

1219 SW PARK AVE

ZP-01-151944

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CITY OF
PORTLAND, OREGON
OFFICE OF PLANNING AND DEVELOPMENT REVIEW
1900 SW 4th Ave, Suite 5000
Portland, OR 97201



ZONING PERMIT

01-151944-000-00-ZP

Site Address: 1219 SW PARK AVE
1219 PARK AVE

Issued: 8/3/01

PROJECT INFORMATION		Occ. Group	Const. Type
Code Compliance Requirements	Commercial		
Project Description: INSTALL REQUIRED BIKE RACKS.			
APPLICANT		Phone (503) 276-4226	
OWNER		Phone	
CONTRACTOR		Phone	

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CITY OF PORTLAND

**BEFORE
YOU DIG**

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 1-800-332-2344).

CITY CONTACT

E-Mail:

Phone:

Fax: (503) 823-4172

**INSPECTION REQUEST
PHONE NUMBERS**

Building/Trade Inspections - Call Before 6:00 AM:

(503) 823-7000

TDD: (503) 823-6868

**IVR Inspection Request
Number:**

2115066

Date:

Application #:

01-51944

City of Portland, Bureau of Buildings, 503-823-7310, TDD: 503-823-6868

Multi-Family/Commercial Building Permit Application*Please provide the following information:*

Project Address: <u>1219 SW PARK AVENUE</u>	Project Valuation:
Legal Description:	Tax Account #:
Applicant's Name: <u>BOB BEARDEL</u>	☐ Phone #:
Company Name: <u>PORTLAND ART MUSEUM</u>	☐ Fax #:
Address: <u>1219 SW PARK AVENUE</u>	
Contractor's Name:	☐ Phone #:
Address:	☐ Fax #:

Which of the following best describes the proposed work?

- ☐ Addition
 How many square feet? _____
☐ Demolish structure
☐ Fire Damage Repair
☐ Move a structure
 From what address? _____
☐ Alteration
 If change of use or occupancy:
 From use/occupancy _____
 To use/occupancy _____
 Seismic Upgrade: Yes _____ No _____
☐ New Construction
 How many square feet? _____
 How many stories? _____
 Number of structures _____

Briefly describe the proposed work (include location):INSTALL NEW BIKE RACK**Which of the following best describes the use of the structure(s)? Check all that are applicable.**

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Apartments/Condos | <input type="checkbox"/> Education | <input type="checkbox"/> Institutional | <input type="checkbox"/> Miscellaneous (deck, driveway, fence, |
| <input type="checkbox"/> Assembly | <input type="checkbox"/> Factory/Industrial | <input type="checkbox"/> Mercantile | retaining wall, tank, |
| <input type="checkbox"/> Assisted Care Facility | <input type="checkbox"/> Hazardous | <input type="checkbox"/> Row House (3 or more) | tower, site work) |
| <input type="checkbox"/> Business | <input type="checkbox"/> Hotel | <input type="checkbox"/> Storage | |

Existing Structure:

What is the square footage of the existing structure? _____
 How many stories is the existing structure? _____

Plumbing Fixtures:

How many new plumbing fixtures? _____

For Dwelling Units:

How many dwelling units are existing? _____
 How many dwelling units will be demolished? _____
 How many dwelling units will be added? _____

Floodplain:

Is the property in the floodplain?

Yes _____ No _____

Have any appeals been requested or approved for this project?

Yes _____ No _____ If yes, please attach a copy.

Have any Land Use Reviews been requested or approved for this project?

Yes _____ No _____ If yes, please attach a copy.

Commercial, Industrial, and Multi-Family Submittal Request

Commercial Submittal Requirements

Please indicate below the items being submitted for review. *Please refer to the "Summary of Submittal Requirements - Commercial, Industrial and Multi-Family Dwellings" handout for a comprehensive list of requirements. Failure to provide any of the required information at time of submittal will be cause for rejection of your application.* Applications will not be processed or routed for review until all plan review/processing fees have been paid.

