

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 18772	Project Address: 3714 SW Macadam Ave
Hearing Date: 12/19/18	Appellant Name: Jeancarlo Saenz
Case No.: B-007	Appellant Phone: 9727269400
Appeal Type: Building	Plans Examiner/Inspector: Maureen McCafferty, Joe Thornton
Project Type: commercial	Stories: 8 Occupancy: R-2, M, S-2, A-3 Construction Type: Type I-A & Type III-A
Building/Business Name: E2 - Block 40	Fire Sprinklers: Yes - Thoroughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-110666-LU
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Mix-use building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 403.3.2 Water supply to required fire pumps.
Requires	<p>Water supply to required fire pumps. Required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.</p> <p>Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through no fewer than one of the connections.</p>
Proposed Design	<p>This project is an 8-story high rise apartment building.</p> <p>The design proposed for this project includes an on-site fire tank supplied by a single connection to the water main on SW Abernethy. A fire service line is to be installed by the City of Portland Water Bureau under a separate permit. The fire pump will be supplied from the fire tank.</p> <p>The tank is sized in accordance with the Portland Design Manual & 11.2.3.1.1 of NFPA 13 and the connection will be designed to refill the tank at a rate of at least equal to most demanding sprinkler or standpipe design requirements including hose allowances per the Portland Fire Design Manual.</p> <p>Tank size: Standpipe System:</p>

750 gpm (NFPA 14 7.10) x 30 min (NFPA 14 9.2) = 22,500 gallons

Ordinary Group 1 Hazzard (parking):

0.15 gpm/sf x 1,950 sfg = 293 gpm + 250 gpm inside hose = 543 gpm x 30 min = 16,290 gal

Fire tank to be sized to accommodate 22,500 gal usable water. Tank provided = 3,008 cubic feet/7.48 = 22,500 gal usable water

Tank refill rate will be 750 gpm.

Reason for alternative The fire pump is supplied from the fire water tank. The tank is sized to accommodate the largest of the sprinkler system or standpipe demand for the duration specified in NFPA 13 and/or the Portland Fire Design Manual. The tank is automatically refilled at the maximum of the sprinkler system or standpipe requirements.

This arrangement provides redundant water supplies from the city main (primary supply) and the fire tank (secondary supply).

A single connection to a public water source has been allowed by Portland Fire when it is sized per the Portland Fire Design Manual. It would provide sufficient redundancy and protection for buildings less than 420' in height. This Appeal is similar in intent as to past granted appeals.

See 18386 for reference.

Appeal item 2

Code Section 2014 OSSC, Table 2902.1 Minimum Number of Required Plumbing Fixtures; 2014 OSSC, 2902.2 Separate Facilities; 2014 OSSC, 2902.3 Employee and Public Toilet Facilities

Requires From Table 2902.1 "Minimum Number of Required Plumbing Fixtures:"
R-2 occupancy apartment houses are required to have at least one water closet, one lavatory, and one bathtub/shower per dwelling unit.

From Section 2902.2 "Separate Facilities:"
Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, or 15 or less.

From Section 2902.3 "Employee and public toilet facilities:"
Customers, patrons, and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 2902.1 for all users.

Employees shall be provided with toilet facilities in all occupancies. Employee toilet facilities shall either be separate or combined employee and public toilet facilities.

Proposed Design The proposed project is an 8-story mixed use multifamily building. There are two separate programmatic areas within the building: retail and residential. Ground floor retail spaces along SW Moody avenue are M occupancy, and plumbing fixtures required to accommodate these retail spaces will be constructed as part of their future tenant improvement permit(s). The remainder of the building primarily consists of R-2 occupancy apartments and supporting functions, as well amenity spaces dedicated to residents. These include a B occupancy residential lobby and leasing office at Ground floor, and an A-3 occupancy co-shared workspace and fitness at Unit level 1 and an A-3 occupancy club room and roof terrace at Unit Level 6.

Public access to the ground floor lobby will be limited to residents, prospective residents, and property management staff, and the exterior doors will feature security card readers. A single unisex toilet room will be provided at the lobby and will serve as a convenience toilet room for those with lobby access.

Co-shared workspace and fitness have access to two toilet rooms, which provide sufficient plumbing fixtures for those occupancies on unit level 1.

The unit level 6 club room and the adjacent roof terrace are intended to be used by residents and their guests and will not be accessible to the public. The amenity room measures under 749 square feet, and the roof terrace measures 1,242 square feet. One single unisex toilet room will be located adjacent the amenity room and terrace.

Each apartment within the building includes at least one dedicated toilet room, so residents always have access to private restrooms within their building.

See attached Exhibits.

Reason for alternative It is assumed that the residents of the apartments will wait to use the toilet facilities in their own apartments. Therefore, residential areas such as the entrance lobby, any vestibules providing stair and elevator access, the mail room, the trash rooms, any tenant storage rooms, etc., would not be considered separate occupancies which would require public plumbing facilities. Similarly, since the unit level 6 club room and roof terrace are only to be used by residents and potential guests, those areas would not require public plumbing facilities. Given that every apartment includes at least one dedicated toilet room, public access to the building is limited, and convenience toilet rooms are provided at the lobby and resident-only amenity spaces, we believe the proposed design has met the intended code-required fixture count.

Please see granted precedent appeals 14846, 15856, and 16285.

Appeal item 3

Code Section 2014 OSSC, 913.2.1 Protection of Fire Pump Rooms

Requires Fire pumps shall be located in rooms that are separated from all other areas of the building by 2-hour fire barriers constructed in accordance with Section 707 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both.

Exceptions:

In other than high-rise buildings, separation by 1-hour fire barriers constructed in accordance with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711, or both, shall be permitted in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

Separation is not required for fire pumps physically separated in accordance with NFPA 20.

Proposed Design The proposed design is an 8-story mixed-use high-rise multi-family building, with 5 levels of Type III-A construction over 3 level of Type I-A construction at grade. There is 1 level of below-grade parking, also of Type I-A construction. The building will be equipped throughout with an automatic sprinkler system. The fire pump room is located at Garage level 2, at the northwest corner of the parking garage.

The proposed design does not provide a continuous rated direct connection to an interior exit stairway.

The fire pump room enclosure is 3-hour rated, and the nearest exit stair enclosure is 2-hour rated. The path of travel between the fire pump room and the enclosed exit stairway measures 18 feet in length and is sprinklered per NFPA 13. The path is unenclosed and is along a corridor in the garage that is isolated from car traffic.

See attached Exhibits.

Reason for alternative The fire pump room will be provided with more protection than required by code. Since the building is sprinklered and a high-rise, the pump room is only required to be 2-hour rated, but the proposed design provides a 3-hour pump room enclosure. Access from the pump room to the exterior is through a 2-hour rated stair enclosure, and the path of travel between the stair and the pump room is direct and clearly visible. This path is within the Type I-A concrete parking garage, and measures 18 feet from door to door. Clear signage will be provided at the pump room and the stair enclosure. We believe the proposed design provides equivalent level of life safety as is required by code.

Please see granted precedent appeal 18667 and 14716.

Appeal item 4

Code Section 713.13.1 and 713.13.3

Requires 713.13.1 Refuse, recycling and laundry chute enclosures. A shaft enclosure containing a refuse, recycling, or laundry chute shall not be used for any other purpose and shall be enclosed in accordance with Section 713.4. Openings into the shaft, including those from access rooms and termination rooms shall be protected in accordance with this section and Section 716. Openings into chutes shall not be located in corridors. Doors shall be self- or automatic-closing upon the actuation of a smoke detector in accordance with Section 716.5.9.3, except that heat-activated closing devices shall be permitted between the shaft and the termination room.

713.13.3 Refuse, recycling and laundry chute access rooms. Access openings for refuse, recycling and laundry chutes shall be located in rooms or compartments enclosed by not less than 1-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Openings into the access rooms shall be protected by opening protectives having a fire protection rating of not less than $\frac{3}{4}$ hour. Doors shall be self- or automatic-closing upon the detection of smoke in accordance with Section 716.5.9.3.

Proposed Design The proposed design shall meet the requirements of Section 713.13.3, except the space in front of the chute is not a room.

The proposed design will provide:

- Two-hour fire-resistance-rated trash chute.
- Two-hour fire-resistance-rated compartment in front of the fire-rated chute, including a 90-minute fire-rated door.
- Automatic closer for the fire-rated compartment door, on a 15-second minimum and 30-second maximum delay.
- Automatic sprinkler within the fire-rated compartment; sprinkler head to be placed in the compartment between the corridor door and the chute.
- Trash chute hopper door can be in fully open position without interference from 90-minute fire-rated door.

See attached Exhibits.

Reason for alternative The proposed design is requested due to the space and to maximize efficiency. The proposed design meets the intents of Section 713.13 by enclosing the entire shaft and room with a continuous 2-hour shaft. Fire sprinkler coverage is provided within the compartment providing further safety and ease of access is improved for accessibility utilizing a forward approach and a delay on the automatic closer that allows the trash chute to be accessed without the user having to hold it open allowing a disabled person to deposit trash with also holding a door open or passing through to an additional room. This configuration is compliant with ANSI A117.1 additionally the

hopper is to be spring loaded and the door after being held open shall have an automatic closer ensuring the fire rated door is closed when the chute is not in use.

Please see granted precedent appeal 16722 and 15965.

Appeal item 5

Code Section 2014 OSSC, 3004.1 Hoistway venting, 2015 IBC 3006.2 Hoistway opening protection required and 3006.3 Hoistway opening protection.

Requires 2014 OSSC, 3004.1 Hoistway of elevators and dumb-waiters with a hoistway of 25 feet or more, as measured from the bottom floor landing to the underside of the Hoistway ceiling, shall be provided with a means for venting smoke and hot gases to the outer air in case of fire.

Exception: Venting is not required for the following elevators and hoistways:

In occupancies of other than Group R-1, R-2, I-I, I-2 and similar occupancies with overnight sleeping units, where the building is equipped throughout with an approved automatic sprinkler system installed in accordance with section 903.3.1.1 or 903.3.1.2.

2015 IBC 3006.2 Elevator hoistway door opening shall be protected in accordance with section 3006.3 where an elevator hoistway connects more than three stories, is required to be enclosed within a shaft enclosure in accordance with section 712.1.1 and any of the following conditions apply:

The building is not protected throughout with an automatic sprinkler system in accordance with section 903.3.1.1 or 903.3.1.2.

The building contains a group I-1 condition 2 occupancy.

The building contains a group I-2 occupancy.

The building contains a group I-3 occupancy.

The building is a high rise and the elevator hoistway is more than 75 feet in height. The height of the hoistway shall be measured from the lowest floor to the highest floor of the floors served by the hoistway.

2015 IBC 3006.3 Where section 3006.2 requires protection of the elevator hoistway door opening, the protection shall be provided by one of the following:

An enclosed elevator lobby shall be provided at each floor to separate the elevator hoistway shaft enclosure doors from each floor by fire partitions in accordance with section 708. In addition, doors protecting openings in the elevator lobby enclosure walls shall comply with section 716.5.3 as required for corridor walls. Penetrations of the enclosed elevator lobby by ducts and air transfer openings shall be protected as required for corridor in accordance with section 717.5.4.1

An enclosed elevator lobby shall be provided at each floor to separate the elevator hoistway shaft enclosure doors from each floor by smoke partitions in accordance with section 710 where the building is equipped throughout with an automatic sprinkler system installed in accordance with section 903.3.1.1 or 903.3.1.2. In addition, doors protecting openings in the smoke partition shall comply with sections 710.5.2.2, 710.5.2.3 and 716.5.9. Penetrations of the enclosed elevator lobby by ducts and air transfer openings shall be protected as required for corridor in accordance with section 717.5.4.1

Additional door shall be provided at each elevator hoistway door opening in accordance with section 3002.6. Such door shall comply with the smoke and draft control door assembly requirements in section 716.5.3.1 when tested in accordance with UL 1784 without an artificial bottom seal.

The elevator hoistway shall be pressurized in accordance with section 909.21.

Proposed Design The proposed design eliminates the requirement of venting and pressurization in the elevator hoistway by adopting the changes in the 2015 IBC section 3006.2 and 3006.3. The 2015 IBC

eliminates section 3004.1 of the 2014 OSSC by introducing a new section on elevator lobbies and hoistway opening protection. Because this building falls under the high rise definition, section 3006.2, condition #5 requires protection of the hoistway opening in accordance with section 3006.3.

To provide protection of the elevator hoistway, we proposed to use item #3 of section 3006.3. All elevators in this project will have a smoke and draft control door in front of the elevator door opening that meets the requirements of section 3002.4, the "Air leakage test of doors assemblies" in accordance with UL 1784 and the leakage rate for smoke and draft controls doors in section 716.5.3.1. The smoke control doors will also be connected to the fire alarm system and nearby smoke detectors sensors so that they can be closed upon activation of any of these systems.

See attached Exhibits for door locations.

Reason for alternative The change in code requirements from the 2014 OSSC to the 2015 IBC addresses the concerns of elevator hoistway opening protection by introducing new requirements that deal with smoke spread in elevator buildings.

Elevator shafts are one of the largest vertical shafts in a multistory building. Hoistways have the potential for accumulating and spreading smoke and gases from a fire to other stories in a building. The chimney or stack effect helps with the upward spread of the products of combustion. The intention of these new provisions is to prevent the infiltration of smoke into the hoistway enclosure.

Since this building does not required fire service access elevators and does not provide occupant evacuation elevators either, by provided doors that meet the requirements of item #3 of section 3006.3 in front of the elevator hoistway opening, protection provided should be equal or greater as it was required by section 3004.1 of the 2014 OSSC.

By also selection item #3, the requirement for pressurization of the elevator hoistway is also eliminated, since that option is not selected as protection for the hoistway opening.

Appeal item 6

Code Section 403 High rise buildings, Section 403.2 to 403.6

Requires Section 403 provides additional requirements for high-rise development.

