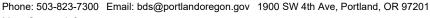
Development Services

From Concept to Construction



More Contact Info (http://www.portlandoregon.gov//bds/article/519984)





APPEAL SUMMARY

Status:	Decision	Rendered
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Appeal ID: 23287	Project Address: 1620 NW 14th Ave
Hearing Date: 1/8/20	Appellant Name: Spencer Deinard
Case No.: B-008	Appellant Phone: 503.221.1121
Appeal Type: Building	Plans Examiner/Inspector: Yevgeiy Vitruk
Project Type: commercial	Stories: 12 Occupancy: S-2, R-2, A-3 Construction Type:

I-B

Building/Business Name: Vibrant! Fire Sprinklers: Yes - Throughout

Appeal Involves: occ Change from S-2 to B,other: New LUR or Permit Application No.: 17-110289-CO

Interior Smoking Room

Plan Submitted Option: pdf [File 1] Proposed use:

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1016.2

Requires 2019 OSSC

1016.2 Egress through intervening spaces

1016.2 - Item #2

Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and the area served are accessory to one or the other, are not a Group H occupancy and provide a discernible path of egress travel to an exit.

1016.2 - Item #5

Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Code Modification or Alternate Requested

Proposed Design Existing Building permitted in 2019 - Alteration of existing interior space: Proposed design intent is

to create an Indoor Smoking Room for Tenant Use within the existing parking garage. Existing Storeroom will be modified but requires a change of occupancy from S-2 to B. Location limited due

to existing conditions so Building Code appeal is necessary for permissible exiting.

Reason for alternative Adjacent building tenants and business owners have been filing complaints to Ownership

regarding Cigarette Smoke. Tenants of the Vibrant! apartment building have been crossing the

streets and smoking in front of their businesses and residences. Ownership seeks to try and correct this by providing a new Interior Smoking Room with proper ventilation per code for their tenants use.

As this is an existing structure, the only suitable location is to create a space within the existing Parking Garage. This requires an appeal to Section 1016.2, Items #2 and #5. The new room will be outfitted with suitable egress hardware. See Code Plan A001 for proposed space and exiting. If the Appeal is granted, the Owner will seek Occupancy Reclassification for that space through a TI Permit.

APPEAL DECISION

Egress through intervening space: Granted as proposed.

Note: This decision does not waive any State of Oregon restrictions for locations where smoking is prohibited.

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 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) 823-7300 or come in to the Development Services Center.

NW 14th and Raleigh Affordable Housing

PORTLAND, OREGON

ISSUED FOR CONSTRUCTION

JUNE 28th, 2017

PROJECT DIRECTORY

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 Steve Shapiro

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Josh Richards - associate
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josh.richards@kpff.com

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CONTRACTORBremik Construction
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Portland, OR 97214Bob Trapa
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bt@bremik.com

Hunter-Davisson, Inc.Greg Pelser - vice president1800 SE Pershing StDir: 503.542.3600Portland, OR 97202Mbl: 503.793.1732Telephone: 503.234.0477gpelser@hunterdavisson.comFax: 503.236.1625www.hunterdavisson.com

Tara L. Wells - project engineer Dir: 503.542.3608 Mbl: 503.444.1849 twells@hunterdavisson.com

Bill Offinga

bill@crownfiresystems.com

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Fax: 503.536.6615

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www.andersenheating.com

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greg@hkeng.com
www.hkeng.com

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Portland, OR 97206
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ACOUSTIC A3 Acoustics
1455 NW Leary Way, Suite 400
Seattle, WA 98107
Telephone: 206.489.5183

Erik Miller-Klein erik@a3acoustics.com

PROJECT SUMMARY

CONSTRUCTION OF A 12-STORY, 105,242 S.F. RESIDENTIAL APARTMENT BUILDING. THERE WILL BE 93 UNITS OF AFFORDABLE HOUSING, ASSOCIATED AMENITY SPACES, AND ON=GRADE PARKING FOR 15 CARS THE BUILDING WILL BE TYPE 1-B CONSTRUCTION CONSISTING OF POST-TENSIONED CONCRETE STRUCTURE WITH A METAL PANEL CLADDING SYSTEM AND BRICK VENEER AT STREET LEVEL.

VICINITY MAP



SEPARATE PERMITS TO BE OBTAINED

SEPARATE T.I. PERMIT FOR GROUND FLOOR RETAIL SPACE

DEFERRED SUBMITTALS

Any installation details for fire and life safety systems (fire sprinklers, fire alarm systems, fire pumps, underground fire lines, fixed extinguishing systems, in-building radio enhancement systems (DAS), stationary generators and hazardous material tanks and related equipment) are **for reference only**, with final installation requirements to be determined during the trade plan review process at the Fire Marshal's Office.

- FIRE SAFETY PLANFIRE EVACUATION PLAN
- BUILDING INFORMATION CARD (BIC)

An approved Fire Safety Plan and Fire Evacuation Plan shall be prepared and approved by the local District Fire Inspector prior to occupancy. The District Fire Inspector for your area can be contacted at 503-823-3700.

Final version of approved BIC to be on a plasticized (laminated) 11 x 17 card and prominently posted in the FCC. Paper copies of these items to be maintained in the FLSS Binder which will be required by the Life Safety Plan

The smoke control panel shall include a visual depiction of the building showing typical floor plan(s) with locations of exit enclosures and elevator shafts. The panel shall also include section views of the building to show the exter of travel for each exit enclosure and elevator. Exit enclosures and elevator shafts shall be labeled on the plan section views to match the labeling used in the building itself. This is a Portland amendment to the Oregon and International Fire Code.

