

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 20227	<b>Project Address:</b> 3714 SW Macadam Ave
<b>Hearing Date:</b> 4/10/19	<b>Appellant Name:</b> Jeancarlo Saenz
<b>Case No.:</b> B-024	<b>Appellant Phone:</b> 9727269400
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Maureen McCafferty, Joe Thornton
<b>Project Type:</b> commercial	<b>Stories:</b> 8 <b>Occupancy:</b> R-2, M, S-2, A-3 <b>Construction Type:</b> Type I-A & Type III-A
<b>Building/Business Name:</b> E2 - Block 40	<b>Fire Sprinklers:</b> Yes - Throughout
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 17-110666-LU
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Mix-use building

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	OSSC 508.2 Accessory occupancies & 311.1 Storage Group S
<b>Requires</b>	<p>Per Section 508.2, Accessory occupancies are those occupancies that are ancillary to the main occupancy of the building or portion thereof. Aggregate accessory occupancies shall not occupy more than 10 percent of the building area of the story in which they are located and shall not exceed the tabular values in Table 503, without building area increases in accordance with Section 506 for such accessory occupancies.</p> <p>Per Section 508.2.2, accessory occupancies shall be individually classified in accordance with Section 302.1</p>
<b>Proposed Design</b>	<p>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.</p> <p>This project proposed to use the provisions of the 2015 IBC for accessory occupancies (section 508.2) and accessory storage spaces (section 311.1.1). The 2015 IBC changes the limitations of section 508.2.1 by creating two sections to limit height (508.2.2) and building area (508.2.3)</p> <p>Per Section 508.2.2, the allowable height and number of stories of the building containing accessory occupancies shall be in accordance with Section 504 for the main occupancy of the building. Per section 508.2.3, the allowable area of the building shall be based on the applicable provisions of Section 506 for the main occupancy of the building. Aggregate accessory occupancies shall not occupy more than 10 percent of the floor area of the story in which they are located and shall not exceed the tabular values for nonsprinklered buildings in table 506.2 for wash such accessory occupancy.</p>



All the levels in type III-A have a main occupancy classification of R-2, which also has accessory uses in the form of storage closets (S-1), a roof terrace (A-3), and a Club room (A-3). These accessory occupancies meet all the provisions set by the 2015 IBC for height and area per section 508.2.2 and 508.2.3, as proven in the attached exhibits.

The proposed design also classifies all storage rooms that are accessory occupancies to the R-2 to be classified as part of that occupancy and not as a S-1 occupancy. Per Section 311.1.1 of the 2015 IBC, a room or space used for storage purposes that is less than 100 square feet in area and accessory to another occupancy shall be classified as part of that occupancy. The aggregate area of such rooms or spaces shall not exceed the allowable area limits of Section 508.2.

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**Reason for alternative** This project includes occupancies that exceed the tabular values for stories on table 503 of the 2014 OSSC. S-1 and A-3 occupancies are limited to 3 stories per this table and we are currently proposing to use them on up to two additional levels.

Both the 2015 and 2018 IBC acknowledge that accessory occupancies does not represent a greater risk for the main occupancy if they are limit by the requirements for height, stories and percentage of area of the main occupancy they serve as an accessory use.

The new versions of the code also clarify storage rooms as part of accessory spaces and how they should be classified. Since storage rooms provided in this project are small and accessory spaces to the residential units, they can be classified as R-2 also and not S-1.

The proposed design meets all the criteria set by the 2015 IBC as presented on the attached exhibits.

