

**NOTE:**  
THIS IS ANI-1 OCCUPANCY FACILITY AND IS NOT REQUIRED TO BE LICENSED. STAFF DOES NOT PROVIDE RESIDENTS WITH ASSISTANCE WITH BATHING, OR MEDICATION DISPENSING.

- NOTES:**
- AREA OCCUPANCY LAYOUT PER LOCAL CODE.
  - PROVIDE AN OCCUPANT LOAD SIGN AT ALL ASSEMBLY AREAS AS PER LOCAL CODE.
  - SIGNS WHICH DESIGNATE PERMANENT ROOMS AND SPACES SHALL COMPLY WITH ADAAG SECTIONS 4.1.3(16)(a) AND 4.30. SIGNS SHALL HAVE RAISED AND BRAILLED CHARACTERS AND PICTORIAL SYMBOL SIGNS. FINISH AND CONTRAST, AND MOUNTED AT 60 INCHES ABOVE THE FINISH FLOOR TO THE SIGN.
  - NOT USED.
  - EACH AREA OF REFUGE SHALL BE SIZED TO ACCOMMODATE ONE WHEELCHAIR SPACE OF 30 INCHES BY 48 INCHES. IN AREAS OF REFUGE SHALL HAVE A TWO-WAY EMERGENCY COMMUNICATIONS SYSTEM. INSTRUCTIONS ON THE USE OF THE AREA UNDER EMERGENCY CONDITIONS AND SHALL BE POSTED ADJOINING THE COMMUNICATIONS SYSTEM. THE INSTRUCTIONS SHALL INCLUDE ALL OF THE FOLLOWING:
    - DIRECTIONS TO FIND OTHER MEANS OF EGRESS.
    - PERSONS ABLE TO USE THE EXIT STAIRWAY DO SO AS SOON AS POSSIBLE, UNLESS THEY ARE ASSISTING OTHERS.
    - INFORMATION ON PLANNED AVAILABILITY OF ASSISTANCE IN THE USE OF STAIRS AND HOW TO SUMMON SUCH ASSISTANCE.
    - DIRECTIONS FOR USE OF THE EMERGENCY COMMUNICATIONS SYSTEM.
    - AREAS OF REFUGE SHALL BE PROVIDED WITH A TWO-WAY COMMUNICATION SYSTEM BETWEEN THE AREA OF REFUGE AND A CENTRAL CONTROL POINT. IF THE CENTRAL CONTROL POINT IS NOT CONSTANTLY ATTENDED, THE AREA OF REFUGE SHALL ALSO HAVE CONTROLLED ACCESS TO A PUBLIC TELEPHONE SYSTEM. LOCATION OF THE CENTRAL CONTROL POINT SHALL BE APPROVED BY THE FIRE DEPARTMENT. THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS.
  - IDENTIFICATION AT EACH DOOR PROVIDING ACCESS TO AN AREA OF REFUGE FROM AN ADJACENT FLOOR AREA SHALL BE IDENTIFIED BY A SIGN COMPLYING WITH ICC A117.1, STATING: AREA OF REFUGE, AND INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. WHERE EXIT SIGN ILLUMINATION IS REQUIRED BY SECTION 1011.2, THE AREA OF REFUGE SIGN SHALL BE ILLUMINATED. ADDITIONALLY, TACTILE SIGNAGE COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH DOOR TO AN AREA OF REFUGE.
  - 709.4 CONTINUITY. FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANT 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 BLOKED 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, IIBB AND VB CONSTRUCTION.
    - WHERE THE CORRIDOR CEILING IS CONSTRUCTED AS REQUIRED FOR THE CORRIDOR WALLS, THE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UPPER MEMBRANE OF SUCH CEILING ASSEMBLY.
  - 707.5 CONTINUITY. FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO 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 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, IIBB 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 SHALL BE PERMITTED TO 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 RATING.
    - 706.3 MATERIALS. FIRE WALLS SHALL BE OF ANY APPROVED NONCOMBUSTIBLE MATERIALS.
 

