

RALEIGH 22

A new mixed-use development for Northwest Portland.



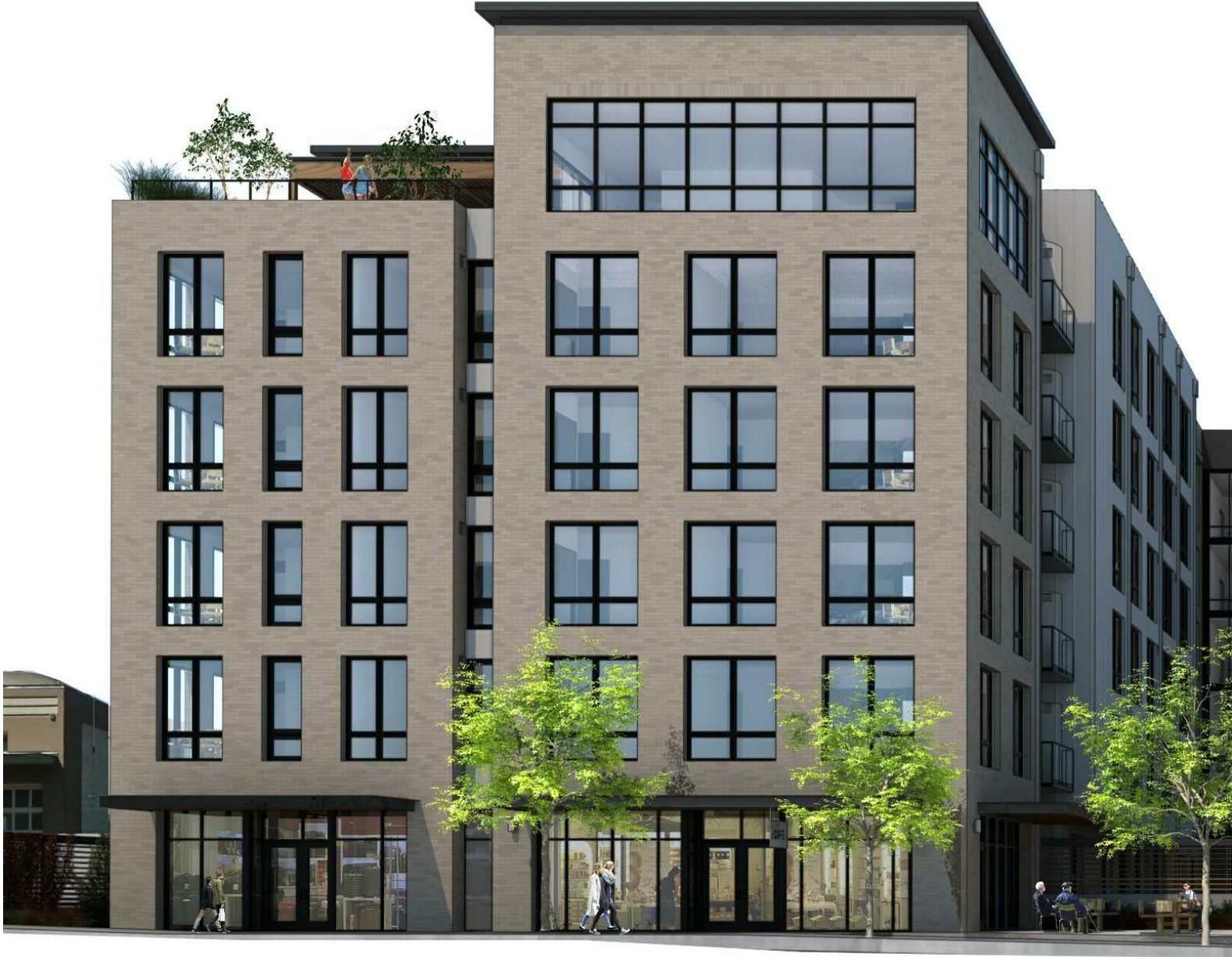


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MATERIALS





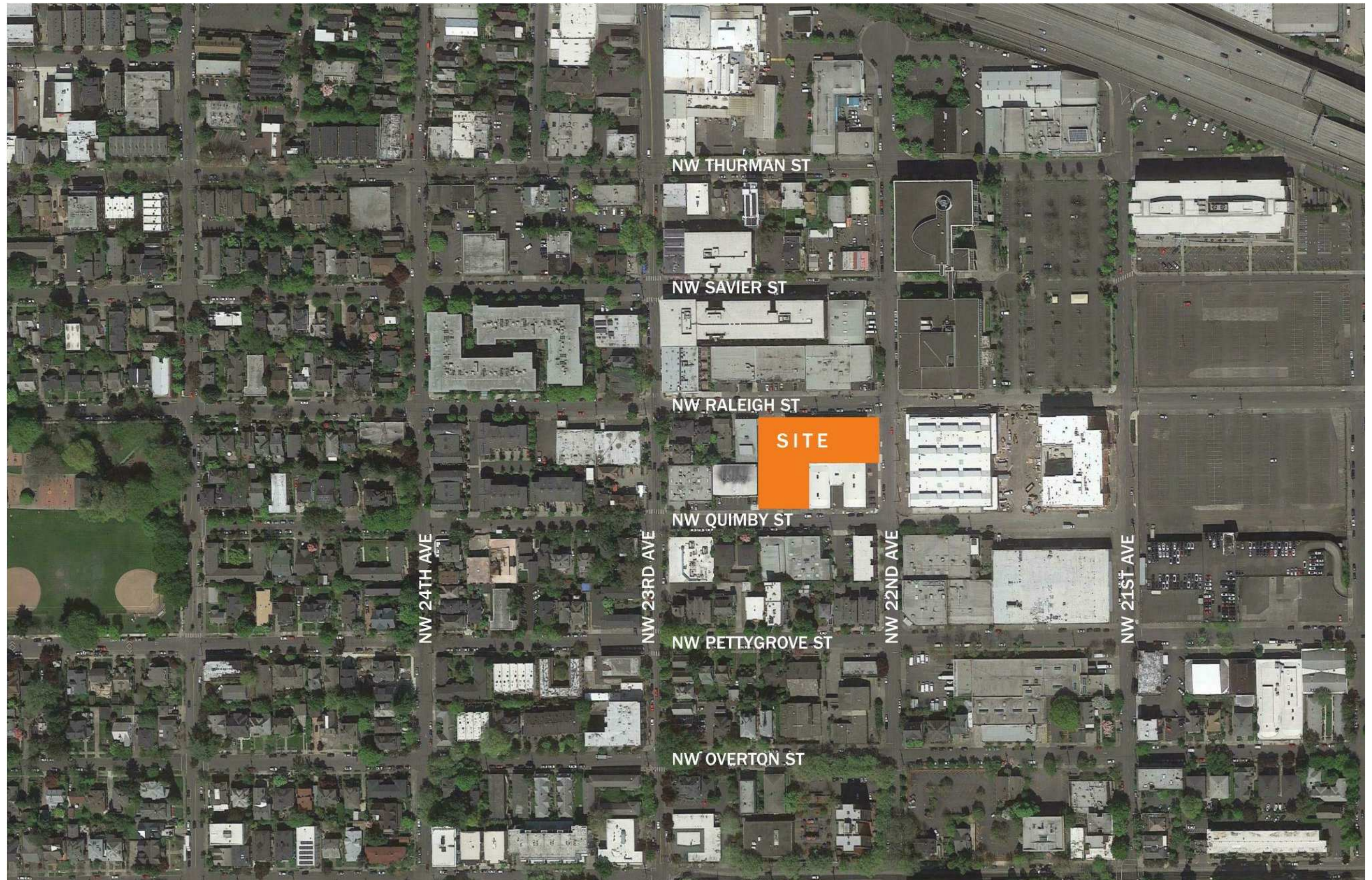


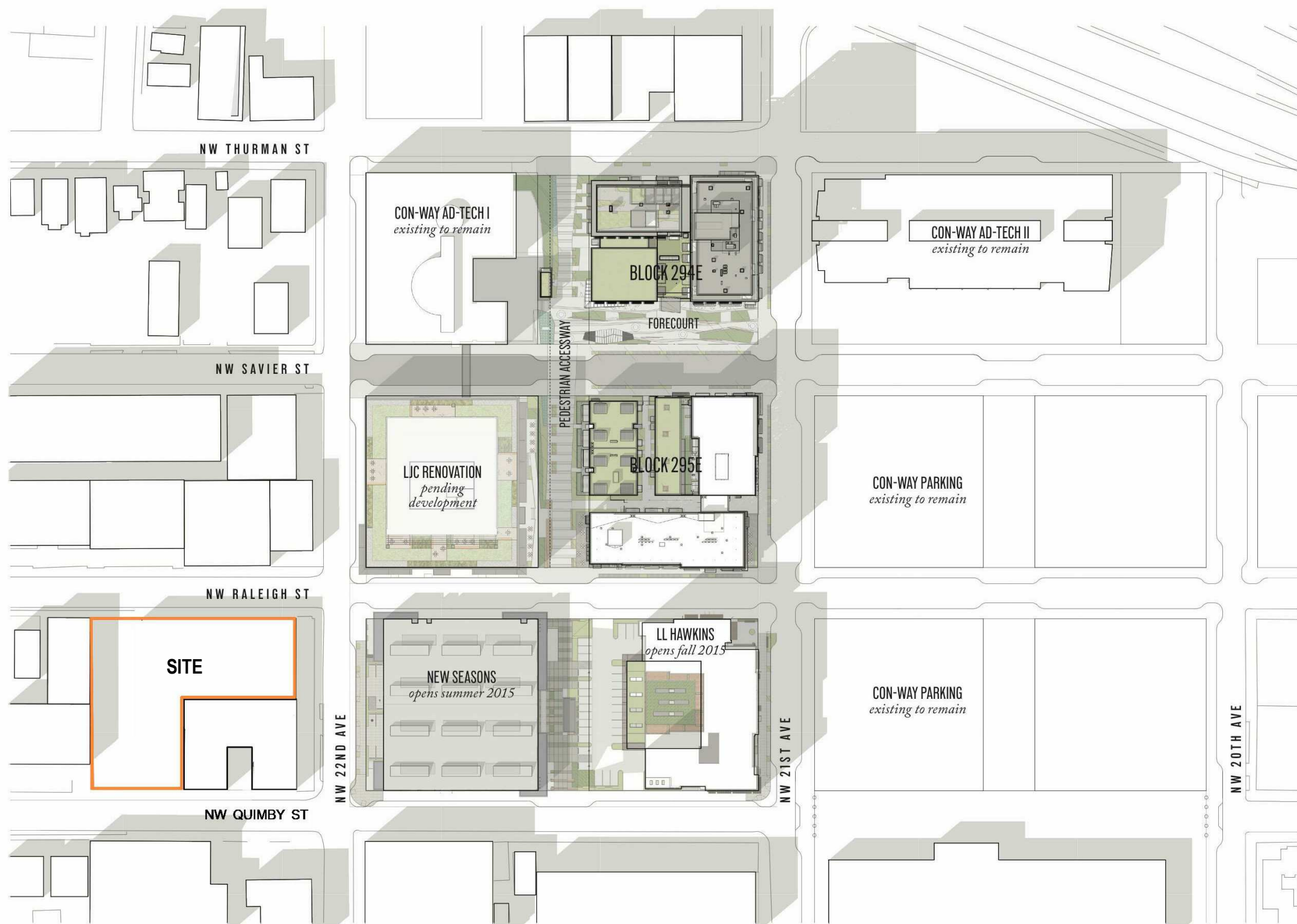














VIEW FROM RALEIGH + 22ND LOOKING SOUTHWEST



VIEW WITHIN SITE LOOKING NORTH TOWARD RALEIGH



VIEW FROM QUIMBY ST LOOKING NORTH



VIEW FROM RALEIGH LOOKING SOUTHEAST



LL HAWKINS



LELAND JAMES CENTER



BLOCK 295 EAST



NEW SEASONS



BLOCK 295 EAST



BLOCK 294 EAST



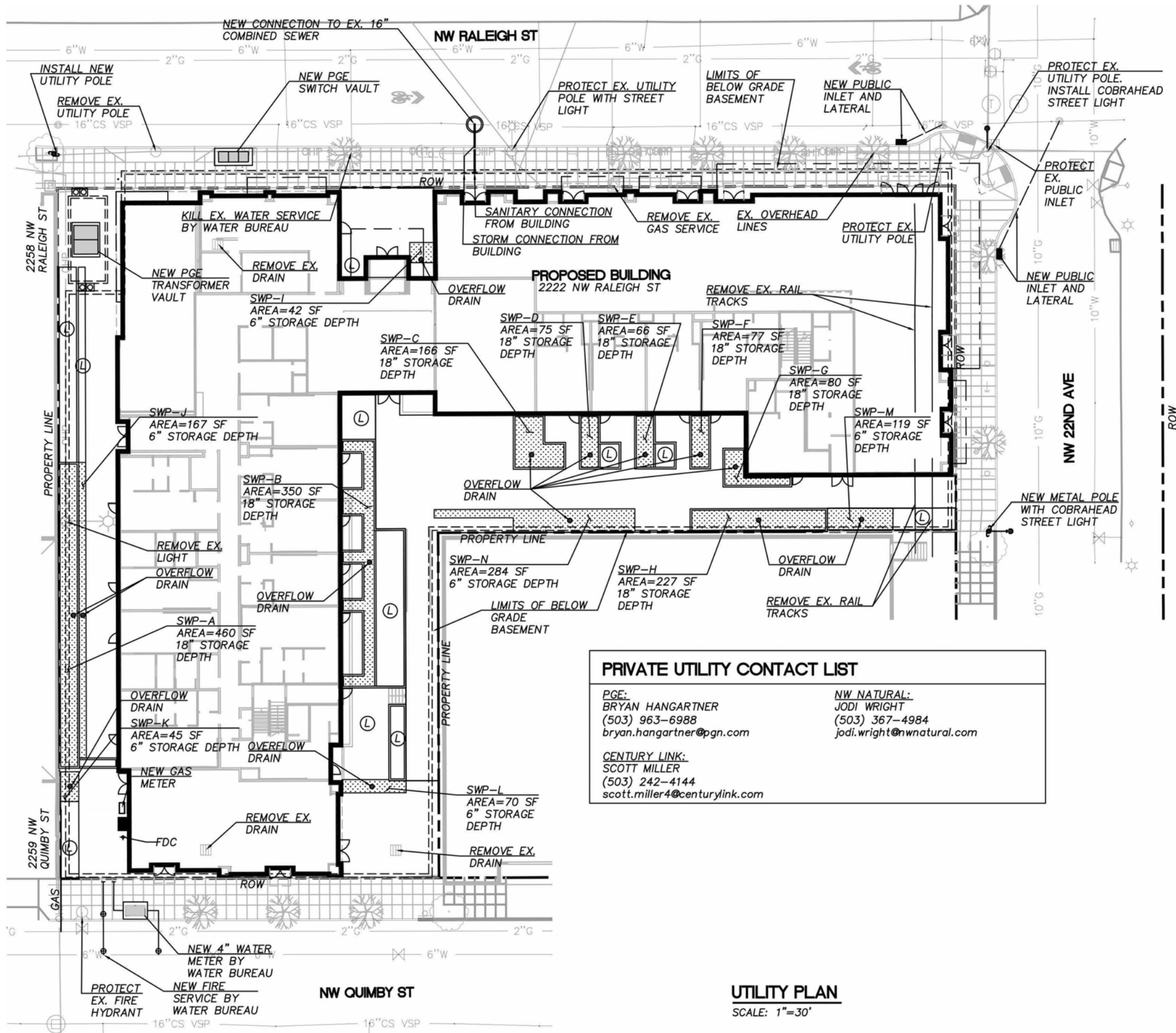
NW 23RD AVENUE

NW RALEIGH STREET

NW 22ND AVENUE

NW QIMBY STREET





PRIVATE UTILITY CONTACT LIST	
PGE: BRYAN HANGARTNER (503) 963-6988 bryan.hangartner@pgn.com	NW NATURAL: JODI WRIGHT (503) 367-4984 jodi.wright@nwnatural.com
CENTURY LINK: SCOTT MILLER (503) 242-4144 scott.miller4@centurylink.com	

STORMWATER NARRATIVE

PRIVATE SITE:

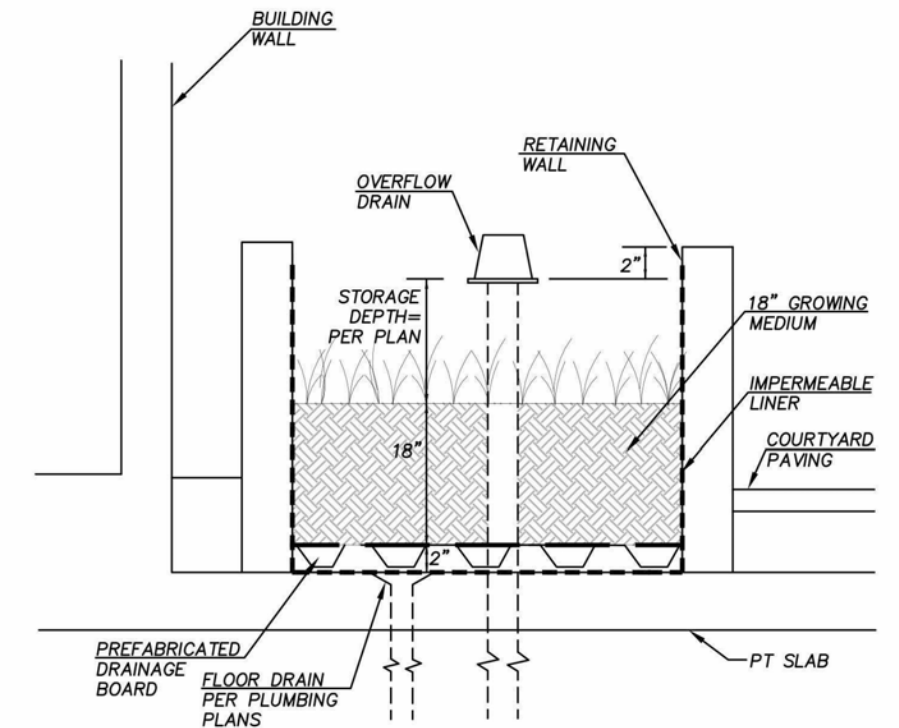
WATER QUALITY & WATER QUANTITY
WATER QUALITY AND QUANTITY CONTROL REQUIREMENTS ARE MET WITH FLOW-THROUGH STORMWATER PLANTERS

DISPOSAL

INFILTRATION IS NOT POSSIBLE DUE TO LOW INFILTRATION RATES OF NATIVE SOILS. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE 16" COMBINED SEWER IN NW RALEIGH ST. THE PROJECT WILL FALL UNDER CATEGORY 4 OF THE DISPOSAL HIERARCHY.

PUBLIC STREET IMPROVEMENTS:

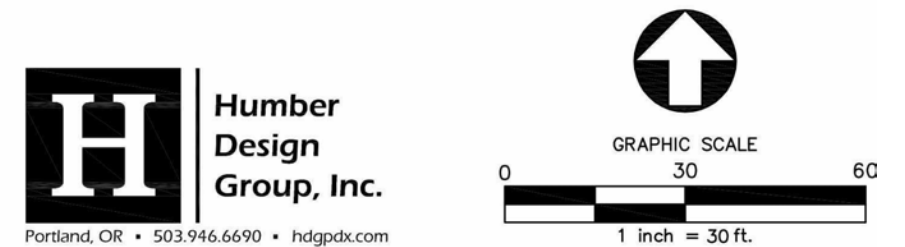
STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT OF WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

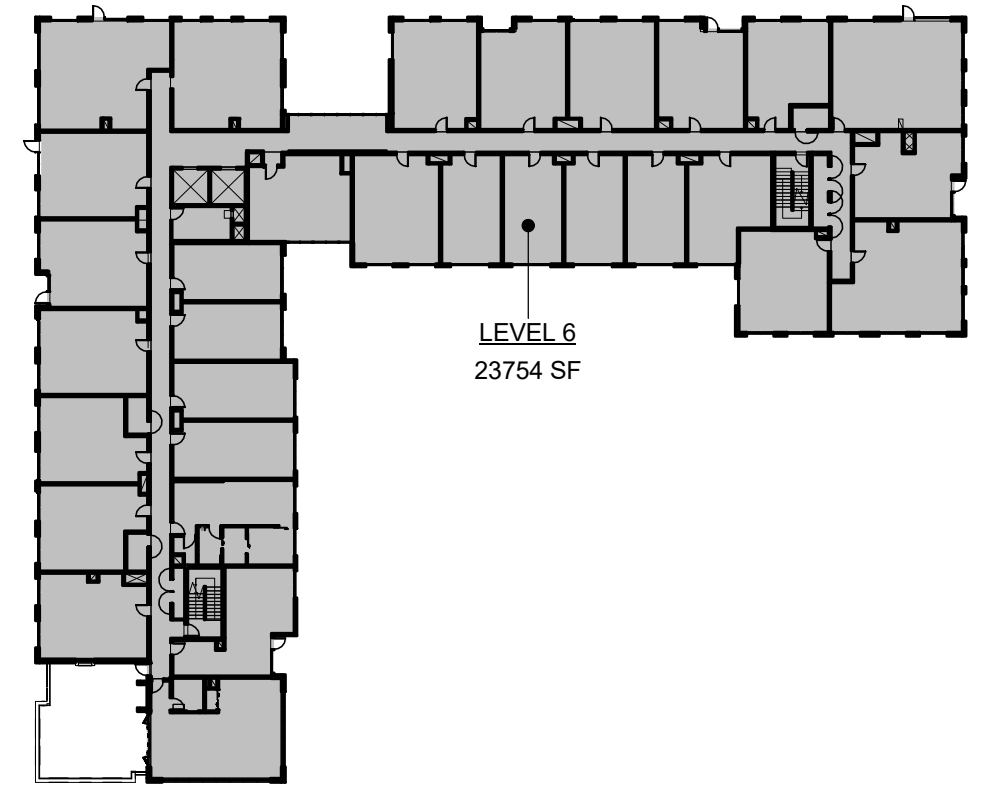
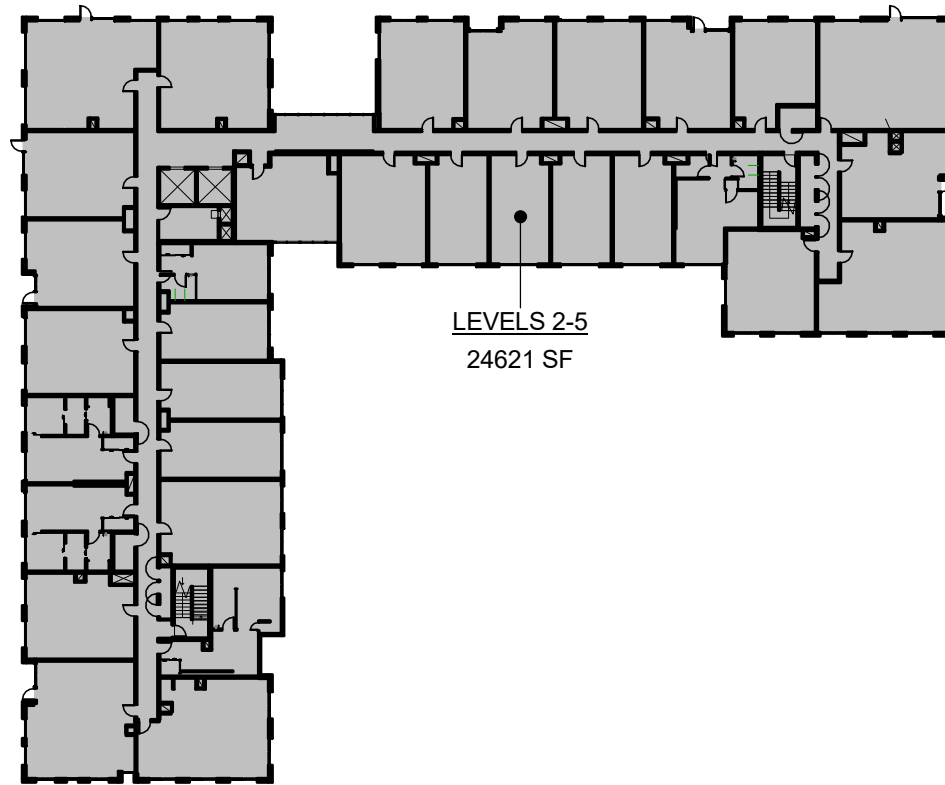
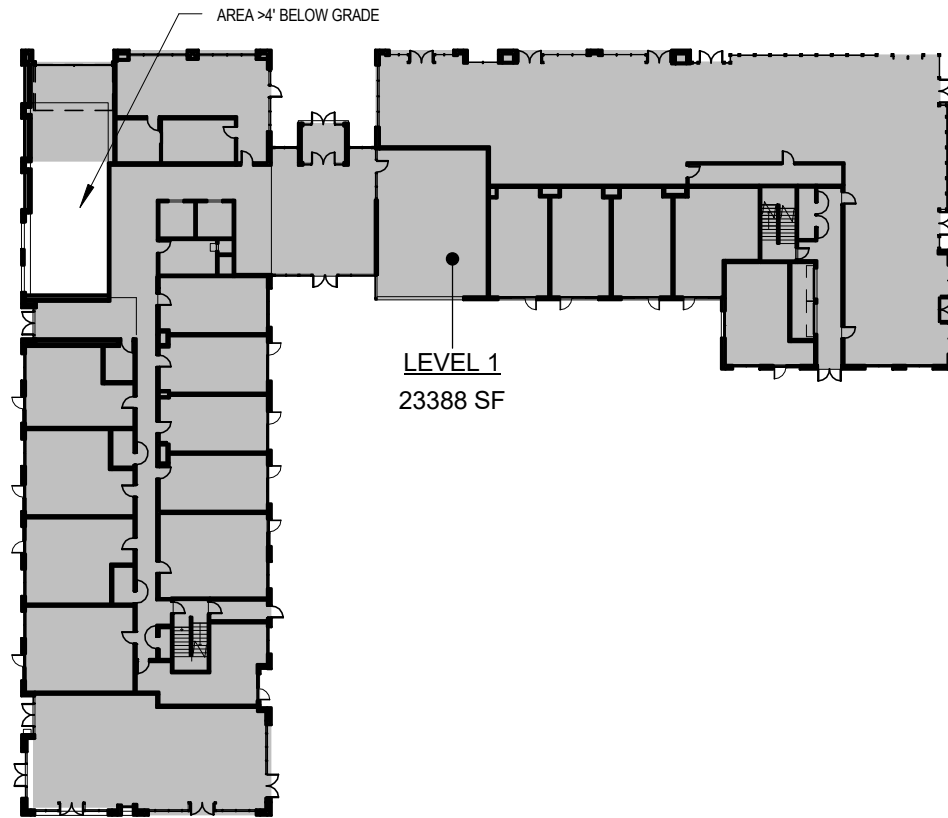


NOTES:

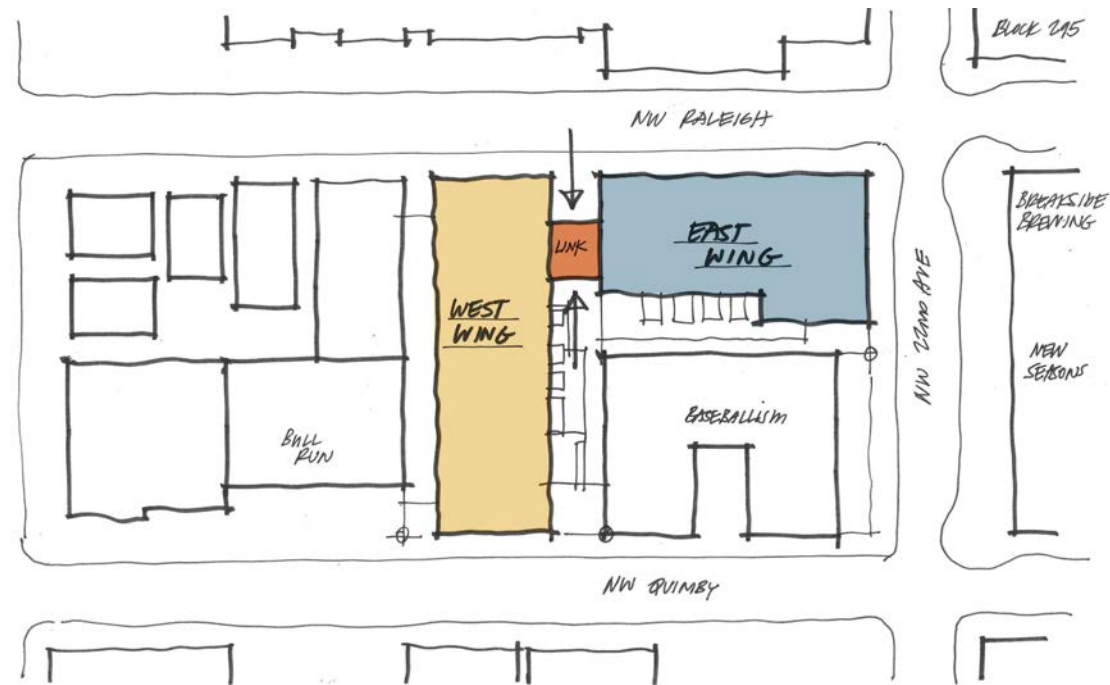
1. PLANTING PER LANDSCAPING PLANS.
2. GROWING MEDIUM PER SPECIFICATIONS.

