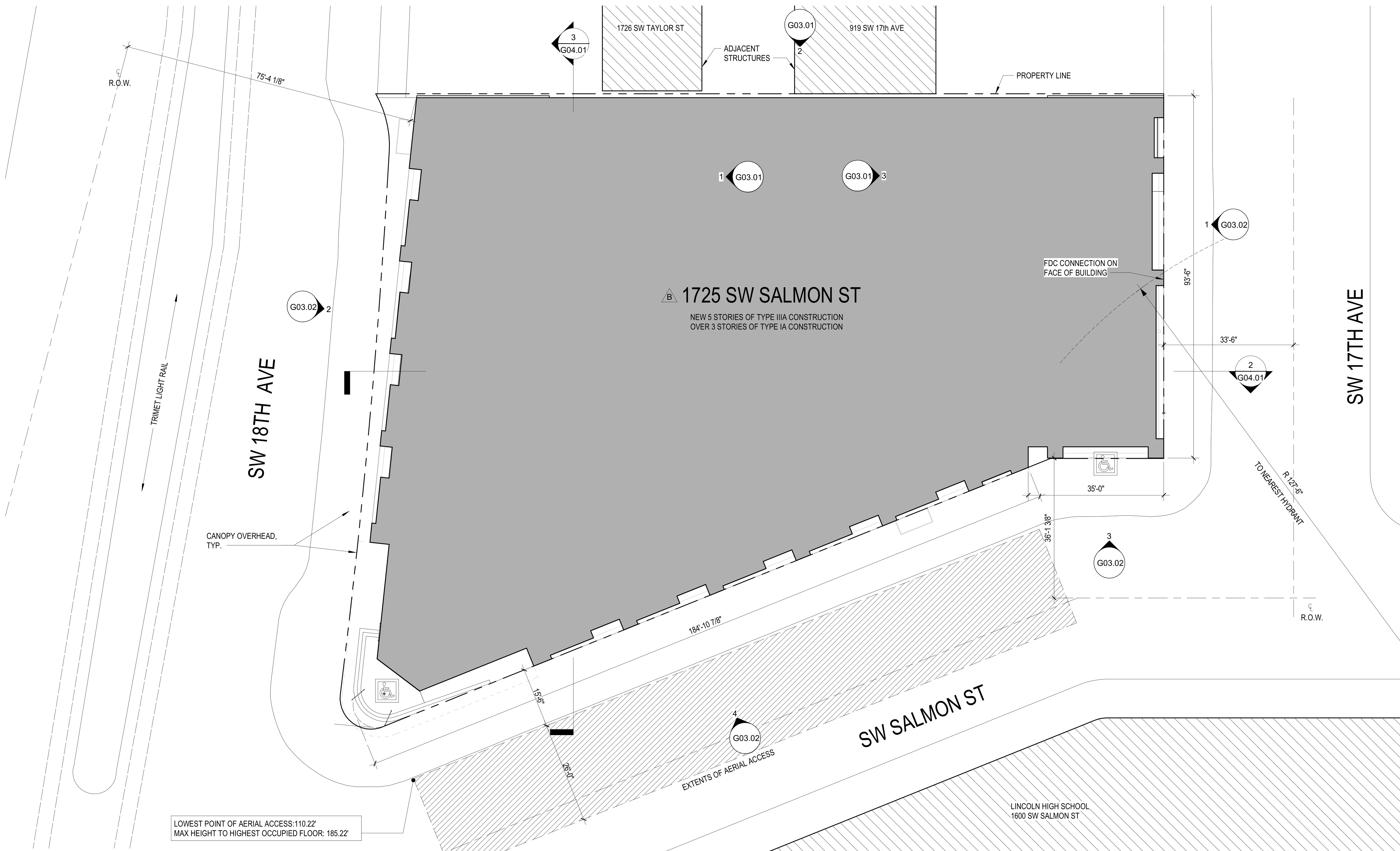
© Copyright protected. See Design Agreement. For use on this project only. Unauthorized reproduction of any part of this material is prohibited.



1 SITE PLAN
1/16" = 1'-0"

GENERAL INFORMATION

PERMIT APPLICANT: SERA Design and Architecture, INC 503.445.7372
ON BEHALF OF *GREYSTAR REAL ESTATE PARTNERS, LLC*

PROJECT ADDRESS: 1715 SW SALMON ST, PORTLAND, OR 97205

LEGAL DESCRIPTION:
BLOCK 329, LOTS 5700 AND 5600
PORTLAND, OR 97205
MULTNOMAH COUNTY
TAX ID #: R316779, R246804
CONTAINING 21,345 + 6,639 SF (0.49 + 0.15 ACRES)

SEISMIC ZONE:
DESIGN CATEGORY D

BUILDING NARRATIVE

THIS PROJECT IS A NEW EIGHT STORY APARTMENT BUILDING LOCATED AT THE INTERSECTION OF SW 18TH AVE AND SW SALMON ST IN PORTLAND, OR. THE BUILDING CONSISTS OF ENCLOSED PARKING WITH MECHANICAL STACKERS, RESIDENTIAL LOBBY AND AMENITY SPACE, AND SEPARATE RETAIL SPACE AT THE GROUND LEVEL, RESIDENTIAL UNITS, STORAGE AND AMENITY SPACE AT LEVEL TWO, AND RESIDENTIAL UNITS AT LEVEL THREE AND ABOVE.

THE BUILDING IS COMPRISED OF FIVE LEVELS OF TYPE IIIA CONSTRUCTION OVER THREE LEVELS OF TYPE IA CONSTRUCTION PER APPEAL #16922.

