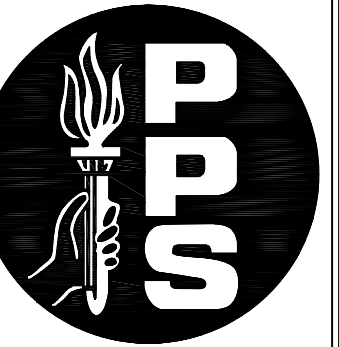


# FERNWOOD / BEVERLY CLEARY MIDDLE SCHOOL



PORTLAND PUBLIC SCHOOLS  
 FACILITIES AND ASSET  
 MANAGEMENT  
 Tony Magliano, Director  
 501 N Dixon Street  
 Portland, OR 97227  
 (503) 916-3168

FERNWOOD / BEVERLY CLEARY M.S.  
 3255 NE HANCOCK ST.  
 PORTLAND, OR 97212

**CONTACTS**

PORTLAND PUBLIC SCHOOLS  
 501 N DIXON, PORTLAND, OR 97221  
 • TONY MAGLIANO, 503.716.3401  
 • DIRECTOR FACILITIES & ASSET MANAGEMENT  
 • KRISTIN WELLS, 503.916.3217  
 KWELLS@PPS.K12.OR.US  
 DOCUMENT CONTROL COORDINATOR, FACILITIES & ASSET MANAGEMENT

**SITE INFORMATION**

ADDRESS: 3255 NE HANCOCK ST. PORTLAND, OR 97212  
 PROPERTY #: R121955 MAP #: 2833 OLD  
 ZONE: R5

**CODE SUMMARY**

APPLICABLE CODES	2010 OSSC
CONSTRUCTION TYPE (SECTION 602)	PER 1998 APPEAL, ALL BUILDINGS CLASSIFIED AS IIIA.
OCCUPANCY (CHAPTER 3)	E EDUCATIONAL GROUP E (PER 305) (FOR SPECIFIC USES AND OCCUPANCY COUNTS, SEE ATTACHED BUILDING CODE SUMMARY PACKAGE)
HEIGHT (TABLE 503)	1911 BLDG: UNLIMITED 1978 ADDITION: UNLIMITED
FLOOR AREA (TABLE 503)	1911 BLDG: UNLIMITED 1978 ADDITION: UNLIMITED
FIRE RESISTANCE REQ'S BASED ON CONSTRUCTION TYPE (TABLE 601)	REQUIREMENTS: IIIA STRUCTURAL FRAME: 1 BEARING WALLS - EXT: 2 BEARING WALLS - INT: 1 NONBEARING WALLS - EXT: 0 NONBEARING WALLS - INT: 0 FLOOR: 1 ROOF: 1
ALLOWABLE AREAS OF OPENINGS (TABLE 705.8)	NO LIMIT BASED ON SEPARATION GREATER THAN 30'.
FIRE SPRINKLERS	LIMITED TO BASEMENT ROOM 3 AND SELECTED STORE ROOMS.
FIRE EXTINGUISHERS	EXISTING FIRE HOSE CABINETS ARE EQUIPPED WITH FIRE EXTINGUISHERS.
EMERGENCY LIGHTING	NATURAL GAS POWERED GENERATOR PROVIDE LIMITED COVERAGE TO PATHWAYS OF EGRESS.
FIRE ALARMS	RECENT FIRE ALARM SYSTEM TESTING CONFIRMED ALL DETECTION AND NOTIFICATION DEVICES FUNCTIONAL, SOUNDING HORNS, ACTIVATING STROBES AND NOTIFYING ALARM CENTRAL STATION. SYSTEM NOTIFICATION COVERAGE IS LIMITED TO PATHWAYS OF EGRESS WITH SMOKE DETECTION THROUGHOUT THE CORRIDORS AND OTHER REQUIRED SPACES EXCLUDING CLASSROOMS.
STANDARD 'Q'	FERNWOOD RECEIVED STANDARD Q OPTION 1 CORRIDOR UPGRADES.

FACILITY RECORD BINDER - JAMES G. PIERSON, INC STRUCTURAL ENGINEERS  
 320 SE STARK STREET #535, PORTLAND OREGON 97204  
 2002 BUILDING SEISMIC SUMMARY

**BUILDING DESCRIPTION**

THE ORIGINAL STRUCTURE AT FERNWOOD MIDDLE SCHOOL IS A THREE STORY MASONRY BUILDING CONSTRUCTED IN 1911 AND ADDED TO IN 1923 & 1924. A ONE STORY KITCHEN ADDITION WAS BUILT ON THE NORTH END OF THE ORIGINAL BUILDING IN 1952. FINALLY, IN 1977 A TWO LEVEL INDUSTRIAL EDUCATION WING PLUS TWO LARGE GYMS WERE CONSTRUCTED AROUND THE NORTHEAST QUADRANT. THE PARTICULARS OF EACH OF THESE ELEMENTS ARE AS FOLLOWS.

1911, 1923 & 1924 ORIGINAL BUILDING

ORIGINAL DRAWINGS FOR THIS SCHOOL ARE DATED 1911 AND PREPARED BY ELLIS F. LAWRENCE ARCHITECT. AT THAT TIME THE LAYOUT SHOWED WINGS IDENTIFIED AS #1 THROUGH #6 INDICATING THE BUILDING WAS INITIALLY CONCEIVED TO BE CONSTRUCTED IN SECTIONS. IN 1911 THE FIRST AND SECOND SECTIONS WERE BUILT AND THOSE INCLUDE THE SOUTHWEST CLASSROOM WING AND THE CENTER WING CONTAINING CURRENT BOILER ROOM AND SECOND LEVEL SCIENCE CLASSROOMS.

