# 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:** 14940 | **Project Address:** 4075 N Williams Ave |
| **Hearing Date:** 4/12/17 | **Appellant Name:** Michael Perso |
| **Case No.:** B-026 | **Appellant Phone:** 5038415239 |
| **Appeal Type:** Building | **Plans Examiner/Inspector:** Jerry Engelhardt |
| **Project Type:** commercial | **Stories:** 4 **Occupancy:** B, M, S-2 **Construction Type:** III-B |
| **Building/Business Name:** | **Fire Sprinklers:** Yes - THROUGHOUT |
| **Appeal Involves:** Erection of a new structure | **LUR or Permit Application No.:** 17-123016-CO |
| **Plan Submitted Option:** pdf [File 1] | **Proposed use:** Commercial - Office over Retail/Parking |

## APPEAL INFORMATION SHEET

### Appeal item 1

| | |
|---|---|
| **Code Section** | OSSC 1008.1.9 |
| **Requires** | Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. |
| **Proposed Design** | 1008.1.9.3 allows locks that prevent the operation of doors in some conditions but exterior terrace and balcony doors such as Doors 201A, 201B, 301, and 401 that pose building security risks are not addressed. The design proposes an access-control system on Door 201A and keyed locks on doors 201B, 301, and 401 to prevent someone gaining access to the terrace or balcony from the ground and entering the building unimpeded through one of these doors.<br><br>The building has been developed as leasable office space with private tenant spaces on floors 2-4. Balcony and terrace users will be the tenant occupants and their guests. Tenant occupants will be familiar with these doors and their operation and door 201A, with the largest occupancy will be connected to the building fire alarm and sprinkler system such that the doors will be automatically unlocked in a panic situation.<br><br>Door 201A will be equipped with an access-control system with the following features:<br><br>The access-control system shall be capable of being unlocked by a key, such that a loss of power to the access control system shall not prevent the doors from being manually opened.<br>Activation of the building fire alarm system shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.<br>Activation of the building automatic sprinkler or fire detection system, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.<br>Balcony Doors 201B, 301, 401 will each be equipped with a key-operated lock. |

| | |
|---|---|
| **Reason for alternative** | For Door 201A, 1008.1.9.8 Access-controlled egress doors allows entrance and egress access control systems in similar cases in Group B occupancies. However, the required egress from the Terrace through the adjacent tenant space simultaneously provides a building security risk as unauthorized persons could gain entrance simply by activating the required sensor or manual unlocking device. Similarly, a loss of power to the building would result in the building being unsecured. The proposed design maintains life safety by integrating the door with the fire alarm/sprinkler system while also providing necessary building security.<br><br>For Doors 201B, 301, 401, 1008.1.9.3 Locks and latches allows locking devices in similar cases in Group B but limits them to the main exterior door or doors. A means of providing building security must be recognized in circumstances such as these. |

## Appeal item 2

| | |
|---|---|
| **Code Section** | OSSC 2902.1 |
| **Requires** | Plumbing fixtures shall be provided for the type of occupancy or use of space in relation to Table 2902.1 and in the minimum number shown in Table 2902.1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the building official and shall reflect the use of the space being served by the fixtures. The number of occupants shall be determined by this code. Occupancy classification and use of space shall be determined in accordance with Chapter 3. |
| **Proposed Design** | Four water closets per floor located on floors 2-4, including two accessible water closets per floor. The proposed fixture count calculation does not consider the Balcony occupant load (22 occupants) on each floor as they are simultaneous use. Additionally, the Terrace occupant load on floor 2 (47 occupants) is calculated as A-2 Restaurants, banquet halls and food courts at 1 water closet per 75 males and 1 water closet per 75 females. The fixture count calculations are as follows:<br>Floor 2<br>Group A-2 = 47 occupants = 0.32 @ 24 male, 0.32 @ 24 female<br>Group B = 80 occupants = 1.60 @ 40 male, 1.60 @ 40 female<br>Required fixtures = 4 total = (0.32 + 1.60 = 1.92 = 2 male) + (0.32 + 1.60 = 1.92 = 2 female)<br>Floor 3<br>Group B = 74 occupants = 1.48 @ 37 male, 1.48 @ 37 female<br>Required fixtures = 4 total = (1.48 = 2 male) + (1.48 = 2 female)<br>Floor 4<br>Group B = 74 occupants = 1.48 @ 37 male, 1.48 @ 37 female<br>Required fixtures = 4 total = (1.48 = 2 male) + (1.48 = 2 female) |
| **Reason for alternative** | The design as currently submitted for permit appears to comply with 2902.1 (see explanation below). However, this appeal is being submitted to allow greater future flexibility for tenant space configurations that would potentially prevent unrestricted access between floors.<br><br>The Balcony spaces on each floor have been designed as tenant break areas, not as event spaces. Their shape and configuration (long and shallow) promotes temporary occupancy by tenants. We do not anticipate significant additional occupant loading of the building as a result of these balconies. The occupancy of these spaces should be considered non-simultaneous use as it relates to plumbing fixture calculations. Requiring the occupant load of these spaces be included in this and future tenant plumbing fixture calculations would result in unnecessary additional fixture requirements. Note, we are not requesting any adjustment to occupant loading for life safety / egress purposes so their is no potential compromise to life safety. |

Additionally, we recognize that the Terrace space on floor 2 has the potential for, and has been designed for, simultaneous use. However, requiring the occupant loading to be calculated at 1/15 net while also requiring plumbing fixtures to be calculated as Business occupancy does not recognize the transient nature of this type of terrace/patio space and treats it as if the entire occupant load would remain in place throughout the day in the same manner as the office. 2902.1 allows the building official to individually consider types of occupancies not shown in Table 2902.1. An exterior terrace/patio is just such a space. We are requesting that the Terrace space be calculated, for the purposes of plumbing fixture calculations only, as an A-2 Restaurant at 1 water closet per 75 males and 1 water closet per 75 females to more accurately reflect the type of fixture demand this space would generate.

Compliance as submitted for permit:
2902.1.1 does not require fixture calculations to be determined (rounded) by floor. As currently designed, access to adjacent floor fixtures per 2902.3.2 is provided and the fixture calculations can be taken in aggregate. The total occupancy of Levels 2-4 is 340. The total required toilet fixtures for the three levels combined is 10 fixtures: (4.40 toilets @ 170 male = 5) + (4.40 toilets @ 170 female = 5). The building as submitted complies with the requirements of 2902.1.

## APPEAL DECISION

**1. Use of locks on balcony and terrace doors to prevent opening from egress side: Granted for this use and occupancy provided:**
**a manual fire alarm pull station is provided with signage to read "Activation of Fire Alarm will Release Doors." Or,**
**a call staton to a constantly attended location is provided.**

**2. Plumbing fixture count based on non-simultaneous use of areas within tenant space: Granted for this use and configuration only.**

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.

WILLIAM / KAVEN

# 4073 N WILLIAMS

PERMIT SET

2/16/2017

WILLIAM KAVEN ARCHITECTURE
4080 NORTH WILLIAMS AVE, STUDIO 100
PORTLAND, OR 97227

## ABBREVIATIONS

REFER TO INDIVIDUAL SHEETS FOR ADDITIONAL ABBREVIATIONS

SPECIAL CHARACTERS

| | |
|---|---|
| & | AND |
| L | ANGLE |
| @ | AT |
| ℄ | CENTERLINE |
| ° | DEGREES |
| Ø | DIAMETER OR ROUND |
| ± | PLUS/MINUS (APPORXIMATE) |
| > | GREATER THAN |
| < | LESS THAN |

ABBREVIATION DESCRIPTION

| | |
|---|---|
| AB | ANCHOR BOLT / ACOUSTICAL BOARD |
| ABV | ABOVE |
| ACT | ACOUSTICAL CEILING PANEL/TILE |
| AD | AREA DRAIN |
| ADDL | ADDITIONAL |
| ADJ | ADJACENT |
| AESS | ARCHITECTURAL EXPOSED STRUCTURAL STEEL |
| AFF | ABOVE FINISH FLOOR |
| ALUM | ALUMINUM |
| AP | ACOUSTICAL PANEL |
| APPROX | APPROXIMATELY |
| ARCH | ARCHITECTURAL |
| AWP | ACOUSTICAL WOOD PANEL |
| | |
| BD | BOARD |
| BLDG | BUILDING |
| B.O. | BOTTOM OF |
| B.O.S. | BOTTOM OF STRUCTURE |
| BRK | BRICK |
| BRKT | BRACKET |
| BTWN | BETWEEN |
| | |
| CEIL | CEILING |
| CFG | CLEAR FIRE-RATED GLASS |
| CF/OI | CONTRACTOR FURNISHED/OWNER INSTALLED |
| CJ | CONTROL JOINT |
| CLG | CEILING |
| CLR | CLEAR |
| CG | CORNER GUARD/CLEAR GLASS |
| CIG | CLEAR INSULATED GLASS |
| CIP | CAST IN PLACE |
| CLG | CLEAR LAMINATED GLASS |
| CMU | CONCRETE MASONRY UNIT |
| CNSK | COUNTERSUNK (SINK) |
| CO | CLEAN OUT |
| COL | COLUMN |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONT | CONTINUOUS |
| COORD | COORDINATE |
| CPU | CONCRETE PAVER UNIT |
| CPT | CARPET |
| CR | CARD READER |
| CT | CERAMIC TILE |
| CTG | CLEAR TEMPERED GLASS |
| CTIG | CLEAR TEMPERED INSULATED GLASS |
| CUH | CABINET UNIT HEATER |
| CW | CURTAIN WALL |
| | |
| DEFL | DEFLECTION |
| DEMO | DEMOLITION/DEMOLISH |
| DET | DETAIL |
| DF | DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DN | DOWN |
| DR | DOOR |
| DS | DOWNSPOUT |
| DW | DISHWASHER |
| DWG | DRAWING |
| | |
| EA | EACH |
| EL | ELEVATION |
| EJ | EXPANSION JOINT |
| ELEC | ELECTRICAL |
| ELEV | ELEVATOR |
| EOS | EDGE OF SLAB |
| EP | ELECTRICAL PANEL |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EXIST | EXISTING |
| EXT | EXTERIOR |
| | |
| FD | FLOOR DRAIN |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FF | FINISH FLOOR |
| FG | FULL-GLAZED |
| FHC | FIRE HOSE CABINET |
| FIN | FINISH |
| FLR | FLOOR |
| F.O. | FACE OF |
| FT | FEET/FOOT |
| FTG | FOOTING |
| FUR | FURRED/FURRING |
| | |
| GA | GAUGE |
| GALV | GALVANIZED |
| GL | GLAZING |
| GLU LAM | GLUE LAMINATED |
| GWB | GYPSUM WALL BOARD |
| GYP | GYPSUM |
| | |
| HB | HOSE BIBB |
| HDWD | HARDWOOD |
| HDWR | HARDWARE |
| HM | HOLLOW METAL |
| HORZ | HORIZONTAL |
| HR | HOUR |
| HSS | HOLLOW STRUCTURAL SECTION |
| HT | HEIGHT |

| | |
|---|---|
| ID | INSIDE DIAMETER/IDENTIFY |
| IN | INCHES |
| INCL | INCLUDED |
| INSUL | INSULATION |
| INT | INTERIOR |
| | |
| JT | JOINT |
| | |
| LAM | LAMINATED |
| LAV | LAVATORY |
| LF | LINEAR FOOT/FEET |
| LT | LIGHT |
| LV | LOUVER |
| | |
| MACH | MACHINE |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MEP | MECHANICAL,ELECTRICAL, PLUMBING |
| MFR | MANUFACTURER |
| MIFRC | MASTIC AND INTUMESCENT FIRE-RESISTIVE COATINGS |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MO | MASONRY OPENING |
| MP | METAL PANEL |
| MTD | MOUNTED |
| MTL | METAL |
| MULL | MULLION |
| | |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| | |
| O/ | OVER |
| OC | ON CENTER |
| OD | OVERFLOW DRAIN/OUTSIDE DIAMETER |
| OFCI | OWNER FURNISHED/CONTRACTOR INSTALLED |
| OFOI | OWNER FURNISHED/OWNER INSTALLED |
| OH | OVERHEAD |
| OPP | OPPOSITE |
| | |
| PTD | PAINTED |
| PAC | PRECAST ARCHIECTURAL CONCRETE |
| PC | PRECAST ARCHITECTURE |
| PLYWD | PLYWOOD |
| PNL | PANEL |
| PT | PRESSURE TREATED |
| | |
| QB | QUARRY TILE BASE |
| QT | QUARRY TILE |
| | |
| R | RADIUS |
| RCP | REFLECTED CEILING PLAN |
| RD | ROOF DRAIN |
| REINF | REINFORCING |
| REQD | REQUIRED |
| REV | REVISION/REVISE |
| RH | ROOF HATCH |
| RM | ROOM |
| RO | ROUGH OPENING |
| R/T | RECYCLING/TRASH |
| RTU | ROOF TOP UNIT |
| | |
| SAM | SELF ADHERING MEMBRANE |
| SCHED | SCHEDULE |
| SECT | SECTION |
| SF | SQUARE FOOT/STOREFRONT |
| SHTG | SHEATHING |
| SIM | SIMILAR |
| SPEC | SPECIFICATIONS |
| SQ | SQUARE |
| SS | STAINLESS STEEL |
| STL | STEEL |
| STOR | STORAGE |
| STRUCT | STRUCTURAL |
| | |
| T&G | TONGUE AND GROOVE |
| TO | TOP OF |
| TOC | TOP OF CONCRETE |
| TOP | TOP OF PLATE/PARAPET |
| TOW | TOP OF WALL |
| TR | TREAD |
| TYP | TYPICAL |
| | |
| UNO | UNLESS NOTED OTHERWISE |
| UL | UNDERWRITERS LABORATORIES |
| | |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| VIF | VERIFY IN FIELD |
| | |
| W/ | WITH |
| W/O | WITHOUT |
| WC | WATER CLOSET |
| WD | WOOD |
| WRB | WEATHER RESISTIVE BARRIER |

## GENERAL NOTES

1. SEE STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER CONSULTANT DRAWINGS FOR ADDITIONAL GENERAL NOTES.

2. CONTRACTOR IS TO VERIFY ALL EQUIPMENT DIMENSIONS PRIOR TO BEING PURCHASED. FURTHERMORE, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF/AND INSTALLATION.

3. GENERAL CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, ACCESSORIES AND/OR HARDWARE FOR COMPLETE INSTALLATION AND WORKING ORDER OF SPECIFIED ITEM.

4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS OF THE SITE AND SCOPE OF THE WORK PRIOR TO BIDDING THE PROJECT.

5. REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE PROVIDED COMPLETELY AS IF DRAWN IN FULL.

6. SITE INFORMATION SHOWN ON THE ARCHITECTURAL DOCUMENTS IS FOR INFORMATIONAL PURPOSES ONLY. EXISTING SITE CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO EXECUTING WORK.

