

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 18937

Appeal ID: 20235

Project Address: 716 SE Grand Ave

Hearing Date: 4/10/19

Appellant Name: Brett K. Laurila

Case No.: B-029

Appellant Phone: 503.233.8991 x101

Appeal Type: Building

Plans Examiner/Inspector: Steven Freeh

Project Type: commercial

Stories: 2 **Occupancy:** M **Construction Type:** III-B

Building/Business Name: 716 SE Grand

Fire Sprinklers: Yes - Basement

Appeal Involves: Alteration of an existing structure, Reconsideration of appeal

LUR or Permit Application No.: 19-125949-CO

Plan Submitted Option: pdf [File 1]

Proposed use: M Occupancy

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1008.1.5

Requires

There shall be a floor or landing on each side of a door. Such floor or landing all be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope).

Proposed Design

In verifying information provided by others, it was discovered that the ramp slopes and elevations used in the first appeal were in error. Information below has been updated with older, incorrect info in parentheses.

Existing historical recessed entry with original mosaic tile dating to 1904, has sloped landing that is greater than 2%. 8% as measured in field. Propose to add automated door opener to facilitate access to door at sloped landing. Existing tile landing is 72" wide and north landing is 65"+ wide providing ample access clearances to door approach with automated opener. Tile existing entry ramp is 1:10 based on a 6 1/4" rise.

Ramp at tile entry is 6 1/4" (original appeal 4.75") as determined by architect in field. at tile entry and 8 1/4" (5.5") at north entry. Both exceed the 1:12 slope of 405.2, but are allowed under the exception of existing ramps in existing buildings.

Handrail required on North entry in accordance with 405.8.

Reason for alternative When the determination of contributing historic resources was completed in this district, this building had a false facade installed and therefore listed as a non-contributing resource. In 2018, the false facade was removed and a unique, historical facade was uncovered. Working with the Bureau of Planning & Sustainability, a plan to repair the facade and replace the storefront with a historically correct wood storefront, matching three other neighboring historical buildings.

Maintaining the historically significant mosaic tile advertising the original tenant "Fuller Paints" and the locations of the two entries can be maintained with the addition of providing automated door operators - creating accessible entry ramps with top and bottom landings while maintaining the historic nature of the building entrances. Build has been nominated for Historic status by the Landmarks Commission and is now before the State Historic Preservation Office for approval.

APPEAL DECISION

Existing exterior door landings with slope greater than 2 percent: 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.

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REVISIONS

Revision Number	Revision Date

Sheet Title
STOREFRONT PLAN & SECTIONS

PROJECT TITLE
716 S.E. GRAND

716 S.E. GRAND AVE. PORTLAND, OR
97232

LAST DETAIL UPDATE 04.02.19

Job No.	18007
Date	04.02.19
Drawn By	JS
Checked By	BKL

STAMP

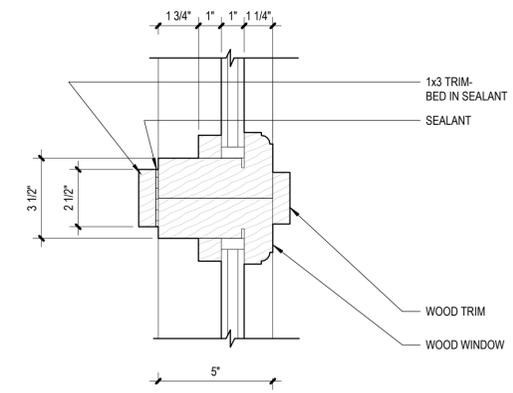


SHEET SCALE
As indicated

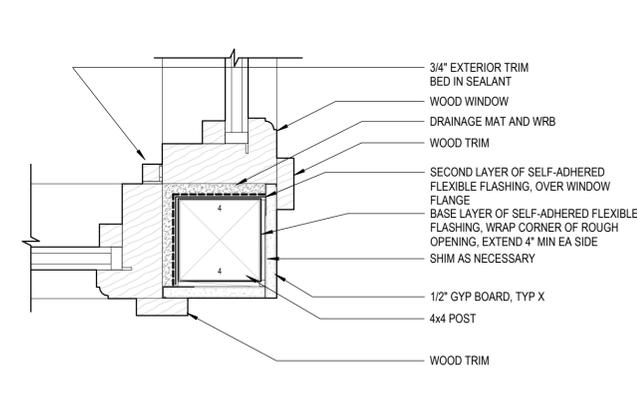
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SHEET NO.

