



Attune Architecture LLC
7888 SE Jefferson St.
Milwaukie, OR 97267

PRELIMINARY - NOT
FOR CONSTRUCTION
OR PERMITTING

Project Name
**SHERWOOD
OLD TOWN
APARTMENTS**

Project Address
15665 SW WILLAMETTE
SHERWOOD, OR 97140

SUMMARY OF SCOPE OF WORK

NEW 32-UNIT APARTMENT BUILDING ON EXISTING UNDEVELOPED LOT AND ASSOCIATED SITE WORK THAT INCLUDES A 40-STALL PARKING LOT, PEDESTRIAN PATHS, OUTDOOR RECREATION AREAS AND LANDSCAPE AREAS.

ZONING SUMMARY

SITE INFO	
APPLICABLE ZONING:	SHERWOOD MUNICIPAL CODE (SMC), TITLE 16
PROPERTY ID:	2S132BD00400
LOT SIZE:	1.14 ACRES (49,659.4 SF)
LAND USE ZONING:	HDR
OVERLAY(S):	OLD TOWN OVERLAY

BASE ZONE REGULATIONS (SMC 16.12)	
DENSITY:	ALLOWED BASE DENSITY: 16.8 - 24 UNITS PER ACRE OR 27.36 PROPOSED DENSITY: 32 UNITS (4 UNITS VIA MANDATORY ADJUSTMENT PROPOSED, SEE NARRATIVE)
MAXIMUM HEIGHT:	40' OR 3 STORIES PROPOSED HEIGHT: 31' - 6" (FLAT ROOF)
SETBACKS (16.12.20):	FRONT: 14' REAR: 20' SIDE (PER 16.68): 8' - 9" CALC: 31.5' BLDG HEIGHT - 24' = 7.5'; 7.5" .5 = 3.75'; 5+3.75' = 8.75' (8' - 9')

PRELIMINARY BUILDING CODE SUMMARY

CHAPTER 1: ADMINISTRATION	
PROJECT ADDRESS:	15665 SW WILLAMETTE SHERWOOD, OR 97140
JURISDICTIONAL AUTHORITY:	CITY OF SHERWOOD
APPLICABLE CODE:	2022 OSSC
APPLICABLE ZONING:	CITY OF SHERWOOD MUNICIPAL CODE, TITLE 16
107.2.1:	SUMMARY OF AREAS BY OCCUPANCY GROUP R-2: SEE OCCUPANCY SCHEDULE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION	
304.1	PROPOSED OCCUPANCIES: R-2

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS		
HEIGHTS AND STORIES (PER TABLE 504.3 & 504.4)		
DESCRIPTION	ALLOWABLE	PROPOSED
BUILDING HEIGHT	60'-0"	31'-6"
NUMBER OF STORIES	3 STORIES	3 STORIES
ALLOWABLE AREA ANALYSIS		
DESCRIPTION	VALUE/AREA	CODE REFERENCE / NOTES
BASE ALLOWABLE AREA (TYPE VB, R-2)	7,000 SF	OSSC TABLE 506.2
TOTAL BUILDING PERIMETER	452.5'	\$506.3.2
OPEN PERIMETER $\geq 30'$	366.5'	MEASURED PER \$506.3.2
% OPEN PERIMETER	80.9%	366.5 ÷ 452.5
FRONTAGE INCREASE FACTOR (IF)	0.75	[(F/P - 0.25) × W/30], MAX = 0.75
AREA INCREASE FROM FRONTAGE	5,250 SF	7,000 × 0.75
ALLOWABLE AREA PER STORY	12,250 SF	7,000 + 5,250
MAXIMUM TOTAL BUILDING AREA (3 STORIES)	36,750 SF	12,250 × 3
SPRINKLER INCREASE NOTES		
1. BUILDING IS FULLY SPRINKLERED PER NFPA 13R.		
2. HEIGHT AND STORY INCREASES APPLIED PER TABLE 504.3 AND 504.4, FOOTNOTE D.		
3. FRONTAGE INCREASE APPLIED PER \$506.3.2 (OPEN SPACE $\geq 30'$).		

