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APPEAL SUMMARY

Status: PENDING - Held Over from 27667 (4/13/23) for more information.

| | |
|---|--|
| Appeal ID: 32296 | Project Address: 2525 NW Lovejoy St |
| Hearing Date: 5/22/24 | Appellant Name: Meaghan Bullard |
| Case No.: B-005 | Appellant Phone: (503) 477 9165 |
| Appeal Type: Building | Plans Examiner/Inspector: Jeff Rago |
| Project Type: commercial | Stories: 4 Occupancy: S-2, B Construction Type: III-B |
| Building/Business Name: 25th and Lovejoy Medical Building | Fire Sprinklers: Yes - throughout |
| Appeal Involves: Reconsideration of appeal | LUR or Permit Application No.: 17-201098-FA |
| Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] | Proposed use: Existing medical office use to remain |

APPEAL INFORMATION SHEET

Appeal item 1

| | |
|---|---|
| Code Section | 602 |
| Requires | 602.1 General. Buildings or structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601. |
| Code Modification or Alternate Requested | Due to extraordinary circumstances and undue hardship as an on-going and cumulative result of COVID-19, and the City's slow recovery, the owner is requesting a 2-year extension to the sprinkler phasing plan — extending the completion deadline from May 17, 2024 to May 17, 2026. Of the 29 original suites, 5 remain vacant and will need to be sprinklered as part of a future TI to bring the building into full compliance. A summary of the suites and phasing plan is attached for your reference, along with a PDF of the original appeal and the related exhibit. |
| Proposed Design | The proposed design will consider the existing building to be Type III-B construction instead of Type III-A as currently permitted. An automatic NFPA 13 sprinkler system will be installed throughout the building. |

The installation of the sprinkler system will be phased. The first phase will extend the system into the corridors, lobbies, exit stairs, elevators, parking garage and currently vacant tenant suites. The remaining tenant suites will become sprinklered as they become vacant. An occupant safety plan will be submitted at the time of permit application to outline the phasing in detail.

Reconsideration Text:

No change to the parameters of the previous appeal requested at this time. We only seek to extend the sprinkler phasing plan outlined above.

Reason for alternative

The building is a medical office building currently classified as a Type III-A structure, which requires a 1-Hour structural frame and 1-Hour floor assemblies. Not all the existing structural framing members are currently protected, and the existing floor-ceiling assemblies do not all achieve a 1-Hour rating. To address these deficiencies, we propose to re-classify the construction type as a Type III-B structure, which eliminates the rating requirements for the primary frame and floor-ceilings. The building will comply with the allowable height and area requirements for Type III-B construction with the addition of the sprinkler system. See attached G002 for allowable height and area calculations.

The automatic sprinkler system will have the added benefit of allowing for non-rated corridor construction per Table 1018.1.

The addition of a sprinkler system throughout in lieu of rated assemblies will also allow the medical office tenants more flexibility to relocate light fixtures, mechanical components, etc. as necessary. Additionally, a non-rated corridor will support the need and desire for glazed entrances and transaction windows along the corridor walls, which are common features in medical office occupancies.

Additionally, the automatic sprinkler system will provide greater overall building safety than current conditions.

Reconsideration Text:

No change to the parameters of the previous appeal requested at this time. We only seek to extend the sprinkler phasing plan outlined above.

The administrative staff has not yet reviewed this appeal.

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

| | |
|---|--|
| Appeal ID: 15093 | Project Address: 2525 NW Lovejoy St |
| Hearing Date: 5/17/17 | Appellant Name: Kathy Johnson |
| Case No.: B-011 | Appellant Phone: 503.477.9165 |
| Appeal Type: Building | Plans Examiner/Inspector: Jeff Rago |
| Project Type: commercial | Stories: 5 Occupancy: (E) S-2 and B to remain Construction Type: (E) III-A, Proposed III-B |
| Building/Business Name: | Fire Sprinklers: Yes - Proposed throughout |
| Appeal Involves: Alteration of an existing structure | LUR or Permit Application No.: |
| Plan Submitted Option: pdf [File 1] | Proposed use: Existing medical office use to remain |

APPEAL INFORMATION SHEET

Appeal item 1

Code Section Section 602 Construction Classification

Requires 602.1 General. Buildings and structured erected or to be erected, altered or extended in height or area shall be classified in on of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601.

Code Modification or Alternate Requested

Proposed Design The proposed design will consider the existing building to be Type III-B construction instead of Type III-A as currently permitted. An automatic NFPA 13 sprinkler system will be installed throughout the building.

The installation of the sprinkler system will be phased. The first phase will extend the system into the corridors, lobbies, exit stairs, elevators, parking garage and currently vacant tenant suites. The remaining tenant suites will become sprinklered as they become vacant. An occupant safety plan will be submitted at the time of permit application to outline the phasing in detail.

Reason for alternative The building is a medical office building currently classified as a Type III-A structure, which requires a 1-Hour structural frame and 1-Hour floor assemblies. Not all the existing structural framing members are currently protected, and the existing floor-ceiling assemblies do not all achieve a 1-Hour rating. To address these deficiencies, we propose to re-classify the construction type as a Type III-B structure, which eliminates the rating requirements for the primary frame and floor-ceilings. The building will comply with the allowable height and area requirements for Type III-B construction with the addition of the sprinkler system. See attached G002 for allowable height and area calculations.

The automatic sprinkler system will have the added benefit of allowing for non-rated corridor construction per Table 1018.1.

The addition of a sprinkler system throughout in lieu of rated assemblies will also allow the medical office tenants more flexibility to relocate light fixtures, mechanical components, etc. as necessary. Additionally, a non-rated corridor will allow for glazed tenant suite entrances and transaction windows along the corridor walls, which are common features in medical office occupancies.

Additionally, the automatic sprinkler system will provide greater overall building safety than current conditions.

APPEAL DECISION

Construction classification from IIIA to IIIB with full building Type 13 sprinkler installation within 5 years: Granted as proposed provided all OSSC provisions for construction Type IIIB are met and 2nd phase of sprinkler installation is completed before May 17, 2022.

The phased sprinkler agreement must be reviewed and approved by the Fire Marshal's Office. Please contact Gary Boyles (503 823-3778) for more information.

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 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.


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APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 15093

| | |
|--|--|
| Appeal ID: 27667 | Project Address: 2525 NW Lovejoy St |
| Hearing Date: 4/13/22 | Appellant Name: Meaghan Bullard |
| Case No.: B-007 | |
| Appeal Type: Building | Plans Examiner/Inspector: Jeff Rago |
| Project Type: commercial | Stories: 5 Occupancy: S-2, B Construction Type: III-B |
| Building/Business Name: 25th and Lovejoy Medical Building | Fire Sprinklers: Yes - Throughout (see below) |
| Appeal Involves: Reconsideration of appeal | LUR or Permit Application No.: 17-201098-FA |
| Plan Submitted Option: pdf [File 1] [File 2] [File 3] | Proposed use: Existing medical office use to remain |

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Appeal item 1

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| Code Section | 602 |
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| Code Modification or Alternate Requested | Due to extraordinary circumstances and undue hardship as a result of COVID-19, the owner would like to request a 2-year extension to the sprinkler phasing plan — extending the completion deadline from May 17, 2022 to May 17, 2024. Of the 29 original suites, 8 remain vacant and will need to be sprinklered as part of a future TI to bring the building into full compliance. A summary of the suites and phasing plan is attached for your reference, along with a PDF of the original appeal and the related exhibit. |
| Proposed Design | <p>The proposed design will consider the existing building to be Type III-B construction instead of Type III-A as currently permitted. An automatic NFPA 13 sprinkler system will be installed throughout the building.</p> <p>The installation of the sprinkler system will be phased. The first phase will extend the system into the corridors, lobbies, exit stairs, elevators, parking garage and currently vacant tenant suites. The remaining tenant suites will</p> |

become sprinklered as they become vacant. An occupant safety plan will be submitted at the time of permit application to outline the phasing in detail.

Reconsideration Text:

No change to the parameters of the previous appeal requested at this time. We only seek to extend the sprinkler phasing plan outlined above.