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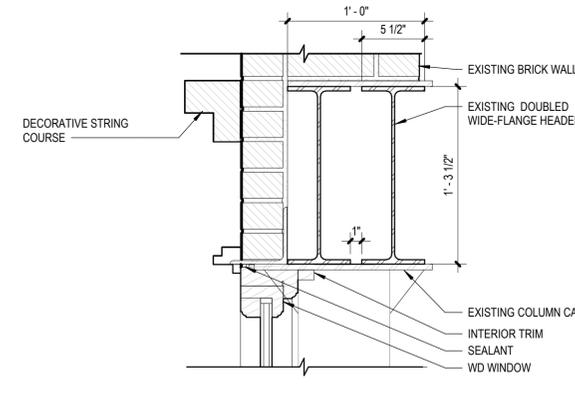
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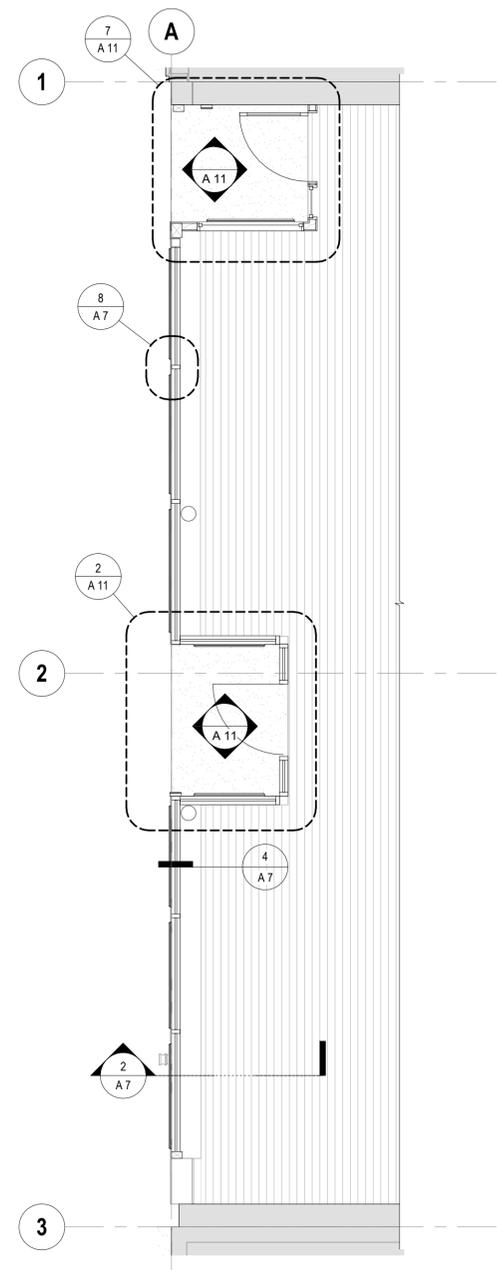
8 STOREFRONT JAMB MULLION
17A7 3" = 1'-0"



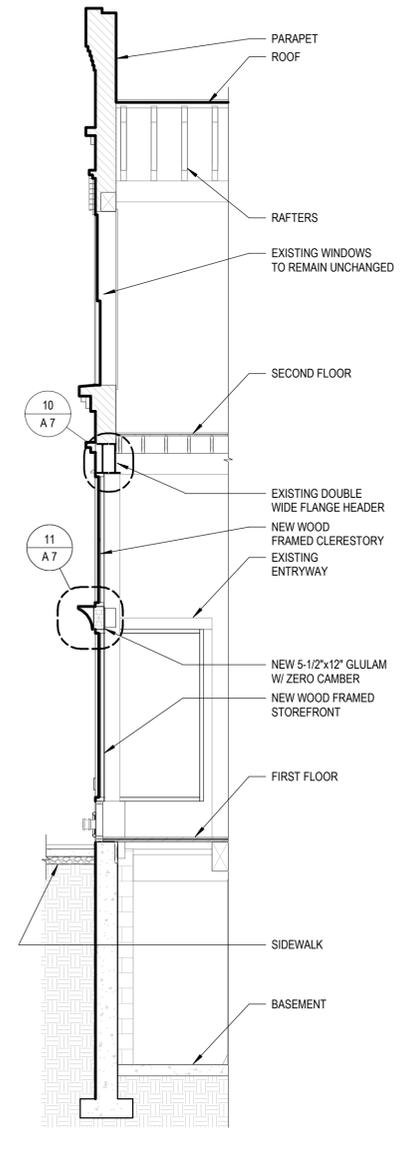
9 STOREFRONT JAMB MULLION @ CORNER
27A11 3" = 1'-0"



