

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: 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 - Held over from ID 22070, item #3 (11/6/19) for additional information

Appeal ID: 22118

Project Address: 1005 NE Stafford St

Hearing Date: 11/20/19

Appellant Name: Riley Hanson

Case No.: B-002

Appellant Phone: 503.415.2389

Appeal Type: Building

Plans Examiner/Inspector: Andrew Gulizia

Project Type: commercial

Stories: 6 **Occupancy:** S-1 **Construction Type:** I-A and II-A

Building/Business Name:

Fire Sprinklers: Yes - Throughout

Appeal Involves: Erection of a new structure

LUR or Permit Application No.: 18-140353-LU

Plan Submitted Option: pdf [File 1]

Proposed use: Storage Facility

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2902.3.2

Requires 2903.2.2 of 2014 OSSC states: "In occupancies other than covered and open 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 of travel to such facilities shall not exceed a distance of 500 feet. Exceptions: 1. In Group B, F, h, M and S occupancies, toilet facilities may be located in an adjacent building on the same property. the path of travel to such facilities shall not exceed a distance of 300 feet..."

Proposed Design We are proposing to provide all required restroom facilities on the main floor adjacent to the leasing office no more than 285 feet from the furthest point in the building via the elevator.

Reason for alternative Due to exception 1 of 2902.3.2, S occupancies are allowed to be housed in a separate building. We are requesting that we be granted a deviation to providing restrooms on every other floor of the facility to allow for the restrooms located in a central location on the ground floor of the same building.

Appeal item 2

Code Section 2902.2

Requires 2902.2 of 2014 OSSC states: "Where plumbing fixtures are required, separate facilities are provided for each sex."

Proposed Design

We are proposing to provide 3 single unisex restrooms on the ground level near the leasing office. Unisex facilities are proposed for the B and S-1 occupancies in lieu of the required separate facilities required by 2902.2.

Reason for alternative Since the storage facility generates very low volumes of foot traffic, three unisex facilities as provided will be sufficient to service this facility. The areas are sparingly utilized, with the peak flows of 8-10 people per day, many of whom are simply coming into the office space for rate information or tours (supervised by employees). The amount of time spent in these self-storage areas by the clientele is generally 30 minutes or less per visit. Tenants will have access rights to all floors so as to access the restroom near the leasing office.

APPEAL DECISION

1. Location of all restrooms on main floor, in lieu of distribution on every other floor: Granted provided signage is located adjacent to customer entrances, elevators and business office with restroom location clearly identified.

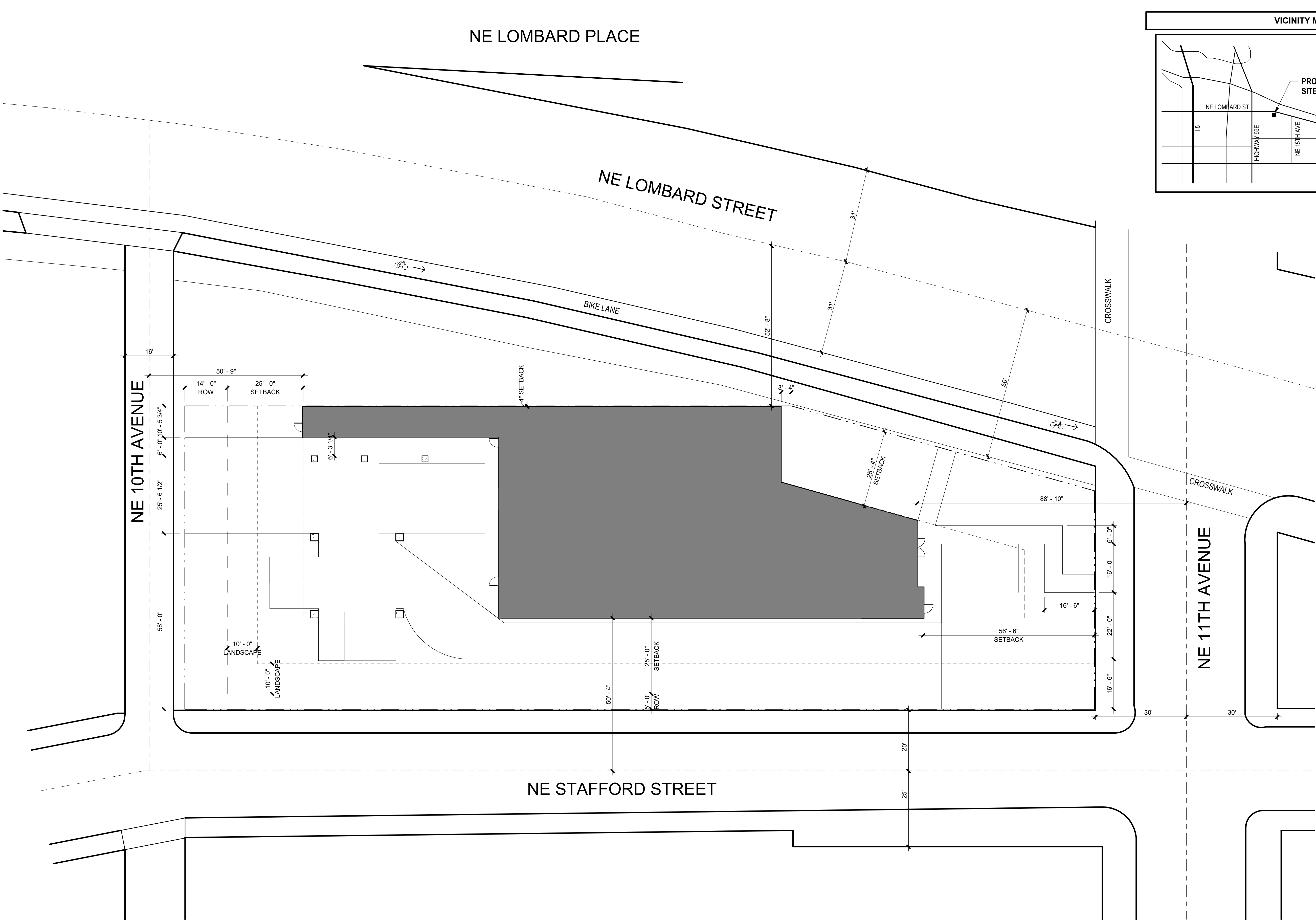
2a. Single user toilet rooms in lieu of separate facilities: Granted as proposed.

2b. Reduction in minimum required number of plumbing fixtures: Granted as proposed for this use and configuration.

Appellant may contact John Butler (503 823-7339) with questions.

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.

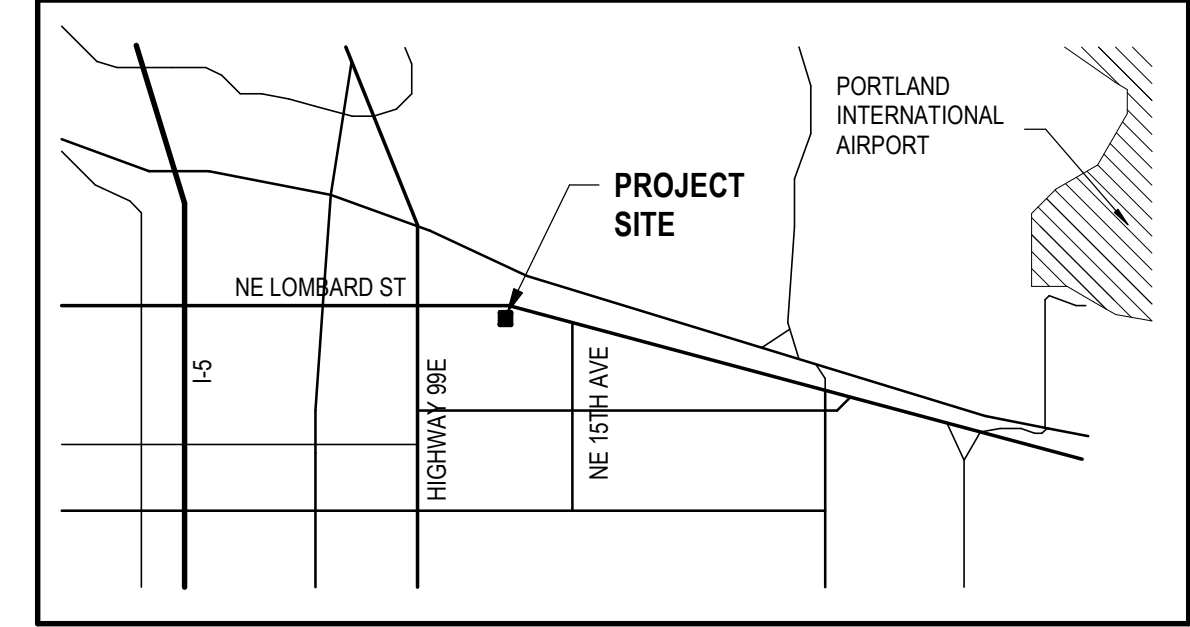
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development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



SITE INFORMATION

PROJECT ADDRESS: 1005 NE STAFFORD RD
TAX LOT: 1N1E14BA - 01300, 01400, 01500
ZONING: GENERAL EMPLOYMENT - EG2bh

VICINITY MAP



STAMP

CONSULTANT

LOMBARD STREET STORAGE
1005 NE STAFFORD ST
SITE PLAN

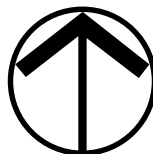
TITLE

DATE DESCRIPTION

REVISIONS			
SG, RH		RH	
DRAWN BY		CHECK BY	
CODE APPEAL			
STATUS			
11-14-2019			
DATE			
19401			
PROJECT NUMBER			

G0.02

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If this drawing is not 24" x 36", it has been reduced/enlarged. Scale accordingly.



15 | ROOF ASSEMBLIES

ALL ROOF ASSEMBLIES TO BE CLASS B OR HIGHER (PER TABLE 1505.1)

29 | PLUMBING FIXTURES

	WATER CLOSET		LAVATORIES		DRINKING FTNS		SERVICE SINK	
	REQ'D	PROV.	REQ'D	PROV.	REQ'D	PROV.	REQ'D	PROV.
GSF	UNISEX	UNISEX	UNISEX	UNISEX				
S-1 = 279 OCC ^a	3	3	3	3	-	-	-	-
B AREA = 9 OCC ^b	1	-	1	-				

- a. OVERALL S-1 OCC LOAD BASED ON TOTAL 83,160 GSF (LEVEL B1 = 12,445 GSF; LEVEL 1 = 8,015 GSF; LEVEL 2-6 = 12,540 GSF EACH)
- b. OVERALL B AREA OCC LOAD BASED ON 860 GSF WHICH DOES NOT INCLUDE ANY SHAFTS OR VERTICAL OPENINGS IN THE BUSINESS AREA (LEVEL 1).
- c. REQUIRED PLUMBING FIXTURES BASED ON 1 WATER CLOSET AND 1 LAVATORY PER 100 OCCUPANTS FOR STORAGE OCCUPANCIES PER TABLE 2902.1 (288 OCCUPANTS / 100 = 2.88 WATER CLOSETS AND LAVATORIES TOTAL.)