1 STORMWATER FLOW-THROUGH PLANTER





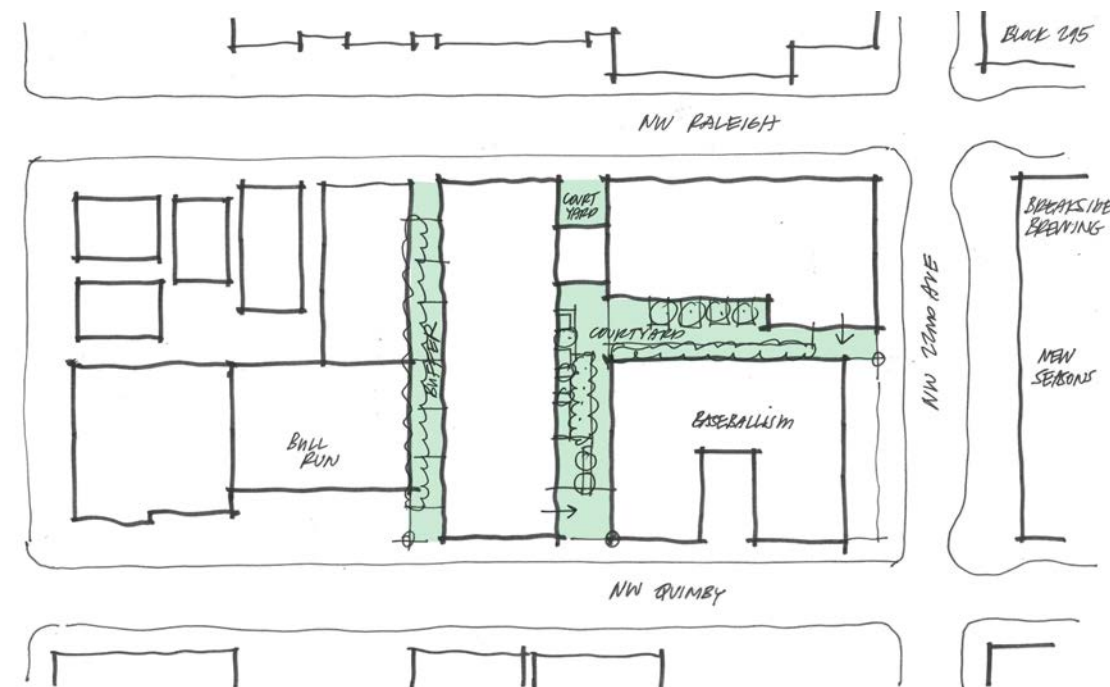
FAR ALLOWANCE & TRANSFER		
LEVEL 1		23388 SF
LEVEL 2		24621 SF
LEVEL 3		24621 SF
LEVEL 4		24621 SF
LEVEL 5		24621 SF
LEVEL 6		23754 SF
TOTAL		145627 SF
BASE ALLOWABLE	37,000 (x 3) =	111,000 SF
HISTORIC TRANSFER		+ 35,000 SF
TOTAL ALLOWABLE		146,000 SF



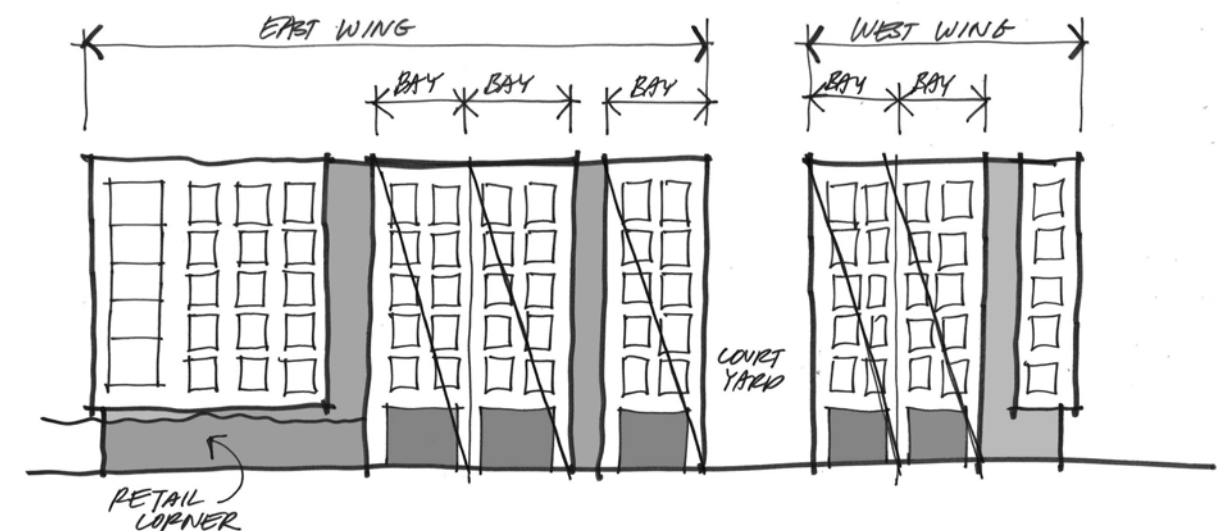
MASSING - 2 BUILDINGS



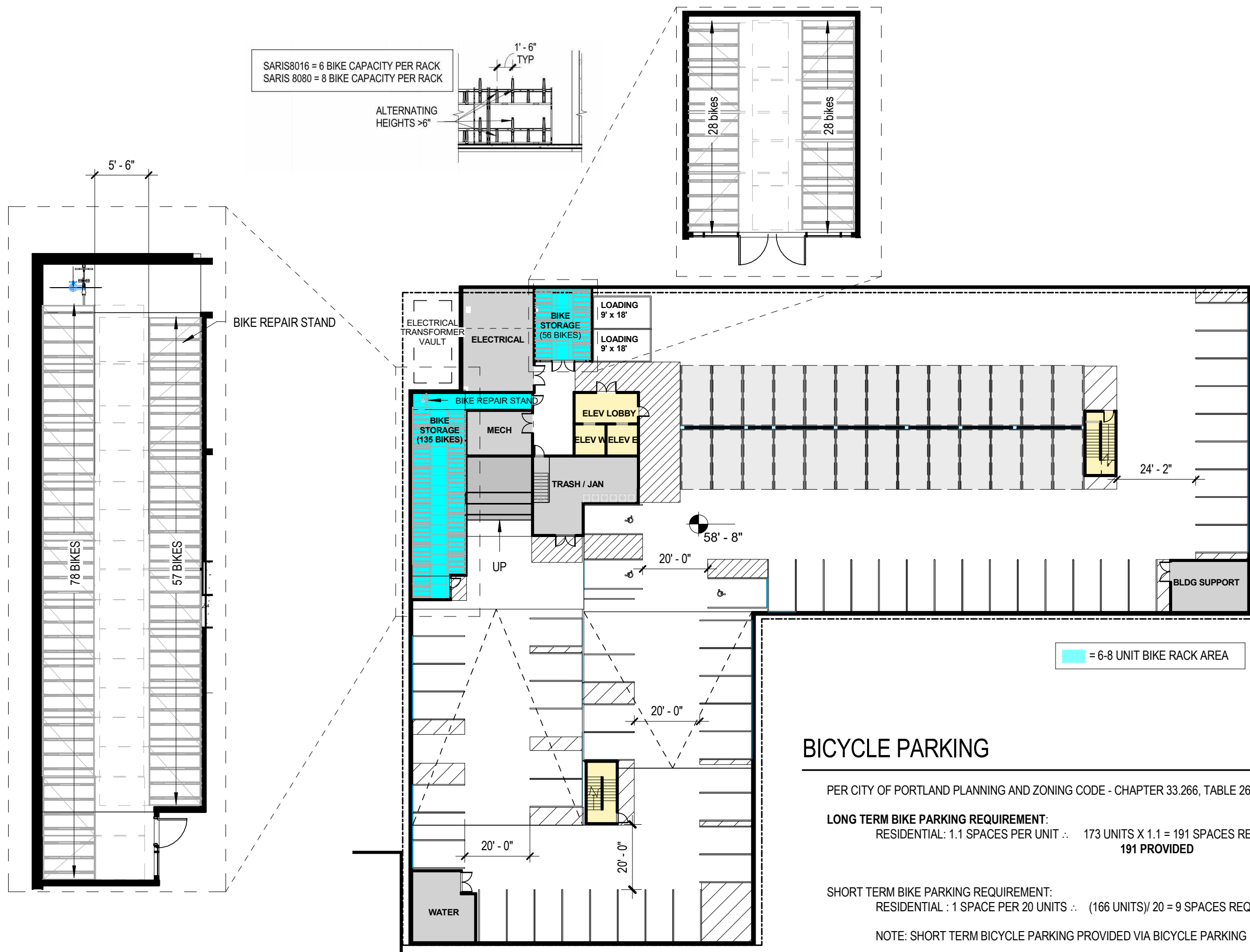
ACTIVE GROUND PLANE



OPEN SPACE



ACTIVE STREETSCAPE



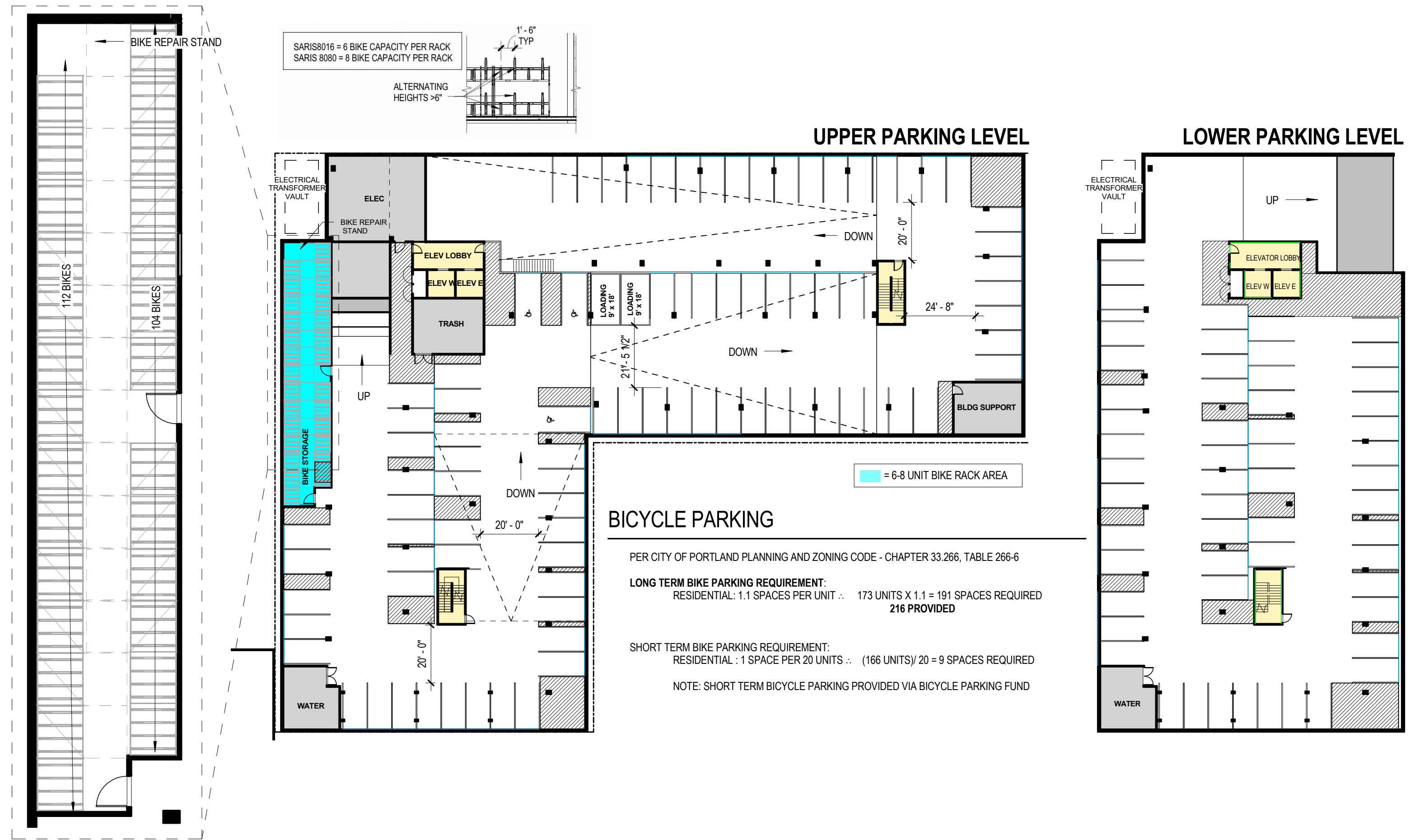
BICYCLE PARKING

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 ∴ 173 UNITS X 1.1 = 191 SPACES REQUIRED
191 PROVIDED

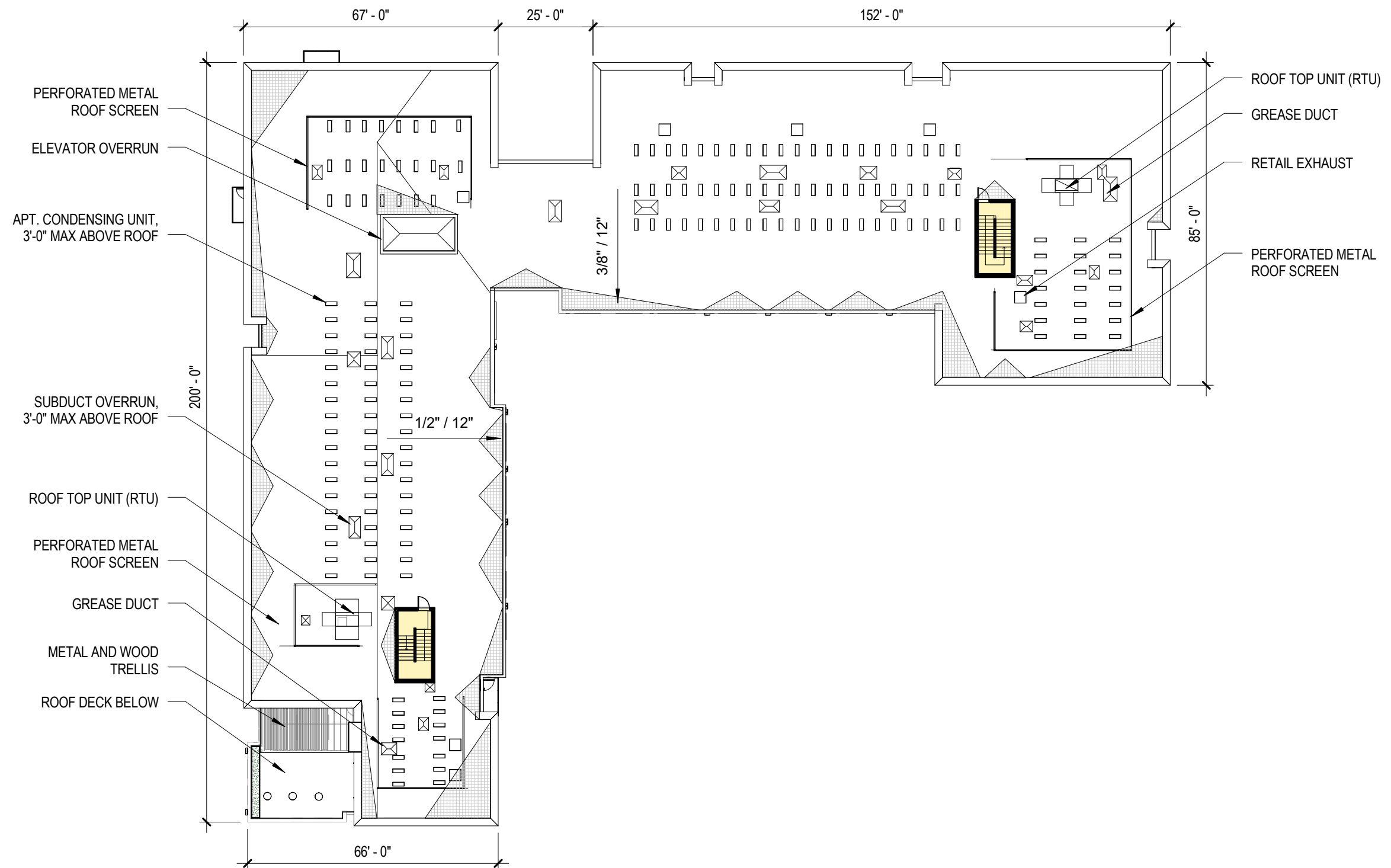
SHORT TERM BIKE PARKING REQUIREMENT:
 RESIDENTIAL : 1 SPACE PER 20 UNITS ∴ (166 UNITS)/ 20 = 9 SPACES REQUIRED

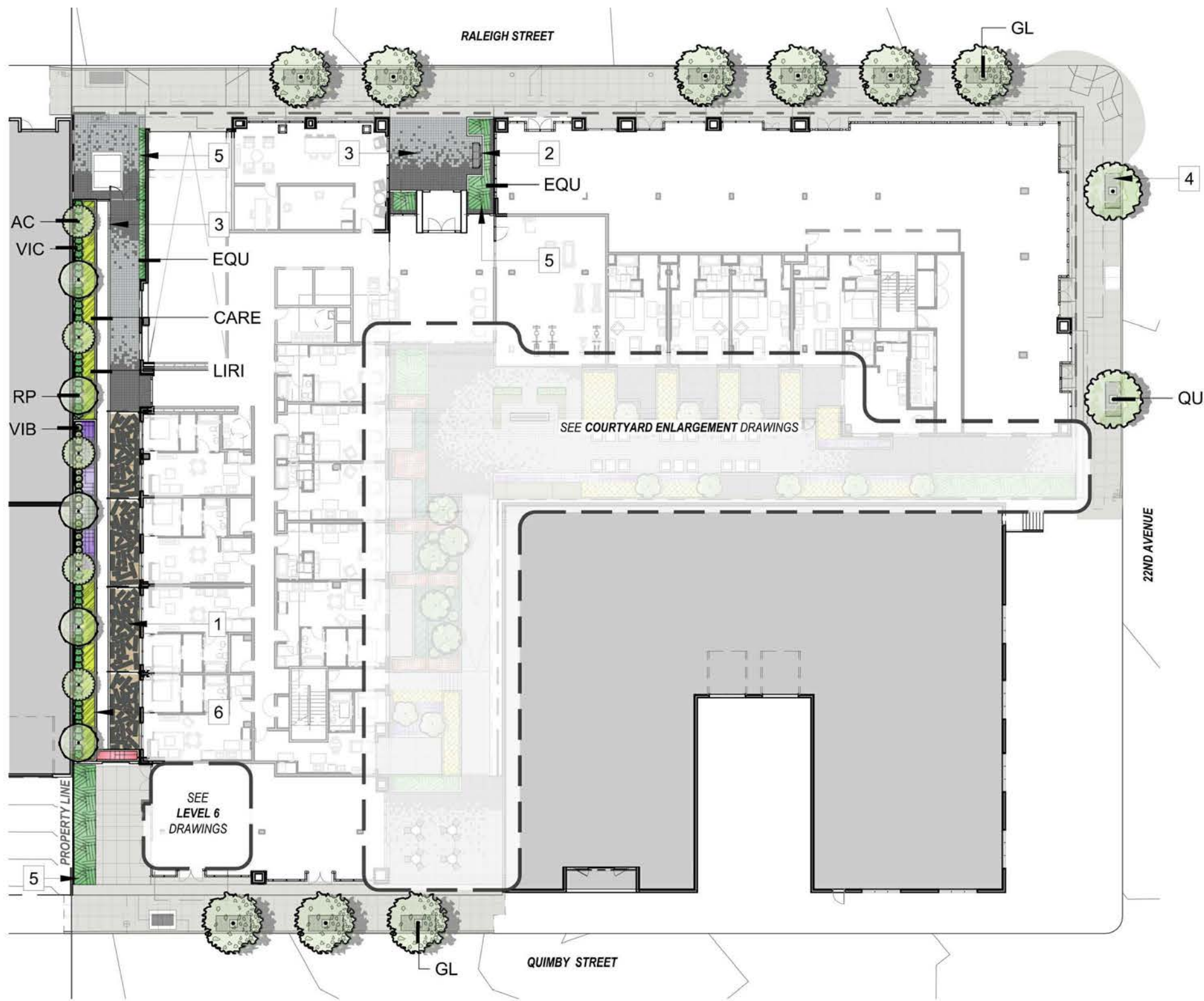
NOTE: SHORT TERM BICYCLE PARKING PROVIDED VIA BICYCLE PARKING FUND




















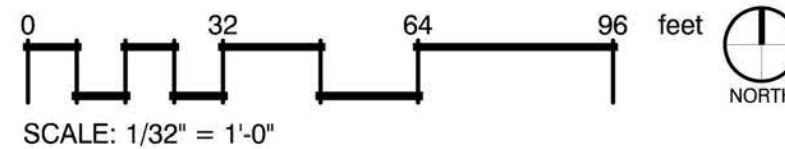


GROUND LEVEL PLANT SCHEDULE

TREES	CODE	COMMON NAME	CONT	CAL
	AC	HEDGE MAPLE <i>Acer campestre</i>	B & B	2.5" CAL
	GL	SUNBURST COMMON HONEYLOCUST <i>Gleditsia triacanthos inermis 'Sunburst'</i>	B & B	2.5" CAL
	QU	FOREST GREEN OAK <i>Quercus frainetto 'Forest Green'</i>	B & B	2.5" CAL
	RP	CASCARA <i>Rhamnus purshiana</i>	B & B	2.5" CAL
	QU			
SHRUBS	CODE	COMMON NAME	CONT	SIZE
	VIC	CINNAMOMUM-LEAFED VIBURNUM <i>Viburnum cinnamomifolium</i>	5 GAL	
	VIB	ARROWWOOD <i>Viburnum tinus</i>	5 GAL	
SHRUB AREAS	CODE	COMMON NAME	CONT	SPACING
	COR	KELSEYI DOGWOOD <i>Cornus sericea 'Kelseyi'</i>	5 GAL	24" o.c.
	EQU	HORSETAIL REED GRASS <i>Equisetum hyemale</i>	1 GAL	18" o.c.
GROUND COVERS	CODE	COMMON NAME	CONT	SPACING
	CARE	EVERILLO JAPANESE SEDGE <i>Carex oshimensis 'Everillo'</i>	1 GAL	12" o.c.
	LIRI	BIG BLUE LILYTURF <i>Liriope muscari 'Big Blue'</i>	1 GAL	12" o.c.

