



SW 16TH & BURNSIDE

TYPE III DESIGN REVIEW



04.04.2017

LU 16-284672 DZM

CONTENTS

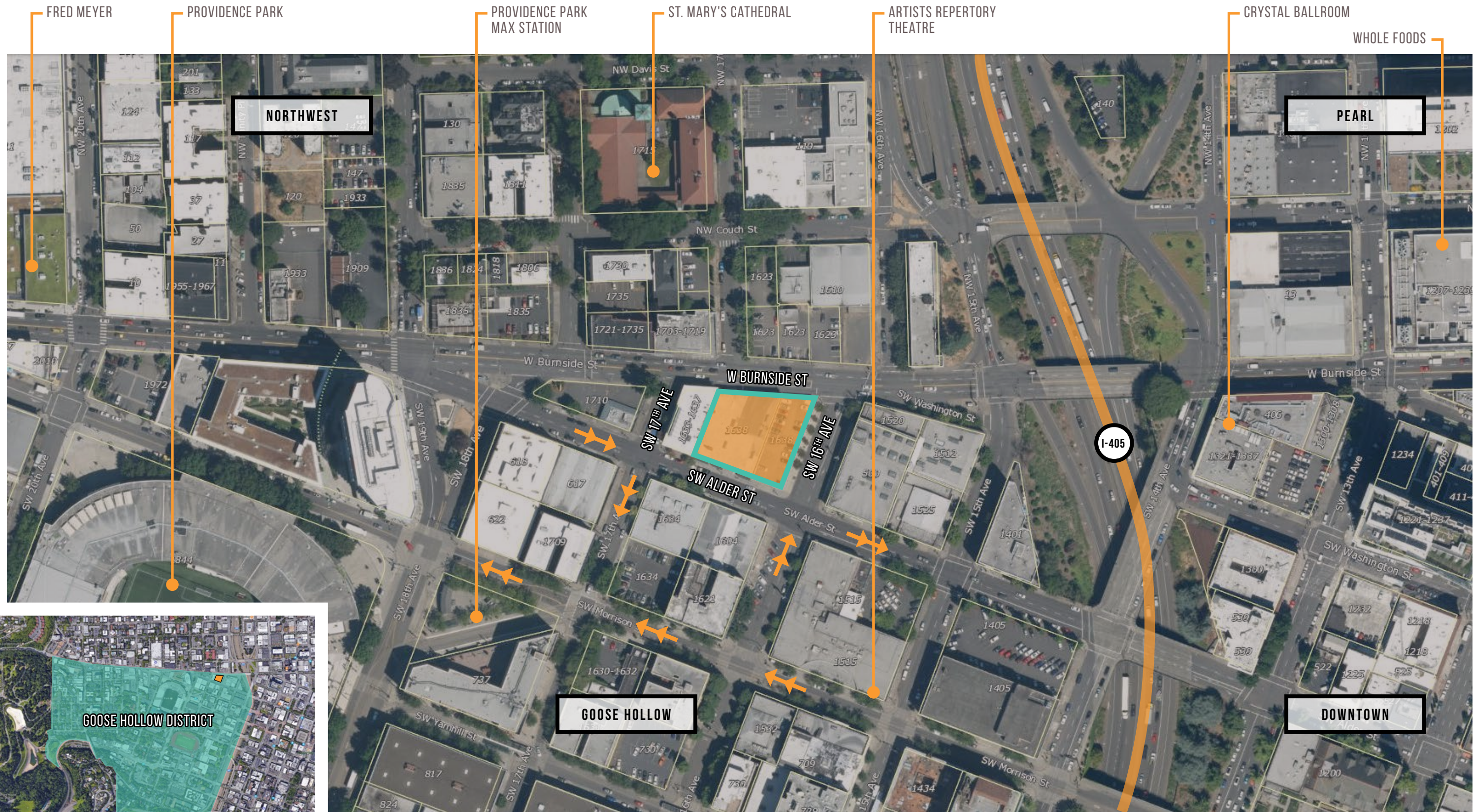
EXHIBIT C

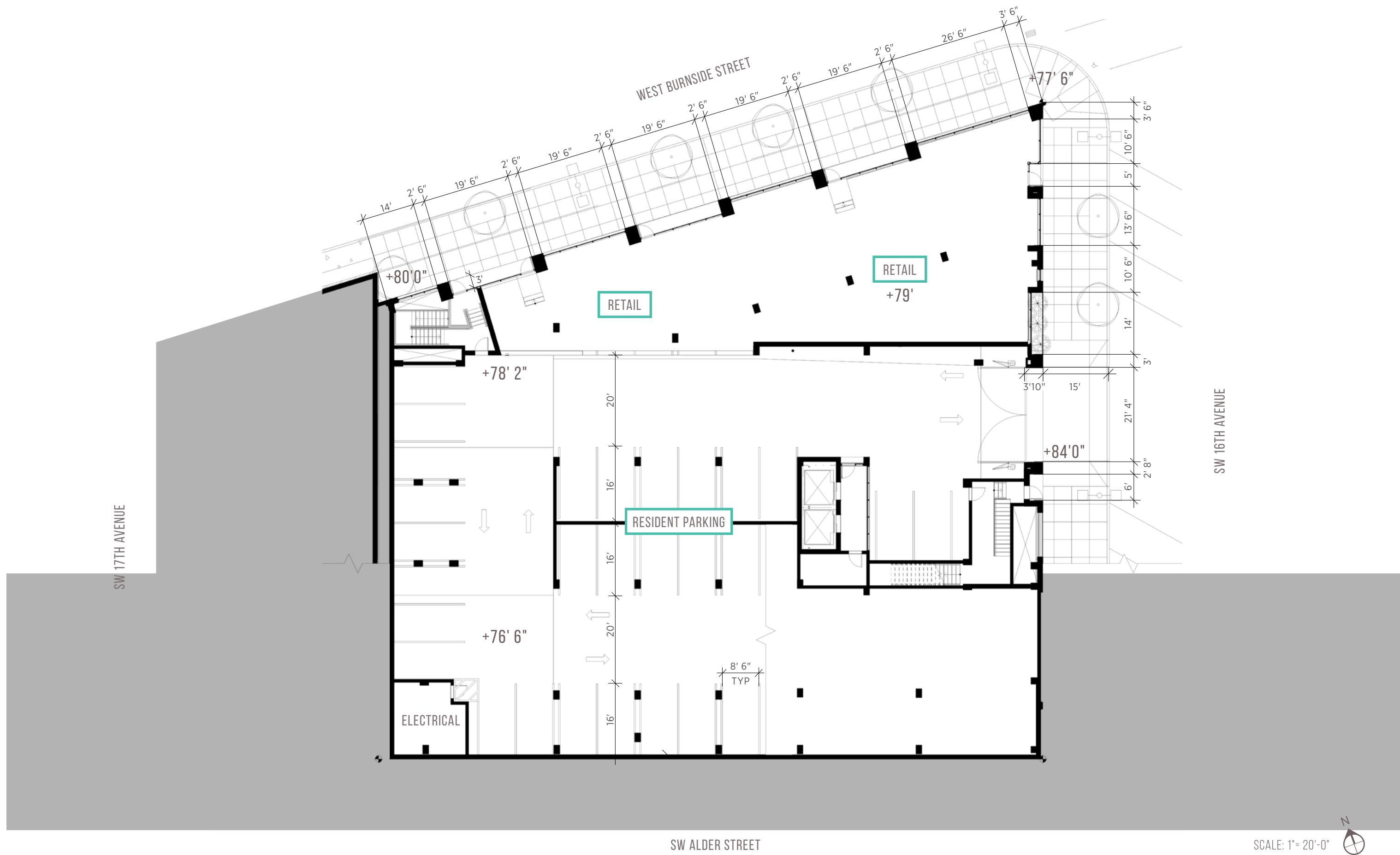
Vicinity Plan	C.1
Site Plan	C.2
Level 1: Burnside Street	C.3
Level P1: Basement	C.4
Level 2: Alder Street	C.5
Level 3: Podium	C.6
Levels 4-7	C.7
Level 8: Top Floor & Roof Terrace	C.8
Roof Plan	C.9
Elevation: South/Alder	C.10
Elevation: East/16TH	C.11
Elevation: North/Burnside	C.12
Elevation: West/Party Wall	C.13
Elevation: Courtyard	C.14
Section A: South-North	C.15
Section B: West-East	C.16
Section C: North-South.	C.17
Section D: West-East	C.18
Enlarged Elevation: SW Alder Street.	C.19
Enlarged Elevation: SW 16TH Avenue	C.24
Enlarged Elevation: West Burnside Street	C.26
Enlarged Elevation: SW 17TH Avenue	C.29
Enlarged Elevations: Penthouse	C.30

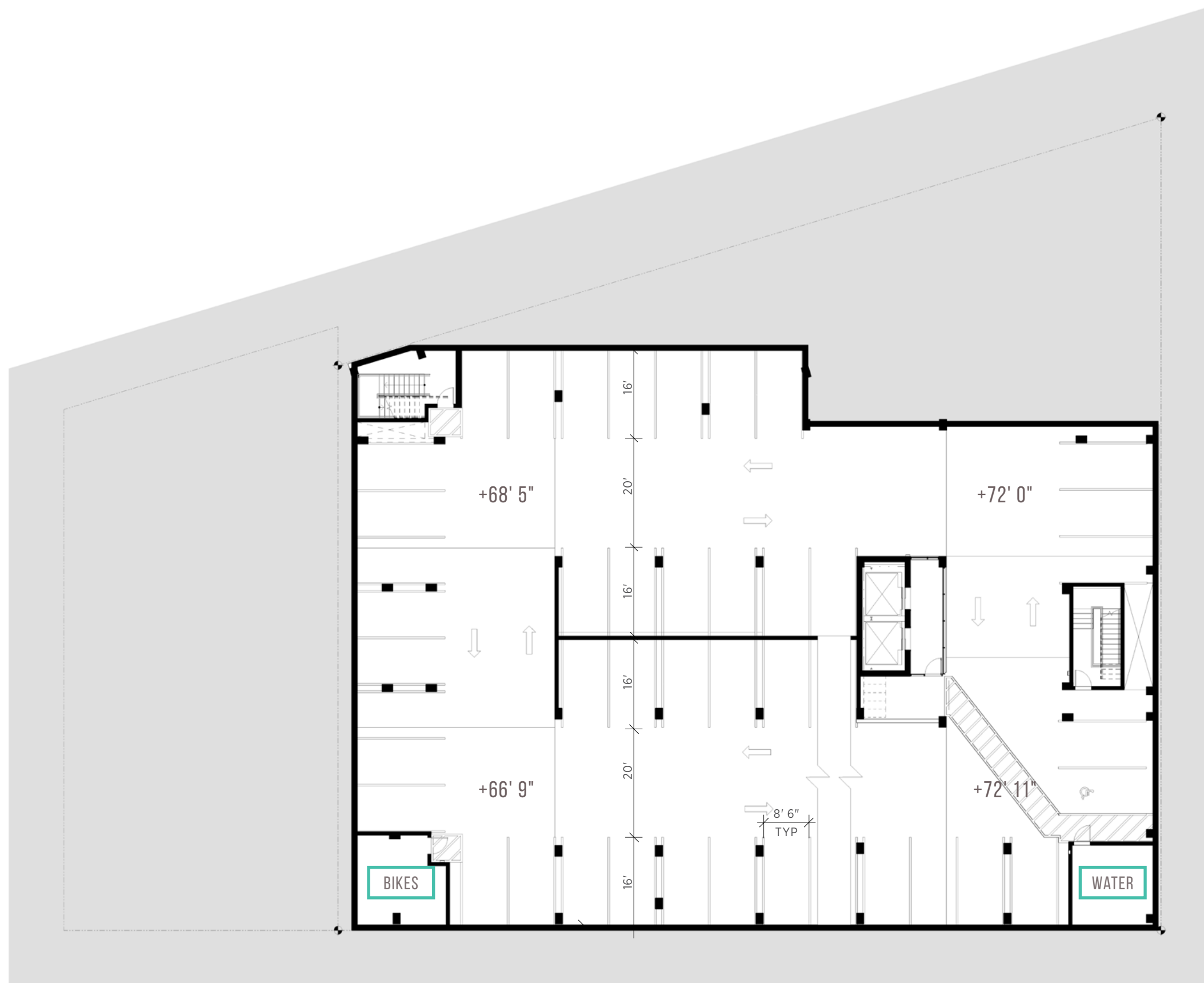
Exterior Details.	C.31
Exterior Materials	C.38
Exterior Materials: Windows	C.39
Exterior Materials: Greenscreen	C.40
Landscape: At Grade	C.41
Landscape: At Grade Planting Plans	C.42
Landscape: Level 3 Podium Construction Plan.	C.43
Landscape: Level 3 Podium Planting Plan	C.44
Landscape: Details	C.45
Landscape: Planting Palette	C.46
Lighting Plan: Level 1 Burnside Street	C.48
Lighting Plan: Level 2 Alder Street.	C.49
Lighting Plan: Level 3 Podium	C.50
Lighting	C.51
Civil: Existing Survey.	C.52
Civil: Existing Land Title & Utilities	C.53
Civil: Proposed Sidewalk Improvements	C.54
Civil: Proposed Sidewalk Improvements Details	C.55
Civil: Utility Plans	C.56
Civil: Stormwater Detail	C.57
Cutsheets: Guardrails	C.58
Cutsheets: Roof Materials	C.59

APPENDIX

Perspective: Alder Aerial East View	App.1
Perspective: SW 16TH & Alder Aerial.	App.2
Perspective: SW 16TH & Alder Night View	App.3
Perspective: SW 16TH & Burnside Aerial	App.4
Perspective: Sw 16TH & Burnside Street	App.5
Perspective: SW 16TH & Sw Alder Street.	App.6
Birdseye To Southwest	App.7
Context: Site	App.8
Context: Burnside Views	App.9
Concept Development: Massing	App.10
Concept Development: Massing	App.11
Concept Development: Material Study	App.12
FAR Floor Plan Diagram: Level 1	App.13
FAR Floor Plan Diagram: Level 2	App.14
FAR Floor Plan Diagram: Levels 3-4	App.15
FAR Floor Plan Diagram: Levels 5-7	APP.16
FAR Floor Plan Diagram: Level 8	APP.17
FAR Floor Plan Diagram: Level Roof	APP.18
Ground Floor Window Area Calculation	APP.19
Oriel Window Projections: North.	APP.20
Bike Parking	APP.21







LONG TERM BICYCLE PARKING

1.5 racks x 138 units = 207 racks req'd
 2.1 per 2,000 sq. ft. commercial = 2 req'd
 Total required = 209 racks req'd

COMMON BICYCLE STORAGE ROOMS

L2 = 61

L1 = 0

P1 = 15

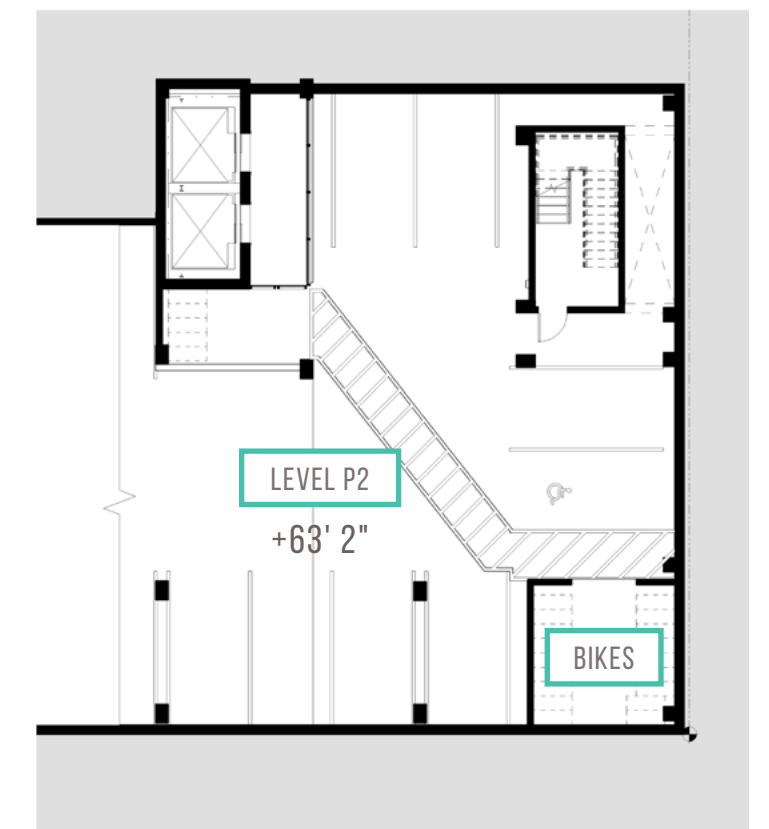
P2 = 18

Total = 94 racks

Remaining required 115 racks within units.

ALL BICYCLE STORAGE INCORPORATES
 STAGGERED VERTICAL BIKE RACKS: 18" wide
 x 48" length space

VERTICAL BIKE RACKS IN UNITS: 24" wide x
 48" length space. 



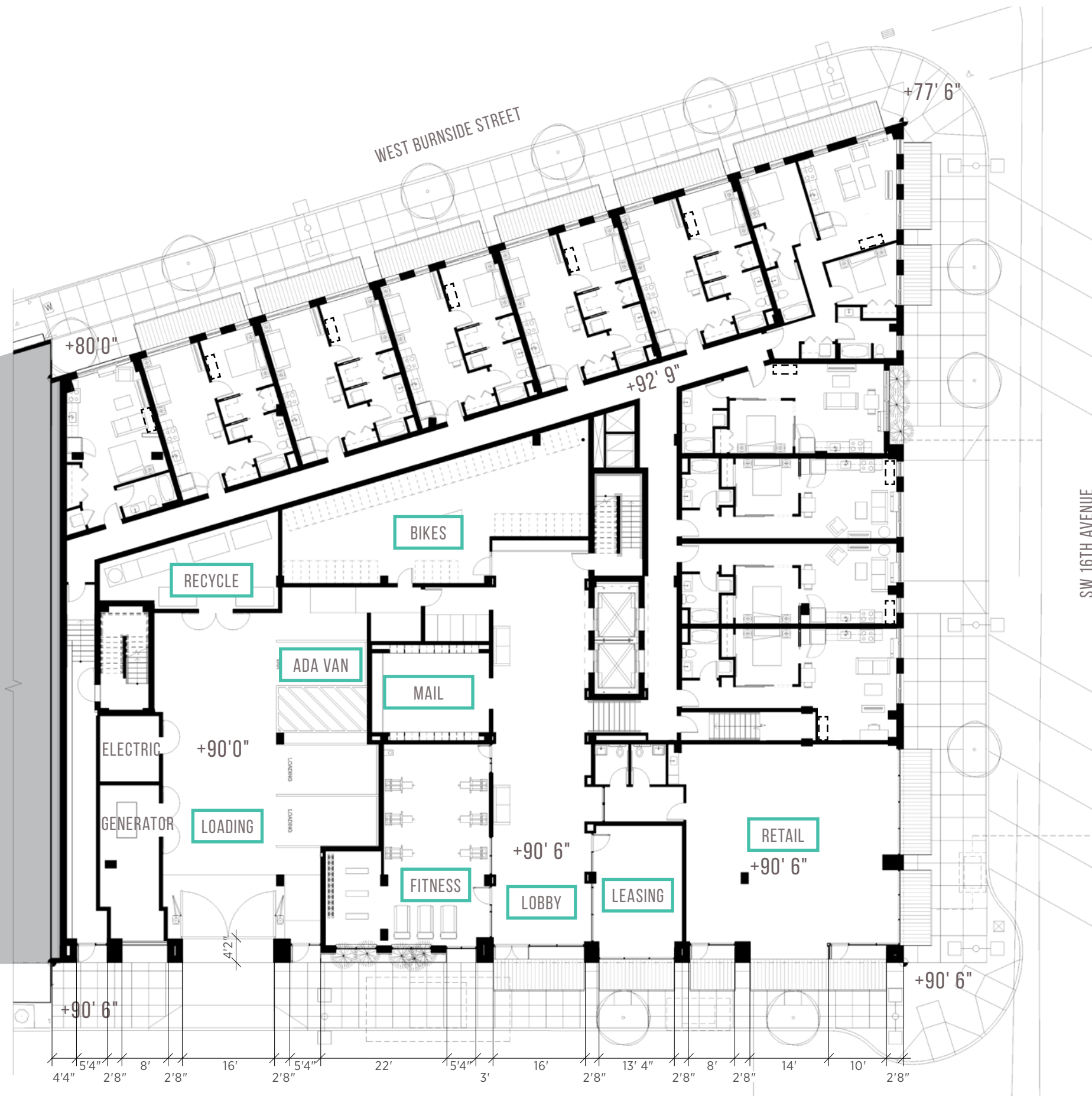
SCALE: 1" = 20'-0" 

SW 17TH AVENUE

NEIGHBORING
PROPERTY

WEST BURNSIDE STREET

SW 16TH AVENUE



SCALE: 1" = 20'-0"



SW 17TH AVENUE

NEIGHBORING
PROPERTY

WEST BURNSIDE STREET
155' 6"

10' TYP
12' TYP

43'

14'

91' 4"

SW 16TH AVENUE

40' 7"

32' 9"

75' 3"

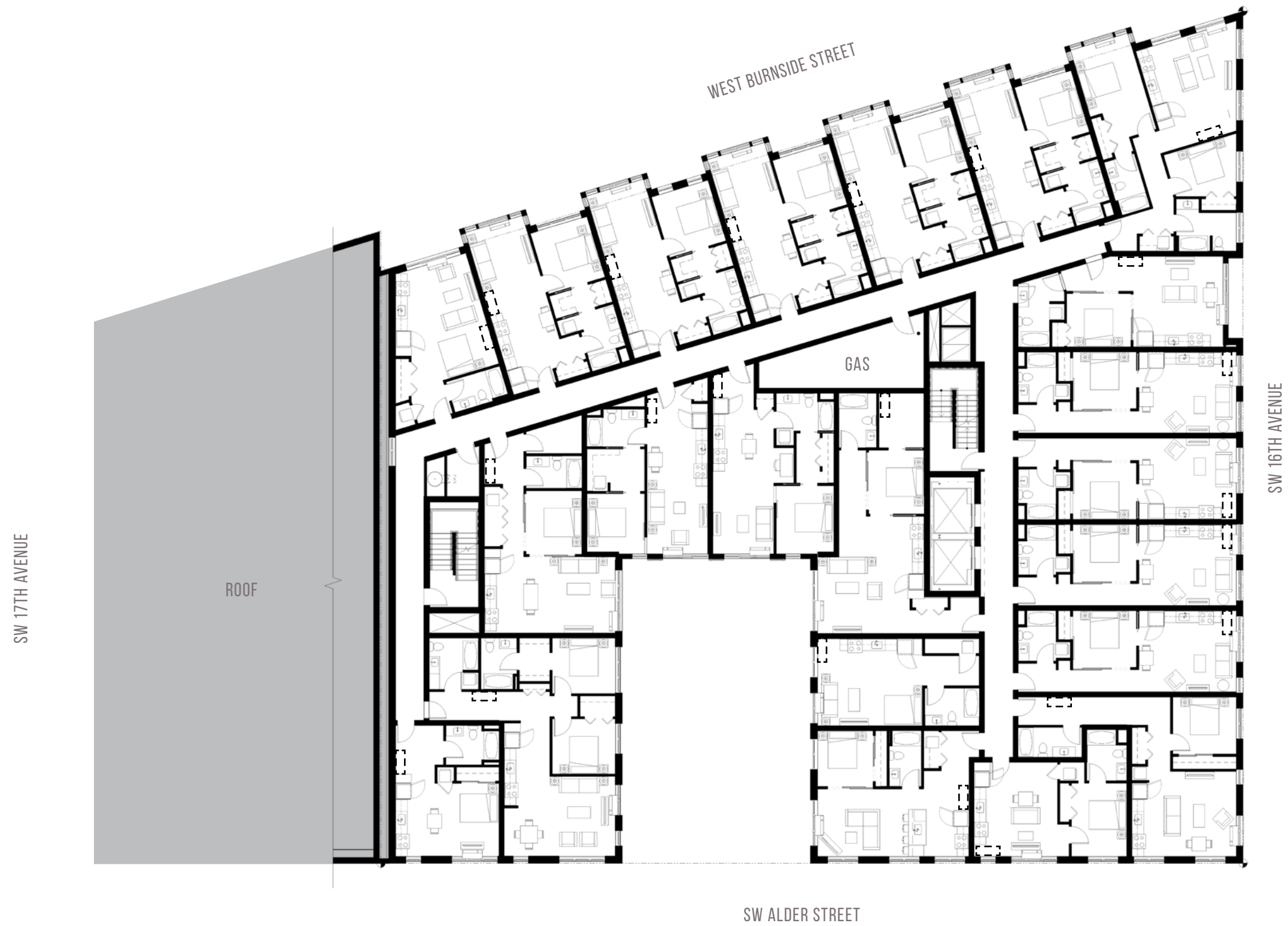
SW ALDER STREET

ELECTRICAL

IT

SCALE: 1" = 20'-0"





SCALE: 1" = 20'-0"



SW 17TH AVENUE

ROOF

WEST BURNSIDE STREET

SW 16TH AVENUE

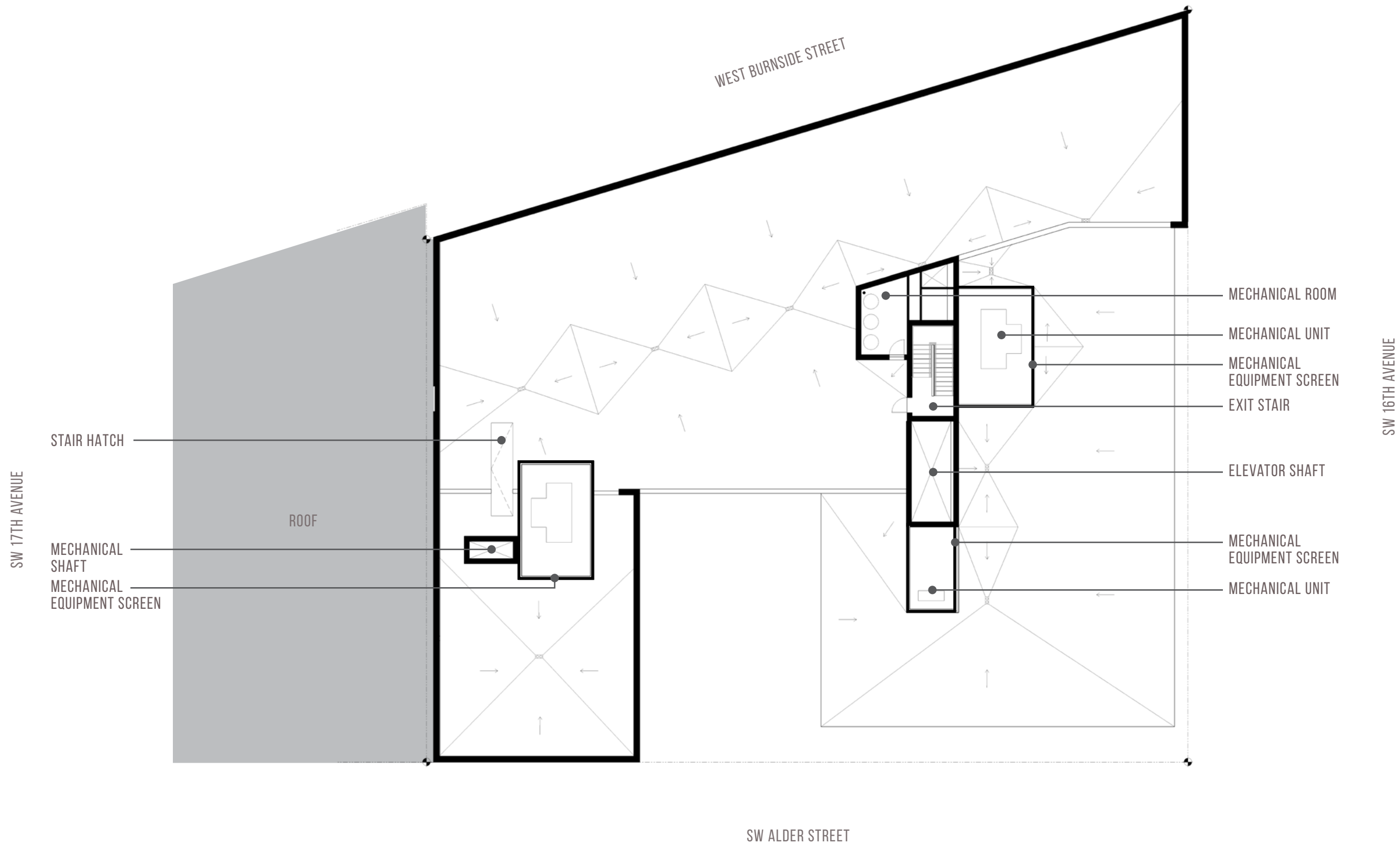
SW ALDER STREET

CLUB ROOM

ROOF TERRACE

SCALE: 1" = 20'-0"





SCALE: 1" = 20'-0"

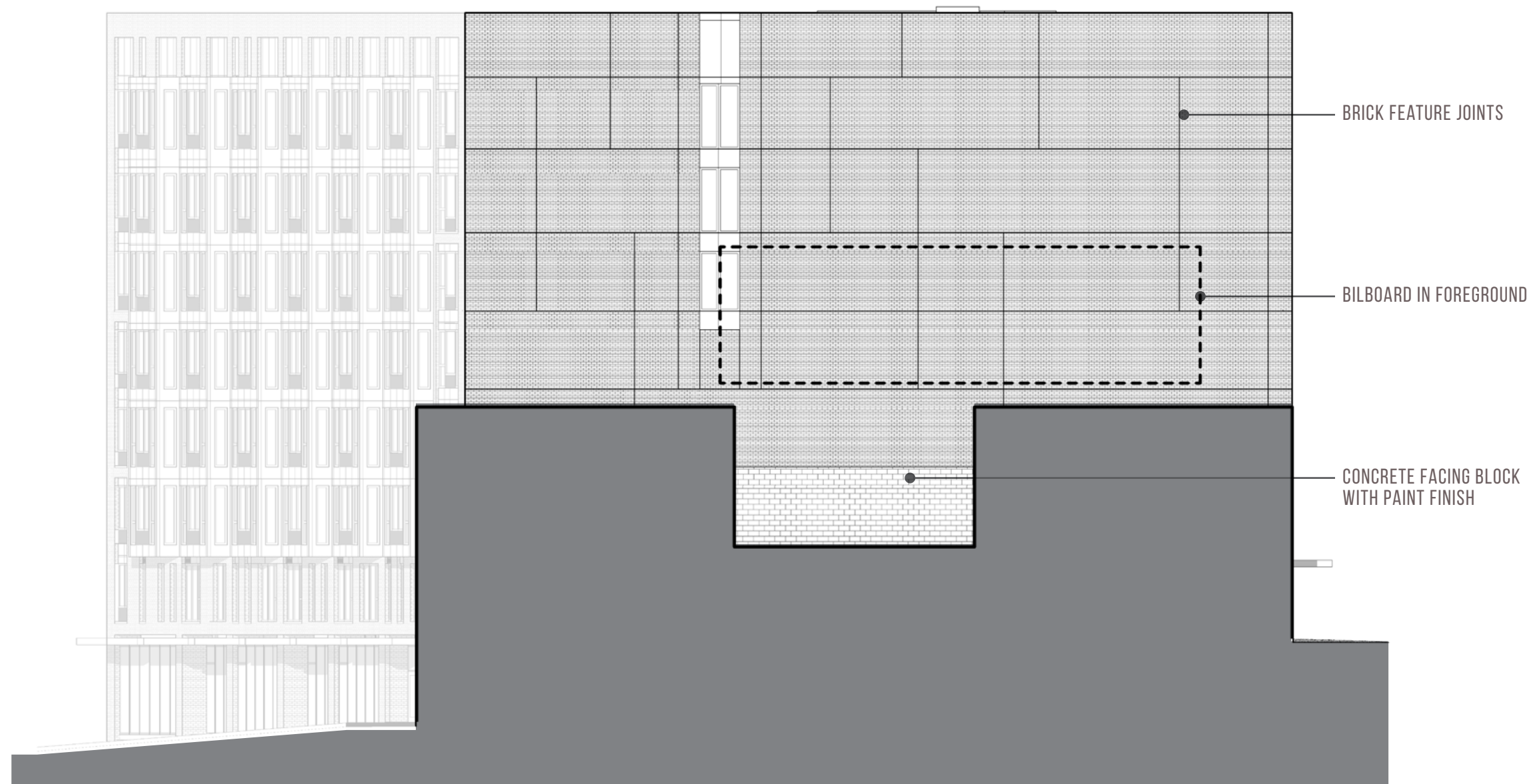


SW ALDER STREET

SCALE: 1"=16'-0"

