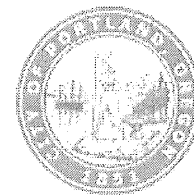


Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)

APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 15738**Appeal ID:** 15830**Project Address:** 1818 SW 4th Ave**Hearing Date:** 9/13/17**Appellant Name:** Jillian Agdern**Case No.:** B-014**Appellant Phone:** 3122264488**Appeal Type:** Building**Plans Examiner/Inspector:** Brian McCall**Project Type:** lur**Stories:** 15 **Occupancy:** A-2, B, M, R-2, S-2 **Construction Type:** 1-A**Building/Business Name:** Collective on 4th**Fire Sprinklers:** Yes - All**Appeal Involves:** Reconsideration of appeal, occ Change from A to R-2**LUR or Permit Application No.:** 17-159356-MT**Plan Submitted Option:** pdf [File 1] [File 2] [File 3] **Proposed use:** Mixed use residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 303.1.2, 1024.1**Requires**

The following rooms and spaces shall not be classified as Assembly occupancies:

A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

A room or space used for assembly purposes that is less than 750 square feet in area and accessory to another occupancy shall be classified as a Group B occupancy or part of that occupancy.

Proposed Design

Interior exit stairways, interior exit ramps and exit passageways from LL4 through level 4 will be marked with approved luminous egress path markings. Level 5 through 15 will not contain luminous markings. In this reconsideration, the 15th floor club room occupancy is revised to R-2 accessory as it meets the intent of code section 303.1.2, limiting the requirement of luminous markings to A assemblies from 4th floor downward.

Attached sheet A0.3 has revised use in Section 503 bubbled to reflect different occupancy types at 4th and 15th floor. Sheet A0.5B has revised occupancy type and area bubbled in 15th floor club room. Sheet A0.5A has been revised at the 15th floor to demonstrate occupant count does not exceed 50 persons or area of 750 square feet.

Reason for alternative The space within Level 5 through 15 is designated as R-2 occupancy, the only exception being a small amenity area on the 15th floor that is supported and used by the

residents from the R-2 occupancy. There will be no outside users of the amenity space. The amenity is less than 750 square feet and less than 50 occupants per the cited code section.

APPEAL DECISION

Omission of luminous egress path markings at levels 5 through 15: Granted as proposed.

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 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