Reason for alternative

The building is a medical office building currently classified as a Type III-A structure, which requires a 1-Hour structural frame and 1-Hour floor assemblies. Not all the existing structural framing members are currently protected, and the existing floor-ceiling assemblies do not all achieve a 1-Hour rating. To address these deficiencies, we propose to re-classify the construction type as a Type III-B structure, which eliminates the rating requirements for the primary frame and floor-ceilings. The building will comply with the allowable height and area requirements for Type III-B construction with the addition of the sprinkler system. See attached G002 for allowable height and area calculations.

The automatic sprinkler system will have the added benefit of allowing for non-rated corridor construction per Table 1018.1.

The addition of a sprinkler system throughout in lieu of rated assemblies will also allow the medical office tenants more flexibility to relocate light fixtures, mechanical components, etc. as necessary. Additionally, a non-rated corridor will support the need and desire for glazed entrances and transaction windows along the corridor walls, which are common features in medical office occupancies.

Additionally, the automatic sprinkler system will provide greater overall building safety than current conditions.

Reconsideration Text:

No change to the parameters of the previous appeal requested at this time. We only seek to extend the sprinkler phasing plan outlined above.

APPEAL DECISION

Proposal for a two year extension until 05-17-2024 for full Type 13 sprinkler installation as required by Appeal 15093 decision language: Granted as proposed.

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 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.

JONES ARCHITECTURE | LOVEJOY MEDICAL
 BASED ON MELVIN MARK LEASING SUMMARY SENT ON 5/7/24
 UPDATED: *May 7, 2024*
 REVISIONS IN RED

| LOVEJOY MEDICAL PHASED SPRINKLER UPGRADE: | | PHASE I / early 2018 | PHASE II-A / mid 2018 | PHASE II-B / mid-2022 | PHASE II-C / mid-2024 | PHASE II-D / mid-2026* |
|---|----------|----------------------|-----------------------|-----------------------|-----------------------|------------------------|
| SUITE | STATUS | | | | | |
| 100 | OCCUPIED | | | | | |
| 101 | OCCUPIED | | | | | |
| 103 | OCCUPIED | | | | | |
| 105 | OCCUPIED | | | | | |
| 200 | VACANT | | | | | |
| 202 | OCCUPIED | | | | | |
| 204 | OCCUPIED | | | | | |
| 205 | VACANT | | | | | |
| 207 | VACANT | | | | | |
| 208 | OCCUPIED | | | | | |
| 209 | VACANT | | | | | |
| 211A | OCCUPIED | | | | | |
| 211B | OCCUPIED | | | | | |
| 300 | OCCUPIED | | | | | |
| 301 | OCCUPIED | | | | | |
| 305 | VACANT | | | | | |
| 306 | OCCUPIED | | | | | |
| 307 | OCCUPIED | | | | | |
| 309 | OCCUPIED | | | | | |
| 311 | OCCUPIED | | | | | |
| 400 | OCCUPIED | | | | | |
| 401 | OCCUPIED | | | | | |
| 402 | OCCUPIED | | | | | |
| 403 | OCCUPIED | | | | | |
| 404 | OCCUPIED | | | | | |
| 405 | OCCUPIED | | | | | |
| 406 | OCCUPIED | | | | | |
| 407 | OCCUPIED | | | | | |
| 408 | OCCUPIED | | | | | |
| | | 38% | 48% | 72% | 83% | 100% |

* 2-year extension request related to Appeal ID 15093. This request is being made due to extraordinary circumstances related to COVID-19.

83% of the the suites have been upgrades (24 of 29), however it is worth noting that all of the coll on areas / corridors have been upgraded so the overall percentage of the gross building are that has been upgraded is more than 83% (likely closer to 90% +/-) please let me know if it would be helpful to have that metric as well, and I would be happy to make the calc and provide it. there are 5 suites that remain vacant and not yet upgraded with sprinklers

APPLICABLE CODES

- 2014 OREGON STRUCTURAL SPECIALTY CODE (BASED ON 2012 IBC)
- 2016 PORTLAND FIRE CODE (BASED ON 2014 OREGON FIRE CODE)
- 2014 OREGON MECHANICAL SPECIALTY CODE (BASED ON 2012 IMC)
- 2014 OREGON ELECTRICAL SPECIALTY CODE (BASED ON 2014 NFPA 70 National Electrical Code)
- 2014 OREGON PLUMBING SPECIALTY CODE (BASED ON 2009 UPC)
- 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (BASED ON 2009 IECC)
- PORTLAND ZONING CODE
- 2014 OSSC ACCESSIBILITY REFERENCED STANDARD: ICC/ANSI A117.1-2009

| CONSTRUCTION TYPE | ALLOWABLE HEIGHT | | |
|-------------------|-------------------|---------------------|--|
| TYPE III-B | 55 | | |
| OCCUPANCY GROUP | ALLOWABLE STORIES | ALLOWABLE AREA (SF) | ALLOWABLE AREA INCLUDING FRONTAGE INCREASE (506.2) |
| S-2 | 3 | 26,000 | 37,180 |
| B | 3 | 19,000 | N/A |

| |
|---|
| FRONTAGE INCREASE - EQUATION 506.2 |
| IF = $\left[\frac{F \cdot P}{370} - 0.25 \right] \frac{W}{30}$ |
| IF = AREA INCREASED DUE TO FRONTAGE (%) |
| F = BUILDING PERIMETER FRONTING ON A PUBLIC WAY OR OPEN SPACE HAVING A 20' MINIMUM OPEN WIDTH |
| P = PERIMETER OF ENTIRE BUILDING |
| W = WIDTH OF PUBLIC WAY OR OPEN SPACE IN ACCORDANCE W/ SECTION 506.2.7 |
| IF = $\left[\frac{370}{796} - 0.25 \right] \frac{60}{30}$ |
| IF = 0.42964 = 43% |

| ACTUAL HEIGHT AND AREA | | |
|---|-----------------|---------------|
| AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE = 20'-0" AND ONE STORY PER SECTION 504.2 | | |
| AREA INCREASE DUE TO FRONTAGE = 43% = 11,180 SF FOR S-2 | | |
| OCCUPANCY GROUP | EXISTING HEIGHT | EXISTING AREA |
| S-2 | 2 STORIES | 27,000 SF |
| B | 4 STORIES | 11,521 SF |

| SEPARATED OCCUPANCIES - TABLE 508.4 | |
|---|--------|
| BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM | |
| SEPARATION REQUIRED | RATING |
| S-2 TO B | 1-HOUR |

| CONSTRUCTION TYPE - TABLE 601 | | | | | | | |
|-------------------------------|------------------|---------------|------|------------------------|--------------------------------|--------|------|
| TYPE | STRUCTURAL FRAME | BEARING WALLS | | NON-BEARING WALLS-EXT. | NON-BEARING WALLS & PART. INT. | FLOORS | ROOF |
| | | Ext. | Int. | | | | |
| III-B | 0 | 2 HR | 0 HR | 0 | 0 | 0 | 0 |

| EXTERIOR WALL FIRE RATING | | | | | | | |
|---|-------------------|-----------|------------------------|---|-------------------------------------|--------------------|----------------------------|
| BASED ON FIRE SEPARATION DISTANCE (TABLE 602) AND MAX. OPENINGS (TABLE 705.8) | | | | | | | |
| BUILDING FACE | CONSTRUCTION TYPE | OCCUPANCY | DIST. TO PROPERTY LINE | REQ. FIRE RESISTANCE RATING (TABLE 602) | MAX OPENING % ALLOWED (TABLE 705.8) | OPENING % PROVIDED | EXCEPTION 1: STREET FACING |
| NORTH 1 | III-B | S-2 | 0'-0" | 1 | 0% | | |
| NORTH 2 | III-B | S-2 | 1'-0" | 1 | 0% | | |
| NORTH 3 | III-B | B | 11'-0" | 1 | 15% | | |
| NORTH 4 | III-B | B | 45'-9" | 0 | NL | | |
| NORTH 5 | III-B | B | 106'-4" | 0 | NL | | |
| NORTH 6 | III-B | B | 136'-0" | 0 | NL | | |
| EAST 1 | III-B | S-2 | 0'-0" | 1 | 0% | | |
| EAST 2 | III-B | S-2 | 1'-0" | 1 | 0% | | |
| EAST 3 | III-B | B | 10'-0" | 1 | 15% | | |
| EAST 4 | III-B | B | 61'-2" | 0 | NL | | |
| SOUTH 1 | III-B | S-2 | 0'-0" | 1 | 0% | | |
| SOUTH 2 | III-B | B | 19'-6" | 1 | 25% | | |
| SOUTH 3 | III-B | B | 24'-6" | 1 | 45% | | |
| SOUTH 4 | III-B | B | 28'-0" | 1 | 70% | | |
| WEST 1 | III-B | S-2 | 9'-0" | 1 | 10% | | |
| WEST 2 | III-B | B | 60'-0" | 0 | NL | | |
| WEST 3 | III-B | B | 78'-0" | 0 | NL | | |
| WEST 4 | III-B | B | 103'-7" | 0 | NL | | |
| WEST 5 | III-B | B | 112'-2" | 0 | NL | | |

