

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: 12/05/2023 **Approx. Start Time:** 11:30 am **Approx. Length:** 30 minutes

Presentation Title: 23-hour Stabilization Center Development & Budget Update

Department: Health, Housing & Human Services

Presenters: Adam Brown, H3S Deputy Director and Mary Rumbaugh, Behavioral Health Division Director

Other Invitees: Malcolm McDonald, Captain, Clackamas County Sheriff's Office

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

The Health, Housing & Human Services Department will provide an update to the Board on the development of the 23-hour crisis stabilization center and shelter. Additionally, staff is requesting Board approval of the project funding plan and approval to proceed with solicitations for construction and program delivery services.

EXECUTIVE SUMMARY:

In response to community need for rapid behavioral health assessment and crisis stabilization, the Health, Housing & Human Services Department (H3S) and the Clackamas County Sheriff's Office (CCSO) have partnered to develop a 23-hour crisis stabilization center and shelter in the former Women's Center building at 9200 SE McBrod Avenue in Milwaukie. This proposed partnership was included in the Shelter and Housing Projects Plan & Board Engagement Strategy approved by the Board during the Policy Session on December 7, 2022. It was also the subject of a Policy Session with the Board on April 19, 2023, in addition to being included in discussions over the past six months about one-time and limited-term uses of the Supportive Housing Services carryover balance.

The proposed project site has been out of use since 2022, following a consolidation of CCSO programs during the pandemic and discontinuation of program delivery at the site. Since then, CCSO has continued paying for maintenance and holding costs for the site, with the goal of eventually putting it into use as a 23-hour crisis stabilization center in partnership with H3S to help fill a critical gap in the county's recovery oriented system of care. The property is currently owned by the Oregon Liquor and Cannabis Commission (OLCC), which has agreed to transfer the land and the building to Clackamas County at no cost with deed restriction language that allows Clackamas County to use the site for various programmatic objectives, including to provide recovery oriented services (See attachment: Deed Restriction Language). Formal approval of the transfer by the OLCC is expected to take place in December.

During the April 19 Policy Session, staff provided the Board with a detailed overview of the proposed project and sought Board approval to proceed with site development and program planning. In offering strong support for the project, the Board approved that request, with the contingency that staff present a final funding plan to the Board in the near future. Since that time, the project team has been working with the architect to move from initial design concepts to more detailed plans that will allow for

gathering preliminary capital cost estimates, permitting, carrying out a formal solicitation for construction services, and finalization of the project budget.

The plan development carried out over the past few months has allowed for initial, high-level costing for one-time capital improvements and ongoing program operations. The costs for one-time capital improvements are estimated to be up to \$4.0 million. The costs for ongoing program operations are estimated to be approximately \$3.0 million. Costing will not be finalized until the formal solicitations for construction services and program operations are carried out and contract terms are negotiated. In the meantime, to fulfill the Board’s request for a funding plan, staff have prepared the following budget proposal based on the initial costing estimates:

Funding Source	Crisis Stabilization Center	Short-term Shelter	Total
One-time Capital Improvements			
Community Mental Health Program (Post-settlement)	1,000,000	-	1,000,000
Trillium Community Health Plan	179,607	-	179,607
Supportive Housing Services*	820,393	2,000,000	2,820,393
Total One-Time Capital	2,000,000	2,000,000	4,000,000
Ongoing Program Operations			
Health Share	1,500,000		1,500,000
Supportive Housing Services		1,500,000	1,500,000
Total Ongoing Operations	1,500,000	1,500,000	3,000,000

**\$3.5 million approved by Board on 9/20/23 as part of Capital Needs portion of carryover plan.*

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the cost? One-time Capital Improvements: up to \$4.0 million, based on initial estimates. Ongoing program operations: approximately \$3.0 million, based on initial estimates.

What is the funding source? One-time capital funding from Community Mental Health Program (Post-settlement), Trillium Community Health Plan, and Supportive Housing Services. Ongoing program operations funding from Health Share and Supportive Housing Services.

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department’s Strategic Business Plan goals?
 - This item aligns with the following Department strategic priorities:
 - Assist individuals and families in need to be healthy and safe
 - Increase self-sufficiency
 - Increase community safety and health
 - Continually improve the efficiency and effectiveness of services

- How does this item align with the County’s Performance Clackamas goals?
 - This item aligns with the following County strategic priorities:
 - Ensure safe, healthy and secure communities
 - Grow a vibrant economy
 - Build a strong infrastructure
 - Build public trust through good government

LEGAL/POLICY REQUIREMENTS: N/A

PUBLIC/GOVERNMENTAL PARTICIPATION:

This proposed project was included in the Shelter and Housing Projects Plan & Board Engagement Strategy approved by the Board during the Policy Session on December 7, 2022. It was also the subject of a Policy Session with the Board on April 19, 2023, in addition to being included in discussions over the past six months about one-time and limited-term uses of the Supportive Housing Services carryover balance. The Sheriff’s Office has led engagement with the Milwaukie Mayor, City Manager, and Chief of Police. They are supportive of this project and the project team will continue engagement with the City of Milwaukie over the coming months, including on broader community engagement.

OPTIONS:

1. Approve funding plan and plans to proceed with solicitations for construction and program delivery services.
2. Modify funding plan and plans to proceed with solicitations for construction and program delivery services.
3. Reject funding plan and plans to proceed with solicitations for construction and program delivery services.

RECOMMENDATION:

Staff recommend option 1: Approve funding plan and plans to proceed with solicitations for construction and program delivery services.

ATTACHMENTS: DRAFT Architectural Drawings, Deed Restriction Language

SUBMITTED BY:

Division Director/Head Approval: Adam Brown, Deputy Director
Department Director/Head Approval: Rodney Cook, Director
County Administrator Approval _____

For information on this issue or copies of attachments, please contact Adam Brown at 503-650-5657

MCBROD CRISIS CENTER

9200 SE MCBROD AVENUE, MILWAUKIE, OR 97222

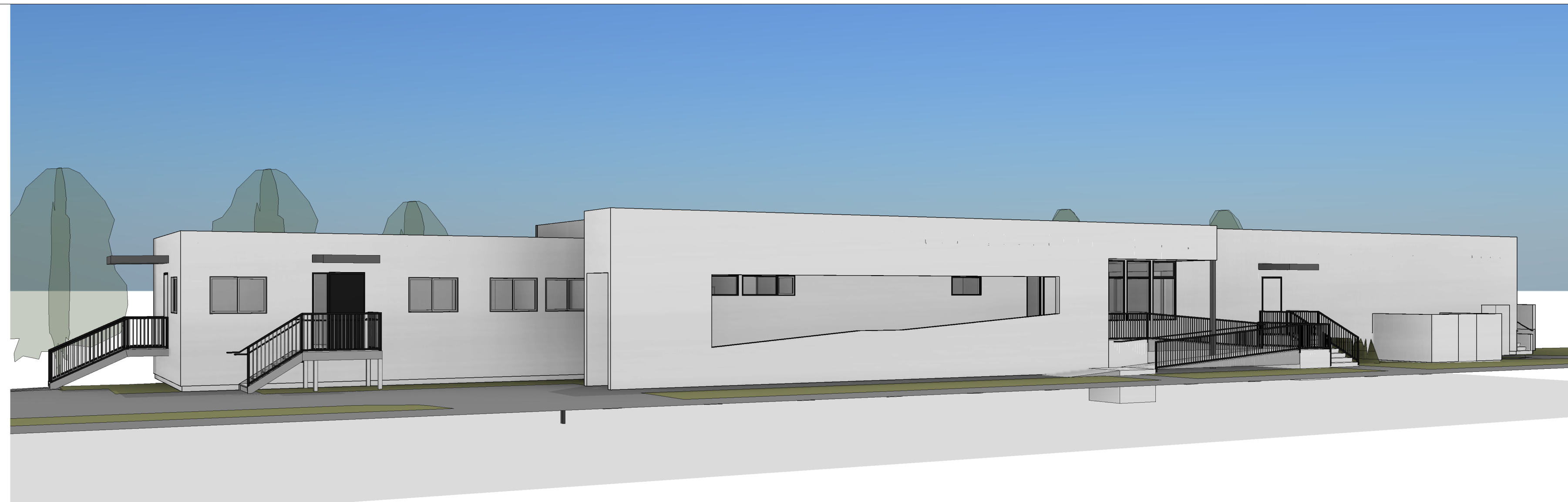
CONTRACT DOCUMENTS

TENANT IMPROVEMENT | OCTOBER 25, 2023

ISSUED TO:

OWNER/CLIENT

TEAM - INTERNAL



IMAGES SHOWN ARE RENDERINGS AND MAY NOT REPRESENT ACTUAL PROJECT CONDITIONS



architecture and planning
1001 se sandy blvd, portland or 97214
503.544.7210 erk@emarchitecture.net

© 2023 em architecture llc

ABBREVIATIONS

ℓ	PROPERTY LINE	LAV	LAVATORY
⊕	CENTERLINE	MAX	MAXIMUM
∅	DIAMETER OR ROUND	MATL, MATLS	MATERIAL(S)
°	DEGREE	MANF	MANUFACTURER
AFF	ABOVE FINISHED FLOOR	MIN	MINIMUM
BD	BOARD	N	NORTH
B.O.	BOTTOM OF	NIC	NOT IN CONTRACT
		(N)	NEW
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED CONTROL JOINT	NTS	NOT TO SCALE
CJ	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED CONTROL JOINT	O/	OVER
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUOUS, CONTINUE	OD	OUTSIDE DIAMETER
CPT	CARPET	OFOI	OWNER FURNISHED, OWNER INSTALLED
CT	CERAMIC TILE		
DIAM	DIAMETER	PLWD	PLYWOOD
DIM,S	DIMENSION(S)	PSI	POUNDS PER SQUARE INCH
DS	DOWNSPOUT	PSF	POUNDS PER SQUARE FOOT
DW	DISHWASHER	PT	PRESSURE TREATED
		PTD.	PAINTED
E	EAST	R	RISER
EQ	EQUAL	REF, REFER	REFRIGERATOR
(E)	EXISTING	REINF	REINFORCE(D)(ING)
FD	FLOOR DRAIN	REQ, REQ'D	REQUIRE(D)(MENTS)
FF	FINISHED FLOOR	RO	ROUGH OPENING
FIN.	FINISH		
FLR	FLOOR	S	SOUTH
FO	FACE OF	SAM	SELF ADHESIVE MEMBRANE
FOC	FACE OF CONCRETE	SC	SOLID CORE
FT	FOOT (FEET)	SG	SAFETY GLAZING (TEMPERED)
		SHTNG	SHEATHING
GA	GAGE, GAUGE	SIM	SIMILAR
GWB, GYP BD	GYP SUM BOARD	SL	SLOPE
		SPCS	SPECIFICATIONS
HB	HOSE BIBB	SS, SST	STAINLESS STEEL
HDG	HOT DIPPED GALVANIZED	SSD	SEE STRUCTURAL DWGS
HM	HOLLOW METAL	ST	STONE, STAINED
HNYCMB	HONEYCOMB		
HVAC	HEATING, VENTILATING & AIR CONDITIONING	TR	TREAD
		T&B	TOP AND BOTTOM
HWD	HARDWOOD	T&G	TONGUE AND GROOVE
		T.O.	TOP OF
ID	INSIDE DIAMETER, IDENTIFY	TYP	TYPICAL
INSUL	INSULATION	UNO	UNLESS NOTED OTHERWISE
LAV	LAVATORY	VTA	VENT TO AIR
		VIF	VERIFY IN FIELD
		W/	WITH
		W/O	WITHOUT
		W	WEST

SYMBOLS

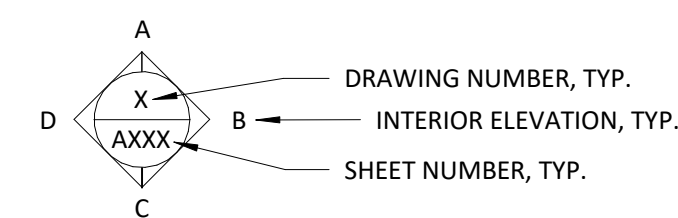
DRAWING TITLE

DRAWING SCALE

ROOM
OR FLR. FIN. ROOM NAME



EXTERIOR ELEVATION



DRAWING NUMBER, TYP.

INTERIOR ELEVATION, TYP.

SHEET NUMBER, TYP.



DETAIL TARGET



SECTION



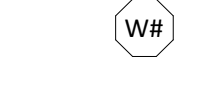
ASSEMBLY TAG



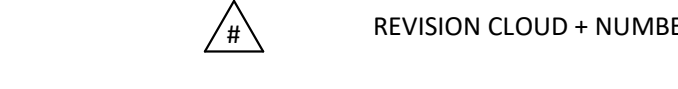
ELEVATION REFERENCE



MATERIAL TAG



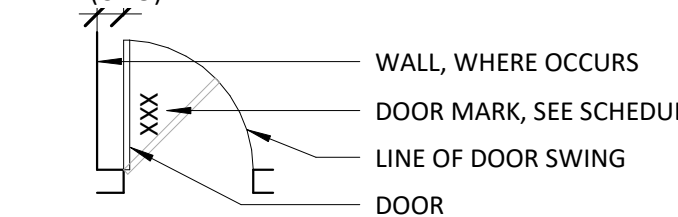
WINDOW NUMBER



REVISION CLOUD + NUMBER



MATERIAL CHANGE



WALL, WHERE OCCURS

DOOR MARK, SEE SCHEDULE

LINE OF DOOR SWING

DOOR



KEYNOTE REFERENCE



TEMPERED



NORTH



DRAWING SCALE

PROJECT INFORMATION

PROPERTY ADDRESS

9200 SE MCBROD AVENUE
MILWAUKIE, OR 97222

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF TENANT IMPROVEMENTS FOR AN EXISTING 1-STORY, 5,815 SF BUILDING.

CONSTRUCTION TYPE: TYPE V-B
OCCUPANCY TYPE:
NUMBER OF STORIES: 1
FIRE SPRINKLER: NON-SPRINKLERED, AND NON FIRE-ALARMED

OWNER CONTACT

NAME
ADDRESS
CITY, STATE ZIP
T:

CONTACT E:

ARCHITECT

EM ARCHITECTURE, LLC.
1001 SE SANDY BLVD
PORTLAND, OR 97214
T: 503.544.7210

ERIK MATTHEWS E: erik@emarchitecture.net

STRUCTURAL/CIVIL ENGINEERING

PACE ENGINEERING, INC.
4500 KRUSE WAY, SUITE 250
LAKE OSWEGO, OR 97035
T: 503.597.3222

PATRICK LEONARD E: Patrickl@paceengrs.com

SEPARATE PERMITS

THE FOLLOWING SEPARATE PERMITS ARE REQUIRED:

- ELECTRICAL
- MECHANICAL
- LOW VOLTAGE

PROJECT NOTES

GENERAL NOTES:

- THESE CONTRACT DOCUMENTS ARE BEING SUBMITTED TO THE CITY OF MILWAUKIE FOR BUILDING PERMIT REVIEW + APPROVAL. THEY CONSIST OF THESE DRAWINGS (ARCHITECTURAL AND STRUCTURAL), AND ENGINEERING CALCULATIONS.
- PREVIOUS PERMITS INCLUDE:
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
 - ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 - 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) - MANDATORY 10/01/21
 - 2019 OREGON ZERO ENERGY READY COMMERCIAL CODE (OZERC) - EXPIRES 09/30/21
 - 2019 OREGON FIRE CODE (OFC)
 - 2021 OREGON ELECTRICAL SPECIALTY CODE (OESC)
 - 2019 OREGON MECHANICAL SPECIALTY CODE (OMSC)
 - 2021 OREGON PLUMBING SPECIALTY CODE (OPSC)
- ALL DIMENSIONS ARE FROM FACE OF STUD, UNO.
- ANY INCONSISTENCIES BETWEEN DRAWINGS AND ACTUAL CONSTRUCTION SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CHANGES. DO NOT SCALE DRAWINGS.
- ALL PRODUCTS, ASSEMBLIES, SYSTEMS, ETC., SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INDUSTRY STANDARDS.
- SUBCONTRACTORS SHALL INSPECT THE JOB SITE AND VERIFY JOB CONDITIONS PRIOR TO COMMENCEMENT OF WORK. STARTING WORK IS ACCEPTANCE OF THE CONDITIONS.
- THE CONTRACTOR SHALL SCHEDULE A MEETING PRIOR TO THE START OF WORK FOR THE FOLLOWING SCOPES- THE MEETINGS SHALL BE ATTENDED BY THE CONTRACTOR, THE OWNER, THE ARCHITECT, THE ENGINEER (IF NECESSARY) AND THE SUB-CONTRACTOR RESPONSIBLE FOR THE SCOPE OF WORK. MEETINGS SHALL BE HELD ON SITE, AT THE OWNER'S OFFICE, AT THE ARCHITECT'S OFFICE OR A MUTUALLY AGREED UPON LOCATION:
 - SITE AND BUILDING LAYOUT
 - FOUNDATIONS
 - FRAMING
 - BUILDING ENVELOPE- WINDOWS + OPENINGS
 - SHEETROCK
 - HVAC
 - PLUMBING
 - ELECTRICAL
- PROVIDE SAFETY GLAZING AT THE FOLLOWING LOCATIONS:
 - DOORS: SWINGING
 - GLAZING WITHIN 2'-0" OF EITHER VERTICAL EDGE OF DOORS IN CLOSED POSITION
 - GLAZING PANES GREATER THAN 9 SF, WITH HEAD GREATER THAN 3'-0" ABOVE FINISHED FLOOR, AND WITH SILL WITHIN 1'-6" OF FINISHED FLOOR.
- A READILY VISIBLE DURABLE SIGN SHALL BE POSTED ON THE EGRESS SIDE ON OR ADJACENT TO EGRESS DOORS STATING: **"THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"**. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON A CONTRASTING BACKGROUND.

STRUCTURAL NOTES:

- REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS AND SHEARWALL REQUIREMENTS, ETC.
- THE CONTRACTOR SHALL COORDINATE THE STRUCTURAL ENGINEER'S STRUCTURAL OBSERVATION REQUIREMENTS FOR SITE VISITS PRIOR TO CONCRETE BEING POURED AND PRIOR TO INSTALLATION OF FINISHES- SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS.
- SEE STRUCTURAL DRAWINGS FOR STRUCTURAL SPECIAL INSPECTION + OBSERVATION PROGRAM REQUIREMENTS (SSIOIP).

SITWORK NOTES:

- VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION.
- FOUNDATION AREA SHALL BE CLEARED OF ALL VEGETATION, TOPSOIL AND FOREIGN MATERIAL.
- ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED SOIL.
- SLOPE FINISH GRADE 3" OUT, 12'-0" FROM FOUNDATION.

MECHANICAL NOTES:

- EXHAUST VENTS AND FANS- INCLUDING BUT NOT LIMITED TO BATHROOM FANS, UTILITY FANS, RANGE HOOD FANS, AND DRYER VENTS- SHALL BE DIRECT TO EXTERIOR THROUGH SOME METAL DUCTS AND STAINLESS STEEL OR PLASTIC TERMINATIONS.
- PROVIDE SEISMIC STRAPPING OF APPLIANCES AND WATER HEATERS.
- PROVIDE A LEVEL WORKING SPACE 2'-6" X 2'-6" MIN. IN FRONT OF THE CONTROL SIDE TO SERVICE WATER HEATERS.

