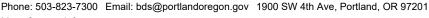
Development Services

From Concept to Construction



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





Appeal ID: 21890	Project Address: 1003-1017 SW Washington St
Hearing Date: 9/18/19	Appellant Name: Kathy Johnson
Case No.: B-005	Appellant Phone: 503.477.9165
Appeal Type: Building	Plans Examiner/Inspector: John Cooley
Project Type: commercial	Stories: 5 Occupancy: B, M, A-2, S-1, S-2 Construction Type: Modified III-A proposed
Building/Business Name: West End Building	Fire Sprinklers: Yes - Proposed throughout
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal	LUR or Permit Application No.: 19-219782-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: B, M, A-2

APPEAL INFORMATION SHEET

Appeal item 1

Code Section ORIGINAL APPEAL TEXT: Table 503 Allowable Building Heights and Areas NEW APPEAL TEXT:

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

Requires ORIGINAL APPEAL TEXT: Allowable number of stories for B occupancy in Type III-B construction

= 4, with sprinkler increase per 504.2.

NEW APPEAL TEXT: For Type III-A construction, the primary frame must have a 1-hour fire-

resistance rating.

Proposed Design

ORIGINAL APPEAL TEXT: The existing 5-story, Type III-B mixed-use office building will remain. The building will undergo an ASCE-41 structural seismic upgrade. The existing light well will be filled in with occupiable floor area. A small open roof court less than 750 SF will be developed. The existing ground story retail space (M) will remain with the possibility of a future restaurant tenant (A-2) in one of the retail spaces. The existing office use (B) on the 2nd-5th stories will remain. The existing ground story office lobby will be expanded and a bicycle storage (S-2) and trash room (S-1) will be added. A new interior exit stair and second building exit will be provided as the second required exit for the building. The existing non-compliant elevator will be removed and a new code-compliant elevator will be installed in the new expanded lobby bay. The existing lobby and partially open existing stair will be separated from the new expanded lobby and elevator with 2-hour fire barriers, 90-minute fire shutters and 2-hour horizontal assemblies (see approve Appeal #20725 Item 3.) An NFPA 13 sprinkler system will be installed throughout the building

Existing undersized timber joists will be replaced with new joists that meets size requirements of 722.6.3 to achieve 1-hour fire resistance. The existing non-rated floor and roof assemblies will also be upgraded to have 1-hour fire resistance. The new floor construction at the lightwell infill will also

be a 1-hour horizontal assembly. *Note that a separate appeal will be submitted for the upgraded 1-hour horizontal assembly construction and will include fire engineering, since there are no listed 1-hour assemblies that will exactly match the modified existing conditions.

NEW APPEAL TEXT: The existing 5-story, Type III-B mixed-use office building will be upgraded to bring it closer to compliance with Type III-A construction. Specifically:

The existing 2-hour rated exterior masonry walls will remain.

Most of the existing exposed heavy timber primary structural frame members (columns and horizontal members) meet the size requirements of 722.6.3 for 1-hour fire resistance and will remain.

Existing exposed timber primary joists that are undersized will be replaced with new wood joists that meet size requirements of 722.6.3 to achieve 1-hour fire resistance.

New exposed primary structural wood frame members will meet the size requirements of 722.6.3 to achieve 1-hour fire-resistance.

The existing non-rated floor and roof assemblies will be upgraded to have 1-hour fire resistance. *Note that a separate appeal will be submitted for the upgraded 1-hour horizontal assembly construction and will include fire engineering, since there are no listed 1-hour assemblies that will exactly match the modified existing conditions.

The new floor construction at the lightwell infill will also be a 1-hour horizontal assembly. At the second through fifth stories, and the basement, the existing exposed framing connections will remain exposed. New framing connections will also be exposed to match the existing. The connections will not achieve 1-hour fire-resistance, although the structural framing members and floor/roof assemblies will.

Additionally, the building will undergo an ASCE-41 structural seismic upgrade. A small open roof court less than 750 SF will be developed. The existing ground story retail space (M) will remain with the possibility of a future restaurant tenant (A-2) in one of the retail spaces. The existing office use (B) on the 2nd-5th stories will remain. The existing ground story office lobby will be expanded and a bicycle storage (S-2) and trash room (S-1) will be added. A new interior exit stair and second building exit will be provided as the second required exit for the building. The existing noncompliant elevator will be removed and a new code-compliant elevator will be installed in the new expanded lobby bay. The existing lobby and partially open existing stair will be separated from the new expanded lobby and elevator with 2-hour fire barriers, 90-minute fire shutters and 2-hour horizontal assemblies (see approve Appeal #20725 Item 3.) An NFPA 13 sprinkler system will be installed throughout the building. Standpipes will be located in each stair.

Reason for alternative ORIGINAL APPEAL TEXT: The existing building is Type III-B construction. The exterior walls are solid unreinforced masonry. The existing structural system consists of cast iron columns at the basement level and ground story and exposed heavy timber columns at the 2nd story through to the roof. Existing floor and roof framing at all levels consist mostly of exposed heavy timber girders and joists, with some narrower floor and roof joists adjacent to the light well (between Grids 4 and 5 and Grids 7 and 8). The existing floor construction is 2" (actual) decking laid flat.

> The exterior masonry walls achieve the 2-hour fire-resistance rating required by Table 601 due to their thickness.

> The building construction clearly meets the Section 602.3 definition of Type III-B construction. The existing building is 5 stories: one story of M and B, and 4 stories of B above. Permit history shows that the building has been in use and permitted as an office building throughout its history, with permits showing variously Type III, Type III-N (#01-147303 CO, for example), Type III-B (#14-224625 CO) and even some Type V. Type III-B construction limits B uses to 4 stories if the sprinkler increase is used. The building is therefore an existing noncompliant condition.

The existing stair is currently the only stair in the building. The existing stair currently shares an enclosure with the existing elevator at the upper stories. At the ground story and basement, the existing elevator and stair are not within any enclosure. This project will add a second interior exit stair and second exit that will comply with OSSC and PFC requirements. The scope also includes relocating the elevator in order to provide the required separation between the elevator shaft and the existing stair. The addition of the second stair alone increases the safety of the building exponentially from what it is now, and the separation of the existing partially open stair and the new lobby/elevator provide further increases in safety. The project's scope of work also includes an ASCE 41 structural seismic upgrade, an NFPA 13 sprinkler system throughout the building, the new elevator meeting egress and accessibility requirements, and miscellaneous other life safety and accessibility improvements. These combined improvements will substantially increase the overall safety of the building from its current condition. See appeal items #2, #3 and #4 below.

Upgrading the floor assemblies and framing to provide 1-hour fire resistance will increase the safety of the building over what is required by Table 601 for Type III-B construction and will help mitigate the existing non-compliant number of stories.

Additional scope includes filling in the existing lightwell at the 3rd – 5th stories with occupiable floor area and the development of one open roof court that is less than 750 SF with fewer than 50 occupants. There is the possibility that the corner retail space will be leased to a restaurant, however this potential change of occupancy will affect less than 1/3 of the building area and will add fewer than 150 occupants.

The upper stories of the building have sat vacant for a very long time. The building is sustaining ongoing damage from water intrusion and is generally becoming more and more decrepit. The life safety and fire improvements listed above will allow the building to be occupied again. The small amount of additional floor area added by the lightwell infill helps to make the project financially viable and also improves the seismic performance of the building by eliminating the discontinuous floor diaphragms. The seismic upgrade, NFPA 13 sprinkler system, second exit stair and second exit tremendously increase the overall safety of the building. Additionally, reoccupying the building instead of allowing it to continue to degrade and sit empty reduces risk and improves the general safety of the adjacent surrounding neighborhood. Allowing the building to be occupied as an existing noncompliant 5-story Type III-B office building with these life safety improvements in place will create a much safer situation overall than the current conditions.

NEW APPEAL TEXT: This is a reconsideration of Appeal #20804 Item 1, which was a revision to previous Appeal #20685 Item 1 and #20725 Item 1. This reconsideration is being submitted per Jones Architecture's conversations with John Butler and John Cooley about this item.

The existing building is Type III-B construction. The exterior walls are solid unreinforced masonry. The existing structural system consists of cast iron columns at the basement level and ground story, and exposed heavy timber columns at the 2nd story through to the roof. Existing floor and roof framing at all levels consist mostly of exposed heavy timber girders and joists, with some narrower floor and roof joists adjacent to the light well (between Grids 4 and 5 and Grids 7 and 8). The existing floor construction is 2" (actual) decking laid flat, which does not achieve a 1-hour rating.

The existing building construction clearly meets the Section 602.3 definition of Type III-B construction. The existing building is 5 stories: one story of M and B, and 4 stories of B above. Permit history shows that the building has been in use and permitted as an office building throughout its history, with permits showing variously Type III, Type III-N (#01-147303 CO, for example), Type III-B (#14-224625 CO) and even some Type V. Type III-B construction limits B uses to 4 stories if the sprinkler increase is used. The building is therefore an existing noncompliant condition.

Upgrading the floor and roof assemblies and replacing the undersized exposed framing to provide 1-hour fire resistance throughout will allow the building to meet Table 601requirements for Type III-A construction, with the exception of the exposed framing connections. 5 stories of B occupancy are allowed by Table 601 for Type III-A construction without the need for a sprinkler increase (the sprinkler increase is still required for the allowable building height, however). The increased fire resistance at the horizontal assemblies and primary frame will greatly increase the safety of the building over its existing non-compliant condition.

Numerous additional code deficiencies are being addressed in the scope of work. For example, there is currently only one existing stair in the building, and it shares an enclosure with the existing elevator at the upper stories. At the ground story and basement, the existing elevator and stair are not within any enclosure. This project will add a second interior exit stair and second exit that will comply with OSSC and PFC requirements. The scope also includes relocating the elevator in order to provide the required separation between the elevator shaft and the existing stair. The addition of the second stair alone increases the safety of the building exponentially from what it is now, and the separation of the existing partially open stair and the new lobby/elevator provide further increases in safety. The project's scope of work also includes an ASCE 41 structural seismic upgrade, an NFPA 13 sprinkler system throughout the building, the addition of a standpipe in the existing stair, a new elevator meeting egress and accessibility requirements, and miscellaneous other life safety and accessibility improvements. These combined improvements will substantially increase the overall safety of the building from its current condition.

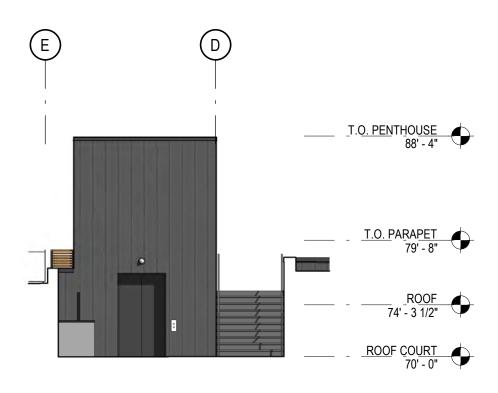
The upper stories of the building have sat vacant for a very long time. The building is sustaining ongoing damage from water intrusion and is generally becoming more and more decrepit. The life safety and fire improvements listed above will allow the building to be occupied again. The small amount of additional floor area added by the lightwell infill helps to make the project financially viable and also improves the seismic performance of the building by eliminating the discontinuous floor diaphragms. The exposed timber framing and structural connections provide a unique aesthetic and a selling point for building leasing/occupancy. Reoccupying the building instead of allowing it to continue to degrade and sit empty reduces risk and improves the general safety of the adjacent surrounding neighborhood. Allowing the building to be occupied as a Type III-A office building with exposed framing connections, in addition to the extensive life safety, structural and fire improvements, will create a much safer situation overall than the current conditions.

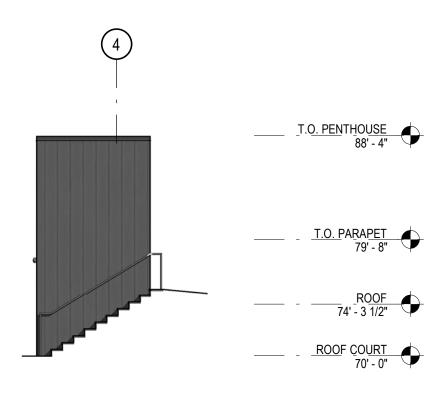
APPEAL DECISION

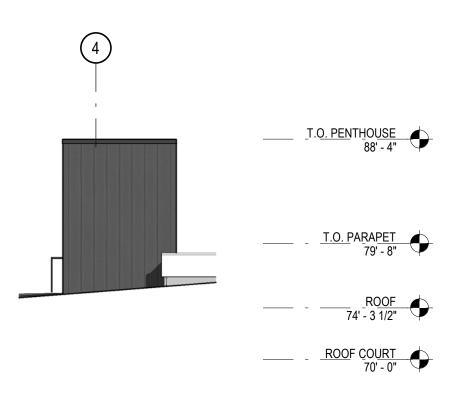
Determination of existing building as Type IIIA construction with some elements remaining as existing non-compliant condition: Granted as proposed.

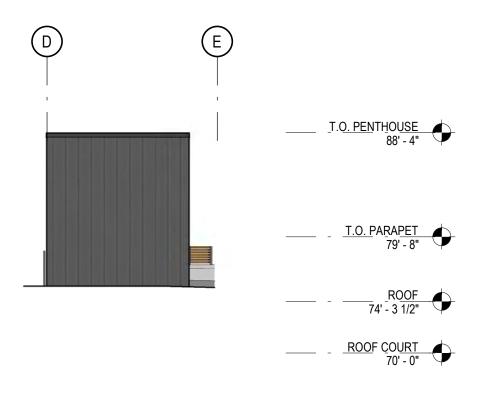
The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special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

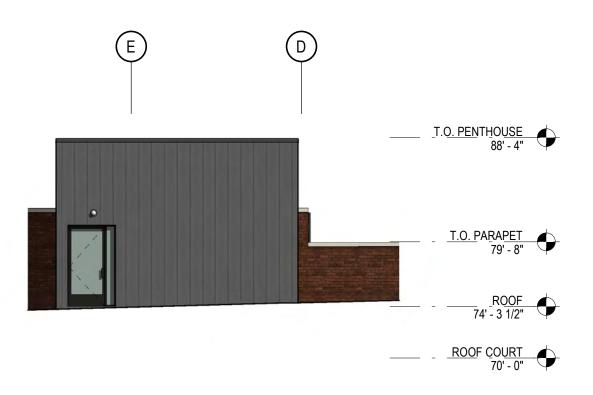
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