APPLICABLE BUILDING REGULATIONS

2014 STRUCTURAL SPECIALTY CODE (OSSC) BASED ON THE 2012 INTERNATIONAL BUILDING CODE

2014 MECHANICAL SPECIALTY CODE (OMSC) BASED ON 2012 INTERNATIONAL MECHANICAL CODE AND 2012 INTERNATIONAL FUEL GAS CODE.

2014 PLUMBING SPECIALTY CODE (OPSC) BASED ON ANSI ACCREDITED AMERICAN NATIONAL STANDARD 2009 UNIFORM PLUMBING CODE

2014 ELECTRICAL SPECIALTY CODE (OESC) BASED ON 2014 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 AND NATIONAL ELECTRIC CODE WITH OREGON AMENDMENTS.

2011 ELEVATOR SPECIALTY CODE

AMERICANS WITH DISABILITES ACT ACCESSIBILITY GUIDELINES (ADAAG) AS PUBLISHED IN THE *FEDERAL REGISTER* SEPTEMBER 15, 2010 AND AMENDED MARCH 15, 2012.

2014 OREGON FIRE CODE

(B) 2016 PORTLAND FIRE CODE

LEGEND - CODE COMPLIANCE SYMBOLS

— — —	PROPERTY LINE
········	1/2 HOUR FIRE PARTITION
—·—·—	1 HOUR FIRE PARTITION
—1X——1X—	1 HOUR FIRE BARRIER
—2X——2X—	2 HOUR FIRE BARRIER
—X——X—	1 HOUR FIRE RESISTANCE RATED CONSTRUCTION
—XX——XX—	2 HOUR FIRE RESISTANCE RATED CONSTRUCTION
—SB——SB—	1 HOUR SMOKE BARRIER
44"	EXTERIOR EGRESS PATH TO ROW WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO ELECTRICAL DRAWINGS).
44"	EGRESS PATH OF TRAVEL WITH TRAVEL WIDTH REQUIRED (PROVIDE MINIMUM ILLUMINATION FOR EXITING - REFER TO ELECTRICAL DRAWINGS).
- - - -	ACCESSIBLE ROUTE OF TRAVEL
C.P. X'-XX" - (PER 1014.3)	COMMON PATH OF EGRESS TRAVEL
E.A. X'-XX" - (PER 1016)	EXIT ACCESS DISTANCE
# HR	RATED SHAFT (WALL CONSTRUCTION TO MEET FIRE BARRIER REQUIREMENTS)
	# HR
555	OCCUPANT LOAD AT OPENING
(555)	CUMULATIVE OCCUPANT LOAD AT OPENING
⇨	BUILDING EXIT
#	BUILDING CODE APPEAL
MH	MAGNETIC HOLD OPEN
✷	AREA REQUIRING SMOKE DETECTION
●	SPRINKLER, SEE FIRE PROTECTION DRAWINGS FOR ADDITIONAL LOCATIONS
AREA	AREA NAME
▶	MANUAL PULL STATION REQUIRED
	STANDPIPE
	LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S) DIRECTION ARROW CORRESPONDS TO DIRECTION ARROW ON SIGN
	LIGHTED EXIT SIGN - CEILING MOUNTED
	LIGHTED EXIT SIGN - WALL MOUNTED
(B) FE	FIRE EXTINGUISHER (AND CABINET WHERE OCCURS). PROVIDE FIRE EXTINGUISHER EVERY 75'-0" OF TRAVEL DISTANCE MINIMUM. PER 2016 PFC.
	ACCESSIBLE ENTRANCE
(C) ✳	CODE REQUIRED SIGNAGE, SEE G00.07 FOR SIGNAGE TYPES. REQUIRED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. LOCATIONS ARE PRELIMINARY. FINAL LOCATIONS TO BE COORDINATED WITH DEFERRED SUBMITTAL.

LAND USE SUMMARY & ZONING COMPLIANCE PAGE

A. PROJECT IS SUBJECT TO TITLE 33 ZONING REQUIREMENTS AS ADOPTED MARCH 1, 2018.

B. PROJECT IS SUBJECT TO REQUIREMENTS OF CXd ZONING, REQUIRING TYPE III LAND USE REVIEW. PROJECT IS ALSO SUBJECT TO REQUIREMENTS OF THE CENTRAL CITY PLAN AND THE GOOSE HOLLOW SUBDISTRICT.

C. ALLOWABLE BUILDING HEIGHT: 250' PER CENTRAL CITY PLAN.

D. PARKING REQUIREMENTS: NO PARKING REQUIRED IN THE GOOSE HOLLOW SUBDISTRICT.

E. BIKE PARKING REQUIREMENTS: 277 LONG-TERM SPACES, 11 SHORT TERM SPACES.

F. MODIFICATIONS

ALL BICYCLE PARKING (33.266.220.C3) - TO ALLOW THE BICYCLE PARKING SPACES TO BE 18" APART RATHER THAN 24" AS REQUIRED BY THE CODE.
GROUND FLOOR WINDOWS (33.510.220) - ON THE EAST ELEVATION TO ALLOW WINDOWS TO BE 42.4% RATHER THAN 50% OF THE LENGTH OF GROUND LEVEL WALL AREA. THIS MODIFICATION IS ONLY REQUIRED IF OPTION 2 - REGIONAL ARTS & CULTURAL COUNCIL (RACC) APPROVED ART WALL FOR THE EAST ELEVATION, IS APPROVED BY THE COMMISSION.