Yes	N/A			Accepted
		Final Plat Approval: Projects involving a land division or new subdivision are required to have final plat		
		Appeals: Have appeals been granted for this project? YES <input type="checkbox"/> NO <input type="checkbox"/> If Yes, copies must be attached		
		Phased Permits: Are you requesting phased permitting at time of permit submittal? YES <input type="checkbox"/> NO <input type="checkbox"/>		
		Main Permit: Four (4) complete sets of construction documents (design drawings for phased permits) that include:	Office Use Only ◊ Office Use Only ◊ Office Use Only	
		• Site Plan: A 100% complete site plan showing all related improvements		
		• Foundation Plans: A foundation plan including all dimensions, construction details and references		
		• Elevations: Building elevations		
		• Floor Plans: Floor plans (for phased permits see handout)		
		• Sections: Building sections (for phased permits see handout)		
		• Mechanical, Electrical & Plumbing drawings: (see handout)		
		• Specifications: Two (2) sets of complete construction specifications (for phased permits see handout)		
		• Structural Calculations: one (1) set		
		• Soils Report: Two (2) sets of soils reports		

If you are also requesting a phased permit at the time of permit submittal, you must also provide

Yes	N/A			Accepted
		Partial Permit: Four (4) complete sets of construction documents for the scope of the partial permit (usually "Grading/Shoring Only", "Structural Only", or "Foundation Only" permits) that include:	Office Use Only ◊ Office Use Only ◊ Office Use Only	
		• Site Plan: A 100% complete site plan showing all related improvements		
		• Construction Plans: 100% construction plans showing all work to be done under partial permit		
		• Mechanical, Electrical, Plumbing Drawings: (see handout)		
		• Specifications: Two (2) sets of construction specifications for work to be covered under the partial permit		
		• Structural Calculations: One set of complete calculations for the work covered under the partial permit		
		• Soils Reports: Two (2) sets of soils reports		

For Official Use Only

Applicant's Signature _____ Date _____

The above referenced submittal has been reviewed for adequacy and is ☐ accepted for submission or ☐ rejected. If it is rejected, the reasons indicated above need to be addressed before resubmittal. A copy of this review has been given to the applicant and its contents reviewed with them. ☐

Signature of Reviewer _____ Date _____

Reviewer Comments _____



City of Portland Development Services Center

1900 SW 4th Avenue First Floor Portland, OR 97201 (503) 823-7310

URBAN FORESTRY (STREET TREE) REVIEW CHECKLIST

A street tree review may be required for any commercial or residential project that exceeds \$25,000 in value. As a result of that review, fees may be assessed and the property owner may need to plant street trees.

Please complete this checklist **before** you put your customer routing slip in the box to see a plan reviewer. If (based on your answers to the survey) an Urban Forestry review is required, a street tree review fee ranging between \$47.93 - \$115.02 will be collected with your other plan check permit fees.

A Forestry inspector will visit the property soon after the building permit is issued. If Urban Forestry determines that street trees are required, the inspector will either mail or leave at the door, planting information on the species, size, spacing, etc. of required trees. Trees must be planted before a building inspector can sign off the final inspection for your building permit.

PART I

Site Address: 1219 SW Park

Owner: _____

Applicant: _____

Contact: _____

(phone)

(FAX)

(e-mail)

What is the total market value (includes the cost of volunteer labor and donated materials) of this project ?

\$25,000 or LESS ☒

MORE than \$25,000 ☐

If the value of the work is \$25,000 or less, NO Street Tree Review is required.
Please go directly to PART IV.

If the value exceeds \$25,000 please continue with PART II.



City of Portland

Systems Development Charge Information Form

FOR USE WITH COMMERCIAL PROJECTS

To be completed for the following project types:

- all new construction
- change of use or occupancy
- building additions that change the number of units shown on pages 4 & 5
- tenant improvements that change the number of units shown on pages 4 & 5
- additional dwelling units
- any additional impervious surfaces over 500 square feet

CUSTOMER INFORMATION:

Name: _____

Address: _____
(street number and name) (city, state, zip code)

Phone (include area code): _____ Fax (include area code): _____

E-mail address: _____

PROJECT IDENTIFICATION:

Please describe the scope of the project. If applicable, include detail on the existing use(s) of the structure. If a building has been demolished, provide the demolition permit number and note the prior uses(s) of the building in column (4) on pages 4 and 5. (Attach additional sheets as needed.)

