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: 15960	**Project Address:** 17 SE 3rd Ave
Hearing Date: 10/11/17	**Appellant Name:** Cesar M. Villanueva
Case No.: B-009	**Appellant Phone:** 503-224-9560
Appeal Type: Building	**Plans Examiner/Inspector:** John Butler
Project Type: commercial	**Stories:** 6 **Occupancy:** B **Construction Type:** III-A
Building/Business Name:	**Fire Sprinklers:** Yes - all floors
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:** 17-196223-CO
Plan Submitted Option: pdf [File 1]	**Proposed use:** Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OEEC Section 101.4.4
Requires	OEESC 101.4.2: Additions, alterations, renovations or repairs to an existing building, building system or portion thereof shall conform to the provisions of this code as they relate to new construction without requiring the unaltered portion(s) of the existing building or building system to comply. Additions, alterations, renovations or repairs shall not create an unsafe or hazardous condition or overload the existing building systems. OEESC 101.4.3: Change in space conditioning. Increasing the heating and or cooling capacity of a nonconditioned space shall require the thermal envelope to be brought into compliance with the applicable requirements of this code. Nonconditioned spaces included semiconditioned and low energy spaces. OSSC Section 3409 Historic Buildings.
Proposed Design	Section 101.4.4 of the OEESC references Historic Buildings and states to see section 3409 of the OSSC. See attached code section 3409 for reference. Section 3409.1 allows for alterations to a building to be made without conforming to all the requirements of this code when the authorized by the building official provided the building has been designated by official action of the legally constituted authority of this jurisdiction as having special historical or architectural significance. The current design of the tenant improvement is to leave the existing exterior original brick walls exposed due to their historic significance. According to the core and shell team (permit 16-175526) the interior intent of the project from the beginning was to keep the exposed brick as part of the historic nature and feel of the space, and this was approved through that permit. Please see the provided images and renderings from Westport Capital Partners for additional reference

	information. If additional furring and wall insulation was to be added, the look and feel of the space would be so far away from the original design intent and the historical feel would be lost; this is the kind of alteration 3409.1 aims to prevent. See provided photo references 1 through 3.
Reason for alternative	The building is listed on the National Register of Historic Places (NRIS # 90000371). The building is considered an important group of heavy, timber framed loft warehouses from the early 1900's. The building is among the best- preserved examples of warehouses remaining to illustrate an important development in the city's historic pattern of industrial land use. See attached partial copy of the National Register of Historic Places Registration Form for reference. Please see the attached letter prepared and signed by the State Historic Preservation Office. The proposed design, leaving the brick exposed, has been approved by the State. In regard to OEESC 101.4.3: Change in space conditioning, the most recent work done under a separate permit included a complete upgrade to the mechanical system to serve the entire building, not just the new addition. The current permit application is for interior work on three floors that will connect to the current existing heating and cooling system provided by the building owner to the tenant. According to the mechanical engineer of record, the current design will not increase the heating and cooling capacity of the building or overload the system provided by the core and shell team. Since the core and shell of the project has already upgraded the mechanical system (Permit # 16-175534-MT) and the tenant improvement is not changing the space conditioning, only modifying the distribution, section 101.4.3 should not apply. The intent of Chapter 3409.1 speaks to this situation and was intended to provide an alternative for important historic buildings. For these reasons of equivalency, we respectfully request our appeal for the proposed alternative design be granted.

Appeal item 2

Code Section	OSSC Section 1014.2
Requires	OSSC 1014.2.4: Egress through intervening spaces. Egress through intervening spaces shall comply with this section. 4. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.
Proposed Design	The proposed design currently has wall mounted vertical bike racks (upright storage only) located on floors 2, 4 and 5 of the tenant improvement. The intent of these bike racks is for the building tenant commuters, not the general public. Please see attached plans G1.12, G1.14, G1.15 with highlighted areas of locations and sheet A5.21 for bike rack specifics. The bike racks are recessed in an alcove off of a hallway that does not impeded or reduce the required path of egress width of the adjacent corridors on all floors listed above.
Reason for alternative	The 2nd and 4th floor bike racks are adjacent to the core and shell restrooms. When a bike is stored in a rack the adjacent egress width is approximately 60" clear. This is wider than the code required minimum of 44". The required exit width for the means of egress is maintained outside of the established alcove area. The alcove areas do not interrupt the corridor and are therefore not considered intervening rooms. The alcove is not a room and no path of egress passes through the alcove. There is adequate egress width adjacent to the bikes when stored in the upright position.

The building is fully sprinklered with quick response heads per NFPA therefore the corridor is not required to be rated.
The bike racks themselves are made from steel and can be considered non-combustible.
Signage will be added to the drawings that states “BICYCLE PARKING ONLY”.
The occupant loads of the adjacent areas which can be considered “back of house” ie restrooms, mechanical rooms etc. have low occupancy counts.
Bikes will be typically stored in the locations all day long based on a typical commute schedule. They will generally not be accessed throughout the day.
For these reasons of equivalency, we respectfully request our appeal for the proposed alternative design be granted.

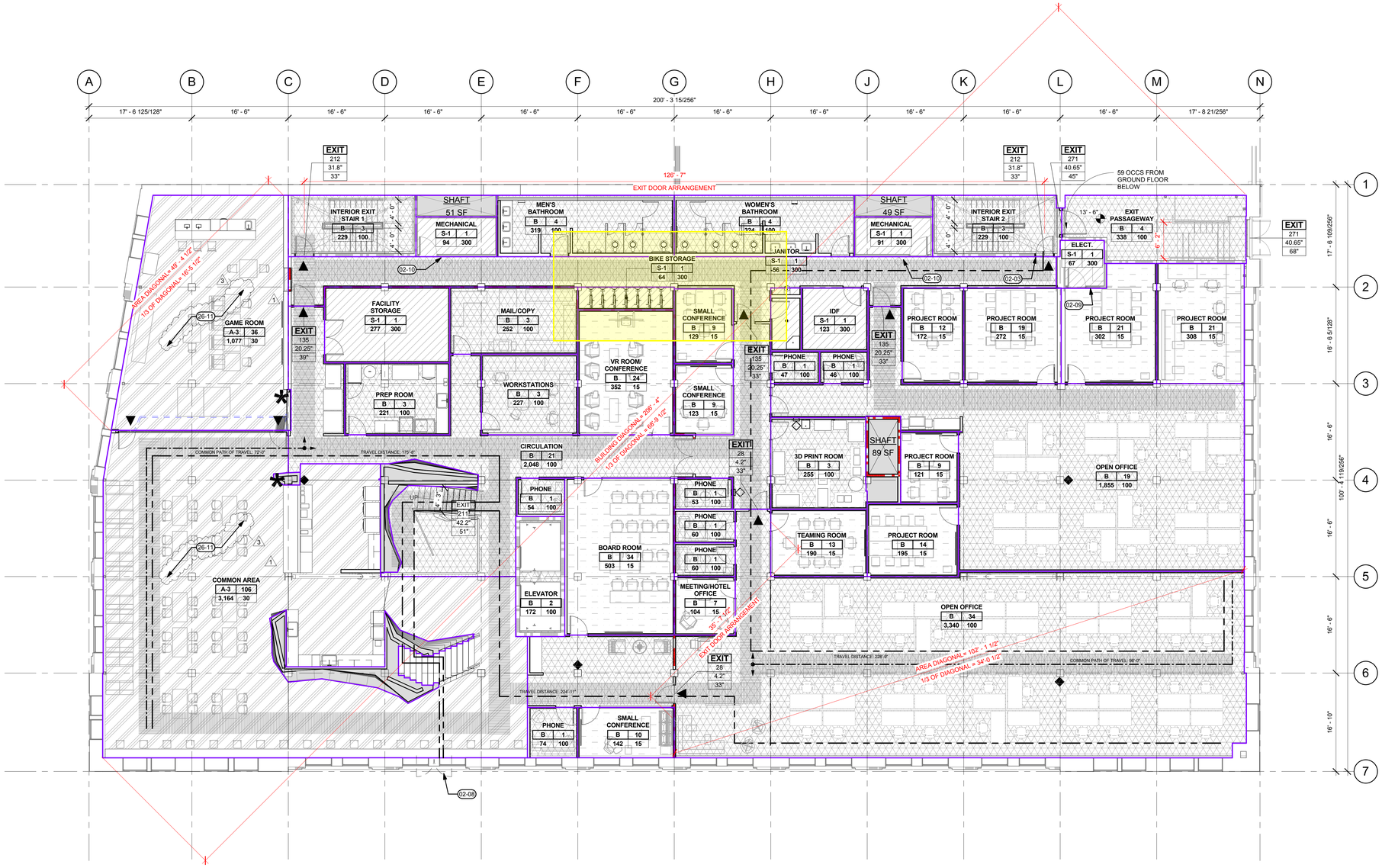
APPEAL DECISION

1. Omission of exterior wall insulation: Granted as proposed based on 2005 mechanical permits as previously heated and listing on National Register of Historic Places.

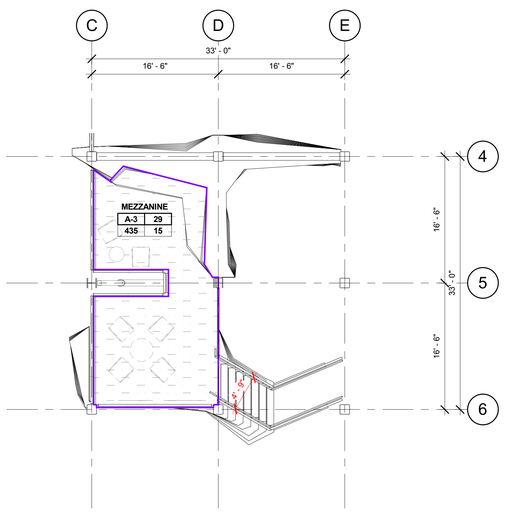
2. Bicycle storage in corridor alcoves: Granted as proposed.

