

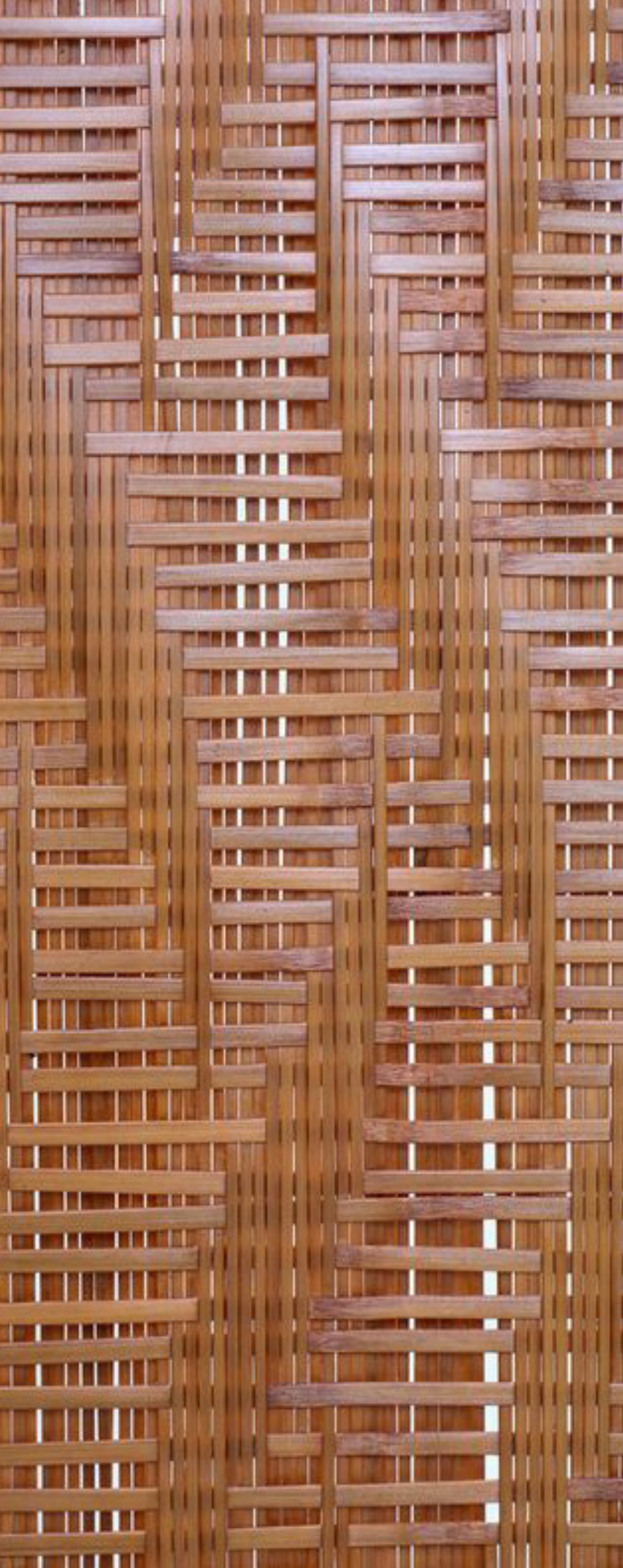
An aerial photograph of a city skyline. In the foreground, there are several modern buildings with glass facades. In the background, a large, snow-capped mountain rises above a dense forest. The sky is overcast with soft, grey clouds. The text '1010 NE GRAND AVENUE' and 'BLOCK 45' is overlaid in the bottom left corner.

1010 NE GRAND AVENUE

BLOCK 45

EXHIBIT 'C'
LAND USE TYPE III APPLICATION LU 16-287887
MARCH 2, 2017

Image Landsat



1010 NE GRAND AVENUE

BLOCK 45

EXHIBIT “C” INDEX

LAND USE TYPE III APPLICATION
LU 16-287887
MARCH 2, 2017

COVER SHEET
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C.01 EXISTING CONDITIONS AND DEMOLITION PLAN
C.02 CIVIL GRADING AND UTILITY PLAN

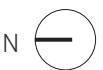
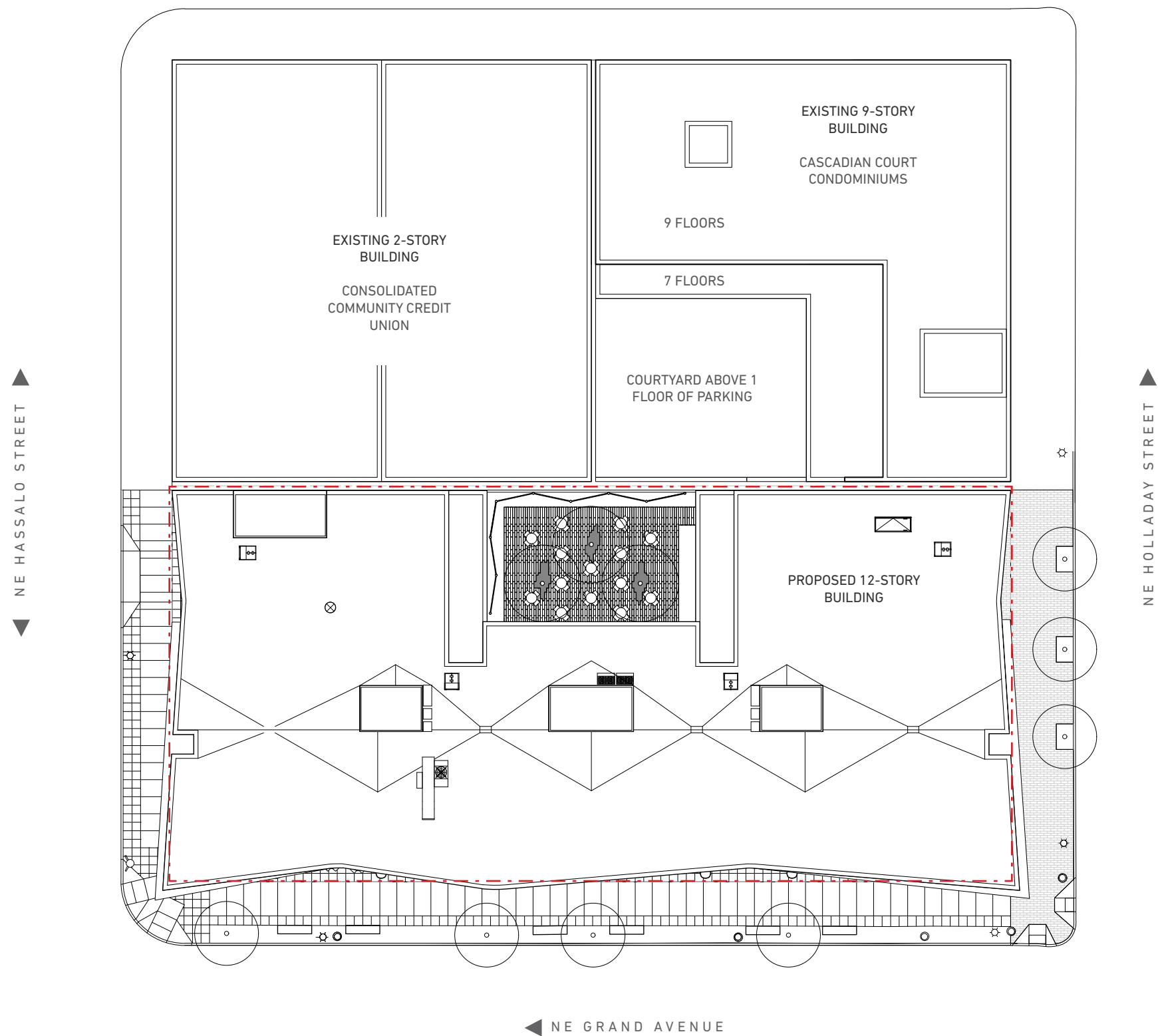
LANDSCAPE

C.10 LANDSCAPE PLAN
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C.12 STREETScape

ARCHITECTURE

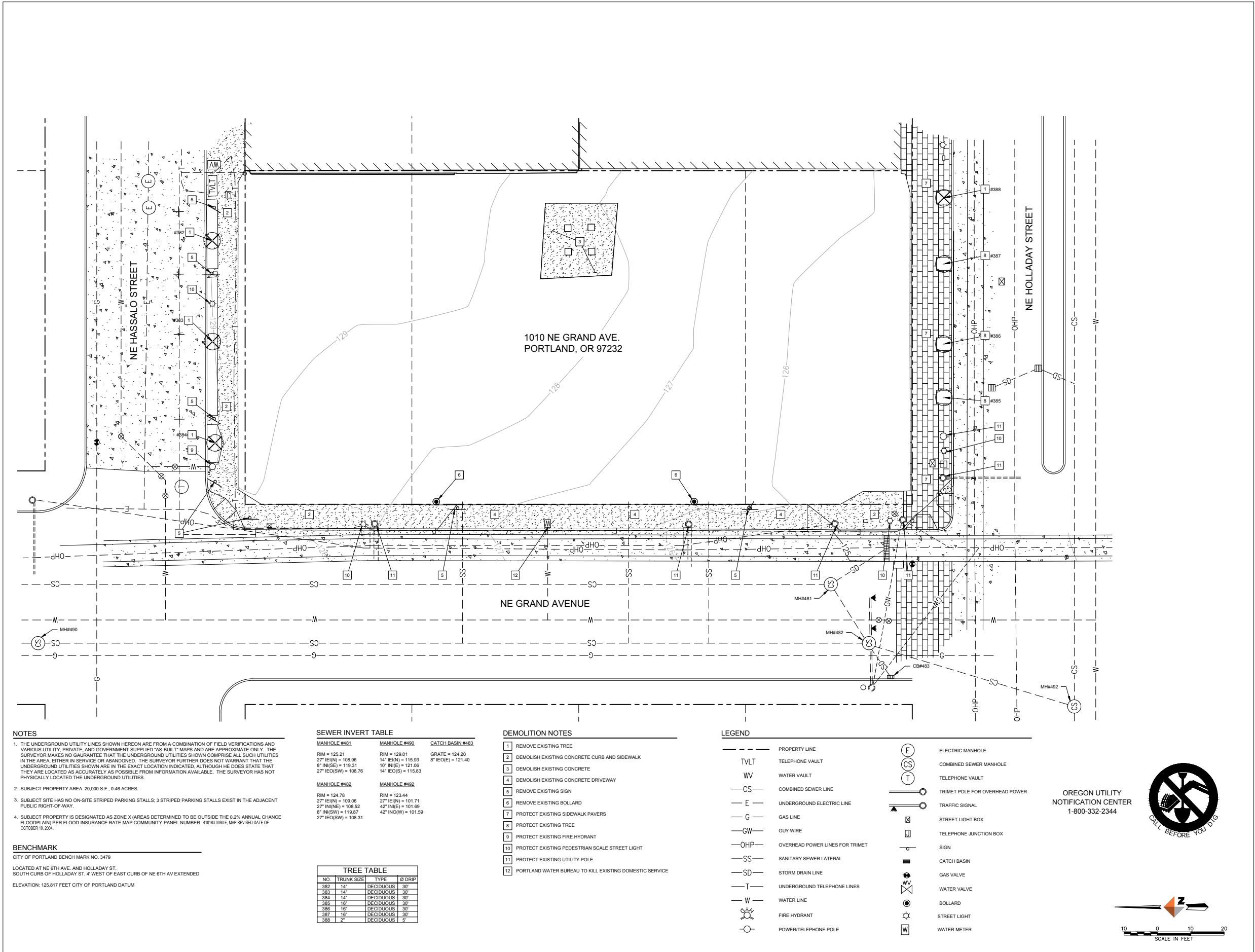
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0' 30'

SITE PLAN



CIVIL EXISTING CONDITIONS AND DEMOLITION PLAN



LEVERARCHITECTURE

239 NW 13TH AVE, PDX OR 97209
T 503 928 6040
www.leverarchitecture.com

CONSULTANT:



PROJECT NUMBER: 14283-01

Grand Avenue
Apartments

1010 NE Grand Ave.
Portland, OR 97232

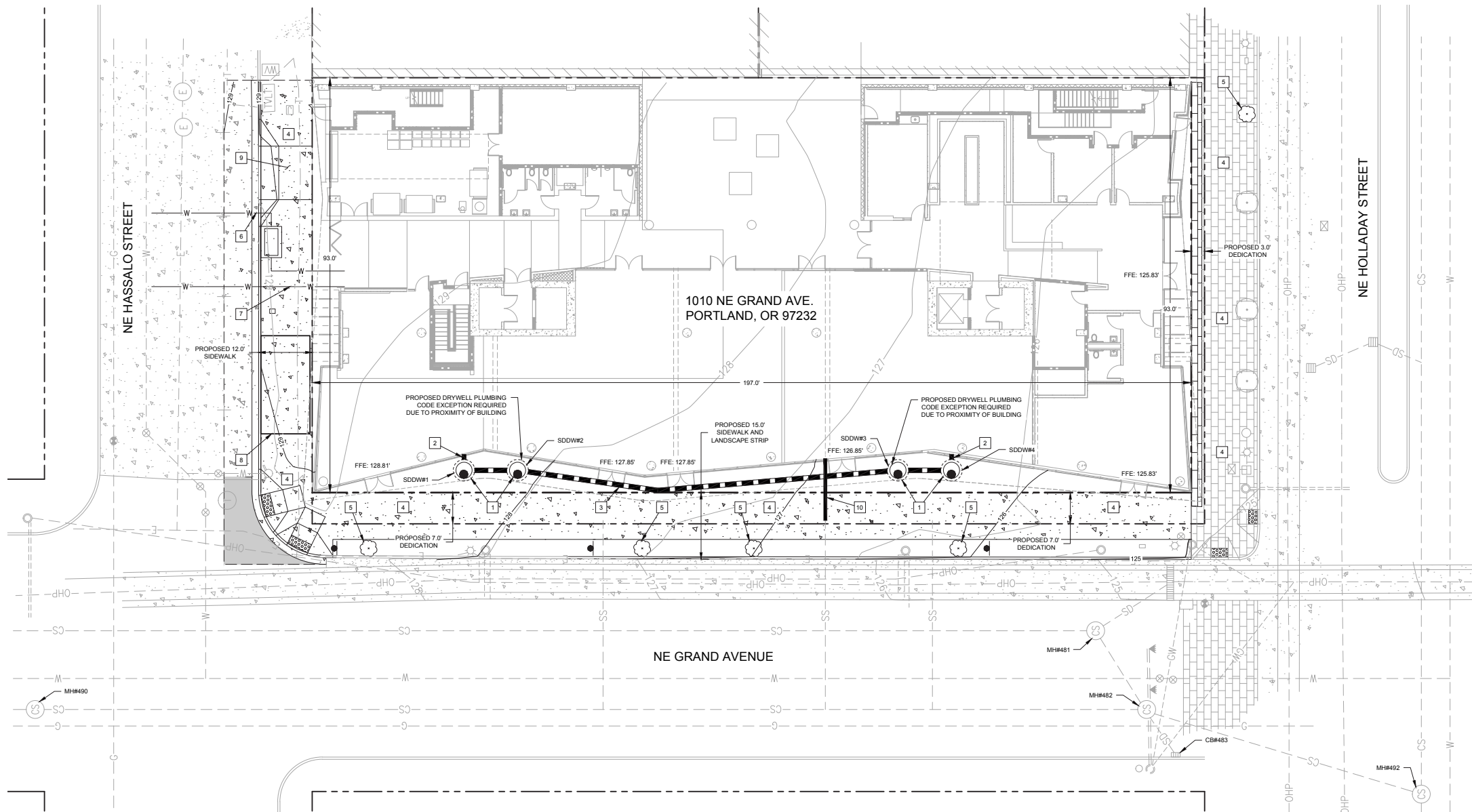
SHEET TITLE:
CIVIL GRADING
AND UTILITY PLAN

KEY PLAN:

DRAWN BY: KDD/BCF
DATE CREATED: 12/07/16

SHEET:
C002
DESIGN DEVELOPMENT
12-07-16

LRS ARCHITECTS, INC. 6/2016



NOTES

1. THE UNDERGROUND UTILITY LINES SHOWN HEREON ARE FROM A COMBINATION OF FIELD VERIFICATIONS AND VARIOUS UTILITY, PRIVATE, AND GOVERNMENT SUPPLIED "AS-BUILT" MAPS AND ARE APPROXIMATE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. SUBJECT PROPERTY AREA: 20,000 S.F., 0.46 ACRES.
3. SUBJECT SITE HAS NO ON-SITE STRIPED PARKING STALLS; 3 STRIPED PARKING STALLS EXIST IN THE ADJACENT PUBLIC RIGHT-OF-WAY.
4. SUBJECT PROPERTY IS DESIGNATED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 410183-0002 E. MAP REVISED DATE OF OCTOBER 19, 2004.

