

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: Hold for Additional Information

Appeal ID: 16152

Project Address: 8316 N Albina Ave

Hearing Date: 11/22/17

Appellant Name: Stephen Korbich

Case No.: B-005

Appellant Phone: 5037509367

Appeal Type: Building

Plans Examiner/Inspector: Peter Drake, Thomas Ng

Project Type: commercial

Stories: 2 Occupancy: F-1 Construction Type: 5-A

Building/Business Name: Pot of Gold

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure

LUR or Permit Application No.: 17-254339-CO

Plan Submitted Option: pdf [File 1] [File 2] [File 3]
[File 4] [File 5] [File 6]

Proposed use: Cannabis Production and Processing

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1203.2

Requires Minimum of one inch vented air space between insulation and underside of roof sheathing.

Proposed Design Foamed in place rigid polyurethane foam insulation (3.5" @ R6.5 per inch, total R22.75 average) applied directly to the underside of the existing wood roof decking to create an air impermeable barrier below the dew point. A thermal barrier membrane (DC 315) will be applied to the foam insulation where exposed to the interior environment. ?Please see the attached building plan A1, ceiling plan A3 and sections A5, A6 and A7 sheets. Detail 2/A3 illustrates the insulation detail. ? Also attached is installation, safety and specifications for the foam insulation and the thermal barrier.

Reason for alternative Due to the high moisture content of the production rooms, this type of insulation is excellent at protecting the existing structure and reducing potential for condensation on the underside of the roof deck. ?This system of insulation provides excellent, permanent thermal and moisture protection for the production spaces without the need for a vented roof.

APPEAL DECISION

Unvented attic space: Hold for additional information.

Appellant may contact John Butler (503 823-7339) with questions.

FLOOR PLAN NOTES:

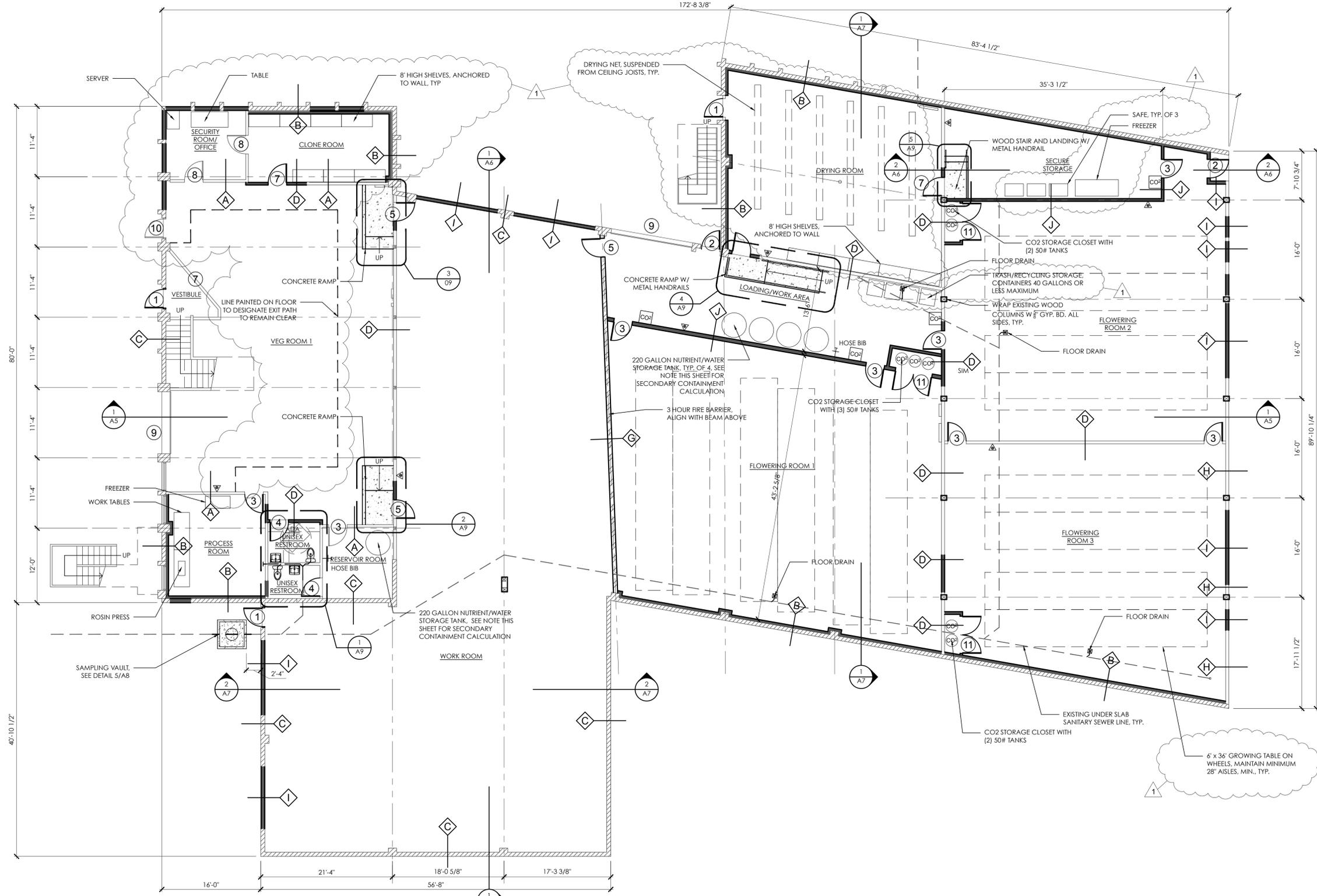
- CONTRACTOR SHALL VERIFY ALL DIMENSION IN FIELD. NOTIFY ARCHITECT AND OWNER OF ANY UNEXPECTED CONDITIONS.
- ALL DIMENSIONS TO CENTER LINE OF STUD UNLESS NOTED OTHERWISE.
- NEW HVAC SYSTEMS**
THIS WILL BE A DESIGN-BUILD SYSTEM. DRAWINGS AND SPECIFICATIONS TO BE PROVIDED BY HVAC CONTRACTOR.
- NEW ELECTRICAL SYSTEMS**
CONTRACTOR SHALL VERIFY EXISTING BUILDING ELECTRICAL SERVICE AND PANEL LOCATION. CONNECT NEW ELECTRICAL SYSTEM TO EXISTING SYSTEM. THIS WILL BE A DESIGN-BUILD SYSTEM. DRAWINGS AND SPECIFICATIONS TO BE PROVIDED BY ELECTRICAL CONTRACTOR.

