

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 - Held over from ID 21857 (9/11/19) for additional information

Appeal ID: 21888	Project Address: 4212 NE Broadway
Hearing Date: 9/18/19	Appellant Name: John Cole for Robert Lundin
Case No.: B-015	Appellant Phone: 50324131742
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	
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 18-269031-CO
Plan Submitted Option: pdf [File 1]	Proposed use: medical clinic

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1015

Requires	<p>1015.1 Exits or exist access doorways from spaces. Two exits or exit access doorways from any space shall be provided where one of the following conditions exists:</p> <p>The occupant load of the space exceeds one of the values in Table 1015.1</p> <p>The common path of egress travel exceeds one of the limitations of Section 1014.3</p> <p>Where required by Section 1015.3, 1015.5, 1015.5 or 1015.6</p> <p>A minimum of 2 exits are required from the building.</p> <p>1015.2.1 Exception 2:</p> <p>Where a building is equipped with an automatic sprinkler system in accordance with Section 903.1.1 the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.</p>
Proposed Design	<p>Two temporary exits are proposed during construction. Upon completion of the project there will be five permanent exits. Existing exit access stairways are maintained throughout construction duration.</p> <p>Existing separation of the temporary exits exceeds the minimum of 1/3 the overall diagonal of the building as allowed for fully sprinklered buildings per exception 2.</p> <p>As part of this project fire sprinklers are being upgraded and extended into the new addition on the south side of the building.</p> <p>Overall building diagonal is 156 feet.</p> <p>$156 / 3 = 52$. The exits are separated by 55 feet > 52 feet minimum.</p>

Reason for alternative The entire south facade including the SW corner exit is being demolished to construct the addition, accessible entries, public plaza and expanded parking lot.

The proposed 2nd exit on the NE corner of the building also provides a direct exit to the exterior from the second floor administrative area and the pediatrics clinical areas.

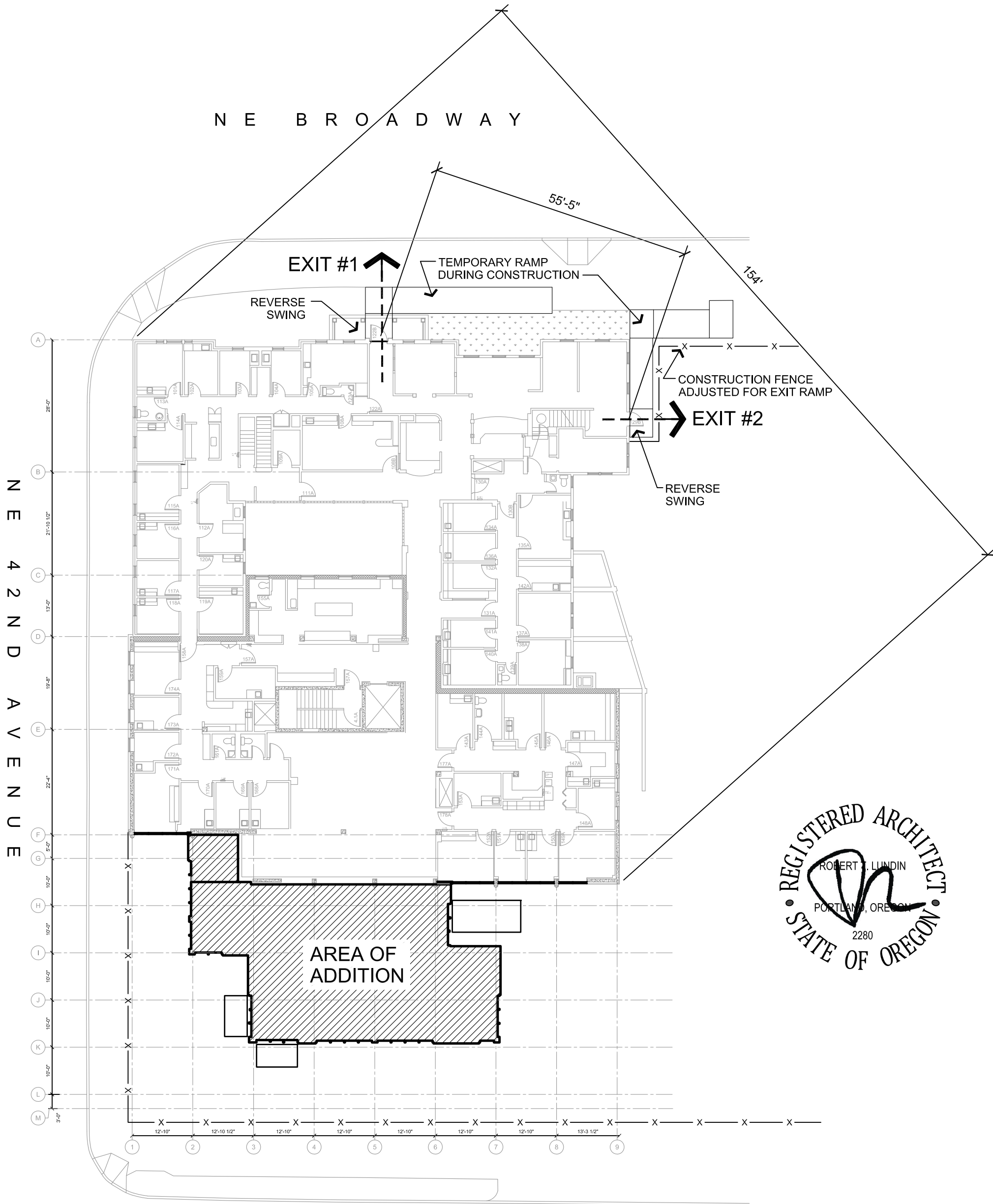
The central concrete exit access stair provides egress to the main level and discharges at the northern exit on Broadway.

APPEAL DECISION

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



1 EXIT DIAGRAM

1"=20'-0"

NORTH



BUILDING REQUIRES (2) EXITS:
SPRINKLERS ARE BEING EXTENDED THROUGHOUT THE EXISTING BUILDING
AND INTO THE ADDITION

WHERE (2) EXITS ARE REQUIRED, THEY SHALL BE SEPARATED BY 1/3 THE OVERALL
DIAGONAL WHEN FIRE SPRINKLERS ARE PROVIDED THROUGHOUT THE BUILDING
(OSSC 1015.2)

OVERALL DIAGONAL DISTANCE: 154'

154' X 1/3 = 52' (MIN)

DISTANCE BETWEEN EXIT DOORS: 55'

55' > 52' : OK



LUNDIN COLE ARCHITECTS, PC
1313 SE Belmont St Portland, OR 97204
P:5031241-3174 F:5031241-3186

Scale: 1" = 20'-0"
Date: 09.12.2019
Project No.: 170901

BROADWAY MEDICAL CLINIC
Building Addition & Renovation
4212 NE Broadway Portland, Oregon 97213

Appeal ID 21857
Exhibit 2.01

Evacuation of Premises Due to Fire/Emergency/Disaster

Response of the individual employee: anyone who observes fire, smoke, or other potentially hazardous situations should initiate the following procedures as necessary:

- ▶ Remove anyone in immediate danger.
- ▶ Alert co-workers.
- ▶ Activate the nearest fire alarm, call 911, notify Central/security (ext. 7777)
- ▶ Contain hazard by closing doors and windows.
- ▶ Assist patients and staff to the nearest safe exit(s).
- ▶ Attempt to extinguish fire ONLY if this would not put you in harm's way.

Response of the Clinic:

Fire Alarm - The clinic WILL evacuate if the fire alarm system (horn and strobe) are active.

Safety/Security issue – Unless there is visible evidence or an immediate suspicion that there is a threat to life or limb (earthquake, active shooter, etc.) the facility manager will ascertain if there is a safety/security issue and advise evacuation of facility.

In the event of an evacuation, department managers will inspect their work area. (Managers will select one or two alternates who will perform this function in case of their absence). After the manager has inspected the area, the manager will contact admin/central via handheld radio (channel 2) and inform them of the status of their work area/department.

- ▶ "All Clear" means the specific area has been inspected and has been found free of any signs of danger and /or hazard. (Flame, smoke, abnormal odor, threat)
- ▶ "Danger" means the specific area has been inspected and there is a sign of danger or hazard. Give type of threat and location if possible.

Staff is responsible for making sure that patients and visitors leave the building in a safe manner. The elevator is not to be used during this time. Patients and families are to be led to the stairway and to the exits.

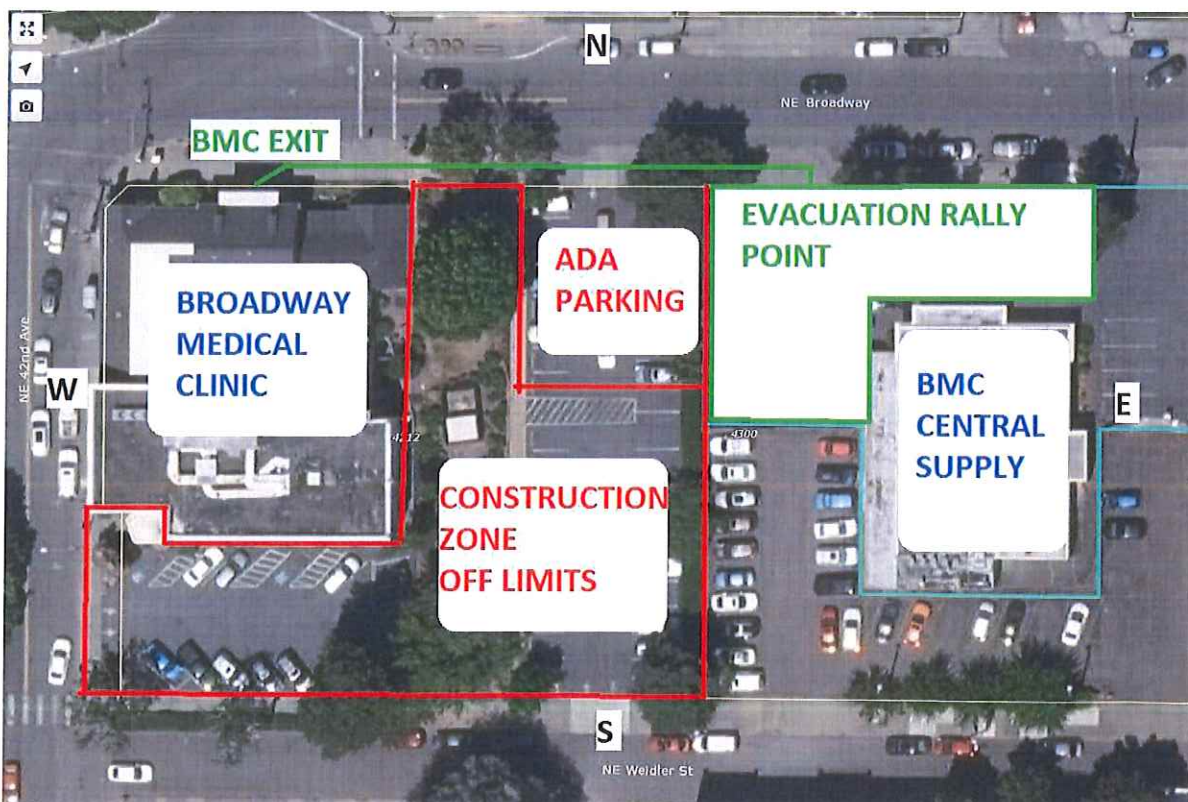
Staff will deploy emergency exit ladders on the 2nd floor if necessary in areas where evacuation is not possible due to fire or obstruction.

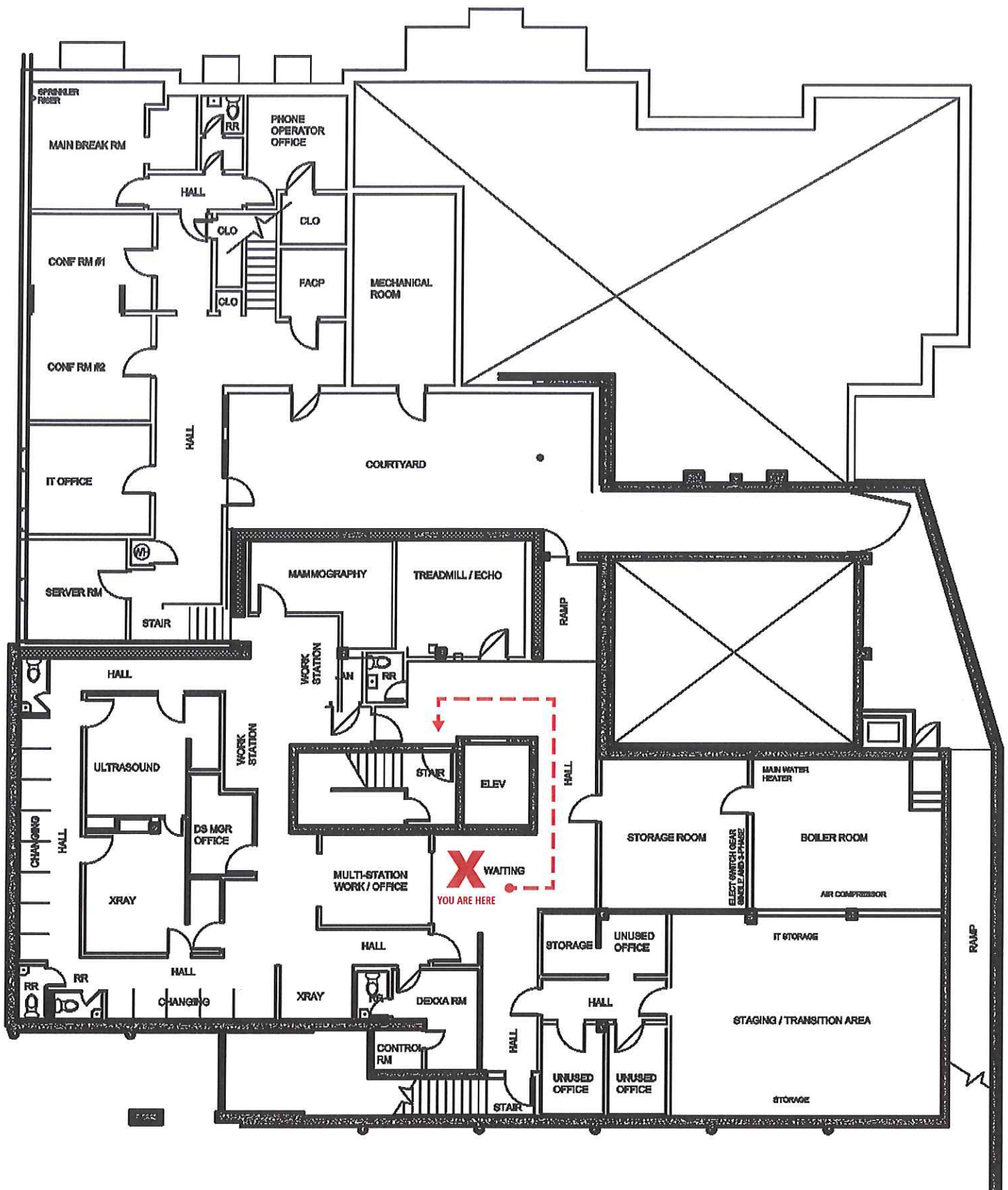
Evacuation will be performed in an orderly fashion and will assemble by department in the Central Supply Parking lot. Patients should assembly with the last department they were checked in with.

Central Supply staff will assume positions at the entrance/exit of assembly area to ensure no vehicle traffic passes through which would injure staff or patients.

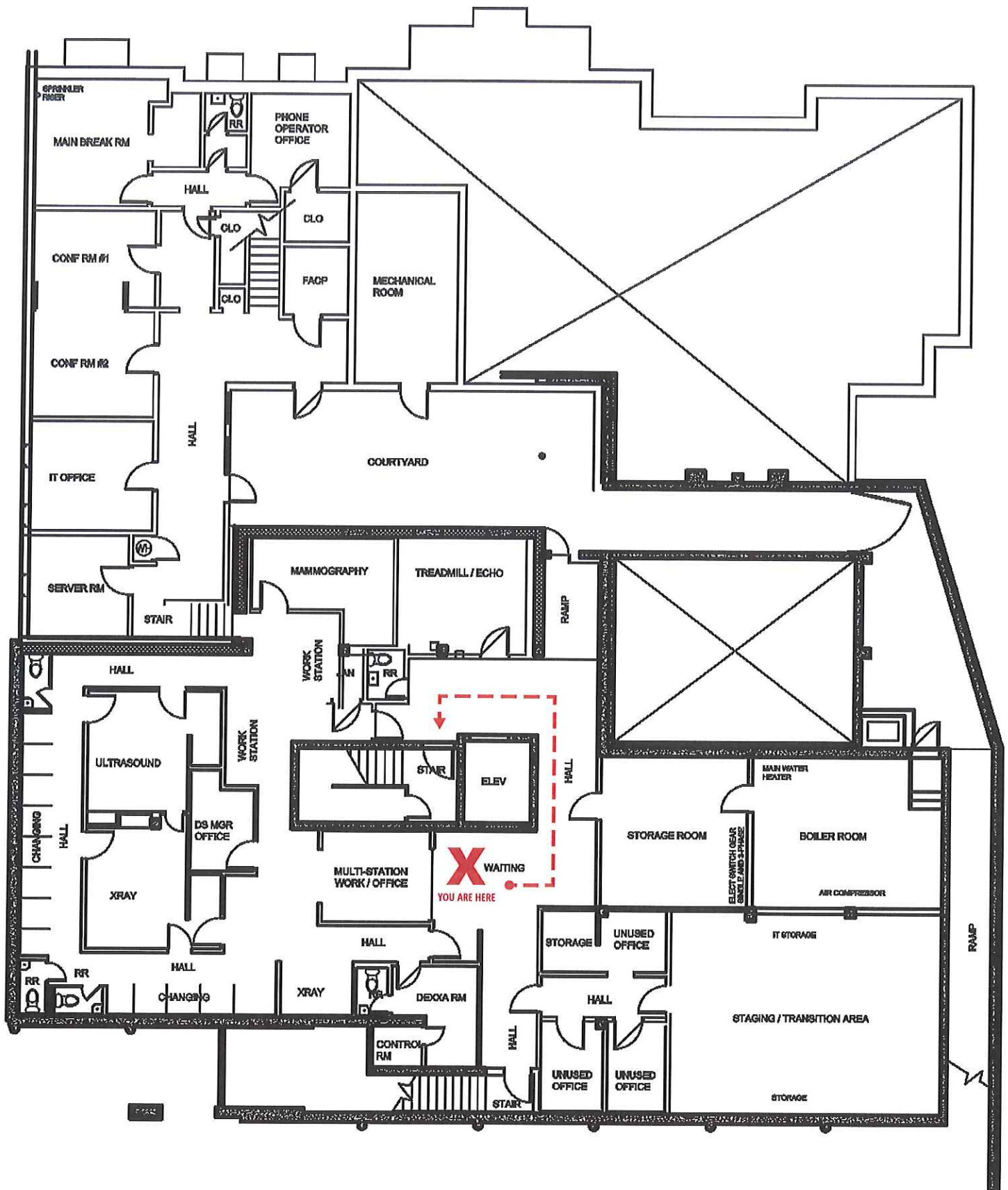
Once assembled, managers will take attendance and attempt to ensure the presence of all of the employees and any patients and wait for further instructions.

