

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: Decision Rendered

Appeal ID: 20401

Project Address: 4212 NE Broadway

Hearing Date: 5/15/19

Appellant Name: Robert Lundin

Case No.: B-011

Appellant Phone: 5032413174

Appeal Type: Building

Plans Examiner/Inspector: Renay Radtke Butts

Project Type: commercial

Stories: 2 **Occupancy:** B **Construction Type:** V-B

Building/Business Name: Broadway Medical Clinic

Fire Sprinklers: Yes - Fully Sprinklered NFPA 13

Appeal Involves: Alteration of an existing structure, Addition to an existing structure

LUR or Permit Application No.: 18-269031-CO

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

Proposed use: Medical Clinic - B Occupancy

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

OSSC 2014 1012.6

Requires

1012.6 Handrail extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches (305 mm) beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.....The extensions of handrails shall be in the same direction of the stair flights at stairways and the ramp runs at ramps.

Proposed Design

In lieu of extending the handrail in the direction of the stair flight at the bottom of the stair we propose to extend the handrail 3 inches and then turn 90 degrees in the direction of travel at the public sidewalk and extend the railing for another 12 inches. This is line with the intent of the extension to be in the direction travel.

Reason for alternative

The proposed addition will be include a new accessible entry and lobby space at the first floor, new clinical exam spaces in the basement and a new lobby space on the 2nd floor. A plaza with a monumental stair has been designed to meet City Design review requirements for a pedestrian amenity at the corner of 42nd and NE Weidler. Portland Bureau of Transportation has denied the extensions of the handrails into the public right of way. They consider the handrail extensions to be a hazard for pedestrians traveling on the public sidewalk along 42nd and Weidler. So, in this situation we propose to extend the handrail in the natural direction of travel of the public sidewalk.

This would be similar to a handrail turn at a stair turn. The appeal is necessary due to proper detailing for the plaza stairs to clear the ceiling of the floor below and allow proper waterproofing and insulation.

APPEAL DECISION

Omission of full handrail extensions at bottom of the West and South plaza stairs and at alteration of existing North entry stair: 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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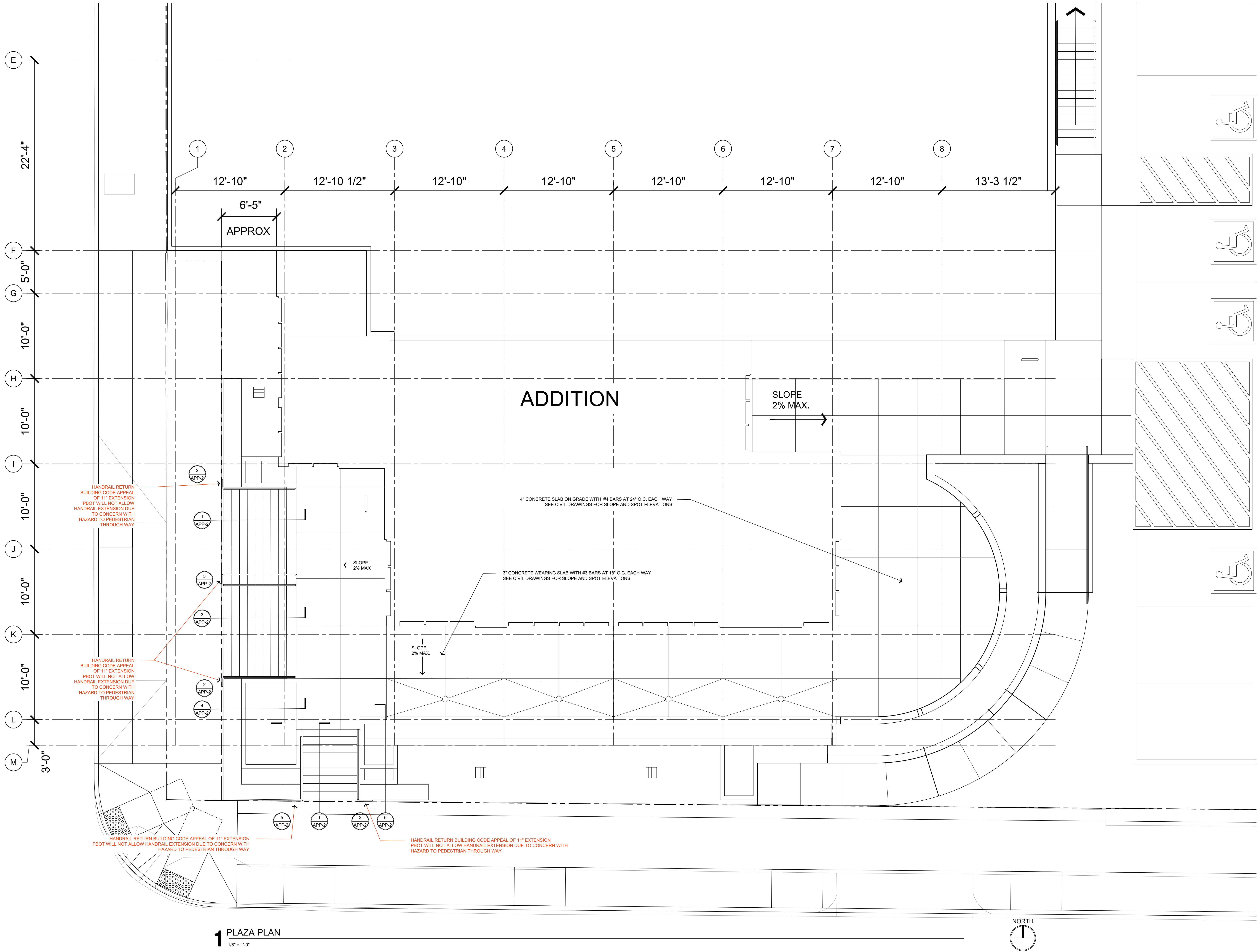
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LUNDIN COLE ARCHITECTS, PC

