



TABLE OF CONTENTS

C1	VIEW FROM SOUTHWEST
C2	TABLE OF CONTENTS
C3	VIEW FROM SOUTH
C4	VIEW FROM SOUTHEAST
C5	VICINITY MAP
C6	SITE PHOTOS
C7	NEIGHBORHOOD CONTEXT
C8	NEIGHBORHOOD CONTEXT
C9	INSPIRATION
C10	DIAGRAMS
C11	ELEVATION DIAGRAMS
C12	SITE PLAN
C13	GRADING PLAN
C14	SITE UTILITY PLAN
C15	EXTERIOR LIGHTING PLAN
C16	LANDSCAPE COURTYARD PLANTING
C17	LANDSCAPE COURTYARD MATERIALS
C18	LANDSCAPE TERRACE PLAN
C19	LANDSCAPE DETAILS
C20	FAR DIAGRAMS
C21	PLAN - PARKING
C22	PLAN - LEVEL 1
C23	PLAN - LEVELS 2-5
C24	PLAN - LEVEL 6
C25	PLAN - ROOF
C26	BIKE PARKING PLANS
C27	SOUTH ELEVATION
C28	EAST ELEVATION
C29	NORTH ELEVATION
C30	WEST ELEVATION
C31	COURTYARD ELEVATIONS
C32	SOUTH ELEVATION - BLACK & WHITE
C33	EAST ELEVATION - BLACK & WHITE
C34	NORTH ELEVATION - BLACK & WHITE
C35	WEST ELEVATION - BLACK & WHITE
C36	COURTYARD ELEVATIONS - BLACK & WHITE
C37	BUILDING SECTION N/S
C38	ENLARGED ELEVATIONS
C39	ENLARGED ELEVATIONS
C40	ENLARGED ELEVATIONS
C41	ENLARGED ELEVATIONS
C42	EXTERIOR DETAILS - BRICK WINDOW & CORNICE
C43	EXTERIOR DETAILS - STUCCO WINDOW & CORNICE
C44	EXTERIOR DETAILS - PTHP
C45	EXTERIOR DETAILS - STOREFRONT
C46	EXTERIOR DETAILS - STEEL CANOPY
C47	EXTERIOR DETAILS - BALCONY
C48	EXTERIOR DETAILS - GLASS CANOPY
C49	MATERIALS
C50	LOADING STALLS CROSS SECTIONS
C51	EAST ELEVATION - GROUND FLOOR WINDOW STANDARDS











VIEW FROM SW
NW 18TH & KEARNEY



VIEW FROM SE
NW 17TH & KEARNEY



CAMPBELL ROWHOUSES



ACTIVSPACE



RADIO CAB



KING DAVIS CONDOMINIUMS



CARLTON COURT



WORTHINGTON APTS



THE PLYMOUTH



BILTMORE APTS



CARLTON COURT



ROYAL ARMS



THE WICKERSHAM



2181 NW GLISAN



MARGARET APTS



CAMPBELL ROWHOUSES



THE BRETNOR



EMBASSY APTS



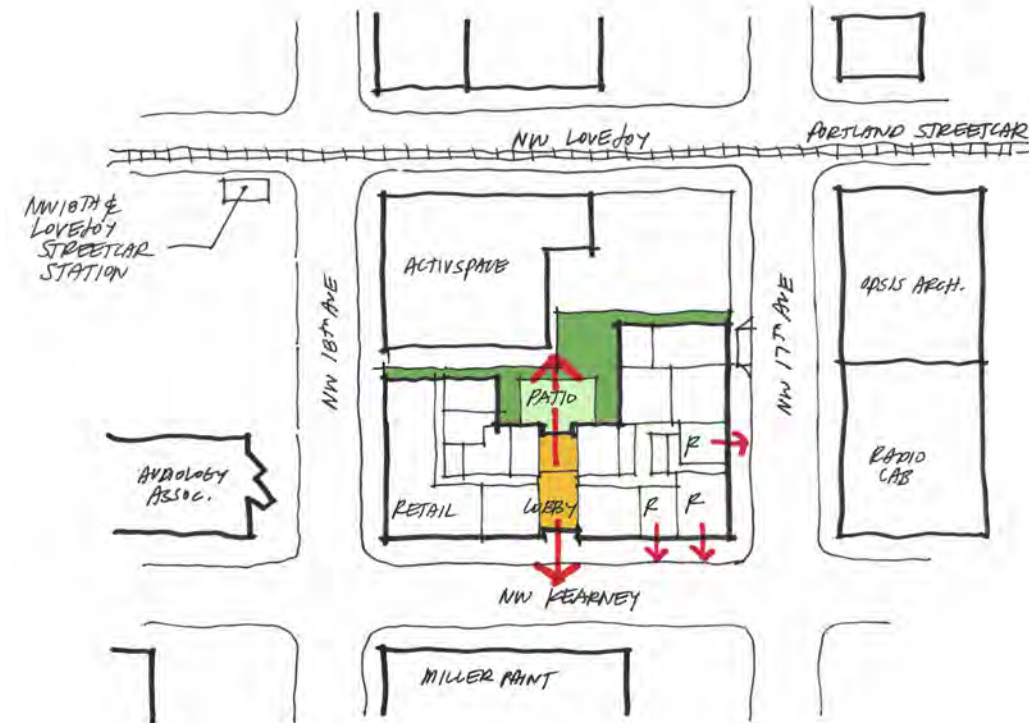
AMSTERDAM IMAGES



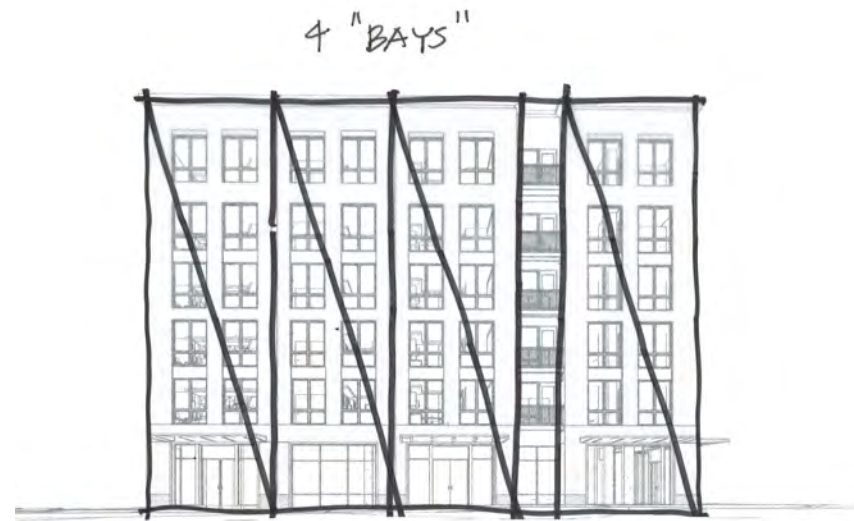
CUT BACK LEVEL 6 FOR TERRACE



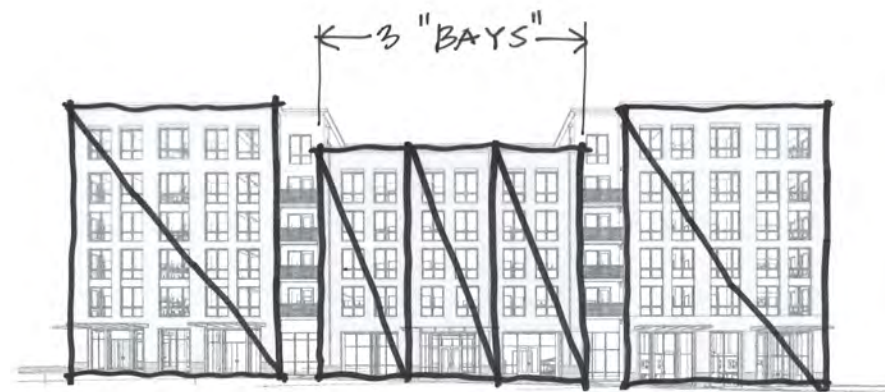
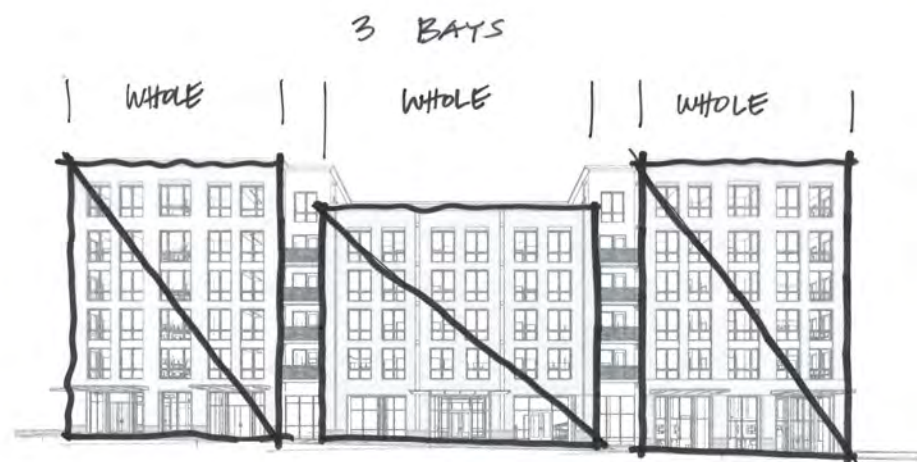
ACTIVATE NW 18TH AVENUE



CONNECT KEARNEY TO COURTYARD



WEST ELEVATION DIAGRAMS

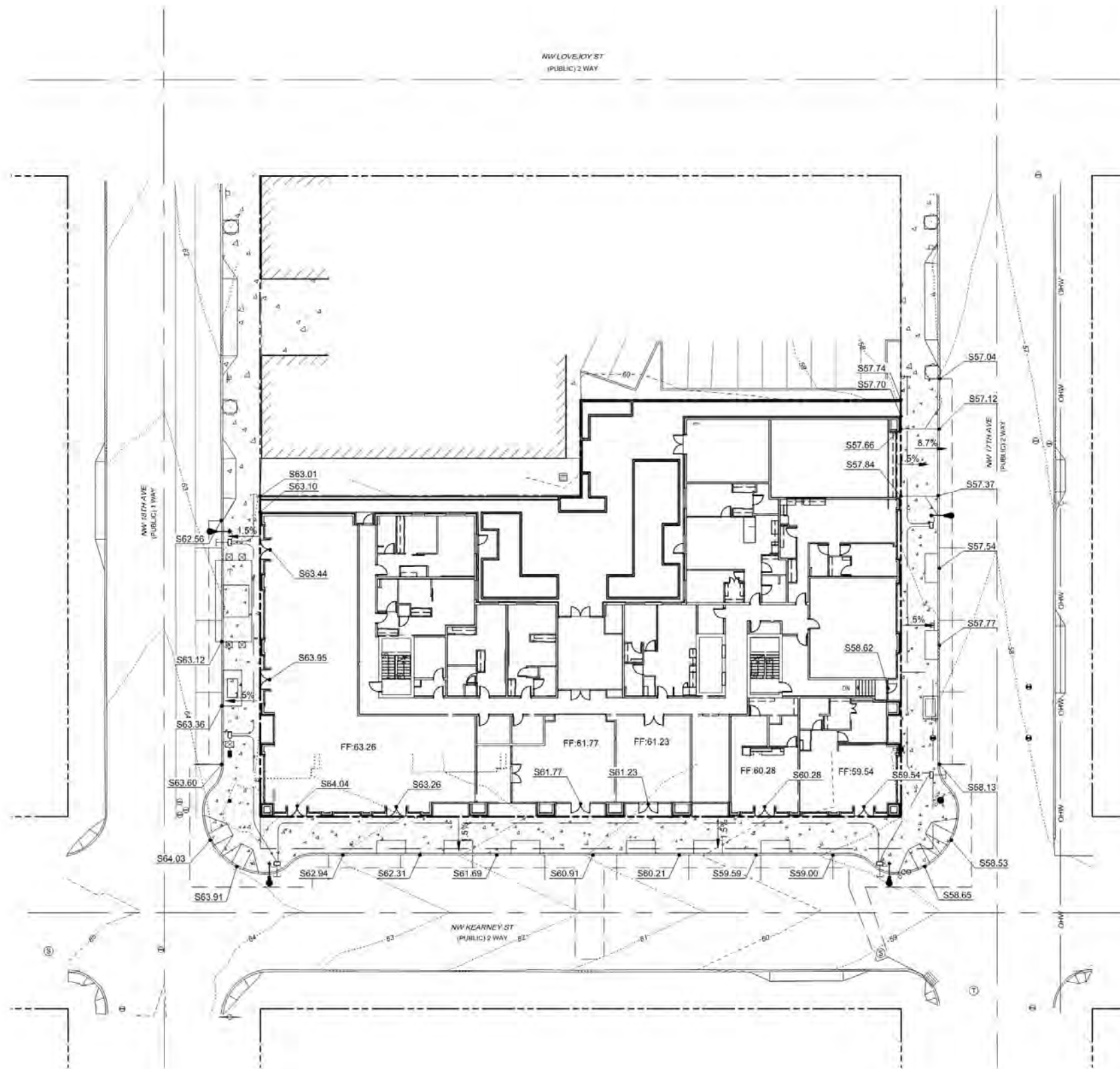


SOUTH ELEVATION DIAGRAMS



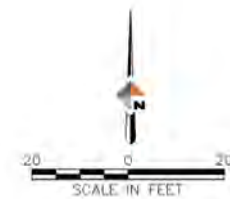
CANAL HOUSES





LEGEND

- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING BUILDING FACE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- SIGN POST
- TOP OF CURB AND BOTTOM OF CURB SPOT SHOT
- PROPOSED SPOT SHOT
- * ALL SPOT SHOTS ARE TOP OF SURFACE
- SLOPE



STORMWATER NARRATIVE

PRIVATE SITE

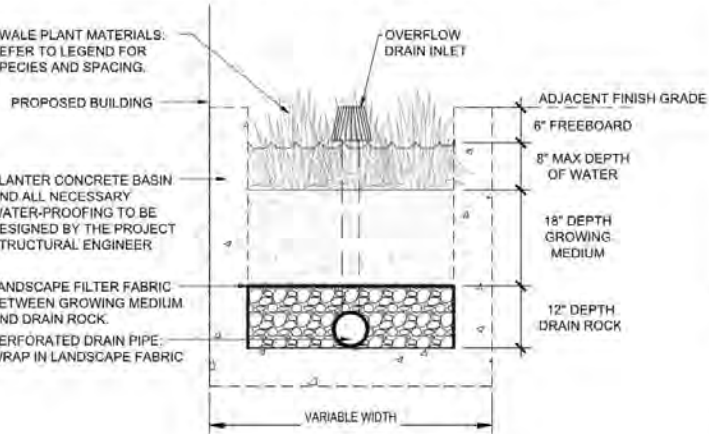
WATER QUALITY
WATER QUALITY CONTROL IS MET WITH FLOW-THROUGH PLANTERS. THE PLANTERS ARE SIZED TO TREAT ALL ROOF AREA. AN AT GRADE PLANTER WILL BE USED TO TREAT THE COURTYARD AREA.

WATER QUANTITY
WATER QUANTITY CONTROL IS ALSO MET WITH FLOW-THROUGH PLANTERS WHICH ARE SIZED TO SLOW DOWN THE PEAK FLOW RATE FOR THE 25 YR STORM EVENT.

DISPOSAL
INFILTRATION IS NOT PROPOSED FOR THIS PROJECT. A SPECIAL CIRCUMSTANCES APPLICATION WILL BE SUBMITTED. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE EXISTING 12" COMBINED SEWER PIPE IN NW KEARNEY STREET.

PUBLIC STREET IMPROVEMENTS:
STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT OF WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

STORMWATER PLANTER FACILITY SECTION:



STORM CONSTRUCTION NOTES

1. CONNECT TO EXISTING COMBO SEWER LINE
2. INSTALL 43 LF OF 10" STORM PIPE. STUB 5' FROM FACE OF BUILDING
3. PROPOSED OFFSITE STORM CATCH BASIN UNDER SEPARATE PERMIT.
4. PROPOSED WATER QUALITY FACILITIES. SEE LANDSCAPE PLANS FOR TYP. STORMWATER PLANTER SECTION

WATER CONSTRUCTION NOTES

1. PWB TO TAP EXISTING 6" WATER MAIN
2. INSTALL BUILDING MOUNTED FDC
3. PROPOSED 20 LF OF 6" FIRE WATER LINE. STUB 5' FROM FACE OF BUILDING. CONTRACTOR TO VERIFY BUILDING CONNECTION WORKS WITH BUILDING SLAB LOCATIONS. DCDA TO BE LOCATED INSIDE BUILDING.
4. PROPOSED 4" METER AND VAULT. METER TO BE INSTALLED BY PWB.
5. INSTALL 11 LF OF 4" DOMESTIC WATER LINE. STUB 5' FROM FACE OF BUILDING. DCVA LOCATED INSIDE BUILDING. CONTRACTOR TO VERIFY BUILDING CONNECTION WORKS WITH BUILDING SLAB LOCATIONS.
6. INSTALL 15 LF OF 4" DOMESTIC WATER LINE.
7. FIRE HYDRANT ASSEMBLY AND 32 LF OF FIRE WATER LINE TO BE INSTALLED BY PWB.

SANITARY CONSTRUCTION NOTES

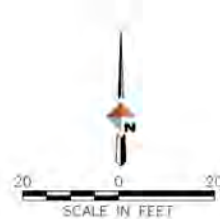
1. INSTALL 43 LF OF 8" SANITARY SEWER PIPE. STUB 5' FROM FACE OF BUILDING. CONTRACTOR TO VERIFY BUILDING CONNECTION WORKS WITH BUILDING SLAB LOCATIONS
2. CONNECT SANITARY SEWER LINE INTO EXISTING COMBO SEWER LINE.

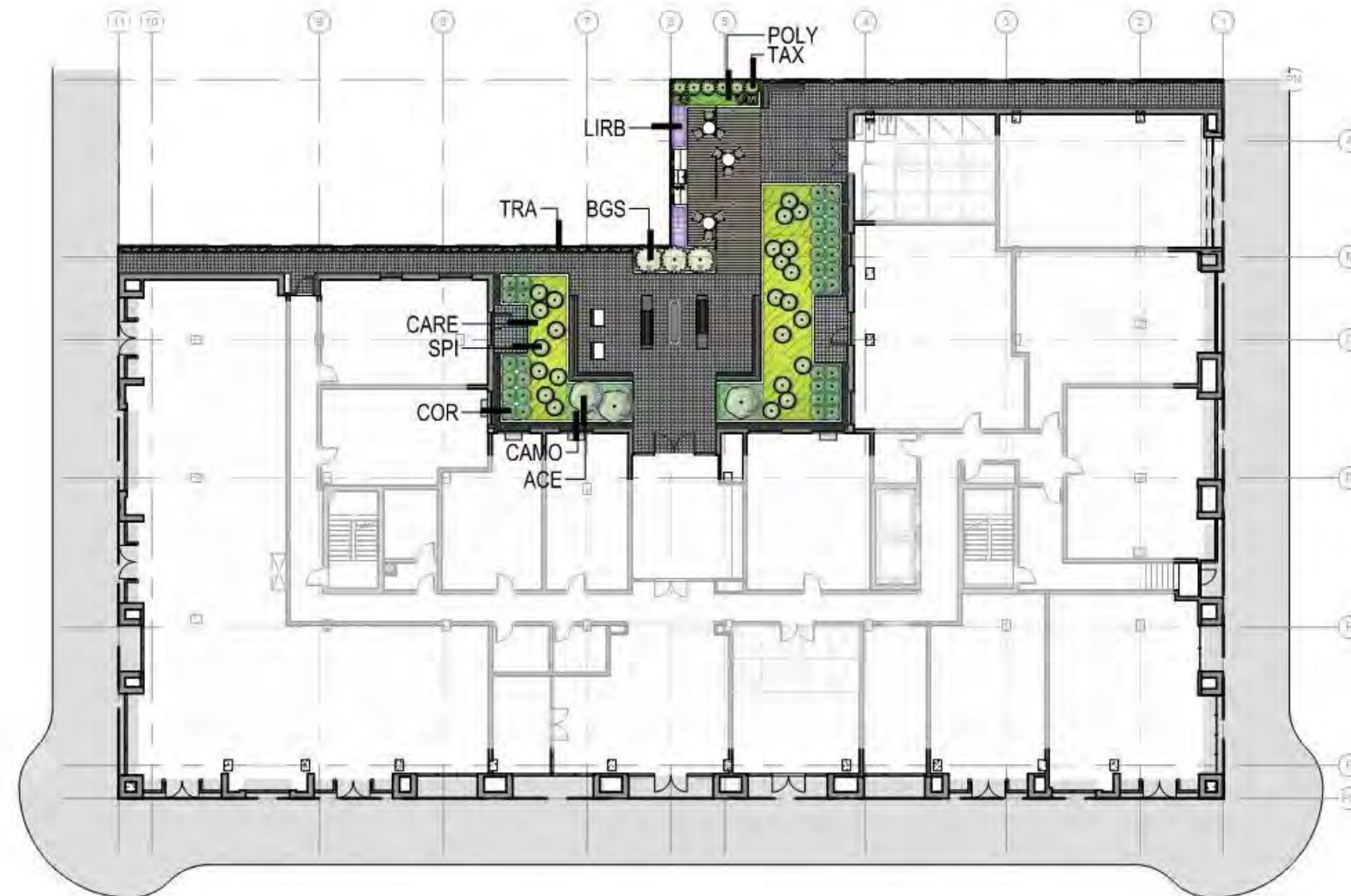
FRANCHISE UTILITY CONSTRUCTION NOTES

1. PROPOSED UNDERGROUND PGE 1024 VAULT AND VENTS.
2. PROPOSED 5105 SWITCH VAULT

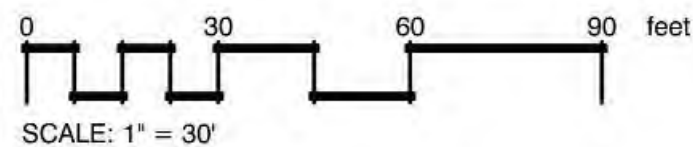
LEGEND

- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND NATURAL GAS LINE
- OVERHEAD WIRE
- LOCATION / SIZE FROM AS BUILTS
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- SIGN POST
- PROPOSED STORM LINE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPT CONNECTION















1 OVERALL SITE / GROUND LEVEL PLANTING PLAN
1" = 30'-0"

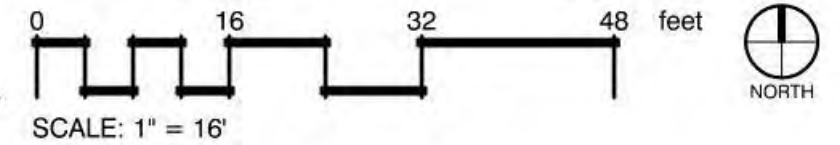


PLANT SCHEDULE

SHRUBS	CODE	COMMON NAME	CONT	SIZE
	ACE	VINE MAPLE <i>Acer circinatum</i> LIMBED UP	25 GAL	8-10 FT.
	COR	KELSEYI DOGWOOD <i>Cornus sericea</i> 'Kelseyi'	5 GAL	
	BGS	GREEN SCREEN BAMBOO <i>Fargesia robusta</i> 'Green Screen'	10 GAL	
	SPI	WESTERN SPIREA <i>Spiraea douglasii</i> STORM WATER - SOUTH SIDE	5 GAL	
	TAX	FASTIGA ENGLISH YEW <i>Taxus baccata</i> 'Fastigata'	5 GAL	
	TRA	STAR JASMINE TRELLIS <i>Trachelospermum jasminoides</i>	5 GAL	

GROUND COVERS	CODE	COMMON NAME	CONT	SPACING
	CAMO	ICE DANCE JAPANESE SEDGE <i>Carex morrowii</i> 'Ice Dance'	1 GAL	12" o.c.
	CARE	EVERILLO JAPANESE SEDGE <i>Carex oshimensis</i> 'Everillo'	1 GAL	12" o.c.
	LIRB	BIG BLUE LILYTURF <i>Liriope muscari</i> 'Big Blue'	1 GAL	12" o.c.
	POLY	JAPANESE TASSEL FERN <i>Polystichum polyblepharum</i>	1 GAL	18" o.c.





