

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: 24522	Project Address: 2202 E Burnside
Hearing Date: 1/20/21	Appellant Name: Aaron Wigod
Case No.: B-002	Appellant Phone: 5035828442
Appeal Type: Building	Plans Examiner/Inspector: John Cooley
Project Type: commercial	Stories: 6 Occupancy: R-2, A-2, A-3, B, M, S-2 Construction Type: V-A, I-A
Building/Business Name: TBD	Fire Sprinklers: Yes - Throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 20-151668-EA
Plan Submitted Option: pdf [File 1]	Proposed use: Mixed Use

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 706 – Fire Walls (NFPA 221 Chapter 6 – Fire Walls)
Requires	<p>OSSC 706.2 – Structural Stability: “Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions. Fire walls designed and constructed in accordance with NFPA 221 shall be deemed to comply with this section.”</p> <p>NFPA 221 6.10.3 – Double Fire Walls: “Openings in double fire walls shall be protected using one fire door in each separate wall.”</p>
Code Modification or Alternate Requested	We request the use of single protected openings in a double fire wall.
Proposed Design	<p>We are proposing a new mixed-use multi-family structure (primarily R-2 occupancy). Our building design features a double fire wall separating two distinct buildings for purposes of determining number of stories. One side is comprised of a concrete podium style building with four stories of Type VA building over two stories of Type IA building in accordance with OSSC 510.2. The other side is comprised of four stories of Type VA with a basement. Though each side of the fire wall contains only four stories of Type VA, only two of the stories overlap and, without the fire wall, the single building could be considered six stories and, thus, not allowed. The fire wall is otherwise not required for purposes of determining building area or exit travel distances.</p> <p>In the corridors for the four floors and basement that the two buildings share in common, we are proposing a fire rated door assembly in only the fire wall of the larger, podium style building. There is also a larger fire shutter in the wall at the lobby. The fire rated doors and shutter will be interconnected to the fire alarm to automatically shut upon activation of the alarm.</p> <p>The fire wall construction on the podium side (below the podium) will be 3-hour rated concrete construction and the fire wall construction for the Type VA buildings on either side will be 2-hour rated wood frame construction. The fire rated doors and shutter will have the required rating for the fire wall with the highest rating on each story. There will be no structural connections between the two walls and collapse of one side would not impact the other. All other Code requirements of</p>

OSSC 706 would be satisfied.

The entire structure will be equipped throughout with NFPA 13 sprinkler system per OSSC 903.3.1.1.

Alternatively, the wall may be classified as a Fire Barrier if the proposed number of stories of Type VA construction is approved. The construction of the wall as described above would not change as the double wall also serves as a seismic joint.

Reason for alternative The site is split zoned with differing height and setback requirements on each side of the zone line and the proposed building design is a direct response to those constraints while still providing an adequate return on investment to make the project feasible. Construction of a protected opening in both walls of a double fire wall poses a challenge for egress through the openings due to the required separation of doors in a series. Furthermore, as the primary reasons for creating a fire wall with horizontal exits do not exist (subdividing for allowable area purposes or reducing exit access travel distance), the relative necessity for a door in each wall is lessened.

Appeal item 2

Code Section OSSC 1016.2 – Egress Through Intervening Spaces

Requires OSSC 1016.2.5: "Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes."

Code Modification or Alternate Requested We request that the second means of egress from the main lobby and adjacent commercial tenant space be through the parking garage, which is technically considered storage.

Proposed Design We are proposing a new mixed-use podium style building with a residential lobby, commercial tenant spaces, and enclosed parking are provided on the ground floor. Due to the size of the lobby and adjacent commercial tenant space, two exits will be required from each space per OSSC 1006.2. One exit is provided directly to the exterior of the building along the public sidewalk. We are proposing the second exit from each space to be via the adjacent enclosed parking garage. The garage and the lobby/commercial are considered accessory to each other as the parking is provided for tenant use. Additionally, we are proposing a bicycle storage room that would also egress via the same pathway through the parking garage.

Both the doors leading into and out of the garage will utilize panic hardware and will swing in the direction of egress. The egress pathway through the garage is well defined, physically and visually separated from vehicular traffic, and exceeds required egress width. Exit signage and emergency lighting will be provided.

The spaces in question are non-combustible (Type IA) construction. The building will be equipped throughout with NFPA 13 sprinkler system per OSSC 903.3.1.1.

Reason for alternative Construction of a separate exit passageway to bypass the parking garage would interfere with the usability of the garage and would create a less obvious exit pathway from the garage itself. The purpose of limiting egress through intervening spaces is to avoid situations where the pathway would not be readily available and discernable at all times. We are proposing that the pathway be physically separated by partial height concrete barriers to avoid the risk of vehicular movements or delivery/loading activities from impeding egress. Additionally, the pathway is very obvious and signage/stripping will be provided to further reinforce the obviousness. Lastly, as the construction type is IA, none of the occupancies require rated separation as the entire IA portion meets the Nonseparated Occupancies requirements of OSSC 508.3.

Appeal item 3

Code Section OSSC 1010.1 – Doors

Requires

OSSC 1010.1.9 – Door Operations: “Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.”

Code Modification or Alternate Requested We request approval for a shared unisex restroom between two adjacent commercial tenants with the only egress via doors into the commercial tenant spaces served.

Proposed Design We are proposing a new mixed-use podium style building with ground floor commercial tenant spaces. Although no occupancy will be provided for tenant spaces with the main permit, we are providing one shared unisex restroom for two adjacent smaller commercial tenant spaces that would otherwise each be required to provide a restroom as part of a future tenant improvement permit. The aggregate area is small enough that it is unlikely more than a single unisex restroom would be required or desired for potential tenants. The restroom, however, is effectively landlocked between the two spaces with a small vestibule that must egress through one of the tenant spaces. The concern is that future tenants could each lock their door between the restroom vestibule and their respective tenant spaces, potentially inadvertently trapping an occupant inside the restroom.

To mitigate the risk, we are proposing to install a hands-free call box, similar to and connected with the area of refuge call boxes at elevator landings throughout the building. The box would be readily visible inside the restroom vestibule and would allow contact with a constantly attended location other than 911.

The spaces in question are non-combustible (Type IA) construction. The building will be equipped throughout with NFPA 13 sprinkler system per OSSC 903.3.1.1. Additionally, the doors leading into and out of the commercial tenant spaces will be signed “THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED” as required by OSSC 1010.1.9.4.2.2. Emergency lighting and exit signage would be provided.