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 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.



1 G1.12 SECOND FLOOR OCCUPANCY PLAN
1/8" = 1'-0"



2 G1.12 MEZZANINE OCCUPANCY PLAN
1/8" = 1'-0"

EGRESS SIZING 2ND FLOOR

1005.3.1 STAIRWAYS: CAPACITY FACTOR 0.2 DUE TO AUTOMATIC SPRINKLER SYSTEM AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM

635x0.2=**127.0" TOTAL WIDTH REQ'D**

127.0/3 EXITS PROVIDED=42.33" MIN WIDTH REQ'D AT EACH STAIR.

INTERIOR EXIT STAIR #1 = 48" WIDE *(EXISTING)*
INTERIOR EXIT STAIR #2 = 48" WIDE *(EXISTING)*
EXIT ACESS STAIR #3 = 51" WIDE *(NEW)*

TOTAL WIDTH PROVIDED:147"

1005.3.2 OTHER EGRESS COMPONENTS: CAPACITY FACTOR 0.15 DUE TO AUTOMATIC SPRINKLER SYSTEM AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM

THREE EXITS ARE REQUIRED. **THREE EXITS** ARE BEING PROVIDED

635x0.15=**95.25" TOTAL WIDTH REQ'D**
95.25/3 EXITS=**31.75" MIN WIDTH REQ'D AT EACH PROVIDED EXIT DOOR.**

STAIR #1 33" (INTERIOR EXIT STAIR EXIT DOOR WIDTH) *(ASSUMED WIDTH FOR 36" DOOR)*
STAIR #2 33" (INTERIOR EXIT STAIR EXIT DOOR WIDTH) *(ASSUMED WIDTH FOR 36" DOOR)*
STAIR #3 45" (EXIT ACCESS STAIR DOOR WIDTH) *(ASSUMED WIDTH FOR 48" DOOR)*

TOTAL WIDTH PROVIDED:111"

635 FLOOR OCCUPANTS TO BE DISTRIBUTED EQUALLY AMONGST THE 3 PROVIDED EXITS

FIRE EXTINGUISHER CALC 2ND FLOOR

2014 OREGON FIRE CODE (OFC)
SECTION 906 PORTABLE FIRE EXTINGUISHERS

GROUND FLOOR

GROUP B OCCUPANCY CONSIDERED LIGHT OR LOW HAZARD

MAXIMUM FLOOR AREA PER UNIT OF A = 3,000 SQFT
MAXIMIUM FLOOR AREA FOR FIRE EXTINGUISHER = 11,250 SQFT

19,005 SQFT / 3000 SQFT = 6.34 ROUND UP TO 7 EXTINGUISHERS NEEDED (MIN)

EXTINGUISHER TYPE PROVIDED = 2A-10B:C

1

OCCUPANCY TOTALS - 2ND FLOOR

Name	Area	Floor Area Per Occupant	Occupant Load
A-3			
GAME ROOM	1,077 SF	30	36
COMMON AREA	3,164 SF	30	106
	4,241 SF		142
B			
MAIL/COPY	252 SF	100	3
WORKSTATIONS	227 SF	100	3
EXIT PASSAGEWAY	338 SF	100	4
INTERIOR EXIT STAIR 2	229 SF	100	3
WOMEN'S BATHROOM	324 SF	100	4
MEN'S BATHROOM	319 SF	100	4
INTERIOR EXIT STAIR 1	229 SF	100	3
PHONE	47 SF	100	1
PHONE	46 SF	100	1
ELEVATOR	172 SF	100	2
OPEN OFFICE	3,340 SF	100	34
3D PRINT ROOM	255 SF	100	3
PHONE	53 SF	100	1
PHONE	60 SF	100	1
PHONE	60 SF	100	1
PHONE	54 SF	100	1
PREP ROOM	221 SF	100	3
PHONE	74 SF	100	1
OPEN OFFICE	1,855 SF	100	19
CIRCULATION	2,048 SF	100	21
	10,202 SF		113
B CONFERENCE			
VR ROOM/ CONFERENCE	352 SF	15	24
SMALL CONFERENCE	123 SF	15	9
SMALL CONFERENCE	129 SF	15	9
PROJECT ROOM	172 SF	15	12
PROJECT ROOM	272 SF	15	19
PROJECT ROOM	302 SF	15	21
PROJECT ROOM	308 SF	15	21
TEAMING ROOM	190 SF	15	13
PROJECT ROOM	195 SF	15	14
PROJECT ROOM	121 SF	15	9
BOARD ROOM	503 SF	15	34
SMALL CONFERENCE	142 SF	15	10
MEETING/HOTEL OFFICE	104 SF	15	7
	2,914 SF		202

OCCUPANCY TOTALS - 2ND FLOOR

Name	Area	Floor Area Per Occupant	Occupant Load
NO OCCUPANCY (SHAFT)			
SHAFT	89 SF		
SHAFT	51 SF		
SHAFT	49 SF		
UNOCCUPIED STUD CAVITY	98 SF		
UNOCCUPIED STUD CAVITY	8 SF		
UNOCCUPIED STUD CAVITY	143 SF		
	439 SF		0
STORAGE			
FACILITY STORAGE	277 SF	300	1
BIKE STORAGE	64 SF	300	1
MECHANICAL	91 SF	300	1
MECHANICAL	94 SF	300	1
JANITOR	56 SF	300	1
IDF	123 SF	300	1
ELECT.	67 SF	300	1
	773 SF		7
Grand total	18,569 SF		464

1

OCCUPANCY TOTALS - MEZZANINE

Name	Area	Floor Area Per Occupant	Occupant Load
B CONFERENCE			
MEZZANINE	435 SF	15	29
	435 SF		29
Grand total	435 SF		29

GENERAL NOTES - CODE

A. CODE ANALYSIS PLANS LIST SOME SPECIFIC BUILDING CODE REQUIREMENTS, BUT ARE NOT INTENETD TO LIST ALL BUILDINGCODE REQUIREMENTS. SEE ALL OTHER SHEETS PROVIDED UNDER THE CONTRACT DOCUMENTS FOR ADDITIONAL BUILDING CODE INFORMATION.
B. THIS SHEET IS MEANT FOR CODE REVIEW PURPOSES ONLY.
C. AREAS ARE CALCULATED FOR CODE REVIEW PURPOSES, NOT FOR LEASING PURPOSES.
D. PROVIDE APPROVED FIRE ALARM AND DETECTOR SYSTEM AS SET FORTH IN CODE. (DEFERRED SUBMITTAL PER G0.01)
E. PROVIDE AND APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APROVAL PRIOR TO INSTALLATION (DEFERRED SUBMITTAL PER G0.01)
F. A FULL COVERAGE FIRE ALARM SYSTEM SHALL BE PROVIDED FOR ALL AREAS POSSESSING PATHS OF EGRESS.
G. SEE ELECTRICAL DRAWINGS FOR EXIT SIGNAGE LOCATIONS.
H. OFC SECTION 1008.1.1 REQUIRES DOOR CLEAR WIDTH OF 32". PROVIDED DOORS ALL COMPLY.
I. PROVIDE APPROVED PANIC HARDWARE ON REQUIRED EXIT DOORS, TITLE 24, CBC 1008.1.10 & CHAPTER 11B-404.2.7
J. PROVIDE OCCUPANT LOAD SIGNS FOR ALL A-3 OCCUPANCIES & PLACE IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM PER 1004.3. SEE ABOVE PLAN FOR LOCATIONS & DETAIL 5 / A0.01 FOR FURTHER INFORMATION.
K. BOTH ELEVATOR CABS HAVE BEEN PROVIDED UNDER A SEPARATE CORE AND SHELL PERMIT DESIGNED AND BUILT BY OTHERS. ACCORDING TO THE CORE AND SHELL DOCUMENTS ONE ELEVATOR CAR WILL ACCOMODATE AN AMBULANCE STRETCHER IN THE HORIZONTAL POSITION PER THE 2014 OSSC 3002.4.
L. THE ELEVATOR SHAFT, STAIR # 1 AND STAIR #2 ARE PRESSURIZED PER THE CORE AND SHELL DOCUMENTS AND SHALL REMAIN PRESSURIZED IN ACCORDANCE WITH ALL APPLICABLE CODES

LEGEND - CODE ANALYSIS

- EXISTING 2-HOUR FIRE BARRIER WALL PER CORE AND SHELL
- EXISTING 1-HOUR FIRE BARRIER WALL PER CORE AND SHELL
- EXISTING WALL
- EXISTING CONCRETE SHEAR WALL
- 2-HOUR FULL-HEIGHT SHAFT WALL
- 1-HOUR FULL-HEIGHT FIRE BARRIER WALL
- NEW NON-RATED WALL, REFERENCE PLAN FOR ADDITIONAL WALL TYPE INFORMATION
- EXIT PATH 44" MIN (UNO) EMERGENCY LIGHTING ALONG THE EGRESS PATH SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL AT ALL POINTS ALONG THE EGRESS PATH, A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED TO MEET ALL REQUIREMENTS OF SECTION 1006.3.1. COORDINATE WITH ELECTRICAL DRAWINGS.
- SECTION 1014 COMMON PATH OF EGRESS TRAVEL TABLE 1014.3 OCCUPANCY GROUP B W/ SPRINKLER SYSTEM = 100 FEET MAXIMUM OCCUPANCY GROUP A W/ SPRINKLER SYSTEM = 75 FEET MAXIMUM
- SECTION 1016 EXIT ACCESS TRAVEL DISTANCE TABLE 1016.2 OCCUPANCY GROUP B W/ SPRINKLER SYSTEM = 300 FEET MAXIMUM OCCUPANCY GROUP A W/ SPRINKLER SYSTEM = 250 FEET MAXIMUM
- EXIT DIRECTION
- SURFACE MOUNTED FIRE EXTINGUISHER LOCATION, SEE DETAIL 02C/A0.01 PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE W/ OFC 906.
- RECESSED FIRE EXTINGUISHER LOCATION, SEE DETAIL 02C/A0.01 PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE W/ OFC 906. REFERENCE DETAIL 2 / A5.21 FOR 1-HR WALL CONTINUITY.
- EXISTING FIRE EXTINGUISHER LOCATION PER CORE AND SHELL
- EXIT SIGN, SEE ELECTRICAL FOR FURTHER INFORMATION
- OCCUPANCY LOAD SIGN PER 5 / A0.01