NOTE:
REFER TO: GROUND LEVEL PLANT PALETTE
AND GROUND LEVEL MATERIAL IMAGES
SHEET FOR REFERENCE IMAGES

1 GROUND LEVEL PLANTING PLAN





AC - HEDGE MAPLE



GL - SUNBURST COMMON HONEYLOCUST



QU - FOREST GREEN OAK



RP - CASCARA



VIC - CINNAMOMUM-LEAFED VIBURNUM



VIB - ARROWWOOD



EQU - HORSETAIL REED GRASS



CARE - EVERILLO JAPANESE SEDGE



LIRI - BIG BLUE LILYTURF

1 GROUND LEVEL PLANTING PALETTE



1 DECOMPOSED GRANITE W/ PLANK PAVER PATIO



2 BENCH



3 CONCRETE UNIT PAVER



4 TREE WELL W/ DECOMPOSED GRANITE

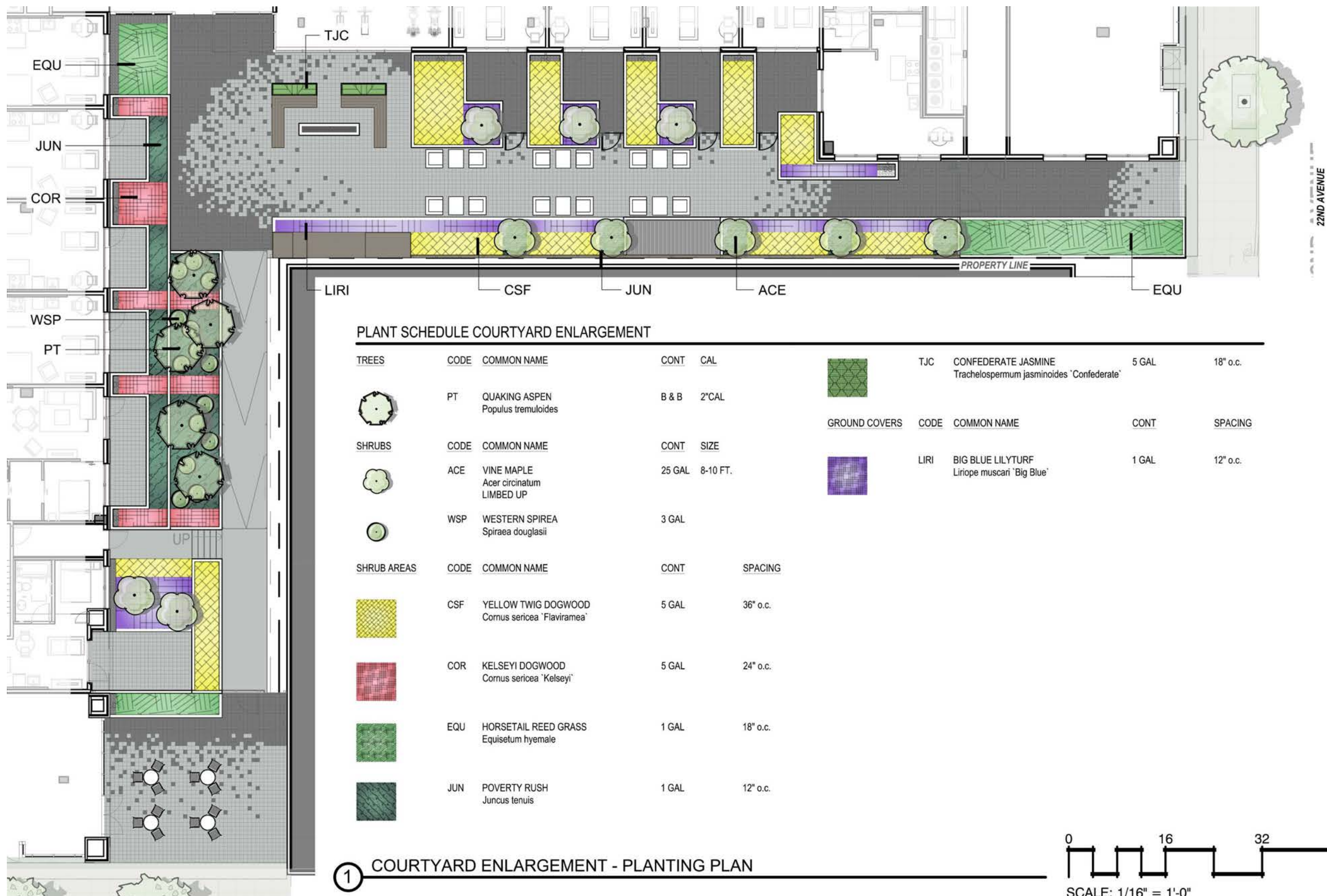


5 AT GRADE STRMWTR PLANTER



6 RAISED STRMWTR PLANTER

2 GROUND LEVEL MATERIAL IMAGES





PT - QUAKING ASPEN



ACE - VINE MAPLE



WSP - WESTERN SPIREA



CSF - YELLOW TWIG
DOGWOOD



COR - RED TWIG DOGWOOD



EQU - HORSETAIL REED
GRASS



JUN - POVERTY RUSH

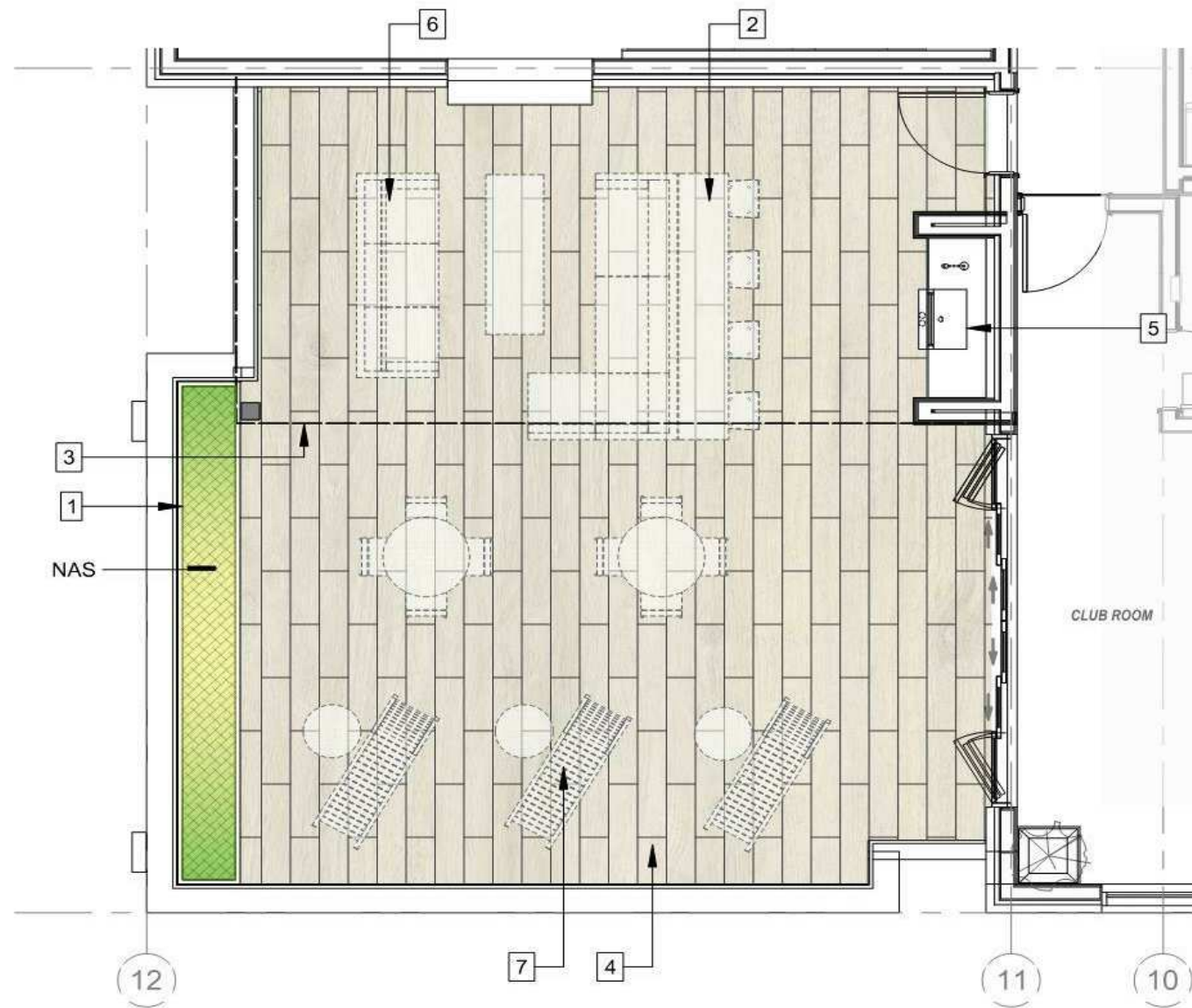


TJC - STAR JASMINE

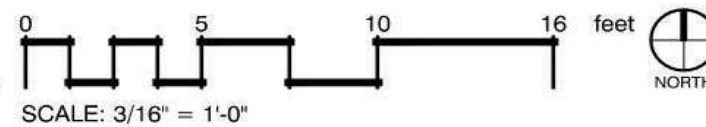


LIRI - BIG BLUE LILYTURF

1 COURTYARD ENLARGEMENT PLANTING PALETTE



① LEVEL 6 MATERIALS AND PLANTING PLAN



1 STEEL PLANTER



2 BAR SEATING



3 OVERHEAD TRELLIS



4 PEDESTAL PAVER



5 BBQ GRILL STATION




6 FURNISHINGS



7 LOUNGE SEATING

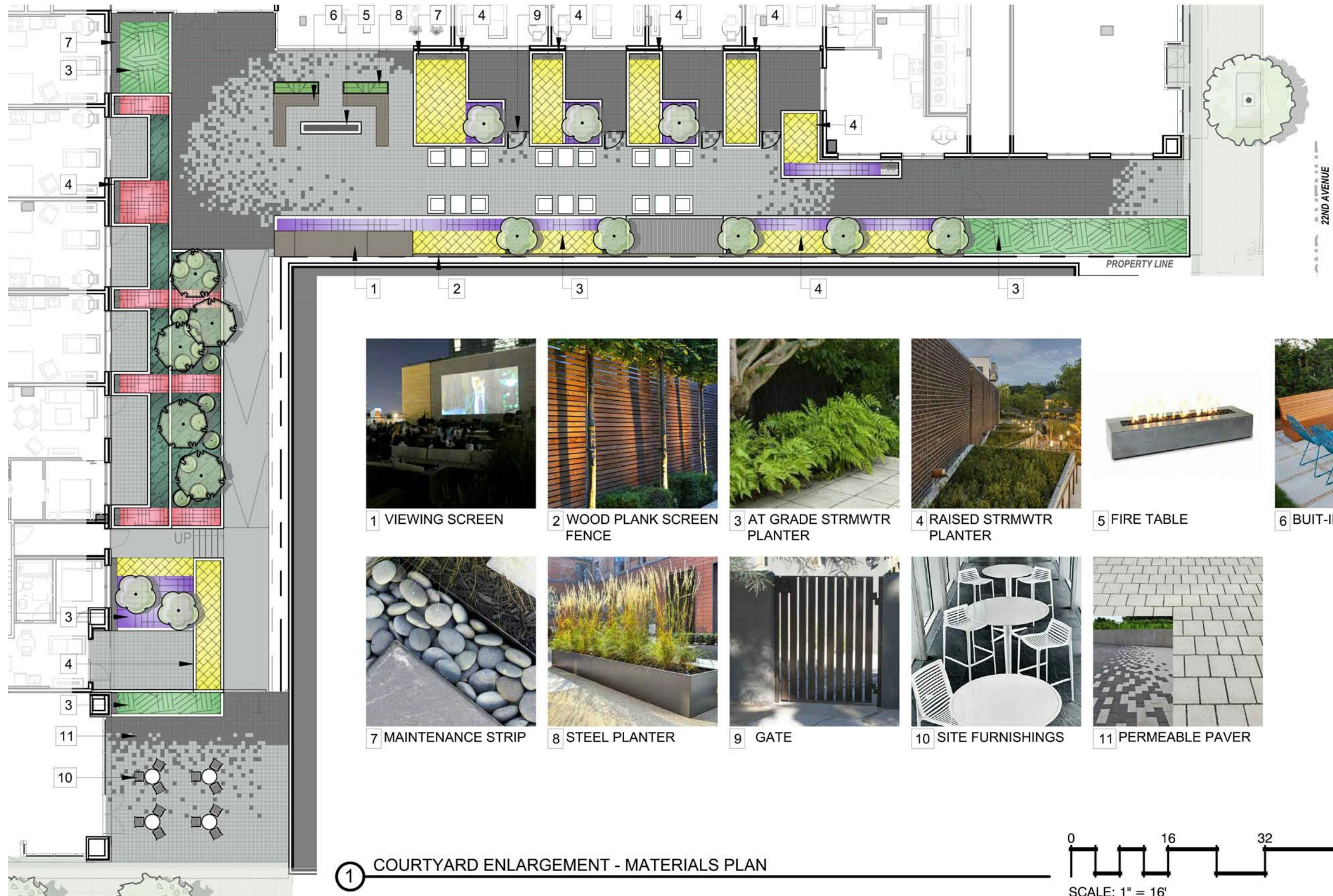
PLANT SCHEDULE

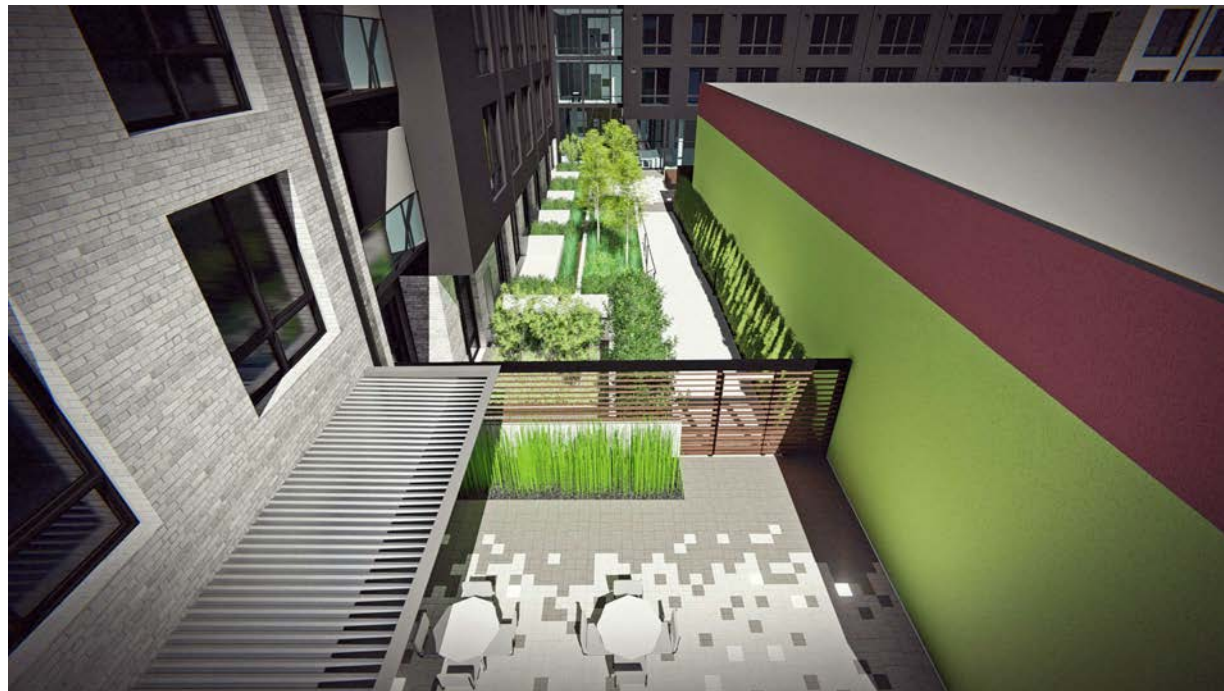
GRASSES	CODE	COMMON NAME	CONT	SPACING
	NAS	MEXICAN FEATHERGRASS <i>Nassella tenuissima</i> 'Pony Tails'	2 GAL	18" o.c.



NAS - MEXICAN FEATHER GRASS

② LEVEL 6 PLANT PALETTE

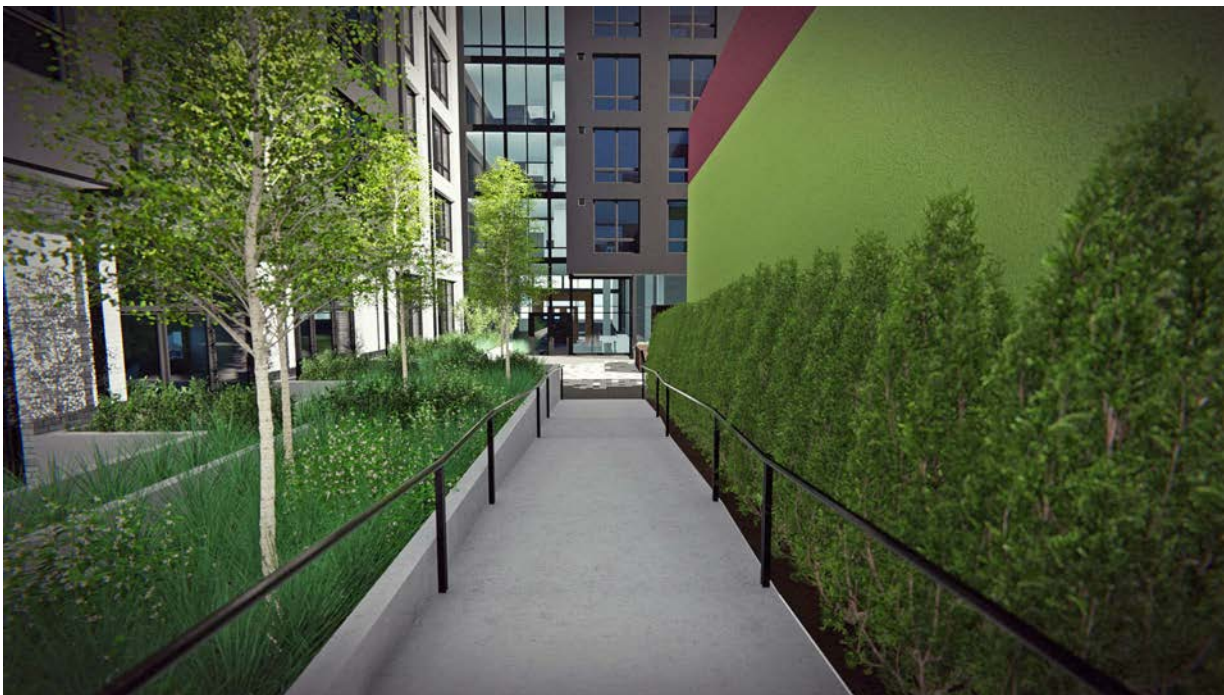




PASEO SOUTH ENTRY FROM QUIMBY STREET



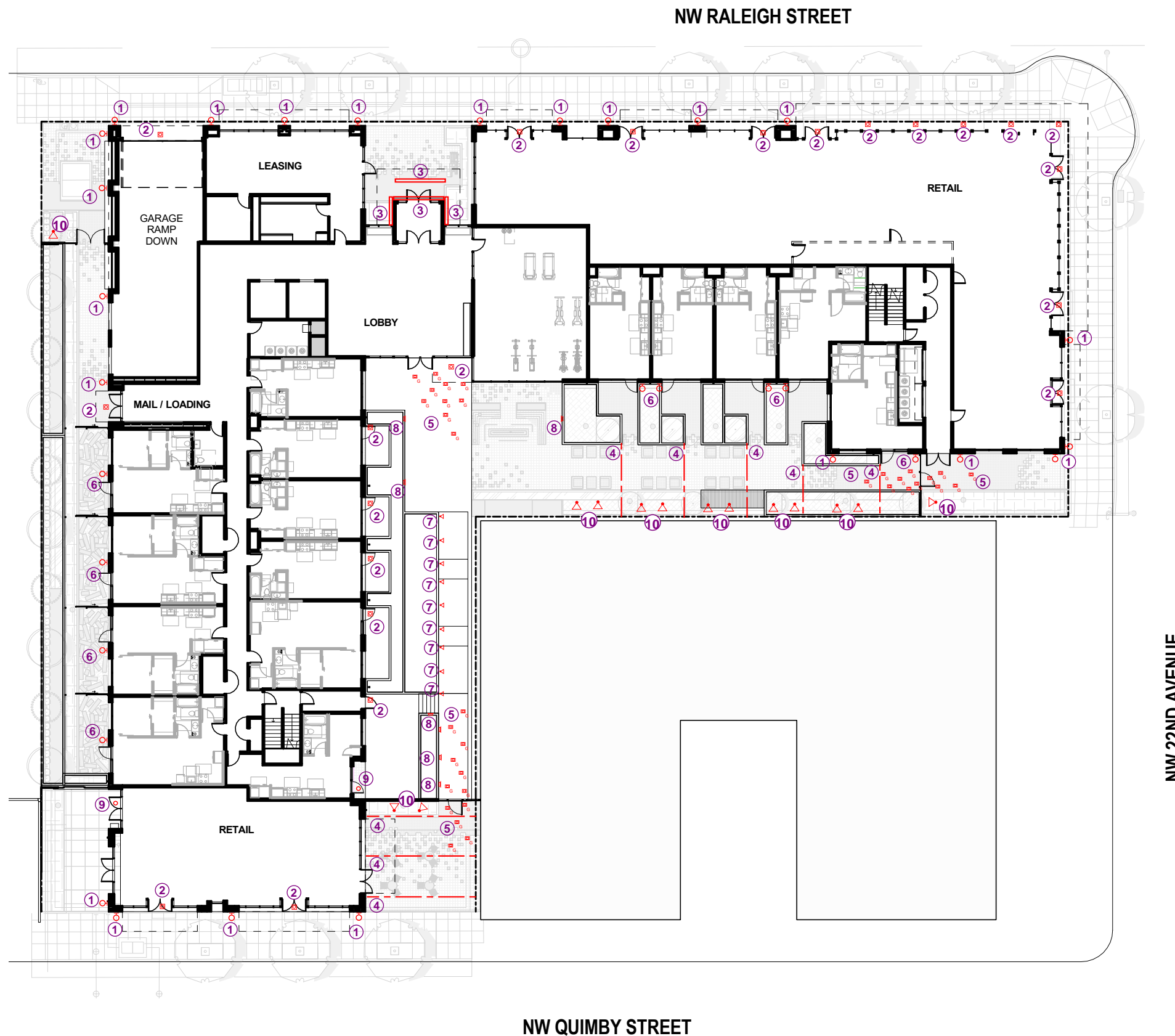
PASEO EAST ENTRY FROM 22ND AVENUE



PASEO RAMP HEADING TOWARD LOBBY ENTRANCE



PASEO VIEW OF SEATING AREA, FIRE TABLE, AND MOVIE SCREEN



EXTERIOR LIGHTING LEGEND

- ① WALL-MOUNTED UP/DOWN LIGHT WITH TIGHT UPPER CUT-OFF
- ② RECESSED OVERHEAD LIGHT WITH TILTING GIMBAL
- ③ RECESSED LED STRIP LIGHT
- ④ OVERHEAD STRING LIGHTING
- ⑤ SOLAR-POWERED PAVER
- ⑥ WALL-MOUNTED DOWN LIGHT
- ⑦ LINEAR LED STRIP MOUNTED WITHIN RAMP RAILING STANCHIONS
- ⑧ RECESSED PLANTER WALL DOWN LIGHT
- ⑨ LED OUTDOOR FLUSH MOUNT
- ⑩ SURFACE-MOUNT LED STRIP (ENTRY CANOPY)

