

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 15439 (7/26/17) and 15400 (7/19/17) for additional information

Appeal ID: 15713	Project Address: 920 SW 6th Ave
Hearing Date: 8/23/17	Appellant Name: SAMIR MOKASHI
Case No.: B-002	Appellant Phone: 5034885651
Appeal Type: Building	Plans Examiner/Inspector: Jeffrey Rago, Eric Thomas, Amit Kumar
Project Type: commercial	Stories: 16 Occupancy: B, A-3, A-2, S-2 Construction Type: I-A
Building/Business Name: Power + Light Building	Fire Sprinklers: Yes - Throughout
Appeal Involves: other: Resubmittal of appeal 15439	LUR or Permit Application No.: 17-142522-FA
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Commercial

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Title 24.85.040
Requires	<p>A. Occupancy Change to a Higher Relative Hazard Classification. An occupancy change to a higher relative hazard classification will require seismic improvements based upon the factors of changes in the net floor area and the occupant load increases as indicated in Table 24.85-B below. All improvements to either the OSSC or ASCE 41 improvement standard shall be made such that the entire building conforms to the appropriate standard indicated in Table 24.85-B. Multiple occupancy changes to a single building may be made under this section without triggering a seismic upgrade provided the cumulative changes do not exceed 1/3 of the building net floor area or add more than 149 occupants with respect to the legal building occupancy as of October 1, 2004.</p> <p>B. Occupancy Change to Same or Lower Relative Hazard Classification. An occupancy change to the same or a lower relative hazard classification or a change in use within any occupancy classification will require seismic improvements using either the OSSC or ASCE 41 improvement standard, as identified in Table 24.85-A above, where the change results in an increase in occupant load of more than 149 people as defined by the OSSC. Where seismic improvement is required, the entire building shall be improved to conform to the appropriate improvement standard identified in Table 24.85-A. Multiple occupancy changes to a single building may be made under this section without triggering a seismic upgrade provided the cumulative changes do not result in the addition of more than 149 occupants with respect to the legal building occupancy as of October 1, 2004.</p>
Proposed Design	The proposed design shall comply with the State Alternate Method (S.A.M.) No.08-05 (attached) for calculating the occupant load increase that triggers seismic upgrade requirements while using

the baseline occupant load from October 1st 2004 as established by Title 24.85.040. The S.A.M. permits the use of the 2012 International Existing Building Code (IEBC) with Oregon Revisions. The 1007.3.1 Oregon Revision in the S.A.M. does not require seismic improvements to an existing building in the following conditions:

*Where the area of the new occupancy with a higher hazard category is less than or equal to 33% of the total building floor area, and the total occupant load for the building is not increased by more than 150 occupants (or 10% of the existing occupant load, whichever is greater) (Table 1007.3, footnote b).

*Where a change in occupancy results in the addition of less than 150 occupants to the building (or 10% of the existing occupant load, whichever is greater) (Table 1007.3, footnote c).

Conclusively, the S.A.M. permits a 10% increase in occupant load without triggering seismic improvements regardless of whether the area of alteration goes to a higher hazard classification or same/lower classification.

The baseline occupant load for the Power + Light Building as of October 1st, 2004, is 4,330. A 10% increase in occupant load per S.A.M. would allow the addition of 433 occupants without requiring seismic upgrades to the Power + Light Building. Life safety systems will be upgraded to maintain code compliance for any occupant load increase.

Reconsideration Text

A full building occupant load analysis is attached.

Reason for alternative The Power + Light Building (formerly known as the Public Services Building) is a historical building designed by Architects Doyle and Belluschi and initially constructed in 1927. In 1998, the building was seismically retrofitted with the addition of steel braced frames and steel plate shear walls. Those structural drawings were prepared by KPFF Consulting Engineers, dated 1998. The retrofit was a voluntary upgrade using force levels per Zone 2B of the 1994 Uniform Building Code (UBC). The existing elements were analyzed using FEMA 178 – NEHRP Handbook for Seismic Evaluation of Existing Buildings.

The increase limit stated in Title 24.85 of 149 is out of scale with the total occupant load of the building. The applicant believes that the 10% occupancy increase per the IEBC Table 1007.3 footnote (b) is more appropriate for a building and occupancy load of this size. A similar appeal was granted for the existing building across the street from the Power + Light Building according to appeal number 13684. We request that this appeal be granted to establish that the Power + Light building will require seismic improvement if the occupant load increases by more than 10% in accordance with 2012 IEBC with Oregon revisions, as permitted by S.A.M. No. 08-05 and using the occupant load baseline as established in 2004.

Reconsideration Text

A full building occupant load analysis is attached.

Resubmittal Text

Original appeal 15400 was held for more information. Reconsideration appeal 15439 was also held for additional information. This is a resubmittal of appeal 15439 and no additional information is provided. We are resubmitting to request a ruling on this appeal.

APPEAL DECISION

Seismic trigger utilizing 10 percent increase in occupant load per IEBC: Denied. Proposal does not provide equivalent Life Safety protection.

Appellant may contact Amit Kumar (503-823-7561) for assistance.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

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OREGON REVISIONS:

1007.3.1 Compliance with the *International Building Code* level seismic forces. Where a building or portion thereof is subject to a change of occupancy that results in the building being assigned to a higher occupancy category based on Table 1604.5 of the *International Building Code*; or where such change of occupancy results in a reclassification of a building to a higher hazard category as shown in Table 912.4; ~~or where a change of a Group M occupancy to a Group A, E, I-1, R-1, R-2 or R-4 occupancy with two-thirds or more of the floors involved in Level 3 alteration work, the building shall comply with the requirements for International Building Code level seismic forces as specified in Section 101.5.4.1 for the new occupancy category~~ **Table 1007.3 or when the total building occupancy load is increased by more than 150 occupants, the building shall comply with the seismic improvement standards of Table 1007.3 as defined in Section 301.1.4.1 for the new occupancy category.**

Exception:

~~Group M occupancies being changed to Group A, E, I-1, R-1, R-2 or R-4 occupancies for buildings less than six stories in height and in Seismic Design Category A, B or C.~~

Where approved by the code official, specific detailing provisions required for a new structure are not required to be met where it can be shown that an equivalent level of performance and seismic safety is obtained for the applicable occupancy category based on the provision for reduced International Building Code level seismic forces as specified in Section 301.1.4.2.

~~Where the area of the new occupancy with a higher hazard category is less than or equal to 10 percent of the total building floor area and the new occupancy is not classified as Occupancy Category IV. For the purposes of this exception, buildings occupied by two or more occupancies not included in the same occupancy category, shall be subject to the provisions of Section 1604.5.1 of the International Building Code. The cumulative effect of the area of occupancy changes shall be considered for the purposes of this exception.~~

~~Unreinforced masonry bearing wall buildings in Occupancy Category III when assigned to Seismic Design Category A or B shall be allowed to be strengthened to meet the requirements of Appendix Chapter A1 of this code [Guidelines for the Seismic Retrofit of Existing Buildings (GSREB)].~~

TABLE 1007.3
Seismic Hazard Categories and Structural Improvement Standard ^d

RELATIVE HAZARD^{b, c}	OSSC OCCUPANCY CLASSIFICATION	SEISMIC IMPROVEMENT STANDARD^a
1 (Highest Standard)	A, E, I-2, I-3, H	301.1.4.1
2	R-1, R-2, R-4, SR, I-1, I-4	301.1.4.1
3	B, M	301.1.4.2
4	F-1, F-2, S-1, S-2	301.1.4.2
5 (Lowest Standard)	R-3, U	301.1.4.2

Notes:

- Required improvements shall be made such that the entire building conforms to the indicated standard.**
- Where the area of the new occupancy with a higher hazard category is less than or equal to 33 percent of the total building floor area, and the total occupant load for the building is not increased by more than 150 occupants (or 10 percent of the existing occupant load, whichever is greater) the building does not require structural improvement unless required by other provisions of this code.**
- Where a change in occupancy results in the addition of more than 150 occupants to the building (or 10 percent of the existing occupant load, whichever is greater), the building shall be structurally improved based the Seismic Improvement Standard for the occupancy classification of the majority of the added occupants.**
- For the purposes of this section, multiple changes in occupancy and occupant load are considered cumulative. The cumulative effects of the building area occupancy changes and occupant load changes shall be considered based upon the established legal occupancy on April 1, 2014.**



OCCUPANCY ANALYSIS SUMMARY

NOTE: THIS ANALYSIS IS BASED ON EXISTING PERMIT DOCUMENTS, OTHER AVAILABLE INFORMATION, AND AN ON-SITE INSPECTION OF THE PRESENT CONDITIONS

BASELINE (AS OF OCT 1, 2004)	
LEVEL	OCCUPANT LOAD
000 SUB BSMT	71
00 BSMT MEZZ	88
0 BSMT	96
01	445
01.5 MEZZ	261
02	315
03	213
04	408
05	373
06	192
07	186
08	191
09	252
10	266
11	278
12	286
13	136
14	122
15	132
16	19
TOTAL	4,330

EXISTING (JULY 2017)		
LEVEL	OCCUPANT LOAD	CHANGE
000 SUB BSMT	71	0
00 BSMT MEZZ	88	0
0 BSMT	132	+36
01	487	+42
01.5 MEZZ	230	-31
02	287	-28
03	213	0
04	408	0
05	373	0
06	192	0
07	186	0
08	191	0
09	252	0
10	266	0
11	278	0
12	212	-74
13	132	-4
14	122	0
15	132	0
16	18	-1
TOTAL	4,270	-60

PROPOSED (FUTURE)	
BASELINE (OCT 1, 2004)	4,330
+ 10%	433
PROPOSED TOTAL	4,763 OCC

THE OCCUPANCY LOAD OF THE POWER + LIGHT (PSB) BUILDING HAD DECREASED BY 60 OCCUPANTS FROM OCTOBER 1, 2004 TO THE EXISTING USES & PROPOSED SCOPE.

THUS, THIS BUILDING IS NOT REQUIRED TO IMPLEMENT SEISMIC IMPROVEMENTS AT THIS TIME (TITLE 24.85).