1 COURTYARD MATERIALS AND LAYOUT PLAN 1/16" = 1'-0"



1 FIRE TABLE



2 CONCRETE / WOOD BENCH



3 BBQ GRILL STATION



4 OVERHEAD TRELLIS W/
STRING LIGHTING



5 SITE FURNISHINGS



6 TABLE



7 CANTILEVER BENCH



8 WOOD DECKING



9 8" X 8" PERMEABLE PAVE



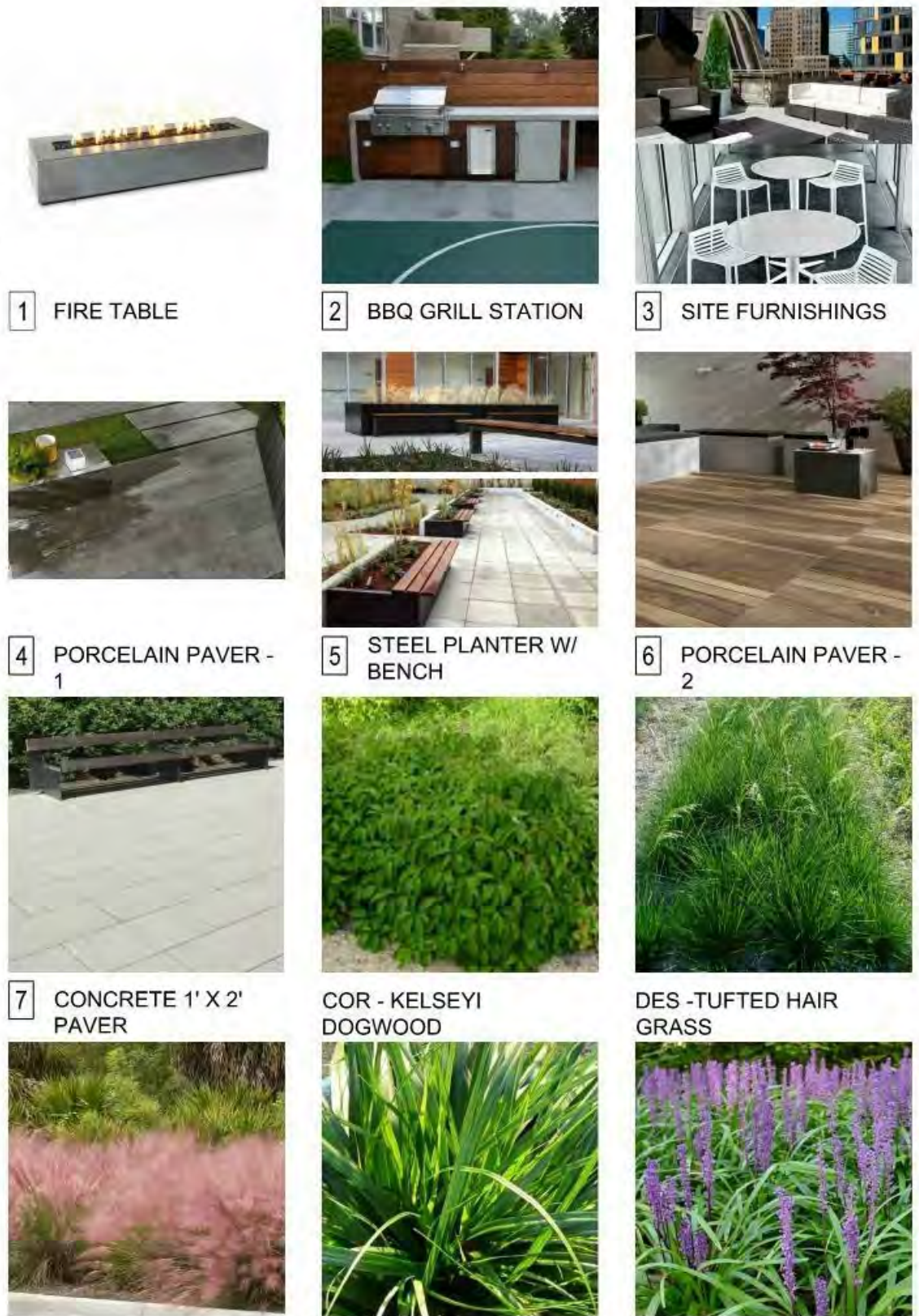
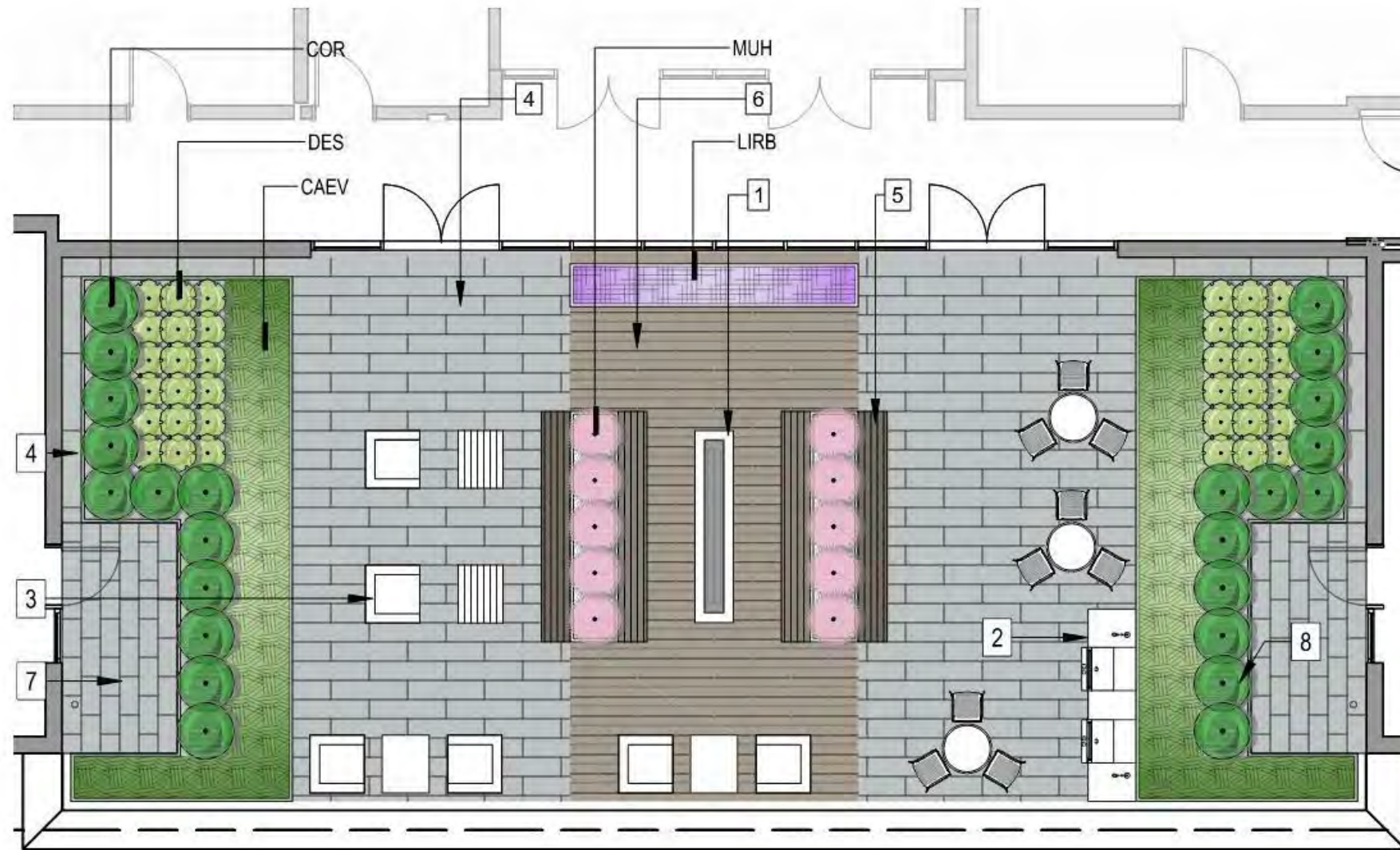
10 GREEN SCREEN FENCE/
PLANTER



11 GRAVEL
MAINTENANCE STRIP



12 RAISED CONCRETE
PLANTER



1 FIRE TABLE
2 BBQ GRILL STATION
3 SITE FURNISHINGS
4 PORCELAIN PAVER - 1
5 STEEL PLANTER W/ BENCH
6 PORCELAIN PAVER - 2
7 CONCRETE 1' X 2' PAVER
COR - KELSEYI DOGWOOD
DES - TUFTED HAIR GRASS
MUH - MUHLY GRASS
CAEV - EVERDI SEDGE
LIRB - BIG BLUE LILLY TURF

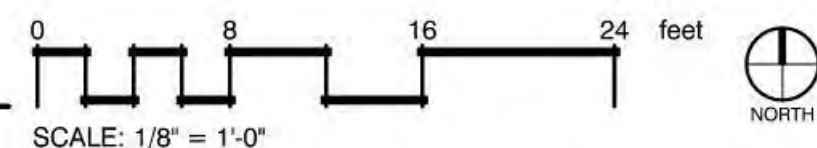
2 LEVEL 6 PLANT PALETTE

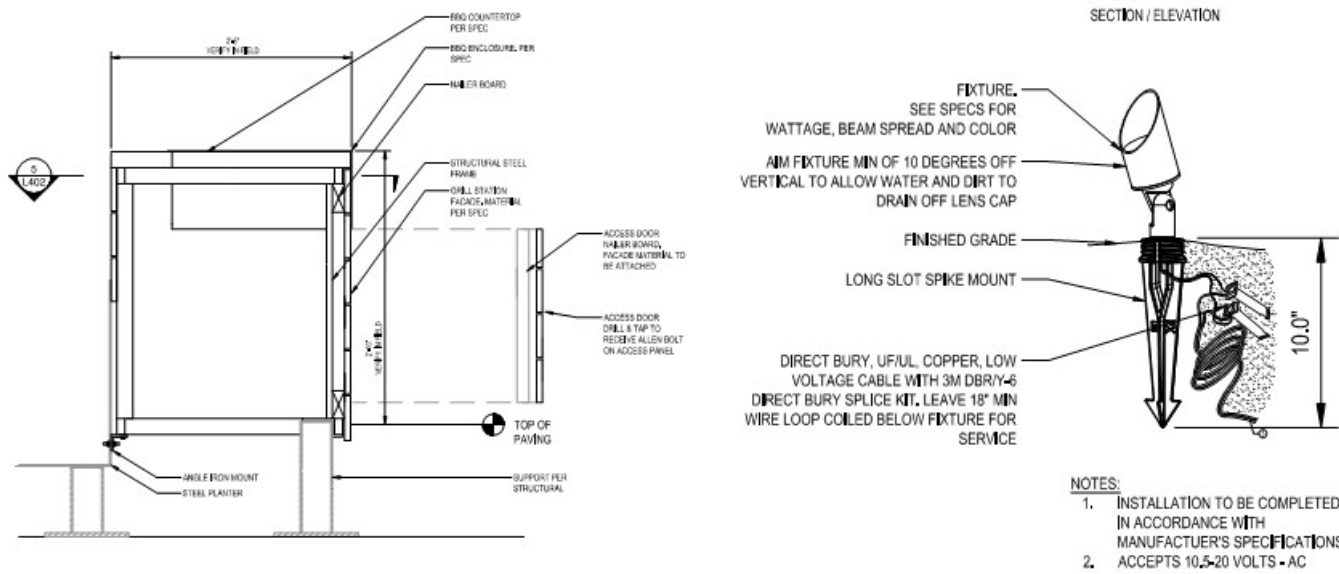
1 LEVEL 6 MATERIALS AND LAYOUT PLAN

1/8" = 1'-0"

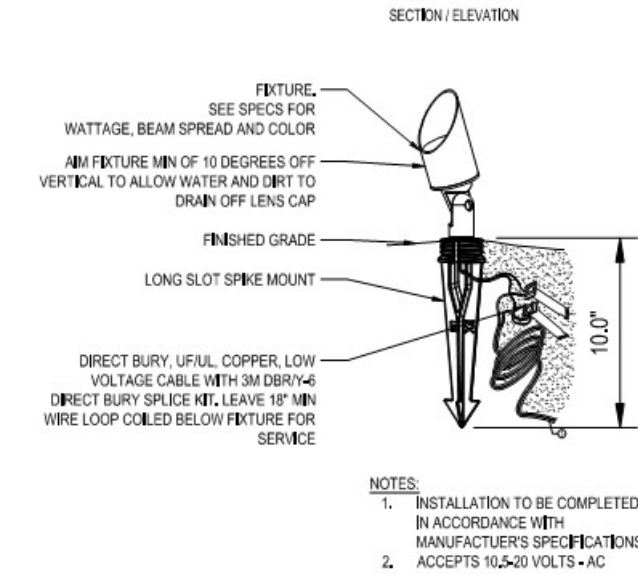
PLANT SCHEDULE

SHRUBS	CODE	COMMON NAME	CONT	GROUND COVERS	CODE	COMMON NAME	CONT	SPACING
	COR	KELSEYI DOGWOOD <i>Cornus sericea</i> 'Kelseyi'	5 GAL		CAEV	EVERDI JAPANESE SEDGE <i>Carex oshimensis</i> 'Everdi'	1 GAL	12" o.c.
	DES	TUFTED HAIR GRASS <i>Deschampsia cespitosa</i>	2 GAL		LIRB	BIG BLUE LILYTURF <i>Liriope muscari</i> 'Big Blue'	1 GAL	12" o.c.
	MUH	MUHLI <i>Muhlenbergia capillaris</i> 'Regal Mist'™	2 GAL					

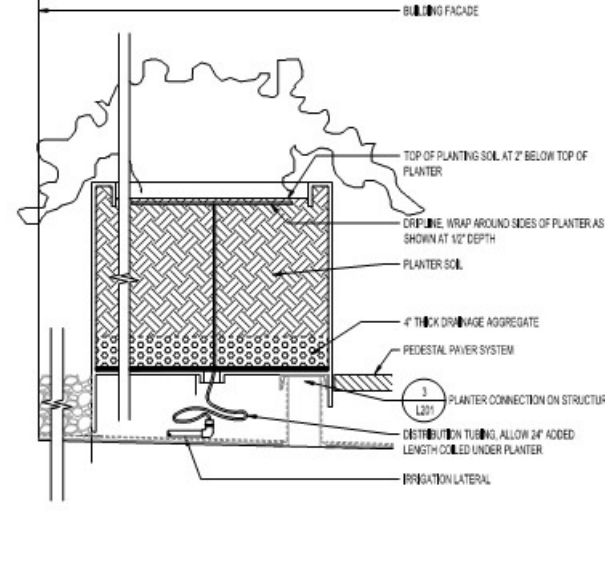




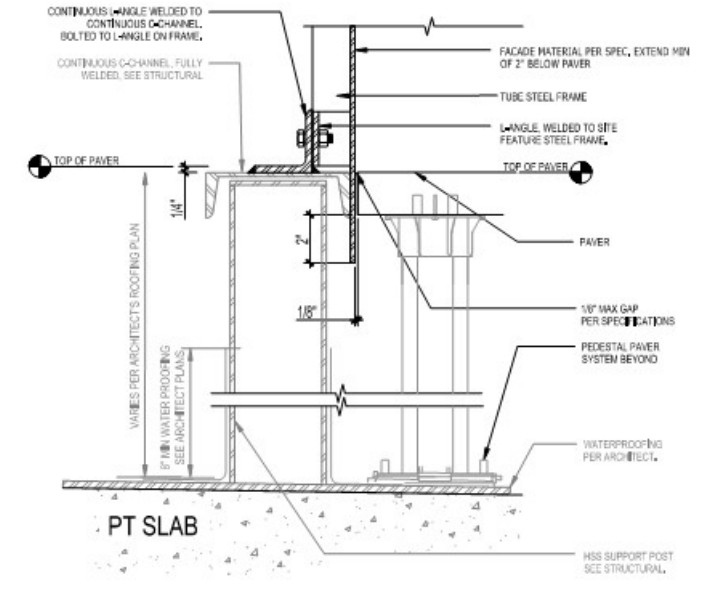
11 BBQ GRILL STATION SECTION
1" = 1'-0"
DETAIL FILE



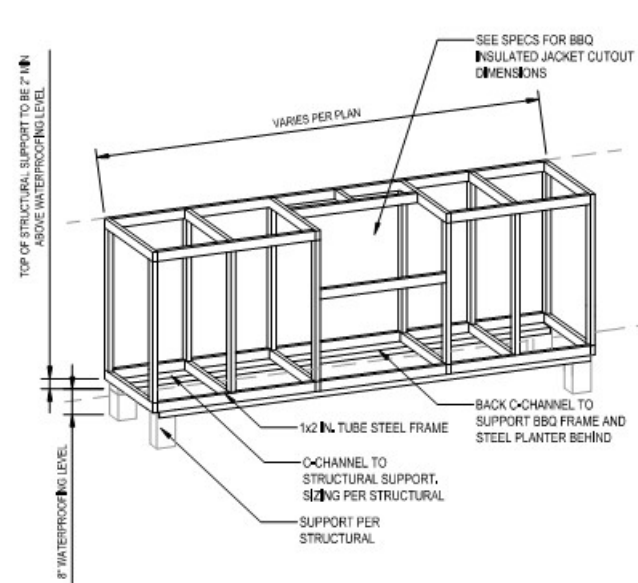
7 UPLIGHT
3" = 1'-0"
DETAIL FILE



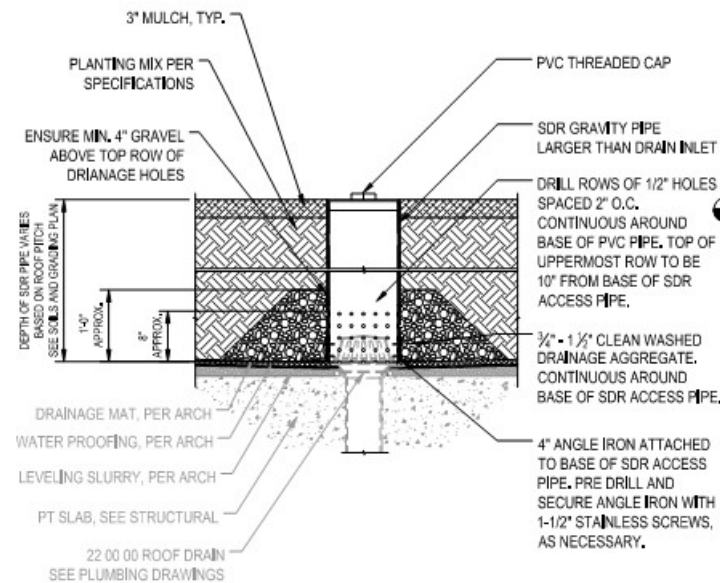
3 ROOF DECK PLANTER SECTION
1" = 1'-0"
DETAIL FILE



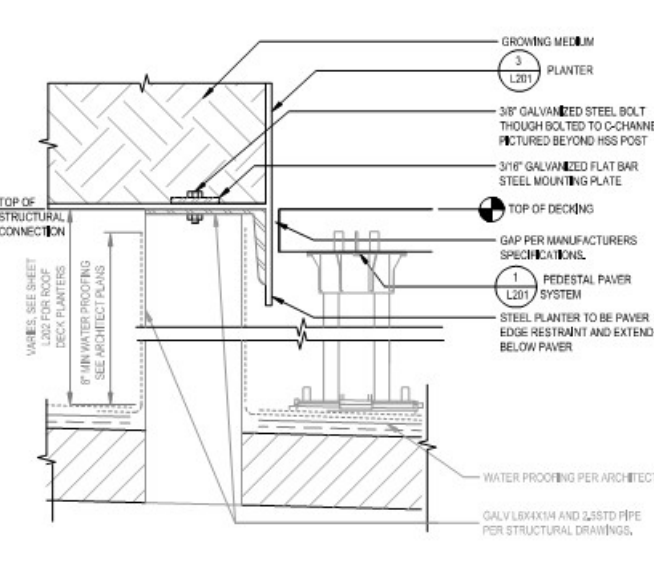
8 FIRETABLE / BBQ CONNECTION ON STRUCTURE
3" = 1'-0"
DETAIL FILE



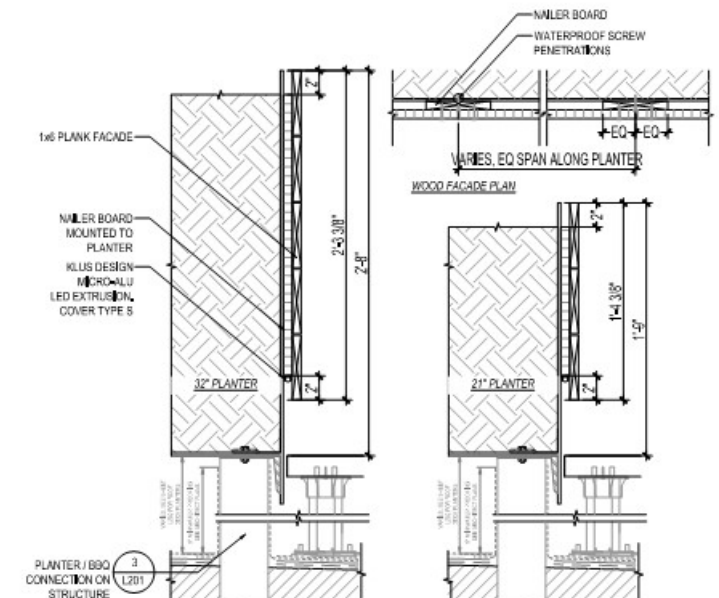
10 ROOF DECK GRILL STATION FRAMING AXON
NTS



