

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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:** 20803

**Project Address:** 2345 N Ross Ave

**Hearing Date:** 8/28/19

**Appellant Name:** Nick Mira

**Case No.:** B-012

**Appellant Phone:** 503-479-5740

**Appeal Type:** Building

**Plans Examiner/Inspector:** Kent Hegsted

**Project Type:** commercial

**Stories:** 1 **Occupancy:** S-1, B **Construction Type:** III-B

**Building/Business Name:** n/a

**Fire Sprinklers:** Yes - THROUGHOUT

**Appeal Involves:** Alteration of an existing structure

**LUR or Permit Application No.:** 19-173571-CO

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

**Proposed use:** Private Recording Studio & Storage

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 1014.2-4

**Requires** Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes

**Proposed Design** The actual use of the space is private with only (3) people having key access. We anticipate well below the tabular occupant load with the specific use proposed, and well below the volume of storage that a commercial storage use might see, since it is private family storage. With the low storage utilization of the space, we propose to add painting on the floor to demarcate egress circulation areas where storage will not be allowed. The use of these pathways will be for circulation only. Refer to attached Floor Plan for hatched areas indicating proposed egress circulation zones.

**Reason for alternative** By demarcating egress zones, the space will have a clear system to ensure required egress pathways are maintained. It was suggested in the FLS checksheet 19-173571-CO to request approval of the specific proposed configuration.

#### Appeal item 2

**Code Section** ICC/ANSI A117.1 Section 404.2.5

**Requires** 60" clear space between doors in a series.

**Proposed Design** These door openings are located in an acoustical double wall, and not in a series of walls as separate openings. Our intent is not to create a habitable space between the communicating

doors, the doors are separated only for acoustical isolation. From either side of the wall, the hardware of either door is within ADA forward reach range, per ANSI A117.1, 308.3.2 (b) which allows a reach of 24" under 46" height. Assistance will be arranged for any persons who need any help at all communicating doors.

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**Reason for alternative** Since the doors are still close together that the hardware meets reach range, and assistance will be arranged otherwise, we believe equivalent accessibility is provided. This appeal was suggested in the fls checksheet 19-123426-000-00-co to request approval of this door configuration.

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### Appeal item 3

**Code Section** 2902.3.1

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**Requires** Access - The route to the public toilet facilities shall not pass through kitchens, storage rooms, or closets. Access to the required facilities shall be from within the building or from the exterior of the building.

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**Proposed Design** By demarcating egress & circulation zones, the space will have a clear system to ensure required egress & access pathways are maintained.

This building has (3) existing bathroom clusters with separate facilities for Mens and Womens use, in addition to the unisex bath we are adding. These existing toilet facilities are available and accessible to occupants of our space. The plumbing fixture calculation for the building is provided on G002. The actual use of the space is private with only (3) people having key access. The tabular occupant load being applied to our space is not accurate for how it is proposed to be specifically used.

We request consideration of 2902.2 (as Amended on April 1, 2015), exception 2, which does not require separate facilities for spaces with occupancy less than 30 for the following two reasons:

The building already has separate plumbing facilities, exceeding tabular plumbing requirements -and-

Considering our proposed use, with actual occupant loads much less than 30, a single uni-sex ADA bathroom is sufficient for the space.

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**Reason for alternative** Two separate bathroom facilities are more than necessary for this specific use and configuration. The single, unisex ADA bathroom will serve this use well with this private use. It was suggested in the fls checksheet 19-123426-000-00-co to request approval of this toilet configuration.

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### APPEAL DECISION

**1. Egress through intervening storage space: Denied. Proposal does not provide equivalent Life Safety protection.**

**2. Doors in series with omission of 60 inch clear space: Granted provided automatic door openers are provided to allow accessible entry to Live Room, Control Room and Isolation room.**

**3a. Toilet room access requiring travel through storage room: Granted as proposed.**

**3b. Omission of separate faciities with one single user toilet room: Granted as proposed for this tenant and use.**

**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 90 calendar days of the date this decision is published. For information on the appeals process, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.



ABBREVIATIONS

---	NONE
&	AND
@	AT
±	APPROXIMATELY
CL	CENTERLINE
Ø	DIAMETER
#	NUMBER
"	INCH(ES)
'	FOOT (FEET)
ACSF	ACCESS FLOORING
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
BO	BOTTOM OF
BOB	BOTTOM OF BEAM
BOT	BOTTOM
BOS	BOTTOM OF STEEL
CODE	APPLICABLE REGULATIONS GOVERNING CONTRACT SCOPE
OF	WORK, SEE CODE COMPLIANCE SUMMARY SHEETS
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CO	CLEAN OUT
DS	DOWN SPOUT
DW	DISHWASHER
DWG	DRAWING
(E)	EXIST(ING)
EJ	EXPANSION JOINT
EQ	EQUAL
EXP	EXPOSED STRUCTURE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEV
FO	FACE OF
FOB	FACE OF BEAM
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STRUCTURE
FOW	FACE OF WALL
GA	GAUGE
GB	GYPSUM BOARD
GALV	GALVANIZED
HB	HOSE BIB
HS	HEAT STRENGTHENED
ID	INSIDE DIAMETER
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MO	MASONRY OPENING
MTL	MATERIAL
MW	MICROWAVE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OF/CI	OWNER FURNISHED, CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED, OWNER INSTALLED
OPH	OPPOSITE HAND
PFN	PREFINISHED (ALTERNATE PREFIN)
PLAS	PLASTER
RD	ROOF DRAIN
REF	REFRIGERATOR
RO	ROUGH OPENING
ROW	RIGHT OF WAY
SF	SQUARE FOOT (FEET)
SHTHG	SHEATHING
STM	SIMILAR
SST	STAINLESS STEEL (BASE, WALL PANEL, OR COVERING)
STF	STOREFRONT SYSTEM
STN	STAIN
T	TEMPERED
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOD	TOP OF STEEL DECK
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TOW	TOP OF WALL
T/M	TO MATCH
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD

DISCLAIMER

THE WRITTEN AGREEMENT, DRAWINGS, SPECIFICATIONS AND ANY ADDENDA COMPRISE THE CONTRACT FOR THIS PROJECT. THEY SHALL BE TREATED AS ONE ENTITY; EQUALLY, WITHOUT PRIORITY. ITEMS, ELEMENTS, FIXTURES, SYSTEMS AND EQUIPMENT SHOWN SHALL BE FURNISHED AND INSTALLED EVEN THOUGH TYPICALLY SHOWN ELSEWHERE. THEREFORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO READ AND COMPREHEND ALL THESE DOCUMENTS IN ORDER TO COMPLETE THE WORK. IF A CONTRACTOR CHOOSES TO NOT THOROUGHLY REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND AGREE TO FURNISH & INSTALL ALL ITEMS NOTED ABOVE AT NO ADDITIONAL COST OR DELAY TO THE OWNER. (THE ONLY EXCEPTION TO THIS IS THAT THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER GENERAL NOTES ON THIS SHEET.)