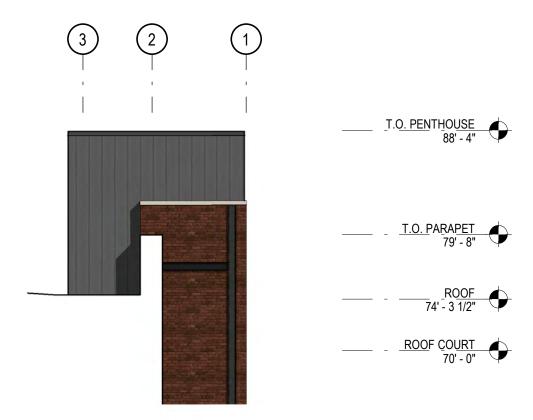


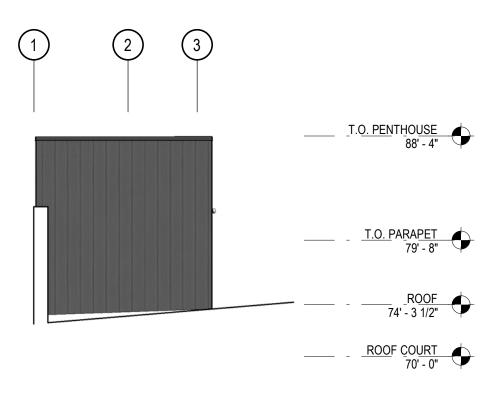


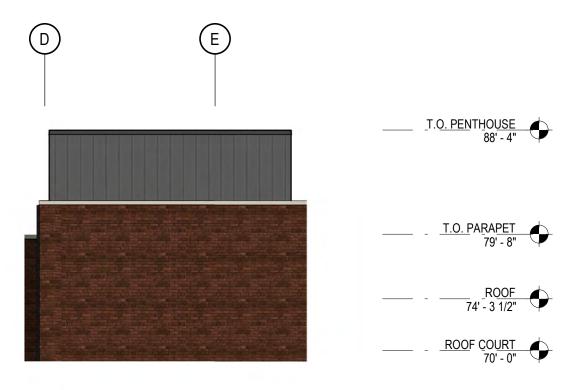


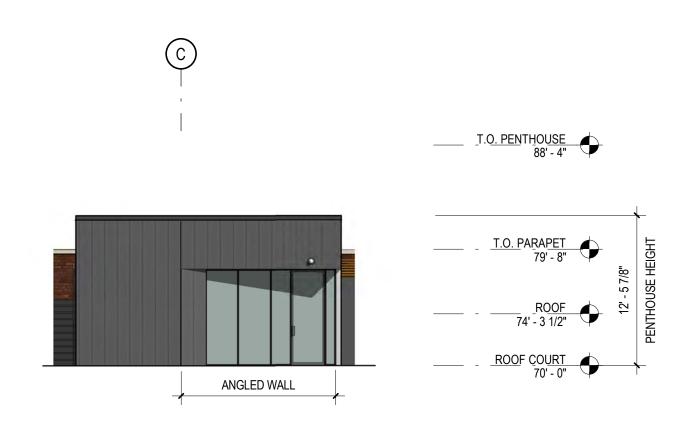


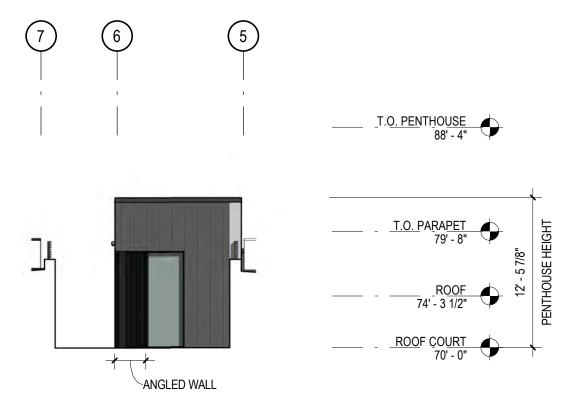


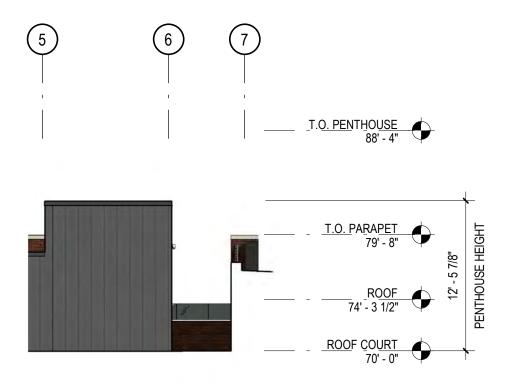


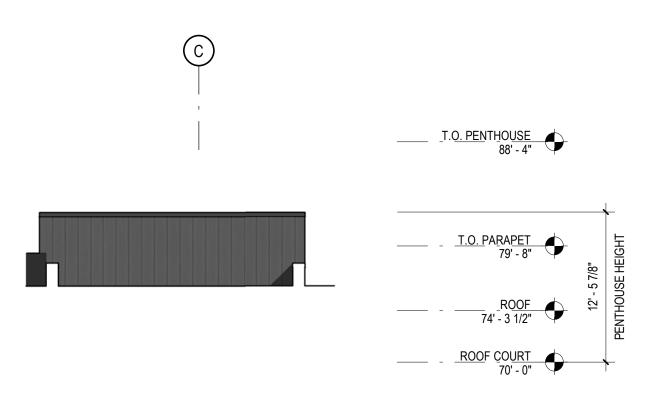


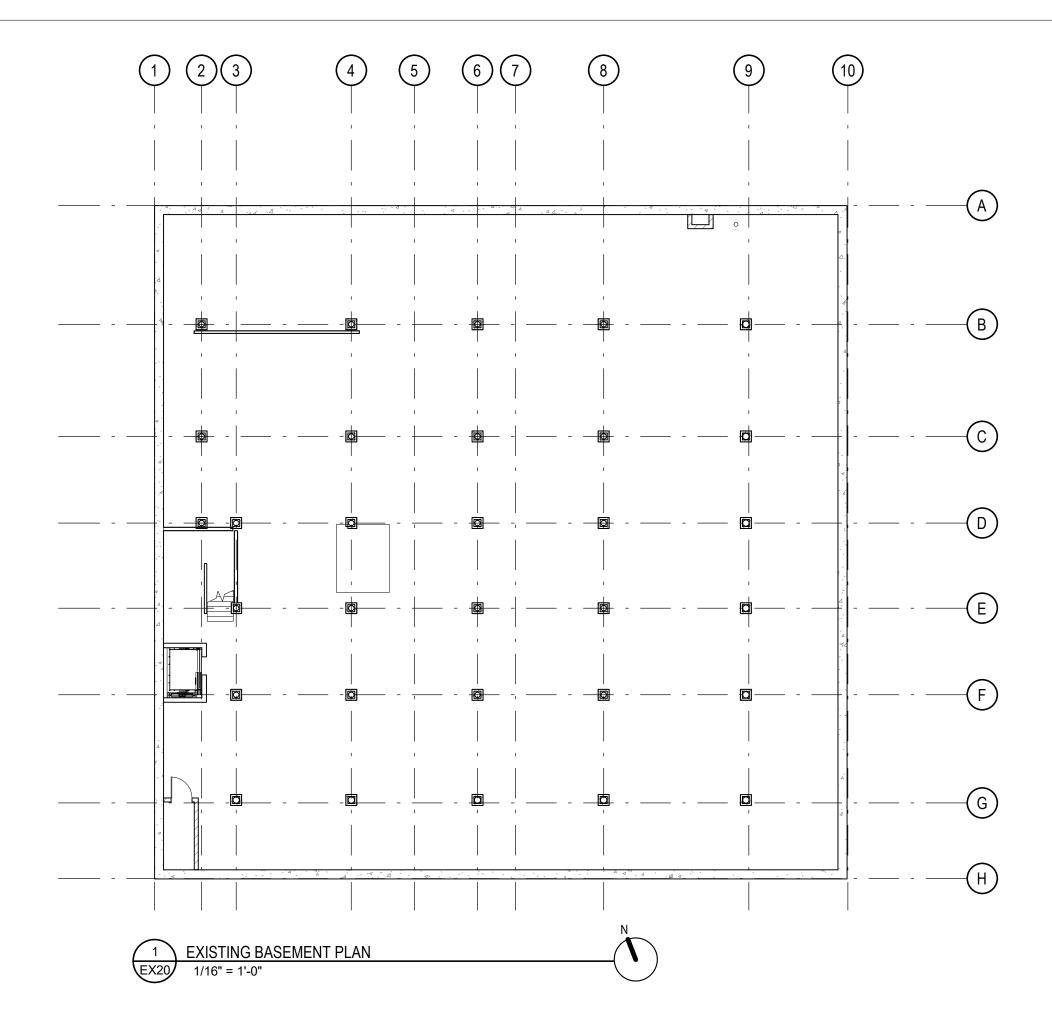






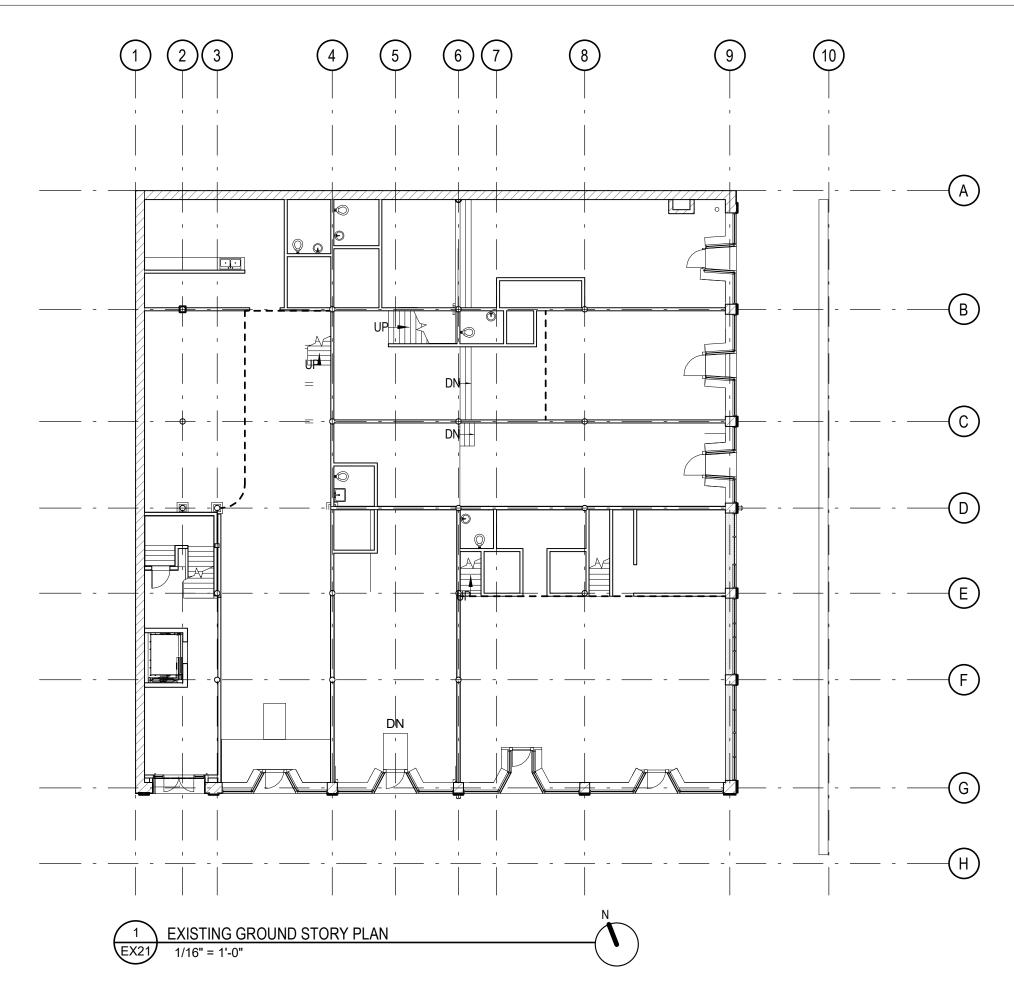






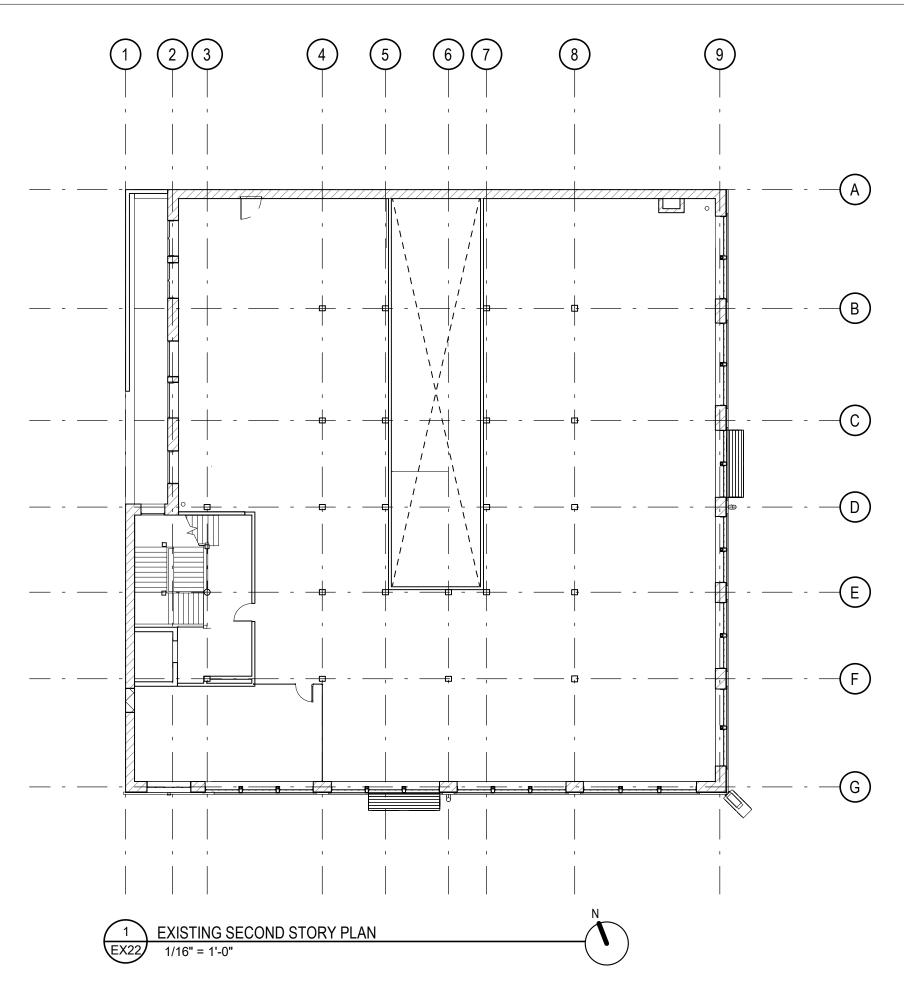
JONES ARCHITECTURE

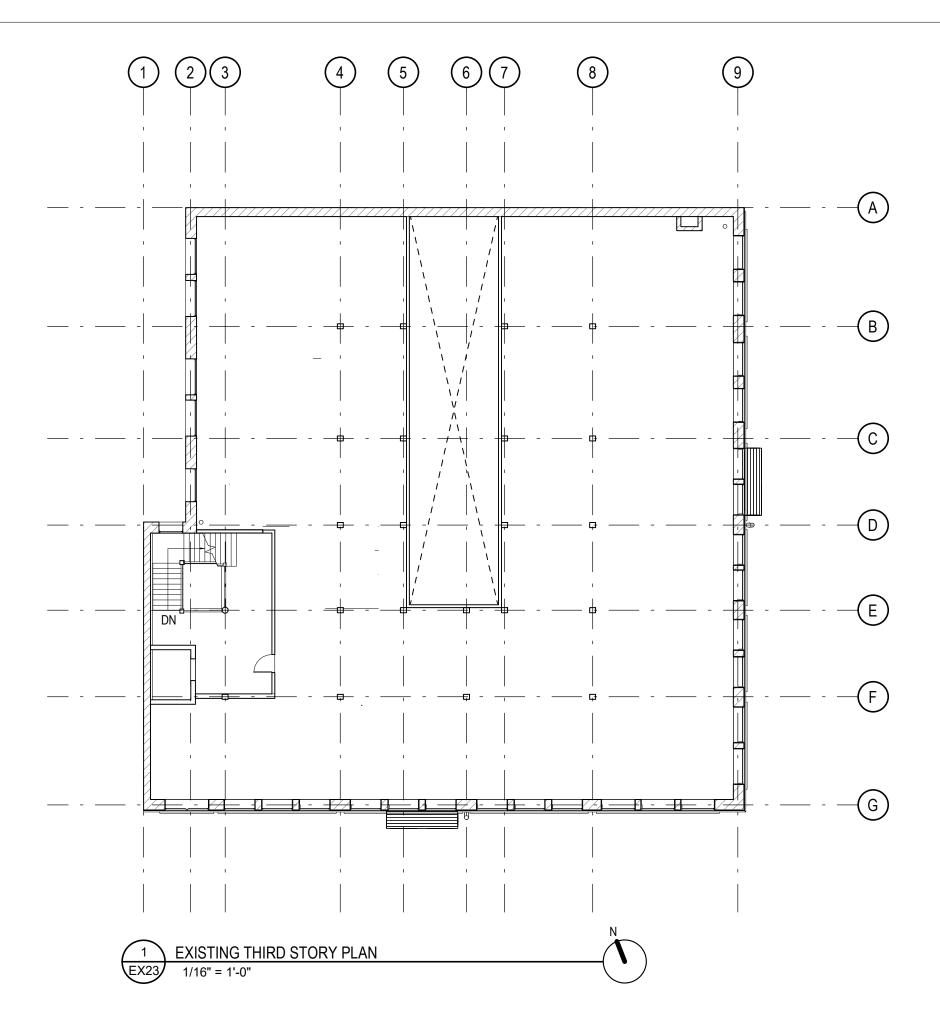
AUGUST 30, 2019 / WEST END BUILDING

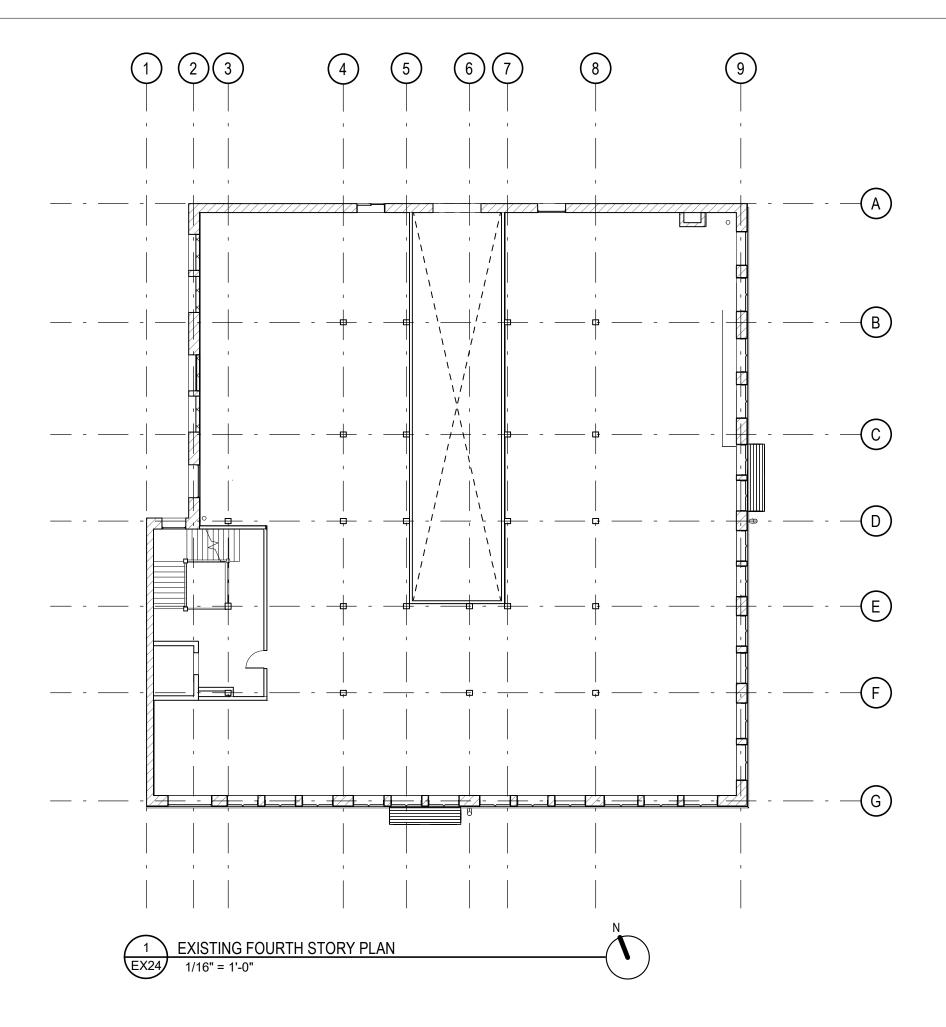


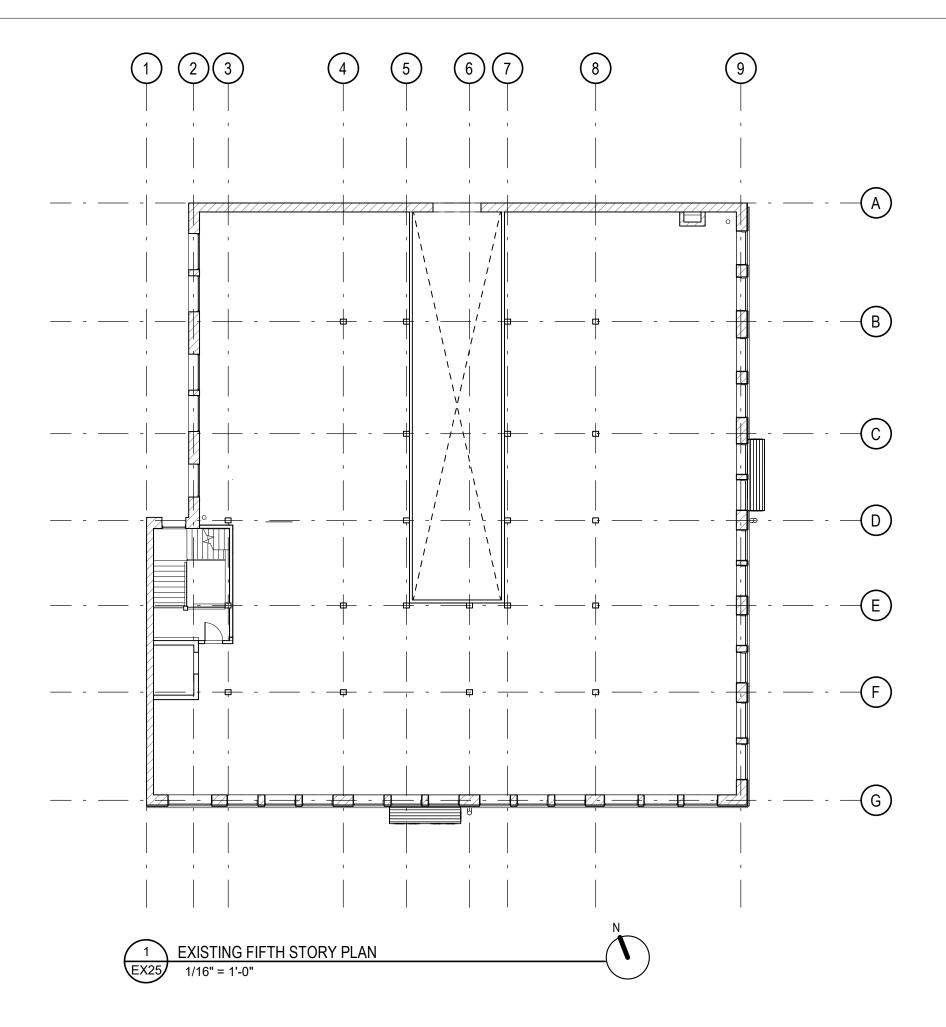
JONES ARCHITECTURE

AUGUST 30, 2019 / WEST END BUILDING









MINUMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)									
GROUP	AREA	осс	OCC LOAD FACTOR	W.C. FACTOR	W.C. REQ.	W.C. PROVIDED	LAV FACTOR	LAV REQ.	LAV PROVIDED
В	39,007 SF	468	100 GROSS	1:25/50	10.36		1:40/80	6.85	
М	2,636 SF	94	30 GROSS	1:500	1		1:750	1	
S	13,424 SF	56	300 GROSS	1:100	1		1:100	1	
TOTAL					13	18		9	18

DEF	ERRED	SUBMIT	TALS

THE FOLLOWING SYSTEMS ARE SUBJECT TO DEFERRED SUBMITTALS IN ACCORDANCE WITH IBC 107:

EQUIPMENT ANCHORAGE AND BRACING STOREFRONT ATTACHMENT

SEPARATE PERMITS TO BE OBTAINED FROM THE FIRE MARSHAL'S OFFICE

FIRE SPRINKLERS

FIRE ALARM KNOX BOX

BUILDING CODE APPEALS								
APPEAL # DATE	APPEAL ITEM	DECISION						
#14541 2/1/17	TABLE 705.8 MAXIMUM AREA OF OPENINGS BASED ON FIRE SEPARATION DISTANCE ITEM 4A: REPLACEMENT OF EXISTING WINDOWS IN STAIR WALLS. ITEM 4B: SPRINKLER PROTECTION AT EXISTING OPENINGS ABOVE THE ALLOWABLE UNPROTECTED AREA.	4A: GRANTED AS PROPOSED. 4B: GRANTED PROVIDED WINDOWS ARE NON-OPERABLE AND SPRINKLERS ARE INSTALLED A MINIMUM OF 4" AND A MAXIMUM OF 24" FROM THE OPENINGS SPACED AT 6' O.C. SPRINKLERS ARE TO BE INSTALLED ON THE OCCUPIED SIDE OF THE OPENINGS AND SHALL BE CABLE OF WETTING THE ENTIRE SURFACE.						
#20725 8/14/19	1009.3 EXIT ACCESS STAIR CONSTRUCTION SEPARATION OF LOBBY FROM ELEVATOR BY 90-MINUTE FIRE SHUTTERS	GRANTED AS PROPOSED.						
#20804	905.4 LOCATION OF CLASS I STADPIPE HOSE CONNECTIONS	GRANTED AS PROPOSED PROVIDED RISER IS						

905.4 LOCATION OF CLASS I STADPIPE HOSE CONNECTIONS OMISSION OF STANDPIPE IN ORIGINAL STAIR ENCLOSURE

AT INTERIOR EXIT ENCLOSURE.

