

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 24799 (4/21/21) for additional information

Appeal ID: 24870	Project Address: 2400 NE Broadway St.
Hearing Date: 5/12/21	Appellant Name: Rebecca Morello
Case No.: B-011	Appellant Phone: 2487612001
Appeal Type: Building	Plans Examiner/Inspector: Chanel Horn
Project Type: commercial	Stories: 1 Occupancy: A-2, F-2, S-2, S-1 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: Yes - Throughout
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal	LUR or Permit Application No.: 20-146115-000-00-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] Proposed use: Brewery	

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1010.1.5 Floor Elevation
Requires	There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed .25 unit vertical in 12 units horizontal (2-percent slope).
Code Modification or Alternate Requested	<p>Reconsideration Text: The intent of the appeal is to allow 2% maximum slopes and cross-slopes within the interior door landings of the basement vestibule</p> <p>Original Text: The intent of the appeal is to allow the existing interior non-level landings at the doorways in the basement entry vestibule to remain, in order to maintain access to the existing platform lift.</p>
Proposed Design	<p>Reconsideration Text: The existing door landings at the northern entry to the basement are non-level. The exterior entry has an existing slope of 17% and the interior door landing is sloped at 4%. The existing exterior door landing will be re-graded and paved to a 2% maximum slope, meeting the code requirements of OSSC 1010.1.5. The existing interior slope of 4% within the basement vestibule will be adjusted within the door landings of the basement vestibule to be 2% maximum. See detail #6/A707 of the attached drawings (Reconsideration - Details) for an enlarged plan showing slopes.</p> <p>Original Text: The existing door landings at the northern entry to the basement are non-level. The exterior entry has an existing slope of 17% and the interior door landing is sloped at 4%. The existing exterior door landing will be re-graded and paved to a 2% maximum slope, meeting the</p>

code requirements of OSSC 1010.1.5. The interior slope of 4% within the basement vestibule is proposed to remain to maintain access to the existing platform lift.

Reason for alternative Reconsideration Text: The existing building was constructed in the early 1900s and the existing interior basement floor slab is not level within the basement vestibule. The slopes will be leveled out to the maximum extent feasible, but will need to remain sloped at 2% maximum within the door landings due to the existing change in elevations from the public right-of-way to the existing platform lift. A 2% slope meets door maneuvering clearance requirements as defined in 2010 ADA 404.2.4.4 exception 1 and ANSI A117.1 404.2.3.1. The basement consists primarily of employee work areas with low occupant loads totaling 18 occupants. A fully code compliant exit is provided at the southern end of the building for basement occupants providing additional safe means of egress from the basement.

Original Text: The existing building was constructed in the early 1900s and the existing interior basement floor slab is not level within the basement vestibule. Leveling the door landings in the vestibule would create a step of approximately 3" leading to the existing platform lift, which would inhibit occupants in wheelchairs from accessing the lift. It is technically infeasible to alter the pathway to the lift in a code compliant and practical manner due to immediate adjacency of the entry and lift.

The door landings are being brought to compliance to the maximum extent feasible, with the exterior landing being reconstructed to a 2% maximum slope. The interior slope of 4% qualifies as a sloped floor and the basement consists primarily of employee work areas with low occupant loads totaling 18 occupants. A fully code compliant exit is provided at the southern end of the building for basement occupants providing additional safe means of egress from the basement.

Appeal item 2

Code Section	1014.6 Handrail Extensions
Requires	Where handrails are not continuous between flights, the handrails shall extend horizontally not less than 12" beyond the top riser
Code Modification or Alternate Requested	The intent of the appeal is to allow the new handrail mounted to the building facade at the northern exterior stairs to be installed without the top handrail extension due to the existing plan configuration.
Proposed Design	The existing handrails and guardrails at the northern exterior stair are not code compliant. These handrails and guardrails are proposed to be replaced with new rails that are compliant to the maximum extent feasible. The floor mounted handrail will have the required extensions at the top and bottom stair landings. The wall mounted handrail will have the bottom extension but is proposed to be installed without the 12" extension beyond the top riser.

Reason for alternative Reconsideration Text: An additional stair riser is required to be added to the top of the existing stair landing in order to create a code compliant door landing at the existing pair of doors. When this new riser is added, the wall mounted handrail will no longer be able to meet extension requirements. Per Per ANSI A117.1 505.10 exception 3 – in alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration. Blocking a door leaf would create a hazard and is not avoidable due to the plan configuration of the existing doors. We are improving the safety of the existing stair by creating a compliant door landing, replacing the handrails and guardrails with rails that comply with code to the maximum extent possible, and providing a handrail on the opposite side of the stair that will have a full extension beyond the top riser.

Original Text: The handrail mounted to the building façade cannot extend 12" beyond the top riser due to the plan configuration of the entry doors. The extension would impede the function of one leaf of the pair. We are improving the safety of the stair by replacing the handrails and guardrails with rails that comply with code to the maximum extent possible and the handrail on the opposite side of the stair that will have a full extension beyond the top riser.