7. ALL DIMENSIONS TO FACE OF FINISH UNLESS OTHERWISE NOTED.

## PROJECT TEAM

OWNER

RUJAX V LLC
11359 NE HALSEY ST.
PORTLAND, OR 97220

ARCHITECT

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MIKE PERSO
503-841-5239

LANDSCAPE ARCHITECT

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STEVE SHAPIRO
503-232-0520

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MARK TOBIN
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CIVIL ENGINEER

KPFF CONSULTING ENGINEERS
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PORTLAND, OR 97204
RYAN MILKOWSKI
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PLUMBING

ANDERSON MECHANICAL
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SUITE 410
TIGARD, OR 97224
MARK GERSTLAUER
503-348-7768

ELECRICAL

MERIT ELECTRIC
10830 SW TUALATIN-SHERWOOD RD #200,
TUALATIN, OR 97062
JEFF BURRIS
503-248-1716

MECHANICAL

HUNTER-DAVISSON INC.
1800 SE PERSHING ST
PORTLAND, OREGON 97202
STEPHEN VAN DOMELEN
503-234-0477

## PROJECT INFORMATION

LOT INFORMATION:

| | |
|---|---|
| EXISTING ADDRESS- | 4073 N WILLIAMS AVE |
| PROPERTY ID - | R103281 |
| LEGAL DESCRIPTION - | ALBINA HOMSTEAD, BLOCK 27, LOT 1&2 |
| COUNTY, STATE - | MULTNOMAH COUNTY, OREGON |
| ZONING - | EXD (CENTRAL EMPLOYMENT) |
| LOT AREA - | 11,812.5 SF |
| BUILDING FOOTPRINT - | 9,769 SF |

## SCOPE OF WORK

**PROJECT DESCRIPTION:**

THE PROPOSED PROJECT IS A NEW FOUR-STORY COMMERCIAL BUILDING LOCATED ALONG N WILLIAMS AVENUE IN THE BOISE NEIGHBORHOOD, COMPRISED OF THREE STORIES OF OFFICE OVER GROUND FLOOR RETAIL, LOBBY AND STRUCTURED PARKING. THE PROJECT SITE IS 4073 N WILLIAMS AVE AND IS CURRENTLY OCCUPIED BY A ONE-STORY INDUSTRIAL BUILDING TO BE DEMOLISHED.

THE GROUND LEVEL WILL CONTAIN RETAIL, 20 VEHICLE PARKING SPACES INCLUDING 13 SPACES IN A TWO-LEVEL SEMI-AUTOMATED PARKING SYSTEM, AND INTERNAL BIKE PARKING SPACES. PARKING ACCESS WILL BE LOCATED OFF THE ALLEY.

PROPOSED STRUCTURAL SYSTEMS INCLUDE: GLU-LAMINATED COLUMN AND BEAM CONSTRUCTION OVER A POST-TENSIONED CONCRETE SLAB WITH CONCRETE SHEAR CORES. PROPOSED EXTERIOR MATERIALS INCLUDE: AN ALUMINUM CURTAIN WALL SYSTEM WITH OPERABLE WINDOWS, ALUMINUM STOREFRONT AND ENTRY SYSTEMS, BOARD FORMED CONCRETE, METAL FASCIAS AND TRIM, STACKED BOND NORMAN BRICK VENEER, GREEN ROOFS.

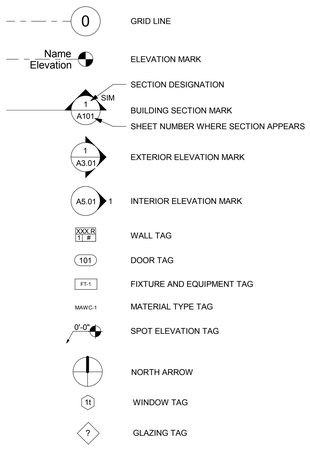
## DEFERED SUBMITTALS

- WOOD STAIRS
- METAL LADDERS
- METAL GUARDRAILS
- GLASS GUARDRAILS
- METAL PANELS
- PEDESTAL PAVER SYSTEM
- GLAZED ALUMINUM CURTAIN WALLS
- ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
- GLAZING
- POST-TENSIONED REINFORCING
- MEP EQUIPMENT ANCHORAGE AND BRACING

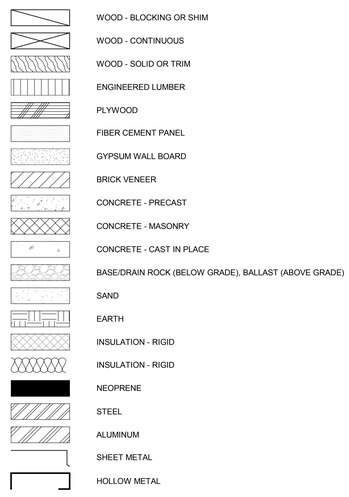
## SEPARATE PERMITS

- DEMOLITION
- FIRE SPRINKLERS
- FIRE ALARM

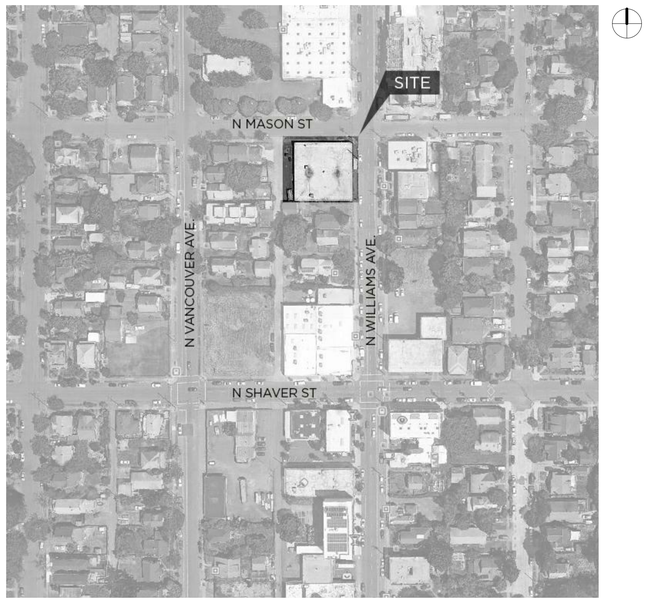
## SYMBOLS




## MATERIALS




## VICINITY MAP




## DRAWING INDEX

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www.williamkaven.com

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**PROJECT**

# 4073 N WILLIAMS

4073 N WILLIAMS AVE
PORTLAND, OR 97227

DRAWING TITLE

**PROJECT INFORMATION**

REVISIONS

REGISTERED ARCHITECT
5237
TREVOR W. LEWIS
PORTLAND, OREGON
STATE OF OREGON

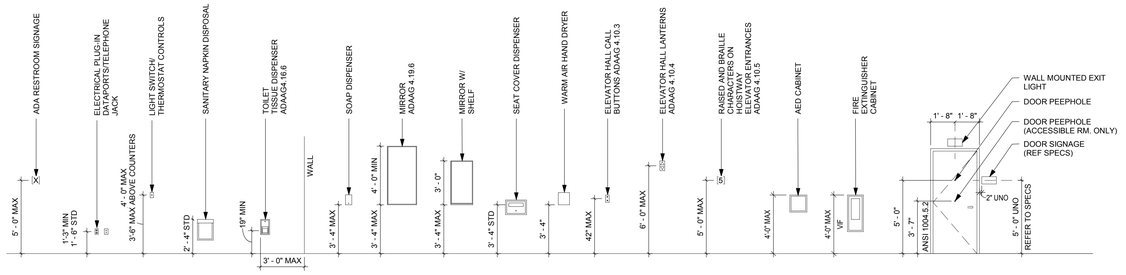


| | |
|---|---|
| DATE | February 16, 2017 |
| JOB NO. | 16.01 |

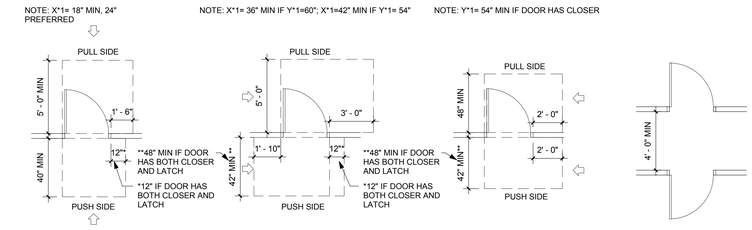
DRAWING NO.

**G0.01**

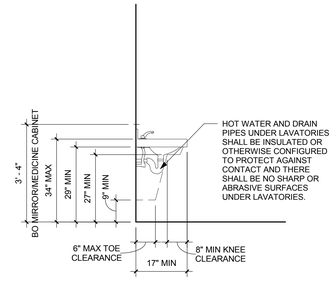
PERMIT SET



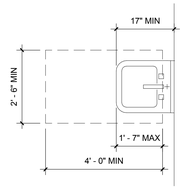

01 TYPICAL ADA MOUNTING HEIGHTS
1/4" = 1'-0"



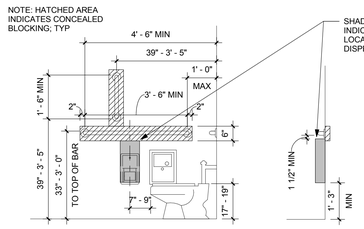

02 TYPICAL ADA DOOR CLEARANCES
1/4" = 1'-0"



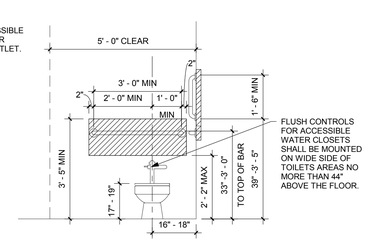

03 TYPICAL LAVATORY ELEVATION
1/2" = 1'-0"



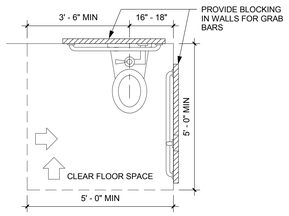

04 TYPICAL LAVATORY PLAN
1/2" = 1'-0"

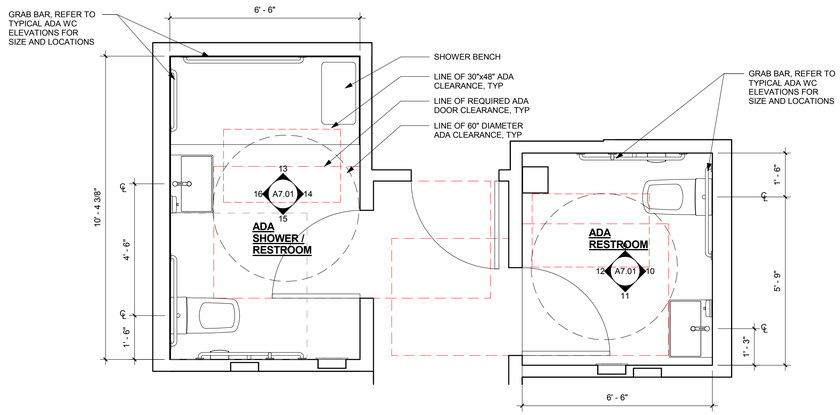



05 TYPICAL ADA WC ELEVATIONS
1/2" = 1'-0"




06 TYPICAL ADA WC PLAN
1/2" = 1'-0"




07 ENLARGED ADA BATHROOM PLANS
1/2" = 1'-0"

WILLIAM / KAVEN

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**PROJECT**

# 4073 N WILLIAMS

4073 N WILLIAMS AVE
PORTLAND, OR 97227

DRAWING TITLE

**GENERAL SYMBOLS AND NOTES**

REVISIONS

REGISTERED ARCHITECT
5237
TREVOR W. LEWIS
PORTLAND, OREGON
STATE OF OREGON



| | |
|---|---|
| DATE | February 16, 2017 |
| JOB NO. | 16.01 |

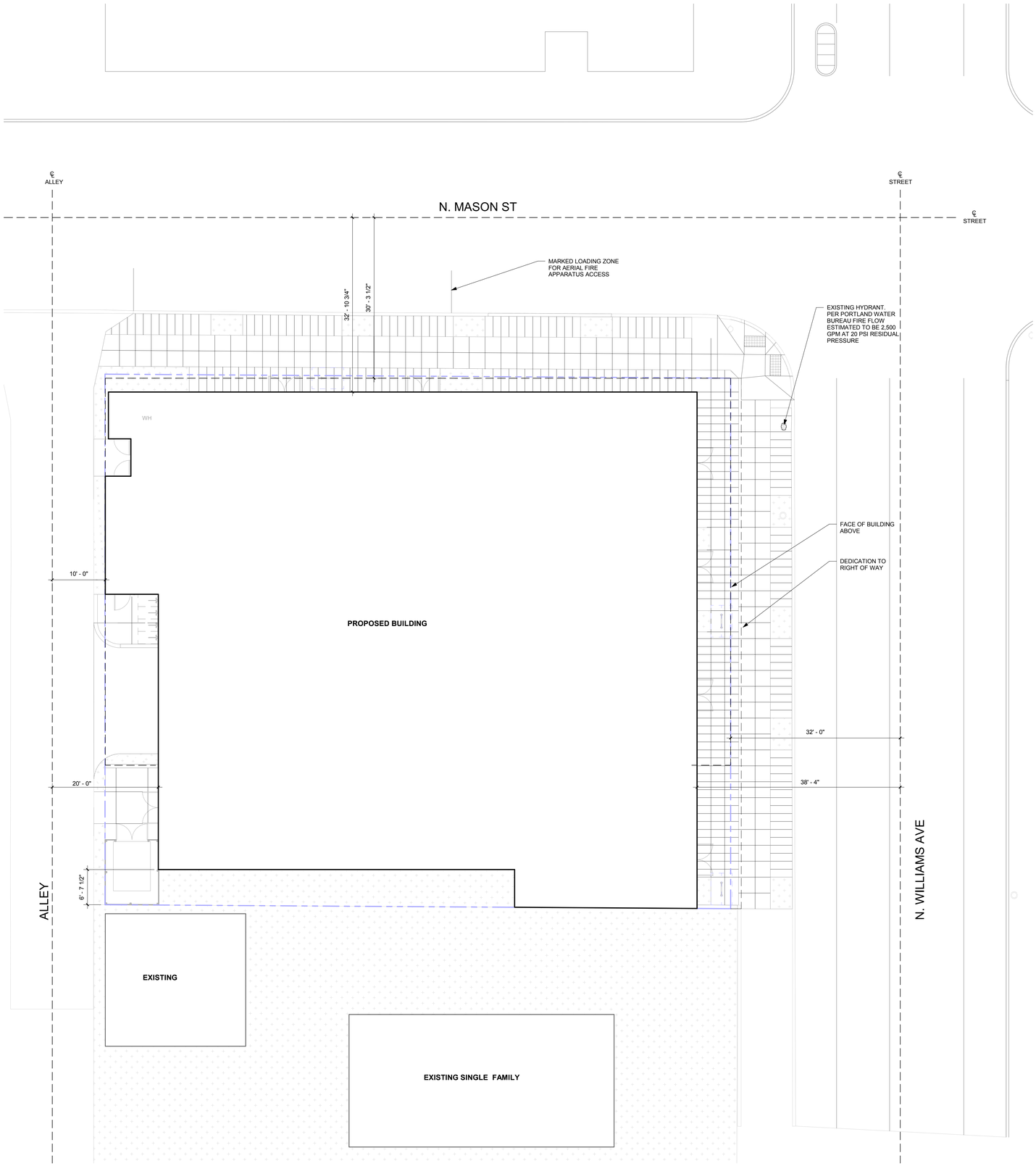
DRAWING NO.

