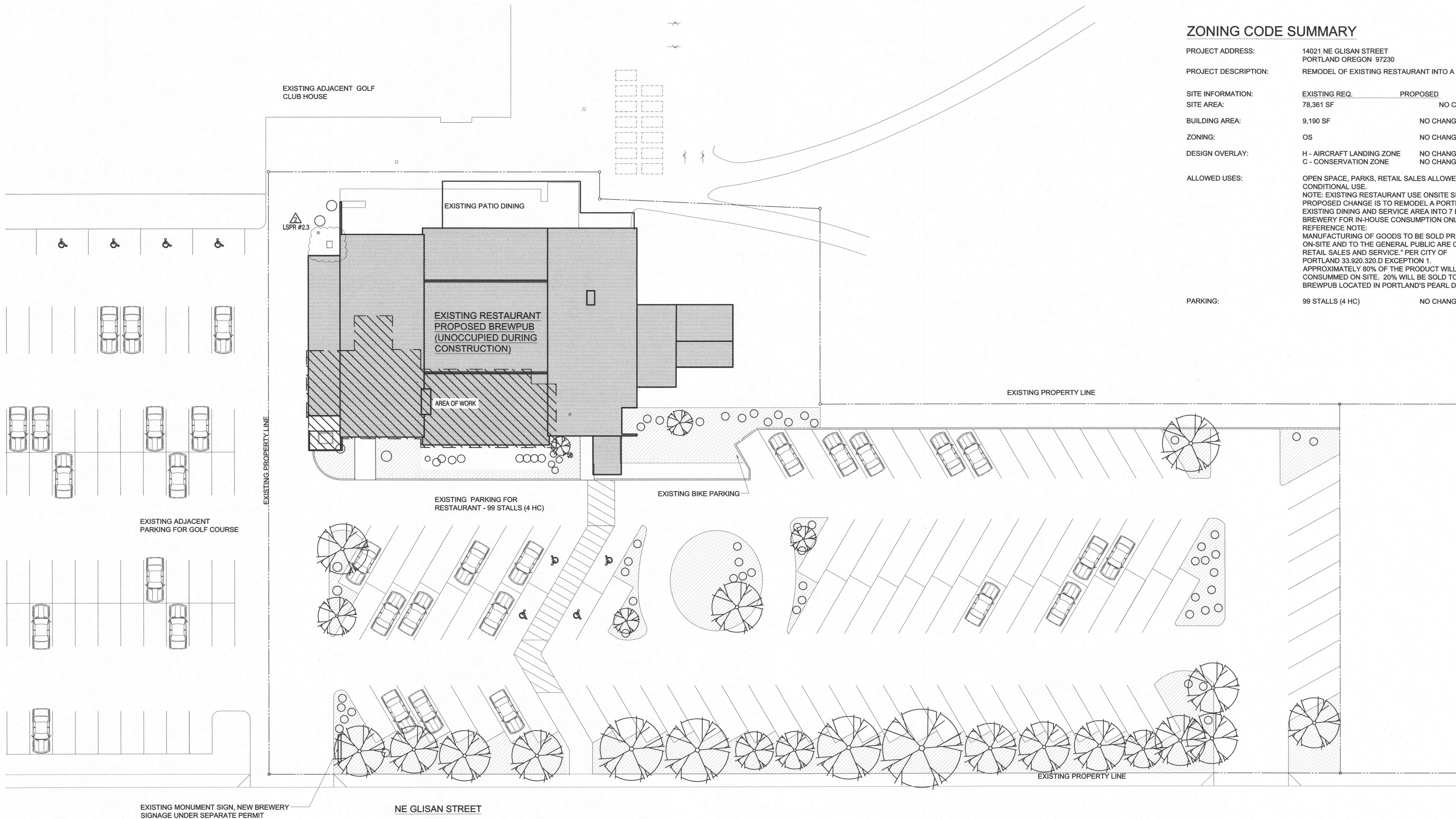




ZONING CODE SUMMARY

PROJECT ADDRESS:	14021 NE GLISAN STREET PORTLAND OREGON 97230	
PROJECT DESCRIPTION:	REMODEL OF EXISTING RESTAURANT INTO A BREWPUB	
SITE INFORMATION:	EXISTING REQ.	PROPOSED
SITE AREA:	78,361 SF	NO CHANGE
BUILDING AREA:	9,190 SF	NO CHANGE
ZONING:	OS	NO CHANGE
DESIGN OVERLAY:	H - AIRCRAFT LANDING ZONE C - CONSERVATION ZONE	NO CHANGE NO CHANGE
ALLOWED USES:	OPEN SPACE, PARKS, RETAIL SALES ALLOWED VIA CONDITIONAL USE. NOTE: EXISTING RESTAURANT USE ONSITE SINCE 1974. PROPOSED CHANGE IS TO REMODEL A PORTION OF EXISTING DINING AND SERVICE AREA INTO 7 BARREL BREWERY FOR IN-HOUSE CONSUMPTION ONLY. REFERENCE NOTE: MANUFACTURING OF GOODS TO BE SOLD PRIMARILY ON-SITE AND TO THE GENERAL PUBLIC ARE CLASSIFIED AS RETAIL SALES AND SERVICE, PER CITY OF PORTLAND 33.920.320.D EXCEPTION 1. APPROXIMATELY 80% OF THE PRODUCT WILL BE CONSUMED ON SITE. 20% WILL BE SOLD TO THE SISTER BREWPUB LOCATED IN PORTLAND'S PEARL DISTRICT.	
PARKING:	99 STALLS (4 HC)	NO CHANGE