APPEAL DECISION

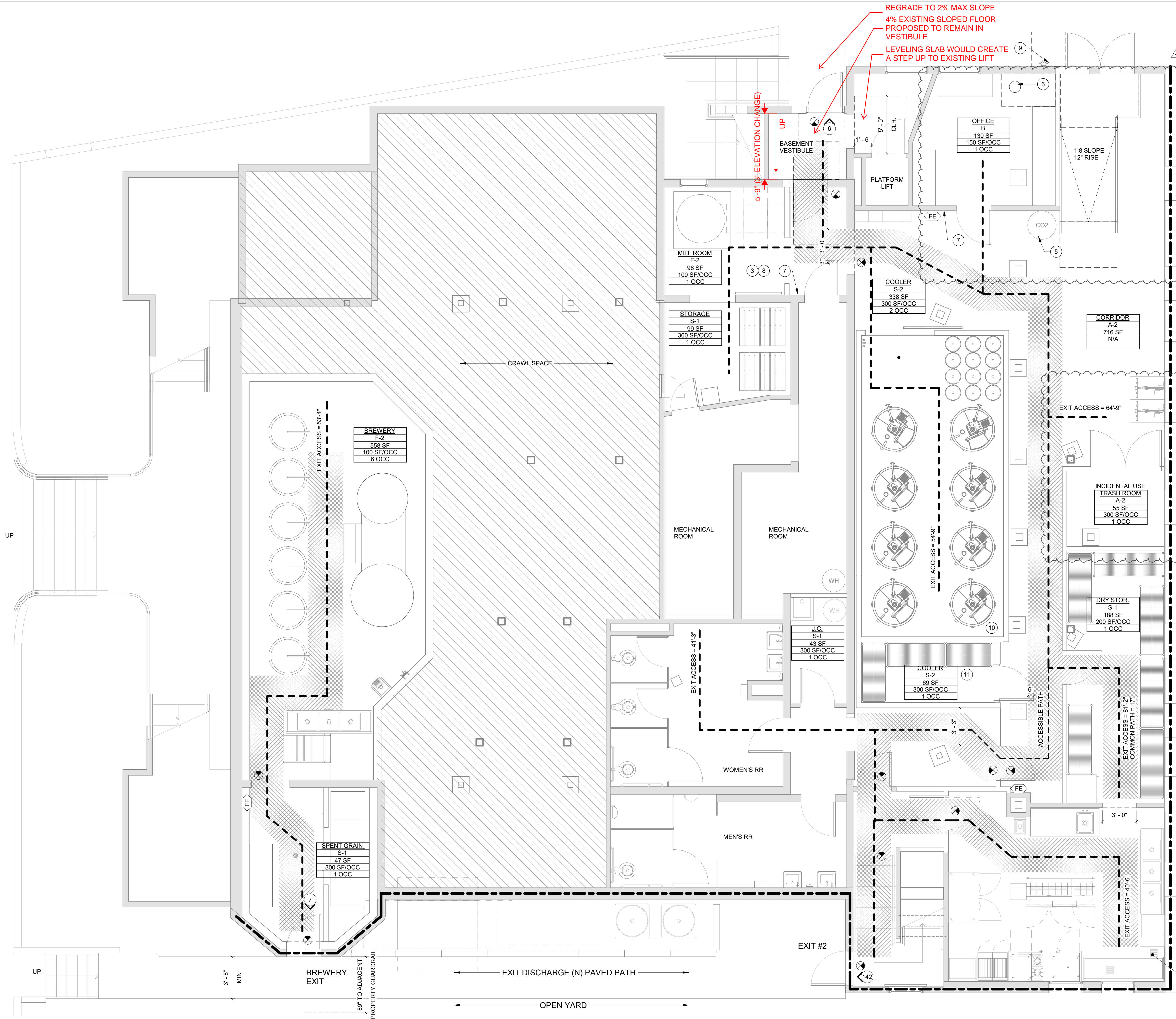
1. Interior door landing with 2 percent slopes: Granted as proposed.

Note: This decision does not waive any Federal requirements for accessibility that are enforced by Department of Justice.

2. Omission of handrail extensions: Denied. Proposal does not provide equivalent Life Safety protection. Appellant may contact Josh Weeks (503 823-8834) with questions.

For the item granted, 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 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.



BASEMENT - CODE PLAN

1/4" = 1'-0"

GENERAL NOTES - CODE SUMMARY

1. PROVIDE UL APPROVED FIRESTOPPING AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION.
2. DOOR LEAVES IN PATH OF EGRESS TO BE MINIMUM 36" WIDE.
3. DIMENSIONS SHOWN ON SHEETS G001 THROUGH G005 ARE FOR CODE ANALYSIS ONLY.
4. ALL WORK SHOWN ON THIS SHEET IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION. WHETHER SHOWN ELSEWHERE OR NOT, CONTRACTOR SHALL MAKE ALL ALLOWANCES FOR CONNECTION, HOOKUP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.
5. ELECTRICAL SUBMITTAL WITH EMERGENCY LIGHTING DESIGN IS DEFERRED SUBMITTAL.

LEGEND

---	PROPERTY LINE
---	1 HOUR RATED EXTERIOR WALL
---	1 HOUR FIRE PARTITION
---	EGRESS PATHS, TYP.
---	44" AT >50 OCC.
---	36" AT <50 OCC.
---	ASSEMBLY AISLES*
---	30" AT <15 OCC. / SEATING ONE SIDE
---	36" AT <50 OCC. / SEATING BOTH SIDES
---	42" AT >50 OCC. / SEATING BOTH SIDES
---	*PER OSSC 1029.9 MINIMUM AISLE WIDTHS ARE AS NOTED

---	aisle ACCESSWAY
---	EXIT ACCESS DISTANCE
---	COMMON PATH OF EGRESS TRAVEL

55s	OCCUPANT LOAD AT OPENING
55s	CUMMULATIVE OCCUPANT LOAD AT OPENING
→	BUILDING EXIT
#	BUILDING CODE APPEAL
↑	LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S)
→	DIRECTION ARROW CORRESPONDS TO DIRECTION ARROW ON SIGN
⊗	LIGHTED EXIT SIGN - CEILING MOUNTED
⊗	LIGHTED EXIT SIGN - WALL MOUNTED
FE	FIRE EXTINGUISHER (AND CABINET WHERE OCCURS)
♿	ACCESSIBLE ENTRANCE

OCCUPANCY LOAD SCHEDULE - BASEMENT

OCCUPANCY	NAME	AREA	LOAD FACTOR	OCCUPANTS
A-2	KITCHEN	287 SF	200	2
A-2	TRASH ROOM	55 SF	300	1
A-2: 2		342 SF		3
B	OFFICE	139 SF	150	1
B: 1		139 SF		1
F-2	BREWERY	558 SF	100	6
F-2	MILL ROOM	98 SF	100	1
F-2: 2		656 SF		7
S-1	J.C.	43 SF	300	1
S-1	SPENT GRAIN	47 SF	300	1
S-1	STORAGE	99 SF	300	1
S-1	DRY STOR.	188 SF	300	1
S-1: 4		376 SF		4
S-2	COOLER	69 SF	300	1
S-2	COOLER	338 SF	300	2
S-2: 2		407 SF		3
		1921 SF		18

KEYNOTES - CODE PLAN

- 1 PER IBC 305.6 EXCEPTION 2 ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO (E) BUILDINGS.
- 2 F-2 OCCUPANCY APPROVED PER BUILDING CODE APPEAL #23609. SEE G002 FOR MORE INFORMATION.
- 3 ONE (N) CO2 TANK TO BE INSTALLED. TANK IS CARBO-MAX 750. TANK WEIGHT IS 1219 LBS. GAS DETECTION SYSTEM AND ALARM BY HELGET GAS TO BE INSTALLED. ALARM TO BE REMOTE CO2 STORAGE SAFETY 3 ALARM.
- 4 LOCATION OF SPRINKLER RISER AND BACKFLOW ASSEMBLY
- 5 ROOMS CONTAINING FIRE PROTECTION EQUIPMENT, ELECTRICAL EQUIPMENT, AND OTHER UTILITY EQUIPMENT MUST BE MARKED WITH SIGNAGE PER OFC 509.1. SIGNAGE SHALL BE DURABLE, PERMANENT INSTALLED, AND READILY VISIBLE, TYP.
- 6 PER BUILDING CODE APPEAL #2360, BOTH THE GRINDER (CLASS II DIV 1) AND THE CONVEYOR MOTOR (CLASS II DIV 2) SHALL BE LISTED FOR USE IN THIS ENVIRONMENT AND THE CONVEYOR MOTOR SHALL BE EXPLOSION PROOF.
- 7 (N) FDC PROVIDE METAL SIGN WITH 1" RAISED LETTERS AS REQUIRED BY PFC 912.4. FDC LOCATION APPROVED UNDER CODE APPEAL #23964.
- 8 BEER SERVING TANKS WITH BEER OF ALCOHOL CONTENT LESS THAN 10% AND KEGS OF BEER TO BE STORED HERE. NO COMBUSTIBLE MATERIAL TO BE STORED.
- 9 RAW KITCHEN INGREDIENTS INCLUDING PROTEINS SUCH AS MEAT CHICKEN AND PORK AND VEGETABLES SUCH AS TOMATOES, PEPPERS AND LETTUCE TO BE STORED HERE. NO COMBUSTIBLE MATERIAL TO BE STORED.