- NEW PLUMBING SYSTEMS**
CONTRACTOR SHALL VERIFY EXISTING BUILDING WATER AND SANITARY SEWER SERVICE LOCATIONS. CONNECT NEW PLUMBING FIXTURES TO EXISTING SYSTEMS. THIS WILL BE A DESIGN-BUILD SYSTEM. DRAWINGS AND SPECIFICATIONS TO BE PROVIDED BY PLUMBING CONTRACTOR.
- CO2 WARNING SIGNS:**
A WARNING SIGN SHALL BE POSTED AT THE ENTRANCE TO THE BUILDING, ROOM, ENCLOSURE OR CONFINED AREA WHERE THE CARBON DIOXIDE STORAGE TANKS, CYLINDERS, PIPING AND EQUIPMENT ARE LOCATED. THE WARNING SIGN SHALL BE AT LEAST 8 INCHES WIDE AND 6 INCHES HIGH AND STATE THE FOLLOWING: **CAUTION - CARBON DIOXIDE GAS. Ventilate the area before entering. A high carbon dioxide (CO2) gas concentration in this area can cause suffocation!**
- EMERGENCY CO2 SHUTOFFS:**
EMERGENCY SHUTOFFS SHALL BE LOCATED AT THE ENTRANCE OF THE GROW ROOM AND AT THE CO2 GENERATOR, TANK, CYLINDER OR BULK SOURCE. THESE SHUTOFFS SHALL BE CLEARLY MARKED.

FLOOR PLAN LEGEND:

- EXISTING WOOD FRAMED WALL/CONSTRUCTION
- EXISTING MASONRY WALL
- EXISTING CAST IN PLACE CONCRETE WALL
- EXISTING DOOR
- NEW WALL
- NEW 1 HOUR WALL
- NEW 3 HOUR FIRE BARRIER
- NEW DOOR
- OVERHEAD
- DOOR MARK. SEE DOOR SCHEDULE SHEET A8
- PORTABLE FIRE EXTINGUISHER 2A-10BC MOUNTED AT 42" A.F.F.
- WALL TYPE. SEE 1/A8
- 50 LB (5.98 GALLON) CO2 TANK. CHAINED TO WALL
- CO2 WARNING SIGN. SEE NOTE 6

SECONDARY CONTAINMENT CALCULATION:
CALCULATION BASED ON NEW NUTRIENT 220 GALLON DOUBLE WALLED MIXING TANK (PEABODY 220 GALLON GEMINI)
THE LARGEST TANK IS 220 GALLONS (INNER TANK). EACH TANK IS DOUBLE WALLED AND IS PROTECTED BY A 281.5 GALLON OUTER TANK WHICH IS GREATER THAN 110% (242 GALLONS).