- Exit Main Clinic north side down ADA ramp
- Head east toward Central Supply building
- Enter parking area labeled Evacuation Rally Point
- Assembly by department
- Wait for further instructions

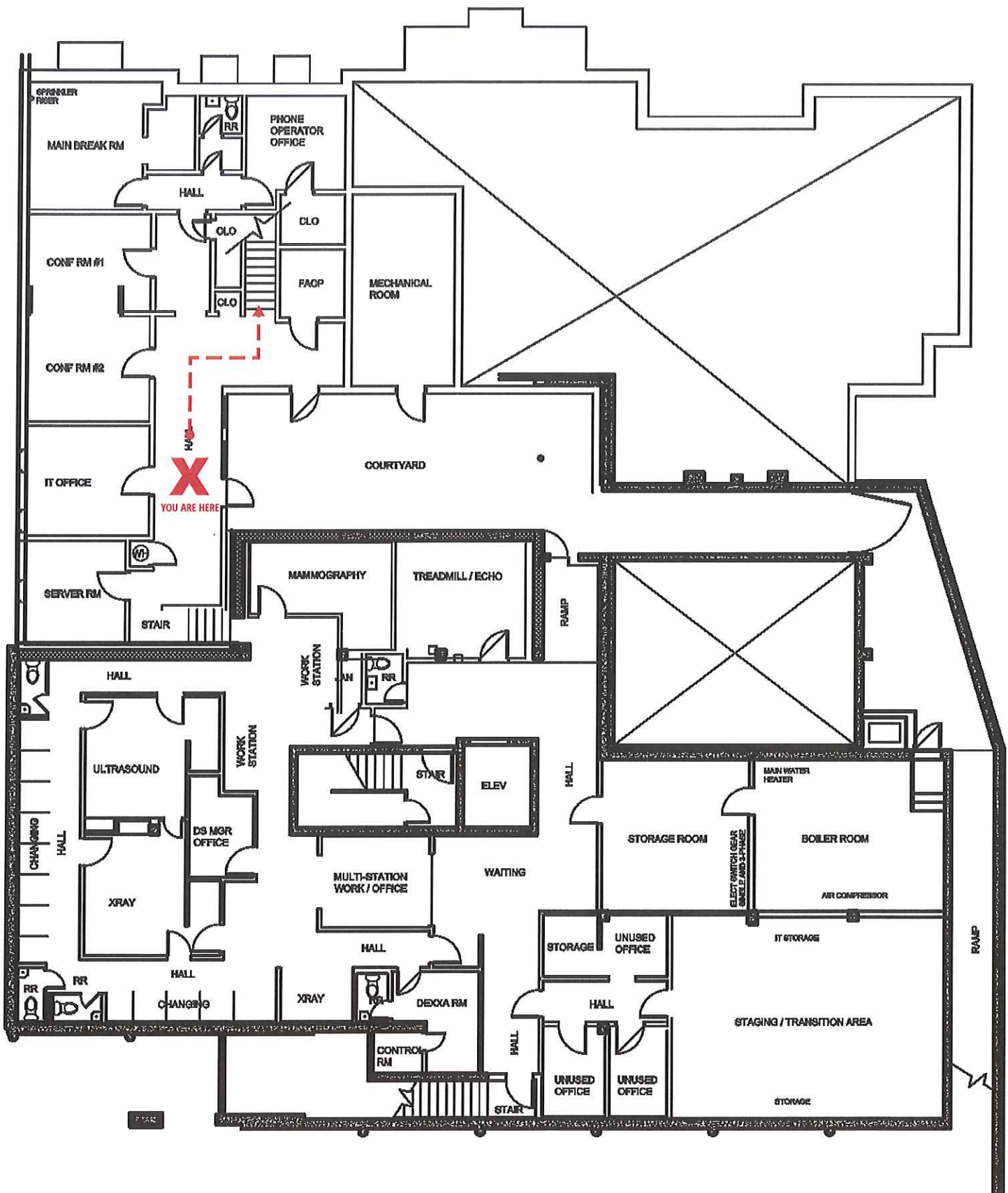




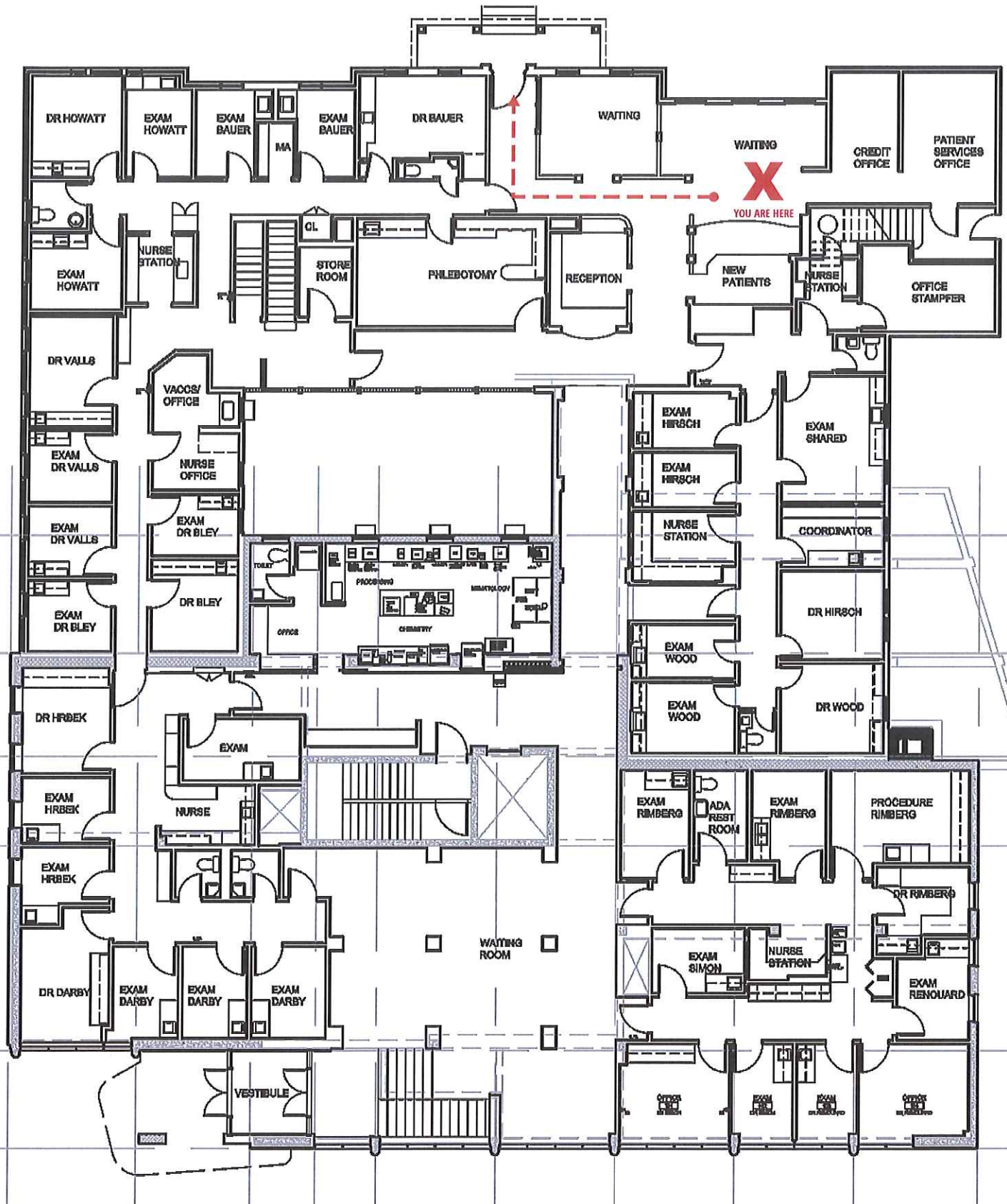
Basement Floor Evacuation Plan



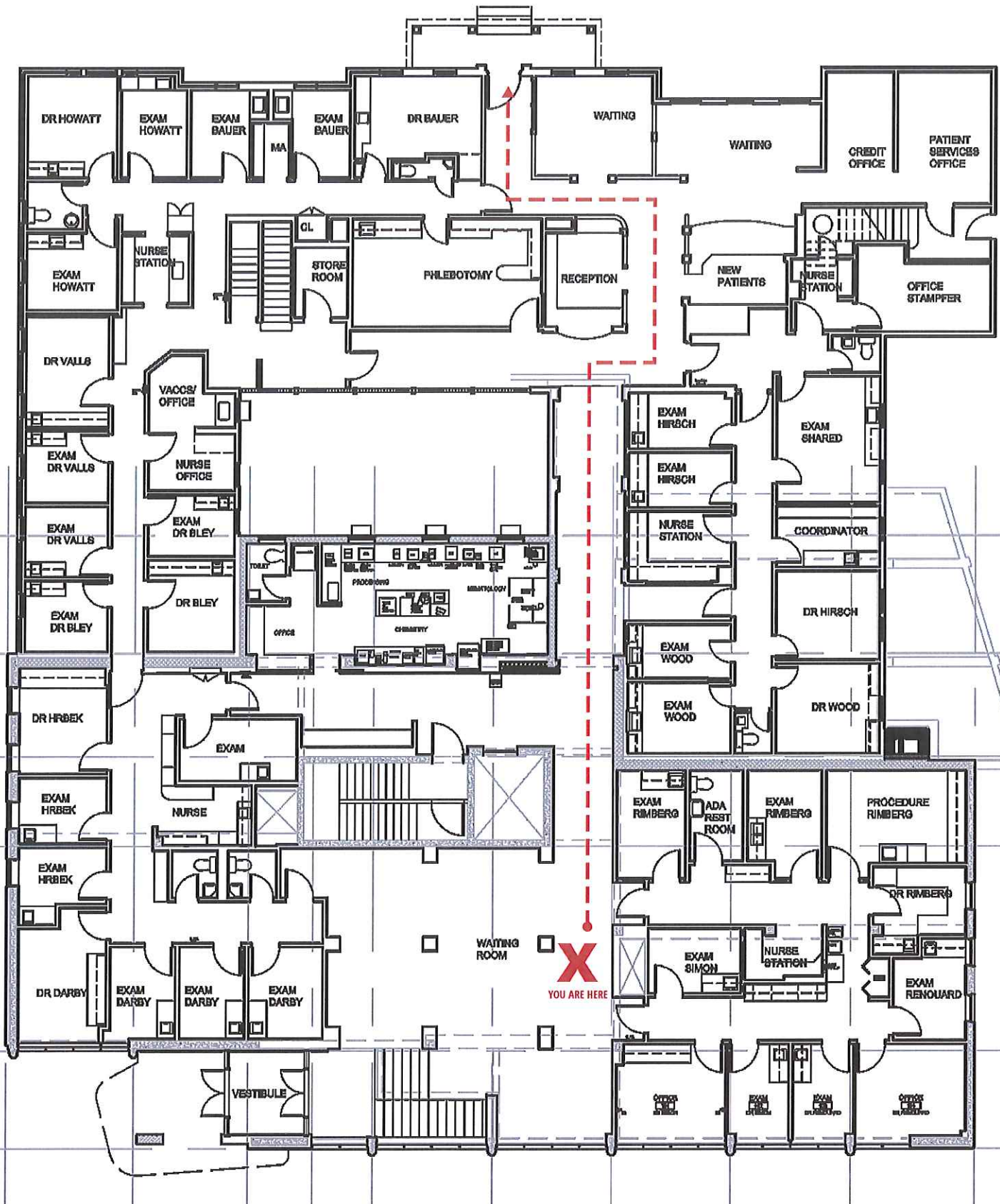
Basement Floor Evacuation Plan



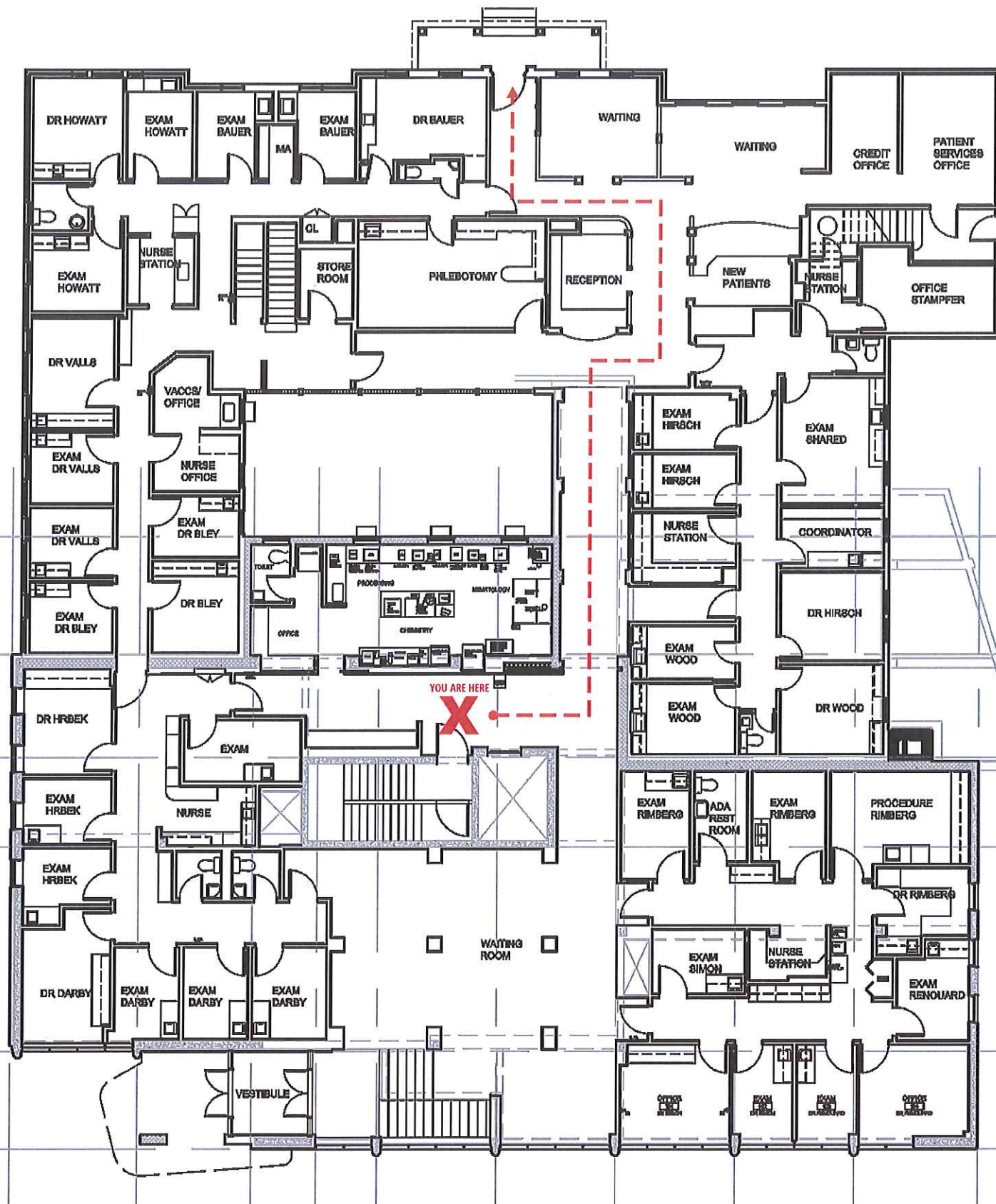
1st Floor Evacuation Plan



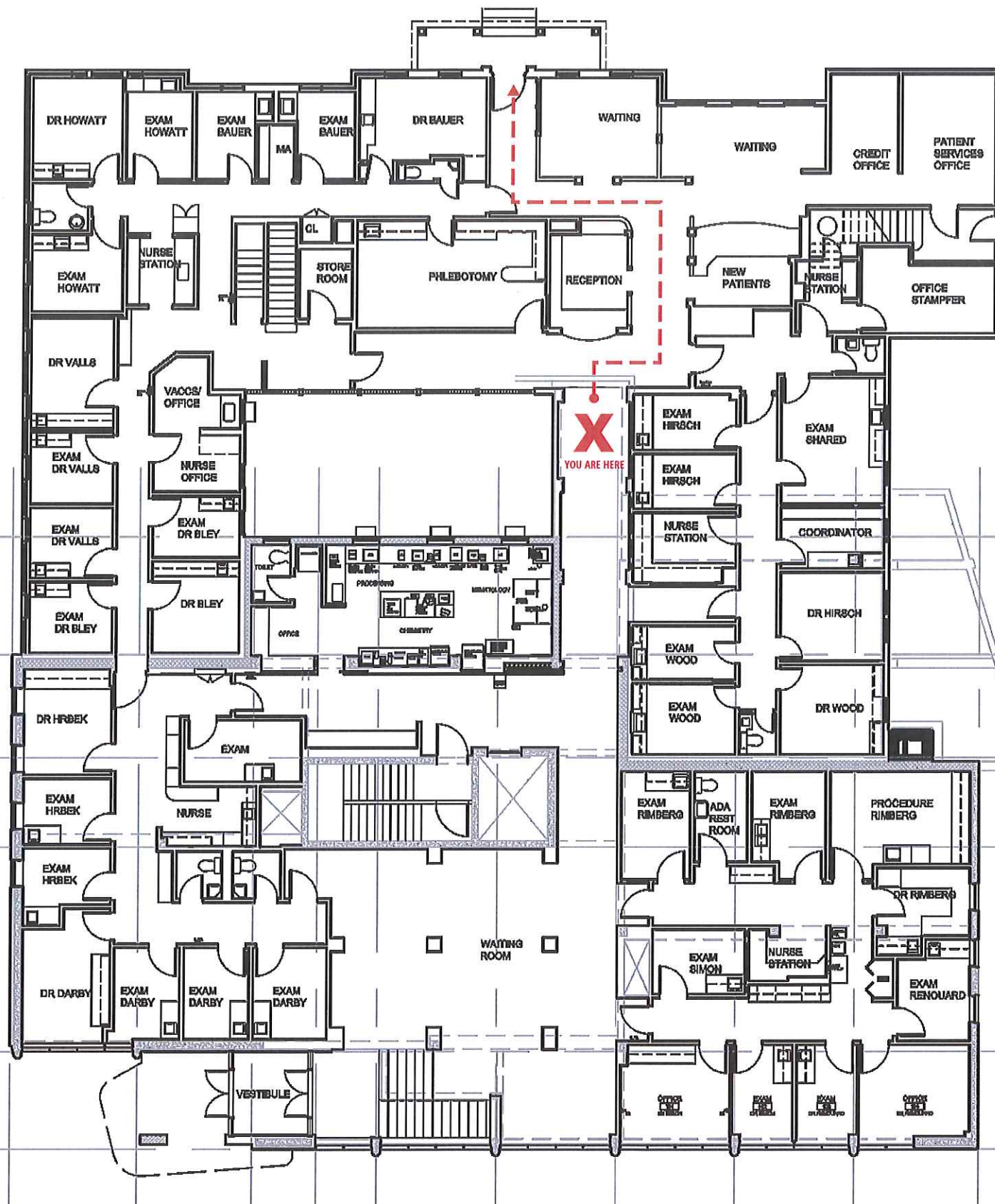
1st Floor Evacuation Plan



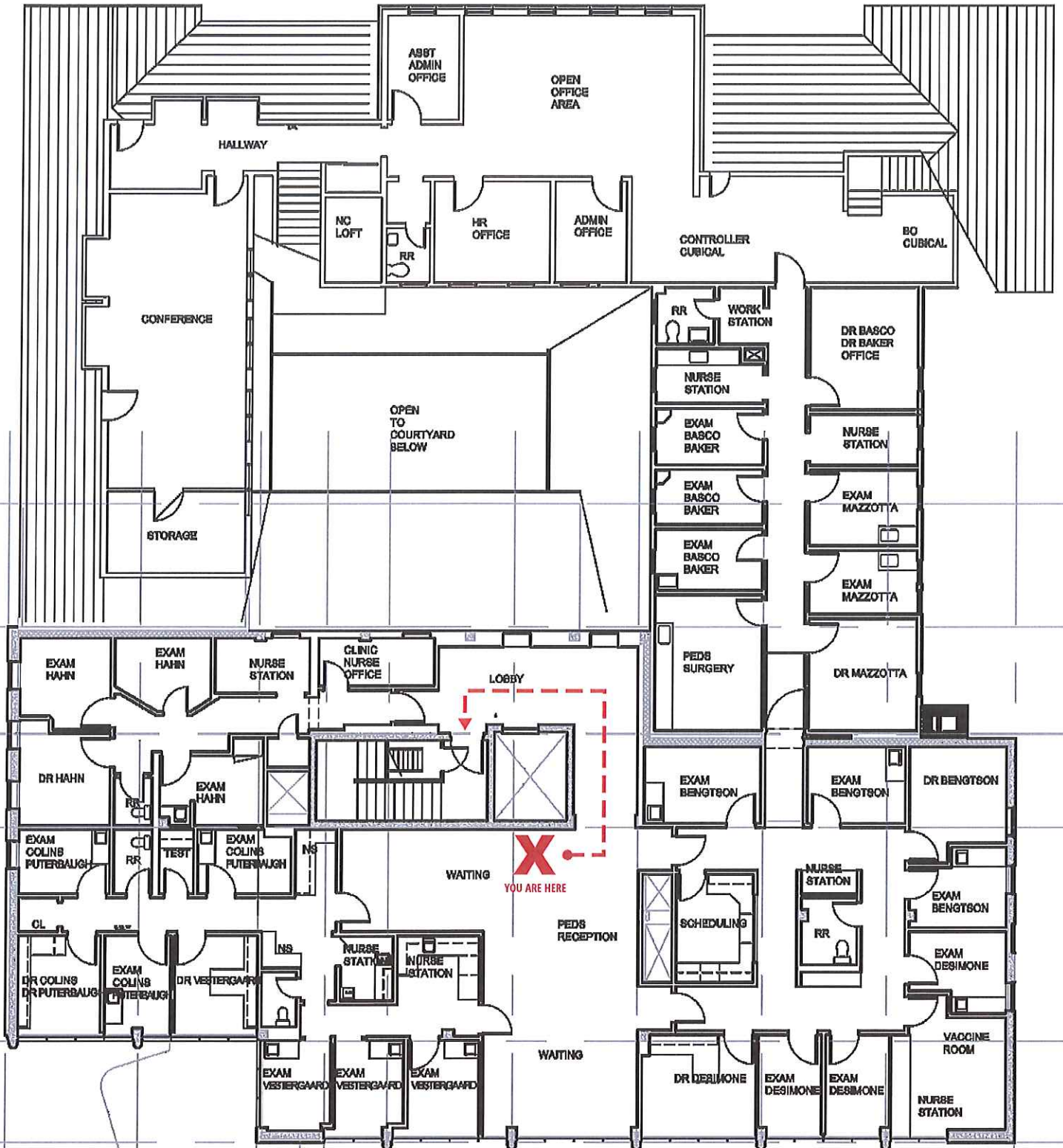
1st Floor Evacuation Plan