TABLE 716.5 OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND WATER CURTAIN SPRINKLER PROTECTION AT NON-FIRE-RATED GLAZING

GRANTED PROVIDE GLAZING IS FIXED, DOORS ARE MINIMUM 1.5-HOUR RATED AND SPRINKLERS SUCH AS TYCO TYPE WS ARE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO PROVIDE 2-HOUR PROTECTION. A SEPARATE PERMIT FROM THE FIRE MARSHAL'S OFFICE IS

ENCLOSED WITH MINIMUM 2-HOUR FIRE

BUILDING CODE SUMMARY

OCCUPANCY TYPES						
S-1 / STORAGE	STORAGE	BASEMENT/GROUND STORY				
S-2 / STORAGE	STORAGE	GROUND STORY				
A-2 / ASSEMBLY	RESTAURANT	GROUND STORY				
M / MERCANTILE	RETAIL	GROUND STORY				
B / OFFICE	OFFICE	GROUND THROUGH FIFTH STORIES				

SEPARATED OCCUPANCIES (Table 508.4)					
UILDING WILL BE EQUIPED THROUGHOUT WITH AN AUTOM	ATIC SPRINKLER SYSTEM				
SEPARATION REQUIRED					
A-2 TO S-1	1-HOUR				
A-2 TO M	1-HOUR				
A-2 TO B	1-HOUR				
•					

CONSTRUCTION TYPE						
TYPE III-A	65	'				
OCC. GROUP	ALLOWABLE STORIES	ALLOWABLE AREA				
S-1	3	26,000 SF				
A-2	3	14,000 SF				
М	4	18,500 SF				
В	5	28,500 SF				

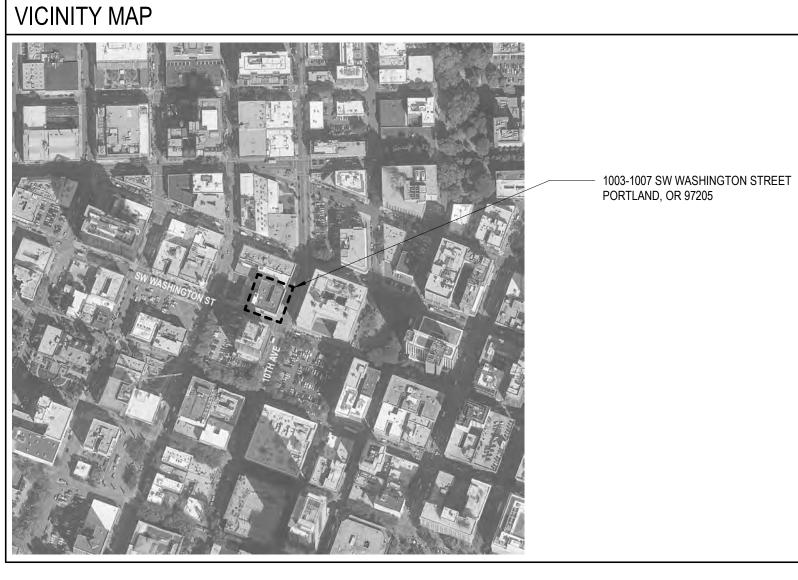
OCC. GROUP	PROPOSED HEIGHT	PROPOSED AREA
S-1	1 STORY	12,447 SF
S-2	1 STORY	977 SF
A-2	1 STORY	1,994 SF
М	1 STORY	2,636 SF
В	5 STORIES	39,007 SF
TOTAL ABOVE GRADE HEIGHT AND AREA	(EXISTING) FIVE STORIES 79'-8"	56,965 SF

CONSTRUCTION TYPE (Table 601)									
TYPE	STRUCTURAL	BEARING	G WALLS	NON-BEARING	NON-BEARING	FLOORS	ROOF		
	FRAME	Ext.	Int.	WALLS - EXT.	WALLS & PART - INT.				
TYPE III-A	1 HR	2 HR	1 HR	0	0	1 HR	1 HR		

INTERIOR WALL AND CEILING FINISH FIRE/SMOKE CLASSIFICATION REQUIRED/PROVIDED (Sprinklered) (Table 803.9) EXIT ENCLOSURES/PASSAGEWAYS OCCUPANCY CORRIDORS ROOMS AND ENCLOSED SPACES S-1/S-2 A-2

PROVIDED: Y OR N	TYPE / CLASS	REQUIRED OR OPTIONAL	AREAS OF COVERAGE
SPRINKLER SYSTEM: Y	NFPA 13	REQUIRED	ALL
FIRE ALARM SYSTEM: Y	AUTOMATIC	REQUIRED	ALL
STANDPIPE SYSTEM: Y	CLASS I	REQUIRED	ALL
SMOKE DETECTION SYSTEM: N			
CARBON MONOXIDE DETECTION SYSTEM: N			

STORY		USE	AREA/SF	AREA / OCC.	OCC. LOAD**	STAIRWA	Y WIDTH		Y / OTHER OTH	EX	ITS	TRAVEL [DISTANCE
			S	SECTION 1004.1.1	SECTION 1004	SECTION 1005 (.3" PER OCC.) SECTION 1005 (.2" PER OCC.)		•		R OCC.) SECTION 1015/1021.1		SECTION 1016	
						REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BASEMENT		S-1	12,155	300	46	36"	44"	32"	32"	1	2	250' MAX	250' MAX
GROUND		A-2 (FUTURE)	1,994	15	133	N/A	N/A	32"	80"	2	2	250' MAX	
		M	1,645	30	60	N/A	N/A	32"	32"	2	2	250' MAX	
		M	991	30	34	N/A	N/A	32"	32"	1	1	250' MAX	
		В	2,714	100/15	57	N/A	N/A	32"	32"	2	2	300' MAX	
		S-1	196	300	1	N/A	N/A	32"	72"	1	1	250' MAX	
		S-2	977	300	5	N/A	N/A	32"	32"	1	2	250' MAX	
	TOTAL		8,517		290								
SECOND		В	8,790	100	90	44"	44"	32"	32"	2	2	300' MAX	
		S-1	24	300	1	36"	44"	32"	32"	1	2	250' MAX	
THIRD		В	8,790	100	90	44"	44"	32"	32"	2	2	300' MAX	
		S-1	24	300	1	36"	44"	32"	32"	1	2	250' MAX	
FOURTH		В	8,790	100	90	44"	44"	32"	32"	2	2	300' MAX	
		S-1	24	300	1	36"	44"			1		250' MAX	
FIFTH		В	8,790	100	90	44"	44"	32"	32"	2	2	300' MAX	
		S-1	24	300	1	36"	44"			1		250' MAX	
ROOF COURT		В	1,133	100/15	51	44"	44"	32"	32"	2	2	300' MAX	
	TOTAL		57,061		751	44"	44"	32"	80"	2	2		



CORE AND SHELL RENOVATION OF A c.1907 FIVE-STORY URM STRUCTURE. SCOPE OF WORK INCLUDES A BPOE SEISMIC UPGRADES PER TITLE

24, ADDITION OF AN NFPA 13 SPRINKLER SYSTEM THROUGHOUT THE BUILDING, NEW ELEVATOR IN NEW LOCATION, INFILL OF (E) LIGHT WELL,

ADDITION OF A SECOND EXIT STAIR, STOREFRONT MODIFICATIONS AT NEW EXIT AND LOBBY, BUILDING SYSTEMS UPGRADES, WINDOW

REPLACEMENT, NEW TOILET ROOMS, AND THE ADDITION OF AN OPEN ROOF COURT WITH FEWER THAN 50 OCCUPANTS.

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210 PORTLAND, OREGON 97209 T 503 477 9165 www.jonesarc.com



WEST END BUILDING

19-014

1003-1017 SW WASHINGTON ST. PORTLAND OR, 97205

PERMIT DOCUMENTS

THESE PLANS ARE AN INSTRUMENT OF

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REVISIONS:

SITE INFORMATION

ADDRESS

PROJECT DESCRIPTION

1003 - 1017 SW WASHINGTON STREET

PORTLAND, OR 97205

LEGAL DESCRIPTION PORTLAND, BLOCK 254 R667728150

PROPERTY ID LOT E 99.5' OF LOTS 3 & 4

SITE AREA 10,000 SF NEIGHBORHOOD ASSOCIATION PORTLAND DOWNTOWN

APPLICABLE CODES

-2014 OREGON STRUCTURAL SPECIALTY CODE (BASED ON 2012 IBC)

-2016 PORTLAND FIRE CODE (BASED ON 2014 OREGON FIRE CODE)

-2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (BASED ON 2009 IECC)

-PORTLAND ZONING CODE

-2014 OSSC ACCESSIBILITY REFERENCED STANDARD: ICC/ANSI A117.1-2009

-2017 OREGON MECHANICAL SPECIALTY CODE (BASED ON 2012 IMC)	
-2017 OREGON ELECTRICAL SPECIALTY CODE (BASED ON 2017 NFPA 70 National Electrical Code)	Issue Date
-2017 OREGON PLUMBING SPECIALTY CODE (BASED ON 2015 UPC)	AUGUST 30, 2019

ZONING SUMMARY APPLICABLE CODES: PORTLAND ZONING CODE

SITE ADDRESS: 1003 - 1017 SW WASHINGTON STREET PORTLAND, OR 97205 SITE AREA: 10,000 SF TAX LOT NUMBER(S): R246591 BASE ZONE: CX OVERLAY(S): DESIGN

PLAN DISTRICT: CENTRAL CITY BASE ZONE REGULATIONS MAX FAR: 9:1 (90,000 SF ALLLOWED) EXISTING FAR: 4.8:1 MAX HEIGHT: 460' EXISTING HEIGHT: 79'-8" FRONT: 0 SETBACKS: NONE SIDE: 0

PROPOSED USES: OFFICE, RETAIL SALES AND SERVICE

DECISION AND CONDITIONS: APPROVED FOR PERMIT INTAKE

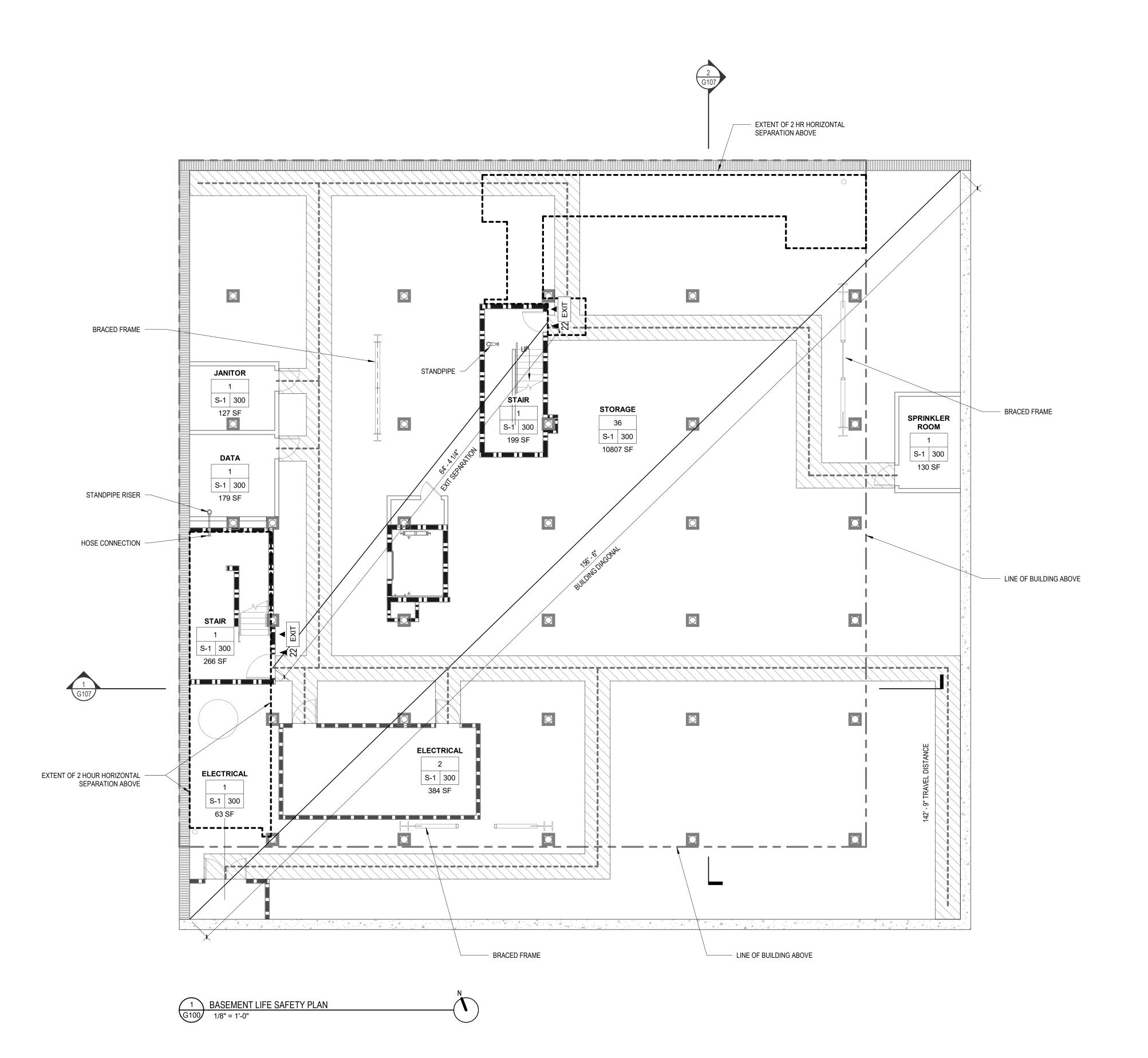
PARKING & LOADING REGULATIONS: LOADING REQUIRED: 1 SPACE DISTANCE FROM TRANSIT STOP: +/-250 FT VEHICLE PARKING MAX SPACES REQUIRED: 0 VEHICLE PARKING SPACES PROVIDED: 0 ACCESSIBLE SPACES: 0 PROVIDED: 0

BIKE PARKING:

SPACES REQUIRED SPACES PROVIDED 43,168 SF OFFICE 2 SHORT-TERM / 5 LONG-TERM 67 LONG TERM. SHORT TERM TO BE PAID TO PARKING FUND. 5,149 SF RETAIL SALES AND SERVICE 2 SHORT-TERM / 2 LONG-TERM DESIGN REVIEW REQ'D: TYPE II CASE FILE #: 19-188551 LU

CODE SUMMARY

ALLOWED: Y



1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER. 3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS. 4. EMERGENCY EGRESS LIGHTING SHALL HAVE A DURATION OF NOT LESS THAN

90 MINUTES.

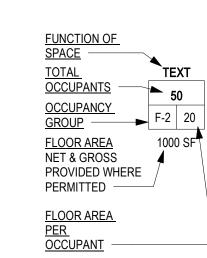
5. ALL EXIT SIGNAGE IS NEW.

LIFE SAFETY PLAN LEGEND

1 HOUR FIRE BARRIER 2 HOUR FIRE BARRIER 2 HOUR EXTERIOR FIRE RESISTANCE RATING ______ 2 HOUR HORIZONTAL SEPARATION ABOVE **----**EXIT WITH LOAD CUMULATIVE OCCUPANT LOAD FIRE EXTINGUISHER EXIT EXIT SIGN W/ BATTERY BACKUP LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN -----PATH OF EGRESS

0'-0" COMMON PATH

ROOM OCCUPANCY TAG



•-----

JONES

JONES ARCHITECTURE

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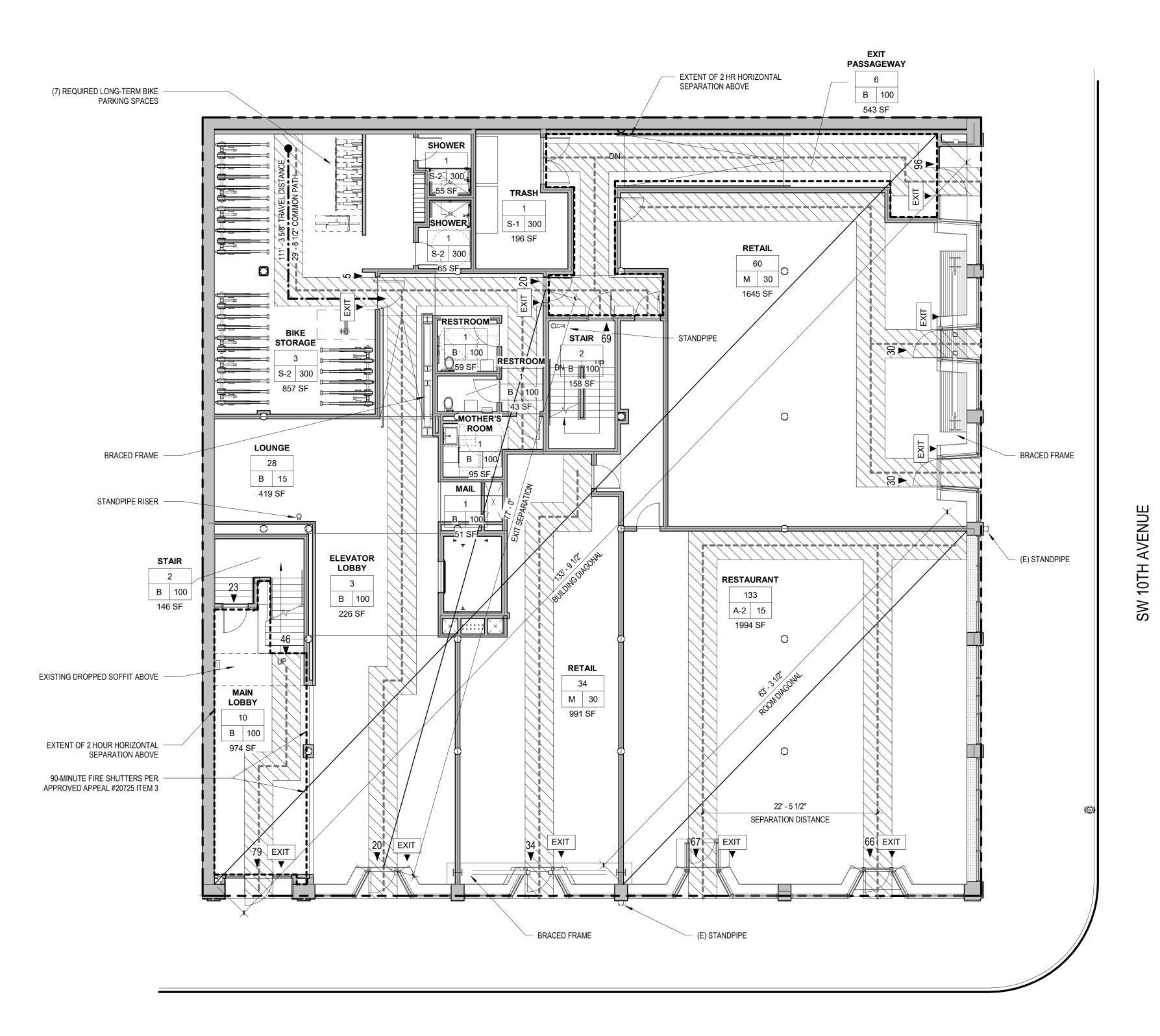
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REVISIONS:

BASEMENT LIFE SAFETY



SW WASHINGTON STREET



LIFE SAFETY PLAN GENERAL NOTES

NOTES: 1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER. 3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS. 4. EMERGENCY EGRESS LIGHTING SHALL HAVE A DURATION OF NOT LESS THAN

90 MINUTES.

5. ALL EXIT SIGNAGE IS NEW.

LIFE SAFETY PLAN LEGEND

1 HOUR FIRE BARRIER 2 HOUR FIRE BARRIER 2 HOUR EXTERIOR FIRE RESISTANCE RATING 2 HOUR HORIZONTAL SEPARATION ABOVE # CUMULATIVE OCCUPANT LOAD FE FIRE EXTINGUISHER EXIT EXIT EXIT SIGN W/BATTERY BACKUP LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC PATH OF EGRESS 0'-0" COMMON PATH FUNCTION OF SPACE TOTAL OCCUPANCY GROUP F-2 Z0 FLOOR AREA NET 8 GROSS PROVIDED WHERE PERMITTED FLOOR AREA PER OCCUPANT		
2 HOUR EXTERIOR FIRE RESISTANCE RATING 2 HOUR HORIZONTAL SEPARATION ABOVE #		1 HOUR FIRE BARRIER
# EXIT WITH LOAD # CUMULATIVE OCCUPANT LOAD FE FIRE EXTINGUISHER EXIT EXIT SIGN W/ BATTERY BACKUP LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC PATH OF EGRESS 0'-0" COMMON PATH FUNCTION OF SPACE TOTAL OCCUPANTS OCCUPANTS OCCUPANTS OCCUPANTS OCCUPANCY GROUP F-2 20 FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED FLOOR AREA PER FLOOR AREA PER		2 HOUR FIRE BARRIER
EXIT WITH LOAD CUMULATIVE OCCUPANT LOAD FE FIRE EXTINGUISHER EXIT EXIT EXIT EXIT EXIT SIGN W/ BATTERY BACKUP LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC PATH OF EGRESS 0'-0" COMMON PATH FUNCTION OF SPACE TOTAL OCCUPANCY GROUP FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED FLOOR AREA PER FLOOR AREA PER		2 HOUR EXTERIOR FIRE RESISTANCE RATING
CUMULATIVE OCCUPANT LOAD FE FIRE EXTINGUISHER EXIT EXIT SIGN W/ BATTERY BACKUP LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC PATH OF EGRESS 0'-0" COMMON PATH PUNCTION OF SPACE TOTAL OCCUPANTS OCCUPAN		
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EXIT LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC PATH OF EGRESS 0'-0" COMMON PATH FUNCTION OF SPACE TOTAL OCCUPANCY GROUP F-2 20 F-2 20 FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED FLOOR AREA PER		CUMULATIVE OCCUPANT LOAD
LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC PATH OF EGRESS 0'-0" COMMON PATH FUNCTION OF SPACE TOTAL OCCUPANTS OCCUPANCY GROUP F-2 20 FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED FLOOR AREA PER	FE	FIRE EXTINGUISHER
(MIN. 36" WIDE) W/ MIN 1FC PATH OF EGRESS 0'-0" COMMON PATH FUNCTION OF SPACE TOTAL OCCUPANTS OCCUPANTS OCCUPANCY GROUP F-2 20 F-2 20 FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED FLOOR AREA PER		EXIT SIGN W/ BATTERY BACKUP
FUNCTION OF SPACE TOTAL OCCUPANTS OCCUPANCY GROUP F-2 20 FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED FLOOR AREA PER		(MIN. 36" WIDE) W/ MIN
FUNCTION OF SPACE TOTAL OCCUPANTS OCCUPANCY GROUP F-2 20 FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED FLOOR AREA PER		PATH OF EGRESS
SPACE TOTAL OCCUPANTS OCCUPANCY GROUP F-2 20 FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED FLOOR AREA PER	•	0'-0" COMMON PATH
	SPACE TOTAL OCCUPANTS OCCUPANCY GROUP F-2 20 FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED FLOOR AREA PER	ROOM OCCUPANCY TAG

