

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 18740, item #3

Appeal ID: 18781	Project Address: 4546 SE Division St
Hearing Date: 12/19/18	Appellant Name: Robert Freeman
Case No.: B-004	Appellant Phone: 5038274174
Appeal Type: Building	Plans Examiner/Inspector: Tara Carlson
Project Type: commercial	Stories: 1 Occupancy: B Construction Type: V-B
Building/Business Name: Malka PDX	Fire Sprinklers: No
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 18-231027-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6] [File 7] [File 8]	Proposed use: Restaurant

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1003.2
Requires	<p>Reconsideration of Appeal 18740 _Appeal item 3</p> <p>Building Facts:</p> <p>This is an Existing Single Story and Basement Building, built in-1926 with original use as a two bedroom residence; Construction Type based on the current OSSC is VB; Proposed Occupancy-B; Change of Occupancy from R3 to B; Square Ft.-1,025 SF; Non Sprinklered.</p> <p>Applicability of Building Code Section 1003.2 relevant to the Basement</p> <p>1003.2 Means of egress shall have a ceiling height of not less than 7'-6". Door Height, governed by 1008.1.1 shall not be less than 80". Hallways and corridors shall be permitted to be not less than 7'-0". (1208.2 also governs interior ceiling heights for occupiable and habitable spaces - establishing a minimum height of 7'-6". Utility, Mechanical & Electrical are not defined by the OSSC as occupiable or habitable. Those spaces are permitted to be a minimum of 7'-0".)</p> <p>413 deals with Combustible Storage. Attic, under-floor and concealed spaces for storage of combustible materials shall be protected on the storage side as required for 1 Hr Fire Resistant Rated Construction. Opening shall be protected by assemblies that are self closing and are of non combustible construction or solid wood core not less than 1 3/4" in thickness.</p>
Proposed Design	<p>The Appellant has partially revised the basement uses and determined that using approximately half of the Basement for Storage is a necessity to have a viable business. This Reconsideration takes into account that decision. Please see accompany revised Basement Plan.</p> <p>487 sf. of the total 884 sf basement has been set aside for storage. The items stored will consist of the following:</p>

Replacement metal dining tables & chairs, containers, extra pots, metal cooking trays, to go boxes, etc, and also large dry pantry items - airtight containers with dry beans, rice, flour, noodles, etc. probably also gardening tools. Extra lightbulbs. Clean aprons.

Proposed Design:

? The complete ceiling area will have (1) layer of 5/8" type 'x' gwb applied perpendicular to the underside of the existing floor joist system which consists of 2 x 8's @ 16" oc. with 1 x 8 wd sheathing and subfloor over the joists. Finished ceiling height would be 6'-8 7/8".

? To enhance the Fire Resistant construction an additional layer of 5/8" type 'x' gwb can be applied to the underside of the 2 x 8 joists. The Structural Engineer has determined that the joists can support two layers of 5/8" gwb. His analysis is submitted. Finished ceiling height would be 6'-8 1/4".

? A 2 x 4 stud wall will be infilled under the East West 6 x 6 floor beam, (6'-4" clearance). This wall is excluded in the Mechanical Rm. as a result of equipment location. Two doors are proposed in the infill wall, with head height of 6' – 3". The wall will be sheathed with 5/8" type 'x' gwb each side.

? Self closing automatic fire dampers will be installed in each duct that penetrates the basement ceiling.

? All basement doors are to be 20 minute fire rated solid core wd doors with automatic closers at doors off of Hall.

? All additional walls that enclose spaces to be 2x4 wd studs, @ 16" on center, with 5/8" type 'x' gwb both sides.

? Light grey walls on the accompany drawing depict the new structural walls that cut down the floor joist span. These are 2x4' @ 16" on center, with no wall sheathing. A total of four openings in these walls occur, 32" clear x 6'-8" high.

? All passages through openings or doors with height clearance below 6'-8" will be painted with iridescent orange at the head.

Reason for alternative The Basement is an existing condition. Ceiling Height can only be altered at exorbitant expense. The basement is only 884 SF. The only people with access to the Basement are the employees of the Restaurant. There is no public access. The installation of type 'x' gwb at the ceiling and the fire dampers at locations where ducts penetrate the ceiling should provide adequate fire protection. The Hall at the bottom of the stair provides additional 1 Hr fire resistant separation between the basement and the main floor.

APPEAL DECISION

1. One hour horizontal occupancy separation: Granted as proposed with 1 layer of Type X.

1a. Reduction in minimum headroom in basement: Granted provided signage is posted "Employees Only".

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

The Administrative Appeal Board finds with the conditions noted, 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.

PROJECT INFORMATION - MALKA PDX

PROJECT:
CHANGE OF OCCUPANCY FROM R-3 TO B, RESIDENTIAL TO COMMERCIAL
ADDRESS: 4546 SE DIVISION ST, PORTLAND, OR 97206
PROPERTY ID: R310192

OWNERS: CANDY YIU & AKSHAY DUA, 1750 SW BROADWAY DR, PORTLAND, OR 97201
BUSINESS NAME: MALKA PDX
BUSINESS OPERATORS: JESSIE ARON, COLIN McARTHUR, CHRIS GLAAB, AKSHAY DUA, CANDY YIU

SUMMARY:
PREVIOUS USE: SINGLE FAMILY RESIDENCE
• ORIGINAL CONSTRUCTION, 1926, 880 SQ. FT.
• R-3 OCCUPANCY, CURRENTLY 1,025 SQ. FT
LATEST PERMIT - 18-119537
PROPOSED USE: ASSEMBLY USE (RESTAURANT W/ AN OCCUPANT LOAD LESS THAN 50).
• B OCCUPANCY, 1,025 SQ. FT.
CURRENT ZONE: CM2 (PREVIOUSLY CM)
• LOT SIZE: 3,622 SQ. FT.
PLAN DISTRICT: DV - DIVISION ST. PLAN DISTRICT
NEIGHBORHOOD: RICHMOND

SCOPE OF WORK:
NEW EXTERIOR SITE WORK CONSISTS OF:
• ACCESSIBLE ROUTE IMPROVEMENTS - RAMPS, FRONT ENTRANCE.
• SIDEWALK PLANTERS & GENERAL LANDSCAPING
• WALK IN COOLER
• ROOFTOP MECHANICAL EQUIPMENT AND SCREENING
• CONCRETE SLAB DEMOLITION & CONCRETE SLAB ADDITIONS
• PERVIOUS PAVING SURFACES
• RECONSTRUCTION OF FRONT PORCH STEPS AND DECK.
NEW INTERIOR IMPROVEMENTS:
• ACCESSIBLE ROUTE AND UNISEX RESTROOM.
• PAINTING, WALL AND FLOOR FINISHES
• RESTAURANT KITCHEN & EQUIPMENT
• INTERIOR SIDE OF EAST WALL - FR CONSTRUCTION UPGRADE.
• SEISMIC UPGRADES

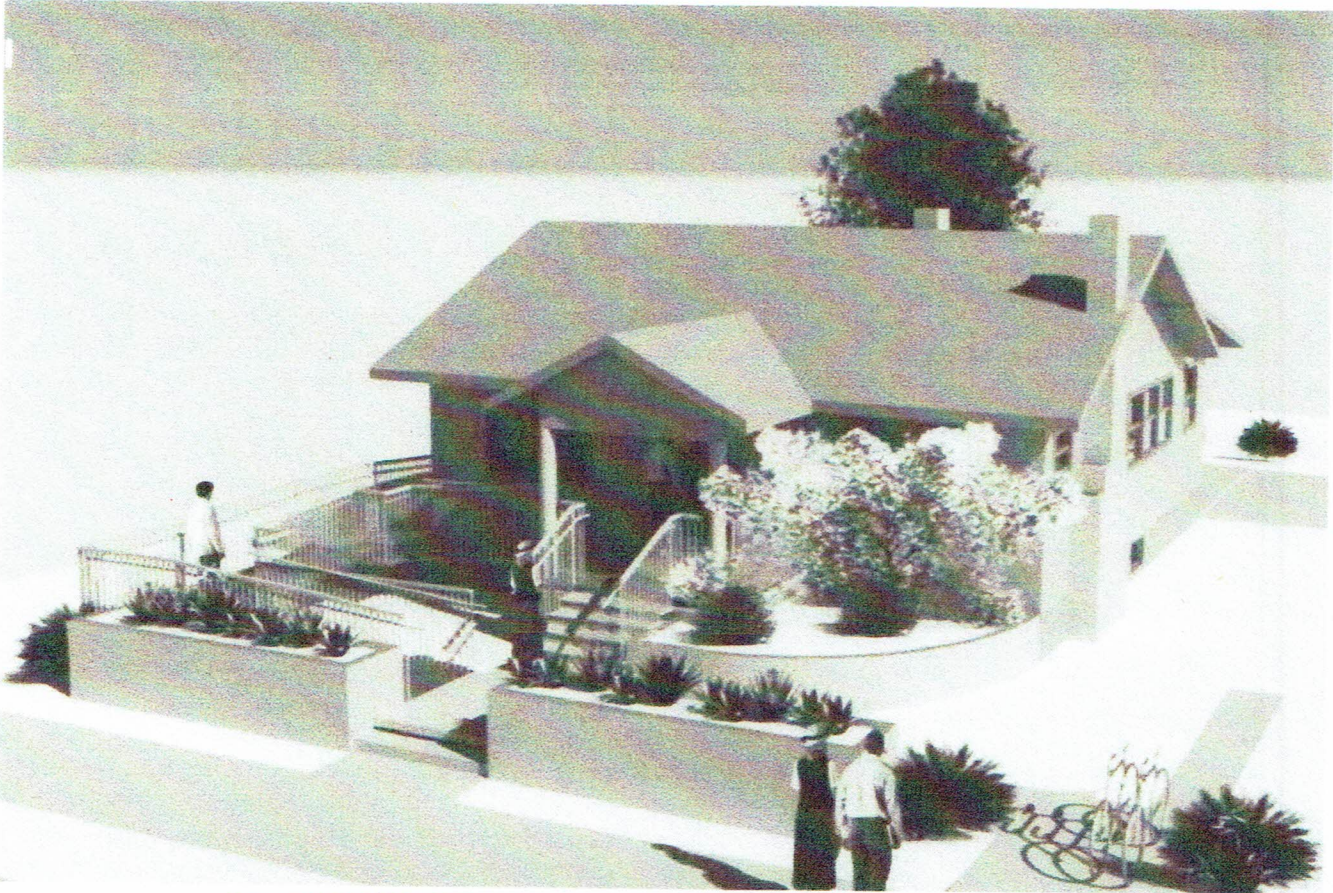
ZONING
BASE ZONE: CM2 - COMMERCIAL MIXED USE 2
OVERALY: d - DESIGN
ADJACENT LOT ZONING:
• NORTH LOT LINE (SE DIVISION ST) - CM2
• EAST LOT LINE - CM2
• SOUTH LOT LINE - R2.5
• WEST LOT LINE - CM2
HEIGHT: 14'- 6 1/2" SEE WEST ELEVATION DWG 2/A100.05EX & 2/A104.
SETBACKS:
• STREET LOT LINE (SE DIVISION): EXIST'G (NO CHANGE) - 20'
• EAST LOT LINE SETBACK: EXIST'G (NO CHANGE) - 4'
• SOUTH LOT LINE SETBACK: - 4'. PER 33.130.215.B.2.b, BASED ON BLD'G HEIGHT, EXEMPT FROM SETBACK.
• WEST LOT LINE SETBACK: EXIST'G (NO CHANGE) - 13' - 10"
PARKING - NONE REQUIRED.
LANDSCAPE - PROPOSED 795 SQ. FT. (21 % OF THE SITE, 15% REQUIRED)
IMPERVIOUS SURFACE:
• EXISTING IMPERVIOUS SQ. FT.: 2,109 SQ. FT.
• PROPOSED IMPERVIOUS SQ. FT. 2,475 SQ. FT.
• CHANGE: AN INCREASE OF 366 SQ. FT.
BICYCLE PARKING: (2) LOCKABLE STANCHIONS PROVIDED
MECHANICAL SCREENING - SEE ROOF PLAN/A110, & BUILDING ELEVATIONS A104 & A105.

BUILDING CODE
BUILDING CODE: 2014 OSSC
CONSTRUCTION TYPE: VB
OCCUPANCY CLASSIFICATION: B (ASSEMBLY USE WITH AN OCCUPANT LOAD OF LESS THAN 50)
ALLOWED AREA: 9,000 SQ. FT. ACTUAL AREA: 1,025 SQ. FT.
ALLOWED HEIGHT: 2 STORY ACTUAL HEIGHT: 1 STORY.
AUTOMATIC SPRINKLER SYSTEM REQUIREMENT - NOT REQUIRED.
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
• TYPE VB CONSTRUCTION TYPE HAS NO RATING REQUIREMENT.
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE:
• EAST WALL IS LESS THAN 5' FROM POPERTY LINE. GROUP B OCCUPANCY REQUIRES A 1 HR FR RATED WALL.
MAXIMUM AREA OF EXTERIOR WALL OPENINGS:
• EAST WALL 4' FROM PROPERTY LINE - NO EXTERIOR WALL OPENINGS ALLOWED, NONE PROVIDED.
• SOUTH WALL: (17'-10") 25% ALLOWED - COMPLIES
• WEST WALL: (13'-10") 15% ALLOWED - COMPLIES
• NORTH WALL: (30'+) UNLIMITED ALLOWED - COMPLIES
EXITING:
• OCCUPANT LOAD: 18. SEE DWG SHEET A106 FOR CALCULATION.
• EGRESS ILLUMINATION: MINIMUM - 1 FTCANDLE W/ EMERGENCY POWER BACKUP.
• EXITS REQUIRED: 1
• ACCESSIBLE EXITS: 1 PROVIDED.
• ILLUMINATED EXIT SIGN: 1 PROVIDED, MINIMUM OF 5 FTCANDLES W/ EMERGENCY POWER BACKUP.
• COMMON PATH OF EGRESS TRAVEL: 37'
• EXIT ACCESS TRAVEL DISTANCE: 37'
SEISMIC UPGRADES & STRUCTURAL DESIGN, SEE PACKET FROM AG ROLIN CONSULTING.

ACCESSIBILITY IMPROVEMENTS
EXTERIOR: ACCESSIBLE ROUTE FROM CITY SIDEWALK TO FRONT ENTRY DOOR, INCLUDING RAMPS, MODIFICATION TO PORCH FLOOR, REWORKING ENTRY DOOR & THRESHOLD.
INTERIOR: ACCESSIBLE ROUTE TO DINING AREA, RESTROOM AND SALES AREA, ACCESSIBLE UNISEX RESTROOM.

REQUIRED PLUMBING FIXTURES
OCCUPANT LOAD CALCULATION: TOTAL 18. ONE UNISEX BATHROOM PROVIDED W/ 1 ACCESSIBLE LAVATORY AND 1 ACCESSIBLE WATER CLOSET.

SEPARATE PERMITS:
MECHANICAL
PLUMBING
ELECTRICAL



1 SE DIVISION ST. RENDERING
12" = 1'-0"

Sheet List	
Sheet #	Sheet Name
A100	PROJ. INFORMATION
A100.01EX	EXISTING SITE PLAN
A100.02EX	EXISTING MAIN FL. PL.
A100.03EX	EXIST'G BASEM'NT PL.
A100.04EX	EXISTING ELEVATIONS
A100.05EX	EXISTING ELEVATIONS
A101	SITE PLAN
A101.L1	LANDSCAPE PLAN
A101.L2	LANDSCAPE SCHD.
A102	MAIN FLOOR
A103	BASEMENT / DR. SCHD.
A104	ELEVATIONS
A105	ELEVATIONS
A106	RESTAURANT PLAN
A106.P	PLUMB'G INFORMAT'N
A107	ACCESS. STNDS
A108	KITCHEN ELEV.
A109	RAMP DETAILS
A110	ROOF

4546 SE DIVISION - CHANGE OF OCCUPANCY DOCUMENTS
ROBERT FREEMAN ARCHITECTURE

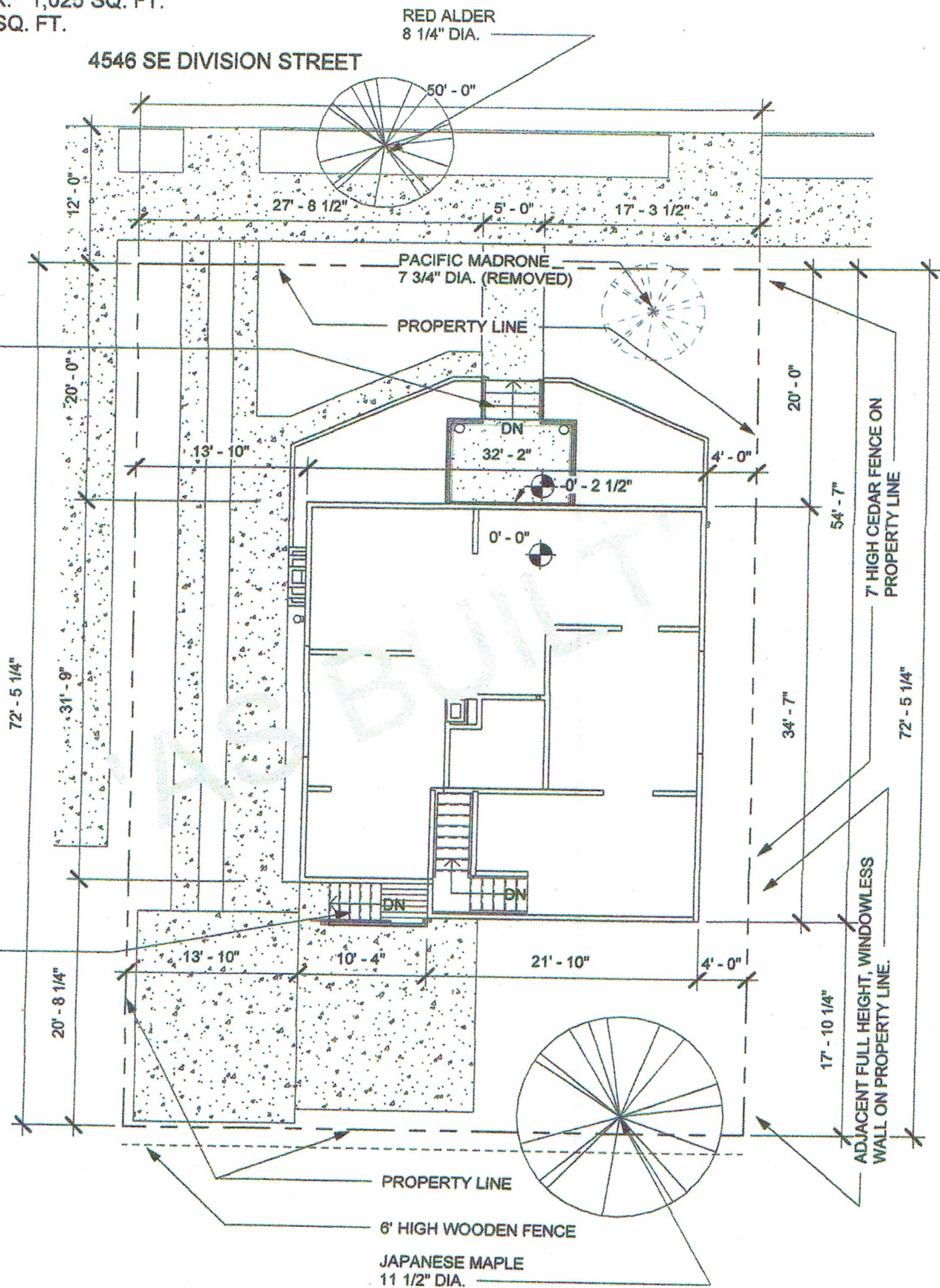
3439 NE SANDY BLVD. #264, PORTLAND, OR 97232
(503) 827-4174 r4freeman@gmail.com

CURRENT USE: SINGLE FAMILY RESIDENCE

EXISTING IMPERVIOUS SURFACE: 2,109 SQ. FT.
EXISTING MAIN FLOOR: 1,025 SQ. FT.
EXISTING LOT: 3,622 SQ. FT.