KITCHEN
A-2
287 SF
200 SF/OCC
2 OCC

ISSUANCE LIST

DATE	ISSUE
03.06.20	100% DD
03.16.20	PERMIT
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DATE: 03.16.21

DRAWN: RM

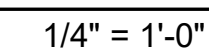
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PROJECT #: 19-020

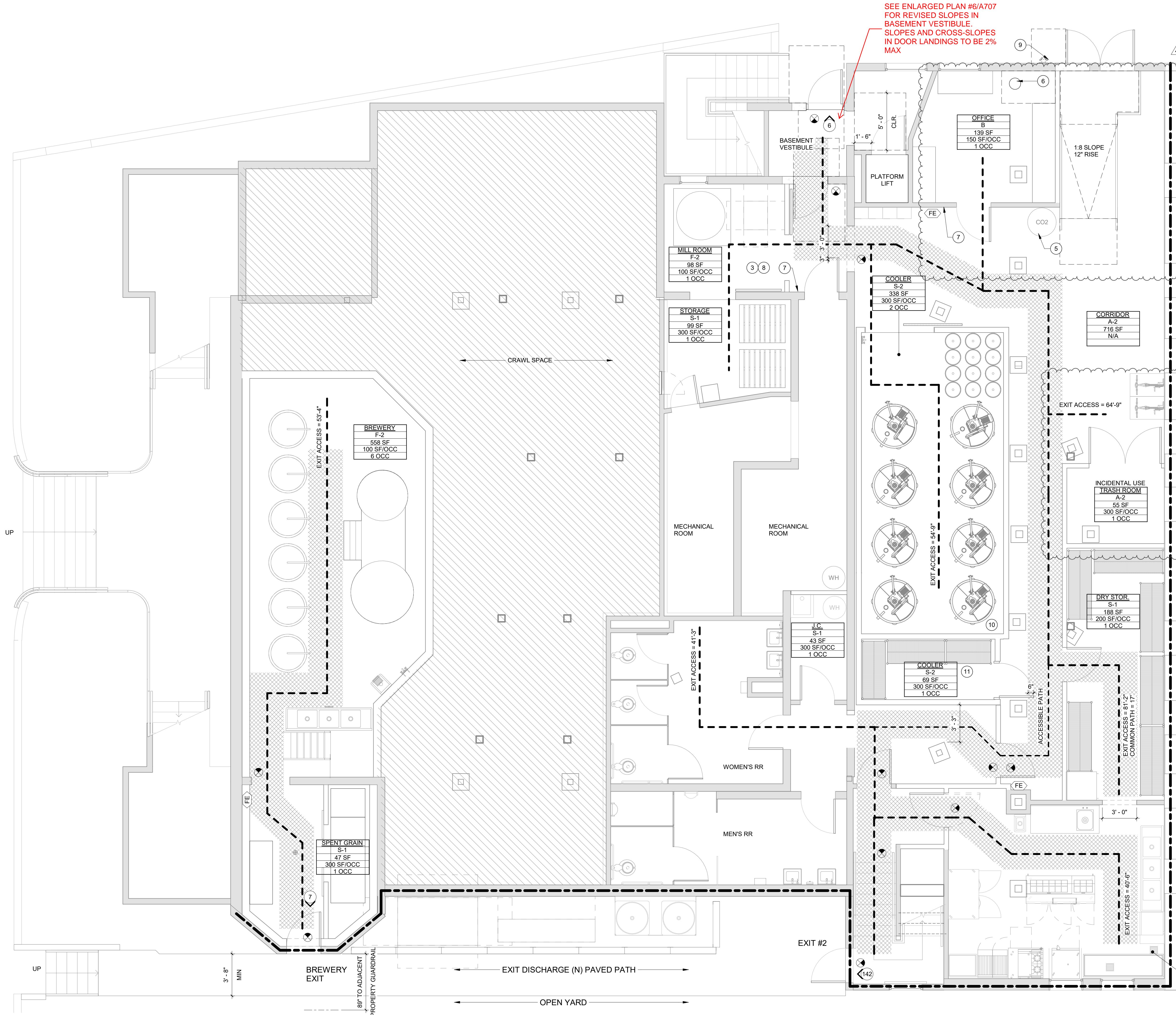
G004

CODE PLAN - BASEMENT

PERMIT

30 + 4 @ F
SEATING

CODE PLAN - MAIN LEVEL



SEE ENLARGED PLAN #6/A707
FOR REVISED SLOPES IN
BASEMENT VESTIBULE.
SLOPES AND CROSS-SLOPES
IN DOOR LANDINGS TO BE 2%
MAX

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30" AT <15 OCC. / SEATING ONE SIDE
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42" AT >50 OCC. / SEATING BOTH SIDES
- EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE 1 FOOT-CANDLE MINIMUM ILLUMINATION ACROSS ENTIRE EGRESS PATH AS MEASURED AT FLOOR LEVEL)
- *PER OSSC 1029.9 MINIMUM AISLE WIDTHS ARE AS NOTED

- AISLE ACCESSWAY
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- 55s OCCUPANT LOAD AT OPENING
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➔ BUILDING EXIT
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↑↑↑ LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S)
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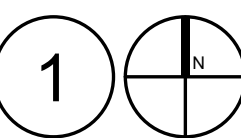
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287 SF
200 SF/OCC
2 OCC