CHAPTER 6 TYPES OF CONSTRUCTION	
CONSTRUCTION TYPE:	VB
TABLE 601	REQUIRED FIRE RESISTIVE RATINGS PRIMARY STRUCTURAL FRAME EXTERIOR BEARING WALLS INTERIOR BEARING WALLS EXTERIOR NON-BEARING WALLS INTERIOR NON-BEARING WALLS FLOOR CONSTRUCTION ROOF CONSTRUCTION
TABLE 602	FIRE-RESISTANCE RATING FOR EXTERIOR NON-BEARING WALLS X < 5 FT = 5 FT ≤ X < 10 FT 10 FT ≤ X < 30 FT 30 FT ≤ X

CHAPTER 11 ACCESSIBILITY	
1108.6.2	ACCESSIBLE DWELLING UNITS IN GROUP R-2
	TOTAL DWELLING UNITS: 32 (10 @ LEVEL 1, 11 @ LEVEL 2, 11 @ LEVEL 3)
1108.6.2.2.1	TYPE A UNITS REQUIRED: 1 (2% BUT NOT LESS THAN 1; 2% OF 32 = 0.64)
1108.6.2.2.1	TYPE B UNITS REQUIRED: 10* (ALL UNITS AT LEVEL 1 / ON ACCESSIBLE ROUTE)
	* UPPER-STORY UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER OSSC §1107.7.

UNIT TYPE COUNT

UNIT TYPE	AREA	COUNT
2-BED, 1-BATH	<varies>	20
2-BED, 2-BATH	1050 SF	9
3-BED, 2-BATH	1132 SF	3
TOTAL		32

BUILDING AREA SCHEDULE

NAME	UNIT TYPE	AREA
LEVEL 01-B		
CORRIDOR & STAIRS		1340 SF
LOBBY, LOUNGE, STORAGE		768 SF
UNIT 101	2-BED, 2 BATH	1050 SF
UNIT 102	2-BED, 2 BATH	1050 SF
UNIT 103	2-BED, 1-BATH	900 SF
UNIT 104	2-BED, 1-BATH	900 SF
UNIT 105	2-BED, 1-BATH	900 SF
UNIT 106	2-BED, 1-BATH	900 SF
UNIT 108	2-BED, 1-BATH	900 SF
UNIT 109	2-BED, 1-BATH	880 SF
UNIT 110	2-BED, 2 BATH	1050 SF
UNIT 111	3-BED, 2 BATH	1132 SF
SUBTOTAL		11770 SF

LEVEL 02		
CORRIDOR & STAIRS		1003 SF
UNIT 201	2-BED, 2 BATH	1050 SF
UNIT 202	2-BED, 2 BATH	1050 SF
UNIT 203	2-BED, 1-BATH	900 SF
UNIT 204	2-BED, 1-BATH	877 SF
UNIT 205	2-BED, 1-BATH	900 SF
UNIT 206	2-BED, 1-BATH	900 SF
UNIT 207	2-BED, 1-BATH	900 SF
UNIT 208	2-BED, 1-BATH	900 SF
UNIT 209	2-BED, 1-BATH	877 SF
UNIT 210	2-BED, 2 BATH	1050 SF
UNIT 211	3-BED, 2 BATH	1132 SF
SUBTOTAL		11538 SF

LEVEL 03		
CORRIDOR & STAIRS		1016 SF
UNIT 301	2-BED, 2 BATH	1050 SF
UNIT 302	2-BED, 2 BATH	1050 SF
UNIT 303	2-BED, 1-BATH	900 SF
UNIT 304	2-BED, 1-BATH	877 SF
UNIT 305	2-BED, 1-BATH	900 SF
UNIT 306	2-BED, 1-BATH	900 SF
UNIT 307	2-BED, 1-BATH	900 SF
UNIT 308	2-BED, 1-BATH	900 SF
UNIT 309	2-BED, 1-BATH	877 SF
UNIT 310	2-BED, 2 BATH	1050 SF
UNIT 311	3-BED, 2 BATH	1132 SF
SUBTOTAL		11551 SF
BUILDING TOTAL		34899 SF