OEESC 5 | ENERGY CODE REQUIREMENTS

REQUIRED INSULATION		
BUILDING ELEMENT	PRESCRIPTIVE REQUIREMENTS	PROPOSED
WINDOW CLASS	U ≤ 0.45, SHGC ≤ 0.40	U < 0.45, SHGC = 0.40
OPAQUE EXTERIOR DOORS	U ≤ 0.50 - 0.70	U = 0.70
STOREFRONT EXTERIOR DOORS	U < 0.45, SHGC ≤ 0.40	U = 0.45, SHGC = 0.40
MASS WALL INSULATION	R-11.4ci	R-11.4ci
METAL WALL INSULATION	R-13 + R-7.5ci	R-15
ROOF INSULATION (ABOVE DECK)	R-20ci	R-20ci
SLAB FLOOR EDGE INSULATION	NOT REQUIRED	NONE

8 | INTERIOR FINISHES

FLAME-SPREAD RATING

WALL AND CEILING FINISH MATERIALS TO HAVE THE FOLLOWING FLAME SPREAD RATING OR HIGHER:			
INTERIOR EXIT STAIRWAYS & RAMPS & EXIT PASSAGEWAYS		CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS & RAMPS	ROOMS & ENCLOSED SPACES
S-1	C	C	C
ACC. B	B	B	C

9 | FIRE PROTECTION SYSTEMS

SPRINKLER SYSTEM

SPRINKLER SYSTEM COMPLYING WITH NFPA 13 SHALL BE INSTALLED THROUGHOUT

CLASS I STANDPIPES REQUIRED THROUGHOUT

PORTABLE FIRE EXTINGUISHERS

PORTABLE FIRE EXTINGUISHERS SHALL COMPLY WITH NFPA 10

FIRE EXTINGUISHERS SHALL BE AVAILABLE ALONG THE NORMAL PATH OF TRAVEL
MAXIMUM DISTANCE TO EXTINGUISHER = 75'

DRAFT CURTAINS AND SMOKE VENTS

FLOOR AREAS ARE UNDER REQUIREMENTS FOR S-1 DRAFT CURTAIN OF 50,000 GSF; DRAFT CURTAINS & SMOKE VENTS NOT REQUIRED

10 | MEANS OF EGRESS

OCCUPANCY LOAD SUMMARY

LEVEL B1:	TOTAL: 42 OCCUPANTS STORAGE (S-1)	@ 300 GROSS	12,445 GSF	42 OCCUPANTS
LEVEL 01:	TOTAL: 36 OCCUPANTS STORAGE (S-1)	@ 300 GROSS	8,015 GSF	27 OCCUPANTS
	ACCESSORY BUSINESS (B)	@ 100 GROSS	860 GSF	9 OCCUPANTS
LEVEL 02 - LEVEL 06:	TOTAL: 42 OCCUPANTS PER FLOOR (210 TOTAL) STORAGE (S-1)	@ 300 GROSS	12,540 GSF	42 OCCUPANTS
TOTAL BUILDING OCCUPANTS: 288 OCCUPANTS				

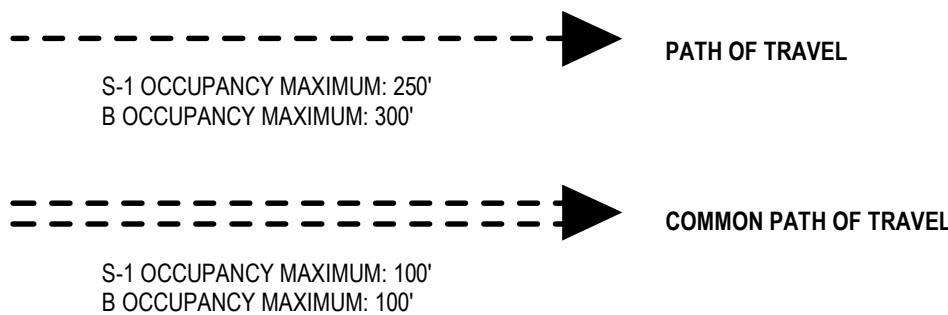
NUMBER OF EXITS

LEVEL B1:	2 EXITS REQUIRED, 2 EXITS PROVIDED
LEVEL 01:	LEASING OFFICE: 1 EXIT REQUIRED, 1 EXIT PROVIDED SECURED STORAGE AREA: 2 EXITS REQUIRED, 2 EXITS PROVIDED.
LEVEL 02 - LEVEL 06:	2 EXITS PER LEVEL REQUIRED, 2 EXITS PER LEVEL PROVIDED

AREAS OF REFUGE

BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM, AREAS OF REFUGE ARE NOT REQUIRED (PER 1007.3)

EXIT ACCESS TRAVEL DISTANCE & COMMON PATH OF TRAVEL DISTANCE



CORRIDOR CONTINUITY

CORRIDOR FIRE RESISTANCE RATING NOT REQUIRED IN SPRINKLERED S-1 OR B OCCUPANCY (PER 1018.1)

11 | ACCESSIBILITY

PARKING

TOTAL PARKING SPACES PROVIDED: 9 SPACES
ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACE
ACCESSIBLE PARKING SPACES PROVIDED: 1 SPACE
VAN ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACE
VAN ACCESSIBLE PARKING SPACES PROVIDED: 1 SPACE

SIGNAGE

ACCESSIBLE SIGNAGE IN COMPLIANCE WITH SECTION 1111 REQUIRED THROUGHOUT

6 | TYPES OF CONSTRUCTION

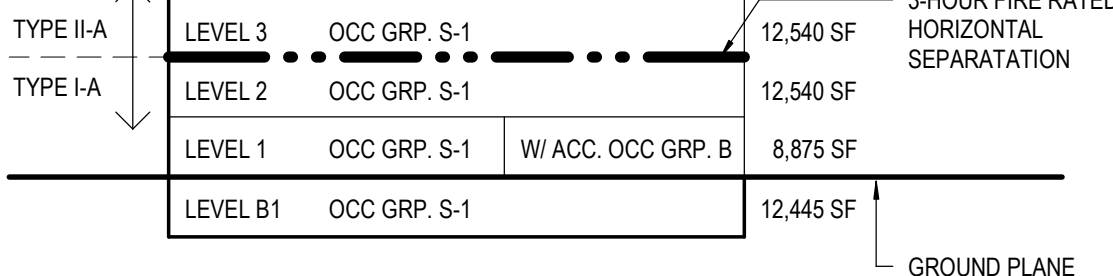
CONSTRUCTION TYPES

CONSTRUCTION TYPE IA, B AND S-1 OCCUPANCY - 3 STORIES (ONE BELOW GRADE), SPRINKLERED (LIMIT: UNLIMITED, SEE TABLE 503)

CONSTRUCTION TYPE IIA, S-1 OCCUPANCY - 4 STORIES, SPRINKLERED (LIMIT: 4 STORIES, SEE TABLE 503)

COMPOSITE BUILDING IS COMPRISED OF A 2-STORY CONSTRUCTION TYPE 1A LEVEL; A 3-HOUR FIRE RATED HORIZONTAL SEPARATION CREATES A GROUND PLANE BETWEEN THAT LEVEL AND 4 STORIES OF TYPE IIA CONSTRUCTION ABOVE.

LEVEL 6	OCC GRP. S-1	12,540 SF
LEVEL 5	OCC GRP. S-1	12,540 SF
LEVEL 4	OCC GRP. S-1	12,540 SF
LEVEL 3	OCC GRP. S-1	12,540 SF
LEVEL 2	OCC GRP. S-1	12,540 SF
LEVEL 1	OCC GRP. S-1	8,875 SF
LEVEL B1	OCC GRP. S-1	12,445 SF



FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

TYPE IA

PRIMARY STRUCTURAL FRAME	3 HR
EXTERIOR BEARING WALLS	3 HR
INTERIOR BEARING WALLS	3 HR
FLOORS & SECONDARY MEMBERS	2 HR
ROOF CONSTRUCTION	1 1/2 HR

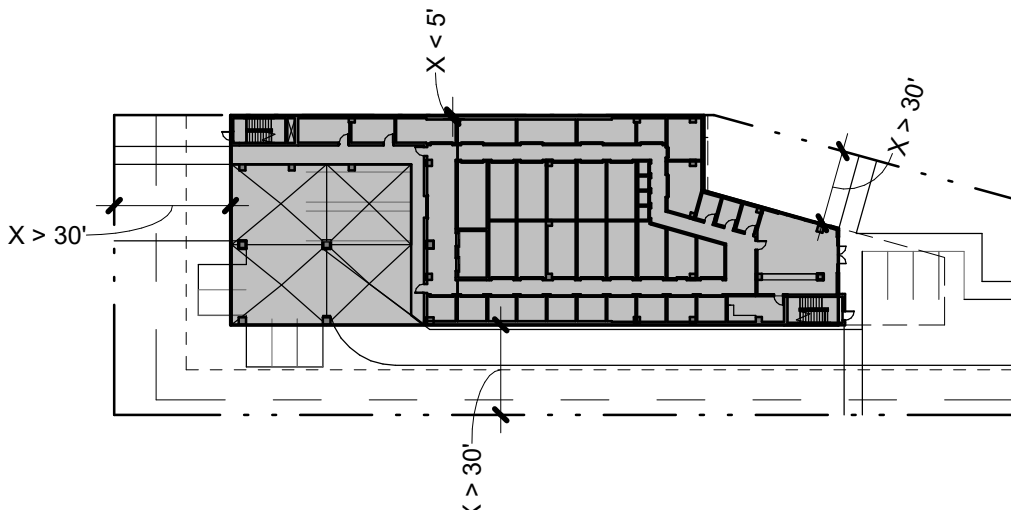
TYPE IIA

PRIMARY STRUCTURAL FRAME	0 HR*
EXTERIOR BEARING WALLS	1 HR
INTERIOR BEARING WALLS	0 HR*
FLOORS & SECONDARY MEMBERS	0 HR*
ROOF CONSTRUCTION	0 HR*

*FIRE RATING REDUCED W/ AUTOMATIC FIRE SPRINKLER SYSTEM PER TABLE 601, NOTE D

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS

FIRE SEPARATION DISTANCE	IA, B & S-1 OCC	IIA, S-1 OCC
X < 5'	2	2
5' < X < 10'	2	1
10' < X < 30'	1	1
X > 30'	0	0



7 | FIRE & SMOKE PROTECTION FEATURES

BUILDING SEPARATION

FACADE	PROTECTION / SPRINKLERING	DISTANCE TO MEASURED SEPARATION
NORTH	NP / SP	0' - 0"
EAST	NP / SP	58' - 6"
SOUTH	NP / SP	30' - 0"
WEST	NP / SP	38' - 9"

FIRE-RESISTANCE RATINGS

FIRE-RESISTANCE RATED ELEMENTS, COMPONENTS, AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH ASTM E 119 OR UL 263. JOINTS AND PENETRATIONS SHALL NOT REDUCE THE FIRE-RESISTANCE RATING.

EXTERIOR WALL OPENINGS

EXTERIOR WALL OPENINGS ARE PROTECTED BY FIRE SPRINKLER SYSTEM.

