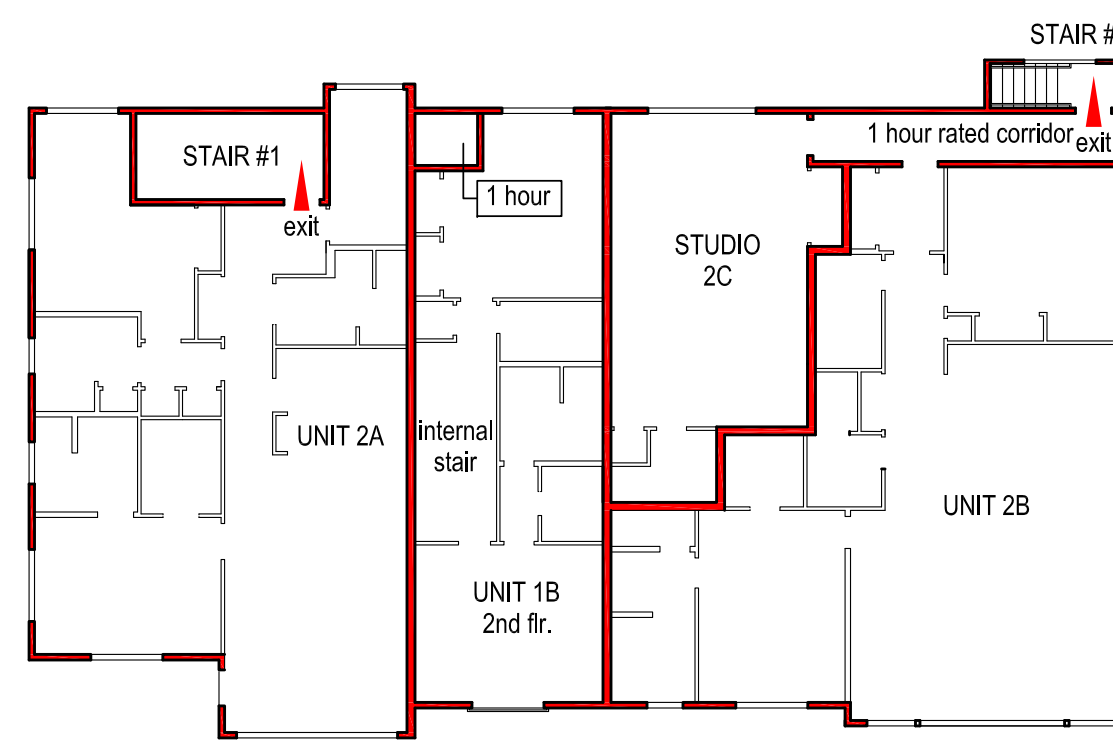
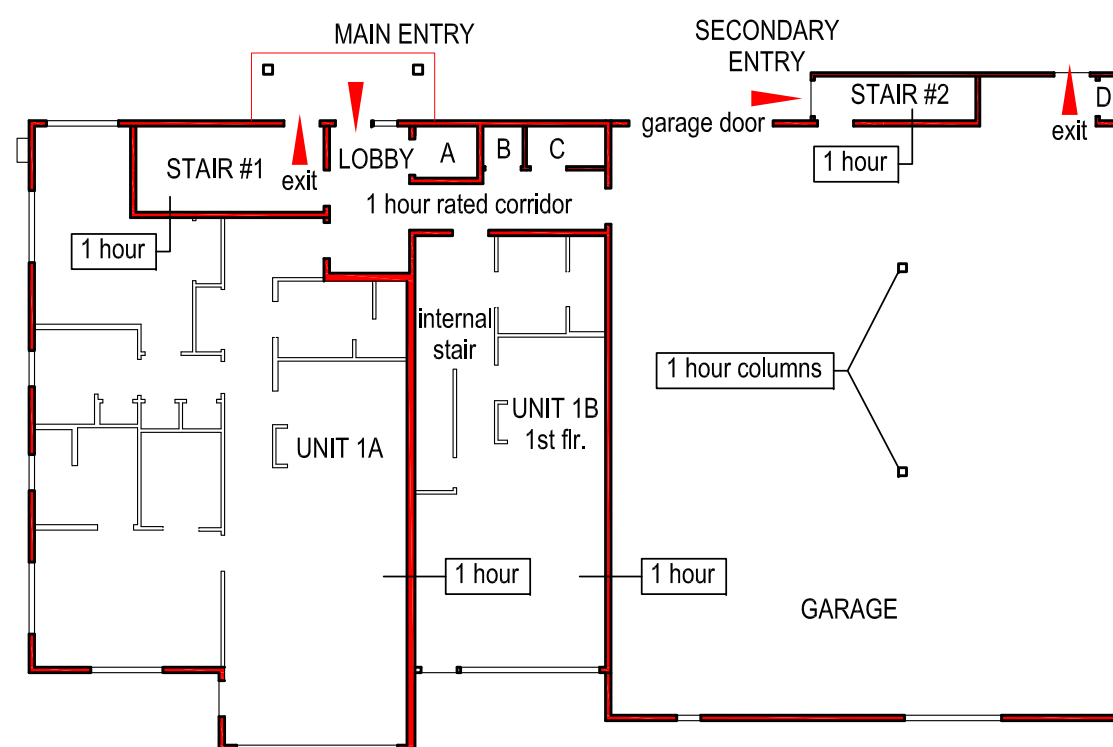


