

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Decision Rendered - Held over from ID 24996 (7/21/21) for additional information

Appeal ID: 25050	Project Address: 3000 SE Powell Blvd
Hearing Date: 8/11/21	Appellant Name: Brittany Shreiner
Case No.: B-008	Appellant Phone: 5032339856
Appeal Type: Building	Plans Examiner/Inspector: Brian McCall
Project Type: commercial	Stories: 4 Occupancy: R-2, A-2, B, S-1 Construction Type: VA
Building/Business Name:	Fire Sprinklers: Yes - full building, NFPA 13
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 21-025154-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Multi-family Housing

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	303.1, 508.4
Requires	303.1: Assembly Group A includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption or awaiting transportation. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy. 508.4: Portions of buildings that comply with the provisions of this section shall be considered separated occupancies. In sprinklered buildings, a 1-hour separation is required between A and B occupancies, A and S-1 occupancies, R and B occupancies, and R and S-1 occupancies. No separation is required between B and S-1 occupancies.
Code Modification or Alternate Requested	To define the Lobby of the building as a B occupancy, non-separated from adjacent B and S-1 occupancy spaces, with a posted sign limiting occupant load to 49 persons. Reconsideration text: To provide non-rated glazed openings with additional sprinkler protection where glazing occurs in 1-hr rated separation walls adjacent to Lobby.
Proposed Design	As a mixed-occupancy building, the aggregate sum of actual to allowable area ratios per floor level exceeds 3, requiring separated occupancies per the exception to section 506.2.4. The ground level of the building includes several amenities that serve the residents, each differing from the building's primary R-2 occupancy and exceeding the 10% floor area required to be considered "accessory occupancies" per 508.2. Thus, occupancies must be separated per section 508.4. The Lobby space is designed as a central core between amenity spaces with exits directly to the north plaza and south courtyard. It branches into vestibules that lead to two additional exits, to the east and west. One exit (of two total required) from the west wing of ground floor dwelling units and one exit (of three total required) from the upper units exit through the Lobby. As an open area,

the code most strictly defines the Lobby as an A-3 occupancy per 303.4 with an occupant function of “assembly without fixed seats, standing space” and load factor of 15 net per Table 1004.5. Given the area of 1105 SF, the occupant load is calculated to be 74.

Since the design intent of the Lobby is to serve as a circulation path for residents, where occasional lingering may occur, we propose to define the Lobby as a B occupancy, accessory to its adjacent rooms per section 303.1.2 with a posted sign that limits the occupant load to 49 persons, if approved by the building official per the exception to section 1004.5.

Adjacent rooms include the Offices, Laundry and Computer Lounge, described in section 304.1 to be defined as B occupancies, while the Community Room (318 SF) and Playroom (649 SF) qualify as B occupancies per section 303.1.2 (small assembly spaces less than 750 SF).

Reconsideration text: Lobby space and connecting hallways will be defined as an A-3 occupancy instead of a B occupancy as described above. Total occupant load is calculated to be 187 per load factor of 15 net and will include a posted sign for max occupancy per section 1004.9. Walls between lobby and adjacent B and S-1 occupancies to be rated 1-hr fire barriers for required separation. Hollow metal doors #107, #113 and #147 to be 45-minute rated per section 716. Appeal requested for unprotected hollow metal interior glazing and full-lite doors within Lobby walls by providing additional sprinkler protection on interior (non-lobby) side of glazed areas.

Reason for alternative Due to the building's requirement for separated occupancies, along with the strict definition of the Lobby as an A-3 occupancy, an alternative is required to maintain non-separated occupancies among the cluster of resident amenities in the north wing of the building.

The design intent prioritizes connection and visibility between the Lobby and adjoining vestibules, property management offices, Computer Lounge, Playroom, Laundry and Community Room. As the function of the Lobby is to serve the adjacent amenity spaces, it is applicable to consider it the same occupancy group. We propose to limit the occupant load to 49 persons to mitigate the risk associated with any potential gatherings in the Lobby area.

To further improve the life safety of the building, the Lobby has four equidistant doors with panic hardware that exit to either an egress court or public way. The north, south and west doors exceed the required width factor of 0.15 inches per occupant by 5x, and the east door by 2.5x. The Lobby maintains the code-required separation from its adjacent R-2 occupancies of the ground floor dwelling units and A-2 occupancy of the Cafeteria/Community Hall with 1-hour fire barrier walls.

Reconsideration text: Defining the Lobby as an A-3 occupancy requires 1-hr separation between adjacent B and S-1 rooms per Table 508.4. Walls separating occupancies shall be considered fire barriers per section 508.4.4.1, which require openings to be protected per section 716 and limited in length per section 707.6. The lobby walls incorporate glazed openings and full-lite doors to provide clear visibility between amenity spaces, for the security of both residents and staff. In lieu of reducing the quantity of glazing or providing protected openings, we propose added sprinkler protection on the non-lobby side of each glazed opening. This provides an equivalent means of life safety while maximizing visibility between the lobby and its adjoining amenity spaces.

APPEAL DECISION

Occupancy separation between A3 Lobby and B, S1 occupancies to be provided with 1 hour barriers and sprinkler protection of non-fire rated openings: Granted provided glazing is non-operable, doors are on closers and sprinklers are spaced not more than 6 feet apart and placed a minimum of 6 inches and a maximum of 12 inches from the opening(s) and a maximum of 12 inches below the ceiling. Sprinklers are to be installed on the occupied (non-lobby) side of the openings. A separate permit from the Fire Marshal's Office is required.

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.

LIFE SAFETY OCCUPANT LOAD SCHEDULE						
AREA NAME	OCCUPANCY (CH. 3)	AREA (SF)	FUNCTION (TABLE 1004.1.1)	LOAD FACTOR	OCCUPANT LOAD	PLUMBING FIXTURE USE (TABLE 2902.1)
LEVEL 01						
CAFETERIA/ COMMUNITY HALL	A-2	1490 SF	ASSEMBLY, UNCONCENTRATED	15	100	ASSEMBLY (BANQUET HALL/FOOD COURT)
KITCHEN	A-2	455 SF	KITCHENS, COMMERCIAL	200	3	ASSEMBLY (BANQUET HALL/FOOD COURT)
PANTRY	A-2	74 SF	ACCESSORY STORAGE AREAS	300	1	ASSEMBLY (BANQUET HALL/FOOD COURT)
RESTROOM	A-2	50 SF	EXEMPT	0		N/A
RESTROOM	A-2	88 SF	EXEMPT	0		N/A
STORAGE	A-2	275 SF	ACCESSORY STORAGE AREAS	300	1	STORAGE
VESTIBULE	A-2	109 SF	BUSINESS AREAS	150	1	ASSEMBLY (BANQUET HALL/FOOD COURT)
2540 SF						
INTERSTITIAL WALL AREA	A-3	64 SF	EXEMPT	0		N/A
INTERSTITIAL WALL AREA	A-3	54 SF	EXEMPT	0		N/A
INTERSTITIAL WALL AREA	A-3	55 SF	EXEMPT	0		N/A
INTERSTITIAL WALL AREA	A-3	79 SF	EXEMPT	0		N/A
INTERSTITIAL WALL AREA	A-3	73 SF	EXEMPT	0		N/A
LOBBY	A-3	2795 SF	ASSEMBLY, UNCONCENTRATED	15	187	#
3120 SF						
COMMUNITY ROOM	B	318 SF	ASSEMBLY, UNCONCENTRATED	15	22	BUSINESS
COMPUTER LOUNGE	B	468 SF	BUSINESS AREAS	150	4	#
LAUNDRY	B	780 SF	BUSINESS AREAS	150	6	#
OFFICES	B	1645 SF	BUSINESS AREAS	150	11	BUSINESS
PLAYROOM	B	657 SF	ASSEMBLY, UNCONCENTRATED	15	44	BUSINESS
RESTROOM	B	80 SF	EXEMPT	0		N/A
RESTROOM	B	67 SF	EXEMPT	0		N/A
4015 SF						
CORRIDOR	R-2	1331 SF	RESIDENTIAL	200	7	N/A
CORRIDOR	R-2	795 SF	RESIDENTIAL	200	4	N/A
ELEVATOR	R-2	167 SF	EXEMPT	0		N/A
STAIR	R-2	220 SF	EXEMPT	0		N/A
STAIR	R-2	225 SF	EXEMPT	0		N/A
STAIR	R-2	225 SF	EXEMPT	0		N/A
UNITS	R-2	5159 SF	RESIDENTIAL	200	26	RESIDENTIAL (APARTMENT)
UNITS	R-2	3504 SF	RESIDENTIAL	200	18	RESIDENTIAL (APARTMENT)
UNITS	R-2	4006 SF	RESIDENTIAL	200	21	RESIDENTIAL (APARTMENT)
UNITS	R-2	2336 SF	RESIDENTIAL	200	12	RESIDENTIAL (APARTMENT)
17968 SF						
BIKE PARKING	S-1	676 SF	ACCESSORY STORAGE AREAS	300	3	#
BIKE PARKING	S-1	783 SF	ACCESSORY STORAGE AREAS	300	3	#
ELECTRICAL	S-1	373 SF	MECHANICAL EQUIPMENT ROOM	300	2	STORAGE
EMERGENCY ELECTRICAL	S-1	94 SF	MECHANICAL EQUIPMENT ROOM	300	1	STORAGE
FIRE/WATER	S-1	289 SF	ACCESSORY STORAGE AREAS	300	1	STORAGE
MDF	S-1	89 SF	MECHANICAL EQUIPMENT ROOM	300	1	STORAGE
TRASH/ RECYCLE	S-1	414 SF	ACCESSORY STORAGE AREAS	300	2	#
UTILITY/STOR.	S-1	189 SF	ACCESSORY STORAGE AREAS	300	1	STORAGE
2907 SF						
30551 SF						
LEVEL 01M						
UNITS	R-2	233 SF	RESIDENTIAL	200	2	
UNITS	R-2	359 SF	RESIDENTIAL	200	2	
UNITS	R-2	210 SF	RESIDENTIAL	200	2	
UNITS	R-2	417 SF	RESIDENTIAL	200	3	
UNITS	R-2	416 SF	RESIDENTIAL	200	3	
UNITS	R-2	208 SF	RESIDENTIAL	200	2	
UNITS	R-2	358 SF	RESIDENTIAL	200	2	
UNITS	R-2	179 SF	RESIDENTIAL	200	1	
UNITS	R-2	178 SF	RESIDENTIAL	200	1	
UNITS	R-2	179 SF	RESIDENTIAL	200	1	
UNITS	R-2	212 SF	RESIDENTIAL	200	2	
UNITS	R-2	359 SF	RESIDENTIAL	200	2	
UNITS	R-2	360 SF	RESIDENTIAL	200	2	
UNITS	R-2	179 SF	RESIDENTIAL	200	1	
UNITS	R-2	208 SF	RESIDENTIAL	200	2	
UNITS	R-2	416 SF	RESIDENTIAL	200	3	
UNITS	R-2	209 SF	RESIDENTIAL	200	2	
UNITS	R-2	206 SF	RESIDENTIAL	200	2	
UNITS	R-2	185 SF	RESIDENTIAL	200	1	
5068 SF						
5068 SF						
LEVEL 02, LEVEL 03, LEVEL 04						
CORRIDOR	R-2	3647 SF	RESIDENTIAL	200	19	
ELEVATOR	R-2	148 SF	EXEMPT	0		
STAIR	R-2	241 SF	EXEMPT	0		
STAIR	R-2	228 SF	EXEMPT	0		
STAIR	R-2	234 SF	EXEMPT	0		
UNITS	R-2	15220 SF	RESIDENTIAL	200	77	
UNITS	R-2	5747 SF	RESIDENTIAL	200	29	
UNITS	R-2	4120 SF	RESIDENTIAL	200	21	
UNITS	R-2	1016 SF	RESIDENTIAL	200	6	
30600 SF						
BIKE PARKING	S-1	493 SF	ACCESSORY STORAGE AREAS	300	2	
METER ROOM	S-1	203 SF	MECHANICAL EQUIPMENT ROOM	300	1	
METER ROOM	S-1	160 SF	MECHANICAL EQUIPMENT ROOM	300	1	
TELECOM	S-1	38 SF	MECHANICAL EQUIPMENT ROOM	300	1	
TRASH/ RECYCLE	S-1	100 SF	ACCESSORY STORAGE AREAS	300	1	
UTILITY/ STOR.	S-1	185 SF	ACCESSORY STORAGE AREAS	300	1	
1180 SF						
31780 SF						

#. SPACE UTILIZED EXCLUSIVELY BY RESIDENTS OF DWELLING UNITS, OMITTED FROM OSSC 2902 FIXTURE CALCULATIONS

CODE SUMMARY				
SCOPE OF WORK		NEW CONSTRUCTION OF MULTI-FAMILY HOUSING BUILDING, INCLUDING SITE DEVELOPMENT & SURFACE PARKING		
APPLICABLE CODES		2019 OREGON STRUCTURAL SPECIALTY CODE 2019 OREGON FIRE CODE 2019 OREGON ZERO ENERGY READY COMMERCIAL CODE / ASHRAE 90.1 - 2016 2019 OREGON MECHANICAL SPECIALTY CODE 2017 OREGON ELECTRICAL SPECIALTY CODE 2017 OREGON PLUMBING SPECIALTY CODE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADAS) 2009 ICC A117.1 1998 FAIR HOUSING ACT DESIGN MANUAL (FHADM)		
CONSTRUCTION TYPE		TYPE VA CONSTRUCTION		
1 REV 1	ALTERNATE TO AERIAL FIRE APPARATUS ROADS	BUILDING TO COMPLY WITH FOLLOWING CONDITIONS: 1. BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. 2. THERE ARE NO COMBUSTIBLE CONCEALED ATTIC SPACES. 3. ALL STAIRWAY EXIT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS. 4. THE ROOF IS ESSENTIALLY FLAT (33% SLOPE OR LESS). 5. APPROVED ACCESS IS PROVIDED TO THE ROOF FROM ALL STAIRWAYS. IN BUILDINGS WITHOUT AN OCCUPIED ROOF, ACCESS TO THE ROOF FROM THE TOP STORY SHALL BE PERMITTED TO BE BY AN ALTERNATING TREAD DEVICE, A SHIP STAIR OR LADDER THAT PROVIDES A CLEAR WIDTH OF NOT LESS THAN 30 INCHES BETWEEN HANDRAILS THROUGH A ROOF HATCH OR TRAP DOOR NOT LESS THAN 30 INCHES WIDE AND 8 FEET LONG PER OSSC 1009. 6. BUILDING REQUIRING STANDPIPES ARE EQUIPPED WITH AT LEAST ONE STANDPIPE THAT TERMINATES ON THE ROOF.		
GENERATOR FUEL SUPPLY		GENERATOR FUEL SUPPLY CAPACITY SHALL BE SUFFICIENT TO PROVIDE 8 HOURS OF FIRE PUMP OPERATION AT 100 PERCENT OF THE RATED PUMP CAPACITY IN ADDITION TO THE SUPPLY REQUIRED FOR OTHER DEMANDS PER 2016 NFPA 20 9.6.2.3.		
PREFIRE PROTECTION PLAN		PROVIDE PREFIRE PROTECTION PLAN FOR FOUR STORY WOOD FRAME STRUCTURE PRIOR TO PERMIT ISSUANCE PER OFC CHAPTER 33.		
CHAPTER 3				
304.1	OCCUPANCY	GROUP R-2 GROUP A-2 GROUP A-3 GROUP B GROUP S-1	1 REV 3	
CHAPTER 4				
420	SEPARATION WALLS	1-HR FIRE PARTITIONS PER SECTION 708, REF. A0.11		
	HORIZONTAL SEPARATION	1-HR HORIZONTAL ASSEMBLIES PER SECTION 711, REF. A0.12		
	AUTOMATIC SPRINKLER SYSTEM	NFPA 13		
	FIRE ALARM SYSTEMS & SMOKE ALARMS	MANUAL FIRE ALARM SYSTEM THAT ACTIVATES OCCUPANT NOTIFICATION SYSTEM		
	COOKING APPLIANCES	LISTED & LABELED AS HOUSEHOLD-TYPE APPLIANCES FOR DOMESTIC USE		
CHAPTER 5				
506	ALLOWABLE AREA	GROUP A-2: 34,500 SF/STORY GROUP A-3: 34,500 SF/STORY GROUP B: 34,000 SF/STORY GROUP R-2: 36,000 SF/STORY GROUP S-1: 42,000 SF/STORY	1 REV 3	LEVEL 1 GROUP A-2, A-3: 5,660 SF / 34,960 SF = 0.16 GROUP B: 4,015 SF / 54,720 SF = 0.07 GROUP R-2: 17,968 SF / 36,480 SF = 0.49 GROUP S-1: 2,907 SF / 42,560 SF = 0.07
	FRONTAGE INCREASE	$I_r = (F/P - 0.25)/W/30$ $= (389/1320 - 0.25)/30/30$ $= 0.04$		LEVEL 1M (EXEMPT) GROUP R-2: 5,068 SF
	AREA MODIFICATION	$A_a = [A + (NS \times I_r)]$ GROUP R-2: $= [36,000 + (12,000 \times 0.04)]$ $= 36,480 \text{ SF/STORY}$ GROUP A-2, A-3: $= [34,500 + (11,500 \times 0.04)]$ $= 34,960 \text{ SF/STORY}$ GROUP B: $= [34,000 + (18,000 \times 0.04)]$ $= 54,720 \text{ SF/STORY}$ GROUP S-1: $= [42,000 + (14,000 \times 0.04)]$ $= 42,560 \text{ SF/STORY}$	1 REV 3	LEVEL 2 GROUP R-2: 30,600 SF / 36,480 SF = 0.84 GROUP S-1: 1,180 SF / 42,560 SF = 0.03 LEVEL 3 GROUP R-2: 30,600 SF / 36,480 SF = 0.84 GROUP S-1: 1,180 SF / 42,560 SF = 0.03 LEVEL 4 GROUP R-2: 30,600 SF / 36,480 SF = 0.84 GROUP S-1: 1,180 SF / 42,560 SF = 0.03 TOTAL AREA* 125,890 SF
506.2.4 508.4	MIXED-OCCUPANCY, MULTISTORY BUILDINGS WITH SEPARATED OCCUPANCIES	AGGREGATE SUM OF RATIOS <4 FOR SEPARATED OCCUPANCIES R TO S-1 1 HR R TO B 1 HR B TO A 1 HR B TO S-1 NO SEPARATION A TO S-1 1 HR		* TOTAL AREA CALCULATED TO INSIDE F.O. EXTERIOR WALL PER OSSC 202. EXCLUDES MEZZANINE PER OSSC 505. GROSS AREA TO OUTSIDE F.O. EXTERIOR WALL, INCLUDING MEZZANINE = 137,908 GSF
504	ALLOWABLE STORIES	GROUP R-2: 4 STORIES GROUP A: 4 STORIES GROUP B: 4 STORIES		GROUP R-2: 4 STORIES GROUP A: 1 STORY GROUP B: 1 STORY
	ALLOWABLE HEIGHT	70 FT		52'-8"
505	MEZZANINES	505.2.1, EXCEPTION 3: MAX 1/2 FLOOR AREA OF SPACE IN WHICH THEY ARE LOCATED (FOR DWELLING UNITS IN SPRINKLERED BUILDING PER NFPA 13) * OPEN TO ROOM BELOW EXCEPT FOR ENCLOSED CLOSETS AND BATHROOMS		UNITS 117, 119, 123, 127, 129, 133, 137, 164, 168, 170, 176, 178 MEZZANINE AREA: 165 SF AREA OPEN BELOW: 345 SF $= 47.8\%$ UNITS 118, 120, 126, 128, 134, 136, 163, 167, 173, 177 MEZZANINE AREA: 194 SF AREA OPEN BELOW: 390 SF $= 49.7\%$ UNIT 139 MEZZANINE AREA: 190 SF AREA OPEN BELOW: 404 SF $= 47.0\%$ UNIT 140 MEZZANINE AREA: 223 SF AREA OPEN BELOW: 456 SF $= 48.9\%$ UNIT 179 MEZZANINE AREA: 176 SF AREA OPEN BELOW: 426 SF $= 41.3\%$ UNIT 180 MEZZANINE AREA: 208 SF AREA OPEN BELOW: 421 SF $= 49.4\%$
CHAPTER 6				
TABLE 601	REQUIRED FIRE RESISTIVE RATINGS	PRIMARY STRUCTURAL FRAME EXTERIOR BEARING WALLS INTERIOR BEARING WALLS EXTERIOR NON-BEARING WALLS INTERIOR NON-BEARING WALLS FLOOR CONSTRUCTION ROOF CONSTRUCTION	1 HOUR 1 HOUR 1 HOUR 1 HOUR - UNLESS OTHERWISE NOTED 1 HOUR 1 HOUR	
TABLE 602	FIRE-RESISTANCE RATING FOR EXTERIOR NON-BEARING WALLS BASED ON FIRE SEPARATION DISTANCE	X < 5 FT = 1 HR 5 FT ≤ X < 10 FT = 1 HR 10 FT ≤ X < 30 FT = 1 HR 30 FT ≤ X = 0 HR		
*REFER TO CODE PLANS & ELEVATIONS FOR OPENING PERCENTAGES BASED ON FSD				

CHAPTER 7						
713.4	EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE	0 to less than 3 FT 3 FT to less than 5 FT 5 FT to less than 10 FT 10 FT to less than 15 FT 15 FT to less than 20 FT 20 FT to less than 25 FT 25 FT to less than 30 FT 30 FT or greater	NOT PERMITTED 15% 25% 45% 75% NO LIMIT NO LIMIT NO LIMIT	*REFER TO CODE PLANS & ELEVATIONS FOR OPENING PERCENTAGES BASED ON FSD		
	FLOOR OPENINGS/ SHAFTS	≥ 4 STORIES = 2 HR < 4 STORIES = 1 HR				
CHAPTER 9						
	FIRE PROTECTION	NFPA 13 SPRINKLER SYSTEM WITH OCCUPANT NOTIFICATION				
CHAPTER 10						
TABLE 1017.2	OCCUPANT LOAD	SEE LIFE SAFETY OCCUPANT LOAD SCHEDULE				
	TRAVEL DISTANCE	250 FT TRAVEL DISTANCE / 125 COMMON PATH OF TRAVEL				
TABLE 1020.1	AREA OF REFUGE	NOT REQUIRED				
	CORRIDORS	0.5 HOUR				
CHAPTER 11						
1106	PARKING FACILITIES	DWELLING UNITS = 206 PARKING SPACES = 25	ACCESSIBLE SPACES REQUIRED: ACCESSIBLE SPACES PROVIDED: (INCLUDES 1 VAN ACCESSIBLE)	2 (PER ADAS TABLE 208.2) 2		
1107.6.2	DWELLING UNITS	DWELLING UNITS = 206	TYPE 'A' UNITS REQUIRED: PROVIDED: TYPE 'B' UNITS REQUIRED: PROVIDED:	5 (2%) SEE 'UNITS WITH MOBILITY FEATURES' BELOW REMAINDER 194		
HUD			UNITS WITH MOBILITY FEATURES REQUIRED: PROVIDED: DISPERSION:	11 (5%) 12 STUDIO: UNITS 213, 313, 413 1-BEDROOM: UNITS 245, 345, 445 2-BEDROOM: UNITS 240, 340, 440 3-BEDROOM: UNITS 200, 300, 400		
			UNITS WITH COMMUNICATION FEATURES REQUIRED: PROVIDED: DISPERSION:	5 (2% IN ADDITION TO UNITS WITH MOBILITY FEATURES) 6 STUDIO: UNITS 205, 305, 442 1-BEDROOM: UNIT 404 2-BEDROOM: UNIT 301 3-BEDROOM: UNIT 200		
CHAPTER 29						
TABLE 2902.1	PLUMBING FIXTURES		WC:MALE WC:FEMALE LAVATORY DRINKING FOUNTAIN TUB/SHOWER			
	GROUND FLOOR SPACES	A-2 OCC (106) REQ'D	1 PER 75 0.7	1 PER 75 0.7	1 PER 200 0.53	1 PER FLOOR 1
		B OCC (77) REQ'D	1 PER 25/50 2.54	1 PER 40/80 1.93	N/A	
		S-1 OCC (5) REQ'D	1 PER 100 0.05	1 PER 100 0.05	N/A	
		TOTALS	REQ'D PROV	4 4	2.5 4	1 1
	RESIDENTIAL SPACES LEVELS 1-4	R-2 OCC REQ'D PROV	1 PER UNIT 1 PER UNIT, MIN.	1 PER UNIT 1 PER UNIT, MIN.	N/A	1 PER UNIT 1 PER UNIT, MIN.
CHAPTER 30						
3002.4	ELEVATORS	ONE CAR TO ACCOMMODATE STRETCHER 24" x 84"				
NOTES						





CODE - SYMBOLS

- | | |
|--|--|
| | OCCUPANCY (PER CH. 3) |
| | FLOOR AREA |
| | OCCUPANT LOAD (TABLE 1004.1.1) |
| | OCCUPANT LOAD FACTOR (TABLE 1004.1.1) |
| | EXIT SIGN |
| | 2-WAY COMMUNICATION |
| | L1 COMMAND CENTER, RECESSED |
| | L2-L4 CALL BOX, RECESSED |
| | FIRE ALARM ANNUNCIATION PANEL |
| | FIRE EXTINGUISHER |
| | FIRE PUMP |
| | KEY BOX / KNOX BOX |
| | STAIRWAY SIGNAGE |
| | TACTILE EXIT SIGNAGE |
| | ACCESSORY USE OCCUPANCY
(OCCUPANT LOAD OMITTED FROM CALCULATIONS) |
| | EXIT ACCESS DOOR |
| | EXIT DOOR |
| | EXIT DISCHARGE TO PUBLIC WAY |
| | EGRESS PATH |
| | 1 HR FIRE RESISTANCE RATED WALL |
| | 1 HR FIRE BARRIER |
| | 2 HR FIRE BARRIER |
| | 30 MIN FIRE PARTITION |
| | 1 HR FIRE PARTITION |
| | AREA BOUNDARY |
| | SPRINKLER PROTECTION AT UNPROTECTED OPENING |

100% CD SET

08.30.2021

issue:	date:
50% SD	04.03.2021
100% SD	05.18.2021
50% DD	07.27.2021
100% DD	11.13.2021
30% CD	12.18.2021
50% CD	01.29.2022
PERMIT SET	04.13.2022
BID SET	05.24.2022

#	revision:	date:
1	REV 1	06.17.202
4	REV 3	08.02.202

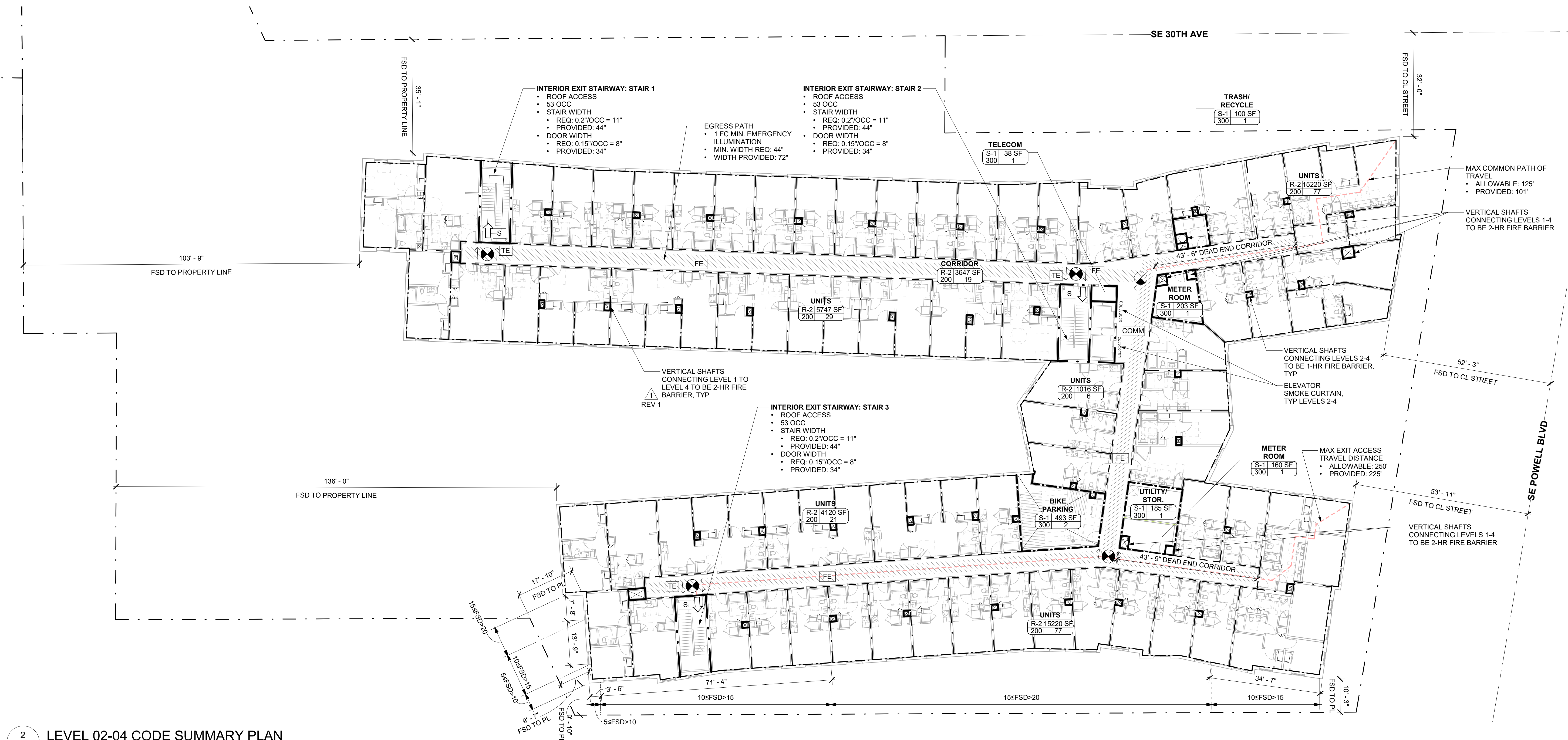
title:

CODE/LIFE
SAFETY PLANS

sheet

G1.01

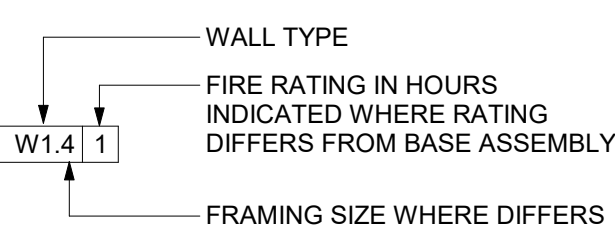
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VERTICAL ASSEMBLY NOTES

1. ALL ASSEMBLY DETAILS DRAWN AT 3" = 1'-0".
2. SEE A9.00 FOR TYPICAL INTERIOR ASSEMBLY TRANSITION DETAILS.
3. SEE FLOOR PLANS DRAWINGS FOR WALL TYPE LOCATIONS.
4. SEE REFLECTED CEILING PLANS FOR HORIZONTAL ASSEMBLY LOCATIONS.
5. SEE MATERIALS SCHEDULE, INTERIOR ELEVATIONS, AND DETAILS FOR SPECIAL CONDITIONS AND APPLIED WALL FINISHES.
6. MAINTAIN FIRE RATING OF WALLS AROUND FIRE EXTINGUISHER CABINETS AND OTHER RECESSED ITEMS.
7. FRAME AROUND BEAMS AND OTHER STRUCTURAL ELEMENTS WHEN THEY OCCUR WITHIN THE SPACE OF A FIRE RATED OR ACOUSTICAL ASSEMBLY.
8. PROVIDE ACOUSTICAL SEAL AT FLOOR / CEILING / WALL TRANSITIONS, RECESSED BOXES, AND PENETRATIONS OF SOUND RATED ASSEMBLIES AND OTHER CONSTRUCTION AS REQUIRED TO ACHIEVE WALL TYPE STC RATING.
9. PROVIDE MOISTURE RESISTANT GYPSUM BOARD TYPICAL AT ALL RESTROOMS, BATHROOMS, AND KITCHEN WALLS.
10. PROVIDE CEMENT BACKERBOARD AT LOCATIONS SPECIFIED TO RECEIVE WALL TILE. PROVIDE IN ADDITION TO GYPSUM WALL BOARD AT RATED WALLS AND IN LIEU OF GYPSUM BOARD AT NON-RATED WALLS.
11. ALL FRAMING AND FINISHES OF INTERIOR WALLS TO EXTEND TO THE UNDERSIDE OF STRUCTURE ABOVE U.N.O.
12. WHEN METAL FRAMING CONTINUES PAST INTERMEDIATE STRUCTURE, AS IN MULTI-LEVEL SHAFT ENCLOSURES AND SIMILAR CONDITIONS, ATTACHMENT TO INTERMEDIATE STRUCTURE SHALL BE WITH A SLOTTED CONNECTION OR OTHER MEANS SUCH THAT STRUCTURAL DEFLECTION WILL NOT TRANSFER LOADS TO METAL FRAMING.
13. WALL TAG POSITION ON ASYMMETRICAL ASSEMBLIES INDICATES SIDE OF SPECIALTY LAYERS, AS NOTED IN ASSEMBLY DETAIL.
14. SEE FLOOR PLANS FOR WORK POINT LOCATIONS.