| INTERIOR WALL AND CEILING FINISH FIRE/SMOKE CLASSIFICATION REQUIREMENTS/PROVIDED (NON SPRINKLERED) TABLE 803.9 | | | |
|--|-----------------------------|-----------|---------------------------|
| OCCUPANCY | EXIT ENCLOSURES/PASSAGEWAYS | CORRIDORS | ROOMS AND ENCLOSED SPACES |
| B | B | C | C |
| S-2 | C | C | C |

| BUILDING FIRE DETECTION & SUPPRESSION | | | |
|--|---------------------|-----------------------------|--------------------------|
| PROVIDED: Y OR N | TYPE / CLASS | REQUIRED OR OPTIONAL | AREAS OF COVERAGE |
| SPRINKLER SYSTEM: | Y NFPA 13 | REQUIRED FOR S-2 | THROUGHOUT |
| FIRE ALARM SYSTEM: | Y AUTOMATIC | REQUIRED | THROUGHOUT |
| STANDPIPE SYSTEM: | Y CLASS 1 | REQUIRED | |
| SMOKE DETECTION SYSTEM: | N | | |
| NOTES & PROVISIONS: 1. 2. 3. | | | |

| BUILDING AREA AND OCCUPANCY BY FLOOR | | | | | | | | | | | | | |
|--------------------------------------|-----------------|--------------|-----------|-------------|----------------------------|----------------|----------------------------|-----------------------|---------------------|----------|--------------|-----------------|---------|
| STORY | | AREA (SF) | OCC. TYPE | AREA / OCC. | OCC. LOAD** | STAIRWAY WIDTH | | DOORWAY / OTHER WIDTH | | EXITS | | TRAVEL DISTANCE | |
| | | SECTION 1004 | | | SECTION 1005 (3" PER OCC.) | | SECTION 1005 (2" PER OCC.) | | SECTION 1015/1021.1 | | SECTION 1016 | | |
| | | | REQUIRED | PROVIDED | REQUIRED | PROVIDED | REQUIRED | PROVIDED | REQUIRED | PROVIDED | REQUIRED | PROVIDED | |
| GARAGE | | 25,448 | S-2 | 200 | 131 | 39.3' | XX | 26.2" | 36" | 2 | 1 (E) | 200' MAX | XX' MAX |
| | | 14,364 | S-2 | 200 | 71 | N/A | N/A | 14.2" | 36" | 2 | 1 (E) | 200' MAX | XX' MAX |
| | | 2,180 | B | 100 | 40 | N/A | N/A | 8" | 72" | 1 | 1 (E) | 200' MAX | XX' MAX |
| PLAZA | TOTAL AREA (SF) | 16,544 | | TOTAL OCC. | | 111 | | | | | | | |
| SECOND | | 9,055 | B | 100 | 91 | 27.3' | XX" | 18.2" | XX" | 2 | 2 | 200' MAX | |
| THIRD | | 9,183 | B | 100 | 92 | 27.6" | | 18.4" | | 2 | 2 | 200' MAX | |
| FOURTH | | 9,259 | B | 100 | 93 | 27.9" | | | | 2 | 2 | 200' MAX | |
| BUILDING | TOTAL AREA (SF) | 69,489 | | TOTAL OCC. | | 518 | | | | | | | |

| PLUMBING FIXTURES | | | | | | | | | | | | | | | | | | | |
|-------------------|-----|------------|-------------|----------|-----------|---|------------|----------|---|-----------------|---|---|------------------|---|---|----------|---|----|------------------|
| GROUP | OCC | PER GENDER | W.C. FACTOR | | W.C. REQ. | | LAV FACTOR | LAV REQ. | | NEW WC PROVIDED | | | (E) WC TO REMAIN | | | TOTAL WC | | | (E) WC IN SUITES |
| | | | M | W | M | W | | M | W | U | M | W | U | M | W | U | | | |
| B | 324 | 162 | 1.25/50* | 1.25/50* | 5 | 5 | 1.40/80** | 4 | 4 | 2 | 2 | 1 | 2 | 2 | 4 | 4 | 1 | 21 | |
| TOTAL | | | | | 10 | | | 8 | | 5 | | | 4 | | 9 | | | 21 | |

*: 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50

** : 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80

| NEW LAV PROVIDED | | | (E) LAV TO REMAIN | | | TOTAL LAV | | | (E) LAV IN SUITES |
|------------------|---|---|-------------------|---|---|-----------|---|---|-------------------|
| M | W | U | M | W | U | M | W | U | |
| 2 | 2 | 1 | 2 | 2 | 2 | 4 | 4 | 1 | 21 |
| 5 | | | 4 | | | 9 | | | 21 |

| ACCESSIBILITY UPGRADES |
|------------------------|
| |

| | |
|--------------------------------|--|
| ENERGY CODE SUMMARY | |
| ENVELOPE REQUIREMENTS | |
| NO CHANGE TO EXISTING ENVELOPE | |
| | |

VICINITY MAP

PROJECT SITE

N

| SUMMARY OF WORK | |
|---|--|
| PROJECT SCOPE INCLUDES EXTENDING THE EXISTING GARAGE LEVEL SPRINKLER SYSTEM THROUGHOUT THE BUILDING, A NEW MECHANICAL SHAFT, REPLACEMENT OF EXTERIOR STOREFRONT AT PLAZA LEVEL ENTRIES, NEW ACCESSIBLE TOILET ROOMS, ACCESSIBILITY UPGRADES TO EXISTING GARAGE LEVEL PARKING, AND LOBBY/CORRIDOR LIGHTING AND INTERIOR FINISH UPGRADES. | |

| PROJECT DESCRIPTION | |
|--|--|
| PROJECT NAME: LOVEJOY MEDICAL | PROJECT ADDRESS: 2525 NW LOVEJOY ST, PORTLAND OR 97210 |
| NEW CONSTRUCTION OR ALTERATION: ALTERATION | CHANGE OF USE OR OCCUPANCY: |

| ZONING SUMMARY | | | | | | |
|--|--------|--|---|---|-------------------|------------|
| SITE INFORMATION | | | | | | |
| SITE ADDRESS: 2525 NW LOVEJOY ST, PORTLAND OR 97210 | | | | SITE AREA: 063 ACRE; 27,500 SF | | |
| TAX LOT NUMBER: GOLDSMITHS ADDITION, BLOCK 15, LOT 200 | | | | TAX ROLL: R171493 | | |
| BASE ZONE: RH | | | | OVERLAY(S): N/A | | |
| PLAN DISTRICT: N/A | | | | | | |
| BASE ZONE REGULATIONS | | | | | | |
| FAR: 2:1 ALLOWED (2.5:1 EXISTING) | | | | | | |
| MAXIMUM SETBACKS: | | | FRONT: 0' ALLOWED | | BACK: TABLE 120-4 | |
| | | | STREET: 0' ALLOWED | | SIDE: TABLE 120-4 | |
| PROPOSED USES | | | EXISTING NONCONFORMING OFFICE USE TO REMAIN | | | |
| BASE ZONE MODIFICATIONS / BONUSES | | | | | | |
| FAR | | | | MAX HEIGHT | | |
| PARKING & LOADING REGULATIONS: N/A | | | | | | |
| DISTANCE FROM TRANSIT STOP | | | | LOADING REQ'D: 1 LOADING SPACE (20,000=50,000 NET SF OF BUILDING AREA) | | |
| VEHICLE PARKING MAX. SPACES ALLOWED: 198 (1:204 NET SF OF BUILDING AREA) | | | | VEHICLE PARKING MIN. SPACES ALLOWED: 81 (1:500 NET SF OF BUILDING AREA) | | |
| CENTRAL CITY PARKING REQUIREMENTS: N/A | | | | | | |
| BIKE PARKING: | | | SPACES REQUIRED | | SPACES PROVIDED | |
| USE | SF | | LONG TERM | SHORT TERM | LONG TERM | SHORT TERM |
| OFFICE | 40,361 | | 4 | 2 | XX | XX |
| | | | | | | |
| DESIGN REVIEW REQ'D: N/A | | | CASE FILE #: | | | |
| DECISION/CONDITIONS: MODIFICATIONS: | | | | | | |