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Portland, OR 97214
P(503) 241-3174
www.lundincole.com

BROADWAY MEDICAL CLINIC
BUILDING ADDITION AND RENOVATION
4212 NE Broadway, Portland Oregon 97213

REGISTERED ARCHITECT
ROBERT J. LUNDIN
PORTLAND, OREGON
2280

STATE OF OREGON

PRELIM. CONSTRUCTION SET
Date: APRIL 29, 2019

NO.	DATE	ISSUE
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LCA Project No.: 170901
Drawn By:

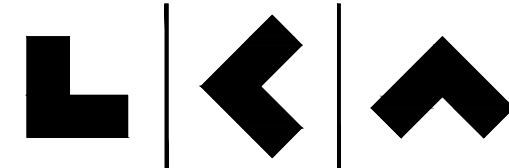
PLAZA PLAN

APP-1

REVISIONS		
NO.	DATE	ISSUE
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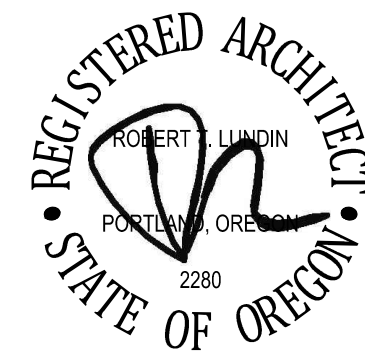
STAIR RAILING DETAILS





