

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

Appeal ID: 20262	Project Address: 1308 NW Everett St
Hearing Date: 4/17/19	Appellant Name: Rand Pinson
Case No.: B-011	Appellant Phone: 5032002777
Appeal Type: Building	Plans Examiner/Inspector: Renay Radtke Butts
Project Type: commercial	Stories: 3 Occupancy: M, B, S Construction Type: III-B
Building/Business Name: NW Everett Tenant Improvement	Fire Sprinklers: Yes - EVERY FLOOR and revised for new display areas
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 19-104480-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Furniture Showroom

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1004.1.2 Areas without fixed seating.

Requires The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.1.2.

Where an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

Proposed Design The design includes a showroom for furniture. The furniture is for display and is not sold from the floor or space. Items are ordered and delivered from a separate location. The tenant improvement includes adding new walls for mechanical spaces and display walls and plinths for the furniture. Typically 2/3 of the stores are used for display purposes. A furniture layout is included for this space. The furniture is not fixed. The internal space used for furniture is 5625 sf. The design proposes to maintain aisles for egress and merchandise pads for the showroom. A maximum occupancy sign will be posted at entries/exits. The showroom and display areas will be sprinkled and has two exits.

Reason for alternative While the calculation for ground level retail stores of Group M of Table 1004.1.2 is calculated at 30 gross occupancy factor, actually floor area should be calculated by net or an efficiency factor for this tenant's space. All furniture and products kept in the store are for the showroom and all sales use direct shipping from an offsite warehouse. If 7549 is used for the space then the occupancy

would be calculated to be 252. This far exceeds the capacity of showroom and for the 2 employees that will be serving customers.

While the space has 7549 sf in gross, new walls and display walls are being added to the space that reduces the internal space to 5625 sf for use. If 2/3 of the space is used for furniture, then the space for occupants is reduced to 61. An aisle access way is shown that is approximately 2800 sf. The furniture plan provided is 1710 sf. This reduction in sf would reduce the occupancy to 94 from the 5625 sf that is used for the internal space. More furniture is anticipated to be added to the space for display purposes as new products are developed. With reduced space for furniture, new walls, permanent raised display plinths and aisles per 1017.3 & 1017.4 aisle access ways in Group M then design occupancy is proposed to be a maximum of 49 occupants.

Appeal item 2

Code Section	1008.1.2 Door swing
Requires	<p>1008.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type.</p> <p>Exceptions:</p> <p>Private garages, office areas, factory and storage areas with an occupant load of 10 or less.</p> <p>Group I-3 occupancies used as a place of detention.</p> <p>Critical or intensive care patient rooms within suites of health care facilities.</p> <p>Doors within or serving a single dwelling unit in Groups R-2 and R-3.</p> <p>In other than Group H occupancies, revolving doors complying with Section 1008.1.4.1.</p> <p>In other than Group H occupancies, horizontal sliding doors complying with Section 1008.1.4.3 are permitted in a means of egress.</p> <p>Power-operated doors in accordance with Section 1008.1.4.2.</p> <p>Doors serving a bathroom within an individual sleeping unit in Group R-1.</p> <p>In other than Group H occupancies, manually operated horizontal sliding doors are permitted in a means of egress from spaces with an occupant load of 10 or less.</p> <p>Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.</p>
Proposed Design	<p>The current design has two exit doors that swing outward and towards the direction of travel as located on the life safety plan. Currently, There is another entry door located on the historical facade that swings inward from the street at the North side of the building. While we are wanting to meet the requirements of Life Safety and reverse the swing of this entry door, it cannot swing outward according to 3202.2. A public works encroachment permit was denied based on the fact</p>

that there is a tree well nearby and could possibly interfere with entering/exiting. We propose to leave the existing entry doors swinging inward.

Reason for alternative These doors cannot swing out since the encroachment permit for these doors was denied as there is a tree well nearby. Adding a recessed entry cannot be added to the facade because there is a ramp for accessibility within the space to deal with the change in grade from the entry into the space. Additionally this is a historically facade and would not be within the historical integrity of the building to meet both life safety, PBOT requirements, accessibility, and design review requirements.

We propose to leave the current entry doors on Everett as swinging inward using the exception by building official "1004.1.2 Areas without fixed seating" to reduce the occupancy count to include the space dedicated for furniture display and aisle accessways. Additionally, no exit signs will be posted on this door. This would maintain life safety requirements and keep the integrity of the historical facade intact and maintain current accessibility requirements. Additionally, two exits are provided for the space and equal distribution or loss of an exit does not reduce the available capacity to less than 50 percent of the required capacity. The occupant load for the space will be posted, the display areas and space will be sprinkled and egress lighting will be added to the space and emergency backup power for the egress lighting.