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



Korbich Architects
2235 NE Klickitat Street
Portland, OR 97212
T. 503-750-9367
E: Skorbich@korbicharchitects.com

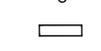


1 CHECK SHEET 11/17/2017
PERMIT SET

Project Name and Address
POT OF GOLD CANNABIS PRODUCTION AND PROCESSING FACILITY
8315 N BORTHWICK
PORTLAND, OR 97217

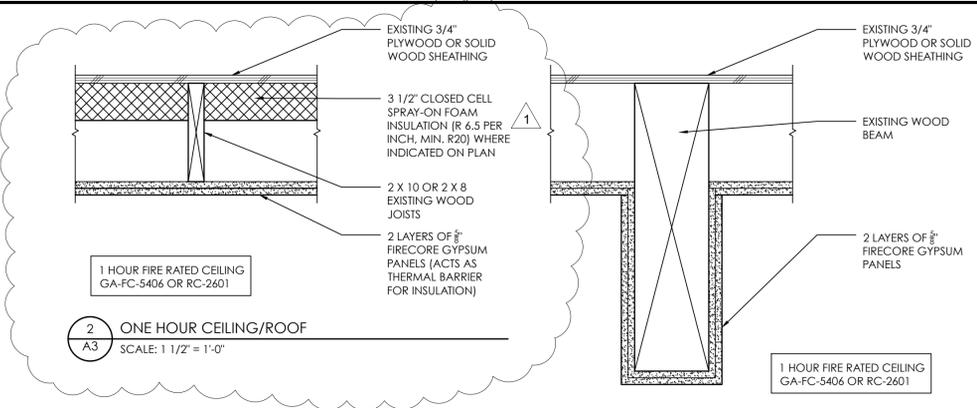
Project Number 8315 BR1WK	Sheet A1
Date 10.06.2017	
Scale VARIES	

CEILING LEGEND:

-  NEW 1 HOUR GYPSUM BOARD CEILING, PAINTED, SEE DETAIL 2/A3
-  NEW 1 HOUR GYPSUM BOARD CEILING, PAINTED, SPRAY FOAM INSULATION ABOVE, SEE DETAIL 2/A3
-  EXIST HIGH BAY FLORESCENT LIGHT FIXTURE
-  NEW RECESSED CFL LIGHT FIXTURE
-  NEW SURFACE MOUNTED FLORESCENT LIGHT FIXTURE
-  CLASS 1 DIV 2 SURFACE MOUNT LED LIGHT FIXTURE
-  EXHAUST FAN, DUCT THROUGH ROOF
-  EXTERIOR WALL LIGHT
-  600 W METAL HALIDE, SUSPENDED
-  1000 W DBL ENDED HPS, SUSPENDED
-  CEILING HEIGHT

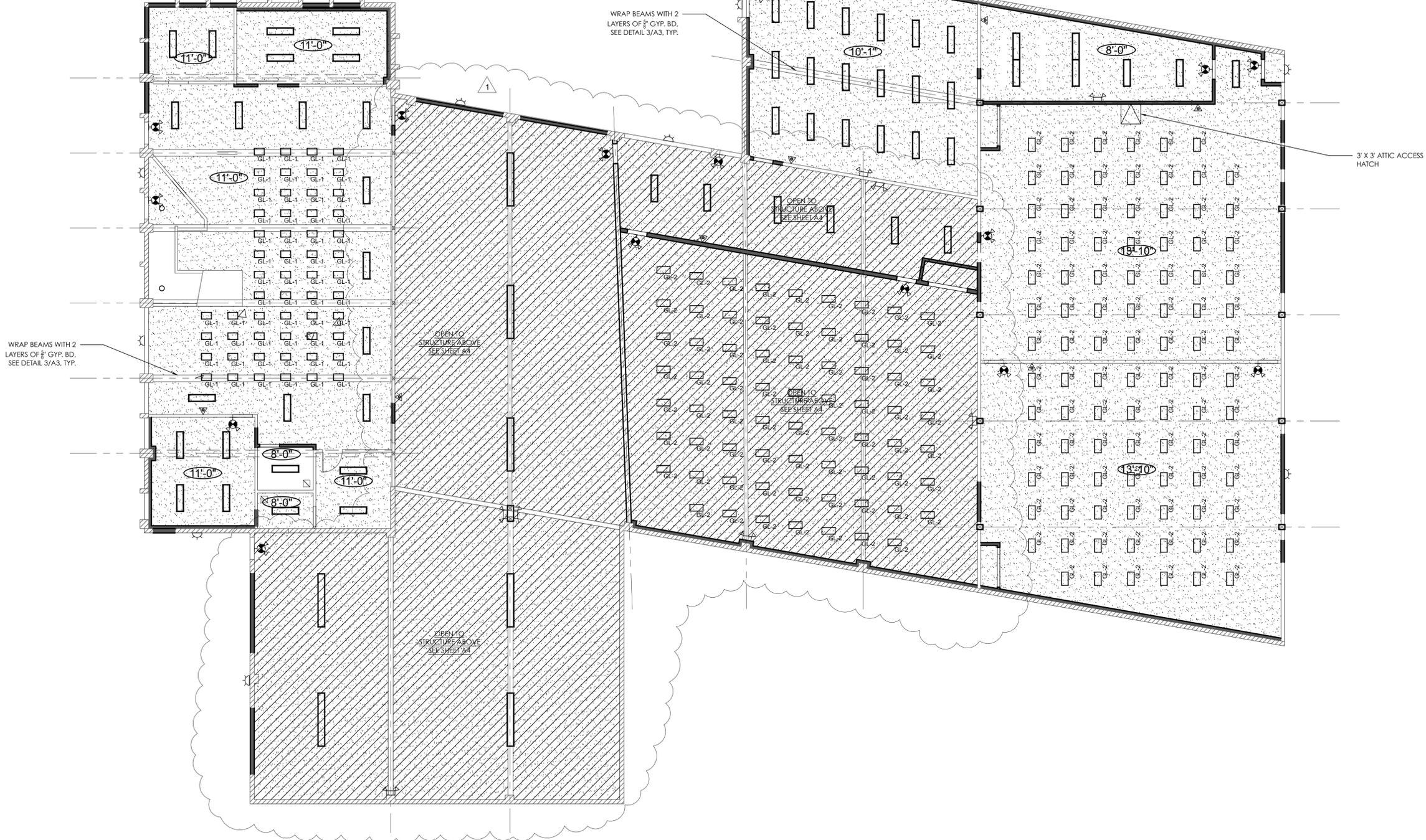
CEILING GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSION IN FIELD. NOTIFY ARCHITECT AND OWNER OF ANY UNEXPECTED CONDITIONS.
2. LIGHTING FIXTURES NOT SHOW FOR GROWING ROOMS. THESE SPACES HAVE LIGHTING THAT IS CONTROLLED AND HAS AN AUTOMATIC/TIMED ON-OFF SYSTEM TO SIMULATE DAY/NIGHT CYCLE. REFER TO ELECTRICAL/LIGHTING CONTRACTOR FOR ADDITIONAL INFORMATION ON THIS EQUIPMENT.
3. SEE SHEET A02 FOR EMERGENCY AND EXIT LIGHTING.
4. VERIFY LOCATIONS OF NEW CEILING DIFFUSERS AND VENTS WITH MECHANICAL CONTRACTOR.
5. SEE ELECTRICAL AND MECHANICAL PLANS FOR LIGHTING, ELECTRICAL AND HVAC DESIGN.



