Development Services

From Concept to Construction







APPEAL SUMMARY

Status: Do	ecision R	Rendered
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Appeal ID: 19042	Project Address: 12121 E Burnside St
Hearing Date: 2/20/19	Appellant Name: Caroline Hather
Case No. : B-012	Appellant Phone: 5039521540
Appeal Type: Building	Plans Examiner/Inspector: Steven Mortensen
Project Type: commercial	Stories: 6 Occupancy: B,M,R-1,R-2 Construction Type: 1-A, III-A
Building/Business Name:	Fire Sprinklers: Yes - THROUGHOUT
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-174290-CO
Plan Submitted Option: pdf [File 1]	Proposed use: MIXED USE

APPEAL INFORMATION SHEET

Appeal item 1

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Code Section

OSSC 1020.1

Requires

Exits shall comply with sections 1020 through 1026 and the applicable requirements of sections 1003 through 1013. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such a level of protection shall not be reduced until arrival at the exit discharge.

Proposed Design

Exit passageway proposed to be protected by 2 hour fire barriers, 2 hour ceiling and a minimum of 90 minute doors per OSSC 1023.3. (See attached exhibits: proposed plan and section)

Level 1-2 of stair 1 enclosure is protected by 3 hour fire barriers and 180 minute doors per OSSC

Level 3-6 of stair 1 enclosure is protected by 2 hour fire barriers and 90 minute doors per OSSC 1022.2

Reason for alternative Per 1023.3 The exit passageway Construction. Exit passageway enclosures shall have walls, floors and ceilings of not less than a 1-hour fire-resistance rating, and not less than that required for any connecting interior exit stairway or ramp. Exit passageways shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.

> The required rating for the interior exit stairs and ramps for both the IA construction and the IIIA construction per 707.3 (1022.2) is 2HR. Therefore the exit passageway rating as 2HR is not reducing the required level of protection for the building occupants.

3 Hour protection has been provided at the stair solely for the purpose of continuing the IIIA construction down to grade level (as agreed at pre permit intake meeting 4/7/2017). The intent of the separation of building types is met without the continuation of the 3 HR protection through to the exit passageway construction since a fire within the stair would render stair 1 unusable. The exit passageway would be protected from this fire for 3 hours by way of the 3 hour stair enclosure and 180 minute door. This would ensure that the exit passageway could still be used for level 1 occupant egress and would not reduce the provided level of egress protection for those occupants from the required 2 hours for type IA construction per table 707. In this scenario, firefighters would use stair 2 for access.

Therefore we believe that reducing the rating requirement of the exit passageway to 2 hours provides the required fire life safety and meets the intent of the code.

APPEAL DECISION

Egress from 3 hour stair enclosure into 2 hour exit passageway: Granted as proposed.

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

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

Code Section: OSSC 1020.1

Requires: Exits shall comply with sections 1020 through 1026 and the applicable requirements of sections 1003 through 1013. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such a level of protection shall not be reduced until arrival at the exit discharge.

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Level 1-2 of stair 1 enclosure is protected by 3 hour fire barriers and 180 minute doors per OSSC 510.2 Level 3-6 of stair 1 enclosure is protected by 2 hour fire barriers and 90 minute doors per OSSC 1022.2

Reason for alternative

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The <u>required</u> rating for the interior exit stairs and ramps for both the IA construction and the IIIA construction per 707.3 (1022.2) is 2HR. Therefore the exit passageway rating as 2HR is not reducing the <u>required</u> level of protection for the building occupants.

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CCC Eastside Permit # 17-174290-CO

EXHIBITS

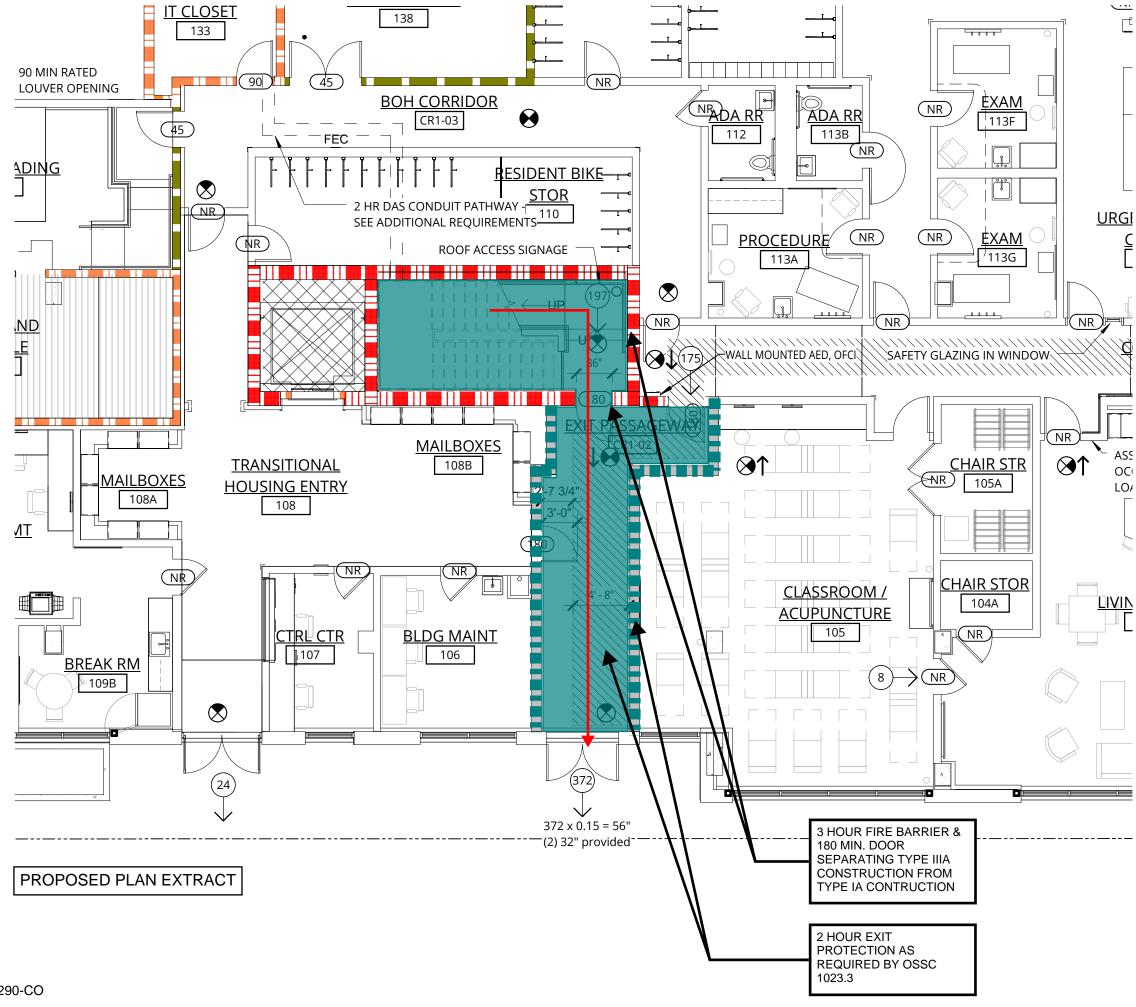


CCC Eastside Permit # 17-174290-CO



PROPOSED SECTION A

CCC Eastside Permit # 17-174290-CO



CCC Eastside Permit # 17-174290-CO

APPENDIX A

CURRENT PERMIT DRAWINGS



CCC Eastside Permit # 17-174290-CO

UNIFORM FEDERAL ACCESSIBLITY STANDARDS (UFAS)

