

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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



APPEAL SUMMARY

Status: Hold for Additional Information

| | |
|---|---|
| Appeal ID: 18793 | Project Address: 9705-9707 NE Colfax St |
| Hearing Date: 12/19/18 | Appellant Name: Mildred White |
| Case No.: B-017 | Appellant Phone: 5032534283 |
| Appeal Type: Building | Plans Examiner/Inspector: John Cooley |
| Project Type: commercial | Stories: 1 Occupancy: F-1 Construction Type: V-B |
| Building/Business Name: | Fire Sprinklers: No |
| Appeal Involves: Alteration of an existing structure | LUR or Permit Application No.: |
| Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6] [File 7] | Proposed use: Cannabis grow facility |

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 506.2

| | |
|-------------------------------|---|
| Requires | Where a building has more than 25 percent of its perimeter on a public way or OPEN SPACE having a width of not less than 20 feet, the frontage increase shall be determined in accordance with Equation 5-2. |
| Proposed Design | <p>The project site is located adjacent to a public access park owned by the city that is 300 feet wide. Request to be able to use the designated open space located to the east of the project site in the frontage increase equation for allowable building area. Please see attached site plan and code summary sheet. The building area equation as shown on the code summary sheet includes the property to the ease in the frontage increase equation.</p> <p>The existing building has tilt-up concrete exterior walls. The exterior walls are entirely non-combustible except for the 4x6 wood top at the top of the tilt-up walls. There are no openings on the eastern exterior wall. Attached are details of all exterior wall conditions, with the detail for the eastern exterior wall highlighted (detail 8 on sheet 6)</p> |
| Reason for alternative | <p>OSSC 506.2.2 Open space limits states: Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane.</p> <p>The open space to the east of this property is zoned Open Space, with a public access trail, that is accessed from the street adjacent to the property. Please see attached PortlandMaps information pertaining to the eastern adjacent property, attached GoogleMaps image noting the public trailhead location in relation to the project site, and attached photo of the trailhead access that is located directly adjacent to the project property.</p> |

APPEAL DECISION

Use of public park for allowable area increase: Hold for additional information.
Appellant may contact John Butler (503 823-7339) with questions.



9540

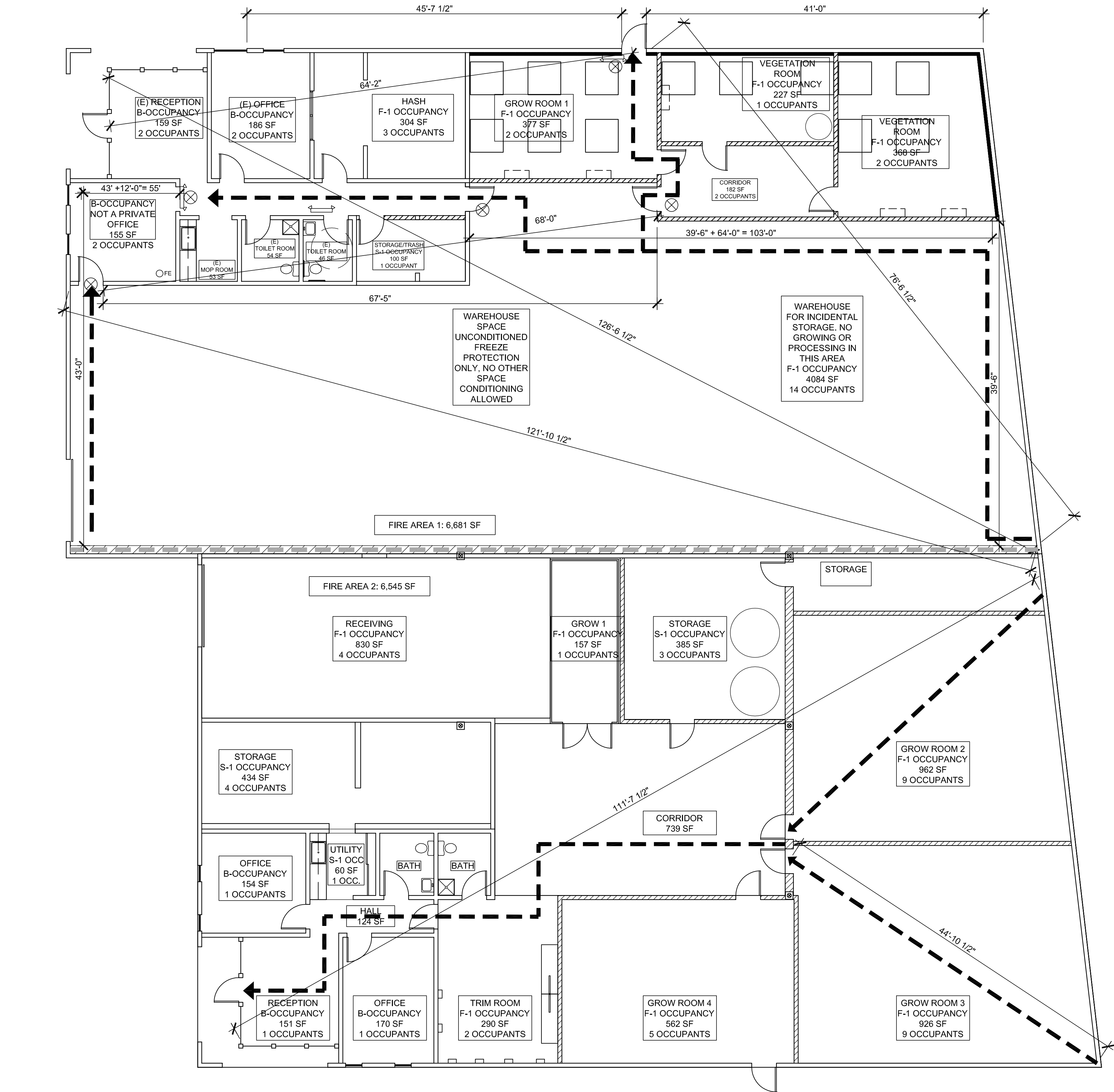
9625 9631

9706 9707

9620

NE COLFAX ST

9620



1 CODE SUMMARY FLOOR PLAN

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

CODE SUMMARY FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- EGRESS PATH OF TRAVEL. MINIMUM WIDTH 44"
EGRESS LIGHTING TO EXTEND TO THE EXTERIOR LANDINGS.
PATH OF TRAVEL IN WAREHOUSE AREA MET DUE TO (2) DIVERGENT
EGRESS ROUTES BEING PROVIDED.
- EXIT SIGN WITH BATTERY BACK-UP
- EMERGENCY EGRESS LIGHT FIXTURE WITH BATTERY BACK-UP
MIN 1 FOOTCANDLE AT WALKING SURFACE PER OSSC 1006.3
- LIGHTING LEVEL TO BE VERIFIED THROUGH A FIELD TEST.
- EXISTING
- FE FIRE EXTINGUISHER
- NEW THREE HOUR RATED FIRE BARRIER. SEE DETAIL 2/A1.1.