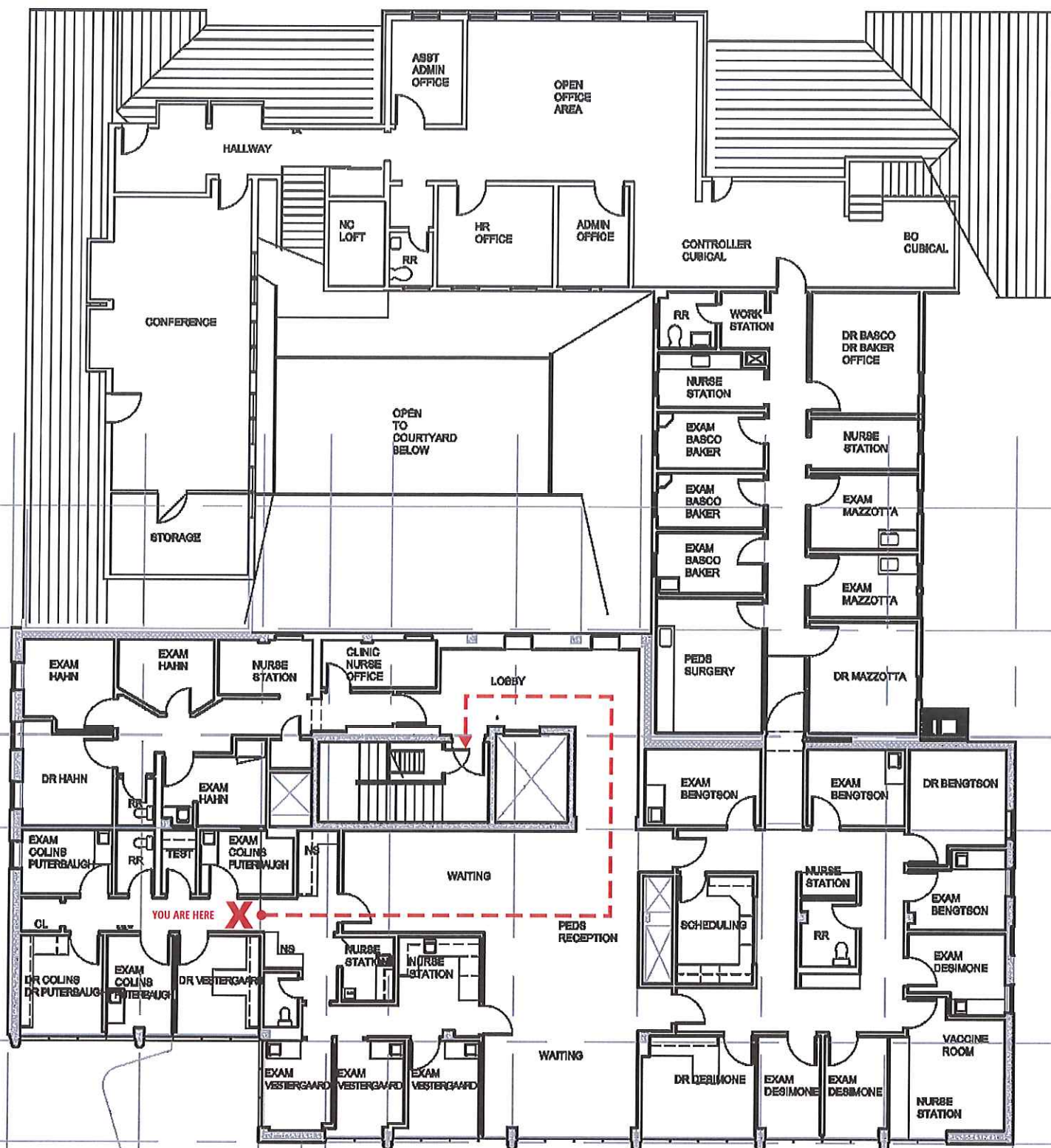
1st Floor Evacuation Plan



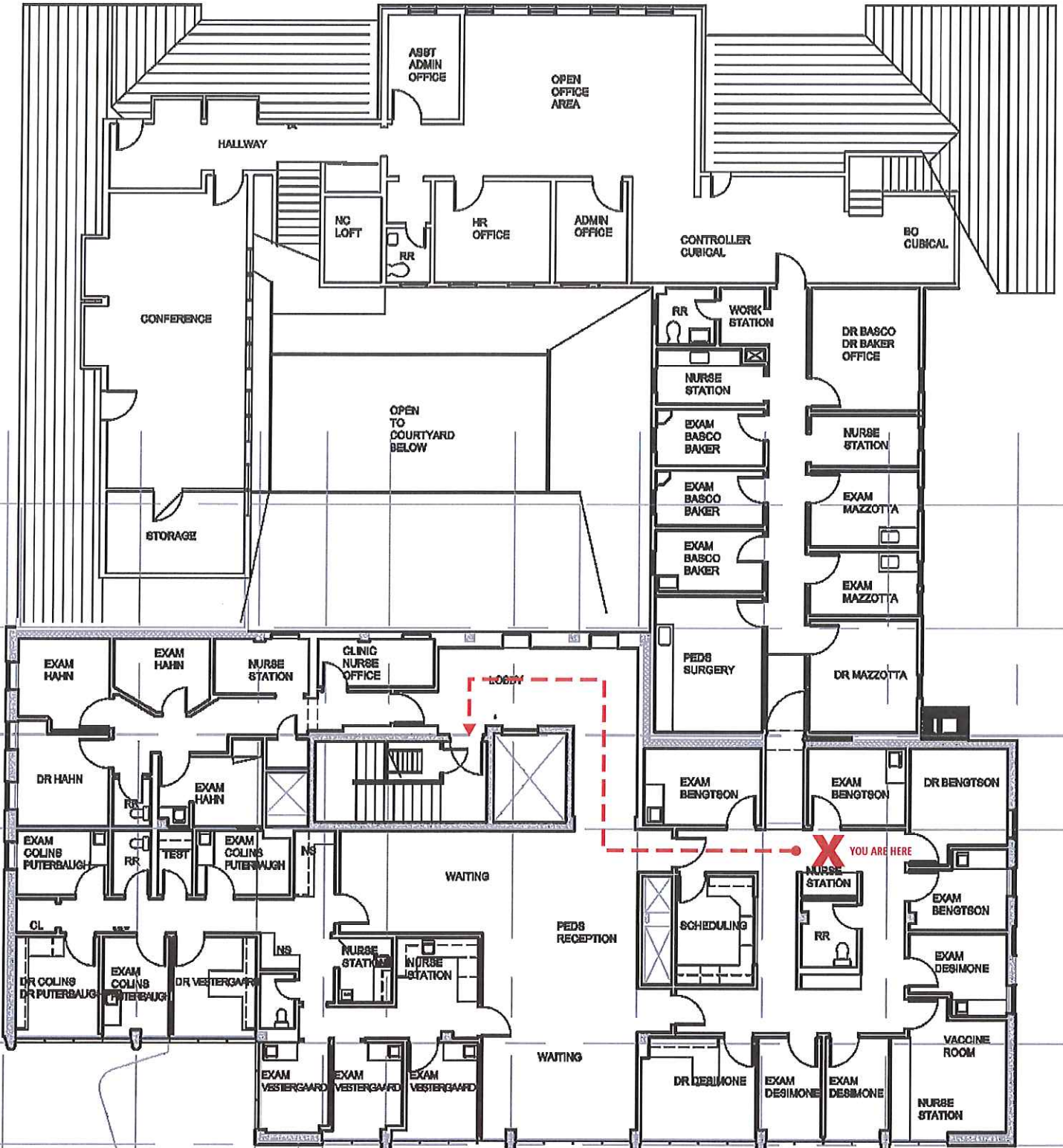
2nd Floor Evacuation Plan



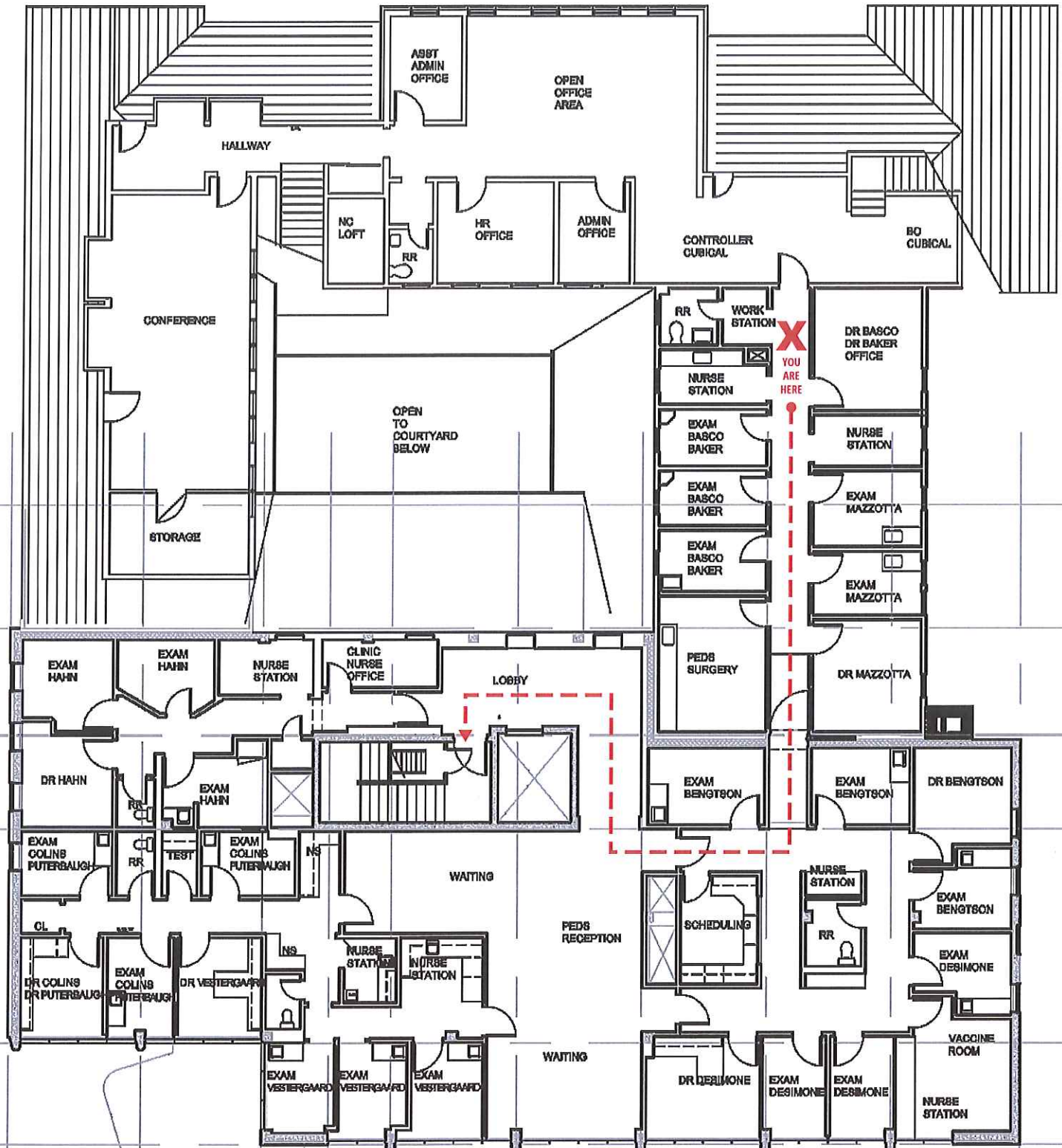
2nd Floor Evacuation Plan



2nd Floor Evacuation Plan

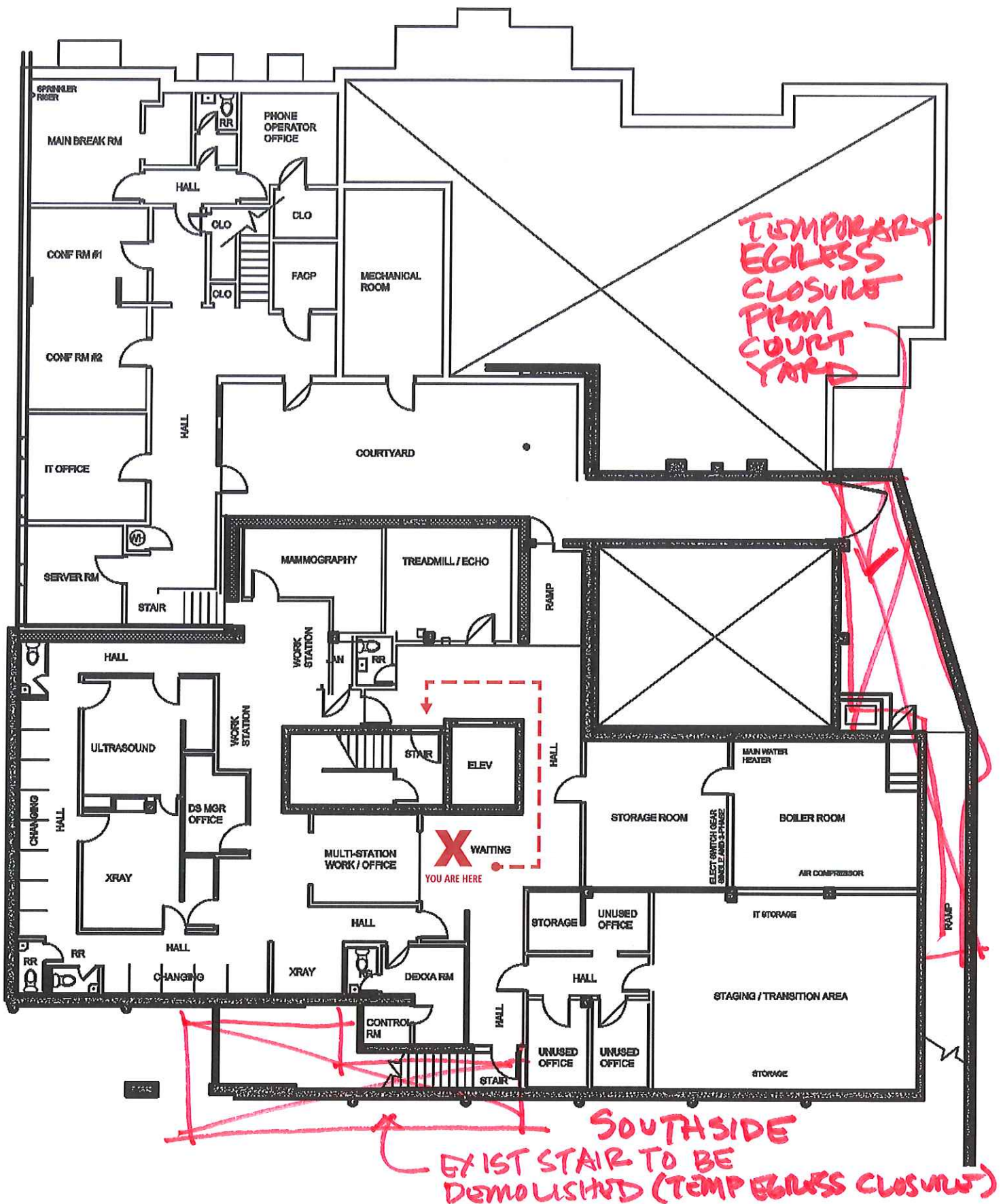


2nd Floor Evacuation Plan



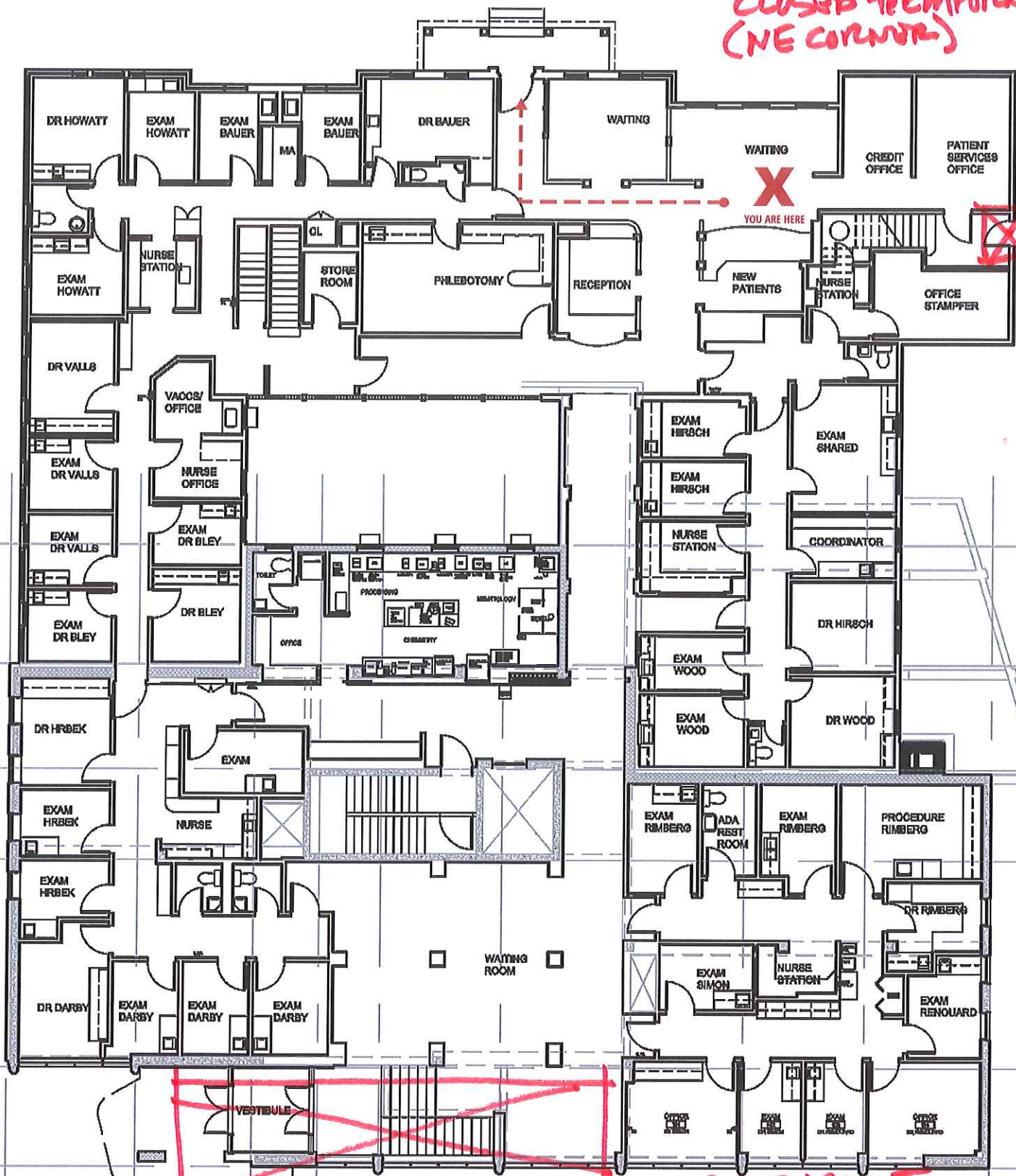
EXIT





1st Floor Evacuation Plan

EXIT TO BE
CLOSED TEMPORARILY
(NE CORNER)



SOUTHIDE
EXIT TO BE TEMPORARILY
CLOSED

BROADWAY MEDICAL CLINIC BUILDING ADDITION & RENOVATIONS

LUNDIN COLE ARCHITECTS, PC
1313 SE Belmont St
Portland, OR 97214
P: (503) 241-3174
www.lundincole.com

