

# Development Services

## From Concept to Construction

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### APPEAL SUMMARY

**Status:** Decision Rendered - Held over from ID 18962, items 2-5 (2/6/19) for additional information

**Appeal ID:** 19041

**Project Address:** 631 SE Taylor St

**Hearing Date:** 2/20/19

**Appellant Name:** Kathy Johnson

**Case No.:** B-011

**Appellant Phone:** 503.477.9165

**Appeal Type:** Building

**Plans Examiner/Inspector:** Steven Mortensen, Crystle Cowen

**Project Type:** commercial

**Stories:** 3 **Occupancy:** R-2, B **Construction Type:** V-B

**Building/Business Name:** The Rose Apartments

**Fire Sprinklers:** Yes - Proposed throughout

**Appeal Involves:** Alteration of an existing structure, Reconsideration of appeal

**LUR or Permit Application No.:**

**Plan Submitted Option:** pdf [File 1] [File 2]

**Proposed use:** (E) R-2 AND B TO REMAIN

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section**

1027.4.2 Egress Court Construction and Openings

**Requires**

Where an egress court serving a building or portion thereof is less than 10 feet in width, the egress court walls shall have not less than 1-hour fire-resistance-rated construction for a distance of 10 feet above the floor of the court. Openings within such walls shall be protected by opening protectives having a fire protection rating of not less than ¾-hour.

**Proposed Design**

ORIGINAL APPEAL TEXT: The existing northeast stair exits to a private alley that leads to the public way. As part of the remodeling of the ground story administrative/common use spaces and exterior courtyard, 33 additional occupants will be egressing through the alley. The alley is 8 feet wide overall; 4 feet of this is on this project site. The north wall of the building is constructed of two wyths (+/-8") of brick and achieves the required 1-hour fire-resistance-rated construction per Table 721.1(2). The northeast exit stair door will be replaced with a 90-minute door as part of repairing that stair's required two-hour enclosure. The two existing ground story non-rated operable windows adjacent to the egress court (approved by Appeal #6358) will be fixed in place with additional sprinkler protection on the interior side. See Sheet GA2.

RECONSIDERATION TEXT: EXISTING NON-RATED WINDOWS AT EGRESS COURT

The existing north stairs exit to a private alley that leads to the public way. The alley is not a public way; it is on private property, as shown on Sheet GA2. It is approximately 8' wide, as shown on Sheet GA2. The property line runs down the middle of the alley. 4'-0" of the alley is on this project's site with the remaining 4' on the adjacent building's site, as shown on Sheet GA2.

The north walls of the building adjacent to the Egress Court are constructed of two wyths (+/-8") of brick and achieve the required 1-hour fire-resistance-rated construction per Table 721.1(2). The

northwest exit stair door (Stair S102) will be replaced with a 60-minute door. The northeast exit stair door (Stair S101) will be replaced with a 90-minute door.

There is one existing ground story non-rated operable window along the western portion of the egress court (Unit 105). This window was approved by Appeal #6358. This window will be replaced with a UL listed ¾-hour fire-rated operable window with a fusible link that closes the window in the event of a fire. There are two existing ground story non-rated operable windows along the eastern portion of the egress court (Kitchen 124 and Food Pantry 123). These windows were approved by Appeal #6358. These windows will remain and be fixed in place, with additional sprinkler protection provided on the interior side. See Sheets GA2 and GA3.

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**Reason for alternative** ORIGINAL APPEAL TEXT:

The existing north alley has always connected the exits on the north side of the building to the public way. As part of remodeling the ground story administrative and common use spaces, 4 additional occupants are being added to the northeast exit stair/door. Additionally, by permitting the existing exterior courtyard to formalize its use as outdoor space for the residents, 29 additional occupants are exiting through the alley.

The two existing non-rated operable windows adjacent to the egress court were permitted in 2009 and approved by Appeal #6358. Since the scope of this project does not include any window replacement, these windows will remain and be fixed in place to minimize the ability of fire to enter the egress court through the openings. Additional sprinkler protection will be added on the interior side of the windows to further mitigate their unrated condition.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. The two existing enclosed exit stairs at the north wings of the building will be repaired as necessary to achieve the 1- and 2-hour required fire barrier construction. These scope items greatly increase the overall safety of the building from its existing condition.

RECONSIDERATION TEXT:

The existing private north alley has always connected the exits on the north side of the building to the public way. The alley itself is not a public way. The Owner (REACH CDC, nonprofit) is interested in removing the building from the Chapter 13 program. Since the existing unrated alley is part of the Chapter 13 approved egress system, it needs to be brought into compliance as an Egress Court to support the proposed Chapter 13 removal. Additionally, the remodeling of the ground story east wing and the courtyard results in an increased occupant load (33 additional occupants) in the alley.

The original appeal decision was held over in part due to the question of whether the alley was a court or a yard per code definitions. Egress Court is defined in OSSC Section 202 as “a court or yard which provides access to the public way for one or more exits.” Therefore, whether the alley is considered a court or a yard is not substantive since both can serve as an Egress Court.

The existing non-rated operable window in Unit 105 provides natural ventilation to the sleeping unit and the Owner does not wish to remove this feature from that unit. There is a second operable window in Unit 105, however, it is immediately adjacent to the garbage dumpster. If the alley window were to be fixed in place, the window over the dumpster would be the only source of fresh air, which would be an unfortunate scenario for the resident, especially during summer months. The sleeping unit is not air-conditioned and relies solely on natural ventilation for cooling. The proposed UL listed ¾-hour fire-rated operable window that will automatically close in the event of a fire will mitigate the window’s location on the Egress Court and minimize the ability of fire to enter the Egress Court through the opening.

The two existing non-rated operable windows in Kitchen 124 and Food Pantry 123 were permitted in 2009 and approved by Appeal #6358. Since these windows are within rooms that do not need to have operable windows for livability, the windows will be fixed in place to minimize the ability of fire to enter the egress court through the openings. Additional sprinkler protection will be added on the interior side of the windows to further mitigate their unrated condition.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. The two existing enclosed exit stair enclosures will be repaired as necessary to achieve their required 1- and 2-hour fire barrier construction. These scope items greatly increase the overall safety of the building from its existing condition.

## Appeal item 2

**Code Section** 1009.7.3 Winder Treads

**Requires** Winder treads are not permitted in means of egress stairways except within a dwelling unit.

**Proposed Design** ORIGINAL APPEAL TEXT: The existing winder treads in northeast and northwest stairs will remain. These have been approved by previous appeals dated 8/8/74 and 1/27/88. The exit stair enclosures will be repaired to achieve the required 1- and 2-hour construction. New rated doors will be provided. New lighting to meet the requirements of Section 1006 will also be provided within the stair enclosures. See Details 2, 3, 5 and 8/GA4.

RECONSIDERATION TEXT: The existing winder treads in northeast and northwest stairs will remain. These have been approved by previous appeals dated 8/8/74 and 1/27/88. The exit stair enclosures will be repaired to achieve the required 1- and 2-hour construction. New rated doors into the enclosures and to the Egress Court will be provided. New lighting to meet the requirements of Section 1006 will be provided within the stair enclosures. A sufficient landing inside the basement enclosure door will be provided in Stair S001, where there is no landing currently. An existing noncompliant opening into Stair S101 will be removed and filled in with 2-hour fire barrier construction. Handrails complying with height requirements of 1012.2 will be provided on either side where there are only handrails on one side currently (refer also to Appeal Item #4 – Handrail Extensions).

See Details 2, 3, 5 and 8/GA4, and Details 1, 2, 3 and 5/GA5.

**Reason for alternative** ORIGINAL APPEAL TEXT: The existing northeast and northwest stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to replace the winder treads with treads that meet current requirements. Chapter 34 allows materials and systems already in use in compliance with approvals in effect at the time of their erection to be permitted to remain in use unless determined to be unsafe. In addition to being permitted at the time of construction, the winder treads have been approved by two previous building code appeals dated 8/8/74 and 1/27/88.

The existing stair enclosures will be made safer than they are currently by ensuring the enclosures meet the requirements for 1- and 2-hour construction. This includes new rated stair enclosure doors. All lighting in the stair enclosures will be replaced to ensure compliance with Section 1006.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. These scope items greatly increase the overall safety of the building from its existing condition.

RECONSIDERATION TEXT: The existing northeast and northwest stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to replace the winder treads with treads that meet current requirements. Chapter 34 allows materials and systems already in use in compliance with approvals in effect at the time of their erection to be permitted to remain in use unless determined to be unsafe. In addition to being permitted at the time of construction, the winder treads have been approved by two previous building code appeals dated 8/8/74 and 1/27/88.

Section 3404.1 Exception 1 states: "An existing stairway shall not be required to comply with the requirements of Section 1009 where the existing space and construction does not allow a reduction in pitch or slope." The existing space and construction of the north stairs does not allow for the stair runs to be reconfigured with straight treads at the bottoms.

The project scope is taking all available measures to bring these stairs as close to compliance as technically feasible. The existing stair enclosures will be made safer than they are currently by ensuring the enclosure assemblies meet the requirements for 1- and 2-hour construction. The rated assembly details will be provided with the permit submittal for review and approval by the plans examiner. New rated doors into the stair enclosures and also rated doors exiting to the Egress Court will be provided. A noncompliant opening in Stair S101 will be filled in with 2-hour rated construction. A landing at the bottom of the basement Stair S001 will be provided where there is none now. All lighting in the stair enclosures will be replaced to ensure compliance with Section 1006. Handrails will be provided on both sides with extensions that comply to the extent possible (refer to related Appeal Item #4).

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. These scope items as well as the improvements listed above substantially increase the overall safety of the building from its existing condition.

### Appeal item 3

<b>Code Section</b>	1012.6 Handrail Extensions
<b>Requires</b>	Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.
<b>Proposed Design</b>	<p>ORIGINAL APPEAL TEXT: Within the existing northeast and northwest exit stairs, compliant top and bottom rail extensions will be provided where the plan configuration allows. Where there is not room for extensions due to existing conditions and space constraints, extensions will not be provided. See Details 2, 3, 5 and 8/GA4 for more detailed information.</p> <p>RECONSIDERATION TEXT: Within the existing northeast and northwest exit stairs, compliant top and bottom rail extensions will be provided where the plan configuration allows. Handrails will wrap the wall at winder tread locations. Where there is not room for extensions due to existing conditions and space constraints, extensions will be provided to the maximum length possible. See Details 2, 3, 5 and 8/GA4 and 1, 2, 3, 4 and 5/GA5 for more detailed information.</p>
<b>Reason for alternative</b>	ORIGINAL APPEAL TEXT: The existing northeast and northwest stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to extend the handrails at every run to meet the requirements of 1012.6. At runs adjacent to the enclosure doors, full extensions at the top risers would interfere with the swing of the egress doors that open into the enclosure. At the winder treads, there are structural columns

and walls in the way that prohibit bottom extensions. At the center wall, extensions would create unsafe conditions by projecting into the path of egress travel.

Section 3404.1 Exception 2 allows for handrails to have less than the required extensions where full extensions would be hazardous due to plan configuration. Previously, 6" handrail extensions were required as part of a Building Code Appeal approval for the existing winder treads (1/27/88), however, not all of the existing rails have the 6" extensions due to the existing space limitations.

Full handrail extensions shall be provided where space allows, which will make the stairs safer than their current condition. No extensions will be provided in locations where projections into the path of travel would be unsafe or interfere with egress door functioning. Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. These scope items greatly increase the overall safety of the building from its existing condition.

RECONSIDERATION TEXT: The existing northeast and northwest stairs are original to the building and were permitted at the time of construction in 1910. There is not room within the existing exit stair enclosures to extend the handrails at every run to meet the requirements of 1012.6. At the interior side of the stair runs, rail extensions would create unsafe conditions by projecting into the path of egress travel. At the termination of the winder treads, full extensions would also create unsafe conditions by projecting into the path of egress travel.

Currently the stairs only have runs on the exterior sides, not each side. None of the existing rails have full extensions. Section 3404.1 Exception 2 states, "Handrails otherwise required to comply with Section 100.1.15 shall not be required to comply with the requirements of 1012.6 regarding full extension of the handrails where such extensions would be hazardous due to plan configuration." Previously, 6" handrail extensions were required as part of a Building Code Appeal approval for the existing winder treads (1/27/88), however, not all of the existing rails have the 6" extensions due to the existing space limitations.

The addition of second rails at each stair run will make the stair safer than it currently is. Full handrail extensions shall be provided where space allows, which is at most of the stair runs, and this will also make the stairs safer than their current condition. No extensions will be provided at the interior side of the stair runs or the termination of the winder treads, since doing so would create an unsafe condition by projecting into the required clear path of egress.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. These scope items substantially increase the overall safety of the building from its existing condition.

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## Appeal item 4

<b>Code Section</b>	Table 705.8 Allowable Openings Based on Fire Separation Distance
<b>Requires</b>	Unprotected openings less than 3' from a property line are not permitted.
<b>Proposed Design</b>	<p>ORIGINAL APPEAL TEXT: The six unprotected operable windows at the west property line shall remain. The building shall be equipped with a full NFPA 13 sprinkler system throughout. See GA2 and GA3.</p> <p>RECONSIDERATION TEXT: The six unprotected operable windows at the west property line shall be replaced with UL listed 1-hour fire-rated operable windows with a fusible links that close the windows in the event of a fire. The building shall be equipped with a full NFPA 13 sprinkler system throughout. See GA2, GA3 and GA5.</p>

**Reason for alternative** ORIGINAL APPEAL TEXT: A portion of the west walls falls on the property line. There are six existing non-rated operable windows in this portion of the west wall. The windows provide natural light and fresh air required for sleeping rooms and cannot be removed or fixed in place because doing so would create a less safe condition for the occupants. The windows were permitted in 2009 and allowed by Appeal #6358. The project scope does not include any new windows or changes to existing windows. Per the Preliminary Life Safety Meetings, this appeal is only required because of the proposed removal of the building from the Chapter 13 program.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. The two existing enclosed exit stairs at the north wings of the building will be repaired as necessary to achieve the 1- and 2-hour required fire barrier construction. These scope items greatly increase the overall safety of the building from its existing condition.

RECONSIDERATION TEXT: A portion of the west walls falls on the property line. There are six existing non-rated operable windows in this portion of the west wall. The windows were permitted in 2009 and allowed by Appeal #6358. The existing non-rated operable windows provide natural ventilation to the sleeping units, and the Owner does not wish to remove this feature. Per the Preliminary Life Safety Meetings, this appeal is only required because of the proposed removal of the building from the Chapter 13 program. The proposed UL listed 1-hour fire-rated operable windows that will automatically close in the event of a fire will mitigate the windows' location on the property line.

Additionally, the project scope includes a full voluntary ASCE 41 BPOE structural seismic upgrade, the addition of a full voluntary NFPA 13 sprinkler system (in lieu of the required 13R system) and fire alarm upgrades. The two existing enclosed exit stairs at the north wings of the building will be repaired as necessary to achieve the 1- and 2-hour required fire barrier construction. These scope items greatly increase the overall safety of the building from its existing condition.