OREGON ELECTRICAL SPECIALTY CODE (OESC) BASED ON THE 2014 NFPA 70 NATIONAL ELECTRIC CODE DREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) BASED ON THE 2009 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC) PORTLAND FIRE CODE BASED ON 2012 INTERNATIONAL FIRE CODE AND 2014 OREGON FIRE CODE OREGON STRUCTURAL SPECIALTY CODE (OSSC) BASED ON THE 2012 INTERNATIONAL BUILDING CODE (IBC)& 2009 ANSI A117.1

ADMINISTRATIVE REQUIREMENTS

ADMINISTRATIVE REQUIREMENTS	
CONSTRUCTION DOCUMENTS	LOCATION IN CONSTRUCTION DOCUMENTS
MEANS OF EGRESS (107.2.3): INDICATE LOCATION, CONSTRUCTION, SIZE AND CHARACTER OF ALL PORTIONS OF MEANS OF EGRESS.	G.11-G.16
EXTERIOR WALL ENVELOPE (107.2.4): DESCRIBE THE WALL ENVELOPE IN SUFFICIENT DETAIL TO DETERMINE COMPLIANCE WITH THE CODE	G.17, A2.00a
SITE PLAN (107.2.5): INDICATE SIZE AND LOCATION OF NEW CONSTRUCTION RELATIVE TO LOT LINES, STREET GRADES, FINISHED GRADES AND, IF APPLICABLE, FLOOD PLANES OR ZONES. INCLUDE EXCAVATION AND FILL AS WELL AS DRAINAGE	A1.01

INSPECTIONS (110): LOCATION IN CONSTRUCTION DOCUMENTS INSPECTIONS ARE REQUIRED AT VARIOUS STAGES OF CONSTRUCTION AND WORK MAY NOT BE COVERED UNTIL APPROVED. REFER TO SECTIONS 110.3.9 AND CHAPTER 17 FOR SPECIAL INSPECTIONS

DEFERRED SUBMITTALS (107.3.4.2)

N APPROVED BY THE BUILDING OFFICIAL, DEFERRED SUBMITTALS SHALL BE REVIEWED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	
-TENSIONING SHOP DRAWINGS	
-TENSIONING SYSTEM STRESS LOSS CALCULATIONS	
-TENSIONING TENDON ANCHORAGE DESIGN	
R SYSTEM DRAWINGS	
MANUFACTURED WOOD TRUSSES	
MANUFACTURED WOOD JOISTS	
ONY SYSTEM DRAWINGS AND CALCS	
T GAUGE STEEL FRAMING	
EFRONT	
AL STAIRS	
AND TUBE RAILINGS	
ROPE METAL RAILING	
PERED GLASS RAILING ASSEMBLIES	
AL COMPOSITE WALL PANELS	
AL SHINGLE ATTACHMENT	
PMENT ANCHORAGE	
ANELS	
JSTICAL CEILINGS - CEILING SUSPENDED SYSTEM	
PREVENTION DEVICES	
MESCENT FIRE RETARDANT MATERIAL (PAINT)	

DIV 14- ELEVATORS						
SEPARATE PERMITS FROM	IRE MARSHALS OFFIC	E (1300 SE GIDE	EON ST)			
FIRE PUMPS						
FIRE SPRINKLERS - FIRE SPRINKLER SYSTEM T	BE FULL NFPA 13 SYSTEM					
JNDERGROUND FIRE LINES						
FIXED EXTINGUISHING SYSTEMS						
KNOXBOX						
FIRE ALARM SYSTEM (EMERGENCY VOICE ALA	RM COMMUNICATION SYSTEM IN A	CCORDANCE WITH 907.5.	.2.2)			
DISTRIBUTED ANTENNA SYSTEM (IN-BUILDIN	RADIO ENHANCEMENT SYSTEMS)					

FIRE AND SMOKE DETECTORS AND INTERCONNECTING DEVICES								
APPEALS (SEE SHEET G0.10b FOR FULL APPEAL)								
APPEAL ID: 15066 - 510.2 APPEAL FOR 2 STORIES 1A ABOVE GRADE PER IBC 2015								
APPEAL ID: 15066 - 3004.1 - APPEAL TO ELIMINATE THE VENTS ENTIRELY CONSISTENT W	TH THE 2015 IBC							
APPEAL ID: 15066, 15285 - 1812.3.7 - OMISSION OF RADON CONTROL MEASURES IN MIX	ED USE BUILDINGS							+
APPEAL ID 15067, 15378 - IFC 610.2, IMC 507.2 - TYPE II HOOD ABOVE RESIDENTIAL RAN	GE IN COMMINITY KITCHENS	IN LIEU OF TYPE I.						
APPEALS (SEE SHEET G0.10c FOR FULL APPEAL)			•		•	•		-
APPEAL ID 15461 - 2902.1 - 2902.3 APPEAL FOR MINIMUM PLUMBING FIXTURE CALCULA	TION TO ACCOUNT FOR PEA	K LOADING						
APPEAL ID 15461 - 1004.1.2 APPEAL FOR ALTERNATIVE OCCUPANT LOAD FACTOR BASED	ON ACTUAL ROOM FUNCTIO	ON AND FURNITURE						
APPEAL ID 15748 - 2902.1 - 2902.3 APPEAL FOR REDUCTION IN PLUMBING FIXTURES IN C	LINIC BASED ON ACTUAL US	E OF SPACE, SAFETY, AND LIMI	TED STAFF					
APPEALS (SEE SHEET GO.10d FOR FULL APPEAL)								
APPEAL ID 15749 - OFC 503.1 APPEAL FOR ALTERNATE TO AERIAL FIRE APPARATUS ROAL)S							
APPEAL ID 15763 - PFC 604.2.14 APPEAL FOR LOCATION OF GENERATOR EXHAUST PIPE								
APPEAL ID 15763 - 202 DEFINITION: STORY, ATTIC APPEAL FOR DETERMINATION OF ATT	IC SPACE INSTEAD OF SEVEN	ITH STORY						
APPEALS (SEE SHEET G0.10 e & f FOR FULL APPEAL)			•	<u> </u>		<u> </u>	•	
APPEAL ID 18517 - OSSC 704.2, 704.3, 704.10 PRIMARY STRUCTURE FIRE RESISTANCE								T

STATIONARY GENERATORS HAZARDOUS MATERIAL TANKS (ACCOMODATES 8 HOURS MIN. RUN TIME AT FULL DEMAND FOR EMERGENCY)