LEGEND - PROJECT SYMBOLS

CONCRETE

CONCRETE MASONRY

SHAFT WALL

RIGID INSULATION

ACOUSTIC/THERMAL INSULATION

NEW STUD WALL

EXISTING WALL

DEMO WALL

1/4:12 SLOPE

SURFACE SLOPE

1A

ASSEMBLY TAG

ASSEMBLY TYPE - REFER TO ASSEMBLIES

100

DOOR TAG

DOOR NUMBER  
REFER TO DOOR SCHEDULE  
FLOOR TRANSITION WHERE OCCURS

G

WINDOW TAG

WINDOW TYPE  
REFER TO WINDOW SCHEDULE

(E) 98.75'

EXISTING SPOT ELEV

98.75'

NEW SPOT ELEV

# keynote symbol"/>

#

KEYNOTE

UNIT

101

ROOM TAG

ROOM NAME  
ROOM NUMBER

NORTH ARROW

1  
A001  
2  
3

EXTERIOR ELEVATION

ELEVATION NUMBER  
SHEET NUMBER

1  
A01  
2  
3  
4

INTERIOR ELEVATION

ELEVATION NUMBER  
SHEET NUMBER

1  
A301

BUILDING SECTION

SECTION NUMBER  
SHEET NUMBER

1  
A301

WALL OR PARTIAL SECTION

SECTION NUMBER  
SHEET NUMBER

1  
A301

WALL OR PARTIAL SECTION

SECTION NUMBER  
SHEET NUMBER

DRAWING REVISION

RIDGE

VALLEY

SLOPE DOWN

SLOPE UP

STEP IN ELEVATION

DRAWING TITLE

DRAWING NUMBER

DRAWING SCALE

GENERAL NOTES

- A. REVIEW ALL CONTRACT DOCUMENTS AND FIELD CONDITIONS BEFORE PROCEEDING. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK. DISCREPANCIES WITHIN THE DOCUMENTS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING.
- B. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- C. ALL WORK SHALL CONFORM TO THE CODES OF THE REGULATORY AGENCY HAVING JURISDICTION OVER THE PROJECT.
- D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF CONSTRUCTION UNTIL FINAL LATERAL AND VERTICAL CARRYING SYSTEMS ARE COMPLETED.
- E. DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, GRID/COLUMN LINE, CENTER OF ELEMENT, COUNTERTOP EDGE, OR AS NOTED.
- F. DETAILS NOTED AS "TYPICAL" OR "TYP" APPLY IN ALL CASES UNLESS SPECIFICALLY REFERENCED. DETAILS THAT ARE SPECIFICALLY REFERENCED SHALL TAKE PRECEDENCE OVER DETAILS NOTED AS "TYPICAL" OR "TYP". SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
- G. PROVIDE ACCESS PANELS AS REQUIRED. LOCATION, FINISH, AND TYPE SHALL BE APPROVED BY ARCHITECT PRIOR TO OBTAINING AND INSTALLING. ACCESS PANEL LOCATIONS NOT APPROVED BY ARCHITECT WILL BE SUBJECT TO MODIFICATION AT NO ADDITIONAL COST. PROVIDE RATED ACCESS PANELS WITH THE SAME RATING AS THE ASSEMBLY IN WHICH THEY ARE INSTALLED. ACCESS PANELS IN SHAFT WALLS, RATED FLOOR/CEILINGS OR RATED ROOF/CEILINGS SHALL BE SMOKE SEALED.
- H. CONTRACTOR TO PROVIDE NON-COMBUSTIBLE BLOCKING AS REQUIRED TO SUPPORT WALL AND CEILING HUNG ELEMENTS THAT INCLUDE BUT ARE NOT LIMITED TO GRAB BAR(S), LED DISPLAYS, CASEWORK, TOILET ACCESSORIES, LOCKERS, MIRRORS, LIGHTBOXES, HEADWALL EQUIPMENT, ETC. VERIFY LOCATION(S) WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION OF FINISH MATERIAL(S).
- I. RELOCATED ITEMS: CONTRACTOR TO INSPECT INSTALLATION OF ANY ITEMS AT EXISTING LOCATION PRIOR TO RELOCATION. MODIFY ITEM AS REQUIRED FOR NEW LOCATION; VERIFY WITH ARCHITECT AS REQUIRED. INSTALLATION AT NEW LOCATION TO MATCH EXISTING CONDITION UOI
- J. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED PER THE AUTHORITY HAVING JURISDICTION'S REQUIREMENTS. RATED ASSEMBLIES SHALL BE CONSTRUCTED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES PER OSSC SECTION 709.6.
- K. ALL SAFETY GLAZING SHALL BE PERMANENTLY LABELED WITH THE MANUFACTURERS NAME AND TEST APPROVAL INFORMATION.
- L. INSTALL GWB CONTROL JOINTS AT ALL LOCATIONS WHERE NEW WALLS ABUT EXISTING CORE & SHELL WALLS.
- M. CARBON MONOXIDE ALARMS SHALL BE REQUIRED PER 2014 OREGON STRUCTURAL SPECIALTY CODE SECTION 908.7 M/E/P/FP DESIGN AND PERMITTING TO BE HANDLED UNDER THE CONTRACTOR AS A SEPARATE PERMIT. SUBMIT DESIGN DRAWINGS TO ARCHITECT DURING DESIGN DRAWING DEVELOPMENT FOR REVIEW, COORDINATION, AND APPROVAL.
- N. ALL DESIGN-BUILD CONTRACTORS TO PROVIDE AS-BUILT DOCUMENTS TO ARCHITECT AT PROJECT COMPLETION.
- O. ANY MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION FIXTURES AND DEVICES INDICATED IN THE ARCHITECTURAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY.
- P. WHERE ENLARGED PLANS ARE PROVIDED, DETAILED DIMENSIONS AND OTHER INFORMATION WILL BE FOUND ON THE ENLARGED PLAN UNLESS OTHERWISE INDICATED AT ALL OPEN CEILING AREAS, INSTALL ALL MEP, FIRE SUPPRESSION, & LOW VOLTAGE WIRING IN A VISUALLY CLEAN MANNER. AT THE HIGHEST FEASIBLE ELEVATION. ROUTING SHALL BE COMPLETED IN A MANNER WHICH MINIMIZES THE AMOUNT OF EXPOSED MEP, FIRE SUPPRESSION & LOW VOLTAGE ITEMS.
- Q.

BUILDING NARRATIVE

THIS IS A MINOR INTERIOR TENANT ALTERATION PROJECT CONSISTING OF CREATING NEW INTERIOR WALLS FOR A **PRIVATE MUSIC RECORDING STUDIO WITHOUT SPECTATORS**. ADDITIONALLY THE LARGE OPEN PORTION OF THE SPACE WILL BE USED FOR PRIVATE FAMILY STORAGE. NEITHER USE HAS ANY PUBLIC USE ASPECT. A NEW ADA BATHROOM WITH SHOWER WILL BE CREATED WITHIN THE SPACE AS WELL AS A SECURE STORAGE ROOM AND STORAGE MEZZANINE FOR PRIVATE FAMILY STORAGE.