G. LAND USE CONDITIONS OF APPROVAL.

APPROVALS PER EXHIBITS C.1-C-18, C21-C-28, C30-C34, SIGNED, STAMPED, AND DATED OCTOBER 2 2018, SUBJECT TO THE FOLLOWING CONDITIONS:

A. AS PART OF THE BUILDING PERMIT APPLICATION SUBMITTAL, THE FOLLOWING DEVELOPMENT-RELATED CONDITIONS (B THROUGH F) MUST BE NOTED ON EACH OF THE 4 REQUIRED SITE PLANS OR INCLUDED AS A SHEET IN THE NUMBERED SET OF PLANS. THE SHEET ON WHICH THIS INFORMATION APPEARS MUST BE LABELED "ZONING COMPLIANCE PAGE - CASE FILE LU 18-175261 DZM". ALL REQUIREMENTS MUST BE GRAPHICALLY REPRESENTED ON THE SITE PLAN, LANDSCAPE, OR OTHER REQUIRED PLAN AND MUST BE LABELED "REQUIRED."

B. AN ART INSTALLATION AS SHOWN IN OPTION 2 (EXHIBIT 30), SHALL BE APPROVED BY THE REGIONAL ARTS & CULTURE COUNCIL. A SIGNED COVENANT MUST BE PROVIDED, FOLLOWING THE REGULATIONS OF SECTION 33.700.060, COVENANTS WITH THE CITY, TO ENSURE THE INSTALLATION, PRESERVATION, MAINTENANCE, AND REPLACEMENT OF THE PUBLIC ART PIECES MUST BE PROVIDED PRIOR TO APPROVAL OF THE MAIN BUILDING PERMIT. THE COVENANTS MUST DOCUMENT APPROVAL BY THE REGIONAL ARTS AND CULTURE COUNCIL.

C. THE SW CORNER DESIGN SHOULD BE REVISED FOR STEPS THAT WRAP THE CORNER WITH OPTIONAL BENCHES AS NEEDED AND/OR A GRADING SOLUTION THAT ELIMINATES THE STEPS ENTIRELY.

D. THE EXTERIOR COPING METAL WILL HAVE A MINIMUM 20GA THICKNESS.

E. AT THE TIME OF THE BUILDING PERMIT SUBMITTAL, A SIGNED CERTIFICATE OF COMPLIANCE FORM MUST BE SUBMITTED TO ENSURE THE PERMIT PLANS COMPLY WITH THE DESIGN/HISTORIC RESOURCE REVIEW DECISION AND APPROVED EXHIBITS.

F. NO FIELD CHANGES ALLOWED.

DISABLED ACCESS REQUIREMENTS

CHAPTER 11, ADAAG, OTHER

THE DESIGN COMPLIES WITH THE FOLLOWING PROVISIONS AS APPLICABLE:

BUILDING CODE NOTED HERE: CHAPTER 11

ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG): AS AMENDED THROUGH MARCH 2012

FAIR HOUSING ACT DESIGN MANUAL: PUBLISHED BY HUD IN 1996, UPDATED IN 1998

ELEVATOR DOOR SILL ILLUMINATION REQUIREMENT:
10fc AT SILL PER 1108.3.2.8 AND NATIONAL ELECTRICAL CODE

AERIAL FIRE APPARATUS

2016 CITY OF PORTLAND FIRE CODE

D104.2 BUILDINGS EXCEEDING 62,000 SQUARE FEET IN AREA: BUILDINGS OR FACILITIES HAVING A GROSS BUILDING AREA OF MORE THAN 62,000 SQUARE FEET SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS.

D104.2 REMOTENESS: WHERE TWO FIRE APPARATUS ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE LOT OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.

D105.1 WHERE REQUIRED: WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLAN AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET, APPROVED AERIAL APPARATUS ACCESS ROADS SHALL BE PROVIDED. FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER.

D105.2 WIDTH: AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET, EXCLUSIVE OR SHOULDERS, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF.

D105.3 PROXIMITY TO BUILDING: AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM OF 15 FEET AND A MAXIMUM OF 30 FEET FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

NOISE REQUIREMENTS

THE DESIGN COMPLIES WITH THE FOLLOWING PROVISIONS AS APPLICABLE:
CODE OF THE CITY OF PORTLAND, OR - SECTION 18.10.010
PERMISSIBLE SOUND LEVELS GENERATED BY THIS SITE ARE MEASURED AT A RECEIVING PROPERTY LINE

RECEIVER ZONE CATEGORY	PERMISSIBLE SOUND LEVEL (7a-10p)	PERMISSIBLE SOUND LEVEL (10p-7a)
RESIDENTIAL	60 dBA	55 dBA
OPEN SPACE	60 dBA	55 dBA
COMMERCIAL	70 dBA	65 dBA
INDUSTRIAL	70 dBA	65 dBA

(18.10.010.B2) SOUND LEVELS IN THE TABLE ABOVE SHALL BE DECREASED BY 5 dB FOR "NARROW BAND" OR "STEADY SOUND" SOURCES

NOTES:
THESE CODE LIMITS APPLY TO ALL MECHANICAL EQUIPMENT, AS WELL AS TO THE MONTHLY TESTING OF THE GENERATOR (EMERGENCY USE IS EXEMPT PER 18.14.010.A).

OREGON DEPT. OF ENVIRONMENTAL QUALITY ADMINISTRATIVE RULES (DEQ OAR) - SECTION 340-035-0035(1)(b)(A)
THE DESIGN COMPLIES WITH THE FOLLOWING PROVISIONS AS APPLICABLE:

PERMISSIBLE SOUND LEVELS GENERATED BY THIS SITE ARE MEASURED AT A "NOISE-SENSITIVE RECEIVER" AT THE RECEIVING PROPERTY LINE OR 25 FEET FROM THE RECEIVER, WHICHEVER IS FURTHER FROM THE SOURCE (340-035-0035(3)(b)).