BUILDING CODE

2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

BUILDING CONSTRUCTION AND OCCUPANCY

TYPE OF CONSTRUCTION (OSSC CHAPTER 6): V-B NON-SPRINKLERED, NON-SEPARATED

OCCUPANCY (OSSC CHAPTER 3): AREA OF WORK: F-1, B

FIRE-RESISTIVE REQUIREMENTS (OSSC TABLE 601)

| | |
|-----------------------------------|-----------------|
| STRUCTURAL FRAME | NO REQUIREMENTS |
| BEARING WALLS - EXTERIOR | 2-HOUR |
| BEARING WALLS - INTERIOR | NO REQUIREMENTS |
| NON-BEARING WALLS - EXTERIOR | SEE BELOW |
| NON-BEARING WALLS - INTERIOR | NO REQUIREMENTS |
| FLOORS AND FLOOR-CEILINGS | NO REQUIREMENTS |
| ROOFS AND ROOF-CEILINGS | NO REQUIREMENTS |
| EXTERIOR DOORS AND WINDOWS | SEE BELOW |
| STAIRWAY CONSTRUCTION (OSSC 1022) | N/A |
| SHAFT ENCLOSURES (OSSC 708) | N/A |

BUILDING HEIGHT: (OSSC TABLE 503)

MAXIMUM ALLOWABLE HEIGHT: 55'-0"

BUILDING STORIES: (OSSC TABLE 503)

ACTUAL NUMBER OF STORIES: 1

ALLOWABLE NUMBER OF STORIES: 1

ENERGY CODE REQUIREMENTS (FOR NEW ITEMS ONLY)

BUILDING ENVELOPE PER OREGON ENERGY EFFICIENCY SPECIALTY CODE (PRESCRIPTIVE PATH - ZONE 4C)

NEW AREA: SEMI-CONDITIONED SPACE (OFFICE AREA IS EXISTING PERMITTED SPACE)

| | |
|-----------------------------|------------------------|
| WINDOW U-FACTOR: | N/A NONE PROPOSED |
| WINDOW SHADING COEFFICIENT: | N/A NONE PROPOSED |
| EXTERIOR DOOR U-FACTOR: | 0.70 |
| WALL (FRAMED): | N/A PER OEESC 101.5.2 |
| WALLS (MASS): | N/A PER OEESC 101.5.2 |
| WALL (BELOW GRADE): | N/A |
| ROOF INSULATION: | R-3/INCH SEE COM CHECK |

ACCESSIBLE BARRIER REMOVAL AND UPGRADE OF ACCESIBLE FEATURES

EXTERIOR WALLS AND OPENINGS (OSSC TABLE 602 AND 705.8)

| WALLS | DIST. TO P.L. | RATED WALL REQ. | AREA/RATED OPNG. REQ. |
|-------|---------------|-----------------|-----------------------|
| N | 97'-6" | NO REQUIREMENTS | NO LIMIT |
| S | 52'-6" | NO REQUIREMENTS | NO LIMIT |
| E | 7'-0" | ONE HOUR | 10% |
| W | 44'-0" | NO REQUIREMENTS | NO LIMIT |

PLUMBING FIXTURE COUNT

PLUMBING FIXTURE COUNT (IBC TABLE 2902.1)

| MINIMUM PLUMBING FIXTURES | | | | | | | |
|---------------------------|------------|----------------|------------|--------------------|--------------------|----------------|-----------------|
| USE | AREA IN SF | OCC LOAD RATIO | TOTAL OCC. | WATER CLOSET RATIO | WATER CLOSETS REQ. | LAVATORY RATIO | LAVATORIES REQ. |
| F-1 | 5,724 | 300 SF/OCC | 20 | 1:100 | 0.20 | 1:100 | 0.20 |
| F-1 | 304 | 100 SF/OCC | 4 | 1:100 | 0.04 | 1:100 | 0.04 |
| S-1 | 100 | 300 SF/OCC | 1 | 1:100 | 0.01 | 1:100 | 0.01 |
| B | 553 | 100 SF/OCC | 6 | 1:25 | 0.3 | 1:40 | 0.3 |
| TOTAL REQUIRED | | | | | 0.55 | | 0.55 |
| TOTAL PROVIDED | | | | | 2 | | 2 |

BUILDING AREA

MAIN FLOOR (ENTIRE BUILDING): 13,740 SF

OCCUPANCY AREA

B OCCUPANCY: 1979 SF
CORRIDOR: 683 SF
BATHROOM: 100 SF
STORAGE: 499 SF
F-1 OCCUPANCY: 10,479 SF

MECHANICAL BY SEPARATE PERMIT

NOTE: NO HAZARDOUS MATERIALS
STORAGE OR USAGE ON SITE UNDER
THIS PERMIT.

ALLOWABLE AREA

ALLOWABLE AREA PER OSSC TABLE 503

MAX. ALLOWABLE AREA: 12,665 SF

ACTUAL MAX. AREA: 13,740 SF

ALLOWABLE AREA INCREASE: IBC 506

| ALLOWABLE AREAS AND AREA MODIFICATIONS | OCCUPANCY: F-1 (MOST RESTRICTIVE) |
|--|---|
| FRONTAGE INCREASE (I): 506.2 | |
| 506.2 - FRONTAGE INCREASE (EQUATION 5.2) | |
| $I = \left[\frac{F}{P} - 0.25 \right] \frac{W}{30}$ $I = \left[\frac{487}{487} - 0.25 \right] \frac{30}{30}$ $I = (1.0 - 0.25) 1$ $I = 0.75$ | I = AREA INCREASE DUE TO FRONTAGE F = BUILDING PERIMETER FRONTING ON PUBLIC WAY P = PERIMETER OF ENTIRE BUILDING (ft.) W = WIDTH OF PUBLIC WAY (ft.) |

| AREA MODIFICATION, ALLOWABLE AREA PER FLOOR (IBC 506.1) A + A | OCCUPANCY: F-1 (MOST RESTRICTIVE) |
|---|-----------------------------------|
| (A + I/100) + (A x I/100) | |
| 506.1 - AREA INCREASE (EQUATION 5.1) | |
| $A = A + [A \times I] + [A \times I]$ $A = 8,500 + [8,500 \times .49] + [8,500 \times 0]$ $A = 8,500 + [8,500 \times .75] + 0$ $A = 8,500 + 6,375$ $A = 14,875$ | |
| TOTAL ALLOWABLE BUILDING AREA | 14,875 SF |
| ACTUAL BUILDING AREA | 13,740 SF |

BAMA
Architecture and Design

1631 NE Broadway St. #754
Portland, Oregon 97232
Ph: 503.253.4283



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and Design

Colfax St.
Warehouse TI

9705 NE Colfax St.
Portland, OR
97220

Proj # 201705

REVISIONS:

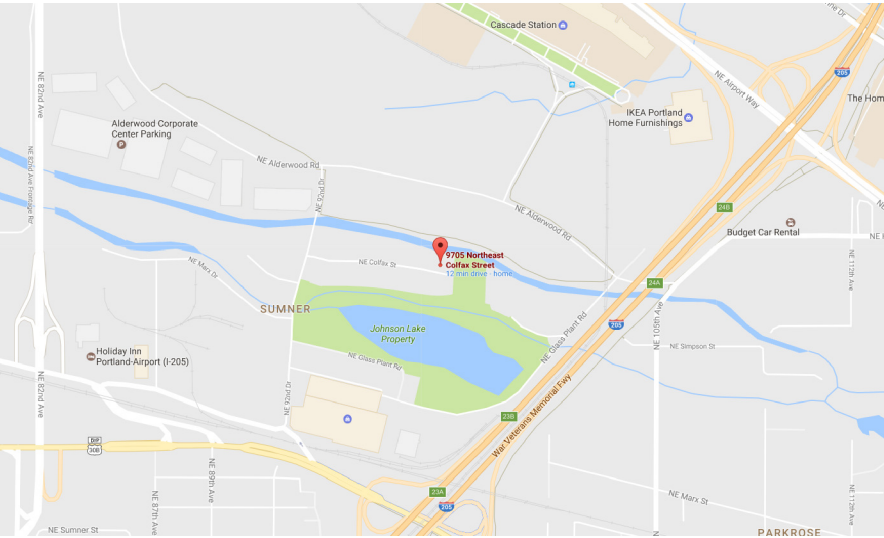
Building Permit:
May 15, 2017

SHEET NO.

A0.1

CODE SUMMARY FLOORPLAN

Colfax St. TI



VICINITY MAP
SD1.1
NOT TO SCALE

| DRAWING INDEX | |
|---------------|--------------------------------|
| SHEET NO | SHEET TITLE |
| SD1.1 | COVER SHEET, SITE PLAN |
| SD2.1 | SITE PLAN, ADA PARKING DETAILS |
| A1.1 | FLOOR PLAN, CODE SUMMARY |
| A1.2 | DETAILS |

PROJECT INFORMATION

PROJECT INFORMATION
CHANGE OF USE TO CANNABIS GROW FACILITY.
SCOPE OF WORK:
-NEW INTERIOR WALLS
-NEW ADA PARKING COMPLIANCE

NO HAZARDOUS SOLVENT USE OR STORAGE PROPOSED.
NO PESTICIDE OR HERBICIDE TO BE USED ON SITE PER REGULATIONS TITLE 33.430.090
NO CARBON DIOXIDE ENRICHMENT PROPOSED.
NO EXTERIOR WORK PROPOSED.
NO LANDSCAPE OR TREE ALTERATION PROPOSED.

CONTACT INFORMATION

APPLICANT / ARCHITECT
BAMA ARCHITECTURE AND DESIGN
CONTACT: MILDRED D. WHITE, AIA
7350 SE MILWAUKEE AVE
PORTLAND, OR 97202
PH: (503) 253-4283
mildred@BAMADesign.com

SITE INFORMATION

PROPERTY DESCRIPTION: WAREHOUSE
PROPERTY ID: R227522
MAP: 161N2E 0L
STATE ID: 1N2E16D 800
LEGAL DESCRIPTION: NE 92ND DRIVE IND PARK,
BLOCK 1, LOT 6 TL 800
TOTAL LOT AREA: 0.81 ACRES (35,475 SF)

EXISTING IMPERVIOUS AREA:
EXISTING BUILDING AREA: 13, 740 SF
EXISTING PAVING: 7,351 SF
TOTAL EXISTING: 21,091 SF

PROPOSED INCREASE: 0 SF

BUILDING COVERAGE:
BUILDING FOOTPRINT: 13, 740 SF
GROUND SLOPE AT NEW WORK: 2%

ZONING CODE INFORMATION
ZONING: IG2hpx (GENERAL INDUSTRIAL 2)
h- AIRCRAFT LANDING ZONE
p- ENVIRONMENTAL PROTECTION
x- PDX NOISE IMPACT ZONE

REQ'D SETBACKS:
FRONT: 25'
SIDE: 0'
REAR: 0'