APPLICABLE BUILDING REGULATIONS

- 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
- 2014 OREGON MECHANICAL SPECIALTY CODE (OMSC)
- 2017 OREGON PLUMBING SPECIALTY CODE (OPSC)
- 2017 OREGON ELECTRICAL SPECIALTY CODE (OESC)
- 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- AMERICANS WITH DISABILITES ACT ACCESSIBILITY GUIDELINES (ADAAG)

BUILDING OCCUPANCY SEPARATIONS CHAPTER 3

APPLICABLE OCCUPANCY CLASSIFICATION GROUPS: B, 5-1

OCCUPANCY SEPARATION (TABLE 508.3.3):

OCCUPANCY	REQUIRED SEPARATION (BUILDING IS SPRINKLERED PER NFPA 13)
B TO 5-1	NO SEPARATION REQUIREMENT

BUILDING CONSTRUCTION CHAPTER 5, 6 & 7

CONSTRUCTION TYPE: III-B

	ALLOWABLE	PROPOSED
BUILDING HEIGHT (PER TABLE 503)	55'-0"	21'-6"
NUMBER OF STORIES (PER TABLE 503)	2 STORIES	1 STORY
SPRINKLER INCREASE (PER 504.2)	1 STORY INCREASE	0 STORY INCREASE

SUPPLEMENTAL NOTES HERE:

FIRE RESISTANCE RATING REQ'TS FOR BUILDING ELEMENTS (TABLE 601)

BUILDING ELEMENT	ALLOWABLE TYPE - III-B	PROPOSED TYPE - III-B
STRUCTURAL FRAME	0 HOUR	0 HOUR
BEARING WALLS - EXTERIOR	2 HOUR	2 HOUR
INTERIOR	0 HOUR	0 HOUR
NONBEARING INTERIOR WALLS	0 HOUR	0 HOUR
FLOOR CONSTRUCTION	0 HOUR	0 HOUR
ROOF CONSTRUCTION	0 HOUR	0 HOUR

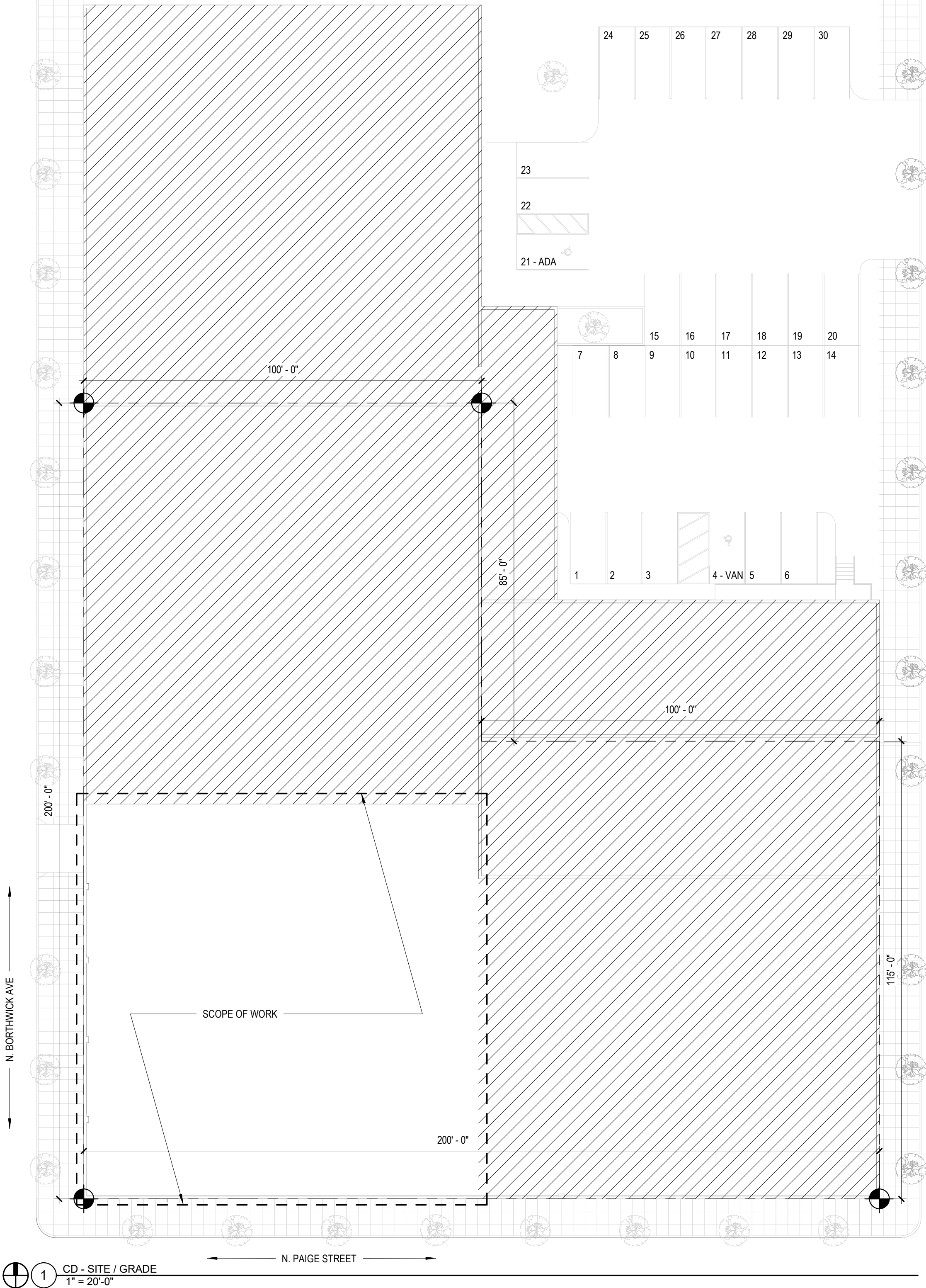
SUPPLEMENTAL NOTES HERE:

FIRE PROTECTION CHAPTER 9

	REQUIRED	PROPOSED	TYPE/CLASS
AUTOMATIC SPINKLER SYSTEM	YES	YES	NFPA 13

\*PER IFC 90702.9 - FIRE ALARM SYSTEM IS REQUIRED TO MONITOR THE FIRE SPRINKLER SYSTEM. NOTIFICATION DEVICES ARE TO ACTIVATE UPON FIRE SPRINKLER WATER FLOW. ONE MANUAL FIRE ALARM BOX IS REQUIRED AT AN APPROVED LOCATION.

**FIRE EXTINGUISHERS:** CLASS 2A 10 B/C



PRIVATE RECORDING STUDIO & PRIVATE  
FAMILY STORAGE

FRANK, ROBERT & FRANKIE PIACENTINI  
2345 N ROSS AVE, PORTLAND, OR 97227

REVISIONS

ISSUE DATE MAY 30, 2019  
PROJECT # 18-082

GENERAL  
NOTES

G001



GENERAL NOTES - CODE

- A. ALL WORK SHOWN ON THIS SHEET IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION, WHETHER SHOWN ELSEWHERE OR NOT. CONTRACTOR SHALL MAKE ALLOWANCES FOR CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.
- B. SEE ELECTRICAL & MECHANICAL PLANS FOR ADDITIONAL SYMBOLS PROVIDE A LISTED FIRESTOP, CONTINUOUS AT PERIMETER GAPS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE SPECIFIED RATING.
- C.

MINIMUM PLUMBING FIXTURE REQUIREMENTS

CHAPTER 29 AND PLUMBING CODE

OCCUPANY	OCC. LOAD	WATER CLOSETS		URINALS	LAVATORIES		TUBS/ SHOWERS	DRINKING FOUNTAINS
		RATIO	QTY		RATIO	QTY		
S-1	70						0	0
	35 MEN	1:100	.35	2/3	1:100	.35		
	35 WOMEN	1:100	.35		1:100	.35		
B	121						0	0
	60.5 MEN	1:25	2.42	2/3	1:40	1.51		
	60.5 WOMEN	1:25	2.42		1:40	1.51		
SUM	191							
	95.5 MEN		2.77	2/3		1.86		
	95.5 WOMEN		2.77			1.86		
TOTAL REQ.	MEN	3	2		2			0
	WOMEN	3			2			
TOTAL PROVIDED	MEN	5	4		8			0
	WOMEN	5			8			