PROJECT ADDRESS

920 SW SIXTH AVE
PORTLAND, OR
97204

BUILDING OWNER

BEACON CAPITAL PARTNERS
701 5TH AVE
SUITE 3540
SEATTLE, WA 98104
206.386.5387
ANDY WATTULA

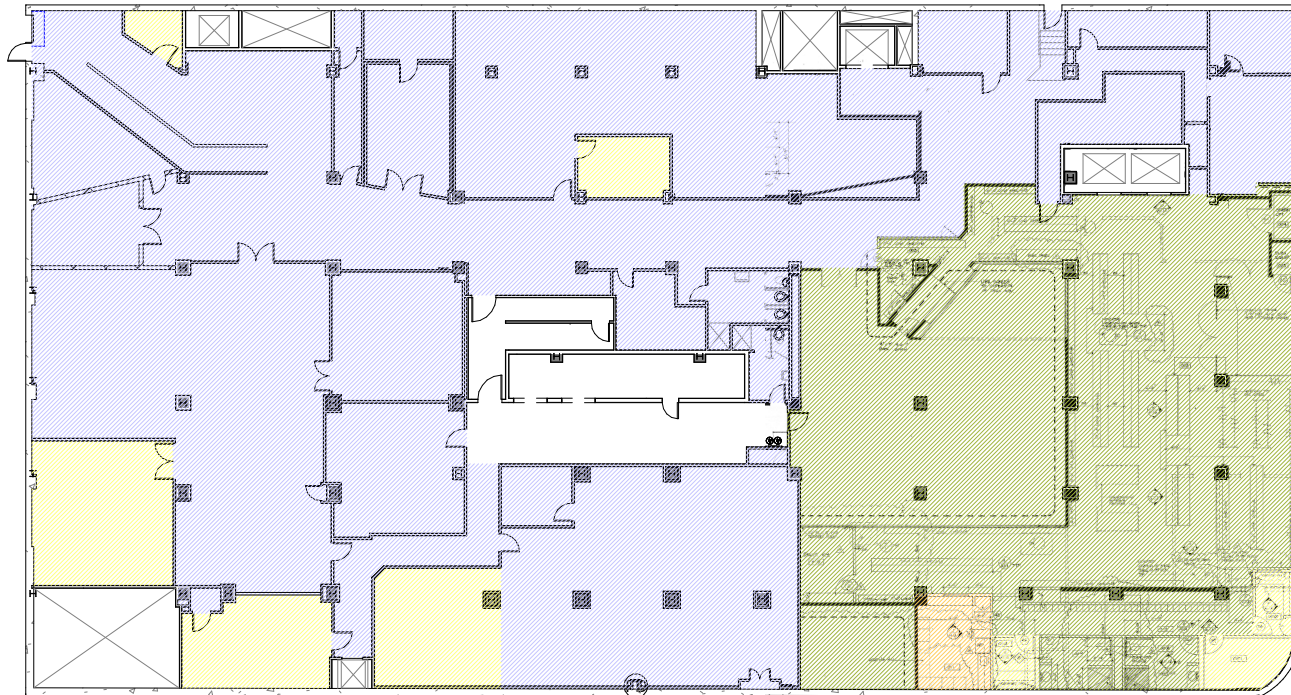
CODE CONSULTANT

CODE UNLIMITED
12655 SW CENTER ST
SUITE 350
BEAVERTON, OR 97005
503.488.5651
SAMIR MOKASHI

ARCHITECT

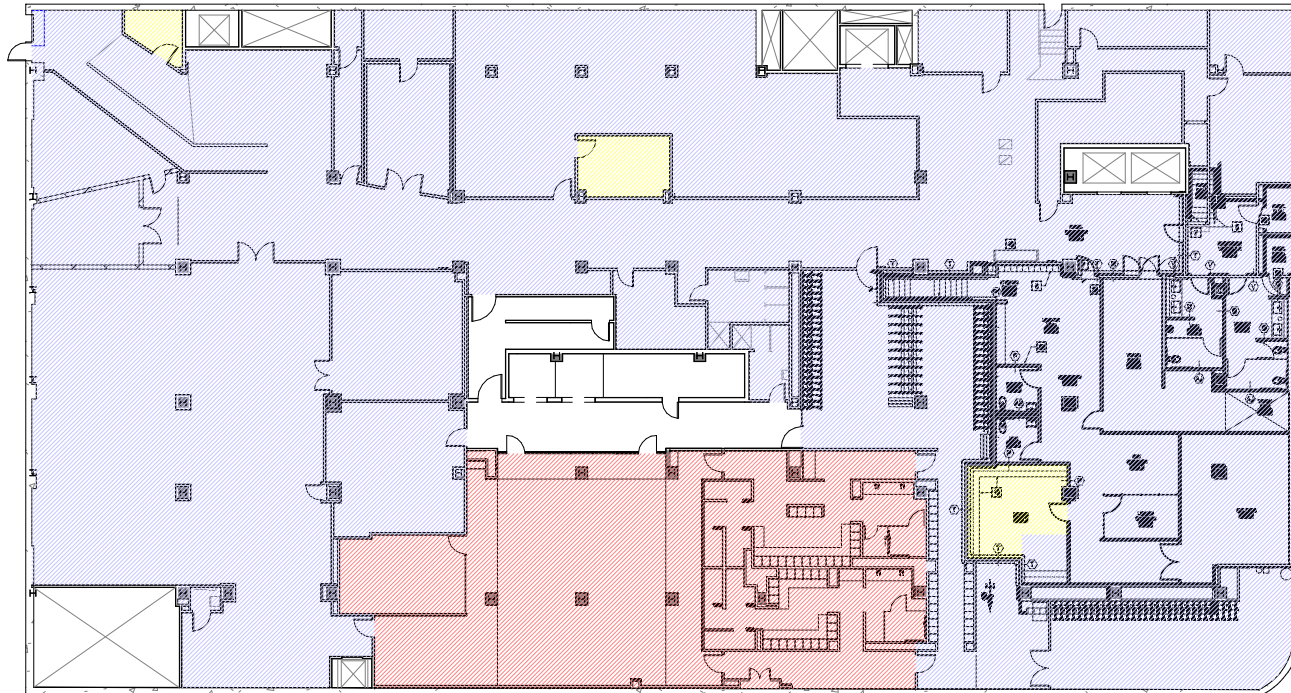
TVA ARCHITECTS
920 SW SIXTH AVE
SUITE 1500
PORTLAND, OR 97204
503.220.0668
PAM SAFTLER





2 LEVEL 0 BSMT - 2004
1/32" = 1'-0"

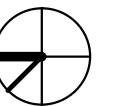
LEVEL 0 BSMT - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	13,335	300	44
ASSEMBLY	206	15	14
BUSINESS	1,842	100	18
MERCANTILE: STORAGE	6,043	300	20
TOTAL			96

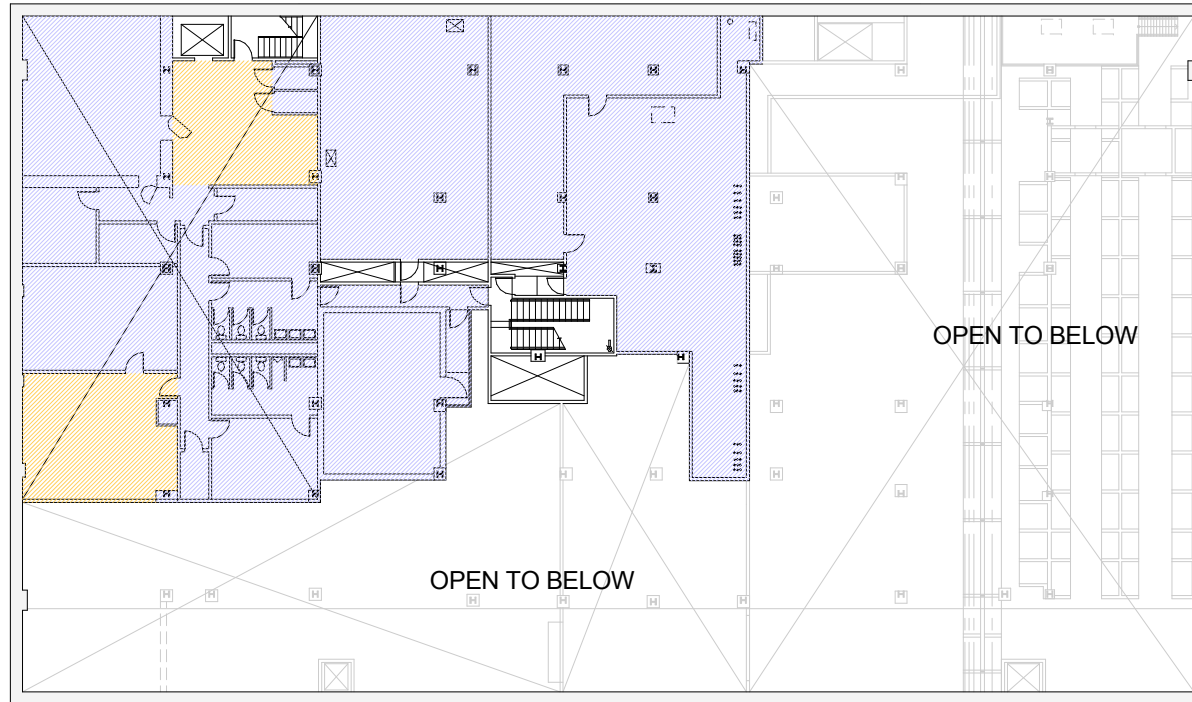


1 LEVEL 0 BSMT - PROPOSED / EXISTING
1/32" = 1'-0"

LEVEL 0 BSMT - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	17,539	300	58
BUSINESS	444	100	5
EXERCISE	3,443	50	69
TOTAL			132
LEVEL 0 BSMT CHANGE			+36

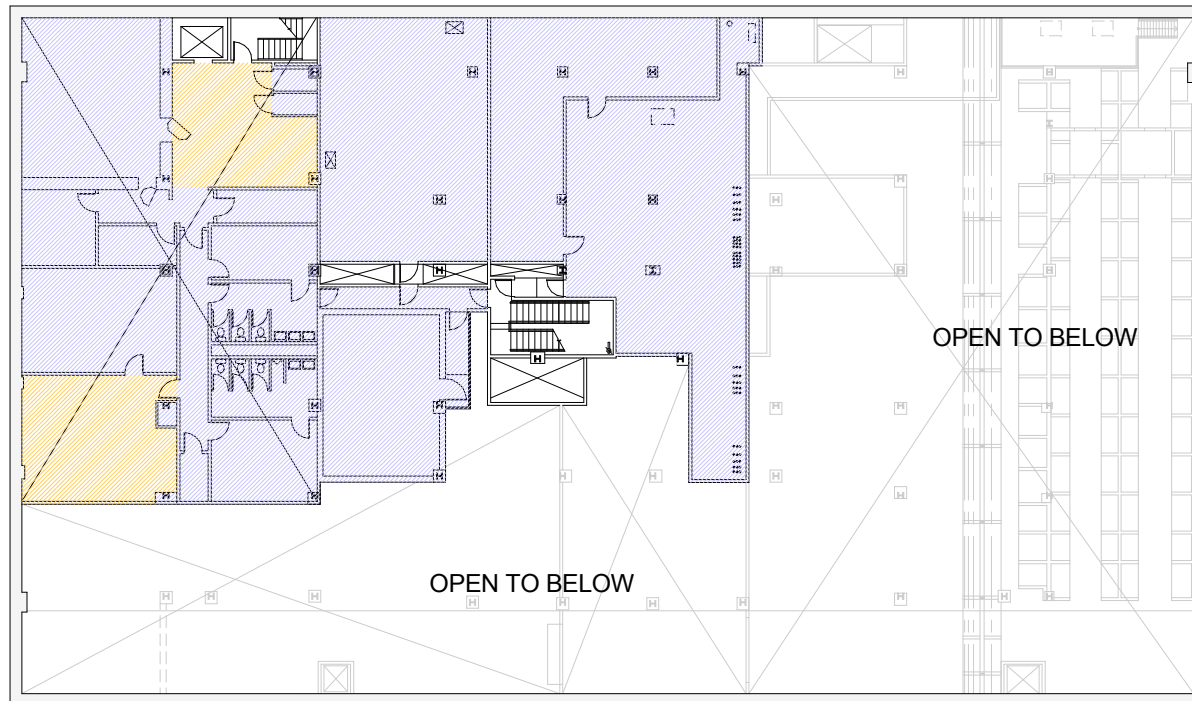
OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE





2 LEVEL 00 BSMT MEZZ - 2004
1/32" = 1'-0"

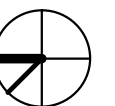
LEVEL 00 BSMT MEZZ - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	7,158	300	24
ASSEMBLY	960	15	64
TOTAL			88

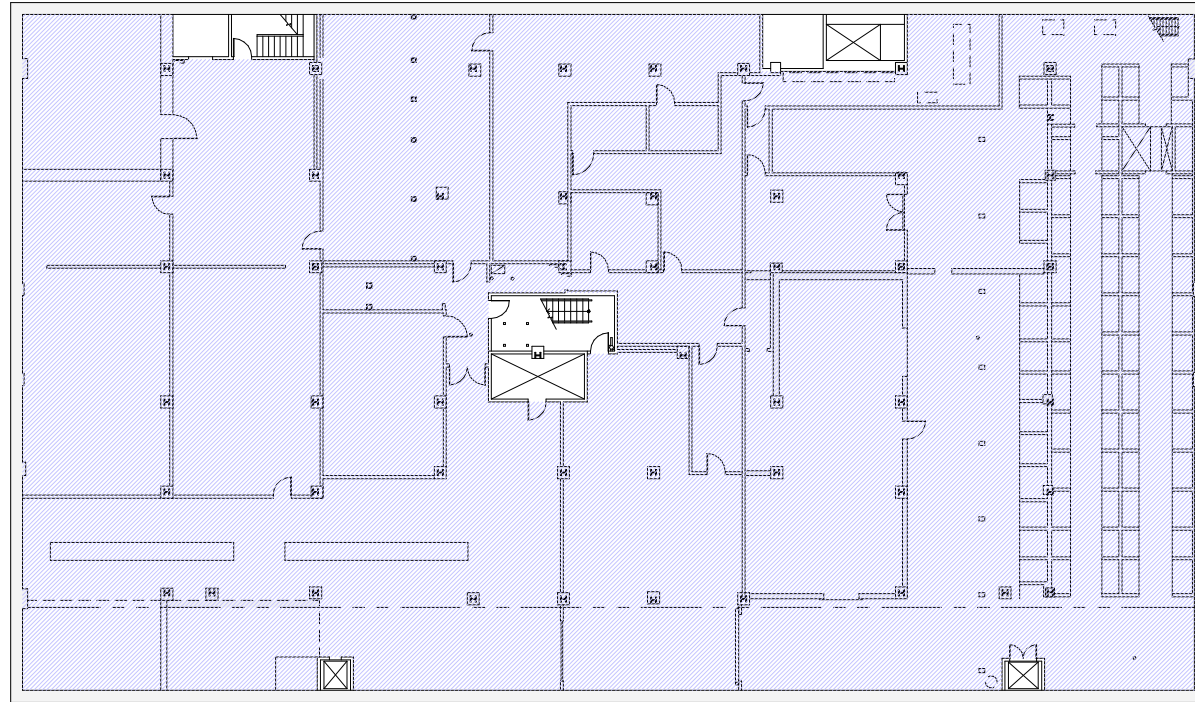


1 LEVEL 00 BSMT MEZZ - PROPOSED / EXISTING
1/32" = 1'-0"

LEVEL 00 BSMT MEZZ - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	7,158	300	24
ASSEMBLY	960	15	64
TOTAL			88
LEVEL 00 BSMT MEZZ CHANGE			0

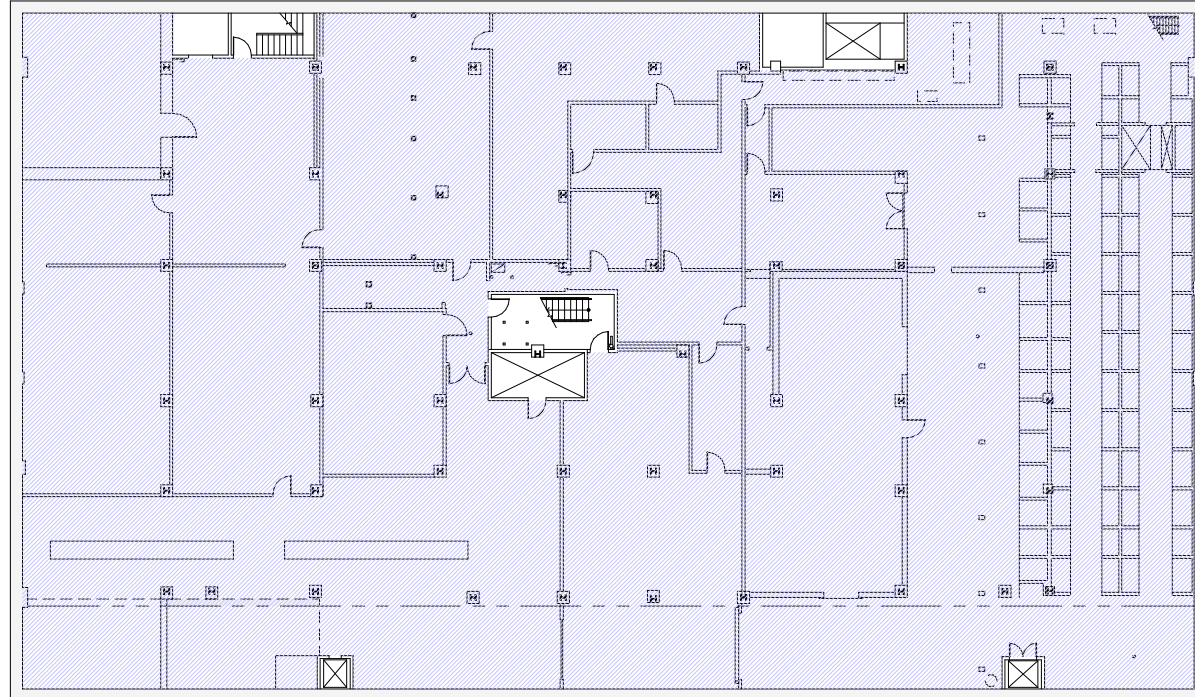
OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE





2 LEVEL 000 SUB BSMT - 2004
1/32" = 1'-0"

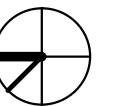
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FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	21,102	300	71
TOTAL			71

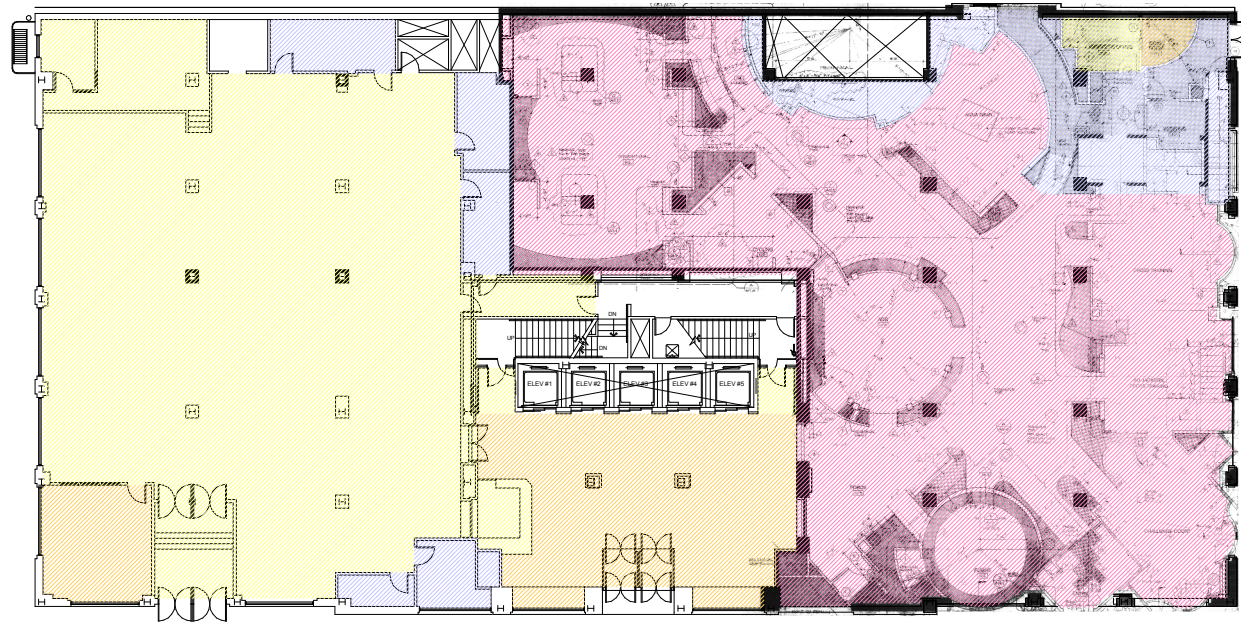


1 LEVEL 000 SUB BSMT - PROPOSED / EXISTING
1/32" = 1'-0"

LEVEL 000 SUB BSMT - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	21,102	300	71
TOTAL			71
LEVEL 000 SUB BSMT CHANGE			0

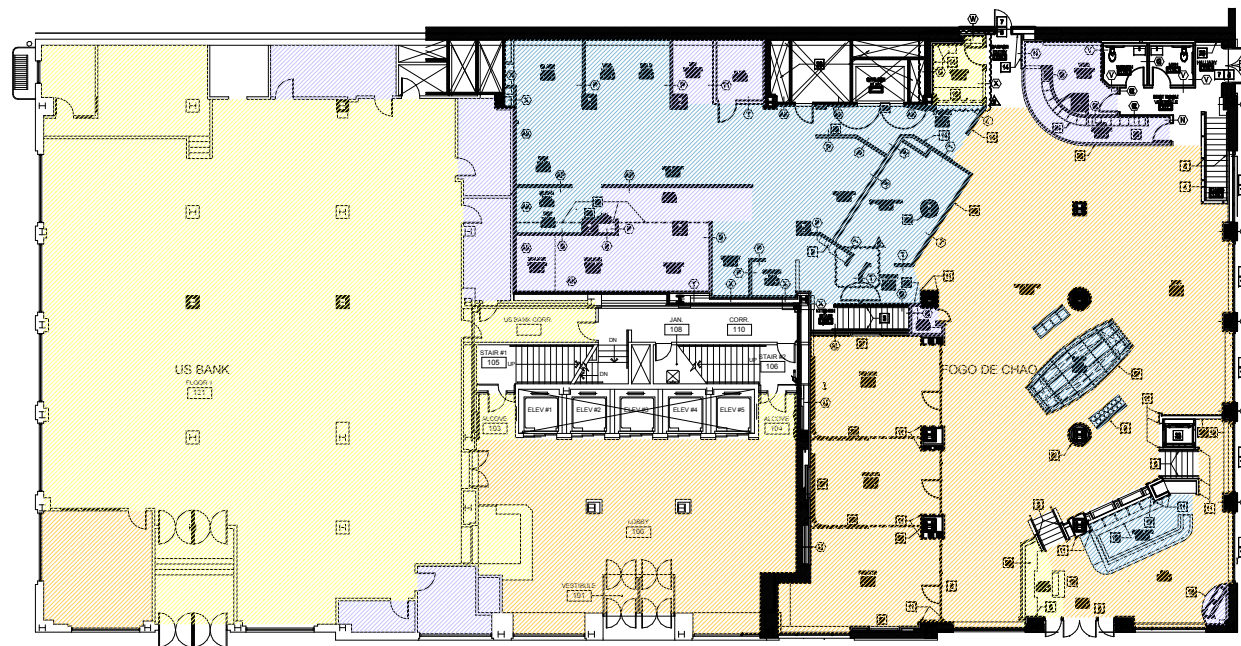
OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE





2 LEVEL 01 - 2004
1/32" = 1'-0"

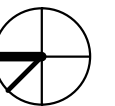
LEVEL 01 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	1,805	300	6
ASSEMBLY	1,870	15	125
BUSINESS	6,396	100	64
MERCANTILE: GRADE	7,492	30	250
TOTAL			445

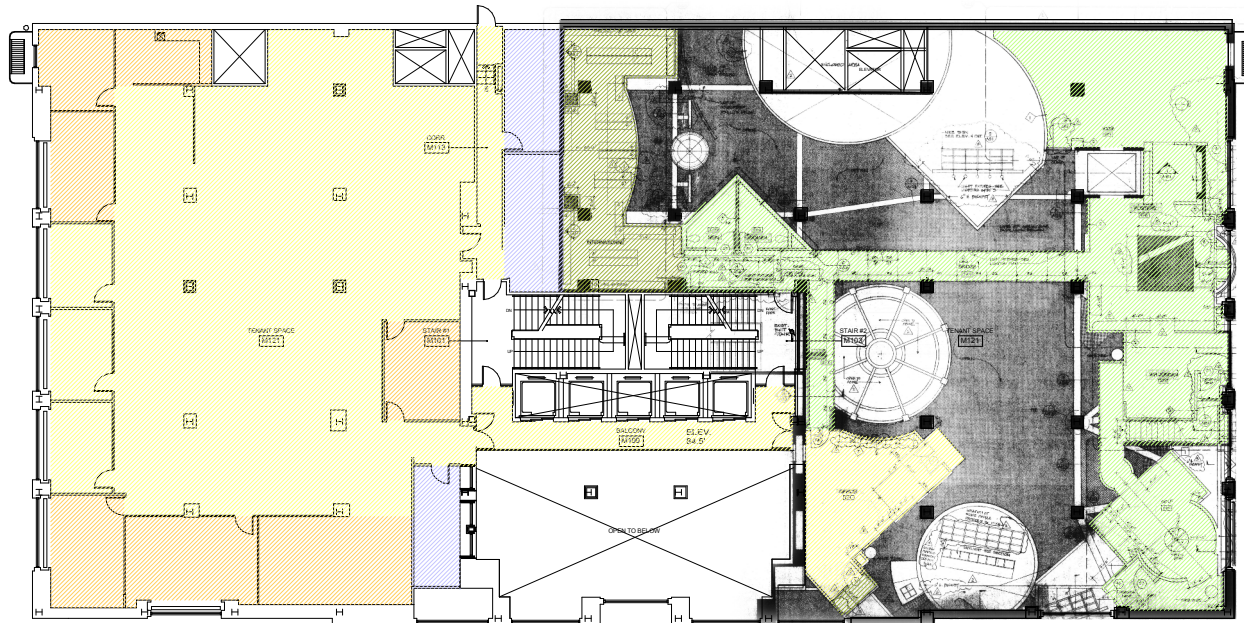


OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE

1 LEVEL 01 - PROPOSED / EXISTING
1/32" = 1'-0"

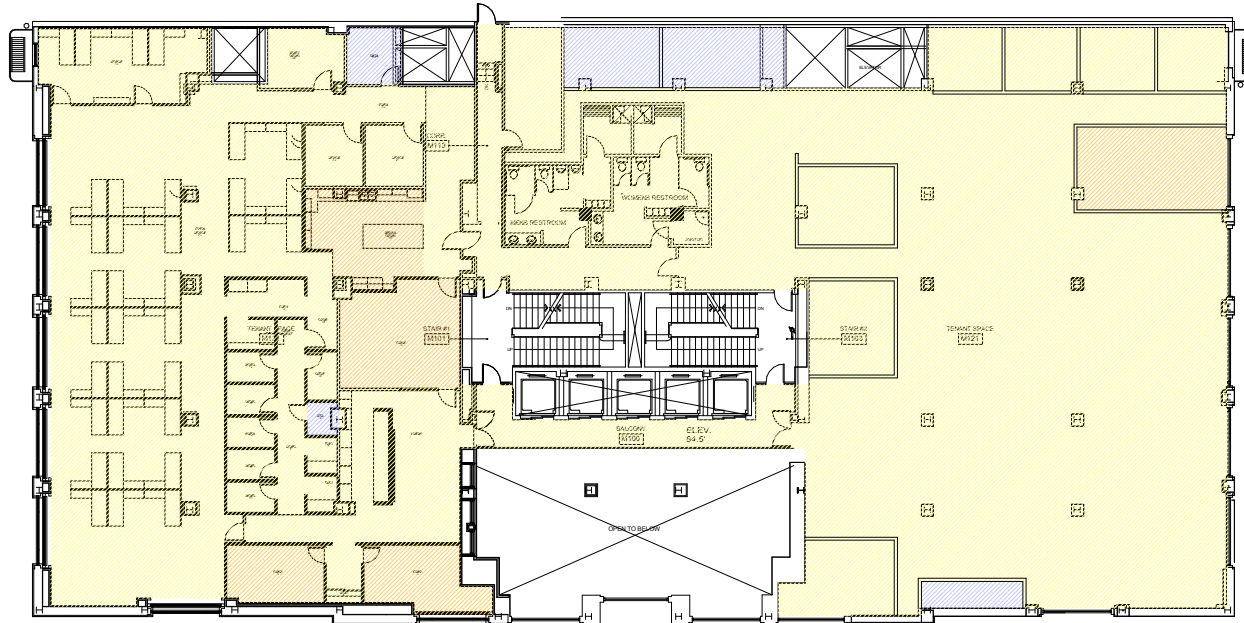
LEVEL 01 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	1,701	300	6
ASSEMBLY	6,059	15	404
BUSINESS	6,486	100	65
KITCHEN	2,387	200	12
TOTAL			487
LEVEL 01 CHANGE			+42





2 LEVEL 01.5 MEZZ - 2004
1/32" = 1'-0"

LEVEL 01.5 MEZZ - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	590	300	2
ASSEMBLY	1,635	15	109
BUSINESS	5,595	100	56
MERCANTILE: GRADE	2,730	30	91
MERCANTILE: STORAGE	679	300	3
TOTAL			261

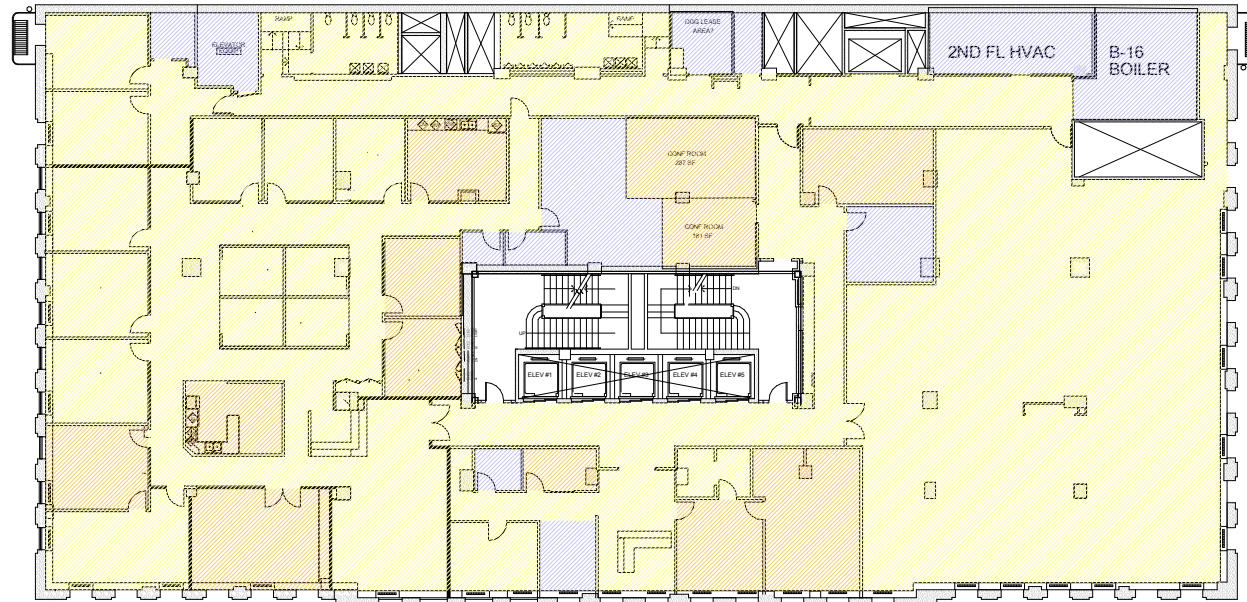


1 LEVEL 01.5 MEZZ - PROPOSED / EXISTING
1/32" = 1'-0"

LEVEL 01.5 MEZZ - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	561	300	2
ASSEMBLY	1,308	15	88
BUSINESS	13,963	100	140
TOTAL			230
LEVEL 01.5 MEZZ CHANGE			-31