6 PERFORATED DRAIN ACCESS PIPE, IN PLANTER
3/4" = 1'-0"
DETAIL FILE



2 PLANTER CONNECTION ON STRUCTURE
3" = 1'-0"
DETAIL FILE



4 PLANTER FACADE ATTACHMENT
1 1/2" = 1'-0"
DETAIL FILE



LEVEL 6
1" = 50'-0" ③



LEVEL 1
1" = 50'-0" ①

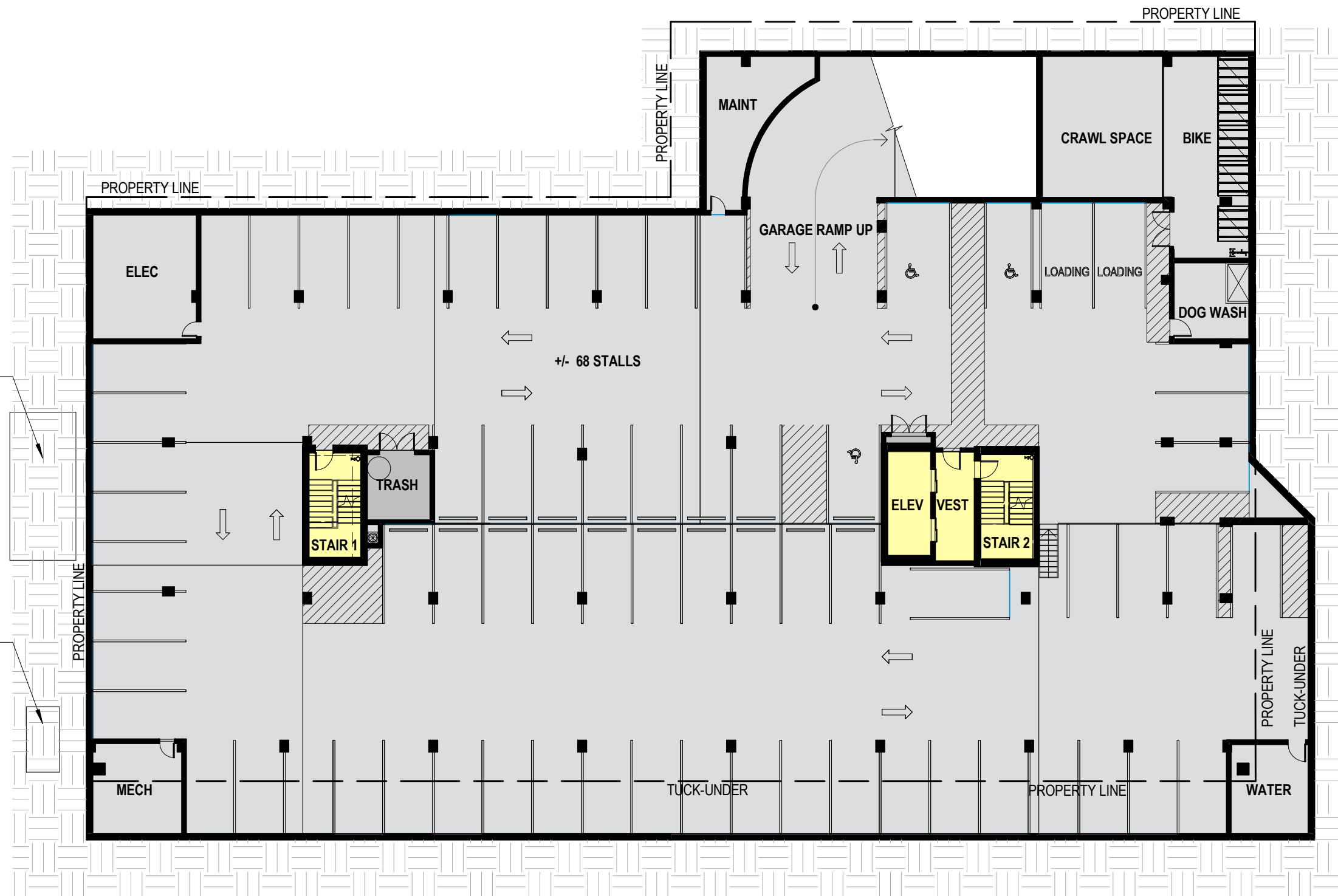


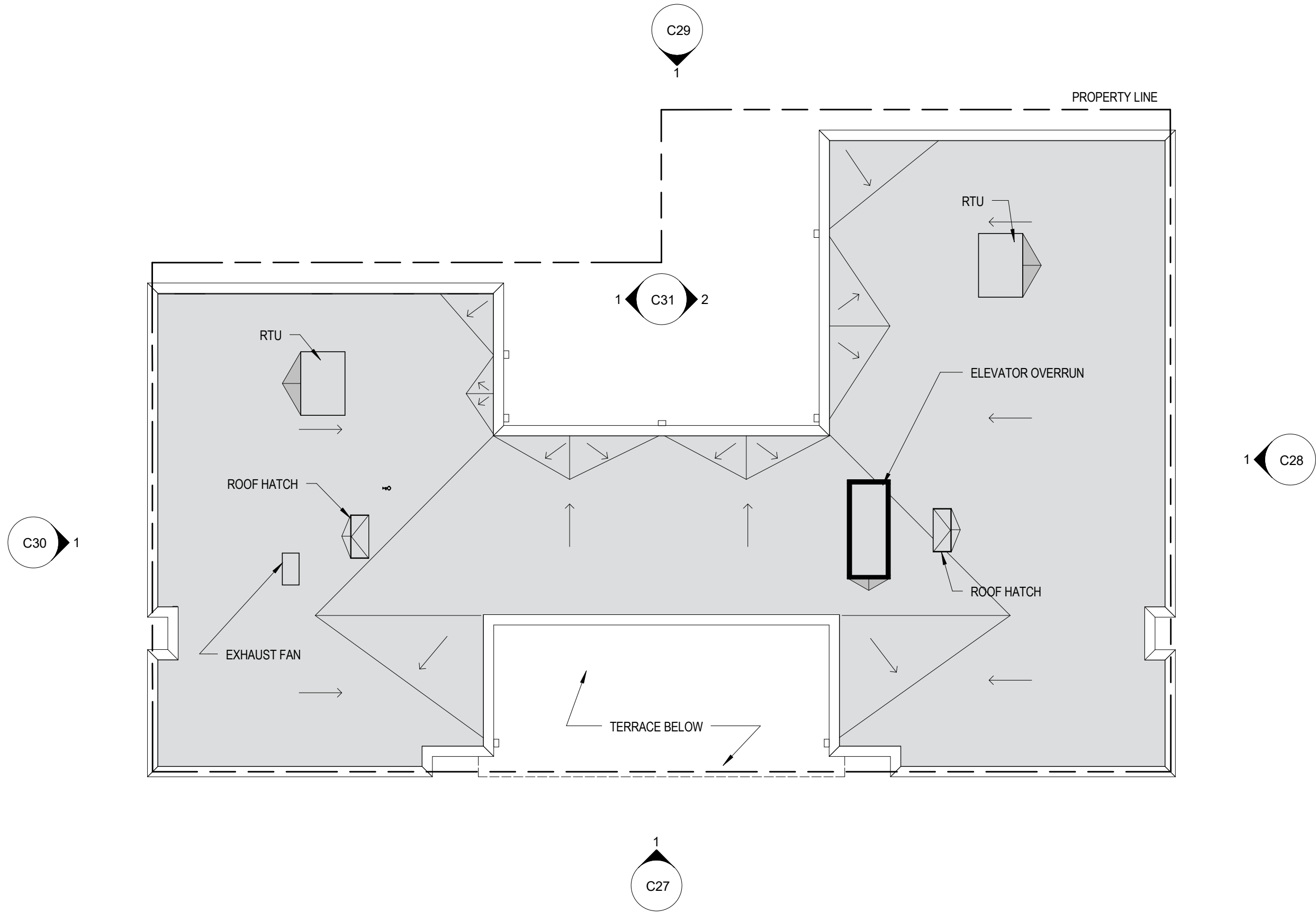
LEVELS 2-5
1" = 50'-0" ②

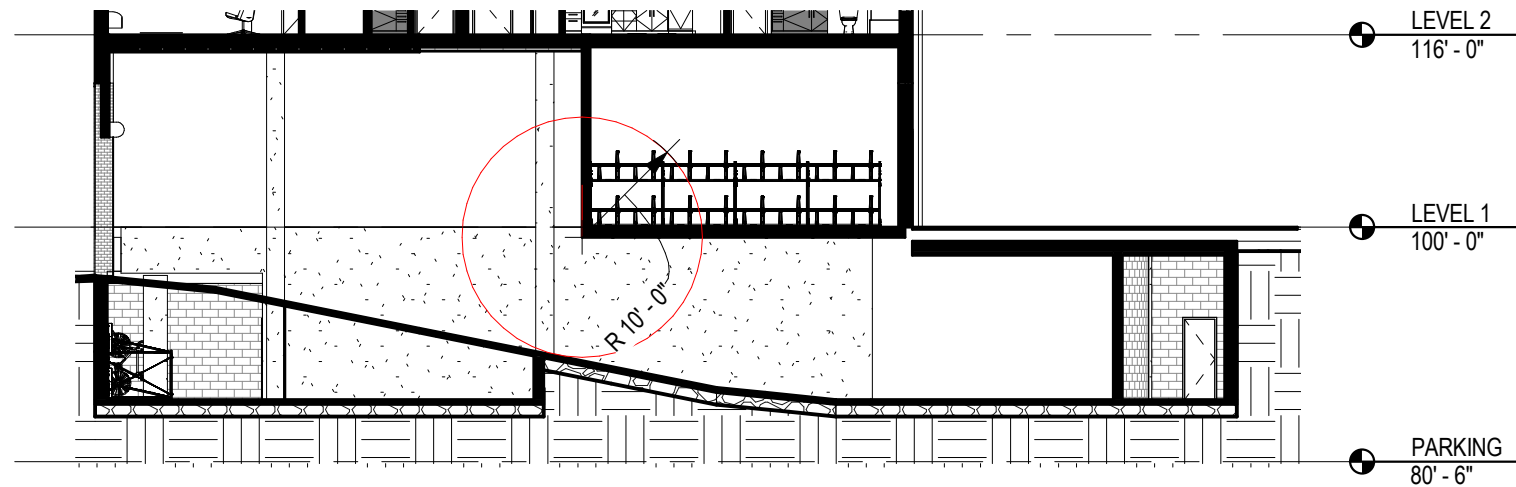
19103 SF	LEVEL 1
19093 SF	LEVEL 2
19093 SF	LEVEL 3
19093 SF	LEVEL 4
19093 SF	LEVEL 5
17065 SF	LEVEL 6

112541 SF FAR TOTAL
BASE FAR
(NO BONUSES)

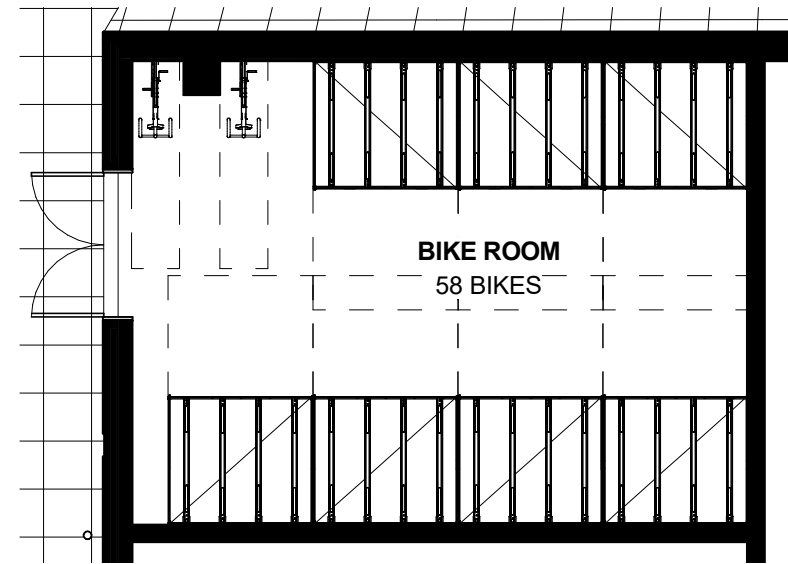
161,098 FAR TOTAL ALLOWABLE (7:1)



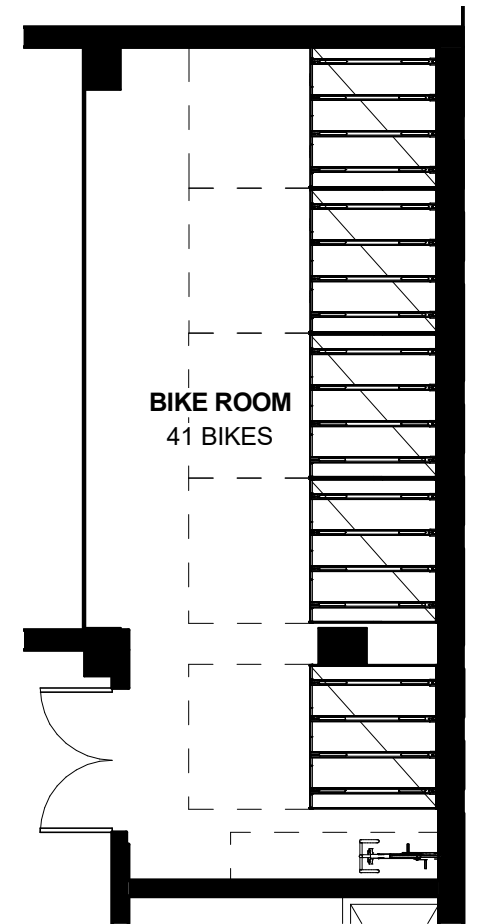




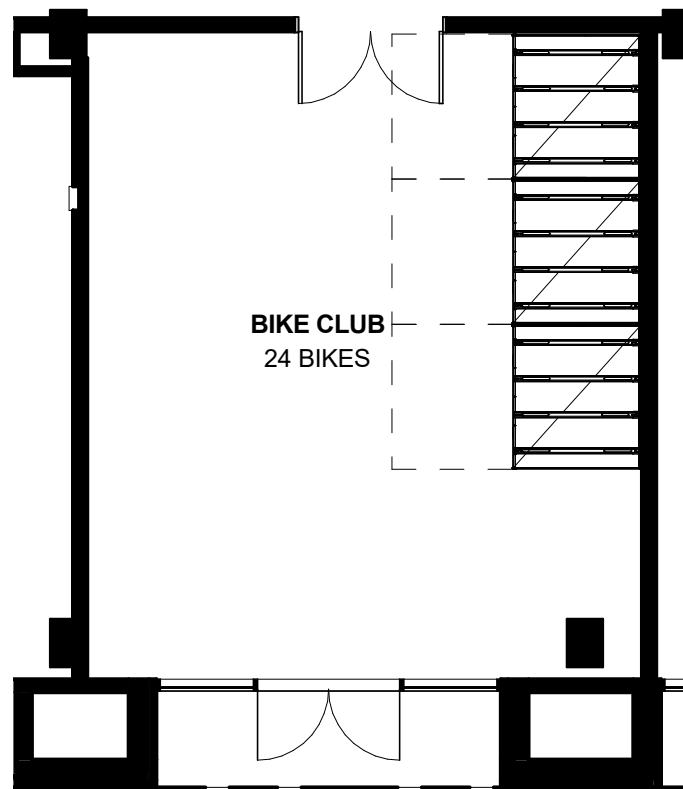
SECTION AT RAMP EW - BIKE ROOM
1/16" = 1'-0" ③



GROUND FLOOR BIKE ROOM ②
1/8" = 1'-0"



PARKING GARAGE BIKE ROOM ①
1/8" = 1'-0"



GROUND FLOOR BIKE CLUB ④
1/8" = 1'-0"

BIKE PARKING - LONG TERM	
TYPE / LOCATION	BIKE COUNT
BIKE CLUB	
SARIS 8080 BIKE RACK	24
GROUND FLOOR BIKE ROOM	
SARIS 6006 W/ LOCK BAR	2
SARIS 8080 BIKE RACK	56
PARKING GARAGE BIKE ROOM	
SARIS 6006 W/ LOCK BAR	1
SARIS 8080 BIKE RACK	40
UNIT	
SARIS 6006 W/ LOCK BAR	16
	139

BICYCLE PARKING

PER CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 266-6

LONG TERM BIKE PARKING REQUIREMENT:

RESIDENTIAL: 1.1 SPACES PER UNIT: 124 UNITS X 1.1 = 137 SPACES REQUIRED
(NOTE: 1.5 SPACES PER UNIT IN CENTRAL CITY PLAN DISTRICT)
RETAIL SALES: 2 OR 1 PER 12,000 SF: 2 REQUIRED
TOTAL: 139 SPACES REQUIRED

SHORT TERM BIKE PARKING REQUIREMENT:

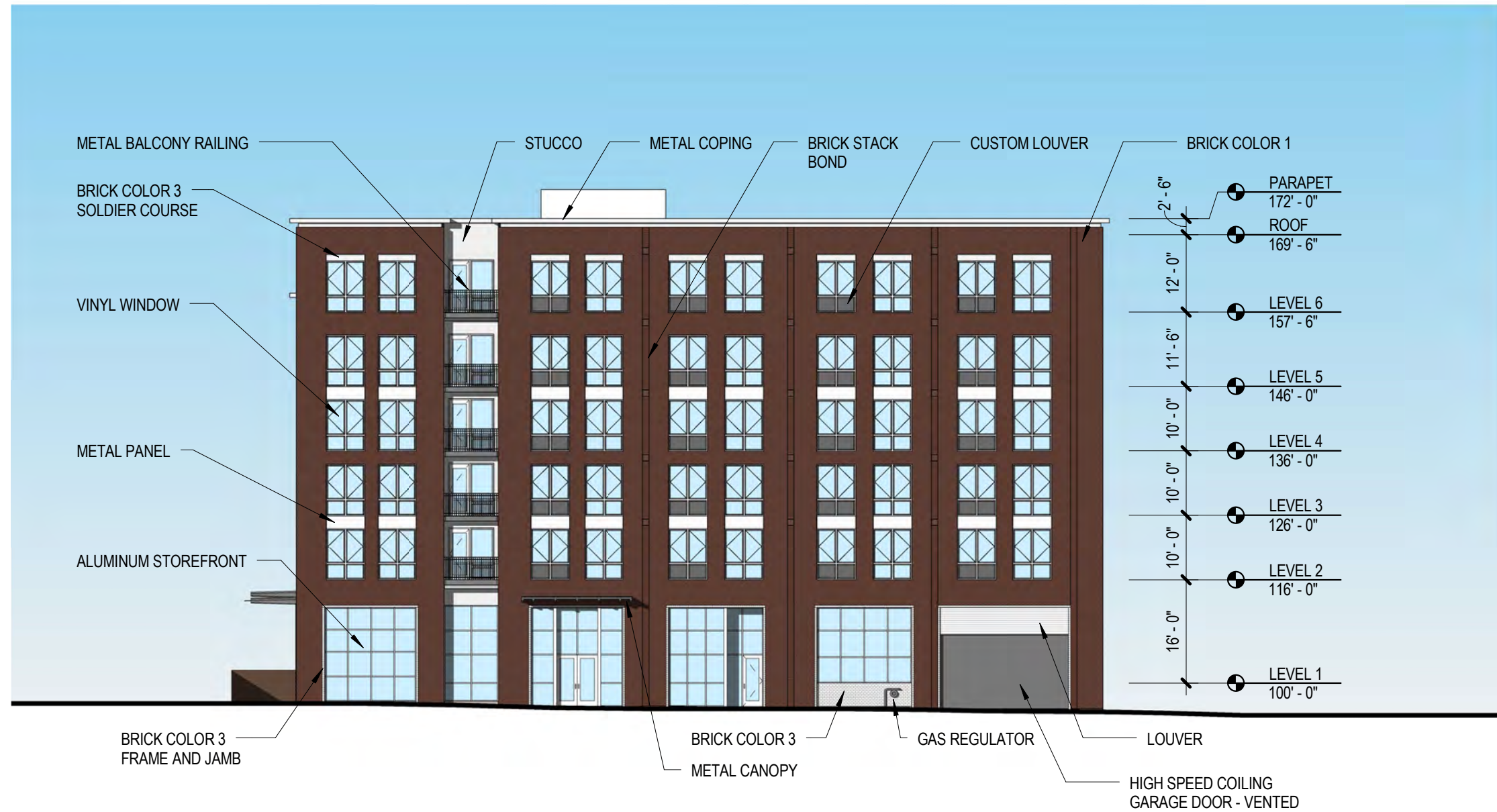
RESIDENTIAL : 1 SPACE PER 20 UNITS: 124 UNITS/ 20 = 7 SPACES REQUIRED
RETAIL SALES: 2 OR 1 PER 5,000 SF: 2 SPACES REQUIRED
OFFICE: 2 OR 1 PER 40,000 SF: 0 SPACES REQUIRED
TOTAL: 9 SPACES REQUIRED

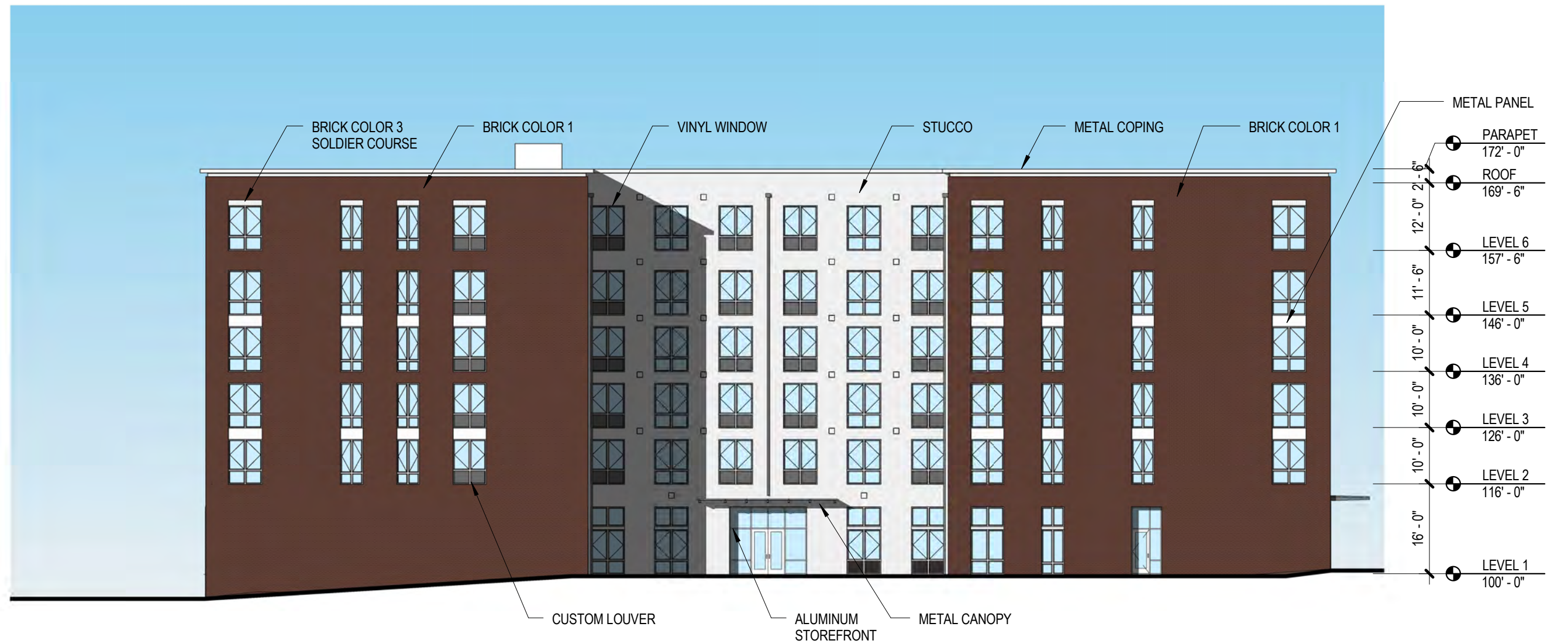
NOTE: SHORT TERM BICYCLE PARKING PROVIDED VIA BICYCLE PARKING FUND DUE TO LACK OF SPACE ON PROPERTY. SHORT TERM BICYCLE RACKS ARE TO BE OWNED AND INSTALLED BY THE CITY OF PORTLAND.

