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)

Status: Decision F	Rendered - Reconsideration of ID 1527	3		
Appeal ID: 15368		Project Address: 5325 N Interstate AveAppellant Name: Ryan MiyahiraAppellant Phone: 503-245-7100Plans Examiner/Inspector: Jerry Engelhardt		
Hearing Date: 7/12	2/17			
Case No.: B-024				
Appeal Type: Build	ling			
Project Type: commercial		Stories: 7 Occupancy: R-2, A-3, M, B, S-1, S-2		
		Construction Type: III-A over I-A		
Building/Business Name: Interstate and Willamette Apartments		Fire Sprinklers: Yes - Full building		
Appeal Involves: Erection of a new structure, Reconsideration of appeal		LUR or Permit Application No.: 16-279600-CO		
Plan Submitted Option: pdf [File 1]		Proposed use: Apartment - Multi Family residential		
	RMATION SHEET			
Appeal item 1				
Code Section	303.1, 303.4			
Requires	303.4 Assembly group A. Assem	bly uses intended for worship, recreation or amusement and othe		
	assembly uses not classified elsewhere in Group A			
		The following rooms and spaces shall not be classified as		
	Assembly occupancies:			
	A room or space used for assemi	hly nurnoses with an occupant load of less than 50 persons and		

A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a group B occupancy or as part of that occupancy.

A room or space used for assembly purposes that is less than 750 SF in area and accessory to another occupancy shall be classified as a group B occupancy or as part of that occupancy.

Proposed Design There are two small amenity spaces on the 7th floor. Rather than enclosing the 2 spaces, there are two openings between the spaces each 5'-0"x7'-0". The building has type I-A on the lower floors and type IIIA on the upper floors. The amenity rooms are on the 5th floor using the horizontal building separation above the type I-A floors. (This configuration was approved in appeal 13040.)

We propose these two rooms be considered separate small assembly spaces classified as B occupancy rather than one larger A-3 space. This is allowed on the 5th floor of a type IIIA structure per Table 503

RECONSIDERATION TEXT





Appeals | The City of Portland, Oregon

There are two small amenity spaces on the 7th floor. The building has type I-A on the lower floors and type IIIA on the upper floors. The amenity rooms are on the 5th floor using the horizontal building separation above the type I-A floors. (This configuration was approved in appeal 13040.) We propose these two rooms be considered separate small assembly spaces and classified as the main occupancy R-2. The small amenity spaces consist of: A games room (733 SF) A lounge (432 SF) plus an outdoor deck (287 SF). The games room requires one exit door (49 occupants) and exits into the 1 hour rated corridor. The outdoor deck + lounge combined are 719 SF, also require only one exit door (48 occupants) and exits into the 1 hour rated corridor. The wall between the games room and the lounge is a 1 hour fire partition with 45 minute rated doors on magnetic hold-opens. The wall between the games room and the outdoor deck is a 2-hour rated exterior wall. Exit signs will be installed over exit doors and maximum occupancy signs will be installed. **Reason for alternative** The small amenity spaces have two small openings (5'-0"x7'-0") between rooms. Small amenity spaces open to each other have been approved in the past. We are proposing to provide these life safety measures: Each room has a calculated occupant load of 49 persons or less. The games room has 49 occupants. The lounge room has 29 occupants and an associated deck with 16 occupants (45 occupants total) Each room has a code compliant exit that is independent of the means of egress of other rooms into the 1 hour rated corridor. The openings between the rooms is less than 49%. Overall area of wall = 240 SF. Overall opening = 70 SF. Openings are 29% of wall area A 16" draft curtain is provided above the openings. The total occupant load is 94 occupants (Less than 99) The building is full sprinklered **RECONSIDERATION TEXT** The two spaces qualify as small assembly spaces per 303.1.2 exception 1 or 2 and therefore may be considered part of the main occupancy R-2. In a fire event, the spaces will function as two separate spaces. The doors are on magnetic holdopens and will release upon activation of the fire alarm system to separate the spaces. Exit signs will be installed at exit doors leading into the corridor so occupants will be directed to exit though the corridor instead of between spaces. Each space has 49 occupants or less requiring only one exit. Each space has independent egress. The wall between the two spaces is not required to be fire rated, but we are proposing to create a 1 hour fire partition and 45 minute rated doors to create a physical and fire rated separation between the spaces. The building is fully sprinklered to NFPA 13 standard