**G0.02**

PERMIT SET

## CITY OF PORTLAND BUILDING CODE APPEALS

**1.** **APPEAL ID:** 14164
**CODE SECTION:** OPSC SECTION 1101.5.3.2 LOCATION (OF DRY WELLS)
**REQUIREMENTS:** NO DRY WELL SHALL BE LOCATED CLOSER THAN 5 FEET OF A PROPERTY LINE NOR CLOSER THAN 10 FEET TO A BUILDING UNLESS APPROVED BY THE BUILDING OFFICIAL
**PROPOSED DESIGN:** THE PROJECT IS REQUESTING THE INSTALLATION OF (2) 20 FOOT DEEP STORMWATER DRYWELLS WITHIN THE DRIVE AISLE OF THE COVERED PARKING GARAGE TO DISPOSE ONSITE SURFACE STORMWATER. STORMWATER TREATMENT, BEYOND A SEDIMENT TRAP, WILL NOT BE PROVIDED PRIOR TO THE DRYWELL SINCE ONLY ROOFTOP RUNOFF WILL BE COLLECTED BY THE STORM DRAIN SYSTEM AND ROUTED TO THE DRYWELL
**DECISION:** GRANTED AS PROPOSED




01 LIFE SAFETY SITE PLAN
1/8" = 1'-0"

## CODE ANALYSIS

**APPLICABLE CODES**

2014 Oregon Structural Specialty Code (OSSC)
2014 Oregon Electrical Specialty Code (OESC)
2014 Oregon Mechanical Specialty Code (OMSC)
2014 Oregon Plumbing Specialty Code (OPSC)
2014 Oregon Fire Code (OFC)
2014 Oregon Energy Efficiency Specialty Code (OEESC)
2009 ICC/ANSI A117.1

**OCCUPANCY (CHAPTER 3)**

GROUP B: OFFICE
GROUP M: FUTURE RETAIL
GROUP S-2: PARKING

SEPARATED OCCUPANCIES PER 508.4 (1HR BETWEEN GROUPS S-2 AND M, B)

**CONSTRUCTION TYPE**

TYPE IIIB

**ALLOWABLE HEIGHT AND NUMBER OF STORIES (TABLE 503)**

ALLOWABLE FOR OCCUPANCY & CONSTRUCTION TYPE PER TABLE 504.3
WITH AUTOMATIC SPRINKLER INCREASE AND HORIZONTAL SEPARATION PER 510.2

| | ALLOWABLE | ACTUAL |
|---|---|---|
| TYPE IIIB: | 75'-0" | 56'-1" |
| GROUP B: | 4 STORIES | 4 STORIES |

**ALLOWABLE FLOOR AREA (TABLE 503)**

ALLOWABLE FOR OCCUPANCY & CONSTRUCTION TYPE PER TABLE 506.2

GROUP B: 4 STORIES (19,000 SF/FLOOR)
ACTUAL: 4 STORIES (10,213 SF/FLOOR)

| LEVEL | PER FLOOR | TOTAL |
|---|---|---|
| LEVEL 1 | 9,777 SF | 9,777 SF |
| LEVEL 2 | 8,961 SF | 8,961 SF |
| LEVEL 3 & 4 | 8,346 SF | 16,692 SF |
| TOTAL | | 35,430 SF |

**FIRE RESISTIVE CONSTRUCTION REQUIREMENTS PER TABLE 601**

| BUILDING ELEMENT | TYPE IIIB |
|---|---|
| PRIMARY STRUCTURAL FRAME | 0 HRS |
| EXTERIOR BEARING WALLS | 2 HRS |
| INTERIOR BEARING WALLS | 0 HRS |
| EXTERIOR NON-BEARING WALLS | 0 HRS |
| INTERIOR NON-BEARING WALLS | 0 HRS |
| FLOORS AND FLOOR/CEILNGS | 0 HRS |
| ROOFS AND ROOF/CEILINGS | 0 HRS |

**FIRE RESISTIVE SEPARATION REQUIREMENTS**

| BUILDING ELEMENT | TYPE IIIB |
|---|---|
| CORRIDORS | 0 HRS |
| OCCUPANCY SEPARATIONS | 1 HRS BETWEEN S-2 AND B, M |
| STAIR ENCLOSURES | 2 HRS |
| SHAFTS CONNECTING 4 OR MORE STORIES | 2 HRS |
| SHAFTS CONNECTING 3 OR FEWER STORIES | 1HRS |
| ELEVATOR LOBBIES | NOT REQUIRED |
| HORIZONTAL EXITS | 2 HRS |

**EXIT SYSTEMS**

REQUIRED EXITS
PER TABLE 1015.1: (2) EXITS REQD FOR >49 OCCUPANTS
ACTUAL: COMPLIES, (2) EXITS PROVIDED

COMMON PATH OF EGRESS TRAVEL
PER SECTION 1014.3 SHALL NOT EXCEED 100'
ACTUAL: COMPLIES, <100' SEE CODE PLANS

EXIT TRAVEL DISTANCE
PER SECTION 1016 SHALL NOT EXCEED 300'
ACTUAL: <300' COMPLIES, SEE CODE PLANS

DEAD END CORRIDOR
PER SECTION 1018.4 EXCEPTION 2 SHALL NOT EXCEED 50' IN LENGTH
ACTUAL: <50' COMPLIES, SEE CODE PLANS

EXIT SEPARATION
PER SECTION 1015.2.1 EXCEPTION 2 - EXIT DOORS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAX OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
ACTUAL: 63'-6" EXIT SEPARATION > (1/3) 145'-2" - COMPLIES, SEE CODE PLANS

**EMERGENCY POWER AND STANDBY POWER SYSTEMS**

BATTERY BACKUP (NO GENERATOR PROVIDED)

**FIRE COMMAND CENTER**

NOT REQUIRED

**AUTOMATIC SPRINKLER SYSTEM**

YES (NFPA 13 SYSTEM UNDER SEPARATE PERMIT)

**FIRE ALARM SYSTEM**

YES (DESIGN BUILD)

**FIRE FLOW REQUIREMENTS**

FLOW MAY BE REDUCED UP TO 75% PER B105.3.1.1

TYPE IIIB (33,501-37,900SQFT): 4,000 GPM (1,500 GPM PER 105.3.1)
ACTUAL: 2,500 GPM AT 20 PSI

**PARKING SUMMARY**

SELF PARK STALLS: 6
MECHANICAL STACKING STALLS: 7 (13 SPACES)
ADA STALL: 1

TOTAL: 20 SPACES

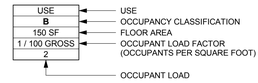
**PLUMBING FIXTURE COUNTS**

| LEVEL | FIXTURE | NUMBER REQUIRED | NUMBER PROVIDED |
|---|---|---|---|
| LEVEL 1 | WATER CLOSETS | 2 | PROVIDED UNDER FUTURE PERMIT |
| | LAVATORIES | 2 | PROVIDED UNDER FUTURE PERMIT |
| LEVEL 2-4 | WATER CLOSETS | 10 | 12 |
| | LAVATORIES: | 5 | 12 |

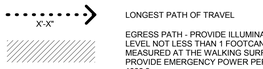
## LIFE SAFETY PLAN LEGEND

EGRESS COMPONENT TAG


ROOM / SPACE OCCUPANCY TAG




EGRESS PATH




FIRE-RESISTANCE RATING


SYMBOLS



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**PROJECT**

# 4073 N WILLIAMS

4073 N WILLIAMS AVE
PORTLAND, OR 97227

DRAWING TITLE

**LIFE SAFETY SITE PLAN AND CODE SUMMARY**

REVISIONS

REGISTERED ARCHITECT
5237
TREVOR W. LEWIS
PORTLAND, OREGON
STATE OF OREGON



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| DATE | February 16, 2017 |
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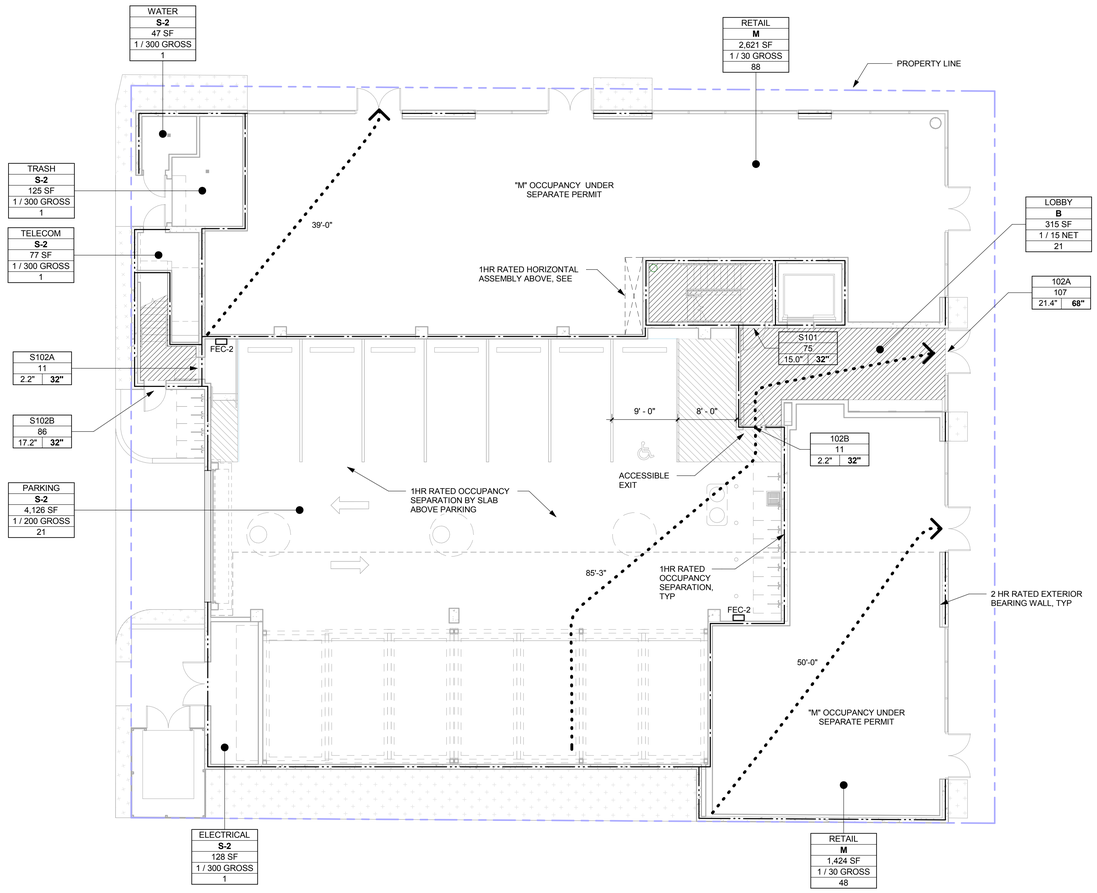
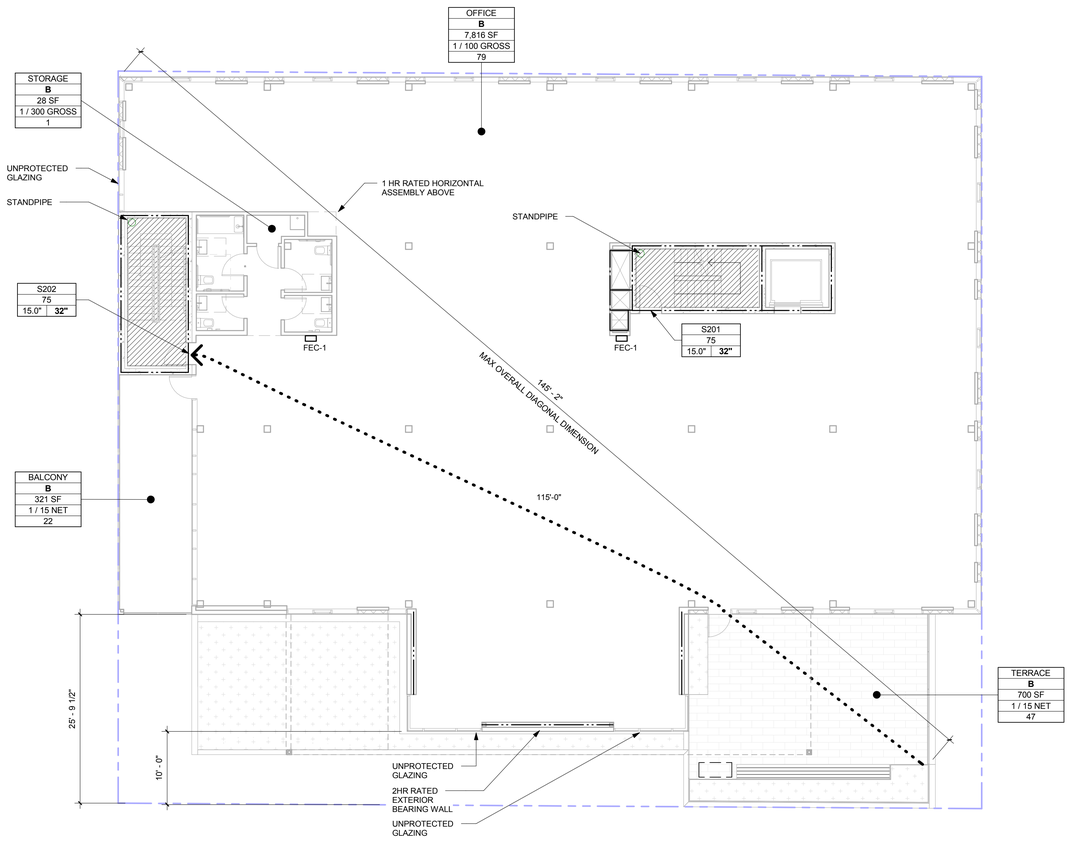