ASSEMBLY TAGS



FRAMING SIZES

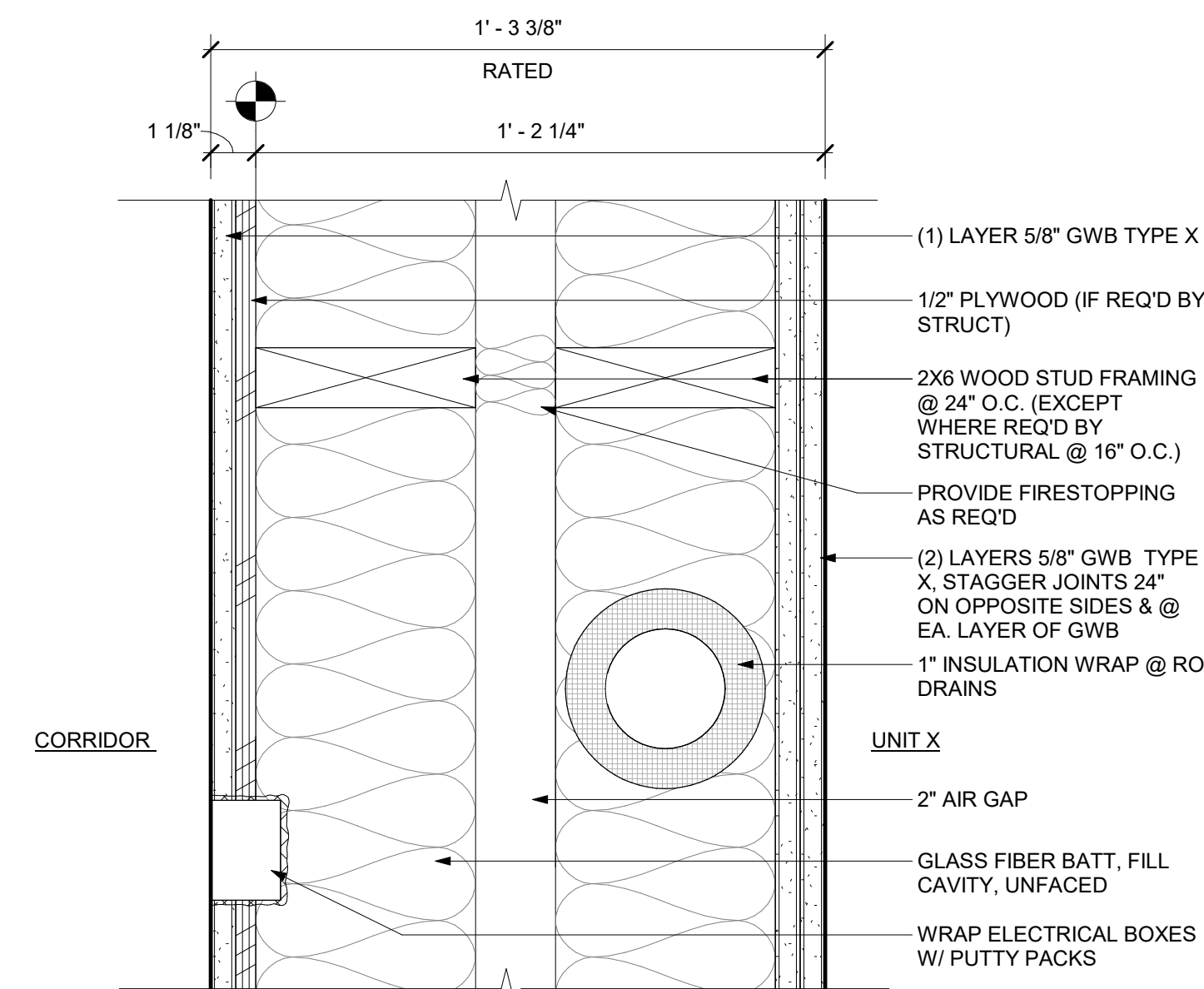
1	1 7/8" METAL STUD
2	2 1/2" METAL STUD
3	3 1/2" METAL STUD
4	4" METAL STUD
5	6" METAL STUD
6	8" METAL STUD
7	10" METAL STUD
8	2x4 WOOD STUD FRAMING @ 24" O.C.
9	2x6 WOOD STUD FRAMING @ 24" O.C.
10	2x8 WOOD STUD FRAMING @ 24" O.C.

100% CD SET

08.30.2021

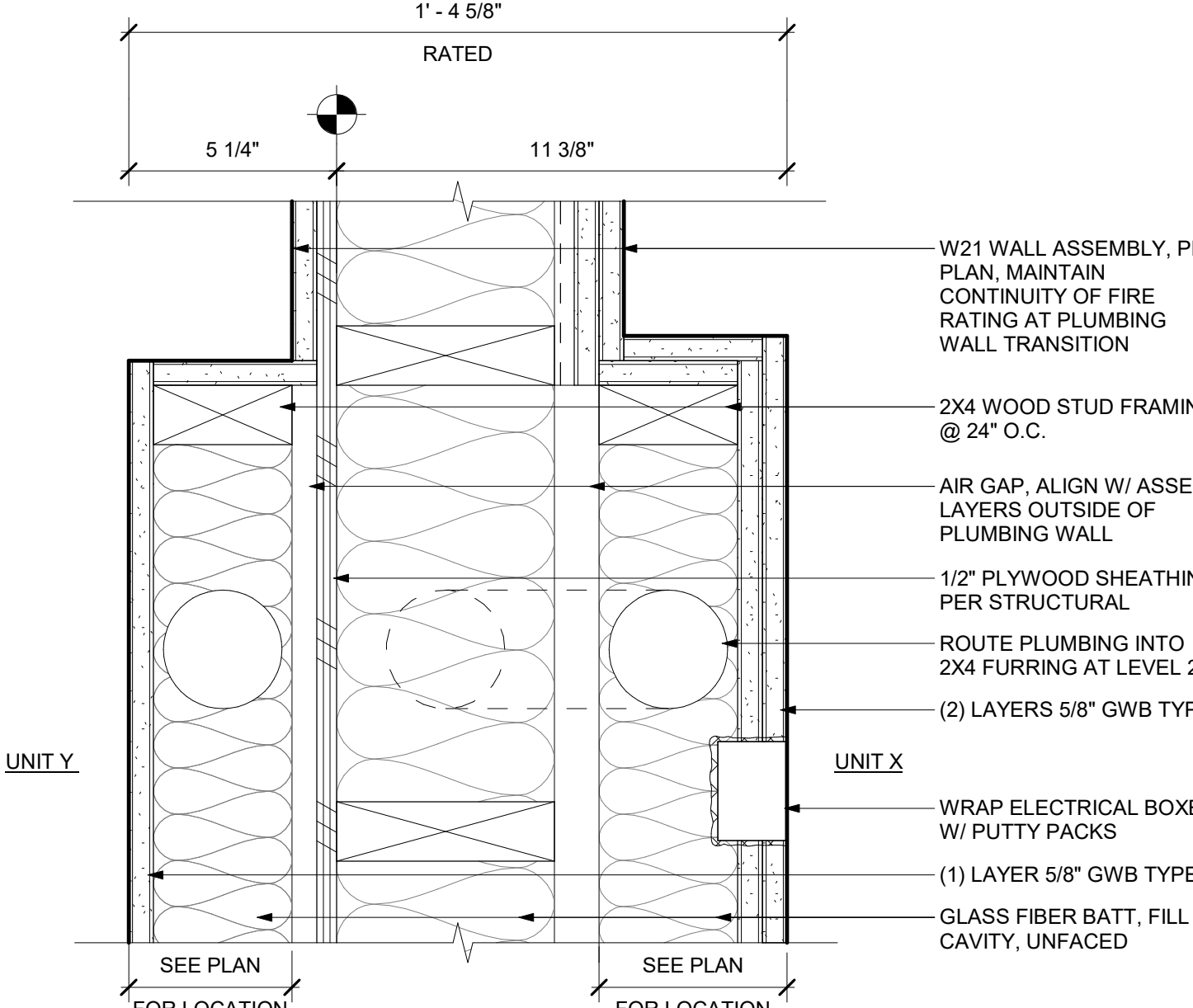
issue:	date:
50% SD	04.03.2020
100% SD	05.18.2020
50% DD	07.27.2020
100% DD	11.13.2020
30% CD	12.18.2020
50% CD	01.29.2021
PERMIT SET	04.13.2021
BID SET	05.24.2021

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1	REV 1	06.17.2021



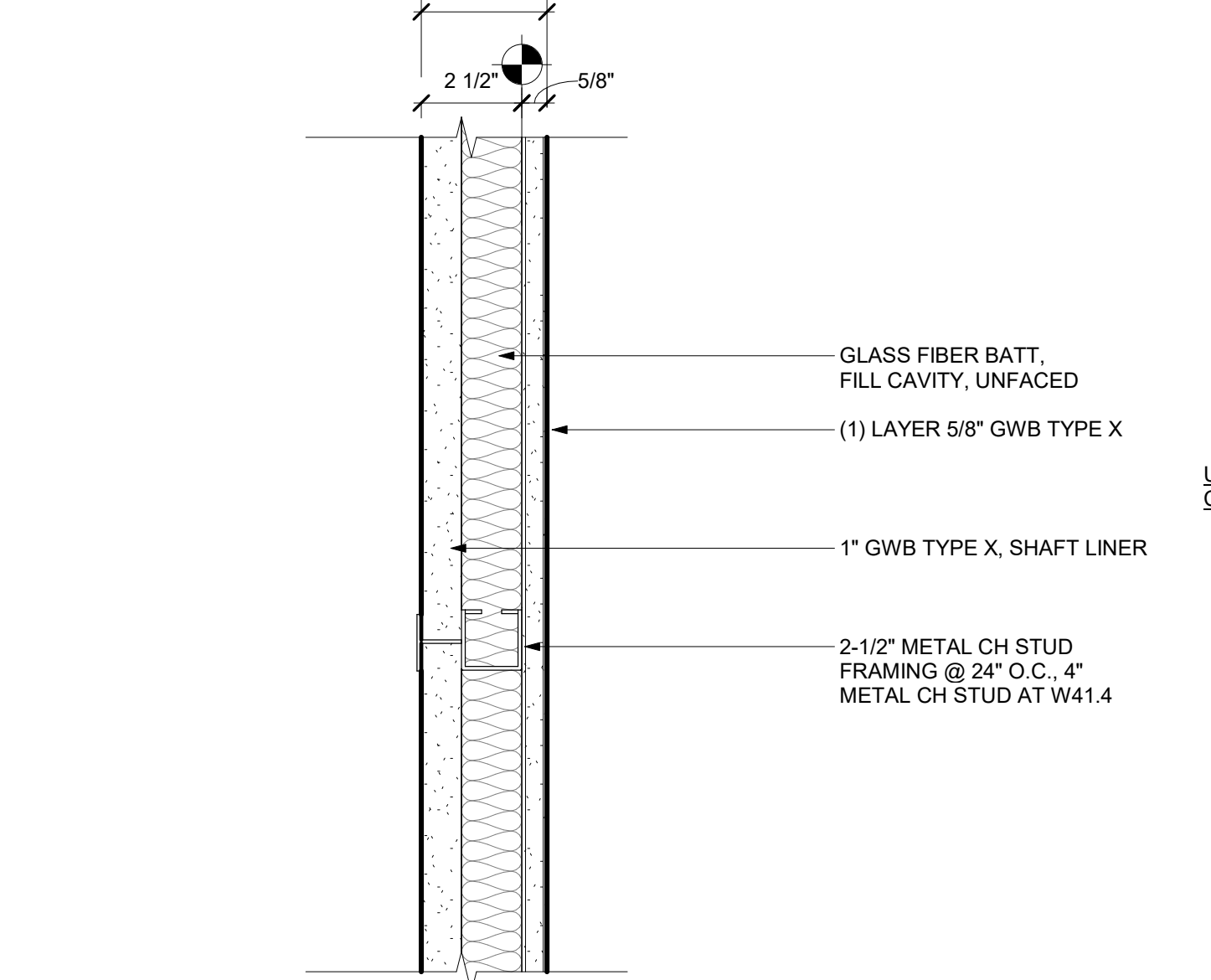
W43 | INT WD FRAMING @ UNIT/CORRIDOR AT ROOF DRAIN, 1-HR

FIRE RATING: 1 HR UL U341, GA WP 3370
STC RATING: 62, NRCC TL-93-267



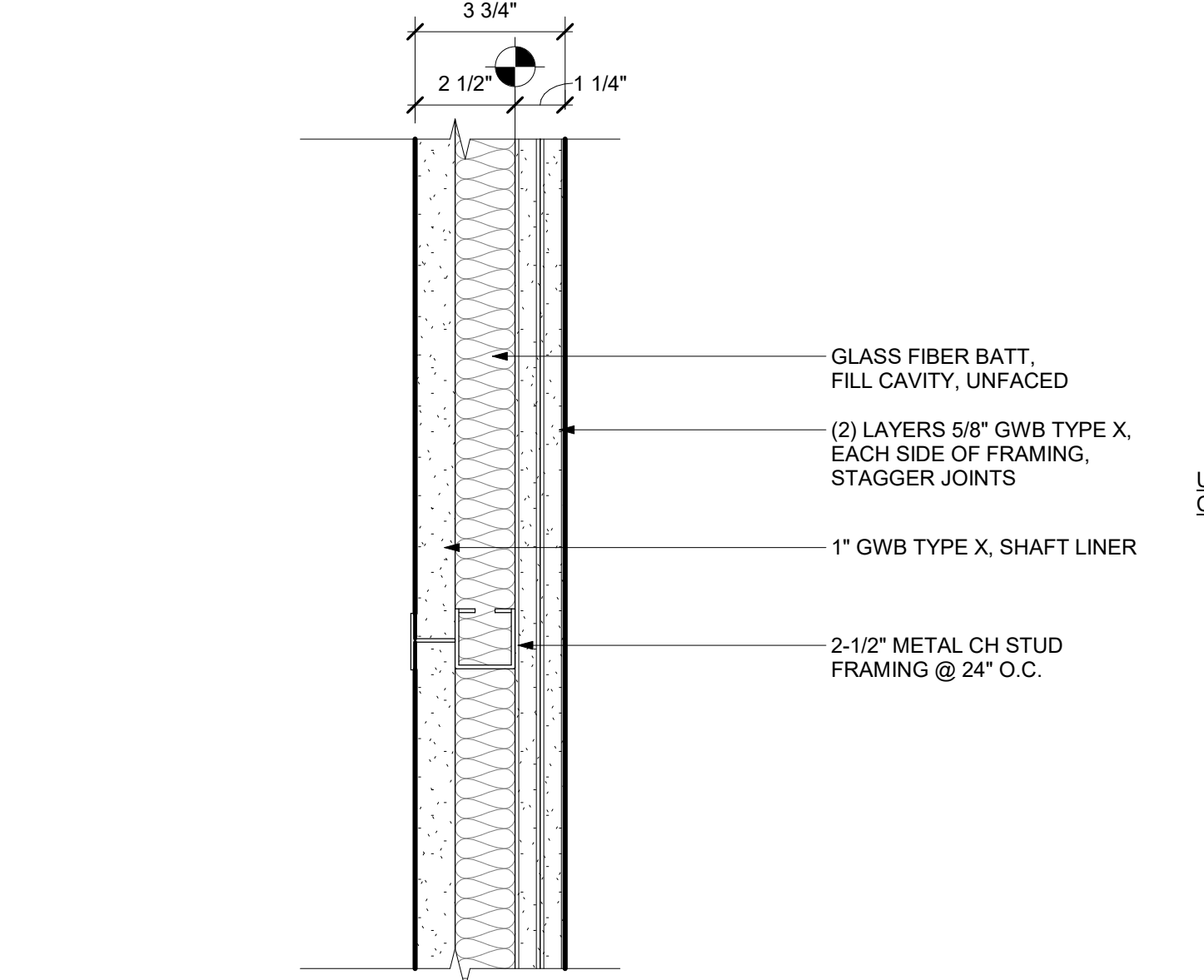
W42 | INT WD FRAMING @ UNIT DEMISING / PLUMBING, 1-HR

FIRE RATING: 1 HR UL U341, GA WP 3370
STC RATING: 62, NRCC TL-93-267



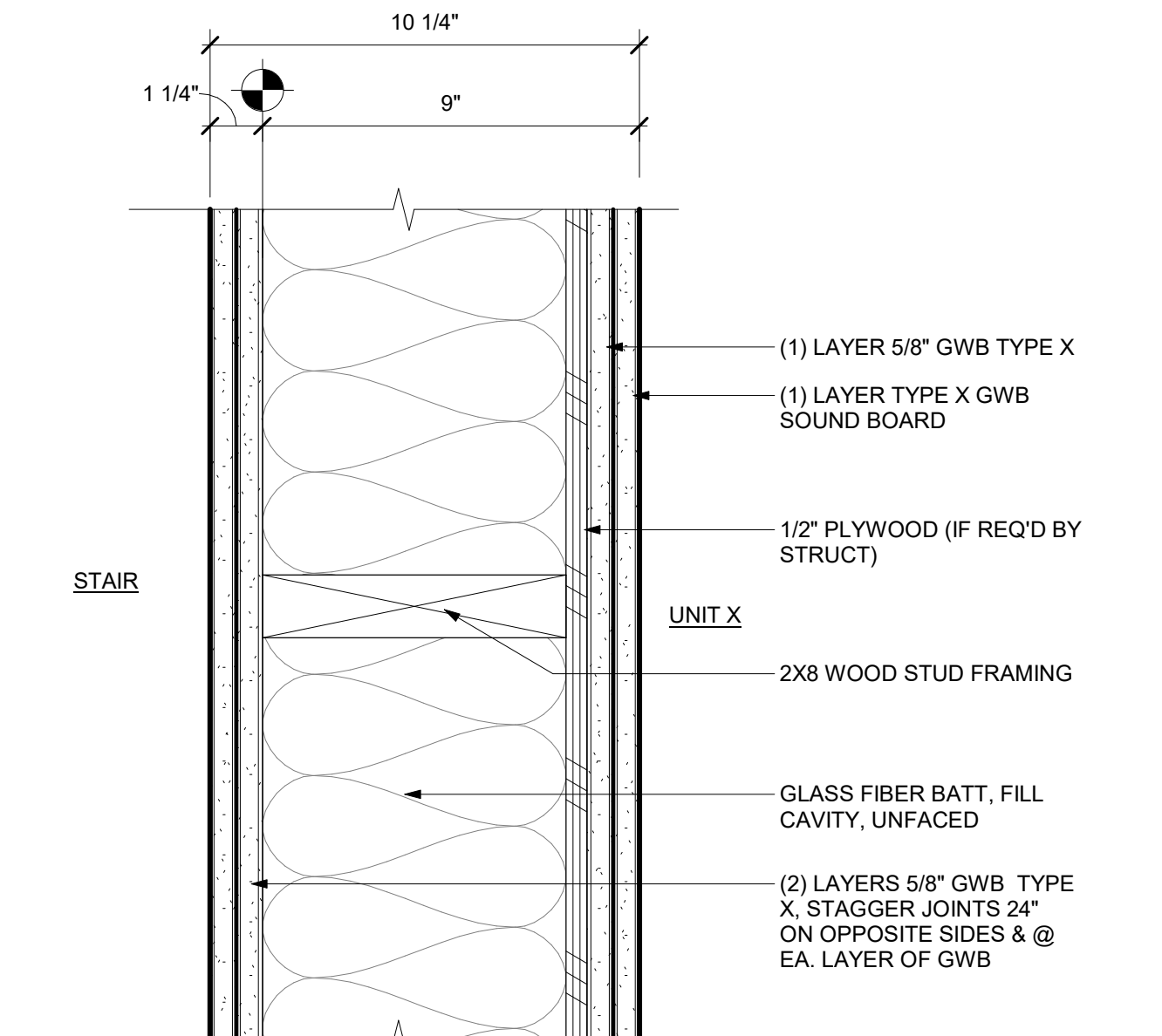
W41 | INT MTL SHAFT WALL, 1-HR

FIRE RATING: 1 HR UL 415
STC RATING: 50, RAL-OT04-019



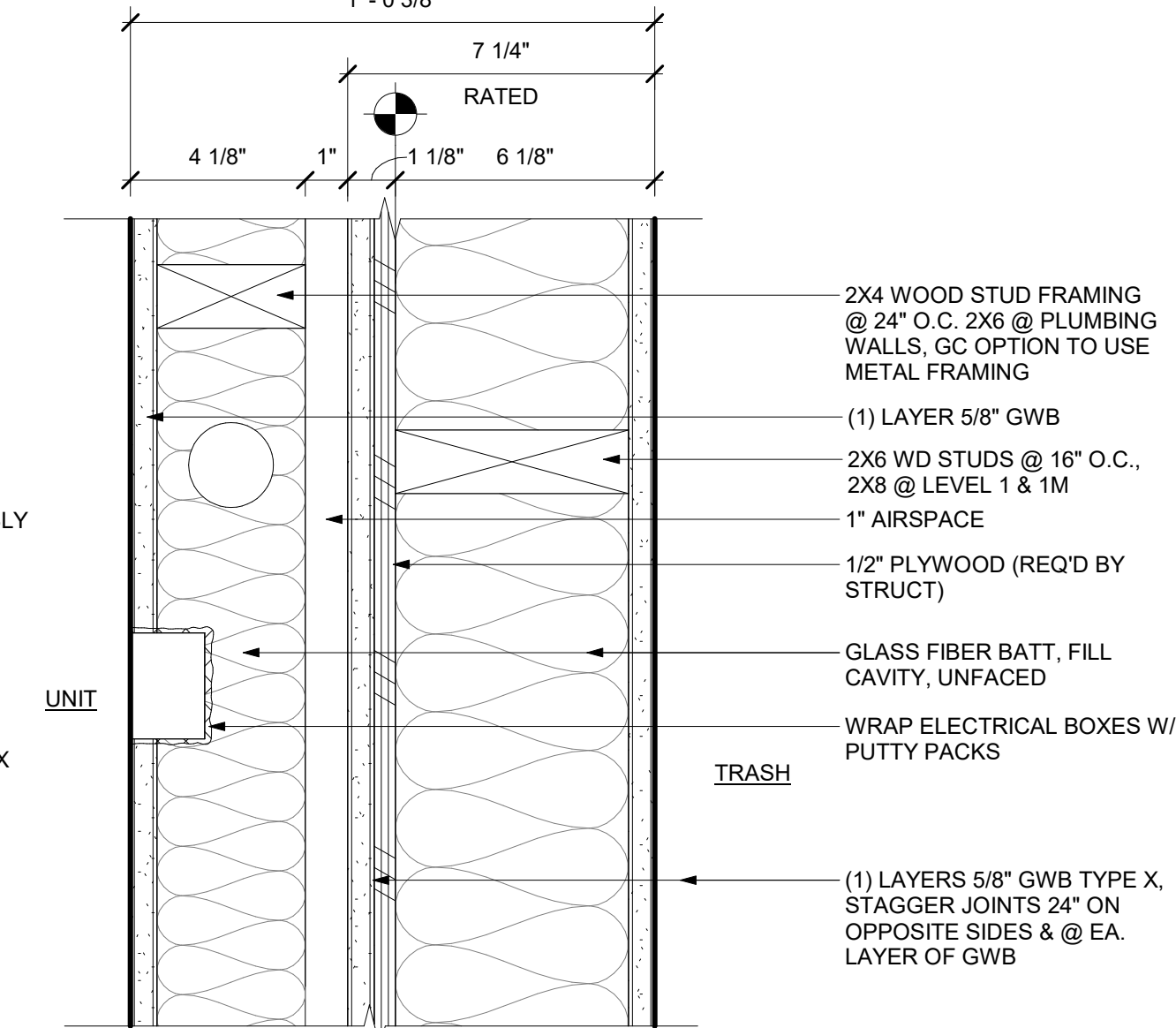
W40 | INT MTL SHAFT WALL, 2-HR

FIRE RATING: 2 HR UL 415 B
STC RATING: 50, RAL-OT04-019



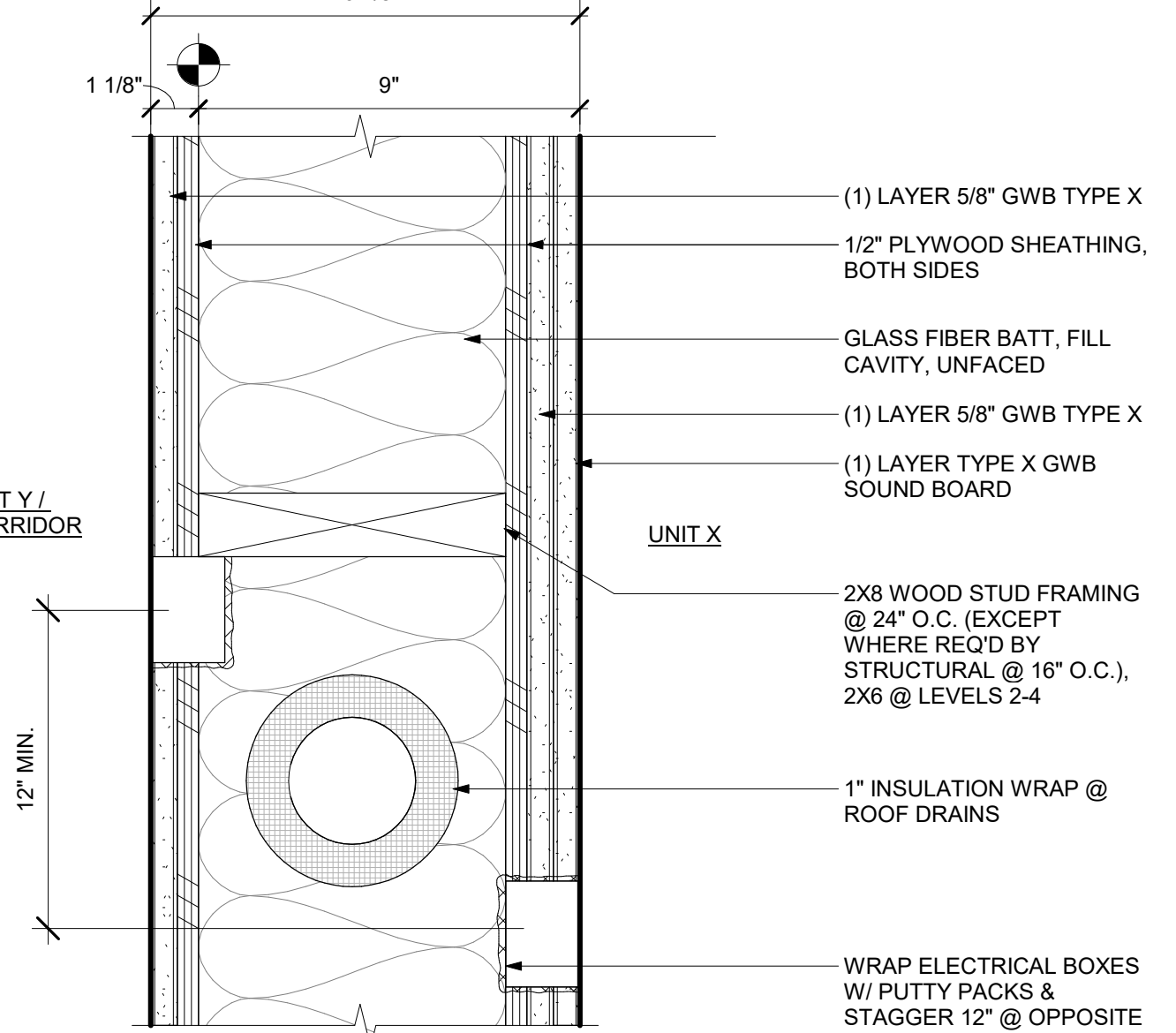
W33 | INT WD FRAMING AT STAIR, 2-HR

FIRE RATING: 2 HR UL U301, GA WP 3825
STC RATING: 55-59, RAL TL11-164, 7-12-11



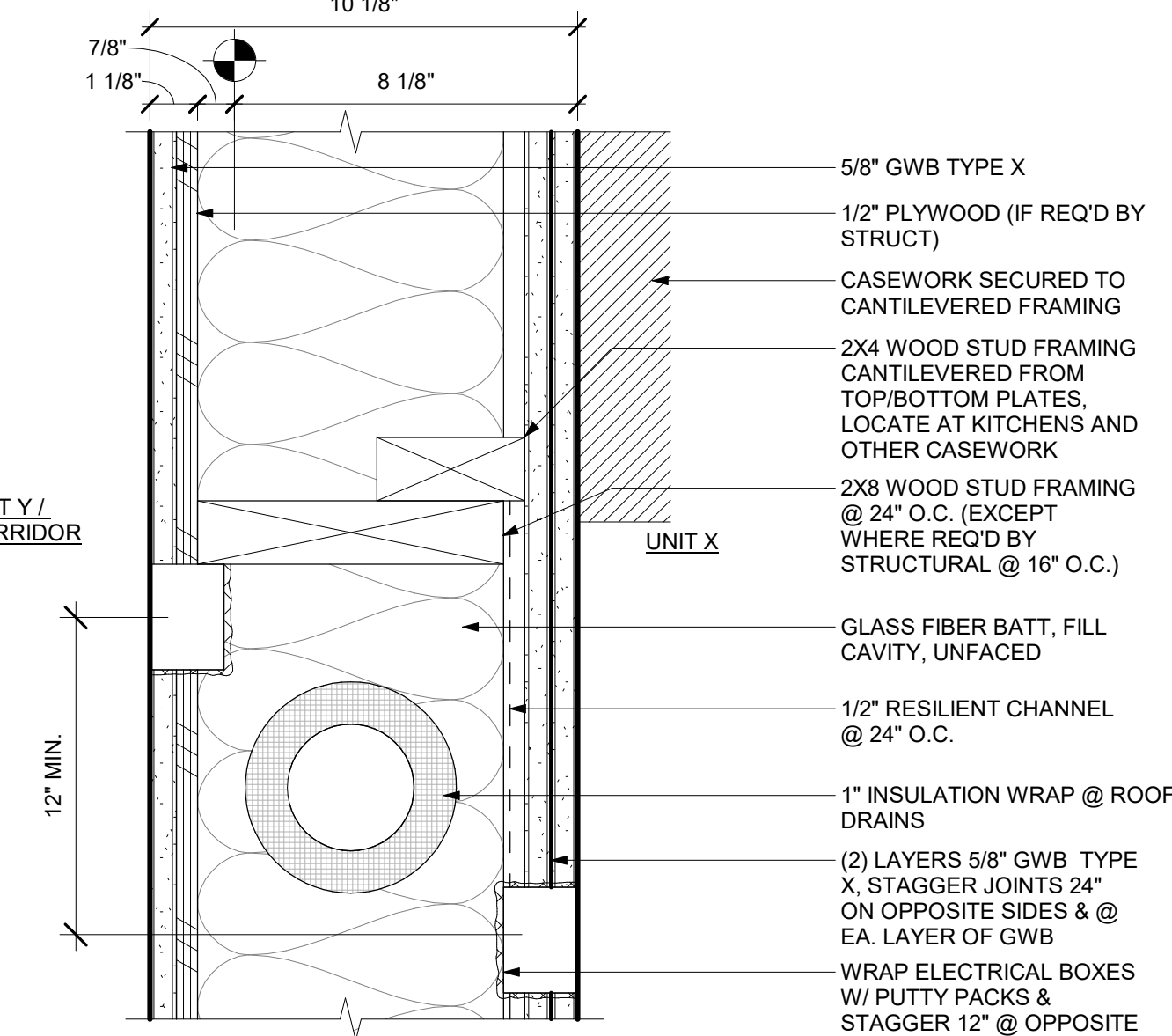
W32 | INT WD FRAMING DOUBLE @ UNIT/TRASH - 1-HR