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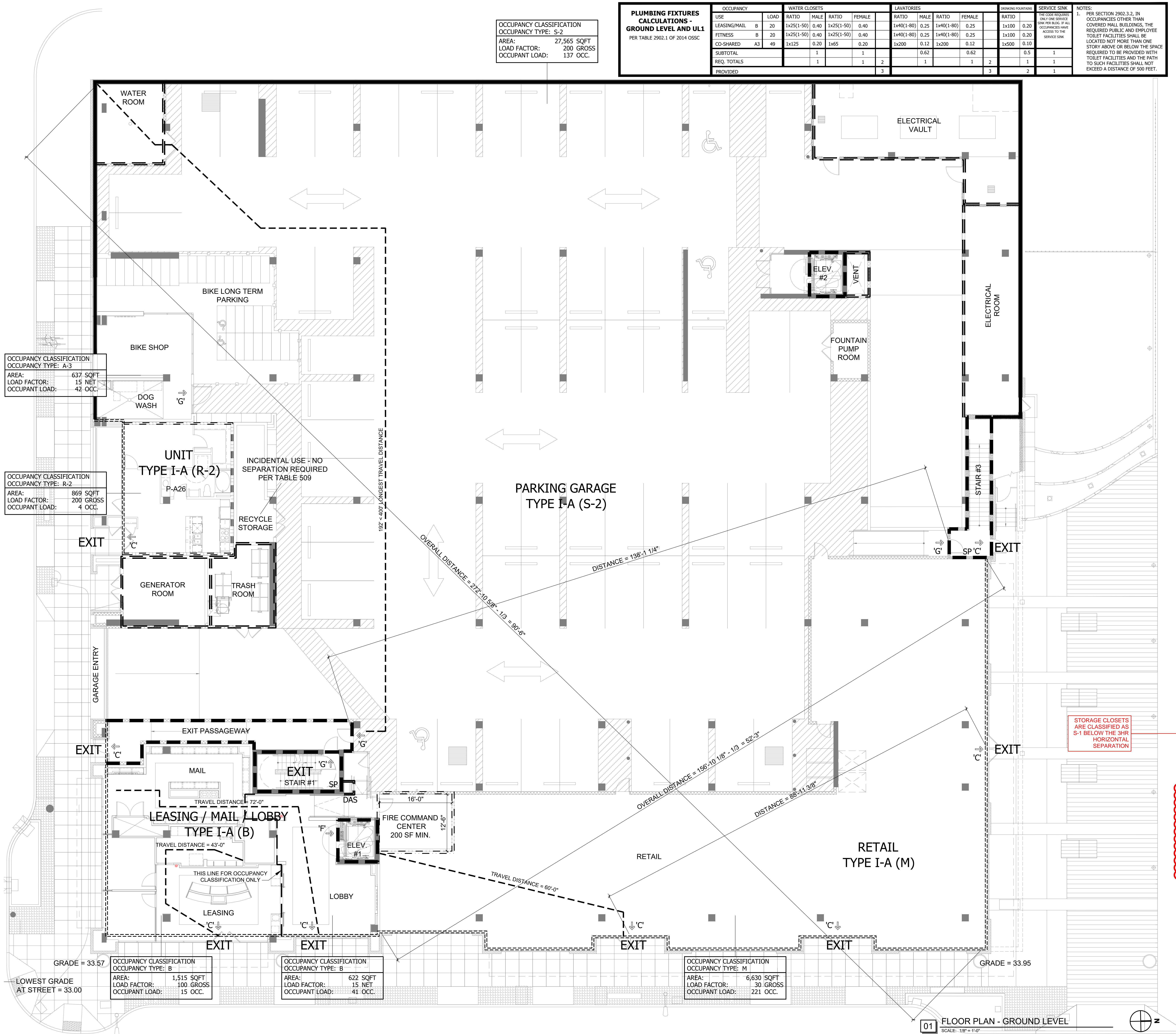
## APPEAL DECISION

### **Accessory occupancy classification per 2015 IBC: Granted provided all provisions of 2015 IBC Sections 508.2.2 and 508.2.3 are met.**

The Administrative Appeal Board finds with the conditions noted, 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.





EXIT PLAN LEGEND V.10.01.14

EXIT	BUILDING EXIT
---	EXIT ACCESS TRAVEL DISTANCE PER TABLE 1016.2
EXIT	ACCESSIBLE BUILDING EXIT

EXIT TYPES V.10.01.14

'A'	VERTICAL EXIT
'C'	EXIT DISCHARGE
'D'	COURTYARD EXIT
'E'	EXTERIOR EXIT STAIR
'F'	ACCESSIBLE MEAN OF EGRESS
'G'	EXIT ACCESS

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 TABLE 722.2.1.1
---	3 HR RATED FIRE BARRIER STAIR SHAFT / FIRE PUMP • CMU - U.L. #9094 • CONCRETE - RATING PER TABLE 722.2.1.1
---	2 HR RATED FIRE BARRIER STAIR / ELEVATOR / VENT SHAFT / TRASH / ELECTRICAL ROOMS • CMU - U.L. #9095 • CONCRETE - RATING PER TABLE 722.2.1.1 • 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
---	3 HR RATED VERTICAL SEPARATION - GA FILE NO. WP 2800

HORIZONTAL SEPARATIONS (TYPE I-A)	
---	3 HR RATED HORIZONTAL SEPARATION - RATING PER TABLE 722.2.1.1
---	2 HR RATED HORIZONTAL SEPARATION - RATING PER TABLE 722.2.1.1