01 LEVEL 1 LIFE SAFETY PLAN
1/8" = 1'-0"

**OCCUPANT LOAD - LEVEL 1**

| CH | OCCUPANCY | AREA | AREA PER OCCUPANT | OCCUPANT LOAD |
|---|---|---|---|---|
| LOBBY | B | 315 SF | 15 SF | 21 |
| RETAIL | M | 2621 SF | 30 SF | 88 |
| RETAIL | M | 1424 SF | 30 SF | 48 |
| ELECTRICAL | S-2 | 128 SF | 300 SF | 1 |
| PARKING | S-2 | 4126 SF | 200 SF | 21 |
| TELECOM | S-2 | 77 SF | 300 SF | 1 |
| TRASH | S-2 | 125 SF | 300 SF | 1 |
| WATER | S-2 | 47 SF | 300 SF | 1 |
| | | 8861 SF | | 182 |



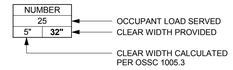

02 LEVEL 2 LIFE SAFETY PLAN
1/8" = 1'-0"

**OCCUPANT LOAD - LEVEL 2**

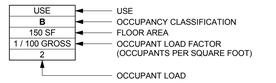
| USE | OCCUPANCY GROUP | AREA | AREA PER OCCUPANT | OCCUPANT LOAD |
|---|---|---|---|---|
| BALCONY | B | 321 SF | 15 SF | 22 |
| OFFICE | B | 7816 SF | 100 SF | 79 |
| STORAGE | B | 28 SF | 300 SF | 1 |
| TERRACE | B | 700 SF | 15 SF | 47 |
| | | 8866 SF | | 149 |

## LIFE SAFETY PLAN LEGEND

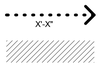
EGRESS COMPONENT TAG



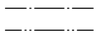

ROOM / SPACE OCCUPANCY TAG




EGRESS PATH




FIRE-RESISTANCE RATING




SYMBOLS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**PROJECT**

# 4073 N WILLIAMS

4073 N WILLIAMS AVE
PORTLAND, OR 97227

DRAWING TITLE

**LIFE SAFETY PLANS LEVELS 1 AND 2**

REVISIONS

REGISTERED ARCHITECT
5237
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PORTLAND, OREGON
STATE OF OREGON



| | |
|---|---|
| DATE | February 16, 2017 |
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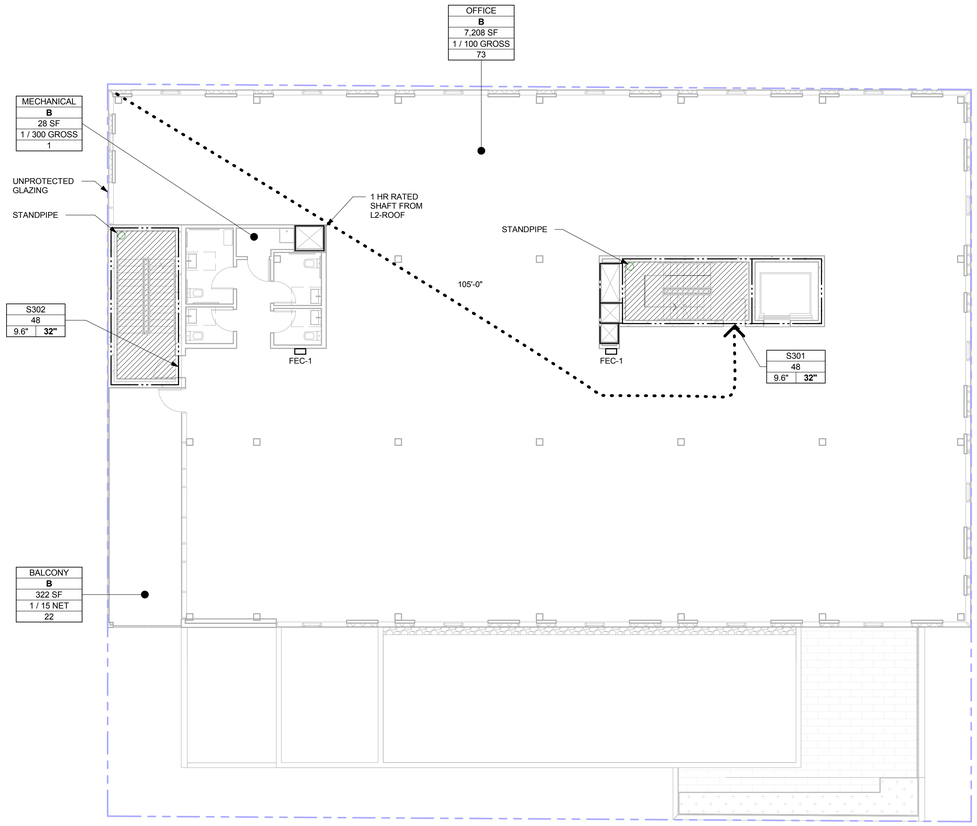
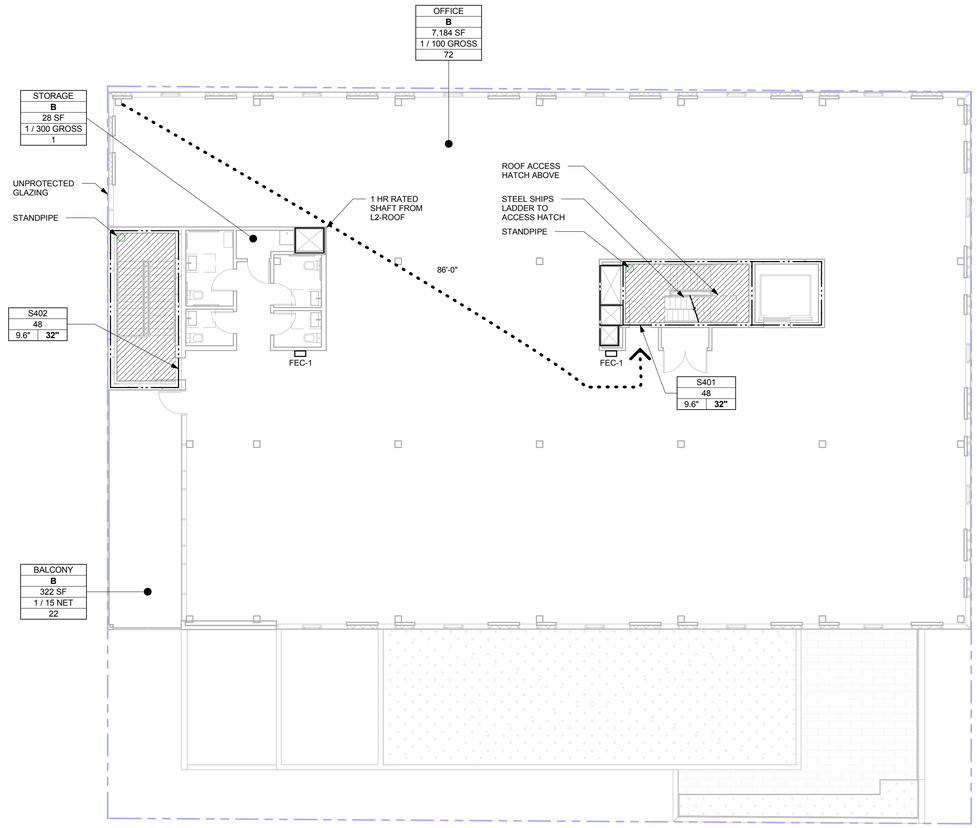



01 LEVEL 3 LIFE SAFETY PLAN
1/8" = 1'-0"

**OCCUPANT LOAD - LEVEL 3**

| USE | OCCUPANCY | AREA | AREA PER OCCUPANT | OCCUPANT LOAD |
|---|---|---|---|---|
| BALCONY | B | 322 SF | 15 SF | 22 |
| MECHANICAL | B | 28 SF | 300 SF | 1 |
| OFFICE | B | 7208 SF | 100 SF | 73 |
| | | 7558 SF | | 96 |




02 LEVEL 4 LIFE SAFETY PLAN
1/8" = 1'-0"

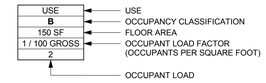
**OCCUPANT LOAD - LEVEL 4**

| USE | OCCUPANCY | AREA | AREA PER OCCUPANT | OCCUPANT LOAD |
|---|---|---|---|---|
| BALCONY | B | 322 SF | 15 SF | 22 |
| OFFICE | B | 7184 SF | 100 SF | 72 |
| STORAGE | B | 28 SF | 300 SF | 1 |
| | | 7534 SF | | 95 |

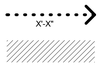
## LIFE SAFETY PLAN LEGEND

EGRESS COMPONENT TAG

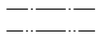

ROOM / SPACE OCCUPANCY TAG




EGRESS PATH




FIRE-RESISTANCE RATING




SYMBOLS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**PROJECT**

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DRAWING TITLE

**LIFE SAFETY PLANS LEVELS 3 AND 4**

REVISIONS

REGISTERED ARCHITECT
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STATE OF OREGON



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| DATE | February 16, 2017 |
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## LIFE SAFETY ELEVATION LEGEND

EXTERIOR WALL AREAS

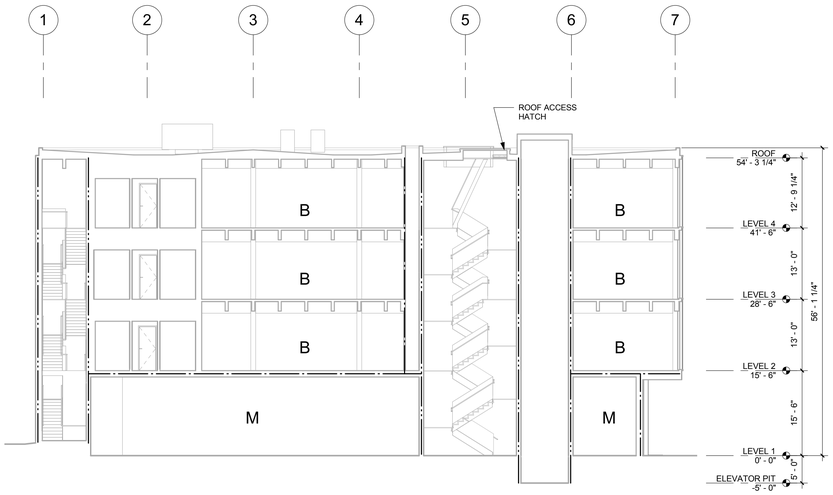
TOTAL AREA OF WALL CONSIDERED FOR CALCULATIONS PER FLOOR

OPENING AREA PER FLOOR

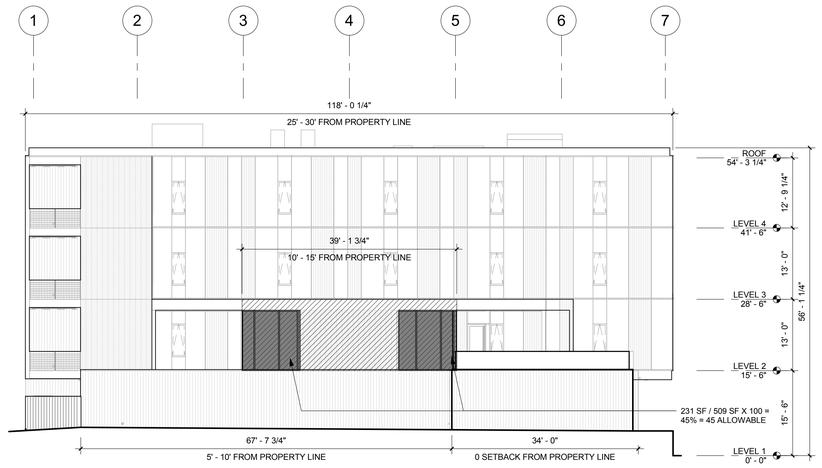
FIRE-RESISTANCE RATING

1 HOUR FIRE BARRIER

2 HOUR FIRE BARRIER




04 BUILDING SECTION
3/32" = 1'-0"




**WALL OPENING CALCULATIONS PER FLOOR**

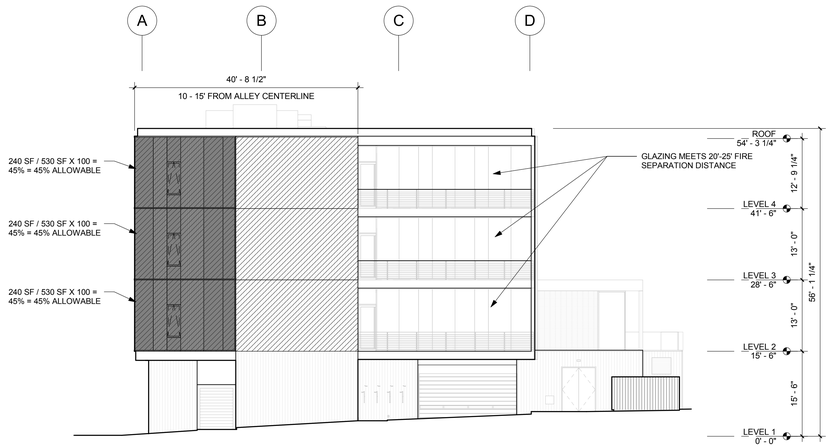
LEVEL 1: 0'-10 ' SEPARATION
NO OPENING AREA — COMPLIES

LEVEL 2 (TERRACE): 0'-10 ' SEPARATION

| | | |
|---|---|---|
| TOTAL AREA | 509 SF | |
| OPENING AREA | 231 SF | |
| ALLOWABLE OPENING AREA | 45% | |
| ACTUAL OPENING AREA | 45% | COMPLIES |

LEVEL 2-4: 25'-30' SEPARATION
NO LIMIT

02 SOUTH ELEVATION - UNPROTECTED OPENING DIAGRAM
3/32" = 1'-0"




**WALL OPENING CALCULATIONS PER FLOOR**

LEVEL 1: 10-15' SEPARATION
NO OPENING AREA — COMPLIES

LEVEL 2-4: 10' - 15' SEPARATION

| | | |
|---|---|---|
| TOTAL AREA | 530 SF | |
| OPENING AREA | 240 SF | |
| ALLOWABLE OPENING AREA | 45% | |
| ACTUAL OPENING AREA | 45% | COMPLIES |

01 WEST ELEVATION - UNPROTECTED OPENING DIAGRAM
3/32" = 1'-0"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**PROJECT**