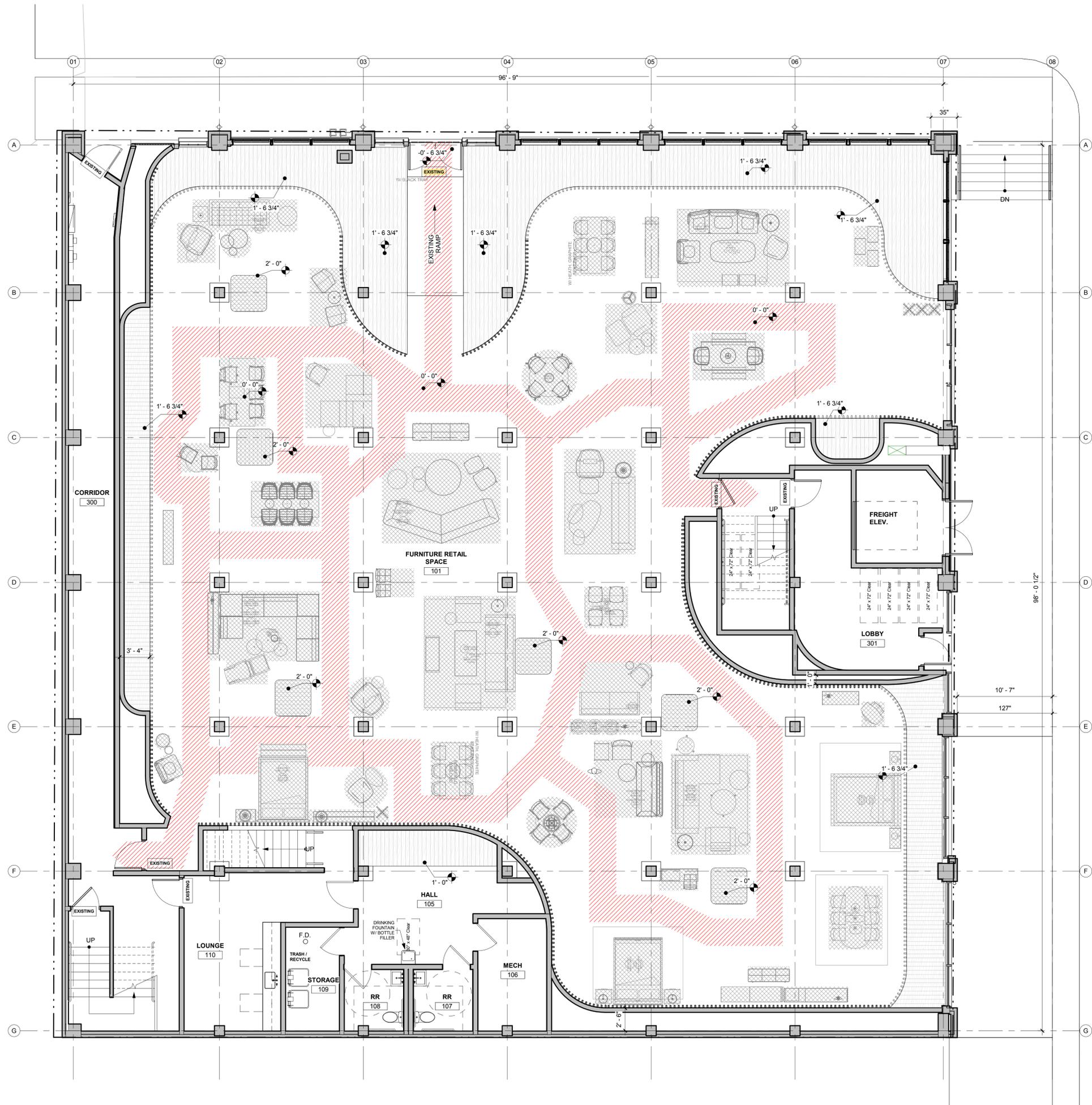
APPEAL DECISION

1. Reduction in calculated occupant load: Denied. Proposal does not provide equivalent Life Safety protection.

2. Door swing against direction of egress travel where occupant load exceeds 49: Denied. Proposal does not provide equivalent Life Safety protection.

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

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.



CODE SUMMARY

PROJECT DESCRIPTION	
TENANT IMPROVEMENT OF GROUND LEVEL EXISTING OFFICE SPACE TO PREVIOUS USE OF RETAIL .	
SITE AND ZONING INFORMATION	
PROJECT ADDRESS	1308 NW EVERETT PORTLAND, OR 97209
LEGAL DESCRIPTION	ALBINA HMSTD, BLOCK 23, LOT 14 NW 1/4 OF SECTION 22
PROPERTY ID	P610801
STATE ID	1N1E33DA -03300
COUNTY	MULTNOMAH
USE	RETAIL SALES AND SERVICE / OFFICE / WAREHOUSE & FREIGHT MOVEMENT
BASE ZONE	EXd - CENTRAL EMPLOYMENT
OVERLAY	d - CC - CENTRAL CITY PLAN DISTRICT - PEARL
HISTORIC DISTRICT	NW - NW 13TH AVE. HISTORIC DISTRICT
HISTORIC CLASSIFICATION	CONSERVATION LANDMARK
INVENTORY RANK	III
STYLE	AMERICAN BASIC
SITE AREA	0.11 ACRES (5,000 SF)
DATE OF CONSTRUCTION	1909
NUMBER OF STORIES	THREE STORIES
LAND USE REVIEW	YES : FOR EXTERIOR WORK
GOVERNING CODES	
APPLICABLE BUILDING CODES	CITY OF PORTLAND CH 33 PLANNING AND ZONING CODE - COMMUNITY DESIGN STANDARDS 2014 OREGON STRUCTURAL SPECIALTY CODE 2014 OREGON MECHANICAL SPECIALTY CODE 2017 OREGON PLUMBING SPECIALTY CODE 2014 OREGON ELECTRICAL SPECIALTY CODE 2017 OREGON ENERGY EFFICIENCY SPECIALTY CODE 2014 OREGON FIRE CODE 2014 INTERNATIONAL BUILDING CODE

ACCESSIBILITY	
ACCESSIBLE DESIGN AND CONSTRUCTION STANDARDS	SEE BARRIER REMOVAL ITEMS BELOW FOR ADDITIONAL INFORMATION.
BUILDING EXTERIOR ACCESSIBLE ROUTE:	SEE CODE SUMMARY PLANS - A0.2
PUBLIC ENTRANCES: 1105.1	1105.1 PUBLIC ENTRANCES. IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTIONS 1105.1.1 THROUGH 1105.1.6, AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE. EXCEPTIONS 2: LOADING AND SERVICE ENTRANCES THAT ARE NOT THE ONLY ENTRANCE TO A TENANT SPACE. AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH TENANT, DWELLING UNIT AND SLEEPING UNIT IN A FACILITY.
TENANT SPACES 1105.1.6	