THE FLSS BINDER IS A DEFERRED SUBMITTAL PENDING FINAL REVIEW OF THE DOCUMENT

EQUIPMENT ANCHORAGE - DEFERRED SUBMITTAL TABLE

	EQUIPMENT TAG	DESCRIPTION	WEIGHT	SUBMITTED	INSPECTOR CHECK			
FIRE SYSTEMS	•	•	•	•	•			
ELECTRICAL	•	•	•	•	•			
MECHANICAL	•	•	•	•	•			
PLUMBING	•	•	•	•	•			
NOTE: DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE CITY 30 DAYS PRIOR TO WORK STARTING.								

SEPARATE PERMITS TO BE OBTAINED FROM THE FIRE MARSHALL'S OFFICE

FIRE SPRINKLERS
 FIRE ALARM SYSTEMS
 FIRE PUMP
 KNOX BOX
 UNDERGROUND FIRE LINES
 EMERGENCY GENERATOR - HAZARDOUS MATERIAL TANK
 EMERGENCY RESPONDER RADIO COVERAGE (DAS)
 FIXED EXTINGUISHING SYSTEMS

DRAWING INDEX

•			SD Set 03.11.2016	50% DD Set 05.03.2016	100% DD Set 06.30.2016	50% CD Set 08.31.2016	90% CD Set 09.29.2016	Permit Set 01 11 2017	Addendum # 04 12 2017	lendum 11.2017	For Construction 06 28 2017		
			SD (3)	50% 05%	100,	20%	90%	Per 041	Add 044	Add 04.2		<u>!</u> 	
S.	CS1	COVER SHEET CIVIL	¤	¤	¤	¤	¤	¤	¤		¤	A701 A702	DOOR & WINDOW SCHEDULES EXTERIOR STOREFRONT ASSEMBLIES WINDOW TYPES INTERIOR STOREFRONT ASSEMBLIES
	C100	EXISTING CONDITIONS & DEMOLITION PLAN	¤		¤	¤	¤	¤		¤	¤		
	C210	SITE PLAN	¤			¤	¤	¤		¤	¤	A801	INTERIOR FINISH SCHEDULE
	C250	GRADING AND EROSION CONTROL PLAN			¤	¤	¤	¤		¤	¤	A850	GROUND FLOOR INTERIOR ELEVATIONS
	C251	EROSION CONTROL DETAILS						¤		¤	¤	A851 A852	GROUND FLOOR INTERIOR ELEVATIONS SECOND FLOOR INTERIOR ELEVATIONS
	C300	FRANCHISE UTILITY PLAN			¤	¤	¤	¤		¤	¤	A853	SECOND FLOOR INTERIOR ELEVATIONS SECOND FLOOR INTERIOR ELEVATIONS
	C301	FRANCHISE UTILITY DETAILS						¤		¤	¤	A854	TYPICAL INTERIOR CORRIDOR ELEVATIONS
		LANDSCAPE											
	L100	GROUND LEVEL CONSTRUCTION PLAN						¤			¤	A855	INTERIOR UNIT ELEVATIONS
	L101	LEVEL 2 LAYOUT PLAN	¤			¤	¤	¤		¤	¤	A856	INTERIOR UNIT ELEVATIONS
,	L102	LEVEL 12 LAYOUT PLAN	¤			¤	¤	¤		¤		A857	INTERIOR UNIT ELEVATIONS
	L103 L201	STRUCTURAL CONNECTION PLAN CONSTRUCTION DETAILS 1	¤			¤	¤	¤		¤	¤	A858	INTERIOR UNIT ELEVATIONS
	L202	CONSTRUCTION DETAILS 2					_	¤		n	n	A859	INTERIOR UNIT ELEVATIONS
	L301	GROUND LEVEL PLANTING PLAN	¤		¤	¤	¤	¤			¤	A920	PLAN DETAILS
	L302	LEVEL 2 AND LEVEL 12 PLANTING PLAN			¤	¤	¤	¤			¤	A921	PLAN DETAILS - SHAFTS
	L303	ECO ROOF LAYOUT AND PLANTING PLAN			¤	¤	¤	¤			¤	A922	PLAN DETAILS
	L401	PLANTING DETAILS			¤	¤	¤	¤			¤	A930	ROOF DETAILS
	L402	PLANTING DETAILS				¤	¤	¤			¤	A931	ROOF DETAILS
	L501	GROUND LEVEL IRRIGATION PLAN				¤	¤	¤			¤	A940	CEILING DETAILS
	L502	LEVEL 2 AND LEVEL 12 IRRIGATION PLAN				=	¤	=			=	A941	CEILING DETAILS
	L503 L601	ECO ROOF IRRIGATION PLAN IRRIGATION DETAILS				n	¤	¤			¤	A960 A961	SECTION DETAILS SECTION DETAILS
	LOUT	ARCHITECTURAL				м	×	×			<u> </u>	A961 A962	SECTION DETAILS SECTION DETAILS
	Ai	ARCHITECTURAL INFORMATION		¤	¤	¤	¤	¤			¤	A963	SECTION DETAILS
	A02i	CODE INFO	¤	¤	¤	¤	¤	¤	¤	¤	¤	A965	STAIR DETAILS
•	A001	GROUND FLOOR CODE ANALYSIS PLAN	¤	¤	¤	¤	¤	¤	n	¤	¤		STAIRDETAILS
	A002	SECOND FLOOR CODE ANALYSIS PLAN	n	¤	n	 	¤	n	n	¤	n	A967	EXTERIOR DETAILS 47
	A003	TYPICAL APARTMENT FLOOR CODE ANALYSIS PLAN			¤	¤	n	n	¤	_	¤	A970	INTERIOR DOOR DETAILS
	A003b	TYPICAL APARTMENT FLOOR CODE ANALYSIS PLAN		¤	¤	¤					\vdash	A971	OVERHEAD DOOR DETAILS
_							¤	¤	¤		¤	A972	EXTERIOR DOOR DETAILS
	A004 A005	TOP FLOOR CODE ANALYSIS PLAN	¤ 1	¤	¤	¤	¤	¤	¤		¤	A973	WINDOW & LOUVER DETAILS
	A005 A006	WALL TYPES & HORIZONTAL ASSEMBLIES PENETRATION REQUIREMENTS	¤	¤	¤	¤	¤	¤			¤	A974 A975	STOREFRONT DETAILS WINDOW INSTALLATION SEQUENCE