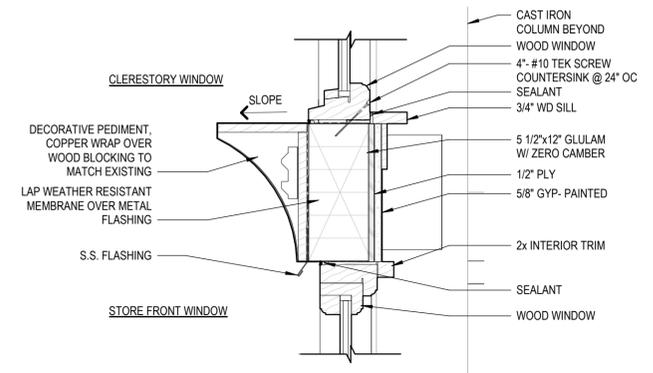
10 CLERESTORY HEADER
27A7 1 1/2" = 1'-0"



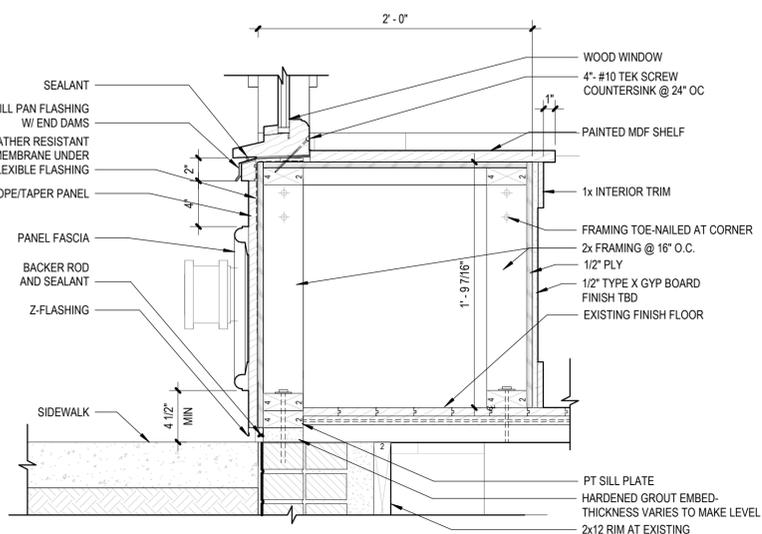
1 FIRST FLOOR PLAN
17A01 1/4" = 1'-0"



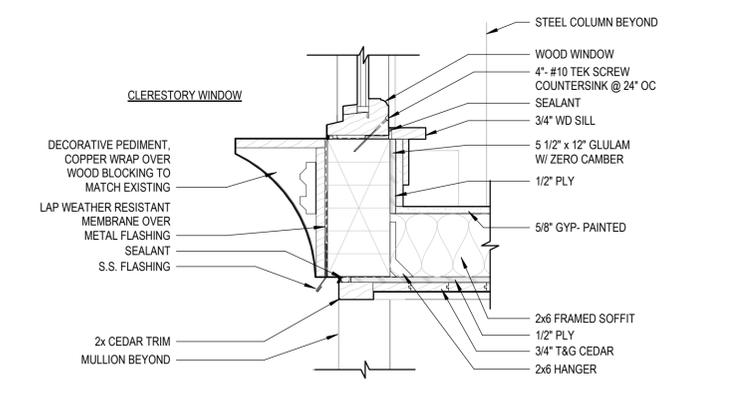
2 WALL SECTION
17A10 1/4" = 1'-0"



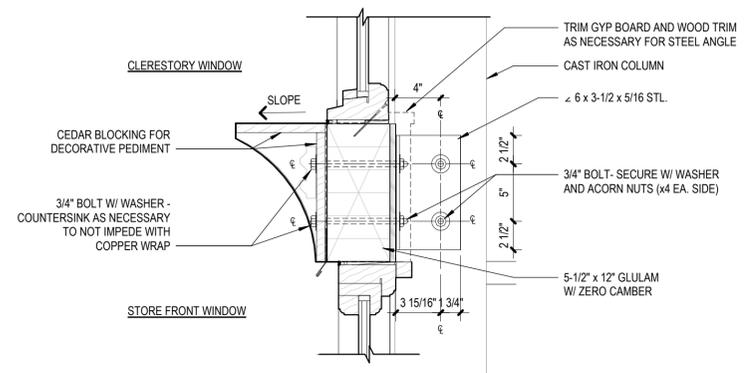
6 STOREFRONT HEADER
27A7 1 1/2" = 1'-0"