BARRIER REMOVAL - OSSC 3411.6

CONTRACTOR NOTE: THESE LIST OF ITEMS WILL BE IMPLEMENTED TO REMOVE BARRIERS AND IMPROVE ACCESSIBILITY WHERE APPLICABLE.	
1. REMOVE ALL EXISTING DOOR KNOBS AND REPLACE WITH DOOR LEVERS PER INTERIOR DESIGNER'S SPECIFICATION.	
2. THE HIGHEST OPERABLE PART OF ENVIRONMENTAL AND OTHER CONTROLS, DISPENSERS, ELECTRICAL, AND THE HIGHEST OPERABLE PART OF ENVIRONMENTAL AND OTHER CONTROLS, DISPENSERS, ELECTRICAL, AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS AND OTHER OPERABLE EQUIPMENT SHALL BE WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN SECTION 1109.2 AND NOT LESS THAN 36 INCHES ABOVE THE FINISH FLOOR.	
3. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS, CABINETS, PLUMBING FIXTURES, AND STORAGE FACILITIES SHALL BE LEVER OR OTHER SHAPE PERMITTING OPERATION BY WRIST OR ARM PRESSURE AND NOT REQUIRING TIGHT GRASPING.	
4. THE OPENING FORCE OF DOORS ALONG AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5 POUNDS OF FORCE.	
5. FLOOR DRAINS MAY BE LOCATED WITHIN A CLEAR FLOOR SPACE AT A FIXTURE PROVIDED THE OPENINGS N THE DRAIN COVER SHALL NOT EXCEED 1/2 INCH IN ANY DIRECTION AND THE DRAIN COVER SHALL BE NO MORE THAN 1/8 OF AN INCH	
6. INSTALL GRAB BARS AT NEW ACCESSIBLE RESTROOMS AS INDICATED IN ENLARGED PLANS. A2.3. GRAB BARS SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES OR NOT MORE THAN 1 1/2 INCHES	
7. REMOVE AND REPLACE ALL PLUMBING FIXTURES IN RESTROOMS AS INDICATED ON PLANS. REPLACE WITH ACCESSIBLE FIXTURES.	
8. REMOVE DOORS AT RESTROOMS ON FIRST AND SECOND LEVELS. REPLACE WITH 3'-0" DOORS FOR A MINIMUM OF 2'-8" CLEAR OPENING	
9. ALL INTERIOR DOORS TO HAVE A MINIMUM 2'-8" CLEAR OPENING	
10. DOOR ENTRY THRESHOLDS SHALL BE A MAX OF 1/2" WITH 1:2 BEVEL.	
11. ADD ACCESSIBLE PARKING SPACES AS NOTED ON SITE PLAN. PROVIDE SIGNAGE FOR SPACES.	
12. INSTALL ALL FIXTURES AT MOUNTING HEIGHTS LISTED ON 01 / A0.2	
13. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXISTS: THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED; A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM)	
14. FRONT DOOR TO REMAIN UNLOCKED DURING WORK HOURS. NO LATCH FOR ACCESSIBILITY COMPLIANCE. PUSH / PULL HARDWARE	

CODE SUMMARY

BUILDING OCCUPANCY DATA			
	OSSC CH.3	GROUP	CODE DESCRIPTION
OCCUPANCY GROUPS	MERCANTILE	M	RETAIL STORE
	OFFICE	B	OFFICE SPACE
	STORAGE	S-1	RETAIL STORAGE
OCCUPANCY	RETAIL - MERCANTILE (S) SPRINKLED		
OCCUPANCY SEPARATION TABLE 508.4	M : B / M - NO REQUIREMENT		
OCCUPANT LOAD OSSC TABLE 1004.1.2	GROUND LEVEL RETAIL : 7,339 SF GROUP M / MERCANTILE - 30 SF GROSS TOTAL OCCUPANT LOAD : 245 STORAGE : 164 SF GROSS MECHANICAL / STORAGE - 300 SF GROSS TOTAL OCCUPANT LOAD : 1 LOUNGE : 225 SF GROUP B / MERCANTILE - 15 SF GROSS TOTAL OCCUPANT LOAD : 15 HALL : 175 SF RESTROOMS : 90 SF M/RETAIL - 30 SF LOAD FACTOR TOTAL OCCUPANT LOAD : 9 MEZZANINE : 890 SF STORAGE - 300 SF GROSS TOTAL OCCUPANT LOAD : 3 SF TOTAL TENANT RETAIL SPACE OCCUPANCY: 273		

BUILDING CONSTRUCTION AND AREA DATA			
CONSTRUCTION TYPE (FIRST FLOOR) OSSC CH. 6	TYPE III-B (NON COMBUSTIBLE AND 2 HR RATED) - S (SPRINKLED) CONCRETE FRAME WITH BRICK EXTERIOR, TIMBER INTERIOR FLOORS SLAB AND STRUCTURE		
ALLOWABLE HEIGHT AND BUILDING AREA OSSC TABLE 503 (TYPE III-B)	GROUP	BASIC ALLOWABLE AREA (SF) PER STORY	BASIC ALLOWABLE HT (STORIES) / BASIC ALLOWABLE HT (FEET)
	B	19,000	3 / 55 FT
	M	12,500	2 / 55 FT
	S-1	17,500	2 / 55 FT
HEIGHT MODIFICATIONS: OSSC SECTION 504	N/A : NO EXTERIOR WORK IS PROPOSED TO INCREASE HEIGHT OR AREA		
AREA MODIFICATIONS:	SPRINKLERS :	Y	FRONTAGE: 200 LINEAR FT
MODIFIED ALLOWABLE HEIGHT AND BUILDING AREA OSSC SECTION 504.2	GROUP	BASIC ALLOWABLE AREA (SF)	BASIC ALLOWABLE HT (STORIES) / BASIC ALLOWABLE HT (FEET)
BASEMENTS REQUIREMENTS	N/A		

BUILDING FIRE PROTECTION AND SUPPRESSION	
AUTOMATIC FIRE SPRINKLERS: OSSC SECTION SECTION 903.3.1.1	903.1.1.2 AUTOMATIC FIRE SPRINKLER SYSTEM NFPA 13 INSTALLED
PORTABLE FIRE EXTINGUISHERS: OSSC SECTION 906 / IBC 906.1	PER FIRE CODE SECTION 906. A PORTABLE FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT WITH A MINIMUM RATING OF 1-A-10-B-C. RECESSED FIRE EXTINGUISHER CABINETS PROVIDED ON EACH FLOOR.
FIRE ALARM AND DETECTION: OSSC SECTION 907	MANUAL FIRE ALARM IS NOT REQUIRED PER OSSC 907.2. EXCEPTION 2 MANUAL FIRE ALARM BOXES ARE NOT REQUIRED IF WATER FLOW FROM THE AUTOMATIC SPRINKLER SYSTEM ACTIVATES OCCUPANT NOTIFICATION APPLIANCES

