Development Services

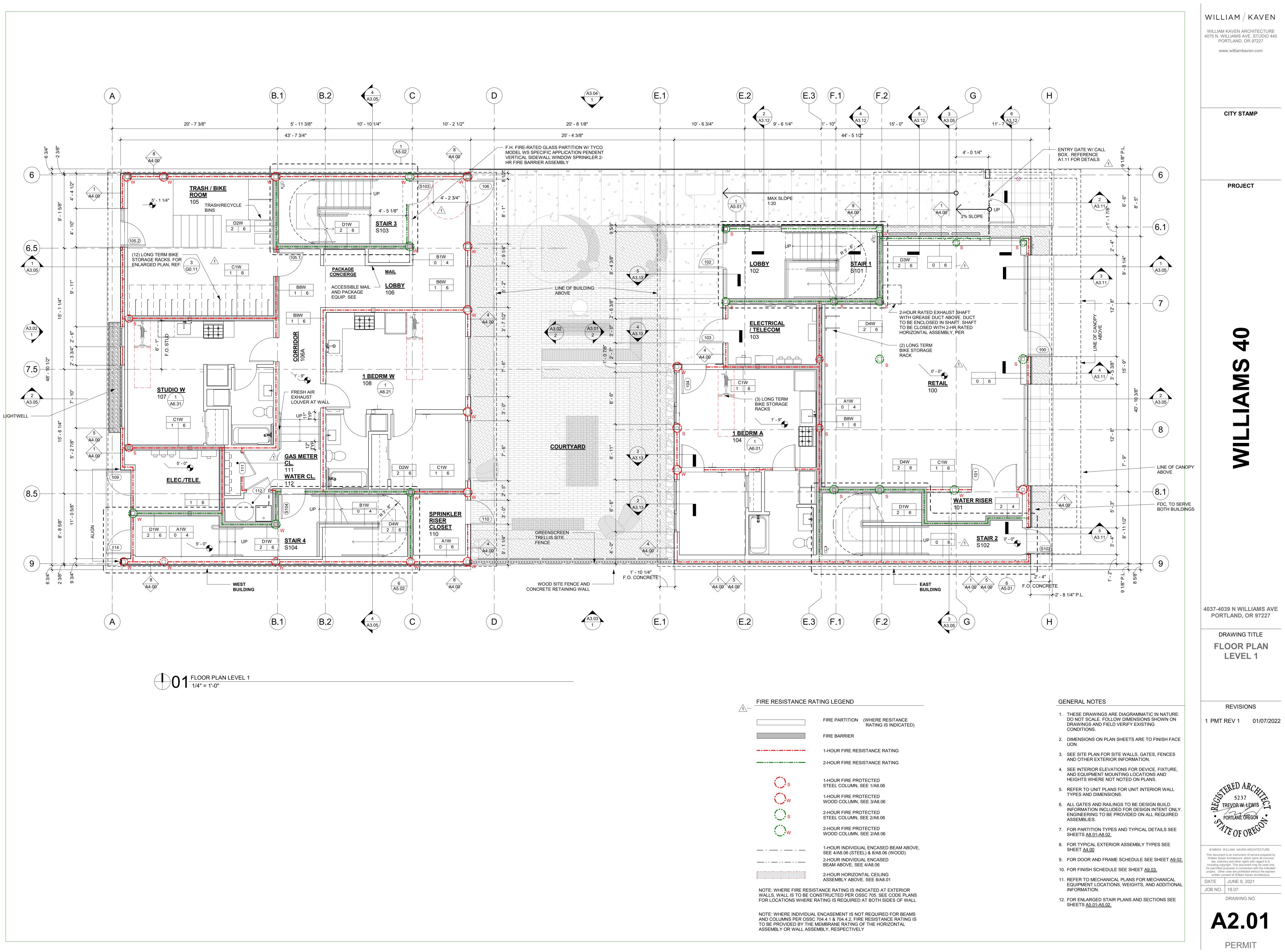


From Concept to Construction

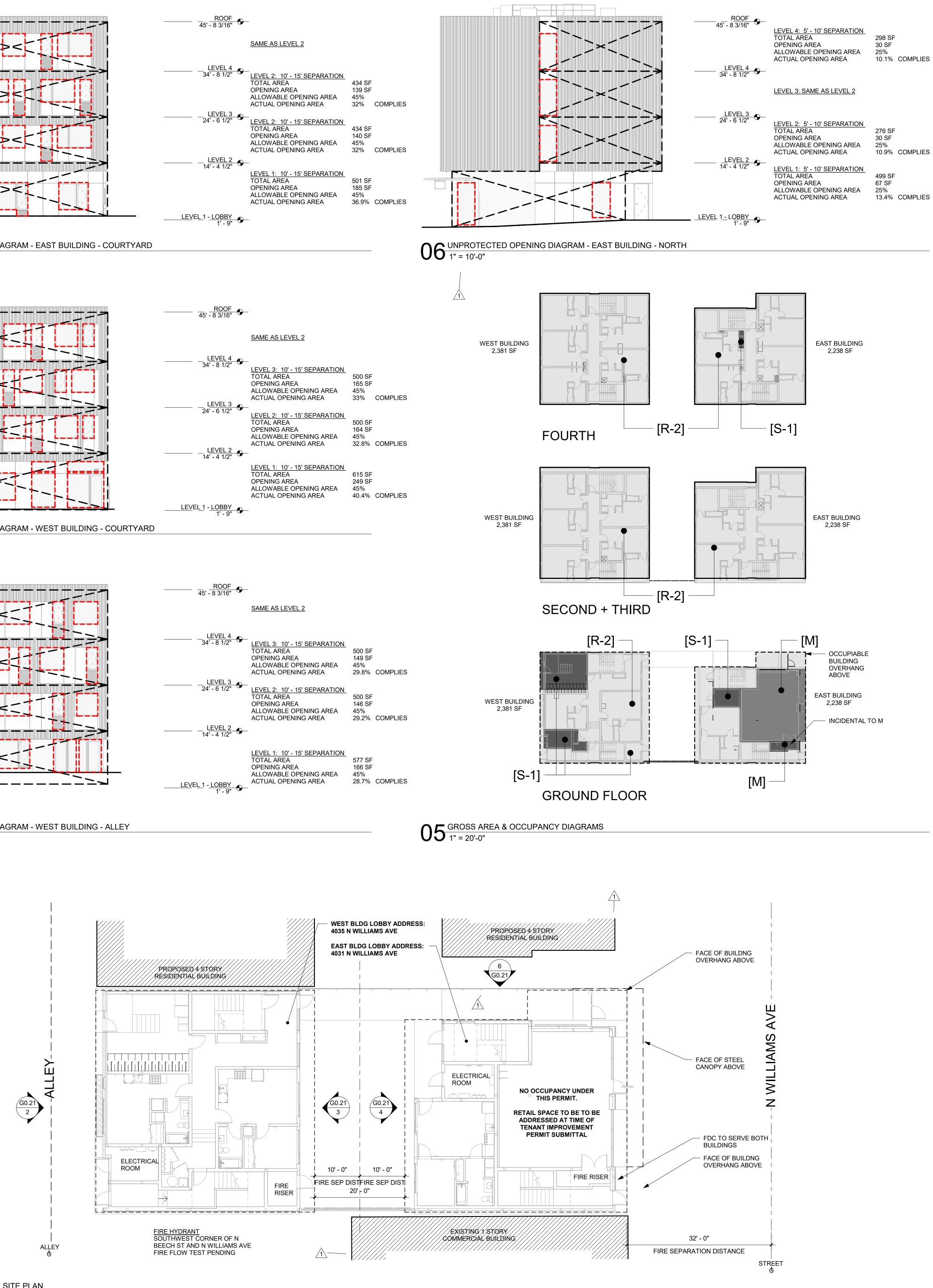
Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201 More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