Please check correct county:

- ☐ Multnomah (inside Portland)
☐ Multnomah (outside Portland)

- ☐ Clackamas
☐ Washington

Shaded area to be completed by staff:

Building Permit # _____	¼ section map _____
Address _____ (street number and name)	Tax account # _____

If you have any questions, call:

PDOT Hotline, (503) 823-7002 - Transportation
Joan Hamilton, (503) 823-5105 - Parks
BES hotline, (503) 823-7761 - Bureau of Environmental Services

PART II

1. Are there currently healthy trees in the public right-of-way spaced at 30' or less?
Yes ☐ No ☐
2. Are there currently healthy trees in the public right-of-way 15' or less from your side property lines or driveway curb cut?
Yes ☐ No ☐

If you answered "Yes" to both questions above, and the project will not affect existing trees in the public right-of-way (tree removal, pruning of limbs or roots, or any grade change), NO Street Tree Review is required before your permit is issued.

Please go to PART IV.

If you answered "No" to one or more questions, please continue with PART III.

PART III

3. Is there a curb OR sidewalk at the public right of way along this property?
Yes ☐ No ☐
4. Will the project affect existing trees in the public right-of-way (tree removal, pruning of limbs or roots, or any grade change)?
Yes ☐ No ☐

If you answered "yes" to question 3 OR 4 above, a Street Tree review IS required before your permit can be issued.

Please read and sign below in PART IV.

PART IV

If the project is under \$25,000 and will affect existing trees in the public right-of-way (tree removal, pruning of limbs or roots, or any grade change), a free inspection and permit will be required. Please call the Urban Forestry Division at (503) 823-4489.

Disclaimer: The City of Portland reserves the right to inspect the property or otherwise to verify the information provided. If information provided by the applicant and/or property owner is found to be incorrect, and if the City determines that street trees are required, the applicant and/or property owner will be required to pay an inspection fee, as well as all costs incurred by the City, and will be required to plant street trees in accordance with the City Code.

Signature of Applicant: _____

Date: 8/3/01

01-51944-2P

~ Office Use Only ~

Permit # _____

WATER USAGE IDENTIFICATION:

To more accurately assess sanitary charges please explain any water uses that will not be disposed to the public sanitary system such as process or irrigation water. (Estimate monthly use.)

STORM WATER IDENTIFICATION:

Are you increasing the impervious surface?

☐ YES

☐ NO

If you answered yes above, please note the Impervious Surface Area (i.e. hard surface such as roof, asphalt, concrete, building footprint, etc.) as requested below:

Total impervious area on site after completion: _____ sq. ft.

Existing impervious area before construction: _____ sq. ft.

New impervious area to be added to site: _____ sq. ft.

Provide the amount of linear footage of property fronting all public rights-of-way: _____ ft.

EXEMPTIONS / REDUCTIONS:

The burden of proof for exemptions is on the applicant. You must submit documentation to "prove" any exemption you claim. Check all items that apply to the proposed development.

TRANSPORTATION AND PARKS EXEMPTIONS/REDUCTIONS

- ☐ Alteration permit for tenant improvements that do not change use or occupancy
- ☐ Residential construction that does not create additional dwelling unit(s)
- ☐ Accessory buildings or structures that do not create additional dwelling units or generate additional trips
- ☐ Low-income housing (attach "Waiver Letter" from Portland Development Commission)
- ☐ Temporary Use or Temporary Structure (use cannot exceed 180 days per calendar year)

TRANSPORTATION EXEMPTIONS/REDUCTIONS ONLY

- ☐ Change of occupancy of an existing building less than 3,000 square feet (gross floor area)
- ☐ Transit Oriented Development (complete and attach Transit Oriented Development Information Form TSDC-2 to this application) (Reduces assessment)

PARKS EXEMPTIONS/REDUCTIONS ONLY

- ☐ Hotel/motel units, shelters, group homes, assisted living facilities, nursing homes or dormitories

PRIOR PAYMENT OF SDCs (This information can be researched at the Records and Resources Counter)

Has the existing use paid a Transportation SDC since October 17, 1997? ☐ NO ☐ YES

If yes, specify date paid _____, amount paid \$ _____ and permit # on which it was paid _____

Has the existing use paid a Parks SDC since October 1, 1998? ☐ NO ☐ YES

If yes, specify date paid _____, amount paid \$ _____ and permit # on which it was paid _____

Instructions for completing the table below and on the following page**Column 3 --** Enter the size (number of units) of your proposed development.**Column 4 --** If the project site has existing buildings or structures, enter the size (number of units) of the existing or most recent use.