BASEMENT - CODE PLAN

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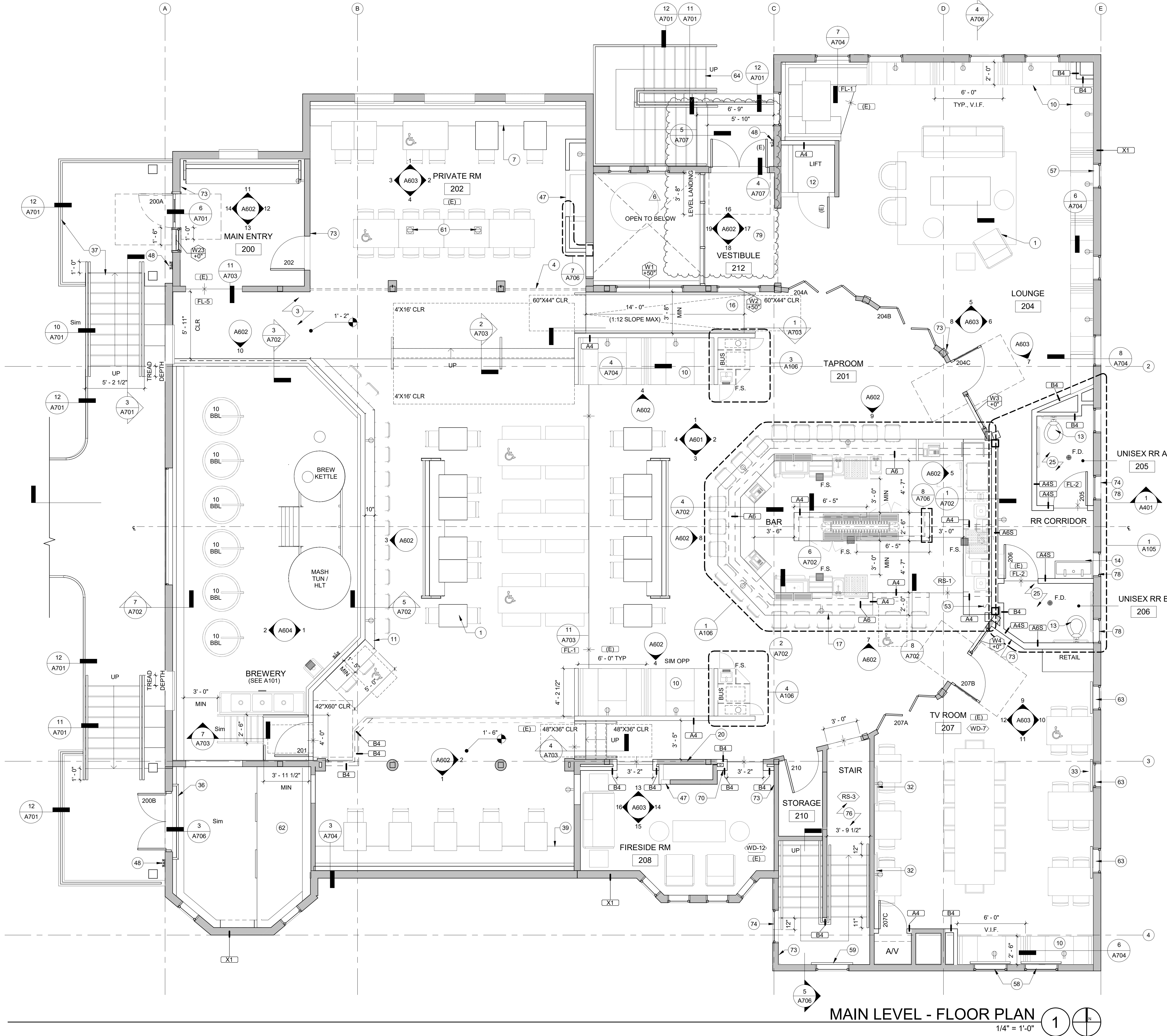
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PROJECT #: 19-020

G004

CODE PLAN - BASEMENT

PERMIT



MAIN LEVEL - FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

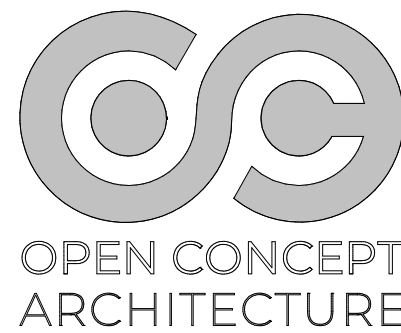
1. ALL DIMENSIONS INDICATED ARE TO FACE OF FINISH AT EXISTING WALLS, CENTERLINE OF STUD AT NEW WALLS, UNLESS NOTED OTHERWISE. DO NOT SCALE OFF DRAWINGS.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO BEGINNING WORK TO CONFIRM SIGNIFICANT DISCREPANCIES WITH ARCHITECTURAL DIMENSIONS.
3. SEE STRUCTURAL DRAWINGS & CALCULATIONS FOR ALL STRUCTURAL INFORMATION NOT INDICATED HERE.

LEGEND

- NEW FRAMED WALLS, SEE WALL TYPES
- NEW CONCRETE WALLS, SEE WALL TYPES
- NEW WOOD POST, SEE STRUCTURAL
- FLOOR DRAIN
- FLOORING TRANSITION
- CONVENIENCE OUTLET