Reason for alternative Commercial tenants are required to provide plumbing fixtures per OSSC Chapter 29 when applying for a tenant improvement permit. Tenant spaces of this size rarely provide more than a single unisex facility and one unisex restroom would typically be sufficient to serve occupant loads of both spaces together. For these reasons, the Owner is electing to provide one shared unisex restroom for both spaces as part of the main building permit to maximize the usable square footage remaining for prospective tenants and to minimize the construction costs for future tenant improvement permits.

Appeal item 4

Code Section OSSC 2902 – Minimum Plumbing Facilities

Requires OSSC 2902.1 – Minimum Number of Fixtures: “Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the building or space. Uses not specifically listed in Table 2902.1 shall be considered individually by the building official and shall reflect the use of the space being served by the fixtures. The number of occupants shall be determined by this code.”

Code Modification or Alternate Requested We request approval for a reduction in the number of required plumbing fixtures for residential amenity spaces provided throughout the building.

Proposed Design We are proposing a new mixed-use multi-family structure (primarily R-2 occupancy) with 119 residential units. In addition to the residences, a number of spaces are provided as tenant amenities for use by the tenants and their guests. Due to the aggregate size and occupant load of these spaces, OSSC Chapter 29 would require an excessive number of additional plumbing fixtures on top of those required and provided within each residential unit.

The spaces include: main lobby with associated leasing office, secondary lobby, vehicle and

bicycle storage facilities, maintenance room, fitness center and yoga studio, community room, and occupied roof terrace. See attached plans for locations, occupant load calculations, and required plumbing fixture calculations.

We are proposing three unisex restrooms to serve the tenant amenity spaces and maintenance/management staff. One is located at the main lobby, serving prospective tenants, guests, and leasing staff. Another is located adjacent to the fitness center in the basement and the third is located adjacent to the community room on level 6 with close proximity to the primary stair and elevator leading up to the roof terrace. Drinking fountains are also provided in the primary bicycle storage room and the fitness center.

Reason for alternative Common areas of the building are provided for use by tenants and their guests and are not open to the public. As such the occupants of the spaces all have access to facilities within their residential units. A single restroom would be all that is required for management and maintenance staff and additional restrooms are only for convenience so that tenants do not have to return to their own unit when enjoying the building amenities.

APPEAL DECISION

1. Use of a single protected opening in a double fire wall: Granted provided both firewalls are of 3 hour fire rated construction for full height and provided there is a 3 hour fire rated door at each level and provided an additional sprinkler head is installed at each side of each door.

2. Lobby egress through intervening parking garage: Granted as proposed.

3. Locked egress door at shared toilet rooms: Granted provided a communication device with identification signage capable of calling a constantly attended location that is not 911 is provided within the vestibule.

4. Reduction in minimum required number of plumbing fixtures: Granted provided the Lobby toilet room is not for use by commercial tenant occupants.

Appellant may contact John Butler (503 865-6427) 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.

CODE REVIEW

DEFERRED SUBMITTALS:

- PRE-ENGINEERED WOOD TRUSSES
- STEEL STAIRS/HANDRAILS
- SEISMIC ROD HOLDDOWN SYSTEM
- SEISMIC ANCHORAGE OF EQUIPMENT
- STOREFRONT SYSTEMS AND ANCHORAGE
- GUARD RAILS, POSTS, AND ANCHORAGE
- UNBONDED POST-TENSIONING SYSTEM
- ALUMINUM BALCONIES AND CANOPIES

SEPARATE PERMITS:

- FIRE SPRINKLERS, NFPA 13 (DESIGN-BUILD)
- FIRE ALARM (DESIGN-BUILD) - To be equipped with Emergency Voice/Alarm Communication (EVAC).
- IN-BUILDING RADIO ENHANCEMENT (DAS) (DESIGN-BUILD)
- UNDERGROUND FIRE LINES
- GENERATOR WITH HAZARDOUS MATERIALS DIESEL TANK
- KNOX BOX
- STANDPIPES

GOVERNING CODES:

- Structural - Life Safety: 2019 Oregon Structural Specialty Code (OSSC)
- Mechanical: 2019 Oregon Mechanical Specialty Code (OMSC)
- Plumbing: 2019 Oregon Plumbing Specialty Code (OPSC)
- Electrical: 2019 Oregon Electrical Specialty Code (OESC)
- Energy: 2019 Oregon Zero Energy Ready Commercial Code (OZERC)

DEFINITIONS:

- AREA, BUILDING: The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.
- GRADE PLANE: A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.
- HEIGHT, BUILDING: The vertical distance from grade plane to the average height of the highest roof surface.
- MEZZANINE: An intermediate level or levels between the floor and ceiling of any story and in accordance with Section 505.
- PENTHOUSE: An enclosed, unoccupied rooftop structure used for sheltering mechanical and electrical equipment, tanks, elevators and related machinery, and vertical shaft openings.
- STORY: That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.
- STORY ABOVE GRADE PLANE: Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is: 1. More than 6 feet above grade plane; or 2. More than 12 feet above the finished ground level at any point.

USE AND OCCUPANCY CLASSIFICATIONS:

- 'R-2': 'Apartment Houses': Section 310.3
- 'A-2': 'Restaurants': Section 303.3
- 'A-3': 'Community Halls': Section 303.4
- 'B': 'Commercial Office': Section 304.1
- 'M': 'Mercantile': Section 309.1
- 'S-2': 'Parking Garage, Enclosed': Section 311.3

OCCUPANCY SEPARATIONS:

- Generally, occupancy separations are to be constructed as fire barriers per Section 707.3.9.
- No separation required for accessory occupancies per Section 508.2 provided accessory occupancies are no more than 10 % of floor area of story in which they are located.
- Separated occupancies shall be separated per Table 508.4.
- Separation required for incidental uses per Table 509.
- Separation between R-2 dwelling units: 1 hour fire partition per Section 708.3; 1 hour horizontal assembly per Section 711.2.4.3.

TYPE OF CONSTRUCTION: V-A (Section 602.5) over I-A (Section 602.2)

- Horizontal building separation allowance (Radium) per Section 510.2. For the purposes of this code review, all allowable height/area calculations are based on the V-A portions only.
- Vertical building separation between V-A and I-A to be constructed as a fire wall per Section 706.

ALLOWABLE HEIGHT (Table 504.3):

- For sprinklered V-A buildings of occupancy group R: 70 ft.
- Actual height: 62'-10 5/8"

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (Table 504.4):

- For sprinklered I-A buildings: Unlimited
- For sprinklered V-A buildings of occupancy R-2: 4 stories
- Actual number of stories: I-A: 2 stories; V-A: 4 stories

ALLOWABLE AREA (Table 506.2):

- $A_a = [A_t + (NS \times If)] \times S_a$
= Allowable Area
- A_t = Tabular Area in accordance with Table 506.2.
- NS = Tabular Area for nonsprinklered building.
- $If = [P/P - 0.25] \times W/30$
= Area increase due to frontage per Section 506.3.3.
- F = Building Perimeter which fronts on a public way or open space having 20ft min. open width.
- P = Perimeter of entire building.
- W = Width of public way or open space per 506.3.2, (Minimum 20ft and Maximum 30ft)
- S_a = Actual number of stories (not to exceed three).

