



Building Permit Application

City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7310 • TTY 503-823-6868 • www.portlandoregon.gov/bds

Type of work

- ☐ New construction ☐ Addition/alteration/replacement
☐ Demolition ☒ Other:

Category of construction

- ☐ 1 & 2 family dwelling ☒ Commercial/industrial ☐ Accessory building
☐ Multifamily ☐ Master builder ☐ Other:

Job site information and location

Job no.: Job address: 408 SE 6th Ave
 City/State/ZIP: Portland OR 97214
 Suite/bldg./apt. no.: Project name: Bulkhead Winery
 Cross street/directions to job site: @ SE Oak St

Subdivision: Lot no. Tax map/parcel no.

Description of work

Relocate seating areas, per Fire Marshal request.
 New interior bicycle parking area (not required)
 No construction requiring building permit.
 No exterior work. No ~~change~~ increase to
 Provide RS Permit no. Seating areas SF or occupancy

☒ Property owner ☐ Tenant

Name: Triquan LLC E-mail:
 Address: 1532 SW Morrison St
 City/State/ZIP: Portland OR 97205.
 Phone: 503-228-0033 FAX:

Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.

Owner signature: Date:

Contractor

Business name: E-mail:
 Address:
 City/State/ZIP:
 Phone: FAX:
 CCB lic. no.

Authorized signature: _____

Print name: Date:

☒ Applicant ☒ Contact Person

Business name: Lorraine Guthrie Architect, Inc
 Contact name: Lorraine Guthrie
 Address: 2748 SW Patton Ct
 City/State/ZIP: Portland OR 97201
 Phone: 503-804-5725 FAX:
 E-mail: architect@lorraineguthrie.com
 Authorized signature:
 Print name: Lorraine Guthrie Date: 7/17/2014

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

Office Use Only

Permit no:
 Date received:
 By:

Required Data: One and Two Family Dwelling

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	
Number of bedrooms:	
Number of bathrooms:	
Total number of floors:	
New dwelling area:	square feet
Garage/carport area:	square feet
Covered porch area:	square feet
Deck area:	square feet
Other structure area:	square feet

Required Data: Commercial Use

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	\$0
Existing building area:	7,840 square feet
New building area:	no change square feet
Number of stories:	1 + new
Type of construction:	V-B
Occupancy groups	
Existing:	F-2
New:	F-2

Notice

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed.

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.

I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. _____ (initials)

Building Permit Fees*

Please refer to fee schedule

Fees due upon application	
Amount received	
Date received	

Residential Combo permit subcontractor submittals only can be faxed to 503-823-7693 or e-mailed to BDSSublabels@portlandoregon.gov.

BUILDING CODE SUMMARY - continued

Area and Height
Construction Type: V-B, no sprinklers
No. of Stories allowed: 2
No. of existing stories: 1 plus mezzanine
Building Area allowed: 13,000 SF
Building Area existing: 7,840 SF no new building area
Allowable height: 40 feet
Existing height: 22 feet

Occupancy Separations

An automatic fire alarm system with manual pull stations and a smoke detection system shall be installed throughout the building in lieu of occupancy separations. OSSC 508.1, par 4.2.

Fire Resistive Requirements

Structural frame	hour rating
Walls:	0
Bearing, exterior	0
Bearing, interior	0
Non-bearing, exterior	1 if <10' fire sep distance 0 if >10' fire sep distance
Non-bearing, interior	Per original permit drawings, existing property line walls are constructed of "No 80 Haydite", a shale aggregate CMU. Per OSSC 720.1(2), 8" thickness is 4 hr fire resistance.
Floor construction	0
Roof construction	0

Opening protection

Exterior doors & windows openings not permitted <5' fire sep distance

Fire Protection

Fire sprinklers are not required. OSSC 903.
Fire sprinklers are not provided.

At Class 1 exhaust hood shall provide approved automatic fire-extinguishing system. OSSC 904.
Automatic fire-extinguishing system shall be provided at Class 1 hood.

Fire Alarm System

An automatic fire alarm system with manual pull stations and a smoke detection system shall be installed throughout the building in lieu of occupancy separations. OSSC 508.1, par 4.2.

Egress

Minimum egress width	stairs	0.3' x 49 = 15"
	other components	0.2' x 251 = 50"
Minimum allowable stair width	36" if occ load <50	
	44" if occ load >49	

Stairs maximum 7" risers, minimum 11" treads.
Exit doors to swing in direction of travel for occupant load >49.
Panic hardware not required.
Exits shall be placed a distance apart equal to not less than 1/2 of the length of the maximum overall diagonal dimension of the building or area to be served.

