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

Appeal ID: 23794	**Project Address:** 900 SW Washington St
Hearing Date: 6/10/20	**Appellant Name:** Jesse Emory
Case No.: B-005	**Appellant Phone:** 503-548-2346
Appeal Type: Building	**Plans Examiner/Inspector:** Katherine Aulwes
Project Type: commercial	**Stories:** 35 **Occupancy:** A, R-1, R-2, B, S, S-2, M **Construction Type:** I-A
Building/Business Name: Block 216	**Fire Sprinklers:** Yes - Throughout
Appeal Involves: Erection of a new structure	**LUR or Permit Application No.:** 19-130673-MG
Plan Submitted Option: pdf [File 1] [File 2]	**Proposed use:** Mixed use retail, office, hotel,

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1009.4; 1009.6; 1009.8; 3007.6.4
Requires	1009.4 requires that an Elevator may be considered an accessible means of egress provided that standby power is provided, and that the Elevator is accessed via an Area of Refuge; however, under 1009.4.2, the Area of Refuge is not required if the building is equipped throughout with an Automatic Sprinkler System. 1009.6 describes Areas of Refuge; they must have direct access to a stair or elevator, they shall be sized to accommodate one 30”x48” wheelchair space for every 200 occupants based on the occupant load of the area served by the Area of Refuge. The Area of Refuge must be separated from the rest of the story by a smoke barrier complying with Section 709, and (1009.6.5) the Area of Refuge must be provided with two-way communication complying with 1009.8.1 and 1009.8.2. 1009.8 requires that two-way communication be provided at the landing service of each elevator or bank of elevators; however, Exception 1. Notes that two-way communications are not required at each elevator landing or bank of elevators where a two-way communication system has been provided within Areas of Refuge in accordance with 1009.6.5. 3007.6.4 notes that a Fire Service Lobby shall not be less than 150sf in an area with a dimension of not less than 8 feet.
Code Modification or Alternate Requested	We believe consolidating the areas of refuge and emergency communication in one specific place, per the proposed design, makes life safety communication and areas of refuge less confusing, and provides occupants in a safe and rated area where communication to emergency personnel is readily available.
Proposed Design	The overall building is a cast-in-place steel reinforced, and post-tensioned (floors) concrete building of Type 1A construction and is fully sprinkled. Additionally, it is a high rise building with the required fire alarm, emergency power and smoke detection as required by the OSSC. The building

includes several banks of elevators and several elevator landings and lobbies. There is a Fire Service Lobby provided with (2) Fire Service Elevators that serves every floor. The Fire Service Lobby is the proposed location for two-way communication with the 2nd floor being provided with (2) way communication at both the Fire Service Lobby and at the alternate elevator lobbies on the 2nd floor at the tower's building core.

The proposed design is to consolidate and uniformly provide for emergency two-way communication at the protected Fire Service Lobbies, which will also be designated an Area of Refuge. This design approach is to be taken at all occupied floors, P05-35, with the exception of floors 01 and 02. Floor 01 is the level of exit discharge and does not require two-way communication at the elevator landings, and Floor 02 has a very high occupant load which makes the use of Areas of Refuge impractical. Instead, two-way communication will be provided at each elevator landing per bank of elevators on Level 02.

Although an Area of Refuge is not required to be provided as part of the Accessible Means of Egress under 1009.4.2 Exception 2, we are providing one voluntarily. This Area of Refuge shall include two-way communication in accordance with 1009.8.1 and 1009.8.2 (as required by 1009.6.5), and because it is within the Fire Service Lobby, the construction enclosing this Area of Refuge exceeds the Smoke Barrier requirement of 1009.6.4.

To demonstrate compliance with the requirements of 1009.6.3, the attached core plans note the Occupancy of the floor being served and show the number of 30x48 wheelchair spaces per Area of Refuge. Where the Fire Service Lobby is also being used as a means of egress, the minimum egress width is shown to indicate that the wheelchair spaces do not reduce the means of egress minimum width or required capacity.
Because an Area of Refuge with two-way communication has been provided on each floor, we are meeting the requirements of 1009.8 Exception 1 ; that is, "Two-way communication systems are not required at the landing serving each elevator or bank of elevators where the two-way communication system is provided within areas of refuge in accordance with Section 1009.6.5."

The attached core plans also indicate that the minimum 150 sf area of the Fire Service Lobbies are maintained even with the wheelchair spaces in the Fire Service Lobby. Each 30x48 wheelchair space represents 10 square feet, and where the wheelchair spaces are within the designated area of the Fire Service Lobby and the 10 sf (or a portion thereof) is deducted from the Fire Service Lobby area, the remaining area usable by the Fire Service Lobby still exceeds the 150 sf minimum. The dual designation of "Area of Refuge" and "Fire Service Lobby" to these elevator lobbies does not compromise their functions as a Fire Service, and Area of Refuge, or, at some floors, a component in the path of egress.

Reason for alternative We believe that the proposed design is not an "alternative" design, but that it complies with all requirements of the code for Accessible Means of Egress, Areas of Refuge, Two-Way Communications, and Fire Service Lobbies. We also believe this design provides a consistent and protected location for two-way communication to occur in an emergency event. We are appealing this item as directed by our plans examiner to submit an appeal for documenting this design.

While providing an Area of Refuge where one is not required, and designating a single protected elevator lobby as both an Area of Refuge and a Fire Service Lobby that includes two-way communication is an unconventional approach, the code does not prohibit this design as long as the requirements of both the Area of Refuge and the Fire Service Lobby are being met.

In addition, we believe a single designated Area of Refuge that is located on the majority of floors (Level 02 being the exception) and is in the same location for every floor better ensures occupant safety for occupants requiring an accessible means of egress; because of the multiple functions of this building there are five different elevator lobbies, none of which occur at every floor except for the Fire Service Lobby. By consolidating the Areas of Refuge into a single location on the majority of floors, rescue efforts may be more focused to the single lobby location.

We respectfully request this design be approved.

APPEAL DECISION

Use of Fire Service Access Elevator Lobbies as areas of refuge and for emergency communication: Granted provided wheelchair clear space is shown on plans to illustrate the minimum required size of the fire service access elevator lobby is not reduced. Will be verified at time of plan review.
Appellant may contact John Butler (503 823-7339) or e-mail at John.Butler@portlandoregon.gov 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.

AREAS - LIFE SAFETY - CODE PLANS - GARAGE

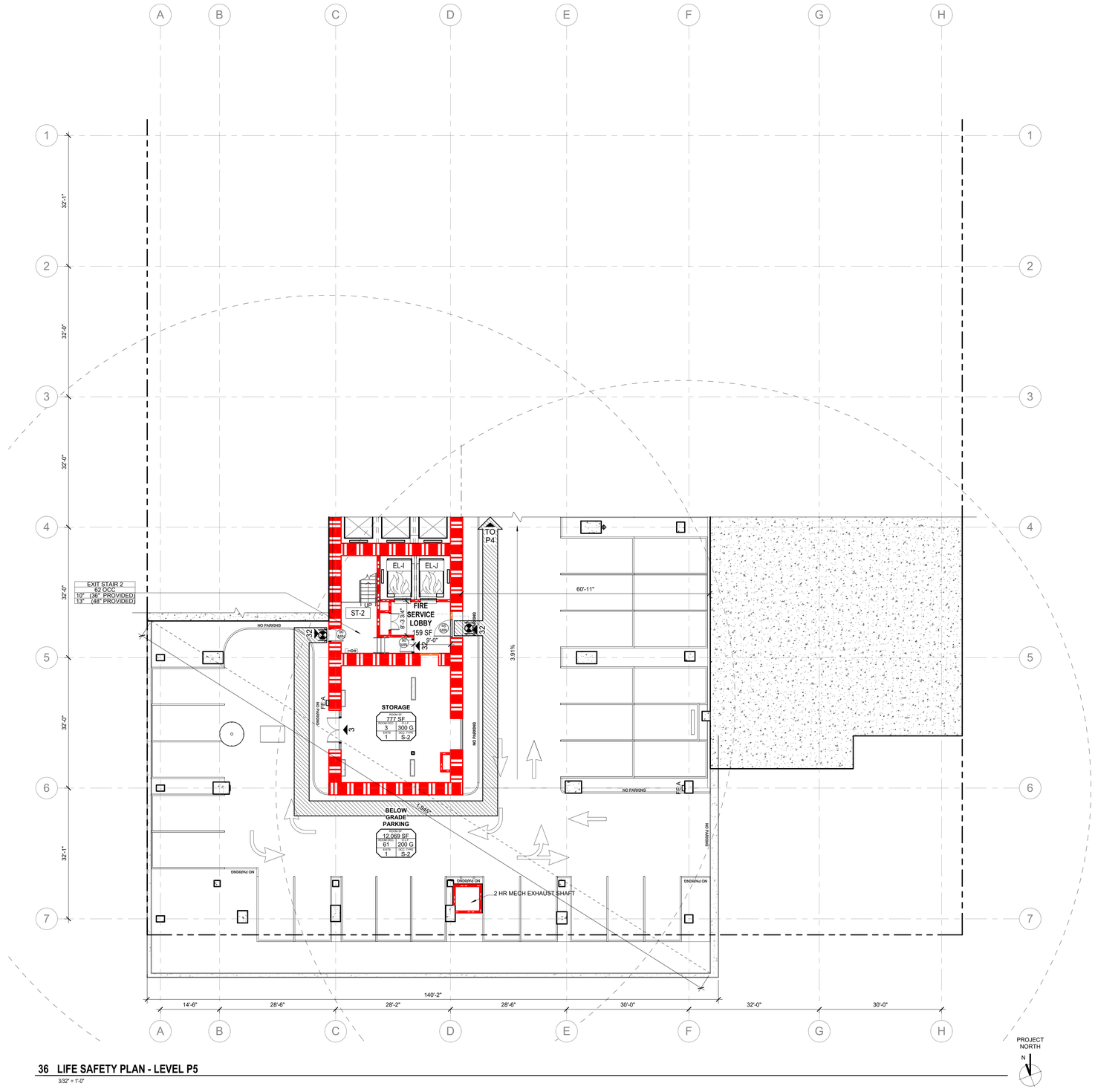
Name	Area	Occ Type	Load Factor	Occ
LEVEL P1				
ELEC	66 SF	S-2	300	1
ELEC ROOM	979 SF	S-2	300	5
ELEC UTILITY VAULT	2,184 SF	S-2	300	8
ELECTRICAL	227 SF	S-2	300	1
ELEV PIT	208 SF	S-2	300	1
MAINTENANCE	418 SF	S-2	300	2
MECHANICAL	240 SF	S-2	300	1
PARKING	33,642 SF	S-2	200	169
PLUMBING	234 SF	S-2	300	1
STORAGE	159 SF	S-2	300	2
TELECOM	219 SF	S-2	300	1
WATER ENTRY	324 SF	S-2	300	2
	38,899 SF			194
LEVEL P2				
BIKE LOCKER ROOM	1,109 SF	B	50	24
BIKE PARKING	1,287 SF	S-2	300	6
ELEC	110 SF	S-2	300	2
MECH/ELEC	483 SF	S-2	300	2
PARKING	35,160 SF	S-2	200	176
PLUMBING	53 SF	S-2	300	1
STORAGE	749 SF	S-2	300	5
WATER HEATER	80 SF	S-2	300	1
	39,030 SF			217

AREAS - LIFE SAFETY - CODE PLANS - GARAGE

Name	Area	Occ Type	Load Factor	Occ
LEVEL P3				
BIKE PARKING	1,904 SF	S-2	300	9
ELEC	66 SF	S-2	300	1
FIRE PUMP	509 SF	S-2	300	2
MAINTENANCE	137 SF	S-2	300	2
MECH/ELEC	518 SF	S-2	300	2
PARKING	35,579 SF	S-2	200	178
STORAGE	667 SF	S-2	300	3
WALK-IN ELEV PIT	356 SF	S-2	300	2
	39,736 SF			199
LEVEL P4				
BIKE PARKING	1,322 SF	S-2	300	7
ELEC	67 SF	S-2	300	1
MAINTENANCE	181 SF	S-2	300	2
PARKING	36,466 SF	S-2	200	183
STORAGE	1,773 SF	S-2	300	7
	39,809 SF			200
LEVEL P5				
BELOW GRADE PARKING	12,069 SF	S-2	200	61
STORAGE	777 SF	S-2	300	3
	12,846 SF			64
Not Placed				
ELEC	0 SF	S-2	300	0
IDF	0 SF	S-2	300	0
OFFICE	0 SF	B	100	0
STORAGE	0 SF	S-1	300	0
	0 SF			0

STAIR CAPACITY - PARKING LEVEL P5

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-2	48"	240	36"	240
		240occ		



36 LIFE SAFETY PLAN - LEVEL P5

3/32" = 1'-0"

PROJECT NORTH

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
2. PROVIDE A MINIMUM OF 7'-0" CLEAR HEIGHT AT ALL PARKING LEVELS. NO DUCTS, PIPES, OR EQUIPMENT TO PROTRUDE INTO PEDESTRIAN OR VEHICLE CIRCULATION AREAS.
3 ANY INSTALLATION DETAILS FOR FIRE PROTECTION SYSTEMS ARE FOR REFERENCE ONLY, WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

FIRE AND LIFE SAFETY LEGEND

- XX — ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
- EXIT SIGN
- 90 MIN — DOOR RATING
- PATH OF EGRESS
- 98" — 98" CLEAR HEIGHT PATH FOR VAN ACCESS **NOTE:** ALL OTHER GARAGE AREAS TO EXCEED 7'-0" MIN CLEAR
- 75 FEET, FE — FIRE EXTINGUISHER CABINET WITH 75' RADIUS
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- 2-HOUR FIRE RATED PARTITION
- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY, SQUARE FOOTAGE, OCCUPANCY LOAD FACTOR, OCCUPANCY TYPE, REQUIRED EXITS
- EXIT, OCCUPANT LOAD OCC, DOOR WIDTH, STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

BLOCK 216

GBD HKS

GBD Architects, Incorporated

1120 NW Couch St.
Ste. 300
Portland, OR 97209

Tel. (503) 224-9656
gbdarchitects.com

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STAMP

REGISTERED ARCHITECT — BRIAN M. GRAY — PORTLAND, OREGON — 2343 — STATE OF OREGON — FOR REFERENCE ONLY

PROJECT

BLOCK 216

900 SW WASHINGTON ST.
PORTLAND, OR 97205

CLIENT

BDC/Washington Street, LLC

1455 SW BROADWAY
SUITE 1700
PORTLAND, OR 97205

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REVISIONS

2	2020-01-10	PLAN CHECK 2
1	2019-11-26	PLAN CHECK 1

DATE

2020-03-25

PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

FLS PLAN - P5

G01.00
95

PERMIT #3

000 G01.00 95 FLS PLAN - P5

BIM 360://Block 216/20171500 - Block 216 v19c.rvt
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AREAS - LIFE SAFETY - CODE PLANS - GARAGE

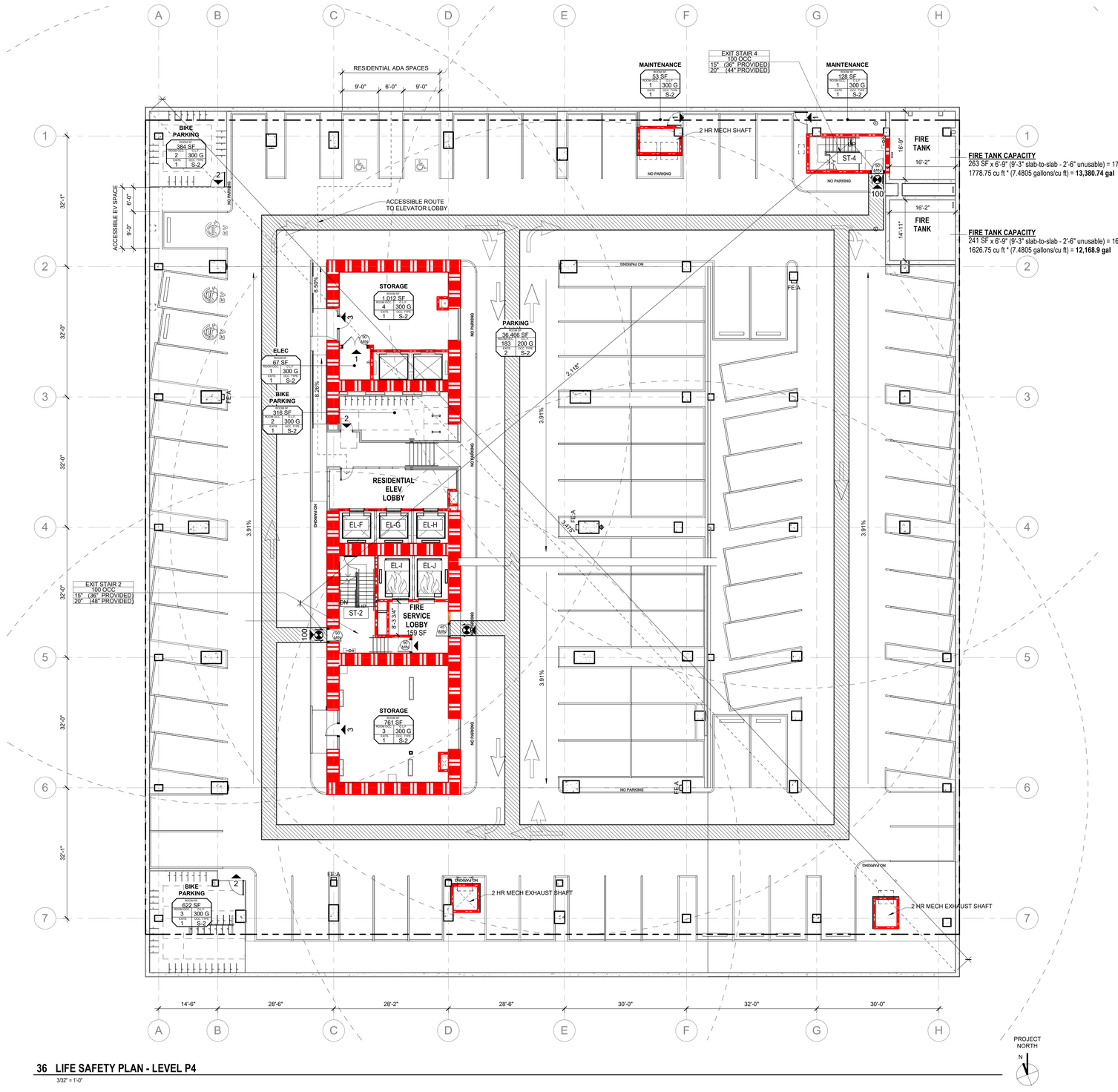
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Not Placed				
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IDF	0 SF	S-2	300	0
OFFICE	0 SF	B	100	0
STORAGE	0 SF	S-1	300	0
	0 SF			0

STAIR CAPACITY - PARKING LEVELS

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-2	48"	**240**	36"	240
ST-4	44"	**220**	36"	240
		460occ		



FIRE TANK CAPACITY
263 SF x 6'-9" (9'-3" slab-to-slab - 2'-6" unusable) = 1778.75 cu ft.
1778.75 cu ft * (7.4805 gallons/cu ft) = **13,380.74 gal**

FIRE TANK CAPACITY
241 SF x 6'-9" (9'-3" slab-to-slab - 2'-6" unusable) = 1626.75 cu ft.
1626.75 cu ft * (7.4805 gallons/cu ft) = **12,168.9 gal**

PROJECT NORTH
N

36 LIFE SAFETY PLAN - LEVEL P4

3/32" = 1'-0"

FIRE LIFE SAFETY PLAN GENERAL NOTES

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- ROOM OCCUPANCY
- SQUARE FOOTAGE
- OCCUPANCY LOAD FACTOR
- OCCUPANCY TYPE
- REQUIRED EXITS
- EXIT / OCCUPANT LOAD OCC / DOOR WIDTH / STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
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- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

GBD Architects, Incorporated
1120 NW Couch St.
Ste. 300
Portland, OR 97209
Tel. (503) 224-9656
gbdarchitects.com

GBD © 2020

STAMP

REGISTERED ARCHITECT — KEVIN M. ERB — PORTLAND, OREGON — 2315 — STATE OF OREGON — FOR REFERENCE ONLY — 12-31-20

PROJECT
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PORTLAND, OR 97205

CLIENT
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DATE
2020-03-25

PROJECT NUMBER
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SCALE
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SHEET TITLE
FLS PLAN - P4

G01.00
96

PERMIT #3

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AREAS - LIFE SAFETY - CODE PLANS - GARAGE

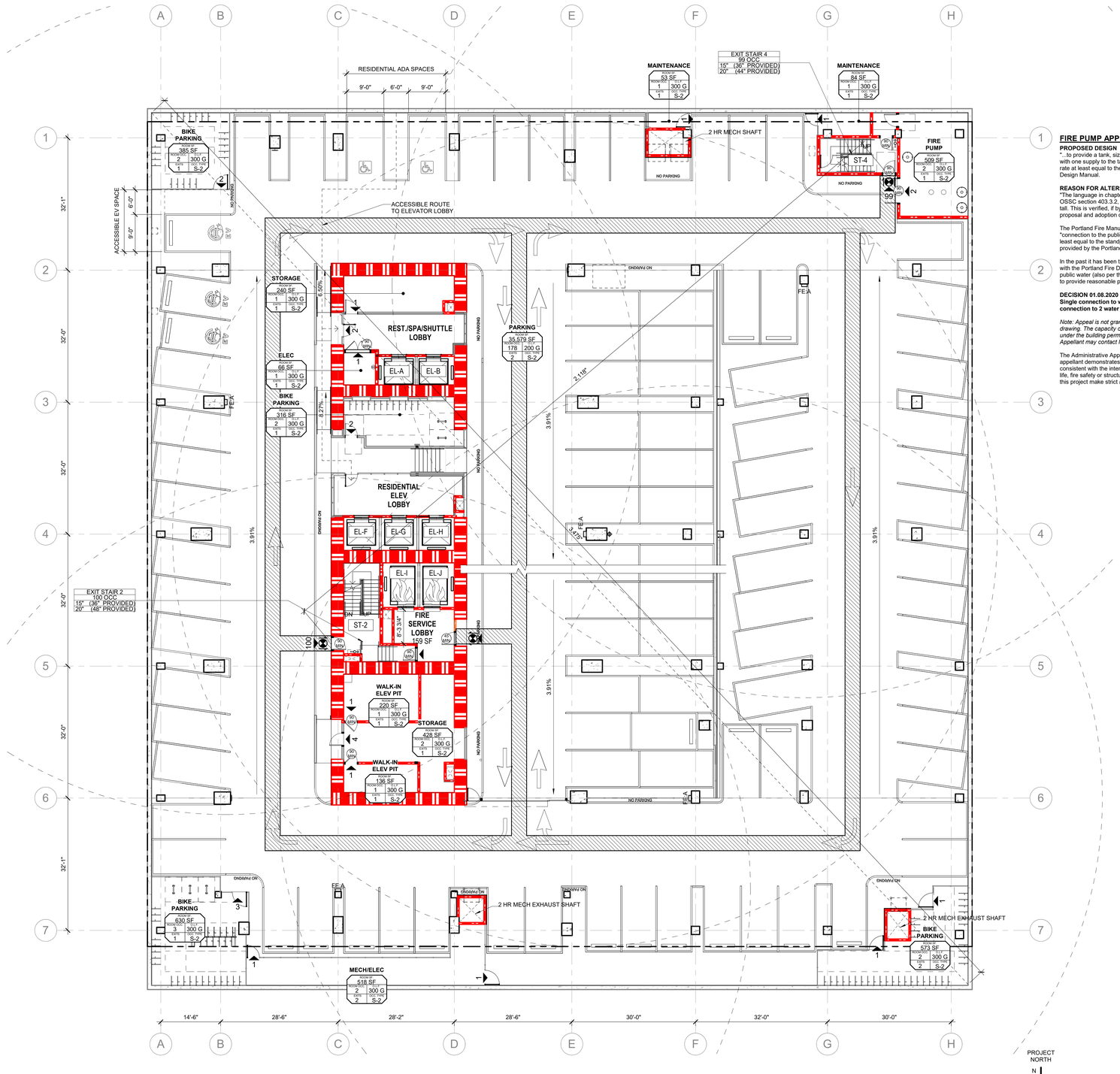
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	0 SF			0

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ST-4	44"	**220**	36"	240
		460occ		



36 LIFE SAFETY PLAN - LEVEL P3

3/32" = 1'-0"

PROJECT NORTH

FIRE PUMP APPEAL #22208

PROPOSED DESIGN
"...to provide a tank, sized in accordance with the Portland Fire Design Manual, with one supply to the tank from the public water, designed to refill the tank at a rate at least equal to the standpipe supply requirement, also per the Portland Fire Design Manual.

REASON FOR ALTERNATIVE
"The language in chapter 4 of the IBC section 403.3.2 and subsequently the OSSC section 403.3.2, was intended to be applicable to buildings over 420 feet tall. This is verified, if by implication only, in the ICC Opinion and account of the proposal and adoption of the chapter 4 language.

The Portland Fire Manual specifies how tanks need to be sized an only that the "connection to the public water supply be designed to refill the tank at a rate at least equal to the standpipe supply requirement." In this case the flow test provided by the Portland Water Bureau provides an estimated flow of 5000 gpm.

In the past it has been the policy of Portland Fire to allow a tank, sized to comply with the Portland Fire Design Manual, and a single supply to the tank from the public water (also per the manual) to provide a sufficient amount of redundancy to provide reasonable protection."

DECISION 01.08.2020
Single connection to water main with onsite water supply tank in lieu of connection to 2 water mains: Granted as proposed.

Note: Appeal is not granting the tank capacity shown on the provided section drawing. The capacity of the secondary on-site water supply will be reviewed under the building permit submittal.
Appellant may contact Nate Takara at (503-823-3724) for more information.

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.