ELECTRICAL NOTES:

- ALL ELECTRICAL WORK SHALL BE BIDDER DESIGNED.
- PROVIDE EMERGENCY POWER FOR EGRESS + EXIT STAIR ENCLOSURE LIGHTING AND SMOKE DETECTORS- MIN. 90 MINUTE WITH BATTERY BACKUP.
- ELECTRICAL PLAN REVIEW IS REQUIRED WHEN HAZARDOUS MATERIALS ARE PRESENT.

THE FOLLOWING SUBMITTALS ARE REQUIRED FOR ARCHITECTURAL REVIEW + APPROVAL

THESE SUBMITTALS ARE UNRELATED TO THE BUILDING PERMIT APPLICATION-- THESE ARE GC SUPPLIED SUBMITTALS STRICTLY FOR THE DESIGN TEAM AS PART OF THE CONTRACT FOR CONSTRUCTION-- ARCHITECTURAL REVIEW ONLY

- WINDOWS & GLAZING (INT. & EXT.)
- DOORS & HARDWARE (INT. & EXT.)
- STRUCTURAL STEEL
- ALL FINISH MATERIALS AND PAINT DRAW DOWNS FOR APPROVAL
- SIGNAGE

DRAWING INDEX

GENERAL/CODE

G000 COVER
G001 GENERAL INFO
G101 CODE ANALYSIS

ARCHITECTURAL

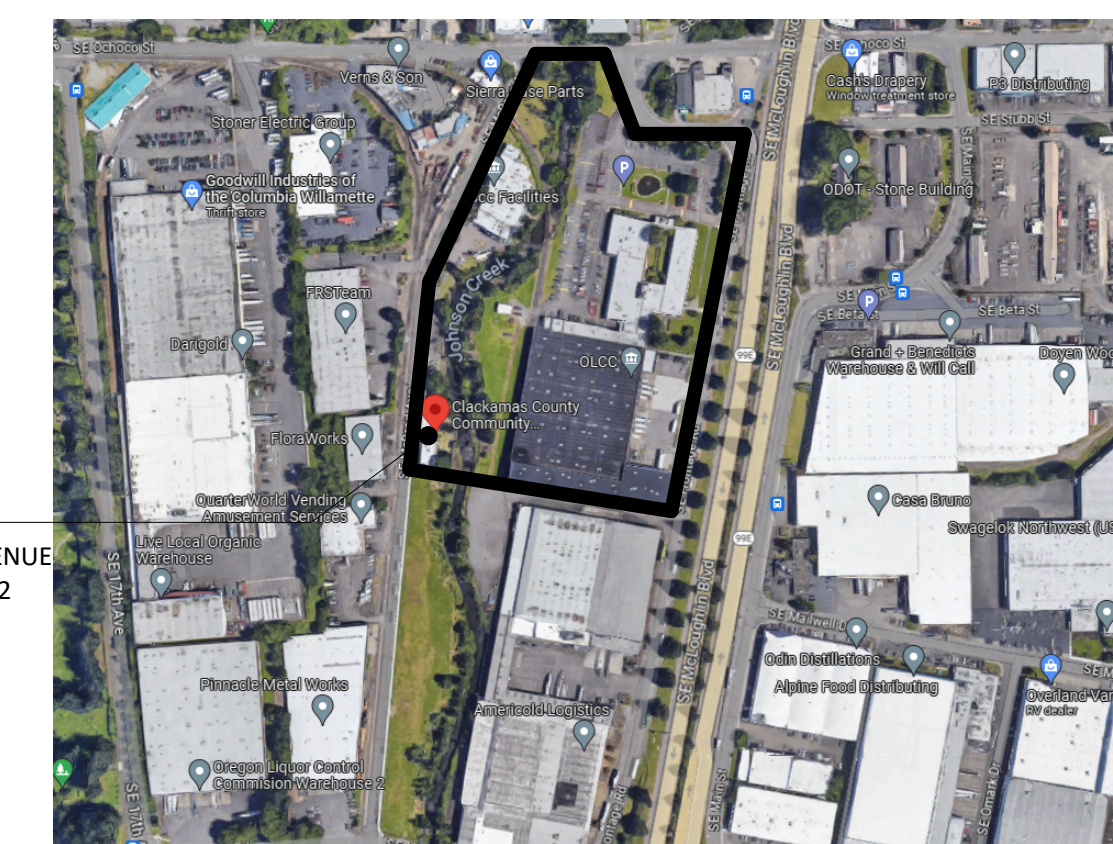
A090 SITE PLAN
A101 FLOOR PLANS
A102 ROOF PLAN
A501 EXTERIOR DETAILS
A601 INTERIOR ELEVATIONS AND DETAILS
A651 INTERIOR VIEWS
A652 EXTERIOR VIEWS
A654 INTERIOR VIEWS

STRUCTURAL

S001 SHEET INDEX
S002 STRUCTURAL NOTES
S101 STRUCTURAL SITE PLAN
S102 STRUCTURAL PLANS
S103 STRUCTURAL PLANS

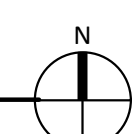
DRAWING REVISIONS

NO. DATED DESCRIPTION



PROJECT LOCATION:
9200 SE MCBROD AVENUE
MILWAUKIE, OR 97222

VICINITY MAP
N.T.S.



architecture and planning

1001 se sandy blvd, portland or 97214
503.544.7210 erik@emarchitecture.net

MCBROD CRISIS CENTER
9200 SE MCBROD AVENUE

CONTRACT DOCUMENTS
10.25.2023

GENERAL INFO

G001

BUILDING/LIFE SAFETY CODE ANALYSIS

JURISDICTIONAL AUTHORITY: CITY OF MILWAUKIE

APPLICABLE CODES: SEE G001

OCCUPANCY (CHAPTER 3):
GROUND FLOOR R-4 RESIDENTIAL; B, OFFICE

ACCESSORY OCCUPANCIES (SECTION 508.2):

ACCESSORY OCCUPANCIES ARE ANCILLARY TO THE MAIN OCCUPANCY. ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN AN AGGREGATE 10% OF THE FLOOR OF THE STORY IN WHICH THEY ARE LOCATED. THE ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE MAIN OCCUPANCY. THE ALLOWABLE AREA OF THE BUILDING SHALL BE BASED ON THE MAIN OCCUPANCY OF THE BUILDING.

SEPARATION OF OCCUPANCIES (SECTION 508.2.4):

NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY.

NONSEPARATED OCCUPANCIES (SECTION 508.4):

TABLE 508.4 REQUIRES SEPARATION BETWEEN B AND R OCCUPANCIES IS 2 HOURS IN AN UNSPRINKLERED BUILDING.

CONSTRUCTION TYPE (CHAPTER 6): TYPE V-B

FIRE RESISTIVE REQUIREMENTS (TABLE 601)

STRUCTURAL FRAME	0 HOURS	EXTERIOR BEARING WALLS	0 HOURS	EXTERIOR NON-BEARING WALLS & PARTITIONS	0 HOURS
INTERIOR BEARING WALLS	0 HOURS	INTERIOR NON-BEARING WALLS & PARTITIONS	0 HOURS	FLOOR CONSTRUCTION	0 HOURS
FLOOR CONSTRUCTION	0 HOURS	ROOF CONSTRUCTION	0 HOURS		

AUTOMATIC SPRINKLER SYSTEMS (SECTION 903.3.1.1): THIS BUILDING IS NOT SPRINKLERED.

OCCUPANT LOAD (TABLE 1004.5): SEE CODE PLANS THIS DRAWING.

REQUIRED EGRESS WIDTH BASED ON OCCUPANT LOAD (1005.3):

STAIRWAY WIDTH SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD BY 0.3 INCHES
THE WIDTH OF OTHER EGRESS COMPONENTS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD BY 0.2 INCHES.

COMMON PATH OF EGRESS TRAVEL DISTANCE (CPET) FOR SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (TABLE 1006.2.1):

R-4 OCC (WITHOUT SPRINKLERS): NOT PERMITTED
B OCC (WITHOUT SPRINKLERS): MAX OCCUPANT LOAD OF 49; 100' MAX ALLOWED W/ <30 OCCUPANT LOAD

EXIT ACCESS TRAVEL DISTANCE (EATD) (TABLE 1017.2): R-4 & B (WITHOUT SPRINKLERS): 200' MAX ALLOWED

ACCESSIBLE PARKING FACILITIES (SECTION 1106.1):

17 TOTAL PARKING SPACES PROVIDED IN LOT = INCLUDING 1 VAN ACCESSIBLE SPACE REQUIRED & PROVIDED.

ROOF ASSEMBLY FIRE CLASSIFICATION (TABLE 1505.1): CONSTRUCTION TYPE V-B = CLASS C ROOF COVERING IS REQUIRED.

PLUMBING FIXTURES (TABLE 2902.1):

FOR CALCULATIONS INVOLVING MULTIPLE OCCUPANCIES, SUCH FRACTIONAL NUMBERS FOR EACH OCCUPANCY SHALL FIRST BE SUMMED AND THEN ROUNDED UP TO THE NEXT WHOLE NUMBER. FOR THE PURPOSES OF THIS BUILDING, THE TWO SIDES (23 HR CARE AND 30-60 DAY CARE, WILL ALWAYS BE SEPARATE. THE DOOR BETWEEN THE TWO IS FOR STAFF ONLY AND LOCKED AT ALL TIMES.

B, BUSINESS: 20 OCC/2 = 10 MALE, 10 FEMALE. REQ'D W/C = 1 PER 25 OCCS; REQ'D LAV = 1 PER 40 OCCS.
W/C: 10 OCC/25 = 0.40 W/C REQUIRED PER SEX; 2 PUBLIC, 1 STAFF WC PROVIDED - ALL SINGLE-USER
LAV: 10 OCC/40 = 0.25 LAV REQUIRED PER SEX; 2 PUBLIC, 1 STAFF LAV PROVIDED - ALL SINGLE-USER

R-4, CONGREGATE LIVING: 25 OCC/2 = 13 MALE, 13 FEMALE. REQ'D W/C = 1 PER 25 OCCS; REQ'D LAV = 1 PER 40 OCCS; REQ'D DRINKING FOUNTAIN = 1 PER 100 OCCS.
W/C: 13 OCC/10 = 1.30 W/C REQUIRED PER SEX; 3 PUBLIC, 1 PRIVATE, 1 STAFF WC PROVIDED - ALL SINGLE-USER
LAV: 13 OCC/10 = 1.30 LAV REQUIRED PER SEX; 3 PUBLIC, 1 PRIVATE, 1 STAFF LAV PROVIDED - ALL SINGLE-USER
DF: 23 OCC/100 = 0.23 DF REQUIRED; 1 PROVIDED

SEPARATE FACILITIES (SECTION 2902.2):

SEPARATE PLUMBING FACILITIES SHALL BE PROVIDED FOR EACH SEX.

EXCEPTIONS:

1. DWELLING UNITS AND SLEEPING UNITS
2. STRUCTURES OR TENANT SPACES WITH A TOTAL OCC LOAD OF 30 OR FEWER. ONE SINGLE-USER TOILET ROOM ALLOWED.
3. MERCANTILE OCCUPANCIES IN WHICH THE MAX OCC LOAD IS 100 OR FEWER.
4. BUSINESS OCCUPANCIES IN WHICH THE MAX OCC LOAD IS 50 OR FEWER. ONE SINGLE-USER TOILET ALLOWED.
5. OPERATIONAL NEEDS OF A FACILITY NECESSITATE OTHER APPROVED CONFIGURATIONS.
6. WHERE SINGLE-USER TOILET ROOMS ARE PROVIDED IN ACCORDANCE WITH SECTION 2902.1.2

DRAWING NOTES

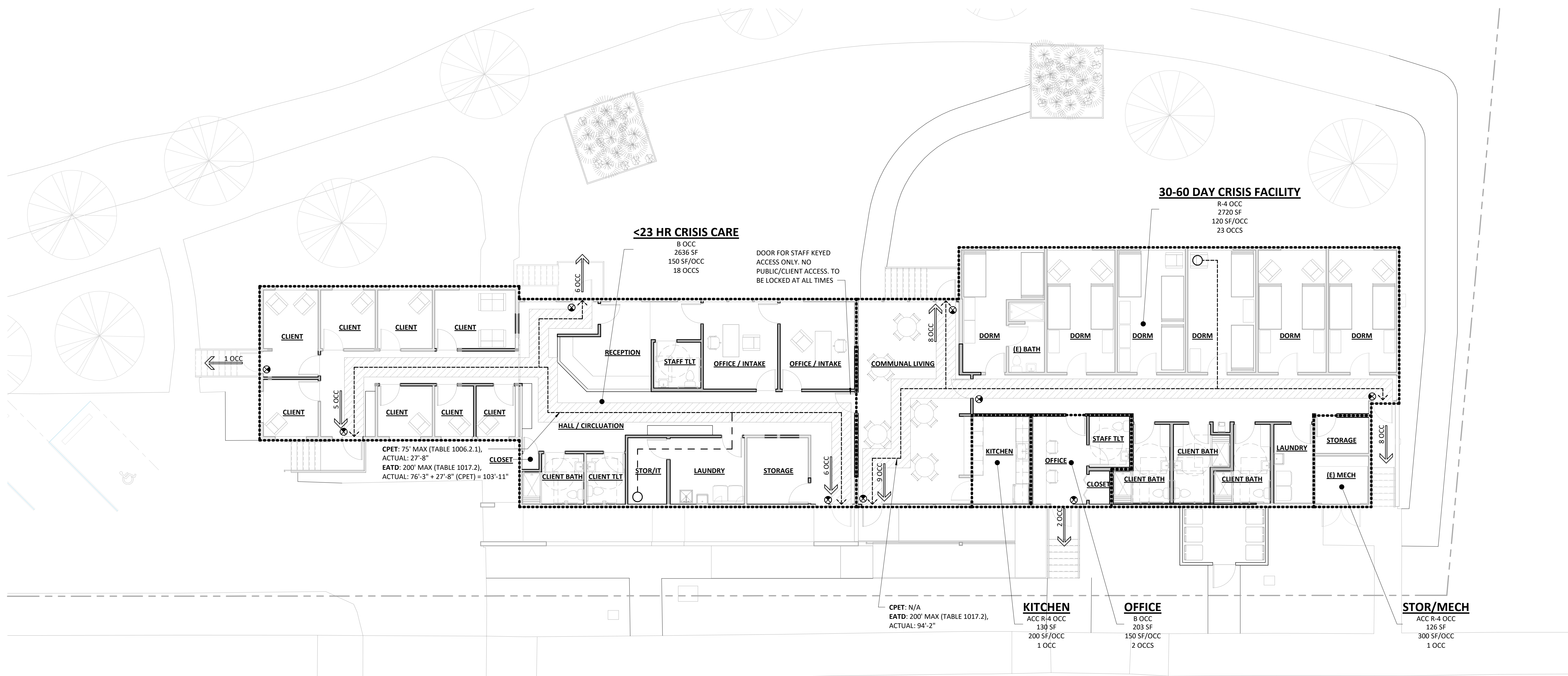
1. SEE G001 FOR PROJECT DESCRIPTION, PROPERTY DATA, AND CODE REQUIRED SIGNAGE
2. SEE DWG A901 FOR DOOR SCHEDULE + DOOR HARDWARE NOTES.
3. SEE A100 SERIES FLOOR PLAN DWGS FOR DIMS + ACCESSIBILITY CLEARANCES AT DOORS, FIXTURES, APPLIANCES, ETC.
4. SEE A601 FOR DIMS + ACCESSIBILITY CLEARANCES/REQUIREMENTS FOR TOILETS AND BATHROOMS.

LEGEND

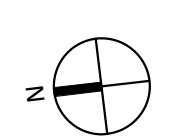
- (N) UNRATED WALL
- (E) UNRATED WALL
- (2) HR. RATED FIRE WALL - (E) TO BE CONVERTED TO 2-HR
- PROPERTY LINE-
- EXIT GROUP
- FIRE EXTINGUISHER MOUNTED WITH HANDLE 15"-48" A.F.F. - FINAL LOCATION TO BE DETERMINED BY FIRE MARSHAL
- EXIT SIGN
- EXIT ACCESS TRAVEL DISTANCE (EATD) - INCLUDES CPET
- COMMON PATH OF EGRESS (CPET)
- EGRESS PATH - MIN 36" WIDE SHALL BE CLEAR AND UNOBSTRUCTED AT ALL TIMES. PROVIDE EGRESS LIGHTING ENTIRE WIDTH OF EGRESS PATH, MIN LIGHT LEVEL OF 1 FOOTCANDLE MEASURED AT FLOOR LEVEL. PROVIDE WITH BATTERY BACKUP THAT CAN ILLUMINATE PATH FOR A DURATION OF 90 MINS AFTER A POWER OUTAGE
- ROOM NAME
- ROOM OCCUPANCY
- TOTAL ROOM SF
- OCCUPANT LOAD FACTOR
- TOTAL NO. OCCUPANTS
- PUBLIC WAY/ACCESSIBLE ROUTE

DRAWING REVISIONS

NO.	DATED	DESCRIPTION



2 GROUND LEVEL CODE PLAN
1/8" = 1'-0"



em esign
architecture and planning
1001 se sandy blvd, portland or 97214
503.544.7210 erik@emarchitecture.net

MCBROD CRISIS CENTER
9200 SE MCBROD AVENUE

CONTRACT DOCUMENTS
10.25.2023

CODE ANALYSIS

G101

(c) 2023 em architecture llc

DRAWING NOTES

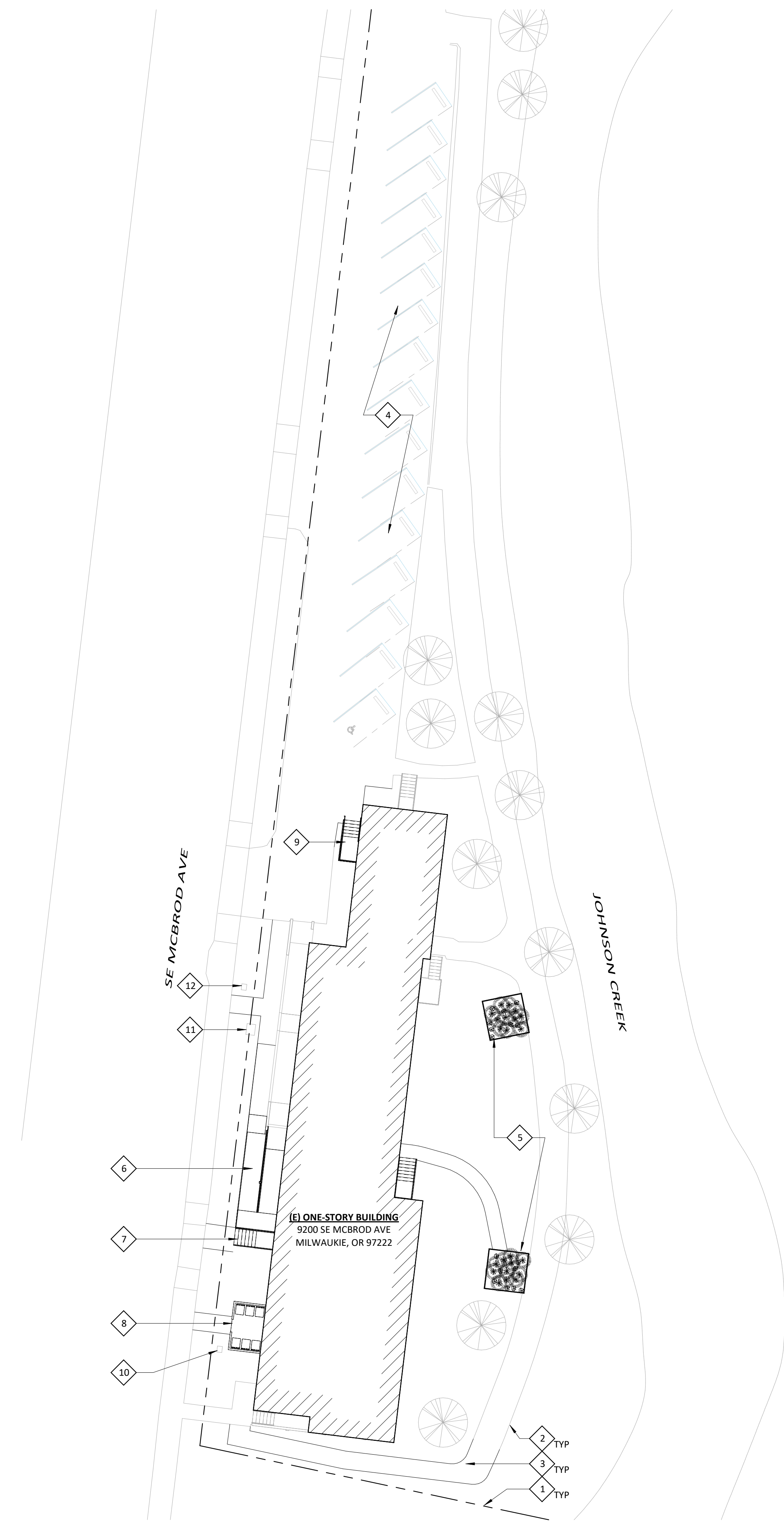
1. SEE CIVIL DRAWINGS FOR INFORMATION ON TOPOGRAPHY, FLOOD PLAIN, IMPERVIOUS SURFACES, ETC.