OFFICE (ROOM NAME)
B (OCCUPANCY TYPE)
10 (NUMBER OF ROOM OCCUPANTS)
1000 (MAXIMUM FLOOR AREA ALLOWANCE (OSSC TABLE 1004.1.2))
100 (ROOM SQUARE FOOTAGE (GROSS UNO))

EXIT (EGRESS COMPONENT)
180 (NUMBER OF OCCUPANTS)
36" (REQUIRED WIDTH PER 1005.3.1, 1005.3.2. 1008.1.1, 1009.4)
72" (PROVIDED WIDTH)

- B
- B CONFERENCE
- A-3
- NO OCCUPANCY (SHAFT)
- STORAGE

KEYNOTES

02-03 EXIST SIGN POSTING INDICATING STAIRWAY HAS ACCESS TO THE ROOF (ACCORDING TO CORE AND SHELL DOCUMENTS)
02-08 EXIST MAIN ENTRY EGRESS DOORS BELOW SHOWN DASHED FOR REFERENCE
02-09 EXIST SIGN LOCATION OF ELECTRICAL ROOM (ACCORDING TO CORE AND SHELL DOCUMENTS)
02-10 EXIST SIGN LOCATION OF MECHANICAL ROOM (ACCORDING TO CORE AND SHELL DOCUMENTS)
26-11 ASSEMBLY AREAS WITHOUT FIXED SEATING SHALL HAVE THE MINIMUM REQUIRED LIGHTING LEVELS OVER THE FULL AREA

3

FIRE & LIFE SAFETY SUMMARY REQUIREMENTS

A. FIRE AND LIFE SAFETY SUMMARY (FLSS) TO BE MAINTAINED AT ALL TIMES. REQUIRED FLSS ELEMENTS DESCRIBED BELOW
B. **NARRITIVE**
- TEAM DIRECTORY,
- FIRE RESISTIVE CONSTRUCTION
- EXIT SYSTEMS
- MECHANICAL SYSTEMS
- AUTOMATIC SPRINKLER SYSTEM
- BUILDING SUMMARY
- FIRE RESISTIVE SEPERATIONS
- EMERGENCY POWER SYSTEMS
- FIRE COMMAND CENTER
- FIRE ALARM SYSTEM

C. **PLANS**
- PHYSICAL ELEMENTS IN THE BUILDING
- LABELS AND SYMBOLS OUTLINING SIZE, USE, OCCUPANCY AND EXITING INFORMATION FOR EACH ROOM
- ILLUMINATED EXIT SIGNS
- EXIT DISCHARGE
- EGGRESS PATHS AND DISTANCES
- FIRE COMMAND CENTER LOCATION AND SIZE
- EMERGENCY POWER LOCATIONS
- WATER SUPPLY AND PUMP LOCATIONS
- FIRE RATED WALLS AND SEPERATIONS
- CORRIDORS
- OCCUPANCY SEPERATIONS
- AREA FIRE WALLS
- EXIT ENCLOSURES
- SHAFTS
- HORIZONTAL EXITS

D. **EMERGENCY SYSTEMS INITAION DEVICES AND RESPONSES**
E. **APPLICABLE BUILDING CODE APPEALS**

(FIRE LIFE SAFETY PLAN CHECK RESPONSE) CCD 02 10/04/2017
BID SET 08/18/17
C:\Users\sxn\Documents\Revit Projects\ADSK\106-TOWNESTORAGE-L.rvt 10/5/2017 8:51:13 AM 1/8" = 1'-0"

Architecture ▪ Interiors
Planning ▪ Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.749.9993
www.mcknze.com

MACKENZIE.
DESIGN DRIVEN | CLIENT FOCUSED

Client

BUILDING OWNER
WESTPORT CAPITAL PARTNERS & SENTINEL DEVELOPMENT

Project

TOWNE STORAGE
17 SE 3RD AVE
PORTLAND, OR 97214

Mechanical/Electrical
GLUMAC
900 SW FIFTH AVE STE 1600
PORTLAND, OR 97204
PHONE: (503)227-5280

Lighting
BIELLA LIGHTING DESIGN
715 SW MORRISON ST STE
602 PORTLAND, OR 97205
PHONE:(503)222-2689

REGISTERED ARCHITECT
DIETRICH WIELAND
PORTLAND, OREGON
STATE OF OREGON

REVISION SCHEDULE

Rev Delta	Issued As	Issue Date
1	ADD 01	8/28/2017
3	CCD 02	10/04/2017

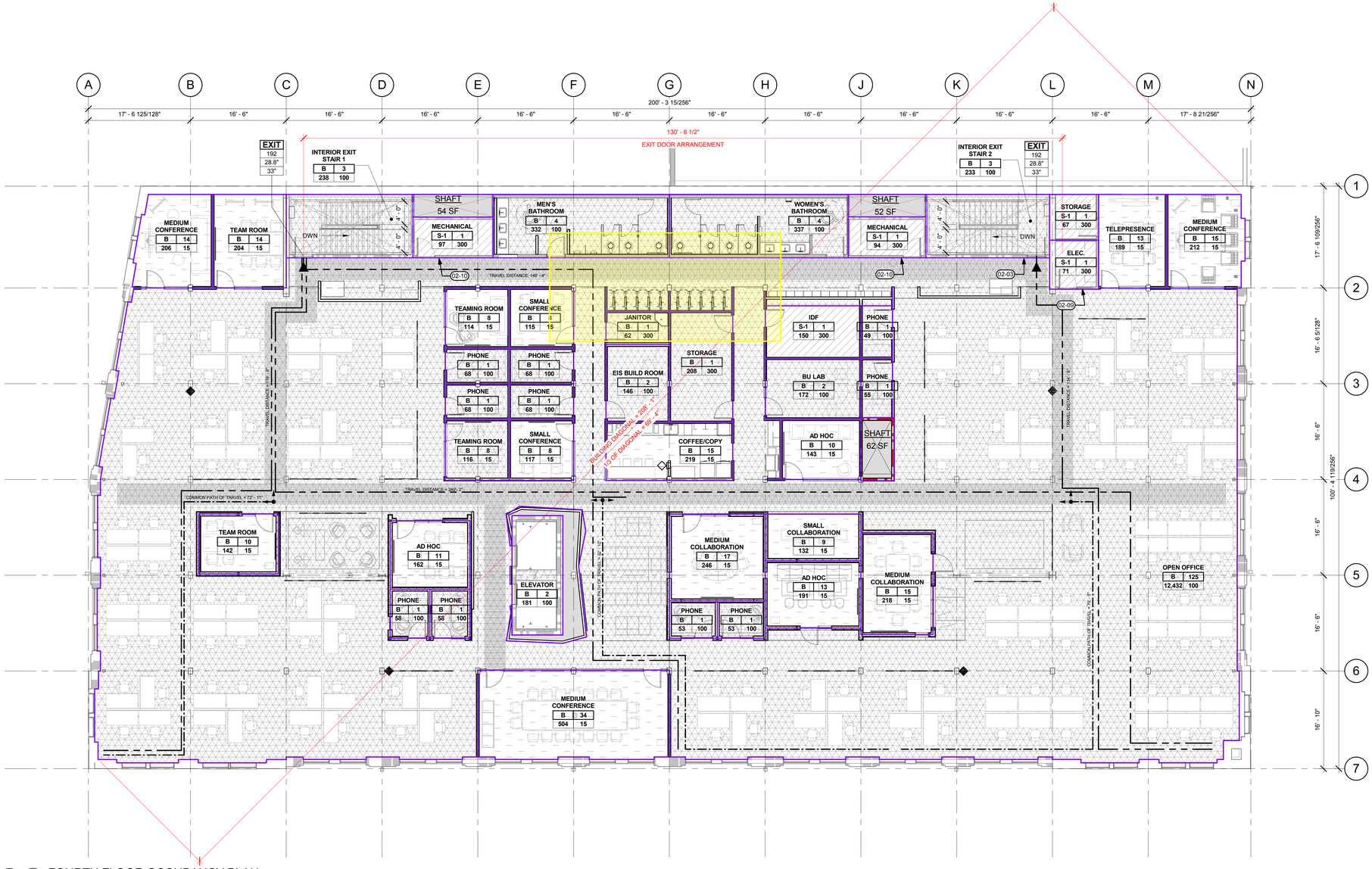
SHEET TITLE:
SECOND FLOOR & MEZZANINE CODE PLAN

DRAWN BY: KAB

CHECKED BY: CMV/DW

SHEET
G1.12

JOB NO. **2170106.00**



1 G1.14 FOURTH FLOOR OCCUPANCY PLAN
1/8" = 1'-0"

FIRE EXTINGUISHER CALC 4TH FLOOR

2014 OREGON FIRE CODE (OFC)
SECTION 906 PORTABLE FIRE EXTINGUISHERS

GROUND FLOOR

GROUP B OCCUPANCY CONSIDERED LIGHT OR LOW HAZARD

MAXIMUM FLOOR AREA PER UNIT OF A = 3,000 SQFT
MAXIMUM FLOOR AREA FOR FIRE EXTINGUISHER = 11,250 SQFT

18,924 SQFT / 3000 SQFT = 6.308 ROUND UP TO 7 EXTINGUISHERS NEEDED (MIN)

EXTINGUISHER TYPE PROVIDED = 2A-10B:C

EGRESS SIZING 4TH FLOOR

1005.3.1 STAIRWAYS: CAPACITY FACTOR 0.2 DUE TO AUTOMATIC SPRINKLER SYSTEM AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM

384x0.2=**76.8" TOTAL WIDTH REQ'D**

76.8/2 EXITS PROVIDED=38.4" MIN WIDTH REQ'D AT EACH STAIR.