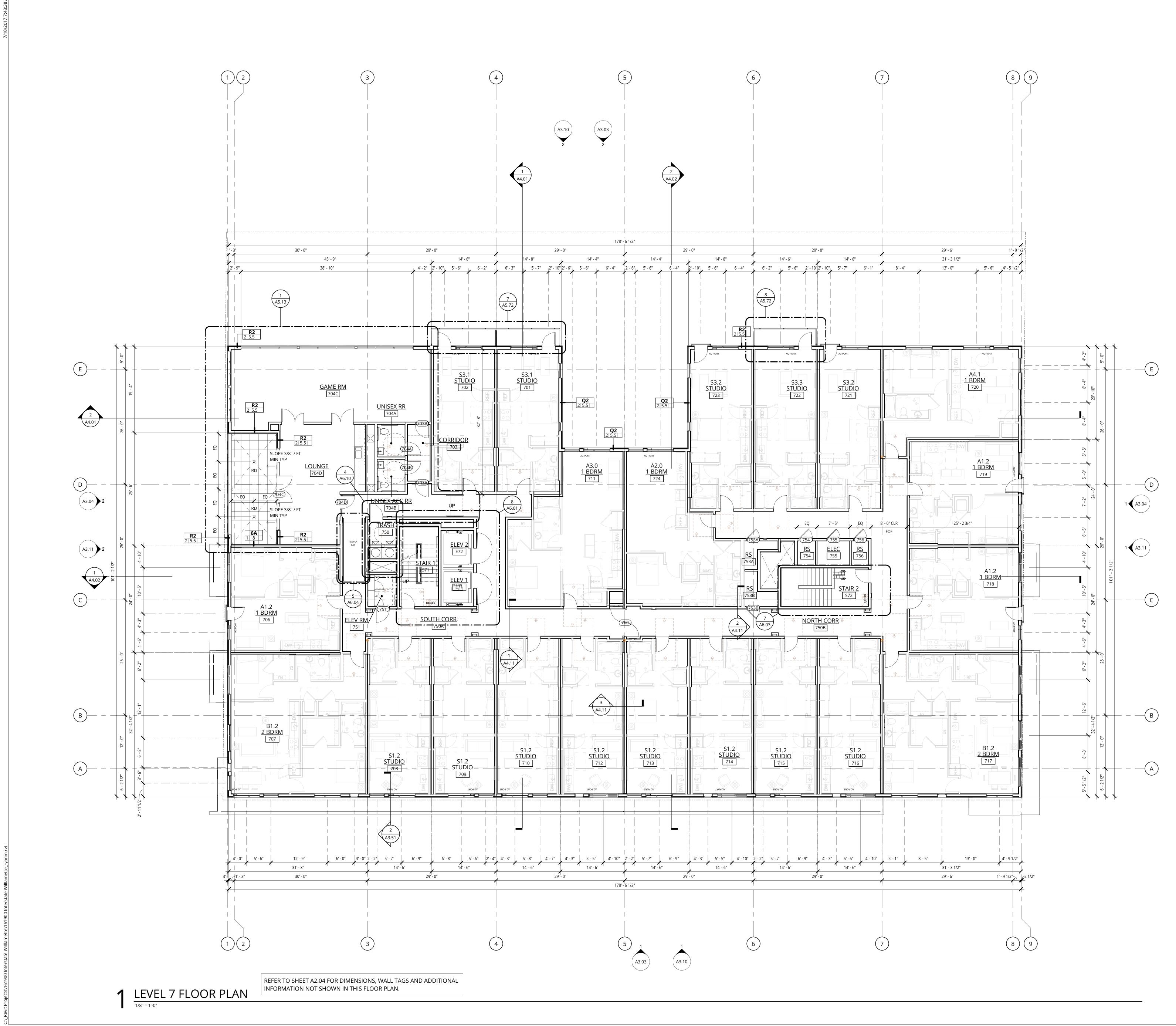
APPEAL DECISION

Seventh floor A3 Assembly space classification as two separate B occupancies: Granted provided exit signage is provided at doors 703A and 703B and each B space is posted with signage limiting the occupant load to 49.

https://www.portlandoregon.gov/bds/appeals/index.cfm?action=entry&appeal_id=15368

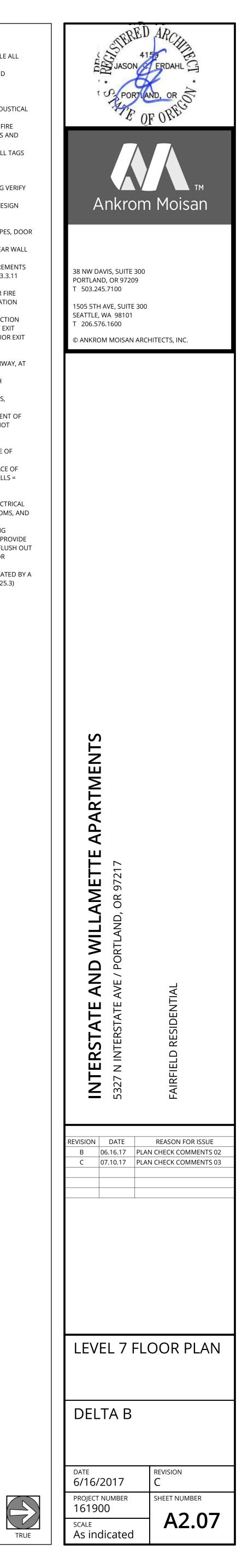
Appeals | The City of Portland, Oregon

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.

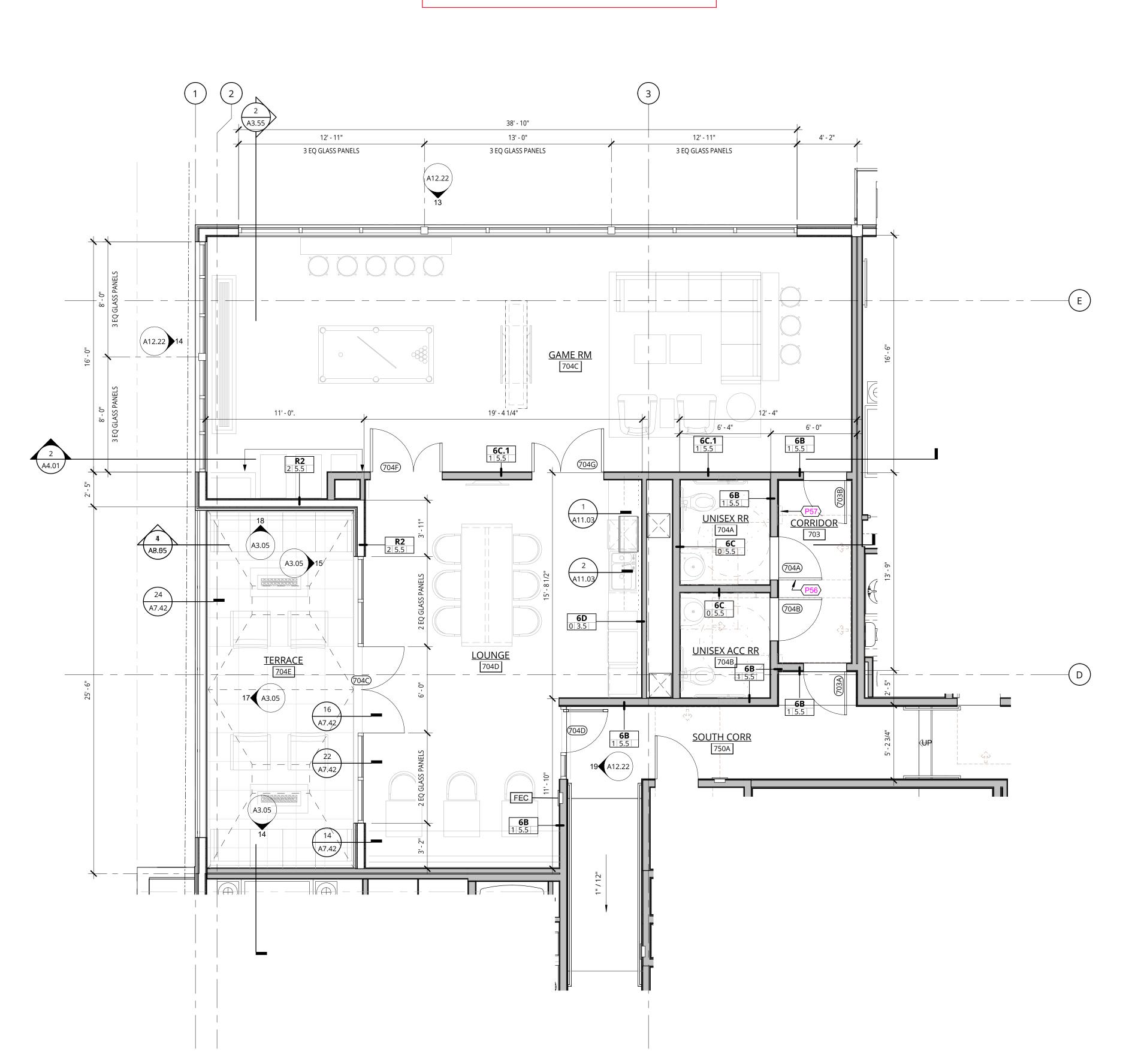


FLOOR PLANS SHEET NOTES:

- 1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE ALL PORTIONS OF THE WORK 2. SEE ENLARGED PLANS FOR ADDITIONAL WALL TAGS AND
- DIMENSIONS 3. SEE SHEETS A0.11, A0.13 FOR WALL ASSEMBLIES.
- 4. SEE SHEET A0.12 FOR HORIZONTAL ASSEMBLIES. 5. SEE SHEET A0.14-A0.17 FOR TYPICAL FRAMING AND ACOUSTICAL
- DETAILS 6. SEE FIRE/LIFE SAFETY SHEETS G2.01 - G2.07 EXIT SIGNS, FIRE EXTINGUISHER CABINETS, LOCATIONS OF FIRE BARRIERS AND FIRE PARITIONS.
- 7. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
- 8. SEE EXTERIOR ELEVATIONS FOR WINDOW TAGS 9. SEE ACCESSIBILITY SHEETS A5.01-A5.04 FOR FIXTURE CLEARANCES, MOUNTING HEIGHTS. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN
- 10. SEE SHEET A11.02. FOR FLOOR TRANSITION DETAILS 11. SEE SHEETS A12.01 AND A12.02 FOR DETAILED DOOR INFORMATION INCLUDING DOOR SCHEDULE, DOOR TYPES, DOOR
- FRAMES, HARDWARE AND FIRE RATING INFORMATION 12. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
- 13. SEE ELECTRICAL DRAWINGS FOR EXIT LIGHTING REQUIREMENTS 14. AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED PER 903.3.11 (NFPA-13) THROUGHOUT INCLUDING ATTIC
- 15. KNOX BOXES ARE TO BE PROVIDED AT ALL ENTRIES FOR FIRE DEPARTMENT ACCESS. QUANTITY AND THE EXACT LOCATION WILL BE COORDINATED WITH THE FIRE INSPECTOR. 16. PROVIDE TACTILE EXIT SIGN COMPLYING WITH OSSC SECTION
- 1011.4 AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR, AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT DOOR BY STAIRWAY OR RAMP
- 17. A FLOOR PLAN PROVIDING EMERGENCY PROCEDURES INFORMATION SHALL BE POSTED OUTSIDE EVERY STAIRWAY, AT EVERY ELEVATOR LANDING.
- 18. PROVIDE TWO WAY COMMUNICATION SYSTEM AT EACH ELEVATOR LOCATION OTHER THAN LEVEL 1
- 19. MAINTAIN 7'-6" MIN CEILING HEIGHT AT EGRESS ROUTES, GARAGE MIN HEAD HEIGHT 7'-0" (OSSC 406.4.1) U.N.O
- 20. CLEAR SPACES SHOWN ON DRAWINGS ARE A COMPONENT OF THE DESIGN AND SHOULD BE PROVIDED EVEN WHEN NOT REQUIRED BY CODE.
- 21. PROJECT GRID LINES ARE TO EXTERIOR FACE OF STUD, CENTERLINE OF AIR SPACE AT DEMISING WALL, OR FACE OF FINISH AT CORRIDOR.
- 22. DIMENSIONS READ AS: EXTERIOR WALLS = EXTERIOR FACE OF STUD; INTERIOR WALLS = FACE OF STUD; DEMISING WALLS = CENTERILINE OF AIR SPACE, U.N.O.
- 23. NOTES TO "ALIGN" ARE TO FACE OF FINISH, UNO. 24. CODE REQUIRED SIGNAGE TO BE PROVIDED AT ALL ELECTRICAL ROOMS, MECHANICAL ROOMS, SPRINKLER SYSTEM ROOMS, AND
- FIRE ALARM PANEL ROOM. 25. WHERE INTERIOR SHEAR DIAPHRAGMS, OR WALL RATING CHANGES WOULD CREATE AN OFFSET OF 5/8" OR LESS PROVIDE AN ADDITIONAL LAYER OF DRYWALL AS REQUIRED TO FLUSH OUT WALL TO NEAREST ACCEPTABLE TRANSITION POINT, FOR
- GREATER OFFSETS PROVIDE FURRING AND DRYWALL. CROSS CORRIDOR HORIZONTAL EXIT DOORS ARE ACTIVATED BY A 26 SMOKE DETECTOR IN ACCORDANCE WITH 716.5.9.3 (1025.3)







1 LEVEL 7 AMENITY SPACE

ENLARGED PLAN SHEET NOTES:

 REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE ALL PORTIONS OF THE WORK
 NOT USED

 REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.

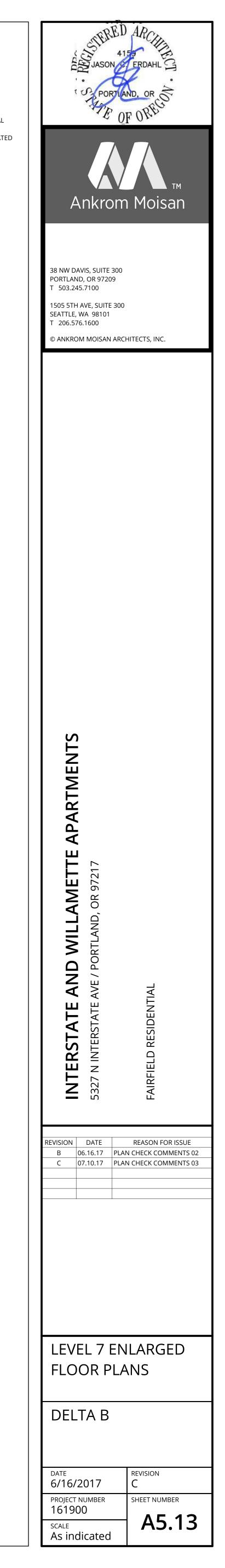
SEE SHEETS A0.11, A0.13 FOR WALL ASSEMBLIES.