- Section 403.2 specifies additional construction requirements, as well as some requirement reductions, applicable to constructing a high-rise building.
- Section 403.3 states the basic requirements for all high-rise buildings that an automatic sprinkler system be provided throughout the building. Specific standards unique to high-rise development are also provided.
- Section 403.4 specifies the various emergency detection and response systems that are required in a high-rise building.
- Section 403.5 provides additional means of egress system requirements for the occupants of a high-rise building.
- Section 403.6 provides elevator-related requirements for these structures.

The provisions are applicable to all buildings when the highest occupied floor is more than 75 feet above the lowest level of fire department vehicle access.

Proposed Design The proposed building is an 8-story (5 over 3) apartment building that has an occupied floor at 79' -8 ¾" from the lowest level of fire department access. For this reason, this building follows under the classification of high-rise per section 403 of the 2014 OSSC. For the design of this high-rise, we proposed the following conditions:

Section 403.2 Construction

- Reductions listed in section 403.2.1.1 and 403.2.1.2 will not be used, even though floor control valves will be installed per section 903.4.3

Section 403.3 Automatic sprinkler system

- Fully comply with this section with the adoption of Appeal items # 1 (403.3.2) and #4 (913.2.1) above.

Section 403.4 Emergency systems

- 403.4.1 Smoke detection will be provided per the requirements of 907.2.13.1 except for the connection to an emergency voice/alarm communication system.
- 403.4.2 Fire alarm system will be provided per the requirements of section 907.2.13 except for the connection to an emergency voice/alarm communication system.
- 403.4.3 Standpipe system will be provided per requirements of section 907.5.2.2.
- 403.4.4 Emergency voice/alarm communication system will not be provided.
- 403.4.5 Emergency responder radio coverage will be provided per the attached State of Oregon Form OSSC 915 Emergency Responder Radio Coverage (ERRC) Checklist.
- 403.4.6 Fire command center will be provided per section 911 with the following modifications to section 911.5 as items not provided:

The emergency voice/alarm communication system control unit.

Emergency and standby power status indicators.

Generator supervision devices, manual start and transfer features.

Elevator emergency or standby power selector switch(es), where emergency or standby power is provided.

- 403.4.7 Smoke removal will be provided per the requirements of this section.
- 403.4.8 Standby power will be provided per the requirements of this section.
- 403.4.9 Emergency power systems will be provided per the requirements of this sections as applicable.

Section 403.5 Means of egress and evacuation

- Fully comply with all the requirements of this section that are applicable.

Section 403.6 Elevators

- Fully comply with all the requirements of this section that are applicable.
- Elevator #1 will serve as the accessible means of egress.

See attached Exhibits for references to these sections.

Reason for alternative The proposed changes to the high-rise code are in response to the unique conditions of this building. Site grading plays a good roll in the classification of this building as a high-rise since the site drops 17 feet from SW Macadam to SW Moody, which raises to highest occupied floor level above the 75 feet high-rise code threshold.

The current configuration exceeds the max height by 4'-8 ¾" on the top floor of the building, which in our opinion does not introduce a higher risk on smoke control or evacuation times for the following reasons:

- The floor area of the top floor is 9,782 s.f. (not including stairs/elevators/shafts), which represents an occupant load of 49 for the entire level. This does not add any significant load to the provided stairs, since the number of occupants is very low.
- Evacuation times for the floor above is not a concern since the occupant load is very limited and stair #2 travels 61 ft to an exit on grade, which is less than usual for non-high-rise buildings. Stair #1 will travel 79 ft to an exit on grade but egress on that side of the building could also be assisted by elevator #1, which will be connected to standby power.

- Provided a relatively simple layout for the top floor where exits are readily visible from any part of the corridor.
- No other occupancies besides R-2 are above the 75ft high-rise threshold, which provides an occupancy that can be familiar with the building layout on an emergency.
- Total building height does not exceed the limits for Type III-A construction.
- No reductions in fire ratings are used per section 403.2.
- The exterior walls of the Type III construction are 2-hour rated as per code but also keep the use of FRT wood on the framing. The code guide type III construction – OSSC/6/#4 Non-Fire-Retardant-Treated Wood Framing within exterior walls of R-2 occupancy buildings of type III constructions will not be used.
- Due to the limited height above 75ft and grade conditions, the stack effects risk is not greater than it would be in a non-high-rise building. If the site was flat, the added height above the 75 ft line could be reduced by adjusting the ground floor, which means that all the stories above will still be the same. Shafts and enclosures would functions in the same way and should serve the same amount of stories.

With the adoption of the proposed high-rise code measures listed above, we feel the provisions for Life and Safety in this building are equivalent or superior to the intention of the code for structures of this type.

Similar appeals have been granted for buildings that go over the 75 ft high-rise with similar conditions as the proposed building, please reference appeals 2120, 10670, and 14731.

APPEAL DECISION

1. Single connection to water main with onsite water supply tank in lieu of connection to two water mains: Granted as proposed.

Note: The proposed capacity of the secondary on-site water supply is subject to review under the fire permit submittal.

2. Reduction in minimum required plumbing fixtures: Granted as proposed.

3. Omission of 2 hour fire rated passageway connecting fire pump room to exit: Granted as proposed.

4. Trash chute access compartment at corridor: Granted provided:

- a.) The corridor door is a 45 minute rated self-closing door with minimum 15 and maximum 30 second time delay closer,
- b.) A sprinkler head is installed in the compartment between the corridor door and the chute
- c.) Sprinkler system is to be installed under separate permit from Fire Marshal's Office.
- d.) The compartment depth is sized to allow the corridor door to latch when the trash chute hopper is fully open.

5. Omission of hoistway venting per 2015 IBC: Granted as proposed.

6. Partial omission of high rise requirements: Denied. Proposal does not provide equivalent Life Safety protection. Appellant may contact John Butler (503 823-7339) with questions.

For the item granted, 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.

GENERAL SITE NOTES

1. THE ARCHITECTURAL DRAWINGS GRAPHICALLY INDICATE APPROXIMATE LOCATION OF BUILDINGS, PARKING AND DRIVES ONLY.
2. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING, SIDEWALKS & ACCESSIBLE ROUTES TO BUILDING PER REQUIREMENTS OF THE FAIR HOUSING GUIDELINE VEHICULAR ACCESS CONTROL, GATES, AND HANDICAP SPACES.
3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR VICINITY MAP, LEGAL DESCRIPTION, BUILDING FINISH FLOOR HEIGHTS AND LOCATION OF REQUIRED RETAINING WALLS.
4. ALL DIMENSIONS INDICATED ON THIS PLAN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL DIMENSIONAL CONTROLS, GRADING, DRAINAGE & UTILITY WORK.
5. PROJECT IS TO BE DEVELOPED AND COMPLETED IN A SINGLE PHASE.
6. ALL SURFACE MATERIALS SHALL MEET CITY S PUBLIC WORKS DEPT. MINIMUM STANDARDS.
7. ALL LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH ALL STANDARDS AND REQUIREMENTS SET FORTH BY THE CITY.
8. ALL SIGNS, LIGHTING, LUMINAIRES AND EXT. SPEAKERS SHALL MEET CITY ORDINANCES IF PROVIDED.
9. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED CIVIL DRAWINGS, THE 2014 OSSC & OTHER REQUIREMENTS AND ORDINANCES OF THE CITY.
10. BUILDING IDENTIFICATION SIGNS AND DIRECTIONAL SIGNS SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS.
11. ALL "APARTMENT" DWELLING UNIT BUILDINGS SHALL BE PROVIDED WITH A MONITORED FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH A NFPA 13.
12. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATIONS OF ALL METERS, PANELS, CLEAN OUTS, TRANSFORMERS AND PARKING LOT LIGHTING.
13. PROVIDE HANDICAP RAMPS AT SIDEWALKS WHERE SHOWN AND AS REQUIRED.
14. REFER M.E.P. FOR LOCATION OF GAS METERS @ EACH BUILDING (IF PROVIDED).
15. FIRE LANE STRIPING TO BE PER CITY REQUIREMENTS.
16. ALL APARTMENT BUILDINGS ARE TO HAVE DIRECT DIALING MONITORED SPRINKLER SYSTEMS.
17. KNOX BOX ENTRY SYSTEM IS TO BE PROVIDED @ THE FRONT DOOR TO THE CLUB/LEASING OFFICE AND AT ALL ENTRY GATES PER THE FIRE DEPARTMENT.
18. REFER TO CIVIL DRAWINGS FOR DETENTION REQUIREMENTS.
19. FIRE DEPARTMENT CONNECTIONS TO BE ADJACENT TO SPRINKLER CLOSET. MAXIMUM DISTANCE TO FIRE LANE IS 40'-0". COORDINATE WITH FIRE DEPARTMENT AND BUILDING PLANS FOR EXACT LOCATION.
20. ALL FAIR HOUSING UNITS SHALL HAVE MAILBOXES THAT COMPLY WITH FAIR HOUSING GUIDELINES AS WELL.
21. AREA OF EXTERIOR WALL OPENINGS HAS NO LIMIT PER TABLE 705.8 BECAUSE THE FIRE SEPARATION DISTANCE IS NEVER LESS THAN 20 FEET IN A SPRINKLERED BUILDING.

GRADING ON STREET HERE IS THE BEST LOCATION FOR SERVICE TRUCK FOR FUEL FILL STATION

LOWEST LEVEL OF FIRE DEPARTMENT ACCESS

GRADE AT CORNERS OF BUILDING

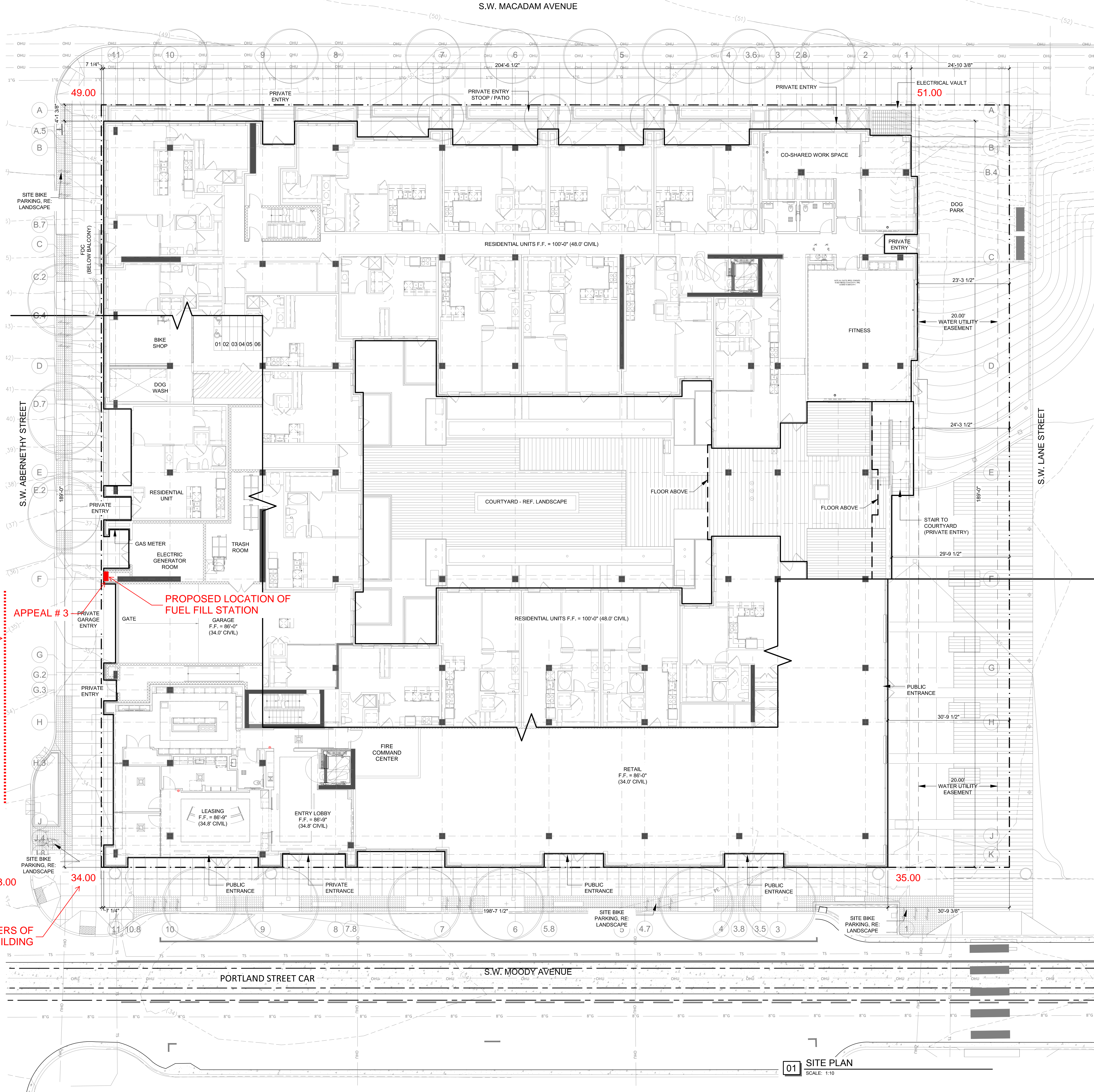
APPEAL # 3

PROPOSED LOCATION OF FUEL FILL STATION

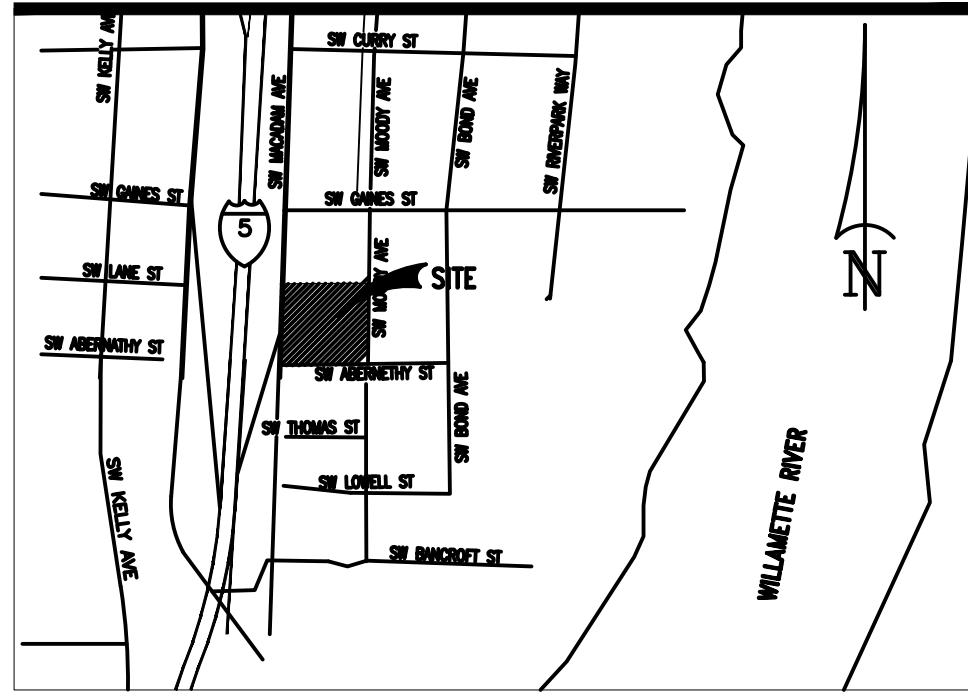
33.00

34.00

35.00



VICINITY MAP



SITE LEGEND

- PROPERTY LINE
- F.S.C. FIRE SPRINKLER CLOSET
- F.D.C. FIRE DEPARTMENT CONNECTION
- T ELECTRIC TRANSFORMER
- EM#2 ELECTRIC METERS
- LO HI DENOTES CHANGE IN ELEVATION

