

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 16152

Project Address: 8316 N Albina Ave

Hearing Date: 11/22/17

Appellant Name: Stephen Korbich

Case No.: B-005

Appellant Phone: 5037509367

Appeal Type: Building

Plans Examiner/Inspector: Peter Drake, Thomas Ng

Project Type: commercial

Stories: 2 **Occupancy:** F-1 **Construction Type:** 5-A

Building/Business Name: Pot of Gold

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure

LUR or Permit Application No.: 17-254339-CO

Plan Submitted Option: pdf [File 1] [File 2] [File 3]
[File 4] [File 5] [File 6]

Proposed use: Cannabis Production and Processing

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1203.2

Requires Minimum of one inch vented air space between insulation and underside of roof sheathing.

Proposed Design Foamed in place rigid polyurethane foam insulation (3.5" @ R6.5 per inch, total R22.75 average) applied directly to the underside of the existing wood roof decking to create an air impermeable barrier below the dew point. A thermal barrier membrane (DC 315) will be applied to the foam insulation where exposed to the interior environment. ?Please see the attached building plan A1, ceiling plan A3 and sections A5, A6 and A7 sheets. Detail 2/A3 illustrates the insulation detail. ? Also attached is installation, safety and specifications for the foam insulation and the thermal barrier.

Reason for alternative Due to the high moisture content of the production rooms, this type of insulation is excellent at protecting the existing structure and reducing potential for condensation on the underside of the roof deck. ?This system of insulation provides excellent, permanent thermal and moisture protection for the production spaces without the need for a vented roof.

APPEAL DECISION

Unvented attic space: Hold for additional information.

Appellant may contact John Butler (503 823-7339) with questions.

FLOOR PLAN NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSION IN FIELD. NOTIFY ARCHITECT AND OWNER OF ANY UNEXPECTED CONDITIONS.
2. ALL DIMENSIONS TO CENTER LINE OF STUD UNLESS NOTED OTHERWISE.
3. NEW HVAC SYSTEMS
THIS WILL BE A DESIGN-BUILD SYSTEM. DRAWINGS AND SPECIFICATIONS TO BE PROVIDED BY HVAC CONTRACTOR.
4. NEW ELECTRICAL SYSTEMS
CONTRACTOR SHALL VERIFY EXISTING BUILDING ELECTRICAL SERVICE AND PANEL LOCATION.
CONNECT NEW ELECTRICAL SYSTEM TO EXISTING SYSTEM. THIS WILL BE A DESIGN-BUILD SYSTEM. DRAWINGS AND SPECIFICATIONS TO BE PROVIDED BY ELECTRICAL CONTRACTOR.

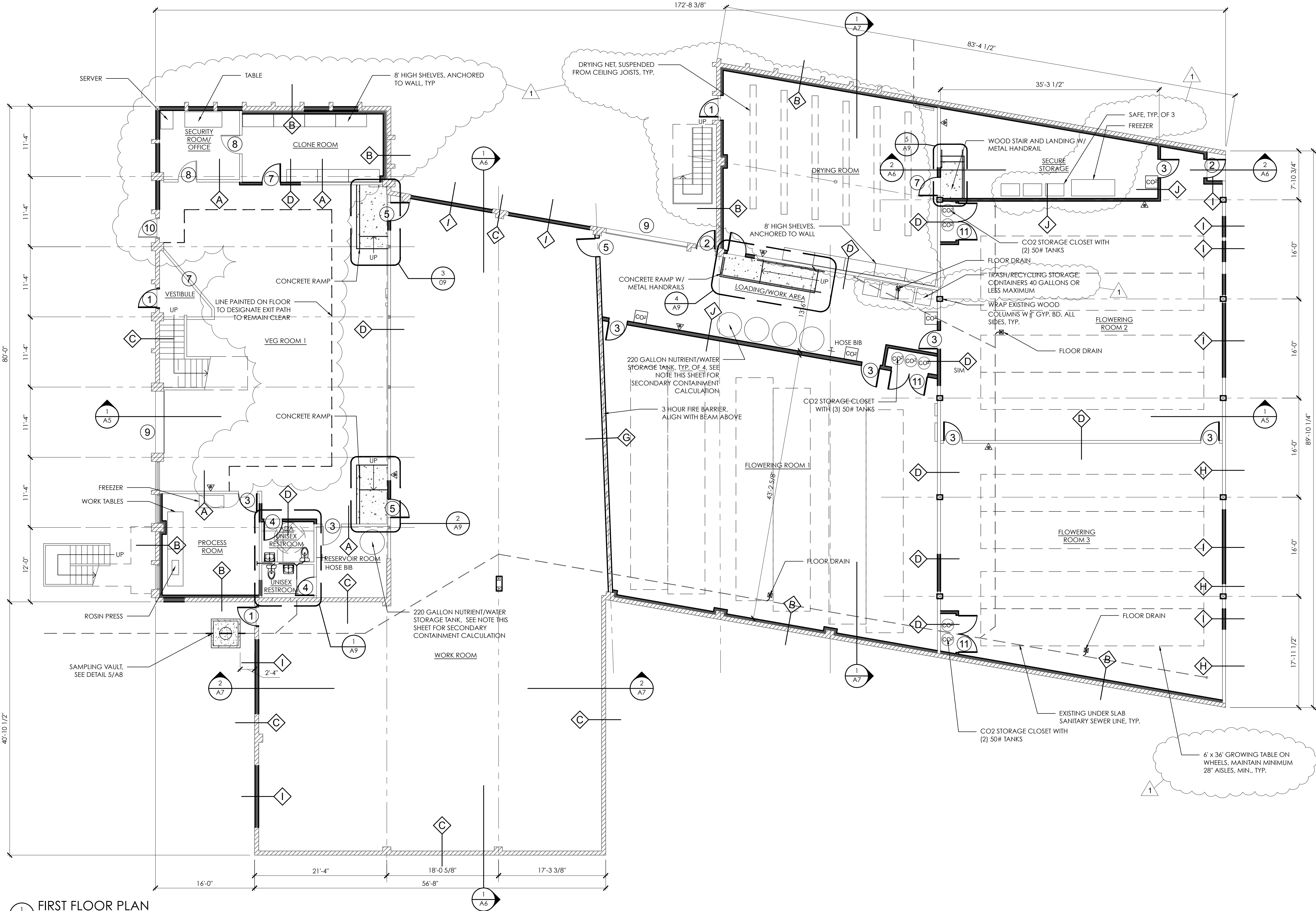
5. NEW PLUMBING SYSTEMS
CONTRACTOR SHALL VERIFY EXISTING BUILDING WATER AND SANITARY SEWER SERVICE LOCATIONS.
CONNECT NEW PLUMBING FIXTURES TO EXISTING SYSTEMS. THIS WILL BE A DESIGN-BUILD SYSTEM. DRAWINGS AND SPECIFICATIONS TO BE PROVIDED BY PLUMBING CONTRACTOR.
6. CO2 WARNING SIGNS:
A WARNING SIGN SHALL BE POSTED AT HE ENTRANCE TO THE BUILDING, ROOM, ENCLOSURE OR CONFINED AREA WHERE THE CARBON DIOXIDE STORAGE TANKS, CYLINDERS, PIPING AND EQUIPMENT ARE LOCATED. THE WARNING SIGN SHALL BE AT LEAST 8 INCHES WIDE AND 6 INCHES HIGH AND STATE THE FOLLOWING: **CAUTION - CARBON DIOXIDE GAS. Ventilate the area before entering. A high carbon dioxide (CO2) gas concentration in this area can cause suffocation!**
7. EMERGENCY CO2 SHUTOFFS:
EMERGENCY SHUTOFFS SHALL BE LOCATED AT HE ENTRANCE OF THE GROW ROOM AND AT HE CO2 GENERATOR, TANK, CYLINDER OR BULK SOURCE. THESE SHUTOFFS SHALL BE CLEARLY MARKED.

