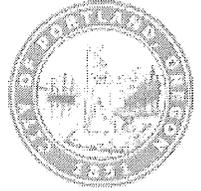
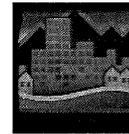


# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201  
 More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Decision Rendered - Reconsideration of ID 15738

<b>Appeal ID:</b> 15830	<b>Project Address:</b> 1818 SW 4th Ave
<b>Hearing Date:</b> 9/13/17	<b>Appellant Name:</b> Jillian Agdern
<b>Case No.:</b> B-014	<b>Appellant Phone:</b> 3122264488
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Brian McCall
<b>Project Type:</b> lur	<b>Stories:</b> 15 <b>Occupancy:</b> A-2, B, M, R-2, S-2 <b>Construction Type:</b> 1-A
<b>Building/Business Name:</b> Collective on 4th	<b>Fire Sprinklers:</b> Yes - All
<b>Appeal Involves:</b> Reconsideration of appeal, occ Change from A to R-2	<b>LUR or Permit Application No.:</b> 17-159356-MT
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3]	<b>Proposed use:</b> Mixed use residential

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** OSSC 303.1.2, 1024.1

**Requires** The following rooms and spaces shall not be classified as Assembly occupancies:

A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

A room or space used for assembly purposes that is less than 750 square feet in area and accessory to another occupancy shall be classified as a Group B occupancy or part of that occupancy.

**Proposed Design** Interior exit stairways, interior exit ramps and exit passageways from LL4 through level 4 will be marked with approved luminous egress path markings. Level 5 through 15 will not contain luminous markings. In this reconsideration, the 15th floor club room occupancy is revised to R-2 accessory as it meets the intent of code section 303.1.2, limiting the requirement of luminous markings to A assemblies from 4th floor downward.

Attached sheet A0.3 has revised use in Section 503 bubbled to reflect different occupancy types at 4th and 15th floor. Sheet A0.5B has revised occupancy type and area bubbled in 15th floor club room. Sheet A0.5A has been revised at the 15th floor to demonstrate occupant count does not exceed 50 persons or area of 750 square feet.

**Reason for alternative** The space within Level 5 through 15 is designated as R-2 occupancy, the only exception being a small amenity area on the 15th floor that is supported and used by the

residents from the R-2 occupancy. There will be no outside users of the amenity space. The amenity is less than 750 square feet and less than 50 occupants per the cited code section.

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## APPEAL DECISION

### **Omission of luminous egress path markings at levels 5 through 15: Granted as proposed.**

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

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

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**OCCUPANCY/USE (OSSC TABLE 1004.1.2)**