# 4073 N WILLIAMS

4073 N WILLIAMS AVE
PORTLAND, OR 97227

DRAWING TITLE

**LIFE SAFETY ELEVATIONS**

REVISIONS

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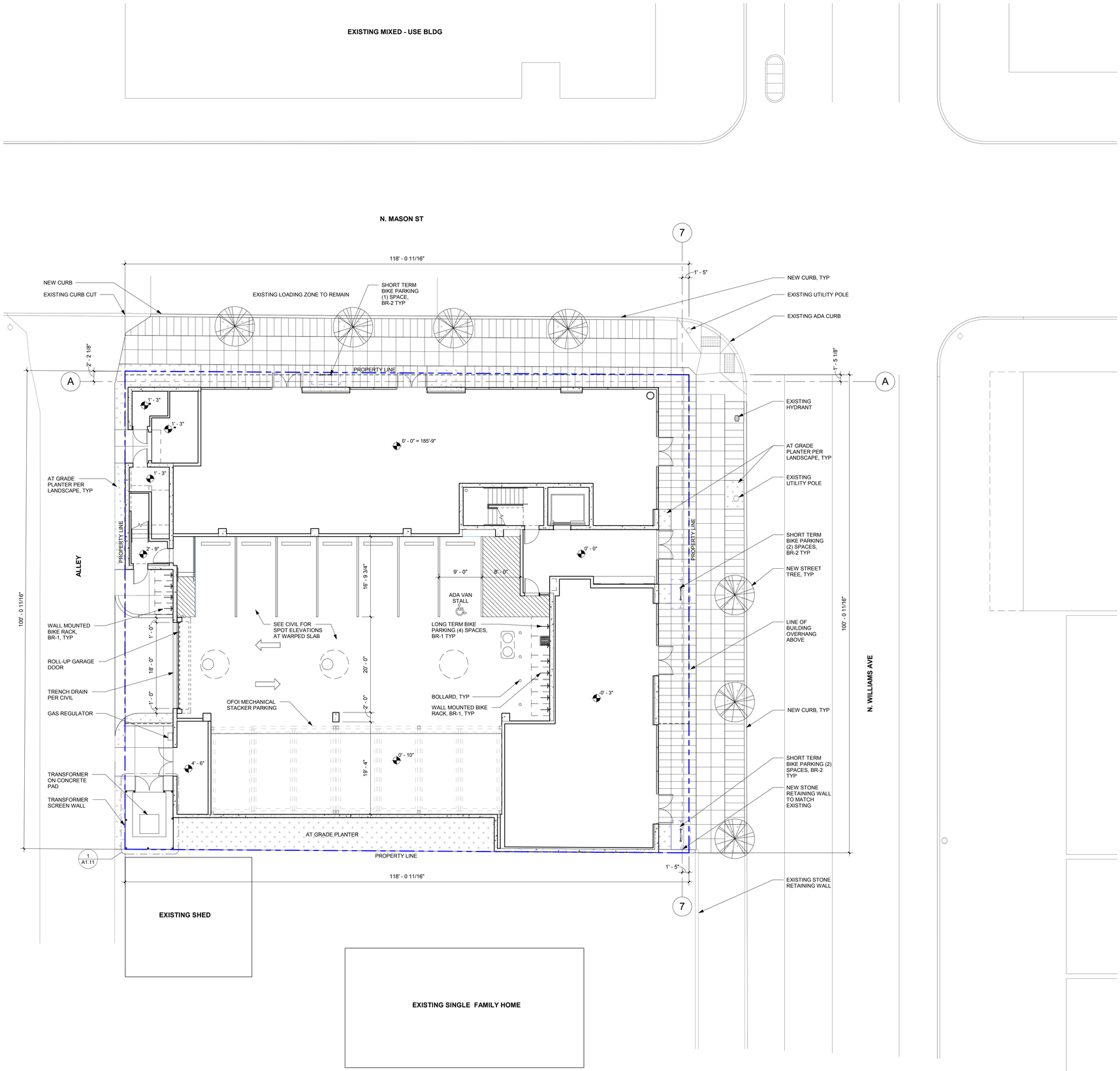


01 SITE PLAN
1/8" = 1'-0"

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**PROJECT**

# 4073 N WILLIAMS

4073 N WILLIAMS AVE
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**SITE PLAN**

REVISIONS

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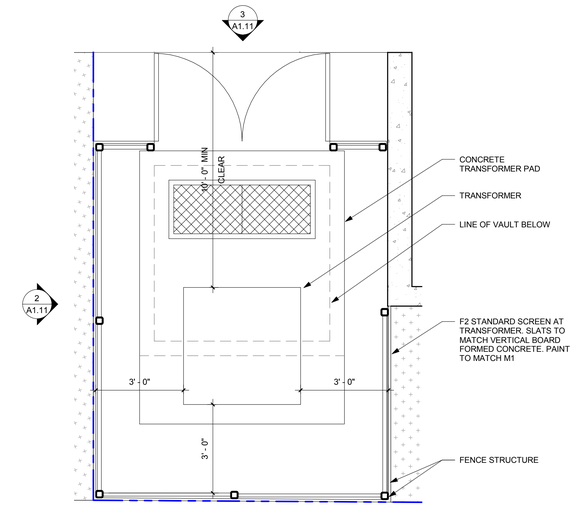
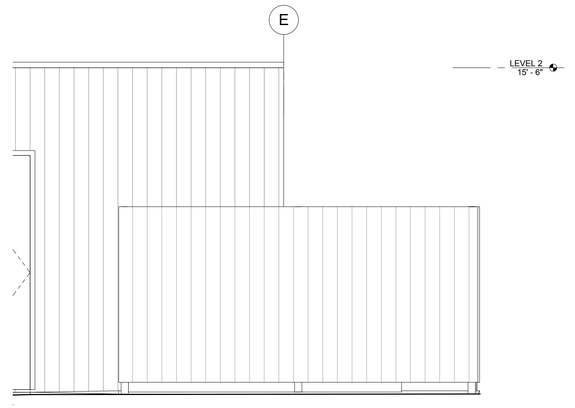
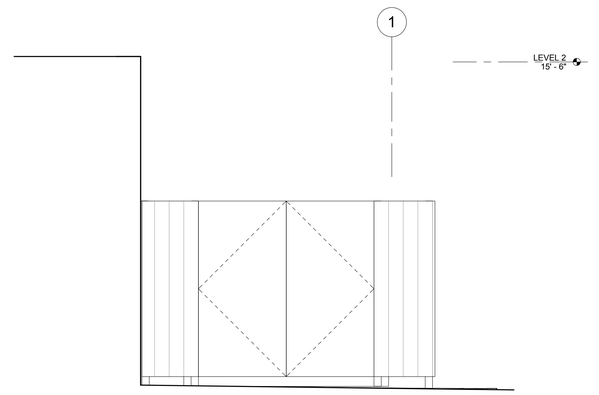



01 TRANSFORMER ENCLOUSRE PLAN
1/2" = 1'-0"




02 SITE ELEVATION - TRANSFORMER SCREEN WEST
1/2" = 1'-0"




03 SITE ELEVATION - TRANSFORMER SCREEN NORTH
1/2" = 1'-0"

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**PROJECT**

# 4073 N WILLIAMS

**4073 N WILLIAMS AVE**
**PORTLAND, OR 97227**

DRAWING TITLE

## ENLARGED SITE PLANS AND ELEVATIONS

REVISIONS

REGISTERED ARCHITECT
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PORTLAND, OREGON
STATE OF OREGON



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|---|---|
| DATE | February 16, 2017 |
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DRAWING NO.

**A1.11**

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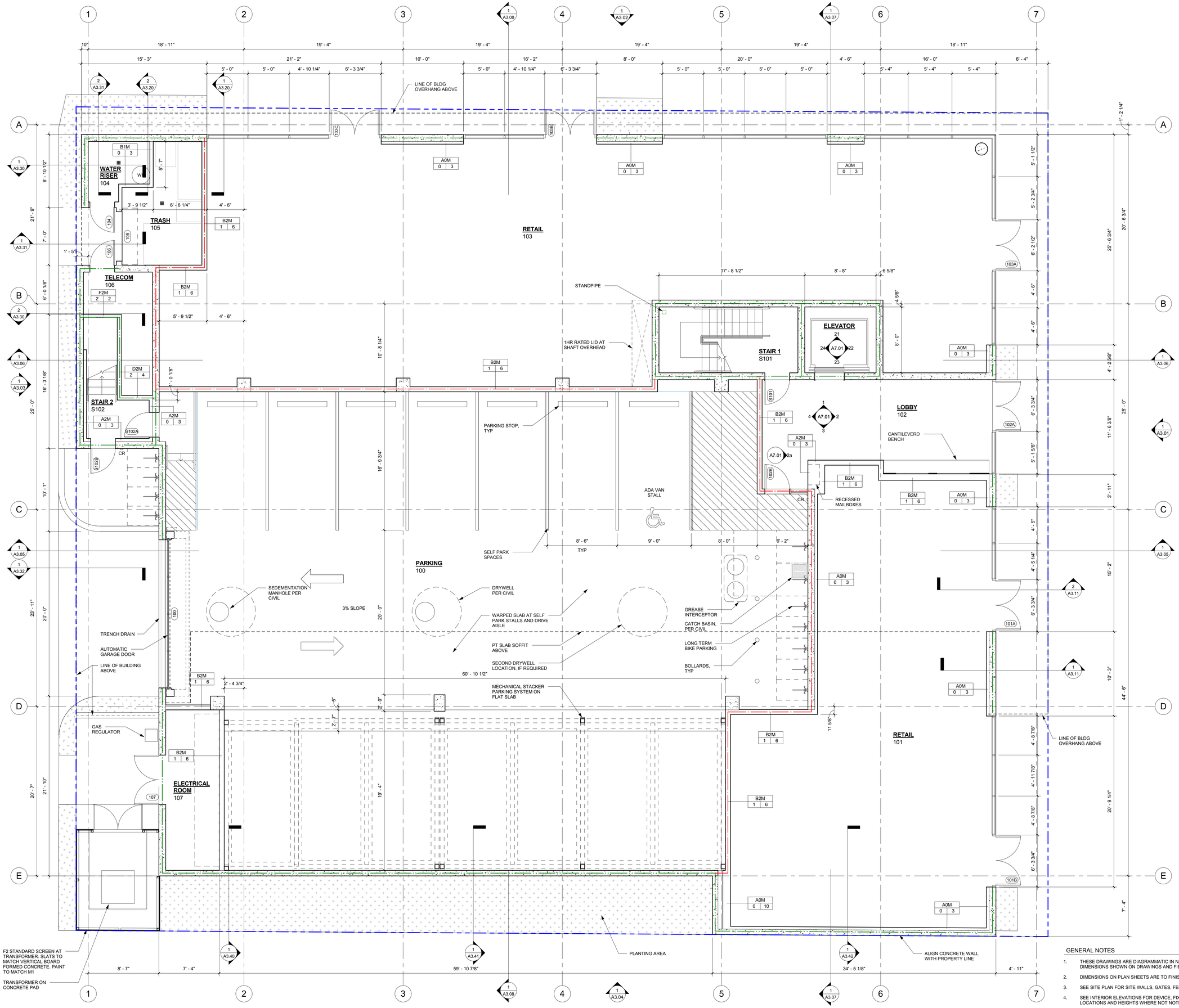


01 FLOOR PLAN LEVEL 1
1/4" = 1'-0"

## GENERAL NOTES

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE: DO NOT SCALE. FOLLOW DIMENSIONS SHOWN ON DRAWINGS AND FIELD VERIFY EXISTING CONDITIONS
2. DIMENSIONS ON PLAN SHEETS ARE TO FINISH FACE UON
3. SEE SITE PLAN FOR SITE WALLS, GATES, FENCES AND OTHER EXTERIOR INFORMATION
4. SEE INTERIOR ELEVATIONS FOR DEVICE, FIXTURE, AND EQUIPMENT MOUNTING LOCATIONS AND HEIGHTS WHERE NOT NOTED ON PLANS
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11. FOR ENLARGED STAIR AND ELEVATOR PLANS AND SECTIONS SEE SHEET A5.01

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**PROJECT**

# 4073 N WILLIAMS

4073 N WILLIAMS AVE
PORTLAND, OR 97227

DRAWING TITLE

**FLOOR PLAN LEVEL1**

REVISIONS

REGISTERED ARCHITECT
5237
TREVOR W. LEWIS
PORTLAND, OREGON
STATE OF OREGON



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**A2.01**

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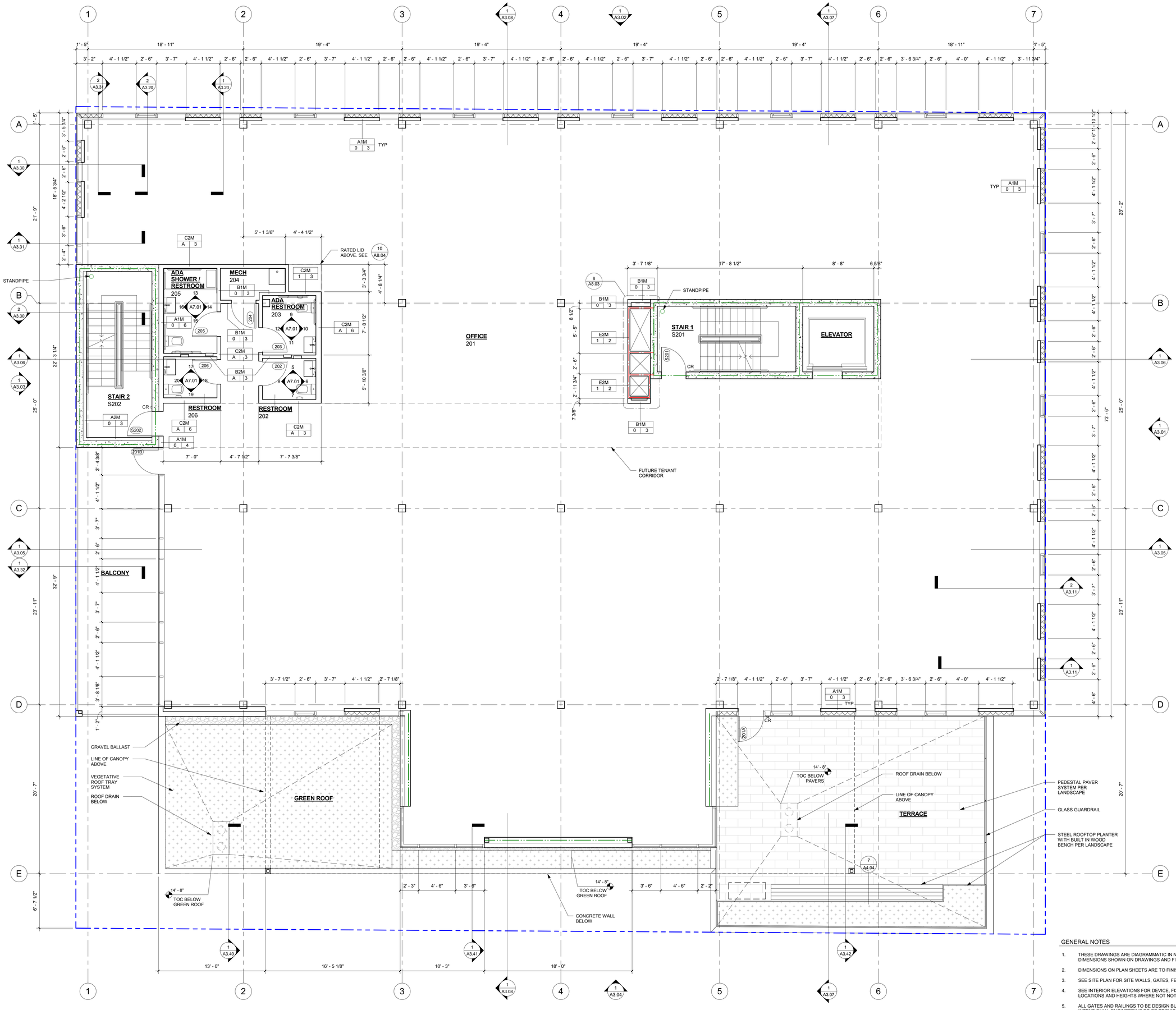