3 3rd Floor Reference Plan
1/16" = 1'-0"



2 2nd Floor Reference Plan
1/16" = 1'-0"



- A. Residential Elevator connecting lobby to 3rd floor unit directly
- B. Elevator transformer room: 1 hour rated
- C. Sprinkler room: 1 hour rated
- D. Electrical closet

Floor Area Tabulations:

Apartments:	
Apartment 1A	1393
Apartment 1B (1st)	630
1st Floor Tot.	2023
Apartment 1B (2nd)	793
Apartment 2A	1501
Studio 2B	500
Apartment 2C	1560
2nd Floor Tot.	4354
Apartment 3A	2417
3rd Floor Tot.	2417
Total Area All Apartments	8794
Garage:	
	2054
Gross Constructed Area:	10848
5 Apartment Units	
5 Car Garage	



SHERIDAN STREET TOWN HOUSES

Relevant Codes: NFPA 101 Life Safety Code 2009 edition

Construction Type V(000)	6.1.8
Fire Rating of Construction Elements:	Table A8.2.1.2
Building to be fully sprinklered as follows:	
Occupancy: New Apartments, Chapter 30	
Sprinklered in Accordance with NFPA 13R	
Occupancy: Storage, (Enclosed Parking Garage), Chapter 42	
Sprinklered in Accordance with NFPA 13	
Stair Materials same as Building Construction	
Separated Occupancies	6.1.14.4
1 hour separation with Sprinkler:	Table 6.1.14.4.1(b)
Sprinkler heads installed in concealed combustible spaces	
Occupancy: New Apartments, Chapter 30	
Occupant Load 200 sf per occupant	30.1.7
Gross Area of Apartments: 8794 sf = 43 occupants	Table 7.3.1.2
Exit Enclosure and doors 1 hour rated (sprinklered building)	30.2.2.1.2
Area of Refuge not required	30.2.2.12.2
Door Swing against travel permitted, occupancy below 50	30.2.2.2.1 - 7.2.1.4.2
Corridor Minimum Width: 36"	30.2.3.4
Single Exit P=	

Means of Egress:	
minimum 10 fc at stairs, minimum 1 fc elsewhere	30.2.8 - 7.8.1.3
Emergency Lighting, not required	30.2.9
Marking Means of Egress:	
One exit, sign not required by this occupancy	30.2.10
vertical openings enclosed with 1-hour fire rated walls and 1 hour rated doors	30.3.1.1.4
Interior Wall and Ceiling Finish:	
(1) Exit enclosures Class A	
(2) Lobbies and corridors Class A or Class B	
(3) Other spaces Class A, Class B, or Class C	30.3.3.2
Fire Alarm System: Not required	30.3.4.1.1
Smoke Alarms (automatic smoke detectors): Required	30.3.4.5
Automatic Sprinkler, NFPA 13R required	30.3.5.2
Fire Extinguishers per NFPA 10	
Corridor Walls	
Door opening into corridors: minimum 20 minute rated	30.3.6.2.1
Doors that open onto exit access corridors shall be self-closing and self-latching.	30.3.6.2.3

Occupancy: Storage, (Enclosed Parking Garage), Chapter 42

Special Provisions for Parking Structures	42.8
Occupant Load. (No requirements.)	42.8.1.7
Not less than two means of egress shall be provided from every floor or section of every parking structure.	42.8.2.4.1
Exits shall satisfy remoteness criteria	42.8.2.5 - 7.5.1.3
Common Path of Travel shall not exceed 50 ft.	42.8.2.5.1
Travel Distance shall not exceed 200 ft	Table 42.8.2.6.1
Illumination of Means of Egress: minimum 1 fc	42.8.2.8 - 7.8.1.3
Emergency Lighting: Required	42.8.2.9 - 7.9
Illuminated Exit Signs required	42.8.2.10 - 7.10
Tactile EXIT sign located at each Illuminated EXIT Sign	7.10.1.3
Fire Alarm: Not required	42.8.3.4.1.1
Fire Extinguishers per NFPA 10	

Relevant Codes: NFPA 10 Standard for Portable Fire Extinguishers 2007 edition

Residence: provide extinguisher at each floor with rating of 2-A:10-B:C or higher.	F.2
Garage: provide extinguisher with rating of 2-A:10-B:C or higher.	F2.2