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

HORIZONTAL SEPARATIONS (TYPE III-A)	
---	1 HR RATED HORIZONTAL SEPARATION - ESR-1153
---	1 HR RATED HORIZONTAL SEPARATION - UL-#P522

LEGEND	
DOGS	DENOTES ACCESSORY USE
SP	DENOTES WALL TYPE
FEC	FIRE EXTINGUISHER CABINET
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 MARSHAL.
  - 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, ELECTRICAL CLOSETS & MECHANICAL CLOSETS BELOW THE 3-HR HORIZONTAL SEPARATION TO BE S-1 OCCUPANCY.
  - ALL STORAGE CLOSETS, BOILER ROOMS, ELECTRICAL CLOSETS & MECHANICAL CLOSET ABOVE THE 3-HR HORIZONTAL SEPARATION ARE ACCESSORY USE TO THE R-2 OCCUPANCY. PER SECTION 311.1.1 OF THE 2015 IBC, ACCESSORY STORAGE SPACES LESS THAN 100 S.F. ARE TO BE CLASSIFIED AS PART OF THE MAIN OCCUPANCY - REFER TO APPEALS.

OCCUPANCY GROUP NOTES

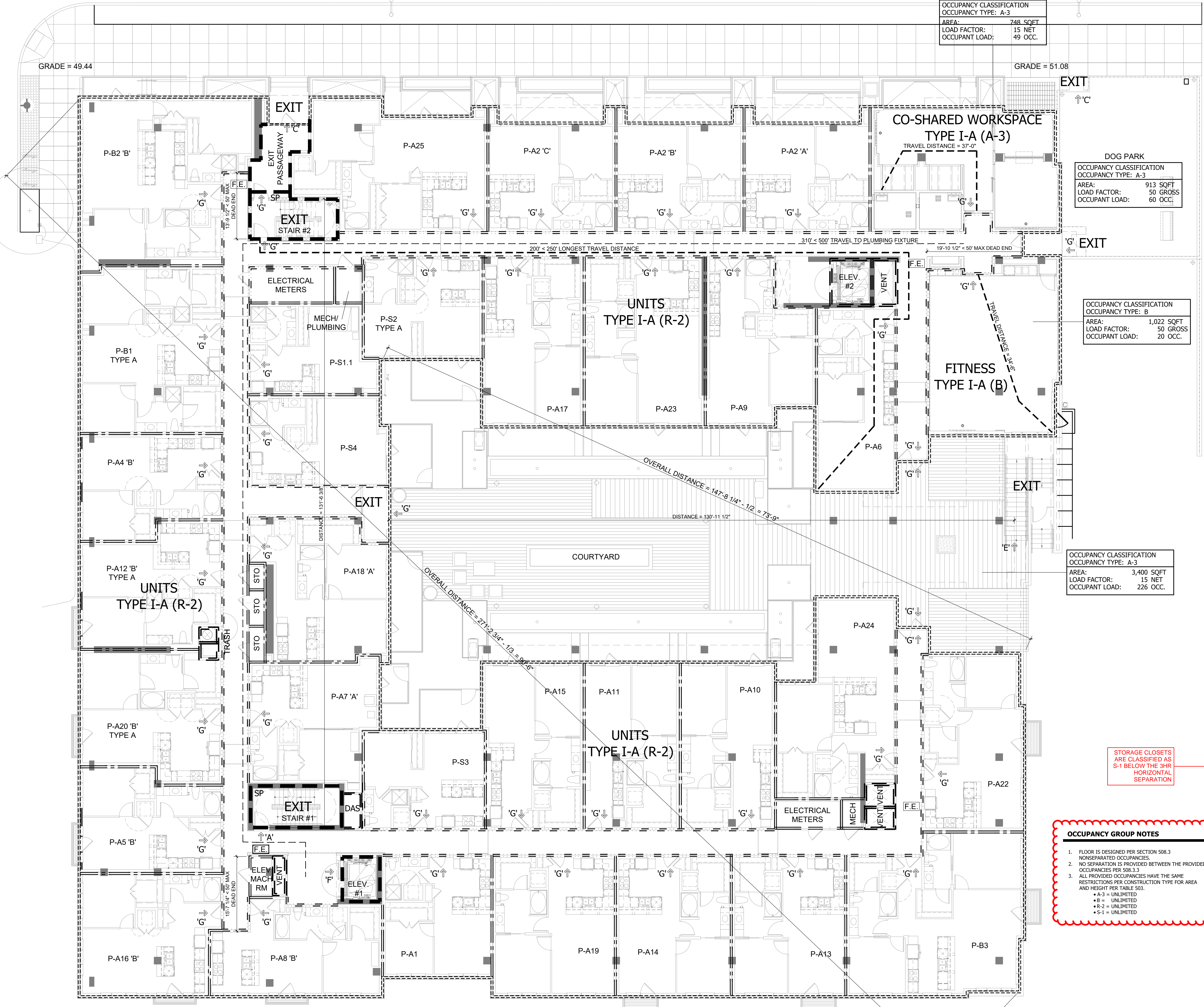
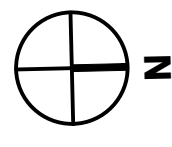
- FLOOR IS DESIGNED PER SECTION 508.3 NONSEPARATED OCCUPANCIES.
- NO SEPARATION IS PROVIDED BETWEEN THE PROVIDED OCCUPANCIES PER 508.3.2
- ALL PROVIDED OCCUPANCIES HAVE THE SAME RESTRICTIONS PER CONSTRUCTION TYPE FOR AREA AND HEIGHT PER TABLE 503.
  - A-3 = UNLIMITED
  - B = UNLIMITED
  - M = UNLIMITED
  - R-2 = UNLIMITED
  - S-2 = UNLIMITED