BENCHMARK

CITY OF PORTLAND BENCH MARK NO. 3479
LOCATED AT NE 6TH AVE. AND HOLLADAY ST.
SOUTH CURB OF HOLLADAY ST. 4' WEST OF EAST CURB OF NE 6TH AV EXTENDED
ELEVATION: 125.817 FEET CITY OF PORTLAND DATUM

OREGON UTILITY
NOTIFICATION CENTER
1-800-332-2344



SEWER INVERT TABLE

MANHOLE #481	MANHOLE #490
RM = 125.21	RM = 125.01
27" IE(N) = 108.96	14" IE(N) = 115.93
10" IN(E) = 121.06	10" IN(E) = 121.06
27" IE(SW) = 108.76	14" IE(S) = 115.83

MANHOLE #482	MANHOLE #492
RM = 124.78	RM = 123.44
27" IE(N) = 109.06	27" IE(N) = 101.71
27" IN(E) = 108.52	42" IN(E) = 101.69
8" IN(SW) = 119.87	42" IN(W) = 101.59
27" IE(SW) = 108.31	

STORM STRUCTURE TABLE

SDDW#1	SDDW#3	SDDW#4
RM: 128.32	RM: 126.58	RM: 126.57
IE IN (10'E) = 122.07	IE IN (12'N) = 120.75	IE IN (10'E) = 122.07
IE OUT (12'S) = 121.87	IE IN (12'S) = 121.75	IE OUT (12'N) = 121.87
SUMP ELEV: 96.37	SUMP ELEV: 96.37	SUMP ELEV: 96.37
SDDW#2		
RM: 128.09		
IE IN (12'N) = 121.75		
IE OUT (12'S) = 120.75		
SUMP ELEV: 96.37		

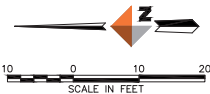
CATCH BASIN #483
GRATE = 124.20
8" IE(E) = 121.40

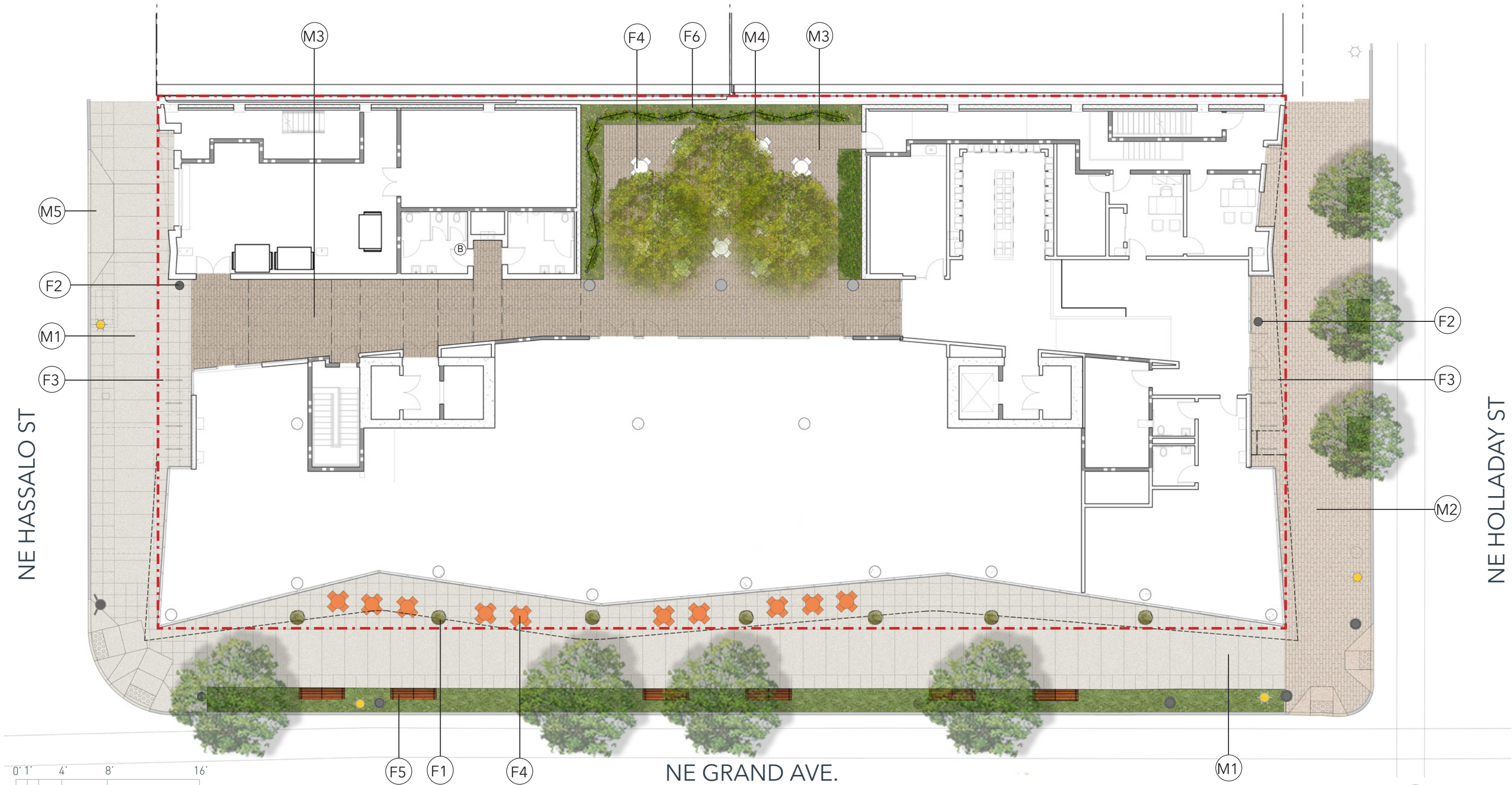
SITE NOTES

1. PROPOSED DRYWELL: 29-33" DEPTH.
2. PROPOSED ROOF DRAIN LOCATION.
3. PROPOSED 12" STORMWATER EQUALIZER PIPE.
4. PUBLIC WORKS IMPROVEMENTS TO BE COMPLETED UNDER PBOT PERMIT.
5. PROPOSED 3" CALIPER STREET TREE.
6. PROPOSED 4" DOMESTIC WATER CONNECTION, METER, AND VAULT.
7. PROPOSED FIRE WATER CONNECTION.
8. PROPOSED PP&L VAULT.
9. PROPOSED 12" WIDE DRIVEWAY.
10. PROPOSED SANITARY SEWER CONNECTION TO EXISTING LATERAL. EXISTING LATERAL LOCATION, SIZE, AND INVERT TO BE CONFIRMED BY CONTRACTOR.

LEGEND

---	PROPERTY LINE	(E)	ELECTRIC MANHOLE	---	PROPOSED MAJOR CONTOUR
(TVLT)	TELEPHONE VAULT	(CS)	COMBINED SEWER MANHOLE	---	PROPOSED MINOR CONTOUR
(WV)	WATER VAULT	(T)	TELEPHONE VAULT	---	PROPOSED CURB AND GUTTER
---CS---	COMBINED SEWER LINE	---	TRIMET POLE FOR OVERHEAD POWER	---	PROPOSED WATER LINE
---E---	UNDERGROUND ELECTRIC LINE	---	TRAFFIC SIGNAL	---	PROPOSED STORM LINE
---G---	GAS LINE	---	STREET LIGHT BOX	---	PROPOSED SANITARY LINE
---GW---	GUY WIRE	---	TELEPHONE JUNCTION BOX	---	PROPOSED PAVERS
---OHP---	OVERHEAD POWER LINES FOR TRIMET	---	SIGN	---	PROPOSED CONCRETE
---SS---	SANITARY SEWER LATERAL	---	CATCH BASIN	---	PROPOSED DRYWELL
---SD---	STORM DRAIN LINE	---	GAS VALVE	---	PROPOSED STREET TREE
---T---	UNDERGROUND TELEPHONE LINES	---	WATER VALVE	---	PROPOSED SIGN
---W---	WATER LINE	---	BOLLARD	---	PROPOSED DETECTABLE WARNING
---	FIRE HYDRANT	---	STREET LIGHT		
---	POWER/TELEPHONE POLE	---	WATER METER		

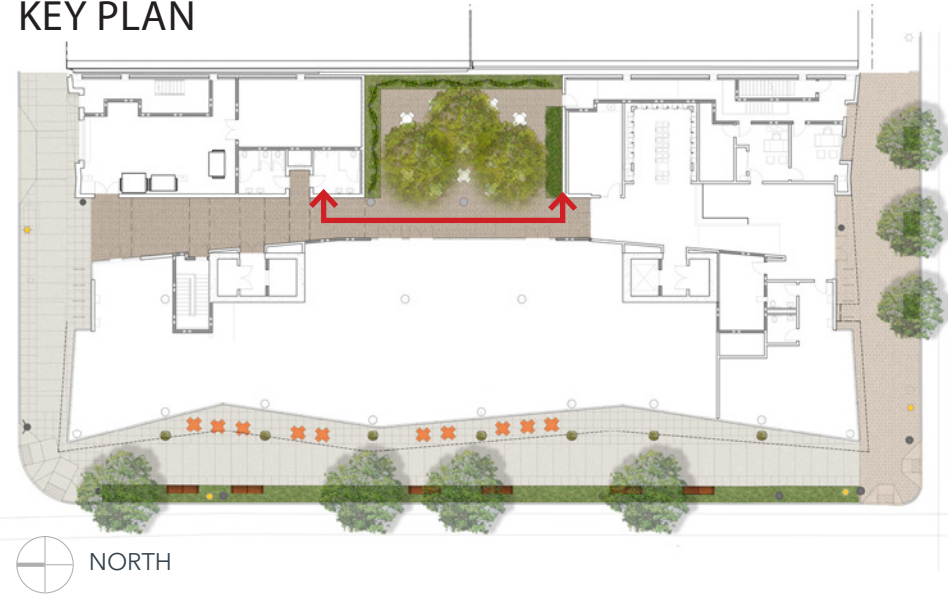




- | | | | |
|--------------------------------|------------------------|------------------------------------|---|
| (M1) STANDARD CONCRETE | (M4) OUTDOOR COURTYARD | (F1) DECORATIVE CONTAINER PLANTING | (F4) MOVABLE FURNITURE |
| (M2) BRICK PAVERS (MORTAR SET) | (M5) SERVICE ACCESS | (F2) TRASH RECEPTACLE | (F5) WOOD-TOPPED SEAT WALL |
| (M3) PLANK STYLE UNIT PAVING | | (F3) BIKE RACK | (F6) WOVEN WIRE MESH PLANTED GREEN WALL |

LANDSCAPE PLAN

KEY PLAN



SPECIMEN TREES

BUILDING COLUMN

PLANK-STYLE UNIT PAVER

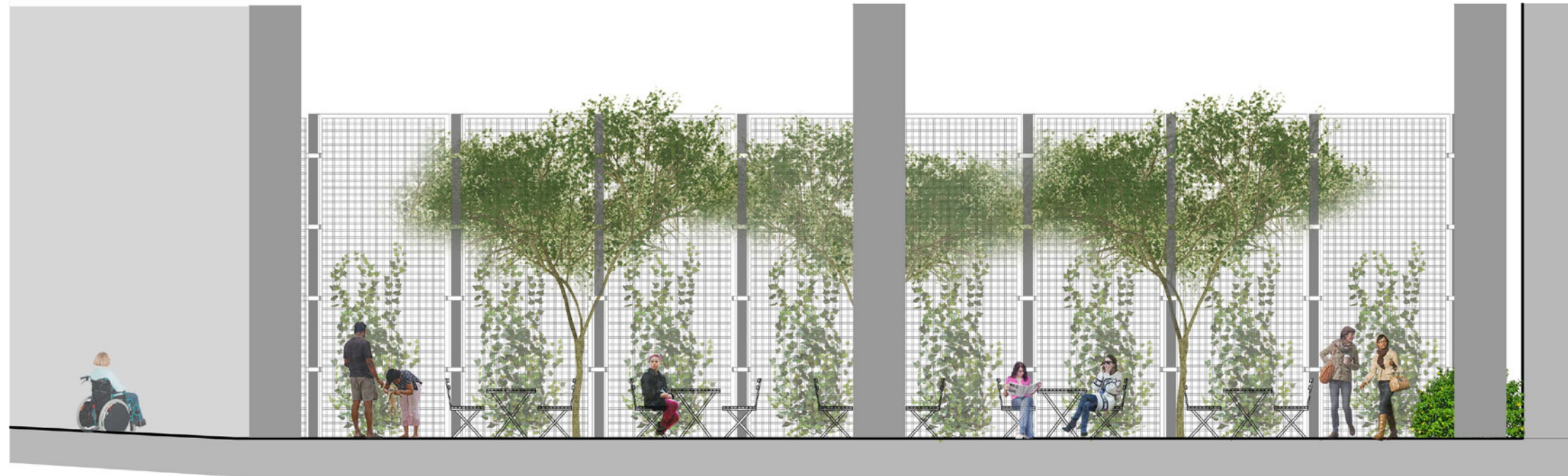
MOVABLE FURNITURE

WIRE-MESH SCREEN WALL

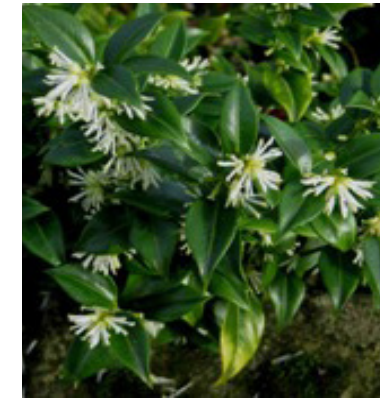
LOW SHRUB PLANTING



PLAN ENLARGEMENT



SECTION | ELEVATION



LOW SHRUB PLANTING



SPECIMEN TREES



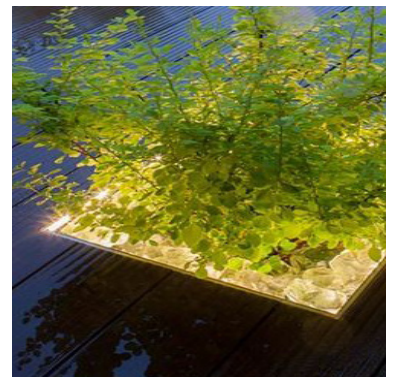
CLIMBING PLANTS



WIRE-MESH SCREEN WALL



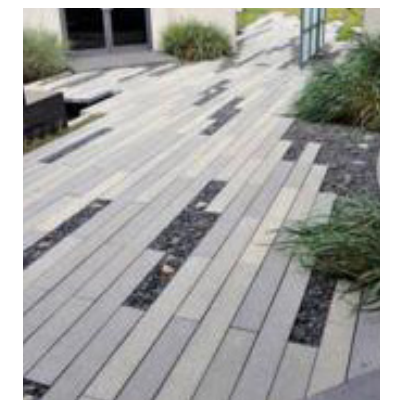
MOVABLE FURNITURE



LIGHTED GLASS MULCH

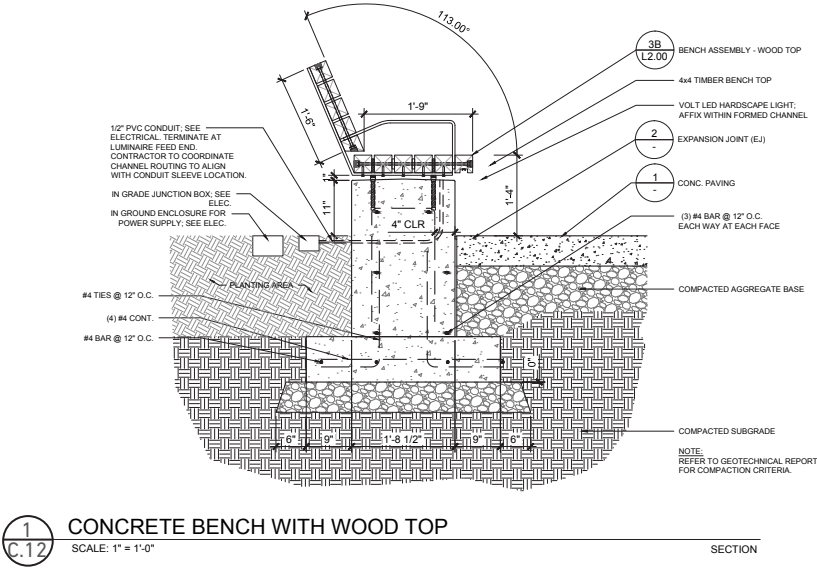
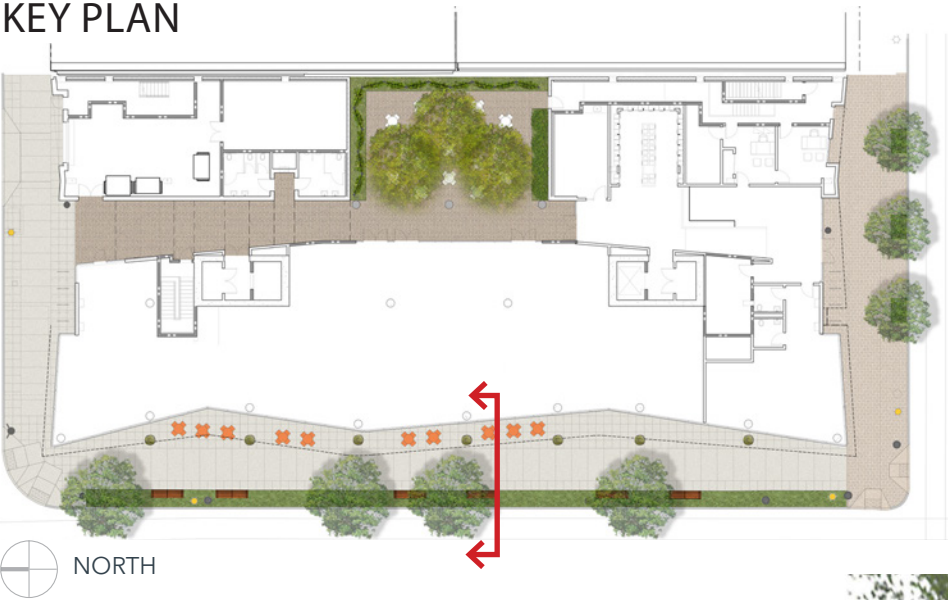


PLANK-STYLE UNIT PAVER



COURTYARD

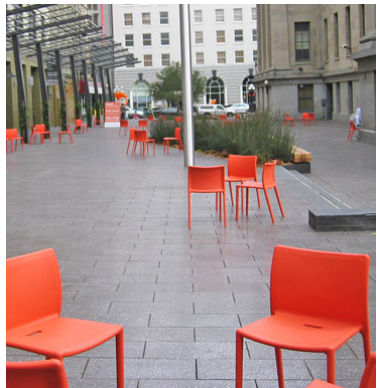
KEY PLAN



NE HOLLADAY STREET TREES
NYSSA SYLVATICA



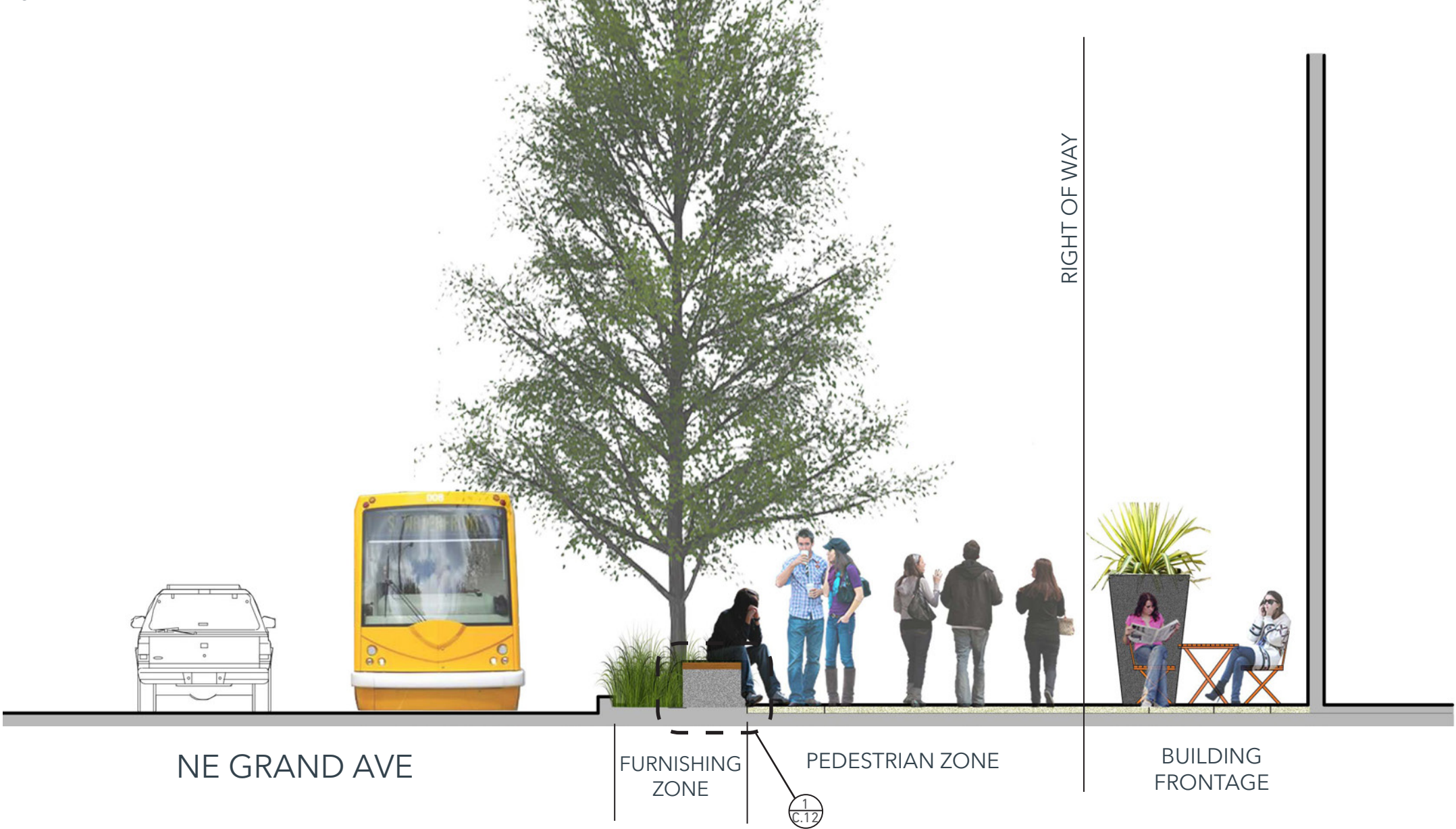
NE GRAND AVE. STREET TREES
ZELKOVA SERRATA 'CITY SPRITE'