STAIRS - (E) EXTERIOR:
CONCRETE:
4 R @ 7.5" - 8.5"
3 T @ 12.5" - 14"
GUARDRAIL @ 36" HIGH,
CLEAR SPACING 4",
NO HANDRAIL

STAIRS - (E) EXTERIOR: WD
6 R @ 6 1/8"
5 T @ 11"
GUARDRAIL @ 42" HIGH,
CLEAR SPACING 4",
1 1/2" HANDRAIL @ 34"
ABOVE TREAD.



1 EXISTING - SITE PLAN
1" = 10'-0"

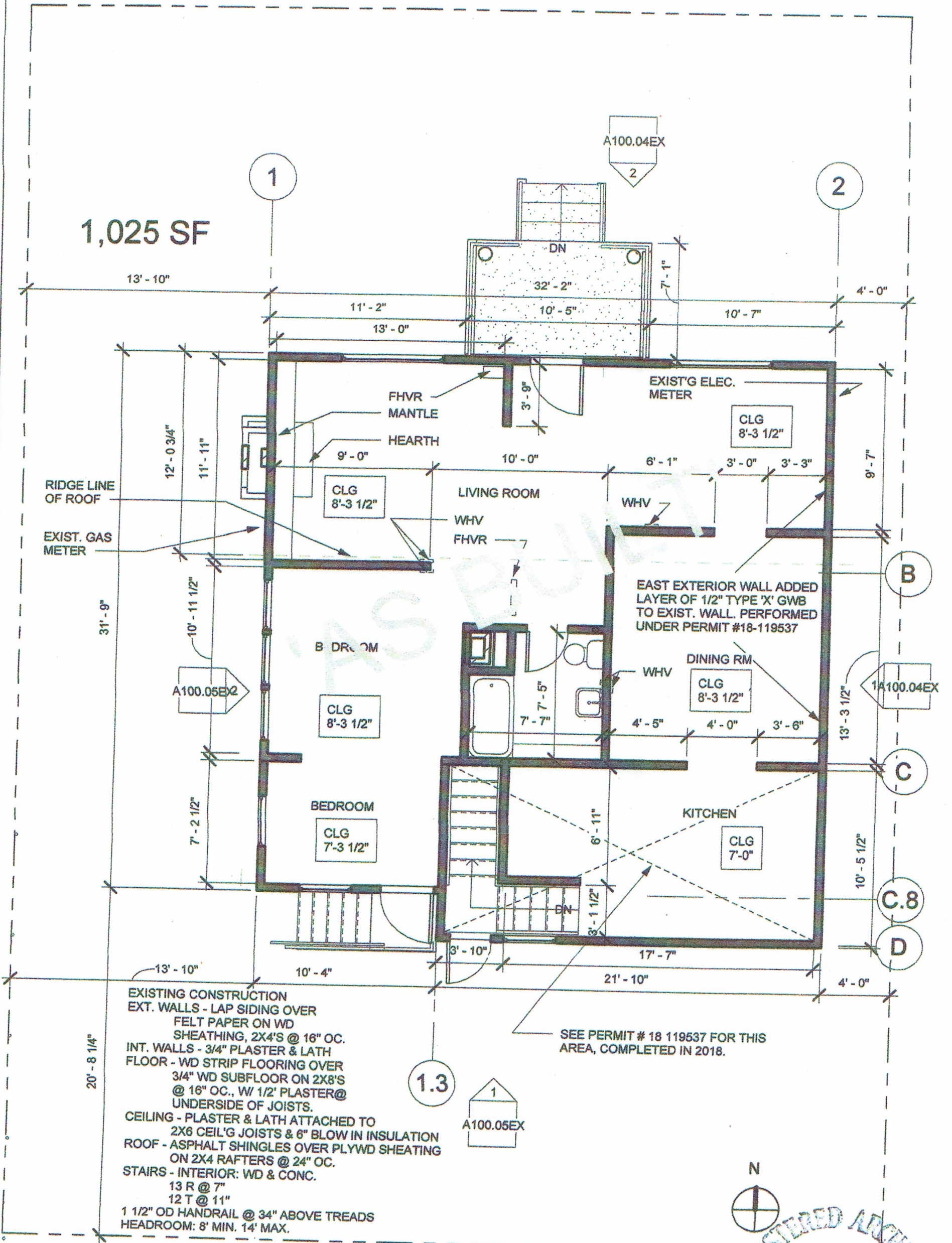


Scale
1" = 10'-0"
A100.01EX
Malka PDX

4546 SE DIVISION - AS BUILT DOCUMENTS
ROBERT FREEMAN ARCHITECTURE

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1,025 SF

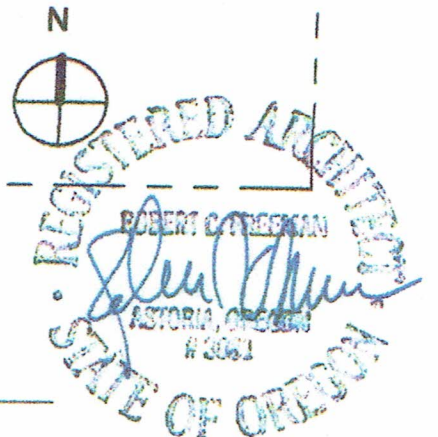


1 EXISTING - MAIN FLOOR
3/16" = 1'-0"

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ROBERT FREEMAN ARCHITECTURE

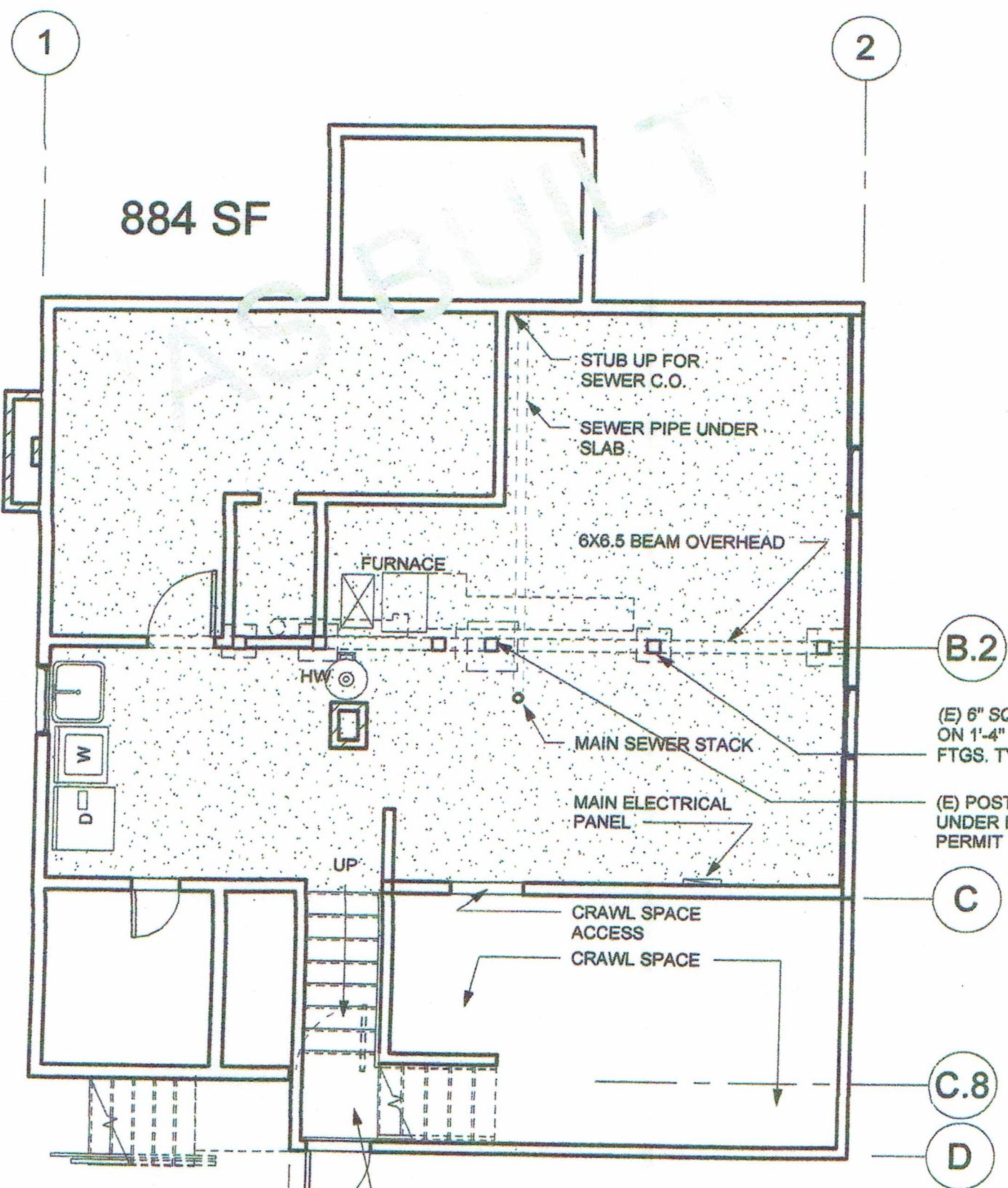
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Scale 3/16" = 1'-0"

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EXISTING CONSTRUCTION
EXT. WALLS - 6" CONCRETE.
INT. WALLS - 2X4'S W/ GWB OR PLASTER
FLOOR - 4" CONCRETE SLAB
CEILING - PLASTER & LATH ATTACHED @
6' 9 1/4"

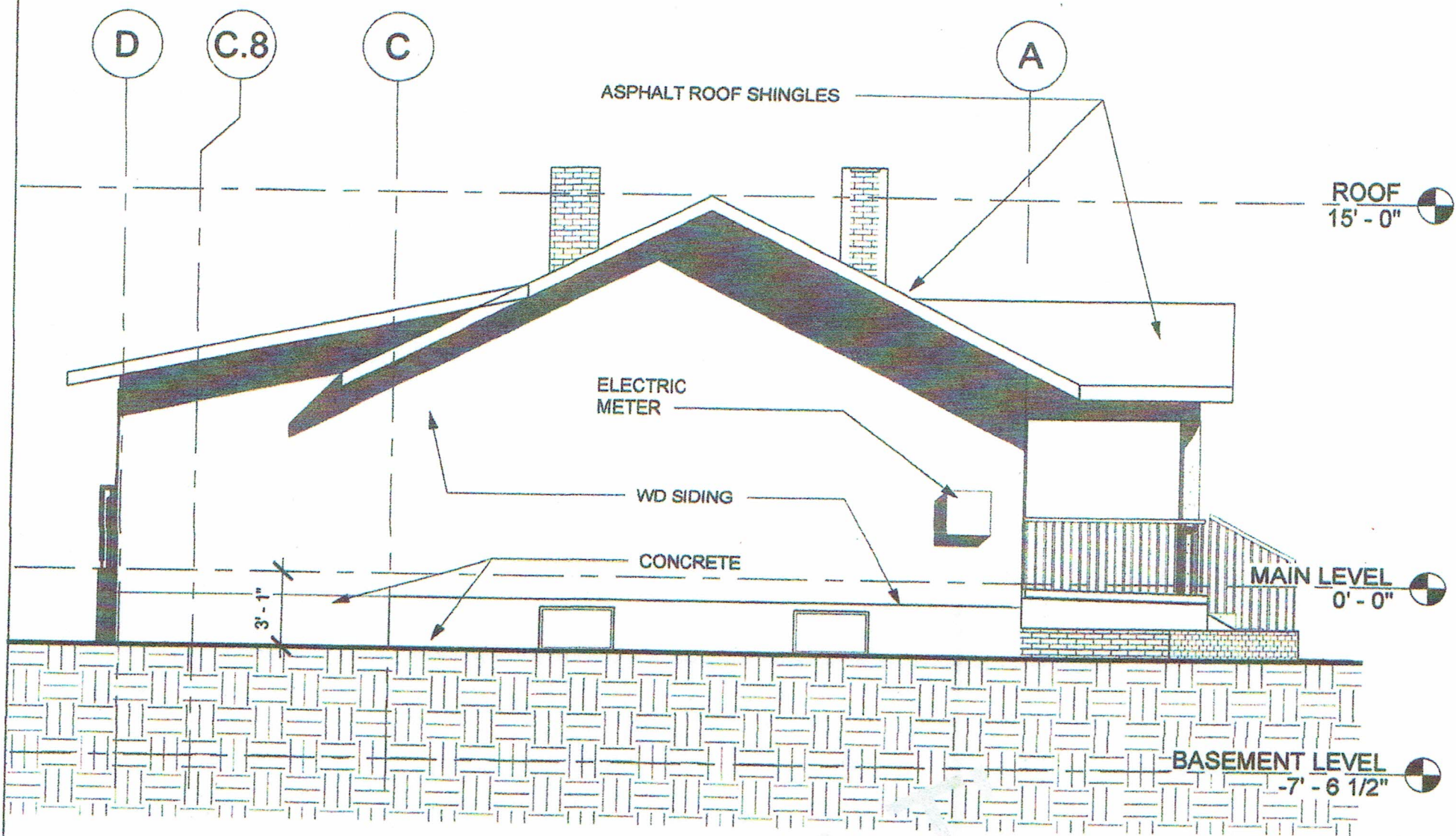
STAIRS - INTERIOR: WD & CONC.
13 R @ 7"
12 T @ 11"
1 1/2" OD HANDRAIL @ 34" ABOVE TREADS
HEADROOM: 8' MIN. 14' MAX.