TABLE 8 - ALLOWABLE STATISTICAL NOISE LEVELS IN ANY ONE HOUR

STATISTICAL METRIC	PERMISSIBLE SOUND LEVEL (7a-10p)	PERMISSIBLE SOUND LEVEL (10p-7a)
L50	55 dBA	50 dBA
L10	60 dBA	55 dBA
L1	75 dBA	60 dBA

NOTES:
THESE CODE LIMITS APPLY TO ALL MECHANICAL EQUIPMENT, AS WELL AS TO THE MONTHLY TESTING OF THE GENERATOR (EMERGENCY USE IS EXEMPT PER 340-035-0035(5)(a)

(B) ADDRESSING

2016 CITY OF PORTLAND FIRE CODE

BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.

BIKE PARKING

PORTLAND PLANNING & ZONING CODE - CH 33.266, TABLE 266-6

LONG-TERM BIKE PARKING	**274 SPACES REQUIRED | 281 SPACES PROVIDED** [1.5 / UNIT X 182 UNITS + 1 / 12,000SF OF RETAIL]
LEVEL 2 BIKE ROOM	141 SPACES PROVIDED
LEVEL 3-8 UNITS	140 SPACES PROVIDED
SHORT-TERM BIKE PARKING	**12 SPACES REQUIRED | 0 SPACES PROVIDED** [1 / 20 UNITS X 182 UNITS + 1 / 5,000SF OF RETAIL]
ALL SHORT-TERM BICYCLE PARKING PROVIDED VIA BICYCLE PARKING FUND	

SECURITY FOR LONG-TERM BIKE STORAGE IS PROVIDED VIA LOCKED PRIVATE RESIDENTIAL UNITS, OR LOCKED BIKE STORAGE ROOM AT LEVEL 2.

(6) LAND USE SUMMARY & ZONING COMPLIANCE PAGE, CONTINUED

G. CONTINUED:

LAND USE CONDITIONS OF APPROVAL PER LU 19-234469 DZ

APPROVALS PER THE APPROVED SITE PLANS,EXHIBITS C1-C6, SIGNED AND DATED DECEMBER 02 2019, SUBJECT TO THE FOLLOWING CONDITIONS:

A. AS PART OF THE BUILDING PERMIT APPLICATION SUBMITTAL, THE FOLLOWING DEVELOPMENT-RELATED CONDITIONS (B THROUGH D) MUST BE NOTED ON EACH OF THE 4 REQUIRED SITE PLANS OR INCLUDED AS A SHEET IN THE NUMBERED SET OF PLANS. THE SHEET ON WHICH THIS INFORMATION APPEARS MUST BE LABELED "ZONING COMPLIANCE PAGE - CASE FILE LU 19-234469 DZ". ALL REQUIREMENTS MUST BE GRAPHICALLY REPRESENTED ON THE SITE PLAN, LANDSCAPE, OR OTHER REQUIRED PLAN AND MUST BE LABELED "REQUIRED."

B. AT THE TIME OF THE BUILDING PERMIT SUBMITTAL, A SIGNED CERTIFICATE OF COMPLIANCE FORM MUST BE SUBMITTED TO ENSURE THE PERMIT PLANS COMPLY WITH THE DESIGN/HISTORIC RESOURCE REVIEW DECISION AND APPROVED EXHIBITS.

C. ALL MECHANCIAL UNITS TO BE LOCATED A MINIMUM NUMBER OF 15 FEET FROM THE PARAPET.

D. NO FIELD CHANGES ALLOWED.

(A) HIGHRISE REQUIREMENTS

CHAPTER 9

PROJECT SUBJECT TO THE FOLLOWING LIMITED PROVISIONS LISTED IN APPEAL #20448.