FLOOR PLAN LEGEND:

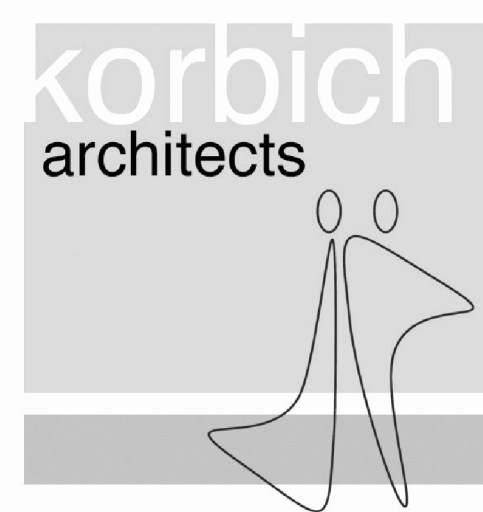
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|--|---|--|--|
| | EXISTING WOOD FRAMED WALL/ CONSTRUCTION | | NEW DOOR |
| | EXISTING MASONRY WALL | | OVERHEAD |
| | EXISTING CAST IN PLACE CONCRETE WALL | | DOOR MARK, SEE DOOR SCHEDULE SHEET A8 |
| | EXISTING DOOR | | PORTABLE FIRE EXTINGUISHER 2A-10BC MOUNTED AT 42" A.F.F. |
| | NEW WALL | | WALL TYPE, SEE 1/A8 |
| | NEW 1 HOUR WALL | | 50 LB (5.98 GALLON) CO2 TANK, CHAINED TO WALL |
| | NEW 3 HOUR FIRE BARRIER | | CO2 WARNING SIGN, SEE NOTE 6 |

SECONDARY CONTAINMENT CALCULATION:

CALCULATION BASED ON NEW NUTRIENT 220 GALLON DOUBLE WALLED MIXING TANK (PEABODY 220 GALLON GEMINI)
THE LARGEST TANK IS 220 GALLONS (INNER TANK). EACH TANK IS DOUBLE WALLED AND IS PROTECTED BY A 281.5 GALLON OUTER TANK WHICH IS GREATER THAN 110% (242 GALLONS).