INTERIOR EXIT STAIR #1 = 48" WIDE *(EXISTING)*
INTERIOR EXIT STAIR #2 = 48" WIDE *(EXISTING)*

TOTAL WIDTH PROVIDED:96"

1005.3.2 OTHER EGRESS COMPONENTS: CAPACITY FACTOR 0.15 DUE TO AUTOMATIC SPRINKLER SYSTEM AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM

TWO EXITS ARE REQUIRED. **TWO EXITS** ARE BEING PROVIDED

384x0.15=**57.6" TOTAL WIDTH REQ'D**
57.6/2 EXITS=**28.8" MIN WIDTH REQ'D AT EACH PROVIDED EXIT DOOR.**

STAIR #1 33" (INTERIOR EXIT STAIR EXIT DOOR WIDTH) *(ASSUMED WIDTH FOR 36" DOOR)*
STAIR #2 33" (INTERIOR EXIT STAIR EXIT DOOR WIDTH) *(ASSUMED WIDTH FOR 36" DOOR)*

TOTAL WIDTH PROVIDED:66"

384 FLOOR OCCUPANTS TO BE DISTRIBUTED EQUALLY AMONGST THE 2 PROVIDED EXITS

OCCUPANCY TOTALS - 4TH FLOOR

Name	Area	Floor Area Per Occupant	Occupant Load
B			
PHONE	68 SF	100	1
PHONE	68 SF	100	1
TEAMING ROOM	116 SF	15	8
PHONE	68 SF	100	1
PHONE	68 SF	100	1
ELEVATOR	181 SF	100	2
JANITOR	62 SF	300	1
EIS BUILD ROOM	146 SF	100	2
STORAGE	208 SF	300	1
BU LAB	172 SF	100	2
PHONE	55 SF	100	1
PHONE	49 SF	100	1
PHONE	53 SF	100	1
PHONE	53 SF	100	1
PHONE	58 SF	100	1
PHONE	58 SF	100	1
OPEN OFFICE	12,432 SF	100	125
INTERIOR EXIT STAIR 2	233 SF	100	3
WOMEN'S BATHROOM	337 SF	100	4
MEN'S BATHROOM	332 SF	100	4
INTERIOR EXIT STAIR 1	238 SF	100	3
	15,056 SF		165

OCCUPANCY TOTALS - 4TH FLOOR

Name	Area	Floor Area Per Occupant	Occupant Load
B CONFERENCE			
SMALL CONFERENCE	115 SF	15	8
TEAMING ROOM	114 SF	15	8
SMALL CONFERENCE	117 SF	15	8
COFFEE/COPY	219 SF	15	15
AD HOC	143 SF	15	10
MEDIUM COLLABORATION	218 SF	15	15
AD HOC	191 SF	15	13
MEDIUM COLLABORATION	246 SF	15	17
AD HOC	162 SF	15	11
TEAM ROOM	142 SF	15	10
MEDIUM CONFERENCE	504 SF	15	34
MEDIUM CONFERENCE	206 SF	15	14
TELEPRESENCE	189 SF	15	13
TEAM ROOM	204 SF	15	14
MEDIUM CONFERENCE	212 SF	15	15
SMALL COLLABORATION	132 SF	15	9
	3,114 SF		214
NO OCCUPANCY (SHAFT)			
SHAFT	107 SF		
SHAFT	62 SF		
SHAFT	54 SF		
SHAFT	52 SF		
	275 SF		0
STORAGE			
IDF	150 SF	300	1
ELEC.	71 SF	300	1
STORAGE	67 SF	300	1
MECHANICAL	94 SF	300	1
MECHANICAL	97 SF	300	1
	479 SF		5
Grand total	18,924 SF		384

GENERAL NOTES - CODE

A. CODE ANALYSIS PLANS LIST SOME SPECIFIC BUILDING CODE REQUIREMENTS, BUT ARE NOT INTENETD TO LIST ALL BUILDINGCODE REQUIREMENTS. SEE ALL OTHER SHEETS PROVIDED UNDER THE CONTRACT DOCUMENTS FOR ADDITIONAL BUILDING CODE INFORMATION.
B. THIS SHEET IS MEANT FOR CODE REVIEW PURPOSES ONLY.
C. AREAS ARE CALCULATED FOR CODE REVIEW PURPOSES, NOT FOR LEASING PURPOSES.
D. PROVIDE APPROVED FIRE ALARM AND DETECTOR SYSTEM AS SET FORTH IN CODE. (DEFERRED SUBMITTAL PER G0.01)
E. PROVIDE AND APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APROVAL PRIOR TO INSTALLATION (DEFERRED SUBMITTAL PER G0.01)
F. A FULL COVERAGE FIRE ALARM SYSTEM SHALL BE PROVIDED FOR ALL AREAS POSSESSING PATHS OF EGRESS.
G. SEE ELECTRICAL DRAWINGS FOR EXIT SIGNAGE LOCATIONS.
H. OFC SECTION 1008.1.1 REQUIRES DOOR CLEAR WIDTH OF 32". PROVIDED DOORS ALL COMPLY.
I. PROVIDE APPROVED PANIC HARDWARE ON REQUIRED EXIT DOORS, TITLE 24, CBC 1008.1.10 & CHAPTER 11B-404.2.7.
J. PROVIDE OCCUPANT LOAD SIGNS FOR ALL A-3 OCCUPANCIES & PLACE IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM PER 1004.3. SEE ABOVE PLAN FOR LOCATIONS & DETAIL 5 / A0.01 FOR FURTHER INFORMATION.
K. BOTH ELEVATOR CABS HAVE BEEN PROVIDED UNDER A SEPARATE CORE AND SHELL PERMIT DESIGNED AND BUILT BY OTHERS. ACCORDING TO THE CORE AND SHELL DOCUMENTS ONE ELEVATOR CAR WILL ACCOMODATE AN AMBULANCE STRETCHER IN THE HORIZONTAL POSITION PER THE 2014 OSSC 3002.4.
L. THE ELEVATOR SHAFT, STAIR # 1 AND STAIR #2 ARE PRESSURIZED PER THE CORE AND SHELL DOCUMENTS AND SHALL REMAIN PRESSURIZED IN ACCORDNACE WITH ALL APPLICABLE CODES

LEGEND - CODE ANALYSIS

- EXISTING 2-HOUR FIRE BARRIER WALL PER CORE AND SHELL
- EXISTING 1-HOUR FIRE BARRIER WALL PER CORE AND SHELL
- EXISTING WALL
- EXISTING CONCRETE SHEAR WALL
- 2-HOUR FULL-HEIGHT SHAFT WALL
- 1-HOUR FULL-HEIGHT FIRE BARRIER WALL
- NEW NON-RATED WALL, REFERENCE PLAN FOR ADDITIONAL WALL TYPE INFORMATION
- EXIT PATH 44" MIN (UNO) EMERGENCY LIGHTING ALONG THE EGRESS PATH SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL AT ALL POINTS ALONG THE EGRESS PATH, A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED TO MEET ALL REQUIREMENTS OF SECTION 1006.3.1. COORDINATE WITH ELECTRICAL DRAWINGS.
- SECTION 1014 COMMON PATH OF EGRESS TRAVEL TABLE 1014.3 OCCUPANCY GROUP B W/ SPRINKLER SYSTEM = 100 FEET MAXIMUM OCCUPANCY GROUP A W/ SPRINKLER SYSTEM = 75 FEET MAXIMUM
- SECTION 1016 EXIT ACCESS TRAVEL DISTANCE TABLE 1016.2 OCCUPANCY GROUP B W/ SPRINKLER SYSTEM = 300 FEET MAXIMUM OCCUPANCY GROUP A W/ SPRINKLER SYSTEM = 250 FEET MAXIMUM
- EXIT DIRECTION
- SURFACE MOUNTED FIRE EXTINGUISHER LOCATION, SEE DETAIL 02C/A0.01 PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE W/ OFC 906.
- RECESSED FIRE EXTINGUISHER LOCATION, SEE DETAIL 02C/A0.01 PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE W/ OFC 906. REFERENCE DETAIL 2 / A5.21 FOR 1-HR WALL CONTINUITY.
- EXISTING FIRE EXTINGUISHER LOCATION PER CORE AND SHELL
- EXIT SIGN, SEE ELECTRICAL FOR FURTHER INFORMATION
- OCCUPANCY LOAD SIGN PER 5 / A0.01

OFFICE
B 10
1000 100

- ROOM NAME
- OCCUPANCY TYPE
- NUMBER OF ROOM OCCUPANTS
- MAXIMUM FLOOR AREA ALLOWANCE (OSSC TABLE 1004.1.2)
- ROOM SQUARE FOOTAGE (GROSS UNO)