KEYNOTES - FLOOR PLANS - MAIN

- (N) FURNITURE BY OWNER, TYP. 158 DINING SEATS TOTAL. 5% TO BE ACCESSIBLE (8).
- (N) RAISED FLOOR, SALVAGED T&G FLOORING TO BE REINSTALLED AT RAISED FLOOR.
- REPAIR OR REPLACE OVERHEAD WOOD DOORS, REMOVE TOP ROW OF WOOD PANELS AND REPLACE WITH GLASS.
- (E) BANQUETTE TO REMAIN
- (N) BOOTHS, SEE ELEVATIONS FOR MORE INFORMATION.
- (N) WOOD DRINK RAIL BY OWNER, SEE ELEVATIONS FOR MORE INFORMATION.
- (E) LIFT TO REMAIN
- PROVIDE (N) PLUMBING FIXTURE AND ACCESSORIES TO (N) RESTROOMS, SEE ENLARGED PLANS.
- PROVIDE (N) QUARTZ VANITY, UNDERMOUNT SINKS, AND ACCESSORIES AT (N) RESTROOMS, SEE DETAIL.
- (N) RAMP, 1:12 SLOPE MAX.
- (N) BAR AND COUNTER, SEE DETAILS FOR MORE INFORMATION.
- PATCH AND REPAIR WALLS IN AREAS WHERE WALLS, TRIM, CEILINGS, AND COUNTERS WERE REMOVED, TYP.
- PROVIDE MECHANICAL VENTING FOR RESTROOMS, TYP.
- (N) WALL MOUNTED TV AND BRACKET BY OWNER, PROVIDE BACKING IN WALL FOR MOUNTING, PROVIDE POWER OUTLET BEHIND TV.
- PROVIDE AND INSTALL (N) ROLLER SHADES AT EACH WINDOW IN TV ROOM.
- INSTALL (N) STEEL GUARDRAIL AT (E) DOOR, GUARDRAIL TO TERMINATE 42" ABOVE DOOR THRESHOLD AND HAVE SUPPORTS WITH 4" MAX BETWEEN VERTICALS.
- (N) TOPPING SLAB AT STAIR AND LANDING, SEE DETAIL.
- (N) BANQUETTE, SEE ELEVATIONS FOR MORE INFORMATION.
- PROVIDE AND INSTALL (N) GAS INSERT AT (E) FIREPLACE
- (N) HOSE BIB
- (N) BELOW GROUND GREASE INTERCEPTOR
- INSTALL MAIN LIGHTING CONTROL PANEL AT BAR, CONFIRM LOCATION WITH OWNER.
- SEAL (E) CONCRETE FLOOR
- PERMANENTLY FASTEN IN PLACE OPERABLE WINDOWS ALONG EAST FACADE IN PLACE PER BUILDING CODE APPEAL #23511 ITEM #2, SEE G003 FOR MORE INFORMATION.
- REPLACE DIVIDED LITE WINDOWS ALONG SOUTH FACADE WITH FIXED SINGLE LIGHT WINDOWS PER BUILDING CODE APPEAL #23511 ITEM #2, SEE G003 FOR MORE INFORMATION.
- PROVIDE AND INSTALL (N) GUARDRAIL IN FRONT OF WINDOW TO SERVE AS FALL PROTECTION.
- INSTALL (2) QUADPLEX FLOOR OUTLETS
- FINISH TOP OF SPENT GRAIN CEILING STRUCTURE WITH LAYER OF PAINTED GYP.
- REPLACE FROSTED GLAZING WITH CLEAR GLAZING, GC TO CONFIRM IF ENTIRE WINDOW ASSEMBLY NEEDS TO BE REPLACED OR IF THE LITE ONLY CAN BE REPLACED.
- REPAIR CRACKING TO CONCRETE STAIR AS NECESSARY
- (N) MAS VAULT, SEE DETAILS ON A701 AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- FURR OUT WALL AS NEEDED TO ACCOMMODATE (N) VENT LINE, SEE PLUMBING DRAWINGS.
- (N) HANDWASH SINK WITH EYE WASH STATION BY KROWNE, MODEL HS-36
- PER OSSC 1004.9, EACH ASSEMBLY SPACE MUST HAVE A SIGN INDICATING OCCUPANT LOAD POST NEAR THE MAIN EXIT, GC TO PROVIDE AND INSTALL OCCUPANCY SIGNAGE.
- REPLACE GLAZING WITH CLEAR TEMPERED SAFETY GLAZING, GC TO CONFIRM IF ENTIRE WINDOW ASSEMBLY NEEDS TO BE REPLACED OR IF THE LITE ONLY CAN BE REPLACED.
- INSTALL (N) VINYL TILE FLOORING AT STAIR AND STAIR CORRIDOR
- GC TO VERIFY WINDOW LOCATIONS IN FIELD, GC TO NOTIFY ARCHITECT OF ANY CONFLICTS WITH WALL LAYOUT.
- FEATHER FLOOR FINISH WITHIN VESTIBULE AS NEEDED, 5% SLOPE MAX.



NE BROADWAY BREWERY

2400 NE BROADWAY ST.
PORTLAND, OR 97232

OPEN CONCEPT ARCHITECTURE

ISSUANCE LIST

DATE	ISSUE
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04.19.21	PERMIT REVS #5

REVISION LIST

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1	09.04.20	PERMIT REVS
2	11.10.20	PERMIT REVS #2
6	04.26.21	PERMIT REVS #6
A	09.04.20	I.D. REVS

DATE: 04.29.21

DRAWN: RM

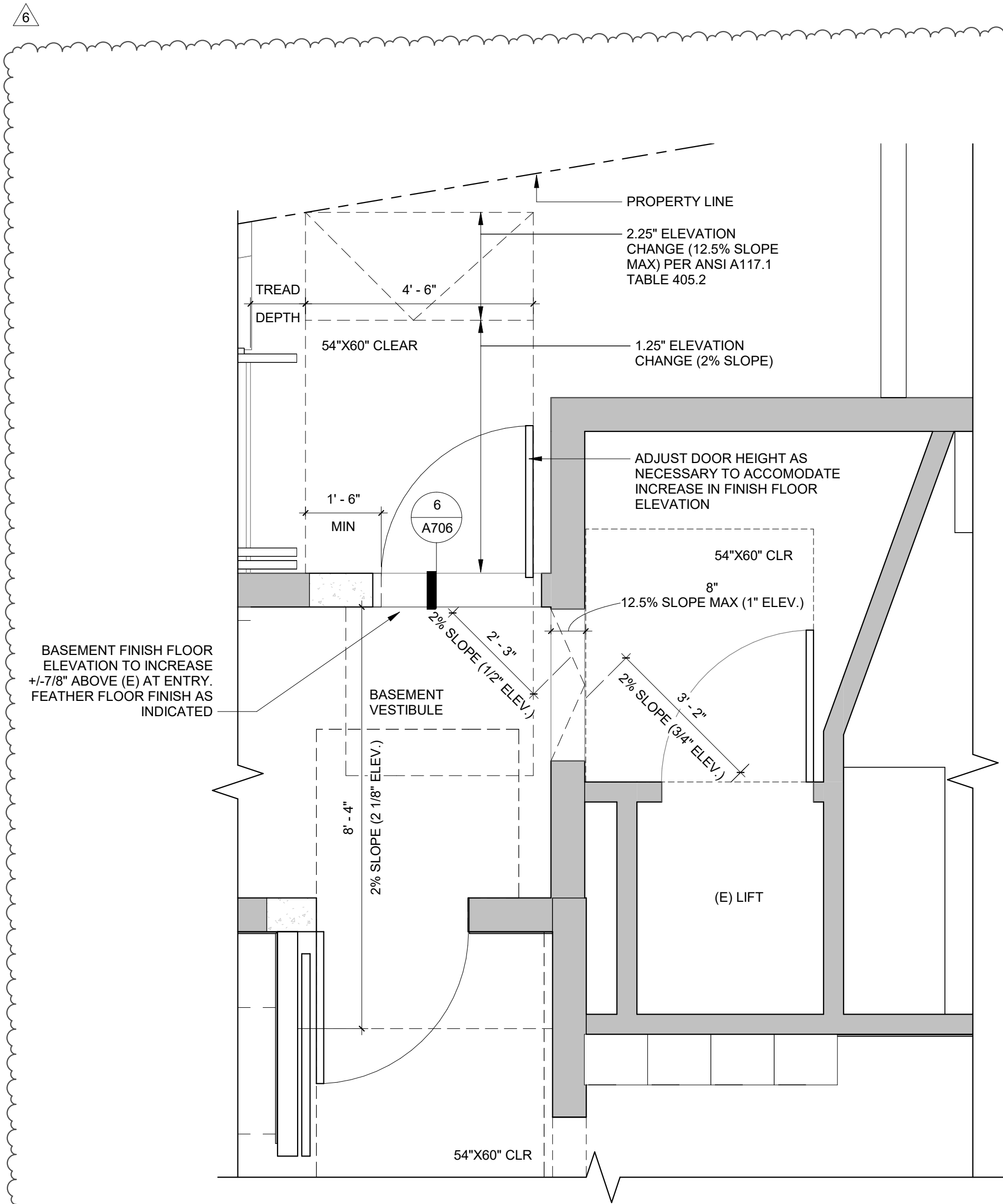
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PROJECT #: 19-020