GENERAL NOTES

- ALL CONSTRUCTION WORK SHALL BE DONE IN STRICT COMPLIANCE WITH BUILDING STANDARDS, THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, THE AMERICANS WITH DISABILITIES ACT INCLUDING ADAAG STANDARDS, ANSI, N.F.P.A., AND ALL OTHER STATE AND LOCAL CODES AND BUILDING REQUIREMENTS THAT APPLY.
- CONTRACTORS AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE CONSTRUCTION DOCUMENTS PRIOR TO WORK. ERRORS AND OMISSIONS IN THE PLANS OR SPECIFICATIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO WORK.
- CONTRACTORS/SUBCONTRACTORS SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.
- OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIAL GOODS STOLEN OR DAMAGED ON SITE.
- CONTRACTORS/SUBCONTRACTORS ARE RESPONSIBLE FOR MAINTAINING AND PROVIDING ALL EXISTING AND REQUIRED FIRE-RATED ASSEMBLIES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE/DEFICIENCIES FOUND IN EXISTING FIRE-RATED ASSEMBLIES.
- ALL FINISHES, MATERIALS, AND WORKMANSHIP TO BE OF HIGH QUALITY.
- DISPOSE OF ALL CONSTRUCTION MATERIALS OFF SITE. DO NOT POUR ANY CONSTRUCTION MATERIALS DOWN THE DRAINS, CATCH BASINS, OR IN LANDSCAPE.
- CONTROL LOCATIONS TO BE REVIEWED BY OWNER AND ARCHITECT PRIOR TO INSTALLATION.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- CONTRACTORS/SUBCONTRACTORS SHALL BE LEGALLY REGISTERED AND LICENSED TO COMPLETE THEIR WORK IN THE CITY. ALL CONTRACTORS SHALL CARRY WORKMAN'S COMPENSATION INSURANCE AND ALL OTHER INSURANCE AS REQUIRED BY LAW AND AS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS. ALL SHOP DRAWINGS SHALL BE STAMPED AND SEALED BY THE CONTRACTOR AND HIS/HER DESIGNER.
- IN THE EVENT OF A CONFLICT WITHIN OR AMONG ANY OF THE DRAWINGS OR PROJECT MANUAL, THE MOST RESTRICTIVE AND/OR EXTENSIVE LISTING SHALL GOVERN.
- ALL PENETRATIONS THROUGH WALLS ARE TO BE SEALED WITH FIRESTOP SEALANT. ALL HIDDEN CONDITIONS (E.G., ABOVE CEILING) SHALL BE FIRESTOPPED AS APPROVED BY U.L. AND BUILDING INSPECTOR.
- MAINTAIN FIRE RATING OF EXISTING CONSTRUCTION AS REQUIRED BY CODE, WHERE DEMOLITION / NEW CONSTRUCTION IMPACTS EXISTING.
- INTERIOR WALL AND CEILING FINISHES SHALL HAVE A MINIMUM OF CLASS B FLAME SPREAD AND SMOKE DEVELOPED RATING.
- PROVIDE FIRE-RETARDANT TREATED SOLID WOOD PACKING/BLOCKING IN WALLS FOR EQUIPMENT AND/OR FUTURE MOUNTING AS REQUIRED.
- PROTECT ALL EXISTING LIGHTING, MECHANICAL UNITS, ELECTRICAL OUTLETS AND SWITCHES TO REMAIN. REPAIR OR REPLACE IF DAMAGED DURING CONSTRUCTION.
- WHERE LIGHTING IS TO BE RELOCATED OR PROVIDED NEW, CONTRACTOR IS RESPONSIBLE FOR ABANDONING OLD LOCATIONS, CAPPING, AND MARKING ALL NEW NECESSARY ELECTRICAL CONNECTIONS.
- MODIFY EXISTING FIRE SPRINKLER AND ALARM DEVICES AS REQUIRED BY CODE DUE TO NEW OR REVISED WALL LOCATIONS - DESIGN BUILD BY CONTRACTOR.
- SUB CONTRACTOR TO VERIFY CHANGES TO MECHANICAL SYSTEM AS REQUIRED BY NEW LAYOUT.
- WHERE WORK REQUIRES ACCESSING AND MODIFICATION IN ADJACENT ROOMS AND SPACES THE CONTRACTOR IS RESPONSIBLE FOR REFINISHING THE ADJACENT SPACES TO MATCH EXISTING CONSTRUCTION. PROVIDE ACCESS HATCHES IF NEEDED.

ABBREVIATIONS

A.B.	ANCHOR BOLT	I.D.	INSIDE DIMENSION
A.F.F.	ABOVE FINISHED FLOOR	IN.	INCH
AND	AND	LBS.	POUNDS
ALUM	ALUMINUM	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
B.D.G.	BUILDING	MIN.	MINIMUM
B.O.	BOTTOM OF	MISC.	MISCELLANEOUS
BRG.	BEARING	M.O.	MASONRY OPENING
C	CENTER LINE	MTD.	MOUNTED
CFM	CUBIC FEET PER MINUTE	NO	NOT IN CONTRACT
C.J.	CONTROL JOINT	N.C.	NUMBER
CMU	CONCRETE MASONRY UNITS	NTS	NOT TO SCALE
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIMENSION
CONT.	CONTINUOUS	OPNG.	OPENING
CYL.	CYLINDER	OPP.	OPPOSITE
Ø	DIAMETER	O.S.B.	ORIENTED STRAND BOARD
EA.	EACH	PLTFM.	PLATFORM
ELEV.	ELEVATION	P.L.F.	POUNDS PER LINEAL FOOT
E.I.F.S.	EXTERIOR INSULATING FINISH SYSTEM	P.S.F.	POUNDS PER SQUARE FOOT
FDN.	FOUNDATION	P.S.I.	POUNDS PER SQUARE INCH
F.O.C.	FACE OF CURB/CONCRETE	REF.	REFER TO, REFERENCE FROM
F.O.M.	FACE OF MASONRY	REIN.	REINFORCING
F.F.	FINISHED FLOOR	REQ'D	REQUIRED
FT.	FEET	R.O.	ROUGH OPENING
FTG.	FOOTING	SIM.	SIMILAR
FR-S	FIRE-RETARDANT WOOD TREATMENT	SPECS.	SPECIFICATIONS
GA.	GAUGE	STL.	STEEL
GALV.	GALVANIZED	STRUC.	STRUCTURAL
G.I.	GALVANIZED IRON OR STEEL	SQ.	SQUARE
G.L.	GLUE LAMINATED STRUCTURE	T & G	TONGUE & GROOVE
G.W.B.	GYPSONUM WALL BOARD	T.O.C.	TOP OF CURB/CONCRETE
H.C.A.	HEADED CONCRETE ANCHOR	T.O.D.	TOP OF DRAIN
H.M.	HOLLOW METAL	TYP.	TYPICAL
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HR.	HOUR	U.D.I.L.	UNIFORM DISTRIBUTED LOAD
HT.	HEIGHT	W/	WITH
HVAC	HEATING VENTILATING AND AIR CONDITIONING	W.P.	WEATHERPROOF
		W.W.F.	WELDED WIRE FABRIC

VICINITY MAP

NO SCALE



AS-BUILT MEASUREMENTS NOTE

DIMENSIONS AND EXISTING ELEMENTS SHOWN ON THE DRAWINGS WILL VARY FROM THE ACTUAL FIELD DIMENSIONS. ACCORDINGLY, PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION WORK OR THE ORDERING OF ANY MATERIALS, FINISHES, EQUIPMENT, AND SIMILAR ITEMS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEASURING EVERY SPACE WITH WORK SCHEDULED TO OCCUR, MAKING EXPLICIT NOTE OF ANY DISCREPANCIES OR VARIANCES FROM THE INDICATED LAYOUTS/DIMENSIONS, AND NOTIFYING THE ARCHITECT AND/OR INTERIOR DESIGNER OF ANY DISCREPANCIES.

IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PROCEEDS WITH ANY DEMOLITION/CONSTRUCTION WORK OR THE ORDERING OF ANY MATERIALS/ FINISHES/EQUIPMENT AND SIMILAR ITEMS, SUCH ACTIONS ARE TACIT ACKNOWLEDGMENT THAT THE GENERAL CONTRACTOR HAS MEASURED AND VERIFIED EXISTING CONDITIONS WITH WORK SCHEDULED TO OCCUR. ALL ADJUSTMENTS NECESSARY DUE TO VARIANCES IN DIMENSIONS AND LAYOUTS WILL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. PARTICULAR AREAS OF CONCERN: WORK REQUIRED TO MODIFY ELECTRICAL AND MECHANICAL SYSTEMS.

- CONTACT OWNER'S PROJECT MANAGER AND THE ARCHITECT IF THERE ARE DISCREPANCIES OR IF ADJUSTMENT IS NEEDED. PROVIDE DOCUMENTATION IN A WRITTEN RFI WITH DIMENSIONS SHOWN ON A FLOOR PLAN SKETCH.
- MAKE ADJUSTMENTS TO THE LAYOUT AS DIRECTED BY OWNER AND ARCHITECT.
- AFTER DEMOLITION, ADDITIONAL ADJUSTMENTS TO PLAN MAY BE NECESSARY AS DIRECTED BY THE OWNER AND ARCHITECT.
- CLEARANCES AND DIMENSIONS SHOWN ARE CRITICAL FOR ACCESSIBILITY - AFTER ROUGH FRAMING, NOTIFY OWNER AND ARCHITECT FOR FIELD REVIEW TO VERIFY CONDITIONS.

PROJECT DESCRIPTION

- THE PROJECT INCLUDES:
- THE ADDITION OF 2,500 SF ON TWO FLOORS ABOVE GRADE AND 2,950 SF BELOW GRADE TO BE USED PRIMARILY AS AN ACCESSIBLE ENTRY, ACCESSIBLE LOBBY, ACCESSIBLE EXAM ROOMS, AND ACCESSIBLE RESTROOMS.
 - EXTENSION OF FIRE SPRINKLERS THROUGH OUT.
 - NEW HVAC IN MUCH OF THE EXISTING BUILDING.
 - REEROOFING AT CONCRETE PORTION.
 - NEW FINISHES IN SOME OF THE EXISTING CLINICAL SPACE.
 - THE CONSTRUCTION OF A PEDESTRIAN PLAZA AND ACCESSIBLE DROP OFF AREA ON SITE.
 - THE REDEVELOPMENT OF THE (1) EXISTING PARKING LOTS AND ASSOCIATED DRAINAGE, LANDSCAPING AND UTILITIES ON SITE AND WITHIN THE RIGHT OF WAY ON ALL STREET FRONTAGES TO REMEDY EXISTING NON-CONFORMING SITE DEVELOPMENT.

ELECTRICAL POWER AND LIGHTING SYSTEMS ENERGY COMPLIANCE

New or altered systems are required to comply with the Oregon Energy Efficiency Specialty Code. ComCheck forms demonstrating compliance criteria, such as allowed wattage and controls, are required to be presented "in situ" for review and approval by City Inspectors. Projects subject to electrical plan review shall submit ComCheck forms at the time of permit application.

See www.cbs.state.or.us/hcd/programs/energy.html

PROJECT DIRECTORY

OWNER:
BROADWAY MEDICAL CLINIC LLP
4212 NE BROADWAY STREET
PORTLAND, OR 97213
CONTACT: SHAUN HESCOCK, FACILITIES MGR
503-972-3535
SHESCOCK@BMCLLP.NET

GENERAL CONTRACTOR:
RAH CONSTRUCTION
1530 SW TAYLOR STREET
PORTLAND, OR 97205
CONTACT: DAVID FUERSTENBERG, PROJ. MGR
503-819-3681
DFUERST@RHCONST.COM

DESIGN BUILD ELECTRICAL SUBCONTRACTOR:
DYNAMIC ELECTRIC OREGON
5711 SW HOOD AVENUE
PORTLAND, OR 97239
CONTACT: JAMICA HALE, PROJECT MANAGER
503-226-8771
JHALE@DYNA-OREGON.COM

DESIGN BUILD MECHANICAL SUBCONTRACTOR:
NORTHWEST CONTROL COMPANY
8750 SE MCLOUGHLIN BLVD
PORTLAND, OR 97222
CONTACT: MIKE JONES
971-204-7018
MIKEJ@NORTHWESTCONTROL.COM

ARCHITECTS:
LUNDIN COLE ARCHITECTS, PC
1313 SE BELMONT ST
PORTLAND, OR 97214
CONTACT: TED LUNDIN
503-241-3174 X 1
TLUNDIN@LUNDINCOLE.COM

INTERIOR DESIGN:
IDEA
1313 SE BELMONT ST
PORTLAND, OR 97214
CONTACT: SOPHIA MAN
503-222-1400 X 5
SMAN@IDEA-INTERIORS.COM

STRUCTURAL ENGINEER:
WDY STRUCTURAL CIVIL ENGINEERS
6443 SW BEAVERTON-HILLSDALE HWY
STE 210
PORTLAND, OR 97221
CONTACT: MICHAEL CORONEL, P.E.
503-203-8111
MIKE@WDY1.COM

CIVIL ENGINEER:
WDY STRUCTURAL CIVIL ENGINEERS
6443 SW BEAVERTON-HILLSDALE HWY
STE 210
PORTLAND, OR 97221
CONTACT: CHRIS DESLAURIERS, P.E.
503-203-8111 EXT. 40
CHRIS@WDY1.COM

LANDSCAPE ARCHITECT:
SHAPIRO/DIWAY
1204 SE WATER AVE. SUITE 11
PORTLAND, OR 97204
CONTACT: STEVE SHAPIRO
503-232-0520
STEVE@SHAPIRO-LA.COM

LIGHTING DESIGN:
LUMA LIGHTING DESIGN
522 SW 5TH AVENUE, SUITE 1500
PORTLAND, OR 97204
CONTACT: ALEX RIDLEY
503-444-5446
ALEX@LUMALD.COM

GEOTECHNICAL ENGINEER:
ALDER GEOTECHNICAL SERVICES
3910 NE 10TH AVENUE
PORTLAND, OR 97212
CONTACT: JOHN CUNNINGHAM
503-282-7482
WWW.ALDERGEO.COM

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A-011	REFLECTED CEILING PLAN
A-012	REFLECTED CEILING PLAN
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A-072	REFLECTED CEILING PLAN
A-073	REFLECTED CEILING PLAN

CASEWORK DETAILS

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LIGHTING

- E-001 LIGHTING LEGEND, ABBREVIATIONS AND SCHEDULES
- E-101 SITE PLAN NORTH LIGHTING
- E-102 SITE PLAN SOUTH LIGHTING - NOT USED
- E-103 BASEMENT REFLECTED CEILING PLAN LIGHTING
- E-104 FIRST FLOOR REFLECTED CEILING PLAN LIGHTING
- E-105 SECOND FLOOR REFLECTED CEILING PLAN LIGHTING

CIVIL

- C1-0 CIVIL NOTES
- C2-0 EROSION AND SEDIMENT CONTROL PLAN
- C2-1 NORTH LOT UTILITY PLAN
- C2-2 SOUTH LOT UTILITY PLAN
- C2-3 NORTH LOT GRADING PLAN
- C2-4 SOUTH LOT GRADING PLAN

CIVIL DETAILS

CIVIL DETAILS

LANDSCAPE

- LS-001 LANDSCAPE GENERAL NOTES
- LS-100 TREE PLAN
- LS-101 LANDSCAPE SITE PLAN NORTH
- LS-102 LANDSCAPE SITE PLAN SOUTH
- LS-201 LANDSCAPE DETAILS
- LS-202 LANDSCAPE DETAILS
- LS-203 LANDSCAPE DETAILS

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INSTALL PLUMBING PRODUCTS
APPROVED BY THE STATE PLUMBING
BOARD OR APPROVED LISTING AGENCY

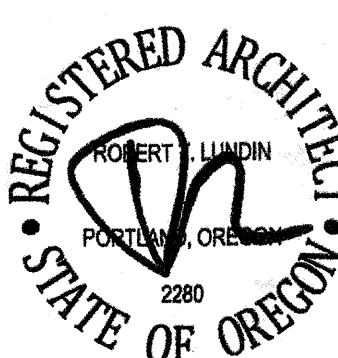
2017
Oregon Plumbing
Specialty Code
City of Portland - BDS

No Mandatory Plumbing
Plan Review Required
OAR 918-780-0040

Plumbing Permit Required
City of Portland
Bureau of Development Services

RECEIVED
MAR 08 2019
City of Portland
BDS - Document Services

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



CONSTRUCTION SET

Date: MARCH 8, 2019

NO.	DATE	ISSUE
02.08.19	02.08.19	FIRE & LIFE SAFETY
03.08.19	03.08.19	VALUE ENGINEERING
03.08.19	03.08.19	PLUMBING
03.08.19	03.08.19	PLS CHECK 1

LCA Project No.: 170601
Drawn By: A.O.S.-19 PIS/APREAL

COVER SHEET

A-000

BROADWAY MEDICAL CLINIC BUILDING ADDITION & RENOVATIONS - ZONING AND BUILDING CODE COMPLIANCE

STRUCTURAL NARRATIVE

THE EXISTING MEDICAL CLINIC CONSISTS OF WOOD AND CONCRETE TWO-STORY BUILDINGS WITH A PARTIAL BASEMENT, COMBINED FOR A TOTAL AREA OF APPROXIMATELY 30,000 SQUARE FEET. THE WOOD FRAME PORTION WAS CONSTRUCTED AROUND 1934. THE CONCRETE PORTION WAS CONSTRUCTED AROUND 1958. THE BUILDING FOOTPRINT IS RELATIVELY SQUARE, APPROXIMATELY 100' X 100' WITH WOOD FRAME PORTION TO THE NORTH AND CONCRETE PORTION TO THE SOUTH, SEPARATED BY A CENTRAL OPEN COURTYARD.

THE EXISTING WOOD FRAME PORTION CONSISTS OF SOLID SAWN WOOD JOISTS AND RAFTERS AT THE UPPER FLOORS AND ROOF SUPPORTED BY WOOD STUD WALLS. PERIMETER WOOD STUD WALLS INCLUDE BRICK VENEER ON THE NORTHWEST AND WEST FACADES AND WOOD SIDING ON THE REMAINING SIDES. THE EXISTING CONCRETE PORTION CONSISTS OF CAST-IN-PLACE CONCRETE PAN JOIST AND SLAB SYSTEM FOR THE UPPER FLOORS AND ROOF SUPPORTED BY REINFORCED CONCRETE BEAMS, COLUMNS AND WALLS. THE CONCRETE WALLS AND COLUMNS ARE SUPPORTED BY REINFORCED CONCRETE SPREAD FOOTINGS.

THE LATERAL FORCE RESISTING SYSTEM CONSISTS OF SHEATHED WOOD ROOF AND FLOOR DIAPHRAGMS SUPPORTED BY PERIMETER AND INTERIOR WOOD SHEAR WALLS, AND REINFORCED CONCRETE ROOF AND FLOOR DIAPHRAGMS SUPPORTED BY PERIMETER AND INTERIOR REINFORCED CONCRETE SHEAR WALLS.

THE PROPOSED MEDICAL CLINIC ADDITION WILL CONSIST OF TWO-STORY BUILDING WITH BASEMENT, APPROXIMATELY 2,500 SQUARE FEET TO THE SOUTH OF THE EXISTING CONCRETE PORTION. THE UPPER FLOORS AND ROOF SYSTEM WILL CONSIST OF COMPOSITE CONCRETE SLAB OVER STEEL DECK SUPPORTED BY STEEL JOISTS AND BEAMS, STEEL COLUMNS AND REINFORCED CONCRETE WALLS. THE LATERAL FORCE RESISTING SYSTEM WILL CONSIST OF RIGID DIAPHRAGMS SUPPORTED BY SPECIAL REINFORCED CONCRETE SHEAR WALLS.

THERE IS NO CHANGE OF OCCUPANCY OR USE PROPOSED FOR THE EXISTING BUILDING OR ADDITION. THE PROPOSED ADDITION WILL NOT BE STRUCTURALLY INDEPENDENT FROM THE CONCRETE PORTION OF THE EXISTING BUILDING. THE ADDITION WILL BE DESIGNED SUCH THAT THE DEMAND-CAPACITY RATIO OF ALL EXISTING LATERAL LOAD CARRYING ELEMENTS WILL BE MORE THAN 10% GREATER THAN THEIR DEMAND-CAPACITY RATIO WITH THE ADDITION AND ALTERATIONS (IGNORED). IN THE CASES OF NEW OPENINGS PLANNED FOR EXISTING CONCRETE SHEAR WALLS, THE LATERAL LOADS WILL BE DRAWN TO STIFFER CONCRETE SHEAR WALLS IN THE ADDITION VIA THE RIGID DIAPHRAGMS. THE DESIGN INTENT IS FOR THE NEW ADDITION AND ANY ALTERATIONS TO THE EXISTING STRUCTURE TO COMPLY WITH CURRENT OREGON STRUCTURAL SPECIALTY CODE (OSSC).

REFER TO ASCE 41-13/18T-1 SEISMIC EVALUATION REPORT PREPARED BY WDY, INC. CONSULTING ENGINEERS UNDER SEPARATE COVER.

EXTERIOR ENVELOPE ENERGY COMPLIANCE

EXTERIOR WALLS
BRICK VENEER WITH 10" REINFORCED CONCRETE AND 1 5/8" MINIMUM FURRING
BRICK VENEER WITH STEEL STUD BACKUP AT 18" ON CENTER
R-6.5 CAVITY R-8.4 CONTINUOUS
BASEMENT WALL BELOW GRADE TO CONCRETE WITH 1 5/8" STEEL STUD FURRING
R-6.5 CAVITY R-7.5 CONTINUOUS
BASEMENT WALL ABOVE GRADE 10" CONCRETE WITH 1 5/8" STEEL STUD FURRING
R-6.5 CAVITY NO CONTINUOUS INSULATION
SPANDREL PANEL AREAS TRI-FAB 451 T - ALUMINUM FRAME, SINGLE OPAQUE GLASS
R-6.5 CAVITY R-8.4 CONTINUOUS

STOREFRONT WINDOWS
KAWNEER TRI-FAB 451 T - ALUMINUM FRAME THERMALLY BROKEN
GLAZING: 1" INSULATED SOLARBAN, SHGC 0.39, U FACTOR 0.80

EXTERIOR DOORS
STANLEY AUTOMATIC SLIDING DOORS, CLEAR DOUBLE GLAZING, SHGC 0.70.