(B) **SMOKEPROOF ENCLOSURES**: STAIR PRESSURIZATION AT BOTH ENCLOSURES IN ACCORDANCE WITH OSSC 909.20. THE SMOKE CONTROL SYSTEM SHALL BE TESTED BY A THIRD PARTY SPECIAL INSPECTOR. A COMPLETE REPORT OF TESTING SHALL BE SUBMITTED AND REVIEWED BY THE RESPONSIBLE REGISTERED DESIGN PROFESSIONAL WHO SHALL SEAL, SIGN, AND DATE THE REPORT. A COPY OF THE ORIGINAL REPORT SHALL BE FILED WITH THE FIRE AND BUILDING CODE OFFICIAL AND APPROVED PRIOR TO OCCUPANCY. FIRE DEPARTMENT SHALL RECEIVE SATISFACTORY INSTRUCTION ON THE OPERATION, BOTH AUTOMATIC AND MANUAL, OF THE SMOKE CONTROL SYSTEM AND A MAINTENANCE PROGRAM MEETING THE REQUIREMENTS OF OSSC 909.20 SHALL BE SUBMITTED AND APPROVED PRIOR TO OCCUPANCY. SMOKE CONTROL PANEL SHALL INCLUDE A VISUAL DEPICTION OF THE BUILDING SHOWING TYPICAL FLOOR PLANS WITH LOCATIONS OF EXIT ENCLOSURES AND ELEVATOR SHAFTS. THE PANEL SHALL ALSO INCLUDE SECTION VIEWS OF THE BUILDING TO SHOW THE EXTENT OF TRAVEL FOR EACH EXIT ENCLOSURE AND ELEVATOR. EXIT ENCLOSURES AND ELEVATOR SHAFTS SHALL BE LABELED ON THE PLAN SECTION VIEWS TO MATCH THE LABELING USED IN THE BUILDING ITSELF. THE LOCAL FIRE STATION (ALL 3 SHIFTS) TO BE PROVIDED WITH SATISFACTORY INSTRUCTION ON THE OPERATION, BOTH AUTOMATIC AND MANUAL, OF THE SYSTEM.
PROTECTION OF EQUIPMENT, CONTROL WIRING, POWER WIRING AND DUCTWORK SHALL BE PROVIDED BY 2-HR FIRE BARRIERS PER OSSC 909.20.6.1 OPTION 3.
LIMITED FIRE OPERATIONS ROOM: MIN 175 SQUARE FEET, SEPARATED BY 1-HR FIRE BARRIER CONSTRUCTION. ROOM WILL BE PROVIDED WITH THE FOLLOWING SYSTEMS: FIRE DEPARTMENT COMMUNICATIONS SYSTEM, FIRE DETECTION AND ALARM SYSTEM ANNUNCIATOR, FIRE ALARM CONTROL PANEL, SPRINKLER VALVE AND WATERFLOW DETECTOR DISPLAY PANELS, EMERGENCY AND STANDBY POWER STATUS INDICATORS, TELEPHONE WITH CONTROLLED ACCESS, FIRE PUMP STATUS INDICATORS, GENERATOR ANNUNICATOR PANEL, ELEVATOR FIRE RECALL SWITCH AND FIREFIGHTER'S SMOKE CONTROL PANEL. (C)
FIRE PUMP: THE BUILDING IS EQUIPPED WITH A SINGLE-CONNECTION FIRE PUMP SYSTEM INSTALLED PER NFPA 20 AND PROTECTED BY 2-HR CONSTRUCTION IN ACCORDANCE WITH OSSC 913.2.1. ELECTRIC FIRE PUMP TO BE PROVIDED WITH EMERGENCY POWER. EMERGENCY GENERATOR TO HAVE FUEL SUPPLY SUFFICIENT TO SUPPLY POWER FOR A MINIMUM 8-HOURS AT FULL LOAD.
SPRINKLERS: THE BUILDING IS FULLY SPRINKELERED IN ACCORDANCE WITH OSSC 903.3.1.1 (NFPA 13).
SMOKE DETECTION: THE BUILDING IS PROVIDED WITH SMOKE DETECTION IN ACCORDANCE WITH OSSC 907.2.9.2
STANDPIPES: STAIR 1 STANDPIPE EXTENDS AND TERMINATES AT ROOF WITH CONNECTION ADJACENT TO THE ROOF TERRACE.
FIRE ALARM: THE BUILDING INCLUDES A CENTRAL FIRE ALARM PANEL IN THE FIRE OPERATIONS ROOM
VOICE COMMUNICATION SYSTEM: THE BUILDING INCLUDES VOICE COMMUNICATIONS IN ACCORDANCE WITH OSSC 907.5.2.2.
OCCUPANT NOTIFICATION: OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5 WILL BE PROVIDED AT ROOF TERRACE AREA WITH A MANUAL PULL STATION. THE ROOF ALARM NOTIFICATION DEVICES WILL BE ACTIVATED BY THE SMOKE DETECTION OR SPRINKLER ACTIVATION ON THE FLOORS BELOW.
EMERGENCY RESPONDER RADIO COVERAGE: THE BUILDING INCLUDES INSTALLATION OF ERRC SYSTEM AND TESTING.
EMERGENCY POWER SYSTEM: THE BUILDING IS EQUIPPED WITH AN EMERGENCY GENERATOR.
SMOKE PROTECTION: THE ELEVATOR HOISTWAY IS EQUIPPED WITH SMOKE CURTAINS TO PROVIDE SMOKE AND DRAFT OPENING PROTECTION AT RESIDENTIAL FLOORS.

ALLOWABLE AREA

CHAPTER 5

ALLOWABLE AREA PER FLOOR (TABLE 503):
A-2 AND IA = UNLIMITED SF PER STORY AND UNLIMITED STORIES
A-3 AND IA = UNLIMITED SF PER STORY AND UNLIMITED STORIES
B AND IA = UNLIMITED SF PER STORY AND UNLIMITED STORIES
R-2 AND IA = UNLIMITED SF PER STORY AND UNLIMITED STORIES
S-1 AND IA = UNLIMITED SF PER STORY AND UNLIMITED STORIES
S-2 AND IA = UNLIMITED SF PER STORY AND UNLIMITED STORIES
R-2 AND IIIA = 24,000 SF PER STORY AND 4 STORIES

FRONTAGE INCREASE FACTORS

	NORTH	EAST	SOUTH	WEST
FRONTAGE (506.2)	0'	93'-0"	219'-11"	162'-11"'

AREA INCREASE: FRONTAGE (SECTION 506.2, EQUATION 5.2)
TOTAL FRONTAGE (F) = 93'-0" + 219'-11" + 162'-11" =475"-10" (SEE SECTION 506.2)
PERIMETER (P) = 93'-0" + 219'-11" + 162'-11" + 192'-10" = 668'-8"
OPEN SPACE WIDTH (W) = 30' (SEE SECTION 506.2.1)

$$I_f = \left[\frac{F}{P} - 0.25\right]\frac{W}{30} \qquad 0.4613 = \left[\frac{473}{665} - 0.25\right]\frac{30}{30}$$

FRONTAGE INCREASE FACTOR: I_f = 46.13%
AREA INCREASE: SPRINKLERS (SECTION 506.3)
BUILDING IS PROVIDED WITH NFPA 13 SPRINKLER SYSTEM (SECTION 903.3.1)
I_s = 2 (PER SECTION 506.3)

ALLOWABLE AREA PER STORY
A_a= ALLOWABLE AREA PER STORY
A_t = TABULAR AREA PER STORY (TBL 503)
I_f = AREA INCREASE FACTOR DUE TO FRONTAGE (SEE ABOVE)
I_s = AREA INCREASE FACTOR DUE TO SPRINKLERS (SEE ABOVE)

$$A_a = \{A_t + [A_t \times I_f] + [A_t \times I_s]\} \qquad 83070.7\ SF = \{24000\ SF + [24000\ SF \times 0.4613] + [24000\ SF \times 2]\}$$

PROPOSED BUILDING AREAS (SF)					
LEVEL	A-2*	R-2	B	S-1	S-2
SUBGRADE					470
LEVEL 1	9,035 SF	1,946 SF	2,964 SF	850 SF	10,078 SF
LEVEL 2		5,966 SF	1,918 SF	613 SF	4,093 SF
LEVEL 3		22,387 SF			
LEVEL 4		22,387 SF			
LEVEL 5		22,387 SF			
LEVEL 6		22,387 SF			
LEVEL 7		22,387 SF			
LEVEL 8		22,387 SF			
GRAND TOTALS	7,330 SF	148,238 SF	1,401 SF	1,354 SF	13,707 SF

* PROVISIONAL ASSUMPTION FOR WARM SHELL SPACE NOT UNDER THIS PERMIT. SEPARATE TENANT IMPROVEMENT PERMIT REQUIRED PRIOR TO OCCUPANCY OF SPACE.