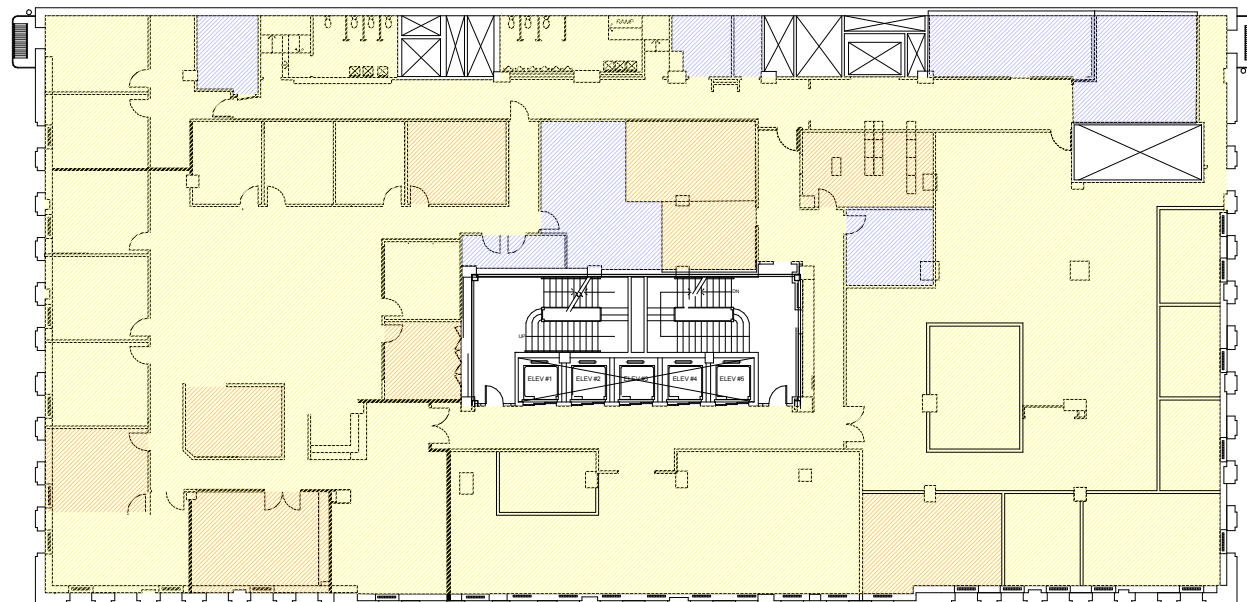
OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE





2 LEVEL 02 - 2004
1/32" = 1'-0"

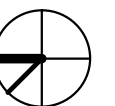
LEVEL 02 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	1,774	300	6
ASSEMBLY	2,803	15	187
BUSINESS	12,186	100	122
TOTAL			315

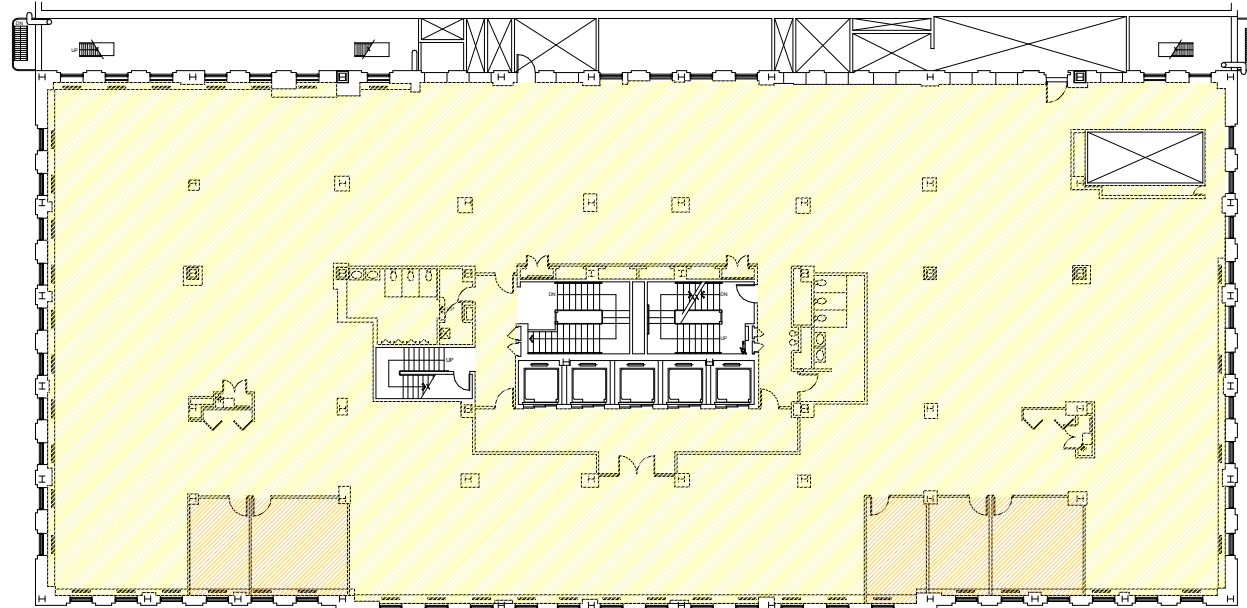


1 LEVEL 02 - PROPOSED / EXISTING
1/32" = 1'-0"

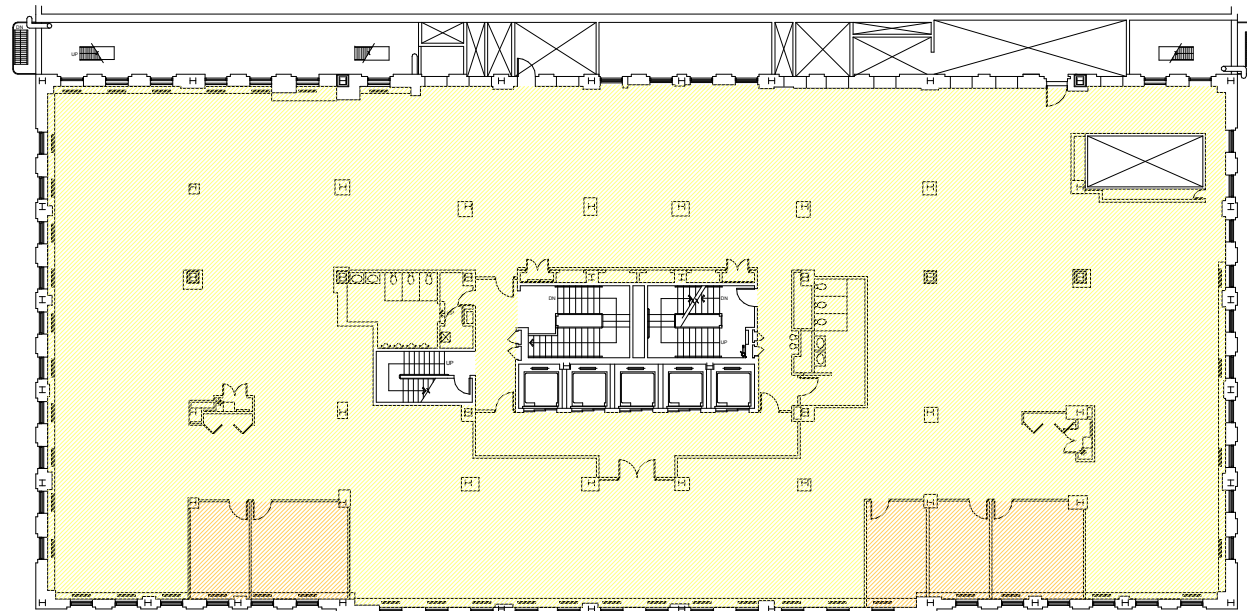
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FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	1,552	300	5
ASSEMBLY	2,299	15	153
BUSINESS	12,912	100	129
TOTAL			287
LEVEL 02 CHANGE			-60

OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE





2 LEVEL 03 - 2004
1/32" = 1'-0"



1 LEVEL 03 - PROPOSED / EXISTING
1/32" = 1'-0"

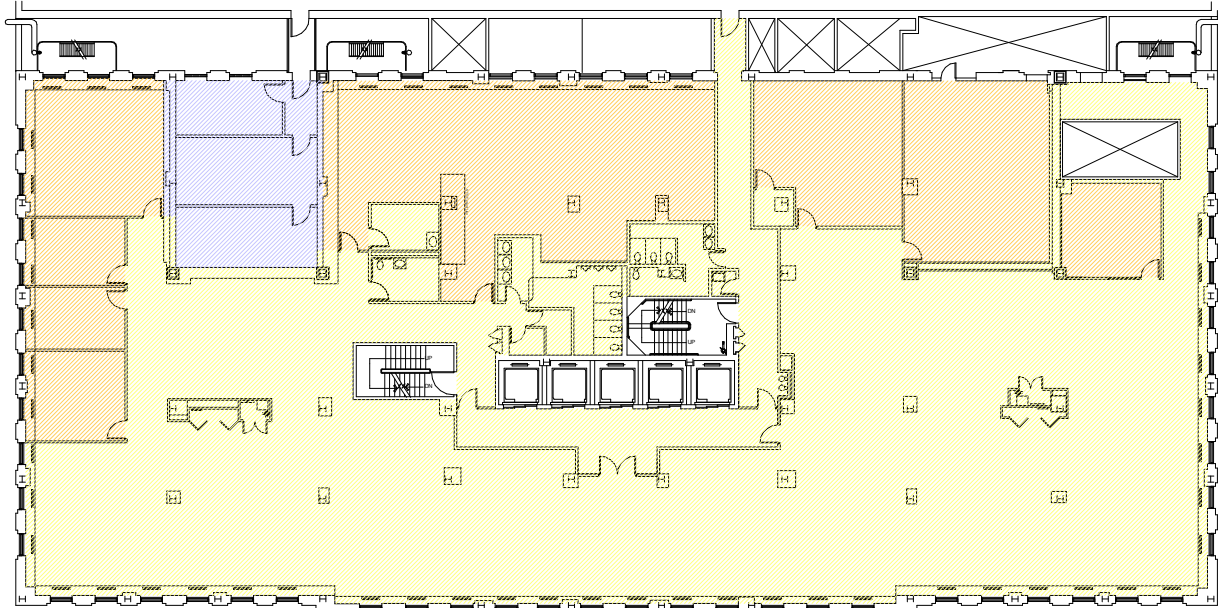
OCCUPANCY USE LEGEND

- STORAGE / MECH EQUIP
- ASSEMBLY (UNCONCENTRATED)
- BUSINESS AREA
- CLASSROOM AREA
- EXERCISE ROOMS
- KITCHENS: COMMERCIAL
- MERCANTILE: BSMT & GRADE
- OTHER FLOORS
- STORAGE

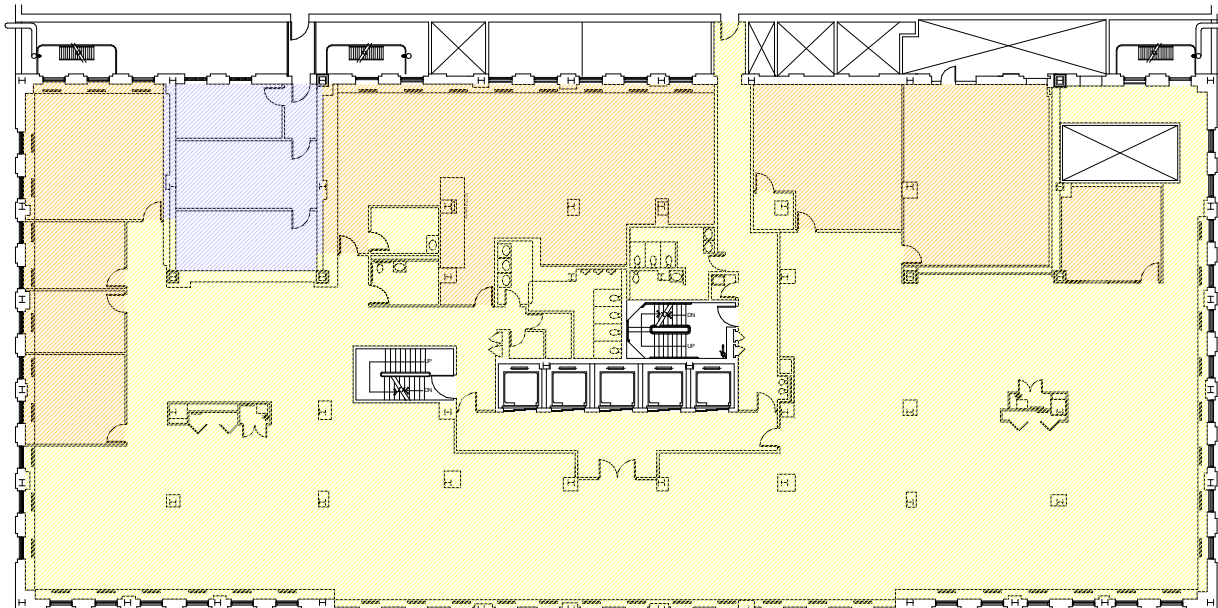
LEVEL 03 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	1,023	15	68
BUSINESS	14,548	100	145
TOTAL			213