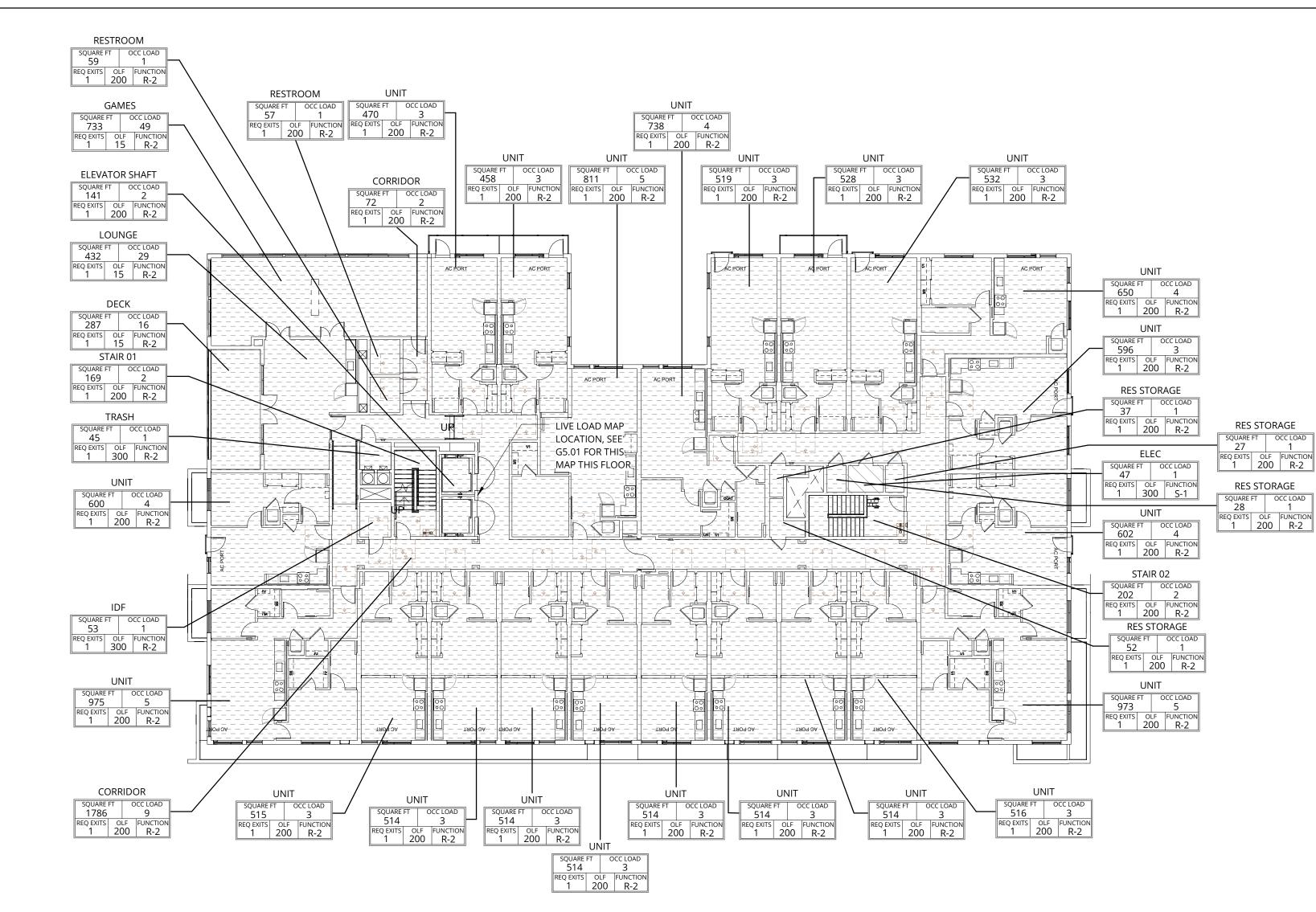
- SEE SHEETS A0.12 FOR HORIZONTAL ASSEMBLIES.
 SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL
- EXTERIOR ENVELOPE DETAILS.
- SEE FIRE/LIFE SAFETY SHEETS G2.01 G2.07 FOR LOCATIONS OF RATED CONSTRUCTION AND EXITING INFORMATION.

8. SEE SHEET A5.01-A5.04 FOR TYPICAL ACCESSIBILITY CLEARANCES

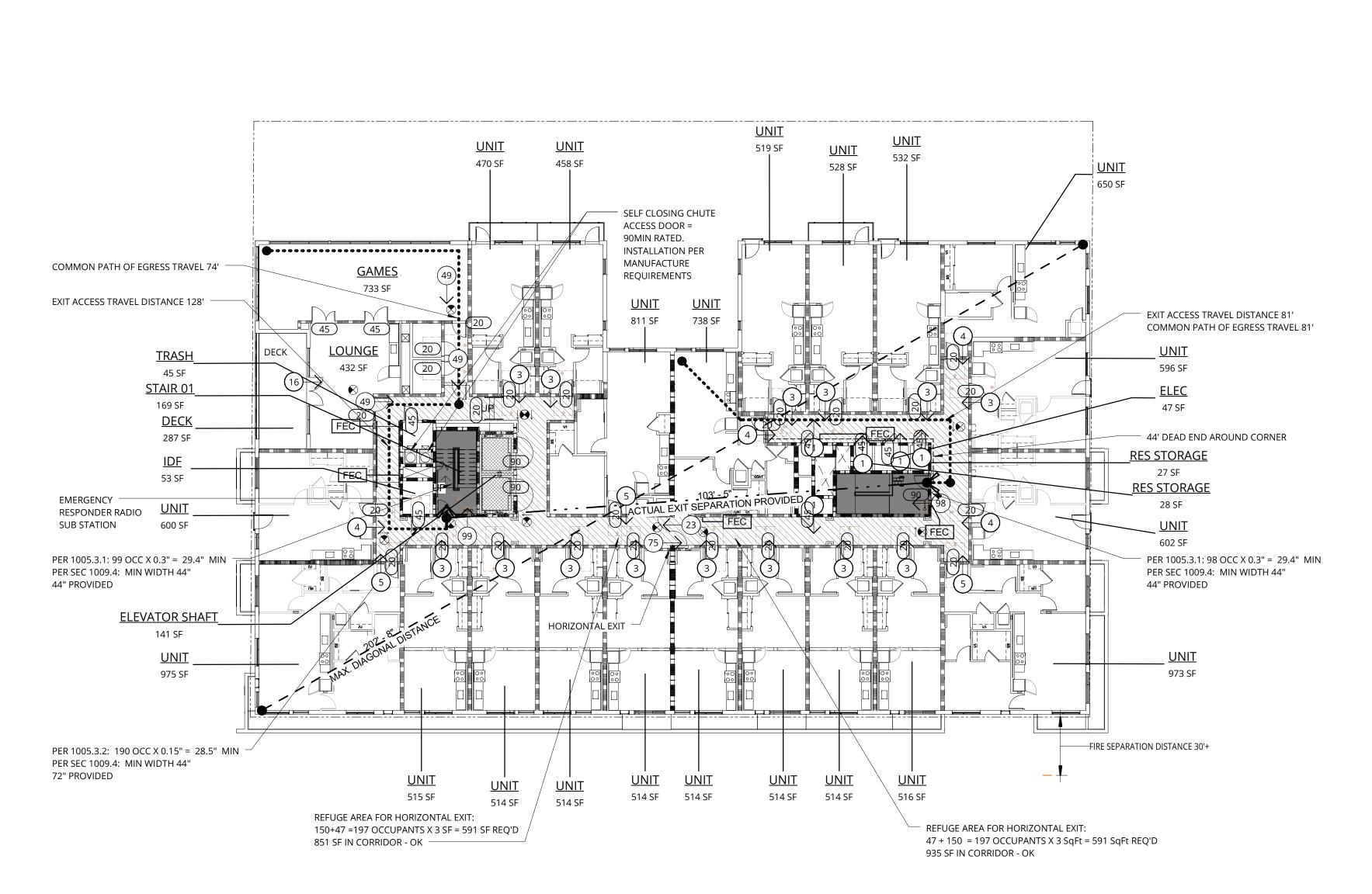
KEYNOTES

 P56 INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED ON DOOR
 P57 INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED ON WALL