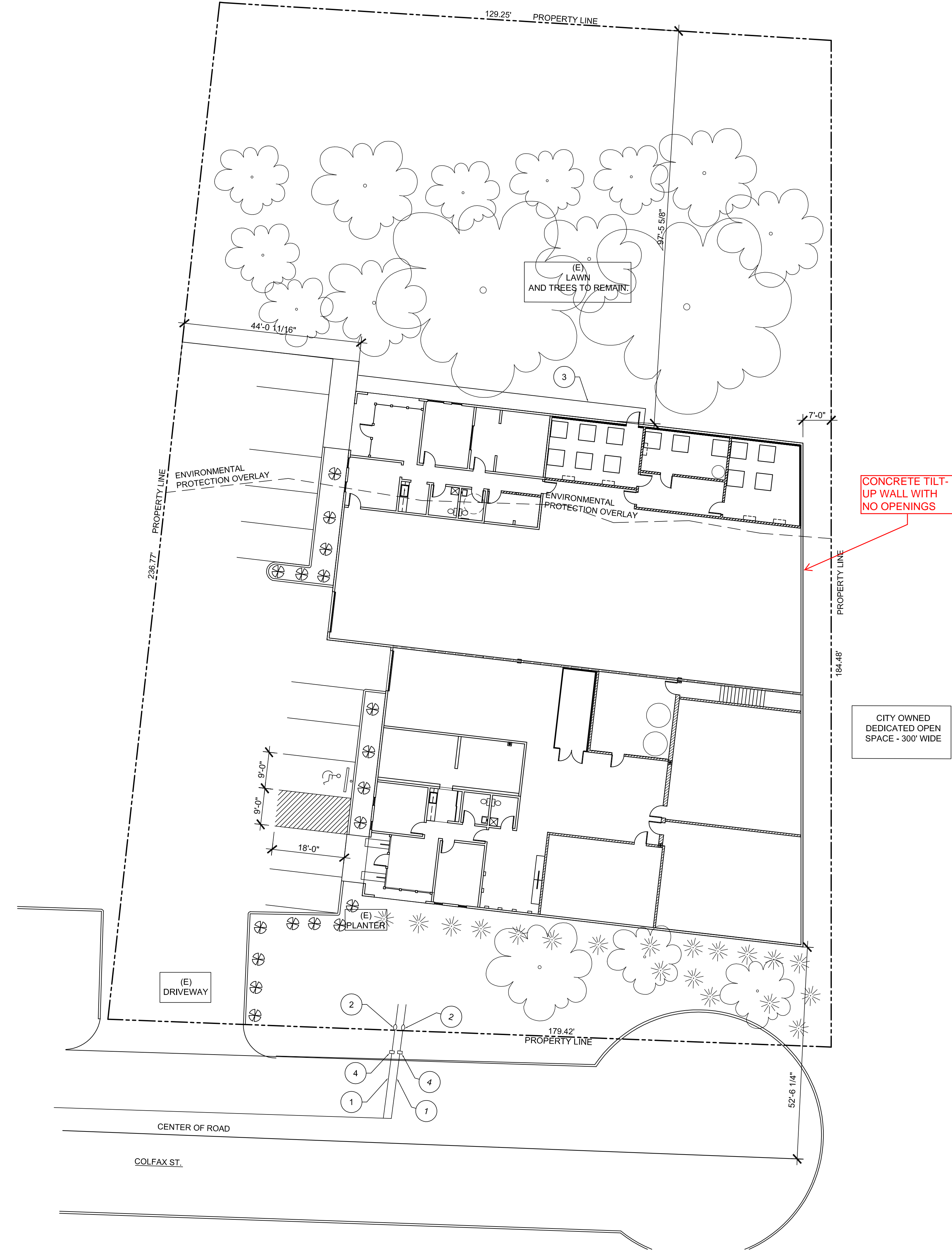
MAX BUILDING HEIGHT: NO LIMIT

MECHANICAL
MECHANICAL PERMIT TO BE SUBMITTED SEPARATELY BY THE CONTRACTOR.

THE MECHANICAL PERMIT SHALL INCLUDE THE FOLLOWING INFORMATION.
ADDITIONAL INFORMATION MIGHT BE REQUIRED AFTER THE DRAWINGS HAVE BEEN REVIEWED.
1. OUTSIDE AIR VENTILATION SCHEDULE COMPLIES WITH 2014 OMSC TABLE 403.3
2. EXISTING AND NEW EQUIPMENT AND SYSTEM INFORMATION, PROCESS FLOW DIAGRAMS, ETC., IF ANY.

KEYNOTES

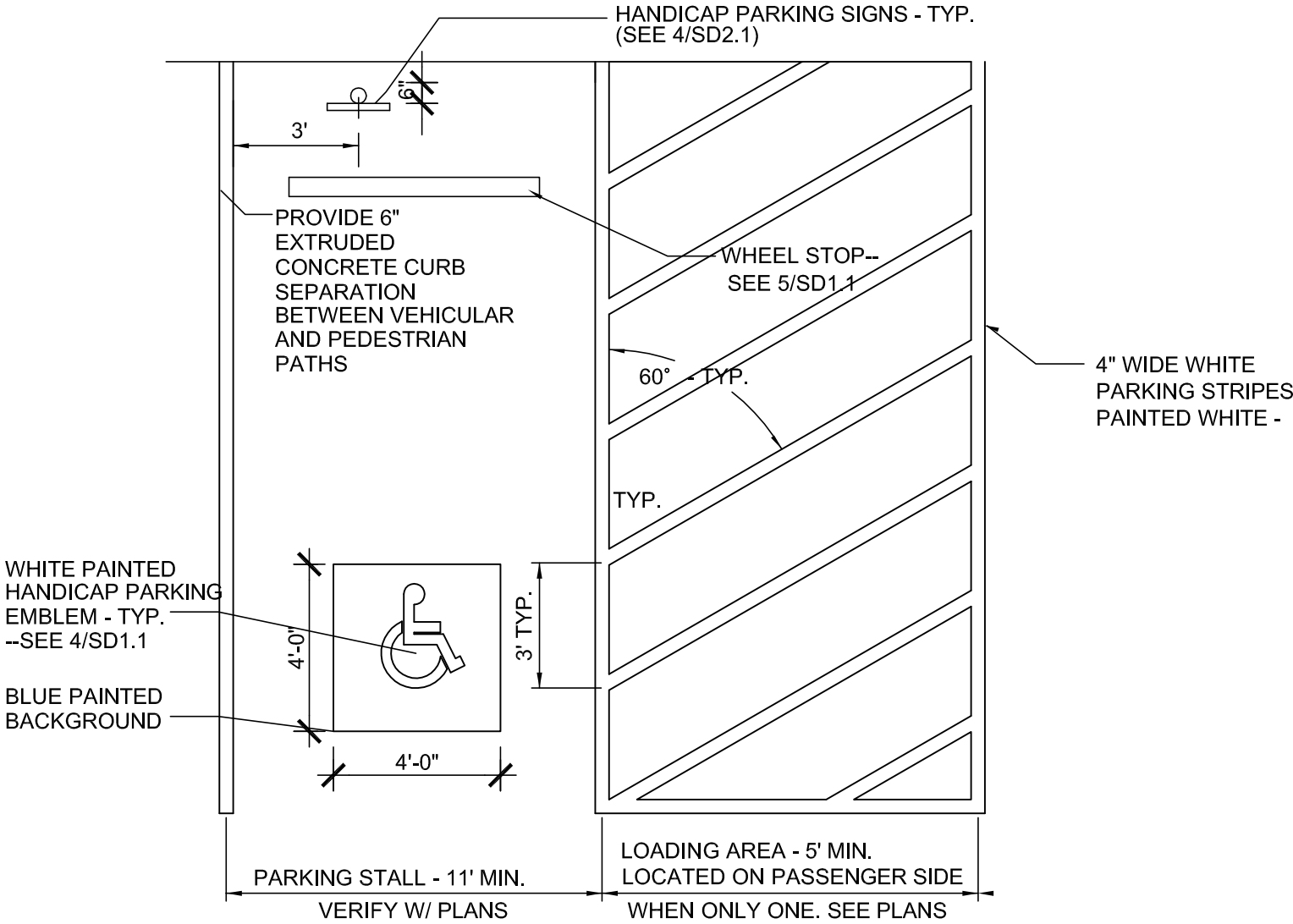
- EXISTING WATER LINE.
- NEW PREMISES-ISOLATION REDUCED PRESSURE BACKFLOW ASSEMBLY TO BE INSTALLED ON THE CENTERLINE OF THE WATER SERVICE ON PRIVATE PROPERTY AT THE PROPERTY LINE, INSTALLED 12" ABOVE FINISHED GRADE AND MEET ALL APPLICABLE WATER BUREAU AND RELATED PLUMBING CODE INSTALLATION REQUIREMENTS. EXISTING WATER LINE TO REMAIN.
- NEW CONCRETE PATH FROM EXTERIOR DOOR TO EXISTING PAVING. SEE A1.1
- EXISTING WATER METER.