01 FLOOR PLAN LEVEL 2
1/4" = 1'-0"

## GENERAL NOTES

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE; DO NOT SCALE. FOLLOW DIMENSIONS SHOWN ON DRAWINGS AND FIELD VERIFY EXISTING CONDITIONS
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**PROJECT**

# 4073 N WILLIAMS

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**FLOOR PLAN LEVEL 2**

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**A2.02**

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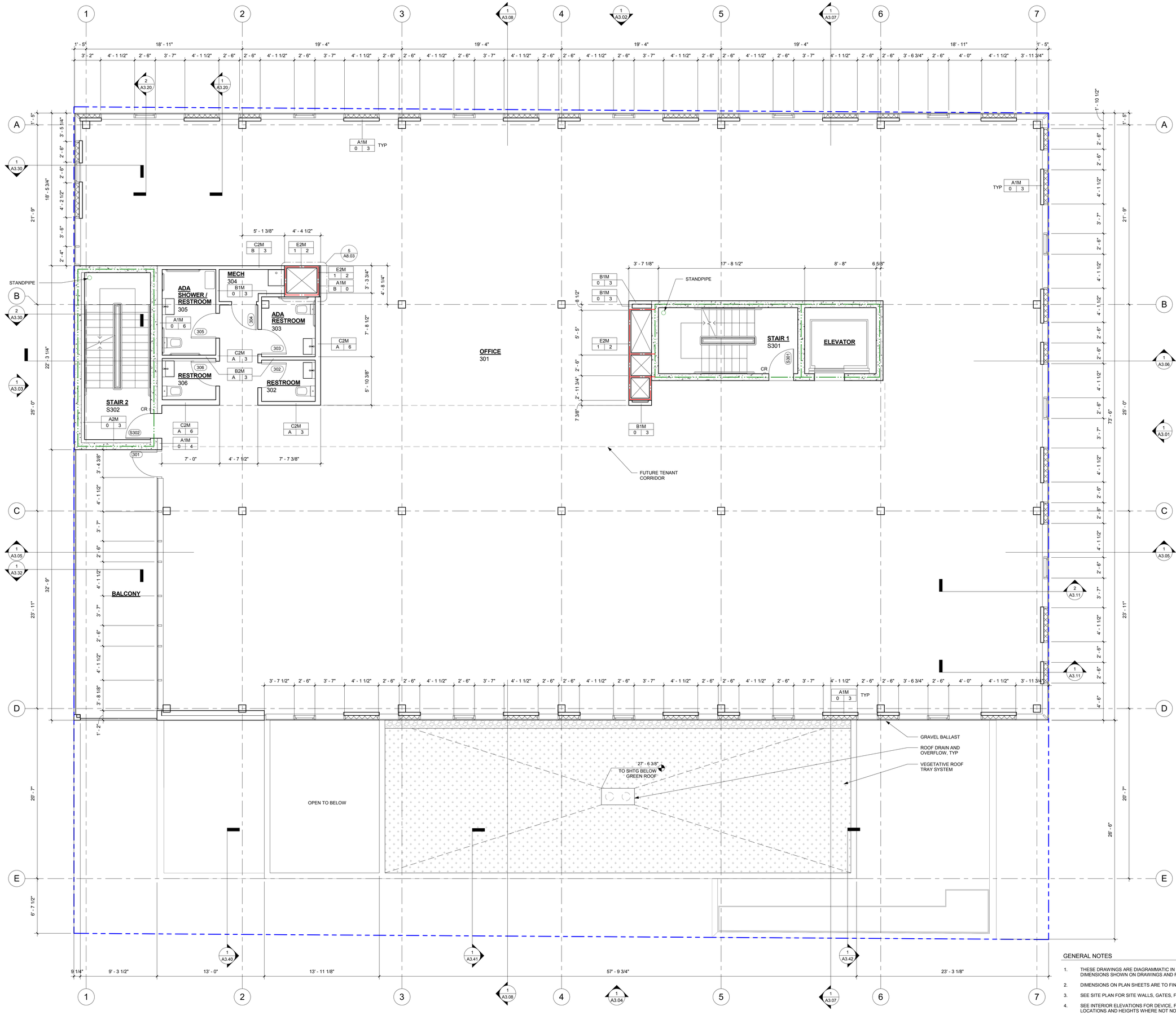


01 FLOOR PLAN LEVEL 3
1/4" = 1'-0"

## GENERAL NOTES

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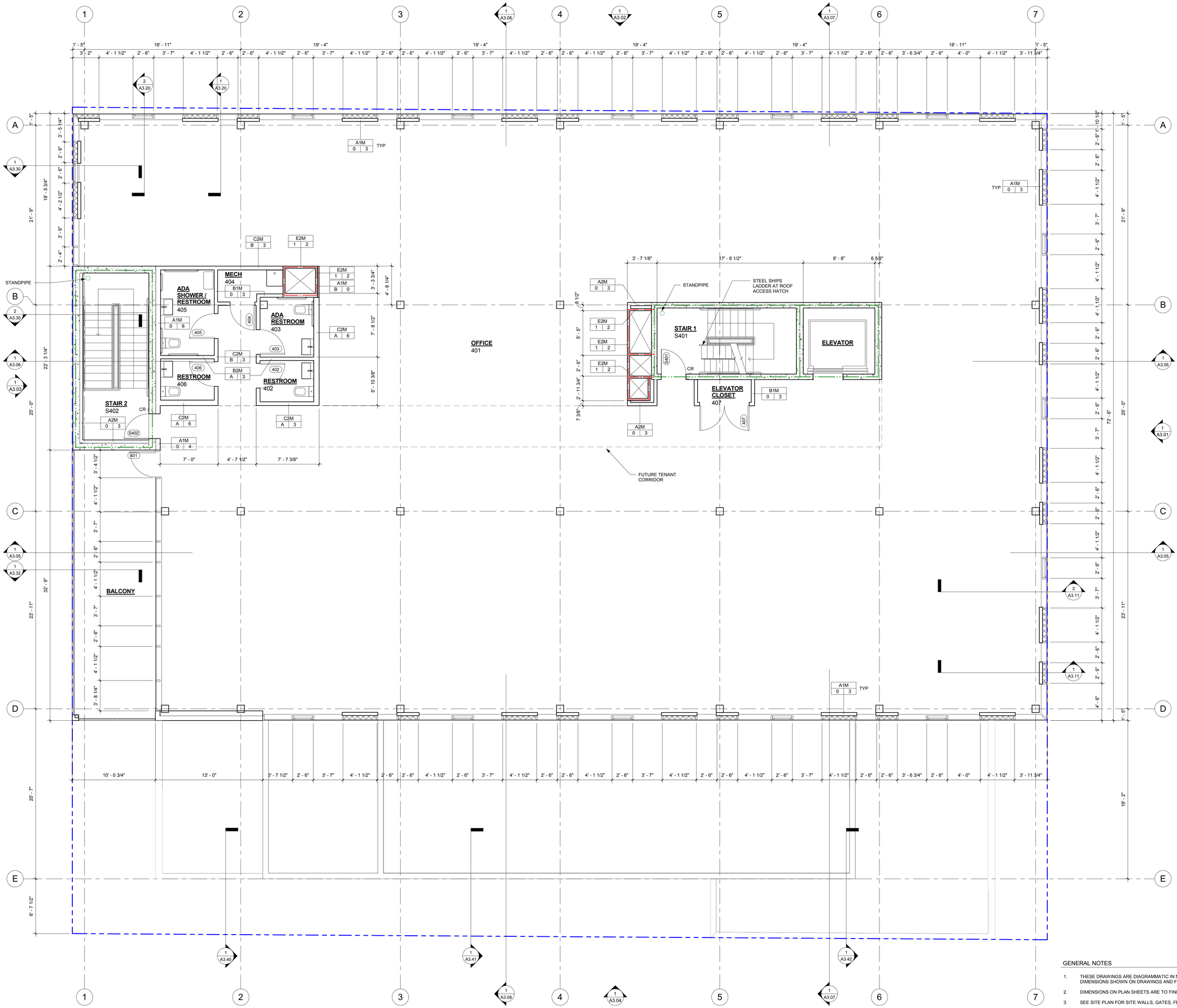


01 FLOOR PLAN LEVEL 4
1/4" = 1'-0"

## GENERAL NOTES

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**A2.04**

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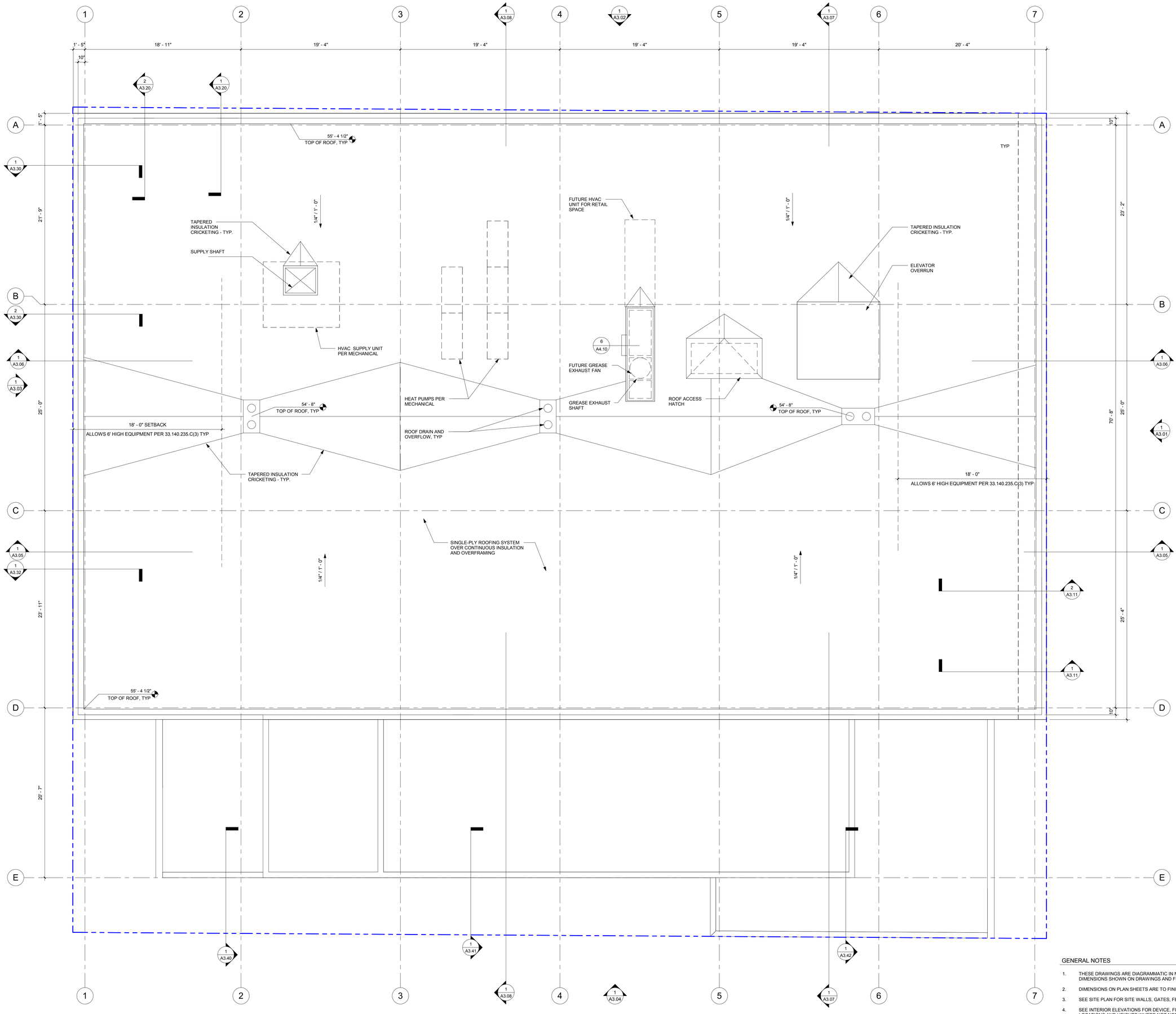