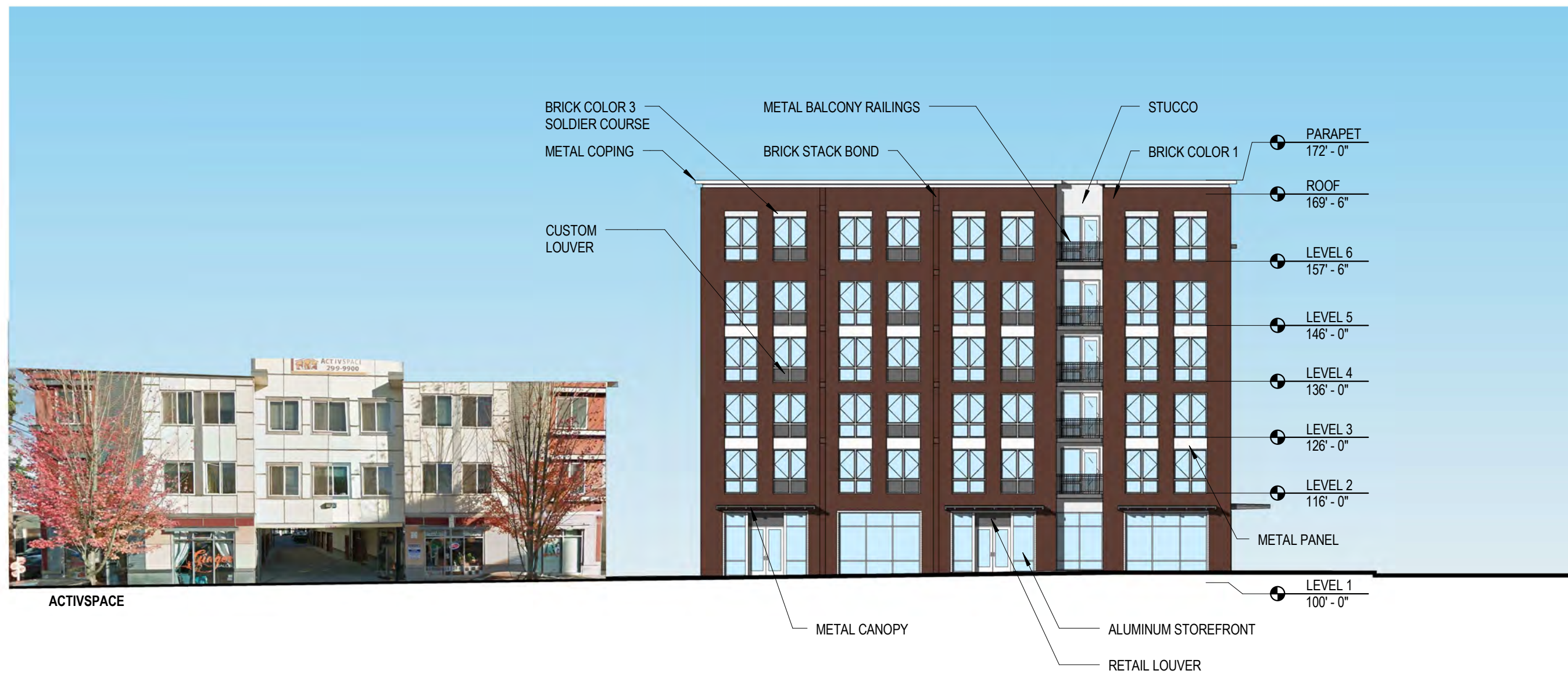
LONG TERM BIKE PARKING PROVIDED: 139; 130 PROVIDED IN PUBLIC SPACES, REMAINDER IN UNITS, SHOWN IN PLANS

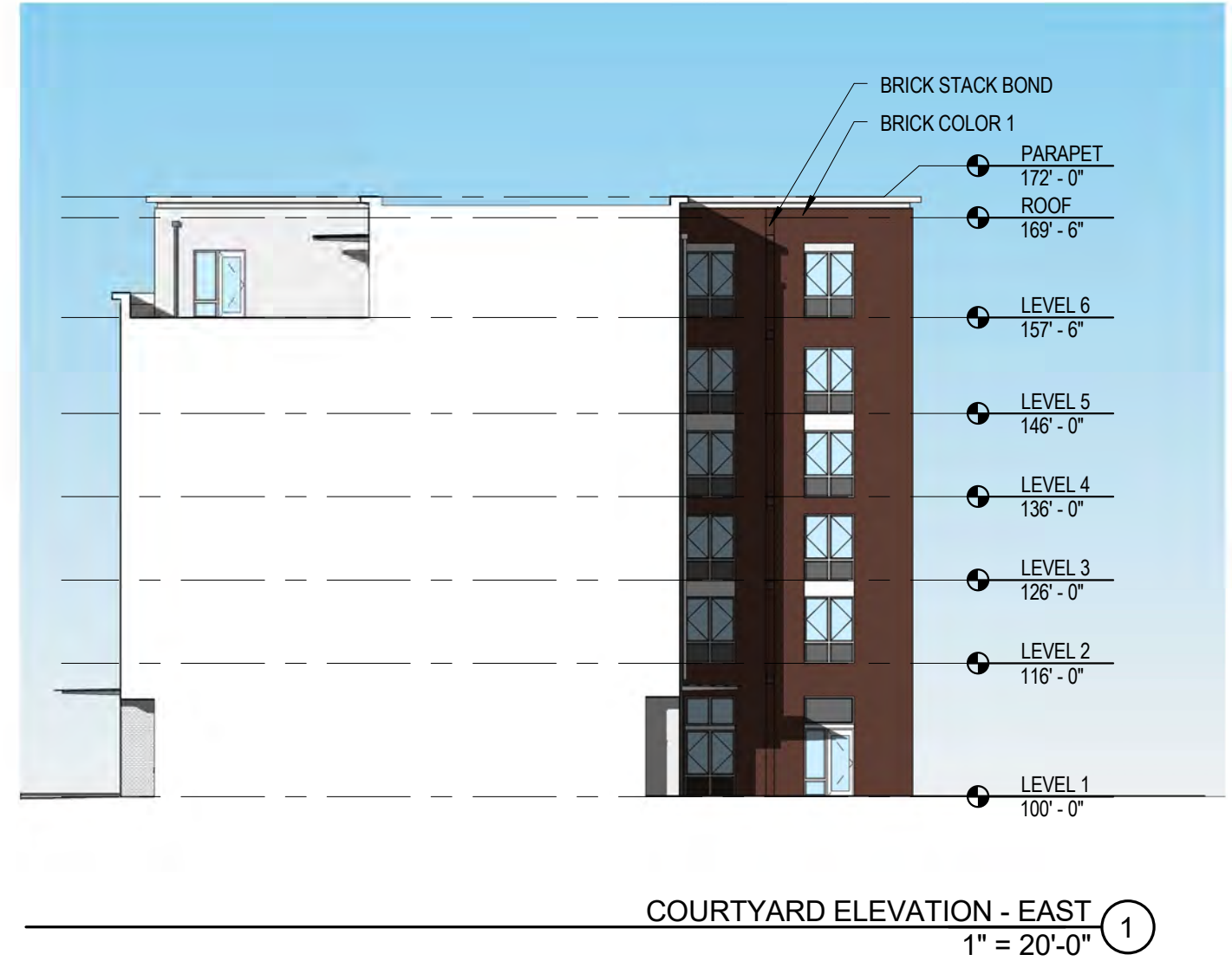
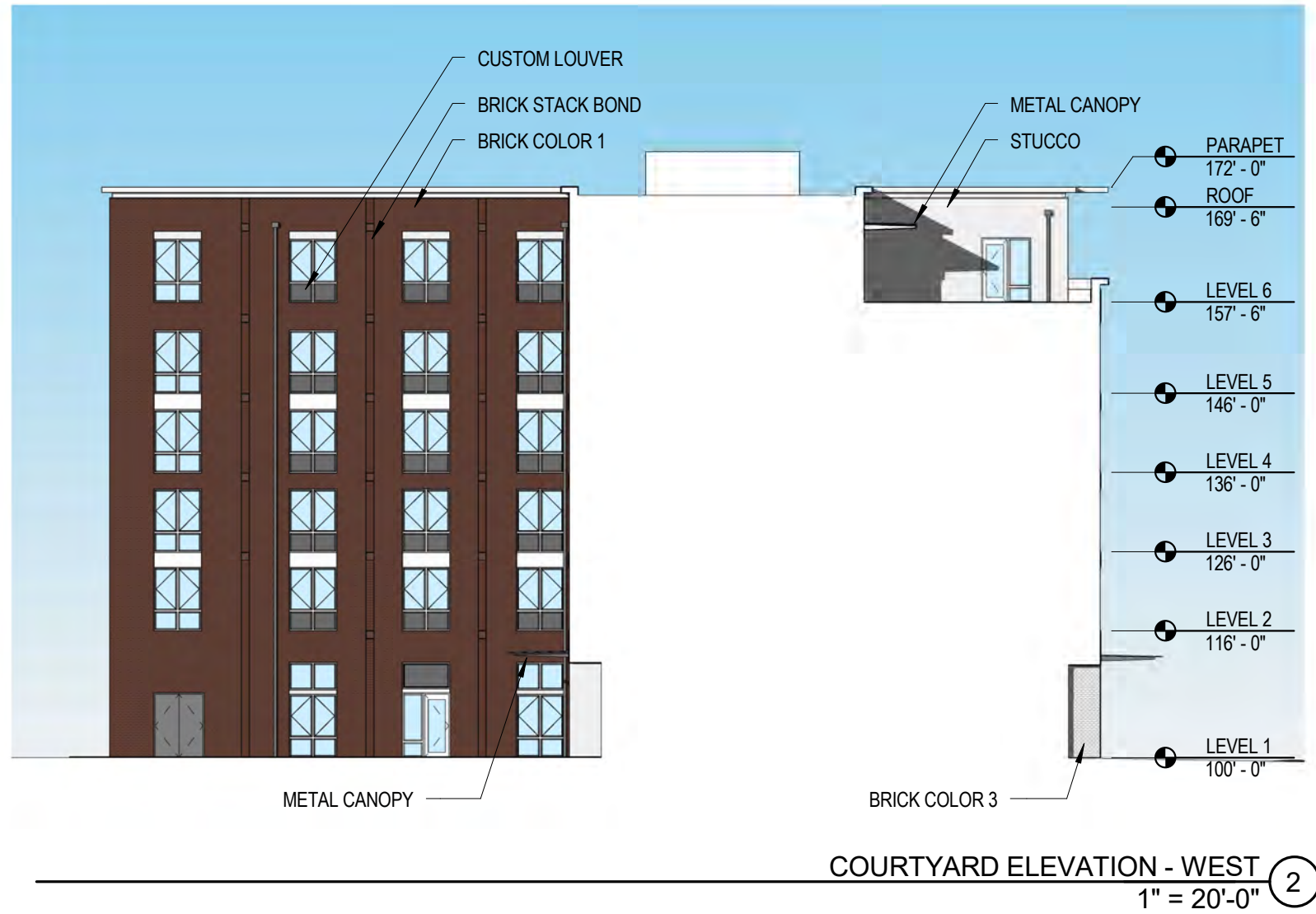
SHORT TERM BIKE PARKING PROVIDED: 0