① ⑥

5

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3

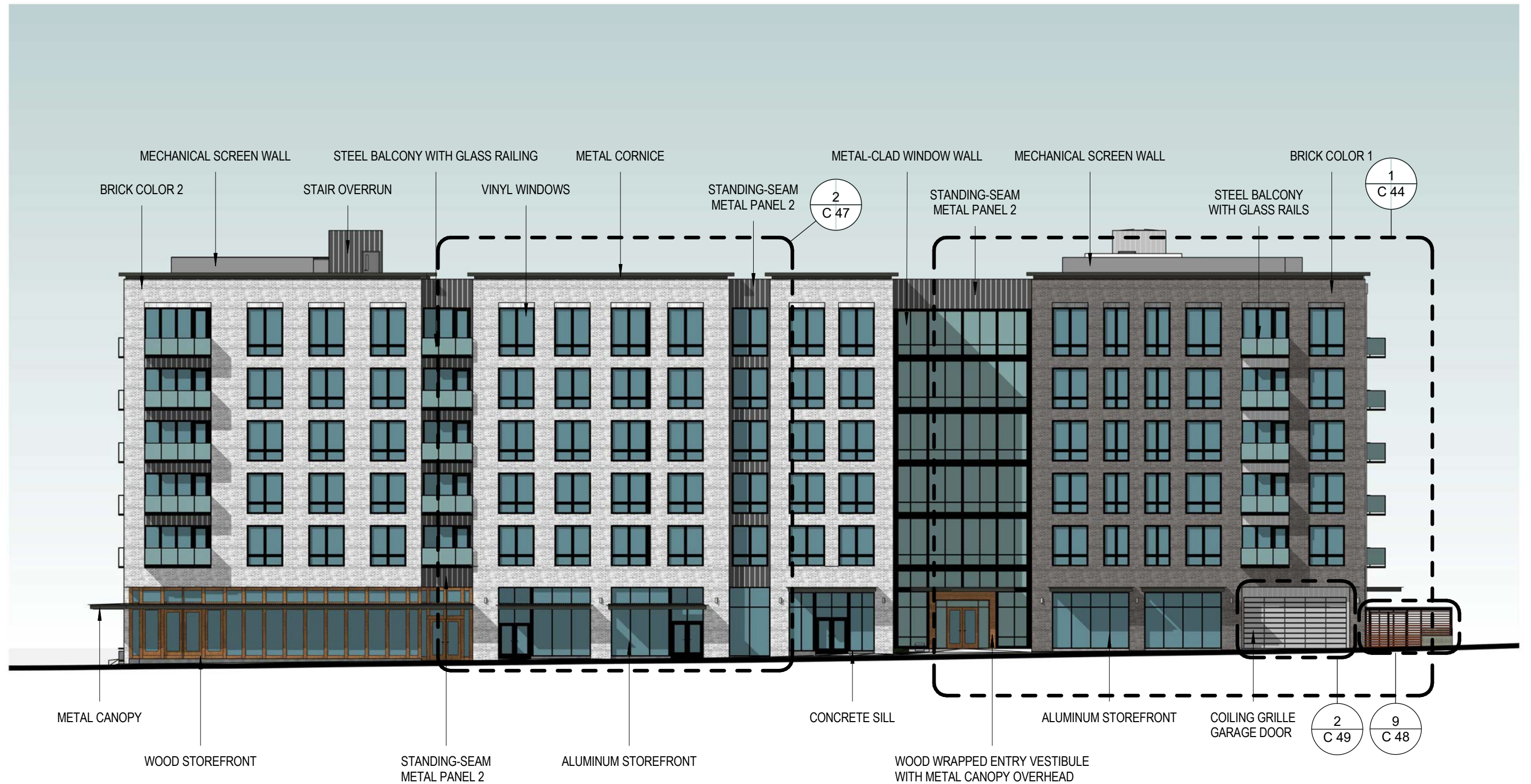
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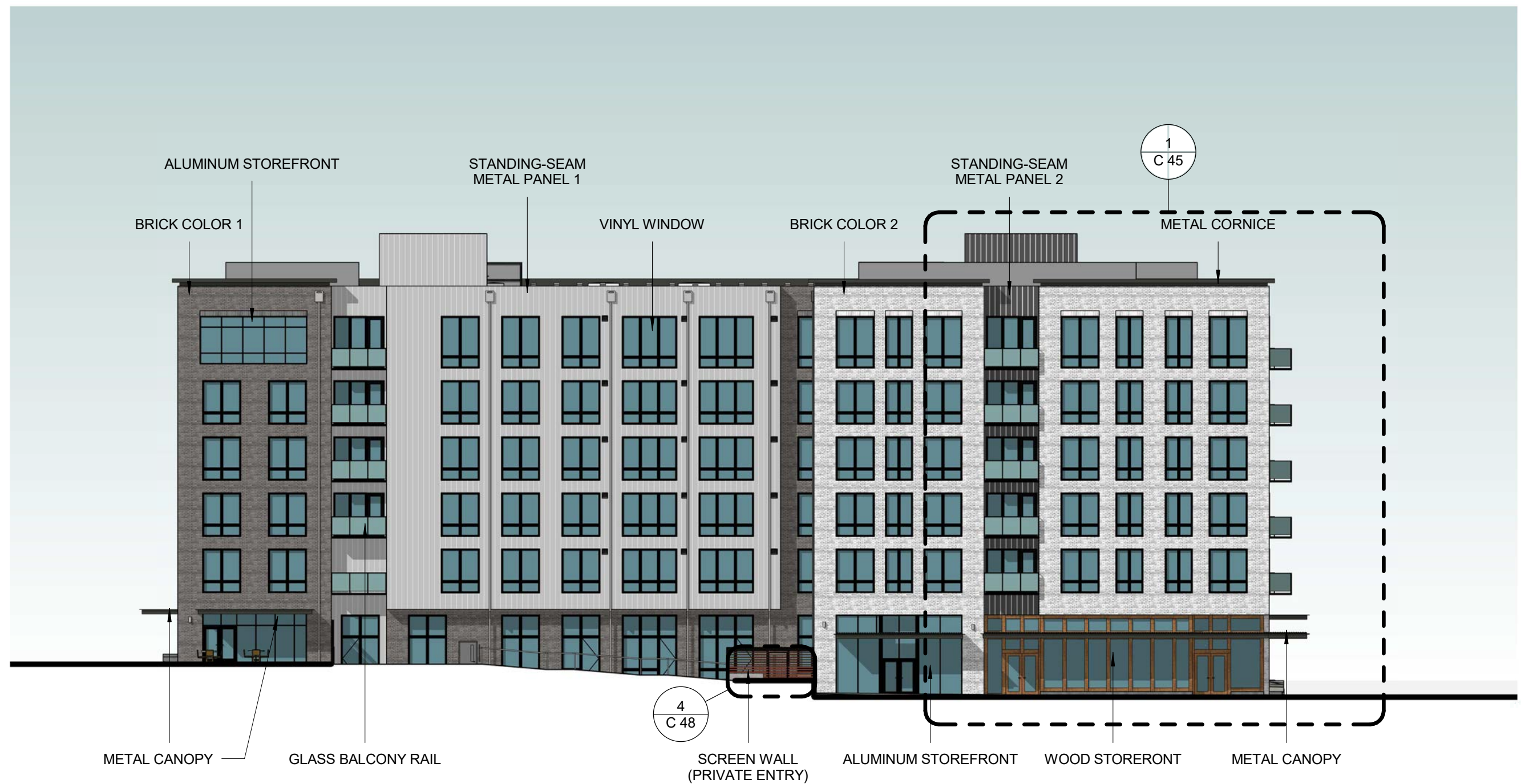
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©