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
2. PROVIDE A MINIMUM OF 7'-0" CLEAR HEIGHT AT ALL PARKING LEVELS. NO DUCTS, PIPES, OR EQUIPMENT TO PROTRUDE INTO PEDESTRIAN OR VEHICLE CIRCULATION AREAS.
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FIRE AND LIFE SAFETY LEGEND

- XX — ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
- EXIT SIGN
- 90 MIN — DOOR RATING
- PATH OF EGRESS
- 98" — 98" CLEAR HEIGHT PATH FOR VAN ACCESS **NOTE:** ALL OTHER GARAGE AREAS TO EXCEED 7'-0" MIN CLEAR
- 75 FEET FE — FIRE EXTINGUISHER CABINET WITH 75' RADIUS
- 75 FEET — FIRE EXTINGUISHER
- EGRESS PATH WITH EGRESS LIGHTING (44" MIN. WIDTH)
- MAINTAIN 98" (8'-2") VERTICAL CLEARANCE ABOVE DRIVING SURFACE FOR ACCESSIBLE VAN PARKING
- UNOCCUPIED RAISED PLANTER AREA
- PROPOSED TYPE A UNIT AND ACCESSIBLE UNIT
- EXTENT OF 3 HOUR RATED HORIZONTAL ASSEMBLY; 3-HOUR FIRESTOP REQUIRED AT PENETRATIONS
- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY
- SQUARE FOOTAGE
- OCCUPANCY LOAD FACTOR
- OCCUPANCY TYPE
- REQUIRED EXITS
- EXIT / OCCUPANT LOAD OCC / DOOR WIDTH / STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER
- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

BLOCK 216

GBD HKS

GBD Architects, Incorporated

1120 NW Couch St.
Ste. 300
Portland, OR 97209

Tel. (503) 224-9656
gbdarchitects.com

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REGISTERED ARCHITECT — KEVIN M. BRO — 2019 — PORTLAND, OREGON — STATE OF OREGON — FOR REFERENCE ONLY

PROJECT

BLOCK 216

900 SW WASHINGTON ST.
PORTLAND, OR 97205

CLIENT

BDC/Washington Street, LLC

1455 SW BROADWAY
SUITE 1700
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3	2020-01-28	PLAN CHECK 3
2	2020-01-10	PLAN CHECK 2
1	2019-11-26	PLAN CHECK 1

DATE

2020-03-25

PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

FLS PLAN - P3

G01.00
97

PERMIT #3

000 G01.00 97 FLS PLAN - P3
BIM 360://Block 216/20171500 - Block 216 v19c.rvt
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AREAS - LIFE SAFETY - CODE PLANS - GARAGE

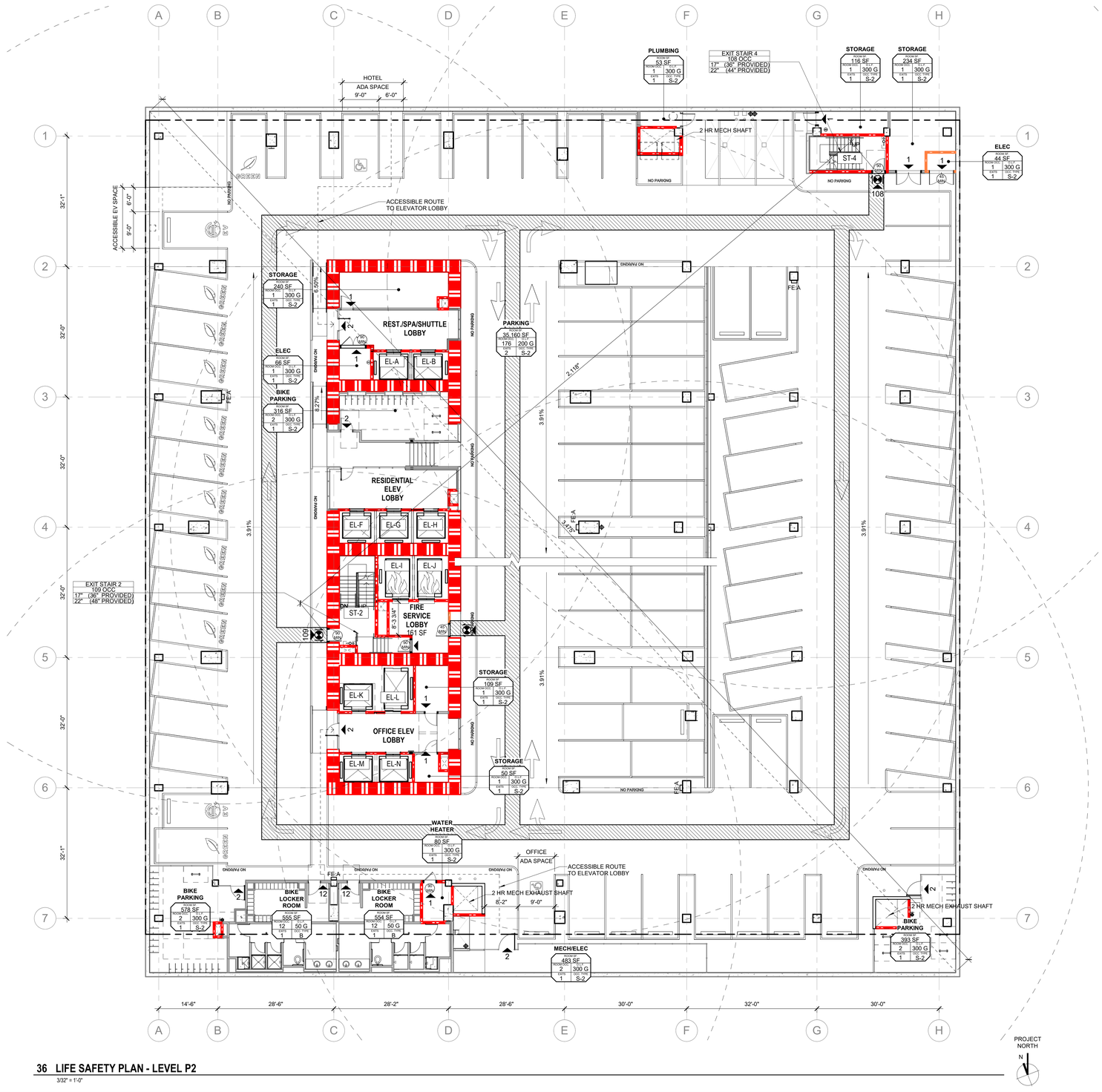
Name	Area	Occ Type	Load Factor	Occ
LEVEL P1				
ELEC	66 SF	S-2	300	1
ELEC ROOM	979 SF	S-2	300	5
ELEC UTILITY VAULT	2,184 SF	S-2	300	8
ELECTRICAL	227 SF	S-2	300	1
ELEV PIT	208 SF	S-2	300	1
MAINTENANCE	418 SF	S-2	300	2
MECHANICAL	240 SF	S-2	300	1
PARKING	33,642 SF	S-2	200	169
PLUMBING	234 SF	S-2	300	1
STORAGE	159 SF	S-2	300	2
TELECOM	219 SF	S-2	300	1
WATER ENTRY	324 SF	S-2	300	2
	38,899 SF			194
LEVEL P2				
BIKE LOCKER ROOM	1,109 SF	B	50	24
BIKE PARKING	1,287 SF	S-2	300	6
ELEC	110 SF	S-2	300	2
MECH/ELEC	483 SF	S-2	300	2
PARKING	35,160 SF	S-2	200	176
PLUMBING	53 SF	S-2	300	1
STORAGE	749 SF	S-2	300	5
WATER HEATER	80 SF	S-2	300	1
	39,030 SF			217

AREAS - LIFE SAFETY - CODE PLANS - GARAGE

Name	Area	Occ Type	Load Factor	Occ
LEVEL P3				
BIKE PARKING	1,904 SF	S-2	300	9
ELEC	66 SF	S-2	300	1
FIRE PUMP	509 SF	S-2	300	2
MAINTENANCE	137 SF	S-2	300	2
MECH/ELEC	518 SF	S-2	300	2
PARKING	35,579 SF	S-2	200	178
STORAGE	667 SF	S-2	300	3
WALK-IN ELEV PIT	356 SF	S-2	300	2
	39,736 SF			199
LEVEL P4				
BIKE PARKING	1,322 SF	S-2	300	7
ELEC	67 SF	S-2	300	1
MAINTENANCE	181 SF	S-2	300	2
PARKING	36,466 SF	S-2	200	183
STORAGE	1,773 SF	S-2	300	7
	39,809 SF			200
LEVEL P5				
BELOW GRADE PARKING	12,069 SF	S-2	200	61
STORAGE	777 SF	S-2	300	3
	12,846 SF			64
Not Placed				
ELEC	0 SF	S-2	300	0
IDF	0 SF	S-2	300	0
OFFICE	0 SF	B	100	0
STORAGE	0 SF	S-1	300	0
	0 SF			0

STAIR CAPACITY - PARKING LEVELS

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-2	48"	**240**	36"	240
ST-4	44"	**220**	36"	240
		460occ		



36 LIFE SAFETY PLAN - LEVEL P2

3/32" = 1'-0"

PROJECT NORTH

N

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
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STAMP

REGISTERED ARCHITECT
ELLEN M. BRADY
PORTLAND, OREGON
2315
STATE OF OREGON
FOR REFERENCE ONLY

PROJECT

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G01.00
98

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BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:32:09 PM

AREAS - LIFE SAFETY - CODE PLANS - GARAGE

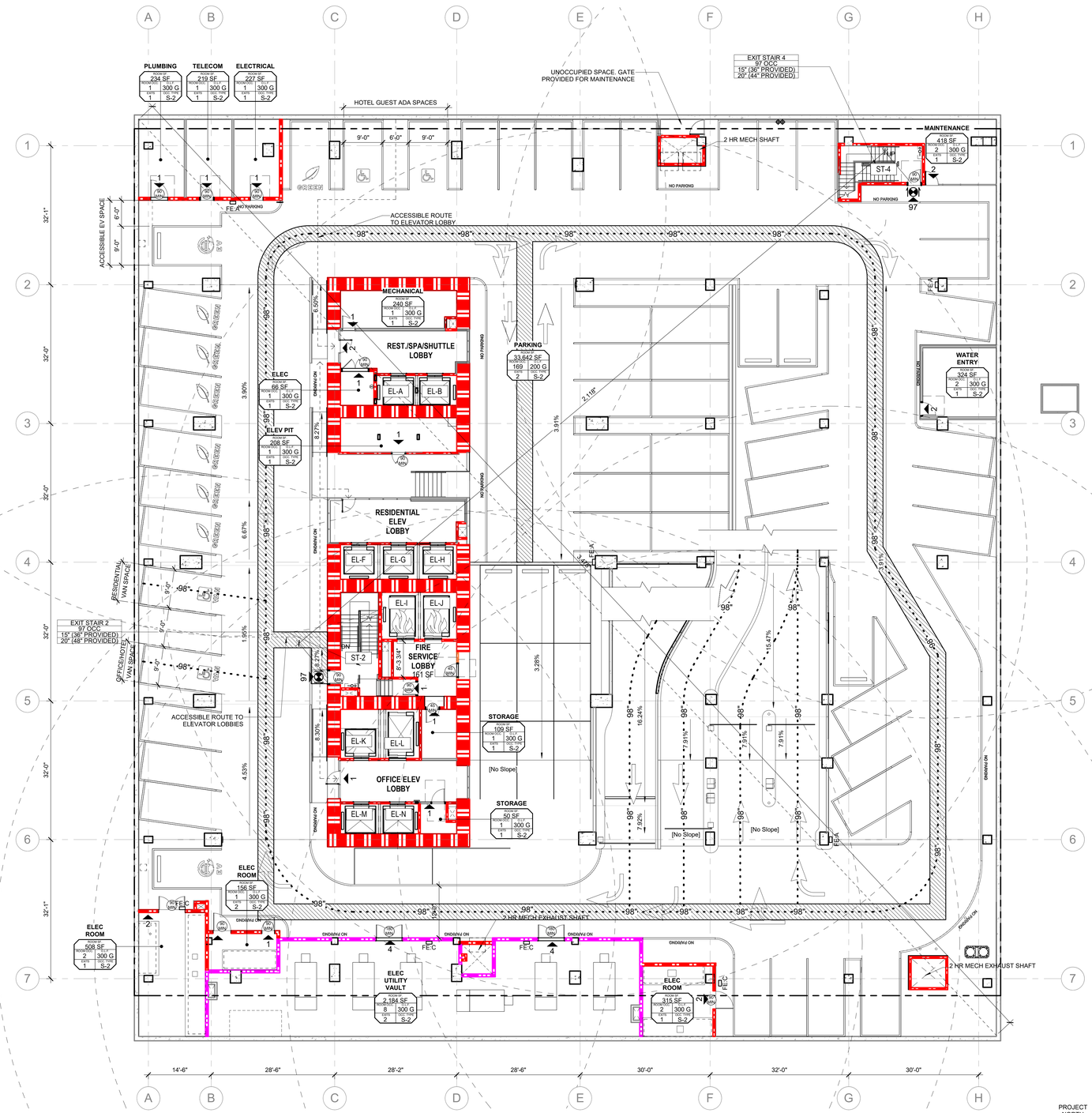
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	0 SF			0

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- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY / SQUARE FOOTAGE / OCCUPANCY LOAD FACTOR / OCCUPANCY TYPE / REQUIRED EXITS
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REGISTERED ARCHITECT — KEVIN M. ERB — PORTLAND, OREGON — 2381 — STATE OF OREGON — FOR REFERENCE ONLY

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FLS PLAN - P1

G01.00
99

PERMIT #3

000 G01.00 99 FLS PLAN - P1

BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:32:37 PM

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
LEVEL 02M				
BOH CORRIDOR + CORE	1,800 SF	B	100	19
BOH CORRIDOR + CORE	2,003 SF	B	100	21
CORRIDOR + CORE	1,255 SF	B	100	13
ELEC	68 SF	S-2	300	1
ELEC	104 SF	S-2	300	1
ELEC	129 SF	S-2	300	1
ELEV EQUIP	31 SF	S-2	300	1
EMPLOYEE CAFETERIA	1,464 SF	A-2	15	98
HOUSEKEEPING	1,473 SF	S-1	200	8
IT SYSTEMS	373 SF	S-2	200	2
JANITOR	101 SF	S-1	300	1
KITCHEN	912 SF	S-1	200	5
KITCHEN	2,857 SF	B	200	15
LOCKER ROOMS	972 SF	B	50	20
LOCKER ROOMS	989 SF	B	50	20
MECH	2,072 SF	S-2	300	7
MEETING	331 SF	B	15	23
OFF CORRIDOR + CORE	3,094 SF	B	100	31
OFFICE	130 SF	B	100	2
OFFICES	784 SF	B	100	8
OFFICES	1,280 SF	B	100	13
OFFICES	1,437 SF	B	100	15
OFFICES	1,911 SF	B	100	20
PANTRY	1,078 SF	S-1	200	6
STORAGE	291 SF	S-1	300	1
STORAGE	300 SF	S-1	300	2
STORAGE	451 SF	S-1	300	2
TRAINING	472 SF	B	15	32
WAITING AREA	29 SF	B	15	2
WAITING AREA	115 SF	B	15	8
	28,305 SF			398

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

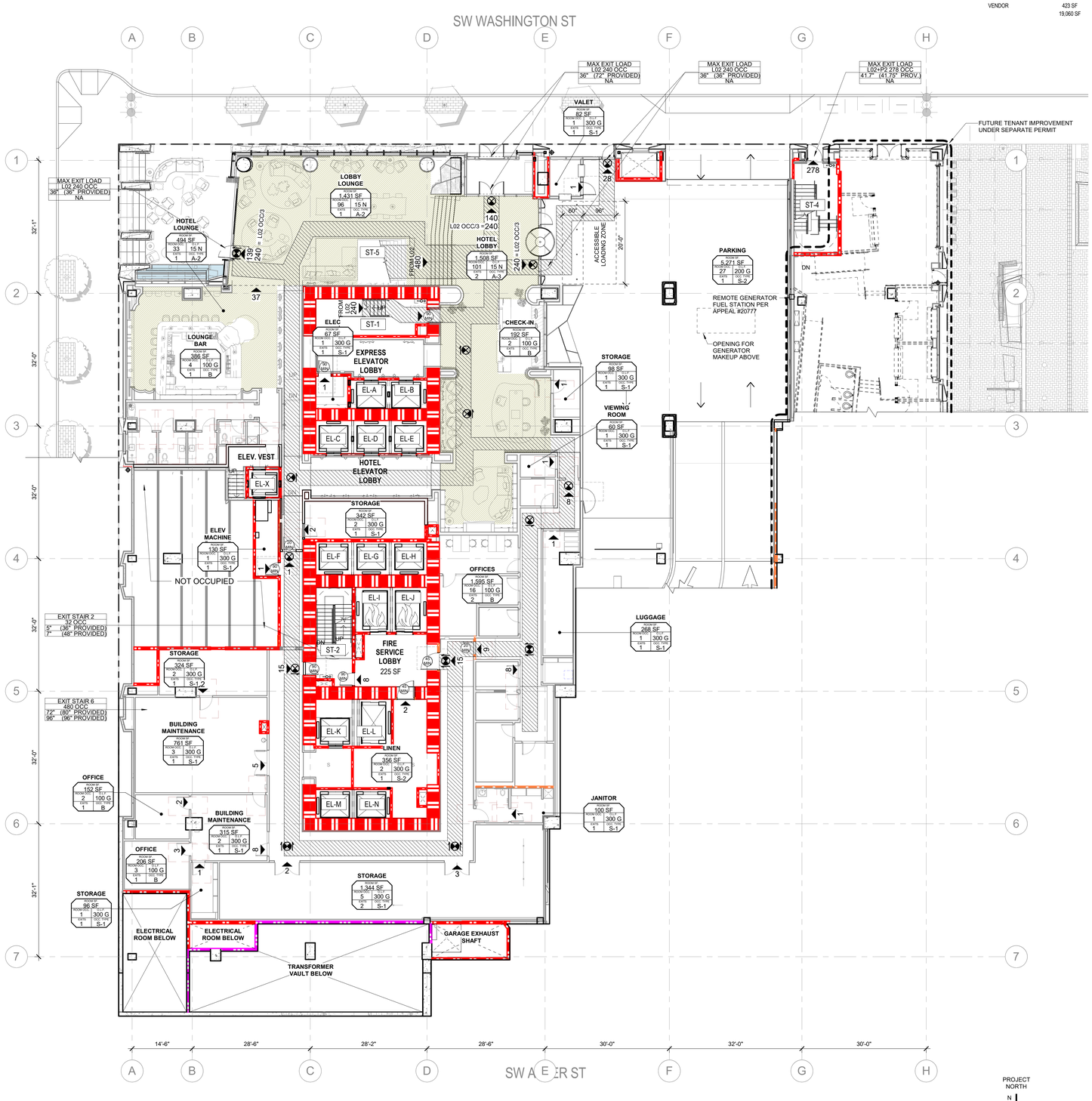
Name	Area	Occ Type	Load Factor	Occ
LEVEL 02				
BALLROOM	7,957 SF	A-2	7	1137
BANQUET KITCHEN	2,378 SF	B	200	12
BANQUET STORAGE	1,122 SF	S-1	300	4
BUSINESS CENTER	291 SF	B	100	3
COAT CHECK	224 SF	B	100	3
ELEC	67 SF	S-2	300	1
ELEC	95 SF	S-2	300	1
ELEC	127 SF	S-2	300	1
JANITOR	53 SF	S-2	300	1
JANITOR	72 SF	S-2	300	1
JR BALLROOM	2,174 SF	A-2	7	311
MEETING	880 SF	A-3	15	59
MEETING	881 SF	A-3	15	59
MEETING	923 SF	A-3	15	62
PREFUNCTION	260 SF	A-3	15	18
PREFUNCTION	618 SF	A-3	15	42
PREFUNCTION	3,709 SF	A-3	15	248
SERVICE PANTRY	223 SF	S-1	300	1
STORAGE	61 SF	S-1	300	1
STORAGE	140 SF	S-1	300	1
WATER HEATER	110 SF	S-2	300	1
	22,365 SF			1967
LEVEL 01M				
EMERGENCY GENERATOR	1,229 SF	S-1	300	5
MECHANICAL	2,089 SF	S-1	300	7
STORAGE	320 SF	S-1	300	2
	3,639 SF			14

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
LEVEL 01 - SOUTH				
BAR	185 SF	B	100	2
BEVERAGE COOLER	264 SF	S-2	200	2
EMPLOYEE ENTRY FOYER	141 SF	B	15	10
EMPLOYEE LOBBY	351 SF	B	100	4
FIRE COMMAND	250 SF	S-2	100	3
HOTEL STORAGE/WASH	486 SF	S-2	200	3
LOADING	4,266 SF	S-1	200	22
MAIL	134 SF	R-2	100	2
OFFICE LOBBY	528 SF	B	15	36
OFFICE RECEPTION	138 SF	B	100	2
OFFICES	302 SF	B	100	4
OFFICES	347 SF	B	100	4
RESIDENTIAL LOBBY	473 SF	R-2	15	32
RESIDENTIAL RECEPTION	94 SF	R-2	100	1
RETAIL	530 SF	A-2	15	36
RETAIL	2,532 SF	M	30	85
RETAIL	2,711 SF	A-2	15	181
SECURITY OFFICE	184 SF	B	100	2
STORAGE	53 SF	S-2	300	1
STORAGE	62 SF	S-2	300	1
STORAGE	211 SF	S-1	300	1
STORAGE	215 SF	S-2	300	1
STORAGE	359 SF	S-2	300	2
STORAGE	478 SF	S-2	300	2
STORAGE	1,587 SF	S-1	300	6
TRASH	393 SF	S-1	300	2
VENDOR	142 SF	A-2	100	2
VENDOR	162 SF	A-2	100	2
VENDOR	163 SF	A-2	100	2
VENDOR	165 SF	A-2	100	2
VENDOR	212 SF	B	100	3
VENDOR	259 SF	B	100	3
VENDOR	260 SF	A-2	100	3
VENDOR	423 SF	A-2	100	5
	19,060 SF			469

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
LEVEL 01 - NORTH				
BUILDING MAINTENANCE	315 SF	S-1	300	2
BUILDING MAINTENANCE	761 SF	S-1	300	3
CHECK-IN	192 SF	B	100	2
ELEC	67 SF	S-1	300	1
ELEV MACHINE	130 SF	S-1	300	1
HOTEL LOBBY	1,508 SF	A-3	15	101
HOTEL LOUNGE	494 SF	A-2	15	33
JANITOR	100 SF	S-1	300	1
LINEN	356 SF	S-2	300	2
LOBBY LOUNGE	1,431 SF	A-2	15	96
LOUNGE BAR	386 SF	B	100	4
LUGGAGE	268 SF	S-1	300	1
OFFICE	152 SF	B	100	2
OFFICE	206 SF	B	100	3
OFFICES	1,595 SF	B	100	16
PARKING	5,271 SF	S-2	200	27
STORAGE	96 SF	S-1	300	1
STORAGE	98 SF	S-1	300	1
STORAGE	324 SF	S-1	300	2
STORAGE	342 SF	S-1	300	2
STORAGE	1,344 SF	S-1	300	5
VALET	82 SF	S-1	300	1
VIEWING ROOM	60 SF	S-1	300	1
	15,577 SF			308



36 LIFE SAFETY PLAN - GROUND FLOOR - NORTH

3/32" = 1'-0"

PROJECT NORTH

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- 60 MIN — DOOR RATING
- PATH OF EGRESS
- 98" — 98" CLEAR HEIGHT PATH FOR VAN ACCESS **NOTE:** ALL OTHER GARAGE AREAS TO EXCEED 7'-0" MIN CLEAR
- 75 FEET, FE — FIRE EXTINGUISHER CABINET WITH 75' RADIUS
- 75 FEET, FE — FIRE EXTINGUISHER
- EGRESS PATH WITH EGRESS LIGHTING (44" MIN. WIDTH)
- MAINTAIN 98" (8'-2") VERTICAL CLEARANCE ABOVE DRIVING SURFACE FOR ACCESSIBLE VAN PARKING
- UNOCCUPIED RAISED PLANTER AREA
- PROPOSED TYPE A UNIT AND ACCESSIBLE UNIT
- EXTENT OF 3 HOUR RATED HORIZONTAL ASSEMBLY; 3-HOUR FIRESTOP REQUIRED AT PENETRATIONS
- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY
- SQUARE FOOTAGE
- OCCUPANCY LOAD FACTOR
- OCCUPANCY TYPE
- REQUIRED EXITS
- EXIT — OCCUPANT LOAD OCC — DOOR WIDTH — STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

GBD Architects, Incorporated
1120 NW Couch St.
Ste. 300
Portland, OR 97209
Tel. (503) 224-9656
gbdarchitects.com

GBD © 2020

STAMP

REGISTERED ARCHITECT PHILLIP M. BEYL PORTLAND, OREGON 2259 STATE OF OREGON

PROJECT
BLOCK 216
900 SW WASHINGTON ST.
PORTLAND, OR 97205

CLIENT
BDC/Washington Street, LLC
1455 SW BROADWAY
SUITE 1700
PORTLAND, OR 97205

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 30 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

2	2020-01-10	PLAN CHECK 2
1	2019-11-26	PLAN CHECK 1

DATE
2020-03-25

PROJECT NUMBER
20171500

SCALE
As indicated

SHEET TITLE
FLS PLAN - LEVEL 01 - NORTH

G01.01A

PERMIT #3

000 G01.01A FLS PLAN - L01 N
BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:33:22 PM

31 FIRE COMMAND CENTER REQUIREMENTS

1/8" = 1'-0"

[F] 911.1.5 REQUIRED FEATURES. THE FIRE COMMAND CENTER SHALL COMPLY WITH NFPA 72 AND SHALL CONTAIN THE FOLLOWING FEATURES:

1. THE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM CONTROL UNIT
2. THE FIRE DEPARTMENT COMMUNICATIONS SYSTEM.
3. FIRE DETECTION AND ALARM SYSTEM ANNUNCIATOR.
4. ANNUNCIATOR UNIT VISUALLY INDICATING THE LOCATION OF THE ELEVATORS AND WHETHER THEY ARE OPERATIONAL.
5. STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION SYSTEMS.
6. THE FIRE-FIGHTER'S CONTROL PANEL REQUIRED BY SECTION 909.16 FOR SMOKE CONTROL SYSTEMS INSTALLED IN THE BUILDING.
7. CONTROLS FOR UNLOCKING STAIRWAY DOORS SIMULTANEOUSLY.
8. SPRINKLER VALVE AND WATERFLOW DETECTOR DISPLAY PANELS.
9. EMERGENCY AND STANDBY POWER STATUS INDICATORS.
10. A TELEPHONE FOR FIRE DEPARTMENT USE WITH CONTROLLED ACCESS TO THE PUBLIC TELEPHONE SYSTEM.
11. FIRE PUMP STATUS INDICATORS.
12. SCHEMATIC BUILDING PLANS INDICATING THE TYPICAL FLOOR PLAN AND DETAILING THE BUILDING CORE, MEANS OF EGRESS, FIRE PROTECTION SYSTEMS, FIRE-FIGHTING EQUIPMENT AND FIRE DEPARTMENT ACCESS AND THE LOCATION OF FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS.
13. AN APPROVED BUILDING INFORMATION CARD THAT CONTAINS, BUT IS NOT LIMITED TO, THE FOLLOWING INFORMATION:
    - A. GENERAL BUILDING INFORMATION THAT INCLUDES PROPERTY NAME, ADDRESS, THE NUMBER OF FLOORS IN THE BUILDING (ABOVE AND BELOW GRADE), USE AND OCCUPANCY CLASSIFICATION (FOR MIXED USES, IDENTIFY THE DIFFERENT TYPES OF OCCUPANCIES ON EACH FLOOR), ESTIMATED BUILDING POPULATION (I.E., DAY, NIGHT, WEEKEND)
    - B. BUILDING EMERGENCY CONTACT INFORMATION THAT INCLUDES: A LIST OF THE BUILDING'S EMERGENCY CONTACTS (E.G., BUILDING MANAGER, BUILDING ENGINEER, ETC.) AND THEIR RESPECTIVE WORK PHONE NUMBER, CELL PHONE NUMBER, EMAIL ADDRESS
    - C. BUILDING CONSTRUCTION INFORMATION THAT INCLUDES: THE TYPE OF BUILDING CONSTRUCTION (E.G., FLOORS, WALLS, COLUMNS, AND ROOF ASSEMBLY)
    - D. EXIT STAIR INFORMATION THAT INCLUDES: NUMBER OF EXIT STAIRS IN BUILDING, EACH EXIT STAIR DESIGNATION AND FLOORS SERVED, LOCATION WHERE EACH EXIT STAIR DISCHARGES, EXIT STAIRS THAT ARE PRESSURIZED, EXIT STAIRS PROVIDED WITH EMERGENCY LIGHTING, EACH EXIT STAIR THAT ALLOWS REENTRY, EXIT STAIRS PROVIDING ROOF ACCESS; ELEVATOR INFORMATION THAT INCLUDES: NUMBER OF ELEVATOR BANKS, ELEVATOR BANK DESIGNATION, ELEVATOR CAR NUMBERS AND RESPECTIVE FLOORS THAT THEY SERVE, LOCATION OF ELEVATOR MACHINE ROOMS, LOCATION OF SKY LOBBY, LOCATION OF FREIGHT ELEVATOR BANKS
    - E. BUILDING SERVICES AND SYSTEM INFORMATION THAT INCLUDES: LOCATION OF MECHANICAL ROMS, LOCATION OF BUILDING MANAGEMENT SYSTEM, LOCATION AND CAPACITY OF ALL FUEL OIL TANKS, LOCATION OF EMERGENCY GENERATOR, LOCATION OF NATURAL GAS SERVICE
    - F. FIRE PROTECTION SYSTEM INFORMATION THAT INCLUDES: LOCATIONS OF STANDPIPES, LOCATION OF FIRE PUMP ROOM, LOCATION OF FIRE DEPARTMENT CONNECTIONS, FLOORS PROTECTED BY AUTOMATIC SPRINKLERS, LOCATION OF DIFFERENT TYPES OF SPRINKLER SYSTEMS INSTALLED (E.G., DRY, WET, PRE-ACTION, ETC.)
    - G. HAZARDOUS MATERIAL INFORMATION THAT INCLUDES: LOCATION OF HAZARDOUS MATERIAL, QUANTITY OF HAZARDOUS MATERIAL.
14. WORK TABLE
15. GENERATOR SUPERVISION DEVICES, MANUAL START AND TRANSFER FEATURES.
16. PUBLIC ADDRESS SYSTEM, WHERE SPECIFICALLY REQUIRED BY OTHER SECTIONS OF THIS CODE.
17. ELEVATOR FIRE RECALL SWITCH IN ACCORDANCE WITH ASME A17.1
18. ELEVATOR EMERGENCY OR STANDBY POWER SELECTOR SWITCH(ES), WHERE EMERGENCY OR STANDBY POWER IS PROVIDED.