SHAFTS

ALL SHAFTS SHALL HAVE A FIRE RESISTANCE RATING OF 2 HOURS, UNLESS OTHERWISE NOTED (SEE 713.4).

1 | SCOPE & ADMINISTRATION

CODE PATH

BUILDING CODE: THE 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
MECHANICAL CODE: THE 2014 OREGON MECHANICAL SPECIALTY CODE (OMSC)
PLUMBING CODE: THE 2017 OREGON PLUMBING SPECIALTY CODE (OPSC)
ELECTRICAL CODE: THE 2017 OREGON IELECTRICAL SPECIALTY CODE (OESC)
ENERGY CODE: THE 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)
FIRE CODE: THE 2014 OREGON FIRE CODE (OFC)
ABATEMENT CODE: THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS
FIRE SPRINKLER CODE: NFPA 13
ACCESSIBILITY: ICC/ANSI A117.1-2009 ACCESSIBILITY

MUNICIPAL CODE

TITLE 33: PORTLAND ZONING CODE
GENERAL EMPLOYMENT EG2 ZONE
BUFFER b OVERLAY
AIRCRAFT LANDING h OVERLAY

3 | USE & OCCUPANCY

OCCUPANCY GROUPS

S-1: STORAGE UNITS, ACCESSORY RESTROOMS, ELEVATOR MACHINE ROOM, ELECTRICAL ROOM, FIRE RISER ROOM

ACCESSORY B: LEASING AREA, EMPLOYEE BREAK ROOM

4 | SPECIAL OCCUPANCY REQUIREMENTS

HIGH-RISE BUILDINGS

THE BUILDING'S LAST OCCUPIED FLOOR FALLS BELOW THE 75'-0" THRESHOLD TO BE CONSIDERED A HIGH-RISE BUILDING. THIS BUILDING THEREFORE DOES NOT NEED TO MEET THE SPECIAL REQUIREMENTS FOR HIGH-RISE.

COMBUSTIBLE STORAGE

THE BUILDING DOES NOT CONTAIN HIGH-PILE STORAGE

HAZARDOUS MATERIALS

MATERIALS STORED SHALL COMPLY WITH 2014 OSSC. USE GROUP H MATERIALS PROHIBITED FROM STORAGE UNITS. ONLY MATERIALS PERMITTED IN S-1 USE GROUP TO BE STORED.

5 | HEIGHT & AREA

HEIGHT IN FEET

TOTAL BUILDING HEIGHT:
65' ABOVE AVERAGE GRADE PLANE, NOT INCLUDING SCREENS, PARAPETS, MECHANICAL PENTHOUSES, AND OTHER EXEMPT STRUCTURES.

TYPE IA, B AND S-1 OCCUPANCY PODIUM:
27' ABOVE AVERAGE GRADE PLANE (NO HEIGHT LIMIT, SEE TABLE 503)

TYPE IIA, S-1 OCC ABOVE PODIUM:
65' ABOVE AVERAGE GRADE PLANE (65' ALLOWED, SEE TABLE 503)

NUMBER OF STORIES

1 LEVEL BELOW GRADE, 2 LEVELS BELOW PODIUM, 4 LEVELS ABOVE PODIUM

TYPE IA, S-1 AND ACCESSORY B OCCUPANCIES - 2 STORIES (NO LIMIT, SEE TABLE 503)

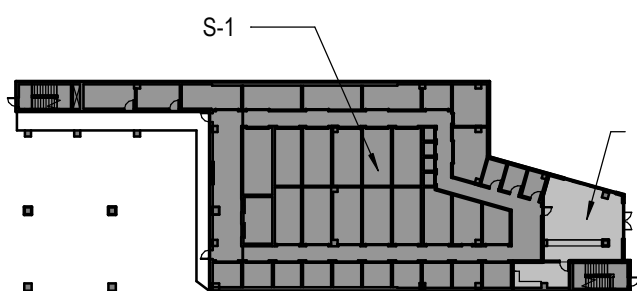
TYPE IIA, S-1 OCCUPANCY - 4 STORIES (4 STORIES ALLOWED, SEE TABLE 503)

GROSS BUILDING AREA SUMMARY

OCCUPANCY GROUP	S-1	ACCESSORY B	FLOOR TOTAL
LEVEL B1	12,445 GSF	0 GSF	12,445 GSF
LEVEL 1	8,015 GSF	860 GSF	8,875 GSF
LEVEL 2	12,540 GSF	0 GSF	12,540 GSF
LEVEL 3	12,540 GSF	0 GSF	12,540 GSF
LEVEL 4	12,540 GSF	0 GSF	12,540 GSF
LEVEL 5	12,540 GSF	0 GSF	12,540 GSF
LEVEL 6	12,540 GSF	0 GSF	12,540 GSF
SUBTOTAL	83,160 GSF	860 GSF	
TOTAL			84,020 GSF

TYPE IIA S OCCUPANCY GROUP TO BE 26,000 GSF / FLOOR OR LESS, WITHOUT USING FIRE SPRINKLER INCREASES. FIRE SPRINKLERS TO BE USED FOR TABLE 601 EXCEPTION D, PROVIDING 1-HOUR FIRE RATING EQUIVLANCE FOR PRIMARY STRUCTURAL FRAME, INTERIOR BEARING WALLS, FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS, AND ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS. NO TABULAR ALLOWABLE INCREASES USED.

ACCESSORY OCCUPANCY



ACCESSORY B / LEVEL 1 FLOOR TOTAL = 860 GSF/8,875 GSF = 9.7%

FIRE-RATING REQUIREMENTS FOR OCCUPANCY SEPARATION

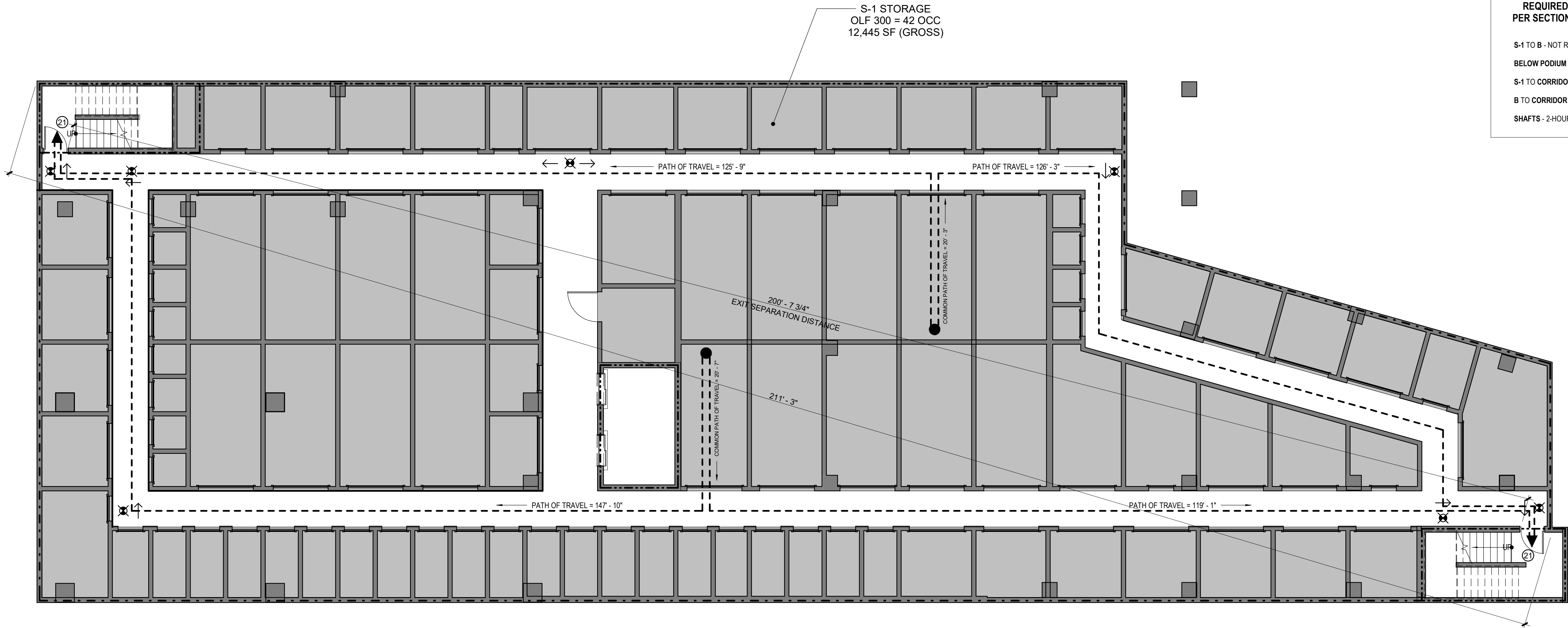
S-1 TO B - NOT REQUIRED
S-1 TO CORRIDOR - 3-HOUR RATED (PER 1018.1)
SHAFTS - 2-HOUR RATED ENCLOSURES

1

G0.20

FIRE LIFE SAFETY PLANS - LEVEL B1

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



AUTOMATIC FIRE SPRINKLER SYSTEMS TO BE INSTALLED TO 2016 VERSION OF NFPA 13 IN ALL SPACES

FLS PLAN LEGEND

3 HOUR RATED COLUMN (PRIMARY STRUCTURAL FRAME)

3 HOUR RATED WALL ASSEMBLY (BEARING WALLS)

2 HOUR RATED FLOOR OR WALL ASSEMBLY

1 HOUR RATED WALL ASSEMBLY

CONTINUITY : FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES.

FIRE PARTITIONS SHALL FROM THE TOP OF THE FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FIRE RATED CEILING OR ROOF ASSEMBLY ABOVE, FIRE PARTITIONS SHALL BE SECURELY ATTACHED THERETO.

EXIT ACCESS TRAVEL DISTANCE & COMMON PATH OF TRAVEL DISTANCE

PATH OF TRAVEL

8 OCCUPANCY MAXIMUM: 300'
S-1 OCCUPANCY MAXIMUM: 250'

COMMON PATH OF TRAVEL

8 OCCUPANCY MAXIMUM: 100'
S-1 OCCUPANCY MAXIMUM: 100'

FEC FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER

FDC FIRE DEPARTMENT CONNECTION

OLF OCCUPANCY LOAD FACTOR

OCC OCCUPANT LOAD

EXIT SIGN

PROVIDE 2-HR RATED FIRE BARRIER. PROVIDE 90 MIN RATED DOORS.

PROVIDE 1-HR RATED FIRE PARTITION. PROVIDE 45 MIN RATED DOORS.