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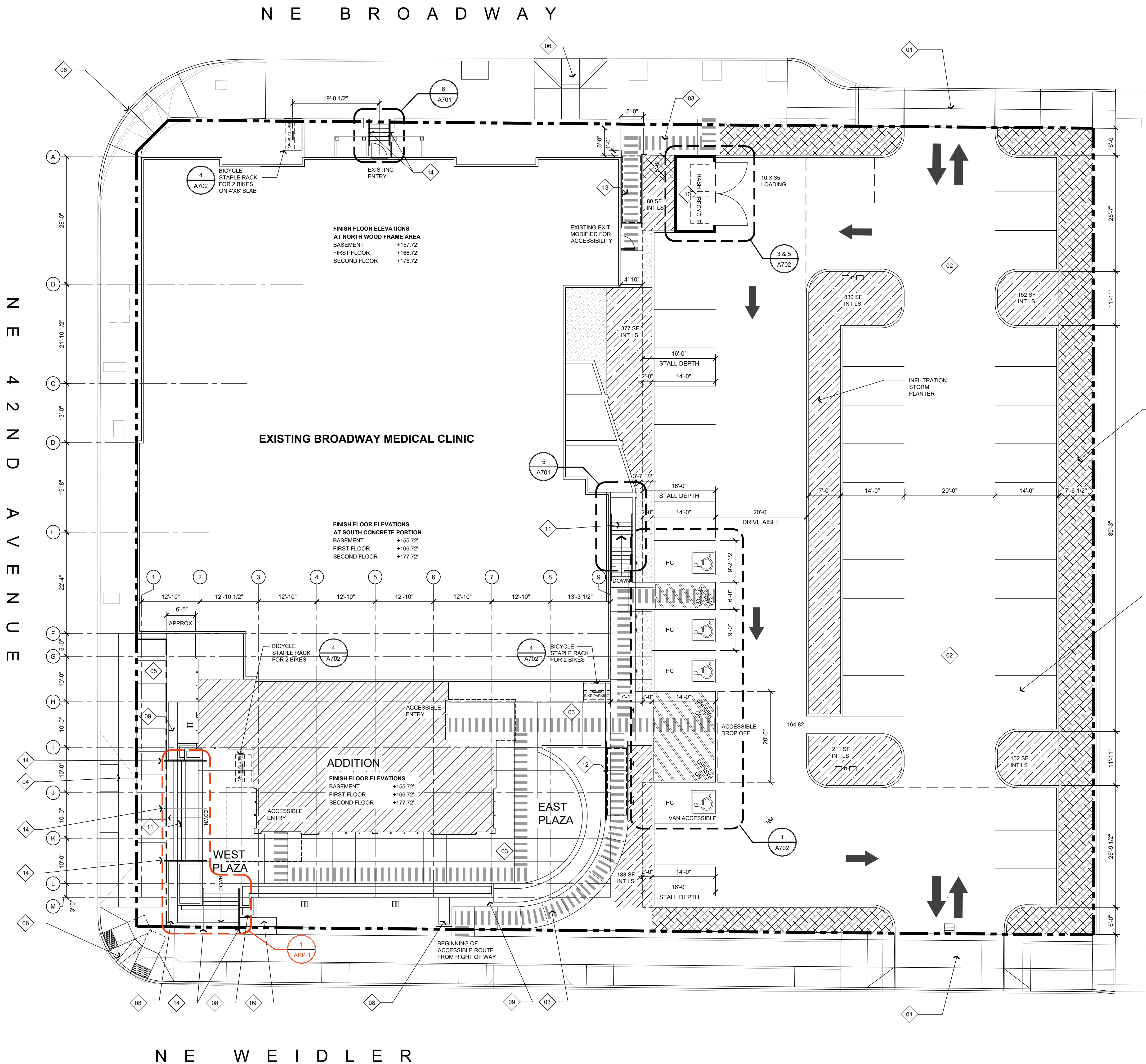
PRELIM. CONSTRUCTION SET
Date: APRIL 29, 2019

REVISIONS		
NO.	DATE	ISSUE
1		
2		
3		

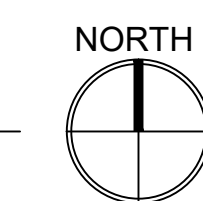
LCA Project No.: 170901
Drawn By:

SITE PLAN NORTH

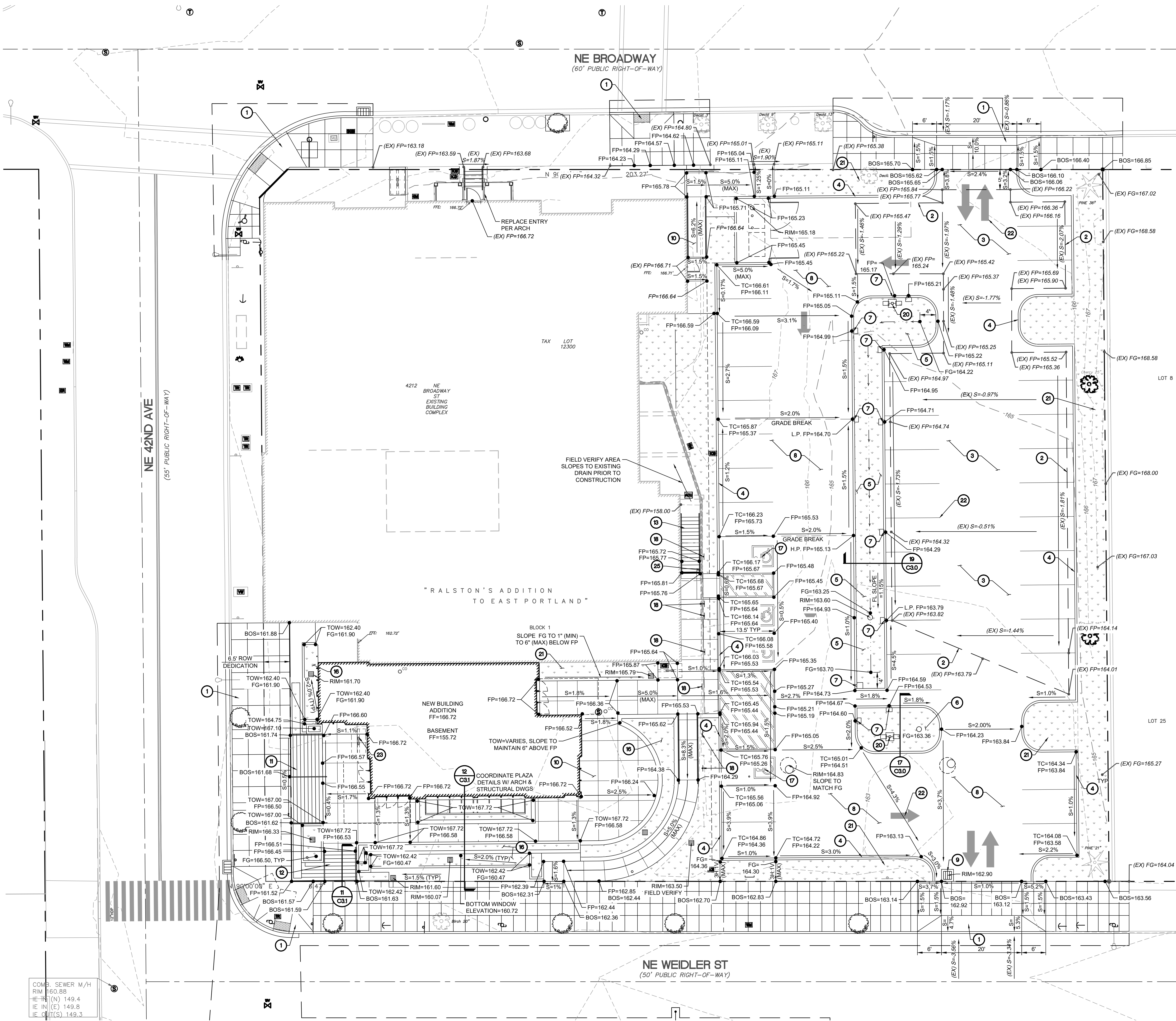
APP-3



1 SITE PLAN NORTH
Scale: 1" = 10'-0"



2 ACCESSIBLE RAMP AT NORTHEAST CORNER EXIT
1/4" = 1'-0"



1 NORTH LOT GRADING PLAN

SCALE: 1" = 10'-0"