LEGEND

- PROPERTY LINE
- 44" EXTERIOR EGRESS PATH TO R.O.W. WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO EXIT ACCESS ILLUMINATION REQUIREMENTS DESCRIBED BELOW).
- 44" EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO EXIT ACCESS ILLUMINATION REQUIREMENTS DESCRIBED BELOW).
- C.P. = 'X' - 'X' COMMON PATH OF TRAVEL  
E.A. = 'X' - 'X' EXIT ACCESS DISTANCE
- # HR RATED SHAFT (WALL CONSTRUCTION TO MEET FIRE BARRIER REQUIREMENTS)
- ACCESSIBLE ENTRANCE
- 555 OCCUPANT LOAD AT OPENING
- 555 CUMMULATIVE OCCUPANT LOAD AT OPENING
- ➡ BUILDING EXIT
- # BUILDING CODE APPEAL
- AREA AREA NAME
- ⌀ STANDPIPE
- ⊗ LIGHTED EXIT SIGN - WALL MOUNTED
- FE FIRE EXTINGUISHER (AND CABINET WHERE OCCURS)

CODE OCCUPANCY SCHEDULE				
Name	Area	Area Per Occupant	Occupancy Classification	Occupancy Load Calculated
ADA BATH	96 SF	500 SF	Warehouses	1
OFFICES	4788 SF	100 SF	Business areas	48
OFFICES	5480 SF	100 SF	Business areas	55
PRIVATE RECORDING STUDIO	1391 SF	100 SF	Business areas	14
STORAGE	7775 SF	500 SF	Warehouses	16
STORAGE	14370 SF	500 SF	Warehouses	29
STORAGE	11570 SF	500 SF	Warehouses	24
STORAGE	446 SF	500 SF	Warehouses	1
STORAGE	424 SF	500 SF	Warehouses	1
WATER	60 SF	300 SF	Accessory Storage Areas, Mech Equip Rooms	1
GRAND TOTAL	46399 SF			190

ALLOWABLE AREA

CHAPTER 5

**ALLOWABLE AREA PER FLOOR (TABLE 503):**  
OCC GROUP & CONSTRUCTION TYPE = X,XXX SF PER STORY & XX STORIES

B & TYPE III-B = 19,000 SF PER STORY & 3 STORIES  
S-1 & TYPE III-B = 17,500 SF PER STORY & 2 STORIES

FRONTAGE INCREASE FACTORS

	NORTH	EAST	SOUTH	WEST
FRONTAGE (506.2)	100'	300'	200'	300'

AREA INCREASE: FRONTAGE (SECTION 506.2, EQUATION 5.2)  
TOTAL FRONTAGE (F) = 100' + 300' + 200' + 300' = 900' (SEE SECTION 506.2)  
PERIMETER (P) = 200' + 300' + 200' + 300' = 1000'  
OPEN SPACE WIDTH (W) WEIGHTED AVERAGE CALCULATION BELOW

NORTH WALL HAS 3 DIFFERENT OPEN SPACE WIDTHS

N1 = 100' FRONTAGE, 0' WIDTH (USE 30')  
N2 = 19' FRONTAGE, 75' WIDTH (USE 30')  
N3 = 81' FRONTAGE, 149' WIDTH (USE 30')  
E = 300', 60' WIDTH (USE 30')  
S = 200', 60' WIDTH (USE 30')  
W = 300', 60' WIDTH (USE 30')

$$W = (100 \times 0' + 19 \times 30' + 81 \times 30' + 300 \times 30' + 200 \times 30' + 300 \times 30') / 1000 = 27'$$

(W) = 27' (SEE SECTION 506.2.1)

FRONTAGE INCREASE FACTOR: I<sub>f</sub> =

$$I_f = \left[ \frac{F}{P} - 0.25 \right] \frac{W}{30} \quad 0.4767 = \left[ \frac{900}{1000} - 0.25 \right] \frac{27}{30}$$

I<sub>f</sub> 47.67%

AREA INCREASE: SPRINKLERS (SECTION 506.3)  
BUILDING IS PROVIDED WITH NFPA 13 SPRINKLER SYSTEM (SECTION 903.3.1)  
I<sub>s</sub> = 3 (PER SECTION 506.3)

**ALLOWABLE AREA PER STORY**  
A<sub>a</sub> = ALLOWABLE AREA PER STORY  
A<sub>t</sub> = TABULAR AREA PER STORY (TBL 503)  
I<sub>f</sub> = AREA INCREASE FACTOR DUE TO FRONTAGE (SEE ABOVE)  
I<sub>s</sub> = AREA INCREASE FACTOR DUE TO SPRINKLERS (SEE ABOVE)

$$A_a = \left\{ A_t \times \left[ I_f \times I_s \right] + \left[ A_t \times I_s \right] \right\}$$

$$S-1 = \left\{ 17,500 + \left[ 17,500 \times .585 \right] + \left[ 17,500 \times 3 \right] \right\} = 17,500 + 10,237 + 52,500 = 80,237 \text{ SF} *$$

$$B = \left\{ 19,000 + \left[ 19,000 \times .585 \right] + \left[ 19,000 \times 3 \right] \right\} = 19,000 + 11,115 + 57,000 = 87,115 \text{ SF}$$

**NON-SEPARATED USES PER 508.3** \*S-1 AND 80,237 SF IS MOST RESTRICTIVE

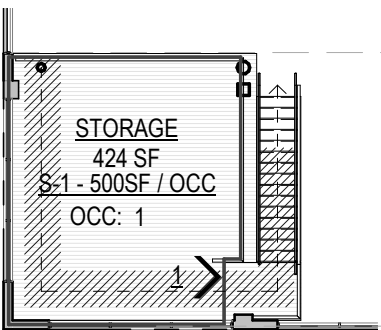
PROPOSED BUILDING AREAS (SF)				
LEVEL	S-1	B	F-1	TOTAL
LEVEL 1	34,731 SF	10,288 SF	1,390 SF	46,389 SF