(43) - NUMBER OF OCCUPANTS W/ ACCESS TO EXIT

REQUIRED SEPARATION OF OCCUPANCIES PER SECTION 508, TABLE 508.4 & 708.1 - 708.3, & TABLE 1018.1

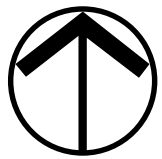
S-1 TO B - NOT REQUIRED

BELOW PODIUM TO ABOVE PODIUM - 3 HOUR PODIUM

S-1 TO CORRIDOR - NOT REQUIRED

B TO CORRIDOR - NOT REQUIRED

SHAFTS - 2-HOUR RATED ENCLOSURES



TITLE		
#	DATE	DESCRIPTION

REVISIONS			
SG, RH		RH	
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CODE APPEAL			
STATUS			
11-14-2019			
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19401			
PROJECT NUMBER			

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STAMP

CONSULTANT

LOMBARD STREET STORAGE

1005 NE STAFFORD ST

FIRE LIFE SAFETY PLANS - LEVEL 1

TITLE

DATE DESCRIPTION

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SG, RH
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STATUS

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19401

PROJECT NUMBER

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AUTOMATIC FIRE SPRINKLER SYSTEMS TO BE
INSTALLED TO 2016 VERSION OF NFPA 13 IN ALL SPACES

FLS PLAN LEGEND

- 3 HOUR RATED COLUMN (PRIMARY STRUCTURAL FRAME)
- 3 HOUR RATED WALL ASSEMBLY (BEARING WALLS)
- 2 HOUR RATED FLOOR OR WALL ASSEMBLY
- 1 HOUR RATED WALL ASSEMBLY

CONTINUITY : FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES.

FIRE PARTITIONS SHALL FROM THE TOP OF THE FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FIRE RATED CEILING OR ROOF ASSEMBLY ABOVE. FIRE PARTITIONS SHALL BE SECURELY ATTACHED THERETO.

EXIT ACCESS TRAVEL DISTANCE &
COMMON PATH OF TRAVEL DISTANCE

PATH OF TRAVEL
B OCCUPANCY MAXIMUM: 300'
S-1 OCCUPANCY MAXIMUM: 250'

COMMON PATH OF TRAVEL
B OCCUPANCY MAXIMUM: 100'
S-1 OCCUPANCY MAXIMUM: 100'

FEC FIRE EXTINGUISHER CABINET WITH
FIRE EXTINGUISHER

FDC FIRE DEPARTMENT CONNECTION

OLF OCCUPANCY LOAD FACTOR

OCC OCCUPANT LOAD

EXIT SIGN

PROVIDE 2-HR RATED FIRE BARRIER.
PROVIDE 90 MIN RATED DOORS.

PROVIDE 1-HR RATED FIRE PARTITION.
PROVIDE 45 MIN RATED DOORS.

43 - NUMBER OF OCCUPANTS W/ ACCESS TO EXIT

REQUIRED SEPARATION OF OCCUPANCIES
PER SECTION 508, TABLE 508.4 & 708.1 - 708.3, &
TABLE 1018.1

S-1 TO B - NOT REQUIRED

BELOW PODIUM TO ABOVE PODIUM - 3 HOUR PODIUM

S-1 TO CORRIDOR - NOT REQUIRED

B TO CORRIDOR - NOT REQUIRED

SHAFTS - 2-HOUR RATED ENCLOSURES

FIRE RISER ROOM
OLF 300 = 1 OCC
162 SF (GROSS)

ELEC EQUIP ROOM
OLF 300 = 1 OCC
135 SF (GROSS)

S-1 STORAGE
OLF 300 = 27 OCC
8,015 SF (GROSS)

RESTROOMS

ACCESSORY B
OFFICE/WAITING
OLF 100 = 9 OCC
860 SF (GROSS)

PATH OF TRAVEL = 131' - 0"

FURTHEST TRAVEL DISTANCE TO RESTROOMS = 285' - 0"

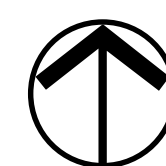
PATH OF TRAVEL = 124' - 0"

PATH OF TRAVEL = 37' - 0"

1 FIRE LIFE SAFETY PLANS - LEVEL 1

G0.21 SCALE: 1/8" = 1'-0"

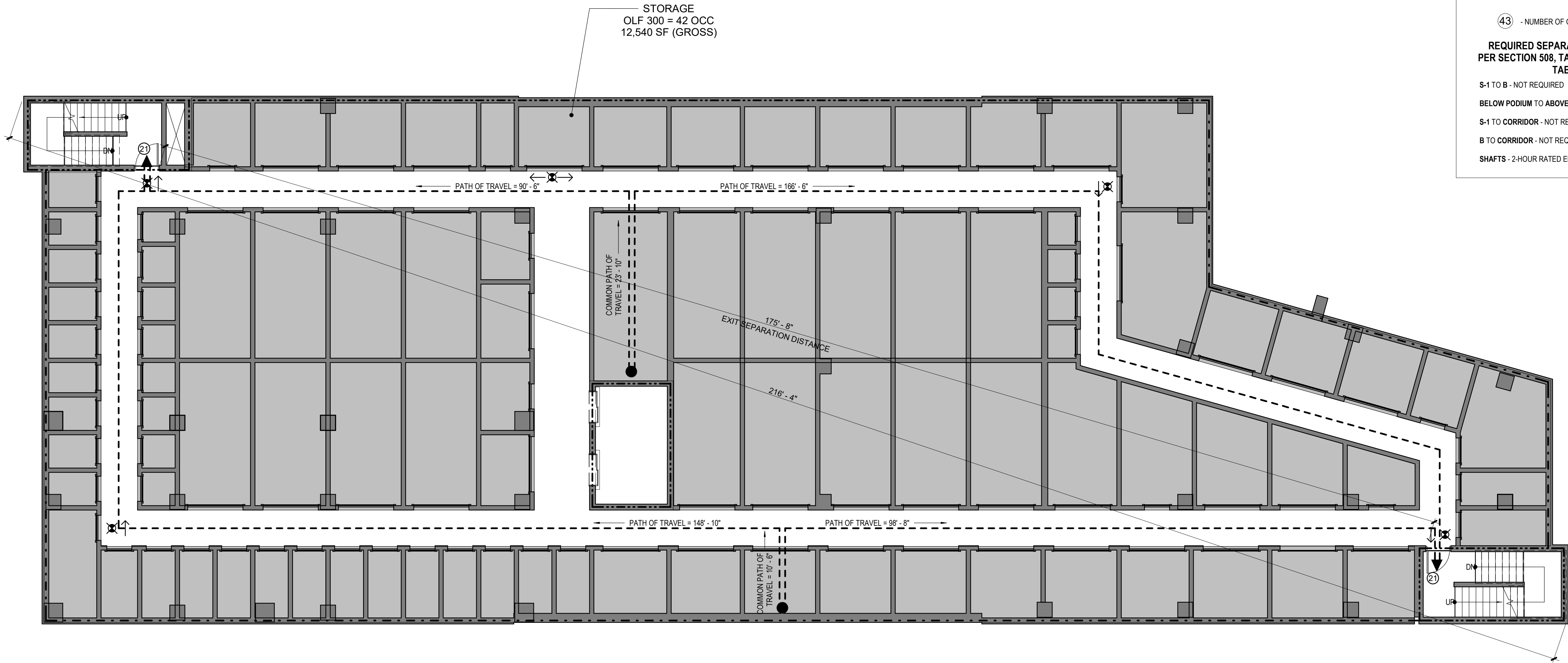
0' 4' 8' 16'



1
G0.22

FIRE LIFE SAFETY PLANS - LEVEL 2

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



AUTOMATIC FIRE SPRINKLER SYSTEMS TO BE INSTALLED TO 2016 VERSION OF NFPA 13 IN ALL SPACES

FLS PLAN LEGEND

- 3 HOUR RATED COLUMN (PRIMARY STRUCTURAL FRAME)
- 3 HOUR RATED WALL ASSEMBLY (BEARING WALLS)
- 2 HOUR RATED FLOOR OR WALL ASSEMBLY
- 1 HOUR RATED WALL ASSEMBLY

CONTINUITY : FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES.

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EXIT ACCESS TRAVEL DISTANCE & COMMON PATH OF TRAVEL DISTANCE

PATH OF TRAVEL

8 OCCUPANCY MAXIMUM: 300'
S-1 OCCUPANCY MAXIMUM: 250'

COMMON PATH OF TRAVEL

8 OCCUPANCY MAXIMUM: 100'
S-1 OCCUPANCY MAXIMUM: 100'

FEC FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER

FDC FIRE DEPARTMENT CONNECTION

OLF OCCUPANCY LOAD FACTOR

OCC OCCUPANT LOAD

EXIT SIGN

PROVIDE 2-HR RATED FIRE BARRIER. PROVIDE 90 MIN RATED DOORS.

PROVIDE 1-HR RATED FIRE PARTITION. PROVIDE 45 MIN RATED DOORS.

43 - NUMBER OF OCCUPANTS W/ ACCESS TO EXIT

REQUIRED SEPARATION OF OCCUPANCIES PER SECTION 508, TABLE 508.4 & 708.1 - 708.3, & TABLE 1018.1

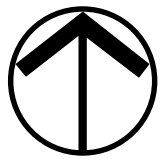
S-1 TO B - NOT REQUIRED

BELOW PODIUM TO ABOVE PODIUM - 3 HOUR PODIUM

S-1 TO CORRIDOR - NOT REQUIRED

B TO CORRIDOR - NOT REQUIRED

SHAFTS - 2-HOUR RATED ENCLOSURES



Otak Architects, Inc.
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CONSULTANT