KEYNOTES FOR THIS SHEET	
MARK	DESCRIPTION
1	SEE PUBLIC WORKS DWGS FOR ALL NEW WORK IN THE PUBLIC ROW INCLUDING NEW SIDEWALK AND CURB, DRIVEWAYS AND RAMPS, TYP.
2	NEW SAWCUT LINE. PROVIDE 1" (MIN) SAWCUT FROM FACE OF NEW CURB OR PLANTER WALLS. MATCH EXISTING FINISH PAVEMENT GRADES AT SAWCUT EDGE TO MATCH EXISTING SLOPES AND PROVIDE DRAINAGE TO NEW STORM PLANTER. FIELD VERIFY. PROTECT EXISTING A.C. PAVEMENT TO REMAIN, TYP.
3	INSTALL NEW STANDARD CURB PER DETAIL 14/C3.0. TYP. TOP OF CURB TO BE 6" ABOVE FINISH PAVEMENT UNLESS OTHERWISE NOTED ON GRADING PLAN.
4	INSTALL NEW FLAT INFILTRATION PLANTER PER DETAIL 19/C3.0. T.O.W. TO BE A MINIMUM OF 6" ABOVE EXISTING OR NEW FINISH PAVEMENT GRADES. SEE UTILITY PLAN FOR SUPPORTING INFORMATION. OVERFLOW RIM = 163.60.
5	INSTALL NEW FLAT INFILTRATION PLANTER SIM TO DETAIL 17/C3.0 WITHOUT OVERFLOW RISER. T.O.W. TO BE A MINIMUM OF 6" ABOVE EXISTING OR NEW FINISH PAVEMENT GRADES.
6	INSTALL NEW 1" WIDE CURB CUT IN PLANTER WALL PER DETAIL 4/C3.1.
7	INSTALL NEW 3" THICK A.C. PAVEMENT PER DETAIL 15/C3.0. MATCH NEW FINISH GRADES TO EXISTING AT SAWCUT LINE. SAND AND SEAL ALL AC TO AC JOINTS. TYP. CONTRACTOR TO FIELD VERIFY FINISH GRADES SLOPE TO NEW PLANTERS OR CATCH BASIN.
8	INSTALL NEW C.I.P. CONCRETE CATCH BASIN PER DETAILS 11 & 12/C3.0. SEE UTILITY PLAN FOR SUPPORTING INFORMATION.
9	INSTALL NEW CONCRETE WALKWAY SIM TO DETAIL 13/C3.0. TYP. CONTRACTOR TO VERIFY SCORING PATTERNS WITH ARCH 4 DAYS PRIOR TO SCHEDULING CONCRETE POUR.
10	INSTALL (9) NEW 6.5" CONCRETE STEPS. COORDINATE WITH ARCH FOR RAILING. FIELD VERIFY RISER HEIGHT.
11	INSTALL (9) NEW 6.5" CONCRETE STEPS. COORDINATE WITH ARCH FOR RAILING. FIELD VERIFY RISER HEIGHT.
12	INSTALL (16) NEW 5.75" +/- CONCRETE STEPS. COORDINATE WITH ARCH FOR RAILING. FIELD VERIFY RISER HEIGHT.
13	NOT USED.
14	INSTALL NEW LANDSCAPE PLANTERS WITH CONCRETE WALLS PER ARCH DWGS. SLOPE FINISH GRADE TOWARD AREA DRAINS AT 2.0% (MIN) AND 3H:1V (MAX). COORDINATE WITH LANDSCAPE DWGS FOR PLANTINGS.
15	INSTALL NEW ADA STALL AND ACCESS AISLE. SEE ARCH. TYP.
16	INSTALL NEW ADA SIGN. SEE ARCH.
17	NOT USED.
18	INSTALL NEW LIGHTING PER OTHERS. COORDINATE WITH ARCH DWGS, TYP.
19	INSTALL NEW VEGETATION OR LANDSCAPE COVER AT LANDSCAPE AREAS PER LANDSCAPE DWGS, TYP.
20	INSTALL NEW STRIPING PER ARCH DWGS, TYP.
21	INSTALL NEW BIKE RACK PER ARCH DWGS. COORDINATE WITH ARCH FOR EXACT LOCATION. (TYP.)
22	NOT USED.
23	FIELD LOCATE VERTICAL SAWCUT LINE LOCATION 12" (MIN) SOUTH FROM TOP STAIR. CONFIRM LOCATION WITH ARCH DWGS. SAWCUT EXISTING RETAINING WALL VERTICALLY TO A POINT 24" BELOW NEW FINISH GRADE. CONTINUE SAWCUT SOUTH AND REMOVE UPPER PORTION OF WALL ENTIRE LENGTH SOUTH OF VERTICAL SAWCUT.
24	INSTALL 6" THICK BY 30" (MIN) TALL CONCRETE CHECK DAM WALL. PROVIDE (5) VERTICAL #4 BARS EQ SPACED. PROVIDE (4) #4 HORIZONTAL BARS EQ SPACED. PROVIDE (4) 18" LONG #4 EPOXY DOWELS W/ 3" EMBED EA SIDE OF CHECK DAM. ALIGN DOWELS WITH HORIZONTAL BARS. BOTTOM OF CHECK DAM TO BE CAST TO SIT ON TOP OF PLANTER DRAIN ROCK SECTION.