FIRE RESISTIVE BUILDING ELEMENTS		
CONSTRUCTION TYPE : III - B	BUILDING ELEMENT	REQUIRED RATING
FIRE RESISTIVE RATING REQUIREMENTS OSSC TABLE 601	STRUCTURAL FRAME BEARING WALLS: EXTERIOR BEARING WALLS: INTERIOR NON-BEARING WALLS: EXTERIOR NON-BEARING WALLS: INTERIOR FLOOR CONSTRUCTION ROOF CONSTRUCTION	0 HR 2 HR 0 HR 0 HR 0 HR 0 HR 0 HR
SEPARATION: OSSC TABLE 508.4	RETAIL - MERCANTILE (S) SPRINKLED. M : B / M / S-1 - NO REQUIRED SEPERATION PER TABLE 508.4	
MEZZANINE: OSSC SECTION 505 505.2 HEIGHT 505.2.1 AREA LIMITATIONS 505.2.2 MEANS OF EGRESS 505.2.3 OPENNESS 505.3 EQUIPMENT PLATFORMS 505.3.1 AREA LIMITATIONS 1104.4 ACCESSIBLE ROUTES	HT OF MEZZANINE IS APPROVED TO BE BELOW 7 FT PER BUILDING CODE APPEAL : 18839 CASE NO: B-001 . HT BELOW MEZZANINE = 7' - 2" FIRST FLOOR SF : 8,227 SF / 3 = 2742 SF. MEZZANINE = 1066 SF + 154 SF EQUIPMENT PLATFORM. 1220 SF TOTAL. MEANS OF EGRESS/ACCESSIBLE ROUTE IS APPROVED TO MEET BUILDING CODE APPEAL: 18799 CASE NO: B-002 MEZZANINE IS OPEN TO ROOM WITH A GUARDRAIL OF 42" 8,227 SF 3 = 2742 SF X 2 = 5485 SF. MEZZANINE = 1066 SF + 154 SF EQUIPMENT PLATFORM. 1220 SF TOTAL MEZZANINE AND EQUIPMENT PLATFORM IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM. EQUIPMENT PLATFORMS SHALL BE FULLY PROTECTED BY SPRINKLERS ABOVE AND BELOW THE PLATFORM	
EXTERIOR WALL OPENINGS: OSSC TABLE 705.8	X<5 FT - M : 2 HR	
VERTICAL SEPARATION OF OPENINGS: OSSC SECTION 705.8.5	X<3 FT : NOT PERMITTED. N/A. NO OPENINGS	
VERTICAL ASSEMBLIES, FIRE BARRIERS OSSC SECTION 707 & OSSC SECTION 1022.2	VERTICAL SEPARATION OF OPENINGS NOT REQUIRED BY USE OF EXCEPTION 2: (FULLY SPRINKLED)	
FIRE PARTITIONS: OSSC SECTION 708.3	1 HR REQUIRED AT EXIT STAIR WAYS AT 3 STORIES	
HORIZONTAL ASSEMBLIES: OSSC SECTION 711	.5 HR AT CORRIDOR WALLS : EXCEPTION 1 - TABLE 1018.1	
OPENING PROTECTIVES: OSSC SECTION 716 / TABLE 716.5	2 HR REQUIRED BETWEEN BUSINESS AND MERCANTILE FIRE AREAS	
CONCEALED SPACES: OSSC SECTION 718	SHAFT, EXIT ENCLOSURES AND EXIT PASSAGEWAY WALLS SHALL BE 2 HR OF WALL ASSEMBLY RATING WITH 1-1/2 HR DOORS WITHIN FIRE PARTITIONS / CORRIDOR WALLS TO BE RATED 1/3 OF THE WALL ASSEMBLY RATING.	
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY: TABLE 803.9	FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE, CONCEALED LOCATIONS WALLS/FLOORS GROUP M, SPRINKLED LOCATION / USE EXIT ENCLOSURES AND PASSAGEWAYS CORRIDORS ROOMS AND ENCLOSED SPACES	REQUIRED CLASS B C C
INTERIOR FLOOR FINISH: OSSC SECTION 804	CRITICAL RADIANT FLUX CLASS II MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 253. ALL FLOOR FINISHES TO COMPLY WITH DOC: FF-1 "PILL TEST"	
CORRIDOR RATING: OSSC TABLE 1018.1	M - WITH SPRINKLER SYSTEM : MIN. .5 HR RATING	
DISPLAY AND SALE OF UPHOLSTERED FURNITURE: OSSC 903.2.7.2	AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE FIRE AREA OF A GROUP M OCCUPANCY USED FOR THE DISPLAY AND SALE OF UPHOLSTERED FURNITURE OR MATTRESSES WITH AN AGGREGATE DISPLAY AREA EXCEEDING 5,000 SF. SEE A0.1 BUILDING FIRE PROTECTION AND SUPPRESSION	