City of Portland
REVIEWED FOR CODE
COMPLIANCE
JUN 19 2018
Permit Number

3 SITE PLAN
A8.0 1"=20'-0"

MCA
ARCHITECTS

812 SW WASHINGTON ST. STE 800
PORTLAND OREGON 97205
PHONE 503/226-0622
FAX 503/226-0626
WWW.MCA-ARCHITECTS.COM

REGISTERED ARCHITECT
DANIEL H. GATES
PORTLAND, OREGON
4152
STATE OF OREGON

VON EBERT BREWING
BREWPUB
14021 N.E. GLISAN STREET
PORTLAND, OREGON

REV. #: DATE: DESCRIPTION:
03/28/18 IDS RESPONSE
04/13/18 LIFE SAFETY RESPONSE

18.10.10

SITE PLAN

PROJECT NO: 17-131
DRWN BY: JVL CHKD BY:
DATE: 02/02/2018

A1.0

KEYNOTES

1. NEW CHILLER, OPERATIONAL WEIGHT: 1,300 LBS.
2. ADA CLEAR SPACE. REFER TO ICC A117.1-2009 FIG 404.2.3.2b.
3. ADA CLEAR SPACE. REFER TO ICC A117.1-2009 FIG 404.2.3.2a.
4. GENERATOR TRANSFER SWITCH.

LEGEND

- ⊕ ELECTRICAL RECEPTACLE
⊕ CO² CONNECTION
⊕ HOT/COLD WATER MIXING STATION
⊕ COMPRESSED AIR CONNECTION
⊕ PORTABLE PUMP OUTLET
⊕ CELLAR PUMP OUTLET
⊕ STEAM GENERATOR POWER
W.F. WATER FILTER

LIQUID CONTAINMENT CALCULATIONS

AS REQUIRED BY PORTLAND CITY CODE & CHARTER CH. 17.34.050

Liquid Container #	bbl	gal/bbl	gal	factor	gallons
BH1	31	10.0%			
BK1	7		217		
BC1	3		93		
BL1	7		217		
BW1	7		217		
BF5	14		434		
BR6	14		434		
BB1	14		434		
BB2	14		434		
BB3	30		930	93 =	1023
BF4	15		465		
BF3	15		465		
BF2	15		465		
BF1	15		465		
Foudre 1	30		930		
Foudre 2	30		930		
foudre 3	30		930		
foudre 4	30		930		
total			9572 x 10% =		957.2

BB3 is the governing tank for secondary containment calculations

Containment Volume Calculations
The largest vessel in the facility is to be a 30 bbl tank.
1 bbl = 31 gallon
30 bbl X 31 gal. = 930 gal. X (110%) = 1,023 gal. Required Containment

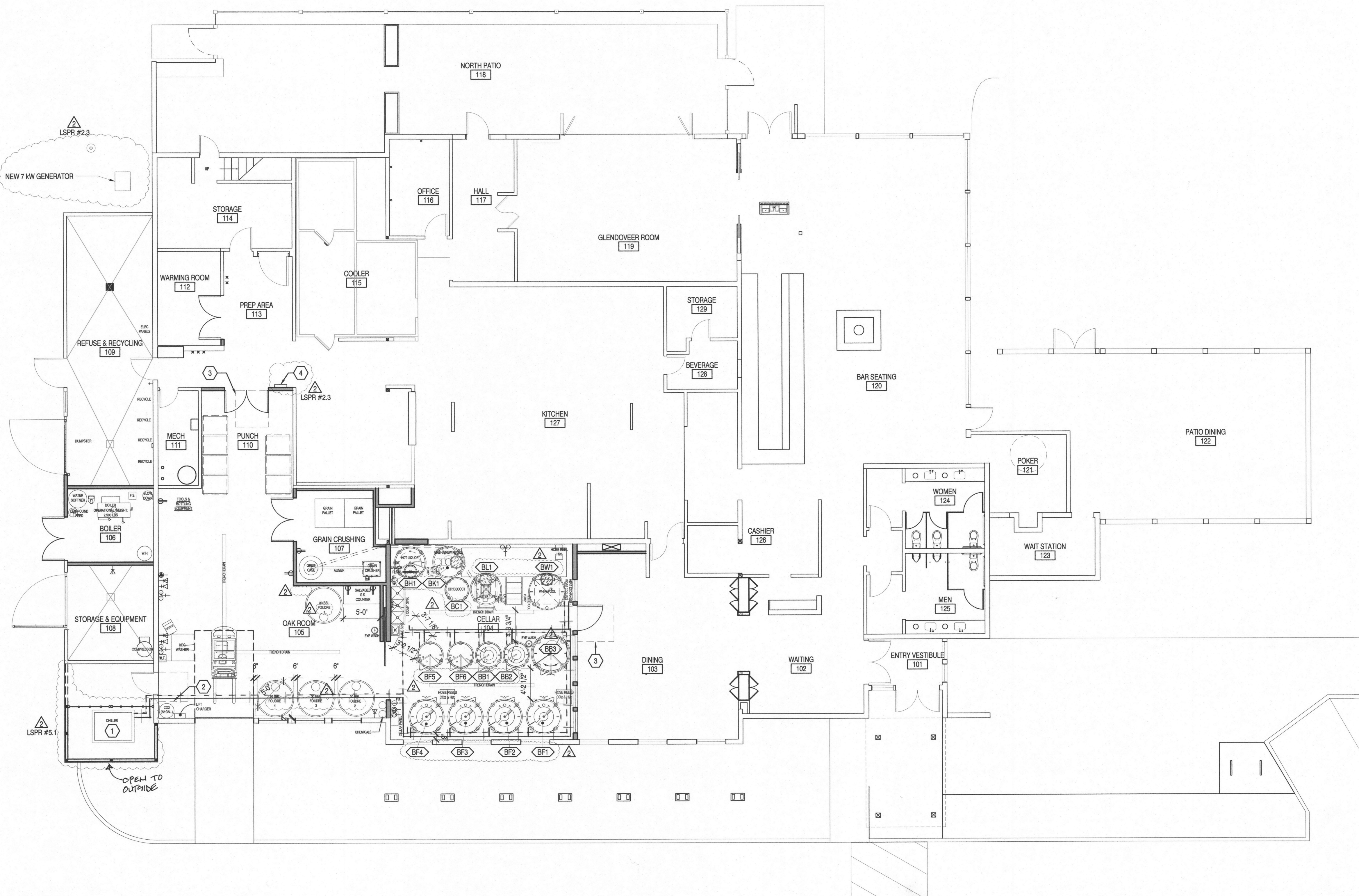
1 gal. = 0.134 cubic feet
1,023 gal X 0.134 CF = 137.08 CF Required Containment Volume