THESE OLDEST SECTIONS OF THE OLD BUILDING ARE THREE LEVEL WITH STRUCTURAL FLOORS CONSTRUCTED OF CONCRETE ONE-WAY JOIST SYSTEMS FORMED BY THE USE OF CLAY TILE WHICH REMAINED IN PLACE TO PRODUCE THE NON-STRUCTURAL VOIDS BETWEEN 4 TO 6 INCH WIDE CONCRETE JOISTS. THE CONCRETE JOISTS ARE CONVENTIONALLY REINFORCED WITH STRAIGHT AND BENT REBAR, BUT NOT APPARENTLY INCLUDING TYPICAL WELDED WIRE MESH TO REINFORCE THE THIN SLAB OVER THE SPACES BETWEEN JOISTS.

EXTERIOR WALLS ARE BRICK MASONRY. REINFORCED CONCRETE LINTEL SECTIONS, SOMETIMES COMBINED WITH THE CONCRETE FLOOR POURS ARE USED OVER OPENINGS. THICKNESS OF THE BRICK WALLS RANGES BETWEEN 17 INCHES AT THE LOWER LEVEL AND 13 TO THE ROOF. CONCRETE WALLS OF 21 INCH THICKNESS FORM THE LOWEST 5 OR 6 FEET HEIGHT OF THE WALLS AND ARE GENERALLY BELOW EXTERIOR GROUND LEVEL AS THE LOWER LEVEL FLOOR IS THAT FAR BELOW GRADE. UNREINFORCED BRICK PARAPETS EXTEND A MODERATE WAY ABOVE THE CONCRETE ROOF AT THE EXTERIOR WALLS. A SECTION OF THE PARAPETS WAS BRACED IN 1998.

DRAWINGS DATED 1923 SHOW AN ADDITION TO THE ORIGINAL SECTORS BY THE ADDITION OF WINGS #3 & #4. THESE ARE RESPECTIVELY THE EAST CLASSROOM WING AND THE AUDITORIUM. THE DRAWINGS WERE AGAIN BY ELLIS LAWRENCE, BUT NOW INCLUDE STRUCTURAL SHEETS BY HENRY F. BLOOD, PE.

THE SECTOR #3 EAST CLASSROOM WING APPEARS TO BE CONSTRUCTED EXACTLY LIKE THE EARLIER WEST WING. THE AUDITORIUM IS CONSTRUCTED WITH A CONCRETE ROOF THAT IS A SERIES OF FLAT SLABS RANGING IN THICKNESS FROM 3 TO 5 1/2 INCHES AND SPANNING BETWEEN CONCRETE BEAMS WHICH IN TURN ARE CARRIED BY STEEL GIRDERS.

MANY OF THE INTERIOR WALLS OF SECTORS 1, 2 & 3 ARE CONSTRUCTED OF UNREINFORCED CLAY TILE MASONRY. GENERALLY THESE ARE SHOWN AS 4 INCHES IN THICKNESS AND IDENTIFIED SPECIFICALLY AS "4" HOLLOW TILE PARTITIONS". THE BUILDING SEEMS TO BE WELL DESIGNED FOR VERTICAL LOADS SINCE, FOR EXAMPLE, THE CONCRETE JOISTS BELOW THE CLAY TILE WALLS ARE WIDER AND STRONGER TO SUPPORT THE EXTRA DEAD LOADS OF THOSE PARTITIONS.

DRAWINGS DATED 1924 SHOW SECTORS 5 & 6 WHICH WERE BOYS AND GIRLS GYMS ON THE EAST AND WEST ENDS OF THE PREVIOUS FOUR SECTORS. THE GYMS WERE ONE STORY AND 73' X 43' IN SIZE. THEY WERE ALSO DESIGNED BY ELLIS LAWRENCE ARCHITECT AND USED SAWN ROOF SHEATHING SUPPORTED BY SAWN RAFTERS WHICH WERE CARRIED BY STEEL ROOF GIRDERS. THE EXTERIOR WALLS WERE BRICK. THE EASTERN GYM ADDITIONS WAS REMOVED IN 1977 TO CONSTRUCT THE 1977 ADDITION. THE WEST GYM IS INDICATED TO REMAIN AT THAT TIME, BUT NO LONGER EXISTS, SO IT WAS APPARENTLY REMOVED SOMETIME BETWEEN 1977 AND THE PRESENT.

1952 KITCHEN ADDITION

THIS IS A ONE LEVEL ADDITION TO THE NORTH SIDE OF THE AUDITORIUM CONSISTING OF SAWN WOOD ROOF SHEATHING SUPPORTED BY SAWN RAFTERS AT 12 INCH SPACING. PERIMETER WALLS ARE 8 INCH THICK REINFORCED CONCRETE FACED WITH BRICK VENEER. WOOD ROOF FRAMING IS NOT WELL CONNECTED TO THE PERIMETER CONCRETE WALLS. THE WALL AT THE SOUTH SIDE WHICH SUPPORTS THE ROOF RAFTERS IS CONSTRUCTED IMMEDIATELY ADJACENT TO THE ORIGINAL 1923 BRICK MASONRY EXTERIOR WALL AND CONSISTS OF UNREINFORCED CLAY TILE MASONRY. FOUNDATIONS ARE CONVENTIONALLY CONSTRUCTED AND REINFORCED CONCRETE. THE FLOOR IS A CONCRETE SLAB ON GRADE.