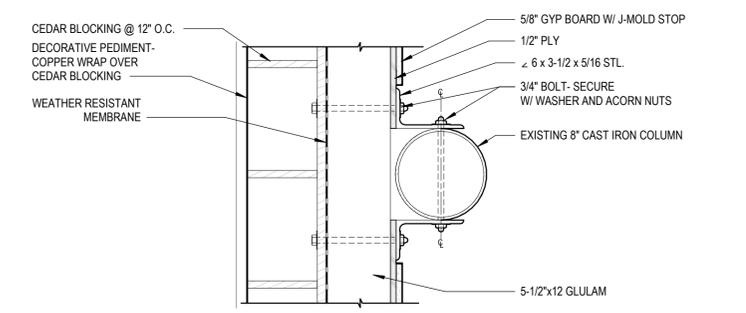
3 STOREFRONT KNEE WALL DETAIL
27A5 1 1/2" = 1'-0"



11 STOREFRONT HEADER AT SOFFIT
27A7 1 1/2" = 1'-0"



7 STOREFRONT HEADER AT COLUMN
1 1/2" = 1'-0"



5 HEADER AT COLUMN- PLAN
17A21 1 1/2" = 1'-0"

NOTES

1. GLU-LAM BEAM IS 24F-V4 (DF/DF) C=0
2. ALL BOLTS ARE A307
3. ALL STEEL ANGLES ARE A36
4. SPECIAL INSPECTIONS REQ'D AT EPOXY ANCHORS AND WELDING

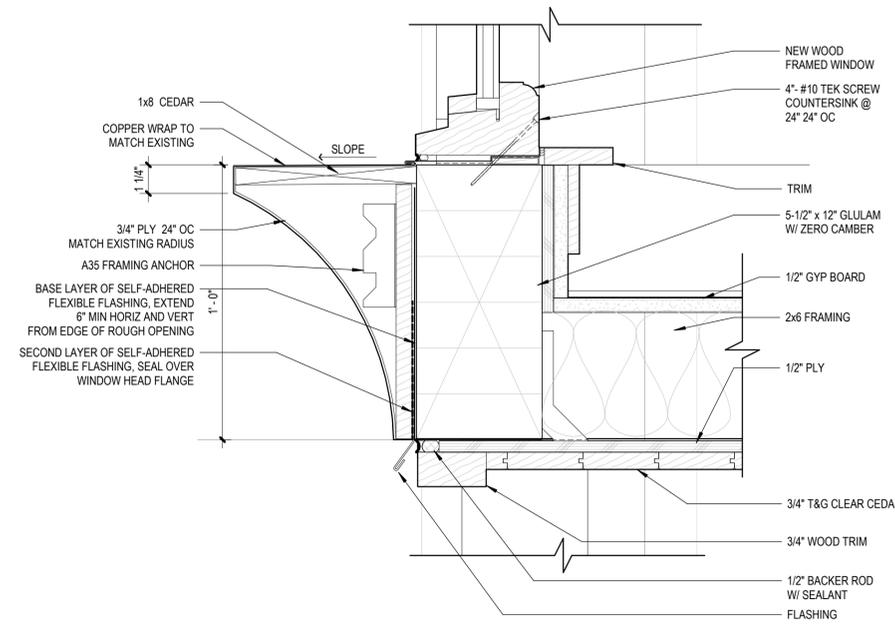
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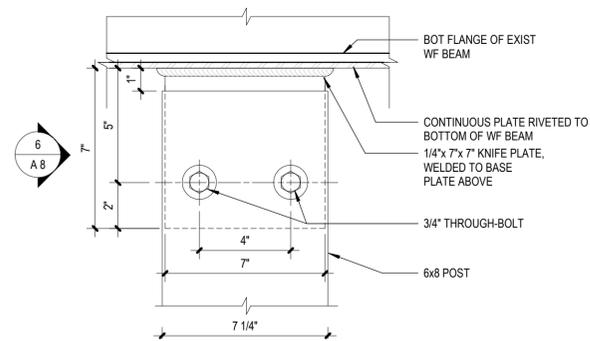
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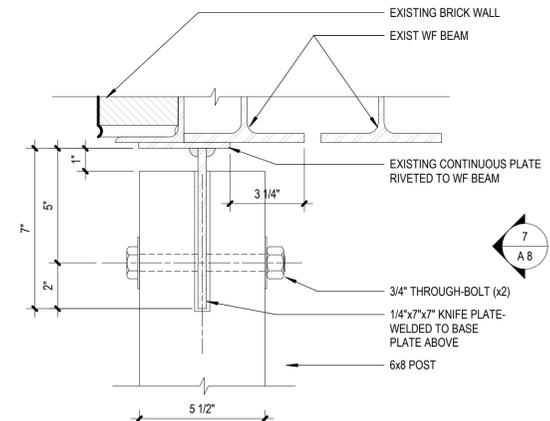
11 EXISTING SOFFIT AT STOREFRONT HEADER