 $\frac{2}{1/16''=1'-0''}$

OCCUPANCY PLANS LEGEND

SYMBOLS & ELEMENTS Name

OCCUPANCY TYPES

A-2

В 5-2

 SQUARE FT
 OCC LOAD

 150
 x40

 REQ EXITS
 OLF

 Y2
 X2
 LIFE SAFETY SUMMARY TAG

OCCUPANCY NOTES

- 1. LEVEL 1 AND 2 ARE TYPE IA CONSTRUCTION AND QUALIFY FOR NON-SEPARATED USES PER 602.1.1. 2. LEVELS 3-7 ARE TYPE IIIB CONSTRUCTION, AND SEPARATED FROM THE IA BUILDING BY A 3-HOUR HORIZONTAL
- ASSEMBLY. 3. NOT USED

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TRUE

4. RESIDENTIAL UNIT OUTDOOR FACILITIES (UNCOVERED DECKS), OCCUPANT LOAD IS ASSUMED TO BE ACCOUNTED FOR IN THE UNIT OCCUPANT LOAD.

EGRESS PLANS LEGEND

RATED ENCLOSURES 2 HOUR RATED EXIT STAIR ENCLOSURE OSSC 1009 2 HOUR RATED EXIT PASSAGEWAY OSSC 1023 1 HOUR RATED CORRIDOR OSSC 1018 2 HOUR ELEVATOR HOISTWAY OSSC 713.14 2 HOUR MECHANICAL SHAFT OSSC 713

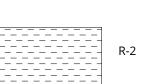
EGRESS NOTES

- EACH STAIR IS SIZED PER, 44"/0.3" PER OCC = 146 OCCUPANTS, MAX. ALL REQUIRED EXIT DOORS ARE 36" WITH A CLEAR WIDTH OF 32". EACH EXIT IS CALCULATED AT 32"/0.2" PER OCC = 160 OCCUPANTS, MAX. 3. CUMULATIVE LOADS AT STAIRS REPRESENT APPROX. EQUAL
- DISTRIBUTION FOR THE STORY. 4. LEVEL 1 UTILIZES AN EXIT PASSAGEWAY FROM THE 2-HOUR STAIR
- ENCLOSURE. CUMULATIVE LOAD NOTED AT THESE EXITS INCLUDE CONVERGENT LOAD FROM THE STORY ABOVE.
- 5. EGRESS COMPONENTS SHALL BE 44" MINIMUM WIDTH U.N.O.

SYMBOLS & ELEMENTS

•>	EXIT ACCESS TRAVEL PATH AND COMMON PATH OF EGRESS SEE PLANS FOR DISTANCES
	SPACE OCCUPANT LOAD WITH DIRECTION OF EGRESS. ONLY SHOWN WHEN >1; UNIT LOAD INCLUDES PRIVATE DECK AREA.
100	CUMULATIVE OCCUPANT LOAD FROM MULTIPLE SPACES
$\overleftarrow{\bullet}$	DIRECTIONAL EXIT SIGN
\bigotimes	EXIT SIGN AT DOOR
90	DOOR FIRE RATING (MIN)
FEC	RECESSED FIRE EXTINGUISHER CABINET: (1) F.E. REQUIRED PER EVERY 3,000 SF MAXIMUM TRAVEL DISTANCE BETWEEN F.E. IS TO BE NO MORE THAN 75 FEET.

FIRE EXTINGUISHER TO BE TYPE 2A10BC



		FLS SCHEDULE - LEVEL	7			
Name	Occupant Type	Table 1004.1.2	Area	Occupant Load Factor	Exits Required	Occupant Loa
RES STORAGE	R-2	33 Residential	27.1 SF	200	1	1
RES STORAGE	R-2	33 Residential	27.9 SF	200	1	1
RES STORAGE	R-2	33 Residential	37.0 SF	200	1	1
TRASH	R-2	1 Accessory storage areas, mechanical equipment room	45.2 SF	300	1	1
ELEC	S-1	1 Accessory storage areas, mechanical equipment room	46.9 SF	300	1	1
RES STORAGE	R-2	1 Accessory storage areas, mechanical equipment room	52.2 SF	200	1	1
IDF	R-2	1 Accessory storage areas, mechanical equipment room	53.5 SF	300	1	1
RESTROOM	R-2	33 Residential	56.9 SF	200	1	1
RESTROOM	R-2	33 Residential	59.1 SF	200	1	1
CORRIDOR	R-2	33 Residential	71.6 SF	200	1	2
ELEVATOR SHAFT	R-2	33 Residential	140.9 SF	200	1	2
STAIR 01	R-2	33 Residential	168.9 SF	200	1	2
STAIR 02	R-2	33 Residential	201.7 SF	200	1	2
DECK	R-2	11 Assembly without fixed seats: Unconcentrated (tables and chairs) NET	286.7 SF	15	1	16
LOUNGE	R-2	11 Assembly without fixed seats: Unconcentrated (tables and chairs) NET	431.6 SF	15	1	29
UNIT	R-2	33 Residential	458.4 SF	200	1	3
UNIT	R-2	33 Residential	469.8 SF	200	1	3
UNIT	R-2	33 Residential	514.0 SF	200	1	3
UNIT	R-2	33 Residential	514.0 SF	200	1	3
UNIT	R-2	33 Residential	514.0 SF	200	1	3
UNIT	R-2	33 Residential	514.0 SF	200	1	3
UNIT	R-2	33 Residential	514.0 SF	200	1	3
UNIT	R-2	33 Residential	514.0 SF	200	1	3
UNIT	R-2	33 Residential	514.7 SF	200	1	3
UNIT	R-2	33 Residential	515.6 SF	200	1	3
UNIT	R-2	33 Residential	519.4 SF	200	1	3
UNIT	R-2	33 Residential	528.5 SF	200	1	3
UNIT	R-2	33 Residential	532.2 SF	200	1	3
UNIT	R-2	33 Residential	595.5 SF	200	1	3
UNIT	R-2	33 Residential	599.9 SF	200	1	4
UNIT	R-2	33 Residential	602.3 SF	200	1	4
UNIT	R-2	33 Residential	649.7 SF	200	1	4
GAMES	R-2	11 Assembly without fixed seats: Unconcentrated (tables and chairs) NET	733.3 SF	15	1	49
UNIT	R-2	33 Residential	738.2 SF	200	1	4
UNIT	R-2	33 Residential	810.9 SF	200	1	5
UNIT	R-2	33 Residential	972.7 SF	200	1	5
UNIT	R-2	33 Residential	974.7 SF	200	1	5
			1		1	+

1786.0 SF

200

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* EXTERIOR DECKS HAVE AN OCCUPANT LOAD THAT IS SHOWN CUMULATIVE WITH ADJACENT UNIT OR

ROOM LOAD ON EGRESS PLAN. * EXTERIOR DECKS DO NOT COUNT TOWARD AREA CALCULATIONS FOR FLOOR AREA.