SITE DATA

SITE LOCATION	LAND USE DISTRICT
3838 SW MACADAM AVENUE	CENTRAL CITY PLAN DISTRICT COMMERCIAL ZONE IN SOUTH WATERFRONT DISTRICT - SUB

SITE DENSITY	
SITE AREA	1.06 ACRES / 45,970 S.F.
TOTAL UNITS	332 UNITS
PROPOSED DENSITY	219.84 UNITS/ACRE

ZONING SUMMARY - BUILDING	
FLOOR AREA RATIO PROVIDED	4.52:1
LOT COVERAGE PROVIDED	80%
SETBACKS AND EASEMENTS	
S.W. MOODY AVENUE = 0 FT BUILDING SETBACK	
S.W. LANE STREET = 0 FT BUILDING SETBACK	
S.W. MADADAM AVENUE = 0 FT BUILDING SETBACK	
S.W. ABERNETHY ST. = 0 FT BUILDING SETBACK	

ZONING SUMMARY - PARKING & LOADING	
REQUIRED BICYCLE PARKING	
LONG-TERM PARKING	UNITS SPACES
RESIDENTIAL PARKING @ 1.5/UNIT	232 348
RETAIL PARKING - 2 REQUIRED	2
OFFICE PARKING - 2 REQUIRED	2
SHORT-TERM PARKING - LOCATIONS PER LANDSCAPE	
RESIDENTIAL PARKING @ 1/20 UNITS	232 12
RETAIL PARKING - 2 REQUIRED	2
OFFICE PARKING - 2 REQUIRED	2

REQUIRED CAR PARKING	
NO PARKING REQUIRED	
LOADING SPACES IN GARAGE	2
PROVIDED BICYCLE PARKING	

	SPACES
LONG-TERM IN UNIT (2 BICYCLES PER UNIT)	342
LONG-TERM IN GARAGE	34
TOTAL LONG-TERM PARKING	376
SHORT-TERM PARKING	16
PROVIDED CAR PARKING	
RESIDENTIAL - REGULAR SPACES	172
RESIDENTIAL - H.C. SPACES	3
RESIDENTIAL - VAN H.C. SPACES	1
TOTAL PARKING PROVIDED	176

H.C. SPACES PROVIDED ARE BASED ON A 2% OF TOTAL	
9X18 LOADING IN GARAGE	2

GRADE PLANE INFO

49+51+34+35 = 169/4

AVERAGE GRADE PLANE = 42.25

CITY OF PORTLAND SEAL

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

PROJECT MGR:

DRAWN BY:

CHECKED BY:

REVISIONS

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Project Title:

E2
BLOCK 40

PORTLAND
OREGON

ALAMO MANHATTAN

Issue Set: 04.09.18

Permit Set Issue: 07.20.18

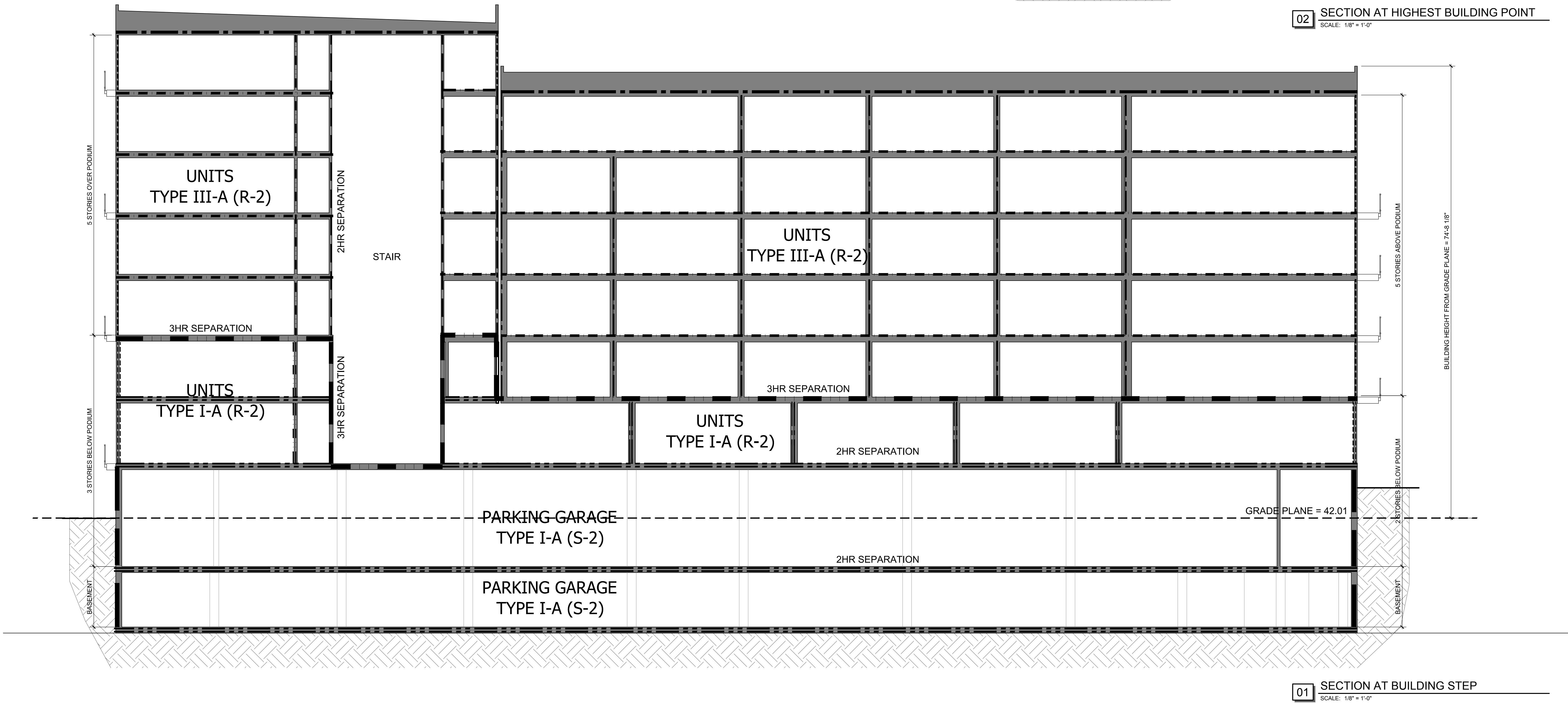
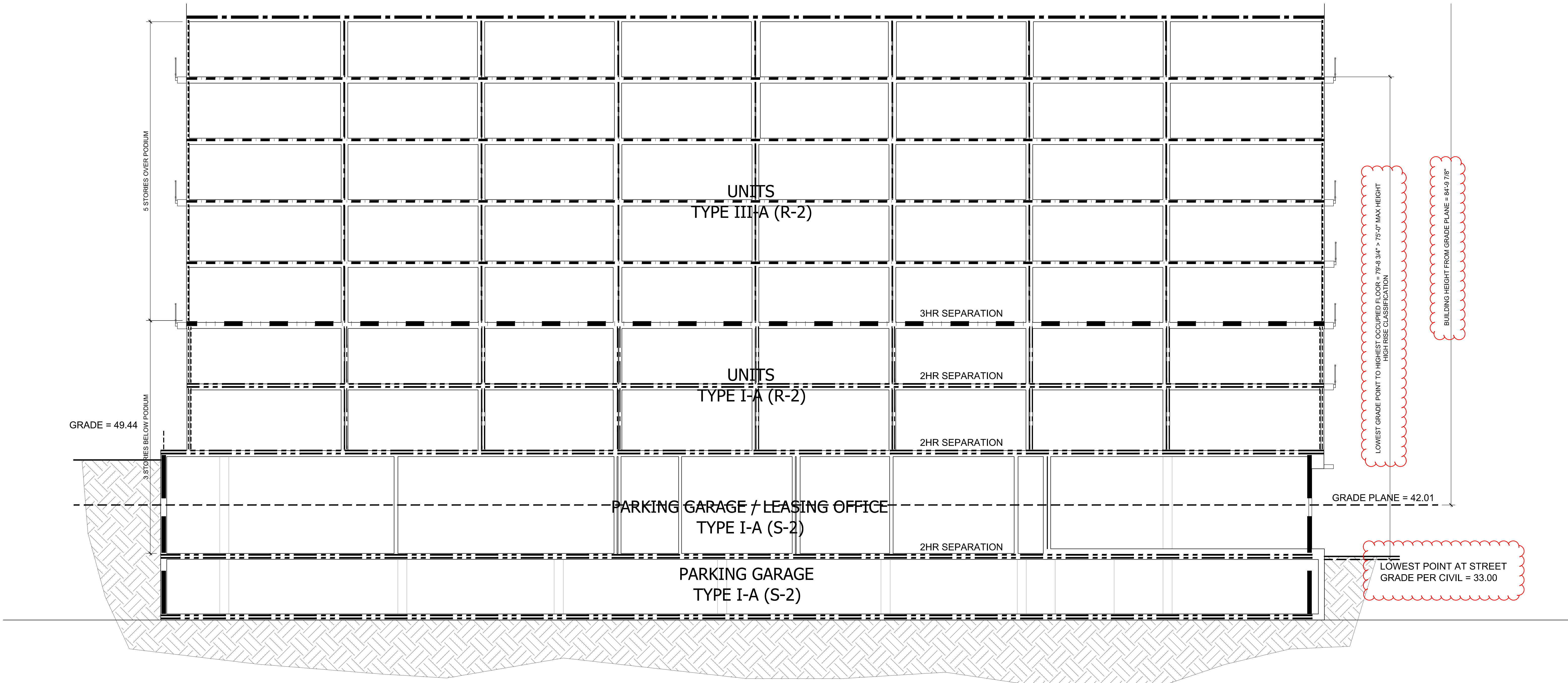
Construction Set Issue:

Project ID
17065

Drawing No.

A1.1
SITE PLAN

01 SITE PLAN
SCALE: 1:10



EXIT PLAN LEGEND

V.10.01.14

EXIT	BUILDING EXIT
---	EXIT ACCESS TRAVEL DISTANCE PER TABLE 1016.2
	ACCESSIBLE BUILDING EXIT
	AREA OF REFUGE 30'X48" MIN.
	EXTERIOR AREA OF RESCUE ASSISTANCE

EXIT TYPES

V.10.01.14

'A'	VERTICAL EXIT
'B'	HORIZONTAL EXIT
'C'	DIRECT EXIT AT GRADE
'D'	COURTYARD EXIT
'E'	TRANSFER STAIR
'F'	ACCESSIBLE ELEVATOR EXIT
'G'	EXIT TO PROTECTED CORRIDOR

NOTE:
1. REFER TO COURTYARD EXIT AREA TABULATIONS FOR EXITING REQUIREMENTS.