Oak Room (See Figure 1)
- sloped floor volume = 74.4 cf
- trench drain = 321 x 0.56w x 0.197h = 3.5 cf
Cellar Room (See Figure 2)
- sloped floor volume = 54.6 cf
- trench drain = 281 x 0.56w x 0.197h = 3.0 cf
Total volume provided 135.5 cf < 137.0 cf Total Required

To accommodate the required containment the trench drain shall be lowered 0-3/8" in the Oak Room to match the height in the Cellar Room.

Revised Oak Room Calculations (See Figure 3)
- sloped floor volume = (lower trench drains 3/8") 86.0 cf
- trench drain = 321 x 0.56w x 0.197h = 3.5 cf

Total Containment Volume Provided 147.1 cf > 137.0 cf

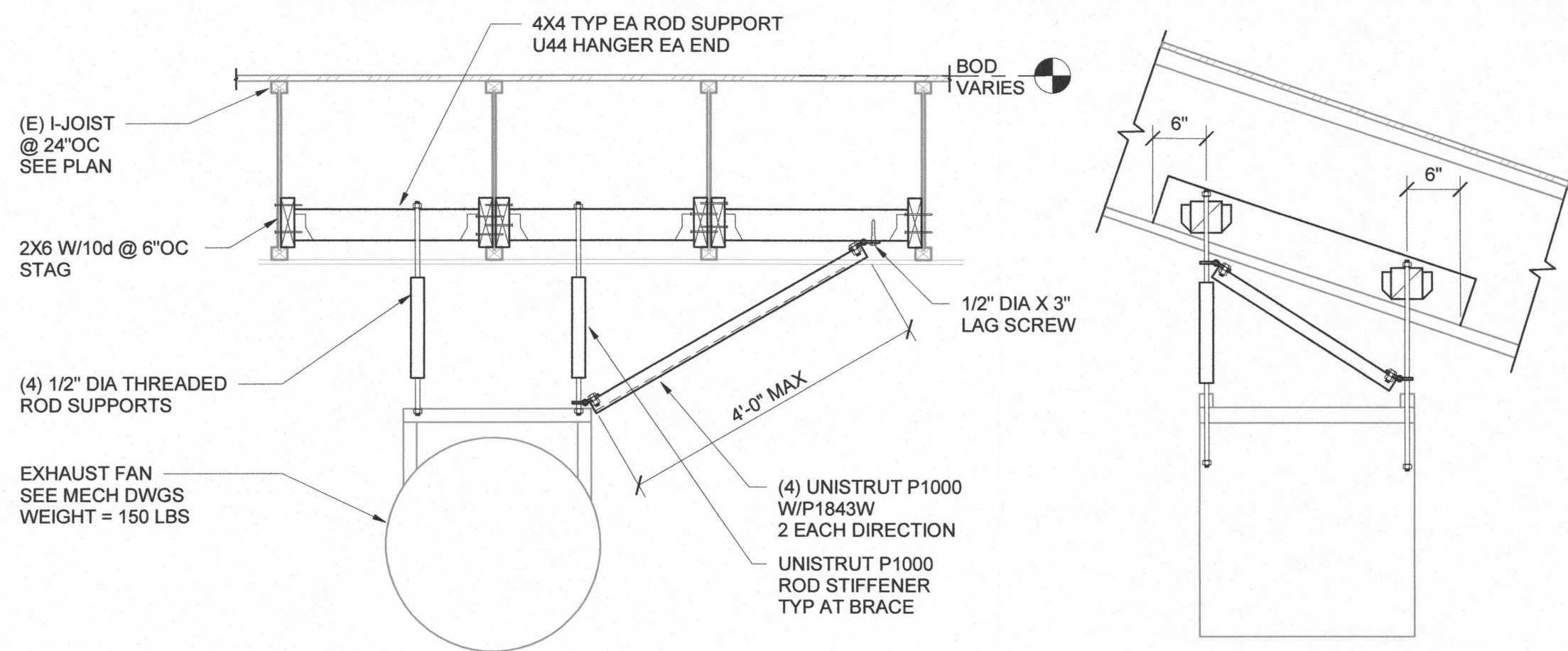


1

A2.4

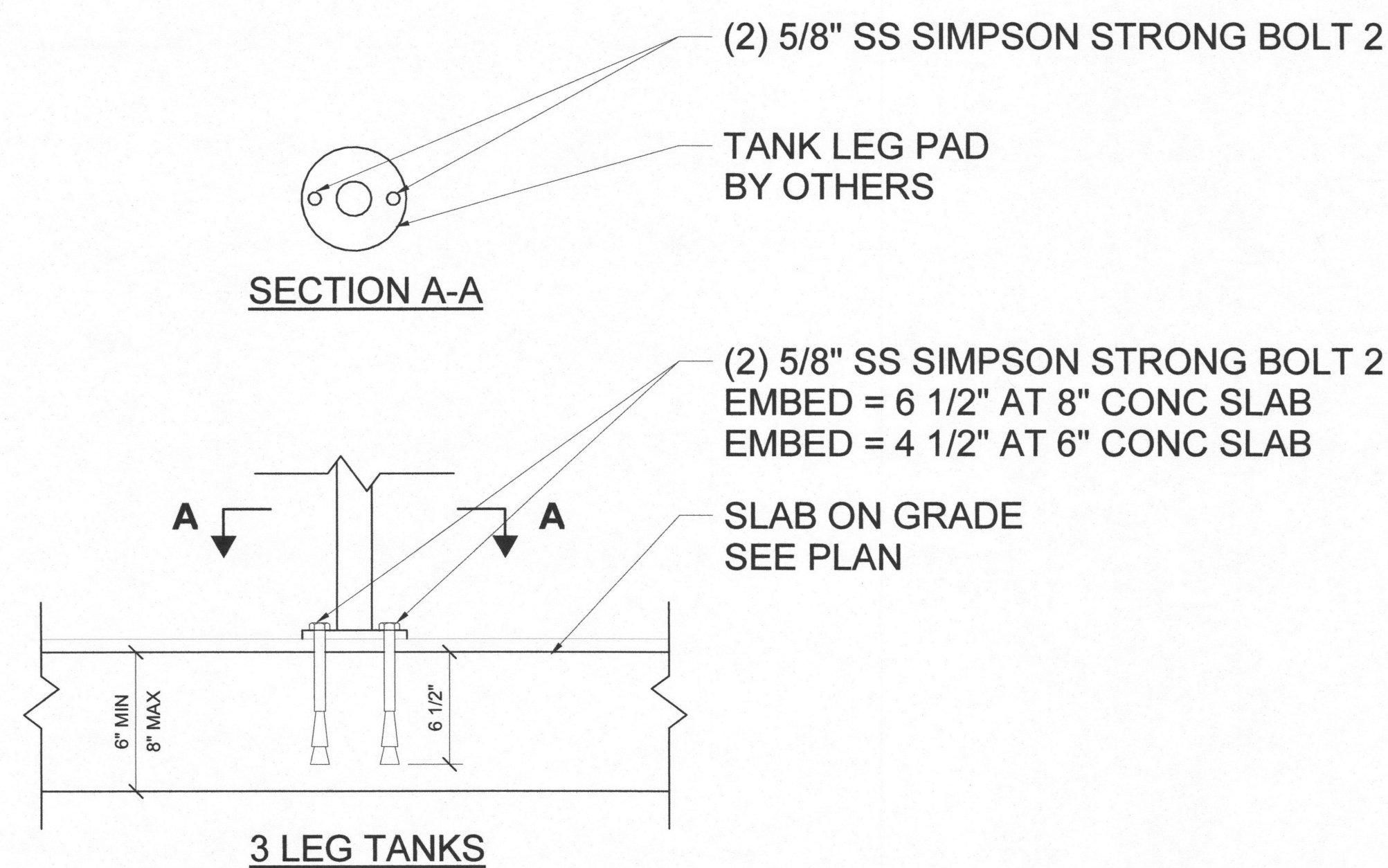
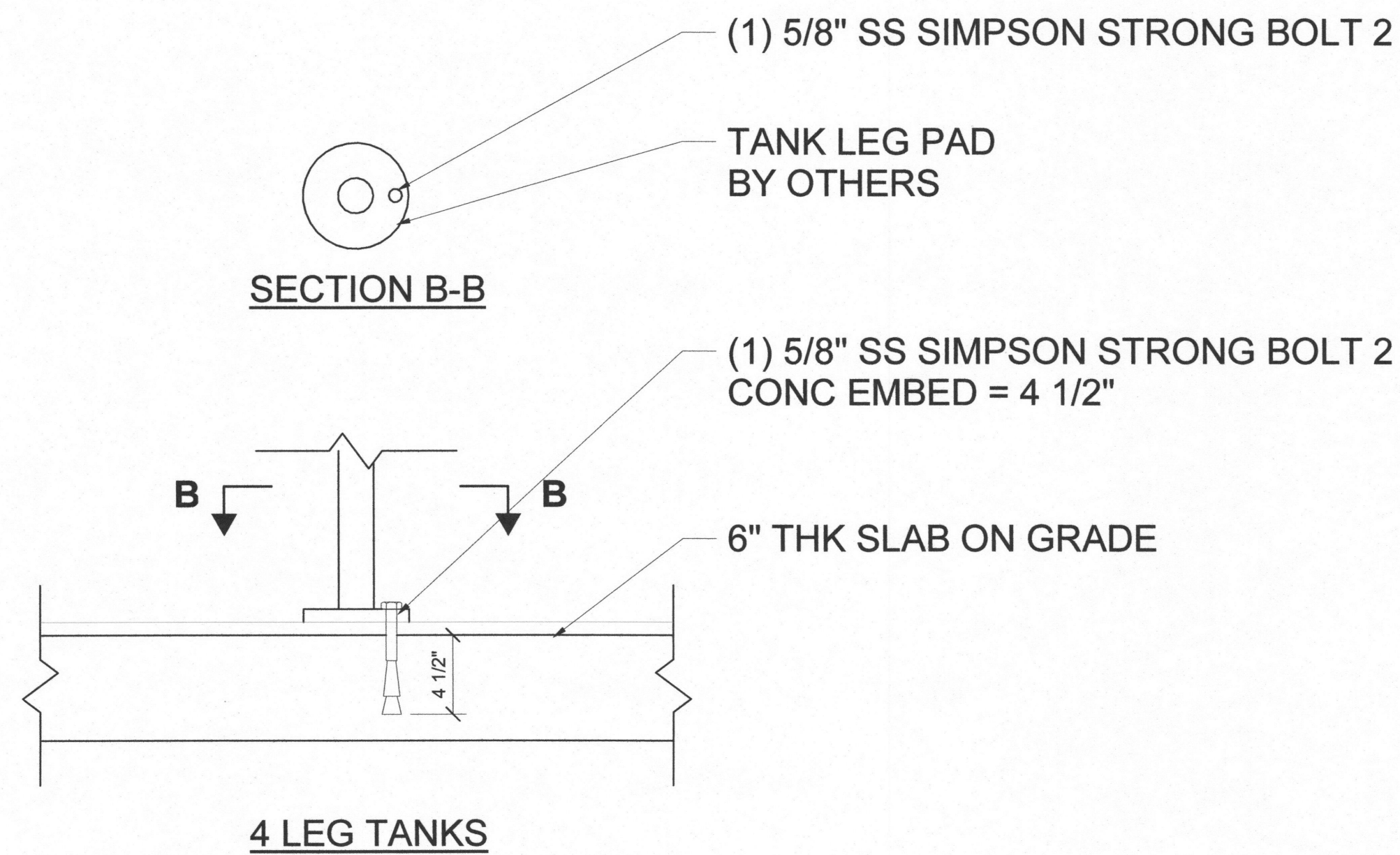
FURNISHINGS, FIXTURES & EQUIPMENT PLAN