1977 GYMNASIUMS AND INDUSTRIAL ARTS ADDITION

THE GYMS ARE TALL ONE STORY STRUCTURES AND OCCUPY THE NORTHMOST PORTION OF THE FACILITY. A TWO LEVEL CLASSROOM WING ATTACHES TO THE SOUTH SIDE AT THE EAST END. ARCHITECTURAL DESIGN WAS BY BUTWELL GORDON BEARD & GRIMES ARCHITECTS, WITH STRUCTURAL ENGINEERING BY MOFFIT NICHOLS AND BONNEY.

ROOF FRAMING THROUGHOUT IS 1/2" PLYWOOD SUPPORTED BY SAWN RAFTERS AND GUELAM BEAMS. SAWN LEDGERS CONNECT THE ROOF DIAPHRAGMS TO THE EXTERIOR CMU WALLS, BUT GOOD CONNECTIONS USING SIMPSON PA28 TIES AND STRAPPING FOR CROSS-DIAPHRAGM LOAD TRANSFER AND CHORD CONTINUITY ARE INCLUDED.

THE SECOND FLOOR USES 8" AND 12" DEEP PRECAST CONCRETE 'COREFLOOR' PLANKS WITH A 2 1/2" THICK CONCRETE TOPPING SLAB. THE SLAB IS REINFORCED WITH 6 X 6 - 10/10 WWM AND SHOULD BE AN EFFECTIVE DIAPHRAGM. PRECAST CONCRETE BEAMS OR REINFORCED CMU BEARING WALLS SUPPORT THE CONCRETE FLOOR FRAMING ELEMENTS. THE EXTERIOR OF THE BUILDING IS FINISHED WITH BRICK VENEER. THE GROUND FLOOR IS A 4 INCH CONCRETE SLAB ON GRADE REINFORCED WITH #3 REBAR AT 15" SPACING EACH WAY AND APPEARS WELL DETAILED AND CONNECTED. A CONCRETE FRAMED BASEMENT AREA OCCUPIES A SMALL PORTION OF THE FLOOR AREA AT THE SOUTH SIDE OF THE CLASSROOM WING PORTION.

GENERALLY THE 1977 BUILDING APPEARS WELL DETAILED AND WELL CONSTRUCTED.

**DEFICIENCIES**  
**ITEMS OF NON-COMPLIANCE:**  
 MAIN BUILDING - STAIRWELL WALLS STOP AT SUSPENDED PLASTER CEILING LINE. (NOT A TRUE 1 HR. RATED SEPARATION)

MAIN BUILDING - CORRIDOR WALLS STOP AT SUSPENDED PLASTER CEILING LINE - DO NOT EXTEND TO STRUCTURE.

MAIN BUILDING - BUILDING EXCEEDS ALLOWABLE STORIES BASED ON CONSTRUCTION TYPE.

MAIN BUILDING - EXISTING 'PORTABLE' CLASSROOM CURRENTLY ENCROACHES UPON THE REQUIRED WEST SIDE-YARD.

GYM BUILDING - NOT ALL FIRE DAMPERS ARE INSTALLED IN A FIRE-RATED WALLS. SEE APPEAL HISTORY.

• **STANDARD Q** REQUIRES ALL HVAC OPENINGS TO A CORRIDOR TO HAVE SMOKE / FIRE DAMPERS. PROPER INSTALLATION OF THESE DAMPERS IS TO BE WITHIN A FIRE-RATED WALL ASSEMBLY.

APPEALED 1/17/1998  
 ALLOWS INSTALLATION OF DAMPERS AS FOLLOWS:  
 COMBINATION SMOKE / FIRE DAMPERS TO BE INSTALLED AT WALL PENETRATIONS WHETHER THE WALL IS FIRE-RATED OR NOT. A COMPLETE SEAL IS REQUIRED BETWEEN WALL AND DAMPER ASSEMBLY.  
 WHEN NO WALL IS AVAILABLE, DAMPERS TO BE LOCATED IN THE DUCTWORK WITHIN A RETAINING FRAME WHICH RIGIDLY CONNECTS THE DAMPER TO BOTH THE ENTERING AND EXITING DUCT. THE FRAME SHALL BE INDEPENDENTLY SUPPORTED FROM ADJACENT STRUCTURE AND SHALL INCLUDE SEISMIC BRACING. THERE SHALL BE A COMPLETE SEAL BETWEEN THE DAMPER AND THE DUCTWORK. DAMPERS IN THIS CONFIGURATION MAY BE SMOKE ONLY, OR COMBINATION SMOKE / FIRE AT DESIGNER'S DISCRETION.

GYM BUILDING - ROOF ASSEMBLY DOES NOT MEET I-HR RATING CRITERIA.

