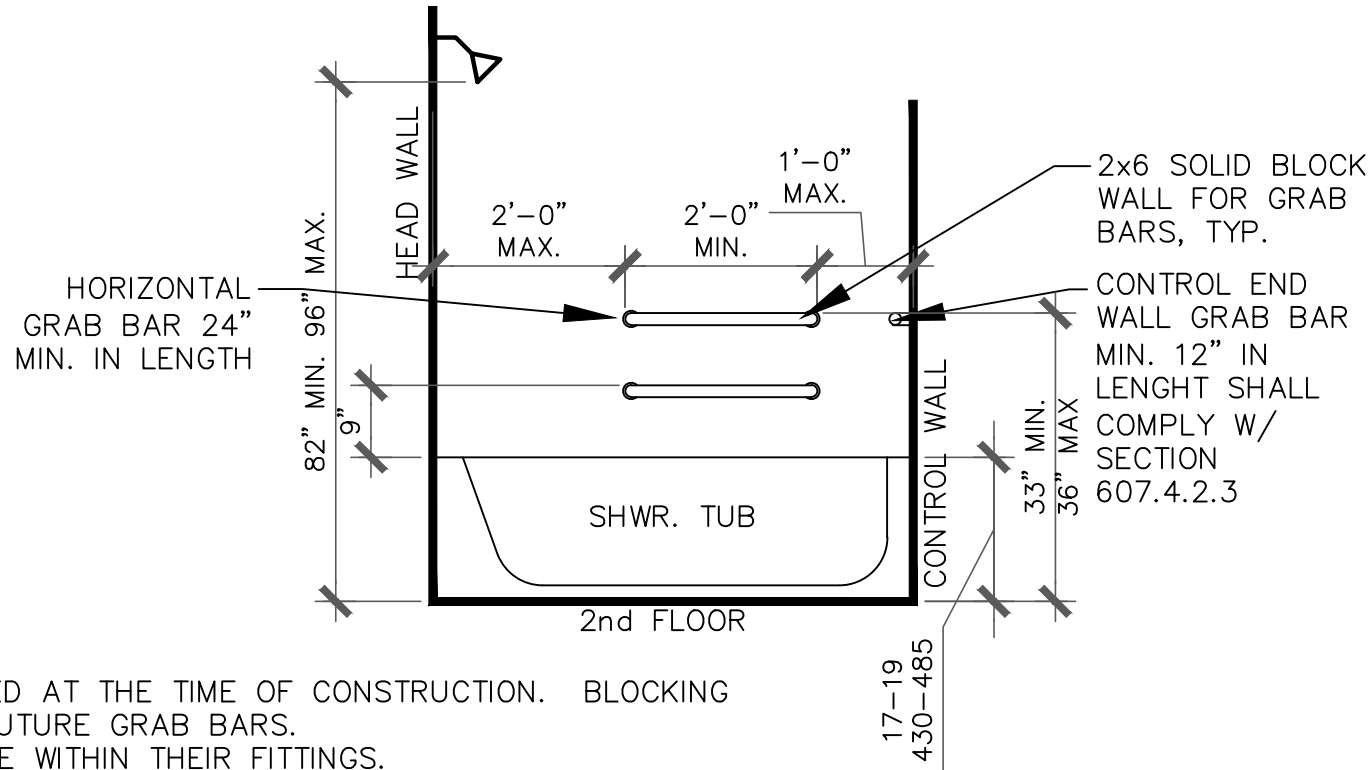


ENVIRONMENTAL & ELECTRICAL SWITCH MOUNTING HEIGHT FOR ADA



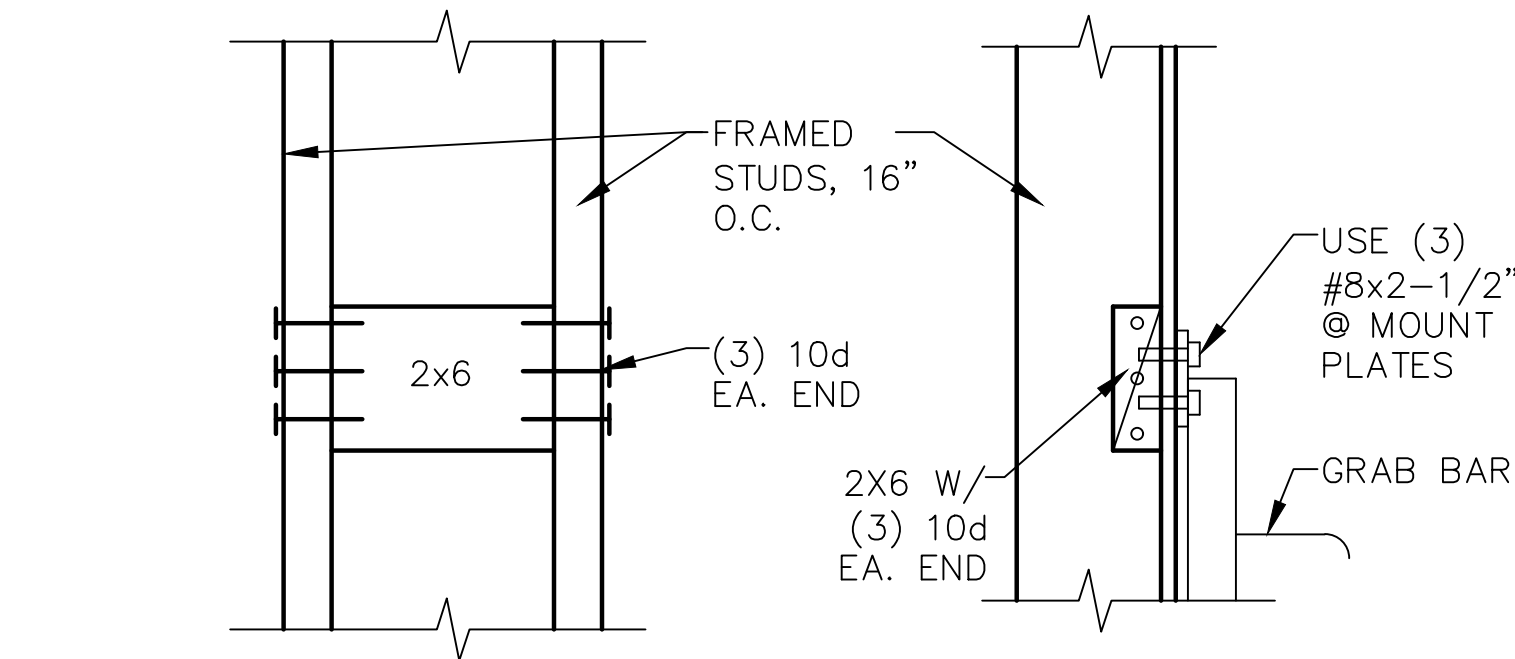
ELECTRICAL PANEL MOUNTING HEIGHT FOR ADA

3 ANSI ELECT. DETAILS



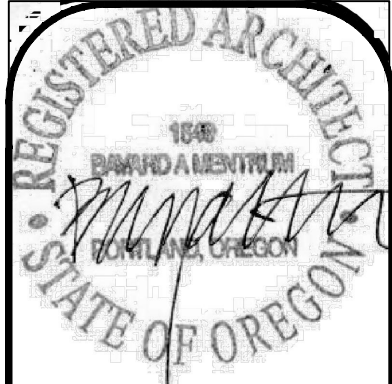
5 TYPE 'B' BATHROOM

SCALE: N.T.S.



4 GRAB BAR SUPPORT DETAIL

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



REVISIONS:	

8406 S.E. CLAY ST. APARTMENTS
PORTLAND, OREGON

MENTRUM
ARCHITECTURE

2455 STORTZ AVE.
N.E.
SALEM, OREGON
97301

PHONE:
971-270-9663

DRAWN BY: PETE WILSON

DATE: 1/27/2022

SHEET NO:

A10
OF 10