MOVABLE FURNITURE



DECORATIVE PLANTERS



BIKE RACKS



TRASH RECEPTACLES

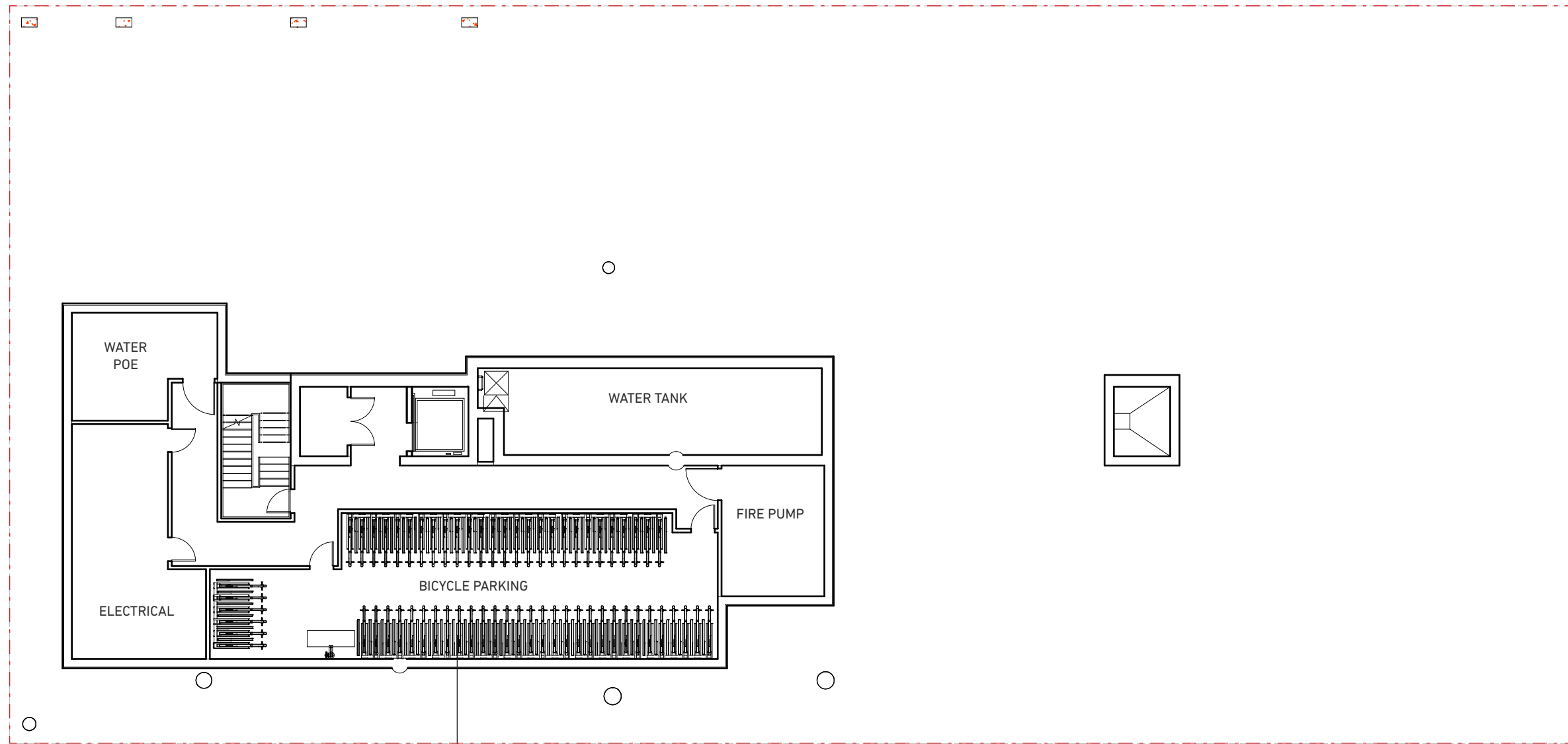


WOOD-TOPPED SEAT WALLS



STREETSCAPE PLANTING

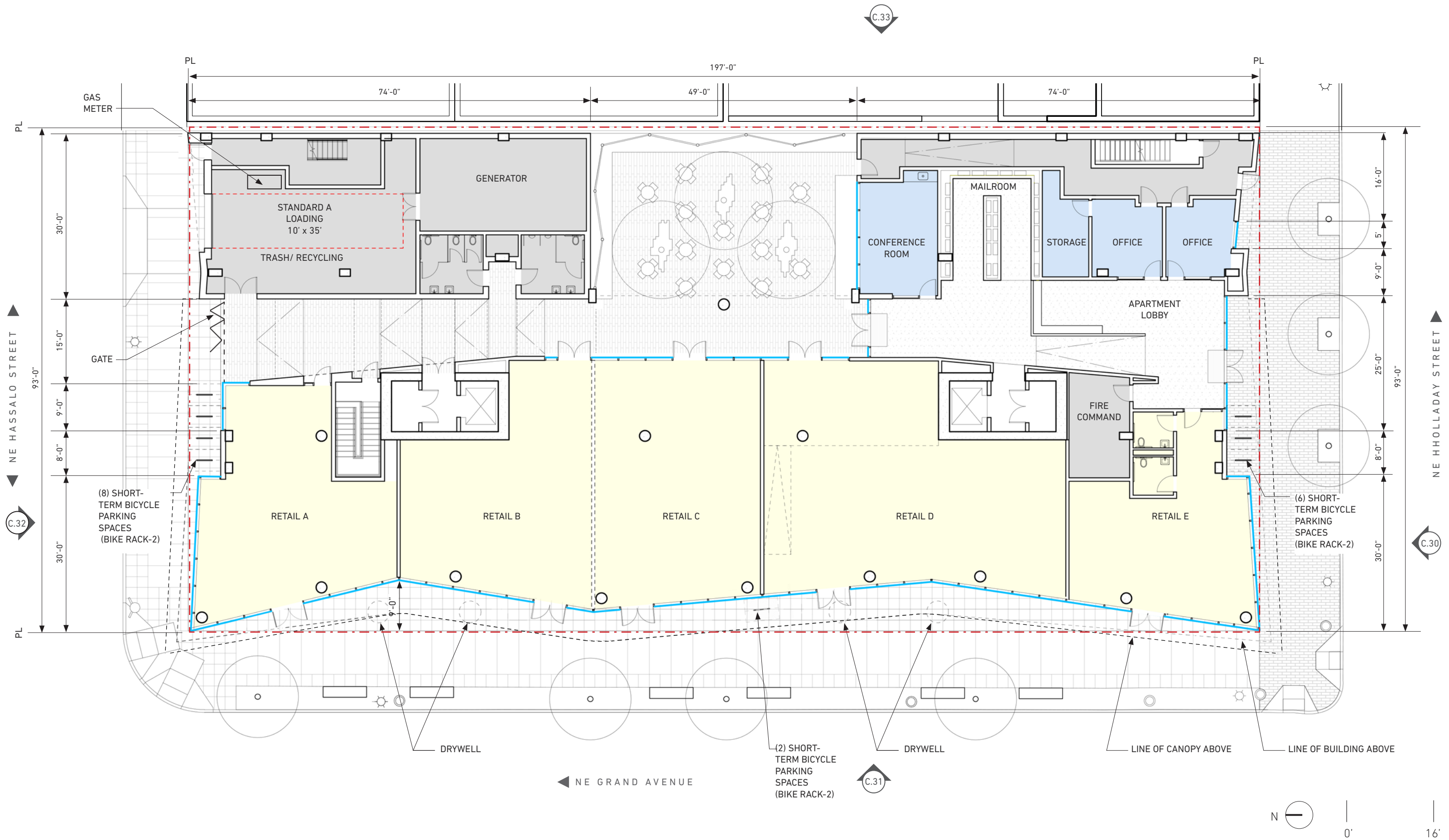
STREETSCAPE



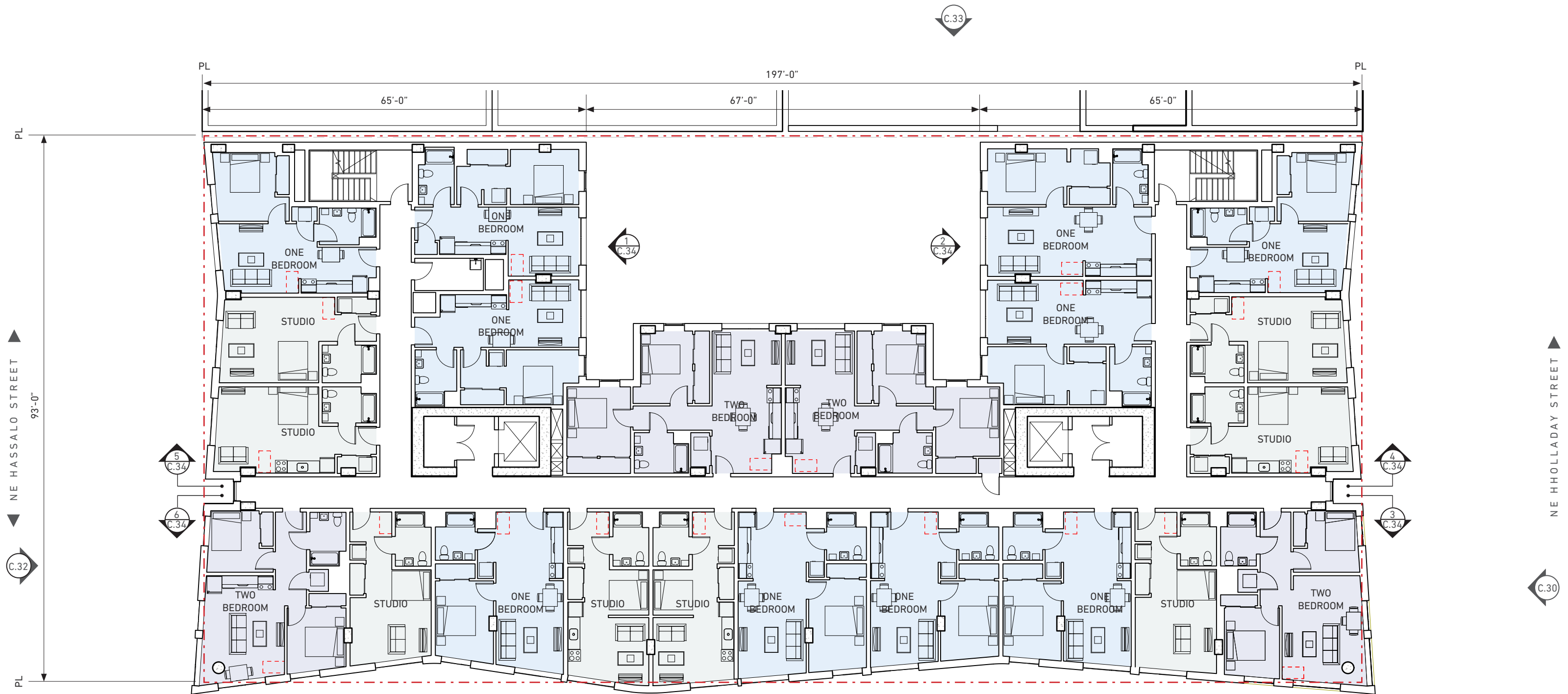
LIFT ASSIST DERO-DECKER (BIKE RACK-1)
 18" O.C. W/ A 6" VERTICAL OFF-SET
126 BICYCLES TOTAL
SEE C.51 FOR DIMENSIONED PLAN




BASEMENT / BICYCLE PARKING PLANS



GROUND FLOOR PLAN

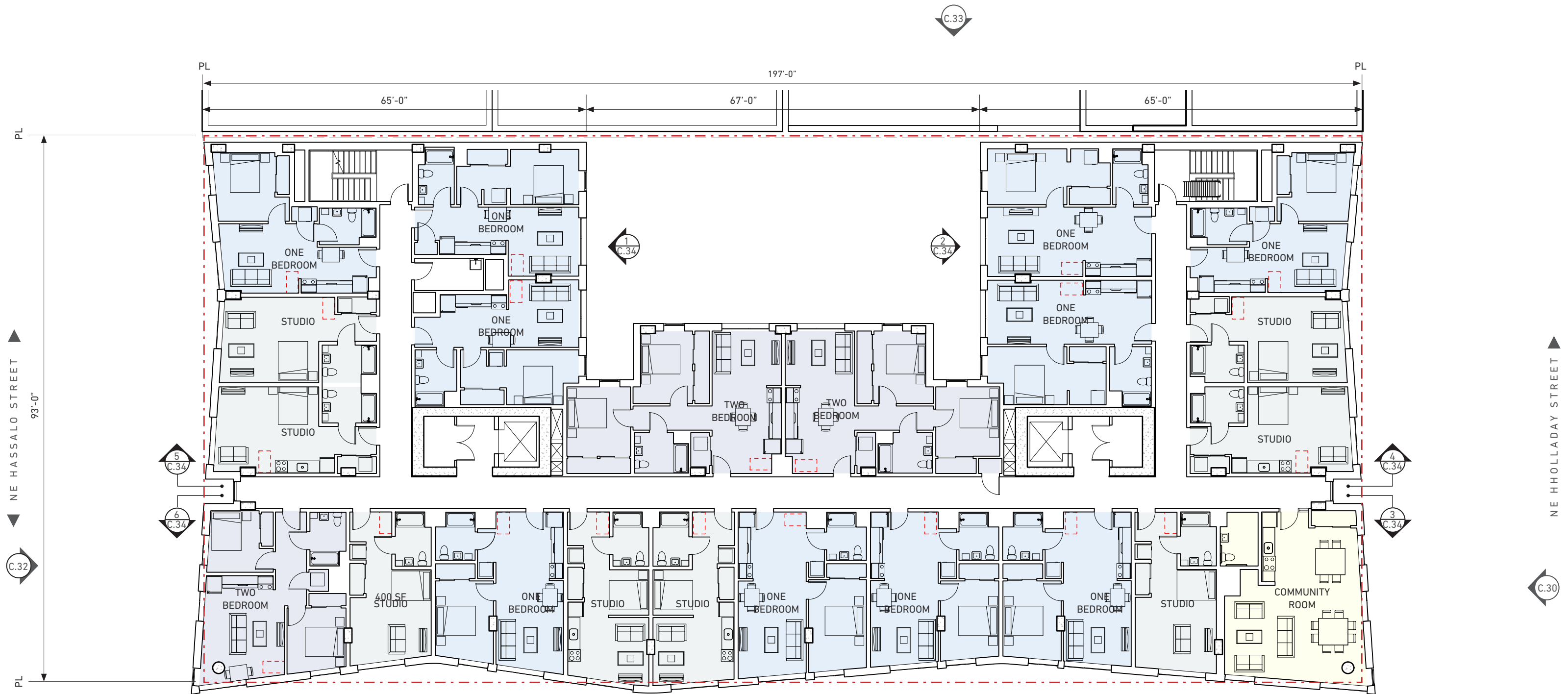



 TYP (1) WALL MOUNTED BIKE RACK
 PER UNIT (BIKE RACK-3)
 24" x 44"

NE GRAND AVENUE



TYPICAL APARTMENT PLAN

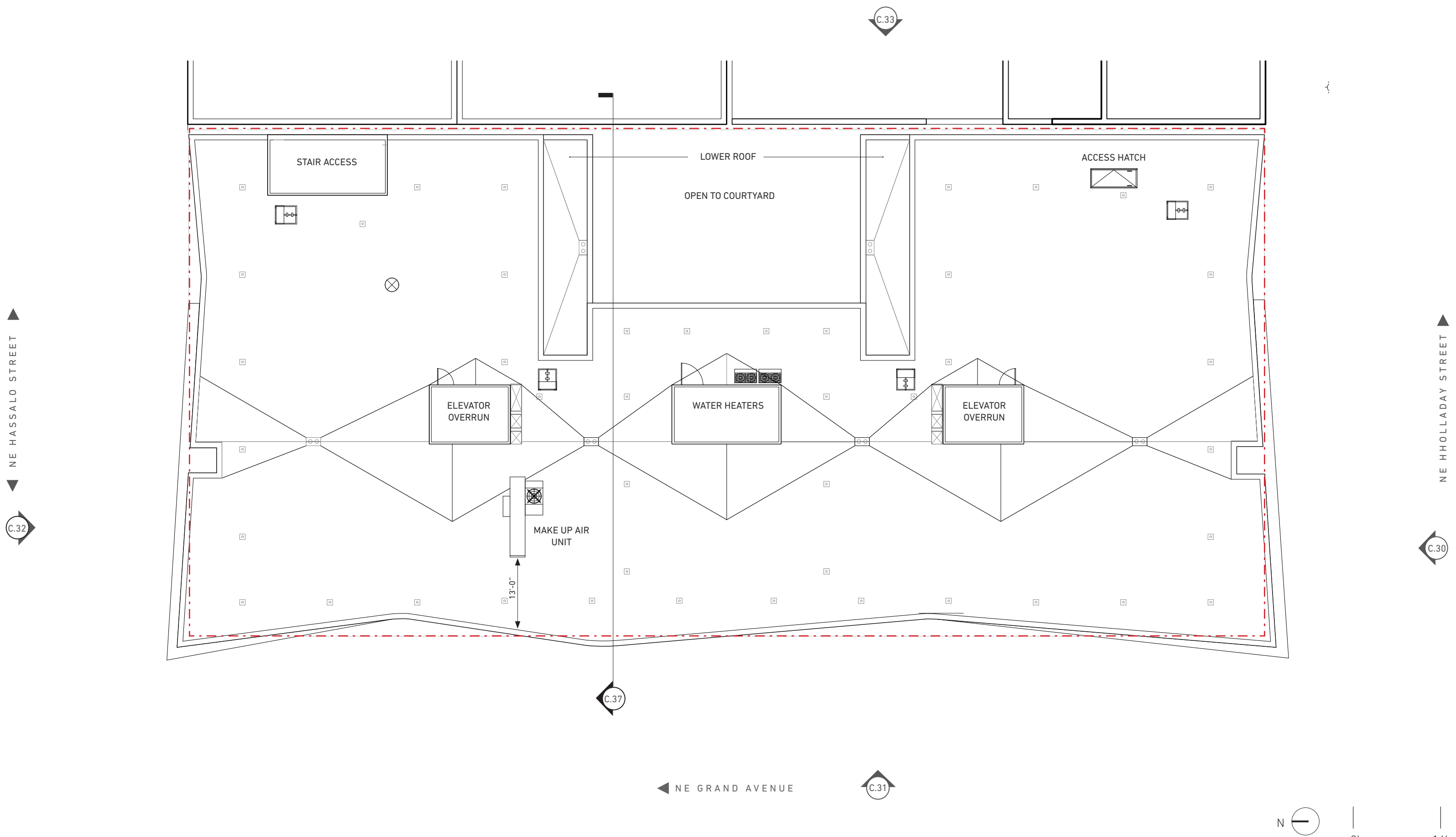


TYP (1) WALL MOUNTED BIKE RACK
PER UNIT (BIKE RACK-3)
24" x 44"