GRADING NOTES:

- CONTRACTOR IS RESPONSIBLE TO PERFORM CUT AND FILL EARTH WORK IN SUCH A MANNER TO PROTECT NATIVE SOILS FROM BEING OVER WORKED AND FROM BECOMING TOO SATURATED DURING WET WEATHER. DURING WET WEATHER PERFORM WORK IN AREAS SMALL ENOUGH TO CUT AND ROCK SITE AREAS UNDER PAVEMENT AND BUILDING TO PREVENT AREAS OF NATIVE SOIL BEING EXPOSED TO WET WEATHER. COORDINATE SITE WORK AND ESC MEASURES ACCORDINGLY.
- REFER TO ARCHITECTURAL SITE PLANS FOR ALL SITE LAYOUT DIMENSIONS INCLUDING WALKWAYS, BUILDING, AND RETAINING WALLS.
- PROVIDE SEPARATE BID ADDITIVES IN SPEC SECTION 12.0 FOR WET WEATHER CONSTRUCTION OVER-EXCAVATION OF SUBGRADE AND REPLACEMENT WITH CRUSHED ROCK. VERIFY REQUIREMENTS WITH AND OBTAIN APPROVAL FROM PROJECT GEOTECHNICAL ENGINEER PRIOR TO EXECUTING.
- CONTRACTOR TO CONFIRM WITH OWNER AND REMOVE AND DISPOSE OF OFFSITE ALL EXCESS SOIL, DEBRIS AND MATERIALS NOT REUSABLE FOR THIS PROJECT.
- ON-SITE HANDICAP/DISABILITY ACCESS ROUTES SHALL COMPLY WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA), STATE AND LOCAL REGULATIONS. IN GENERAL:
 - MAXIMUM CROSS SLOPE OF ANY PAVEMENT PERPENDICULAR TO DIRECTION OF TRAVEL IS 2.0%.
 - MAXIMUM SLOPE OF WALKWAYS WITHOUT HANDRAILS IN DIRECTION OF TRAVEL IS 5.0%.
 - FOR RAMPS, THE MAXIMUM SLOPE IS 8.33% AND MAXIMUM RISE BETWEEN LANDINGS IS 30 INCHES. HANDRAILS ARE REQUIRED EACH SIDE OF ALL RAMPS WITH SLOPE GREATER THAN 5%.
 - MAXIMUM SLOPE OF CURB RAMPS AND WINGS OF CURB RAMPS IS 8.33%. THE MAXIMUM LENGTH OF A CURB RAMP IS 6 FEET WITH A MAXIMUM 6-INCH RISE.
 - PROVIDE FINISH PAVEMENT SURFACE TEXTURES IN ACCORDANCE WITH ADA.
 - CONTACT ARCHITECT AND ENGINEER FOR INSTRUCTIONS PRIOR TO INSTALLING FINISH PAVEMENTS IN CONFLICT WITH ADA REQUIREMENTS.
- STRAIGHT GRADE FINISH PAVEMENT BETWEEN CATCH BASIN AND SURROUNDING GUTTER ELEVATIONS. STRAIGHT GRADE BETWEEN GIVEN ELEVATION POINTS. BLEND FINISH GRADES BETWEEN GIVEN POINTS AND AT GRADE BREAKS.
- SEE SHEET C1.0, SECTION 12.0 FOR CONSTRUCTION TESTING, INSPECTIONS, AND OBSERVATION REQUIREMENTS.
- GRADING FOR PUBLIC IMPROVEMENTS IS SHOWN FOR CLARITY AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

NOTE:
ALL GRADING MUST BE CONFIRMED WITH PUBLIC IMPROVEMENT DRAWINGS PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE WITH E.O.R. 14 DAYS PRIOR TO POURING FINISHED SLAB. COORDINATE AND CONFIRM PLAZA WALL ELEVATIONS WITH ARCH AND STRUCTURAL DRAWINGS.

BROADWAY MEDICAL CLINIC BUILDING ADDITION AND RENOVATION 4212 NE Broadway, Portland Oregon 97213



RENEWALS: 12-31-2019

PERMIT SET

Date: November 16, 2018

REVISIONS		
NO.	DATE	ISSUE
1	02/20/19	PERMIT REVIEW
2		
3		
4		

LCA Project No.: 17084
Drawn By: RMK

NORTH LOT GRADING PLAN

C2.3