OCCUPANCY USE	AREA SHOWN	AREA IS F OCCUPANT	TOTAL OCCUPANTS	OCCUPANTS PER FLOOR
STORAGE/MECHANICAL	NET AREA	300 SF OCCUPANT		
PARKING	NET AREA	200 SF OCCUPANT		
RESIDENTIAL	NET AREA	200 SF OCCUPANT		
BUSINESS	NET AREA	100 SF OCCUPANT		
EXERCISE/POOL	NET AREA	50 SF OCCUPANT		
MERCANTILE (GRADE)	NET AREA	30 SF OCCUPANT		
MERCANTILE	NET AREA	60 SF OCCUPANT		
ASSEMBLY	NET AREA	15 SF OCCUPANT		
FLOOR / SPACE	AREA SHOWN	AREA IS F OCCUPANT	OCCUPANTS	OCCUPANTS PER FLOOR
LOWER LEVEL 4				
STORAGE/MECHANICAL	3,564 SQFT.	3,564/300 = 11.9	12	
PARKING	31,721 SQFT.	31,721/200 = 158.61	159	171
LOWER LEVEL 4 TOTAL				
LOWER LEVEL 3				
STORAGE	4,688 SQFT.	4,688/300 = 15.6	16	
PARKING	31,606 SQFT.	31,606/200 = 158.0	158	174
LOWER LEVEL 3 TOTAL				
LOWER LEVEL 2				
STORAGE/MECHANICAL	7,322 SQFT.	7,322/300 = 24.4	24	
PARKING	28,163 SQFT.	28,163/200 = 140.8	141	165
LOWER LEVEL 2 TOTAL				
LOWER LEVEL 1				
STORAGE	5,716 SQFT.	5,716/300 = 19.1	19	
PARKING	22,556 SQFT.	22,556/200 = 112.78	113	132
EXERCISE	3,230 SQFT.	3,230/50 = 64.6	65	147
ASSEMBLY	646 SQFT.	646/15 = 43.1	43	160
MERCANTILE (GRADE)	750 SQFT.	750/30 = 25	25	265
LOWER LEVEL 1 TOTAL				
FIRST FLOOR				
MECHANICAL	1,590 SQFT.	1,590/300 = 5.30	5	
MERCANTILE (GRADE)	28,031 SQFT.	28,031/30 = 934.37	934	1,039
ASSEMBLY	2,326 SQFT.	2,326/15 = 155.07	155	1,194
FIRST FLOOR TOTAL				
MEZZANINE				
BUSINESS	2,114 SQFT.	2,082/100 = 21.1	21	
MERCANTILE	5,257 SQFT.	5,257/60 = 87.6	88	109
MEZZANINE TOTAL				
SECOND FLOOR				
RESIDENTIAL	31,569 SQFT.	31,569/200 = 157.8	158	
ASSEMBLY (EXTERIOR)	3,286 SQFT.	3,286/15 = 219.07	219	377
SECOND FLOOR TOTAL				
THIRD FLOOR				
RESIDENTIAL	29,695 SQFT.	29,695/200 = 148.5	149	
THIRD FLOOR TOTAL				
FOURTH FLOOR				
RESIDENTIAL	18,318 SQFT.	18,318/200 = 91.6	92	
ASSEMBLY (INTERIOR)	1,615 SQFT.	1,615/15 = 107.7	108	100
ASSEMBLY (EXTERIOR)	3,475 SQFT.	3,475/15 = 231.7	232	123
POOL	403 SQFT.	403/50 = 8.1	8	440
FOURTH FLOOR TOTAL				
TYPICAL FLOOR (5TH-14TH)				
RESIDENTIAL	20,019 SQFT.	20,019/200 = 100.1	100	100
TYPICAL FLOOR TOTAL				
FIFTEENTH FLOOR				
RESIDENTIAL	17,112 SQFT.	17,112/200 = 85.6	86	
ASSEMBLY (INTERIOR)	612 SQFT.	612/15 = 40.8	41	89
ASSEMBLY (EXTERIOR)	1,176 SQFT.	1,176/15 = 78.4	79	100
POOL	410 SQFT.	410/50 = 8.2	8	211
FIFTEENTH FLOOR TOTAL				

AREA DEFINITION:  
1. NET AREA DETERMINED FROM OUTSIDE OF MOST EXTERIOR WALL AROUND PERIMETER OF ENTIRE BUILDING. TO INCLUDE STRUCTURE, WALL AREA, ALL HABITABLE, STORAGE, MECHANICAL AND CLOSET SPACES.

**OCCUPANCY/EXITING (OSSC 1008.1 & 1005.3)**

EXIT TYPE	EXIT WIDTH REQUIRED (FOR FULLY SPRINKLERED BUILDING)
STAIRS	.2 INCH PER OCCUPANT IF SPRINKLERED
DOORS	.15 INCH PER OCCUPANT IF SPRINKLERED