DRAWING LEGEND

- (E) CONTOUR TO REMAIN
- (N) CONTOUR (MODIFIED EXIST.)
- - - (E) CONTOUR TO BE MODIFIED

KEYNOTES

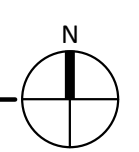
- 1 PROPERTY LINE, TYP
- 2 (E) SIDEWALK/PATH
- 3 (N) SIDEWALK/PATH
- 4 (E) PARKING TO BE RESURFACED
- 5 (N) OUTDOOR PICNIC/SMOKING SHELTERS W/ GREEN ROOFS
- 6 (N) ENTRANCE RAMP, SEE CIVIL DRAWINGS
- 7 (N) STAIR TO (E) DOOR
- 8 (N) WASTE ENCLOSURE AND ACCESS FOR ROLL CART WASTE RECEPTACLES
- 9 (N) STAIR AND ENTRANCE
- 10 (E) WATER METER
- 11 (E) COMMUNICATIONS BOX
- 12 (E) FIRE HYDRANT



DRAWING REVISIONS

NO.	DATED	DESCRIPTION

1 SITE PLAN
1" = 20'-0"



© 2023 em architecture llc



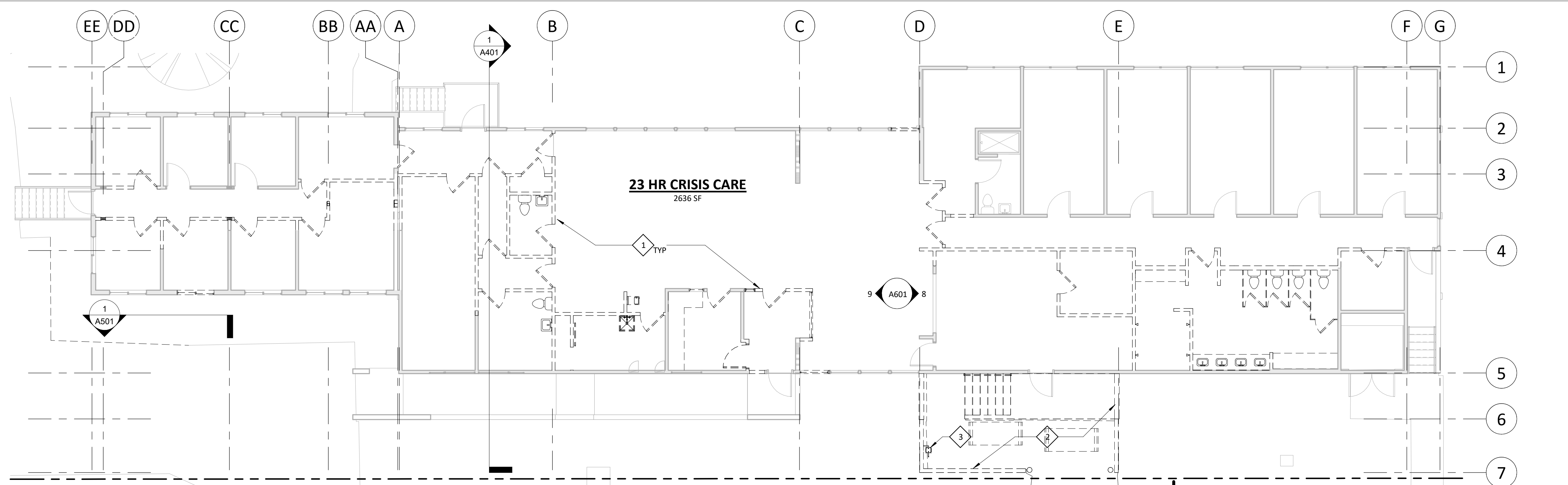
architecture and planning
1001 se sandy blvd, portland or 97214
503.544.7210 erik@emarchitecture.net

MCBROD CRISIS CENTER
9200 SE MCBROD AVENUE

CONTRACT DOCUMENTS
10.25.2023

SITE PLAN

A090

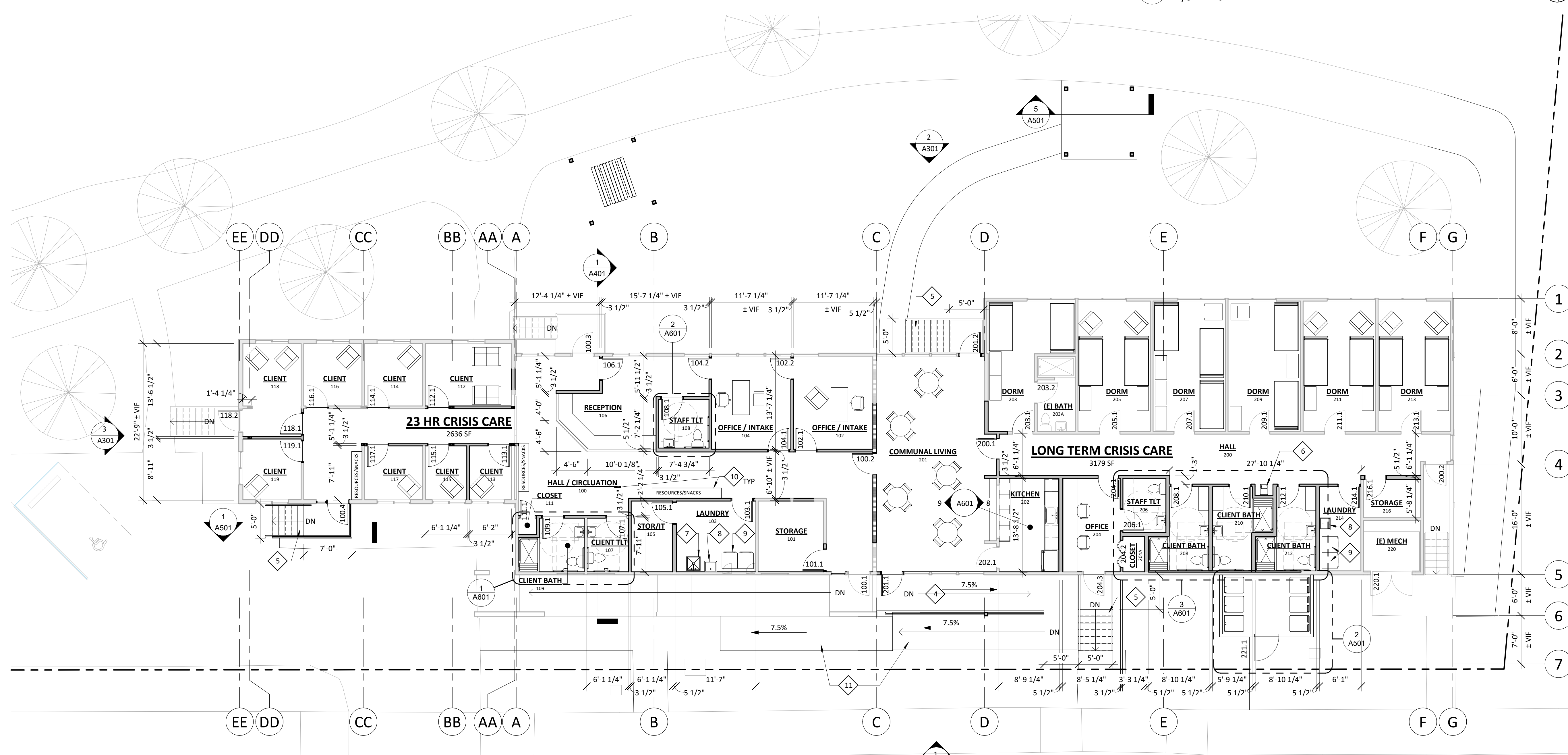


2 GROUND LEVEL DEMO PLAN
1/8" = 1'-0"

- DRAWING NOTES**
- SEE A601 FOR DIMS + ACCESSIBILITY CLEARANCES/REQUIREMENTS FOR TOILETS AND BATHROOMS.
 - SEE A901 FOR ROOM, DOOR, AND WINDOW SCHEDULES

- DRAWING LEGEND**
- TYP (N) UNRATED WALL
 - TYP (E) UNRATED WALL
 - (2) HR. RATED FIRE WALL - (E) TO BE CONVERTED TO 2-HR
 - PROPERTY LINE

- KEYNOTES**
- WALLS, DOORS, AND FIXTURES TO BE REMOVED, TYP
 - REMOVE (E) WASTE FACILITIES, RELOCATE
 - RELOCATE (E) GAS METER
 - (N) MAIN EXIT RAMP
 - (N) EXTERIOR EXIT STAIR - SEE 1/A501 FOR STANDARD EXTERIOR STAIR INFORMATION
 - (N) DRINKING FOUNTAIN
 - MOP SINK
 - UTILITY SINK
 - WASHER/DRYER
 - DISPLAY/CABINETS
 - (N) EXTERIOR RAMP - SEE CIVIL DRAWINGS FOR LENGTHS, ELEVATIONS, AND SLOPES.



1 GROUND LEVEL FLOOR PLAN
1/8" = 1'-0"

em esign
architecture and planning
1001 se sandy blvd, portland or 97214
503.544.7210 erk@emarchitecture.net

MCBROD CRISIS CENTER
9200 SE MCBROD AVENUE
CONTRACT DOCUMENTS
10.25.2023





FLOOR PLANS
A101

© 2023 em architecture llc

DRAWING NOTES

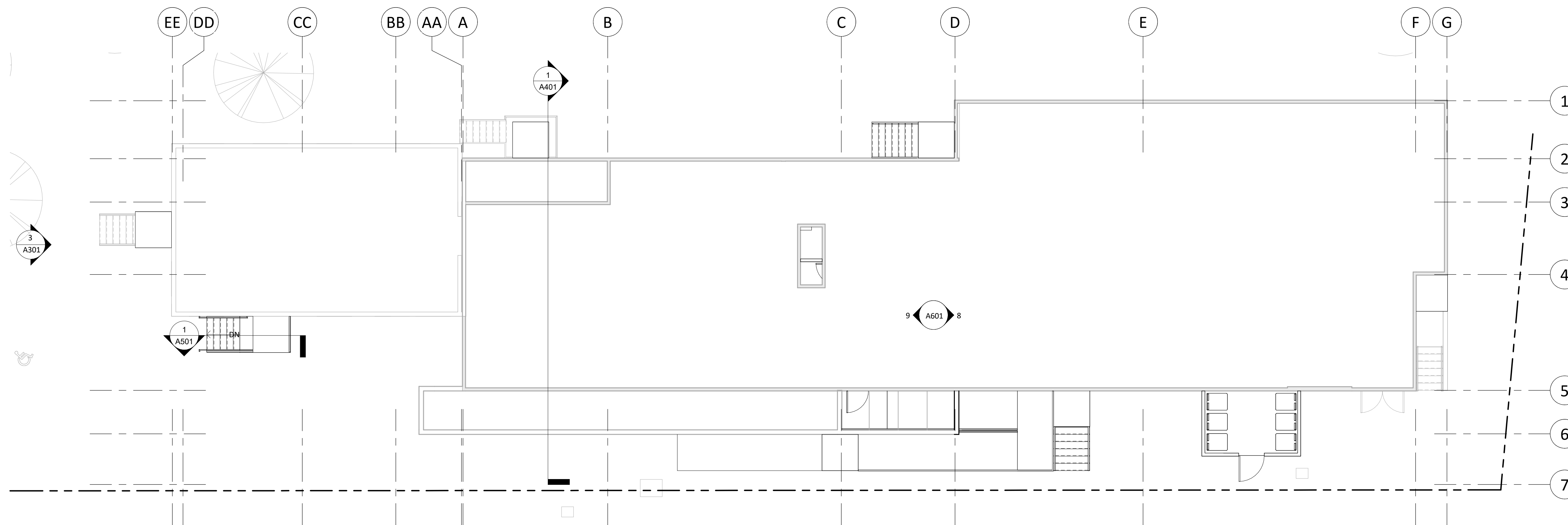
- SEE A601 FOR DIMS + ACCESSIBILITY CLEARANCES/REQUIREMENTS FOR TOILETS AND BATHROOMS.
- SEE A901 FOR ROOM, DOOR, AND WINDOW SCHEDULES

DRAWING LEGEND

-  TYP (N) UNRATED WALL
-  TYP (E) UNRATED WALL
-  (2) HR. RATED FIRE WALL - (E) TO BE CONVERTED TO 2-HR
-  PROPERTY LINE

KEYNOTES

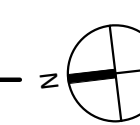
- WALLS, DOORS, AND FIXTURES TO BE REMOVED, TYP
- REMOVE (E) WASTE FACILITIES, RELOCATE
- RELOCATE (E) GAS METER
- (N) MAIN EXIT RAMP
- (N) EXTERIOR EXIT STAIR - SEE 1/A501 FOR STANDARD EXTERIOR STAIR INFORMATION
- (N) DRINKING FOUNTAIN
- MOP SINK
- UTILITY SINK
- WASHER/DRYER
- DISPLAY/CABINETS
- (N) EXTERIOR RAMP - SEE CIVIL DRAWINGS FOR LENGTHS, ELEVATIONS, AND SLOPES.



DRAWING REVISIONS

NO.	DATED	DESCRIPTION

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



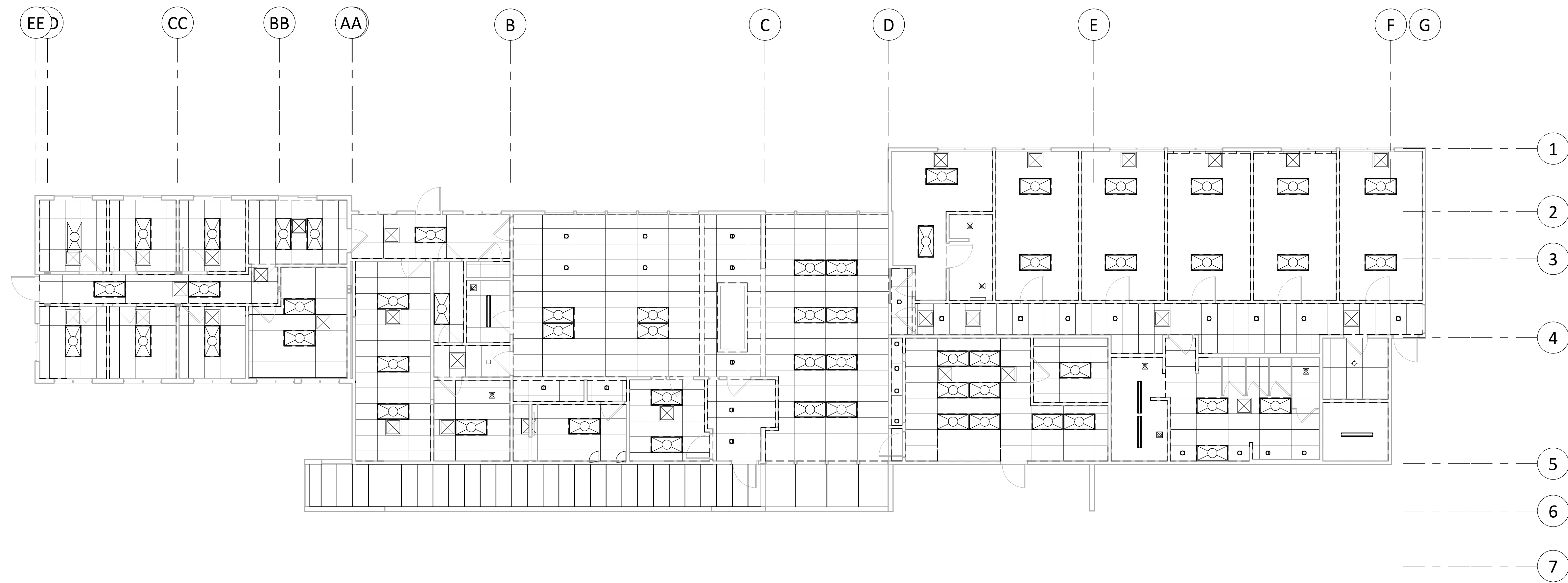
architecture and planning
1001 se sandy blvd, portland or 97214
503.544.7210 erk@emarchitecture.net