33 Residential

CORRIDOR

Grand total: 38

R-2

ENCLOSING ELEMENTS

- 1-HR FIRE PARTITION OSSC 708
- 1-HR FIRE BARRIER OR 1-HR EXTERIOR WALL OSSC 707
- 2-HR FIRE BARRIER OSSC 707

EGRESS KEY NOTES

1 STAIR WITH STAIR OR LADDER TO ACCESS TO ROOF. PROVIDE

- SIGNAGE AT STREET ACCESS LEVEL ROOM CONTAINS FIRE PROTECTION EQUIPMENT OR ELECTRICAL /
- MECHANICAL/ELEVATOR EQUIPMENT. PERMANENT IDENTIFYING SIGNAGE REQUIRED (3) NO OCCUPANCY THIS PERMIT, ITEMS DEFERRED TO FUTURE
- TENANT IMPROVEMENT INCLUDE BUT NOT LIMITED TO -PLUMBING FIXTURE COUNT, ENERGY CODE COMPLIANCE WORK NOT COVERED IN SHELL BUILDING, EGRESS PATH, EGRESS LIGHTING, ETC.

ADDITIONAL REQUIREMENTS

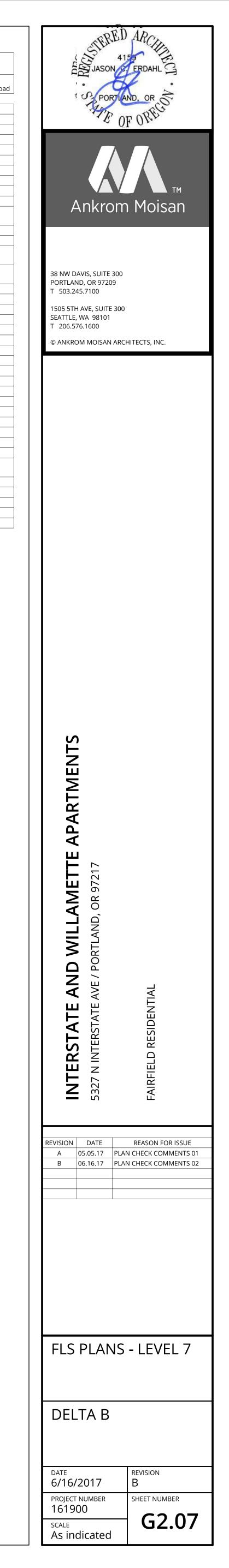
CONSTRUCTION

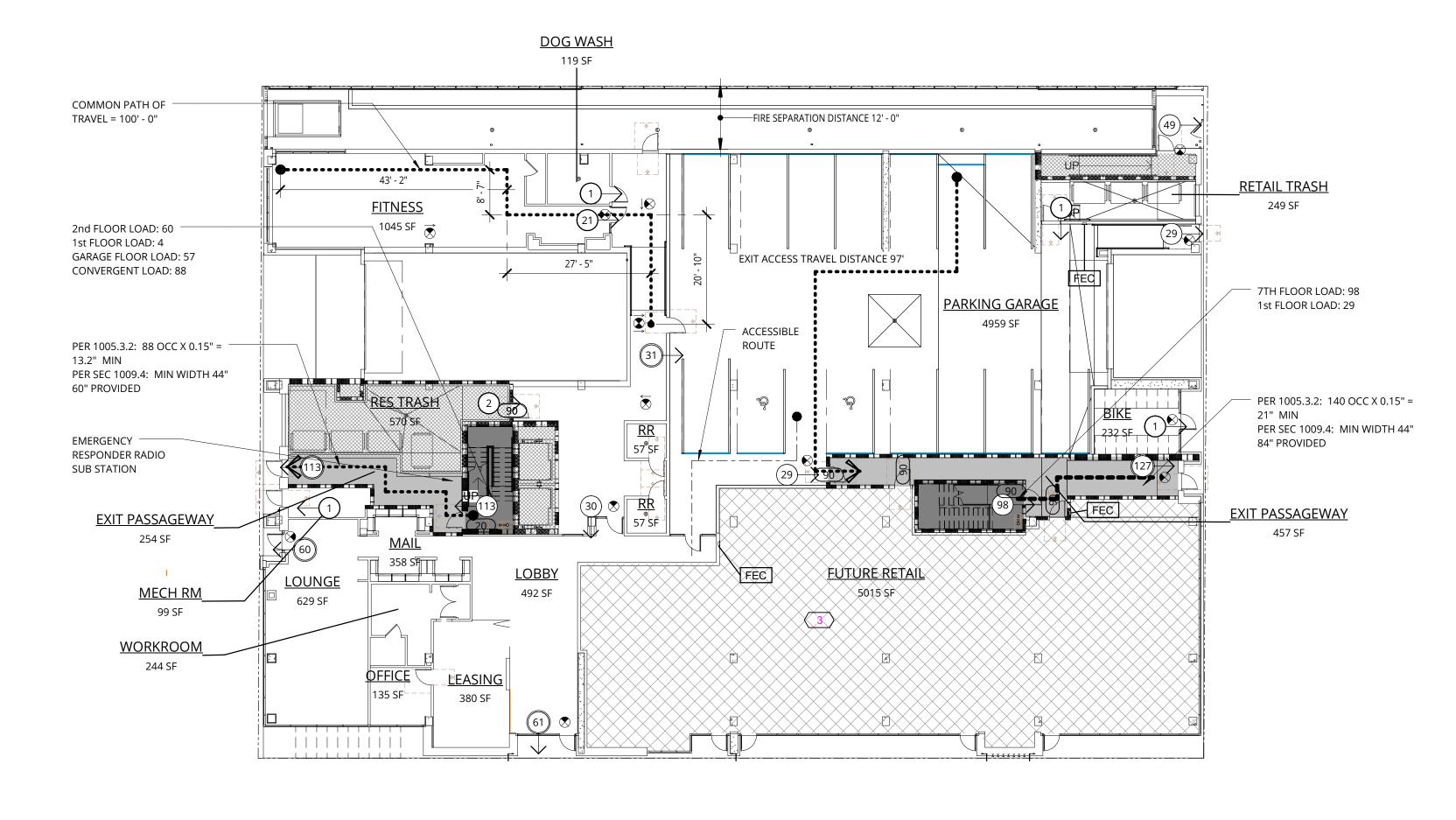
SYSTEM

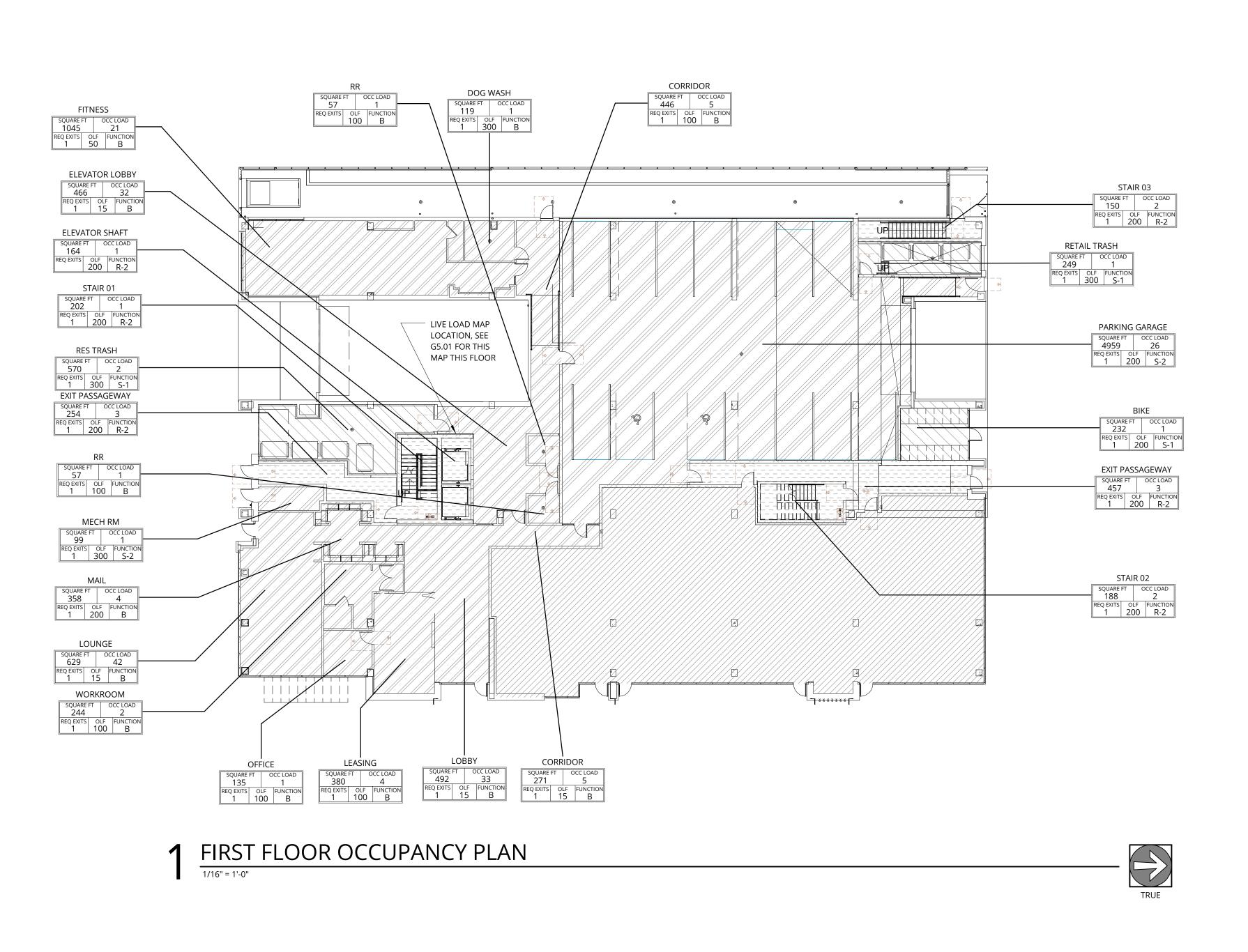
- ALL <u>EXTERIOR</u> BEARING WALLS AT TYPE IIIB CONSTRUCTION SHALL BE 2-HOUR FIRE-RESISTIVE
- ALL <u>INTERIOR</u> LOAD-BEARING WALLS AT TYPE IIIB CONSTRUCTION ARE NOT RATED UNLESS OTHERWISE
- NOTED
- CONCRETE STRUCTURAL COLUMNS AT TYPE IA CONSTRUCTION SHALL BE 3-HOUR FIRE RESISTIVE CONSTRUCTION

EMERGENCY OR STANDBY REQUIREMENTS

- EMERGENCY POWER FOR ILLUMINATION PROVIDED BY BATTERY BACKUP
- PROVIDE EMERGENCY VOICE/ ALARM COMMUNICATION
- TWO WAY COMMUNICATION SYSTEM AT ELEVATOR LANDING EACH LEVEL OTHER THAN LVL 1









A-2

В S-2