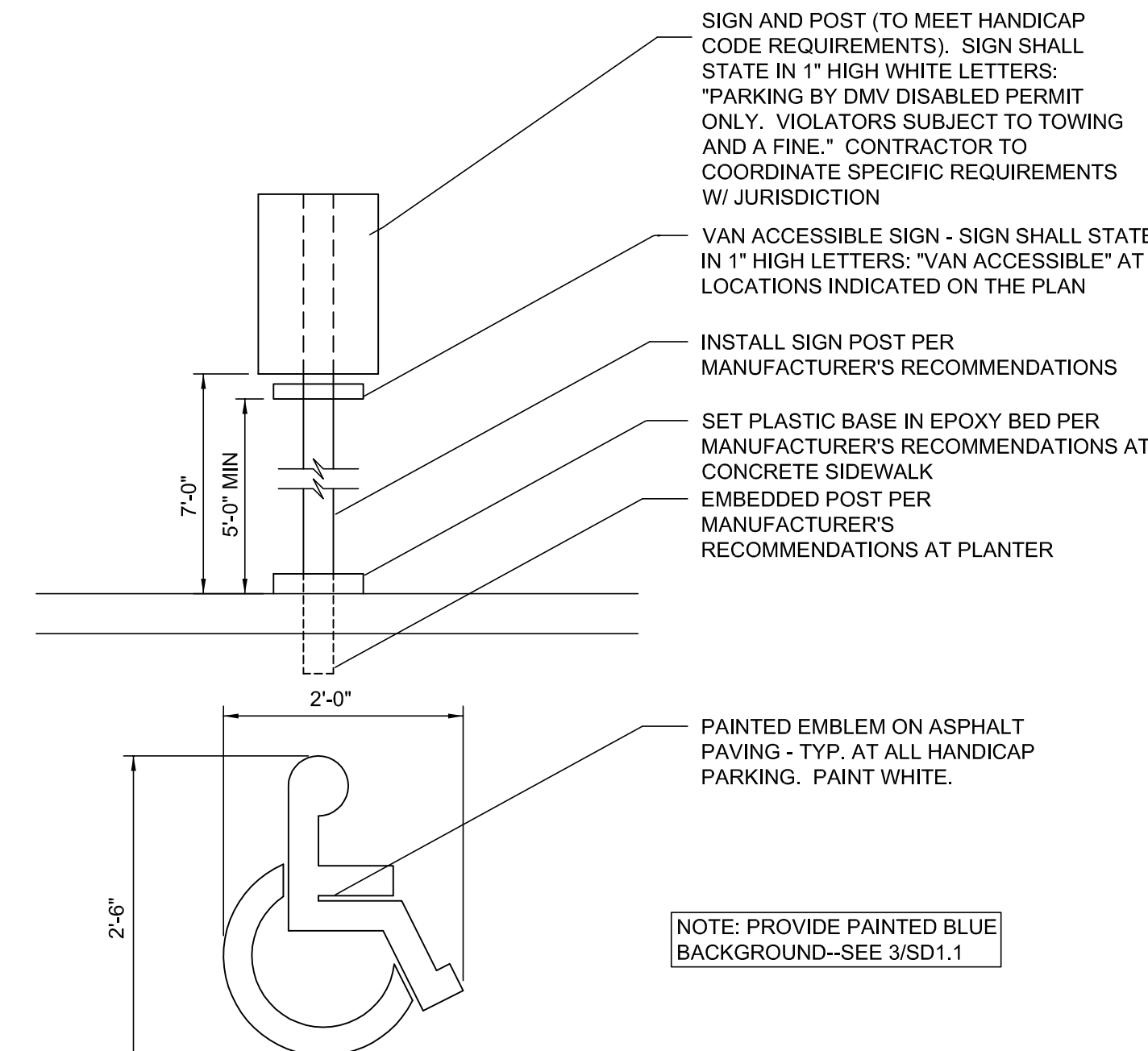
SITE PLAN/OVERALL BUILDING PLAN
SD1.1
SCALE: 1/16" = 1'-0"

LEGEND

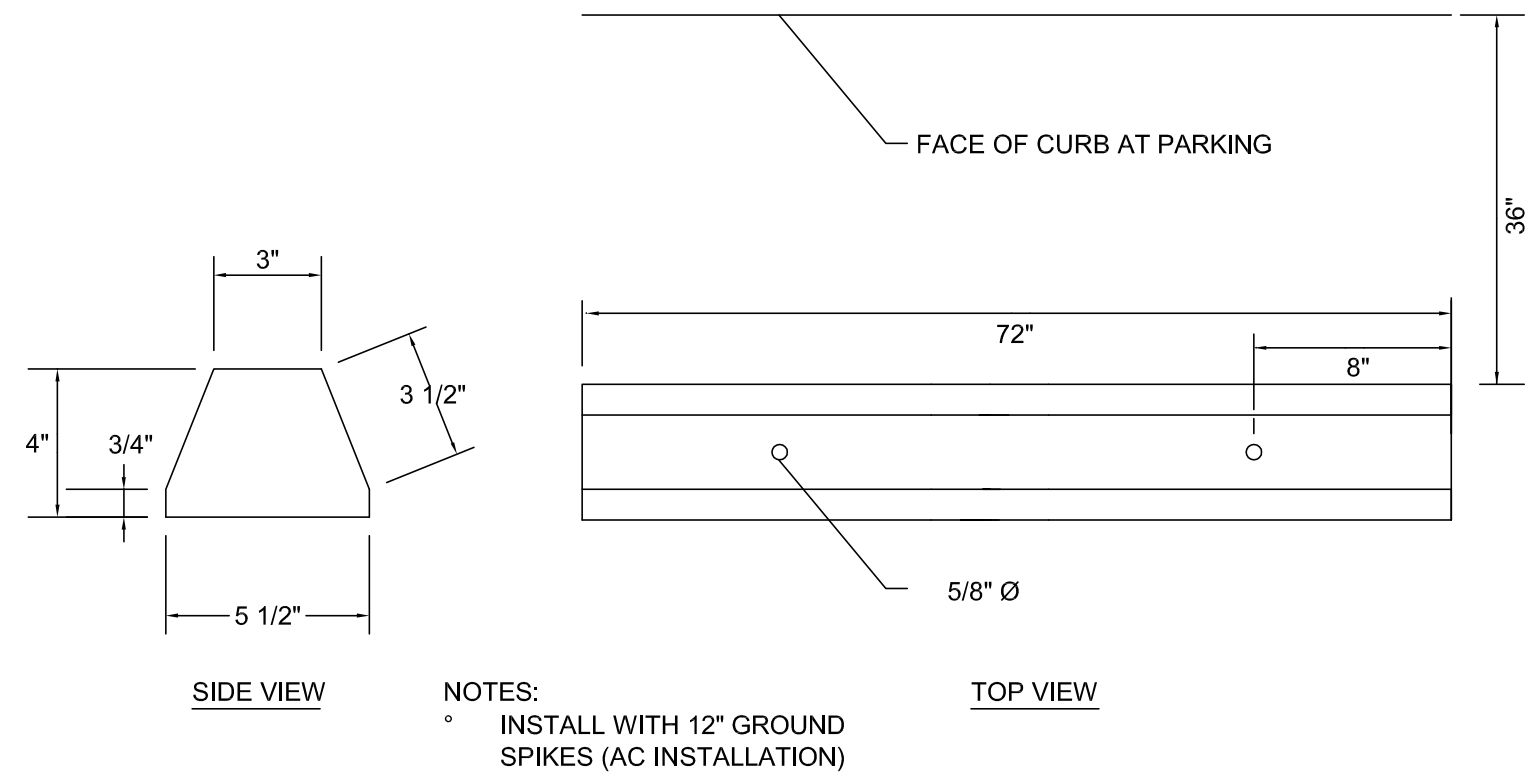
PROPERTY LINE
EXISTING FEATURE



HANDICAP PARKING STALL
SD1.1
1/4" = 1'-0"