MCBROD CRISIS CENTER
9200 SE MCBROD AVENUE

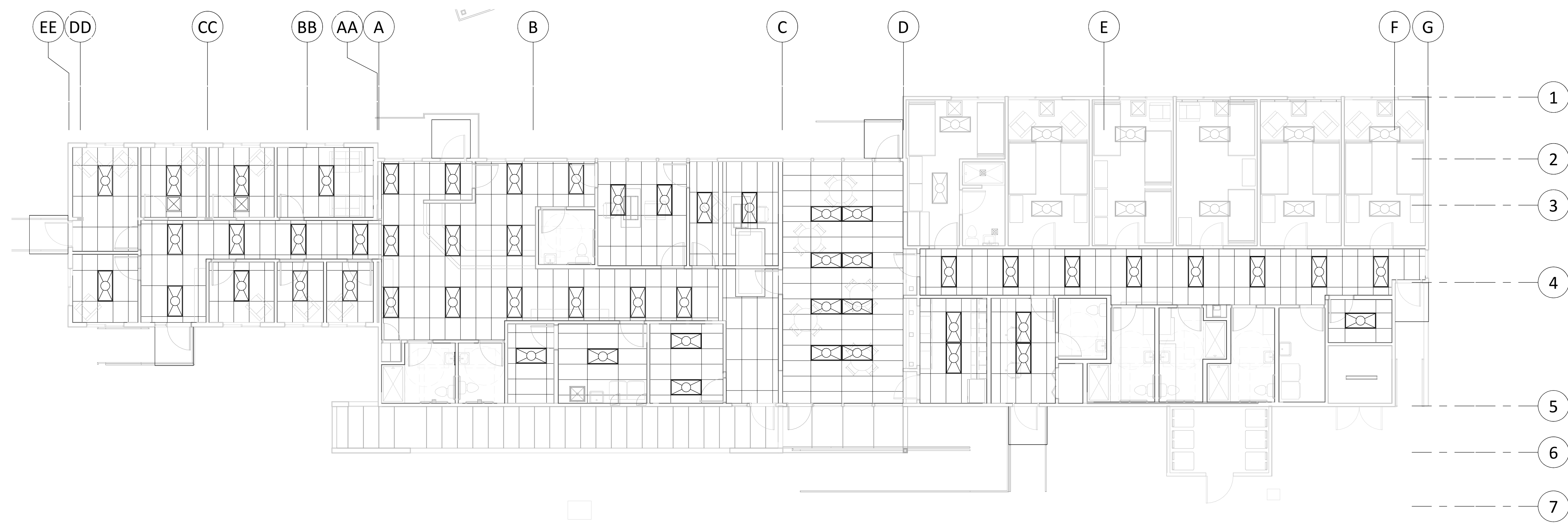
CONTRACT DOCUMENTS
10.25.2023

ROOF PLAN

A102



2 GROUND FLOOR DEMO RCP
1/8" = 1'-0"



1 REFLECTED CEILING PLAN
1/8" = 1'-0"

DRAWING REVISIONS

NO.	DATED	DESCRIPTION



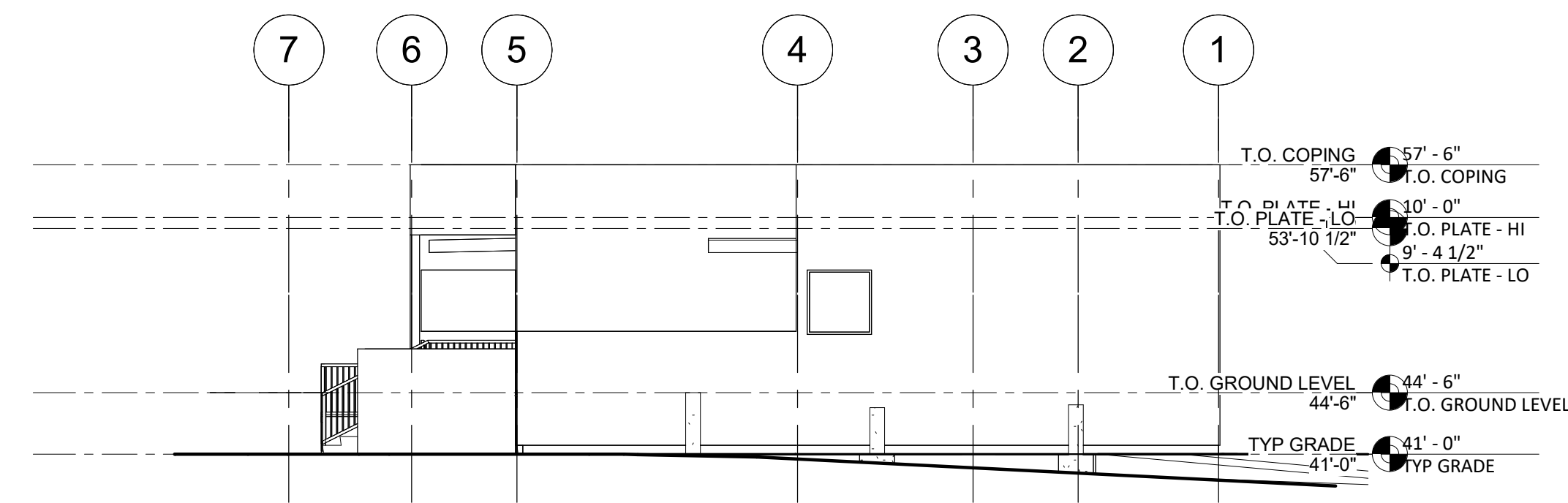
1001 se sandy blvd, portland or 97214
503.544.7210 erk@emarchitecture.net

MCBROD CRISIS CENTER
9200 SE MCBROD AVENUE

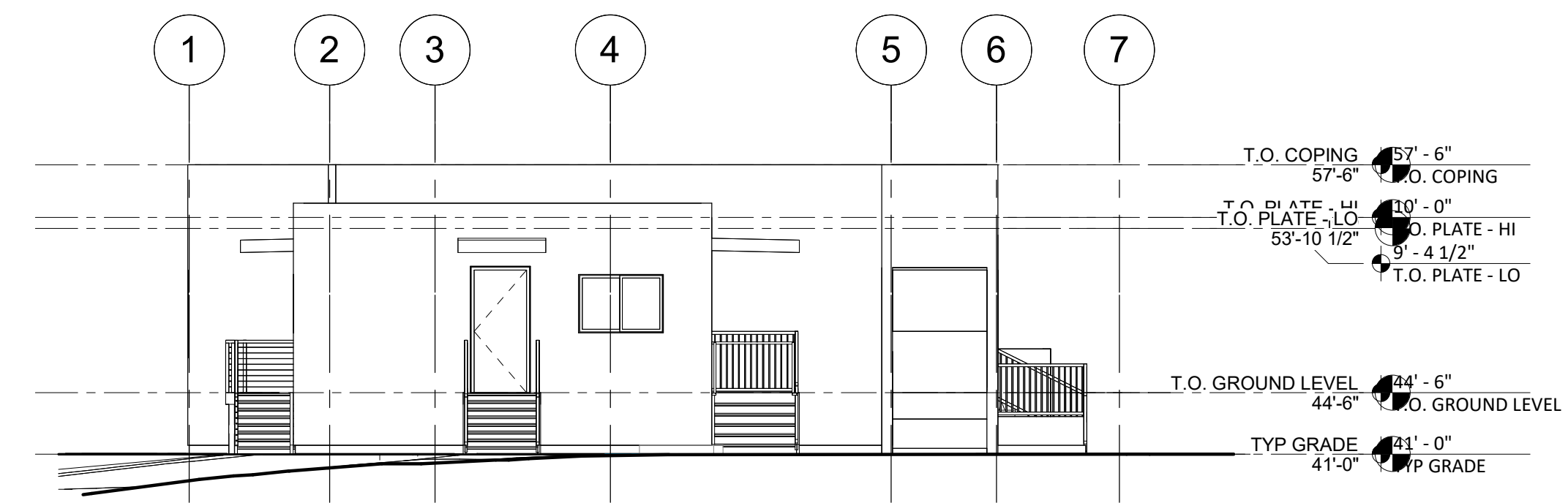
CONTRACT DOCUMENTS
10.25.2023

REFLECTED CEILING PLAN

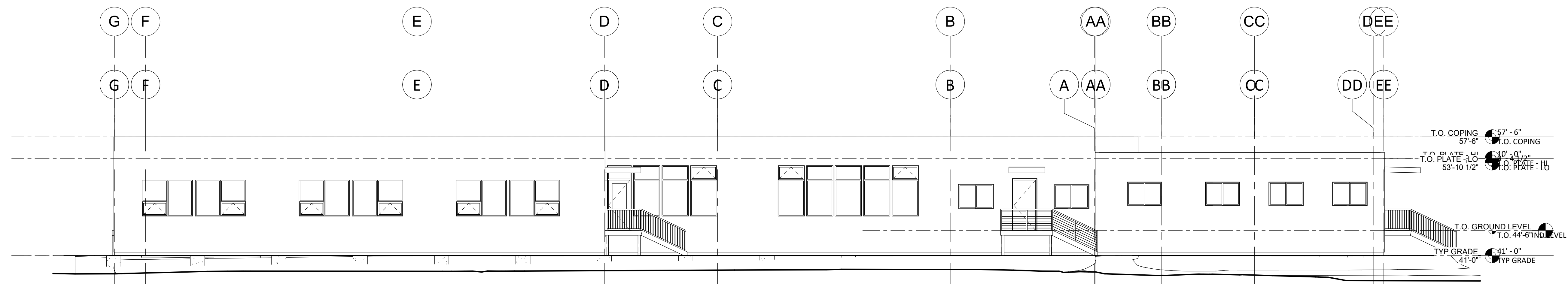
A201



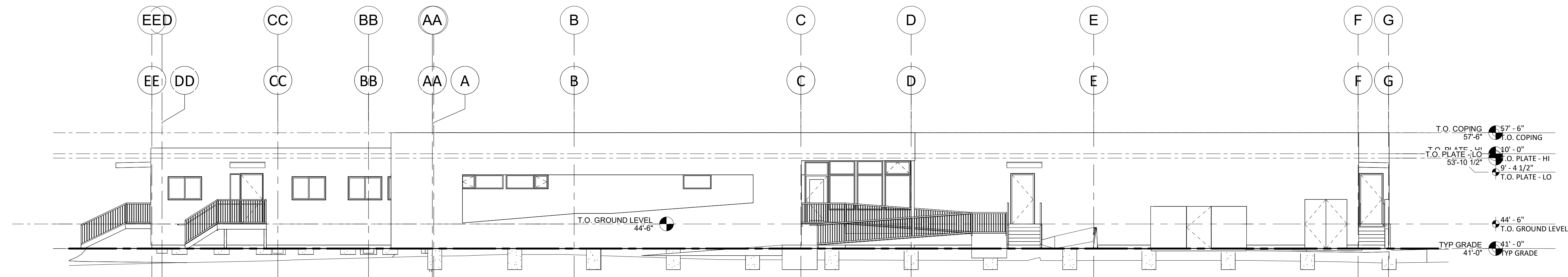
4 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

DRAWING REVISIONS

NO.	DATED	DESCRIPTION



architecture and planning
1001 se sandy blvd, portland or 97214
503.544.7210 erik@emarchitecture.net

MCBROD CRISIS CENTER
9200 SE MCBROD AVENUE
CONTRACT DOCUMENTS
10.25.2023
BUILDING ELEVATIONS

A301

© 2023 em architecture llc

DRAWING NOTES

- REFER TO PLAN DRAWING SERIES A100 AND SECTION DRAWING SERIES A400 FOR TYPICAL ASSEMBLIES (WALLS, FLOORS, AND CEILINGS).
- REFER TO DWG G501 FOR CODE ANALYSIS.
- REFER TO STRUCTURAL DRAWINGS FOR SIZE AND SPACING OF ALL FRAMING MEMBERS.
- REFER TO DRAWING SERIES A900 FOR INTERIOR AND EXTERIOR FINISHES.
- REFER TO DRAWING G501 FOR RATED ASSEMBLIES.

DRAWING LEGEND

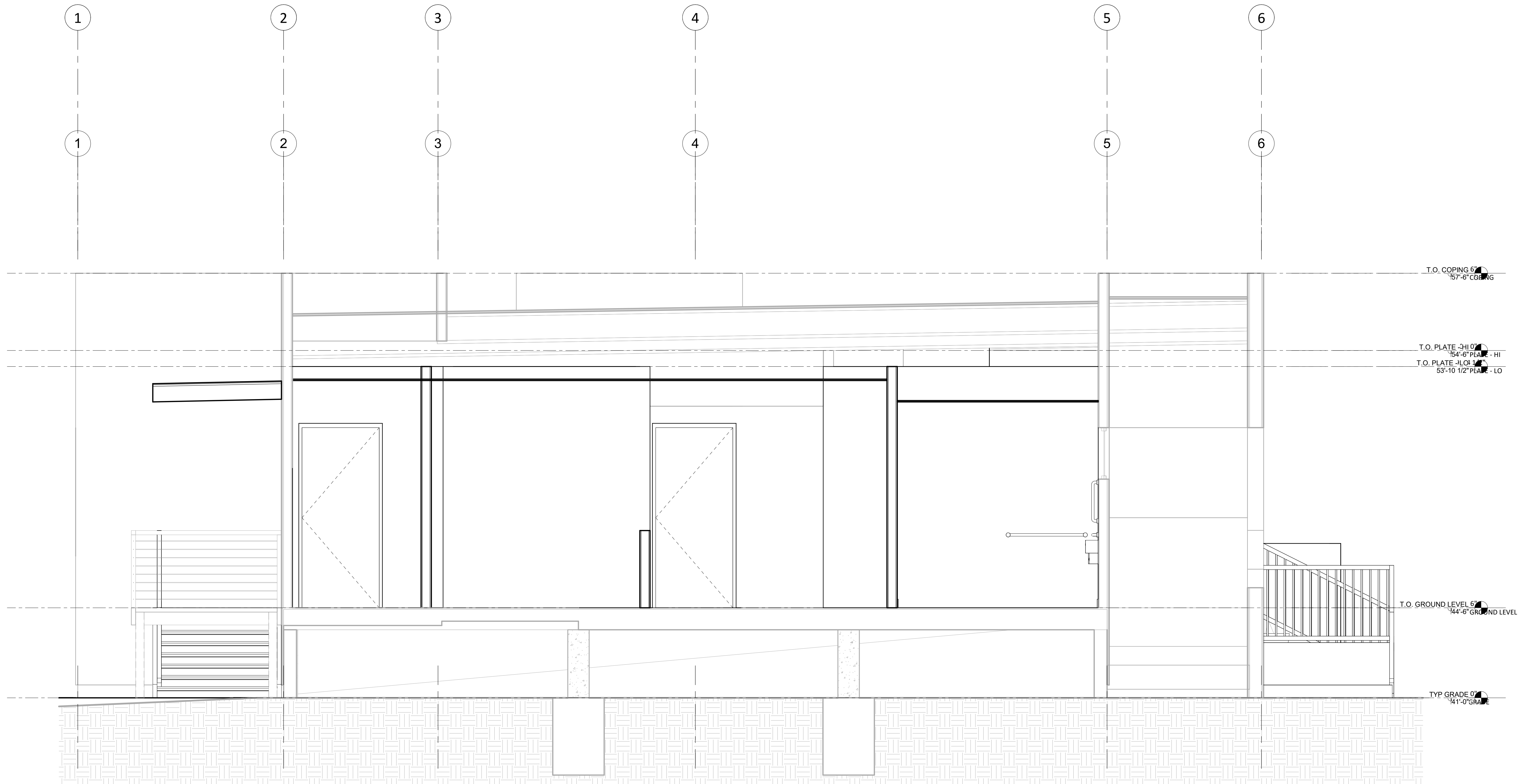
- TYP NON-RATED WALL OR FURRED WALL
- TYP PARTIAL WALL
- TYP (E) NON-RATED WALL
- (E) (1) HR RATED FIRE BARRIER - SEE X/G501
- (E) (2) HR RATED FIRE BARRIER - SEE X/G501
- (N) (1) HR RATED FIRE BARRIER - SEE X/G501
- (N) (2) HR RATED FIRE BARRIER - SEE X/G501
- PROPERTY LINE

MIN ENERGY REQ'S

- ROOFS**
- INSULATION ENTIRELY ABOVE DECK: R-20 CI
 - ATTIC AND OTHER: R-38
- WALLS**
- WOOD FRAMED AND OTHER: R-21 (OR R-13 + R-3.8 CI)
 - R VALUES OF INSULATION SHALL BE IN ACCORDANCE WITH US FTC AND MARKED ON THE INSULATION AND BE OBSERVABLE UPON INSPECTION.
- SLAB-ON-GRADE FLOORS**
- UNHEATED SLABS: NO REQUIREMENTS
- OPAQUE DOORS**
- SWINGING: U-0.70
 - ROLL-UP OR SLIDING: U-0.50
- NON-METAL FRAMED FENESTRATION (W/ OR W/O METAL REINFORCEMENT OR CLADDING)**
- FIXED, OPERABLE, AND DOORS WITH > 50% GLAZING: U-0.35
- METAL FRAMED FENESTRATION (W/ OR W/O THERMAL BREAK)**
- FIXED (INCLUDING STOREFRONT): U-0.45
 - ENTRANCE DOOR: U-0.80
 - ALL OTHER: U-0.46
- SHGC**
- ALL FRAME TYPES: 0.40
- SKYLIGHTS**
- U-FACTOR: 0.60
 - SHGC: 0.40
- GLAZED SWINGING ENTRANCE DOORS**
- MAX AIR LEAKAGE RATE: 1.00 CFM/FT² OF DOOR AREA
 - U-FACTORS ARE DETERMINED BY NFRC 100 AND LABELED AND CERTIFIED BY THE MANUFACTURER. U-FACTORS SHALL INCLUDE THE EFFECTS OF THE WINDOW FRAME. THE TEMP. LABEL MUST NOT BE REMOVED PRIOR TO INSPECTION.
- SHGC SHALL BE DETERMINED BY NFRC 200 AND LABELED AND CERTIFIED BY THE MANUFACTURER. SHGC MUST CONSIDER TYPE OF FRAME MATERIAL AND OPERATOR.
- WINDOWS AND DOORS THAT ARE PART OF THE BUILDING ENVELOPE SHALL BE DETERMINED BY NFRC 400 AND LABELED AND CERTIFIED BY THE MANUFACTURER.