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
LEVEL 02M				
BOH CORRIDOR + CORE	1,800 SF	B	100	19
BOH CORRIDOR + CORE	2,003 SF	B	100	21
CORRIDOR + CORE	1,255 SF	B	100	13
ELEC	68 SF	S-2	300	1
ELEC	104 SF	S-2	300	1
ELEC	129 SF	S-2	300	1
ELEV EQUIP	31 SF	S-2	300	1
EMPLOYEE CAFETERIA	1,464 SF	A-2	15	98
HOUSEKEEPING	1,473 SF	S-1	200	8
IT SYSTEMS	373 SF	S-2	200	2
JANITOR	101 SF	S-1	300	1
KITCHEN	912 SF	S-1	200	5
KITCHEN	2,857 SF	B	200	15
LOCKER ROOMS	972 SF	B	50	20
LOCKER ROOMS	989 SF	B	50	20
MECH	2,072 SF	S-2	300	7
MEETING	331 SF	B	15	23
OFF CORRIDOR + CORE	3,094 SF	B	100	31
OFFICE	130 SF	B	100	2
OFFICES	784 SF	B	100	8
OFFICES	1,280 SF	B	100	13
OFFICES	1,437 SF	B	100	15
OFFICES	1,911 SF	B	100	20
PANTRY	1,078 SF	S-1	200	6
STORAGE	291 SF	S-1	300	1
STORAGE	300 SF	S-1	300	2
STORAGE	451 SF	S-1	300	2
TRAINING	472 SF	B	15	32
WAITING AREA	29 SF	B	15	2
WAITING AREA	115 SF	B	15	8
	28,305 SF			398

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

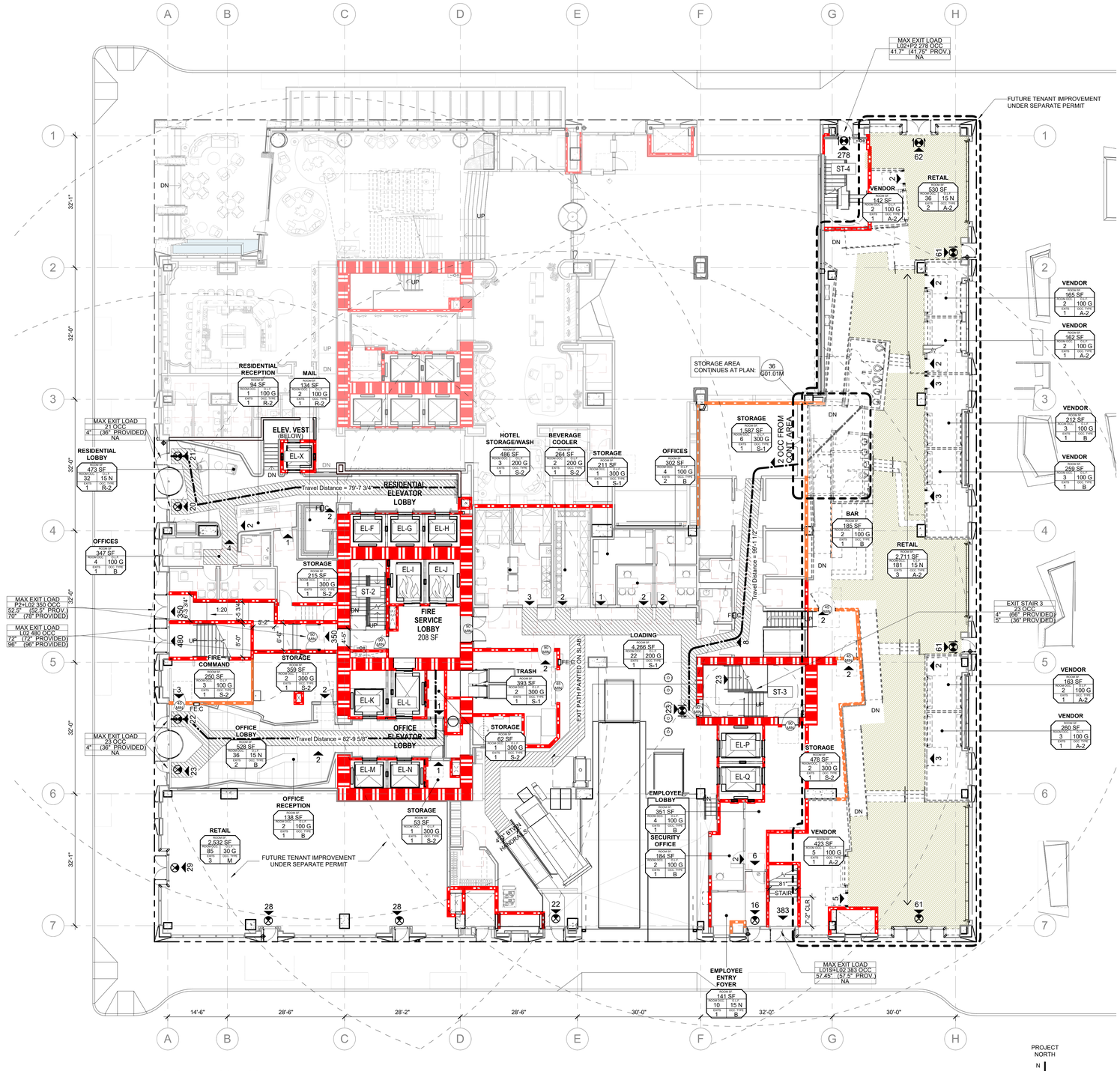
Name	Area	Occ Type	Load Factor	Occ
LEVEL 02				
BALLROOM	7,957 SF	A-2	7	1137
BANQUET KITCHEN	2,378 SF	B	200	12
BANQUET STORAGE	1,122 SF	S-1	300	4
BUSINESS CENTER	291 SF	B	100	3
COAT CHECK	224 SF	B	100	3
ELEC	67 SF	S-2	300	1
ELEC	95 SF	S-2	300	1
ELEC	127 SF	S-2	300	1
JANITOR	53 SF	S-2	300	1
JANITOR	72 SF	S-2	300	1
JR BALLROOM	2,174 SF	A-2	7	311
MEETING	880 SF	A-3	15	59
MEETING	881 SF	A-3	15	59
MEETING	923 SF	A-3	15	62
PREFUNCTION	260 SF	A-3	15	18
PREFUNCTION	618 SF	A-3	15	42
PREFUNCTION	3,709 SF	A-3	15	248
SERVICE PANTRY	223 SF	S-1	300	1
STORAGE	61 SF	S-1	300	1
STORAGE	140 SF	S-1	300	1
WATER HEATER	110 SF	S-2	300	1
	22,365 SF			1967
LEVEL 01M				
EMERGENCY GENERATOR	1,229 SF	S-1	300	5
MECHANICAL	2,089 SF	S-1	300	7
STORAGE	320 SF	S-1	300	2
	3,639 SF			14

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
LEVEL 01 - SOUTH				
BAR	185 SF	B	100	2
BEVERAGE COOLER	264 SF	S-2	200	2
EMPLOYEE ENTRY FOYER	141 SF	B	15	10
EMPLOYEE LOBBY	351 SF	B	100	4
FIRE COMMAND	250 SF	S-2	100	3
HOTEL STORAGE/WASH	486 SF	S-2	200	3
LOADING	4,266 SF	S-1	200	22
MAIL	134 SF	R-2	100	2
OFFICE LOBBY	528 SF	B	15	36
OFFICE RECEPTION	138 SF	B	100	2
OFFICES	302 SF	B	100	4
OFFICES	347 SF	B	100	4
RESIDENTIAL LOBBY	473 SF	R-2	15	32
RESIDENTIAL RECEPTION	94 SF	R-2	100	1
RETAIL	530 SF	A-2	15	36
RETAIL	2,532 SF	M	30	85
RETAIL	2,711 SF	A-2	15	181
SECURITY OFFICE	184 SF	B	100	2
STORAGE	53 SF	S-2	300	1
STORAGE	62 SF	S-2	300	1
STORAGE	211 SF	S-1	300	1
STORAGE	215 SF	S-2	300	1
STORAGE	359 SF	S-2	300	2
STORAGE	478 SF	S-2	300	2
STORAGE	1,587 SF	S-1	300	6
TRASH	393 SF	S-1	300	2
VENDOR	142 SF	A-2	100	2
VENDOR	162 SF	A-2	100	2
VENDOR	163 SF	A-2	100	2
VENDOR	165 SF	A-2	100	2
VENDOR	212 SF	B	100	3
VENDOR	259 SF	B	100	3
VENDOR	260 SF	A-2	100	3
VENDOR	423 SF	A-2	100	5
	19,060 SF			469

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
LEVEL 01 - NORTH				
BUILDING MAINTENANCE	315 SF	S-1	300	2
BUILDING MAINTENANCE	761 SF	S-1	300	3
CHECK-IN	192 SF	B	100	2
ELEC	67 SF	S-1	300	1
ELEV MACHINE	130 SF	S-1	300	1
HOTEL LOBBY	1,508 SF	A-3	15	101
HOTEL LOUNGE	494 SF	A-2	15	33
JANITOR	100 SF	S-1	300	1
LINEN	356 SF	S-2	300	2
LOBBY LOUNGE	1,431 SF	A-2	15	96
LOUNGE BAR	386 SF	B	100	4
LUGGAGE	268 SF	S-1	300	1
OFFICE	152 SF	B	100	2
OFFICE	206 SF	B	100	3
OFFICES	1,595 SF	B	100	16
PARKING	5,271 SF	S-2	200	27
STORAGE	96 SF	S-1	300	1
STORAGE	98 SF	S-1	300	1
STORAGE	324 SF	S-1	300	2
STORAGE	342 SF	S-1	300	2
STORAGE	1,344 SF	S-1	300	5
VALET	82 SF	S-1	300	1
VIEWING ROOM	60 SF	S-1	300	1
	15,577 SF			308



36 LIFE SAFETY PLAN - GROUND FLOOR - SOUTH

3/32" = 1'-0"

PROJECT NORTH

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
2. PROVIDE A MINIMUM OF 7'-0" CLEAR HEIGHT AT ALL PARKING LEVELS. NO DUCTS, PIPES, OR EQUIPMENT TO PROTRUDE INTO PEDESTRIAN OR VEHICLE CIRCULATION AREAS.
3 ANY INSTALLATION DETAILS FOR FIRE PROTECTION SYSTEMS ARE FOR REFERENCE ONLY, WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

FIRE AND LIFE SAFETY LEGEND

- XX — ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
- EXIT SIGN
- 90 MIN — DOOR RATING
- PATH OF EGRESS
- 98" — 98" CLEAR HEIGHT PATH FOR VAN ACCESS **NOTE:** ALL OTHER GARAGE AREAS TO EXCEED 7'-0" MIN CLEAR
- 75 FEET — FE — FIRE EXTINGUISHER CABINET WITH 75' RADIUS
- 75 FEET — FE — FIRE EXTINGUISHER
- EGRESS PATH WITH EGRESS LIGHTING (44" MIN. WIDTH)
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- PROPOSED TYPE A UNIT AND ACCESSIBLE UNIT
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- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY / SQUARE FOOTAGE / OCCUPANCY LOAD FACTOR / OCCUPANCY TYPE / REQUIRED EXITS
- EXIT OCCUPANT LOAD OCC DOOR WIDTH STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
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- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

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Portland, OR 97209
Tel. (503) 224-9656
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GBD © 2020

STAMP

REGISTERED ARCHITECT PHILLIP M. BEYL PORTLAND, OREGON 2259 STATE OF OREGON

PROJECT
BLOCK 216
900 SW WASHINGTON ST.
PORTLAND, OR 97205

CLIENT
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REVISIONS

3	2020-01-28	PLAN CHECK 3
2	2020-01-10	PLAN CHECK 2
1	2019-11-26	PLAN CHECK 1

DATE
2020-03-25

PROJECT NUMBER
20171500

SCALE
As indicated

SHEET TITLE
FLS PLAN - LEVEL 01 - SOUTH

G01.01B

PERMIT #3

000 G01.01B FLS PLAN - L01 S
BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:34:11 PM

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
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KITCHEN	2,857 SF	B	200	15
LOCKER ROOMS	972 SF	B	50	20
LOCKER ROOMS	989 SF	B	50	20
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AREAS - LIFE SAFETY - CODE PLANS - 01-2M

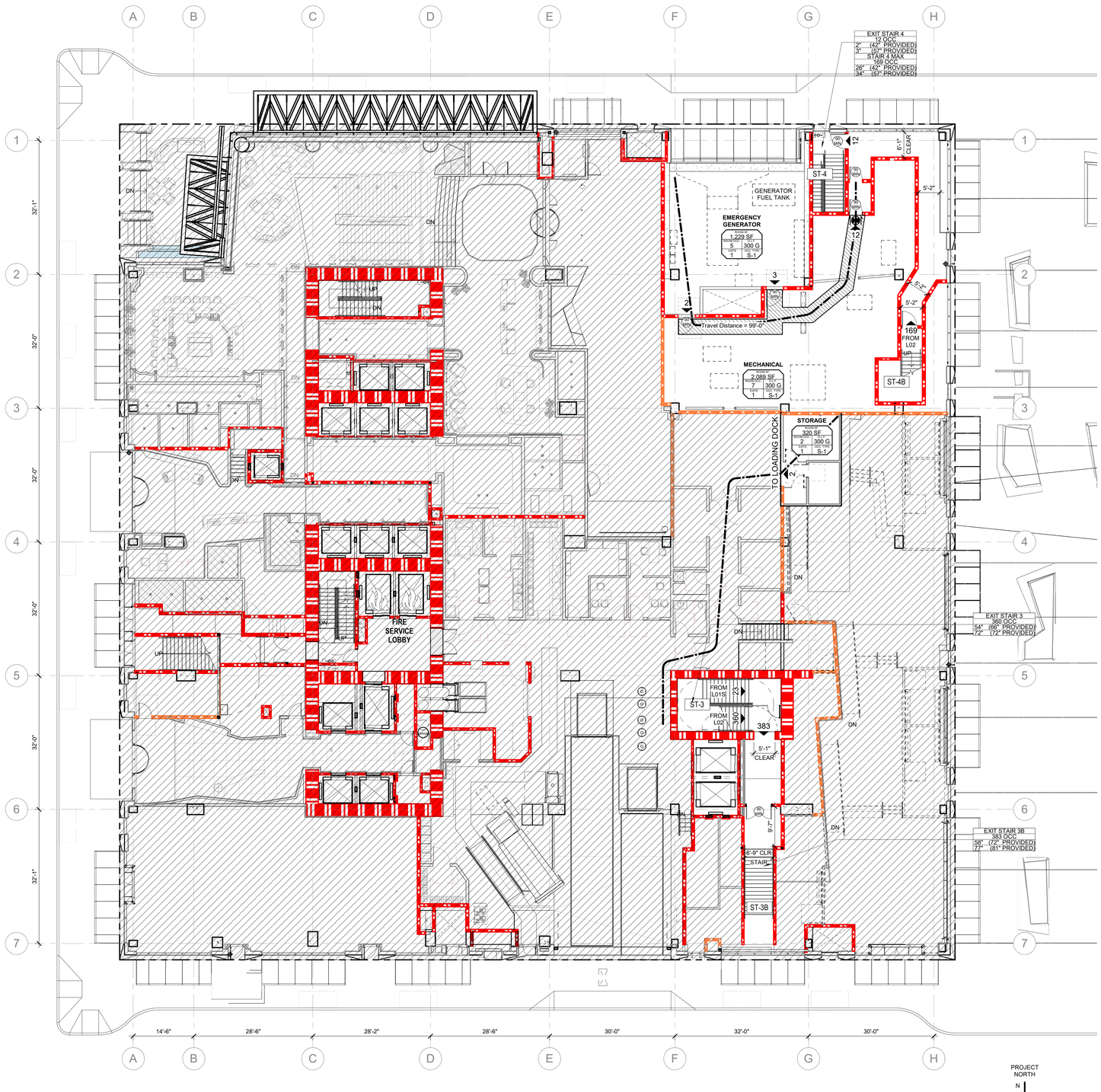
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STORAGE	1,587 SF	S-1	300	6
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VENDOR	162 SF	A-2	100	2
VENDOR	163 SF	A-2	100	2
VENDOR	165 SF	A-2	100	2
VENDOR	212 SF	B	100	3
VENDOR	259 SF	B	100	3
VENDOR	260 SF	A-2	100	3
VENDOR	423 SF	A-2	100	5
	19,060 SF			469

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

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OFFICE	206 SF	B	100	3
OFFICES	1,595 SF	B	100	16
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STORAGE	1,344 SF	S-1	300	5
VALET	82 SF	S-1	300	1
VIEWING ROOM	60 SF	S-1	300	1
	15,577 SF			308

STAIR CAPACITY - LEVEL 1M

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-3	72"	**360**	66"	440
ST-3B	81"	**405**	61"	407
ST-4	57"	285	42"	**280**



PROJECT NORTH
N

36 LIFE SAFETY PLAN - LEVEL 01 MECHANICAL
3/32" = 1'-0"

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
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FIRE AND LIFE SAFETY LEGEND

- XX — ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
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- 90 MIN — DOOR RATING
- PATH OF EGRESS
- 98" — 98" CLEAR HEIGHT PATH FOR VAN ACCESS **NOTE:** ALL OTHER GARAGE AREAS TO EXCEED 7'-0" MIN CLEAR
- 75 FEET, FE — FIRE EXTINGUISHER CABINET WITH 75' RADIUS
- 75 FEET, FE — FIRE EXTINGUISHER
- EGRESS PATH WITH EGRESS LIGHTING (44" MIN. WIDTH)
- MAINTAIN 98" (8'-2") VERTICAL CLEARANCE ABOVE DRIVING SURFACE FOR ACCESSIBLE VAN PARKING
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- PROPOSED TYPE A UNIT AND ACCESSIBLE UNIT
- EXTENT OF 3 HOUR RATED HORIZONTAL ASSEMBLY; 3-HOUR FIRESTOP REQUIRED AT PENETRATIONS
- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY / SQUARE FOOTAGE / OCCUPANCY LOAD FACTOR / OCCUPANCY TYPE / REQUIRED EXITS
- EXIT / OCCUPANT LOAD OCC / DOOR WIDTH / STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

BLOCK 216

GBD HKS

GBD Architects, Incorporated

1120 NW Couch St.
Ste. 300
Portland, OR 97209

Tel. (503) 224-9656
gbdarchitects.com

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STAMP

REGISTERED ARCHITECT
PHILLIP M. BEYL
PORTLAND, OREGON
2259
STATE OF OREGON

PROJECT
BLOCK 216

900 SW WASHINGTON ST.
PORTLAND, OR 97205

CLIENT
BDC/Washington Street, LLC

1455 SW BROADWAY
SUITE 1700
PORTLAND, OR 97205

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 30 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

2	2020-01-28	PLAN CHECK 3
1	2019-11-26	PLAN CHECK 1

DATE
2020-03-25

PROJECT NUMBER
20171500

SCALE
As indicated

SHEET TITLE
FLS PLAN - LEVEL 01 MECH

G01.01M

PERMIT #3

000 G01.01M FLS PLAN - L01 M
BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:34:53 PM

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
LEVEL 02M				
BOH CORRIDOR + CORE	1,800 SF	B	100	19
BOH CORRIDOR + CORE	2,003 SF	B	100	21
CORRIDOR + CORE	1,255 SF	B	100	13
ELEC	68 SF	S-2	300	1
ELEC	104 SF	S-2	300	1
ELEC	129 SF	S-2	300	1
ELEV EQUIP	31 SF	S-2	300	1
EMPLOYEE CAFETERIA	1,464 SF	A-2	15	98
HOUSEKEEPING	1,473 SF	S-1	200	8
IT SYSTEMS	373 SF	S-2	200	2
JANITOR	101 SF	S-1	300	1
KITCHEN	912 SF	S-1	200	5
KITCHEN	2,857 SF	B	200	15
LOCKER ROOMS	972 SF	B	50	20
LOCKER ROOMS	989 SF	B	50	20
MECH	2,072 SF	S-2	300	7
MEETING	331 SF	B	15	23
OFF CORRIDOR + CORE	3,094 SF	B	100	31
OFFICE	130 SF	B	100	2
OFFICES	784 SF	B	100	8
OFFICES	1,280 SF	B	100	13
OFFICES	1,437 SF	B	100	15
OFFICES	1,911 SF	B	100	20
PANTRY	1,078 SF	S-1	200	6
STORAGE	291 SF	S-1	300	1
STORAGE	300 SF	S-1	300	2
STORAGE	451 SF	S-1	300	2
TRAINING	472 SF	B	15	32
WAITING AREA	29 SF	B	15	2
WAITING AREA	115 SF	B	15	8
	28,305 SF			398

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
LEVEL 02				
BALLROOM	7,957 SF	A-2	7	1137
BANQUET KITCHEN	2,378 SF	B	200	12
BANQUET STORAGE	1,122 SF	S-1	300	4
BUSINESS CENTER	291 SF	B	100	3
COAT CHECK	224 SF	B	100	3
ELEC	67 SF	S-2	300	1
ELEC	95 SF	S-2	300	1
ELEC	127 SF	S-2	300	1
JANITOR	53 SF	S-2	300	1
JANITOR	72 SF	S-2	300	1
JR BALLROOM	2,174 SF	A-2	7	311
MEETING	880 SF	A-3	15	59
MEETING	881 SF	A-3	15	59
MEETING	923 SF	A-3	15	62
PREFUNCTION	260 SF	A-3	15	18
PREFUNCTION	618 SF	A-3	15	42
PREFUNCTION	3,709 SF	A-3	15	248
SERVICE PANTRY	223 SF	S-1	300	1
STORAGE	61 SF	S-1	300	1
STORAGE	140 SF	S-1	300	1
WATER HEATER	110 SF	S-2	300	1
	22,365 SF			1967
LEVEL 01M				
EMERGENCY GENERATOR	1,229 SF	S-1	300	5
MECHANICAL	2,089 SF	S-1	300	7
STORAGE	320 SF	S-1	300	2
	3,639 SF			14

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

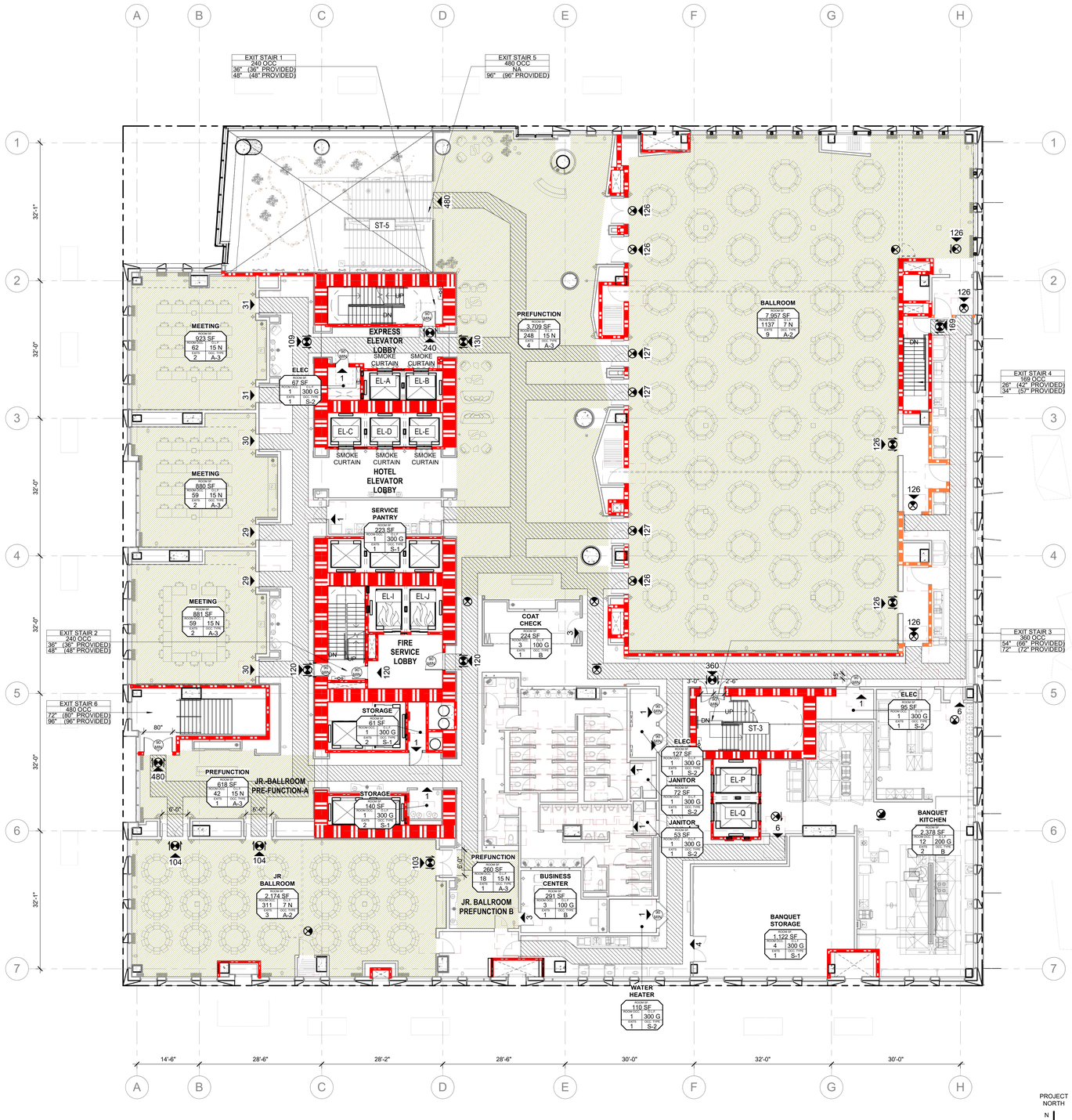
Name	Area	Occ Type	Load Factor	Occ
LEVEL 01 - SOUTH				
BAR	185 SF	B	100	2
BEVERAGE COOLER	264 SF	S-2	200	2
EMPLOYEE ENTRY FOYER	141 SF	B	15	10
EMPLOYEE LOBBY	351 SF	B	100	4
FIRE COMMAND	250 SF	S-2	100	3
HOTEL STORAGE/WASH	486 SF	S-2	200	3
LOADING	4,266 SF	S-1	200	22
MAIL	134 SF	R-2	100	2
OFFICE LOBBY	528 SF	B	15	36
OFFICE RECEPTION	138 SF	B	100	2
OFFICES	302 SF	B	100	4
OFFICES	347 SF	B	100	4
RESIDENTIAL LOBBY	473 SF	R-2	15	32
RESIDENTIAL RECEPTION	94 SF	R-2	100	1
RETAIL	530 SF	A-2	15	36
RETAIL	2,532 SF	M	30	85
RETAIL	2,711 SF	A-2	15	181
SECURITY OFFICE	184 SF	B	100	2
STORAGE	53 SF	S-2	300	1
STORAGE	62 SF	S-2	300	1
STORAGE	211 SF	S-1	300	1
STORAGE	215 SF	S-2	300	1
STORAGE	359 SF	S-2	300	2
STORAGE	478 SF	S-2	300	2
STORAGE	1,587 SF	S-1	300	6
TRASH	393 SF	S-1	300	2
VENDOR	142 SF	A-2	100	2
VENDOR	162 SF	A-2	100	2
VENDOR	163 SF	A-2	100	2
VENDOR	165 SF	A-2	100	2
VENDOR	212 SF	B	100	3
VENDOR	259 SF	B	100	3
VENDOR	260 SF	A-2	100	3
VENDOR	423 SF	A-2	100	5
	19,060 SF			469