FIRE RATING: 1 HR UL U301
STC RATING: 55 MINIMUM, RAL TL-93-297



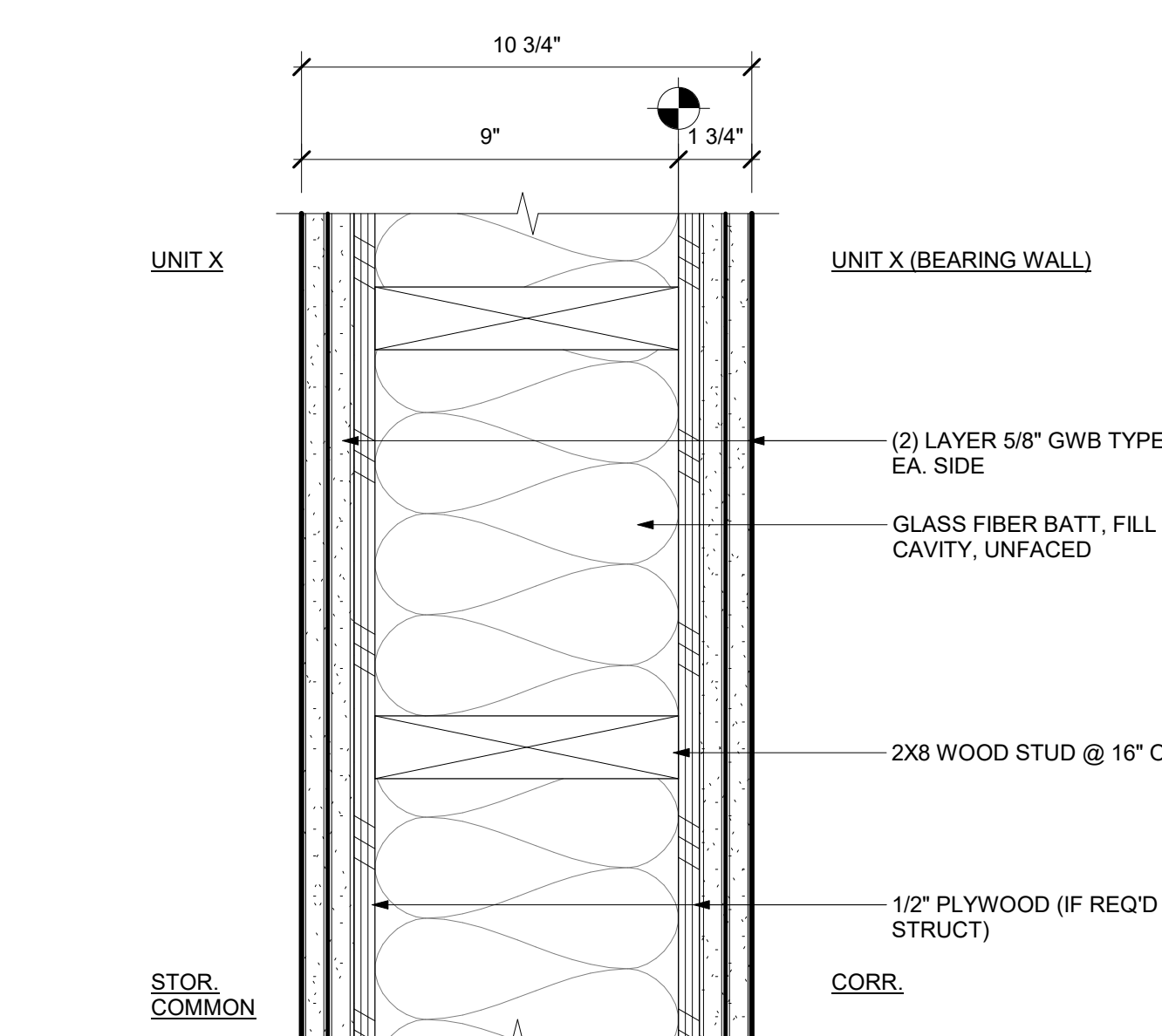
W30 | INT WD FRAMING @ DBL SHEAR UNIT/CORRIDOR & UNIT DEMISING, 1-HR

FIRE RATING: 1 HR UL U305, GA WP 3244
STC RATING: 53, NRCC TLA-04-051



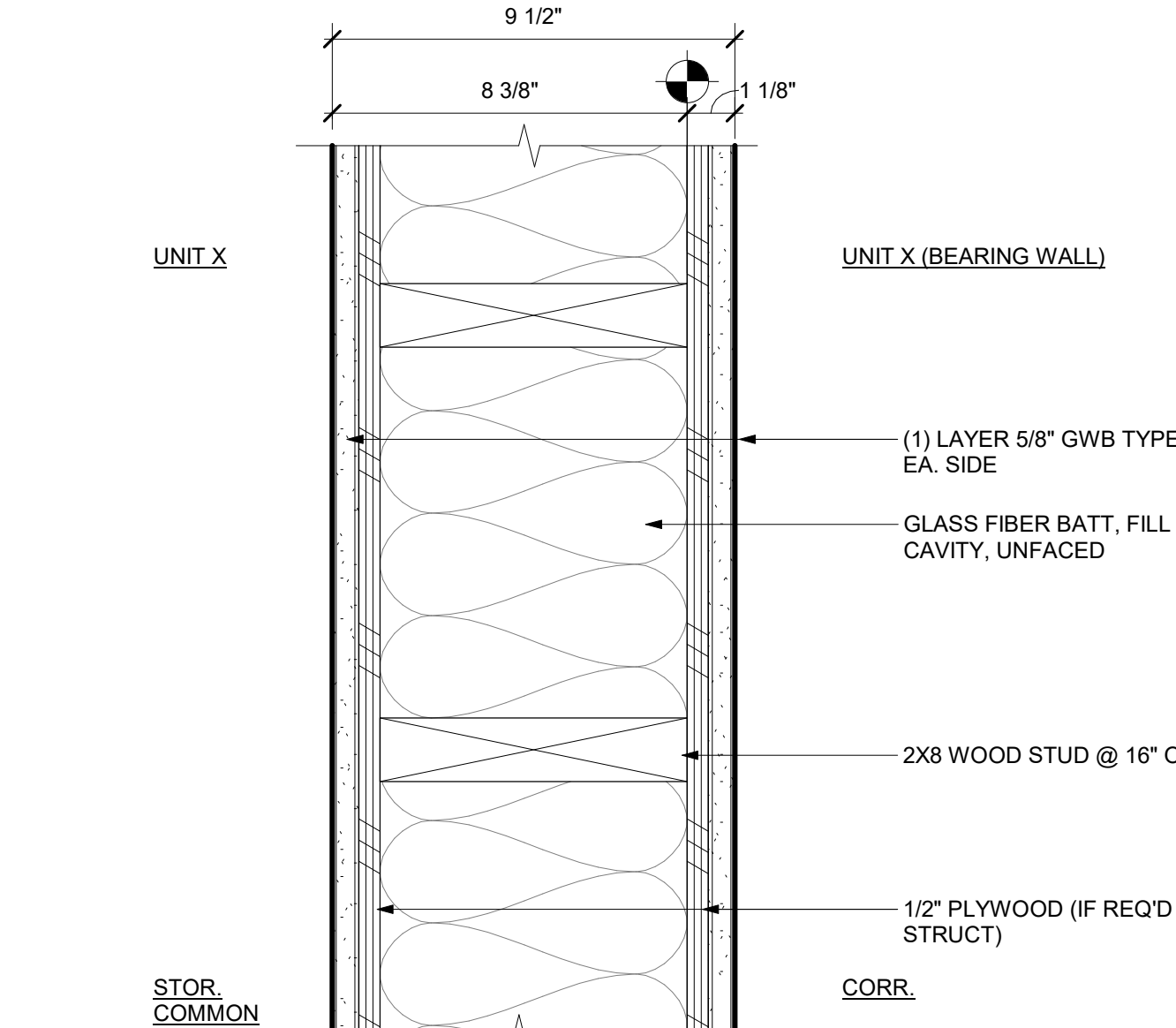
W29 | INT WD FRAMING @ UNIT DEMISING, 1-HR

FIRE RATING: 1 HR UL U305, GA WP 3244
STC RATING: 54, NRCC TLA-93-085



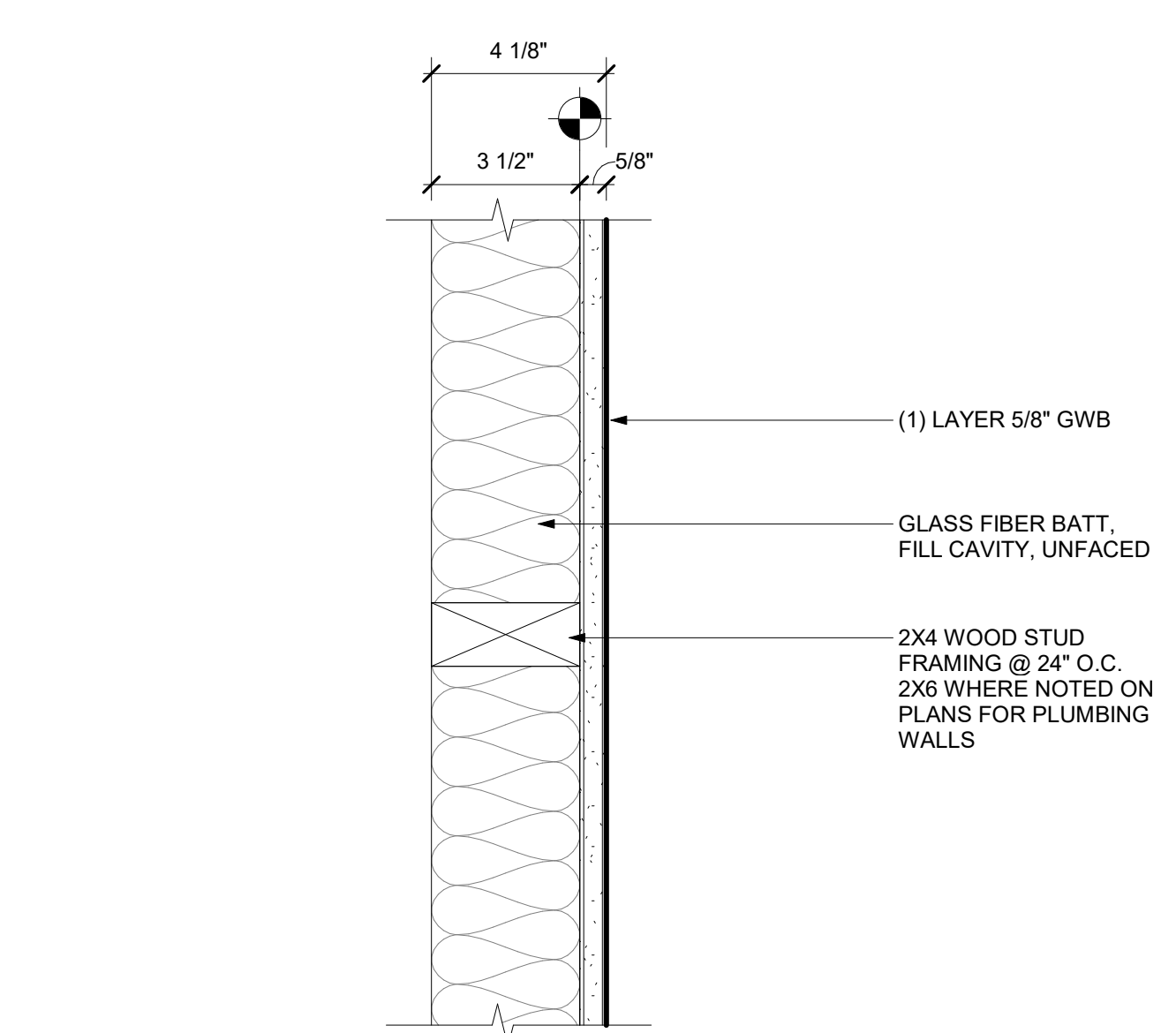
W28 | INT WD FRAMING WALL @ DOUBLE SHEAR, 2-HR

FIRE RATING: 2 HR UL U301, GA WP 3825
STC RATING: 55



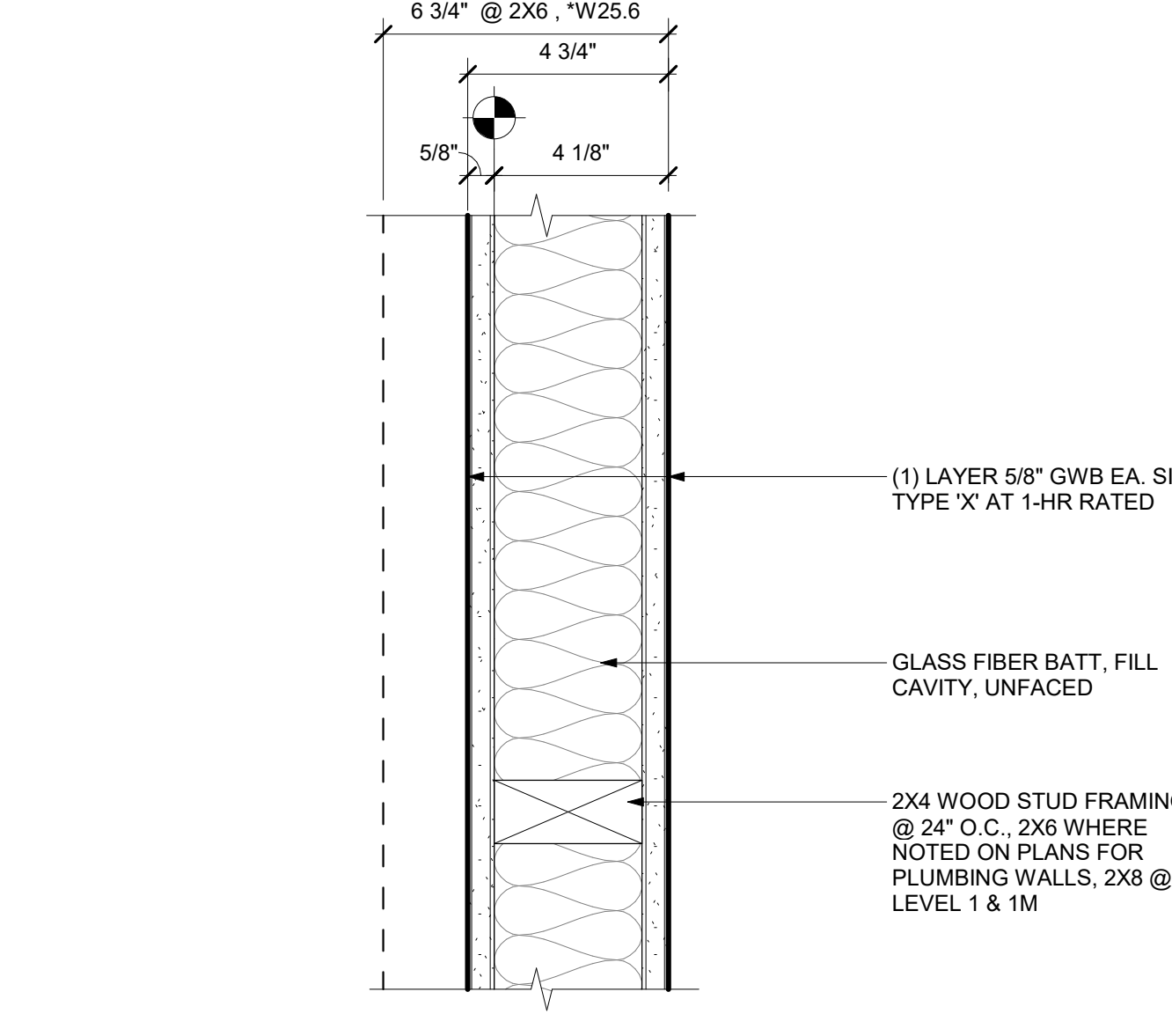
W27 | INT WD FRAMING WALL @ DOUBLE SHEAR, 1-HR

FIRE RATING: 1 HR GA 3514
STC RATING: N/A



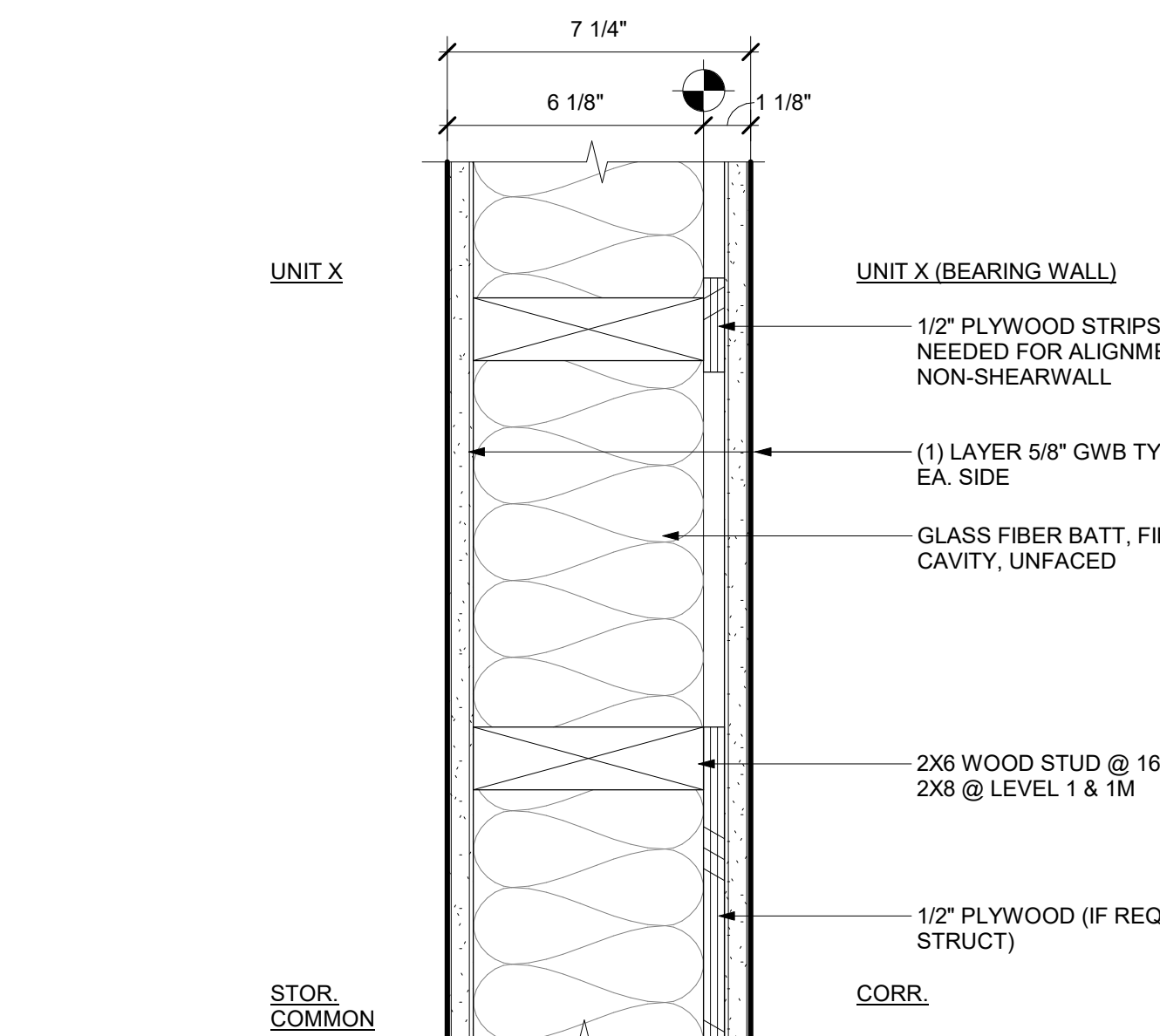
W26 | INT WD FRAMING, NON-RATED FURRING WALL

FIRE RATING: 0 HR
STC RATING: N/A



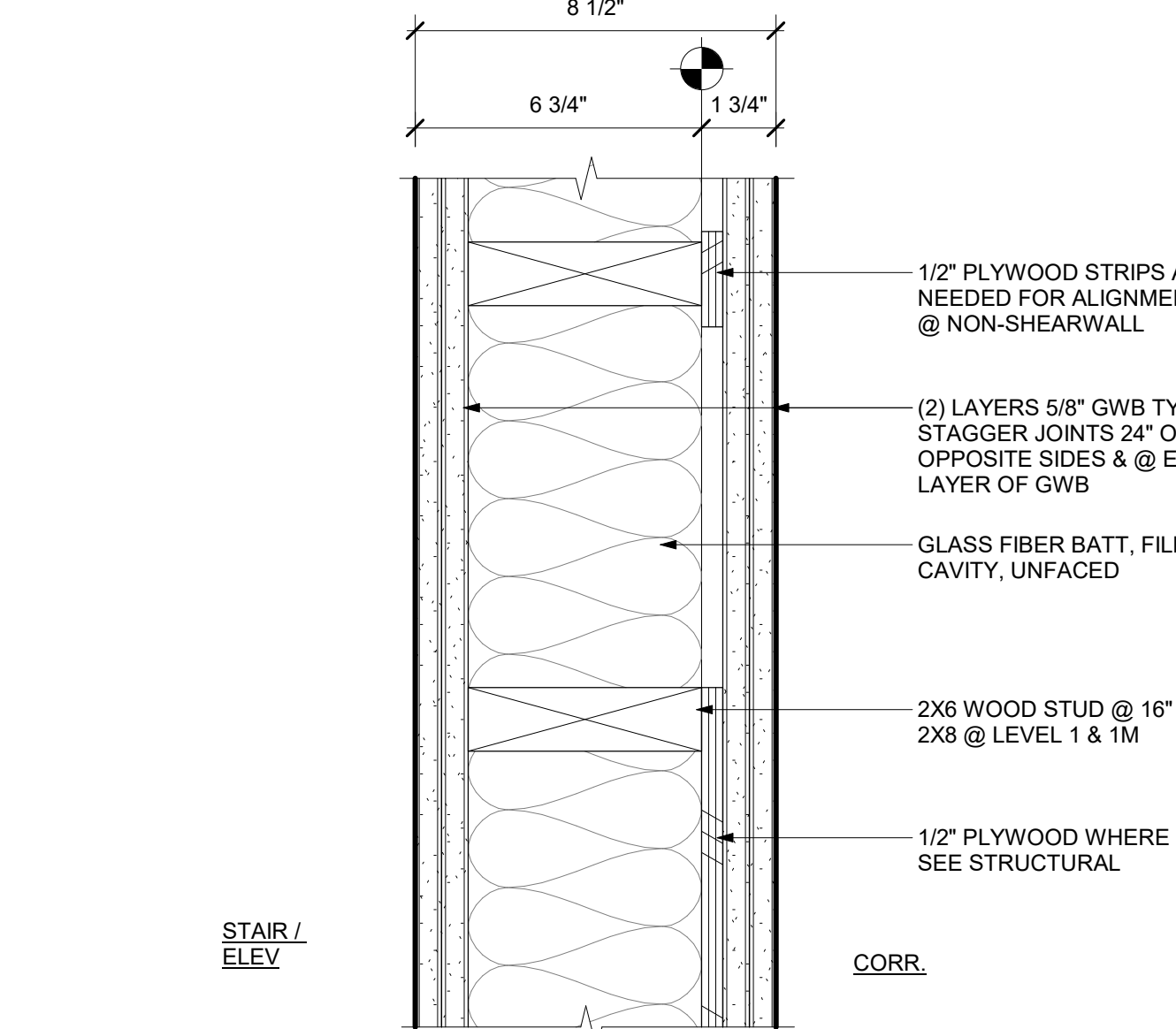
W25 | INT WD FRAMING WALL, UNRATED / 1-HR PARTITION

FIRE RATING: 0 HR, 1-HR UL 305
STC RATING: N/A



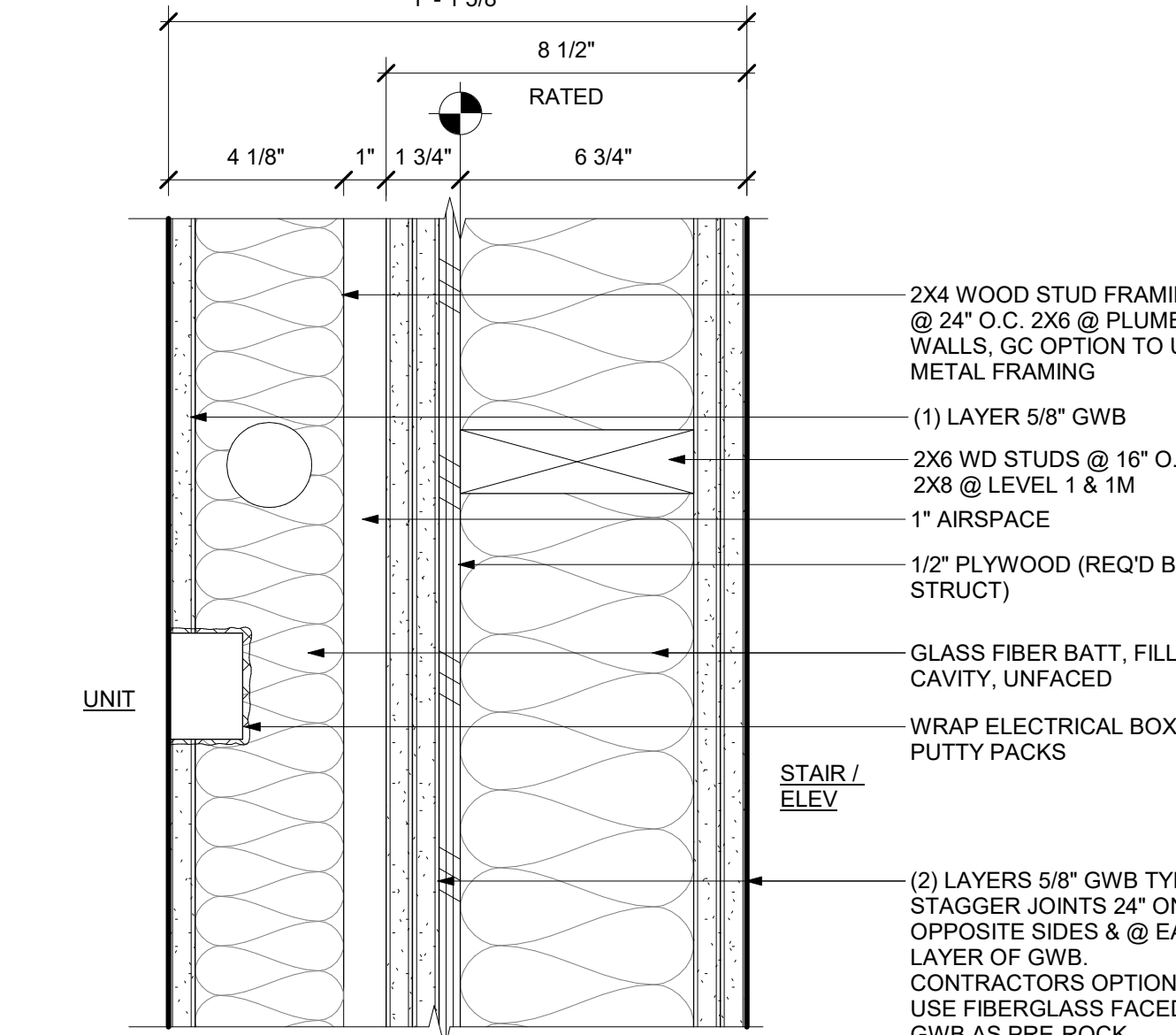
W24 | INT WD FRAMING WALL @ COMMON & UNIT BEARING, 1-HR