LEVEL 03 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	1,023	15	68
BUSINESS	14,548	100	145
TOTAL			213
LEVEL 03 CHANGE			0





2 LEVEL 04 - 2004
1/32" = 1'-0"

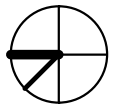


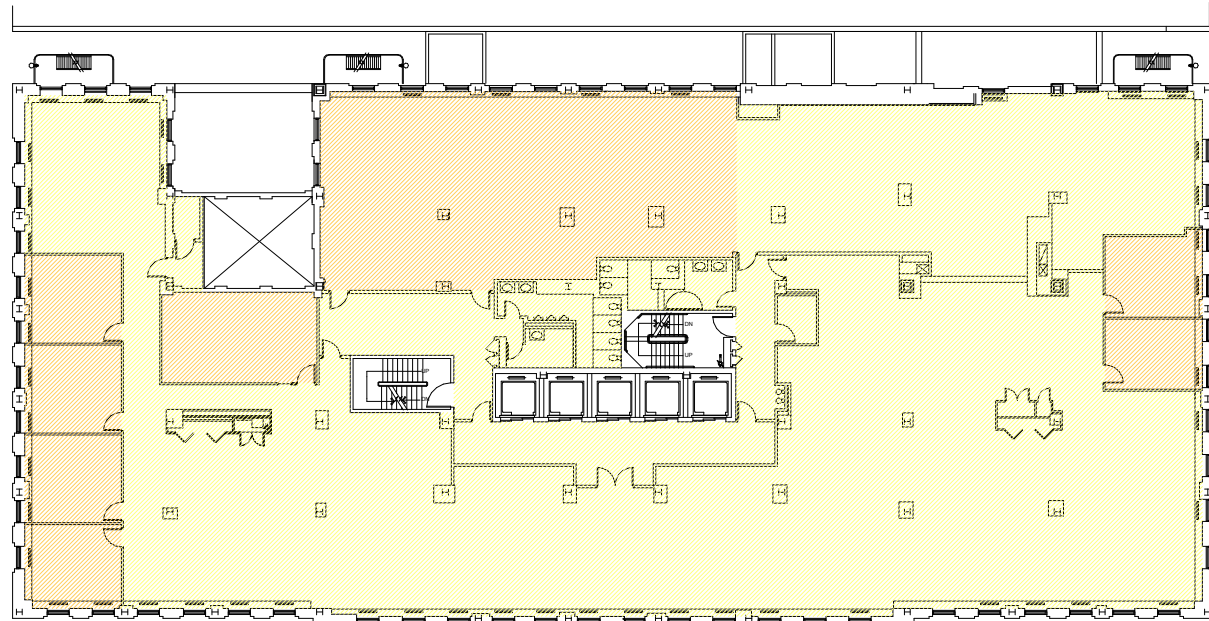
1 LEVEL 04 - PROPOSED / EXISTING
1/32" = 1'-0"

OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE

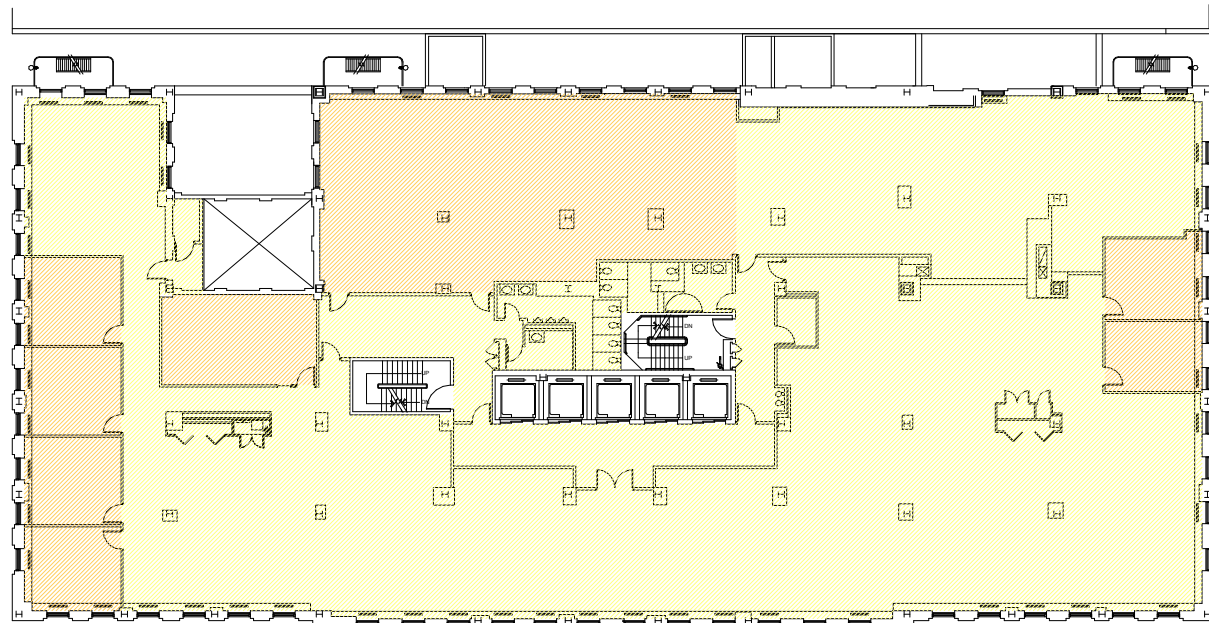
LEVEL 04 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	806	300	3
ASSEMBLY	4,436	15	296
BUSINESS	10,854	100	109
TOTAL			408

LEVEL 04 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	806	300	3
ASSEMBLY	4,436	15	296
BUSINESS	10,854	100	109
TOTAL			408
LEVEL 04 CHANGE			0





2 LEVEL 05 - 2004
1/32" = 1'-0"



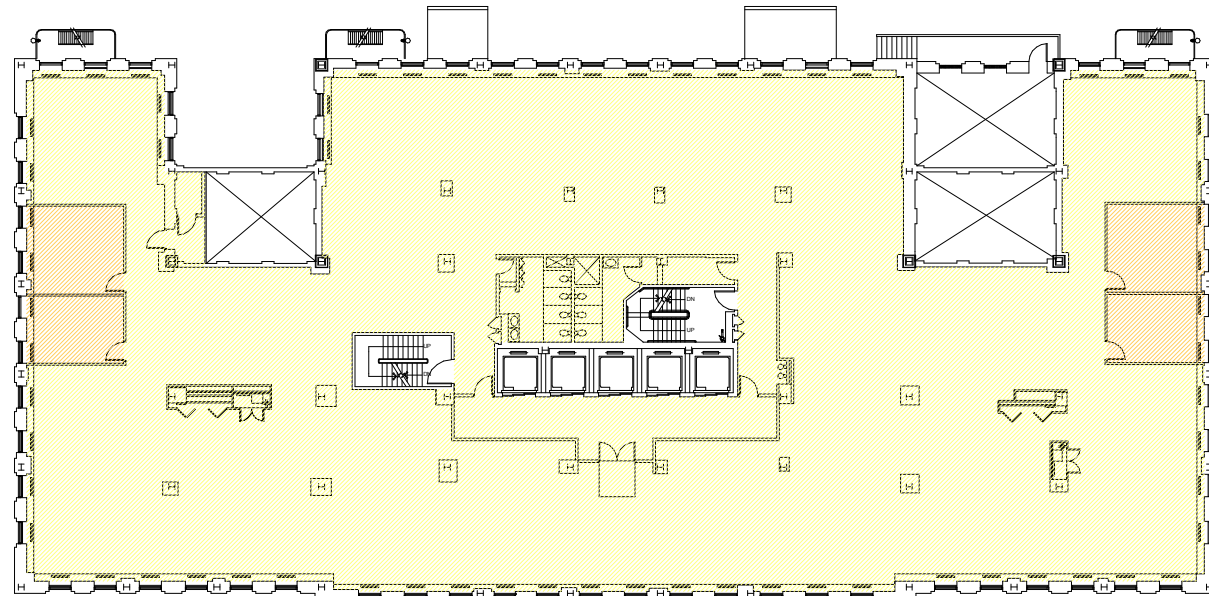
1 LEVEL 05 - PROPOSED / EXISTING
1/32" = 1'-0"

OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE

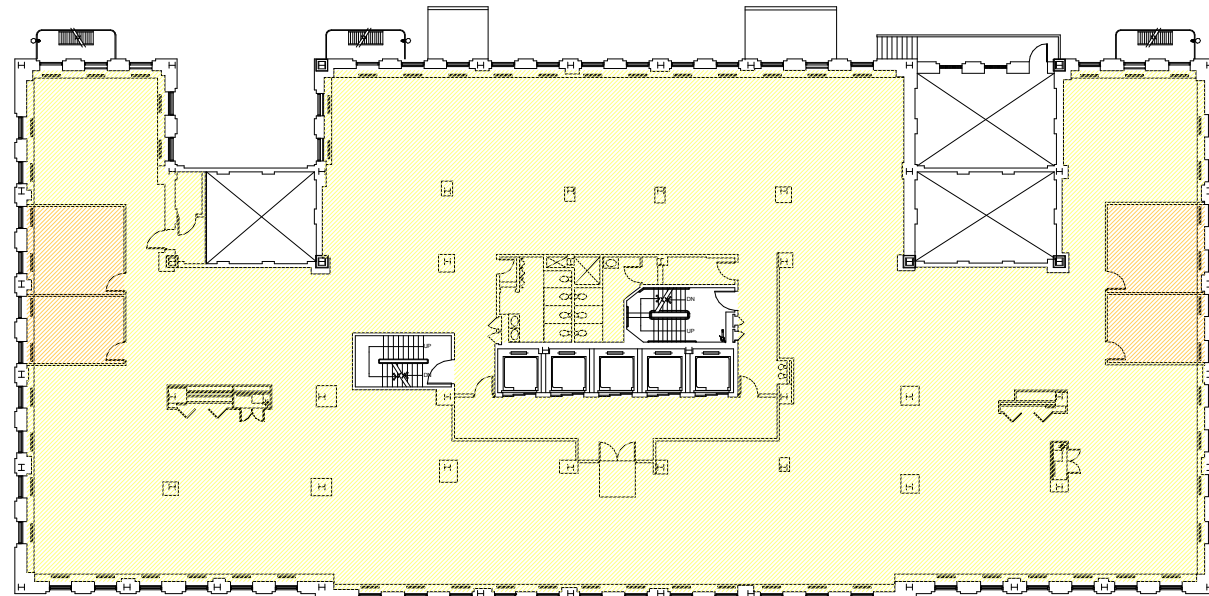
LEVEL 05 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	3,876	15	258
BUSINESS	11,515	100	115
TOTAL			373

LEVEL 05 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	3,876	15	258
BUSINESS	11,515	100	115
TOTAL			373
LEVEL 05 CHANGE			0





2 LEVEL 06 - 2004
1/32" = 1'-0"



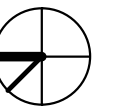
1 LEVEL 06 - PROPOSED / EXISTING
1/32" = 1'-0"

OCCUPANCY USE LEGEND

- STORAGE / MECH EQUIP
- ASSEMBLY (UNCONCENTRATED)
- BUSINESS AREA
- CLASSROOM AREA
- EXERCISE ROOMS
- KITCHENS: COMMERCIAL
- MERCANTILE: BSMT & GRADE
- OTHER FLOORS
- STORAGE

LEVEL 06 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	846	15	56
BUSINESS	13,593	100	136
TOTAL			192

LEVEL 06 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	846	15	56
BUSINESS	13,593	100	136
TOTAL			192
LEVEL 06 CHANGE			0



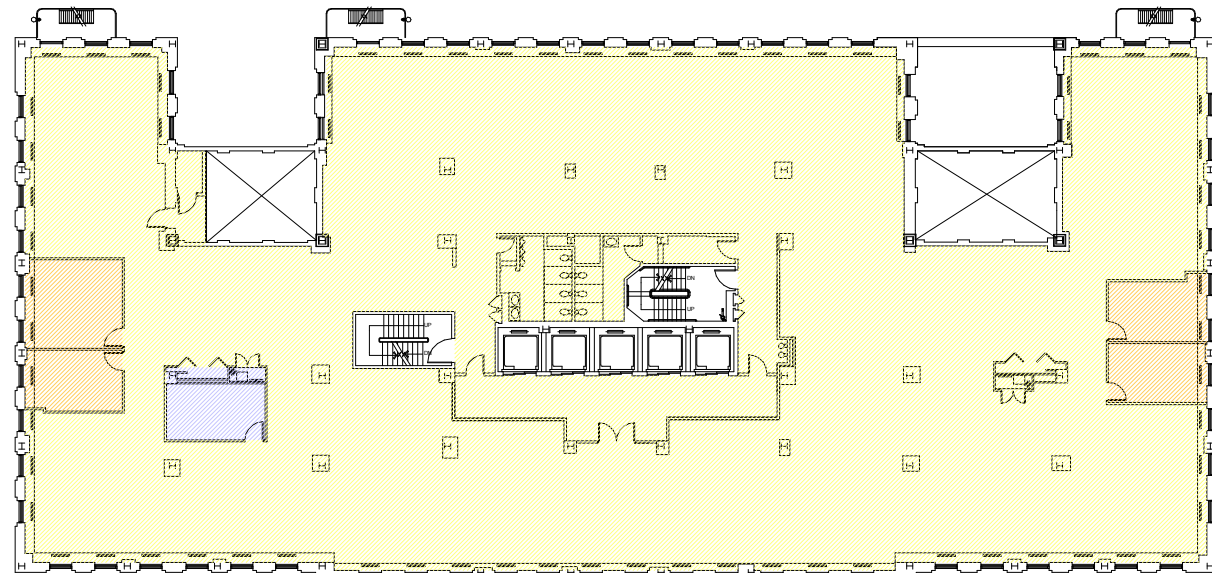
tva architects inc.
920 sw sixth avenue | suite 1500 | portland, oregon 97204
phone: 503 220 0668 | www.tvaarchitects.com