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
LEVEL 01 - NORTH				
BUILDING MAINTENANCE	315 SF	S-1	300	2
BUILDING MAINTENANCE	761 SF	S-1	300	3
CHECK-IN	192 SF	B	100	2
ELEC	67 SF	S-1	300	1
ELEV MACHINE	130 SF	S-1	300	1
HOTEL LOBBY	1,508 SF	A-3	15	101
HOTEL LOUNGE	494 SF	A-2	15	33
JANITOR	100 SF	S-1	300	1
LINEN	395 SF	S-2	300	2
LOBBY LOUNGE	1,431 SF	A-2	15	96
LOUNGE BAR	386 SF	B	100	4
LUGGAGE	268 SF	S-1	300	1
OFFICE	152 SF	B	100	2
OFFICE	206 SF	B	100	3
OFFICES	1,595 SF	B	100	16
PARKING	5,271 SF	S-2	200	27
STORAGE	96 SF	S-1	300	1
STORAGE	98 SF	S-1	300	1
STORAGE	324 SF	S-1	300	2
STORAGE	342 SF	S-1	300	2
STORAGE	1,344 SF	S-1	300	5
VALET	82 SF	S-1	300	1
VIEWING ROOM	60 SF	S-1	300	1
	15,577 SF			308

STAIR CAPACITY - LEVEL 02

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	**240**	36"	240
ST-2	48"	**240**	36"	240
ST-3	72"	**360**	66"	440
ST-4	57"	285	42"	**280**
ST-5	96"	**480**	-	-
ST-6	96"	**480**	72"	480
		2080occ		



36 LIFE SAFETY PLAN - LEVEL 02

3/32" = 1'-0"

PROJECT NORTH

PLUMBING FIXTURE COUNT - LEVEL 02

	OCC	AREA	LOAD FACTOR	OCC	1/2 OCC ROUND UP	WATER CLOSETS MALE	WATER CLOSETS FEMALE	LAVATORIES PER SEX
						A-2 1/75 A-3 1/125 B 1/25 <50 S 1/100	A-2 1/75 A-3 1/65 B 1/25 <50 S 1/100	A 1/200 B 1/40 <80, 1/80 >80 1/50 >50 S 1/100
(BALLROOMS)	A-2	10,131 SF	7	1448	724	9.648183	9.648183	3.618069
						10 WCs	**10 WCs**	**4 LAVs EACH**
(MEETING RMS, PREFUNCTION)	A-3	7,271 SF	15	488	244	1.938857	3.728571	1.22
						2 WCs	**4 WCs**	**2 LAVs EACH**
					FOH TOTALS	**12 WCs**	**14 WCs**	**6 LAVs EACH**
					PROVIDED	**12 WCs**	**14 WCs**	**6 LAVs EACH**
(KITCHENS, STOR, BOH)	B	515 SF	100	6	3			
	B	2,378 SF	200	12	6			
	TOTAL	2,893 SF		18	9			
	S-1	1,546 SF	300	7	4			
	S-2	524 SF	300	6	3			
	TOTAL	2,070 SF		13	7			
					BOH TOTALS [PROVIDED ON L02M]	**1 WC**	**1 WC**	**1 LAV EACH**

[PROVIDED ON L02M]

FIRE AND LIFE SAFETY LEGEND

- XX — ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
- 120 — EXIT SIGN
- 90 MIN — DOOR RATING
- PATH OF EGRESS
- 98" — 98" CLEAR HEIGHT PATH FOR VAN ACCESS **NOTE:** ALL OTHER GARAGE AREAS TO EXCEED 7'-0" MIN CLEAR
- 75 FEET, FE — FIRE EXTINGUISHER CABINET WITH 75' RADIUS
- 75 FEET, FE — FIRE EXTINGUISHER
- EGRESS PATH WITH EGRESS LIGHTING (44" MIN. WIDTH)
- MAINTAIN 98" (8'-2") VERTICAL CLEARANCE ABOVE DRIVING SURFACE FOR ACCESSIBLE VAN PARKING
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- 2-HOUR FIRE RATED PARTITION
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- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY / SQUARE FOOTAGE / OCCUPANCY LOAD FACTOR / OCCUPANCY TYPE / REQUIRED EXITS
- EXIT / OCCUPANT LOAD OCC / DOOR WIDTH / STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
2. PROVIDE A MINIMUM OF 7'-0" CLEAR HEIGHT AT ALL PARKING LEVELS. NO DUCTS, PIPES, OR EQUIPMENT TO PROTRUDE INTO PEDESTRIAN OR VEHICLE CIRCULATION AREAS.
3. ANY INSTALLATION DETAILS FOR FIRE PROTECTION SYSTEMS ARE FOR REFERENCE ONLY, WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

BLOCK 216

GBD HKS

GBD Architects, Incorporated

1120 NW Couch St.
Ste. 300
Portland, OR 97209

Tel. (503) 224-9656
gbdarchitects.com

GBD © 2020

STAMP

REGISTERED ARCHITECT — PHILLIP M. BEYL — PORTLAND, OREGON 2259 — STATE OF OREGON

PROJECT

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900 SW WASHINGTON ST.
PORTLAND, OR 97205

CLIENT

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SUITE 1700
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REVISIONS

1 2019-11-26 PLAN CHECK 1

DATE

2020-03-25

PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

FLS PLAN - LEVEL 02

G01.02

PERMIT #3

000 G01.02 FLS PLAN - L02
BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:35:51 PM

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
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LOCKER ROOMS	989 SF	B	50	20
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STORAGE	320 SF	S-1	300	2
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AREAS - LIFE SAFETY - CODE PLANS - 01-2M

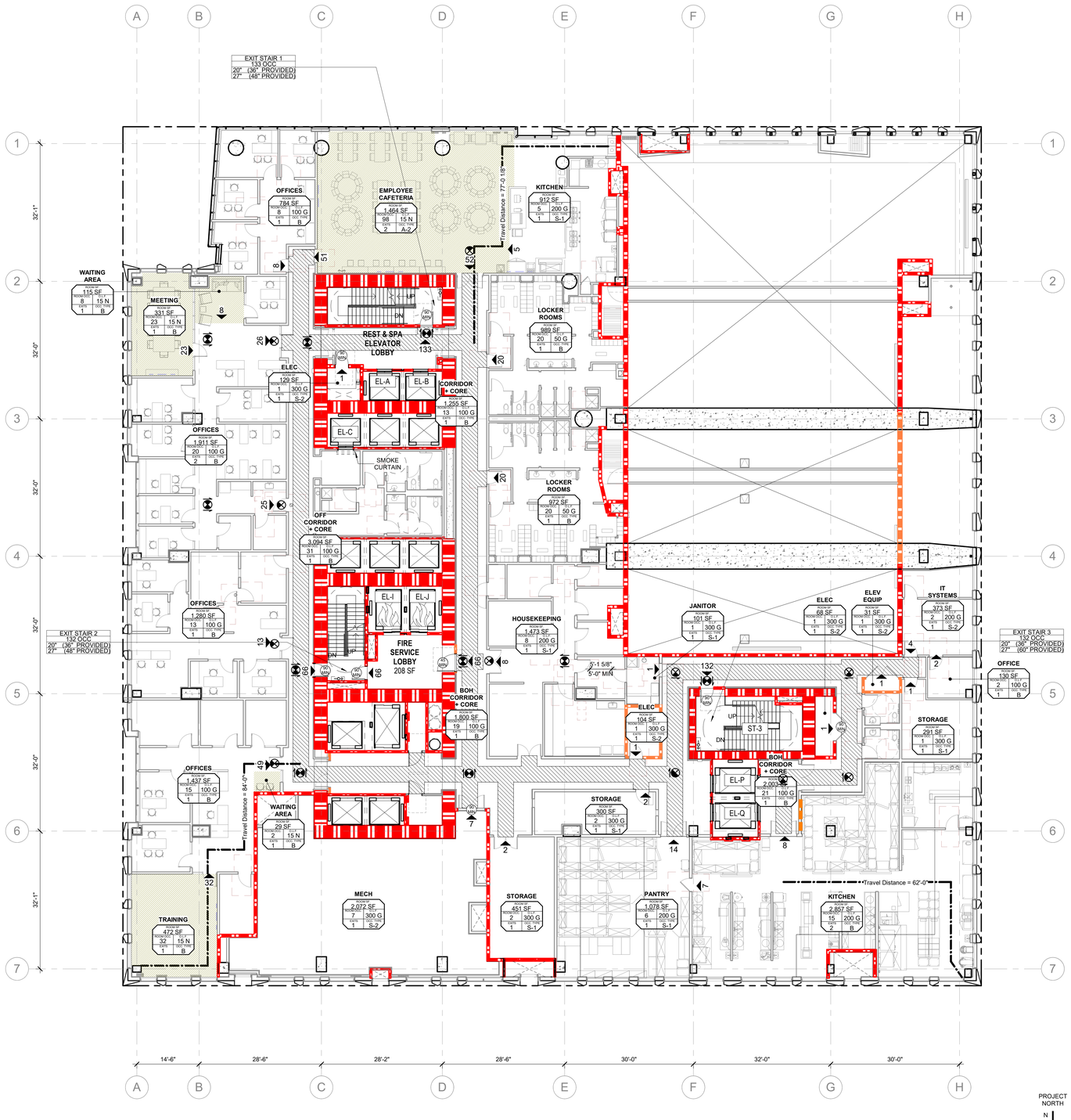
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STORAGE	1,587 SF	S-1	300	6
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VENDOR	142 SF	A-2	100	2
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VENDOR	163 SF	A-2	100	2
VENDOR	165 SF	A-2	100	2
VENDOR	212 SF	B	100	3
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ELEV MACHINE	130 SF	S-1	300	1
HOTEL LOBBY	1,508 SF	A-3	15	101
HOTEL LOUNGE	494 SF	A-2	15	33
JANITOR	100 SF	S-1	300	1
LINEN	356 SF	S-2	300	2
LOBBY LOUNGE	1,431 SF	A-2	15	96
LOUNGE BAR	386 SF	B	100	4
LUGGAGE	268 SF	S-1	300	1
OFFICE	152 SF	B	100	2
OFFICE	206 SF	B	100	3
OFFICES	1,595 SF	B	100	16
PARKING	5,271 SF	S-2	200	27
STORAGE	96 SF	S-1	300	1
STORAGE	98 SF	S-1	300	1
STORAGE	324 SF	S-1	300	2
STORAGE	342 SF	S-1	300	2
STORAGE	1,344 SF	S-1	300	5
VALET	82 SF	S-1	300	1
VIEWING ROOM	60 SF	S-1	300	1
	15,577 SF			308

STAIR CAPACITY - LEVEL 02M-98

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	240	36"	240
ST-2	48"	240	36"	240
ST-3	60"	300	36"	240
				720occ



36 LIFE SAFETY PLAN - LEVEL 02M

3/32" = 1'-0"

PROJECT NORTH

PLUMBING FIXTURE COUNT - LEVEL 02M

	OCC	AREA	LOAD FACTOR	OCC	1/2 OCC ROUND UP	WATER CLOSETS MALE	WATER CLOSETS FEMALE	LAVATORIES PER SEX
						A-2 1/75 A-3 1/125, B 1/25 <50 1/50 >50	A-2 1/75 A-3 1/65, B 1/25 <50 1/50 >50	A 1/200 B 1/40 <80, 1/80 >80 S 1/100 S 1/100
(CAFETERIA)	A-2	1,464 SF	15	98	49	0.39	0.75	0.25
		A OCC TOTALS				**1 WC**	**1 WC**	**1 LAV EACH**
(MEETING, TRAINING)	B	947 SF	15	65	33			
(LOCKER ROOMS)	B	1,961 SF	50	40	20			
(OFFICES)	B	13,694 SF	100	142	71			
	B	2,857 SF	200	15	8			
	TOTALS	19,459 SF		262	131			
EMPLOYEES	B	515 SF	100	6	3			
FROM L02	B	2,378 SF	200	12	6			
	TOTALS	2,893 SF		18	9			
		B OCC TOTALS		**285**	**143**	**4 WC**	**4 WC**	**3 LAV EACH**
(STOR, BOH)	S-1	3,463 SF	200	19	10			
	S-1	1,143 SF	300	6	3			
(MECH, ELEC,	S-2	373 SF	200	2	1			
ELEV, SYSTEMS)	S-2	2,404 SF	300	11	6			
	TOTALS	7,382 SF		38	19			
EMPLOYEES	S-1	1,546 SF	300	7	4			
FROM L02	S-2	524 SF	300	6	3			
	TOTALS	2,070 SF		13	7			
		S OCC TOTALS		**45**	**23**	**1 WC**	**1 WC**	**1 LAV EACH**
						GRAND TOTAL REQ	**6 WC**	**6 WC**	**5 LAV EACH**
						PROVIDED	**6 WC**	**6 WC**	**5 LAV EACH**

FIRE AND LIFE SAFETY LEGEND

- XX — ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
- EXIT SIGN
- 90" MIN — DOOR RATING
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- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY / SQUARE FOOTAGE / OCCUPANCY LOAD FACTOR / OCCUPANCY TYPE / REQUIRED EXITS
- EXIT / OCCUPANT LOAD OCC / DOOR WIDTH / STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
2. PROVIDE A MINIMUM OF 7'-0" CLEAR HEIGHT AT ALL PARKING LEVELS. NO DUCTS, PIPES, OR EQUIPMENT TO PROTRUDE INTO PEDESTRIAN OR VEHICLE CIRCULATION AREAS.
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BLOCK 216

GBD HKS

GBD Architects, Incorporated

1120 NW Couch St.
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Portland, OR 97209

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REGISTERED ARCHITECT PHILLIP M. BEYL PORTLAND, OREGON 2259 STATE OF OREGON

PROJECT
BLOCK 216
900 SW WASHINGTON ST.
PORTLAND, OR 97205

CLIENT
BDC/Washington Street, LLC
1455 SW BROADWAY
SUITE 1700
PORTLAND, OR 97205

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REVISIONS

2	2020-02-14	PERMIT REV 1
1	2019-11-26	PLAN CHECK 1

DATE
2020-03-25

PROJECT NUMBER
20171500

SCALE
As indicated

SHEET TITLE
FLS PLAN - LEVEL 02M

G01.02M

PERMIT #3

000 G01.02M FLS PLAN - L02 M
BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:36:44 PM

AREAS - LIFE SAFETY - CODE PLANS - 03-07

Name	Area	Occ Type	Load Factor	Occ
LEVEL 07				
ELEC/TEL	335 SF	R-2	300	2
MECH	603 SF	S-1	300	3
MECH	218 SF	S-1	300	1
OFFICE	25,259 SF	B	100	253
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	292 SF	A	15	20
	26,819 SF			281
LEVEL 06				
ELEC/TEL	335 SF	R-2	300	2
MECH	419 SF	S-1	300	2
OFFICE	31,741 SF	B	100	318
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	205 SF	A	15	14
	32,812 SF			338

AREAS - LIFE SAFETY - CODE PLANS - 03-07

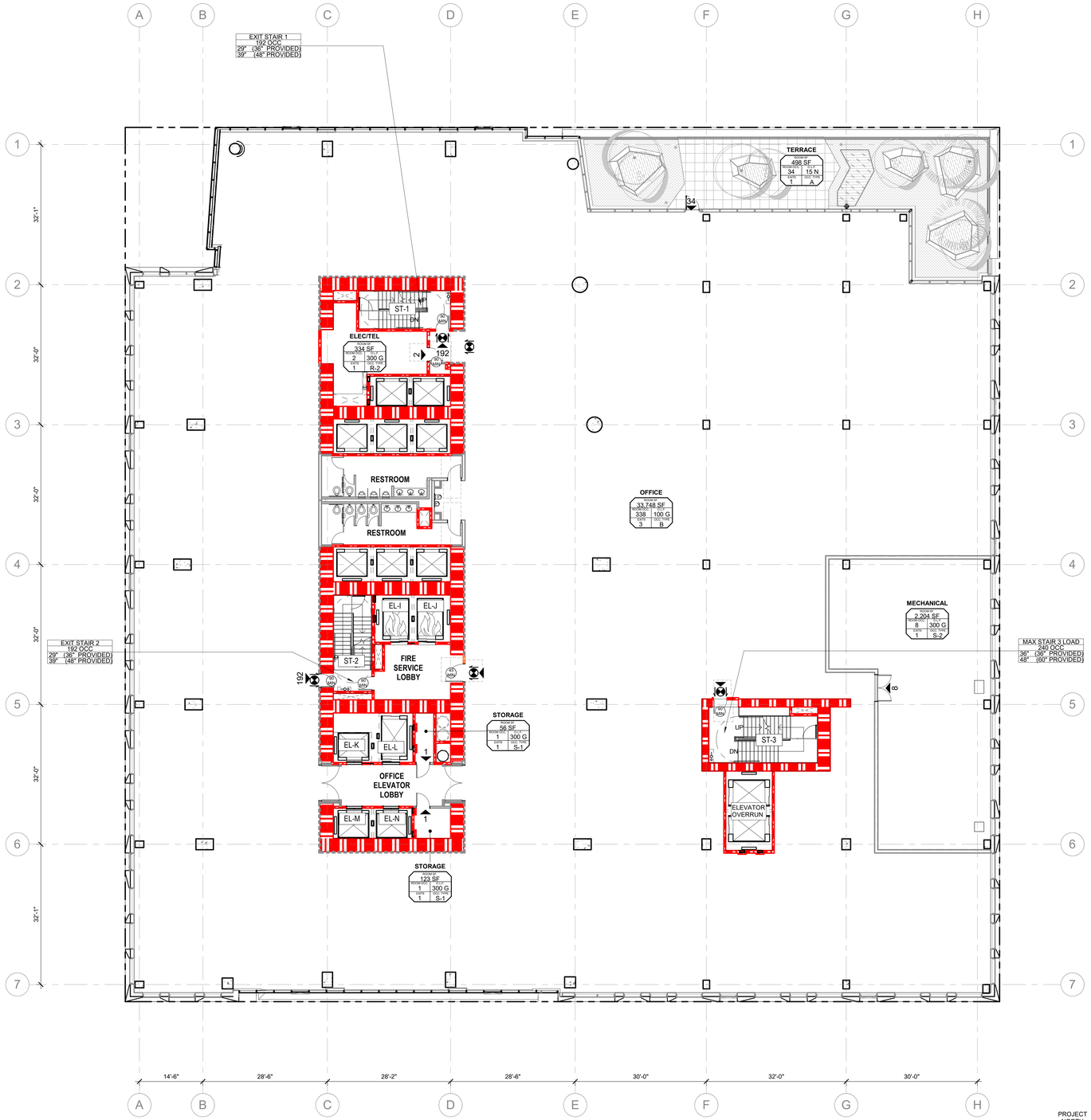
Name	Area	Occ Type	Load Factor	Occ
LEVEL 05				
ELEC/TEL	335 SF	R-2	300	2
ELEC/TEL	419 SF	S-1	300	2
OFFICE	32,990 SF	B	100	330
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	237 SF	A	15	16
TERRACE	237 SF	A	15	16
	34,330 SF			368
LEVEL 04				
ELEC/TEL	335 SF	R-2	300	2
MECH	419 SF	S-1	300	2
OFFICE	34,364 SF	B	100	344
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	186 SF	A	15	13
TERRACE	348 SF	A	15	24
	35,764 SF			387

AREAS - LIFE SAFETY - CODE PLANS - 03-07

Name	Area	Occ Type	Load Factor	Occ
LEVEL 03				
ELEC/TEL	334 SF	R-2	300	2
MECHANICAL	2,204 SF	S-2	300	8
OFFICE	33,748 SF	B	100	338
STORAGE	123 SF	S-1	300	1
STORAGE	56 SF	S-1	300	1
TERRACE	498 SF	A	15	34
	36,963 SF			384

STAIR CAPACITY - LEVEL 02M-08

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	240	36"	**240**
ST-2	48"	240	36"	**240**
ST-3	60"	300	36"	**240**
				720occ



36 LIFE SAFETY PLAN - LEVEL 03

3/32" = 1'-0"

PROJECT NORTH

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
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FIRE AND LIFE SAFETY LEGEND

- XX — ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
- EXIT SIGN
- 90 MIN — DOOR RATING
- PATH OF EGRESS
- 98" — 98" CLEAR HEIGHT PATH FOR VAN ACCESS **NOTE:** ALL OTHER GARAGE AREAS TO EXCEED 7'-0" MIN CLEAR
- 75 FEET, FE — FIRE EXTINGUISHER CABINET WITH 75' RADIUS
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- EGRESS PATH WITH EGRESS LIGHTING (44" MIN. WIDTH)
- MAINTAIN 98" (8'-2") VERTICAL CLEARANCE ABOVE DRIVING SURFACE FOR ACCESSIBLE VAN PARKING
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- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY
- SQUARE FOOTAGE
- OCCUPANCY LOAD FACTOR
- OCCUPANCY TYPE
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1	2019-11-26	PLAN CHECK 1

DATE

2020-03-25

PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

FLS PLAN - LEVEL 03

G01.03

PERMIT #3

000 G01.03 FLS PLAN - L03
BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:37:14 PM

AREAS - LIFE SAFETY - CODE PLANS - 03-07

Name	Area	Occ Type	Load Factor	Occ
LEVEL 07				
ELEC/TEL	335 SF	R-2	300	2
MECH	603 SF	S-1	300	3
MECH	218 SF	S-1	300	1
OFFICE	25,259 SF	B	100	253
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	292 SF	A	15	20
	26,819 SF			281
LEVEL 06				
ELEC/TEL	335 SF	R-2	300	2
MECH	419 SF	S-1	300	2
OFFICE	31,741 SF	B	100	318
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	205 SF	A	15	14
	32,812 SF			338

AREAS - LIFE SAFETY - CODE PLANS - 03-07

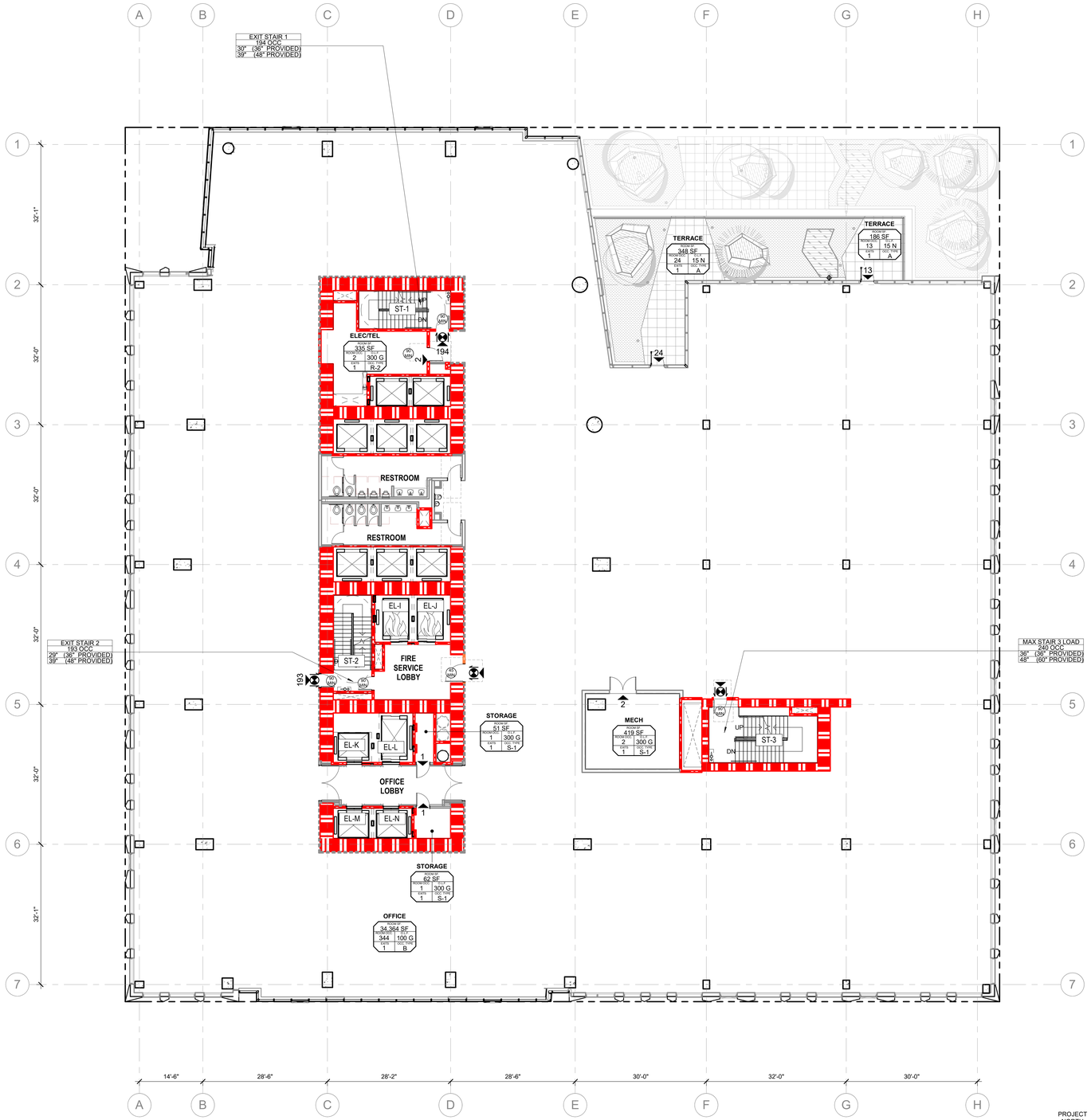
Name	Area	Occ Type	Load Factor	Occ
LEVEL 05				
ELEC/TEL	335 SF	R-2	300	2
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OFFICE	32,990 SF	B	100	330
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	237 SF	A	15	16
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	34,330 SF			368
LEVEL 04				
ELEC/TEL	335 SF	R-2	300	2
MECH	419 SF	S-1	300	2
OFFICE	34,364 SF	B	100	344
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	186 SF	A	15	13
TERRACE	348 SF	A	15	24
	35,764 SF			387

AREAS - LIFE SAFETY - CODE PLANS - 03-07

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STORAGE	56 SF	S-1	300	1
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	36,963 SF			384

STAIR CAPACITY - LEVEL 02M-08

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	240	36"	**240**
ST-2	48"	240	36"	**240**
ST-3	60"	300	36"	**240**
				720occ



36 LIFE SAFETY PLAN - LEVEL 04

3/32" = 1'-0"

PROJECT NORTH

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
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FIRE AND LIFE SAFETY LEGEND

- XX — ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
- EXIT SIGN
- 90 MIN — DOOR RATING
- PATH OF EGRESS
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- EXTENT OF 3 HOUR RATED HORIZONTAL ASSEMBLY; 3-HOUR FIRESTOP REQUIRED AT PENETRATIONS
- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY
- SQUARE FOOTAGE
- OCCUPANCY LOAD FACTOR
- OCCUPANCY TYPE
- REQUIRED EXITS
- EXIT / OCCUPANT LOAD OCC / DOOR WIDTH / STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER
- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