ACCESSIBLE PARKING EMBLEM AND SIGN
SD1.1
3/4" = 1'-0"



TYPICAL WHEEL STOP
SD1.1
NOT TO SCALE

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Colfax St.
Warehouse TI

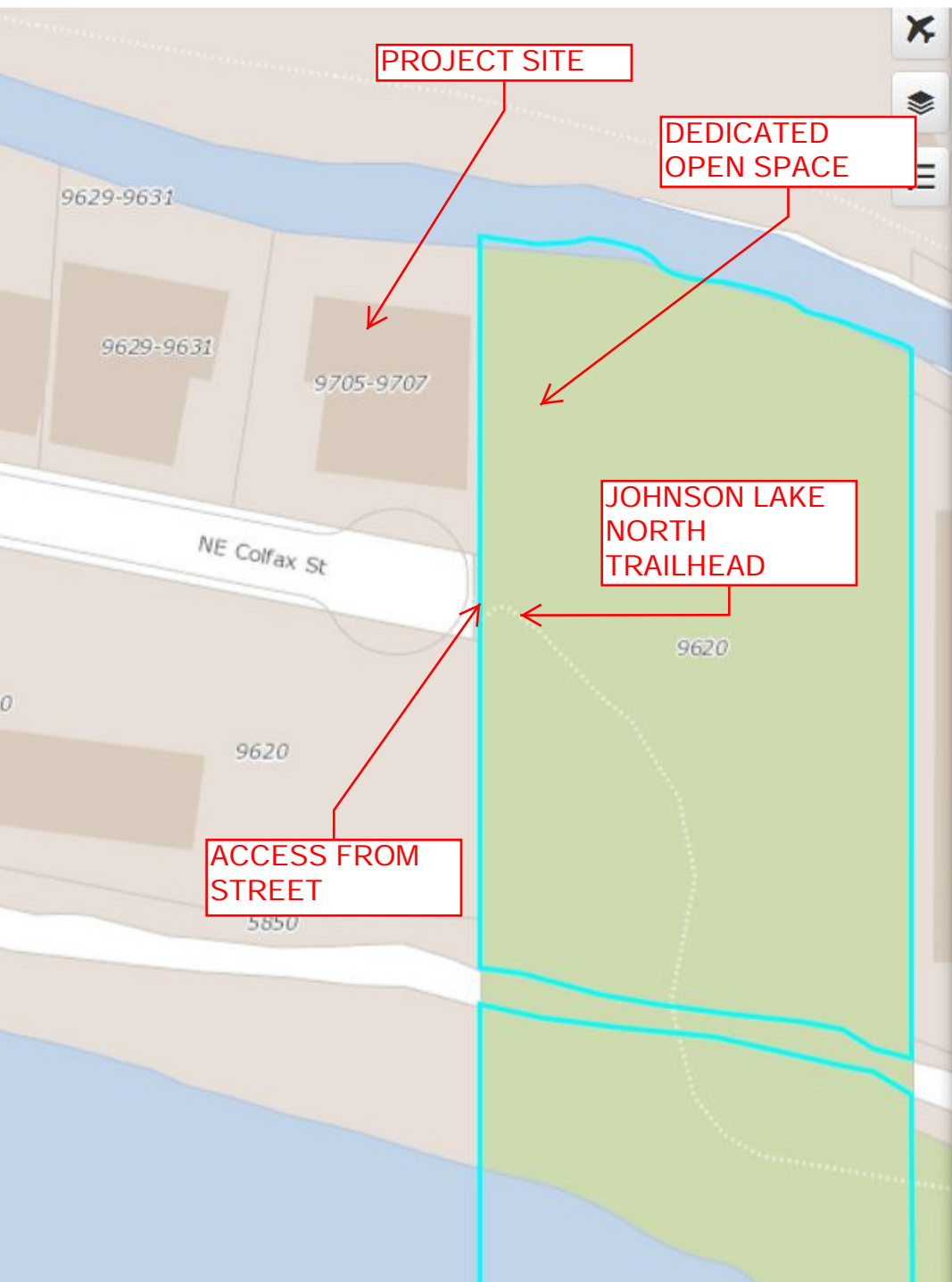
9705 NE Colfax St.
Portland, OR
97220

Proj # 201705

REVISIONS:

Building Permit:
May 15, 2017

SHEET NO.
SD1.1
SITE PLAN



9620 E/ NE COLFAX ST

PORTLAND, OR 97220



PROPERTY

Year Built

Neighborhood

SUMNER ASSOCIATION OF NEIGHBORS

Jurisdiction

Portland / Multnomah

Zoning

OS - Open Space ▾

Elevation

8 ft (approximate)

Owner

PORTLAND CITY OF % BES FACILITIES/ADMIN
SVCS

Owner Address

1120 SW 5TH AVE #1000
PORTLAND, OR 97204-1912

For more information about data updates or discrepancies, please contact
Multnomah County Assessment, Recording & Taxation at (503) 988-3326 or
dartcs@multco.us.