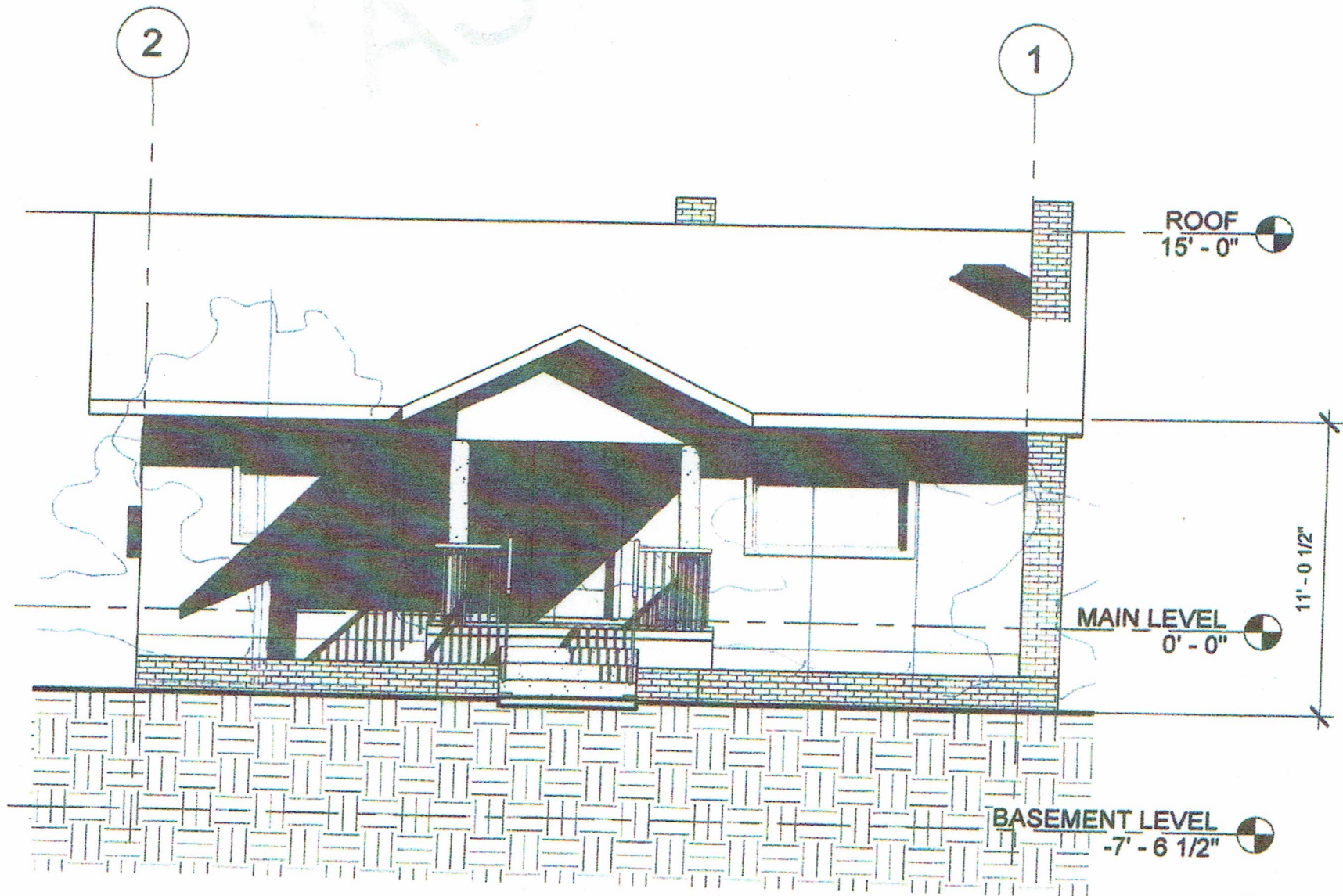
1 EXISTING - BASEMENT LEVEL
3/16" = 1'-0"

4546 SE DIVISION - AS BUILT DOCUMENTS
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① EXISTING - EAST ELEVATION
3/16" = 1'-0"



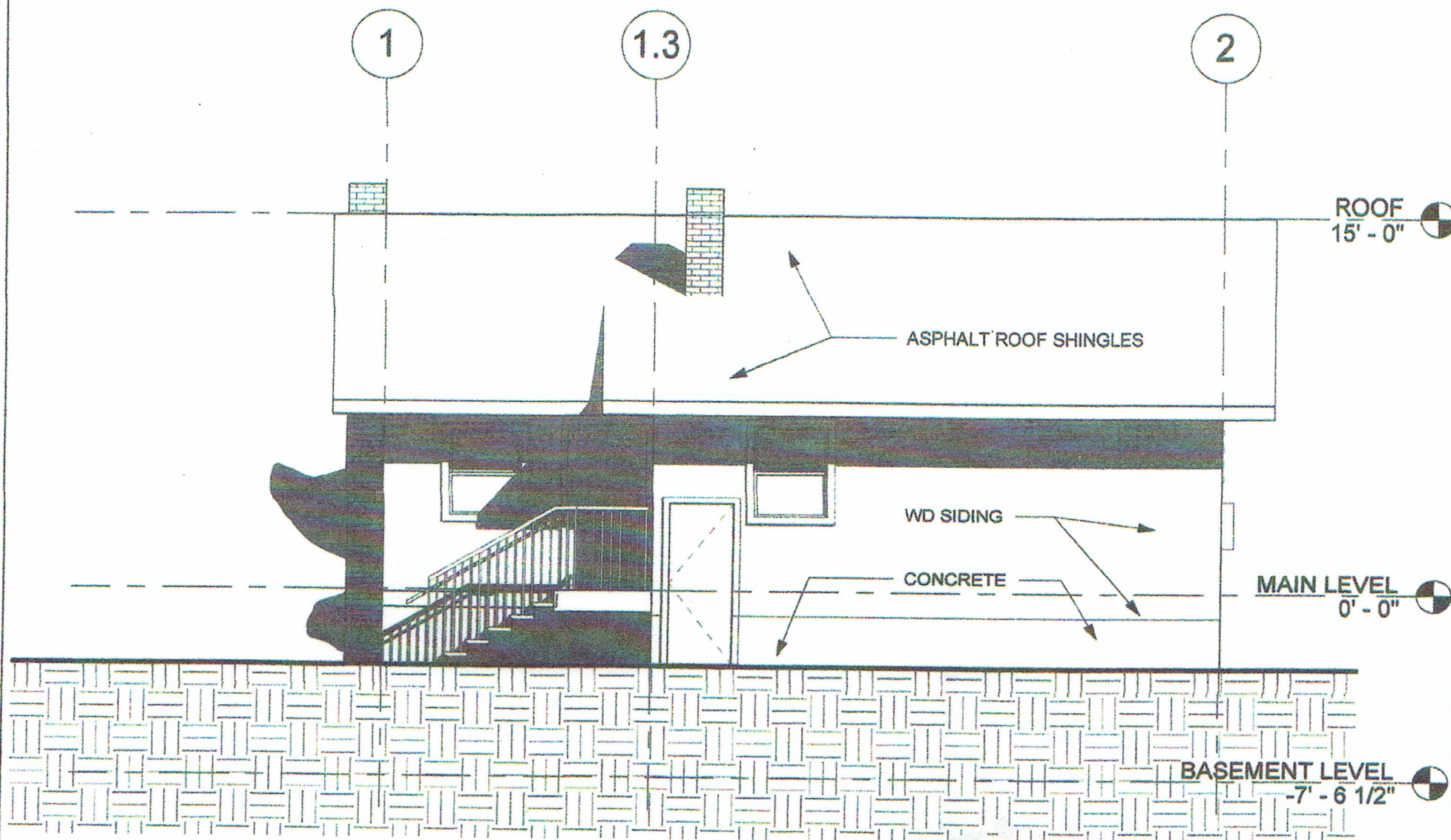
② EXISTING - NORTH ELEVATION
3/16" = 1'-0"



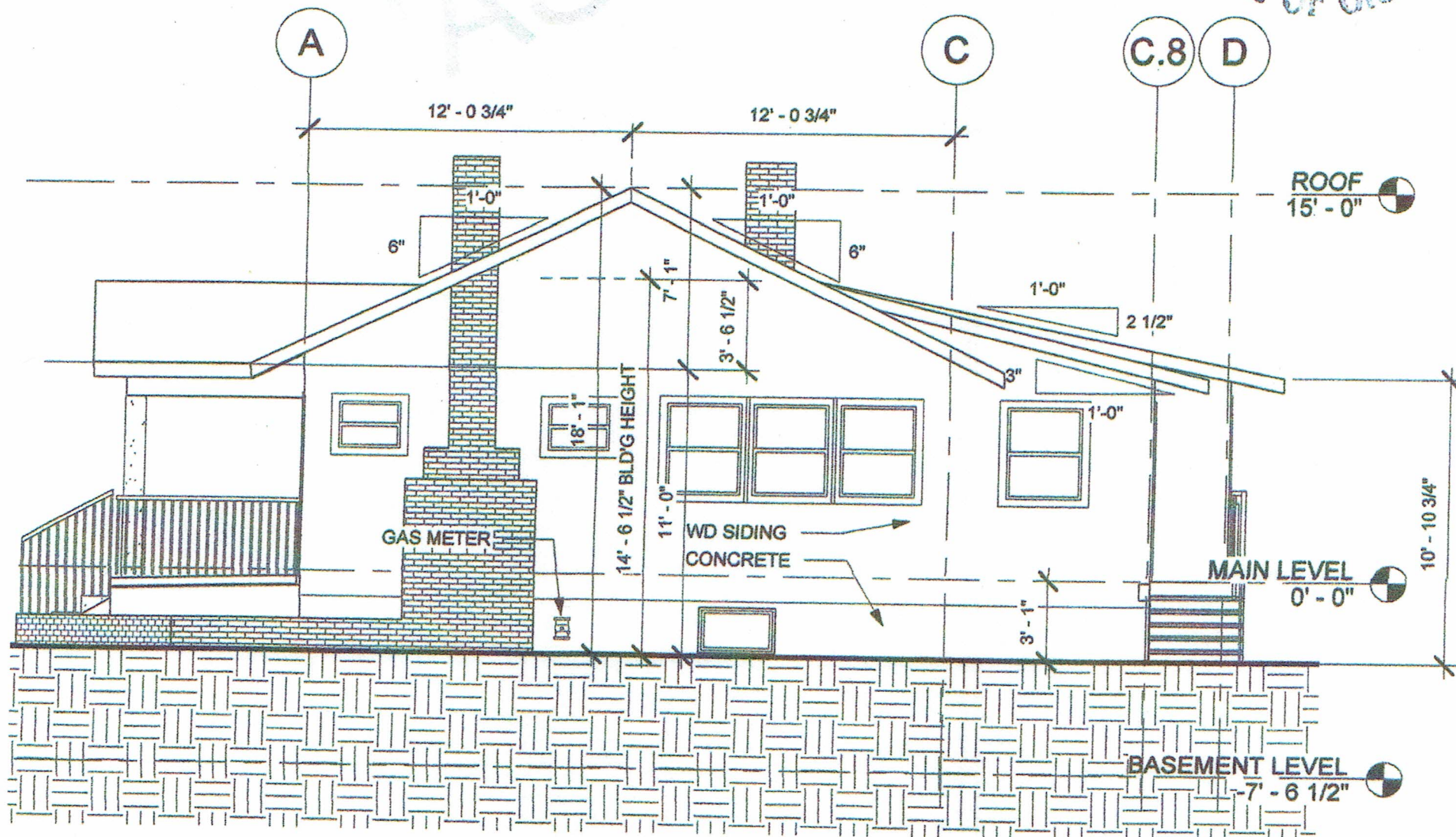
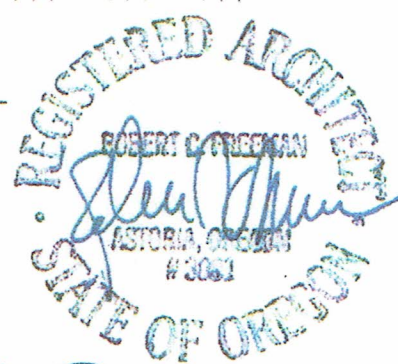
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1 EXISTING - SOUTH ELEVATION
3/16" = 1'-0"



2 EXISTING - WEST ELEVATION
3/16" = 1'-0"

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EXIST'G R.O.W. TREE

4546 SE DIVISION STREET

FOR RAMP &
STAIR GDRAIL,
SEE 1/A109.

CONC. STEPS
2R @ 5 3/8" +/-
1T @ 12"

STONE WALL
PLANTERS

PROPERTY
LINE

REWORK CONC. FROM
BOTTOM OF RAMP OUT TO
CITY SIDEWALK TO COMPLY W/
ACCESSIBILITY STANDARDS.

BIKE RACKS

(4) NEW WD TREADS 11" & (5)
EQUAL RISERS 7" MAX., OVER
EXIST'G OR DEMOLISHED STAIR.

NOTE: HANDRAILS @ THE STAIR
(34"), AND GUARDRAILS @ THE
STAIR & PORCH (42") W/ MAX. 4"
SPACING, TO MEET ADA & BLD'G
CODE REQMTS.

NEW SLIP RESISTANT WOOD
DECKING ON PT SLEEPERS
OVER EXIST'G CONC. TO
CREATE ACCESSIBLE
ENTRANCE TO RESTAURANT.
ADAPT OR REPLACE CURRENT
DOOR THRESHOLD.

NEW 7' HIGH OPAQUE CEDAR
WD FENCE ON WEST ROPEYTY
LINE

PERVIOUS PAVERS

GRAVEL

ROOF
LINE

BREAK OUT EXIST. CONC. AS
REQ. & POUR NEW LANDING TO
PROVIDE LEVEL TRANSITION
FROM STAIR TO PAVER
WALKWAY.

NEW SLAB

EXIST'G
SLAB

PROPERTY LINE

EXIST'G 6' WOODEN FENCE

1 SITE PLAN
1/8" = 1'-0"

NOTE: L REPRESENT LANDSCAPE AREAS



(E) 6' HIGH CEDAR FENCE
ON PROPERTY LINE

POST
SPACING
6' MAX. -
(5) EQ.
SPACES.

PROP
LINE

(E) ADJACENT FULL HEIGHT, WINDOWLESS
WALL ON PROPERTY LINE



4546 SE DIVISION - CHANGE OF OCCUPANCY DOCUMENTS
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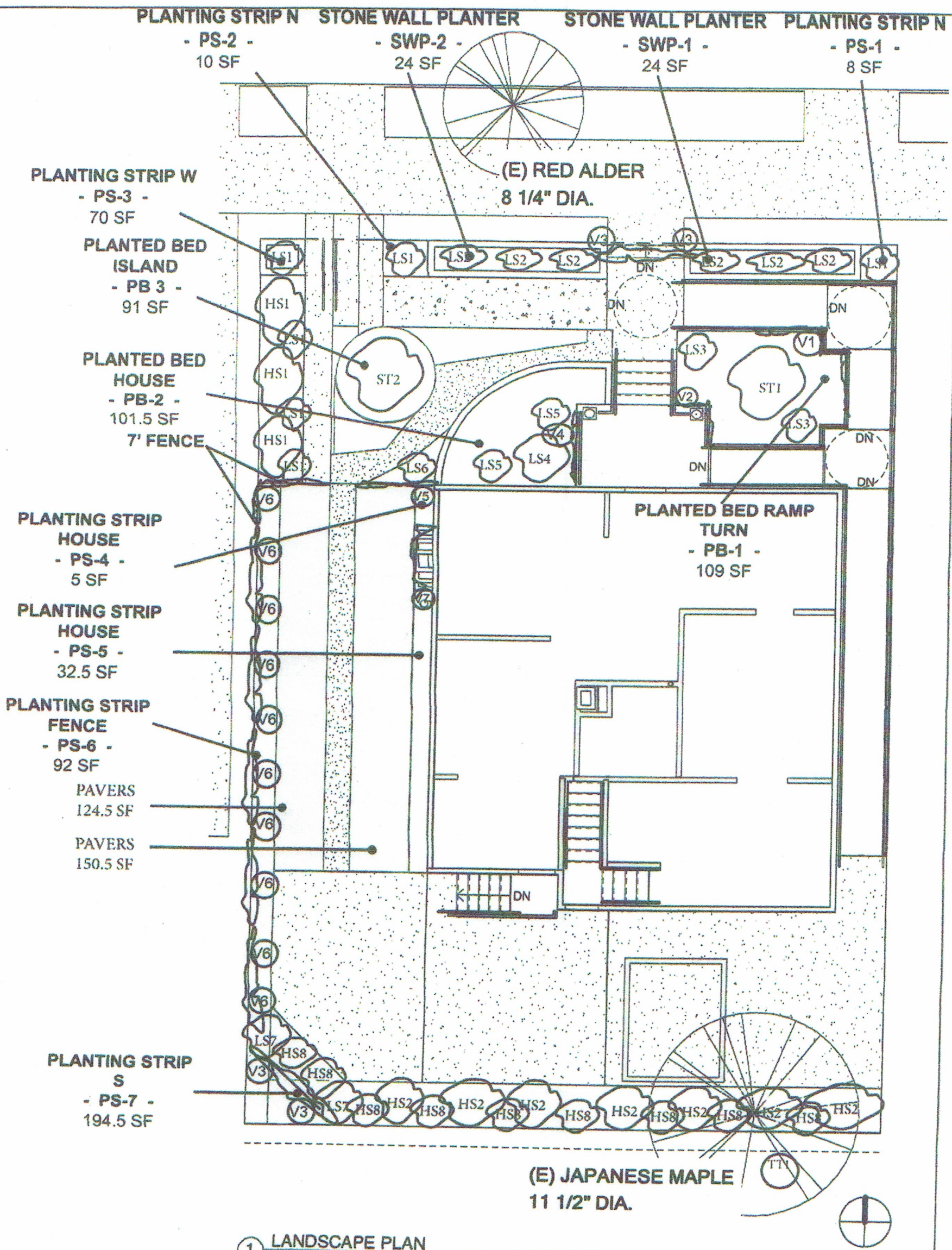
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Scale
1/8" = 1'-0"

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AREAS

MARK	AREA NAME	AREA SF
SWP-1	STONE WALL PLANTER	24 SF
SWP-1 GROUNDCOVER		
COMMON NAME	BOTANICAL NAME	
Creeping Thyme	Thymus serpyllum	
Sage	Salvia officinalis	
Ice Plant	Delosperma nubigenum	
California Poppy	Eschscholzia californica	

MARK	AREA NAME	AREA SF
SWP-2	STONE WALL PLANTER	24 SF
SWP-2 GROUNDCOVER		
COMMON NAME	BOTANICAL NAME	
Creeping Thyme	Thymus serpyllum	
Sage	Salvia officinalis	
Ice Plant	Delosperma nubigenum	
California Poppy	Eschscholzia californica	

MARK	AREA NAME	AREA SF
PS-1	PLANTING STRIP N	8 SF
PS-1 GROUNDCOVER		
COMMON NAME	BOTANICAL NAME	
Red Clover	Trifolium pratense	

MARK	AREA NAME	AREA SF
PS-2	PLANTING STRIP N	10 SF
PS-2 GROUNDCOVER		
COMMON NAME	BOTANICAL NAME	
Red Clover	Trifolium pratense	

MARK	AREA NAME	AREA SF
PB-1	PLANTED BED RAMP TURN	109 SF
PB-1 GROUNDCOVER		
COMMON NAME	BOTANICAL NAME	
Hood Strawberry	Fragaria x ananassa	
Sage	Salvia officinalis	
Russian Comfrey	Symphytum x uplandicum	
Borage	Boragus officinalis	
'Moonshine' Yarrow	Achillea clypeolata x Taygetea	
Lupine	Lupinus sulphureus	

MARK	AREA NAME	AREA SF
PB-2	PLANTED BED HOUSE	91.5 SF
PB-2 GROUNDCOVER		
COMMON NAME	BOTANICAL NAME	
Sword Fern	Polystichum munitum	
Lemon Balm	Melissa officinalis	
Helleborus	Helleborus niger	
False Spirea	Astilbe arendsii	
Woodruff	Lewisia Cotyledon	
Tall Oregon Grape	Mahonia Aquifolium	

MARK	AREA NAME	AREA SF
PB-3	PLANTED BED ISLAND	95 SF
PB-3 GROUNDCOVER		
COMMON NAME	BOTANICAL NAME	
Sword Fern	Polystichum munitum	
Chamomile	Anthemis nobilis	
Leptinella	Leptinella squalida	
Sweet Cicely	Myrrhis odorata	
Mexican Feather Grass	Stipa Tenuissima	
Juniper	Juniperus communis	