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APPEAL SUMMAR	Ŷ	
Status: PENDING Appeal ID: 27613		Project Address: 4035 N Williams Ave
Hearing Date: 3/30/22		Appellant Name: Mike Perso
Case No.: B-004		Appellant Phone: 503-841-5239
Appeal Type: Building		Plans Examiner/Inspector:
Project Type: commerce	cial	Stories: 4 Occupancy: R-2, M, S-1 Construction Type: V-
Building/Business Na	me:	Fire Sprinklers: Yes - Fully Sprinklered
Appeal Involves: Erect	tion of a new structure	LUR or Permit Application No.: 21-064088-CO
Plan Submitted Option 4] [File 5]	n: pdf [File 1] [File 2] [File 3] [File	Proposed use: Mixed-Use Apartments
APPEAL INFORMA Appeal item 1 Code Section	OSSC 705.8.2	
Requires	In accordance with the exception to	protected, opening protectives shall comply with Section 716. Section 705.8.2, opening protectives are not required when penings are protected with water curtain sprinklers approved
Code Modification or Alternate Requested	interior fire barrier assembly at a lev	ive glazed two-hour fire-resistance-rated non-load bearing vel 1 2-hour stair enclosure wall. This includes a fixed glazed al-purpose sprinkler system incorporating the Model WS urtain system
Proposed Design	are readily visible and identifiable. In entire east wall of Stair 3 at Level 1	residential lobby, where the lobby exit door and exit signage n lieu of a more traditional 2-hour fire barrier wall assembly, th is glass. In order to meet the 2-hour rating we are proposing t ain system with ESR supporting documents.
	intended for use as part of a wet-pip rating to an interior non-load-bearing	ode Council (ICC), the Tyco Model WS window sprinklers are be fire suppression system to provide 2-hour fire resistance g fire barrier. As described in the ICC ESR-2397 report ned to wet the entire surface of the glazed opening on the fire

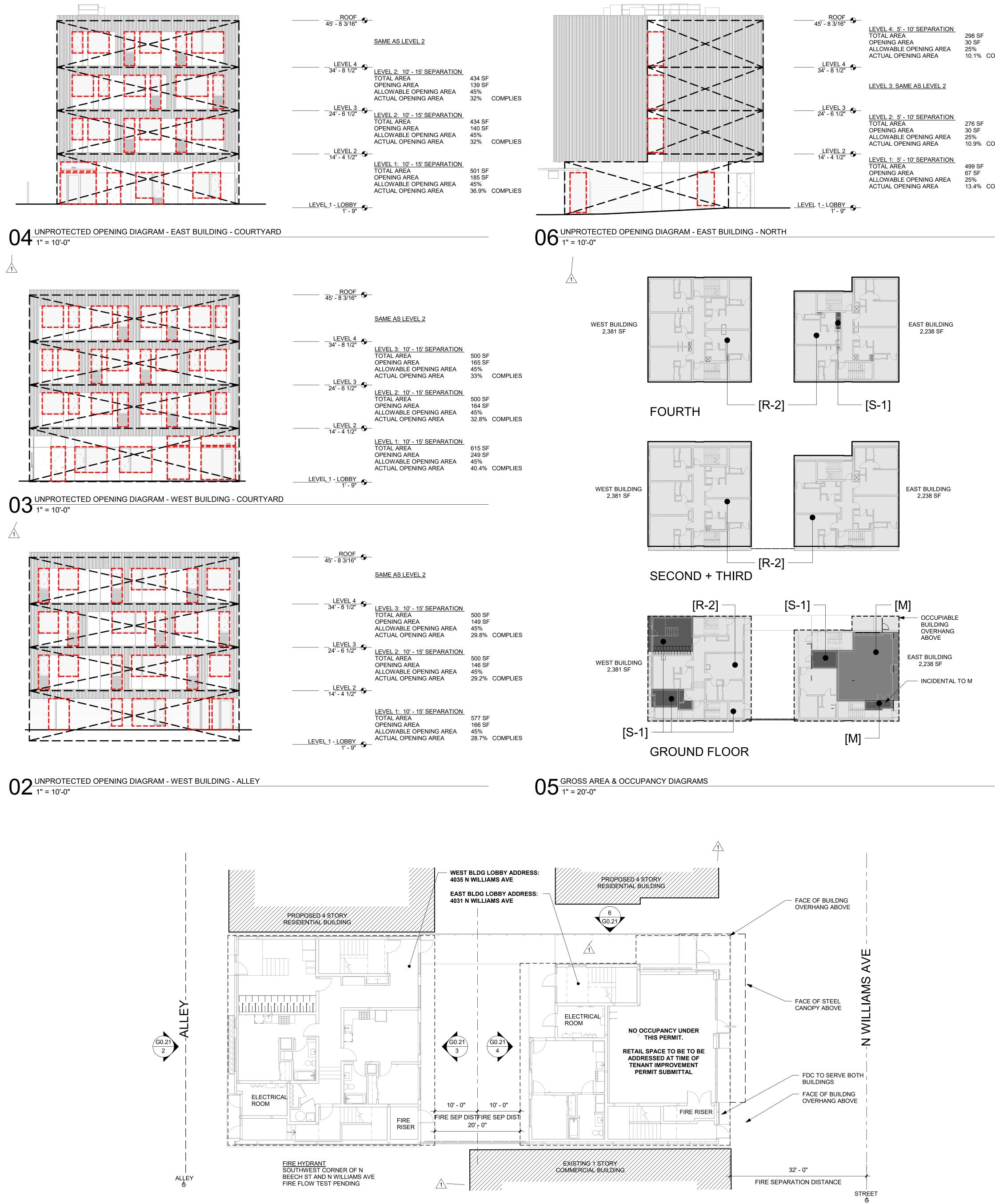
The proposed assembly will be designed to meet the specifications of Section 4 of the ICC ESR-2397 report. The fixed glazed assembly will not have intermediate horizontal mullions that would interfere with uniform distribution of water. All combustible materials will be kept a minimum of 2
inches from the face of the glass, such that complete coverage of the glass by the sprinklers is not
impeded.Consistent with other projects we have done in the City, the Tyco WS system with ESR has been
considered an alternative approved assembly.Reason for alternative
resistance rating. This is supported by the attached ICC ESR-2397 report.The administrative staff has not yet reviewed this appeal.