1/8" = 1'-0"



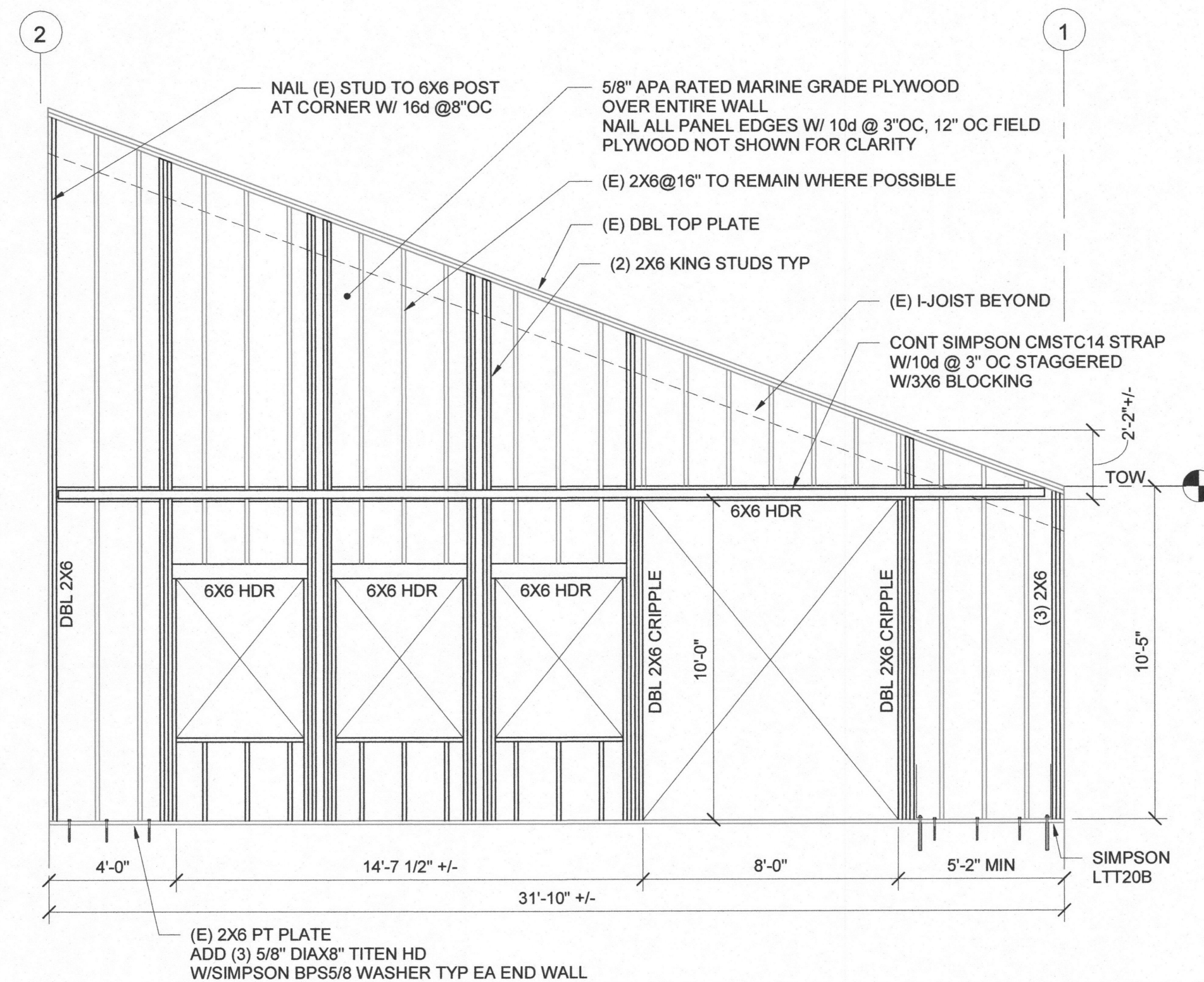
9 SEISMIC BRACING DETAIL AT EF