ROOF
ROOF INSULATION ENTIRELY ABOVE CONCRETE DECK R-30 MINIMUM
PLAZA DECK WITH INSULATION ENTIRELY ABOVE DECK R-15 MINIMUM
SKYLIGHT METAL FRAME THERMALLY BROKEN, DOUBLE PANE LOW-E SHGC 0.70

FENESTRATION PRODUCT RATING:
1. U-FACTORS OF FENESTRATION PRODUCTS (WINDOWS, DOORS AND SKYLIGHTS) ARE DETERMINED IN ACCORDANCE WITH NFRC 100 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER OR ARE DETERMINED USING THE COMMERCIAL SIZE CATEGORY VALUES LISTED IN CHAPTER 15 OF THE 2009 ASHRAE HANDBOOK OF FUNDAMENTALS, TABLE 10.4 AND SHALL INCLUDE THE EFFECTS OF THE WINDOW FRAME. THE TEMPORARY LABEL AFFIXED TO THE FENESTRATION PRODUCTS MUST NOT BE REMOVED PRIOR TO INSPECTION. SITE-BUILT FENESTRATION PRODUCTS SHALL HAVE A SINGLE CERTIFICATE SPECIFYING GLAZING TYPE, SPECIAL COATINGS, SPACERS, GAS FILLS, CENTER-OF-GLASS AND OVERALL U-FACTOR, AND CENTER-OF-GLASS SHGC FOR EVERY TYPE OF SITE BUILT GLASS USED. THESE CERTIFICATES SHALL BE MAINTAINED ON THE JOBSITE AND MADE AVAILABLE TO THE INSPECTOR.
2. SOLAR HEAT GAIN COEFFICIENT (SHGC) OF GLAZED FENESTRATION PRODUCTS (WINDOWS, GLAZED DOORS AND SKYLIGHTS) SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 200 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER OR BE DETERMINED USING THE SOLAR HEAT GAIN COEFFICIENTS (SHGC) IN CHAPTER 15 OF THE 2009 ASHRAE HANDBOOK OF FUNDAMENTALS, TABLE 10.4. THE OVERALL VALUES MUST CONSIDER TYPE OF FRAME MATERIAL AND OPERATOR FOR THE SHGC AT NORMAL INCIDENCE. EXCEPT FOR SITE-BUILT FENESTRATION PRODUCTS WHICH SHALL HAVE A SINGLE CERTIFICATE SPECIFYING GLAZING TYPE, SPECIAL COATINGS, SPACERS, GAS FILLS, CENTER-OF-GLASS AND OVERALL U-FACTOR, AND CENTER-OF-GLASS SHGC FOR EVERY TYPE OF SITE BUILT GLASS USED. THESE CERTIFICATES SHALL BE MAINTAINED ON THE JOBSITE AND MADE AVAILABLE TO THE INSPECTOR.

AIR LEAKAGE, INSULATION, AND COMPONENT CERTIFICATION:

3. SEALING OF THE BUILDING ENVELOPE. OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE ARE SEALED WITH GASKETING MATERIALS OR CLOSED WITH GASKETING SYSTEMS COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEAMS ARE SEALED IN THE SAME MANNER OR TAPED OR COVERED WITH A MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL. SEALING MATERIALS SPANNING JOINTS BETWEEN CONSTRUCTION MATERIALS ALLOW FOR EXPANSION AND CONTRACTION OF THE CONSTRUCTION MATERIALS.
4. WINDOW AND DOOR ASSEMBLIES. THE AIR LEAKAGE OF WINDOW AND SLIDING OR SWINGING DOOR ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOPE ARE DETERMINED IN ACCORDANCE WITH AAMA/WDMA/CSA 1011.5.2/A440, OR NFRC 400 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER. EXCEPTIONS: SITE-CONSTRUCTED WINDOWS AND DOORS THAT ARE WEATHERSTRIPPED OR SEALED IN ACCORDANCE WITH SECTION 502.4.3.
5. CURTAIN WALL, STOREFRONT GLAZING AND COMMERCIAL ENTRANCE DOORS. CURTAIN WALL, STOREFRONT GLAZING AND COMMERCIAL-GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS ARE TESTED FOR AIR LEAKAGE IN ACCORDANCE WITH ASTM E 283. FOR CURTAIN WALLS AND STOREFRONT GLAZING, THE MAXIMUM AIR LEAKAGE RATE IS 0.3 CUBIC FOOT PER MINUTE PER SQUARE FOOT OF FENESTRATION AREA. FOR COMMERCIAL GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS, THE MAXIMUM AIR LEAKAGE RATE IS 1.00 CFM/FT² OF DOOR AREA.
6. BUILDING THERMAL ENVELOPE INSULATION. AN R-VALUE IDENTIFICATION MARK IS APPLIED BY MANUFACTURER TO EACH PIECE OF INSULATION 12 INCHES OR GREATER IN WIDTH. ALTERNATELY, THE INSULATION INSTALLERS HAVE PROVIDED A SIGNED, DATED AND POSTED CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED. REFER TO CODE SECTION FOR BLOWN OR SPRAYED INSULATION INSTALLATION/SETTLING DEPTHS AND MARKER REQUIREMENTS.
7. INSULATION MARK INSTALLATION. INSULATING MATERIALS ARE INSTALLED SUCH THAT THE MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION.
8. INSULATION PRODUCT RATING. THE THERMAL RESISTANCE (R-VALUE) OF INSULATION HAS BEEN DETERMINED IN ACCORDANCE WITH THE U.S. FTC R-VALUE RULE.
9. INSTALLATION. ALL MATERIAL, SYSTEMS AND EQUIPMENT ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE INTERNATIONAL BUILDING CODE.
10. OUTDOOR AIR INTAKES AND EXHAUST OPENINGS. STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS 1 MOTORIZED, LEAKAGE-RATED DAMPER WITH A MAXIMUM LEAKAGE RATE OF 4 CFM PER SQUARE FOOT AT 1.0 INCH WATER GAUGE WHEN TESTED IN ACCORDANCE WITH AMCA 500. STAIR AND SHAFT VENTS SHALL BE EQUIPPED WITH DAMPERS THAT AUTOMATICALLY CLOSED DURING NORMAL BUILDING OPERATION AND INTERLOCKED TO OPEN AS REQUIRED BY FIRE AND SMOKE DETECTION SYSTEMS.
11. LOADING DOCK WEATHERSEAL - NONE
12. RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE - NONE
13. VESTIBULES ARE NOT REQUIRED - THE ADDITION DOORS OPEN DIRECTLY FROM A SPACE LESS THAN 3000 SQ. FT. IN AREA.

BUILDING CODE COMPLIANCE REVIEW

GOVERNING CODES

2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2017 OREGON PLUMBING SPECIALTY CODE (OPSC)
2014 OREGON MECHANICAL SPECIALTY CODE (OMSC)
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESSC)
2017 OREGON ELECTRICAL SPECIALTY CODE (OESC)
2014 OREGON FIRE CODE (OFC)
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

EXISTING CONDITIONS:

THE BUILDING IS COMPOSED OF 2 SEPARATE BUILDINGS OF DIFFERENT CONSTRUCTIONS. WOOD FRAME NORTHERN STRUCTURE BUILT IN 1937 AND REMODELED IN 1948 ARE NO LESS CONFORMING WITH THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING WAS PRIOR TO THE ADDITION.

CONCRETE FRAME SOUTHERN STRUCTURE BUILT IN 1957. THE CURRENT LAYOUT AND LAST CODE ANALYSIS WAS DONE UNDER 1988 USC AND 1985 SPRINKLER CODE.

FIRE SPRINKLERS HAVE BEEN ADDED IN THE WOOD FRAME STRUCTURE ONLY AT THIS TIME. THE BUILDINGS ARE CURRENTLY SEPARATED BY A 2 HR RATED MASONRY WALL WITH CROSS CORRIDOR FIRE DOORS.

HISTORIC BUILDING CODE ANALYSIS

THE LAST BUILDING PERMIT OBTAINED WAS FOR A TI IN THE BASEMENT: PERMIT NUMBER 2015 127463-000-00-00

1992 THE FACILITY WAS REMODELED IN 1992 AND A COMPREHENSIVE CODE REVIEW WAS DONE. THE CODE ANALYSIS AT THAT TIME IS INCLUDED ON SHEETS A005 A006 AND A007. THERE WERE CODE APPEALS THAT WERE GRANTED AT THAT TIME.
1. SOUGHT TO REVIVE 2 HR AREA SEPARATION WALLS AND PROVIDE A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM IN THE WOOD FRAMED NORTHERN BUILDING IN ORDER TO LEAVE CORRIDORS AND CLINICAL AREAS OPEN WITH NO REQUIREMENT FOR RATED CORRIDORS. ADDITIONALLY CORRIDOR IN THE CONCRETE FRAMED SOUTHERN BUILDING WOULD HAVE CORRIDORS AND LOBBY CONSTRUCTED AS FOR 1 HOUR AND ALL PENETRATIONS SEALED WITH FIRE STOPPING.
2. SOUGHT TO UPGRADE CORRIDORS TO 1 HR PROTECTED CONSTRUCTION AND PROVIDE AN EXTERIOR EXIT PASSAGEWAY FROM THE BASEMENT IN LIEU OF THE REQUIREMENT FOR A TRUE ENCLOSED STAIR.
3. SOUGHT TO COMPARTMENTALIZE THE BUILDING BY THE USE OF CROSS CORRIDOR FIRE DOORS ON SMOKE DETECTION AND PROVIDE 2 HR AREA SEPARATION WALLS AND BY PROVIDING FIRE SPRINKLERS TO THE NORTHERN HALF OF THE BUILDING TO RELAX THE DEAD END CORRIDOR LENGTH LIMIT.

PROPOSED CODE ANALYSIS 2014 OSSC
PER 3403.1 THE ADDITION SHALL COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION. THE ALTERATIONS TO THE EXISTING BUILDING SHALL BE MADE TO ENSURE THAT THE EXISTING BUILDING OR STRUCTURE TOGETHER WITH THE ADDITION ARE NO LESS CONFORMING WITH THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING WAS PRIOR TO THE ADDITION.
THE EXISTING BUILDING IS DIVIDED INTO TWO AREAS.
AREA A IS WOOD FRAMED FULLY SPRINKLERED TYPE V-N.
AREA B IS CONCRETE FRAMED NON SPRINKLERED TYPE I-N.
WE ARE PROPOSING A TYPE V-B ADDITION OF 2,500 SF ABOVE GRADE WITH A 2,900 SF BASEMENT. THE EXISTING BUILDING TOGETHER WITH THE ADDITION WILL BE CONSIDERED AS TYPE V-B FULLY SPRINKLERED AND FULLY COMPLIES WITH THE HEIGHT AND AREA PROVISIONS OF CHAPTER 5.
AREA A ALTERATIONS INCLUDE THE REMODELING OF AN ADMINISTRATIVE AREA INTO CLINICAL AREAS, LIGHTING AND CEILING ALTERATIONS FOR MAINTENANCE AND ACCESSIBILITY UPGRADES, EXIT SIGNAGE AND EGRESS LIGHTING WILL BE UPDATED. THE NORTH EXTERIOR MAIN EXIT DOOR WILL BE REVERSED TO SWING OUT AND THE EXTERIOR EXIT DOOR ON THE EAST FACADE WILL BE MADE ACCESSIBLE. THE EGRESS STAIR AT THE NE THAT CONNECTS 3 LEVELS SHALL REMAIN OPEN AS IS BASED ON 3403.1 EXCEPTION 1 WHICH ALLOWS EXISTING STAIRS THAT CANNOT BE REDUCED IN PITCH OR SLOPE TO BE EXEMPT FROM COMPLYING WITH SECTION 1009.
AREA B ALTERATIONS INCLUDE THE ADDITION OF FIRE SPRINKLERS, ACCESSIBILITY UPGRADES, SOUTH FACADE WINDOW REPLACEMENT, CEILING ALTERATION AND REPAIR DUE TO FIRE SPRINKLERS EXTENSION AND LIGHTING UPGRADE. EXIT SIGNAGE AND LIGHTING WILL BE UPDATED. THE EXISTING LOBBY AREAS THAT ARE SHOWN ON THE OLD CODE ANALYSIS AS ONE HOUR WALL NOW BE CONSIDERED AS NON-RATED. THE EXISTING STAIR IN AREA B WILL NO LONGER DIRECT EGRESS THROUGH THE BASEMENT AND THROUGH THE EXTERIOR COURTYARD/PASSAGE. EGRESS INSTEAD WILL BE DIRECTED FROM THIS STAIR TO THE FIRST FLOOR.
THE EXISTING TWO-HOUR SEPARATION WALL BETWEEN AREA A AND B WILL BE NO LONGER NEEDED SINCE THE TWO AREAS ALONG WITH THE ADDITION WILL BE CONSIDERED AS TYPE V-B CONSTRUCTION. WITH THE ELIMINATION OF THE NEED FOR THE TWO-HOUR SEPARATION WALL WE WILL ELIMINATE THE STEEL SLIDING SMOKE DOORS IN THE BASEMENT AND THE 1018.4 DEAD END CORRIDORS. 36 INCHES LESS THAN 50 OCCS MINIMUM CORRIDOR WIDTH.
CURRENTLY INTERRUPT EGRESS IN THE CORRIDORS.
WITH THE ADDED FIRE SPRINKLERS AND THE CLEAR EGRESS PATH THE BUILDING IS MORE CONFORMING TO THE CODE THAN IT WAS PRIOR. 1992 CODE APPEALS ARE NOT NEEDED.

AREA A ALTERATIONS INCLUDE THE REMODELING OF AN ADMINISTRATIVE AREA INTO CLINICAL AREAS, LIGHTING AND CEILING ALTERATIONS FOR MAINTENANCE AND ACCESSIBILITY UPGRADES, EXIT SIGNAGE AND EGRESS LIGHTING WILL BE UPDATED. THE NORTH EXTERIOR MAIN EXIT DOOR WILL BE REVERSED TO SWING OUT AND THE EXTERIOR EXIT DOOR ON THE EAST FACADE WILL BE MADE ACCESSIBLE. THE EGRESS STAIR AT THE NE THAT CONNECTS 3 LEVELS SHALL REMAIN OPEN AS IS BASED ON 3403.1 EXCEPTION 1 WHICH ALLOWS EXISTING STAIRS THAT CANNOT BE REDUCED IN PITCH OR SLOPE TO BE EXEMPT FROM COMPLYING WITH SECTION 1009.

OCCUPANCY

B OCCUPANCY BASEMENT - PROFESSIONAL MEDICAL OFFICE & OUTPATIENT CLINIC
B OCCUPANCY FIRST FLOOR - PROFESSIONAL MEDICAL OFFICE & OUTPATIENT CLINIC
B OCCUPANCY SECOND FLOOR - PROFESSIONAL MEDICAL OFFICE & OUTPATIENT CLINIC

NOTE: THE EXISTING AND PROPOSED USE IS A OUT PATIENT HEALTH CLINIC FOR INTERNAL MEDICINE, PEDIATRICS, DIAGNOSTIC IMAGING, AND DERMATOLOGY. PATIENTS ARE ALWAYS CAPABLE OF UNASSISTED SELF PRESERVATION.

OCCUPANCY SEPARATIONS:

N/A. BUILDING IS ENTIRELY B OCCUPANCY
ACCESSORY OCCUPANCIES ARE LESS THAN 10%

EXISTING CONSTRUCTION TYPES:

WOOD FRAME (NORTHERN STRUCTURE) TYPE VB SPRINKLERED
CONCRETE FRAME (SOUTHERN STRUCTURE) TYPE IIB

PROPOSED CONSTRUCTION TYPE:

CONSIDER ENTIRE BUILDING TYPE VB FULLY SPRINKLERED TO OSSC 503

FIRE SPRINKLERS

FIRE SPRINKLERS WILL BE ADDED THROUGHOUT THE 1957 CONCRETE STRUCTURE AND IN THE NEW ADDITION TO FACILITATE THE BUILDING AREAS LISTED BELOW AND TO ELIMINATE THE NEED FOR INTERNAL FIRE WALLS.

ALLOWABLE HEIGHT AREA

BASIC ALLOWABLE AREAS SHOWN ARE PER STORY TABLE 503 OSSC
OCCUPANCY ALLOWABLE HEIGHT BASIC ALLOWABLE AREA
2 STORY - 40 FEET 9,000 SF PER STORY

ALLOWABLE HEIGHT INCREASE:
SECTION 504

ALLOWABLE BUILDING HEIGHT INCREASE 1 STORY AND 20 FEET

TOTAL ALLOWABLE HEIGHT = 3 STORY - 60 FEET

GRADE PLANE = 162.72 FEET HIGHEST ROOF = 197.72

ACTUAL HEIGHT = 2 STORY AND 35 FEET (LESS THAN ALLOWABLE)

ALLOWABLE AREA INCREASE:
SECTION 506.1

EQUATION 5-1 AA = ALLOWABLE AREA PER STORY

AA = (AT + (AT X IF) + (AT X IS))

IF = (FP - 0.25) / W30

IF = ((1 - 0.05) X 27,500) = 6875

AA = (9,000 + (9,000 X 6875) + (9,000 X 2))

AA = 9,000 + 6,187 + 18,000

AA = 33,187 SF PER STORY

TOTAL ALLOWABLE BUILDING AREA:
33,187 X 2 = 66,374 SF

ACTUAL FLOOR AREA:

EXISTING ADDITION TOTAL
BASEMENT 10,397 SF 2,900 SF 13,297 SF
FIRST FLOOR 14,176 SF 1,500 SF 15,676 SF
SECOND FLOOR 9,447 SF 9,477 SF
TOTAL 30,019 SF 5,400 SF 35,419 SF

TOTAL FLOOR AREA IS LESS THAN ALLOWABLE

FIRE RESISTIVE REQUIREMENTS:

CONSTRUCTION TYPE VB FULLY SPRINKLERED

TABLE 601 STRUCTURAL FRAME 0 HR

BEARING WALLS EXTERIOR 0 HR

BEARING WALLS INTERIOR 0 HR

FLOOR 0 HR

ROOF 0 HR

EXTERIOR WALL RATING (BASED ON FIRE SEPARATION DISTANCE):
TABLE 602 TYPE VB 10 < 27.5 FEET < 30 0 HR

SHAFTS

713.4 SHAFT ENCLOSURE ONE HOUR FOR 3 STORIES OR LESS

716.5 TABLE REQUIRES ONE HOUR DUE TO ONE HOUR SHAFT ENCLOSURE

713.7 OPENINGS IN A SHAFT ENCLOSURE SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716 AS REQUIRED FOR FIRE BARRIERS. DOORS SHALL BE SELF-OR

AUTOMATIC-CLOSING BY SMOKE DETECTION IN ACCORDANCE WITH SECTION 716.5.3

713.14.1 ELEVATOR LOBBY NOT REQUIRED FOR 3 STORIES

EGRESS

B OCCUPANCY WITH FIRE SPRINKLERS

1009.3 EGRESS SIZING

3 X OCC LOAD FOR STAIRS

2 X OCC LOAD ALTHO

1009.3 EXCEPTION 1, INTERIOR EXIT ACCESS STAIR NOT REQUIRED TO BE ENCLOSED BETWEEN TWO FLOORS.

1009.3 EXCEPTION 3, EXIT ACCESS STAIRWAY OPENINGS ARE NOT REQUIRED TO BE ENCLOSED PROVIDED THE OPENING IS PROTECTED BY A DRAFT CURTAIN AND

CLOSELY SPACED SPRINKLERS IN ACCORDANCE WITH NFPA 13

APPEAL ID: 20164 - 3/27/19

EXIT ACCESS STAIRWAY WITH SEPARATION FROM 2ND FLOOR BY 1-HOUR FIRE WALL

AND NO GLAZING WITH CLOSELY SPACED SPRINKLERS GRANTED

1014.3 COMMON PATH OF EGRESS TRAVEL 100 FEET MAXIMUM

1015.1 SPACES WITH ONE EXIT 49 OCCUPANTS MAXIMUM

1015.2 STAIRS REQUIRED FOR BUILDING 2 EXITS SEPARATED BY 1/3 DIAGONAL

FOUR EXITS ARE PROVIDED

1016.2 EXIST ACCESS TRAVEL DISTANCE 300 FEET MAXIMUM

1018.1 FIRE RATING OF CORRIDORS NON RATED

1018.4 DEAD END CORRIDORS 60 FEET MAXIMUM

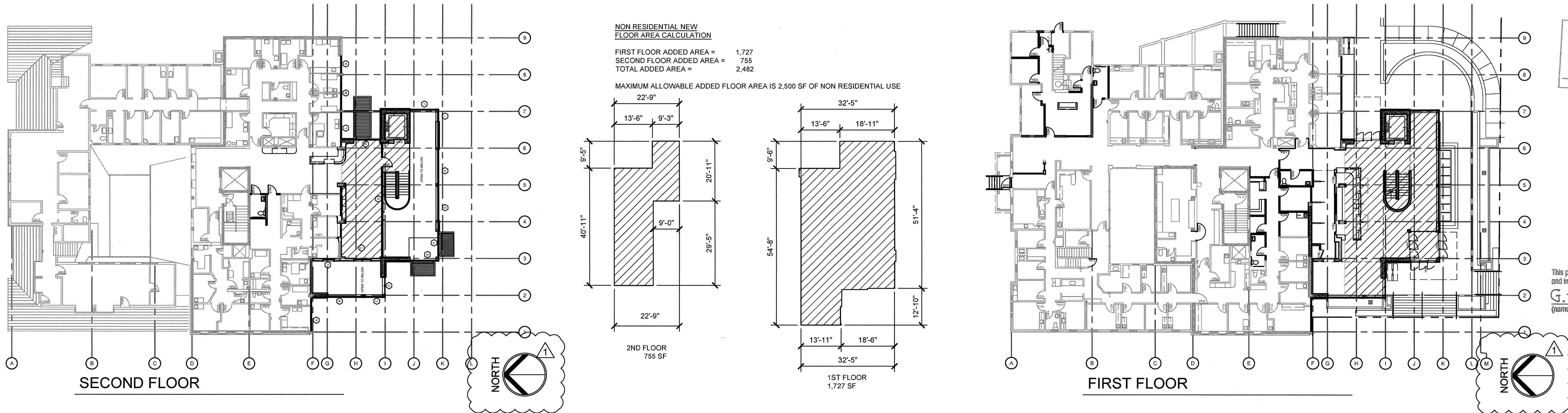
MINIMUM CORRIDOR WIDTH 36 INCHES LESS THAN 50 OCCS

34 INCHES 50 OR MORE

1021 NUMBER OF EXITS AND EXIT CONFIGURATION

1021.1 SINCE THIS BUILDING ONLY HAS 2 STORIES PLUS A BASEMENT ACCESS TO EXITS CAN BE PROVIDED BY EXIT ACCESS STAIRS (EXIT STAIRS ARE NOT REQUIRED).