FIRE RESISTANCE LINETYPE LEGEND

VERTICAL SEPARATIONS (TYPE I-A)

---	3 HR RATED EXTERIOR WALL - RATING PER SECTION 721.1.1
---	3 HR RATED FIRE BARRIER STAIR SHAFT
---	• CMU - U.L. #U994
---	• CONCRETE - RATING PER SECTION 721.1.1
---	2 HR RATED FIRE BARRIER STAIR / ELEVATOR / VENT SHAFT / TRASH / ELECTRICAL ROOMS
---	• CMU - U.L. #U905
---	• CONCRETE - RATING PER SECTION 721.1.1
---	• MTL. STUDS - GA FILE NO. WP1522
=====	1 HR RATED EXTERIOR WALL - U.L. #U419
=====	1 HR RATED TENANT SEPARATION FIRE PARTITION - GA FILE NO. WP5006
=====	1 HR RATED EXIT ACCESS CORRIDORS FIRE PARTITION - GA FILE NO. WP1522
=====	1 HR RATED EXIT ACCESS CORRIDORS FIRE PARTITION AND INTERIOR WALLS - U.L. #U419

HORIZONTAL SEPARATIONS (TYPE I-A)

---	3 HR RATED HORIZONTAL SEPARATION - RATING PER IBC 2009 SECTION 721.2.2.1
---	2 HR RATED HORIZONTAL SEPARATION - RATING PER IBC 2009 SECTION 721.2.2.1

VERTICAL SEPARATIONS (TYPE III-A)

---	2 HR RATED FIRE BARRIER STAIR / ELEVATOR / VENT SHAFT / TRASH - U.L. #U301
-----	2 HR RATED EXTERIOR WALL
-----	• BRICK - U.L. #U302
-----	• FIBER CEMENT SIDING AND NICHIA PANEL - U.L. #U301
---	1 HR RATED TENANT SEPARATION FIRE PARTITION - U.L. #U341
---	1 HR RATED EXIT ACCESS CORRIDORS FIRE PARTITION - GA FILE NO. WP3380
---	1 HR RATED EXIT ACCESS CORRIDORS FIRE PARTITION AND INTERIOR WALLS - U.L. #U305
---	3 HR RATED FIRE BARRIER SEPARATION - GA FILE NO. WP 2800

HORIZONTAL SEPARATIONS (TYPE III-A)

---	1 HR RATED HORIZONTAL SEPARATION - ESR-1153
---	1 HR RATED HORIZONTAL SEPARATION - UL-#P522

LEGEND

	DENOTES ACCESSORY USE	FEC	FIRE EXTINGUISHER CABINET
	DENOTES WALL TYPE	SP	STAND PIPE LOCATION

NOTES:

- ALL BUILDINGS TO HAVE A 13 SPRINKLER SYSTEM.
- FIRE BARRIER WALLS TO EXTEND TO DECK OF FLOOR ABOVE OR TO ROOF DECK.
- REFER TO BUILDING PLAN AND ENLARGED PLAN DETAILS FOR ADDITIONAL ASSEMBLY LOCATIONS.
- FIRE EXTINGUISHER MUST BE LOCATED WITHIN 75'-0" OF TRAVEL DISTANCE FROM ALL POINTS IN THE BUILDINGS. COORDINATE WITH FIRE MARSHALL.
- A 3 HR HORIZONTAL SEPARATION IS REQUIRED BETWEEN THE S-2 AND THE R-2 OCCUPANCIES PER SECTION 510.2.
- REF. TO SHEETS A-D1.1-1, A-D1.1-2, A-D1.1-6 AND WALL TYPE LEGEND ON BUILDING PLANS FOR THE ADDITIONAL INFORMATION FOR WALL ASSEMBLIES USED IN THIS PROJECT.
- ALL STORAGE CLOSETS, BOILER ROOMS, ELECTRICAL CLOSETS & MECHANICAL CLOSETS TO BE S-2 OCCUPANCY.

GRADE PLANE CALCULATIONS

GRADE POINTS AROUND BUILDING:

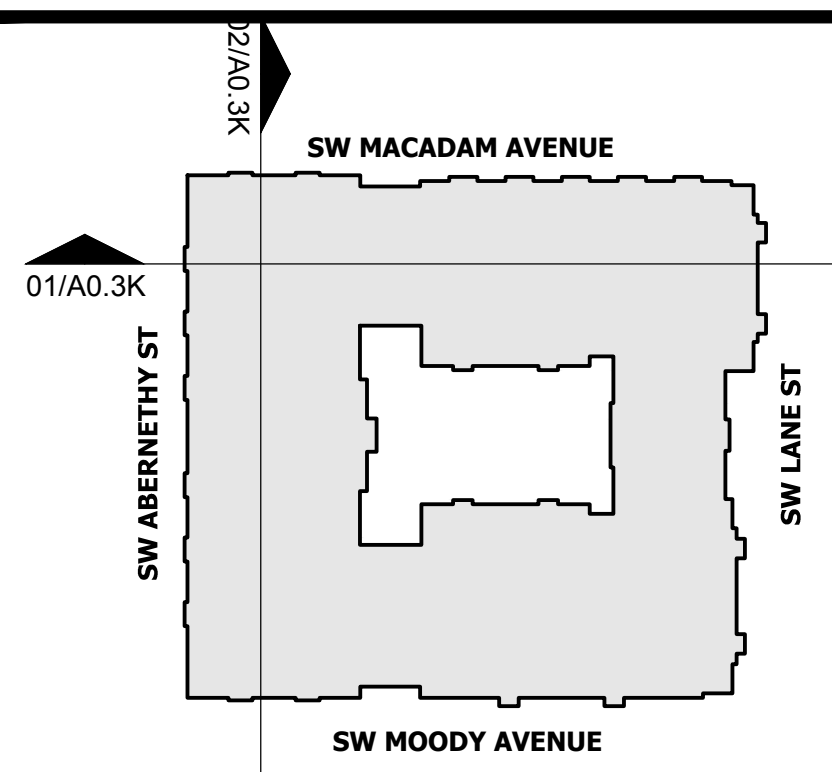
- 49.44
- 51.08
- 33.95
- 33.57

GRADE PLANE
• $(49.44+51.08+33.95+33.57)/4 = 42.01$

NOTES:

- REFER TO SITE PLAN FOR GRADE POINTS AROUND BUILDING.

KEY PLAN LEGEND



CITY OF PORTLAND SEAL

HLR ARCHITECTS

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PROJECT MGR:

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Project Title:

E2
BLOCK 40

PORTLAND
OREGON

ALAMO MANHATTAN

Issue Set: 04.09.18

Permit Set Issue: 07.20.18

Construction Set Issue: ---

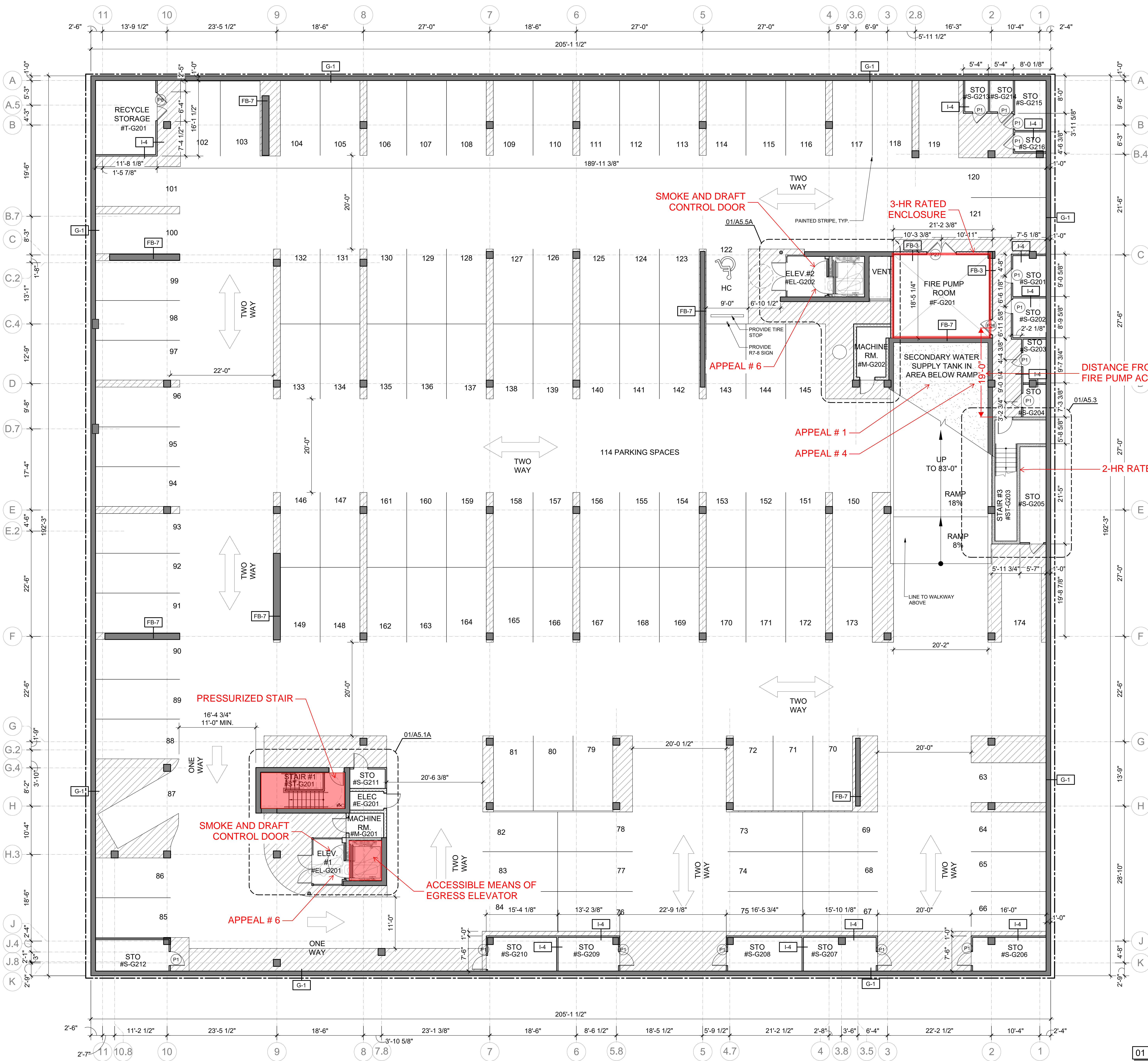
Project ID

17065

Drawing No.

A0.3K

EGRESS AND FIRE
PROTECTION DIAGRAM



GARAGE PLAN LEGEND				V.04.04.13
	CONCRETE WALL		HANDICAP PARKING STALL	
	CMU WALL		NO PARKING AREA	
	STO.		REGULAR PARKING SPACE	
	M.C.		LOADING SPACE	
	F.E.V.		LOADING SPACE	

- BUILDING PLAN NOTES** V-17065-07.09.18
- BUILDINGS ARE TO BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS, CALCULATIONS AND SPECS TO THE CITY OF PORTLAND AND THE PORTLAND COUNTY FIRE MARSHALL'S OFFICE FOR PERMITTING AND REVIEWING PURPOSES INCLUDING A SITE PLAN SHOWING THE FIRE DEPARTMENT CONNECTION FOR EACH BUILDING. BREEZEWAYS, BALCONIES & CORRIDORS ARE TO BE SPRINKLED.
 - AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A MINIMUM OF 80dB THROUGHOUT ENTIRE BUILDING AND THE SOUND SHALL EXCEED THE AMBIENT NOISE LEVEL BY 15dB WITH ALL DOORS CLOSED AND EQUIPMENT IN OPERATION.
 - ALL BUILDINGS TO BE PROVIDED WITH EMERGENCY LIGHTING BATTERY PAKS IN ACCORDANCE WITH NFPA 101.
 - REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS, TYPES AND ANCHORAGE REQUIREMENTS.
 - WALL TYPE FLAGS SHOW FINISHES. REF ALSO TO ELEVATIONS.
 - FOR FIRE EXTINGUISHER CLOSET (FEC) AND STAND PIPE (SP) LOCATIONS, REFER TO SHEET A0.3
 - ALL DIMS ARE FROM STUD TO STUD - SOME BRICK LEDGE DIMS ARE SHOWN.
 - PROVIDE FLOOR IDENTIFICATION SIGNAGE AT EACH FLOOR LANDING IN EXIT ENCLOSURES DESIGNATING THE FLOOR LEVEL AND STAIRS AND AVAILABILITY OF ROOF ACCESS.
 - REFER TO INTERIOR DESIGN SET FOR BUMP OUT DIMENSIONS IN CORRIDOR, LEASING AND AMENITY SPACES.
 - REFER TO SHEET A4.3 FOR OCCUPANCY CALCULATIONS.
 - REFER TO SHEET A-D0.1 FOR ALL WALL TYPES.

REQUIRED. NO FIELD CHANGES ALLOWED

"ZONING COMPLIANCE PAGE - CASE FILE LU 18-163208 D2 AND LU 17-110666 D2M. ALL REQUIREMENTS MUST BE GRAPHICALLY REPRESENTED ON THE SITE PLAN, LANDSCAPE, OR OTHER REQUIRED PLAN AND MUST BE LABELED "REQUIRED." NO FIELD CHANGES ALLOWED."

CITY OF PORTLAND SEAL

HLR ARCHITECTS

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Project Title:

E2 BLOCK 40

PORTLAND OREGON

ALAMO MANHATTAN

Issue Set: 04.09.18

Permit Set Issue: 07.20.18

Construction Set Issue: 07.20.18

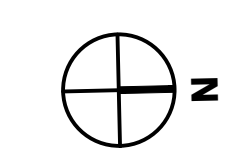
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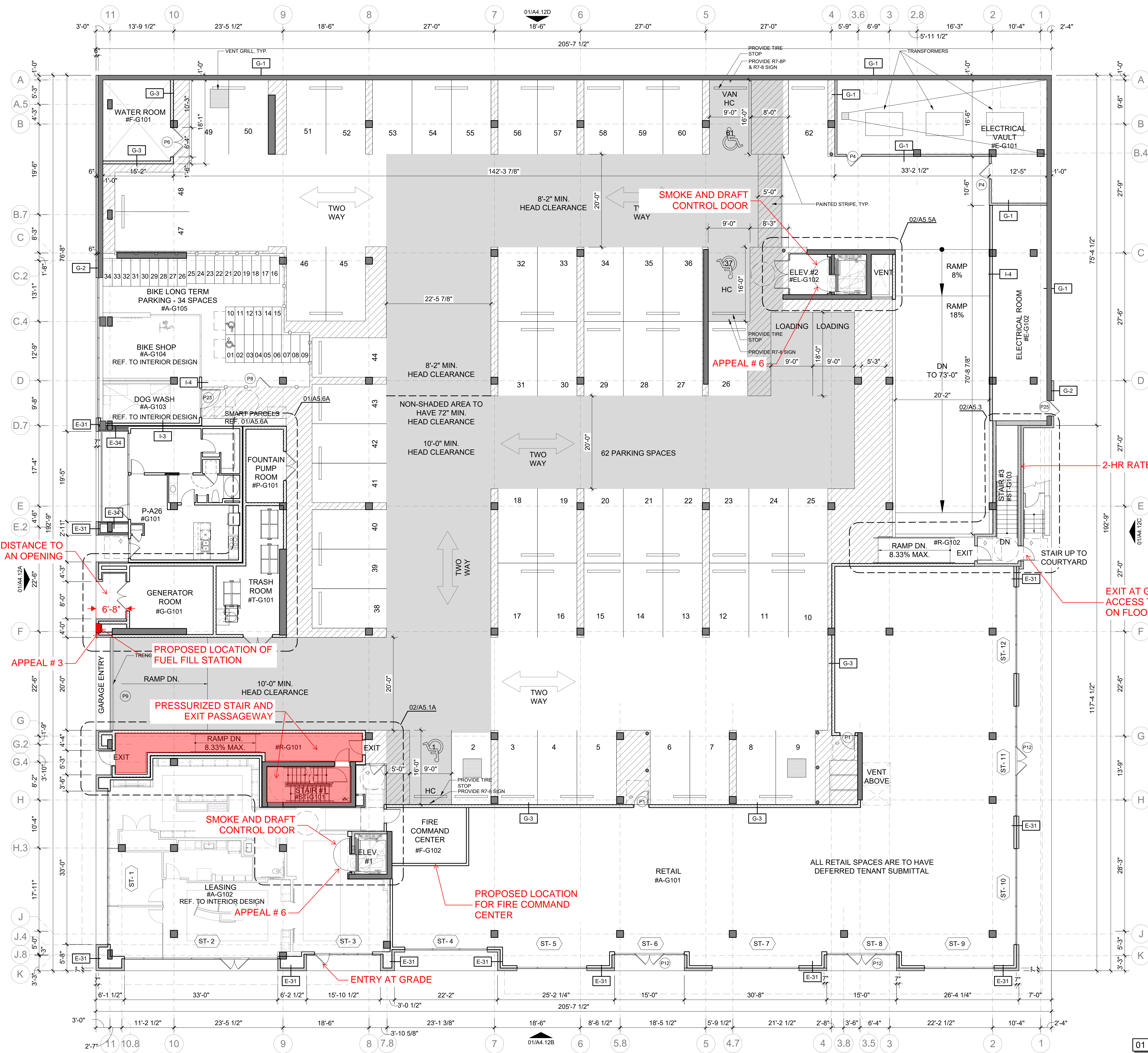
Drawing No. **A4.2**