EXCEPTION:

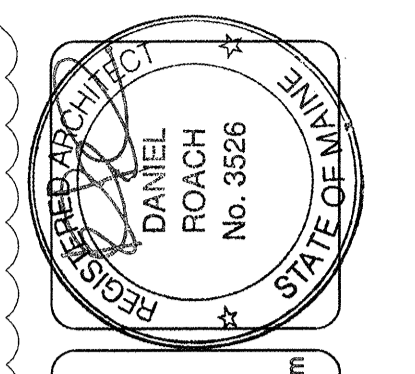
BUILDINGS OF TYPE V CONSTRUCTION.
  - 706.4 FIRE-RESISTANCE RATING. FIRE WALLS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY TABLE 706.4 TABLE.
- PER TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS. GROUP "A" AND "A" - "b" IN TYPE V CONSTRUCTION. FIRE WALLS SHALL BE PERMITTED TO 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:

  - 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:

  - IN BUILDINGS OF TYPE V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS, PROVIDED:
    - THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET (1220 MM) OF THE FIRE WALL.
    - THE ROOF IS COVERED WITH A MIN. CLASS B ROOF COVERING, AND
    - 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.



**lenity architecture**  
350 Route 100, Suite 200, Scarborough, Oregon 97101  
P: 503.398.1000 F: 503.595.6565 W: lenityarchitecture.com

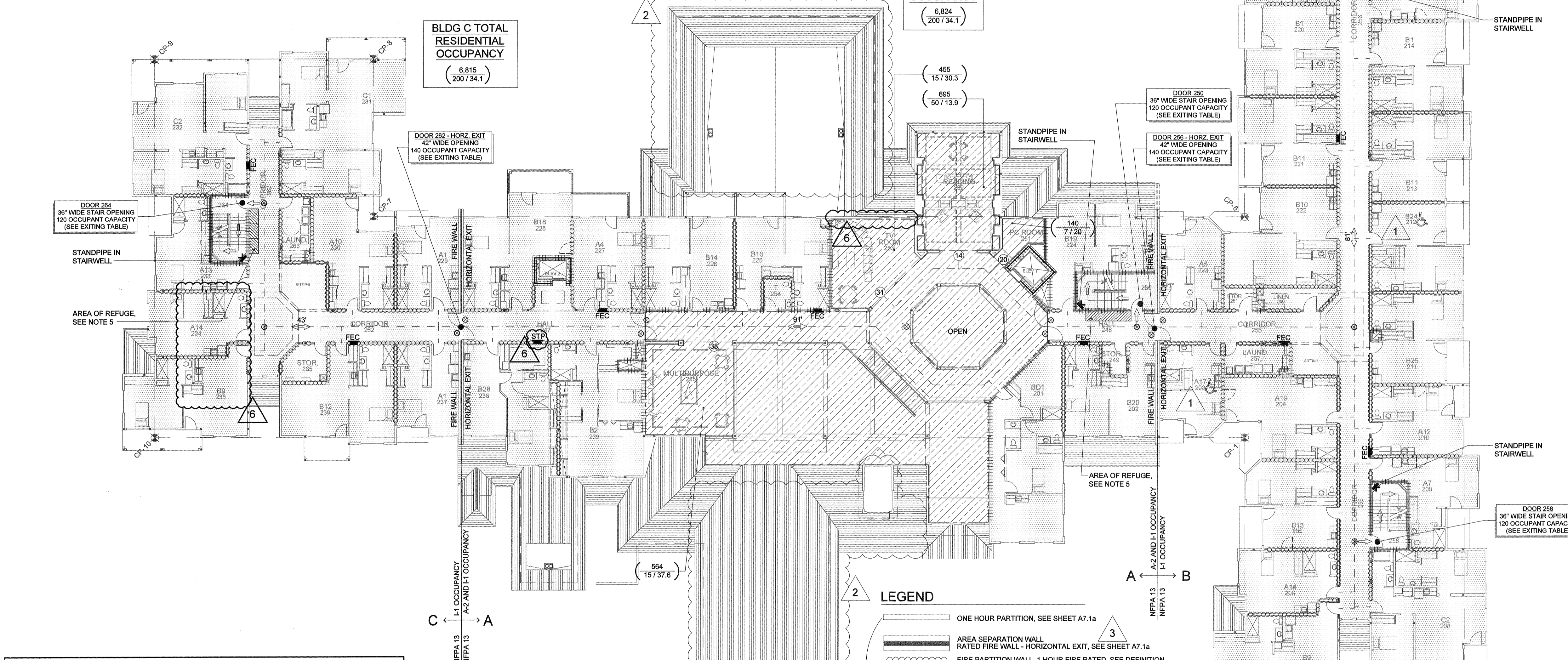
**COLSON AND COLSON**  
GENERAL CONTRACTOR, INC.  
2260 MCGILCHRIST STREET SE, SUITE 200  
SALEM, OREGON 97302  
PHONE (503) 586-7401