OCC-06
LEVEL 06

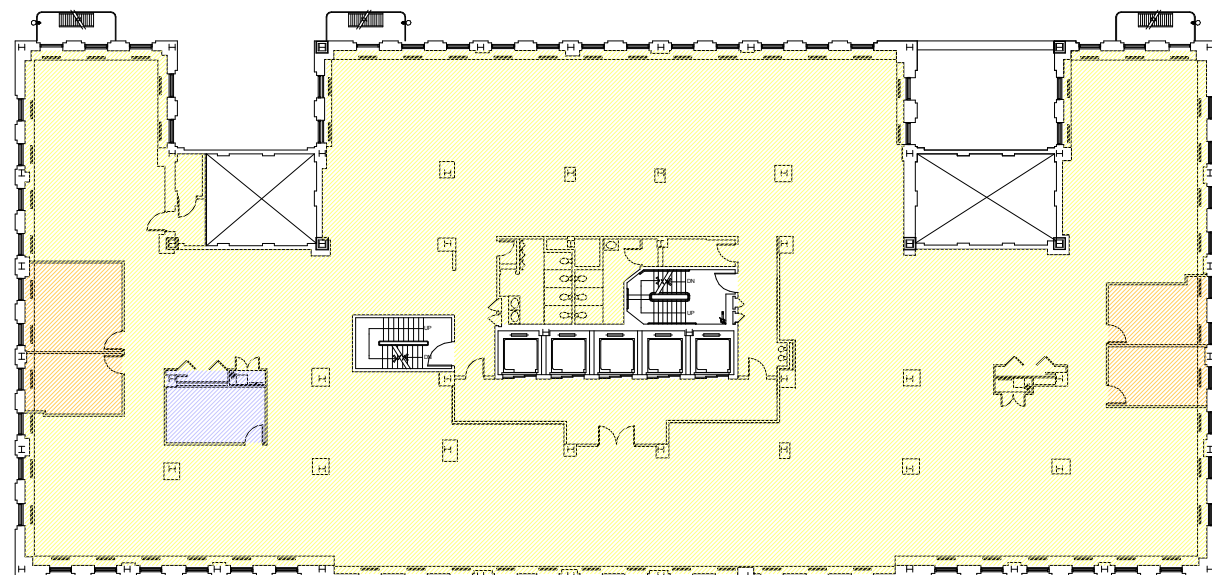
POWER + LIGHT BUILDING | Occupancy Analysis

07.21.2017

920 SW 6th Ave | Portland, OR



2 LEVEL 07 - 2004
1/32" = 1'-0"

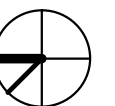


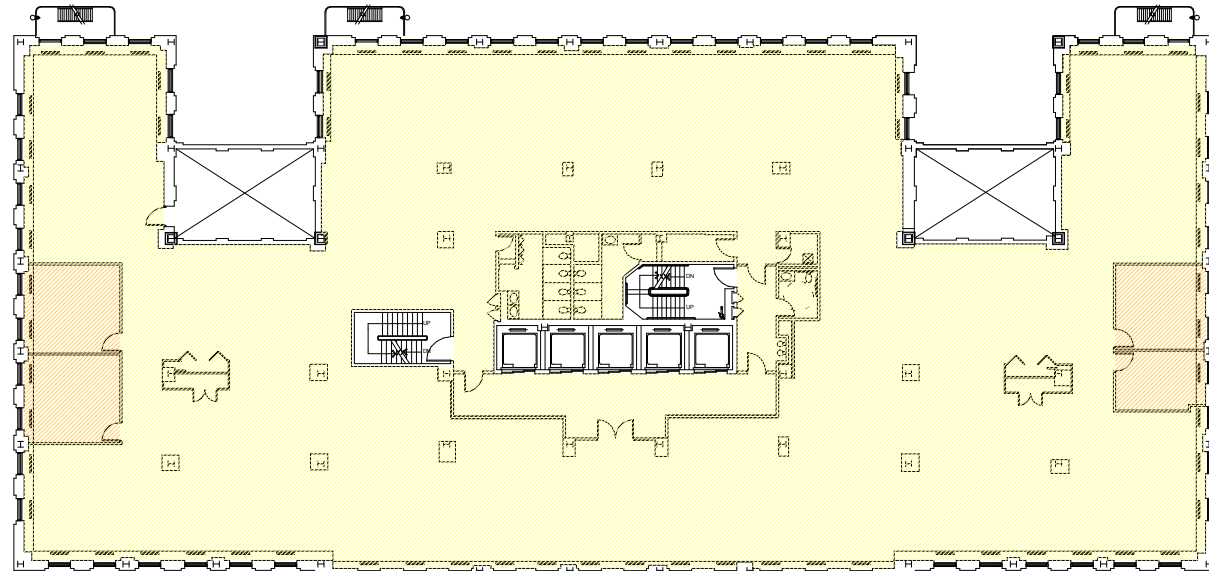
1 LEVEL 07 - PROPOSED / EXISTING
1/32" = 1'-0"

OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE

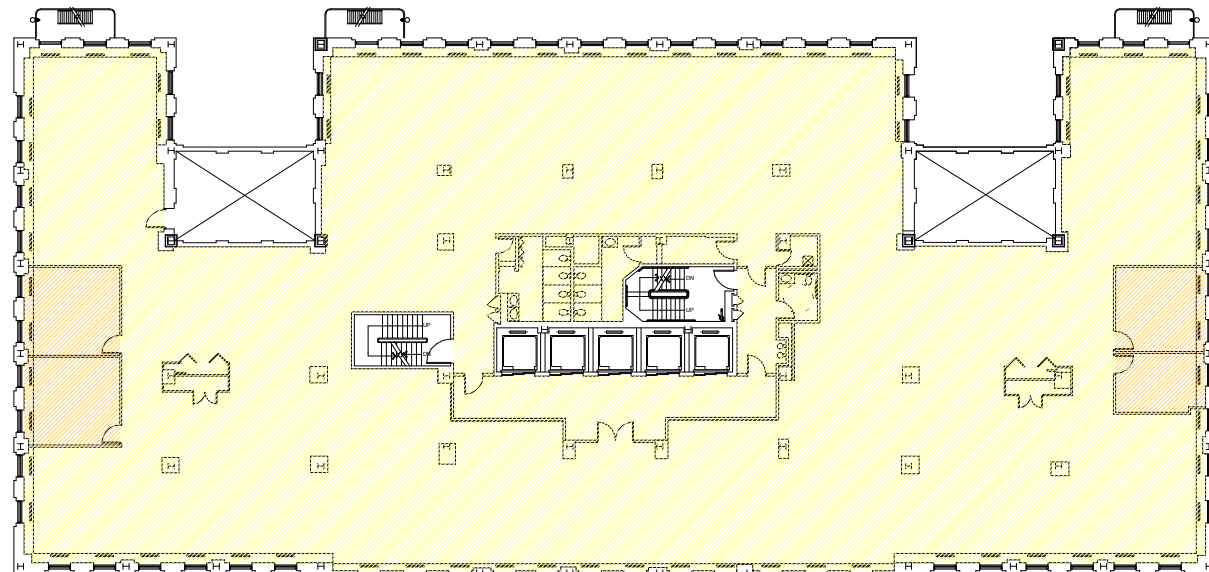
LEVEL 07 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	198	300	1
ASSEMBLY	737	15	49
BUSINESS	13,649	100	136
TOTAL			186

LEVEL 07 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	198	300	1
ASSEMBLY	737	15	49
BUSINESS	13,649	100	136
TOTAL			186
LEVEL 07 CHANGE			0





2 LEVEL 08 - 2004
1/32" = 1'-0"



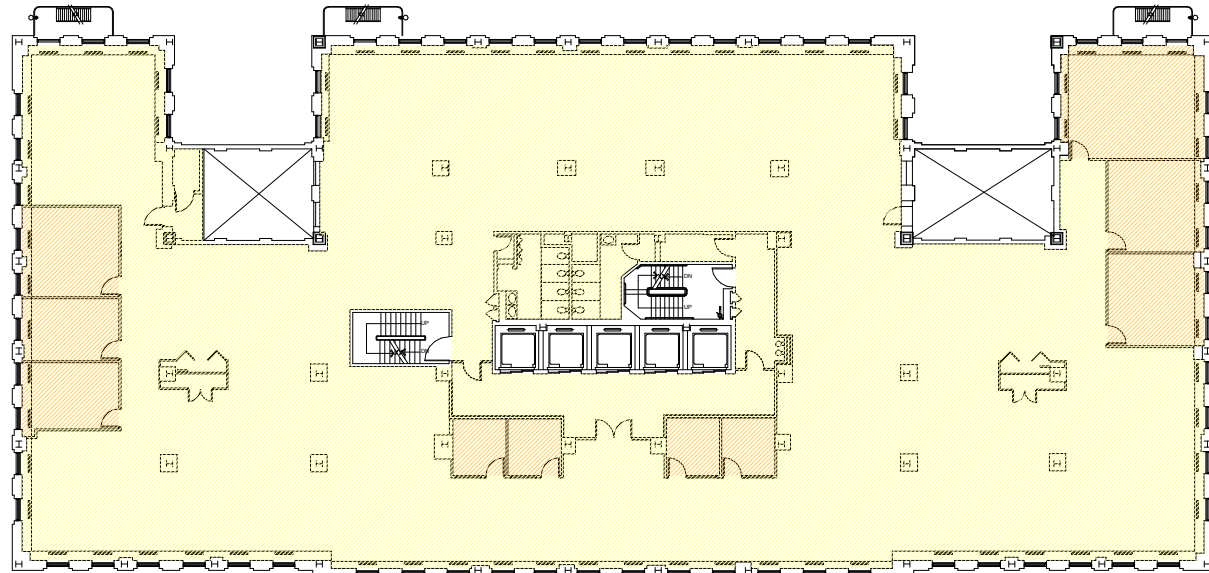
1 LEVEL 08 - PROPOSED / EXISTING
1/32" = 1'-0"

OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE

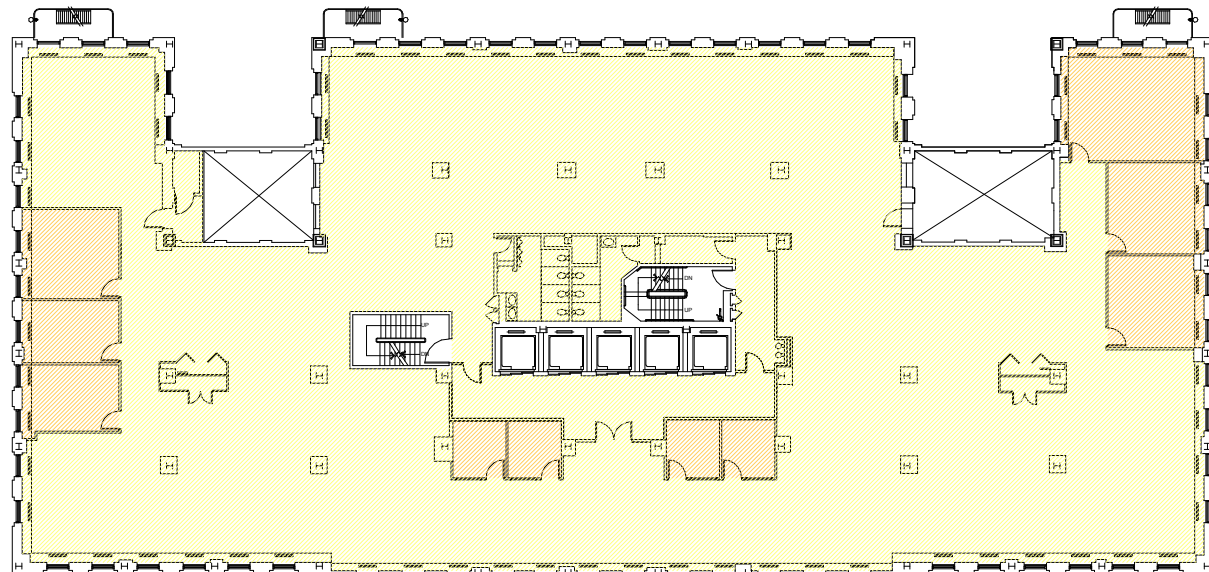
LEVEL 08 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	827	15	55
BUSINESS	13,630	100	136
TOTAL			191

LEVEL 08 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	827	15	55
BUSINESS	13,630	100	136
TOTAL			191
LEVEL 08 CHANGE			0