1021.2 - AT LEAST TWO MEANS OF EGRESS PER FLOOR ARE REQUIRED



ZONING COMPLIANCE PAGE

CASE FILE LU 17-274040 DZM

- A. AS PART OF THE BUILDING PERMIT APPLICATION SUBMITTAL, THE FOLLOWING DEVELOPMENT-RELATED CONDITIONS (B THROUGH C) MUST BE NOTED ON EACH OF THE 4 REQUIRED SITE PLANS OR INCLUDED AS A SHEET IN THE NUMBERED SET OF PLANS. THE SHEET ON WHICH THIS INFORMATION APPEARS MUST BE LABELED "ZONING COMPLIANCE PAGE - CASE FILE LU 17-274040 DZM." ALL REQUIREMENTS MUST BE GRAPHICALLY REPRESENTED ON THE SITE PLAN, LANDSCAPE, OR OTHER REQUIRED PLAN AND MUST BE LABELED "REQUIRED."
- B. AT THE TIME OF BUILDING PERMIT SUBMITTAL, A SIGNED CERTIFICATE OF COMPLIANCE FORM (HTTPS://WWW.PORTLANDOREGON.GOV/BOS/ARTICLE623658) MUST BE SUBMITTED TO ENSURE THE PERMIT PLANS COMPLY WITH THE DESIGN/HISTORIC RESOURCE REVIEW DESIGN AND APPROVED EXHIBITS.
- C. NO FIELD CHANGES ALLOWED.

ZONING CODE INFORMATION

LOT NOS.: BLOCK 1 RALSTON'S ADDITION / LOTS 9-15, 16, 17-24
BLOCK 2 RALSTON'S ADDITION / LOTS 12 & 13, 14-16, 20 & 21

TAX MAPS: 1N2E30CC 12300 / 1N2E30CC 12800

ZONING: CX4 / CENTRAL COMMERCIAL W/ DESIGN OVERLAY

SITE AREA: 0.86 ACRES + 0.39 ACRES = 1.25 ACRES TOTAL

DESIGN REVIEW INFORMATION: CASE FILE LU-17-274040 DZM

NON-CONFORMING SITE UPGRADES

Project Valuation	\$ 1,700,000
Non conforming upgrade Limit @ 10%	\$ 170,000
NORTH LOT COSTS ONLY (SOUTH LOT NOT INCLUDED)	
Demolition of asphalt/curbs	\$ 6,000
Removal of existing landscape	\$ 2,500
New asphalt paving	\$ 30,000
Stripping	\$ 2,000
Light Poles	\$ 12,000
Pedestrian lights exterior	\$ 5,000
Trash enclosure	\$ 25,000
Bike Racks Short Term	\$ 3,000
Long Term Bike Racks/Storage	\$ 6,000
Landscape Perimeter and Interior	\$ 45,000
Walkways, curbs, gutters	\$ 30,000
Irrigation & Check valve	\$ 15,000
Drywell/Stormwater infiltration/detention	\$ 25,000
Subtotal	\$ 206,500
GC Overhead and Profit	\$ 12,300
Insurance	\$ 2,685
Non conforming upgrade cost	\$ 221,575 IS GREATER THAN \$170,000

PARKING REQUIRED:

MINIMUM PARKING REQUIRED N/A
MAXIMUM PARKING ALLOWED 31,040 / 330 = 94 STALLS MAXIMUM

PARKING PROVIDED:
ACCESSIBLE STALLS 4
STANDARD STALLS 81

TOTAL STALLS 85 < 94, OK
EXISTING 91 AFTER CONSTRUCTION 85 TOTAL ACCESSIBLE STALLS 4 VAN ACC. 1

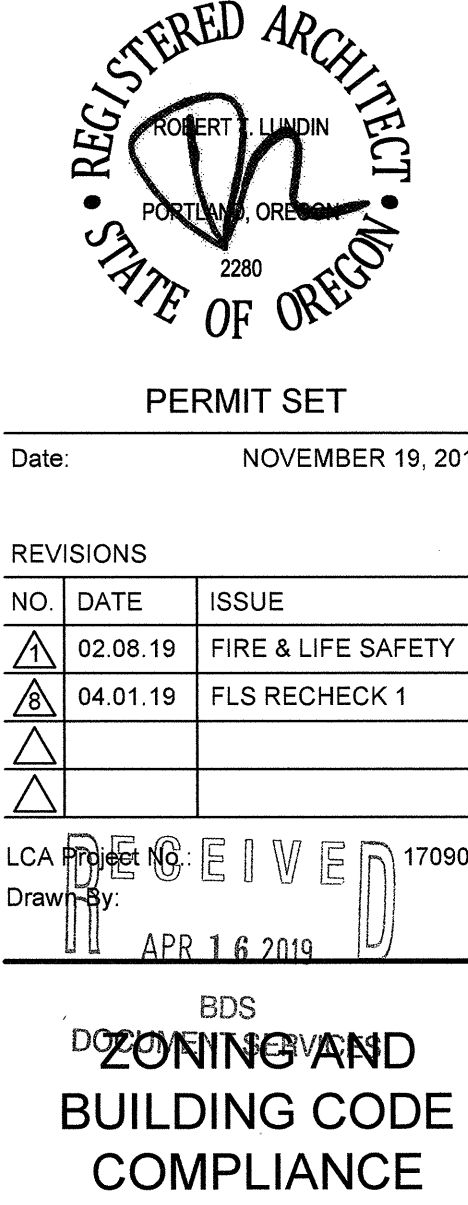
DELEGATED DESIGN & DEFERRED SUBMITTALS

DD = DELEGATED DESIGN
DS = DEFERRED SUBMITTAL
NOTE - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL ITEMS

1. IRRIGATION SYSTEM	DD	
2. CAST IN PLACE CONCRETE	DD	FORM DESIGN AND MIX DESIGN
3. COLD FORMED METAL FRAMING	DD	DS
4. FLOORING	DD	DS
5. METAL FABRICATIONS	DD	DS MISC STEEL ITEMS, LADDERS, RALLS
6. FIRE STOPPING	DD	DS
7. SHEET METAL FLASHING/TRIM	DD	DS
8. JOINT SEALANTS	DD	DS
9. ALUMINUM STOREFRONT	DD	DS
10. GYPSUM BOARD ASSEMBLIES	DD	DS LIGHT GAGE FRAMING INTERIOR
11. SUSPENDED ACOUST. CEILINGS	DD	DS SEISMIC BRACING
12. SIGNAGE REQUIRED BY CODE	DD	DS
13. SHORING	DD	DS

ALL DRAWINGS AND CALCULATIONS REQUIRED IN ADDITION TO THOSE HEREIN SHALL BE PROVIDED BY THE CONTRACTOR.

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A-001



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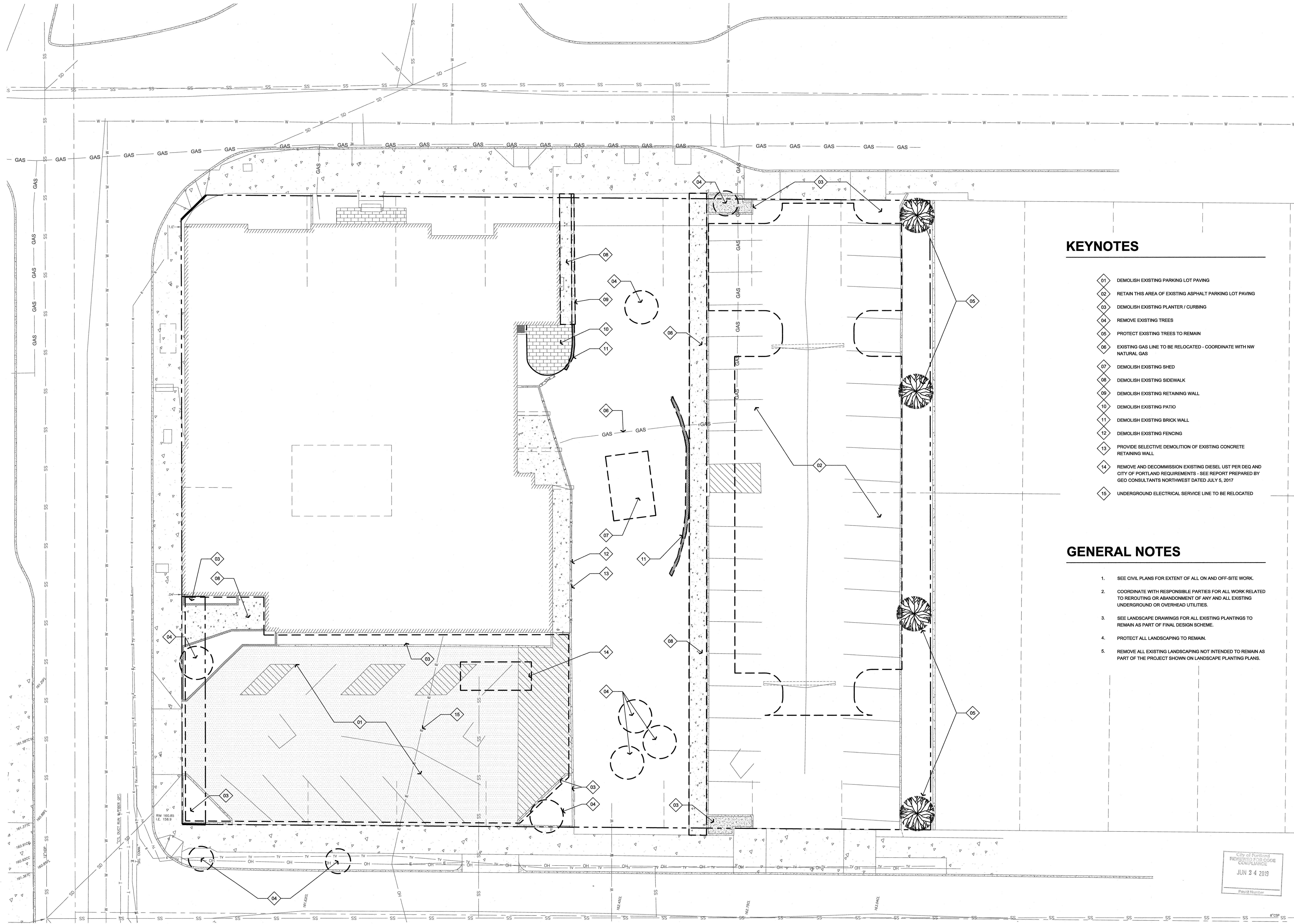
Date: NOVEMBER 19, 2018

REVISIONS		
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LCA Project No.: 170901
Drawn By:

SITE DEMOLITION
PLAN NORTH

A-101



KEYNOTES

- 01 DEMOLISH EXISTING PARKING LOT PAVING
- 02 RETAIN THIS AREA OF EXISTING ASPHALT PARKING LOT PAVING
- 03 DEMOLISH EXISTING PLANTER / CURBING
- 04 REMOVE EXISTING TREES
- 05 PROTECT EXISTING TREES TO REMAIN
- 06 EXISTING GAS LINE TO BE RELOCATED - COORDINATE WITH NW NATURAL GAS
- 07 DEMOLISH EXISTING SHED
- 08 DEMOLISH EXISTING SIDEWALK
- 09 DEMOLISH EXISTING RETAINING WALL
- 10 DEMOLISH EXISTING PATIO
- 11 DEMOLISH EXISTING BRICK WALL
- 12 DEMOLISH EXISTING FENCING
- 13 PROVIDE SELECTIVE DEMOLITION OF EXISTING CONCRETE RETAINING WALL
- 14 REMOVE AND DECOMMISSION EXISTING DIESEL UST PER DEQ AND CITY OF PORTLAND REQUIREMENTS - SEE REPORT PREPARED BY GEO CONSULTANTS NORTHWEST DATED JULY 5, 2017
- 15 UNDERGROUND ELECTRICAL SERVICE LINE TO BE RELOCATED

GENERAL NOTES

- SEE CIVIL PLANS FOR EXTENT OF ALL ON AND OFF-SITE WORK.
- COORDINATE WITH RESPONSIBLE PARTIES FOR ALL WORK RELATED TO REROUTING OR ABANDONMENT OF ANY AND ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES.
- SEE LANDSCAPE DRAWINGS FOR ALL EXISTING PLANTINGS TO REMAIN AS PART OF FINAL DESIGN SCHEME.
- PROTECT ALL LANDSCAPING TO REMAIN.
- REMOVE ALL EXISTING LANDSCAPING NOT INTENDED TO REMAIN AS PART OF THE PROJECT SHOWN ON LANDSCAPE PLANTING PLANS.

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



BES Pollution Prevention
Approved By: *See H. Dyer* 3/18/19

BES Pollution Prevention:
If any discharging is proposed to be discharged into a City sanitary or storm sewer system, pre-authorization MUST be obtained from the BES Pre-treatment of Stormwater Programs. Call 503-241-3174 for more information.

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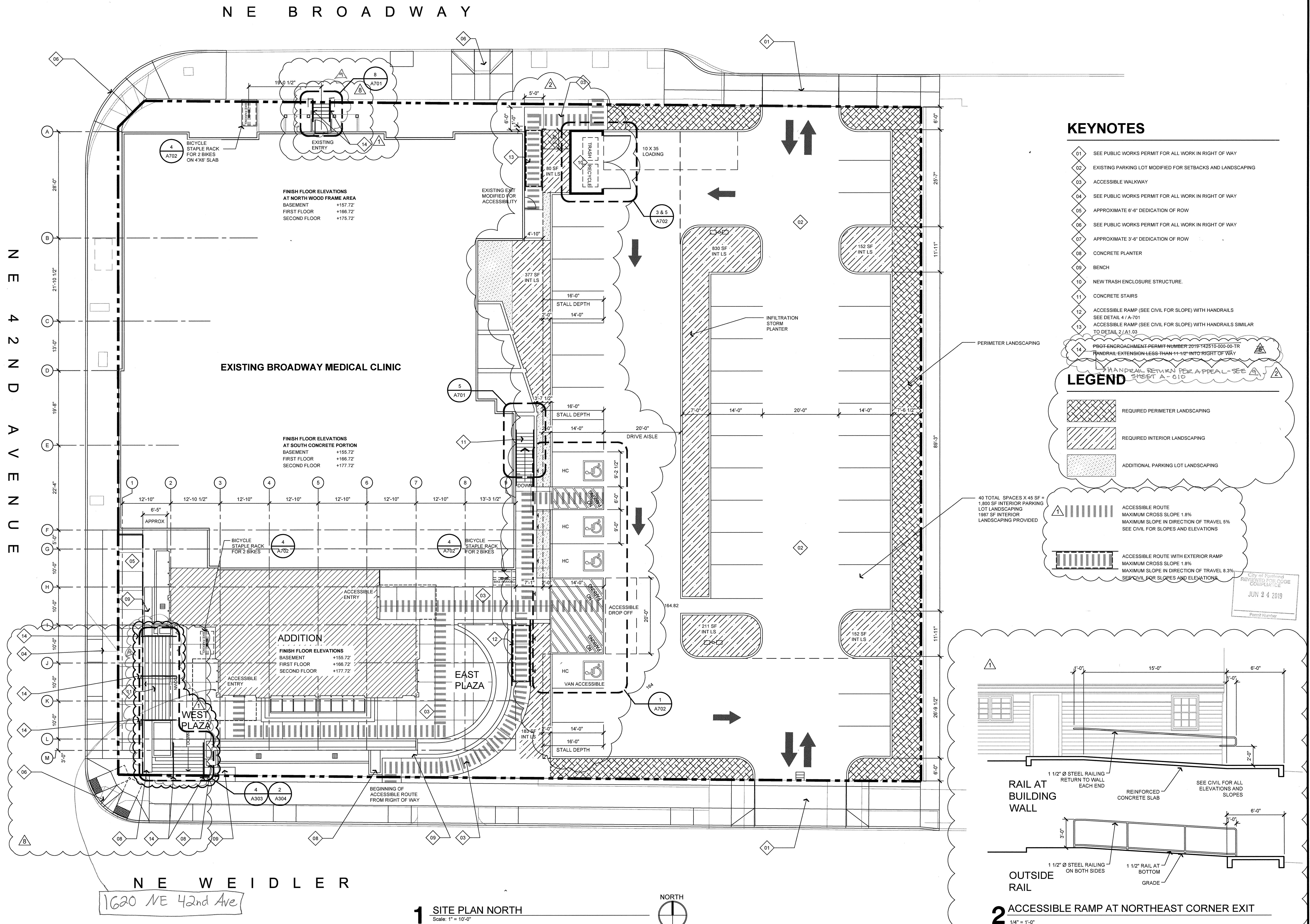
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1	02.08.19	FIRE & LIFE SAFETY
2	12.21.18	PLANNING RESPONSE
3	04.01.19	FSL RECHECK 1
4	05.20.19	FES / APPEAL

CA Project No.: 170901
Drawn By: RECEIVED

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BDS
DOCUMENT SERVICES
SITE PLAN NORTH

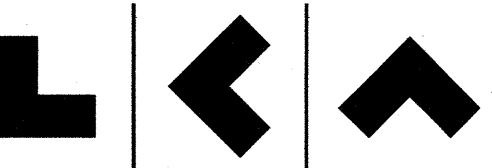
A-103



This plan matches that approved by Planning and includes all notes from other reviews.