BUILDING EXITING	
OCCUPANT LOAD: OSSC TABLE 1004.1.1	FROM SPACE OCCUPANT LOAD TABLE - A0.1 : 273 OCCUPANTS
MEANS OF EGRESS WIDTH OSSC SECTION 1005	EXIT COMPONENTS DOORS: 15 INCHES PER OCCUPANT : 42.15 INCHES STAIRS: 2 INCHES PER OCCUPANT : 50.8 INCHES
EGRESS ILLUMINATION OSSC SECTION 1006	LIGHTING DESIGN TO FOLLOW THE BELOW REQUIREMENTS: EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. LIGHTING SHALL BE ON A MINIMUM DURATION OF 90 MINUTES AND TO ILLUMINATE A MINIMUM OF 36" WIDE PATH (32" AT DOORS.). BACKUP POWER FOR EGRESS LIGHTING AND EXIT SIGNS WILL BE PROVIDED EITHER BY A DEDICATED INVERTER OR BATTERY BACK-UP FIXTURES (TO BE DETERMINED DURING THE DESIGN / BUILD PROCESS.)
STAIRWAYS: OSSC SECTION 1009	PER OSSC 1009.4. EXCEPTION 1: STAIRWAYS SERVING AN OCCUPANT LOAD OF MORE THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 44 INCHES
EXIT SIGNS: SECTION 1011.1	REQUIRED, EXCEPT FOR ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS
COMMON PATH OF TRAVEL SECTION 1014.3	MAXIMUM DISTANCE OF COMMON PATH OF TRAVEL (TO POINT OF EXIT OPTIONS MEASURED IN VECTORS): M - 75 FEET OSSC TABLE 1014.3 37' - 6" PROVIDED
EXIT ACCESS: OSSC SECTION 1015 OSSC SECTION SECTION 1015.2.1	NUMBER OF REQUIRED EXITS: TWO EXCEPTION 2 - SPRINKLED. MAX DISTANCE TO BE NOT LESS THAN 1/3 MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. 1323 = 44 FT MIN. .75' PROVIDED.
EXIT ACCESS TRAVEL DISTANCE: OSSC SECTION 1016	GROUP MAX DISTANCE ALLOWED MAX DISTANCE PROVIDED M 250 FEET (FIRE SPRINKLER INCREASE) 78' - 6"
AISLES OSSC SECTION 1017	1017.3 AISLES IN GROUPS B AND M. SHALL NOT BE LESS THAN 36" IN.
1017.4 AISLE ACCESSWAYS IN GROUP M.	AN AISLE ACCESSWAY SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH ELEMENT WITHIN THE MERCHANDISE PAD. THE MINIMUM CLEAR WIDTH FOR AN AISLE ACCESSWAY NOT REQUIRED TO BE ACCESSIBLE SHALL BE 30 INCHES (762 MM). THE REQUIRED CLEAR WIDTH OF THE AISLE ACCESSWAY SHALL BE MEASURED PERPENDICULAR TO THE ELEMENTS AND MERCHANDISE WITHIN THE MERCHANDISE PAD. THE 30-INCH (762 MM) MINIMUM CLEAR WIDTH SHALL BE MAINTAINED TO PROVIDE A PATH TO AN ADJACENT AISLE OR AISLE ACCESSWAY. THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 30 FEET (9144 MM) FROM ANY POINT IN THE MERCHANDISE PAD.
CORRIDORS: OSSC TABLE 1018.2	44 INCHES PER OSSC TABLE 1018.2. MIN CORRIDOR WIDTH

PLUMBING FIXTURE COUNT REQUIREMENTS			
OCCUPANCY PLUMBING FIXTURE REQUIREMENTS: TABLE 2901.1	FIXTURE TYPE:	REQUIRED	PROVIDED TOTAL PROVIDED
M (MERCANTILE)	WATER CLOSETS	1 : 500 MALE / FEMALE	2 2
	LAVATORIES	1 : 750 MALE / FEMALE	2 2
	DRINKING FOUNTAIN	N/A	1 1
	DISHWASHERS	N/A	2 2
	KITCHEN SINK	N/A	1 1

HAZARDOUS MATERIALS	
	NO HAZARDOUS CHEMICALS OR MATERIALS WILL BE PRESENT IN NEW CONSTRUCTION
GENERAL NOTE	DURING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, IDENTIFYING, AND SPECIFYING REMOVAL OF ANY HAZARDOUS MATERIALS. TESTING TO BE COMPLETED BY OWNER / CONTRACTOR/ CONSULTANT

ENERGY CODE	
BUILDING CLASSIFICATION : COMMERCIAL BUILDING ENVELOPE : OPAQUE BUILDING ENVELOPE - FENESTRATION FIXED, OPERABLE - DOORS : U.35 U-FACTOR	
DESIGN / BUILDING MECHANICAL AND ELECTRICAL WORK WILL PROVIDE ANY REQUIRED ENERGY CODE VENTILATION COMPLIANCE FORMS ALONG WITH THE DEFERRED PERMIT SUBMITTALS	



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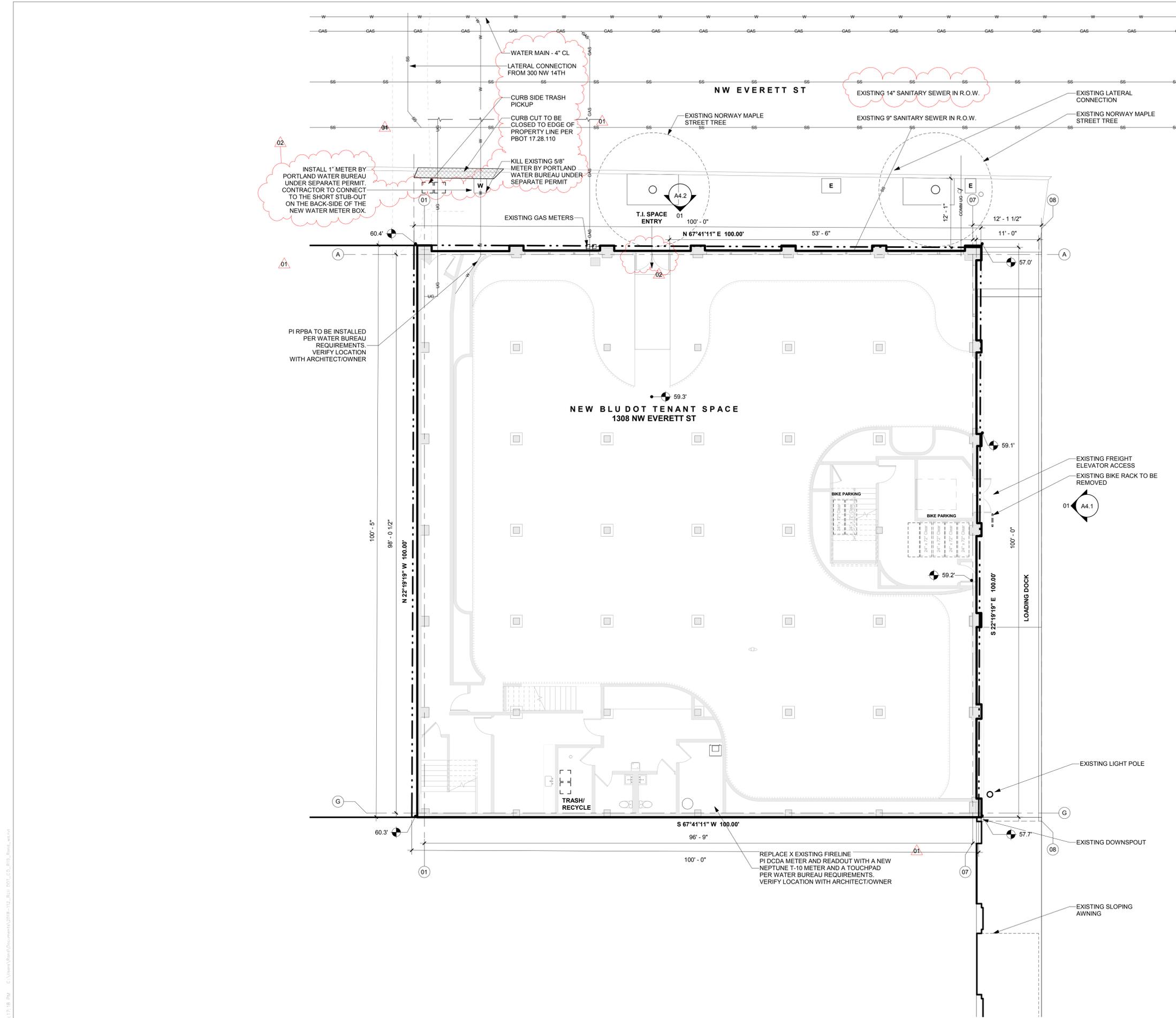
REVISIONS		
NO.	DATE	DESCRIPTION
01	02/11/2019	BDS CHECKSHEETS
02	03/20/2019	BDS CHECKSHEETS