FIRE RATING: 1 HR GA 3514
STC RATING: N/A



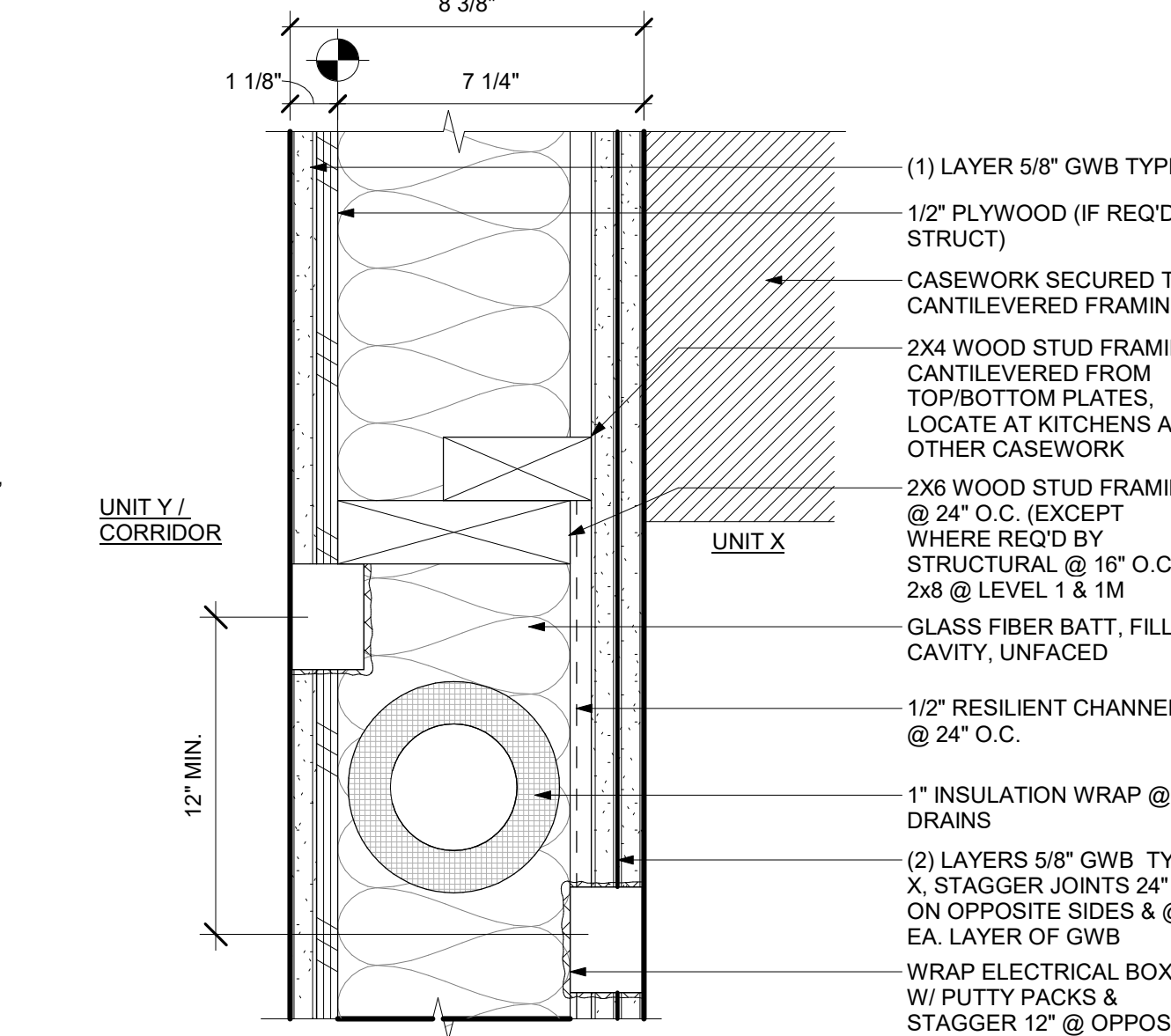
W23 | INT WD FRAMING, 2-HR

FIRE RATING: 2 HR UL U301, GA WP 3825
STC RATING: 55



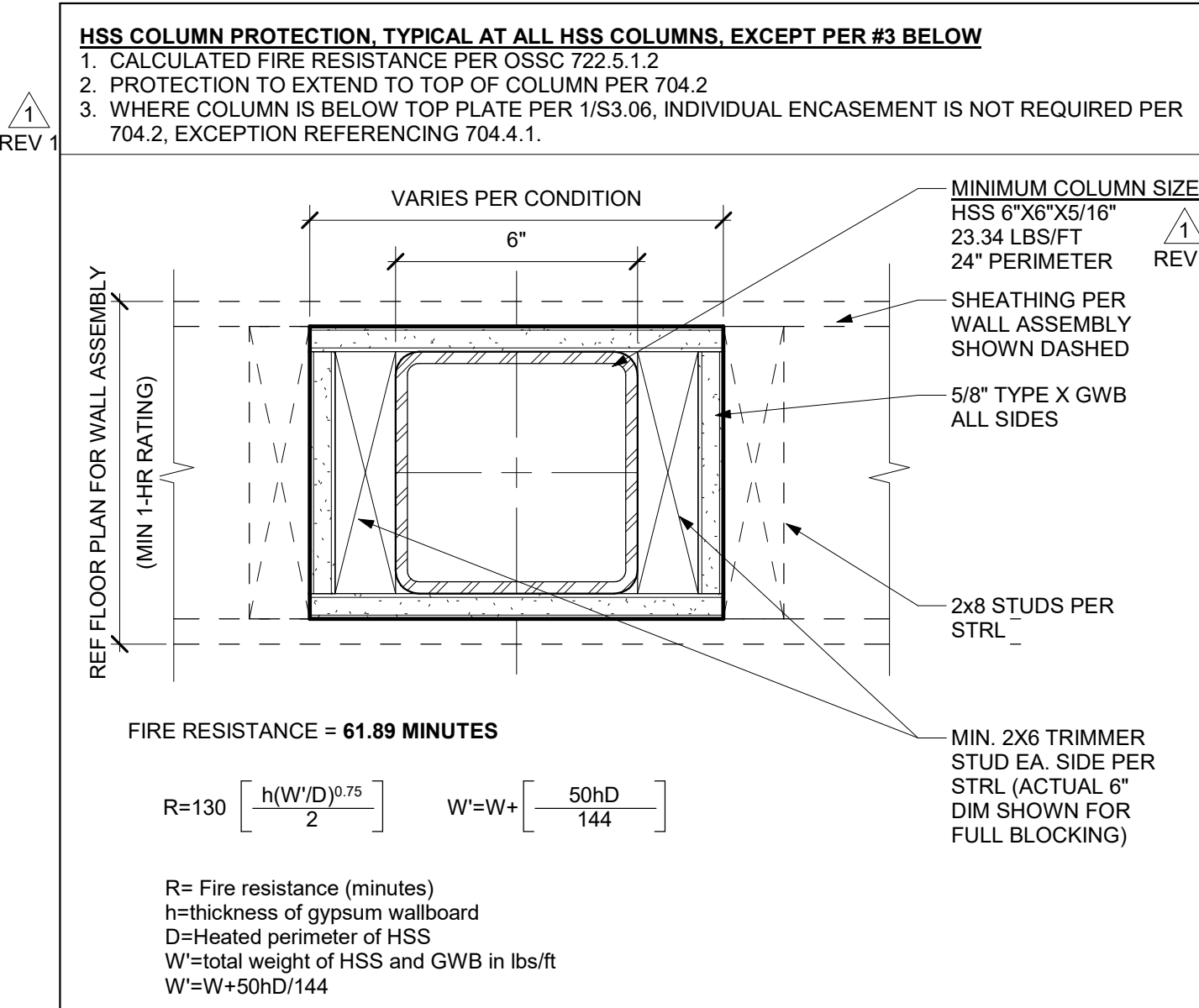
W22 | INT WD FRAMING DOUBLE WALL @ UNIT / STAIR

FIRE RATING: 2 HR UL U301
STC RATING: 55 MINIMUM, RAL TL-93-297



W21 | INT WD FRAMING @ UNIT DEMISING & UNIT/CORRIDOR, 1-HR

FIRE RATING: 1 HR UL U305, GA 3244
STC RATING: 54, NRCC TL-93-085



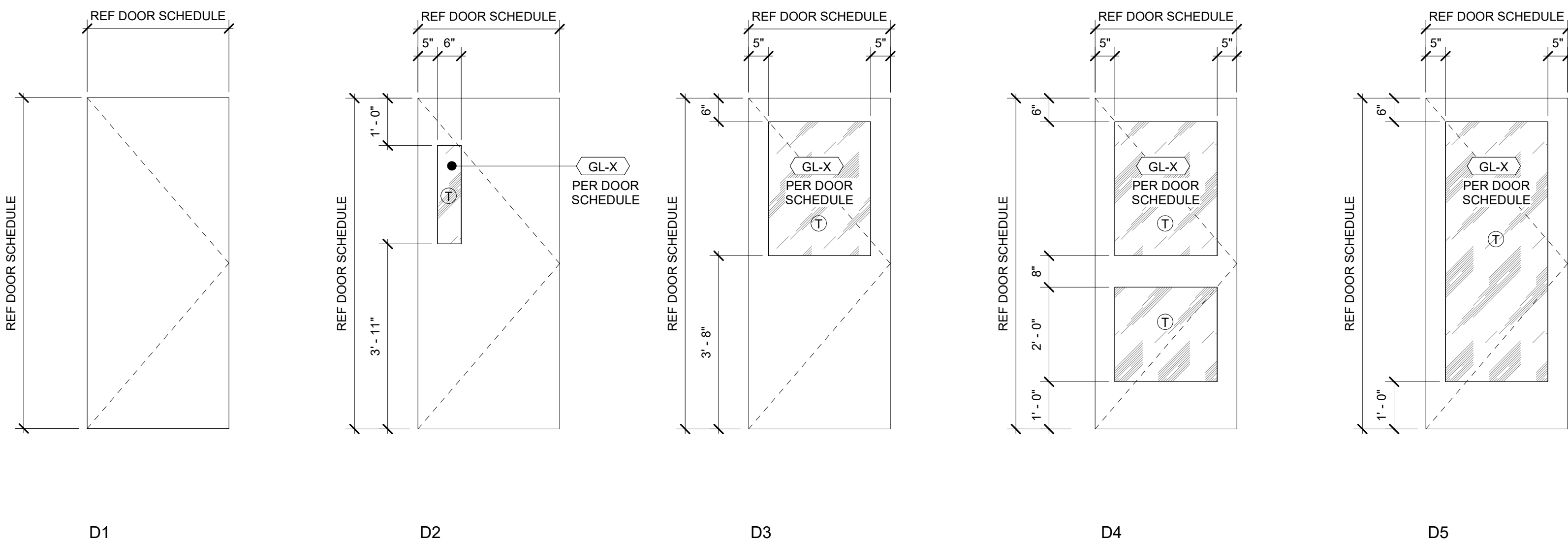
1 1-HR HSS COLUMN PROTECTION - GWB WRAPPED

3\" = 1'-0"

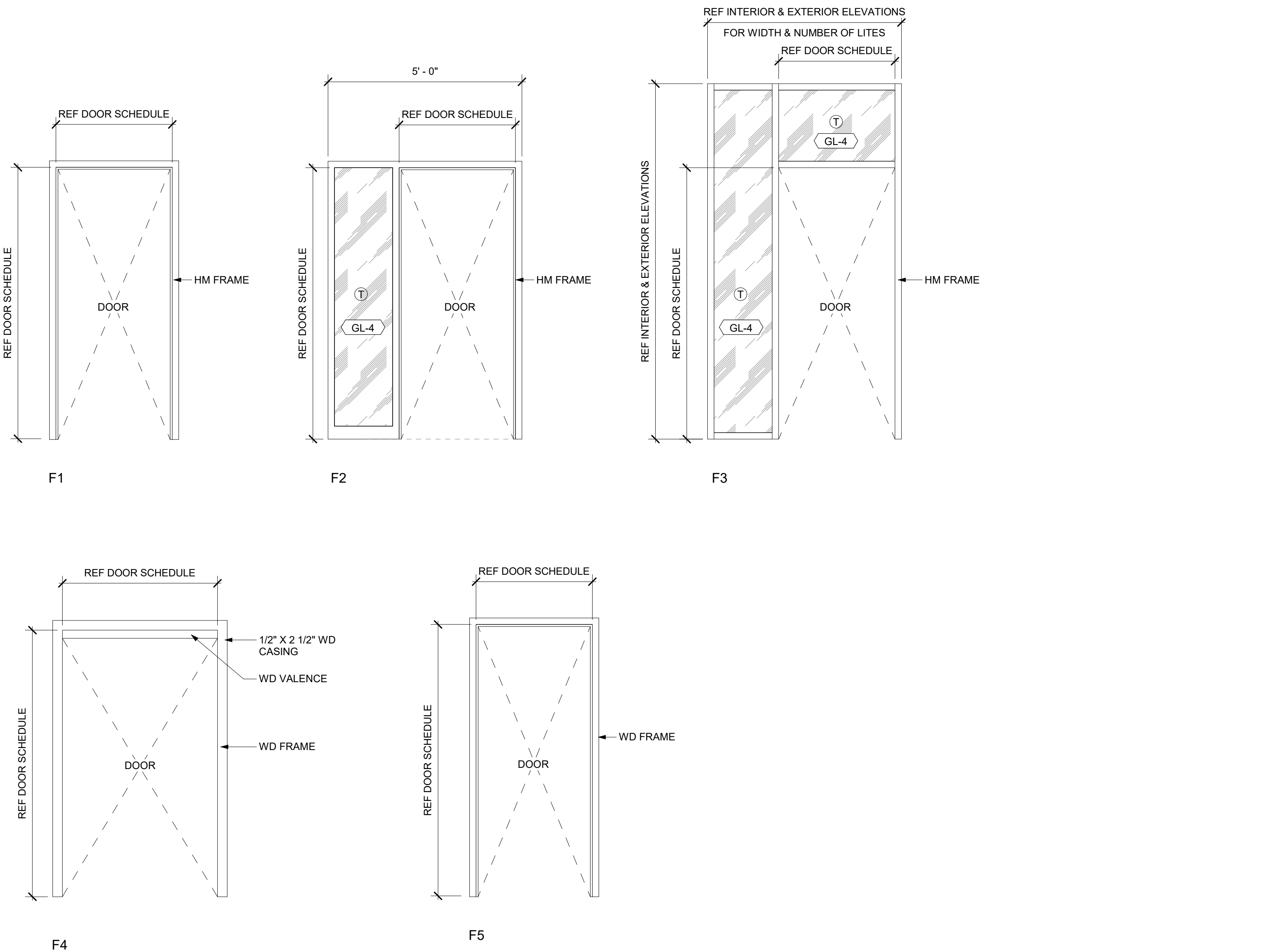
VERTICAL INT ASSEMBLIES

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LEGEND - DOOR TYPES



LEGEND - FRAME TYPES

DOOR CONSTRUCTION			FRAME CONSTRUCTION			FINISH		COMMENTS	
AL	ALUMINUM		AL	ALUMINUM		FFIN	FACTORY FINISH	ADA	ADA ACTUATOR
HM	HOLLOW METAL		HM	HOLLOW METAL, FLANGED		PTD	PAINTED	AP	ARMOR PLATE
HM-I	HOLLOW METAL, INSULATED		HM-F	HOLLOW METAL, FLANGED				CR	CARD READER
SC	SOLID CORE WOOD		KD	KNOCKDOWN				DA	DELAYED ACTION CLOSER
STL	STEEL		STL	STEEL				DPA	DOOR PROP ALARM
			WD	LAMINATED PLYWOOD				DPS	DOOR POSITION SWITCH
								DRS	DOOR STATION INTERCOM
								HO	HOLD OPEN
								KE	KEYPAD ACCESS
								KP	KICK PLATE
								LV-1	LOULVER
								OH	OVERHEAD
								PB	REQUEST TO EXIT
								REX	SMOKE SEAL
								SS	

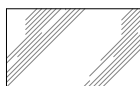
GENERAL NOTES

- DOOR THRESHOLDS TO HAVE 1/2" MAX HEIGHT WITH 1:2 BEVELED EDGES AND 1/4" MAX VERTICAL HEIGHT TO COMPLY WITH ICC A117.1 SECTIONS 302, 303 & 404.2
- DOORS AND TRIM PAINTED TO MATCH ADJACENT WALL COLORS, TYP U.N.O.
- ALL DOOR HARDWARE TO MEET OPERABILITY REQUIREMENTS OF ANSI A117.1, SECTION 309

SYMBOLS



TEMPERED GLASS



GLAZING

DOOR NO.	DOOR						DOOR SCHEDULE			GLAZING	RATING	HARDWARE GROUP	COMMENTS
	TYPE	WIDTH	HEIGHT	PAIR	MATERIAL	FINISH	TYPE	MATERIAL	FINISH				
LEVEL 01													
100A.1	D5	3'-0"	9'-0"		AL	FFIN	F3	AL	FFIN	GL-1		7.0	ADA, CR, DPA, DPS, DRS, PB, REX
100A.2	D5	3'-0"	9'-0"		AL	FFIN	F3	AL	FFIN	GL-1		7.1	ADA, CR, DPA, DPS, DRS, PB, REX
100B	D5	3'-0"	9'-0"		AL	FFIN	F3	AL	FFIN	GL-1		10.0	DPA, DPS, PB, REX
100C	D5	6'-0"	9'-0"	PR	AL	FFIN	F3	AL	FFIN	GL-1		8.0	ADA, CR, DPA, DPS, PB, REX
100D	D5	6'-0"	9'-0"	PR	HM	PTD	F1	HM	PTD	GL-1		12.0	DPA, DPS, PB, REX
101A	D5	6'-0"	9'-0"	PR	AL	FFIN	F3	AL	FFIN	GL-1		8.0	ADA, CR, DPA, DPS, PB, REX
101B	D5	6'-3 1/2"	9'-0"	PR	AL	FFIN	F3	AL	FFIN	GL-1		11.0	ADA, CR, DPA, DPS, PB, REX
101C	D3	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	45 MIN	13.0	CR (BOTH SIDES)
102A	D3	3'-6"	7'-0"		HM	PTD	F1	HM	PTD	GL-4		14.0	AP, CR, HO
102B	D6	8'-0"	7'-2 1/4"		STL	FFIN	INTEGRAL	SST	FFIN			15.0	POWDER COAT, CUSTOM COLOR
103	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-4		16.0	CR
104A	D1	3'-6"	7'-0"		HM	PTD	F1	HM	PTD			17.0	AP, HO
104B	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD		45 MIN	17.0	AP
105	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			18.0	DA, KP
106	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			18.0	KP
107	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			18.0	DA, KP
108	D5	3'-0"	7'-0"		HM	PTD	F2	HM	PTD	GL-4	45 MIN	14.0	CR
109A	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD		90 MIN	19.0	
109B	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD		90 MIN	19.0	
110A	D1	7'-0"	9'-0"	PR	HM	PTD	F1	HM	PTD			20.0	CR
110B	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	16.0	AP, CR
111A	D1	7'-0"	9'-0"	PR	HM	PTD	F1	HM	PTD			21.0	PB
112	D2	3'-6"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	45 MIN	22.0	ADA, AP, CR
113	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD		45 MIN	23.0	KP
114	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			24.0	
116	D2	3'-0"	7'-0"		HM	PTD	F2	HM	PTD	GL-5	45 MIN	25.0	ADA, AP, CR, PB
141	D5	3'-0"	8'-0"		HM	PTD	F3	HM	PTD	GL-4		26.0	ADA, CR
142	D5	3'-0"	7'-0"		HM	PTD	F2	HM	PTD	GL-4		27.0	
143	D5	3'-0"	7'-0"		HM	PTD	F2	HM	PTD	GL-4		28.0	
144	D5	3'-0"	7'-0"		HM	PTD	F2	HM	PTD	GL-4		27.0	
145A	D5	3'-0"	7'-0"		HM	PTD	F2	HM	PTD	GL-4		27.0	
145B	D5	3'-0"	7'-0"		HM	PTD	F2	HM	PTD	GL-4		28.0	
145C	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			28.0	
146	D5	3'-0"	7'-0"		HM	PTD	F2	HM	PTD	GL-4		27.0	
147	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	45 MIN	22.0	ADA, AP, CR
148A	D5	3'-0"	8'-0"		HM	PTD	F3	HM	PTD	GL-4	45 MIN	26.0	ADA, CR
148B	D5	3'-0"	8'-0"		HM	PTD	F1	HM	PTD	GL-4		29.0	CR
149	D5	3'-0"	7'-0"		HM	PTD	F2	HM	PTD	GL-4		27.0	
151	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			18.0	DA, KP
153	D5	3'-0"	8'-0"		HM	PTD	F1	HM	PTD	GL-4		27.0	
161A	D5	3'-0"	8'-0"		HM	PTD	F3	HM	PTD	GL-4		26.0	ADA, CR
162A	D5	3'-0"	8'-0"		HM	PTD	F3	HM	PTD	GL-4		26.0	ADA, CR
162B	D5	3'-0"	8'-0"		HM	PTD	F3	HM	PTD	GL-4		29.0	CR
181	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	45 MIN	31.0	CR, PB
S102	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			1.0	
S101	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	2.0	PB
S102A	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	2.0	PB
S102B	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			9.0	DPA, DPS, PB, REX
S103A	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	2.0	PB
S103B	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			9.0	DPA, DPS, PB, REX
LEVEL 02													
206	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	45 MIN	22.0	ADA, AP, CR, DA
207	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			19.0	
211	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			19.0	
247	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD		45 MIN	32.0	AP
248	D1	3'-6"	7'-0"		HM	PTD	F1	HM	PTD		45 MIN	22.0	ADA, AP, CR
256	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD		45 MIN	19.0	
256D	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	2.0	PB
S201	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	2.0	PB
S202	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	2.0	PB
LEVEL 03													
308	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	45 MIN	22.0	ADA, AP, CR, DA
307	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			19.0	
311	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			19.0	
347	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD		45 MIN	32.0	AP
348	D1	3'-6"	7'-0"		HM	PTD	F1	HM	PTD		45 MIN	22.0	ADA, AP, CR
358	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD		45 MIN	19.0	
S301	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	2.0	PB
S302	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	2.0	PB
S303	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	2.0	PB
LEVEL 04													
408	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	45 MIN	22.0	ADA, AP, CR, DA
407	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			19.0	
411	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD			19.0	
447	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD		45 MIN	32.0	AP
448	D1	3'-6"	7'-0"		HM	PTD	F1	HM	PTD		45 MIN	22.0	ADA, AP, CR
449	D1	3'-0"	7'-0"		HM	PTD	F1	HM	PTD		45 MIN	19.0	
S401	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	2.0	PB
S402	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	2.0	PB
S403	D2	3'-0"	7'-0"		HM	PTD	F1	HM	PTD	GL-5	90 MIN	2.0	PB

DOOR #	DOOR						FRAME			GLAZING	RATING	HARDWARE GROUP	COMMENTS
	TYPE	WIDTH	HEIGHT	PAIR	MATERIAL	FINISH	TYPE	MATERIAL	FINISH				
X-1	D1	3'-0"	7'-0"		SC	PTD	2 & 3/4x10	KD	PTD		20 MIN	3.0 **	
X-2	D1	3'-0"	7'-0"		HC *	PTD	F5	WD	PTD				
X-4	D1	2'-0"	7'-0"		HC	PTD	F5	WD	PTD			6.0	
X-5	D1	2'-6"	5'-0"		HC	PTD	F5	WD	PTD			6.0	
X-6	D1	2'-6"	7'-0"		HC	PTD	F5	WD	PTD			6.0	
X-8	D1	2'-8"	7'-0"		HC	PTD	F5	WD	PTD				
X-10	D1	4'-0"	7'-0"		HC	PTD	F4	WD	PTD			5.0	
X-11	D1	4'-6"	7'-0"		HC	PTD	F4	WD	PTD			5.0	
X-12	D1	5'-0"	7'-0"		HC	PTD	F4	WD	PTD			5.0	
X-13	D1	5'-6"	7'-0"		HC	PTD	F4	WD	PTD			5.0	
X-14	D1	6'-0"	7'-0"		HC	PTD	F4	WD	PTD			5.0	
X-15	D1	7'-0"	7'-0"		HC	PTD	F4	WD	PTD			5.0	
X-20	D1	4'-0"	7'-0"	PR	HC	PTD	F5	WD	PTD			6.0	

* ALT #2: SOLID CORE DOOR
** ALT #4: HARDWARE SET 3.1, DIGITAL DEADBOLT

GENERAL NOTES - PLAN

1. ALL WALL TYPES TO BE W25 U.N.O.
2. ALL UNIT WALLS AND CEILINGS TO BE P-1.
3. FURNITURE SHOWN FOR REFERENCE ONLY.
4. INTERCONNECTED SMOKE ALARMS TO BE INSTALLED IN EACH ROOM USED FOR SLEEPING PURPOSES, OUTSIDE EACH SLEEPING AREA, IN IMMEDIATE VICINITY, AND ON EACH LEVEL OF A DWELLING UNIT.
5. CARBON MONOXIDE ALARMS TO BE INSTALLED IN OR WITHIN 15' OF EACH BEDROOM, ON EACH LEVEL WITH BEDROOMS, AND IN ANY ENCLOSED COMMON AREAS CONTAINING 3 OR MORE DWELLINGS UNITS.

INTERIOR MATERIALS - FLOOR	
CFF-1	CONCRETE FLOOR FINISH
CPT-1	CARPET TILE (MODULAR)
CPT-2	CARPET TILE (PLANK)
CPT-3	CARPET (BROADLOOM)
CPT-5	CARPET (WALK-OFF MAT)
CS-1	CONCRETE FLOOR SEALER
LVT-1	LUXURY VINYL TILE
RAF-X	RESILIENT ATHLETIC FLOORING
RS-1	RESILIENT STAIR TREAD AND RISER
RSF-1	RESILIENT SHEET FLOORING
WDT-1	WOOD STAIR TREAD



HOLST

123 NE 3RD AVE.
SUITE 310
PORTLAND, OR
97232

HOLSTARC.COM

3000 POWELL

3000 SE POWELL BLVD.
PORTLAND, OR 97202

JOB NO. 18-025



100% CD SET

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2	ADD 1	06.17.2021
4	REV 3	08.02.2021

title:

ENLARGED
PLANS - LEVEL 1
NE

sheet:

A6.11

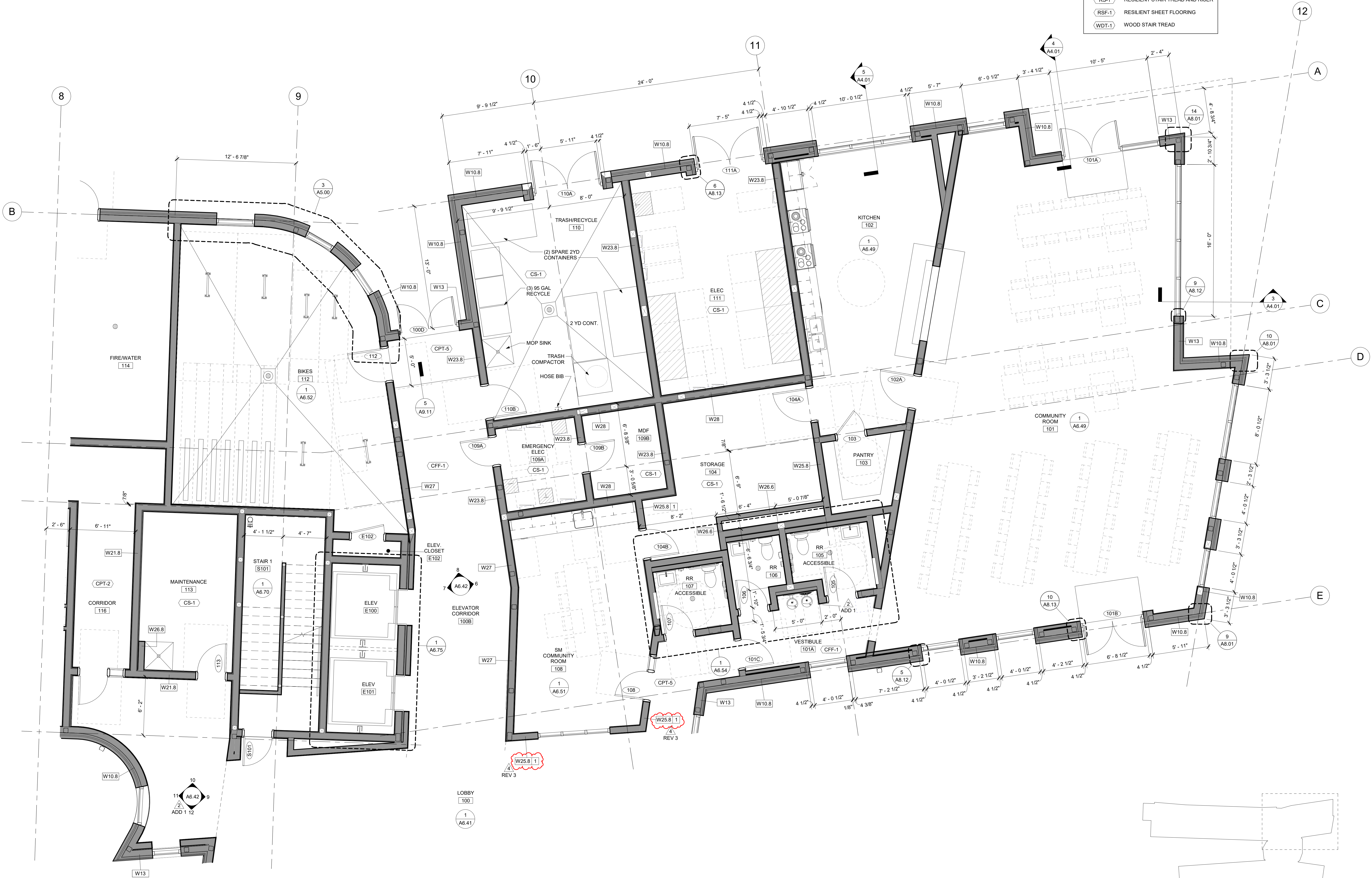
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GENERAL NOTES - PLAN

1. ALL WALL TYPES TO BE W25 U.N.O.
2. ALL UNIT WALLS AND CEILINGS TO BE P-1.
3. FURNITURE SHOWN FOR REFERENCE ONLY.
4. INTERCONNECTED SMOKE ALARMS TO BE INSTALLED IN EACH ROOM USED FOR SLEEPING PURPOSES, OUTSIDE EACH SLEEPING AREA, IN IMMEDIATE VICINITY, AND ON EACH LEVEL OF A DWELLING UNIT.
5. CARBON MONOXIDE ALARMS TO BE INSTALLED IN OR WITHIN 15' OF EACH BEDROOM, ON EACH LEVEL WITH BEDROOMS, AND IN ANY ENCLOSED COMMON AREAS CONTAINING 3 OR MORE DWELLINGS UNITS.