FERRED SUBMITTAL SUPPORT/ ANCHORAGE TABLE								
FIRE	MECHANICAL	PLUMBING	PROCESS EQUIP.	OTHER NON SCTRUCTURAL ELEMENTS	ELEVATORS			
X	X	X	X	X	X			
Х	X	Х	Х	х	Х			
Х	X	Х	Х	х	Х			
Х	X	Х	Х	×	X			
		•		<u> </u>				

APPEAL ID 18671 - OSSC 704.3 PROTECTION OF THE PRIMARY STRUCUTURAL FRAME OTHER THAN COLUMNS

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PROJECT DESCRIPTION

NEW CONSTRUCTION 6 STORY MIXED USE BUILDING. CONSTRUCTION TYPE IIIA OVER IA OCCUPANCY USE GROUPS: BUSINESS, MERCANTILE, ASSEMBLY AND RESIDENTIAL (FLR 2-5 = R1, FLR 6 = R2) WITH ACCESSORY STORAGE. TENANT IMPROVEMENTS ARE NOT IN THE SCOPE OF THIS WORK AND TO BE SUBMITTED BY OTHERS UNDER A SEPARATE PERMIT.

OCCUPANCY CLASSIFICATION(S) (302)

A1 A2 A-3 A4 A5 B E F1 F-2	H-1
	11 1
H2 H3 H4 H5 H1 H2 H3 H4 M	R-1
R-2 R-3 R-4 S-1 S-2 U SR-1 SR-2 SR-3	SR 4

SIDENTIAL UNITS ON FLOOR 3-5 ARE DESIGNATED AS R1 AND WILL BE OCCUPIED FOR LESS THAN 30 DAYS. RESIDENTIAL UNITS ON FLOOR 6 ARE DESIGNATED R2 AND COULD BE OCCUPIED FOR LONGER THAN 30 DAYS.

SPECIAL DETAILED REQUIREMENTS (420)

4	420.2, 420.3: 1 HOUR FIRE PARTITIONS AND HORIZONTAL ASSEMBLIES SHALL BE PROVIDED BETWEEN DWELLING UNITS, SLEEPING UNITS AND OTHER USES.
4	420.5: GROUP R EQUIPPED WITH AN AUTOMATIC SPIRNKLER SYSTEM THROUGHOUT PER 903.2.8. QUICK RESPONSE AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.2.11, 903.3.2.
	420.6: FIRE ALARM SYSTEMS AND SMOKE ALARMS PROVIDED IN GROUP R-1 AND R-2 IN ACCORDANCE WITH SECTIONS 907.2.8 AND 907.2.9. SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE IN ACCORDAN WITH SECTION 907.2.11.

MIXED OCCUPANCIES AND SEPARATIONS (508)

	TYPE IA	TYPE IIIA			
	NON-SEPARATED	NON-SEPARATED**			
OCCUPANCY SEPARATION RATINGS REQUIRED (508.4.4) SEPARATION REQUIRED FOR IIIA (420.2, 420.3, 713)	IA: 2 HR WASTE CHUTE TERMINATION ROOM				
	IIIA: 1 HR RESIDENTIAL UNIT TO OTHER USES , 1 HR WASTE CHUTE ACCESS ROOM, R, B, S-2				
	** BUILDING SATISFIES THE REQUIREMENTS FOR A NON-SEPARATED CONSTRUCTION TO TYPE IIIA LEVELS.				

ADDITIONAL LEVELS OF FIRE PROTECTION VOLUNTARILY PROVIDED.

CONSTRUCTION TYPE, HEIGHT AND EXT	TERIOR WALL	FIRE RESIS	STANCE REQUIREMENTS		
SPECIAL PROVISIONS (CIRCLE ALL APPLICABLE)	510.2				
GRADE PLANE	290'-7" ASI		•		
CONSTRUCTION CLASSIFICATION(S) (SECTION 602)	TYPE IA	TYPE IIIA			
IS THE BUILDING SPRINKLERED?	YES	CLASS:	NFPA 13		
BUILDING HEIGHT IN FEET (SECTION 504 & TABLE 503)	ALLOWED:		65+20 FT = 85 FT	PROPOSED:	84' - 6 23/128" FT
BUILDING HEIGHT IN STORIES (TABLE 503)	ALLOWED:		4 OVER 2 (PER APPROVED APPEAL) = 6	PROPOSED:	6
SPRINKLERS USED TO INCREASE STORIES (SECTION 504.2)	YES				

FIRE RESISTIVE REQUIREMENTS BASED ON CONSTRUCTION TYPE (TABLE 601) RATING RATING REQUIRED PROVIDED REQUIRED PROVIDED PRIMARY STRUCTURAL FRAME BEARING WALLS - INTERIOR FLOOR CONSTRUCTION ROOF CONSTRUCTION

EXTERIOR WALL FIRE RESISTANCE BASED ON FIRE SEPARATION			TION	ALLOWABLE AREA OPENINGS PER STORY (705.8)			
DISTANCE (TABLE 602	?)			UNPROTECTED, SPRINKLERED (UP, S)			
WALL LOCATION	FIRE SEPARATION DISTANCE	FIRE RATING	WALL AREA	PROPOSED % OF WALL AREA IN OPENINGS	ALLOWABLE % OF WALL AREA IN OPENINGS		
NORTH 1A	10' <x<30'< td=""><td>1</td><td></td><td>SEE G0.17</td><td>75%</td></x<30'<>	1		SEE G0.17	75%		
NORTH IIIA	10' <x<30'< td=""><td>1</td><td></td><td>SEE GO.17</td><td>75%</td></x<30'<>	1		SEE GO.17	75%		
SOUTH 1A	0	1			NO LIMIT		
SOUTH IIIA	0	1			NO LIMIT		
EAST 1	>30'	0			NO LIMIT		
EAST 2	>30'	0			NO LIMIT		
WEST 1	>30'	0			NO LIMIT		
WEST 2	>30'	0			NO LIMIT		

ALLOWABLE AREA AND AREA MODIFICATIONS	TYPE IA	TYPE IIIA
	(A3, B, M, S1, S2)	(R-1, R-2)
TABULAR FLOOR AREA FOR EACH OCCUPANCY (A) (TABLE 503)	UL	24,000
FRONTAGE INCREASE (I _t) (506.2) I _f = (F/P - 0.25) X W/30 F = BUILDING PERIMETER FRONTING ON PUBLIC WAY P = PERIMETER OF ENTIRE BUILDING W = WIDTH OF PUBLIC WAY	UL	0
FIRE SPRINKLER SYSTEM INCREASE (I _s) (506.3) ADDITIONAL 200% FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE OR AN ADDITIONAL 300% FOR BUILDINGS WITH NOT MORE THAN ONE STORY ABOVE GRADE PLANE	UL	2
AREA MODIFICATION; ALLOWABLE AREA PER STORY (506.1) $A_a = A_t + (A_t \times I_f) + (A_t \times I_g)$	UL	72,000
TOTAL ALLOWABLE BUILDING AREA: (A _B) X # OF STORIES ABOVE GRADE PLANE AS LISTED BELOW (506.4): BUILDINGS WITH THREE OR MORE STORIES ABOVE GRADE PLANE, X3. NO STORY SHALL EXCEED THE ALLOWABLE AREA PER STORY (A _B) AS DETERMINED IN 506.1, FOR THE OCCUPANCIES OF THAT STORY.	UL	216,000