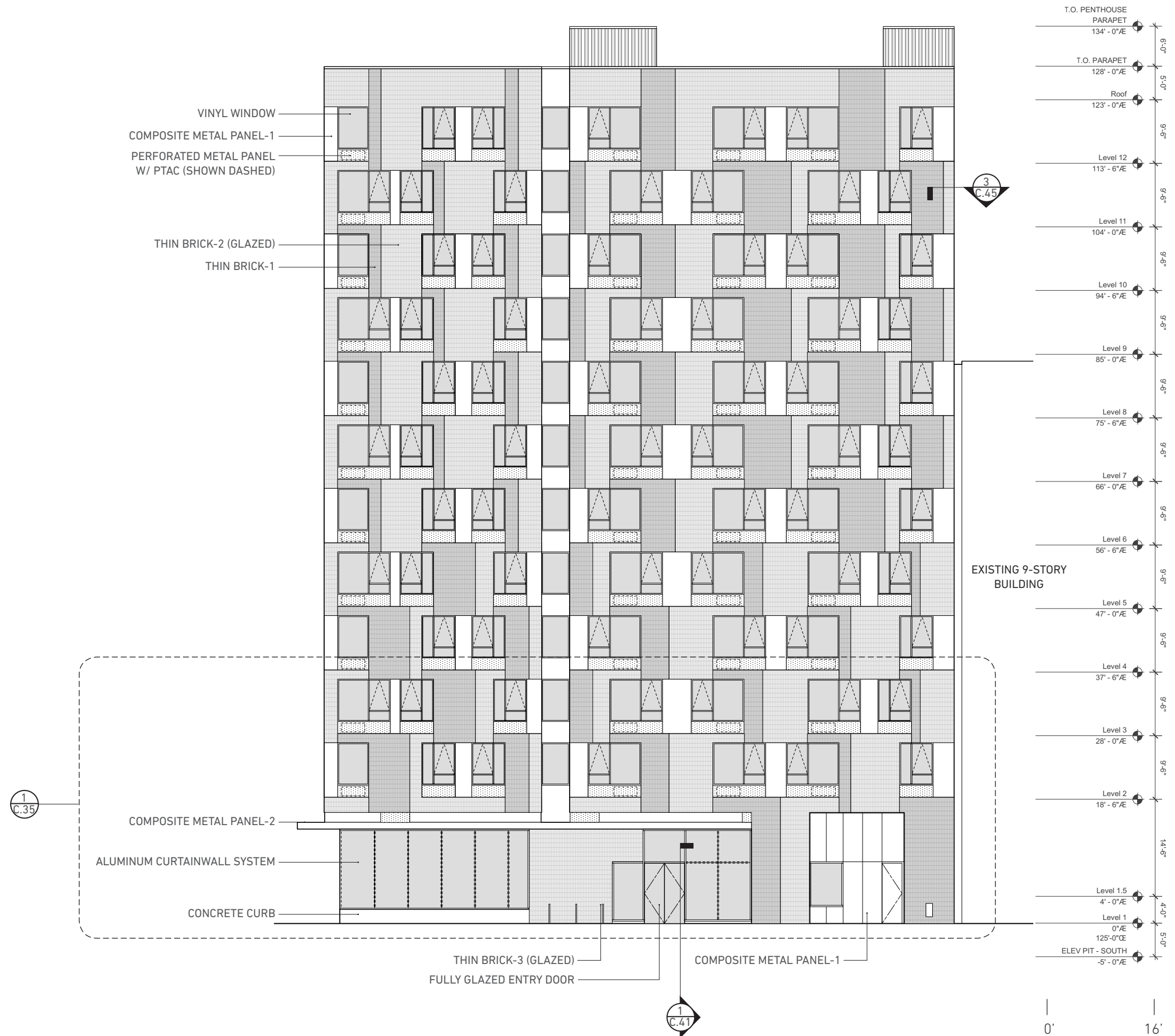
NE GRAND AVENUE



TWELTH FLOOR APARTMENT PLAN

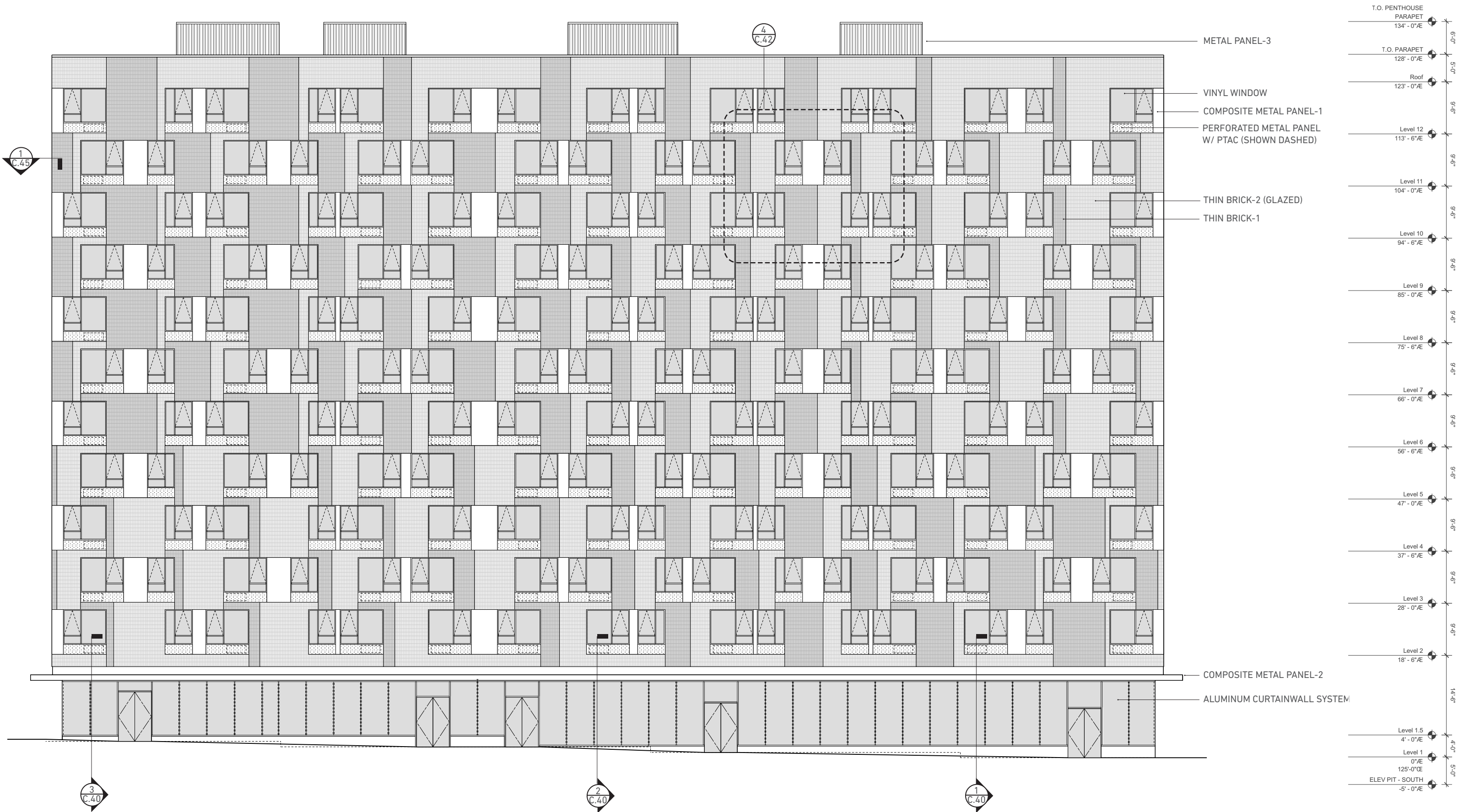


ROOF PLAN

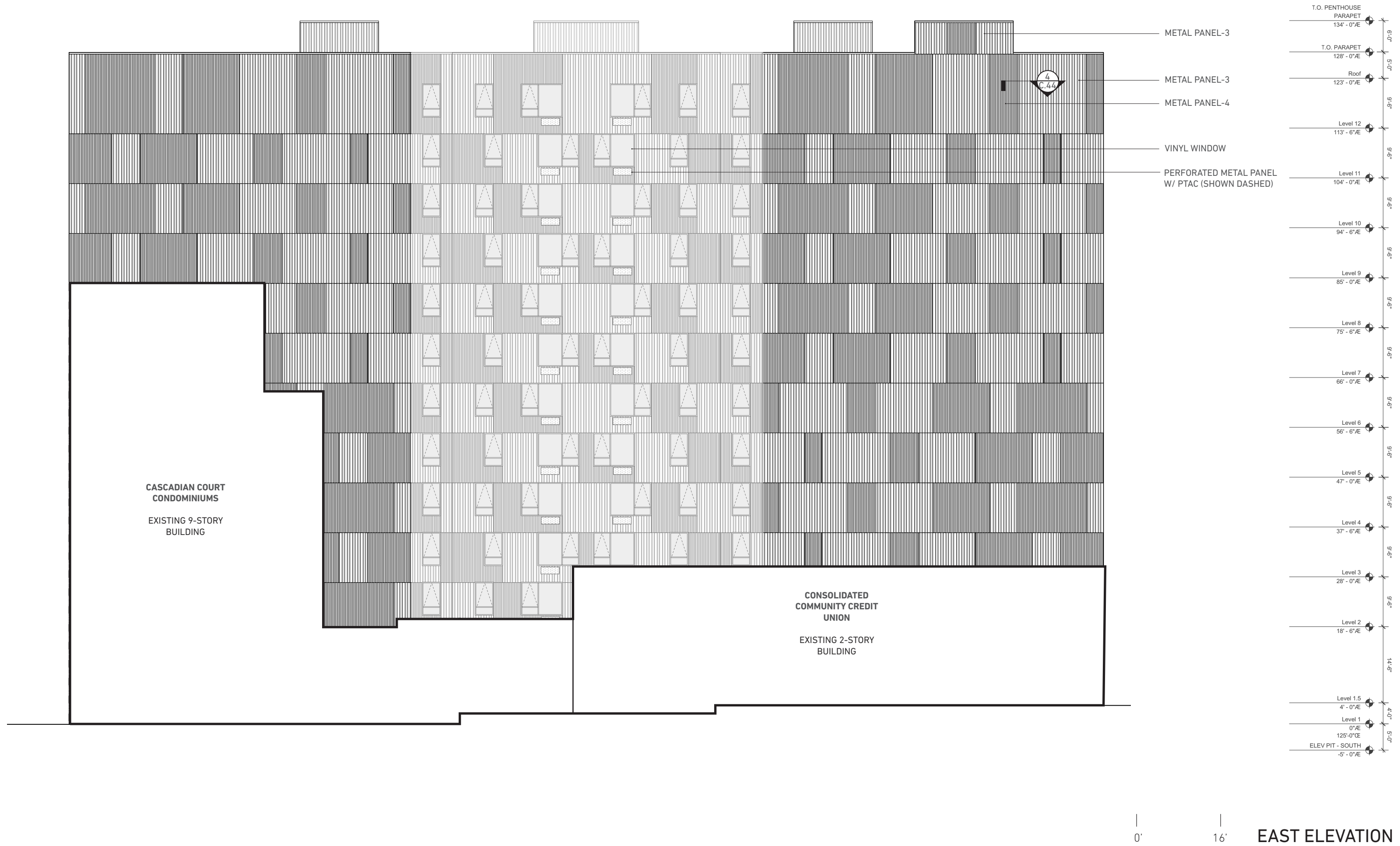


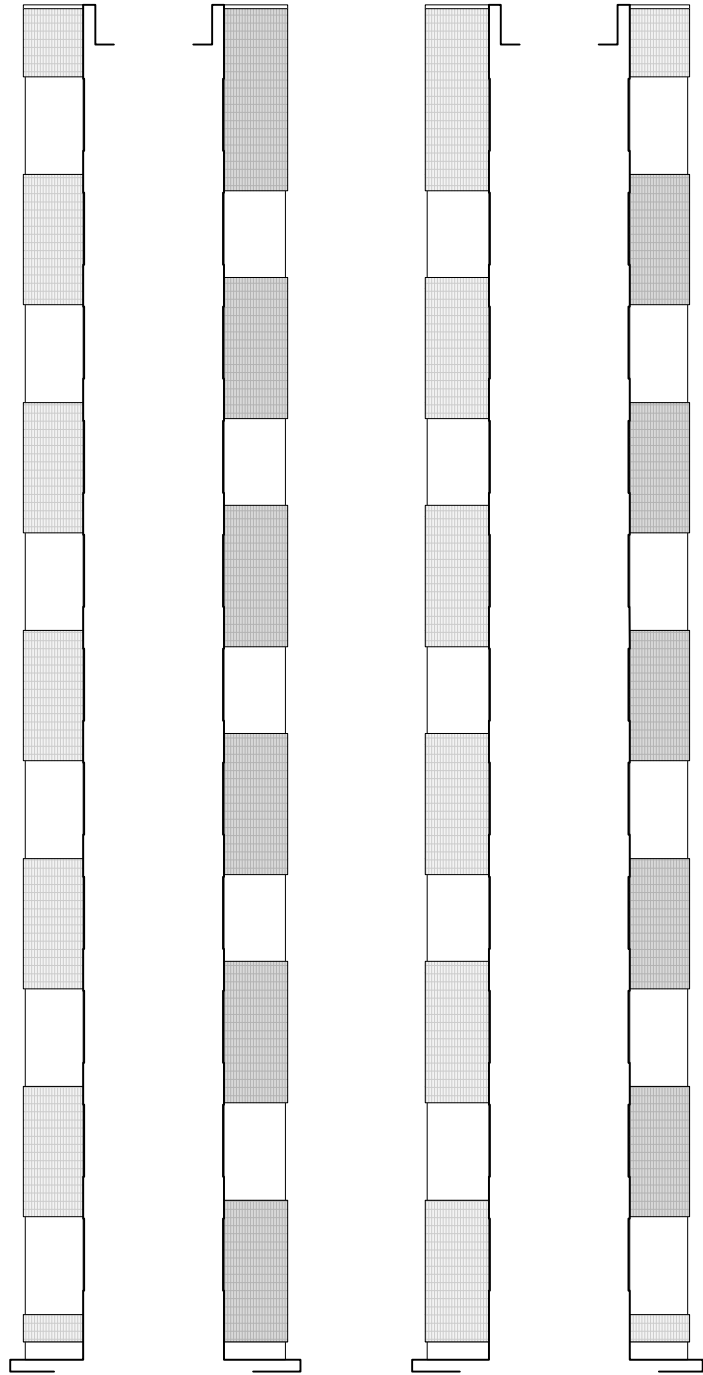
EXISTING 9-STORY BUILDING

SOUTH ELEVATION

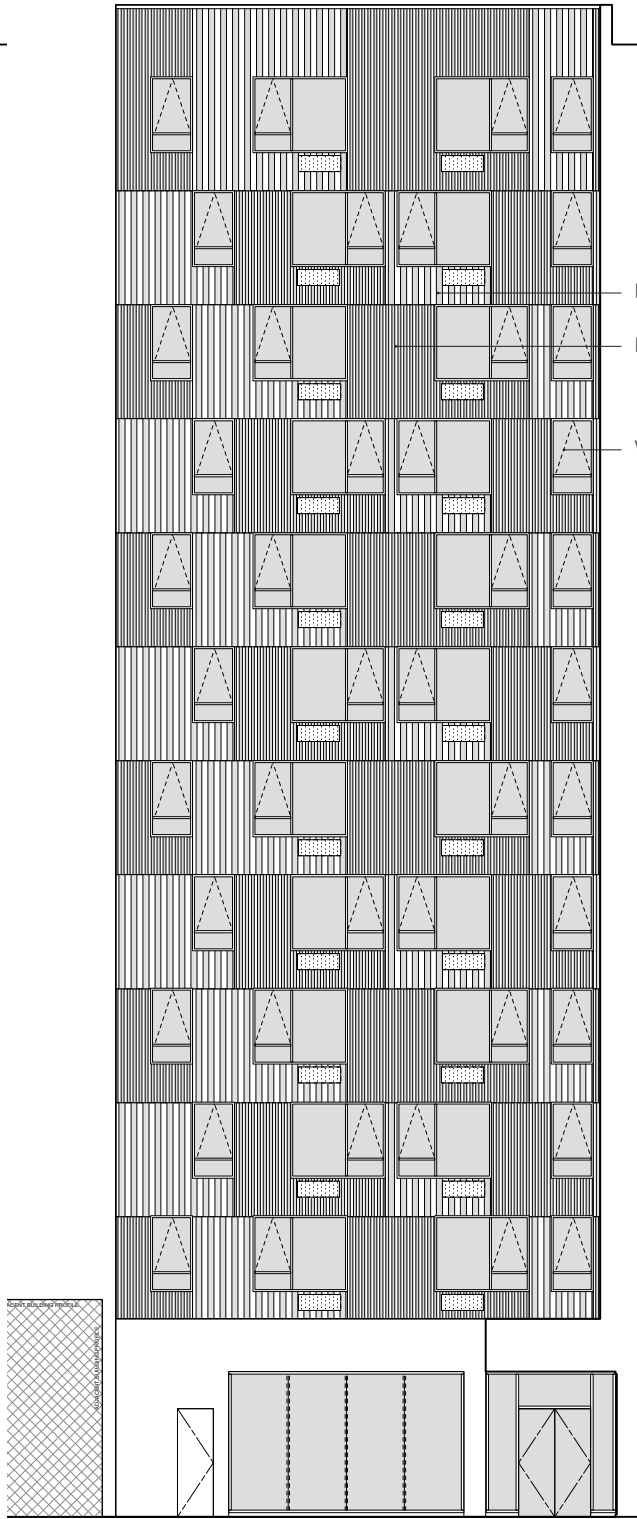




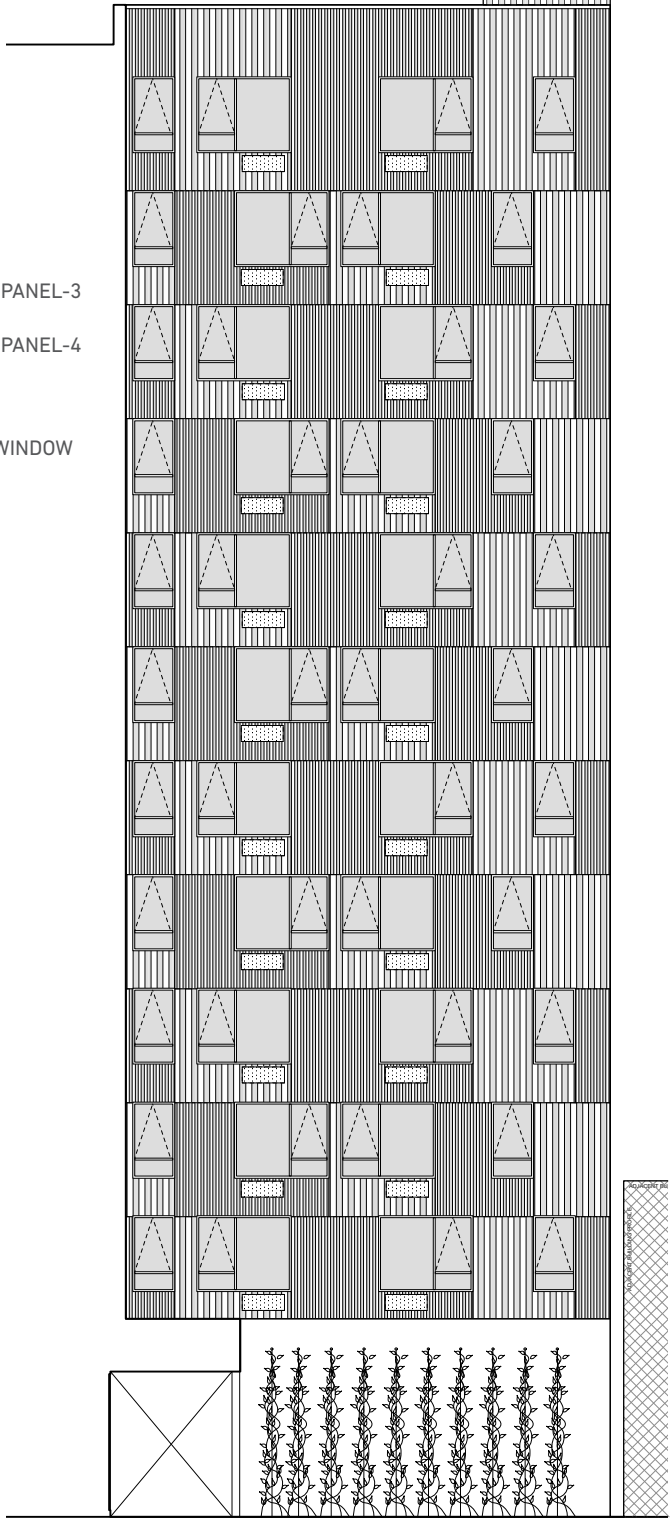




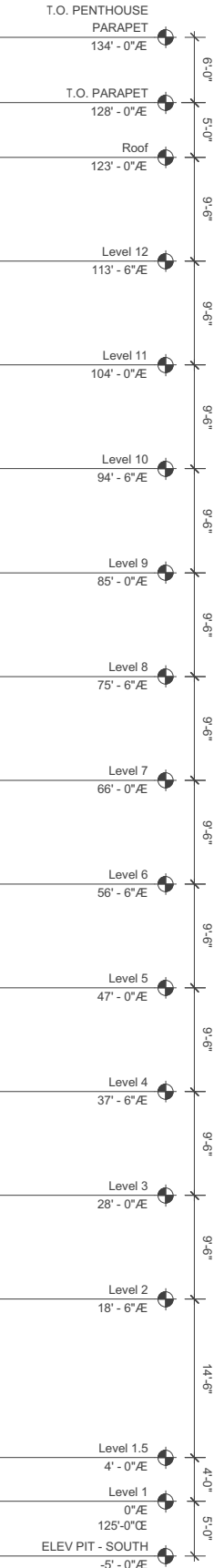
6 NORTH SLOT EAST ELEVATION 5 NORTH SLOT WEST ELEVATION 4 SOUTH SLOT WEST ELEVATION 3 SOUTH SLOT EAST ELEVATION