• For sprinklered V-A buildings of occupancy R-2:

- A_t = 36,000
- NS = 12,000
- If = 0.40
- F = 553 ft
- P = 854 ft
- W = 30 ft
- S_a = 3

- Therefore, Allowable Area per Floor = 40,800 s.f.
- Therefore, Allowable Area per Building = 122,400 s.f.
- Basement not included in total building area per Section 506.1.3
- Occupied roof area not included in total building area per Section 503.1.4
- Penthouses considered a portion of the story below per Section 1510.2

ACTUAL AREA PER FLOOR:

- LEVEL 1 (I-A): = 25,062 s.f. < Unlimited (Type I-A)
- LEVEL 2 (I-A): = 4,979 s.f. < Unlimited (Type I-A)
- TOTAL I-A: = 30,041 s.f. < Unlimited (Type I-A)

- LEVEL 0 (V-A): = 4,855 s.f. < 40,800 s.f. PERMITTED (Not included in Total)
- LEVEL 1 (V-A): = 5,204 s.f. < 40,800 s.f. PERMITTED
- LEVEL 2 (V-A): = 5,204 s.f. < 40,800 s.f. PERMITTED
- LEVEL 3 (V-A): = 26,123 s.f. < 40,800 s.f. PERMITTED
- LEVEL 4 (V-A): = 26,123 s.f. < 40,800 s.f. PERMITTED
- LEVEL 5 (V-A): = 20,919 s.f. < 40,800 s.f. PERMITTED
- LEVEL 6 (V-A): = 20,919 s.f. < 40,800 s.f. PERMITTED
- TOTAL V-A: = 104,492 s.f. < 122,400 s.f. PERMITTED

FIRE RESISTANCE RATING REQUIREMENTS: Per Table 601 and Table 602

- | | I-A | V-A |
|---------------------------------|-----------|-------|
| • Primary Structural Frame: | 3 hrs | 1 hrs |
| • Bearing Walls, Exterior: | 3 hrs | 1 hrs |
| • Bearing Walls, Interior: | 3 hrs | 1 hrs |
| • Non-bearing Walls, Exterior: | | |
| < 30' Fire Separation Distance: | 1 hrs | 1 hrs |
| ≥ 30' Fire Separation Distance: | 0 hrs | 0 hrs |
| • Non-bearing Walls, Interior: | 0 hrs | 0 hrs |
| • Floor Construction: | 2 hrs | 1 hrs |
| • Roof Construction: | 1 1/2 hrs | 1 hrs |

EXTERIOR WALLS: Section 705

- Section 705.5 Fire-resistance Ratings: Exterior Walls to be Fire rated per Tables 601 and 602, (see above). Where fire separation distance is > 10 feet, rating for exposure from inside only. Where fire separation distance is ≤ 10 feet, rating for exposure from both sides.
- Section 705.8 Openings: Maximum area of openings in exterior walls in any story based on fire separation distance per Table 705.8 (see below).

MAXIMUM AREA OF OPENINGS: Per Table 705.8

- | Fire Separation Distance (feet) | Unprotected, Sprinklered (UP, S) |
|---------------------------------|----------------------------------|
| • 0 to less than 3: | Not Permitted |
| • 3 to less than 5: | 15% |
| • 5 to less than 10: | 25% |
| • 10 to less than 15: | 45% |
| • 15 to less than 20: | 75% |
| • 20 or greater: | No limit |

SHAFT ENCLOSURES: Section 713

- Vertical openings shall comply with Section 712.
- Section 713.4: Requires that shaft enclosures shall have a fire resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories.
- Section 713.13: Refuse Chutes. The chute will be in a 2 hour shaft enclosure per Section 713.13.1. The chute will be accessed on upper levels through an access room enclosed with a 1 hour fire barrier per Section 713.13.3. The trash termination room on the 1st level will be enclosed with a 1 hour fire barrier per Section 713.13.4 and Table 509.

INTERIOR FINISHES: Table 803.11

For 'R-2' and 'S-2' Occupancy:

- Interior Exit Stairways and Exit Passages: Class C
- Corridors and Enclosure for Exit Access Stairways: Class C
- Rooms and Enclosed Spaces: Class C

For 'A-2' and 'A-3' Occupancy:

- Interior Exit Stairways and Exit Passages: Class B
- Corridors and Enclosure for Exit Access Stairways: Class B
- Rooms and Enclosed Spaces: Class C

For 'B' and 'M' Occupancy:

- Interior Exit Stairways and Exit Passages: Class B
- Corridors and Enclosure for Exit Access Stairways: Class C
- Rooms and Enclosed Spaces: Class C