PROPOSED AREAS	TYPE IA	TYPE IA					TYPE IIIA				
	A-3	В	М	R-1	S-1	S-2	В	R-1	R-2	S-2	
RST FLOOR											
	18,555	2,311	10,952	1,332	937	1,621	1,402				
COND FLOOR	19,534	1,476	17,796	-	-	262	-				
IRD FLOOR	18,229							669	17,197	-	363
URTH FLOOR	17,085							442	15,226	-	1,41
TH FLOOR	17,047							295	15,466	-	1,28
TH FLOOR	17,022							-	-	16,964	5
OCCUPANCY SUBTOTAL:	•	3,787	28,748	1,332	937	1,883	1,402	1,406	47,889	16,964	3,12
TAL PROPOSED BUILDING A	REA			<u> </u>	I	I	38,089				69,38

FIRE-RESISTIVE RATED CONSTRUCTION REQUIREMENTS

FIRE BARRIER FIRE-RESISTIVE RATINGS (707.3)		
LOCATION	REQUIRED RATING	RATING PROVIDED
SHAFT ENCLOSURES (713.4)	2-HR	2
INTERIOR EXIT STAIRS & RAMPS (1022.2)	2-HR	2 HR; FLRS 3-6 3-HR; FLRS 1-2
EXIT ACCESS STAIRWAYS (1009.3.1)	2-HR	2
EXIT PASSAGEWAY (1023.3)	2-HR	2
HORIZONTAL EXIT (1025.2)	2-HR	NA
SEPARATED OCCUPANCIES (TABLE 508.4)	SEE TABLE	IIIA Only
FIRE AREAS (TABLE 707.3.10)	SEE TABLE	N/A

LOCATION	REQUIRED RATING	RATING PROVIDED
WALLS SEPARATING DWELLING UNITS (420.2)	1 HR	1
WALLS SEPARATING SLEEPING UNITS (420.2)	1 HR	1
CORRIDOR WALLS (1018.1)	R = 0.5, A = 0, B = 0	1 HR; FLOORS 3-6
ELEVATOR LOBBY WALLS (713.14.1)	N/A	N/A

HORIZONTAL ASSEMBLIES FIRE-RESISTIVE RATINGS (711.	.3)	
REQUIREMENT	REQUIRED RATING	RATING PROVIDED
BUILDING SEPARATION ALLOWANCE (510.2)	3	3 (FLOOR 3)
TYPE OF CONSTRUCTION (TABLE 601)	1	IA = 3 HR IIIA = 1 HR
SEPARATED OCCUPANCIES (508.4)	1	IIIA = 1 HR
SEPARATE FIRE AREAS (707.3.10)	N/A	N/A
DWELLING OR SLEEPING UNITS (420.3)	1	1

PENETRATIONS (714) PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM AND INSTALLED AS REQUIRED BY TESTING TO MAINTAIN THE INTEGRITY OF THE SMOKE AND/ OR FIRE RESISTANCE OF ASSEMBLY BEING PENETRATED.

ТҮРЕ	OF ASSEMBLY	REQUIRED ASSEMBLY RATING (HOURS)	MIN. FIRE WINDOW RATING (HOURS)	FIRE WINDOW RATING
	FIRE WALLS	ALL	NOT PERMITTED	N/A
ίς	FIDE DADDIEDO	>1	NOT PERMITTED	N/A
IS WAL	FIRE BARRIERS	1	0.75	N/A
	SMOKE BARRIERS	1	0.75	N/A
Z	FIRE	1	0.75	0.75
	PARTITIONS	0.5	0.33	0.33
EXTERIOR WALLS		>1	1.5	N/A
		1	0.75	N/A
PARTY WAL	LS	ALL	NOT PERMITTED	N/A

FIRE DAMPER RATINGS (TABLE 717.3.2.1)	
TYPE OF PENETRATION	MINIMUM RATING (HOURS)
LESS THAN 3-HOUR FIRE-RESISTANCE-RATED ASSEMBLIES	1.5
3-HOUR OR GREATER FIRE-RESISTANCE-RATED ASSEMBLIES	3

- CONSTRUCTED OF STEEL HAVING A MINIMUM WALL THICKNESS OF 0.187 INCHES (NO. 26
- SYSTEM SHALL BE CONTINUOUS FROM THE UNIT TO THE EXTERIOR OF THE BUILDING.
- 5 GRILLE OPENINGS LOCATED IN A CEILING OF A FIRE-RESISTANCE-RATED FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED WITH A LISTED CEILING RADIATION DAMPER INSTALLED IN ACCORDANCE WITH SECTION 717.6.2.1

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ ASSEMBLIES WHICH WILL BE USED INCLUDING THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ ASSEMBLY WILL BE USED AND THE LISTING AND APPROVAL INFORMATION (IE. UL, ICC AND/ OR OTHER APPROVED REPORT/ LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

LEVEL 1: EXITS DISCHARGE DIRECT TO BUILDING EXTERIOR AND CONNECT TO PUBLIC RIGHT OF WAY.

ELEVATORS ACCOMMODATE STRETCHER 24" X 84".

NOT LESS THAN 80 INCHES.

STAIR ACCESS PROVIDED TO MAIN BUILDING ROOF.

OPENING TO LESS THAN 4" CLEAR.

OCCUPANT LOAD (TABLE 1004.1.2)

CLASSROOM/ACUPUNCTURE

ACCESSORY STORAGE, MECHANICAL, EQUIPMENT

1007.8 TWO-WAY COMMUNICATION SYSTEM PROVIDED AT ELEVATOR LANDING FLOORS 2 -6.

STORIES ABOVE GRADE ARE PROVIDED WITH 2 EXITS - INTERIOR STAIRWAY

ASSEMBLY W/O FIXED SEATS, UNCONCENTRATED (PER APPROVED APPEAL 15461 DATED 7-26-17)

ASSEMBLY W/O FIXED SEATS, UNCONCENTRATED (ACUPUNCTURE ROOM/LIVING ROOM)

STAIRWAY MATERIALS - WOOD CONSTRUCTION IN 3 HOUR SHAFT OR STEEL IN 1A AT LOBBY

LO18.4 DEAD END CORRIDOR - 50 FEET OR LESS IN R-1 OCC. WITH AUTOMATIC SPRINKLER SYSTEM. EXCEPTION 2

LEVELS 2-6: R-1/R-2 OCCUPANCY - STAIRWAYS PROVIDE ACCESSIBLE MEANS OF EGRESS WITH 44 INCHES CLEAR BETWEEN

HANDRAILS AS ALLOWED PER OSSC 1007.3 EXC 1. NO AREA OF REFUGE PROVIDED AS ALLOWED PER OSSC 1007.3 EXC 2.