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

**SECOND FLOOR**  
EGRESS PLAN

DATE: 8/28/2015  
REVISED DATE: 9/22/2015, 2/2/2016, 4/15/2016

SHEET  
A0.2



**EXITING TABLE - (BUILDING 'A')**  
- EGRESS OCCUPANT LOADS PER TABLE 1004.1.1 -

<b>2ND FLOOR LOAD -</b>			
TOTAL BUILDING 'A' 2ND FLOOR OCCUPANT LOAD	EGRESS WIDTH REQ. PER TABLE 1005.1	# OF EXITS REQ. PER TABLE 1019.1	
138	138 x .3 = 41.4"	2	
<b>EXIT</b>	<b>EGRESS WIDTH</b>	<b>MAX. OCC. LOAD CAPACITY</b>	
STAIR EXIT DOOR 250	36"	120	
HORIZONTAL EXIT DOOR 262	42"	140	
<b>TOTALS PROVIDED:</b>	<b>78"</b>	<b>260</b>	

**EXITING TABLE - (BUILDING 'B')**  
- EGRESS OCCUPANT LOADS PER TABLE 1004.1.1 -

<b>2ND FLOOR LOAD -</b>			
TOTAL BUILDING 'B' 2ND FLOOR OCCUPANT LOAD	EGRESS WIDTH REQ. PER TABLE 1005.1	# OF EXITS REQ. PER TABLE 1019.1	
72	72 x .3 = 21.6"	2	
<b>EXIT</b>	<b>EGRESS WIDTH</b>	<b>MAX. OCC. LOAD CAPACITY</b>	
HORIZONTAL EXIT DOOR 256	42"	140	
STAIR EXIT DOOR 258	36"	120	
STAIR EXIT DOOR 259	36"	120	
<b>TOTALS PROVIDED:</b>	<b>114"</b>	<b>380</b>	

