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PERMIT SET

REVISION 02 - November 11, 2016
REVISION 05 - November 29, 2017



Loud Lab

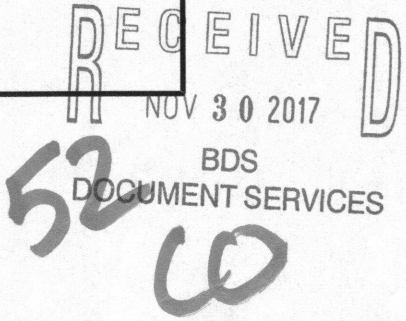
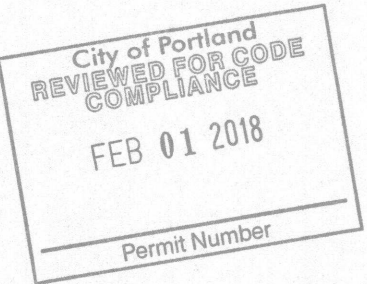
Project Number: 16011.1

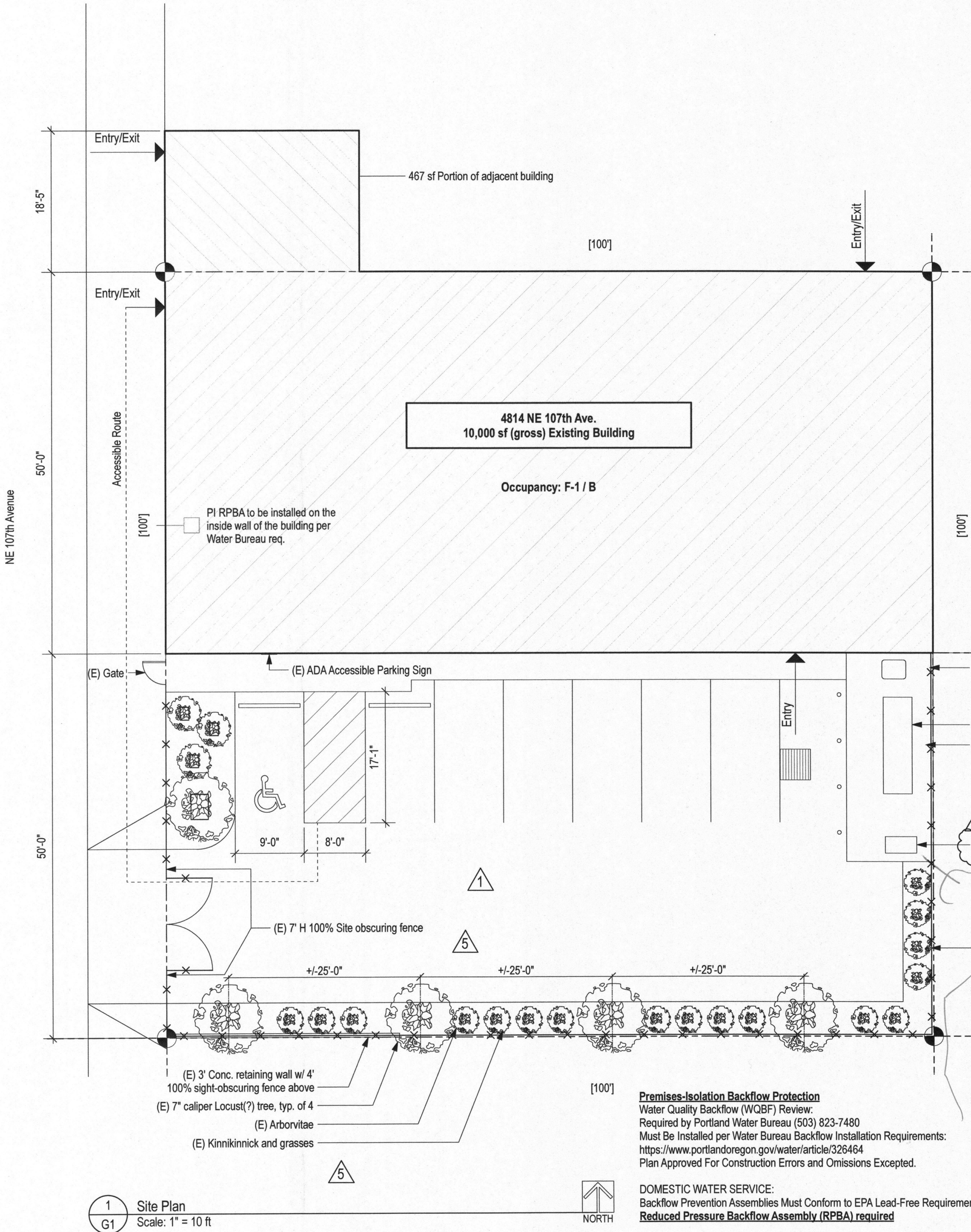
PROJECT DESCRIPTION

9,824 (net) sf Tenant improvement to create a butane marijuana extraction facility within a building with existing B occupancy. OCCUPANCY CHANGE FROM B TO F-1
REV-01-CO
•Relocate Trash Room to Room 107
•Add 1-Hour CO2 Extraction room
•Add Mixing Room (operation of a 45L Vitalis CO2 extraction machine)
The butane extraction process and amount of hazardous materials are identified in the Hazardous Materials and Process Technical Opinion Report written by Miller Safety and Health Consulting, LLC.