2 LEVEL 09 - 2004
1/32" = 1'-0"



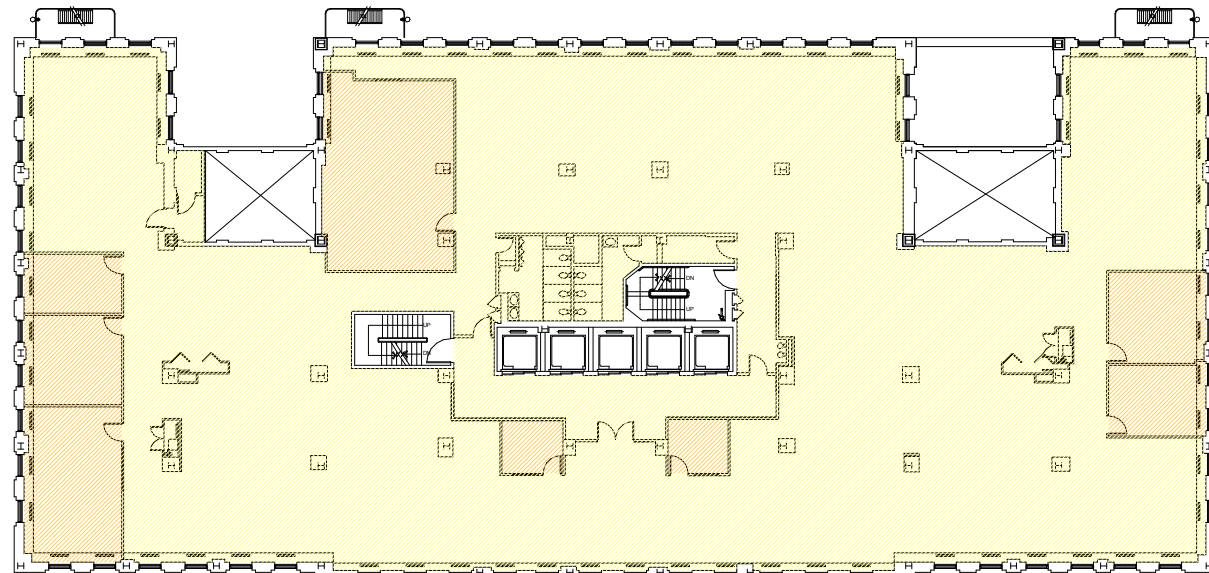
1 FLOOR 09 - EXIST / PROPOSED
1/32" = 1'-0"

OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE

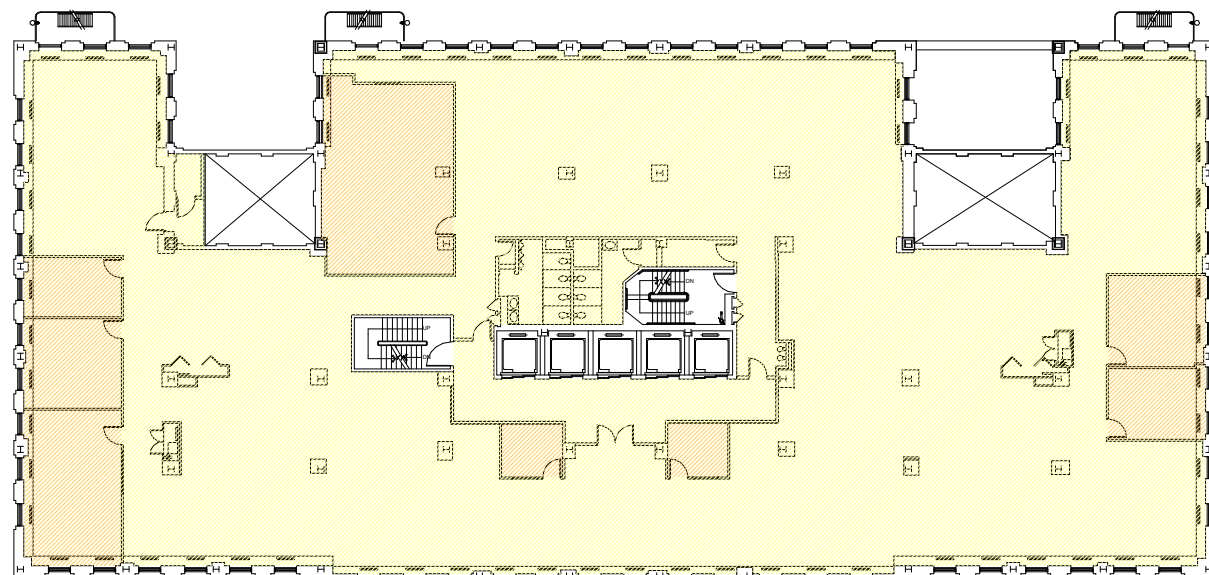
LEVEL 09 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	1,871	15	125
BUSINESS	12,698	100	127
TOTAL			252

LEVEL 09 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	1,871	15	125
BUSINESS	12,698	100	127
TOTAL			252
LEVEL 09 CHANGE			0





2 LEVEL 10 - 2004
1/32" = 1'-0"



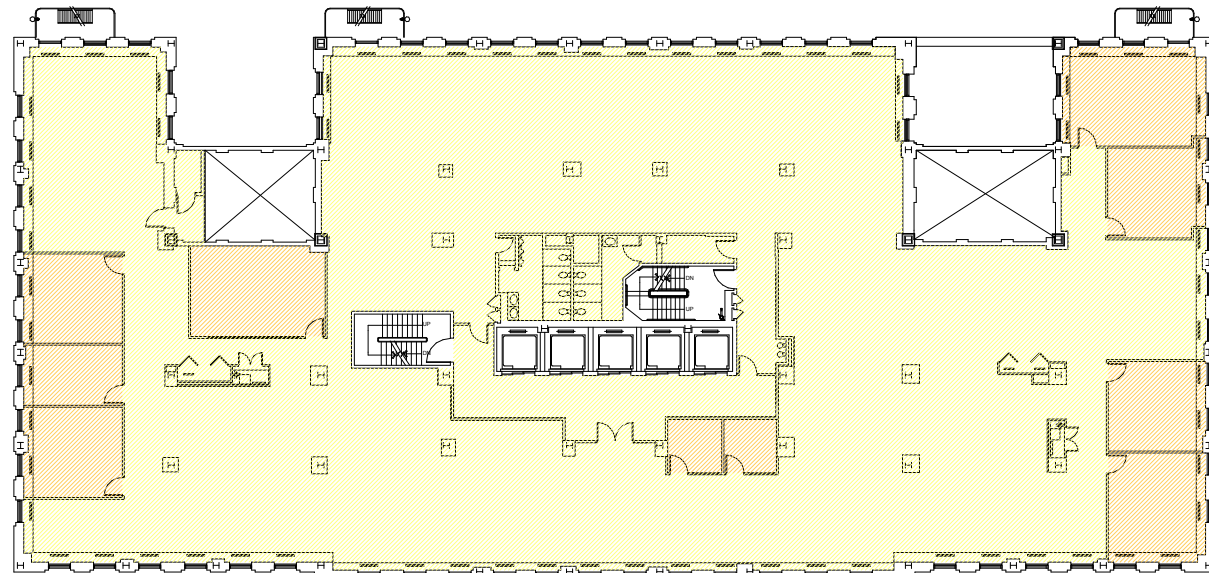
1 LEVEL 10 - PROPOSED / EXISTING
1/32" = 1'-0"

OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE

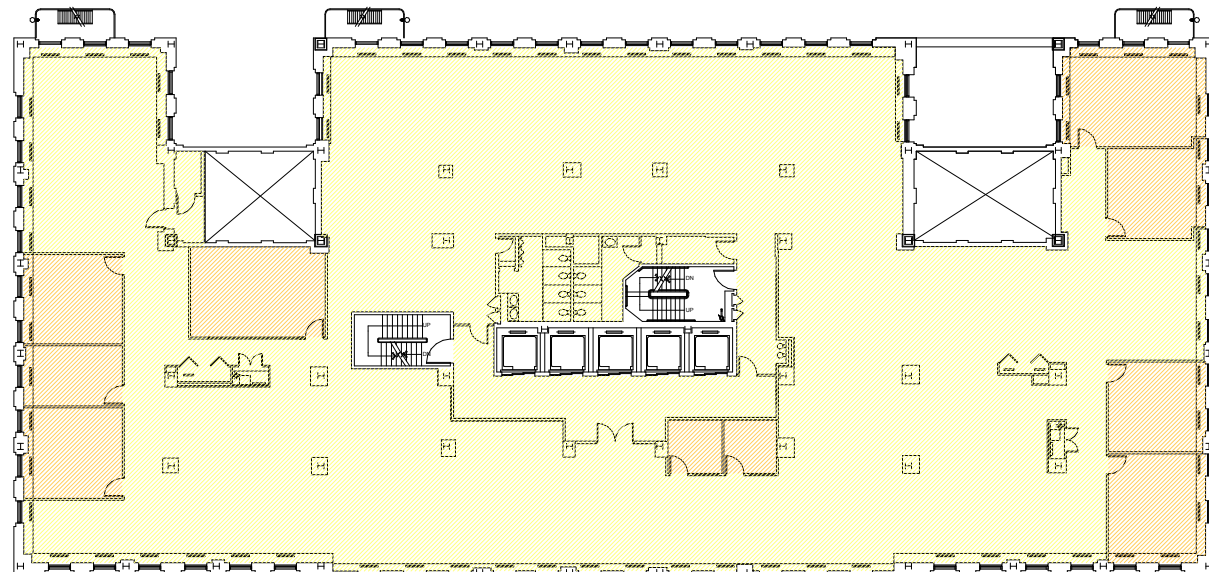
LEVEL 10 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	2,137	15	142
BUSINESS	12,434	100	124
TOTAL			266

LEVEL 10 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	2,137	15	142
BUSINESS	12,434	100	124
TOTAL			266
LEVEL 10 CHANGE			0





2 LEVEL 11 - 2004
1/32" = 1'-0"



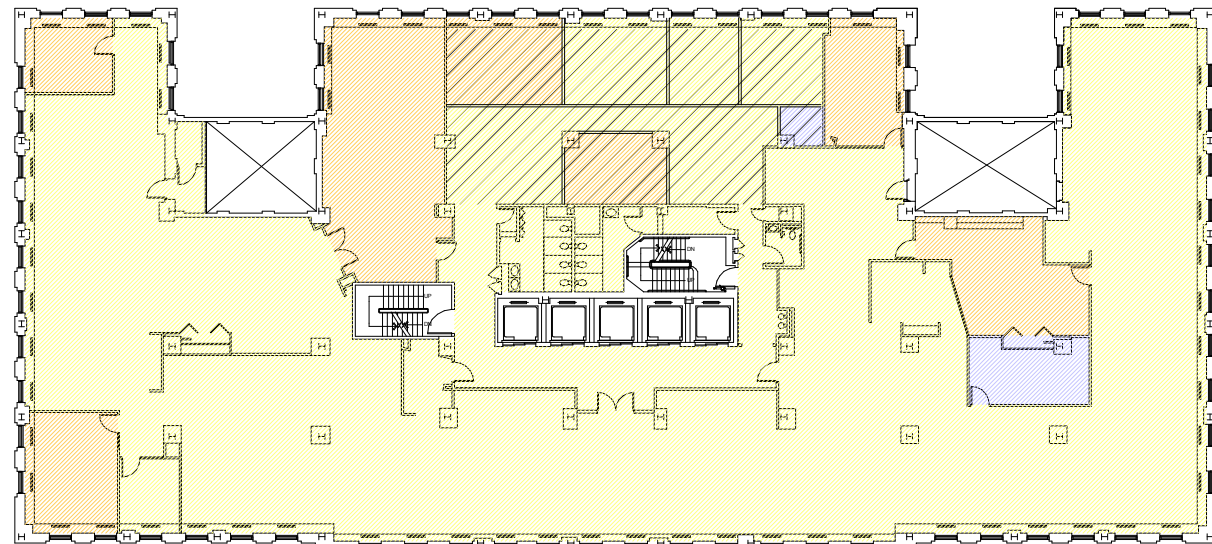
1 LEVEL 11 - PROPOSED / EXISTING
1/32" = 1'-0"

OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE

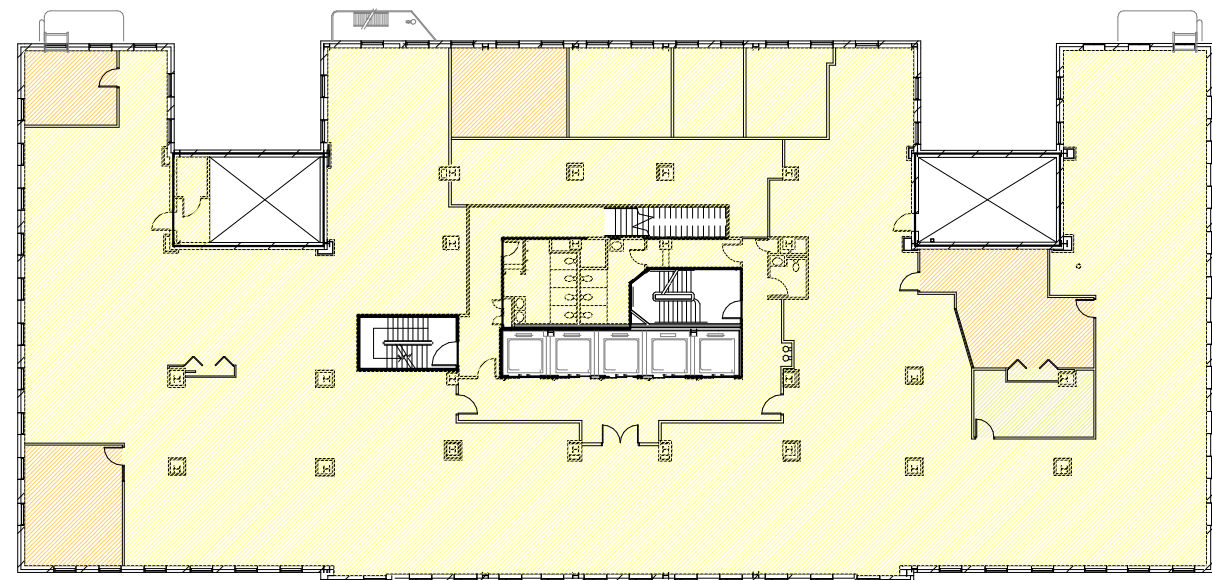
LEVEL 11 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	2,322	15	155
BUSINESS	12,250	100	123
TOTAL			278

LEVEL 11 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	2,322	15	155
BUSINESS	12,250	100	123
TOTAL			278
LEVEL 11 CHANGE			0