PLAN / A 8 3\"/>



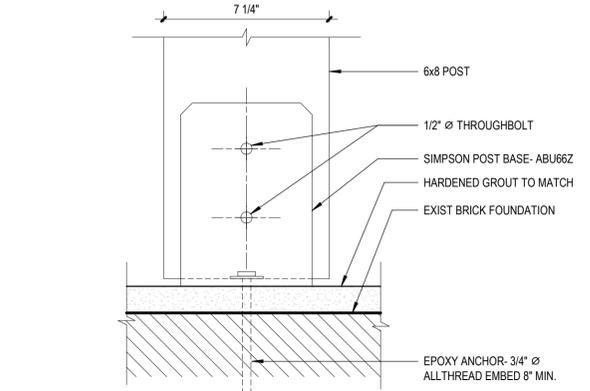
7 POST CONNECTION - FRONT

3\"/>



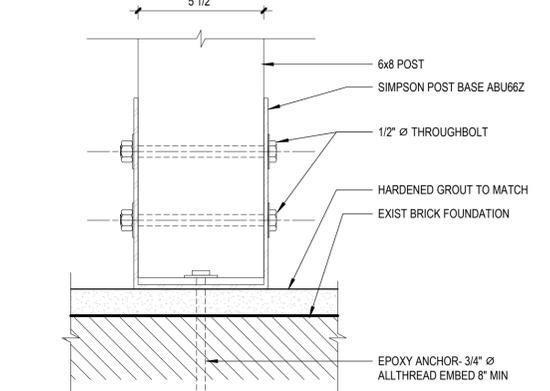
6 POST CONNECTION - SIDE

PLAN / A 8 3\"/>



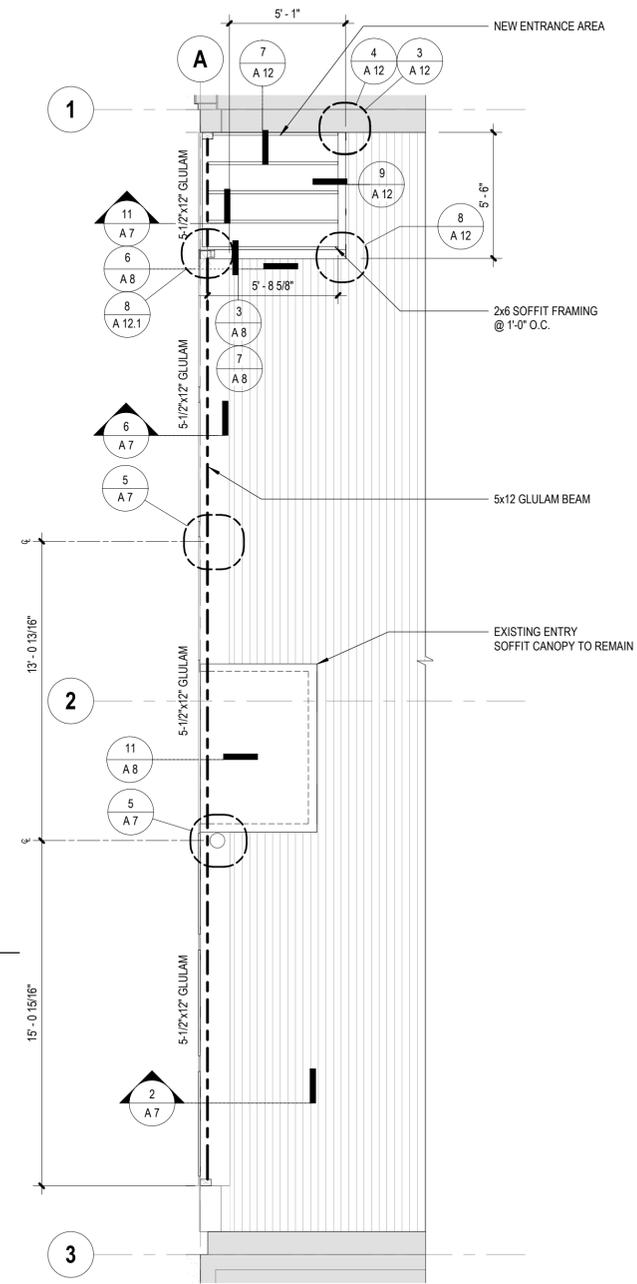
3 POST CONNECTION - BASE FRONT

PLAN / A 8 3\"/>



2 POST CONNECTION - BASE SIDE

3\"/>



HEADER AT STOREFRONT - FRAMING PLAN

1/4\"/>

ZONING COMPLIANCE NOTE: *CASE FILE LU 18-238474 DZM REQUIRED* -NO FIELD CHANGES ALLOWED

REVISIONS

Revision Number	Revision Date

Sheet Title
STOREFRONT PLAN AND DETAILS

PROJECT TITLE
716 S.E. GRAND

716 S.E. GRAND AVE. PORTLAND, OR
97232

LAST DETAIL UPDATE 04.02.19

Job No.	18007