01 ROOF PLAN
1/4" = 1'-0"

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**PROJECT**

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**ROOF PLAN**

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**A2.05**

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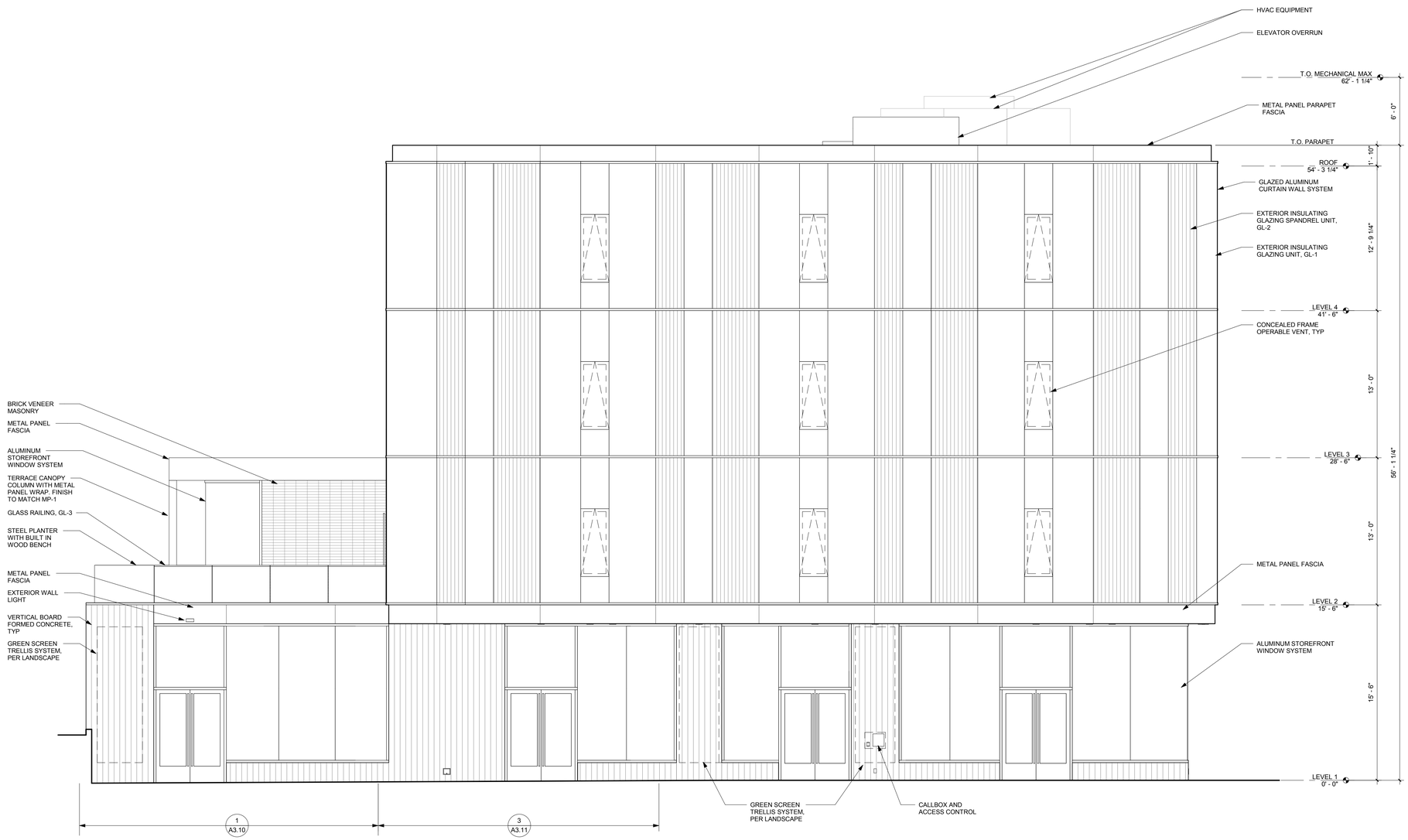


01 EAST ELEVATION
1/4" = 1'-0"

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**EXTERIOR ELEVATIONS**

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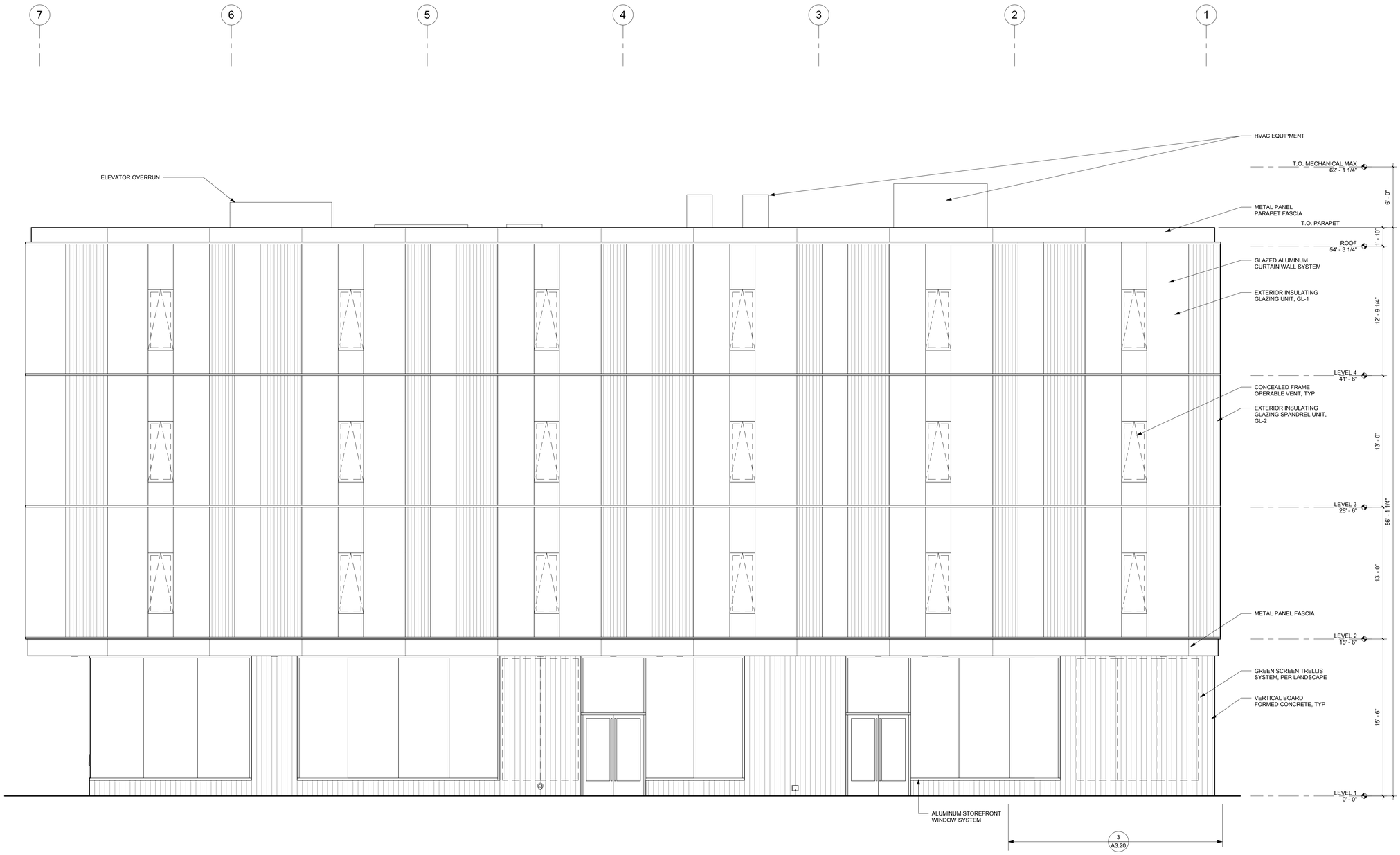


01 NORTH ELEVATION
1/4" = 1'-0"

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**A3.02**

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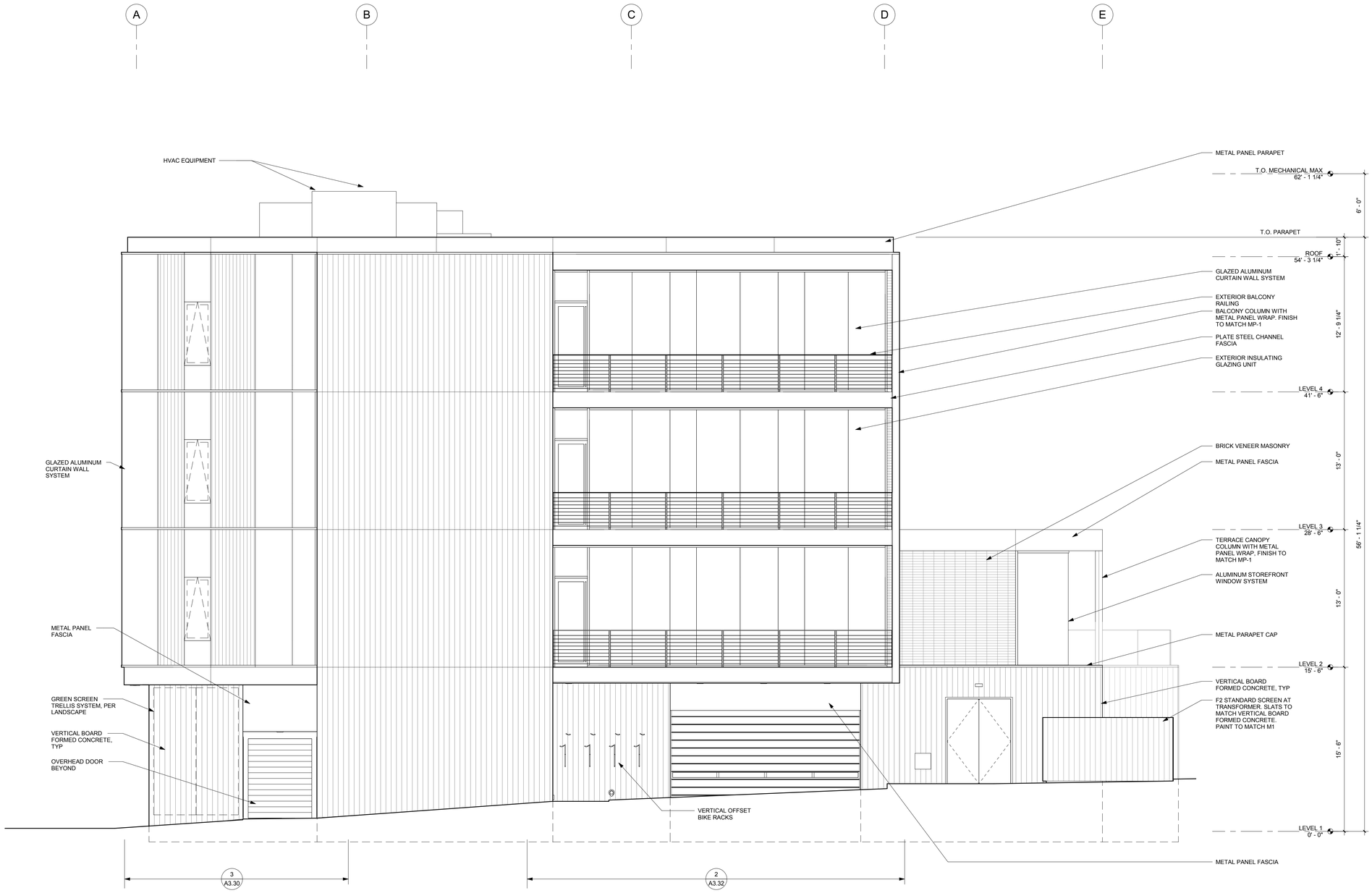


01 WEST ELEVATION
1/4" = 1'-0"

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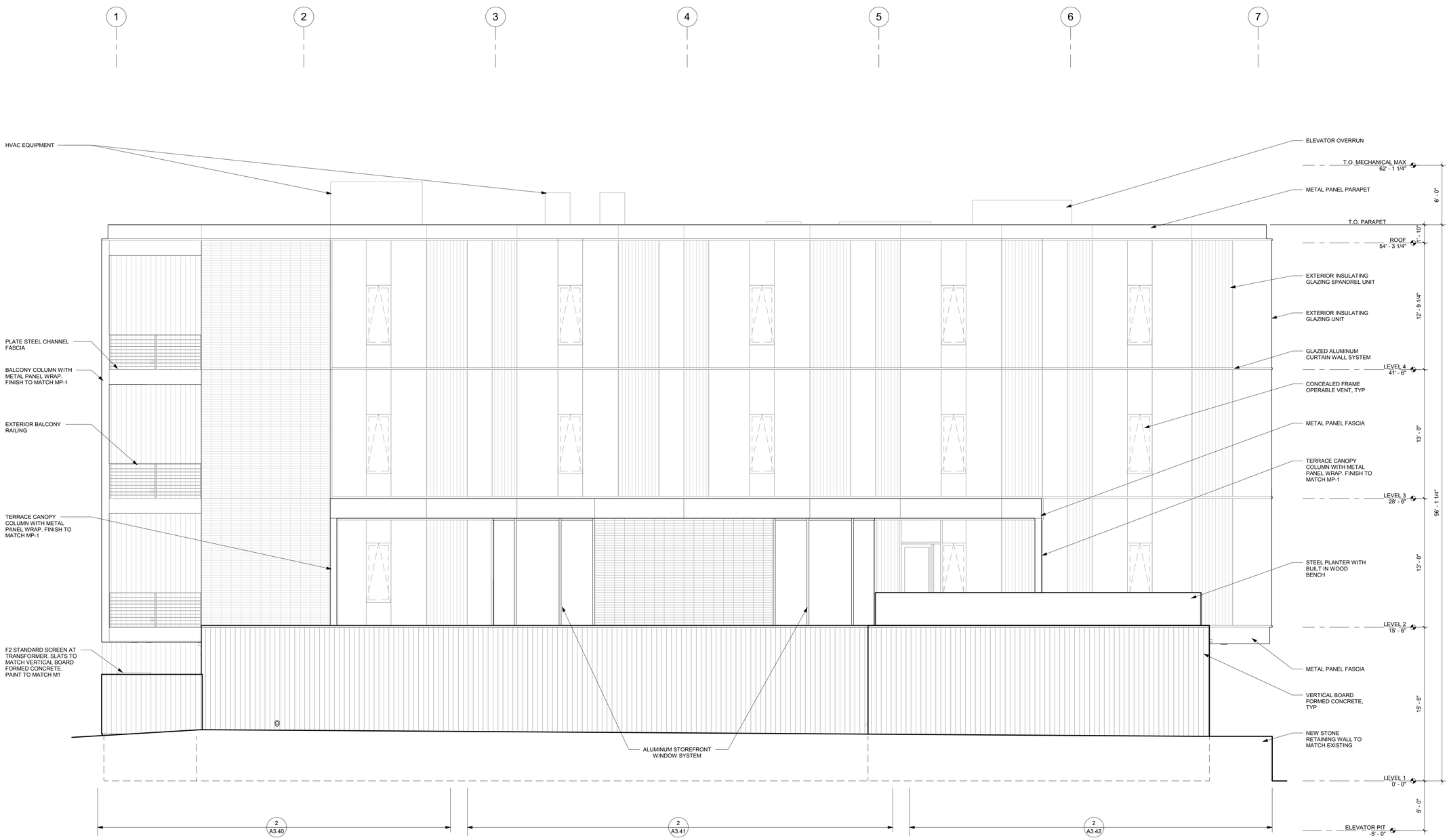