SET ISSUE	
DATE	ISSUE
11/12/2018	- SCHEMATIC DESIGN SET
11/29/2018	- DEMOLITION PLANS
12/21/2018	- T.I. INTERIOR - PERMIT SET

**04/11/2019
CONSTRUCTION
DOCUMENTS**

CODE SUMMARY

A0.1



SEE PBOT ENCROACHMENT PERMIT
 IVR - 4355513
 19-126560-TR
 FOR ENCROACHMENTS INTO THE PUBLIC RIGHT OF
 WAY RELATED TO THIS PERMIT



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WA PROJ. NO. 2018-112
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SITE NOTES

- 01 ALL TREES AND NATURAL AREAS SHOWN ON PLAN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. VERIFY LOCATIONS IN FIELD
- 02 CONTRACTOR SHALL ENSURE IRRIGATION OF ALL TREES AND VEGETATION ON SITE AS NECESSARY THROUGHOUT DEMOLITION AND CONSTRUCTION
- 03 VERIFY ALL UTILITY LOCATION PRIOR TO ANY EXCAVATION OR UNDERGROUND WORK. CALL 811 FOR UTILITY LOCATIONS.
- 04 FLOOR ELEVATIONS DO NOT INDICATE ACTUAL GRADES. REFER TO DETAILS FOR LEVEL CHANGES, FLOOR RECESSES, AND BLOCKOUTS. REFER TO SITE CONDITIONS FOR GRADE CHANGES.

REVISIONS

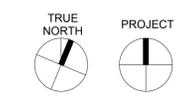
NO.	DATE	DESCRIPTION
01	02/11/2019	BDS CHECKSHEETS
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SET ISSUE

DATE	ISSUE
11/12/2018	- SCHEMATIC DESIGN SET
11/29/2018	- DEMOLITION PLANS
12/21/2018	- T.I. INTERIOR - PERMIT SET

LEGEND-UTILITIES

- OVERHEAD POWER — OH —
- UNDERGROUND POWER — UG —
- NATURAL GAS LINE — GAS —
- SANITARY SEWER LINES — SS —
- WATER LINES — W —
- STORM WATER LINE — S —



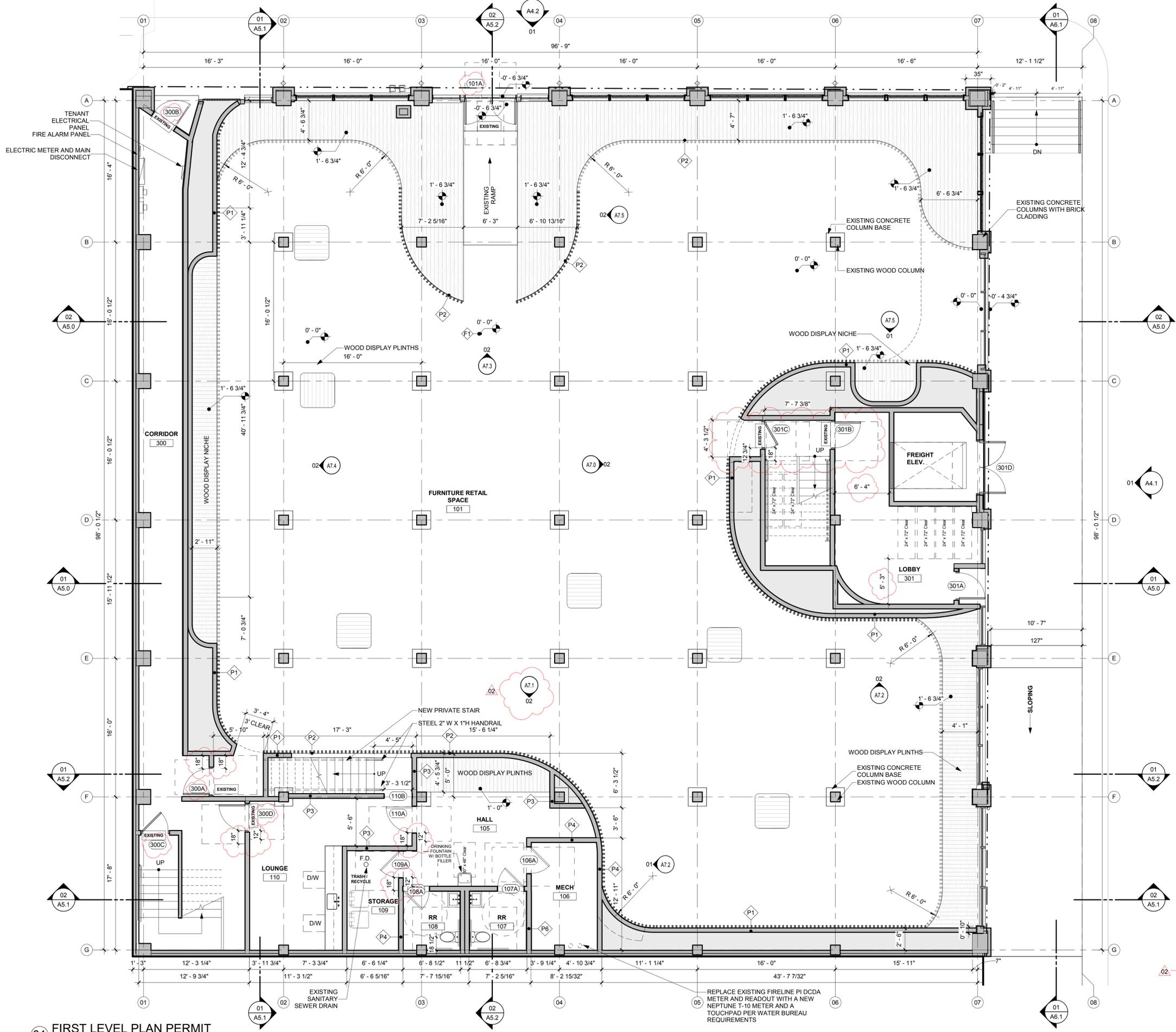
01 SITE PLAN
 SCALE: 1/8" = 1'-0"