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1	2019-11-26	PLAN CHECK 1

DATE

2020-03-25

PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

FLS PLAN - LEVEL 04

G01.04

PERMIT #3

000 G01.04 FLS PLAN - L04

BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:37:41 PM

AREAS - LIFE SAFETY - CODE PLANS - 03-07

Name	Area	Occ Type	Load Factor	Occ
LEVEL 07				
ELEC/TEL	335 SF	R-2	300	2
MECH	603 SF	S-1	300	3
MECH	218 SF	S-1	300	1
OFFICE	25,259 SF	B	100	253
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	292 SF	A	15	20
	26,819 SF			281
LEVEL 06				
ELEC/TEL	335 SF	R-2	300	2
MECH	419 SF	S-1	300	2
OFFICE	31,741 SF	B	100	318
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	205 SF	A	15	14
	32,812 SF			338

AREAS - LIFE SAFETY - CODE PLANS - 03-07

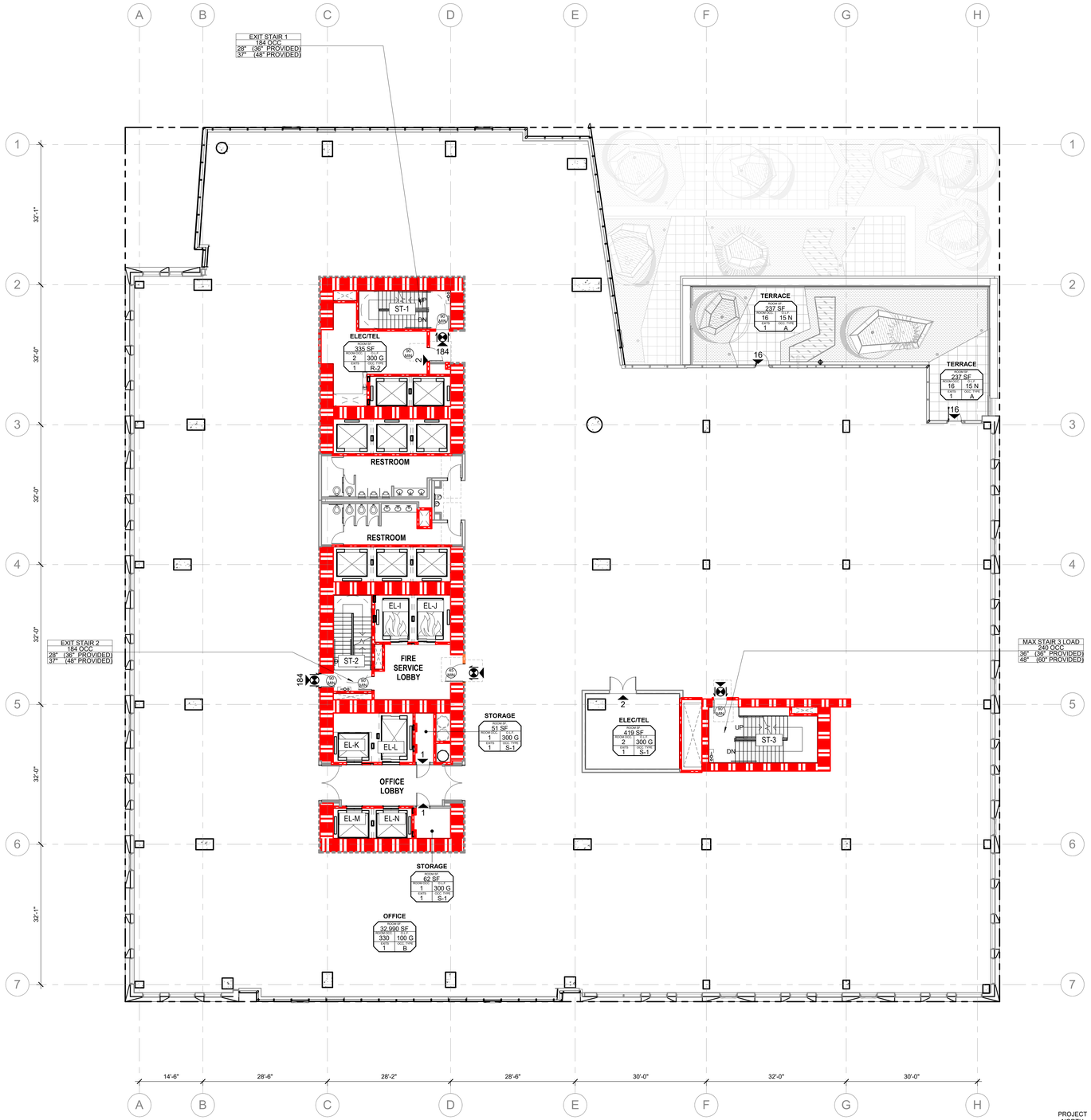
Name	Area	Occ Type	Load Factor	Occ
LEVEL 05				
ELEC/TEL	335 SF	R-2	300	2
ELEC/TEL	419 SF	S-1	300	2
OFFICE	32,990 SF	B	100	330
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TERRACE	237 SF	A	15	16
TERRACE	237 SF	A	15	16
	34,330 SF			368
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ELEC/TEL	335 SF	R-2	300	2
MECH	419 SF	S-1	300	2
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STORAGE	62 SF	S-1	300	1
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TERRACE	348 SF	A	15	24
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AREAS - LIFE SAFETY - CODE PLANS - 03-07

Name	Area	Occ Type	Load Factor	Occ
LEVEL 03				
ELEC/TEL	334 SF	R-2	300	2
MECHANICAL	2,204 SF	S-2	300	8
OFFICE	33,748 SF	B	100	338
STORAGE	123 SF	S-1	300	1
STORAGE	56 SF	S-1	300	1
TERRACE	498 SF	A	15	34
	36,963 SF			384

STAIR CAPACITY - LEVEL 02M-08

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	240	36"	**240**
ST-2	48"	240	36"	**240**
ST-3	60"	300	36"	**240**
				720occ



36 LIFE SAFETY PLAN - LEVEL 05

3/32" = 1'-0"

FIRE LIFE SAFETY PLAN GENERAL NOTES

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- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY
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- OCCUPANCY LOAD FACTOR
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FLS PLAN - LEVEL 05

G01.05

PERMIT #3

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BIM 360://Block 216/20171500 - Block 216 v19c.rvt
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AREAS - LIFE SAFETY - CODE PLANS - 03-07

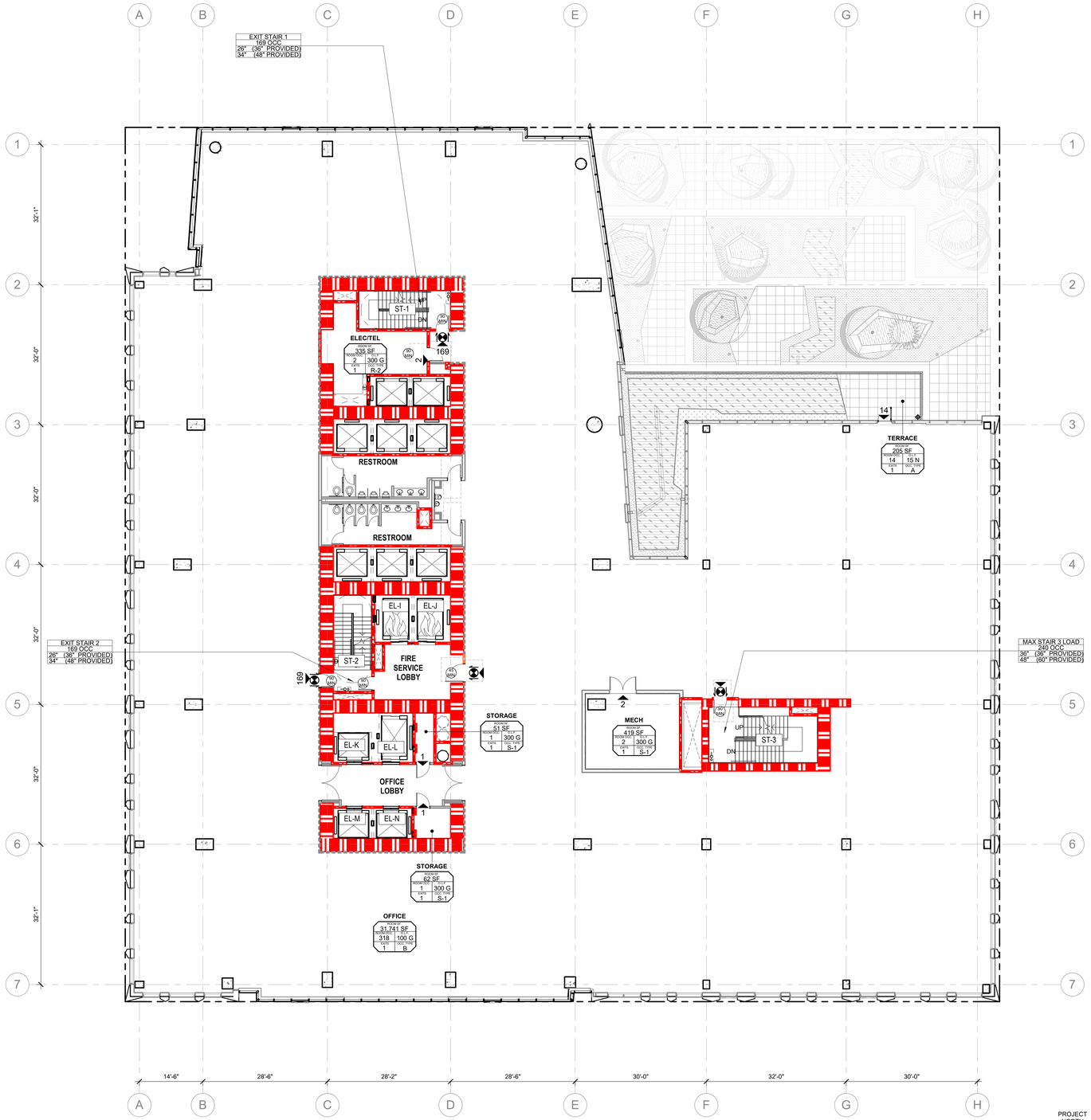
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STORAGE	51 SF	S-1	300	1
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TERRACE	237 SF	A	15	16
	34,330 SF			368
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				720occ



36 LIFE SAFETY PLAN - LEVEL 06

3/32" = 1'-0"

PROJECT NORTH

FIRE LIFE SAFETY PLAN GENERAL NOTES

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2. PROVIDE A MINIMUM OF 7'-0" CLEAR HEIGHT AT ALL PARKING LEVELS. NO DUCTS, PIPES, OR EQUIPMENT TO PROTRUDE INTO PEDESTRIAN OR VEHICLE CIRCULATION AREAS.
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FIRE AND LIFE SAFETY LEGEND

- XX — ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
- EXIT SIGN
- 90 MIN — DOOR RATING
- PATH OF EGRESS
- 98" — 98" CLEAR HEIGHT PATH FOR VAN ACCESS **NOTE:** ALL OTHER GARAGE AREAS TO EXCEED 7'-0" MIN CLEAR
- 75 FEET — FE — FIRE EXTINGUISHER CABINET WITH 75' RADIUS
- 75 FEET — FE — FIRE EXTINGUISHER
- EGRESS PATH WITH EGRESS LIGHTING (44" MIN. WIDTH)
- MAINTAIN 98" (8'-2") VERTICAL CLEARANCE ABOVE DRIVING SURFACE FOR ACCESSIBLE VAN PARKING
- UNOCCUPIED RAISED PLANTER AREA
- PROPOSED TYPE A UNIT AND ACCESSIBLE UNIT
- EXTENT OF 3 HOUR RATED HORIZONTAL ASSEMBLY; 3-HOUR FIRESTOP REQUIRED AT PENETRATIONS
- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY
- SQUARE FOOTAGE
- OCCUPANCY LOAD FACTOR
- OCCUPANCY TYPE
- REQUIRED EXITS
- EXIT / OCCUPANT LOAD OCC / DOOR WIDTH / STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER
- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

BLOCK 216

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gbdarchitects.com

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REGISTERED ARCHITECT
PHILLIP M. BEYL
PORTLAND, OREGON
2259
STATE OF OREGON

PROJECT

BLOCK 216

900 SW WASHINGTON ST.
PORTLAND, OR 97205

CLIENT

BDC/Washington Street, LLC

1455 SW BROADWAY
SUITE 1700
PORTLAND, OR 97205

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REVISIONS

1 2019-11-26 PLAN CHECK 1

DATE

2020-03-25

PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

FLS PLAN - LEVEL 06

G01.06

PERMIT #3

000 G01.06 FLS PLAN - L06

BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:38:37 PM

AREAS - LIFE SAFETY - CODE PLANS - 03-07

Name	Area	Occ Type	Load Factor	Occ
LEVEL 07				
ELEC/TEL	335 SF	R-2	300	2
MECH	603 SF	S-1	300	3
MECH	218 SF	S-1	300	1
OFFICE	25,259 SF	B	100	253
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	292 SF	A	15	20
	26,819 SF			281
LEVEL 06				
ELEC/TEL	335 SF	R-2	300	2
MECH	419 SF	S-1	300	2
OFFICE	31,741 SF	B	100	318
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	205 SF	A	15	14
	32,812 SF			338

AREAS - LIFE SAFETY - CODE PLANS - 03-07

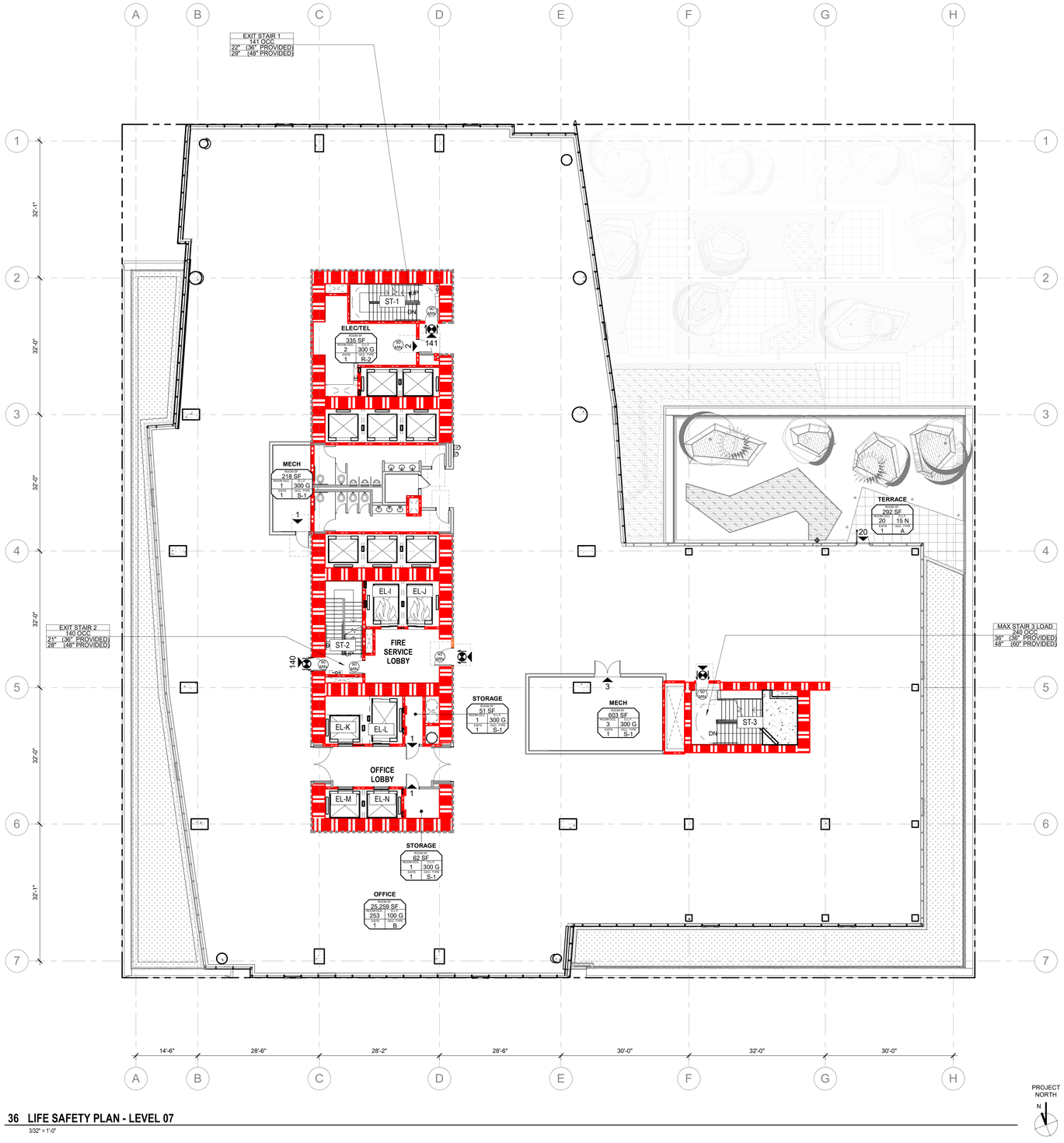
Name	Area	Occ Type	Load Factor	Occ
LEVEL 05				
ELEC/TEL	335 SF	R-2	300	2
ELEC/TEL	419 SF	S-1	300	2
OFFICE	32,990 SF	B	100	330
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	237 SF	A	15	16
TERRACE	237 SF	A	15	16
	34,330 SF			368
LEVEL 04				
ELEC/TEL	335 SF	R-2	300	2
MECH	419 SF	S-1	300	2
OFFICE	34,364 SF	B	100	344
STORAGE	62 SF	S-1	300	1
STORAGE	51 SF	S-1	300	1
TERRACE	186 SF	A	15	13
TERRACE	348 SF	A	15	24
	35,764 SF			387

AREAS - LIFE SAFETY - CODE PLANS - 03-07

Name	Area	Occ Type	Load Factor	Occ
LEVEL 03				
ELEC/TEL	334 SF	R-2	300	2
MECHANICAL	2,204 SF	S-2	300	8
OFFICE	33,748 SF	B	100	338
STORAGE	123 SF	S-1	300	1
STORAGE	56 SF	S-1	300	1
TERRACE	498 SF	A	15	34
	36,963 SF			384

STAIR CAPACITY - LEVEL 02M-08

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	240	36"	**240**
ST-2	48"	240	36"	**240**
ST-3	60"	300	36"	**240**
				720occ



36 LIFE SAFETY PLAN - LEVEL 07

3/32" = 1'-0"

PROJECT NORTH

N

FIRE LIFE SAFETY PLAN GENERAL NOTES

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- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER

ROOM OCCUPANCY
SQUARE FOOTAGE
OCCUPANCY LOAD FACTOR
OCCUPANCY TYPE
REQUIRED EXITS

EXIT
OCCUPANT LOAD OCC
DOOR WIDTH
STAIR WIDTH — EGRESS WIDTH REQUIREMENTS

FE — FIRE EXTINGUISHER

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FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

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2020-03-25

PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

FLS PLAN - LEVEL 07

G01.07

PERMIT #3

000 G01.07 FLS PLAN - L07

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PLUMBING FIXTURE COUNT - LEVEL 08

	OCC	AREA	LOAD FACTOR	OCC	1/2 OCC ROUND UP	WATER CLOSETS MALE	WATER CLOSETS FEMALE	LAVATORIES PER SEX
						A-2 1/75 A-3 1/125 B 1/25 <50 1/50 >50	A-2 1/75 A-3 1/65 B 1/25 <50 1/50 >50	A 1/200 B 1/40 <80, 1/80 >80 S 1/100
(RESIDENT LOUNGE)	A-2	4,991 SF	15	335	168	S 1/100	S 1/100	
	A-2	617 SF	50	14	7			
	A-2	194 SF	200	1	1			
		5,802 SF		350	175	2.3	2.3	0.88
					GRAND TOTAL REQ	3 WC	3 WC	1 LAV EACH
					PROVIDED	1 WC	1WC	1 LAV EACH
					ADDITIONAL REQUIRED FIXTURES AVAILABLE IN CONDO UNITS			

AREAS - LIFE SAFETY - CODE PLANS - 08-18

Name	Area	Occ Type	Load Factor	Occ
LEVEL 18				
ELEC/TEL	226 SF	R-2	300	1
HOTEL ROOM	18,857 SF	R-1	200	95
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,027 SF			102
LEVEL 17				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	19,191 SF	R-1	200	96
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,361 SF			103
LEVEL 16				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	18,926 SF	R-1	200	95
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,096 SF			102
LEVEL 15				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	18,954 SF	R-1	200	95
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,124 SF			102

AREAS - LIFE SAFETY - CODE PLANS - 08-18

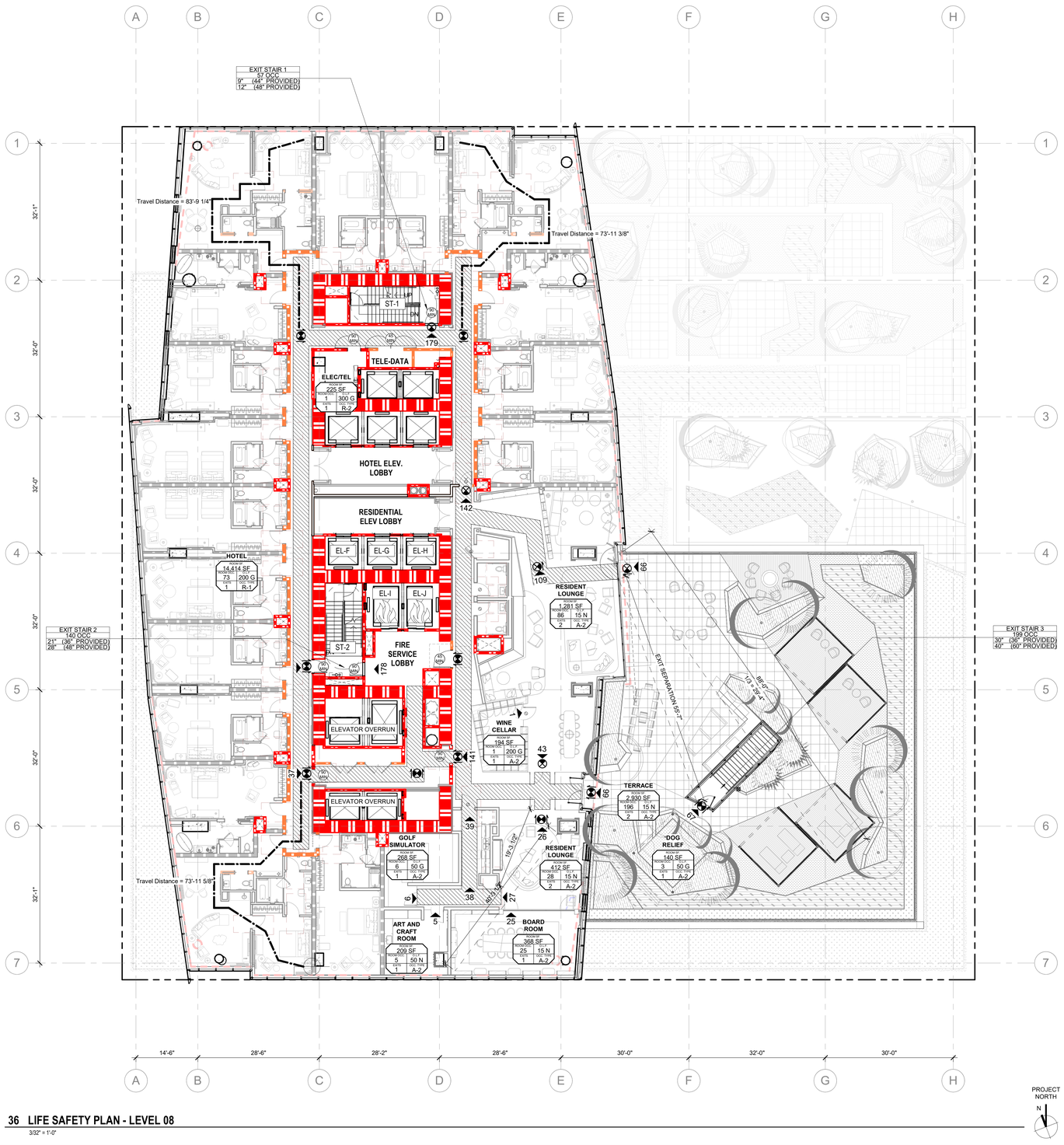
Name	Area	Occ Type	Load Factor	Occ
LEVEL 14				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	18,977 SF	R-1	200	95
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
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LEVEL 11				
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AREAS - LIFE SAFETY - CODE PLANS - 08-18

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LEVEL 10				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	19,027 SF	R-1	200	96
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,197 SF			103
LEVEL 09				
ELEC/TELE-DATA	226 SF	R-2	300	1
ELEVATOR CONTROL	206 SF	S-2	300	1
HOTEL	19,019 SF	R-1	200	96
HOUSEKEEPING	429 SF	R-1	200	3
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,189 SF			103
LEVEL 08				
ART AND CRAFT ROOM	209 SF	A-2	50	5
BOARD ROOM	368 SF	A-2	15	25
DOG RELIEF	140 SF	A-2	50	3
ELEC/TEL	225 SF	R-2	300	1
GOLF SIMULATOR	268 SF	A-2	50	6
HOTEL	14,414 SF	R-1	200	73
RESIDENT LOUNGE	1,693 SF	A-2	15	114
TERRACE	2,930 SF	A-2	15	196
WINE CELLAR	194 SF	A-2	200	1
	20,441 SF			424

STAIR CAPACITY - LEVEL 02M-08

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	240	36"	240
ST-2	48"	240	36"	240
ST-3	60"	300	36"	240
				720occ



36 LIFE SAFETY PLAN - LEVEL 08

3/32" = 1'-0"

PROJECT NORTH

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- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY / SQUARE FOOTAGE / OCCUPANCY LOAD FACTOR / OCCUPANCY TYPE / REQUIRED EXITS
- EXIT OCCUPANT LOAD OCC DOOR WIDTH STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
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20171500

SCALE
As indicated

SHEET TITLE
FLS PLAN - LEVEL 08

G01.08

PERMIT #3

AREAS - LIFE SAFETY - CODE PLANS - 08-18

Name	Area	Occ Type	Load Factor	Occ
LEVEL 18				
ELEC/TEL	226 SF	R-2	300	1
HOTEL ROOM	18,857 SF	R-1	200	95
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,027 SF			102
LEVEL 17				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	19,191 SF	R-1	200	96
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LEVEL 16				
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STAIR CAPACITY - LEVEL 08-35

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	240	36"	240
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				480occ



18 LIFE SAFETY PLAN - LEVEL 09

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- SMOKE BARRIER
- ROOM OCCUPANCY
- SQUARE FOOTAGE
- OCCUPANCY LOAD FACTOR
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- REQUIRED EXITS
- EXIT / OCCUPANT LOAD OCC / DOOR WIDTH / STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER
- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

BLOCK 216

GBD HKS

GBD Architects, Incorporated

1120 NW Couch St.
Ste. 300
Portland, OR 97209

Tel. (503) 224-9656
gbdarchitects.com

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STAMP

REGISTERED ARCHITECT
PHILLIP M. BEYL
PORTLAND, OREGON
2259
STATE OF OREGON

PROJECT

BLOCK 216

900 SW WASHINGTON ST.
PORTLAND, OR 97205

CLIENT

BDC/Washington Street, LLC

1455 SW BROADWAY
SUITE 1700
PORTLAND, OR 97205

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REVISIONS

1 2019-11-26 PLAN CHECK 1

DATE

2020-03-25

PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

FLS PLAN - LEVEL 09

G01.09

PERMIT #3

000 G01.09 FLS PLAN - L09
BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:40:38 PM

AREAS - LIFE SAFETY - CODE PLANS - 08-18

Name	Area	Occ Type	Load Factor	Occ
LEVEL 18				
ELEC/TEL	226 SF	R-2	300	1
HOTEL ROOM	18,857 SF	R-1	200	95
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,027 SF			102
LEVEL 17				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	19,191 SF	R-1	200	96
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,361 SF			103
LEVEL 16				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	18,926 SF	R-1	200	95
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,096 SF			102
LEVEL 15				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	18,954 SF	R-1	200	95
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,124 SF			102