2 ONE HOUR CEILING/ROOF
SCALE: 1 1/2" = 1'-0"

3 ONE HOUR CEILING AT BEAM
SCALE: 1 1/2" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



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Project Number 8315 BRTWK	Sheet
Date 10.06.2017	A3
Scale VARIES	

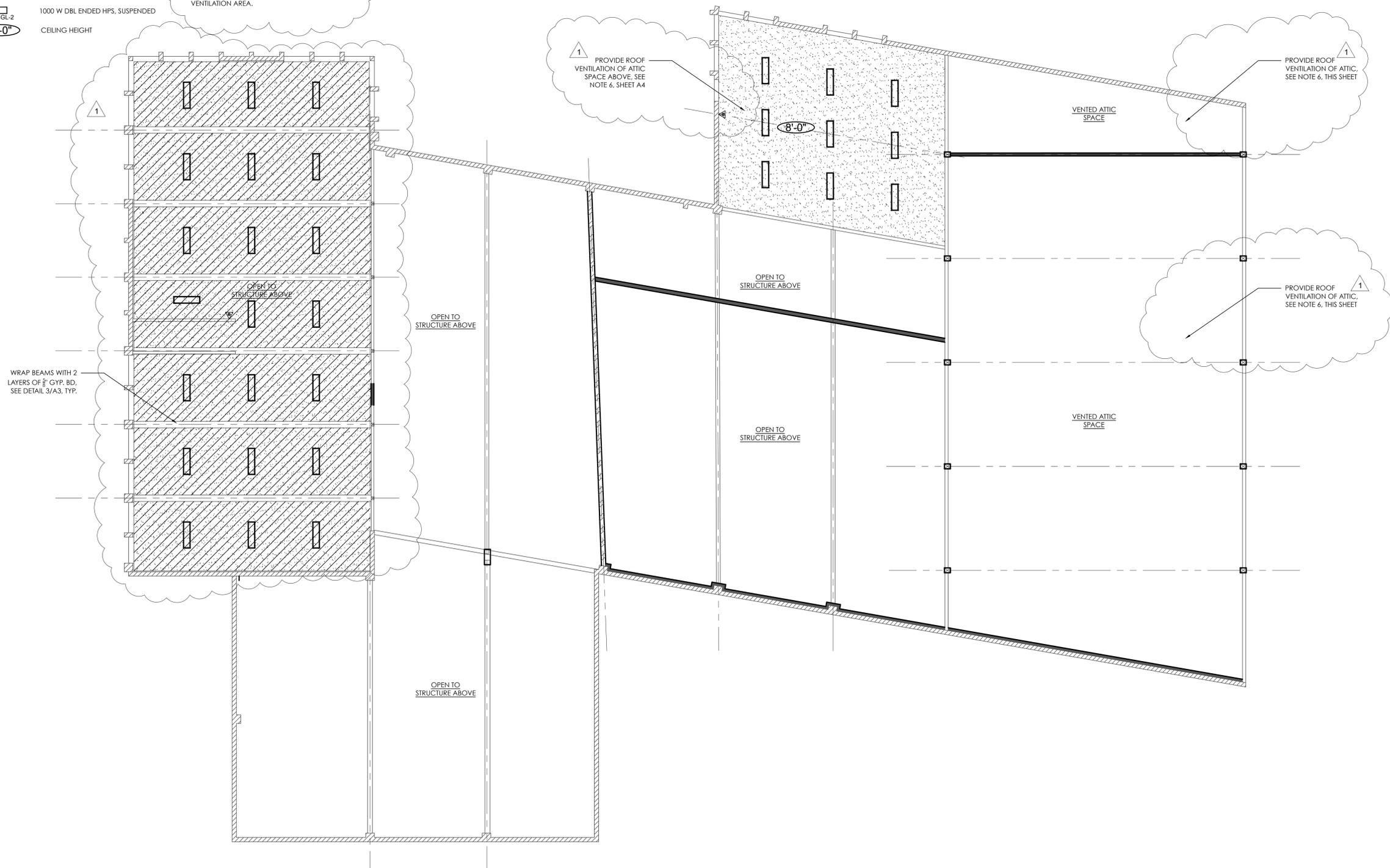


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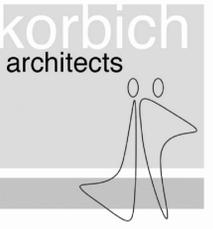
-  NEW 1 HOUR GYPSUM BOARD CEILING, PAINTED, SEE DETAIL 2/A3
-  NEW 1 HOUR GYPSUM BOARD CEILING, PAINTED, SPRAY FOAM INSULATION ABOVE, SEE DETAIL 2/A3
-  EXIST HIGH BAY FLORESCENT LIGHT FIXTURE
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-  EXHAUST FAN, DUCT THROUGH ROOF
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-  CEILING HEIGHT

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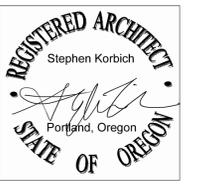