< 80,237 SF \*

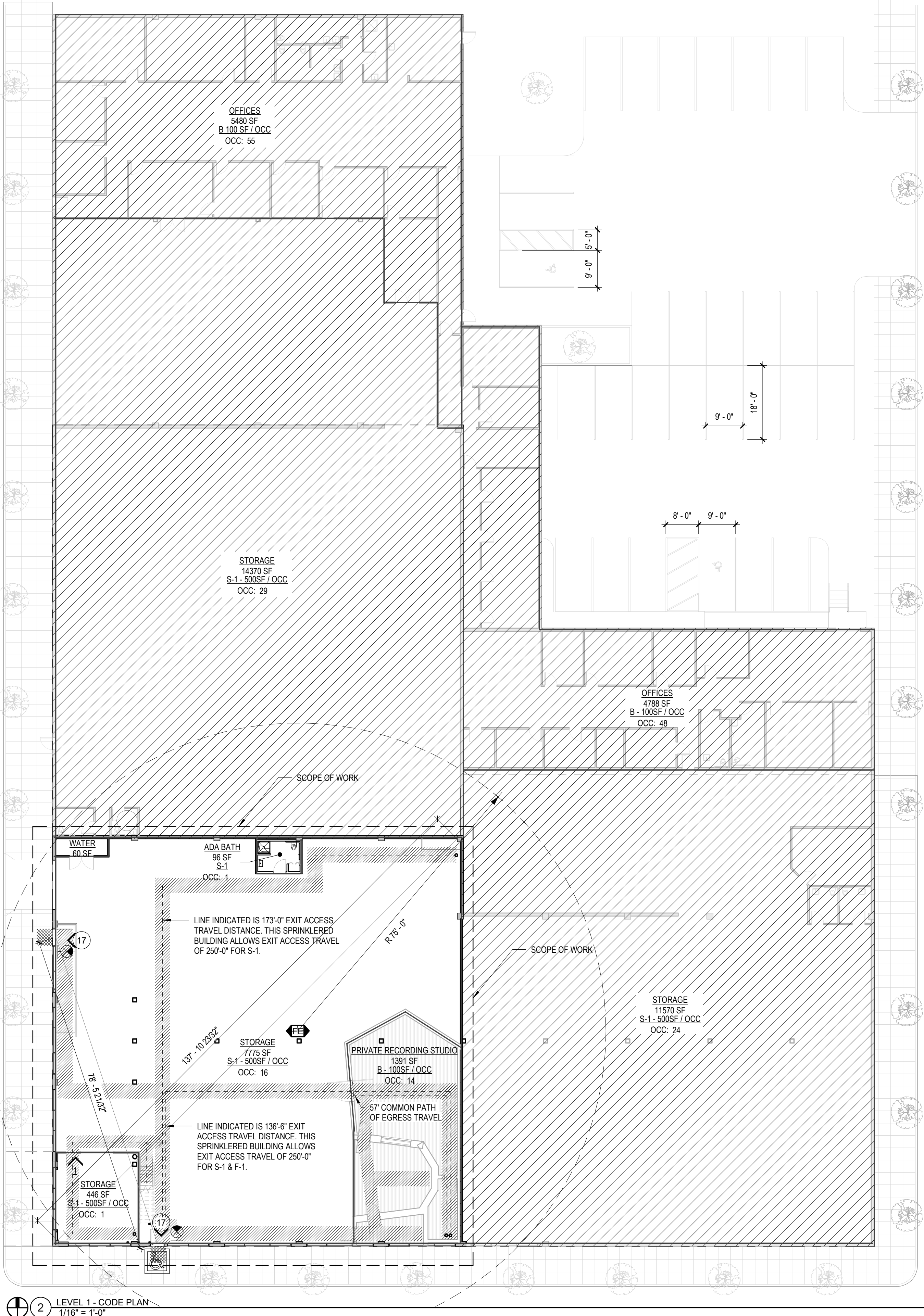
EXIT SEPARATION

EXIT SEPARATION = 78'  
1/3 OVERALL DIMENSION = 137' / 3 = 45'  
EXIT SEPARATION MEETS 1015.2.1

**EXIT ACCESS ILLUMINATION REQUIREMENT:**  
EGRESS LIGHTING REQUIRED ALONG THE EGRESS PATH TO THE R.O.W. PER SECTION 1006.3.  
PERFORMANCE REQUIREMENTS:  
AVERAGE OF 1fc WITH A MINIMUM OF 0.1fc AT ANY POINT ON THE EGRESS PATH AT FLOOR LEVEL  
LIGHT LEVEL MAY DECLINE TO AVERAGE OF 0.6fc WITH A MINIMUM OF 0.06fc AT ANY POINT ON THE EGRESS PATH AT FLOOR LEVEL AFTER 90 MINUTES OF OPERATION ON EMERGENCY POWER.  
MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.  
POWER PROVIDED BY BATTERY INVERTERS.  
LIGHTING IS REQUIRED TO BE CONTINUOUS TO THE EXTERIOR LANDING OF EGRESS DOORS.



1 MEZZANINE - CODE PLAN  
1/16" = 1'-0"



2 LEVEL 1 - CODE PLAN  
1/16" = 1'-0"

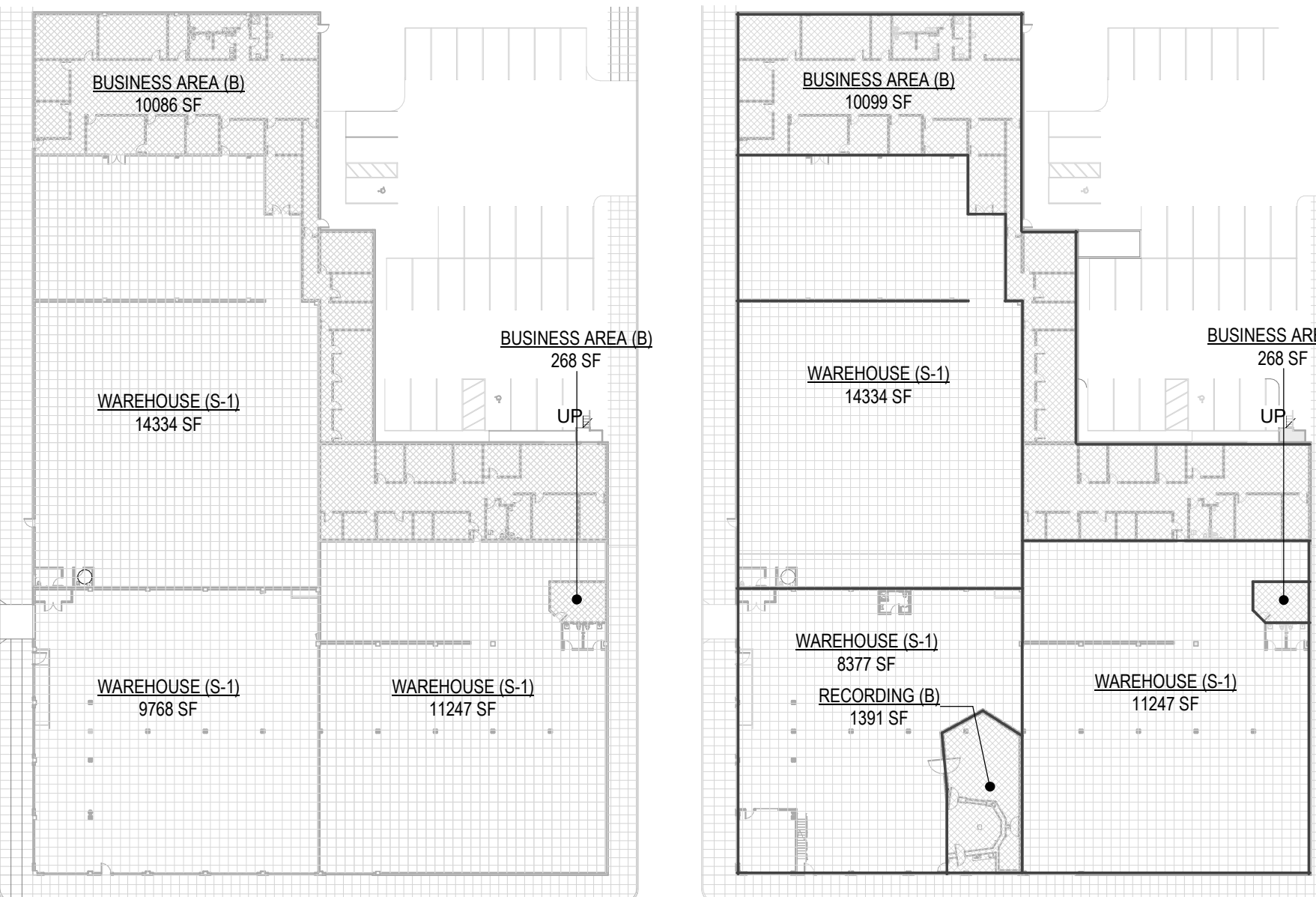
CHANGE OF OCCUPANCY MATRIX

TITLE 24.85

EXISTING			TOTAL SQUARE FOOTAGE: 45,976 GSF
OCCUPANCY	AREA	OCCUPANT LOAD	
S-1	37,431 SF	74	
B	10,288 SF	103	
TOTALS	45,976 SF	177	
NEW			TOTAL SQUARE FOOTAGE: 46,389 GSF
OCCUPANCY	AREA	OCCUPANT LOAD	
S-1	34,731 SF	71	
B	11,658 SF	117	
TOTALS	46,389 SF	188	
% OF BUILDING NET AREA CHANGED:			B (+1,390sf) & S-1 (+413sf) = 1,803/45,976 = 3.9% OF TOTAL GROSS BUILDING AREA IS CHANGING FROM S-1 TO B.
OCCUPANT LOAD INCREASE:			188-177 = 11 ADDITIONAL OCCUPANTS 11<150, = OK