PLUMBING FIXTURES CALCULATIONS - GROUND LEVEL AND U/L1													
PER TABLE 2902.1 OF 2014 OSGC													
OCCUPANCY		WATER CLOSETS				LAVATORIES				DRAINING FIXTURES		SERVICE SINK	NOTES:
USE	LOAD	RATIO	MALE	RATIO	FEMALE	RATIO	MALE	RATIO	FEMALE	RATIO	PER CODE	1.	
LEASING/MAIL	B 20	1x25(1-50)	0.40	1x25(1-50)	0.40	1x40(1-80)	0.25	1x40(1-80)	0.25	1x100	0.20	THE CODE REQUIRES ONLY ONE REDUCE TO	

NOTES:  
1. PER SECTION 2902.3.2, IN OCCUPANCIES OTHER THAN COVERED MALL BUILDINGS, THE REQUIRED PUBLIC AND EMPLOYEE TOILET FACILITIES SHALL BE LOCATED NOT MORE THAN ONE STORY ABOVE OR BELOW THE SPACE REQUIRED TO BE PROVIDED WITH TOILET FACILITIES AND THE PATH TO SUCH FACILITIES SHALL NOT EXCEED A DISTANCE OF 500 FEET.

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



OCCUPANCY CLASSIFICATION  
OCCUPANCY TYPE: A-3  
AREA: 748 SQFT  
LOAD FACTOR: 15 NET  
OCCUPANT LOAD: 49 OCC.

DOG PARK  
OCCUPANCY CLASSIFICATION  
OCCUPANCY TYPE: A-3  
AREA: 913 SQFT  
LOAD FACTOR: 50 GROSS  
OCCUPANT LOAD: 60 OCC.

OCCUPANCY CLASSIFICATION  
OCCUPANCY TYPE: B  
AREA: 1,022 SQFT  
LOAD FACTOR: 50 GROSS  
OCCUPANT LOAD: 20 OCC.

OCCUPANCY CLASSIFICATION  
OCCUPANCY TYPE: A-3  
AREA: 3,400 SQFT  
LOAD FACTOR: 15 NET  
OCCUPANT LOAD: 226 OCC.

- OCCUPANCY GROUP NOTES**
- FLOOR IS DESIGNED PER SECTION 508.3 NONSEPARATED OCCUPANCIES.
  - NO SEPARATION IS PROVIDED BETWEEN THE PROVIDED OCCUPANCIES PER 508.3.3
  - ALL PROVIDED OCCUPANCIES HAVE THE SAME RESTRICTIONS PER CONSTRUCTION TYPE FOR AREA AND HEIGHT PER TABLE 503.
    - A-3 = UNLIMITED
    - B = UNLIMITED
    - R-2 = UNLIMITED
    - S-1 = UNLIMITED

EXIT PLAN LEGEND		V.10.01.14
<b>EXIT</b>	BUILDING EXIT	
---	EXIT ACCESS TRAVEL DISTANCE PER TABLE 1016.2	
	ACCESSIBLE BUILDING EXIT	
<b>EXIT TYPES</b>		V.10.01.14
'A'	VERTICAL EXIT	
'C'	EXIT DISCHARGE	
'D'	COURTYARD EXIT	
'E'	EXTERIOR EXIT STAIR	
'F'	ACCESSIBLE MEAN OF EGRESS	
'G'	EXIT ACCESS	