ELEVATORS: STANDBY POWER PROVIDED VIA DIESEL GENERATOR AND ELEVATOR ACT AS ACCESSIBLE MEANS OF EGRESS.

1008.1.1 EGRESS DOORS: MAXIMUM DOOR WIDTH = 48 INCHES. CLEAR WIDTH NOT LESS THAN 32 INCHES. HEIGHT OF DOOR OPENING

13.8 OPERABLE WINDOWS PROVIDED IN R-1 UNITS. WINDOWS ARE EQUIPPED WITH OPENING CONTROL DEVICES LIMITING THE

EMERGENCY ESCAPE AND RESCUE WINDOWS NOT REQUIRED. STORIES ABOVE GRADE PROVIDED WITH (2) INTERIOR EXIT STAIRWAYS, PROVIDING MORE THAN ONE EXIT ACCESS FOR EACH STORY. BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER

> FLOOR AREA IN SQ. FT. PER OCCUPANT

10)	SEE TABLE	N/A		
			MEAN	NS OF EGRESS
			1003.2	EGRESS HEIGHT: HEIGHT SHALL BE GREATER THAN 7 FEET 6 INCHES.
SISTIVE RATINGS (708.3)			1006.1	MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES AND NOT LESS THAN 1 Fc AT WALKING SURF
	REQUIRED RATING	RATING PROVIDED		SHALL BE AT LEAST AN AVERAGE OF 1 Fc AND MINIMUM 0.1 Fc MEASURED AT FLOOR LEVEL OF EGRES LIGHTING SHALL BE POWERED FOR DURATION OF NOT LESS THAN 90 MINUTES.
LLING UNITS (420.2)	1 HR	1		
PING UNITS (420.2)	1 HR	1	1	
1)	R = 0.5, A = 0, B = 0	1 HR; FLOORS 3-6	1006.3	EMERGENCY POWER VIA BACKUP GENERATOR SHALL BE PROVIDED (NOT LESS THAN 90 MINUTES) FOI CORRIDORS, EXIT STAIRWAYS, RAMPS AND PASSAGEWAYS. THERE ARE NO STATIONARY STORAGE BA
(713.14.1)	N/A	N/A]	IN THE PROJECT.
			_	
FIRE-RESISTIVE RATINGS (711.3	FIRE-RESISTIVE RATINGS (711.3)		1006.2	MEANS OF EGRESS ILLUMINATION SHALL BE NOT LESS THAN AN AVERAGE 1 fc MEASURED AT WALKW 0.1 fc MEASURED AT FLOOR LEVEL ALONG PATH OF EGRESS.
	REQUIRED RATING	RATING PROVIDED		0.1 IC WILASONED AT TEOON LEVEL ALONG FATH OF EDNESS.
LOWANCE (E40.3)	2	2 (ELOOD 2)	1	

HORIZONTAL ASSEMBLIES FIRE-RESISTIVE RATINGS (7	(11.3)	
REQUIREMENT	REQUIRED RATING	RATING PROVIDED
BUILDING SEPARATION ALLOWANCE (510.2)	3	3 (FLOOR 3)
TYPE OF CONSTRUCTION (TABLE 601)	1	IA = 3 HR IIIA = 1 HR
SEPARATED OCCUPANCIES (508.4)	1	IIIA = 1 HR
SEPARATE FIRE AREAS (707.3.10)	N/A	N/A
DWELLING OR SLEEPING UNITS (420.3)	1	1

REFUSE CHUTES (713.13)	REQUIF	REMENT	PROF	POSED
COMPONENT	WALLS / FLOOR	OPENINGS	WALLS / FLOOR	OPENINGS
REFUSE CHUTE (713.13.1)	2-HR	90 MIN	2-HR	90 MIN
REFUSE CHUTE ACCESS ROOM (713.13.3)	1-HR	0.75	1-HR	0.75
REFUSE CHUTE TERMINATION ROOM (713.13.4)	2-HR	90 MIN	2-HR	90 MIN

FIRE DOOR AND SHUTTER FIRE I	PROTECTION RATINGS (TAE	BLE 716.5)	
TYPE OF ASSEMBLY	REQUIRED ASSEMBLY RATING (HOURS)	MIN. DOOR / SHUTTER RATING (HOURS)	DOOR / SHUTTER RATING
FIRE WALLS & BARRIERS	4	3	N/A
GREATER THAN 1-HOUR	3	3	3
	2	1.5	1.5
	1.5	1.5	N/A
SHAFT, EXIT ENCLOSURES, EXIT PASSAGEWAYS	2	1.5	1.5
	1	0.75	0.75
FIRE PARTITIONS: CORRIDOR WALLS			
	1	0.33	N/A
	0.5	0.33	0.33
OTHER FIRE PARTITIONS	1	0.75	0.75
	0.5	0.33	N/A
	3	1.5	N/A
EXTERIOR WALLS:	2	1.5	UNPROTECTED PER TABLE 705
	1	0.75	0.75
CMOVE DADDIEDC			

DUCTS AND TRANSFER OPENINGS	(71
_	

FIRE DAMPER RATINGS (TABLE 717.3.2.1)				
TYPE OF PENETRATION	MINIMUM RATING (HOURS)			
LESS THAN 3-HOUR FIRE-RESISTANCE-RATED ASSEMBLIES	1.5			
3-HOUR OR GREATER FIRE-RESISTANCE-RATED ASSEMBLIES	3			

ROUGH-PENETRATIONS OF HORIZONTAL ASSEMBLIES (717.6.1, EXCEPTION)

- THE DUCT SHALL BE CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL AND SHALL BE
- THE DUCT SHALL OPEN INTO ONLY ONE DWELLING UNIT OR SLEEPING UNIT AND THE DUCT
- THE DUCT SHALL NOT EXCEED 4-INCH NOMINAL DIAMETER AND THE TOTAL AREA OF SUCH DUCTS SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF GROSS FLOOR
- THE ANNULAR SPACE AROUND THE DUCT IS PROTECTED WITH MATERIALS THAT PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E 119 OR UL 263 TIME-TEMPERATURE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 Pa) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.