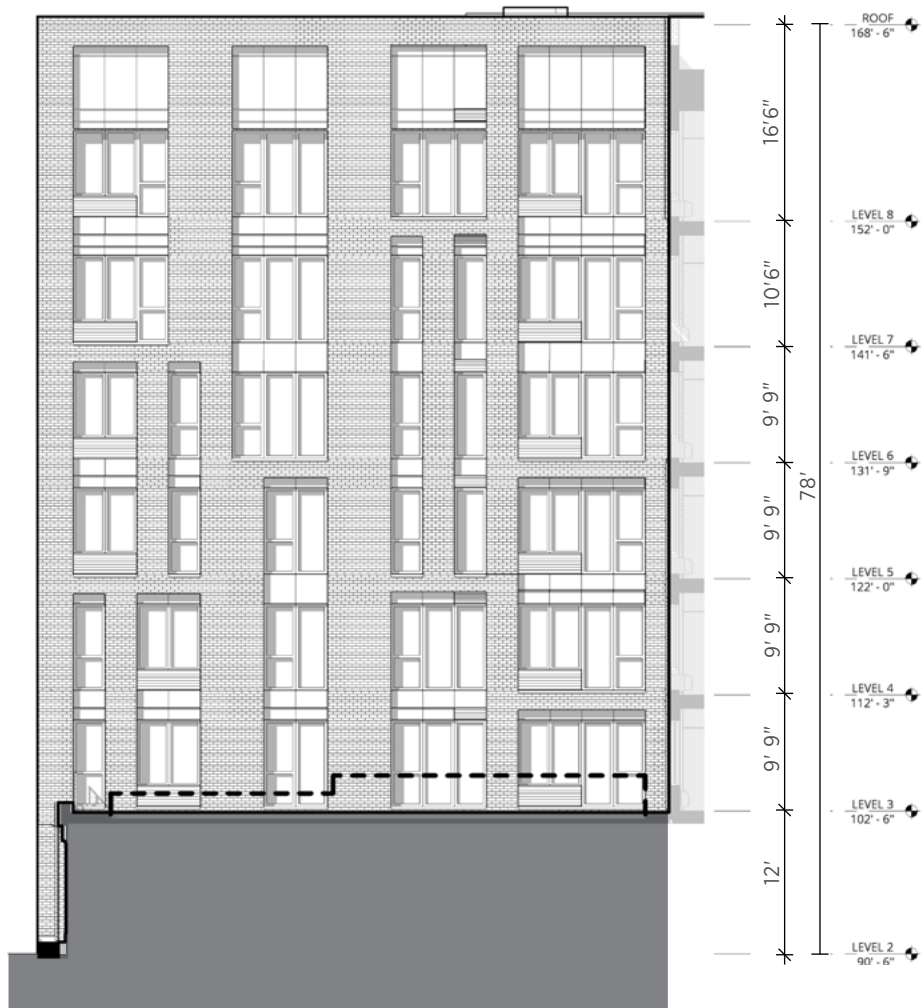


SCALE: 1"=16'-0"

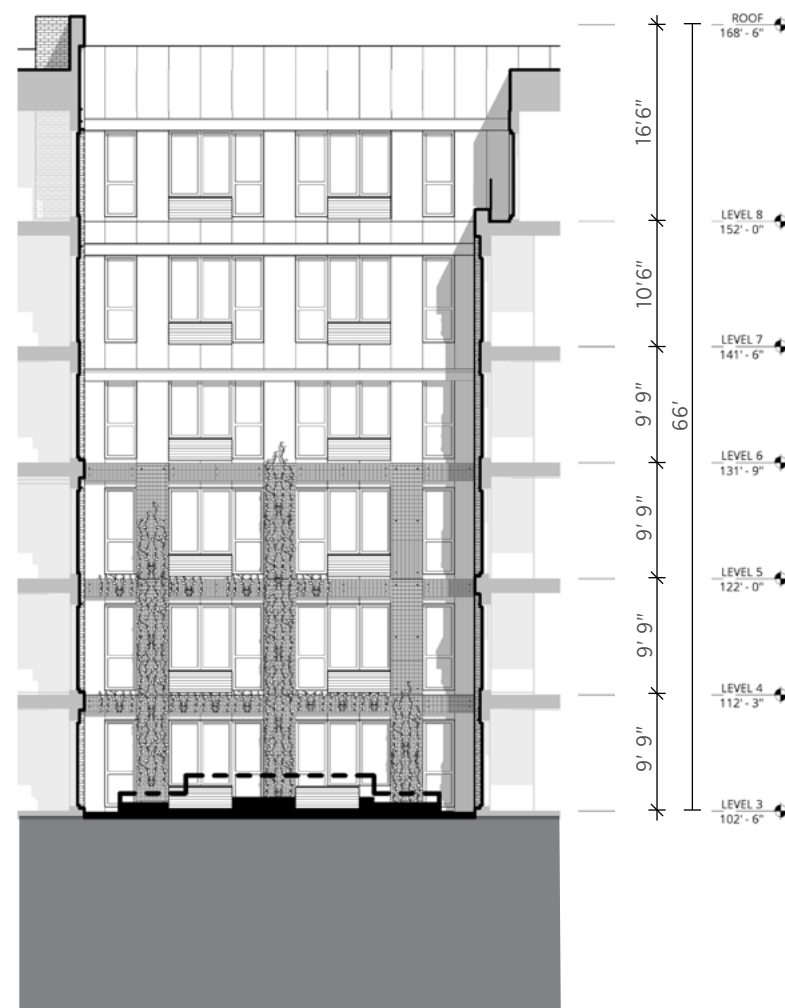


SW 17TH AVENUE

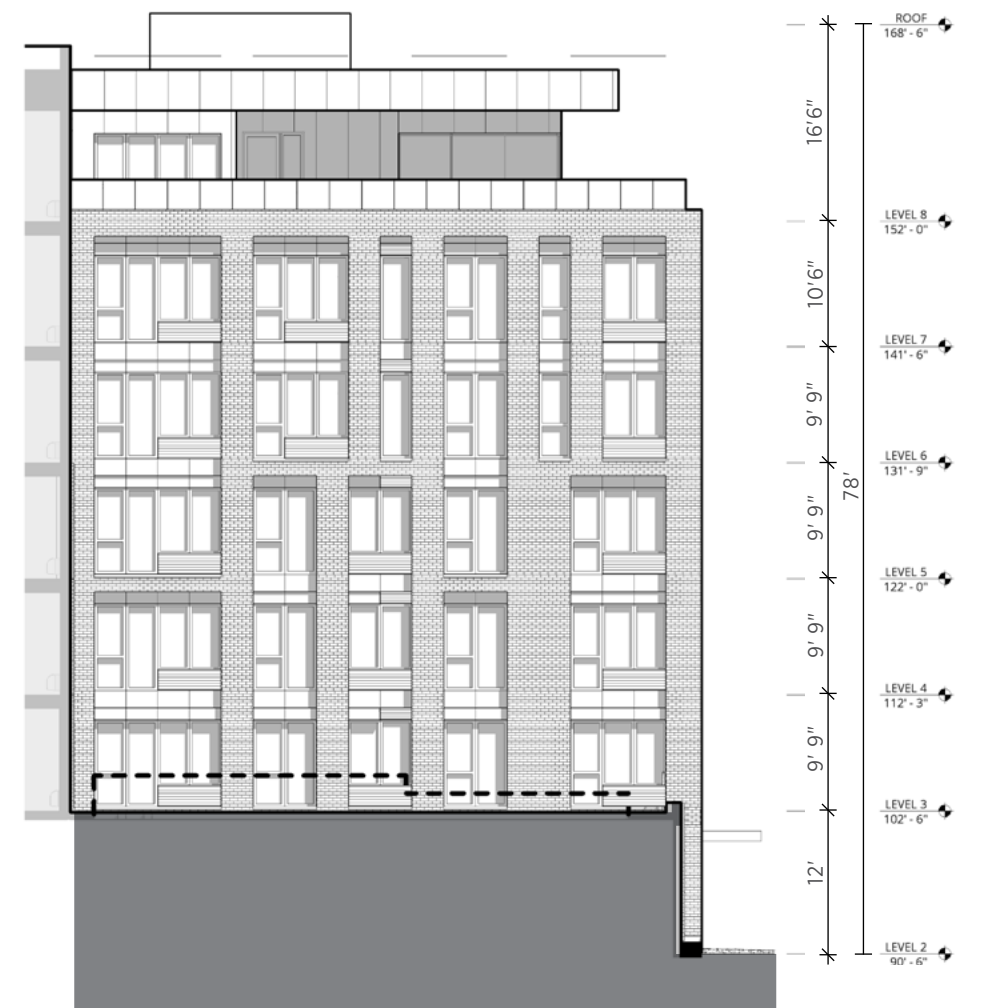
SCALE: 1"=16'-0"



WEST COURTYARD



NORTH COURTYARD



EAST COURTYARD

SCALE: 1"=20'-0"



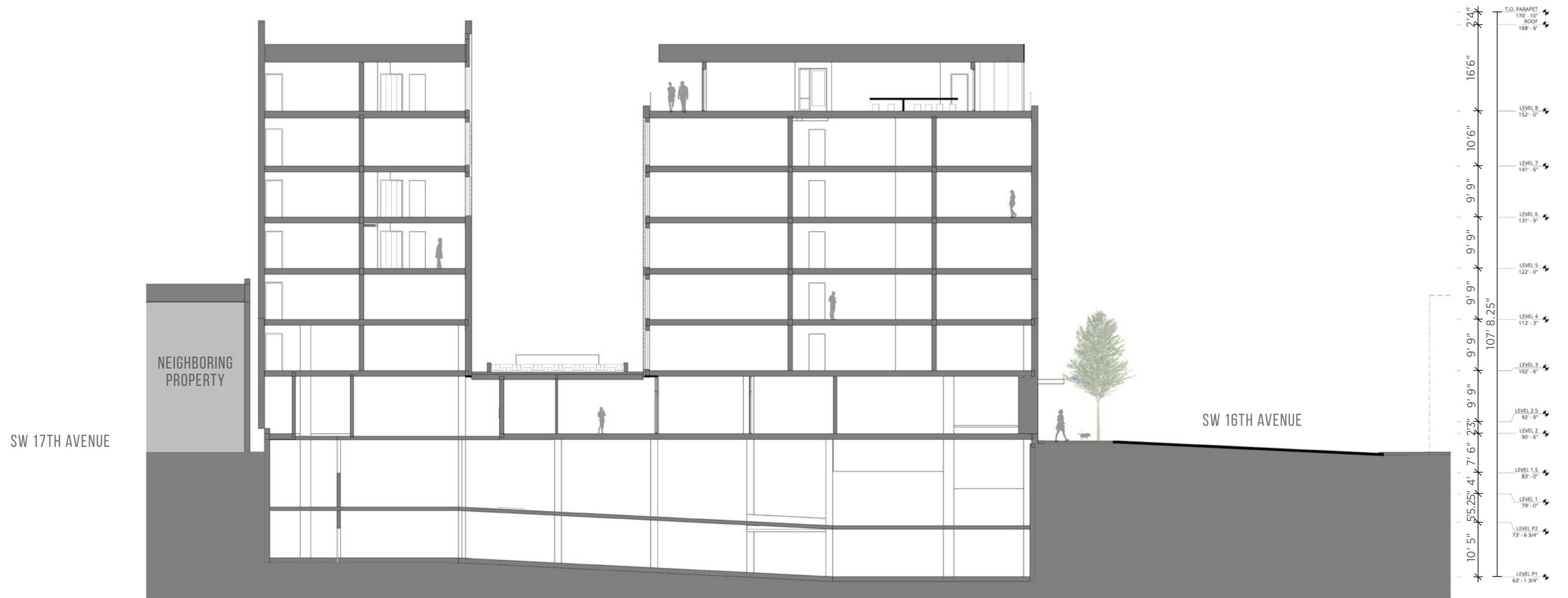
SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"



NEIGHBORING
PROPERTY LINE

ALUMINUM CUSTOM
LOUVER PANEL

SHEET METAL DRIFT
JOINT CLOSURE

ALUMINUM WINDOW
& DOOR SYSTEM

2

SHEET METAL PANELS

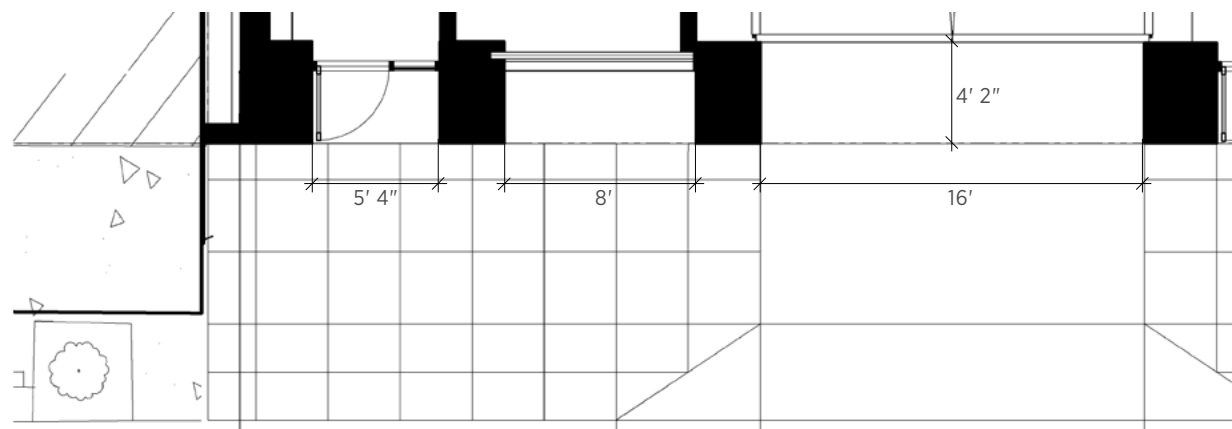
CUSTOM LOUVER PANEL

CASEMENT VINYL WINDOWS

STEEL WOVEN WIRE MESH
ON STEEL SIDE HUNG GATES

ALUMINUM LOUVER SYSTEM

1. SW ALDER STREET ELEVATION LEVELS 2A-6



PROPERTY LINE

LEVEL 6
131' - 9"

LEVEL 5
122' - 0"

LEVEL 4
112' - 3"

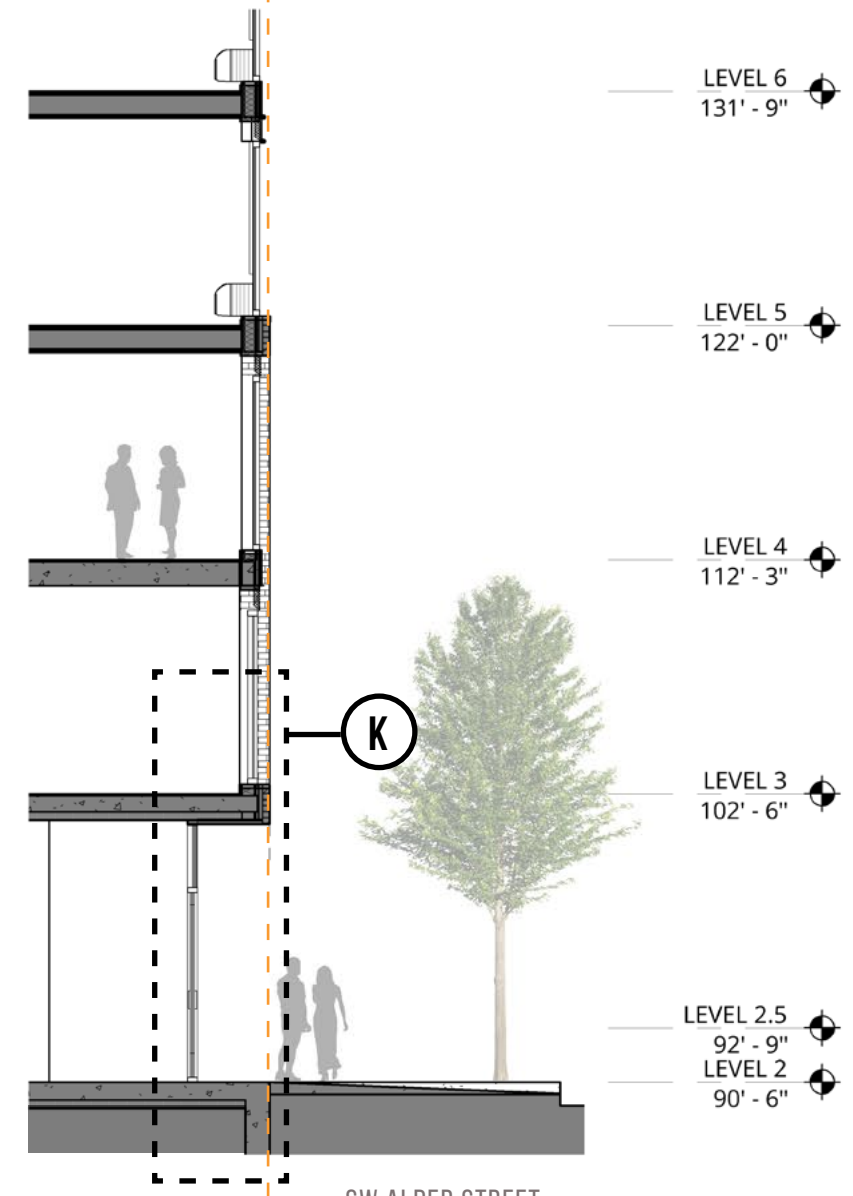
LEVEL 3
102' - 6"

LEVEL 2.5
92' - 9"

LEVEL 2
90' - 6"

SW ALDER STREET

2. SW ALDER STREET SECTION LEVELS 2A-6



SCALE: 1" = 8'-0"



Ankrom Moisan

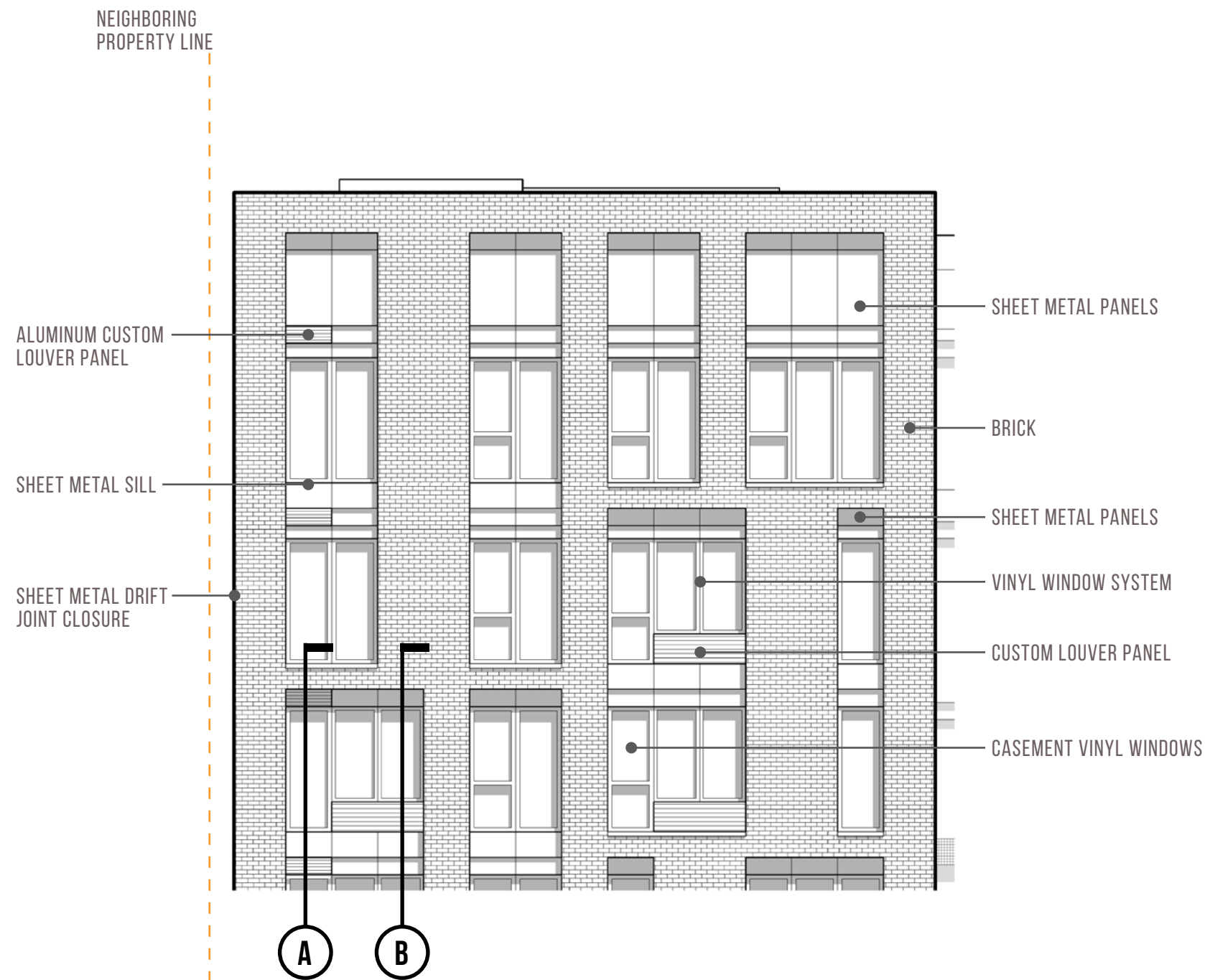
SW 16TH & BURNSIDE

WOOD PARTNERS | APRIL 4, 2017

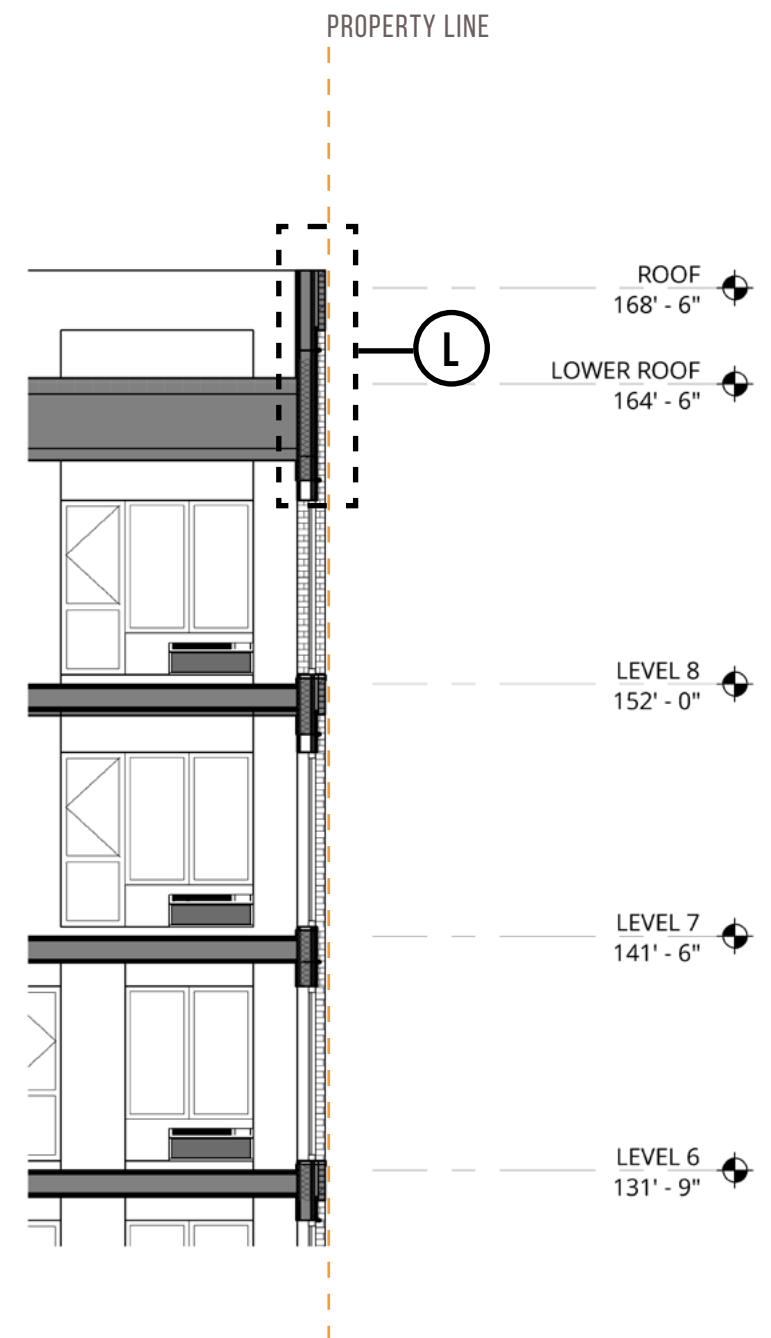
ENLARGED ELEVATION: SW ALDER STREET

TYPE III DESIGN REVIEW | LU 16-284672 DZM

C.19



1. SW ALDER STREET ELEVATION LEVELS 6-ROOF

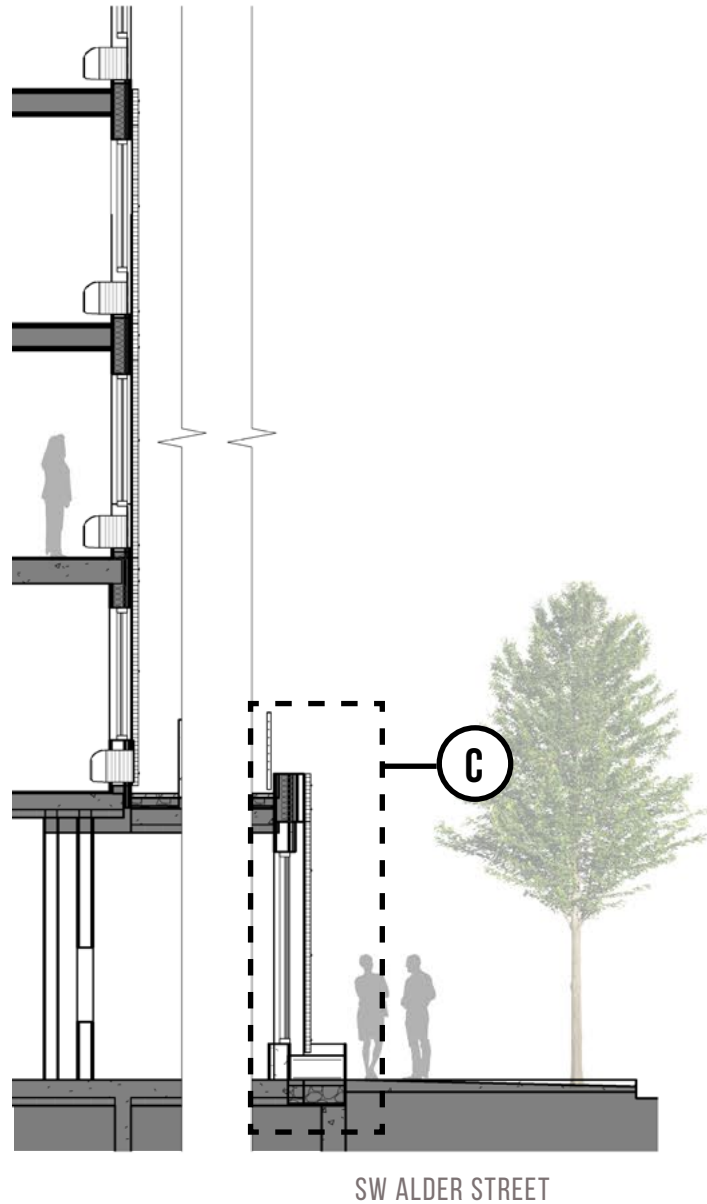
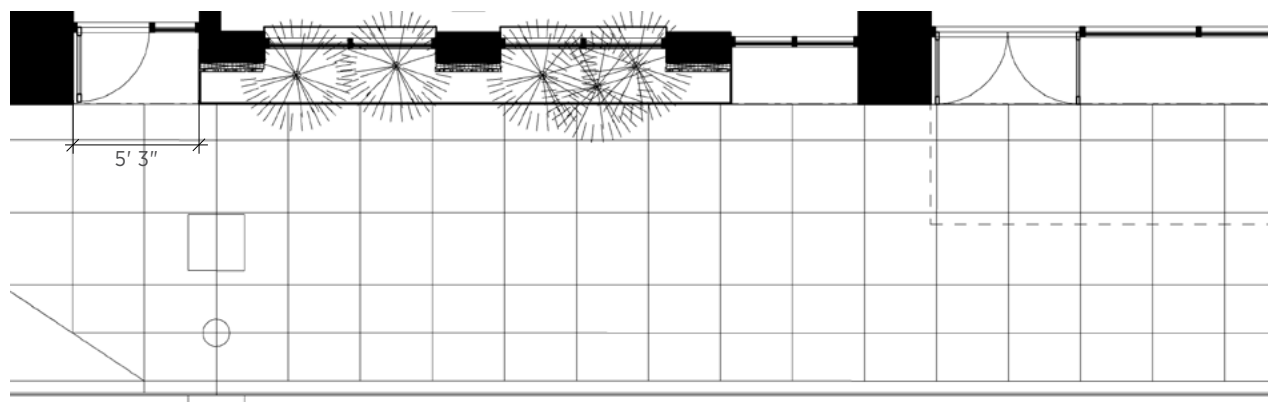