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

FIRE RESISTANCE LINETYPE LEGEND	
VERTICAL SEPARATIONS (TYPE I-A)	
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---	1 HR RATED TENANT SEPARATION FIRE PARTITION - GA FILE NO. WP5006
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---	1 HR RATED HORIZONTAL SEPARATION - UL-#P522
LEGEND	
	DENOTES ACCESSORY USE
	DENOTES WALL TYPE
	FEC FIRE EXTINGUISHER CABINET
	SP STAND PIPE LOCATION

- NOTES:  
1. ALL BUILDINGS TO HAVE A 13 SPRINKLER SYSTEM.  
2. FIRE BARRIER WALLS TO EXTEND TO DECK OF FLOOR ABOVE OR TO ROOF DECK.  
3. REFER TO BUILDING PLAN AND ENLARGED PLAN DETAILS FOR ADDITIONAL ASSEMBLY LOCATIONS.  
4. FIRE EXTINGUISHER MUST BE LOCATED WITHIN 75'-0" OF TRAVEL DISTANCE FROM ALL POINTS IN THE BUILDINGS. COORDINATE WITH FIRE MARSHAL.  
5. A 3-HR HORIZONTAL SEPARATION IS REQUIRED BETWEEN THE S-2 AND THE R-2 OCCUPANCIES PER SECTION 510.2.  
6. 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.  
7. ALL STORAGE CLOSETS, ELECTRICAL CLOSETS & MECHANICAL CLOSETS BELOW THE 3-HR HORIZONTAL SEPARATION TO BE S-1 OCCUPANCY.  
8. ALL STORAGE CLOSETS, BOILER ROOMS, ELECTRICAL CLOSETS & MECHANICAL CLOSET ABOVE THE 3-HR HORIZONTAL SEPARATION ARE ACCESSORY USE TO THE R-2 OCCUPANCY. PER SECTION 311.1.1 OF THE 2015 IBC, ACCESSORY STORAGE SPACES LESS THAN 100 S.F. ARE TO BE CLASSIFIED AS PART OF THE MAIN OCCUPANCY - REFER TO APPEALS.

EXIT AREA TABULATIONS	
LEVEL	COURTYARD
GROSS AREA	DECK 6,344 S.F. TOTAL 3,400 S.F. USABLE
OCCUPANT LOAD FACTOR	DECK 15 SF NET
TOTAL OCCUPANTS	226 OCC
# OF EXITS REQUIRED	2
# OF EXITS PROVIDED	2
WIDTH REQUIRED	2'-10" TOTAL
WIDTH PROVIDED	EXIT #1 = 3'-0" EXIT #2 = 3'-6"

- NOTE:  
1. EXIT REQUIREMENT CRITERIA BASED ON OCCUPANT LOAD.  
1.1. 1-500 OCC = 2  
1.2. 501-1000 = 3  
1.3. MORE THAN 1000 OCC = 4  
2. WIDTH OF EXITS ARE CALCULATED WITH A FACTOR OF .15" PER OCCUPANT.  
3. OCCUPANT LOAD BASED ON A MAX OCCUPANCY OF 49 FOR GROUP 'B' UNDER ASSEMBLY PROTECTION DIAGRAM UL1 GROUPS.

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

REGISTERED ARCHITECT  
ROBERT WILLIAM LAMKIN  
Dallas, TEXAS  
STATE OF OREGON  
11.19

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Project Title:  
**E2 BLOCK 40**  
PORTLAND OREGON  
**ALAMO MANHATTAN**  
Issue Set: 04.09.18  
Permit Set Issue: 07.20.18  
Bid Set Issue: 01.14.19  
Construction Set Issue: 11.14.19  
Project ID: 17065  
Drawing No. **A0.3C**  
EGRESS AND FIRE PROTECTION DIAGRAM UL1



EXIT	BUILDING EXIT
---	EXIT ACCESS TRAVEL DISTANCE PER TABLE 1016.2
	ACCESSIBLE BUILDING EXIT

'A'	VERTICAL EXIT
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'E'	EXTERIOR EXIT STAIR
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NOTE:  
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LEGEND		
	DENOTES ACCESSORY USE	FEC FIRE EXTINGUISHER CABINET
	DENOTES WALL TYPE	SP STAND PIPE LOCATION

- NOTES:
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OCCUPANCY GROUP NOTES

- THIS FLOOR HAS ONE SINGLE OCCUPANCY, R-2 PER NOTE 8 ABOVE.
  - STORAGE CLOSETS ARE ACCESSORY USES TO THE R-2 OCCUPANCY PER SECTION 508.2. REFER TO CALCULATION BELOW.
- FLOOR AREA = 31,565 S.F.
  - MAX. ALLOWABLE AREA OF ACCESSORY USES (10%) = 3,157 S.F.
  - ACCESSORY USE AREAS = 502 S.F. < 3,157 S.F.
    - STORAGE, ELEC. & MECH. CLOSETS = 502 S.F.