JONES

JONES ARCHITECTURE

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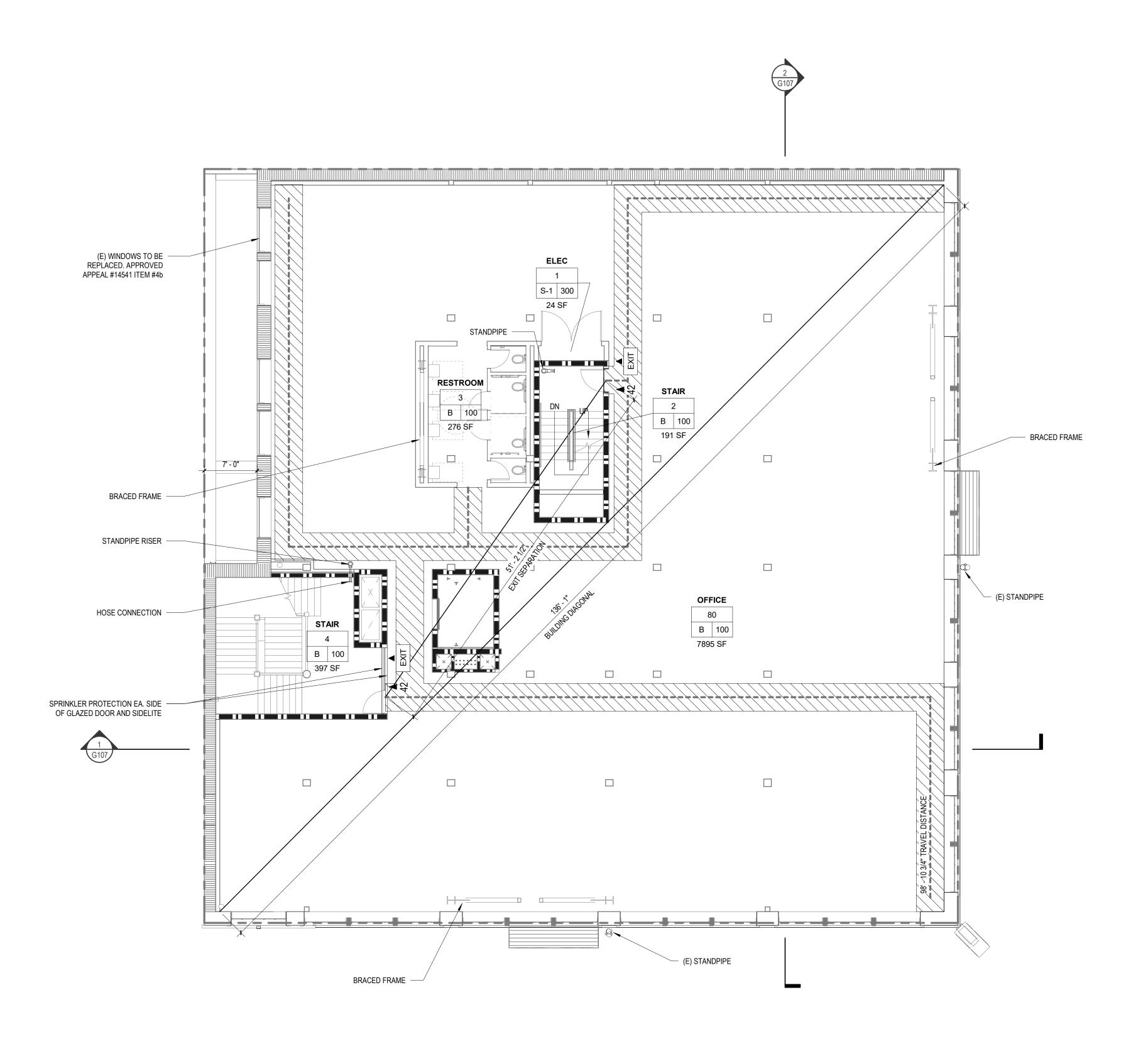
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REVISIONS:

GROUND STORY LIFE SAFETY PLAN



SECOND STORY LIFE SAFETY PLAN

1/8" = 1'-0"

LIFE SAFETY PLAN GENERAL NOTES

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER. 3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS. 4. EMERGENCY EGRESS LIGHTING SHALL HAVE A DURATION OF NOT LESS THAN

90 MINUTES.

5. ALL EXIT SIGNAGE IS NEW.

FLOOR AREA NET & GROSS

FLOOR AREA <u>PER</u> OCCUPANT

PROVIDED WHERE PERMITTED -

LIFE SAFETY PLAN LEGEND

1 HOUR FIRE BARRIER 2 HOUR FIRE BARRIER 2 HOUR EXTERIOR FIRE RESISTANCE RATING ______ 2 HOUR HORIZONTAL SEPARATION ABOVE **----**EXIT WITH LOAD CUMULATIVE OCCUPANT LOAD FIRE EXTINGUISHER EXIT EXIT SIGN W/ BATTERY BACKUP LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN -----PATH OF EGRESS 0'-0" COMMON PATH •-----<u>SPACE</u> TOTAL OCCUPANTS OCCUPANCY GROUP **ROOM OCCUPANCY TAG**

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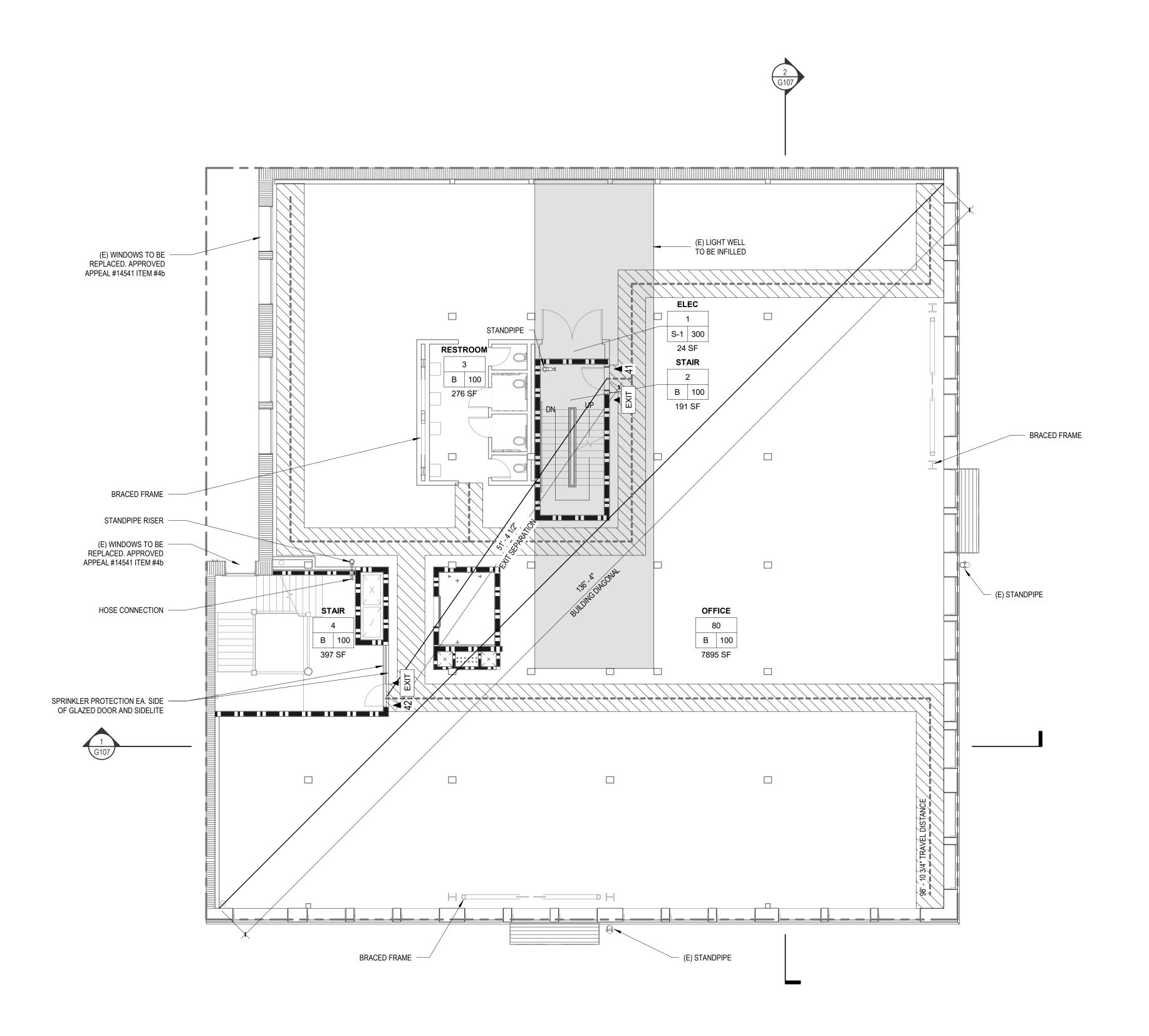
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REVISIONS:

SECOND STORY LIFE SAFETY PLAN



THIRD STORY LIFE SAFETY PLAN G103 1/8" = 1'-0"

LIFE SAFETY PLAN GENERAL NOTES

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER. 3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS

4. EMERGENCY EGRESS LIGHTING SHALL HAVE A DURATION OF NOT LESS THAN 90 MINUTES.

5. ALL EXIT SIGNAGE IS NEW.

FLOOR AREA <u>PER</u> OCCUPANT

LIFE SAFETY PLAN LEGEND

1 HOUR FIRE BARRIER 2 HOUR FIRE BARRIER 2 HOUR EXTERIOR FIRE RESISTANCE RATING ______ 2 HOUR HORIZONTAL SEPARATION ABOVE **----**EXIT WITH LOAD CUMULATIVE OCCUPANT LOAD FIRE EXTINGUISHER EXIT EXIT SIGN W/ BATTERY BACKUP LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN -----PATH OF EGRESS 0'-0" COMMON PATH •-----<u>SPACE</u> TOTAL OCCUPANTS OCCUPANCY GROUP **ROOM OCCUPANCY TAG** FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED -

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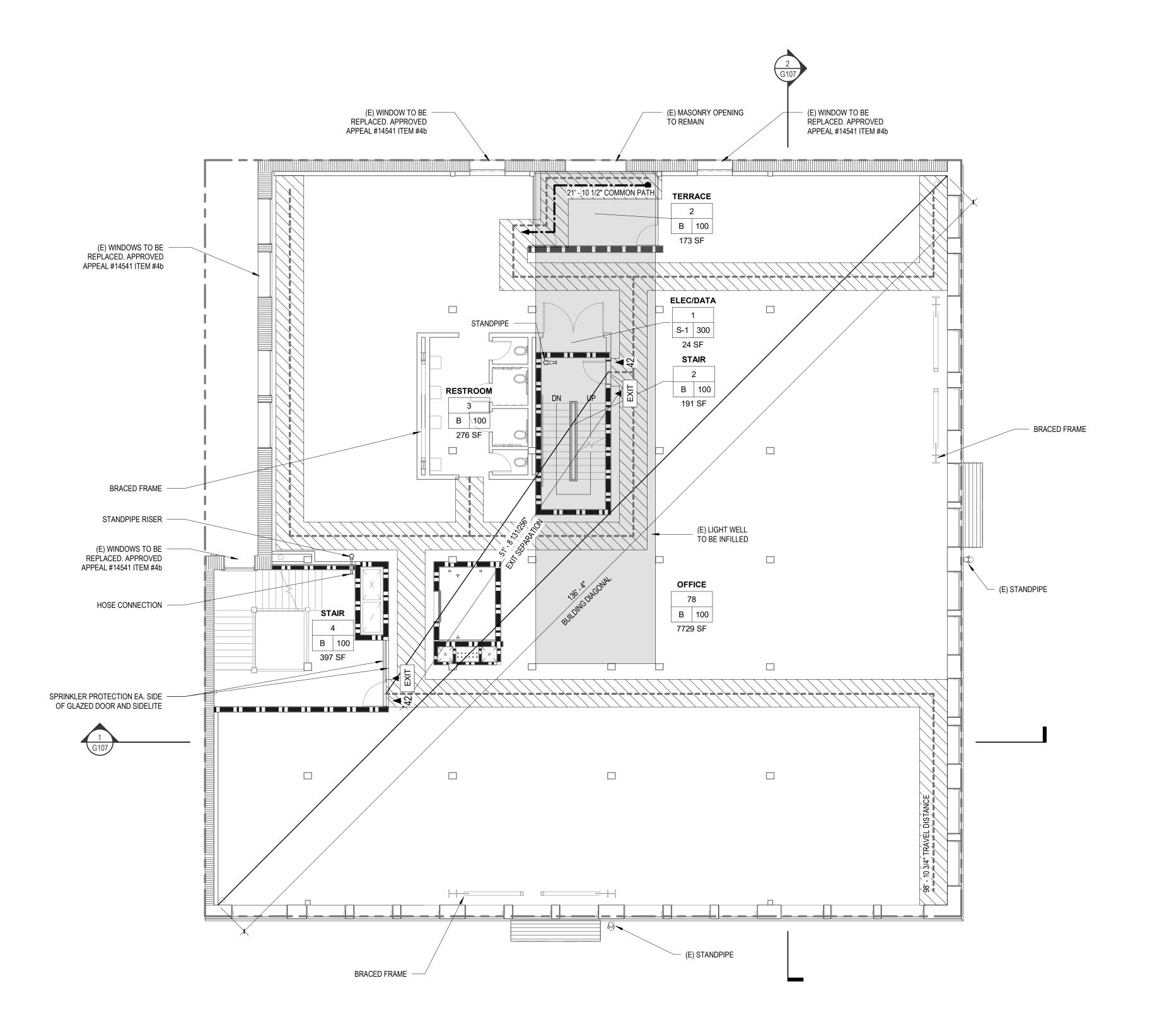
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REVISIONS:

THIRD FLOOR LIFE SAFETY PLAN



1 FOURTH STORY LIFE SAFETY PLAN G104 1/8" = 1'-0"

LIFE SAFETY PLAN GENERAL NOTES

NOTES: 1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER. 3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS. 4. EMERGENCY EGRESS LIGHTING SHALL HAVE A DURATION OF NOT LESS THAN

90 MINUTES.

5. ALL EXIT SIGNAGE IS NEW.

FLOOR AREA <u>PER</u> OCCUPANT

LIFE SAFETY PLAN LEGEND

	<u></u>
	1 HOUR FIRE BARRIER
	2 HOUR FIRE BARRIER
	2 HOUR EXTERIOR FIRE RESISTANCE RATING
	2 HOUR HORIZONTAL SEPARATION ABOVE
# ►	EXIT WITH LOAD
#	CUMULATIVE OCCUPANT LOAD
FE	FIRE EXTINGUISHER
EXIT ▼	EXIT SIGN W/ BATTERY BACKUP
	LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
	PATH OF EGRESS
—·—·—·	0'-0" COMMON PATH
FUNCTION OF SPACE TOTAL OCCUPANTS OCCUPANCY GROUP FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED TEXT 50 F-2 20 F-2 20	ROOM OCCUPANCY TAG

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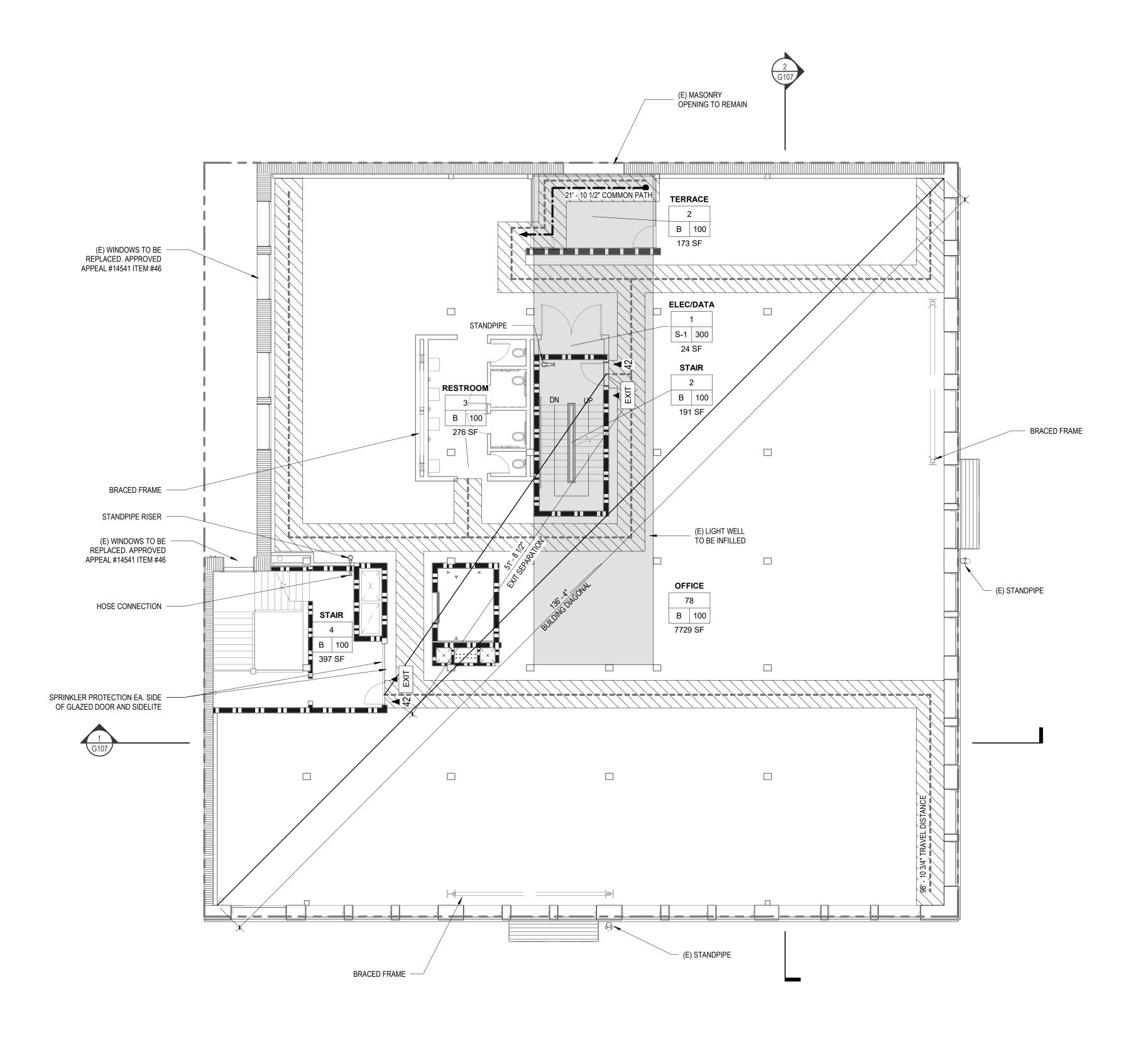
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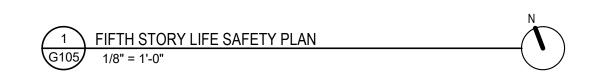
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REVISIONS:

FOURTH FLOOR LIFE SAFETY PLAN





NOTES: 1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER. 3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS. 4. EMERGENCY EGRESS LIGHTING SHALL HAVE A DURATION OF NOT LESS THAN

90 MINUTES.

5. ALL EXIT SIGNAGE IS NEW.

FLOOR AREA PER OCCUPANT —

LIFE SAFETY PLAN LEGEND

	1 HOUR FIRE BARRIER
	2 HOUR FIRE BARRIER
	2 HOUR EXTERIOR FIRE RESISTANCE RATING
	2 HOUR HORIZONTAL SEPARATION ABOVE
# ►	EXIT WITH LOAD
#	CUMULATIVE OCCUPANT LOAD
FE	FIRE EXTINGUISHER
EXIT ▼	EXIT SIGN W/ BATTERY BACKUP
	LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
	PATH OF EGRESS
•	0'-0" COMMON PATH
FUNCTION OF SPACE TOTAL OCCUPANTS OCCUPANCY GROUP FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED TEXT 50 F-2 20	ROOM OCCUPANCY TAG

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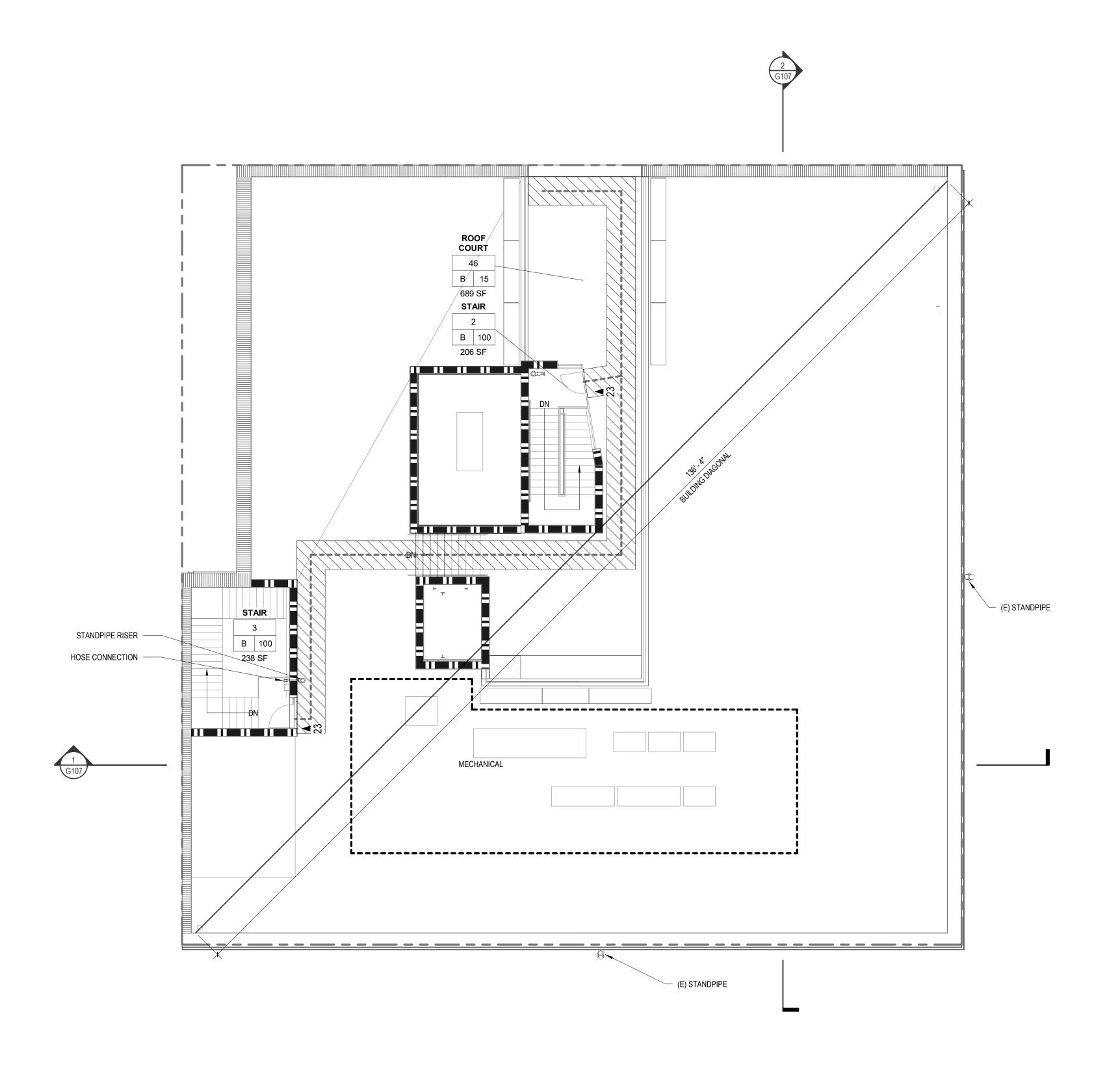
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REVISIONS:

FIFTH FLOOR LIFE SAFETY PLAN



ROOF COURT LIFE SAFETY PLAN 1/8" = 1'-0"

LIFE SAFETY PLAN GENERAL NOTES

NOTES: 1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH. 2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER.