2. SW ALDER STREET SECTION LEVELS 6-ROOF

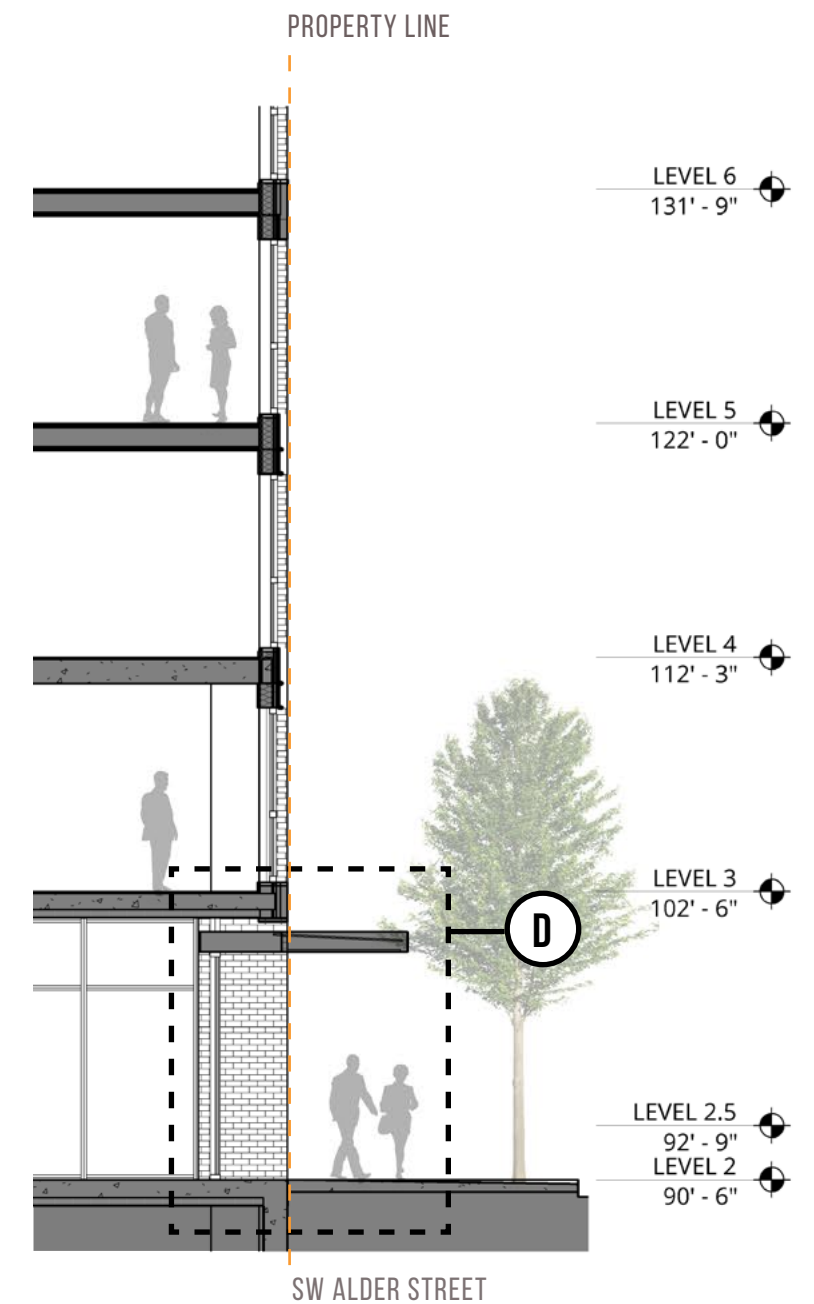
SCALE: 1" = 8'-0"



1. ELEVATION LEVELS 2A-6

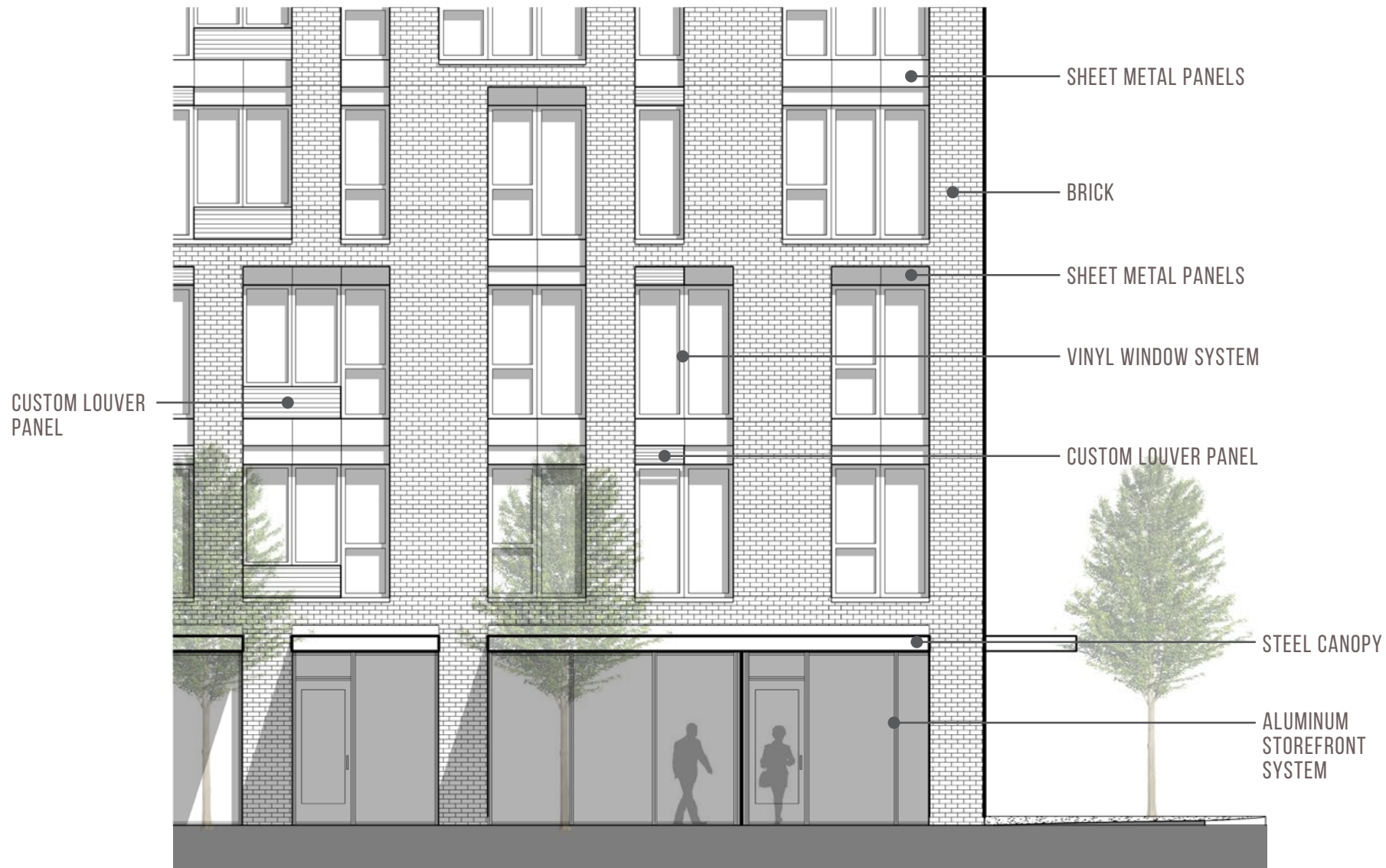


2. SECTION LEVELS 2A-6

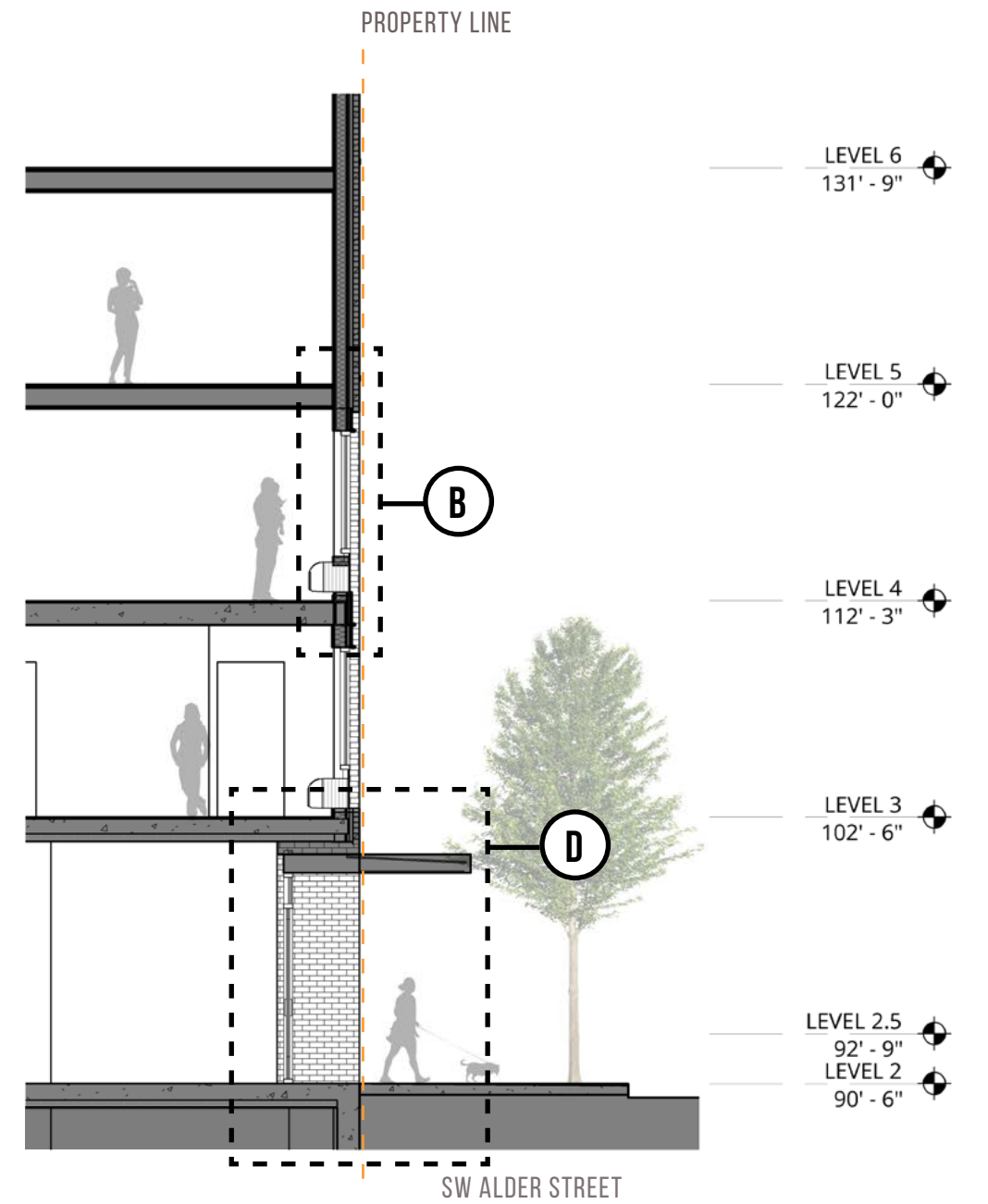
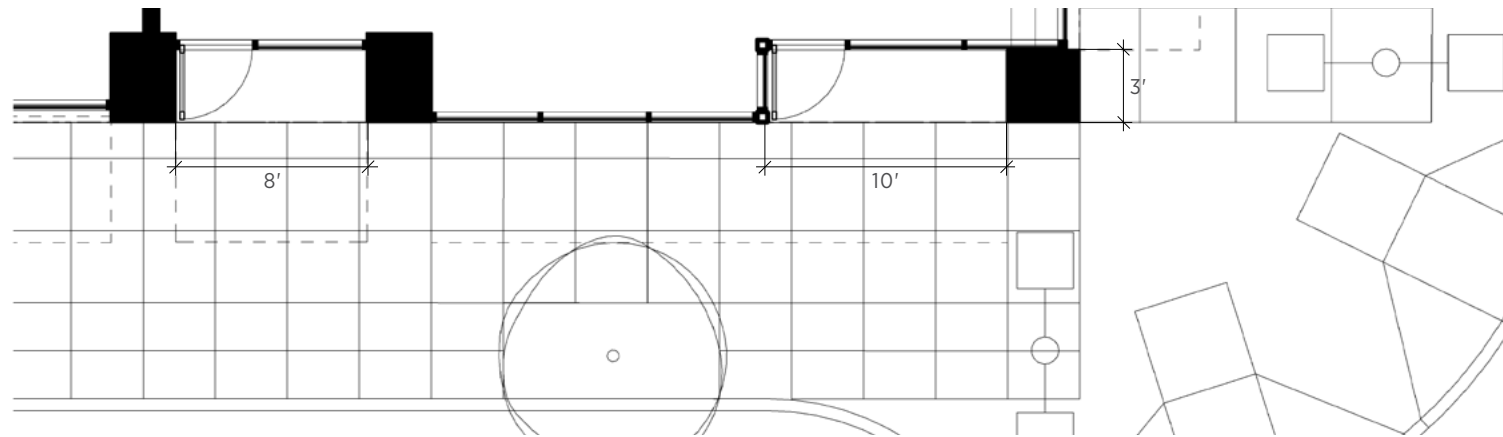


3. SECTION LEVELS 2A-6

SCALE: 1" = 8'-0"



1. ELEVATION LEVELS 2A-6

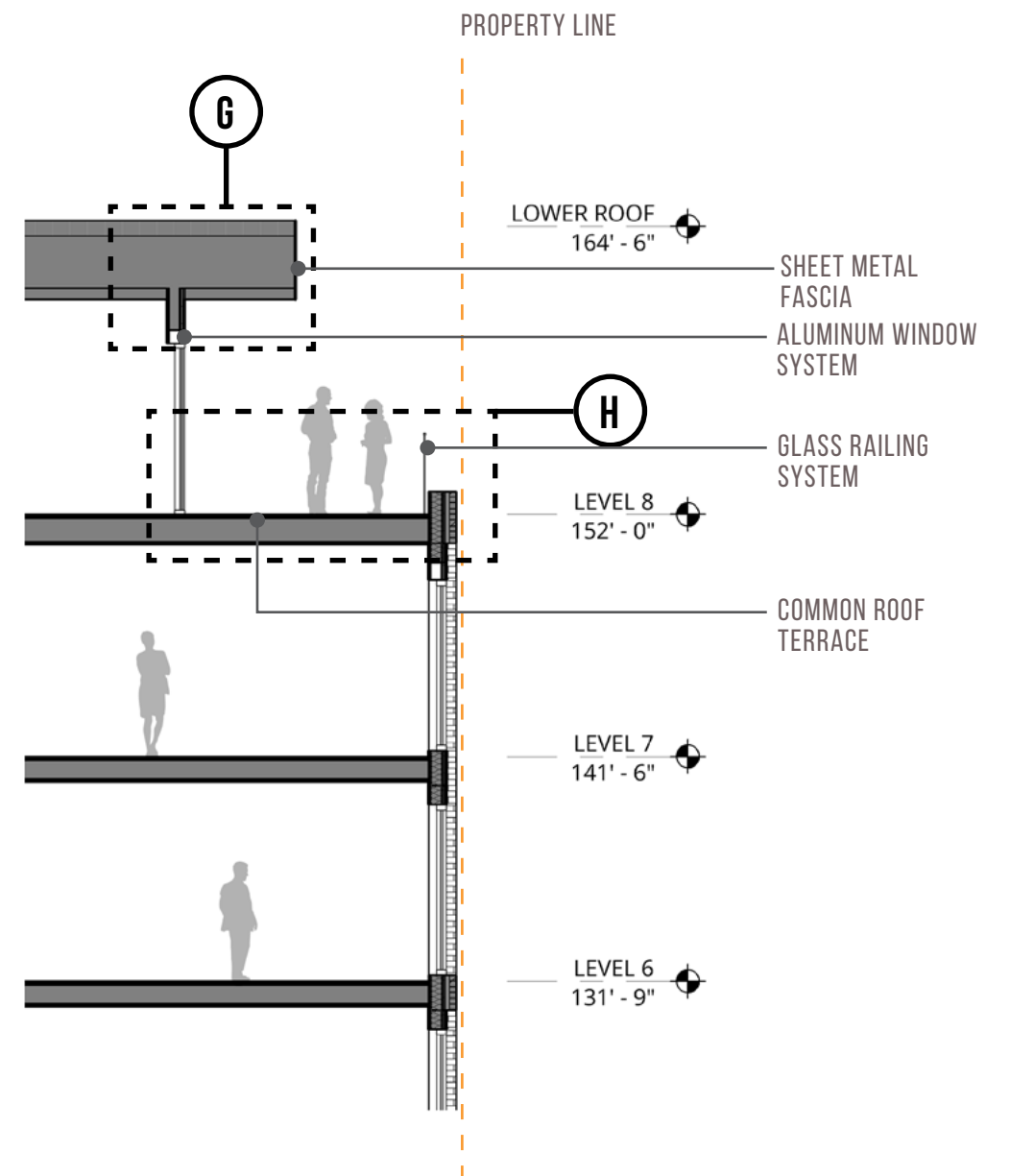


2. SECTION LEVELS 2A-6

SCALE: 1" = 8'-0"

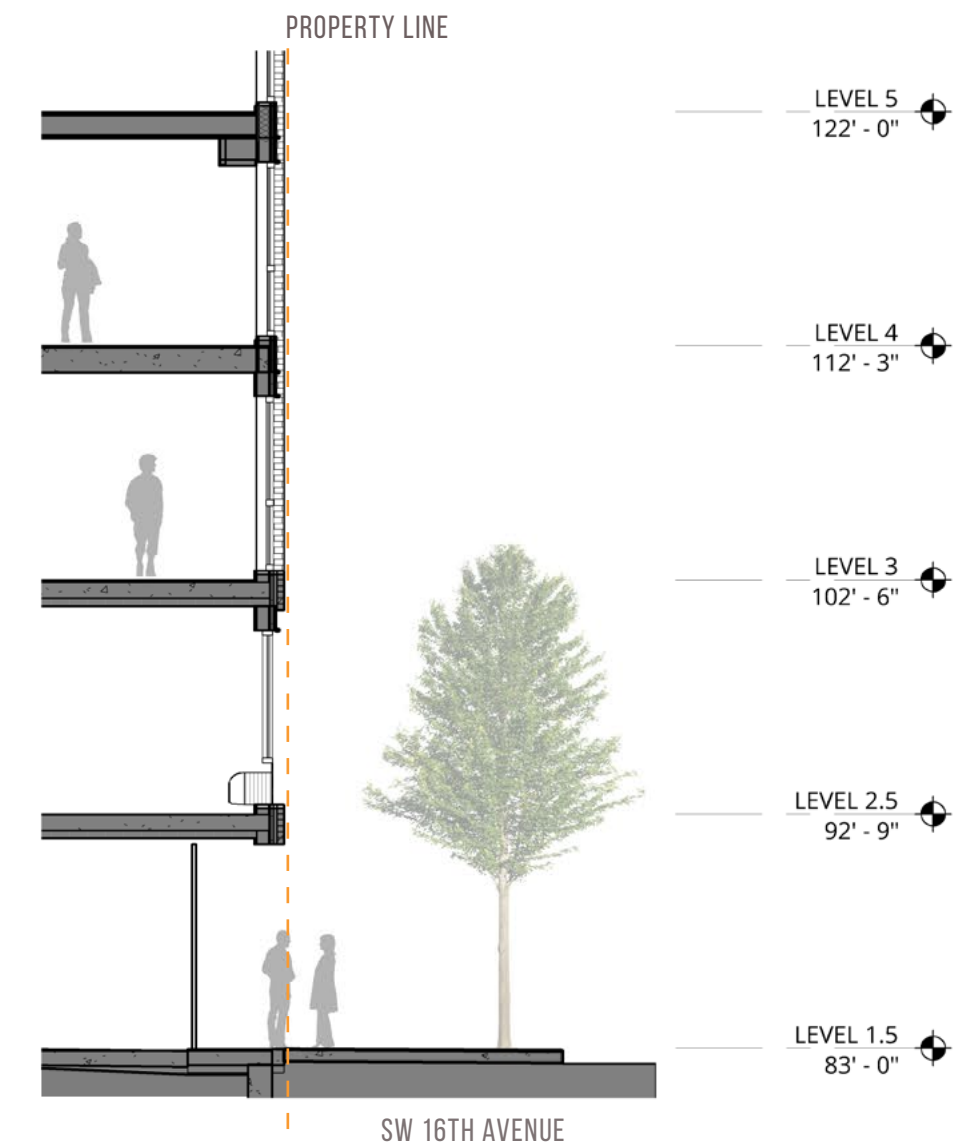


1. ELEVATION LEVELS 6-ROOF

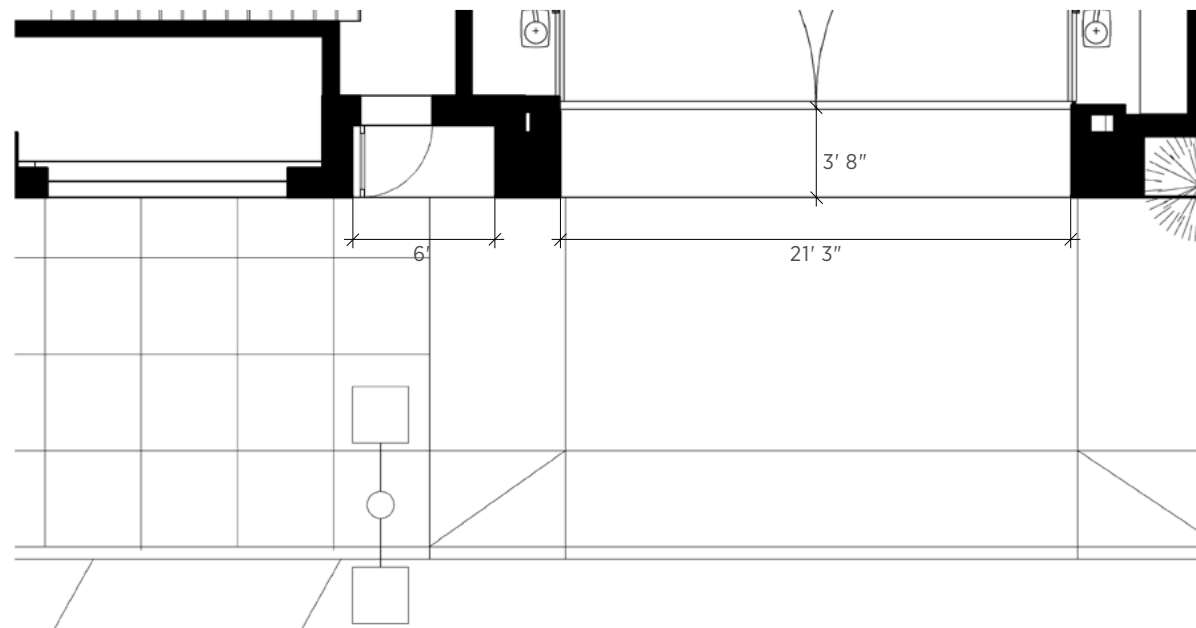


2. SECTION LEVELS 6-ROOF

SCALE: 1"=8'-0"



1. ELEVATION LEVELS 2-5

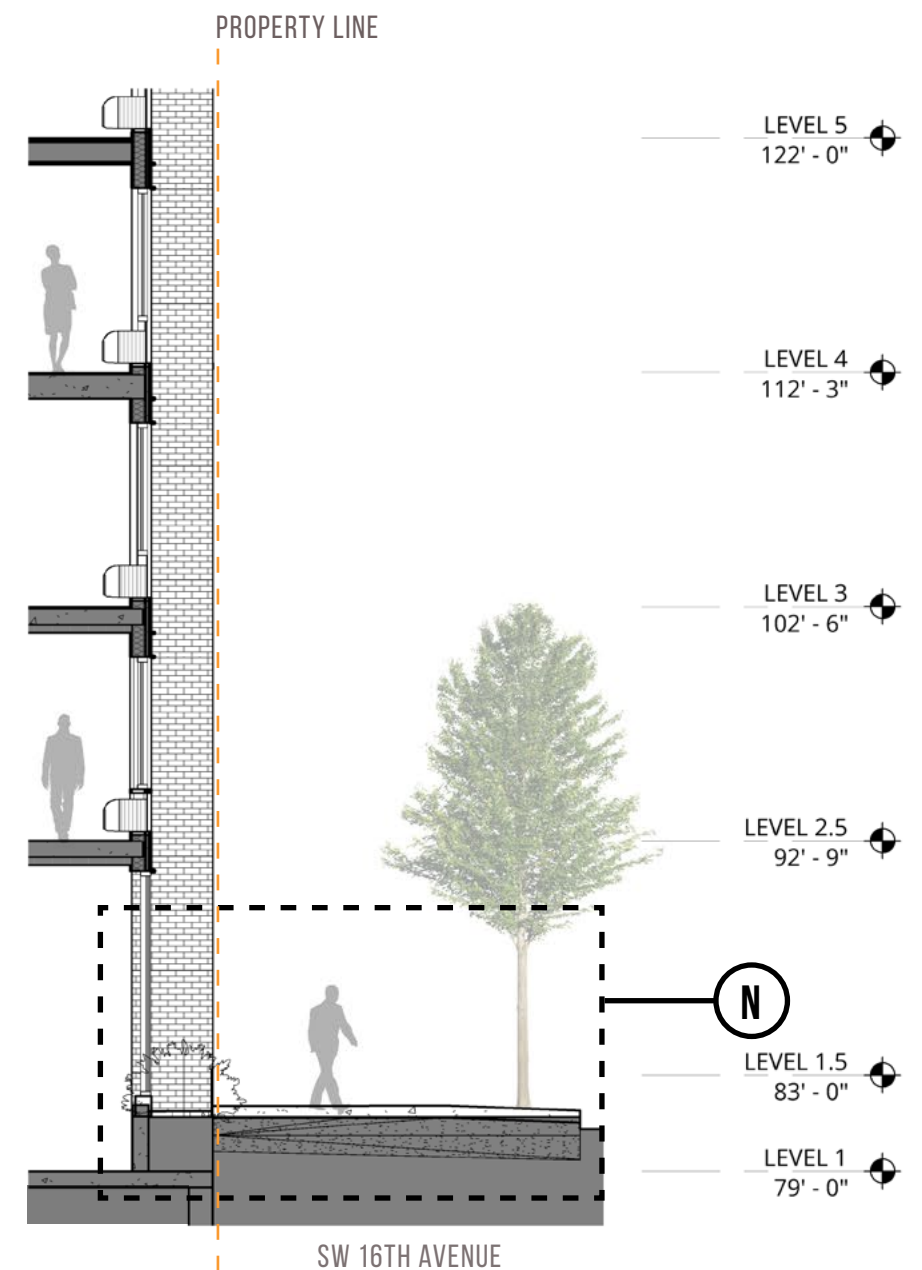
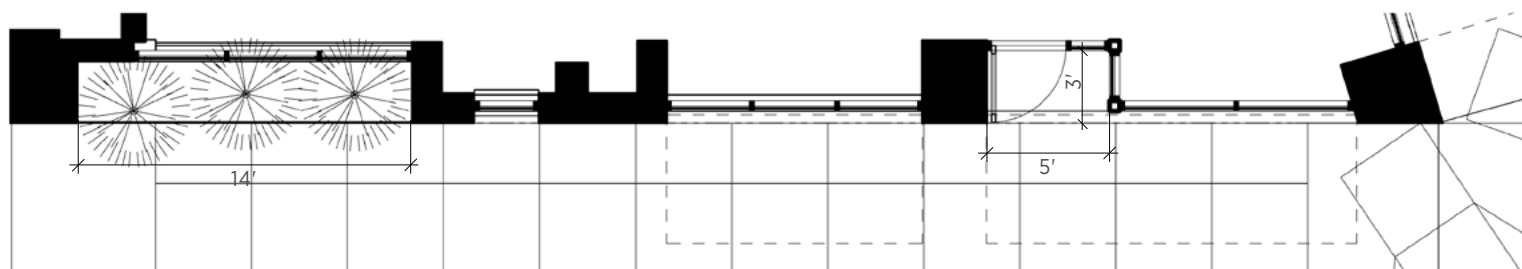


2. SECTION LEVELS 2-5

SCALE: 1"=8'-0"



1. ELEVATION LEVELS 2-5

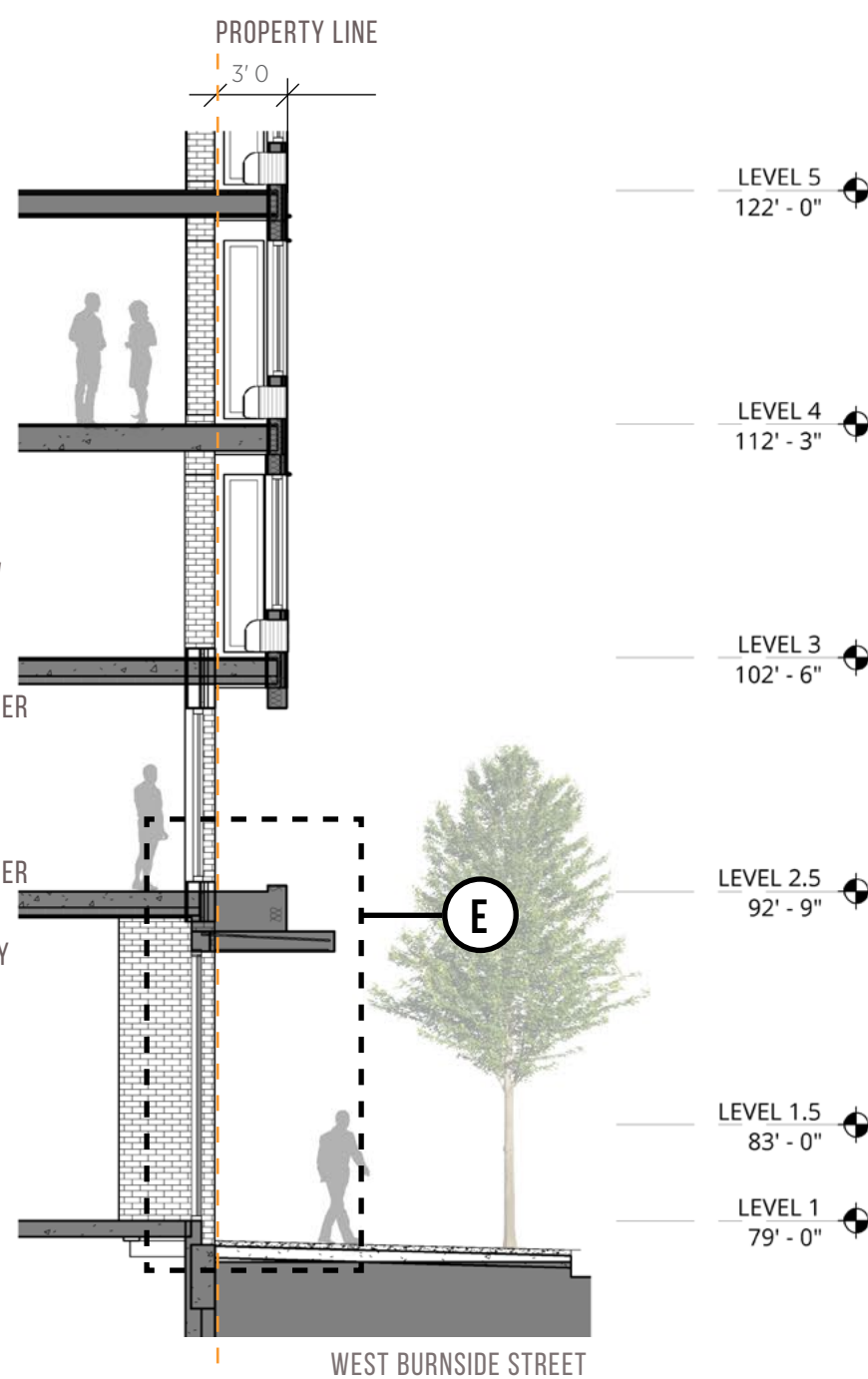
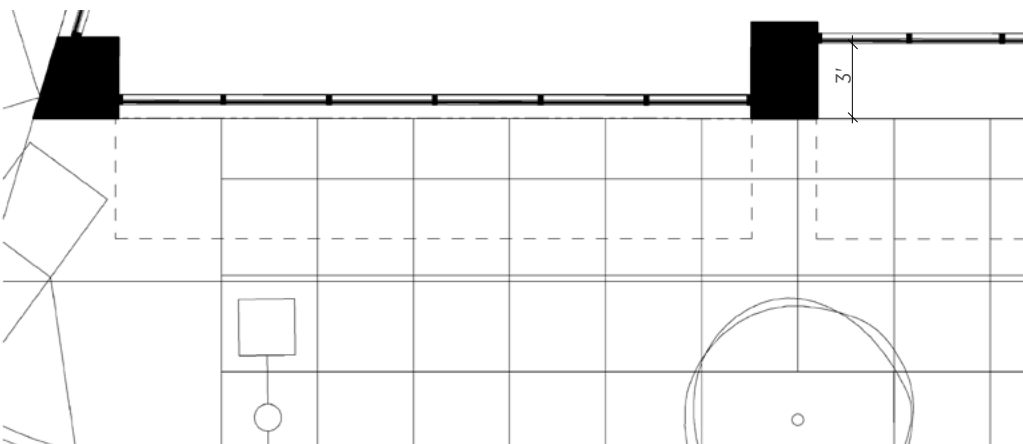