(1) <u>Building Use Type</u>	(2) <u>Unit of Measure</u>	(3) Units In <u>Proposed Development</u>	(4) <u>Units In Existing or Most Recent Use</u>
<i>Residential</i>			
Single Family (1 to 3 Units/Building)	dwelling	_____	_____
Multiple Family (4 or more Units/Building)	dwelling	_____	_____
Retirement Community	dwelling	_____	_____
Rowhouse	dwelling	_____	_____
<i>Commercial – Services</i>			
Number of employees <u>and</u> all other that apply::	employees	_____	_____
Drive-in Bank	sq ft/GFA	_____	_____
Walk-in Bank	sq ft/GFA	_____	_____
Day Care	student	_____	_____
Day Care	student	_____	_____
Library	sq ft/GFA	_____	_____
Post Office	sq ft/GFA	_____	_____
Hotel/Motel	room	_____	_____
Service Station	Vehicle Fueling Position (VFP)	_____	_____
Service Station/Minimart	VFP	_____	_____
Service Station/Minimart/Car Wash	VFP	_____	_____
Movie Theater	screen	_____	_____
Car Wash	site	_____	_____
Health Club/Racquet Club	sq ft/GFA	_____	_____
Marina	berth	_____	_____
Laundromat	washer	_____	_____
<i>Commercial – Institutional</i>			
Elementary School	student	_____	_____
High School	student	_____	_____
University/College	student	_____	_____
Church	sq ft/GFA	_____	_____
Hospital	Sq ft/GFA & bed	_____	_____
Nursing Home	bed	_____	_____
Congregate Care/Assisted Living	dwelling	_____	_____
<i>Commercial – Restaurant</i>			
Number of seats <u>and</u> one of the following:	seats	_____	_____
Restaurant	sq ft/GFA	_____	_____
Quick Service Restaurant	sq ft/GFA	_____	_____

(1) <u>Building Use Type</u>	(2) <u>Unit of Measure</u>	(3) Units In <u>Proposed Development</u>	(4) <u>Units In Existing or Most Recent Use</u>
Commercial – Retail			
Number of employees <u>and</u> all others that apply:	employees	_____	_____
Retail Shopping Center		_____	_____
up to 9,999 sq ft	sq ft/GLA	_____	_____
10,000 – 49,999 sq ft	sq ft/GLA	_____	_____
50,000 – 99,999 sq ft	sq ft/GLA	_____	_____
100,000 – 199,999 sq ft	sq ft/GLA	_____	_____
200,000 – 299,999 sq ft	sq ft/GLA	_____	_____
300,000 – 399,999 sq ft	sq ft/GLA	_____	_____
over 400,000 sq ft	sq ft/GLA	_____	_____
Supermarket	sq ft/GFA	_____	_____
Convenience Market	sq ft/GFA	_____	_____
Convenience Market with Gas	sq ft/GFA	_____	_____
Discount/Department Store	sq ft/GFA	_____	_____
Miscellaneous Retail	sq ft/GFA	_____	_____
Furniture Store	sq ft/GFA	_____	_____
Car Sales – New/Used	sq ft/GFA	_____	_____
Commercial – Office			
Number of employees <u>and</u> one of the following:	employees	_____	_____
Administrative Office		_____	_____
up to 9,999 sq ft	sq ft/GFA	_____	_____
10,000 – 49,999 sq ft	sq ft/GFA	_____	_____
50,000 – 99,999 sq ft	sq ft/GFA	_____	_____
100,000 – 199,999 sq ft	sq ft/GFA	_____	_____
200,000 – 299,999 sq ft	sq ft/GFA	_____	_____
over 300,000 sq ft	sq ft/GFA	_____	_____
Medical Office/Clinic	sq ft/GFA	_____	_____
Industrial			
Number of employees <u>and</u> one of the following:	employees	_____	_____
Light Industry/Manufacturing	sq ft/GFA	_____	_____
Industrial Park	sq ft/GFA	_____	_____
Warehouse/Storage	sq ft/GFA	_____	_____
Truck Terminal	acre	_____	_____