PROJECT DIRECTORY

LOCATION	4814 NE 107th Ave. Portland, OR 97220	CONTRACTOR	TBD
OWNER	Eric Shoemaker 4814 NE 107th Ave. Portland, OR 97220 (503) 866-0181 ers@traskgroup.com	MECHANICAL	-
LANDLORD	JEMA Bitar Properties 9828 E Burnside St., #200 Portland, OR 97216 (503) 254-3080	ELECTRICAL	-
ARCHITECT	Dominek Architecture, LLC Gabe Dominek, Principal 2246 E Burnside St., #A Portland, OR 97214 TEL: 503.3806.6143 gabe@dominekarch.com	PLUMBING	-
STRUCTURAL	N/A	FIRE SUPP.	-





1 Site Plan
Scale: 1" = 10 ft

City of Portland
Bureau of
Development Services
By *[Signature]* Date *3/28*
Approved by
Planning and Zoning Review

Exterior display or
storage prohibited.

Premises Isolation Backflow Protection
Water Quality Backflow (WQBF) Review:
Required by Portland Water Bureau (503) 823-7480
Must Be Installed per Water Bureau Backflow Installation Requirements:
<https://www.portlandoregon.gov/water/article/328484>
Plan Approved For Construction Errors and Omissions Excepted.

DOMESTIC WATER SERVICE:
Backflow Prevention Assemblies Must Conform to EPA Lead-Free Requirements
Reduced Pressure Backflow Assembly (RPBA) required

Assemblies Approved To Be Installed Inside Buildings Or Structures:
The installation must be located on the immediate inside wall of the structure, on the centerline of the city water service. Where applicable, foundations and/or footings must be engineered so that water piping can be sleeved appropriately to accommodate required assembly clearances. Piping shall be sleeved compliant with Fire Code NFPA 13 - 9.3.4 and/or Plumbing Code 313.9. **Additional critical elevations and accessibility clearances are provided in the document "Backflow Assembly Installation Requirements."**

If service enters building greater than 5' AFF the assembly must be dropped down to be at 5' AFF to top of assembly body. If service enters building at less than 1' AFF the assembly must be raised to be at 1' AFF to bottom of assembly body.

Installation of a premise-isolation backflow assembly will create a closed system and may result in problems associated with thermal expansion. Installer responsible for making provisions for thermal expansion.

City of Portland
REVIEWED FOR CODE
COMPLIANCE
FEB 01 2018
Permit Number

CODE ANALYSIS

CODE	2014 Oregon Structural Specialty Code		
JURISDICTION	City of Portland		
CONSTRUCTION TYPE	Type III-B		
OCCUPANCY TYPE	F-1 / B		
MAXIMUM ALLOWABLE HEIGHT / AREA (per 2014 OSSC Table 503)	F-1 / B		
MAXIMUM ALLOWABLE HEIGHT (504.2)	60' / 2 Stories		
MAXIMUM ALLOWABLE AREA (per Story) (506.3)	25,500 SF		
OCCUANCY / BUILDING SEPERATION	Seperated Occupancies		
REQUIRED SEPERATION [TABLE 508.4]	None	N/A	
EXISTING BUILDING HEIGHT	BUILDING ± 30'-0" / 2 Stories		
EXISTING BUILDING AREA BY FLOOR - GROSS			
GROUND FLOOR	5,000 SF		
SECOND FLOOR	5,000 SF		
TOTAL EXISTING BUILDING AREA	10,000 SF		
FIRE-RESISTIVE REQ., TYPES OF CONST. (IBC: TABLE 601)	BUILDING ELEMENT	TYPE V-B REQ.	PROVIDED [EXISTING]
	PRIMARY STRUCTURAL FRAME	0	0
	BEARING WALLS - EXTERIOR	0	0
	BEARING WALLS - INTERIOR	0	0
	NONBEARING WALLS + PART. - EXT.	0	0
	NONBEARING WALLS + PART. - INT.	0	0
	ROOFS (roof, beams & joists)	0	0
SEISMIC	Proposal is for a partial change of occupancy from B to F1. This is a reduction in hazard level therefore seismic upgrades are not triggered. Occupant Load approximately same as on 10/01/2004. Seismic upgrades not triggered.		
APPEALS	#13599		
	#14153		

ZONING CODE ANALYSIS

CODE	Portland City Charter, Title 33 Planning & Zoning
ADDRESS	4814 NE 107th Avenue, Portland, OR 97220
TAX LOT NUMBER(S)	R235029
TAX ROLL	PARKROSE & RPLT, BLOCK 5, LOT 5&6
BASE ZONE	CG - General Commercial
OVERLAY(S)	h, x
PLAN DISTRICT	N/A
BUILDING AREA - GROSS	10,000 SF
YEAR BUILT	1949

FIRE CODE ANALYSIS

CODE	2014 Oregon Fire Code
SPRINKLER SYSTEM	Existing Sprinkler System provided throughout building ³
SMOKE DETECTION	Smoke Detection System not required per 907.2.4; does not meet subsec. 2
ALARM ⁴	Fire Alarm required per OFC 903.4, all sprinkler systems shall be electrically supervised by a listed fire alarm control unit and centrally monitored.