10

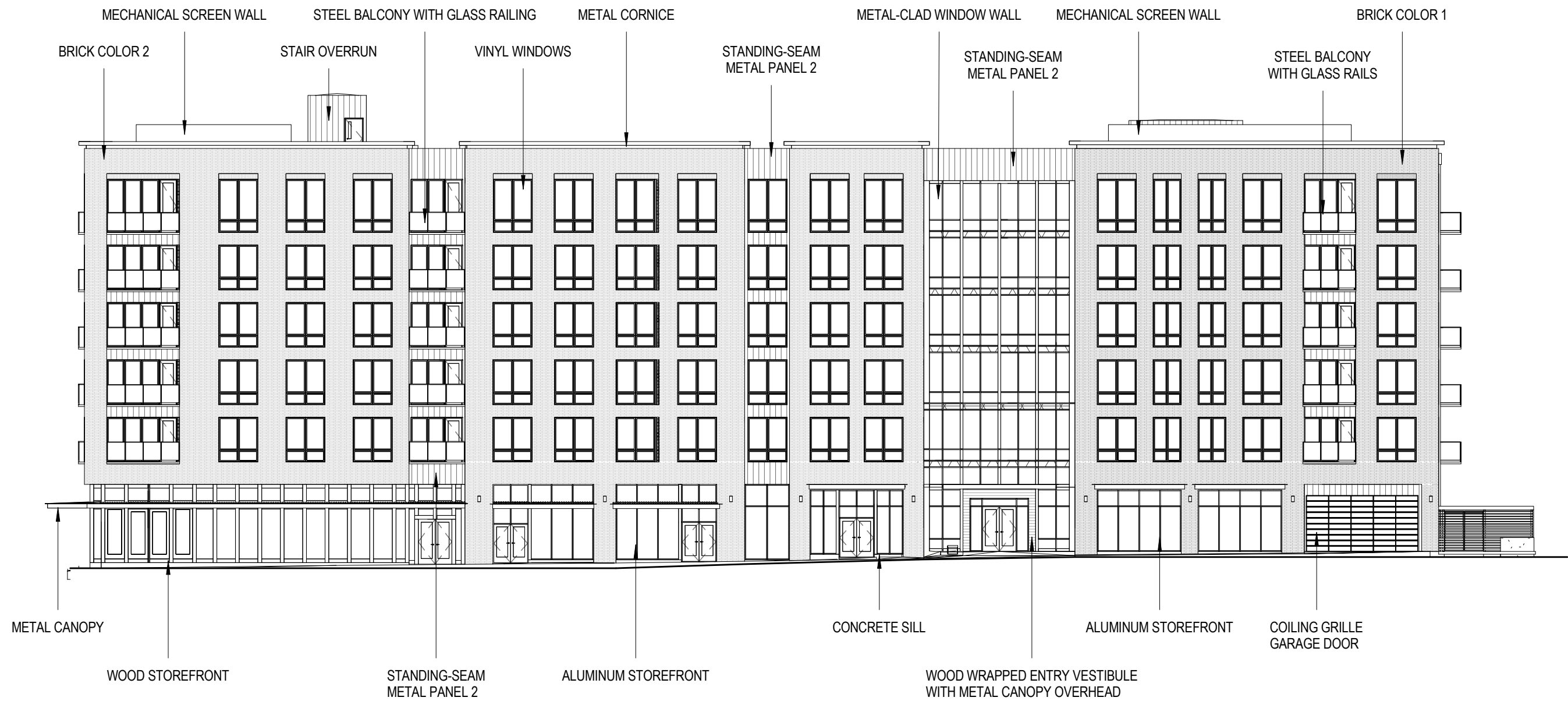
EXTERIOR LIGHTING CUT SHEETS C 33

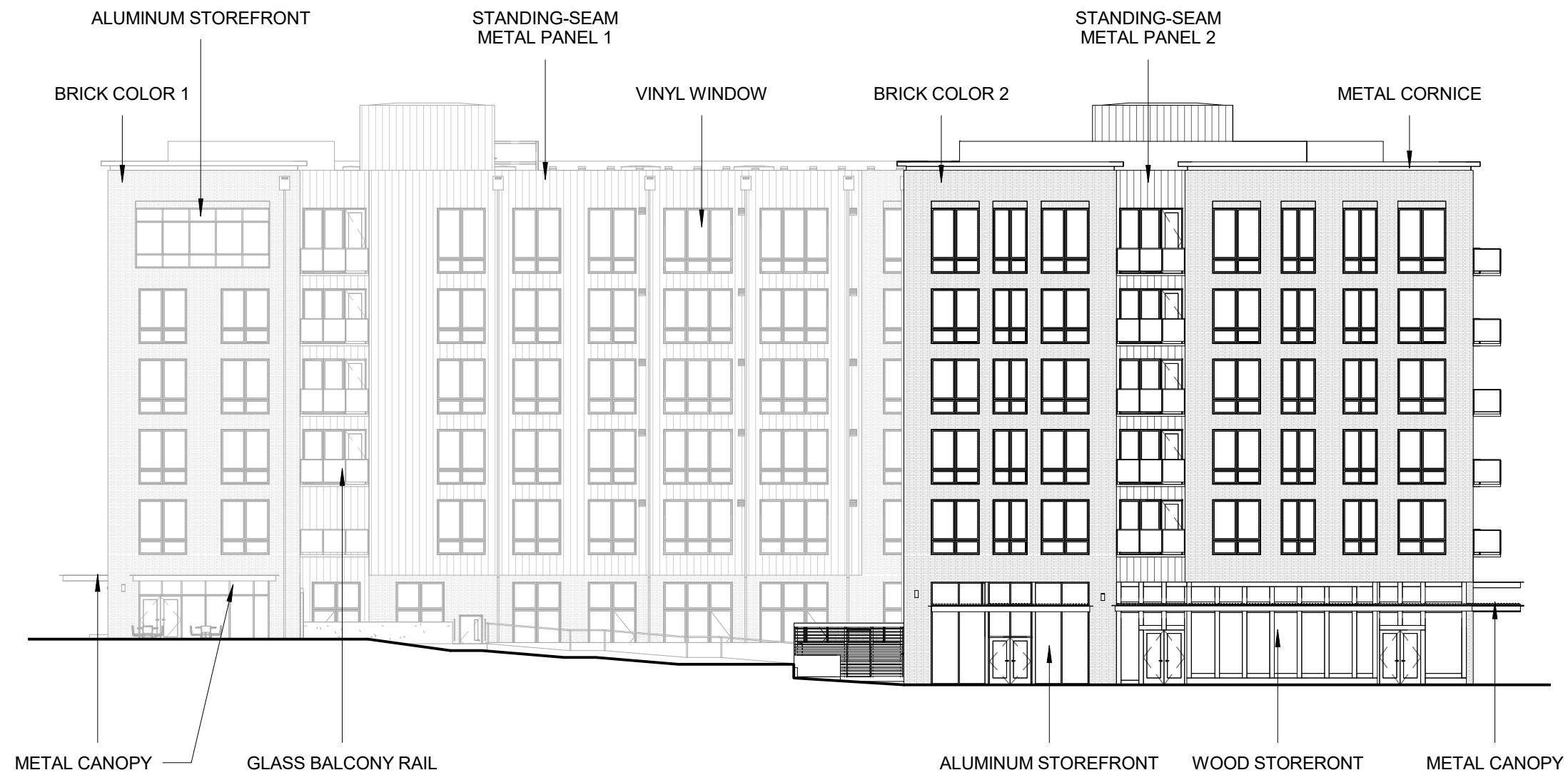


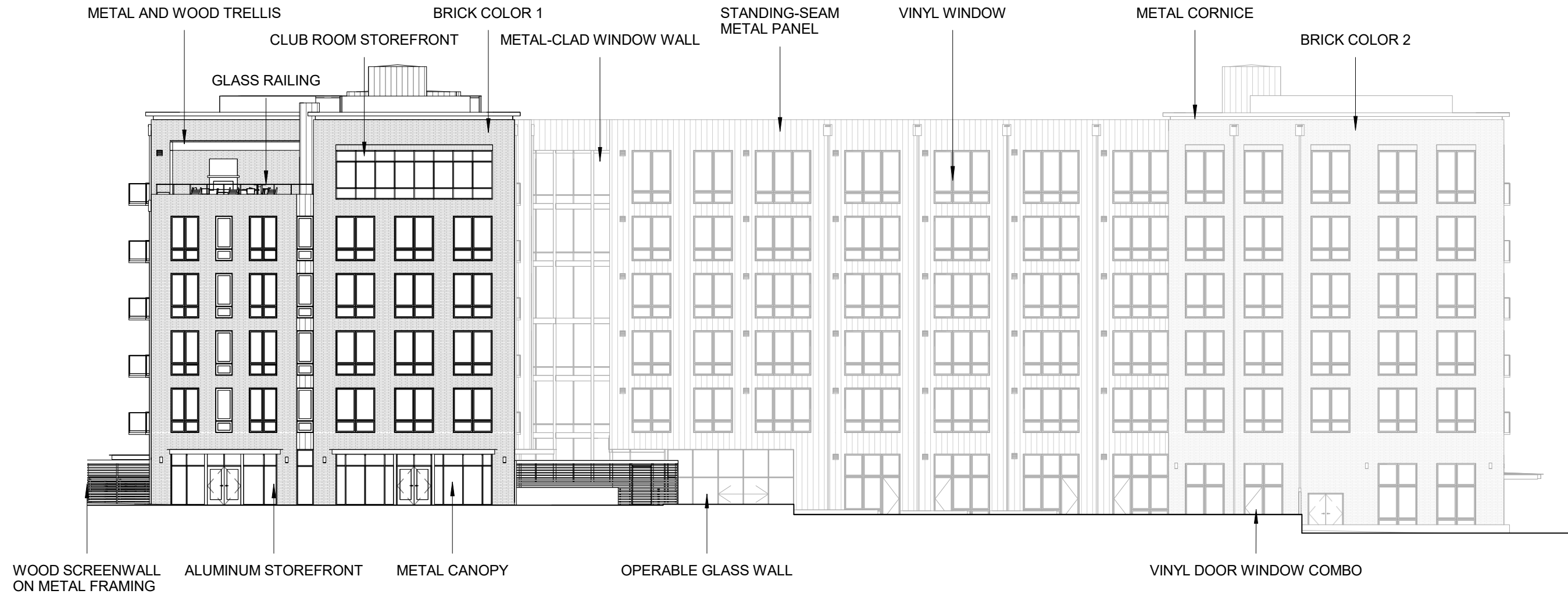


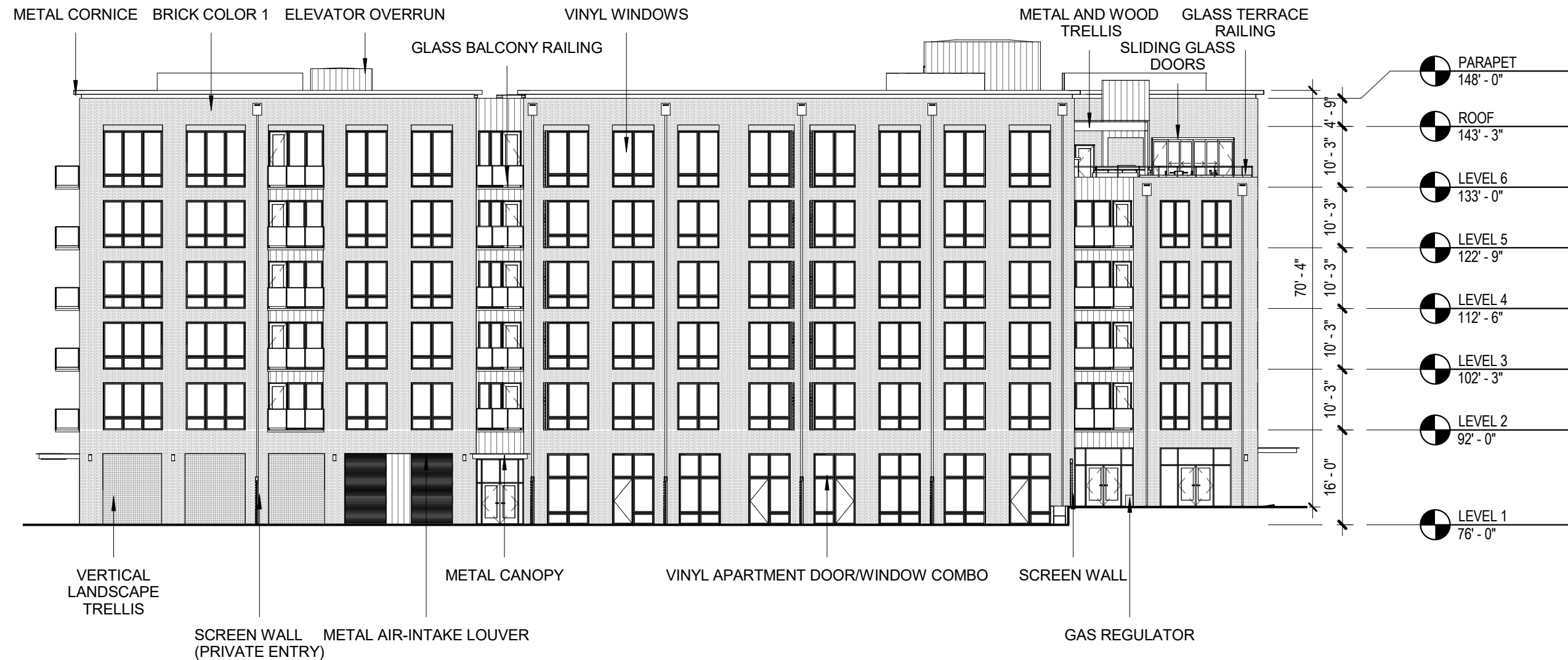






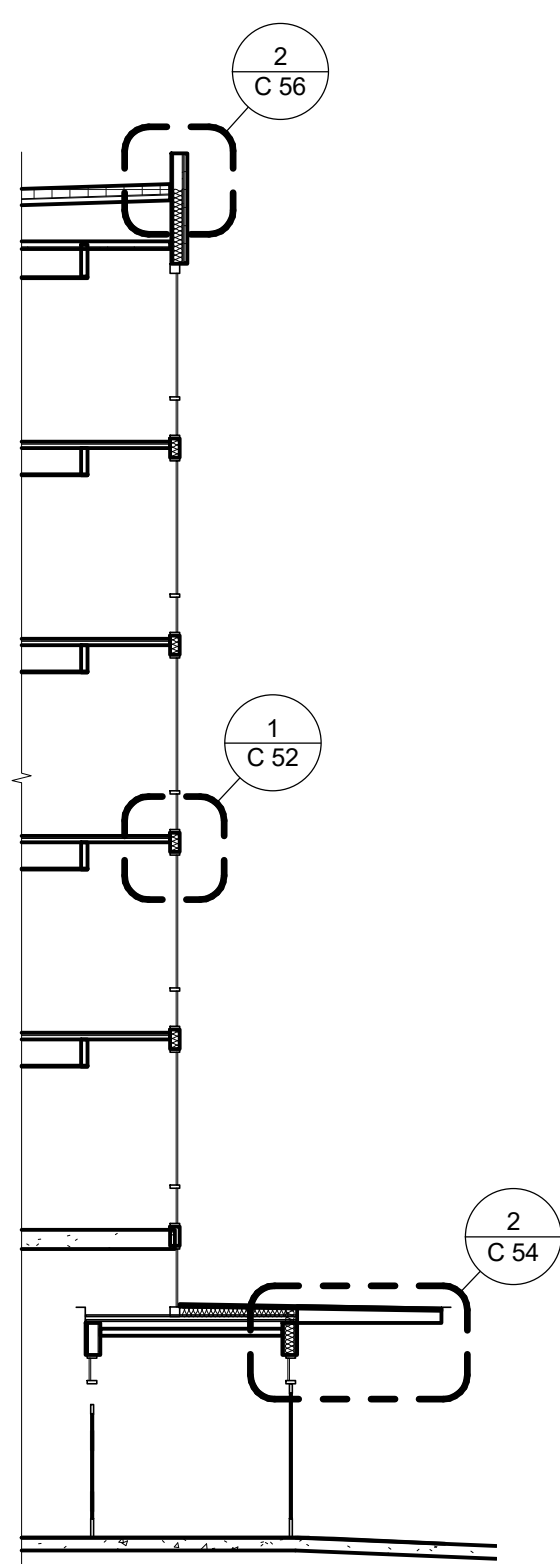




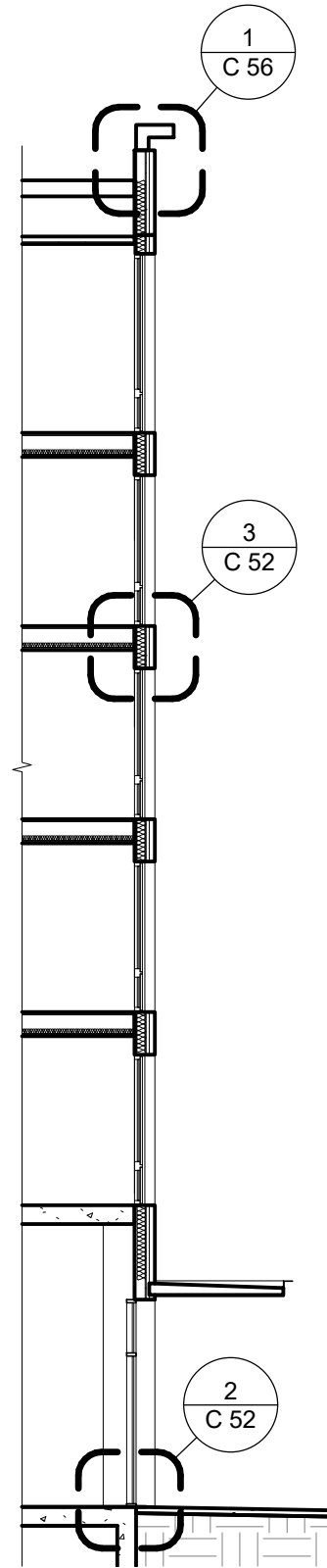




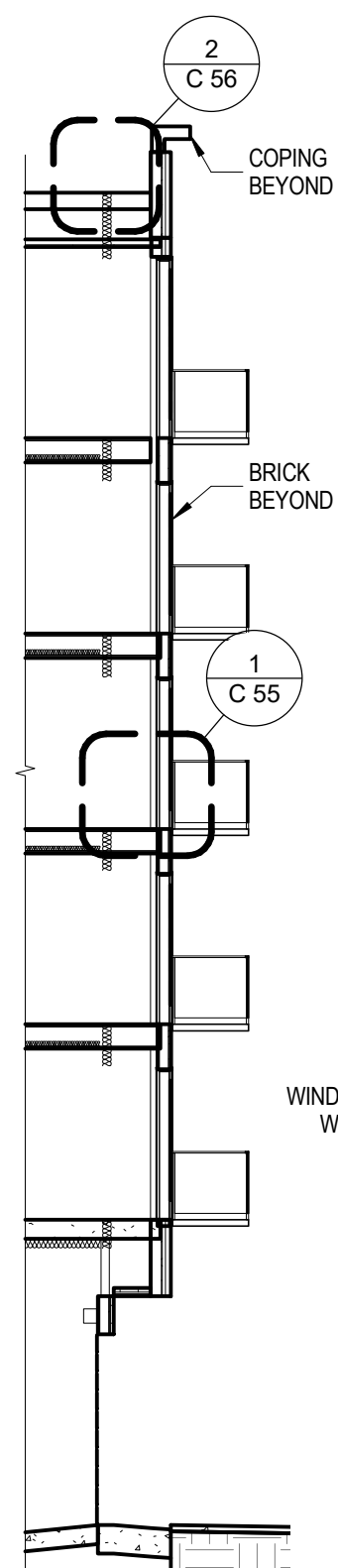




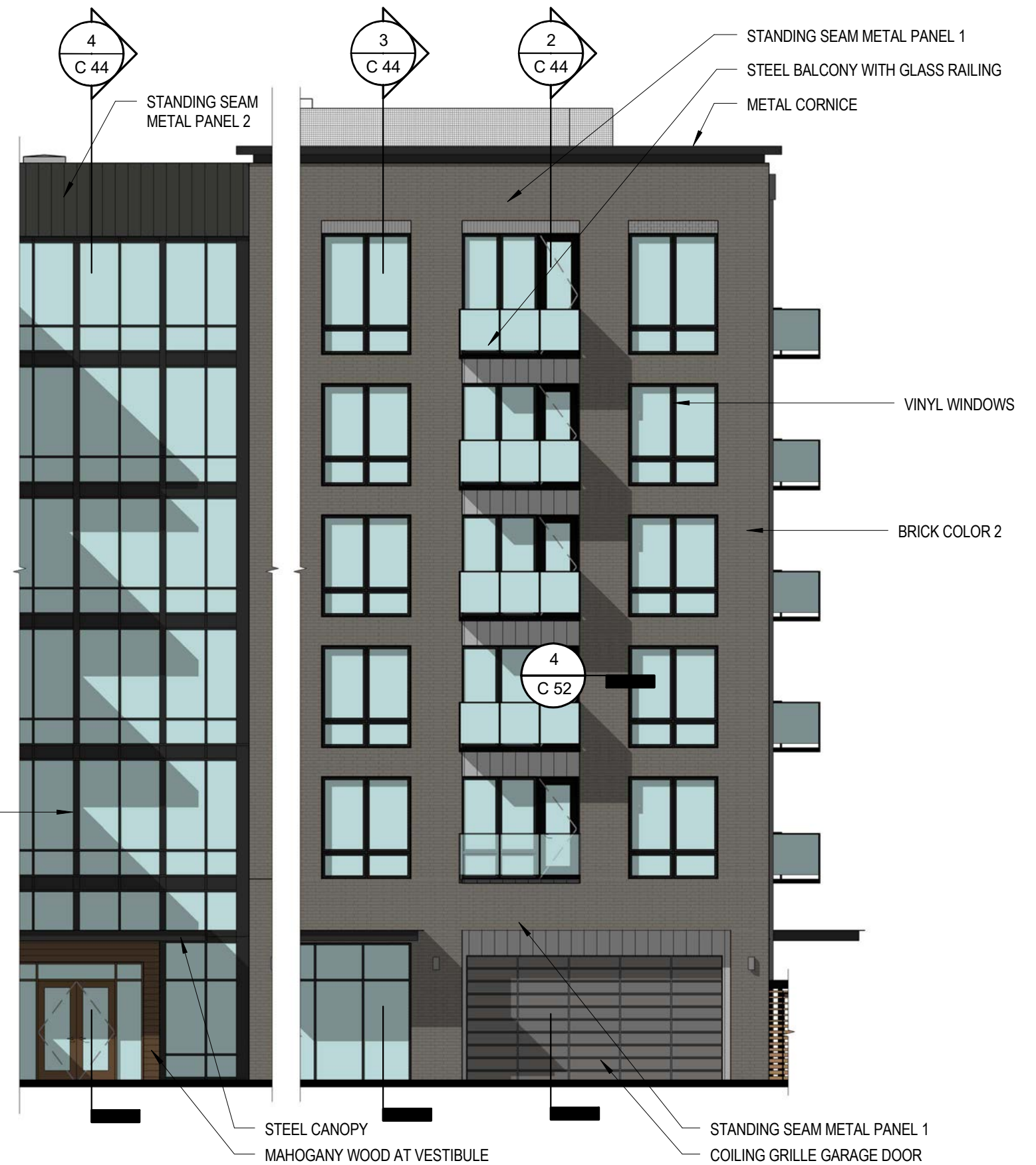
WALL SECTION 4
1" = 10'-0"



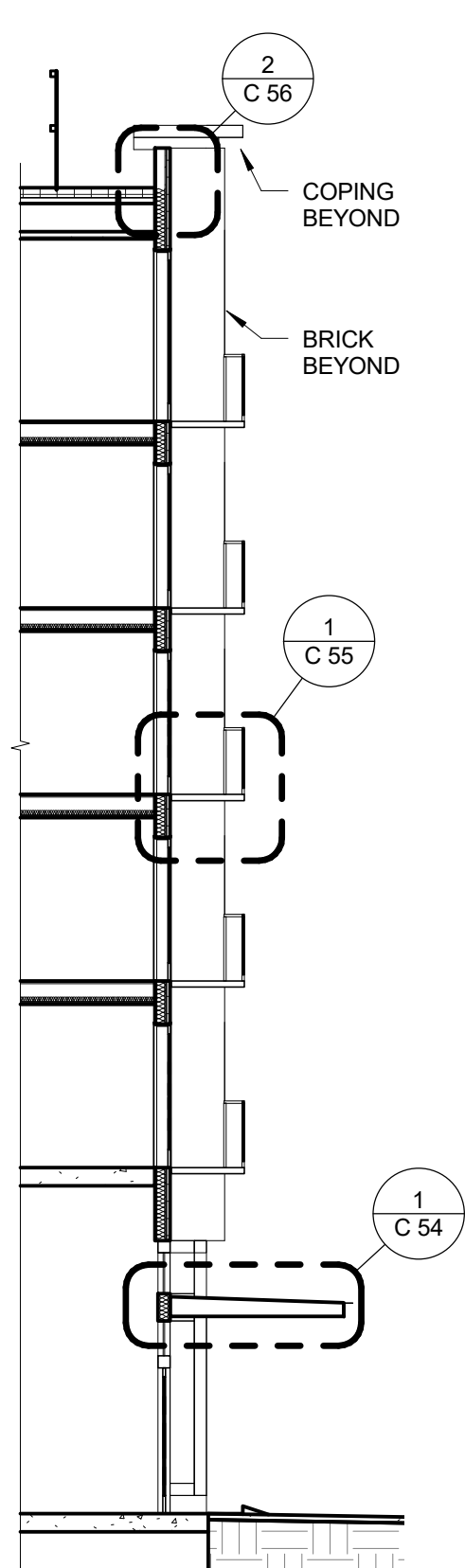
WALL SECTION 3
1" = 10'-0"



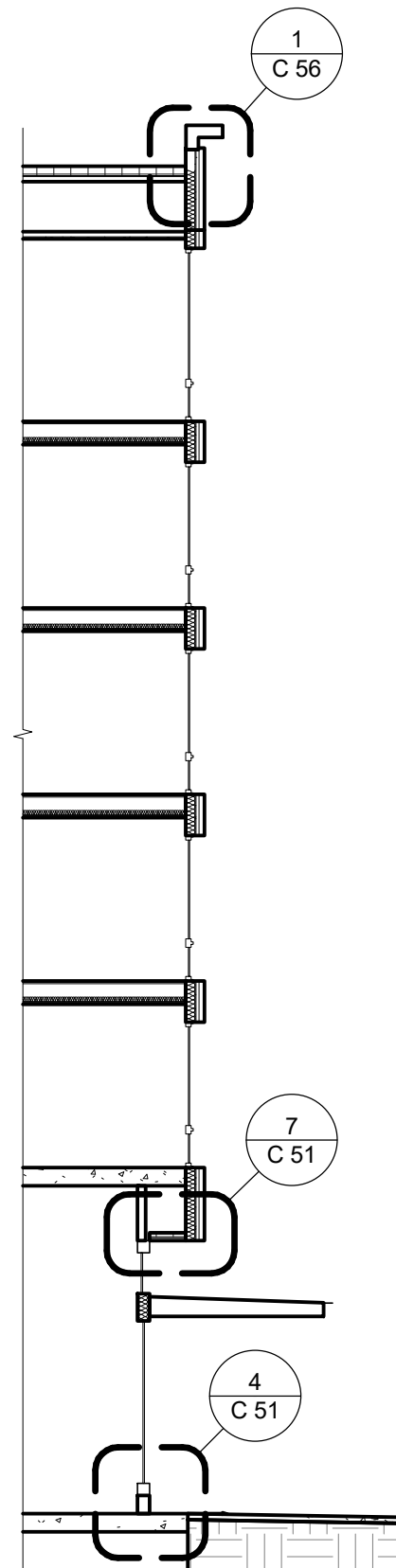
WALL SECTION 2
1" = 10'-0"



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



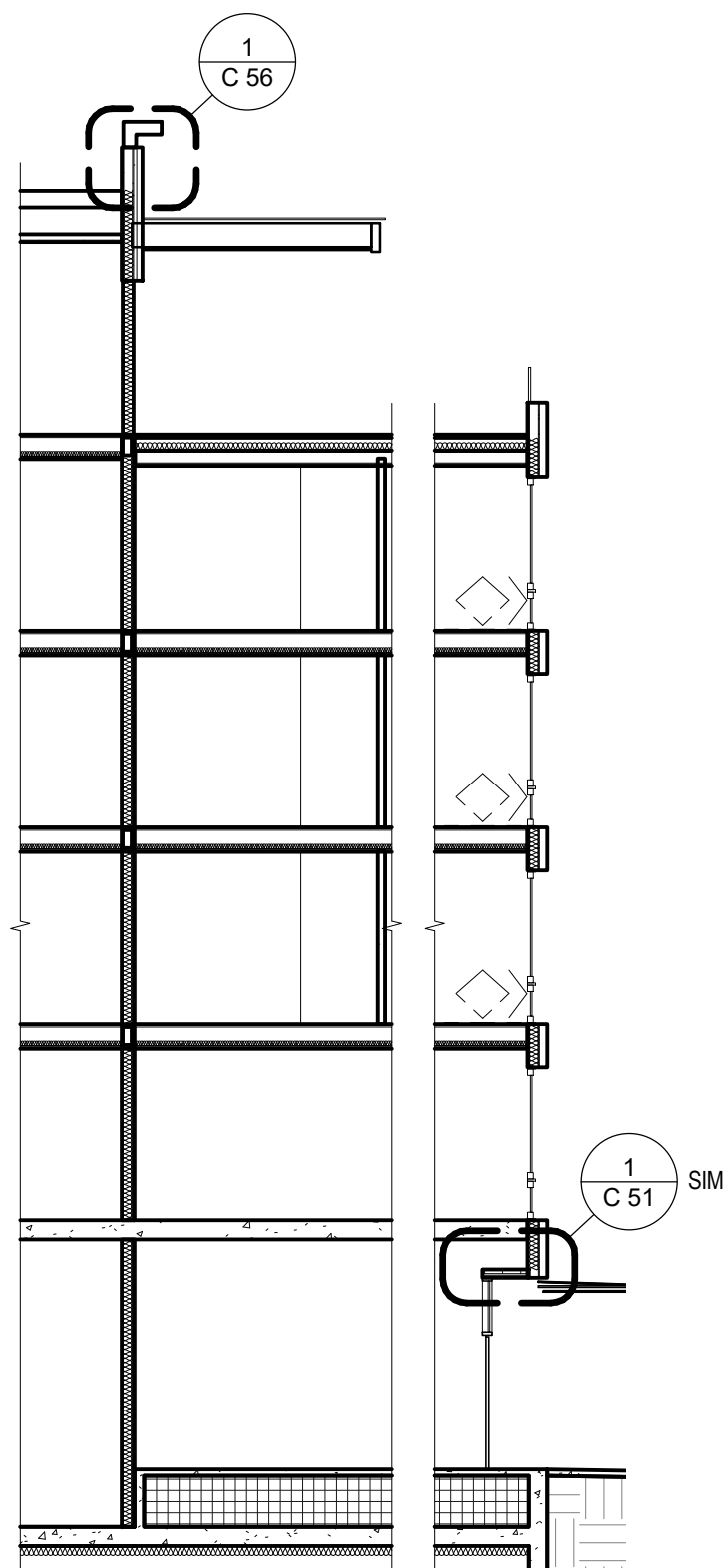
WALL SECTION 3
1" = 10'-0"



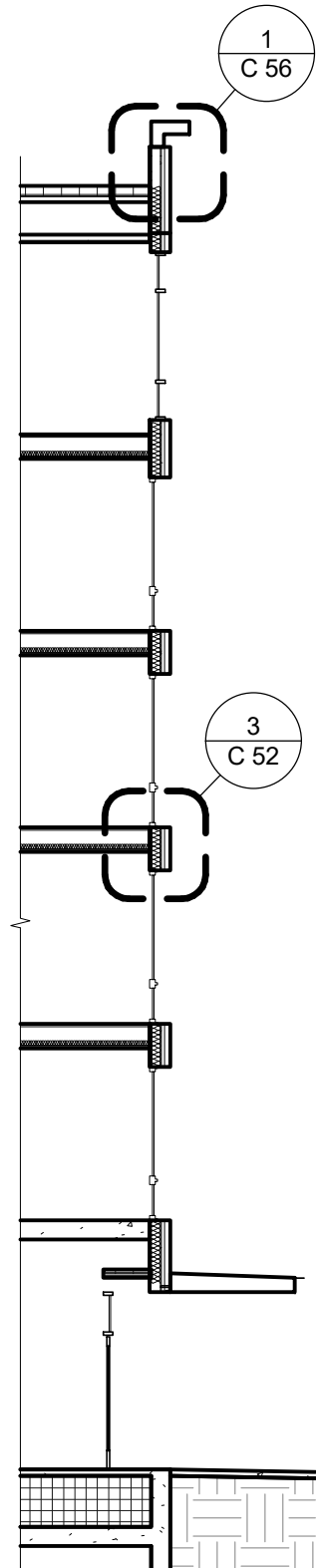
WALL SECTION 2
1" = 10'-0"



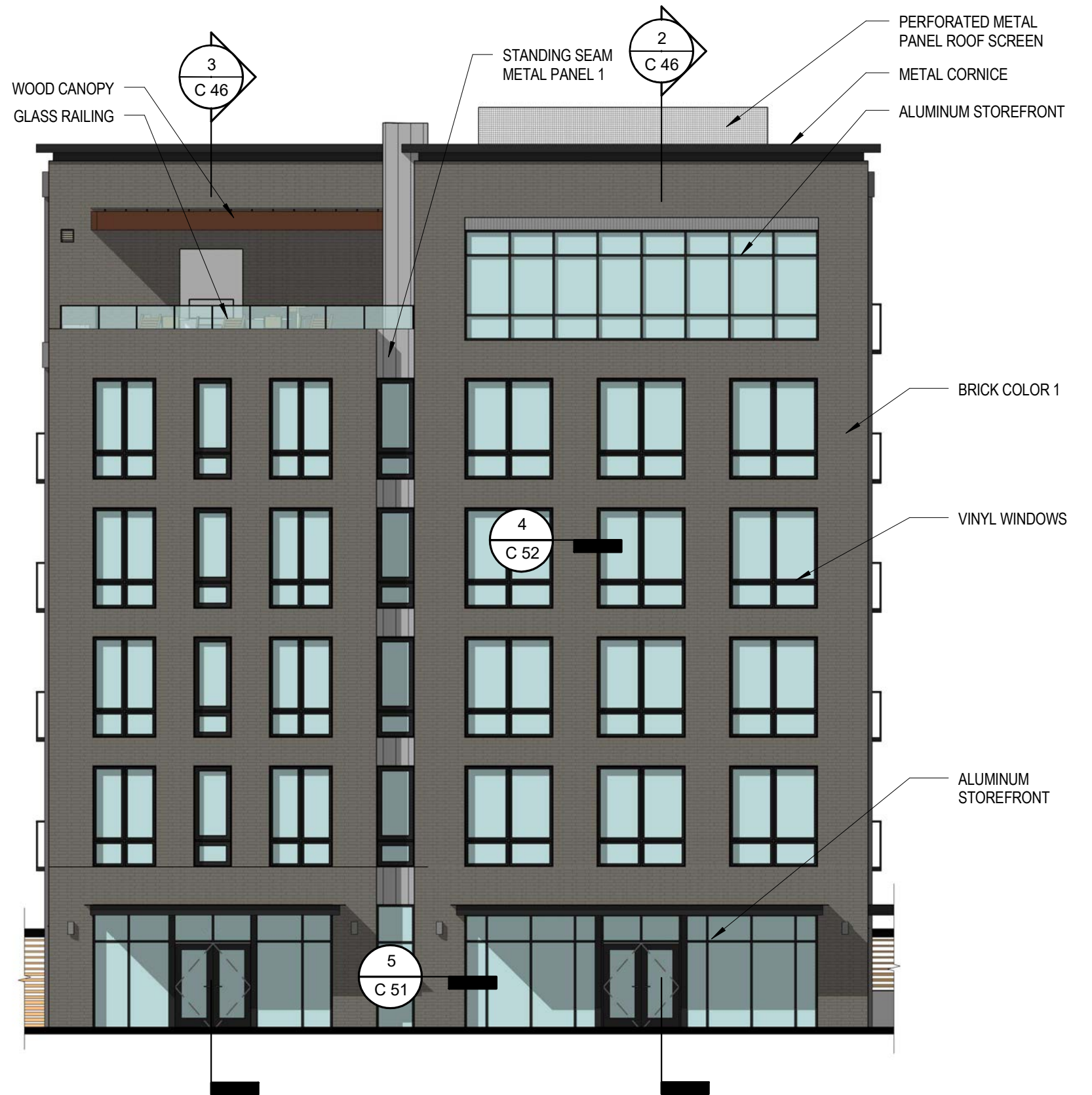
ENLARGED EAST ELEVATION 1
1" = 10'-0"



WALL SECTION 3
1" = 10'-0"



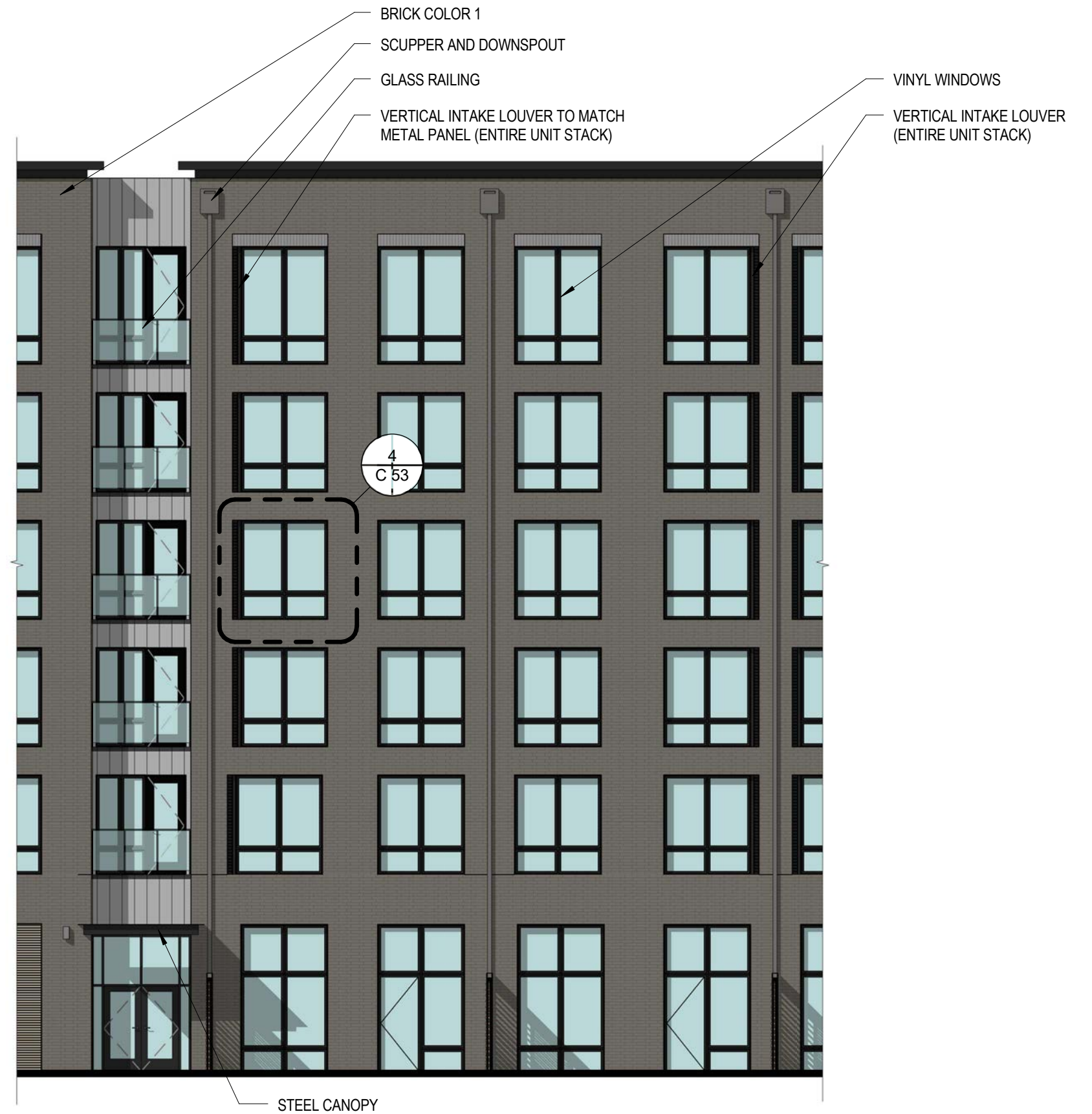
WALL SECTION 2
1" = 10'-0"



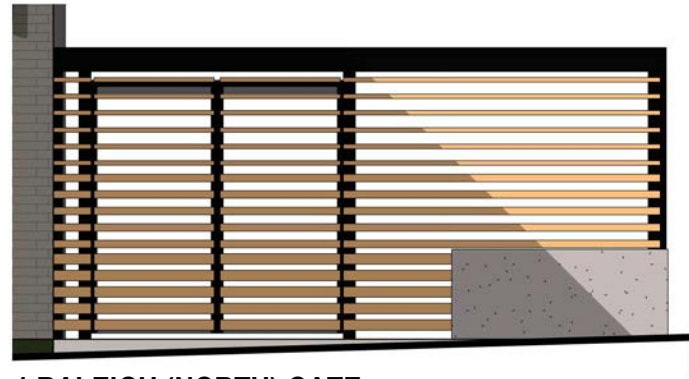
ENLARGED SOUTH ELEVATION 1
1" = 10'-0"



ENLARGED NORTH ELEVATION (WINDOW LOUVER LOCATIONS) 2
1" = 10'-0"

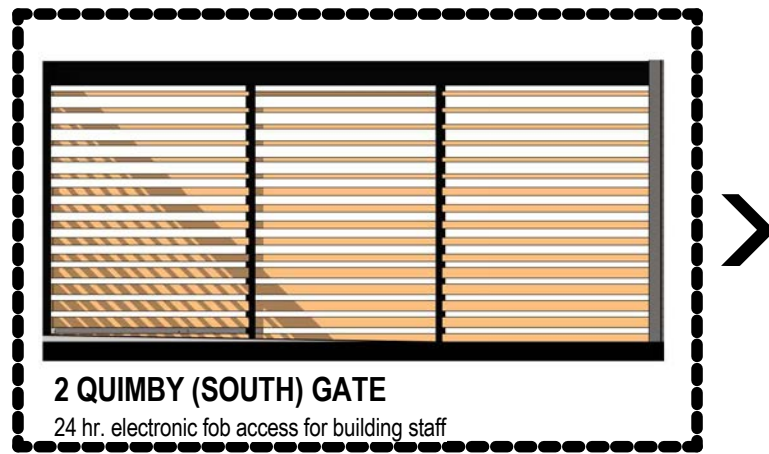


ENLARGED WEST ELEVATION (WINDOW LOUVER LOCATIONS) 1
1" = 10'-0"