AREAS - LIFE SAFETY - CODE PLANS - 08-18

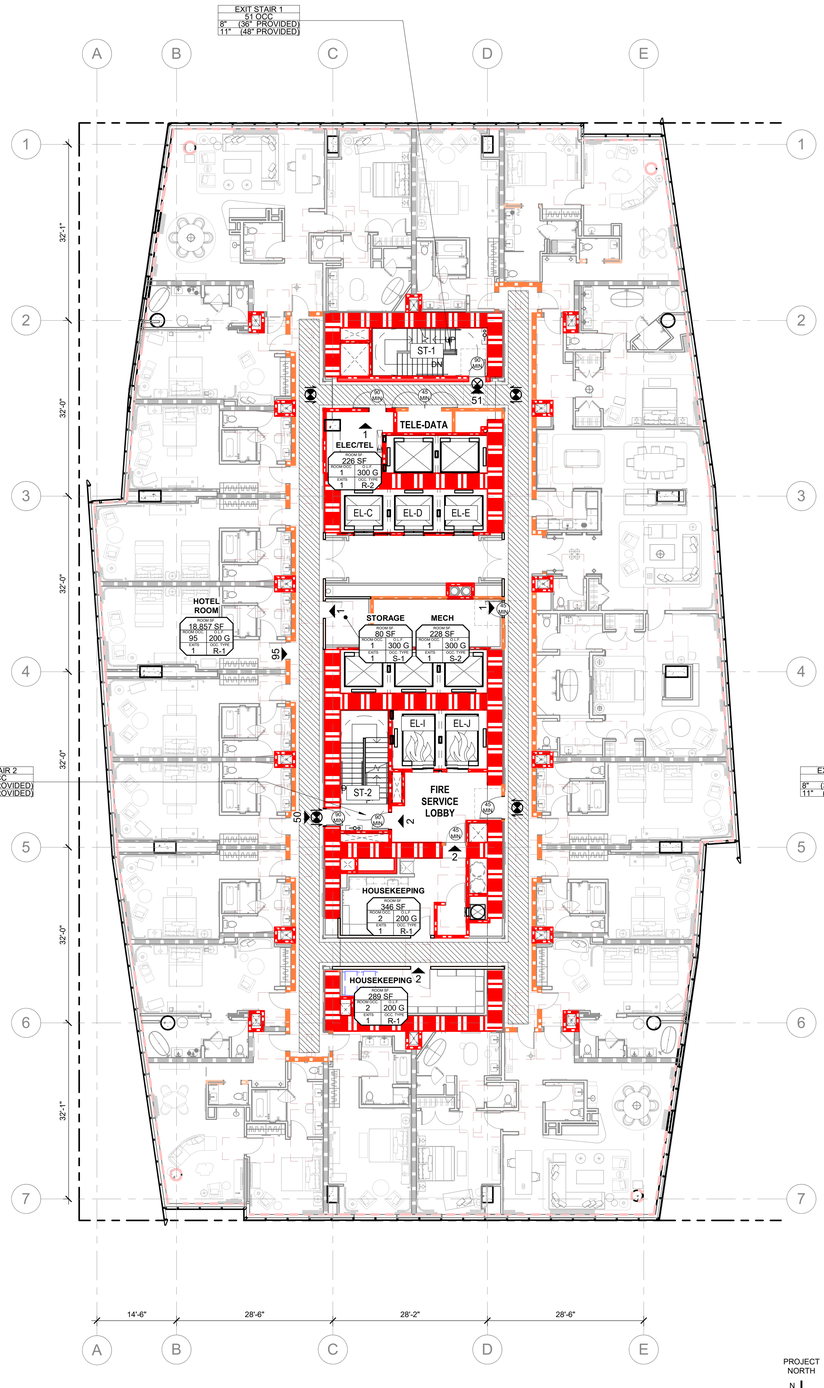
Name	Area	Occ Type	Load Factor	Occ
LEVEL 14				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	18,977 SF	R-1	200	95
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,147 SF			102
LEVEL 13				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	18,999 SF	R-1	200	95
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,169 SF			102
LEVEL 12				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	19,011 SF	R-1	200	96
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,180 SF			103
LEVEL 11				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	19,021 SF	R-1	200	96
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,191 SF			103

AREAS - LIFE SAFETY - CODE PLANS - 08-18

Name	Area	Occ Type	Load Factor	Occ
LEVEL 10				
ELEC/TEL	226 SF	R-2	300	1
HOTEL	19,027 SF	R-1	200	96
HOUSEKEEPING	635 SF	R-1	200	4
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,197 SF			103
LEVEL 09				
ELEC/TELE-DATA	226 SF	R-2	300	1
ELEVATOR CONTROL	206 SF	S-2	300	1
HOTEL	19,019 SF	R-1	200	96
HOUSEKEEPING	429 SF	R-1	200	3
MECH	228 SF	S-2	300	1
STORAGE	80 SF	S-1	300	1
	20,189 SF			103
LEVEL 08				
ART AND CRAFT ROOM	209 SF	A-2	50	5
BOARD ROOM	368 SF	A-2	15	25
DOG RELIEF	140 SF	A-2	50	3
ELEC/TEL	225 SF	R-2	300	1
GOLF SIMULATOR	268 SF	A-2	50	6
HOTEL	14,414 SF	R-1	200	73
RESIDENT LOUNGE	1,693 SF	A-2	15	114
TERRACE	2,930 SF	A-2	15	196
WINE CELLAR	194 SF	A-2	200	1
	20,441 SF			424

STAIR CAPACITY - LEVEL 08-35

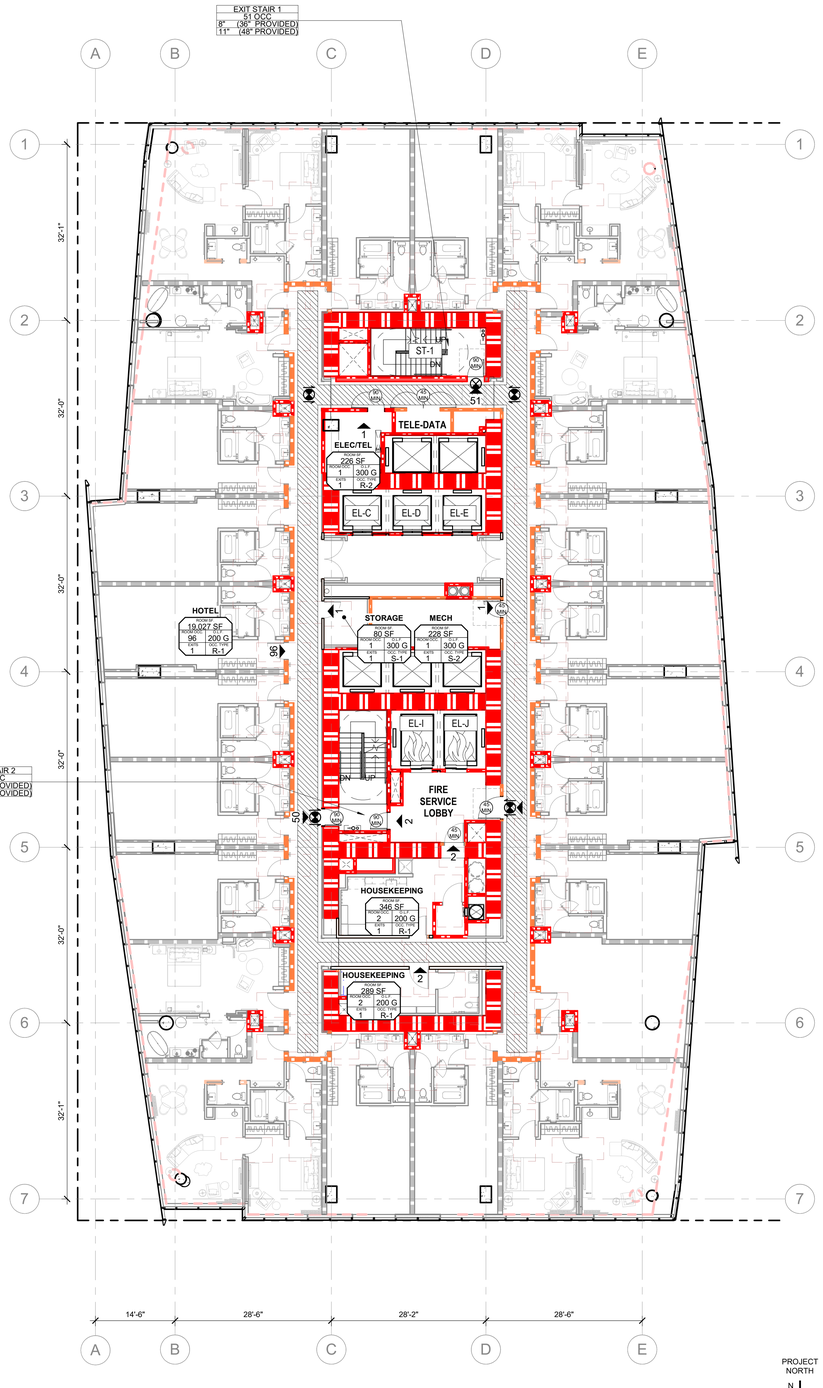
STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	240	36"	240
ST-2	48"	240	36"	240
				480occ



36 LIFE SAFETY PLAN - LEVEL 18

3/32" = 1'-0"

PROJECT NORTH



18 LIFE SAFETY PLAN - LEVEL 10 (11-17 SIM)

3/32" = 1'-0"

PROJECT NORTH

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
2. PROVIDE A MINIMUM OF 7'-0" CLEAR HEIGHT AT ALL PARKING LEVELS. NO DUCTS, PIPES, OR EQUIPMENT TO PROTRUDE INTO PEDESTRIAN OR VEHICLE CIRCULATION AREAS.
3 ANY INSTALLATION DETAILS FOR FIRE PROTECTION SYSTEMS ARE FOR REFERENCE ONLY, WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

FIRE AND LIFE SAFETY LEGEND

- XX — ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
- EXIT SIGN
- 90" MIN — DOOR RATING
- PATH OF EGRESS
- 98" — 98" CLEAR HEIGHT PATH FOR VAN ACCESS **NOTE:** ALL OTHER GARAGE AREAS TO EXCEED 7'-0" MIN CLEAR
- 75 FEET / FE — FIRE EXTINGUISHER CABINET WITH 75' RADIUS
- 75 FEET — FIRE EXTINGUISHER
- EGRESS PATH WITH EGRESS LIGHTING (44" MIN. WIDTH)
- MAINTAIN 98" (8'-2") VERTICAL CLEARANCE ABOVE DRIVING SURFACE FOR ACCESSIBLE VAN PARKING
- UNOCCUPIED RAISED PLANTER AREA
- PROPOSED TYPE A UNIT AND ACCESSIBLE UNIT
- EXTENT OF 3 HOUR RATED HORIZONTAL ASSEMBLY; 3-HOUR FIRESTOP REQUIRED AT PENETRATIONS
- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY / SQUARE FOOTAGE / OCCUPANCY LOAD FACTOR / OCCUPANCY TYPE / REQUIRED EXITS
- EXIT / OCCUPANT LOAD OCC / DOOR WIDTH / STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER
- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

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1 2019-11-26 PLAN CHECK 1

DATE

2020-03-25

PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

FLS PLAN - LEVEL 10-17, 18

G01.10

PERMIT #3

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BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:44:48 PM

PLUMBING FIXTURE COUNT - LEVEL 20

	OCC	AREA	LOAD FACTOR	OCC	1/2 OCC ROUND UP	WATER CLOSETS MALE	WATER CLOSETS FEMALE	LAVATORIES PER SEX
						A-2 1/75 A-3 1/125 B 1/25 <50 1/50 >50	A-2 1/75 A-3 1/65 B 1/25 <50 1/50 >50	A 1/200 B 1/40 <80, 1/80 >80 S 1/100
(RESTAURANT + BAR)	A-2	4,481 SF	15	302	151	3 WC	3 WC	1 LAV EACH
(GUEST LOUNGE)	A-3	1,756 SF	15	119	59.5			
	A-3	536 SF	50	11	5.5			
		2,292 SF		130	65	1 WC	1 WC	1 LAV EACH
					A OCC TOTALS	**4 WC**	**4 WC**	**2 LAV EACH**
(BOH + KITCHENS)	B	199 SF	100	2	1			
	B	3,055 SF	200	17	9			
		3,254 SF		19	10	0.4	0.4	.25
	S-2	2,134 SF	300	11	6	0.06	0.06	.06
					BOH TOTALS	**1 WC**	**1 WC**	**1 LAV EACH**
					GRAND TOTAL REQ	**5 WC**	**5 WC**	**6 LAV TOTAL**
					PROVIDED	4 WC	5 WC	3 LAV EACH
					2 URINALS = 1WC			
					GRAND TOTAL PROV	**5 WC**	**5 WC**	**6 LAV TOTAL**
					BONUS UNISEX	3 WC		3 LAV

PLUMBING FIXTURE COUNT - LEVEL 19

OCC	AREA	LOAD FACTOR	OCC	1/2 OCC ROUND UP	WATER CLOSETS MALE	WATER CLOSETS FEMALE	LAVATORIES PER SEX
					A-2 1/75 A-3 1/125 B 1/25 <50 1/50 >50	A-2 1/75 A-3 1/65 B 1/25 <50 1/50 >50	A 1/200 B 1/40 <80, 1/80 >80 S 1/100
A-3	20,010 SF	426	213		1.66	3.19	1.07
					2 WC	**4 WC**	**2 LAV EACH**
				PROVIDED	**3 WC**	**4 WC**	**2 LAV EACH**

AREAS - LIFE SAFETY - CODE PLANS - 19-20

Name	Area	Occ Type	Load Factor	Occ
LEVEL 20				
RESTAURANT	2,027 SF	A-2	15	136
HOTEL BAR	1,529 SF	A-2	15	102
TERRACE	110 SF	A-2	15	8
PRIVATE DINING	499 SF	A-2	15	34
PRIVATE DINING	315 SF	A-2	15	22
PRIVATE GUEST LOUNGE	1,190 SF	A-3	15	80
TERRACE	110 SF	A-3	15	8
BOARD ROOM	456 SF	A-3	15	31
READING ROOM	536 SF	A-3	50	11
RECEPTION	199 SF	B	100	2
KITCHEN	1,385 SF	B	200	7
HOTEL BAR	351 SF	B	200	2
KITCHEN	493 SF	B	200	3
KITCHEN	825 SF	B	200	5
POOL MECH	340 SF	S-2	300	2
ELEC/TEL	131 SF	S-2	300	1
MECHANICAL	578 SF	S-2	300	2
FIRE PUMP	430 SF	S-2	300	2
JANITOR	228 SF	S-2	300	1
STORAGE	80 SF	S-2	300	1
STORAGE	347 SF	S-2	300	2
	12,161 SF			462

AREAS - LIFE SAFETY - CODE PLANS - 19-20

Name	Area	Occ Type	Load Factor	Occ
LEVEL 19				
SALON	276 SF	A-3	15	19
POOL DECK	1,813 SF	A-3	15	121
TERRACE	106 SF	A-3	15	8
TERRACE	110 SF	A-3	15	8
SPA LOUNGE	301 SF	A-3	15	21
FITNESS	3,743 SF	A-3	50	75
MENS CHANGING	986 SF	A-3	50	20
POOL	1,088 SF	A-3	50	22
YOGA	381 SF	A-3	50	8
WOMENS CHANGING	1,055 SF	A-3	50	22
RETAIL	565 SF	A-3	60	10
SPA	198 SF	A-3	100	2
SPA	2,693 SF	A-3	100	27
SPA	144 SF	A-3	100	2
SPA	133 SF	A-3	100	2
SPA	109 SF	A-3	100	2
SPA	124 SF	A-3	100	2
SPA COMMON	4,717 SF	A-3	100	48
STORAGE	258 SF	A-3	300	1
POOL EQUIPMENT	495 SF	A-3	300	2
ELEC/TEL	128 SF	A-3	300	1
STORAGE	168 SF	A-3	300	1
MAINTENANCE ACCESS	419 SF	A-3	300	2
	20,010 SF			426

STAIR CAPACITY - LEVEL 08-35

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	240	36"	**240**
ST-2	48"	240	36"	**240**
				480occ



36 LIFE SAFETY PLAN - LEVEL 20

3/32" = 1'-0"

18 LIFE SAFETY PLAN - LEVEL 19

3/32" = 1'-0"

PROJECT NORTH

FIRE LIFE SAFETY PLAN GENERAL NOTES

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- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY
- SQUARE FOOTAGE
- OCCUPANCY LOAD FACTOR
- OCCUPANCY TYPE
- REQUIRED EXITS
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DATE

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PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

FLS PLAN - LEVEL 19, 20

G01.19

PERMIT #3

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BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:46:42 PM

AREAS - LIFE SAFETY - CODE PLANS - 21-22

Name	Area	Occ Type	Load Factor	Occ
LEVEL 33				
CONDO UNIT	14,299 SF	R-2	200	76
CORRIDOR + CORE	3,180 SF	R-2	200	16
ELEC/TEL	140 SF	R-2	300	1
JANITOR	82 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	688 SF	S-2	300	3
	18,477 SF			98
LEVEL 32				
CONDO UNIT	14,402 SF	R-2	200	76
CORRIDOR + CORE	3,152 SF	R-2	200	16
ELEC/TEL	141 SF	R-2	300	1
JANITOR	81 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	618 SF	S-2	300	3
	18,481 SF			98
LEVEL 31				
CONDO UNIT	14,610 SF	R-2	200	77
CORRIDOR + CORE	3,180 SF	R-2	200	16
ELEC/TEL	140 SF	R-2	300	1
JANITOR	82 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	688 SF	S-2	300	3
	18,788 SF			99
LEVEL 30				
CONDO UNIT	14,560 SF	R-2	200	78
CORRIDOR + CORE	3,180 SF	R-2	200	16
ELEC/TEL	140 SF	R-2	300	1
JANITOR	82 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	688 SF	S-2	300	3
	18,738 SF			100

AREAS - LIFE SAFETY - CODE PLANS - 21-22

Name	Area	Occ Type	Load Factor	Occ
LEVEL 29				
CONDO UNIT	14,629 SF	R-2	200	78
CORRIDOR + CORE	3,180 SF	R-2	200	16
ELEC/TEL	140 SF	R-2	300	1
JANITOR	82 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	688 SF	S-2	300	3
	18,807 SF			100
LEVEL 28				
CONDO UNIT	14,702 SF	R-2	200	78
CORRIDOR + CORE	3,180 SF	R-2	200	16
ELEC/TEL	140 SF	R-2	300	1
JANITOR	82 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	688 SF	S-2	300	3
	18,880 SF			100
LEVEL 27				
CONDO UNIT	14,773 SF	R-2	200	78
CORRIDOR + CORE	3,180 SF	R-2	200	16
ELEC/TEL	140 SF	R-2	300	1
JANITOR	82 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	688 SF	S-2	300	3
	18,950 SF			100
LEVEL 26				
CONDO UNIT	14,840 SF	R-2	200	78
CORRIDOR + CORE	3,180 SF	R-2	200	16
ELEC/TEL	140 SF	R-2	300	1
JANITOR	82 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	688 SF	S-2	300	3
	19,018 SF			100

AREAS - LIFE SAFETY - CODE PLANS - 21-22

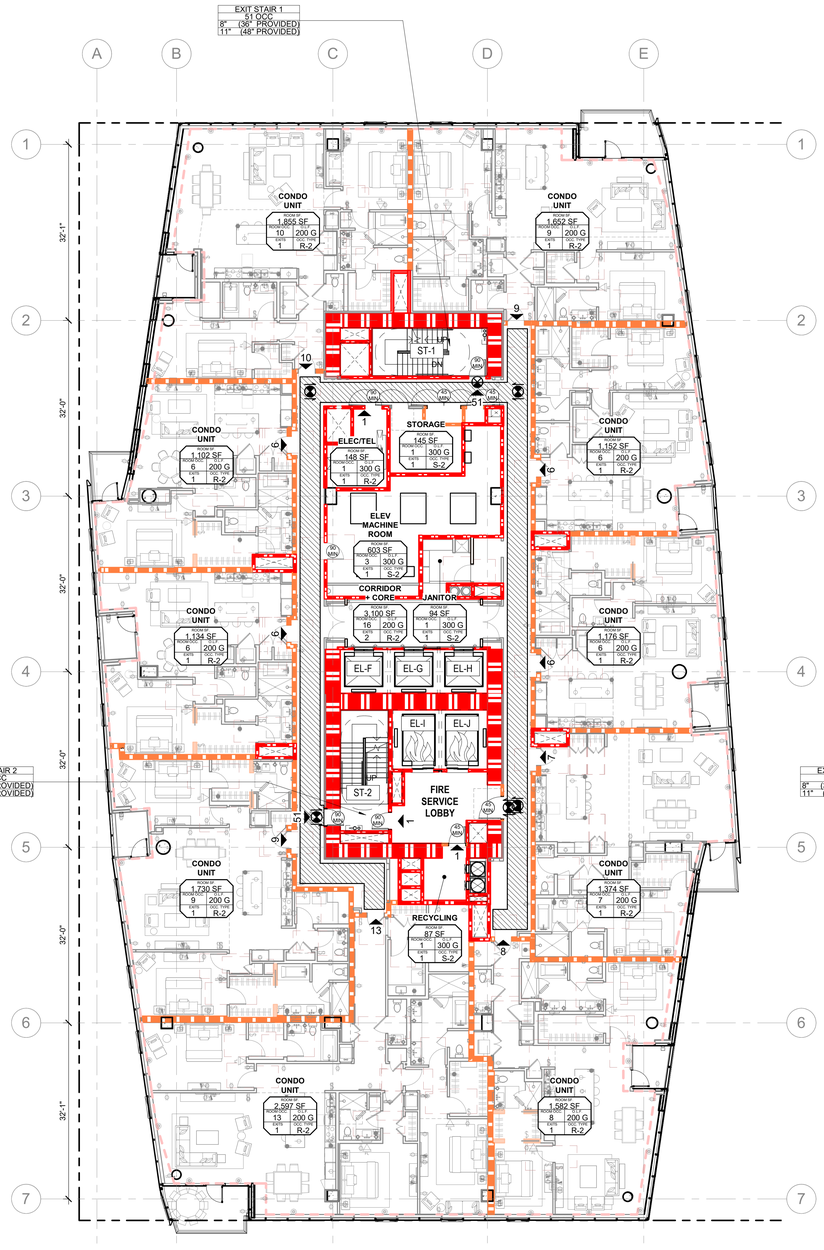
Name	Area	Occ Type	Load Factor	Occ
LEVEL 25				
CONDO UNIT	15,046 SF	R-2	200	79
CORRIDOR + CORE	3,152 SF	R-2	200	16
ELEC/TEL	141 SF	R-2	300	1
JANITOR	81 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	618 SF	S-2	300	3
	19,125 SF			101
LEVEL 24				
CONDO UNIT	14,968 SF	R-2	200	78
CORRIDOR + CORE	3,152 SF	R-2	200	16
ELEC/TEL	141 SF	R-2	300	1
JANITOR	81 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	618 SF	S-2	300	3
	19,047 SF			100
LEVEL 23				
CONDO UNIT	15,028 SF	R-2	200	79
CORRIDOR + CORE	3,100 SF	R-2	200	16
ELEC/TEL	148 SF	R-2	300	1
JANITOR	94 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	748 SF	S-2	300	3
	19,205 SF			101

AREAS - LIFE SAFETY - CODE PLANS - 21-22

Name	Area	Occ Type	Load Factor	Occ
LEVEL 22				
CONDO UNIT	15,355 SF	R-2	200	80
CORRIDOR + CORE	3,100 SF	R-2	200	16
ELEC/TEL	148 SF	R-2	300	1
ELEV MACHINE ROOM	603 SF	S-2	300	3
JANITOR	94 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	145 SF	S-2	300	1
	19,532 SF			103
LEVEL 21				
CONDO UNIT	15,425 SF	R-2	200	82
CORRIDOR + CORE	3,180 SF	R-2	200	16
ELEC/TEL	125 SF	R-2	300	2
JANITOR	82 SF	S-2	300	1
RECYCLING	87 SF	S-2	300	1
STORAGE	156 SF	S-2	300	1
	19,055 SF			103

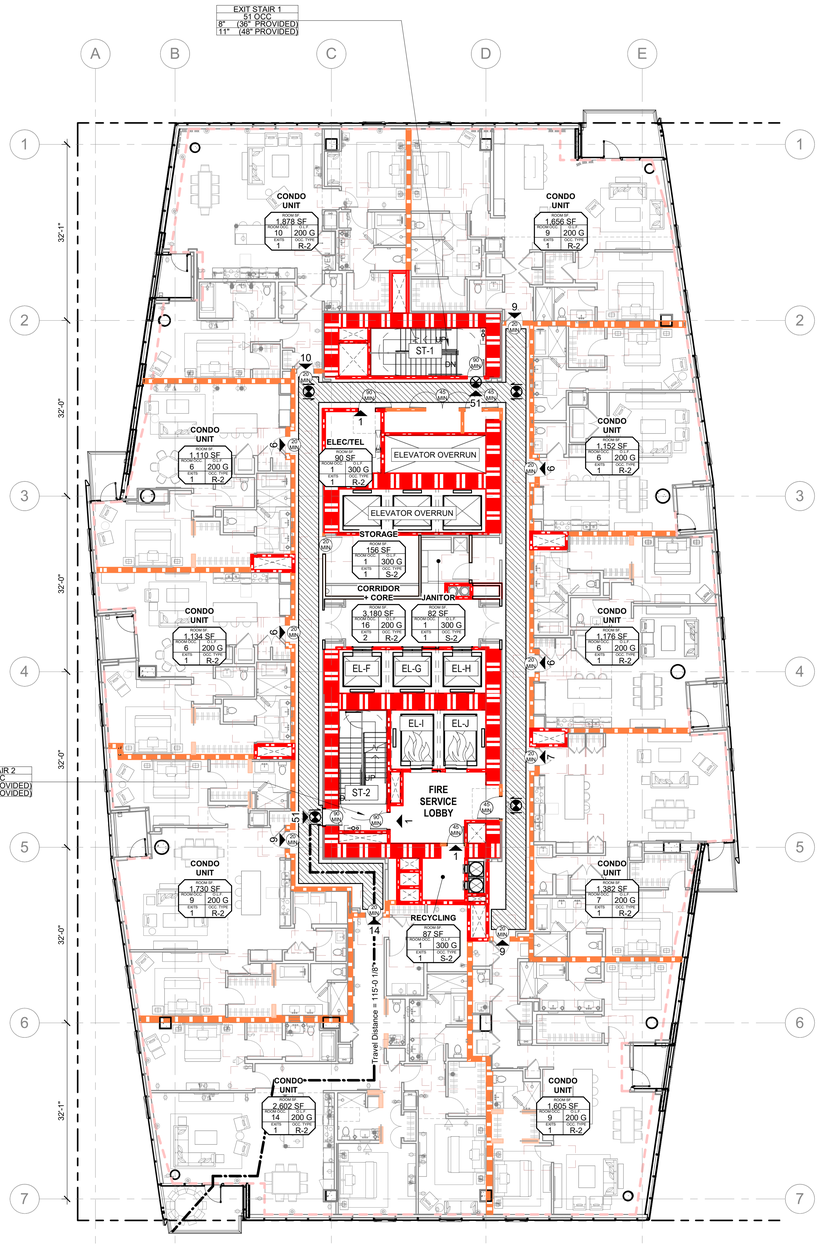
STAIR CAPACITY - LEVEL 08-35

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	240	36"	240
ST-2	48"	240	36"	240
				480occ