KEY NOTES

FIRE DEPARTMENT REVIEW RELATED

- F01 EXISTING FIRE HYDRANT.
- F02 **FDC LOCATION:** FDC VISIBLE AND ACCESSIBLE FROM THE FIRE APPARATUS ACCESS ROAD. UNDERGROUND PIPING FROM FDC TO RISER SHALL BE AS SHORT AND DIRECT AS PRACTICAL.
- F03 **FIRE APPARATUS ACCESS ROAD:** ALL DRIVE AISLES SHOWN MEET MINIMUM FIRE ACCESS REQUIREMENTS PER 2022 OREGON FIRE CODE (OFC) §503. FINAL CLASSIFICATION (STANDARD/AERIAL) TO BE DETERMINED BY THE FIRE MARSHAL DURING REVIEW.
- WIDTH:** MINIMUM CLEAR WIDTH 20' UNLESS OTHERWISE NOTED ON PLAN.
 - VERTICAL CLEARANCE:** MINIMUM 13'-6" CLEAR HEIGHT PER OFC §503.2.1.
 - PAVEMENT STRENGTH:** - DESIGNED TO SUPPORT 75,000 LBS (HS-20 LOADING) PER OFC §503.2.3.
 - TURNING RADIUS:** MINIMUM INSIDE RADIUS 28', OUTSIDE RADIUS 48' PER OFC APPENDIX D103.3 WHERE APPLICABLE.
 - GRADES:** ACCESS ROAD GRADES DO NOT EXCEED 10% PER OFC §503.2.7 UNLESS OTHERWISE APPROVED.
- F04 **HYDRANT-FDC DISTANCE:** EXISTING HYDRANT LOCATED APPROXIMATELY 258' FROM FIRE DEPARTMENT CONNECTION AND 31'-4" FROM NEAREST EDGE OF FIRE APPARATUS ACCESS ROAD. FINAL HYDRANT AND FDC PLACEMENT TO BE DETERMINED BY FIRE MARSHAL DURING REVIEW.

GENERAL NOTES

- G01 MAIN LOBBY ENTRANCE.
- G02 SIDE ENTRANCE.
- G03 LINE OF ROOF ABOVE.



APPROVED PLANS
APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS

Jason A. Jones
Deputy Fire Marshal II
TVF&R Permit# 2025-0150



revision:

set issue date:

8/12/25

sheet name:

SITE PLAN
(FD REVIEW)

sheet number:

FS01



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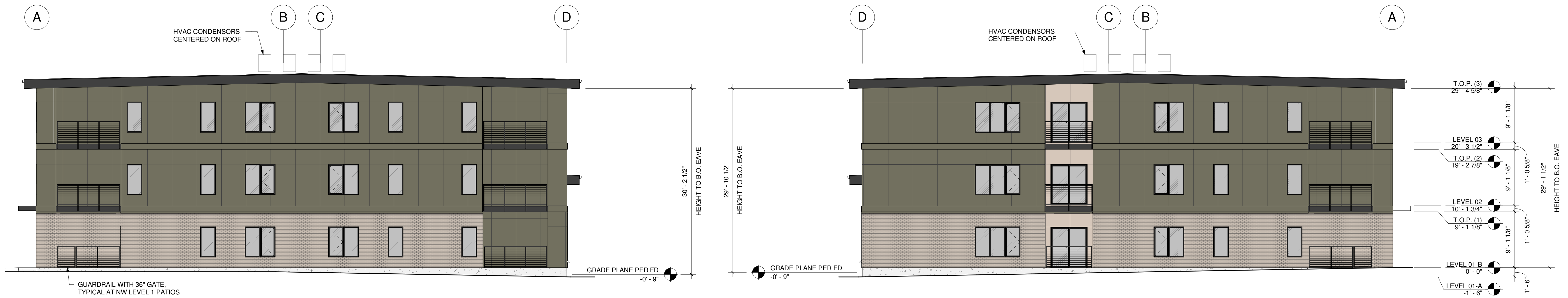
sheet name:

**ELEVATIONS
(FD REVIEW)**

sheet number:

FS02

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4 SW ELEVATION
1/8" = 1'-0"

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



2 SE ELEVATION
1/8" = 1'-0"



1 NW ELEVATION
1/8" = 1'-0"