INTERIOR MATERIALS - FLOOR

- CFF-1 CONCRETE FLOOR FINISH
- CPT-1 CARPET TILE (MODULAR)
- CPT-2 CARPET TILE (PLANK)
- CPT-3 CARPET (BROADLOOM)
- CPT-5 CARPET (WALK-OFF MAT)
- CS-1 CONCRETE FLOOR SEALER
- LVT-1 LUXURY VINYL TILE
- RAF-X RESILIENT ATHLETIC FLOORING
- RS-1 RESILIENT STAIR TREAD AND RISER
- RSF-1 RESILIENT SHEET FLOORING
- WDT-1 WOOD STAIR TREAD



HOLST

123 NE 3RD AVE.
SUITE 310
PORTLAND, OR
97232

HOLSTARC.COM

3000 POWELL

3000 SE POWELL BLVD.
PORTLAND, OR 97202

JOB NO. 18-025



100% CD SET

08.30.2021

issue:	date:
50% SD	04.03.2020
100% SD	05.18.2020
50% DD	07.27.2020
100% DD	11.13.2020
30% CD	12.18.2020
50% CD	01.29.2021
PERMIT SET	04.13.2021
BID SET	05.24.2021

#	revision:	date:
2	ADD 1	06.17.2021
4	REV 3	08.02.2021

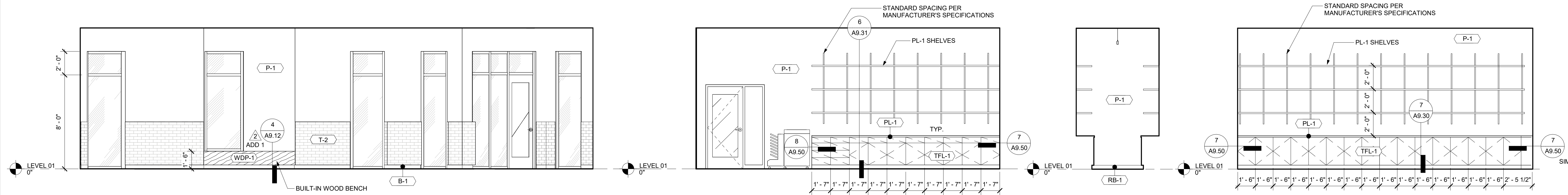
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ENLARGED
PLANS - LEVEL 1
NW

sheet:

A6.14

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6 CURVED CORRIDOR @ LOBBY SOUTH
A6.43 1/4" = 1'-0"

5 PARCEL ELEVATION WEST
A6.43 1/4" = 1'-0"

4 PARCEL ELEVATION NORTH
A6.43 1/4" = 1'-0"

3 PARCEL ELEVATION EAST
A6.43 1/4" = 1'-0"

INTERIOR MATERIALS

- B-1 MDF BASE
- B-2 MDF STAIR RISER
- CT-X NATURAL QUARTZ/RESIN COUNTERTOP/BACKSPLASH/PANEL
- FRP-X FIBER REINFORCED PLASTIC WALL PANEL
- GB-X CUSTOM PAINTED GYPSUM WALL BOARD
- P-X INTERIOR PAINT
- P-1X EXTERIOR PAINT
- PL-X PLASTIC LAMINATE
- RB-X RESILIENT BASE
- RTF-X THERMOFOIL CABINET/PANEL
- T-X WALL TILE
- TFL-X THERMALLY FUSED LAMINATE
- WCV-X WALL COVERING
- WDP-1 WOOD PANELING
- WDS-1 WOOD SLATS

INTERIOR MATERIALS - FLOOR

- CFF-1 CONCRETE FLOOR FINISH
- CPT-1 CARPET TILE (MODULAR)
- CPT-2 CARPET TILE (PLANK)
- CPT-3 CARPET (BROADLOOM)
- CPT-5 CARPET (WALK-OFF MAT)
- CS-1 CONCRETE FLOOR SEALER
- LVT-1 LUXURY VINYL TILE
- RAF-X RESILIENT ATHLETIC FLOORING
- RS-1 RESILIENT STAIR TREAD AND RISER
- RSF-1 RESILIENT SHEET FLOORING
- WDT-1 WOOD STAIR TREAD

RCP LEGEND

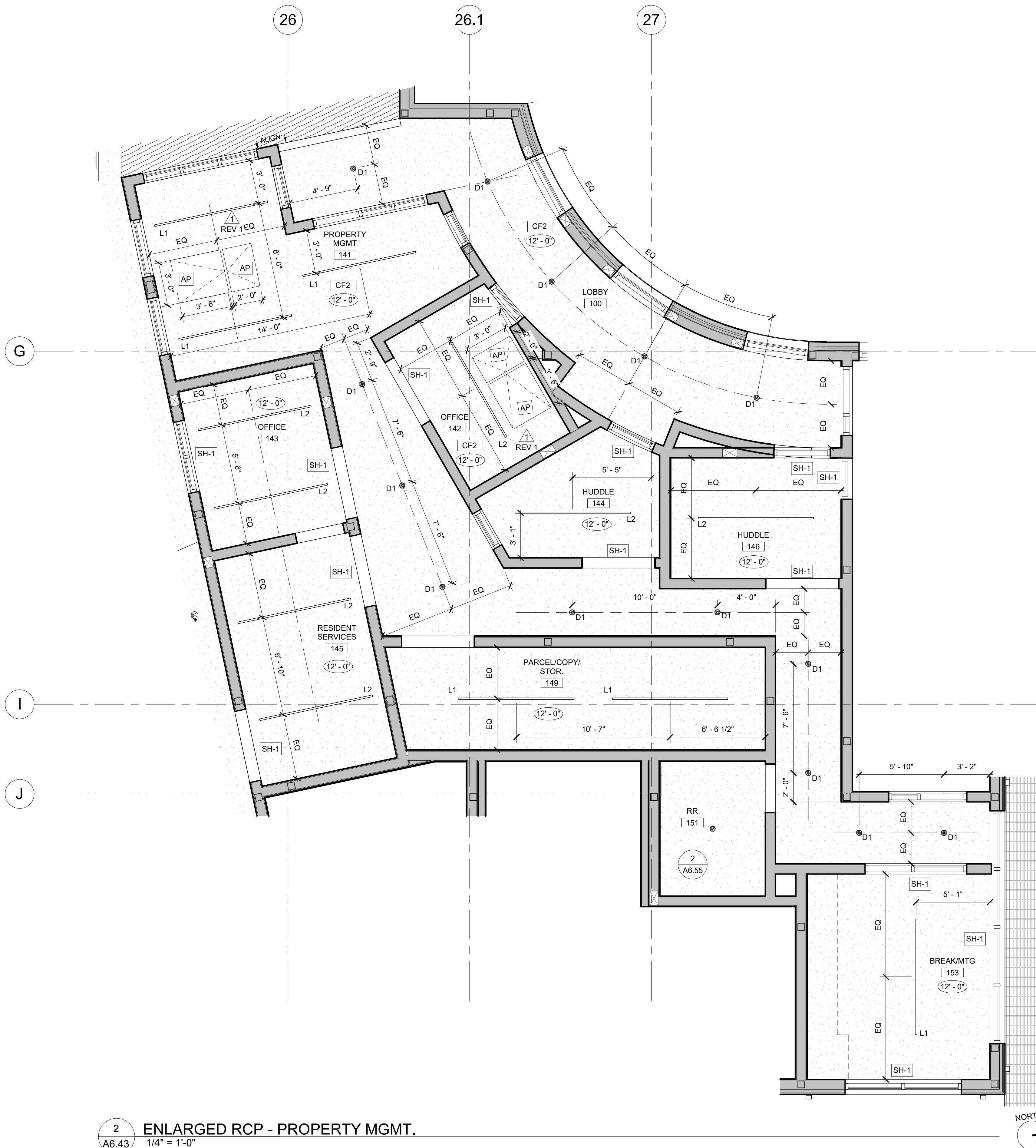
- ACB-1 FLOOR DRAIN
- WDP-1 WOOD PANELING
- C01 ASSEMBLY TYPE, REF A0.12 & A0.13
- (10' - 0") CEILING HEIGHT ABOVE LEVEL
- PTD GB-X OPEN TO FLOOR ASSEMBLY ABOVE
- WDP-1 WOOD PANELING
- ACB-1 ACOUSTIC CEILING BAFFLE
- SH-1 MECHANIZED ROLLER SHADE
- SH-2 MOTORIZED ROLLER SHADE
- VLB-1 VERTICAL LOUVER BLIND
- UNIT EXHAUST GRILLE
- AP MECHANICAL ACCESS PANEL

100% CD SET

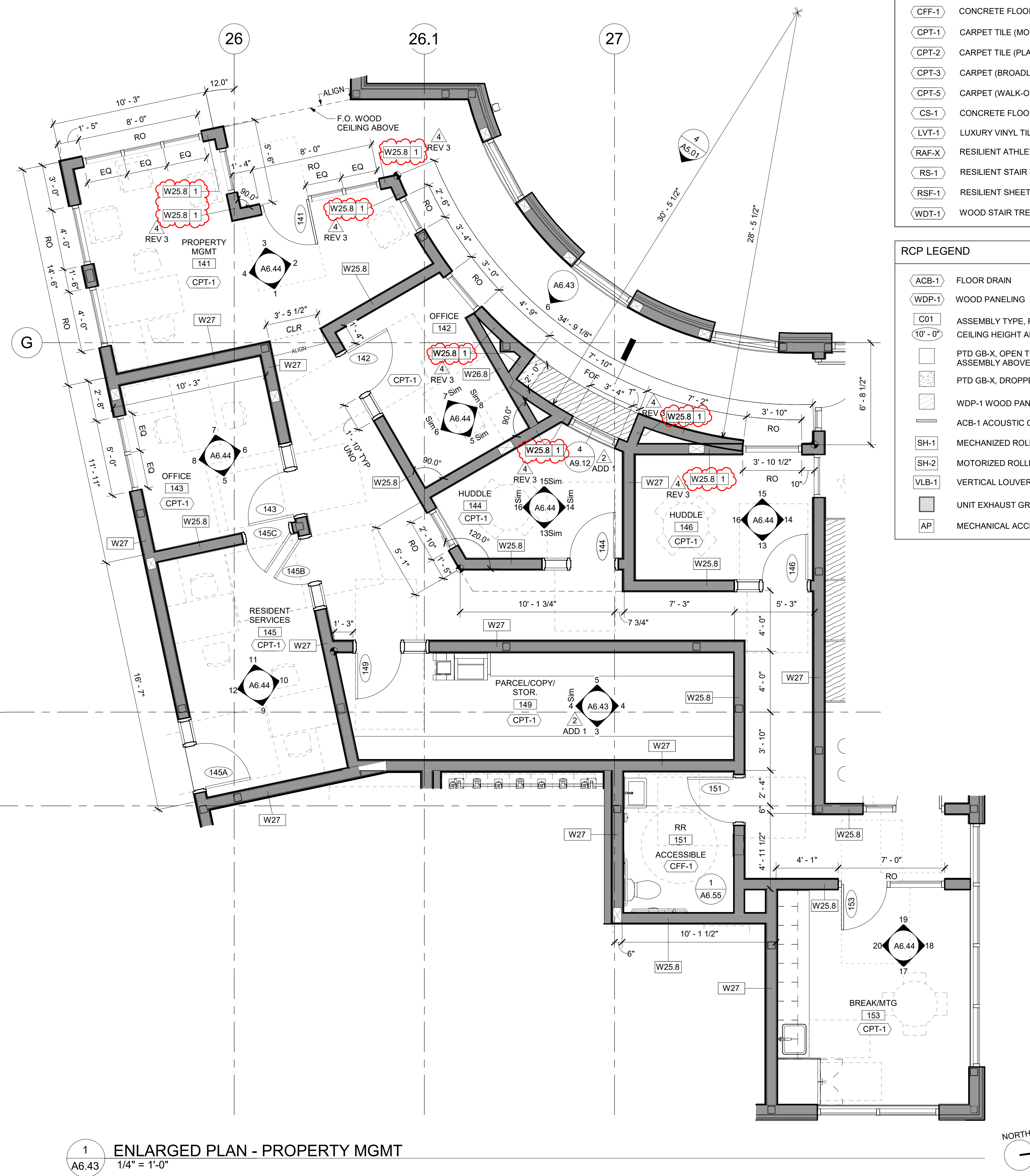
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revision:	date:
1 REV 1	06.17.2021
2 ADD 1	06.17.2021
4 REV 3	08.02.2021



2 ENLARGED RCP - PROPERTY MGMT.
A6.43 1/4" = 1'-0"



1 ENLARGED PLAN - PROPERTY MGMT
A6.43 1/4" = 1'-0"

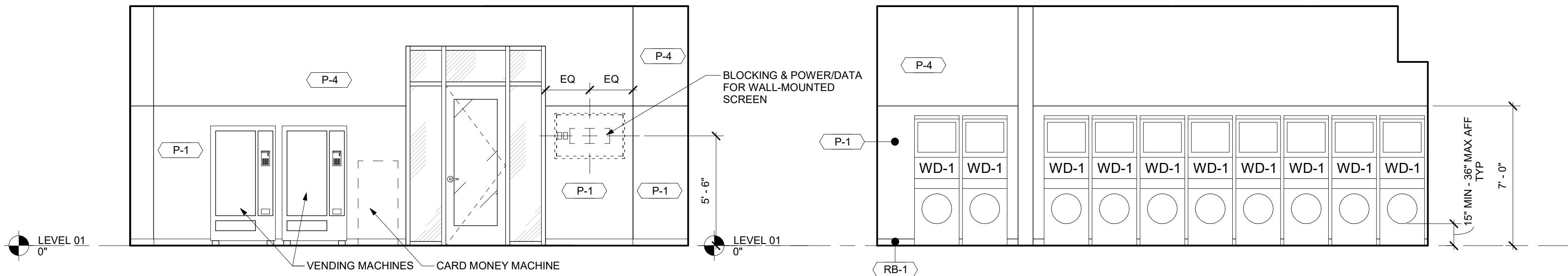


RCP LEGEND	
	FLOOR DRAIN
	WOOD PANELING
	ASSEMBLY TYPE, REF A0.12 & A0.13 CEILING HEIGHT ABOVE LEVEL
	PTD GB-X, OPEN TO FLOOR ASSEMBLY ABOVE
	PTD GB-X, DROPPED CEILING
	WDP-1 WOOD PANELING
	ACB-1 ACOUSTIC CEILING BAFFLE
	MECHANIZED ROLLER SHADE
	MOTORIZED ROLLER SHADE
	VERTICAL LOUVER BLIND
	UNIT EXHAUST GRILLE
	MECHANICAL ACCESS PANEL

INTERIOR LIGHT FIXTURE LEGEND	
	D1 - DOWNLIGHT, RECESSED
	L1 - LINEAR DIRECT/INDIRECT, PENDANT
	L2 - LINEAR INDIRECT, PENDANT
	L3 - LINEAR, RECESSED
	L5 - LINEAR, SURFACE (CEILING)
	L5.1 - 48" LINEAR, SURFACE (CEILING)
	P1 - GLOBE PENDANT
	U1 - UNIT CEILING FANLIGHT
	U2 - UNIT DOWNLIGHTS, SURFACE
	U3 - UNIT UNDERCABINET LINEAR, SURFACE
	U4 - UNIT VANITY LINEAR, SURFACE
	W1 - LINEAR, SURFACE (WALL)

INTERIOR MATERIALS	
	MDF BASE
	MDF STAIR RISER
	NATURAL QUARTZ/RESIN COUNTERTOP/BACKSPLASH/PANEL
	FIBER REINFORCED PLASTIC WALL PANEL
	CUSTOM PAINTED GYPSUM WALL BOARD
	INTERIOR PAINT
	EXTERIOR PAINT
	PLASTIC LAMINATE
	RESILIENT BASE
	THERMOFOIL CABINET/PANEL
	WALL TILE
	THERMALLY FUSED LAMINATE
	WALL COVERING
	WOOD PANELING
	WOOD SLATS

INTERIOR MATERIALS - FLOOR	
	CONCRETE FLOOR FINISH
	CARPET TILE (MODULAR)
	CARPET TILE (PLANK)
	CARPET (BROADLOOM)
	CARPET (WALK-OFF MAT)
	CONCRETE FLOOR SEALER
	LUXURY VINYL TILE
	RESILIENT ATHLETIC FLOORING
	RESILIENT STAIR TREAD AND RISER
	RESILIENT SHEET FLOORING
	WOOD STAIR TREAD



6 LAUNDRY ELEVATION WEST
1/4" = 1'-0"

5 LAUNDRY ELEVATION NORTH
1/4" = 1'-0"

100% CD SET

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50% SD	04.03.2020
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PERMIT SET	04.13.2021
BID SET	05.24.2021

#	revision:	date:
4	REV 3	08.02.2021

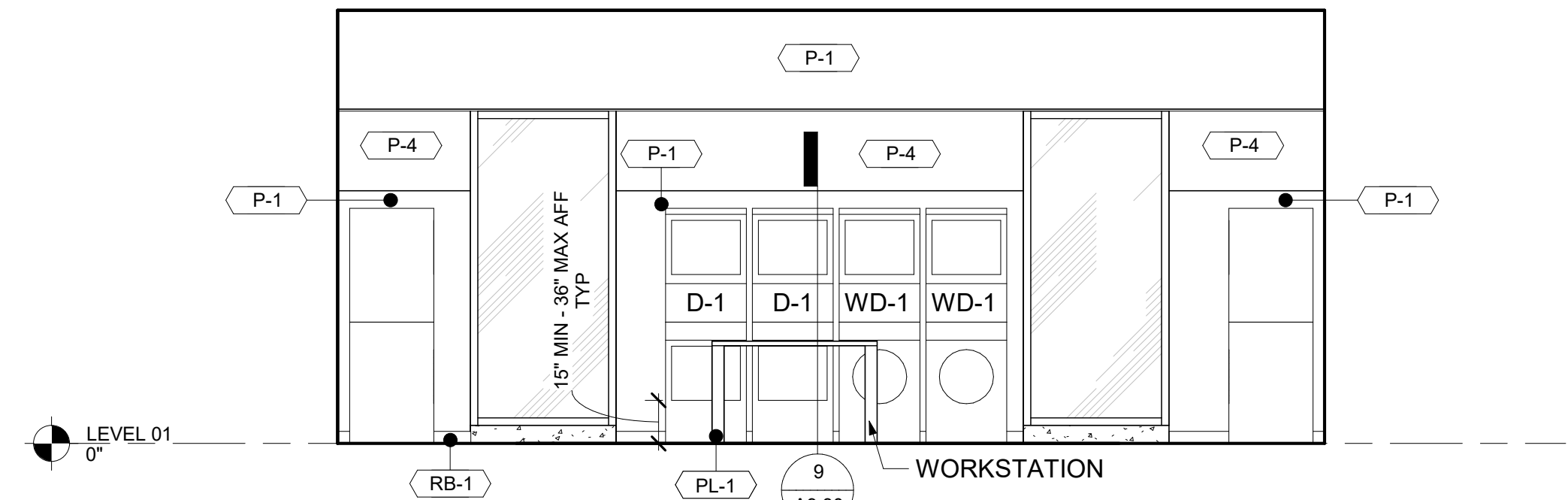
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ENLARGED
AMENITY PLANS
& ELEVATIONS

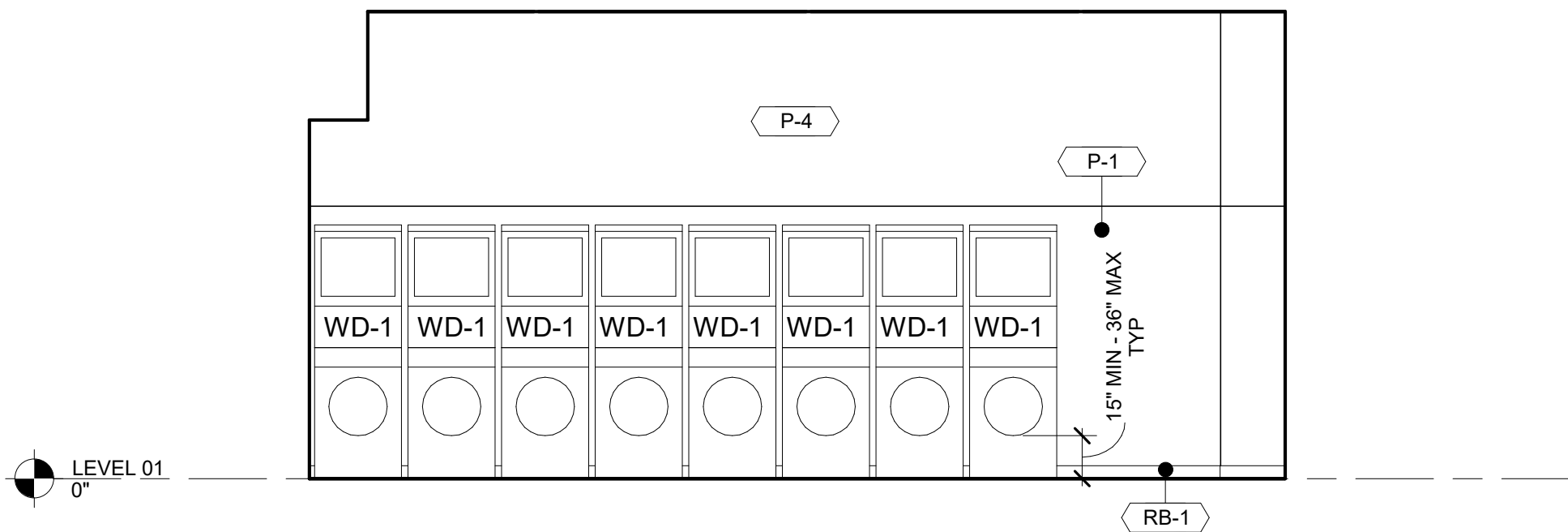
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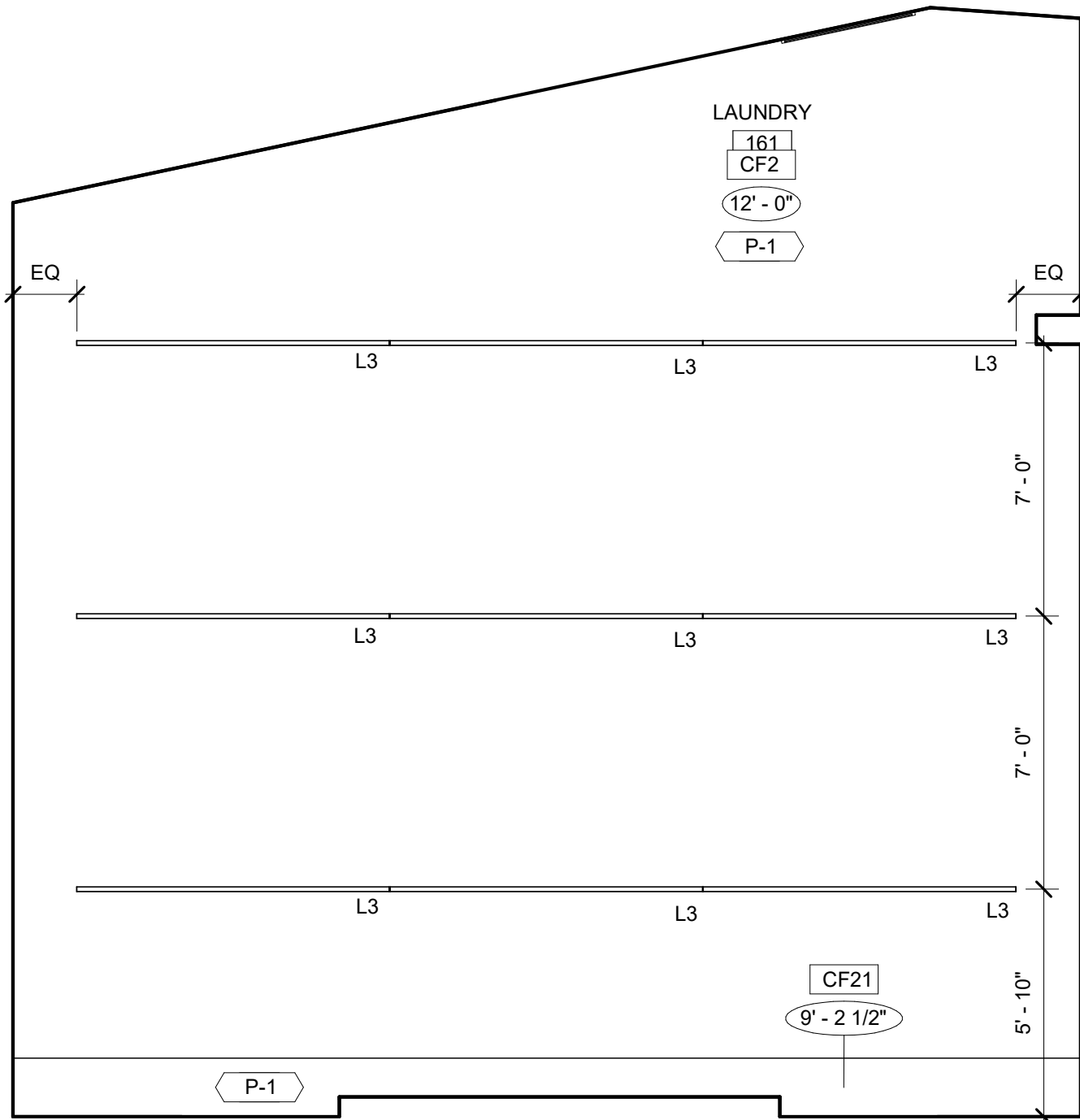
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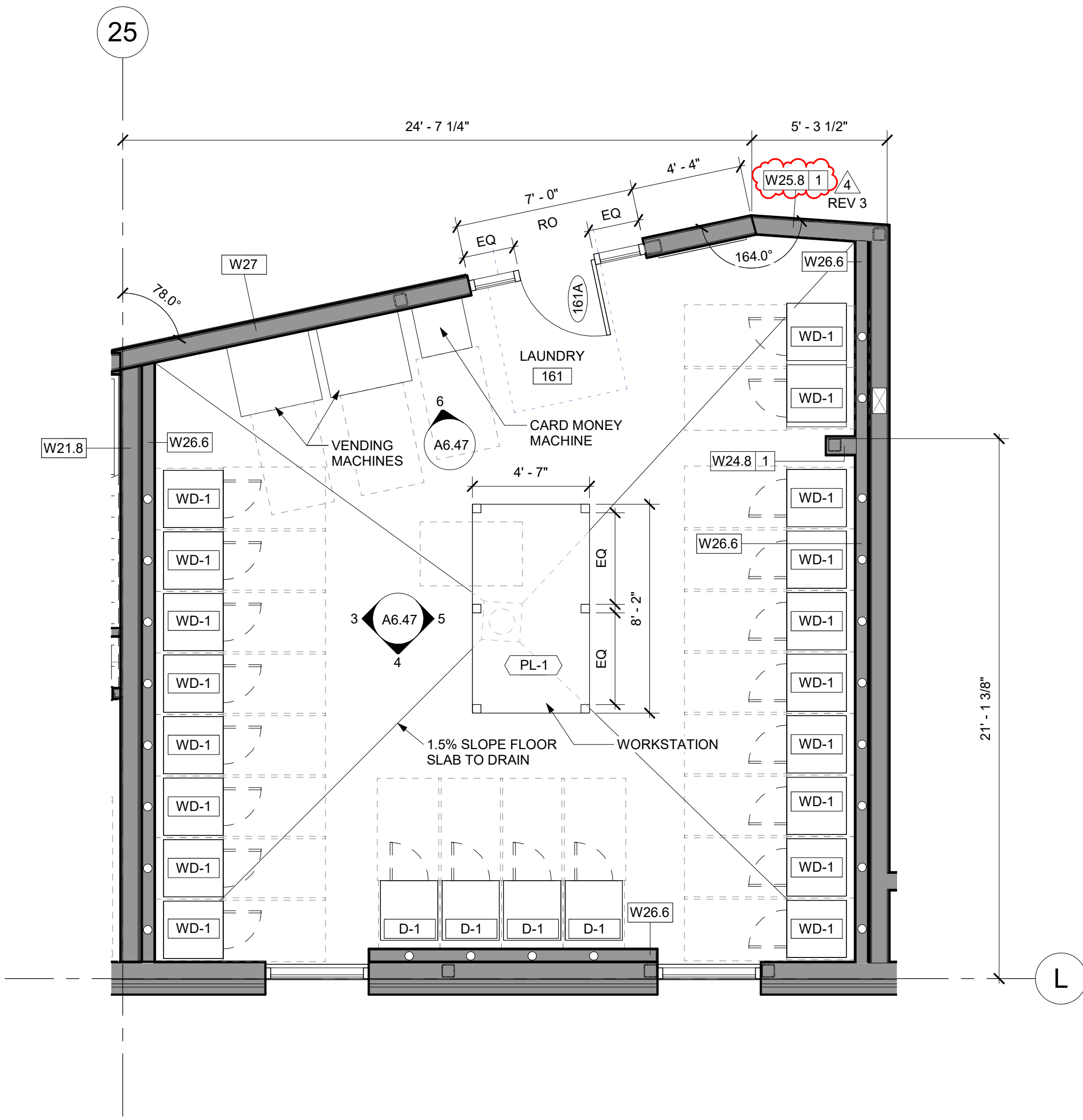
4 LAUNDRY ELEVATION EAST
1/4" = 1'-0"