MARK	AREA NAME	AREA SF
PS-3	PLANTING STRIP W	64.5 SF
PS-3 GROUNDCOVER		
COMMON NAME	BOTANICAL NAME	
Woodruff	Galium odoratum	
Leptinella	Leptinella squalida	
English Lavendar	Lavandula angustifolia	
Rosemary	Rosemarinus 'Arp'	
Mexican Feather Grass	Stipa Tenuissima	

MARK	AREA NAME	AREA SF
PS-4	PLANTING STRIP HOUSE	5 SF
PS-4 GROUNDCOVER		
COMMON NAME	BOTANICAL NAME	
Broadleaf Strawberry	Fragaria virginiana var. platypetala	
Wild Hyssop	Verbena hastata	
English Lavendar	Lavandula angustifolia	

MARK	AREA NAME	AREA SF
PS-5	PLANTING STRIP HOUSE	32.5 SF
PS-5 GROUNDCOVER		
COMMON NAME	BOTANICAL NAME	
Broadleaf Strawberry	Fragaria virginiana var. platypetala	
Artichoke	Cynara scolymus	
English Lavendar	Lavandula angustifolia	
Hollyhock	Alcea rosea	
Rosemary	Rosemarinus arp	
California Poppy	Eschscholzia californica	

MARK	AREA NAME	AREA SF
PS-6	PLANTING STRIP FENCE	92 SF
PS-6 GROUNDCOVER		
COMMON NAME	BOTANICAL NAME	
Mint	Mentha Spicata	
Hosta	Hosta fortunei	
English Lavendar	Lavandula angustifolia	
Fennel	Foeniculum vulgare	
Ornamental Onion	Allium firmament	
Wild Hyssop	Verbena hastata	

TREES/SHRUBS/VINES

MARK	#	COMMON NAME	BOTANICAL NAME
VINES			
V1	1	Evergreen Honeysuckle	Lonicera henryi
V2	1	American Wisteria	Wisteria frutescens
V3	4	Clematis	Clematis armandii
V4	1	Climbing Hydrangea	Hydrangea integrifolia
V5	1	Variegated Kiwi Vine	Actinidia kolomikta
V6	10	Lynden Blue Grapes	Vitis Vinifera
V7	1	Passion Flower	Passiflora caerulea
TREES			
ST1	1	Strawberry Tree	Arbutus Unedo
ST2	1	Pineapple Quince	Cydonia oblonga
TT1	1	Japanese Maple	Acer palmatum
SHRUBS			
LS1	6	Mexican Orange Blossom	Choisya Ternata
LS2	6	Rosemary	Rosemary 'Arp'
LS3	2	Sea Buckthorn	Hippophae rhamnoides
LS4	1	Rose 'Darlow's Enigma'	Rosa 'Darlow's Enigma'
LS5	2	Rose 'Cornelia'	Rosa cornelia
LS6	1	Rose 'Altissimo'	Rosa altissimo
LS7	2	New Zealand Flax	Phormium 'carousel'
HS8	9	Tall Oregon Grape	Mahonia aquifolium
HS1	3	Pineapple Guava	Feljoa sellowiana

LANDSCAPING NOTES

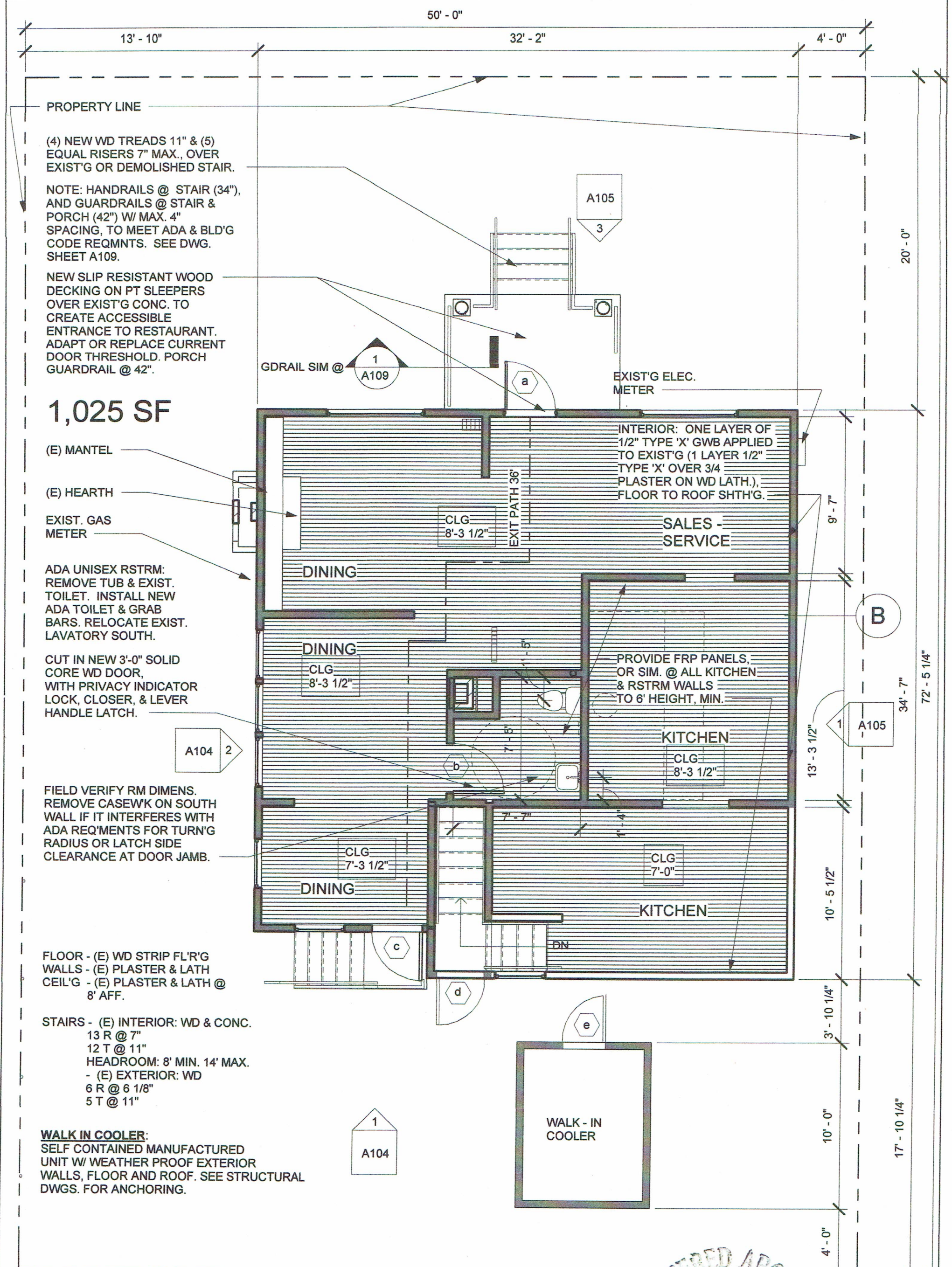
- 1 ALL IRRIGATION WILL BE HAND IRRIGATION.
- 2 THE LIGHT GREY RECTANGLES ON THE WEST SIDE OF THE HOUSE MARKED 'PAVERS' REPRESENT PERVIOUS PAVERS.
- 3 THE MORE DENSELY SPECKLED PATTERN AREAS REPRESENT PERVIOUS GRAVEL, THE LESS DENSELY SPECKLED PATTERN AREAS REPRESENT IMPERVIOUS CONCRETE.
- 4 ALL CHECKERED PATTERN AREAS REPRESENT LANDSCAPED PLANTING AREAS.
- 5 THE 7' TALL FENCE NOTED IN THE PLAN WILL BE A 100% OPAQUE CEDAR PRIVACY FENCE.
- 6 THE STONE WALL PLANTERS WILL PROVIDE AT MINIMUM 30" OF SOIL DEPTH.
- 7 ALL INFORMATION FOR PLANTS NOT LISTED IN THE LANDSCAPING MANUAL OR ON THE PORTLAND PLANT LIST COMES FROM THE WEB SITES OF EITHER OF THESE TWO PORTLAND-BASED NURSERIES: ONE GREEN WORLD ([HTTPS://ONEGREENWORLD.COM/](https://onegreenworld.com/)) OR THE PORTLAND NURSERY ([HTTPS://PORTLANDNURSERY.COM/](https://portlandnursery.com/))
- 8 THE HIGH SHRUBS IN THE PLANTING STRIP S AREA, MARKED HS2 AND HS8, WILL BE MAINTAINED SO AS TO MEET THE L3 LANDSCAPING CODE REQUIRED FOR THAT AREA.
- 9 IN THE CASE OF GROUNDCOVER, BECAUSE OF THE WIDE VARIETY OF GROUND-COVERS IMPLEMENTED, IT BECAME IMPRACTICAL TO MARK EACH PLANTING THAT WILL OCCUR. IN LIEU OF MARKING EACH PLANTING, EVERY GROUND COVER IS LISTED, AND IN ALL PLACES THAT PLANTS ARE LISTED AS GROUNDCOVER, PLANTS WILL BE PLANTED WITH ADEQUATE SPACING AND IN A QUANTITY SO AS TO COVER THE ENTIRE AREA RE-QUIRING GROUNDCOVER WITHIN 3 YEARS, IN KEEPING WITH PORTLAND CITY REQUIRE-MENTS.

LANDSCAPE SCHEDULE BY COLIN McARTHUR

Scale
A101.12
Malka PDX

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ROBERT FREEMAN ARCHITECTURE

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PROPERTY LINE

(4) NEW WD TREADS 11" & (5) EQUAL RISERS 7" MAX., OVER EXIST'G OR DEMOLISHED STAIR.

NOTE: HANDRAILS @ STAIR (34"), AND GUARDRAILS @ STAIR & PORCH (42") W/ MAX. 4" SPACING, TO MEET ADA & BLD'G CODE REQMENTS. SEE DWG. SHEET A109.

NEW SLIP RESISTANT WOOD DECKING ON PT SLEEPERS OVER EXIST'G CONC. TO CREATE ACCESSIBLE ENTRANCE TO RESTAURANT. ADAPT OR REPLACE CURRENT DOOR THRESHOLD. PORCH GUARDRAIL @ 42".

1,025 SF

(E) MANTEL

(E) HEARTH

EXIST. GAS METER

ADA UNISEX RSTRM: REMOVE TUB & EXIST. TOILET. INSTALL NEW ADA TOILET & GRAB BARS. RELOCATE EXIST. LAVATORY SOUTH.

CUT IN NEW 3'-0" SOLID CORE WD DOOR, WITH PRIVACY INDICATOR LOCK, CLOSER, & LEVER HANDLE LATCH.

FIELD VERIFY RM DIMENS. REMOVE CASEW'K ON SOUTH WALL IF IT INTERFERES WITH ADA REQMENTS FOR TURN'G RADIUS OR LATCH SIDE CLEARANCE AT DOOR JAMB.

FLOOR - (E) WD STRIP FL'R'G
WALLS - (E) PLASTER & LATH
CEIL'G - (E) PLASTER & LATH @ 8' AFF.

STAIRS - (E) INTERIOR: WD & CONC.
13 R @ 7"
12 T @ 11"
HEADROOM: 8' MIN. 14' MAX.
- (E) EXTERIOR: WD
6 R @ 6 1/8"
5 T @ 11"

WALK IN COOLER:
SELF CONTAINED MANUFACTURED UNIT W/ WEATHER PROOF EXTERIOR WALLS, FLOOR AND ROOF. SEE STRUCTURAL DWGS. FOR ANCHORING.

INTERIOR: ONE LAYER OF 1/2" TYPE 'X' GWB APPLIED TO EXIST'G (1 LAYER 1/2" TYPE 'X' OVER 3/4" PLASTER ON WD LATH.), FLOOR TO ROOF SHTH'G.

PROVIDE FRP PANELS, OR SIM. @ ALL KITCHEN & RSTRM WALLS TO 6' HEIGHT, MIN.



Scale 3/16" = 1'-0"

1 MAIN FLOOR
3/16" = 1'-0"

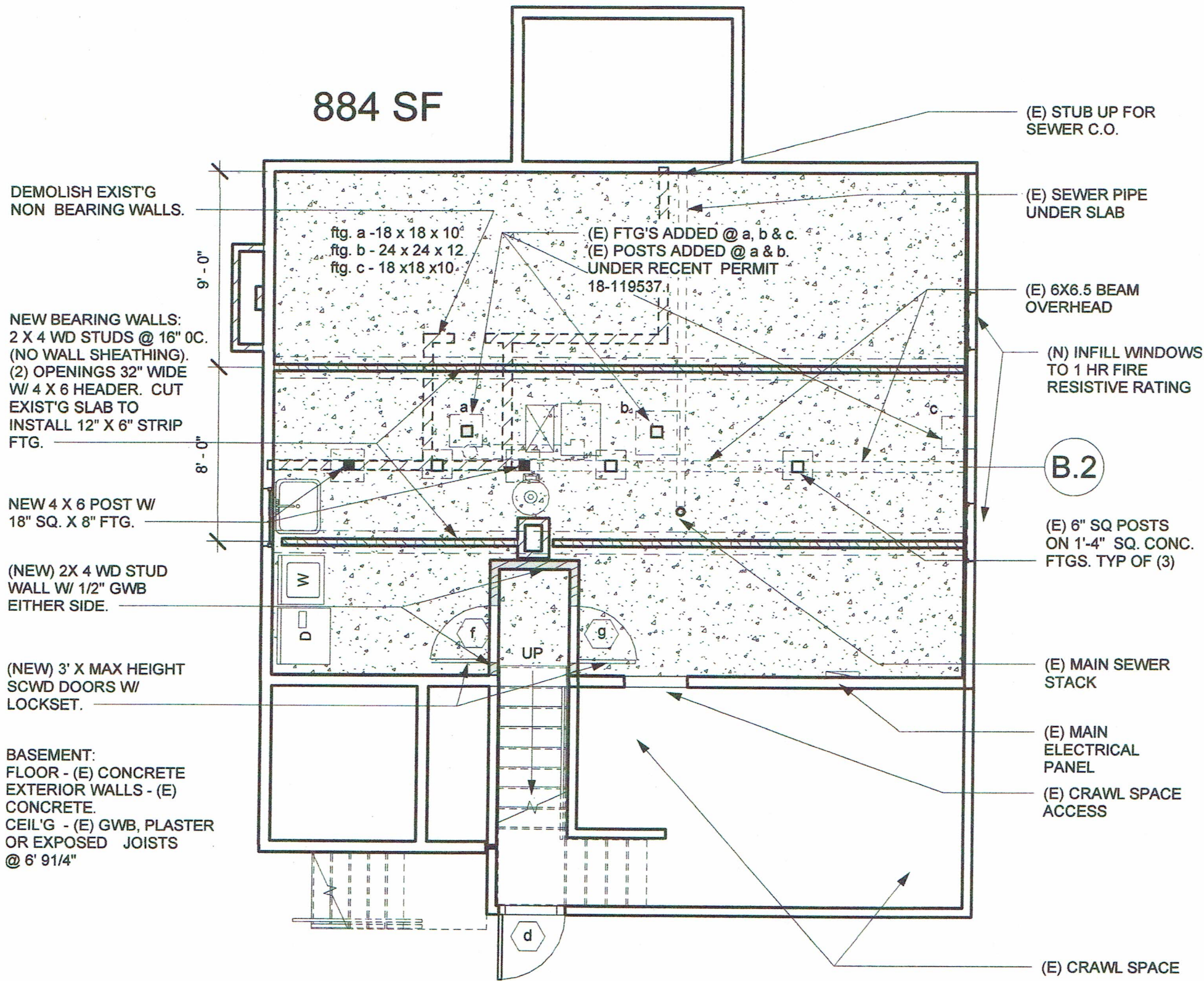
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Door Schedule	
Mark	Comments
a	EXIST'G DOOR (36" X 80") REHUNG, RETROFFITED WITH LEVER OR ACCESS. HARDWARE, & THRESHOLD.
b	NEW SOLID CORE WD DOOR (36" X 80") W/ LEVER HANDLE LATCHSET & OCCUPIED INDICATING DEADBOLT, & AUTOMATIC DOOR CLOSER
c	EXIST'G DOOR (36" X 80")
d	EXIST'G DOOR (34" X 80")
e	DOOR & HDWRE PER COOLER MANUFACTURER
f	NEW SOLID CORE WD DOOR (36" X 80" WHERE POSSIBLE) W/ LEVER HANDLE CLASSROOM LOCKSET
g	NEW SOLID CORE WD DOOR (36" X 80" WHERE POSSIBLE) W/ LEVER HANDLE CLASSROOM LOCKSET
h	

NOTES:
1. DOORS 'a' & 'b'. ALL HRDWRE TO COMPLY WITH ACCESSIBILITY REQUIREMENTS.