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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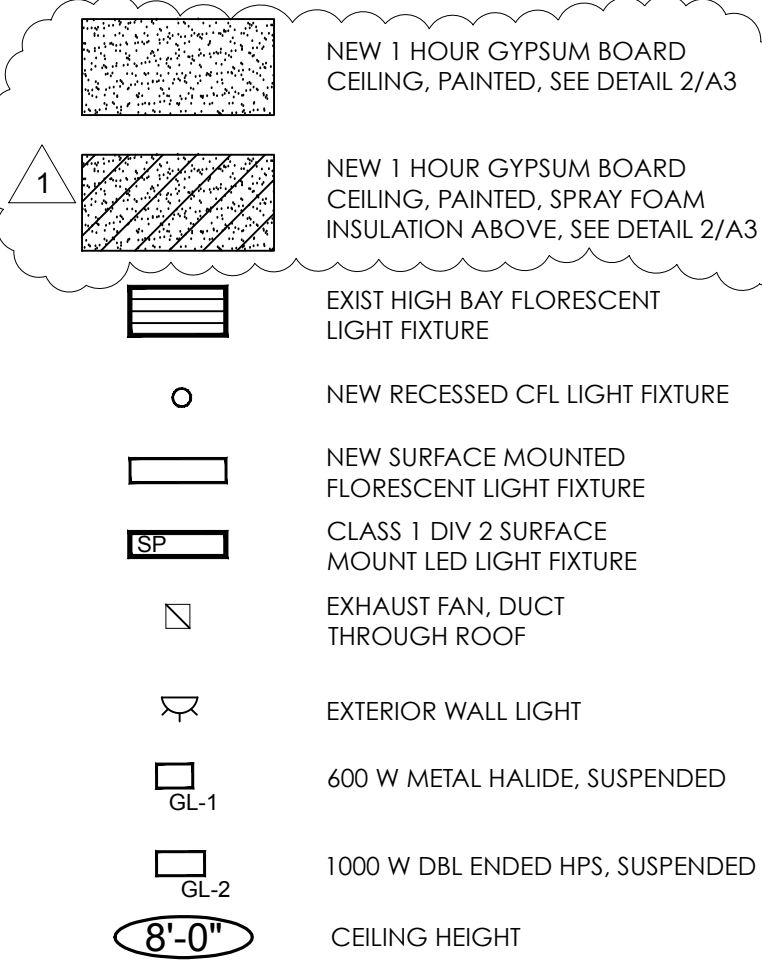
1 CHECK SHEET 11/17/2017

PERMIT SET

Project Name and Address
POT OF GOLD
CANNABIS PRODUCTION AND