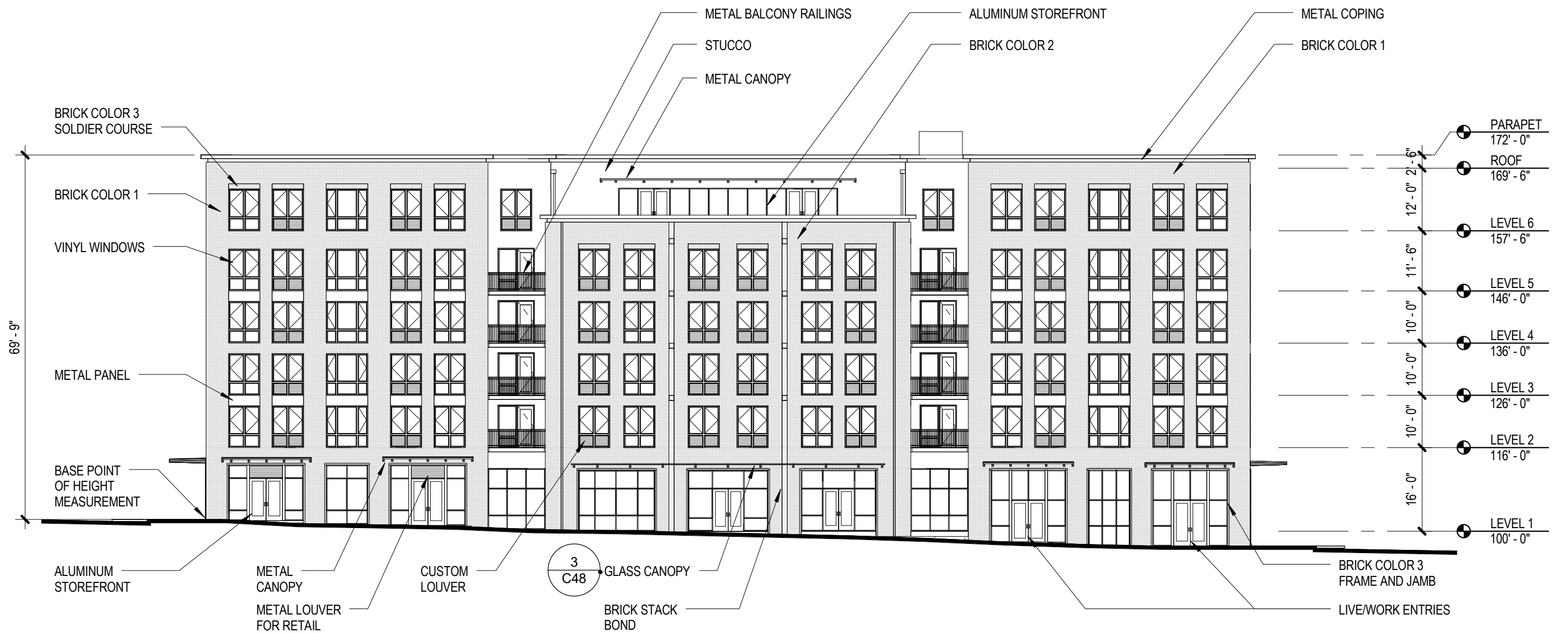


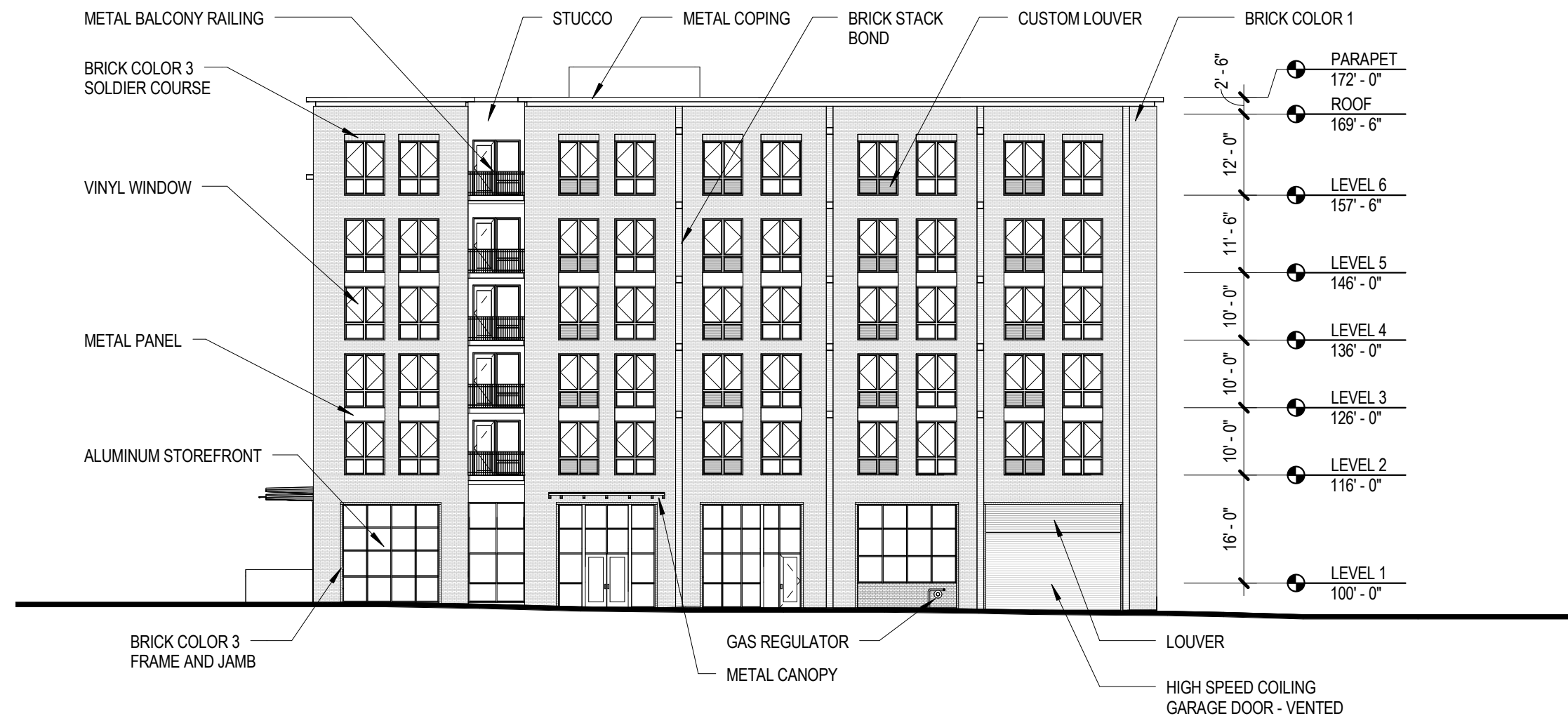




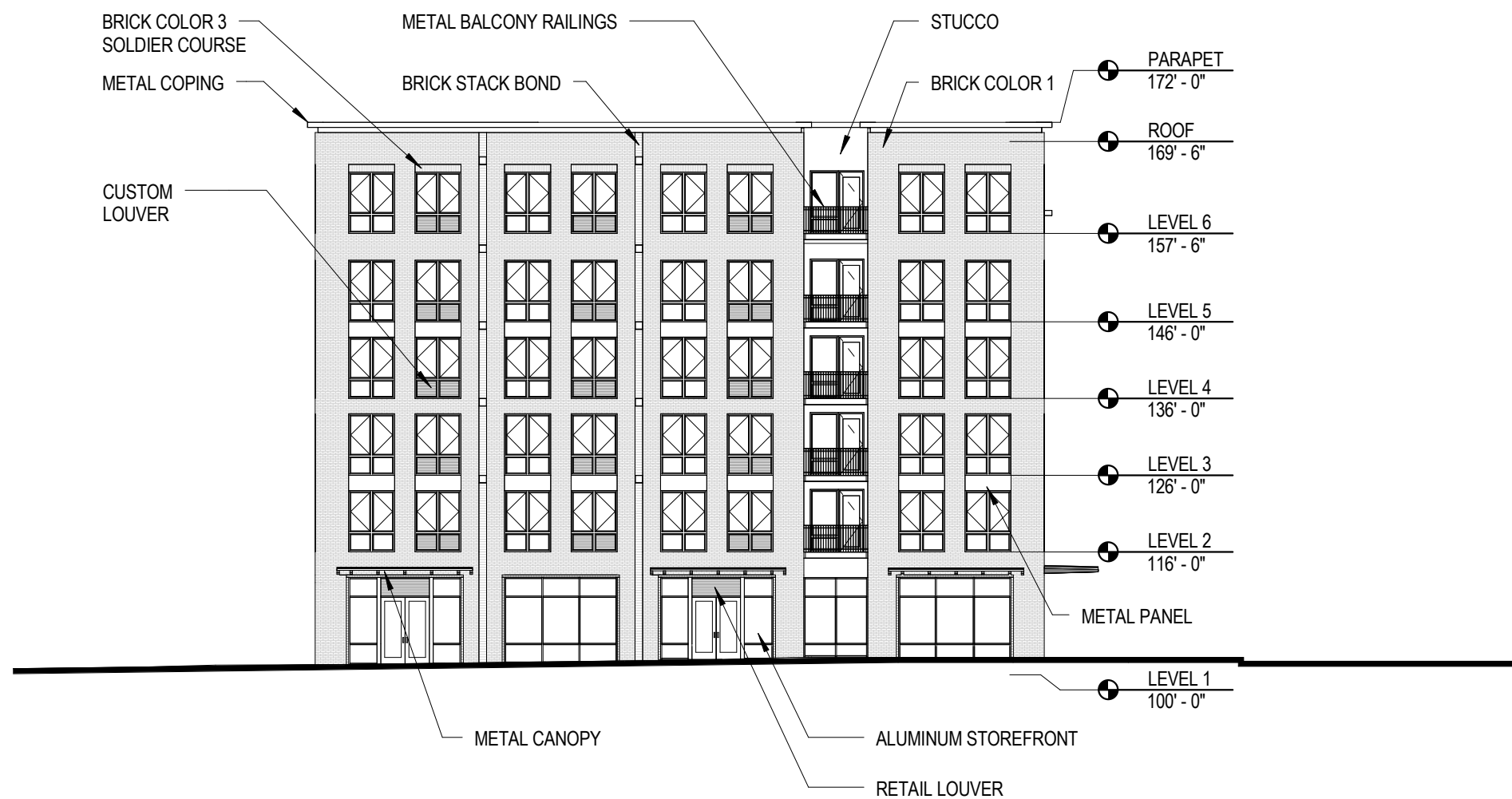






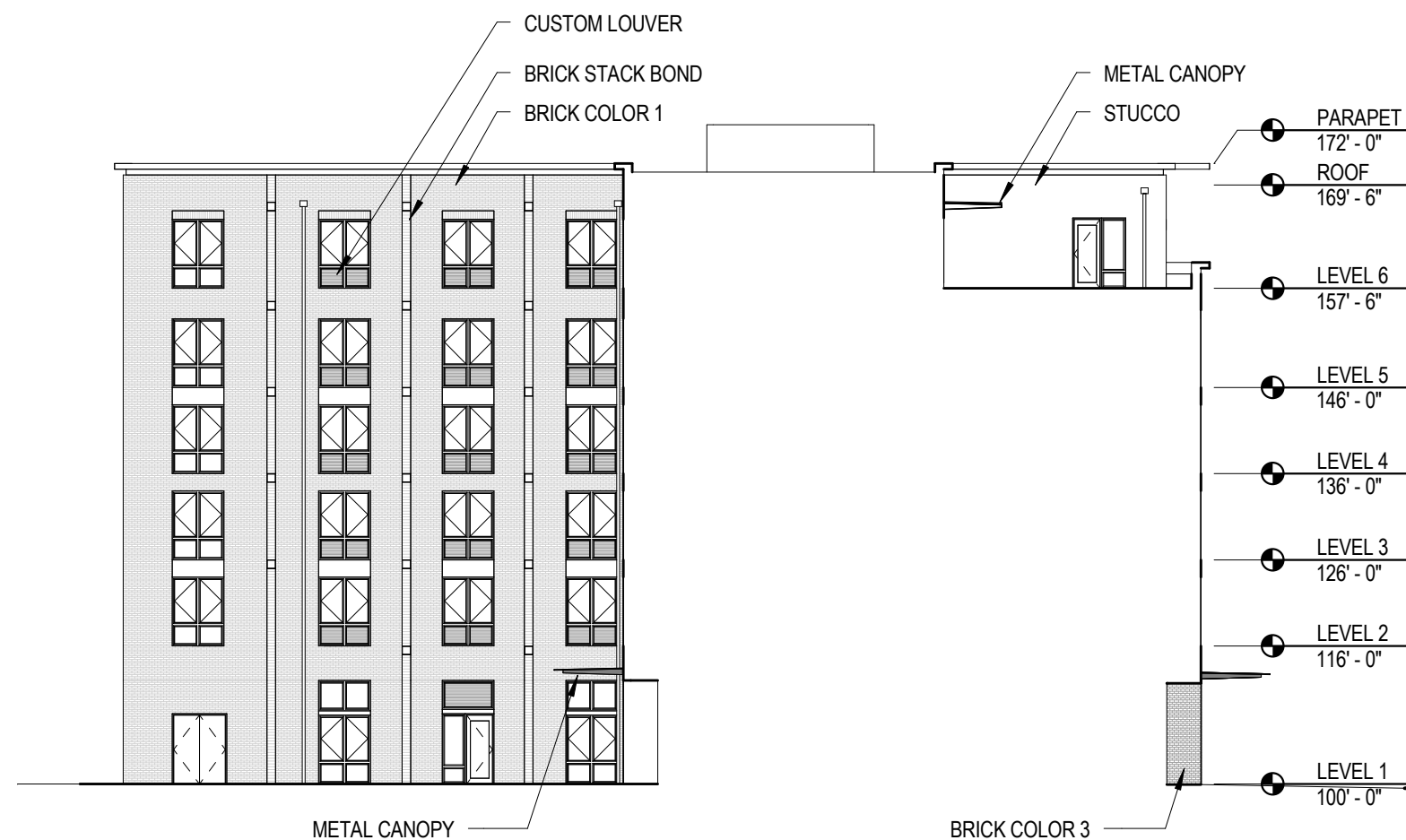




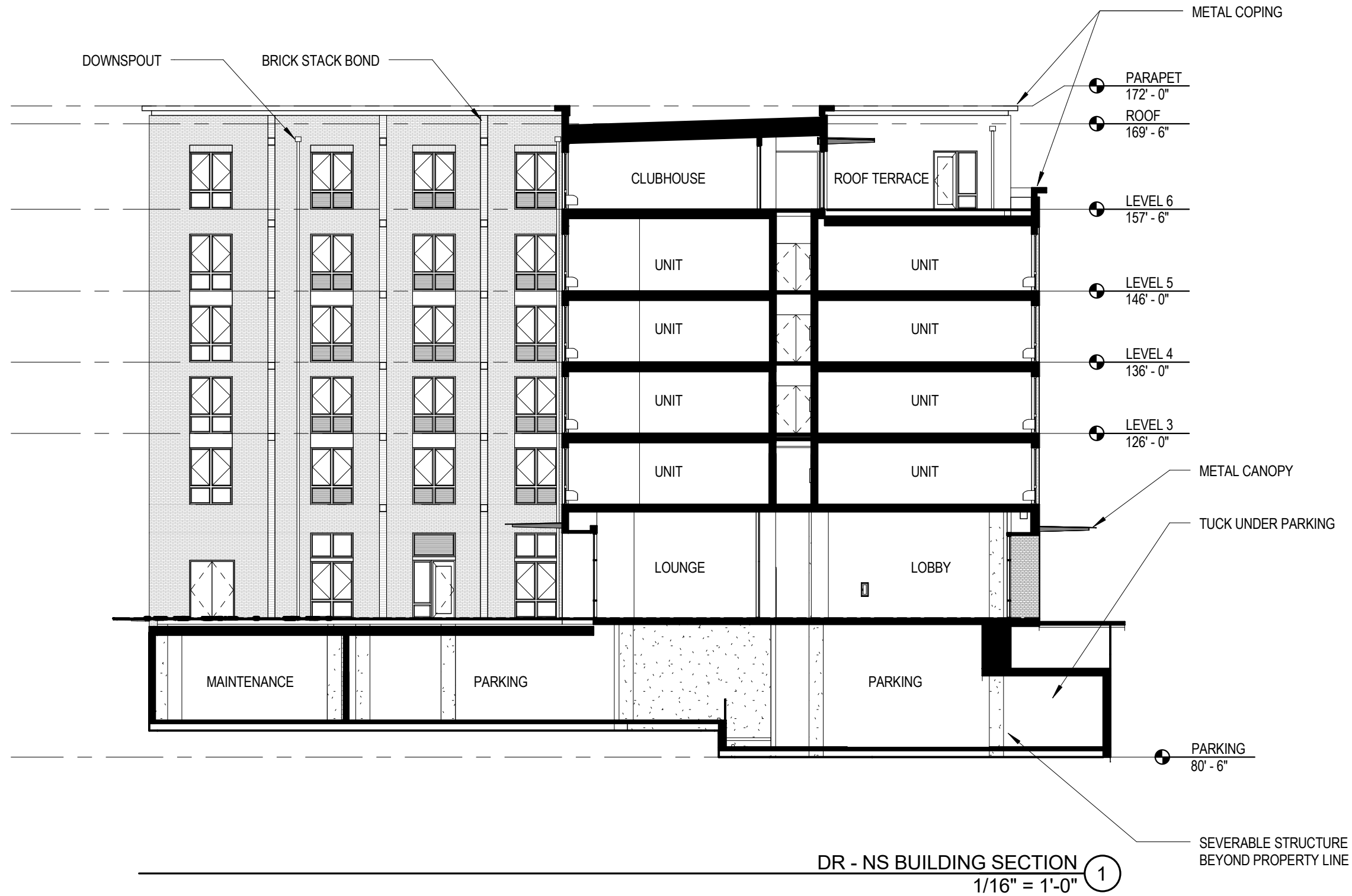


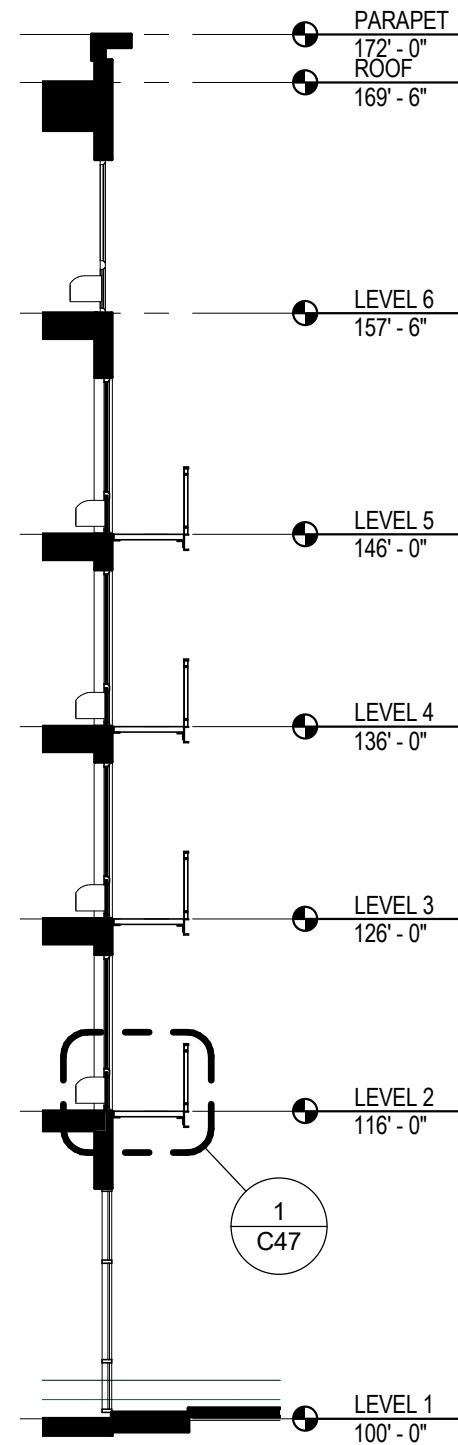


COURTYARD ELEVATION - EAST - BLACK & WHITE (2)
1" = 20'-0"

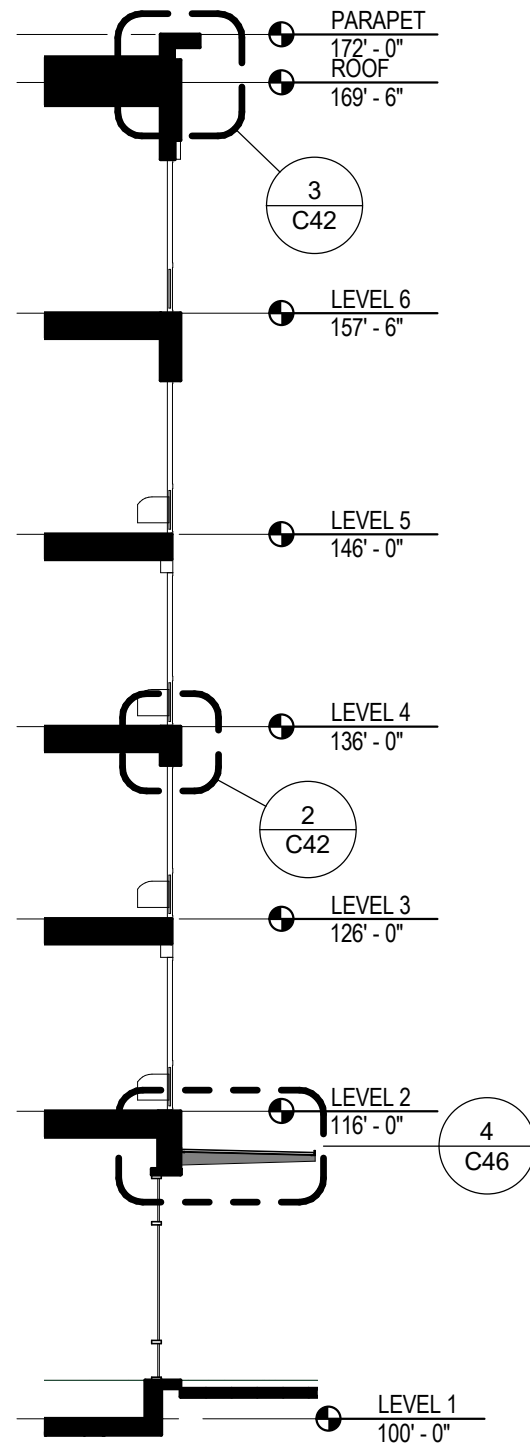


COURTYARD ELEVATION - WEST - BLACK & WHITE (1)
1" = 20'-0"

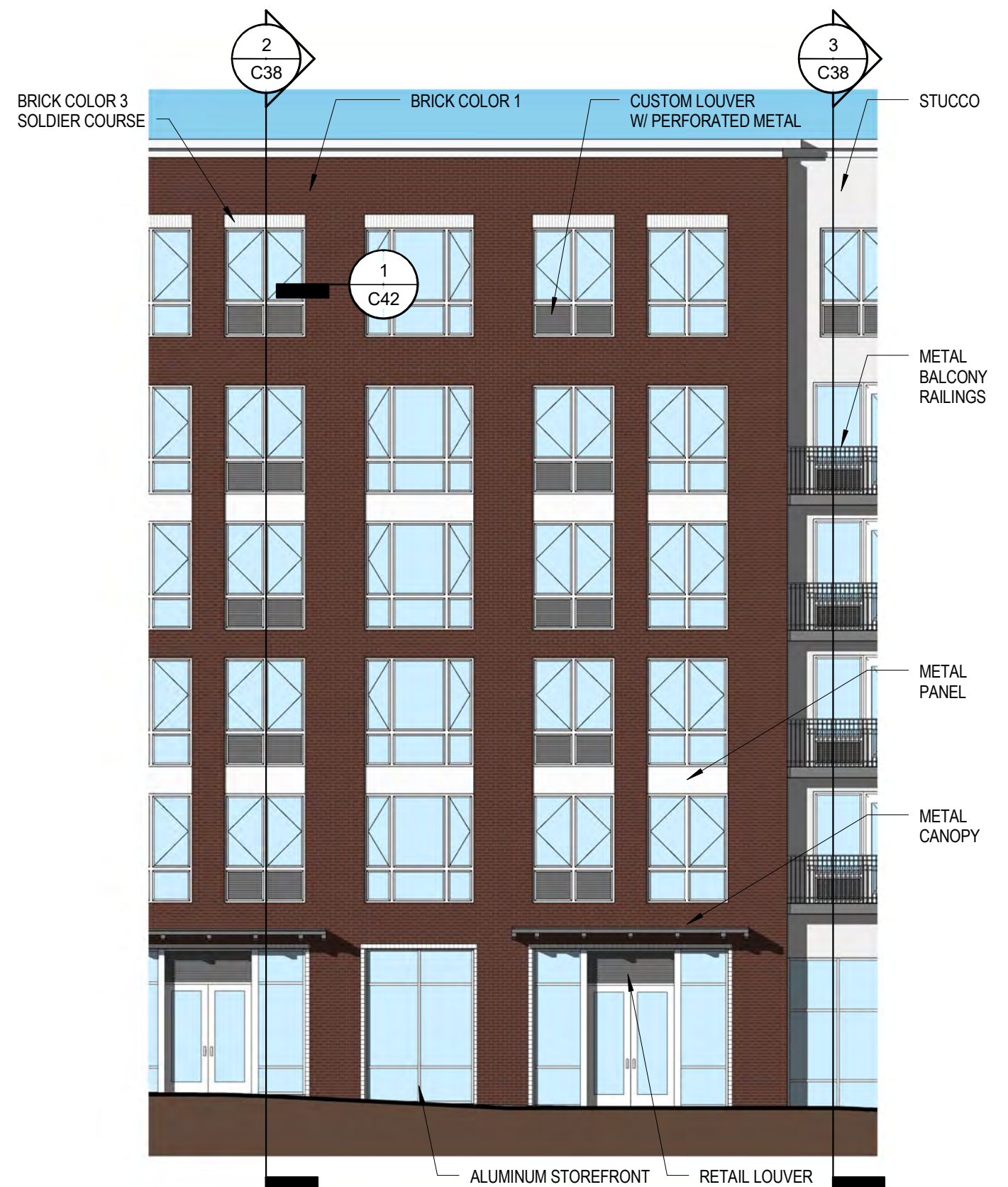




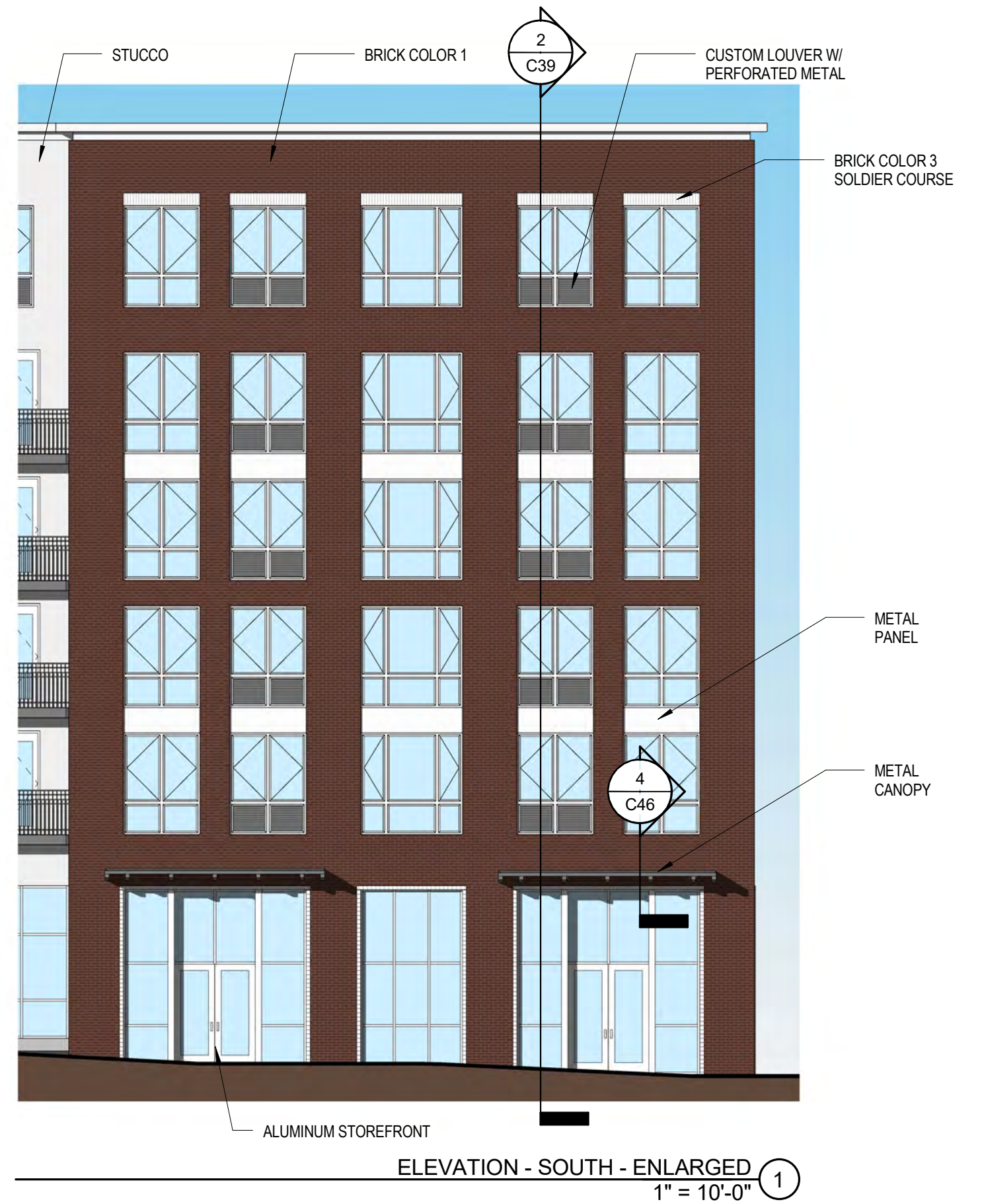
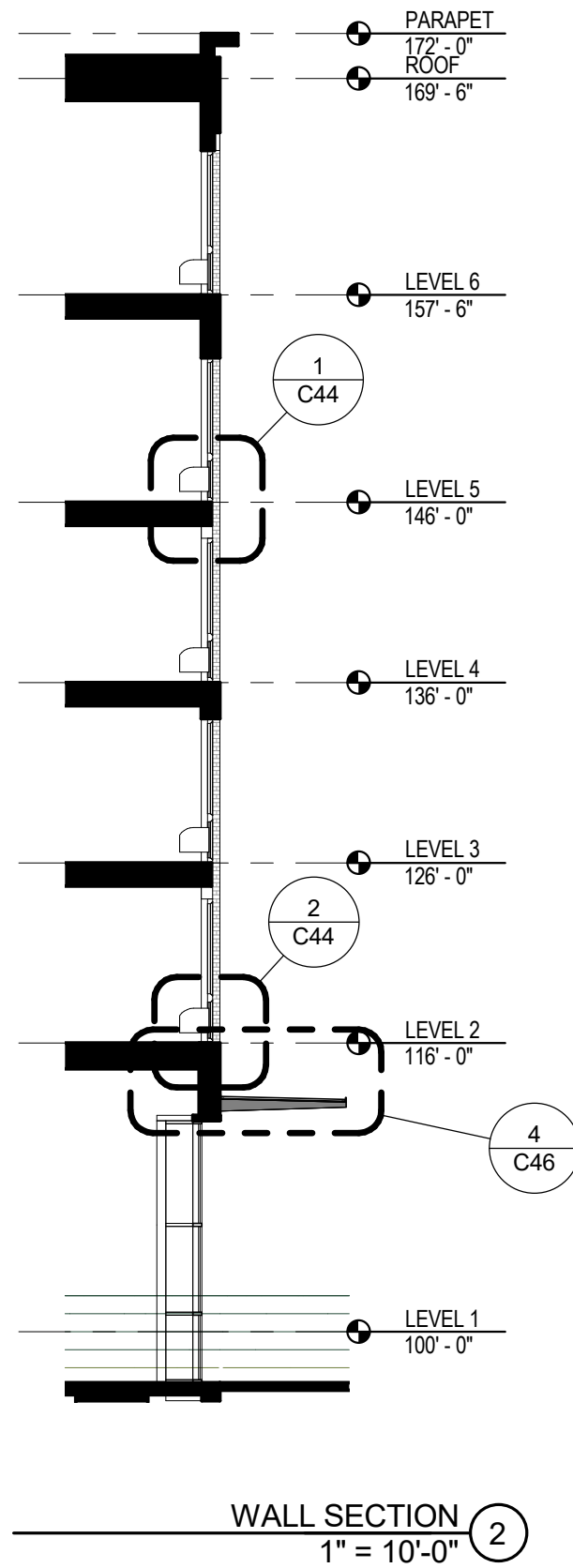
WALL SECTION 3
1" = 10'-0"

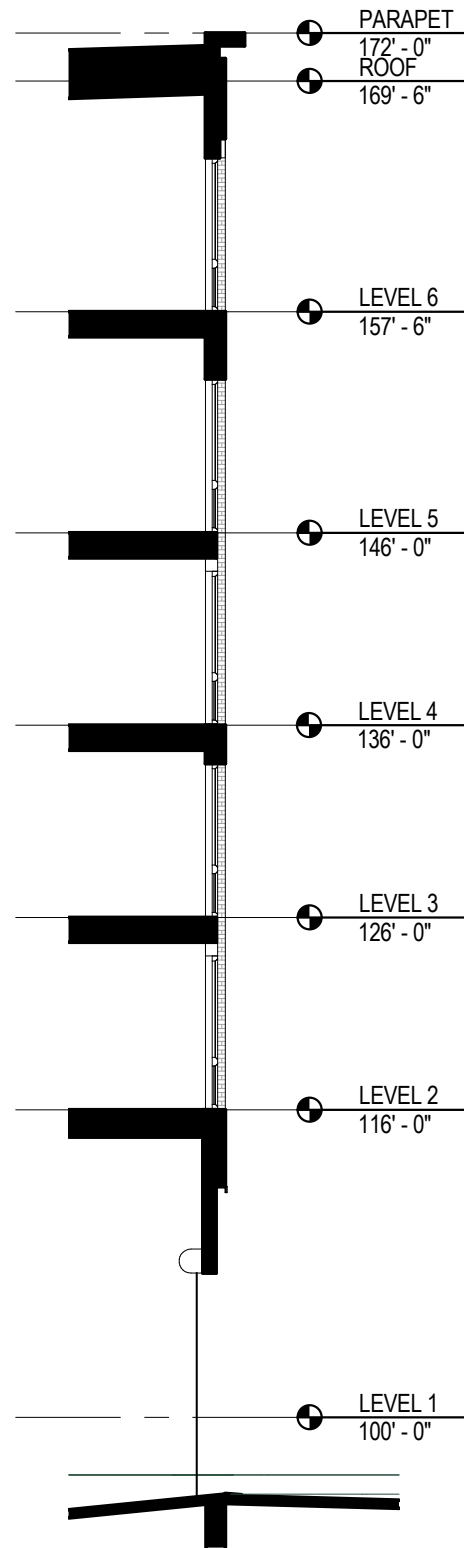


WALL SECTION 2
1" = 10'-0"