 SERVICE TO BE BY BACKUP POWER VIA AN INVERTER.
 EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.

4. EMERGENCY EGRESS LIGHTING SHALL HAVE A DURATION OF NOT LESS THAN 90 MINUTES.

5. ALL EXIT SIGNAGE IS NEW.

PROVIDED WHERE PERMITTED

FLOOR AREA PER OCCUPANT —

LIFE SAFETY PLAN LEGEND

1 HOUR FIRE BARRIER 2 HOUR FIRE BARRIER 2 HOUR EXTERIOR FIRE RESISTANCE RATING F-----2 HOUR HORIZONTAL SEPARATION ABOVE **----**EXIT WITH LOAD CUMULATIVE OCCUPANT LOAD FIRE EXTINGUISHER EXIT EXIT SIGN W/ BATTERY BACKUP LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN -----PATH OF EGRESS 0'-0" COMMON PATH •-----<u>SPACE</u> TOTAL OCCUPANTS OCCUPANCY GROUP **ROOM OCCUPANCY TAG** FLOOR AREA NET & GROSS

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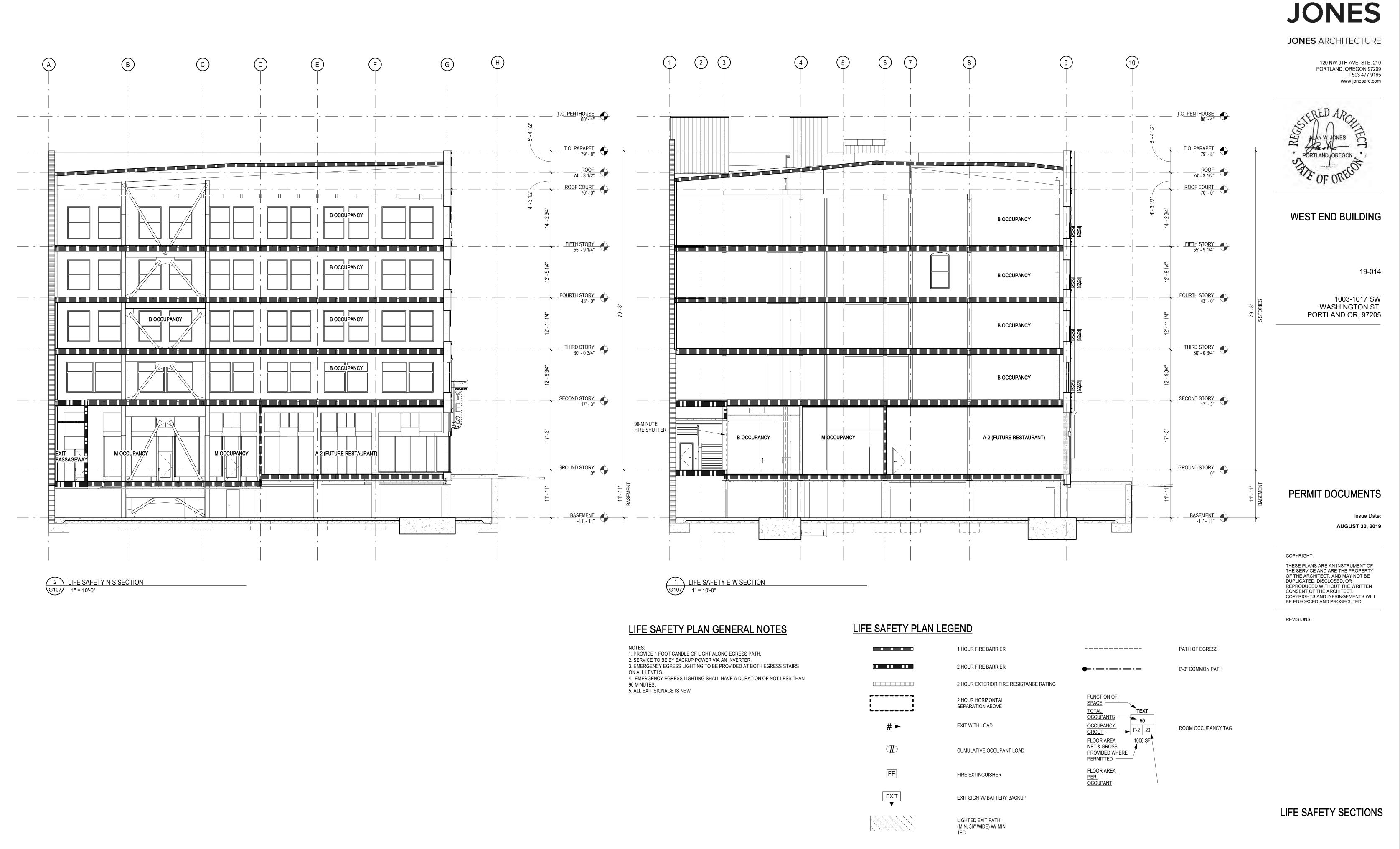
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REVISIONS:

ROOF COURT LIFE SAFETY PLAN

G106



CC	CODE APPEALS							
	APPEAL#	DATE	PROPOSED DESIGN	DECISION				
1.								
2.								
3.								
4.								

MIN	MINUMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)											
GROUP	AREA	осс	OCC LOAD FACTOR	W.C. FACTOR	W.C. REQ.	W.C. PROVIDED	LAV FACTOR	LAV REQ.	LAV PROVIDED			
В	39,066 SF	433	100 GROSS	1:25/50	9.66		1:40/80	4.5				
М	2,777 SF	94	30 GROSS	1:500	1		1:750	1				
S	13,666 SF	56	300 GROSS	1:100	1		1:100	1				
TOTAL					12	22		7	22			

BUILDING CODE SUMMARY

OCCUPANCY TYPES								
S-1 / STORAGE	STORAGE	BASEMENT						
A-2 / ASSEMBLY	RESTAURANT	GROUND STORY						
M / MERCANTILE	RETAIL	GROUND STORY						
B / OFFICE	OFFICE	GROUND THROUGH FIFTH STORIES						

PARTIAL OCCUPANCY CHANGE
THE EXISTING BASEMENT IS CURRENTLY USED AS AN S-2 AND ACCESSORY SPACE. THE PROPOSED SCOPE OF WORK CHANGES THE S-2 USE TO S-1 STORAGE AND BIKE STORAGE. A BPON STRUCTURAL SEISMIC UPGRADE PER TITLE 24 IS INCLUDED IN THE SCOPE OF WORK.

SEPARATED OCCUPANCIES (Table 508.4)						
BUILDING WILL BE EQUIPED THROUGHOUT WITH AN AUTOM	ATIC SPRINKLER SYSTEM					
SEPARATION REQUIRED						
A-2 TO S-1	1-HOUR					
A-2 TO M	1-HOUR					
A-2 TO B	1-HOUR					

CONSTRUCTION TYPE		
TYPE III-B	55	5'
OCC. GROUP	ALLOWABLE STORIES	ALLOWABLE AREA
S-1	2	17,500 SF
A-2	2	9,500 SF
М	2	12,500 SF
В	3	19,000 SF

ACTUAL HEIGHT	AND AREA	
OCC. GROUP	PROPOSED HEIGHT	PROPOSED AREA
S-1	1 STORY, BELOW GRADE	11,682 SF
A-2	1 STORY	2,923 SF
М	1 STORY	3,256 SF
В	5 STORIES	38,795 SF
TOTAL ABOVE GRADE HEIGHT AND AREA	(EXISTING) FIVE STORIES	44,974 SF
AUTOMATIC SPRINKLER SYSTEM	HEIGHT INCREASE = 20'-0" PER SE	ECTION 504.2

CONSTRUCTION TYPE (Table 601)										
TYPE	STRUCTURAL	BEARING WALLS		NON-BEARING	NON-BEARING	FLOORS	ROOF			
	FRAME	Ext.	Int. WALLS - EXT.	WALLS - EXT.	WALLS & PART - INT.					
III-B	0 HR	2 HR	0	0	0	0-HR	0-HR			

EXTERIOR WALL FIRE RATING BASED ON FIRE SEPARATION DISTANCE AND MAX. OPENINGS (Tables 602 and 705.8)

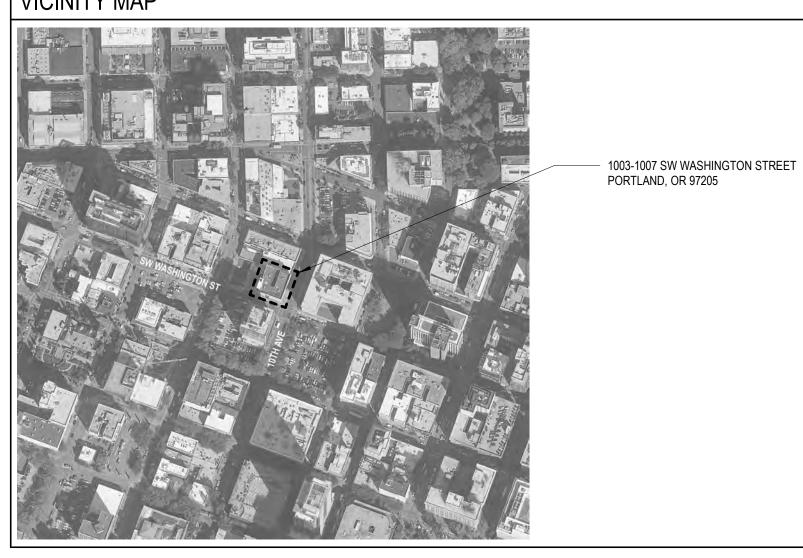
		`		<u>'</u>					
BUILDING FACE	FIRE SEPARATION DISTANCE	REQUIRED FIRE RESISTANCE RATING	WALL AREA	TOTAL AREA OF NEW UNPROTECTED OPENINGS	MAX OPENING % ALLOWED	OPENING % PROPOSED	TOTAL AREA OF PROTECTED OPENINGS	MAX OPENING % ALLOWED	OPENING % PROPOSED
NORTH	0'	2 HR	(E) 4,363 SF	(E) 142 SF	0%	(E) 3%	(E) 78 SF	0%	2%
NORTH - STAIRWELL	3' TO LESS THAN 5'	2 HR	(E) 462 SF	(E) 0 SF	15%	(E) 0%	(E) 97 SF	15%	(E) 21%
EAST*	0'	2 HR	(E) VFY SF		UL	UL	(E) VFY SF		
SOUTH*	0'	2 HR	(E) VFY SF		UL	UL	(E) VFY SF		
WEST	0'	2 HR	(E) 2,558 SF	(E) 0 SF	0%	0	0 SF	0%	0%
WEST - SETBACK	5' TO LESS THAN 10'	2 HR	(E) 3,266 SF	(E) 197 SF	6%	31%	704 SF	25%	(E) 22%
WEST - INTERIOR SETBACK	15' TO LESS THAN 20'	2 HR	461 SF	0 SF	75%	0%	258 SF	75%	56%
*WALL FACES STREET		-		<u>'</u>					

INTERIOR WALL AND CEILING FINISH FIRE/SMOKE CLASSIFICATION REQUIRED/PROVIDED (Sprinklered) (Table 803.9)

	7 .	· · · · · · · · · · · · · · · · · · ·	
OCCUPANCY	EXIT ENCLOSURES/PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
S-1	С	С	С
A-2	В	В	С
М	В	С	С
В	В	С	С

PROVIDED: Y OR N	TYPE / CLASS	REQUIRED OR OPTIONAL	AREAS OF COVERAGE
SPRINKLER SYSTEM: Y	NFPA 13	OPTIONAL	ALL
FIRE ALARM SYSTEM: Y	AUTOMATIC	REQUIRED	
STANDPIPE SYSTEM: N		OPTIONAL	
SMOKE DETECTION SYSTEM: Y	SINGLE OR MULTIPLE STATION	REQUIRED	
CARBON MONOXIDE DETECTION SYSTEM: Y	NFPA 720	REQUIRED	

VICINITY MAP



CORE AND SHELL RENOVATION OF A c.1907 FIVE-STORY URM STRUCTURE. SCOPE OF WORK INCLUDES A BPON SEISMIC UPGRADES PER TITLE

24, ADDITION OF AN NFPA 13 SPRINKLER SYSTEM THROUGHOUT THE BUILDING, NEW ELEVATOR IN NEW LOCATION, INFILL OF (E) LIGHT WELL,

ADDITION OF A SECOND EXIT STAIR, STOREFRONT MODIFICATIONS AT NEW EXIT AND LOBBY, BUILDING SYSTEMS UPGRADES, WINDOW

REPLACEMENT, NEW TOILET ROOMS, AND THE ADDITION OF AN OPEN ROOF COURT WITH FEWER THAN 50 OCCUPANTS.

JONES ARCHITECTURE

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AUGUST 30, 2019

SITE INFORMATION

PROJECT DESCRIPTION

1003 - 1017 SW WASHINGTON STREET

PORTLAND, OR 97205 PORTLAND, BLOCK 254

10,000 SF

PROPERTY ID R667728150

E 99.5' OF LOTS 3 & 4

NEIGHBORHOOD ASSOCIATION PORTLAND DOWNTOWN

APPLICABLE CODES

ADDRESS

SITE AREA

LEGAL DESCRIPTION

-2014 OREGON STRUCTURAL SPECIALTY CODE (BASED ON 2012 IBC)

-2016 PORTLAND FIRE CODE (BASED ON 2007 OREGON FIRE CODE)

-2014 OREGON MECHANICAL SPECIALTY CODE (BASED ON 2012 IMC)

-2017 OREGON ELECTRICAL SPECIALTY CODE (BASED ON 2014 NFPA 70 National Electrical Code)

-2017 OREGON PLUMBING SPECIALTY CODE (BASED ON 2009 UPC)

-2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (BASED ON 2009 IECC)

-PORTLAND ZONING CODE

DECISION AND CONDITIONS: APPROVED

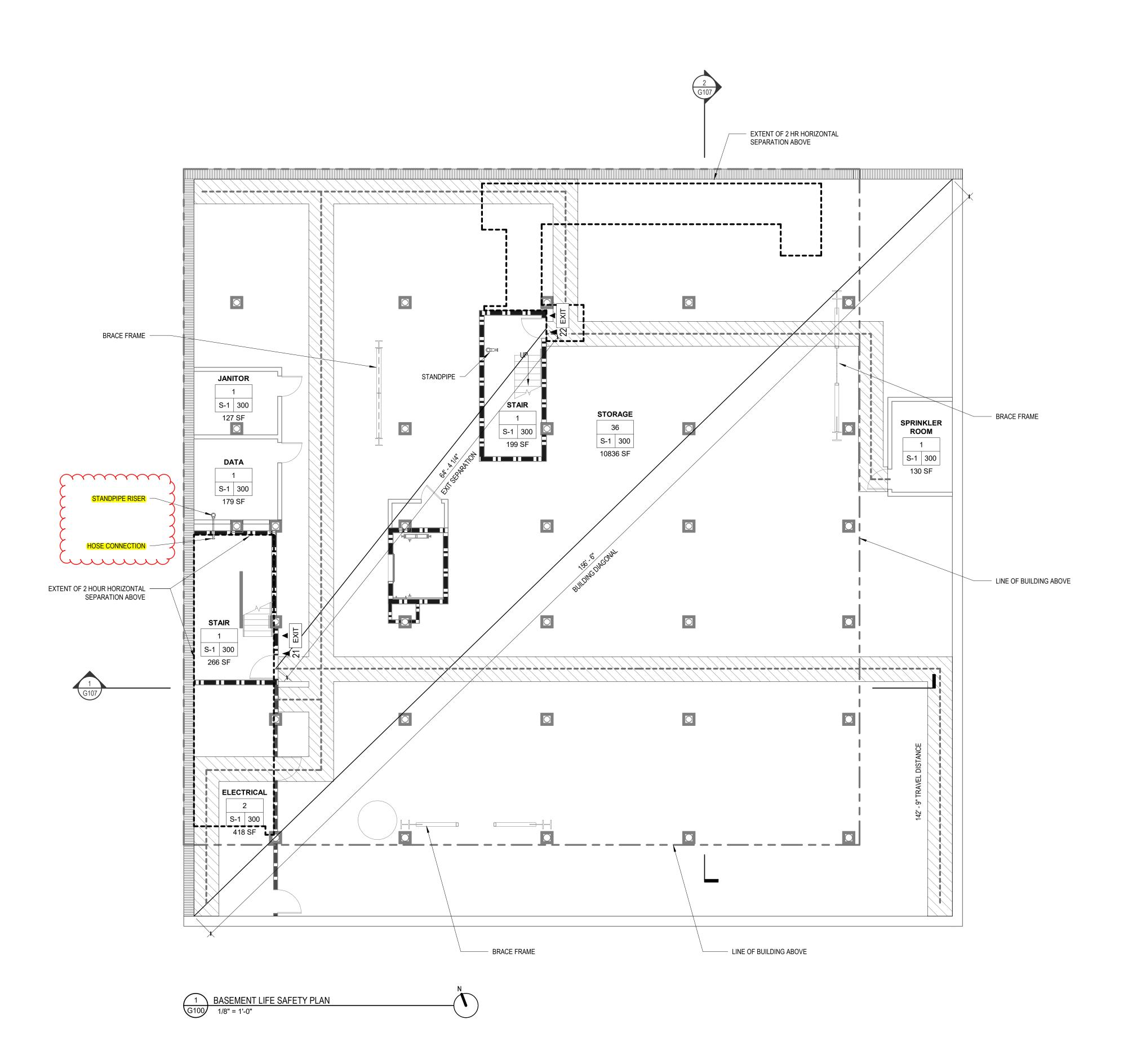
-2014 OSSC ACCESSIBILITY REFERENCED STANDARD: ICC/ANSI A117.1-2009

ZONING SUMMARY			
APPLICABLE CODES: PORTLAND ZONING CODE			
SITE ADDRESS: 1003 - 1017 SW WASHINGTON STREET	PORTLAND, OR 97205	SITE AREA: 10	,000 SF
TAX LOT NUMBER(S): R246591			
BASE ZONE: CX		OVERLAY(S): [DESIGN
PLAN DISTRICT: CENTRAL CITY			
BASE ZONE REGULATIONS			
MAX FAR: 9:1 (90,000 SF ALLLOWED)	PROPOSED	FAR: X	
MAX HEIGHT: 460'	EXISTING H	IEIGHT: XX	
SETBACKS: NONE	FRONT: 0		BACK: 0
	SIDE: 0		SIDE: 0
PROPOSED USES: S-1, S-2, M, A-2, B			ALLOWED: Y
PARKING & LOADING REGULATIONS:			
DISTANCE FROM TRANSIT STOP: X FT	L	OADING REQUIRED:	1 SPACE
VEHICLE PARKING MAX SPACES REQUIRED: 0			
\(\frac{1}{2}\)\(\frac{1}\)\(\frac{1}{2}\)\(\frac{1}{2}\)\(\frac{1}{2}\)\(\frac{1}{2}\)\(\frac{1}\)\(\frac{1}{2}\)\(\frac{1}\)\(\frac{1}\)\(\frac{1}{2}\)\(\frac{1}\)\(\frac{1}\2\)\(\frac{1}\2\)\(\frac{1}\2\)\(1			

VEHICLE PARKING SPACES PROVIDED: 0 ACCESSIBLE SPACES: 0 PROVIDED: 0 BIKE PARKING: SPACES REQUIRED SPACES PROVIDED

OFFICE X SF 2 SHORT-TERM / 1 LONG-TERM 43 LONG TERM. SHORT TERM TO BE PAID TO PARKING FUND. RETAIL SALES AND SERVICE X SF 3 SHORT-TERM / 5 LONG-TERM DESIGN REVIEW REQ'D: TYPE II MODIFICATION CASE FILE #: 17-18022 D2

CODE SUMMARY



NOTES:

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.