SEE STRUCTURAL SHEETS FOLLOWING THE ARCHITECTURAL DRAWINGS FOR INFORMATION ON SEISMIC UPGRADES, MODIFICATIONS TO FIRST FLOOR FRAMING SUPPORT, ROOF FRAMING, AND SUPPORT OF ROOF TOP EQUIPMENT AND MECHANICAL SCREENS



1 BASEMENT LEVEL
3/16" = 1'-0"

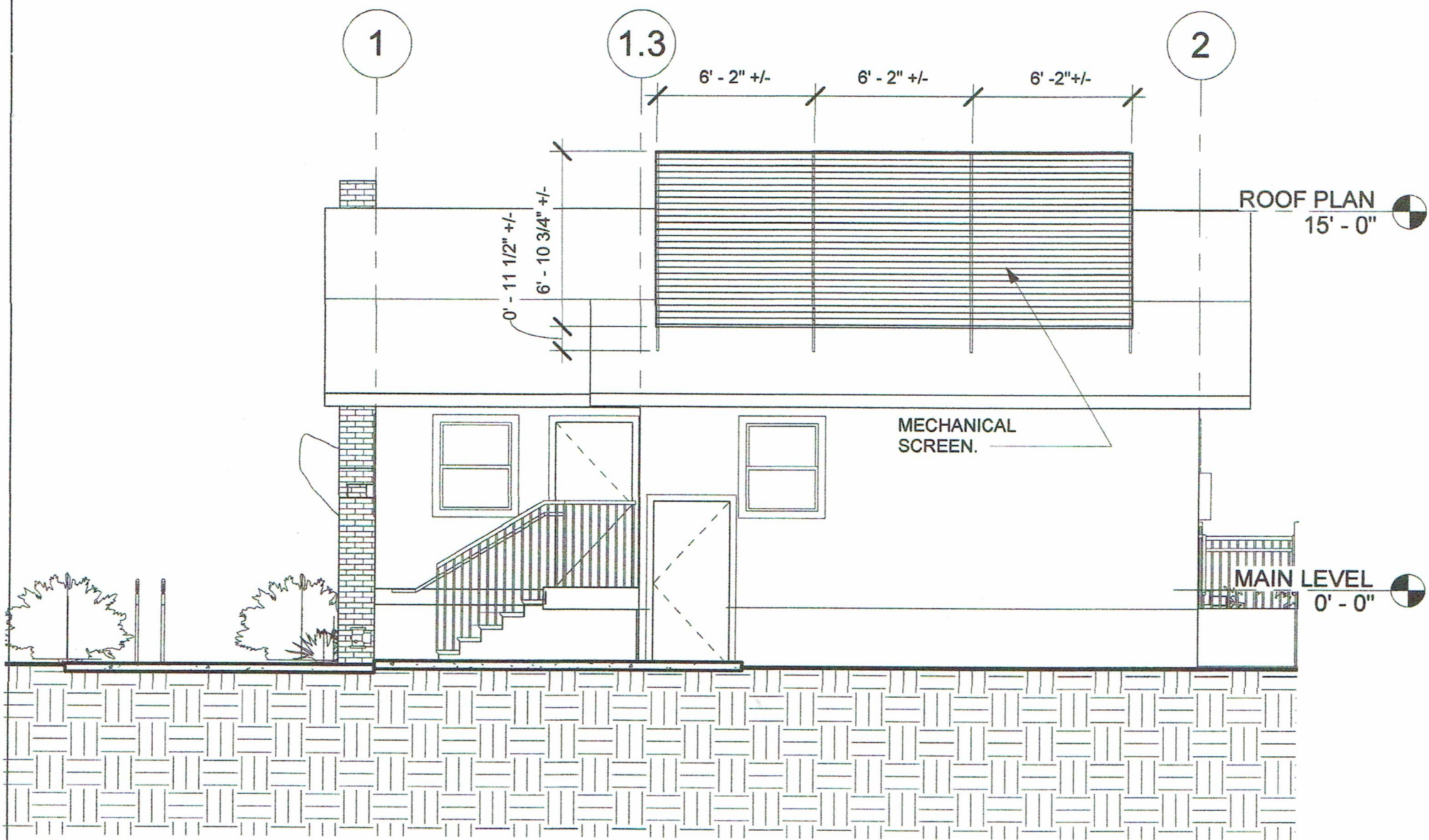
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Scale 3/16" = 1'-0"

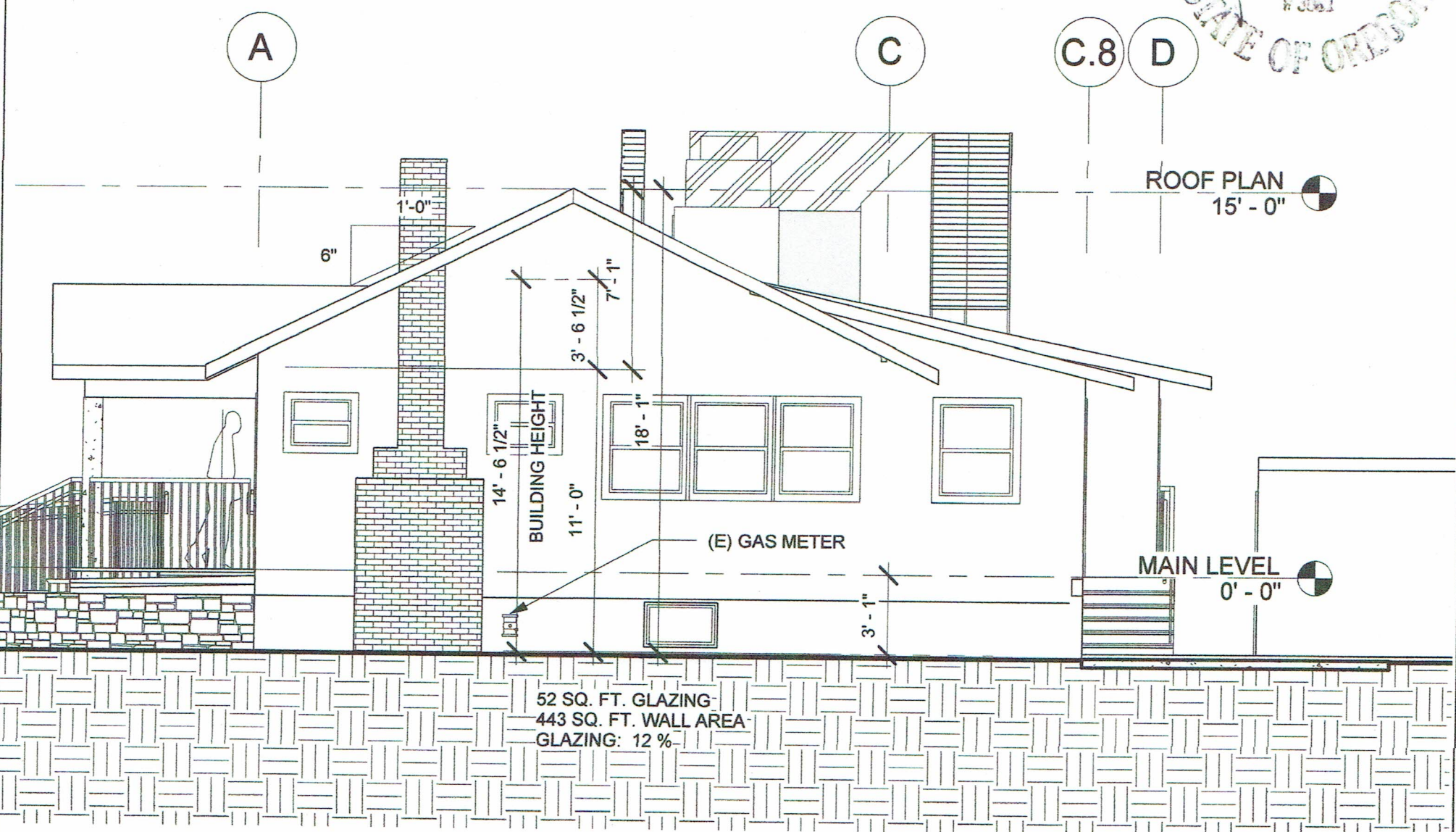
A103

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1 SOUTH ELEVATION
3/16" = 1'-0"

SEE STRUCTURAL SHEETS FOLLOWING THE ARCHITECTURAL DRAWINGS FOR INFORMATION ON SEISMIC UPGRADES, MODIFICATIONS TO FIRST FLOOR FRAMING SUPPORT, ROOF FRAMING, AND SUPPORT OF ROOF TOP EQUIPMENT AND MECHANICAL SCREENS



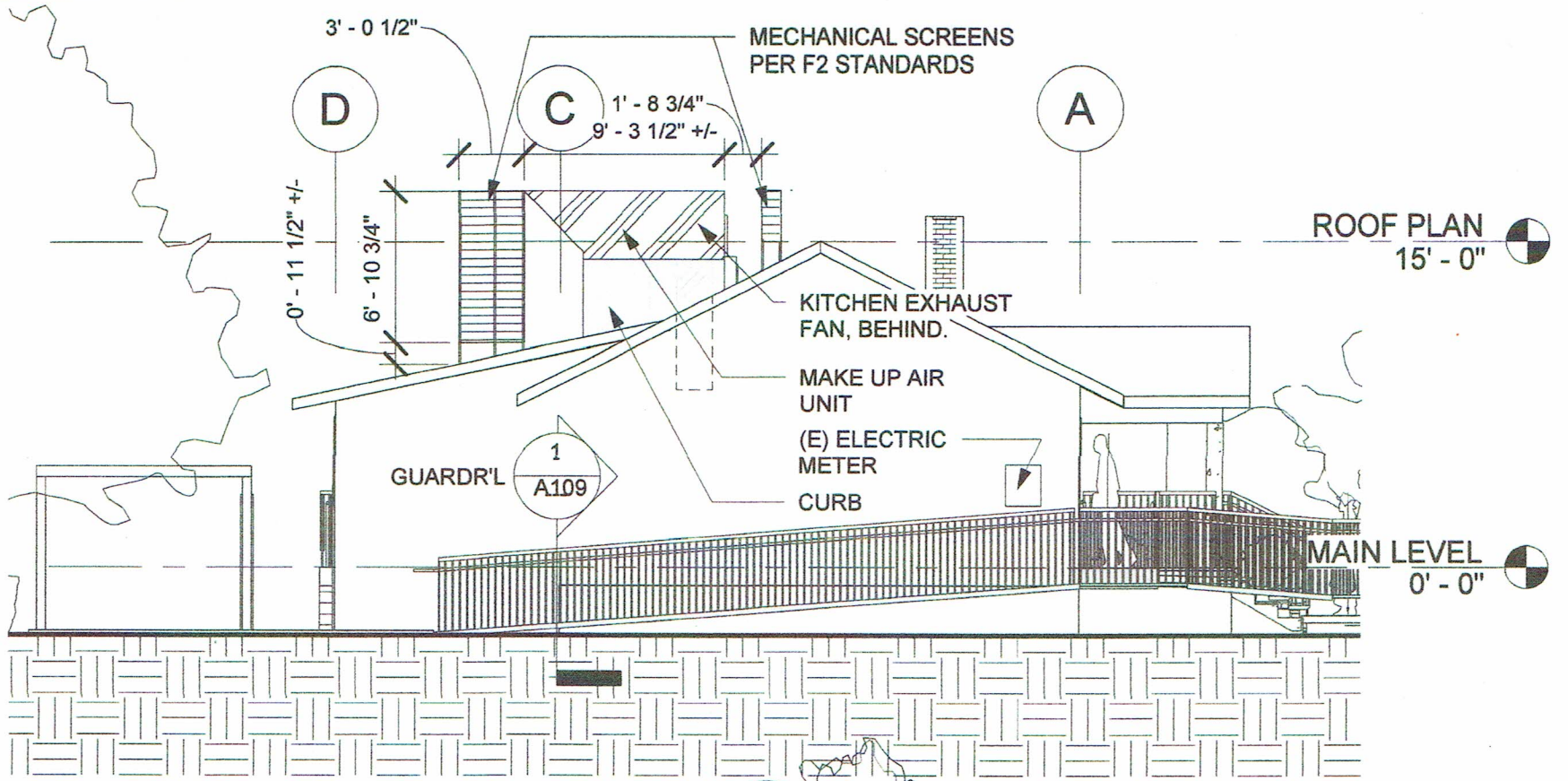
2 WEST ELEVATION
3/16" = 1'-0"

Scale 3/16" = 1'-0"

A104
Malka PDX

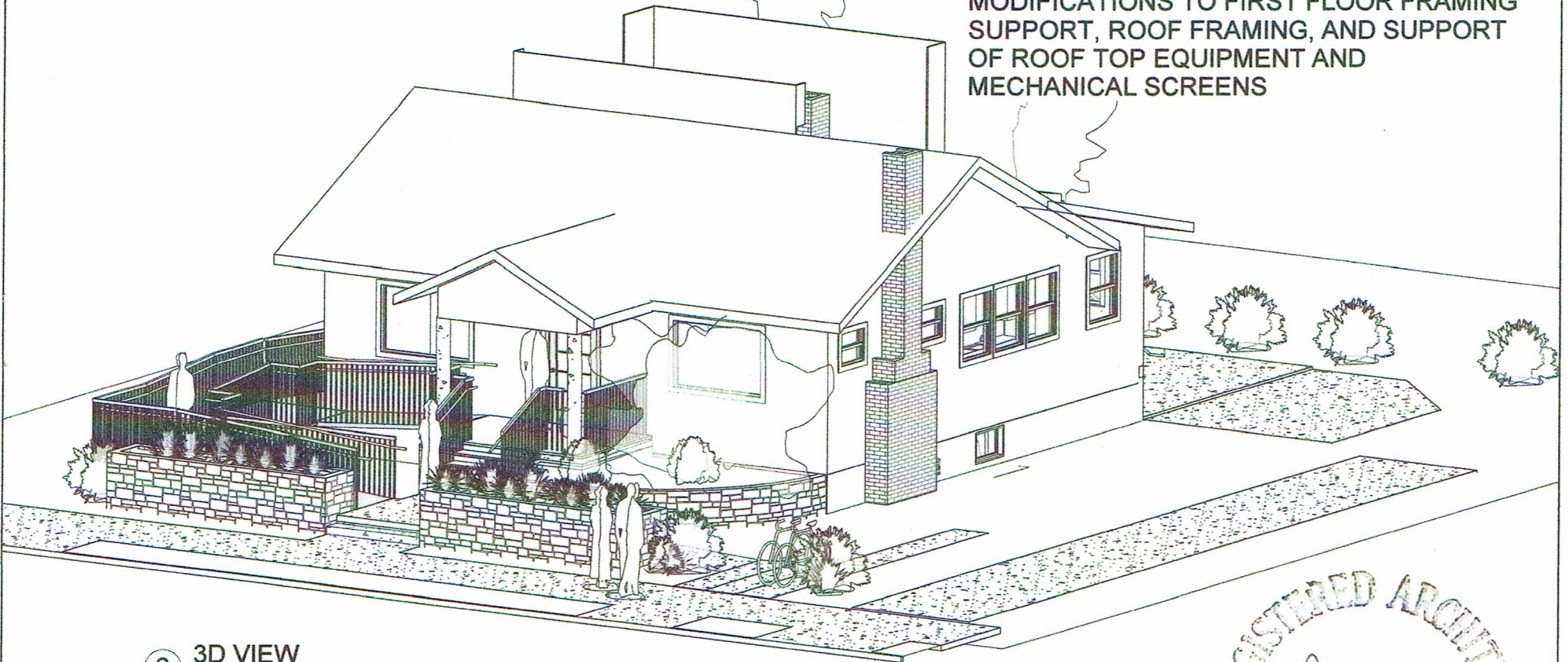
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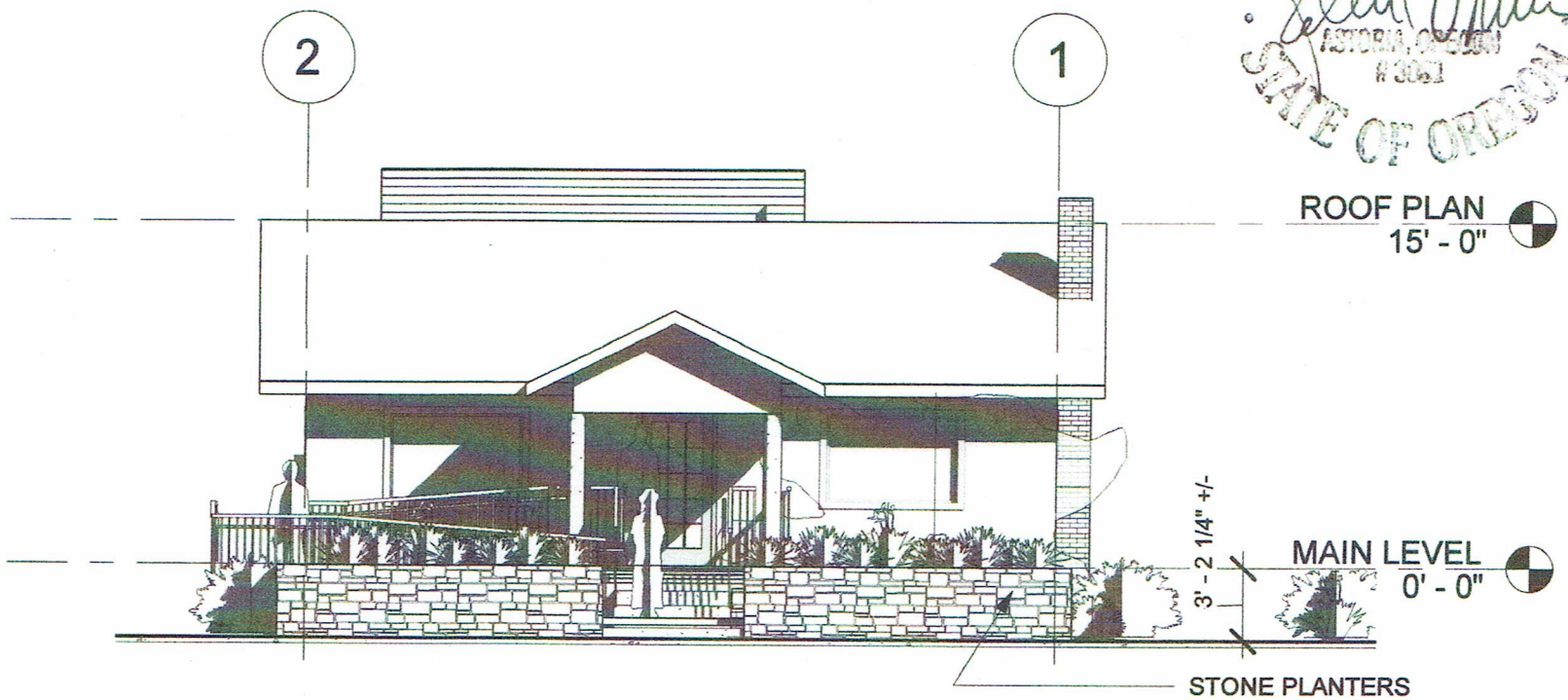
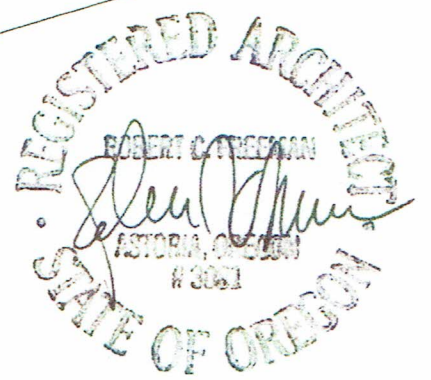


1 EAST ELEVATION
1/8" = 1'-0"

SEE STRUCTURAL SHEETS FOLLOWING THE ARCHITECTURAL DRAWINGS FOR INFORMATION ON SEISMIC UPGRADES, MODIFICATIONS TO FIRST FLOOR FRAMING SUPPORT, ROOF FRAMING, AND SUPPORT OF ROOF TOP EQUIPMENT AND MECHANICAL SCREENS



2 3D VIEW



3 NORTH ELEVATION
1/8" = 1'-0"

Scale
1/8" = 1'-0"

A105

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OCC. LOAD

DINING - 24 (ACTUAL COUNT)
- 15 (BY AREA-221 SF
@ 15 SF/OCC)
KITCHEN - 2 (BY AREA-325 SF
@ 200 SF/OCC)
SALES - 1 (BY AREA-96 SF
@ 100 SF/OCC)
TOTAL OCCUPANT LOADING:
USING ACTUAL COUNT: 27
USING AREA COUNT: 18

FLOOR FINISHES

Kitchen Food Prep, Cooking,
Dish Washing Area - EPOXY
Sales/Order Area - EPOXY
Dining - WOOD
Restrm - EPOXY or CERAMIC
TILE

ACCESSIBILITY

MIN. ADA REQ'M'NTS SHALL BE
MET AT ALL ENTRY DOORS, PUBLIC
INTERNAL CIRCULATION, COUNTERS
SERVING THE PUBLIC, & RSTRM
FIXTURES, HRDWRE & ACCESSORIES.