FLOOR PLAN GARAGE LEVEL 2

01 FLOOR PLAN - GARAGE LEVEL 2

SCALE: 1/8" = 1'-0"





GARAGE PLAN LEGEND			
[Symbol]	CONCRETE WALL	[Symbol]	HANDICAP PARKING STALL
[Symbol]	CMU WALL	[Symbol]	NO PARKING AREA
[Symbol]	STO. STORAGE CLOSET	[Symbol]	REGULAR PARKING SPACE
[Symbol]	M.C. MECHANICAL CHASE	[Symbol]	LOADING SPACE
[Symbol]	F.E.V. FUEL EFFICIENT VEHICLE	[Symbol]	LOADING

- BUILDING PLAN NOTES**
- BUILDINGS ARE TO BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS, CALCULATIONS AND SPECS TO THE CITY OF PORTLAND AND THE PORTLAND COUNTY FIRE MARSHALL'S OFFICE FOR PERMITTING AND REVIEWING PURPOSES INCLUDING A SITE PLAN SHOWING THE FIRE DEPARTMENT CONNECTION FOR EACH BUILDING. BREEZEWAYS, BALCONIES & CORRIDORS ARE TO BE SPRINKLED.
 - AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A MINIMUM OF 80dB THROUGHOUT ENTIRE BUILDING AND THE SOUND SHALL EXCEED THE AMBIENT NOISE LEVEL BY 15dB WITH ALL DOORS CLOSED AND EQUIPMENT IN OPERATION.
 - ALL BUILDINGS TO BE PROVIDED WITH EMERGENCY LIGHTING BATTERY PAKS IN ACCORDANCE WITH NFPA 101.
 - REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS, TYPES AND ANCHORAGE REQUIREMENTS.
 - WALL TYPE FLAGS SHOW FINISHES. REF ALSO TO ELEVATIONS.
 - FOR FIRE EXTINGUISHER CLOSET (FEC) AND STAND PIPE (SP) LOCATIONS, REFER TO SHEET A0.3
 - ALL DIMS ARE FROM STUD TO STUD - SOME BRICK LEDGE DIMS ARE SHOWN.
 - PROVIDE FLOOR IDENTIFICATION SIGNAGE AT EACH FLOOR LANDING IN EXIT ENCLOSURES DESIGNATING THE FLOOR LEVEL AND STAIRS AND AVAILABILITY OF ROOF ACCESS.
 - REFER TO INTERIOR DESIGN SET FOR BUMP OUT DIMENSIONS IN CORRIDOR, LEASING AND AMENITY SPACES.
 - REFER TO SHEET A4.3 FOR OCCUPANCY CALCULATIONS.
 - REFER TO SHEET A-D0.1 FOR ALL WALL TYPES.

REQUIRED. NO FIELD CHANGES ALLOWED

ZONING COMPLIANCE PAGE - CASE FILE LU 18-163208 DZ AND LU 17-110666 DDM. ALL REQUIREMENTS MUST BE GRAPHICALLY REPRESENTED ON THE SITE PLAN, LANDSCAPE, OR OTHER REQUIRED PLAN AND MUST BE LABELED "REQUIRED." NO FIELD CHANGES ALLOWED.

CITY OF PORTLAND SEAL



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Project Title:
**E2
BLOCK 40**
PORTLAND
OREGON
ALAMO MANHATTAN
Issue Set: 04.09.18
Permit Set Issue: 07.20.18
Construction Set Issue:
Project ID
17065
Drawing No.
A4.3
FLOOR PLAN
GROUND LEVEL



— $\frac{G}{J}$ —	PROVIDE CEILING CONTROL JOINT (CJ). SEE CONTROL JOINT NOTES
SPC	STANDPIPE CLOSET BY SPRINKLER CONTRACTOR
FDC	FIRE DEPARTMENT CONNECTION
EM	ELECTRIC METER LOCATION
EC	ELECTRICAL CHASE
MC	MECHANICAL CHASE
IT	COMMUNICATIONS CLOSET
STO	STORAGE CLOSET

1. PROVIDE CONTROL JOINTS IN CEILING GYP. WHERE SHOWN ON ALL FLOORS. (CJ)
2. PROVIDE CONTROL JOINTS IN WALL AND PARTITIONS WHERE CEILING CONTROL JOINTS ARE LOCATED. (CJ)
3. PROVIDE TOOLED CONTROL JOINTS IN GYPCRETE FLOORS FOUNDATION & 2ND TO 4TH FLOORS WHERE CEILING CONTROL JOINTS ARE LOCATED. (CJ)
4. ALL SLOPED CONCRETE SURFACES TO HAVE LIGHT BROOM FINISH.

1. BUILDINGS ARE TO BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS, CALCULATIONS, AND SPECS TO THE CITY OF PORTLAND AND THE PORTLAND COUNTY FIRE MARSHALL'S OFFICE FOR PERMITTING AND REVIEWING PURPOSES INCLUDING A SITE PLAN SHOWING THE FIRE DEPARTMENT CONNECTION FOR EACH BUILDING. BREEZEWAYS, BALCONIES & CORRIDORS ARE TO BE SPRINKLED.
2. AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A MINIMUM OF 80DB THROUGHOUT ENTIRE BUILDINGS AND THE SOUND SHALL EXCEED THE AMBIENT NOISE LEVEL BY 15DB WITH ALL DOORS CLOSED AND EQUIPMENT IN OPERATION.
3. ALL BUILDINGS TO BE PROVIDED WITH EMERGENCY LIGHTING BATTERY PAKS IN ACCORDANCE WITH NFPA 101.
4. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS, TYPES AND ANCHORAGE REQUIREMENTS.
5. WALL TYPE FLAGE SHOD FINISHES. REF ALSO TO ELEVATIONS.
6. FOR FIRE EXTINGUISHER CLOSET (FEC) AND STAND PIPE (SP) LOCATIONS, REFER TO SHEET A03.
7. ALL DIMS ARE FROM STUD TO STUD - SOME BRICK LIDGE DIMS ARE SHOWN.
8. PROVIDE FLOOR IDENTIFICATION SIGNAGE AT EACH FLOOR LANDING IN EXIT ENCLOSURES DESIGNATING THE FLOOR LEVEL AND STAIRS AND AVAILABILITY OF ROOF ACCESS.
9. REFER TO INTERIOR DESIGN SET FOR BUMP OUT DIMENSIONS IN CORRIDOR, LEASING AND AMENITY SPACES.
10. REFER TO SHEET A4.3 FOR OCCUPANCY CALCULATIONS.
11. REFER TO SHEET A-00.1 FOR ALL WALL TYPES.

"ZONING COMPLIANCE PAGE - CASE FILE LU 18-163208 DZ AND LU 17-110666 DZM. ALL REQUIREMENTS MUST BE GRAPHICALLY REPRESENTED ON THE SITE PLAN, LANDSCAPE, OR OTHER REQUIRED PLAN AND MUST BE LABELED "REQUIRED." NO FIELD CHANGES ALLOWED."

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Project Title:

E2
BLOCK 40
PORTLAND
OREGON

ALAMO MANHATTAN

Issue Set: 04.09.18

Permit Set Issue: 07.20.18

Construction Set Issue: ---,---,---

Project ID 17065

Drawing No.

A4.4

FLOOR PLAN
UNIT LEVEL 1



BUILDING PLAN LEGEND V.07.27.12

- C — PROVIDE CEILING CONTROL JOINT (CJ). SEE CONTROL JOINT NOTES.
- SPC STANDPIPE CLOSET BY SPRINKLER CONTRACTOR
- FDC FIRE DEPARTMENT CONNECTION
- EM ELECTRIC METER LOCATION
- EC ELECTRICAL CHASE
- MC MECHANICAL CHASE
- IT COMMUNICATIONS CLOSET
- STO STORAGE CLOSET

CONTROL JOINT (CJ) NOTES V-08.28.17

- PROVIDE CONTROL JOINTS IN CEILING GYP. WHERE SHOWN ON ALL FLOORS. (CJ)
- PROVIDE CONTROL JOINTS IN WALL AND PARTITIONS WHERE CEILING CONTROL JOINTS ARE LOCATED. (CJ)
- PROVIDE TOOLED CONTROL JOINTS IN GYPSUM FLOORS. FOUNDATION & 2ND TO 4TH FLOORS WHERE CEILING CONTROL JOINTS ARE LOCATED. (CJ)
- ALL SLOPED CONCRETE SURFACES TO HAVE LIGHT BROOM FINISH.

BUILDING PLAN NOTES V-17065-07.09.18

- BUILDINGS ARE TO BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS, CALCULATIONS AND SPECS TO THE CITY OF PORTLAND AND THE PORTLAND COUNTY FIRE MARSHALL'S OFFICE FOR PERMITTING AND REVIEWING PURPOSES INCLUDING A SITE PLAN SHOWING THE FIRE DEPARTMENT CONNECTION FOR EACH BUILDING. BREEZEWAYS, BALCONIES & CORRIDORS ARE TO BE SPRINKLED.
- AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A MINIMUM OF 80db THROUGHOUT ENTIRE BUILDING AND THE SOUND SHALL EXCEED THE AMBIENT NOISE LEVEL BY 15db WITH ALL DOORS CLOSED AND EQUIPMENT IN OPERATION.
- ALL BUILDINGS TO BE PROVIDED WITH EMERGENCY LIGHTING BATTERY BACKS IN ACCORDANCE WITH NFPA 101.
- REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS, TYPES AND ANCHORAGE REQUIREMENTS.
- WALL TYPE FLAGS SHOW FINISHES. REF ALSO TO ELEVATIONS.
- FOR FIRE EXTINGUISHER CLOSET (FEC) AND STAND PIPE (SP) LOCATIONS, REFER TO SHEET A0.3
- ALL DIMS ARE FROM STUD TO STUD - SOME BRICK Ledge DIMS ARE SHOWN.
- PROVIDE FLOOR IDENTIFICATION SIGNAGE AT EACH FLOOR LANDING IN EXIT ENCLOSURES DESIGNATING THE FLOOR LEVEL AND STAIRS AND AVAILABILITY OF ROOF ACCESS.
- REFER TO INTERIOR DESIGN SET FOR BUMP OUT DIMENSIONS IN CORRIDOR, LEASING AND AMENITY SPACES.
- REFER TO SHEET A4.3 FOR OCCUPANCY CALCULATIONS.
- REFER TO SHEET A-D0.1 FOR ALL WALL TYPES.

REQUIRED. NO FIELD CHANGES ALLOWED

ZONING COMPLIANCE PAGE - CASE FILE LU 18-163208 DZ AND LU 17-110666 DDM. ALL REQUIREMENTS MUST BE GRAPHICALLY REPRESENTED ON THE SITE PLAN, LANDSCAPE, OR OTHER REQUIRED PLAN AND MUST BE LABELED "REQUIRED." NO FIELD CHANGES ALLOWED.



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Project Title:

**E2
BLOCK 40**
PORTLAND
OREGON

ALAMO MANHATTAN

Issue Set: 04.09.18

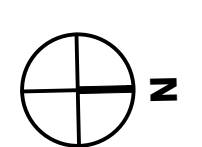
Permit Set Issue: 07.20.18

Construction Set Issue:

Project ID
17065

Drawing No.

A4.5
FLOOR PLAN
UNIT LEVEL 2



07.27.12

- V-08.28.17

- V-17065-07.09.18

- REQUIRED. NO FIELD CHANGES ALLOWED**

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E2
BLOCK 40
PORTLAND
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Issue Set: 04.09.18

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Construction Set Issue: ---.---.

Project ID 17065

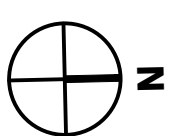
...ing No.