	A007	FIREPROOFING DETAILS	¤	¤	¤	¤	¤	¤			n	A975 A976	WINDOW INSTALLATION SEQUENCE WINDOW INSTALLATION SEQUENCE
-	7.007		¤	¤	¤	¤	¤	¤			¤	A977	WINDOW INSTALLATION SEQUENCE
und d	A100	SITE PLAN	¤	¤	¤	¤	¤	¤	¤		¤	A980	INTERIOR DETAILS
be	A201	GROUND FLOOR PLAN	¤	¤	¤	¤	¤	¤	¤	n	¤	A981	INTERIOR DETAILS
-	A202	SECOND FLOOR PLAN	¤	¤	¤	¤	¤	¤	¤	¤	¤	A982	INTERIOR DETAILS - CABINETS
	A203	THIRD, 4th, 7th, 8th and 9th FLOOR PLAN	¤	¤	¤	¤	¤	¤			¤	A983	INTERIOR DETAILS
	A205	FIFTH, 6th, and 10th FLOOR PLAN	¤	¤	¤	¤	¤	¤			¤	A985	INTERIOR DETAILS - COMMON AREAS
-	A211	11th FLOOR PLAN				¤	¤	¤			¤	A986	INTERIOR DETAILS - COMMON AREAS
ire	A212	TWELFTH FLOOR PLAN	¤	¤	¤	¤	¤	¤		¤	¤		STRUCTURAL
- CC.	A250	ENLARGED ELEVATOR PLANS AND SECTIONS		¤	¤	¤		<u></u>		-	<u></u>	S001	DRAWING INDEX & LIST OF ABBREVIATIONS
	A251	ENLARGED STAIR 1 PLANS AND SECTIONS		¤	n n	¤		n	¤	¤	¤	S002	GENERAL STRUCTURAL NOTES
-	A252 A253	ENLARGED STAIR 2 PLANS AND SECTIONS ENLARGED LIVING UNIT PLANS	¤	¤	n	¤	¤	¤	<u> </u>	¤	¤	S003	GENERAL STRUCTURAL NOTES (CONT.)
ons ctent			ı ¤	¤	n	n	n	n		n n	¤	S004	STATEMENT OF SPECIAL INSPECTIONS
	A254 A255	ENLARGED LIVING UNIT PLANS ENLARGED LIVING UNIT PLANS	¤	¤	¤	¤	¤	¤		¤	¤	S005	STATEMENT OF SPECIAL INSPECTIONS (CONT.)
1	A256	ENLARGED LIVING UNIT PLANS	n	¤	n	n	n	¤		¤	n	S010	LIVE LOADING PLANS GROUND FLOOR PLAN
-	A257	ENLARGED LIVING UNIT PLANS	¤	¤	¤	¤	¤	¤		¤	¤	S201 S201a	GROUND FLOOR SLAB EDGE PLAN
7	A258	ENLARGED LIVING UNIT PLANS	¤	¤	¤	¤	¤	¤		¤	¤	S202	SECOND FLOOR PLAN
	A259	ENLARGED LIVING UNIT PLANS	¤	¤	¤	¤	¤	¤		¤	¤		SECOND FLOOR P/T PLAN
-	A260	ENLARGED LIVING UNIT PLANS	¤	¤	¤	¤	¤	¤		¤	¤	S202R	SECOND FLOOR REINFORCING PLAN
	A261	ENLARGED LIVING UNIT PLANS	¤	¤	¤	¤	¤	¤		¤	¤	S203	THIRD, FOURTH, EIGHTH & NINTH FLOOR PLAN
	A262	ENLARGED LIVING UNIT PLANS	¤	¤	¤	¤	¤	¤		¤	¤	S203P	THIRD, FOURTH, EIGHTH & NINTH FLOOR P/T PLAN
	A263	ENLARGED LIVING UNIT PLANS	¤	¤	¤	¤	¤	¤		¤	¤	S203R	THIRD, FOURTH, EIGHTH & NINTH FLOOR REINF. PLAN
	A264	ENLARGED LIVING UNIT PLANS	¤	n	¤	¤	¤	¤		¤	¤	S205	FIFTH, SIXTH, SEVENTH, TENTH & ELEVENTH FLOOR PLAN
	A265 A266	ENLARGED LIVING UNIT PLANS	n n	n	n n	¤	n	n		¤	n	S205P	
	A266 A267	ENLARGED LIVING UNIT PLANS ENLARGED LIVING UNIT PLANS	-	-	_			n		¤	n	S205R S 2124 2	FIFTH, SIXTH, SEVENTH, TENTH & ELEVENTH FLOOR REINF. PL TWELFTH FLOOR PLAN
	A207 A270	LOUVER SCHEDULE 2nd - 6th FLOORS						n			n	S212R	TWELFTH FLOOR PLAN TWELFTH FLOOR P/T PLAN
	A271	LOUVER SCHEDULE 7th - 12th FLOORS						¤			¤		TWELFTH FLOOR REINF, PLAN
	A301		¤	¤	¤	¤	¤	¤	¤		n n	S213	ROOF PLAN
		ROOF PLAN	u	<u> </u>					<u> </u>		\vdash	S213P	ROOF P/T PLAN
	A401	GROUND FLOOR RCP			n	¤	n	¤	,		n	S213R	ROOF REINFORCING PLAN
	A402	SECOND FLOOR RCP			¤	n	¤	n	¤		n	S301	SHEER WALL ELEVATIONS
	A403	TYPICAL CORRIDOR RCP		<u> </u>		¤	¤	¤	¤		_ ¤	S302	SHEER WALL ELEVATIONS
-	A501	WEST ELEVATION	¤	¤	¤	¤	¤	¤	¤		¤	S303	SHEER WALL ELEVATIONS
	A502	SOUTH ELEVATION	¤	¤	¤	¤	¤	¤	¤		¤	S501	CONCRETE DETAILS
	A503	EAST ELEVATION	¤	¤	¤	¤	¤	¤	¤		¤	S502	CONCRETE DETAILS
_	A504	NORTH ELEVATION	¤	¤	¤	¤	¤	¤	¤		¤	S503	CONCRETE DETAILS
-	A505	RECESS AND SOFFIT ELEVATIONS				¤	¤	¤	¤		¤	S510 S511	CONCRETE DETAILS
	A506 A507	METAL PANEL SCHEDULE - NORTH & EAST METAL PANEL SCHEDULE - SOUTH & WEST						¤	¤		¤	S511 S520	CONCRETE DETAILS
	A507 A601	BUILDING SECTIONS	¤	¤	¤	¤	¤	¤	_		¤	S520 S521	POST TENSIONING DETAIL
	A604	WALL SECTIONS	¤	¤	n	¤	¤	¤			¤	S521	POST TENSIONING DETAIL
	A605	WALL SECTIONS	ı ¤	n	¤	¤	¤	¤		¤	¤	S522	CONCRETE DETAILS
	A606	WALL SECTIONS						¤		¤	¤	S523	POST TENSIONING DETAIL
	A607	WALL SECTIONS						¤		¤	¤	S530	MASONRY DETAILS