SIGNATURE AND DATE (to be completed by all development review customers)

I certify that the information presented throughout this document is current and accurate to the best of my knowledge:

Signature

Date

Printed Name

Company name and your position

DEFINITIONS

(from Institute of Transportation Engineers Trip Generation Manual)

Gross Floor Area (GFA)

"The gross floor area of a building is the sum (in square feet) of the area at each floor level, including cellars, basements, mezzanines, penthouses, corridors, lobbies, stores, and offices, that are included within the principal outside faces of exterior walls, not including architectural setbacks or projections. Included are all stories or areas that have floor surfaces with clear standing head room (6 feet, 6 inches, minimum) regardless of their use. Where a ground level area, or part thereof, within the principal outside faces of the exterior walls is left unenclosed, the gross floor area of the unenclosed portion is said to be considered as a part of the overall square footage of the building. All unroofed areas and unenclosed roofed-over spaces, except as defined above, are to be excluded from the area calculations.

For purposes of the trip generation calculation, the gross floor area of any parking garages within the building shall not be included within the gross floor area of the entire building."

Gross Leasable Area (GLA)

"Gross leasable area is the total floor area designed for tenant occupancy and exclusive use, including any basements, mezzanines, or upper floors, expressed in square feet and measured from the center line of joint partitions and from outside wall faces. For purposes of the trip generation calculation, the floor area of any parking garages within the building shall not be included within the GLA of the entire building. Gross leasable area is the area for which tenants pay rent; it is the area that produces income."

OPTIONAL ALTERNATE RATE AND FEE CALCULATION

TRANSPORTATION

If you want us to use trip generation rates other than those used in the City's Transportation SDC Ordinance and Rate Study, you need to submit data certified by a professional traffic engineer. Use "Request for Alternate Trip Generation Rate and SDC Calculation" Form TSDC-3 to submit such data, and attach it to this application. Institutional development (i.e., educational and medical campuses) may elect to base SDC on annual changes in trip generation. Use "Election by Institutional Development of Special Trip Generation Rate and SDC Calculation" Form TSDC-4 to make this election.

PARKS

If you want us to use an alternate number of persons per Dwelling Unit than those used in the City's Parks SDC Methodology Study, you need to submit documentation, analyzed and certified by a suitable and competent professional. Alternative SDC rate calculations must be based on analysis of occupancy of classes of structures, not on the intended occupancy of a particular New Development. Use "Request for Alternative occupancy and SDC Calculation" (Form PSDC-6) to submit such data, and attach it to this application.