OCCUPANCY CLASSIFICATION

B S-1



3 (E) SEISMIC MATRIX PLAN  
1" = 50'-0"

4 (N) SEISMIC MATRIX PLAN  
1" = 50'-0"

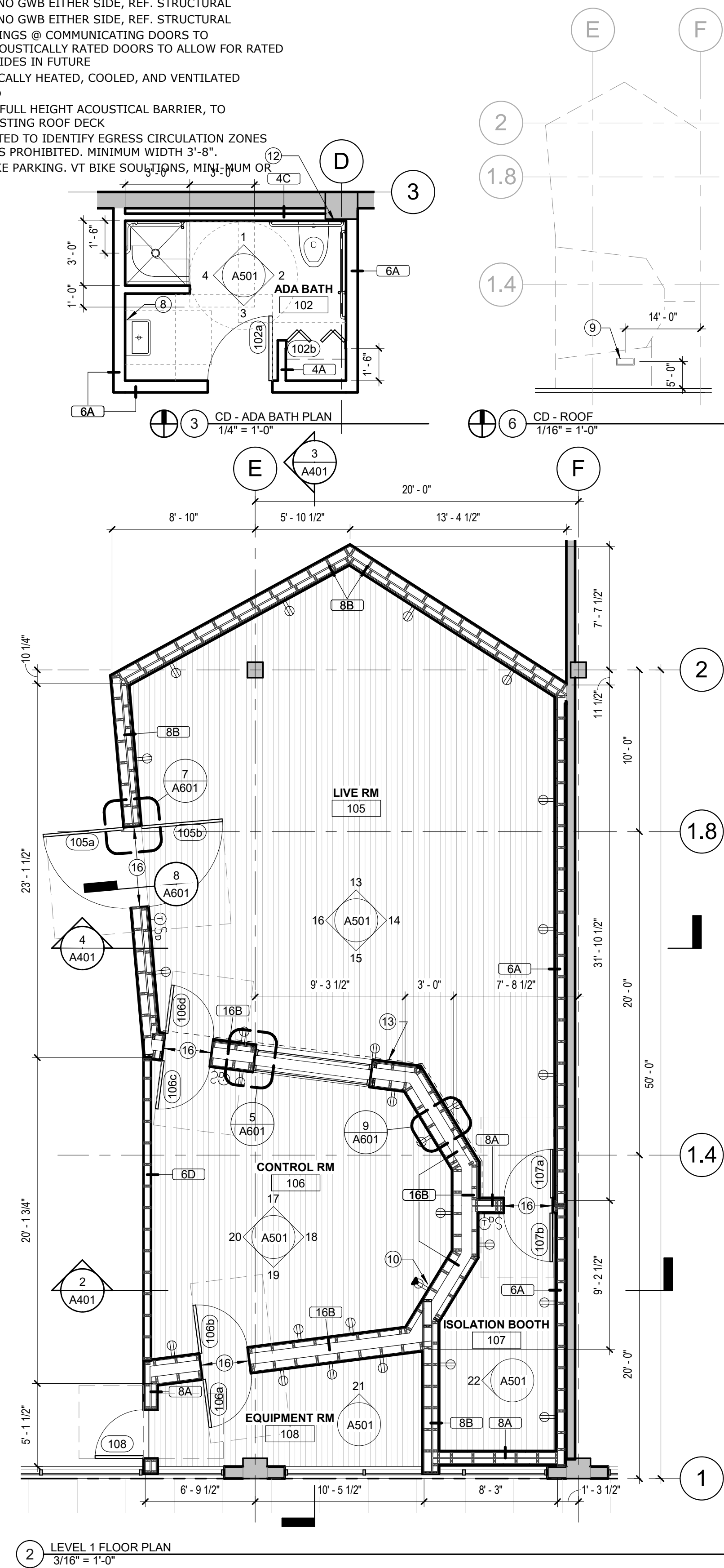