A102

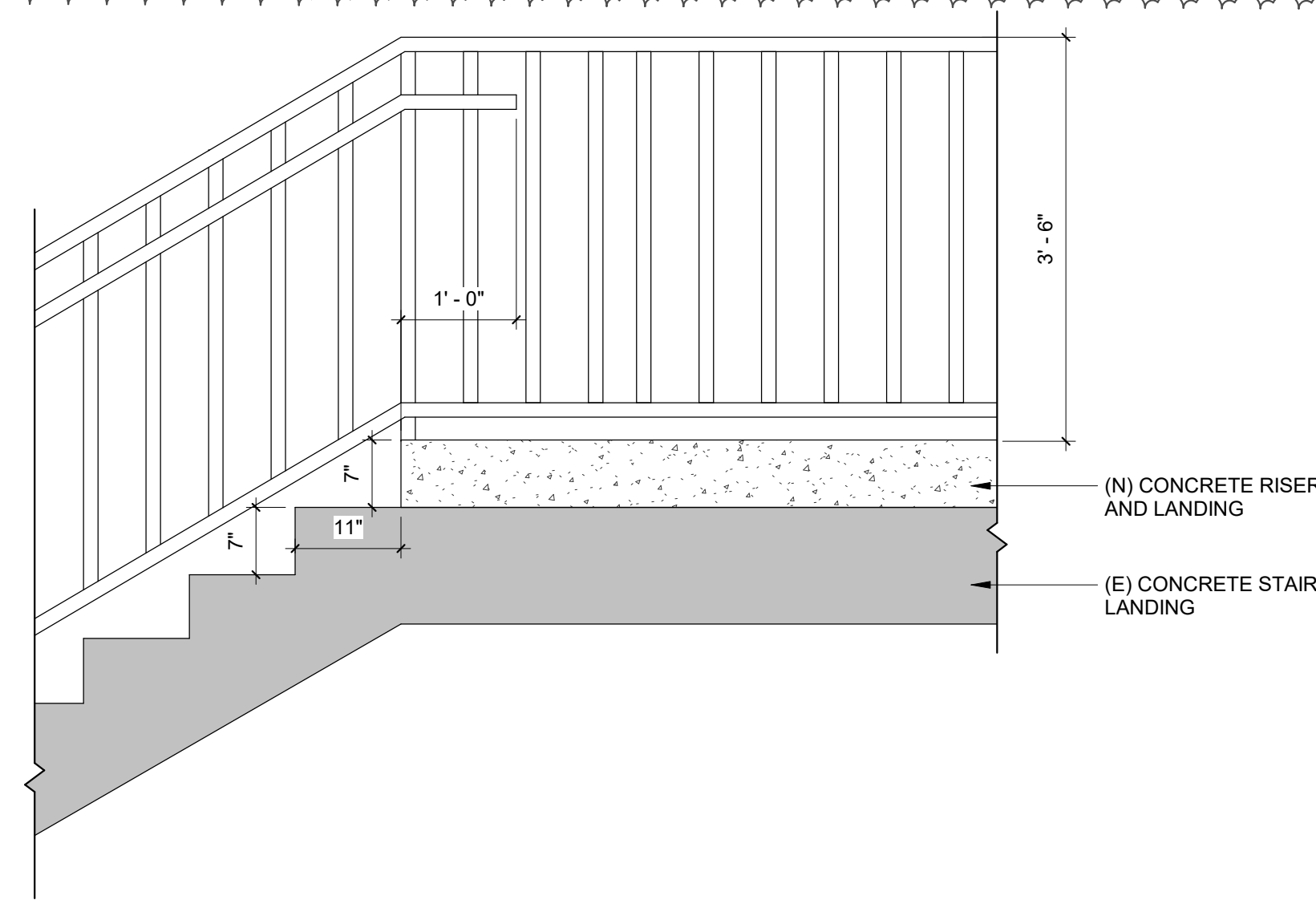
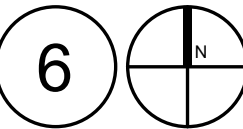
FLOOR PLAN - MAIN LEVEL