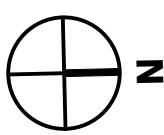
STAIRWAYS EGRESS SIZING

GROSS FLOOR AREA OCCUPANCY	OCC. LOAD	EXIT WIDTH REQUIRED	EXIT WIDTH PROVIDED
R-2 = 31,565 SF	200 GROSS- 1572 = 78 OCC. EACH STAIR	15.6" EACH STAIR	44" EACH STAIR

EXIT WIDTH OF STAIRWAY IS CALCULATED WITH A FACTOR OF 0.2" PER OCCUPANT PER SECTION 1005.3.1, EXCEPTION #1.

STAIR #	OCC. LOAD	EXIT ENTRY WIDTH REQUIRED	EXIT ENTRY WIDTH PROVIDED
STAIR #1 STAIR #2	78 OCC.	11.7"	36"

WIDTH OF ENTRY DOOR TO THE STAIRWAY IS CALCULATED WITH A FACTOR OF 0.15" PER OCCUPANT PER SECTION 1005.3.2, EXCEPTION #1.



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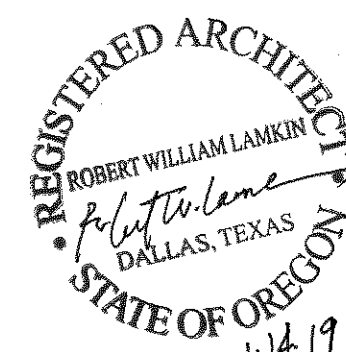
PH: 972.726.9400

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

Bid Set Issue: 01.14.19

Construction Set Issue: ---

Project ID

17065

Drawing No.

A0.3D

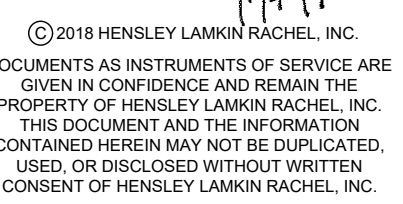
EGRESS AND FIRE  
PROTECTION DIAGRAM UL2





EGRESS AND FIRE  
PROTECTION DIAGRAM UL3







EXIT TYPES		V 10.01.14
'A'	VERTICAL EXIT	
<del>'B'</del>	<del>ROOF EXIT</del>	
'C'	EXIT DISCHARGE	
'D'	COURTYARD EXIT	
'E'	EXTERIOR EXIT STAIR	
'F'	ACCESSIBLE MEAN OF EGRESS	
'G'	EXIT ACCESS	

HENSLEY LAMKIN RACHEL, INC.  
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PH: 972.726.9400

## PROJECT MGR:

AWN BY:

CHECKED BY:

## REVISIONS

- NOTES:
  1. ALL BUILDINGS TO HAVE A 1 SPRINKLER SYSTEM.
  2. FIRE RISKER BUILDINGS TO EXTEND TO DECK OF FLOOR ABOVE OR TO ROOF DECK.
  3. REFER TO WALLING PLAN AND ENLARGED PLAN DETAILS FOR ADDITIONAL ASSEMBLY LOCATIONS.
  4. FIRE RISKER BUILDINGS TO BE LOCATED WITHIN 75'-0" OF TRAVEL DISTANCE FROM ALL POINTS IN THE BUILDINGS. COORDINATE WITH FIRE MARSHALL.
  5. A 3'-0" MIN. HORIZONTAL SEPARATION IS REQUIRED BETWEEN THE S-2 AND THE R-2 OCCUPANCY PER SECTION 510.2.
  6. REF. TO SHEETS A-D1.1-1, A-D1.1-2, A-D1.1-4 AND WALL TYPE LEGEND FOR BUILDING PLAN AND SECTION FOR ADDITIONAL INFORMATION FOR WALL ASSEMBLIES USED IN THIS PROJECT.
  7. ALL STORAGE CLOSETS, ELECTRICAL CLOSETS & MECHANICAL CLOSETS BELOW THE 3-HR HORIZONTAL SEPARATION TO BE S-1 OCCUPANCY.
  8. ALL STORAGE CLOSETS, BOILER ROOMS, ELECTRICAL CLOSETS & MECHANICAL CLOSETS ABOVE THE 3-HR HORIZONTAL SEPARATION ARE ACCESSORY USE TO THE R-2 OCCUPANCY. PER SECTION 311.1.1 OF THE 2015 IBC, ACCESSORY STORAGE SPACES LESS THAN 10% OF THE AREA OF THE MAIN SPACE ARE TO BE PART OF THE MAIN OCCUPANCY. REFER TO APPEALS.