HARTSHORNE PLUNKARD ARCHITECTURE 232 NORTH CARPENTER ST. CHICAGO, IL 60607			
PROJECT NAME:	PORTLAND		
PROJECT ADDRESS:	325 SW HARRISON STREET, PORTLAND, OR		
PROJECT NUMBER:	1431		
PREPARED BY:	TP		
DATE	07-06-16		
APPLICABLE CODES AND ORDINANCES			
The below listed ordinances and codes were utilized by Hartshorne Plunkard Architecture and its consultants in compiling the Zoning and Building Code Analysis which follows. Hartshorne Plunkard Architecture cannot categorically confirm these codes are the only codes which might apply to this project.			
TITLE			
ZONING ORDINANCE:	PORTLAND ZONING CODE, JAN 1991		
BUILDING CODES:	2014 OREGON STRUCTURAL SPECIALTY CODE 2014 OREGON RESIDENTIAL SPECIALTY CODE 2014 OREGON FIRE CODE 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE 2014 OREGON MECHANICAL SPECIALTY CODE 2014 OREGON ELECTRICAL SPECIALTY CODE 2014 OREGON PLUMBING SPECIALTY CODE 2016 PORTLAND FIRE CODE		
ACCESSIBILITY CODE:	FAHA 1988 AND 2009 ICC/ANSI A117.1		
BUILDING CODE ANALYSIS		2014 OREGON STRUCTURAL SPECIALTY CODE	
USE AND OCCUPANCY CLASSIFICATIONS - CHAPTER 3		ORDINANCE REQUIREMENTS	
REQUIREMENTS			
I. SECTION 301-304, 309-311: USE AND OCCUPANCY CLASSIFICATION		RESIDENTIAL GROUP R2, MERCANTILE GROUP M & BUSINESS GROUP B	310, 309 & 304
A. INCIDENTAL USE: SEPARATIONS			A0.4
1. STORAGE ROOMS OVER 100 SF		1 HR OR PROVIDE AUTOMATIC FIRE EXTINGUISHER SYSTEM	TABLE 509
2. ROOMS WITH ANY BOILER OF 15 PSI & 10 HP.		1 HR OR PROVIDE AUTOMATIC FIRE EXTINGUISHER SYSTEM	TABLE 509
B. OCCUPANCY SEPARATIONS: (SEPARATED USES PER OSSC 302.1 and 508.4, NONSEPARATED BUILDING PER 508.3)			
R2 RESIDENTIAL TO R2 RESIDENTIAL		1 HR	420.2, 420.3
R2 RESIDENTIAL TO OTHER OCCUPANCIES		1 HR	TABLE 508.4
HIGH RISE BUILDINGS - CHAPTER 4			
REQUIREMENTS			
I. SECTION 403			
A. SPRAYED FIRE-RESISTANT MATERIALS (SFRM)		SFRM MINIMUM BOND STRENGTH 430 PSF	403.2.4
B. SMOKE DETECTION		PROVIDE IN ACCORDANCE WITH 907.2.13.1	403.4.1
C. EMERGENCY VOICE/ALARM COMMUNICATION		PROVIDE IN ACCORDANCE WITH 907.5.2.2	403.4.4
D. SMOKE REMOVAL		PROVIDE NATURAL VENTILATION	403.4.7
E. STANDBY POWER		PROVIDE GENERATOR ENCLOSED BY 2-HOUR FIRE BARRIERS	403.4.8
F. SMOKEPROOF ENCLOSURES		PROVIDE 2-HOUR FIRE BARRIER	403.5.4, 1022.10
G. LUMINOUS EGRESS PATH MARKINGS		PROVIDE AT EXIT PATH GROUP B & M	403.5.5, 1024