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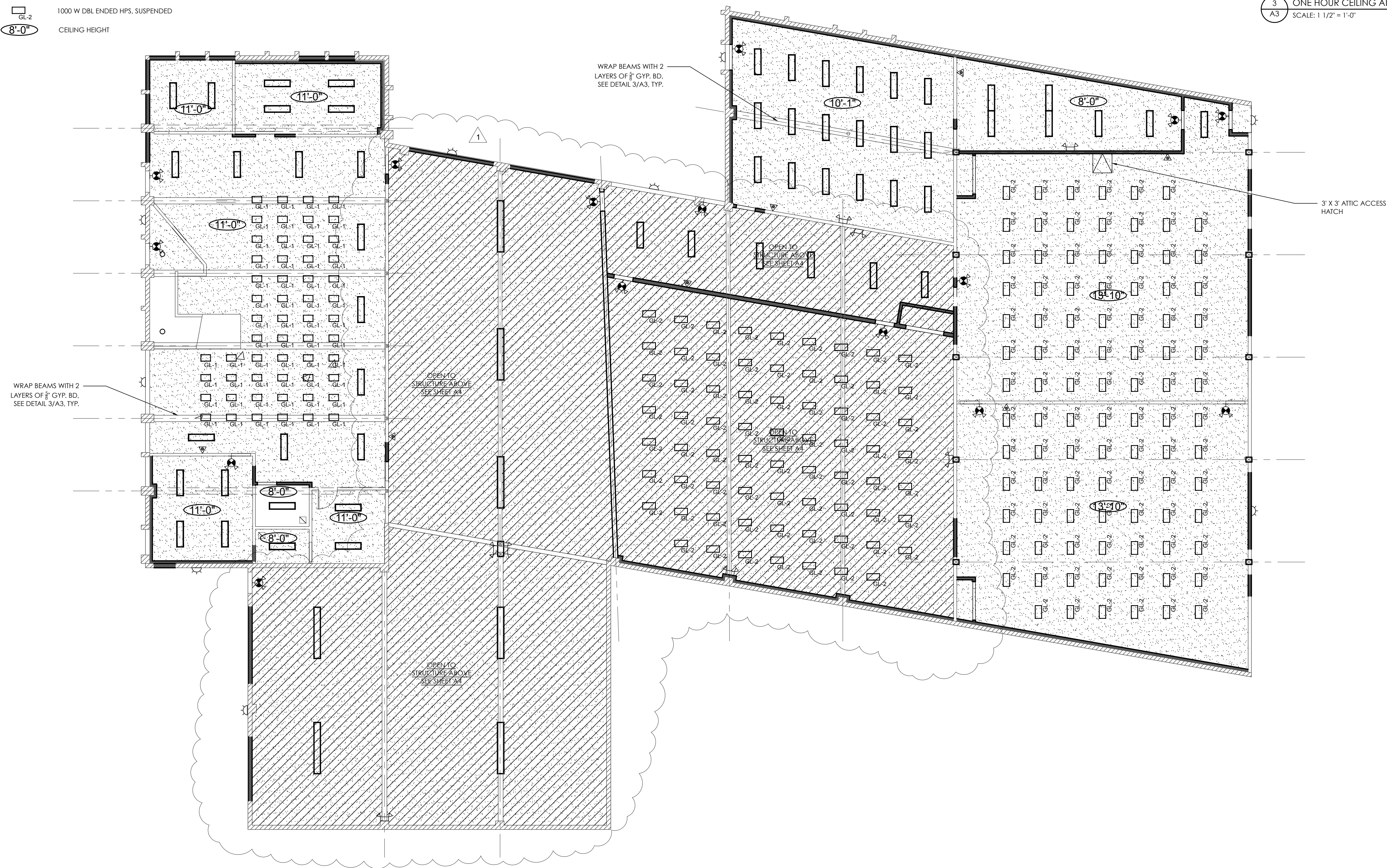
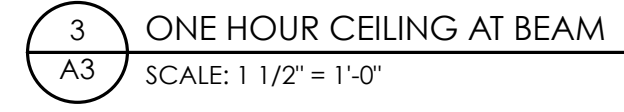
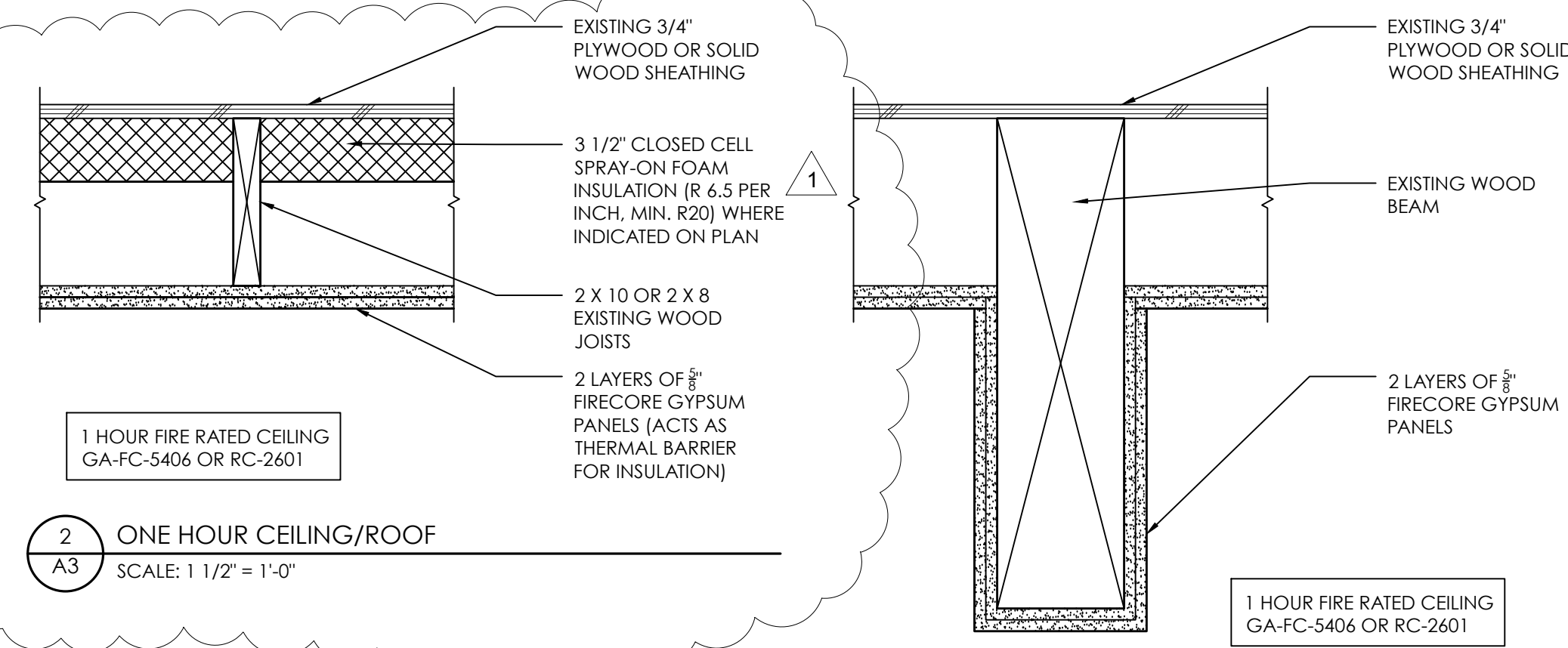
Project Number 8315 BRTWK	Sheet A1
Date 10.06.2017	
Scale VARIES	