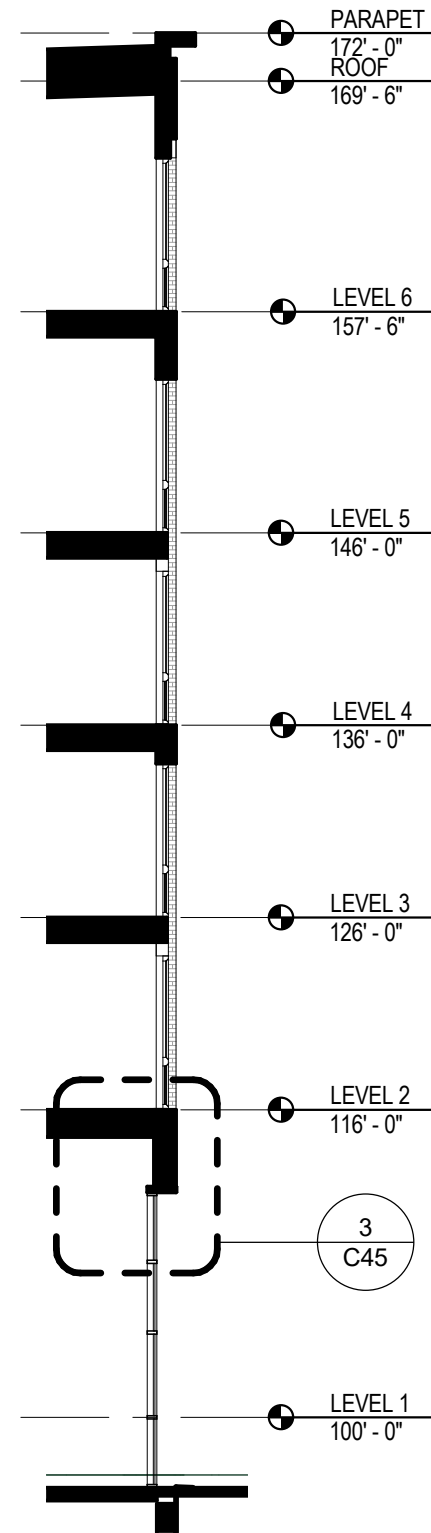


ELEVATION - WEST - ENLARGED 1
1" = 10'-0"





WALL SECTION 3
1" = 10'-0"

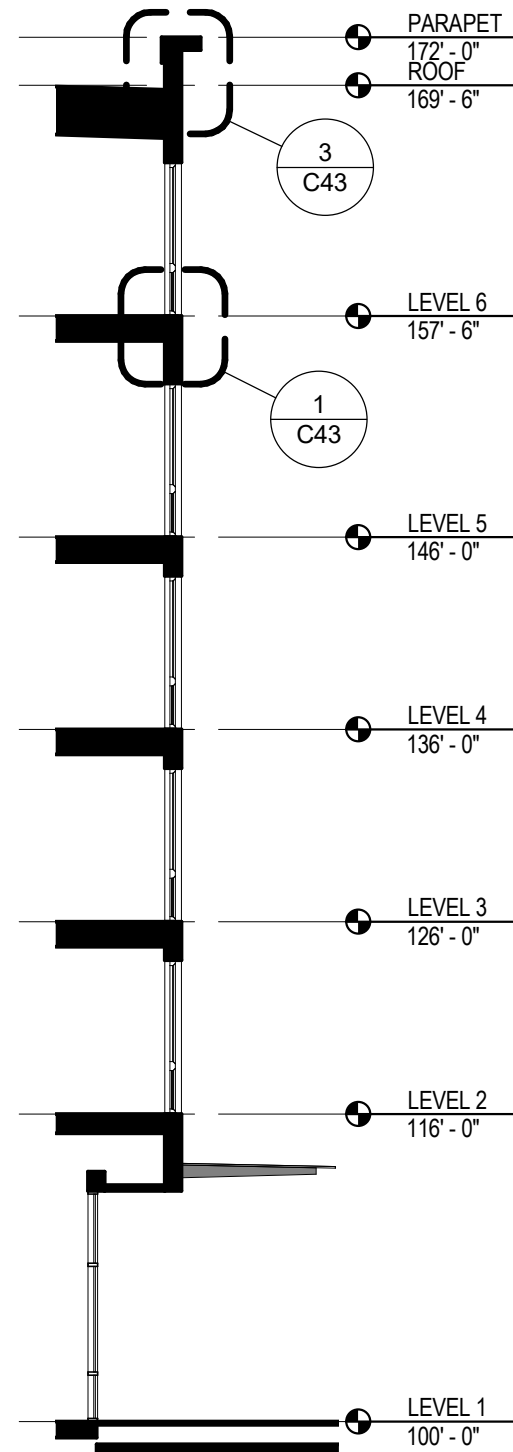


WALL SECTION 2
1" = 10'-0"

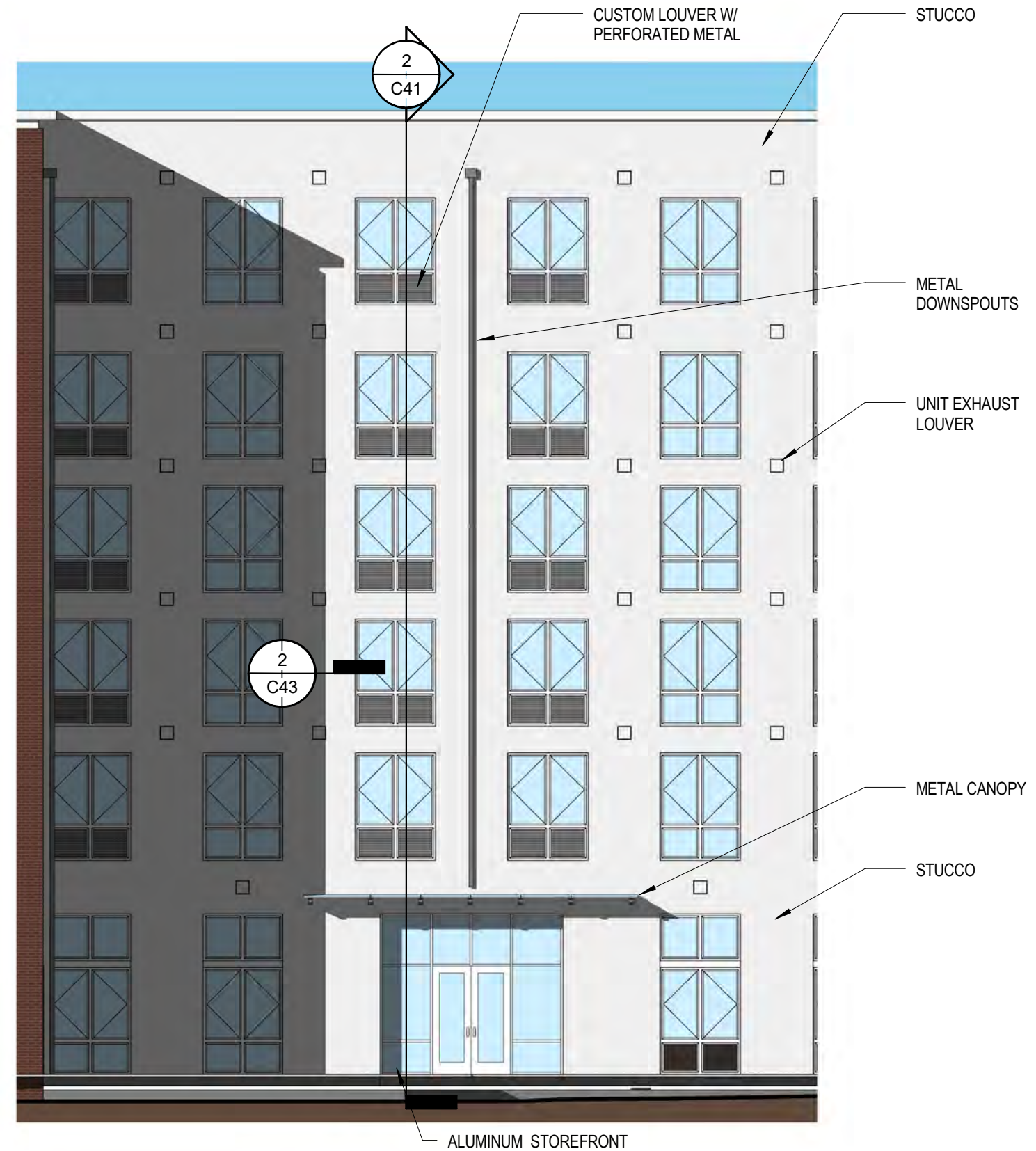
UNIT EXHAUST LOUVER



ELEVATION - EAST - ENLARGED 1
1" = 10'-0"

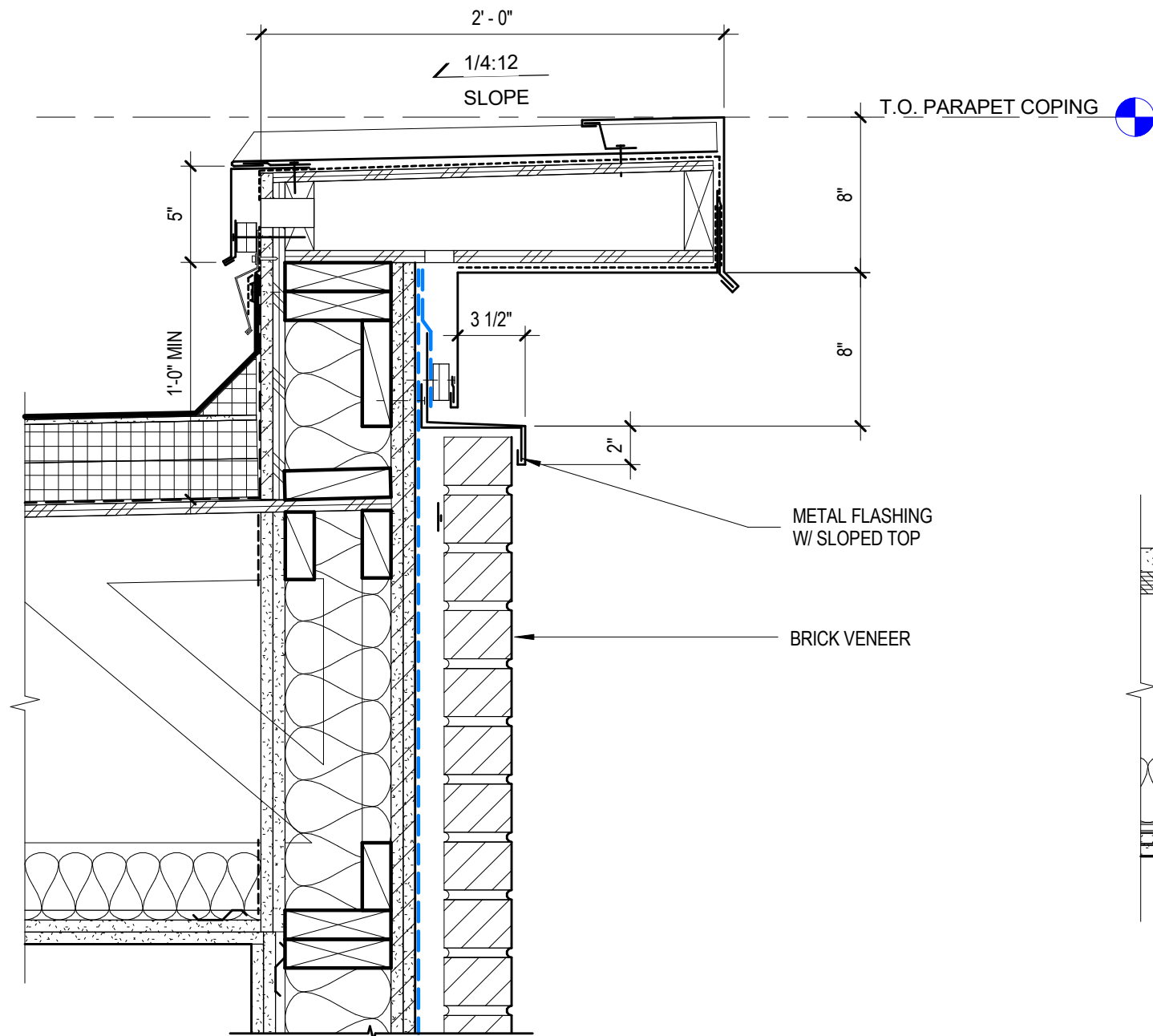


WALL SECTION ②
1" = 10'-0"

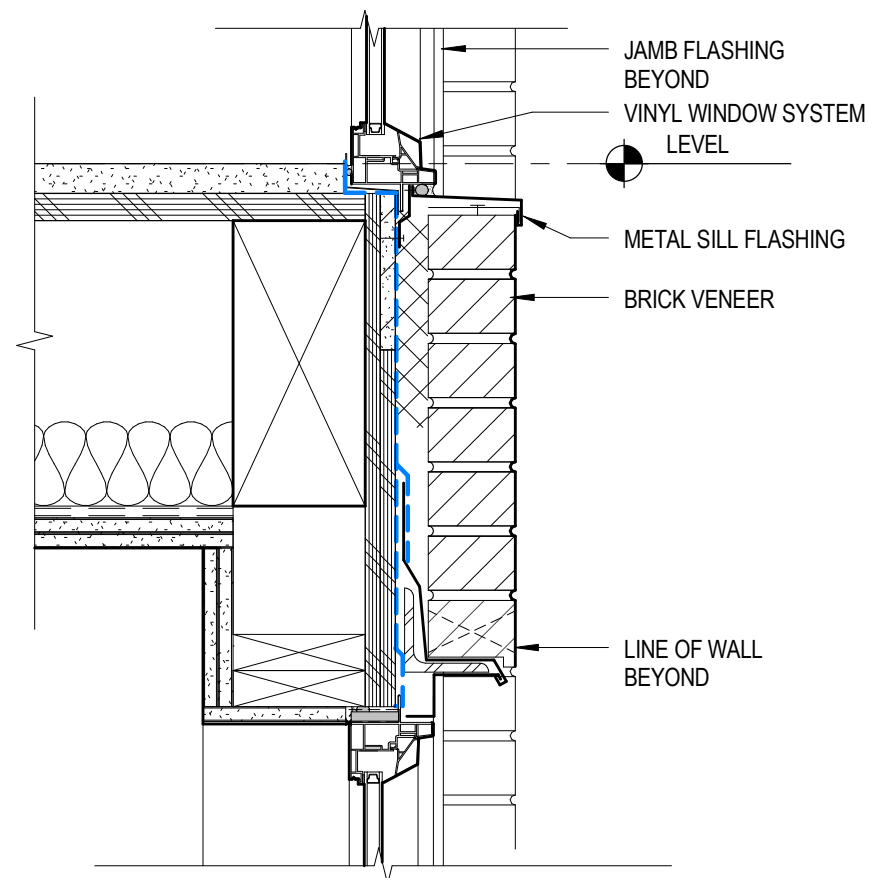


ELEVATION - NORTH - ENLARGED ①
1" = 10'-0"

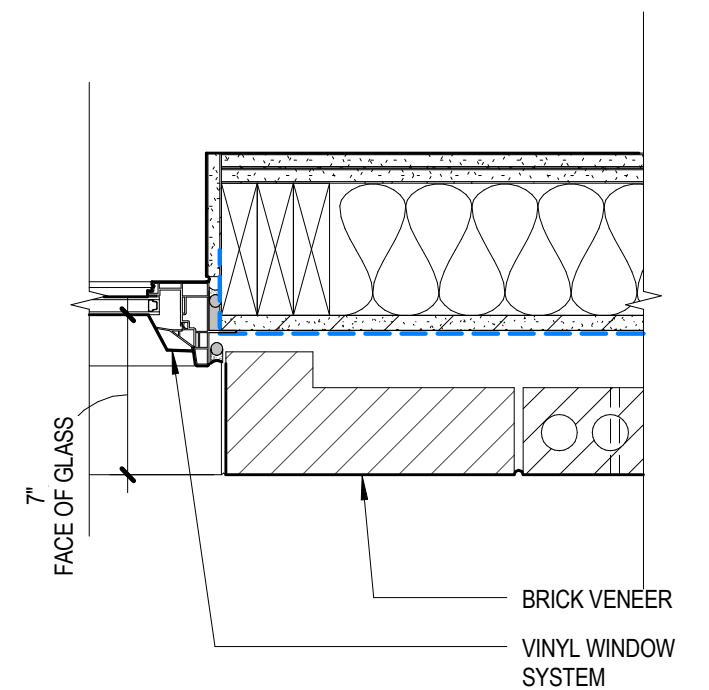




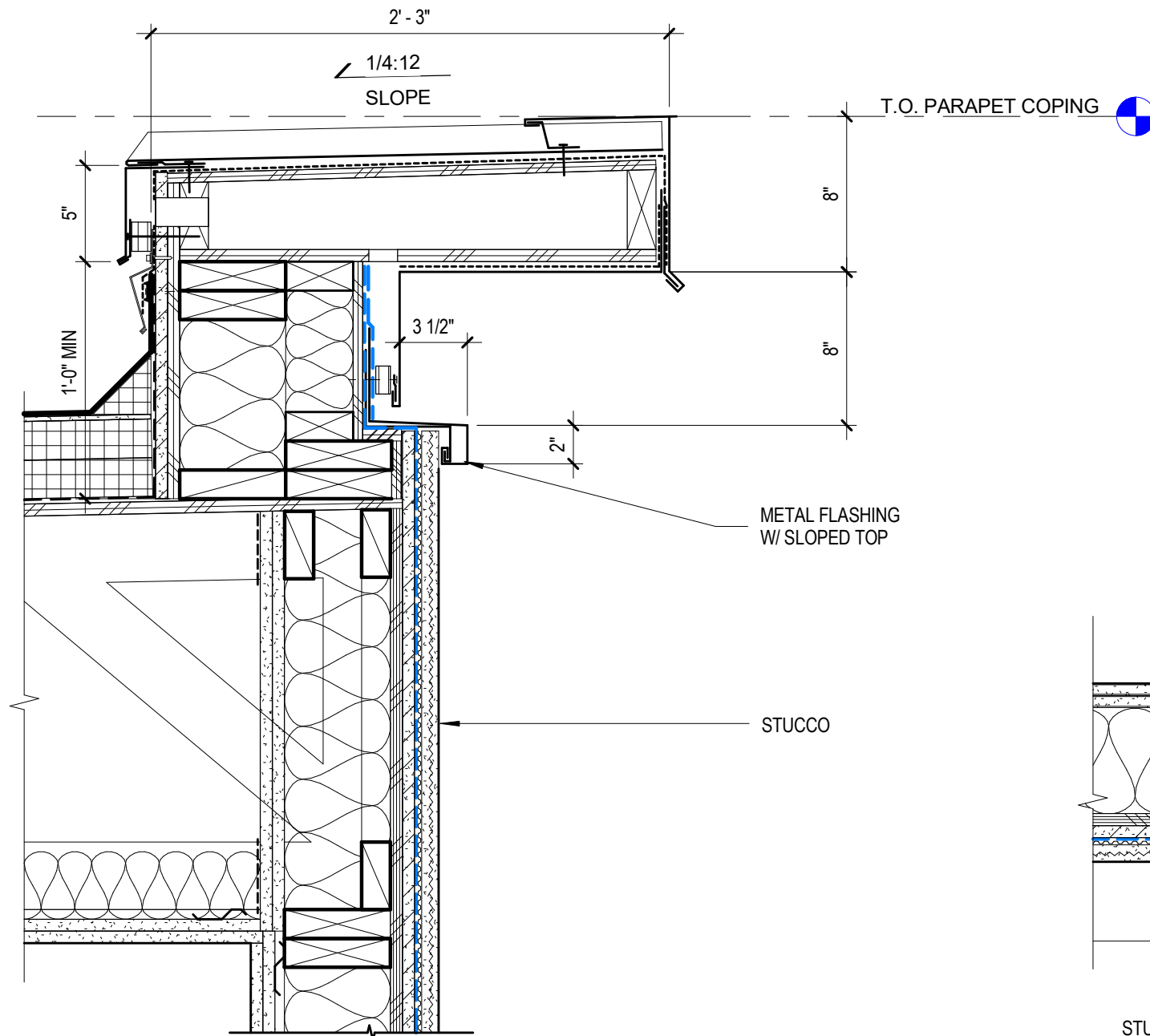
CORNICE DETAIL AT BRICK (3)
1 1/2" = 1'-0"



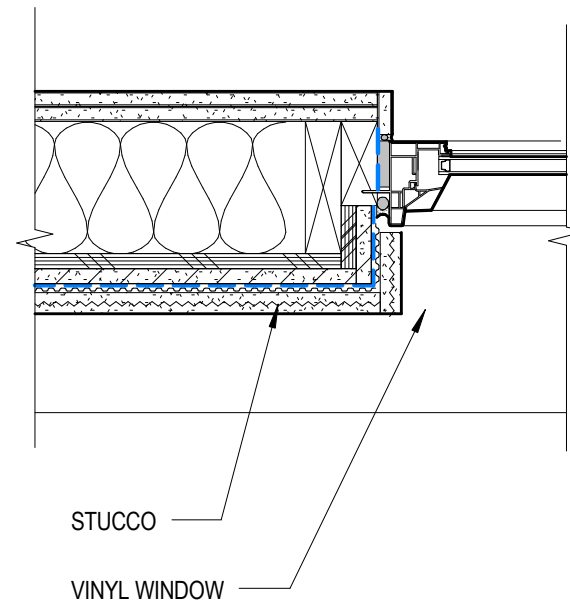
TYP HEAD AND SILL AT BRICK (2)
1 1/2" = 1'-0"



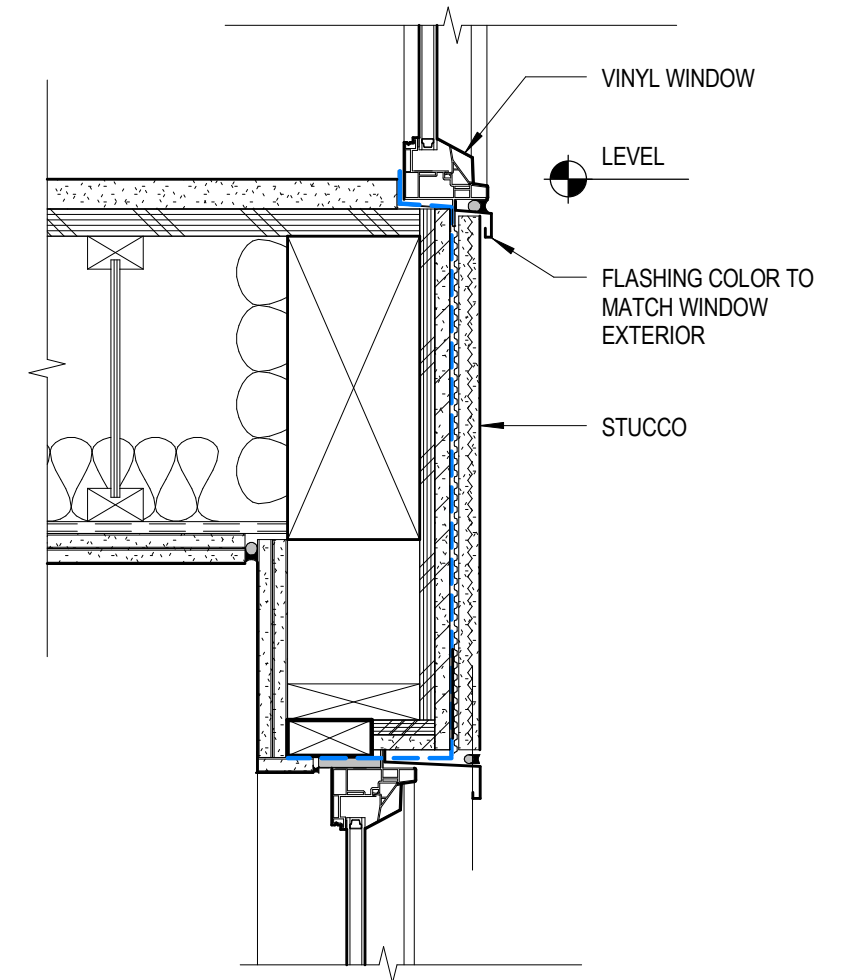
TYP JAMB AT BRICK (1)
1 1/2" = 1'-0"