3 LAUNDRY ELEVATION SOUTH
1/4" = 1'-0"



2 ENLARGED RCP - LAUNDRY
1/4" = 1'-0"



1 ENLARGED PLAN - LAUNDRY
1/4" = 1'-0"



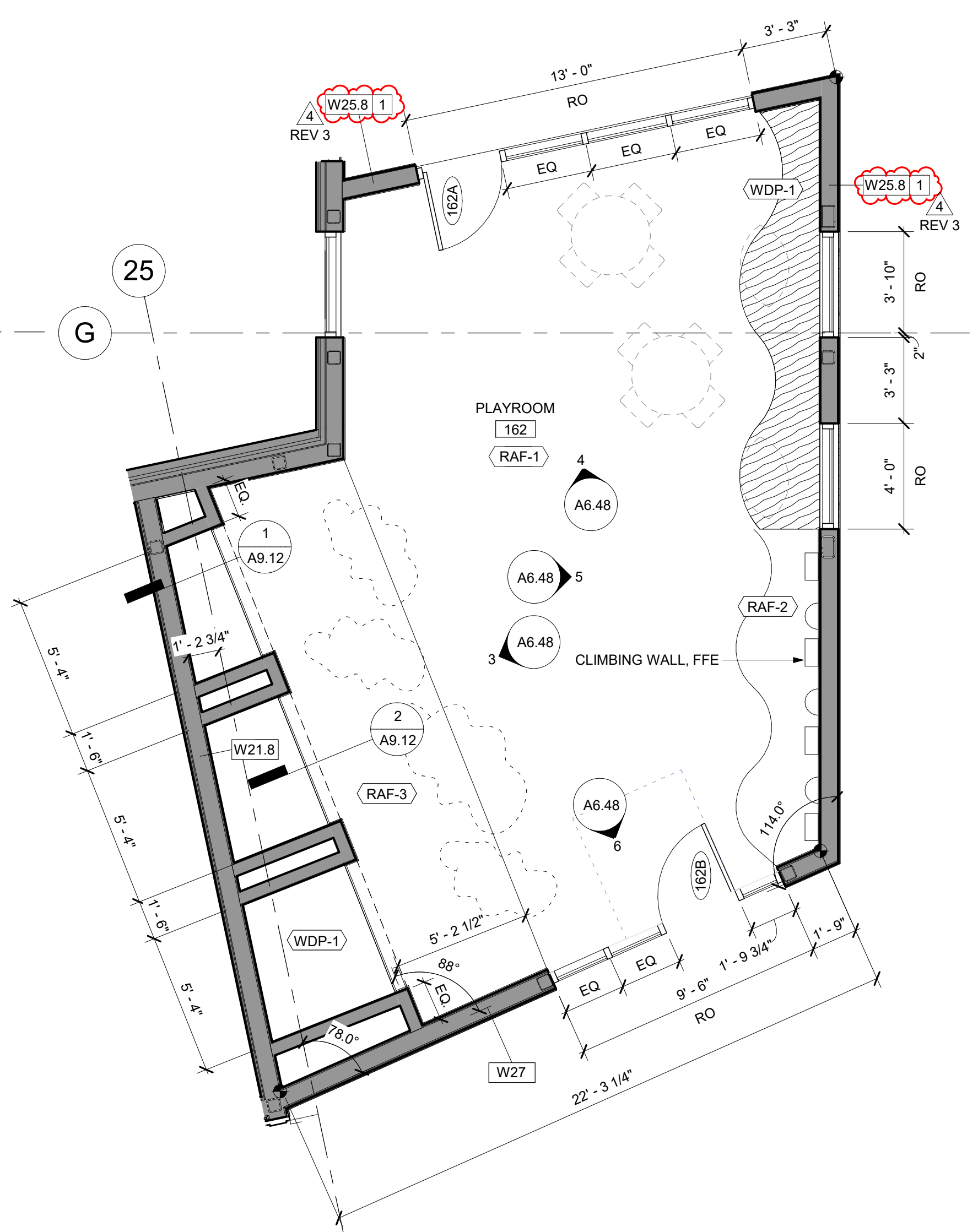
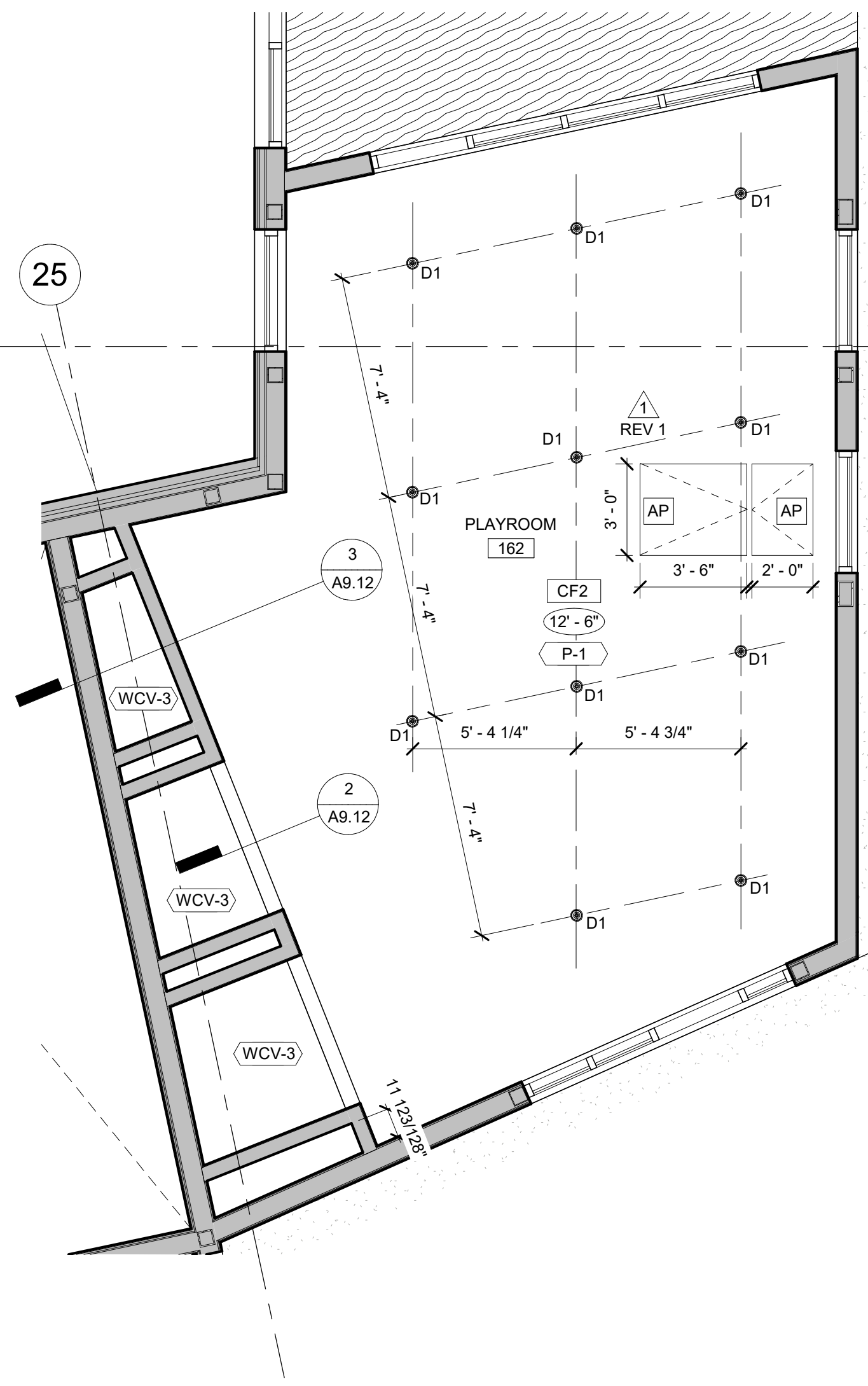
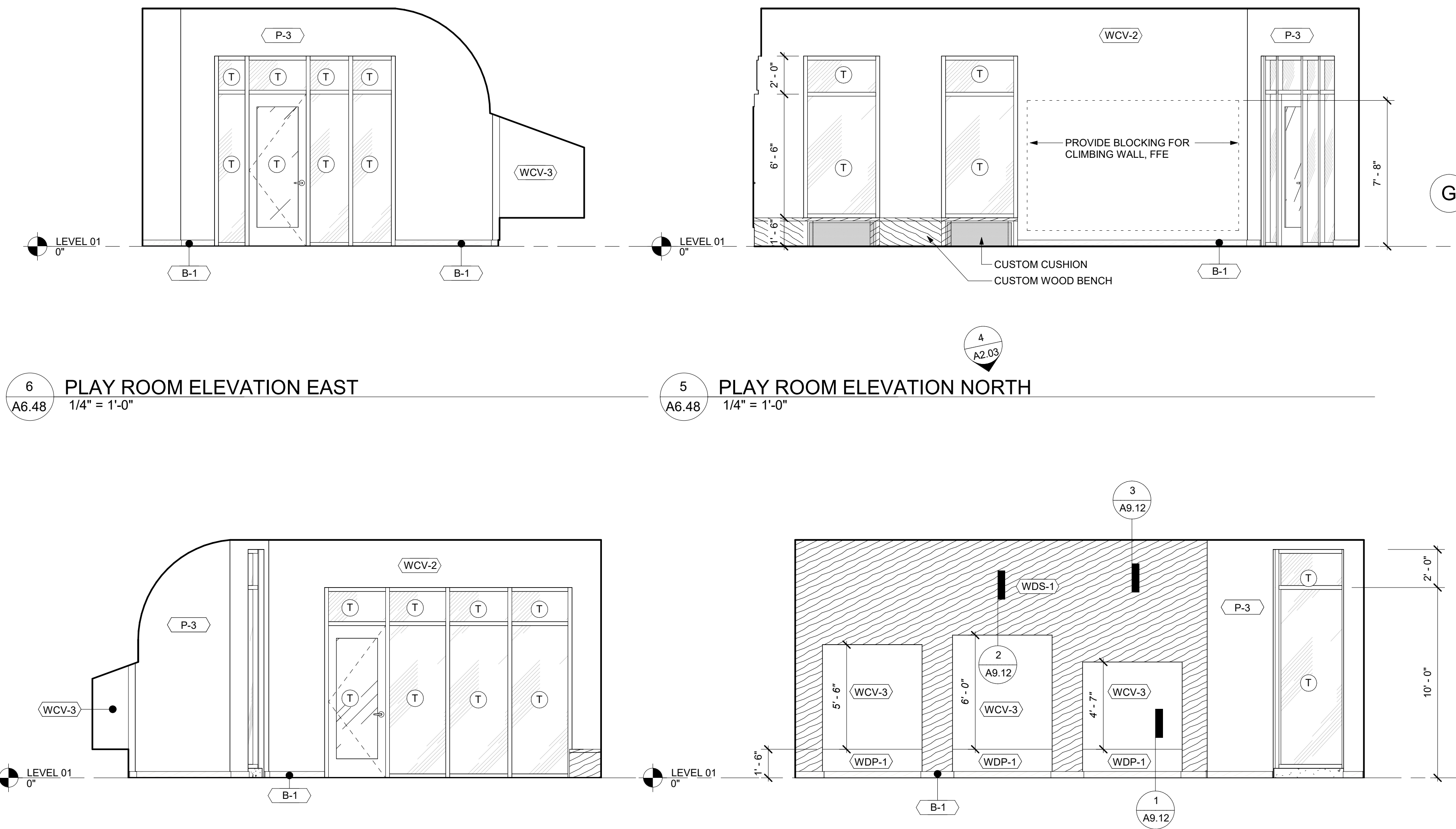
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1	REV 1	06.17.2021
4	REV 3	08.02.2021

INTERIOR LIGHT FIXTURE LEGEND	
	D1 - DOWNLIGHT, RECESSED
	L1 - LINEAR DIRECT/INDIRECT, PENDANT
	L2 - LINEAR INDIRECT, PENDANT
	L3 - LINEAR, RECESSED
	L5 - LINEAR, SURFACE (CEILING)
	L5.1 - 48" LINEAR, SURFACE (CEILING)
	P1 - GLOBE PENDANT
	U1 - UNIT CEILING FAN/LIGHT
	U2 - UNIT DOWNLIGHTS, SURFACE
	U3 - UNIT UNDERCABINET LINEAR, SURFACE
	U4 - UNIT VANITY LINEAR, SURFACE
	W1 - LINEAR, SURFACE (WALL)

RCP LEGEND	
	ACB-1 FLOOR DRAIN
	WDP-1 WOOD PANELING
	C01 ASSEMBLY TYPE, REF A0.12 & A0.13
	(10' - 0") CEILING HEIGHT ABOVE LEVEL
	PTD GB-X, OPEN TO FLOOR ASSEMBLY ABOVE
	PTD GB-X, DROPPED CEILING
	WDP-1 WOOD PANELING
	ACB-1 ACOUSTIC CEILING BAFFLE
	SH-1 MECHANIZED ROLLER SHADE
	SH-2 MOTORIZED ROLLER SHADE
	VLB-1 VERTICAL LOUVER BLIND
	UNIT EXHAUST GRILLE
	AP MECHANICAL ACCESS PANEL

INTERIOR MATERIALS	
	B-1 MDF BASE
	B-2 MDF STAIR RISER
	CT-X NATURAL QUARTZ/RESIN COUNTERTOP/BACKSPLASH/PANEL
	FRP-X FIBER REINFORCED PLASTIC WALL PANEL
	GB-X CUSTOM PAINTED GYPSUM WALL BOARD
	P-X INTERIOR PAINT
	P-1X EXTERIOR PAINT
	PL-X PLASTIC LAMINATE
	RB-X RESILIENT BASE
	RTF-X THERMOFOIL CABINET/PANEL
	T-X WALL TILE
	TFL-X THERMALLY FUSED LAMINATE
	WCV-X WALL COVERING
	WDP-1 WOOD PANELING
	WDS-1 WOOD SLATS
INTERIOR MATERIALS - FLOOR	
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	CPT-1 CARPET TILE (MODULAR)
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	CPT-3 CARPET (BROADLOOM)
	CPT-5 CARPET (WALK-OFF MAT)
	CS-1 CONCRETE FLOOR SEALER
	LVT-1 LUXURY VINYL TILE
	RAF-X RESILIENT ATHLETIC FLOORING
	RS-1 RESILIENT STAIR TREAD AND RISER
	RSF-1 RESILIENT SHEET FLOORING
	WDT-1 WOOD STAIR TREAD



4 PLAY ROOM ELEVATION WEST
A6.48 1/4" = 1'-0"

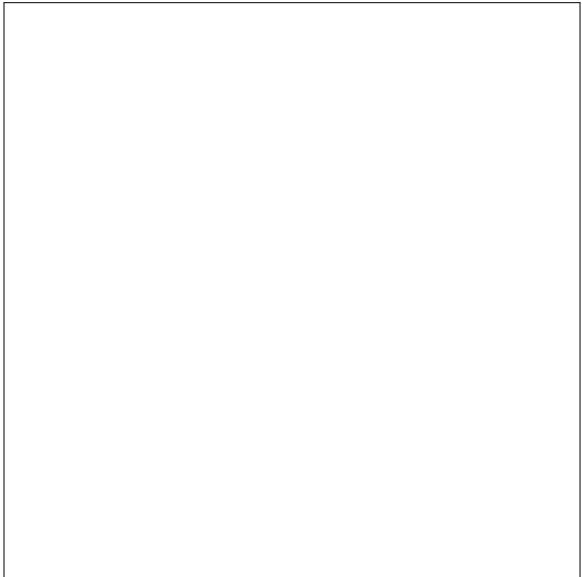
3 PLAYROOM ELEVATION SOUTH
A6.48 1/4" = 1'-0"

2 ENLARGED RCP - PLAYROOM
A6.48 1/4" = 1'-0"

1 ENLARGED PLAN - PLAYROOM
A6.48 1/4" = 1'-0"

6 PLAY ROOM ELEVATION EAST
A6.48 1/4" = 1'-0"

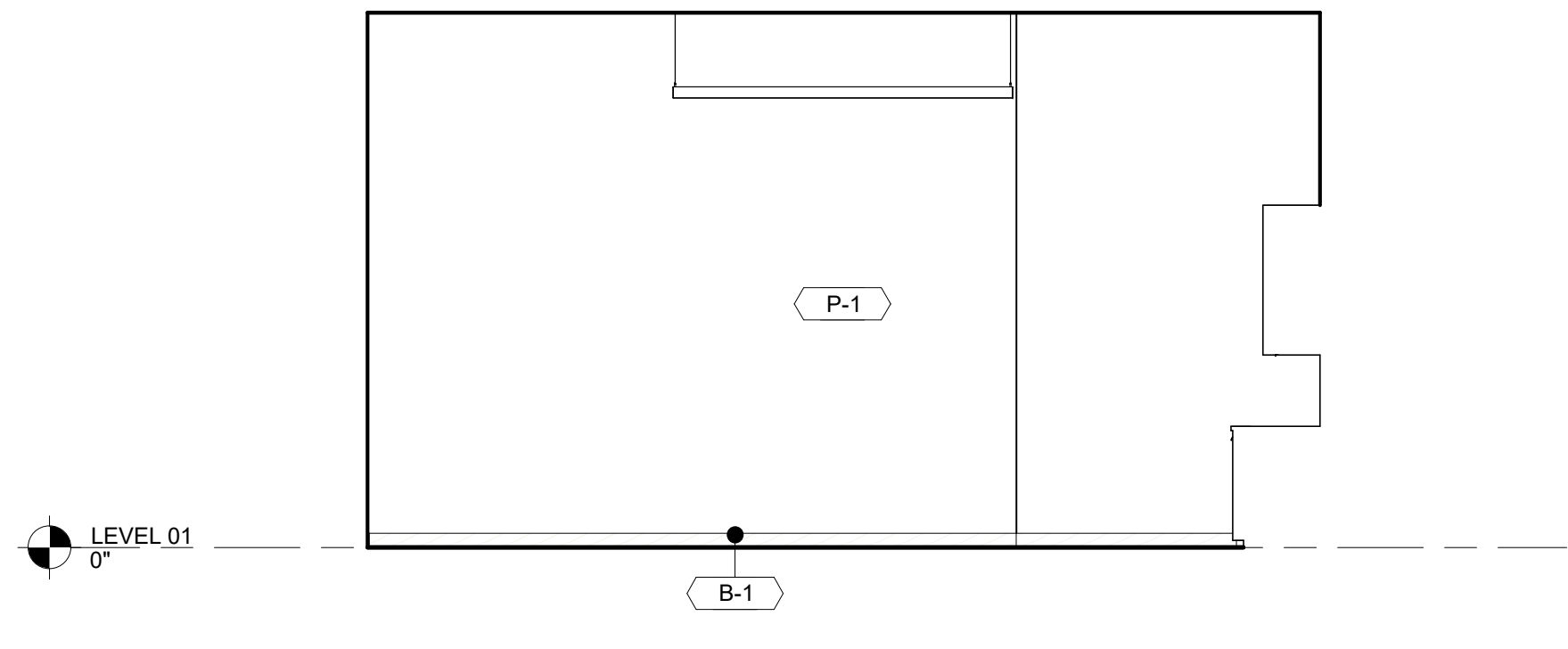
5 PLAY ROOM ELEVATION NORTH
A6.48 1/4" = 1'-0"



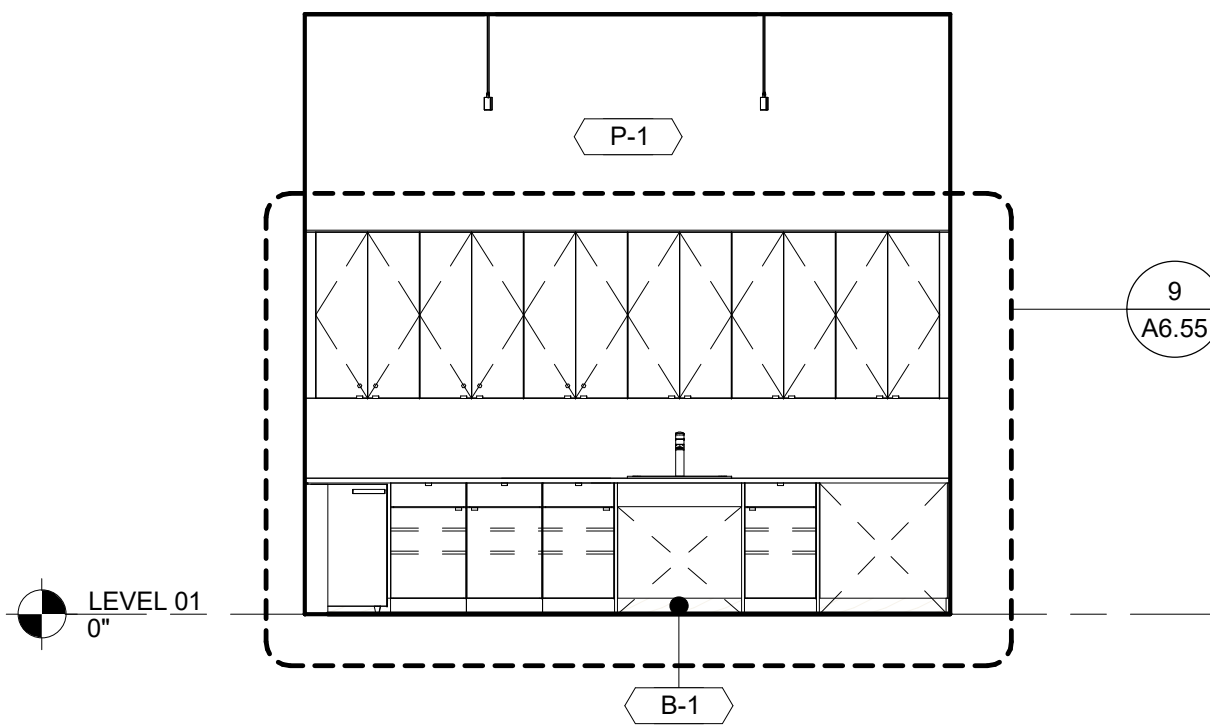
INTERIOR MATERIALS	
B-1	MDF BASE
B-2	MDF STAIR RISER
CT-X	NATURAL QUARTZ/RESIN COUNTERTOP/BACKSPLASH/PANEL
FRP-X	FIBER REINFORCED PLASTIC WALL PANEL
GB-X	CUSTOM PAINTED GYPSUM WALL BOARD
P-X	INTERIOR PAINT
P-1X	EXTERIOR PAINT
PL-X	PLASTIC LAMINATE
RB-X	RESILIENT BASE
RTF-X	THERMOFOIL CABINET/PANEL
T-X	WALL TILE
TFL-X	THERMALLY FUSED LAMINATE
WCV-X	WALL COVERING
WDP-1	WOOD PANELING
WDS-1	WOOD SLATS

INTERIOR MATERIALS - FLOOR	
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RS-1	RESILIENT STAIR TREAD AND RISER
RSF-1	RESILIENT SHEET FLOORING
WDT-1	WOOD STAIR TREAD

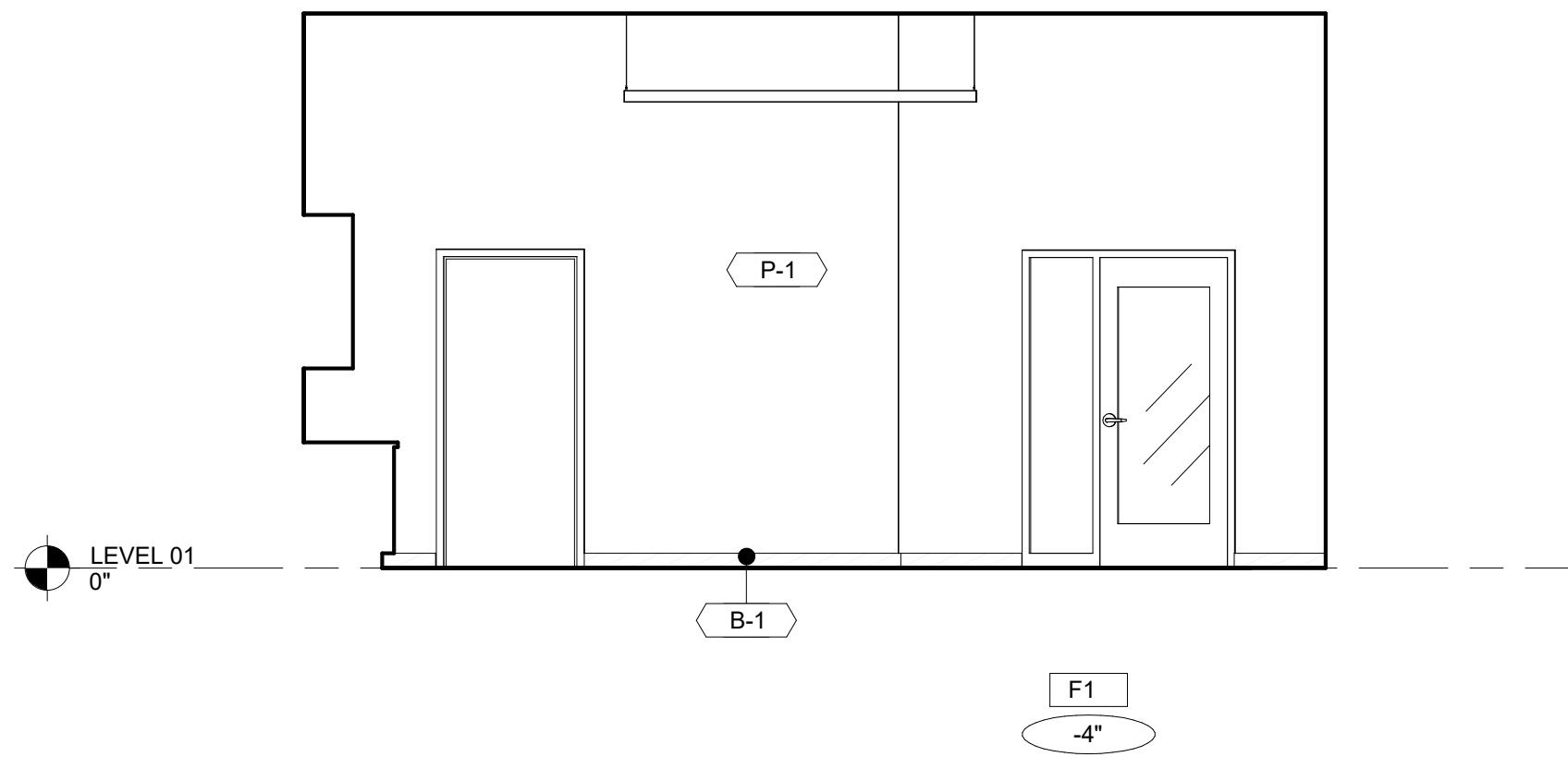
RCP LEGEND	
ACB-1	FLOOR DRAIN
WDP-1	WOOD PANELING
C01	ASSEMBLY TYPE, REF A0.12 & A0.13
10' - 0"	CEILING HEIGHT ABOVE LEVEL
PTD GB-X, OPEN TO FLOOR ASSEMBLY ABOVE	
PTD GB-X, DROPPED CEILING	
WDP-1 WOOD PANELING	
ACB-1 ACOUSTIC CEILING BAFFLE	
SH-1	MECHANIZED ROLLER SHADE
SH-2	MOTORIZED ROLLER SHADE
VLB-1	VERTICAL LOUVER BLIND
UNIT EXHAUST GRILLE	
AP	MECHANICAL ACCESS PANEL



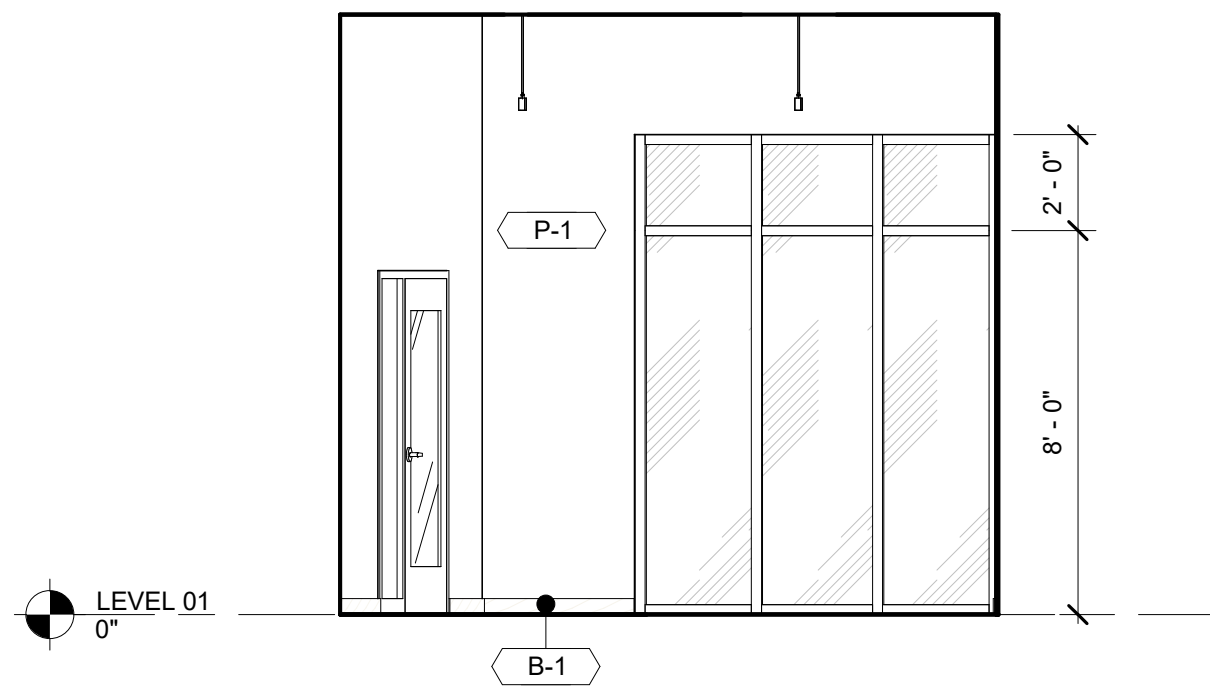
6 SM COMMUNITY ROOM ELEVATION SOUTH
A6.51 1/4" = 1'-0"