Relevant Codes: International Building Code 2009 edition

Chapter 3: Use and Occupancy Classification	
Occupancy type R-2 (Residential Apartments)	310.1
Occupancy type S-2	
Low-hazard storage (Enclosed Parking)	311.3
Chapter 5: General Building Heights and Areas	
Allowable area per floor: 7000	Table 503
Proposed floor area per floor:	
1st Floor 2023	
2nd Floor 4354	
3rd Floor 2417	
Allowable Building Height with sprinkler	Table 503
(3) stories, 60'	
Proposed Height:	
(3) stories, 44' above grade plane	
Chapter 6: Types of Construction	
Construction Type 5B	Table 601
Fire Resistance Ratings for Building Elements	
Primary structural frame	0 hours
Exterior Bearing Walls	0 hours
Interior bearing Walls	0 hours
Exterior Nonbearing walls and partitions	0 hours
Interior Nonbearing walls and partitions	0 hours
Floor construction and secondary members	0 hours
Roof construction and secondary members	0 hours
Chapter 7: Fire and Smoke Protection Features	
Shaft enclosure 3 stories or less: 1 hour rated	708.4
Corridor fire partition rating 1/2 hour	Table 1018.1
Unit entry doors to Corridor: 20 minutes	Table 715.4
Rated doors to have smoke and draft control	715.4.3.1
Exit Stairs 3 stories or less: 1 Hour	708.4
Elevator Lobbies not required	708.14.1, exception 1
Dwelling Unit Separation: 1 Hour	709.3
Draftstopping in floor system not required	717.3.2 exception 2
Chapter 8: Interior Finishes	
Class C wall and ceiling finishes throughout	TABLE 803.9
Floor finish in rated stairs and corridors to comply with DOC FF-1 "pill test" (CPSC 16 CFR, Part 1630)	804.4.1
Chapter 9: Fire Protection Systems	
R-2 Sprinklered in accordance with NFPA 13R	903.0.1.2
S-2 (garage) Sprinklered in accordance with NFPA 13	903.0.1.1
Fire Department Connection Required (per Fire Department)	903.3.6
Sprinkler heads installed in concealed combustible spaces	717.3.2
Standpipe not required	905.3.1 exception 1
Fire Extinguishers provided in accordance with NFPA 10	906
Fire Alarm System not required	907.2
Smoke Alarms, in accordance with IBC, City of Portland	907.2.11.2
Elevator Transformer Room: 1 Hour	3006.4
Chapter 10: Means of Egress	
Means of Egress for Entries	
Main Entry	
R2 Occupant load: 6734/200 = 33 occupants (Units 1A, 1B, 2A, 3A)	Table 1004.1.1
S2 Occupant load: 1990/200 = 9 occupants	Table 1004.1.1
Main Entry door serves 41 occupants	
Secondary Entry	
R2 Occupant Load: 2060/200 = 10 occupants (Garage, Studio 2B, Unit 2C)	Table 1004.1.1
S2 Occupant load: 1990/200 = 9 occupants	Table 1004.1.1
Secondary entrance serves 19 occupants	
Doors permitted to swing against direction of egress	1008.1.2
Stairway to roof from 3rd floor deck (exterior)	1009.1.3
Elevator Backup Generator not required	1007.2.1
Number of exits provided:	
Garage: 2 (per NFPA 101)	
Apartment occupancy 1 permitted	Table 1021.2
Egress Width: minimum by egress component governs	1005.1
Stairs: 36"	1009.1 exception 1
Stairs: Spiral; 26" at handrail	1009.9
Corridors: 36"	1018.2
Chapter 12: Interior Environment	
Air-borne sound STC minimum 50 required	1207.2
Structure borne sound: IIC minimum 50 required	1207.3

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List of Drawings

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LS1.2 2nd Floor Life Safety Plan
LS1.3 3rd Floor Life Safety Plan

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C2.0 Existing Conditions Plan
C3.0 Sit Layout and Utility Plan
C4.0 Grading and Drainage Plan
C5.0 Details
C5.1 Details
C5.2 Details
L1 Landscape Plan

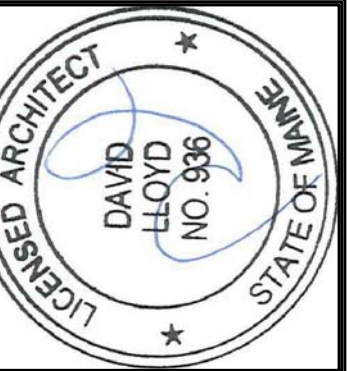
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S2.2 Sections
S2.3 Sections

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A2.4 East Elevation
A3.1 Building Cross Section
A3.2 Building Cross Section
A3.3 Building Cross Section
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A3.5 Stair Sections and Details
A4.1 Wall Types
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A6.1 Interior and Kitchen Elevations
A6.2 Kitchen Elevations
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A7.1 1st Floor Ceiling Plan
A7.2 2nd Floor Ceiling Plan
A7.3 3rd Floor Ceiling Plan
A8.1 Door Schedule

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M1.2 2nd Floor HVAC Plan
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M1.4 Roof HVAC Plan
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COVER SHEET

CS1