See 3rd Party Engineering Report by "By Design Engineering, Hazardous Material Process Technology Opinion Report by Miller Safety & Health Consulting, LLC" and equipment specifications.

FIRE CODE NOTES

1. Separate permits shall be obtained from the Fire Marshal's Office for all work relating to the Fire Sprinkler System, Fire Alarm system, or any other work required by the Fire Marshal and not listed here.
2. Building shall have an approved address numbers plainly legible and visible from the street facing facade (NE 107th); Numbers will be min. 4" h. w/ min. stroke of 1/2"; mount above entry door.
3. 4814 NE 107th Ave building is equipped throughout with a Fire Sprinkler System.
4. Sprinkler systems shall be electronically supervised by a listed fire alarm control unit in accordance with 903.4; new work associated with any upgrades to the existing fire sprinkler and/or fire alarm system is required to obtain a separate permit through the Fire Marshal's Office (ref. Item #1).
5. No hazardous materials as defined by the Oregon Fire Code are associated with the proposal. No plant oil extraction is associated with this proposal. No additional or enhanced security measures will be used that will hinder Fire Department access.
6. NOT USED
7. All fire protection permits shall be applied for as separate permits to be obtained from the Fire Marshall's office (1300 SE Gideon St.) prior to the installation of the following: Stationary generators and hazardous material tanks and related equipment.

SEPARATE PERMITS

1. Fire Sprinkler Permit (including any modifications or upgrades to existing system)
2. Fire Alarm - Sprinkler System to be electronically supervised by a listed fire alarm control unit
3. Process piping for hazardous materials to be under Mechanical Permit 16-212167 - MT

PLUMBING FIXTURE CALCULATION

Occupancy/Area	Occ. Calc.	Occ. Load	Water Closets			Lavatories			Required Totals		Provided		1: 2: 3:
			Ratio	Male	Female	Ratio	Male	Female	Water Closets	Lavatories	Water Closets	Lavatories	
F1 / 1,507 sf	1/100	15.07	7.54	7.54	1/100	.075	.075	1/100	.075	.085	Male 2 (1.66)	Male 2 (1.07)	
B / 7,879 sf	1/100	78.79	39.4	39.4	1/25	1.58	1.58	1/40	.985	.985	Female 2 (1.66)	Female 2 (1.07)	Male 6 Female 2
S1 / 438 sf	1/300	1.46	0.73	0.73	1/100	.007	.007	1/100	.007	.007	Unisex 0	Unisex 0	Male 2 Unisex 0

BUILDING SUMMARY

SPACE	OCCUPANCY TYPE	AREA [SF]	TOTAL OCCUPANTS
First Floor			
Business	B [1:100]	2,049 SF	25
Business	B [1:300]	235 SF	2
Factory	F-1 [1:100]	2,198 SF	24
Factory	F-1 [1:300]	363 SF	2
Second Floor			
Business	B [1:100]	3,941 SF	39
Business	B [1:15]	423 SF	28
TOTALS		9,209 SF	120

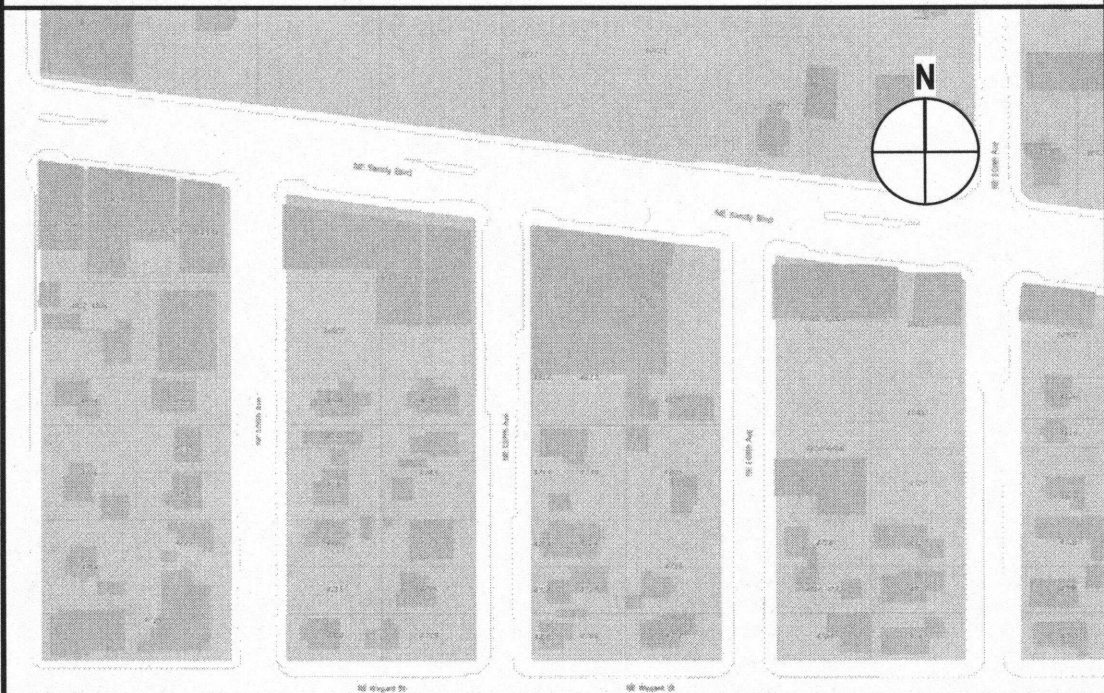
Fire separations have been provided in accordance with 2014 OSSC Table 508.4

F-1 to B: No Separation Required

Occupant Load approximately same as in 2004, therefore seismic upgrades are not triggered.