3/4" = 1'-0" SPCR#9



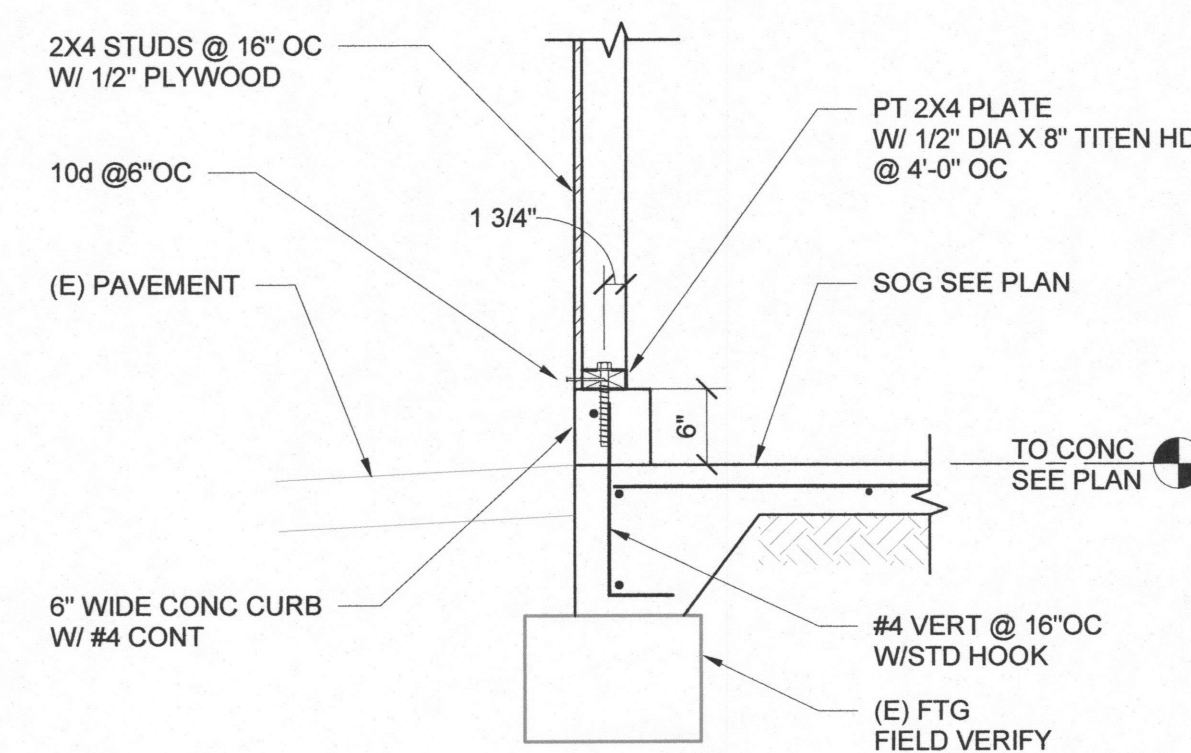
7 TANK ANCHORAGE DETAIL

1 1/2" = 1'-0"