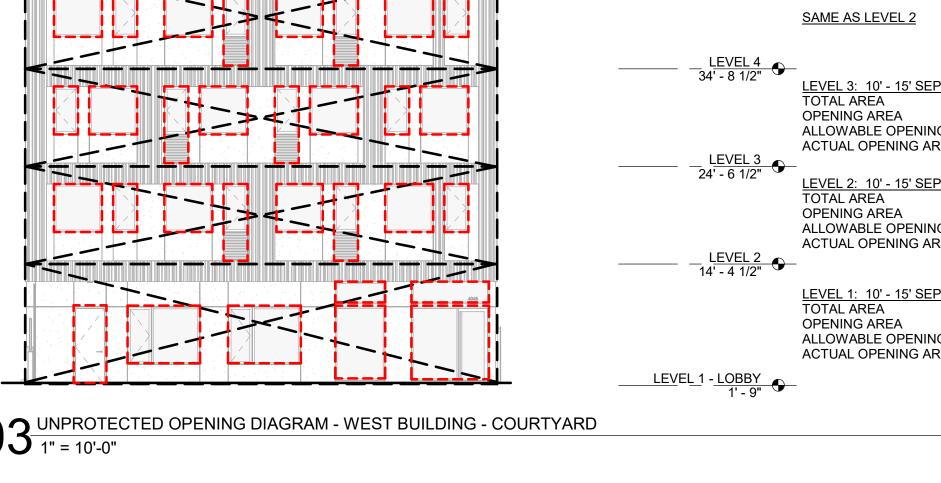


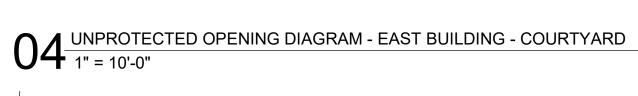


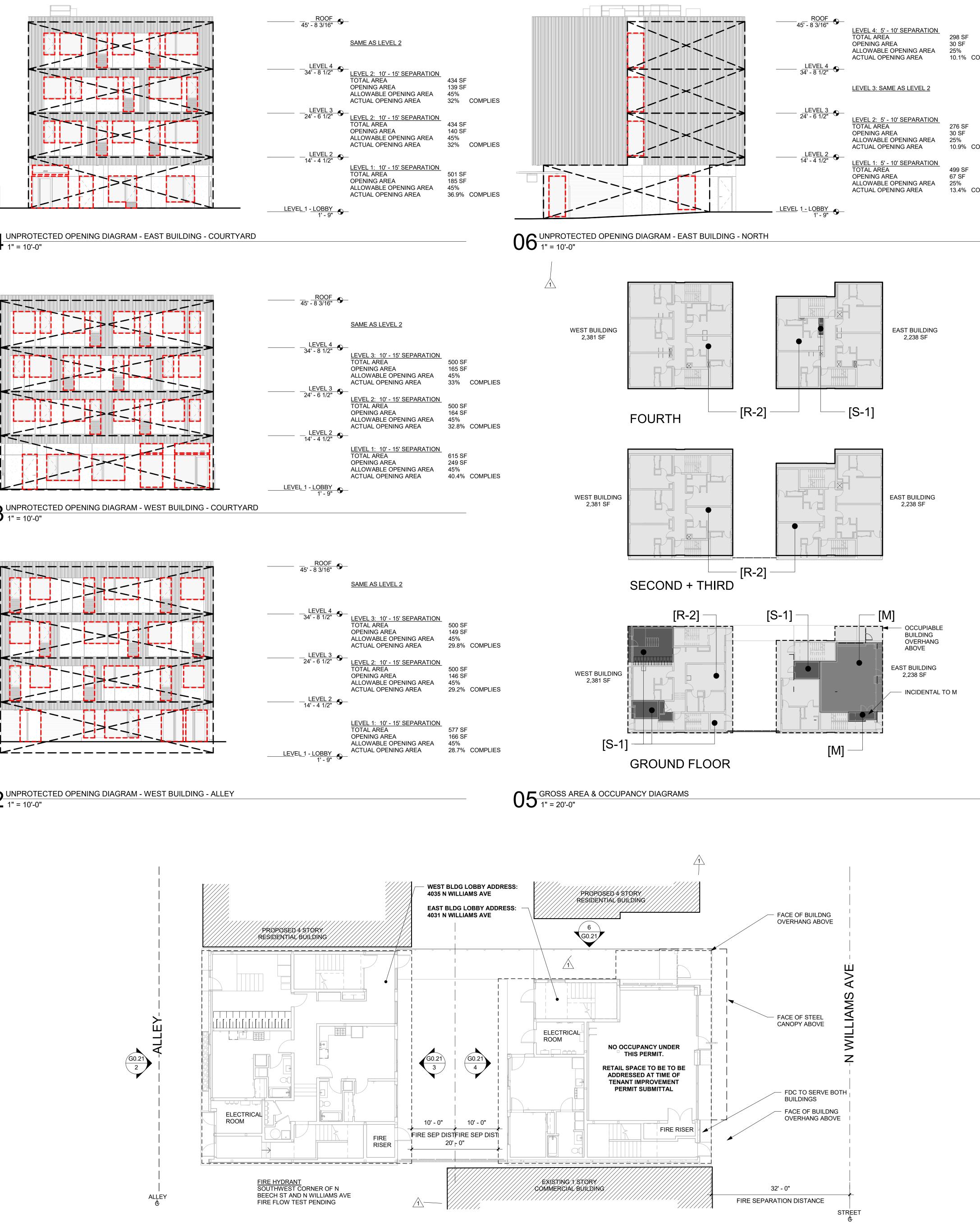












WORK TO BE PROVIDED UNDER FUTURE TENANT IMPROVEMENT PERMIT

•	FIRE BARRIERS (IF REQUIRED TO SEPARATE TENANT SPACES)
•	EXITING
•	EMERGENCY EGRESS LIGHTING
•	EXIT SIGNAGE
•	PLUMBING (SEPARATE PERMIT)
•	ELECTRICAL / LOW VOLTAGE (SEPARATE PERMIT)
•	MECHANICAL (SEPARATE PERMIT)

ACCESSIBILITY REQUIREMENTS

ACCESSIBLE PARKING		
N/A		
AREA OF REFUGE REQUI	REMENTS	
NO AREA OF REFUGE PR THROUGHOUT. ALL DWELLING UNITS CO	OVIDED, AUTOMATIC SPRINKLERS ARE PROVIDED	() s
TYPE A DWELLING UNIT (SECTION 1107.6.2.2.1)	○ w
CUMULATIVE UNIT COUN	T = 30 UNITS	S
REQUIREMENT: PROVIDED:	30 UNITS X .02 = 1 TYPE A UNIT 1 TYPE A UNIT @ UNIT 104	⊖w
TYPE B DWELLING UNIT		
2 UNITS PROVIDED	AT LEVEL 1 (WEST BUILDING)	
2 UNITS TOTAL PRO	VIDED AT LEVEL 1	r
ELEVATOR		L
N/A		NOTE: WHERE FIRE RESIS WALLS, WALL IS TO BE CO FOR LOCATIONS WHERE
		NOTE: WHERE INDIVIDUAI AND COLUMNS PER OSSC TO BE PROVIDED BY THE