URFACE. EMERGENCY LIGHTING GRESS PATH. EMERGENCY FOR ILLUMINATION AT SE BATTERY SYSTEMS PROPOSED KWAY SURFACE AND MINIMUM ACCESSIBLE MEANS OF EGRESS AND AREA OF REFUGE. IN ACCORDANCE WITH OSSC 1007.3, EXCEPTIONS 1, 2 AND 6 A 44" WIDE STAIR PROVIDED WITH NO ADDITIONAL AREA OF ACCESSIBLE MEANS OF EGRESS PROVIDED:

TRASH CHUTES (713)				
REFUSE CHUTES (713.13)	CHUTES (713.13) REQUIREMENT		PROF	POSED
COMPONENT	WALLS / FLOOR	OPENINGS	WALLS / FLOOR	OPENINGS
REFUSE CHUTE (713.13.1)	2-HR	90 MIN	2-HR	90 MIN
REFUSE CHUTE ACCESS ROOM (713.13.3)	1-HR	0.75	1-HR	0.75
REFUSE CHUTE TERMINATION ROOM (713.13.4)	2-HR	90 MIN	2-HR	90 MIN

OPENING PROTECTION (716)							
FIRE DOOR AND SHUTTER FIRE PROTECTION RATINGS (TABLE 716.5)							
TYPE OF ASSEMBLY	REQUIRED ASSEMBLY RATING (HOURS)	MIN. DOOR / SHUTTER RATING (HOURS)	DOOR / SHUTTER RATING				
FIRE WALLS & BARRIERS GREATER THAN 1-HOUR	4	3	N/A				
	3	3	3				
	2	1.5	1.5				
	1.5	1.5	N/A				
SHAFT, EXIT ENCLOSURES, EXIT PASSAGEWAYS	2	1.5	1.5				
	1	0.75	0.75				
FIRE PARTITIONS: CORRIDOR WALLS							
	1	0.33	N/A				
	0.5	0.33	0.33				
OTHER FIRE PARTITIONS	1	0.75	0.75				

EGRESS WIDTH (1005.3) *EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED PER OSSC 907.5.2.2					
EGRESS COMPONENT		NO. OF OCCUPANTS	REQUIRED WIDTH (INCHES)	NARROWEST WI PROVIDED (INCI	
OTHER	0.15" / OCCUPANT *		SEE FLS PLANS		
STAIRS	0.2" / OCCUPANT *	SEE FLS PLANS			
EXIT ACCESS (1014)					
EXIT ACCESS (1014) COMMON PATH OF EGRESS T	RAVEL (TABLE 1014.3)		REQUIRED (FEET)	PROVIDED (FEI	
, ,	RAVEL (TABLE 1014.3)		REQUIRED (FEET)	PROVIDED (FEI	

OTHERS - SPRINKLERED	75	SEE FLS PLANS
EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.2)		
OCCUPANCY	WITH SPRINKLERS (FEET)	PROVIDED (FEET)
В	300	SEE FLS PLANS
A-2, A-3, R-1, R-2, M, S, S-1	250	SEE FLS PLANS
S-2	400	SEE FLS PLANS

CORRIDOR FIRE-RESISTANCE RATING (TABLE 1018.1)				
OCCUPANCY	WITH SPRINKLERS (RATING IN HOURS)	PROVIDED (RATING IN HOURS)		
R (GREATER THAN 10 OCCUPANTS)	0.5	0.5		

FIRE EXTINGUISHERS PORTABLE FIRE EXTINGUISHERS, MEETING MINIMUM 2A10BC RATED, SHALL BE INSTALLED AT MIN OF 75' LINEAR TRAVEL DISTANCE. CLASS 'K' EXTINGUISHERS SHALL BE INSTALLED IN THE COMMON KITCHENS.

NO AERIAL FIRE DEPARTMENT ACCESS

1. BUILDING IS EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM

2. THERE ARE NO CONCEALED ATTIC SPACES, SEE BUILDING SECTIONS

3. ALL STAIRWAY EXIT ENCLOSURES AND FIRE RESISTANCE RATING OF 3 HOURS

I. THE SLOPED ROOF IS 30 DEGREES AND THE MECHANICAL WELL ROOF IS SLOPED ONLY TO DRAIN WATER (3/8" PER 12" AVERAGE)

5. SEE MECHANICAL FLOOR PLAN (A2.07) FOR REQUIRED ROOF ACCESS FOR EACH STAIRWAY. ROOF ACCESS HATCH AT EAST STAIR HAS 30" X 96" MINIMUM OPENING

5. STANDPIPES IN THE WEST EGRESS STAIR TERMINATE AT ROOF

PLUMBING FIXTURES (2902.1)

		· · · · · · · · · · · · · · · · · · ·	
WC + LA	V REQUIRE!	MENTS	
TOTAL OC	C PER TYPE	REQ'D WC	REQ'D LA
A-3: 254	M:125, F65	M - 1.02, F -1.95	.64/.64
B: 880		18.6	12
R-1: 526	1 PER UNIT	117	117
R-2: 107	1 PER 10	10.7	10.7
S-1: 34		0.34	0.34
S-2: 7		0.07	0.07
	14/	C 1/0 68	LAV 140 11

WC 149.68 REFERENCE SHEET GO.10c FOR APPEAL TO MINIMUM NUMBER OF

	PER TYPE	REQ'D WC	REQ'D L
M: 45	1 PER 50	00 1	1
MERCHA	NTILE NOT A	FACTOR. FUTURE TI SPA	CE TO HAVE WC + LA

WC + LAV REQUIREMENTS PROPOSED TOTAL OCC PER TYPE WC A-3: 254 m:125, f:65 F - 1.95, M -1.02 * 15.14 R-1: 526 1 PER UNIT 117 R-2: 107 1 PER 10 10.7

A-3: PROVIDES FIXTURES FOR THE NET USABLE AREA. B: PROVIDES FIXTURES FOR THE STAFF WORK AREAS, WAITING AREAS, TREATMENT ROOMS AND SHARED USE ROOMS SUCH AS GROUP, CLASSROOM, AND ACUPUNCTURE. EXCLUDED FROM THE FIXTURE CALCULATIONS WERE CIRCULATION, STORAGE AND SUPPORTS SPACES SUCH AS BREAK ROOMS AND RESTROOMS (SEE APPEAL DATED S-1 AND S-2: OCCUPANCY REQUIREMENT REMOVED AS THEY ARE ROOMS FOR STORAGE AND EQUIPMENT, NO FIXTUTRES PROVIDED.

WC * 145.81

DRINKING FOUNTAINS ONE REQUIRED PER TYPE B OCCUPANCY FLOOR, SF PLANS LEVEL 1 AND 2 FOR DRINKING FOUNTAIN

WC + LAV PROVIDED

RESIDENTIAL FLOORS (3-6)

CLINIC FLOORS (1-2)

APPEAL DATED 7/21/2017

OCCUPANCY UNISEX

WC + LAV DISTRIBUTION

UNIT + 1 STAFF WC/LAV LEVEL 3

152 WC + LAV PROVIDED PER SLEEPING /DWELLING

16 WC + LAV ON TWO FLOORS OF CLINIC SEE

* ALL CLINIC LEVEL RESTROOMS ARE SINGLE

TOTAL 4 13 151 168

LEVEL 4 AND 5 EMPLOYEES SHALL ACCESS VIA

ELEVATOR STAFF TOILETS ON LEVELS 1, 2 OR 3 WHICH ARE LESS THAN 500'-0" MAX TRAVEL

DISTANCE IN ACCORDANCE WITH 2902.3.2.