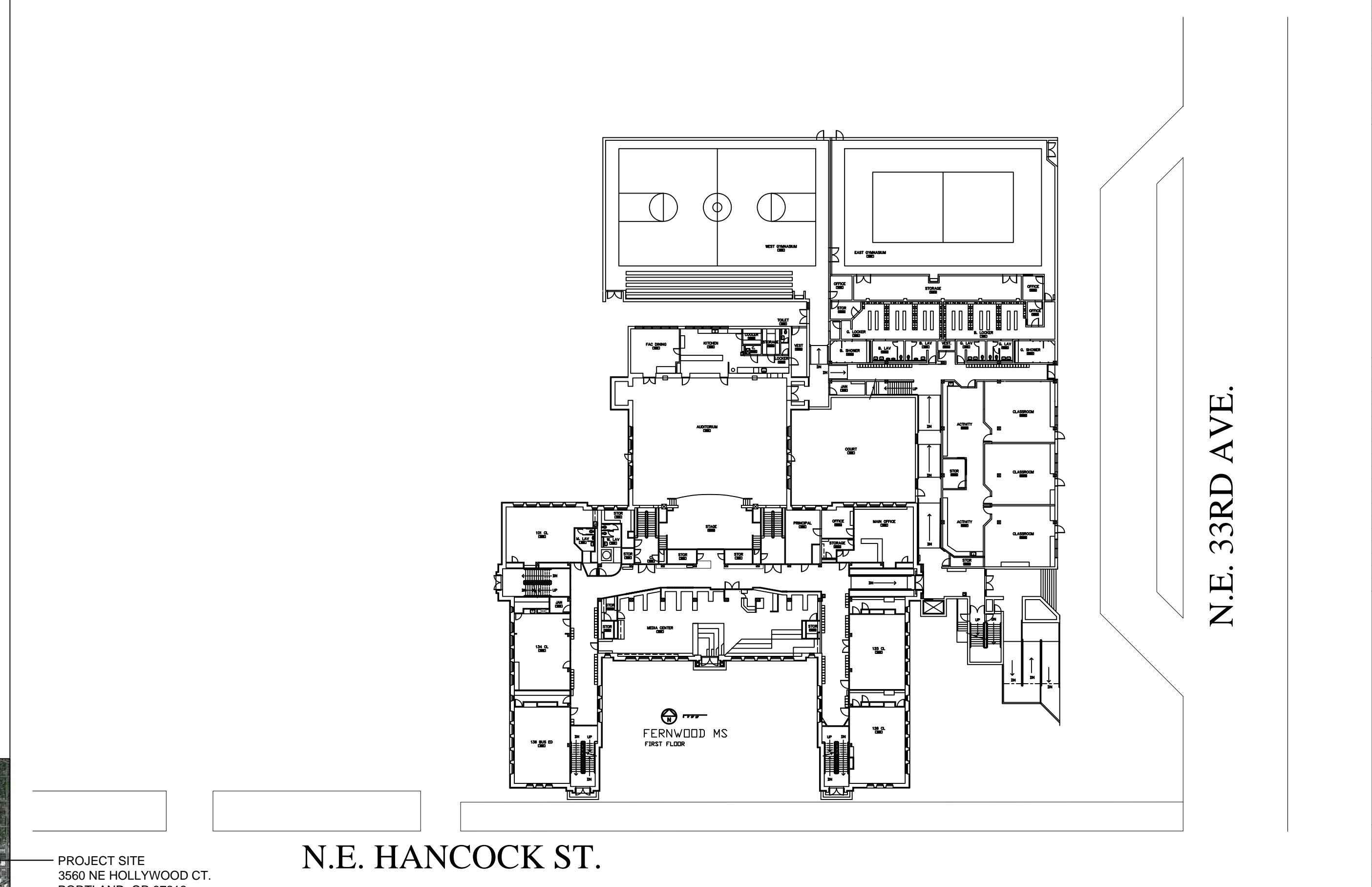
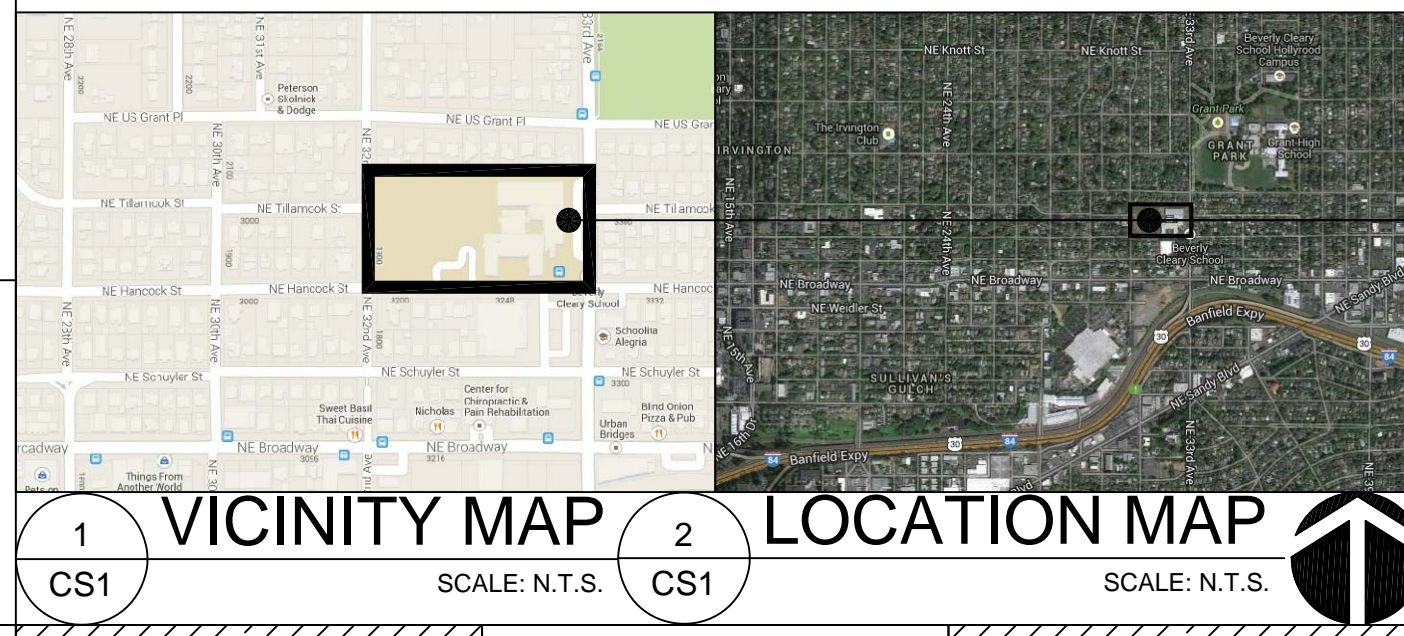
GYM BUILDING - NOT ALL CORRIDOR WALLS EXTEND TO THE FIRE-RATED FLOOR ASSEMBLY.