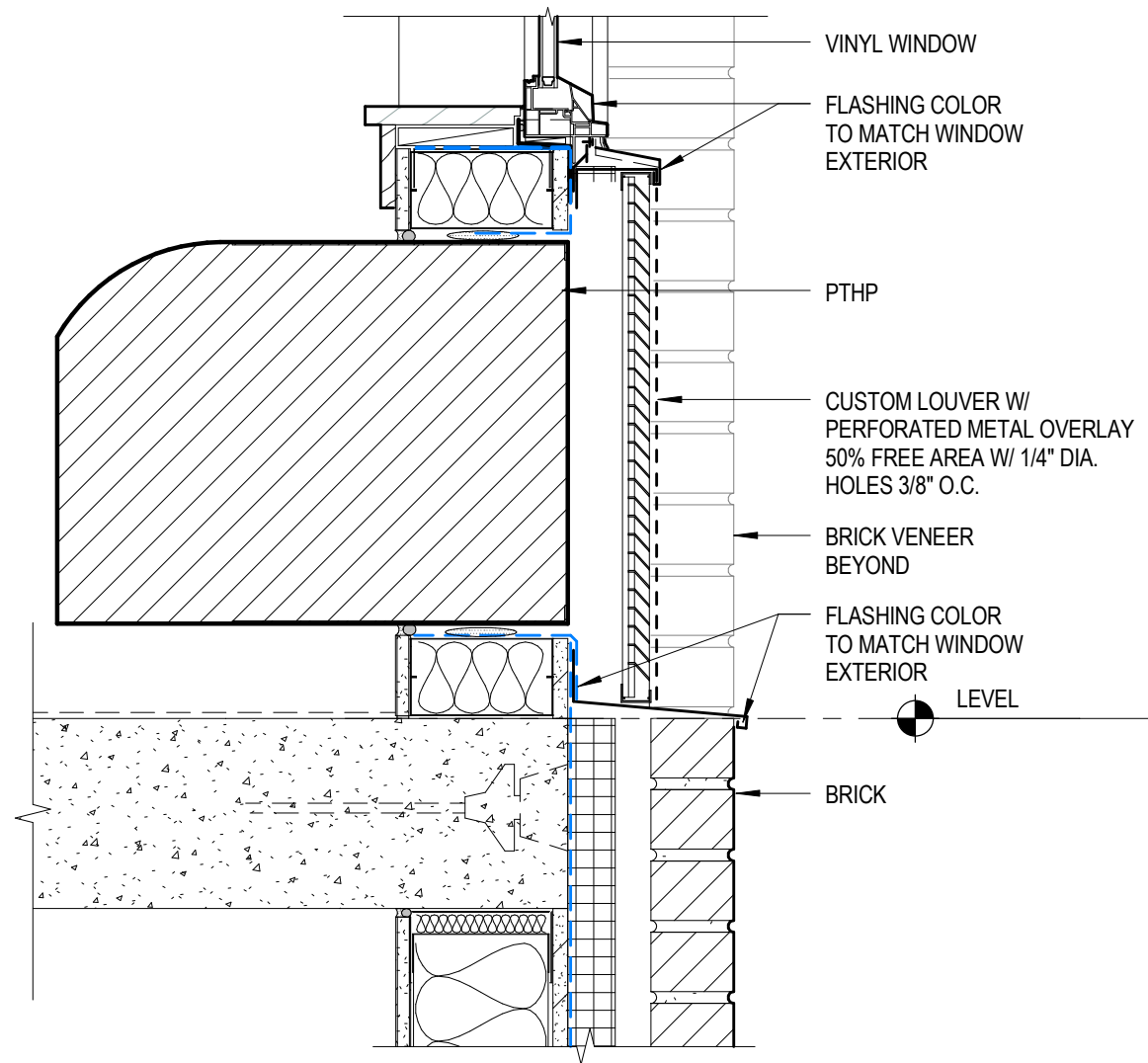
CORNICE DETAIL AT STUCCO ③
1 1/2" = 1'-0"



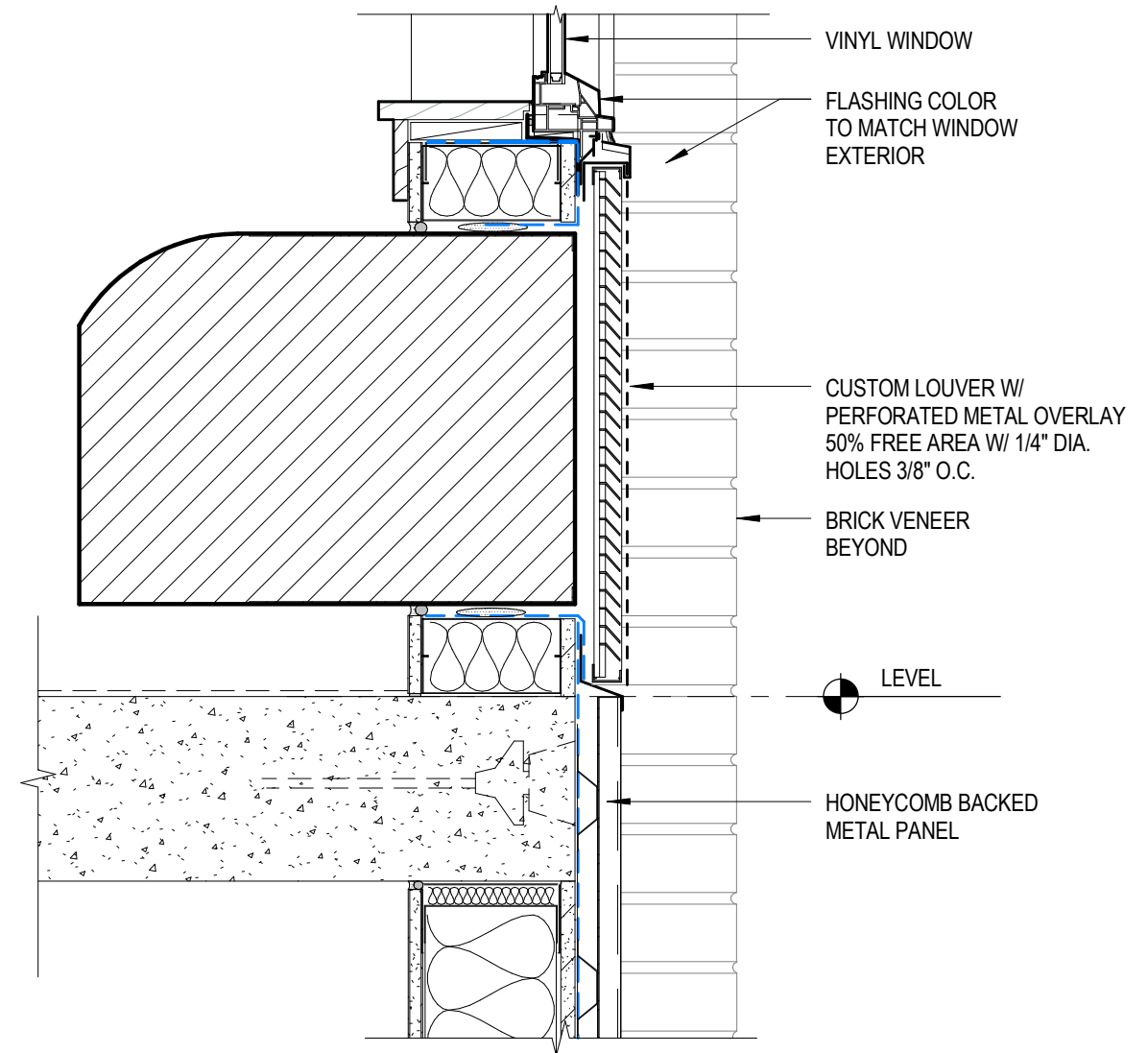
TYP JAMB AT STUCCO ②
1 1/2" = 1'-0"



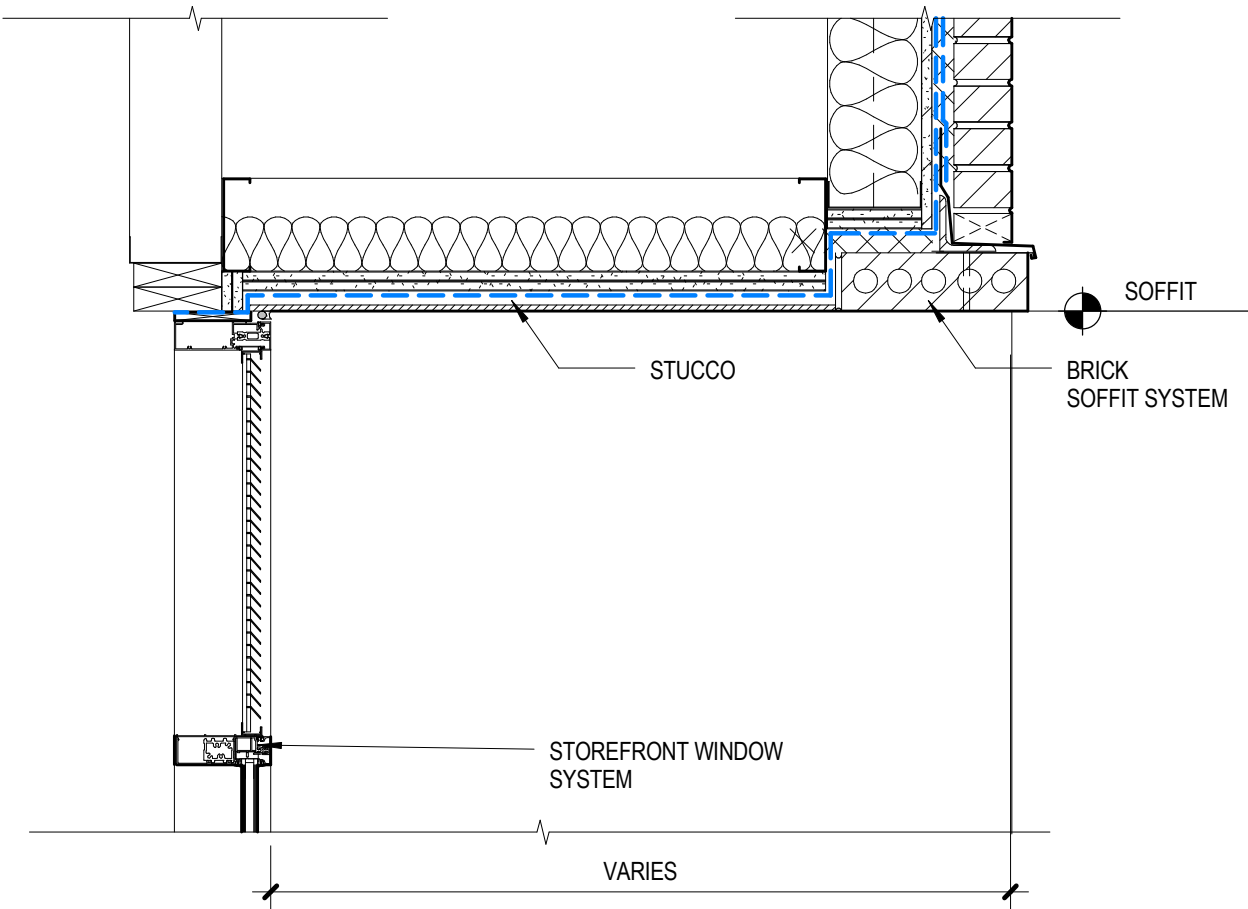
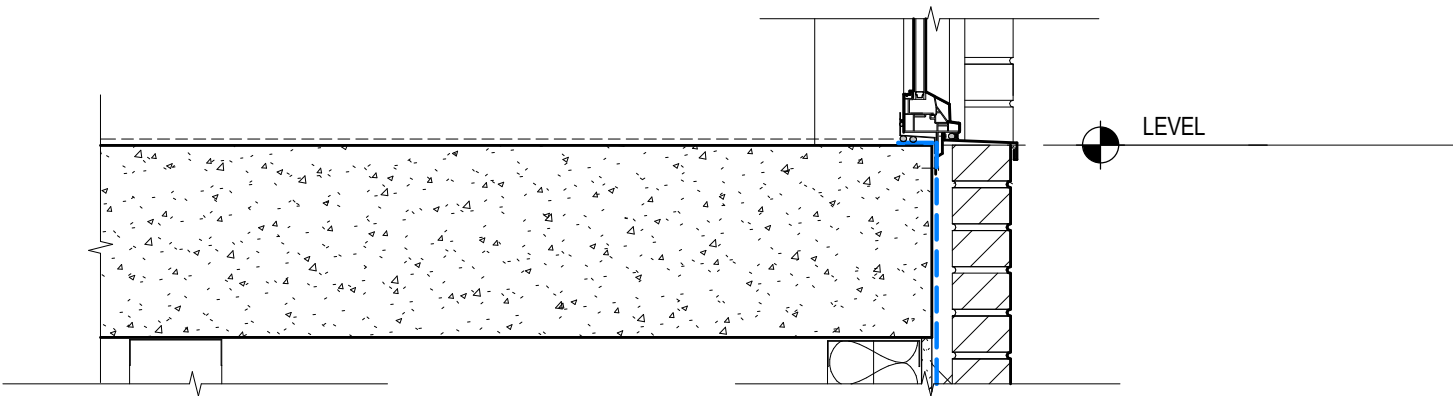
TYP HEAD AND SILL AT STUCCO ①
1 1/2" = 1'-0"



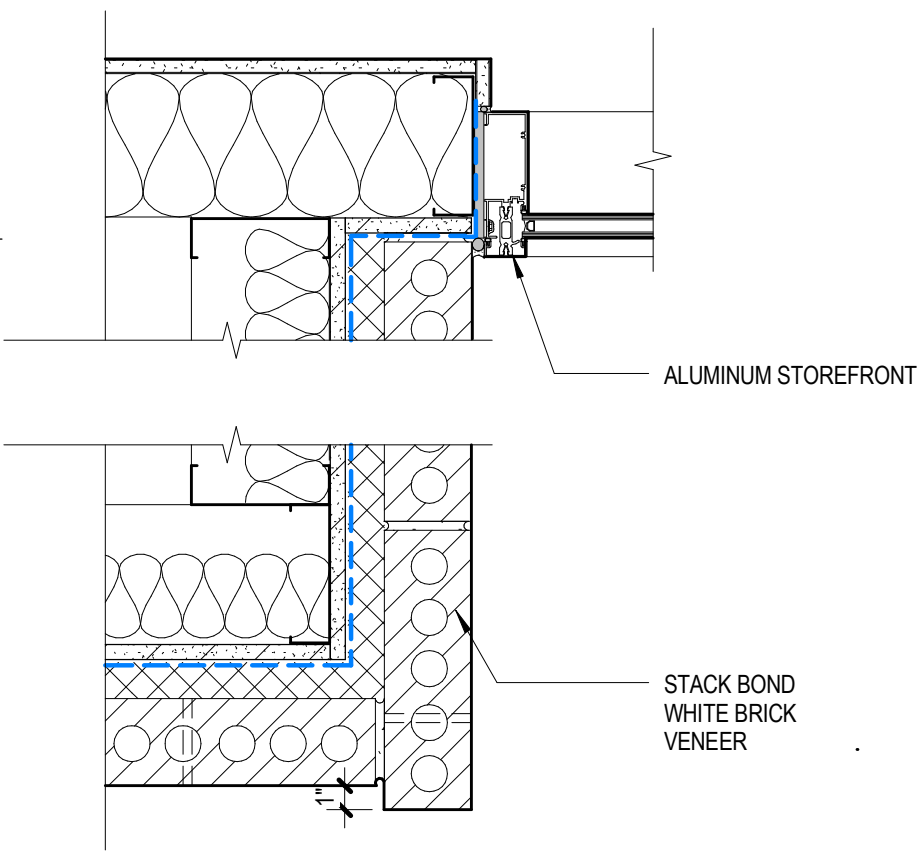
PTHP AT BRICK ②
1 1/2" = 1'-0"



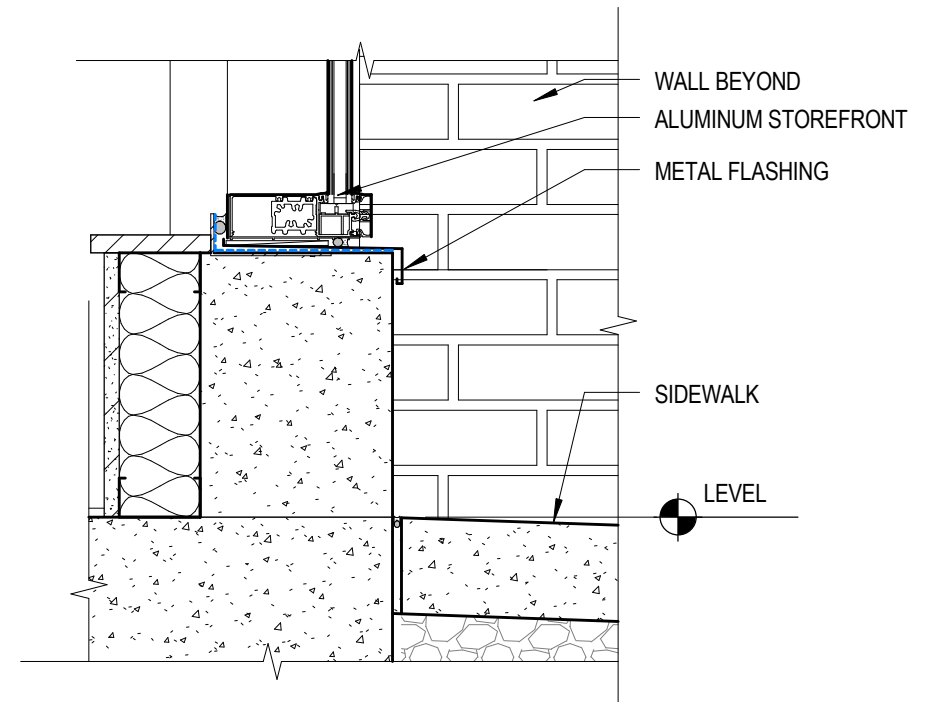
PTHP AT METAL PANEL ①
1 1/2" = 1'-0"



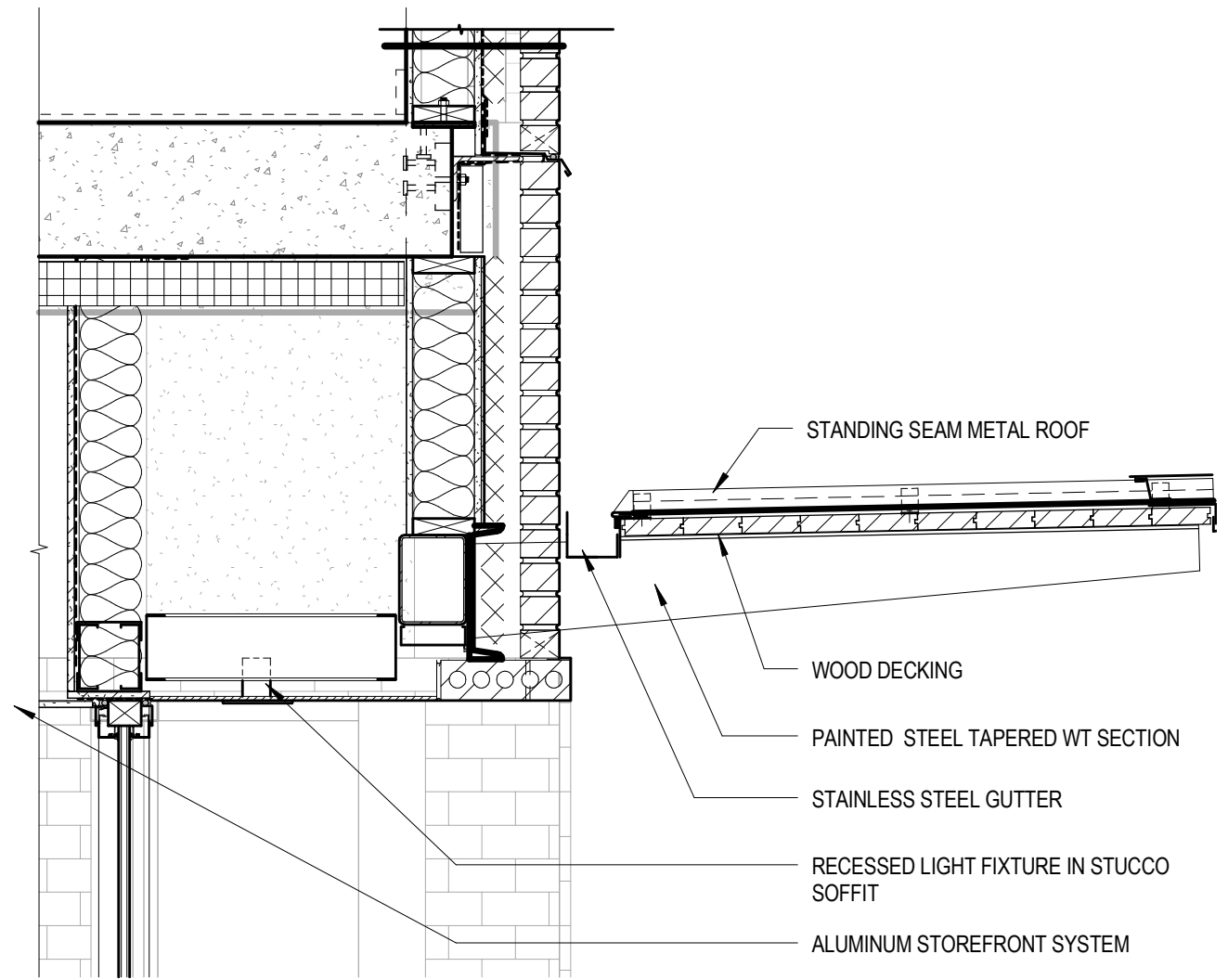
TYP SOFFIT AT BRICK ③
1" = 1'-0"



TYP STOREFRONT JAMB AT BRICK ②
1 1/2" = 1'-0"



TYP STOREFRONT SILL ①
1 1/2" = 1'-0"



LEVEL 2
116' - 0"

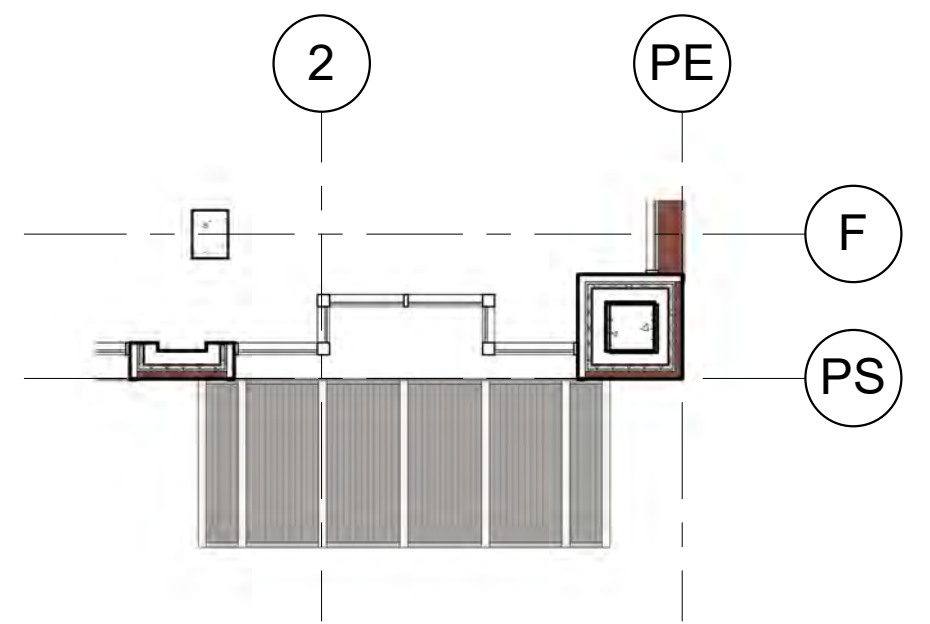
CANOPY
113' - 9"