LIFE SAFETY SUMMARY TAG

SYMBOLS & ELEMENTS Name

OCCUPANCY TYPES



OCCUPANCY NOTES

- 1. LEVEL 1 AND 2 ARE TYPE IA CONSTRUCTION AND QUALIFY FOR NON-SEPARATED USES PER 602.1.1. 2. LEVELS 3-7 ARE TYPE IIIB CONSTRUCTION, AND SEPARATED
- FROM THE IA BUILDING BY A 3-HOUR HORIZONTAL ASSEMBLY. 3. NOT USED
- 4. RESIDENTIAL UNIT OUTDOOR FACILITIES (UNCOVERED DECKS), OCCUPANT LOAD IS ASSUMED TO BE ACCOUNTED FOR IN THE UNIT OCCUPANT LOAD.

<u>EGRESS PLANS LEGEND</u>

	RATED ENCLOSURES		ENCLOSING ELEMENTS		
		2 HOUR RATED EXIT STAIR ENCLOSURE OSSC 1009		1-HR FIRE PARTITION OSSC 708	
NENTS-				1-HR FIRE BARRIER OR 1-HR EXTERIOR WALL OSSC 707	
EXIT COMPONENTS		2 HOUR RATED EXIT PASSAGEWAY OSSC 1023		2-HR FIRE BARRIER OSSC 707	
		1 HOUR RATED CORRIDOR OSSC 1018			
		2 HOUR ELEVATOR HOISTWAY OSSC 713.14 2 HOUR MECHANICAL SHAFT OSSC 713			

EGRESS NOTES

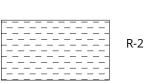
- 1. EACH STAIR IS SIZED PER, 44"/0.3" PER OCC = 146 OCCUPANTS, 2. ALL REQUIRED EXIT DOORS ARE 36" WITH A CLEAR WIDTH OF 32 EXIT IS CALCULATED AT 32"/0.2" PER OCC = 160 OCCUPANTS, MA
- 3. CUMULATIVE LOADS AT STAIRS REPRESENT APPROX. EQUAL DISTRIBUTION FOR THE STORY.
- 4. LEVEL 1 UTILIZES AN EXIT PASSAGEWAY FROM THE 2-HOUR STAIR
- ENCLOSURE. CUMULATIVE LOAD NOTED AT THESE EXITS INCLUE CONVERGENT LOAD FROM THE STORY ABOVE. 5. EGRESS COMPONENTS SHALL BE 44" MINIMUM WIDTH U.N.O.