DRAWING REVISIONS

NO.	DATED	DESCRIPTION



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



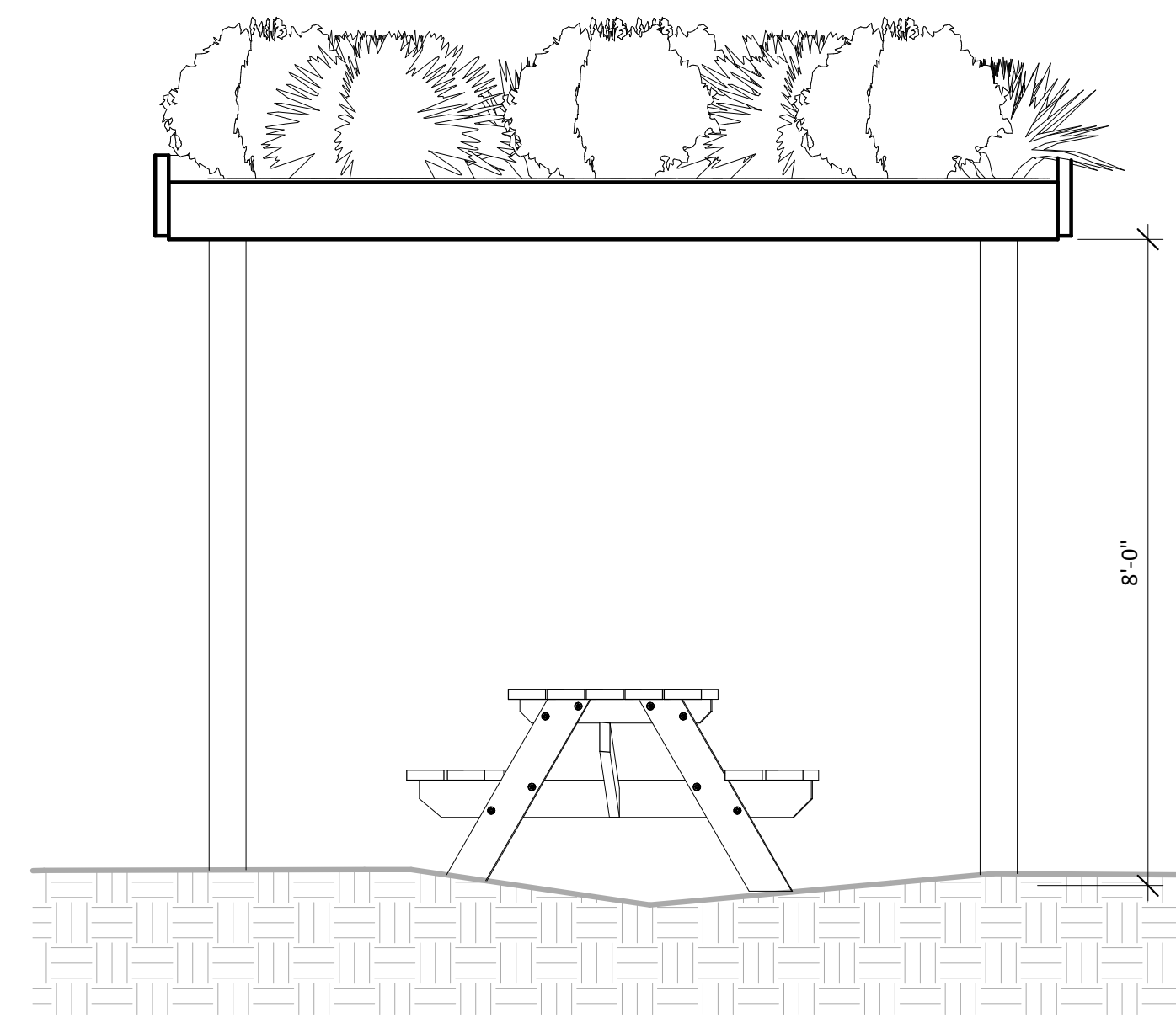
architecture and planning
1001 se sandy blvd, portland or 97214
503.544.7210 erik@emarchitecture.net

MCBROD CRISIS CENTER
9200 SE MCBROD AVENUE

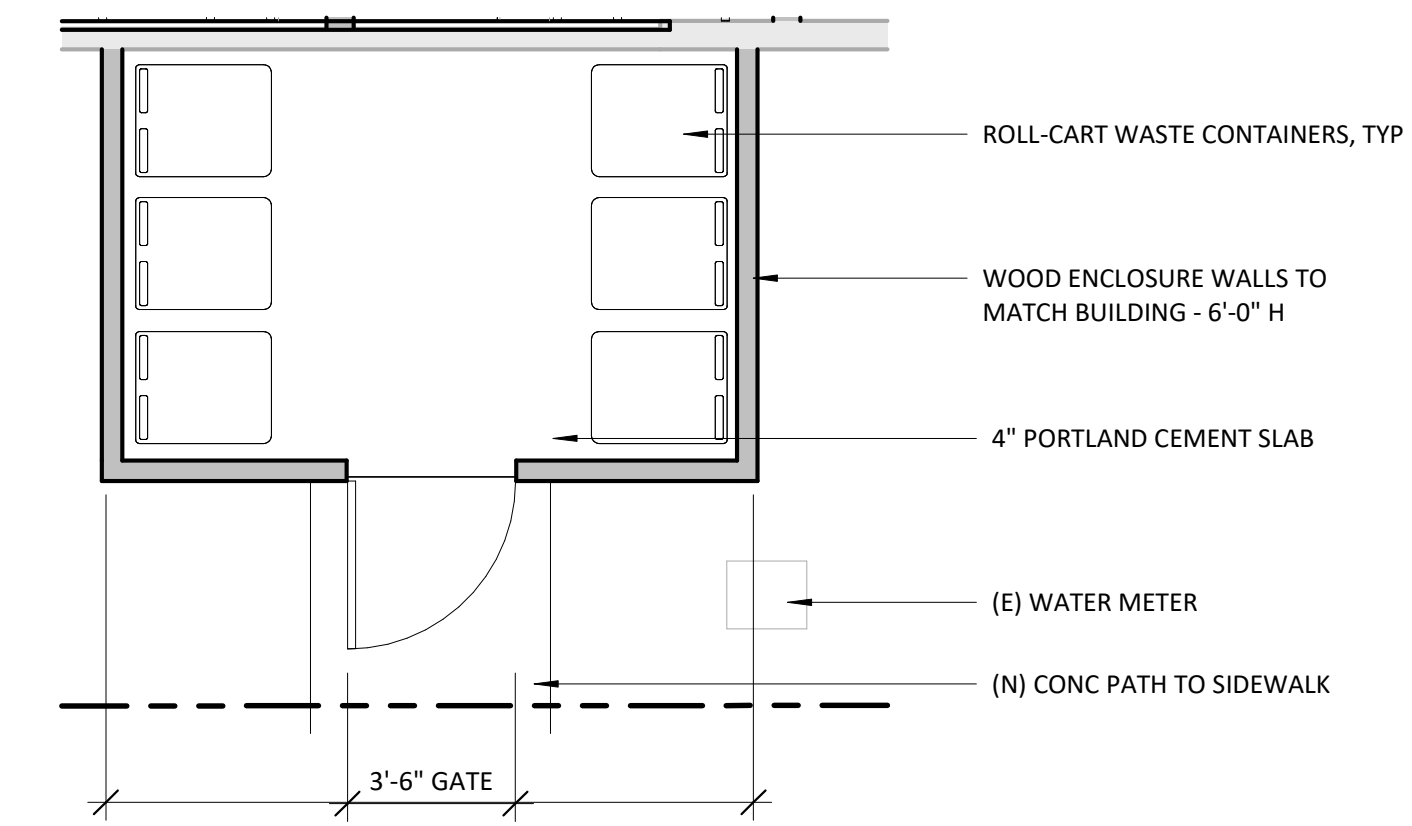
CONTRACT DOCUMENTS
10.25.2023

BUILDING SECTIONS

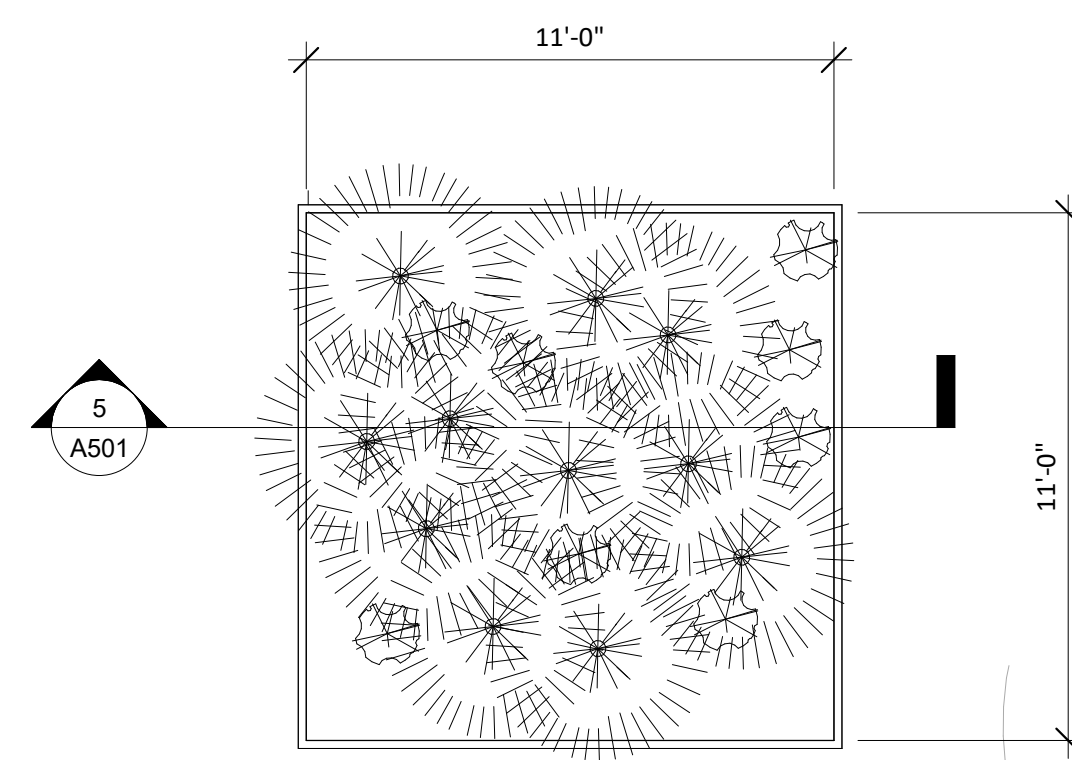
A401



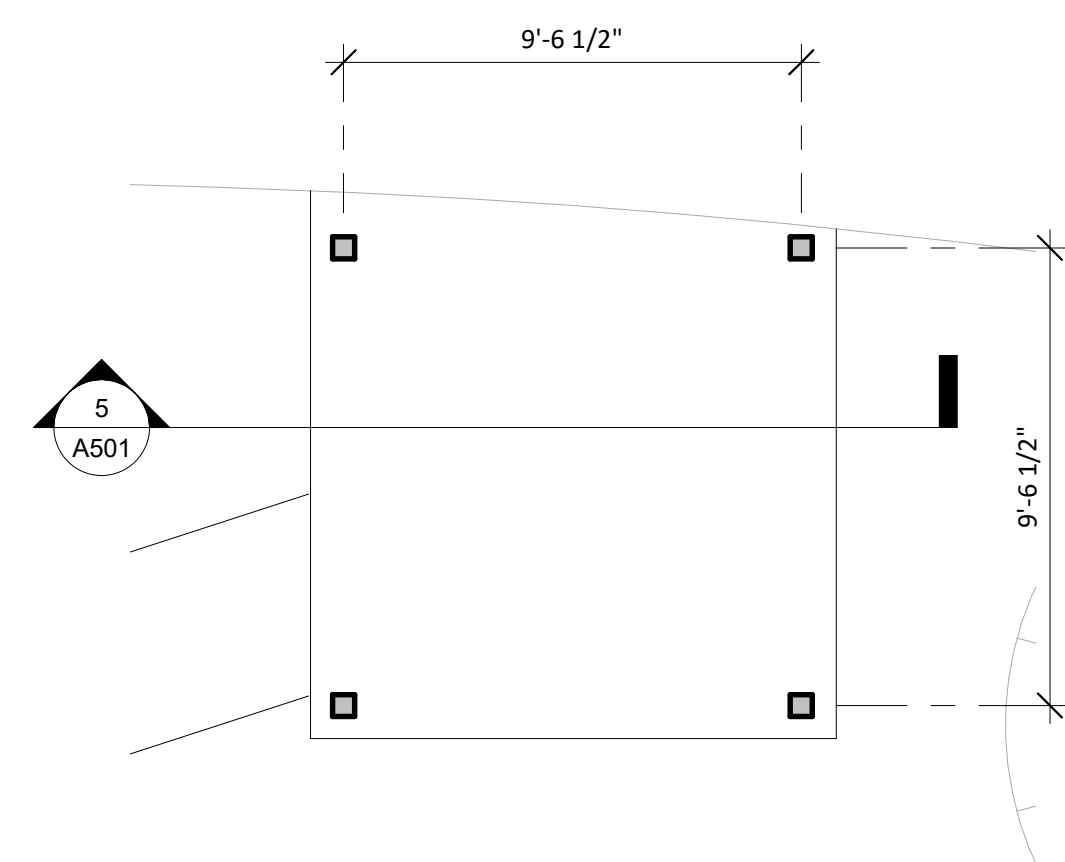
5 SMOKING SHELTER - SECTION
1/2" = 1'-0"



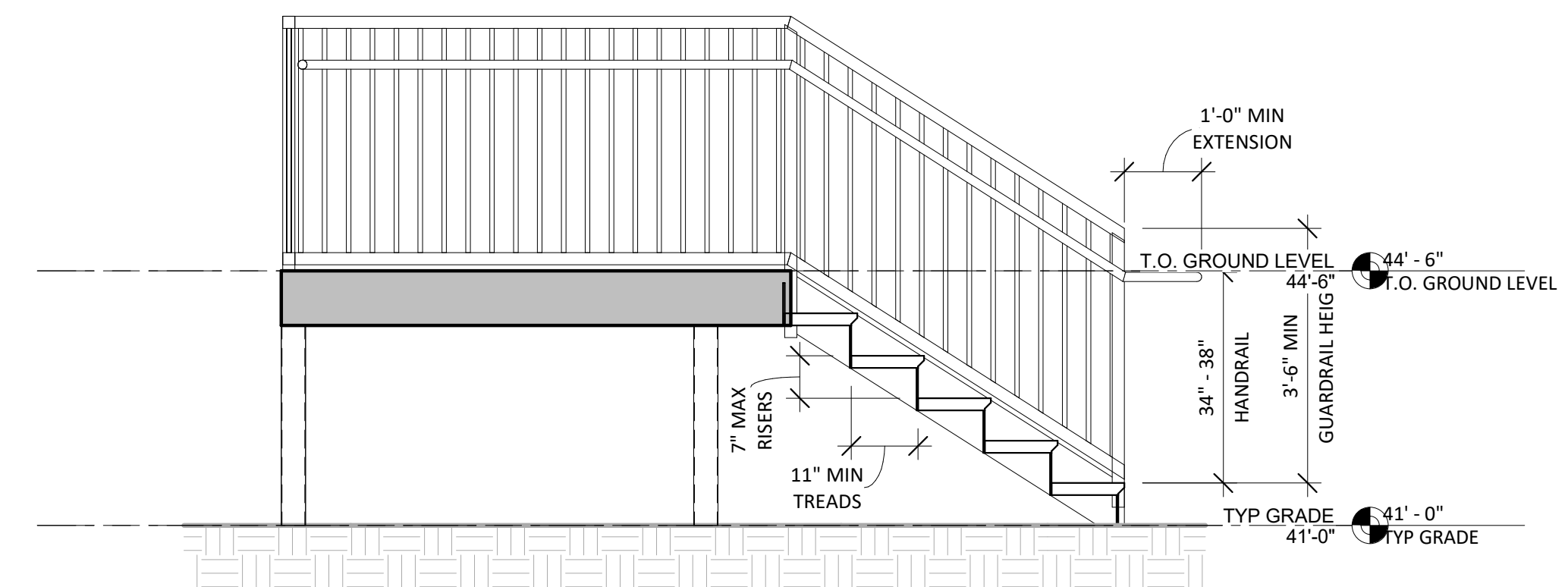
2 TRASH ENCLOSURE
1/4" = 1'-0"