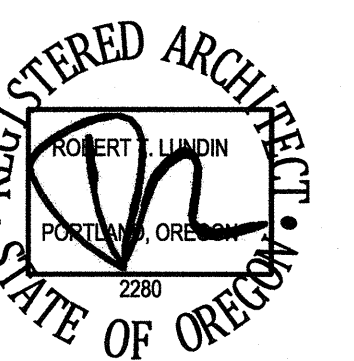
G. Tyndan 4/22/19
(name) (date)

MW 6/20/19



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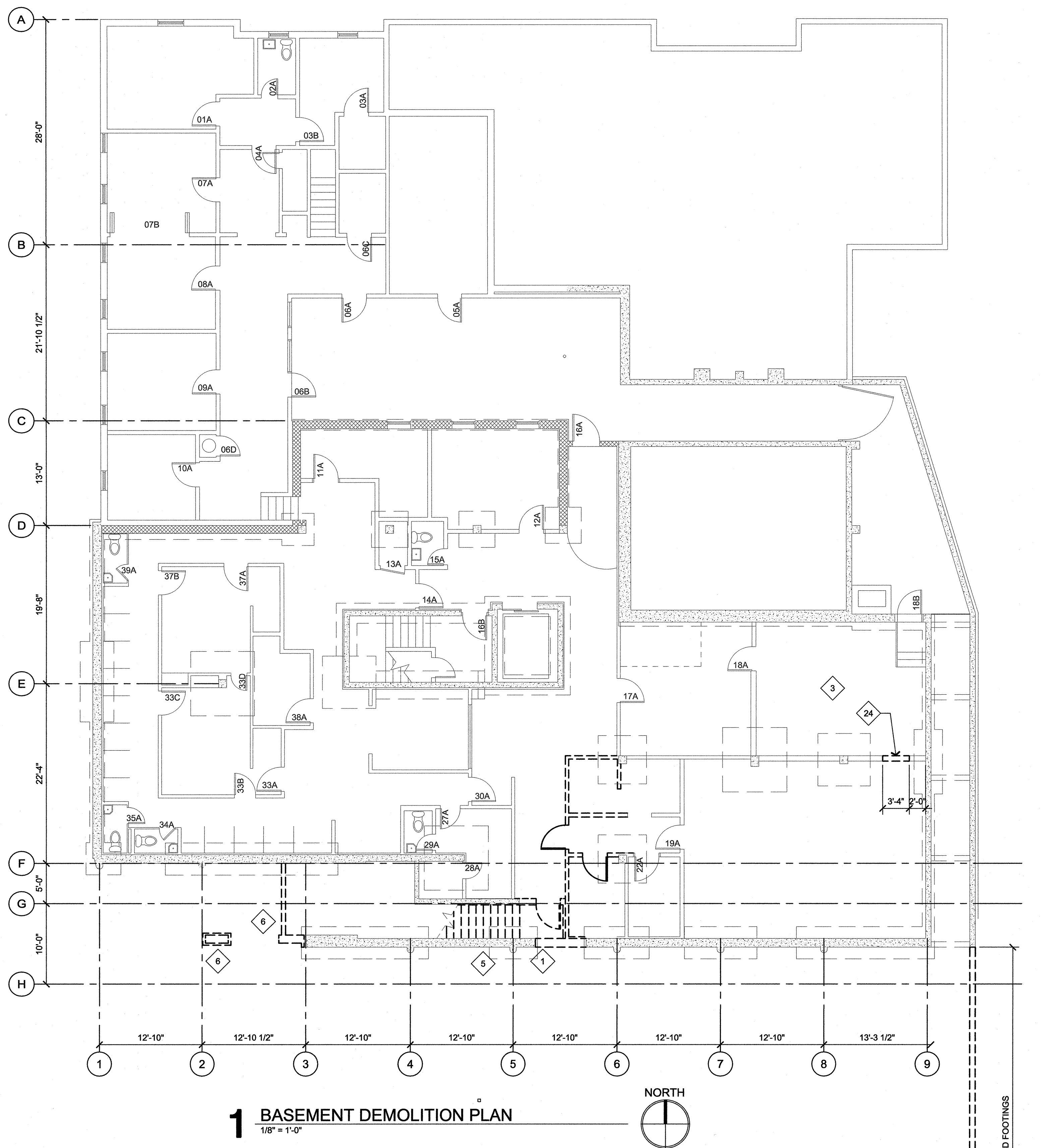
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REVISIONS		
NO.	DATE	ISSUE
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LCA Project No.: 21-210 170901
Drawn By: CTS

**BASEMENT AND
FIRST FLOOR
DEMO PLANS**

A-105



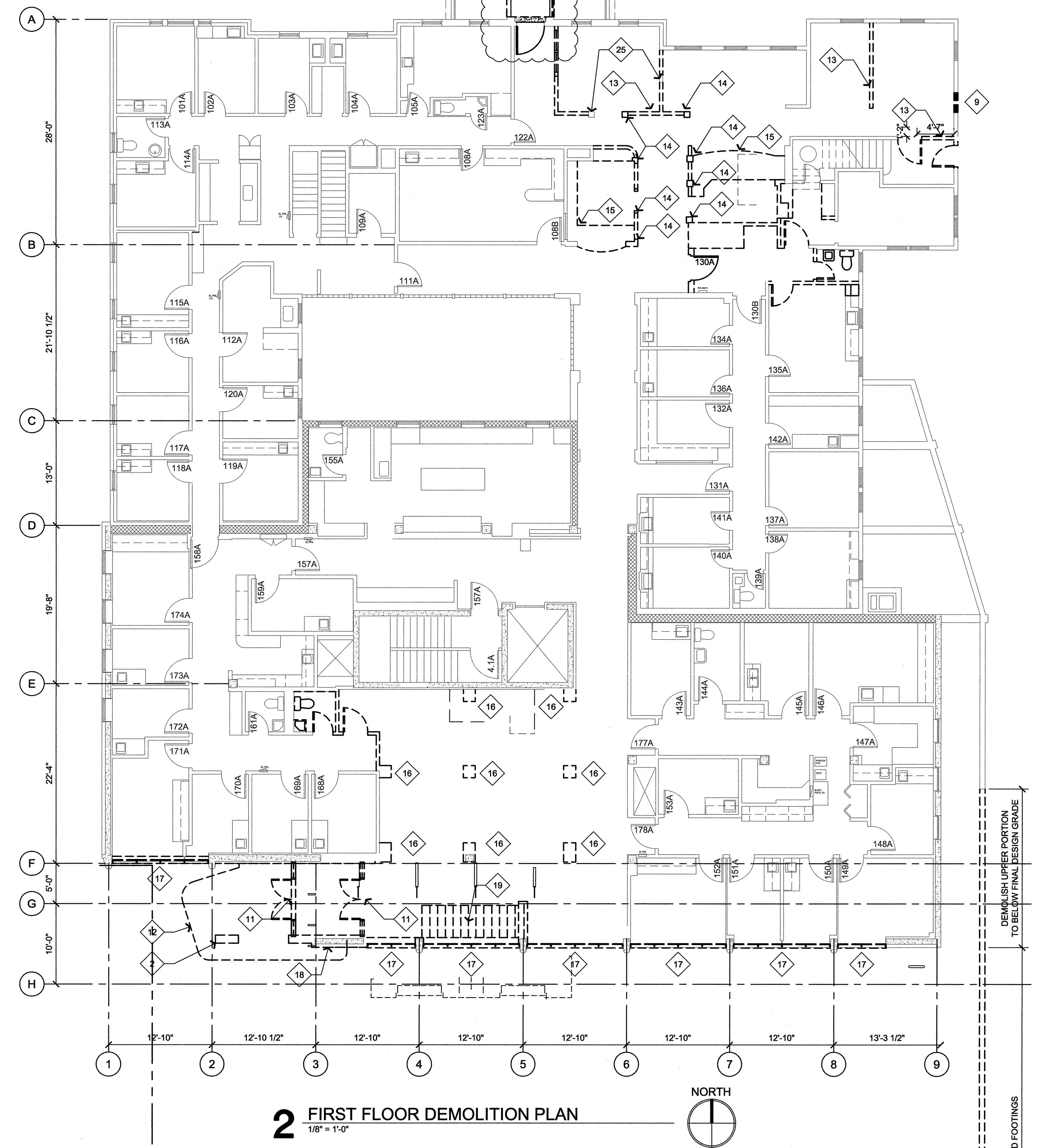
1 BASEMENT DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. DEMO EXISTING HARD LID CEILINGS, GLUE UP TILE, AND GRID/MINERAL FIBER CEILING SYSTEMS INS SELECT AREAS AS REQUIRED FOR THE INSTALLATION OF THE NEW MECHANICAL SYSTEM.
2. AT AREA OF WORK, DEMO ALL FLOOR FINISHES AND PREPARE SUB FLOOR FOR INSTALLATION OF NEW FINISHES. SEE FINISH SCHEDULE TO CONFIRM NEW FLOORING TYPE.
3. AT AREA OF WORK, ALL EXISTING LIGHTING TO BE REMOVED.
4. MECHANICAL SYSTEMS REPLACEMENT - COORDINATE WITH DESIGN BUILD MECHANICAL CONTRACTOR EXTENT OF DEMO WORK REQUIRED.
5. SEE FLOOR PLANS FOR INDICATION OF NEW PLUMBING LOCATIONS. DEMOLISH CONSTRUCTION AS REQUIRED FOR ROUTING NEW WASTE AND SUPPLY PLUMBING LINES.
6. VERIFY ALL STRUCTURE PRIOR TO DEMO

LEGEND

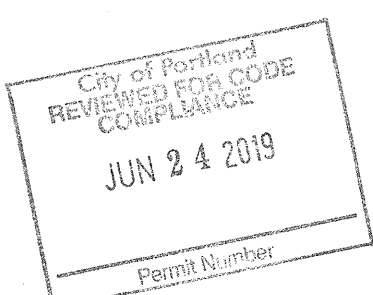
- WALL OR OTHER ITEM TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- EXISTING CONCRETE STRUCTURE
- EXISTING DOOR
- DOOR AND FRAME TO BE REMOVED



2 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION KEY NOTES

- 1 SAWCUT CONCRETE WALL FOR NEW OPENING. COORDINATE WITH DIRECTION ON STRUCTURAL DRAWINGS.
- 2 DEMOLISH REINFORCED BRICK PIER
- 3 DEMOLISH BOILER AND RELATED ITEMS. COORDINATE WITH DESIGN / BUILD MECHANICAL CONTRACTOR
- 4 VERIFY MECHANICAL ITEMS TO BE DEMOLISHED.
- 5 STAIR / HANDRAILS TO BE REMOVED.
- 6 FOOTINGS AND STEM WALLS AT ENTRY VESTIBULE TO BE REMOVED.
- 7 DEMOLISH SITE RETAINING WALL.
- 8 WINDOW SYSTEM TO BE REMOVED.
- 9 DOUBLE HUNG WINDOW TO BE REMOVED.
- 10 SAW CUT PORTION OF CONCRETE WALL, FOR INSTALLATION OF NEW CONCRETE WALL. SEE STRUCTURAL DRAWINGS.
- 11 AIRLOCK DOOR AND WINDOW SYSTEM AT ENTRY TO BE REMOVED.
- 12 EXISTING SOUTH ENTRY ROOF CANOPY TO BE REMOVED.
- 13 DEMOLISH INTERIOR PARTITIONS AT WOOD FRAME BUILDING
- 14 VERIFY CONDITIONS AT EXISTING COLUMNS TO BE REMOVED. COORDINATE WITH STRUCTURAL ENGINEER PRIOR TO DEMOLITION
- 15 DEMOLISH CABINETRY
- 16 FALSE COLUMNS TO BE DEMOLISHED
- 17 WINDOW WALL SYSTEM TO BE DEMOLISHED
- 18 DEMOLISH BRICK OFF OF STRUCTURAL WALL - VERIFY CONDITIONS WITH STRUCTURAL ENGINEER IN THE FIELD PRIOR TO BRICK REMOVAL
- 19 DEMOLISH STAIRS - COORDINATE EXTENT WITH NEW BUILDOUT REQUIREMENTS
- 20 HATCHED AREA - DEMOLISH EXISTING COPING METAL AND PREP FOR INSTALLATION OF TPO SYSTEM
- 21 DEMOLISH EXISTING ROOFING DOWN TO ROOF SLAB AND PREP FOR NEW ROOFING
- 22 DEMOLISH MECHANICAL UNIT
- 23 DEMOLISH DUCTWORK ON TOP OF ROOF
- 24 CUT NEW OPENING FOR NEW DOOR
- 25 EXISTING COLUMN TO REMAIN





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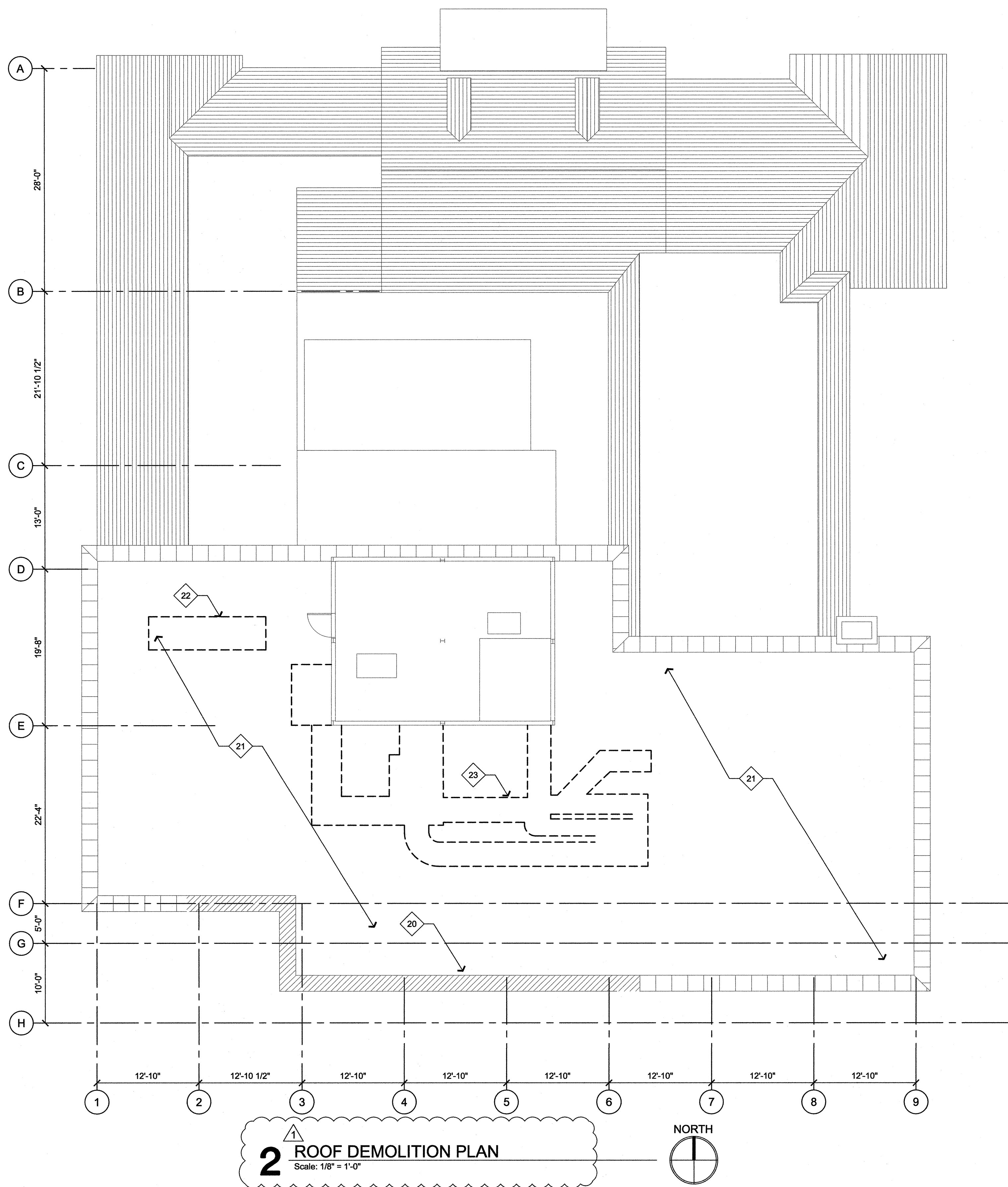
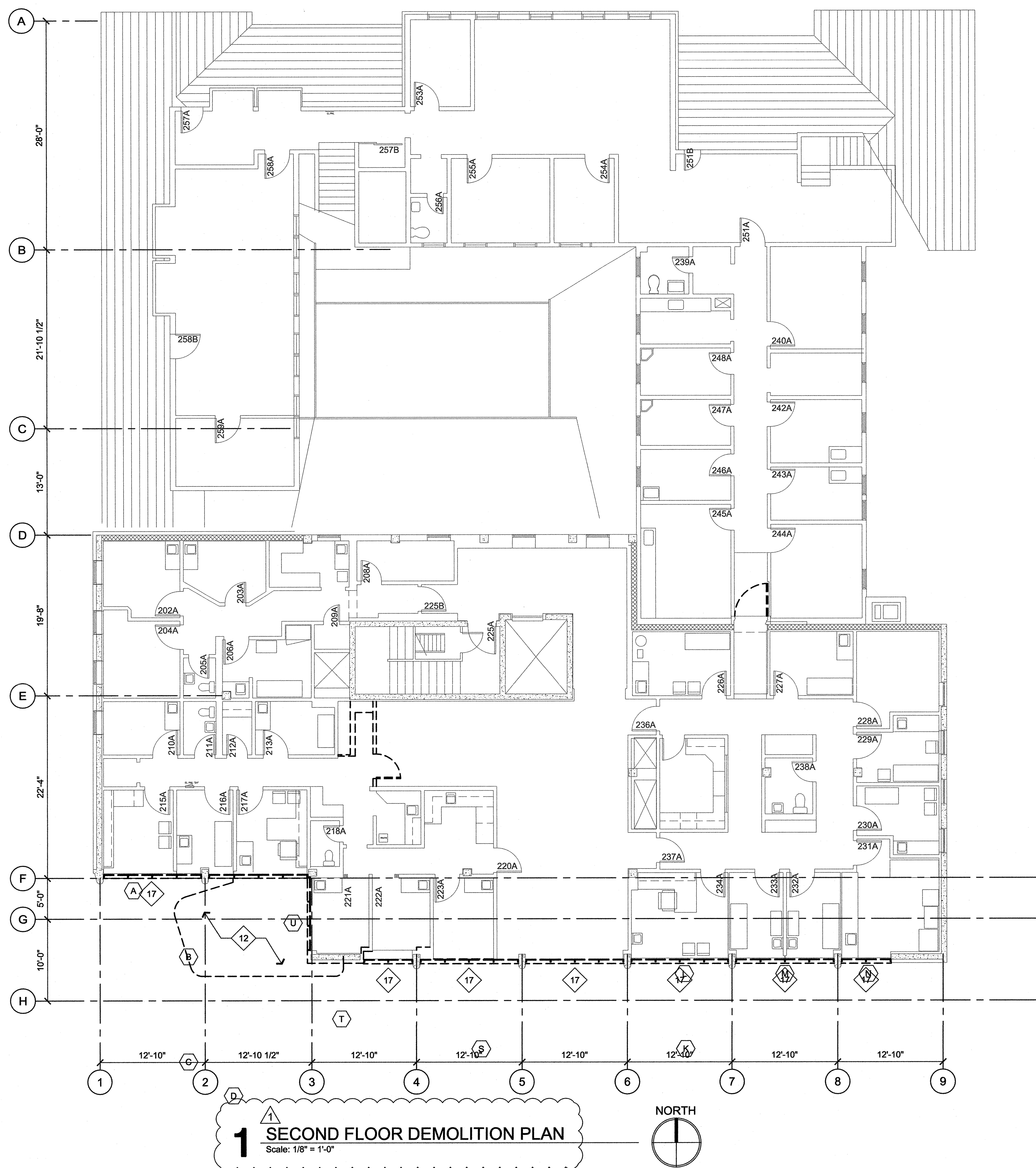


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Date: NOVEMBER 19, 2018

REVISIONS		
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LCA Project No. 170901
Drawn By: [Signature]
Second Floor and Roof Demo Plans

A-106



DEMOLITION GENERAL NOTES

1. DEMO EXISTING HARD LID CEILINGS, GLUE UP TILE, AND GRID/MINERAL FIBER CEILING SYSTEMS INS. SELECT AREAS AS REQUIRED FOR THE INSTALLATION OF THE NEW MECHANICAL SYSTEM.
2. AT AREA OF WORK, DEMO ALL FLOOR FINISHES AND PREPARE SUB FLOOR FOR INSTALLATION OF NEW FINISHES. SEE FINISH SCHEDULE TO CONFIRM NEW FLOORING TYPE.
3. AT AREA OF WORK, ALL EXISTING LIGHTING TO BE REMOVED.
4. MECHANICAL SYSTEMS REPLACEMENT : COORDINATE WITH DESIGN BUILD MECHANICAL CONTRACTOR EXTENT OF DEMO WORK REQUIRED.
5. SEE FLOOR PLANS FOR INDICATION OF NEW PLUMBING LOCATIONS. DEMOLISH CONSTRUCTION AS REQUIRED FOR ROUTING NEW WASTE AND SUPPLY PLUMBING LINES.
6. VERIFY ALL STRUCTURE PRIOR TO DEMO

LEGEND

- WALL OR OTHER ITEM TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- EXISTING CONCRETE STRUCTURE
- EXISTING DOOR
- DOOR AND FRAME TO BE REMOVED

DEMOLITION KEY NOTES

- 1 SAWCUT CONCRETE WALL FOR NEW OPENING. COORDINATE WITH DIRECTION ON STRUCTURAL DRAWINGS
- 2 DEMOLISH REINFORCED BRICK PIER
- 3 DEMOLISH BOILER AND RELATED ITEMS. COORDINATE WITH DESIGN / BUILD MECHANICAL CONTRACTOR
- 4 VERIFY MECHANICAL ITEMS TO BE DEMOLISHED.
- 5 STAIR / HANDRAILS TO BE REMOVED.
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- 7 DEMOLISH SITE RETAINING WALL
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- 13 DEMOLISH INTERIOR PARTITIONS AT WOOD FRAME BUILDING
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- 21 DEMOLISH EXISTING ROOFING DOWN TO ROOF SLAB AND PREP FOR NEW ROOFING
- 22 DEMOLISH MECHANICAL UNIT
- 23 DEMOLISH DUCTWORK ON TOP OF ROOF
- 24 CUT NEW OPENING FOR NEW DOOR
- 25 EXISTING COLUMN TO REMAIN