H. FIRE SERVICE ACCESS ELEVATOR		PROVIDE (2) MINIMUM	403.6.1
GENERAL BUILDING HEIGHTS AND AREAS - CHAPTER 5			
REQUIREMENTS			
I. SECTION 503			
A. RES. GROUP R2, M, A-2 (4TH AMENITY), ACCESSORY R-2 (15TH AMENITY)		TYPE 1A - (UNLIMITED HEIGHT, & UNLIMITED AREA)	TABLE 503
B. S-2 FOR ENCLOSED PARKING GAR.		TYPE 1A - (UNLIMITED HEIGHT, & UNLIMITED AREA)	TABLE 503
TYPE OF CONSTRUCTION - CHAPTER 6			
REQUIREMENTS			
I. SECTION 601: CONSTRUCTION CLASSIFICATION			
A. TYPE IA		NON-COMBUSTIBLE MATERIALS	TABLE 601
II. SECTION 603: COMBUSTIBLE MATERIALS IN TYPE IA			
A. FIRE RETARDANT TREATED WOOD PERMITTED		NON BEARING PARTITIONS AND EXTERIOR WALLS, NON BEARING ROOF	A4.0-A4.6 WALL SECT.
B. INTERIOR FLOOR FINISH, TRIM AND MILLWORK		EXTERIOR WALLS WHERE NO FIRE RATING IS REQUIRED, ROOF CONST.	14.00-14.06 INT. DWGS
C. INSTALLED LESS THAN 15'-0" ABOVE GRADE: WINDOWS, NAILING, OR FURRING STRIPS		PERMITTED	A9.1 FIN. SCH.
III. TABLE 601: FIRE RESISTANCE RATING FOR BUILDING ELEMENTS			
A. STRUCTURAL FRAME (COLUMNS, GIRDERS AND TRUSSES)		3 HR (2 HR AT ROOF SUPPORTING MEMBERS ONLY)	TABLE 601
B. BEARING WALLS (EXTERIOR)		3 HR	A3.0-A3.2 BLDG. SECT.
C. BEARING WALLS (INTERIOR)		3 HR	A9.1 WALL SCH.
D. NON BEARING WALLS AND PARTITIONS		PER TABLE 601 - 0HR FOR INT. / 1HR FOR EXT.	A9.1 WALL SCH.
E. FLOOR: INTERIOR SUPPORTING BEAMS AND JOISTS		2 HR	A3.0-A3.2 BLDG. SECT.
F. ROOF: INCLUDING SUPPORTING BEAMS AND JOISTS		1 1/2 HR	A3.0-A3.2 BLDG. SECT.
IV. TABLE 602: FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS			
A. TYPE IA CONSTRUCTION			
1. INTERIOR / EXTERIOR FIRE SEPARATION			
LESS THAN 5 FT:		2 HR RATING GROUP M, 1 HR RATING GROUP A, R2, S-2	TABLE 602
GREATER THAN OR EQUAL TO 5 FT, LESS THAN 10 FT:		2 HR RATING GROUP M, 1 HR RATING GROUP A, R-2, S-2	
GREATER THAN OR EQUAL TO 10 FT, LESS THAN 30 FT:		1 HR RATING GROUP M, A, R-2, S-2	
GREATER THAN OR EQUAL TO 30 FT:		NO RATING REQUIRED	
FIRE RESISTANCE - RATED CONSTRUCTION - CHAPTER 7			
REQUIREMENTS			
I. SECTION 705: EXTERIOR WALLS			
A. TYPE IA CONSTRUCTION		PROJECTIONS FROM WALL (NON-COMBUSTIBLE)	705.2
B. VERTICAL SEPARATION OF OPENINGS		DOES NOT APPLY WITH AUTOMATIC SPRINKLER SYSTEM	705.8.5
C. PARAPETS		PROVIDED	705.11
II. SECTION 707: FIRE BARRIERS			
A. OCCUPANCY GROUP R		2 HRS	TABLE 707.3.6
III. SECTION 709: FIRE PARTITIONS			