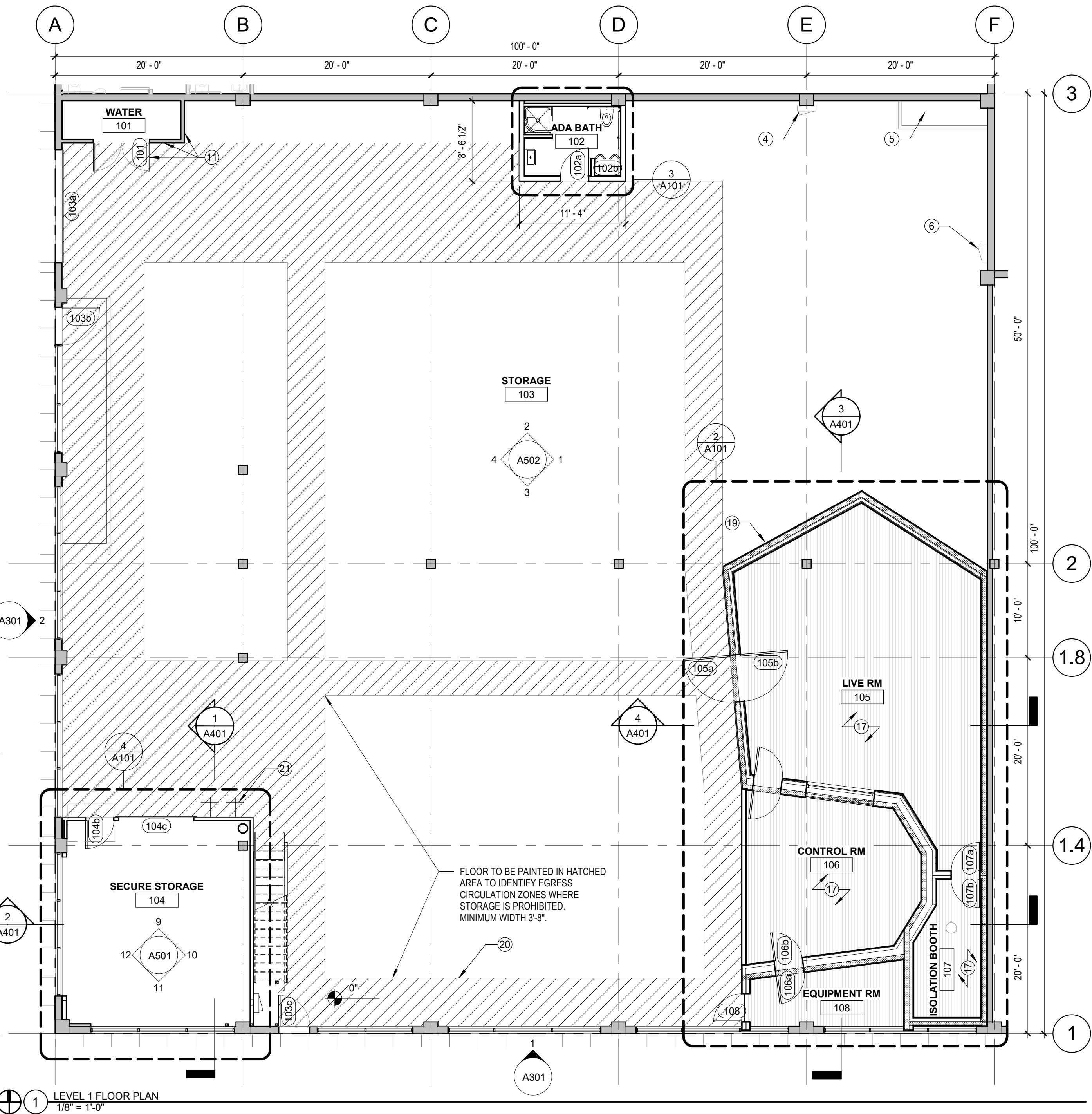
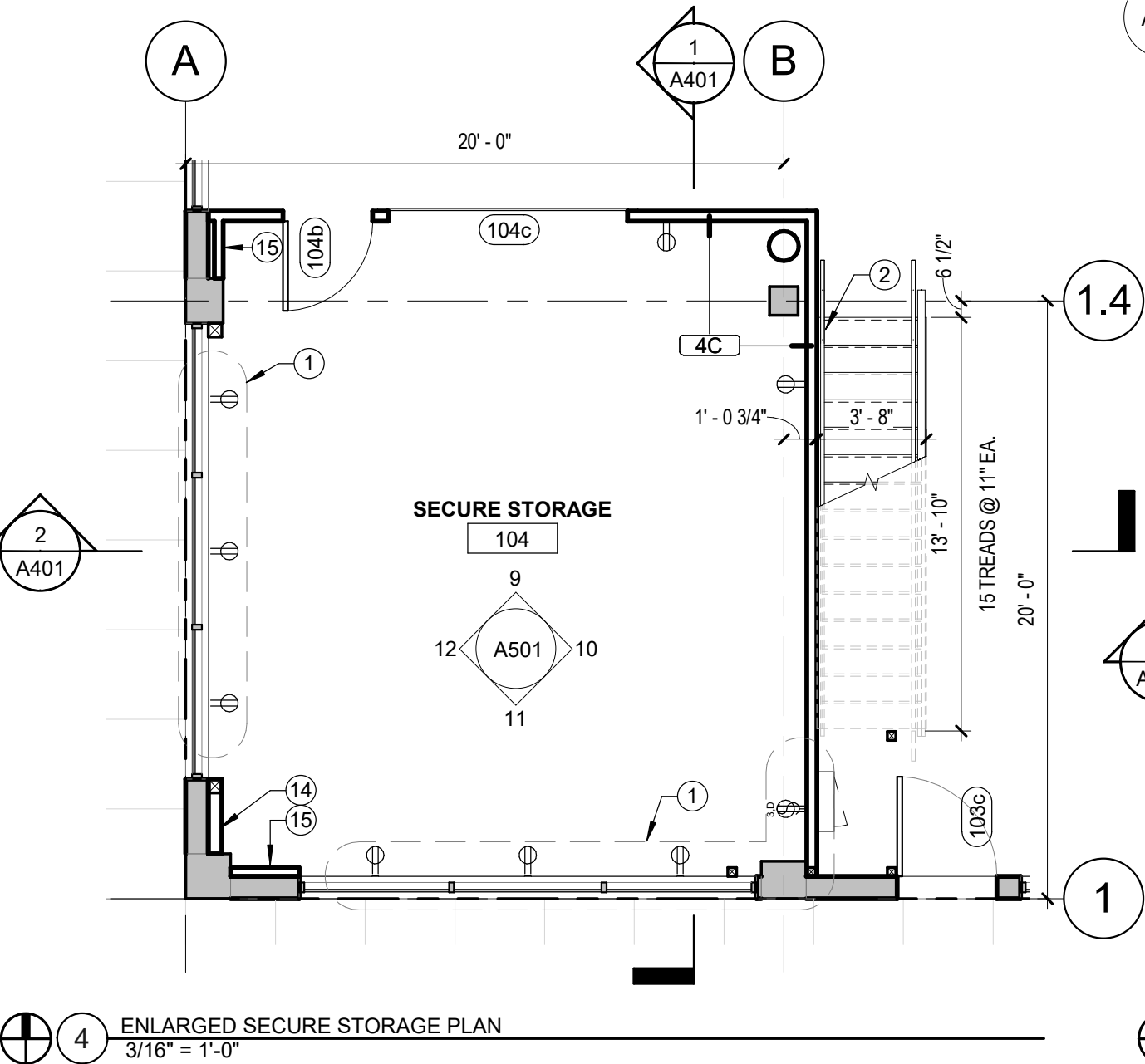
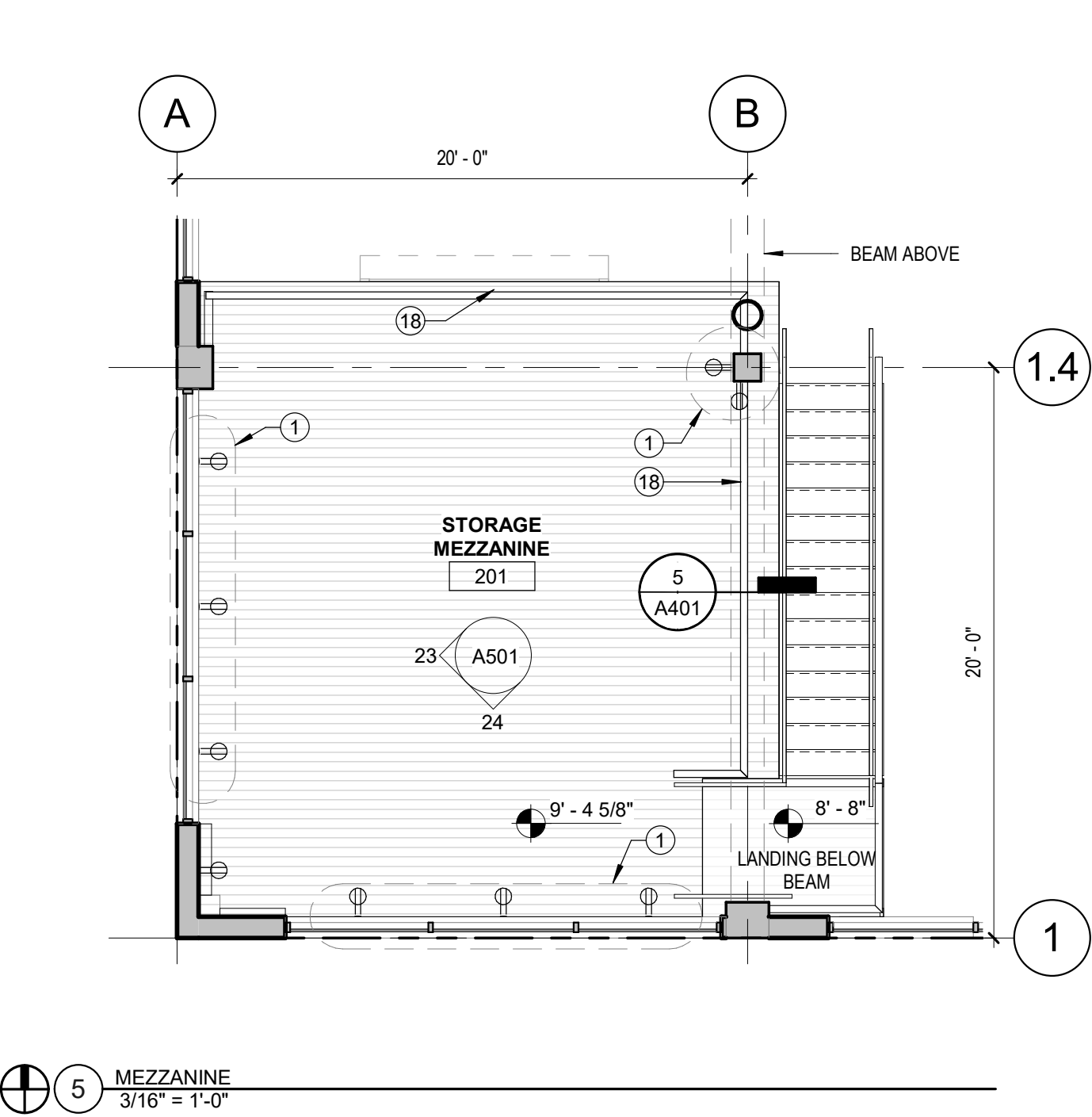
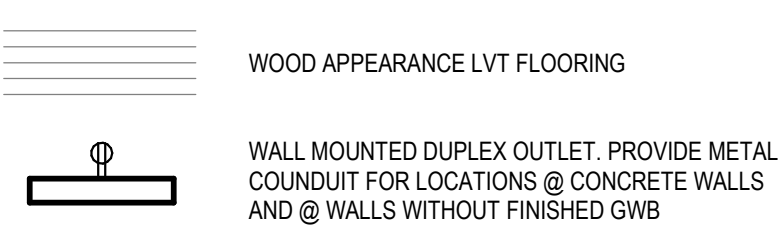