**PLUMBING FIXTURE REQUIREMENT PER TABLE 29-A:**

<b>1ST FLOOR MAIN:</b> CLASSROOMS (E-1): TOTAL 8,146 SF / 50 = 163 OCC / 2 = 82 OCC/GENDER BOYS = 82 / 30 = 3 WC & 3 LAV GIRLS = 82 / 25 = 4 WC & 3 LAV	<b>2ND FLOOR UPPER:</b> CLASSROOMS (E-1): TOTAL 7,921 SF / 50 = 159 OCC / 2 = 80 OCC/GENDER BOYS = 80 / 30 = 3 WC & 3 LAV GIRLS = 80 / 25 = 4 WC & 3 LAV
ADMIN. OFFICE/STAFF ROOM (E-1): TOTAL 1,280 SF / 50 = 26 OCC / 2 = 13 OCC/GENDER MENS = 1 WC & 1 LAV WOMENS = 1 WC & 1 LAV	STAFF ROOM (E-1): TOTAL 553 SF / 50 = 12 OCC / 2 = 6 OCC/GENDER MENS = 1 WC & 1 LAV WOMENS = 1 WC & 1 LAV
GYMNASIUM (A-3): TOTAL 14,056 SF / 30 = 469 OCC / 2 = 235 OCC/GENDER BOYS = 5 WC & 4 LAV GIRLS = 5 WC & 4 LAV	<b>BASEMENT:</b> CLASSROOMS (E-1): TOTAL 4,085 SF / 50 = 82 OCC / 2 = 41 OCC/GENDER BOYS = 41 / 30 = 2 WC & 2 LAV GIRLS = 41 / 25 = 2 WC & 2 LAV
AUDITORIUM/STAGE (A-2): TOTAL 4,240 SF / 15 = 283 OCC / 2 = 142 OCC/GENDER BOYS = 3 WC & 1 LAV GIRLS = 6 WC & 1 LAV	MECH. ROOM (B-2): TOTAL 5,118 SF / 5,000 = 2 OCC / 2 = 1 OCC/GENDER MENS = 1 WC & 1 LAV WOMENS = 1 WC & 1 LAV
KITCHEN (B-2): TOTAL 1,052 SF / 200 = 6 OCC / 2 = 3 OCC/GENDER MENS = 1 WC & 1 LAV WOMENS = 1 WC & 1 LAV	

**FIXTURE COUNTS** (WF = WASHFOUNTAIN - SPRAY RING)

	SINKS/LAV	W.C.	URINALS	SHOWERS	MOP SINK	D.F.
MEN'S:	5 + 2 WF	8	17	6	--	--
WOMEN'S:	8 + 2 WF	18	--	6	--	--
OTHER:	25	--	--	--	2	3



PROJECT SITE  
 3560 NE HOLLYWOOD CT.  
 PORTLAND, OR 97212

N.E. HANCOCK ST.

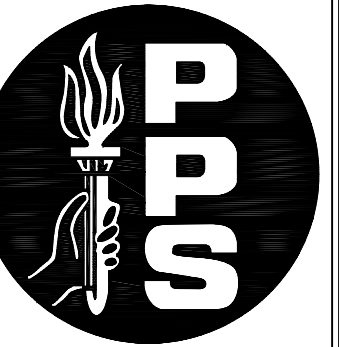
N.E. 33RD AVE.

**SITE PLAN**  
 SCALE: 1" = 40'-0"

1 CS1  
 2 CS1

1 CS2  
 SCALE: 1" = 40'-0"

DRAWN: PK  
 REVIEWED: BD  
 REVISED:  
 DATE: 08.07.2013  
 PLOT: --  
 FILE: --  
 WORK ORDER: --  
 JOB NUMBER: 2012-22-02  
 SHEET TITLE: SUMMARY  
 SHEET NUMBER: CS2  
 2 OF 7



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 MANAGEMENT  
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 3255 NE HANCOCK ST.  
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REVIEWED: BD

REVISED:

DATE: 08.07.2013

PLOT: -

FILE: -

WORK ORDER:

JOB NUMBER:

2012-22-02

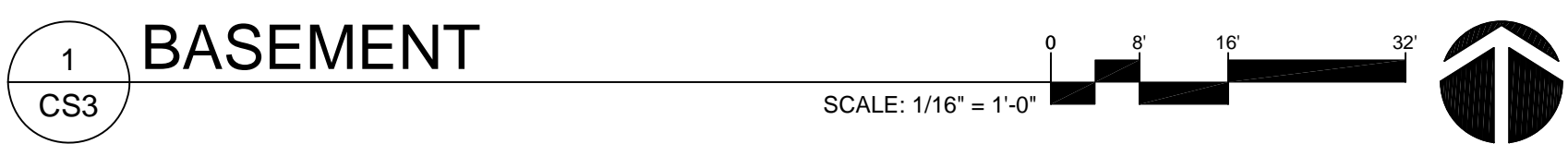
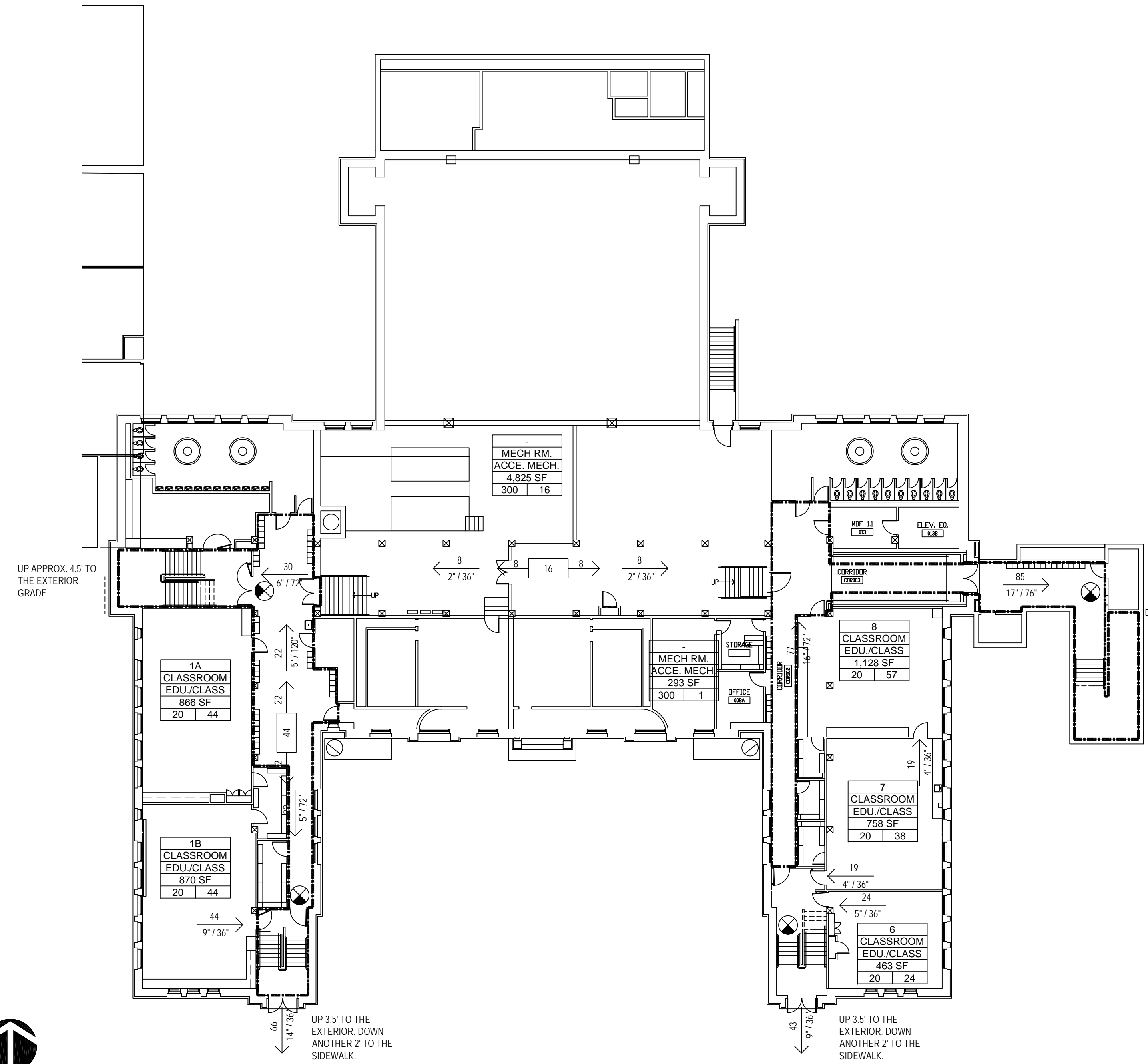
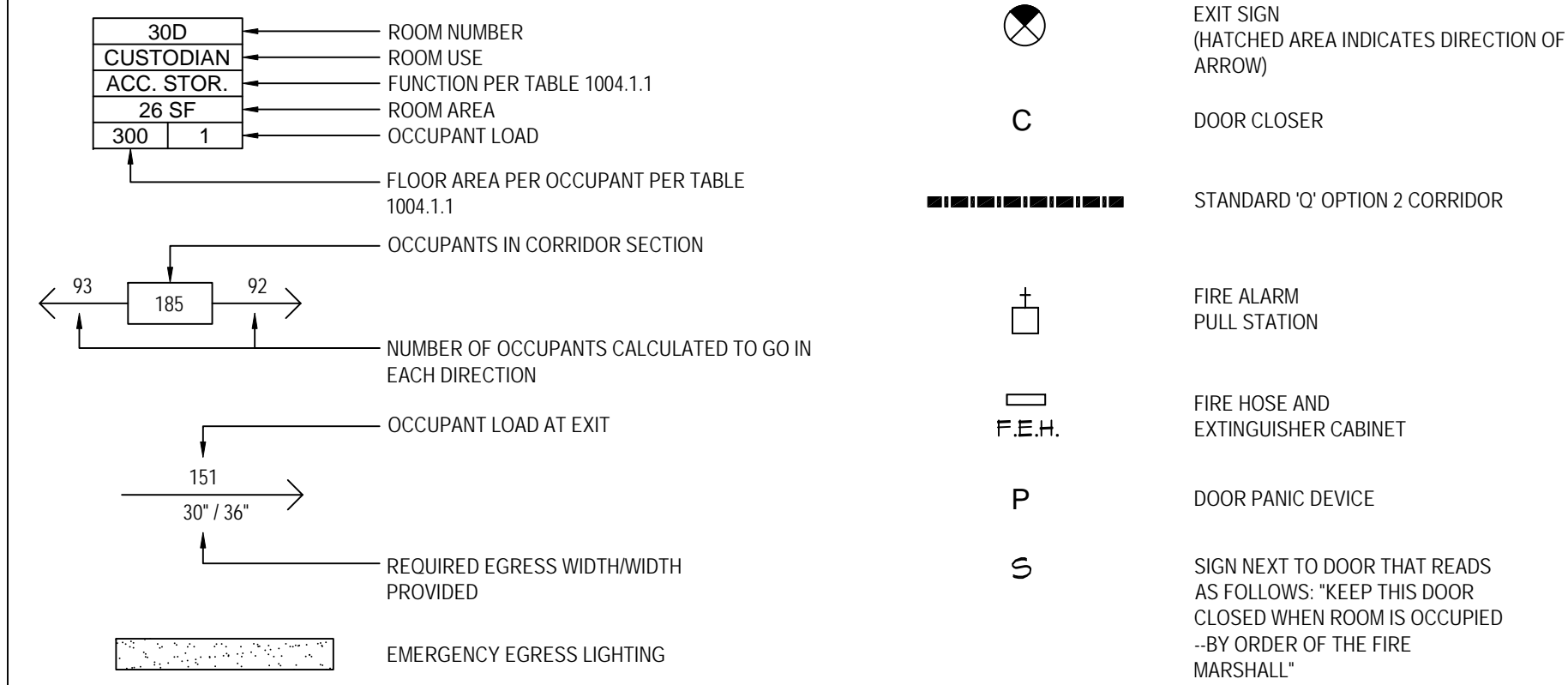
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 CODE SUMMARY