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## APPEAL DECISION

**1. Type 13 water curtain sprinkler protection at non-fire rated openings in exterior walls of egress court less than 10' in width: Granted provided windows are non-operable 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 side of the openings. A separate permit from the Fire Marshal's Office is required.**

**2. Winder treads in 2 egress stairs: Granted as proposed.**

**3. Omission of handrail extensions in 2 egress stairs: Granted as proposed.**

**4. Proposed UL listed 1 hour fire rated operable windows with self closing mechanisms at property line: Granted as proposed.**

**Appellant may contact John Butler (503 823-7339) 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 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

ENERGY CODE SUMMARY

ENVELOPE ENERGY CODE - OEESC			
ROOF INSULATION ABOVE DECK	R-20 RIGID	FIXED AND OPERABLE FENESTRATION - NON-METAL	U = 0.35, SHGC = 0.40
ROOF INSULATION CAVITY (VENTED)	R-30	DOORS WITH MORE THAN 50% GLAZING	U = 0.35, SHGC = 0.40
WALLS WOOD FRAMED	R-21 BATT	OPAQUE DOORS	U = 0.70
FLOORS WOOD FRAMED	R-30 BATT		

PREVIOUS APPROVED APPEALS

DATE	APPEAL ITEM	CONDITIONS	COMMENTS
8/8/74	WINDER TREADS IN ENCLOSED EXIT STAIRS	STAIRS TO BE WELL LIGHTED	
	FIRE ESCAPES NOT TO GRADE		FIRE ESCAPES HAVE SINCE BEEN REMOVED
	WIRE GLASS IN EXIT ENCLOSURE WINDOWS		
1/27/88	"C" LABLE 3/4 HOUR DOORS WITH LITES INTO ENCLOSED EXIT STAIRS		
	WINDER TREADS IN ENCLOSED EXIT STAIRS	HANDRAILS TO EXTEND 6" ABOVE AND BELOW THE LAST TREAD. MIN. 10 FOOTCANDLES OF LIGHT TO BE PROVIDED	
	NON-RATED 5-PANEL CORRIDOR DOORS TO UNITS	A COMPLETE EXITWAY SPRINKLER SYSTEM TO BE PROVIDED. SPRINKLER ALARM TO BE TIED TO A CENTRAL REPORTING LOCATION.	
6/24/09 #6358	NON-RATED WINDOWS CLOSER THAN 3' TO PROPERTY LINE	UNITS WITH WINDOWS CLOSER THAN 5' TO THE PROPERTY LINE SHALL HAVE FULL SPRINKLER COVERAGE WITH QUICK-RESPONSE HEADS.	

BUILDING CODE SUMMARY

ALLOWABLE HEIGHT AND AREA (TABLE 503)					
CONSTRUCTION TYPE: V-B		ALLOWABLE HEIGHT: 40 FT			
ALLOWABLE AND PROPOSED BUILDING AREA AND INCREASES (503, 506, 509): N/A					
OCCUPANCY GROUP	ALLOWABLE STORIES	ALLOWABLE AREA (SF)	ACTUAL STORIES	ACTUAL AREA (SF)	ALLOWABLE AREA INCLUDING SRPINKLER SYSTEM INCREASE (506.3)
B	2	9,000	1	3,535	18,000
R-2	2	7,000	3*	4,003 (GROUND STORY) 7,601 (UPPER STORIES)	14,000
S-2	2	13,500	1	2,252	26,000
*SPRINKLERS USED TO INCREASE STORIES (504.2): YES					

NON-SEPARATED OCCUPANCIES (SECTION 508.3)

THE BUILDING WILL BE CONSIDERED NON-SEPARATED PER SECTION 508.3		
R-2 IS THE MOST RESTRICTIVE OCCUPANCY		
ALLOWABLE AREA/STORY (R-2)	EXISTING AREA/STORY	
14,000 SF	7,601 SF	

CONSTRUCTION TYPES (TABLE 601)

LEVEL NO.	TYPE	STRUCTURAL FRAME	BEARING WALLS		NON-BEARING WALLS & PART. EXT.	NON-BEARING WALLS & PART. INT.	FLOORS	ROOF	SPECIAL PROVISIONS SECTION 510 (IF USED)
			EXT.	INT.					
1	V-B	0	0	0	0	0	0	0	
2	V-B	0	0	0	0	0	0	0	
3	V-B	0	0	0	0	0	0	0	

EXTERIOR WALL FIRE RATING AND MAX. OPENINGS (TABLE 705.8)

OPENINGS PROTECTED OR UNPROTECTED: UNPROTECTED							
BUILDING FACE	CONSTRUCTION TYPE	OCCUPANCY	DIST. TO PROPERTY LINE	FIRE SEPARATION DISTANCE	REQ. FIRE RESISTANCE RATING (TABLE 602)	MAX OPENING % ALLOWED (TABLE 705.8)	EXISTING OPENING % TO REMAIN
NORTH 1	V-B	B, R-2	64' - 9"	≥ 30	2 HR	100%	14%
NORTH 2	V-B	B, R-2	4'	5' - < 10'	2 HR	15%	8%
EAST	V-B	B, R-2	0' - 0"	≥ 30	2 HR	100%	11%
SOUTH	V-B	B, R-2	0' - 0"	≥ 30	2 HR	100%	13%
WEST 1	V-B	R-2	0' - 0"	0' - 0"	2 HR	0%	9.5%
WEST 2	V-B	R-2	6'	5' - <10'	2 HR	25%	8.5%

INTERIOR WALL AND CEILING FINISH FIRE/SMOKE CLASSIFICATION REQUIREMENTS/PROVIDED (TABLE 803.9)

OCCUPANCY	EXIT STAIR/PASSAGEWAY ENCLOSURES	CORRIDORS/EXIT ACCESS STAIR ENCLOSURES	ROOMS AND ENCLOSED SPACES
R-2	C	C	C

BUILDING FIRE DETECTION & SUPPRESSION

PROVIDED: Y OR N	TYPE / CLASS	REQUIRED OR OPTIONAL	AREAS OF COVERAGE
SPRINKLER SYSTEM: Y	NFPA 13	OPTIONAL	ALL
FIRE ALARM SYSTEM: Y	AUTOMATIC	REQUIRED	
STANDPIPE SYSTEM: N		OPTIONAL	
SMOKE DETECTION SYSTEM: Y	SINGLE OR MULTIPLE STATION	REQUIRED	
CARBON MONOXIDE DETECTION SYSTEM: Y	NFPA 720	REQUIRED	
NOTES & PROVISIONS: CLASS A, 2-A FIRE EXTINGUISHERS TO BE PROVIDED PER PFC 906.1. FINAL LOCATIONS TO BE DETERMINED DURING FIRE MARSHAL WALK-THROUGH			

EXISTING AND PROPOSED OCCUPANT LOADS BY FLOOR

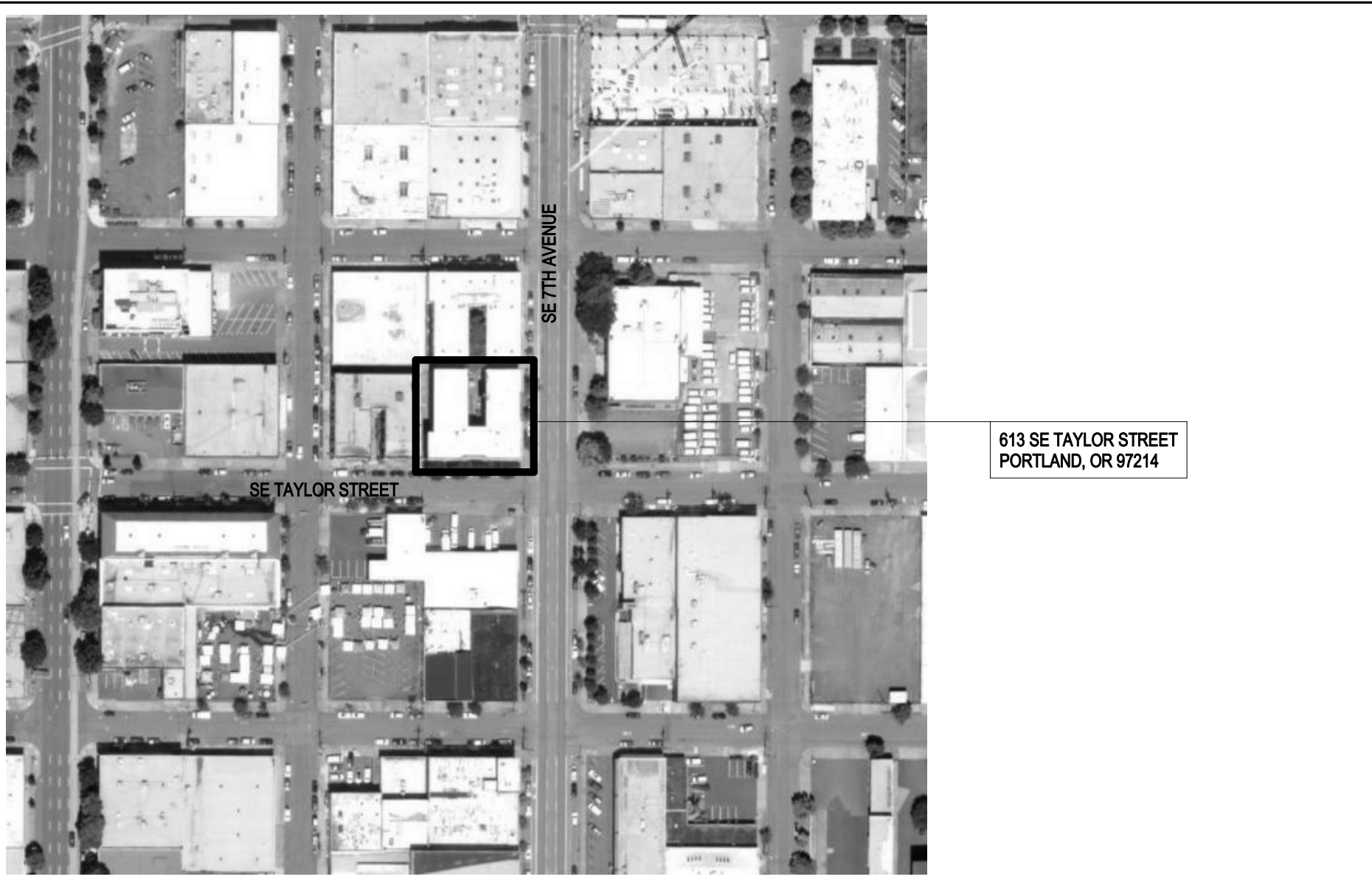
STORY	(E) AREA (SF)	(E) OCC. TYPE	(E) AREA / OCC.	(E) OCC. LOAD	(N) AREA (SF)	(N) OCC. TYPE	(N) AREA / OCC.	(N) OCC. LOAD	EXITS	
			SECTION 1004.1.1	SECTION 1004			SECTION 1004.1.1	SECTION 1004	REQUIRED	PROVIDED
BASEMENT		1,208 S-2	300	5	1,838 S-2	300	8	1	1	
		630 R-2	15*	42	-	-	-			
	TOTAL AREA (SF)	1,838		47	1,838		8			
GROUND STORY		3,762 R-2	200	29	3,889 R-2	200	30	2	2	
		3,693 B	100/15*	68	3,570 B	100/15*	81	2	2	
	TOTAL AREA (SF)	7,442	TOTAL OCC.	97	7,460	TOTAL OCC.	111			
COURTYARD	875	-	-	-	875 R-2	15*	58	2	2	
2ND STORY	7,508	R-2	200	60	7,504 R-2	200	60	2	3	
3RD STORY	7,508	R-2	200	60	7,504 R-2	200	60	2	3	
BUILDING	TOTAL AREA (SF)	22,458	TOTAL (E) OCC.	264		TOTAL (N) OCC.	287			

\* GROUP USE AREAS WITH TABLES AND CHAIRS  
OCCUPANT LOAD INCREASE = 36 = LESS THAN 150  
CHANGE OF OCCUPANCY (COURTYARD) = 875 SF  
875 / 22,458 = 4% = LESS THAN 1/3  
MANDATORY SEISMIC UPGRADES NOT TRIGGERED BY OCCUPANT LOAD INCREASE OR CHANGE OF OCCUPANCY

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)

GROUP	AREA	OCC	PER GENDER	OCC LOAD FACTOR	W.C. FACTOR	W.C. REQ.	LAV FACTOR	LAV REQ.	TUB/SHOWER FACTOR	TUB/SHOWER REQ.
B	3,450 SF	35	18	100 GROSS	1:25/50	2		2	N/A	N/A
R-2 CONGREGATE LIVING*	18,875 SF	151	N/A	200 GROSS	*1:10	15	*1:10	15	*1:8	20
TOTAL						17		17		20

VICINITY MAP



PROJECT DESCRIPTION

PROJECT NAME: THE ROSE APARTMENTS	PROJECT ADDRESS: 631 SE TAYLOR STREET, PORTLAND, OREGON
ORIGINAL CONSTRUCTION: 1910	

SUMMARY OF WORK

WORK INCLUDES: FULL STRUCTURAL SEISMIC UPGRADE; MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION UPGRADES; ACCESSIBILITY UPGRADES ON THE GROUND STORY. INTERIOR REMODELING OF THE ADMINISTRATIVE/COMMUNITY AREAS ON THE GROUND STORY; REPLACEMENT OF THE EXTERIOR ACCESSIBLE RAMP AND RAILING, MISCELLANEOUS EXTERIOR REPAIRS AND NEW FINISHES AND LIGHTING THROUGHOUT THE BUILDING.

THIS BUILDING IS IN THE CITY OF PORTLAND CHAPTER 13 PROGRAM.