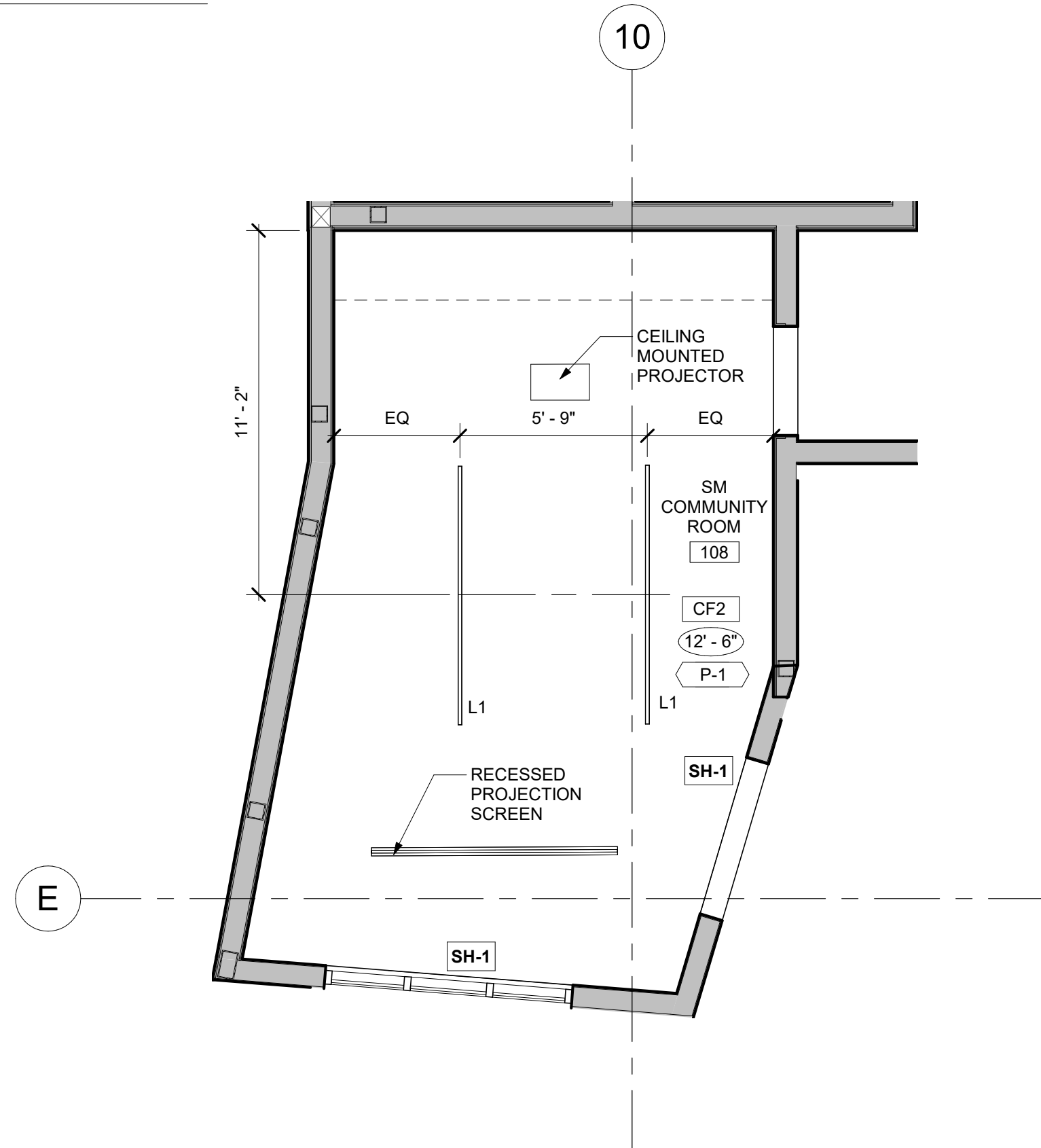
5 SM COMMUNITY ROOM ELEVATION WEST
A6.51 1/4" = 1'-0"



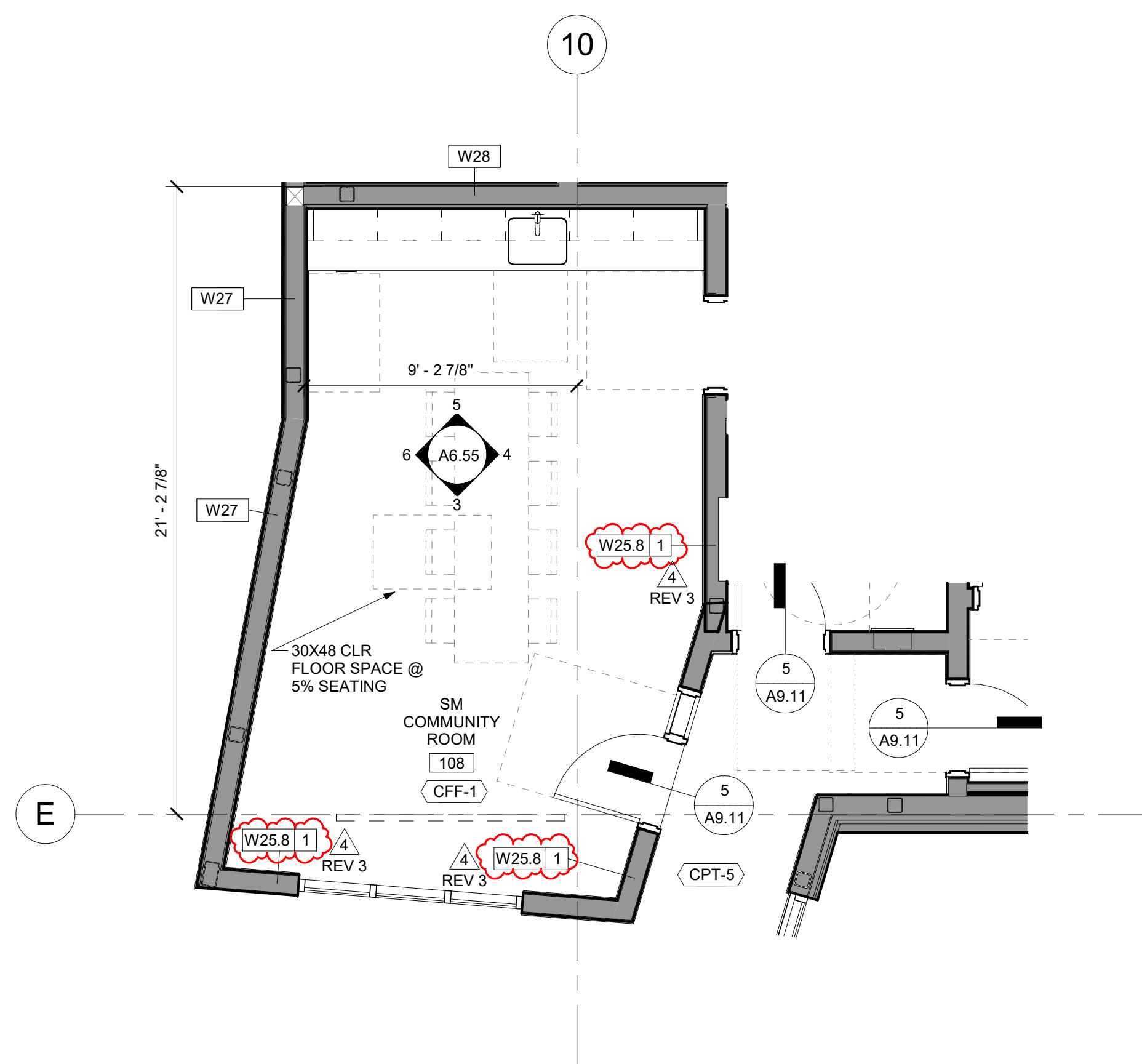
4 SM COMMUNITY ROOM ELEVATION NORTH
A6.51 1/4" = 1'-0"



3 SM COMMUNITY ROOM ELEVATION EAST
A6.51 1/4" = 1'-0"

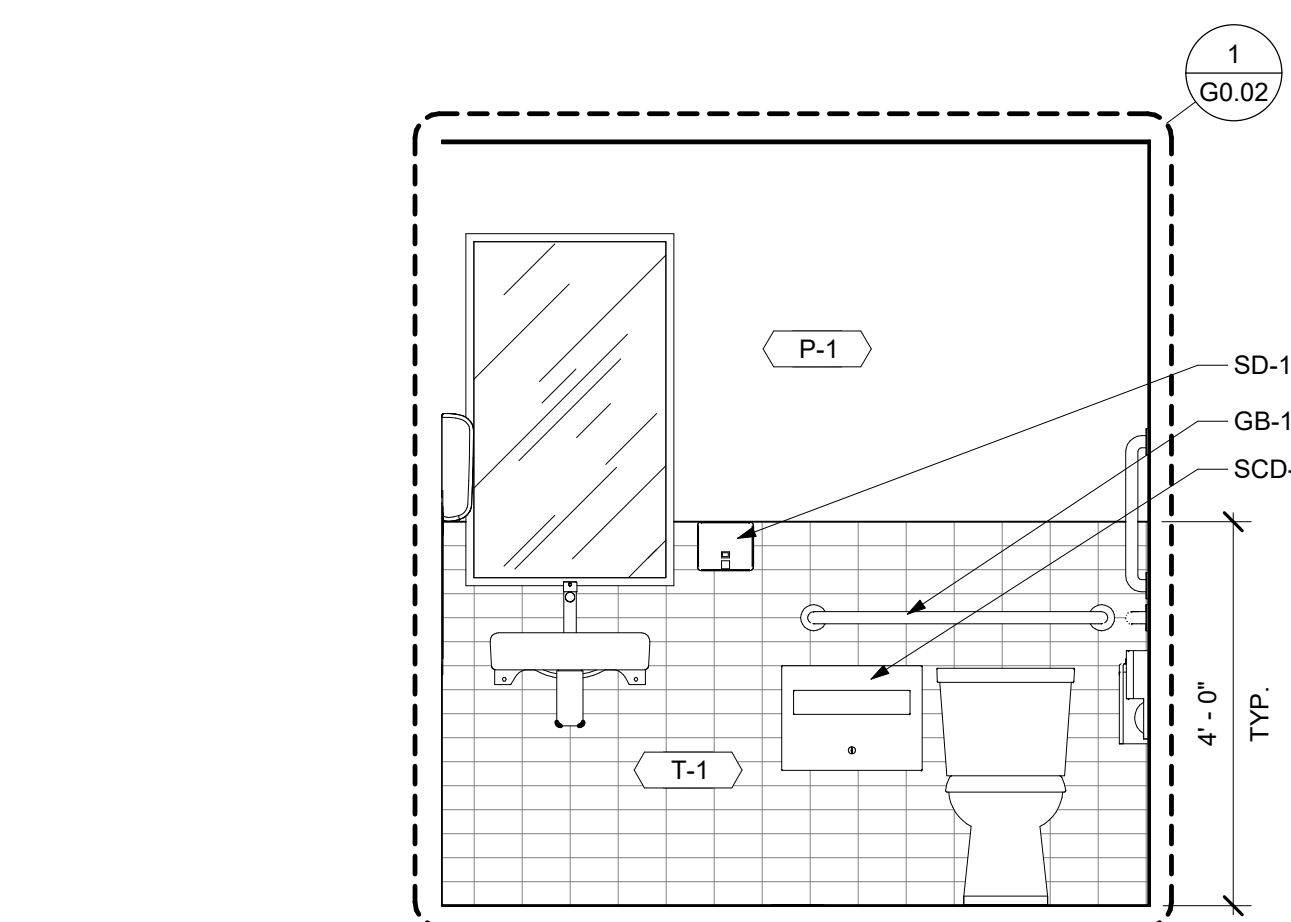


2 ENLARGED RCP - SM COMMUNITY ROOM
A6.51 1/4" = 1'-0"

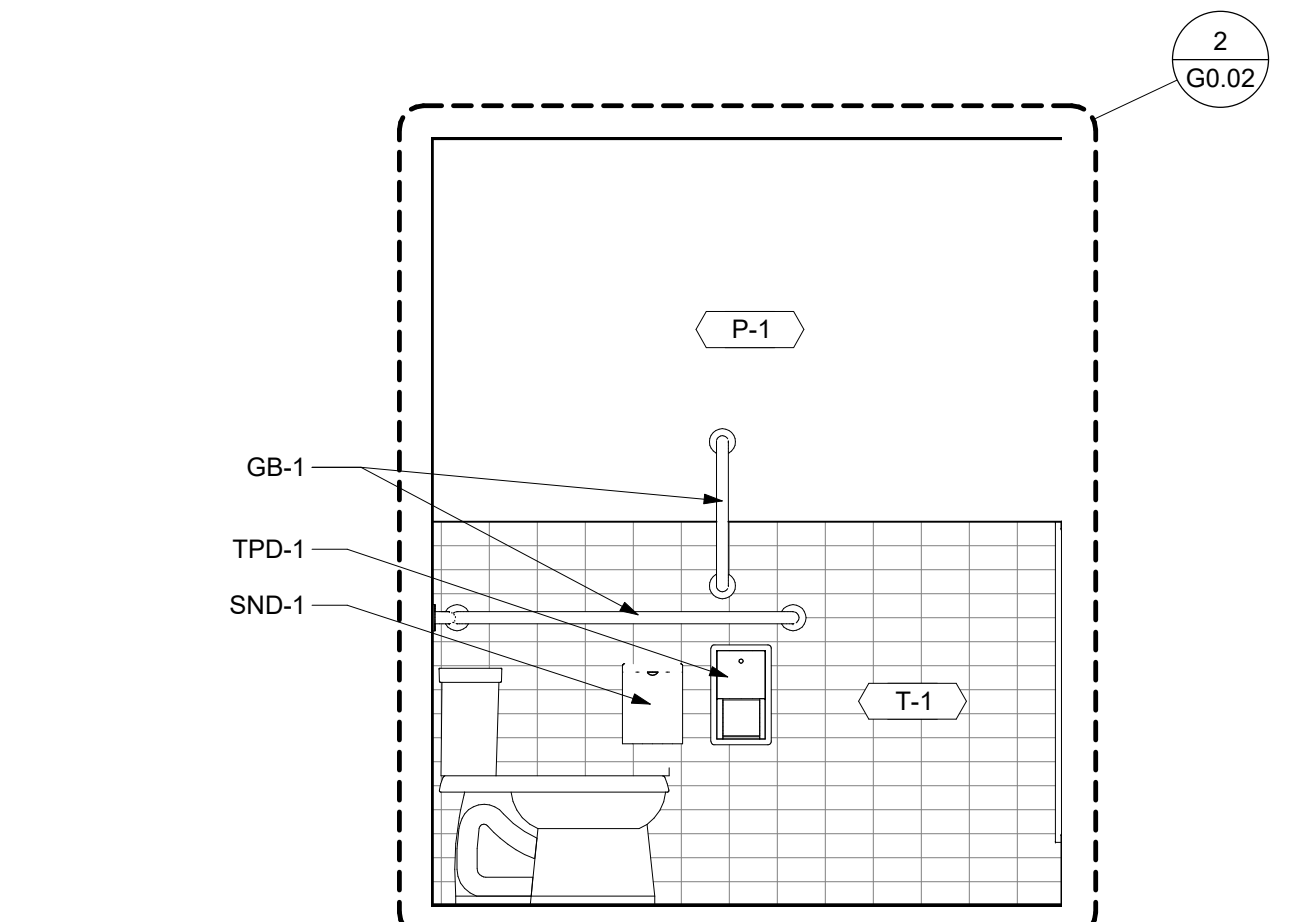


1 ENLARGED PLAN - SM COMMUNITY ROOM
A6.51 1/4" = 1'-0"

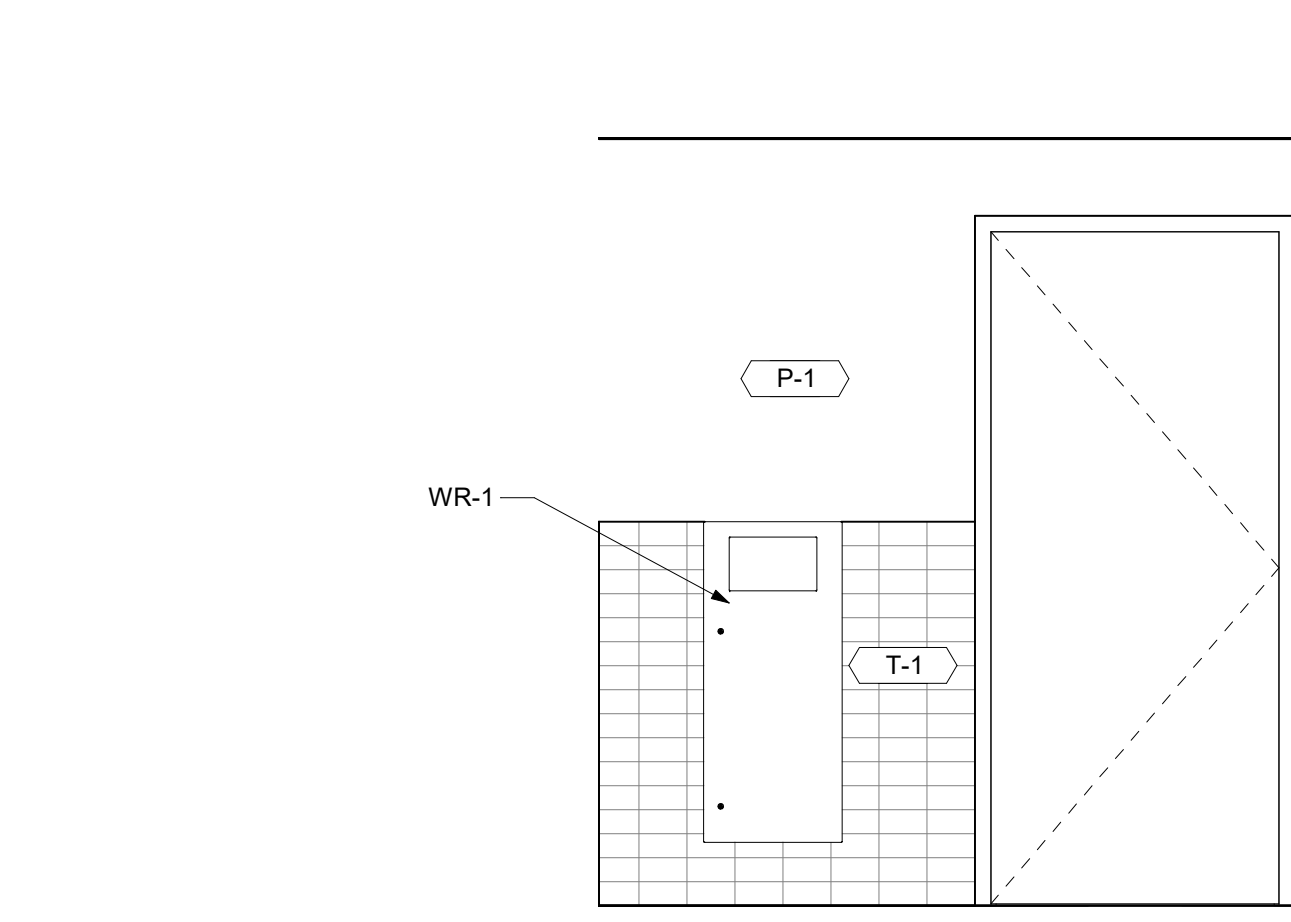




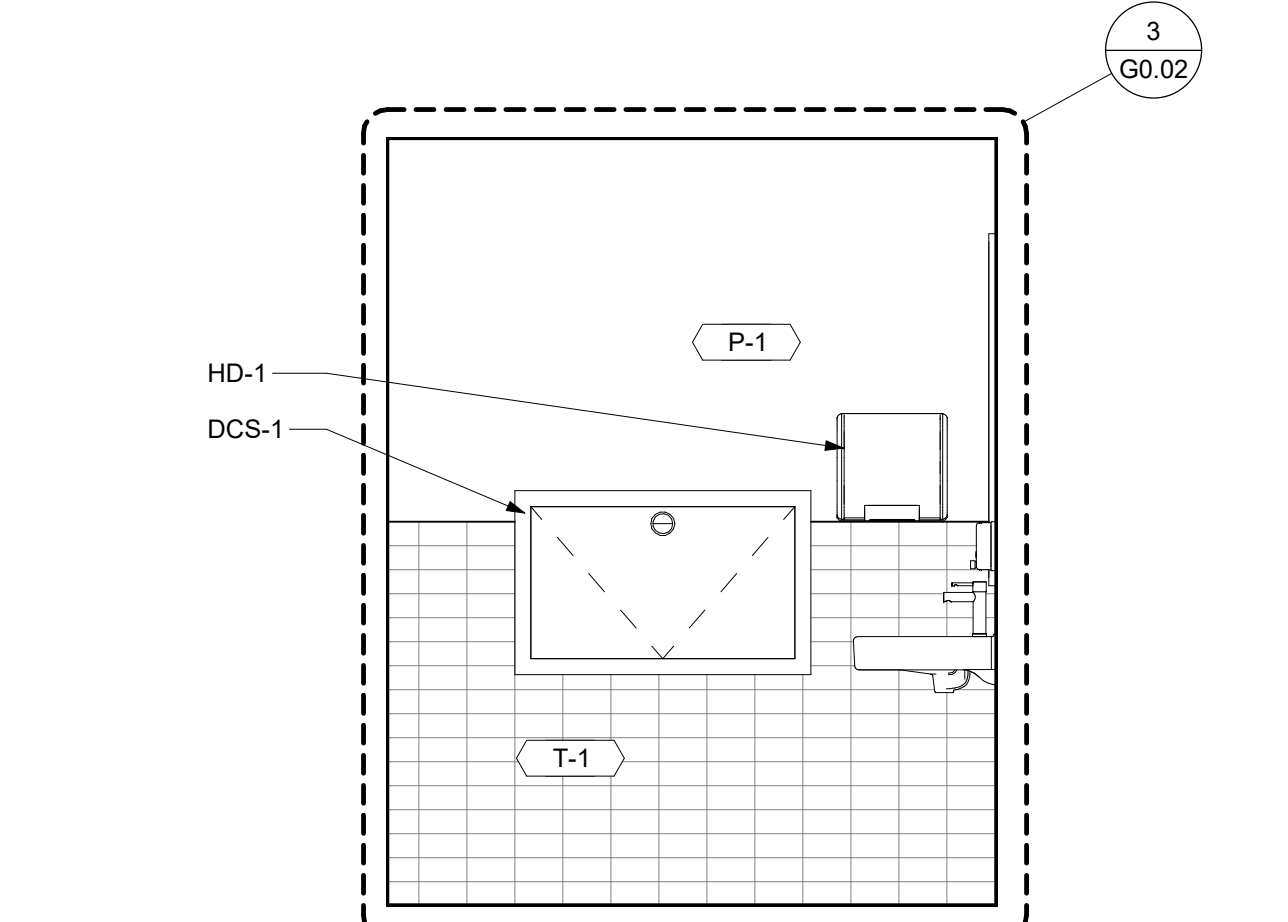
14 RR 107 ELEVATION WEST
A6.54 1/2" = 1'-0"



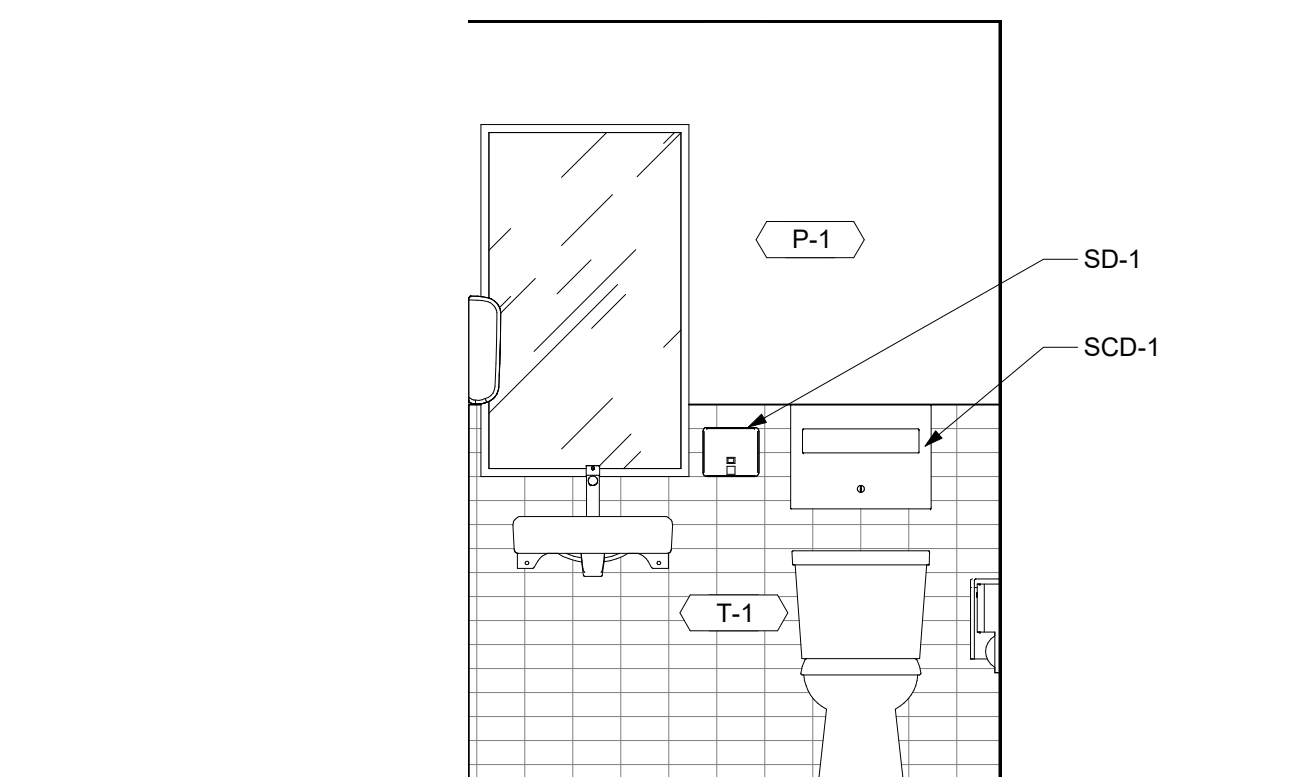
12 RR 107 ELEVATION NORTH
A6.54 1/2" = 1'-0"



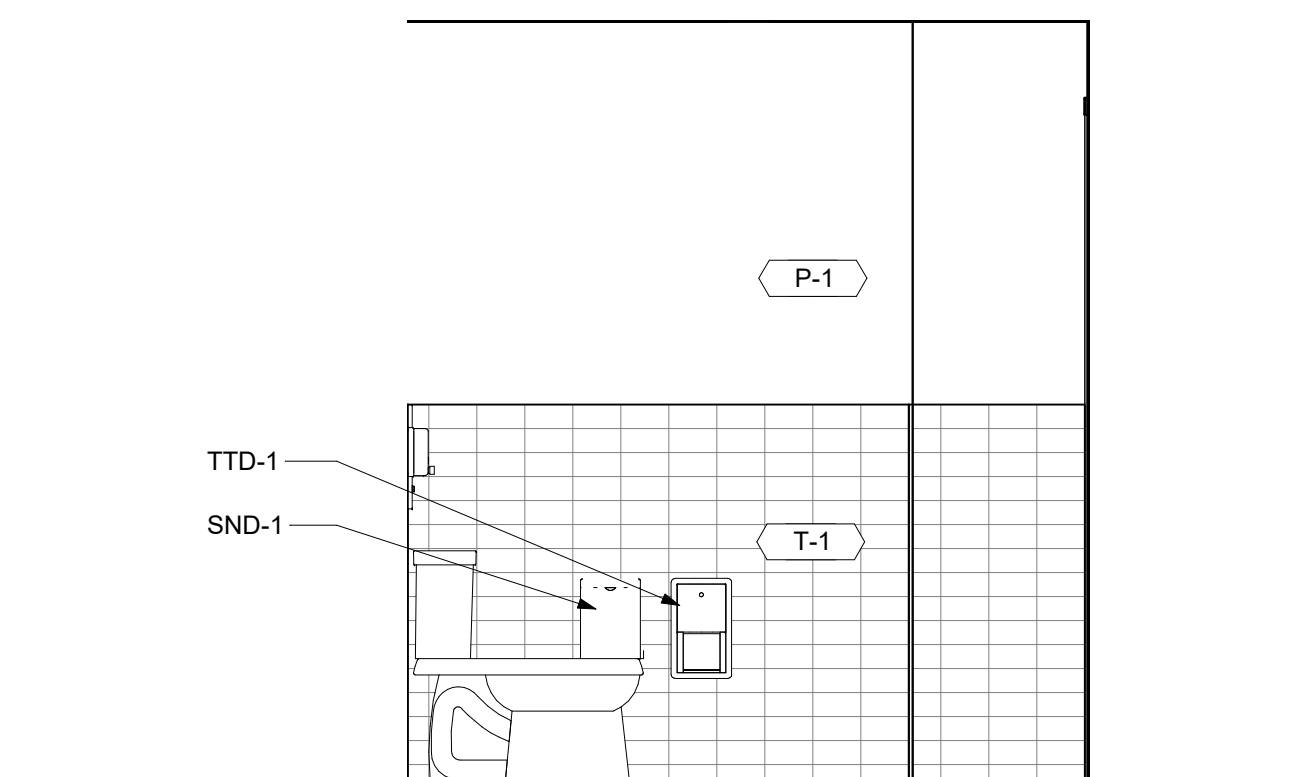
11 RR 107 ELEVATION EAST
A6.54 1/2" = 1'-0"