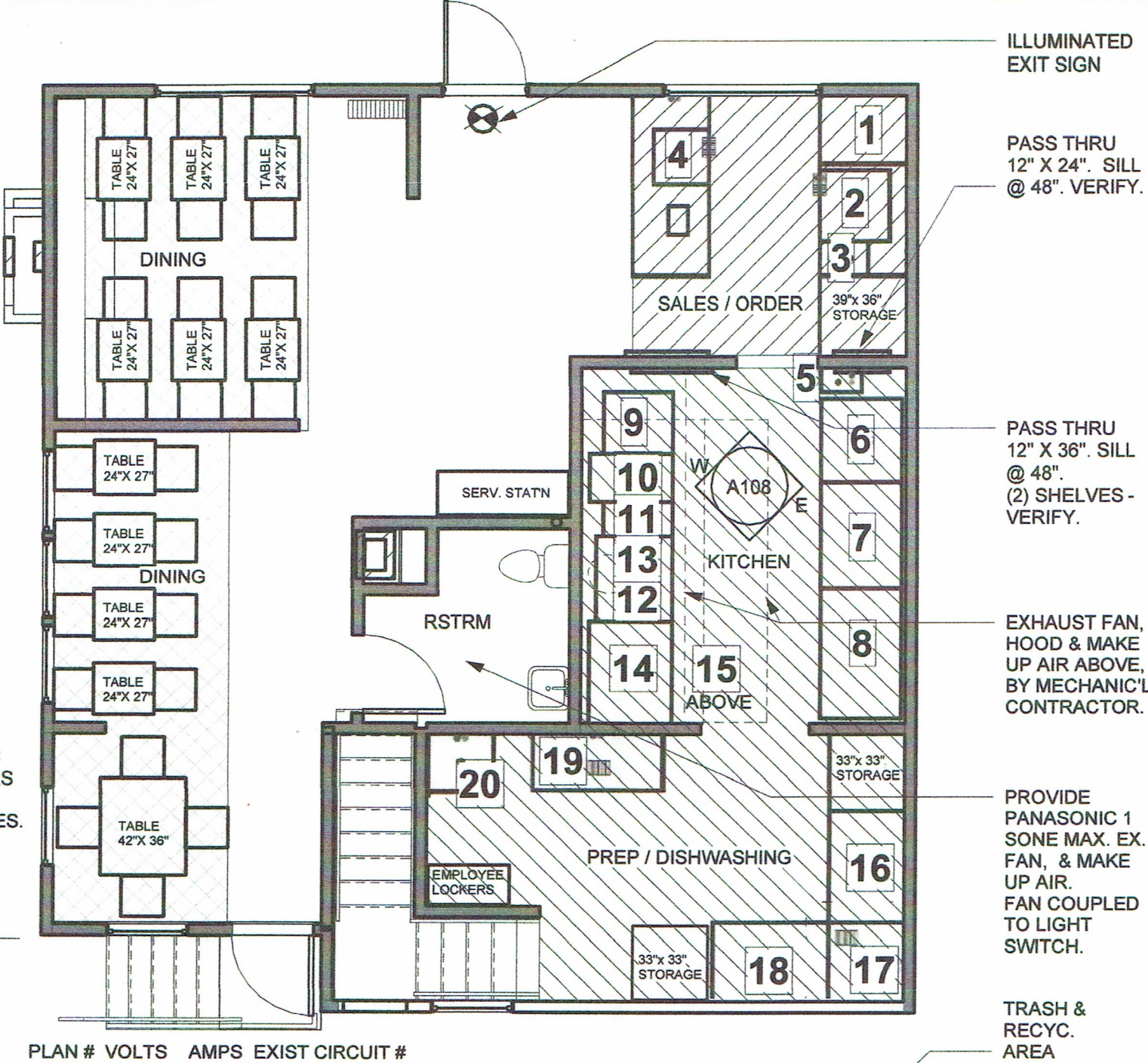
1 RESTAURANT PLAN
3/16" = 1'-0"

ELECTRICAL SCHED.

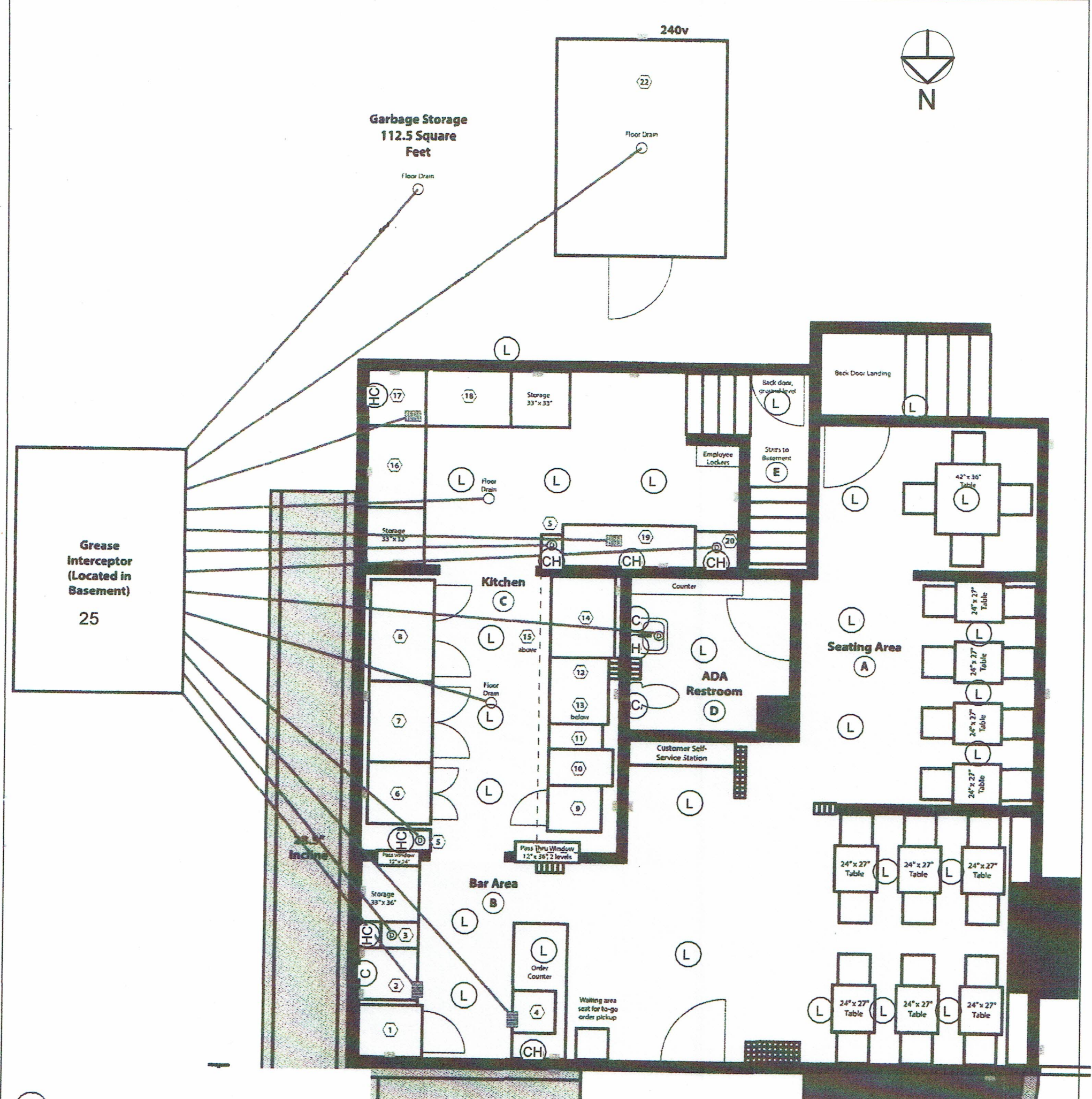
KITCHEN	PLAN #	VOLTS	AMPS	EXIST CIRCUIT #
60" SANDWICH PREP STAT'N	8	115	9.6	4 (20 AMP)
48" SALAD PREP STAT'N	7	115	5	3 (20 AMP)
36" EXPO STAT'N	6	115	5	3 (20 AMP)
8 BURNER RANGE - 2 OVENS	14	GAS		
36" FLATTOP GRIDDLE	12	GAS		
36" CHEF BASE FREEZER	13	115	5	5 (20 AMP)
2 BASKET TUBE FRYER	10	GAS		
2 BASKET OPEN POT FRYER	11	GAS		
27" WORK TOP FREEZER	9	115	5	5 (20 AMP)
TYPE 1 HOOD		120	40	7 (50 AMP)
BAR				
UNDER COUNTER ICE MACH.	2	115	10	1 (20 AMP)
DISHWASHER	4	115	16	2 (20 AMP)
TALL SKINNY FRIDGE	1	115	2.6	1 (20 AMP)
DISH PIT				
DISHWASHER	17	GAS	80	6 (240V, 100 AMP)

EQUIPMENT LIST

Tag #	Description, model number	Size W x D x H
1	Avantco SS-1R-G-HC 29" Glass Door Reach-In Refrigerator	29" x 32.25" x 82.5"
2	Manitowoc RNS-0385A 29 1/8" Air Cooled Undercounter Nugget Ice Machine with 88 lb. Bin - 300 lb.	29.0625" x 27.1875" x 45.5"
3	Advance Tabco CR-HS-15 Stainless Steel Underbar Hand Sink with Deck Mount Faucet - 15" x 21"	15" x 21" x 33"
4	Noble Warewashing CG Electric Carousel Type Underbar Glass Washer - 115V	25.25" x 25.25" x 39"
5	Regency 12" x 16" Wall Mounted Hand Sink with Gooseneck Faucet and Sidesplash	12" x 16" x 12"
6	Beverage Air SPE36HC-10C 36" 2 Door Cutting Top Refrigerated Sandwich Prep Table with 17" Wide Cutting Board	36" x 36" x 41.6875"
7	Beverage Air SPE48HC-08C 48" 2 Door Cutting Top Refrigerated Sandwich Prep Table with 17" Wide Cutting Board	48" x 36" x 41.6875"
8	Beverage Air SPE60HC-10C 60" 2 Door Cutting Top Refrigerated Sandwich Prep Table with 17" Wide Cutting Board	60" x 36" x 41.6875"
9	True TUC-27F Undercounter Freezer, 1 Door, 6 1/2 Cu. Ft.	27.625" x 30.125" x 36"
10	Pitco® 65C+S Natural Gas 65-80 lb. Stainless Steel Floor Fryer	30.1875" x 34.4375" x 47.25"
11	Frymaster GF40 Natural Gas Floor Fryer 50 lb.	15.625" x 30.875" x 46.125"
12	Garland GTGG36-GT36M Natural Gas 36" Countertop Griddle with Thermostatic Controls - 84,000 BTU	36" x 32" x 13"
13	Beverage-Air WTFC36-1 36" Two Drawer Freezer Chef Base - 8.5 cu. ft.	36" x 32" x 26.75"
14	Wolf C48SS-8BN Challenger XL Series Natural Gas 48" Range with 8 Burners and 2 Standard Ovens - 286,000 BTU	48" x 34" x 58"
15	Type 1 hood system w/ fire extinguishing system	162" x 45" x
16	Dirty Dish Table	48" x 30" x 44.75"
17	CMA Dishmachines E-C-EXT Extended-Door Single Rack Low Temperature, Chemical Sanitizing Corner Dishwasher - 115V	25.75" x 25.75" x 60"
18	Clean Dish Table	48" x 30" x 44.75"
19	Regency 54" 16-Gauge Stainless Steel Three Compartment Commercial Sink	54" x 20.5" x 44.75"
20	Regency 25" 16-Gauge Stainless Steel One Compartment Floor Mop Sink	25" x 21" x 16"
21	Bunn Frozen Beverage System / 2 Hoopers	16" X 24.5" X 31.9"
22	Walk-in cooler	96" x 120" x
23	Captiveaire Rooftop Kitchen Exhaust Fan	39 3/8" X 39 3/8" X 34 1/4"
24	Captiveaire Rooftop Make Up Air Unit	111 1/2" X 37 3/8" X 36 3/4"
25	Watts Grease Interceptor	30 3/4" X 39 3/4" X 23"



Scale 3/16" = 1'-0"
A106



- A Seating Area**
 - 471 square feet
 - 30 seats
 - Hardwood flooring
 - Drywall and lath & plaster walls, finished & painted
- B Bar Area**
 - 95 square feet
 - Hardwood flooring
 - Drywall and lath & plaster walls, finished & painted
- C Kitchen**
 - 325 square feet
 - Epoxy flooring
 - FRP Panels on walls over gypsum board
- D ADA Restroom**
 - 54 square feet
 - Vinyl tile floor
 - Drywall and lath & plaster walls, finished and painted
- E Basement**
 - 740 square feet
 - Dry storage only
 - Hot water heater - Reliance 80 gallon, 180,000 BTU

Key

Floor Sink

Cold water line

Hot water line

Drain

Floor Drain

Electrical Outlet

Light

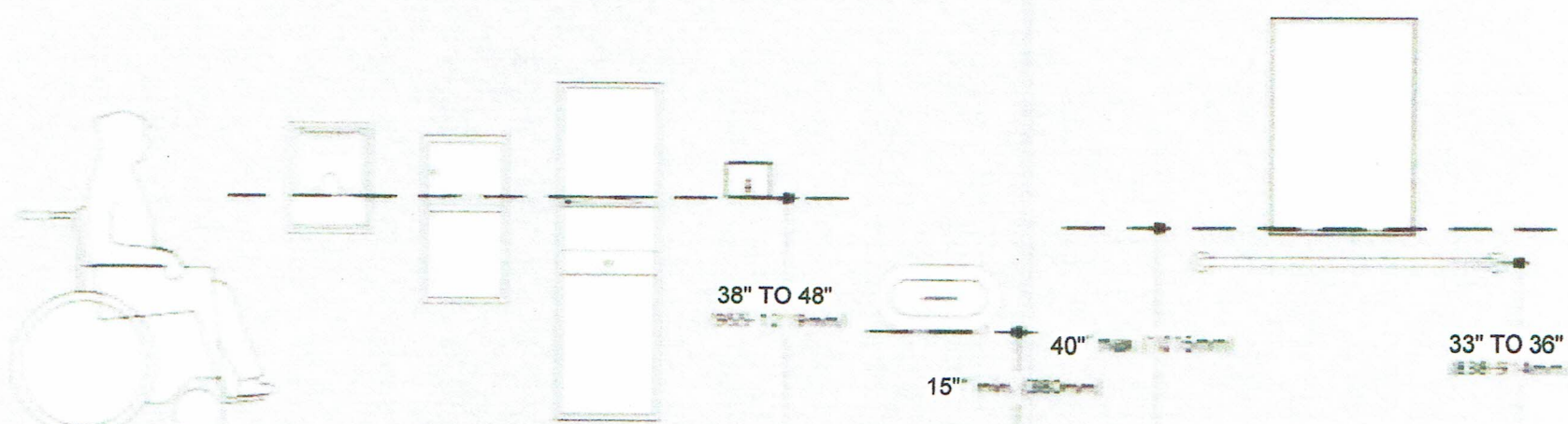
Heater Vent (in wall, at floor)

Furnace Intake

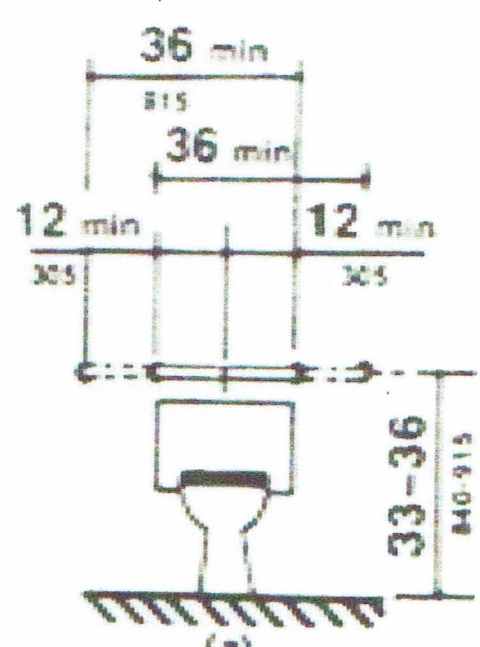
1 PLUMBING INFORMATION
NOT TO SCALE

Scale
1/4" = 1'-0"