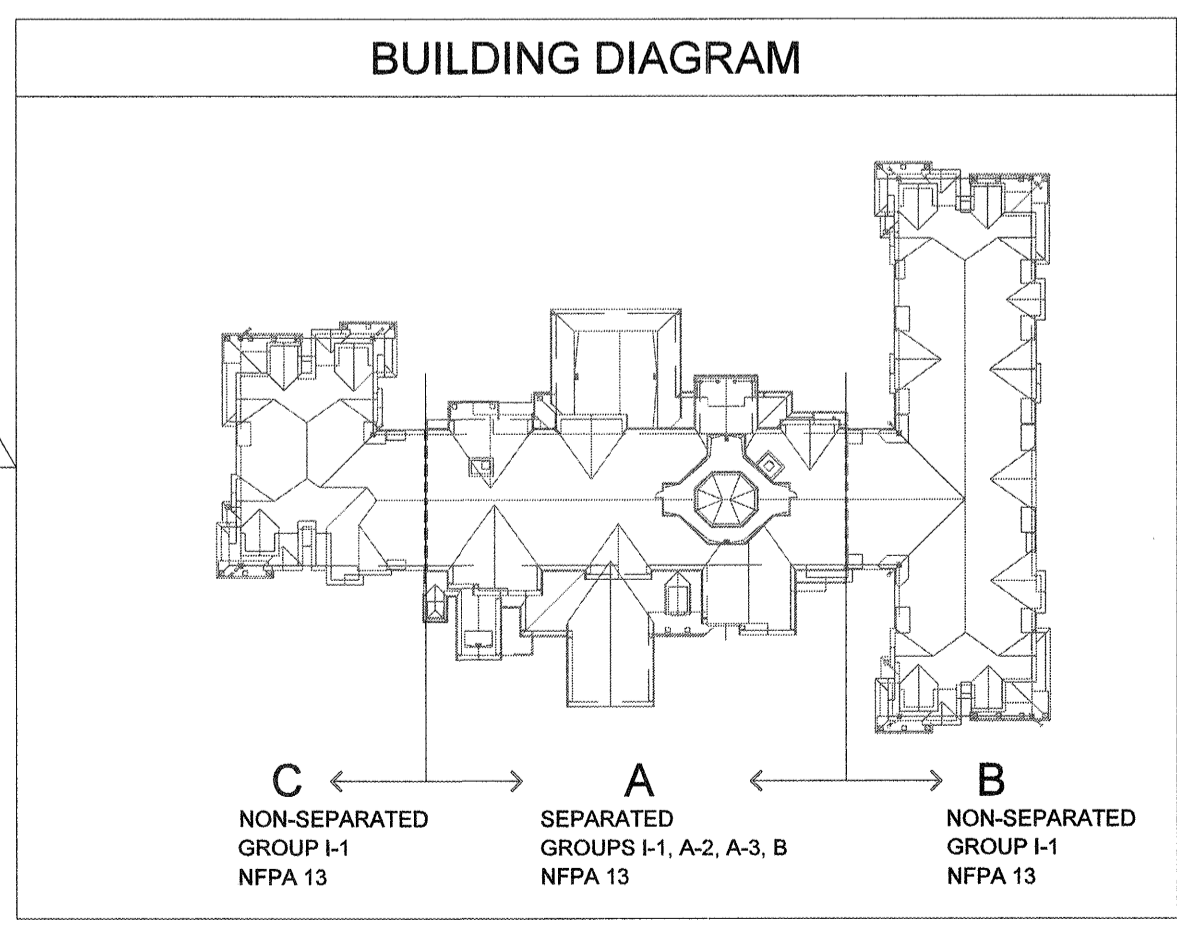
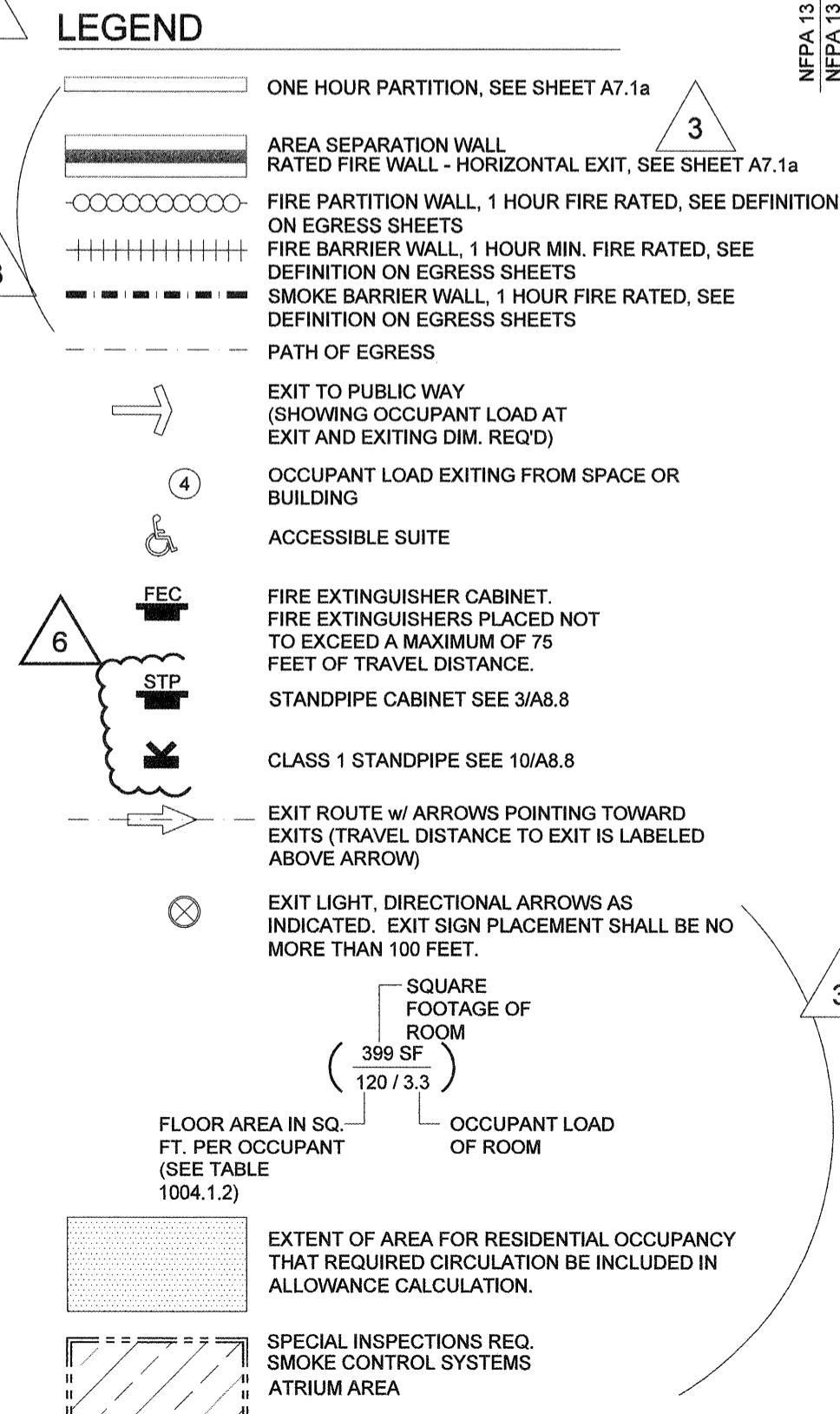
**EXITING TABLE - (BUILDING 'C')**  
- EGRESS OCCUPANT LOADS PER TABLE 1004.1.1 -