2 SOUTH COURTYARD ELEVATION

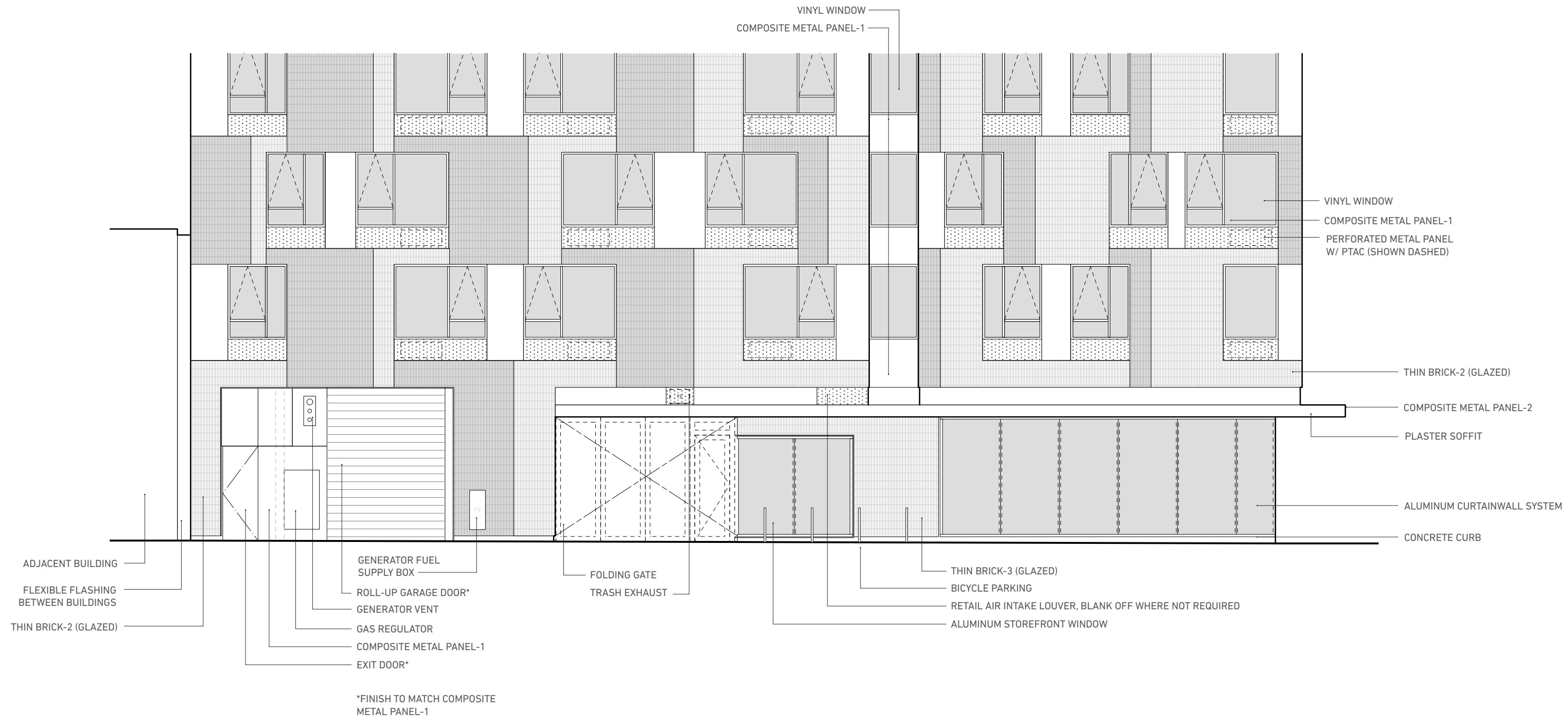


1 NORTH COURTYARD ELEVATION



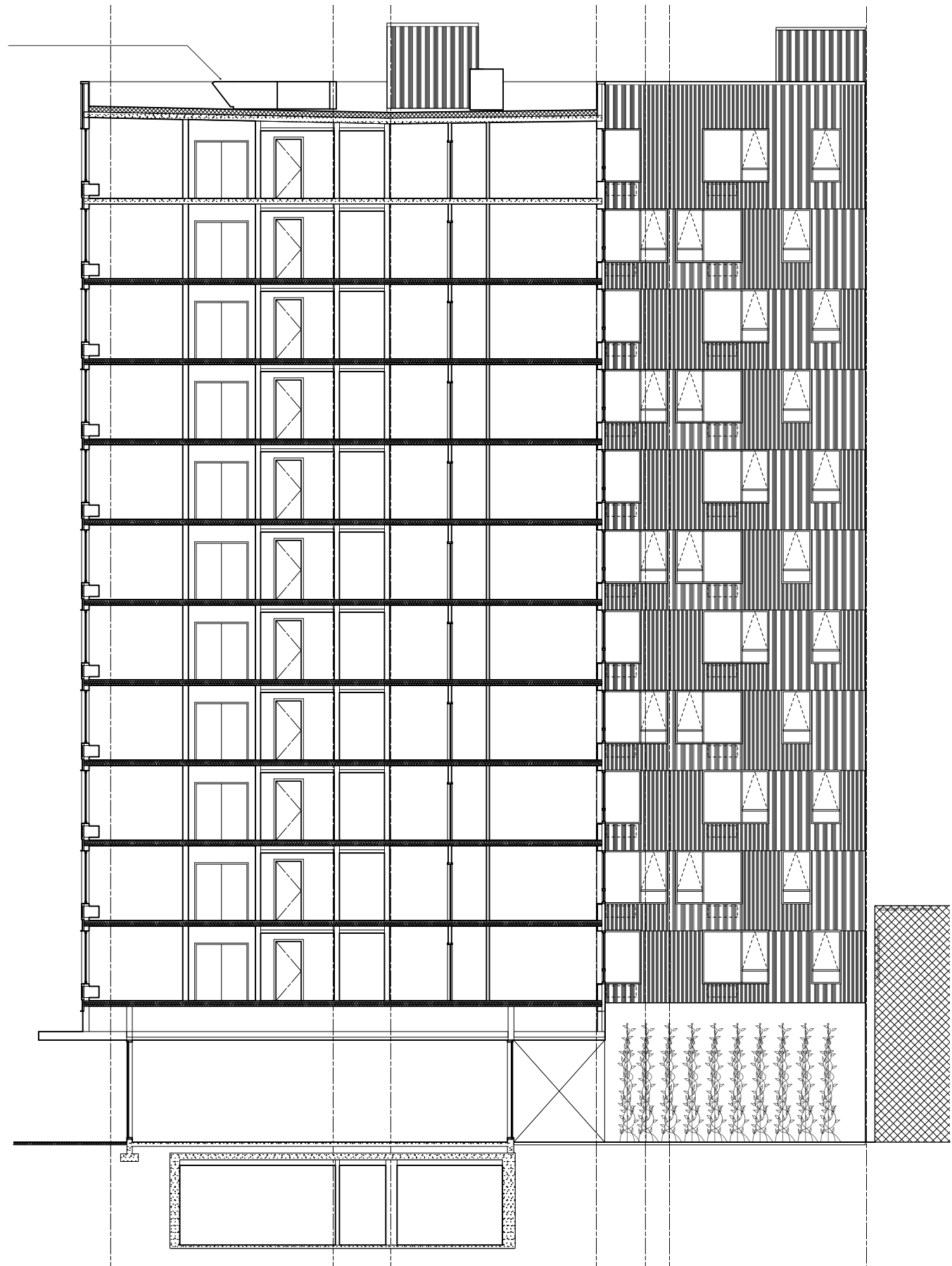


ENLARGED SOUTH ELEVATION



ENLARGED NORTH ELEVATION

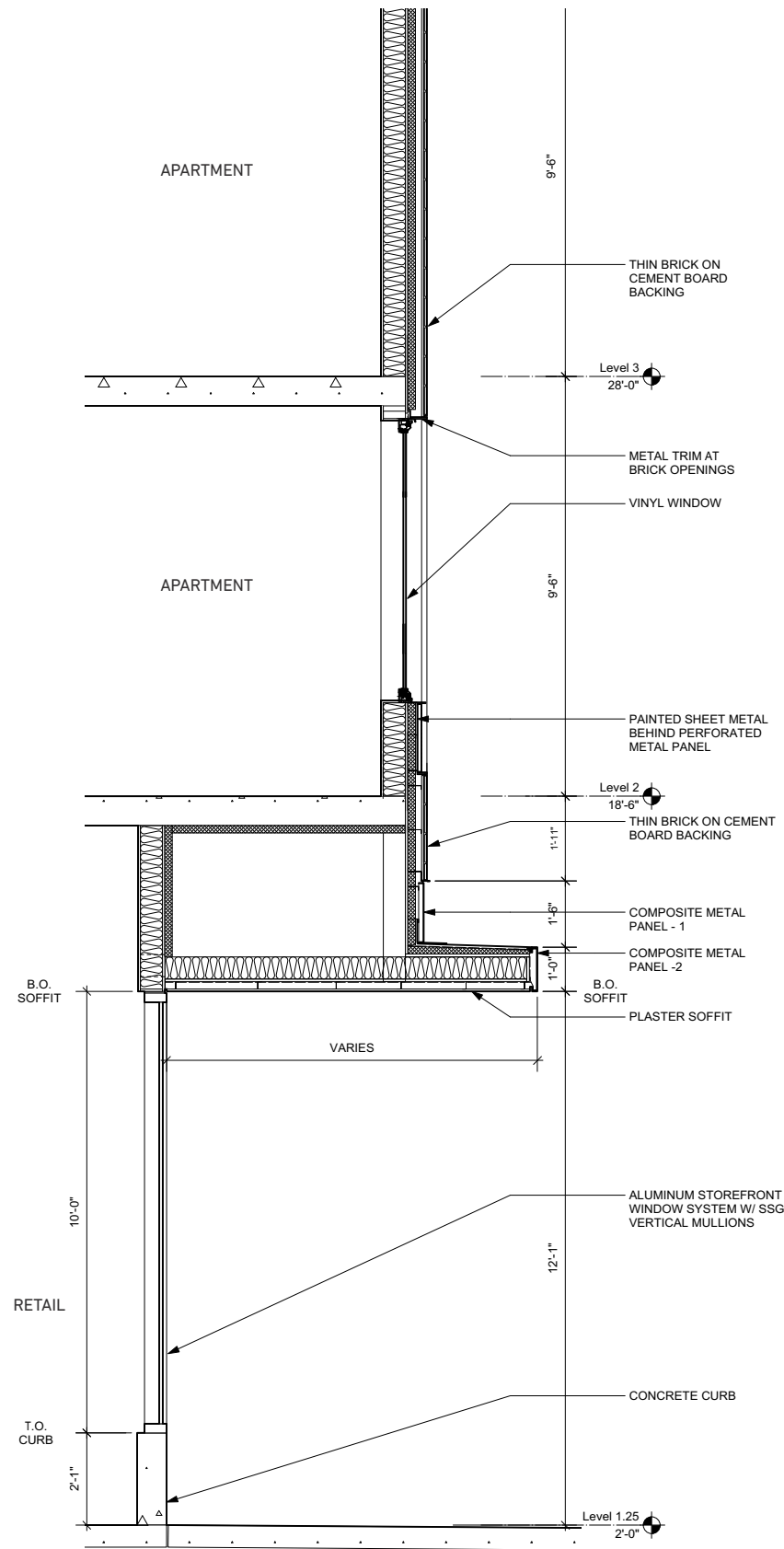
MAKE UP AIR UNIT



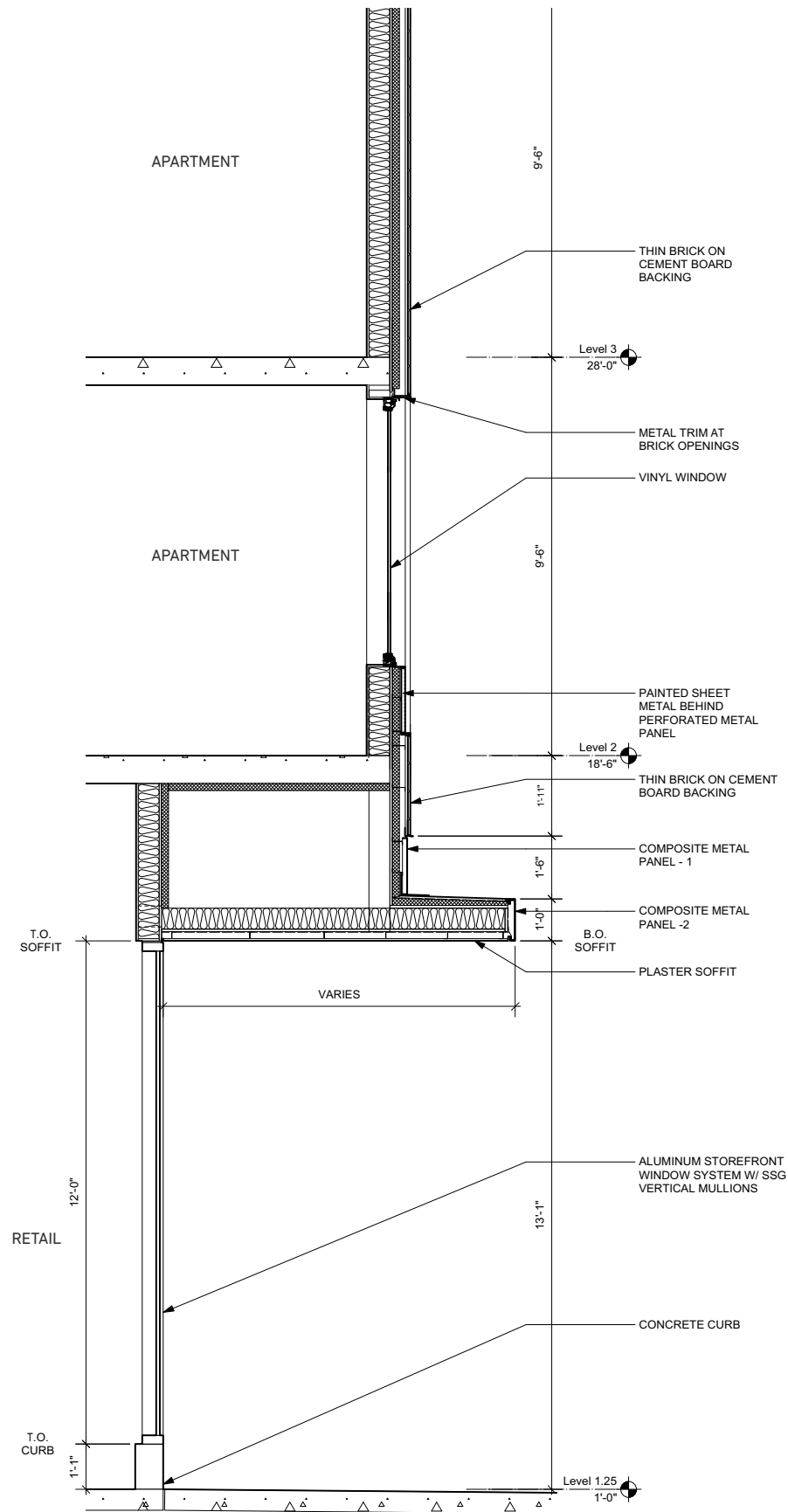
T.O. PENTHOUSE PARAPET 134' - 0"Æ	6'-0"
T.O. PARAPET 128' - 0"Æ	5'-0"
Roof 123' - 0"Æ	9'-6"
Level 12 113' - 6"Æ	9'-6"
Level 11 104' - 0"Æ	9'-6"
Level 10 94' - 6"Æ	9'-6"
Level 9 85' - 0"Æ	9'-6"
Level 8 75' - 6"Æ	9'-6"
Level 7 66' - 0"Æ	9'-6"
Level 6 56' - 6"Æ	9'-6"
Level 5 47' - 0"Æ	9'-6"
Level 4 37' - 6"Æ	9'-6"
Level 3 28' - 0"Æ	9'-6"
Level 2 18' - 6"Æ	14'-6"
Level 1.5 4' - 0"Æ	4'-0"
Level 1 0"Æ	5'-0"
ELEV PIT - SOUTH -5' - 0"Æ	

0'
16'