04/11/2019
CONSTRUCTION DOCUMENTS

SITE PLAN

A1.1

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- FLOOR PLAN NOTES**
- 01 REFERENCE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL WALLS AND MEMBER MATERIALS AND SIZES.
 - 02 ALL DIMENSIONS ARE MEASURED TO STRUCTURAL GRID, OR TO FACE OF STUD, CONCRETE, AND WOOD DECK, OR TO CENTERLINE OF WINDOWS, DOORS AND STEEL COLUMNS UNLESS OTHERWISE NOTED.
 - 03 PROVIDE SOLID WOOD BLOCKING AT ALL WALLS TO RECEIVE TOWEL BARS, TOILET PAPER HOLDERS, COAT HOOKS, ETC.
 - 04 DO NOT SCALE DRAWINGS. CONTRACTOR SHALL CONTACT ARCHITECT FOR DIMENSION CLARIFICATION AS NEEDED.
 - 05 SEE A & B / A0.5 FOR TYPICAL ADA MOUNTING HEIGHTS AND B / A0.4 DOOR CLEARANCES
 - 06 EXISTING ENTRY DOOR ON NORTH TO REMAIN UNLOCKED DURING HOURS OF OPERATION. ALL EGRESS EXIT DOORS TO REMAIN UNLOCKED FOR EGRESS TRAVEL.

01 FIRST LEVEL PLAN PERMIT
SCALE: 3/16" = 1'-0"



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P: 503.894.9480
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WA PROJ. NO. 2018-112
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1308 NW EVERETT STREET
PORTLAND, OREGON 97209