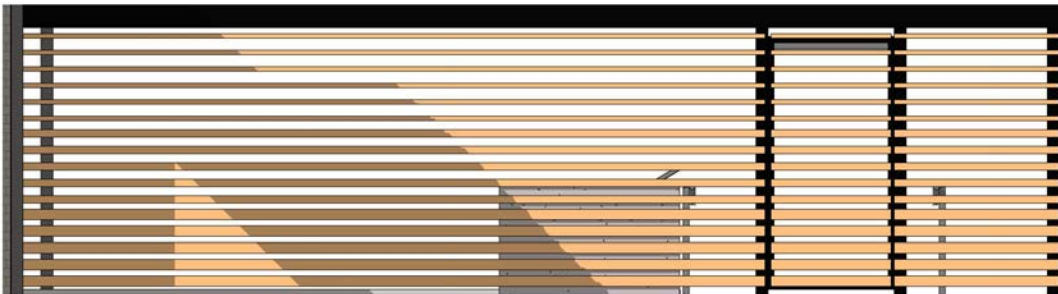
1 RALEIGH (NORTH) GATE

24 hr. electronic fob access for residents and building staff



2 QUIMBY (SOUTH) GATE

24 hr. electronic fob access for building staff



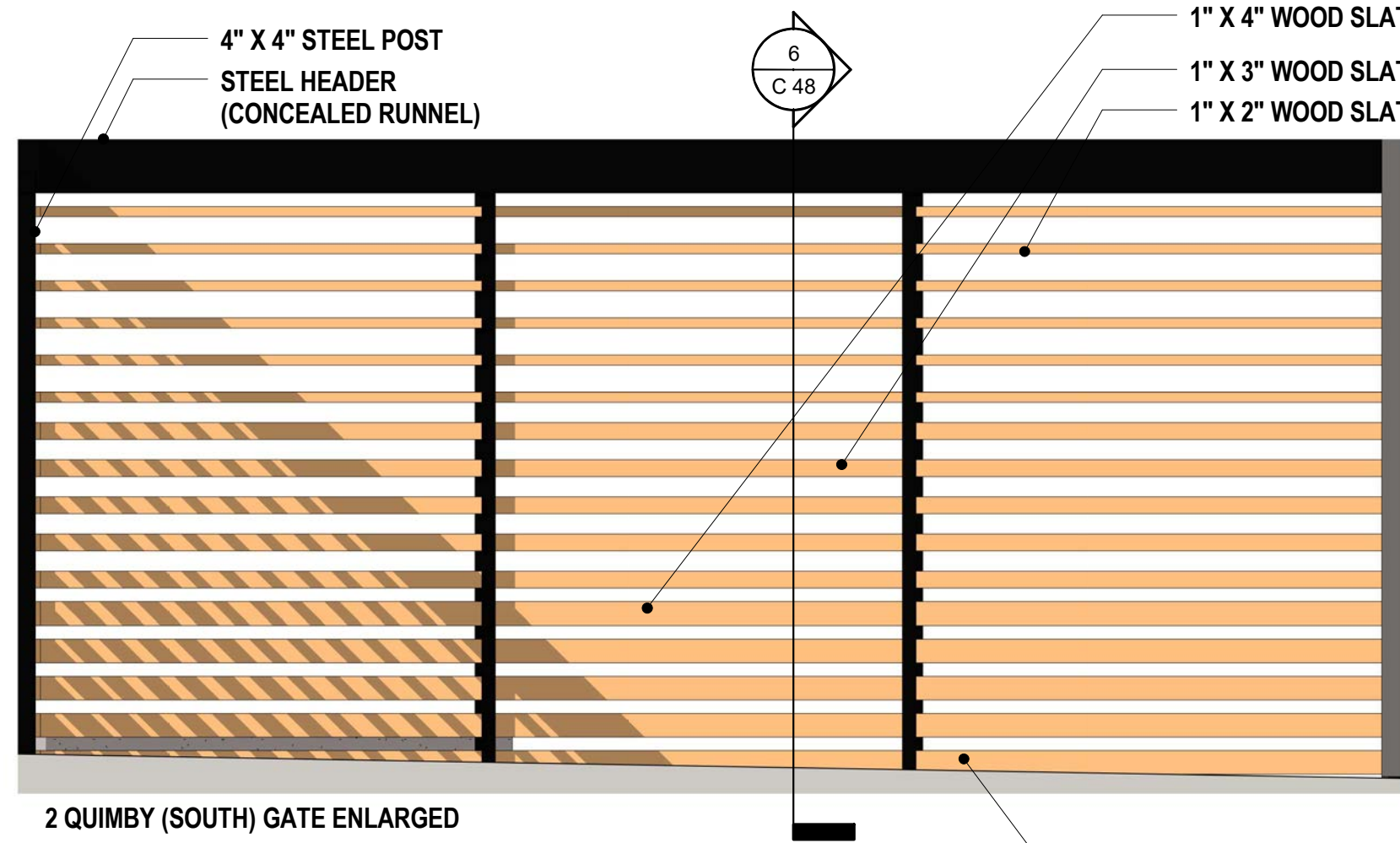
4 QUIMBY (SOUTH) GATE

24 hr. keyed entry for residents and building staff

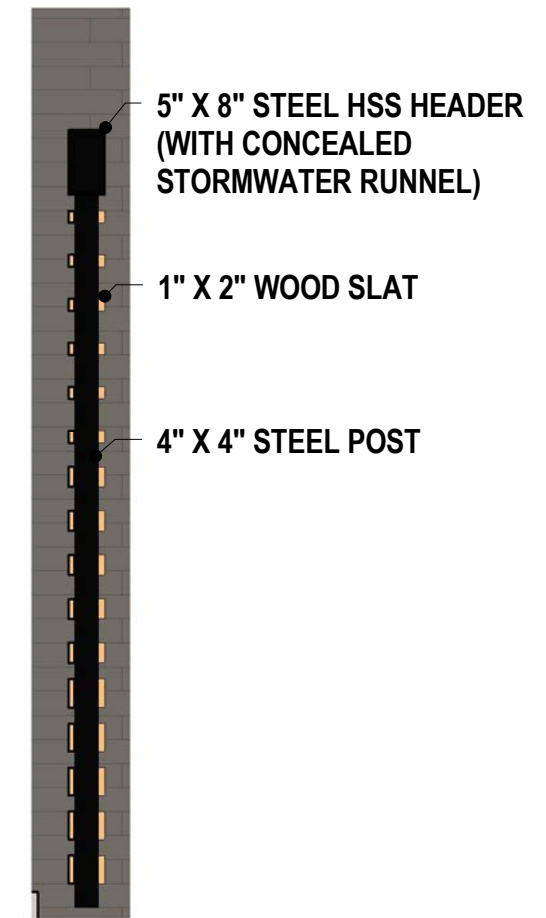


3 22ND ST (WEST) GATE

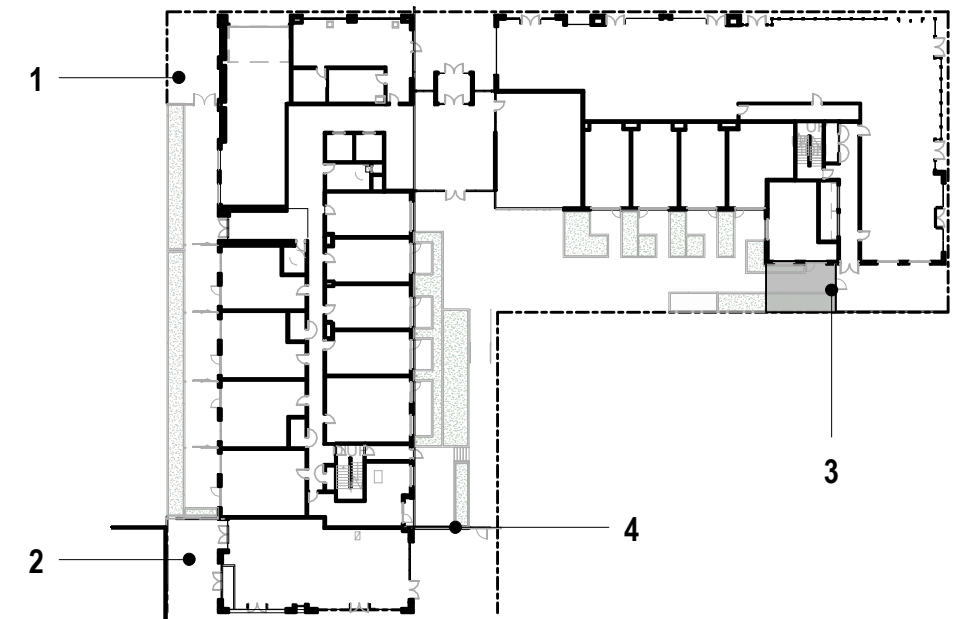
24 hr. keyed entry for residents and building staff



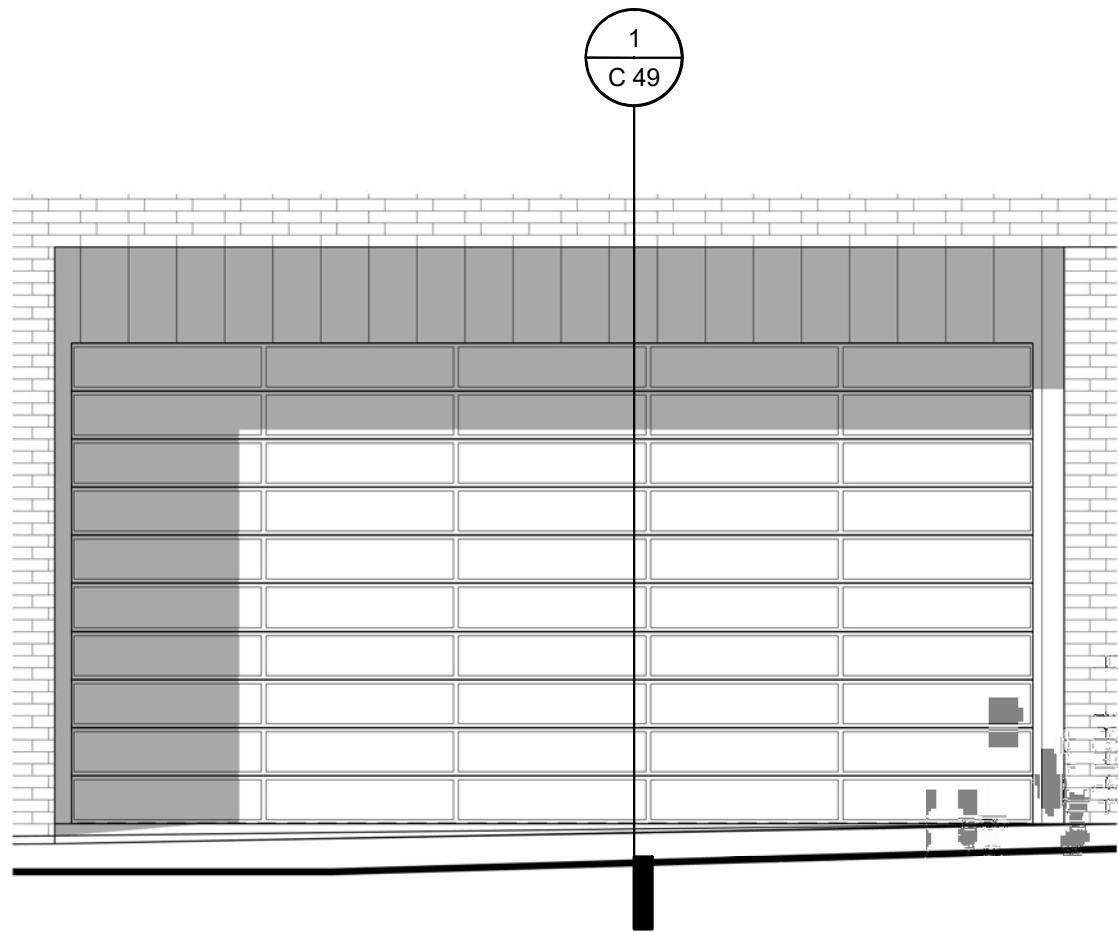
2 QUIMBY (SOUTH) GATE ENLARGED



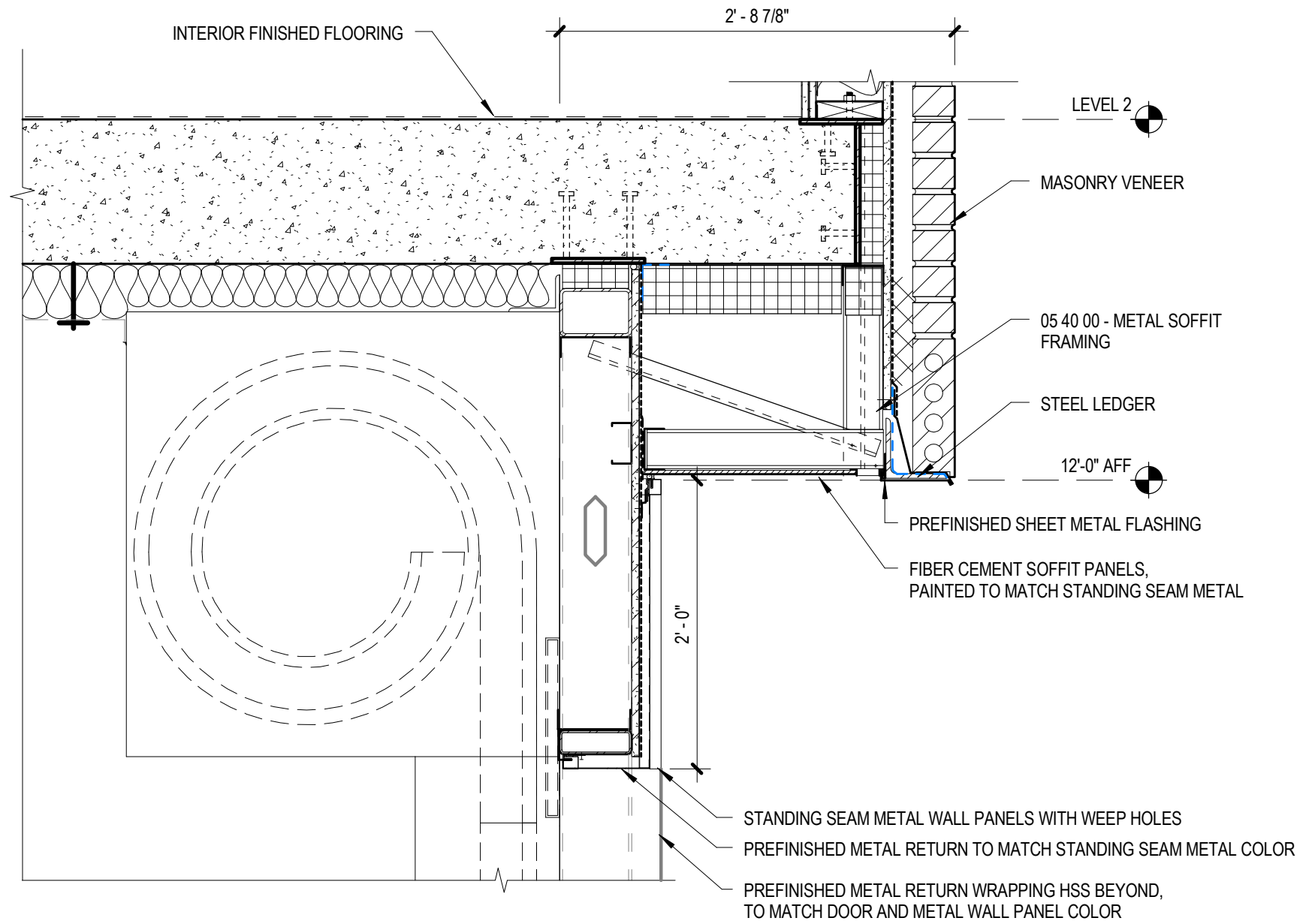
RESIDENT ENTRY GATE



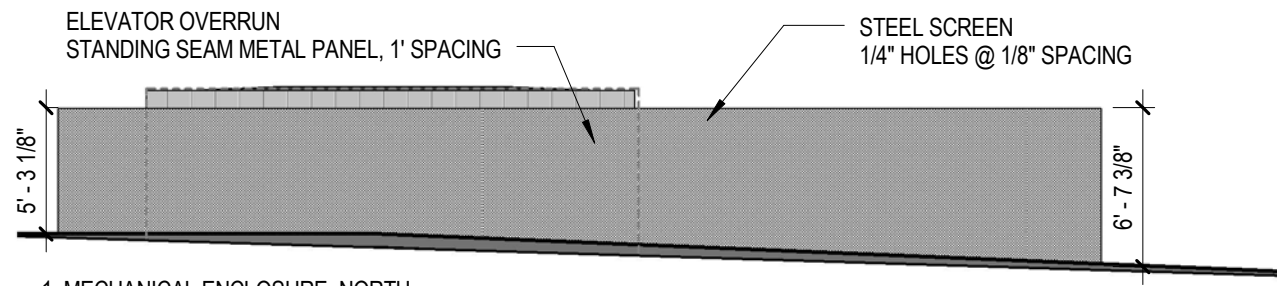
SITE PLAN WITH SCREEN WALL LOCATIONS IDENTIFIED



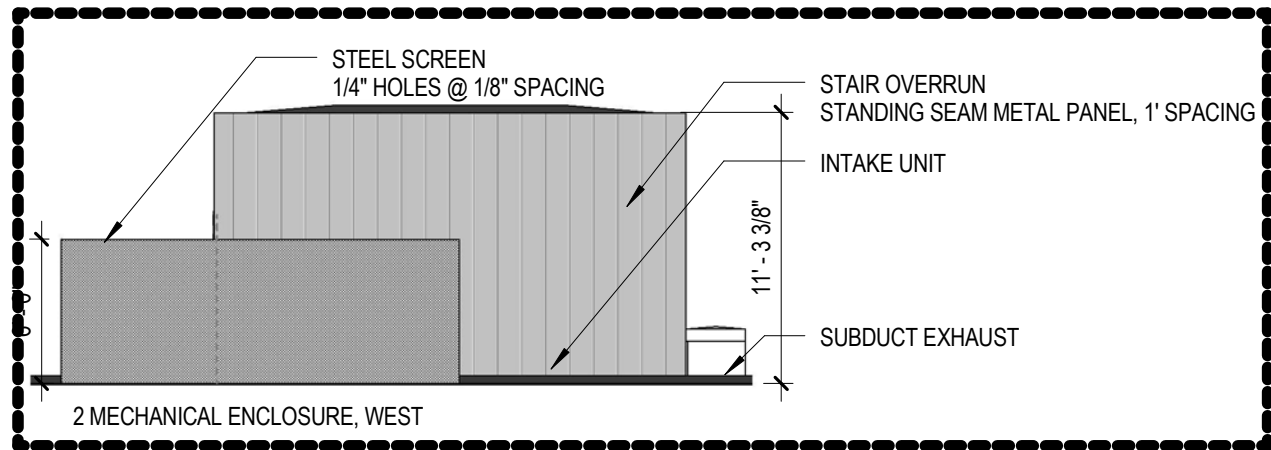
GARAGE DOOR ELEVATION 2
1/4" = 1'-0"



GARAGE DOOR HEAD SECTION 1
1" = 1'-0"