CEILING LEGEND:



CEILING GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSION IN FIELD. NOTIFY ARCHITECT AND OWNER OF ANY UNEXPECTED CONDITIONS.
2. LIGHTING FIXTURES NOT SHOW FOR GROWING ROOMS. THESE SPACES HAVE LIGHTING THAT IS CONTROLLED AND HAS AN AUTOMATIC/TIMED ON-OFF SYSTEM TO SIMULATE DAY/NIGHT CYCLE. REFER TO ELECTRICAL/LIGHTING CONTRACTOR FOR ADDITIONAL INFORMATION ON THIS EQUIPMENT.
3. SEE SHEET A02 FOR EMERGENCY AND EXIT LIGHTING.
4. VERIFY LOCATIONS OF NEW CEILING DIFFUSERS AND VENTS WITH MECHANICAL CONTRACTOR.
5. SEE ELECTRICAL AND MECHANICAL PLANS FOR LIGHTING, ELECTRICAL AND HVAC DESIGN.



1 FIRST FLOOR REFLECTED CEILING PLAN
A3 SCALE: 1/8" = 1'-0"



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Project Number 8315 BRTWK	Sheet
Date 10.06.2017	A3
Scale VARIES	



CEILING LEGEND:

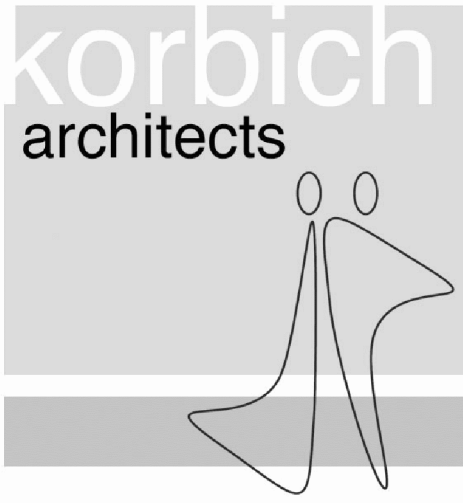
- NEW 1 HOUR GYPSUM BOARD
CEILING, PAINTED, SEE DETAIL 2/A3
- NEW 1 HOUR GYPSUM BOARD
CEILING, PAINTED, SPRAY FOAM
INSULATION ABOVE, SEE DETAIL 2/A3
- EXIST HIGH BAY FLORESCENT
LIGHT FIXTURE
- NEW RECESSED CFL LIGHT FIXTURE
- NEW SURFACE MOUNTED
FLORESCENT LIGHT FIXTURE
- CLASS 1 DIV 2 SURFACE
MOUNT LED LIGHT FIXTURE
- EXHAUST FAN, DUCT
THROUGH ROOF
- EXTERIOR WALL LIGHT
- 600 W METAL HALIDE, SUSPENDED
- 1000 W DBL ENDED HPS, SUSPENDED
- CEILING HEIGHT
- 8'-0"

CEILING GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL
DIMENSION IN FIELD.
NOTIFY ARCHITECT AND OWNER OF ANY
UNEXPECTED CONDITIONS.
2. LIGHTING FIXTURES NOT SHOW FOR GROWING
ROOMS. THESE SPACES HAVE LIGHTING THAT IS
CONTROLLED AND HAS AN AUTOMATIC/TIMED
ON-OFF SYSTEM TO SIMULATE DAY/NIGHT CYCLE.
REFER TO ELECTRICAL/LIGHTING CONTRACTOR
FOR ADDITIONAL INFORMATION ON THIS
EQUIPMENT.
3. SEE SHEET A02 FOR EMERGENCY AND EXIT
LIGHTING.
4. VERIFY LOCATIONS OF NEW CEILING
DIFFUSERS AND VENTS WITH MECHANICAL
CONTRACTOR.
5. SEE ELECTRICAL AND MECHANICAL PLANS
FOR LIGHTING, ELECTRICAL AND HVAC
DESIGN.
6. IN ATTIC SPACES, PROVIDE CLASS I OR II VAPOR
BARRIER AT CEILING. PROVIDE A MINIMUM OF 300
FREE VENTILATING AREA FOR ATTIC BY USING
ROOF VENTS. OTHER AREAS PROVIDE 150 FREE
VENTILATION AREA.



1 SECOND FLOOR REFLECTED CEILING PLAN
A4 SCALE: 1/8" = 1'-0"



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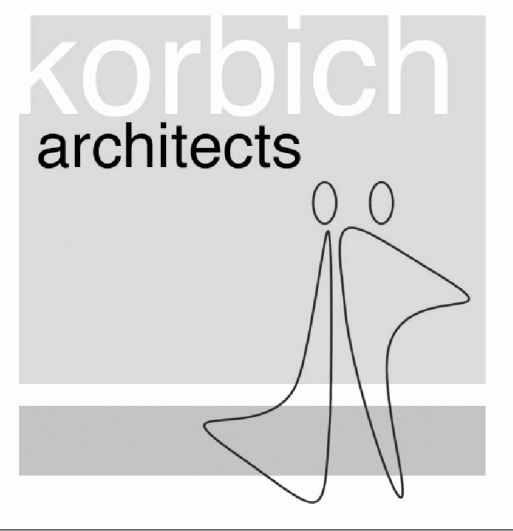
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Scale
VARIES