| DEFERRED SUBMITTALS & TRADE PERMITS | |
|--|--------------------------|
| THE FOLLOWING SYSTEMS ARE SUBJECT TO DEFERRED SUBMITTALS IN ACCORDANCE WITH IBC 107: | |
| 1. | ELECTRICAL MODIFICATIONS |
| 2. | MECHANICAL MODIFICATIONS |
| 3. | PLUMBING MODIFICATIONS |
| 4. | STOREFRONT SYSTEM |
| 5. | FIRE SPRINKLERS |
| 6. | FIRE ALARM |

JONES ARCHITECTURE

LOVEJOY MEDICAL

2525 N.W. LOVEJOY ST
PORTLAND, OR. 97210

**NOT FOR
CONSTRUCTION**

DRAFT APPEAL

Issue Date: 05/05/1

COPYRIGHT:
THESE PLANS ARE AN INSTRUMENT OF THE
SERVICE AND ARE THE PROPERTY OF THE
ARCHITECT, AND MAY NOT BE DUPLICATED,
DISCLOSED, OR REPRODUCED WITHOUT THE
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COPYRIGHTS AND INFRINGEMENTS WILL BE
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REVISIONS

CODE SUMMARY

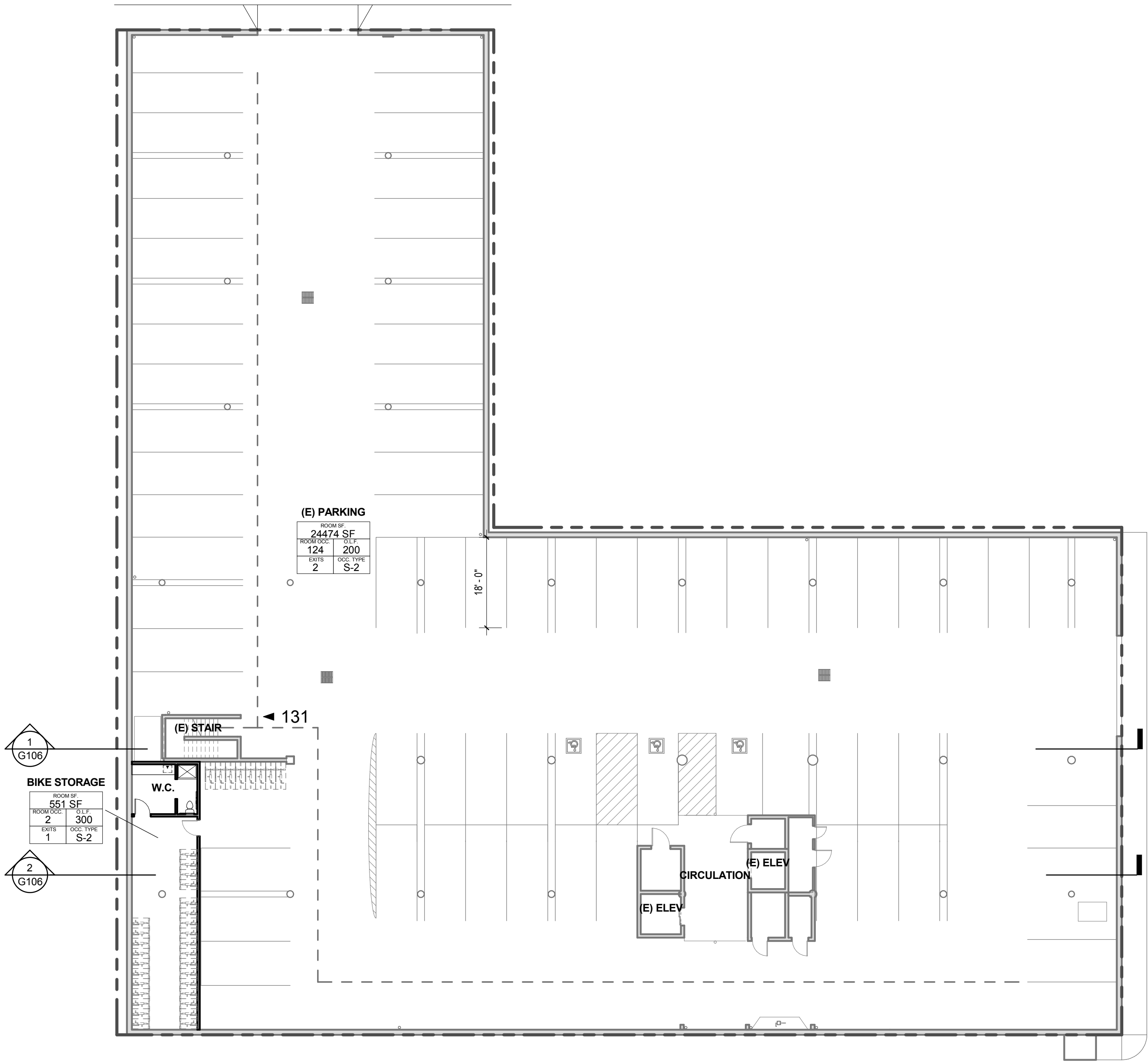
Sheet Name

Sheet Number

LEGEND:

| | |
|-----------|---|
| | LIGHTED EXIT PATH (MIN. 44" WIDE) W/MIN 1FC |
| FE | FIRE EXTINGUISHER |
| ◆◆◆◆◆ | 1 HOUR RATED WALL ASSEMBLY |
| ◆◆◆◆◆ | 2 HOUR RATED WALL ASSEMBLY |
| ◆◆◆◆◆ | (E) 2 HOUR RATED WALL ASSEMBLY |
| ◆◆◆◆◆ | 3 HOUR RATED WALL ASSEMBLY |
| ◆◆◆◆◆ | 2 HOUR RATED FLOOR/CEILING ASSEMBLY ABOVE |
| ◆◆◆◆◆ | 1 HOUR RATED FLOOR/CEILING ASSEMBLY ABOVE |
| #▶ | EXIT WITH LOAD |
| EXIT | NEW EXIT SIGN W BATTERY BACKUP |
| 60 | RATED OPENING (MINUTES) |
| ROOM AREA | ROOM OCCUPANCY TAG |
| OCC. LOAD | OCC. FACTOR |
| EXITS | OCC. TYPE |

NOTES:
1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM.
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.
4. ALL EXIT SIGNAGE IS NEW



1 GARAGE LIFE SAFETY PLAN
G100 1/16" = 1'-0"

DRAFT APPEAL

Issue Date: 05/05/17

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REVISIONS:

GARAGE LIFE SAFETY
PLAN

Sheet Name

G100

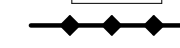
Sheet Number

LEGEND:

LIGHTED EXIT PATH (MIN. 44" WIDE) W/ MIN 1FC



FIRE EXTINGUISHER



1 HOUR RATED WALL ASSEMBLY



2 HOUR RATED WALL ASSEMBLY



(E) 2 HOUR RATED WALL ASSEMBLY



3 HOUR RATED WALL ASSEMBLY



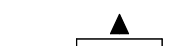
2 HOUR RATED FLOOR/CEILING ASSEMBLY ABOVE