11/101	MECHANICAL			¤	¤	Ħ	Ħ	Ħ		¤
DESIG	ON BUILD - UNDER CONTRACT WITH GE	NE	RA	L C	ON	TR	AC	ГОГ	3	
GI201	DEEP SOIL MIXING COLUMN PLAN									¤
	GEODESIGN		•			•				
TC201	TOWER CRANE FOUNDATION PLAN AND DETAILS						¤	¤		¤
TC001	TOWER CRANE LOADING CRITERIA						¤			¤
		SD Set 03.11.2016	50% DD Set 05.03.2016	100% DD Se 06.30.2016	50% CD Set 08.31.2016	90% CD Set 09.29.2016	Permit Set 01 11 2017	Addendum # 04.12.2017	Addendum # 04 21 2017	For Construction

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i		MECHANICAL			4-4					ı	
į	M101	GENERAL NOTES & HVAC SCHEDULES			¤	¤	¤	¤	¤		¤
	M201	FIRST FLOOR PLAN - HVAC			¤	¤	¤	¤	¤	¤	¤
į	M202	SECOND FLOOR PLAN - HVAC			¤	¤	¤	¤	¤		¤
i	M203	THIRD FLOOR PLAN - HVAC			¤	¤	¤	¤		¤	¤
i	M205	FIFTH FLOOR PLAN - HVAC			¤	¤	¤	¤		¤	¤
ı	M209	NINTH FLOOR PLAN - HVAC			¤	¤	¤				
į	M211	ELEVENTH FLOOR PLAN - HVAC				¤	¤	¤		¤	¤
_	M212	TWELFTH FLOOR PLAN - HVAC			¤	¤	¤	¤		¤	¤
i	M213	ROOF PLAN - HVAC			¤	¤	¤	¤	¤		¤
į	M301	HVAC DETAILS			¤	¤	¤	¤	¤		¤
i		ELECTRICAL						ı	1	1	
į	E001	ELECTRICAL LEGEND SHEET				¤	¤	¤			¤
i	E002	ELECTRICAL ONELINE DIAGRAM			¤	¤	¤	¤			¤
į	E003	ELECTRICAL ONELINE DIAGRAM			¤	¤	¤	¤			¤
i	E004	ELECTRICAL ONELINE DIAGRAM			¤	¤	¤	¤			¤
į	E101L	GROUND FLOOR PLAN - LIGHTING			¤	¤	¤	¤			¤
i	E101P	GROUND FLOOR PLAN - POWER AND SIGNAL				¤	¤	¤			¤
i	E102L	SECOND FLOOR PLAN - LIGHTNING			¤	¤	¤	¤			¤
į	E102P	SECOND FLOOR PLAN - POWER AND SIGNAL						¤			¤
i	E103	THIRD THRU ELEVENTH FLOOR PLAN - ELECTRICAL			¤	¤	¤	¤			¤
į	E112	TWELFT FLOOR PLAN - ELECTRICAL						¤			¤
	E113	ROOF PLAN - ELECTRICAL				¤	¤	¤			¤
•	E253	ENLARGED UNIT PLANS - ELECTRICAL				¤	n	¤			¤
i	E254	ENLARGED UNIT PLANS - ELECTRICAL				¤	¤	¤			¤
ı	E255	ENLARGED UNIT PLANS - ELECTRICAL				¤	¤	¤			¤
i	E256	ENLARGED UNIT PLANS - ELECTRICAL				¤	¤	¤			¤
ı	E257	ENLARGED UNIT PLANS - ELECTRICAL				¤	¤	¤			¤
i	E258	ENLARGED UNIT PLANS - ELECTRICAL				¤	¤	¤			¤
ı	E259	ENLARGED UNIT PLANS - ELECTRICAL				¤	¤	¤			¤
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E256	ENLARGED UNIT PLANS - ELECTRICAL			¤	¤	¤	
E257	ENLARGED UNIT PLANS - ELECTRICAL			¤	¤	¤	
E258	ENLARGED UNIT PLANS - ELECTRICAL			¤	¤	¤	
E259	ENLARGED UNIT PLANS - ELECTRICAL			¤	¤	¤	
	PLUMBING						
P001	LEGEND AND SCHEDULES PLUMBING		¤	¤	¤	¤	
200	UNDER SLAB PLUMBING			¤	¤	¤	
201	FIRST FLOOR PLUMBING		¤	¤	¤	¤	
202	SECOND FLOOR PLUMBING		¤	¤	¤	¤	
203	THIRD FLOOR PLUMBING		¤	¤	¤	¤	
204	FOURTH FLOOR PLUMBING		¤		¤	¤	
205	FIFTH FLOOR PLUMBING		¤	¤	¤	¤	
206	SIXTH FLOOR PLUMBING		¤		¤	¤	
207	SEVENTH FLOOR PLUMBING		¤		¤	¤	
208	EIGHT FLOOR PLUMBING		¤		¤	¤	
209	NINTH FLOOR PLUMBING		¤	¤	¤	¤	
210	TENTH FLOOR PLUMBING		¤		¤	¤	
211	ELEVENTH FLOOR PLUMBING		¤	¤	¤	¤	
212	TWELFTH FLOOR PLUMBING		¤	¤	¤	¤	
P301	ROOF PLUMBING				¤	¤	
P501	RISERS PLUMBING		¤		¤	¤	
P601	DETAILS PLUMBING		¤		¤	¤	
	FIRE						
2101	FIRST FLOOR PIPING PLAN		¤	¤	¤	¤	¤
2102	SECOND FLOOR PIPING PLAN		¤	¤	¤	¤	¤
2103	THIRD, FOURTH, SEVENTH & EIGHTH FLOOR PIPING PLAN		¤	¤	¤	¤	¤
2105	FIFTH, SIXTH & TENTH FLOOR PIPING PLAN		¤	¤	¤	¤	¤
2109	NINTH FLOOR PIPING PLAN		¤			¤	¤