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2. LIGHTING FIXTURES NOT SHOW FOR GROWING ROOMS. THESE SPACES HAVE LIGHTING THAT IS CONTROLLED AND HAS AN AUTOMATIC/TIMED ON-OFF SYSTEM TO SIMULATE DAY/NIGHT CYCLE. REFER TO ELECTRICAL/LIGHTING CONTRACTOR FOR ADDITIONAL INFORMATION ON THIS EQUIPMENT.
3. SEE SHEET A02 FOR EMERGENCY AND EXIT LIGHTING.
4. VERIFY LOCATIONS OF NEW CEILING DIFFUSERS AND VENTS WITH MECHANICAL CONTRACTOR.
5. SEE ELECTRICAL AND MECHANICAL PLANS FOR LIGHTING, ELECTRICAL AND HVAC DESIGN.
6. IN ATTIC SPACES, PROVIDE CLASS I OR II VAPOR BARRIER AT CEILING. PROVIDE A MINIMUM OF 300 FREE VENTILATING AREA FOR ATTIC BY USING ROOF VENTS. OTHER AREAS PROVIDE 150 FREE VENTILATING AREA.



1 SECOND FLOOR REFLECTED CEILING PLAN
A4 SCALE: 1/8" = 1'-0"



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2235 NE Klickitat Street
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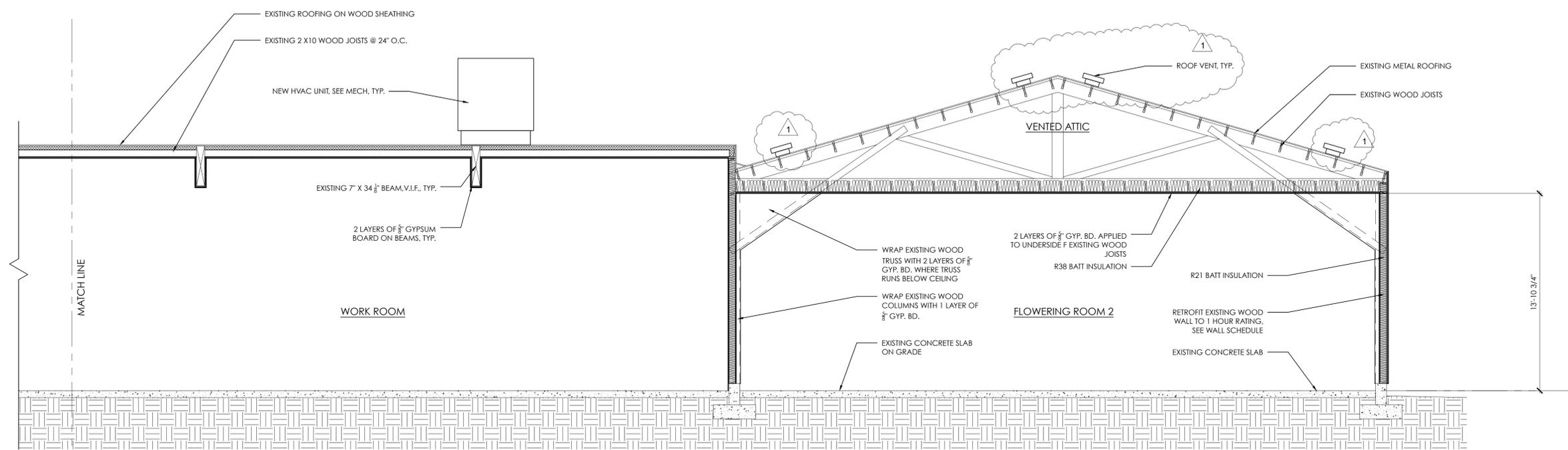