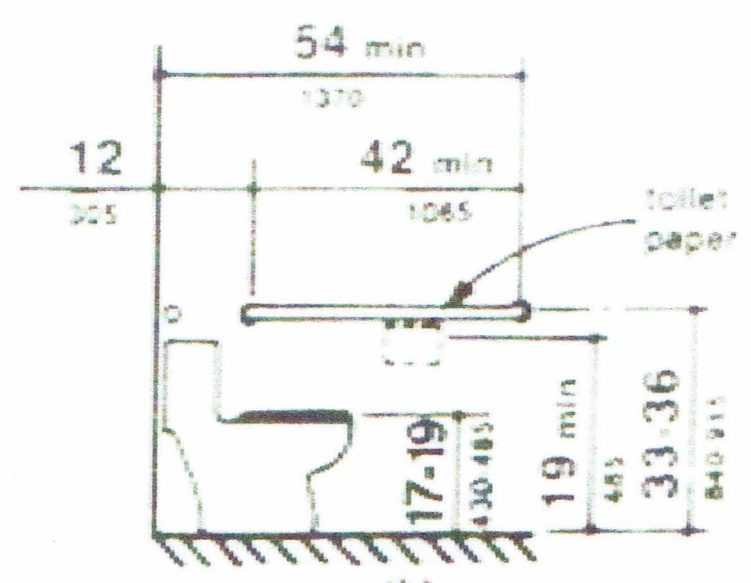
A106.P
Malka PDX



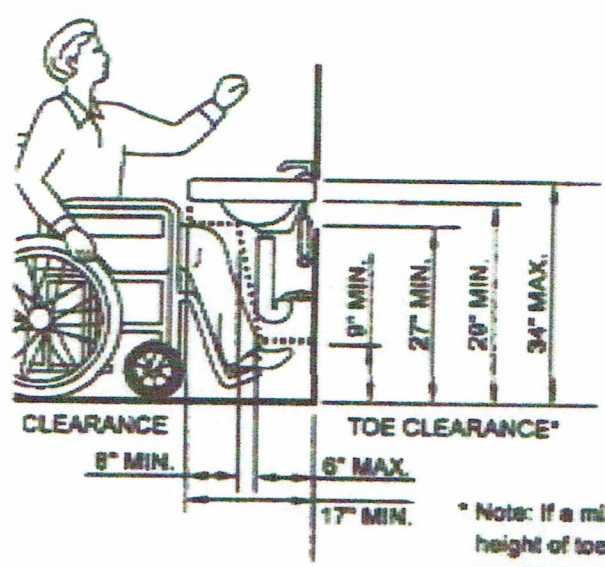
RESTROOM
ACCESSIBILITY STANDARDS



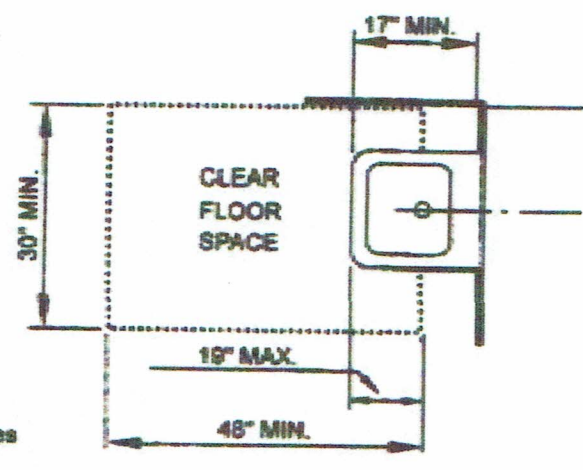
(a)
Back Wall



(b)
Side Wall



SIDE ELEVATION



PLAN VIEW

* Note: If a minimum 9 inches height of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.



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Scale

A107

Front Bar/Order Counter



Kitchen Cold Stations



A108

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9/8/2018 7:45:06 AM



Return To Walking Surface

STAIR HANDRAIL EXTENSION @ WALKING SURFACES. RETURN TO WALKING SURFACE.

RAMP HANDRAIL EXTENSION @ WALLS OR GUARDRAILS. RETURN TO WALL OR GUARDRAIL.

TYP FASTENING @ TOP & BOTTOM:
(2) GRP RITE # 8 X 2 1/2"
PHILLIPS BUGLE HEAD COARSE THREAD
SHARP POINT POLYMER COATED
EXTERIOR SCREWS.

CONCRETE WALL

MAXIMUM POST SPACING 6' 0" OC.

SLOPED TOP CAP
FROM 3 X 6, SEE
STRUCT. DOC. # 12
FOR ANCHORING TO
4 X 4 POSTS.

1 1/2" OD GAL.
STEEL PIPERAIL,
W/ WELDED STEEL
BRACKET.

2 X 6

2 X 2'S

2 X 4

4" CONC. SLAB, STEM WALL
& FTG. - SEE STRUCT. DOC PACKET
& DETAILS S10 & S12.

PT 4 X 4, SEE STRUCT. DOC
PACKET & DETAIL S12 FOR
ANCHORING TO CONC.

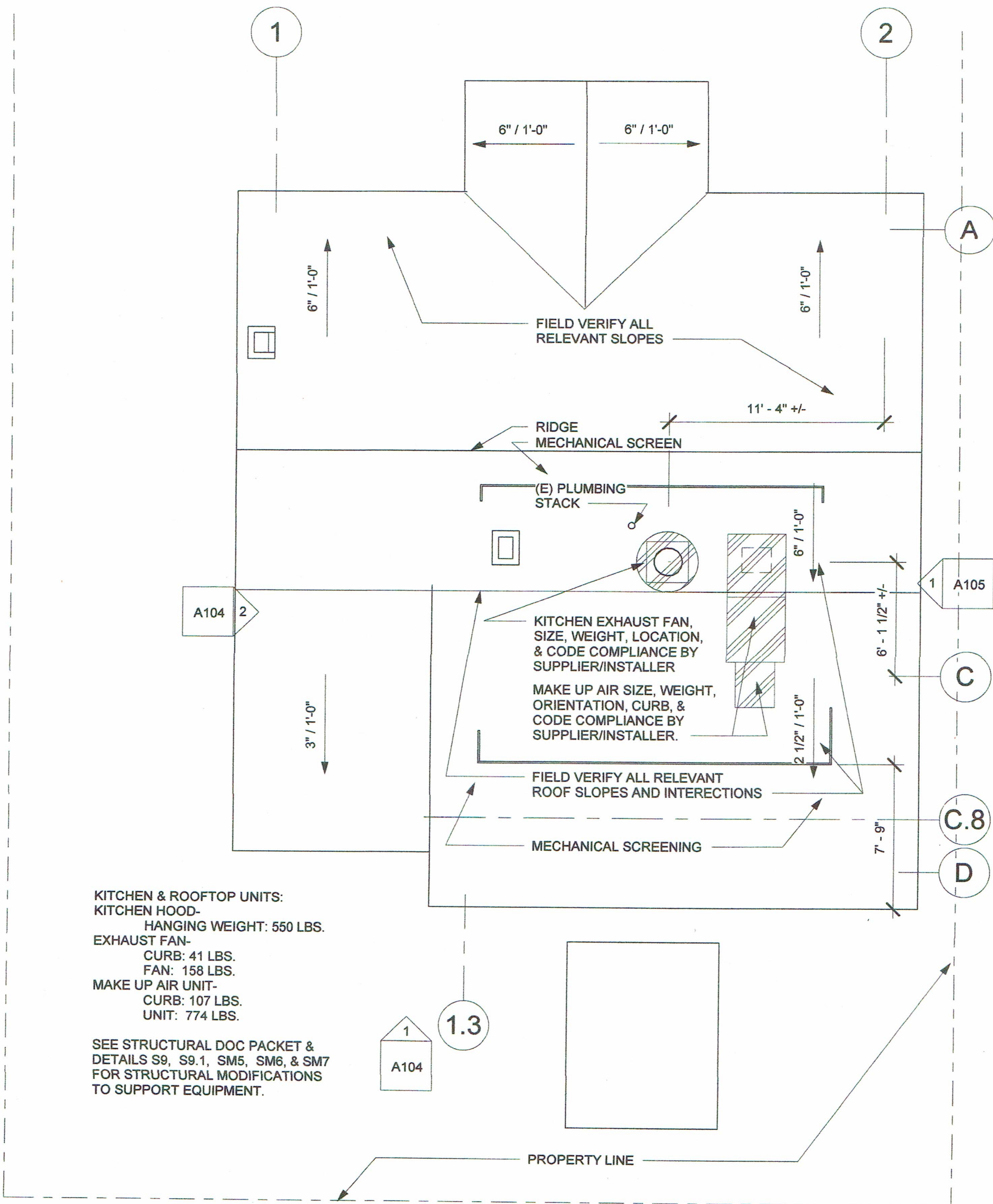
HEIGHT OF STEM WALL
VARIES. TOP OF FTG.
18" BELOW GRADE.

RAMP HANDRAIL EXTENSION @ WALKING SURFACE. RETURN TO WALKING SURFACE.

GUARDRAIL & RAMP DETAILS - SIMILAR
AT STAIRS

1" = 1'-0"





1 ROOF PLAN
 3/16" = 1'-0"



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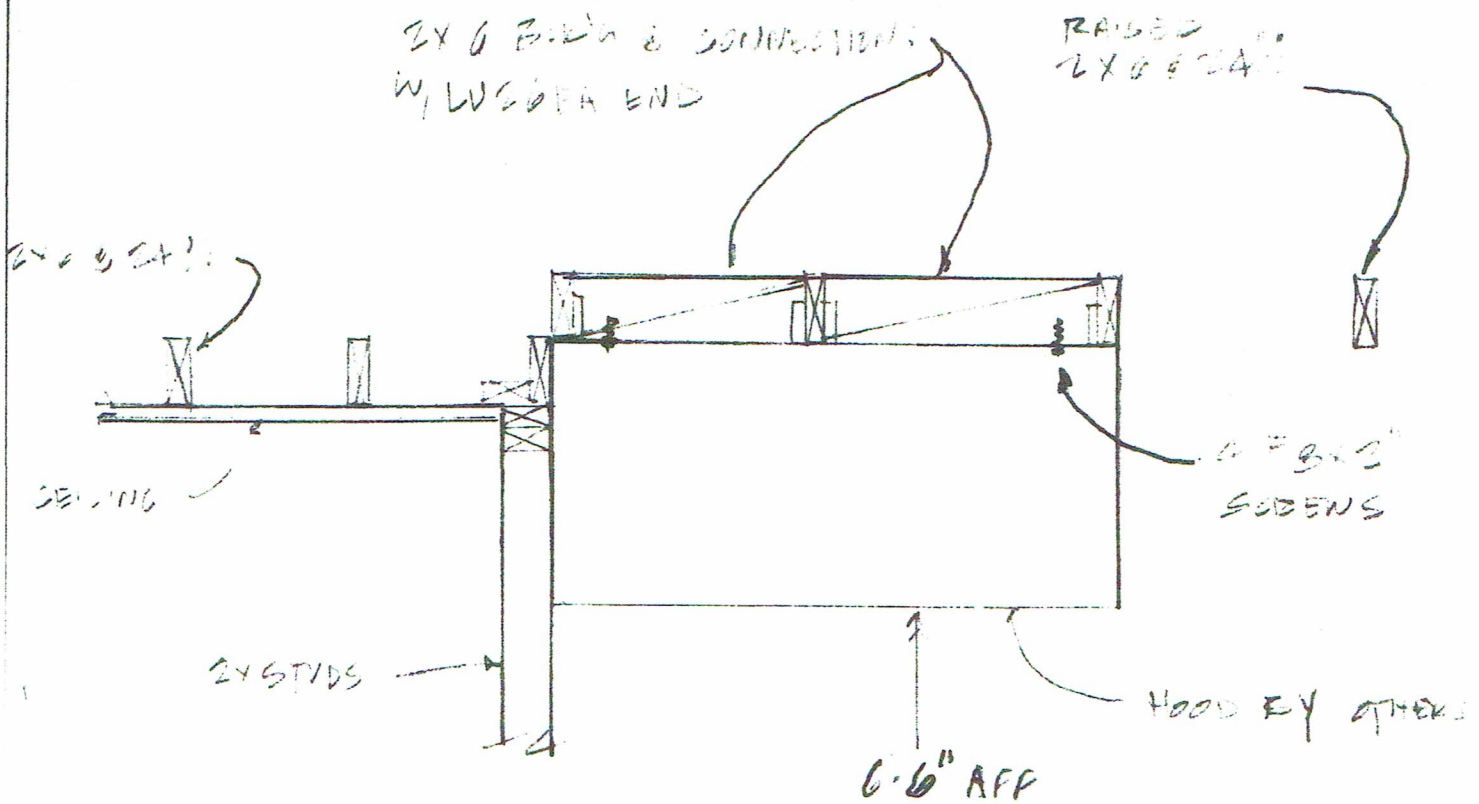
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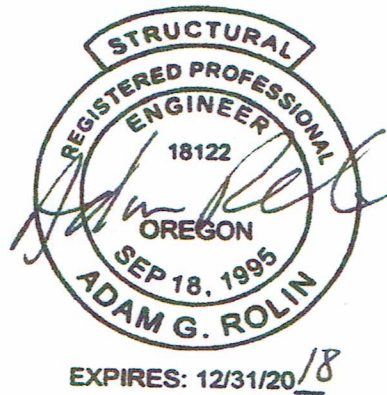
Scale 3/16" = 1'-0"

A110

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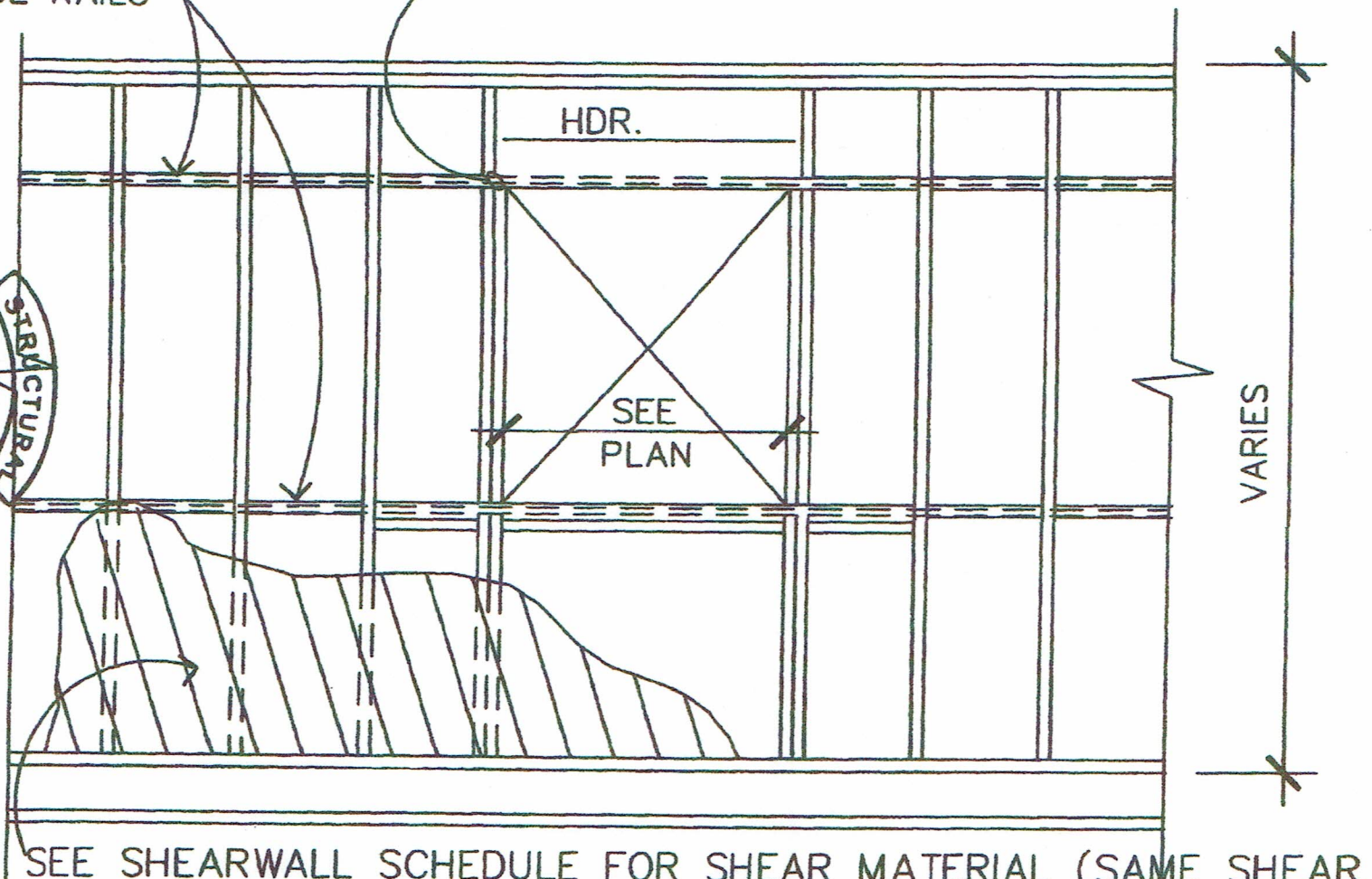


DETAIL S9 - CEILING JOIST
MODIFICATION TO SUPPORT
KITCHEN HOOD - NTS



NAIL SHEAR MAT'L
TO SOLID BLK'G W/
EDGE NAILS

USE SIMPSON CS18 CONTINUOUS TOP & BTM



SEE SHEARWALL SCHEDULE FOR SHEAR MATERIAL (SAME SHEAR
MATERIAL BELOW WINDOW AS FOR ADJACENT PANEL).