ACCESSIBLE & TYPE A UNITS ACCESSIBLE UNITS PROVIDED PER 1107.6 2% MIN TYPE A REQUIRED (OUT OF 151 UNITS, 4 WOULD BE REQUIRED). WINDOWS IN TYPE A UNITS TO BE ACCESSIBLE. MIX OF ACCESSIBLE PROVIDED TO EACH TYPE. FHAA SAFE HARBOR: Fair Housing Act Design Manual

LAV 139.54

UNIT TYPE	S	TYPE A UNITS	ACCESSIBLE UNITS	BREAKDOWN	HEARING & VISION IMPA UNITS
SRO	LEVEL 3	NONE	301, 302, 305, 307, 309, 339, 340,	109 TOTAL R1 SRO: NO TYPE A 15 ACCESSIBLE (13.8%)	302
4-BED	LEVEL 3	NONE	311	8 TOTAL R1 4BED: NO TYPE A 1 ACCESSIBLE (12.5%)	328
SRO	LEVEL 4	NONE	401, 402, 439, 440	34 TOTAL R2 STUDIOS: 2 TYPE A (5.9%) NO ACCESSIBLE	409, 432
SRO	LEVEL 5	NONE	501, 502, 539, 540	117 R1 UNITS 16 ACCESSIBLE (13.6%); 34 R2 UNITS	509, 532
STUDIO	LEVEL 6	607, 629	NONE	2 TYP A (5.9%) 151 TOTAL UNITS	609, 627

FIRE PROTECTION SYSTEMS (AUDIBLE AND VISUAL ALARMS)

UNDER SEPARATE PERMIT ISSUED FROM FIRE MARSHAL'S OFFICE

ANY INSTALLATION DETAILS FOR FIRE AND LIFE SAFETY SYSTEMS (FIRE SPRINKLERS, FIRE ALARM SYSTEMS, FIRE PUMPS, UNDERGROUND FIRE LINES, FIXED EXTINGUISHING SYSTEMS, IN-BUILDING RADIO ENHANCEMENT SYSTEMS (DAS), STATIONARY GENERATORS AND HAZARDOUS MATERIAL TANKS AND RELATED EQUIPMENT) ARE FOR REFERENCE ONLY, WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT

FIRE SPRINKLER SYSTEM (NFPA 13)

SMOKE DETECTION AND ALARMS CARBON MONOXIDE ALARMS IN UNITS AND COMMON AREAS FDC CLEARLY VISIBLE FROM STREET 36" W X 36" D X 78" H ACCESS CLEARANCE

EMERGENCY RESPONDER RADIO COVERAGE PROVIDED AS REQUIRED BY FIRE MARSHAL. (PERFORM 3RD PARTY TESTING)

SPRINKLER STANDPIPE REQUIREMENTS

IN BUILDINGS REQUIRED TO HAVE STANDPIPES BY SECTION 905.3.1, NOT LESS THAN ONE STANDPIPE SHALL BE ROVIDED FOR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF ONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRED DEPARTMENT VEHICLE ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USEABLE STAIRS. SUCH STANDPIPE SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES

OFC 905.4 PORTLAND DESIGN MANUAL:

CLASS I STANDPIPE SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICLE ACCESS. BUILDING HERE ARE PORTIONS OF THE STRUCTURE OR ROOF MOUNTED EQUIPMENT FURTHER THAN 200 FEET FROM THE ONE EQUIRED ROOFTOP STANDPIPE, OTHER REQUIRED STANDPIPES MAY TERMINATE AT THE TOP STAIR LANDINGS. IN ILDINGS WHERE MORE THAN ONE STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED IN CCORDANCE WITH NFPA 14. STAIR ENCLOSURE STANDPIPE HOSE CONNECTIONS AND VALVE INSTALLATIONS TO BE PROVIDED ON THE FLOOR LANDINGS, NOT THE INTERMEDIATE LANDINGS. HOSE CONNECTIONS TO BE ORIENTED TO ALLOW FOR EASE OF CONNECTING AND OPERATING FIRE HOSE.

TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.

FOR FOUR AND FIVE STORY WOOD FRAME STRUCTURES, A PREFIRE PROTECTION PLAN WILL BE REQUIRED TO BE SUBMITTED TO THE FIRE PLAN REVIEWER PRIOR TO ISSUANCE OF PERMIT. THE MINIMUM REQUIREMENTS OF A PREFIRE PROTECTION PLAN MUST INCLUDE ON-SITE AFTER HOURS SECURITY AND SECURED PERIMETER FENCING. ON-SITE AFTER HOURS SECURITY TO START AT THE COMPLETION OF 2ND FLOOR FRAMING AND IS ALLOWED TO BE

RMINATED WHEN THE FIRE SPRINKLER SYSTEM IS ON AND FULLY FUNCTIONAL.

A COPY OF THE PREFIRE PROTECTION PLAN SHALL BE MAINTAINED ON-SITE AND BE PRODUCED FOR THE AHJ UPON

WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIREFIGHTING PURPOSES, A KEY BOX SHALL BE INSTALLED IN AN APPROVED LOCATION. POINT OF INFORMATION: THE FIRE CODE OFFICIAL HAS APPROVED THE "KNOX BOX" AS THE ACCESS KEY BOX FOR USE IN THE CITY OF PORTLAND. FOR MORE INFORMATION SEE HTTP://WWW.PORTLANDOREGON.GOV/FIRE/ARTICLE/287345

ROOMS CONTAINING FIRE PROTECTION EQUIPMENT (AIR-CONDITIONING SYSTEMS, FIRE SPRINKLER RISERS (RISER ROOM) AND VALVES OR OTHER FIRE DETECTION (FACP), SUPPRESSION OR CONTROL ELEMENTS) AND ELECTRICAL/MECHANICAL/ELEVATOR MACHINE ROOMS SHALL BE IDENTIFIED IN AN APPROVED MANNER. REQUIRED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.