*Reference Floor Plans for occupant calculations

LOCATION MAP



DRAWING INDEX

ARCHITECTURAL

- G1 Site Plan + Code Summary
- G2 First Floor Egress / Occupancy Plan
- G3 Existing Floor Plans + Second Floor Egress / Occupancy Plan
- G4 Door Schedule
- A1 First Floor Plan
- A2 Second Floor Plan
- A6 First Floor RCP
- A8 Details

ADA UPGRADES

2014 OSSC 3411.7 / ORS 447.241

ADA 25% UPGRADE HEIRARCHY

- A. Parking
- B. An accessible entrance;
- C. An accessible route to the altered area;
- D. At least one accessible restroom for each sex or a single unisex restroom;
- E. Accessible telephones;
- F. Accessible drinking fountains;
- G. When possible, additional accessible elements such as storage and alarms.

ADA 25% UPGRADE SUMMARY

- A. Compliant ADA parking exists;
- B. Cost to make existing main entry accessible would exceed 25% of construction valuation;
- C. New ADA lever-type hardware on existing and new doors;
- D. No change to restrooms
- E. No change to telephones
- F. Alter existing 1st floor break room sink to be compliant.

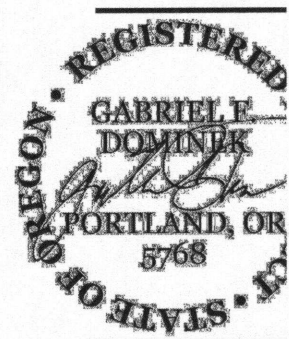
2. Total valuation of ADA upgrades: >\$11,000

ENERGY REQUIREMENTS

2014 OEESC

1. No changes to existing exterior envelope; upgrades not required per 2014 OEESC 101.4.2
2. No increase to heating/cooling load of existing building.
3. New ventilation, temperature control, extraction machinery, back-up power system and a suspended air handling unit

DONNEKARCHITECTURE, LLC



Loud Lab
JOB NO: 16011.1

REVISIONS:	DATE	ISSUE	DATE	ISSUE
	08.17.2016		11.23.2017	
	11.11.2016		12.26.2017	

Permit Set

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Code Summary & Site Plan

DRAWING:

SHEET NO.:

G1

EGRESS PLAN KEY

Common Path of Travel / Travel Distance (as labeled)

1-HOUR Rated Assembly

Smoke Tight Assembly (Walls to extend from the top of floor surface to the ceiling above.)

Exit Sign Per Electrical (Design Build)