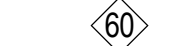
1 HOUR RATED FLOOR/CEILING ASSEMBLY ABOVE



EXIT WITH LOAD



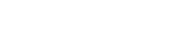
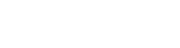
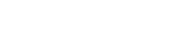
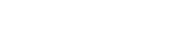
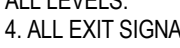
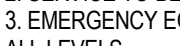
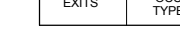
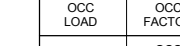
NEW EXIT SIGN W/ BATTERY BACKUP



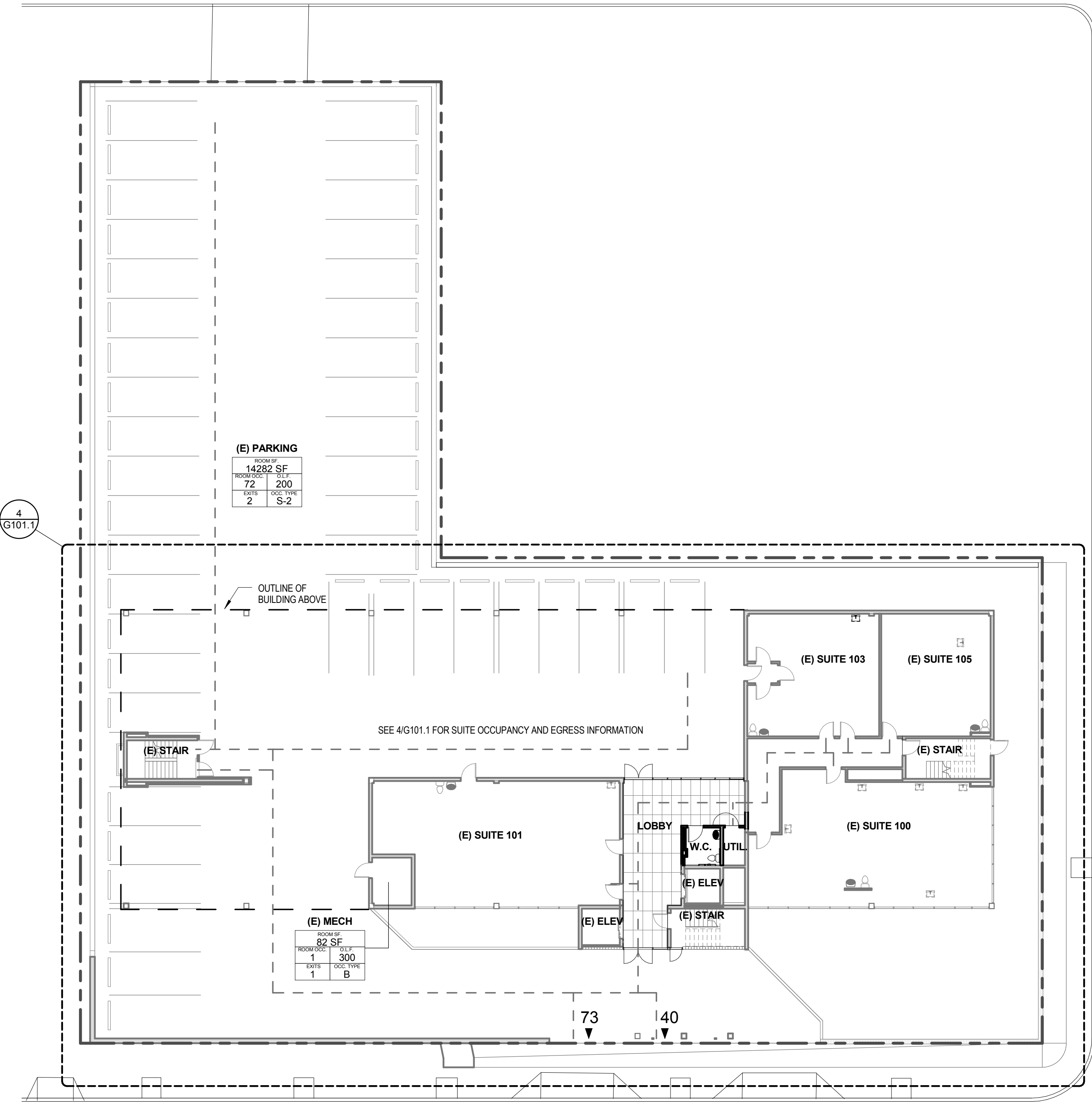
RATED OPENING (MINUTES)



ROOM OCCUPANCY TAG



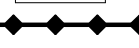










NOTES:
1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM.
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.
4. ALL EXIT SIGNAGE IS NEW

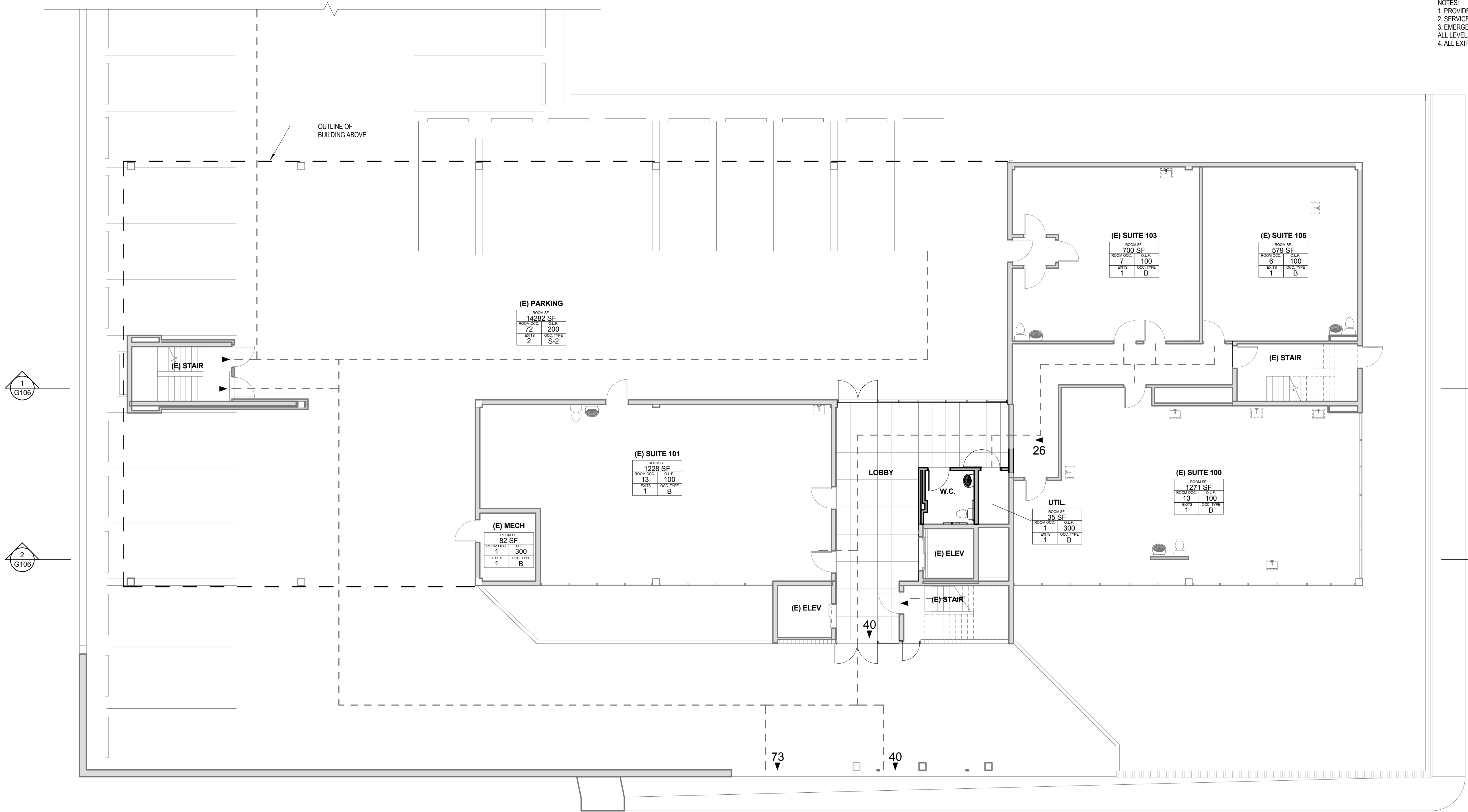


1 PLAZA LIFE SAFETY PLAN
G101 1/16" = 1'-0"

LEGEND:

|  | LIGHTED EXIT PATH (MIN. 44" WIDE) W/MIN 1FC | | | | | | | | |
|---|---|--|------|------|------|--------|------|------|--------------------|
|  | FIRE EXTINGUISHER | | | | | | | | |
|  | 1 HOUR RATED WALL ASSEMBLY | | | | | | | | |
|  | 2 HOUR RATED WALL ASSEMBLY | | | | | | | | |
|  | (E) 2 HOUR RATED WALL ASSEMBLY | | | | | | | | |
|  | 3 HOUR RATED WALL ASSEMBLY | | | | | | | | |
|  | 2 HOUR RATED FLOOR/CEILING ASSEMBLY ABOVE | | | | | | | | |
|  | 1 HOUR RATED FLOOR/CEILING ASSEMBLY ABOVE | | | | | | | | |
|  | EXIT WITH LOAD | | | | | | | | |
|  | NEW EXIT SIGN W/ BATTERY BACKUP | | | | | | | | |
|  | RATED OPENING (MINUTES) | | | | | | | | |
| <table><tr><th colspan="2">ROOM AREA</th></tr><tr><td>ROOM</td><td>AREA</td></tr><tr><td>LOAD</td><td>FACTOR</td></tr><tr><td>EXIT</td><td>TYPE</td></tr></table> | ROOM AREA | | ROOM | AREA | LOAD | FACTOR | EXIT | TYPE | ROOM OCCUPANCY TAG |
| ROOM AREA | | | | | | | | | |
| ROOM | AREA | | | | | | | | |
| LOAD | FACTOR | | | | | | | | |
| EXIT | TYPE | | | | | | | | |

NOTES:
1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM.
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.
4. ALL EXIT SIGNAGE IS NEW



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REVISIONS:

LIGHTED EXIT PATH (MIN. 44" WIDE) W/MIN 1FC



FIRE EXTINGUISHER



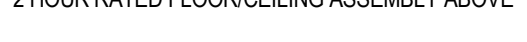
1 HOUR RATED WALL ASSEMBLY



(F) 2 HOUR RATED WALL ASSEMBLY



3 HOUR RATED WALL ASSEMBLY



2 HOUR RATED FLOOR JOISTING ASSEMBLY ABOVE



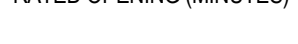
4. LIQUID RATED FLOOR/CEILING ASSEMBLY ABOVE



EXIT WITH LOAD



NEW EXIT SIGN W/ BATTERY BACKUP



10.11.2015 09:23:10 (10/11/2015)

ROOM OCCUPANCY TAG

ROOM OCCUPANCY TAG

NOTES:

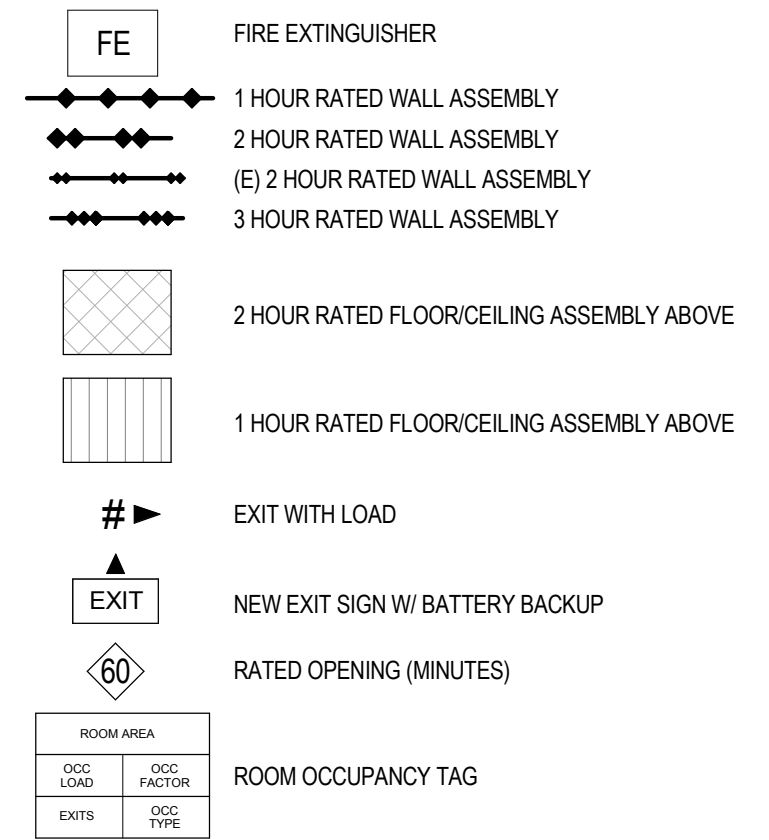
1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM.
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.
4. ALL EXIT SIGNAGE IS NEW



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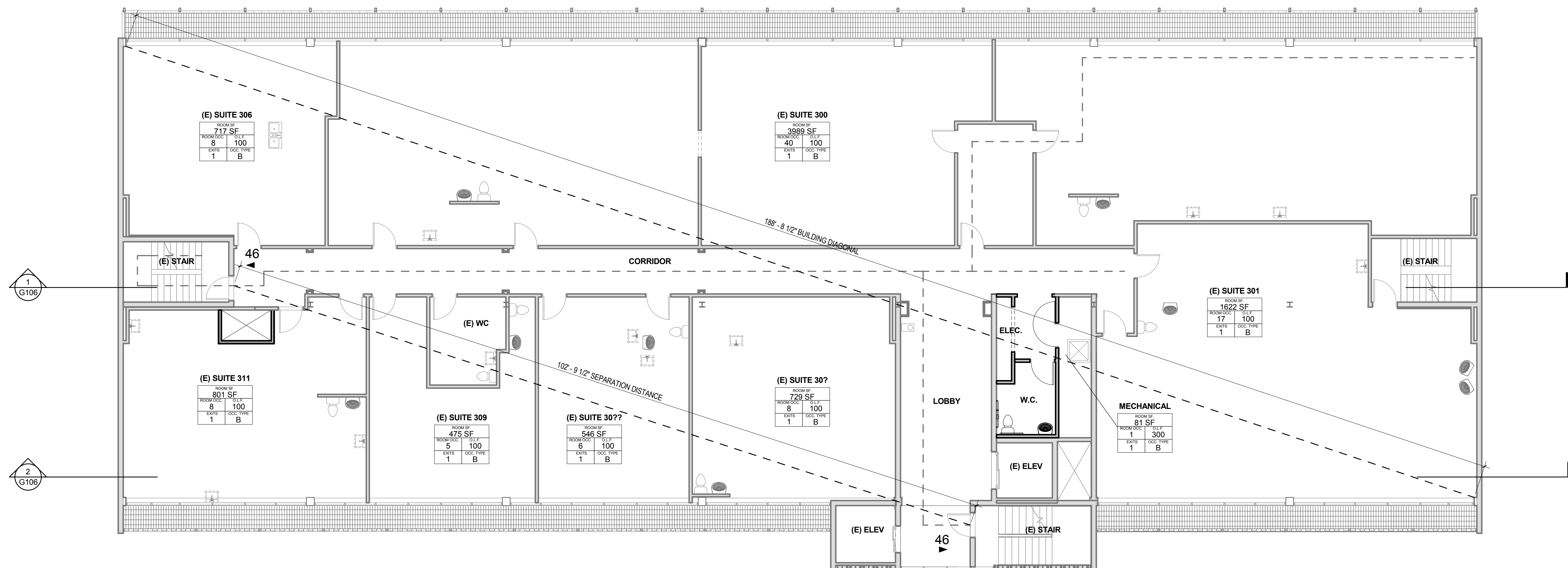
REVISIONS:

LIGHTED EXIT PATH (MIN. 44" WIDE) W/MIN 1FC



NOTES:

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM.
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.
4. ALL EXIT SIGNAGE IS NEW



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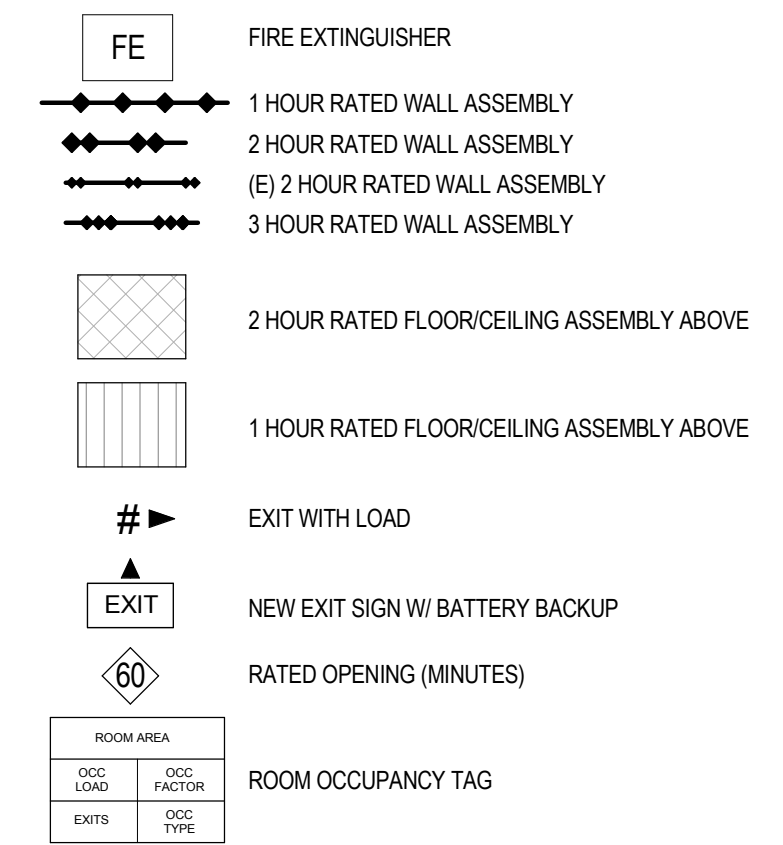
REVISIONS:

FOURTH STORY LIFE
SAFETY PLAN

Sheet Name

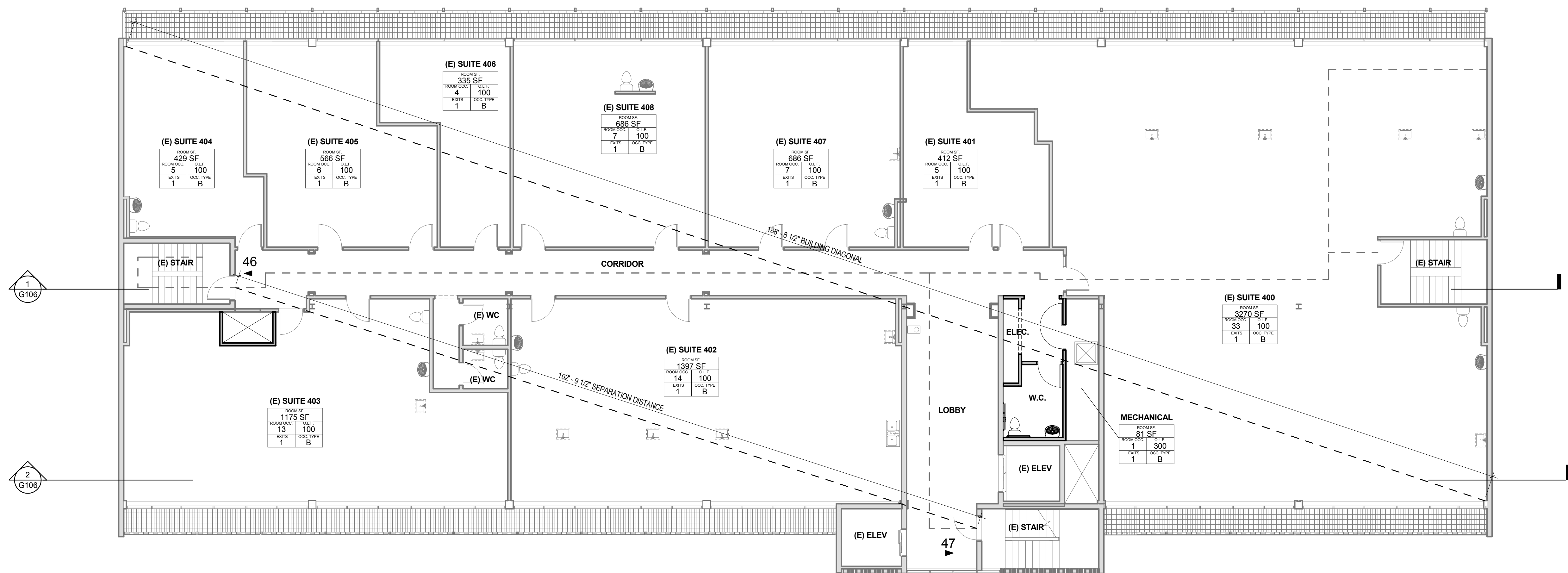
Sheet Number

LIGHTED EXIT PATH (MIN. 44" WIDE) W/MIN 1FC



NOTES:

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM.
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.
4. ALL EXIT SIGNAGE IS NEW



1 FOURTH STORY LIFE SAFETY PLAN
G104 1/8" = 1'-0"

LEGEND:

LIGHTED EXIT PATH (MIN. 44" WIDE) W/ MIN 1FC

FE FIRE EXTINGUISHER

1 HOUR RATED WALL ASSEMBLY

2 HOUR RATED WALL ASSEMBLY

(E) 2 HOUR RATED WALL ASSEMBLY

3 HOUR RATED WALL ASSEMBLY

2 HOUR RATED FLOOR/CEILING ASSEMBLY ABOVE

1 HOUR RATED FLOOR/CEILING ASSEMBLY ABOVE

EXIT WITH LOAD

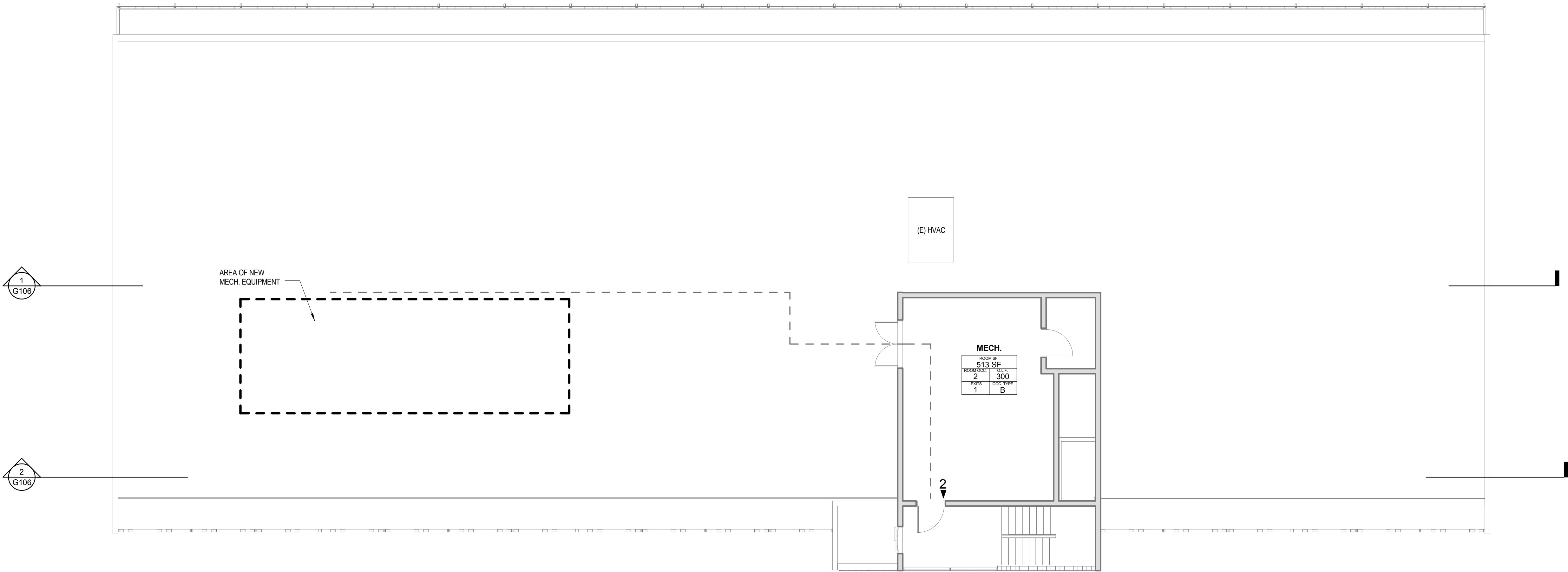
EXIT NEW EXIT SIGN W/ BATTERY BACKUP

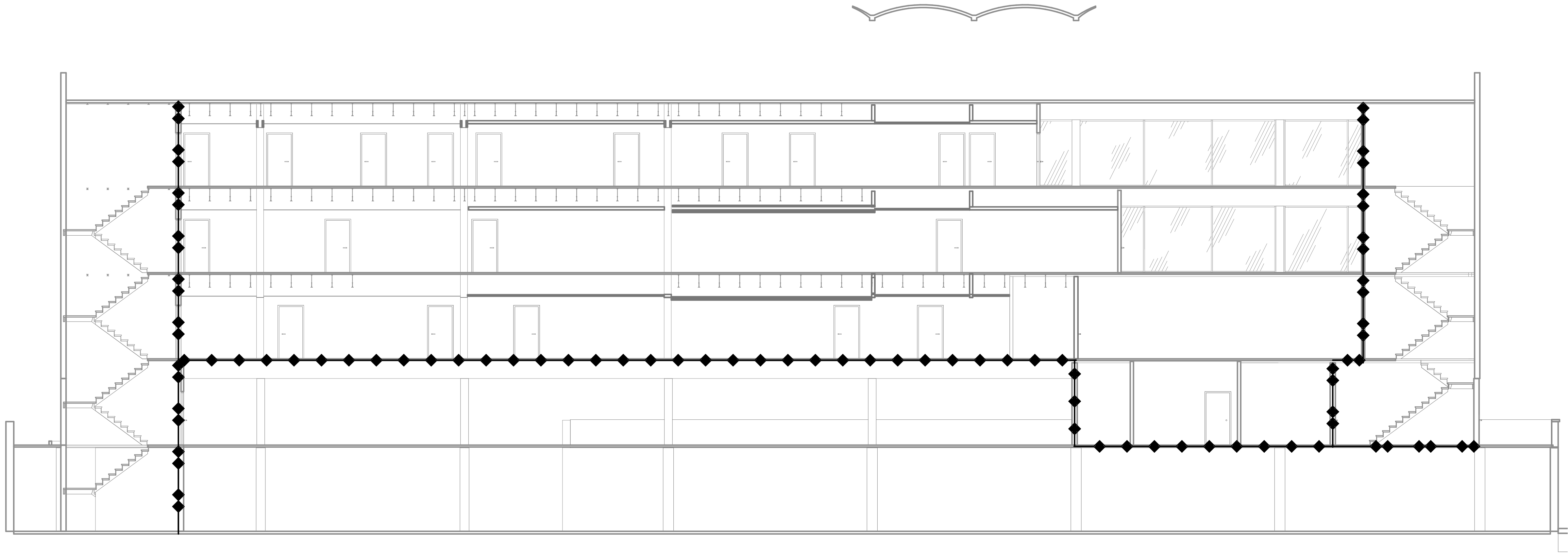
60 RATED OPENING (MINUTES)

| ROOM AREA | |
|-----------|-------------|
| OCC. LOAD | OCC. FACTOR |
| EXITS | OCC. TYPE |

ROOM OCCUPANCY TAG

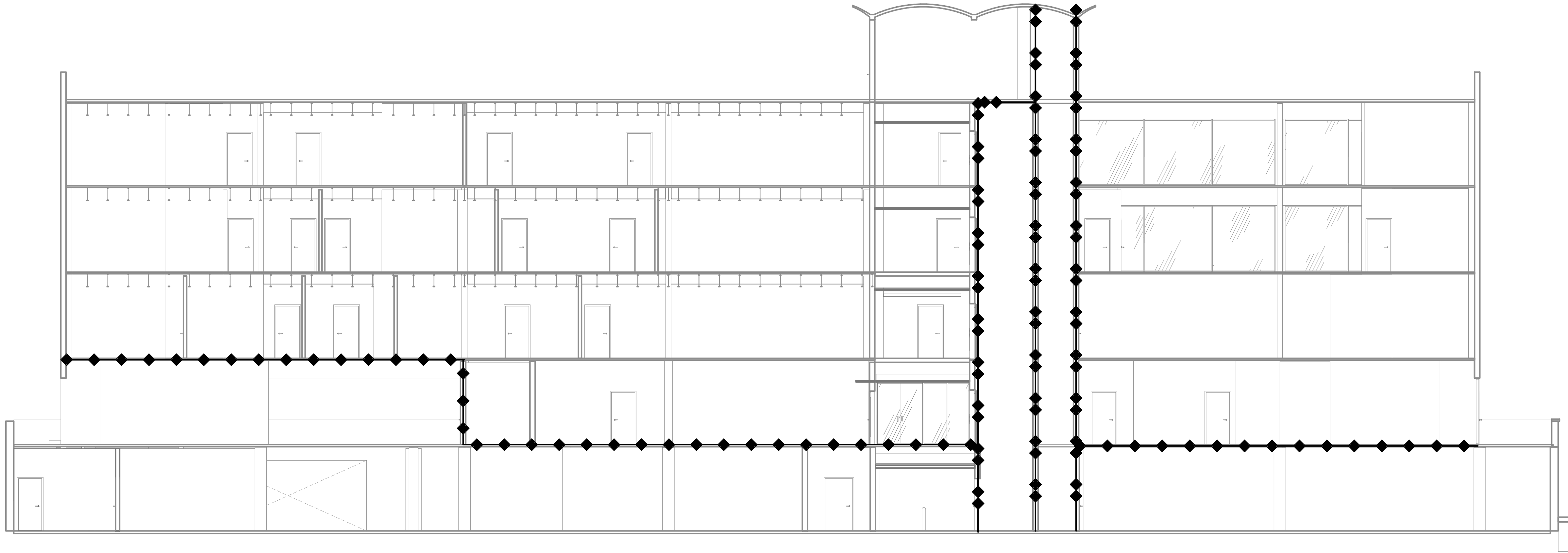
NOTES:
1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
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3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.
4. ALL EXIT SIGNAGE IS NEW





1
G106
1/8" = 1'-0"

LIFE SAFETY SECTION THROUGH CORRIDOR



2
G106
1/8" = 1'-0"

LIFE SAFETY SECTION THROUGH SUITES

LEGEND:

LIGHTED EXIT PATH (MIN. 44" WIDE) W/ MIN 1FC

FE FIRE EXTINGUISHER

1 HOUR RATED WALL ASSEMBLY

2 HOUR RATED WALL ASSEMBLY

(E) 2 HOUR RATED WALL ASSEMBLY

3 HOUR RATED WALL ASSEMBLY

2 HOUR RATED FLOOR/CEILING ASSEMBLY ABOVE

1 HOUR RATED FLOOR/CEILING ASSEMBLY ABOVE

EXIT WITH LOAD

EXIT NEW EXIT SIGN W/ BATTERY BACKUP

60 RATED OPENING (MINUTES)

ROOM AREA

| ROOM AREA | ROOM AREA |
|-----------|-----------|
| ROOM AREA | ROOM AREA |
| ROOM AREA | ROOM AREA |
| ROOM AREA | ROOM AREA |

ROOM OCCUPANCY TAG

NOTES:

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.

2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM.

3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.

4. ALL EXIT SIGNAGE IS NEW

JONES

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REVISIONS:

LIFE SAFETY SECTIONS

Sheet Name

G106

Sheet Number