FIRE PROTECTION SYSTEMS: Chapter 9

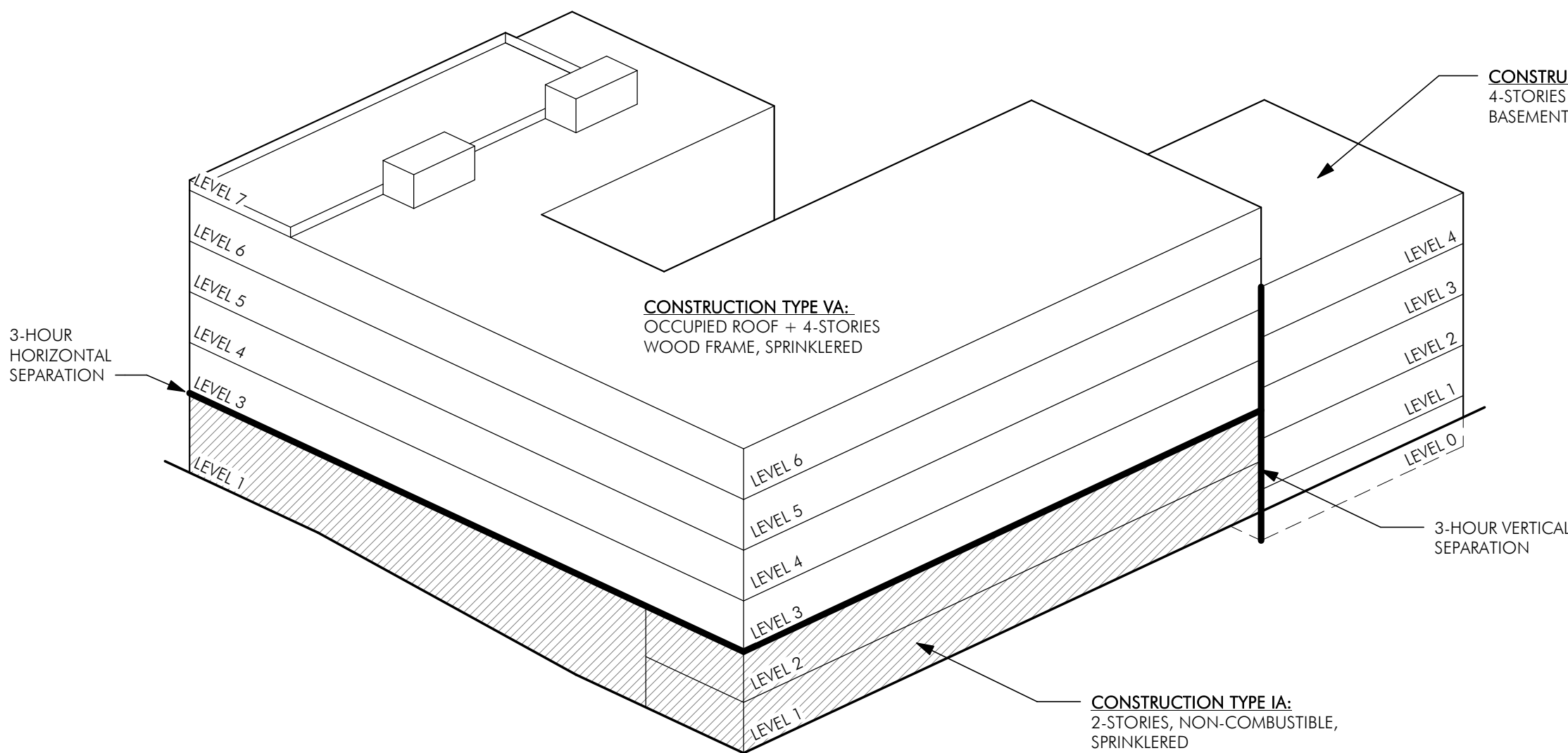
- Automatic Sprinkler System: Provided per Section 903.3.1.1 (NFPA 13).
- Standpipe System: Class 1 standpipe system will be provided per Section 905.3.1, Exception 1. Per Section 905.3.8, the standpipe system will extend to the roof level. Per Section 905.4, hose connections will be provided in every required stairway at each level.
- Fire Alarm System required per Section 907.2.9.1
- Smoke Alarms required per Section 907.2.9.2 and 907.2.10.2.
- Section 907.2.10.3: Installation Near Cooking Appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 907.2.10.2:
 1. Ionization smoke alarms shall not be installed less than 20 feet horizontally from a permanently installed cooking appliance.
 2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet horizontally from a permanently installed cooking appliance.
 3. Photoelectric smoke alarms shall not be installed less than 6 feet horizontally from a permanently installed cooking appliance.
- Section 907.2.10.4: Installation Near Bathrooms. Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section 907.2.10.2.
- Section 907.2.10.5: Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R or I-1 occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