A. SEPARATION OF SLEEPING UNITS: GROUP R2		1 HR DEMISING WALLS	708.3
B. CORRIDOR WALLS		1 HR	708.3
C. ELEVATOR LOBBY		1 HR	708.3
IV. SECTION 709: SMOKE BARRIERS			
A. REQUIREMENTS		1 HR	709.3
V. SECTION 713: SHAFT ENCLOSURES			
A. SHAFTS		2 HRS (CONNECTING 4 + STORIES)	713.4
B. SHAFT OPENINGS		1 HR (CONNECTING LESS THAN 4 STORIES)	
C. REFUSE AND LAUNDRY CHUTES		PER FIRE BARRIER REQUIREMENTS	713.7
1. OPENINGS		SELF CLOSING W/ SMOKE DETECTOR	713.13.1
2. ACCESS ROOMS		1 HR ENCLOSURE (3/4 HR FOR SELF-CLOSING DOORS)	713.13.3
3. TERMINATION ROOM		2 HR ENCLOSURE (1-1/2 HR FOR SELF-CLOSING DOORS)	713.13.4
4. SPRINKLERS		AUTOMATIC SPRINKLERS REQUIRED	713.13.6
D. ELEVATOR LOBBY			
1. SEPARATION		1 HR	3007.7
VI. SECTION 716: OPENING PROTECTIVES			
A. WIRED GLASS AT DOORS: LIMIT AREA		1-1/2 HR (100 SQ IN)	716.5
VII. SECTION 717: DUCTS AND AIR TRANSFER OPENINGS			
A. FIRE DAMPERS		NOT REQUIRED AT RATED PENETRATIONS	717.5.4(1)
FIRE PROTECTION SYSTEMS - CHAPTER 9			
REQUIREMENTS			
I. SECTION 903: AUTOMATIC SPRINKLER SYSTEMS			
A. GROUP R2		REQUIRED AUTOMATIC SPRINKLER SYSTEM	903.2.8
B. CHUTES		SPRINKLER REQUIRED AT TOP OF RUBBISH CHUTE, ALTERNATING FLOORS, LOWEST INTAKE & IN TERMINAL ROOM	903.2.11.2
C. STANDARDS		PER NEPA 13	903.3.11
II. SECTION 906: PORTABLE FIRE EXTINGUISHERS			
A. PER INTERNATIONAL FIRE CODE		AS REQUIRED	906.1
III. SECTION 907: FIRE ALARM AND DETECTION SYSTEMS			
A. GROUP R2		REQUIRED	907.2.9
B. SINGLE AND MULTIPLE STATION SMOKE ALARMS		OUTSIDE SLEEPING UNITS	907.2.11.2
C. INTERCONNECTION GROUP R2		ALARMS TO BE SYNCHRONIZED	907.2.11.3
D. AUDIBLE ALARMS		PROVIDE AT ELEV GROUPS, EXIT STAIRWAYS, FLOORS, ADR'S	907.5.2.1
E. VISIBLE ALARMS		PROVIDE AT COMMON AREAS AND AS REQ'D IN DWELLING UNITS	907.5.2.3
MEANS OF EGRESS - CHAPTER 10			
REQUIREMENTS			
I. SECTION 1003: GENERAL MEANS OF EGRESS			
A. GENERAL REQUIREMENTS			
1. CEILING HEIGHT		NOT LESS THAN 7'-0"	1003.2 (9)
2. HEADROOM		80" OR 6'-8"	1003.3
3. HORIZONTAL PROJECTIONS		NOT MORE THAN 4" FROM 27"-80" A.F.F.	1003.3.3
EXCEPTIONS: HANDRAILS SERVING STAIRS AND RAMPS		PERMITTED 4.5" FROM WALL	A9.5 ACCESS.
4. FLOOR SURFACE		SLIP-RESISTANT SURFACE	1003.4
5. ELEVATION CHANGE		LESS THAN 12" (GREATER PER RAMP REQUIREMENTS)	1003.5
EXCEPTIONS: SINGLE STEP @ 7" MAXIMUM AT EXTERIOR DOORS; STAIR W/ MAXIMUM OF 2 RISERS AND 1 TREAD			