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Project Title:

**E2**  
**BLOCK 40**

PORTLAND  
OREGON

LAMO MANHATTAN

Set: 04.09.18

07/20/18

Net Issue: 01.14.19

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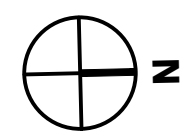
Instruction Set Issues:

ct ID 17065

ing No.

# A0.3G

EGRESS AND FIRE  
TECTION DIAGRAM UL5





PLUMBING FIXTURES CALCULATIONS - UL6		OCCUPANCY		WATER CLOSETS				LAVATORIES				SINKING FIXTURES		SERVICE SINK		* NOTES: 1. REFER TO APPEALS FOR PLUMBING FIXTURES PROVIDED FOR THE CLUB AND ROOF TERRACE AMENITIES.
USE	LOAD			RATIO	MALE	RATIO	FEMALE	RATIO	MALE	RATIO	FEMALE	RATIO				
CLUB	A3	49	1x125	0.20	1x65	0.36		1x200	0.12	1x200	0.12	1x500	0.10			
ROOF TERRACE	A3	82	1x125	0.33	1x65	0.63		1x200	0.20	1x200	0.20	1x500	0.16			
SUBTOTAL					.53		.96		0.32		0.32		0.26		1	
REQ. TOTALS					1		1	2	1		1	2	1		1	
PROVIDED *								1				1	-		1	

EXIT PLAN LEGEND V.10.01.14

EXIT	BUILDING EXIT
---	EXIT ACCESS TRAVEL DISTANCE PER TABLE 1016.2
EXIT	ACCESSIBLE BUILDING EXIT

EXIT TYPES V.10.01.14

'A'	VERTICAL EXIT
'C'	EXIT DISCHARGE
'D'	COURTYARD EXIT
'E'	EXTERIOR EXIT STAIR
'F'	ACCESSIBLE MEAN OF EGRESS
'G'	EXIT ACCESS

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 TABLE 722.2.1.1
---	3 HR RATED FIRE BARRIER STAIR SHAFT / FIRE PUMP
---	CONCRETE - RATING PER TABLE 722.2.1.1
---	2 HR RATED FIRE BARRIER STAIR / ELEVATOR / VENT SHAFT / TRASH / ELECTRICAL ROOMS
---	CONCRETE - RATING PER TABLE 722.2.1.1
---	MTL STUDS - GA FILE NO. WP1522
=====	1 HR RATED EXTERIOR WALL - U.L. #U419
=====	1 HR RATED TENANT SEPARATION FIRE PARTITION - GA FILE NO. WP5008
=====	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
=====	3 HR RATED VERTICAL SEPARATION - GA FILE NO. WP2800

HORIZONTAL SEPARATIONS (TYPE I-A)	
---	3 HR RATED HORIZONTAL SEPARATION - RATING PER TABLE 722.2.1.1
---	2 HR RATED HORIZONTAL SEPARATION - RATING PER TABLE 722.2.1.1

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

HORIZONTAL SEPARATIONS (TYPE III-A)	
---	1 HR RATED HORIZONTAL SEPARATION - ESR-1153
---	1 HR RATED HORIZONTAL SEPARATION - UL-#P522