4 SMOKING SHELTER - ROOF PLAN
1/4" = 1'-0"



3 SMOKING SHELTER - GROUND LEVEL
1/4" = 1'-0"



1 TYP EXT STAIR
1/2" = 1'-0"

DRAWING REVISIONS

NO.	DATED	DESCRIPTION



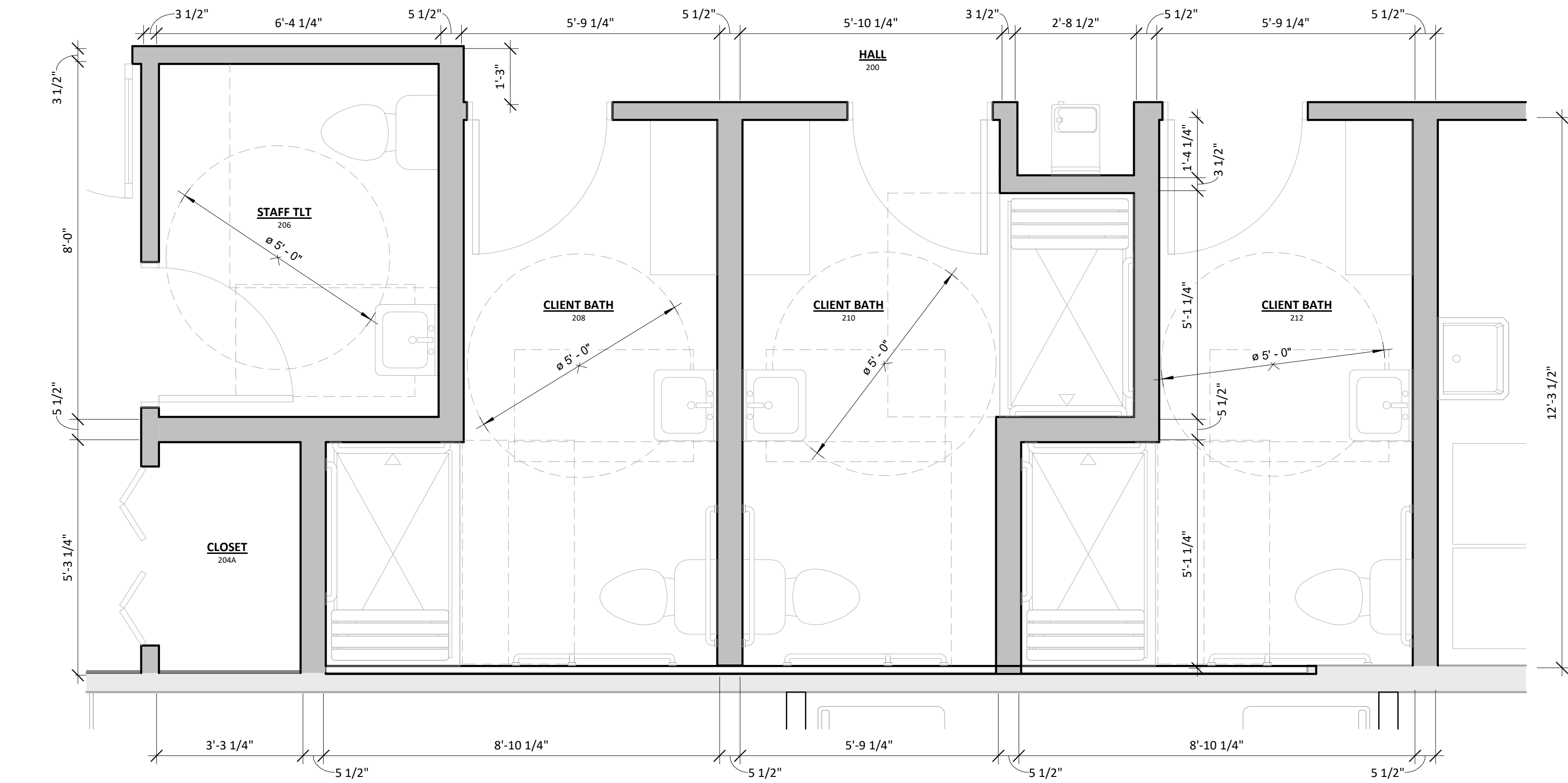
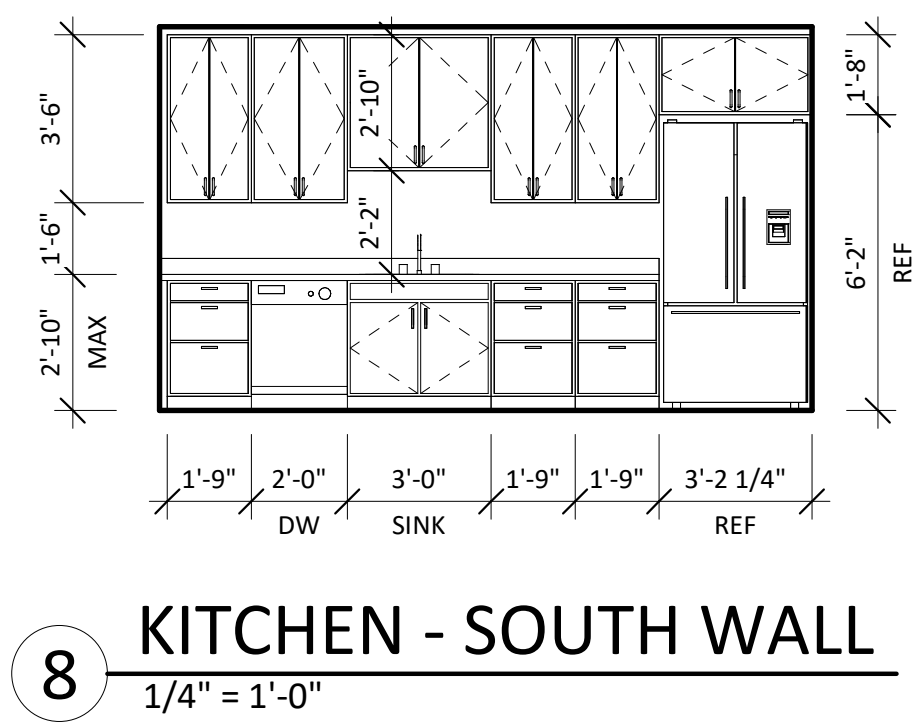
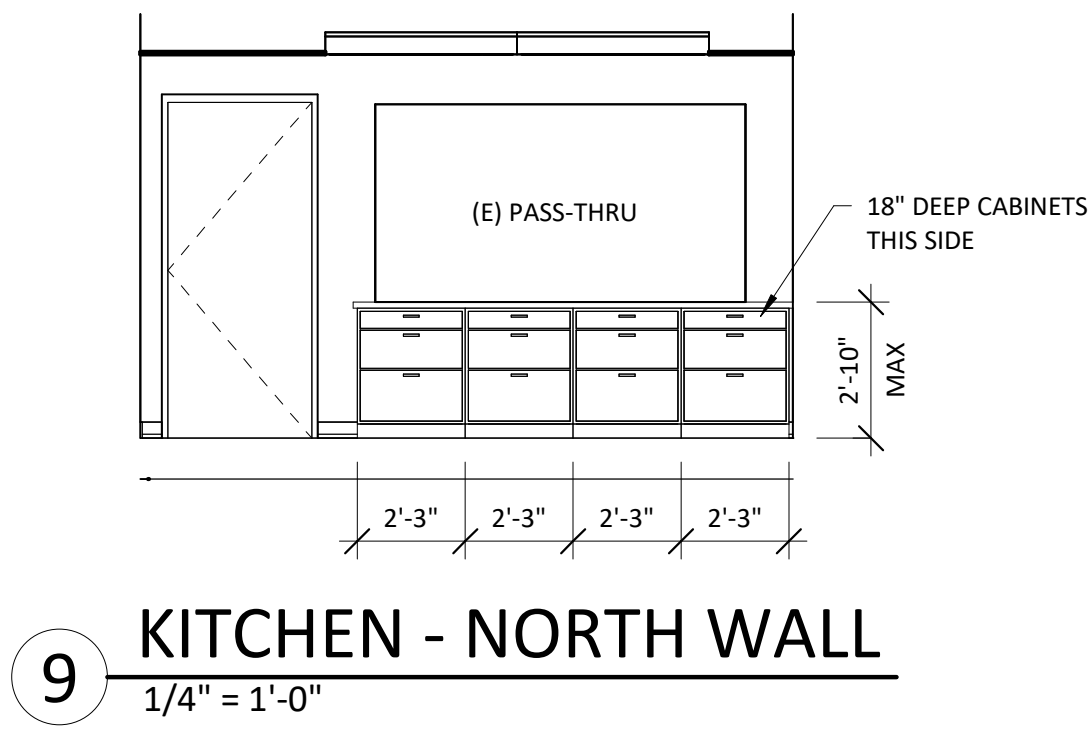
architecture and planning
1001 se sandy blvd, portland or 97214
503.544.7210 erik@emarchitecture.net

MCBROD CRISIS CENTER
9200 SE MCBROD AVENUE

CONTRACT DOCUMENTS
10.25.2023

EXTERIOR DETAILS

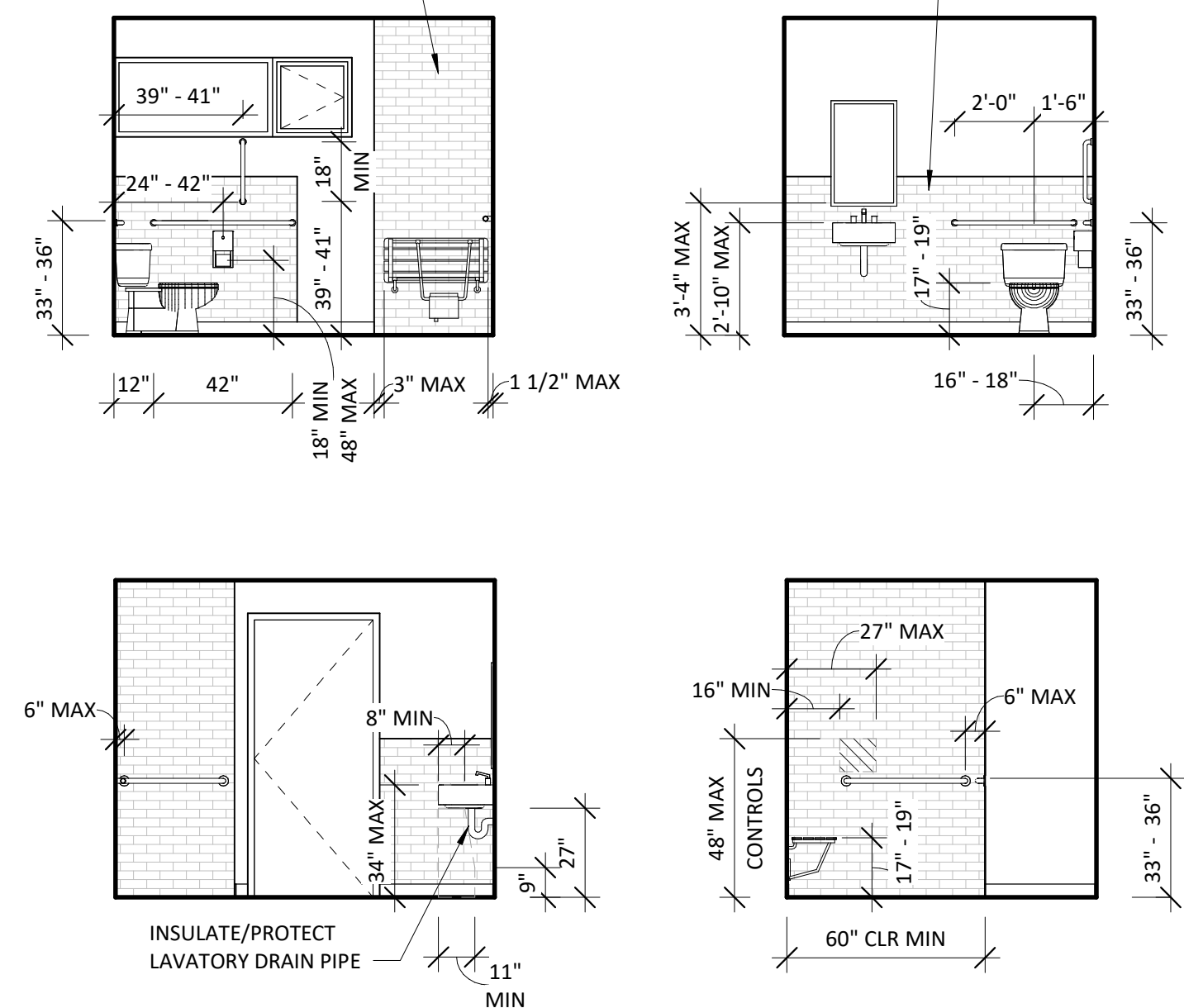
A501



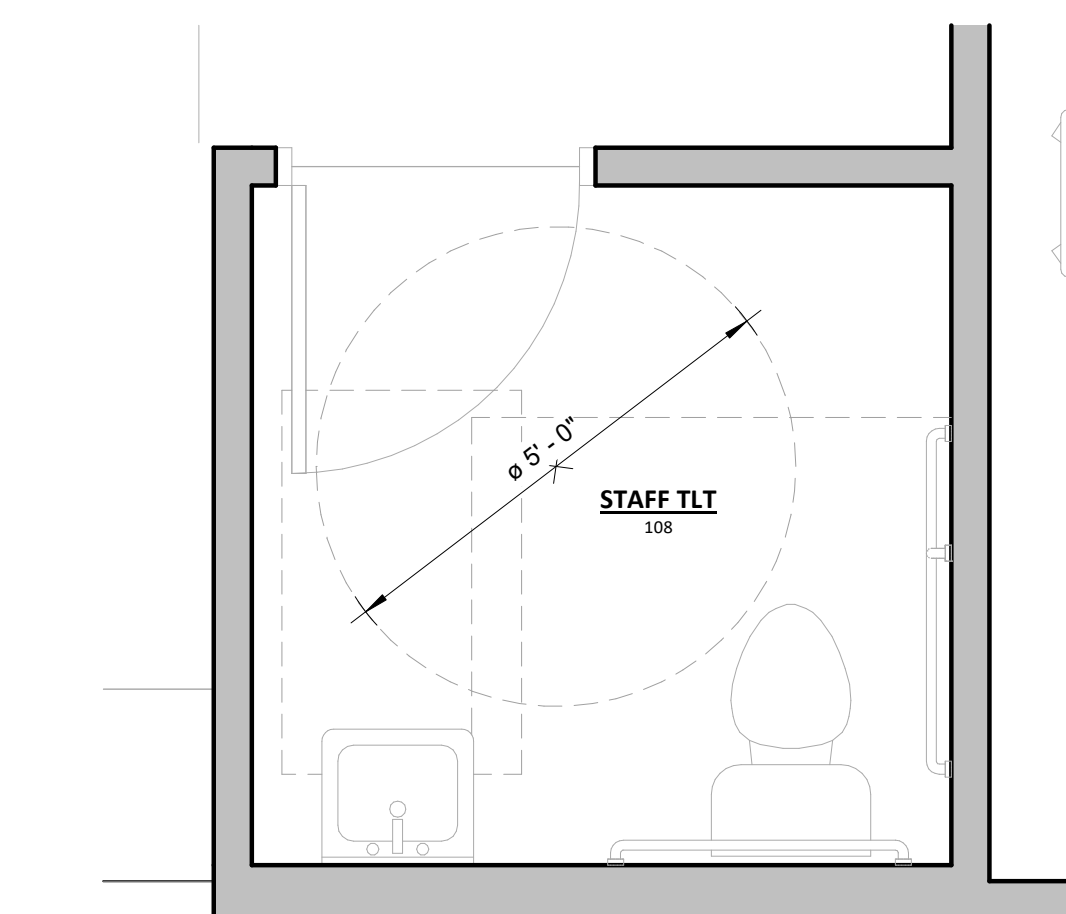
3 TOILETS - SOUTHWEST
1/2" = 1'-0"

1210.2.3 SHOWERS, SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.

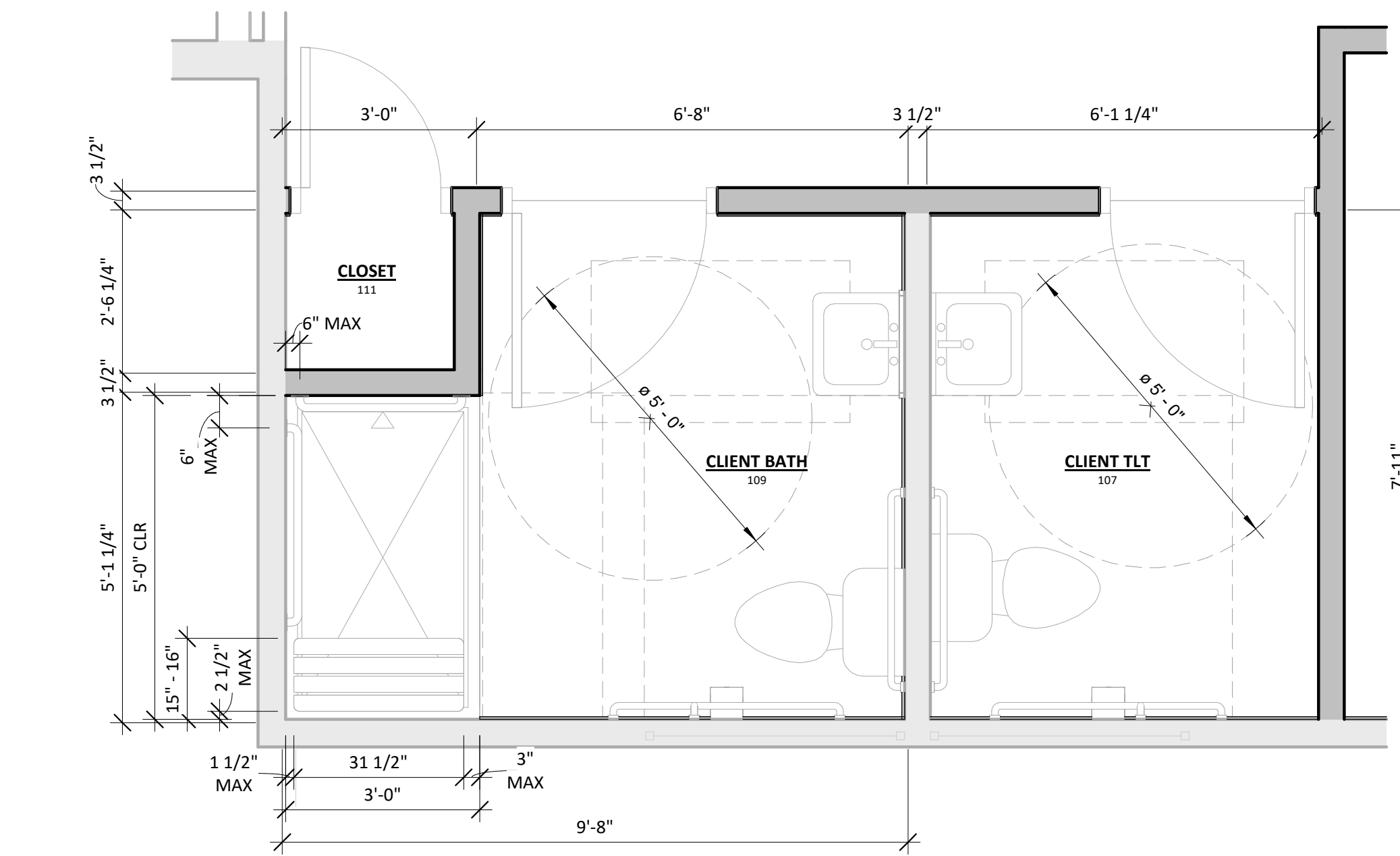
1210.2.2 WALLS AND PARTITIONS. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR.



4 TYP RESTROOM ELEVATIONS
1/4" = 1'-0"
TYP CLEARANCES/REQUIREMENTS - SIM FOR ALL NEW TOILETS AND BATHROOMS



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



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

DRAWING REVISIONS

NO.	DATED	DESCRIPTION



architecture and planning
1001 se sandy blvd, portland or 97214
503.544.7210 erik@emarchitecture.net