CODE SEC	DWG NAME
II. SECTION 1004: OCCUPANT LOAD	
A. MAXIMUM ALLOWABLE FLOOR AREA	RESIDENTIAL: 200 GROSS FLOOR AREA PER OCCUPANT
B. CALCULATIONS PER FLOOR	SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET
C. OCCUPANT LOAD	
1. PARKING GARAGES	200 SF / PERSON
2. ACCESSORY STORAGE / MECHANICAL	300 SF / PERSON
3. OUTDOOR TERRACES / ASSEMBLY UNCONCENTRATED	15 SF / PERSON
4. SWIMMING POOL	50 SF / PERSON
5. LIBRARY & FITNESS CENTER	50 SF / PERSON
6. RESIDENTIAL	200 SF / PERSON
7. OFFICE	100 SF / PERSON
8. MERCANTILE	30 SF / PERSON
III. SECTION 1005: EGRESS WIDTH	
A. MINIMUM WITH SPRINKLERS	
1. STAIRWAYS: FACTOR 0.20	SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET
2. OTHER EGRESS: FACTOR 0.15	SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET
B. ILLUMINATION REQUIREMENTS	NOT REQUIRED FOR R2 DWELLING UNITS
IV. SECTION 1007: ACCESSIBLE MEANS OF EGRESS	
A. REQUIREMENTS	MUST COMPLY FOR NEW BUILDINGS
B. BUILDINGS WITH 4 OR MORE STORIES	ELEVATOR COMPLYING W/ SECTION 1007.4 NOT REQ'D W/ SPRINKLERS
C. ENCLOSED EXIT STAIRWAYS	
1. AREA OF REFUGE	ADR IN STAIRS NOT REQUIRED W/ SPRINKLERS
2. EXCEPTIONS	4'-0" CLEAR BETWEEN HANDRAILS NOT REQUIRED W/ SPRINKLERS
D. AREAS OF REFUGE	
1. MAXIMUM TRAVEL DISTANCE	NOT MORE THAN PERMITTED PER OCCUPANCY
2. ACCESS	ENCLOSED STAIRWAY OR THROUGH CORRIDOR
3. SIZE	30" X 48" SPACE PER 200 OCCUPANTS
4. SEPARATION	SMOKE BARRIER OR SPRINKLERS
5. TWO-WAY COMMUNICATION	TO CENTRAL CONTROL POINT
6. IDENTIFICATION	DOORWAY SIGNAGE WITH ILLUMINATION
V. SECTION 1008: DOORS	
A. DOORS: SIZE	32" MINIMUM / 48" MAXIMUM
EXCEPTIONS: GROUP R2	MINIMUM & MAXIMUM NOT APPLICABLE TO NON-EGRESS DOORS W/1 UNITS
1. DOORS IN DWELLING UNITS	NOT LESS THAN 78" IN HEIGHT
2. INTERIOR EGRESS DOORS IN TYPE B DWELLING UNITS	MINIMUM 30-3/4" CLEAR WIDTH
B. PROJECTIONS	PROHIBITED < 34" AFF; 4" MAXIMUM @ 34"-80" A.F.F.
C. DOOR SWING	IN THE DIRECTION OF EGRESS TRAVEL
D. OPENING FORCE	5 LBS
E. FLOOR ELEVATION	LEVEL ON EITHER SIDE OF DOOR
1. EXCEPTIONS: DOOR SERVING R2	PERMITTED SWING OVER LANDING
2. EXCEPTIONS: INTERIOR FLOOR FINISH	NOT MORE THAN 1/2" IN HEIGHT
F. THRESHOLDS	NOT TO EXCEED 3/4" HIGH FOR SLIDING AND 1/2" FOR SWING DOORS
G. HARDWARE HEIGHT	34" MINIMUM & 48" MAXIMUM A.F.F.
H. STAIRWAY DOORS	UNLOCKED FROM BOTH SIDES
VI. SECTION 1009: STAIRWAYS	
A. STAIRWAY WIDTH	NOT LESS THAN 44" OR 3'-8"
B. HEADROOM	80"
C. STAIR TREADS AND RISERS	RISERS 7" MAXIMUM / 4" MINIMUM / TREADS 11" MINIMUM
D. STAIRWAY LANDINGS	NOT LESS THAN STAIRWAY WIDTH
E. VERTICAL RISE	NOT MORE THAN 12'-0" RISE
F. HANDRAILS IN STAIR	REQUIRED BOTH SIDES OF STAIR
G. STAIRWELL TO ROOF: 4 OR MORE STORIES	REQUIRED ONE STAIRWAY ACCESS OR ROOF HATCH
VII. SECTION 1010: RAMPS	
A. SLOPE	MAXIMUM 1:12 SLOPE (8%)
B. VERTICAL RISE	MAXIMUM 30" OR 2'-6"
C. WIDTH	36" MINIMUM AND PER CORRIDOR WIDTH REQ.
D. LANDINGS	WIDTH X 60" (ONE DIRECTION)
E. HANDRAILS	60" X 60" CHANGE IN DIRECTION
REQUIRED EACH SIDE FOR RISE MORE THAN 6"	
VIII. SECTION 1012: HANDRAILS	
A. HEIGHT	BETWEEN 34" - 38"
B. INTERMEDIATE HAND RAILS	STAIRWAY WIDTH WITHIN 30"
C. HANDRAIL GRASPABILITY	OUTSIDE DIAMETER 1-1/4" - 2"
D. EXTENSIONS	12" @ TOP TREAD WIDTH, 12" + TREAD @ BOTTOM