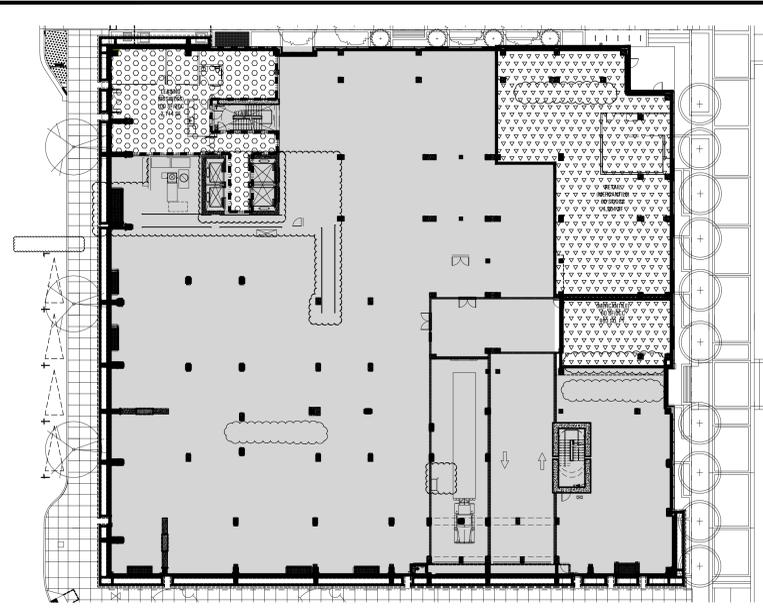
EXIT DESIGNATION (PER PLAN)	EXIT WIDTH PROVIDED	CAPACITY	EXIT DESIGNATION (DOOR WIDTH PROVIDED)	CAPACITY
STAIR #1	48" STAIR WIDTH	240 OCCUPANTS	STAIR #1 (1) 36" DOOR	240 OCCUPANTS
STAIR #2	48" STAIR WIDTH	240 OCCUPANTS	STAIR #2 (1) 36" DOOR	240 OCCUPANTS
			EXIT 1 (2) 36" DOOR	480 OCCUPANTS
			EXIT 2 (2) 36" DOOR	480 OCCUPANTS
			EXIT 3 (2) 36" DOOR	480 OCCUPANTS
			EXIT 4 (2) 36" DOOR	480 OCCUPANTS
			EXIT 5 (1) 36" DOOR	240 OCCUPANTS
			EXIT 6 (2) 36" DOOR	480 OCCUPANTS
			EXIT 7 (1) 36" DOOR	240 OCCUPANTS
			EXIT 8 (1) 36" DOOR	240 OCCUPANTS