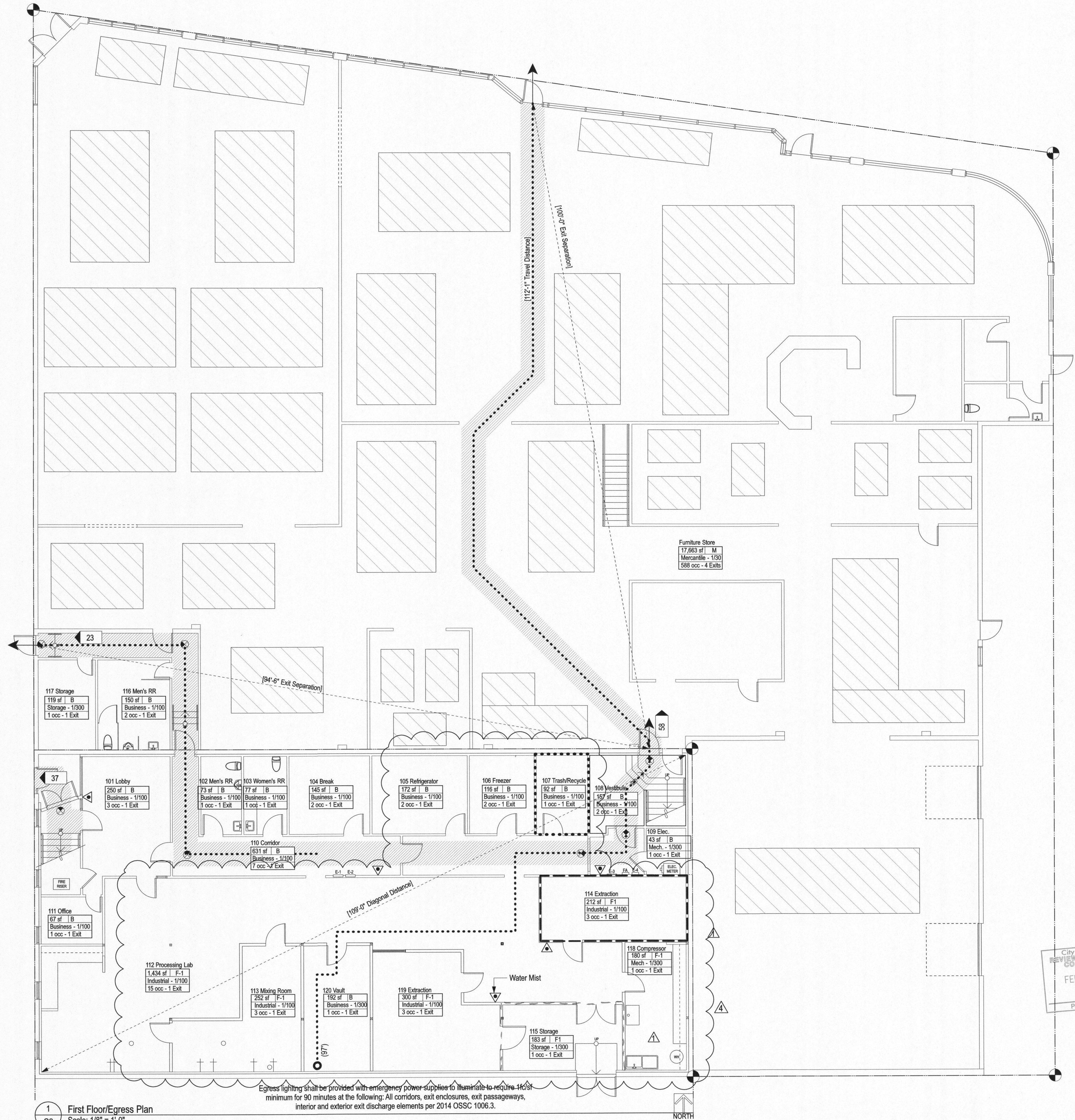
Exit showing Cumulative Load at Exit

Fire Extinguisher (2A10BC)

Illuminated Path of Egress, Ref. Notes

Notes

- Areas are calculated as Net Floor Area from Inside Face of Building Envelope and exclude Shafts and Courts
- Provide 20-min Fire-Rated Doors in all Fire Rated Assemblies (where applicable), ref. General Notes for additional door information.
- All Exit Signs, Egress & Emergency Lighting per Design-Build Contractor
- Egress lighting shall be provided with emergency power supplies to illuminate to require 1fc/sf minimum for 90 minutes at the following: All corridors, exit enclosures, exit passageways, interior and exterior exit discharge elements per 2014 OSSC 1006.3.



1 First Floor/Egress Plan
G2 Scale: 1/8" = 1'-0"

Egress lighting shall be provided with emergency power supplies to illuminate to require 1fc/sf minimum for 90 minutes at the following: All corridors, exit enclosures, exit passageways, interior and exterior exit discharge elements per 2014 OSSC 1006.3.

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5768

Loud Lab
JOB NO: 16011-1

4814 NE 107th Ave., Portland Oregon 97220

REVISIONS:	DATE	ISSUE
	08.17.2016	
	11.11.2016	
	12.28.2016	
	07.20.2017	Revision 4

Permit Set

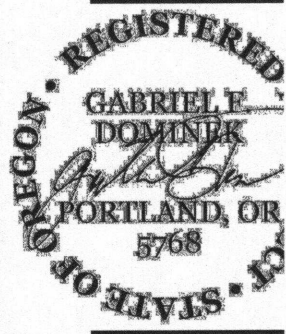
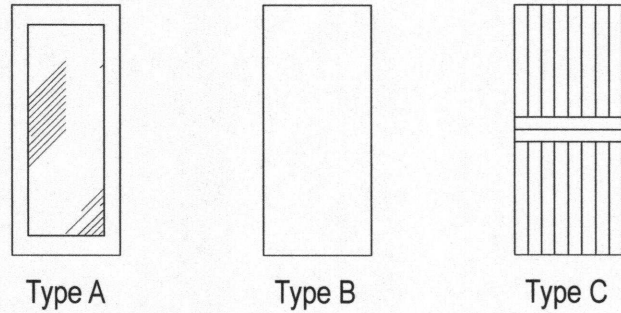
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City of Portland
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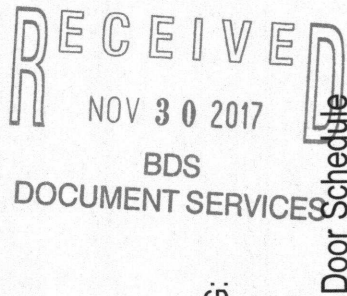
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Egress / Occupancy Plan
SHEET NO.:

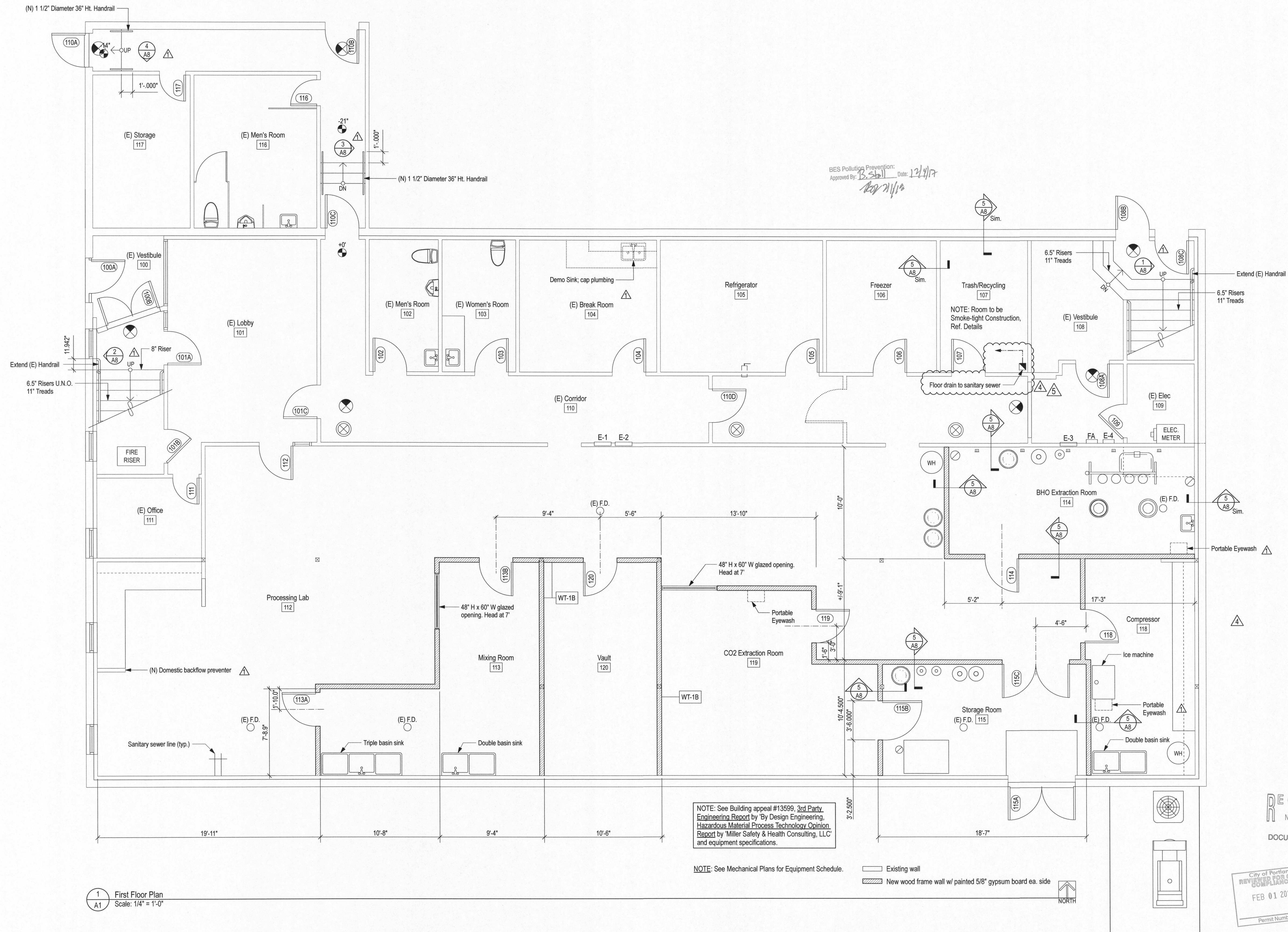
G2

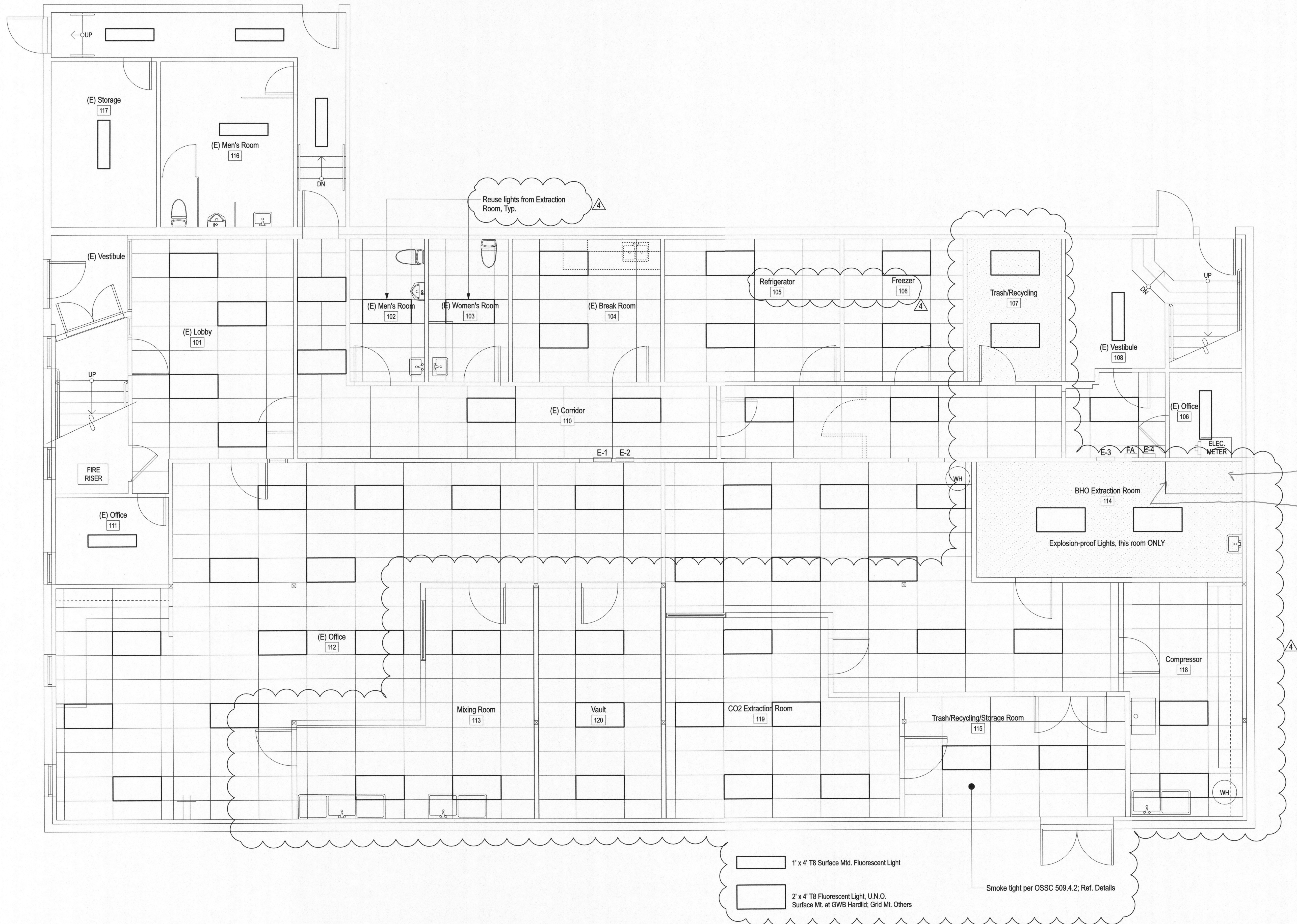
DOOR SCHEDULE											Hardware Schedule	
No.	Location	Size	Door Type	Door Mat'l	Door Finish	Frame Mat'l	Frame Finish	Hardware	Remarks		Door & Hardware Notes:	
Ground Floor	XST 100A (E) Vestibule	3'-0" x 7'-0"	C	-	-	-	-	XST HW1	XST Mtl. Security Gate w/ Deadbolt		HW1 - Entry Lock (thumbatch) w/ Egress Latch, Schlage (OR APPROVED ALT.), Finish TBD, provide signage above door "THIS DOOR TO REMAIN UNLOCKED WHEN BUSINESS IS OCCUPIED", white letters on black background, 1" high min. HW2 - Restroom Privacy latch w/ Occ. Indicator, Schlage (OR APPROVED ALT.), Finish TBD [Upgrade Existing Hardware] HW3 - Office Latch w/ Egress lever, Schlage (OR APPROVED ALT.), Finish TBD HW4 - Passage Latch w/ Egress lever both sides, Schlage (OR APPROVED ALT.), Finish TBD	1) All doors to have ADA compliant hardware & thresholds, U.N.O. 2) All hardware to be coordinated with Owner's Security Plan Document / Access Control System Contractor 3) Provide code required signage at doors throughout - confirm w/ Architect 4) All doors equipped with Access Control Hardware shall be openable from the egress side without use of key or special knowledge 5) Provide door stops at all doors unless otherwise required, finish t/m hardware group; exterior grade as nec.; submit to Architect for Approval 6) XST = Existing
	XST 100B (E) Vestibule	Pair 2'-6" x 7'-0"	A	-	-	-	-	XST HW1	XST ADA Panic HW			
	XST 101A (E) Lobby	3'-0" x 7'-0"	A	-	-	-	-	XST HW1	XST Lever w/ Deadbolt			
	XST 101B (E) Lobby	3'-0" x 7'-0"	B	-	-	-	-	XST HW4	-			
	XST 101C (E) Lobby	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Code			
	XST 102 (E) Men's Room	3'-0" x 7'-0"	B	-	-	-	-	HW2	-			
	XST 103 (E) Women's Room	3'-0" x 7'-0"	B	-	-	-	-	HW2	-			
	XST 104 (E) Break Room	3'-0" x 7'-0"	B	-	-	-	-	HW4	-			
	XST 105 (E) Office	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Code			
	XST 106 (E) Office	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Code			
	XST 107 (E) Office	3'-0" x 7'-0"	B	-	-	-	-	HW3	Door w/ Closer & Code; 20 Min.			
	XST 108A (E) Vestibule	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Code & Deadbolt			
	XST 108B (E) Vestibule	3'-0" x 7'-0"	B	-	-	-	-	XST Push	XST 3 Hr Door w/ XST ADA Panic HW			
	XST 108C (E) Vestibule	3'-0" x 7'-0"	B	-	-	-	-	XST Lock	XST 3 Hr Door			
	XST 109 (E) Elec.	3'-0" x 7'-0"	B	-	-	-	-	XST HW4	-			
	XST 110A (E) Corridor	3'-0" x 7'-0"	B	-	-	-	-	XST Push	XST ADA Panic HW			
	XST 110B DEMO											