DEFERRED SUBMITTALS & SEPARATE TRADE PERMITS

THE FOLLOWING SYSTEMS ARE SUBJECT TO DEFERRED SUBMITTALS IN ACCORDANCE WITH IBC 107:	
1. FIRE SPRINKLER SYSTEM	
2. FIRE ALARM SYSTEM	
3. MECHANICAL SYSTEM	
4. PLUMBING SYSTEM	
5. ELECTRICAL SYSTEM	
6. EQUIPMENT ANCHORAGE AND BRACING	
7. MICROPILES	

APPLICABLE CODES

-2014 OREGON STRUCTURAL SPECIALTY CODE (BASED ON 2012 IBC)
-2016 PORTLAND FIRE CODE (BASED ON 2014 OREGON FIRE CODE)
-2017 OREGON MECHANICAL SPECIALTY CODE (BASED ON 2012 IMC)
-2017 OREGON ELECTRICAL SPECIALTY CODE (BASED ON 2017 NFPA 70 National Electrical Code)
-2017 OREGON PLUMBING SPECIALTY CODE (BASED ON 2015 UPC)
-2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (BASED ON 2009 IECC)
-PORTLAND ZONING CODE
-2014 OSSC ACCESSIBILITY REFERENCED STANDARD: ICC/ANSI A117.1-2009

ZONING CODE SUMMARY

APPLICABLE CODES: PORTLAND ZONING CODE			
SITE ADDRESS: 631 SE TAYLOR STREET, PORTLAND, OR 97214		SITE AREA: 10,000 SF	
TAX LOT NUMBER: R233845		TAX ROLL: PARK ADD TO E P, BLOCK 136, LOTS 5&6	
ZONE: IG1			
BASE ZONE REGULATIONS			
MAX. FAR: NO LIMIT	EXISTING FAR TO REMAIN: 2.4 : 1		
MAX HEIGHT: NO LIMIT	EXISTING HEIGHT TO REMAIN: 35'		
REQUIRED SETBACKS:	FRONT/STREET: 0'	SIDE/STREET: 0	
	SIDE: 0'	BACK: 0'	
EXISTING SETBACKS TO REMAIN:	FRONT/STREET: 0'	SIDE/STREET: 0'	
	SIDE: 6'	BACK: 4'	
MAX. SITE COVERAGE: 100%	EXISTING SITE COVERAGE TO REMAIN: 81%		
MINIMUM LANDSCAPED AREA: 0 SF	PROPOSED LANDSCAPED AREA: 0 SF		
EXISTING USES TO REMAIN: CONGREGATE LIVING, OFFICE (ACCESSORY USE)		ALLOWED: N/CU	
PARKING & LOADING REGULATIONS:			
LOADING REQ'D: 0			
VEHICLE PARKING REQ'D: 0			
VEHICLE PARKING SPACES PROVIDED: 0			
BIKE PARKING: LONG-TERM SPACES NOT REQUIRED PER 33.258.070.D.2.b(3)			
USE	SF	SPACES REQUIRED	SPACES PROVIDED
HOUSEHOLD LIVING	58 UNITS	3 SHORT-TERM	BIKE PARKING FUND
ADMINISTRATIVE/OFFICE (ACCESSORY)	2,093	0 SHORT-TERM	0
DESIGN REVIEW REQ'D: NO			

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210  
PORTLAND, OREGON 97209  
T 503.477.9165  
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THE ROSE  
APARTMENTS

18010

631 SE TAYLOR  
STREET  
PORTLAND, OR 97214

Issue Date: 2019.02.15

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REVISIONS:

CODE SUMMARY

GA1





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REVISIONS:

LIFE SAFETY PLANS -  
APPEAL

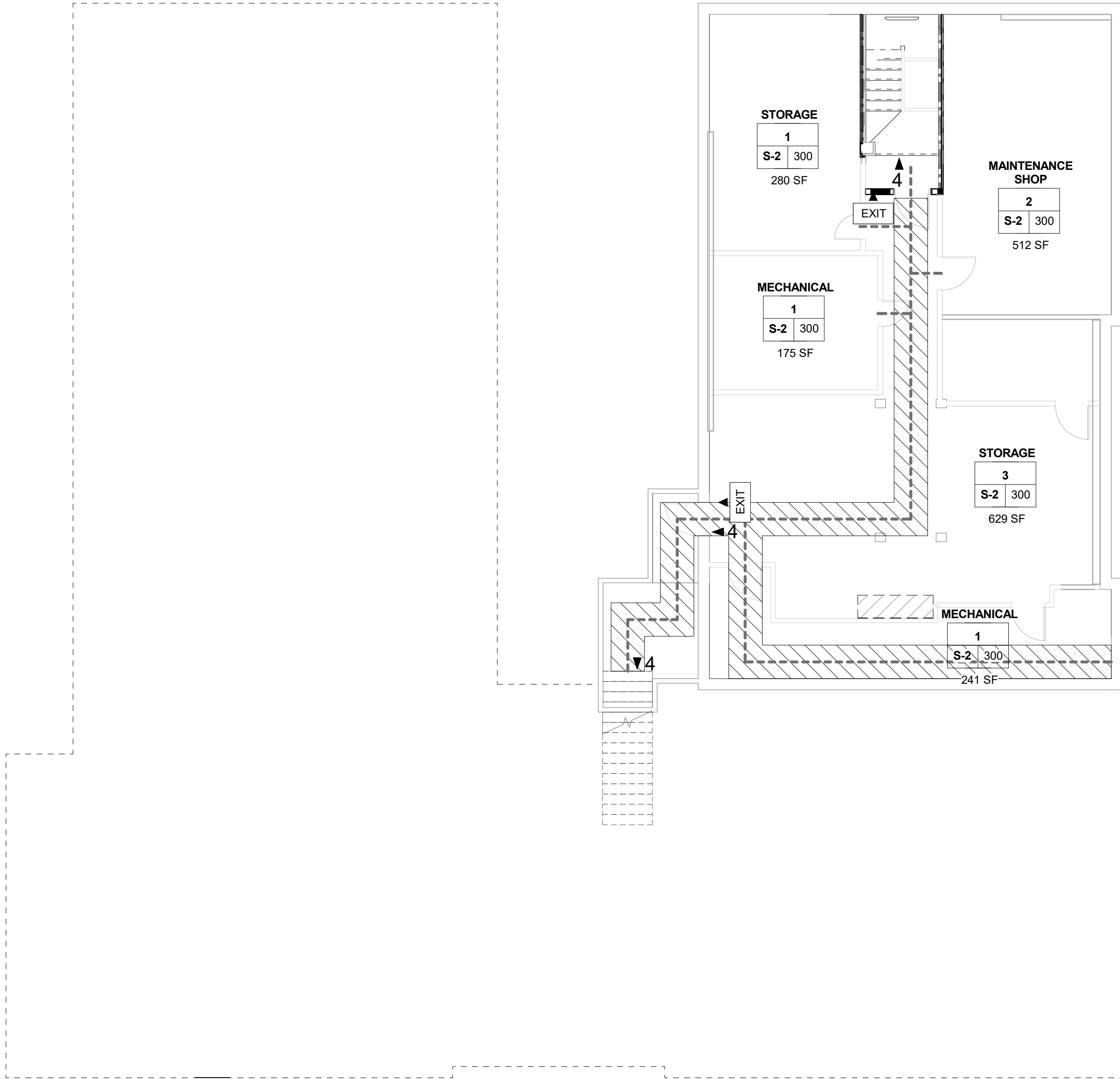
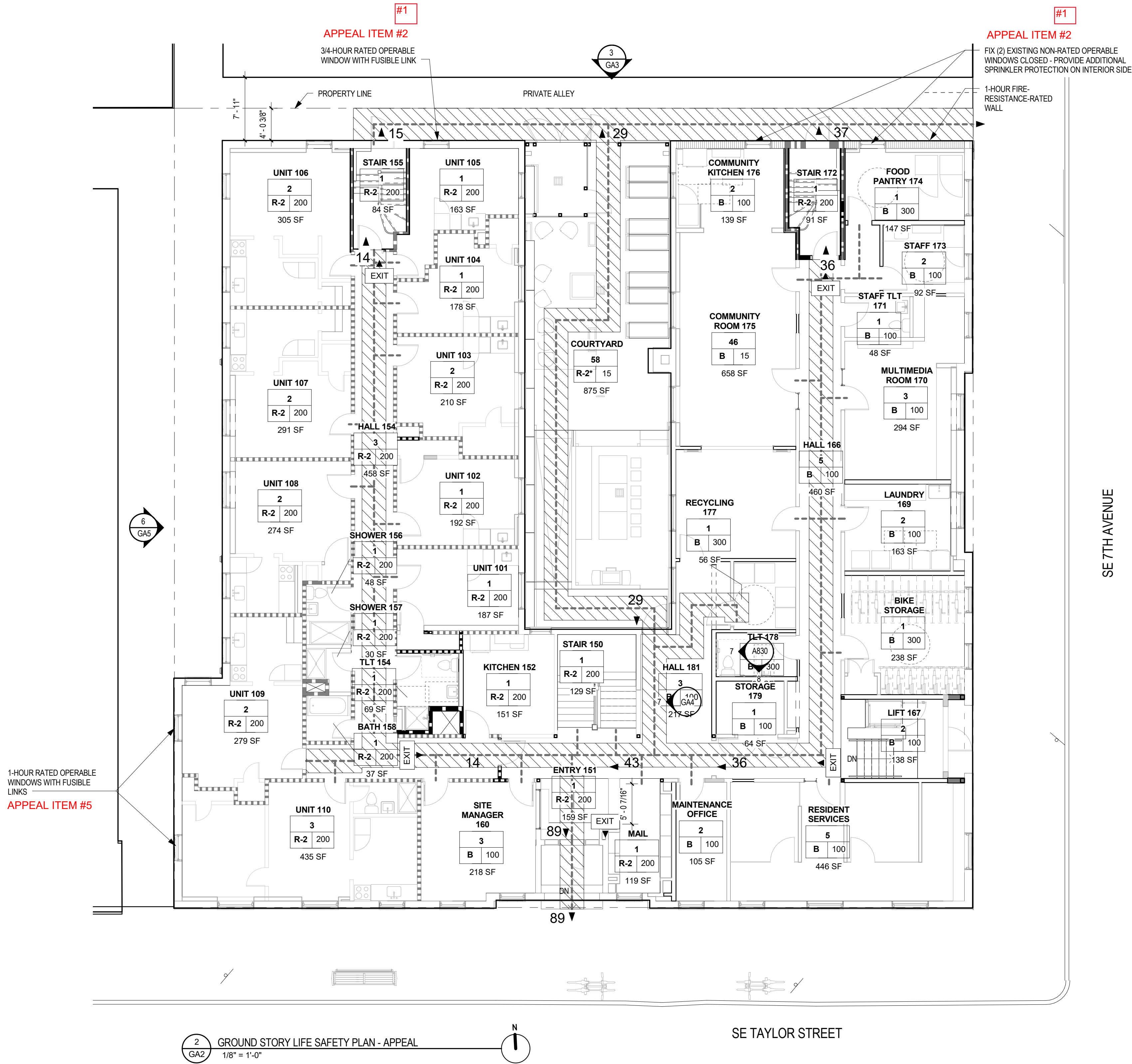
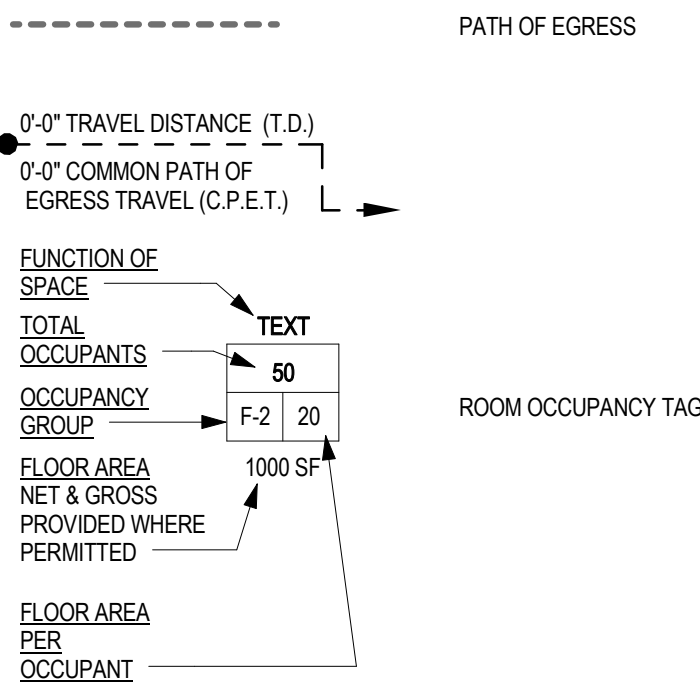
GA2

LIFE SAFETY PLAN GENERAL NOTES

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH. EMERGENCY EGRESS LIGHTING SHALL EXTEND TO EXTERIOR DOOR LANDINGS. FIELD TESTING IS REQUIRED.
2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER.
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT ALL EGRESS STAIRS ON ALL LEVELS.

LIFE SAFETY PLAN LEGEND

- 1/2 HOUR FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION
- 1 HOUR FIRE RESISTANCE RATING
- EXIT WITH LOAD
- CUMULATIVE OCCUPANT LOAD
- FIRE EXTINGUISHER
- EXIT SIGN W/ BATTERY BACKUP
- LIGHTED EXIT PATH  
(MIN. 36" WIDE) W/ MIN 1FC







## THE ROSE APARTMENTS

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REVISIONS:

## LIFE SAFETY PLANS - APPEAL

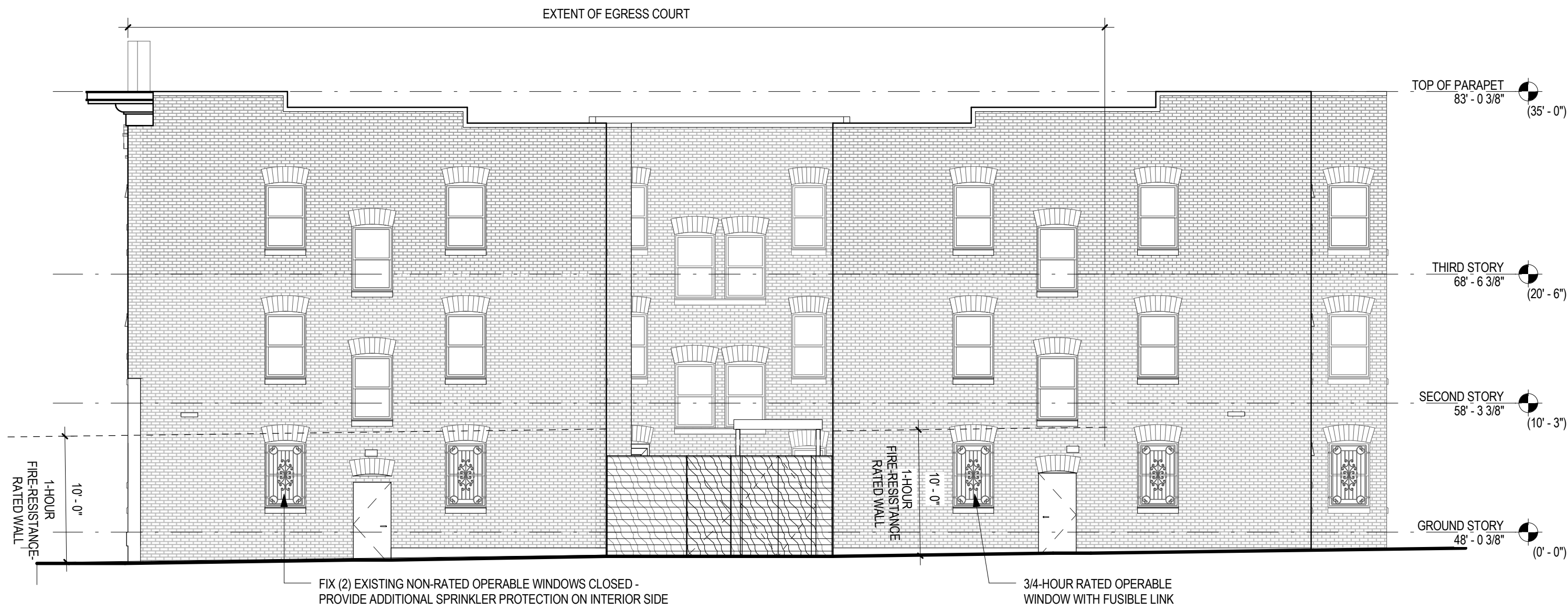
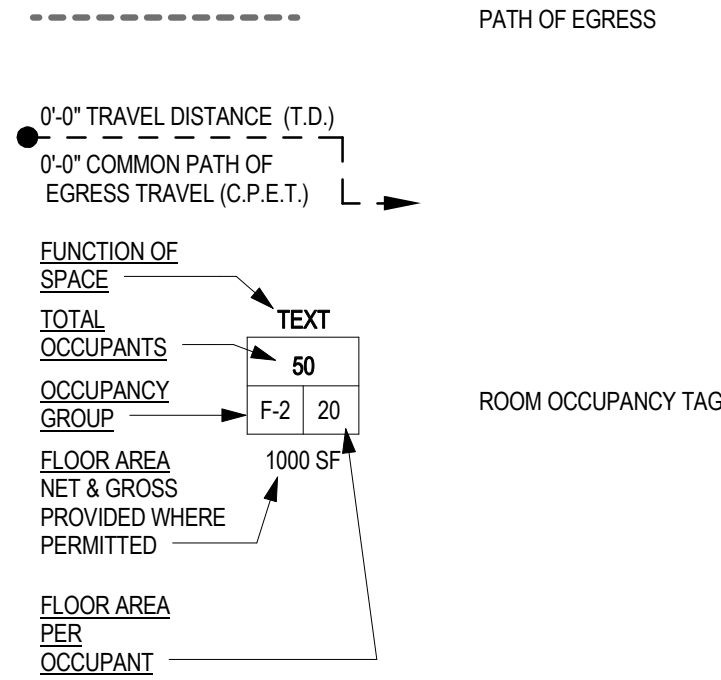
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### LIFE SAFETY PLAN GENERAL NOTES