Sheet

A4



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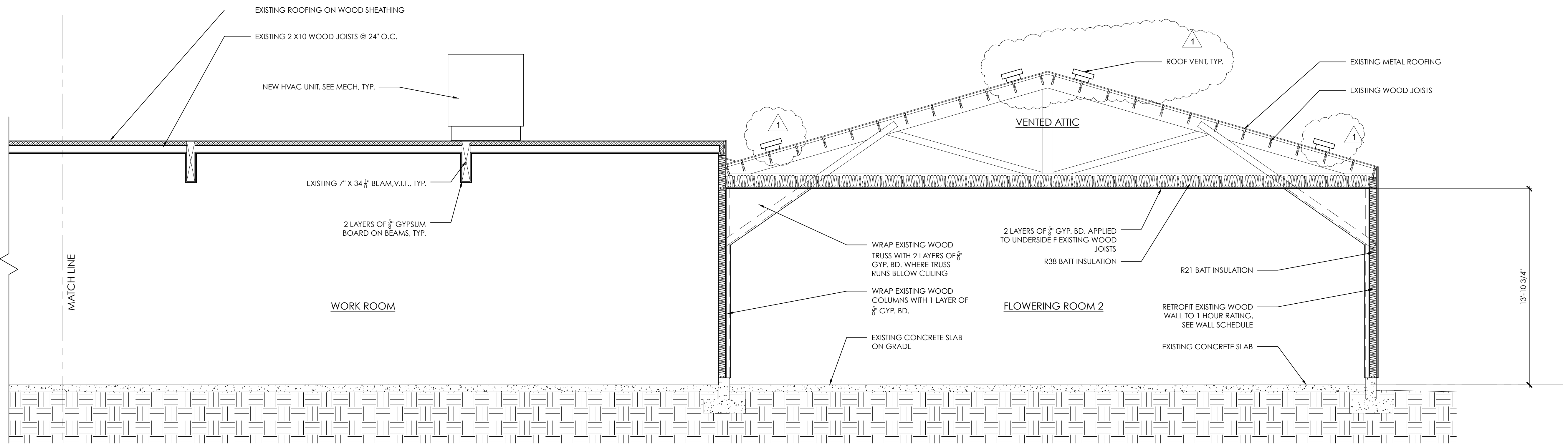
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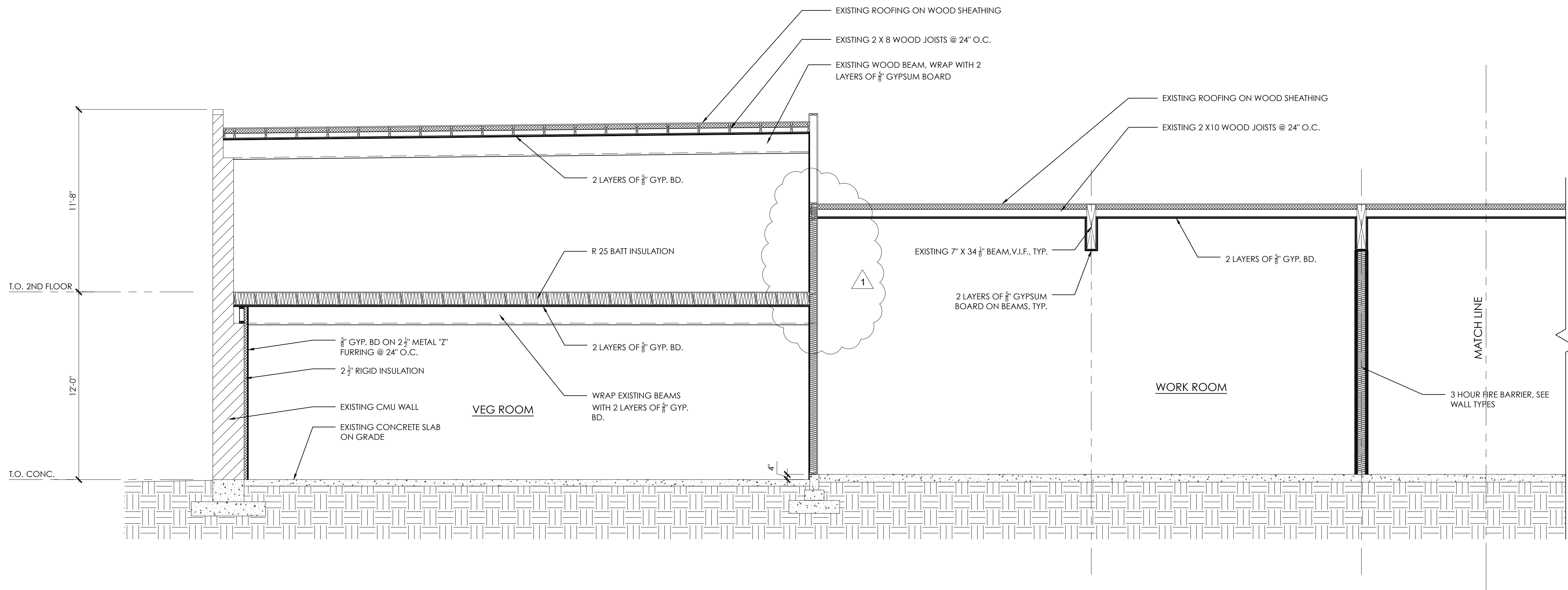