EXIT
180
36"
72"

- EGRESS COMPONENT
- NUMBER OF OCCUPANTS
- REQUIRED WIDTH PER 1005.3.1, 1005.3.2. 1008.1.1, 1009.4
- PROVIDED WIDTH

- B
- B CONFERENCE
- NO OCCUPANCY (SHAFT)
- STORAGE

KEYNOTES

02-03 EXIST SIGN POSTING INDICATING STAIRWAY HAS ACCESS TO THE ROOF (ACCORDING TO CORE AND SHELL DOCUMENTS)
02-09 EXIST SIGN LOCATION OF ELECTRICAL ROOM (ACCORDING TO CORE AND SHELL DOCUMENTS)
02-10 EXIST SIGN LOCATION OF MECHANICAL ROOM (ACCORDING TO CORE AND SHELL DOCUMENTS)

3

FIRE & LIFE SAFETY SUMMARY REQUIREMENTS

A. FIRE AND LIFE SAFETY SUMMARY (FLSS) TO BE MAINTAINED AT ALL TIMES. REQUIRED FLSS ELEMENTS DESCRIBED BELOW
B. **NARRITIVE**
- TEAM DIRECTORY,
- FIRE RESISTIVE CONSTRUCTION
- EXIT SYSTEMS
- MECHANICAL SYSTEMS
- AUTOMATIC SPRINKLER SYSTEM
- BUILDING SUMMARY
- FIRE RESISTIVE SEPERATIONS
- EMERGENCY POWER SYSTEMS
- FIRE COMMAND CENTER
- FIRE ALARM SYSTEM

C. **PLANS**
- PHYSICAL ELEMENTS IN THE BUILDING
- LABELS AND SYMBOLS OUTLINING SIZE, USE, OCCUPANCY AND EXITING INFORMATION FOR EACH ROOM
- ILLUMINATED EXIT SIGNS
- EXIT DISCHARGE
- EGGRESS PATHS AND DISTANCES
- FIRE COMMAND CENTER LOCATION AND SIZE
- EMERGENCY POWER LOCATIONS
- WATER SUPPLY AND PUMP LOCATIONS
- FIRE RATED WALLS AND SEPERATIONS
- CORRIDORS
- OCCUPANCY SEPERATIONS
- AREA FIRE WALLS
- EXIT ENCLOSURES
- SHAFTS
- HORIZONTAL EXITS

D. **EMERGENCY SYSTEMS INITAION DEVICES AND RESPONSES**
E. **APPLICABLE BUILDING CODE APPEALS**

Architecture ▪ Interiors
Planning ▪ Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.749.9993
www.mcknze.com

MACKENZIE.
DESIGN DRIVEN | CLIENT FOCUSED

Client

BUILDING OWNER
WESTPORT CAPITAL PARTNERS & SENTINEL DEVELOPMENT

Project

TOWNE STORAGE
17 SE 3RD AVE
PORTLAND, OR
97214

Mechanical/Electrical
GLUMAC
900 SW FIFTH AVE STE 1600
PORTLAND, OR 97204
PHONE: (503)227-5280

Lighting
BIELLA LIGHTING DESIGN
715 SW MORRISON ST STE 602 PORTLAND, OR 97205
PHONE:(503)222-2689

REGISTERED ARCHITECT
DIETRICH WIELAND
PORTLAND, OREGON
STATE OF OREGON

REVISION SCHEDULE

Rev Delta	Issued As	Issue Date
3	CCD 02	10/04/2017

SHEET TITLE:
FOURTH FLOOR CODE PLAN

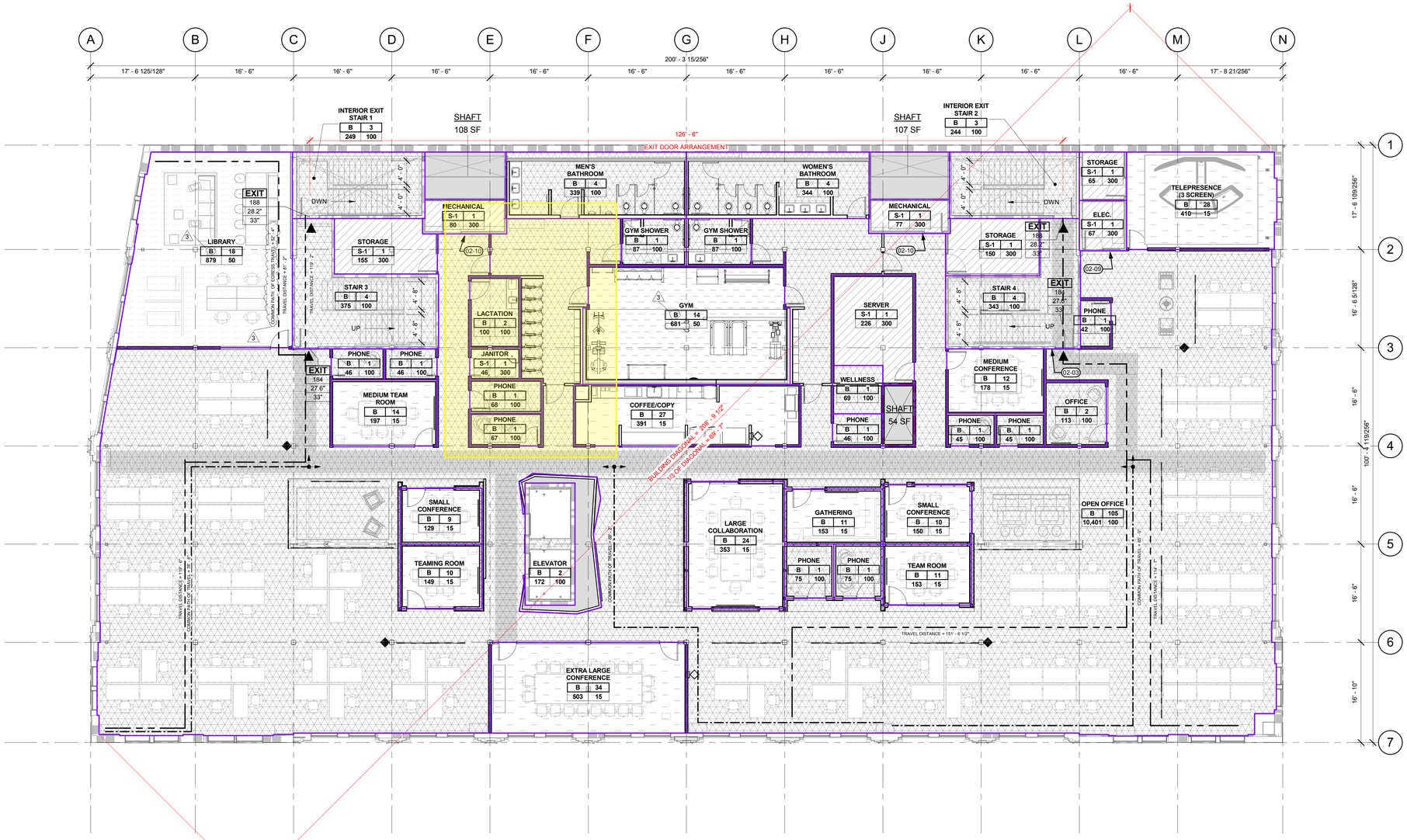
DRAWN BY: KAB

CHECKED BY: CMV/DW

SHEET
G1.14

JOB NO. **2170106.00**

(FIRE LIFE SAFETY PLAN CHECK RESPONSE) CCD 02 10/04/2017
BID SET 08/18/17
C:\Users\sxn\Documents\Revit Projects\ADSK\106-TOWNESTORAGE-L.rvt 10/5/2017 8:51:23 AM 1/8" = 1'-0"



1 G1.15 FIFTH FLOOR OCCUPANCY PLAN
1/8" = 1'-0"

FIRE EXTINGUISHER CALC 5TH FLOOR

2014 OREGON FIRE CODE (OFC)
SECTION 906 PORTABLE FIRE EXTINGUISHERS

GROUND FLOOR

GROUP B OCCUPANCY CONSIDERED LIGHT OR LOW HAZARD

MAXIMUM FLOOR AREA PER UNIT OF A = 3,000 SQFT
MAXIMIUM FLOOR AREA FOR FIRE EXTINGUISHER = 11,250 SQFT

19,053 SQFT / 3000 SQFT = 6.35 ROUND UP TO 7 EXTINGUISHERS NEEDED (MIN)

EXTINGUISHER TYPE PROVIDED = 2A-10B:C

EGRESS SIZING 5TH FLOOR

1005.3.1 STAIRWAYS: CAPACITY FACTOR 0.2 DUE TO AUTOMATIC SPRINKLER SYSTEM AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM

376x0.2=**75.2" TOTAL WIDTH REQ'D**

75.2/2 EXITS PROVIDED=37.6" MIN WIDTH REQ'D AT EACH STAIR.

