

**MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
IN ACCORDANCE WITH 2009 IPC TABLE 4.1**

Total Occupants		Office / Employees		Total Building Requirements		Total Fixtures Provided		
300	300	30	30	WC-Male	3	3	WC-Male	1
Male	150	Male	1:1-15; 2:16-35	WC-Female	3.923	4	Urinal Male	1
Female	150	Female	1:1-15; 2:16-35	Lav-Male	3.625	4	WC-Female	2
W/C Ratio	1 per	W/C Ratio	1:1-15; 2:16-35	Lav-Female	3.625	4	WC-Unisex	4
Male	1:1-50; 2:51-150	Male	1:1-15; 2:16-35	M&F	3.625	4	Lav-Male	1
Female	1:1-50; 2:51-150	Female	1:1-15; 2:16-35	DF	0.7	1	Lav-Female	2
W/C Req'd	2	W/C Req'd	1:1-15; 2:16-35				Lav-Unisex	4
Male	2	Male	0				DF	2
Female	2	Female	0	Residential Occupancy				
Lav Ratio	1:1-50; 2:51-150	Lav Ratio	1 per	Total Units	150			
M&F	1:1-50; 2:51-150	M&F	40	W/C Ratio	1 Per Unit			
Lav's Req'd	2	Lav's Req'd	0.375	Lav Ratio	1 Per Unit			
DF Ratio	N/A	DF Ratio	1 per	Bathub / Shower	1 Per Unit			
M&F	0	M&F	150	W/C Provided	165			
DF Req'd	0	DF Req'd	0.2	Lav Provided	165			
				Tub/Shower Provided	165			

NOTE:
SPECIAL INSPECTIONS IS REQUIRED PER SECTION 909 FOR THE SMOKE CONTROL SYSTEMS.

CODE SUMMARY

APPLICABLE CODES:	BUILDING "A" SUM OF RATIOS FOR MIXED USE (508.4.4):				
BUILDING CODE	2009 IBC	I-1	A-2	A-3	B
ELECTRIC CODE	2007 NEC	3,260 SF	5,589 SF	3,263 SF	1,006 SF
MECHANICAL CODE	BOCA NATIONAL MECHANICAL CODE	31,500 SF	34,500 SF	34,500 SF	54,000 SF
PLUMBING CODE	2009 UPC	.10	.16	.09	.02
ENERGY CODE	2008 IECC	= .37<1			
ACCESSIBILITY CODE	2010 ADA	I-1	A-2	A-3	B
FIRE CODE	NFPA 1	6,535 SF	34,500 SF	1,929 SF	0 SF
OCCUPANCY TYPE:		31,500 SF	34,500 SF	34,500 SF	54,000 SF
INSTITUTIONAL GROUP	I-1	.21	.00	.06	.00
DINING / KITCHEN	A-2	= .27<1			
OTHER ASSEMBLY	A-3	I-1	A-2	A-3	B
BUSINESS	B	9,293 SF	0 SF	1,107 SF	237 SF
		31,500 SF	34,500 SF	34,500 SF	54,000 SF
		.30	.00	.03	.01
		= .34<1			
		I-1	A-2	A-3	B
		11,252 SF	0 SF	0 SF	0 SF
		31,500 SF	34,500 SF	34,500 SF	54,000 SF
		.36	.00	.00	.00
		= .36<1			

BUILDING "C" (NON-SEPARATED)

TYPE OF CONSTRUCTION	TYPE V-A	SECTION 602.5
INSTITUTIONAL GROUP:	I-1 - 3 STORIES	TABLE 503
* ALLOWABLE STORIES / AREA	I-1 - 10,500	TABLE 503 (PER FLOOR)
AUTOMATIC SPRINKLER SYSTEM:	N.F.P.A. 13	SEC 903.3.1.1

BUILDING "B" (NON-SEPARATED)

TYPE OF CONSTRUCTION	TYPE V-A	SECTION 602.5
INSTITUTIONAL GROUP:	I-1 - 3 STORIES	TABLE 503
* ALLOWABLE STORIES / AREA	I-1 - 10,500	TABLE 503 (PER FLOOR)
AUTOMATIC SPRINKLER SYSTEM:	N.F.P.A. 13	SEC 903.3.1.1