PROPOSED BUILDING AREAS (SF) CONT.		
LEVEL	TOTAL	
SUBGRADE	470 SF	< UL ALLOWABLE
LEVEL 1	24,688 SF	< UL ALLOWABLE
LEVEL 2	12,590 SF (4)	< UL ALLOWABLE
LEVEL 3	22,387 SF	< UL ALLOWABLE
LEVEL 4	22,387 SF	< 83070.7 SF ALLOWABLE
LEVEL 5	22,387 SF	< 83070.7 SF ALLOWABLE
LEVEL 6	22,387 SF	< 83070.7 SF ALLOWABLE
LEVEL 7	22,387 SF	< 83070.7 SF ALLOWABLE
LEVEL 8	22,387 SF	< 83070.7 SF ALLOWABLE
GRAND TOTALS	172,070 SF (4)	

BUILDING CONSTRUCTION

CHAPTER 5, 6 & 7

CONSTRUCTION TYPE: I-A (LEVELS 1-3)

	ALLOWABLE	PROPOSED
BUILDING HEIGHT (PER TABLE 503)	UNLIMITED	35'-6"
NUMBER OF STORIES (PER TABLE 503)	UNLIMITED	3 STORIES
AUTOMATIC SPRINKLER INCREASE (PER 504.2)	1 STORY INCREASE / 20'	0 STORY INCREASE / 0'

CONSTRUCTION TYPE: I-A, I-B, II-A, II-B, III-A, III-B, IV-HT, V-A, OR V-B OR A COMBINATION OF.

	ALLOWABLE	PROPOSED
BUILDING HEIGHT (PER TABLE 503)	65'-0"	84'-1"
NUMBER OF STORIES (PER TABLE 503)	4 STORIES	5 STORIES
AUTOMATIC SPRINKLER INCREASE (PER 504.2)	1 STORY INCREASE / 20'	1 STORY INCREASE / 20'

NOTES: AUTOMATIC SPRINKLER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 903.1.1 (NFPA 13)

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

	REQUIRED	PROPOSED	REQUIRED	PROPOSED
BUILDING ELEMENT	TYPE - IA	TYPE - IA	TYPE - IIIA	TYPE - IIIA
STRUCTURAL FRAME	3 HOUR	3 HOUR	1 HOUR	1 HOUR
BEARING WALLS - EXTERIOR INTERIOR	3 HOUR 3 HOUR	3 HOUR 3 HOUR	2 HOUR 1 HOUR	2 HOUR 1 HOUR
NONBEARING WALLS AND PARTITIONS - INTERIOR	0 HOUR	0 HOUR	0 HOUR	0 HOUR
FLOOR CONSTRUCTION	2 HOUR	2 HOUR	1 HOUR	1 HOUR
ROOF CONSTRUCTION	1 1/2 HOUR	NA	1 HOUR	1 HOUR

NOTES: FLOOR CONSTRUCTION BETWEEN IA & IIIA IS 3-HOUR PER THE HORIZONTAL BUILDING SEPARATION REQUIREMENTS OF OSSC 510.0(1)

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602)

	NORTH	EAST	SOUTH	WEST
FIRE SEPARATION DISTANCE PROVIDED	1'-0" b	33'-0" a	36'-0" a	55'-0" a
TYPE IA - EXT WALL REQ'S - BEARING - NON-BEARING	PER TBL 602 1-HR*	PER TBL 602 0-HR	PER TBL 602 0-HR	PER TBL 602 0-HR
TYPE IIIA - EXT WALL REQ'S - BEARING - NON-BEARING	PER TBL 602 1-HR*	PER TBL 602 0-HR	PER TBL 602 0-HR	PER TBL 602 0-HR

a. DISTANCE IS TO CENTER OF RIGHT OF WAY
b. DISTANCE IS TO PROPERTY LINE (OR ASSUMED PROPERTY LINE)
*2-HR AT S-1 OCCUPANCIES

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (TABLE 705.8)

	NORTH	EAST	SOUTH	WEST
FIRE SEPARATION DISTANCE PROVIDED	1'-0" b	33'-0" a	36'-0" a	55'-0" a
MAXIMUM AREA OF UNPROTECTED OPENINGS (BUILDING FULLY SPRINKLERED - 705.8.2)	NOT PERMITTED	NO LIMIT	NO LIMIT	NO LIMIT

a. DISTANCE IS TO CENTER OF RIGHT OF WAY
b. DISTANCE IS TO PROPERTY LINE (OR ASSUMED PROPERTY LINE

(A) BUILDING OCCUPANCY AND SEPARATIONS

CHAPTER 3

APPLICABLE OCCUPANCY CLASSIFICATION GROUPS: AT TYPE IA PODIUM BUILDING OCCUPANCIES ARE NON-SEPARATED, INCLUDING A-2, A-3, B, R-2, S-1, S-2. AT IIIA BUILDING ABOVE, OCCUPANCIES ARE NON-SEPARATED, INCLUDING R-2 AND R-2 ACCESSORY.