FP111 ELEVENTH FLOOR PIPING PLAN

EMERGENCY GENERATOR

EG107 EMERGENCY GENERATOR ALARM MODULE ASSEMBLY

OIL WATER SEPARATOR

EG102 EMERGENCY GENERATOR MOUNTING PAD

EG105 EMERGENCY GENERATOR FUEL FILL PANEL

EG106 EMERGENCY GENERATOR FUEL FILL PANEL

EG103 EMERGENCY GENERATOR FUEL TANK

EG104 EMERGENCY GENERATOR FUEL TANK

FP112 TWELFTH FLOOR PIPING PLAN

EG101 EMERGENCY GENERATOR

OWS101 OIL WATER SEPARATOR

FT001 COVER SHEET

FT101 FIRE TANK DRAWINGS

| TOO5 DETAILS

FT002 FOUNDATION PLAN

FT003 GROUND FLOOR PLAN
FT004 ENLARGED PLANS

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Portland OR 97209 www.lrsarchitects.com

CONSULTANT:

PROJECT NUMBER:

Apartments

14th and Raleigh

SHEET:

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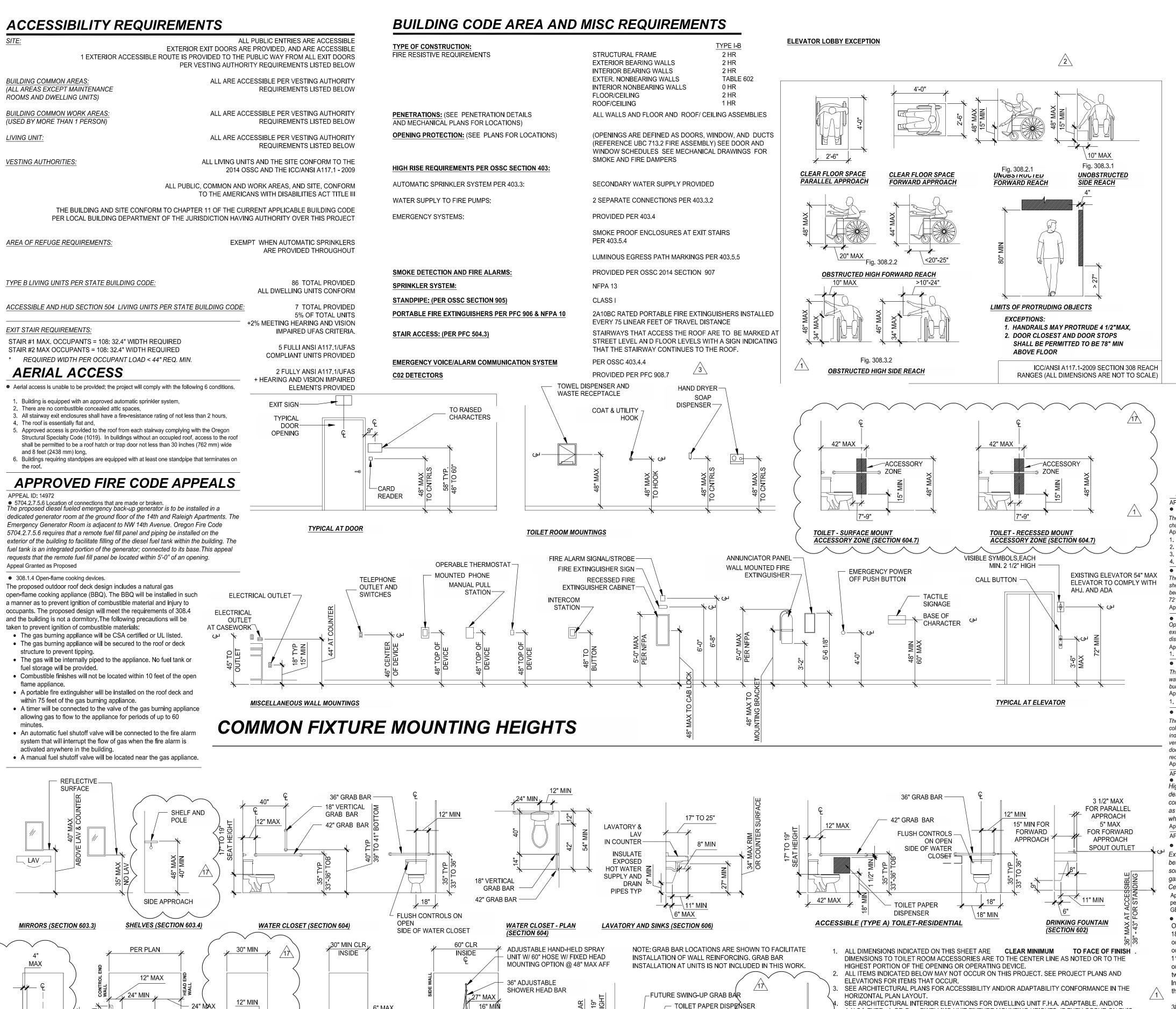
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REVISIONS - CONSTRUCTION SET