	XST 110C (E) Corridor	3'-0" x 7'-0"	B	-	-	-	-	XST Push	XST 3 Hr Door w/ XST ADA Panic HW			
	XST 110D (E) Corridor	3'-0" x 7'-0"	B	-	-	-	-	HW4	-			
	XST 110E (E) Corridor	3'-0" x 7'-0"	B	-	-	-	-	HW4	-			
	XST 111 (E) Office	2'-4" x 7'-0"	B	-	-	-	-	XST HW3	-			
	XST 112 (E) Office	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Code			
	113A Mixing Room	3'-0" x 7'-0"	B	-	-	-	-	HW3				
	113B Mixing Room	3'-0" x 7'-0"	B	-	-	-	-	HW3				
	114 BOH Extraction Room	3'-0" x 7'-0"	B	-	-	-	-	HW3	Replace XST door + frame w/ new; 20 Min.			
	XST 115A Storage Room	Pair 3'-0" x 7'-0"	B	-	-	-	-	HW1	Replace XST HW w/ New ADA Panic HW			
	115B Storage Room	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	Door w/ Closer & Code; Add Plate; 20 Min.			
	115C Storage Room	Pair 3'-0" x 7'-0"	B	-	-	-	-	HW3	Door w/ Closer & Code; Add Plate; 20 Min.			
Second Floor	XST 116 (E) Men's Room	2'-4" x 7'-0"	B	-	-	-	-	HW2	-			
	XST 117 (E) Storage	2'-4" x 7'-0"	B	-	-	-	-	HW3	-			
	118 Compressor Room	3'-0" x 7'-0"	B	-	-	-	-	HW3	-			
	119 CO2 Extracton Room	3'-0" x 7'-0"	B	-	-	-	-	HW3	-			
	120 Vault	3'-0" x 7'-0"	B	-	-	-	-	HW3	-			
	XST 200 (E) Office	3'-0" x 7'-0"	B	-	-	-	-	HW3	-			
	XST 201 (E) Office	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Lock			
	XST 202 (E) Office	3'-0" x 7'-0"	B	-	-	-	-	HW3	Add Code / Lever			
	XST 203 (E) Office	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	-			
	XST 204 (E) Office	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Code			
	XST 205A (E) Office	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Code			
	XST 205B (E) Office	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Code			
	XST 207A (E) Corridor	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Code			
	XST 207B (E) Corridor	4'-2" x 7'-0"	B	-	-	-	-	HW4	-			
	XST 208A (E) Corridor	4'-2" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Code			
	XST 208B (E) Corridor	3'-0" x 7'-0"	B	-	-	-	-	HW4	-			
	XST 209A (E) Conference	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Code & Deadbolt			
	XST 209B (E) Conference	3'-0" x 7'-0"	B	-	-	-	-	HW3	XST Deadbolt			
	XST 210 (E) Office	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Lock			
	XST 211A (E) Conference	3'-0" x 7'-0"	B	-	-	-	-	XST HW3	XST Lever w/ Code			
	XST 211B (E) Conference	3'-0" x 7'-0"	B	-	-	-	-	HW3	-			
	XST 212 (E) Storage	3'-0" x 7'-0"	B	-	-	-	-	HW3	-			
	XST 213 (E) Office	3'-0" x 7'-0"	B	-	-	-	-	HW3	-			
	XST 215 (E) Women's Room	3'-0" x 7'-0"	B	-	-	-	-	HW2	XST Deadbolt			
	XST 216 (E) Men's Room	3'-0" x 7'-0"	B	-	-	-	-	HW2	-			