CODE ANALYSIS

APPLICABLE CODES

2017 OREGON ELECTRICAL SPECIALTY CODE (OESC) 2019 OREGON MECHANICAL SPECIALTY CODE (OMSĆ) 2017 OREGON PLUMBING SPECIALTY CODE (OPSC) 2019 OREGON FIRE CODE (OFC) 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009 ICC/ANSI A117.1 BUILDINGS ON THE SAME LOT (SECTION 503.1.2) THE PROPOSED PROJECT IS TO ANALYZED AS TWO SEPARATE BUILDINGS ON THE SAME LOT. ALLOWABLE BUILDING HEIGHTS AND AREAS (TABLE 504.3, 504.4, & 506.2) WEST BLDG TYPE VA - FULLY SPRINKLERED (NFPA 13 SPRINKLER USED FOR INCREASED HEIGHT, STORIES, AND AREAS) AREA 36,000 SF GROUP R-2 STORIES GROUP S-1 70 FT 4 STORIES 42,000 SF EAST BLDG

2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

TYPE VA - FULLY SPRINKLERED (NFPA 13 SPRINKLER USED FOR INCREASED HEIGHT, STORIES, AND AREAS)

GROUP M	<u>HEIGHT</u> 70 FT	STORIES 4 STORIES	AREA 42,000 SF
GROUP R-2	70 FT	4 STORIES	36,000 SF
GROUP S-1	70 FT	4 STORIES	42,000 SF

MIXED USE AND OCCUPANCY (SECTION 508)

WEST BUILDING

ELEVATION

NORTH WALL

EAST WALL

SOUTH WALL

COURTYARD EAST

COURTYARD WEST

WEST WALL

STORY AREAS				
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
GROUP M	0	0	0	0
GROUP R-2	1,945	2,381	2,381	2,381
GROUP S-1	436	0	0	0
LEVEL TOTALS	2,381 SF	2,381 SF	2,381 SF	2,381 SF
BLDG TOTAL	9,524 SF			
BEBGTOTAL	0,02101			

WHOLE BUILDING: NON-SEPARATED OCCUPANCY (SECTION 508.3) R-2 IS THE LIMITING OCCUPANCY

TYPE VA WITH SPRINKLERALLOWABLEACTUALGROUP R-24 STORY4 STORY36,000 SF2,381 SF

MAX OPENING

NO LIMIT

NOT PERMITTED

NOT PERMITTED

			36,000 SF	2,3	81 SF
EAST BUILDING					
STORY AREAS					
GROUP M GROUP R-2 <u>GROUP S-1</u>	<u>LEVEL 1</u> 709 1,489 42	LEVEL 2 0 2,238 0	LEVEL 3 0 2,238 0	LEVEL 0 2,223 15	_
LEVEL TOTALS	2,238 SF	2,238 SF	2,238 SF	2,238 \$	SF
BLDG TOTAL	8,952 SF				
WHOLE BUILDING		ARATED OCCUP E LIMITING OCC		ON 508.3)
	TYPE VA V	VITH SPRINKLE	R ALLOV	VABLE	ACTUAL
	GROUP R-		4 STO	RY SF	4 STORY 2,238 SF
FIRE RESISTIVE CON	STRUCTION RE		(TABLE 601)		
BUILDING ELEMEI PRIMARY STRUCT EXTERIOR BEARIN INTERIOR BEARIN EXTERIOR NON-BI INTERIOR NON-BI FLOORS AND FLC ROOFS AND ROO	TURAL FRAME NG WALLS IG WALLS EARING WALLS EARING WALLS POR/CEILNGS		<u>TYPE V-A</u> 1 HRS 1 HRS 1 HRS TABLE 602 0 HRS 1 HRS 1 HRS		10
FIRE RESISTIVE RATI	NG REQUIREM	ENT OF EXTER	IOR WALLS (TA	ABLE 602	2)
SEPERATION DIS	TANCE	<u>R-2</u>	<u>M, S-1</u>		
X < 5 FT 5 FT =/< X < 10 FT 10 FT =/< X < 30 F X >/= 30 FT		1 HR 1 HR 1 HR 0 HR	2 HR 1 HR 1 HR 0 HR		
FIRE RESISTIVE SEPA	ARATIONS				
BUILDING ELEMEI CORRIDORS (420, STAIR ENCLOSUF SHAFTS CONNEC SHAFTS CONNEC ELEVATOR LOBBI HORIZONTAL EXI ^T UNIT TO UNIT WA	2 & 1020.1) RES TING 3 OR FEW TING 4 OR MOF ES TS	RE STORIES	<u>TYPE V-A</u> 0.5 HRS 2 HRS 1 HRS 2 HRS NOT REQI 1 HRS 1 HRS		
MAXIMUM AREA OF V		S (TABLE 705.8	3)		

DISTANCE

0 TO < 3 FT

0 TO < 3 FT

10 TO < 15 FT 45%

10 TO < 15 FT 45%

10 TO < 15 FT 45%

30 FT <

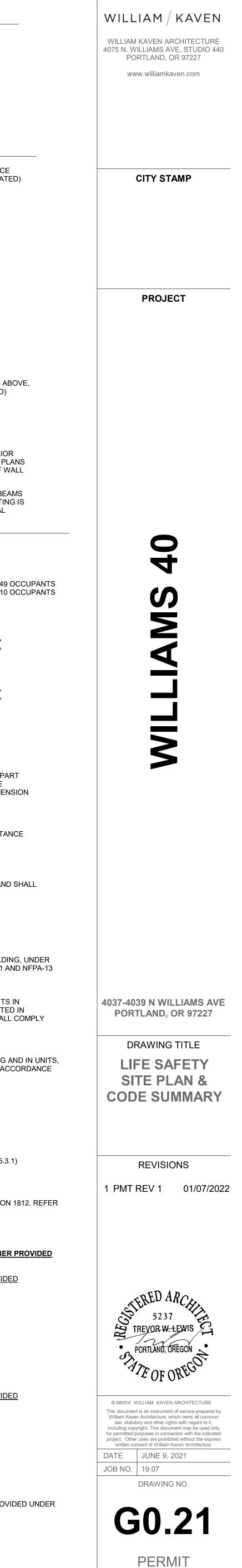
LIFE SAFETY ELEVATIONS LEGEND EXTERIOR WALL AREAS