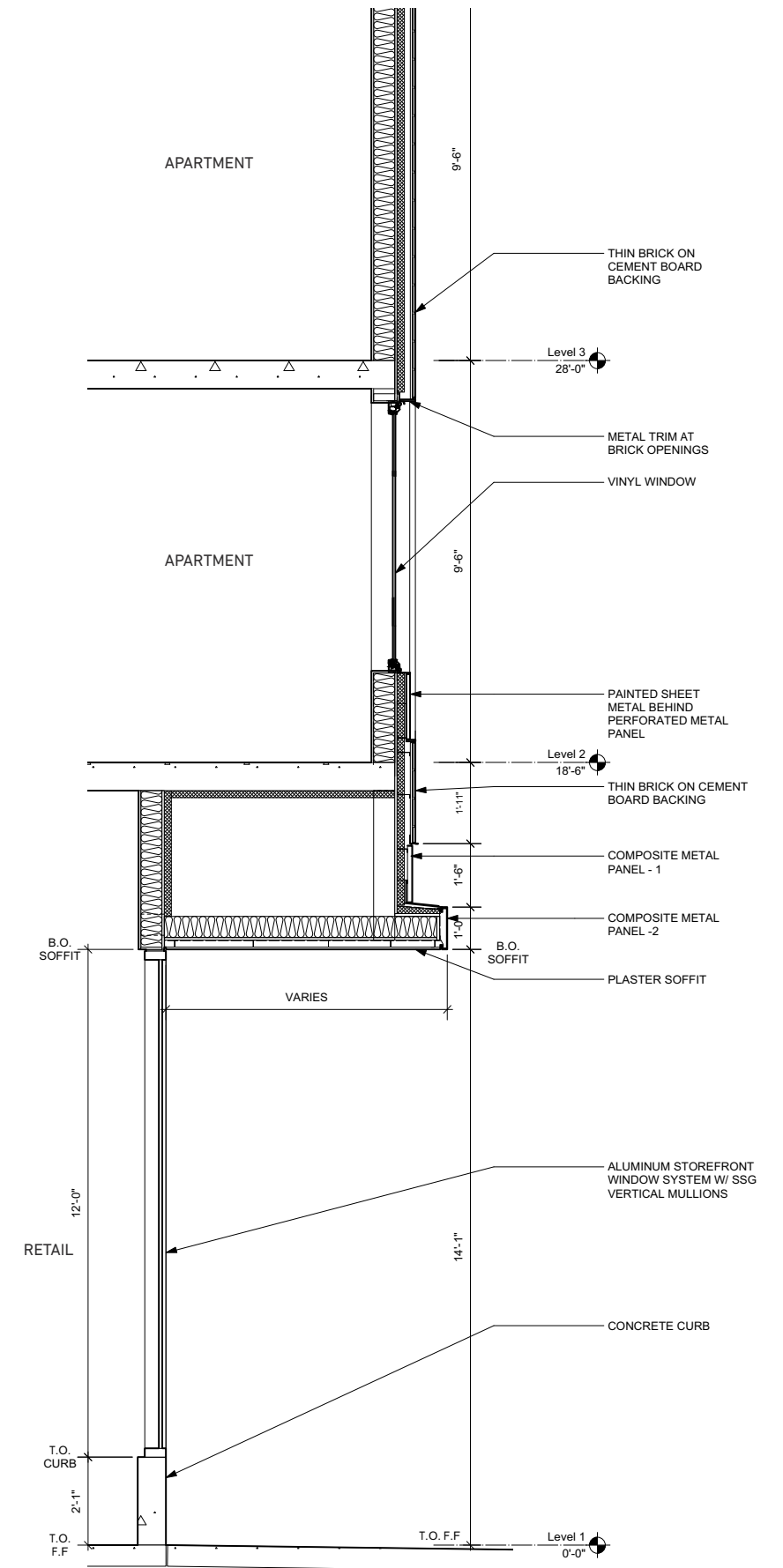
E-W BUILDING SECTION



3 ENLARGED WALL SECTION AT WEST ELEVATION

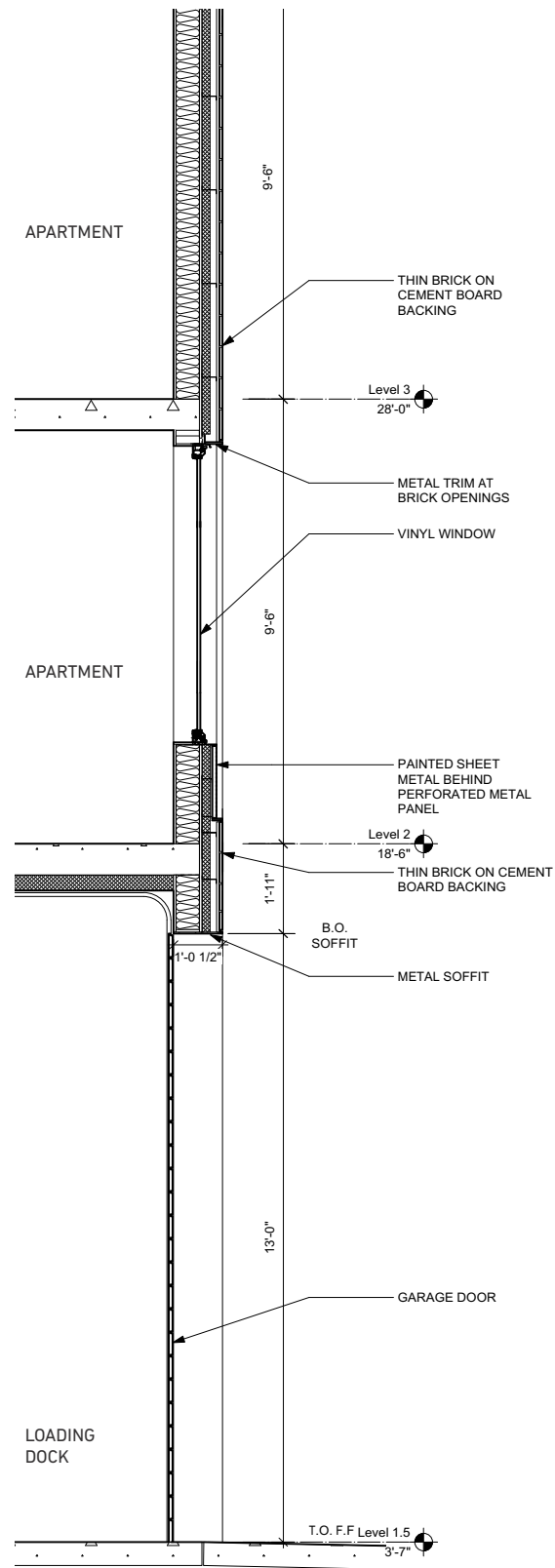


2 ENLARGED WALL SECTION AT WEST ELEVATION

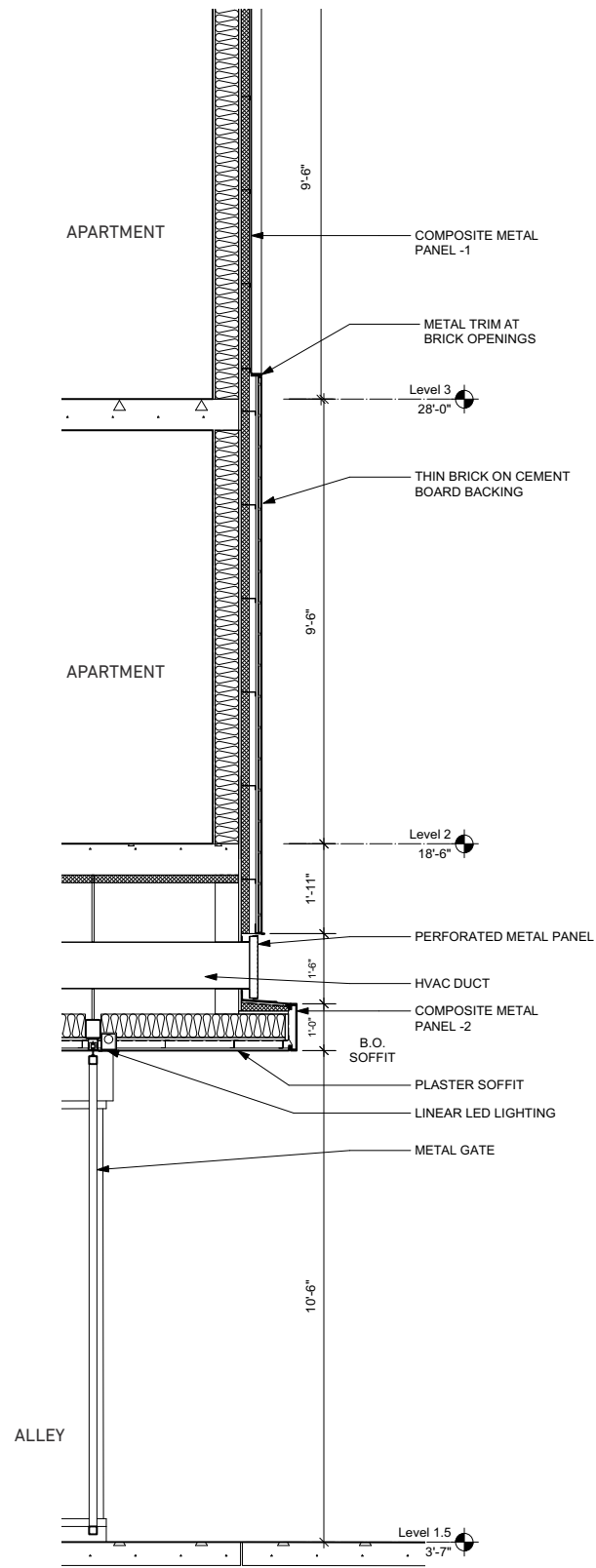


1 ENLARGED SECTION AT WEST ELEVATION

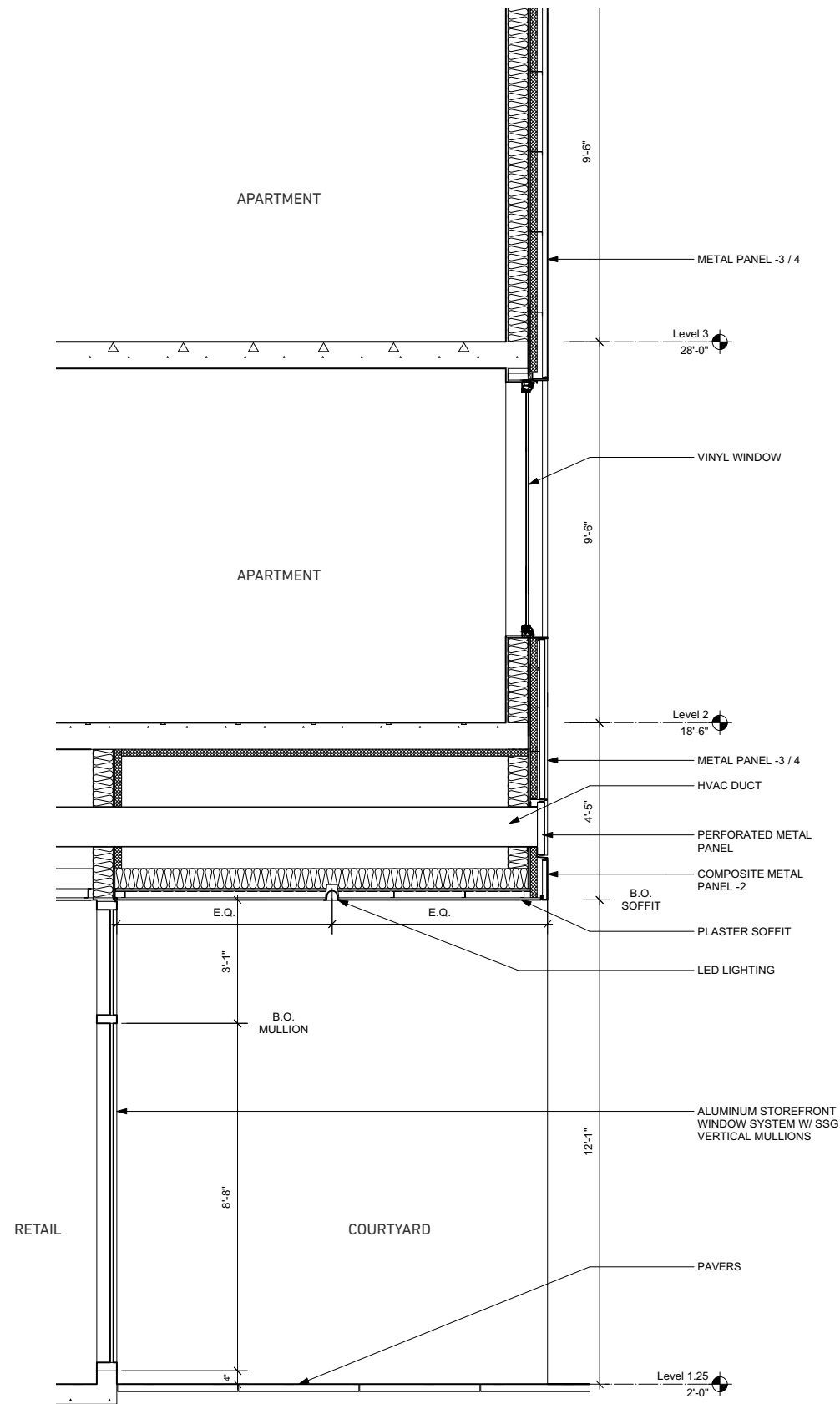
0' 4' GROUND FLOOR WALL SECTION



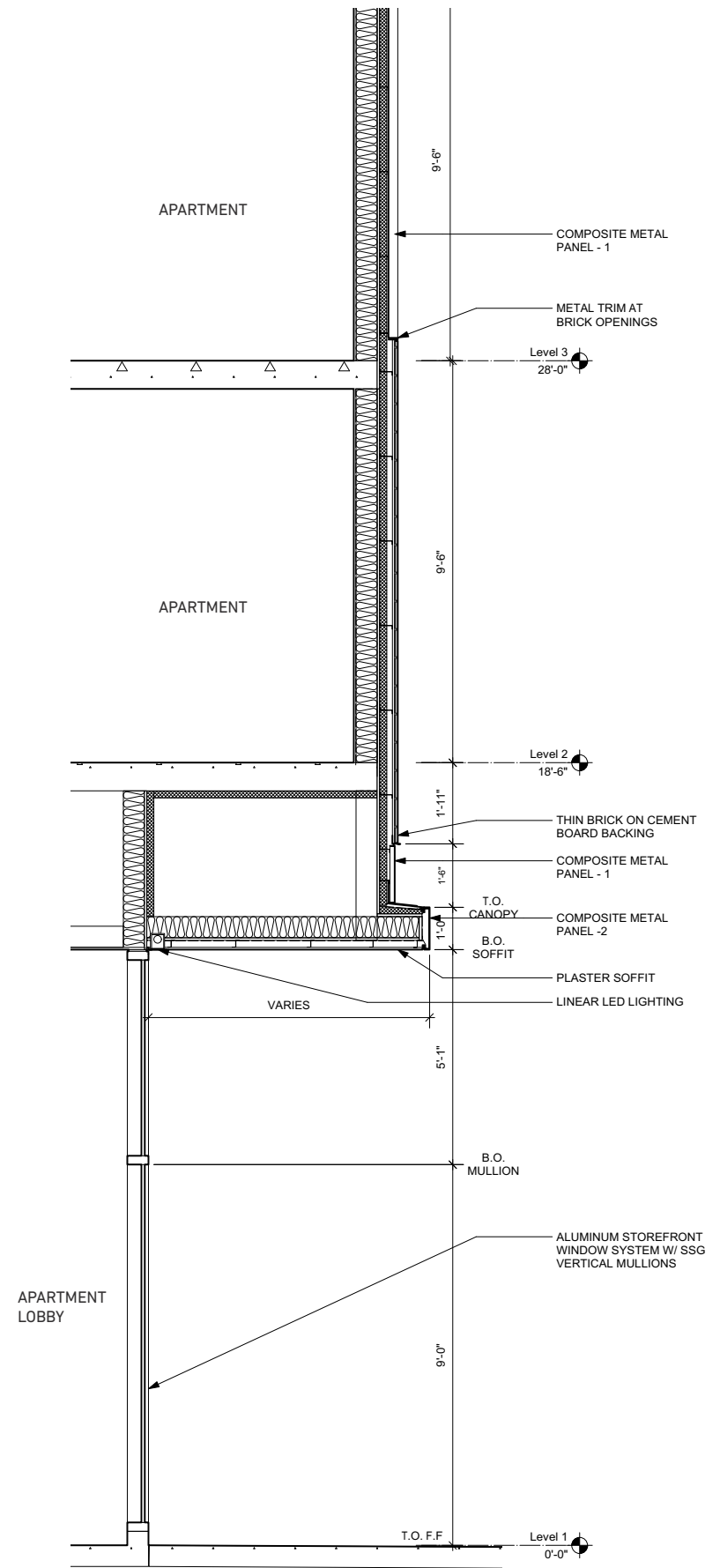
4 ENLARGED WALL SECTION AT LOADING



3 ENLARGED WALL SECTION AT NORTH ENTRY

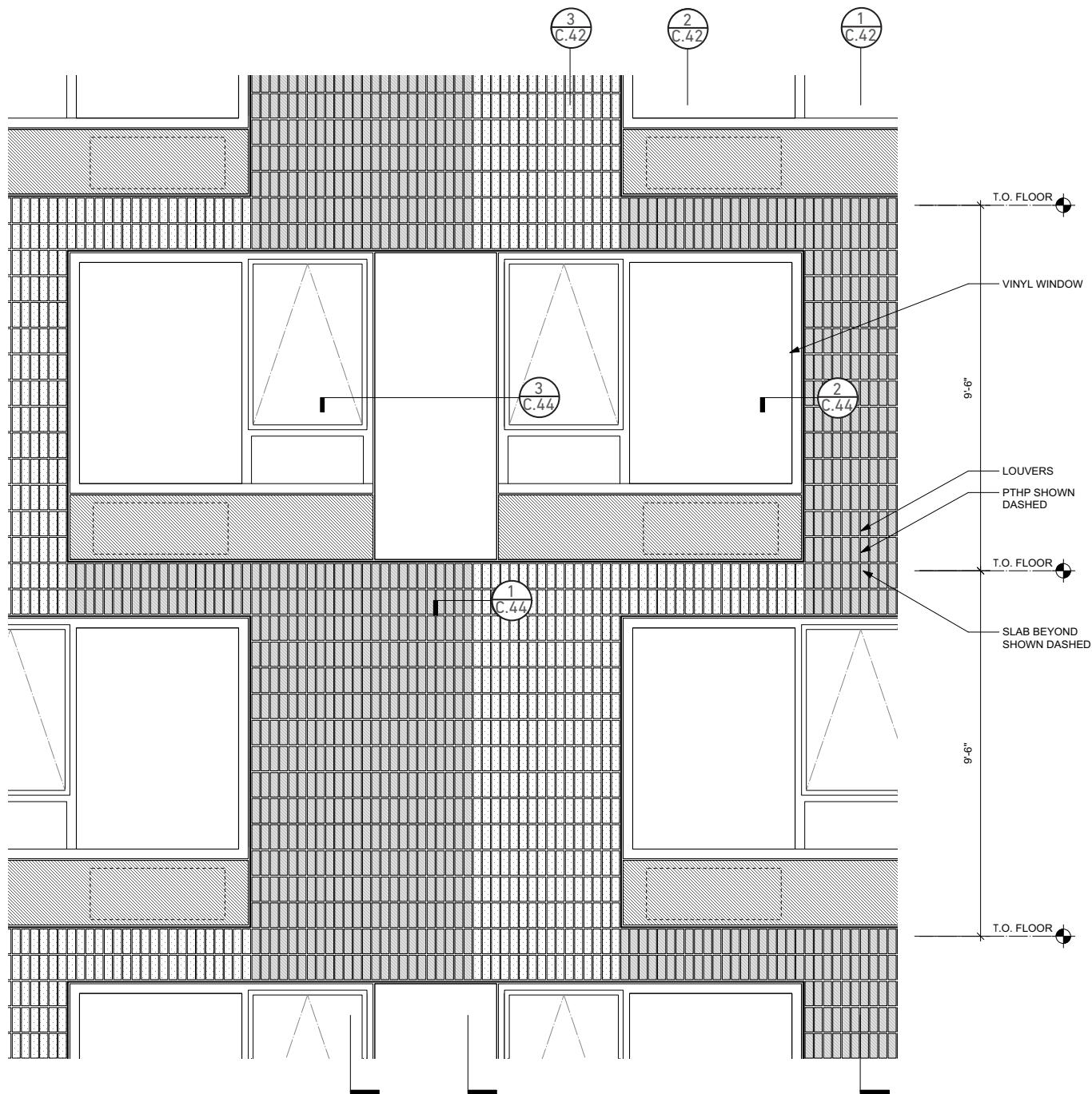


2 ENLARGED WALL SECTION AT COURTYARD

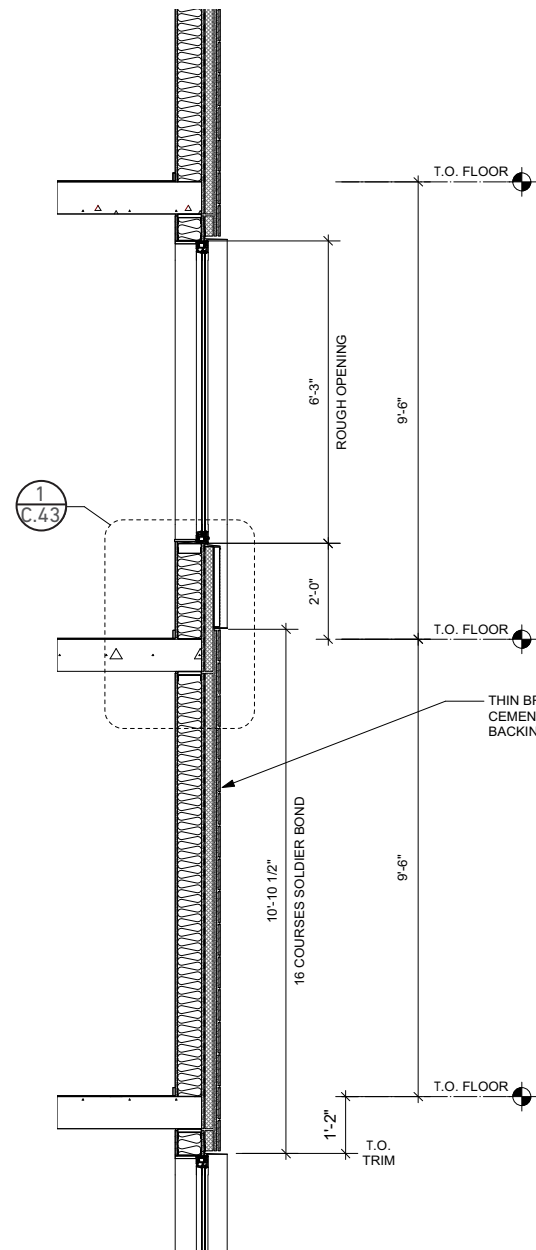


1 ENLARGED SECTION AT SOUTH ENTRY