SYMBOLS & ELEMENTS

·····>	EXIT ACCESS TRAVEL PATH AND COMMON PATH OF EGRESS SEE PLANS FOR DISTANCES
	SPACE OCCUPANT LOAD WITH DIRECTION OF EGRESS. ONLY SHOWN WHEN >1; UNIT LOAD INCLUDES PRIVATE DECK AREA.
100	CUMULATIVE OCCUPANT LOAD FROM MULTIPLE SPACES
$\mathbf{\mathbf{\hat{s}}}$	DIRECTIONAL EXIT SIGN
\bigotimes	EXIT SIGN AT DOOR
90	DOOR FIRE RATING (MIN)
FEC	RECESSED FIRE EXTINGUISHER CABINET: (1) F.E. REQUIRED PER EVERY 3,000 SF MAXIMUM TRAVEL DISTANCE BETWEEN

F.E. IS TO BE NO MORE THAN 75 FEET. FIRE EXTINGUISHER TO BE TYPE 2A10BC

S-1



		FLS SCHEDULE - LEVEL				
Name	Occupant Type	Table 1004.1.2	Area	Occupant Load Factor	Exits Required	Occupant
RR	В	13 Business areas	56.9 SF	100		1
RR	В	13 Business areas	57.5 SF	100	1	1
MECH RM	S-2	1 Accessory storage areas, mechanical equipment room	98.6 SF	300	1	1
DOG WASH	В	1 Accessory storage areas, mechanical equipment room	119.5 SF	300	1	1
OFFICE	В	13 Business areas	134.9 SF	100	1	1
STAIR 03	R-2	33 Residential	150.3 SF	200	1	2
ELEVATOR SHAFT	R-2	33 Residential	163.9 SF	200		1
STAIR 02	R-2	33 Residential	188.3 SF	200	1	2
STAIR 01	R-2	33 Residential	201.9 SF	200	1	1
BIKE	S-1	1 Accessory storage areas, mechanical equipment room	232.0 SF	200	1	1
WORKROOM	В	13 Business areas	243.9 SF	100	1	2
RETAIL TRASH	S-1	1 Accessory storage areas, mechanical equipment room	248.6 SF	300	1	1
EXIT PASSAGEWAY	R-2	33 Residential	253.9 SF	200	1	3
CORRIDOR	В	11 Assembly without fixed seats: Unconcentrated (tables and chairs) NET	270.6 SF	15	1	5
MAIL	В	33 Residential	358.2 SF	200	1	4
LEASING	В	13 Business areas	379.6 SF	100	1	4
CORRIDOR	В	13 Business areas	446.3 SF	100	1	5
EXIT PASSAGEWAY	R-2	33 Residential	456.8 SF	200	1	3
ELEVATOR LOBBY	В	11 Assembly without fixed seats: Unconcentrated (tables and chairs) NET	466.2 SF	15	1	32
LOBBY	В	11 Assembly without fixed seats: Unconcentrated (tables and chairs) NET	491.6 SF	15	1	33
RES TRASH	S-1	1 Accessory storage areas, mechanical equipment room	569.9 SF	300	1	2
LOUNGE	В	11 Assembly without fixed seats: Unconcentrated (tables and chairs) NET	629.4 SF	15	1	42
FITNESS	В	19 Exercise rooms	1044.7 SF	50	1	21
PARKING GARAGE	S-2	32 Parking garages	4959.2 SF	200	1	26

Grand total: 24

EGRESS KEY NOTES

MA	X.	
2".	EACH	
AX.		
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 1
 STAIR WITH STAIR OR LADDER TO ACCESS TO ROOF. PROVIDE
 SIGNAGE AT STREET ACCESS LEVEL

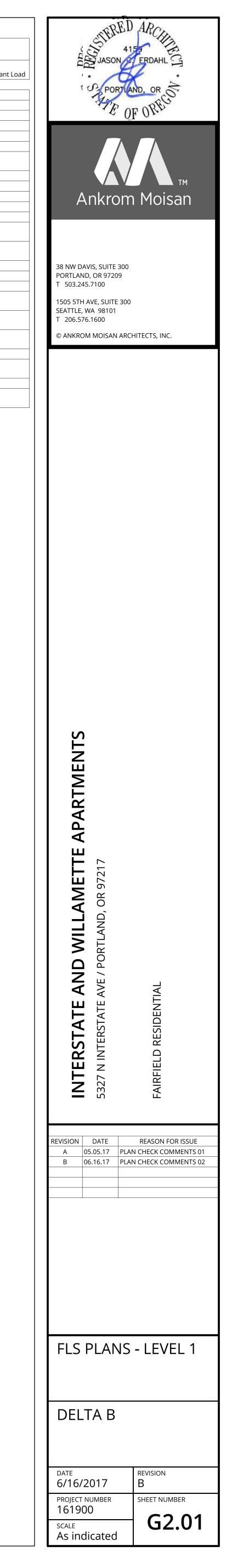
- 2 ROOM CONTAINS FIRE PROTECTION EQUIPMENT OR ELECTRICAL / MECHANICAL/ELEVATOR EQUIPMENT. PERMANENT IDENTIFYING SIGNAGE REQUIRED
- (3) NO OCCUPANCY THIS PERMIT, ITEMS DEFERRED TO FUTURE TENANT IMPROVEMENT INCLUDE BUT NOT LIMITED TO -PLUMBING FIXTURE COUNT, ENERGY CODE COMPLIANCE WORK NOT COVERED IN SHELL BUILDING, EGRESS PATH, EGRESS LIGHTING, ETC.

ADDITIONAL REQUIREMENTS

- ALL <u>EXTERIOR</u> BEARING WALLS AT TYPE IIIB CONSTRUCTION SHALL BE 2-HOUR FIRE-RESISTIVE CONSTRUCTION
- ALL INTERIOR LOAD-BEARING WALLS AT TYPE IIIB CONSTRUCTION ARE NOT RATED UNLESS OTHERWISE NOTED
- CONCRETE STRUCTURAL COLUMNS AT TYPE IA CONSTRUCTION SHALL BE 3-HOUR FIRE RESISTIVE CONSTRUCTION

EMERGENCY OR STANDBY REQUIREMENTS

- EMERGENCY POWER FOR ILLUMINATION PROVIDED BY BATTERY BACKUP
- PROVIDE EMERGENCY VOICE/ ALARM COMMUNICATION
- SYSTEM TWO WAY COMMUNICATION SYSTEM AT ELEVATOR LANDING
- EACH LEVEL OTHER THAN LVL 1



195