

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: 20714	Project Address: 5120 SE 28th Ave
Hearing Date: 8/7/19	Appellant Name: Kendra Duong
Case No.: B-013	Appellant Phone: 5038532006
Appeal Type: Building	Plans Examiner/Inspector: Renay Radtke Butts
Project Type: commercial	Stories: 2 Occupancy: B, R-3, S-1 Construction Type: V-B
Building/Business Name: Lambert House	Fire Sprinklers: Yes - basement, first floor, second floor
Appeal Involves: Alteration of an existing structure, occ Change from M to B	LUR or Permit Application No.: 18-164227-CO
Plan Submitted Option: pdf [File 1]	Proposed use: music school, residential

APPEAL INFORMATION SHEET

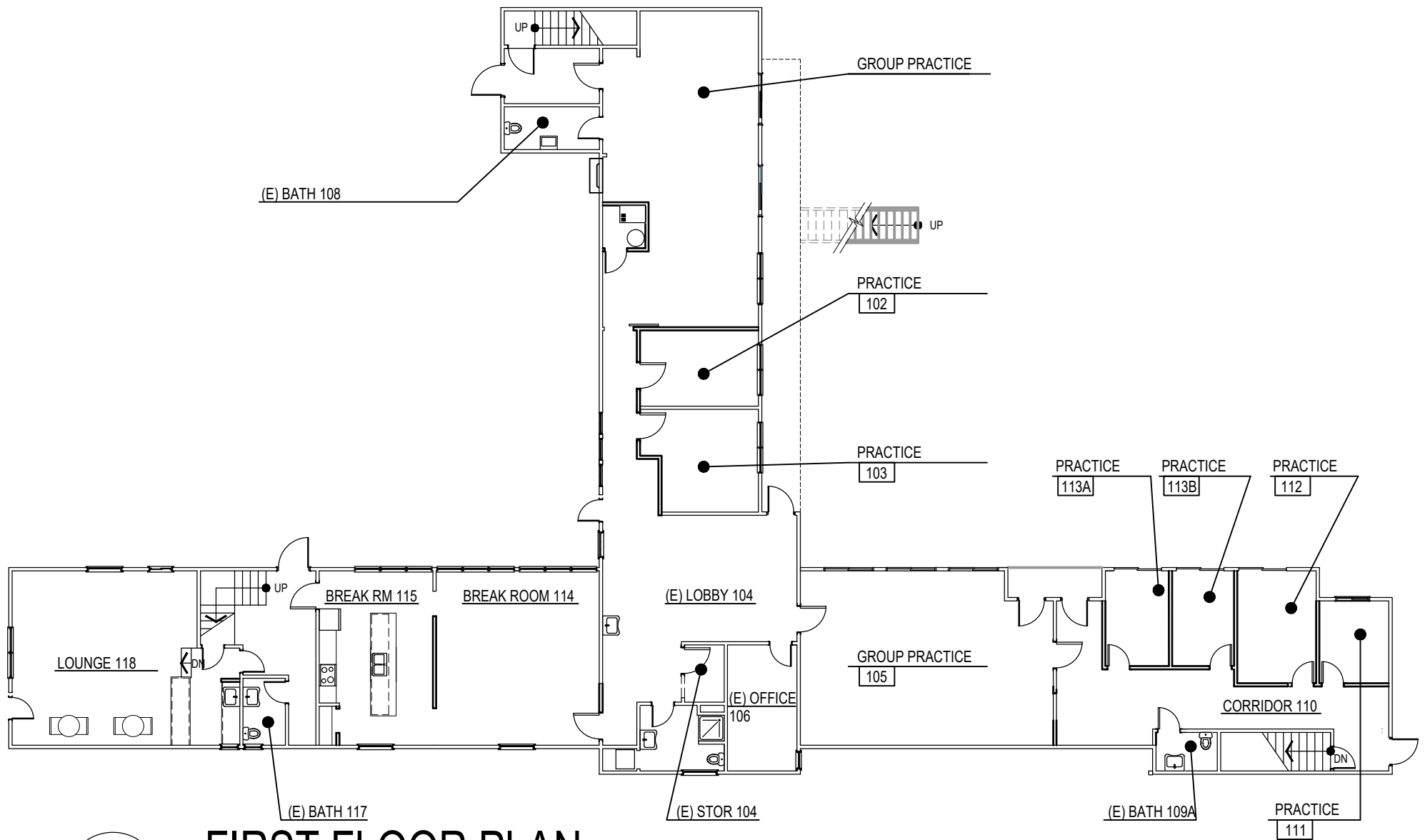
Appeal item 1

Code Section	2902
Requires	Requires: 1 toilet per 25 for the first 50, and 1 per 50 for the remainder exceeding 50; and 1 lavatory per 40 for the first 80 and 1 per 80 for the remainder exceeding 80
Proposed Design	This is an existing building built in 1946 of type VB construction and is largely intact compared to its original configuration. It was built as the residence and operations for the Lambert Gardens which was in operation until the late 1960's. The first floor is a change of occupancy, and is 5,015 square feet and includes four single person restrooms.
Reason for alternative	The tenant is the Mosaic String Academy. Their initial business plan includes having four instructors each with two students. The fully realized business plan would include eight instructors with two students each. There are six one-on-one practice rooms, and two group practice rooms. All other tenant spaces are in support of the practice rooms. No performances will occur at this location. Also note that individual lessons will not exceed two hours. OSSC Chapter 29 Table 2902.1 would require six toilets and five lavatories for the calculated 278 occupants (an average of one occupant per eighteen square feet). Given the proposed business plan and maximum expected number of occupants based on their intended use, the four existing restrooms are more than adequate.

APPEAL DECISION

Reduction in minimum required plumbing fixtures: Hold for additional information.

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



1

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