A46

FLOOR PLAN
UNIT LEVEL 3



01 FLOOR PLAN - UNIT LEVEL 3
SCALE: 1/8" = 1'-0"





BUILDING PLAN LEGEND		V-07.27.12
— C —	PROVIDE CEILING CONTROL JOINT (CJ). SEE CONTROL JOINT NOTES.	
SPC	STANDPIPE CLOSET BY SPRINKLER CONTRACTOR	
FDC	FIRE DEPARTMENT CONNECTION	
EM	ELECTRIC METER LOCATION	
EC	ELECTRICAL CHASE	
MC	MECHANICAL CHASE	
IT	COMMUNICATIONS CLOSET	
STO	STORAGE CLOSET	

CONTROL JOINT (CJ) NOTES		V-08.28.17
1.	PROVIDE CONTROL JOINTS IN CEILING GYP. WHERE SHOWN ON ALL FLOORS. (CJ)	
2.	PROVIDE CONTROL JOINTS IN WALL AND PARTITIONS WHERE CEILING CONTROL JOINTS ARE LOCATED. (CJ)	
3.	PROVIDE TOOLED CONTROL JOINTS IN GYPSUM FLOORS. FOUNDATION & 2ND TO 4TH FLOORS WHERE CEILING CONTROL JOINTS ARE LOCATED. (CJ)	
4.	ALL SLOPED CONCRETE SURFACES TO HAVE LIGHT BROOM FINISH.	

BUILDING PLAN NOTES		V-17065-07.09.18
1.	BUILDINGS ARE TO BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS, CALCULATIONS AND SPECS TO THE CITY OF PORTLAND AND THE PORTLAND COUNTY FIRE MARSHALL'S OFFICE FOR PERMITTING AND REVIEWING PURPOSES INCLUDING A SITE PLAN SHOWING THE FIRE DEPARTMENT CONNECTION FOR EACH BUILDING. BREEZEWAYS, BALCONIES & CORRIDORS ARE TO BE SPRINKLED.	
2.	AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A MINIMUM OF 80dB THROUGHOUT ENTIRE BUILDING AND THE SOUND SHALL EXCEED THE AMBIENT NOISE LEVEL BY 15dB WITH ALL DOORS CLOSED AND EQUIPMENT IN OPERATION.	
3.	ALL BUILDINGS TO BE PROVIDED WITH EMERGENCY LIGHTING BATTERY PAKS IN ACCORDANCE WITH NFPA 101.	
4.	REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS, TYPES AND ANCHORAGE REQUIREMENTS.	
5.	WALL TYPE FLAGS SHOW FINISHES. REF ALSO TO ELEVATIONS.	
6.	FOR FIRE EXTINGUISHER CLOSET (FEC) AND STAND PIPE (SP) LOCATIONS, REFER TO SHEET A0.3	
7.	ALL DIMS ARE FROM STUD TO STUD - SOME BRICK LEDGE DIMS ARE SHOWN.	
8.	PROVIDE FLOOR IDENTIFICATION SIGNAGE AT EACH FLOOR LANDING IN EXIT ENCLOSURES DESIGNATING THE FLOOR LEVEL AND STAIRS AND AVAILABILITY OF ROOF ACCESS.	
9.	REFER TO INTERIOR DESIGN SET FOR BUMP OUT DIMENSIONS IN CORRIDOR, LEASING AND AMENITY SPACES.	
10.	REFER TO SHEET A4.3 FOR OCCUPANCY CALCULATIONS.	
11.	REFER TO SHEET A-D0.1 FOR ALL WALL TYPES.	

REQUIRED. NO FIELD CHANGES ALLOWED	
ZONING COMPLIANCE PAGE - CASE FILE LU 18-163208 DZ AND LU 17-110666 DDM. ALL REQUIREMENTS MUST BE GRAPHICALLY REPRESENTED ON THE SITE PLAN, LANDSCAPE, OR OTHER REQUIRED PLAN AND MUST BE LABELED "REQUIRED." NO FIELD CHANGES ALLOWED.	



CONTROL JOINT (CJ) NOTES

V-08.28.17

1. PROVIDE CONTROL JOINTS IN CEILING GYP. WHERE SHOWN ON ALL FLOORS. (CJ)
2. PROVIDE CONTROL JOINTS IN WALL AND PARTITIONS WHERE CEILING CONTROL JOINTS ARE LOCATED. (CJ)
3. PROVIDE TOOLED CONTROL JOINTS IN GYPCRETE FLOORS FOUNDATION & 2ND TO 4TH FLOORS WHERE CEILING CONTROL JOINTS ARE LOCATED. (CJ)
4. ALL SLOPED CONCRETE SURFACES TO HAVE LIGHT BROOM FINISH.

REQUIRED. NO FIELD CHANGES ALLOWED

"ZONING COMPLIANCE PAGE - CASE FILE LU 18-163208 DZ AND LU 17-110666 DZM. ALL REQUIREMENTS MUST BE GRAPHICALLY REPRESENTED ON THE SITE PLAN, LANDSCAPE, OR OTHER REQUIRED PLAN AND MUST BE LABELED "REQUIRED." NO FIELD CHANGES ALLOWED."

ROOF NOTES

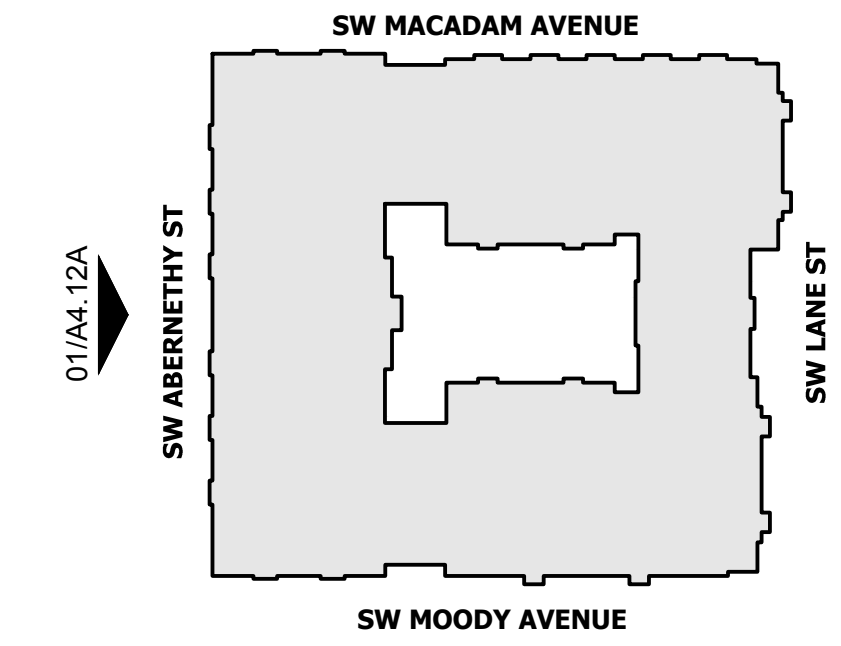
V-09-04-18

1. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS.
2. ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED AND SEALED BY AN ENGINEER, REGISTERED IN THE PROJECT STATE. TRUSS LAYOUT & PROFILES TO BE COORDINATED BY TRUSS ENGINEER.
3. ALL DOWNSPOUTS ON EXTERIOR WALLS TO BE TIED TO FILTRATION SYSTEM @ COURTYARD
4. ALL DRIP EDGES TO HAVE LEGS PER 2014 OSSC SECTION 1507.2-9.3.
5. ALL SLOPES ON ROOF TO BE 3/8" PER FT. MIN.
6. SCUPPER OVERFLOW DRAIN TO BE 2" MAX. ABOVE THE FINISH ELEVATION OF THE MAIN SCUPPER DRAIN.

REVISIONS

A4.10
FLOOR PLAN
UNIT LEVEL 7/ROOF F

KEY PLAN LEGEND



CITY OF PORTLAND SEAL

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

PROJECT MGR:

DRAWN BY:

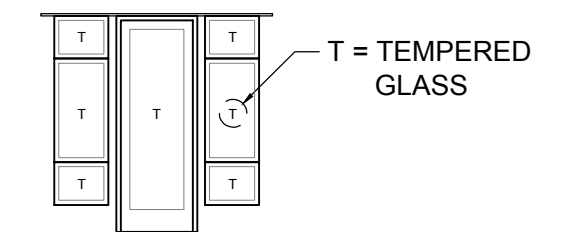
CHECKED BY:

REVISIONS

ELEVATIONS MATERIAL LEGEND

SOUTH BUILDING

- 1.1 BRICK VENEER
COLUMBIA RED, MISSION TEXTURE BY MUTUAL MATERIALS
- 1.2 BRICK VENEER
EBONY, MISSION TEXTURE BY MUTUAL MATERIALS
- 2 NICHHA FIBER CEMENT PANEL SYSTEM - ILLUMINATION
SERIES, COLOR TO MATCH SW 7068
- 3 COMMERCIAL GRADE VINYL WINDOW/DOOR
- 4 ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED COLOR
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- 21 FIBER CEMENT LAP SIDING SYSTEM - GRIZZLE GRAY, SW 7068



*EXAMPLE ELEVATION

NOTES:

1. FLOOR HEIGHTS - GL2 = 10 FT, GROUND = 14 FT, UL1-UL7 = 9 FT.
2. 11-7/8" INCH TGI TRUSSES FOR ALL FLOORS.
3. REFER TO ROOF PLANS FOR ROOF OVERHANG DIMENSIONS.

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Project Title:

**E2
BLOCK 40**PORTLAND
OREGON

ALAMO MANHATTAN

Issue Set: 04.09.18

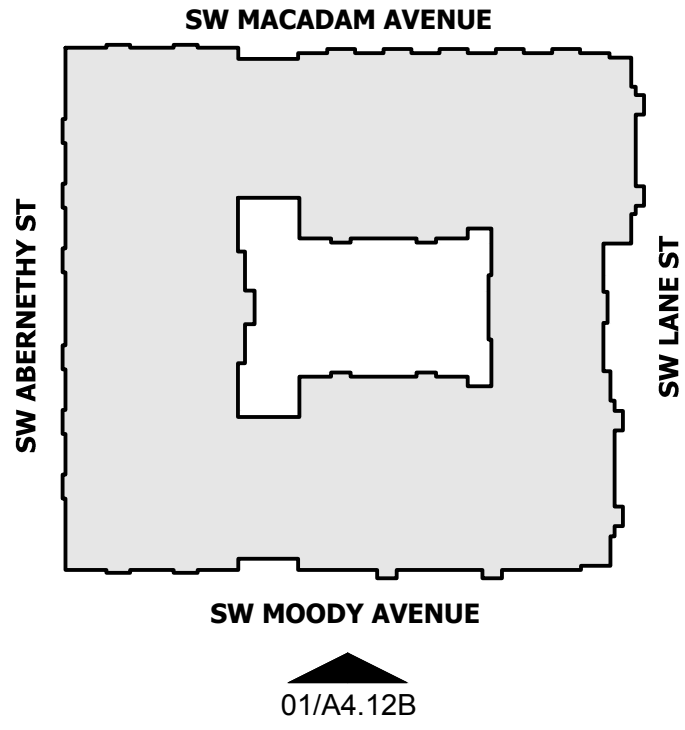
Permit Set Issue: 07.20.18

Construction Set Issue: ---

Project ID
17065

Drawing No.

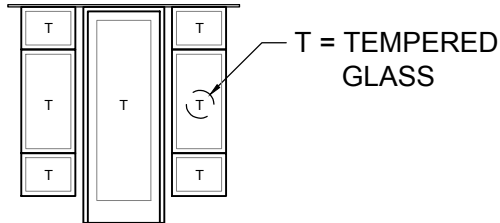
A4.12A
ELEVATIONS**01 ELEVATION**
SCALE: 1/8" = 1'-0"



ELEVATIONS MATERIAL LEGEND

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**E2
BLOCK 40**

PORTLAND
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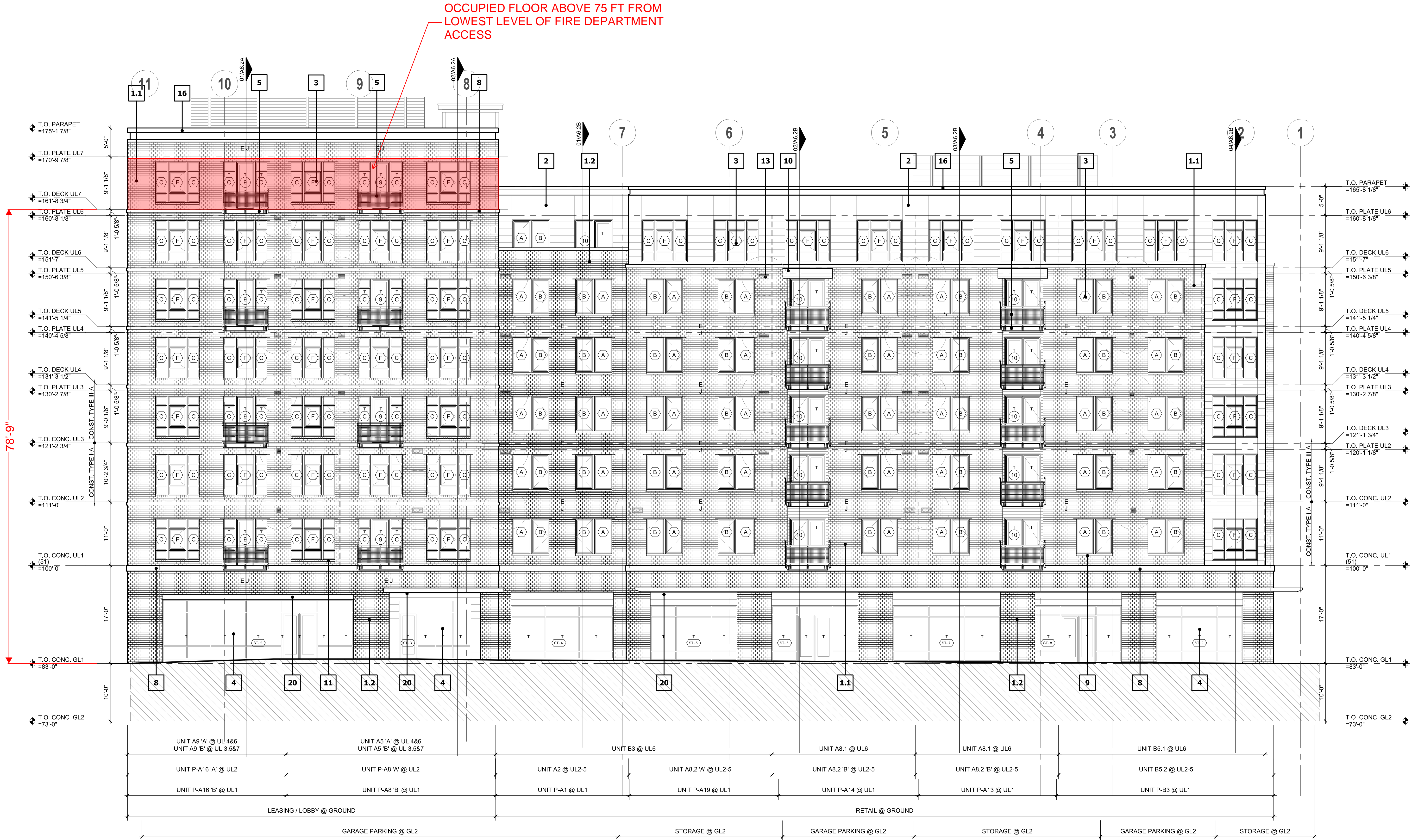
Permit Set Issue: 07.20.18