INTERIOR EXIT STAIR #1 = 48" WIDE *(EXISTING)*
INTERIOR EXIT STAIR #2 = 48" WIDE *(EXISTING)*

TOTAL WIDTH PROVIDED:96"

1005.3.2 OTHER EGRESS COMPONENTS: CAPACITY FACTOR 0.15 DUE TO AUTOMATIC SPRINKLER SYSTEM AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM

TWO EXITS ARE REQUIRED. **TWO EXITS** ARE BEING PROVIDED

376x0.15=**56.4" TOTAL WIDTH REQ'D**
56.4/2 EXITS=**28.2" MIN WIDTH REQ'D AT EACH PROVIDED EXIT DOOR.**

STAIR #1 33" (INTERIOR EXIT STAIR EXIT DOOR WIDTH) *(ASSUMED WIDTH FOR 36" DOOR)*
STAIR #2 33" (INTERIOR EXIT STAIR EXIT DOOR WIDTH) *(ASSUMED WIDTH FOR 36" DOOR)*

TOTAL WIDTH PROVIDED:66"

376 FLOOR OCCUPANTS TO BE DISTRIBUTED EQUALLY AMONGST THE 2 PROVIDED EXITS

OCCUPANCY TOTALS - 5TH FLOOR

Name	Area	Floor Area Per Occupant	Occupant Load
B			
PHONE	46 SF	100	1
PHONE	46 SF	100	1
STAIR 3	375 SF	100	4
INTERIOR EXIT STAIR 1	249 SF	100	3
WOMEN'S BATHROOM	344 SF	100	4
GYM SHOWER	87 SF	100	1
GYM SHOWER	87 SF	100	1
OPEN OFFICE	10,401 SF	100	105
PHONE	67 SF	100	1
LACTATION	100 SF	100	2
WELLNESS	69 SF	100	1
PHONE	46 SF	100	1
OFFICE	113 SF	100	2
PHONE	45 SF	100	1
PHONE	45 SF	100	1
PHONE	42 SF	100	1
STAIR 4	343 SF	100	4
PHONE	75 SF	100	1
ELEVATOR	172 SF	100	2
MEN'S BATHROOM	339 SF	100	4
INTERIOR EXIT STAIR 2	244 SF	100	3
PHONE	75 SF	100	1
PHONE	68 SF	100	1
	13,478 SF		146
B CONFERENCE			
MEDIUM TEAM ROOM	197 SF	15	14
COFFEE/COPY	391 SF	15	27
MEDIUM CONFERENCE	178 SF	15	12
GATHERING	153 SF	15	11
SMALL CONFERENCE	150 SF	15	10
TEAM ROOM	153 SF	15	11
LARGE COLLABORATION	353 SF	15	24
SMALL CONFERENCE	129 SF	15	9
TEAMING ROOM	149 SF	15	10
EXTRA LARGE CONFERENCE	503 SF	15	34
TELEPRESENCE (3 SCREEN)	410 SF	15	28
	2,764 SF		190

OCCUPANCY TOTALS - 5TH FLOOR

Name	Area	Floor Area Per Occupant	Occupant Load
EXERCISE (B)			
GYM	681 SF	50	14
	681 SF		14
LIBRARY (B)			
LIBRARY	879 SF	50	18
	879 SF		18
NO OCCUPANCY (SHAFT)			
SHAFT	54 SF		
SHAFT	115 SF		
SHAFT	107 SF		
SHAFT	108 SF		
	385 SF		0
STORAGE			
STORAGE	155 SF	300	1
MECHANICAL	80 SF	300	1
JANITOR	46 SF	300	1
SERVER	226 SF	300	1
STORAGE	150 SF	300	1
STORAGE	65 SF	300	1
ELEC.	67 SF	300	1
MECHANICAL	77 SF	300	1
	866 SF		8
Grand total	19,053 SF		376

GENERAL NOTES - CODE

A. CODE ANALYSIS PLANS LIST SOME SPECIFIC BUILDING CODE REQUIREMENTS, BUT ARE NOT INTENETD TO LIST ALL BUILDINGCODE REQUIREMENTS. SEE ALL OTHER SHEETS PROVIDED UNDER THE CONTRACT DOCUMENTS FOR ADDITIONAL BUILDING CODE INFORMATION.
B. THIS SHEET IS MEANT FOR CODE REVIEW PURPOSES ONLY.
C. AREAS ARE CALCULATED FOR CODE REVIEW PURPOSES, NOT FOR LEASING PURPOSES
D. PROVIDE APPROVED FIRE ALARM AND DETECTOR SYSTEM AS SET FORTH IN CODE. (DEFERRED SUBMITTAL PER G0.01)
E. PROVIDE AND APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APROVAL PRIOR TO INSTALLATION (DEFERRED SUBMITTAL PER G0.01)
F. A FULL COVERAGE FIRE ALARM SYSTEM SHALL BE PROVIDED FOR ALL AREAS POSSESSING PATHS OF EGRESS.
G. SEE ELECTRICAL DRAWINGS FOR EXIT SIGNAGE LOCATIONS.
H. OFC SECTION 1008.1.1 REQUIRES DOOR CLEAR WIDTH OF 32". PROVIDED DOORS ALL COMPLY.
I. PROVIDE APPROVED PANIC HARDWARE ON REQUIRED EXIT DOORS, TITLE 24, CBC 1008.1.10 & CHAPTER 11B-404.2.7.
J. PROVIDE OCCUPANT LOAD SIGNS FOR ALL A-3 OCCUPANCIES & PLACE IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM PER 1004.3. SEE ABOVE PLAN FOR LOCATIONS & DETAIL 5 / A0.01 FOR FURTHER INFORMATION.
K. BOTH ELEVATOR CABS HAVE BEEN PROVIDED UNDER A SEPARATE CORE AND SHELL PERMIT DESIGNED AND BUILT BY OTHERS. ACCORDING TO THE CORE AND SHELL DOCUMENTS ONE ELEVATOR CAR WILL ACCOMODATE AN AMBULANCE STRETCHER IN THE HORIZONTAL POSITION PER THE 2014 OSSC 3002.4.
L. THE ELEVATOR SHAFT, STAIR # 1 AND STAIR #2 ARE PRESSURIZED PER THE CORE AND SHELL DOCUMENTS AND SHALL REMAIN PRESSURIZED IN ACCORDNACE WITH ALL APPLICABLE CODES

LEGEND - CODE ANALYSIS

- EXISTING 2-HOUR FIRE BARRIER WALL PER CORE AND SHELL
- EXISTING 1-HOUR FIRE BARRIER WALL PER CORE AND SHELL
- EXISTING WALL
- EXISTING CONCRETE SHEAR WALL
- 2-HOUR FULL-HEIGHT SHAFT WALL
- 1-HOUR FULL-HEIGHT FIRE BARRIER WALL
- NEW NON-RATED WALL, REFERENCE PLAN FOR ADDITIONAL WALL TYPE INFORMATION
- EXIT PATH 44" MIN (UNO) EMERGENCY LIGHTING ALONG THE EGRESS PATH SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL AT ALL POINTS ALONG THE EGRESS PATH, A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED TO MEET ALL REQUIREMENTS OF SECTION 1006.3.1. COORDINATE WITH ELECTRICAL DRAWINGS.
- SECTION 1014 COMMON PATH OF EGRESS TRAVEL TABLE 1014.3 OCCUPANCY GROUP B W/ SPRINKLER SYSTEM = 100 FEET MAXIMUM OCCUPANCY GROUP A W/ SPRINKLER SYSTEM = 75 FEET MAXIMUM
- SECTION 1016 EXIT ACCESS TRAVEL DISTANCE TABLE 1016.2 OCCUPANCY GROUP B W/ SPRINKLER SYSTEM = 300 FEET MAXIMUM OCCUPANCY GROUP A W/ SPRINKLER SYSTEM = 250 FEET MAXIMUM
- EXIT DIRECTION
- SURFACE MOUNTED FIRE EXTINGUISHER LOCATION, SEE DETAIL 02C/A0.01 PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE W/ OFC 906.
- RECESSED FIRE EXTINGUISHER LOCATION, SEE DETAIL 02C/A0.01 PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE W/ OFC 906. REFERENCE DETAIL 2 / A5.21 FOR 1-HR WALL CONTINUITY.
- EXISTING FIRE EXTINGUISHER LOCATION PER CORE AND SHELL
- EXIT SIGN, SEE ELECTRICAL FOR FURTHER INFORMATION
- OCCUPANCY LOAD SIGN PER 5 / A0.01

OFFICE (ROOM NAME)
B (OCCUPANCY TYPE)
10 (NUMBER OF ROOM OCCUPANTS)
1000 (MAXIMUM FLOOR AREA ALLOWANCE (OSSC TABLE 1004.1.2))
100 (ROOM SQUARE FOOTAGE (GROSS UNO))

EXIT (EGRESS COMPONENT)
180 (NUMBER OF OCCUPANTS)
36" (REQUIRED WIDTH PER 1005.3.1, 1005.3.2. 1008.1.1, 1009.4)
72" (PROVIDED WIDTH)

- B
- EXERCISE (B)
- B CONFERENCE
- LIBRARY (B)
- NO OCCUPANCY (SHAFT)
- STORAGE

KEYNOTES

02-03 EXIST SIGN POSTING INDICATING STAIRWAY HAS ACCESS TO THE ROOF (ACCORDING TO CORE AND SHELL DOCUMENTS)
02-09 EXIST SIGN LOCATION OF ELECTRICAL ROOM (ACCORDING TO CORE AND SHELL DOCUMENTS)
02-10 EXIST SIGN LOCATION OF MECHANICAL ROOM (ACCORDING TO CORE AND SHELL DOCUMENTS)

FIRE & LIFE SAFETY SUMMARY REQUIREMENTS

A. FIRE AND LIFE SAFETY SUMMARY (FLSS) TO BE MAINTAINED AT ALL TIMES. REQUIRED FLSS ELEMENTS DESCRIBED BELOW
B. **NARRITIVE**
- TEAM DIRECTORY,
- BUILDING SUMMARY
- FIRE RESISTIVE CONSTRUCTION
- FIRE RESISTVE SEPERATIONS
- EXIT SYSTEMS
- EMERGENCY POWER SYSTEMS
- MECHANICAL SYSTEMS
- FIRE COMMAND CENTER
- AUTOMATIC SPRINKLER SYSTEM
- FIRE ALARM SYSTEM