Means of Egress Illumination

The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface. OSSC 1006.1 & 1006.2

In the event of power supply failure, an emergency electrical system shall automatically illuminate unenclosed egress stairways, corridors, exit enclosures, exit passageways and exterior landings. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries. The initial illumination level shall be at least an average of 1 foot-candle and a minimum at any point of 0.1 foot-candle measured along the path of egress at floor level. OSSC 1006.3 & 1006.4

Exit access

Common path of egress travel	75'
Exit travel distance	F-2 300' without sprinkler system B 200' without sprinkler system

Plumbing Fixtures

Group F, 2,000 sf per occupant

required	male WC/urinal	female WC
provided	2	2
	1+1	2
required	male lav	female lav
provided	1	2
required	shower	
provided	0 - no excessive heat or skin contamination with irritating materials	
	1	

BUILDING CODE SUMMARY - continued

Occupancy	occ group	use	floor area	load factor	occ load
Prior Occupancy (permitted 2002)	B	1st floor office	1,476 sf	1:100 g	15
	B	conference room	198 sf	1:15 n	14
	F-1	industrial	6,059 sf	1:100 g	61
	B	mezzanine office	1,440 sf	1:100 g	15
	F-1	mezzanine mech	584 sf	1:300 g	2
total occupant load					107 occ
Existing Occupancy (permitted 2013)	F-2	winery operations	5,449 sf	1:100 g	55
	F-2	tasting room	694 sf	1:7 n	99
	F-2	tasting room	511 sf	1:15 n	34
	F-2	commercial kitchen	896 sf	1:200 g	5
	F-2	mezzanine office	622 sf	1:100 g	7
	F-2	mezz tasting room	104 sf	1:5 n	21
	F-2	mezz service area	377 sf	1:15 n	26
	F-2	mezz service area	268 sf	1:200 g	2
	F-2	mezzanine mech	596 sf	1:300 g	2
total occupant load					251 occ
Net increase in number of occupants since 2002 permit					144 occ
Proposed Occupancy	F-2	winery operations	5,309 sf	1:100 g	53
	F-2	bicycle parking	143 sf	1:100 g	2
	F-2	tasting room	694 sf	1:7 n	99
	F-2	tasting room	511 sf	1:15 n	34
	F-2	commercial kitchen	896 sf	1:200 g	5
	F-2	mezzanine office	622 sf	1:100 g	7
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total occupant load					251 occ

BUILDING CODE SUMMARY

Jurisdiction	City of Portland
Governing Codes	
Building	2010 Oregon Structural Specialty Code
Energy	2010 Oregon Energy Efficiency Specialty Code
Mechanical	2010 Oregon Mechanical Specialty Code
Plumbing	2011 Oregon Plumbing Specialty Code
Electrical	2011 Oregon Electrical Specialty Code
Fire	2007 Portland Fire Code

SCOPE OF WORK

Construction work on this building was completed under permit 13-196351-CO. This permit is to relocate 420 sf of seating area within the building and to provide additional indoor bicycle parking. Refer to the occupancy diagram for revisions.
NO EXTERIOR WORK.
NO CONSTRUCTION REQUIRING A BUILDING PERMIT.
NO INCREASE OF SEATING AREA OR OCCUPANTS.

The primary commercial purpose of this facility is to process grapes or other fruit products to produce wine or cider having a 16% or less alcohol content by volume, including all areas used for the production, storage, distribution and sale of such wine or cider, including crushing, fermenting in wood or steel barrels, blending, aging, bottling, warehousing, shipping and tasting rooms with an occupant load of 299 or less and retailing of wine, cider, and incidental items related to wine and cider and all associated administrative functions.

INDICATES REVISIONS TO PERMIT 13-196351-CO

SITE SUMMARY

404 SE 6th Avenue, Portland OR 97214

R150242
Portland Block 142, Lot 1&2

Lot size: 10,000 SF
Existing building footprint: 8,200 SF
Existing parking lot area: 1,800 SF
No change in building area or impermeable surface area.

ZONING

IG-1 General Industrial 1

PARKING

Minimum parking: Parking is not required. Site is less than 500' from a transit street with 20-min peak hour service. Tri-met Bus 6.
Maximum parking: 1 per 500 sf of floor area = 16

BICYCLE PARKING

Short term: none required for manufacturing and production, 2 req'd for retail.
Long term: 3
Bike parking provided under permit 13-196-351-CO