BUILDING "A" (SEPARATED) - SECTION 508.4

TYPE OF CONSTRUCTION	TYPE V-A	SECTION 602.5
INSTITUTIONAL GROUP:	I-1 - 3 STORIES	TABLE 503
* ALLOWABLE STORIES / AREA	I-1 - 10,500	TABLE 503 (PER FLOOR)
AUTOMATIC SPRINKLER SYSTEM:	N.F.P.A. 13	SEC 903.3.1.1

AREA AND HEIGHT MODIFICATIONS ALLOWED:

504.2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE AND AN ADDITIONAL 300 PERCENT FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE. THESE INCREASES ARE PERMITTED IN ADDITION TO THE BUILDING AREA INCREASE IN ACCORDANCE WITH SECTIONS 506.2 AND 506.3.

506.3: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE AND AN ADDITIONAL 300 PERCENT FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE. THESE INCREASES ARE PERMITTED IN ADDITION TO THE BUILDING AREA INCREASE IN ACCORDANCE WITH SECTIONS 506.2 AND 506.3.

506.4: AREA DETERMINATION. THE TOTAL ALLOWABLE BUILDING AREA OF A SINGLE OCCUPANCY BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED BY MULTIPLYING THE ALLOWABLE BUILDING AREA PER STORY (A), AS DETERMINED IN SECTION 506.1, BY THE NUMBER OF STORIES ABOVE GRADE PLANE AS LISTED BELOW:

1-1: 10,500 S.F. (TABLE 503) + 200% (506.3) = 31,500 S.F. PER FLOOR

506.4.1: AREA DETERMINATION. THE TOTAL ALLOWABLE BUILDING AREA OF A SINGLE OCCUPANCY BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED BY MULTIPLYING THE ALLOWABLE BUILDING AREA PER STORY (A), AS DETERMINED IN SECTION 506.1, FOR THE OCCUPANCIES ON THAT STORY.

1-1: 31,500 x 3 = 94,500 S.F.
94,500 S.F. / 4 STORIES = 23,625 S.F. PER FLOOR

TOTAL AREA MODIFICATIONS ALLOWED:

ACTUAL STORIES: 4

TABLE 503 & SECTION 504.2

1ST: 23,625 S.F.
2ND: 23,625 S.F.
3RD: 23,625 S.F.
4TH: 23,625 S.F.

TOTAL AREA ALLOWED PER SECTION 506.3: 94,500 S.F.

708.4 CONTINUITY. FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOORING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IF THE PARTITIONS ARE NOT CONTINUOUS TO THE SHEATHING, DECK OR SLAB AND WHERE CONSTRUCTED OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIRE BLOCKED OR DRAFTS TOPPED IN ACCORDANCE WITH SECTIONS 717.2 AND 717.3 AT THE PARTITION LINE. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE RESISTANCE RATING OF THE WALL SUPPORTED, EXCEPT FOR WALLS SEPARATING TENANT SPACES IN COVERED MALL BUILDINGS, WALLS SEPARATING DWELLING UNITS, WALLS SEPARATING SLEEPING UNITS AND CORRIDOR WALLS, IN BUILDINGS OF TYPE IIB AND VB CONSTRUCTION.

EXCEPTIONS:

3. WHERE THE CORRIDOR CEILING IS CONSTRUCTED AS REQUIRED FOR THE CORRIDOR WALLS, THE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UPPER MEANS OF SUCH CEILING ASSEMBLY.

707.5 CONTINUITY. FIRE BARRIERS SHALL EXTEND FROM THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING.

710.4 CONTINUITY. SMOKE BARRIERS SHALL FORM AN EFFECTIVE MEMBRANE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL AND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE, INCLUDING CONTINUITY THROUGH CONCEALED SPACES, SUCH AS THOSE FOUND ABOVE SUSPENDED CEILING, AND INTERSTITIAL STRUCTURAL AND MECHANICAL SPACES. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL OR FLOOR SUPPORTED IN BUILDINGS OTHER THAN TYPE IIB, IIB OR VB CONSTRUCTION.

EXCEPTION:

SMOKE-BARRIER WALLS ARE NOT REQUIRED IN INTERSTITIAL SPACES WHERE SUCH SPACES ARE DESIGNED AND CONSTRUCTED WITH CEILING THAT PROVIDE RESISTANCE TO THE PASSAGE OF FIRE AND SMOKE EQUIVALENT TO THAT PROVIDED BY THE SMOKE-BARRIER WALLS.