2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM.

3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.

4. ALL EXIT SIGNAGE IS NEW

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210 PORTLAND, OREGON 97209 T 503 477 9165 www.jonesarc.com

LIFE SAFETY PLAN LEGEND

	1 HOUR FIRE BARRIER
	2 HOUR FIRE BARRIER
	2 HOUR EXTERIOR FIRE RESISTANCE RATING
	2 HOUR HORIZONTAL SEPARATION ABOVE
# ►	EXIT WITH LOAD
#	CUMULATIVE OCCUPANT LOAD
FE	FIRE EXTINGUISHER
EXIT ▼	EXIT SIGN W/ BATTERY BACKUP
	LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
••••••	PATH OF EGRESS
•	0'-0" COMMON PATH
FUNCTION OF SPACE TOTAL OCCUPANTS OCCUPANCY GROUP FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED TEXT 50 F-2 20 F-2 20	ROOM OCCUPANCY TAG

FLOOR AREA PER OCCUPANT —

WEST END BUILDING

19-014

1003-1017 SW WASHINGTON ST. PORTLAND OR, 97205

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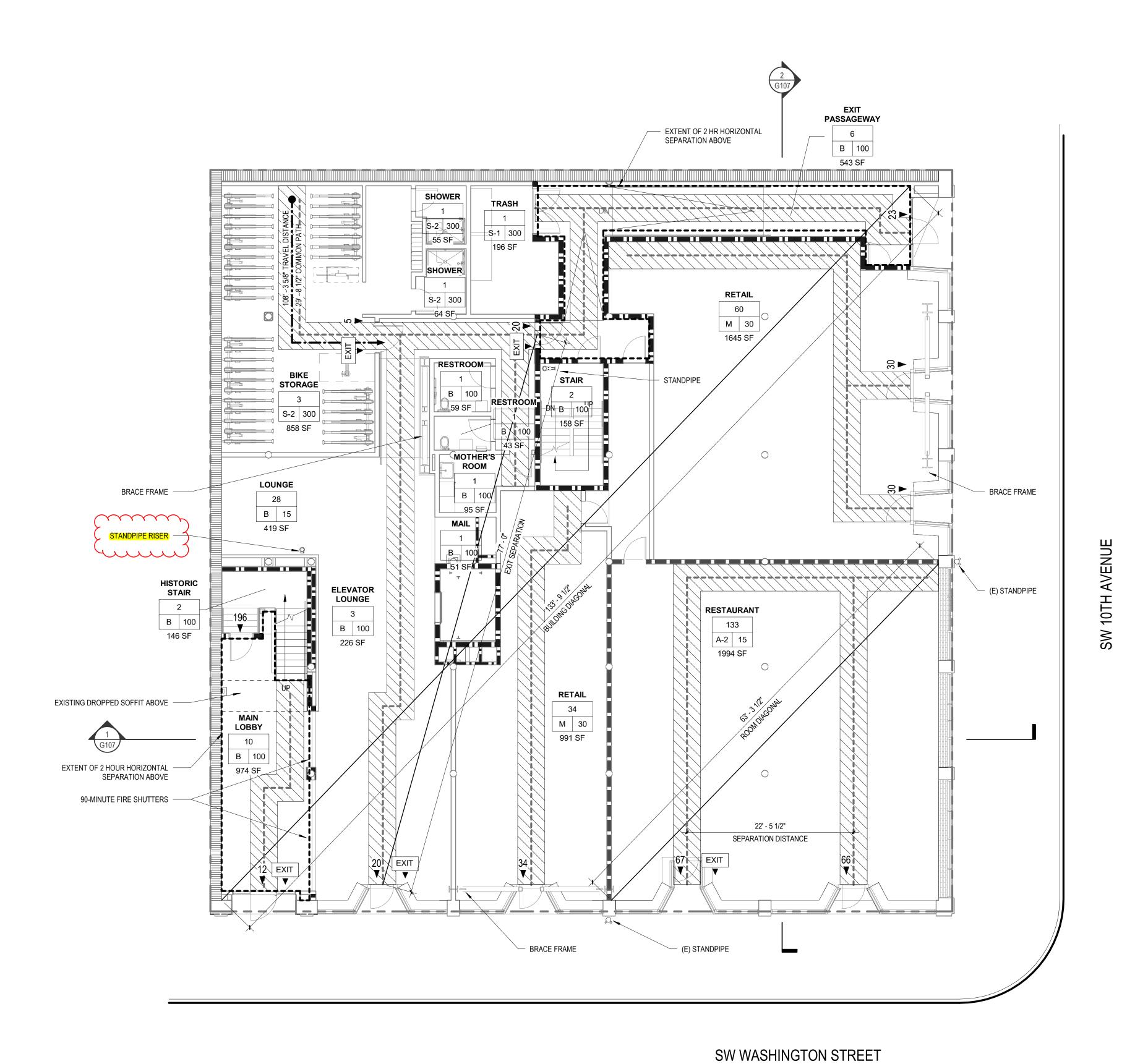
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REVISIONS:

BASEMENT LIFE SAFETY

G100



G101 GROUND STORY LIFE SAFETY PLAN

1/8" = 1'-0"

LIFE SAFETY PLAN GENERAL NOTES

NOTES: 1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM. 3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS. 4. ALL EXIT SIGNAGE IS NEW

JONES

JONES ARCHITECTURE

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LIFE SAFETY PLAN LEGEND

PERMITTED -

FLOOR AREA

<u>PER</u> OCCUPANT

1 HOUR FIRE BARRIER 2 HOUR FIRE BARRIER 2 HOUR EXTERIOR FIRE RESISTANCE RATING F-----2 HOUR HORIZONTAL SEPARATION ABOVE **----**EXIT WITH LOAD CUMULATIVE OCCUPANT LOAD FIRE EXTINGUISHER EXIT EXIT SIGN W/ BATTERY BACKUP LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN -----PATH OF EGRESS 0'-0" COMMON PATH •-----<u>SPACE</u> TOTAL OCCUPANTS OCCUPANCY GROUP ROOM OCCUPANCY TAG <u>FLOOR AREA</u> NET & GROSS PROVIDED WHERE

WEST END BUILDING

19-014

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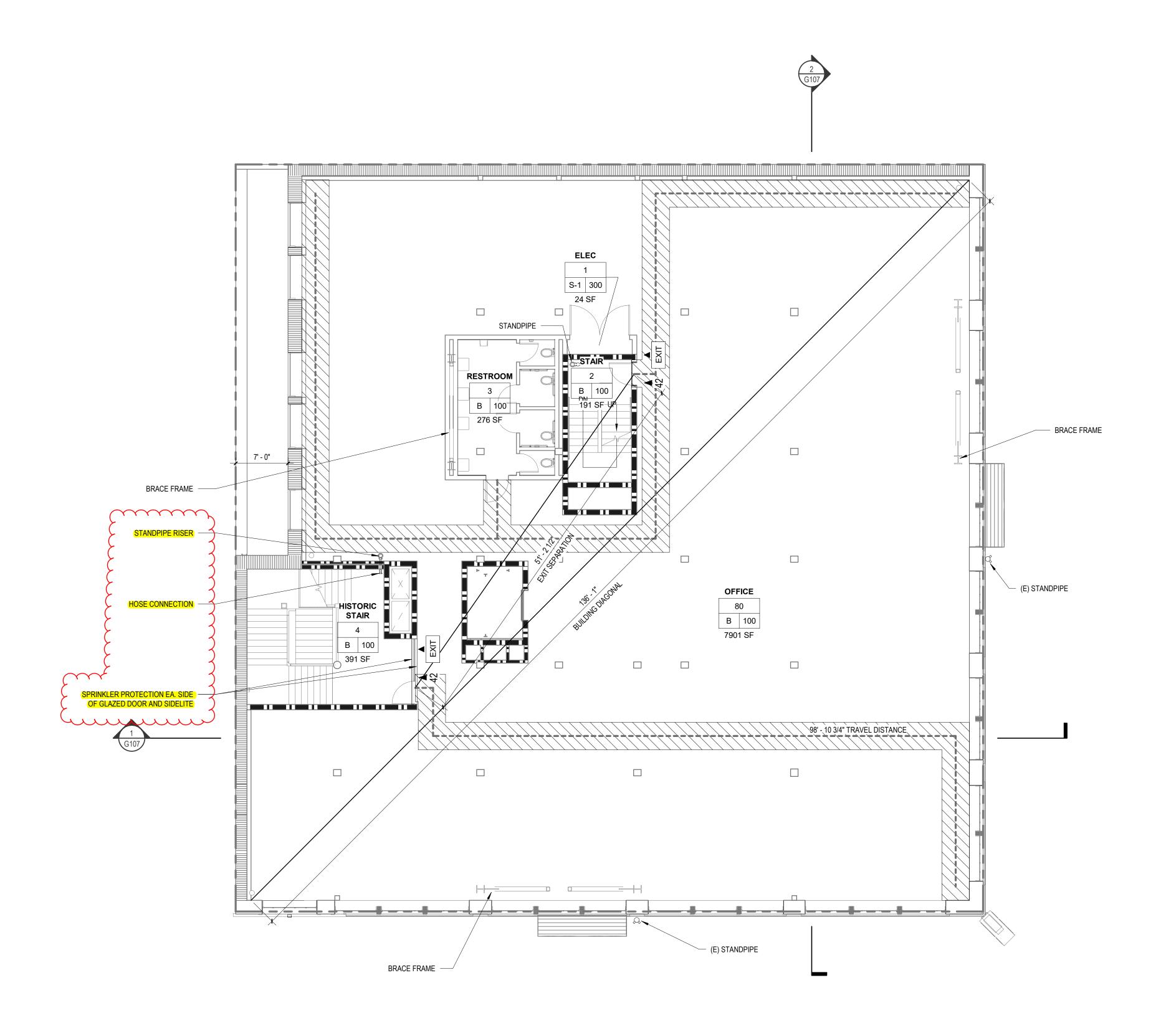
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REVISIONS:

GROUND STORY LIFE SAFETY PLAN



1 SECOND STORY LIFE SAFETY PLAN G102 1/8" = 1'-0"

LIFE SAFETY PLAN GENERAL NOTES

NOTES:

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.

2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM.

3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.

4. ALL EXIT SIGNAGE IS NEW

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210 PORTLAND, OREGON 97209 T 503 477 9165 www.jonesarc.com

<u>LIFE SAFETY PLAN LEGEND</u>

1 HOUR FIRE BARRIER 2 HOUR FIRE BARRIER 2 HOUR EXTERIOR FIRE RESISTANCE RATING ______ 2 HOUR HORIZONTAL SEPARATION ABOVE **----**EXIT WITH LOAD CUMULATIVE OCCUPANT LOAD FIRE EXTINGUISHER EXIT EXIT SIGN W/ BATTERY BACKUP LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN -----PATH OF EGRESS 0'-0" COMMON PATH •-----<u>SPACE</u> TOTAL OCCUPANTS OCCUPANCY F-2 20 **ROOM OCCUPANCY TAG** FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED -FLOOR AREA

<u>PER</u> OCCUPANT WEST END BUILDING

19-014

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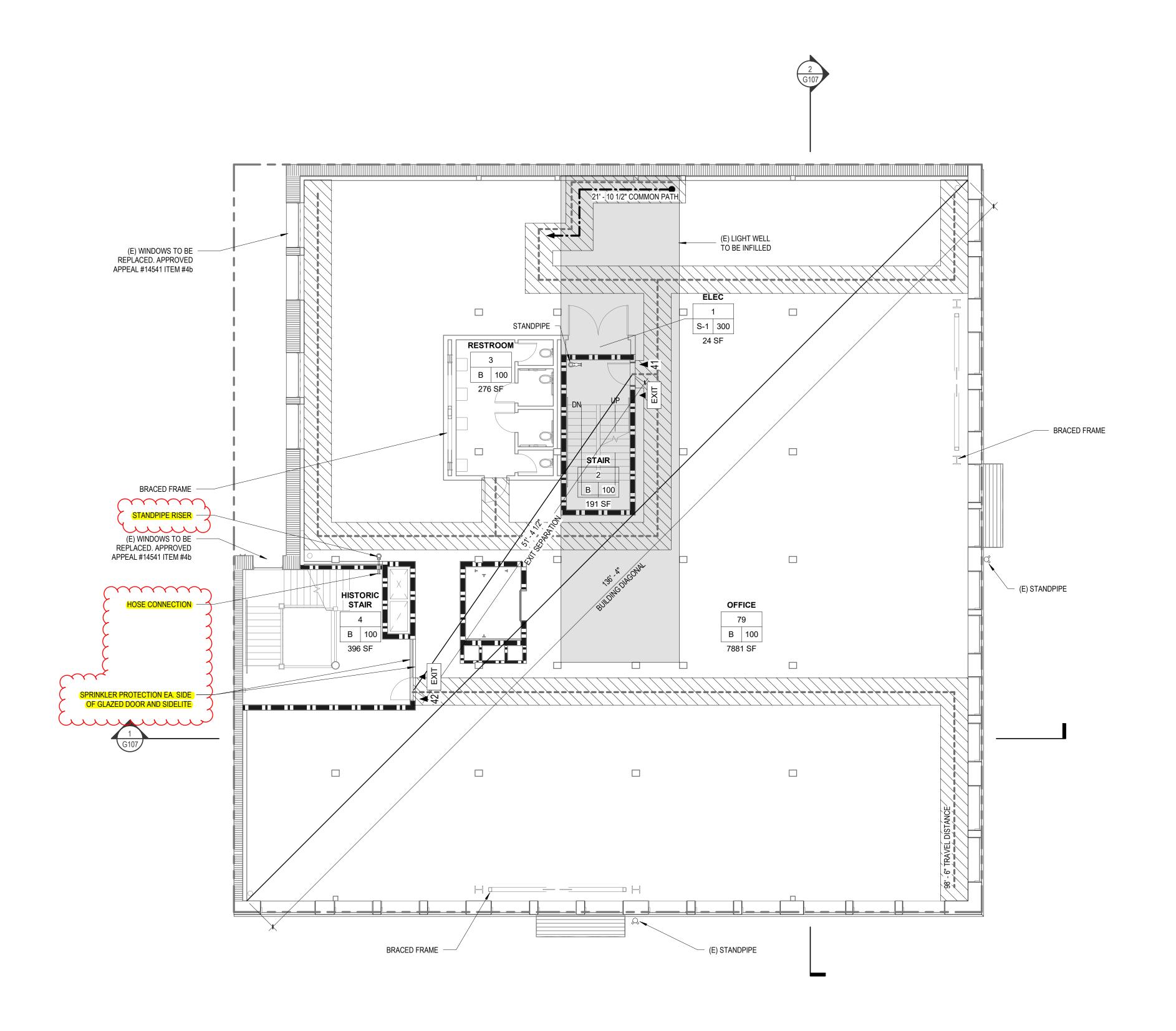
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REVISIONS:

SECOND STORY LIFE SAFETY PLAN

G102





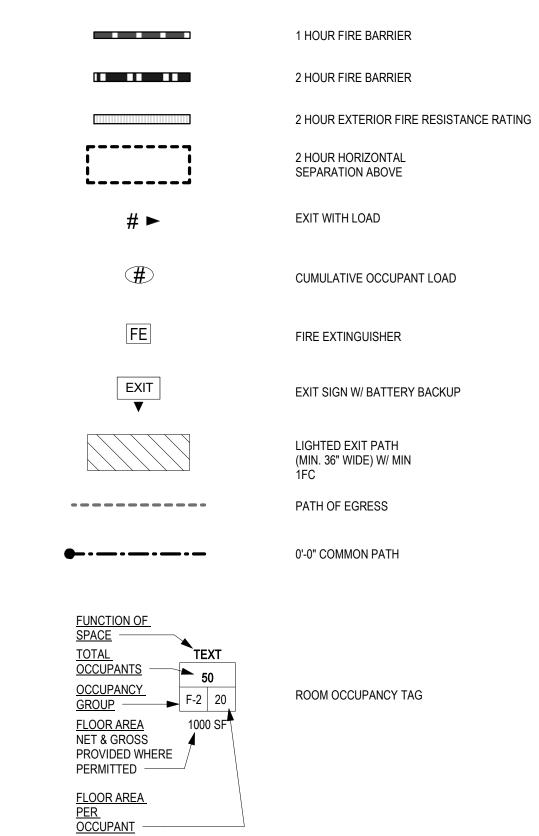
1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM. 3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS. 4. ALL EXIT SIGNAGE IS NEW

JONES ARCHITECTURE

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LIFE SAFETY PLAN LEGEND



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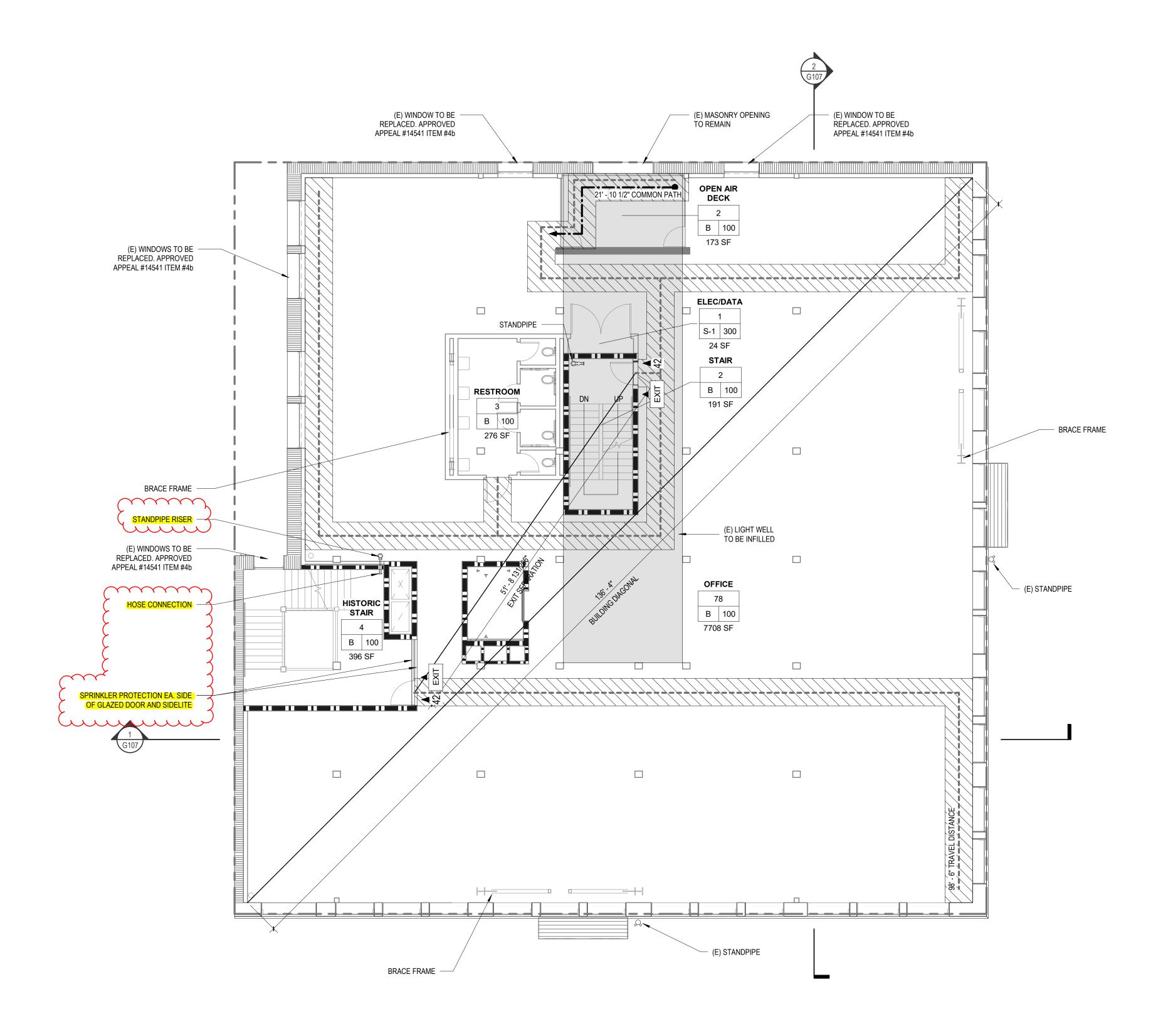
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REVISIONS:

THIRD FLOOR LIFE SAFETY PLAN



1 FOURTH STORY LIFE SAFETY PLAN G104 1/8" = 1'-0"

LIFE SAFETY PLAN GENERAL NOTES

 PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.
 SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM. 3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS. 4. ALL EXIT SIGNAGE IS NEW

JONES

JONES ARCHITECTURE

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LIFE SAFETY PLAN LEGEND

	1 HOUR FIRE BARRIER
	2 HOUR FIRE BARRIER
	2 HOUR EXTERIOR FIRE RESISTANCE RATING
	2 HOUR HORIZONTAL SEPARATION ABOVE
# ►	EXIT WITH LOAD
#	CUMULATIVE OCCUPANT LOAD
FE	FIRE EXTINGUISHER
EXIT ▼	EXIT SIGN W/ BATTERY BACKUP
	LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
	PATH OF EGRESS
•	0'-0" COMMON PATH
FUNCTION OF SPACE TOTAL OCCUPANTS OCCUPANCY GROUP FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED FLOOR AREA FLOOR AREA	ROOM OCCUPANCY TAG

WEST END BUILDING

19-014

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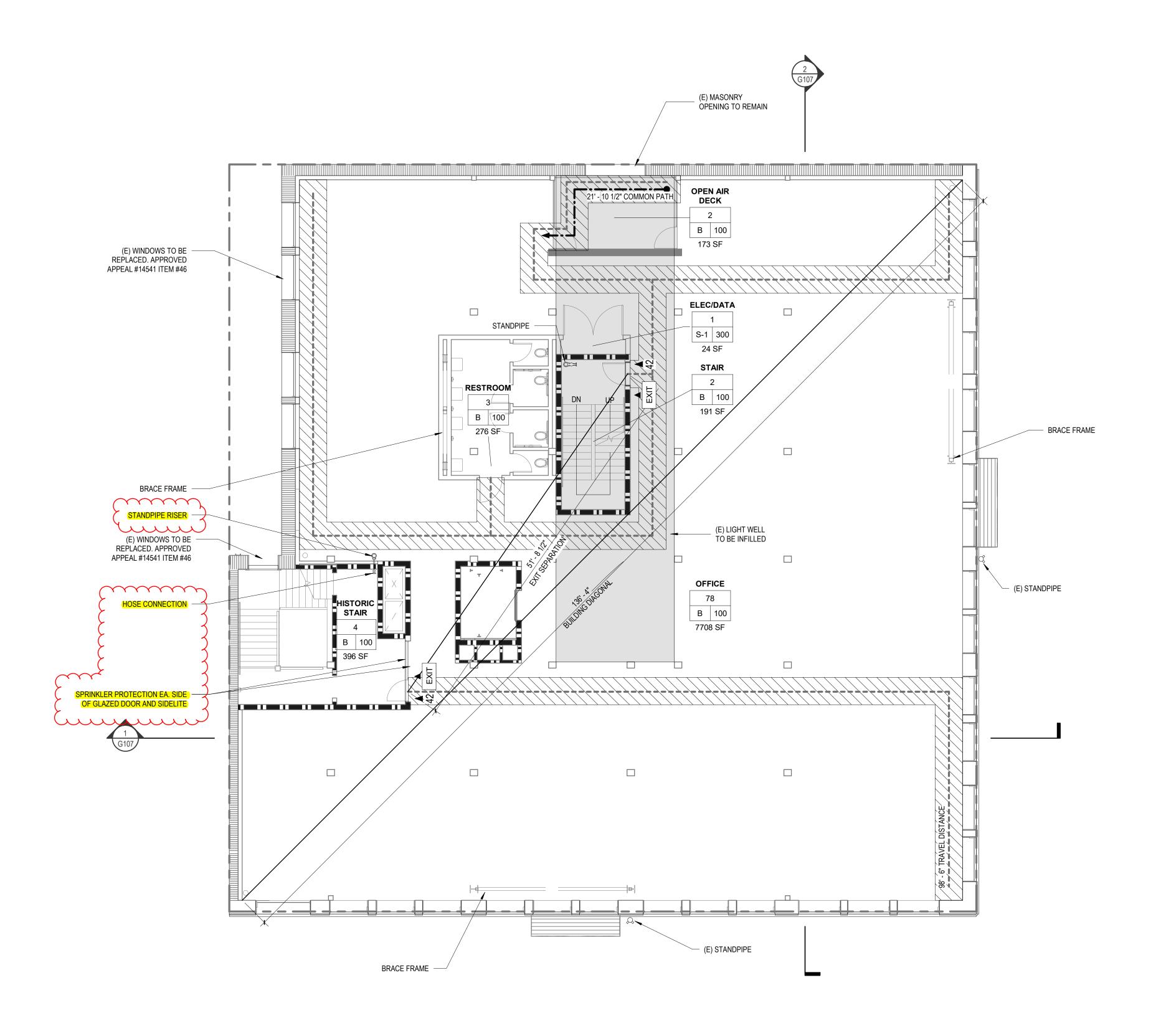
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REVISIONS:

FOURTH FLOOR LIFE SAFETY PLAN





NOTES:

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.

2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM.

3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.

4. ALL EXIT SIGNAGE IS NEW

JONES

JONES ARCHITECTURE

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<u>LIFE SAFETY PLAN LEGEND</u>

	1 HOUR FIRE BARRIER
	2 HOUR FIRE BARRIER
	2 HOUR EXTERIOR FIRE RESISTANCE RATING
	2 HOUR HORIZONTAL SEPARATION ABOVE
# ►	EXIT WITH LOAD
#	CUMULATIVE OCCUPANT LOAD
FE	FIRE EXTINGUISHER
EXIT ▼	EXIT SIGN W/ BATTERY BACKUP
	LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
	PATH OF EGRESS
•	0'-0" COMMON PATH
FUNCTION OF SPACE TOTAL OCCUPANTS OCCUPANCY GROUP FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED FLOOR AREA PER OCCUPANT	ROOM OCCUPANCY TAG

WEST END BUILDING

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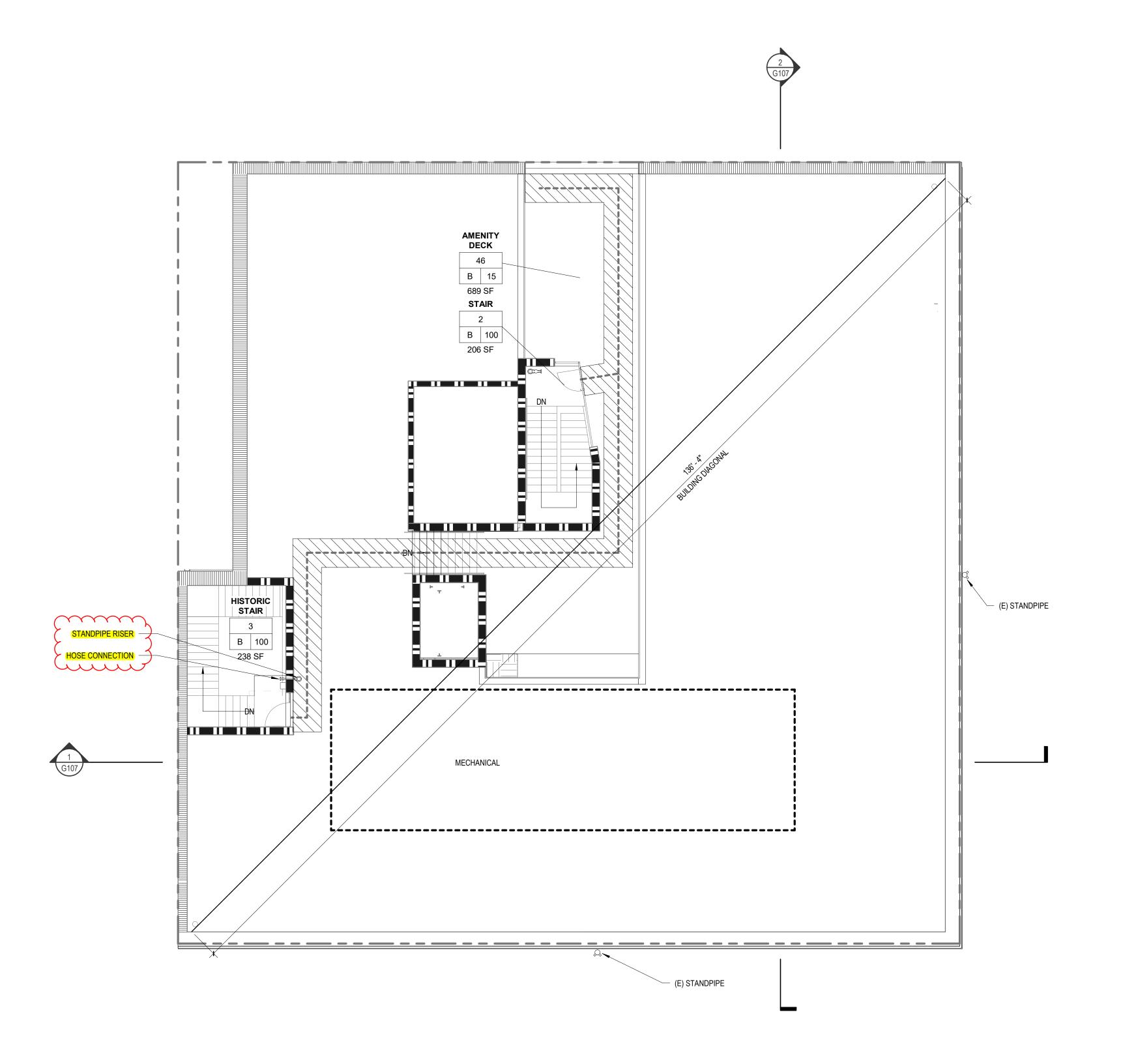
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REVISIONS:

FIFTH FLOOR LIFE SAFETY PLAN

G105





NOTES:

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH.

2. SERVICE TO BE BY BACKUP POWER VIA UPS BATTERY BACKUP SYSTEM.

3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT BOTH EGRESS STAIRS ON ALL LEVELS.

4. ALL EXIT SIGNAGE IS NEW

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210 PORTLAND, OREGON 97209 T 503 477 9165 www.jonesarc.com

LIFE SAFETY PLAN LEGEND

	1 HOUR FIRE BARRIER
	2 HOUR FIRE BARRIER
	2 HOUR EXTERIOR FIRE RESISTANCE RATIF
	2 HOUR HORIZONTAL SEPARATION ABOVE
# ►	EXIT WITH LOAD
#	CUMULATIVE OCCUPANT LOAD
FE	FIRE EXTINGUISHER
EXIT ▼	EXIT SIGN W/ BATTERY BACKUP
	LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC
••••••	PATH OF EGRESS
•	0'-0" COMMON PATH
FUNCTION OF SPACE TOTAL OCCUPANTS OCCUPANCY GROUP FLOOR AREA NET & GROSS PROVIDED WHERE PERMITTED FLOOR AREA	ROOM OCCUPANCY TAG

WEST END BUILDING

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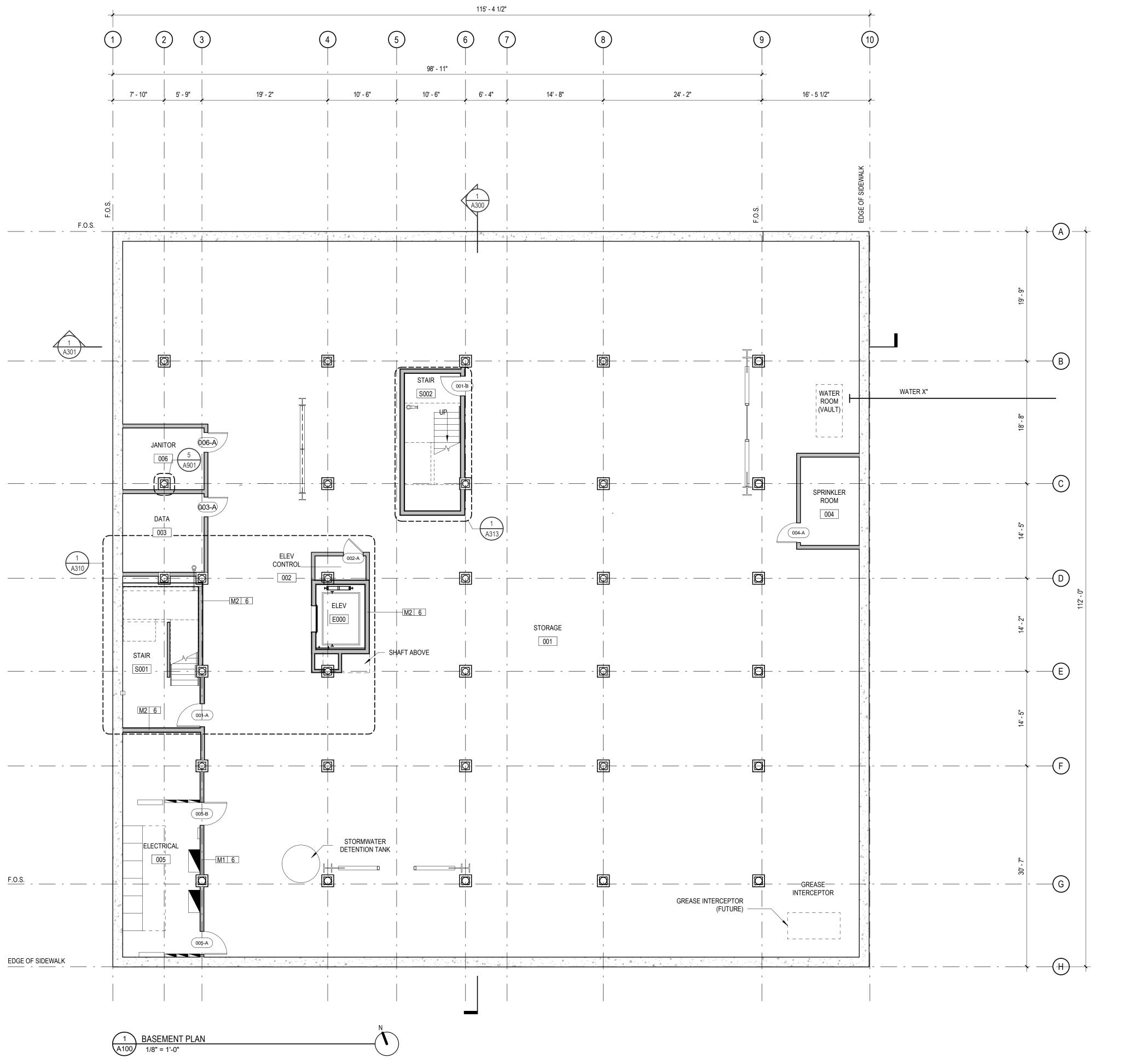
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REVISIONS:

ROOF COURT LIFE SAFETY PLAN

G106



- SEE G100-G106 FOR RATED WALL LOCATIONS.
 ALL WALLS TO BE FRAMED TO UNDERSIDE OF STRUCTURE,
- EXISTING FLOOR UNDERLAYMENT LAYERS TO REMAIN, UNO. REMOVE ADHESIVE AND OTHER BUILD-UP ON TOP SURFACE TO ALLOW INSTALLATION OF NEW FLOOR DECKING. REMOVE MISCELLANEOUS FRAMING MEMBERS AND INFILL PANELS THAT ARE HIGHER THAN THE ADJACENT FLOOR SURFACE. FILL GAPS LEVEL WITH ADJACENT FLOOR SURFACE.
- ARE HIGHER THAN THE ADJACENT FLOOR SURFACE. FILL GAPS LEVEL WITH ADJACENT FLOOR SURFACE.

 ALL PRIMARY STEEL STRUCTURE AND CONNECTIONS TO BE COATED WITH INTUMESCENT PAINT TO MEET REQUIRED 1-HOUR STRUCTURAL FRAME PROTECTION.
- 5. PATCH HOLES, ABANDONED WINDOW/DOOR OPENINGS AND OTHER LARGE OPEN AREAS OF EXPOSED BRICK WALLS TO MATCH EXISTING.

FLOOR PLAN LEGEND

(N) WALL

(N) PARTIAL HEIGHT WALL

(E) WALL

BRACE FRAME

(N) FLOOR INFILL

JONES

JONES ARCHITECTURE

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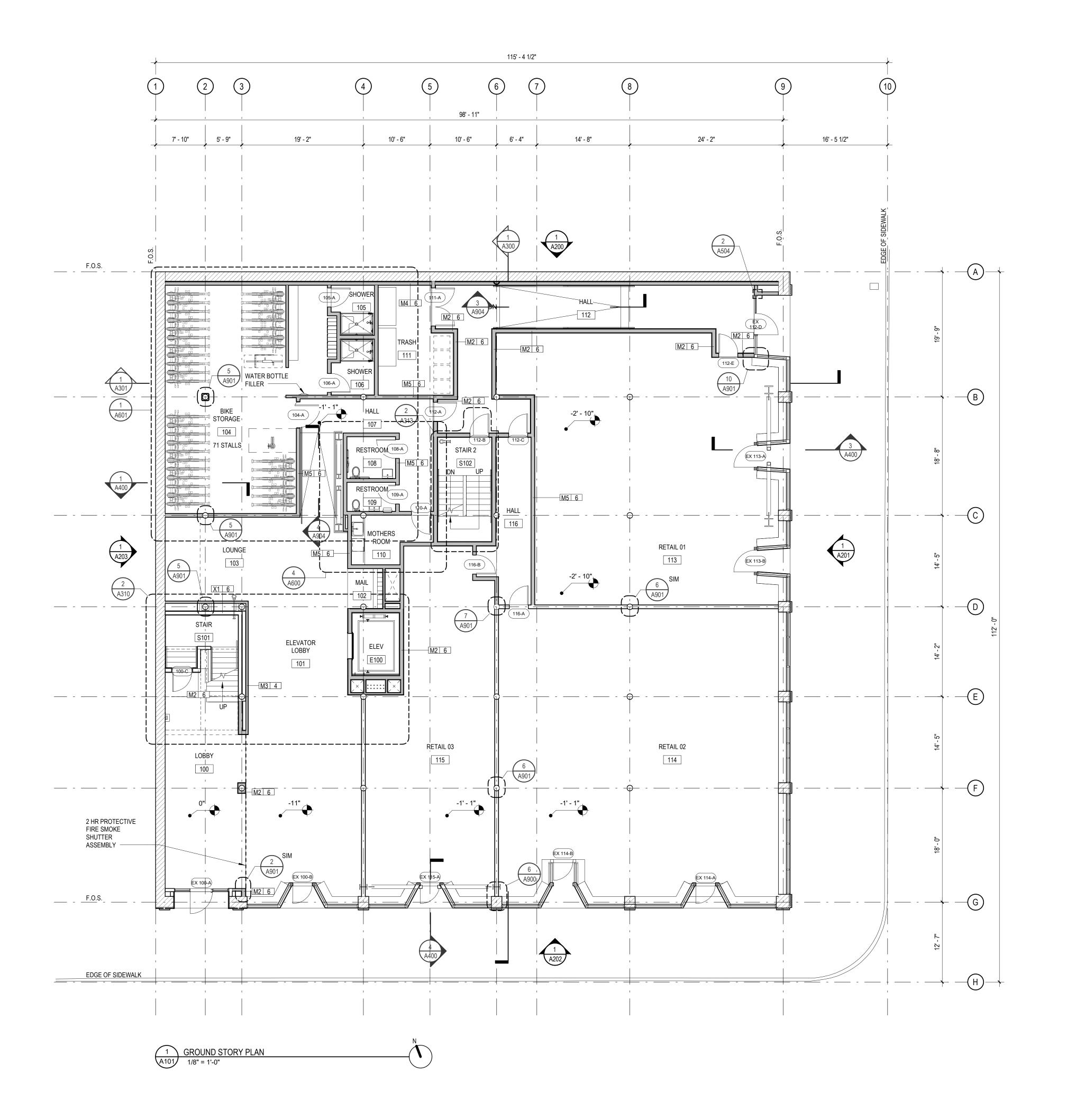
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REVISIONS:

BASEMENT PLAN



- SEE G100-G106 FOR RATED WALL LOCATIONS. ALL WALLS TO BE FRAMED TO UNDERSIDE OF STRUCTURE,
- EXISTING FLOOR UNDERLAYMENT LAYERS TO REMAIN, UNO.
 REMOVE ADHESIVE AND OTHER BUILD-UP ON TOP SURFACE TO
 ALLOW INSTALLATION OF NEW FLOOR DECKING. REMOVE MISCELLANEOUS FRAMING MEMBERS AND INFILL PANELS THAT ARE HIGHER THAN THE ADJACENT FLOOR SURFACE. FILL GAPS LEVEL WITH ADJACENT FLOOR SURFACE.
- ALL PRIMARY STEEL STRUCTURE AND CONNECTIONS TO BE COATED WITH INTUMESCENT PAINT TO MEET REQUIRED 1-HOUR STRUCTURAL FRAME PROTECTION.
- PATCH HOLES, ABANDONED WINDOW/DOOR OPENINGS AND OTHER LARGE OPEN AREAS OF EXPOSED BRICK WALLS TO MATCH EXISTING.