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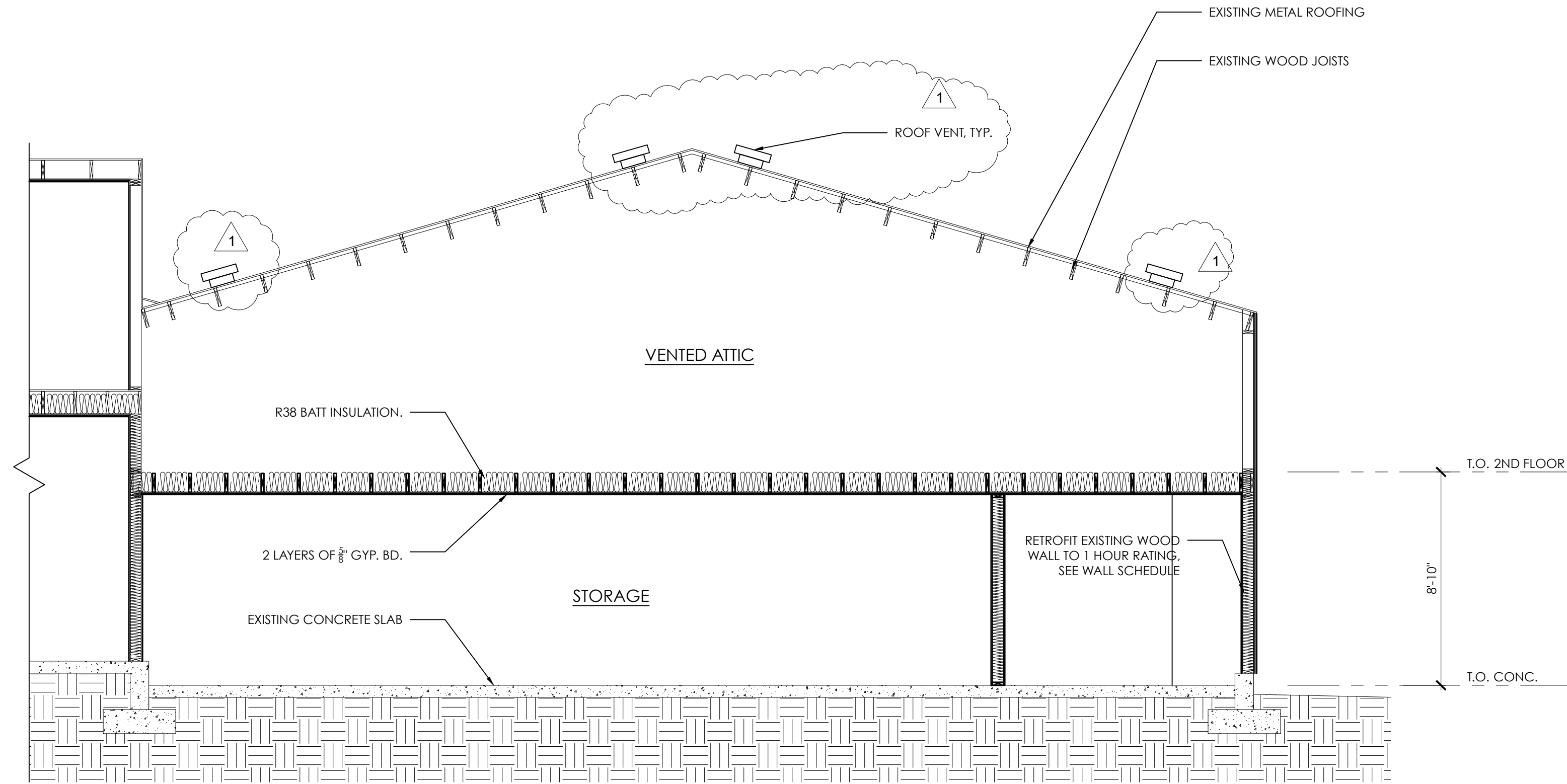
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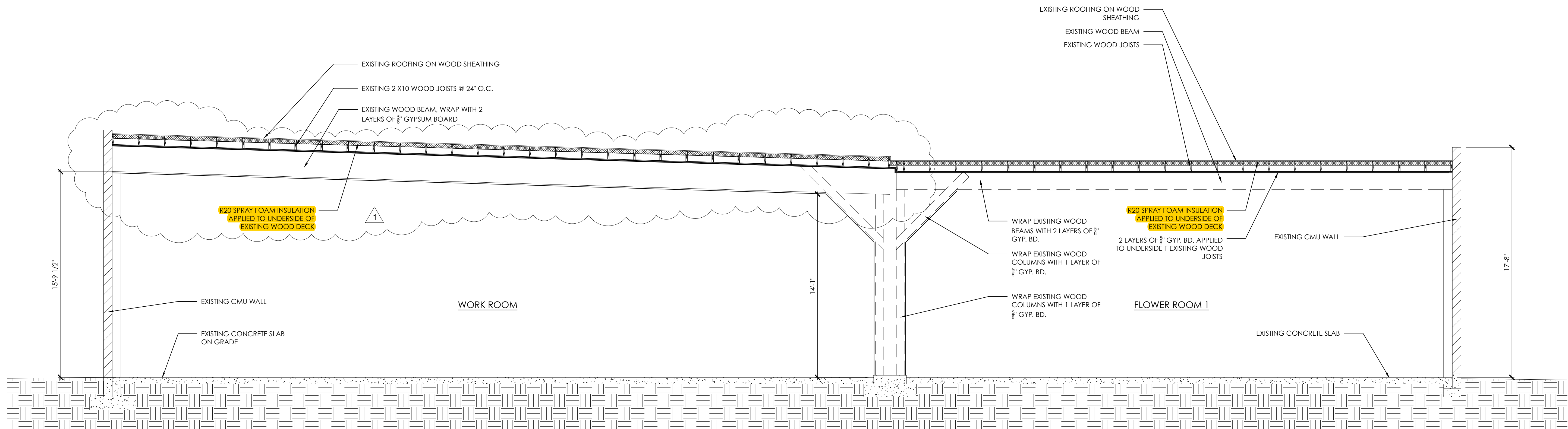
BUILDING SECTION - CONTINUED
SCALE: 1/8" = 1'-0"