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

NOTES:  
1. ALL BUILDINGS TO HAVE A 13 SPRINKLER SYSTEM.  
2. FIRE BARRIER WALLS TO EXTEND TO DECK OF FLOOR ABOVE OR TO ROOF DECK.  
3. REFER TO BUILDING PLAN AND ENLARGED PLAN DETAILS FOR ADDITIONAL ASSEMBLY LOCATIONS.  
4. FIRE EXTINGUISHER MUST BE LOCATED WITHIN 75'-0" OF TRAVEL DISTANCE FROM ALL POINTS IN THE BUILDINGS. COORDINATE WITH FIRE MARSHALL.  
5. A 3-HR HORIZONTAL SEPARATION IS REQUIRED BETWEEN THE S-2 AND THE R-2 OCCUPANCIES PER SECTION 510.2.  
6. 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.  
7. ALL STORAGE CLOSETS, ELECTRICAL CLOSETS & MECHANICAL CLOSETS BELOW THE 3-HR HORIZONTAL SEPARATION TO BE S-1 OCCUPANCY.  
8. ALL STORAGE CLOSETS, BOILER ROOMS, ELECTRICAL CLOSETS & MECHANICAL CLOSET ABOVE THE 3-HR HORIZONTAL SEPARATION ARE ACCESSORY USE TO THE R-2 OCCUPANCY. PER SECTION 311.1.1 OF THE 2015 IBC, ACCESSORY STORAGE SPACES LESS THAN 100 S.F. ARE TO BE CLASSIFIED AS PART OF THE MAIN OCCUPANCY - REFER TO APPEALS.

OCCUPANCY GROUP NOTES

- THIS FLOOR HAS MULTIPLE OCCUPANCIES, R-2 & A-3 - REFER TO NOTE #8 ALSO.
  - THE CLUB ROOM AND ROOF TERRACE AND STORAGE CLOSETS ARE ACCESSORY USES TO THE R-2 OCCUPANCY PER SECTION 508.2. REFER TO CALCULATION BELOW.
- FLOOR AREA = 31,154 S.F.
  - MAX. ALLOWABLE AREA OF ACCESSORY USES (10%) = 3,113 S.F.
  - ACCESSORY USE AREAS = 2,705 S.F. < 3,113 S.F.
    - CLUB ROOM = 955 S.F.
    - ROOF TERRACE = 1,362 S.F.
    - STORAGE, MECH. & ELEC. CLOSETS = 388 S.F.

STAIRWAYS EGRESS SIZING

GROSS FLOOR AREA PER OCCUPANCY	OCC. LOAD	EXIT WIDTH REQUIRED	EXIT WIDTH PROVIDED
R-2 = 28,837 SF	200 GROSS= 144/2 = 72 OCC EACH STAIR	27.60" EACH STAIR	44" EACH STAIR
A-3 = 1,991 SF	132/2 = 66 OCC EACH STAIR		

EXIT WIDTH OF STAIRWAY IS CALCULATED WITH A FACTOR OF 0.2" PER OCCUPANT PER SECTION 1005.3.1, EXCEPTION #1.

STAIR #	OCC. LOAD	EXIT ENTRY WIDTH REQUIRED	EXIT ENTRY WIDTH PROVIDED
STAIR #1	138 OCC.	20.70"	36"
STAIR #2			

WIDTH OF ENTRY DOOR TO THE STAIRWAY IS CALCULATED WITH A FACTOR OF 0.15" PER OCCUPANT PER SECTION 1005.3.2, EXCEPTION #1.

EXIT AREA TABULATIONS

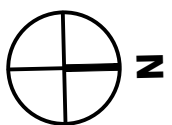
LEVEL	ROOF TERRACE	CLUB ROOM
GROSS AREA	DECK 1,362 S.F. TOTAL 1,242 S.F. USABLE	DECK 955 S.F. TOTAL 749 S.F. USABLE
OCCUPANT LOAD FACTOR	DECK 15 SF NET	DECK 15 SF NET
TOTAL OCCUPANTS	82 OCC	49 OCC
# OF EXITS REQUIRED	2	1
# OF EXITS PROVIDED	2	1
WIDTH REQUIRED	1'-3" TOTAL	8" TOTAL
WIDTH PROVIDED	EXIT #1 = 6'-0" EXIT #2 = 6'-0"	EXIT #1 = 3'-0"

NOTE:

- EXIT REQUIREMENT CRITERIA BASED ON OCCUPANT LOAD.
  - 1-500 OCC = 2
  - 501-1000 = 3
  - MORE THAN 1000 OCC = 4
- WIDTH OF EXITS ARE CALCULATED WITH A FACTOR OF .15" PER OCCUPANT.
- OCCUPANT LOAD BASED ON A MAX OCCUPANCY OF 49 FOR GROUP 'B' UNDER ASSEMBLY.

01 FLOOR PLAN - UNIT LEVEL 6

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



CITY OF PORTLAND SEAL

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E2  
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ALAMO MANHATTAN

Issue Set: 04.09.18

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Bid Set Issue: 01.14.19

Construction Set Issue: ---

Project ID

17065

Drawing No.

A0.3H

EGRESS AND FIRE  
PROTECTION DIAGRAM UL6