C. **PLANS**
- PHYSICAL ELEMENTS IN THE BUILDING
- LABELS AND SYMBOLS OUTLINING SIZE, USE, OCCUPANCY AND EXITING INFORMATION FOR EACH ROOM
- ILLUMINATED EXIT SIGNS
- EXIT DISCHARGE
- EGGRESS PATHS AND DISTANCES
- FIRE COMMAND CENTER LOCATION AND SIZE
- EMERGENCY POWER LOCATIONS
- WATER SUPPLY AND PUMP LOCATIONS
- FIRE RATED WALLS AND SEPERATIONS
- CORRIDORS
- OCCUPANCY SEPERATIONS
- AREA FIRE WALLS
- EXIT ENCLOSURES
- SHAFTS
- HORIZONTAL EXITS

D. **EMERGENCY SYSTEMS INITAION DEVICES AND RESPONSES**
E. **APPLICABLE BUILDING CODE APPEALS**

(FIRE LIFE SAFETY PLAN CHECK RESPONSE) CCD 02 10/04/2017
BID SET 08/18/17
C:\Users\sxn\Documents\Revit Projects\ADSK\106-TOWNESTORAGE-L.rvt 10/5/2017 8:51:36 AM 1/8" = 1'-0"

Architecture ▪ Interiors
Planning ▪ Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.749.9993
www.mcknze.com

MACKENZIE.
DESIGN DRIVEN | CLIENT FOCUSED

Client

BUILDING OWNER
WESTPORT CAPITAL PARTNERS & SENTINEL DEVELOPMENT

Project

TOWNE STORAGE
17 SE 3RD AVE
PORTLAND, OR 97214

Mechanical/Electrical
GLUMAC
900 SW FIFTH AVE STE 1600
PORTLAND, OR 97204
PHONE: (503)227-5280

Lighting
BIELLA LIGHTING DESIGN
715 SW MORRISON ST STE 602 PORTLAND, OR 97205
PHONE:(503)222-2689

REGISTERED ARCHITECT
DIETRICH WEGLAND
PORTLAND, OREGON
STATE OF OREGON

REVISION SCHEDULE

Rev Delta	Issued As	Issue Date
3	CCD 02	10/04/2017

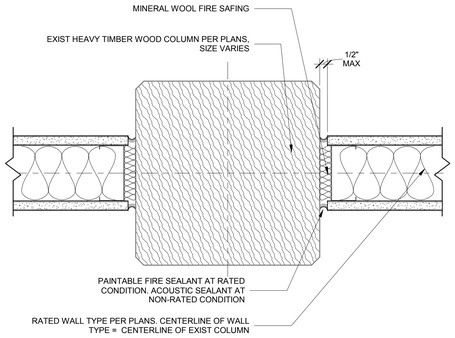
SHEET TITLE:
FIFTH FLOOR CODE PLAN

DRAWN BY: KAB

CHECKED BY: CMV/DW

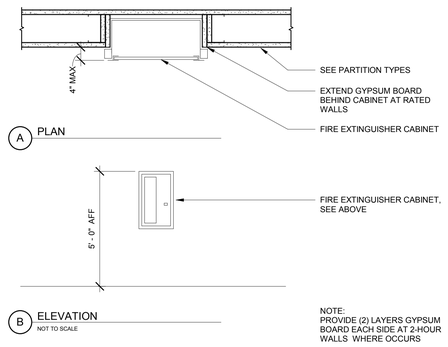
SHEET
G1.15

JOB NO. **2170106.00**

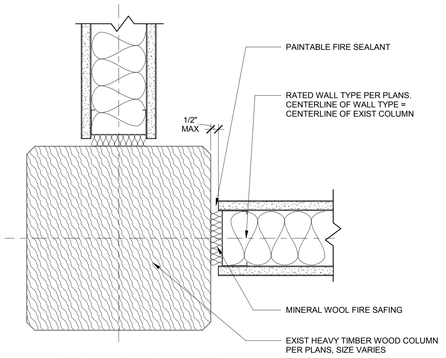


NOTE: NON-RATED WALL SIM CONDITION

1 A5.21 EXIST COLUMN AT RATED WALL
3" = 1'-0"



2 A5.21 FIRE EXTINGUISHER CABINET
1 1/2" = 1'-0"



NOTE: NON-RATED WALL SIM CONDITION

6 A5.21 EXIST COLUMN AT RATED WALL
3" = 1'-0"

BICYCLE PARKING REQUIREMENTS

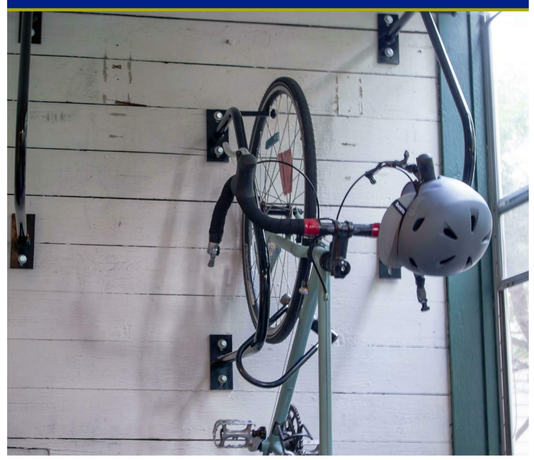
PER TITLE 33, PLANNING AND ZONING
CHAPTER 33.266.200

LONG-TERM SPACES
OFFICE: 2 OR 1 PER 10,000 SQFT OF NET BUILDING AREA
88,098 NET SQFT/10,000 SQFT = 9 SPACES REQUIRED (TAKEN FROM CORE AND SHELL)
22 SPACES PROVIDED

STANDARDS MET:
A. PBOT CITY APPROVED WALL MOUNTED RACK W/ U-LOCK CAPABILITY
B. ON SITE LOCATED ON VARIOUS FLOOR OF BUILDING
C. ALL SPACES ARE COVERED.
D. MONITORED BY SECURITY CAMERA (SEE TECHNOLOGY SHEETS FOR CAMERA LOCATIONS)

SHORT-TERM SPACES
OFFICE: 2 OR 1 PER 40,000 SQFT OF NET BUILDING AREA
88,098 NET SQFT/40,000 SQFT = 3 SPACES REQUIRED
ACCORDING TO BUILDING OWNER THE CORE AND SHELL DESIGN TEAM HAS PAID INTO THE PORTLAND BIKE FUND IN LIEU OF PROVIDING SHORT-TERM BIKE SPACES

ULTRA SPACE SAVER SINGLE



Go Vertical

When you can't park your bike horizontally, on the floor or on the ceiling. The Ultra Space Saver Single is your parking solution. A smaller version of our Space Saver Modular System; the Single parks your bike vertically and mounts onto nearly any wall type (except metal studs). U-lock capabilities make this rack great for property managers as well for home storage use. Quick installation only requires 4 anchors drilled into the wall. Save room today with the Ultra Space Saver Single, or check out the whole modular system if you need to park many bikes..

DERO

ULTRA SPACE SAVER SINGLE

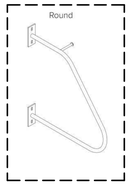
- U-lock compatible
- Convert dead space and awkward corners to bike parking
- Rubber coated hook prevents scratching bikes
- Easy installation

FINISH OPTIONS

Powder Coat

TUBE OPTIONS

Round



Square

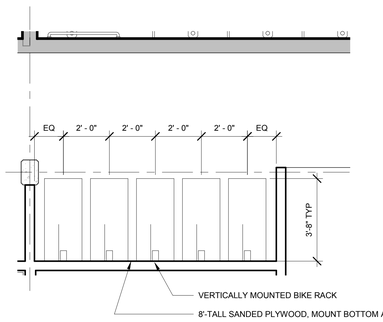
GC TO VERIFY THIS MATCHES EXISITNG BIKE RACKS ON GROUND FLOOR AS PART OF CORE AND SHELL

www.dero.com | 1-888-337-6729

DERO

16 A5.21 BIKE RACK PRODUCT DATA

REPRINTED FROM THE DERO PRODUCT DIRECTORY WITH PERMISSION FROM DERO BICYCLE
COPYRIGHT 2017, DERO PARKING



20 A5.21 TYP BIKE STORAGE PLAN
3/8" = 1'-0"

MACKENZIE.
Architecture • Interiors
Planning • Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.749.9993
www.mcknze.com

MACKENZIE.
DESIGN DRIVEN | CLIENT FOCUSED

Client

BUILDING OWNER
WESTPORT CAPITAL PARTNERS & SENTINEL DEVELOPMENT

Project

TOWNE STORAGE TI
17 SE 3RD AVE
PORTLAND, OR 97214

Mechanical/Electrical
GLUMAC
900 SW FIFTH AVE STE 1600
PORTLAND, OR 97204
PHONE: (503)227-5280

Lighting
BIELLA LIGHTING DESIGN
715 SW MORRISON ST STE 602
PORTLAND, OR 97205
PHONE:(503)222-2689

REGISTERED ARCHITECT
DIETRICH WETLAND
PORTLAND, OREGON
STATE OF OREGON

Revision Schedule

Revision Delta	Issue Date

SHEET TITLE:
INTERIOR DETAILS

DRAWN BY: CMV

CHECKED BY: CMV/DW

SHEET

A5.21

JOB NO. **2170106.00**

BID SET 08/18/17
C:\Users\zdj\Documents\Revit Projects\106-TOWNESTORAGE-L.rvt 8/18/2017 12:35:51 PM As indicated

SECTION 3408
CHANGE OF OCCUPANCY

3408.1 Conformance. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies. Subject to the approval of the *building official*, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

Unless additions or alterations are made to the building or facility, change in use or occupancy alone shall not require compliance with the provisions of Chapter 11, Accessibility. Additionally, changes in occupancy resulting in multifamily dwellings need not comply with Division III, Covered multifamily dwellings (see Section 1102).