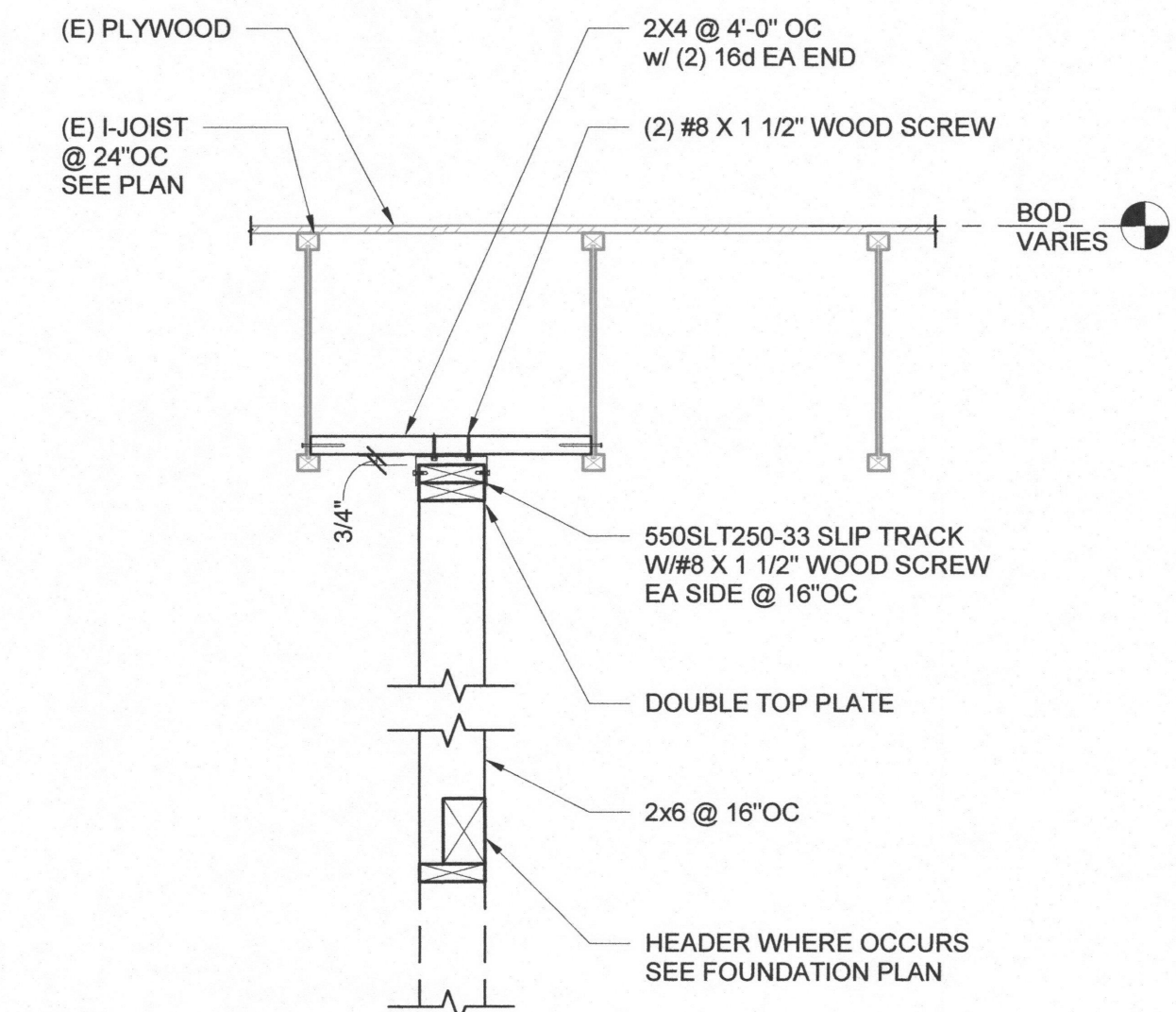
5 SHEARWALL ELEVATION - GRID A.9

1/4" = 1'-0" SPCR#6



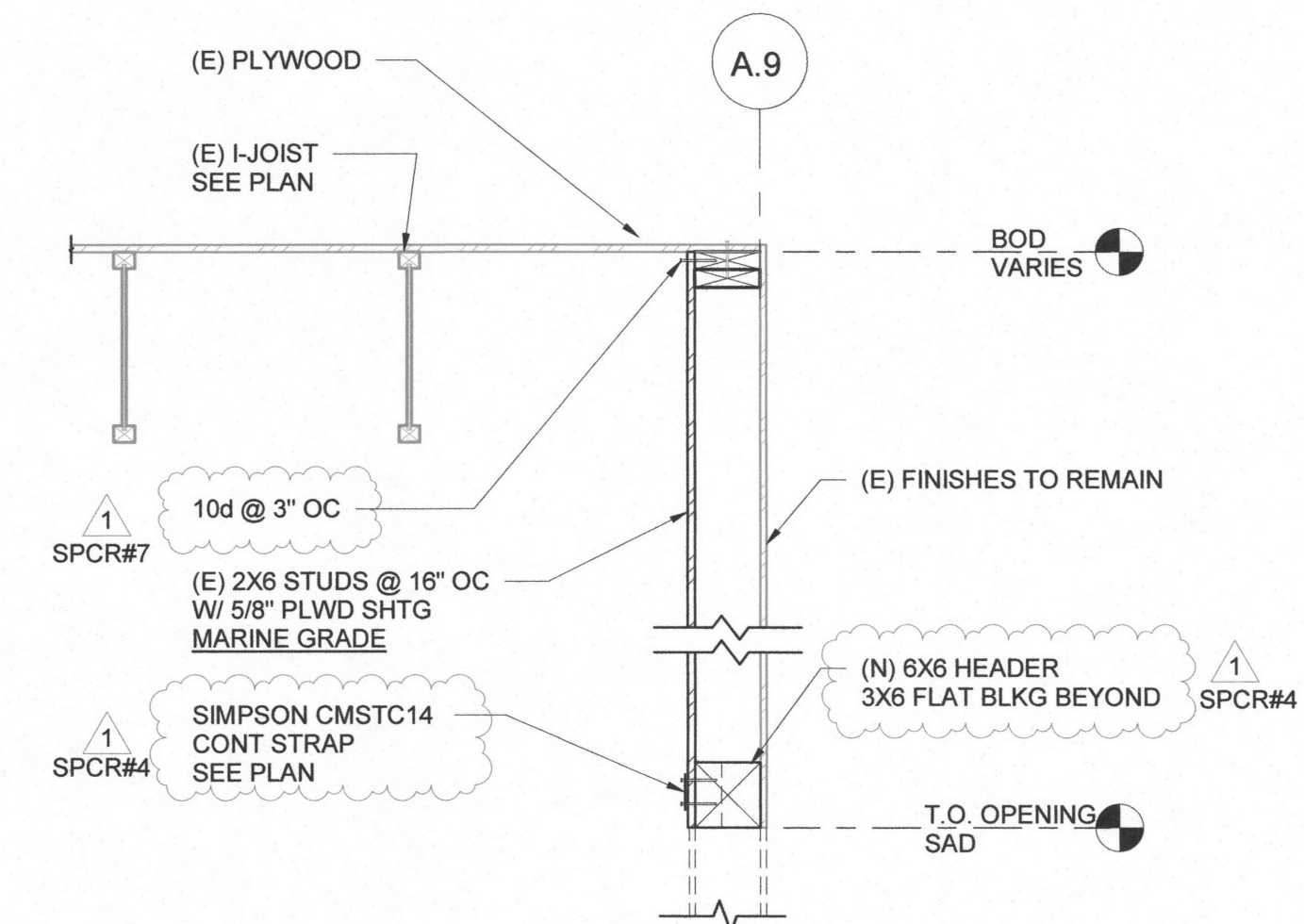
4 FOUNDATION DETAIL