1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH. EMERGENCY EGRESS LIGHTING SHALL EXTEND TO EXTERIOR DOOR LANDINGS. FIELD TESTING IS REQUIRED.
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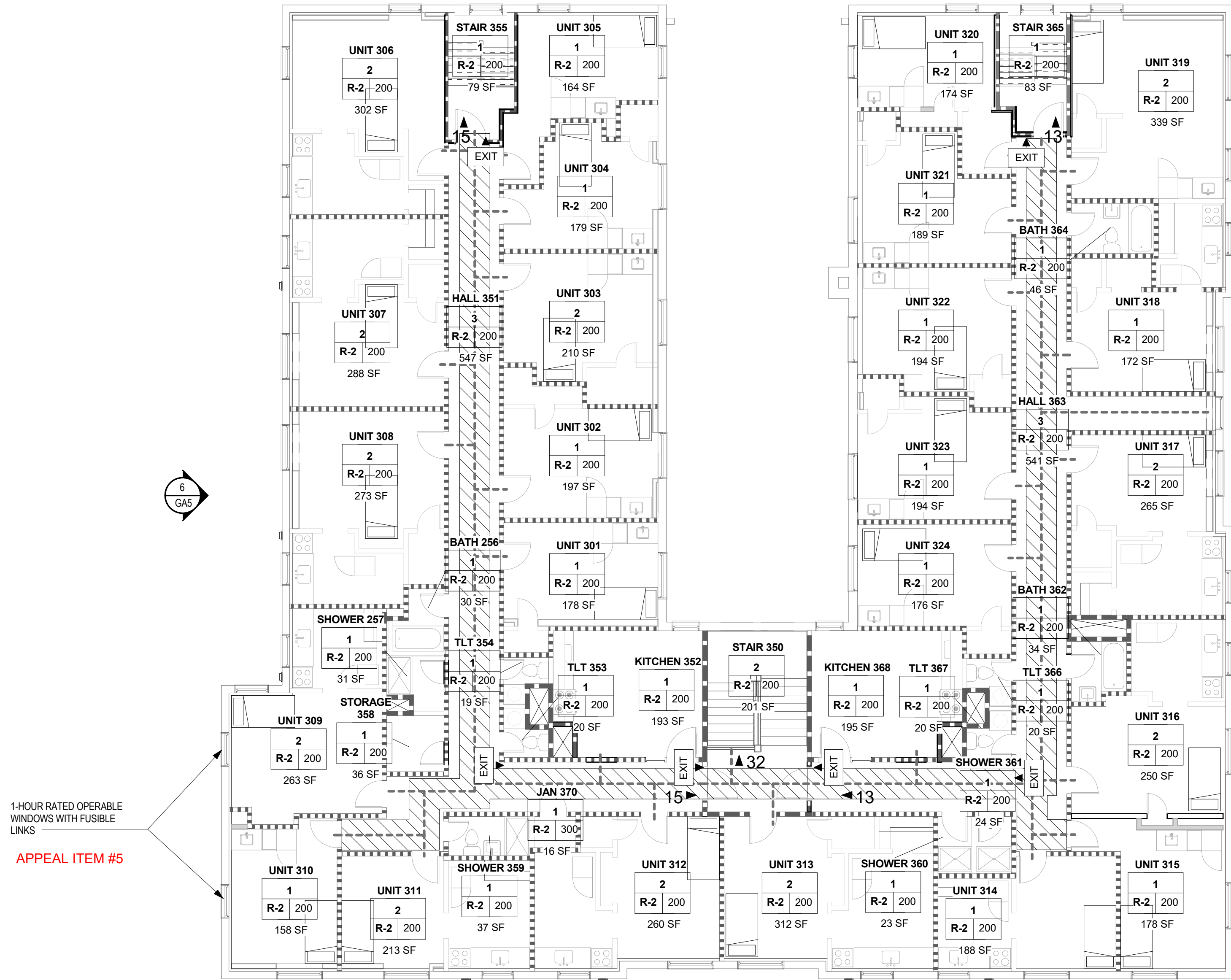
### LIFE SAFETY PLAN LEGEND

	1/2 HOUR FIRE SEPARATION
	1 HOUR FIRE SEPARATION
	2 HOUR FIRE SEPARATION
	1 HOUR FIRE RESISTANCE RATING
	EXIT WITH LOAD
	CUMULATIVE OCCUPANT LOAD
	FIRE EXTINGUISHER
	EXIT SIGN W/ BATTERY BACKUP
	LIGHTED EXIT PATH (MIN. 36" WIDE) W/ MIN 1FC



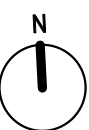
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GA3  
NORTH ELEVATION  
1/8" = 1'-0"

APPEAL ITEM #2

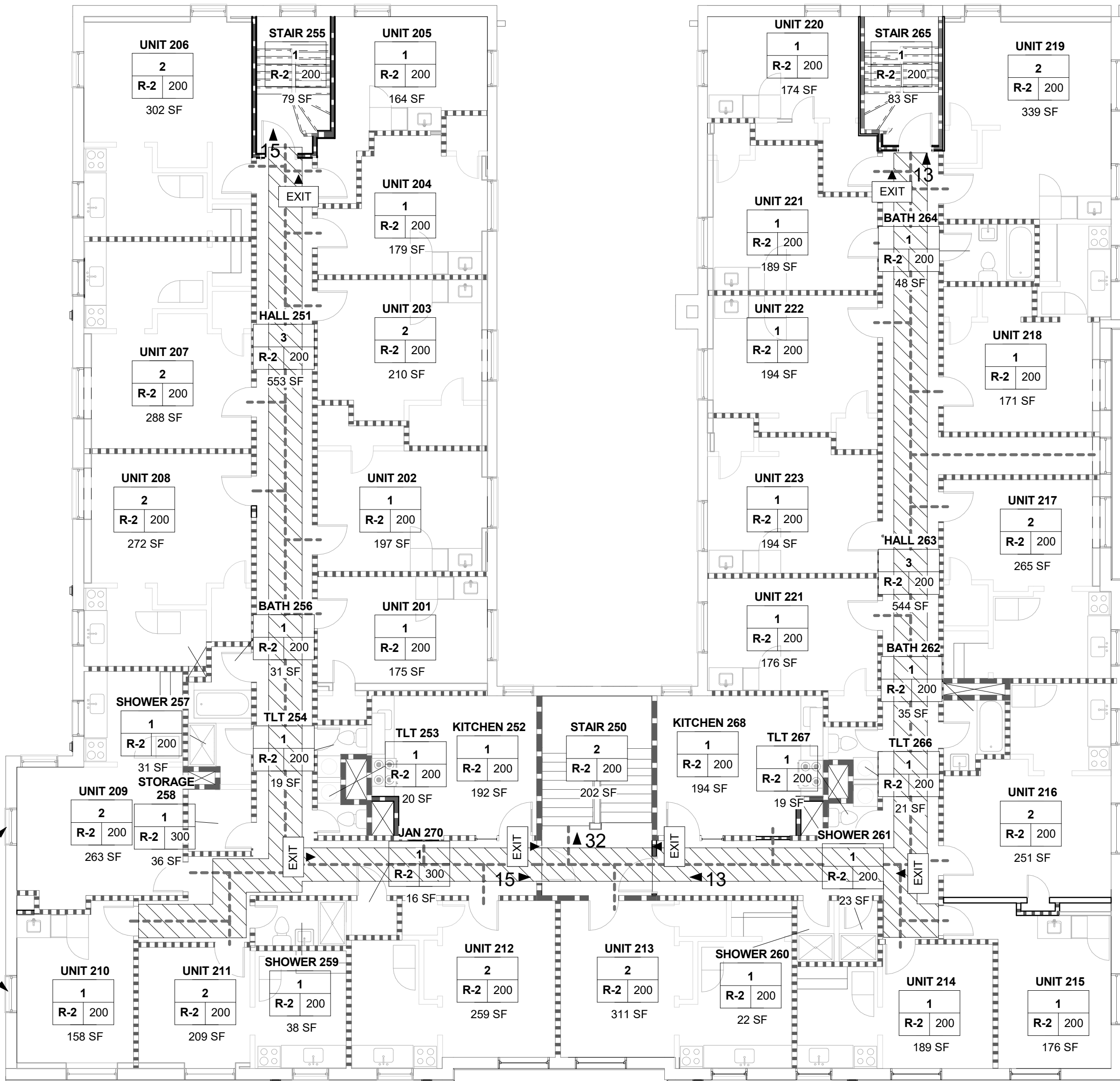


1-HOUR RATED OPERABLE  
WINDOWS WITH FUSIBLE  
LINKS  
APPEAL ITEM #5

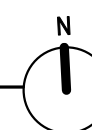
2  
GA3  
THIRD STORY LIFE SAFETY PLAN - APPEAL  
1/8" = 1'-0"



1-HOUR RATED OPERABLE  
WINDOWS WITH FUSIBLE  
LINKS  
APPEAL ITEM #5



1  
GA3  
SECOND STORY LIFE SAFETY PLAN - APPEAL  
1/8" = 1'-0"







THE ROSE  
APARTMENTS

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631 SE TAYLOR  
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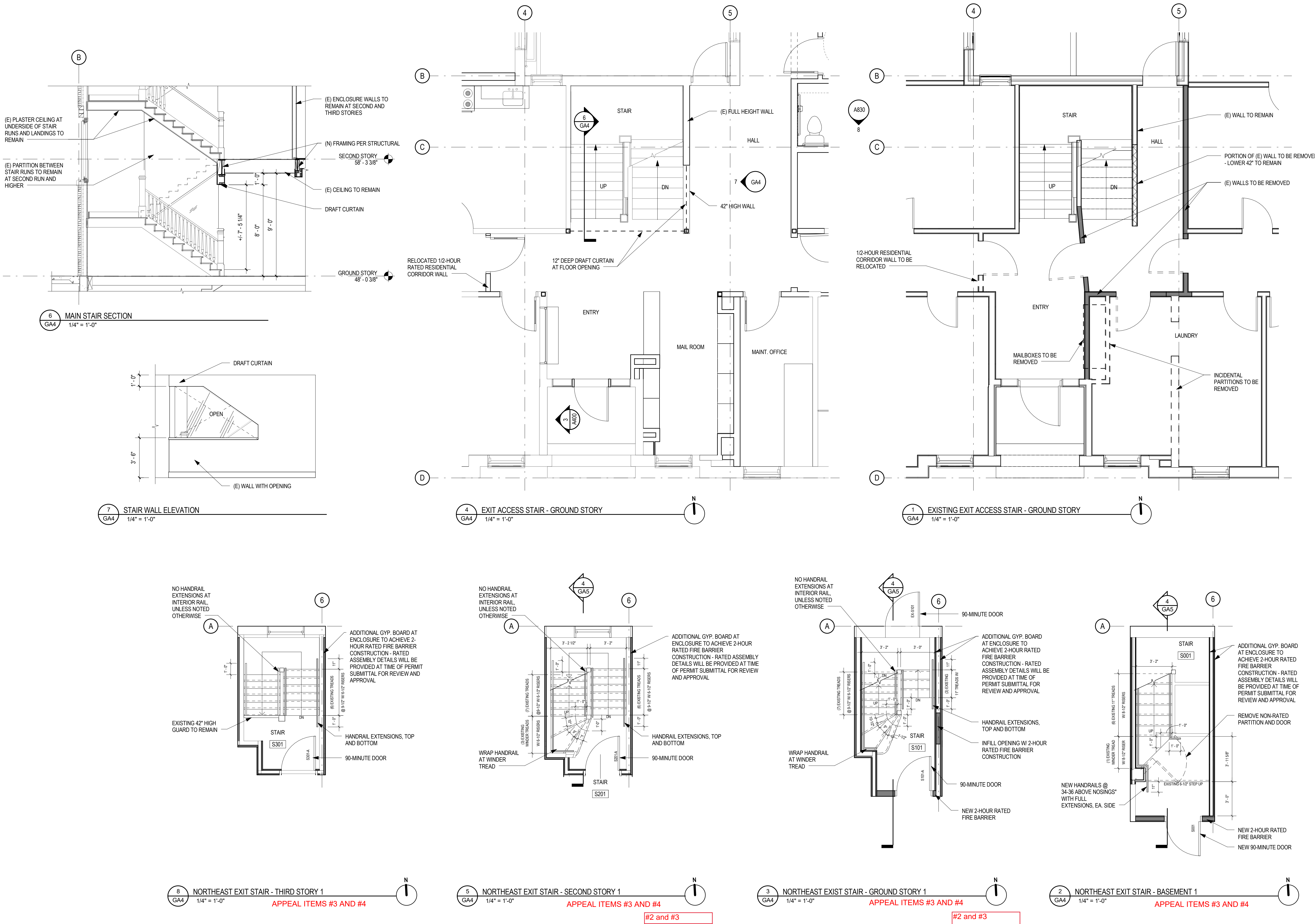
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REVISIONS:

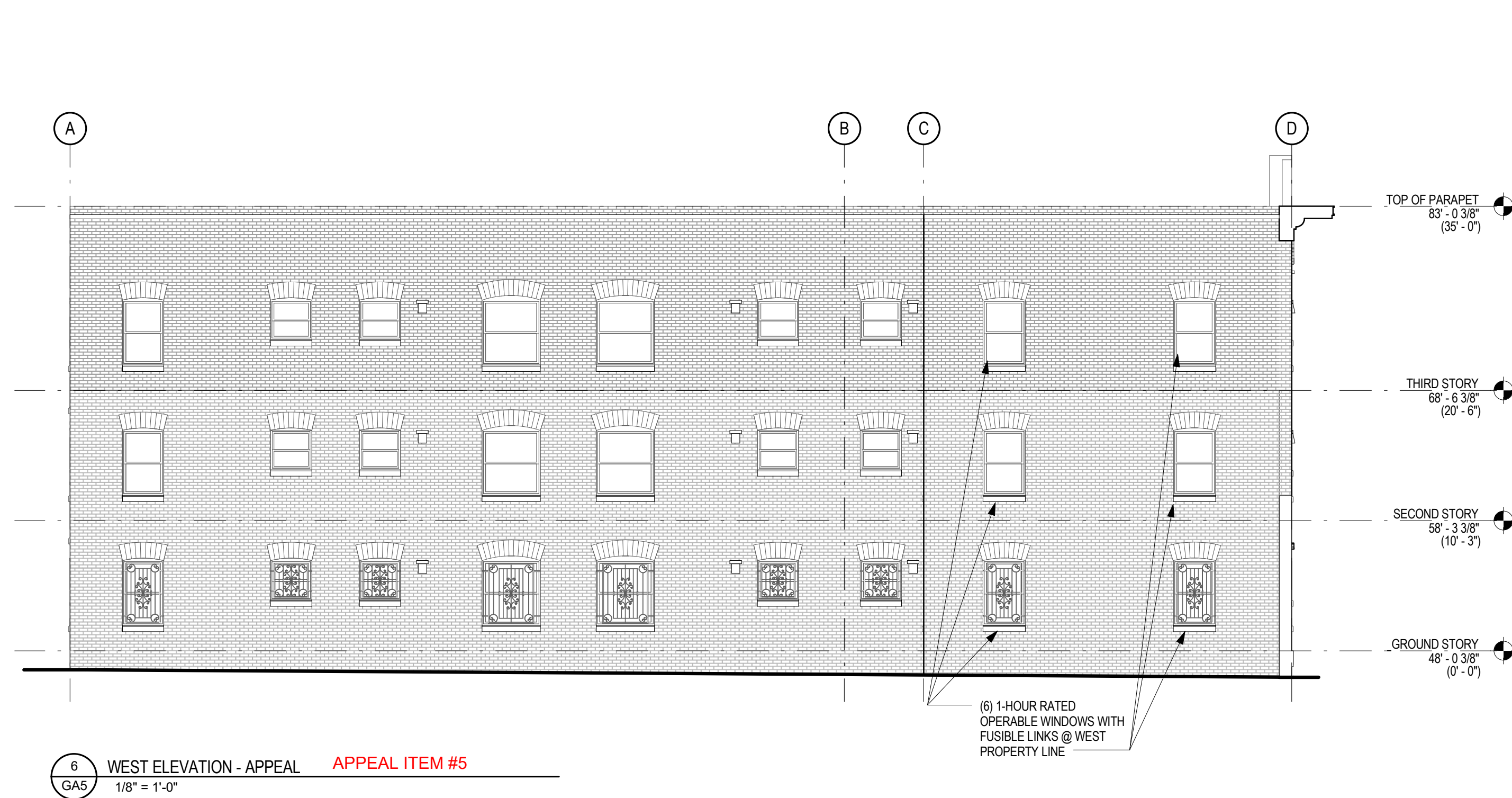
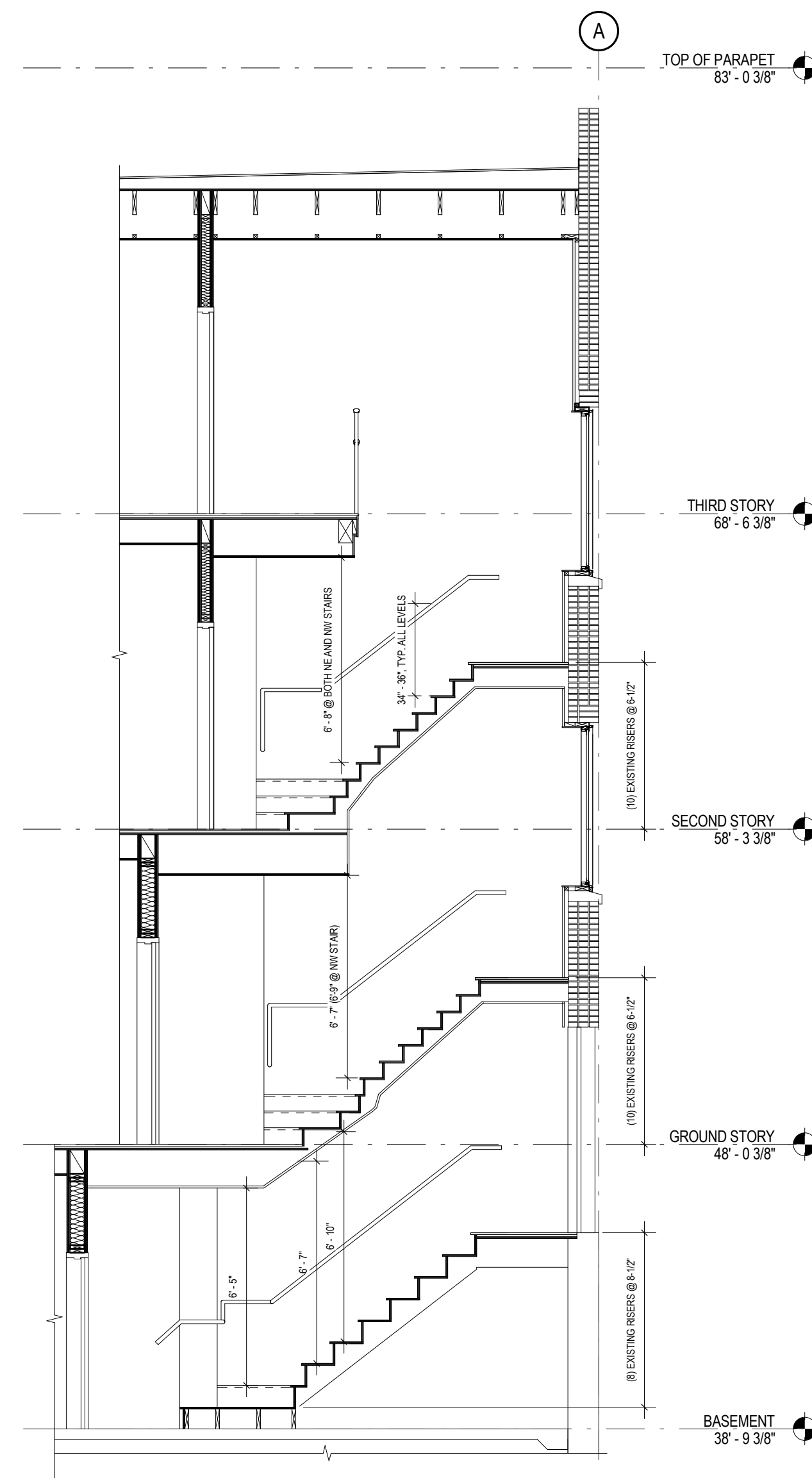
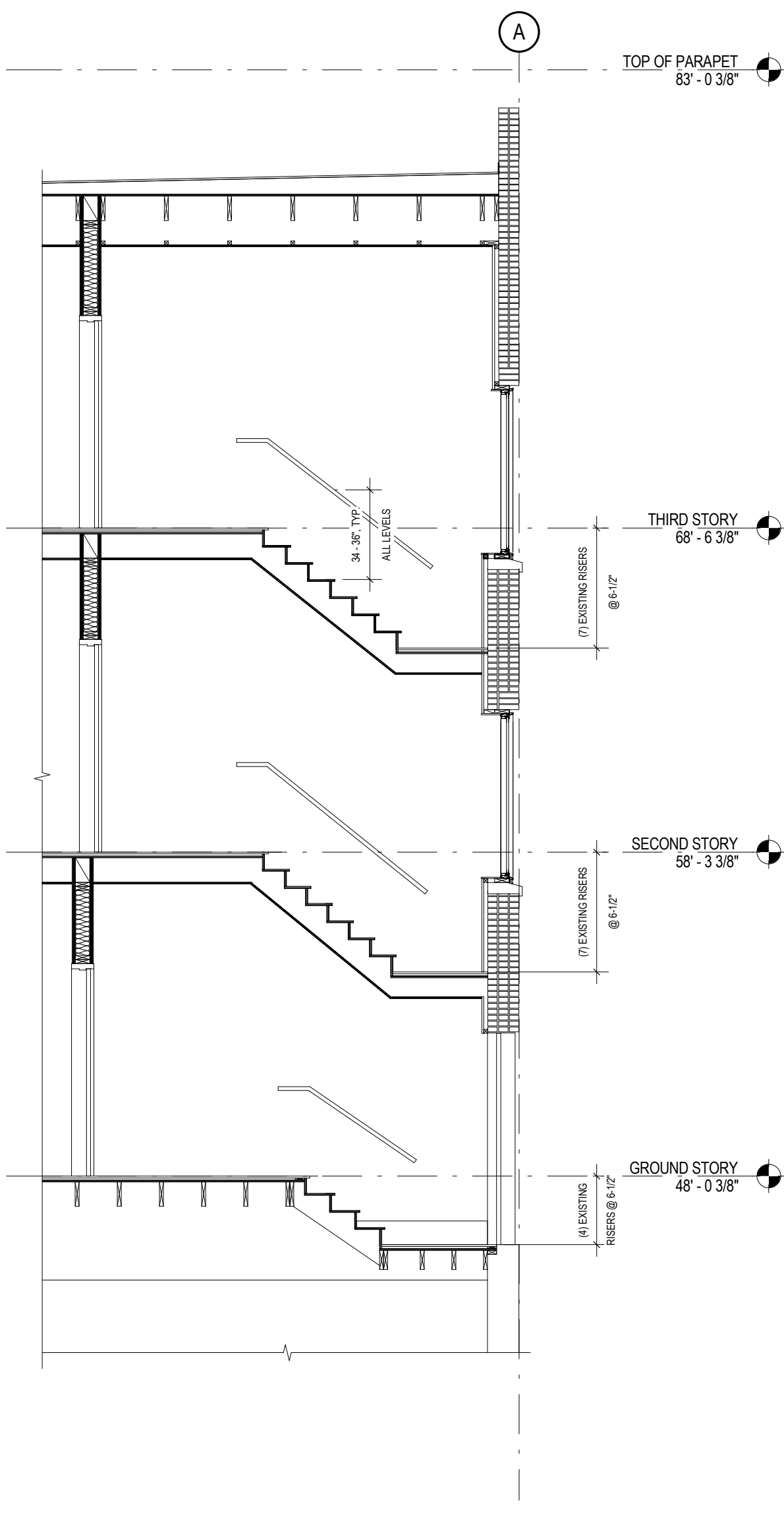
ADDITIONAL APPEAL  
SKETCHES