Construction Set Issue: ---

Project ID
17065

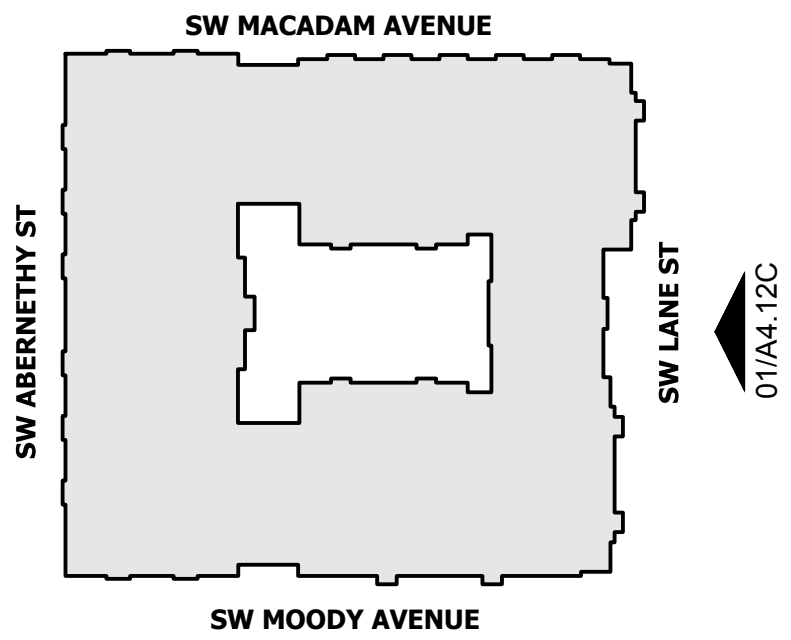
Drawing No.

A4.12B
ELEVATIONS



01 ELEVATION
SCALE: 1/8" = 1'-0"

KEY PLAN LEGEND



CITY OF PORTLAND SEAL



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PH: 972.726.9400

PROJECT MGR:

DRAWN BY:

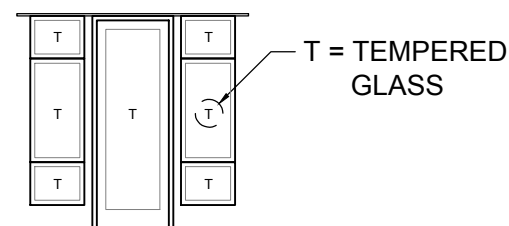
CHECKED BY:

REVISIONS

ELEVATIONS MATERIAL LEGEND

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Project Title:

**E2
BLOCK 40**

PORTLAND
OREGON

ALAMO MANHATTAN

Issue Set: 04.09.18

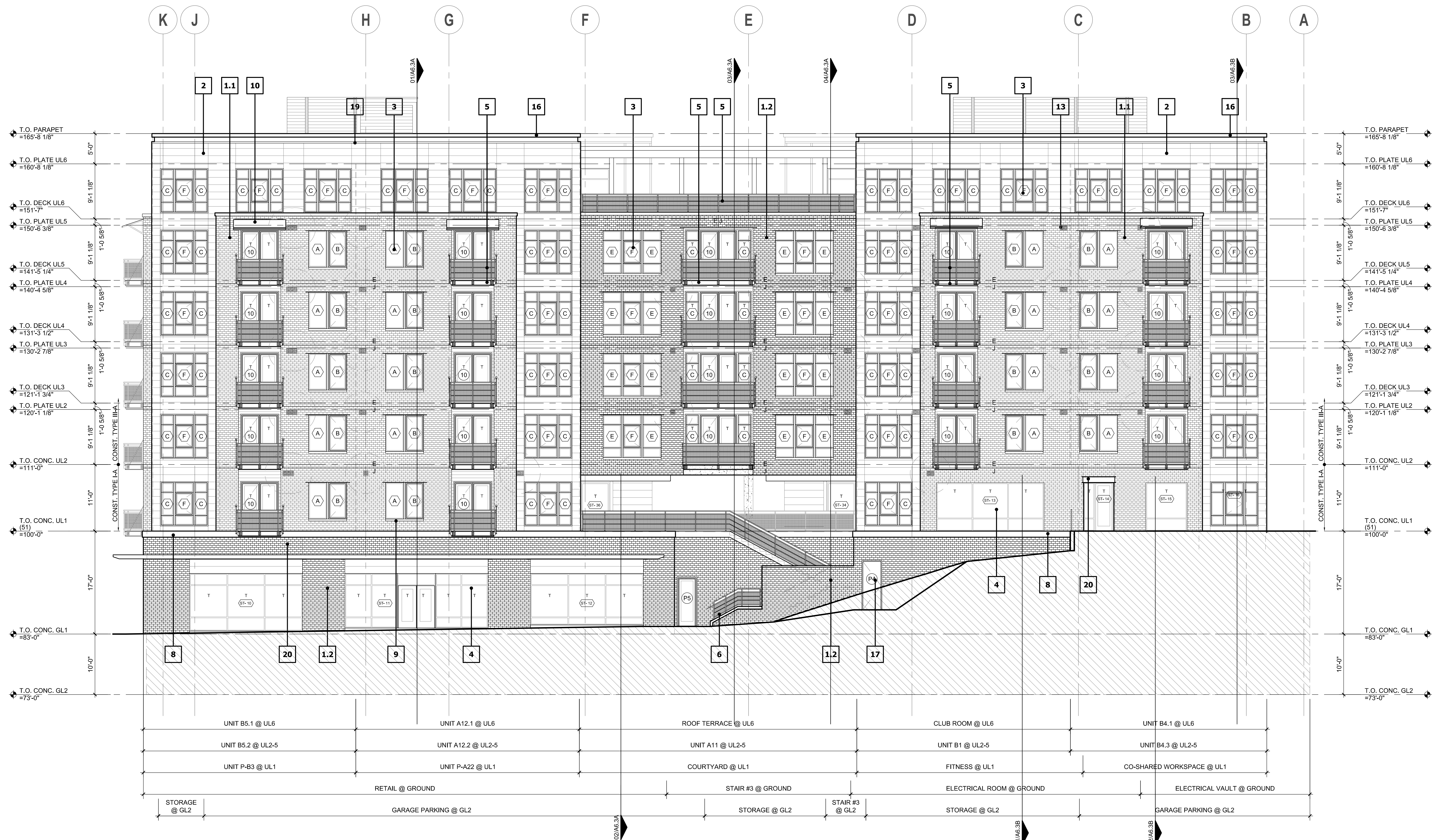
Permit Set Issue: 07.20.18

Construction Set Issue: ---

Project ID
17065

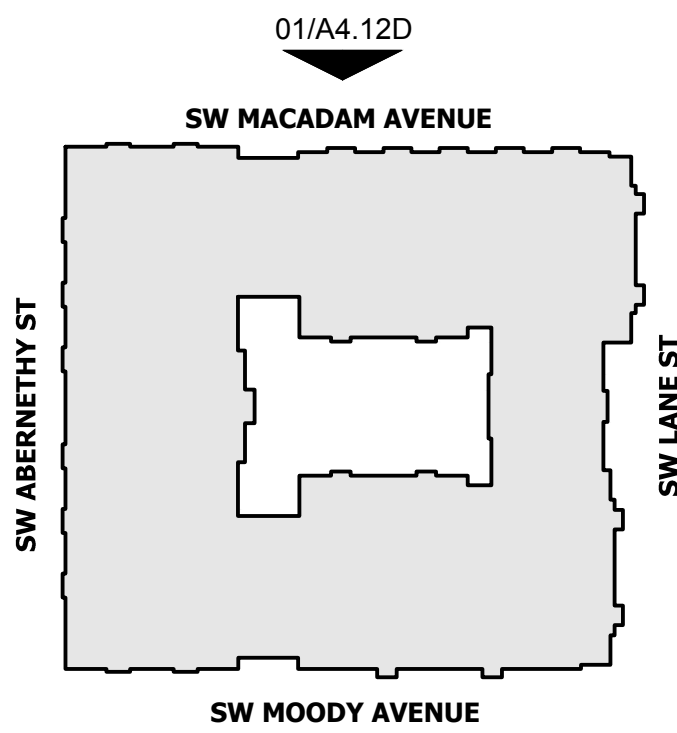
Drawing No.

A4.12C
ELEVATIONS



01 ELEVATION
SCALE: 1/8" = 1'-0"

KEY PLAN LEGEND



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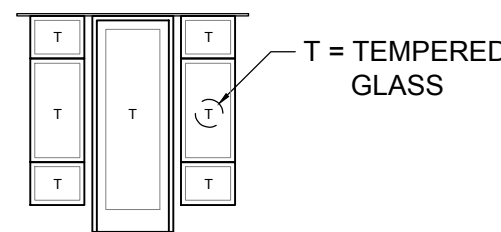
PROJECT MGR:
DRAWN BY:
CHECKED BY:

REVISIONS

ELEVATIONS MATERIAL LEGEND

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Project Title:

E2
BLOCK 40

PORTLAND
OREGON

ALAMO MANHATTAN

Issue Set: 04.09.18

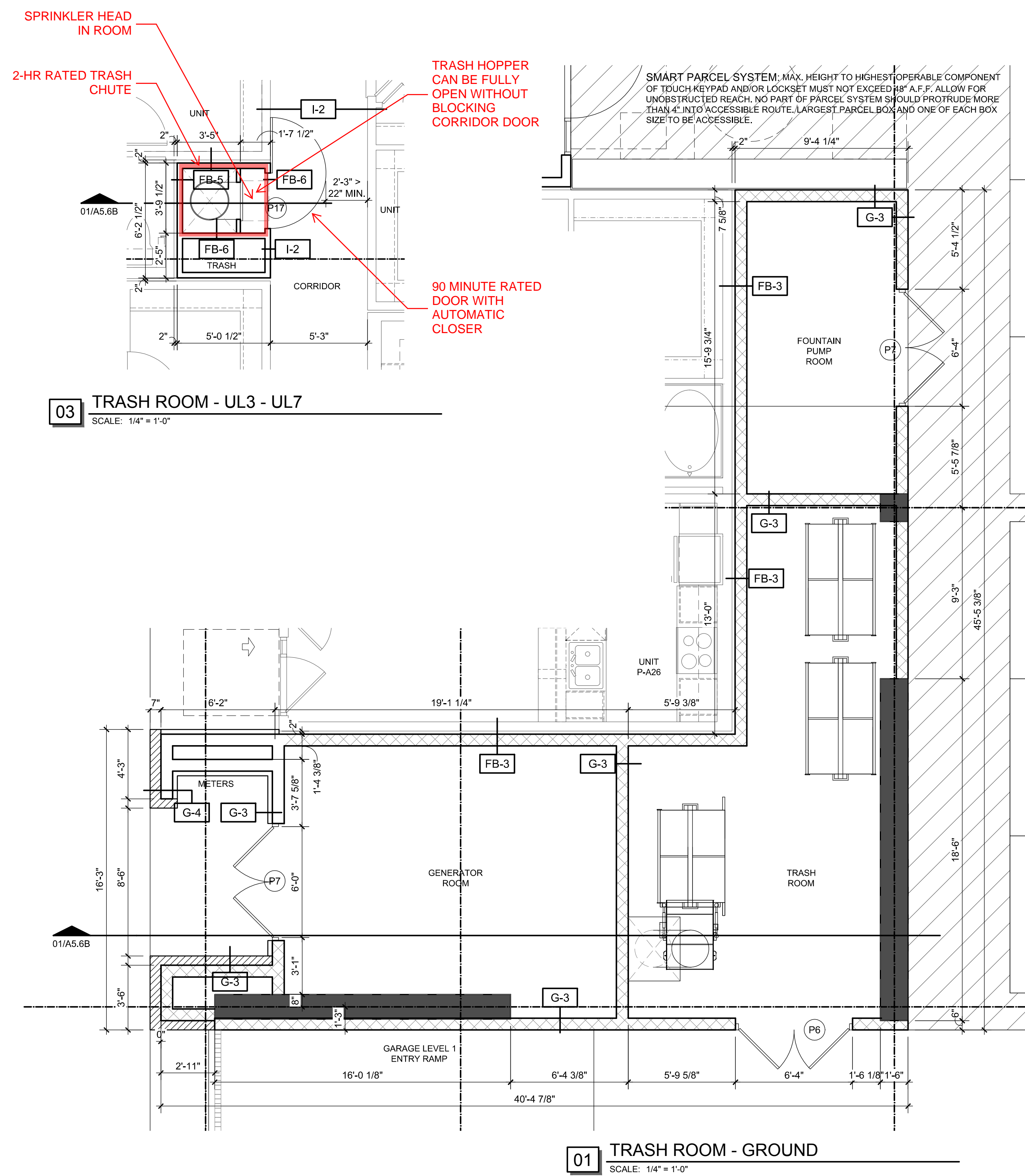
Permit Set Issue: 07.20.18

Construction Set Issue: ---

Project ID
17065

Drawing No.