B.O. CHANNEL
112' - 5"

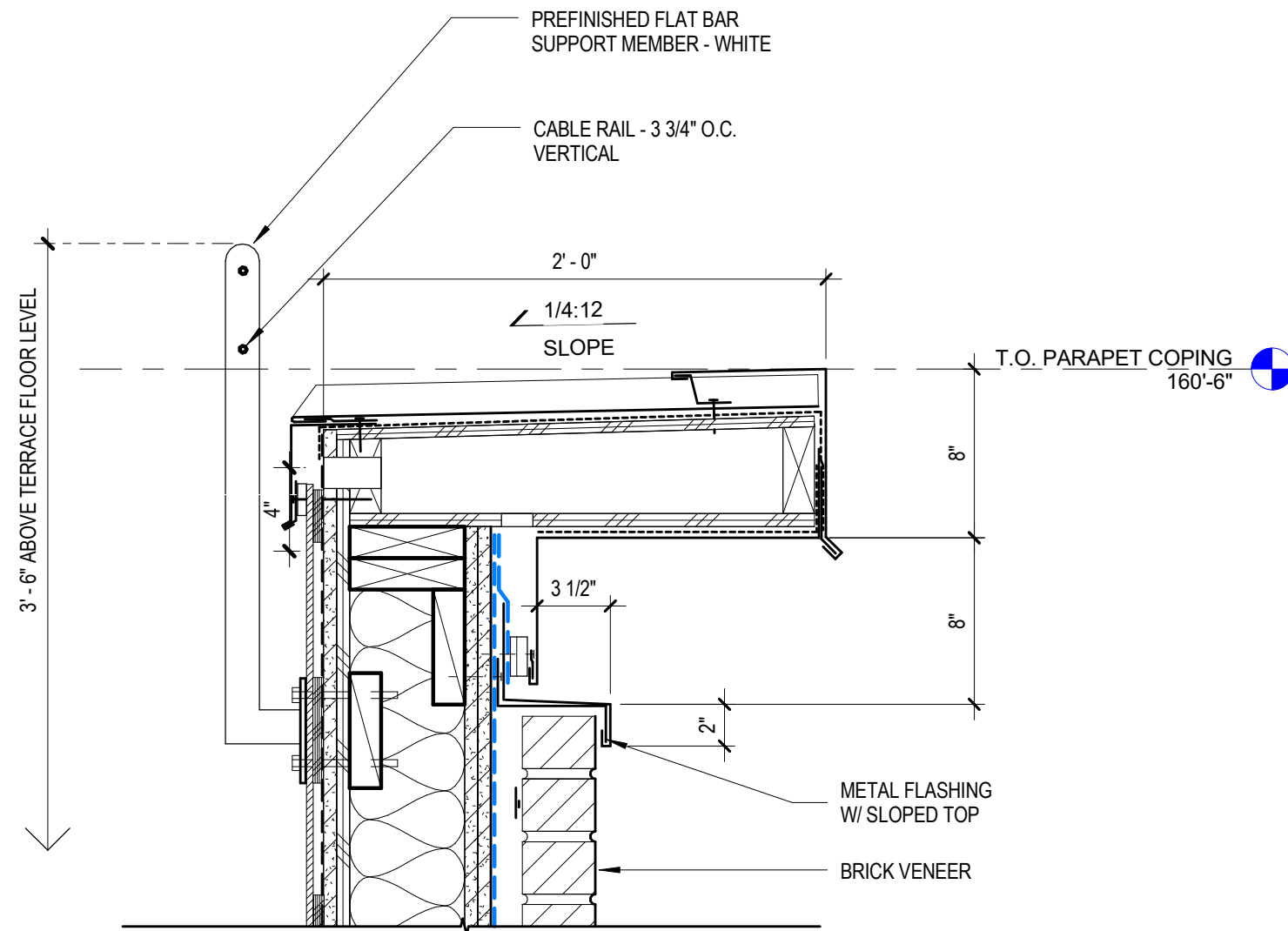
CANOPY SECTION DETAIL STEEL
3/4" = 1'-0" 4



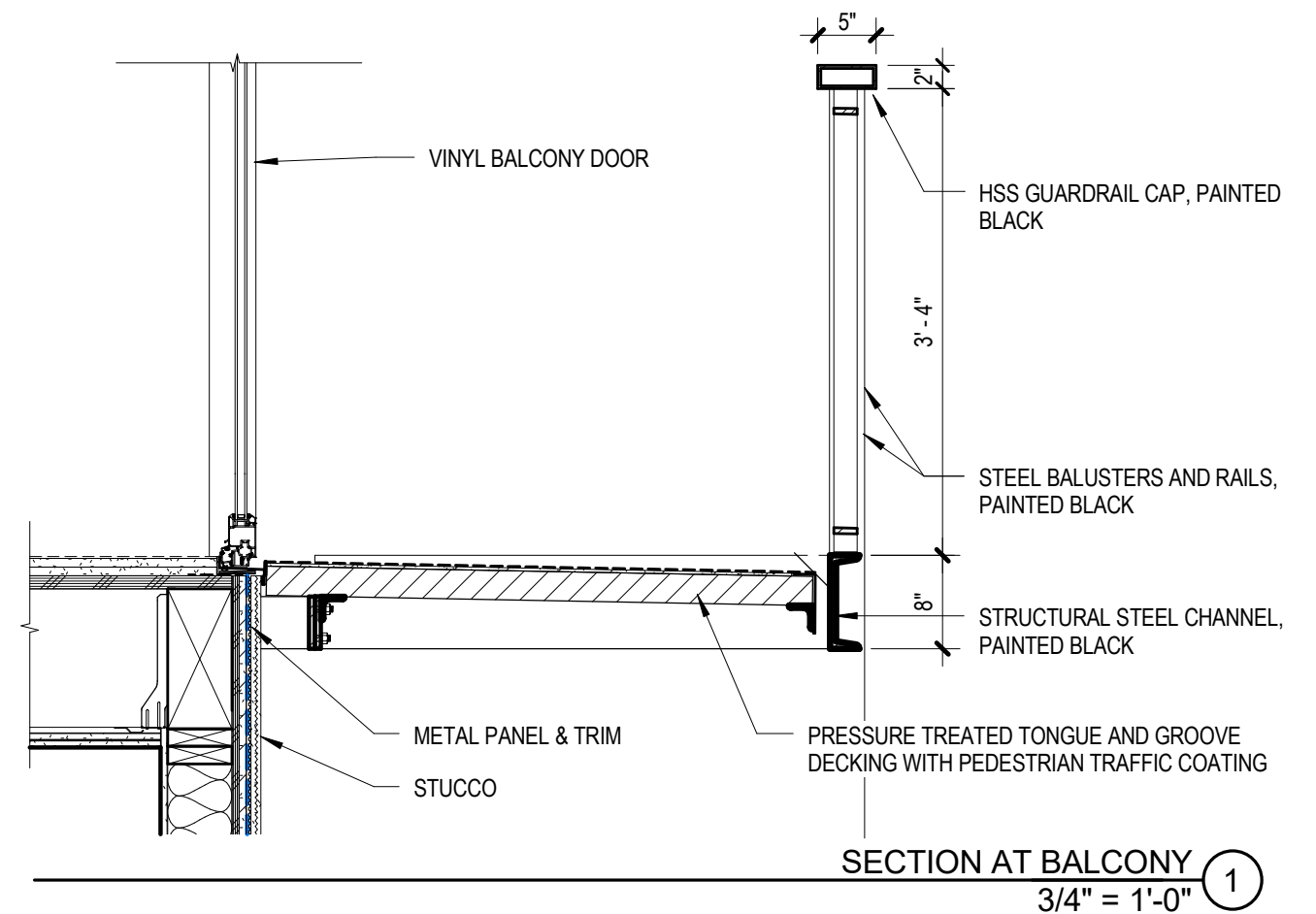
STEEL & WOOD CANOPY AXONOMETRIC 1



STEEL CANOPY REFLECTED CEILING PLAN
1/8" = 1'-0" 2



CORNICE DETAIL W/ RAILING ③
1 1/2" = 1'-0"



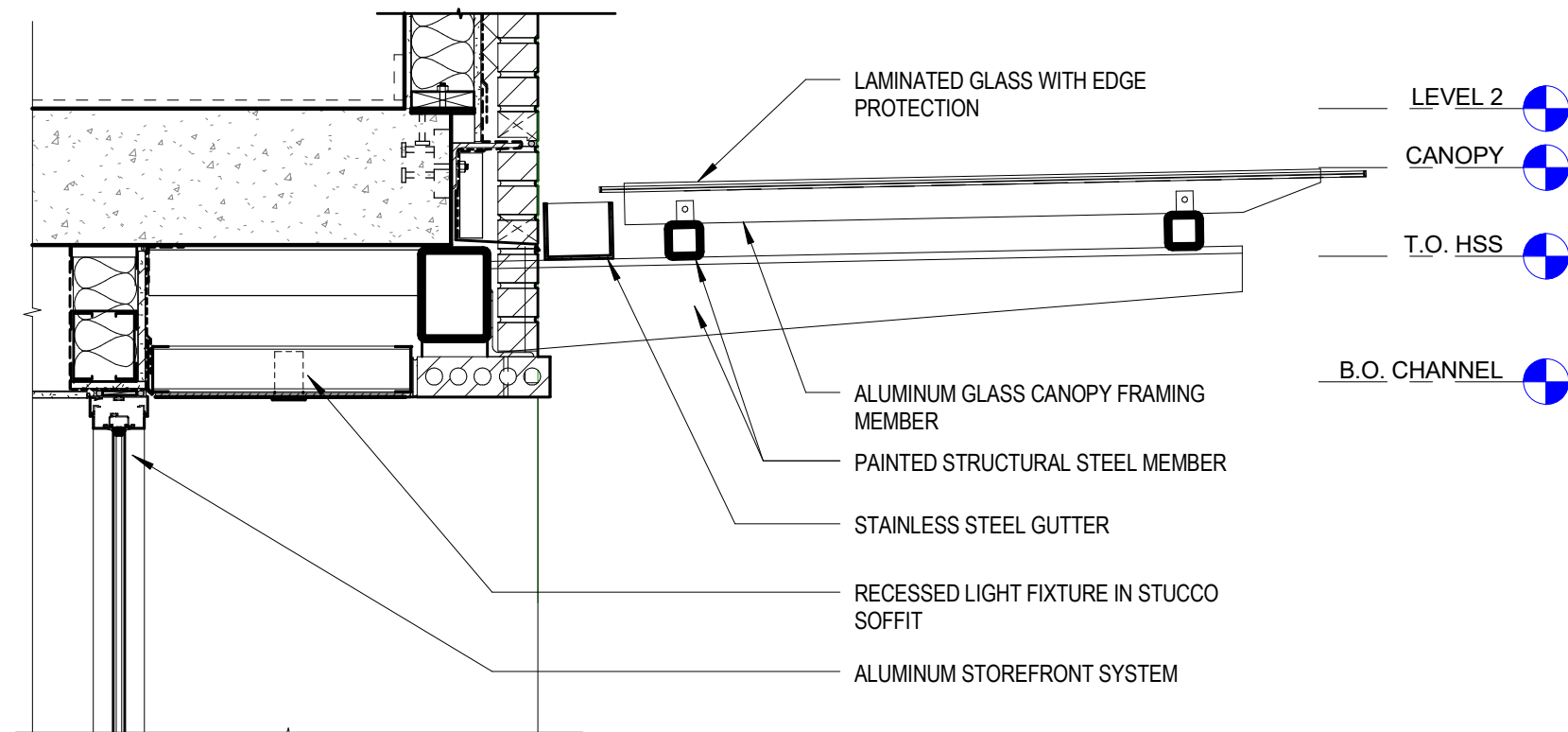
SECTION AT BALCONY ①
3/4" = 1'-0"



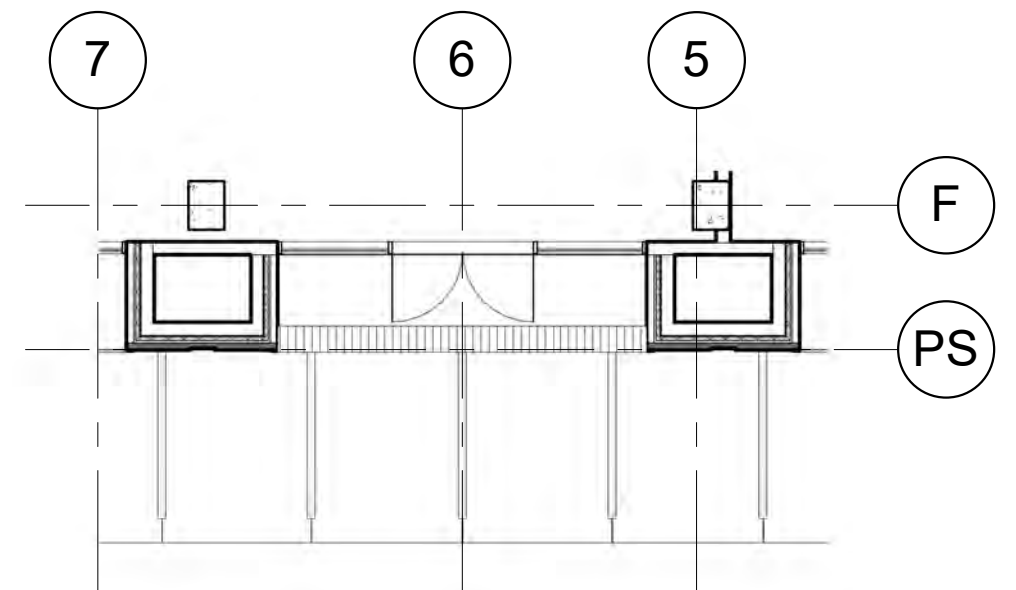
BALCONY AXONOMETRIC ②



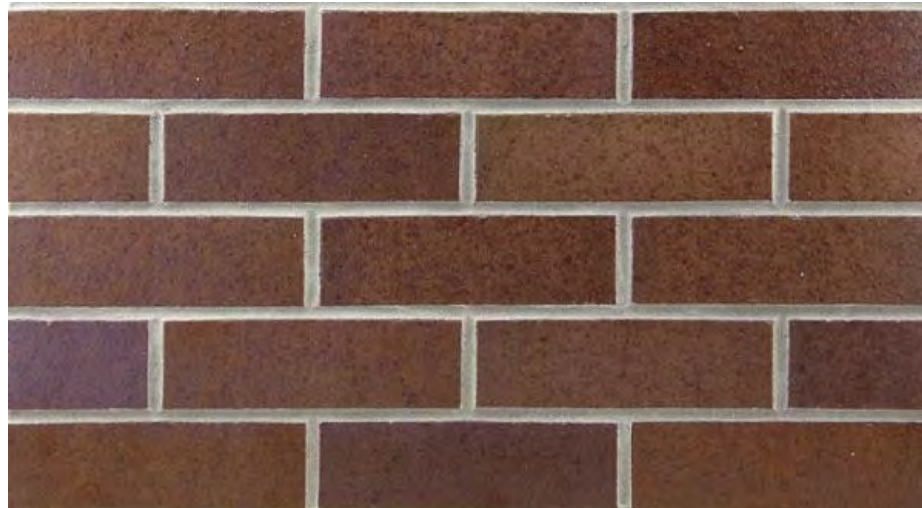
STEEL & WOOD CANOPY AXONOMETRIC ①



CANOPY SECTION DETAIL GLASS ③
3/4" = 1'-0"



GLASS CANOPY REFLECTED CEILING PLAN ②
1/8" = 1'-0"



BRICK COLOR 1



BRICK COLOR 3 - ACCENT FRAMES

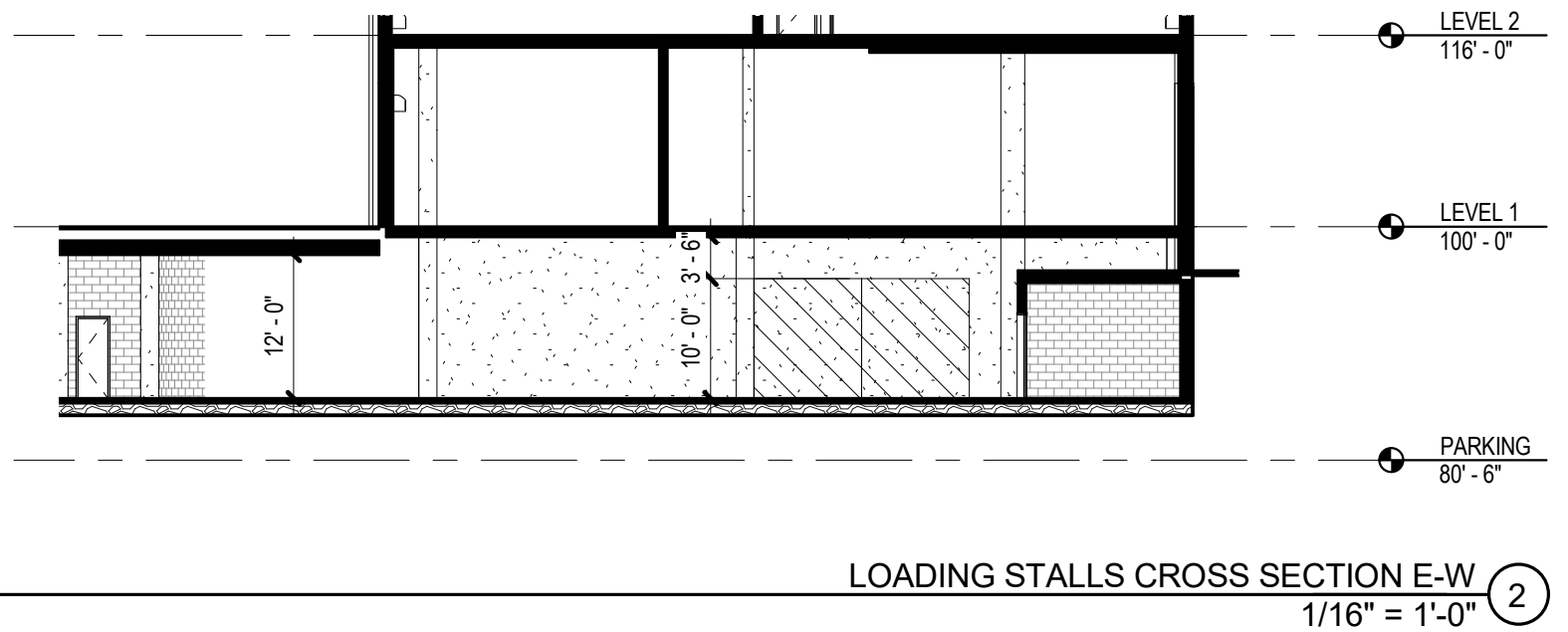
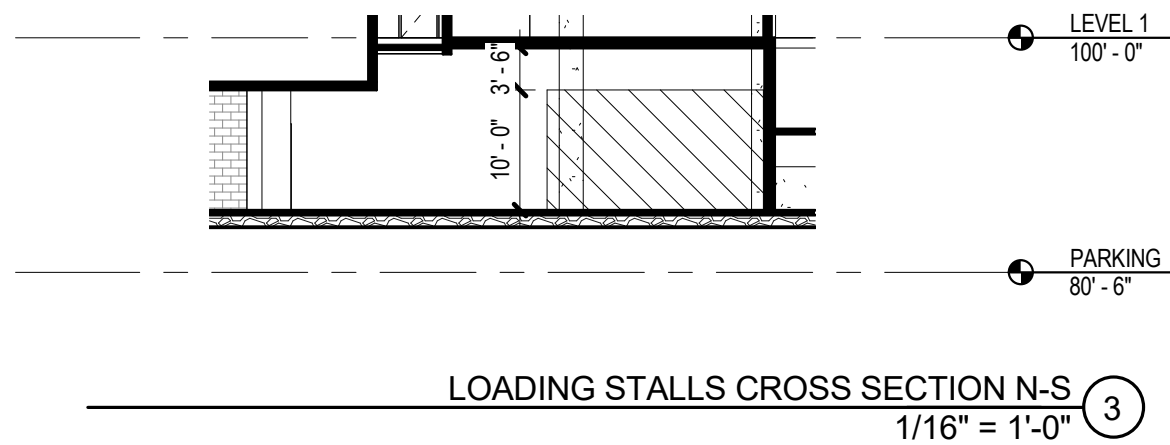
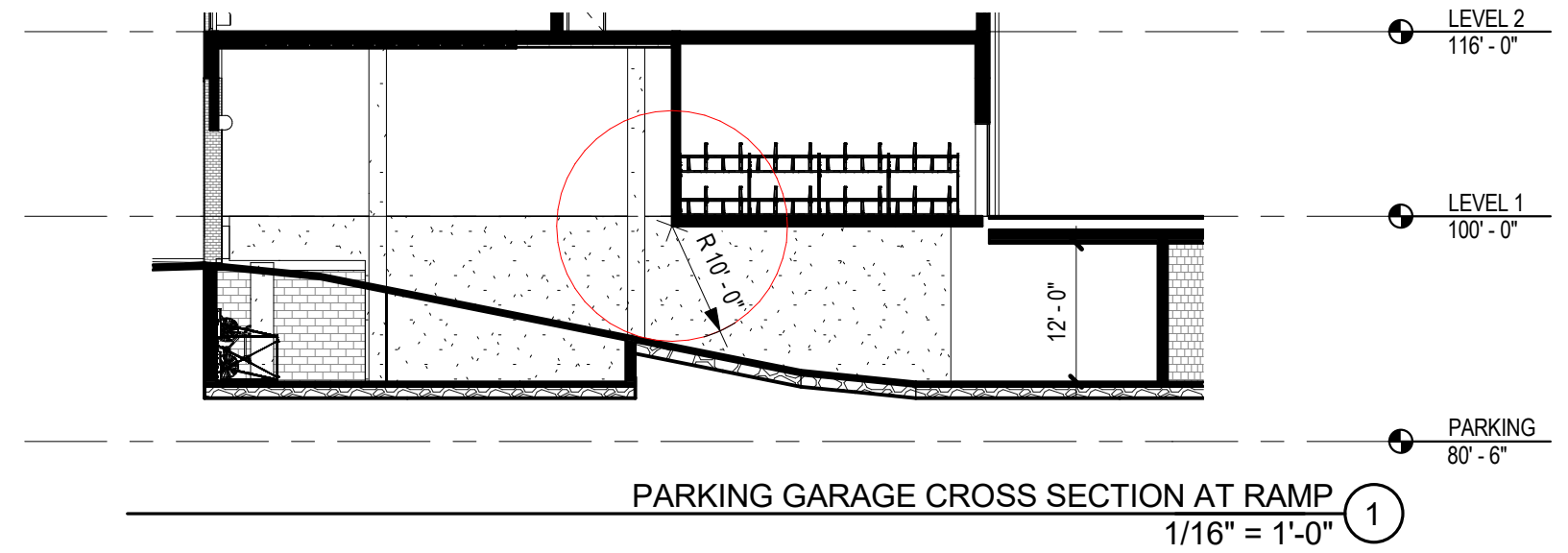
STUCCO

VINYL WINDOWS

ALUMINUM
STOREFRONT



BRICK COLOR 2





GROUND FLOOR WINDOW STANDARDS:

	REQUIRED	PROPOSED
WINDOW LENGTH (MIN. 50% WINDOW LENGTH PER TOTAL GROUND LEVEL WALL LENGTH)	62'-6"	66'-4"
WINDOW AREA (MIN. 25% WINDOW AREA PER TOTAL GROUND LEVEL WALL AREA)	281 SQFT	545 SQFT