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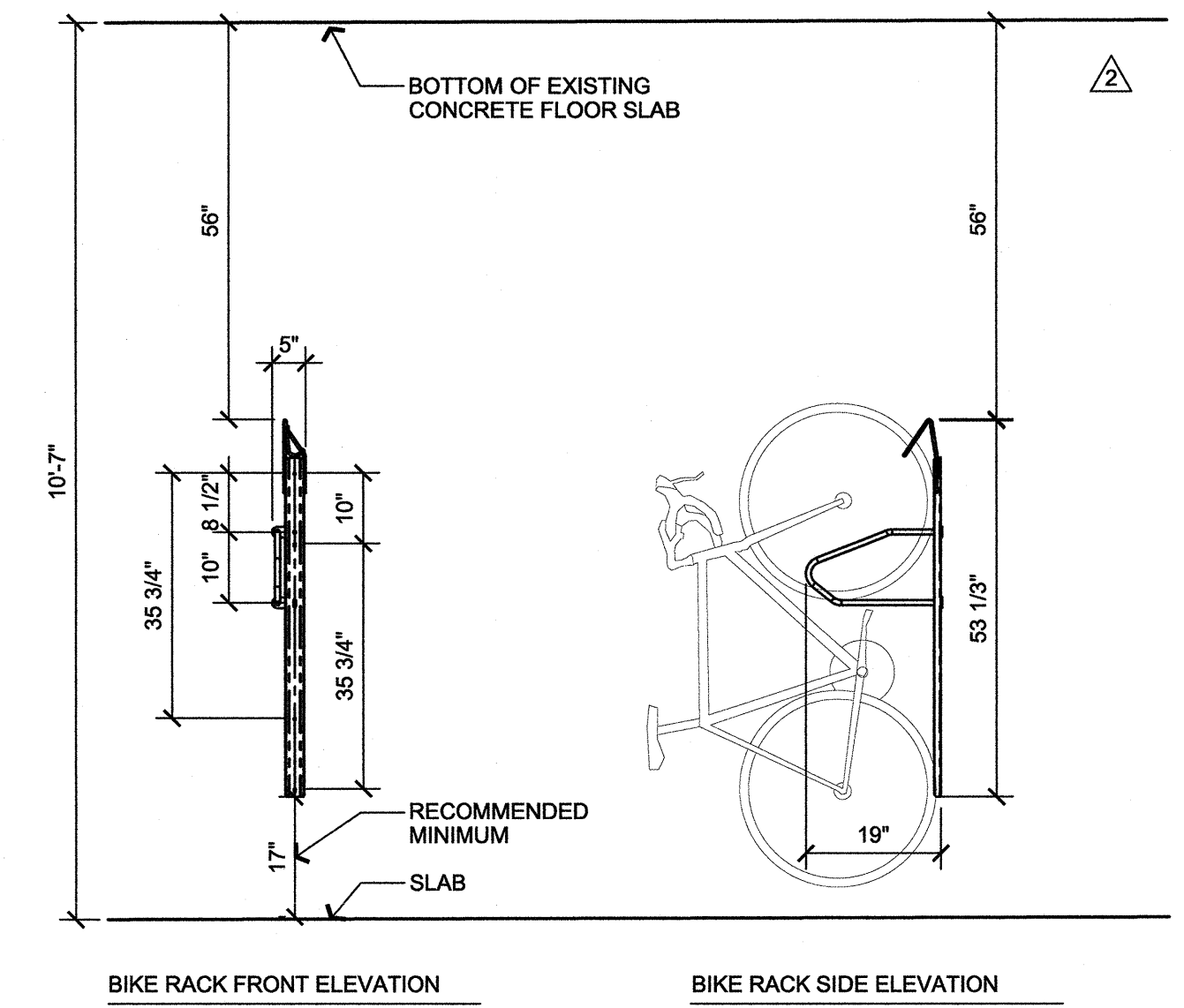
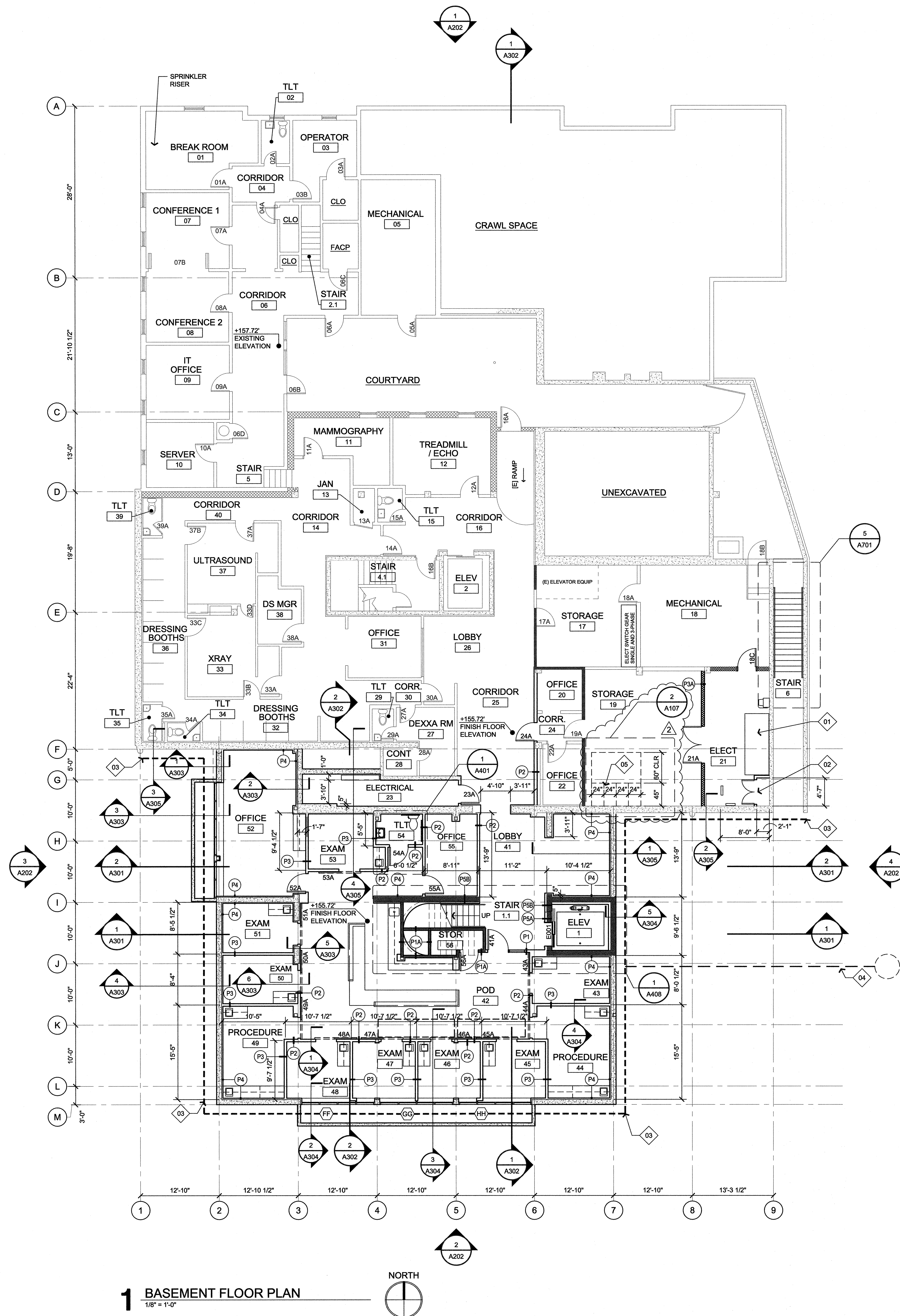
NO	DATE	ISSUE
1	02.08.19	FIRE & LIFE SAFETY
2	12.21.18	PLANNING RESPONSE
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LCA Project No.: 170901

Drawn By:

BASEMENT FLOOR PLAN

A-107



2 BASEMENT FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

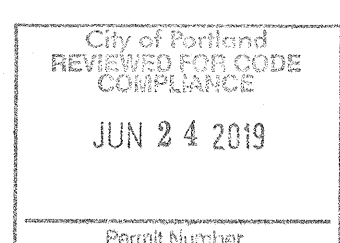
- SEE FINISH SCHEDULE FOR NEW FLOOR, WALL AND CEILING FINISHES.
- SEE SHEETS A-401 THRU A-407 FOR TYPICAL ROOM PLANS AND ELEVATIONS

FLOOR PLAN KEY NOTES

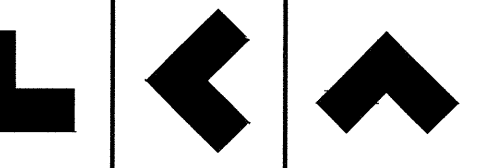
- 01 NEW SWITCH GEAR (MDP) 48" X 120" WITH 48" CLEAR IN FRONT
- 02 ELEVATOR CLOSET - MAIN POWER DISCONNECT, GAS LIGHTING, SEISMIC DISCONNECT, ELEVATOR CONTROL, AND TRANSFORMER
- 03 4" MIN PERFORATED FOOTING DRAIN PER GEOTECH RECOMMENDATIONS - CONNECT TO EXISTING FOOTING DRAINS AT EACH END AND ROUTE TO NEW DRY WELL. PROVIDE SLOPE TO DRAIN
- 04 4" DIAMETER PIPE FROM FOOTING DRAIN TO DRYWELL - COORDINATE WITH CIVIL SLOPE TO DRAIN
- 05 (4) VERTICAL LOCKABLE BIKE RACKS - "BIKE TRACK" MODEL #008 BY SARIS, MOUNTING PER MANUFACTURER. PROVIDE 6" DEEP CLEAR MANEUVERING AISLE FULL WIDTH OF BIKE RACKS PER CITY OF PORTLAND REQUIREMENTS. SEE DETAIL 2/A107

LEGEND

- EXISTING WALL TO REMAIN
- NEW METAL STUD WALL
- NEW CONCRETE WALL - SEE STRUCTURAL DRAWINGS
- NEW BRICK VENEER
- ONE HOUR FIRE BARRIER
- TWO HOUR FIRE BARRIER
- EXISTING DOOR, FRAME AND HARDWARE. ALL EXISTING DOORS TO BE REPAINTED.
- NEW SWING DOOR - SEE DOOR SCHEDULES A-601 THROUGH A-603
- NEW SLIDING DOOR - SEE SCHEDULES A-601 THROUGH A-603
- PARTITION TYPE



This plan was reviewed and approved by Planning and includes all notes from other reviews.
T. Borch King 2/25/19
MW 6/20/19



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02	08.19	FIRE & LIFE SAFETY
04	01.19	FLS RECHECK 1
05	10.19	FLS / APPEAL

LCA Project No.: 170901

Drawn By: [Signature]

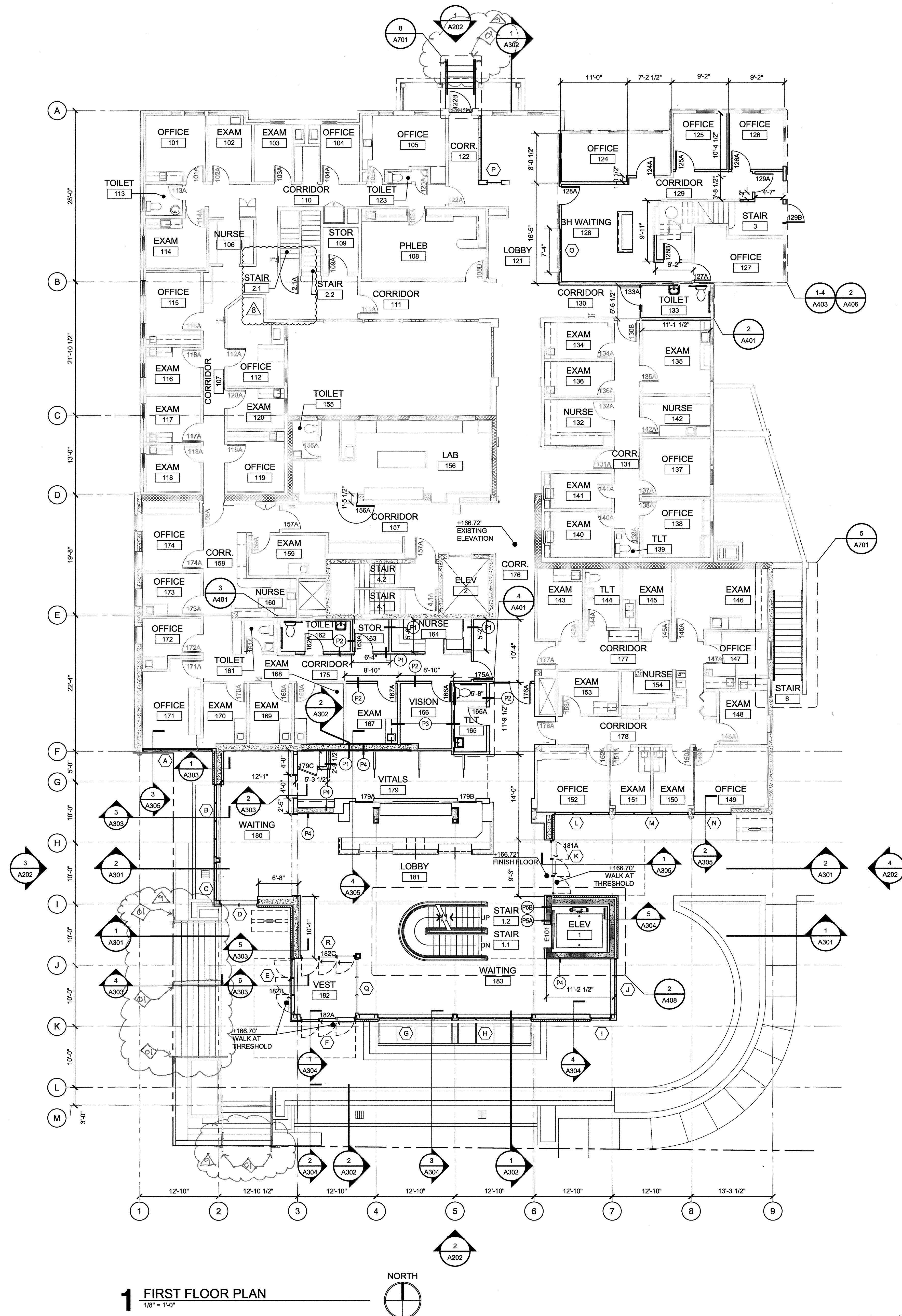
APR 16 2019

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DOCUMENT

FIRST FLOOR PLAN

A-108



NOTES

SEE CIVIL DRAWING FOR FINISH ELEVATIONS AT EXTERIOR

SEE SHEETS A-401 THRU A-407 FOR TYPICAL ROOM PLANS AND ELEVATIONS

DI HANDRAIL RETURN PER APPEAL ID 20401-
SEE SHEET A-010

LEGEND

EXISTING WALL TO REMAIN

NEW METAL STUD WALL

NEW CONCRETE WALL - SEE STRUCTURAL DRAWINGS

NEW BRICK VENEER

ONE HOUR FIRE BARRIER

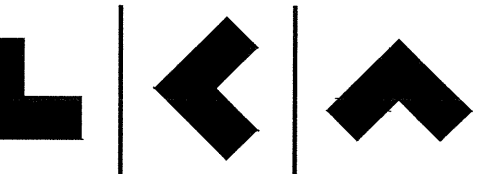
EXISTING DOOR, FRAME AND HARDWARE.
ALL EXISTING DOORS TO BE REPAINTED.

NEW SWING DOOR - SEE DOOR SCHEDULES A-601 THROUGH
A-603

NEW SLIDING DOOR - SEE SCHEDULES A-601 THROUGH A-603

PARTITION TYPE

This plan matches that approved by Planning
and includes all notes from other reviews.
G. Tynah 4/22/19
(name) (date)
MW 8/20/19



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REVISIONS		
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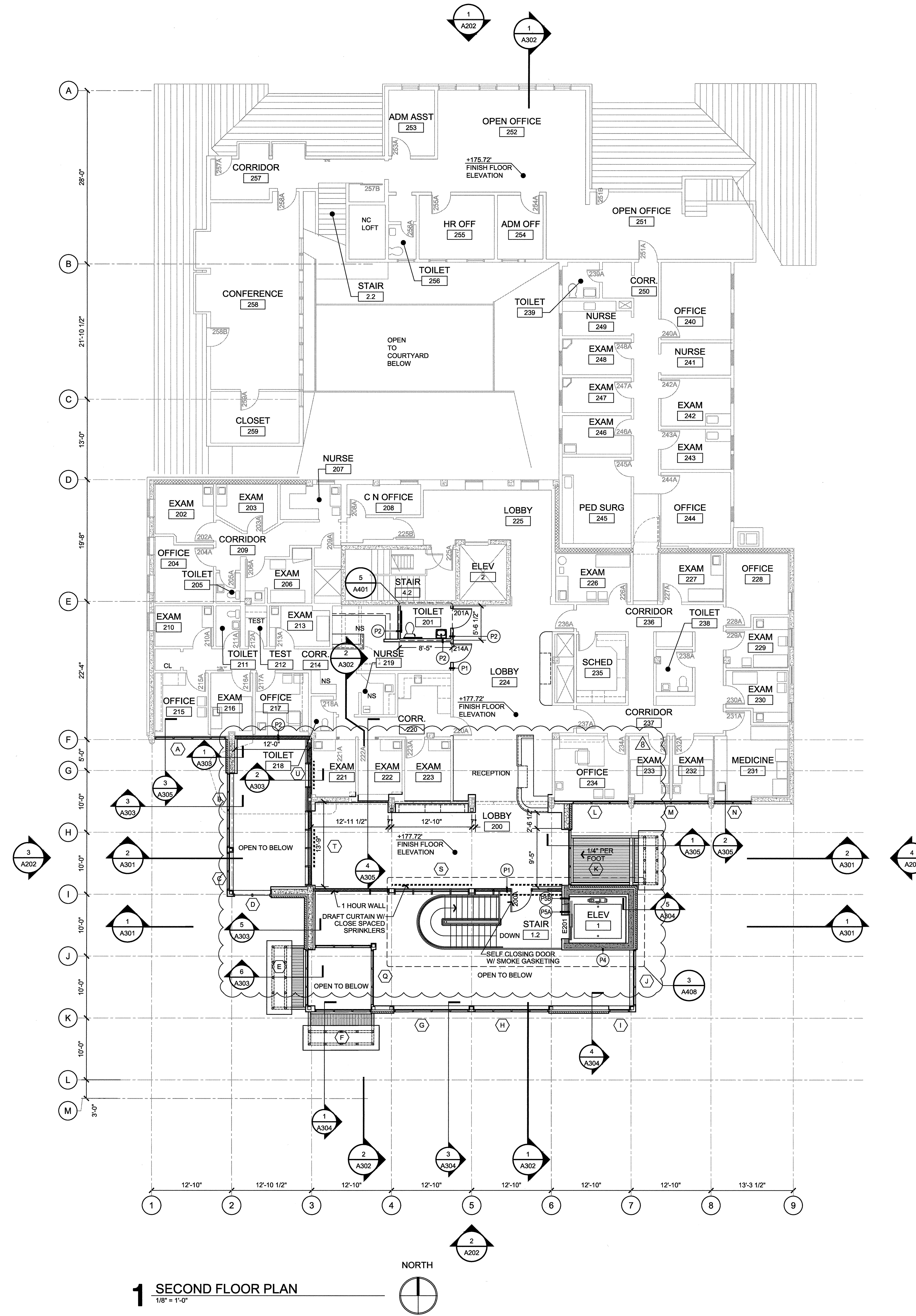
LCA Project No.: 170901

Drawn By: [Signature]

APR 16 2019

SECOND FLOOR PLAN

A-109



LEGEND

- EXISTING WALL TO REMAIN
- NEW METAL STUD WALL
- NEW CONCRETE WALL - SEE STRUCTURAL DRAWINGS
- NEW BRICK VENEER
- ONE HOUR FIRE BARRIER
- ONE HOUR FIRE WALL PER APPEAL 20164
- DRAFT CURTAIN W/ CLOSE SPACED SPRINKLERS PER APPEAL 20164
- EXISTING DOOR, FRAME AND HARDWARE. ALL EXISTING DOORS TO BE REPAINTED.
- NEW SWING DOOR - SEE DOOR SCHEDULES A-601 THROUGH A-603
- NEW SLIDING DOOR - SEE SCHEDULES A-601 THROUGH A-603
- PARTITION TYPE

1 SECOND FLOOR PLAN
1/8" = 1'-0"



This plan matches that approved by Planning and includes all notes from other reviews.
G. Tynan 4/22/19
mw 8/20/19