06.28.2017

01.28.2019



CONTROL PANEL

FLUSH CONTROL\$ ON OPEN -

42" MAX

SIDE OF WATER CLOSET.

(TYPE B) TOILET-RESIDENTIAL

FROM/HEAD

END WALL

BACK WALL

HAND SHOWER

BATHTUB WITHOUT PERMANENT SEAT (SECTION 607)
PER A117.1 - 607.6

CNTRL

BÀR ≤ 30"

HEAD END WALL

SIDE WALL OPPOSITE OF

SEAT WALL ≤ 72"

GRAB BAR ≤ 48"

FROM EDGE OF-

STANDARD ROLL-IN-TYPE SHOWER WITH SEAT (SECTION 608)

ACCESSIBLE FIXTURE MOUNTING REQUIREMENTS (PER ICC/ANSI A117.1-2009)

BACK WALL

APPLICABLE BUILDING CODE **BUILDING AGENCY/ JURISDICTION:** City of Portland EARTHQUAKE SITE CLASS: SEE STRUCTURA BASIC WIND SPEED: SEE STRUCTURAL TOTAL BUILDING AREA: 103,173 SF **BUILDING CODE REQUIREMENTS** 1. See Code Analysis Sheets for accompanying information. 2. Code information indicated below only lists some specific requirements but does not list all building code requirements (Chapter 5) R-2, S-2, A-3 Occupancy Groups: Accessory use areas per Section 508.2 where occur See Code Analysis Plans. Nonseparated uses are proposed for all buildings. No separation among different uses within each building required. Buildings built to most restrictive type of construction requirements based on area & height limitations of each use Construction Type (Table 503): = Bldg 1: R-2 UL Allowable Floor Area (At) (Sect 506.2): = 100 x (F ÷ P - 0.25) x W ÷ 30 NFPA 13 200% $(Sect 506.1) = At + (At \times If) \div 100 + (At \times Is) \div 100$ Allowable Fir Area Per Fir (Aa) (Sect 506.4) = Bldg 1: Unlimited Area Buildings (Sect 507.1): Does not apply. Nonsprinklered, 1 story (Sect 507.2): Does not apply Sprinklered, 1 story (Sect 507.3): Does not apply Group A-3 Buildings: (Sect 507.5): Does not apply. (Sect 507.7): Does not apply. Group E Buildings: (Sect 507.8): Does not apply. (Sect 507.9): Does not apply Motion Picture Theaters: Total Allowable Fir Area (All Floors):

BUILDING CODE INFORMATION

APPROVED BUILDING CODE APPEALS

Occupant Load: ect 1004 & Table 1004.1) See Code Analysis Plans.

708.13.3 Refuse and laundry chute access rooms

The refuse chute compartments have been designed to conserve space while maintaining all the fire protection requirements of Section 708.13.3. The refuse chute intake door will be accessibly located, within the forward reach range requirements, behind the corridor door.

The corridor door is a 45 minute rated self-closing door with a 30 second time delay closer. A sprinkler head is installed in the compartment beween the corridor door and the trash chute.

Sprinkler system is to be installed under separate permit from Fire MArshal's Office.

4. The compartment depth is sized to allow the corridor door to latch when the trash chute hopper door is fully open.

 403.5.1 Remoteness of interior exit stairways The required fire resistance rating of the exit enclosure is 2-hours which can be achieved with 5" of concrete. The structural design of the building resulted in shear walls at the core of 18" thick on floors 1-7. This added thickness, together with the tight constraints of the quarter block site resulted in the stair separation being short by 3" on the lower 7 floors. Equivalent life safety is provided through the greater fire and seismic resistance of the 18" walls. Per OSSC Table 721.1(2). Item No. 4-1.1, the stair enclosure walls would provide in excess of 4 hour fire resistance. Appeal Granted as Proposed

Openings are not allowed on the North and East property line elevations. Each dwelling unit adjacent to the blank elevations is provided with multiple windows exceeding the required area and distribution by a factor of 2, as shown on the plan in Exhibit 4. Since each floor greatly exceeds the required ventilation area and distribution spacing, equivalent smoke removal ventilation is provided without the need to mechanically ventilate the units adjacent to the property line. Appeal Granted Provided:

Approved labels for for tempered panes are obtained through Portland Fire & Rescue.