2. SECTION LEVELS 2-5

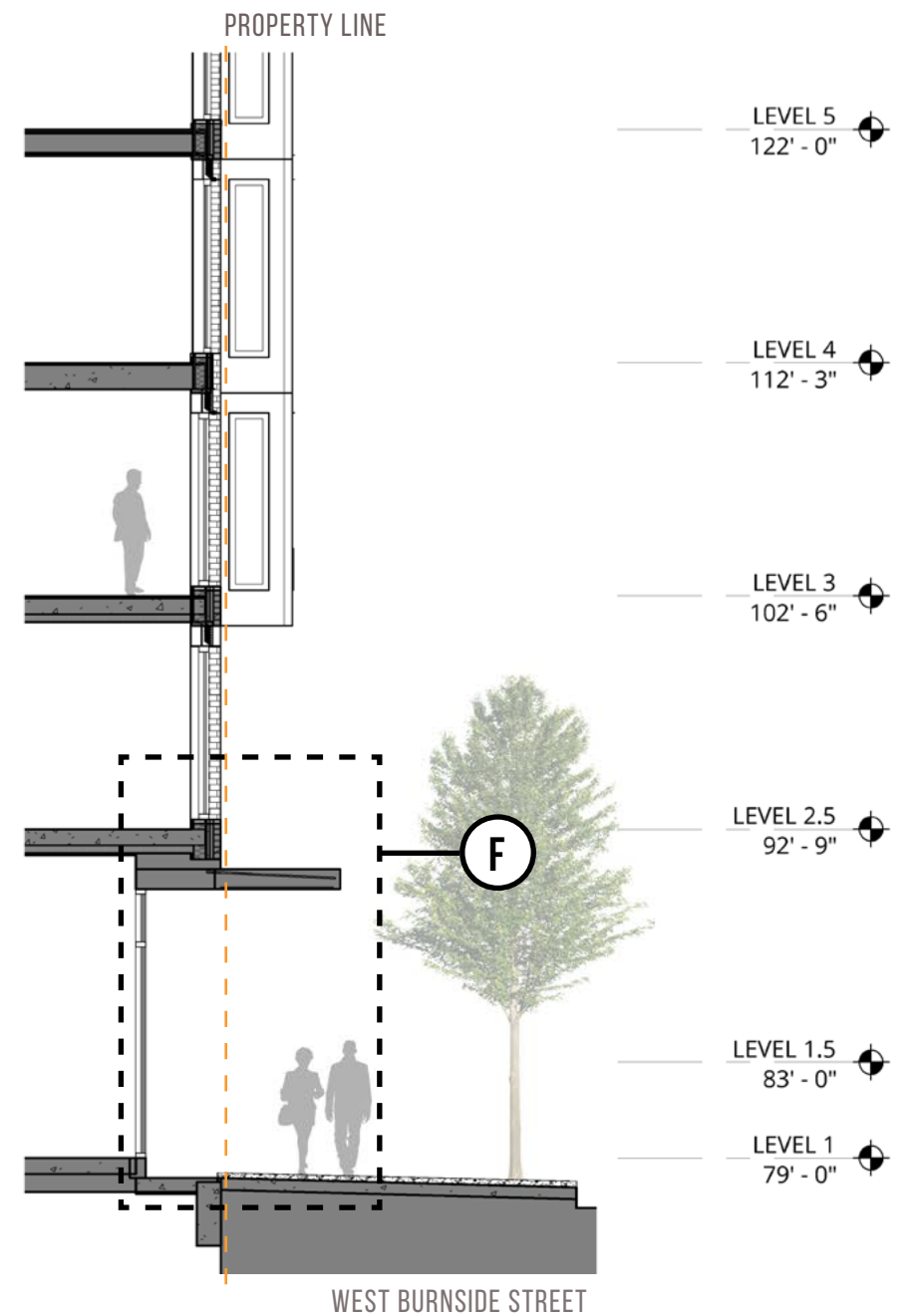
SCALE: 1"=8'-0"



1. ELEVATION LEVELS 2-5



2. SECTION LEVELS 2-5

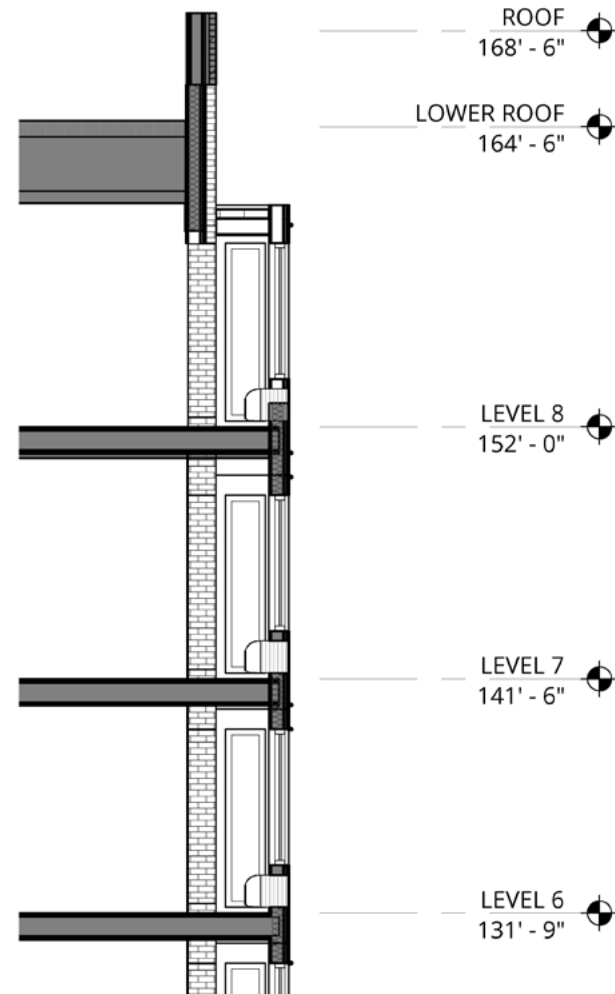


3. SECTION LEVELS 2-5

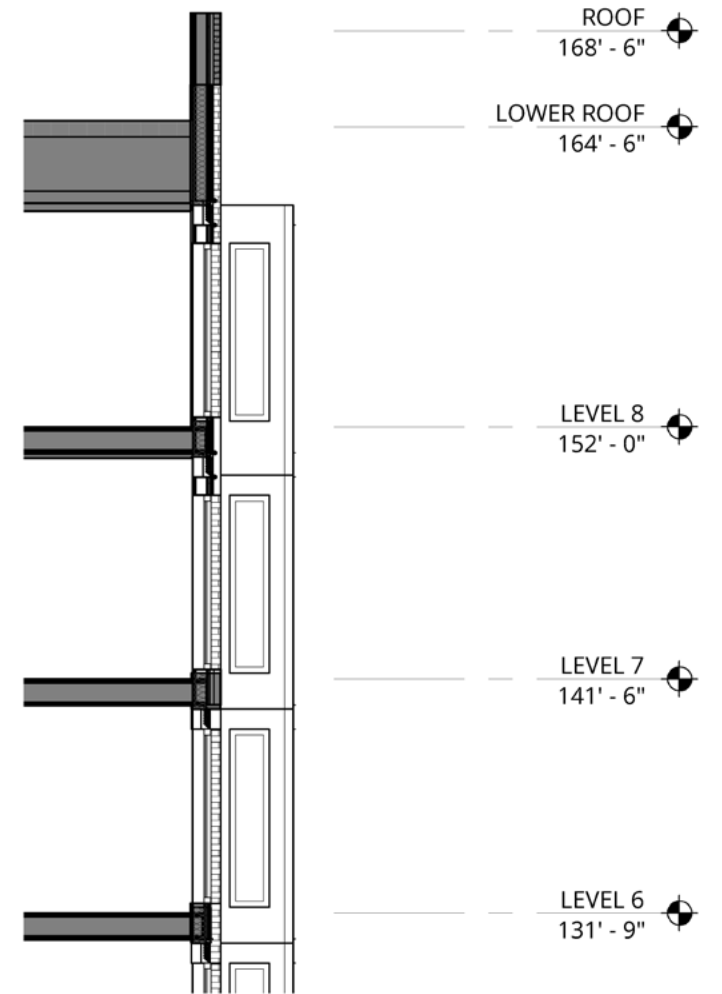
SCALE: 1"=8'-0"



1. ELEVATION LEVELS 6-ROOF



2. SECTION LEVELS 6-ROOF

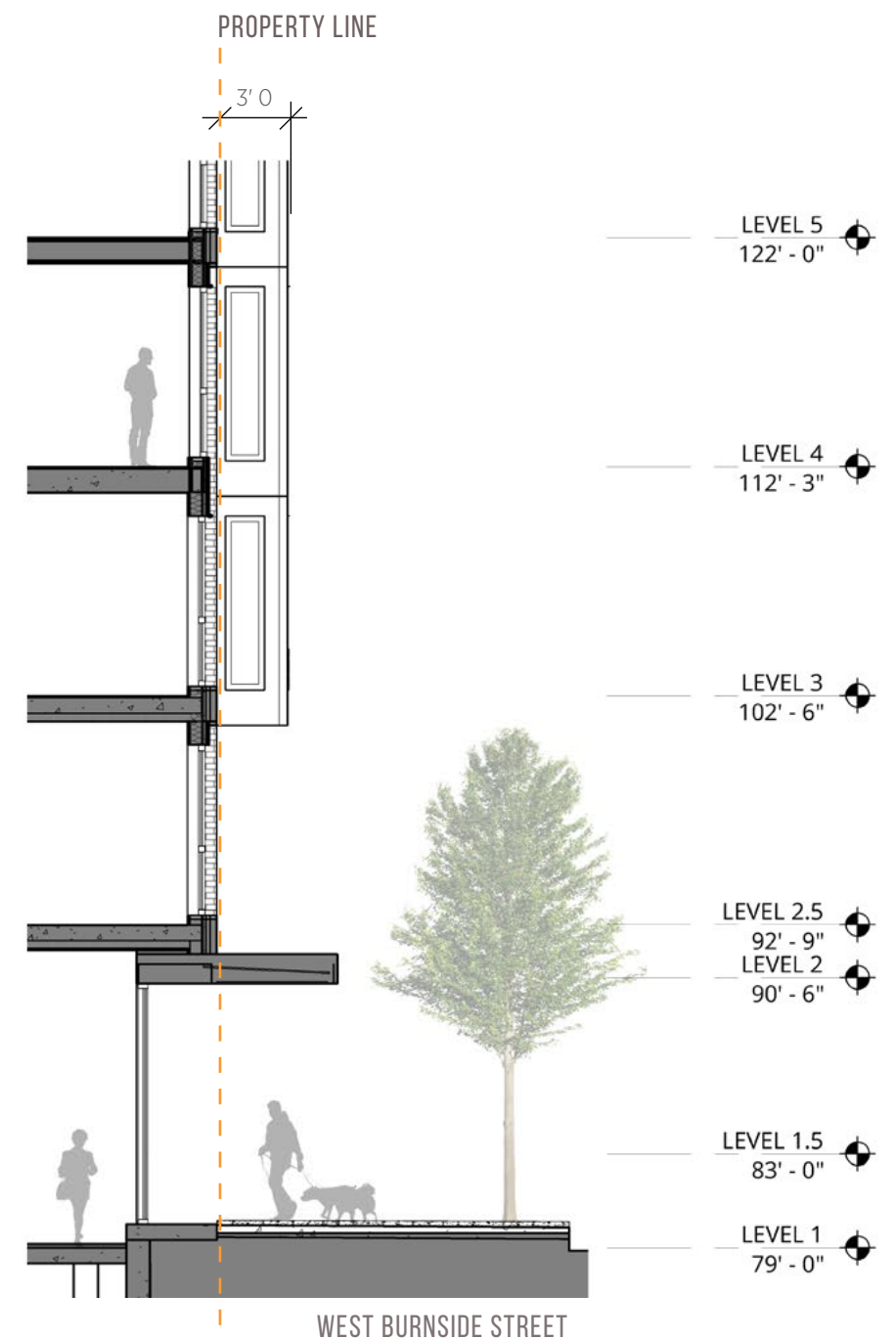
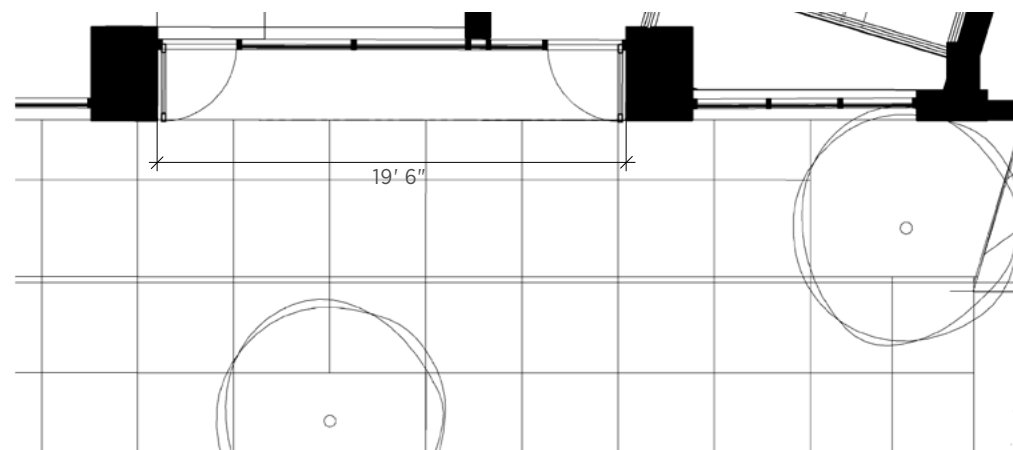


3. SECTION LEVELS 6-ROOF

SCALE: 1"=8'-0"

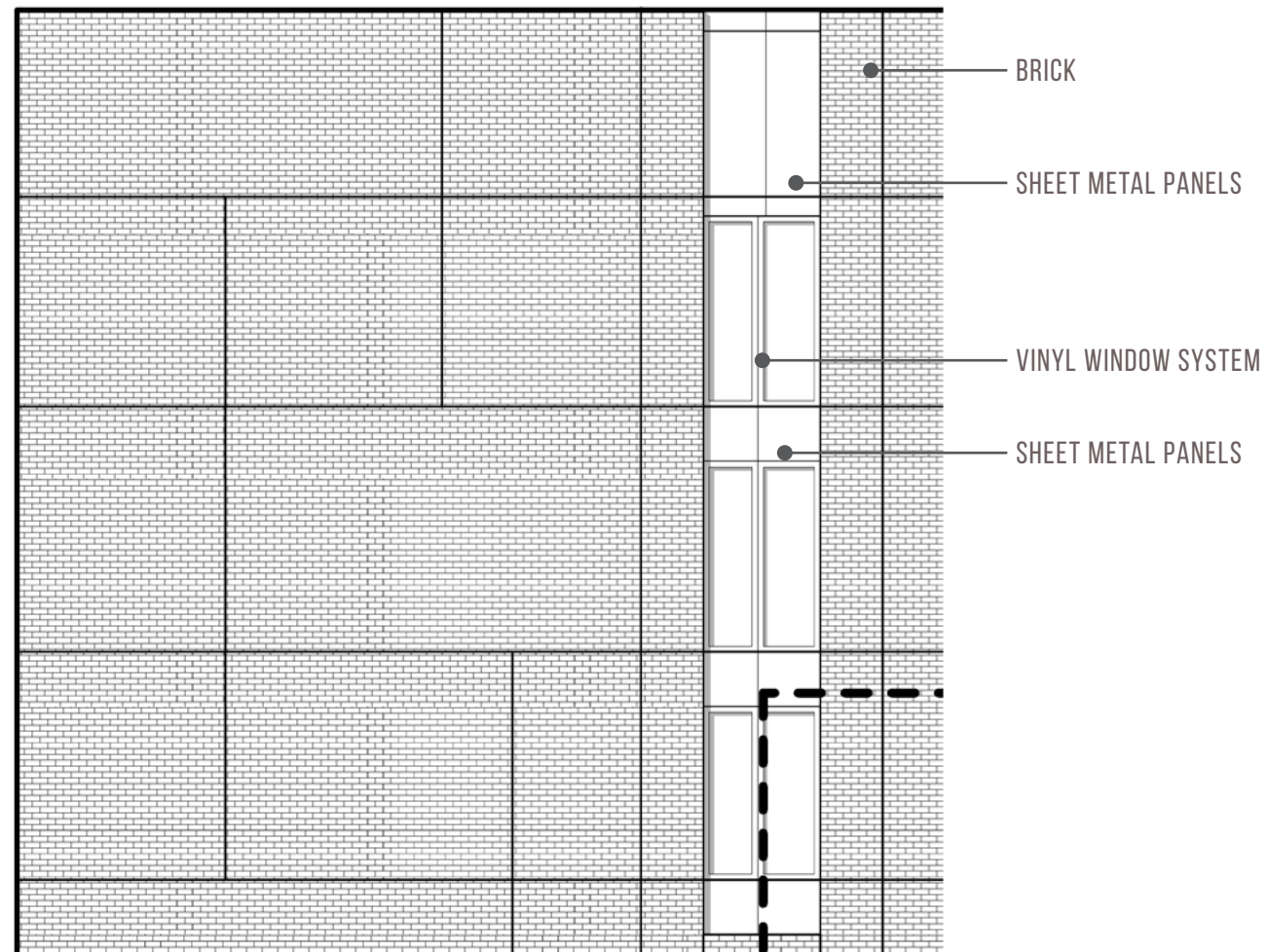


1. ELEVATION LEVELS 2-5

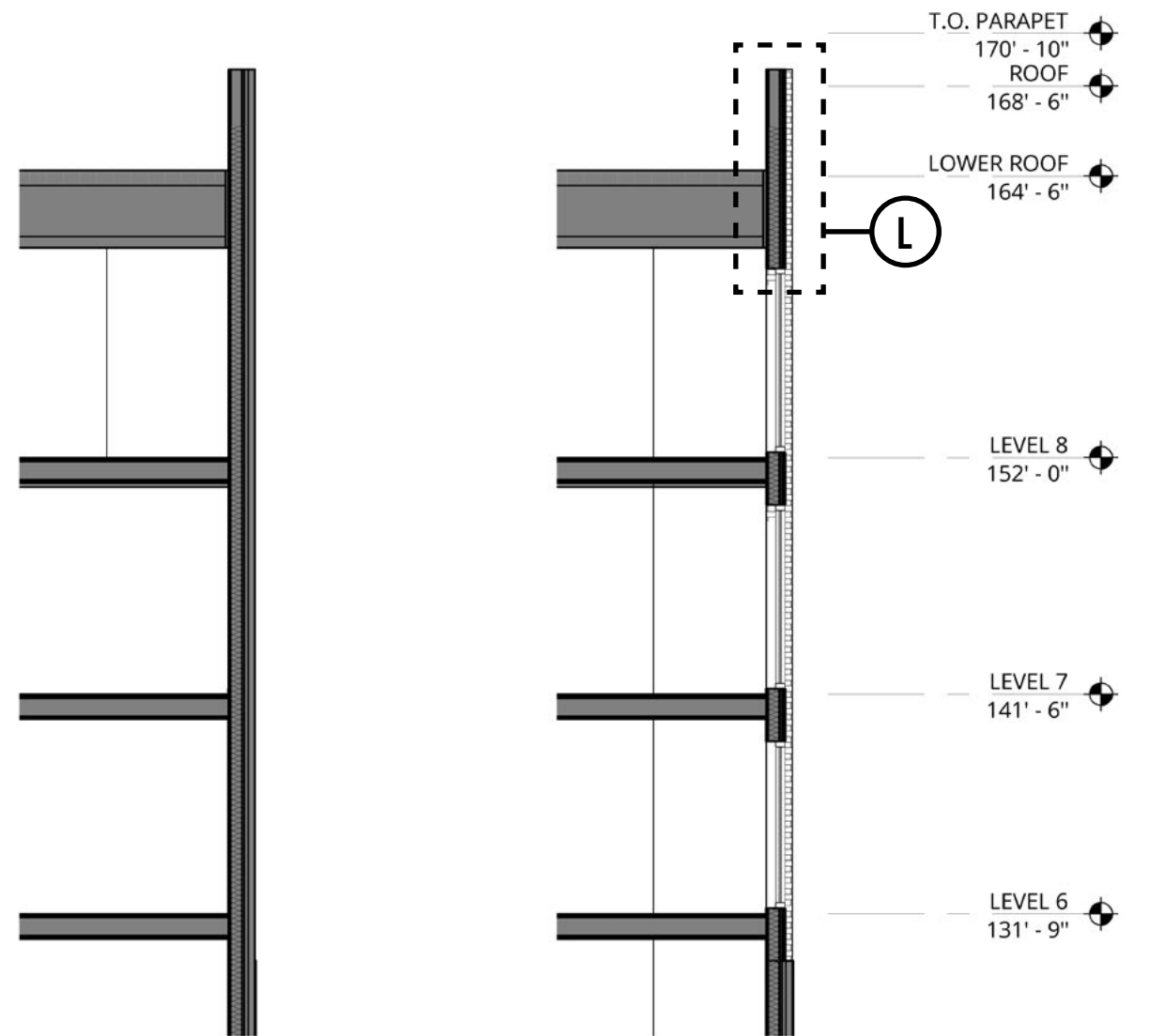


2. SECTION LEVELS 2-5

SCALE: 1"=8'-0"

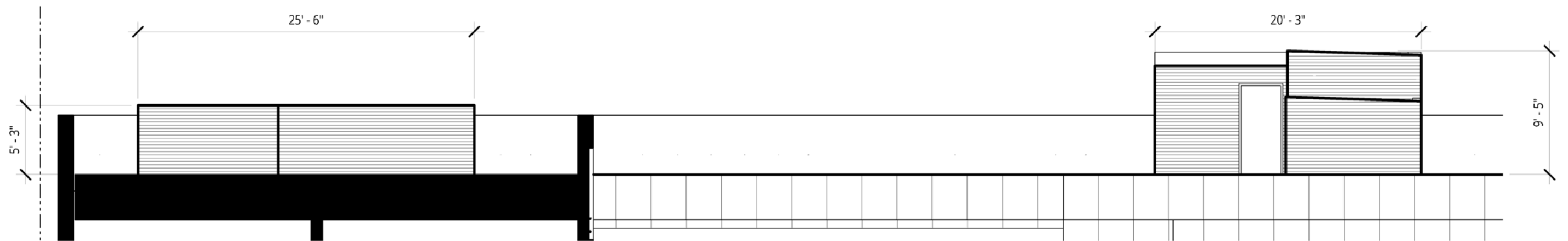


1. ELEVATION LEVELS 2-5

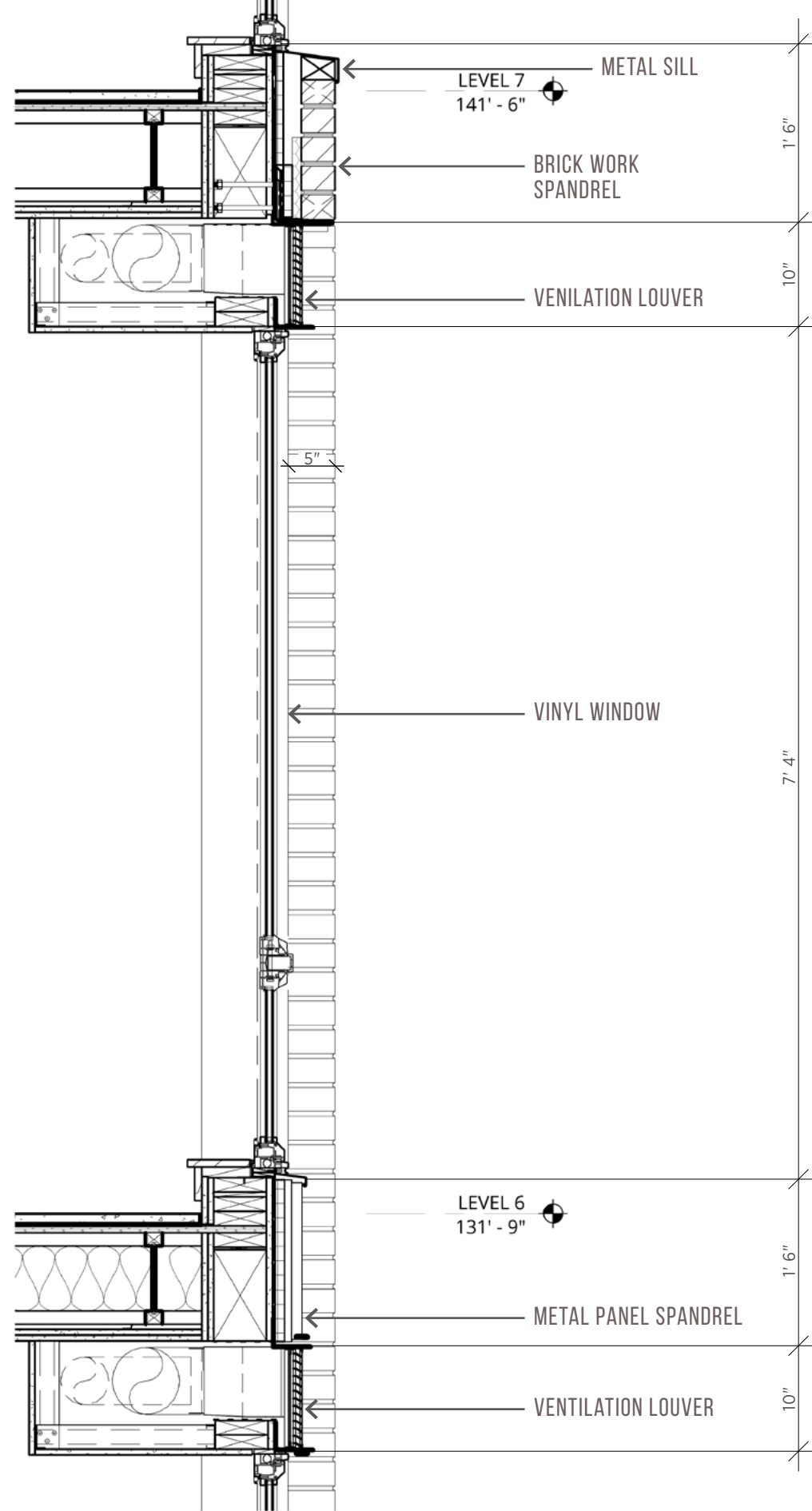


2. SECTION LEVELS 2-5

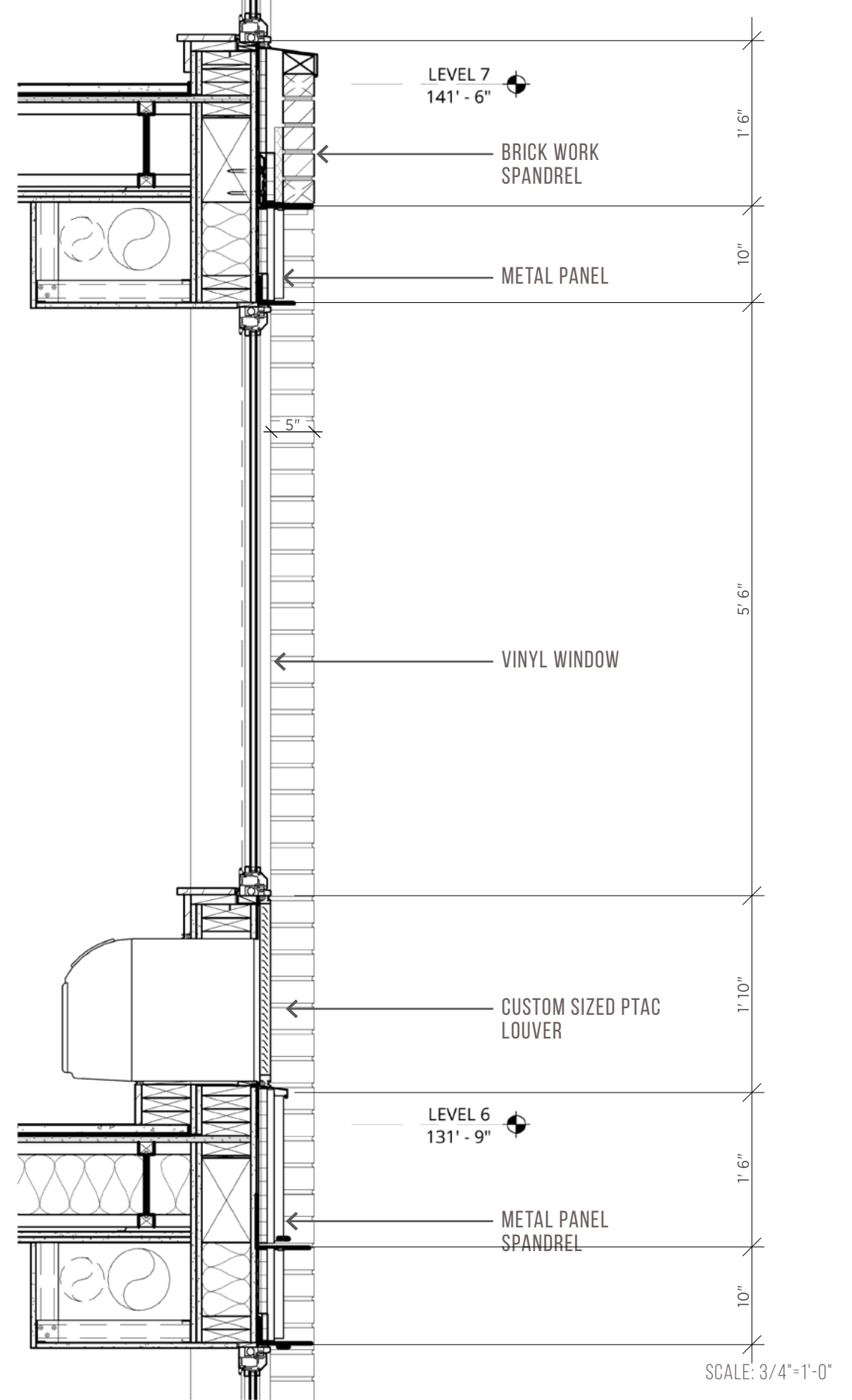
SCALE: 1"=8'-0"