SHEET INDEX

A1.0 COVER SHEET, SITE AND ROOF PLAN
CODE INFORMATION, EGRESS DIAGRAMS

A2.1 1ST FLOOR PLAN

PROJECT TEAM

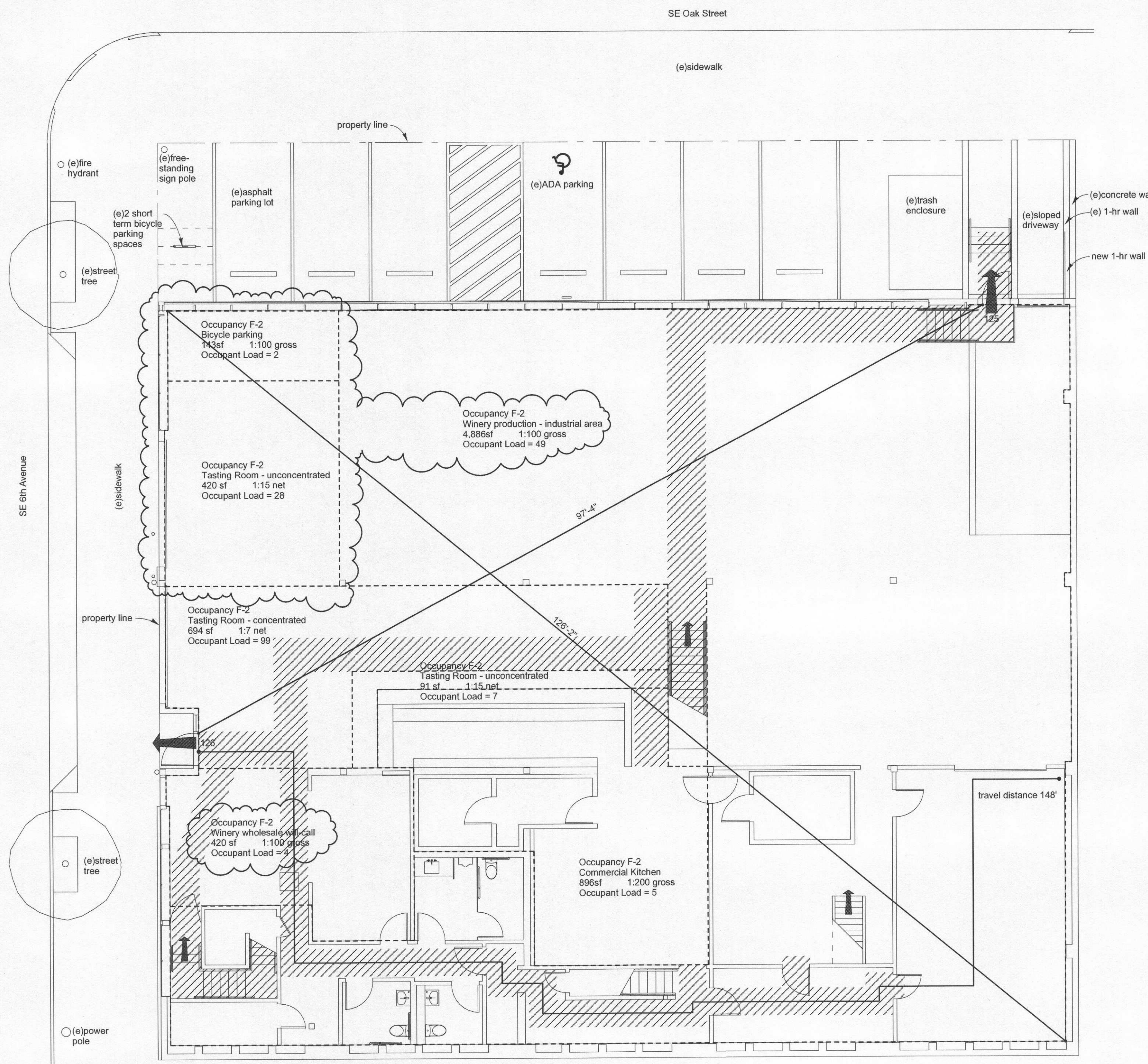
OWNER:
Triquan LLC
1532 SW Morrison Street, Suite 100
Portland OR 97205
Contact: Robert Sacks, 503.228.0033

ARCHITECT:
Lorraine Guthrie Architect, Inc.
2748 SW Patton Court, Portland OR 97201
Contact: Lorraine Guthrie, 503.804.5725 architect@lorraineguthrie.com

City of Portland
Bureau of
Development Services
By *[Signature]* Date *7/17/14*
Approved by
Planning and Zoning Review



LOCATION MAP



1 SITE, OCCUPANCY & EGRESS PLAN - 1ST FLOOR

1/8" = 1'-0"