Date	04.02.19
Drawn By	Author
Checked By	Checker

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SHEET SCALE

As indicated

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Sheet Title
ENTRANCE DETAILS

PROJECT TITLE
716 S.E. GRAND

716 S.E. GRAND AVE. PORTLAND, OR
97232

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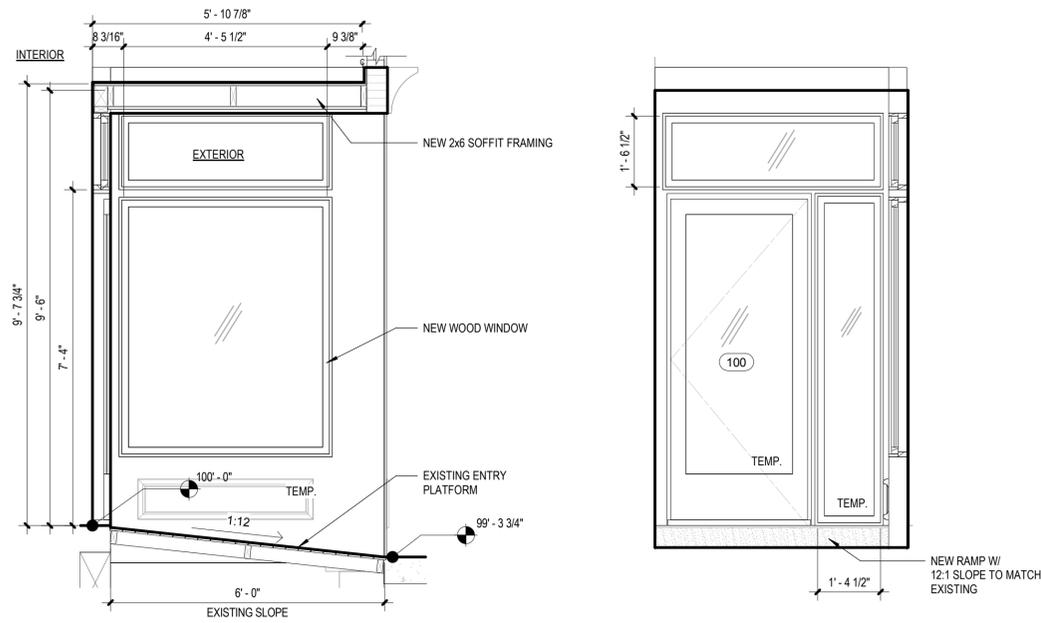
SHEET SCALE

1/2" = 1'-0"

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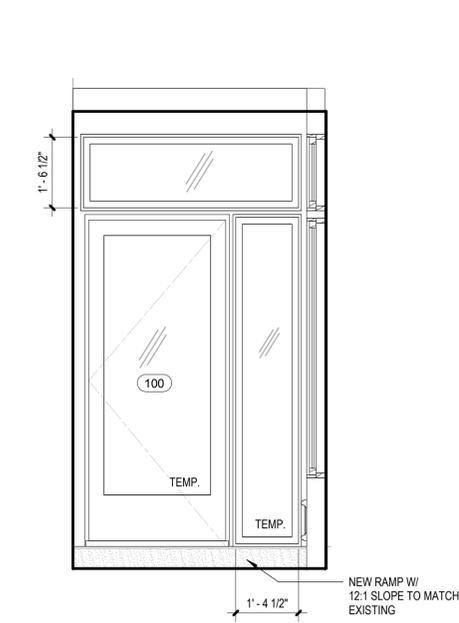
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ZONING COMPLIANCE NOTE: *CASE FILE LU 18-238474 DZM REQUIRED* -NO FIELD CHANGES ALLOWED