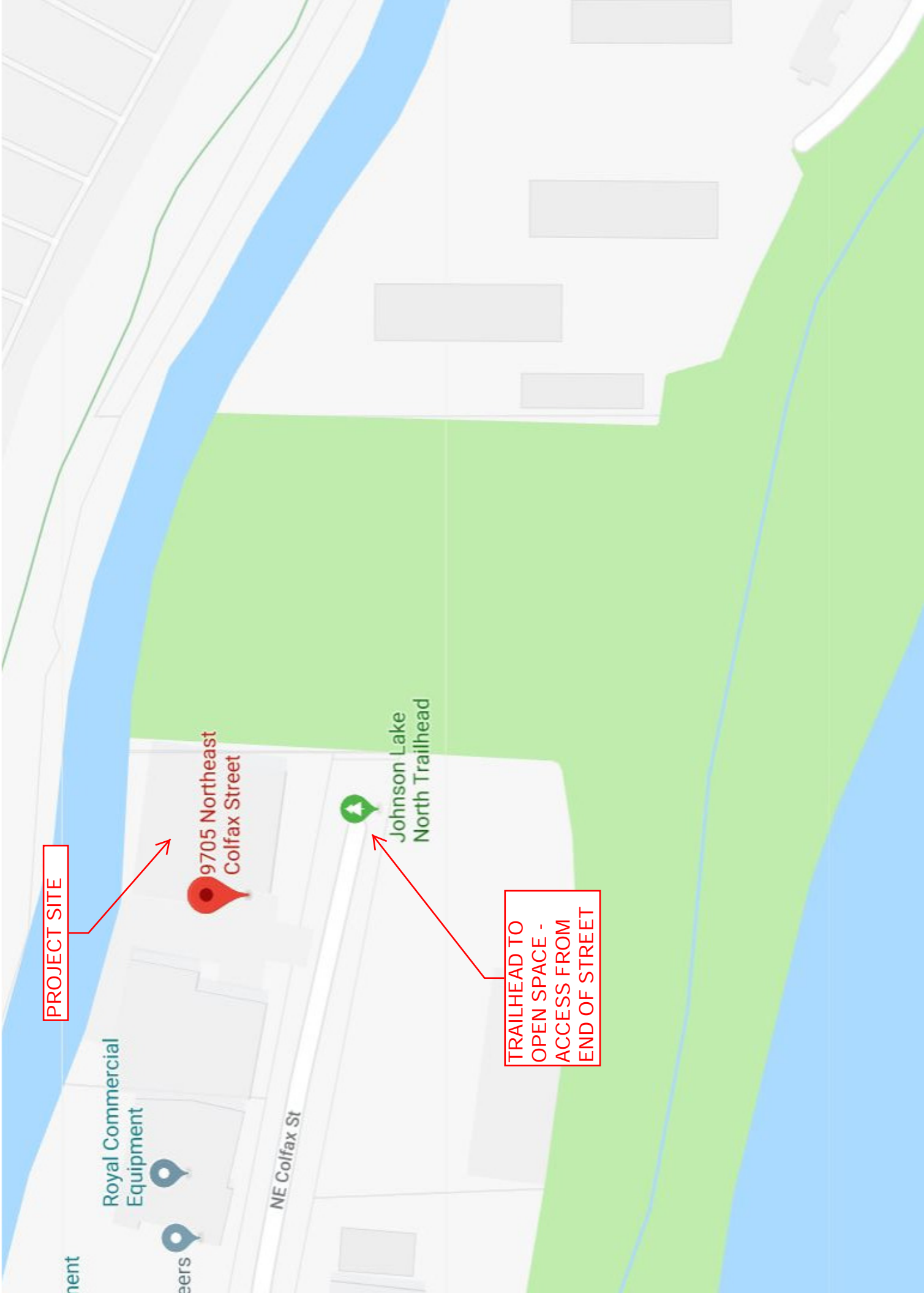
Assessor

Last Sale

| | |
|-------|--------------|
| Price | \$445,000.00 |
| Date | 05/01/1996 |

Property Values (2017)

| | |
|----------------|--------------|
| Market Value | \$179,000.00 |
| Assessed Value | \$0.00 |



PROJECT SITE

9705 Northeast
Colfax Street



Johnson Lake
North Trailhead

TRAILHEAD TO
OPEN SPACE -
ACCESS FROM
END OF STREET

Royal Commercial
Equipment

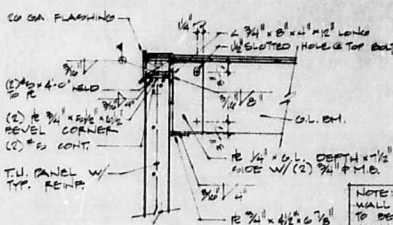
NE Colfax St

PROJECT
BUILDING

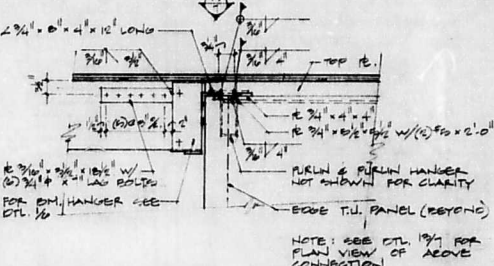
TRAILHEAD
ACCESS

NE Collin St

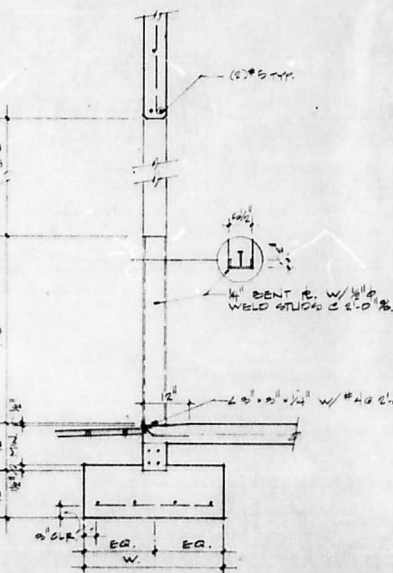




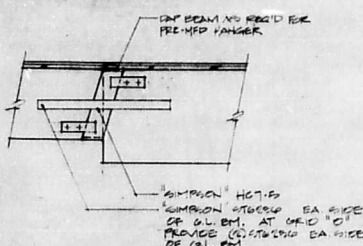
1 G.L. BM. & T.U. PANEL
3/4" = 1'-0"



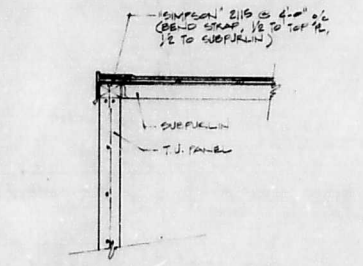
2 HINGE CONNECTION TYP.
3/4" = 1'-0"



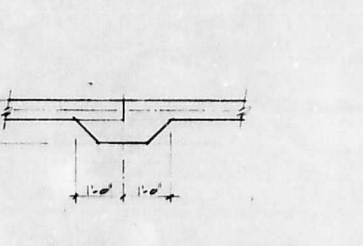
3 DRAG STRUT G.L. BM.
3/4" = 1'-0"



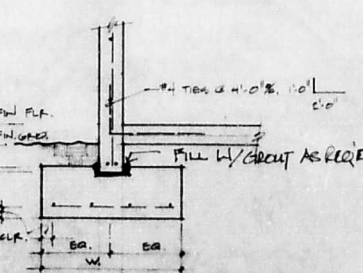
4 COLUMN CAP
3/4" = 1'-0"



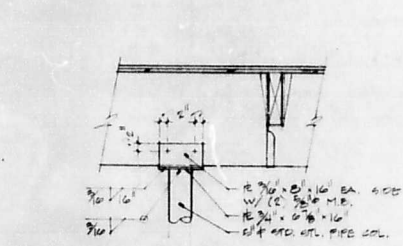
5 PURLIN & PURLIN HANGER
3/4" = 1'-0"