MCBROD CRISIS CENTER
9200 SE MCBROD AVENUE

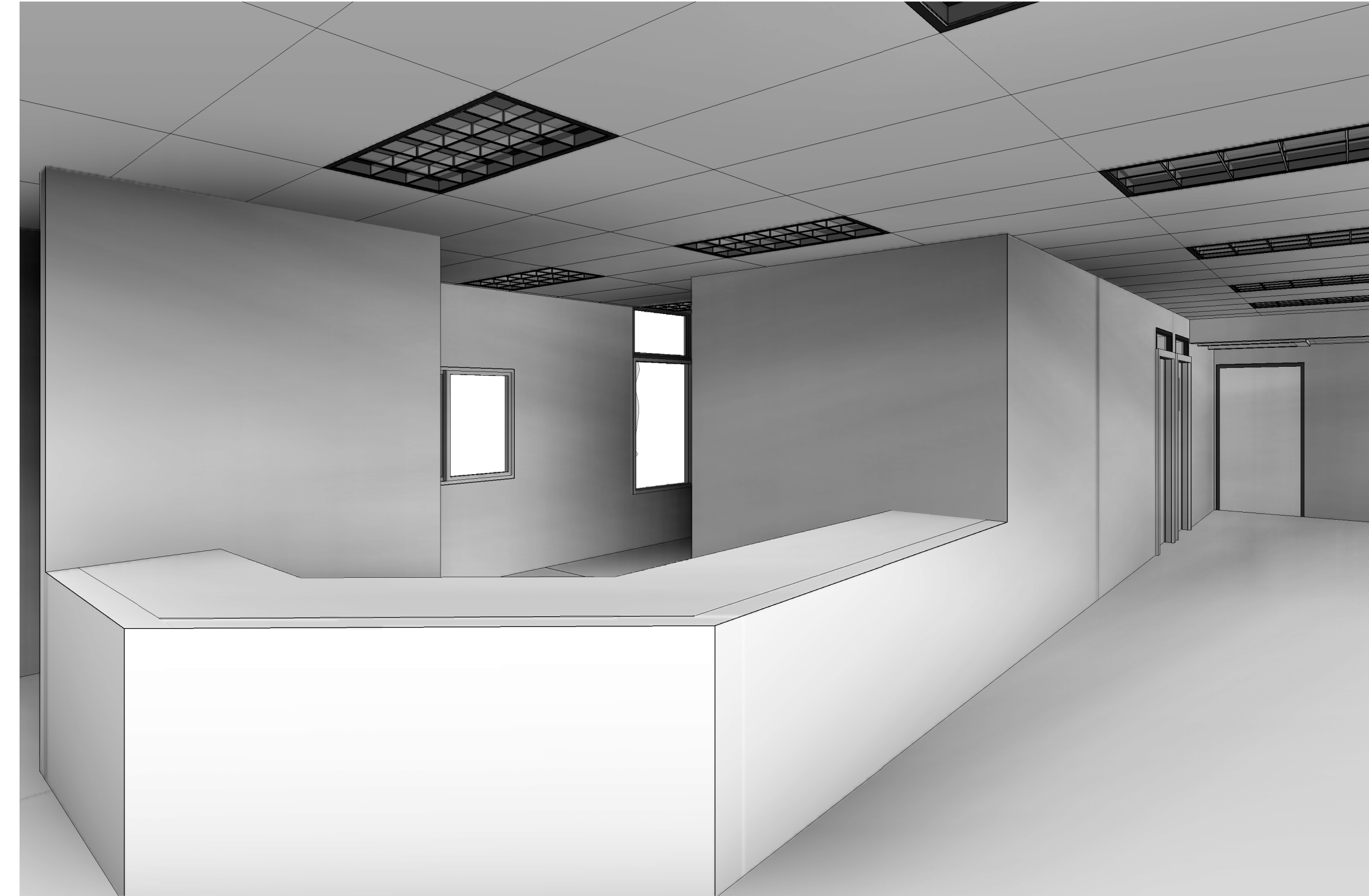
CONTRACT DOCUMENTS
10.25.2023

INTERIOR ELEVATIONS AND

A601



① P1 - VIEW NORTH FROM RECEPTION



② P1 - VIEW OF RECEPTION



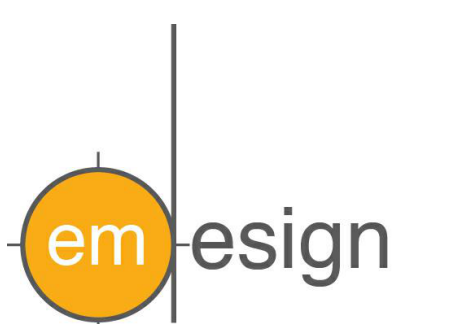
③ P2 - COMMON AREA LOOKING EAST



④ P2 - COMMON AREA LOOKING WEST

DRAWING REVISIONS

NO.	DATED	DESCRIPTION



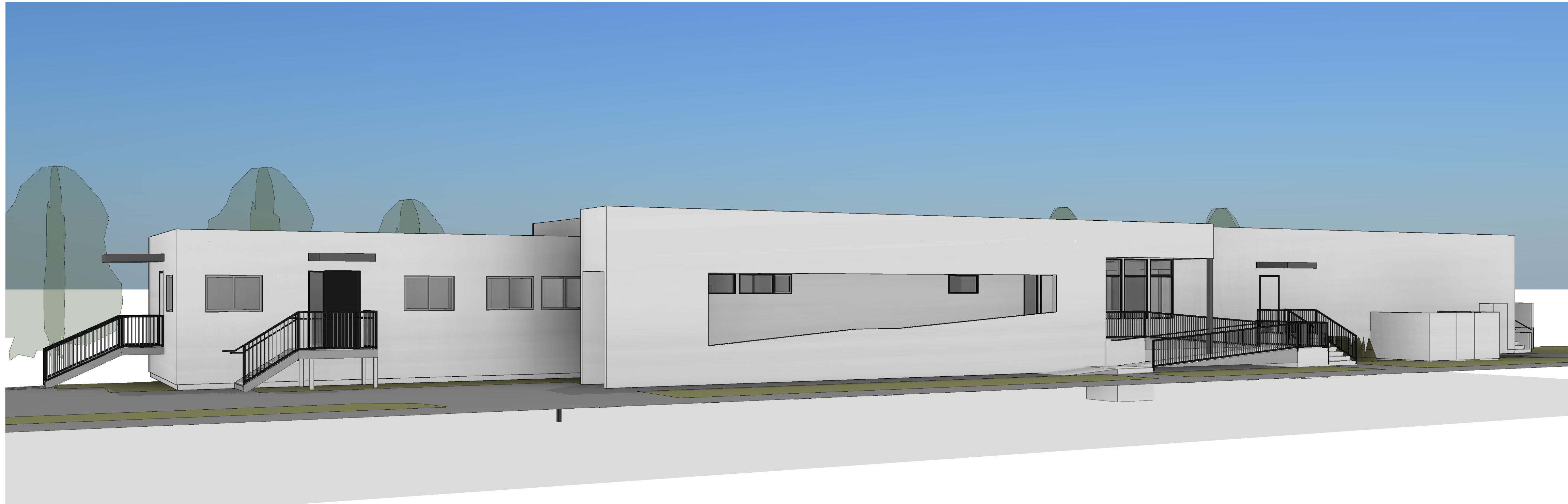
architecture and planning
 1001 se sandy blvd, portland or 97214
 503.544.7210 erik@emarchitecture.net

MCBROD CRISIS CENTER
 9200 SE MCBROD AVENUE

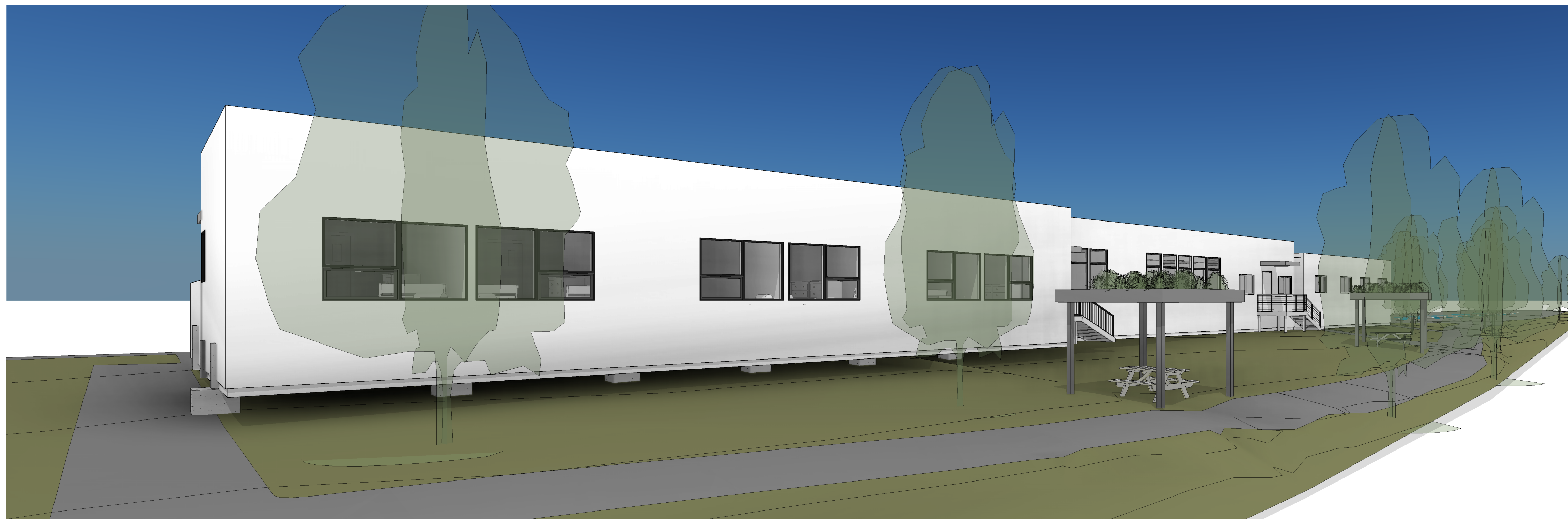
CONTRACT DOCUMENTS
 10.25.2023

INTERIOR VIEWS

A651



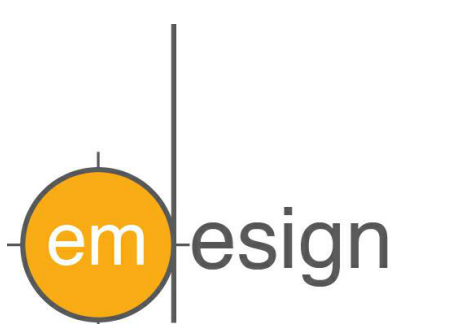
① EXTERIOR - LOOKING EAST



② EXTERIOR - LOOKING NORTHWEST

DRAWING REVISIONS

NO.	DATED	DESCRIPTION



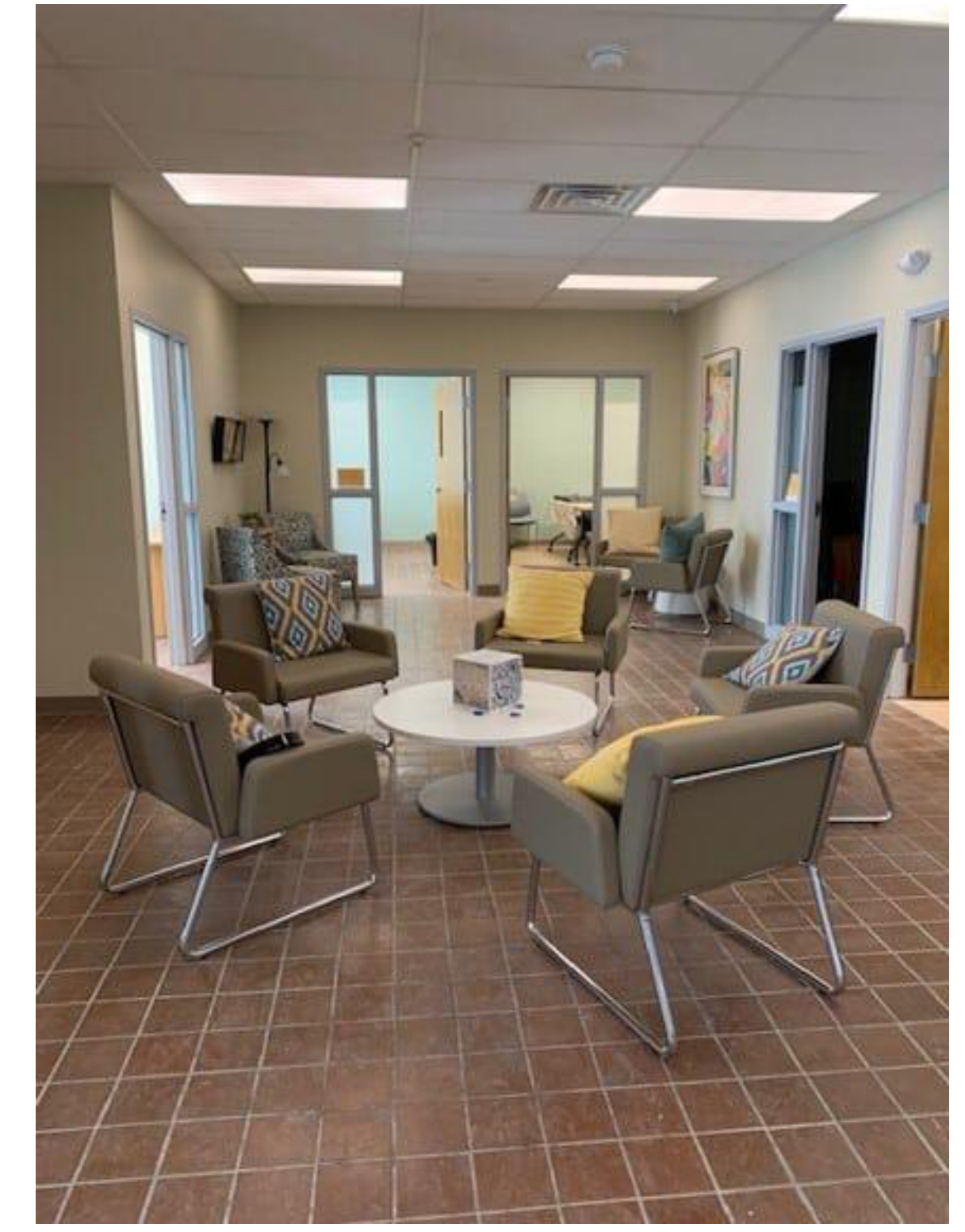
architecture and planning
 1001 se sandy Blvd, portland or 97214
 503.544.7210 erik@emarchitecture.net

MCBROD CRISIS CENTER
 9200 SE MCBROD AVENUE

CONTRACT DOCUMENTS
 10.25.2023

EXTERIOR VIEWS

A652



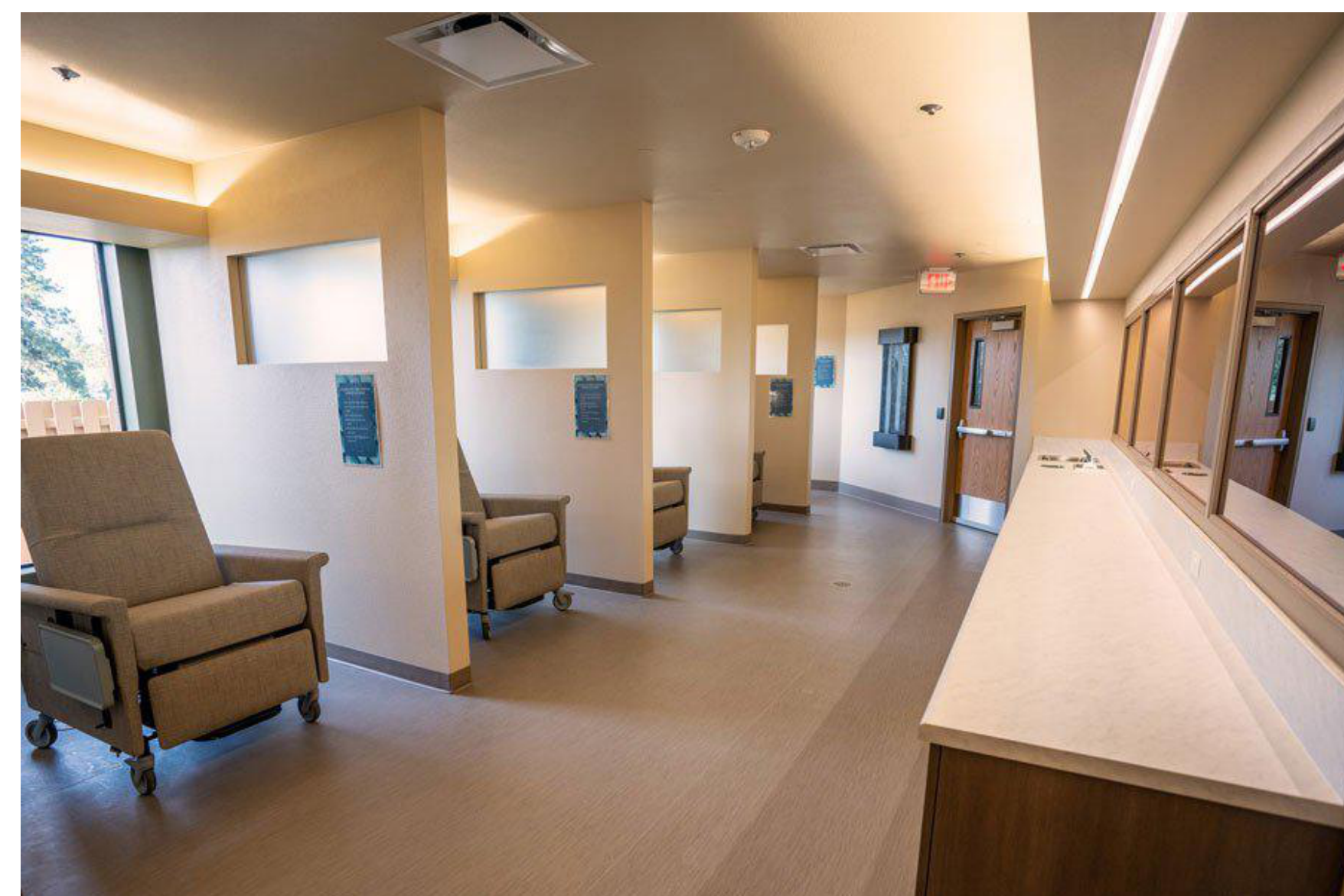
SAFETY
 HEALING
 WELCOMING
 LANDSCAPE
 CLEAN WITHOUT BEING STERILE
 ATMOSPHERE
 COMFORT
 NATURE
 LIGHT & AIR
 OPEN VS CLOSED
 COLLABORATION
CRISIS CENTER STUDY



DRAWING REVISIONS

NO. DATED DESCRIPTION

NO.	DATED	DESCRIPTION



architecture and planning
 1001 se sandy Blvd, portland or 97214
 503.544.7210 erik@emarchitecture.net