FLOOR PLAN LEGEND

(N) FLOOR INFILL

(N) PARTIAL HEIGHT WALL (E) WALL BRACE FRAME

JONES

JONES ARCHITECTURE

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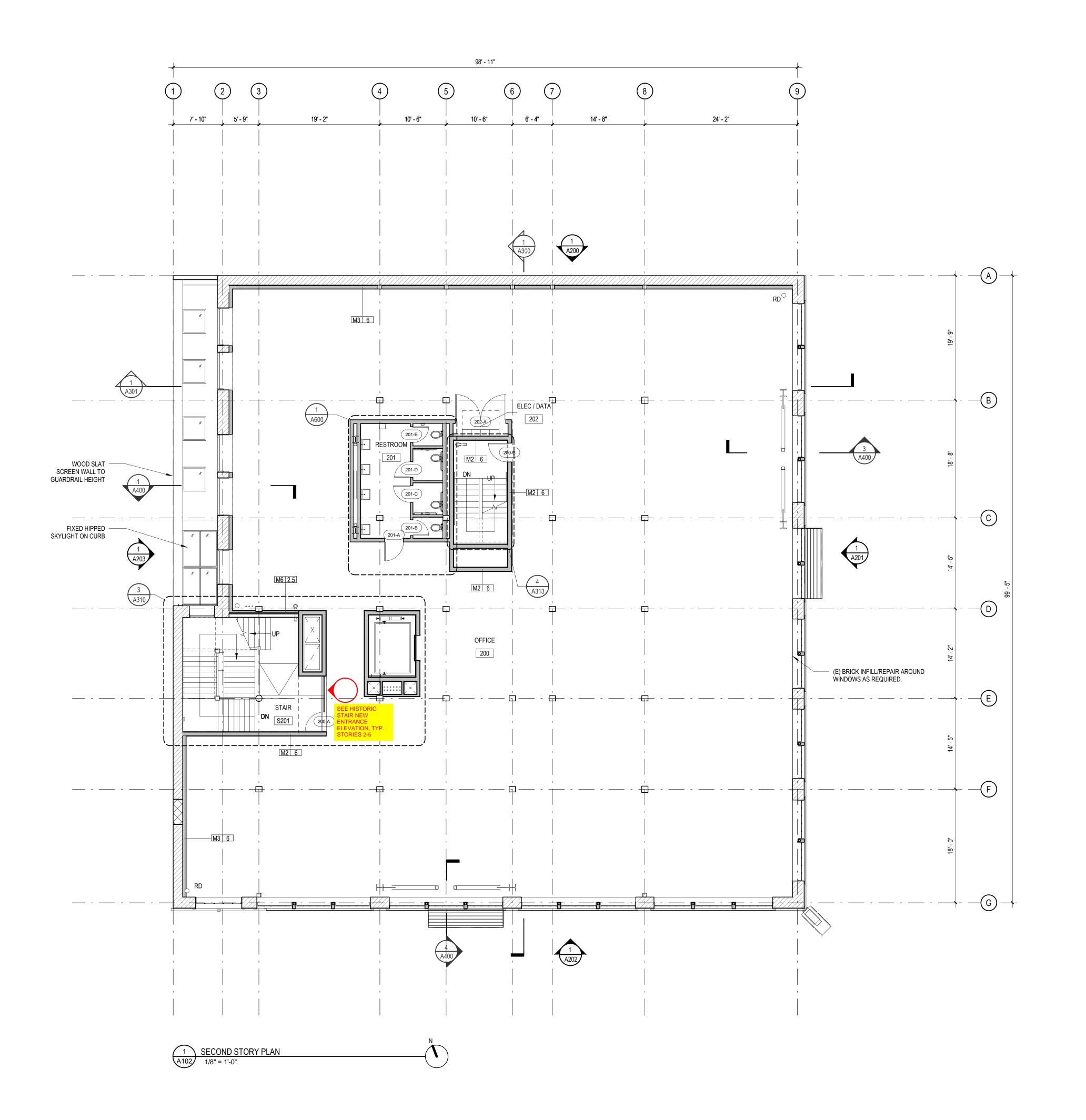
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REVISIONS:

GROUND STORY PLAN



- SEE G100-G106 FOR RATED WALL LOCATIONS.
 ALL WALLS TO BE FRAMED TO UNDERSIDE OF STRUCTURE,
- EXISTING FLOOR UNDERLAYMENT LAYERS TO REMAIN, UNO.
 REMOVE ADHESIVE AND OTHER BUILD-UP ON TOP SURFACE TO
 ALLOW INSTALLATION OF NEW FLOOR DECKING. REMOVE
 MISCELLANEOUS FRAMING MEMBERS AND INFILL PANELS THAT
- ARE HIGHER THAN THE ADJACENT FLOOR SURFACE. FILL
 GAPS LEVEL WITH ADJACENT FLOOR SURFACE.

 4. ALL PRIMARY STEEL STRUCTURE AND CONNECTIONS TO BE
 COATED WITH INTUMESCENT PAINT TO MEET REQUIRED 1HOUR STRUCTURAL FRAME PROTECTION.
- 5. PATCH HOLES, ABANDONED WINDOW/DOOR OPENINGS AND OTHER LARGE OPEN AREAS OF EXPOSED BRICK WALLS TO MATCH EXISTING.

FLOOR PLAN LEGEND

(N) WALL

(N) PARTIAL HEIGHT WALL

(E) WALL

BRACE FRAME

(N) FLOOR INFILL

JONES

JONES ARCHITECTURE

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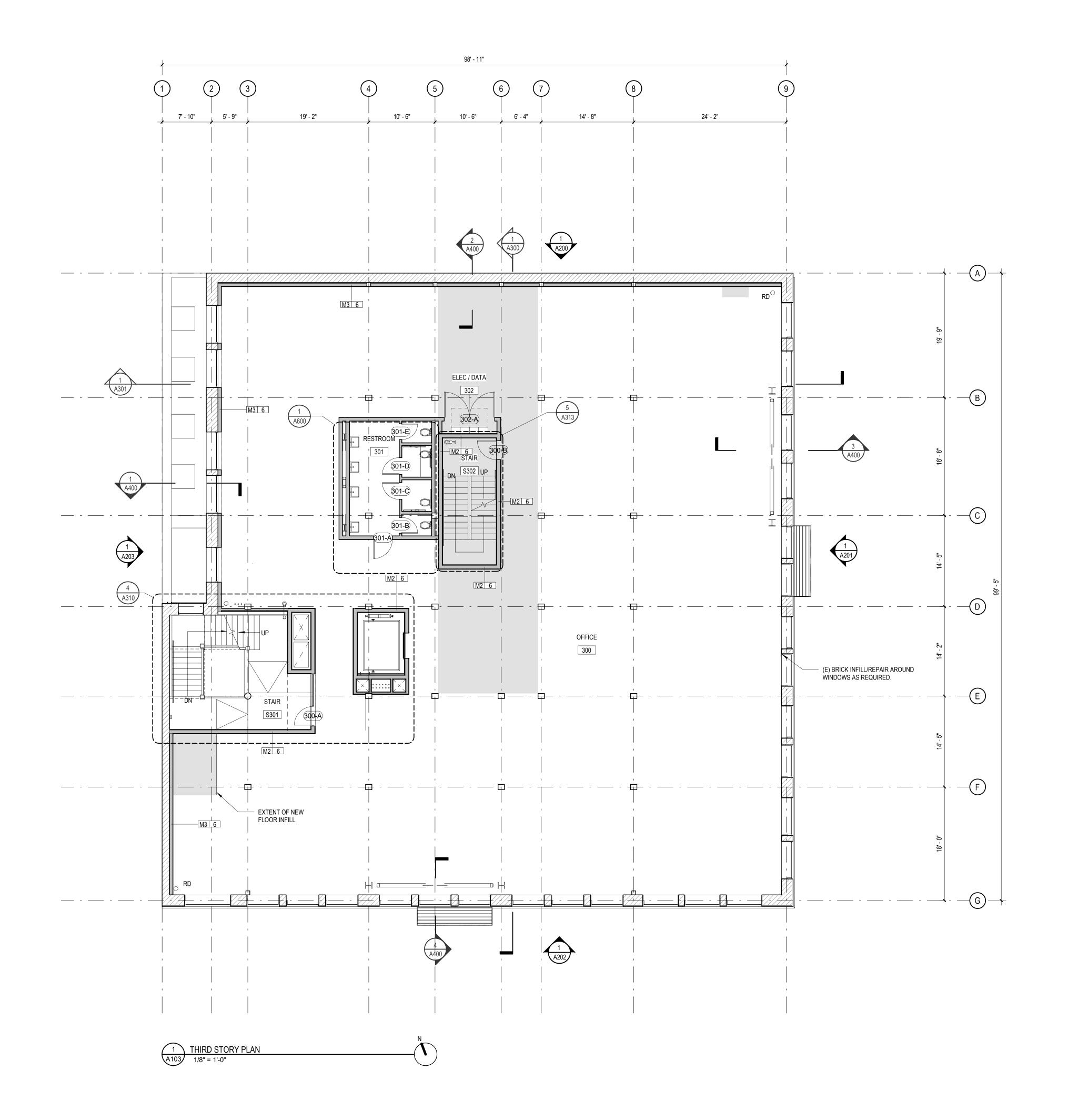
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REVISIONS:

SECOND STORY PLAN



- SEE G100-G106 FOR RATED WALL LOCATIONS.
 ALL WALLS TO BE FRAMED TO UNDERSIDE OF STRUCTURE,
- 3. EXISTING FLOOR UNDERLAYMENT LAYERS TO REMAIN, UNO. REMOVE ADHESIVE AND OTHER BUILD-UP ON TOP SURFACE TO ALLOW INSTALLATION OF NEW FLOOR DECKING. REMOVE MISCELLANEOUS FRAMING MEMBERS AND INFILL PANELS THAT ARE HIGHER THAN THE ADJACENT FLOOR SURFACE. FILL GAPS LEVEL WITH ADJACENT FLOOR SURFACE.
- GAPS LEVEL WITH ADJACENT FLOOR SURFACE.

 4. ALL PRIMARY STEEL STRUCTURE AND CONNECTIONS TO BE COATED WITH INTUMESCENT PAINT TO MEET REQUIRED 1-HOUR STRUCTURAL FRAME PROTECTION.
- 5. PATCH HOLES, ABANDONED WINDOW/DOOR OPENINGS AND OTHER LARGE OPEN AREAS OF EXPOSED BRICK WALLS TO MATCH EXISTING.

FLOOR PLAN LEGEND

(N) FLOOR INFILL

(N) WALL

(N) PARTIAL HEIGHT WALL

(E) WALL

BRACE FRAME

JONES

JONES ARCHITECTURE

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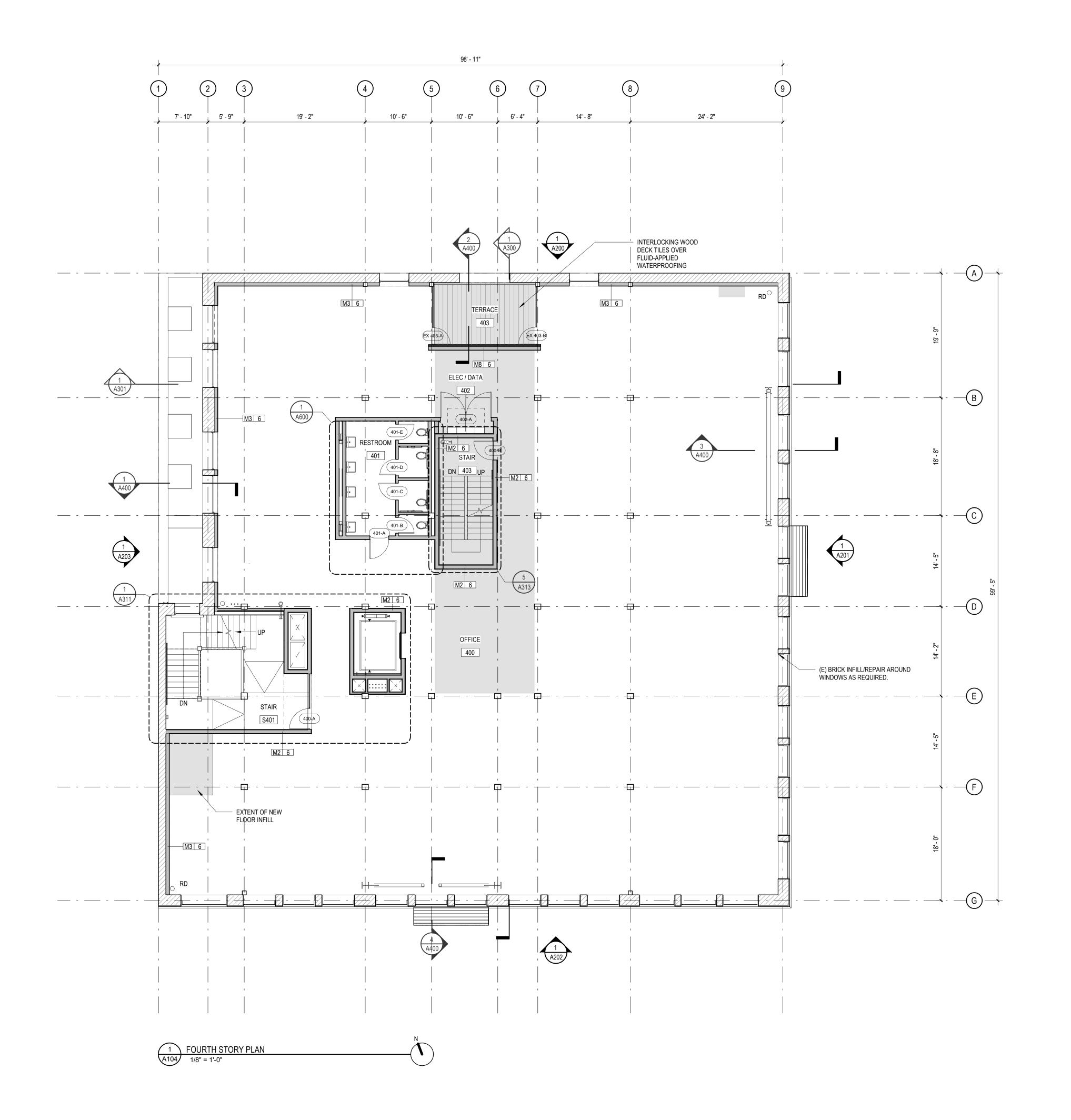
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REVISIONS:

THIRD STORY PLAN



- SEE G100-G106 FOR RATED WALL LOCATIONS.
 ALL WALLS TO BE FRAMED TO UNDERSIDE OF STRUCTURE,
- 3. EXISTING FLOOR UNDERLAYMENT LAYERS TO REMAIN, UNO.
 REMOVE ADHESIVE AND OTHER BUILD-UP ON TOP SURFACE TO
 ALLOW INSTALLATION OF NEW FLOOR DECKING. REMOVE
 MISCELLANEOUS FRAMING MEMBERS AND INFILL PANELS THAT
 ARE HIGHER THAN THE ADJACENT FLOOR SURFACE. FILL
- GAPS LEVEL WITH ADJACENT FLOOR SURFACE.

 ALL PRIMARY STEEL STRUCTURE AND CONNECTIONS TO BE COATED WITH INTUMESCENT PAINT TO MEET REQUIRED 1-HOUR STRUCTURAL FRAME PROTECTION.
- 5. PATCH HOLES, ABANDONED WINDOW/DOOR OPENINGS AND OTHER LARGE OPEN AREAS OF EXPOSED BRICK WALLS TO MATCH EXISTING.

FLOOR PLAN LEGEND

(N) WALL

(N) PARTIAL HEIGHT WALL

(E) WALL

BRACE FRAME

(N) FLOOR INFILL

JONES

JONES ARCHITECTURE

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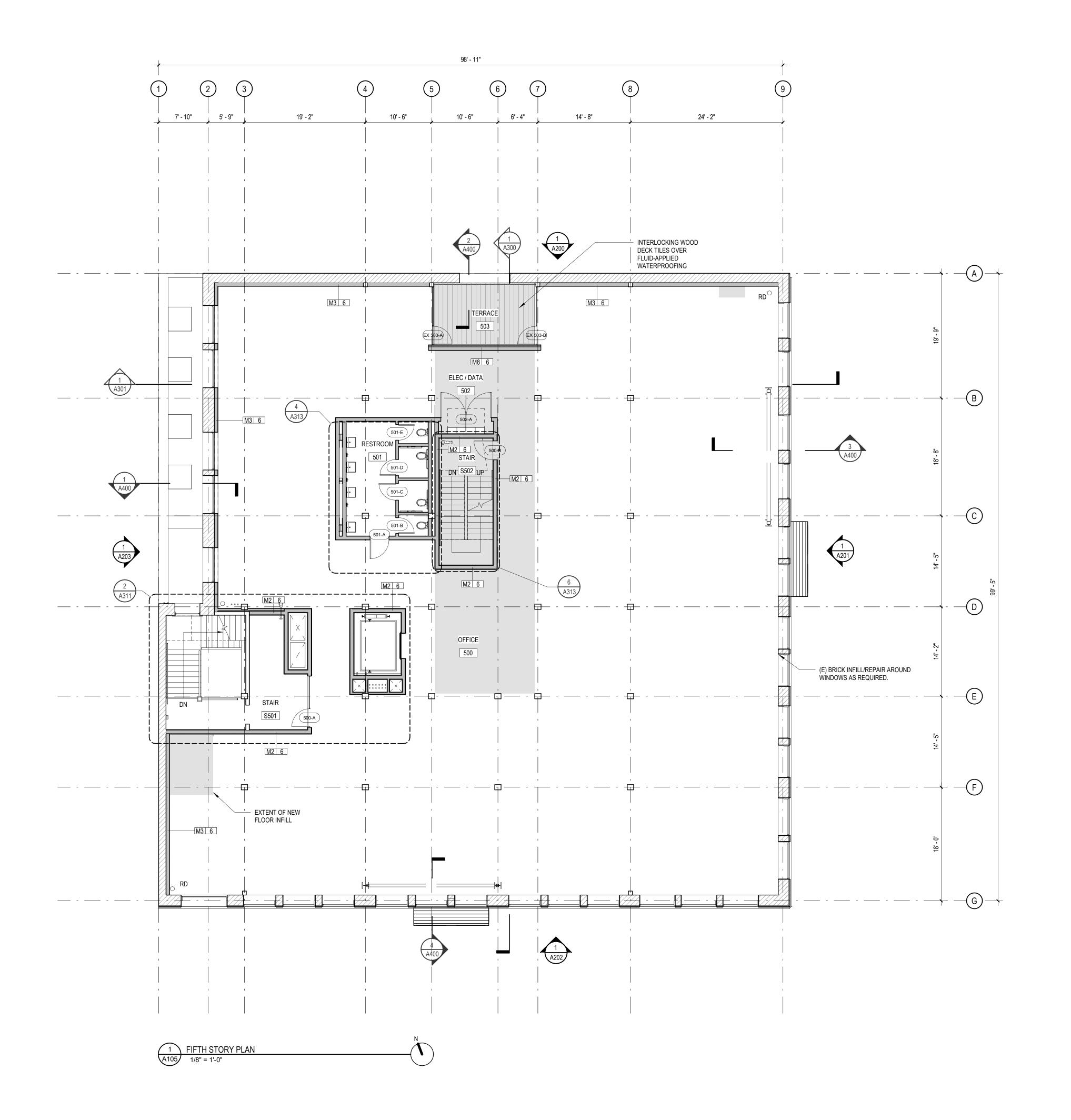
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REVISIONS:

FOURTH STORY PLAN



- SEE G100-G106 FOR RATED WALL LOCATIONS.
 ALL WALLS TO BE FRAMED TO UNDERSIDE OF STRUCTURE,
- 3. EXISTING FLOOR UNDERLAYMENT LAYERS TO REMAIN, UNO. REMOVE ADHESIVE AND OTHER BUILD-UP ON TOP SURFACE TO ALLOW INSTALLATION OF NEW FLOOR DECKING. REMOVE MISCELLANEOUS FRAMING MEMBERS AND INFILL PANELS THAT ARE HIGHER THAN THE ADJACENT FLOOR SURFACE. FILL GAPS LEVEL WITH ADJACENT FLOOR SURFACE.
- GAPS LEVEL WITH ADJACENT FLOOR SURFACE.

 ALL PRIMARY STEEL STRUCTURE AND CONNECTIONS TO BE COATED WITH INTUMESCENT PAINT TO MEET REQUIRED 1-HOUR STRUCTURAL FRAME PROTECTION.

 PATCH HOLES, ABANDONED WINDOW/DOOR OPENINGS AND
- 5. PATCH HOLES, ABANDONED WINDOW/DOOR OPENINGS AND OTHER LARGE OPEN AREAS OF EXPOSED BRICK WALLS TO MATCH EXISTING.

FLOOR PLAN LEGEND

(N) WALL

(N) PARTIAL HEIGHT WALL

(E) WALL

BRACE FRAME

(N) FLOOR INFILL

JONES

JONES ARCHITECTURE

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FIFTH STORY PLAN