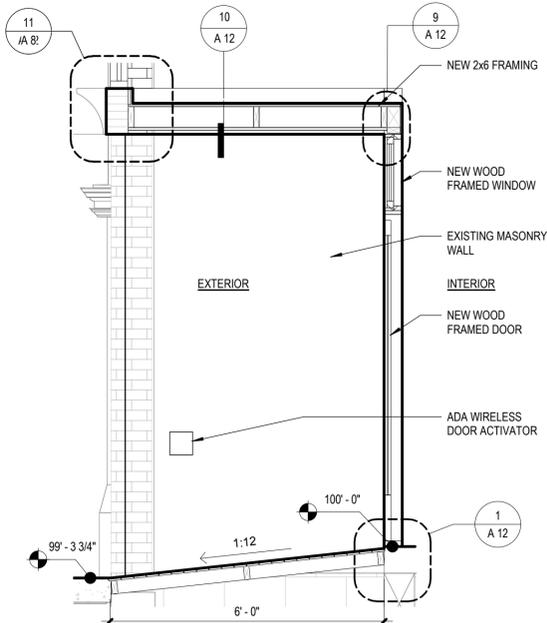
10 NEW ENTRY SOUTH

1/1 A0.1 1/2" = 1'-0"



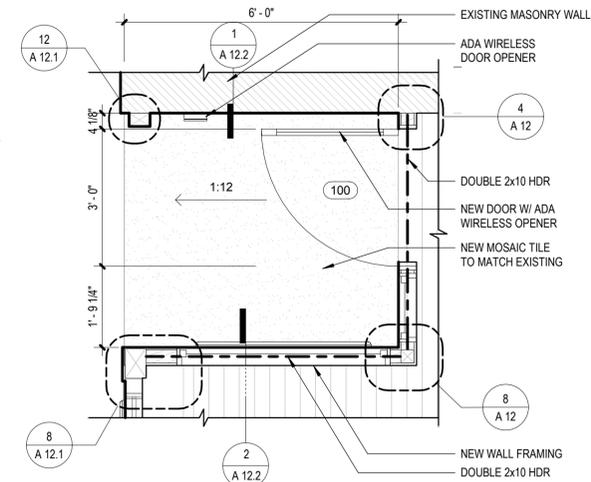
9 NEW ENTRY EAST

1/1 A0.1 1/2" = 1'-0"



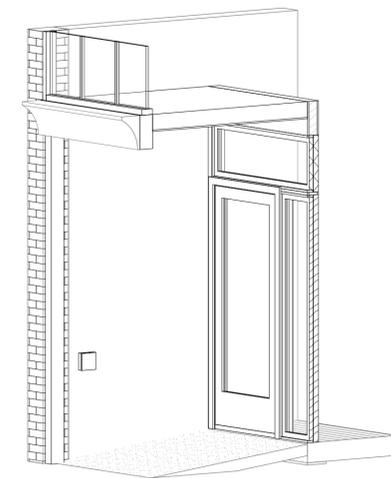
8 NEW ENTRY NORTH

1/1 A0.1 1/2" = 1'-0"

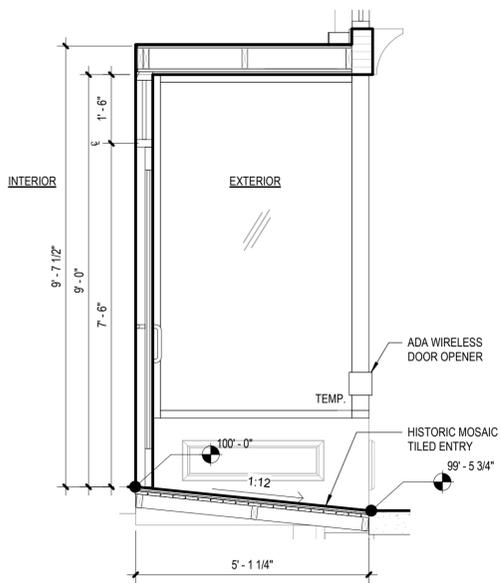


7 NEW ENTRY PLAN

1/1 A.7 1/2" = 1'-0"