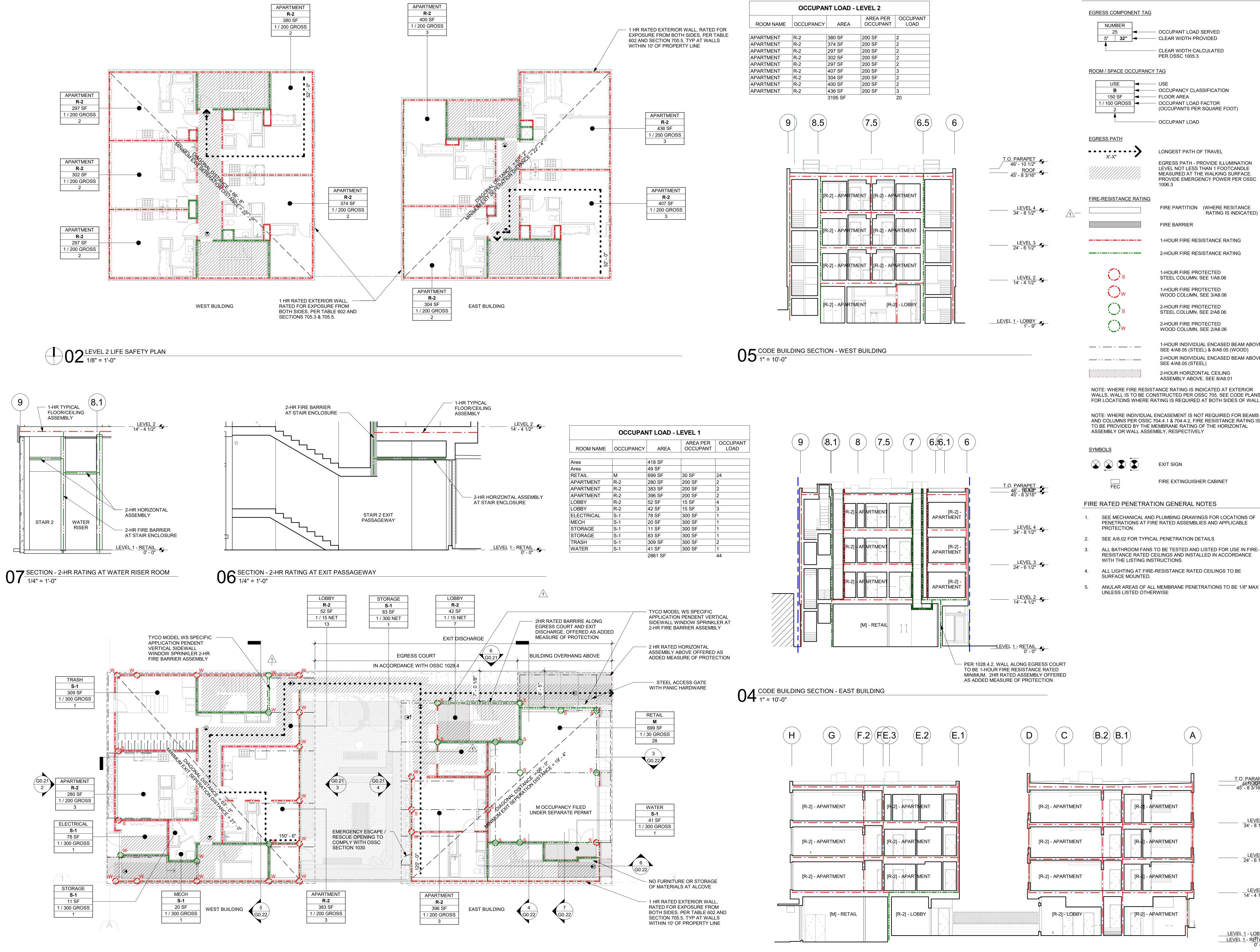
- FIRE RESISTANCE RATING LEGEND

TOTAL AREA OF WALL CONSIDERED FOR CALCULATIONS PER FLOOR

EXTENT OF OPENING

	FII		RATING IS INDIC	NCE CAT
	FI	RE BARRIER		
	•• 1-I	HOUR FIRE RE	SISTANCE RATING	
	2-1	HOUR FIRE RES	SISTANCE RATING	
Os		HOUR FIRE PRO EEL COLUMN,		
()w	1-I W	HOUR FIRE PRO OOD COLUMN,		
() s	2-I ST	Hour Fire Pro Teel Column,		
\bigcirc w		HOUR FIRE PRO OOD COLUMN,		
	SE SE 2-I	EE 4/A8.06 (STE HOUR INDIVIDU		
	2-1	EAM ABOVE, SE	NTAL CEILING	
WALLS, WALL	FIRE RESISTANC	UCTED PER OS	DICATED AT EXTE SSC 705. SEE CODI AT BOTH SIDES C	E PL
AND COLUMNS TO BE PROVID	PER OSSC 704.4	.1 & 704.4.2, FIF RANE RATING	OT REQUIRED FOR RE RESISTANCE RA OF THE HORIZONT Y	\ TIN
EXIT SYSTEMS		, NEOF LOTIVE	_ '	
	(TABLE 1006.2.1)			
REQUIREMEN	GROUP R-2	(1) E (2) E	XITS REQ'D FOR > XITS REQ'D FOR >	> 49 > 10
ACTUAL: <u>COMMON PATH C</u>	COMPLIES OF EGRESS TRAVE	<u>EL</u> (TABLE 1006	.2.1)	
REQUIRMENT		SHAI	L NOT EXCEED 75 L NOT EXCEED 12	
ACTUAL:	GROUP S-1, COMPLIES	S-2 SHAI	L NOT EXCEED 10 CODE PLANS	'0'
	TANCE (TABLE 10	-	L NOT EXCEED 25	חי
ACTUAL:	GROUP S-2 COMPLIES	SHAI	L NOT EXCEED 40 CODE PLANS	
	IDOR (SECTION 1			
REQUIREMEN ACTUAL:	COMPLIES	SEE	L NOT EXCEED 50 CODE PLANS	1
EXIT SEPARATIO		1.1, EXCEPTION S SHALL BE PLA		APA
	LENGTH OF	THE MAX OVER	ONE-THIRD OF THRALL DIAGONAL DI	ΗE
REQUIREMEN ACTUAL: EMERGENCY PON BATTERY BACK L PROVIDE EMERG FIRE COMMAND (NOT REQUIRED	LENGTH OF OF THE ARE COMPLIES SEPARATION (SE IT: THE LESSER COMPLIES WER AND STANDE JP TO BE PROVIDE ENCY POWER FO CENTER	THE MAX OVEF A SERVED SEE CTION 1028.1, OF 30' OR 1/4 SEE BY POWER SYS ED ON SITE, AT	ONE-THIRD OF TH RALL DIAGONAL DI CODE PLANS EXCEPTION 1.4) THE DIAGONAL DIS CODE PLANS	HE MEN
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LEVEL 1 LIFE SAFETY PLAN **U I** 1/8" = 1'-0"