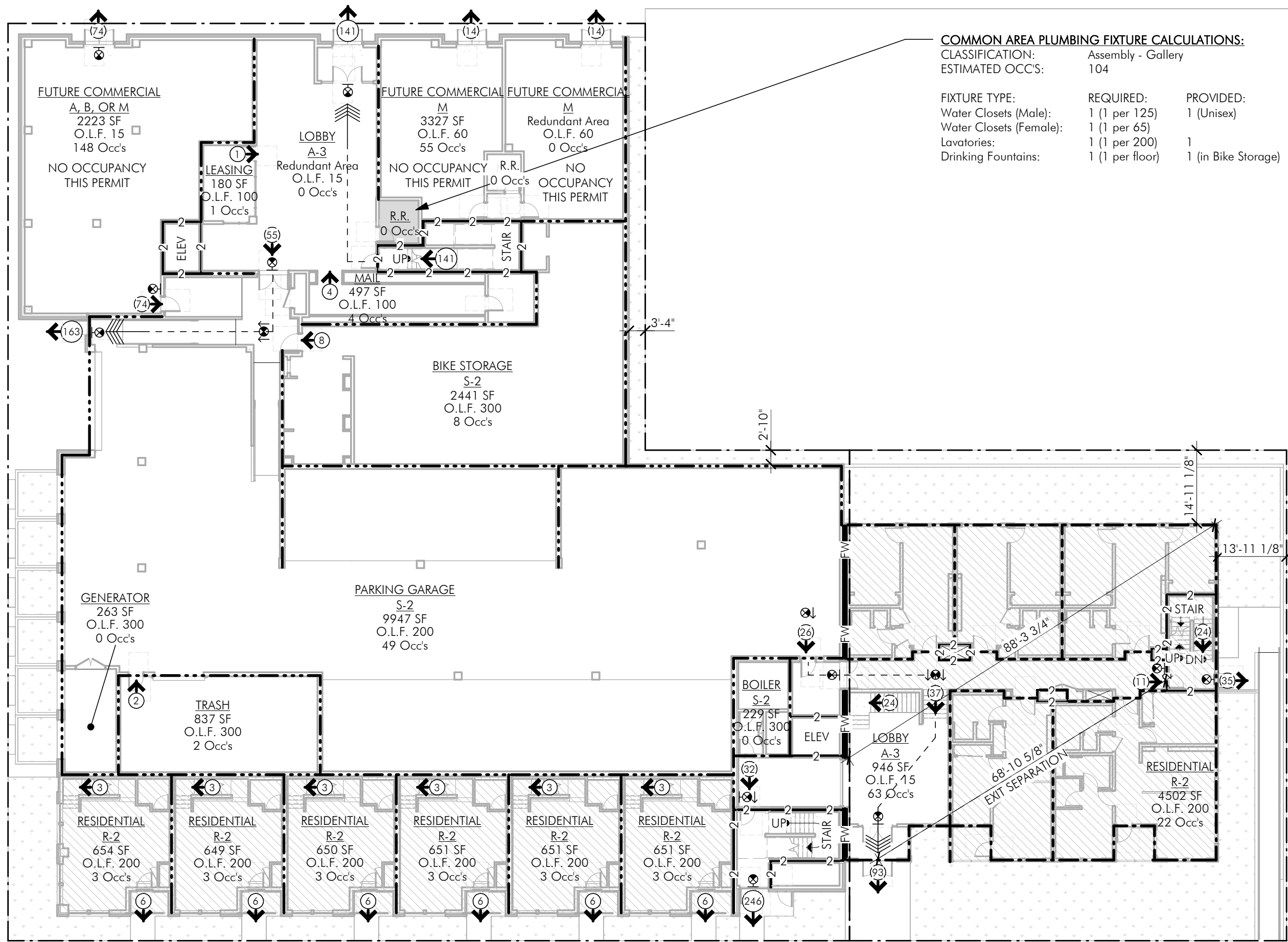
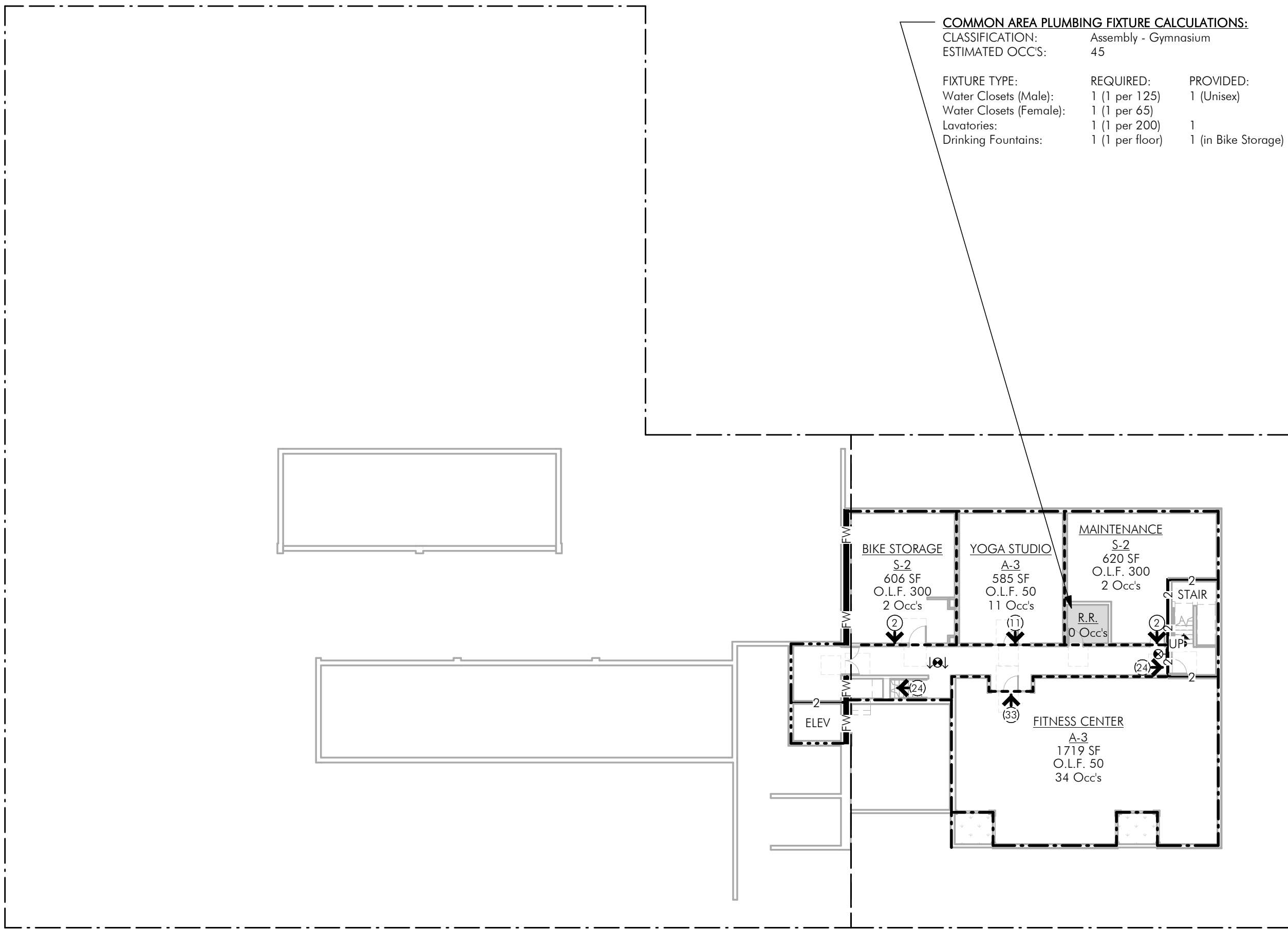
MEANS OF EGRESS: Chapter 10

- Ceiling height shall be 7'-6" minimum per Section 1003.2, with exceptions as noted: where excepted in Section 1028.2 for dwelling units and sloped ceilings; stairs and ramps at 6'-8" per Sections 1011.3 and 1012.5.2.2; doors at 6'-8" per Section 1010.1.1; parking garages at 7'-0" per Section 406.2.2; and above and below mezzanines at 7'-0" per Section 505.2
- Occupant loads identified on code review plans are calculated per Table 1004.5
- Components of means of egress shall be sized per Section 1005.
- Means of egress doors shall comply with Section 1010.
- Stairs, ramps and handrails shall comply with Sections 1011, 1012 and 1014, respectively and they must also comply with Chapter 11 and ICC A117.1, where applicable
- Stairways not required to have area of refuge or minimum 48" clear width per Section 1009.3.3, Exceptions 1, 2, 4, 5, and 8.
- Guards shall comply with Section 1015.
- Operable windows in 'R-2' occupancy shall have the lowest part of the clear opening not less than 36" above the finished floor of the room when located more than 72" above finished grade or surface below, per Section 1015.8.
- Common path of egress travel is limited to 125 feet for 'R-2', 100 feet for 'S-2', and 75 feet for 'A-3' per Table 1006.2.1
- Exits must be separated by a distance not less than one-third the length of the maximum overall diagonal dimension of the area served per Section 1007.1.1, Exception 2. The separation shall be measured as a straight line distance except that one-hour fire resistance rated corridors may be measured along the shortest path of travel per Exception 1.
- Exit access travel distance is limited to 400 feet for 'S-2' and 250 feet for 'R-2' and 'A-3' per Table 1017.2
- Corridors to be constructed as fire partitions per Section 708 with minimum 1/2 hour rating per Table 1020.1 (but not less than required per Table 601, when applicable).
- Dead end corridors maximum length of 50 feet per Section 1020.4, Exception 2.
- Two exits must be provided from every story and occupied roof per Section 1006.3
- Stairway identification signs and floor-level signs complying with 1023.9 will be provided at each floor landing in interior exit stairways and ramps connecting more than three stories.
- Exit passageways will comply with Section 1024.
- Up to 50 percent of the required exits may have their path of egress through areas on the level of exit discharge per Section 1028.1, Exception 1 or Exception 2.