LOMBARD STREET STORAGE

1005 NE STAFFORD ST

FIRE LIFE SAFETY PLANS - LEVEL 2

TITLE

DATE DESCRIPTION

REVISIONS

RH, SG
DRAWN BY CHECK BY

CODE APPEAL
STATUS

11-14-2019

DATE

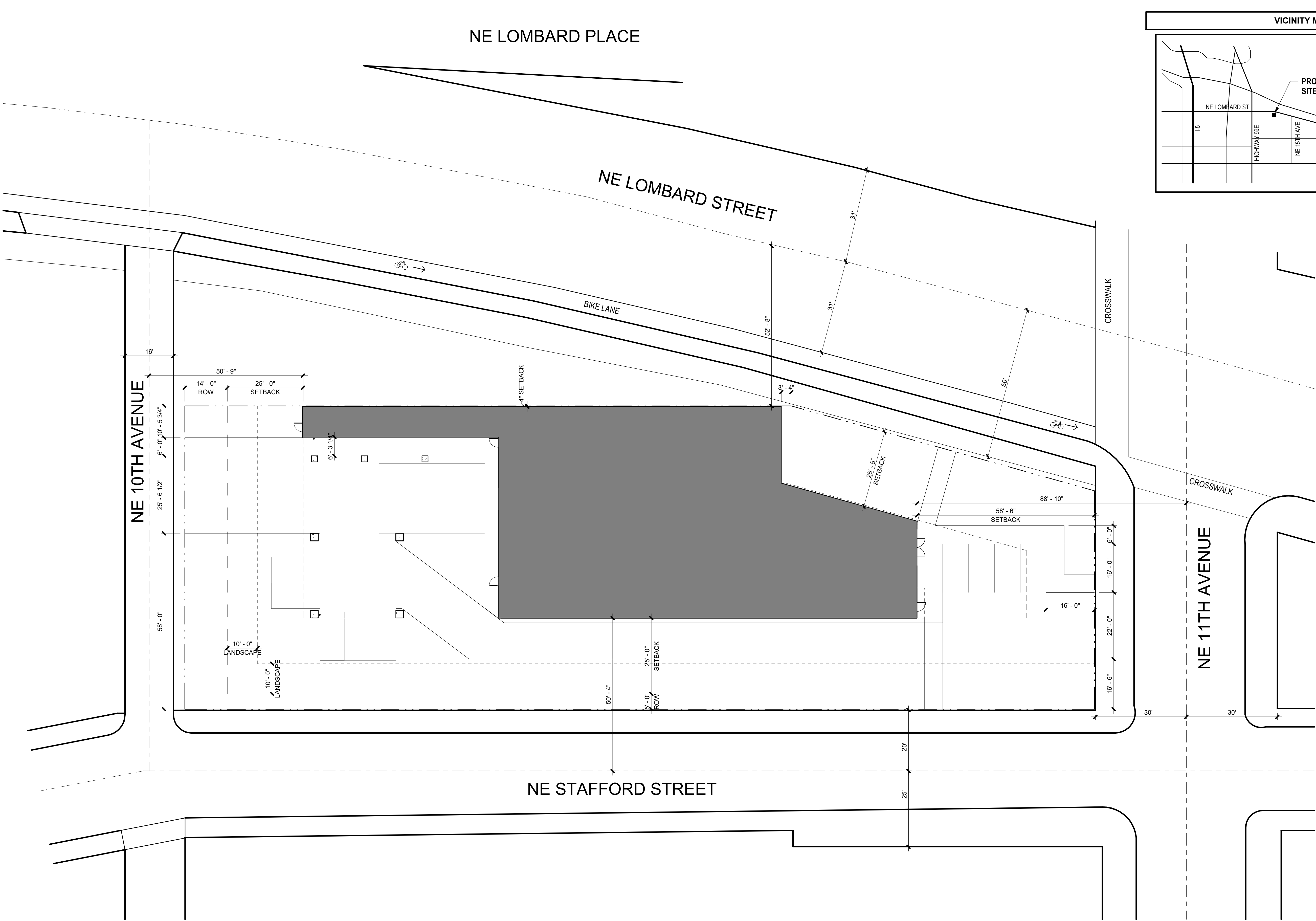
19401

PROJECT NUMBER

G0.22

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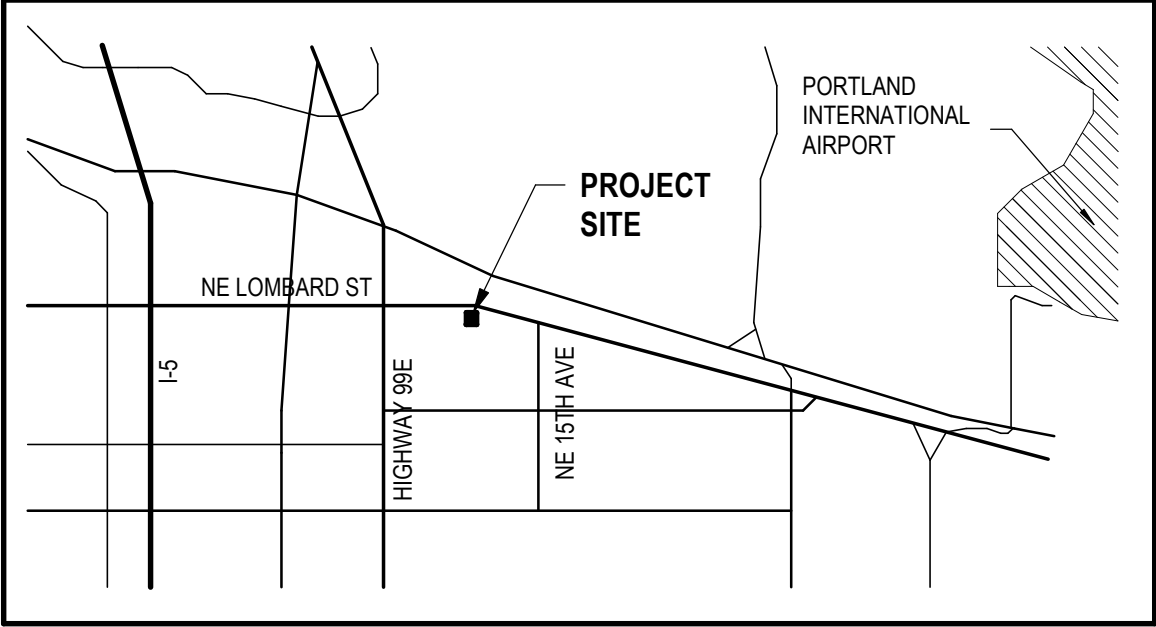
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SITE INFORMATION

PROJECT ADDRESS: 1005 NE STAFFORD RD
TAX LOT: 1N1E14BA - 01300, 01400, 01500
ZONING: GENERAL EMPLOYMENT - EG2bh

VICINITY MAP



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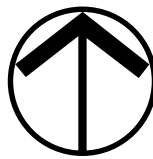
SITE PLAN

TITLE		
#	DATE	DESCRIPTION

REVISIONS	
Author	Checker
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10-30-2019	
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15 | ROOF ASSEMBLIES

ALL ROOF ASSEMBLIES TO BE CLASS B OR HIGHER (PER TABLE 1505.1)

29 | PLUMBING FIXTURES

	WATER CLOSET		LAVATORIES		DRINKING FTNS		SERVICE SINK	
	REQ'D	PROV.	REQ'D	PROV.	REQ'D	PROV.	REQ'D	PROV.
GSF	UNISEX	UNISEX	UNISEX	UNISEX				
S-1 = 266 OCC ^a	3	3	3	3	-	-	-	-
B AREA = 6 OCC ^b	1	-	1	-				

a. OVERALL S-1 OCC LOAD BASED ON TOTAL 84,160 GSF (LEVEL B1 = 12,701 GSF; LEVEL 1 = 8,263 GSF; LEVEL 2-6 = 12,521 GSF EACH)
b. OVERALL B AREA OCC LOAD BASED ON 591 GSF WHICH DOES NOT INCLUDE ANY SHAFTS OR VERTICAL OPENINGS IN THE BUSINESS AREA (LEVEL 1).

OEESC 5 | ENERGY CODE REQUIEMENTS

REQUIRED INSULATION		
BUILDING ELEMENT	PREScriptive REQUIREMENTS	PROPOSED
WINDOW CLASS	U ≤ 0.45, SHGC ≤ 0.40	U < 0.45, SHGC = 0.40
OPAQUE EXTERIOR DOORS	U ≤ 0.50 - 0.70	U = 0.70
STOREFRONT EXTERIOR DOORS	U < 0.45, SHGC ≤ 0.40	U = 0.45, SHGC = 0.40
MASS WALL INSULATION	R-11.4ci	R-11.4ci
METAL WALL INSULATION	R-13 + R-7.5ci	R-15
ROOF INSULATION (ABOVE DECK)	R-20ci	R-20ci
SLAB FLOOR EDGE INSULATION	NOT REQUIRED	NONE

8 | INTERIOR FINISHES

FLAME-SPREAD RATING

WALL AND CEILING FINISH MATERIALS TO HAVE THE FOLLOWING FLAME SPREAD RATING OR HIGHER:

	INTERIOR EXIT STAIRWAYS & RAMPS & EXIT PASSAGEWAYS	CORRIDORS & ENCOSURE FOR EXIT ACCESS STAIRWAYS & RAMPS	ROOMS & ENCLOSED SPACES
S-1	C	C	C
ACC. B	B	B	C

9 | FIRE PROTECTION SYSTEMS

SPRINKLER SYSTEM

SPRINKLER SYSTEM COMPLYING WITH NFPA 13 SHALL BE INSTALLED THROUGHOUT

CLASS I STANDPIPES REQUIRED THROUGHOUT

PORTABLE FIRE EXTINGUISHERS

PORTABLE FIRE EXTINGUISHERS SHALL COMPLY WITH NFPA 10

FIRE EXTINGUISHERS SHALL BE AVAILABLE ALONG THE NORMAL PATH OF TRAVEL
MAXIMUM DISTANCE TO EXTINGUISHER = 75'

DRAFT CURTAINS AND SMOKE VENTS

FLOOR AREAS ARE UNDER REQUIREMENTS FOR S-1 DRAFT CURTAIN OF 50,000 GSF; DRAFT CURTAINS & SMOKE VENTS NOT REQUIRED

10 | MEANS OF EGRESS

OCCUPANCY LOAD SUMMARY

LEVEL B1:	TOTAL: 43 OCCUPANTS STORAGE (S-1)	@ 300 GROSS	12,701 GSF	43 OCCUPANTS
LEVEL 01:	TOTAL: 36 OCCUPANTS STORAGE (S-1) ACCESSORY BUSINESS (B)	@ 300 GROSS @ 100 GROSS	7,994 GSF 860 GSF	27 OCCUPANTS 9 OCCUPANTS
LEVEL 02 - LEVEL 06:	TOTAL: 42 OCCUPANTS PER FLOOR (210 TOTAL) STORAGE (S-1)	@ 300 GROSS	12,521 GSF	42 OCCUPANTS
TOTAL BUILDING OCCUPANTS: 289 OCCUPANTS				

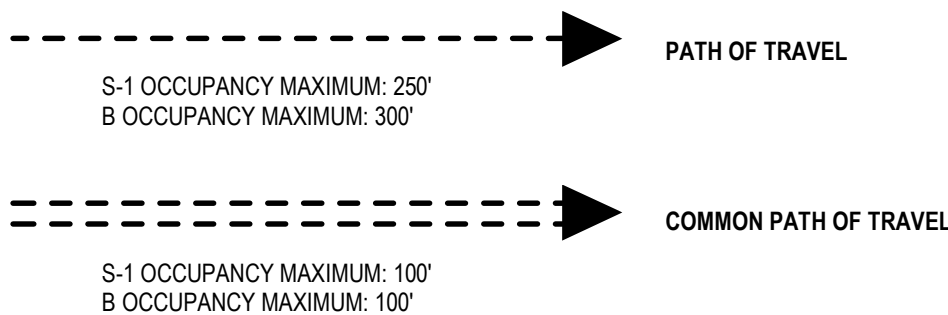
NUMBER OF EXITS

LEVEL B1:	2 EXITS REQUIRED, 2 EXITS PROVIDED
LEVEL 01:	LEASING OFFICE: 1 EXIT REQUIRED, 1 EXIT PROVIDED SECURED STORAGE AREA: 2 EXITS REQUIRED, 2 EXITS PROVIDED.
LEVEL 02 - LEVEL 06:	2 EXITS PER LEVEL REQUIRED, 2 EXITS PER LEVEL PROVIDED

AREAS OF REFUGE

BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM, AREAS OF REFUGE ARE NOT REQUIRED (PER 1007.3)

EXIT ACCESS TRAVEL DISTANCE & COMMON PATH OF TRAVEL DISTANCE



CORRIDOR CONTINUITY

CORRIDOR FIRE RESISTANCE RATING NOT REQUIRED IN SPRINKLERED S-1 OR B OCCUPANCY (PER 1018.1)

11 | ACCESSIBILITY

PARKING

TOTAL PARKING SPACES PROVIDED: 8 SPACES
ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACE
ACCESSIBLE PARKING SPACES PROVIDED: 1 SPACE
VAN ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACE
VAN ACCESSIBLE PARKING SPACES PROVIDED: 1 SPACE