E. CLEARANCE	1-1/2" FROM WALL
IX. SECTION 1014: EXIT ACCESS	
A. COMMON PATH OF EGRESS	100FT MAX. @ GROUP B, S & F; 125FT MAX. @ GROUP R
X. SECTION 1015: EXIT & EXIT ACCESS DOORWAYS	
A. EXIT AND EXIT ACCESS DOORWAYS	
1. REQUIREMENTS	TWO EXITS REQUIRED (MINIMUM)
2. OCCUPANT LOAD	GROUP R - MAXIMUM OF 10 PERSONS FOR ONE EXIT ONLY
3. DOORWAY ARRANGEMENTS: REMOTENESS	GREATER THAN 1/2 REQUIRED DIAGONAL DISTANCE OF ROOM
a. WITH SPRINKLERS	GREATER THAN 1/3 REQUIRED DIAGONAL DISTANCE OF ROOM
4. BOILERS, INCINERATORS, AND FURNACE ROOMS	TWO EXIT ACCESS DOORWAYS OVER 500SF & 400K BTU
XI. SECTION 1016: EXIT ACCESS TRAVEL DISTANCE	
A. LIMITATIONS	PER TABLE
B. TRAVEL DISTANCE: OCCUPANCY GROUP R	250'-0" WITH SPRINKLERS (200'-0" WITHOUT)
XII. SECTION 1018: CORRIDORS	
A. CORRIDOR FIRE RESISTANCE RATING	1/2 HR W/ SPRINKLERS
B. CORRIDOR WIDTH	NOT LESS THAN 44"
1. EXCEPTION	36" WITHIN DWELLING UNIT
C. DEAD ENDS	NOT MORE THAN 50'-0" FOR FULLY SPRINKLERED BLDG.
D. AIR MOVEMENT IN CORRIDORS	EXCEPTION FOR MAKE-UP AIR (ABOVE CEILING)
XIII. SECTION 1021: NUMBER OF EXITS & CONTINUITY	
A. NUMBER OF EXITS AND CONTINUITY	
1. MINIMUM OCCUPANT LOAD	2 EXITS REQ'D AT BUILDINGS OVER 4 STORIES
XIV. SECTION 1022: EXIT ENCLOSURES	
A. ENCLOSURES REQUIRED	2-HR RATING WHERE STAIRS CONNECT 4 OR MORE STORIES
B. ENCLOSURES AT EXTERIOR WALLS	OPENINGS AT WALL TO BE RATED AS REQ BY 716.
C. SMOKEPROOF ENCLOSURES	STORIES OVER 75 FT. ABOVE THE LOWEST LEVEL, SMOKEPROOF ENCLOSURE OR PRESSURIZED STAIRWAY REQ'D.
1. ENCLOSURE EXIT	2-HR RATED EXIT PASSAGEWAY FROM STAIRWAY
XV. SECTION 1023: EXIT PASSAGEWAYS	
A. WIDTH	NOT LESS THAN 44", EXCEPT PASSAGEWAYS SERVING OCCUPANT LOAD LESS THAN 50 PERSONS SHALL BE NOT LESS THAN 36"
XVI. SECTION 1025: HORIZONTAL EXITS	
A. SEPARATION AREA OF REFUGE	2 HR ENCLOSURE
B. OPENING PROTECTIVES	SELF-CLOSING FIRE DOORS
C. CAPACITY OF REFUGE AREA	3 SF / OCCUPANT
ACCESSIBILITY - CHAPTER 11	
REQUIREMENTS	
I. SECTION 1101: SCOPE	
A. BUILDINGS SHALL BE DESIGNED IN ACCORDANCE WITH ICC A117.1	SEE ACCESSIBILITY SHEETS FOR ICC A117.1 COMPLIANCE
II. SECTION 1104: ACCESSIBLE ROUTE	
A. SITE ARRIVAL / WITHIN A SITE	ACCESSIBLE ROUTE
B. CONNECTED SPACES	ACCESSIBLE ROUTE REQ TO ALL PARTS OF ACCESSIBLE SPACES
III. SECTION 1106: PARKING AND PASSENGER LOADING FACILITIES	
A. GROUP R2 - ACCESSIBLE PARKING SPACES	FOR 201 TO 300 SPACES: 7 ACCESSIBLE SPACES (2 WHEELCHAIR ONLY)
IV. SECTION 1107: DWELLING AND SLEEPING UNITS	
A. DESIGN	GROUP R2
B. GROUP R2 ACCESSIBILITY COMPLIANCE FOR GREATER THAN 20 UNITS	2% OF UNITS TO BE TYPE A PER ANSI A117.1
REMAINING UNITS AS TYPE B PER ANSI A117.1	
APPROVED APPEALS	
14013 - FIRE PROTECTION	
15423 - MECHANICAL	
15738 - LUMINOUS MARKINGS - IN PROGRESS	

AREA FOR CITY APPROVAL STAMP

KEY PLAN

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and loaded systems; submit shop drawings to architect for approval and conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.

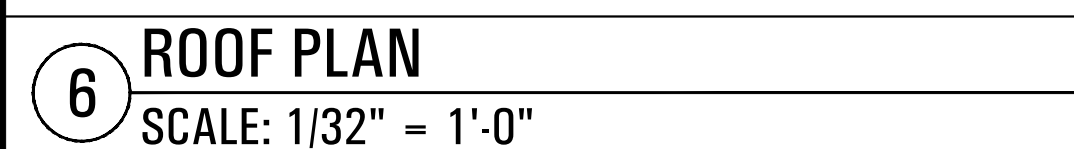
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COLLECTIVE ON 4TH

325 SW HARRISON ST
PORTLAND, OR

DATE	ISSUED FOR
11/28/16	PROGRESS SET
04/14/17	BUILDING PERMIT
08/07/17	PERMIT REVISIONS

CODE ANALYSIS



A0.5B