36 LIFE SAFETY PLAN - LEVEL 22-33

3/32" = 1'-0"



18 LIFE SAFETY PLAN - LEVEL 21

3/32" = 1'-0"

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
2. PROVIDE A MINIMUM OF 7'-0" CLEAR HEIGHT AT ALL PARKING LEVELS. NO DUCTS, PIPES, OR EQUIPMENT TO PROTRUDE INTO PEDESTRIAN OR VEHICLE CIRCULATION AREAS.
3 ANY INSTALLATION DETAILS FOR FIRE PROTECTION SYSTEMS ARE FOR REFERENCE ONLY, WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

FIRE AND LIFE SAFETY LEGEND

- ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
- EXIT SIGN
- DOOR RATING
- PATH OF EGRESS
- 98" CLEAR HEIGHT PATH FOR VAN ACCESS **NOTE:** ALL OTHER GARAGE AREAS TO EXCEED 7'-0" MIN CLEAR
- FIRE EXTINGUISHER CABINET WITH 75' RADIUS
- FIRE EXTINGUISHER
- EGRESS PATH WITH EGRESS LIGHTING (44" MIN. WIDTH)
- MAINTAIN 98" (8'-2") VERTICAL CLEARANCE ABOVE DRIVING SURFACE FOR ACCESSIBLE VAN PARKING
- UNOCCUPIED RAISED PLANTER AREA
- PROPOSED TYPE A UNIT AND ACCESSIBLE UNIT
- EXTENT OF 3 HOUR RATED HORIZONTAL ASSEMBLY; 3-HOUR FIRESTOP REQUIRED AT PENETRATIONS
- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY
- SQUARE FOOTAGE
- OCCUPANCY LOAD FACTOR
- OCCUPANCY TYPE
- REQUIRED EXITS
- EGRESS WIDTH REQUIREMENTS
- FIRE EXTINGUISHER
- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

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STATE OF OREGON

PROJECT

BLOCK 216

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REVISIONS

1 2019-11-26 PLAN CHECK 1

DATE

2020-03-25

PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

FLS PLAN - LEVEL 21, 22-33

G01.21

PERMIT #3

000 G01.21 FLS PLAN - L21-33
BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:47:44 PM

AREAS - LIFE SAFETY - CODE PLANS - 34-35

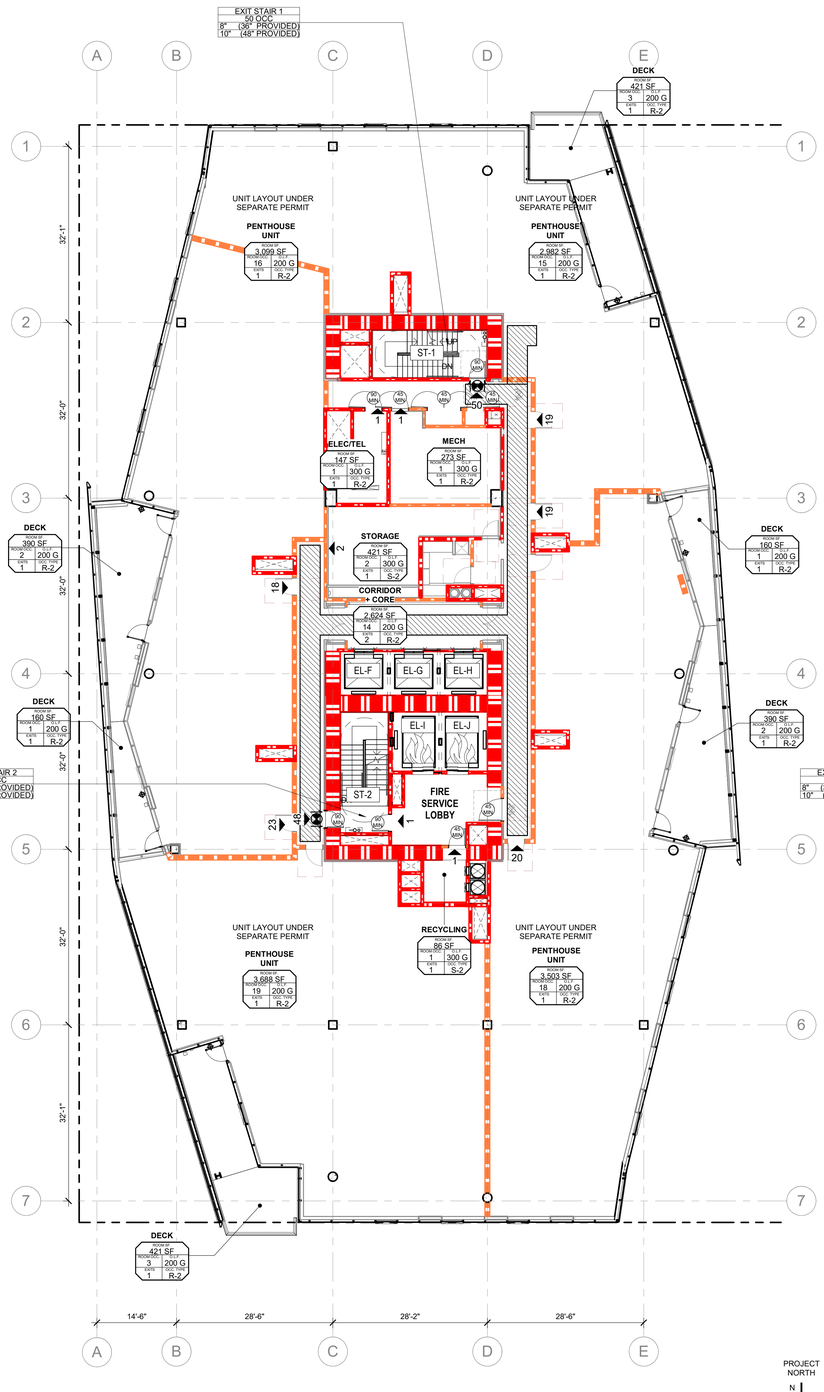
Name	Area	Occ Type	Load Factor	Occ
LEVEL 35				
CORRIDOR + CORE	2,624 SF	R-2	200	14
DECK	390 SF	R-2	200	2
DECK	421 SF	R-2	200	3
DECK	390 SF	R-2	200	2
DECK	421 SF	R-2	200	3
DECK	160 SF	R-2	200	1
DECK	160 SF	R-2	200	1
ELEC/TEL	147 SF	R-2	300	1
MECH	273 SF	R-2	300	1
PENTHOUSE UNIT	2,982 SF	R-2	200	15
PENTHOUSE UNIT	3,099 SF	R-2	200	16
PENTHOUSE UNIT	3,688 SF	R-2	200	19
PENTHOUSE UNIT	3,503 SF	R-2	200	18
RECYCLING	86 SF	S-2	300	1
STORAGE	421 SF	S-2	300	2
	18,764 SF			99

AREAS - LIFE SAFETY - CODE PLANS - 34-35

Name	Area	Occ Type	Load Factor	Occ
LEVEL 34				
CORRIDOR + CORE	2,538 SF	R-2	200	13
DECK	298 SF	R-2	200	2
DECK	322 SF	R-2	200	2
DECK	298 SF	R-2	200	2
DECK	324 SF	R-2	200	2
ELEC/TEL	147 SF	R-2	300	1
PENTHOUSE UNIT	3,352 SF	R-2	200	17
PENTHOUSE UNIT	3,259 SF	R-2	200	17
PENTHOUSE UNIT	4,052 SF	R-2	200	21
PENTHOUSE UNIT	3,584 SF	R-2	200	18
RECYCLING	86 SF	S-2	300	1
STORAGE	694 SF	S-2	300	3
	18,954 SF			99

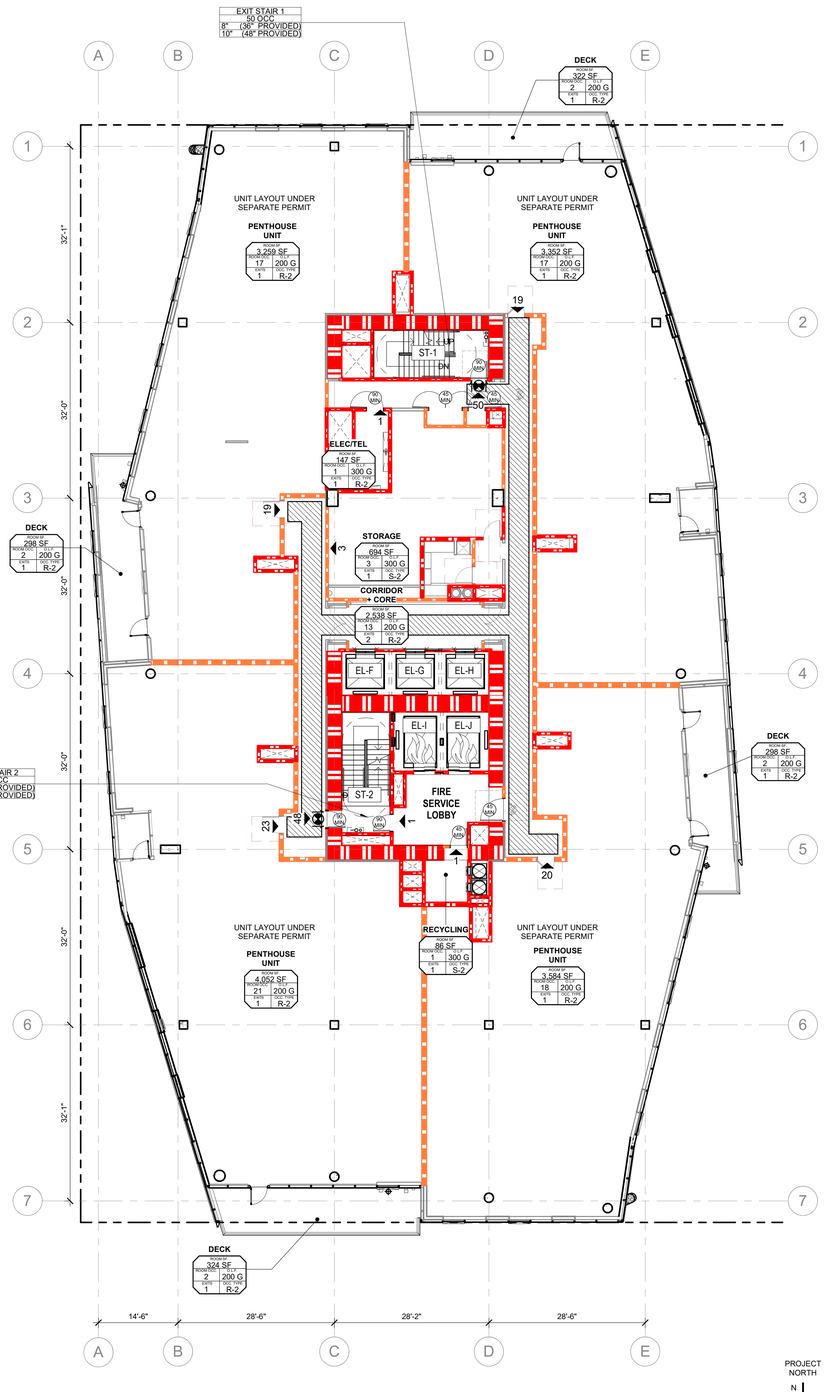
STAIR CAPACITY - LEVEL 08-35

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	240	36"	240
ST-2	48"	240	36"	240
				480occ



36 LIFE SAFETY PLAN - LEVEL 35

3/32" = 1'-0"



18 LIFE SAFETY PLAN - LEVEL 34

3/32" = 1'-0"

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
2. PROVIDE A MINIMUM OF 7'-0" CLEAR HEIGHT AT ALL PARKING LEVELS. NO DUCTS, PIPES, OR EQUIPMENT TO PROTRUDE INTO PEDESTRIAN OR VEHICLE CIRCULATION AREAS.
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FIRE AND LIFE SAFETY LEGEND

- XX — ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
- EXIT SIGN
- 90 MIN — DOOR RATING
- PATH OF EGRESS
- 98" — 98" CLEAR HEIGHT PATH FOR VAN ACCESS **NOTE:** ALL OTHER GARAGE AREAS TO EXCEED 7'-0" MIN CLEAR
- 75 FEET — FE — FIRE EXTINGUISHER CABINET WITH 75' RADIUS
- 75 FEET — FIRE EXTINGUISHER
- EGRESS PATH WITH EGRESS LIGHTING (44" MIN. WIDTH)
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- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY
- SQUARE FOOTAGE
- OCCUPANCY LOAD FACTOR
- OCCUPANCY TYPE
- REQUIRED EXITS
- EXIT OCCUPANT LOAD OCC DOOR WIDTH STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER
- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

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REGISTERED ARCHITECT PHILLIP M. BEYL PORTLAND, OREGON 2259 STATE OF OREGON

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REVISIONS

1 2019-11-26 PLAN CHECK 1

DATE

2020-03-25

PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

FLS PLAN - LEVEL 34, 35

G01.34

PERMIT #3

000 G01.34 FLS PLAN - L34-35
BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 8:48:44 PM

AREAS - LIFE SAFETY - CODE PLANS - MECH + ROOF

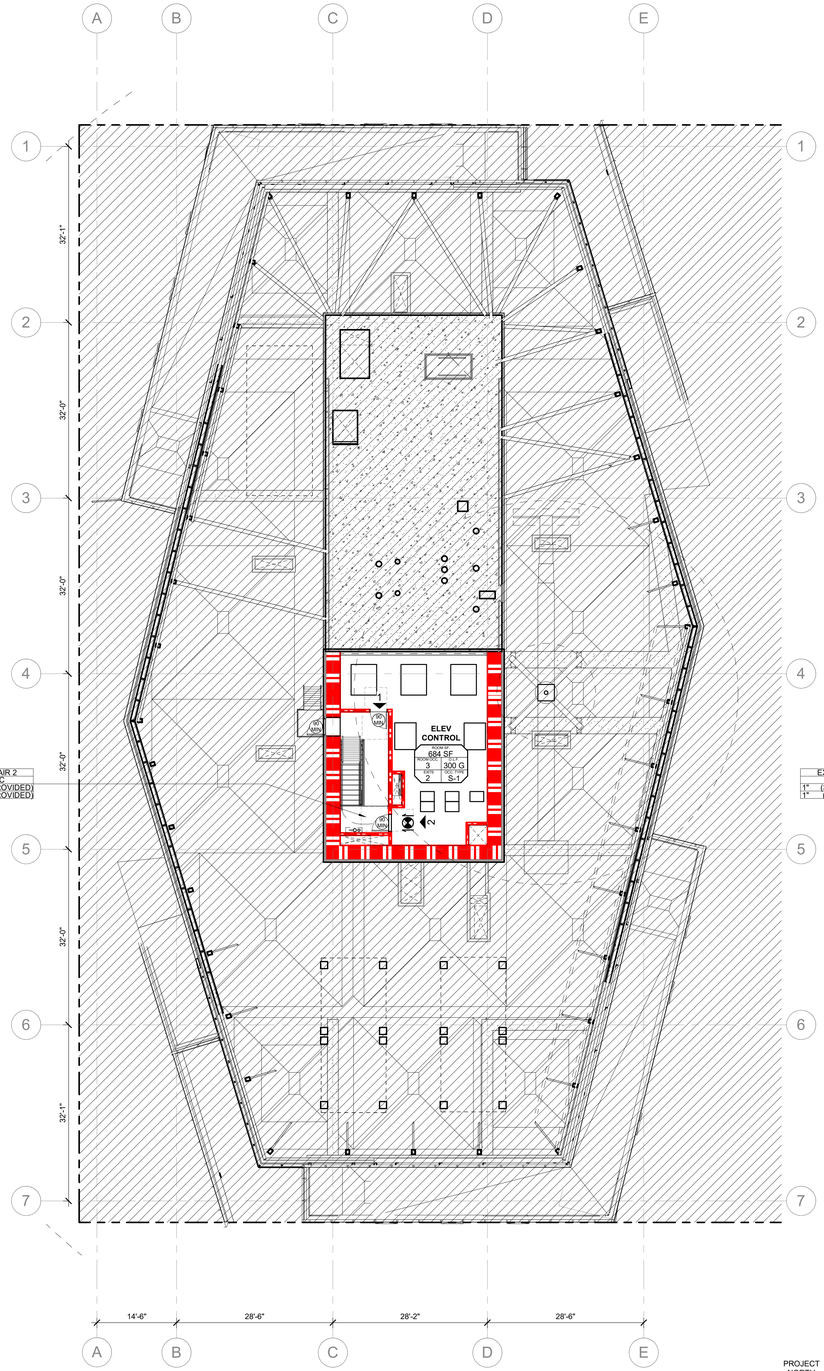
Name	Area	Occ Typ	Load Factor	Oc
LEVEL MECH M				
ELEV CONTROL	684 SF	S-1	300	3
	684 SF			3

AREAS - LIFE SAFETY - CODE PLANS - MECH + ROOF

Name	Area	Occ Typ	Load Factor	Oc
LEVEL MECH				
MECH	1,519 SF	S-2	300	6
STORAGE	192 SF	S-2	300	1
	1,711 SF			7

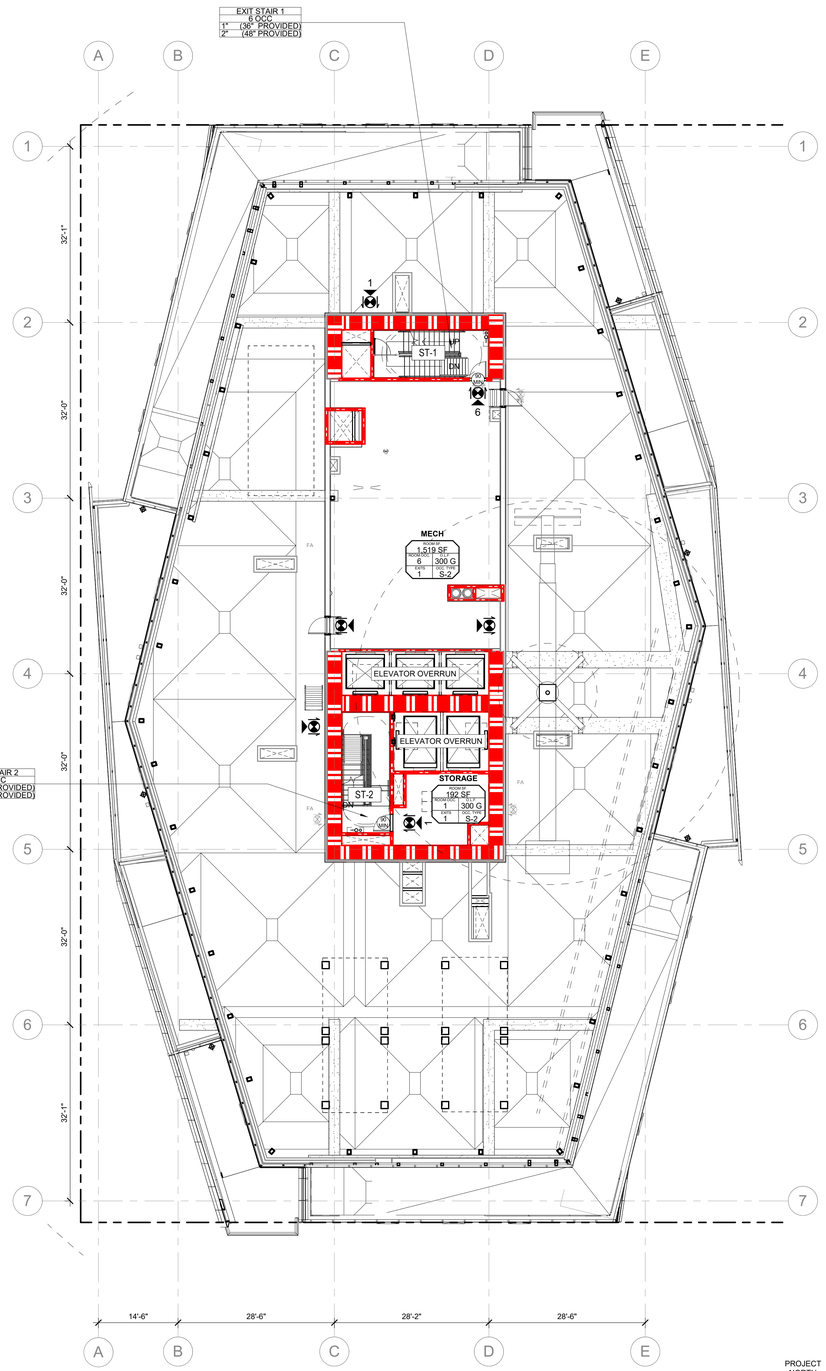
STAIR CAPACITY - LEVEL 08-35

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	240	36"	240
ST-2	48"	240	36"	240
				480occ



36 LIFE SAFETY PLAN - LEVEL MECH M

3/32" = 1'-0"



18 LIFE SAFETY PLAN - LEVEL MECH

3/32" = 1'-0"

FIRE LIFE SAFETY PLAN GENERAL NOTES

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- SQUARE FOOTAGE
- OCCUPANCY LOAD FACTOR
- OCCUPANCY TYPE
- REQUIRED EXITS
- EGRESS WIDTH REQUIREMENTS
- FIRE EXTINGUISHER
- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

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PHILLIP M. BEYL
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STATE OF OREGON

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1 2019-11-26 PLAN CHECK 1

DATE

2020-03-25

PROJECT NUMBER

20171500

SCALE

As indicated

SHEET TITLE

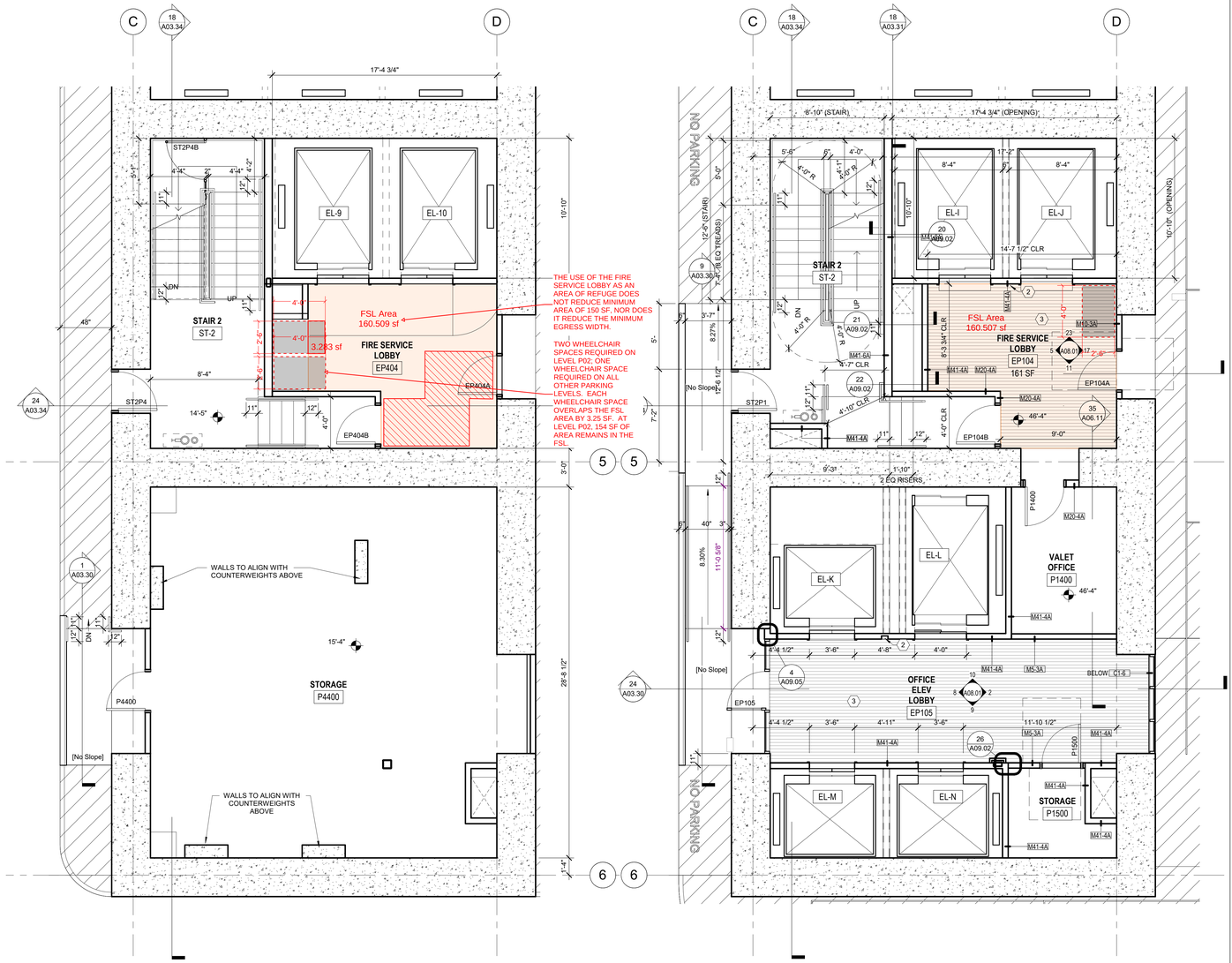
FLS PLAN - MECH

G01.36

PERMIT #3

000 G01.36 FLS PLAN - ROOF

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3/31/2020 8:49:30 PM



23 PARKING LEVELS P05-P02
1/4" = 1'-0"

217 OCCUPANTS/ P02
<200 OCCUPANTS/ FLOOR MAXIMUM

PROJECT NORTH

11 PARKING LEVEL P01
1/4" = 1'-0"

194 OCCUPANTS/ FLOOR MAXIMUM

PROJECT NORTH

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REVISIONS

DATE

2020-03-25

PROJECT NUMBER

20171500

SCALE

1/4" = 1'-0"

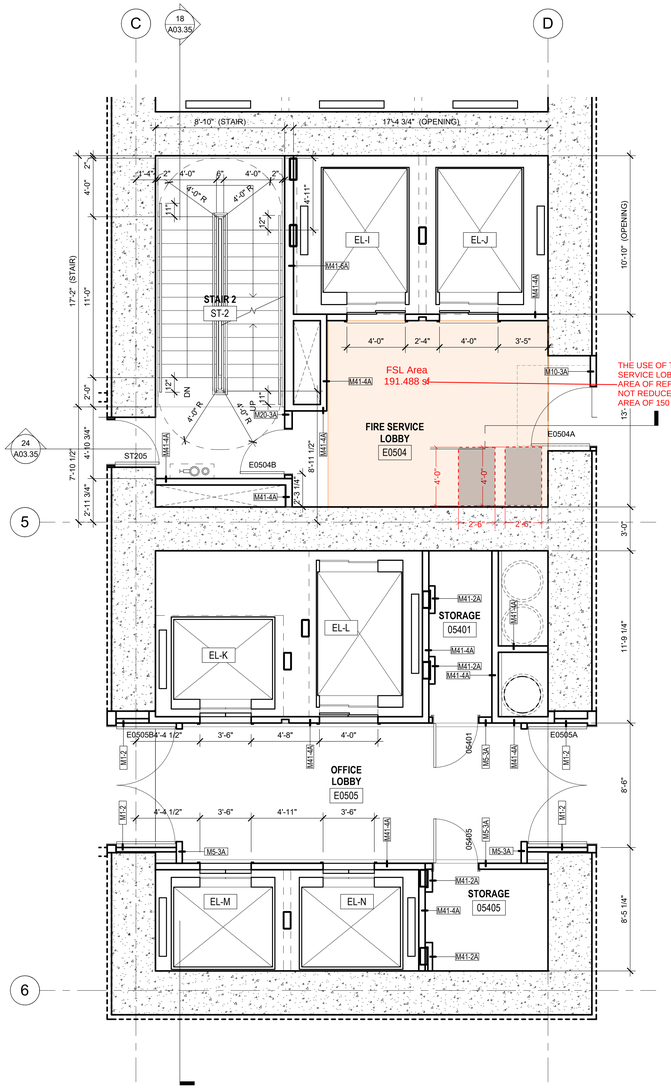
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ENLARGED CORE PLANS - SOUTH