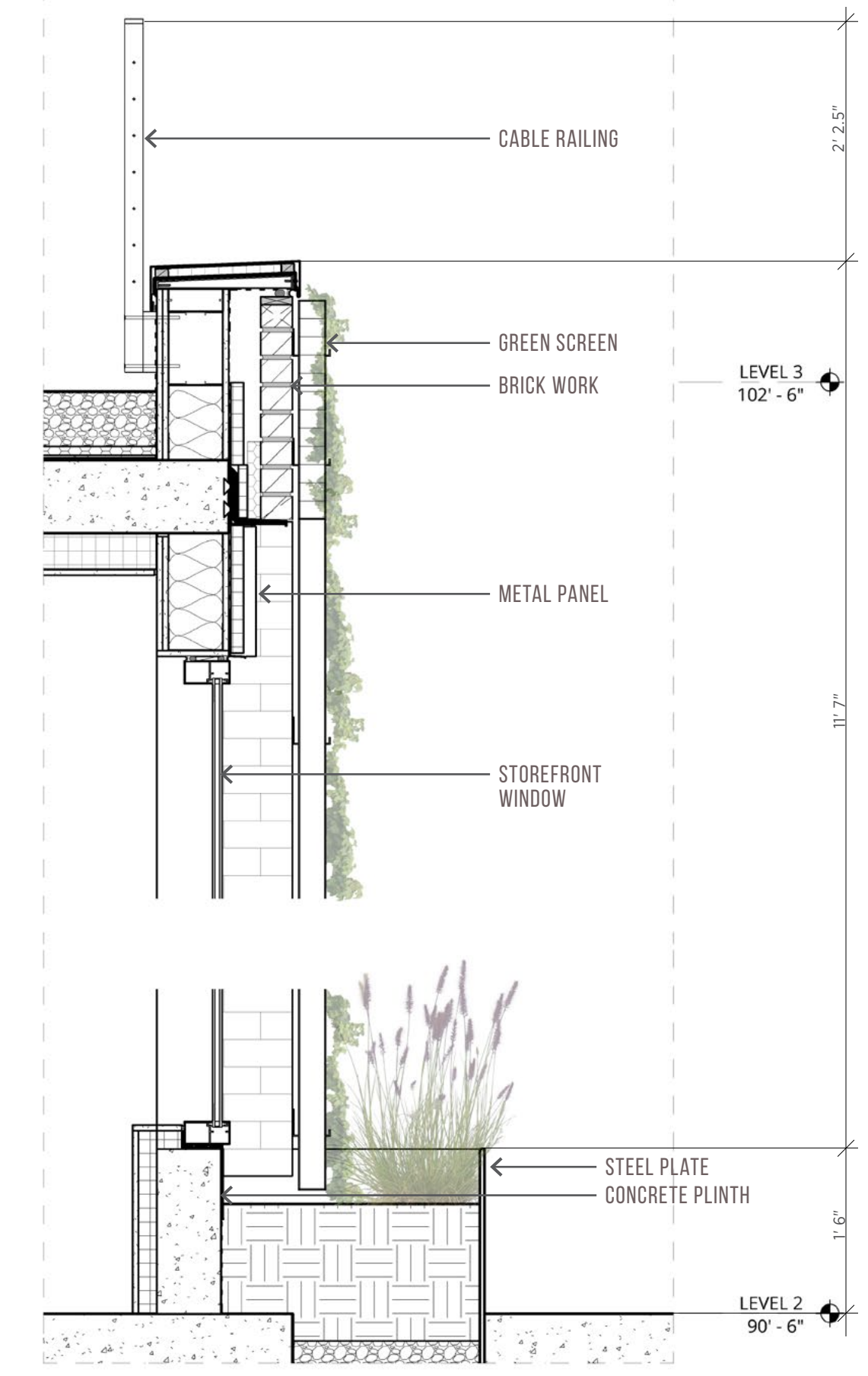


A

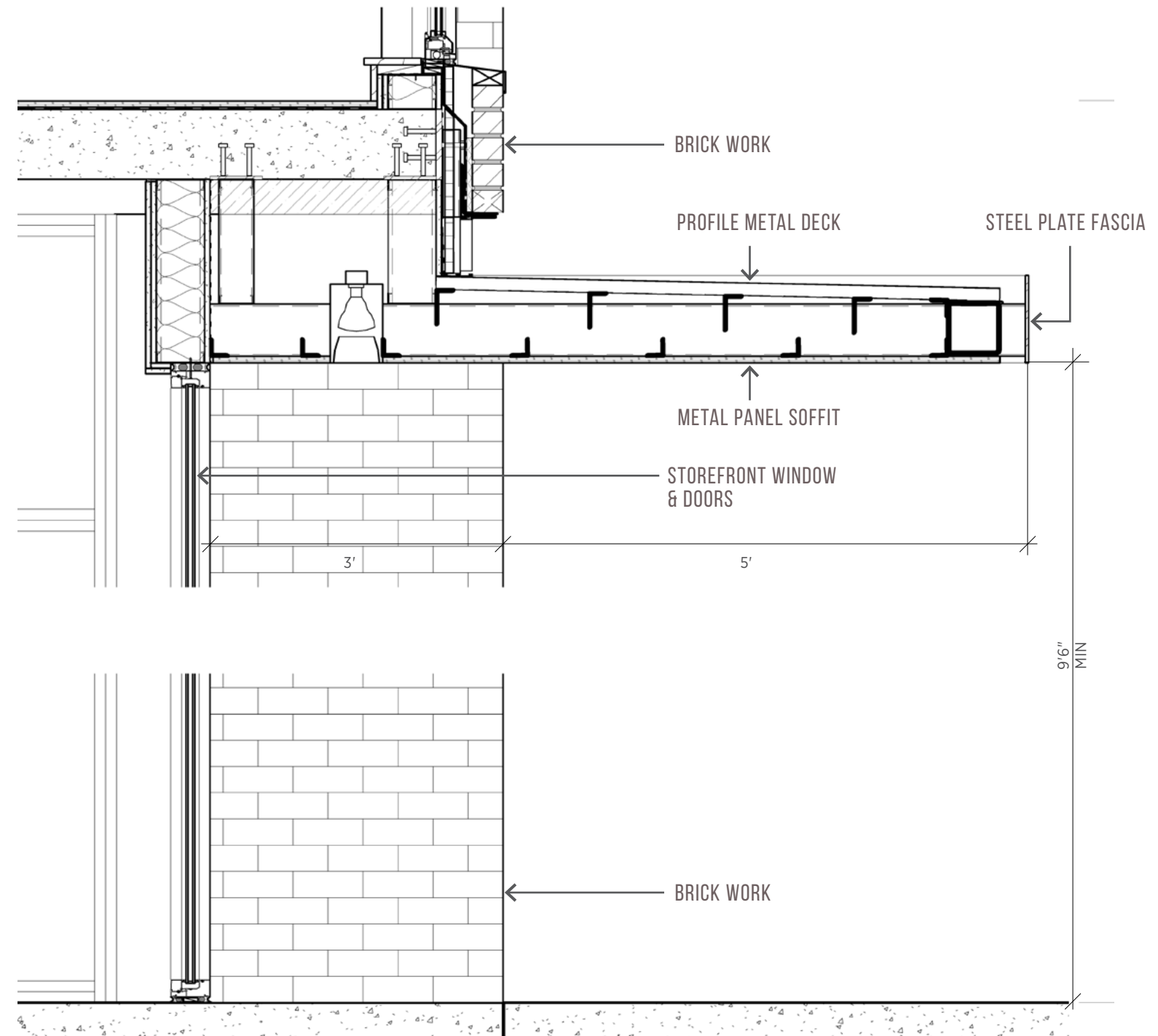


B



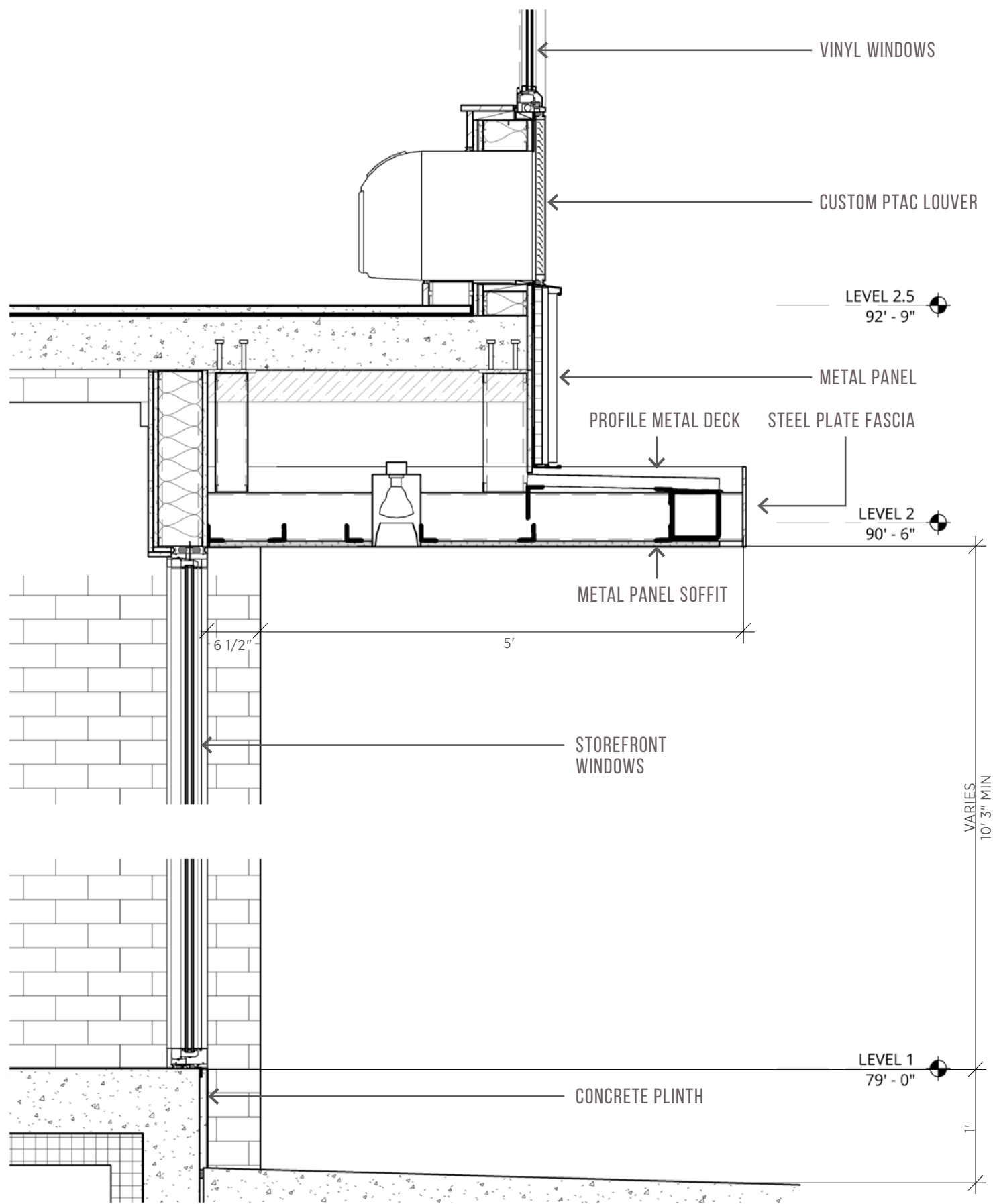


C

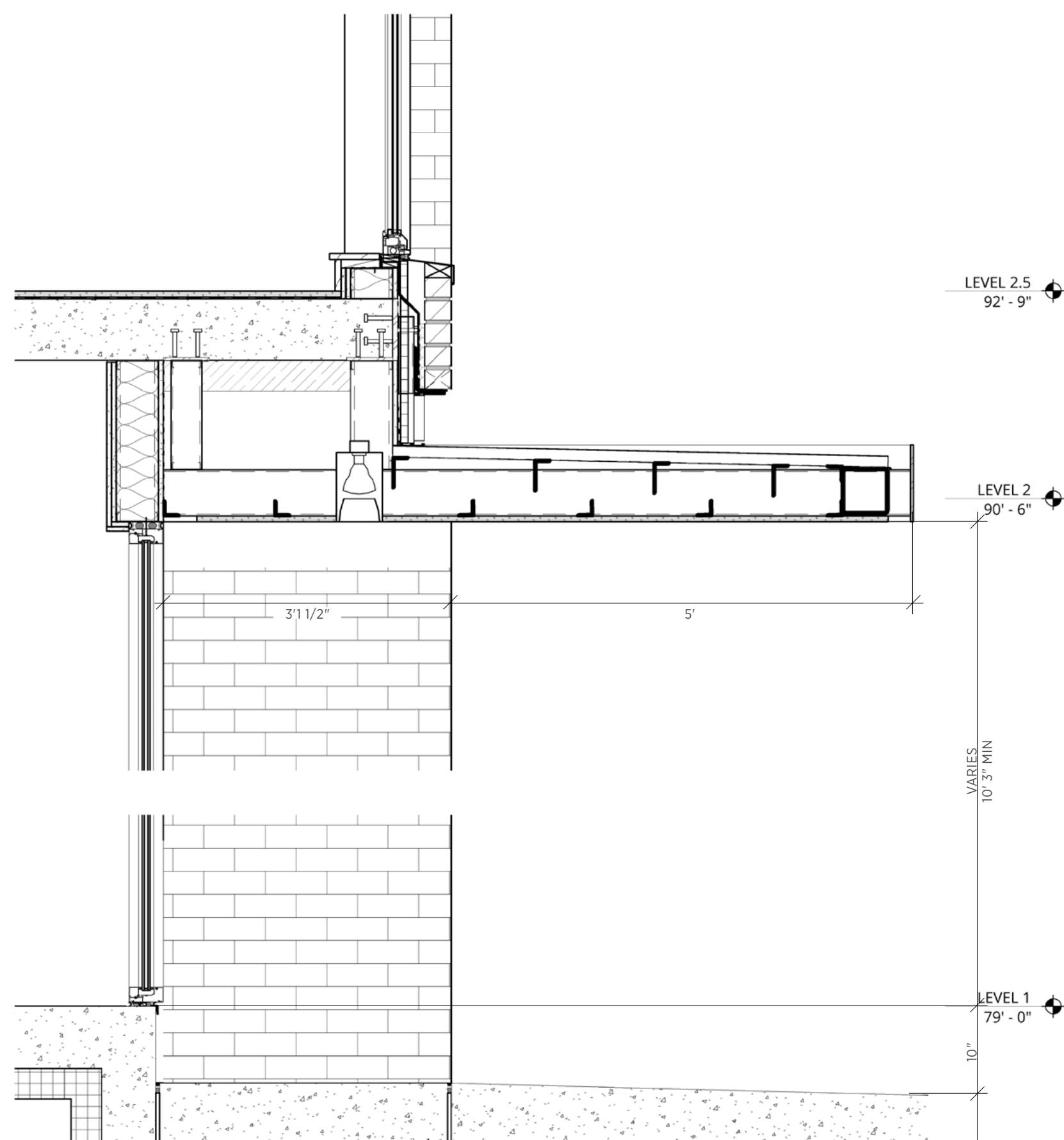


D

SCALE: 3/4"=1'-0"

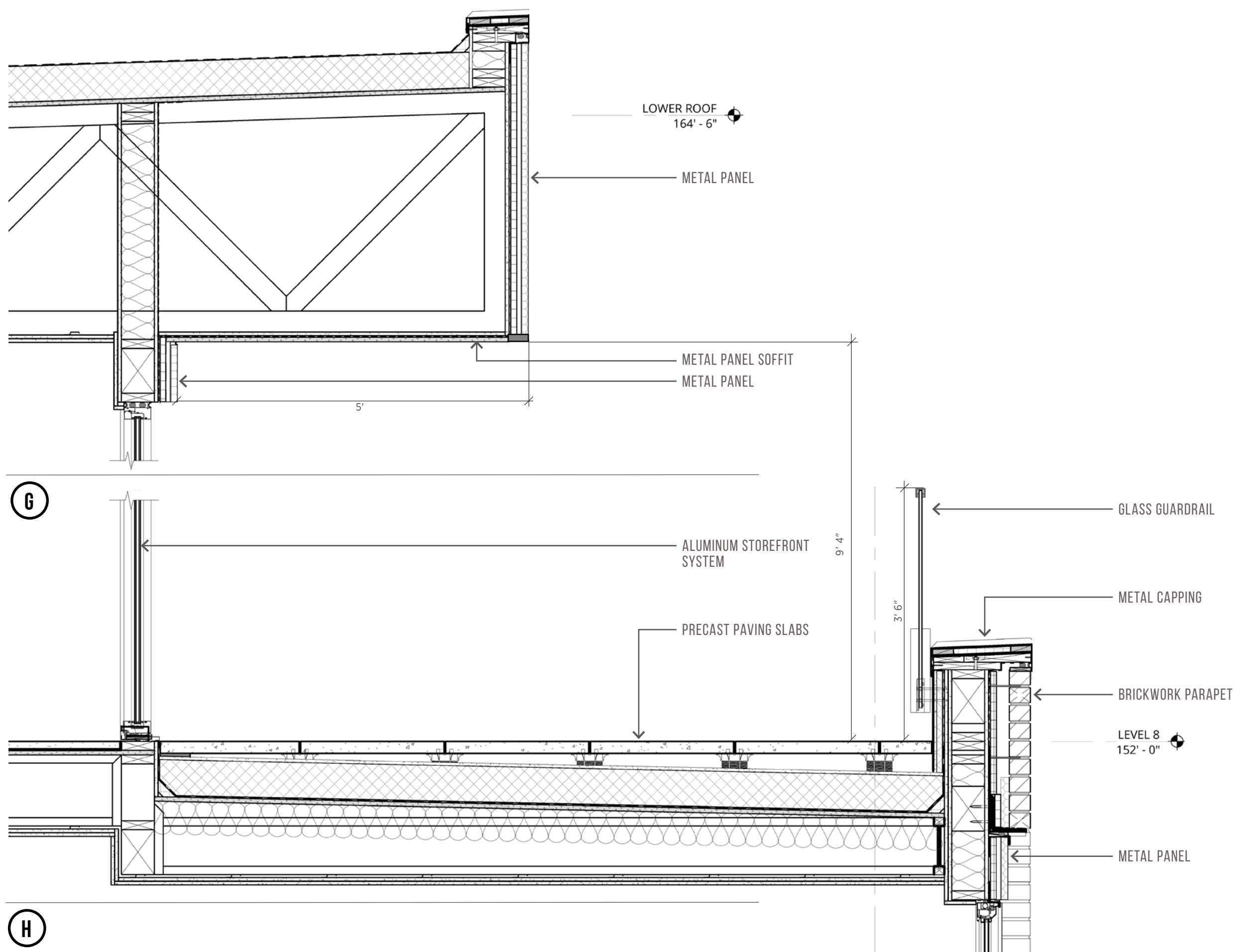


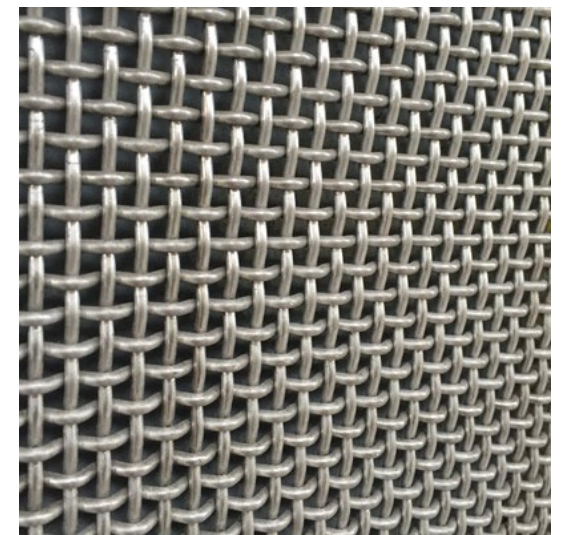
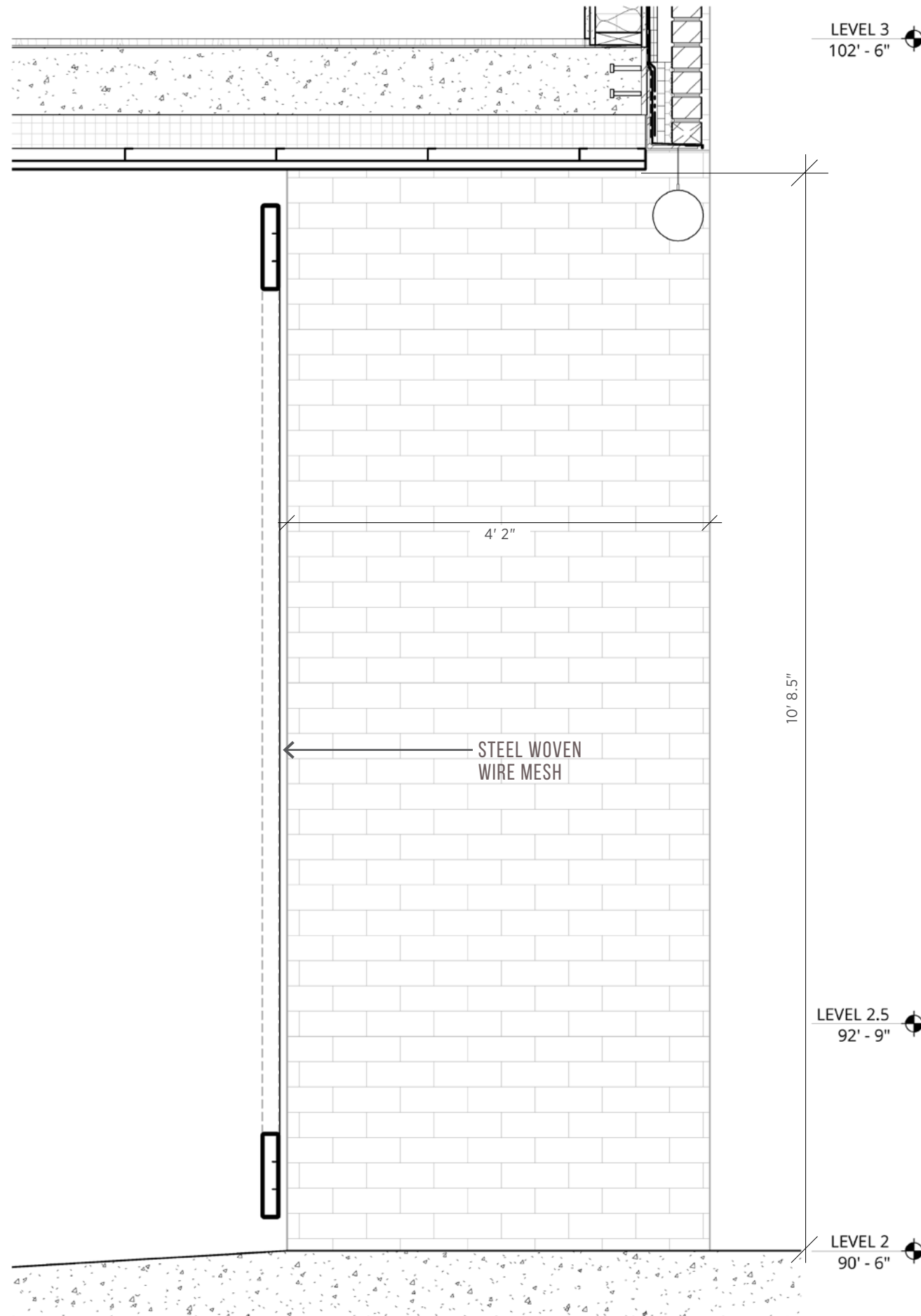
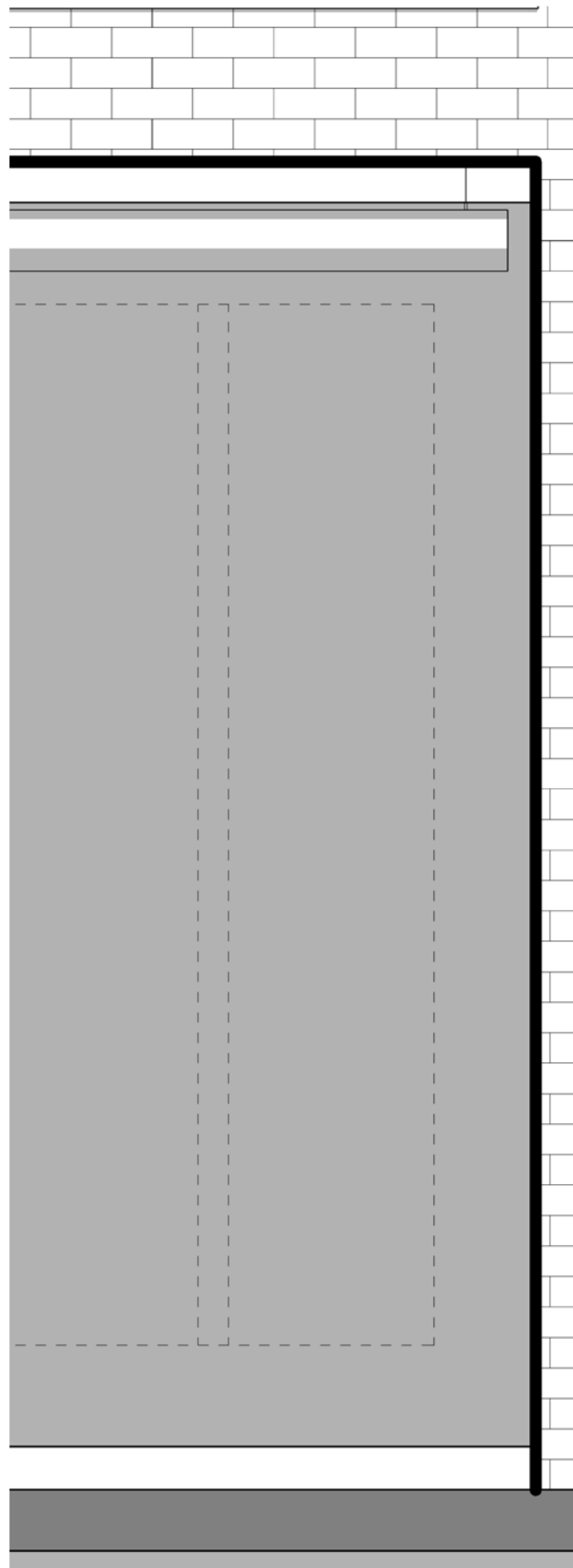
E



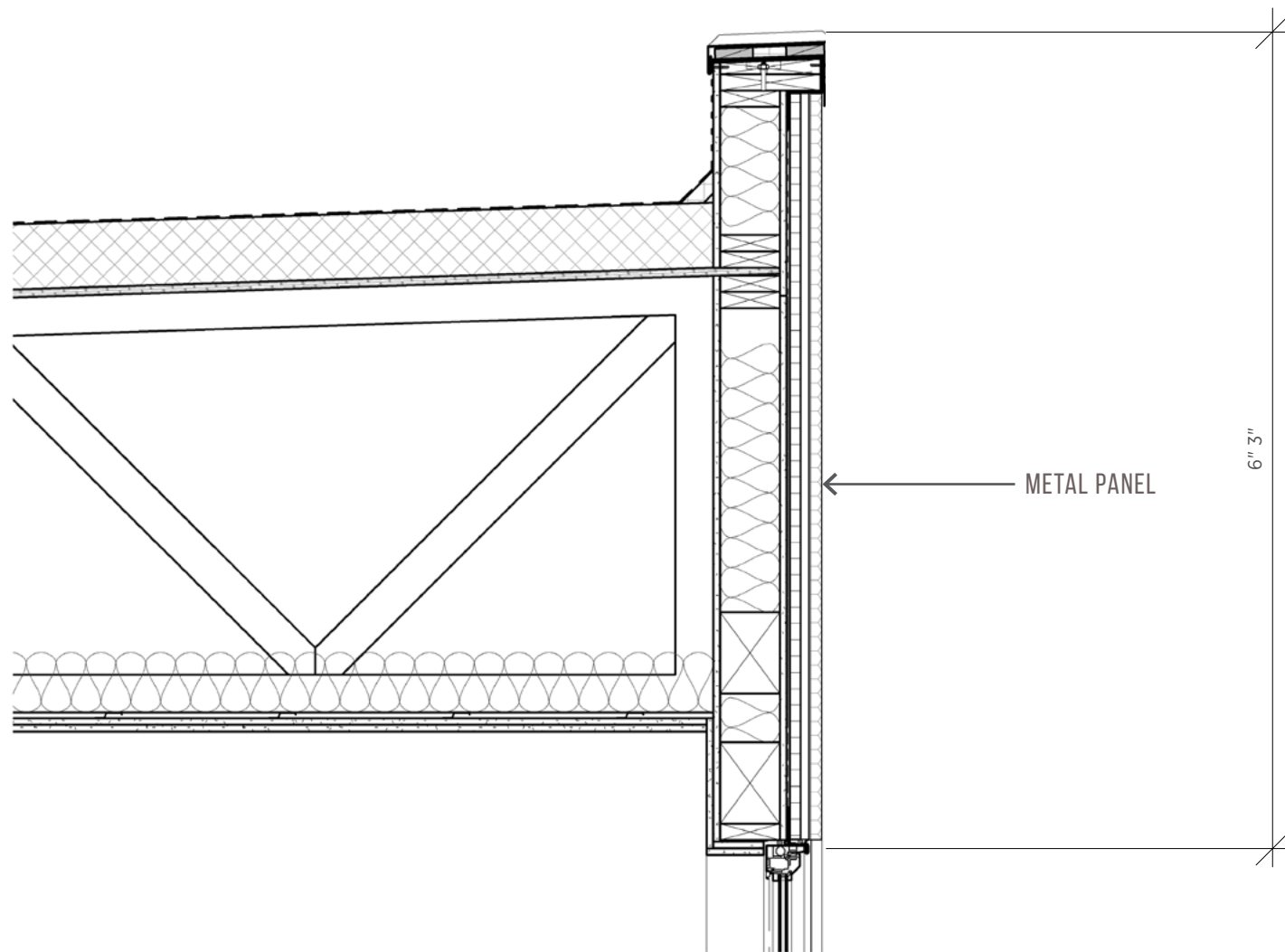
F

SCALE: 3/4"=1'-0"

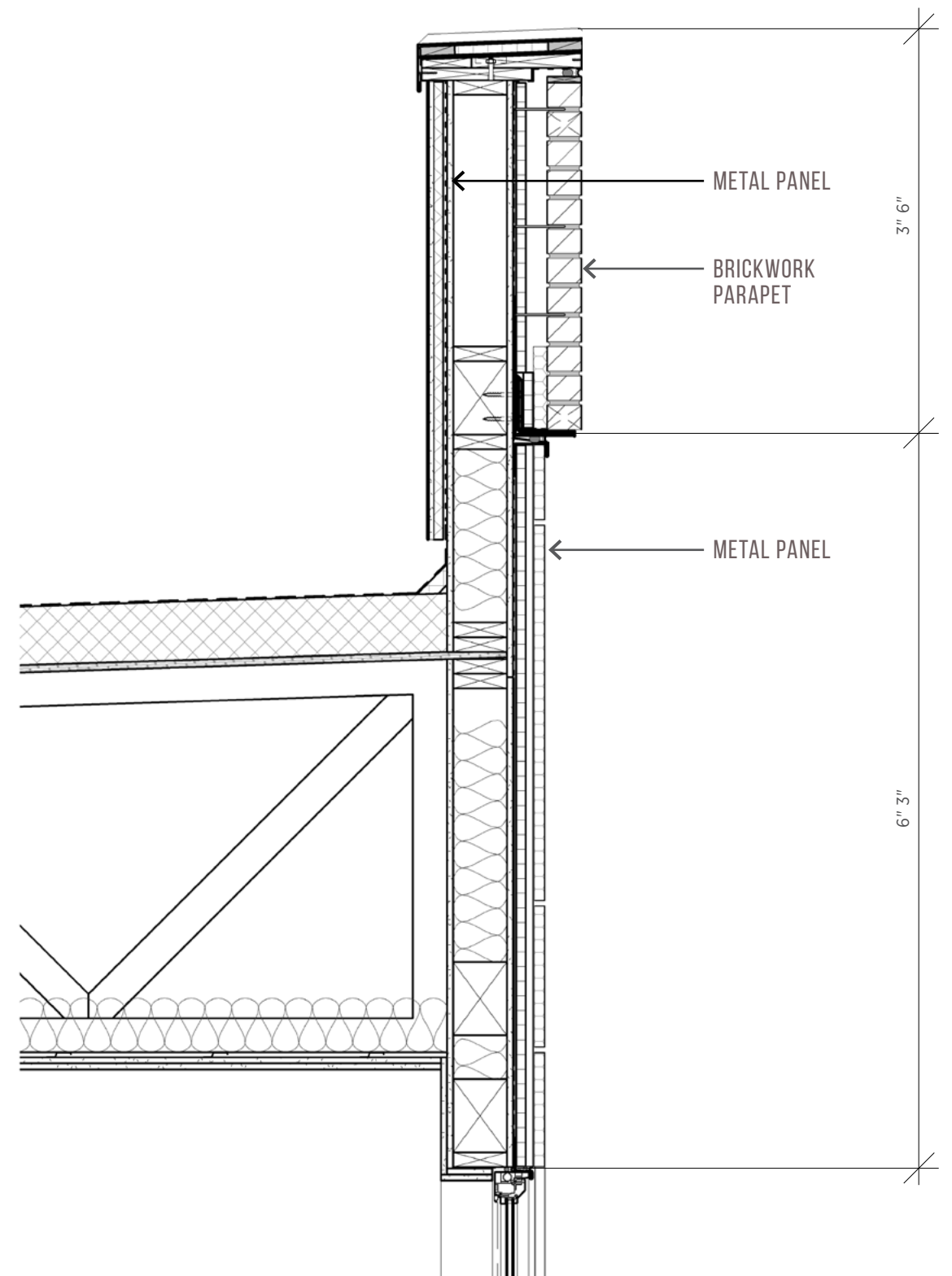




(K)