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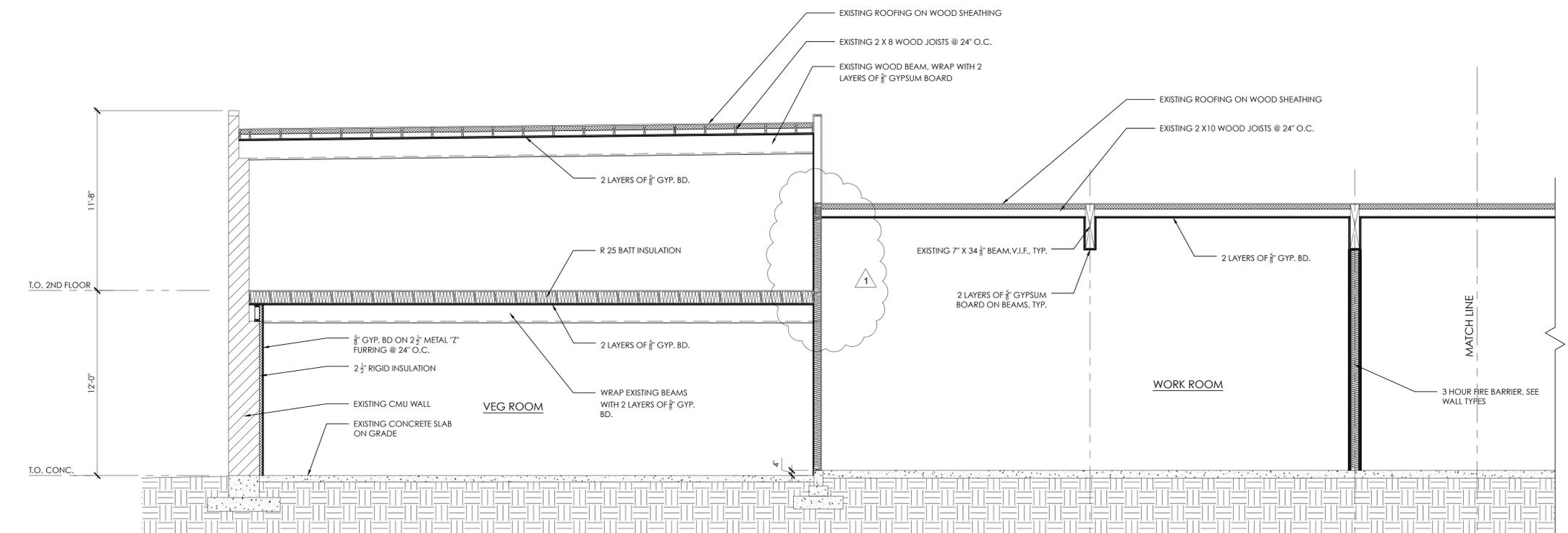
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Project Number
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Date
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Scale
VARIES

Sheet
A4



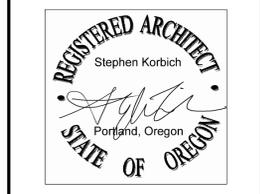
1 BUILDING SECTION - CONTINUED
 A5 SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
 A5 SCALE: 1/8" = 1'-0"