A4.12D
ELEVATIONS





Notice of Temporary Rule October 1, 2018

OSSC: Emergency Responder Radio Coverage

Purpose of the rules:

This rule provides predictable uniform standards regarding the installation of construction components for emergency responder radio coverage.

Citation:

Amend: OAR 918-460-0110

This rule becomes effective October 1, 2018.

History:

The division received complaints from industry regarding the predictability and application of the emergency responder radio coverage provisions in the state building code. After examining the issues, the division determined that the best course of action was to remove the sections of the code that were creating the unpredictable environment and causing confusion. Accordingly, the division repealed sections 403.4.5 and 915.1 from the Oregon Structural Specialty Code (OSSC). This information was presented to the Building Code Structures Board (board) on February 24, 2016. At the board meeting it was determined the Office of State Fire Marshal would create a workgroup to develop a checklist to resolve industry complaints. During the board meeting, the division was informed that the workgroup would be able to develop the checklist in a relatively short period of time. The workgroup presented their checklist to the division in May 2016, but the division was unable to confirm the proposal had stakeholder support. The proposal was therefore presented again to the board on August 3, 2016, where the board approved the proposal with division recommended amendments.

During the August 3, 2016, meeting, questions regarding the legal authority to print the required code provisions were raised. The division then sought and received legal advice that all construction provisions would need to be printed in the OSSC. The division then proceeded to reformat the August 3 rule and moved all proposed construction provisions related to emergency responder radio coverage into the OSSC. The new format was presented to the board on November 2, 2016, for additional stakeholder feedback. The division informed the board that adopting this rule was critically important to emergency personnel, and to prevent a further delay, the checklist and rules were going to be adopted as a temporary rule on November 3, 2016. The division also requested board approval for the rules to be sent to public hearing. The board suggested additional technical changes and recommended that the proposal be adopted as a temporary rule and approved the proposal for a public hearing, with the understanding that the board would have an additional opportunity for review before the rules became effective as permanent rules. The division adopted temporary rules on November 3, 2016.

The division had planned on adopting a permanent rule to replace the November 3, 2016, temporary rule. The division did not adopt a permanent rule at that time because the authority of the division to adopt rules in this area was challenged by the Office of State Fire Marshal and the Department of Administrative Services through the Strategic Interoperability Extension Council. This development was communicated to the board at its February 1, 2017, meeting. Subsequent to the February 1, 2017, meeting, the division received confirmation and clarification from the Oregon Department of Justice (DOJ) regarding the division's ability to adopt rules for construction requirements for emergency responder radio coverage. The division filed temporary rules which contained the changes in accordance with the guidance provided by DOJ which became effective on May 2, 2017.



The May 2, 2017, temporary rules were intended to maintain the requirements for construction components for emergency responder radio coverage while allowing time for remaining jurisdictional issues to be resolved and for the division to go forward with permanent rulemaking. During that temporary rule period the division filed a notice for permanent rulemaking and held a public hearing on September 19, 2017. The public comment period for the rulemaking closed on September 22, 2017.

The division continued to work with the fire service and other industry stakeholders to refine the requirements and applicability of the relevant OSSC sections and the associated form for ERRC construction components. Previously, at the November 2, 2016, meeting, the board also requested an additional review before the division adopted a permanent rule. Resolution of the outstanding issues and the additional requested board review were not able to be completed before the May 2, 2017, temporary rule expired, and the division adopted a temporary rule on October 29, 2017.

To maintain consistent and predictable requirements for ERRC, the division adopted the ERRC construction component requirements as a temporary rule, effective April 27, 2018. This ensured that the previous requirements did not lapse and would provide additional time for the board to review the final permanent rule. As a result of the ongoing discussions on this issue, the code changes adopted by the April 27, 2018, temporary rule differed from the previous temporary rule in several ways. These code and form changes included:

- General clarification of terms and removal of redundant language.
- Added language to address battery systems.
- Added requirement for protection of pathways within a single floor level.
- Removed FCC license holder verification.

The specific code section changes are as follows:

- Reinstate OSSC Sections 403.4.5 and amended 915.1.
- Adopt OSSC Sections 915.1.1, 915.2, and 915.3.
- Amend OSSC Section 907.2.13.2.
- Adopt form OSSC 915.

The division presented and received final approval from the board for the April 27, 2018, temporary rules to be adopted as permanent rules at the board's August 1, 2018, meeting. Following the August 1 board meeting the division held an additional public information meeting on September 25, 2018, to collect additional public testimony, and ensure that the proposed permanent rules met the fire and life safety needs of the fire service. Without the approval of the fire service the division will not adopt the rules as permanent rules. Additionally, due to an administrative issue the division needs to adopt an additional temporary rule which rennumbers the ERRC amendments from 918-460-0015 to 918-460-0100.

Effect of the rules:

This rule updates the Oregon Structural Specialty Code for emergency responder radio coverage construction provisions.

Contact:

If you have questions or need further information, contact Richard Rogers, Chief Building Official, at 503.378.4472, or richard.rogers@oregon.gov.

918-460-0110**Emergency Responder Radio Coverage**

(1) In addition to the amendments in OAR 918-460-0015 the Oregon Structural Specialty Code is amended pursuant to OAR chapter 918, division 8 showing the section reference, a descriptive caption, and a short description of the amendment.

(2) Effective May 2, 2017, for new construction standards related to emergency responder radio coverage, Oregon Structural Specialty Code Sections 403.4.5, 907.2.13.2, 915.1, 915.1.1, 915.2, and 915.3 are adopted and amended. Form OSSC 915, which contains the minimum necessary required information for building departments to consider new construction standards related to emergency responder radio coverage, is adopted. No building official may authorize construction standards that would exclude emergency responder radio coverage unless proper authorization is provided in a complete Form OSSC 915.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.030, 455.110

Stats. Implemented: ORS 455.110

Hist.: BCD 24-2018(Temp), f. 9-28-18, cert. ef. 10-1-18 thru 3-29-19

Emergency Responder Radio Coverage Oregon Structural Specialty Code

Proposed Code Changes

Text denotation:

Underline denotes new text,
~~strikethrough~~ denotes deletion

SECTION 915

CONSTRUCTION FOR EMERGENCY RESPONDER RADIO COVERAGE

915.1 General. When required by ~~the fire code official~~ this section, construction components for emergency responder radio coverage shall be provided in all new buildings which meet one of the following criteria: in accordance with Section 510 of the Fire Code.

1. Any building with one or more basements or below-grade building levels.
2. Any underground building.
3. Any building more than five stories in height.
4. Any building 50,000 square feet in size or larger.

For information about coverage requirements regulated and enforced by the fire official, see Section 510 of the Fire Code.
--

915.1.1 Exceptions. A building meeting the criteria listed in Section 915.1 may be excepted from emergency responder radio coverage construction requirements for the following reasons:

1. Where approved by the building official, in consultation with the fire official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of emergency responder radio coverage construction requirements.
2. Where recommended by the fire official and approved by the building official, construction requirements for an emergency responder radio coverage system is not necessary for the specific building based on the fire official's recommendation.
3. Any building listed in Section 915.1 that, through performance testing, meets the radio coverage requirements of Oregon Fire Code Section 510.

915.2 Form OSSC 915. A completed Form OSSC 915 shall be submitted to the building official at the time of initial permit application.

Exception: Where portions of the construction documents demonstrating compliance with Section 915 are being deferred in accordance with Section 107.3.4.2, only Parts I and II of

Form OSSC 915 are required to be completed and submitted to the building official at the time of initial permit application.

OSSC Form 915 is available at the following link: www.oregon.gov/bcd/Pages/forms.aspx

915.3 Survivability. The following construction components shall be required as specified for the installation of emergency responder radio coverage systems:

- 1. All signal booster components shall be contained in a National Electrical Manufacturer's Association (NEMA) 4-type waterproof cabinet.**
- 2. Battery systems used for the emergency power source shall be contained in a NEMA 3R or higher-rated cabinet.**
- 3. All system backbone pathways between signal boosters, donor antennae and secondary power supplies and between head end and remote units for fiber based systems shall be protected by a shaft enclosure in accordance with Section 713.**
- 4. Primary cable riser pathways between floors shall be protected in shaft enclosures constructed in accordance with Section 713.4 or an approved equivalent. Connections between riser and feeder cables shall occur within the shaft enclosure.**

SECTION 403 HIGH-RISE BUILDINGS

403.4.5 Construction for emergency responder radio coverage. Construction components for emergency responder radio coverage shall be provided in accordance with Section 510 of the Fire Code 915 unless otherwise exempted by this code.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

907.2.13.2 Fire department communication system. Where a wired communication system is **permitted by the fire official and approved by the building official** ~~approved~~ in lieu of an emergency responder radio coverage system in accordance with Section ~~510 of the Fire Code 915~~, the wired fire department communication system shall be designed and installed in accordance with NFPA 72 and shall operate between a fire command center complying with Section 911, elevators, elevator lobbies, emergency and standby power rooms, fire pump rooms, areas of refuge and inside enclosed exit stairways. The fire department communication ~~device~~ **equipment** shall be provided at each floor level within the enclosed exit stairway. **Approval of a wired communication system must be documented on Form OSSC 915 in accordance with Section 915.**

State of Oregon
Form OSSC 915
Emergency Responder Radio Coverage (ERRC) Checklist

For use to determine compliance with 2014 OSSC 403.4.5 and 915.

This checklist provides the minimum necessary required information and shall be provided to the local Building Code Official at time of building permit application where a proposed new building meets any one of the following criteria

1. Any building with one or more basement or below-grade building levels (*OSSC 915*).
2. Any underground building (*OSSC 915*).
3. Any building more than five stories in height (*OSSC 915*).
4. Any building 50,000 square feet in size or larger (*OSSC 915*)

Part I Project Information (to be completed by permit applicant or representative)

Applicant or representative name: Jeancarlo Saenz **Phone number:** 972.726.9400

Project name: E2, Block 40

Address / location: 3838 SW Macadam Avenue

Building height: 84 ft **Construction type:** I-A & III-A

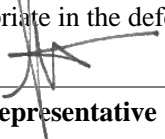
Number of floors below grade: 1.5 **Number of floors above grade:** 7.5 **Building square footage:** 234,904 s.f.

Acknowledgement: I understand, unless exempted by the building official, this project is required to comply with the construction requirements for emergency responder radio coverage systems, and that a building permit cannot be issued without this form being properly completed. If the project is an approved deferred submittal, only Parts I and II need to be completed at the time of permit application. I also understand that the fire official may waive the ERRC requirements. I have consulted with the local fire official.

Applicant / Representative signature  **Date** 10.29.18

Part II Deferred Submittal (signed by local fire official, permit applicant and building official)

By signature below, the designated parties acknowledge that ERRC compliance documentation for this project is being deferred (see OSSC 107.3.4.2). As provided by Section 915.2, only Parts I and II need to initially be completed. Parts III through VII of this form must be completed as necessary to demonstrate compliance and be submitted to the building official when appropriate in the deferred submittal process.

Applicant/Representative  **Date** 10.29.18 **Building Official** **Date**

Local Fire Official / Title / Jurisdiction **Date**

Part III Local Fire Official Requirement (to be completed by the Fire Code Official)

Does the local fire official require an Emergency Responder Radio system?

- ☐ **Yes** If yes, complete Part IV Technical Criteria.
- ☐ **No** If no, indicate the reason below and return this form to the Building Official for approval.
- ☐ Wired communication system is being installed.
- ☐ Other (specify):

Local Fire Official / Title / Jurisdiction **Signature** **Date**

Part IV**Technical Criteria** *(to be completed by the local fire official)*

The following technical criteria are provided to aid in design where equipment is necessary to achieve compliance. This part may not be able to contain all necessary information and additional information may be required. This information is required as a condition of building permit issuance, but it is not adopted or made part of the state building code. If part of a deferred submittal, this section must be completed when appropriate in the process.

Technologies Used / Frequencies / Channels Required:

FCC License Holder for Emergency Radio frequency:

Contact Person / Phone Number:

Location and Technical Specifications of Agency Antennas Available at:

FCC Frequency Holder Special Requirements for Equipment:

Repeater type(s):

Minimum distance to closest repeater:

Effective radiated power of donor site:

Specific standards for maximum spurious oscillation levels:

Any other specific criteria:

Anticipated frequency changes:

Specific testing requirements:

Legal agreement required with FCC license holder? ☐ Yes ☐ No

Plan and specification submittal required? ☐ Yes ☐ No

☐ Additional local information is attached.

Part V**System Design** *(to be completed by the applicant and FCC license holder)*

Systems must comply with local fire service requirements, Section 510 of the fire code, FCC rules, and all conditions of FCC license holder use agreements. This information is required as a condition of building permit issuance, but it is not adopted or made part of the state building code.

System Type: ☐ DAS with signal booster

☒ Other: Refer to attached letter for proposed strategy for DAS system

Signal Booster Make / Model:

Donor Antenna Type:

Proposed Frequency Range or Number of Channels:

Part VI**Building Official Approval**

Where Emergency Responder Radio Coverage is required by the fire official, the building official regulates the ERRC construction components through the state building code. Only a building official may waive the construction requirements after a determination by the local fire official that ERRC is not necessary for the building.

Building Official Name

Signature

Date



PORTER

Electric

INC.

7320 NE St. Johns Road • Vancouver, WA 98665 • **360-574-1366** • Lic# PORTEE1554DK • Fax **360-573-3723**

10/23/18

Attention: Plans Examiner

RE: Project: Block 40 “The Ella 2”

It is our intent to provide and install a DAS (Distributed Antenna System) as per Oregon Fire Code section 510.

Raceway and cabling will be installed during construction for a system the extent of which will be discovered during testing of the structure. Testing of the structure using a spectrum analyzer will be performed when the project has been substantially completed and ready for accurate testing of signal strength.

Test results, plans and submittals will be provided with a permit application to the AHJ for review at that time.

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