PERMIT SET

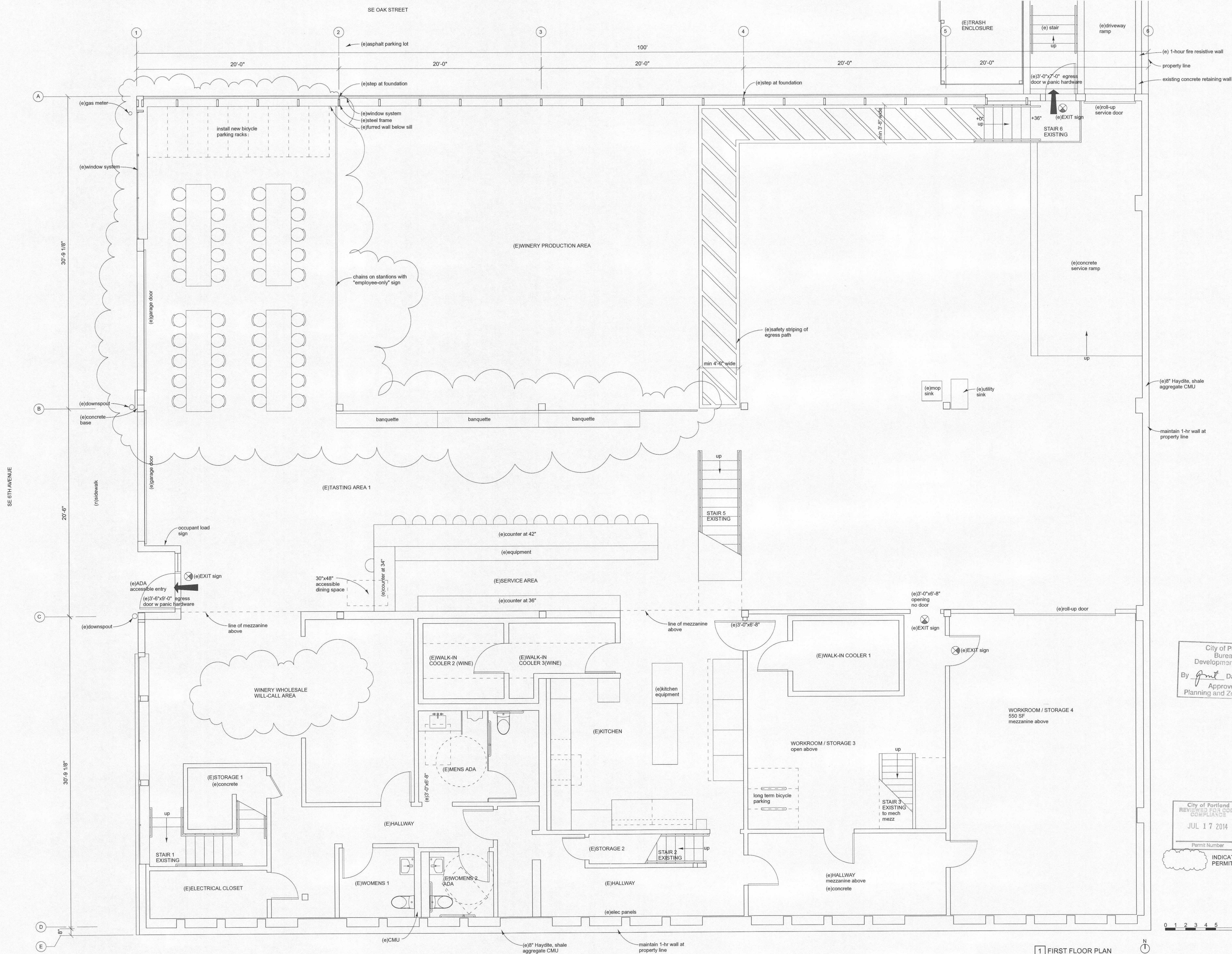
Contractor: Algonquin Construction, 1532 SW Morrison Street, Portland OR 97205 503.228.0033
Architect: Lorraine Guthrie Architect, Inc. 2748 SW Patton Court, Portland, OR 97201 503.804.5725
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REGISTERED ARCHITECT
LORRAINE GUTHRIE
PORTLAND, OR
STATE OF OREGON

18 July 2014

Cover Sheet
Site & Occupancy Plan
Code Summary

A 1.0



City of Portland
Bureau of
Development Services

By Jmt Date 7/17/14

Approved by
Planning and Zoning Review

City of Portland
REVIEWED FOR CODE
COMPLIANCE
JUL 17 2014
Permit Number

INDICATES REVISIONS TO
PERMIT 13-196351-CO

0 1 2 3 4 5 1

1 FIRST FLOOR PLAN

Contractor: Agniquin Construction, 1532 SW Morrison Street, Portland, OR 97205 503.228.0033
Architect: Lorraine Guthrie Architect, Inc., 2748 SW Patton Court, Portland, OR 97201 503.804.5725
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REGISTERED ARCHITECT
LORRAINE GUTHRIE
Lorraine Guthrie
PORTLAND, OR
STATE OF OREGON

PERMIT SET

18 JUN 1997

First Floor
1/4"

A 2