REVISIONS

NO.	DATE	DESCRIPTION
01	02/11/2019	BDS CHECKSHEETS
02	03/20/2019	BDS CHECKSHEETS

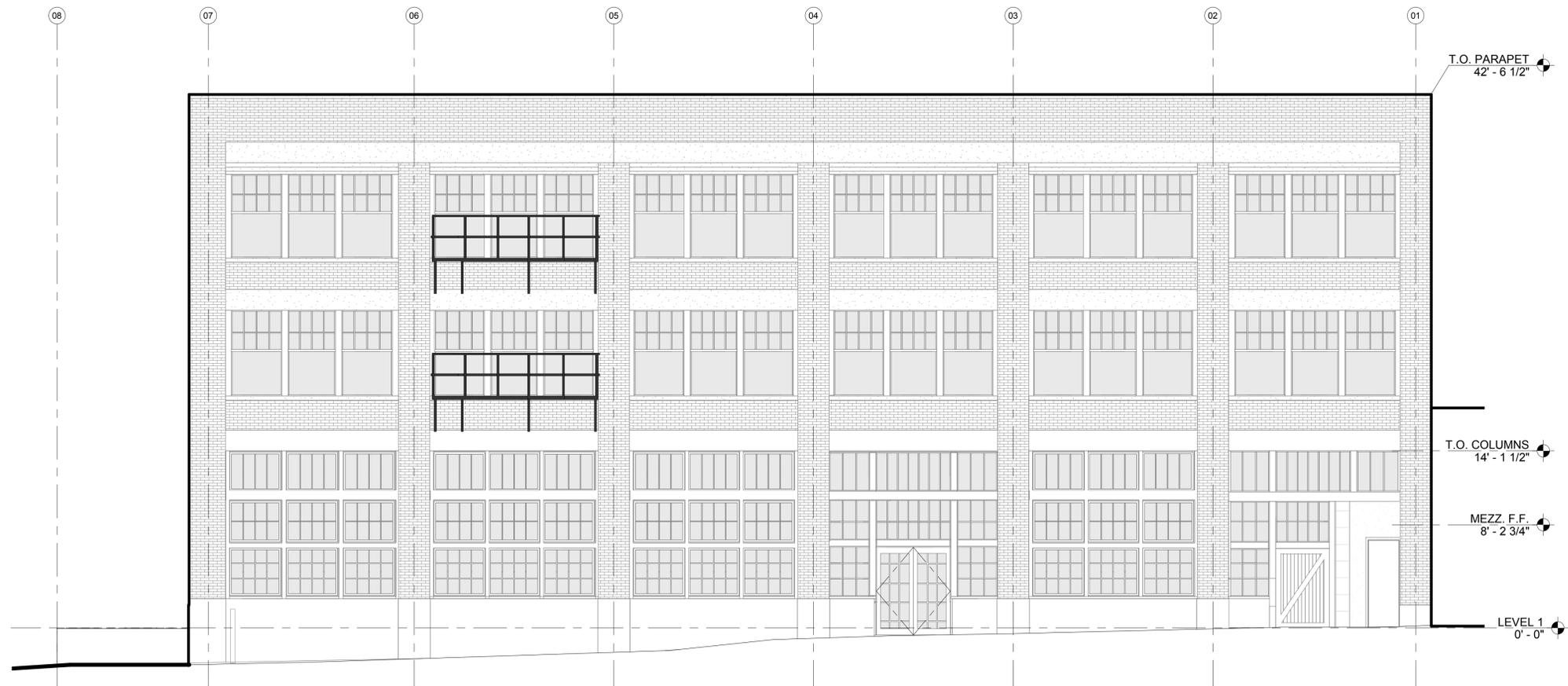
SET ISSUE

DATE	ISSUE
11/12/2018	- SCHEMATIC DESIGN SET
11/29/2018	- DEMOLITION PLANS
12/21/2018	- T.I. INTERIOR - PERMIT SET

04/11/2019
CONSTRUCTION
DOCUMENTS

FLOOR PLAN -
1ST FLOOR

A2.1



01 EXISTING ELEVATIONS - NORTH - NW EVERETT ST
SCALE: 3/16" = 1'-0"



02 EXISTING ELEVATIONS - EAST - NW 13TH ST
SCALE: 3/16" = 1'-0"



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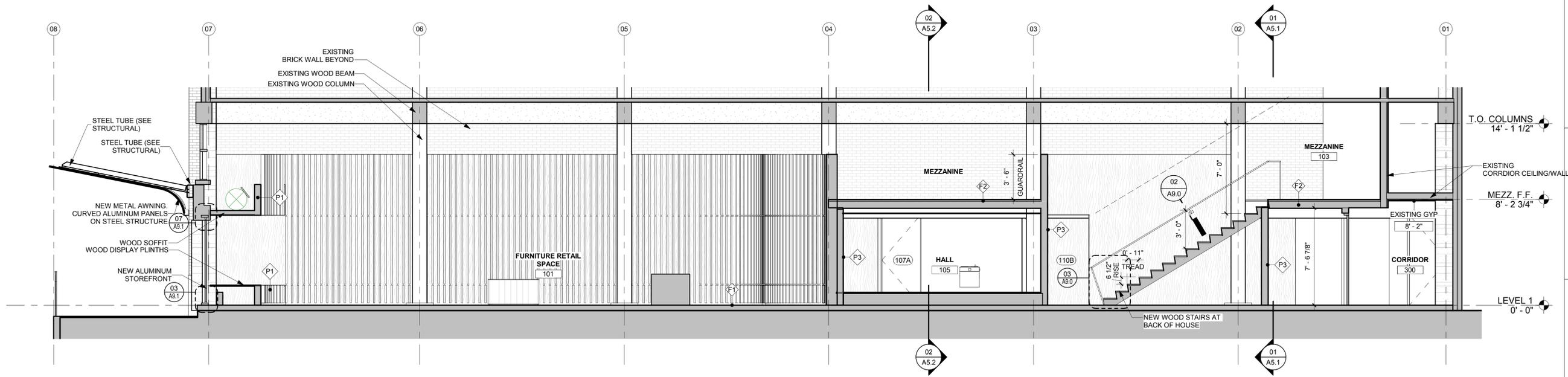
REVISIONS		
NO.	DATE	DESCRIPTION
01	02/11/2019	BDS CHECKSHEETS

SET ISSUE	
DATE	ISSUE
11/12/2018	SCHEMATIC DESIGN SET
11/29/2018	DEMOLITION PLANS
12/21/2018	T.I. INTERIOR - PERMIT SET

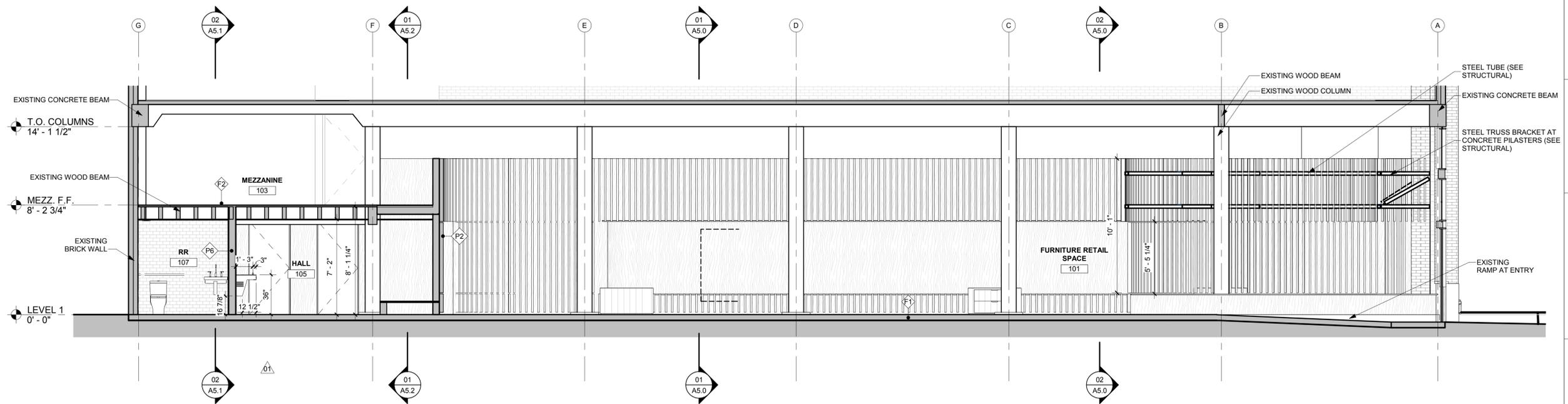
04/11/2019
CONSTRUCTION
DOCUMENTS

EXISTING
EXTERIOR
ELEVATIONS

A4.0



01 EAST - WEST SECTION AT MEZZANINE STAIR
SCALE: 1/4" = 1'-0"



02 NORTH - SOUTH SECTION AT ENTRY
SCALE: 1/4" = 1'-0"



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04/11/2019
CONSTRUCTION
DOCUMENTS

BUILDING
SECTIONS

A5.2