GA4



THE ROSE  
APARTMENTS

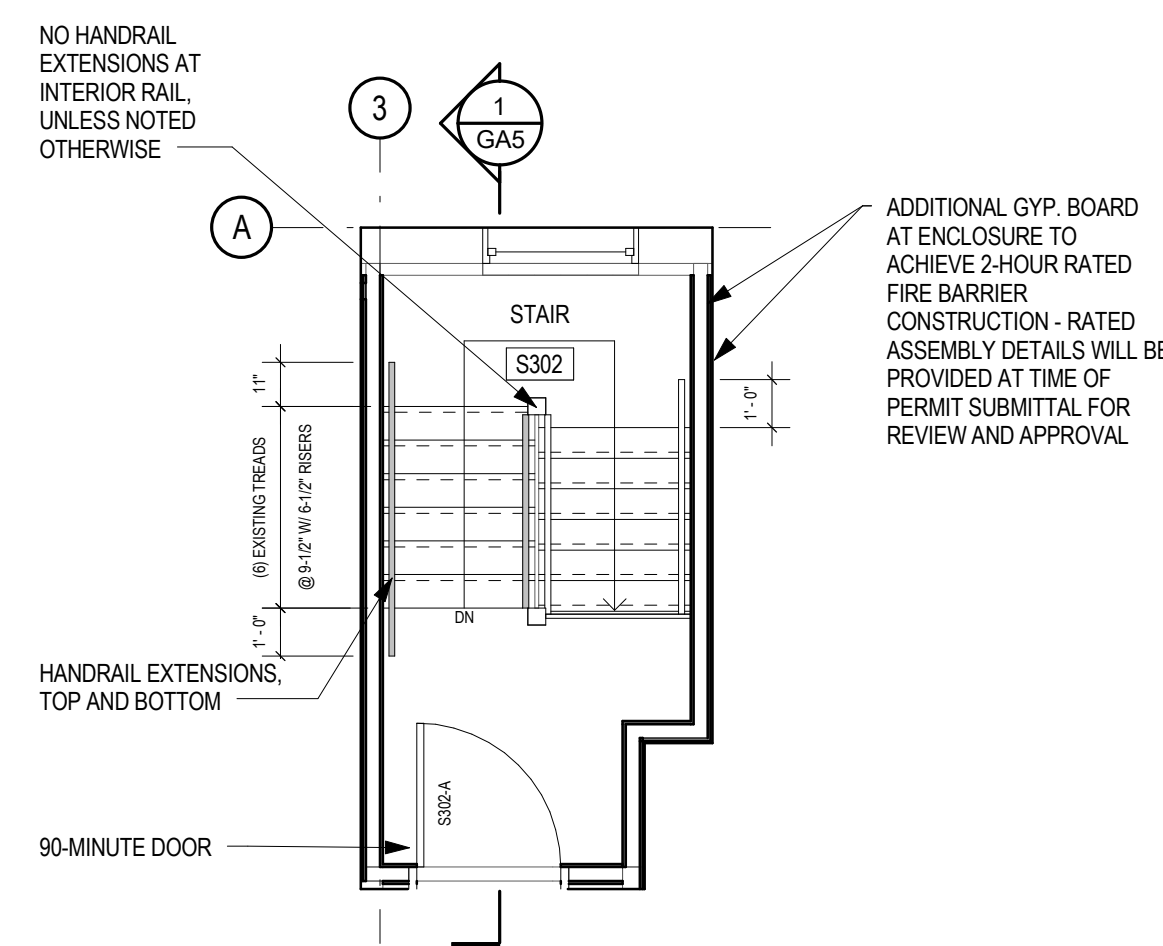
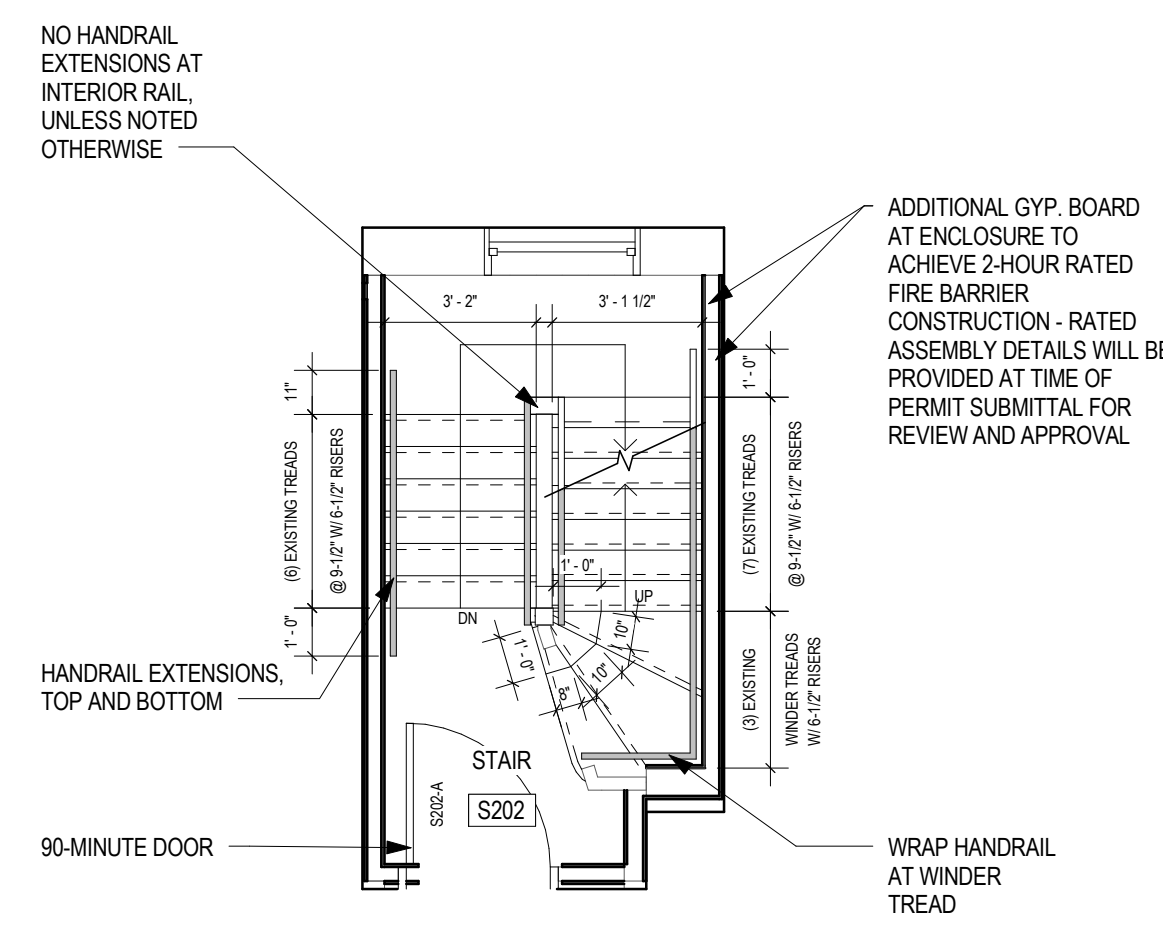
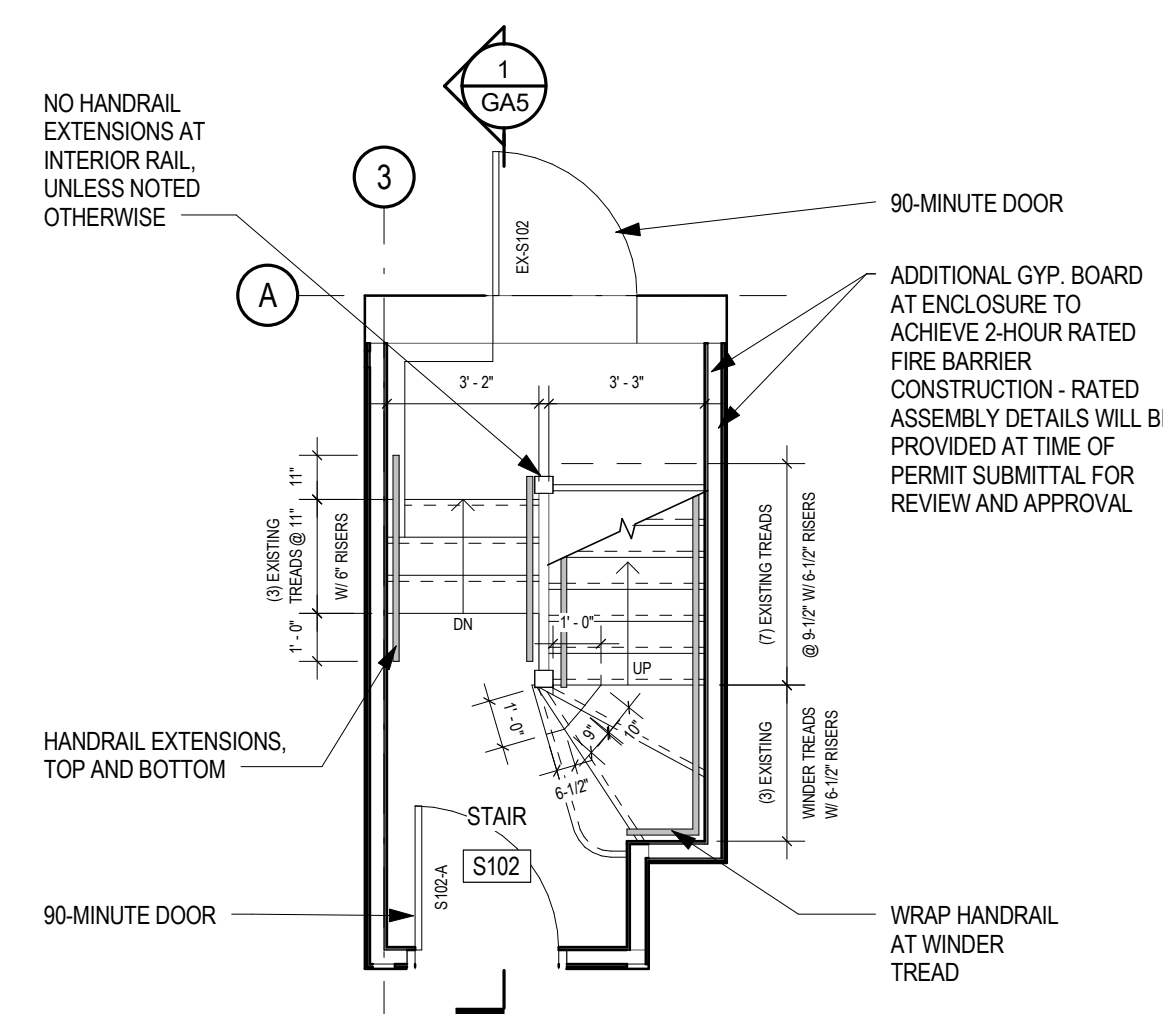
18010

631 SE TAYLOR  
STREET  
PORTLAND, OR 972146 WEST ELEVATION - APPEAL  
GA5 1/8" = 1'-0" APPEAL ITEM #54 NORTHEAST EXIT STAIR SECTION  
GA5 1/4" = 1'-0" APPEAL ITEMS #3 AND #41 NORTHWEST EXIT STAIR SECTION  
GA5 1/4" = 1'-0" APPEAL ITEMS #3 AND #4

Issue Date: 2019.02.15

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REVISIONS:

5 NORTHWEST EXIT STAIR - THIRD STORY  
GA5 1/4" = 1'-0" APPEAL ITEMS #3 AND #43 NORTHWEST EXIT STAIR - SECOND STORY  
GA5 1/4" = 1'-0" APPEAL ITEMS #3 AND #42 NORTHWEST EXIT STAIR - GROUND STORY  
GA5 1/4" = 1'-0" APPEAL ITEMS #3 AND #4

Appeal items #2 and #3

ADDITIONAL APPEAL  
SKETCHES

GA5



ENERGY CODE SUMMARY

ENVELOPE ENERGY CODE - OEESC			
ROOF INSULATION ABOVE DECK	R-20 RIGID	FIXED AND OPERABLE FENESTRATION - NON-METAL	U = 0.35, SHGC = 0.40
ROOF INSULATION CAVITY (VENTED)	R-30	DOORS WITH MORE THAN 50% GLAZING	U = 0.35, SHGC = 0.40
WALLS WOOD FRAMED	R-21 BATT	OPAQUE DOORS	U = 0.70
FLOORS WOOD FRAMED	R-30 BATT		

PREVIOUS APPROVED APPEALS

DATE	APPEAL ITEM	CONDITIONS	COMMENTS
8/8/74	WINDER TREADS IN ENCLOSED EXIT STAIRS	STAIRS TO BE WELL LIGHTED	
	FIRE ESCAPES NOT TO GRADE		FIRE ESCAPES HAVE SINCE BEEN REMOVED
	WIRE GLASS IN EXIT ENCLOSURE WINDOWS		
1/27/88	"C" LABLE 3/4 HOUR DOORS WITH LITES INTO ENCLOSED EXIT STAIRS		
	WINDER TREADS IN ENCLOSED EXIT STAIRS	HANDRAILS TO EXTEND 6" ABOVE AND BELOW THE LAST TREAD. MIN. 10 FOOTCANDLES OF LIGHT TO BE PROVIDED	
	NON-RATED 5-PANEL CORRIDOR DOORS TO UNITS	A COMPLETE EXITWAY SPRINKLER SYSTEM TO BE PROVIDED. SPRINKLER ALARM TO BE TIED TO A CENTRAL REPORTING LOCATION.	
6/24/09 #6358	NON-RATED WINDOWS CLOSER THAN 3' TO PROPERTY LINE	UNITS WITH WINDOWS CLOSER THAN 5' TO THE PROPERTY LINE SHALL HAVE FULL SPRINKLER COVERAGE WITH QUICK-RESPONSE HEADS.	

BUILDING CODE SUMMARY

ALLOWABLE HEIGHT AND AREA (TABLE 503)					
CONSTRUCTION TYPE: V-B		ALLOWABLE HEIGHT: 40 FT			
ALLOWABLE AND PROPOSED BUILDING AREA AND INCREASES (503, 506, 509): N/A					
OCCUPANCY GROUP	ALLOWABLE STORIES	ALLOWABLE AREA (SF)	ACTUAL STORIES	ACTUAL AREA (SF)	ALLOWABLE AREA INCLUDING SRPKINKLER SYSTEM INCREASE (506.3)
B	2	9,000	1	3,535	18,000
R-2	2	7,000	3*	4,003 (GROUND STORY) 7,601 (UPPER STORIES)	14,000
S-2	2	13,500	1	2,252	26,000
*SPRINKLERS USED TO INCREASE STORIES (504.2): YES					

NON-SEPARATED OCCUPANCIES (SECTION 508.3)		
THE BUILDING WILL BE CONSIDERED NON-SEPARATED PER SECTION 508.3		
R-2 IS THE MOST RESTRICTIVE OCCUPANCY		
ALLOWABLE AREA/STORY (R-2)	EXISTING AREA/STORY	
14,000 SF	7,601 SF	

CONSTRUCTION TYPES (TABLE 601)									
LEVEL NO.	TYPE	STRUCTURAL FRAME	BEARING WALLS		NON-BEARING WALLS & PART. EXT.	NON-BEARING WALLS & PART. INT.	FLOORS	ROOF	SPECIAL PROVISIONS SECTION 510 (IF USED)
			EXT.	INT.					
1	V-B	0	0	0	0	0	0	0	
2	V-B	0	0	0	0	0	0	0	
3	V-B	0	0	0	0	0	0	0	

EXTERIOR WALL FIRE RATING AND MAX. OPENINGS (TABLE 705.8)							
OPENINGS PROTECTED OR UNPROTECTED: UNPROTECTED							
BUILDING FACE	CONSTRUCTION TYPE	OCCUPANCY	DIST. TO PROPERTY LINE	FIRE SEPARATION DISTANCE	REQ. FIRE RESISTANCE RATING (TABLE 602)	MAX OPENING % ALLOWED (TABLE 705.8)	EXISTING OPENING % TO REMAIN
NORTH 1	V-B	B, R-2	64' - 9"	≥ 30	2 HR	100%	14%
NORTH 2	V-B	B, R-2	4'	5' - < 10'	2 HR	15%	8%
EAST	V-B	B, R-2	0' - 0"	≥ 30	2 HR	100%	11%
SOUTH	V-B	B, R-2	0' - 0"	≥ 30	2 HR	100%	13%
WEST 1	V-B	R-2	0' - 0"	0' - 0"	2 HR	0%	9.5%
WEST 2	V-B	R-2	6'	5' - <10'	2 HR	25%	8.5%

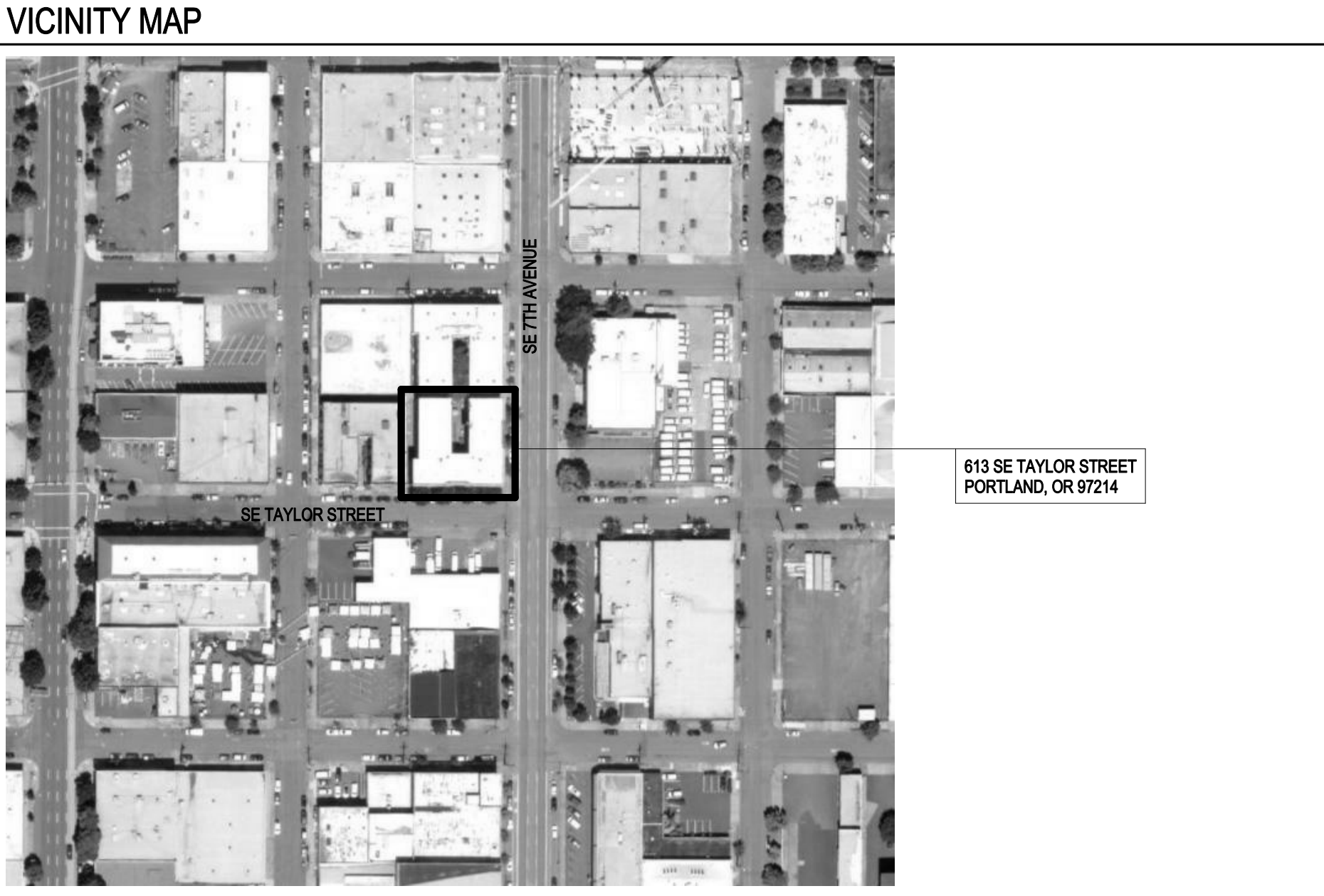
INTERIOR WALL AND CEILING FINISH FIRE/SMOKE CLASSIFICATION REQUIREMENTS/PROVIDED (TABLE 803.9)			
OCCUPANCY	EXIT STAIR/PASSAGEWAY ENCLOSURES	CORRIDORS/EXIT ACCESS STAIR ENCLOSURES	ROOMS AND ENCLOSED SPACES
R-2	C	C	C