01 SOUTH ELEVATION
1/4" = 1'-0"

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**A3.04**

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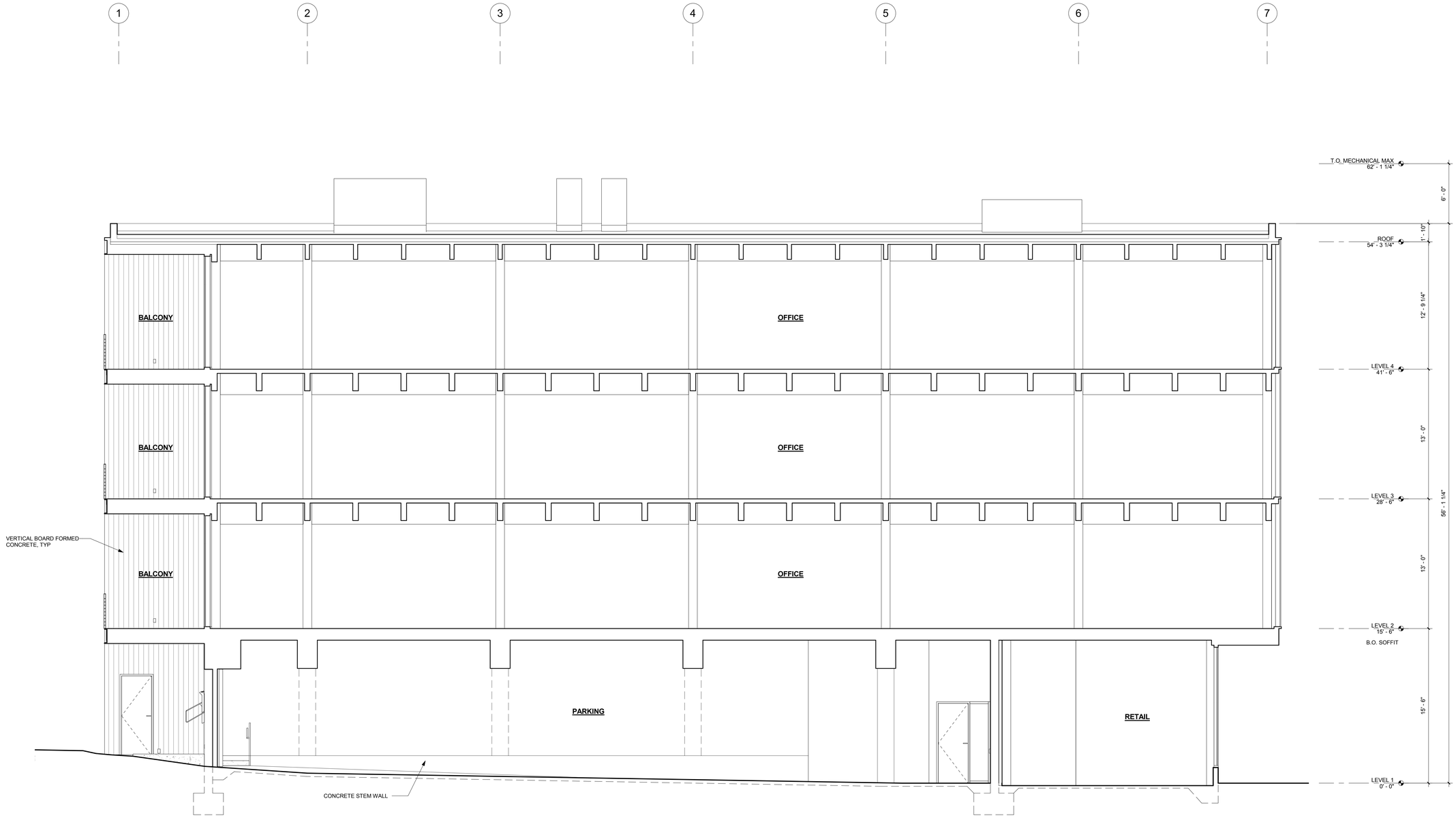


01 BUILDING SECTION
1/4" = 1'-0"

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**BUILDING SECTION**

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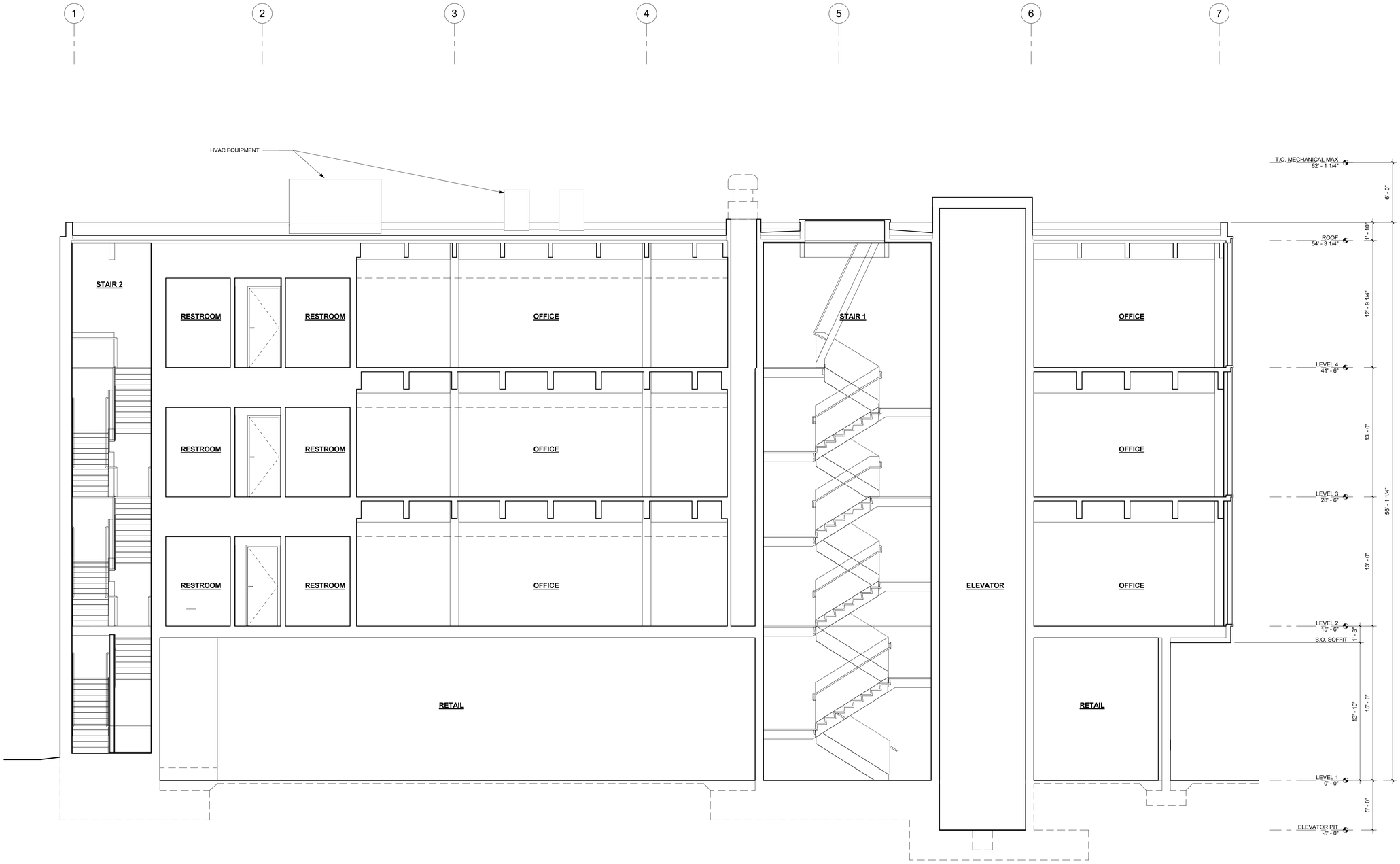


01 BUILDING SECTION
1/4" = 1'-0"

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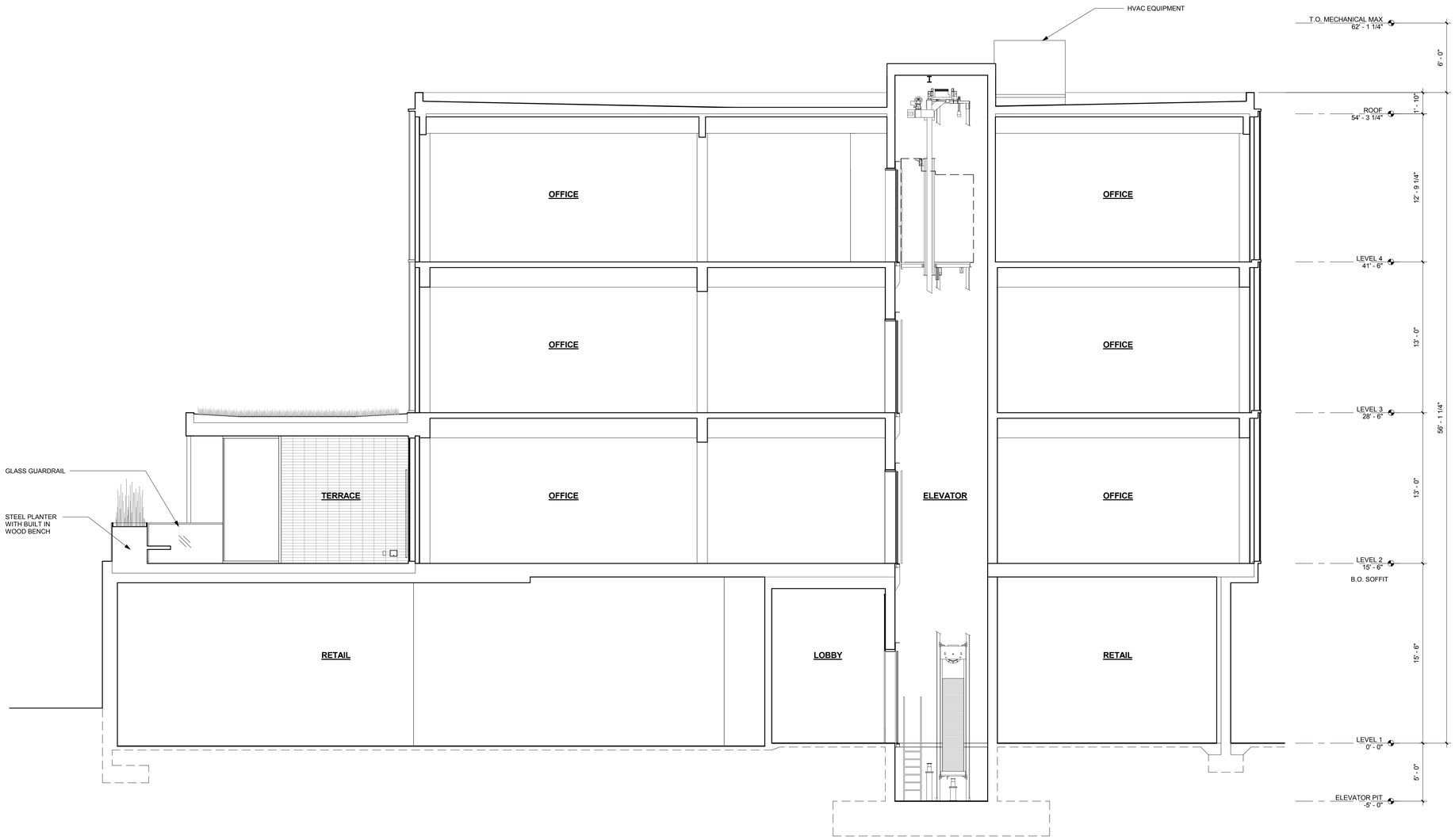


01 BUILDING SECTION
1/4" = 1'-0"

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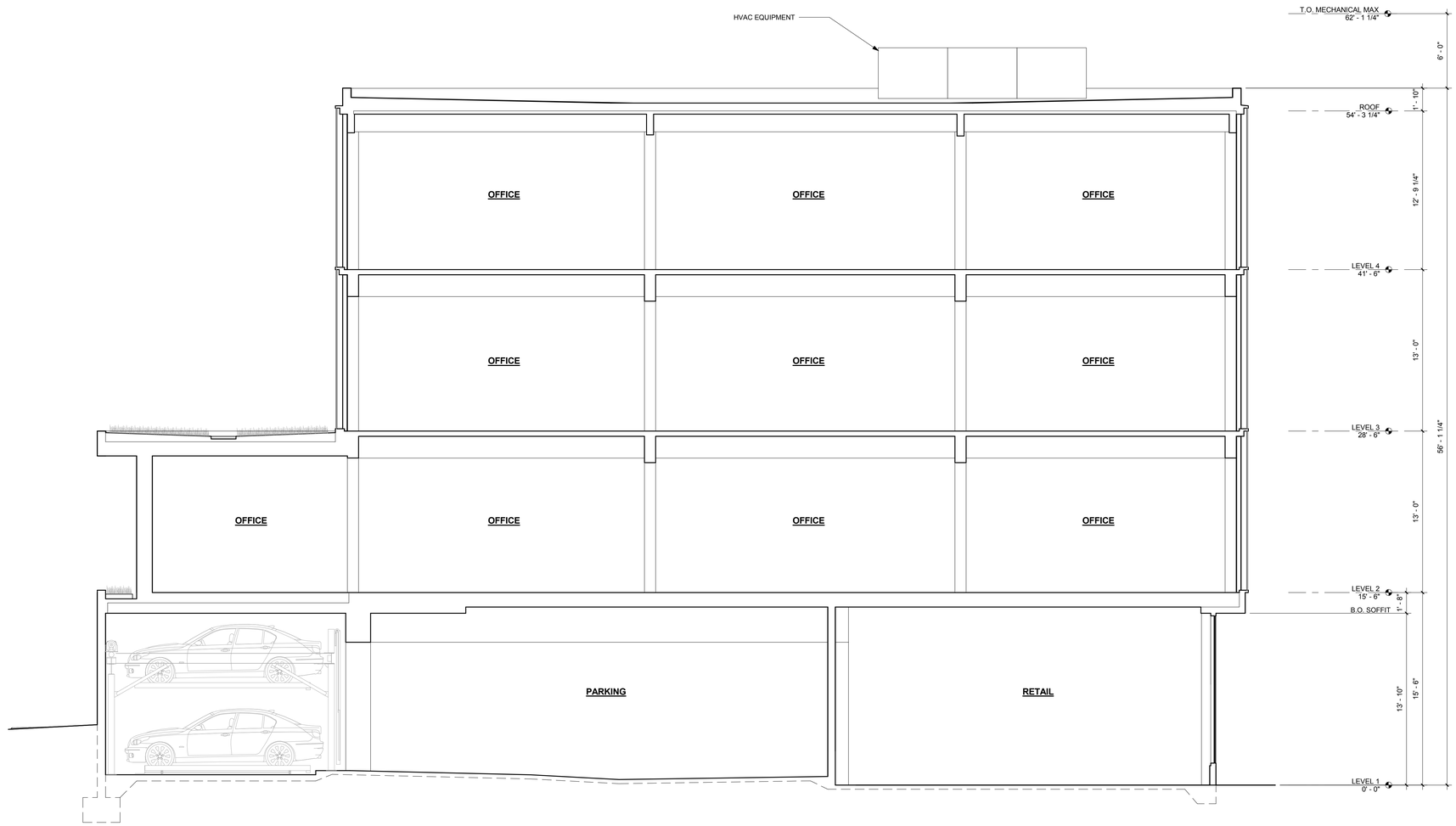


01 BUILDING SECTION
1/4" = 1'-0"

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**A3.08**

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