(SW) WINDOW IN SHEARWALL FRAMING

DETAIL S6.2 - WINDOW IN SHEARWALL FRAMING - NTS



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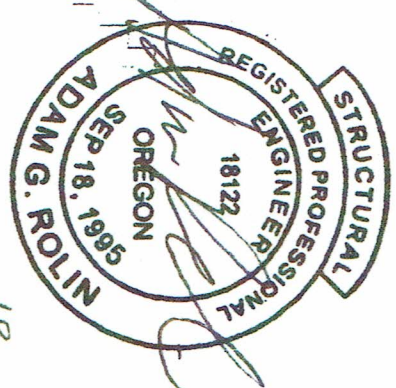
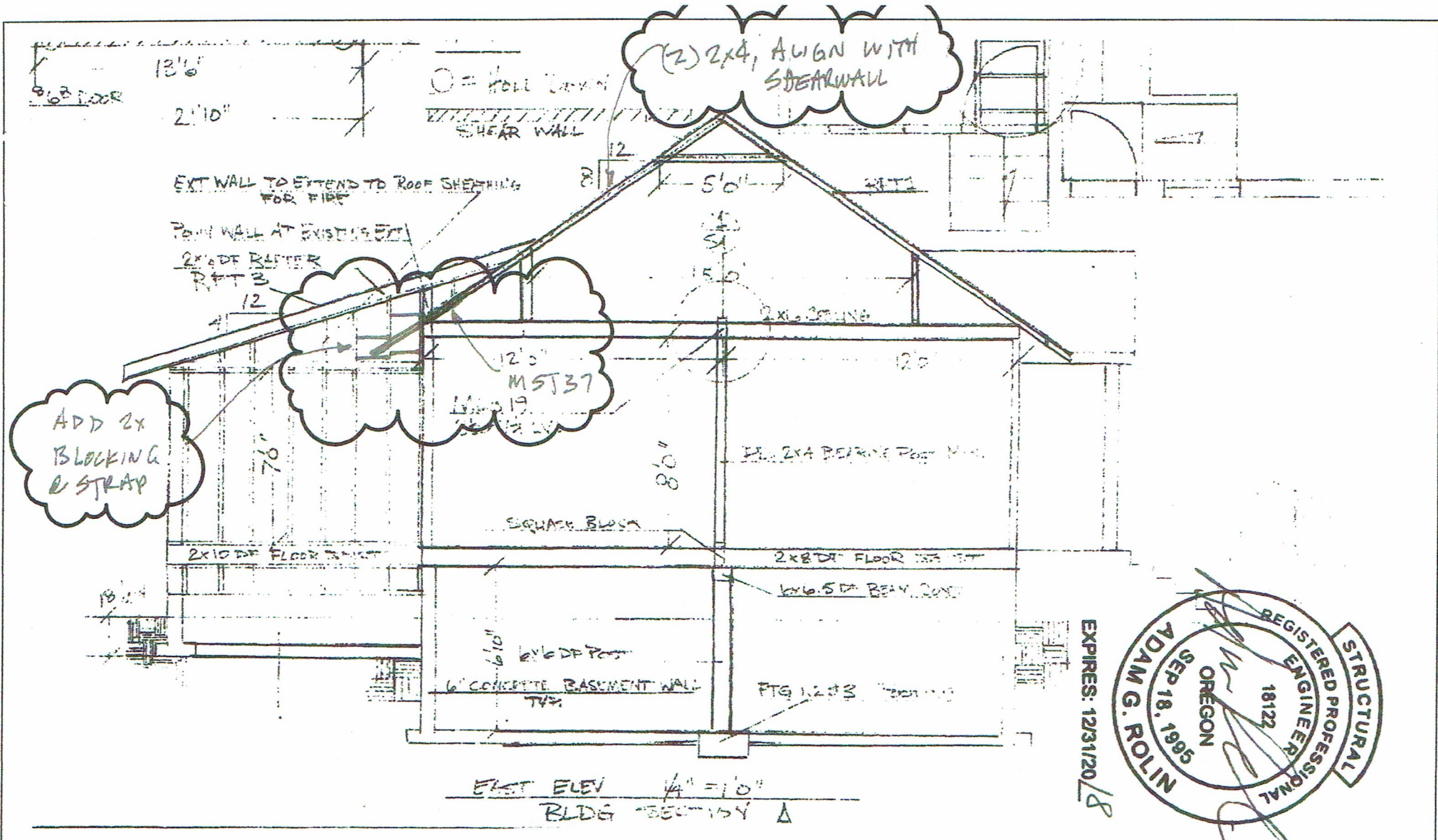
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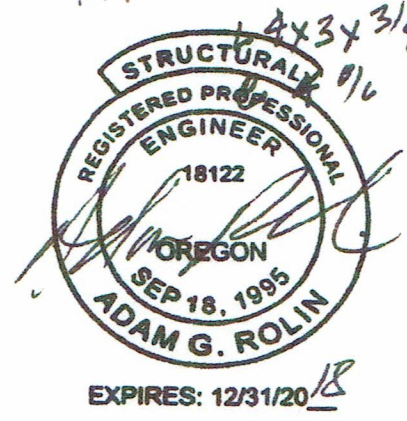
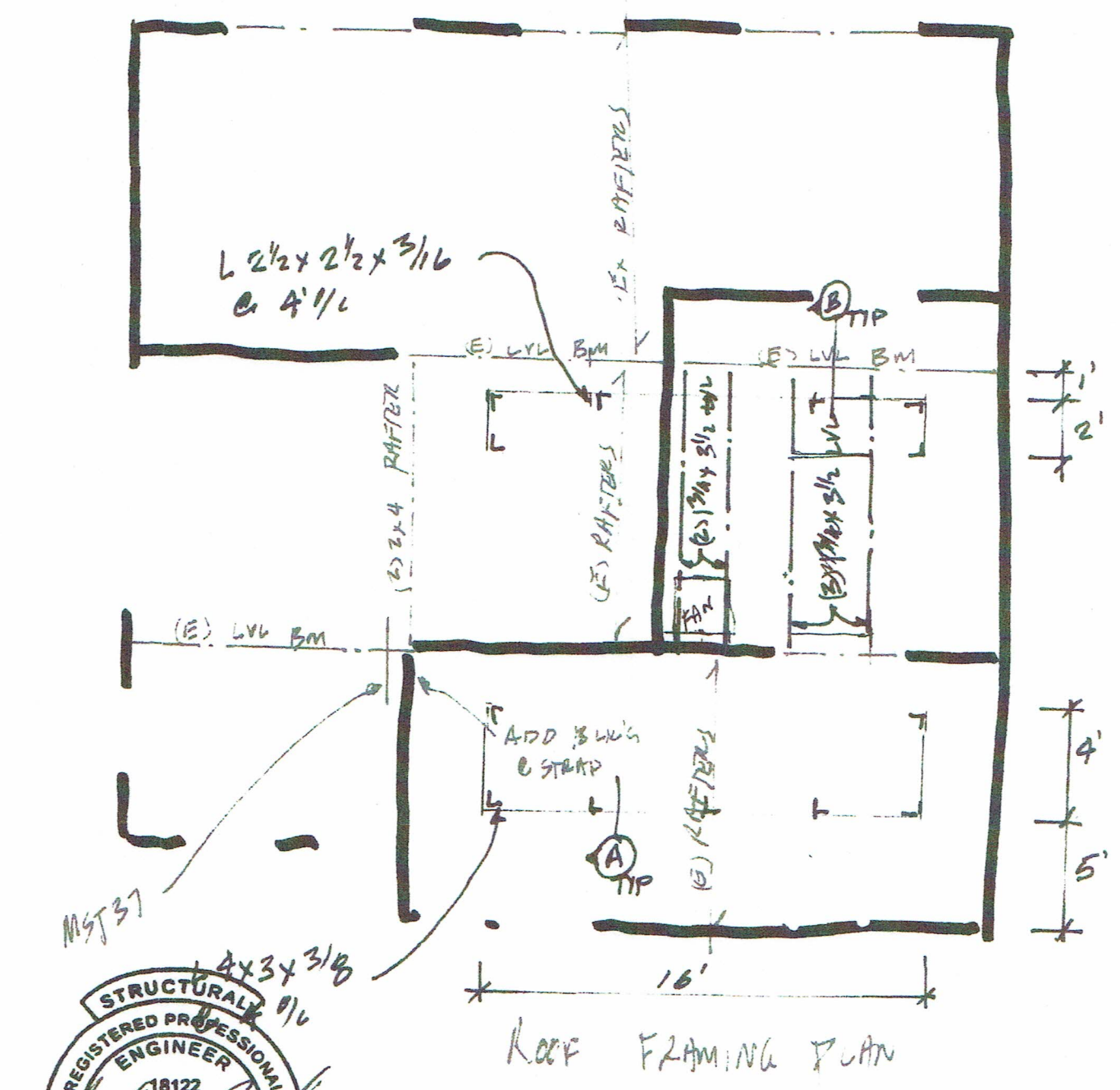
Malka PDX

Scale

S6.2 & 9



DETAIL S9.2 - ADDITIONS TO WALL FRAMING - BACKGROUND SECTION FROM PERMIT 18-119537 - NTS



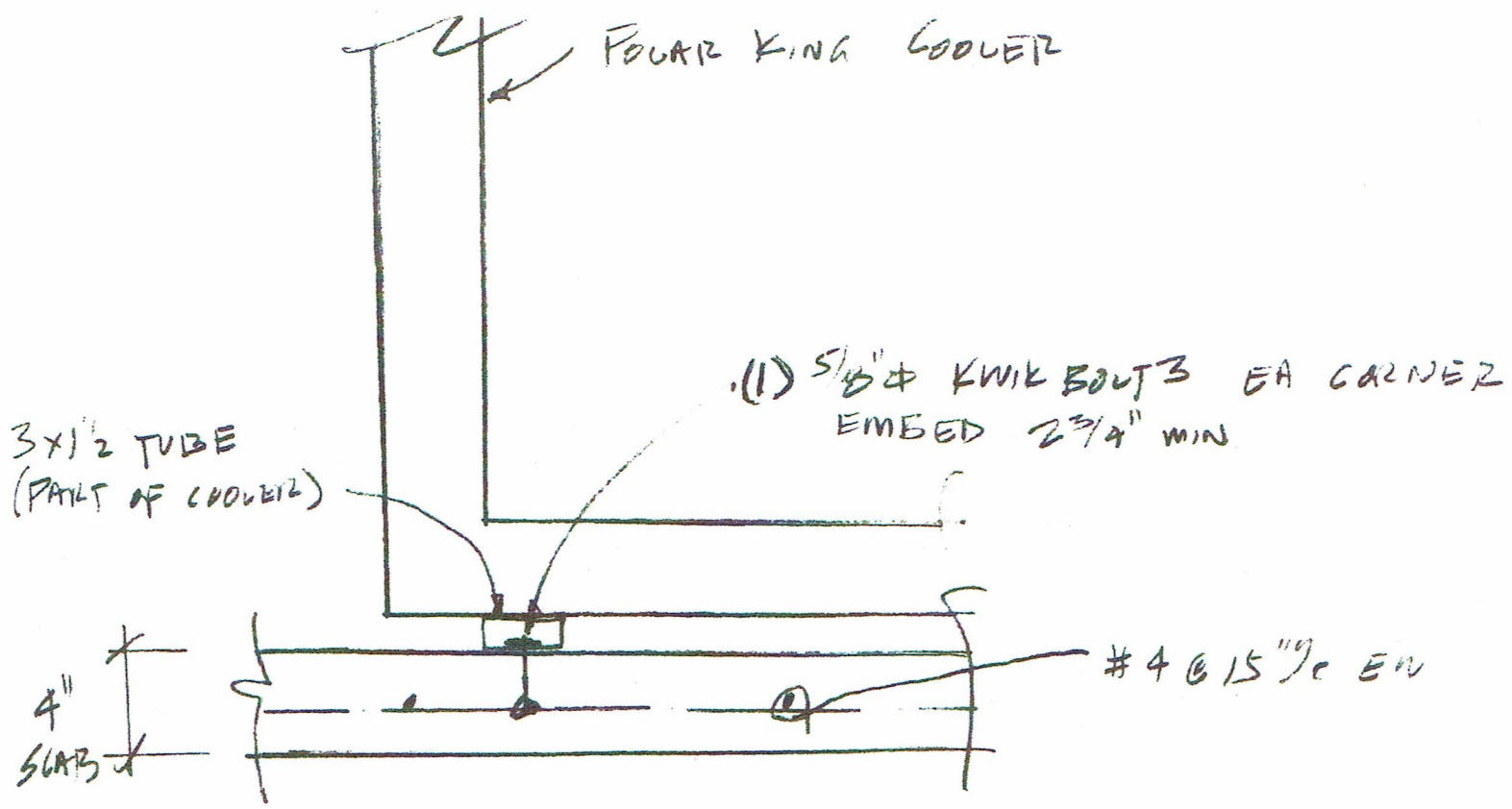
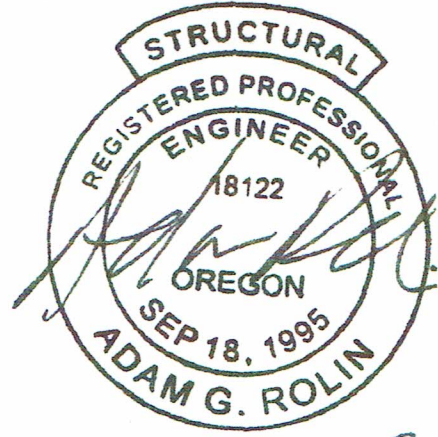
DETAIL S9.1 - ROOF FRAMING PLAN - NTS

Scale
S9.1 & 9.2
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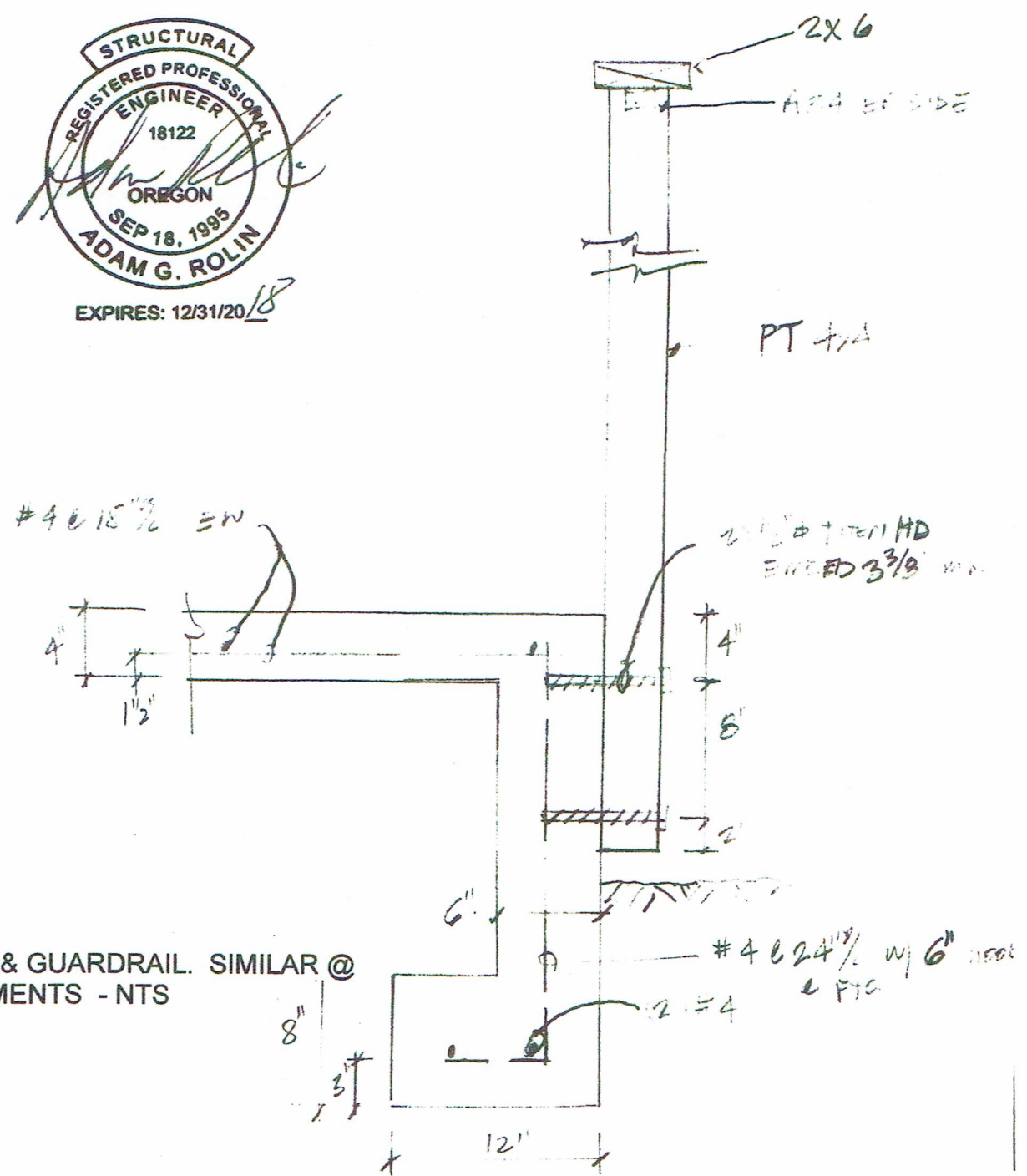
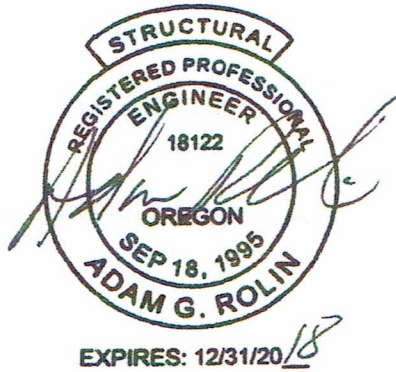
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DETAIL SC2 - GENERIC ATTACHMENT DETAIL FOR WALK IN COOLER ANCHOR TO CONCRETE SLAB - SPECIFIC ANCHOR DIRECTIONS FROM COOLER MANUFACTURER TAKE PRECEDENCE - NTS



DETAIL S12 - SECTION @ RAMP & GUARDRAIL. SIMILAR @ ENTRY PORCH DECK IMPROVEMENTS - NTS

Scale

S12 & C2

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