SHAFTS

CHAPTER 7

SHAFT CONSTRUCTION: 2-HR REQUIRED PER 713.4

CHUTES

CHAPTER 7

CHUTE ENCLOSURE: 2-HR SHAFT AS REQUIRED PER 713.13.1
HOPPER DOOR CONSTRUCTION: 1-1/2-HR AS REQUIRED PER TABLE 716.5
DOOR OPERATION: SELF OR AUTOMATIC CLOSING UPON ACTUATION OF SMOKE DETECTOR PER 716.5.9.3
REFUSE COLLECTION ROOM: 1-HR FIRE BARRIER ENCLOSURE WITH 3/4 HR DOOR PER 713.13.3
TERMINATION ROOM: 2-HR FIRE BARRIER ENCLOSURE WITH 1 1/2 HR DOOR
SPRINKLERS: AUTOMATIC SPRIKLER SYSTEM PROVIDED PER 713.13.6

ELEVATORS

CHAPTER 7, 10, & 30

ENCLOSED LOBBY: NOT REQUIRED PER 713.14.1 EXCEPTION 3. SMOKE CONTROL PROVIDED BY ELEVATOR SMOKE CURTAINS. (A)
ACCESSIBLE MEANS OF EGRESS ELEVATOR:
ONE (1) ELEVATOR TO BE PROVIDED AS ACCESSIBLE MEANS OF EGRESS PER SECTION 1007.2.1.
FLOOR LANDINGS ILLUMINATION:
10fc PER NATIONAL ELECTRIC CODE
ELEVATOR SIZE REQUIREMENT:
ONE (1) ELEVATOR TO ACCOMODATE 24x84-INCH AMBULANCE STRETCHER PER SECTION 3002.4
(B) **EMERGENCY RECALL:**
PHASE I – ALTERNATE RECALL AT LEVEL 3

FIRE PROTECTION

CHAPTER 9

	REQUIRED	PROPOSED	TYPE/CLASS
AUTOMATIC SPINKLER SYSTEM	YES PER 903.2.8	YES	NFPA 13
STANDPIPE SYSTEM	YES PER 905.3	YES	CLASS I PER 905.3.1 EXCEPTION 1
FIRE ALARM SYSTEM	YES PER 907.2.9	YES	NFPA 72
SMOKE DETECTION SYSTEM	YES PER 907.2.11.2	YES	NFPA 72

PER IFC 907.2.9 - FIRE ALARM SYSTEM IS REQUIRED TO MONITOR THE FIRE SPRINKLER SYSTEM. NOTIFICATION DEVICES ARE TO ACTIVATE UPON FIRE SPRINKLER WATER FLOW. ONE MANUAL FIRE ALARM BOX IS REQUIRED AT AN APPROVED LOCATION.

(B) **FIRE EXTINGUISHERS:** CLASS A/B/C/D. MINIMUM 2A10BC RATED PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED EVERY 75'-0" LINEAR TRAVEL DISTANCE ON ALL FLOORS.

(C) **OPEN FLAME DEVICES:** OPEN FLAME DEVICES SHALL BE INSTALLED WITH THE CURRENT PORTLAND FIRE AND RESCUE DESIGN GUIDE FOR GAS BURNING OPEN FLAME DEVICES LOCATED ON ROOFS, DECKS OR SIMILAR OUTDOOR AREAS CLASSIFIED AS ASSEMBLY OCCUPANCY OR USE.
SEE DESIGN GUIDE HERE: https://www.portlandoregon.gov/fire/article/647493

CARBON MONOXIDE DETECTORS: CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND APPROVED APPEALS. SEE ELECTRICAL DRAWINGS FOR LOCATIONS.

(A) EMERGENCY RESPONDER RADIO COVERAGE

CHAPTER 9

DAS ERRC SYSTEM WILL BE PROVIDED. REFER TO APPEAL #20448

(A) MEANS OF EGRESS

CHAPTER 10

EGRESS WIDTH PER OCCUPANT SERVED (SECTION 1005.3):
STAIRWAYS: (0.3"/OCC) PER 1005.3.1.
OTHER EGRESS COMPONENTS: (0.2"/OCC) PER 1005.3.2.
REFER TO BUILDING EXITING TABLES ON G004-5
44" MINIMUM STAIRWAY WIDTH REQUIRED PER 1009.4

NUMBER OF EXITS (1015):
TWO EXITS REQUIRED PER TABLE 1015.1

ILLUMINATED EXIT SIGNS: REQUIRED PER 1011.1

EXIT ACCESS (1014):
COMMON PATH OF EGRESS TRAVEL FOR R2 OCCUPANCIES: 125'-0" (WITH SPRINKLER SYSTEM)
COMMON PATH OF EGRESS TRAVEL FOR B, S OCCUPANCIES: 100'-0" (WITH SPRINKLER SYSTEM)
COMMON PATH OF EGRESS TRAVEL FOR A OCCUPANCIES: 75'-0" (WITH SPRINKLER SYSTEM)

EXIT ACCESS TRAVEL DISTANCE (1016):
OCCUPANCY A, R, S-1: 250'-0" (WITH SPRINKLER SYSTEM)
OCCUPANCY B: 300'-0" (WITH SPRINKLER SYSTEM)
OCCUPANCY S-2: 400'-0" (WITH SPRINKLER SYSTEM)