3/4" = 1'-0"



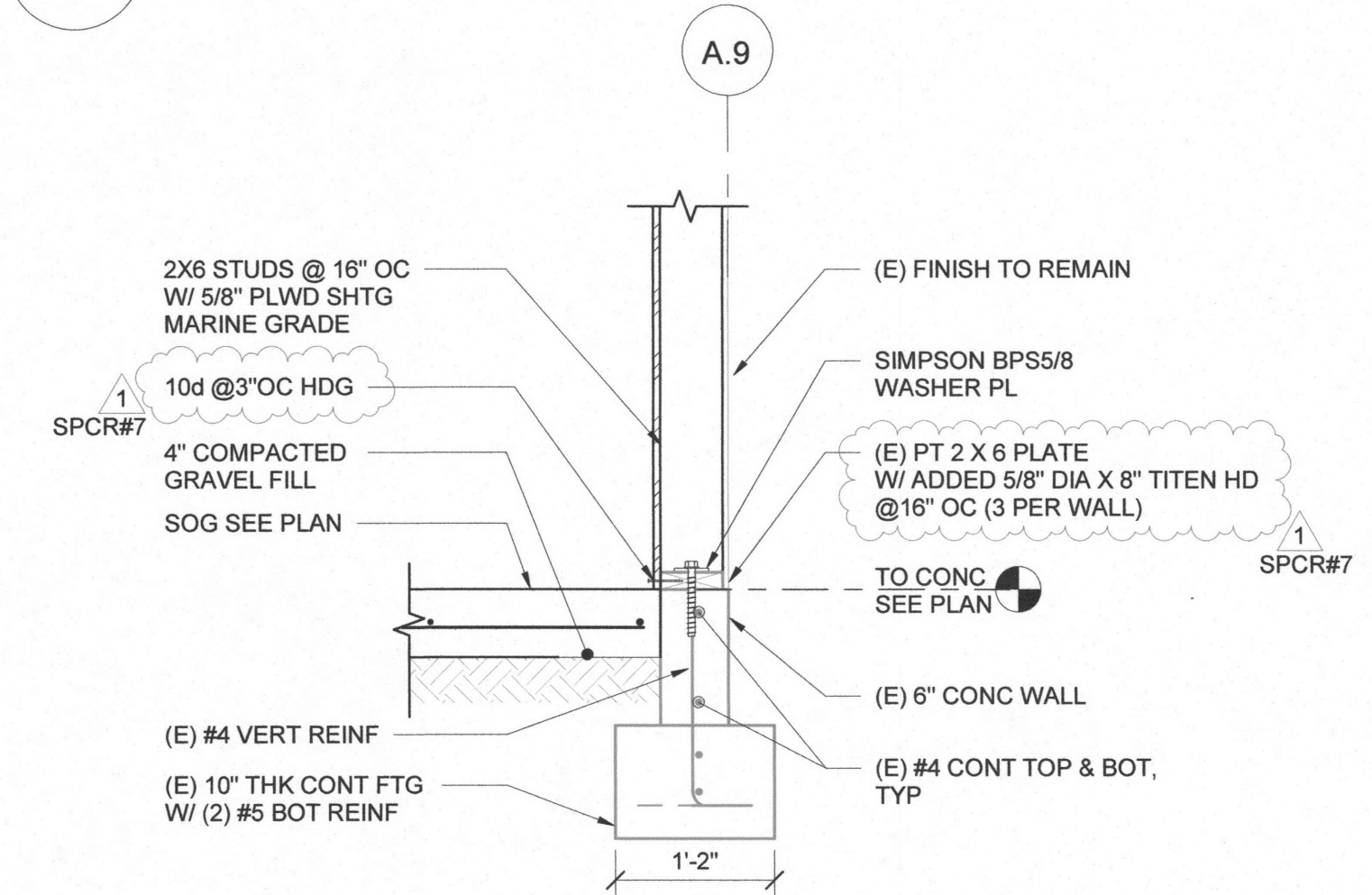
3 ROOF FRAMING DETAIL

3/4" = 1'-0"



2 ROOF FRAMING DETAIL

3/4" = 1'-0"



1 FOUNDATION DETAIL

3/4" = 1'-0"