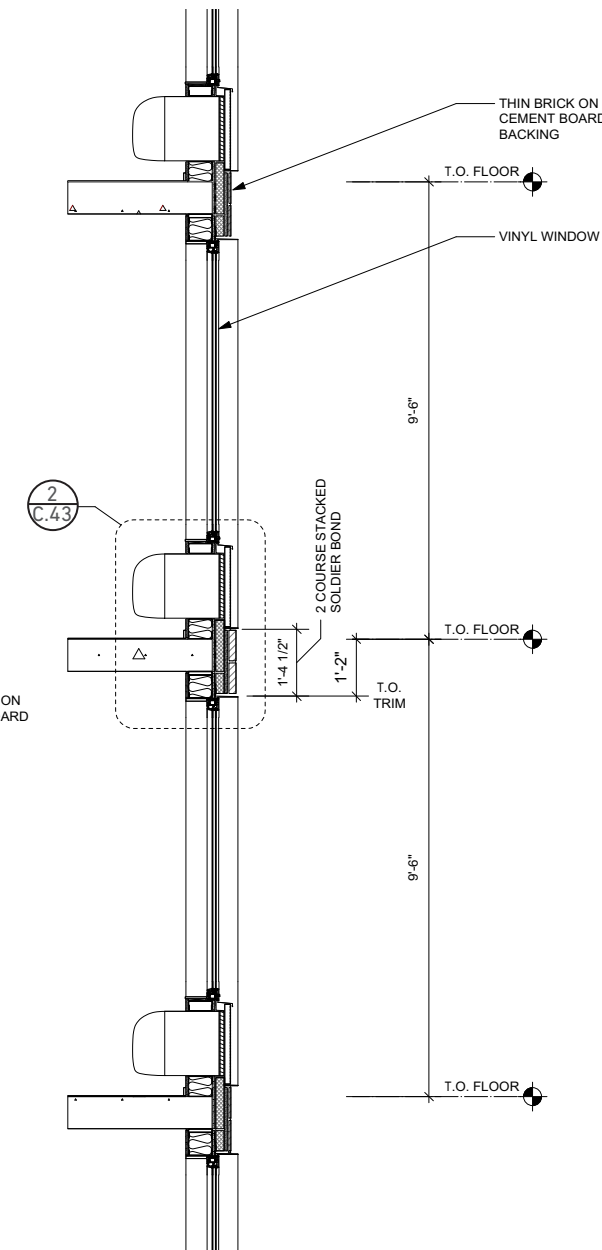
0' 4' GROUND FLOOR WALL SECTION



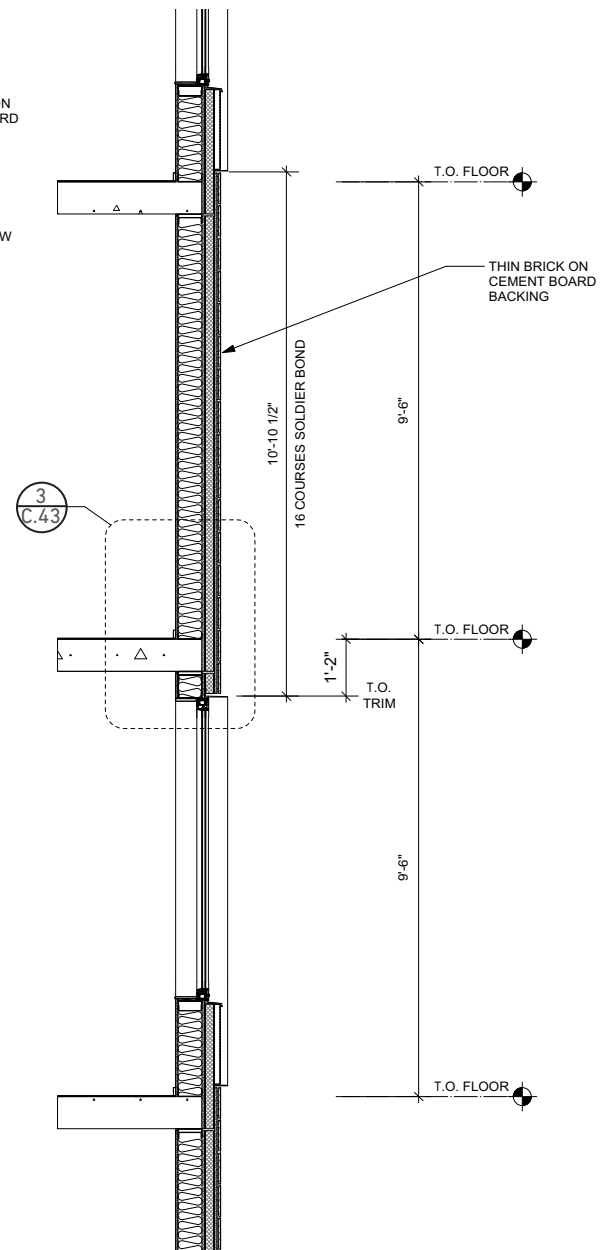
4 ENLARGED ELEVATION



3 WALL SECTION



2 WALL SECTION

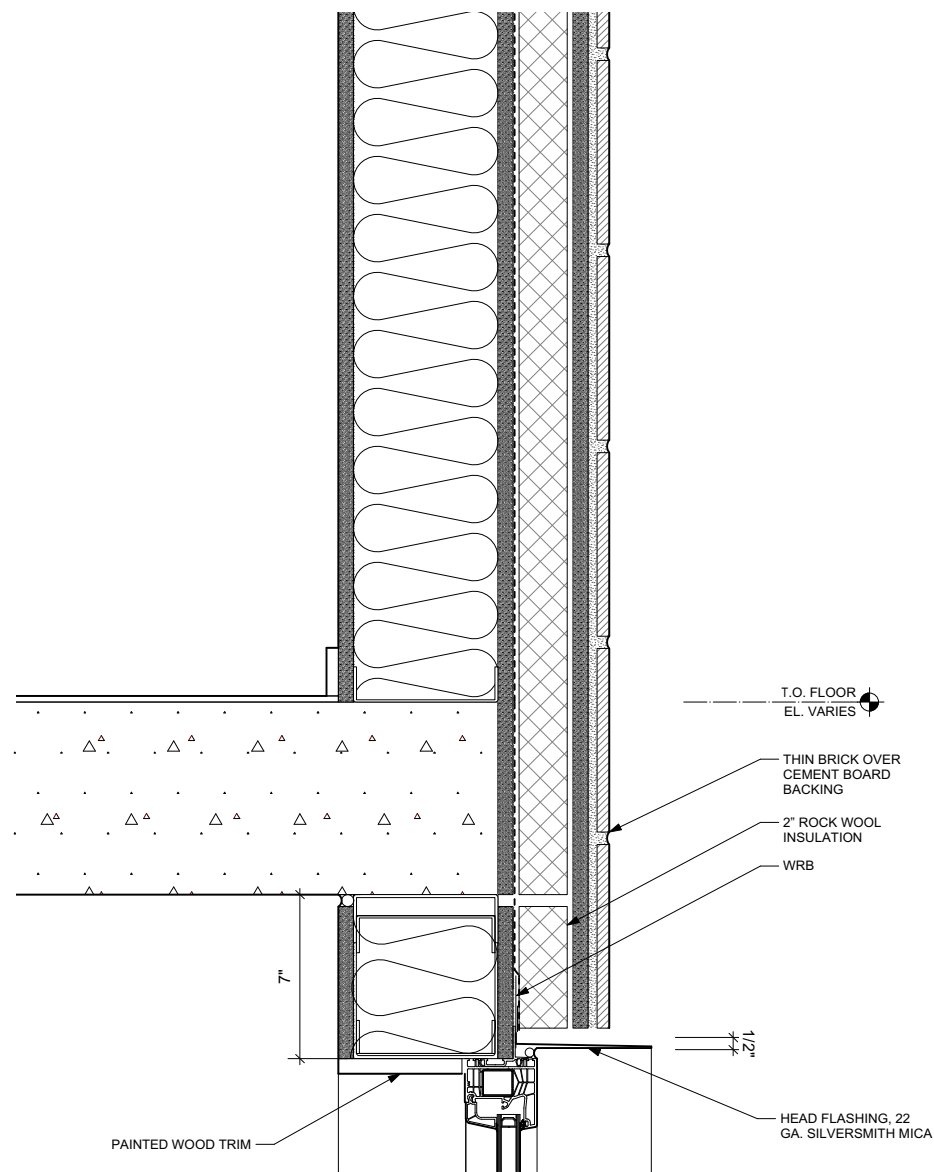


1 WALL SECTION

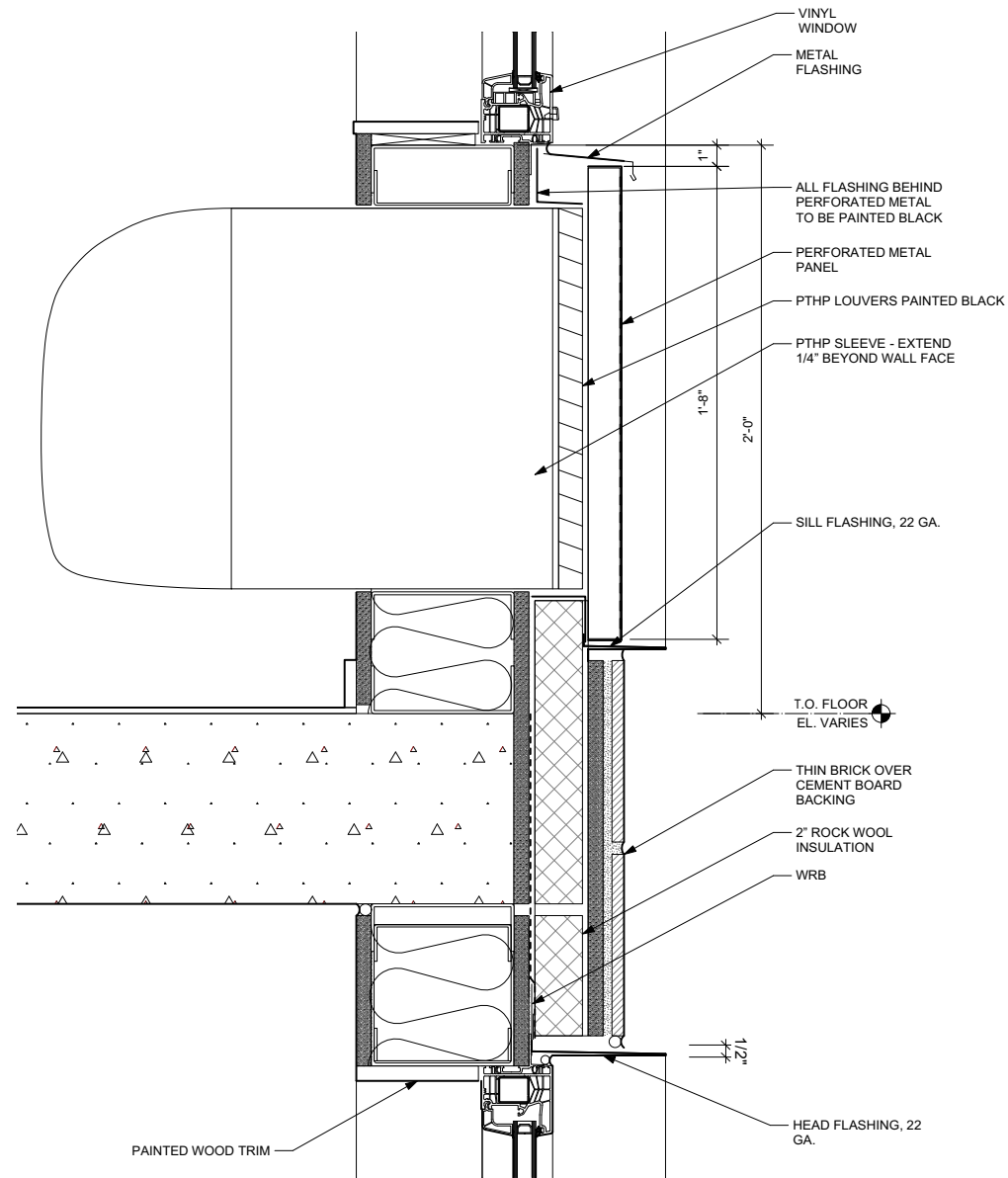
0'

4'

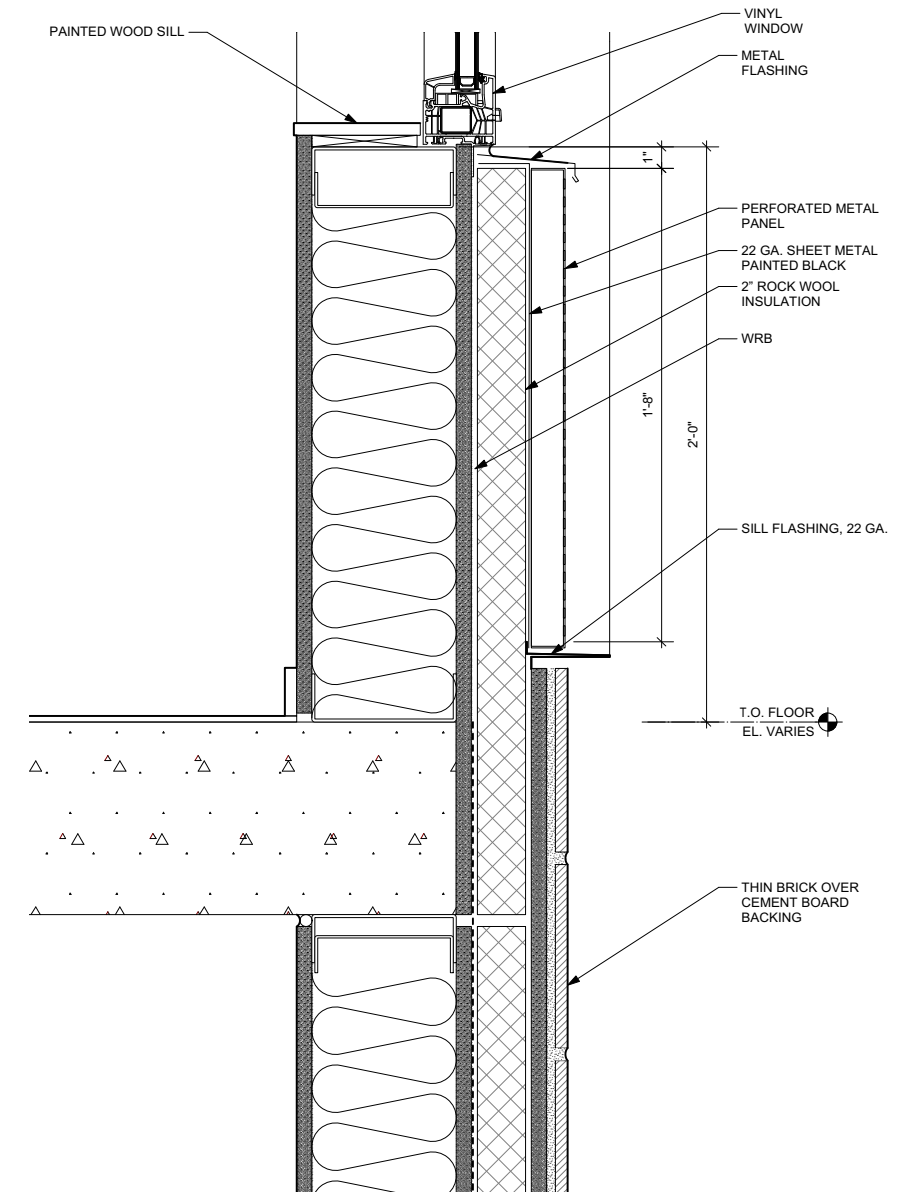
APARTMENT WALL SECTIONS



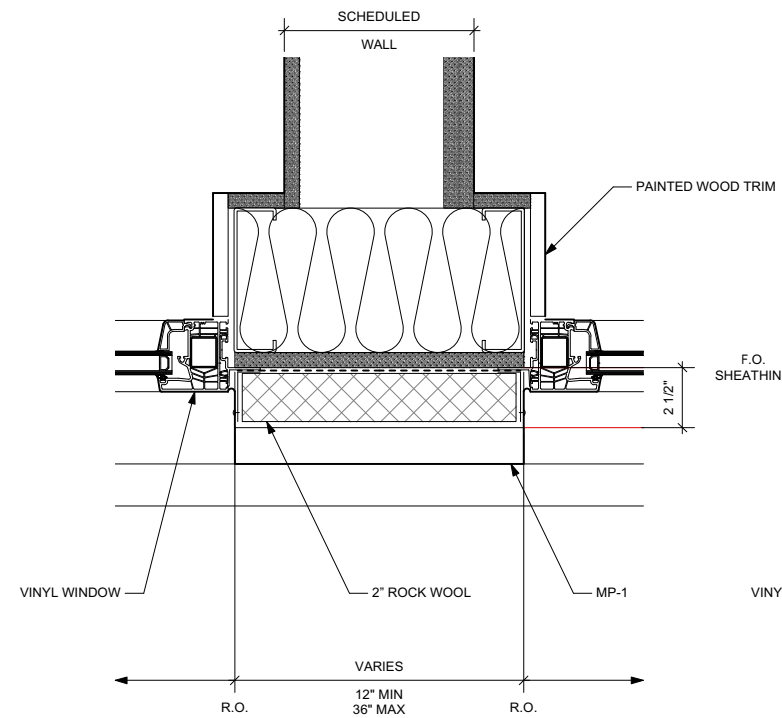
3 SECTION DETAIL AT WINDOW HEAD/BRICK



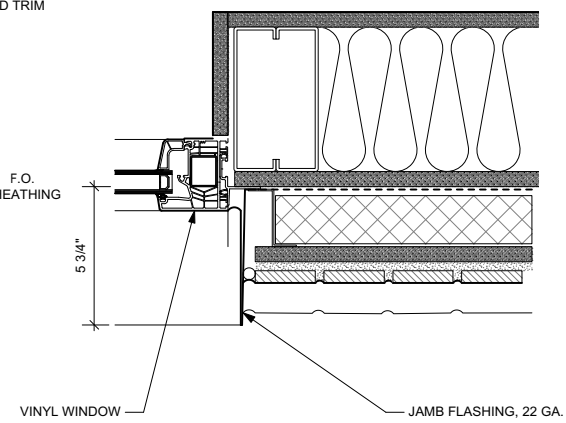
2 SECTION DETAIL AT WINDOW SILL/LOUVER



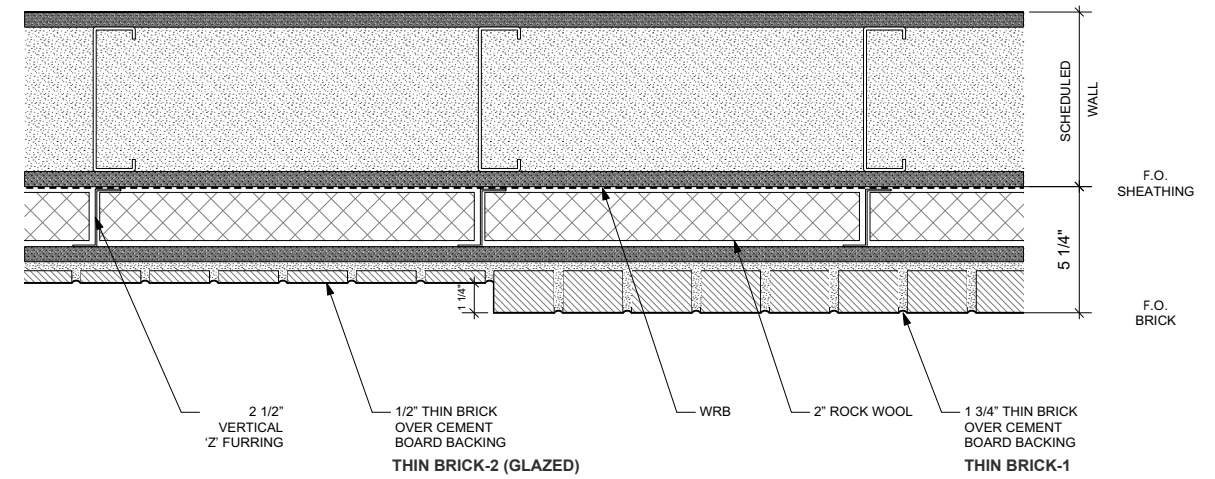
1 SECTION DETAIL AT WINDOW SILL/BLANK LOUVER