EXIT ACCESS ILLUMINATION REQUIREMENT:
EGRESS LIGHTING REQUIRED ALONG THE EGRESS PATH TO THE R.O.W. PER SECTION 1006.1.
PERFORMANCE REQUIREMENTS:
AVERAGE OF 1fc WITH A MINIMUM OF 0.1fc AT ANY POINT ON THE EGRESS PATH AT FLOOR LEVEL
LIGHT LEVEL MAY DECLINE TO AVERAGE OF 0.6fc WITH A MINUMN OF 0.06fc AT ANY POINT ON THE EGRESS PATH AT FLOOR LEVEL AFTER 90 MINUTES OF OPERATION ON EMERGENCY POWER.
MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
POWER PROVIDED BY EMERGENCY GENERATOR. (REFERECE ELECTRICAL DOCUMENTS)

FIRESTOPPING

CITY OF PORTLAND CODE GUIDE

"The General Contractor shall schedule a Firestopping Meeting with the Building Inspector and all Subcontractors that will be installing firestopping materials. Each Subcontractor will provide a list of Firestop materials/assemblies which will be used, the type of penetrations where each material/assembly will be used; and the listing and approval information (i.e. UL, ICC or other approved report/listing numbers.) This information must be submitted to, and approved by, the Building Inspector prior to any installation." **(See City of Portland Firestopping Program Guide at:** http://www.portlandonline.com/shared/cfm/image.cfm?id=68669 **)**

INTERIOR ENVIRONMENT

CHAPTER 12

OCCUPIED ROOMS: MECHANICAL VENTILATION PROVIDED PER 1203.1 AND THE MECHANICAL CODE.
TOILET & BATH ROOMS: MECHANICAL VENTILATION PROVIDED PER 1203.4.2.1
NATURAL LIGHT: NET GLAZED AREA IS GREATER THAN 8% OF FLOOR AREA OF ROOM SERVED PER 1205.2

SOUND TRANSMISSION

CHAPTER 12

BUILDING ELEMENT	REQUIRED	PROPOSED
INTERIOR FLOOR/CEILING	IIC > 50, STC > 50	SEE ASSEMBLIES
INTERIOR WALLS	STC > 50	SEE ASSEMBLIES

NOTES:
REFERENCE ASSEMBLIES FOR SPECIFIC ASSEMBLY SOUND TRANSMISSION INFORMATION.

ENERGY CONSERVATION

CHAPTER 13

SIMPLE TRADE OFF METHOD - CLIMATE ZONE 4C - SEE COMCHECK REPORT

ROOFING REQUIREMENTS

CHAPTER 15

BASIC WIND SPEED: 120 MPH
WIND EXPOSURE: B
FIRE CLASSIFICATION: B (PER TABLE 1505.1)

CLADDING REQUIREMENTS

CHAPTER 16

BASIC WIND SPEED: 120 MPH
WIND EXPOSURE: B
FIRE CLASSIFICATION: B

RADON CONTROL METHOD

CHAPTER 18

A RADON MITIGATION SYSTEM IS NOT REQUIRED BECAUSE THERE ARE NO RESIDENTIAL DWELLING UNITS PROPOSED TO BE LOCATED ON GRADE (SLAB-ON-GRADE). A RADON MITIGATION SYSTEM IS NOT PROPOSED.

MINIMUM PLUMBING FIXTURE REQUIREMENTS

CHAPTER 29 AND PLUMBING CODE

	WATER CLOSET		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS
BUILDING TYPE OR OCCUPANY	M	F	M	F	U	U
R-2	1 PER UNIT		1 PER UNIT		1 PER UNIT	0
S-2 (PARKING GARAGE)	0	0	0	0	0	0
B (R-2 ACC LEASING SPACES)	1 (UNISEX)		1 (UNISEX)		0	0
A-2 RETAIL (FUTURE, NOT IN PERMIT)	0		0		0	0

NOTES:
REFER TO APPEAL 18880 ITEM #2

IT IS ASSUMED THAT THE RESIDENTS OF THE APARTMENTS WILL USE THE TOILET FACILITIES IN THEIR OWN APARTMENT, THEREFORE ACCESSORY RESIDENTIAL AREAS (AMENITY SPACES, MAILROOM, STORAGE, ETC.) ARE NOT CONSIDERED SEPARATE OCCUPANCIES WHICH WOULD REQUIRE PUBLIC PLUMBING TOILET FACILITIES. SIMILARLY, THE ROOFTOP TERRACE AND CLUB ROOM ARE ONLY TO BE USED BY RESIDENTIAL OCCUPANTS AND THEIR GUESTS. ONE ADDITIONAL RESTROOM HAS BEEN PROVIDED AT LEVEL 8 TO SERVE THESE SPACES AS A TENANT CONVENIENCE.

THE FUTURE RETAIL SPACES WILL REQUIRE PUBLIC TOILET FACILITIES AND ROUGH-IN PLUMBING ONLY WILL BE PROVIDED TO THE SHELL SPACES FOR FUTURE TOILET FACILITIES TO BE DESIGNED AND PERMITTED SEPARATELY UNDER THE RETAIL TENANT'S SCOPE.

City Of Portland
REVIEWED FOR CODE COMPLIANCE
Date: 02/11/20
Project: 19-106743-REV-01-CO

SERA
ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

PORTLAND OREGON 97209
P: 503.445.7372
F: 503.445.7395
SERADESIGN.COM

REGISTERED ARCHITECT
3680
KURT K. SCHULTZ
PORTLAND, OR
STATE OF OREGON

18S
GREYSTAR
1715 SW Salmon St
Portland, OR 97205

REVISIONS

A	PERMIT RESPONSE 1	06/03/2019
B	PERMIT RESPONSE 2	08/09/2019
C	PERMIT RESPONSE 3	09/18/2019
4	AB-02	11/01/2019
6	AB-06	01/07/2020

CHECKED BY: Checker
ISSUE DATE: 27 SEP 2019
PROJECT NO: 1803002

CODE COMPLIANCE SUMMARY

G00.04

Construction Set

SERA Design and Architecture, Inc.
1/7/2020 5:39:41 PM