2 LEVEL 12 - 2004
1/32" = 1'-0"

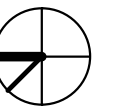


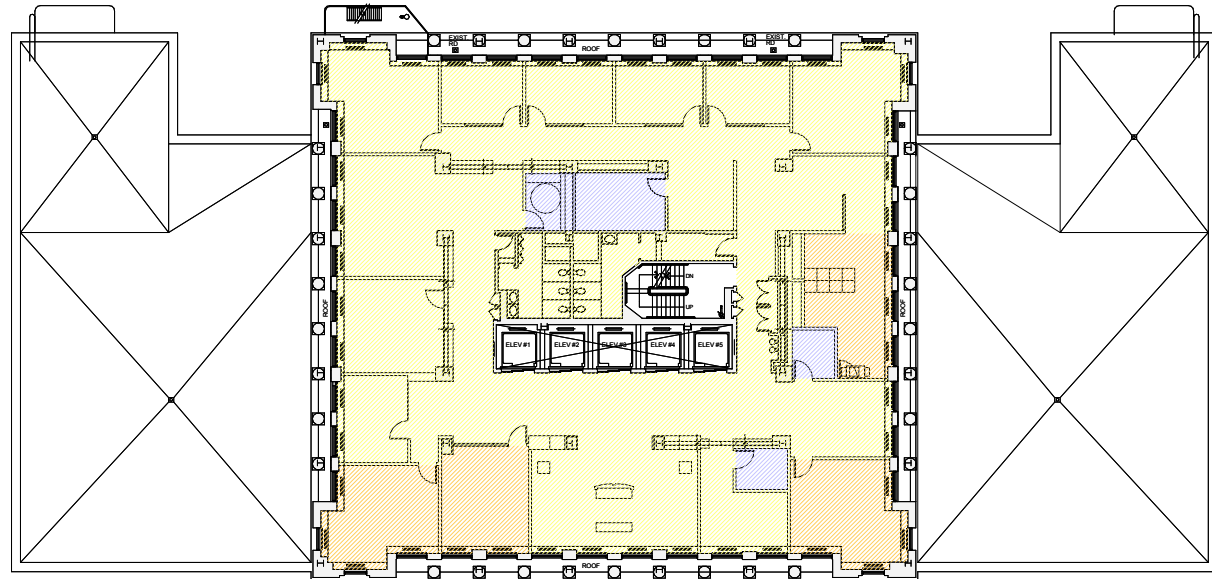
3 LEVEL 12 - PROPOSED / EXISTING
1/32" = 1'-0"

OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE

LEVEL 12 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	277	300	1
ASSEMBLY	2,502	15	167
BUSINESS	11,805	100	118
TOTAL			286

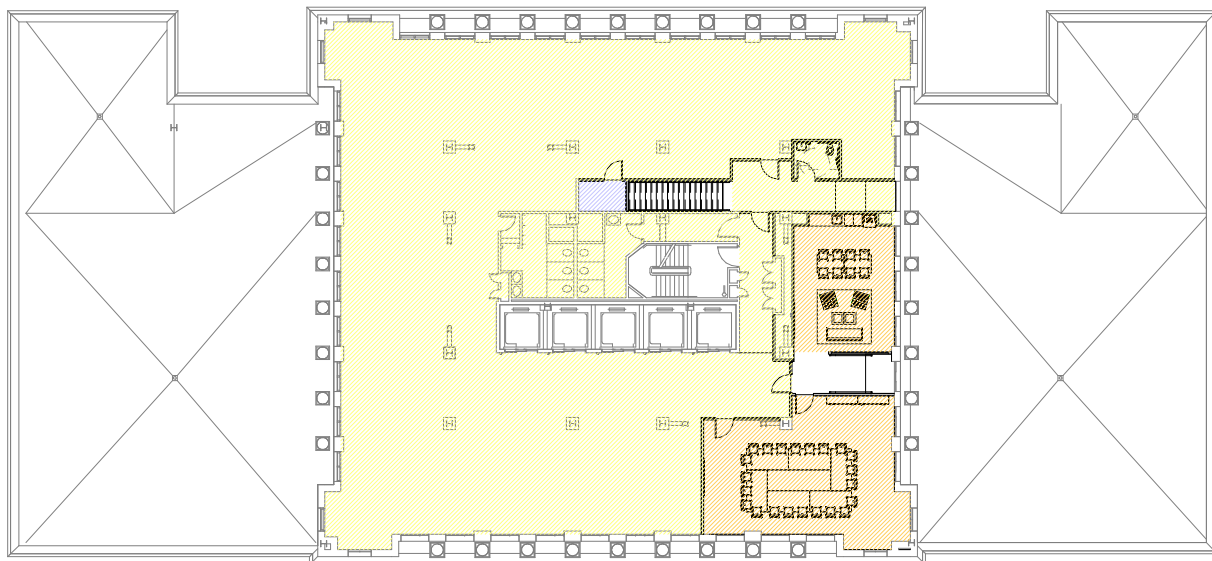
LEVEL 12 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	229	300	1
ASSEMBLY	1,221	15	81
BUSINESS	13,032	100	130
TOTAL			212
LEVEL 12 CHANGE			-74





2 LEVEL 13 - 2004
1/32" = 1'-0"

LEVEL 13 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	346	300	2
ASSEMBLY	1,162	15	77
BUSINESS	5,678	100	57
TOTAL			136

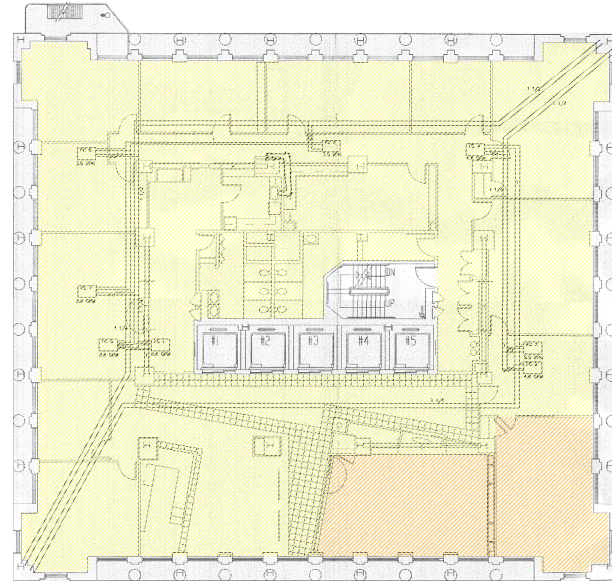


1 LEVEL 13 - PROPOSED / EXISTING
1/32" = 1'-0"

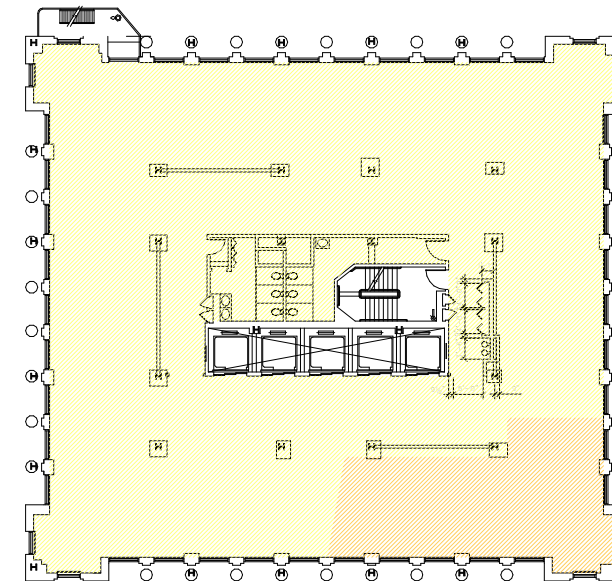
LEVEL 13 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	39	300	1
ASSEMBLY	1,082	15	72
BUSINESS	5,883	100	59
TOTAL			132
LEVEL 13 CHANGE			-4

OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE





1 LEVEL 14 - 2004
1/32" = 1'-0"



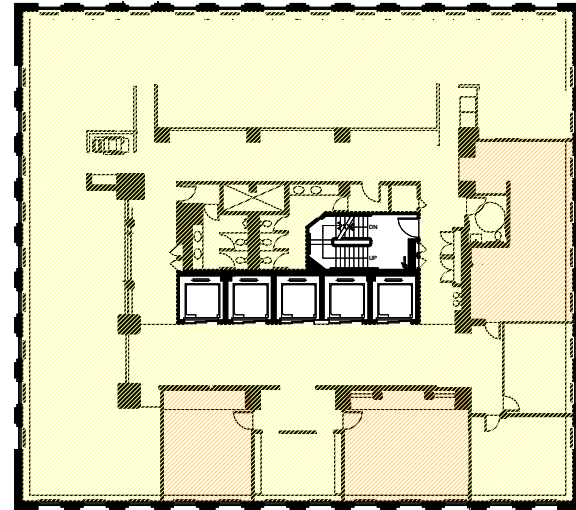
OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE

2 LEVEL 14 - PROPOSED / EXISTING
1/32" = 1'-0"

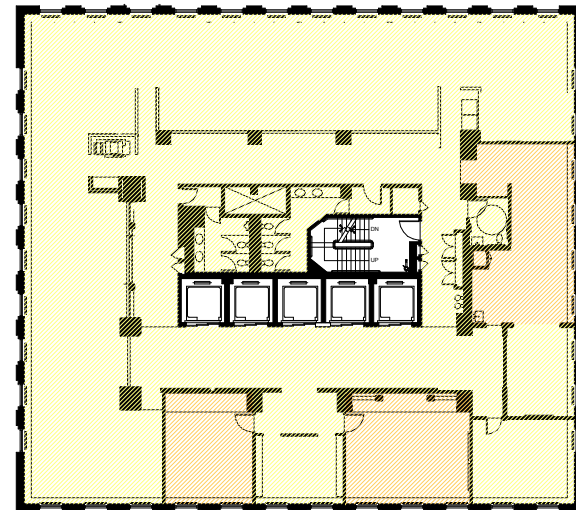
LEVEL 14 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	860	15	59
BUSINESS	6,335	100	63
TOTAL			122

LEVEL 14 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	890	15	59
BUSINESS	6,335	100	63
TOTAL			122
LEVEL 14 CHANGE			0





2 LEVEL 15 - 2004
1/32" = 1'-0"



1 LEVEL 15 - PROPOSED / EXISTING
1/32" = 1'-0"

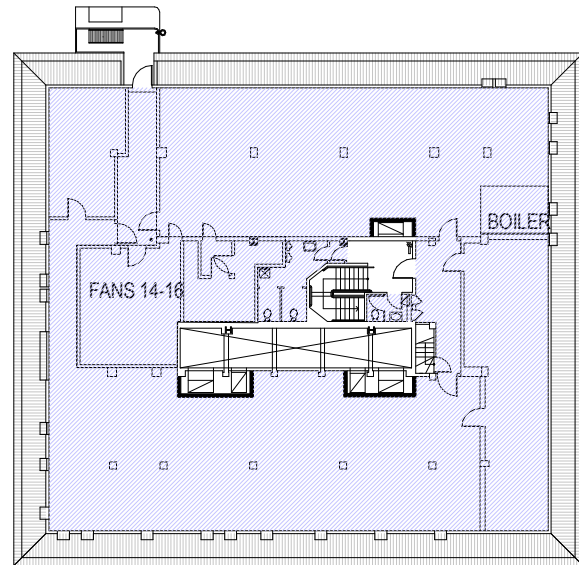
OCCUPANCY USE LEGEND

- STORAGE / MECH EQUIP
- ASSEMBLY (UNCONCENTRATED)
- BUSINESS AREA
- CLASSROOM AREA
- EXERCISE ROOMS
- KITCHENS: COMMERCIAL
- MERCANTILE: BSMT & GRADE
- OTHER FLOORS
- STORAGE

LEVEL 15 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	1,105	15	74
BUSINESS	5,807	100	58
TOTAL			132

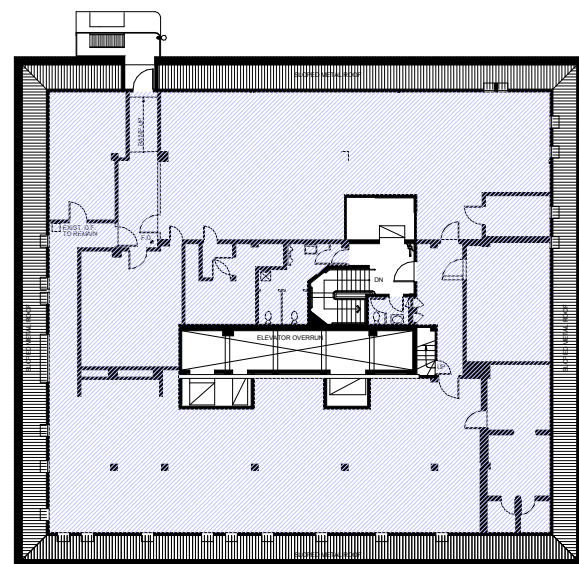
LEVEL 15 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	1,105	15	74
BUSINESS	5,807	100	58
TOTAL			132
LEVEL 15 CHANGE			0





① LEVEL 16 - 2004
1/32" = 1'-0"

LEVEL 16 - EXISTING (AS OF OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	5,447	300	19
TOTAL			19



② LEVEL 16 - PROPOSED / EXISTING
1/32" = 1'-0"

LEVEL 16 - PROPOSED / EXISTING (AFTER OCT 1, 2004)			
FUNCTION	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
STORAGE	5,343	300	18
TOTAL			18
LEVEL 16 CHANGE			-1

OCCUPANCY USE LEGEND	
	STORAGE / MECH EQUIP
	ASSEMBLY (UNCONCENTRATED)
	BUSINESS AREA
	CLASSROOM AREA
	EXERCISE ROOMS
	KITCHENS: COMMERCIAL
	MERCANTILE: BSMT & GRADE
	OTHER FLOORS
	STORAGE