SIGNAGE

ACCESSIBLE SIGNAGE IN COMPLIANCE WITH SECTION 1111 REQUIRED THROUGHOUT

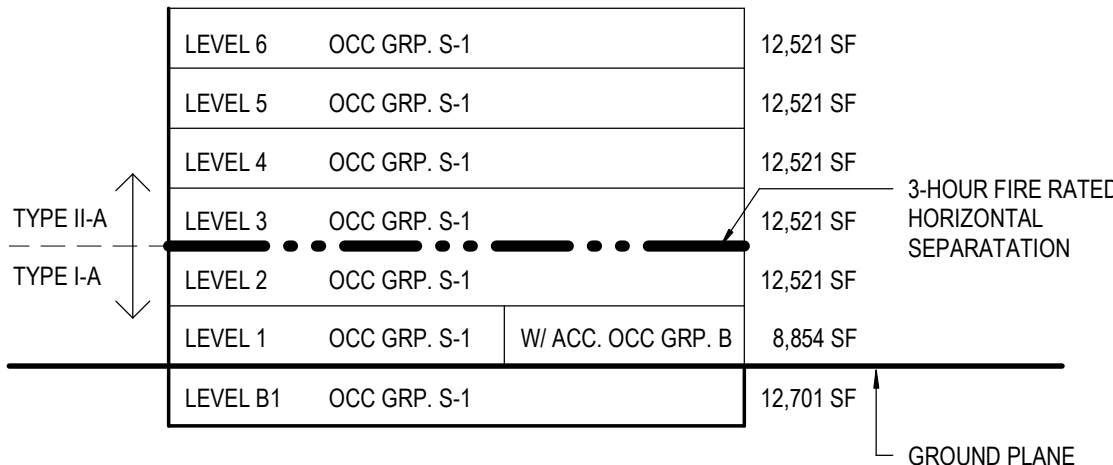
6 | TYPES OF CONSTRUCTION

CONSTRUCTION TYPES

CONSTRUCTION TYPE IA, B AND S-1 OCCUPANCY - 3 STORIES (ONE BELOW GRADE), SPRINKLERED (LIMIT: UNLIMITED, SEE TABLE 503)

CONSTRUCTION TYPE IIA, S-1 OCCUPANCY - 4 STORIES, SPRINKLERED (LIMIT: 4 STORIES, SEE TABLE 503)

COMPOSITE BUILDING IS COMPRISED OF A 2-STORY CONSTRUCTION TYPE 1A LEVEL; A 3-HOUR FIRE RATED HORIZONTAL SEPARATION CREATES A GROUND PLANE BETWEEN THAT LEVEL AND 4 STORIES OF TYPE IIA CONSTRUCTION ABOVE.



FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

TYPE IA

PRIMARY STRUCTURAL FRAME	3 HR
EXTERIOR BEARING WALLS	3 HR
INTERIOR BEARING WALLS	3 HR
FLOORS & SECONDARY MEMBERS	2 HR
ROOF CONSTRUCTION	1 1/2 HR

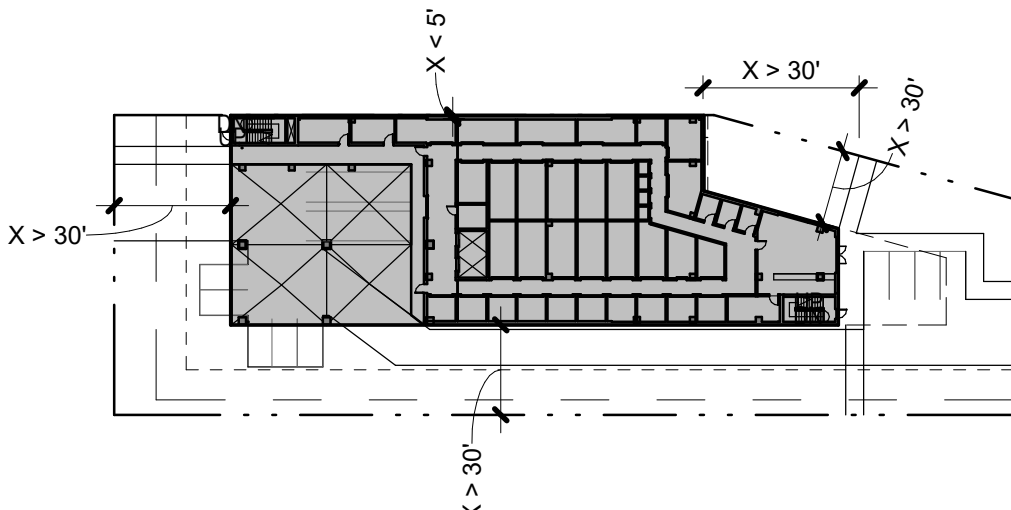
TYPE IIA

PRIMARY STRUCTURAL FRAME	0 HR*
EXTERIOR BEARING WALLS	1 HR
INTERIOR BEARING WALLS	0 HR*
FLOORS & SECONDARY MEMBERS	0 HR*
ROOF CONSTRUCTION	0 HR*

*FIRE RATING REDUCED W/ AUTOMATIC FIRE SPRINKLER SYSTEM PER TABLE 601, NOTE D

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS

FIRE SEPARATION DISTANCE	IA, B & S-1 OCC	IIA, S-1 OCC
X < 5'	2	2
5' < X < 10'	2	1
10' < X < 30'	1	1
X > 30'	0	0



7 | FIRE & SMOKE PROTECTION FEATURES

BUILDING SEPARATION

FACADE	PROTECTION / SPRINKLERING	DISTANCE TO MEASURED SEPARATION
NORTH	NP / SP	0' - 0"
EAST	NP / SP	58' - 6"
SOUTH	NP / SP	30' - 0"
WEST	NP / SP	38' - 9"

FIRE-RESISTANCE RATINGS

FIRE-RESISTANCE RATED ELEMENTS, COMPONENTS, AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH ASTM E 119 OR UL 263. JOINTS AND PENETRATIONS SHALL NOT REDUCE THE FIRE-RESISTANCE RATING.

EXTERIOR WALL OPENINGS

EXTERIOR WALL OPENINGS ARE PROTECTED BY FIRE SPRINKLER SYSTEM.

SHAFTS

ALL SHAFTS SHALL HAVE A FIRE RESISTANCE RATING OF 2 HOURS, UNLESS OTHERWISE NOTED (SEE 713.4).

1 | SCOPE & ADMINISTRATION

CODE PATH

BUILDING CODE: THE 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
MECHANICAL CODE: THE 2014 OREGON MECHANICAL SPECIALTY CODE (OMSC)
PLUMBING CODE: THE 2017 OREGON PLUMBING SPECIALTY CODE (OPSC)
ELECTRICAL CODE: THE 2017 OREGON IELECTRICAL SPECIALTY CODE (OESC)
ENERGY CODE: THE 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)
FIRE CODE: THE 2014 OREGON FIRE CODE (OFC)
ABATEMENT CODE: THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS
FIRE SPRINKLER CODE: NFPA 13
ACCESSIBILITY: ICC/ANSI A117.1-2009 ACCESSIBILITY

MUNICIPAL CODE

TITLE 33: PORTLAND ZONING CODE
GENERAL EMPLOYMENT EG2 ZONE
BUFFER b OVERLAY
AIRCRAFT LANDING h OVERLAY

3 | USE & OCCUPANCY

OCCUPANCY GROUPS

S-1: STORAGE UNITS, ACCESSORY RESTROOMS, ELEVATOR MACHINE ROOM, ELECTRICAL ROOM, FIRE RISER ROOM

ACCESSORY B: LEASING AREA, EMPLOYEE BREAK ROOM

4 | SPECIAL OCCUPANCY REQUIREMENTS

HIGH-RISE BUILDINGS

THE BUILDING'S LAST OCCUPIED FLOOR FALLS BELOW THE 75'-0" THRESHOLD TO BE CONSIDERED A HIGH-RISE BUILDING. THIS BUILDING THEREFORE DOES NOT NEED TO MEET THE SPECIAL REQUIREMENTS FOR HIGH-RISE.

COMBUSTIBLE STORAGE

THE BUILDING DOES NOT CONTAIN HIGH-PILE STORAGE

HAZARDOUS MATERIALS

MATERIALS STORED SHALL COMPLY WITH 2014 OSSC. USE GROUP H MATERIALS PROHIBITED FROM STORAGE UNITS. ONLY MATERIALS PERMITTED IN S-1 USE GROUP TO BE STORED.

5 | HEIGHT & AREA

HEIGHT IN FEET

TOTAL BUILDING HEIGHT:
65' ABOVE AVERAGE GRADE PLANE, NOT INCLUDING SCREENS, PARAPETS, MECHANICAL PENTHOUSES, AND OTHER EXEMPT STRUCTURES.

TYPE IA, B AND S-1 OCCUPANCY PODIUM:
27' ABOVE AVERAGE GRADE PLANE (NO HEIGHT LIMIT, SEE TABLE 503)

TYPE IIA, S-1 OCC ABOVE PODIUM:
65' ABOVE AVERAGE GRADE PLANE (65' ALLOWED, SEE TABLE 503)

NUMBER OF STORIES

1 LEVEL BELOW GRADE, 2 LEVELS BELOW PODIUM, 4 LEVELS ABOVE PODIUM

TYPE IA, S-1 AND ACCESSORY B OCCUPANCIES - 2 STORIES (NO LIMIT, SEE TABLE 503)

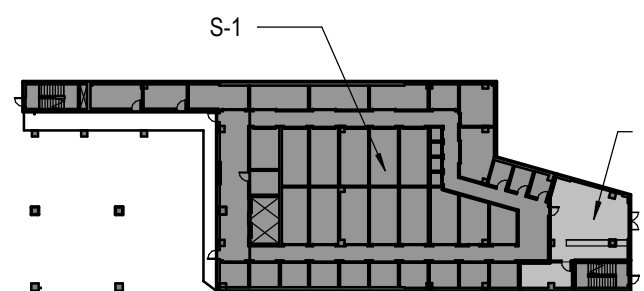
TYPE IIA, S-1 OCCUPANCY - 4 STORIES (4 STORIES ALLOWED, SEE TABLE 503)

GROSS BUILDING AREA SUMMARY

OCCUPANCY GROUP	S-1	ACCESSORY B	FLOOR TOTAL
LEVEL B1	12,701 GSF	0 GSF	12,701 GSF
LEVEL 1	7,994 GSF	860 GSF	8,854 GSF
LEVEL 2	12,521 GSF	0 GSF	12,521 GSF
LEVEL 3	12,521 GSF	0 GSF	12,521 GSF
LEVEL 4	12,521 GSF	0 GSF	12,521 GSF
LEVEL 5	12,521 GSF	0 GSF	12,521 GSF
LEVEL 6	12,521 GSF	0 GSF	12,521 GSF
SUBTOTAL	83,300 GSF	860 GSF	
TOTAL			84,160 GSF

TYPE IIA S OCCUPANCY GROUP TO BE 26,000 GSF / FLOOR OR LESS, WITHOUT USING FIRE SPRINKLER INCREASES. FIRE SPRINKLERS TO BE USED FOR TABLE 601 EXCEPTION D, PROVIDING 1-HOUR FIRE RATING EQUIVLANCE FOR PRIMARY STRUCTURAL FRAME, INTERIOR BEARING WALLS, FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS, AND ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS. NO TABULAR ALLOWABLE INCREASES USED.