38 NW DAVIS, SUITE 300 PORTLAND, OR 97209 T 503.245.7100

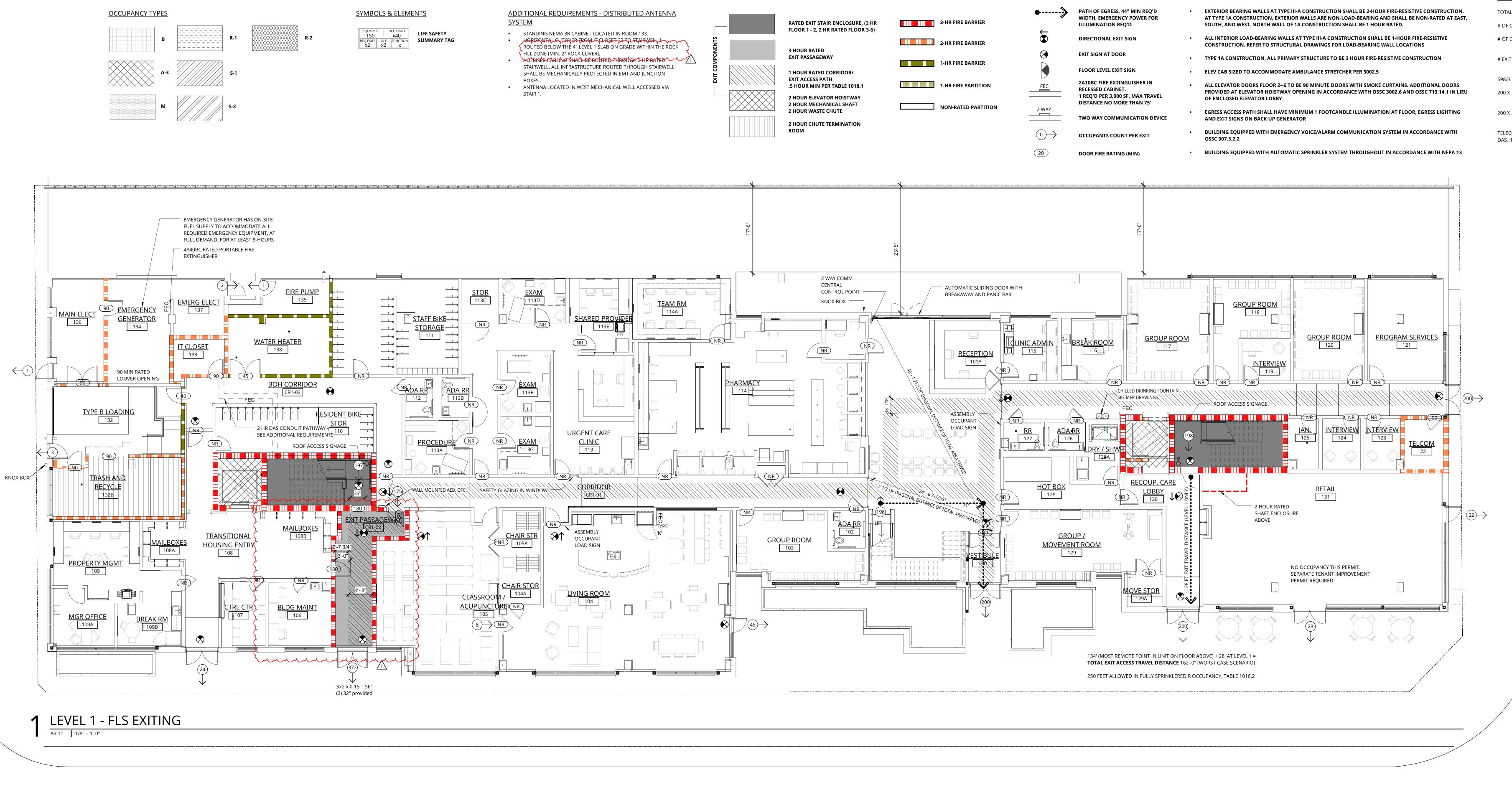
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REVISION DATE REASON FOR ISSUE 4 11-01-2017 Addendum 3 G 10.10.18 Permit Rev 02 I 11.15.18 Permit Rev 02_CS1 12.07.18 ASI 018 J 01.02.19 Permit Rev 03_Appeal

CODE SUMMARY

CONFORMED

12.11.2018 PROJECT NUMBER



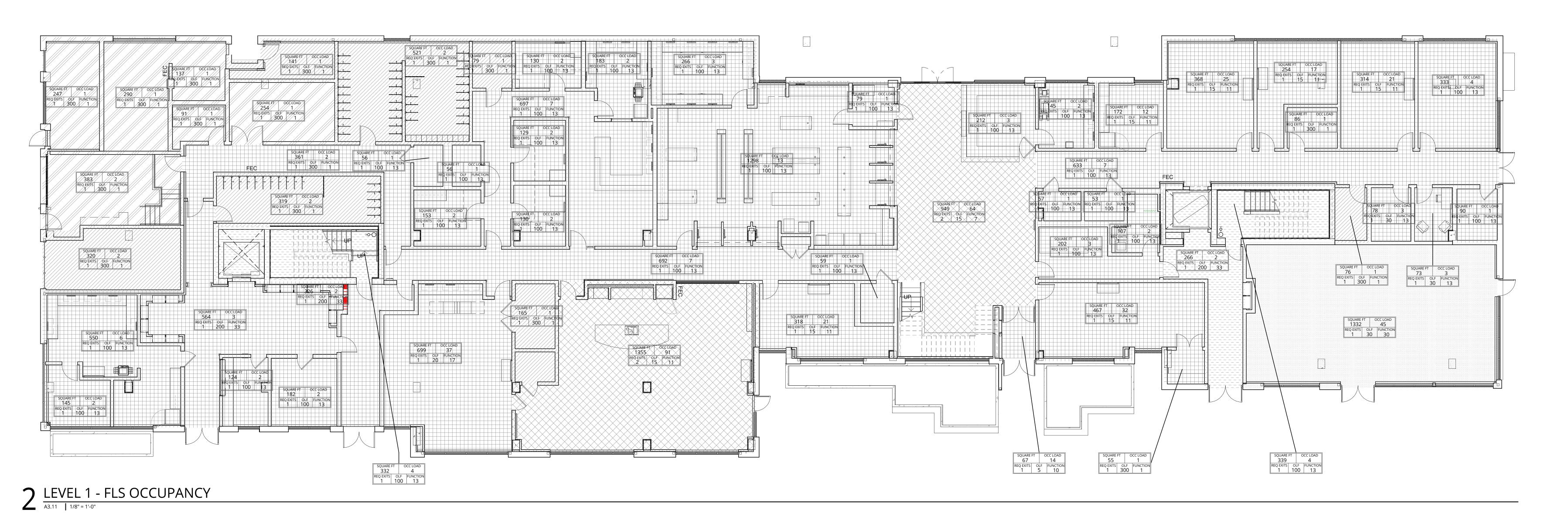
EXITING PLANS LEGEND

ENCLOSING ELEMENTS

SYMBOLS & ELEMENTS

RATED ENCLOSURES

OCCUPANCY PLANS LEGEND



NOTES

ADDITIONAL REQUIREMENTS

TOTAL OCCUPANTS PER FLOOR: 502

OF COLLECTIVE EXITS PER FLOOR: 3 # OF OCCUPANTS EXITING AT FLOOR: 700 (502 + 198 FROM SECOND FLOOR CENTRAL STAIR)

EXITING THROUGH COLLECTIVE EXITS: 598 (700 - 102 EXITING FROM DEDICATED EXITS)

598/3 = 200 200 X .2 = 40" MIN REQUIRED FOR STAIRS

(2) 44" STAIRS PROVIDED 200 X .15 = 30" MIN REQUIRED FOR EXIT COMPONENTS (2) 32" DOORS PROVIDED

TELECOM ROOM OR IT CLOSET TO BE FUTURE ROOM FOR DAS, IF REQUIRED.

Main Lucius

Ankrom Moisan

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FLS PLAN - FIRST FLOOR

CONFORMED CONSTRUCTION SET

04.06.2018 PROJECT NUMBER

161820 As indicated