PARKING LEVELS

005 A03.23 ENLRGD CORE PLANS - SOUTH

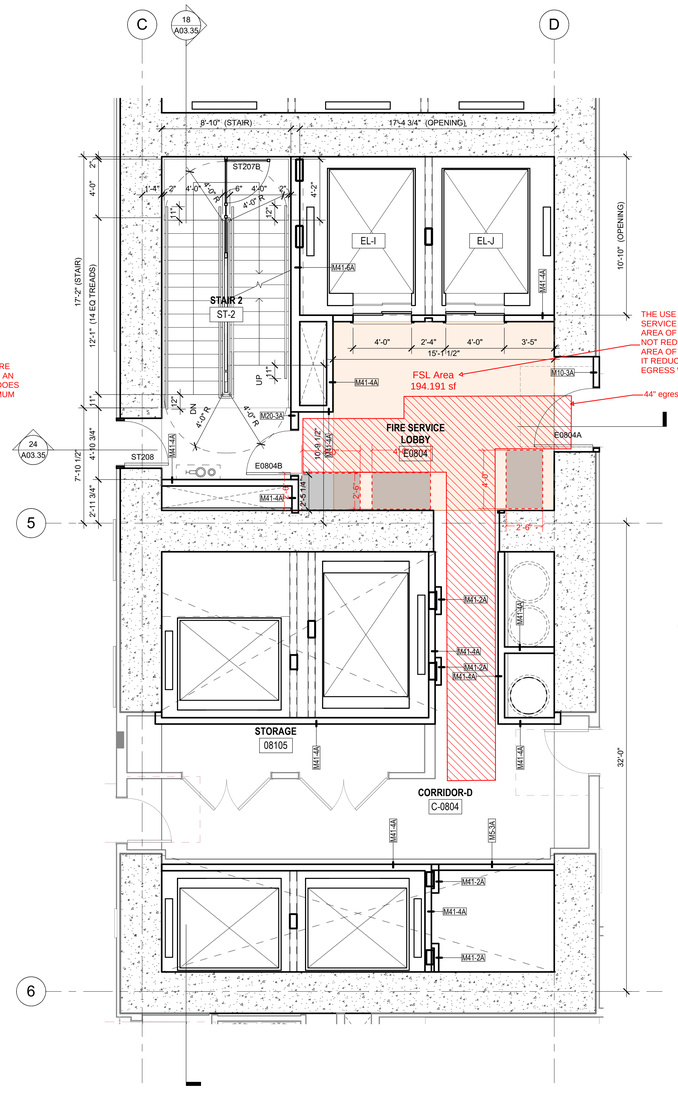
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23 OFFICE LEVELS 03-07 — 387 OCCUPANTS/ FLOOR MAXIMUM

1/4" = 1'-0"

PROJECT NORTH



11 HOTEL AND AMENITY LEVEL 08 — 424 OCCUPANTS/ FLOOR MAXIMUM

1/4" = 1'-0"

PROJECT NORTH

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SCALE

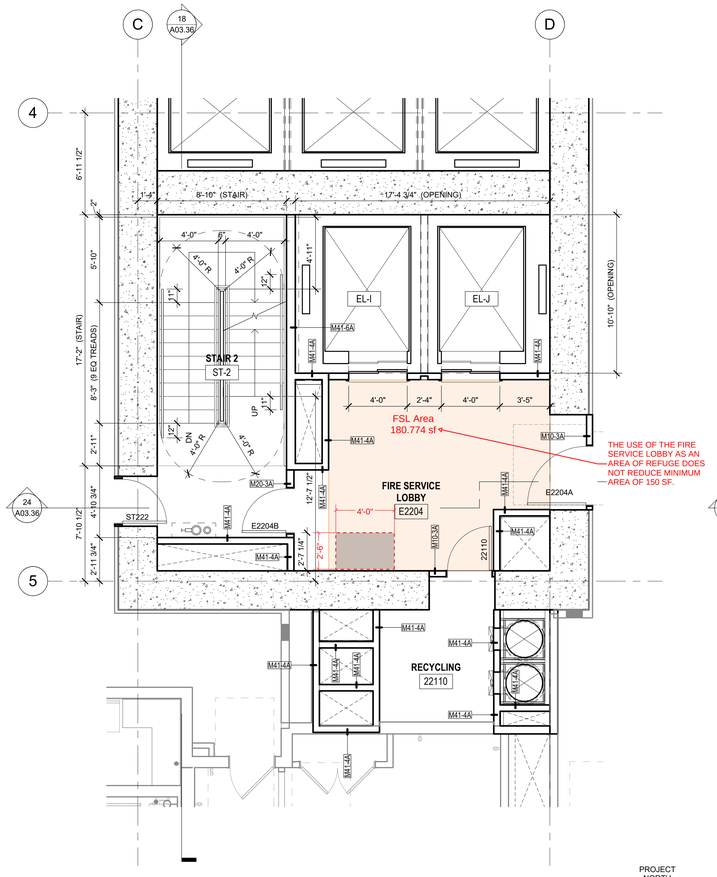
1/4" = 1'-0"

SHEET TITLE

ENLARGED CORE PLANS - SOUTH

OFFICE & HOTEL LEVELS

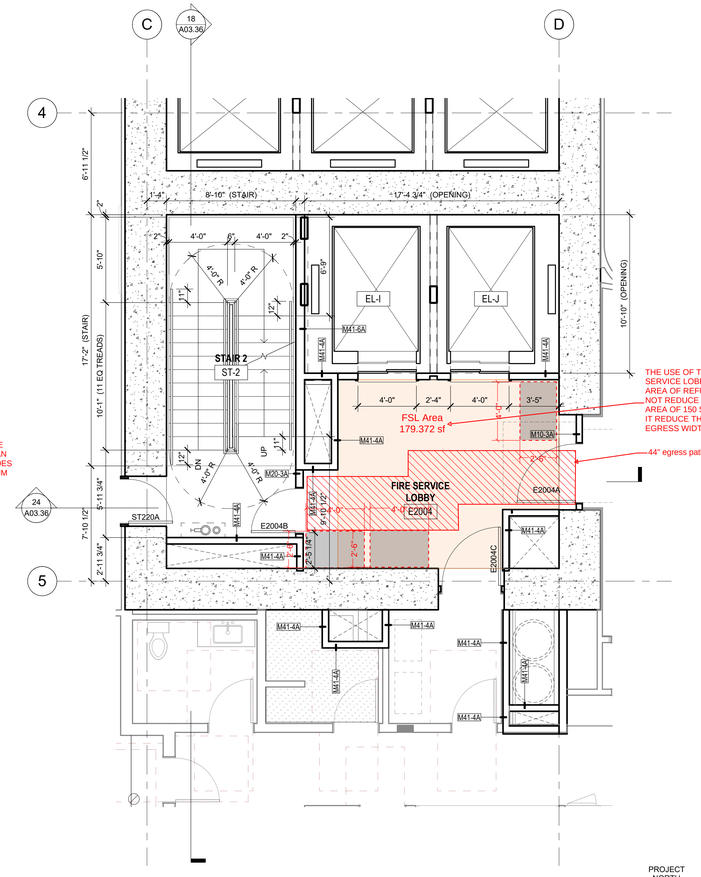
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BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 11:50:35 PM



34 CONDOMINIUM LEVELS 21-35 — 103 OCCUPANTS/ FLOOR, MAXIMUM

1/4" = 1'-0"

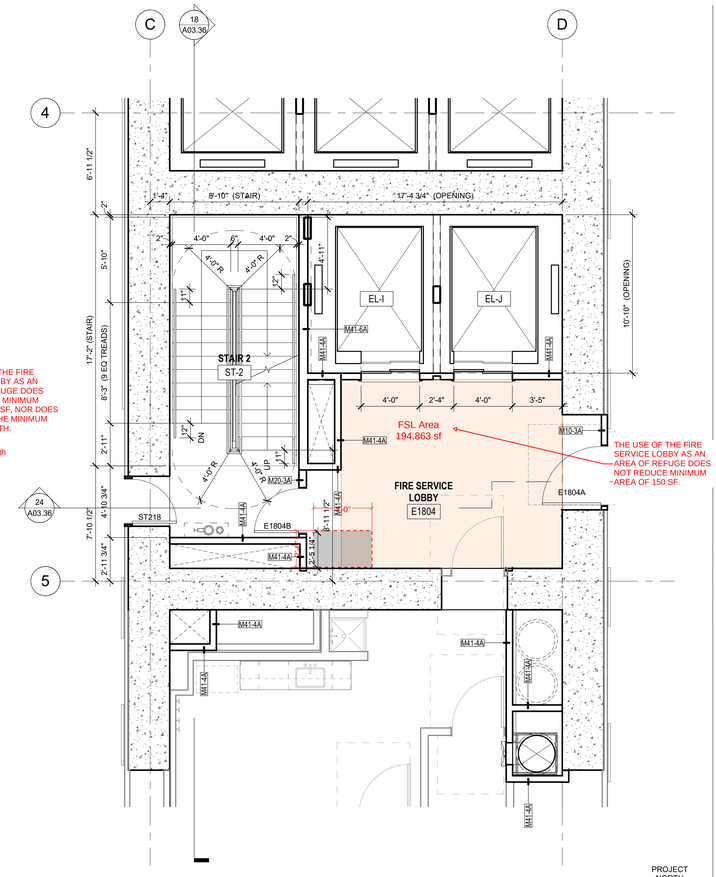
PROJECT NORTH



22 RESTAURANT LEVEL 20 — 462 OCCUPANTS/ FLOOR, MAXIMUM

1/4" = 1'-0"

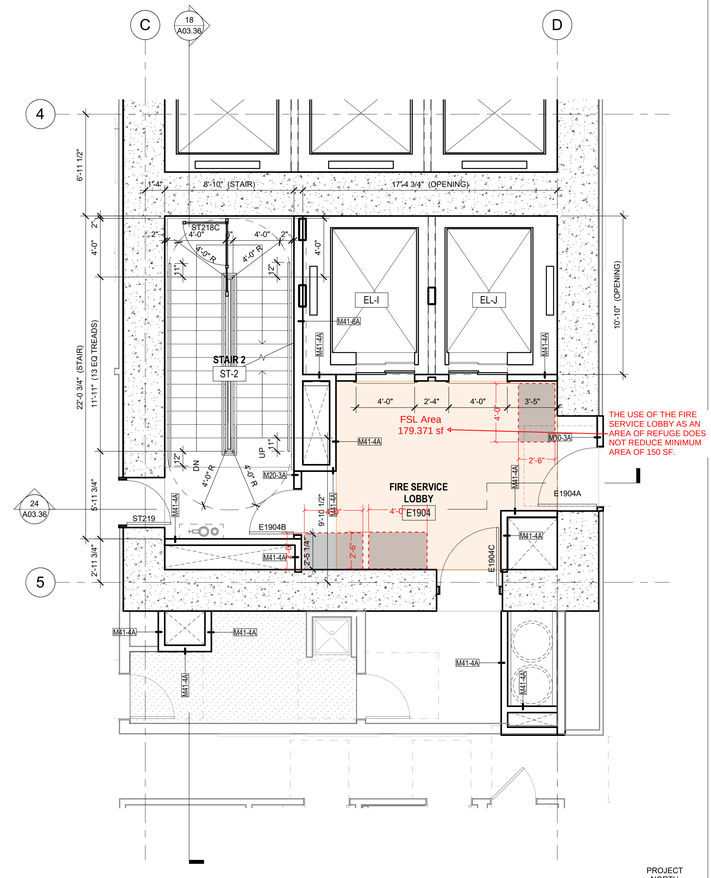
PROJECT NORTH



10 HOTEL LEVELS 09 - 18 — 102 OCCUPANTS/ FLOOR MAXIMUM

1/4" = 1'-0"

PROJECT NORTH



12 AMENITY LEVEL 19 — 426 OCCUPANTS/ FLOOR MAXIMUM

1/4" = 1'-0"

PROJECT NORTH

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2020-03-25

PROJECT NUMBER

20171500

SCALE

1/4" = 1'-0"

SHEET TITLE

ENLARGED CORE PLANS - SOUTH

HOTEL & HOUSING LEVELS

005 A03.26 ENLRGD CORE PLANS - SOUTH

BIM 360://Block 216/20171500 - Block 216 v19c.rvt
3/31/2020 11:52:22 PM

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
LEVEL 02M				
BOH CORRIDOR + CORE	1,800 SF	B	100	19
BOH CORRIDOR + CORE	2,003 SF	B	100	21
CORRIDOR + CORE	1,255 SF	B	100	13
ELEC	68 SF	S-2	300	1
ELEC	104 SF	S-2	300	1
ELEC	129 SF	S-2	300	1
ELEV EQUIP	31 SF	S-2	300	1
EMPLOYEE CAFETERIA	1,464 SF	A-2	15	98
HOUSEKEEPING	1,473 SF	S-1	200	8
IT SYSTEMS	373 SF	S-2	200	2
JANITOR	101 SF	S-1	300	1
KITCHEN	912 SF	S-1	200	5
KITCHEN	2,857 SF	B	200	15
LOCKER ROOMS	972 SF	B	50	20
LOCKER ROOMS	989 SF	B	50	20
MECH	2,072 SF	S-2	300	7
MEETING	331 SF	B	15	23
OFF CORRIDOR + CORE	3,094 SF	B	100	31
OFFICE	130 SF	B	100	2
OFFICES	784 SF	B	100	8
OFFICES	1,280 SF	B	100	13
OFFICES	1,437 SF	B	100	15
OFFICES	1,911 SF	B	100	20
PANTRY	1,078 SF	S-1	200	6
STORAGE	291 SF	S-1	300	1
STORAGE	300 SF	S-1	300	2
STORAGE	451 SF	S-1	300	2
TRAINING	472 SF	B	15	32
WAITING AREA	29 SF	B	15	2
WAITING AREA	115 SF	B	15	8
	28,305 SF			398

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
LEVEL 02				
BALLROOM	7,957 SF	A-2	7	1137
BANQUET KITCHEN	2,378 SF	B	200	12
BANQUET STORAGE	1,122 SF	S-1	300	4
BUSINESS CENTER	291 SF	B	100	3
COAT CHECK	224 SF	B	100	3
ELEC	67 SF	S-2	300	1
ELEC	95 SF	S-2	300	1
ELEC	127 SF	S-2	300	1
JANITOR	53 SF	S-2	300	1
JANITOR	72 SF	S-2	300	1
JR BALLROOM	2,174 SF	A-2	7	311
MEETING	880 SF	A-3	15	59
MEETING	881 SF	A-3	15	59
MEETING	923 SF	A-3	15	62
PREFUNCTION	260 SF	A-3	15	18
PREFUNCTION	618 SF	A-3	15	42
PREFUNCTION	3,709 SF	A-3	15	248
SERVICE PANTRY	223 SF	S-1	300	1
STORAGE	61 SF	S-1	300	1
STORAGE	140 SF	S-1	300	1
WATER HEATER	110 SF	S-2	300	1
	22,365 SF			1967
LEVEL 01M				
EMERGENCY GENERATOR	1,229 SF	S-1	300	5
MECHANICAL	2,089 SF	S-1	300	7
STORAGE	320 SF	S-1	300	2
	3,639 SF			14

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

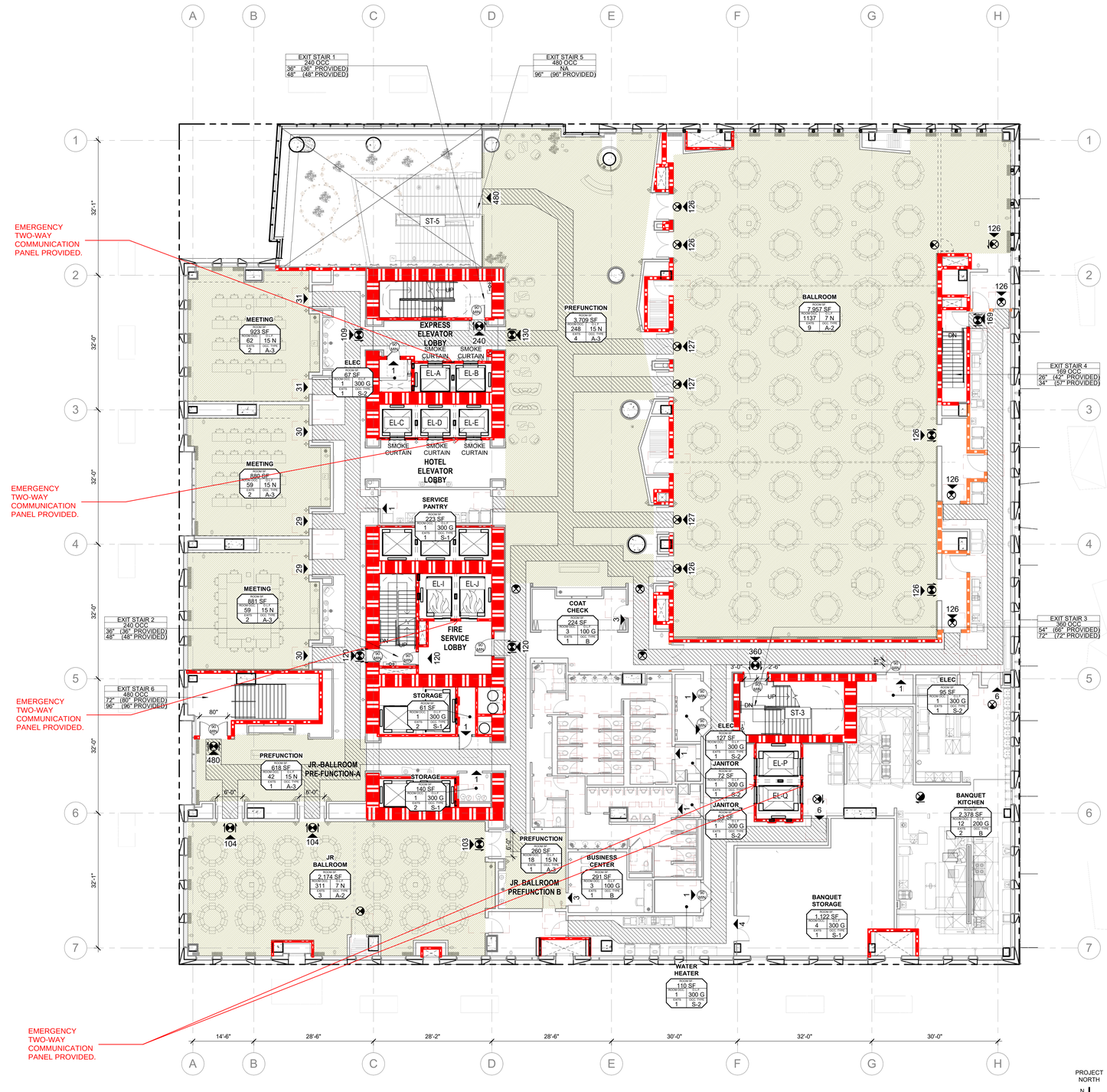
Name	Area	Occ Type	Load Factor	Occ
LEVEL 01 - SOUTH				
BAR	185 SF	B	100	2
BEVERAGE COOLER	264 SF	S-2	200	2
EMPLOYEE ENTRY FOYER	141 SF	B	15	10
EMPLOYEE LOBBY	351 SF	B	100	4
FIRE COMMAND	250 SF	S-2	100	3
HOTEL STORAGE/WASH	486 SF	S-2	200	3
LOADING	4,266 SF	S-1	200	22
MAIL	134 SF	R-2	100	2
OFFICE LOBBY	528 SF	B	15	36
OFFICE RECEPTION	138 SF	B	100	2
OFFICES	302 SF	B	100	4
OFFICES	347 SF	B	100	4
RESIDENTIAL LOBBY	473 SF	R-2	15	32
RESIDENTIAL RECEPTION	94 SF	R-2	100	1
RETAIL	530 SF	A-2	15	36
RETAIL	2,532 SF	M	30	85
RETAIL	2,711 SF	A-2	15	181
SECURITY OFFICE	184 SF	B	100	2
STORAGE	53 SF	S-2	300	1
STORAGE	62 SF	S-2	300	1
STORAGE	211 SF	S-1	300	1
STORAGE	215 SF	S-2	300	1
STORAGE	359 SF	S-2	300	2
STORAGE	478 SF	S-2	300	2
STORAGE	1,587 SF	S-1	300	6
TRASH	393 SF	S-1	300	2
VENDOR	142 SF	A-2	100	2
VENDOR	162 SF	A-2	100	2
VENDOR	163 SF	A-2	100	2
VENDOR	165 SF	A-2	100	2
VENDOR	212 SF	B	100	3
VENDOR	259 SF	B	100	3
VENDOR	260 SF	A-2	100	3
VENDOR	423 SF	A-2	100	5
	19,060 SF			469

AREAS - LIFE SAFETY - CODE PLANS - 01-2M

Name	Area	Occ Type	Load Factor	Occ
LEVEL 01 - NORTH				
BUILDING MAINTENANCE	315 SF	S-1	300	2
BUILDING MAINTENANCE	761 SF	S-1	300	3
CHECK-IN	192 SF	B	100	2
ELEC	67 SF	S-1	300	1
ELEV MACHINE	130 SF	S-1	300	1
HOTEL LOBBY	1,508 SF	A-3	15	101
HOTEL LOUNGE	494 SF	A-2	15	33
JANITOR	100 SF	S-1	300	1
LINEN	395 SF	S-2	300	2
LOBBY LOUNGE	1,431 SF	A-2	15	96
LOUNGE BAR	386 SF	B	100	4
LUGGAGE	268 SF	S-1	300	1
OFFICE	152 SF	B	100	2
OFFICE	206 SF	B	100	3
OFFICES	1,595 SF	B	100	16
PARKING	5,271 SF	S-2	200	27
STORAGE	96 SF	S-1	300	1
STORAGE	98 SF	S-1	300	1
STORAGE	324 SF	S-1	300	2
STORAGE	342 SF	S-1	300	2
STORAGE	1,344 SF	S-1	300	5
VALET	82 SF	S-1	300	1
VIEWING ROOM	60 SF	S-1	300	1
	15,577 SF			308

STAIR CAPACITY - LEVEL 02

STAIR	WIDTH	OCC (.2)	DOOR	OCC (.15)
ST-1	48"	**240**	36"	240
ST-2	48"	**240**	36"	240
ST-3	72"	**360**	66"	440
ST-4	57"	285	42"	**280**
ST-5	96"	**480**	-	-
ST-6	96"	**480**	72"	480
		2080occ		



36 LIFE SAFETY PLAN - LEVEL 02

3/32" = 1'-0"

PROJECT NORTH

FIRE LIFE SAFETY PLAN GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. SEE E300 SERIES FOR EMERGENCY EGRESS LIGHTING PLANS.
2. PROVIDE A MINIMUM OF 7'-0" CLEAR HEIGHT AT ALL PARKING LEVELS. NO DUCTS, PIPES, OR EQUIPMENT TO PROTRUDE INTO PEDESTRIAN OR VEHICLE CIRCULATION AREAS.
3 ANY INSTALLATION DETAILS FOR FIRE PROTECTION SYSTEMS ARE FOR REFERENCE ONLY, WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

PLUMBING FIXTURE COUNT - LEVEL 02

	OCC	AREA	LOAD FACTOR	OCC	1/2 OCC ROUND UP	WATER CLOSETS MALE	WATER CLOSETS FEMALE	LAVATORIES PER SEX
						A-2 1/75 A-3 1/125 B 1/25 <50 1/50 >50 S 1/100	A-2 1/75 A-3 1/65 B 1/25 <50 1/50 >50 S 1/100	A 1/200 B 1/40 <80, 1/80 >80 S 1/100
(BALLROOMS)	A-2	10,131 SF	7	1448	724	9.648183	9.648183	3.618069
						10 WCs	**10 WCs**	**4 LAVs EACH**
(MEETING RMS, PREFUNCTION)	A-3	7,271 SF	15	488	244	1.938857	3.728571	1.22
						2 WCs	**4 WCs**	**2 LAVs EACH**
					FOH TOTALS	**12 WCs**	**14 WCs**	**6 LAVs EACH**
					PROVIDED	**12 WCs**	**14 WCs**	**6 LAVs EACH**
(KITCHENS, STOR, BOH) [PROVIDED ON L02M]	B	515 SF	100	6	3			
	B	2,378 SF	200	12	6			
	TOTAL	2,893 SF		18	9			
	S-1	1,546 SF	300	7	4			
	S-2	524 SF	300	6	3			
	TOTAL	2,070 SF		13	7			
					BOH TOTALS [PROVIDED ON L02M]	**1 WC**	**1 WC**	**1 LAV EACH**

FIRE AND LIFE SAFETY LEGEND

- XX — ACCESSIBLE ENTRY/EXIT WITH DIRECTION AND OCCUPANCY NUMBER
- EXIT SIGN
- 90" MIN — DOOR RATING
- PATH OF EGRESS
- 98" — 98" CLEAR HEIGHT PATH FOR VAN ACCESS **NOTE:** ALL OTHER GARAGE AREAS TO EXCEED 7'-0" MIN CLEAR
- 75 FEET, FE — FIRE EXTINGUISHER CABINET WITH 75' RADIUS
- 75 FEET, FE — FIRE EXTINGUISHER
- EGRESS PATH WITH EGRESS LIGHTING (44" MIN. WIDTH)
- MAINTAIN 98" (8'-2") VERTICAL CLEARANCE ABOVE DRIVING SURFACE FOR ACCESSIBLE VAN PARKING
- UNOCCUPIED RAISED PLANTER AREA
- PROPOSED TYPE A UNIT AND ACCESSIBLE UNIT
- EXTENT OF 3 HOUR RATED HORIZONTAL ASSEMBLY; 3-HOUR FIRESTOP REQUIRED AT PENETRATIONS
- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- 3-HOUR FIRE RATED PARTITION
- 4-HOUR FIRE RATED PARTITION
- SMOKE BARRIER
- ROOM OCCUPANCY / SQUARE FOOTAGE / OCCUPANCY LOAD FACTOR / OCCUPANCY TYPE / REQUIRED EXITS
- EXIT / OCCUPANT LOAD OCC / DOOR WIDTH / STAIR WIDTH — EGRESS WIDTH REQUIREMENTS
- FE — FIRE EXTINGUISHER

CLASS	SPACING	FIRE TYPE	MATERIALS
CLASS A+B	75FT	GENERAL FIRE	
CLASS C	50FT	LIVE ELECT EQUIPMENT	NON CONDUCTIVE
CLASS K		COOKING MEDIA	FATS, GREASE, OILS
CLASS D	75FT	COMBUSTIBLE METALS	MAGNESIUM, SODIUM, ETC.

- FIRE SERVICE ACCESS, AMBULATORY, AND ACCESSIBLE EGRESS ELEVATOR

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gbdarchitects.com

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STAMP

REGISTERED ARCHITECT PHILLIP M. BEYL PORTLAND, OREGON 2259 STATE OF OREGON

PROJECT
BLOCK 216
900 SW WASHINGTON ST.
PORTLAND, OR 97205

CLIENT
BDC/Washington Street, LLC
1455 SW BROADWAY
SUITE 1700
PORTLAND, OR 97205

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 30 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

1 2019-11-26 PLAN CHECK 1

DATE
2020-03-25

PROJECT NUMBER
20171500

SCALE
As indicated

SHEET TITLE
FLS PLAN - LEVEL 02

G01.02

PERMIT #3

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