1 MECHANICAL ENCLOSURE, NORTH

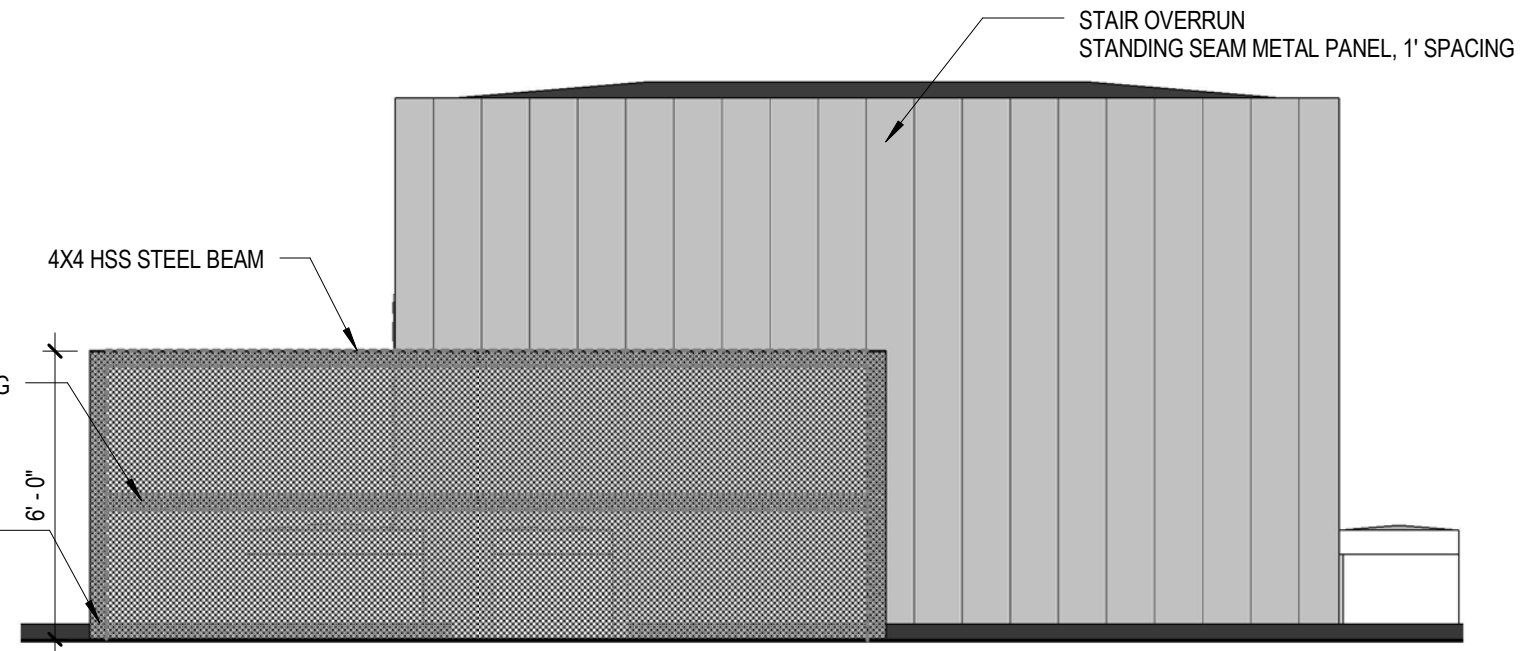


2 MECHANICAL ENCLOSURE, WEST

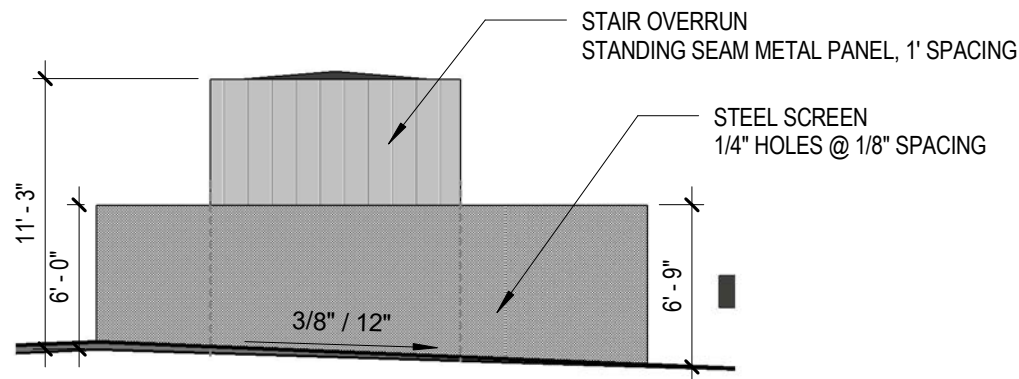


1/8" STEEL SCREEN
1/4" HOLES @ 1/8" SPACING

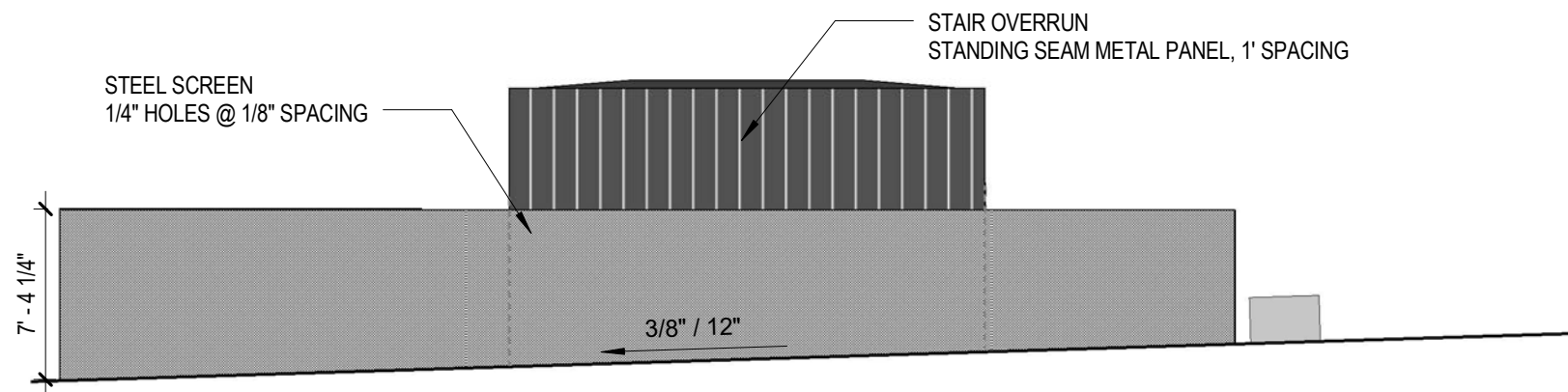
4X4 HSS STEEL COLUMN



2 MECHANICAL ENCLOSURE, WEST - ENLARGED

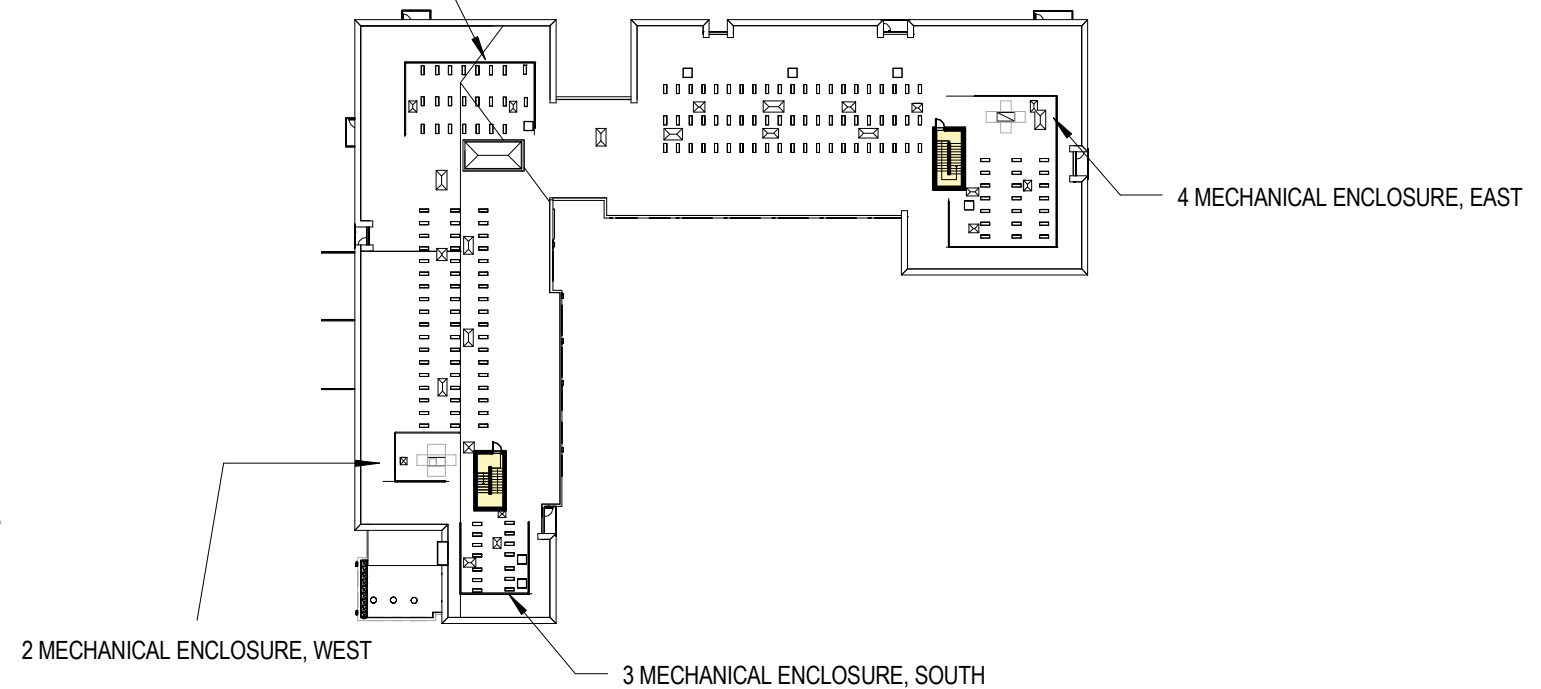


3 MECHANICAL ENCLOSURE, SOUTH



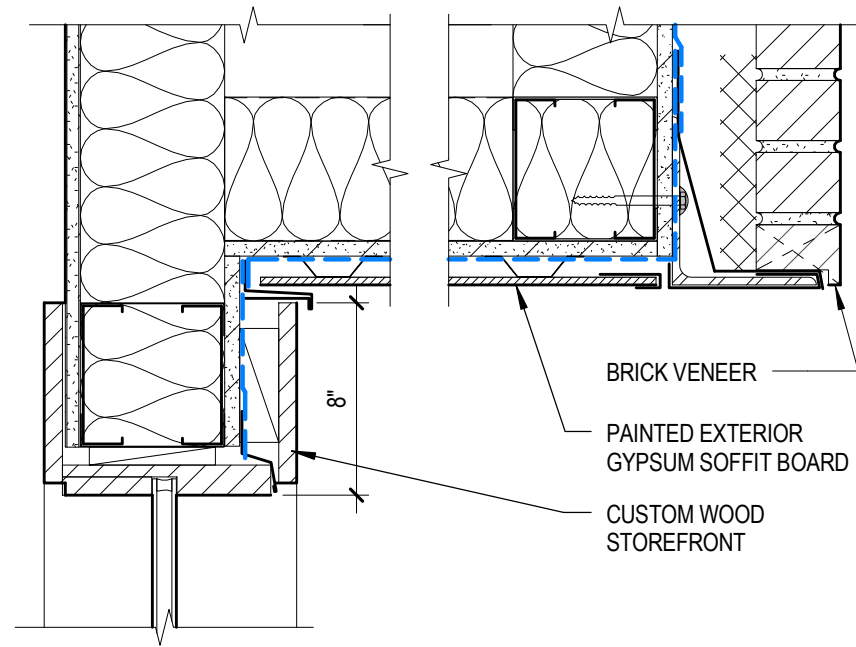
4 MECHANICAL ENCLOSURE, EAST

1 MECHANICAL ENCLOSURE, NORTH

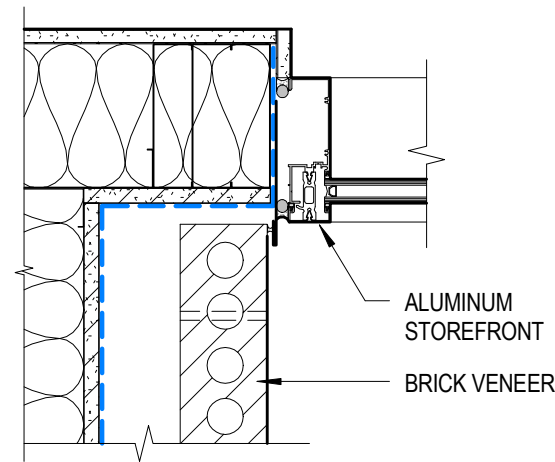


MECHANICAL ENCLOSURES

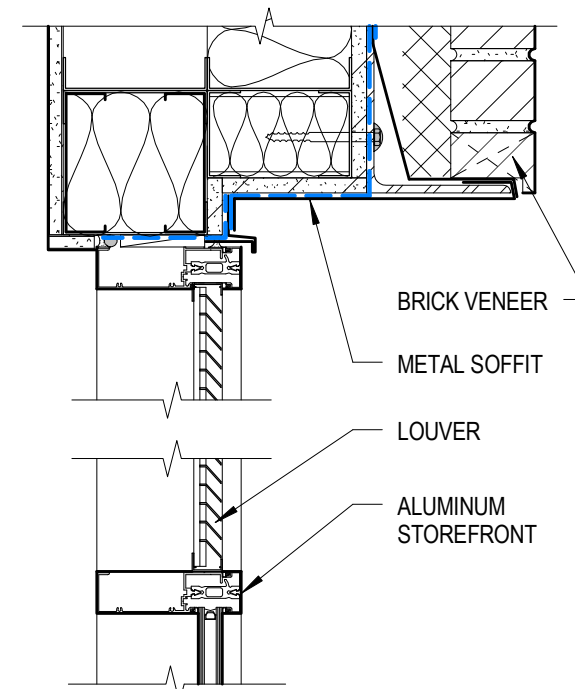




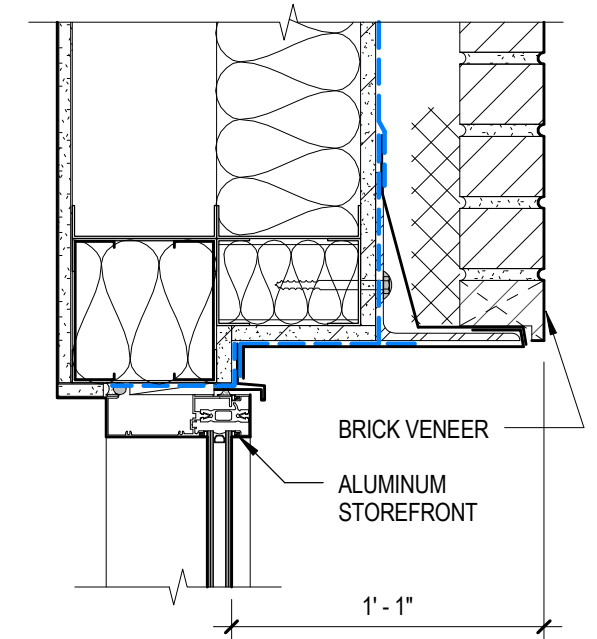
WOOD STOREFRONT HEAD
1 1/2" = 1'-0" ⑦



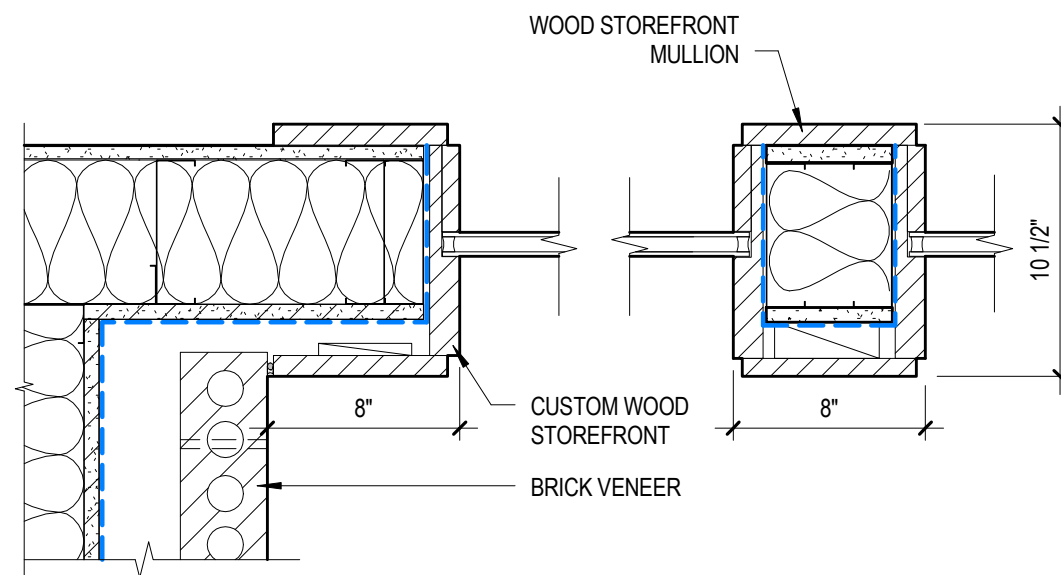
ALUMINUM STOREFRONT JAMB
1 1/2" = 1'-0" ⑤



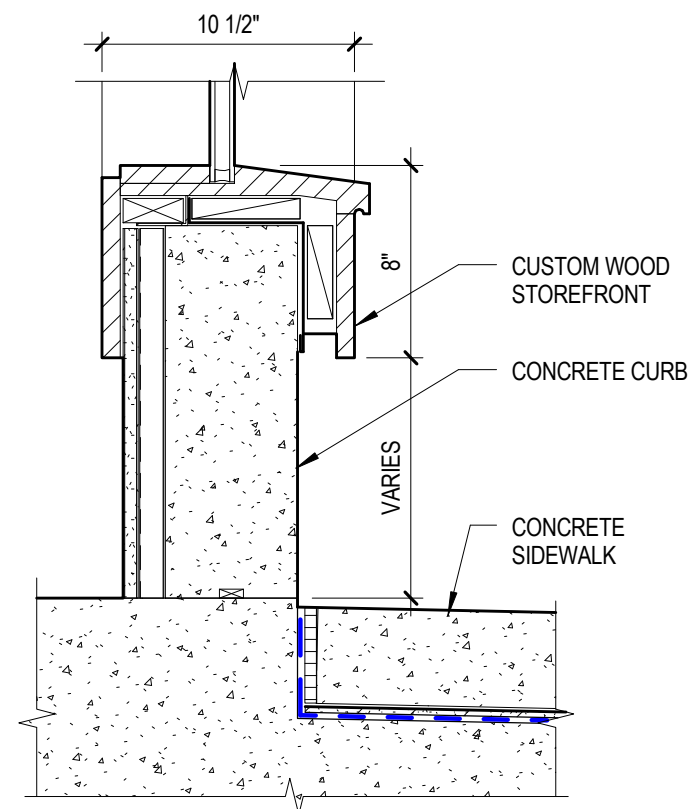
LOUVER AT STOREFRONT
1 1/2" = 1'-0" ③



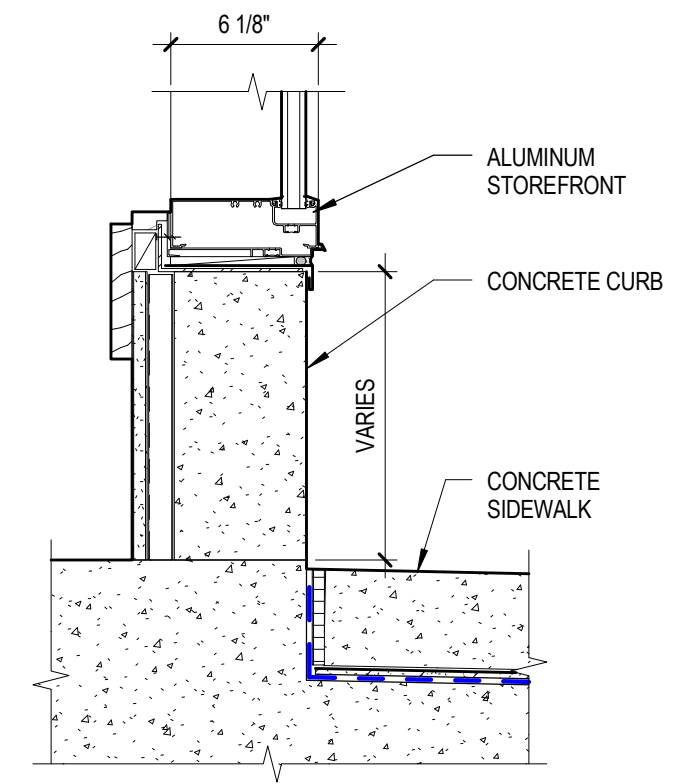
ALUMINUM STOREFRONT HEAD
1 1/2" = 1'-0" ①



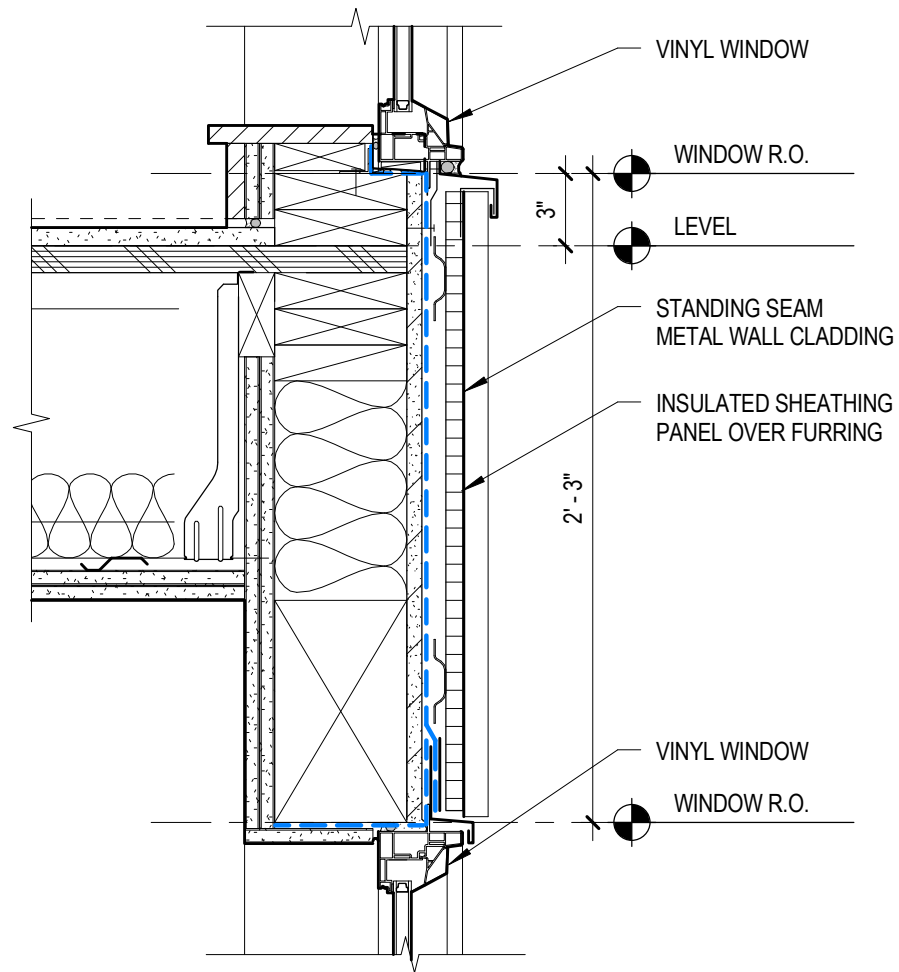
WOOD STOREFRONT JAMB
1 1/2" = 1'-0" ⑥



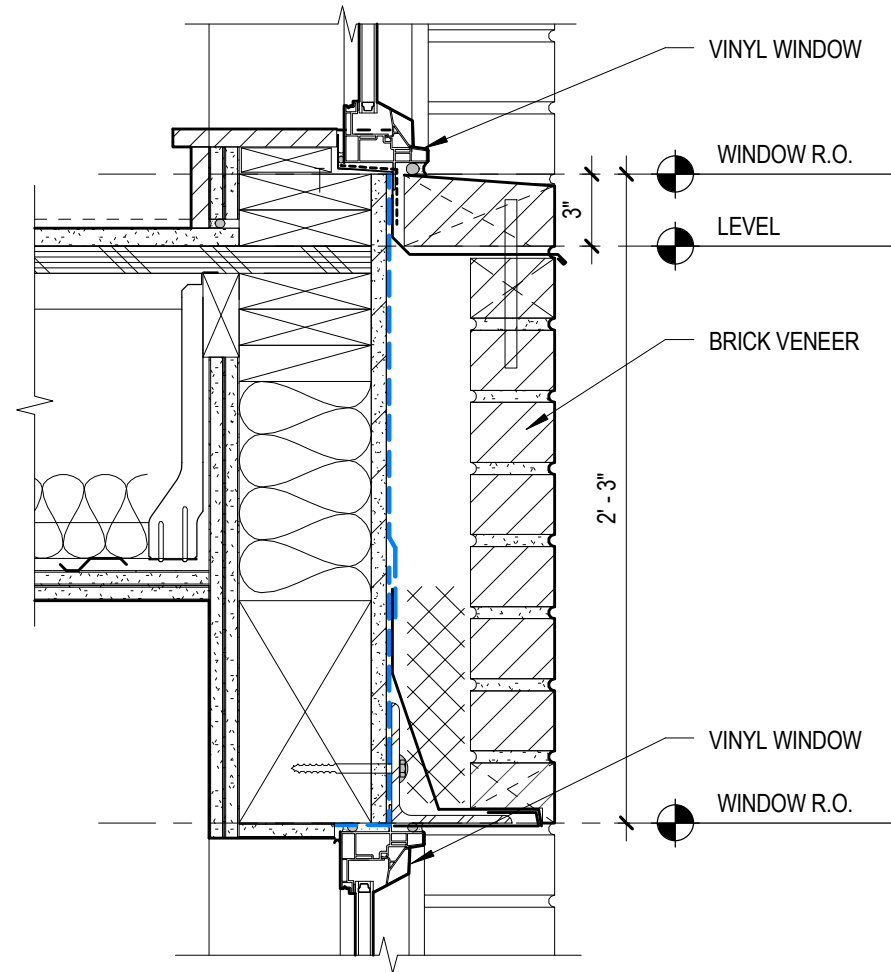
WOOD STOREFRONT SILL
1 1/2" = 1'-0" ④



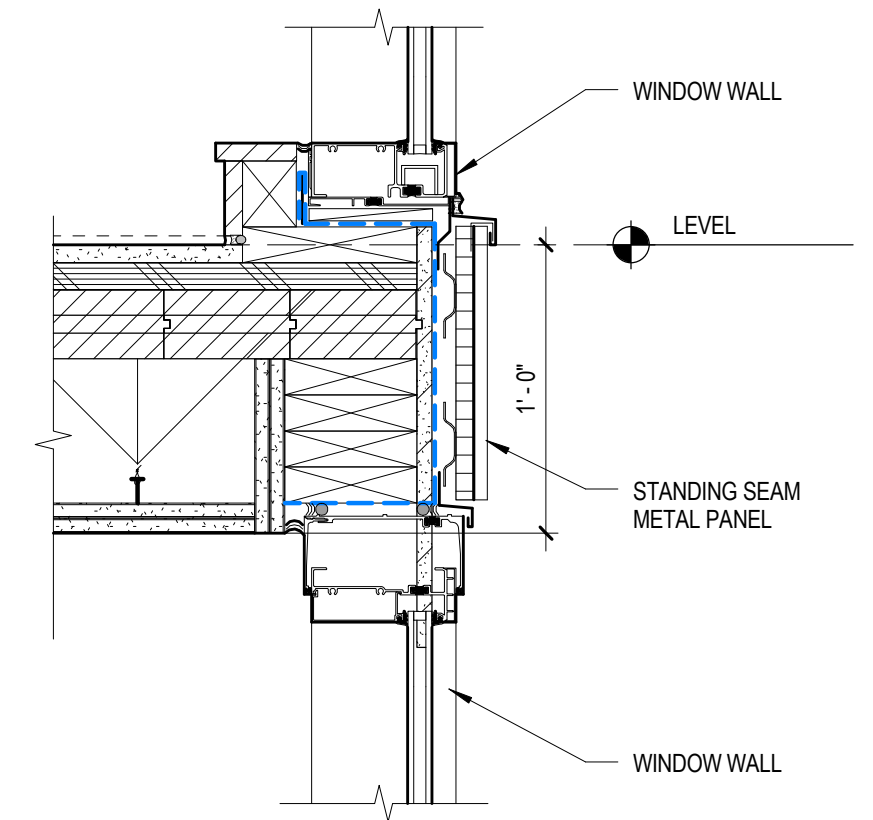
ALUMINUM STOREFRONT SILL
1 1/2" = 1'-0" ②



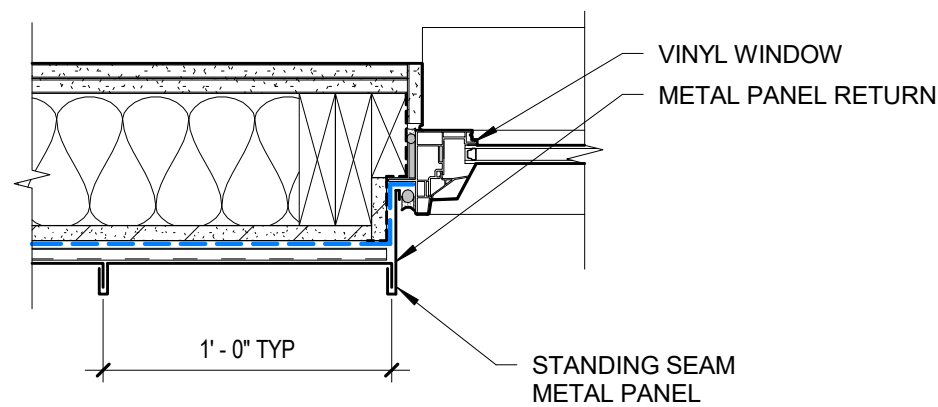
TYP WINDOW HEAD/SILL @ METAL WALL PANEL
1 1/2" = 1'-0" (5)



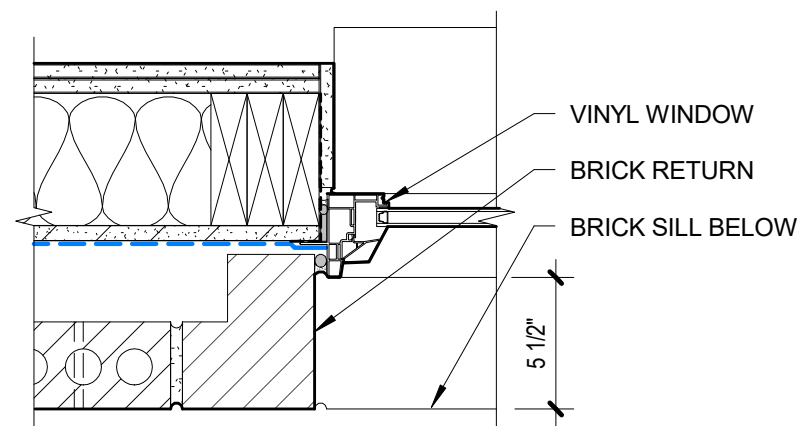
TYP WINDOW HEAD/SILL @ BRICK
1 1/2" = 1'-0" (3)



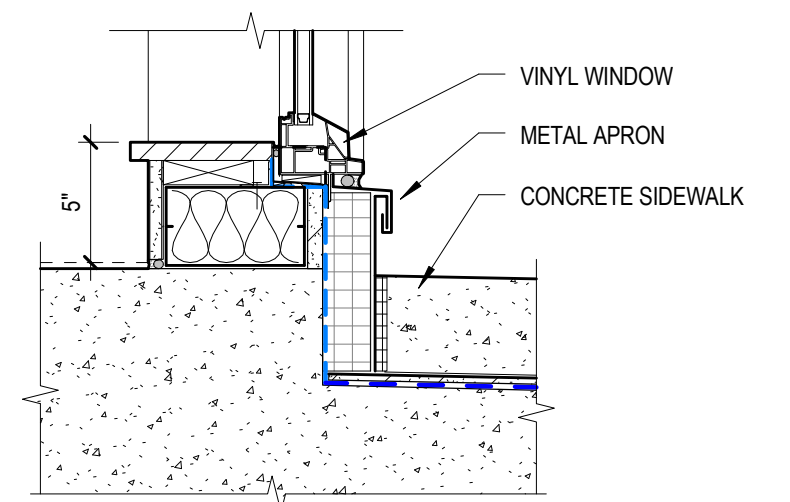
TYP WINDOW WALL HEAD/SILL
1 1/2" = 1'-0" (1)



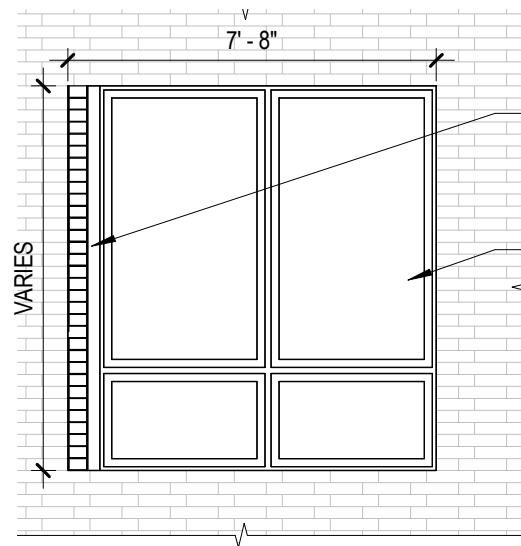
TYP WINDOW JAMB @ METAL WALL PANEL
1 1/2" = 1'-0" (6)



TYP WINDOW JAMB @ BRICK
1 1/2" = 1'-0" (4)



WINDOW SILL @ GROUND LEVEL
1 1/2" = 1'-0" (2)

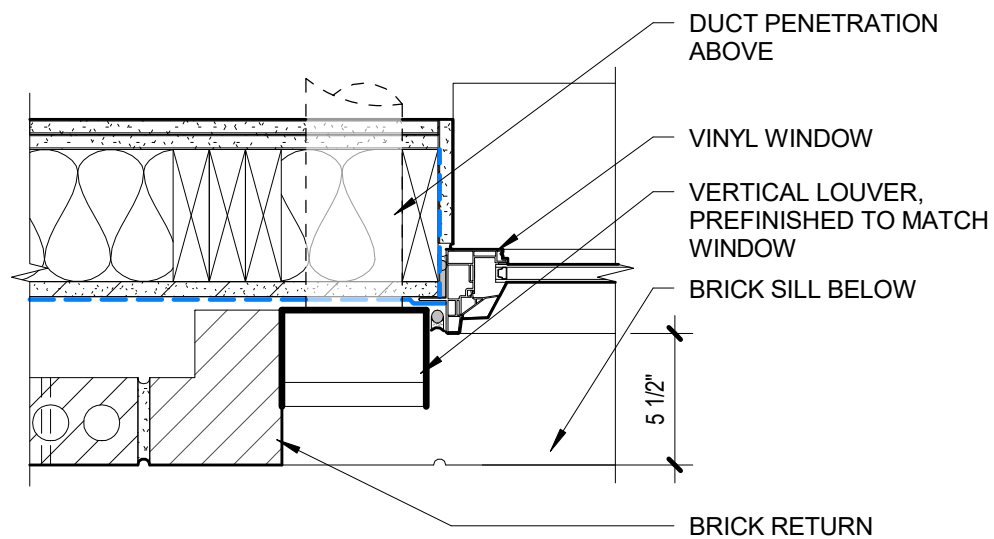


VERTICAL INTAKE LOUVER - PREFINISHED TO MATCH WINDOW COLOR

VINYL WINDOW

OCCURS ONLY AT BRICK CONDITIONS WHERE VENTING OUT OF A BRICK WALL RETURN IS NOT POSSIBLE.