PERMIT



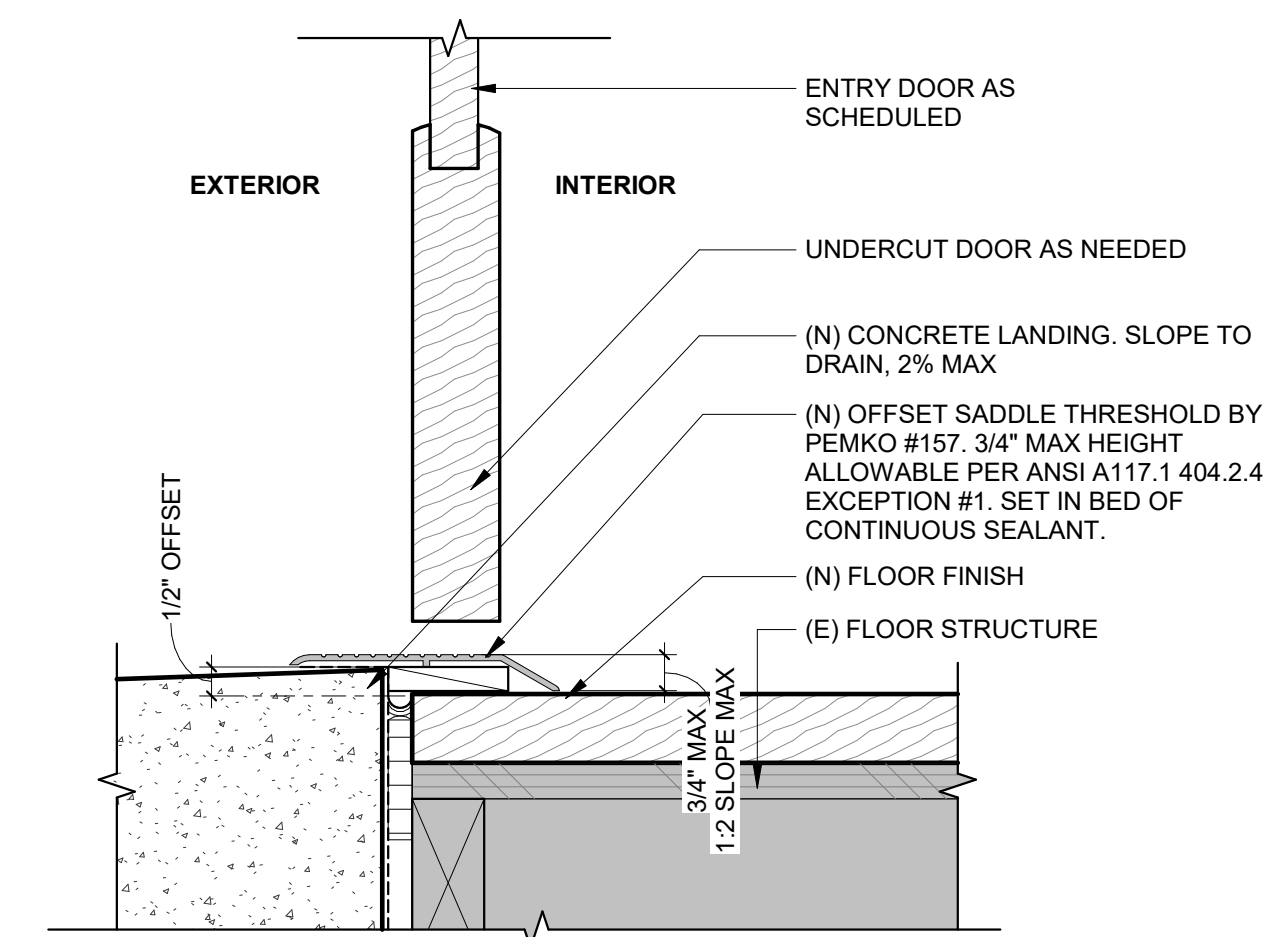
ACCESSIBLE ENTRY PLAN

1/2" = 1'-0"



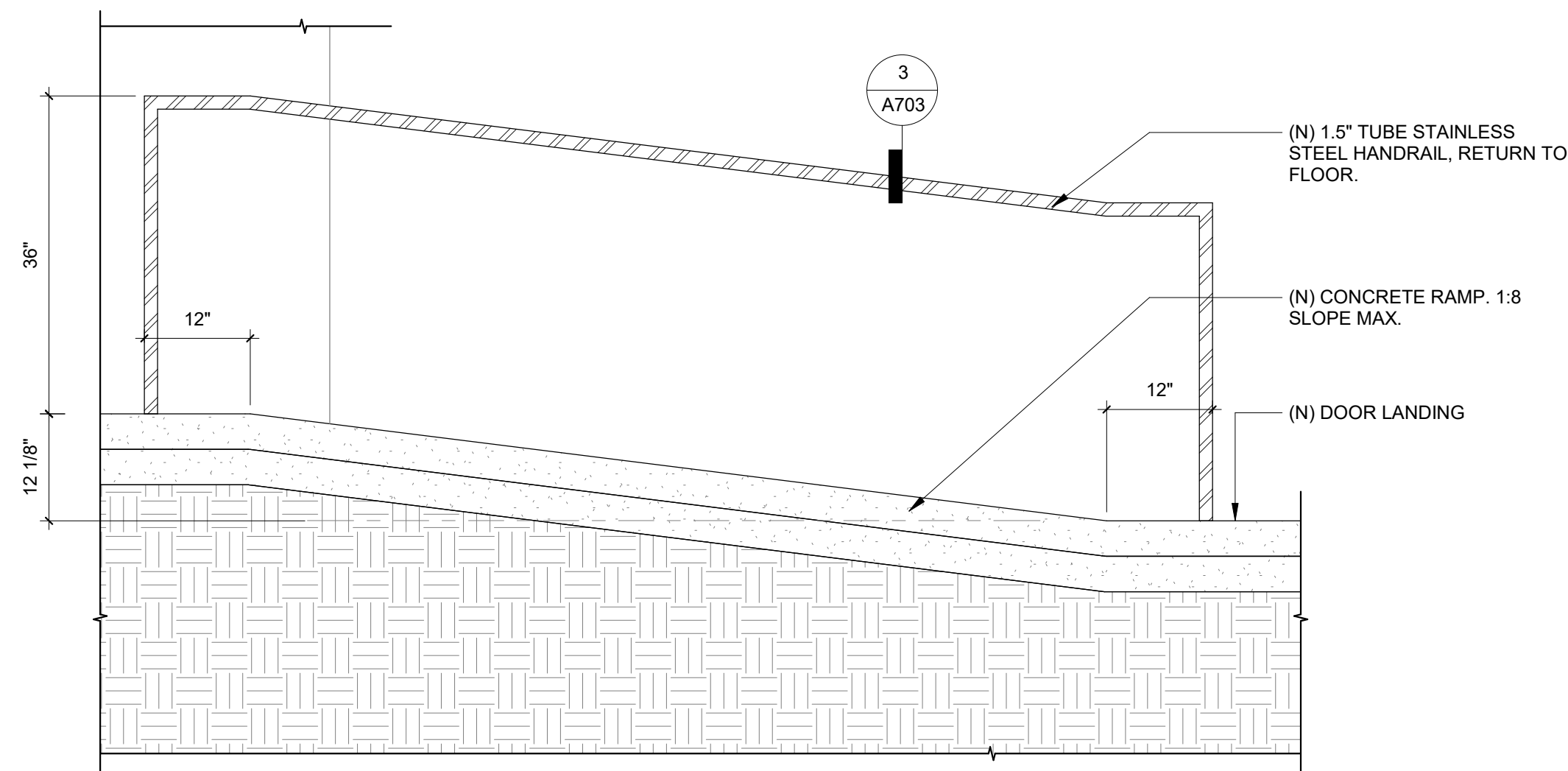
NORTH STAIR LANDING

3/4" = 1'-0"