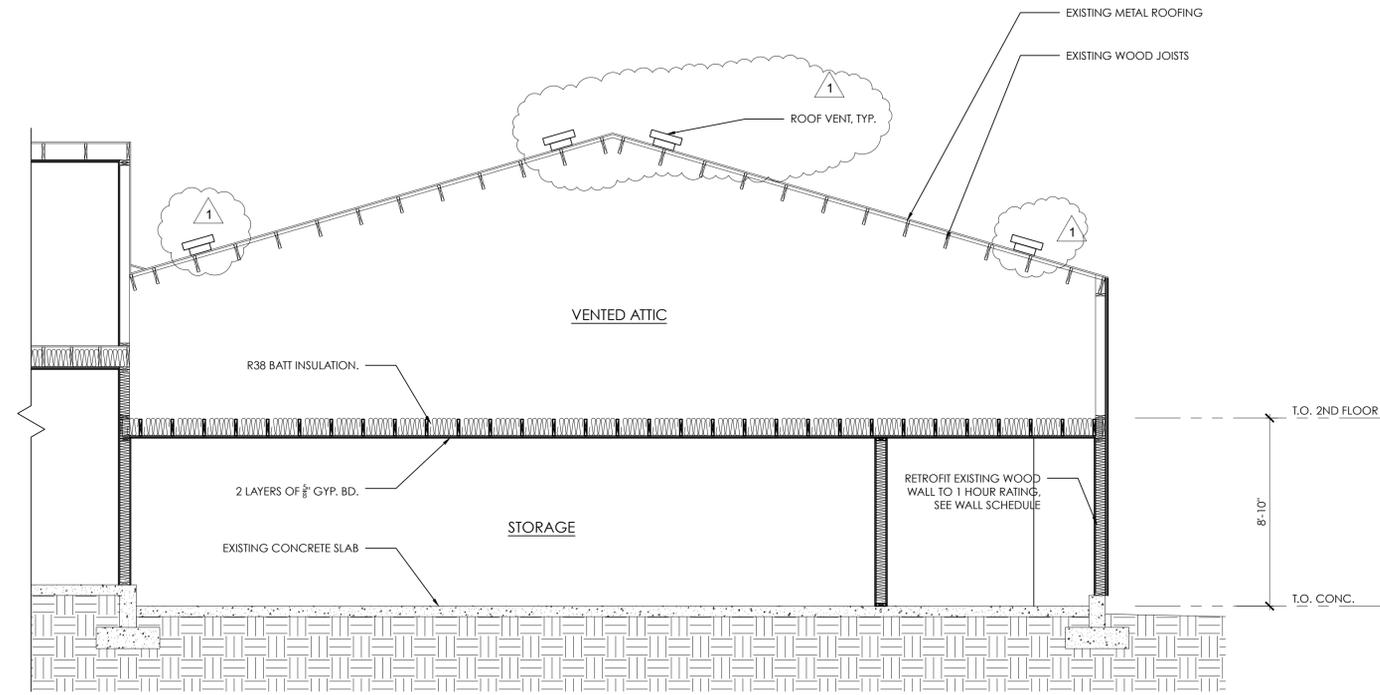
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 2235 NE Klickitat Street
 Portland, OR 97212
 T: 503-750-9367
 E: Skorbich@korbicharchitects.com



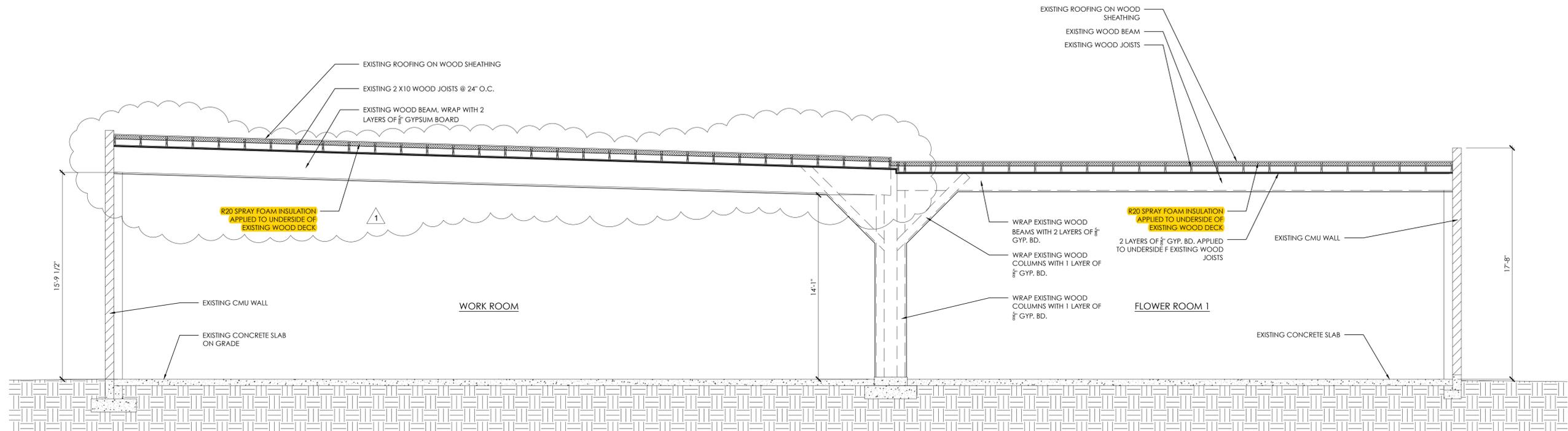
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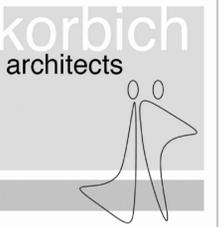
Project Number 8315 BRTWK	Sheet A5
Date 10.06.2017	
Scale VARIES	



2 BUILDING SECTION
A6 SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
A6 SCALE: 1/8" = 1'-0"



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E: Skorbich@korbicharchitects.com