**MAXIMUM CAPACITY PER FLOOR/EXITING**

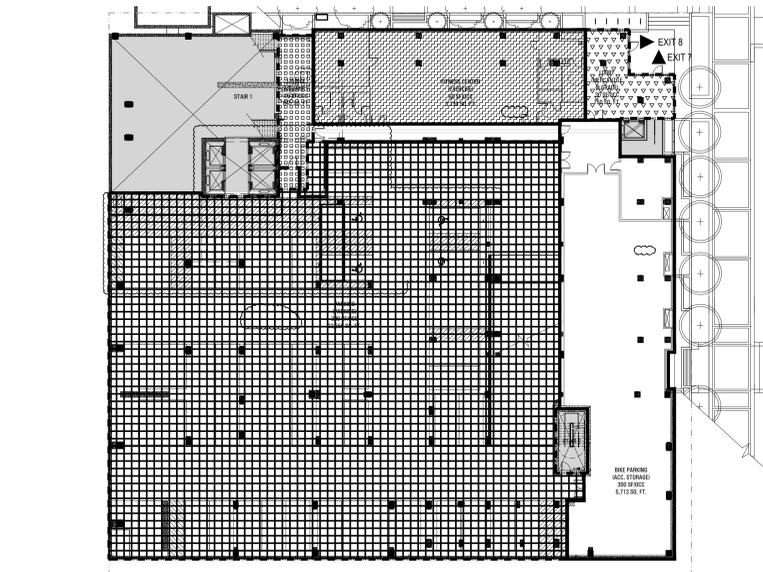
FLOOR	MAXIMUM EXITING CAPACITY	ACTUAL OCCUPANCY USE PER FLOOR
LOWER LEVEL 4	(240 x 2 STAIR TOWERS) = 480 OCCUPANTS	173 OCCUPANTS / 2 = 87 OCCUPANTS PER EXIT STAIR 1 & STAIR 2
LOWER LEVEL 3	(240 x 2 STAIR TOWERS) = 480 OCCUPANTS	175 OCCUPANTS / 2 = 88 OCCUPANTS PER EXIT STAIR 1 & STAIR 2
LOWER LEVEL 2	(240 x 2 STAIR TOWERS) = 480 OCCUPANTS	169 OCCUPANTS / 2 = 84.5 OCCUPANTS PER EXIT STAIR 1 & STAIR 2
LOWER LEVEL 1	(240 x 2 STAIR TOWERS) = 480 OCCUPANTS	286 OCCUPANTS / 2 = 143 OCCUPANTS PER EXIT STAIR 1 & STAIR 2
15TH FLOOR - EXITS		
EXIT 1	EXIT 1 = 480 OCCUPANTS	239 OCCUPANTS (1/2 LARGEST OCCUPANT CONTENT FLOOR) = 155 OCCUPANTS (LOBBY) + 22 OCCUPANTS (1/2 LOUNGE) + 33 OCCUPANTS (1/2 FITNESS) + 21 OCCUPANTS (LEASING) = 479 OCCUPANTS PER EXIT 1
EXIT 2	EXIT 2 = 480 OCCUPANTS	2 OCCUPANTS (TRASH ROOM) = 2 OCCUPANTS PER EXIT 2
EXIT 3	EXIT 3 = 480 OCCUPANTS	272 OCCUPANTS (1/3 MERCANTILE) = 272 OCCUPANTS PER EXIT 3
EXIT 4	EXIT 4 = 480 OCCUPANTS	272 OCCUPANTS (1/3 MERCANTILE) = 272 OCCUPANTS PER EXIT 4
EXIT 5	EXIT 5 = 240 OCCUPANTS	239 OCCUPANTS (1/2 OF THE LARGEST OCCUPANT CONTENT FLOOR) = 239 OCCUPANTS PER EXIT 5
EXIT 6	EXIT 6 = 480 OCCUPANTS	88 OCCUPANTS (MERCANTILE MEZZ) + 119 OCCUPANTS (MERCANTILE) = 207 OCCUPANTS PER EXIT 6
EXIT 7	EXIT 7 = 240 OCCUPANTS	198 OCCUPANTS (1/6 FIRST FLOOR MERCANTILE) = 13 OCCUPANTS (1/2 LL MERCANTILE) = 185 OCCUPANTS PER EXIT 7
EXIT 8	EXIT 8 = 240 OCCUPANTS	156 OCCUPANTS (1/6 FIRST FLOOR MERCANTILE) = 13 OCCUPANTS (1/2 LL MERCANTILE) = 169 OCCUPANTS PER EXIT 8
MEZZANINE	(240 x 1 STAIR TOWERS) = 240 OCCUPANTS	20 OCCUPANTS = 20 OCCUPANTS PER EXIT STAIR 1
		RETAIL EXITING BY TENANT
2ND FLOOR	(240 x 2 STAIR TOWERS) = 480 OCCUPANTS	400 OCCUPANTS / 2 = 200 OCCUPANTS PER EXIT STAIR 1 & STAIR 2
3RD FLOOR	(240 x 2 STAIR TOWERS) = 480 OCCUPANTS	150 OCCUPANTS / 2 = 75 OCCUPANTS PER EXIT STAIR 1 & STAIR 2
4TH FLOOR	(240 x 2 STAIR TOWERS) = 480 OCCUPANTS	479 OCCUPANTS / 2 = 239 OCCUPANTS PER EXIT STAIR 1 & 240 OCCUPANTS PER EXIT STAIR 2
5TH - 14TH FLOOR	(240 x 2 STAIR TOWERS) = 480 OCCUPANTS	100 OCCUPANTS / 2 = 50 OCCUPANTS PER EXIT STAIR 1 & STAIR 2
15TH FLOOR	(240 x 2 STAIR TOWERS) = 480 OCCUPANTS	135 OCCUPANTS / 2 = 68 OCCUPANTS PER EXIT STAIR 1
		49 OCCUPANTS @ ROOF DECK = 135 OCCUPANTS / 2 = 116 OCCUPANTS PER EXIT STAIR 2