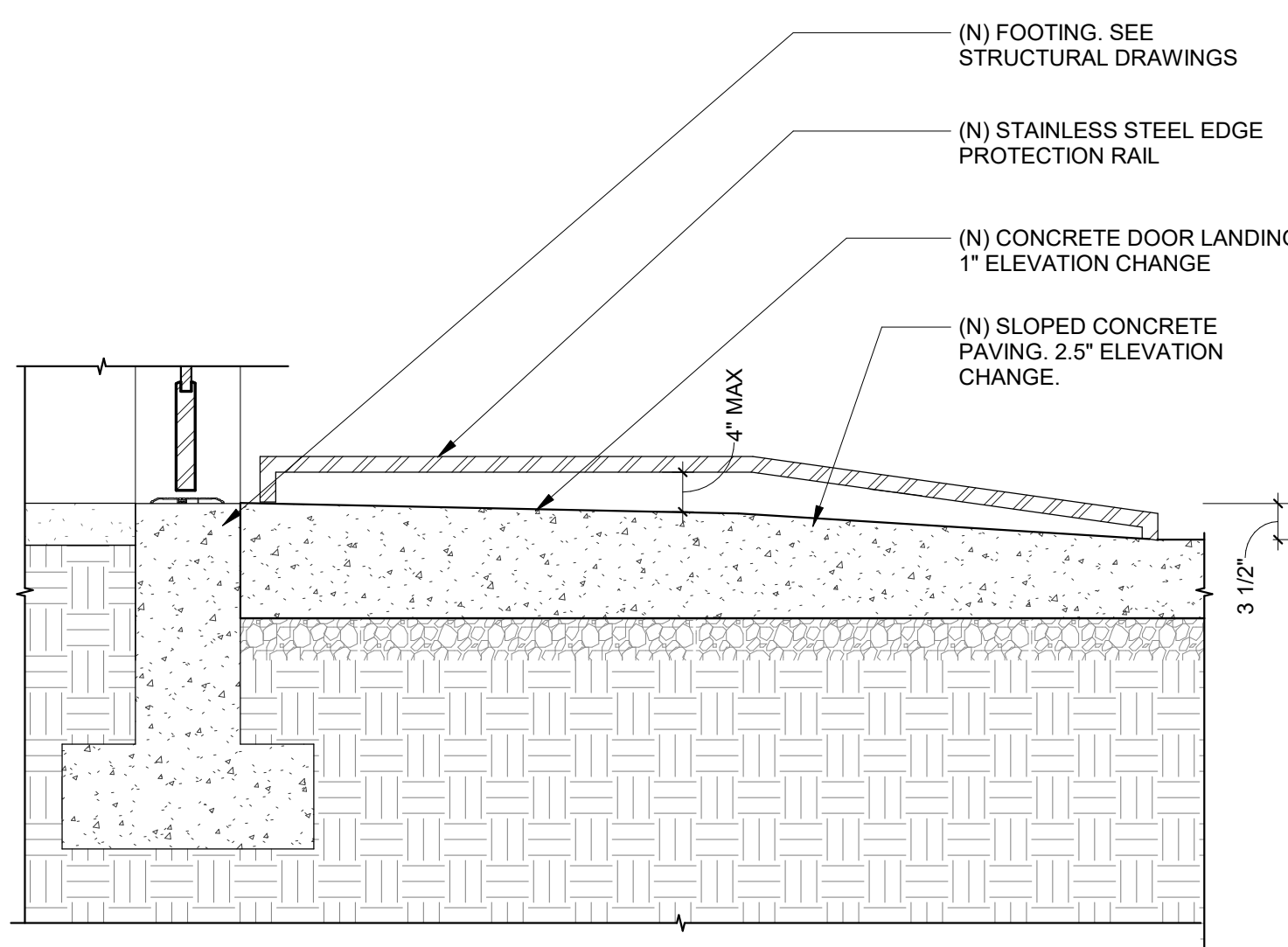
NORTH ENTRY THRESHOLD

3" = 1'-0"



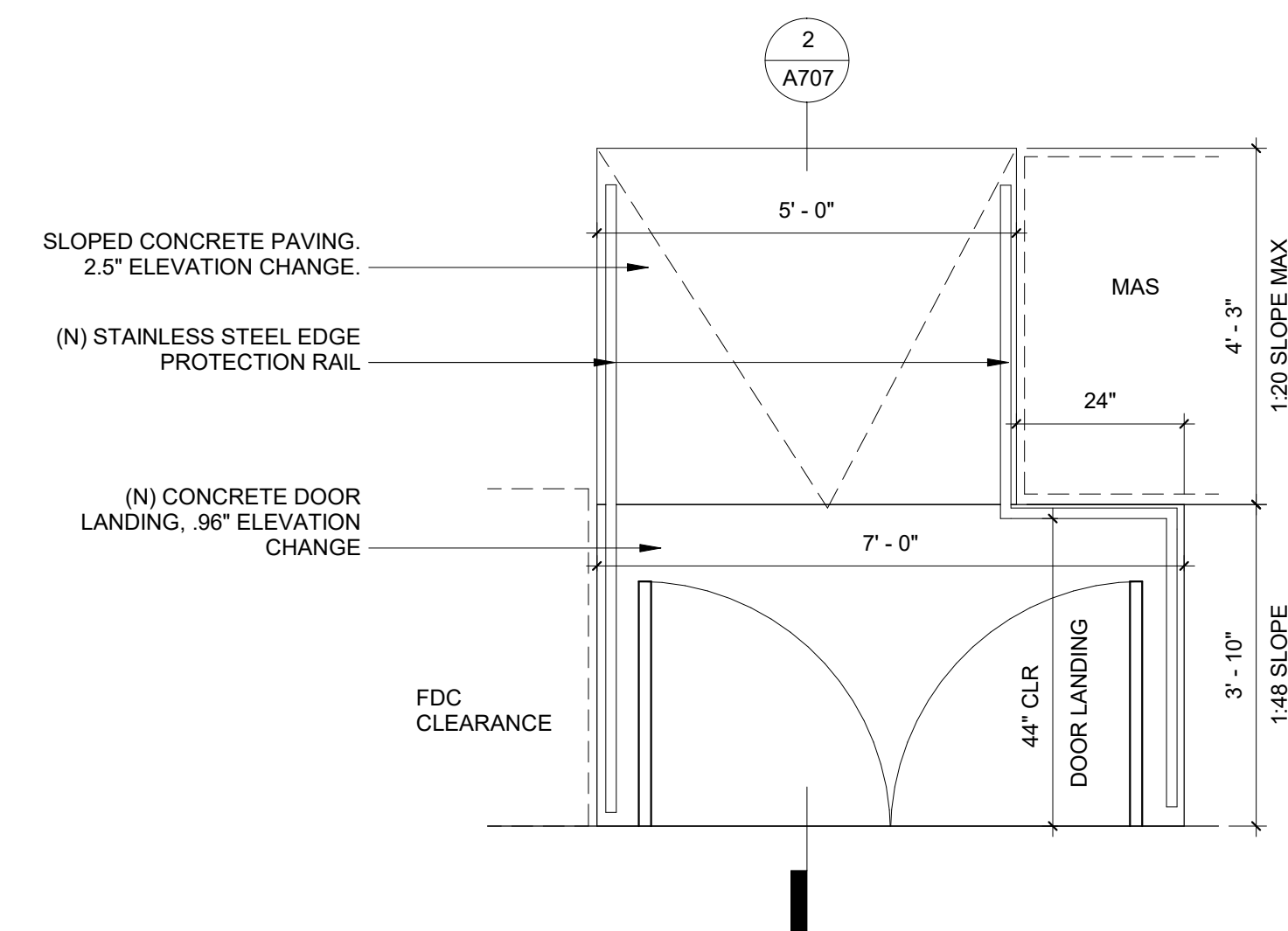
BASEMENT RAMP SECTION

3/4" = 1'-0"



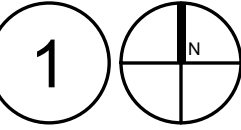
EXTERIOR ENTRY SECTION

3/4" = 1'-0"



EXTERIOR ENTRY PLAN

1/2" = 1'-0"



ISSUANCE LIST

DATE	ISSUE
03.06.20	100% DD
03.16.20	PERMIT
09.04.20	PERMIT REVS #1
11.10.20	PERMIT REVS #2
01.04.21	PERMIT REVS #3
03.02.21	PERMIT REVS #4
04.19.21	PERMIT REVS #5

REVISION LIST

#	DATE	ISSUE
4	03.02.21	PERMIT REVS #4
6	04.26.21	PERMIT REVS #6

DATE: 04.29.21

DRAWN: RM

CHECKED: RH

PROJECT #: 19-020