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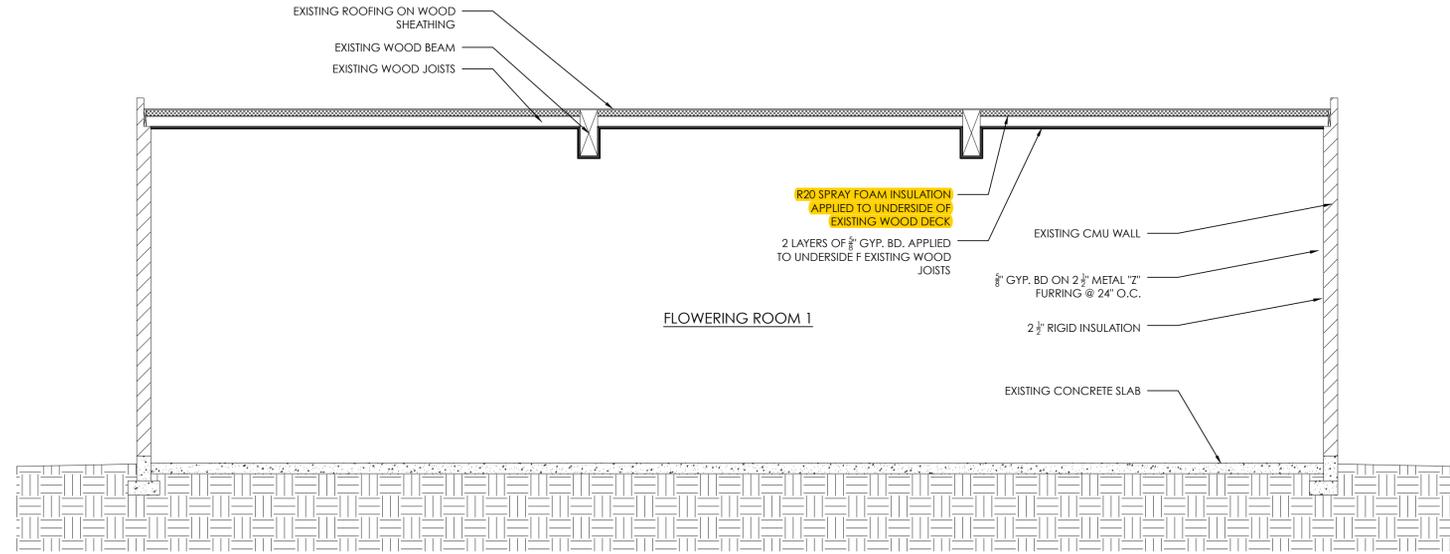
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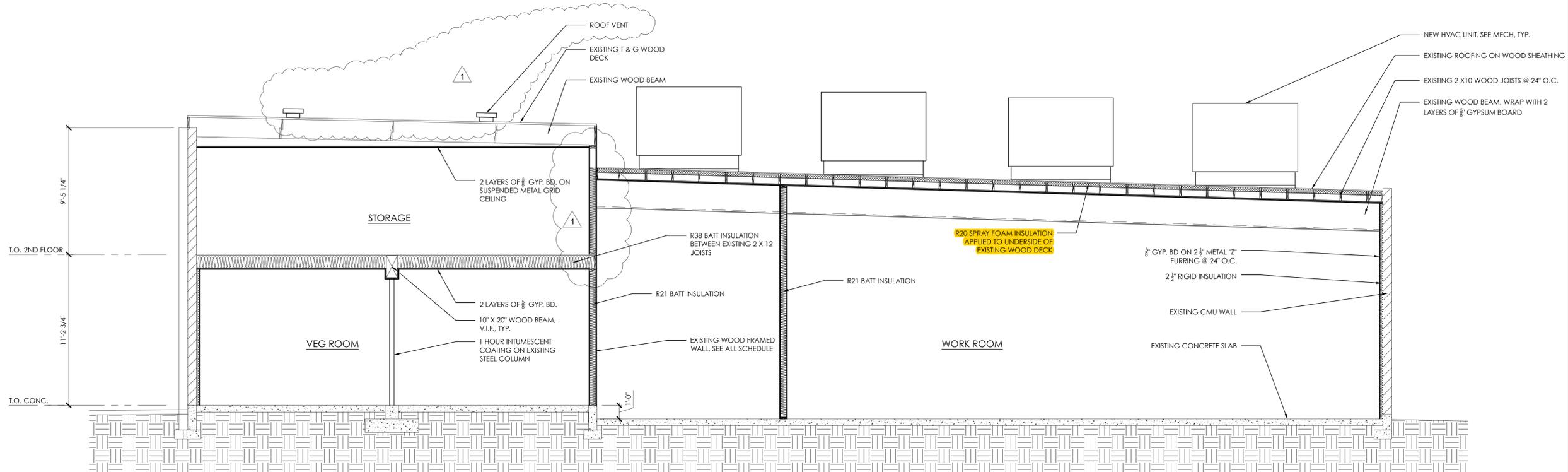
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Scale
VARIES

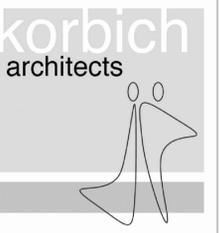
Sheet
A6



2 BUILDING SECTION
 A7 SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
 A7 SCALE: 1/8" = 1'-0"



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 Portland, OR 97212
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Sheet
A7