ACCESSORY OCCUPANCY



ACCESSORY B / LEVEL 1 FLOOR TOTAL = 860 GSF/8,854 GSF = 9.7%

FIRE-RATING REQUIREMENTS FOR OCCUPANCY SEPARATION

S-1 TO B - NOT REQUIRED
S-1 TO CORRIDOR - 3-HOUR RATED (PER 1018.1)
SHAFTS - 2-HOUR RATED ENCLOSURES

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LOMBARD STREET STORAGE

1005 NE STAFFORD ST

FIRE LIFE SAFETY PLANS - LEVEL B1

TITLE

DATE DESCRIPTION

REVISIONS

Author Checker

DRAWN BY CHECK BY

DESIGN DEVELOPMENT

STATUS

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DATE

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PROJECT NUMBER

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AUTOMATIC FIRE SPRINKLER SYSTEMS TO BE
INSTALLED TO 2016 VERSION OF NFPA 13 IN ALL SPACES

FLS PLAN LEGEND

- 3 HOUR RATED COLUMN
(PRIMARY STRUCTURAL FRAME)
- 3 HOUR RATED WALL ASSEMBLY
(BEARING WALLS)
- 2 HOUR RATED FLOOR OR
WALL ASSEMBLY
- 1 HOUR RATED WALL ASSEMBLY

CONTINUITY : FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE
FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE
FLOOR OR DECK ABOVE AND SHALL BE SECURELY ATTACHED
THERE TO. FIRE BARRIERS SHALL BE CONTINUOUS THROUGH
CONCEALED SPACES.

FIRE PARTITIONS SHALL FROM THE TOP OF THE FLOOR/ CEILING
ASSEMBLY BELOW TO THE UNDERSIDE OF THE FIRE RATED CEILING
OR ROOF ASSEMBLY ABOVE, FIRE PARTITIONS SHALL BE SECURELY
ATTACHED THERETO.

EXIT ACCESS TRAVEL DISTANCE &
COMMON PATH OF TRAVEL DISTANCE

- PATH OF TRAVEL
- B OCCUPANCY MAXIMUM: 300'
S-1 OCCUPANCY MAXIMUM: 250'

- COMMON PATH OF TRAVEL
- B OCCUPANCY MAXIMUM: 100'
S-1 OCCUPANCY MAXIMUM: 100'

FEC FIRE EXTINGUISHER CABINET WITH
FIRE EXTINGUISHER

FDC FIRE DEPARTMENT CONNECTION

OLF OCCUPANCY LOAD FACTOR

OCC OCCUPANT LOAD

EXIT SIGN

PROVIDE 2-HR RATED FIRE BARRIER.
PROVIDE 90 MIN RATED DOORS.

PROVIDE 1-HR RATED FIRE PARTITION.
PROVIDE 45 MIN RATED DOORS.

(43) - NUMBER OF OCCUPANTS W/ ACCESS TO EXIT

REQUIRED SEPARATION OF OCCUPANCIES
PER SECTION 508, TABLE 508.4 & 708.1 - 708.3, &
TABLE 1018.1

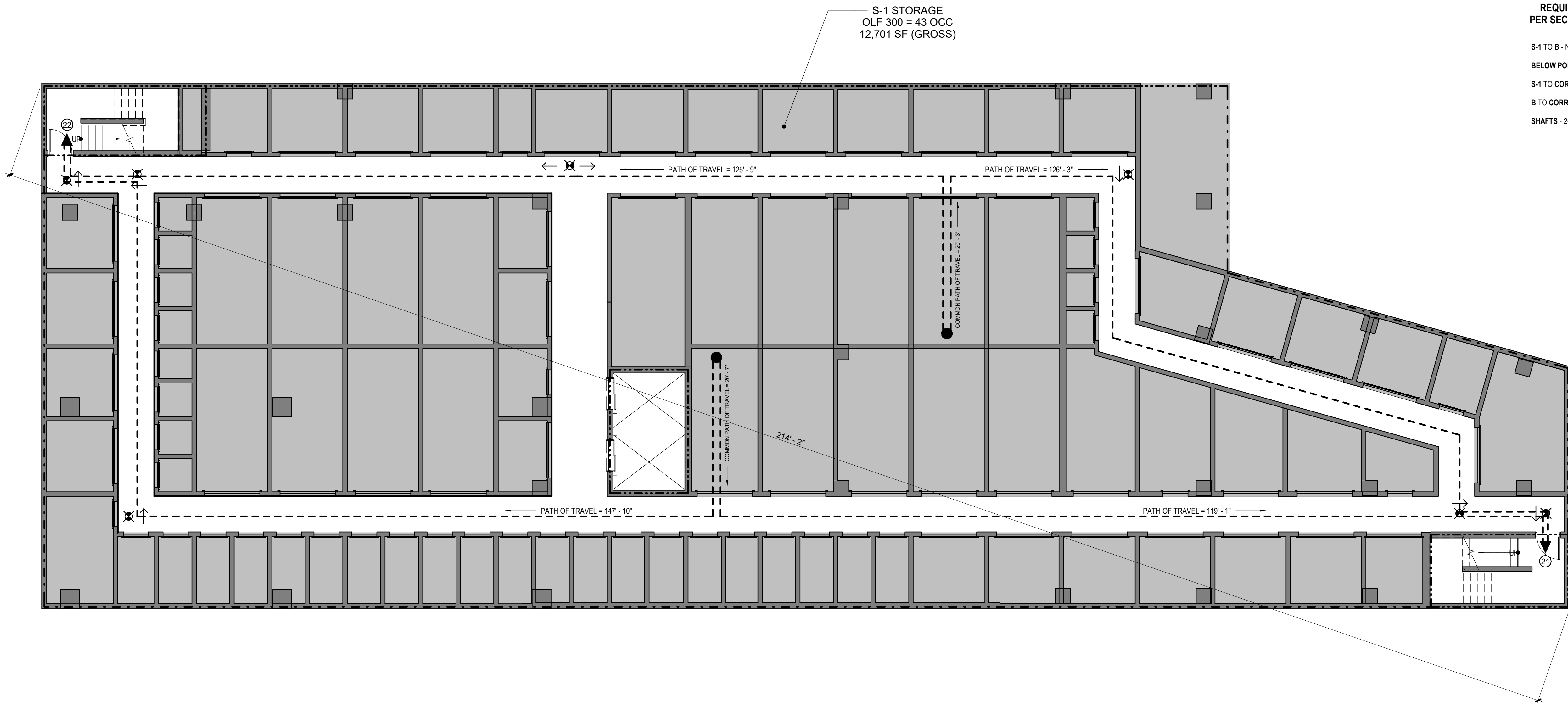
S-1 TO B - NOT REQUIRED

BELOW PODIUM TO ABOVE PODIUM - 3 HOUR PODIUM

S-1 TO CORRIDOR - NOT REQUIRED

B TO CORRIDOR - NOT REQUIRED

SHAFTS - 2-HOUR RATED ENCLOSURES



1 FIRE LIFE SAFETY PLANS - LEVEL B1
G0.20 SCALE: 1/8" = 1'-0"

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1005 NE STAFFORD ST

FIRE LIFE SAFETY PLANS - LEVEL 1

TITLE

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AUTOMATIC FIRE SPRINKLER SYSTEMS TO BE
INSTALLED TO 2016 VERSION OF NFPA 13 IN ALL SPACES

FLS PLAN LEGEND

- 3 HOUR RATED COLUMN
(PRIMARY STRUCTURAL FRAME)
- 3 HOUR RATED WALL ASSEMBLY
(BEARING WALLS)
- 2 HOUR RATED FLOOR OR
WALL ASSEMBLY
- 1 HOUR RATED WALL ASSEMBLY

CONTINUITY : FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES.

FIRE PARTITIONS SHALL FROM THE TOP OF THE FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FIRE RATED CEILING OR ROOF ASSEMBLY ABOVE. FIRE PARTITIONS SHALL BE SECURELY ATTACHED THERETO.

EXIT ACCESS TRAVEL DISTANCE &
COMMON PATH OF TRAVEL DISTANCE

PATH OF TRAVEL
B OCCUPANCY MAXIMUM: 300'
S-1 OCCUPANCY MAXIMUM: 250'

COMMON PATH OF TRAVEL
B OCCUPANCY MAXIMUM: 100'
S-1 OCCUPANCY MAXIMUM: 100'

FEC FIRE EXTINGUISHER CABINET WITH
FIRE EXTINGUISHER

FDC FIRE DEPARTMENT CONNECTION

OLF OCCUPANCY LOAD FACTOR

OCC OCCUPANT LOAD

EXIT SIGN

PROVIDE 2-HR RATED FIRE BARRIER.
PROVIDE 90 MIN RATED DOORS.

PROVIDE 1-HR RATED FIRE PARTITION.
PROVIDE 45 MIN RATED DOORS.

43 - NUMBER OF OCCUPANTS W/ ACCESS TO EXIT

REQUIRED SEPARATION OF OCCUPANCIES
PER SECTION 508, TABLE 508.4 & 708.1 - 708.3, &
TABLE 1018.1

S-1 TO B - NOT REQUIRED

BELOW PODIUM TO ABOVE PODIUM - 3 HOUR PODIUM

S-1 TO CORRIDOR - NOT REQUIRED

B TO CORRIDOR - NOT REQUIRED

SHAFTS - 2-HOUR RATED ENCLOSURES

FIRE RISER ROOM
OLF 300 = 1 OCC
162 SF (GROSS)

ELEC EQUIP ROOM
OLF 300 = 1 OCC
135 SF (GROSS)

S-1 STORAGE
OLF 300 = 27 OCC
7,994 SF (GROSS)

RESTROOMS

ACCESSORY B
OFFICE/WAITING
OLF 100 = 9 OCC
860 SF (GROSS)

PATH OF TRAVEL = 89' - 1"

139' - 10"
EXIT SEPARATION DISTANCE

COMMON PATH OF TRAVEL = 25' - 9"

PATH OF TRAVEL = 120' - 1"

COMMON PATH OF TRAVEL = 32' - 3"

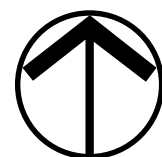
FURTHEST TRAVEL DISTANCE TO RESTROOMS = 285' - 0"

PATH OF TRAVEL = 88' - 10"

PATH OF TRAVEL = 109' - 8"