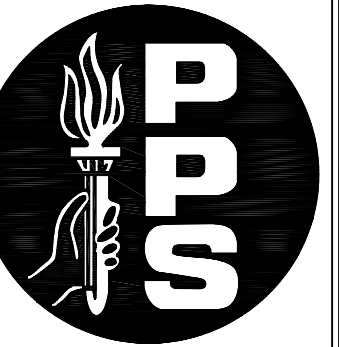
SHEET NUMBER

CS3

3 OF 7

CODE SUMMARY LEGEND





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WORK ORDER:  
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2012-22-02

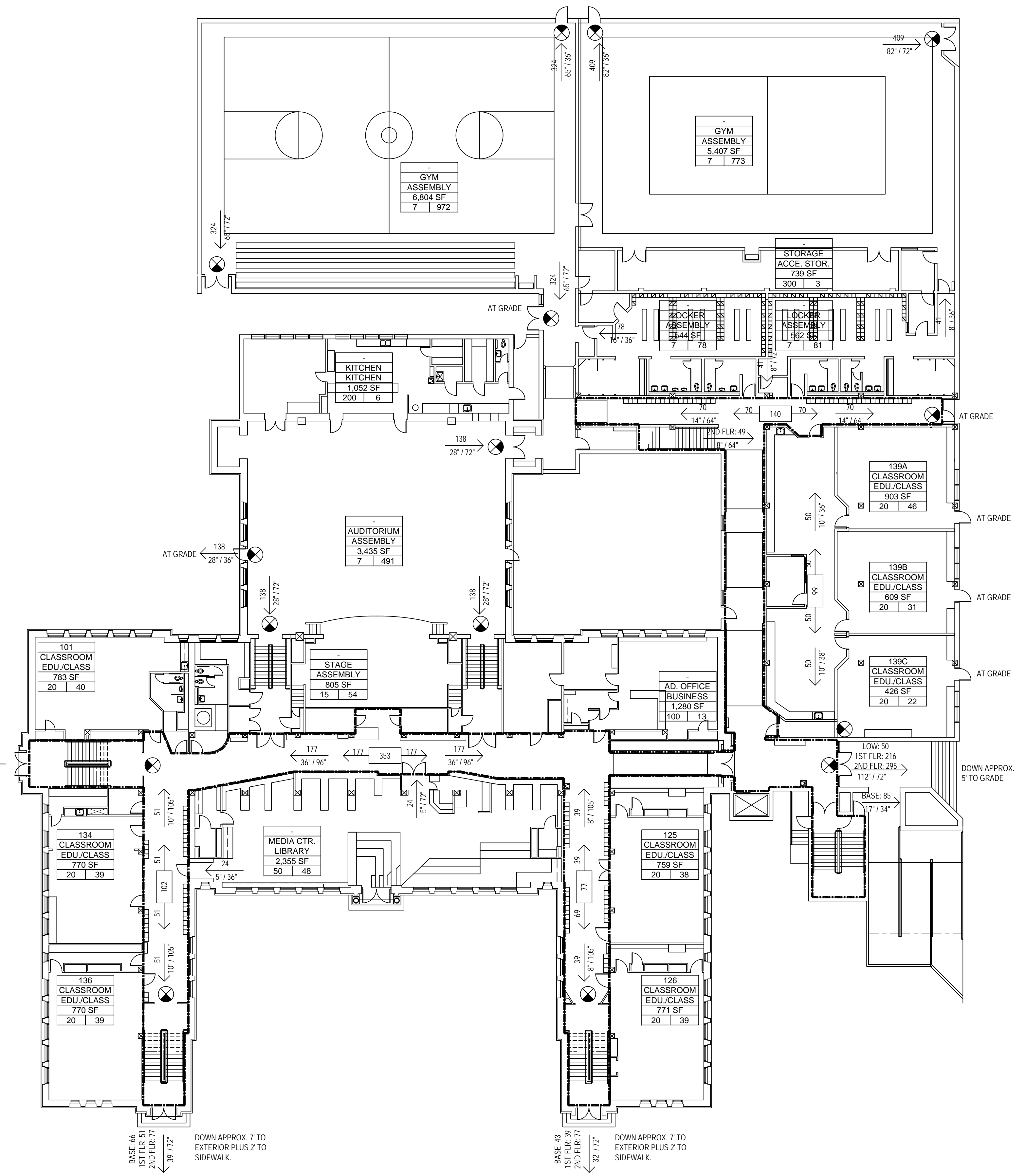
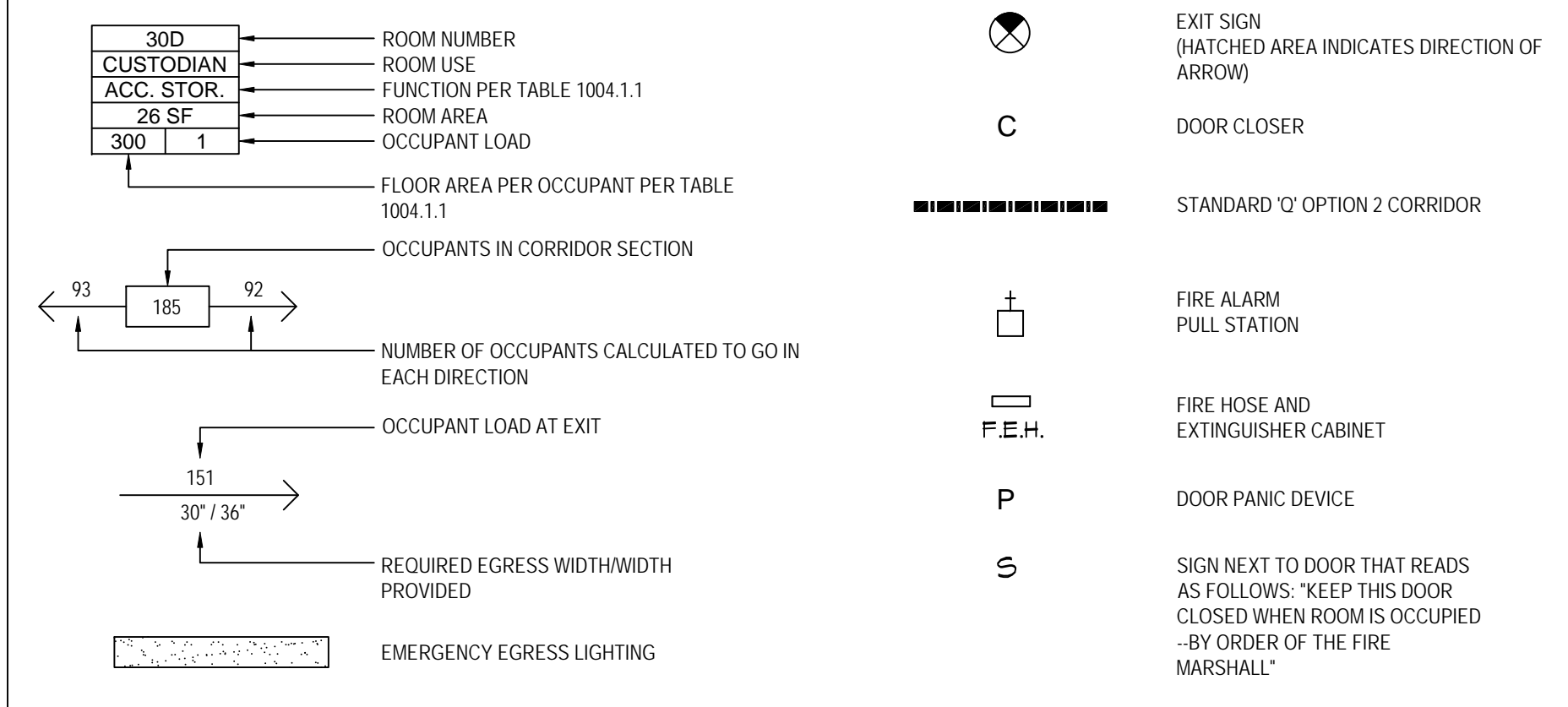
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1ST FLOOR  
CODE SUMMARY

SHEET NUMBER

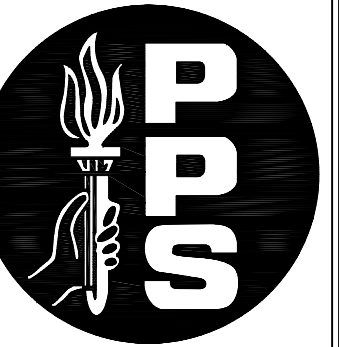
CS4

4 OF 7

CODE SUMMARY LEGEND



1 1ST FLOOR - MAIN BUILDING  
 CS4  
 SCALE: 1/16" = 1'-0"



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 3255 NE HANCOCK ST.  
 PORTLAND, OR 97212

DRAWN: PK

REVIEWED: BD

REVISED:

DATE: 08.07.2013

PLOT: -

FILE: -

WORK ORDER:  
-

JOB NUMBER:  
2012-22-02

SHEET TITLE  
2ND FLOOR  
CODE SUMMARY

SHEET NUMBER

CS5

5 OF 7

CODE SUMMARY LEGEND