**LARGEST OCCUPANCY CONTENT AT VERTICAL EXIT**

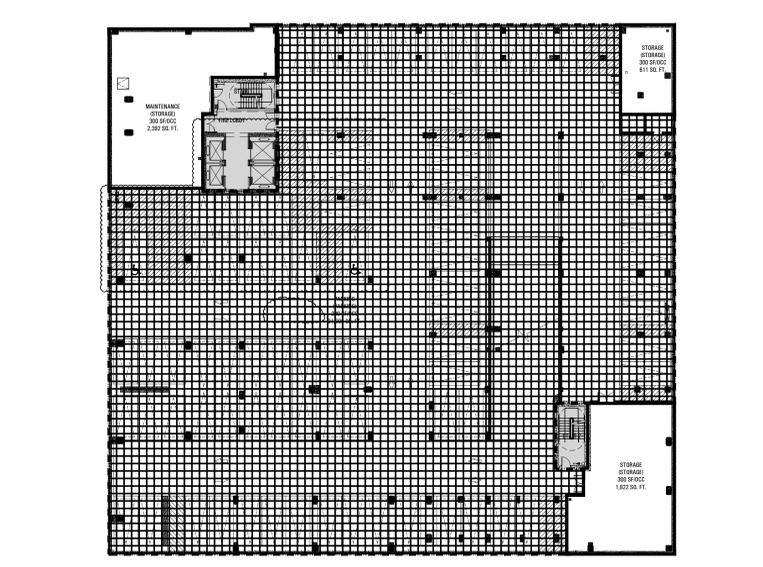
4TH FLOOR EQUALS LARGEST OCCUPANCY CONTENT AT 479 PEOPLE PER THAT FLOOR.



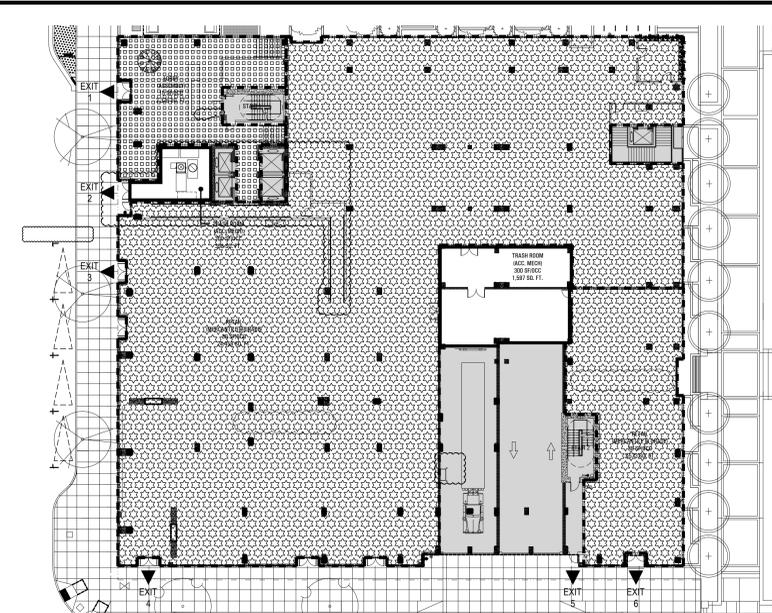
**6 MEZZANINE FLOOR PLAN**  
N.T.S.