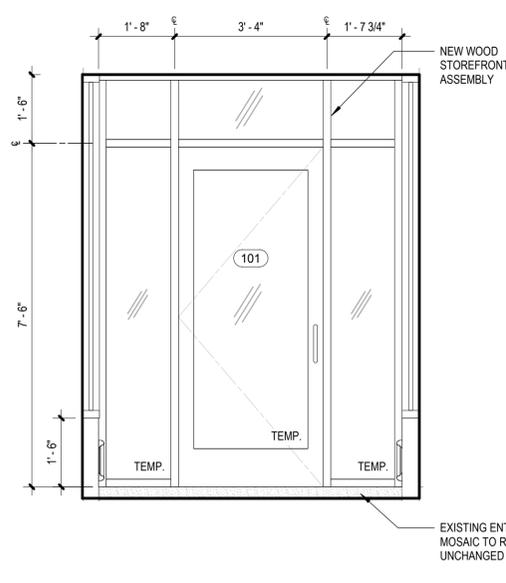


6 NEW ENTRY- AXON VIEW



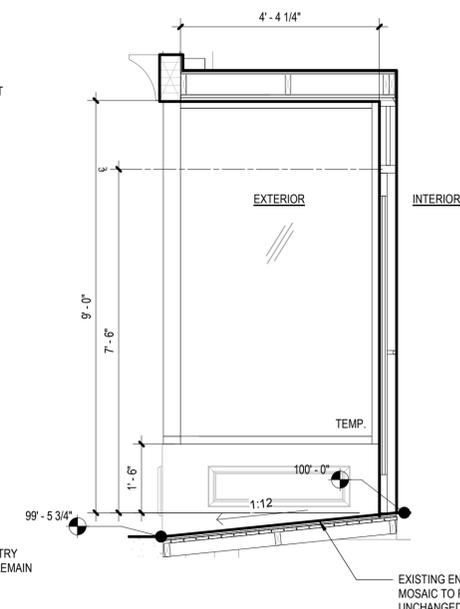
5 MAIN ENTRY SOUTH

1/1 A0.1 1/2" = 1'-0"



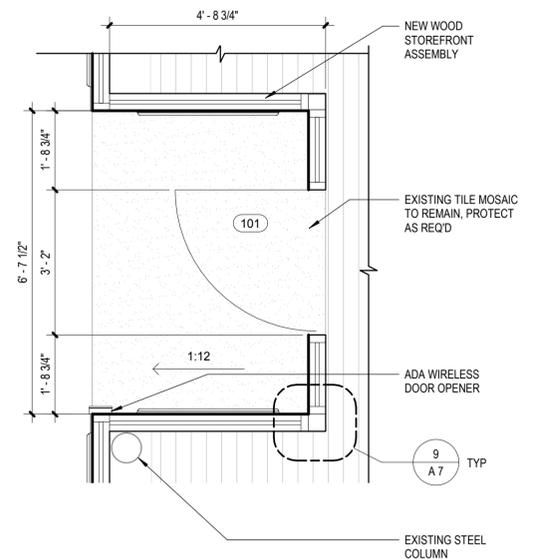
4 MAIN ENTRY EAST

1/1 A0.1 1/2" = 1'-0"



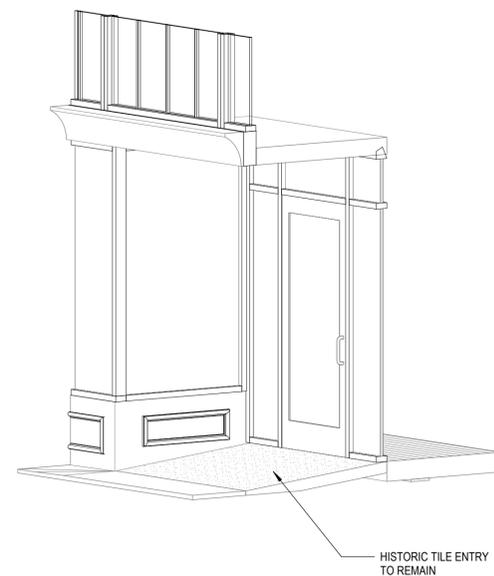
3 MAIN ENTRY NORTH

1/1 A0.1 1/2" = 1'-0"



2 MAIN ENTRY PLAN

1/1 A.7 1/2" = 1'-0"



1 MAIN ENTRY- AXON VIEW

NOTE: 'TEMP.' MEANS TEMPERED GLASS PER REQUIREMENTS