MCBROD CRISIS CENTER
 9200 SE MCBROD AVENUE
CONTRACT DOCUMENTS
 10.25.2023

PRECEDENT
A653

ROOM FINISH SCHEDULE																
NUMBER	NAME	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	BASE FINISH	NORTH WALL MATERIAL	NORTH WALL FINISH	EAST WALL MATERIAL	EAST WALL FINISH	SOUTH WALL MATERIAL	SOUTH WALL FINISH	WEST WALL MATERIAL	WEST WALL FINISH	CEILING MATERIAL	CEILING FINISH	REMARKS
100	HALL / CIRCULATION	WD	-	RWB	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	-	
101	STORAGE	WD	-	RWB	FF	GWB	PT	GWB	PT	(E)	PT	(E)	PT	ACT	-	
102	OFFICE / INTAKE	WD	-	RWB	FF	(E)	PT	GWB	PT	GWB	PT	GWB	PT	ACT	-	
103	LAUNDRY	WD	-	RWB	FF	GWB	PT	(E)	PT	(E)	PT	GWB	PT	ACT	-	
104	OFFICE / INTAKE	WD	-	RWB	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	-	
105	STOR/IT	WD	-	RWB	FF	GWB	PT	GWB	PT	(E)	PT	GWB	PT	ACT	-	
106	RECEPTION	WD	-	RWB	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	-	
107	CLIENT TLT	TI	-	TI	-	GWB	PT	GWB	PT	GWB/TI	PT	GWB/TI	PT	GWB	PT	
108	STAFF TLT	TI	-	TI	-	GWB	PT	GWB	PT	GWB/TI	PT	GWB/TI	PT	GWB	PT	
109	CLIENT BATH	TI	-	TI	-	GWB/TI	PT	GWB/TI	PT	GWB/TI	PT	GWB/TI	PT	GWB	PT	
111	CLOSET	WD	-	RWB	FF	GWB	PT	GWB	PT	GWB	PT	(E)	PT	ACT	-	
112	CLIENT	WD	-	RWB	FF	(E)	PT	GWB	PT	GWB	PT	(E)	PT	ACT	-	
113	CLIENT	WD	-	RWB	FF	GWB	PT	(E)	PT	(E)	PT	GWB	PT	ACT	-	
114	CLIENT	WD	-	RWB	FF	(E)	PT	(E)	PT	(E)	PT	(E)	PT	ACT	-	
115	CLIENT	WD	-	RWB	FF	GWB	PT	GWB	PT	(E)	PT	(E)	PT	ACT	-	
116	CLIENT	WD	-	RWB	FF	(E)	PT	(E)	PT	(E)	PT	(E)	PT	ACT	-	
117	CLIENT	WD	-	RWB	FF	GWB	PT	(E)	PT	(E)	PT	(E)	PT	ACT	-	
118	CLIENT	WD	-	RWB	FF	(E)	PT	GWB	PT	GWB	PT	(E)	PT	ACT	-	
119	CLIENT	WD	-	RWB	FF	GWB	PT	GWB	PT	(E)	PT	(E)	PT	ACT	-	
200	HALL	WD	-	RWB	FF	(E)	PT	GWB	PT	GWB	PT	GWB	PT	ACT	-	
201	COMMUNAL LIVING	WD	-	RWB	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	-	
202	KITCHEN	WD	-	RWB	FF	GWB	PT	GWB	PT	GWB	PT	(E)	PT	ACT	-	
203	DORM	WD	-	RWB	FF	(E)	PT	(E)	PT	GWB	PT	GWB	PT	(E)	PT	
203A	(E) BATH	TI	-	TI	-	(E)	PT	(E)	PT	(E)	PT	(E)	PT	(E)	PT	REPLACE (E) TILE?
204	OFFICE	WD	-	RWB	FF	GWB	PT	GWB	PT	(E)	PT	GWB	PT	ACT	-	
204A	CLOSET	WD	-	RWB	FF	GWB	PT	GWB	PT	(E)	PT	GWB	PT	ACT	-	
205	DORM	WD	-	RWB	FF	(E)	PT	(E)	PT	(E)	PT	(E)	PT	(E)	PT	
206	STAFF TLT	TI	-	TI	-	GWB/TI	PT	GWB	PT	GWB	PT	GWB/TI	PT	GWB	PT	
207	DORM	WD	-	RWB	FF	(E)	PT	(E)	PT	(E)	PT	(E)	PT	(E)	PT	
208	CLIENT BATH	TI	-	TI	-	GWB/TI	PT	GWB/TI	PT	GWB/TI	PT	GWB/TI	PT	GWB	PT	
209	DORM	WD	-	RWB	FF	(E)	PT	(E)	PT	(E)	PT	(E)	PT	(E)	PT	
210	CLIENT BATH	TI	-	TI	-	GWB/TI	PT	GWB/TI	PT	GWB/TI	PT	GWB/TI	PT	GWB	PT	
211	DORM	WD	-	RWB	FF	(E)	PT	(E)	PT	(E)	PT	(E)	PT	(E)	PT	
212	CLIENT BATH	TI	-	TI	-	GWB/TI	PT	GWB/TI	PT	GWB/TI	PT	GWB/TI	PT	GWB	PT	
213	DORM	WD	-	RWB	FF	(E)	PT	(E)	PT	(E)	PT	(E)	PT	(E)	PT	
214	LAUNDRY	WD	-	RWB	FF	GWB	PT	GWB	PT	(E)	PT	GWB	PT	ACT	-	
216	STORAGE	WD	-	RWB	FF	GWB	PT	GWB	PT	(E)	PT	(E)	PT	ACT	-	
220	(E) MECH	WD	-	RWB	FF	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	

ROOM FINISH SCHEDULE LEGEND/KEY

WALLS:

GWB	GYPSUM WALLBOARD, FINISH TBD
PT	PAINTED
TI	TILE

FLOORS:

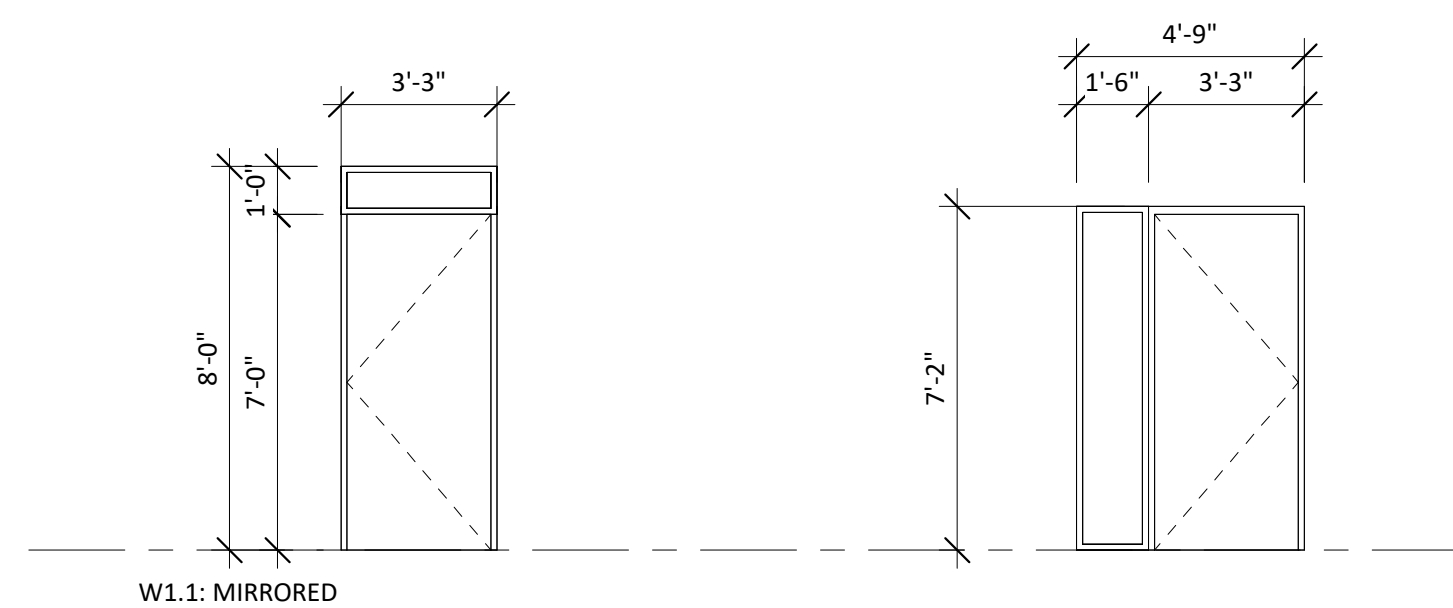
CONC	SEALED CONCRETE
WD	WOOD OR WOOD-LOOK ALTERNATIVE
VNL	SHEET VINYL FLOORING
CPT	CARPET TILES
TI	TILE
WB	WOOD WALL BASE - PTD
RWB	RUBBER WALL BASE - COLOR TBD

CEILING:

GWB	GYPSUM WALLBOARD, FINISH TBD
ACT	ACOUSTICAL CEILING TILE

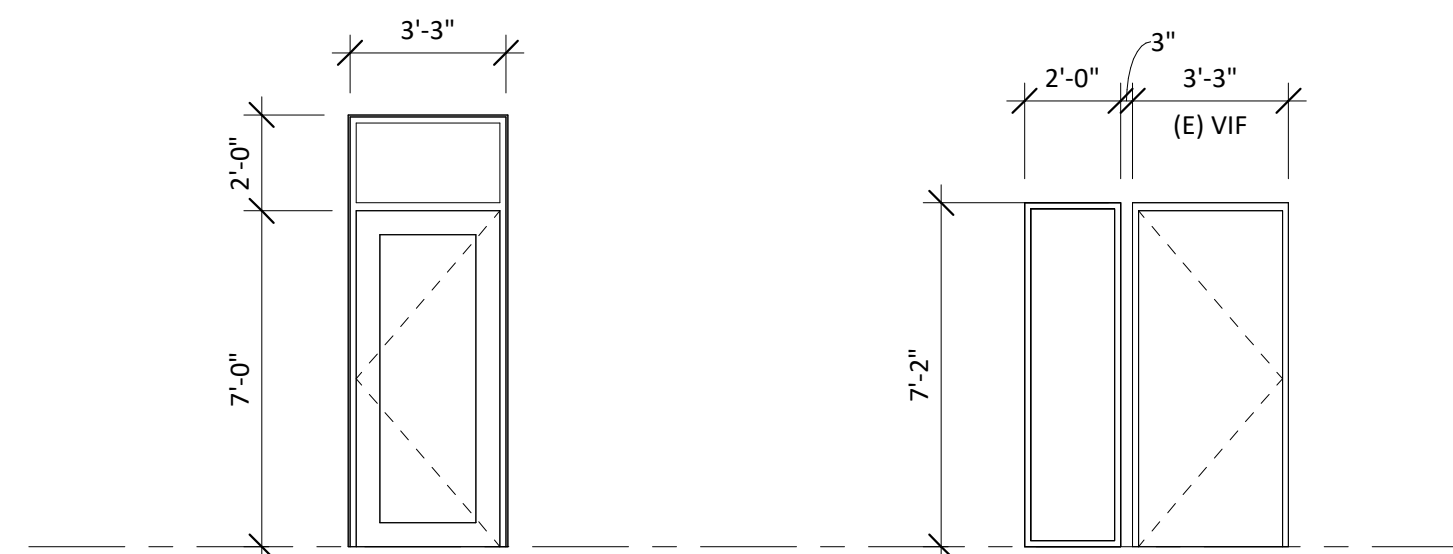
FINISHES AND MATERIAL NOTES

- SEE INTERIOR ELEVATIONS, FLOOR PLANS, AND REFLECTED CEILING PLANS WHERE MULTIPLE FINISHES OCCUR
- PROVIDE SAMPLE DRAWDOWNS OF ALL PAINT COLORS AND FINISHES FOR REVIEW AND APPROVAL PRIOR TO PAINTING
- ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CLASS C FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.



W1 ELEVATION
1/4" = 1'-0"

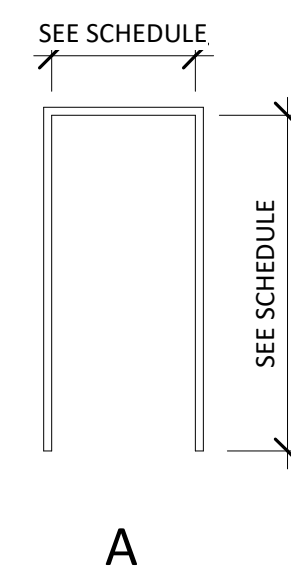
W2 ELEVATION
1/4" = 1'-0"



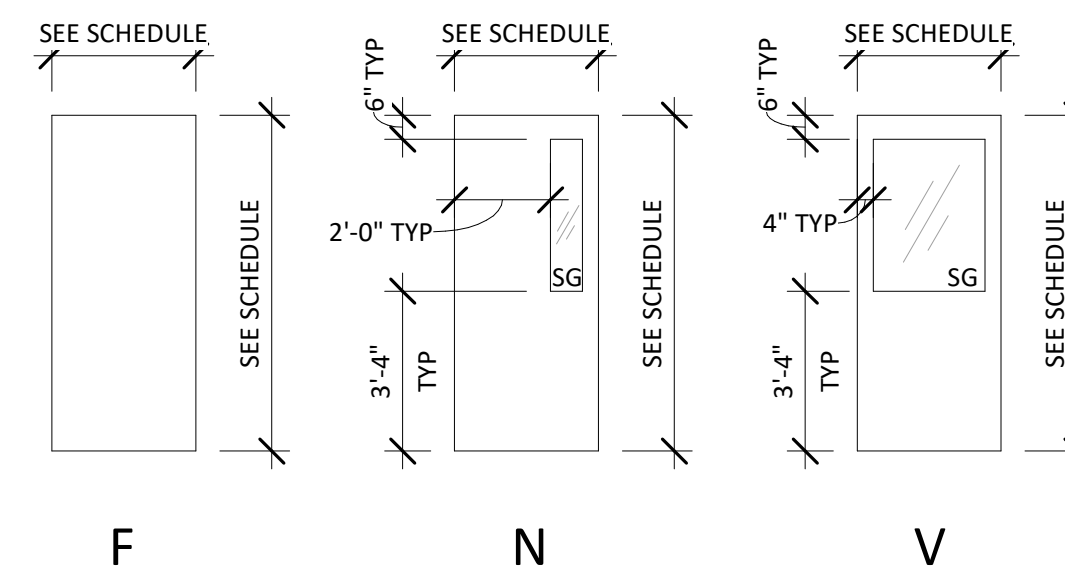
W3 ELEVATION
1/4" = 1'-0"

W4 ELEVATION
1/4" = 1'-0"

FRAME TYPES



DOOR TYPES

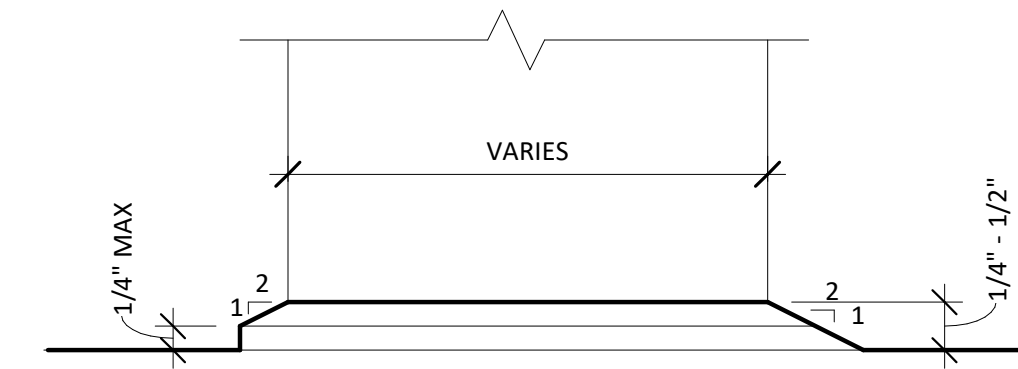


DOOR SCHEDULE NOTES

- COORDINATE KEYPADS AND OTHER ELECTRONIC ENTRY WITH OWNER AS REQUESTED
- REUSE EXISTING DOOR AND HARDWARE
- PAIR OF BIFOLD DOORS
- EXISTING DOOR AND HARDWARE
- REPLACE 180 DEGREE HARDWARE WITH STANDARD 90 DEGREE.

GENERAL DOOR + HARDWARE NOTES

- PER 2022 OSSC 1010.2.1 UNLATCHING: THE UNLATCHING OF ANY DOOR OR LEAF FOR EGRESS SHALL REQUIRE NOT MORE THAN ONE MOTION IN A SINGLE LINEAR OR ROTATIONAL DIRECTION TO RELEASE ALL LATCHING AND ALL LOCKING DEVICES.
- PER 2022 OSSC 1010.1.3 FORCES TO UNLATCH AND OPEN DOORS: THE FORCES TO UNLATCH DOORS SHALL COMPLY WITH THE FOLLOWING
 - WHERE DOOR HARDWARE OPERATES BY PUSH OR PULL, THE OPERATIONAL FORCE TO UNLATCH THE DOOR SHALL NOT EXCEED 15 POUNDS
 - WHERE DOOR HARDWARE OPERATES BY ROTATION, THE OPERATIONAL FORCE TO UNLATCH THE DOOR SHALL NOT EXCEED 28 INCH-POUNDS
- PROVIDE FLOOR STOPS FOR ALL DOORS. DO NOT MOUNT FLOOR STOPS WHERE THEY WILL IMPEDE TRAFFIC. WHERE FLOOR STOPS ARE NOT FEASIBLE, PROVIDE WALL STOPS. OVERHEAD STOPS ARE ACCEPTABLE WHERE NEITHER FLOOR OR WALL STOPS ARE APPROPRIATE.
- AT EXTERIOR DOORS PROVIDE CONTINUOUS WEATHER-STRIP GASKETING; APPLY TO HEAD, JAMB, AND MEETING STILES (WHERE OCCURS), FORMING SEAL BETWEEN DOOR AND FRAME ALL EXTERIOR DOORS SHALL HAVE CLOSERS.
- COORDINATE OPENINGS WITH ELECTRONIC KEY CARD/FOB ACCESS WITH THE OWNER.
- PROVIDE LEVER HANDLES ON ALL SIDE HINGED DOORS (AT MAIN LEVEL)
- PER ICC A117-2009, 404.2.6 DOOR HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. EXCEPTION: LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 404.2.6.



1 TYP THRESHOLD DETAIL
6" = 1'-0"

DOOR HARDWARE GROUPS

- 01: EXTERIOR - PANIC HARDWARE
EGRESS AND ACCESS COMPLIANT
PANIC BAR AND HARDWARE
KICKPLATE
HINGES
CLOSER
THRESHOLD (ADA COMPLIANT)
FLOOR STOP
PERIMETER WEATHER SEALS AND BOTTOM GASKET/SWEEP

- 02: INTERIOR - KEYED SELF-RELEASING
EGRESS AND ACCESS COMPLIANT
KEYED LOCK- OUTSIDE LEVER IS LOCKED/UNLOCKED BY KEY FROM EXTERIOR, INSIDE LEVER IS ALWAYS UNLOCKED.
LEVER HANDLE (ADA + ICC A117.1-2017 COMPLIANT)
KICKPLATE
HINGES
CLOSER

- 03: INTERIOR - PRIVACY
EGRESS AND ACCESS COMPLIANT
PRIVACY LOCK
LEVER HANDLE (ADA + ICC A117.1-2017 COMPLIANT)
KICKPLATE
HINGES
CLOSER

- 04: INTERIOR - PASSAGE
EGRESS AND ACCESS COMPLIANT
LEVER HANDLE (ADA + ICC A117.1-2017 COMPLIANT)
KICKPLATE
HINGES
CLOSER

- 05: INTERIOR - LOCKED (STAFF PASSAGE ONLY)
EGRESS AND ACCESS COMPLIANT
KEYED LOCK BOTH SIDES, AUTO-LOCKED AT ALL TIMES
LEVER HANDLE (ADA + ICC A117.1-2017 COMPLIANT)
KICKPLATE
HINGES
CLOSER

- 06: EXISTING - PANIC HARDWARE
NO CHANGES PROPOSED
EXISTING KEYED LOCK EXTERIOR
EXISTING PANIC BAR/HARDWARE INTERIOR
EXISTING CLOSER

- 07: EXISTING - KEYED LOCK
NO CHANGES PROPOSED
EXISTING KEYED LOCK EXTERIOR
EXISTING LEVER HANDLE INTERIOR
EXISTING CLOSER

- 08: WASTE ENCLOSURE GATE

DRAWING REVISIONS

NO.	DATED	DESCRIPTION



architecture and planning
1001 se sandy blvd, portland or 97214
503.544.7210 erk@emarchitecture.net

MCBROD CRISIS CENTER
9200 SE MCBROD AVENUE

CONTRACT DOCUMENTS
10.25.2023

FINISH & DOOR SCHEDULES

A901

Deed Restriction Language

FOR SO LONG AS title to the Property remains 100% vested in GRANTEE and is used for one or more of the following primary purposes, including accessory and substantially similar purposes: community corrections, law enforcement, substance abuse rehabilitation, behavioral health, and social services. In addition, the Property may also be used for habitat rehabilitation or enhancement for so long as the Property is being used for one of the aforementioned primary purposes. If title to the Property no longer remains vested as prescribed, or any portion of Property stops being used for the foregoing purposes, then, in lieu of the Property reverting to GRANTOR, GRANTEE shall, at its sole cost and expense, have the Property appraised at the time of the change in ownership or use, and promptly thereafter pay GRANTOR the fair market value for the Property.