REVISIONS:			
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08.17.2016		11.29.2017	
11.14.2016			
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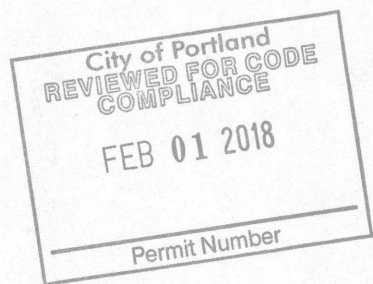






INSTALL DET.
7/A8 AT UNDER-
SIDE AND SIDE
OF STAIR
PENETRATION

1 First Floor RCP
A6 Scale: 1/4" = 1'-0"



DRAWING:

First Floor RCP

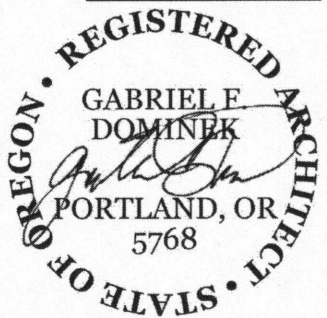
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A6

Permit Set

REVISIONS:	DATE	ISSUE
	08.17.2016	
	11.11.2016	
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	07.20.2017	Revision 4

Loud Lab
[JOB NO: 16011.1]



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