706.1 FIREWALL. EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED A SEPARATE BUILDING. THE EXTENT AND LOCATION OF SUCH FIRE WALLS SHALL PROVIDE A COMPLETE SEPARATION.

706.2 STRUCTURAL STABILITY. FIRE WALLS SHALL HAVE SUFFICIENT STRUCTURAL STABILITY UNDER FIRE CONDITIONS TO ALLOW COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL FOR THE DURATION OF TIME INDICATED BY THE REQUIRED FIRE-RESISTANCE RATINGS.

706.3 MATERIALS. FIRE WALLS SHALL BE OF ANY APPROVED NONCOMBUSTIBLE MATERIALS.

EXCEPTION:

BUILDINGS OF TYPE V CONSTRUCTION.

706.4 FIRE-RESISTANCE RATING. FIRE WALLS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY TABLE 706.4, TABLE.

PER TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS GROUP "I" AND "A" - "I, B" IN TYPE "V" CONSTRUCTION, WALLS SHALL BE PERMITTED TO HAVE A 2-HOUR FIRE-RESISTANCE RATING. 706.5 HORIZONTAL CONTINUITY. FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 18 INCHES (457 MM) BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.

EXCEPTIONS:

3. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1

706.6 VERTICAL CONTINUITY. FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT AT LEAST 30" (762 MM) ABOVE BOTH ADJACENT ROOFS.

EXCEPTIONS:

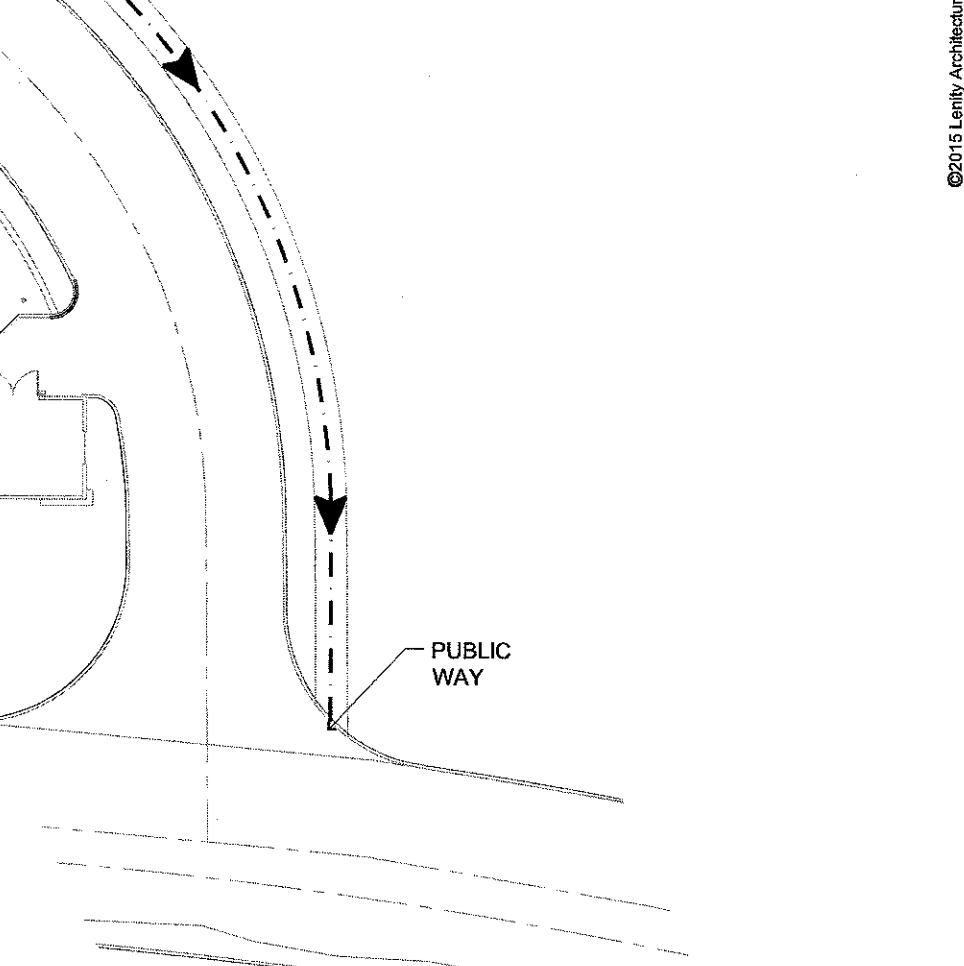
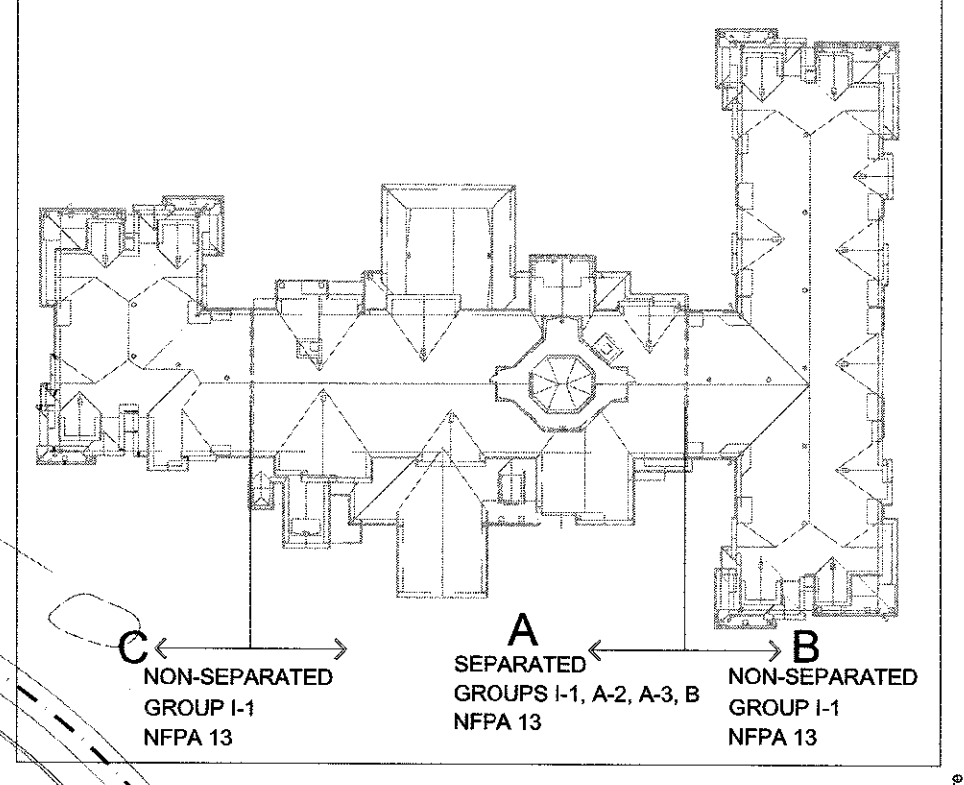
4. IN BUILDINGS OF TYPE V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECK, PROVIDED:

4.1 THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET (1220 MM) OF THE FIRE WALL.

4.2 THE ROOF IS COVERED WITH A MIN. CLASS B ROOF COVERING, AND

4.3 THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT, TREATED WOOD FOR A DISTANCE OF 4' (1220 MM) ON BOTH SIDES OF THE WALL, OR THE ROOF IS PROTECTED WITH 5/8"(15.9 MM) TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MIN. OF 2" (51 MM) NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MIN. DISTANCE OF 4' (1220 MM) ON BOTH SIDES OF THE FIRE WALL.

BUILDING DIAGRAM



lenity architecture
3150 Kenia Court SE, Salem, Oregon 97302
#503.599.1030 #503.599.0565 #lenityarchitecture.com

COLSON AND COLSON
GENERAL CONTRACTOR, INC.
2280 McGLCHRIST STREET SE, SUITE 200
SALEM, OREGON, 97302
PHONE (503) 586-7401

PORTLAND
RETIREMENT RESIDENCE
802 OCEAN AVE., PORTLAND, MAINE 04103

SITE EXITING PLAN / FULL PLAN / CODE SUMMARY

SHEET A0.5

DATE
8/28/2015

REVISED DATE
9/22/2015
2/2/2016
4/15/2016
5/25/2016
7/18/2016