• 403.3.2 Water supply to required fire pumps This arrangement provides redundant water supplies from the city main (primary supply) and the fire tank (secondary supply). A single connection to a public water source has been allowed by Portland Fire when it is sized per the Portland Fire Design Manual. It would provide sufficient redundancy and protection for

Appeal Granted as Proposed

buildings less than 420' in height. 1. The proposed capacity of the secondary on-site water supply is subject to review under the building permit submittal.

• 1023.5 Exit Passageways, Openings and Penetrations The proposed arrangement of the Fire Command Center (FCC), Fire Pump Room and below grade fire tank results from the fire tank needing to fit between

column and shear wall footings, while still being accessible to the vertical turbine fire pump. The FCC, Pump Room and Exit passageway will all be protected individually with 2-hour Fire Barrier walls and smoke doors to maintain the required access protection of each element. Since they are not storage spaces, fire is very unlikely to occur in either the FCC or the pump room. The FCC door will be clearly signed "Not an Exit" on the Exit Passageway side, and the exterior exit door will have illuminated exit signage and additional signage on the door itself. Additional width of the Exit Passageway, beyond the minimum required, and a recess at the FCC door have been provided to allow fire personnel to access the FCC and Pump Room while building occupants are exiting.

High rise buildings require luminous egress path markings for the occupancy groups listed in the section above. The building is primarily designated R-2 occupancy (12 stories) which would normally not require luminous egress path markings. However the building has a resident community room, an indoor play area and an enclosed outdoor play area on the 2nd Floor that in combination is large enough to be designated as an A occupancy. The intent of the code would be met by providing luminous egress path markings specifically for that area of the building where large numbers of occupants will congregate.

Appeal Granted as Proposed APPEAL ID: 14963

NFPA 110, Sections 7.2.1.1 and 7.7.2.3

Exhaust air is vented directly to the exterior along the west wall of the room, however, in order to meet the required separation distance between the intake and exhaust, the intake cannot be located along the same wall. The Generator Room has only one exterior wall but has some adjacency (separated by The Fire Command Center) to the Parking Garage. The south wall of the parking garage employs a perforated garage door which will provide the 20 S.F. of free area required to provide ducted fresh air, from the Parking Garage, over the Fire Command Center in a 2-hour fire rated enclosure and into the Generator Room. The duct enclosure will be screened at both ends.

Appeal Granted, Provided Generator exhaust location: Granted provided fuel supply station is minimum 5 feet from openings, sprinkler located at horizontal shaft per NFPA, delete motorized damper at engine radiator discharge, signage provided at air inlet to generator room to read, "DO NOT BLOCK EMERGENCY" GENERATOR AIR INTAKE"

1004 1.1.1 Intervening Spaces

Occupant load calculations for the Outdoor Play Area, the Community Room and the Indoor Play area yield a total cumulative occupant load of 187 occupants. The code requires that these calculations are initiated with the Outdoor Play, whose total occupant load based on an Assembly occupancy is 65 occupants. As there are two exists from the Outdoor Play Area, 33 occupants would enter the Community Room and 32 occupants would enter the Indoor Play Area upon exiting. The increased occupant load in these intervening spaces consequently amounts to 111 occupants in the Community Room and 76 occupants in the Indoor Play Area. The code would typically mandate that the 76 cumulative occupants in the Indoor Play Area would mandate the need for two adequately (per code) spaced exits. Code would also mandate the need for two exits in the Community Room. The purpose of this Appeal is to modify the typical egress calculation so as to lower the occupant load of the Indoor Play Area. Due to the configuration of the space, there is no way of providing an adequately spaced second exit. This Appeal requests that the cumulative occupant load of the Indoor Play Area and Community Room be dispersed in the following manner:

38 occupants, of the cumulative 76 occupants in the Indoor Play Area would exit out of Door 265A into Corridor 241 while the other 38 occupants would exit through Door 265D into the Community Room.

Door 265D would be revised to swing in the direction of egress travel, from the Indoor Play Area into the Community Room.

Once 38 occupants from the adjoining Indoor Play Area enter the space, the cumulative occupant load in the Community Room would become 149 occupants: 33 occupants from the Outdoor Play Area, 38 occupants from the Indoor Play Area and 78 occupants already associated with the Community Room. Of these 149 occupants, 74 occupants would exit out of Door 264B while 75 occupants would exit out of Door 264A. Both doors exit into Corridor 242. See Exhibit 4: Cumulative Occupant Loading & Exiting - 2nd Floor. Appeal Granted as Proposed

• 2901.1 (Table 29-A)

This is an affordable housing project, with limited space and a desire to provide as many amenities for its users as possible. The Outdoor and Indoor Play Areas and the Community room are examples of the Project's commitment to providing such amenities. As such, providing the amount of plumbing fixtures normally required for these spaces would be result in a large reduction in useable "amenity" floor space. Given that each tenant, the primary occupants of these spaces, have access to private unit restroom facilities. Appeal Granted as Proposed

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14th and Raleigh **Apartments**

215198

NW 14th Avenue & Raleigh Street Portland, OR 97209

SHEET TITLE:

CODE INFORMATION

DRAWN BY: DATE ISSUED: REVISIONS - CONSTRUCTION SET 17 ASI 015

A.N.S.I. TYPE A OR B DWELLING UNIT FIXTURE MOUNTING HEIGHTS, IF THEY OCCUR ON THIS

CONFORMANCE TO FIXTURE MOUNTING HEIGHT REQUIREMENTS ARE APPLICABLE IN ANY PUBLIC

PROVIDE GYPSUM BOARD WRAP BEHIND FIXTURES AT WALLS DESIGNATED ON FLOOR PLANS AS

ACCESSIBLE FIXTURES REQUIRE A CLEAR FLOOR SPACE CONTIGUOUS OR OVERLAPPING THE

EXCEED 1/2" DIA. MAXIMUM; FLOOR SLOPE DOES NOT EXCEED 2% IN ANY DIRECTION; AND THE

ACCESSIBLE ROUTE. FLOOR DRAINS SHOULD NOT BE PLACED IN THIS CLEAR FLOOR SPACE.