OCCUPANT LOAD - LEVEL 1						
OCCUPANCY	AREA	AREA PER OCCUPANT	OCCUPANT LOAD			
	418 SF					
	49 SF					
М	699 SF	30 SF	24			
R-2	280 SF	200 SF	2			
R-2	383 SF	200 SF	2			
R-2	396 SF	200 SF	2			
R-2	52 SF	15 SF	4			
R-2	42 SF	15 SF	3			
S-1	78 SF	300 SF	1			
S-1	20 SF	300 SF	1			
S-1	11 SF	300 SF	1			
S-1	83 SF	300 SF	1			
S-1	309 SF	300 SF	2			
S-1	41 SF	300 SF	1			
	OCCUPANCY M R-2 R-2 R-2 R-2 R-2 S-1 S-1 S-1 S-1 S-1 S-1 S-1 S-1 S-1	OCCUPANCY AREA 418 SF 49 SF M 699 SF R-2 280 SF R-2 383 SF R-2 396 SF R-2 396 SF R-2 396 SF S-1 78 SF S-1 20 SF S-1 11 SF S-1 309 SF	OCCUPANCY AREA AREA PER OCCUPANT 418 SF 49 SF 49 SF 30 SF R-2 280 SF 200 SF R-2 383 SF 200 SF R-2 396 SF 200 SF S-1 52 SF 15 SF S-1 78 SF 300 SF S-1 20 SF 300 SF S-1 11 SF 300 SF S-1 83 SF 300 SF S-1 309 SF 300 SF			

OCCUPANT LOAD - LEVEL 1						
ROOM NAME	OCCUPANCY	AREA	AREA PER OCCUPANT	OCCUPANT LOAD		
Area		418 SF				
Area		49 SF				
RETAIL	M	699 SF	30 SF	24		
APARTMENT	R-2	280 SF	200 SF	2		
APARTMENT	R-2	383 SF	200 SF	2		
APARTMENT	R-2	396 SF	200 SF	2		
LOBBY	R-2	52 SF	15 SF	4		
LOBBY	R-2	42 SF	15 SF	3		
ELECTRICAL	S-1	78 SF	300 SF	1		
MECH	S-1	20 SF	300 SF	1		
STORAGE	S-1	11 SF	300 SF	1		
STORAGE	S-1	83 SF	300 SF	1		
TRASH	S-1	309 SF	300 SF	2		
	S 1	11 SE	300 SE	1		

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ROOM NAME	OCCUPANCY	
APARTMENT	R-2	3
APARTMENT	R-2	3
APARTMENT	R-2	2
APARTMENT	R-2	3
APARTMENT	R-2	2
APARTMENT	R-2	4
APARTMENT	R-2	3
APARTMENT	R-2	4
		<u> </u>

	ROOM NAME	C
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LIFE SAFETY PLAN LEGEND

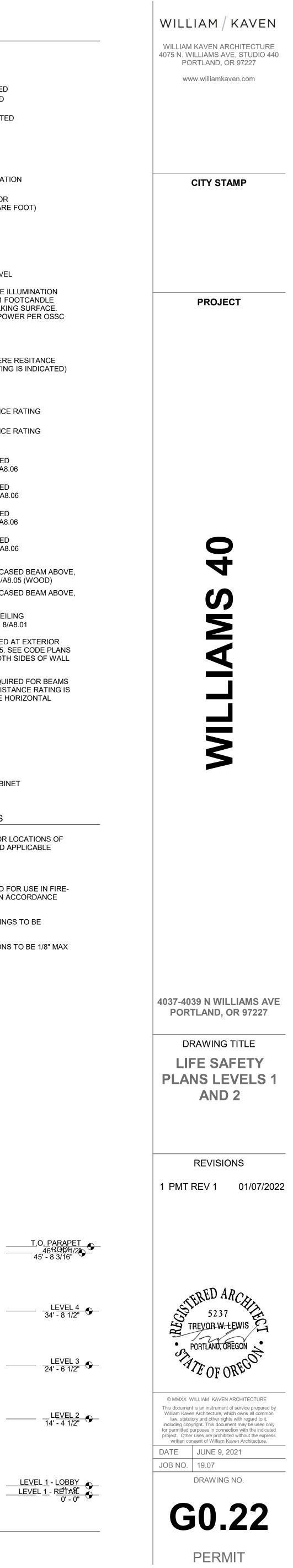
	_
USE	
В	
150 SF	
1 / 100 GROSS	
2	
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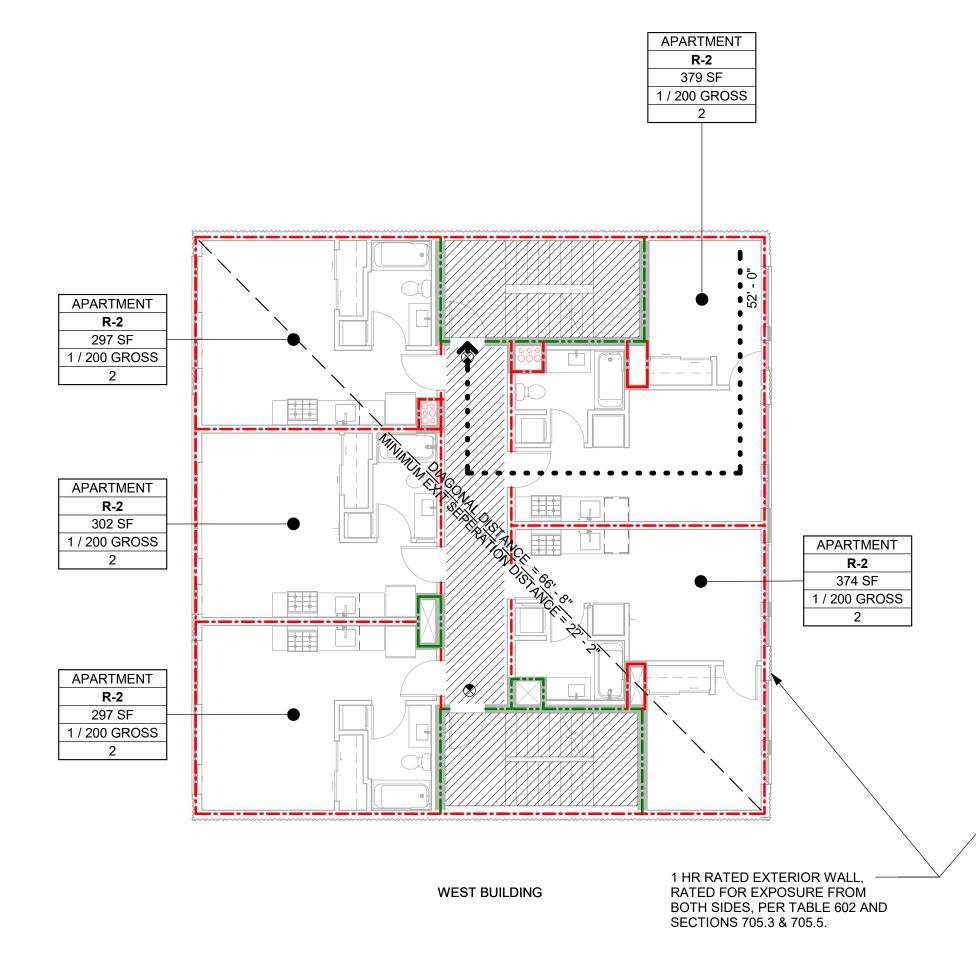
1-HOUR INDIVIDUAL ENCASED BEAM ABOVE, SEE 4/A8.05 (STEEL) & 8/A8.05 (WOOD) 2-HOUR INDIVIDUAL ENCASED BEAM ABOVE,