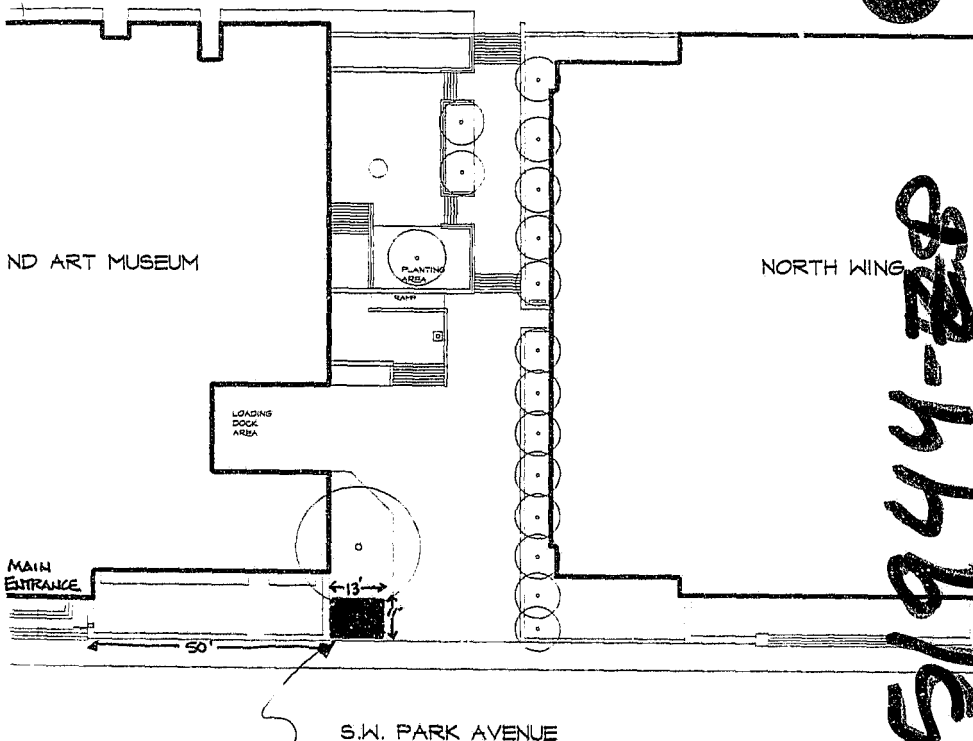
City of Portland
APPROVED

AUG 03 2001

01-151944-2P

Permit Number

S.W. TENTH AVENUE



PROPOSED BIKE RACK
ON CONCRETE PAD

City of Portland
Office of Planning
and Development Review

By SPWol Date 8/3/01

Approved by
Planning on 12/12/01

01-151944-2P
01-151944-10

City of Portland
APPROVED

AUG 03 2001

01-151944 ZP

Permit Number

13'2"

landscaping

Huntco BR-11 Bike Rack

24"

110"

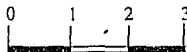
24"

2'2'6"

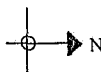
8'6"
hardscape

12'
brick planter wall

sidewalk



Scale: 1" = 2'

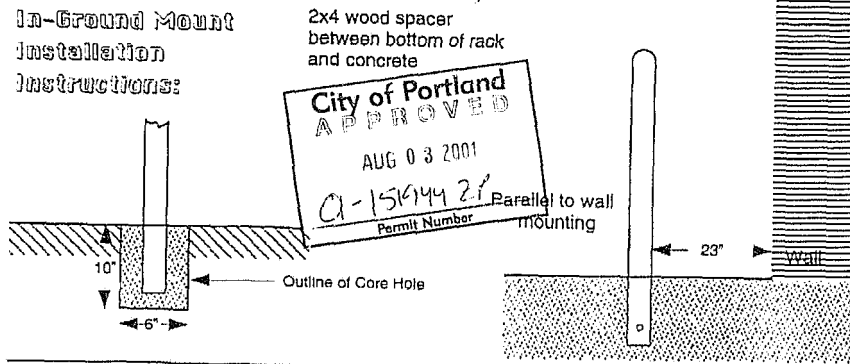


Proposed Bike Rack and Pad
Portland Art Museum
1219 SW Park Avenue
Portland, OR
503-276-4226

HUNTCO BIKE RACKS

INSTALLATION INSTRUCTIONS

In-Ground Mount Installation Instructions:



Existing Concrete Installation:

1. Place the rack according to the pictures to give adequate clearance between the wall and rack.
2. When mounting rack in existing concrete, the concrete will need to be cored. The hole must be at least 6" in diameter and 10" deep to clear the pins in the rack.
3. Place the wet concrete in the cored holes and place the rack in the holes pushing out the excess wet concrete. Use the 2x4 to keep the rack off the ground as shown. Trowel the excess concrete smooth around the bike rack leg.

New Concrete Installation:

1. Place the rack according to the pictures to give adequate clearance between the wall and rack.
2. When placing the rack into wet concrete locate the rack and push the legs into the wet concrete. Set the bottom loop on a wood 2x4 to keep it clear of the ground.
3. Trowel the concrete smooth around the bike rack leg.

For any questions about installation
call Huntco at 1800 - 547 - 5909