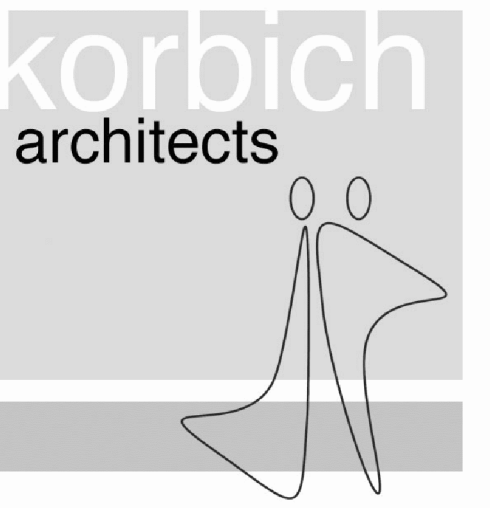
BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
A6 SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
A6 SCALE: 1/8" = 1'-0"



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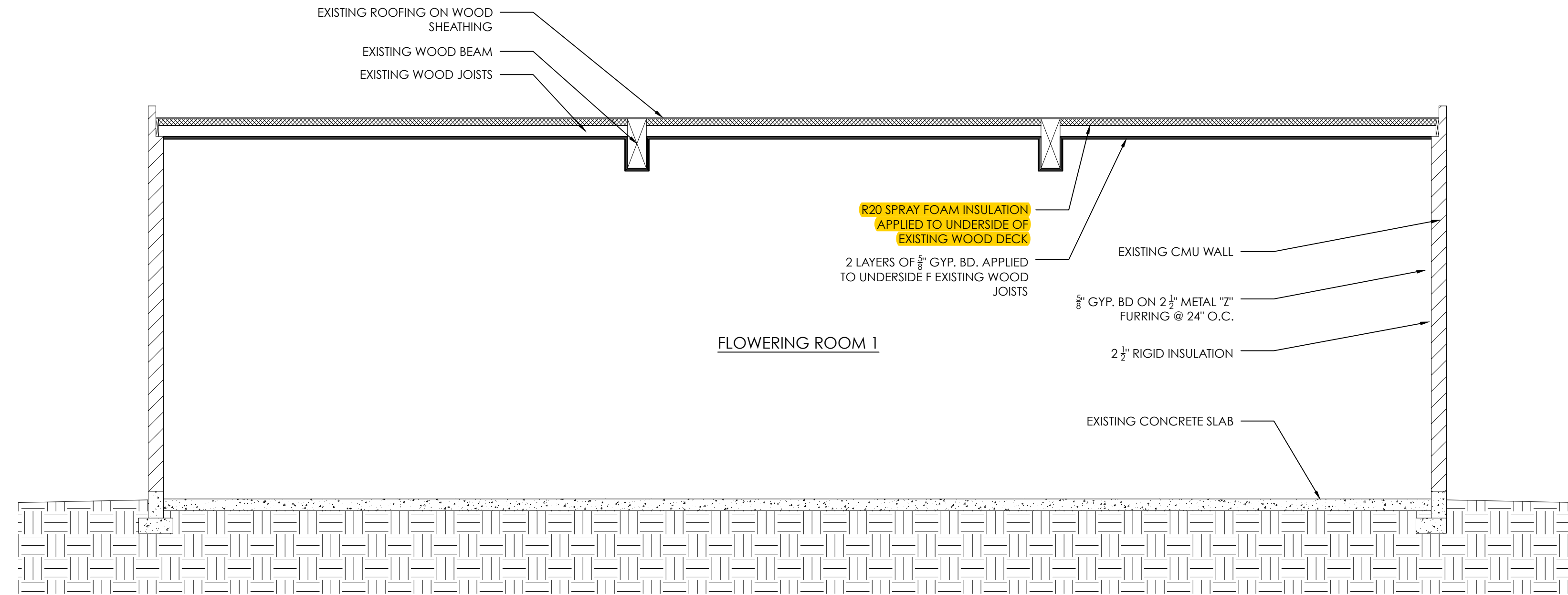
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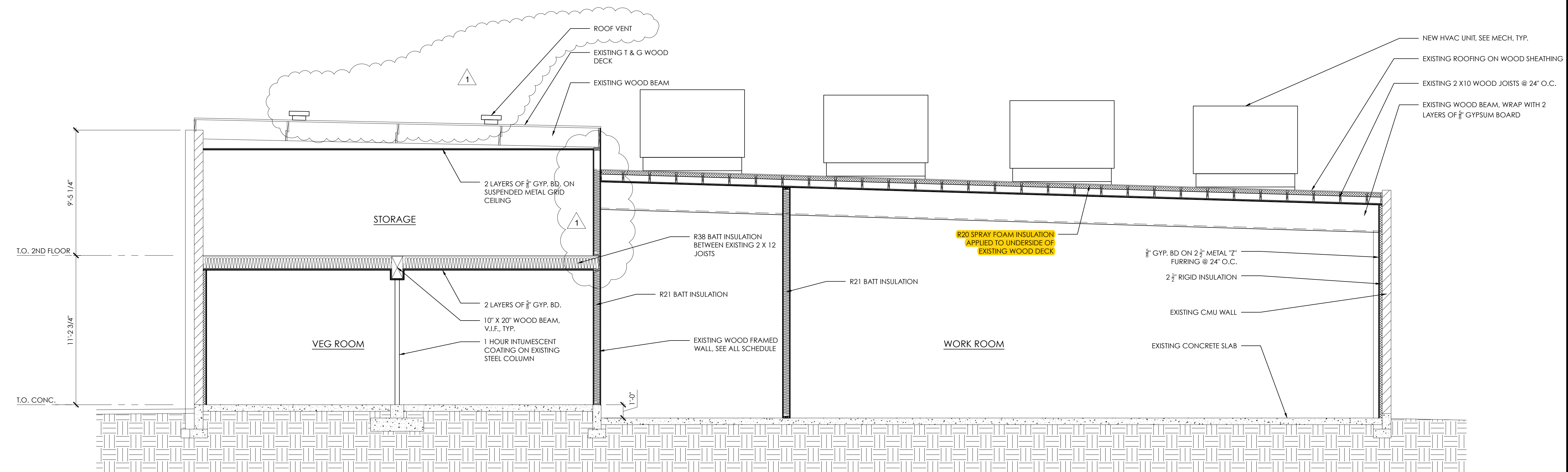
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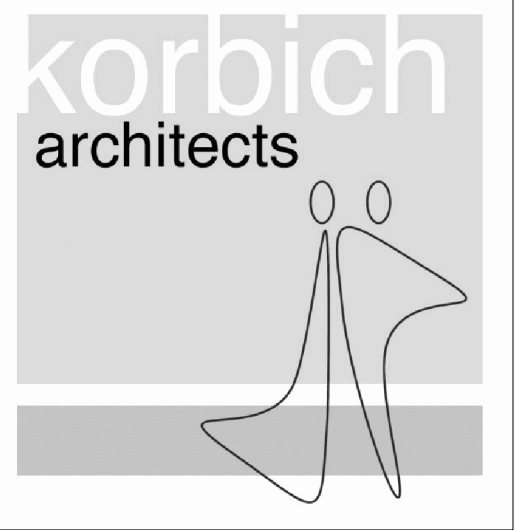
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A6



2 BUILDING SECTION
A7 SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
A7 SCALE: 1/8" = 1'-0"



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Scale VARIES	