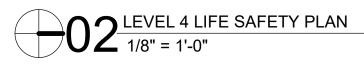
NOTE: WHERE FIRE RESISTANCE RATING IS INDICATED AT EXTERIOR WALLS, WALL IS TO BE CONSTRUCTED PER OSSC 705. SEE CODE PLANS FOR LOCATIONS WHERE RATING IS REQUIRED AT BOTH SIDES OF WALL

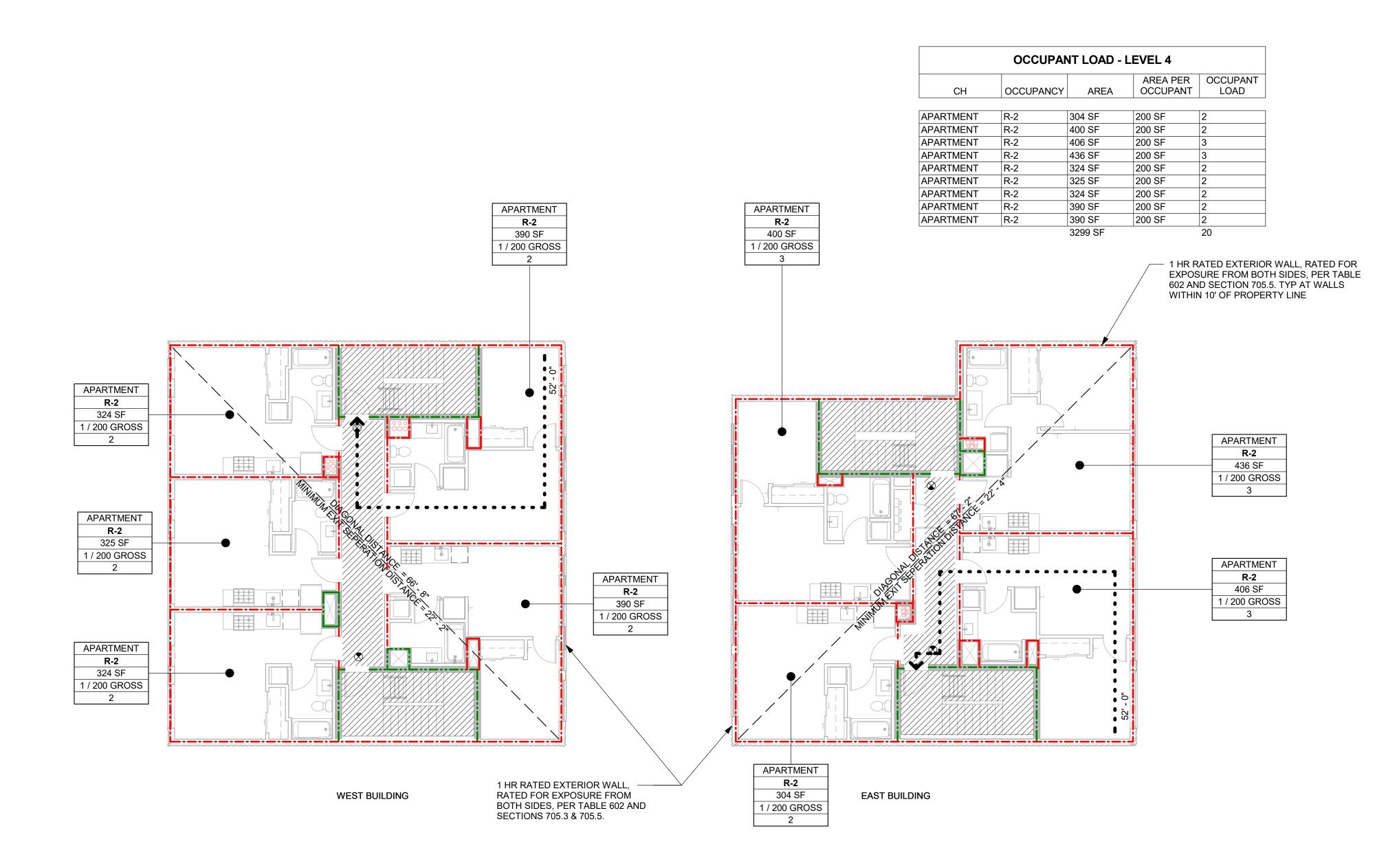
NOTE: WHERE INDIVIDUAL ENCASEMENT IS NOT REQUIRED FOR BEAMS AND COLUMNS PER OSSC 704.4.1 & 704.4.2, FIRE RESISTANCE RATING IS TO BE PROVIDED BY THE MEMBRANE RATING OF THE HORIZONTAL

- SEE MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF PENETRATIONS AT FIRE RATED ASSEMBLIES AND APPLICABLE
- ALL BATHROOM FANS TO BE TESTED AND LISTED FOR USE IN FIRE-RESISTANCE RATED CEILINGS AND INSTALLED IN ACCORDANCE
- ANULAR AREAS OF ALL MEMBRANE PENETRATIONS TO BE 1/8" MAX