DETAIL ELEVATION - VERTICAL INTAKE LOUVER 4
1/4" = 1'-0"



DUCT PENETRATION ABOVE

VINYL WINDOW

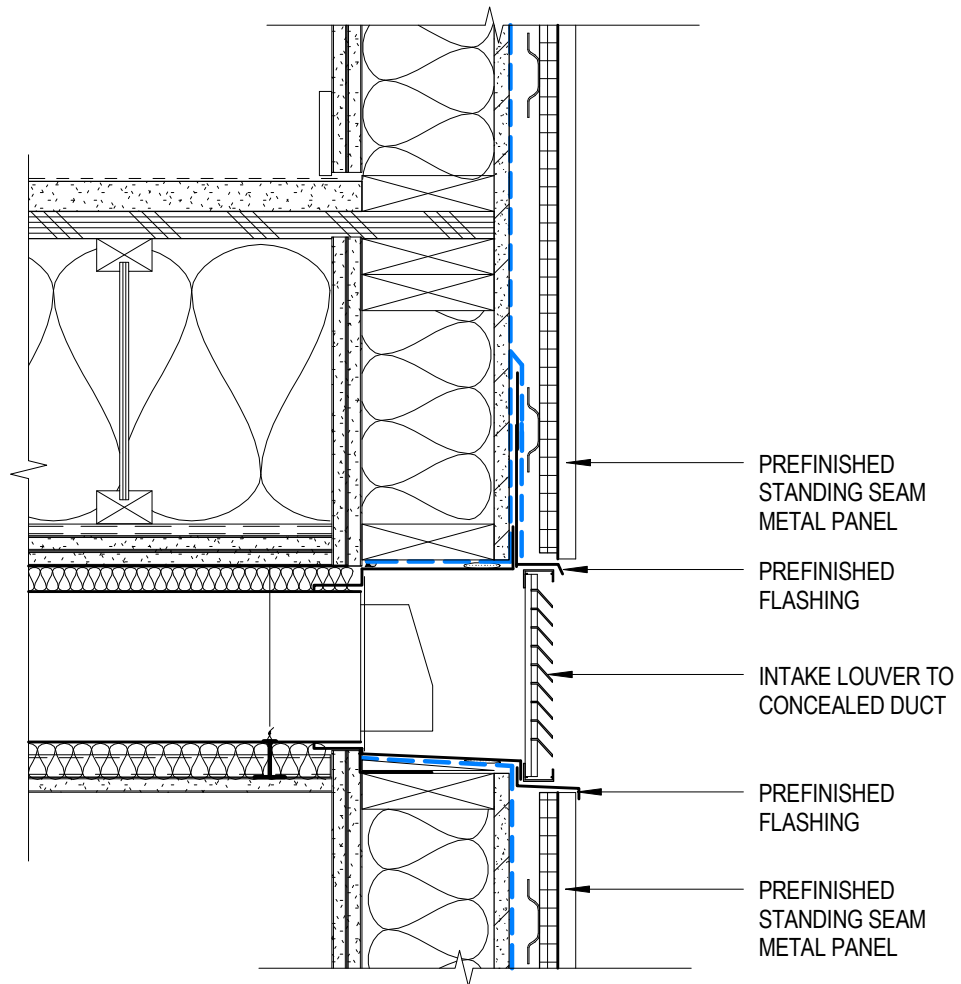
VERTICAL LOUVER, PREFINISHED TO MATCH WINDOW

BRICK SILL BELOW

5 1/2"

BRICK RETURN

VERTICAL INTAKE LOUVER AT WINDOW 3
1 1/2" = 1'-0"



PREFINISHED STANDING SEAM METAL PANEL

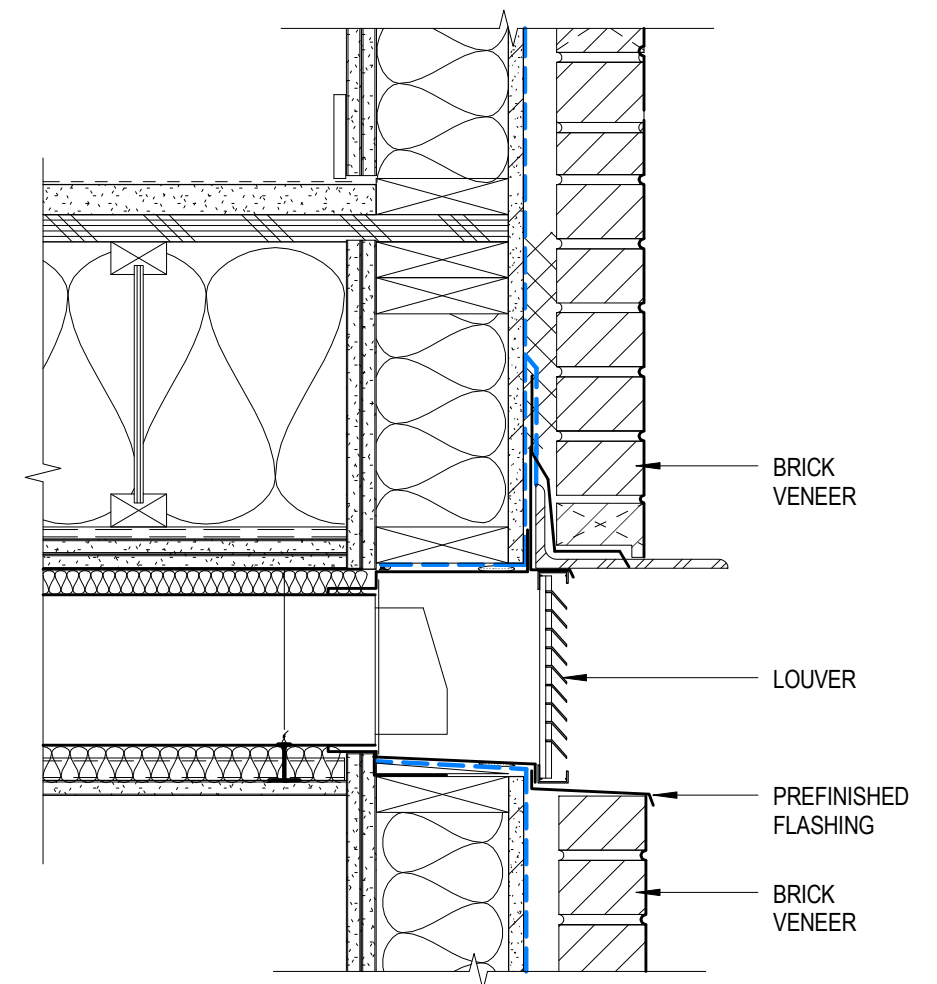
PREFINISHED FLASHING

INTAKE LOUVER TO CONCEALED DUCT

PREFINISHED FLASHING

PREFINISHED STANDING SEAM METAL PANEL

TYPICAL INTAKE LOUVER AT METAL PANEL 2
1 1/2" = 1'-0"



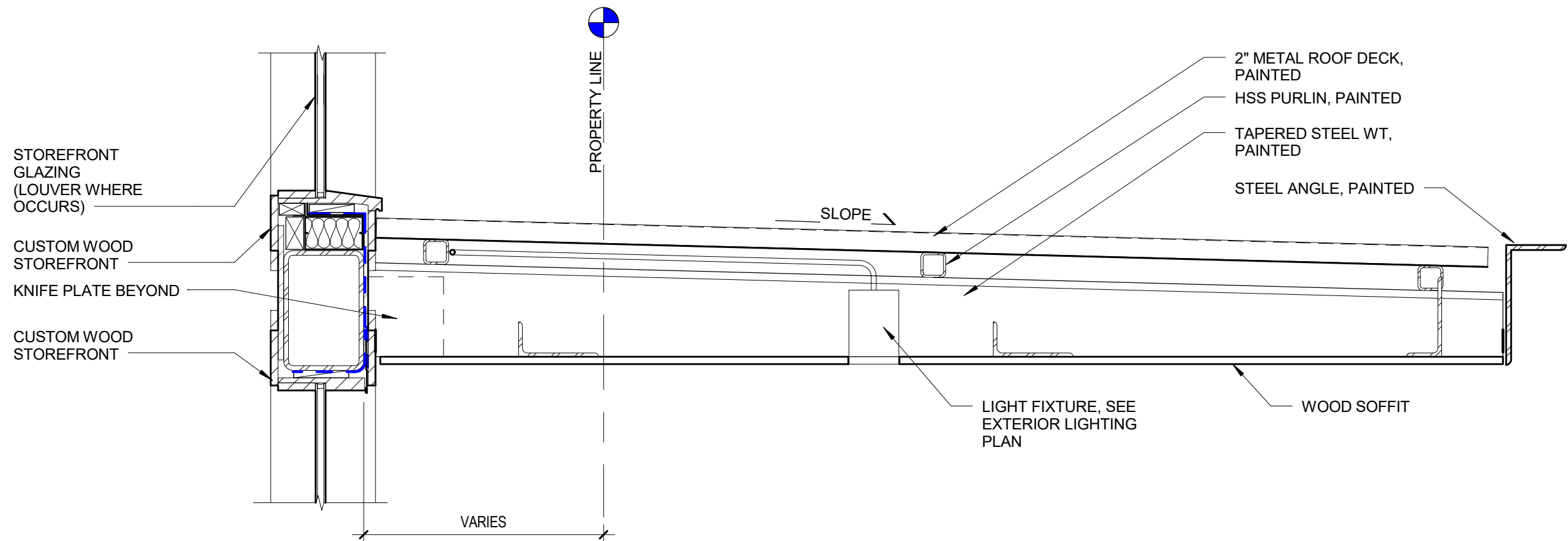
BRICK VENEER

LOUVER

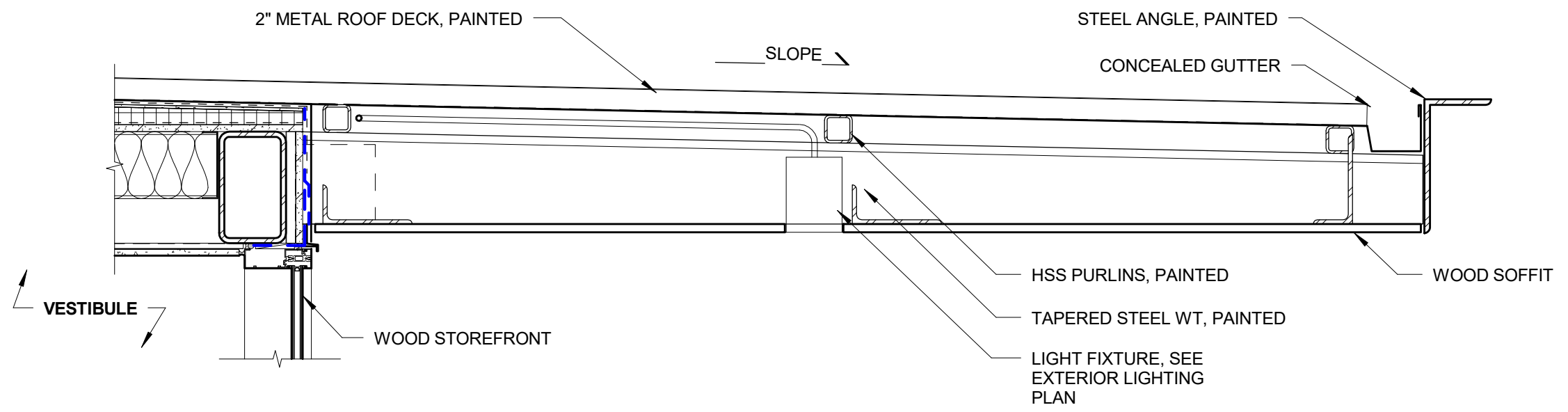
PREFINISHED FLASHING

BRICK VENEER

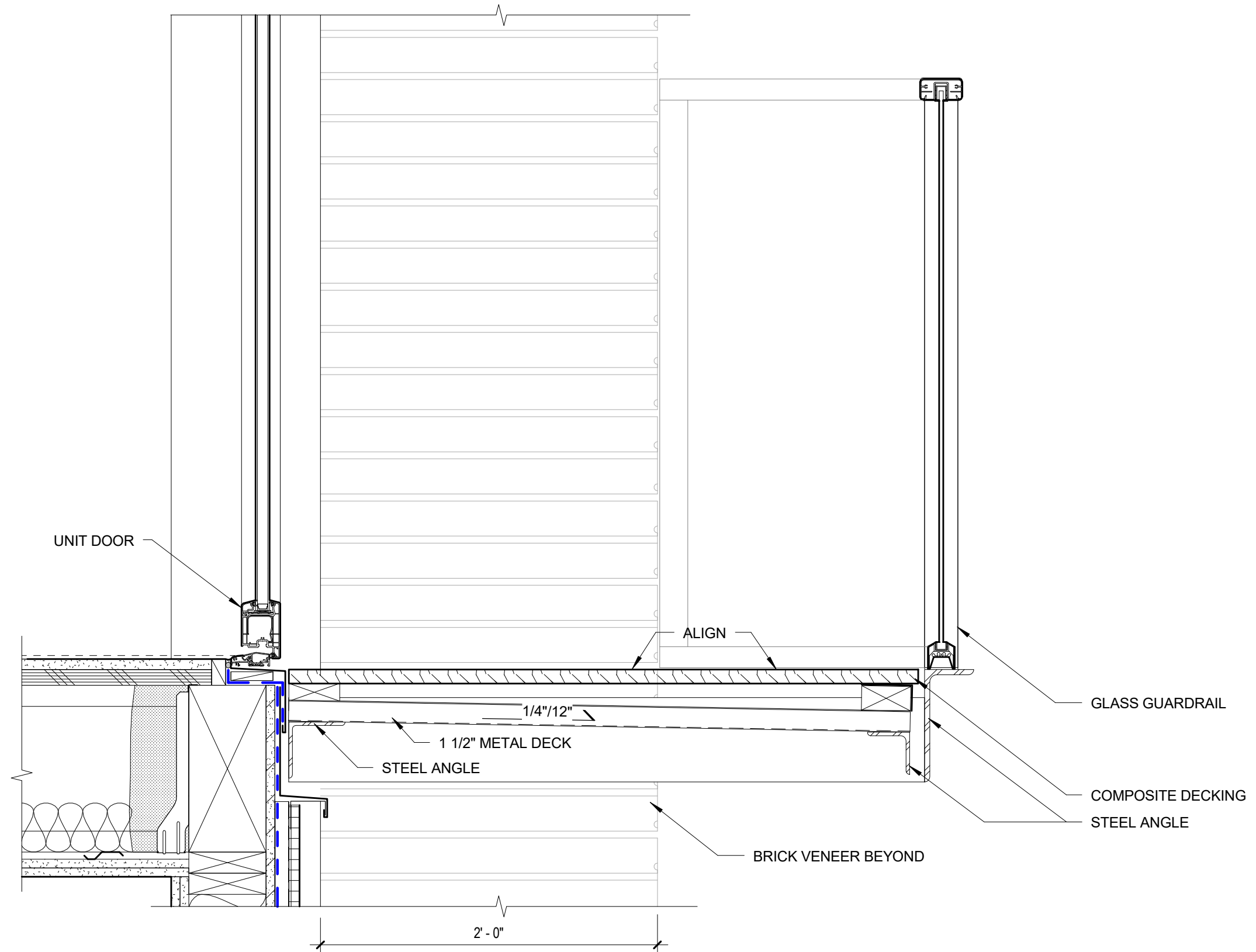
TYPICAL INTAKE LOUVER AT BRICK 1
1 1/2" = 1'-0"



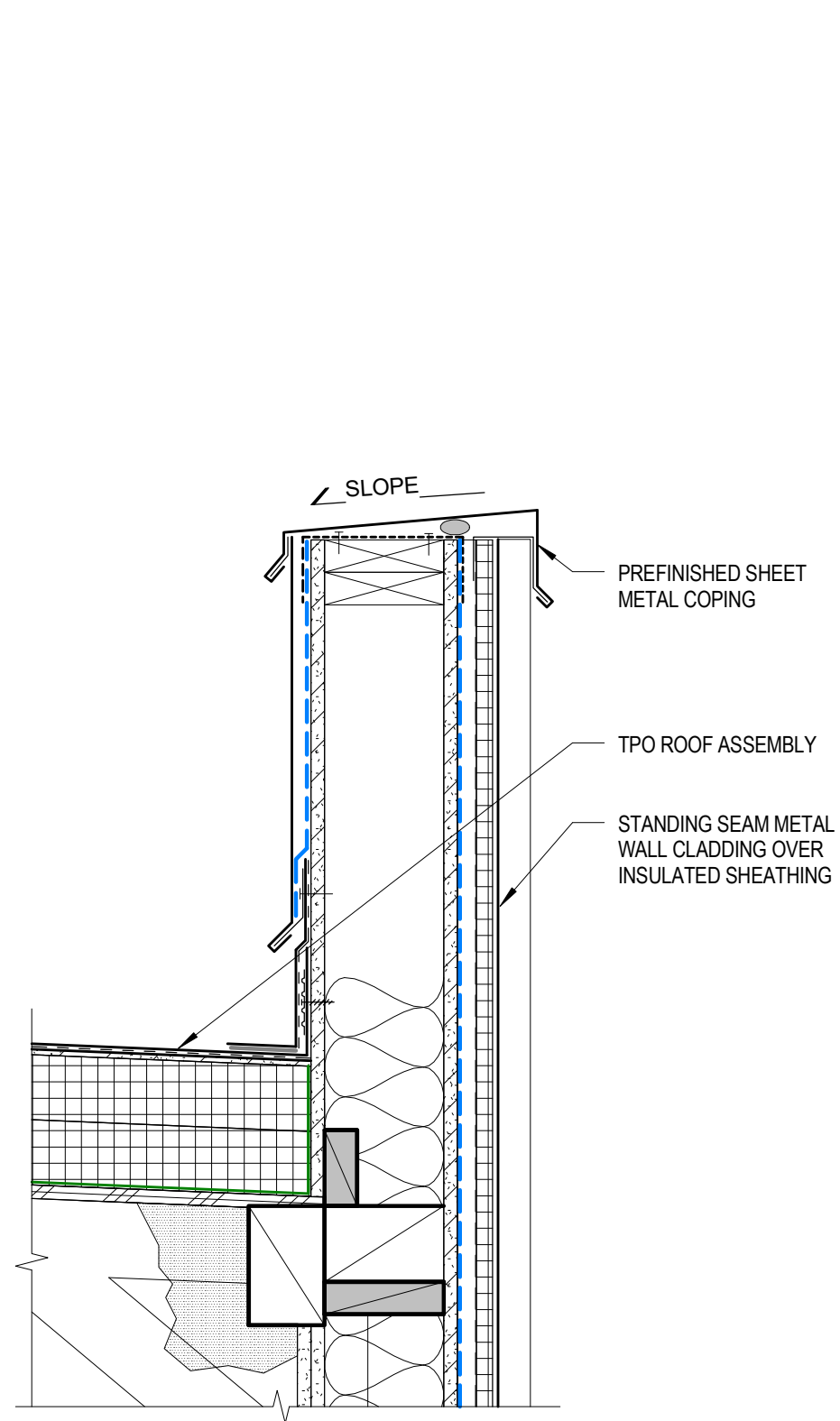
STEEL CANOPY, TYP 1
1" = 1'-0"



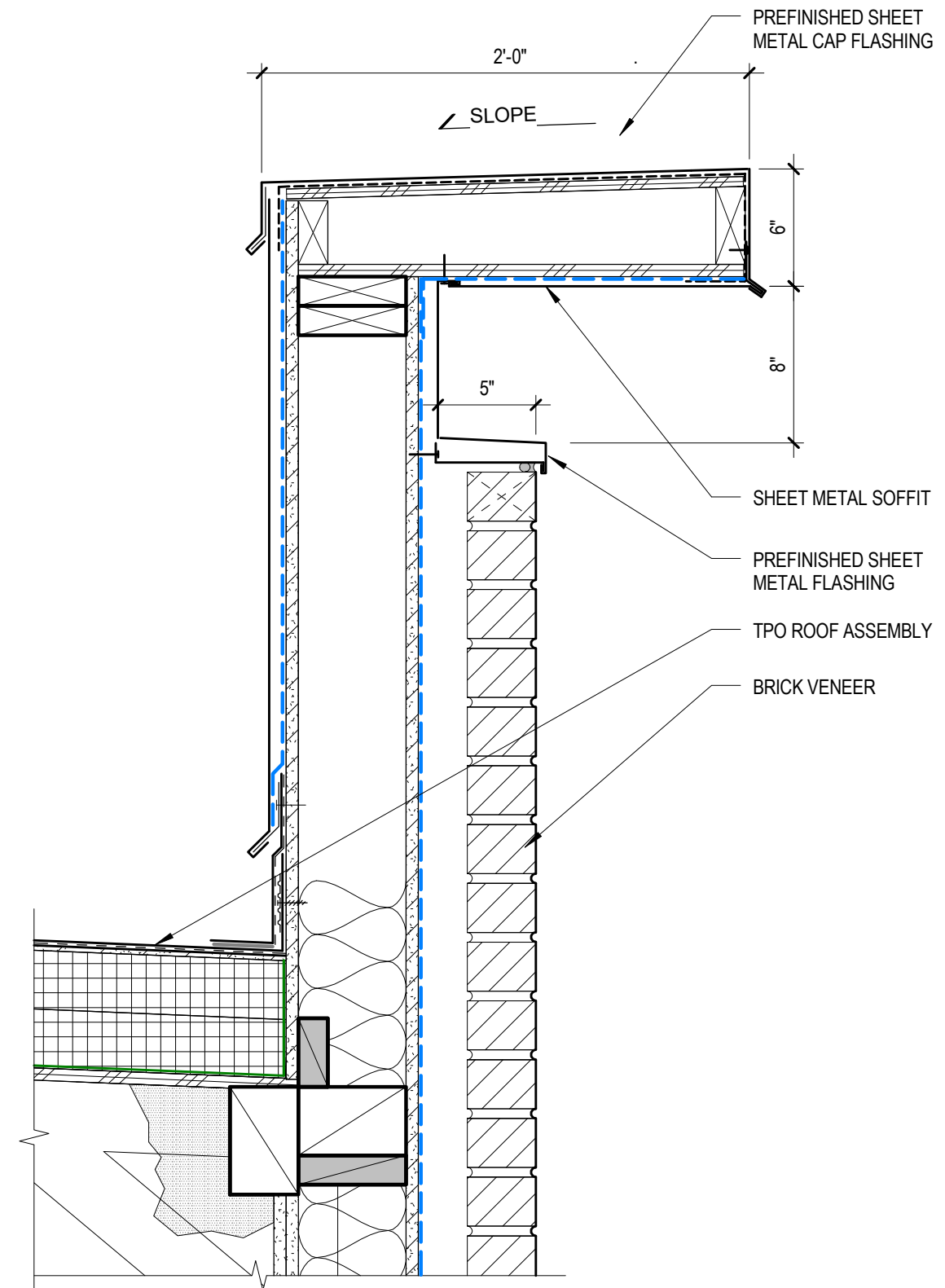
VESTIBULE CANOPY 2
1" = 1'-0"



BALCONY 1
1 1/2" = 1'-0"



PARAPET @ MWP 2
1 1/2" = 1'-0"



PARAPET @ BRICK 1
1 1/2" = 1'-0"



BRICK COLOR 1
MUTUAL MATERIALS REDONDO GREY (MISSION TEXTURE)



BRICK COLOR 2
MUTUAL MATERIALS LIMESTONE (SMOOTH TEXTURE)



METAL WALL PANELS - STANDING SEAM



METAL WALL PANELS



VPI VINYL WINDOWS - BLACK



WOOD STOREFRONT



ALUMINUM STOREFRONT - BLACK ANODIZED FINISH