ELEVATOR:

- Elevator required per Section 1009.2.1. One elevator shall be connected to standby power per Section 1009.4. Area of refuge or horizontal exit not required for elevator per Section 1009.4, Exception 2.
- One elevator shall be provided for fire department access to all floors and shall be large enough to accommodate a 24" X 84" ambulance stretcher in the horizontal open position per Section 3002.4. This elevator shall be provided with the international symbol (star of life).
- Elevator hoistway protection required per Section 3006.2. Additional doors shall be provided in accordance with Option 3 of Section 3006.3.





1 LEVEL 0
0' 5' 10' 20' 40' 60' 1" = 20'-0"

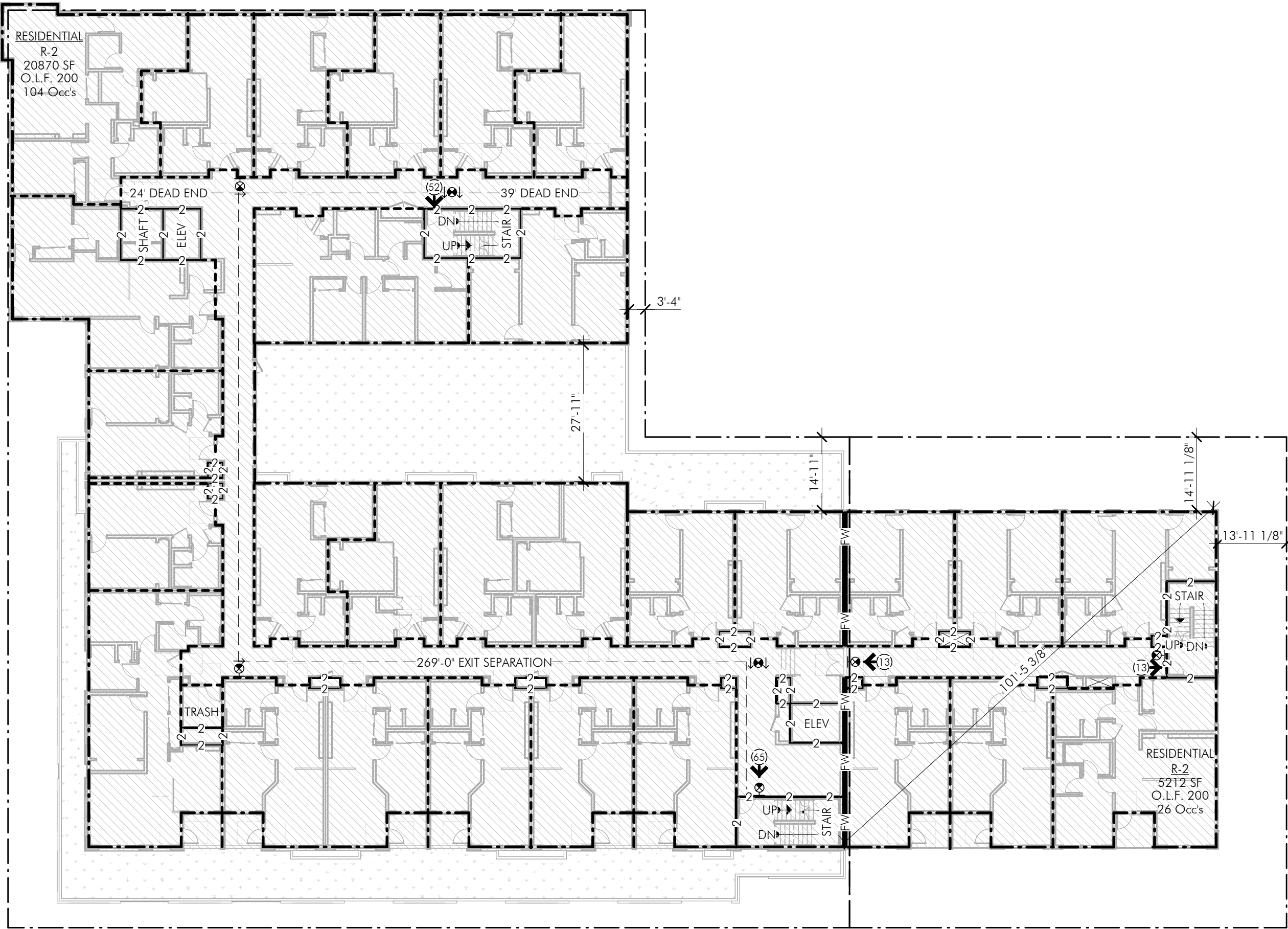
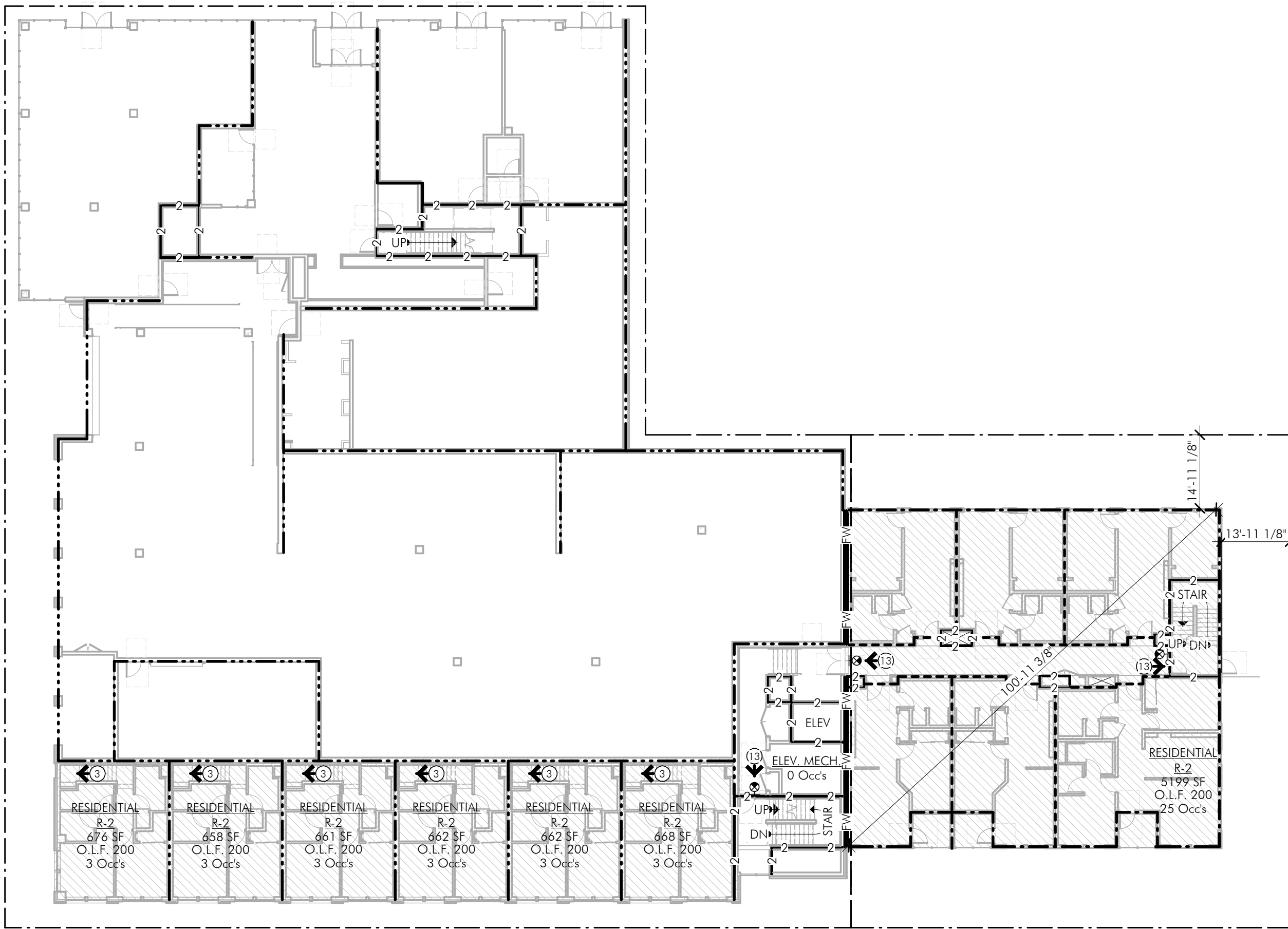