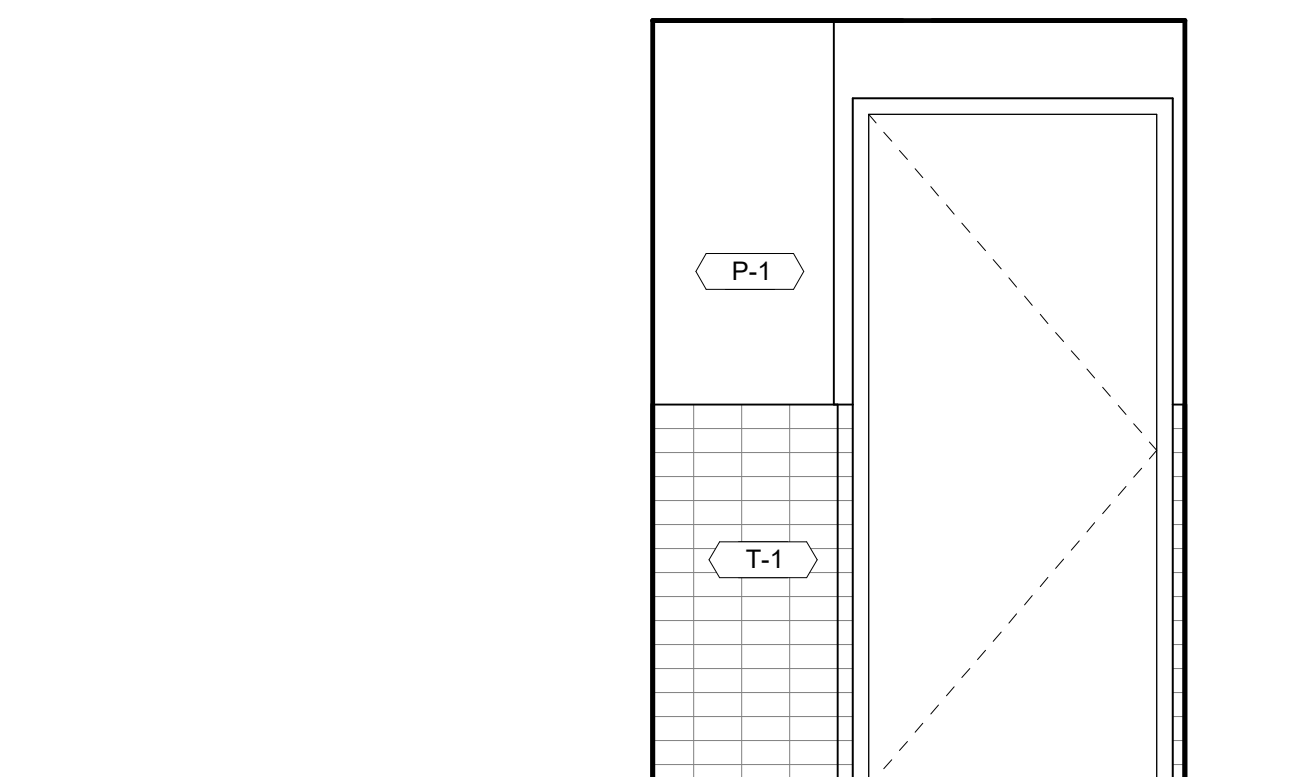
13 RR 107 ELEVATION SOUTH
A6.54 1/2" = 1'-0"



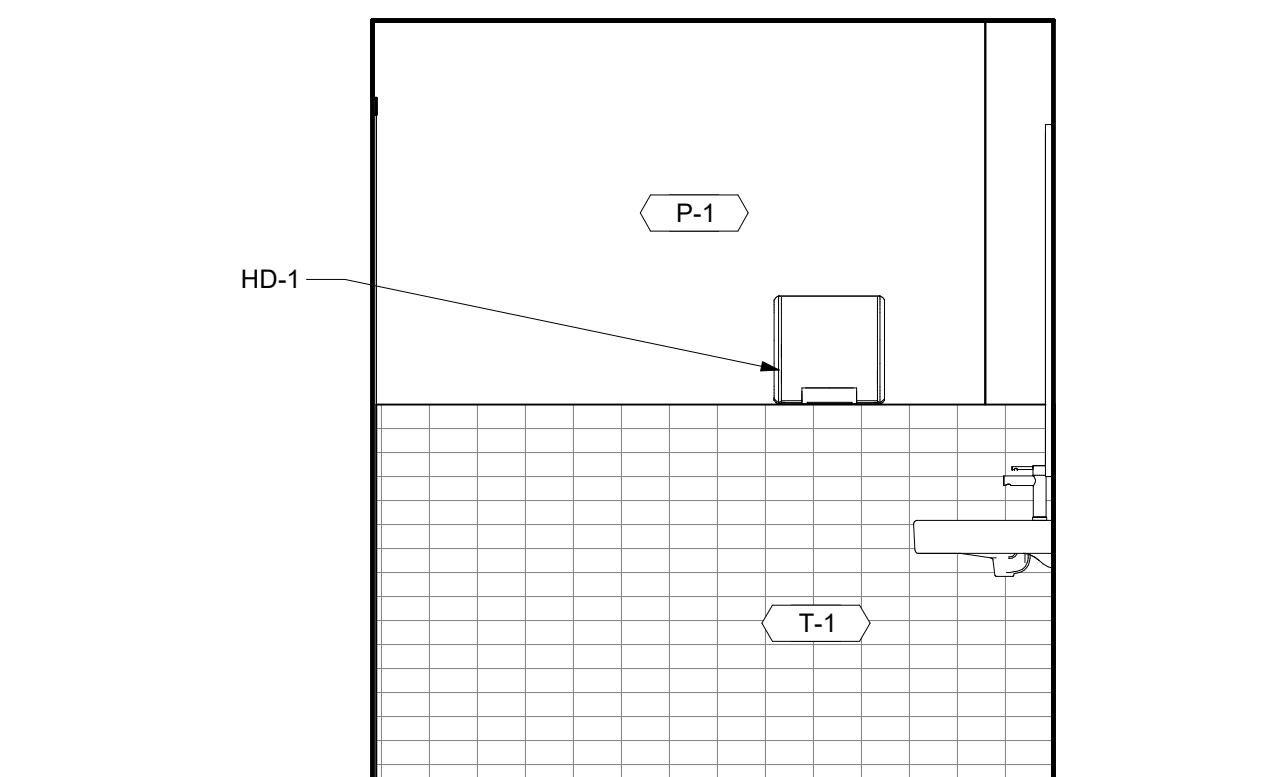
9 RR 106 ELEVATION WEST
A6.54 1/2" = 1'-0"



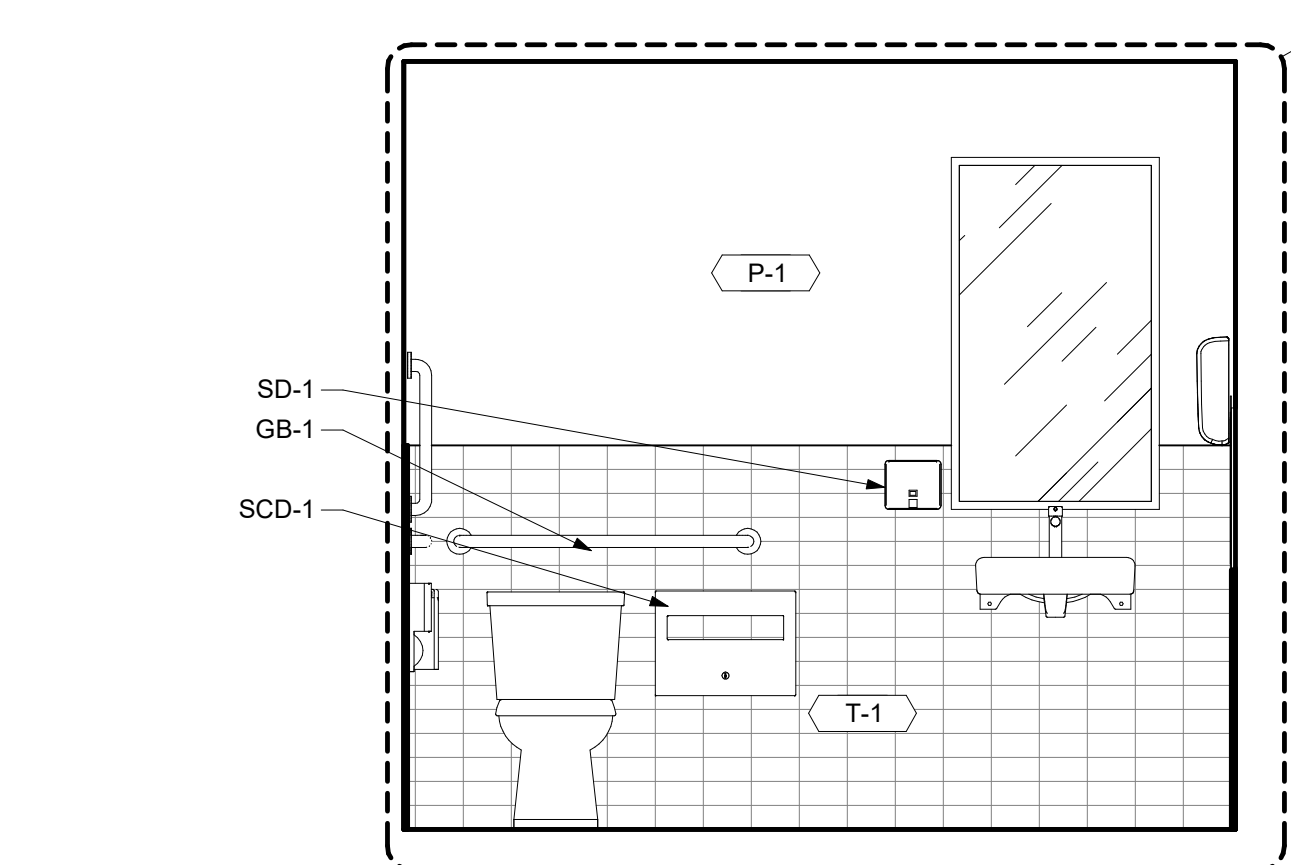
10 RR 106 ELEVATION NORTH
A6.54 1/2" = 1'-0"



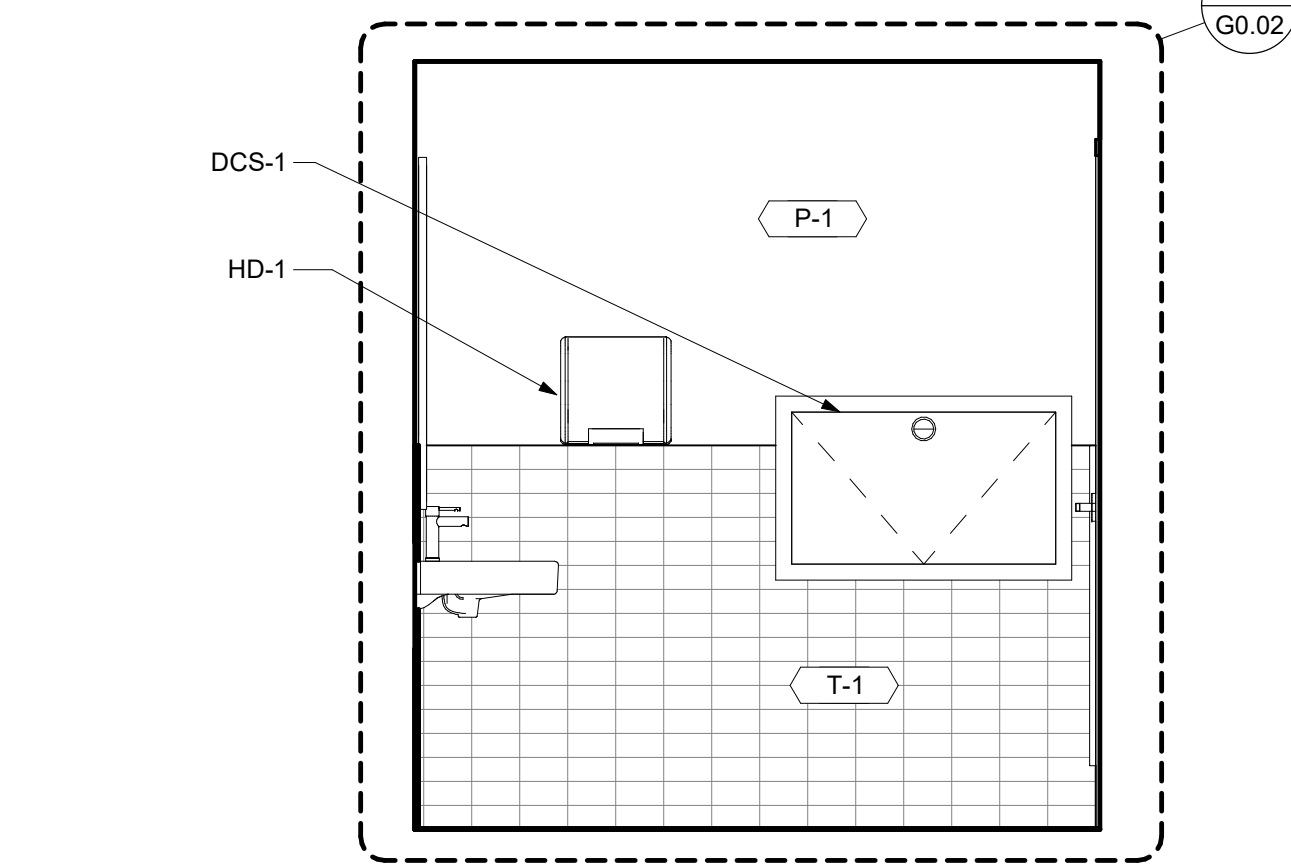
7 RR 106 ELEVATION EAST
A6.54 1/2" = 1'-0"



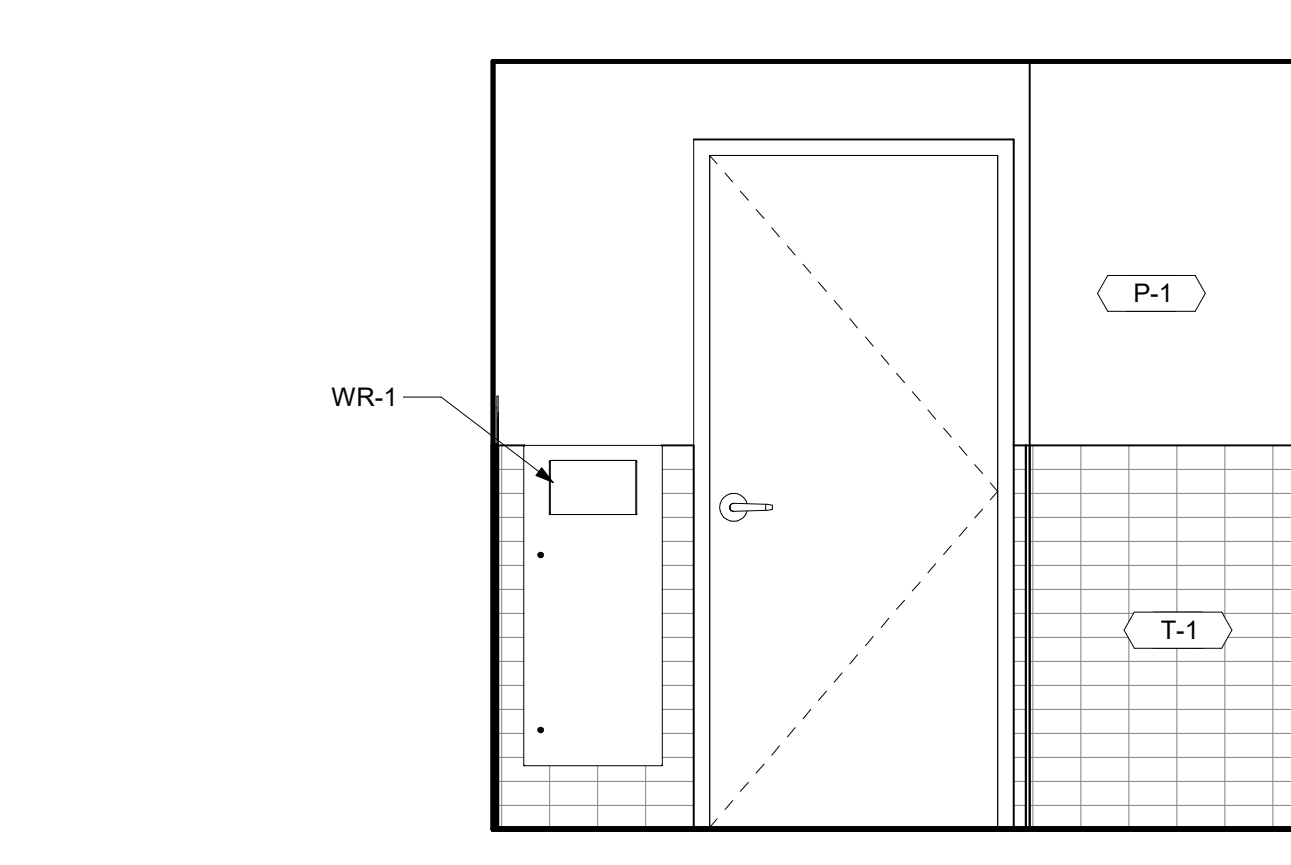
8 RR 106 ELEVATION SOUTH
A6.54 1/2" = 1'-0"



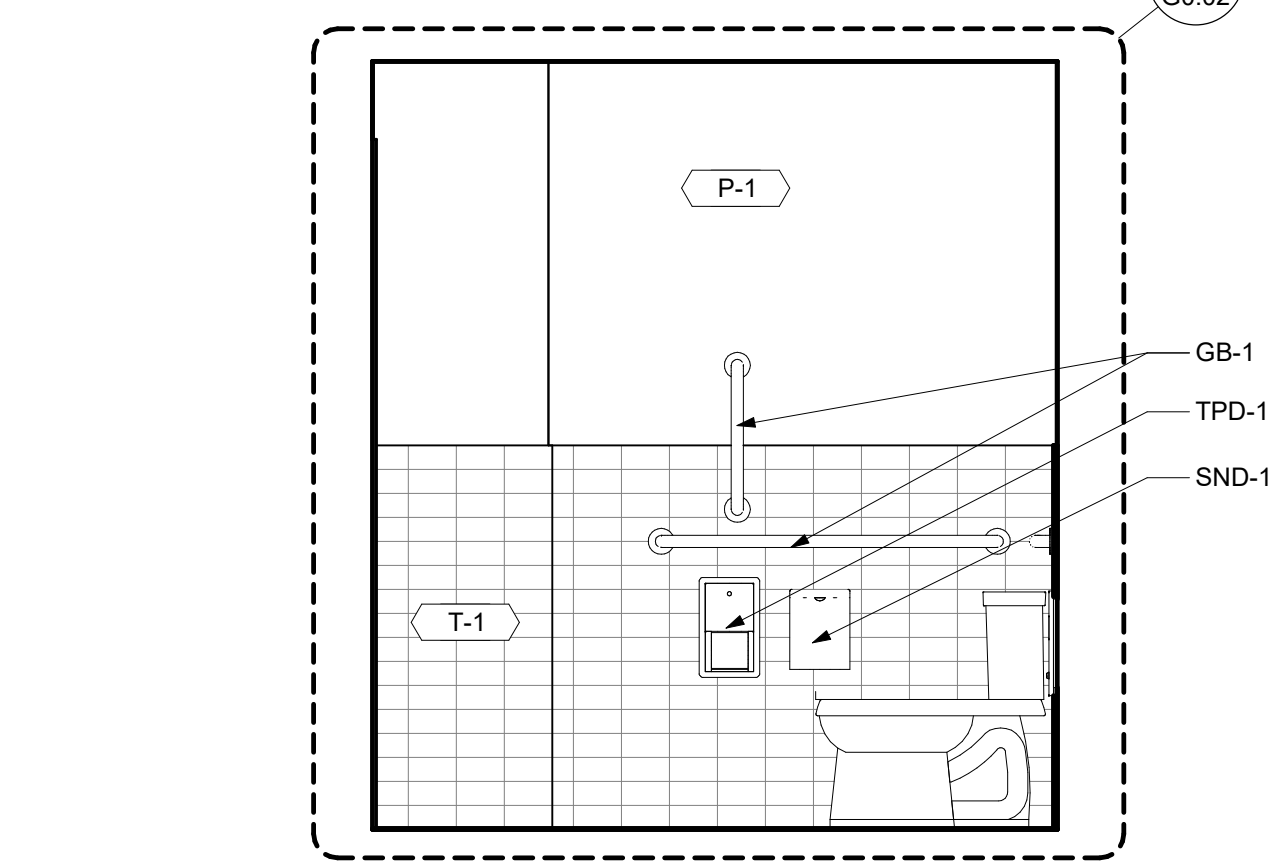
6 RR 105 ELEVATION WEST
A6.54 1/2" = 1'-0"



5 RR 105 ELEVATION NORTH
A6.54 1/2" = 1'-0"



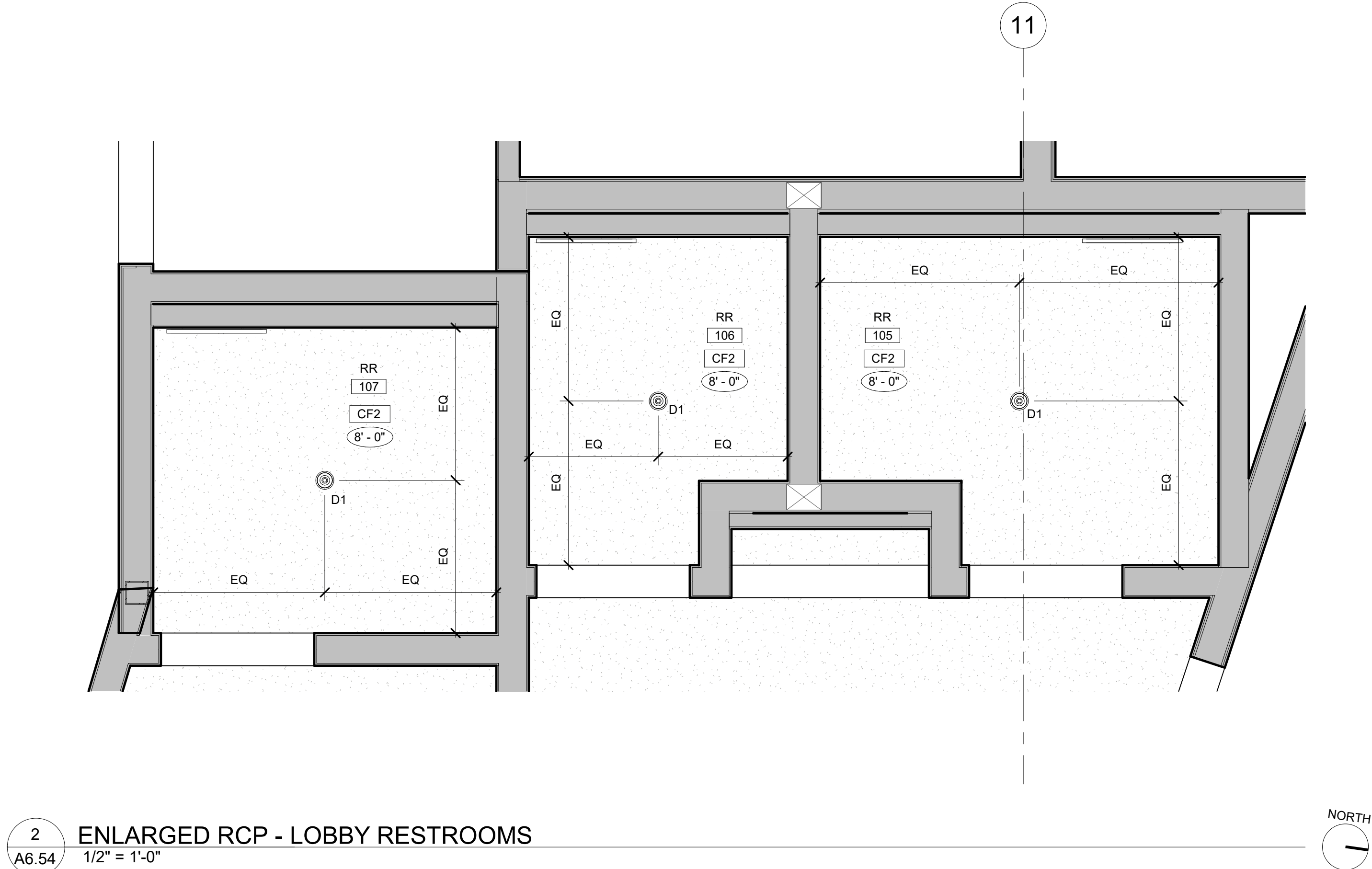
4 RR 105 ELEVATION EAST
A6.54 1/2" = 1'-0"



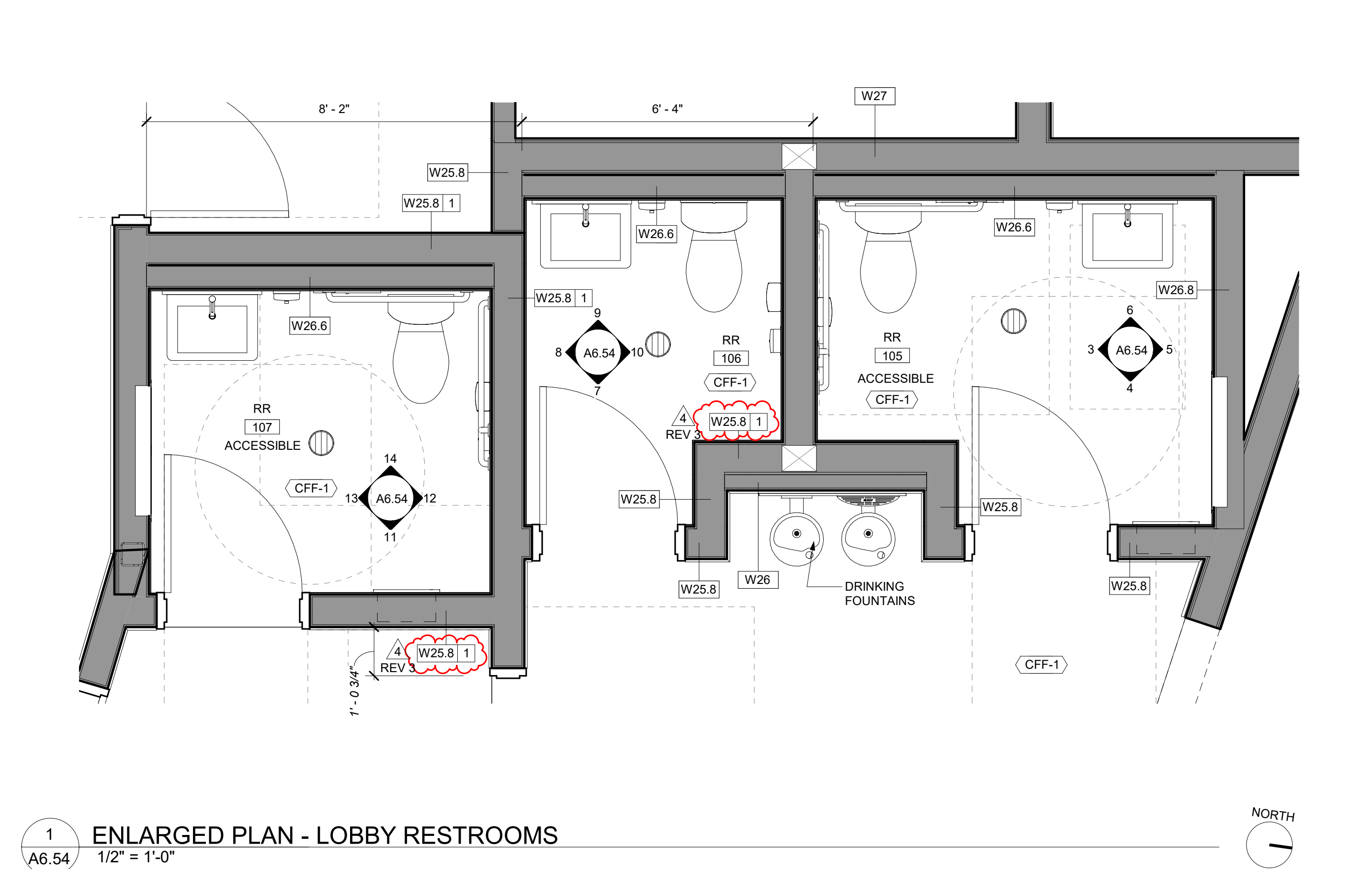
3 RR 105 ELEVATION SOUTH
A6.54 1/2" = 1'-0"

INTERIOR MATERIALS	
B-1	MDF BASE
B-2	MDF STAIR RISER
CT-X	NATURAL QUARTZ/RESIN COUNTERTOP/BACKSLASH/PANEL
FRP-X	FIBER REINFORCED PLASTIC WALL PANEL
GB-X	CUSTOM PAINTED GYPSUM WALL BOARD
P-X	INTERIOR PAINT
P-1X	EXTERIOR PAINT
PL-X	PLASTIC LAMINATE
RB-X	RESILIENT BASE
RTF-X	THERMOFOIL CABINET/PANEL
T-X	WALL TILE
TFL-X	THERMALLY FUSED LAMINATE
WCV-X	WALL COVERING
WDP-1	WOOD PANELING
WDS-1	WOOD SLATS
INTERIOR MATERIALS - FLOOR	
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LVT-1	LUXURY VINYL TILE
RAF-X	RESILIENT ATHLETIC FLOORING
RS-1	RESILIENT STAIR TREAD AND RISER
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RCP LEGEND	
ACB-1	FLOOR DRAIN
WDP-1	WOOD PANELING
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10' - 0"	CEILING HEIGHT ABOVE LEVEL
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WDP-1 WOOD PANELING	
ACB-1 ACOUSTIC CEILING BAFFLE	
SH-1	MECHANIZED ROLLER SHADE
SH-2	MOTORIZED ROLLER SHADE
VLB-1	VERTICAL LOUVER BLIND
UNIT EXHAUST GRILLE	
AP	MECHANICAL ACCESS PANEL



2 ENLARGED RCP - LOBBY RESTROOMS
A6.54 1/2" = 1'-0"



1 ENLARGED PLAN - LOBBY RESTROOMS
A6.54 1/2" = 1'-0"