<b>2ND FLOOR LOAD -</b>			
TOTAL BUILDING 'C' 2ND FLOOR OCCUPANT LOAD	EGRESS WIDTH REQ. PER TABLE 1005.1	# OF EXITS REQ. PER TABLE 1019.1	
35	35 x .3 = 10.5"	2	
<b>EXIT</b>	<b>EGRESS WIDTH</b>	<b>MAX. OCC. LOAD CAPACITY</b>	
HORIZONTAL EXIT DOOR 262	42"	140	
STAIR EXIT DOOR 264	36"	120	
<b>TOTALS PROVIDED:</b>	<b>78"</b>	<b>260</b>	

**OCCUPANT LOAD CALCULATIONS PER TABLE 1004.1.1**

**SECOND FLOOR**

Room Number	Room	SqFt	Floor Area Per Occupant	Occupant Load	Occupant Load
BLDG "A"	Residential Area	6,824	200	34.12	35
251	PC Room	140	7	20.00	20
252	Reading	695	50	13.90	14
253	TV Room	455	15	30.33	31
255	Multipurpose	564	15	37.60	38
BLDG "B"	All Spaces	14,249	200	71.25	72
BLDG "C"	All Spaces	6,815	200	34.08	35
<b>Building "A" Total =</b>				<b>138</b>	
<b>Building "B" Total =</b>				<b>72</b>	
<b>Building "C" Total =</b>				<b>35</b>	
<b>Grand Total =</b>				<b>245</b>	



**SECOND FLOOR EGRESS PLAN**  
SCALE: 1/16" = 1'-0"

SEE SHEET A0.5 FOR FULL CODE SUMMARY