2 LEVEL 1
0' 5' 10' 20' 40' 60' 1" = 20'-0"



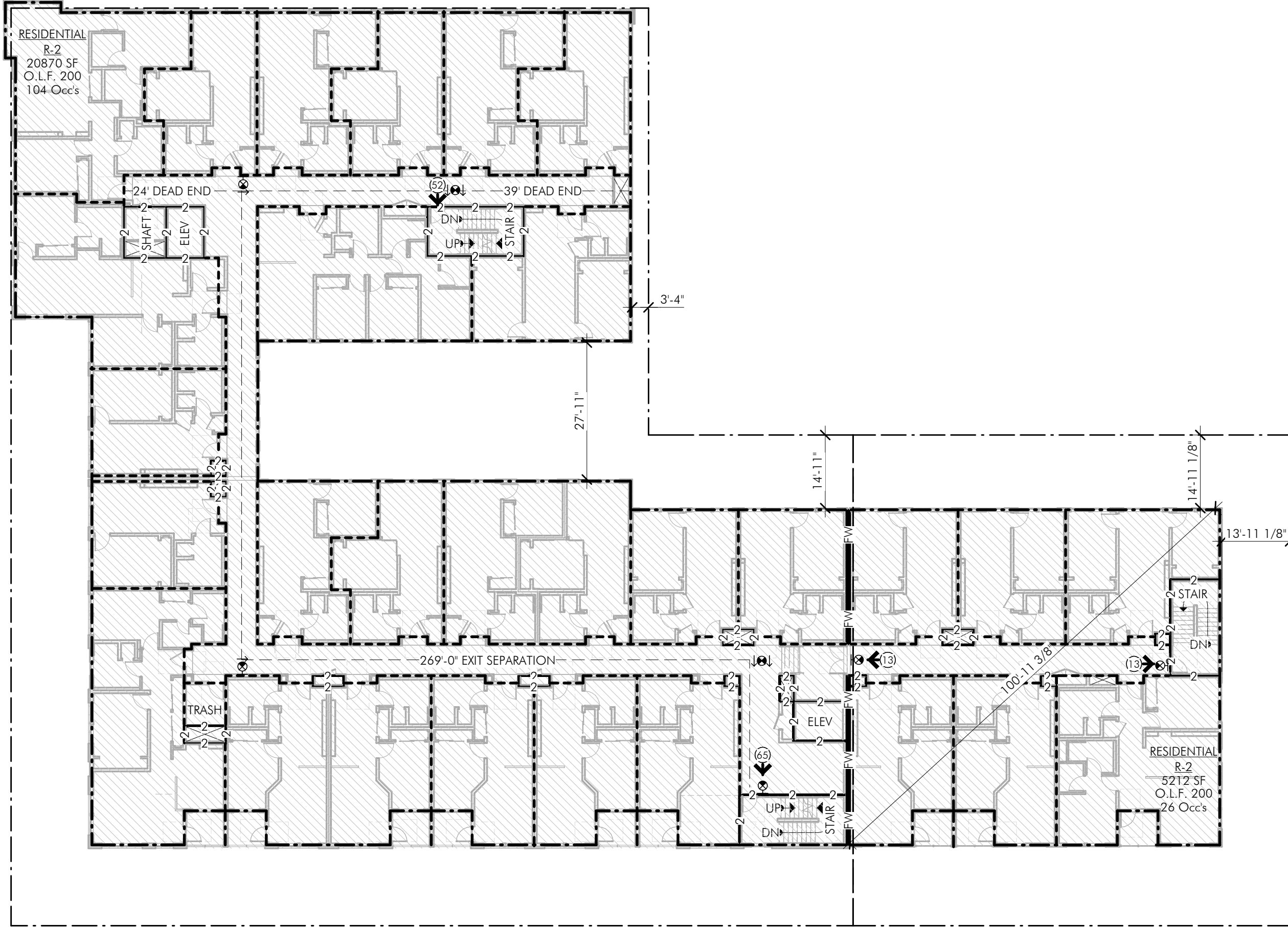
CODE LEGEND:

---	1 HOUR WALL ASSEMBLY
---	3 HOUR WALL ASSEMBLY
---	FIRE PARTITION - 1 HOUR FIRE RESISTANCE RATING
---	FIRE BARRIER - 2 HOUR FIRE RESISTANCE RATING, SEE CODE PLAN NOTES
---	FIRE WALL - 3 HOUR FIRE RESISTANCE RATING, SEE CODE PLAN NOTES
⊗	EXIT LIGHT ONE SIDE
⊗	EXIT LIGHT BOTH SIDES
▨	FLOOR AREA - RESIDENTIAL
■	RESTROOM FOR RESIDENTIAL TENANTS AND STAFF



CODE LEGEND:

---	1 HOUR WALL ASSEMBLY
---	3 HOUR WALL ASSEMBLY
---	FIRE PARTITION - 1 HOUR FIRE RESISTANCE RATING
---	FIRE BARRIER - 2 HOUR FIRE RESISTANCE RATING, SEE CODE PLAN NOTES
---	FIRE WALL - 3 HOUR FIRE RESISTANCE RATING, SEE CODE PLAN NOTES
⊗	EXIT LIGHT ONE SIDE
⊗	EXIT LIGHT BOTH SIDES
▨	FLOOR AREA - RESIDENTIAL
■	RESTROOM FOR RESIDENTIAL TENANTS AND STAFF



1 LEVEL 4
0' 5' 10' 20' 40' 60' 1" = 20'-0"

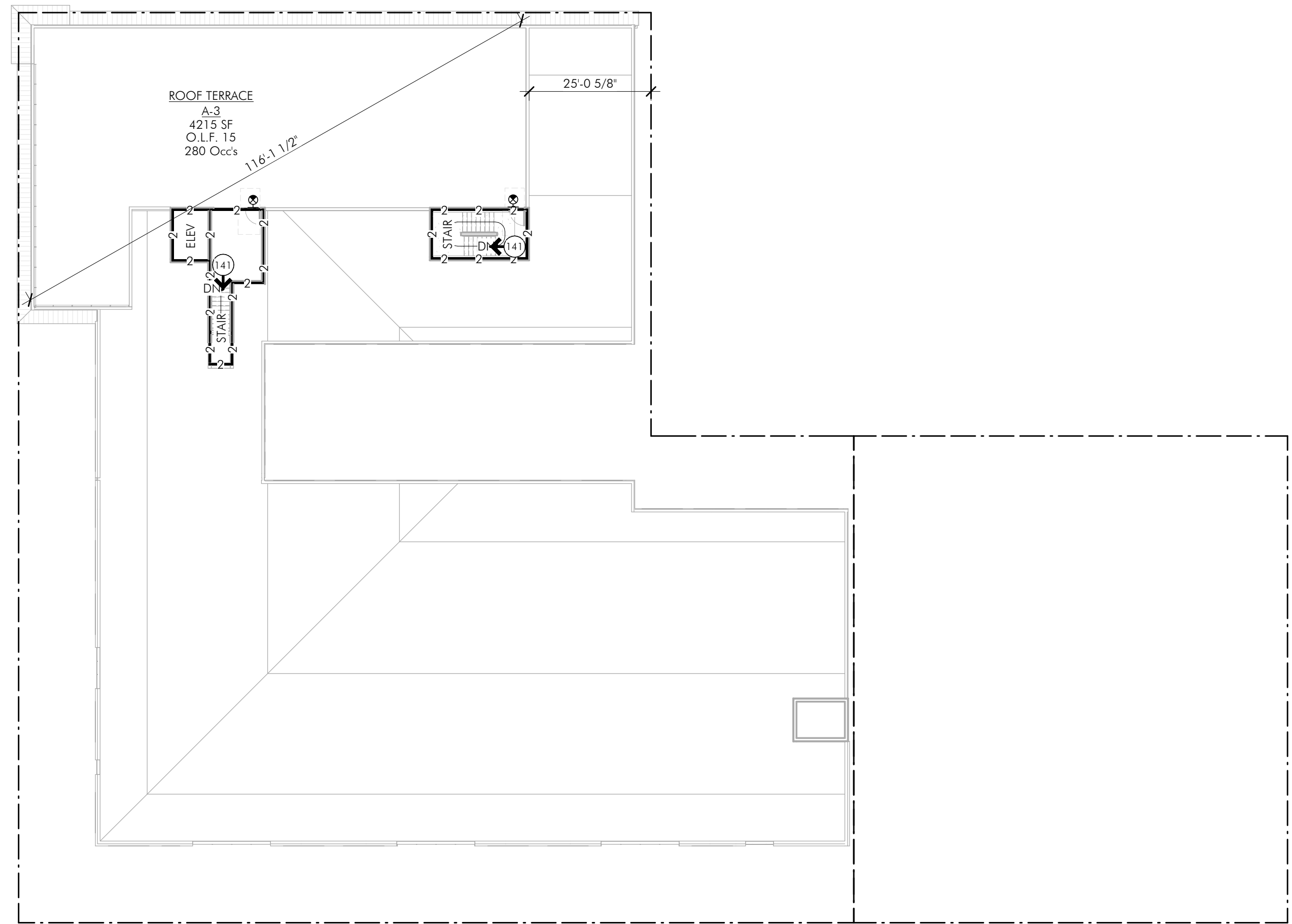
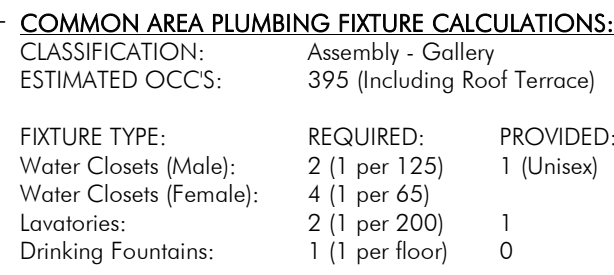
CODE LEGEND:

- 1 HOUR WALL ASSEMBLY
- 3 HOUR WALL ASSEMBLY
- FIRE PARTITION - 1 HOUR FIRE RESISTANCE RATING
- FIRE BARRIER - 2 HOUR FIRE RESISTANCE RATING, SEE CODE PLAN NOTES
- FIRE WALL - 3 HOUR FIRE RESISTANCE RATING, SEE CODE PLAN NOTES
- EXIT LIGHT ONE SIDE
- EXIT LIGHT BOTH SIDES
- FLOOR AREA - RESIDENTIAL
- RESTROOM FOR RESIDENTIAL TENANTS AND STAFF









2 LEVEL 5
0' 5' 10' 20' 40' 60' 1" = 20'-0"





CODE LEGEND:

- | | |
|---|---|
|  | 1 HOUR WALL ASSEMBLY |
|  | 3 HOUR WALL ASSEMBLY |
|  | FIRE PARTITION - 1 HOUR FIRE RESISTANCE RATING |
|  | FIRE BARRIER - 2 HOUR FIRE RESISTANCE RATING, SEE CODE PLAN NOTES |
|  | FIRE WALL - 3 HOUR FIRE RESISTANCE RATING, SEE CODE PLAN NOTES |
|  | EXIT LIGHT ONE SIDE |
|  | EXIT LIGHT BOTH SIDES |
|  | FLOOR AREA - RESIDENTIAL |
|  | RESTROOM FOR RESIDENTIAL TENANTS AND STAFF |