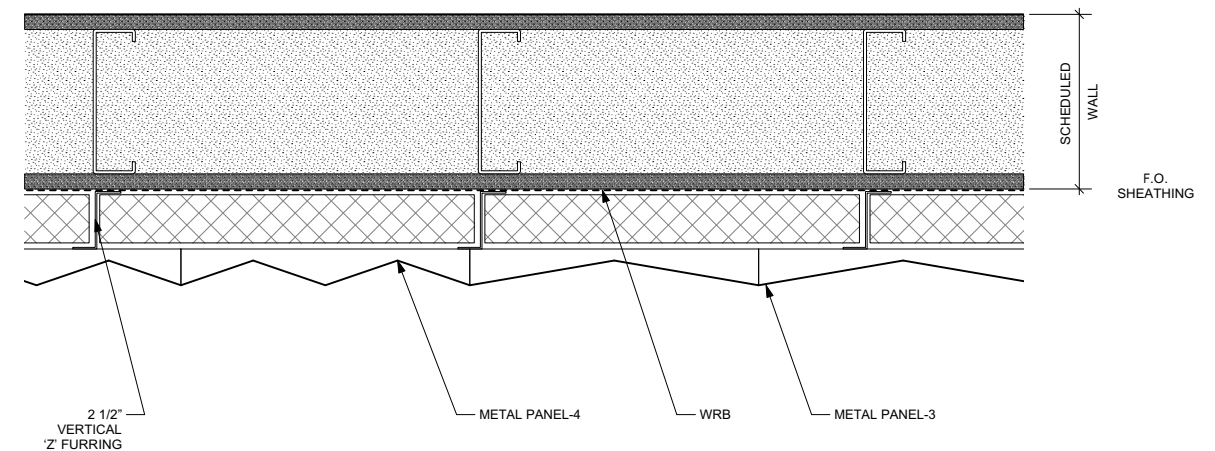
3 PLAN DETAIL AT WINDOW JAMB/METAL PANEL



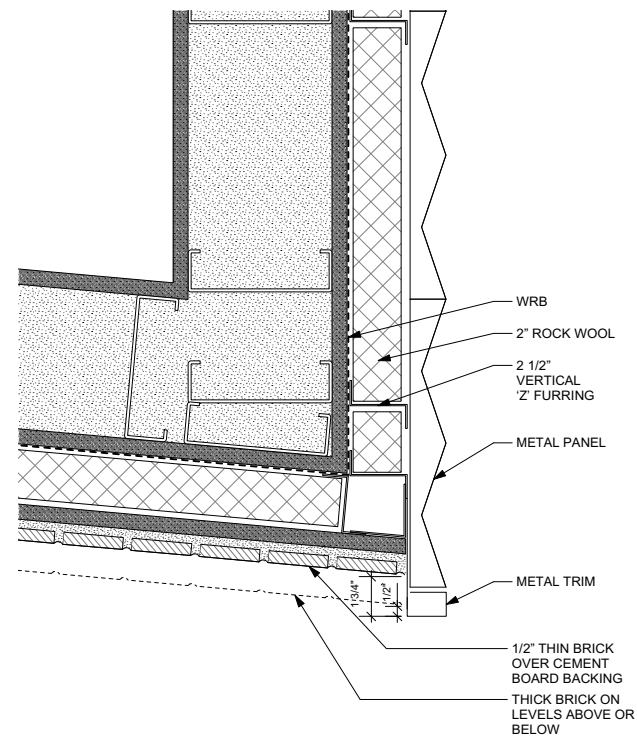
2 PLAN DETAIL AT WINDOW JAMB/BRICK



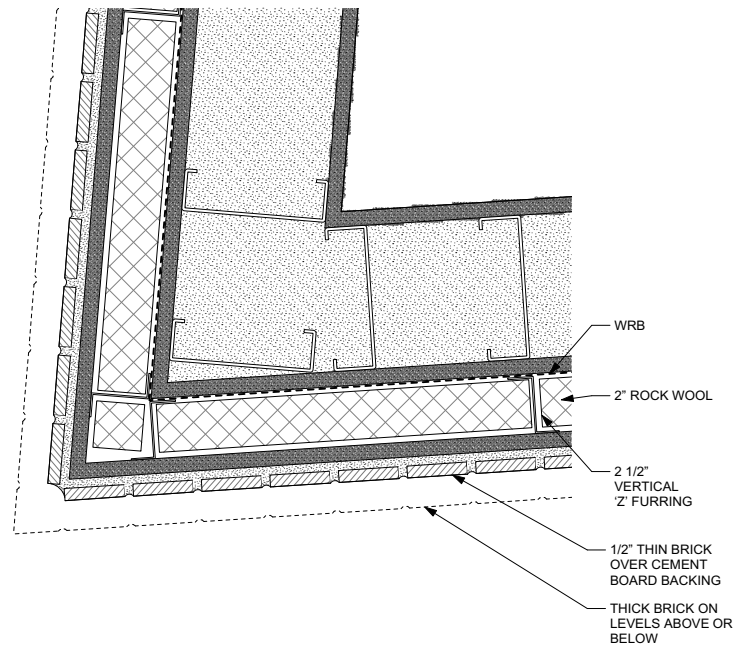
1 PLAN DETAIL AT BRICK TRANSITION



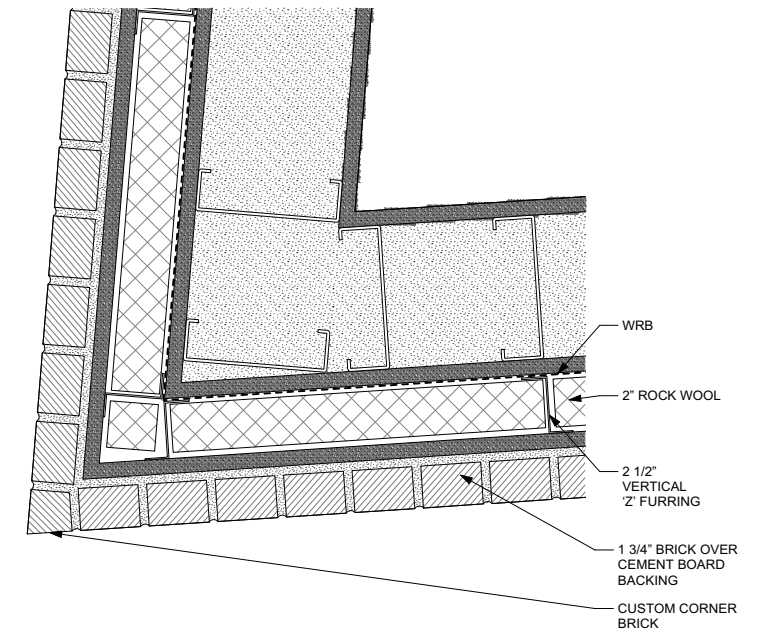
4 PLAN DETAIL AT METAL PANEL



3 PLAN DETAIL AT THIN BRICK / METAL PANEL CORNER



2 PLAN DETAIL AT THIN BRICK-2 CORNER



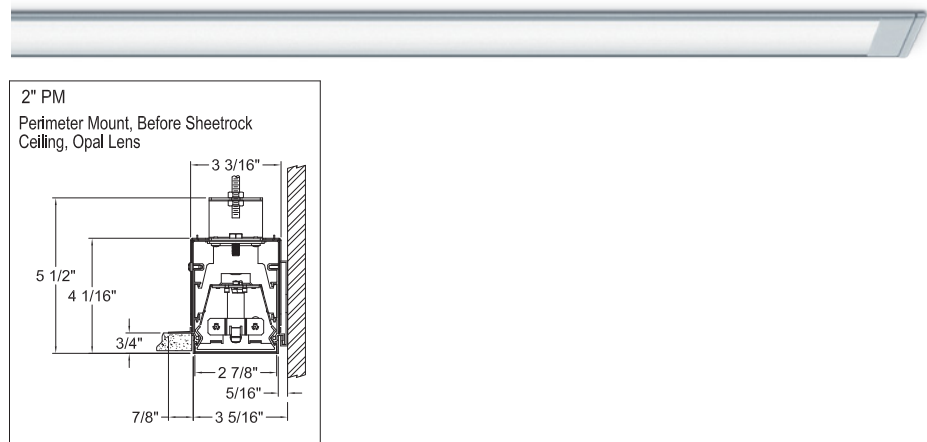
1 PLAN DETAIL AT THIN BRICK-1 CORNER

0'

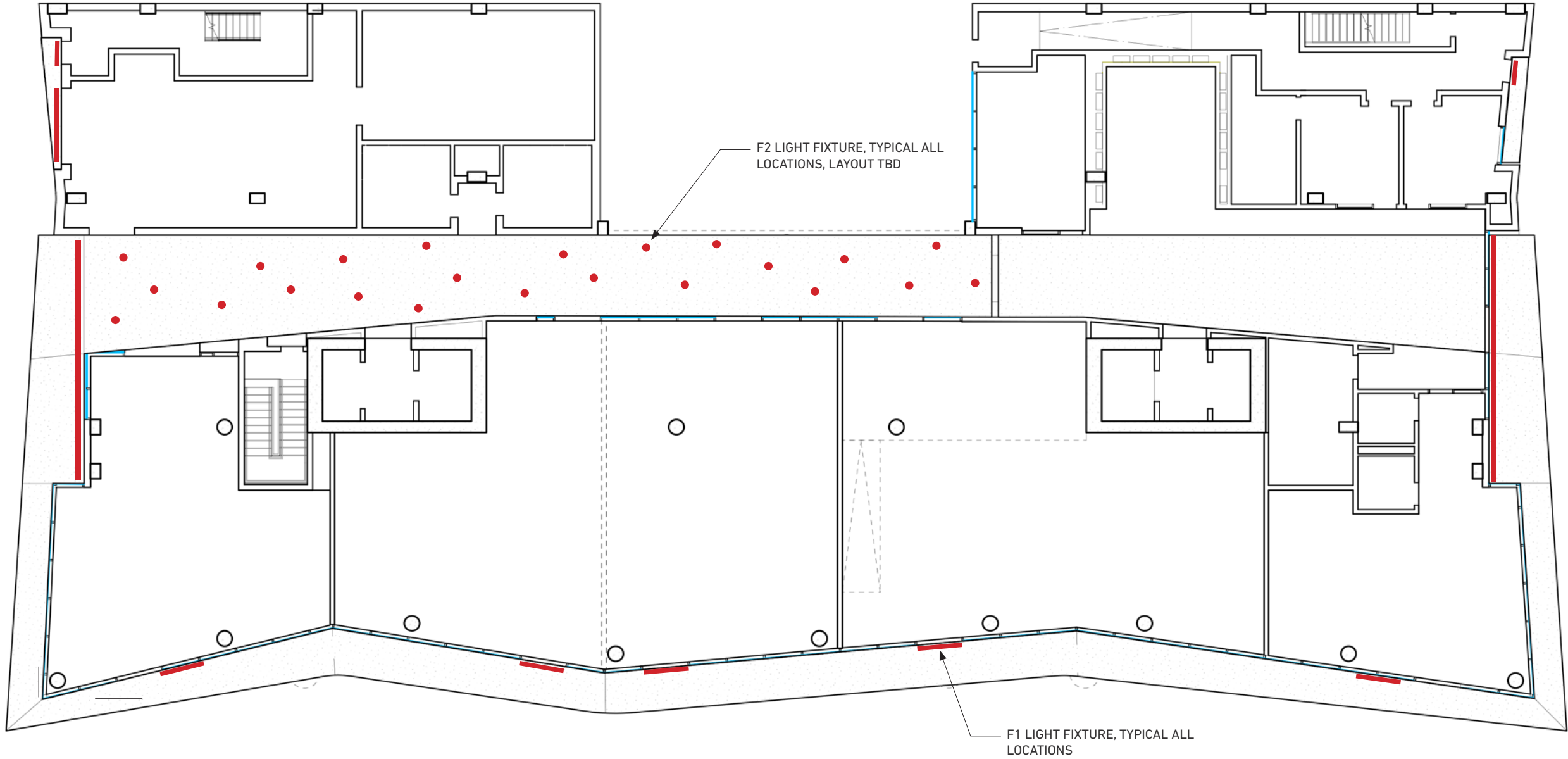
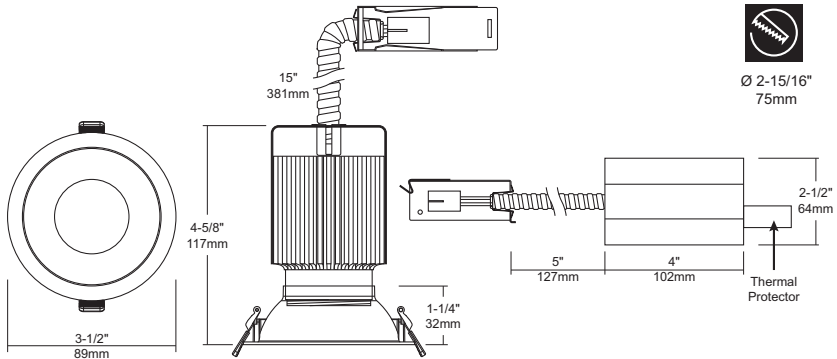
1 1/2'

FACADE DETAILS

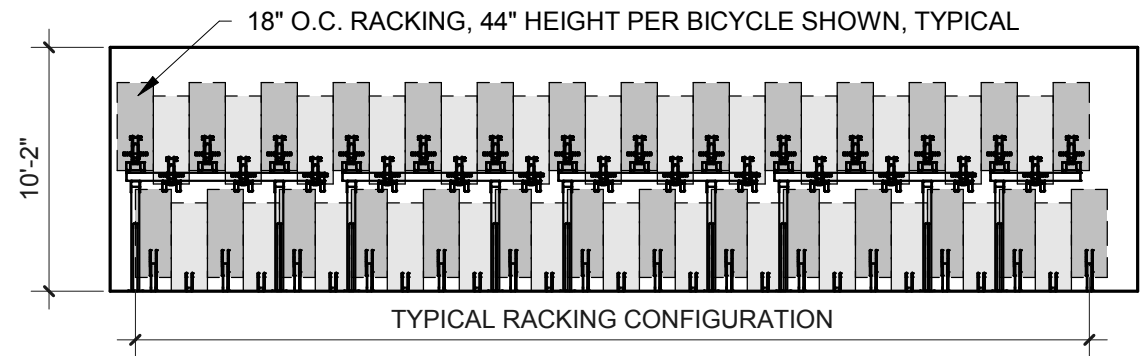
F1 LIGHT FIXTURE



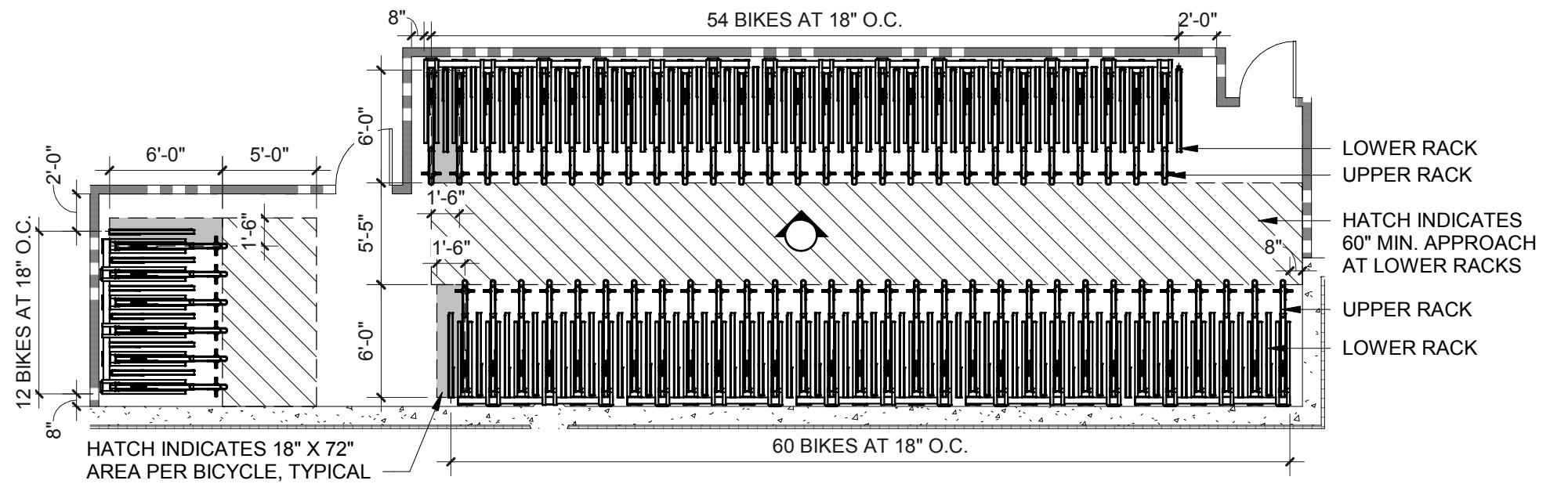
F2 LIGHT FIXTURE



GROUND FLOOR LIGHTING PLAN



1 BICYCLE PARKING ROOM ELEVATION



2 BICYCLE PARKING ROOM PLAN

BICYCLE PARKING