M



L

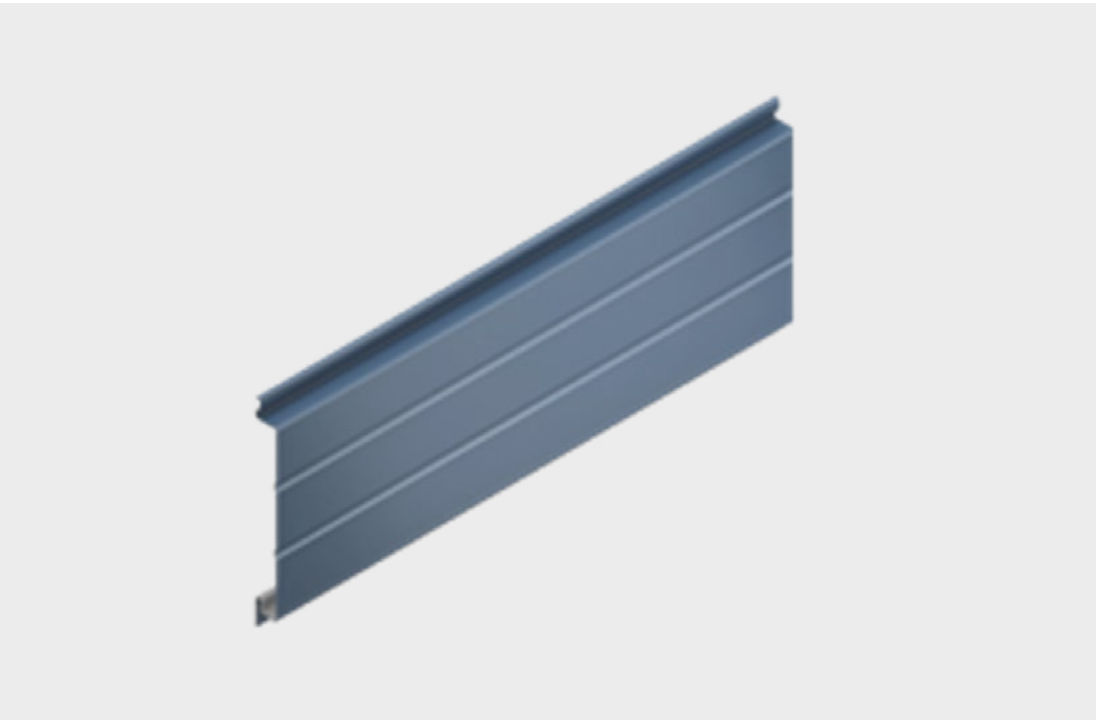
SCALE: 3/4"=1'-0"



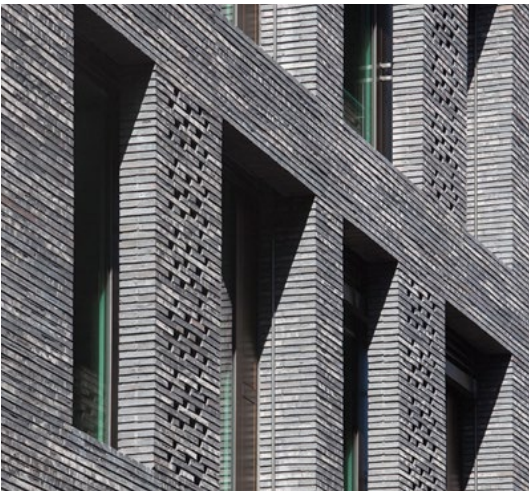
SCALE: 3/4"=1'-0"



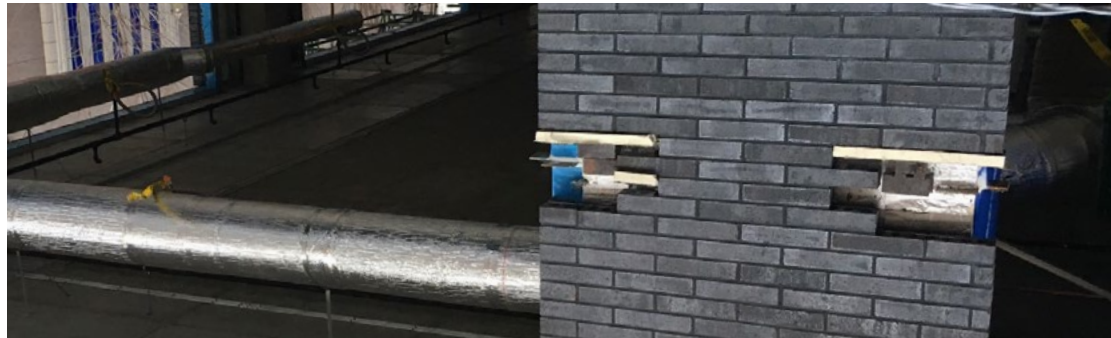
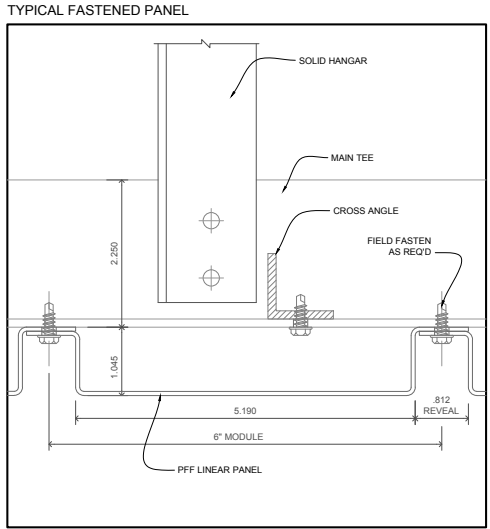
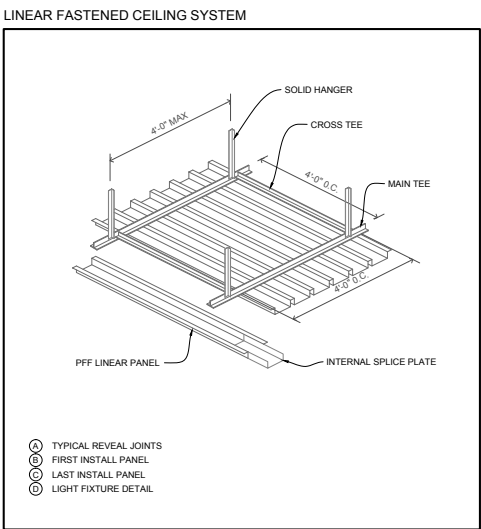
BRICK SAMPLE COLOR



CONCEALED FASTENER METAL WALL PANEL (COLOR:BLACK)
20 GA. METAL PANEL: LARGEST SIZE IS 4' 6" X 2' 8"



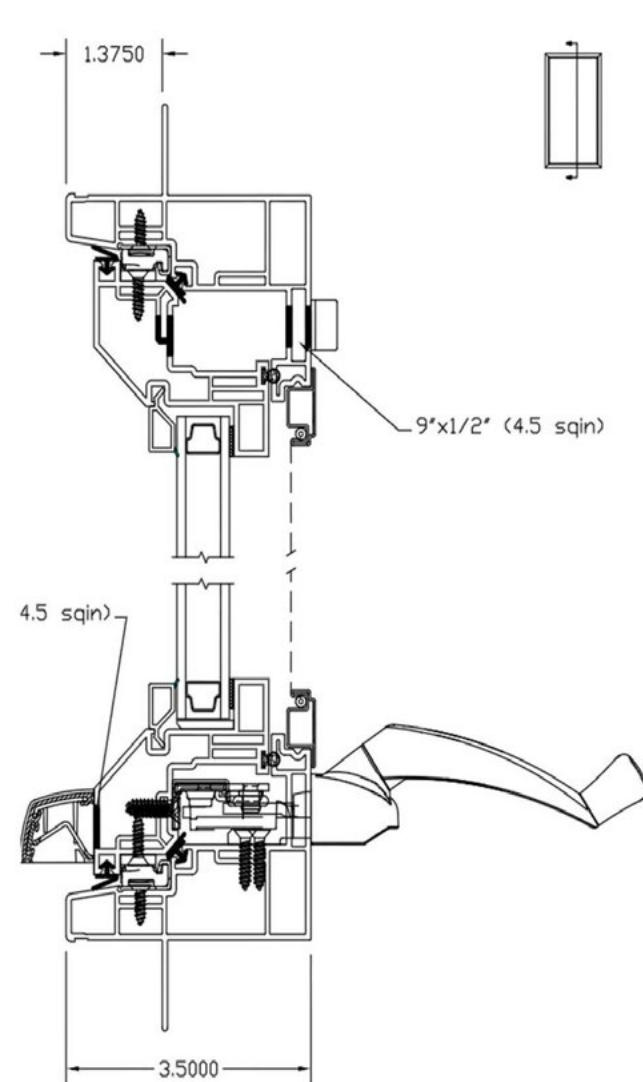
FINISHED FAÇADE EXAMPLES



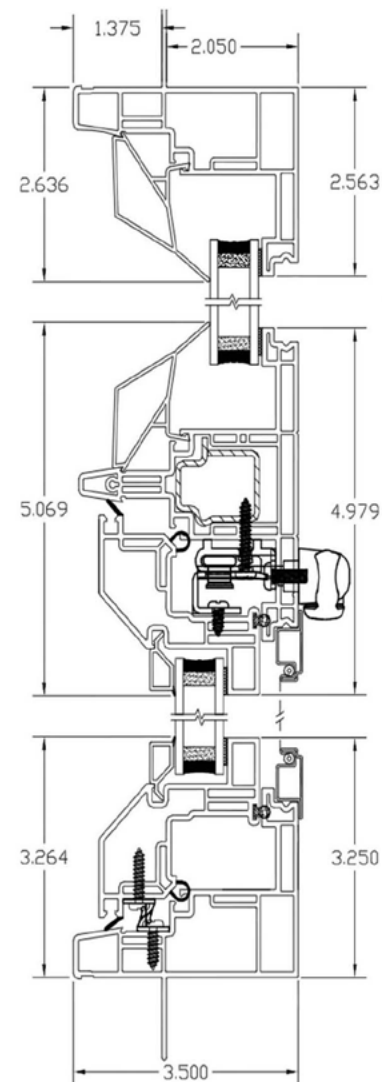
BRICK SAMPLE COLOR



METAL SOFFIT EXAMPLE



HEAD & SILL DETAIL



JAMB DETAIL

WINDOWS • CURTAIN WALLS • ENTRANCES • STOREFRONTS

Series 406X Thermal

2' x 6 1/2' Storefront Framing

CONFIGURATIONS
Shear Block • Screw Spline
 This innovative flush glaze storefront framing system utilizes a dual pour and debridge thermal barrier that provides outstanding energy efficiency. Available in either shearblock or screw spline construction, the 406X series can be used in conjunction with virtually all EFCO entrance systems and V410 vents. A variety of options are available for use with this system, including sunshade mullions. The 6 1/2" system depth provides improved structural capability.

Features	Benefits
Dual pocket thermal barrier framing	Enhanced thermal performance and reduced energy cost
Screw spline or shear block construction	Maximum design and installation flexibility
The optional Roto-Vent™ ventilator	Allows fresh air into the room, yet maintains security
Accommodates up to 1 1/16" glazing	Expands design and energy savings options
Uniform glazing gasket is used for exterior and interior	Allows optimized use of gasket and reduces inventory
Complete accessory line of perimeter anchors, pocket fillers, door adaptors, etc.	Simplifies ordering and installation
Anodized or painted finishes available	Increased product versatility
	Multiple options to answer economic and aesthetic concerns

© Copyright 2013 EFCO Corporation 05/15
1000 COUNTY RD • MONETT, MO 65708 • 800.221.4169 • efcocorp.com



VINYL WINDOW EXAMPLE (EXTERIOR COLOR: BLACK)

Series 406X
2' x 6 1/2' Thermal Storefront Framing

PERFORMANCE TABLE

U-FACTOR (BTU/HR·SQ·FT·°F)		Air Leakage (CFM/FT²)	
Standard	0.25	0.10	0.10
Optional	0.20	0.08	0.08

WINDOWS • CURTAIN WALLS • ENTRANCES • STOREFRONTS

Series 406X

2' x 6 1/2' Thermal Storefront Framing

Frame Construction
 The Series 406X is a depth of 6 1/2" and the nominal insulated wall thickness is 1 1/2". The frame is constructed with a dual pour and debridge thermal barrier that provides outstanding energy efficiency. See EFCO Bulletin 1 & 2.

Door Frame
 Series 406X offers integrated EFCO entrance frames as a part of the system or framing system. See EFCO Bulletin 1, 2 or 3 for details.

Weather Stripping
 All entrance frames are weatherstripped with dual gaskets.

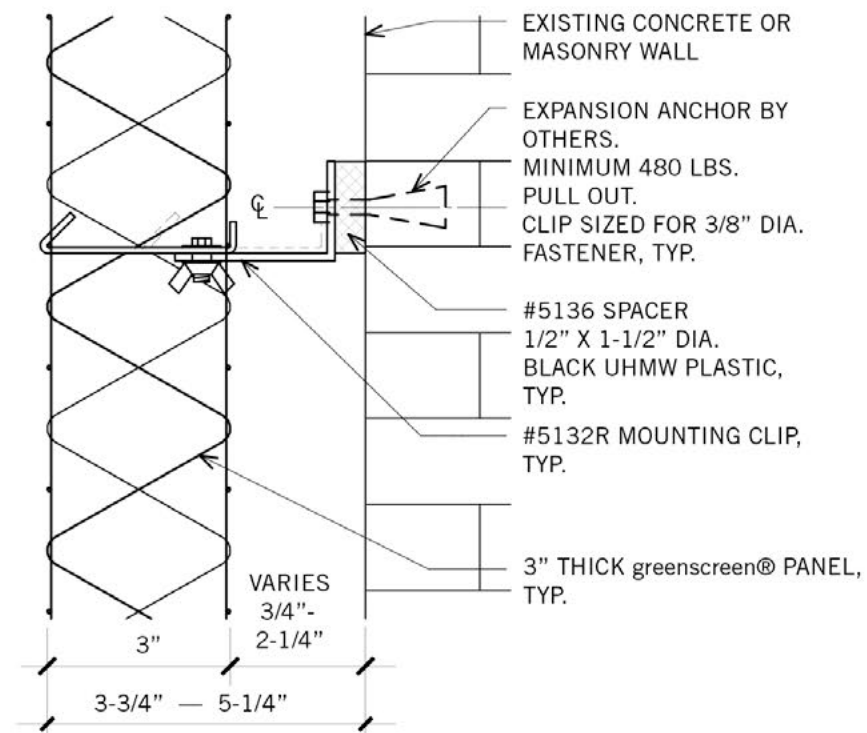
Thermal Barrier
 All frames and doors use thermally broken using the latest technology as a two part high density polycarbonate, with one framing member having dual thermal barriers for improved thermal performance.

Glazing
 Series 406X can be double or triple glazed with optional stormers, triple or quadruple glazing. The glazing is held in place by a gasket. Glazing of 1/2" to 1 1/2" with panes are accommodated. See EFCO Bulletin 1 for more info.

Bulletin 1

Bulletin 2

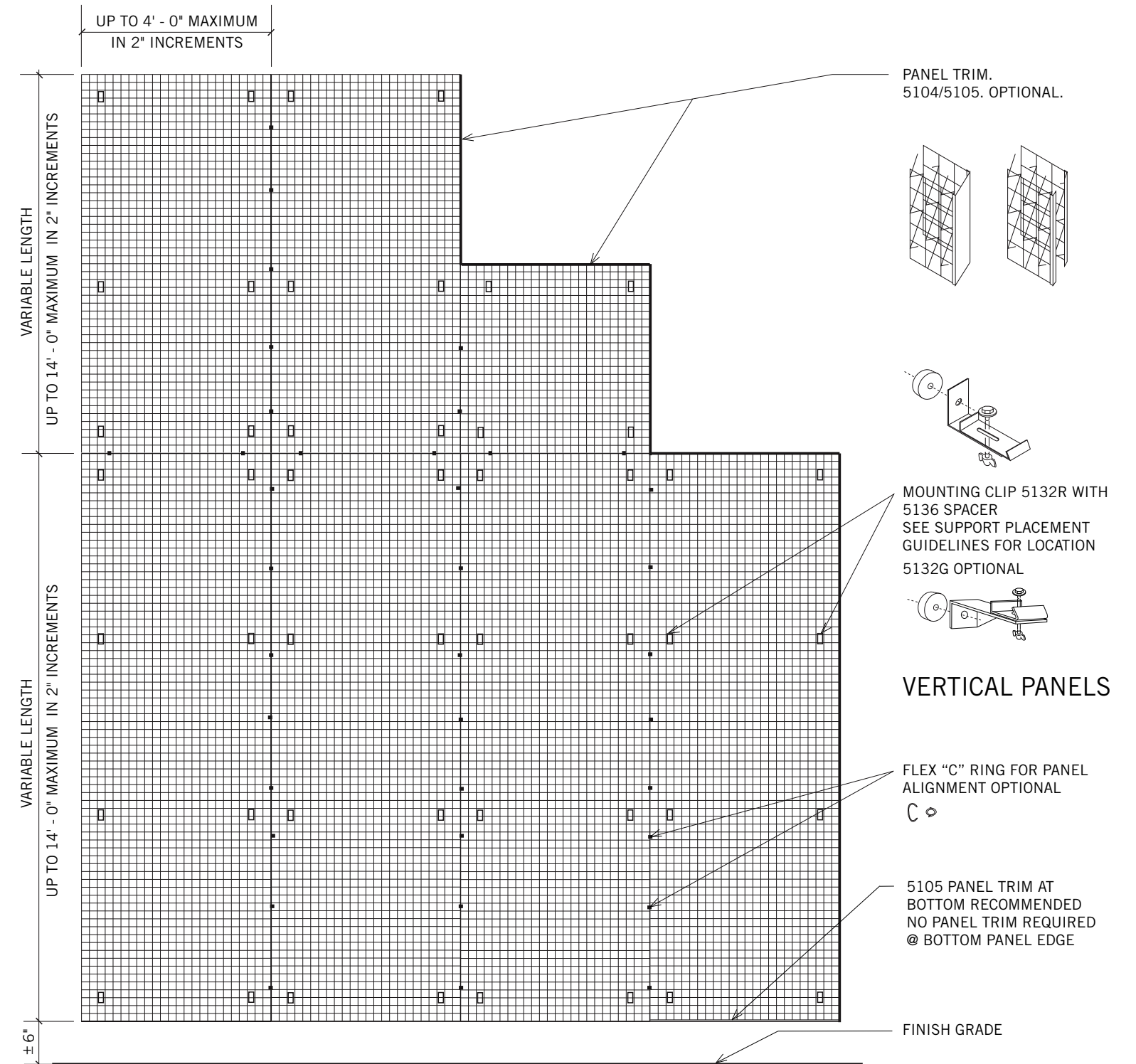
© Copyright 2013 EFCO Corporation 05/15
1000 COUNTY RD • MONETT, MO 65708 • 800.221.4169 • efcocorp.com



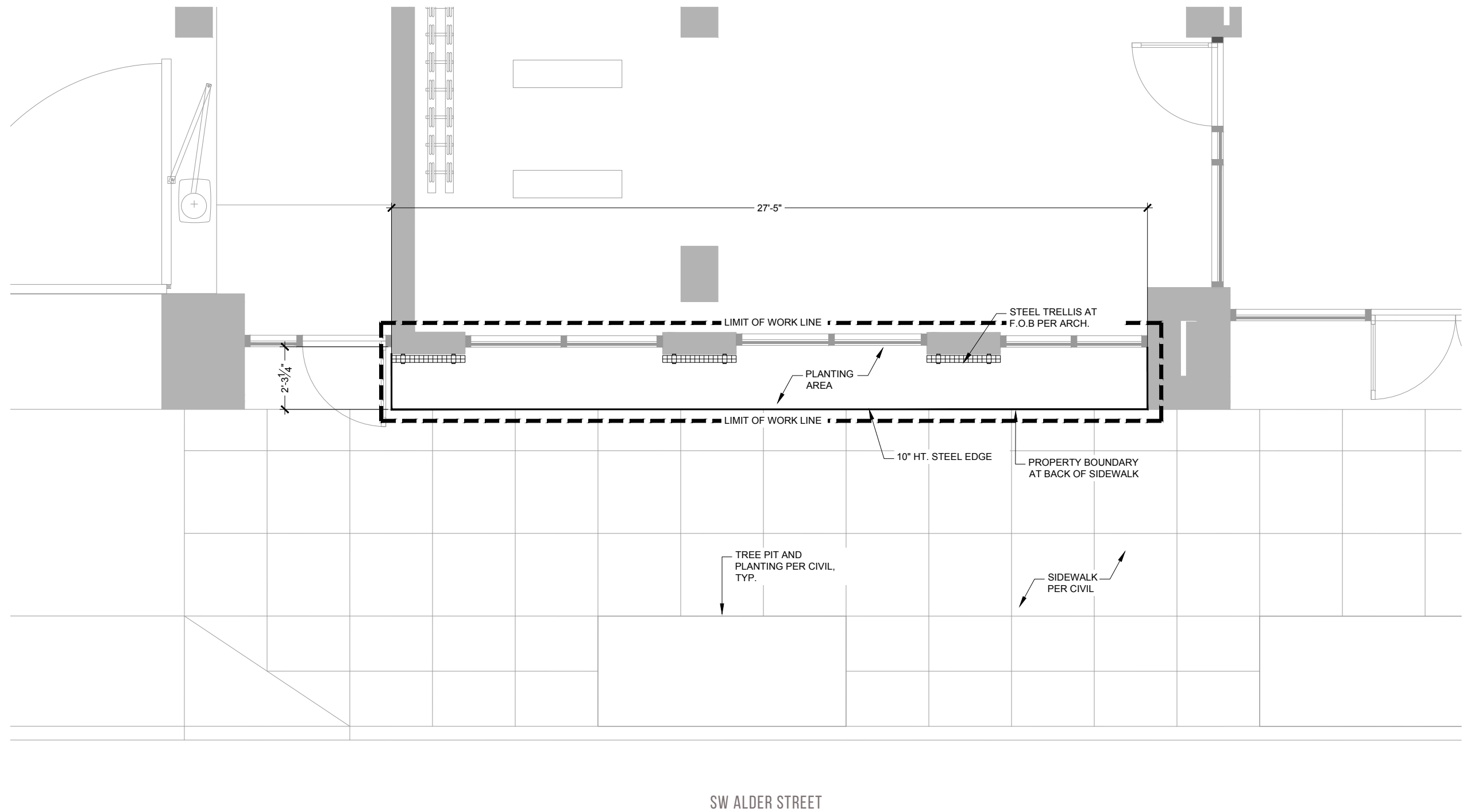
DETAIL SECTION



DETAIL SECTION

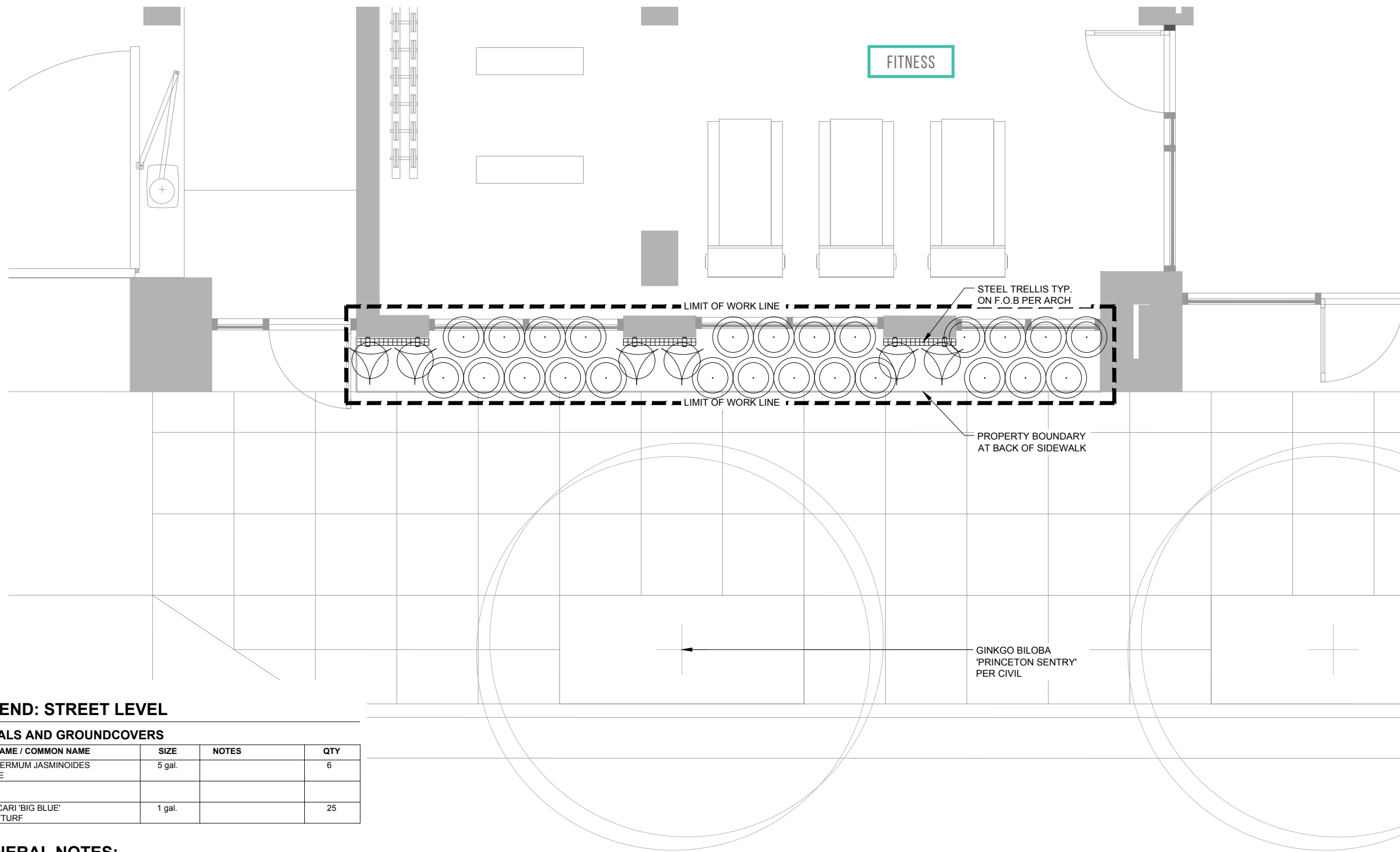


ASSEMBLY DETAIL



SCALE: 1" = 2'-0"





PLANTING LEGEND: STREET LEVEL

PERENNIALS AND GROUNDCOVERS

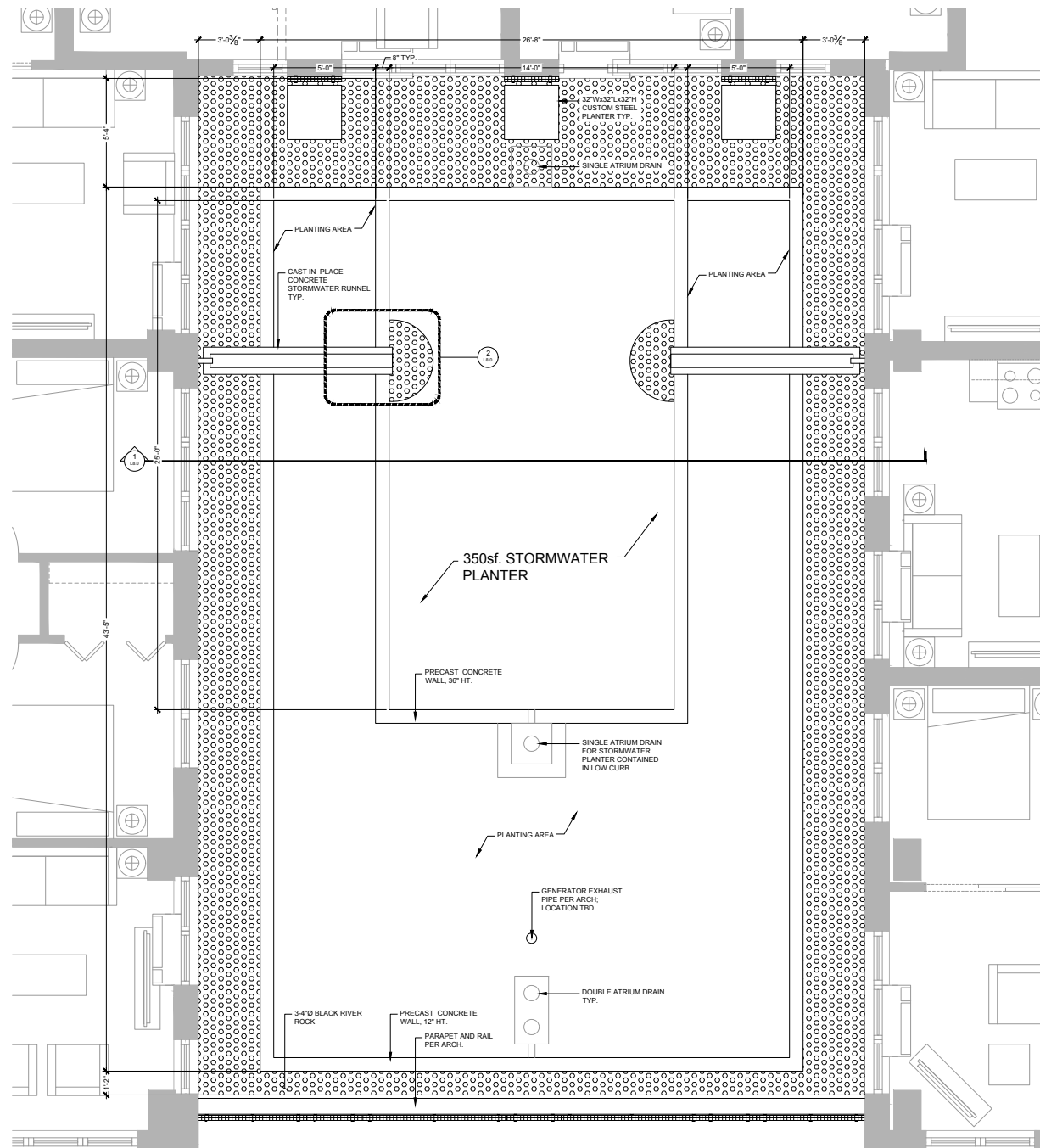
BOTANICAL NAME / COMMON NAME	SIZE	NOTES	QTY
TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 gal.		6
LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	1 gal.		25