BUILDING FIRE DETECTION & SUPPRESSION			
PROVIDED: Y OR N	TYPE / CLASS	REQUIRED OR OPTIONAL	AREAS OF COVERAGE
SPRINKLER SYSTEM: Y	NFPA 13	OPTIONAL	ALL
FIRE ALARM SYSTEM: Y	AUTOMATIC	REQUIRED	
STANDPIPE SYSTEM: N		OPTIONAL	
SMOKE DETECTION SYSTEM: Y	SINGLE OR MULTIPLE STATION	REQUIRED	
CARBON MONOXIDE DETECTION SYSTEM: Y	NFPA 720	REQUIRED	
NOTES & PROVISIONS: CLASS A, 2-A FIRE EXTINGUISHERS TO BE PROVIDED PER PFC 906.1. FINAL LOCATIONS TO BE DETERMINED DURING FIRE MARSHAL WALK-THROUGH			

EXISTING AND PROPOSED OCCUPANT LOADS BY FLOOR									
STORY	(E) AREA (SF)	(E) OCC. TYPE	(E) AREA / OCC.	(E) OCC. LOAD	(N) AREA (SF)	(N) OCC. TYPE	(N) AREA / OCC.	(N) OCC. LOAD	EXITS
			SECTION 1004.1.1	SECTION 1004			SECTION 1004.1.1	SECTION 1004	SECTION 1015/1021.1
BASEMENT	1,208	S-2	300	5	1,838	S-2	300	8	1 1
	630	R-2	15*	42	-	-	-	-	
	1,838			47	1,838			8	
GROUND STORY	3,762	R-2	200	29	3,889	R-2	200	30	2 2
	3,693	B	100/15*	68	3,570	B	100/15*	81	2 2
	7,442		TOTAL OCC.	97	7,460		TOTAL OCC.	111	
COURTYARD	875	-	-	-	875	R-2	15*	58	2 2
2ND STORY	7,508	R-2	200	60	7,504	R-2	200	60	2 3
3RD STORY	7,508	R-2	200	60	7,504	R-2	200	60	2 3
BUILDING	TOTAL AREA (SF)	22,458		TOTAL (E) OCC.	264		TOTAL (N) OCC.	287	

\* GROUP USE AREAS WITH TABLES AND CHAIRS  
OCCUPANT LOAD INCREASE = 36 = LESS THAN 150  
CHANGE OF OCCUPANCY (COURTYARD) = 875 SF  
875 / 22,458 = 4% = LESS THAN 1/3  
MANDATORY SEISMIC UPGRADES NOT TRIGGERED BY OCCUPANT LOAD INCREASE OR CHANGE OF OCCUPANCY

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)					W.C. FACTOR	W.C. REQ.	LAV FACTOR	LAV REQ.	TUB/SHOWER FACTOR	TUB/SHOWER REQ.
GROUP	AREA	OCC	PER GENDER	OCC LOAD FACTOR						
B	3,450 SF	35	18	100 GROSS	1:25/50	2		2	N/A	N/A
R-2 CONGREGATE LIVING*	18,875 SF	151	N/A	200 GROSS	*1:10	15	*1:10	15	*1.8	20
TOTAL						17		17		20



PROJECT DESCRIPTION	
PROJECT NAME: THE ROSE APARTMENTS	PROJECT ADDRESS: 631 SE TAYLOR STREET, PORTLAND, OREGON
ORIGINAL CONSTRUCTION: 1910	

SUMMARY OF WORK
WORK INCLUDES: FULL STRUCTURAL, SEISMIC UPGRADE; MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION UPGRADES; ACCESSIBILITY UPGRADES ON THE GROUND STORY. INTERIOR REMODELING OF THE ADMINISTRATIVE/COMMUNITY AREAS ON THE GROUND STORY; REPLACEMENT OF THE EXTERIOR ACCESSIBLE RAMP AND RAILING, MISCELLANEOUS EXTERIOR REPAIRS AND NEW FINISHES AND LIGHTING THROUGHOUT THE BUILDING.
THIS BUILDING IS IN THE CITY OF PORTLAND CHAPTER 13 PROGRAM.

DEFERRED SUBMITTALS & SEPARATE TRADE PERMITS
THE FOLLOWING SYSTEMS ARE SUBJECT TO DEFERRED SUBMITTALS IN ACCORDANCE WITH IBC 107:
1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM
3. MECHANICAL SYSTEM
4. PLUMBING SYSTEM
5. ELECTRICAL SYSTEM
6. EQUIPMENT ANCHORAGE AND BRACING
7. MICROPILES

APPLICABLE CODES
-2014 OREGON STRUCTURAL SPECIALTY CODE (BASED ON 2012 IBC)
-2016 PORTLAND FIRE CODE (BASED ON 2014 OREGON FIRE CODE)
-2017 OREGON MECHANICAL SPECIALTY CODE (BASED ON 2012 IMC)
-2017 OREGON ELECTRICAL SPECIALTY CODE (BASED ON 2017 NFPA 70 National Electrical Code)
-2017 OREGON PLUMBING SPECIALTY CODE (BASED ON 2015 UPC)
-2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (BASED ON 2009 IECC)
-PORTLAND ZONING CODE
-2014 OSSC ACCESSIBILITY REFERENCED STANDARD: ICC/ANSI A117.1-2009

ZONING CODE SUMMARY

APPLICABLE CODES: PORTLAND ZONING CODE			
SITE ADDRESS: 631 SE TAYLOR STREET, PORTLAND, OR 97214		SITE AREA: 10,000 SF	
TAX LOT NUMBER: R233845		TAX ROLL: PARK ADD TO E P, BLOCK 136, LOTS 5&6	
ZONE: IG1			
BASE ZONE REGULATIONS			
MAX. FAR: NO LIMIT	EXISTING FAR TO REMAIN: 2.4 : 1		
MAX HEIGHT: NO LIMIT	EXISTING HEIGHT TO REMAIN: 35'		
REQUIRED SETBACKS:	FRONT/STREET: 0'	SIDE/STREET: 0	
	SIDE: 0'	BACK: 0'	
EXISTING SETBACKS TO REMAIN:	FRONT/STREET: 0'	SIDE/STREET: 0'	
	SIDE: 6'	BACK: 4'	
MAX. SITE COVERAGE: 100%	EXISTING SITE COVERAGE TO REMAIN: 81%		
MINIMUM LANDSCAPED AREA: 0 SF	PROPOSED LANDSCAPED AREA: 0 SF		
EXISTING USES TO REMAIN: CONGREGATE LIVING, OFFICE (ACCESSORY USE)		ALLOWED: NICU	
PARKING & LOADING REGULATIONS:			
LOADING REQ'D: 0			
VEHICLE PARKING REQ'D: 0			
VEHICLE PARKING SPACES PROVIDED: 0			
BIKE PARKING: LONG-TERM SPACES NOT REQUIRED PER 33.258.070.D.2.b(3)			
USE	SF	SPACES REQUIRED	SPACES PROVIDED
HOUSEHOLD LIVING	58 UNITS	3 SHORT-TERM	BIKE PARKING FUND
ADMINISTRATIVE/OFFICE (ACCESSORY)	2,093	0 SHORT-TERM	0
DESIGN REVIEW REQ'D: NO			

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GA1



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LIFE SAFETY PLANS -  
APPEAL

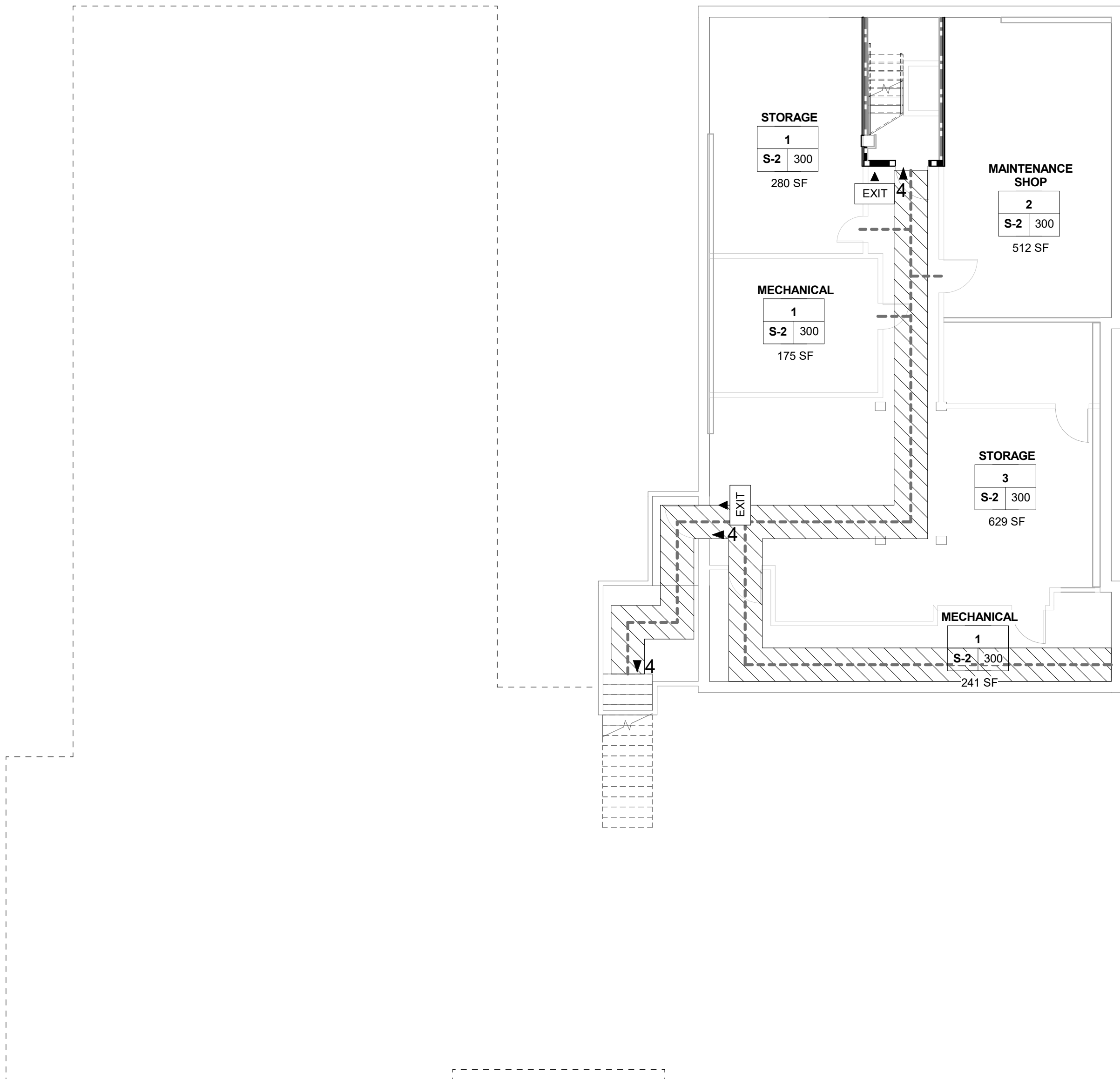
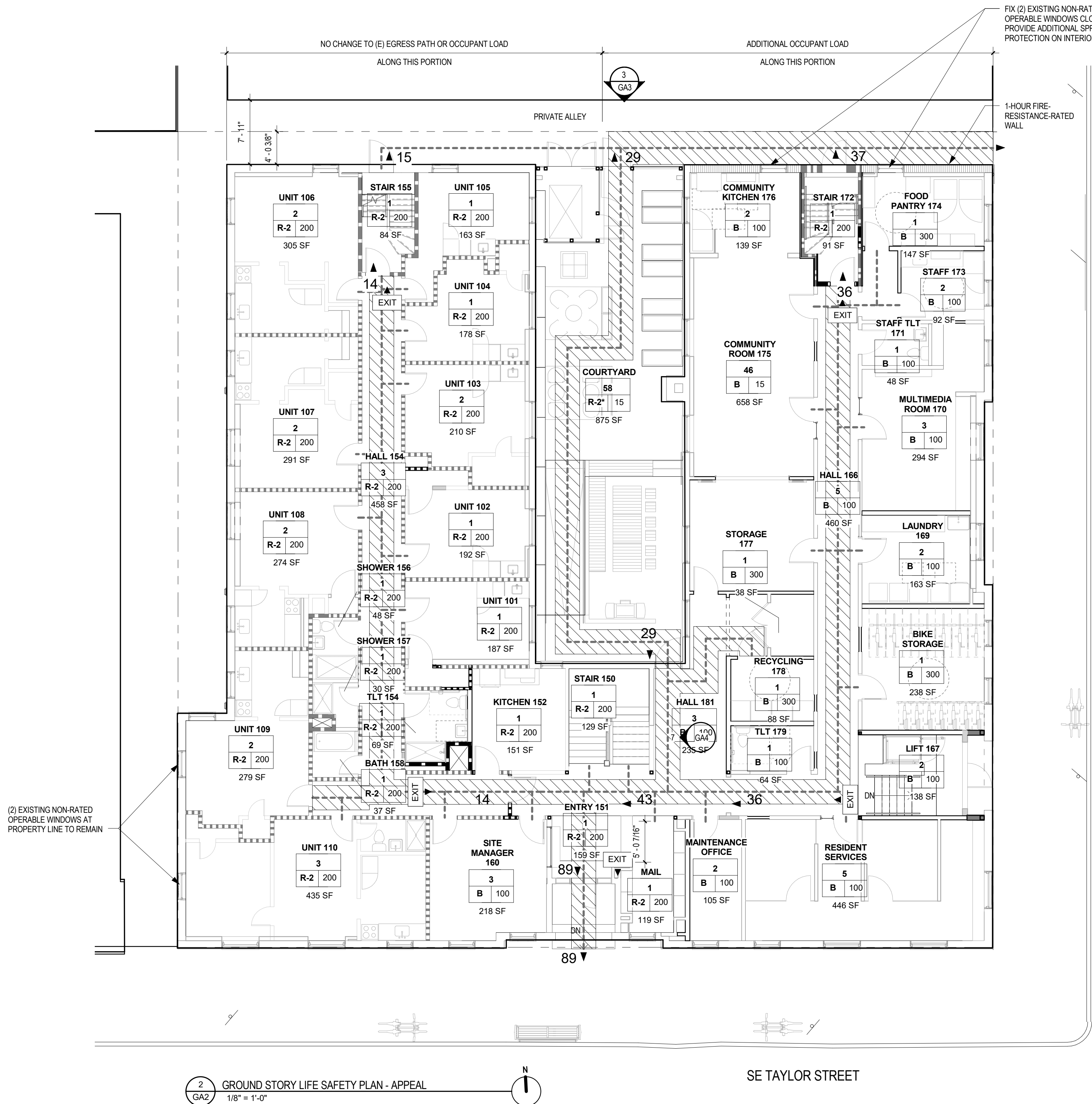
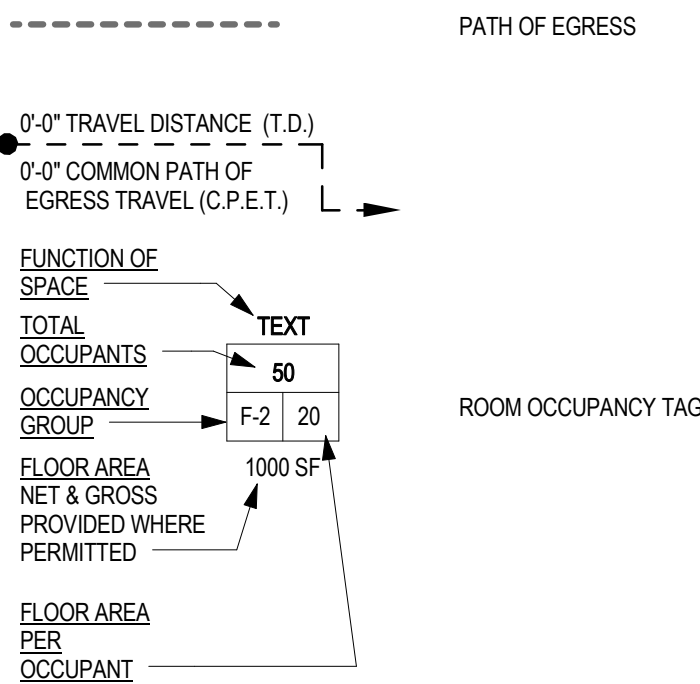
GA2

LIFE SAFETY PLAN GENERAL NOTES

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2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER.
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT ALL EGRESS STAIRS ON ALL LEVELS.