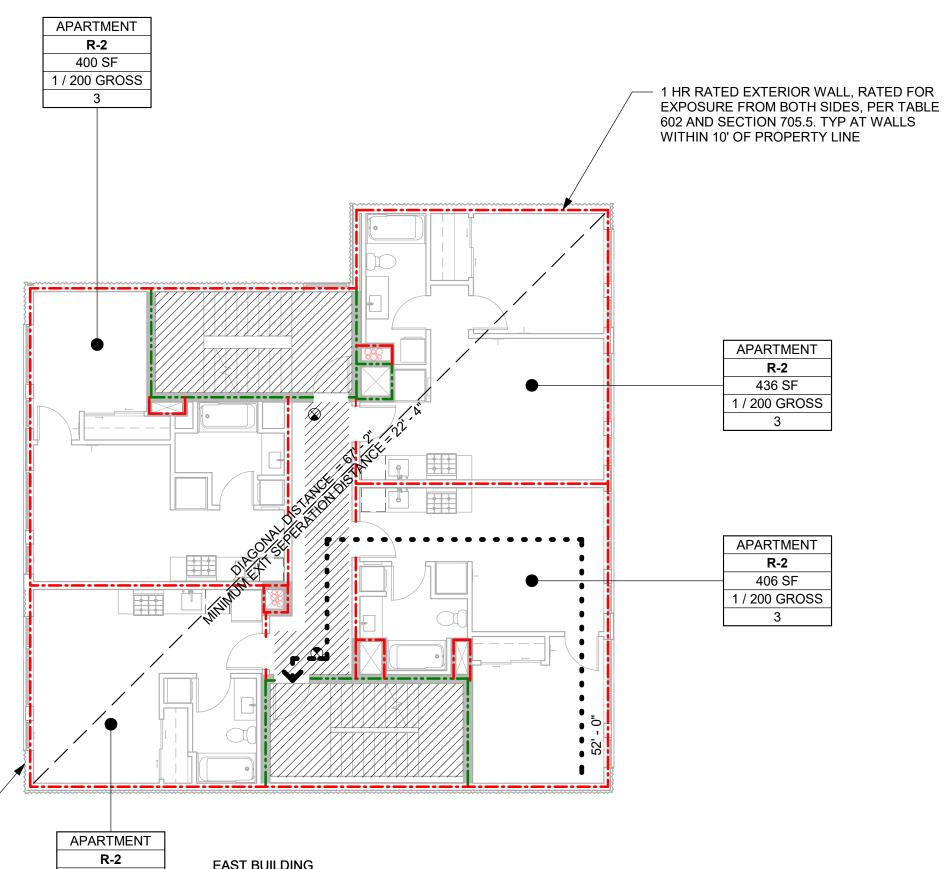








OCCUPANT LOAD - LEVEL 3				
ROOM NAME	OCCUPANCY	AREA	AREA PER OCCUPANT	OCCUPANT LOAD
APARTMENT	R-2	297 SF	200 SF	2
APARTMENT	R-2	302 SF	200 SF	2
APARTMENT	R-2	297 SF	200 SF	2
APARTMENT	R-2	374 SF	200 SF	2
APARTMENT	R-2	379 SF	200 SF	2
APARTMENT	R-2	304 SF	200 SF	2
APARTMENT	R-2	400 SF	200 SF	2
APARTMENT	R-2	406 SF	200 SF	3
APARTMENT	R-2	436 SF	200 SF	3
	L	3193 SF	1	20



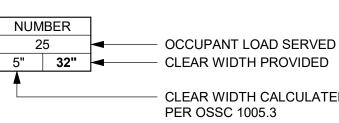
EAST BUILDING

304 SF

1 / 200 GROSS

LIFE SAFETY PLAN LEGEND

EGRESS COMPONENT TAG



ROOM / SPACE OCCUPANCY TAG

USE	◀───	USE
В	◀	OCCUPANCY CLASSIFICATION
150 SF	┥───	FLOOR AREA
1 / 100 GROSS	◀	OCCUPANT LOAD FACTOR
2		(OCCUPANTS PER SQUARE FOOT)
A	-	
		OCCUPANT LOAD

----- OCCUPANT LOAD SERVED

PER OSSC 1005.3

- CLEAR WIDTH CALCULATED

LONGEST PATH OF TRAVEL

1006.3

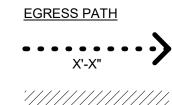
FIRE BARRIER

EGRESS PATH - PROVIDE ILLUMINATION

FIRE PARTITION (WHERE RESITANCE

RATING IS INDICATED)

LEVEL NOT LESS THAN 1 FOOTCANDLE MEASURED AT THE WALKING SURFACE. PROVIDE EMERGENCY POWER PER OSSC

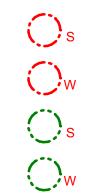


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FIRE-RESISTANCE RATING





_____ - ____ - ____ - ____

2-HOUR FIRE RESISTANCE RATING

1-HOUR FIRE RESISTANCE RATING

1-HOUR FIRE PROTECTED STEEL COLUMN, SEE 1/A8.06

1-HOUR FIRE PROTECTED WOOD COLUMN, SEE 3/A8.06

2-HOUR FIRE PROTECTED STEEL COLUMN, SEE 2/A8.06

2-HOUR FIRE PROTECTED WOOD COLUMN, SEE 2/A8.06

1-HOUR INDIVIDUAL ENCASED BEAM ABOVE, SEE 4/A8.05 (STEEL) & 8/A8.05 (WOOD) 2-HOUR INDIVIDUAL ENCASED BEAM ABOVE, SEE 4/A8.05 (STEEL) 2-HOUR HORIZONTAL CEILING

ASSEMBLY ABOVE. SEE 8/A8.01

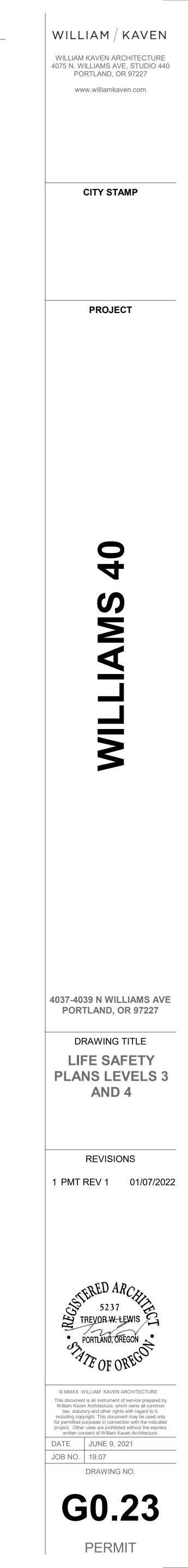
NOTE: WHERE FIRE RESISTANCE RATING IS INDICATED AT EXTERIOR WALLS, WALL IS TO BE CONSTRUCTED PER OSSC 705. SEE CODE PLANS FOR LOCATIONS WHERE RATING IS REQUIRED AT BOTH SIDES OF WALL

NOTE: WHERE INDIVIDUAL ENCASEMENT IS NOT REQUIRED FOR BEAMS AND COLUMNS PER OSSC 704.4.1 & 704.4.2, FIRE RESISTANCE RATING IS TO BE PROVIDED BY THE MEMBRANE RATING OF THE HORIZONTAL ASSEMBLY OR WALL ASSEMBLY, RESPECTIVELY

SYMBOLS

EXIT SIGN FIRE RATED PENETRATIONS CONTRACTIONS OF LOCATIONS OF PENETRATIONS AT FIRE RATED ASSEMBLIES AND APPLICABLE PROTECTION.		<u>523</u>	
FEC 1. SEE MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS O PENETRATIONS AT FIRE RATED ASSEMBLIES AND APPLICABLE	\bigotimes		EXIT SIGN
1. SEE MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS O PENETRATIONS AT FIRE RATED ASSEMBLIES AND APPLICABLE	FIRE		IONE GENNERASHENOTABAIET
	1.	SEE MECHANICAL ANI PENETRATIONS AT FI	

- SEE A/8.02 FOR TYPICAL PENETRATION DETAILS
- ALL BATHROOM FANS TO BE TESTED AND LISTED FOR USE IN FIRE-RESISTANCE RATED CEILINGS AND INSTALLED IN ACCORDANCE WITH THE LISTING INSTRUCTIONS.
- 4. ALL LIGHTING AT FIRE-RESISTANCE RATED CEILINGS TO BE SURFACE MOUNTED.
- ANULAR AREAS OF ALL MEMBRANE PENETRATIONS TO BE 1/8" MAX UNLESS LISTED OTHERWISE



CATIONS OF