EXCEPTION: DRAINS MAY RESIDE IN CLEAR FLOOR SPACE PROVIDED DRAIN HOLES DO NOT

VERIFY ACCESSORY SIZE WITH MANUFACTURER TO ENSURE CONFORMANCE WITH REQUIRED

PROVIDE CODE-COMPLIANT BLOCKING WITHIN WALLS AS REQUIRED FOR PROPOSED AND

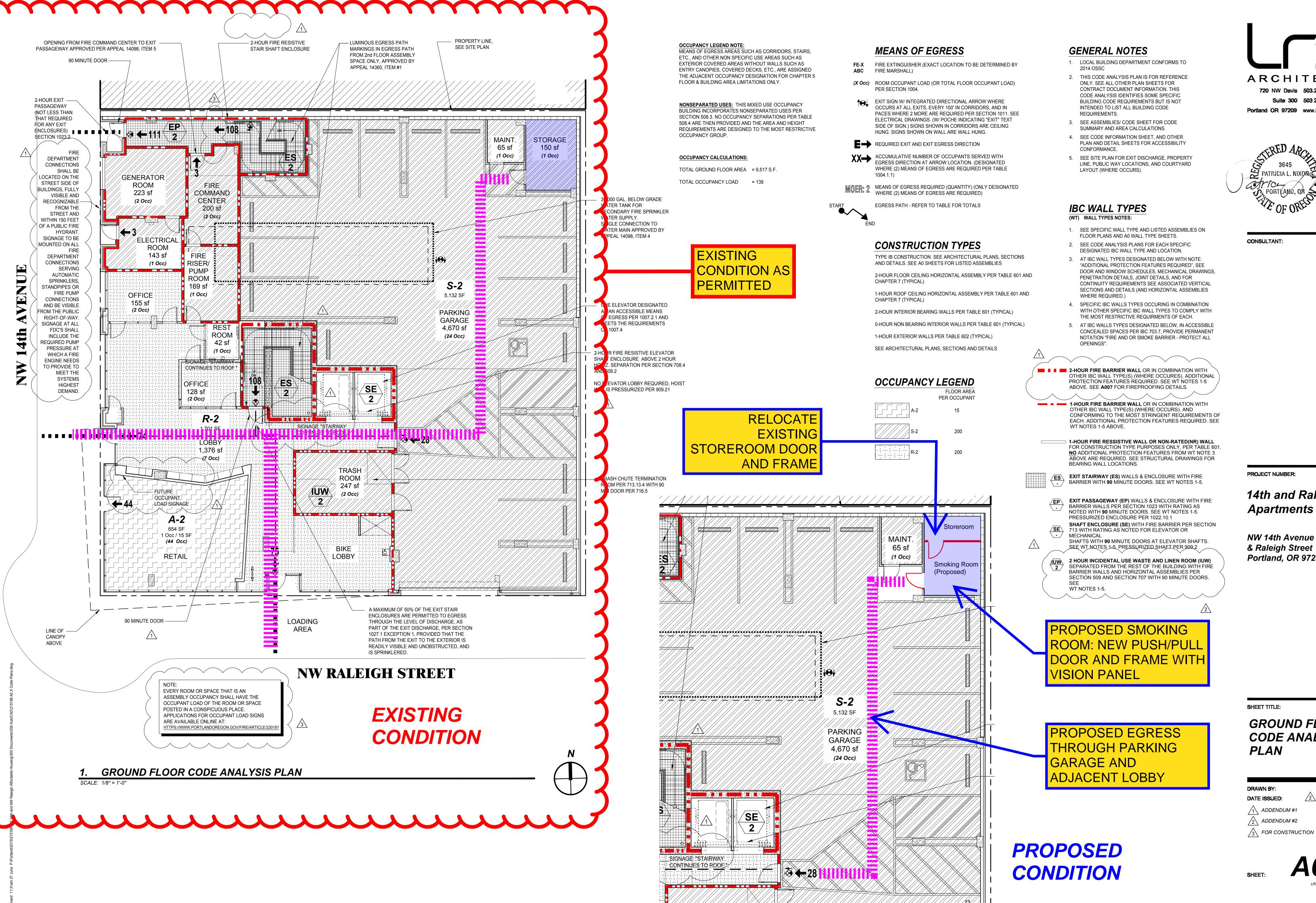
AREA OR EMPLOYEE WORK AREA MORE THAN 1000 SF, AS THEY OCCUR PER PROJECT.

FUTURE ACCESSORIES AND GRAB BARS MOUNTING FIXTURES.

ELEVATION CHANGE AT THE DRAIN LIP DOES NOT EXCEED 1/8".

MOUNTING HEIGHTS.

OPENING-PROTECTED WALLS



GROUND FLOOR CODE ANALYSIS PLAN

SHEET TITLE:

ARCHITECTS

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DATE ISSUED: $/_1$ ADDENDUM #1 /2\ ADDENDUM #2

/3 FOR CONSTRUCTION

01.11.2017

04.12.2017

04.21.2017

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