LIFE SAFETY PLAN LEGEND

- 1/2 HOUR FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION
- 1 HOUR FIRE RESISTANCE RATING
- EXIT WITH LOAD
- CUMULATIVE OCCUPANT LOAD
- FIRE EXTINGUISHER
- EXIT SIGN W/ BATTERY BACKUP
- LIGHTED EXIT PATH  
(MIN. 36" WIDE) W/ MIN 1FC







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LIFE SAFETY PLANS -  
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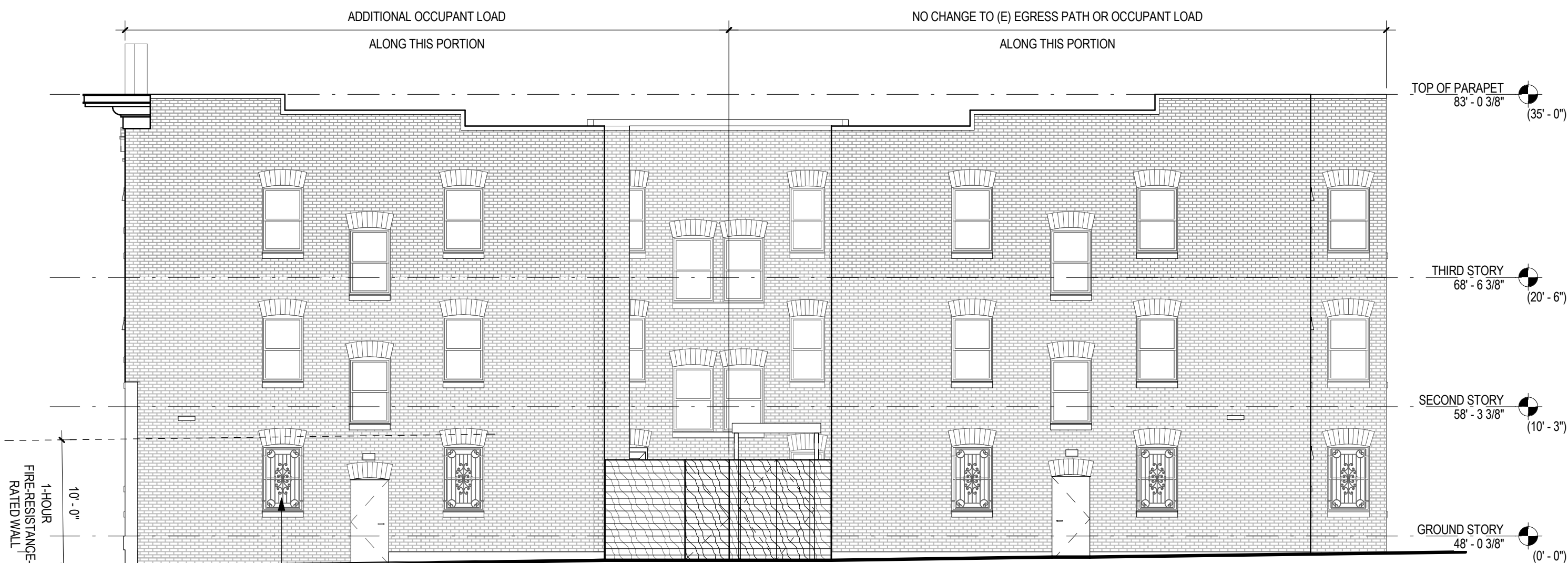
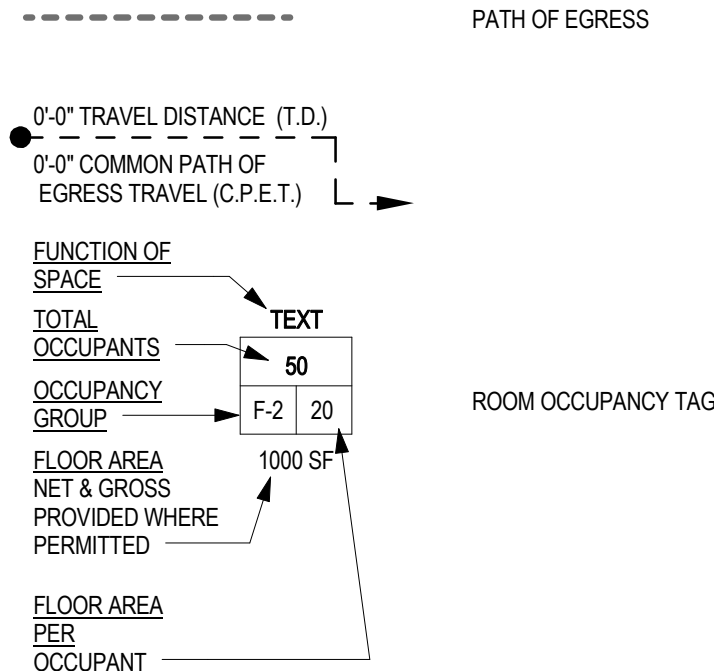
GA3

LIFE SAFETY PLAN GENERAL NOTES

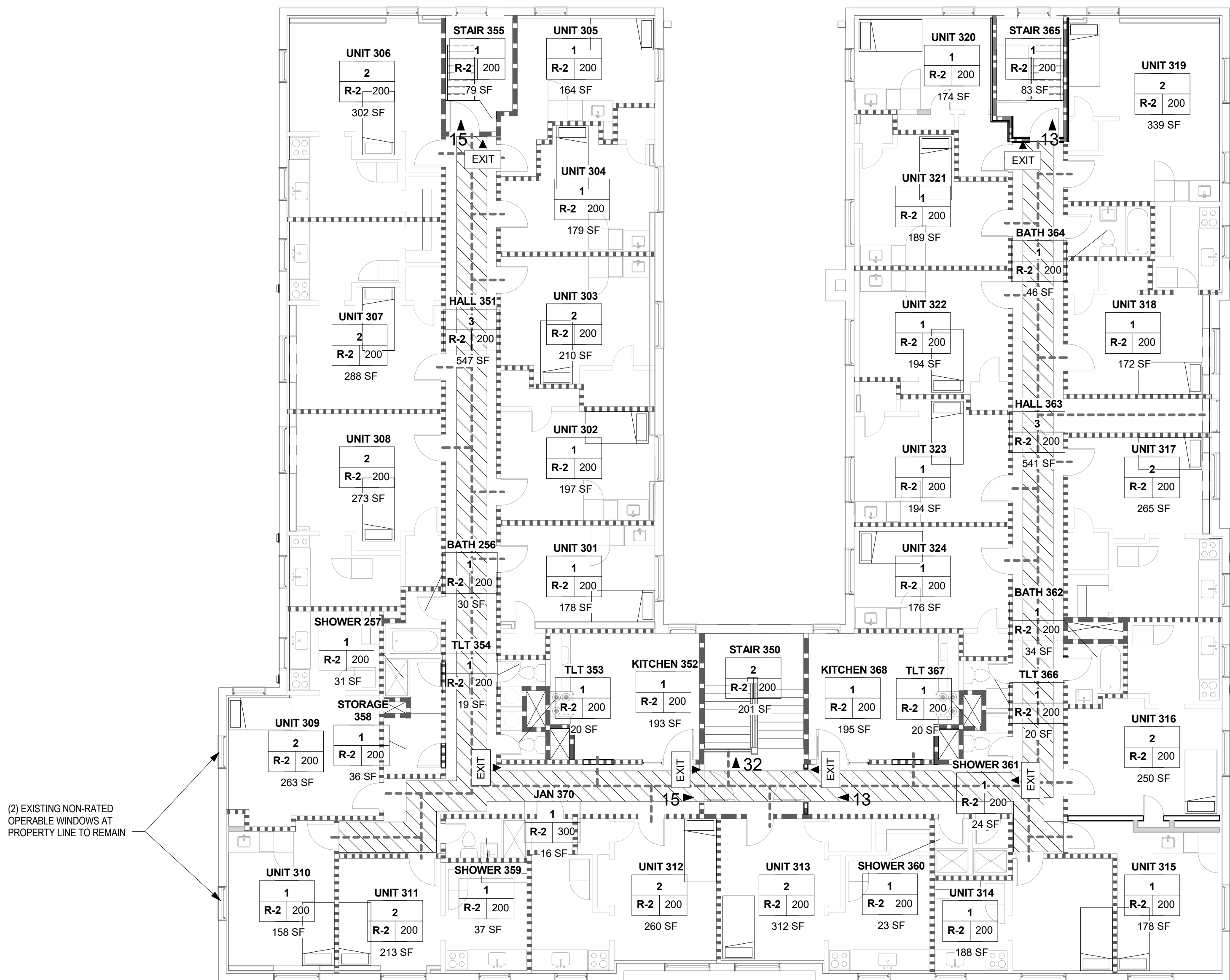
1. PROVIDE 1 FOOT CANDLE OF LIGHT ALONG EGRESS PATH. EMERGENCY EGRESS LIGHTING SHALL EXTEND TO EXTERIOR DOOR LANDINGS. FIELD TESTING IS REQUIRED.
2. SERVICE TO BE BY BACKUP POWER VIA AN INVERTER.
3. EMERGENCY EGRESS LIGHTING TO BE PROVIDED AT ALL EGRESS STAIRS ON ALL LEVELS.

LIFE SAFETY PLAN LEGEND

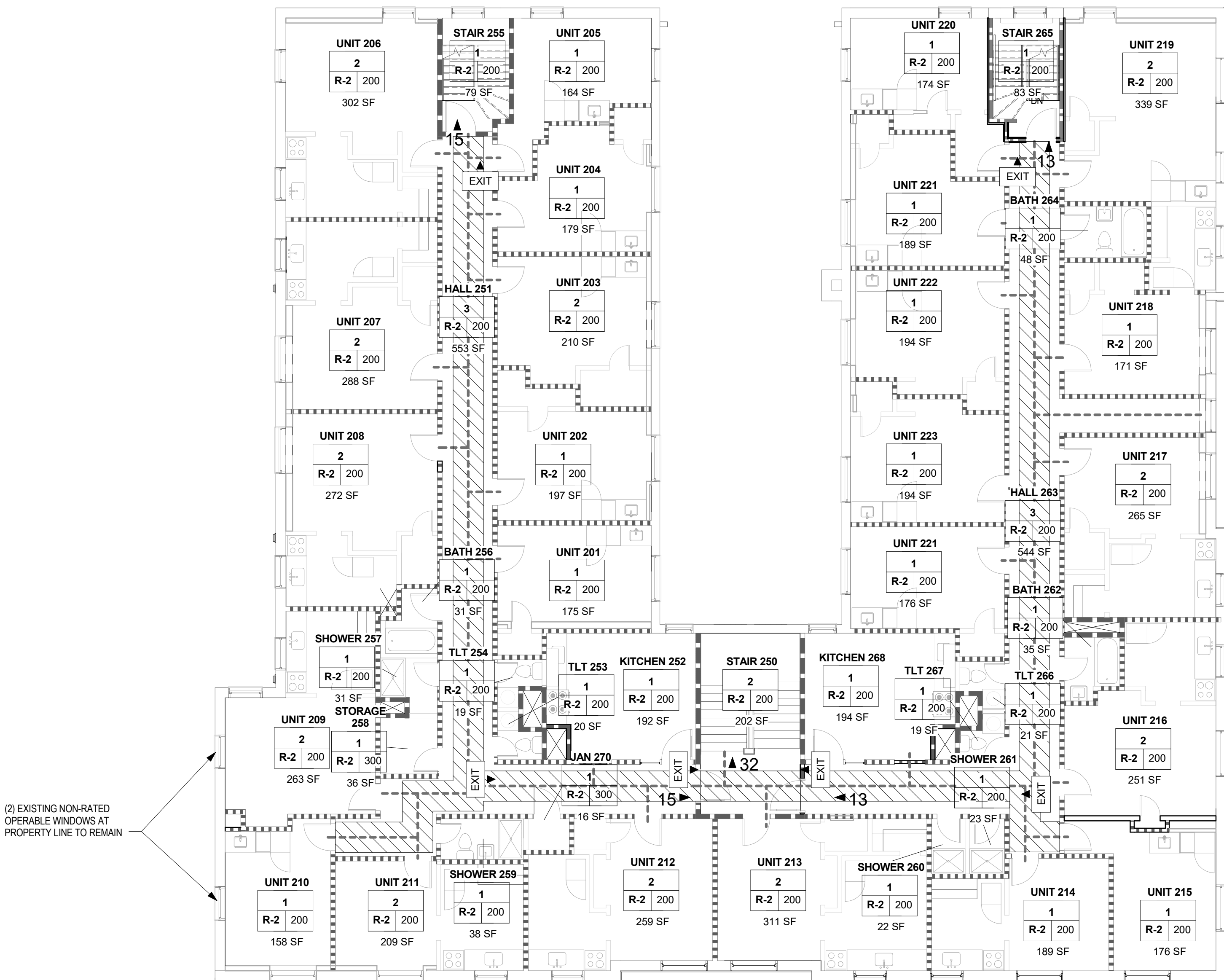
- 1/2 HOUR FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION
- 1 HOUR FIRE RESISTANCE RATING
- EXIT WITH LOAD
- CUMULATIVE OCCUPANT LOAD
- FIRE EXTINGUISHER
- EXIT SIGN W/ BATTERY BACKUP
- LIGHTED EXIT PATH  
(MIN. 36" WIDE) W/ MIN 1FC



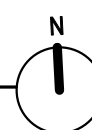
3 NORTH ELEVATION  
1/8" = 1'-0"



2 THIRD STORY LIFE SAFETY PLAN - APPEAL  
1/8" = 1'-0"



1 SECOND STORY LIFE SAFETY PLAN - APPEAL  
1/8" = 1'-0"





## THE ROSE APARTMENTS

18010

631 SE TAYLOR STREET  
PORTLAND, OR 97214

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**REVISIONS:**

ADDITIONAL APPEAL SKETCHES

GA4