ROOM FINISH SCHEDULE															
LEVEL	NO	NAME	FLOOR		WALLS								CEILING		NOTES
			FINISH	BASE	NORTH		WEST		SOUTH		EAST		MTL	FINISH	
					MTL	FINISH	MTL	FINISH	MTL	FINISH	MTL	FINISH			
LEVEL 1	101	WATER	-	-	-	-	-	-	-	-	-	-	-	-	NO FINISH WORK, THIS ROOM PROVIDE 3/4" PLYWOOD OVER TOP, NO PARAPET - BUT HIDE EDGE OF PLY W. GWB WALL EXTENSION
LEVEL 1	102	ADA BATH	SHEET VINYL FLOORING	RUBBER BASE	GWB	LEVEL 3 SMOOTH, PAINTED WHITE	GWB	LEVEL 3 SMOOTH, PAINTED WHITE	GWB	LEVEL 3 SMOOTH, PAINTED WHITE	GWB	LEVEL 3 SMOOTH, PAINTED WHITE	GWB	LEVEL 3 SMOOTH, PAINTED CEILING WHITE	
LEVEL 1	103	STORAGE	-	-	-	-	-	-	-	-	-	-	-	-	NO FINISH WORK. THIS ROOM OTHER THAN THE EXTERIOR WALLS OF THE STORAGE, ADA BATH, AND RECORDING STUDIO ELEMENTS
LEVEL 1	104	SECURE STORAGE	-	-	NO GWB ON INTERIOR WALLS, EXPOSED WOOD FRAMING	-	-	-	-	-	NO GWB ON INTERIOR WALLS, EXPOSED WOOD FRAMING	-	NO CEILING, EXPOSED FRAMING	-	
LEVEL 1	105	LIVE RM	ACOUSTIC LVT WOOD FLOORING	T&G CEDAR	1x6 WOOD SLAT VENEER	-	1x6 WOOD SLAT VENEER	-	1x6 WOOD SLAT VENEER	-	1x6 WOOD SLAT VENEER	-	GWB	LEVEL 4 SMOOTH, PAINTED CEILING WHITE	NO FINISH WORK, THIS ROOM
LEVEL 1	106	CONTROL RM	ACOUSTIC LVT WOOD FLOORING	WHITE PAINTED BASE	GWB	LEVEL 4 SMOOTH, PAINTED CEILING WHITE	INSULATION NETTING + 2x2 WOOD SLATS 50% OPEN	GWB	LEVEL 4 SMOOTH, PAINTED CEILING WHITE	GWB	LEVEL 4 SMOOTH, PAINTED CEILING WHITE	GWB	LEVEL 4 SMOOTH, PAINTED CEILING WHITE	LEVEL 4 SMOOTH, PAINTED CEILING WHITE	
LEVEL 1	107	ISOLATION BOOTH	ACOUSTIC LVT WOOD FLOORING	WHITE PAINTED BASE	GWB	LEVEL 3 SMOOTH, PAINTED WHITE	GWB	LEVEL 3 SMOOTH, PAINTED WHITE	GWB	LEVEL 3 SMOOTH, PAINTED WHITE	GWB	LEVEL 3 SMOOTH, PAINTED WHITE	GWB	LEVEL 3 SMOOTH, PAINTED CEILING WHITE	NO FINISH WORK, THIS ROOM
LEVEL 1	108	EQUIPMENT RM	ACOUSTIC LVT WOOD FLOORING	WHITE PAINTED BASE	GWB	LEVEL 3 SMOOTH, PAINTED WHITE	GWB	LEVEL 3 SMOOTH, PAINTED WHITE	GWB	LEVEL 3 SMOOTH, PAINTED WHITE	GWB	LEVEL 3 SMOOTH, PAINTED WHITE	GWB	LEVEL 3 SMOOTH, PAINTED CEILING WHITE	
MEZZANINE	201	STORAGE MEZZANINE	PLYWOOD SUBFLOOR ONLY	NONE	-	-	-	-	-	-	-	-	NO CEILING, EXPOSED FRAMING	-	

## NOTE BLOCK - ENLARGED PLANS

- OUTLETS TOGETHER ON DEDICATED CIRCUIT
- 100 AMP, 240V SUB-PANEL
- (E) ELECTRIC DISTRIBUTION PANEL
- (E) AIR COMPRESSOR FOR DRY SPRINKLER SYSTEM
- (E) ELECTRIC SUB-PANEL
- TANKLESS ELECTRIC WATER HEATER BELOW SINK
- NEW ROOF MOUNTED DUCTLESS MINI-SPLIT HEAT PUMP COMPRESSOR, LOCATED ABOVE RECORDING STUDIO MACHINE RM
- (1) OUTLET @ TV DISPLAY HEIGHT + (1) OUTLET AT TYPICAL 12" AFF
- EXISTING WATER ROOM WALLS, DOOR & CEILING TO REMAIN
- 5/8" GWB OVER 7/8" HAT CHANNEL
- SAWCUT CONCRETE FLOOR SLAB BETWEEN LIVE AND CONTROL ROOMS AS INDICATED BY DASHED LINE (ILLUSTRATED OUTSIDE FOR DIAGRAMMATIC CLARITY, ACTUAL SAWCUT TO BE BETWEEN FLOOR PLATES) TYPICAL FOR (3) WALLS.
- 6x FRAMED WALL, NO GWB EITHER SIDE, REF. STRUCTURAL
- 4x FRAMED WALL, NO GWB EITHER SIDE, REF. STRUCTURAL
- FRAME BOTH OPENINGS @ COMMUNICATING DOORS TO ACCOMMODATE ACOUSTICALLY RATED DOORS TO ALLOW FOR RATED DOORS ON BOTH SIDES IN FUTURE
- ROOM IS MECHANICALLY HEATED, COOLED, AND VENTILATED
- 42" HEIGHT GUARD
- HATCH INDICATES FULL HEIGHT ACOUSTICAL BARRIER, TO UNDERSIDE OF EXISTING ROOF DECK
- FLOOR TO BE PAINTED TO IDENTIFY EGRESS CIRCULATION ZONES WHERE STORAGE IS PROHIBITED. MINIMUM WIDTH 3'-8".
- (2) LONG TERM BIKE PARKING. VT BIKE SOLUTIONS, MINIMUM OR APPROVED EQUAL.

## LEGEND - FLOOR PLAN



## PRIVATE RECORDING STUDIO & PRIVATE FAMILY STORAGE

REVISIONS

ISSUE DATE MAY 30, 2019  
PROJECT # 18-082  
FLOOR PLANS

A101

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