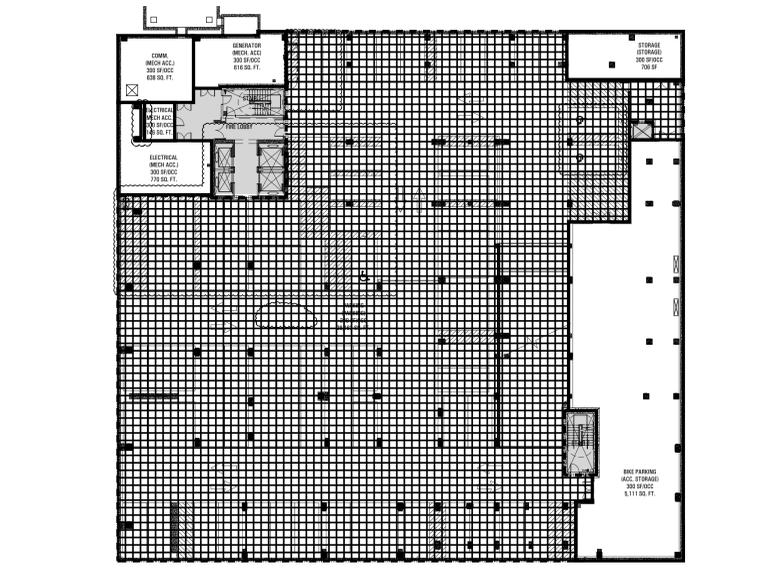
**4 LOWER LEVEL 1 FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



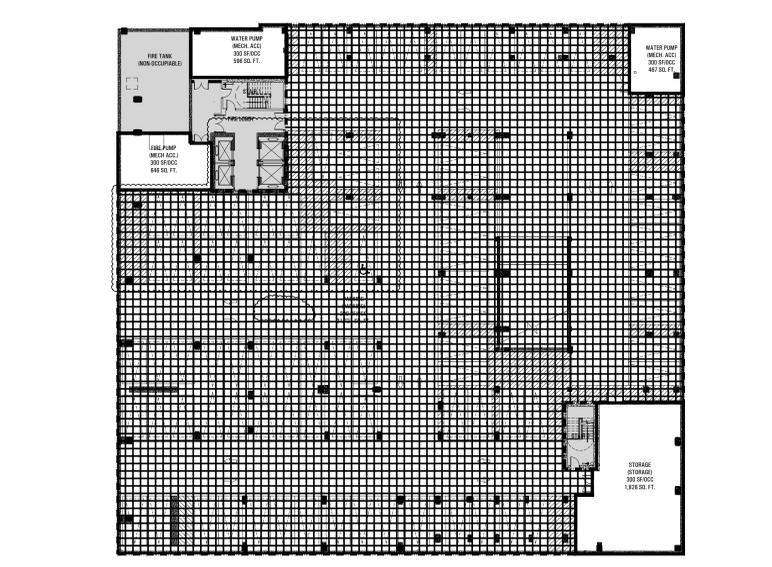
**2 LOWER LEVEL 3 FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



**5 FIRST FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



**3 LOWER LEVEL 2 FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



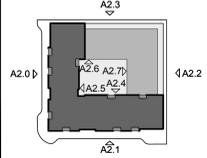
**1 LOWER LEVEL 4 FLOOR PLAN**  
SCALE: 1/32" = 1'-0"

**AREA FOR CITY APPROVAL STAMP**  
**OCCUPANCY LEGEND**

STORAGE/MECHANICAL	[Pattern]
PARKING	[Pattern]
RESIDENTIAL	[Pattern]
BUSINESS	[Pattern]
EXERCISE/POOL	[Pattern]
MERCANTILE (GRADE)	[Pattern]
MERCANTILE (OTHER)	[Pattern]
ASSEMBLY	[Pattern]

**THIS SHEET TO BE PRINTED AND VIEWED IN COLOR ONLY**

**KEY PLAN**



Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of property steel and latched systems; submit shop drawings to architect for approval in conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertained to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.

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**COLLECTIVE ON 4TH**



325 SW HARRISON ST  
PORTLAND, OR

DATE	ISSUED FOR
05/06/16	LIFE SAFETY APPLICATION
07/27/16	GMP PROGRESS DRAFT
09/20/16	COORDINATION SET
11/28/16	PROGRESS SET
04/14/17	BUILDING PERMIT

**HARTSHORNE PLUNKARD ARCHITECTURE**  
HPA  
233 NORTH CARPENTER STREET  
CHICAGO, IL 60607  
312.278.4488  
HPARCHITECTURE.COM

CHECKED BY: TP/JA  
DRAWN BY: BN  
DATE:  
SCALE: SEE PLAN

**OCCUPANCY CALCULATIONS**

**A0.5A**