GENERAL NOTES:

1. ALL SIZES SHOWN ARE MINIMUM SIZES. LARGER SIZES MAY BE ALLOWED UPON APPROVAL OF LANDSCAPE ARCHITECT.

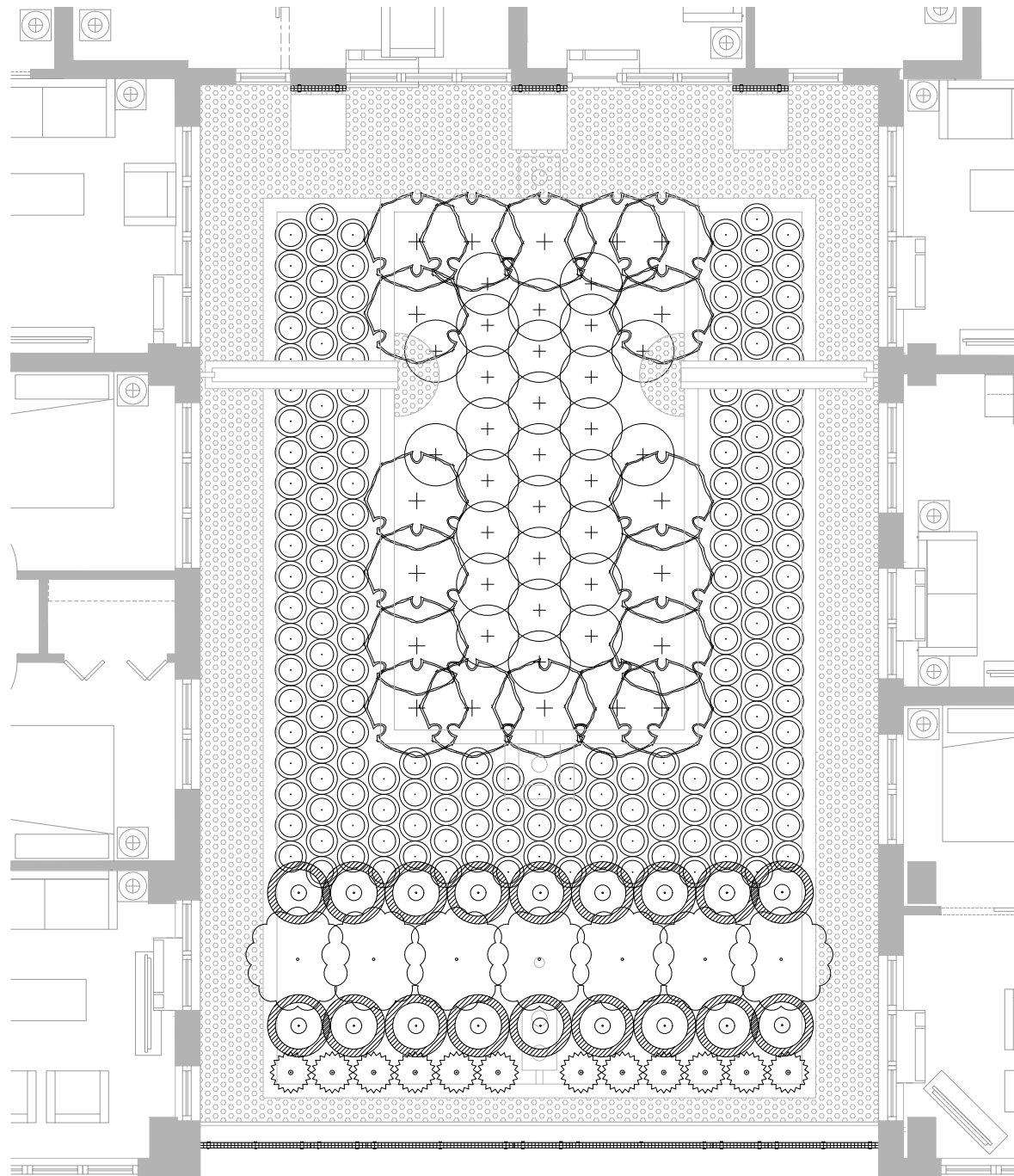
SW ALDER STREET

SCALE: 1"= 2'-0"



SCALE: 1" = 4'-0"





SCALE: 1" = 4'-0"

PLANTING LEGEND: PODIUM

SHRUBS: DECIDUOUS

BOTANICAL NAME / COMMON NAME

SPIRAEA DOUGLASII
DOUGLAS SPIRAEA

SPIRAEA X BUMALDA 'GOLDFLAME'
GOLDFLAME JAPANESE SPIRAEA

SHRUBS: EVERGREEN

BOTANICAL NAME / COMMON NAME

BERBERIS THUNBERGII 'ATROPURPUREA NANA'
CRIMSON PYGMY DWARF JAPANESE BARBERRY

VIBURNUM TINUS 'SPRING BOUQUET'
SPRING BOUQUET VIBURNUM

PERENNIALS AND GROUNDCOVERS

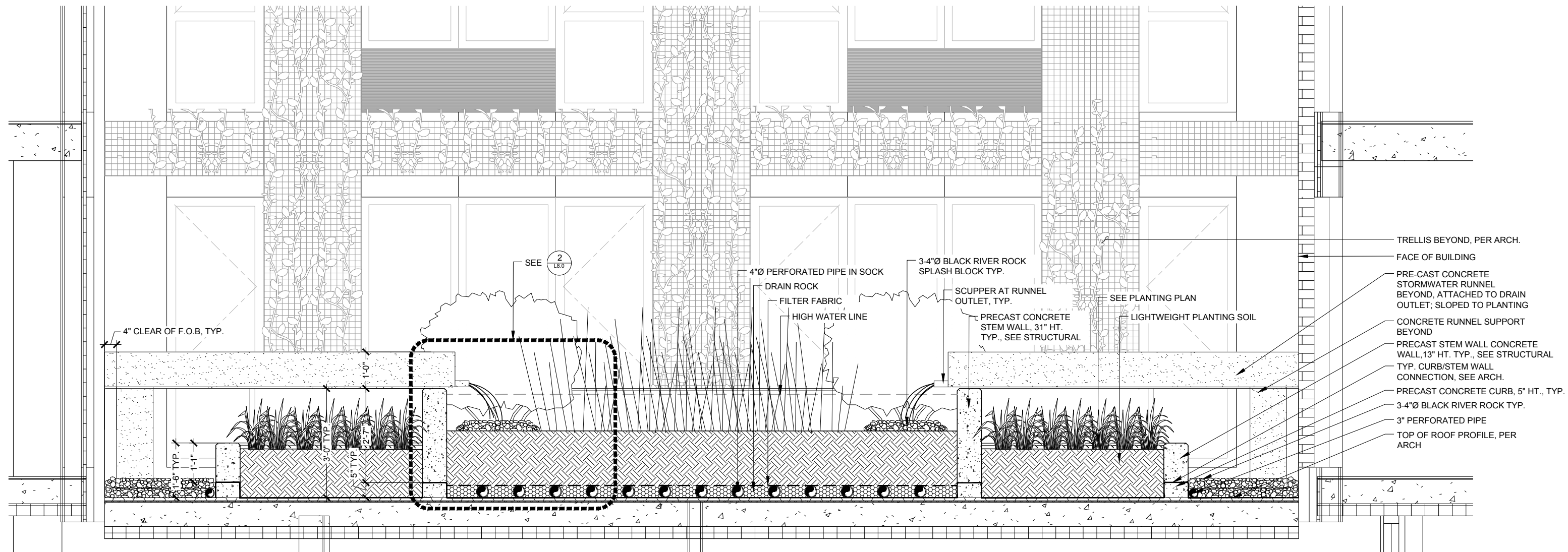
BOTANICAL NAME / COMMON NAME

JUNCUS EFFUSUS
SOFT RUSH

LIRIOPE MUSCARI 'BIG BLUE'
BIG BLUE LILYTURF

GENERAL NOTES:

1. ALL SIZES SHOWN ARE MINIMUM SIZES. LARGER SIZES MAY BE ALLOWED UPON APPROVAL OF LANDSCAPE ARCHITECT.



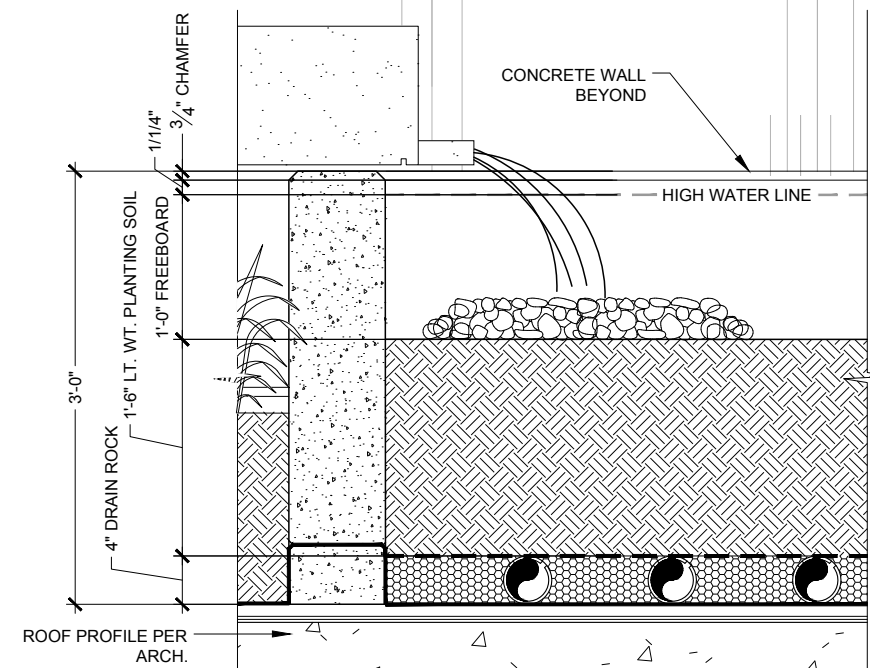
1

PODIUM SECTION-ELEVATION

L8.0 | 3/4" = 1'

PODIUM SECTION

SECTION



SCALE: 1" = 2'-0"



Ankrom Moisan

SW 16TH & BURNSIDE

WOOD PARTNERS | APRIL 4, 2017

LANDSCAPE: DETAILS

TYPE III DESIGN REVIEW | LU 16-284672 DZM

C.45

STORMWATER PLANTINGS



Spiraea douglasii
Douglas Spiraea



Juncus effusus
Soft Rush

EVERGREEN SHRUBS



Berberis thunbergii 'Atropurpurea Nana'
Crimson Pygmy Dwarf Japanese Barberry



Viburnum tinus 'Spring Bouquet'
Spring Bouquet Viburnum



DECIDUOUS SHRUBS

Spiraea x Bumalda 'Goldflame'
Goldflame Japanese Spiraea



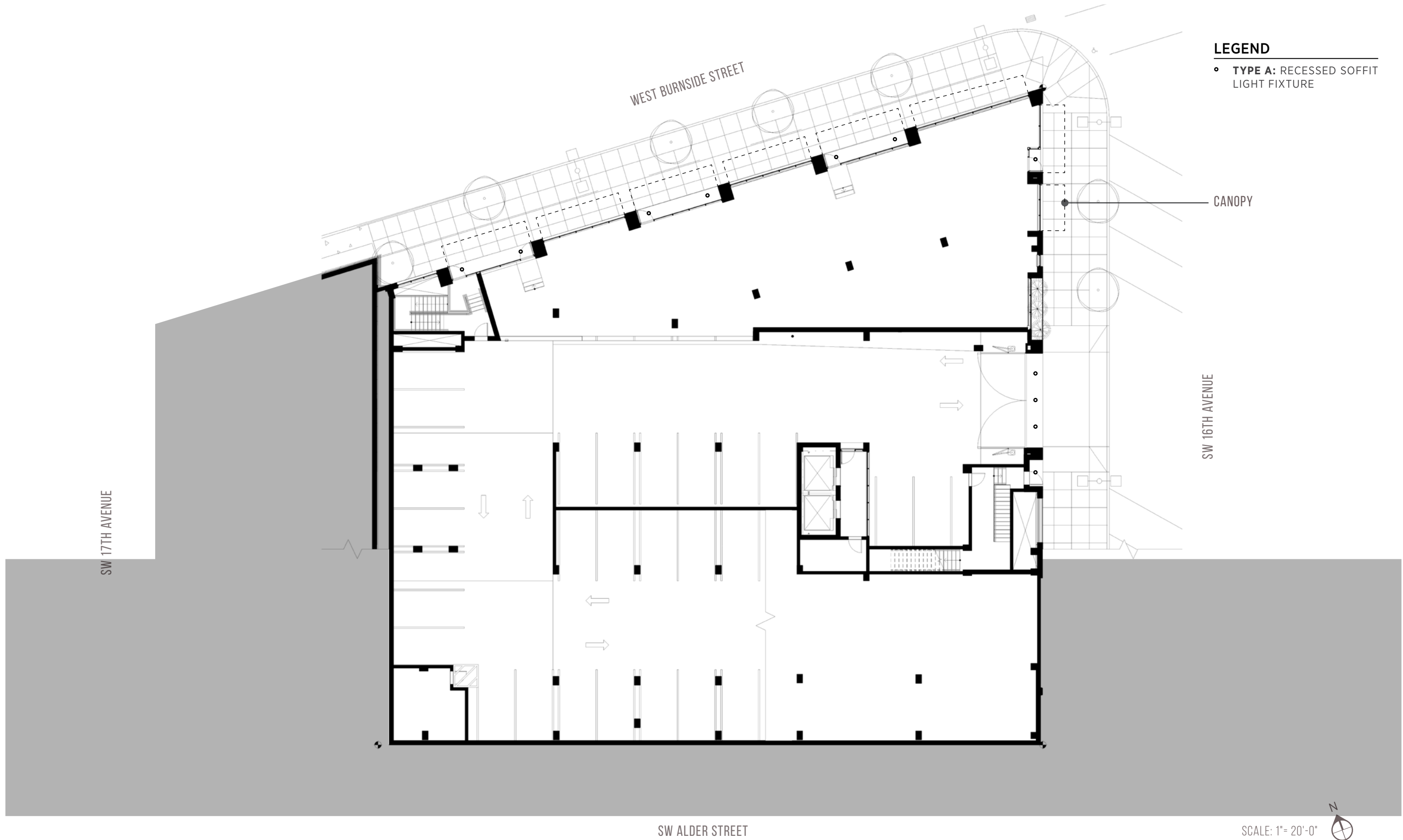
GROUNDCOVERS

Liriope muscari 'Big Blue'
Big Blue Lilyturf



VINES

Trachelospermum jasminoides
Star Jasmine



SW 17TH AVENUE

NEIGHBORING
PROPERTY

WEST BURNSIDE STREET

SW 16TH AVENUE

CANOPY

SW ALDER STREET

LEGEND

- TYPE A: RECESSED SOFFIT LIGHT FIXTURE

SCALE: 1" = 20'-0"



Ankrom Moisan

SW 16TH & BURNSIDE

WOOD PARTNERS | APRIL 4, 2017

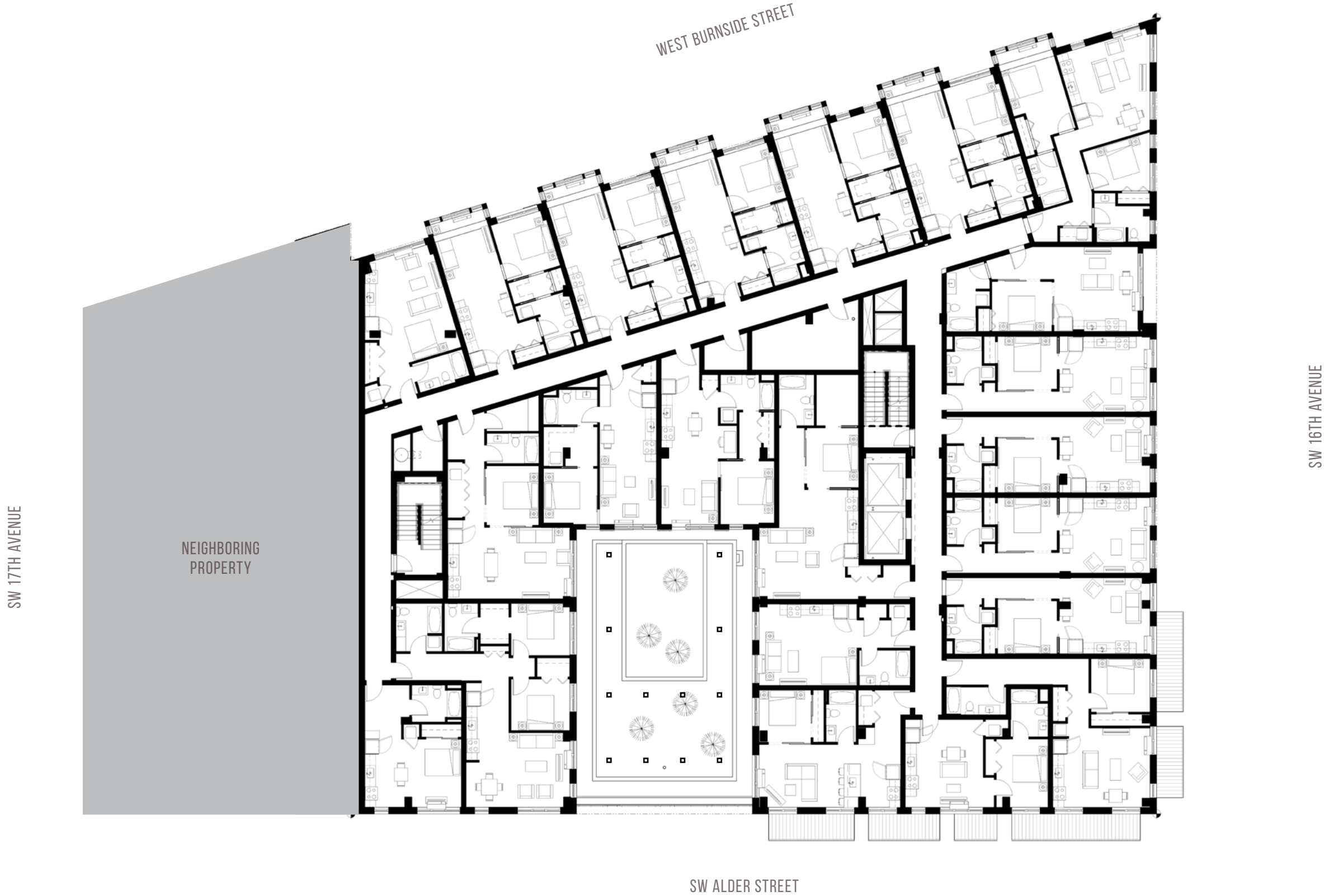
LIGHTING PLAN: LEVEL 2 ALDER STREET

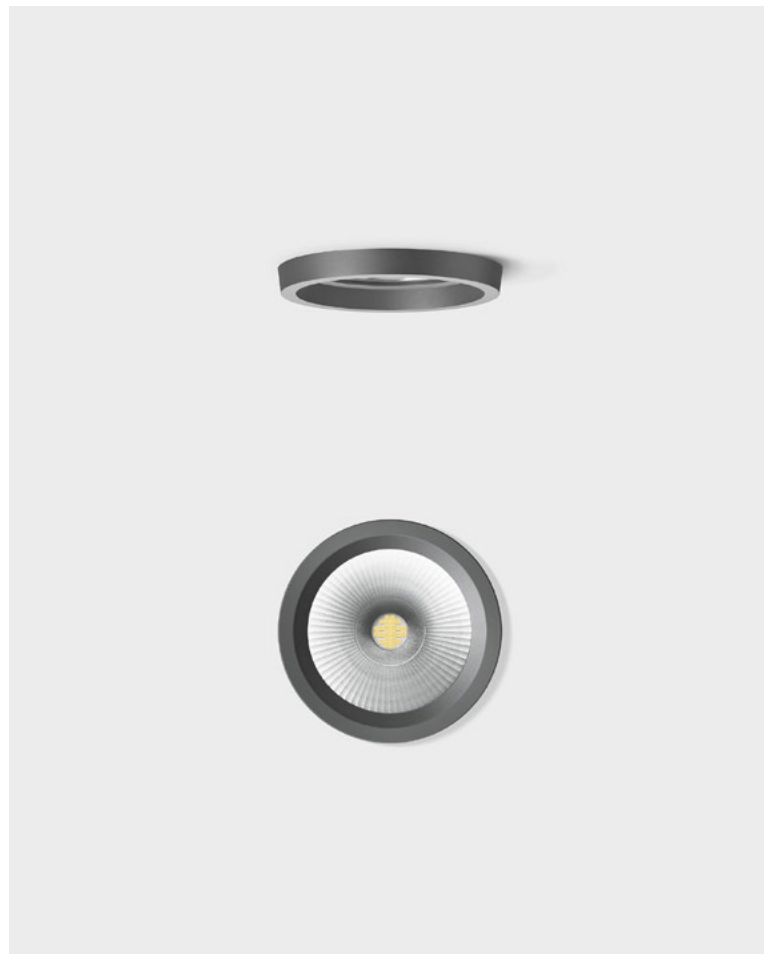
TYPE III DESIGN REVIEW | LU 16-284672 DZM

C.49

LEGEND

- ▣ TYPE B: STAKED LANDSCAPE LIGHTING FIXTURE

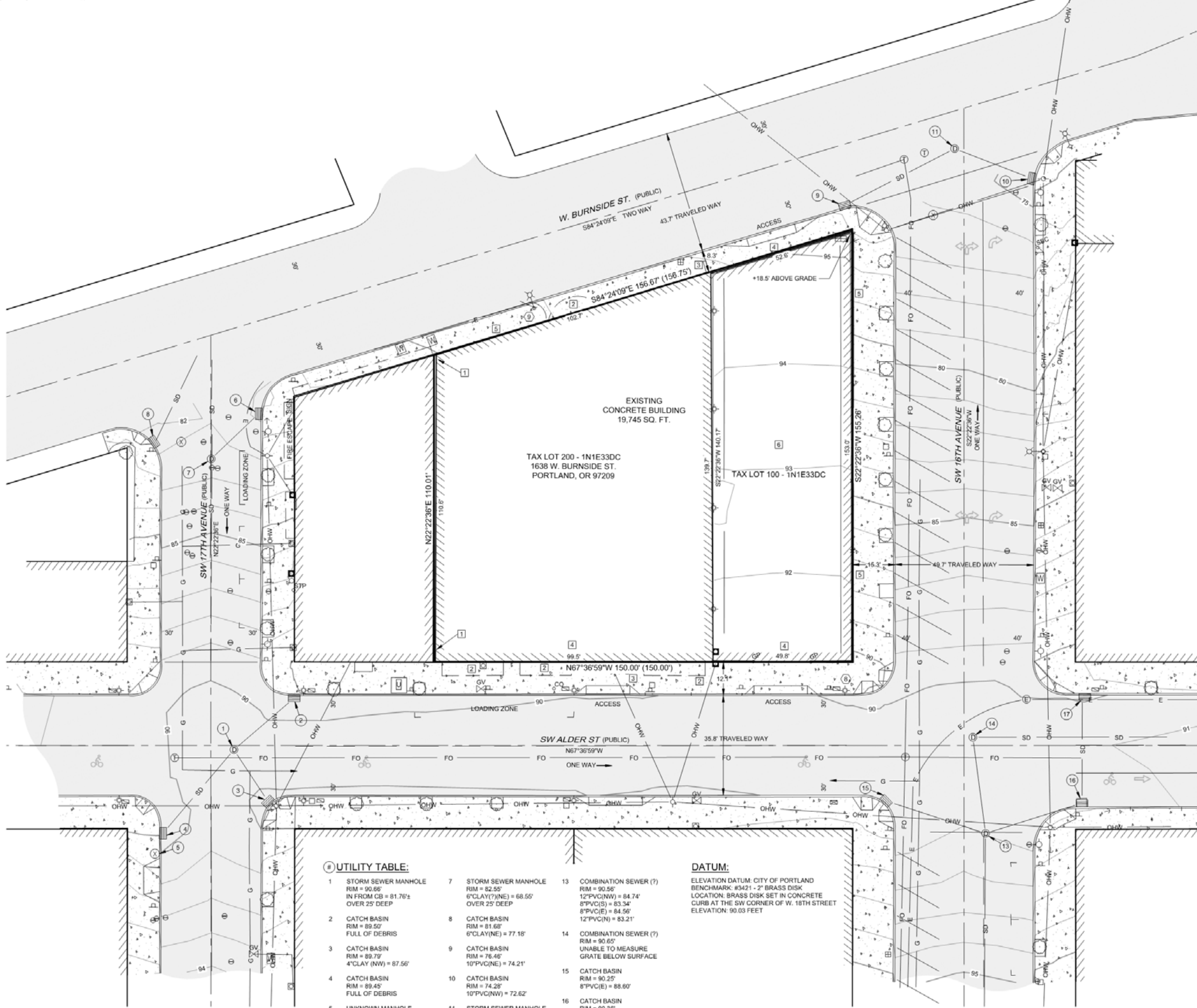




LED COMPACT DOWNLIGHTS



LANDSCAPE PODIUM INGROUND LIGHTING



UNDERGROUND ACCURACY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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 WE CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. DUE TO THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS CARDNO POLICY TO NOT SEND FIELD STAFF INTO UTILITY MANHOLES TO RETRIEVE DEPTH AND SIZE INFORMATION. INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES.

UTILITY TABLE:

1	STORM SEWER MANHOLE RIM = 90.66' IN FROM CB = 81.76' OVER 25' DEEP	7	STORM SEWER MANHOLE RIM = 82.55' 6"CLAY(7)NE) = 68.55' OVER 25' DEEP	13	COMBINATION SEWER (7) RIM = 90.56' 12"PVC(NW) = 84.74' 8"PVC(S) = 84.54' 8"PVC(N) = 83.21'
2	CATCH BASIN RIM = 89.50' FULL OF DEBRIS	8	CATCH BASIN RIM = 81.68' 6"CLAY(NE) = 77.18'	14	COMBINATION SEWER (7) RIM = 90.65' UNABLE TO MEASURE GRATE BELOW SURFACE
3	CATCH BASIN RIM = 89.79' 4"CLAY (NW) = 87.56'	9	CATCH BASIN RIM = 76.46' 10"PVC(NE) = 74.21'	15	CATCH BASIN RIM = 90.25' 8"PVC(E) = 88.60'
4	CATCH BASIN RIM = 89.45' FULL OF DEBRIS	10	CATCH BASIN RIM = 74.28' 10"PVC(NW) = 72.62'	16	CATCH BASIN RIM = 90.36' 8"PVC(N) = 88.36' 10"PVC(W) = 88.22'
5	UNKNOWN MANHOLE RIM = 90.63' VAULT UNDER WALKWAY	11	STORM SEWER MANHOLE RIM = 76.04' UNABLE TO MEASURE DUE TO SAFETY CONCERNS	17	CATCH BASIN RIM = 89.90' 8"PVC(S) = 88.66'
6	CATCH BASIN RIM = 80.80' 6"CLAY(SW) = 77.98'	12	STORM SEWER MANHOLE RIM = 99.62' 8"PVC(W) = 90.26' 8"PVC(N) = 90.16'		
7	STORM SEWER MANHOLE RIM = 82.55' 6"CLAY(7)NE) = 68.55' OVER 25' DEEP				

DATUM:

ELEVATION DATUM: CITY OF PORTLAND
BENCHMARK: #3421 - 2" BRASS DISK
LOCATION: BRASS DISK SET IN CONCRETE
CURB AT THE SW CORNER OF W. 18TH STREET
ELEVATION: 90.03 FEET

TOPOGRAPHIC NOTES:

- 1- BUILDING FACE APPEARS TO BE 0.8' EAST OF PROPERTY LINE, UNABLE TO ACCESS
ADJACENT BUILDING FACE APPEARS TO BE ON PROPERTY LINE
- 2- BUILDING AWNING WITHIN RIGHT OF WAY
- 3- SIGN WITHIN RIGHT OF WAY
- 4- BUILDING FACE ON PROPERTY LINE
- 5- BUILDING FACE APPEARS TO BE WITHIN RIGHT OF WAY
- 6- ROOF TOP PARKING, NO MARKED SPACES

NOTES RELATING TO TABLE "A":

2. ADDRESS(ES) OF THE SURVEYED PROPERTY AS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK ARE AS SHOWN HEREON.
3. THIS SITE APPEARS TO LIE IN UNSHADED ZONE "X" - "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER UN-PRINTED FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 4102400600D, DATED 2/18/2005.
4. GROSS LAND AREA: 19,875 SQ. FT. OR 0.456 ACRES
5. CONTOUR INTERVAL = 1 FOOT, BASED ON GROUND SURVEY, VERTICAL DATUM AND BENCHMARK ARE AS NOTED HEREON.
6. (A) THE SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS AS PROVIDED IN ARE AS FOLLOWS:
SETBACKS: FRONT =
SIDE =
REAR =

MAXIMUM HEIGHT =

PARKING = ### REGULAR SPACES, ### HANDICAPPED SPACES, ### SPECIAL [MOTORCYCLE, ALTERNATIVE, RV]

(B) THE BUILDING SETBACK REQUIREMENTS AS PROVIDED IN ARE AS SHOWN HEREON.

(NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR.)

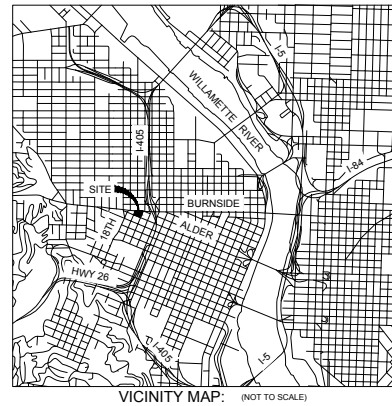
- 7(A). THE EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN AT GROUND LEVEL.
- 7(B)(1). THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL ARE AS SHOWN HEREON.
- 7(C). THE MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE ARE SHOWN AT THE LOCATIONS AS SHOWN HEREON.
8. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN HEREON.
9. THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES ON THE SUBJECT PROPERTY..
- 10(A). DIVISION OR PARTY WALLS, AS DESIGNATED BY THE CLIENT, AND THEIR RELATIONSHIP AND LOCATION WITH RESPECT TO ADJOINING PROPERTIES ARE AS SHOWN HEREON.
11. THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WERE DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST, AND ARE AS SHOWN HEREON.

LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
13. THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE AS SHOWN HEREON.
14. THE DISTANCE TO THE NEAREST INTERSECTING STREET IS AS SHOWN HEREON.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, WERE DISCLOSED TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, [NAME CITY, COUNTY, OR STATE] AND ARE AS SHOWN HEREON.

THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. NO WETLAND DELINEATION MARKERS WERE OBSERVED AT THE TIME OF THE SURVEY.
19. NO PLOTTABLE OFFSITE EASEMENTS AND / OR SERVITUDES WERE DISCLOSED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY.
20. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ T.B.D. TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM.