1 FIRE LIFE SAFETY PLANS - LEVEL 1
G0.21 SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

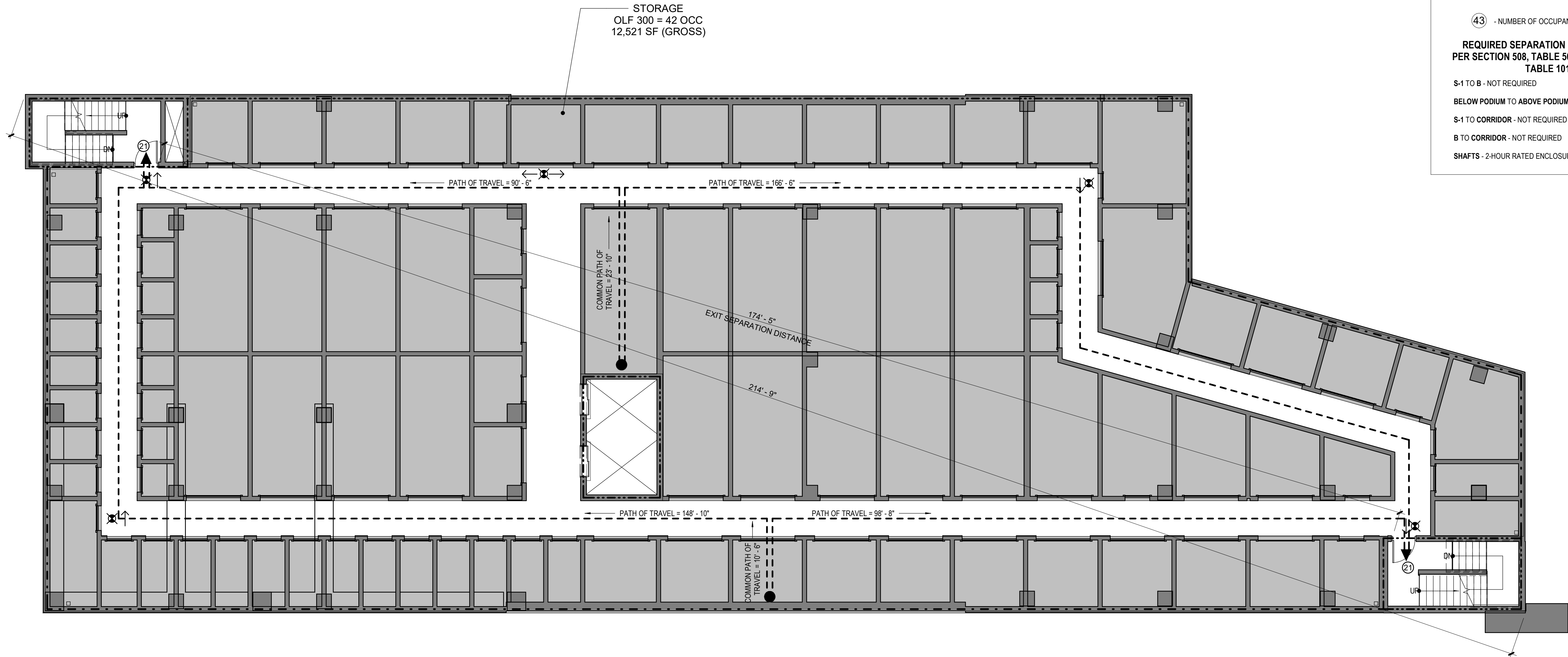


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FIRE LIFE SAFETY PLANS - LEVEL 2

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



AUTOMATIC FIRE SPRINKLER SYSTEMS TO BE
INSTALLED TO 2016 VERSION OF NFPA 13 IN ALL SPACES

FLS PLAN LEGEND

3 HOUR RATED COLUMN
(PRIMARY STRUCTURAL FRAME)

3 HOUR RATED WALL ASSEMBLY
(BEARING WALLS)

2 HOUR RATED FLOOR OR
WALL ASSEMBLY

1 HOUR RATED WALL ASSEMBLY

CONTINUITY : FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE
FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE
FLOOR OR DECK ABOVE AND SHALL BE SECURELY ATTACHED
THERETO. FIRE BARRIERS SHALL BE CONTINUOUS THROUGH
CONCEALED SPACES.

FIRE PARTITIONS SHALL FROM THE TOP OF THE FLOOR/ CEILING
ASSEMBLY BELOW TO THE UNDERSIDE OF THE FIRE RATED CEILING
OR ROOF ASSEMBLY ABOVE. FIRE PARTITIONS SHALL BE SECURELY
ATTACHED THERETO.

EXIT ACCESS TRAVEL DISTANCE &
COMMON PATH OF TRAVEL DISTANCE

8 OCCUPANCY MAXIMUM: 300'
S-1 OCCUPANCY MAXIMUM: 250'

COMMON PATH OF TRAVEL

8 OCCUPANCY MAXIMUM: 100'
S-1 OCCUPANCY MAXIMUM: 100'

FEC

FIRE EXTINGUISHER CABINET WITH
FIRE EXTINGUISHER

FDC

FIRE DEPARTMENT CONNECTION

OLF

OCCUPANCY LOAD FACTOR

OCC

OCCUPANT LOAD

EXIT SIGN

PROVIDE 2-HR RATED FIRE BARRIER.
PROVIDE 90 MIN RATED DOORS.

PROVIDE 1-HR RATED FIRE PARTITION.
PROVIDE 45 MIN RATED DOORS.

43

- NUMBER OF OCCUPANTS W/ ACCESS TO EXIT

REQUIRED SEPARATION OF OCCUPANCIES
PER SECTION 508, TABLE 508.4 & 708.1 - 708.3, &
TABLE 1018.1

S-1 TO B - NOT REQUIRED

BELOW PODIUM TO ABOVE PODIUM - 3 HOUR PODIUM

S-1 TO CORRIDOR - NOT REQUIRED

B TO CORRIDOR - NOT REQUIRED

SHAFTS - 2-HOUR RATED ENCLOSURES

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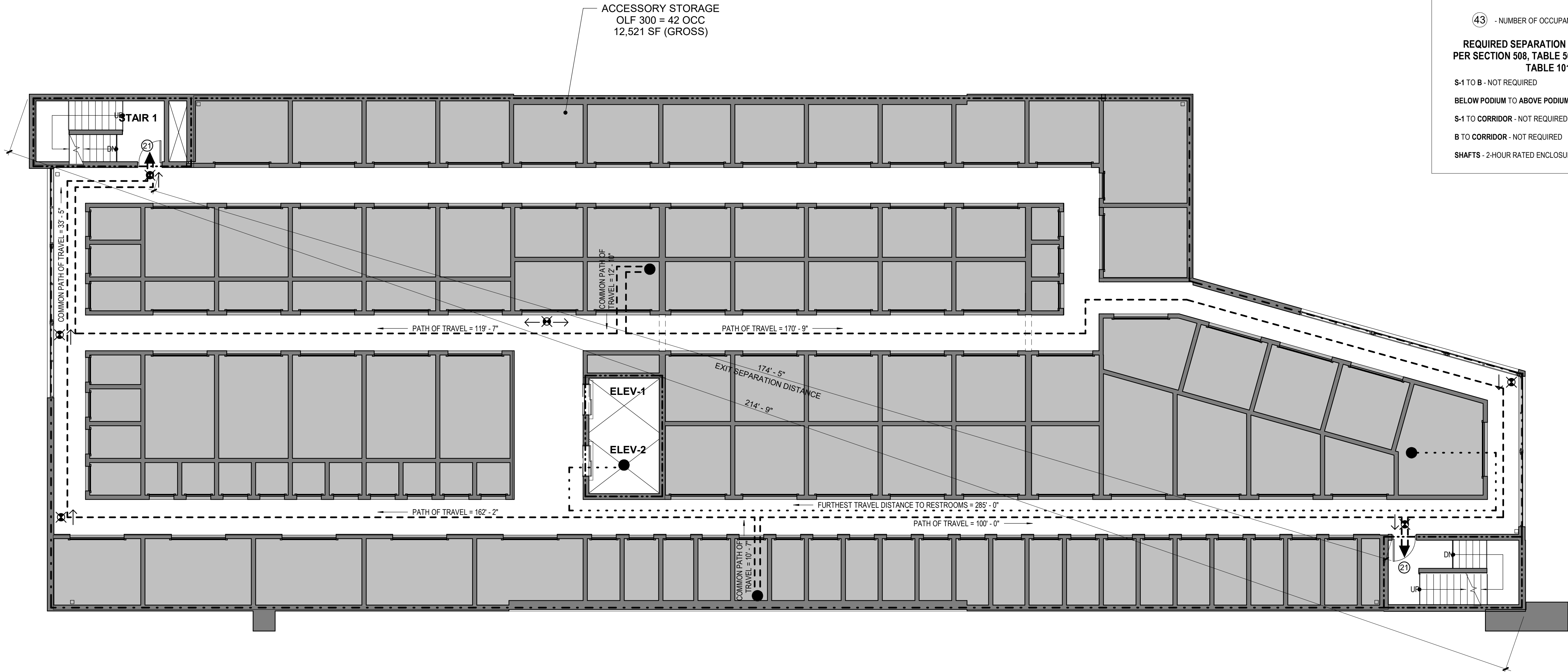
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FIRE LIFE SAFETY PLANS - LEVELS 3 - 6

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



AUTOMATIC FIRE SPRINKLER SYSTEMS TO BE INSTALLED TO 2016 VERSION OF NFPA 13 IN ALL SPACES

FLS PLAN LEGEND

3 HOUR RATED COLUMN (PRIMARY STRUCTURAL FRAME)

3 HOUR RATED WALL ASSEMBLY (BEARING WALLS)

2 HOUR RATED FLOOR OR WALL ASSEMBLY

1 HOUR RATED WALL ASSEMBLY

CONTINUITY : FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES.

FIRE PARTITIONS SHALL FROM THE TOP OF THE FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FIRE RATED CEILING OR ROOF ASSEMBLY ABOVE, FIRE PARTITIONS SHALL BE SECURELY ATTACHED THERETO.

EXIT ACCESS TRAVEL DISTANCE & COMMON PATH OF TRAVEL DISTANCE

PATH OF TRAVEL

8 OCCUPANCY MAXIMUM: 300'

S-1 OCCUPANCY MAXIMUM: 250'

COMMON PATH OF TRAVEL

8 OCCUPANCY MAXIMUM: 100'

S-1 OCCUPANCY MAXIMUM: 100'

FEC

FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER

FDC

FIRE DEPARTMENT CONNECTION

OLF

OCCUPANCY LOAD FACTOR

OCC

OCCUPANT LOAD

EXIT SIGN

PROVIDE 2-HR RATED FIRE BARRIER. PROVIDE 90 MIN RATED DOORS.

PROVIDE 1-HR RATED FIRE PARTITION. PROVIDE 45 MIN RATED DOORS.

43

- NUMBER OF OCCUPANTS W/ ACCESS TO EXIT

REQUIRED SEPARATION OF OCCUPANCIES PER SECTION 508, TABLE 508.4 & 708.1 - 708.3, & TABLE 1018.1

S-1 TO B - NOT REQUIRED

BELOW PODIUM TO ABOVE PODIUM - 3 HOUR PODIUM

S-1 TO CORRIDOR - NOT REQUIRED

B TO CORRIDOR - NOT REQUIRED

SHAFTS - 2-HOUR RATED ENCLOSURES

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FIRE LIFE SAFETY PLANS - LEVELS 3 - 6

TITLE

DATE DESCRIPTION

REVISIONS

RH, SG

RH

DRAWN BY

CHECK BY

DESIGN DEVELOPMENT

STATUS

10-30-2019

DATE

19401

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