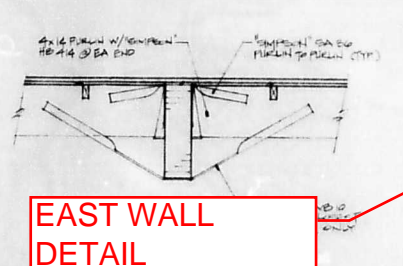
6 SUBPURLIN & T.U. PANEL
3/4" = 1'-0"



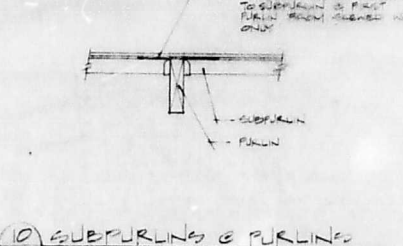
7 CONSTRUCTION JOINT
3/4" = 1'-0"



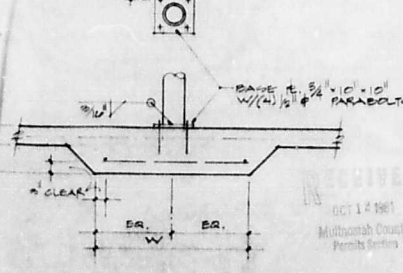
8 EAST WALL DETAIL
3/4" = 1'-0"



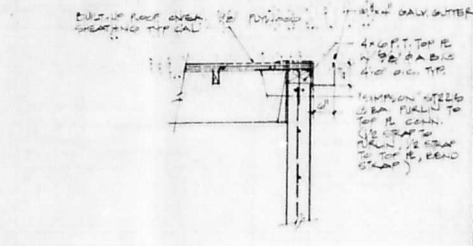
9 PURLIN / PURLIN TE
3/4" = 1'-0"



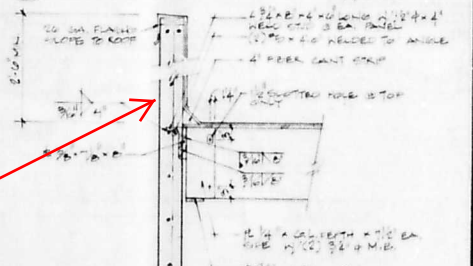
10 SUBPURLIN & PURLIN
3/4" = 1'-0"



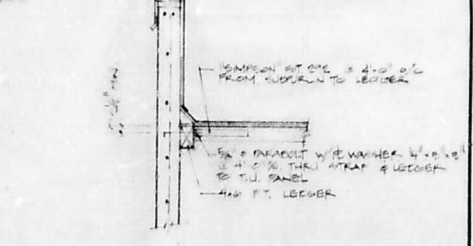
11 COLUMN & FOOTING
3/4" = 1'-0"



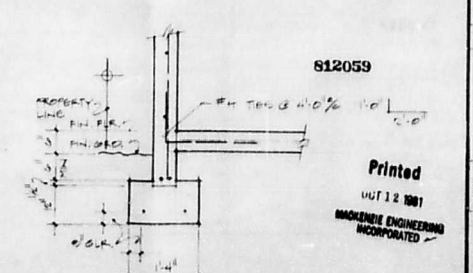
12 PURLIN & T.U. PANEL
3/4" = 1'-0"



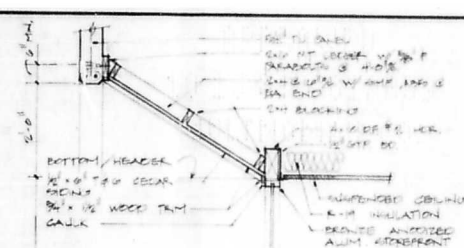
13 G.L. BM. & PARAPET
3/4" = 1'-0"



14 SUBPURLIN & PARAPET
3/4" = 1'-0"



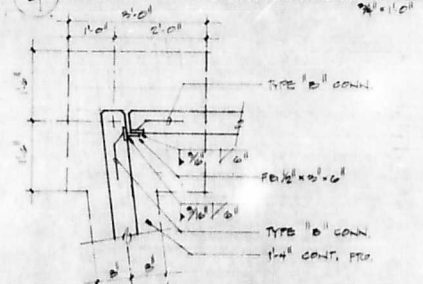
15 T.U. PANEL & CONT. FTG.
3/4" = 1'-0"



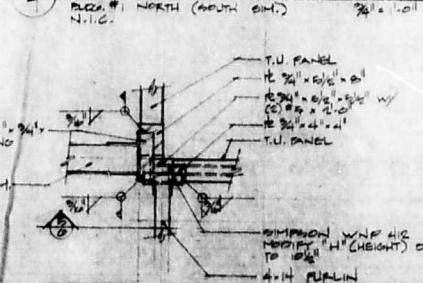
3 STOREFRONT HEADER & COLUMN



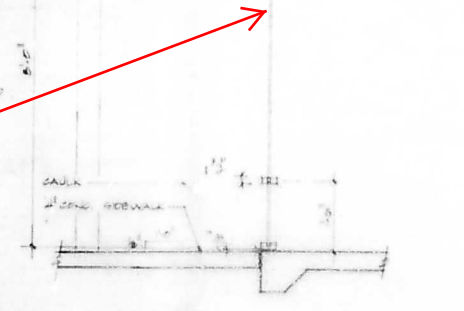
6. COLUMN BASE R.



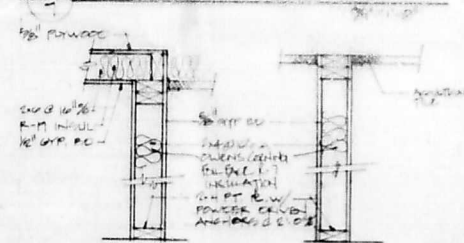
9 PANEL/PANEL GSKewed CORNER



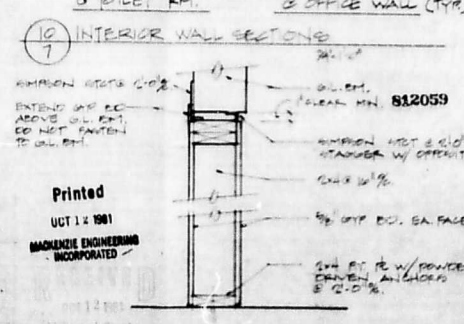
(13) PLAN VIEW - DRUG STORE IT



7 STOREFRONT SECTION



8 TOILET RJ



1st The first of the following

**MACKENZIE/SAITO
& ASSOCIATES, P.C.**
ARCHITECTS, ENGINEERS, PLANNERS
0450 S.W. BANCROFT ST., PORTLAND, OREGON
phone 503 224-9570

A DEVELOPMENT OF TAXES, PROPERTIES
OF LOW BUSINESS TAX
THE CASE
DETAILS
GENERAL DESIGN

[Signature]

DATE: 1-1-80
DRAWN BY: JSA
CHECKED BY: JSA
REVISIONS:

SHEET
7
OF 9
JOB NO.