3408.2 Certificate of occupancy. A certificate of occupancy shall be issued where it has been determined that the requirements for the new occupancy classification have been met.

3408.3 Stairways. An existing *stairway* shall not be required to comply with the requirements of Section 1009 where the existing space and construction does not allow a reduction in pitch or slope.

3408.4 Seismic. When a change of occupancy results in a structure being reclassified to a higher risk category, the structure shall conform to the seismic requirements for a new structure of the higher risk category.

Exceptions:

1. Specific seismic detailing requirements of Section 1613 for a new structure shall not be required to be met where the seismic performance is shown to be equivalent to that of a new structure. A demonstration of equivalence shall consider the regularity, overstrength, redundancy and ductility of the structure.
2. When a change of use results in a structure being reclassified from Risk Category I or II to Risk Category III and the structure is located where the seismic coefficient, S_{DS}, is less than 0.33, compliance with the seismic requirements of Section 1613 are not required.

SECTION 3409
HISTORIC BUILDINGS

3409.1 Historic buildings. Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure may be made without conformance to all the requirements of this code when authorized by the *building official,* provided:

1. The building or structure has been designated by official action of the legally constituted authority of this jurisdiction as having special historical or architectural significance.
2. Any unsafe conditions, as described in this code, are corrected.
3. The restored building or structure will be no more hazardous based on life safety, fire safety and sanitation than the existing building.
4. The *building official* seeks the advice of the State of Oregon historic preservation officer. In case of appeals related to historic buildings, the local appeals board or the appropriate state appeals board shall seek the advice of the State of Oregon historic preservation officer.

Historic Preservation Officer, Oregon Parks and Recreation Department, 725 Summer Street NE, Suite C, Salem, OR 97301. Telephone (503) 986-0707.

SECTION 3410
MOVED STRUCTURES

3410.1 Conformance. Buildings or structures moved into or within the jurisdiction shall comply with ORS 455.410.

ORS 455.410 is not part of this code but is reproduced here for the reader's convenience:

455.410 Relocated buildings, substantial compliance required; permits.

(1) Existing buildings or structures which are removed from their foundation and relocated to another site within this state shall be in substantial compliance as defined in subsections (2) and (3) of this section.

(2) "Substantial compliance" means compliance with local construction codes in effect as of the original permit date of the building or structure, or where there was no permitting required at the time of original construction, with basic health and safety standards, as described in the closest dated Uniform Housing Code, as published by the International Conference of Building Officials as of the date of construction. Only the insulation, overhead and underneath the structure, shall be upgraded to the current insulation requirements of the state building code, or to the maximum extent possible subject to the design of the structure. Nothing in this statute shall be construed to mean that all heating, plumbing and electrical systems shall be replaced with systems meeting current standards for new construction, except that any life-threatening deficiencies in those systems shall be repaired, notwithstanding that the cost of rehabilitation may exceed 50 percent of the value of the structure before rehabilitation.

(3) All foundation and basement construction on the structure and any remodeling at the new location shall be constructed subject to all applicable local current building and safety codes, or where none exist, with the applicable standards as described in the Uniform Housing Code described in subsection (2) of this section.

(4) All moved houses shall be provided with either battery-operated or hard-wired smoke detection devices located in accordance with the provisions of the state building code.

(5) Nothing in this section is intended to permit any person to move a structure unless the person first consults the appropriate building inspection authority and obtains all required permits. [Formerly 456.756; 1989 c.1068 §1]

NPS Form 10-900
(Rev. 8-86)

371

OMB No. 1024-0018

FEB 0 8 1990

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name: Blake McFall Company Building
other names/site number: Emmett Building

2. Location

street & number: 215 SE Ankeny Street — N/A ☐ not for publication
city, town: Portland — N/A ☐ vicinity
state: Portland code: OR county: Multnomah code: 051 zip code: 97214

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
☒ private	☒ building(s)	1	____ buildings
☐ public-local	☐ district	____	____ sites
☐ public-State	☐ site	____	____ structures
☐ public-Federal	☐ structure	____	____ objects
	☐ object	1	0 Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official — Date: January 29, 1990

Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register. ☐ See continuation sheet. — Mark J. Baker — Entered in the National Register — 9 March 1990
☐ determined eligible for the National Register. ☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

for Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
COMMERCE/TRADE-warehouse	VACANT: not in use

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Commercial Style	foundation concrete walls brick roof asphalt: built-up other

Describe present and historic physical appearance.

[X] See continuation sheet

Oregon
Kate Brown, Governor

Parks and Recreation Department
State Historic Preservation Office
725 Summer St NE Ste C
Salem, OR 97301-1266
Phone (503) 986-0690
Fax (503) 986-0793
www.oregonheritage.org

October 3, 2017

Cesar M. Villanueva
MacKenzie
1515 SE Water Ave., Suite 100
Portland, OR 97214

Re: Letter of support – energy code variance for Blake McFall Building (Towne Storage)

Dear Cesar,

Thank you for contacting me about your tenant improvement plans for Autodesk and the City of Portland's Energy Code requirements.

The Blake McFall Building (Towne Storage) is individually listed in the National Register of Historic Places and is important to the history of Portland's inner eastside. Our office supports the rehabilitation of historic buildings and retention of historic material in the reuse. One of the character-defining features of this building is the exposed interior masonry walls that highlight the historic utilitarian use of the building. It would be detrimental to the building's character to frame, insulate, and cover this historic material with gypsum board. For this reason, an energy code variance to retain the exposed masonry walls and preserve the building's historic character is appropriate.

Prior to this rehabilitation, the Blake McFall Building was neglected for a considerable amount of time and the improvements to this historic landmark will be a boon to the City of Portland. I would be happy to discuss this issue with the City and can be contacted at 503-986-0688 or Joy.Sears@oregon.gov.

Sincerely,

Joy Sears
Restoration Specialist

TOWNE STORAGE

17 SE 3RD AVENUE
PORTLAND, OR 97214

CREATIVE OFFICE BUILDING FOR LEASE

Westport
Capital Partners

For Leasing Information:

Sean McCarthy
503.595.2847
Sean@apexcre.com

Mark Friel
503.595.2849
Mark@apexcre.com

Rennie Dunn
503.595.2845
Rennie@apexcre.com

APEXREALESTATE
PARTNERS

412 NW Couch Street #201
Portland, Oregon 97209
p. 503.595.2840 / F. 503.595.2669
www.apexcre.com
Minority Business Enterprise #10272

THE OPPORTUNITY

Towne Storage Construction Image

CREATIVE OFFICE

Towne Storage is an innovative adaptive-reuse project bringing ± 100,000 RSF of creative office space to the Portland market.

- Available Q2 2017
- $32.00 - $34.00 / RSF, NNN
- ± 18,000 RSF floor plates

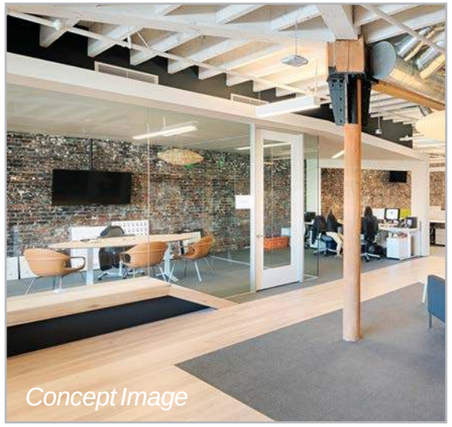
Concept Image

Stunning Views

INNOVATIVE
NEWLY
REDESIGNED
CREATIVE
OFFICE

BUILDING CHARACTER

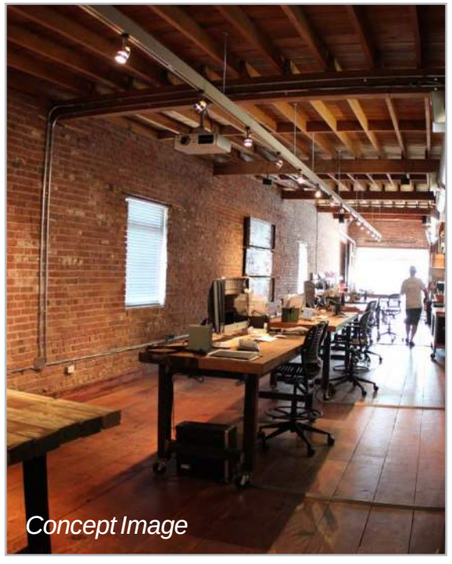
- Cool, historic building with modern amenities & technology
- Flexible floor plans offering collaborative and private work areas
- Penthouse deck providing 360º views of Portland's stunning skyline
- Abundant natural light with oversized, operable windows
- High ceilings ranging from 13 to 18 feet
- Dog friendly building
- Signage opportunity available



Concept Image

PARKING

- ± 45 Covered parking stalls with additional parking within 2 blocks
- Ample secured bike parking



Concept Image

PROXIMITY

- 15 minute walk to Downtown over the Burnside Bridge
- Close proximity to TriMet transportation, I-5 and I-84, offering ease of access to and from the Portland Metropolitan Area

WALK SCORE 82
Very Walkable

TRANSIT SCORE 89
Excellent Transit

BIKE SCORE 100
Biker's Paradise

TOWNE STORAGE CREATIVE OFFICE

Photo Reference #1
Existing exterior wall detailing per core and shell

Photo Reference #2
Existing exterior wall detailing per core and shell

Photo Reference #3
Existing exterior wall detailing per core and shell