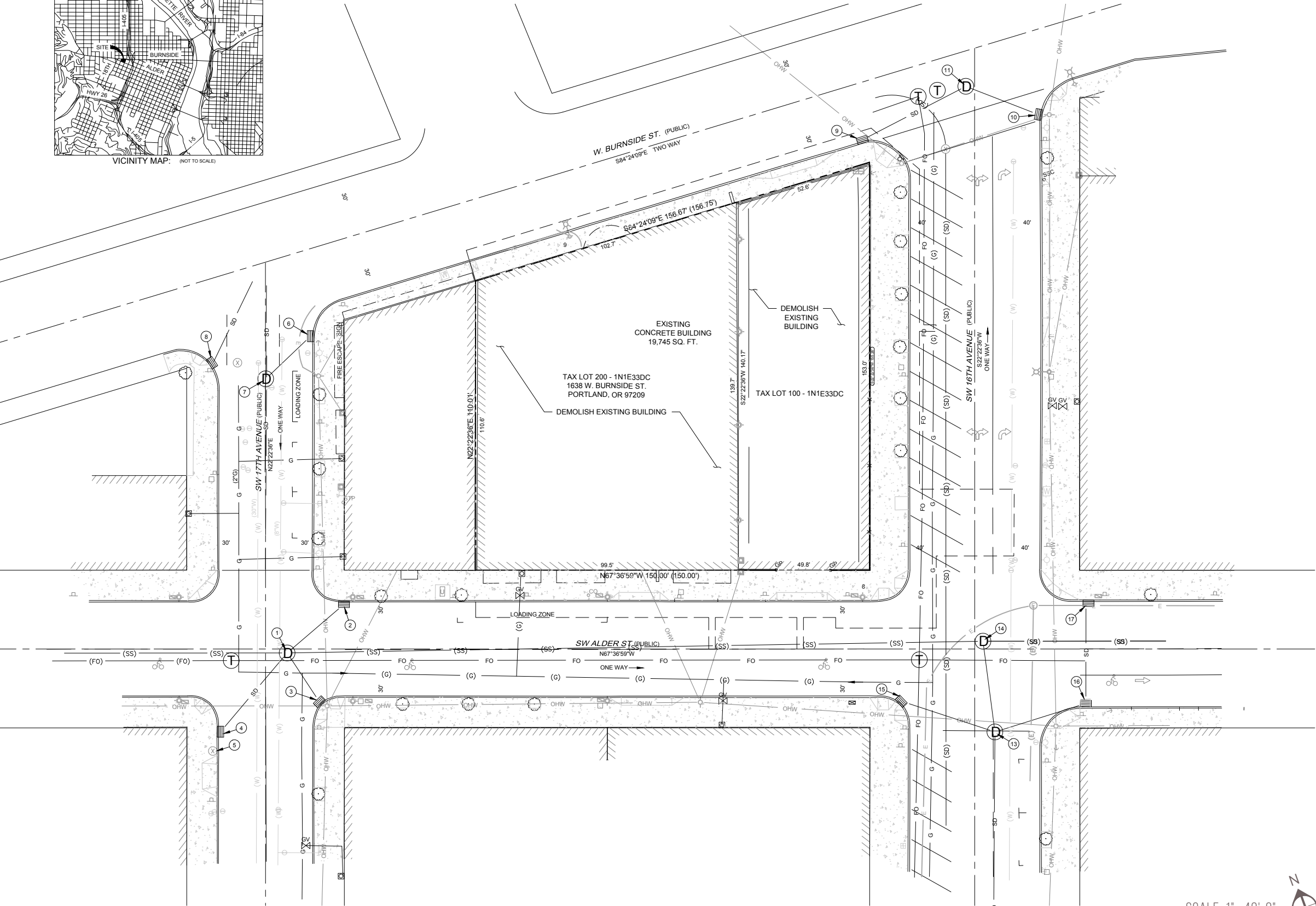
LEGEND:

	- EXISTING BOUNDARY LINE		- CATCH BASIN
	- EXISTING CENTERLINE		- FIRE HYDRANT
	- EXISTING RIGHT-OF-WAY LINE		- FIRE DEPARTMENT CONNECTION
	- FENCE LINE, TYPE AS NOTED		- UNDERGROUND WATER VAULT
	- STORM DRAINAGE LINE		- WATER VALVE
	- UNDERGROUND WATER LINE		- WATER METER BOX
	- UNDERGROUND ELECTRICAL LINE		- ACORN/GLOBE LIGHT
	- UNDERGROUND FIBER OPTIC LINE		- STREET LIGHT (COBRA ARM)
	- UNDERGROUND NATURAL GAS LINE		- STREET LIGHT JUNCTION BOX
	- DATA FROM AS BUILT INFORMATION		- ELECTRIC METER
	- OVERHEAD WIRE		- ELECTRIC JUNCTION BOX
	- BUILDING FACE		- UTILITY POLE
	- BUILDING OVERHANG LINE		- GUY WIRE
	- EXISTING ASPHALT SURFACE		- TELEPHONE MANHOLE
	- EXISTING CONCRETE SURFACE		- PEDESTRIAN SIGNAL POLE
	- SEE MONUMENT TABLE		- SIGNAL JUNCTION BOX
	- GAS VALVE		- UNKNOWN MANHOLE
	- GAS METER		- UNKNOWN RISER
	- SANITARY SEWER CLEANOUT		- UNKNOWN UTILITY VAULT
	- STORM DRAIN MANHOLE		- GATE POST
			- SIGN POST
			- DECIDUOUS TREE



A.L.T.A./N.S.P.S. LAND TITLE SURVEY
THE EAST 150 FEET OF BLOCK 324 OF THE PLAT OF "CITY OF PORTLAND"
LOCATED IN THE SW ONE-QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE OF FIELD WORK: AUGUST 24, 2016



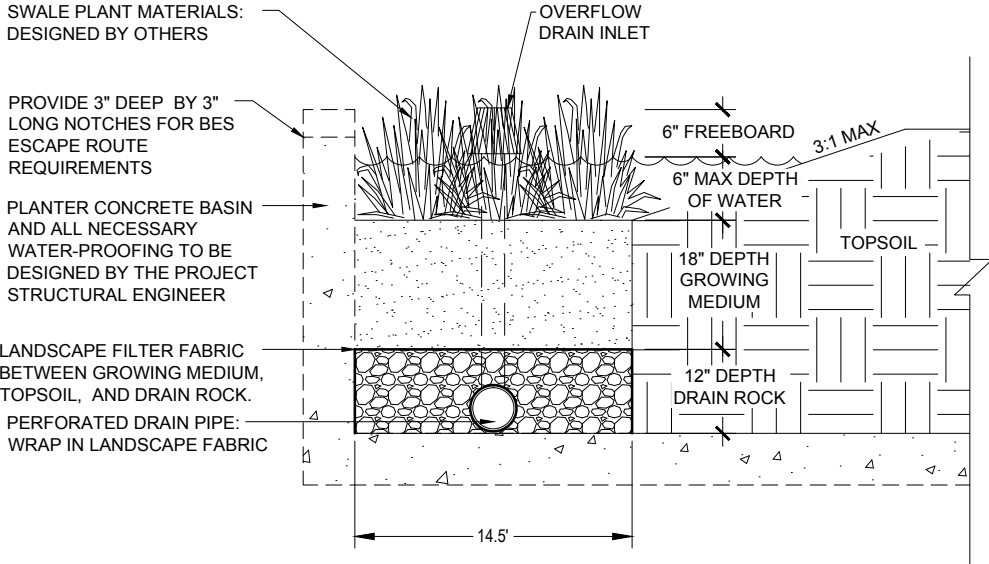
LEGEND	
	- EXISTING BOUNDARY LINE
	- EXISTING CENTERLINE
	- EXISTING RIGHT-OF-WAY LINE
	- FENCE LINE, TYPE AS NOTED
	- STORM DRAINAGE LINE
	- UNDERGROUND WATER LINE
	- UNDERGROUND ELECTRICAL LINE
	- UNDERGROUND FIBER OPTIC LINE
	- UNDERGROUND NATURAL GAS LINE
	- DATA FROM AS BUILT INFORMATION
	- OVERHEAD WIRE
	- BUILDING FACE
	- BUILDING OVERHANG LINE
	- MAJOR CONTOUR LINE
	- MINOR CONTOUR LINE
	- EXISTING CONCRETE SURFACE
	- GAS VALVE
	- GAS METER
	- SANITARY SEWER CLEANOUT
	- STORM DRAIN MANHOLE
	- CATCH BASIN
	- FIRE HYDRANT
	- FIRE DEPARTMENT CONNECTION
	- UNDERGROUND WATER VAULT
	- WATER VALVE
	- WATER METER BOX
	- ACORN/GLOBE LIGHT
	- STREET LIGHT (COBRA ARM)
	- STREET LIGHT JUNCTION BOX
	- ELECTRIC METER

# UTILITY TABLE:			
1	STORM SEWER MANHOLE RIM = 90.66' IN FROM CB = 81.76'± OVER 25' DEEP	7	STORM SEWER MANHOLE RIM = 82.55' 6"CLAY(7)(NE) = 68.55' OVER 25' DEEP
2	CATCH BASIN RIM = 89.50' FULL OF DEBRIS	8	CATCH BASIN RIM = 81.68' 6"CLAY(NE) = 77.18'
3	CATCH BASIN RIM = 89.79' 4"CLAY (NW) = 87.56'	9	CATCH BASIN RIM = 76.46' 10"PVC(NE) = 74.21'
4	CATCH BASIN RIM = 89.45' FULL OF DEBRIS	10	CATCH BASIN RIM = 76.04' 10"PVC(NW) = 72.62'
5	UNKNOWN MANHOLE RIM = 80.63' VAULT UNDER WALKWAY	11	STORM SEWER MANHOLE RIM = 76.04' UNABLE TO MEASURE DUE TO SAFETY CONCERNS
6	CATCH BASIN RIM = 80.80' 6"CLAY(SW) = 77.98'	12	STORM SEWER MANHOLE RIM = 99.62' 8"PVC(W) = 90.26' 8"PVC(N) = 90.16'
7	STORM SEWER MANHOLE RIM = 82.55' 6"CLAY(7)(NE) = 68.55' OVER 25' DEEP	13	COMBINATION SEWER (?) RIM = 90.56' 12"PVC(NW) = 84.74' 8"PVC(S) = 83.34' 8"PVC(E) = 84.56' 12"PVC(N) = 83.21'
		14	COMBINATION SEWER (?) RIM = 90.65' UNABLE TO MEASURE GRATE BELOW SURFACE
		15	CATCH BASIN RIM = 90.25' 8"PVC(E) = 88.60'
		16	CATCH BASIN RIM = 90.36' 8"PVC(N) = 88.36' 10"PVC(W) = 88.22'
		17	CATCH BASIN RIM = 89.90' 8"PVC(S) = 88.66'

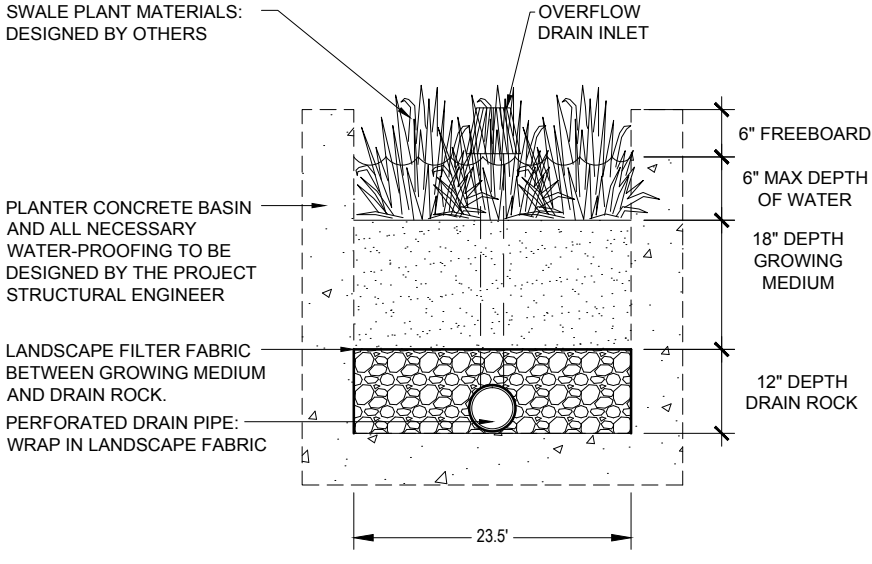
BASIS OF BEARINGS:
BASIS OF BEARING WAS DERIVED FROM FOUND AND HELD MONUMENTS AS SHOWN HEREON MARKING THE RIGHT OF WAY OF SW 16TH AVENUE, BEING NORTH 22°22'36" EAST PER SURVEY NO. 55557, MULTNOMAH COUNTY SURVEY RECORDS.

LEGAL DESCRIPTION: PER NOTED TITLE REPORT
BEGINNING AT A POINT ON THE NORTH LINE OF S.W. ALDER STREET, 50 FEET EASTERLY OF THE SOUTHWEST CORNER OF FRACTIONAL BLOCK 324, CITY OF PORTLAND, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON; THENCE EASTERLY ALONG SAID NORTH LINE OF S.W. ALDER STREET, 150 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 324; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK 324 TO THE SOUTH LINE OF W. BURNSIDE STREET; THENCE WEST ALONG THE SAID SOUTH LINE OF W. BURNSIDE STREET, 156.75 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO F.W. ISHERWOOD BY DEED RECORDED MAY 23, 1905, IN BOOK 338, PAGE 243, DEED RECORDS; THENCE SOUTHERLY, PARALLEL TO THE EAST LINE OF S.W. 17TH AVENUE TO THE PLACE OF BEGINNING.

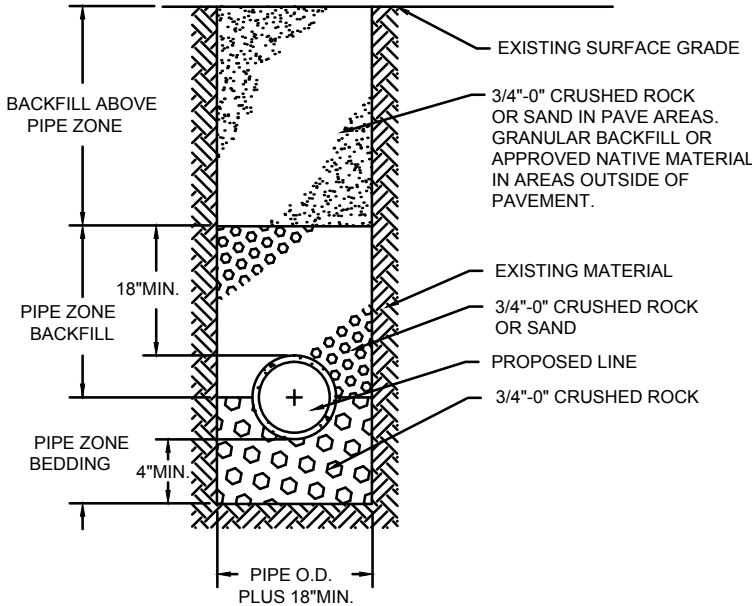
DATUM:
ELEVATION DATUM: CITY OF PORTLAND
BENCHMARK: #3421 - 2" BRASS DISK
LOCATION: BRASS DISK SET IN CONCRETE CURB AT THE SW CORNER OF W. 16TH STREET
ELEVATION: 90.03 FEET



PLANTER FACILITY SECTION DETAIL A
NOT TO SCALE



PLANTER FACILITY SECTION DETAIL B
NOT TO SCALE



TRENCH SECTION - BACKFILL
NOT TO SCALE

- NOTE:
1. BACKFILL IN 6" LIFTS.
 2. THE BACKFILL IN PAVEMENT AND BUILDING AREAS SHOULD BE AT LEAST 92% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST METHOD (ASTM D 1557) BELOW 1 FT FROM THE FINISHED SUBGRADE SURFACE AND 95% IN THE UPPER 1 FT.
 3. ON-SITE SPOILS MAY BE USED FOR BACKFILL IN LANDSCAPE AREAS OUTSIDE THE PIPE BEDDING ZONE.
 4. USE OF NATIVE MATERIAL FOR BACKFILL TO BE DETERMINED BY ENGINEER.

LEGEND

STORM CONSTRUCTION NOTES

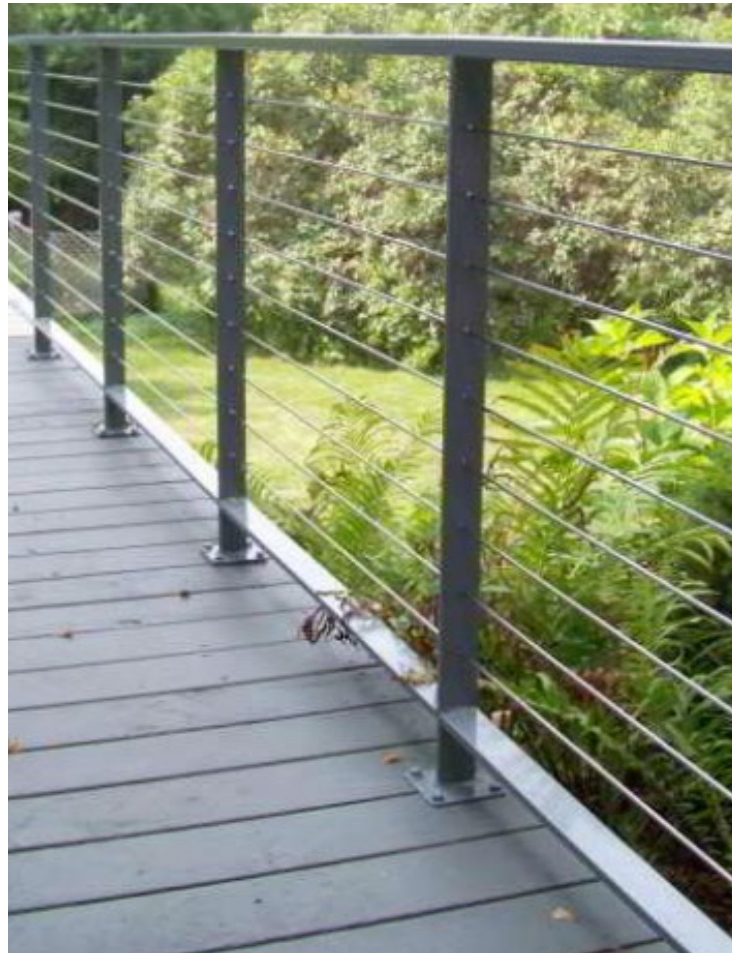
1. CONNECT TO EXISTING STORM ONLY LINE. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR TO LOCATE AND POTHOLE EXISTING STORM ONLY LINE. EXISTING LINE WAS SURVEYED TO BE 20+ FEET DEEP.
2. INSTALL 24 LF OF 10" STORM PIPE. STUB 5' FROM FACE OF BUILDING.
3. PROPOSED OFFSITE STORM CATCH BASIN UNDER SEPARATE PERMIT.
4. PROPOSED 335 SF STORMWATER FACILITY. SEE SECTION DETAILS ON THIS SHEET.

WATER CONSTRUCTION NOTES

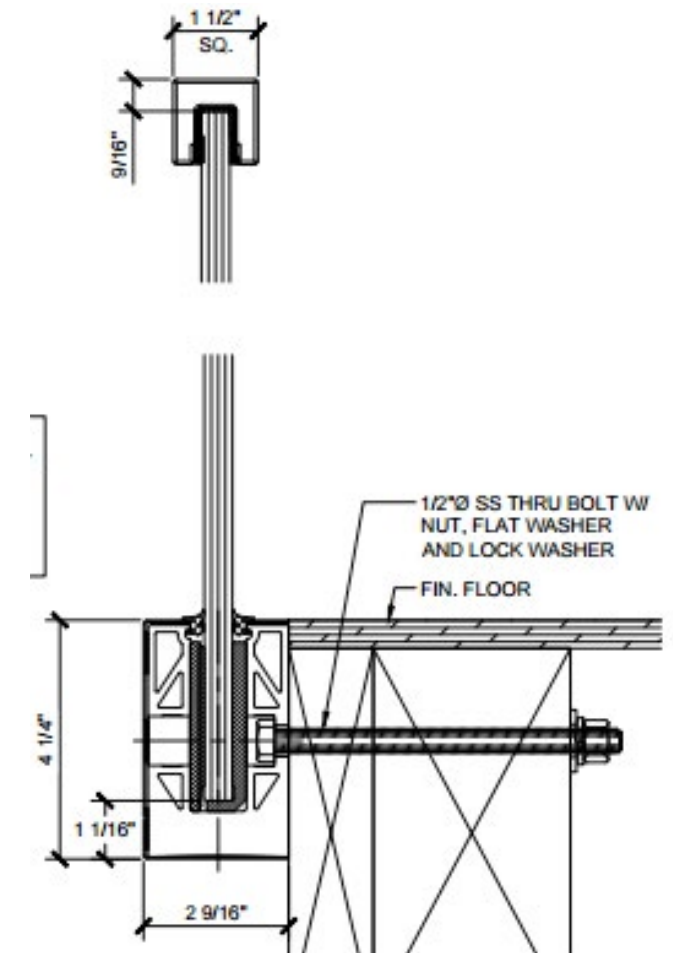
1. PWB TO TAP EXISTING 6" WATER MAIN
2. INSTALL BUILDING MOUNTED FDC
3. PROPOSED 48 LF OF 6" FIRE WATER LINE. STUB 5' FROM FACE OF BUILDING. CONTRACTOR TO VERIFY BUILDING CONNECTION WORKS WITH BUILDING SLAB LOCATIONS. PREMISE ISOLATION REDUCED PRESSURE DETECTOR ASSEMBLY TO BE LOCATED INSIDE OF BUILDING. REFER TO PLUMBING PLANS FOR LINE CONTINUATION.
4. PROPOSED 4" METER AND VAULT. METER TO BE INSTALLED BY PWB. COORDINATE WITH PWB FOR SCHEDULING OF VAULT AND METER INSTALLATION
5. INSTALL 10 LF OF 4" DOMESTIC WATER LINE. STUB 5' FROM FACE OF BUILDING. PREMISE ISOLATION REDUCED PRESSURE BACKFLOW ASSEMBLY TO BE INSTALLED INSIDE BUILDING. CONTRACTOR TO VERIFY BUILDING CONNECTION WORKS WITH BUILDING SLAB LOCATIONS. REFER TO PLUMBING PLANS FOR CONTINUATION.
6. PWB TO INSTALL 45 LF OF 4" DOMESTIC WATER LINE AND CONNECT INTO EXISTING WATER LINE.

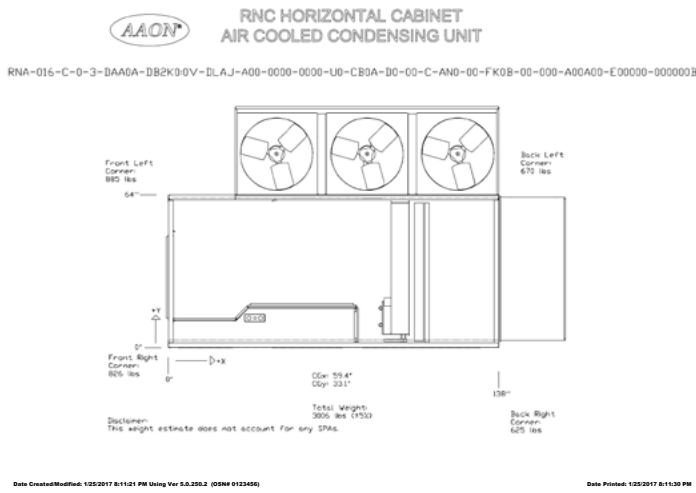
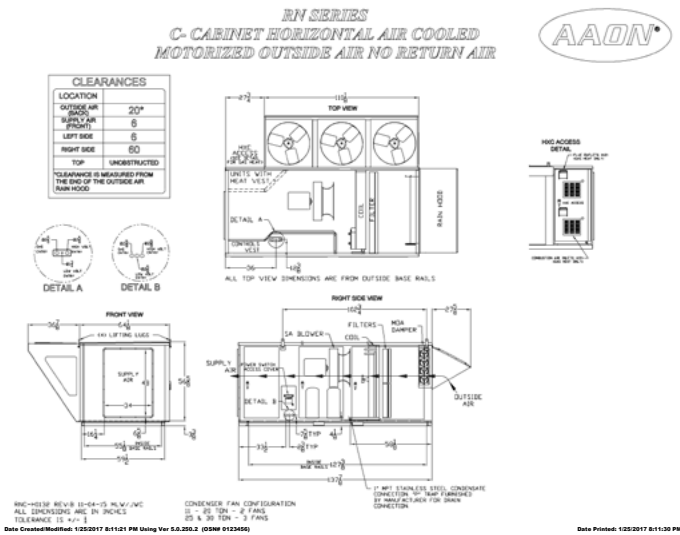


LEVEL 3 PODIUM: CABLE GUARDRAIL



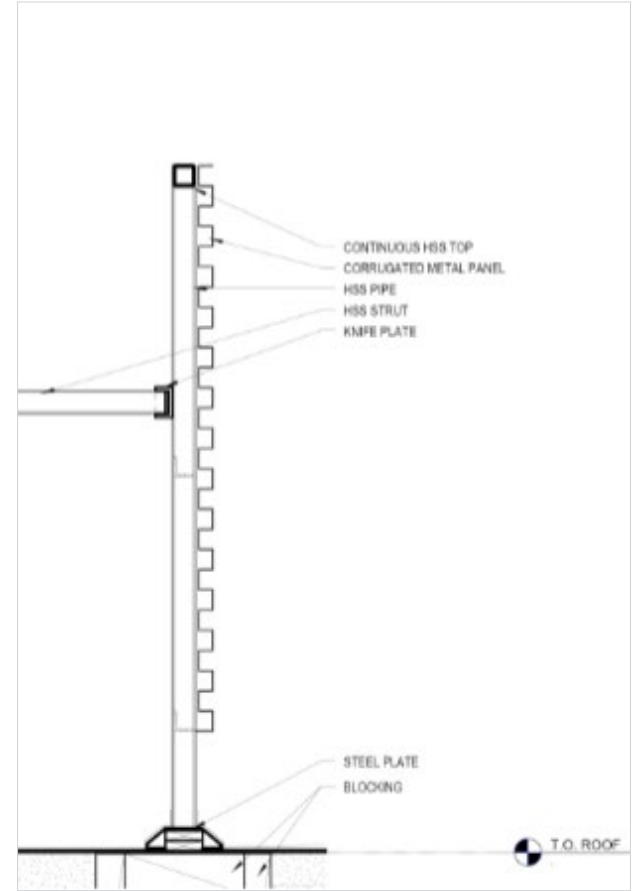
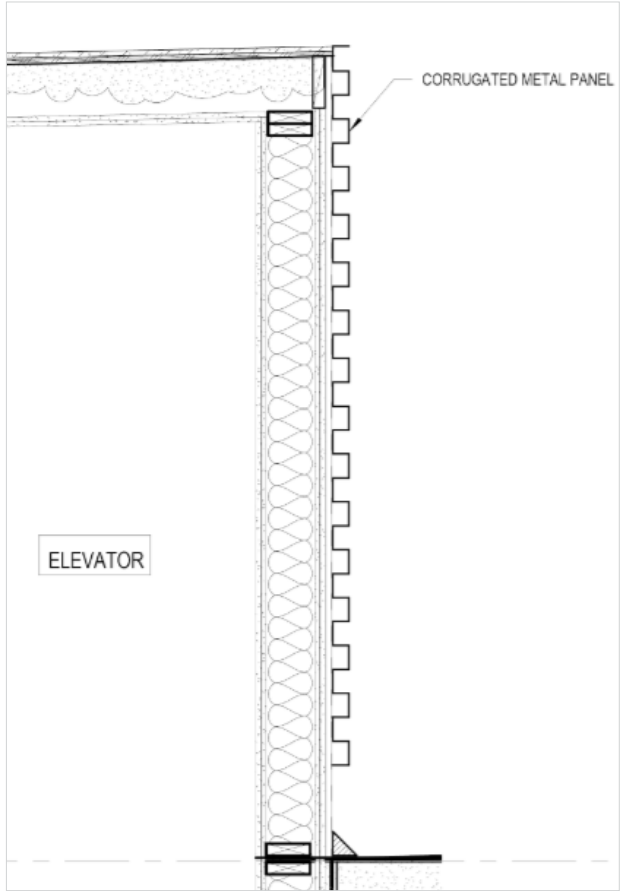
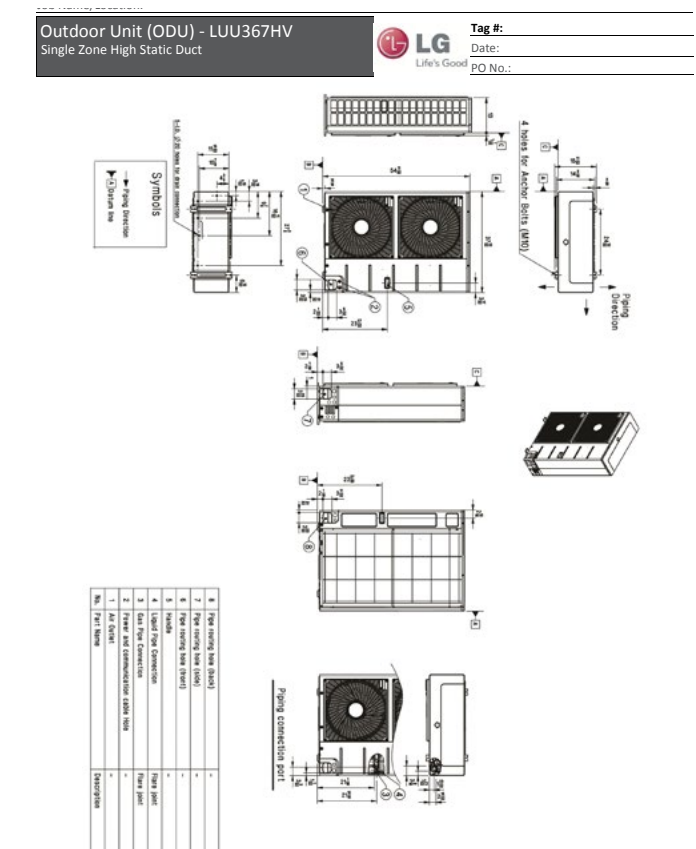
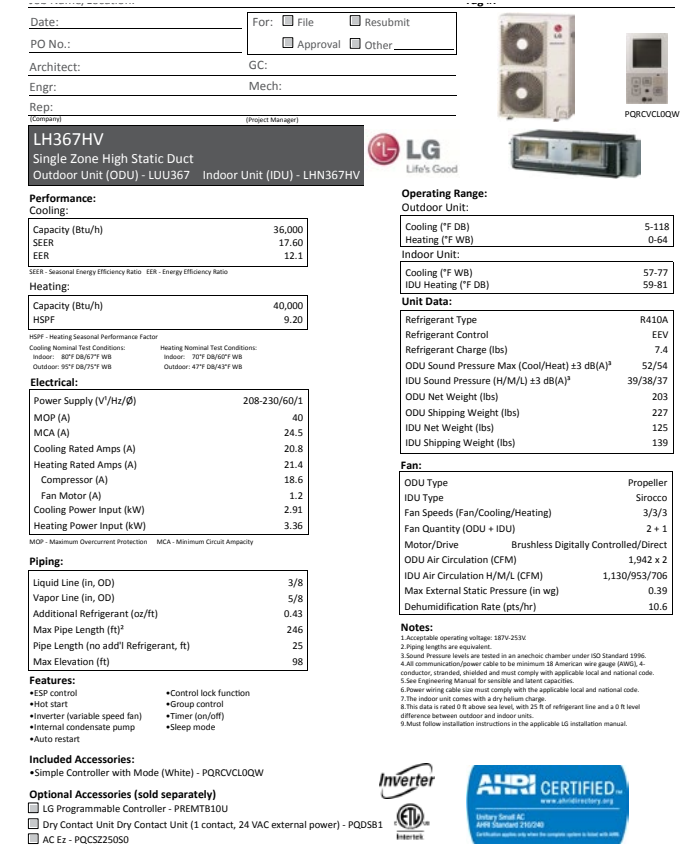
LEVEL 8 TERRACE: GLASS GUARDRAIL





PENTHOUSE METAL WALL PANELS

CORRUGATED PERFORATED METAL PANEL MECHANICAL SCREEN



















SW 16TH & BURNSIDE CORNER



BURNSIDE TO EAST

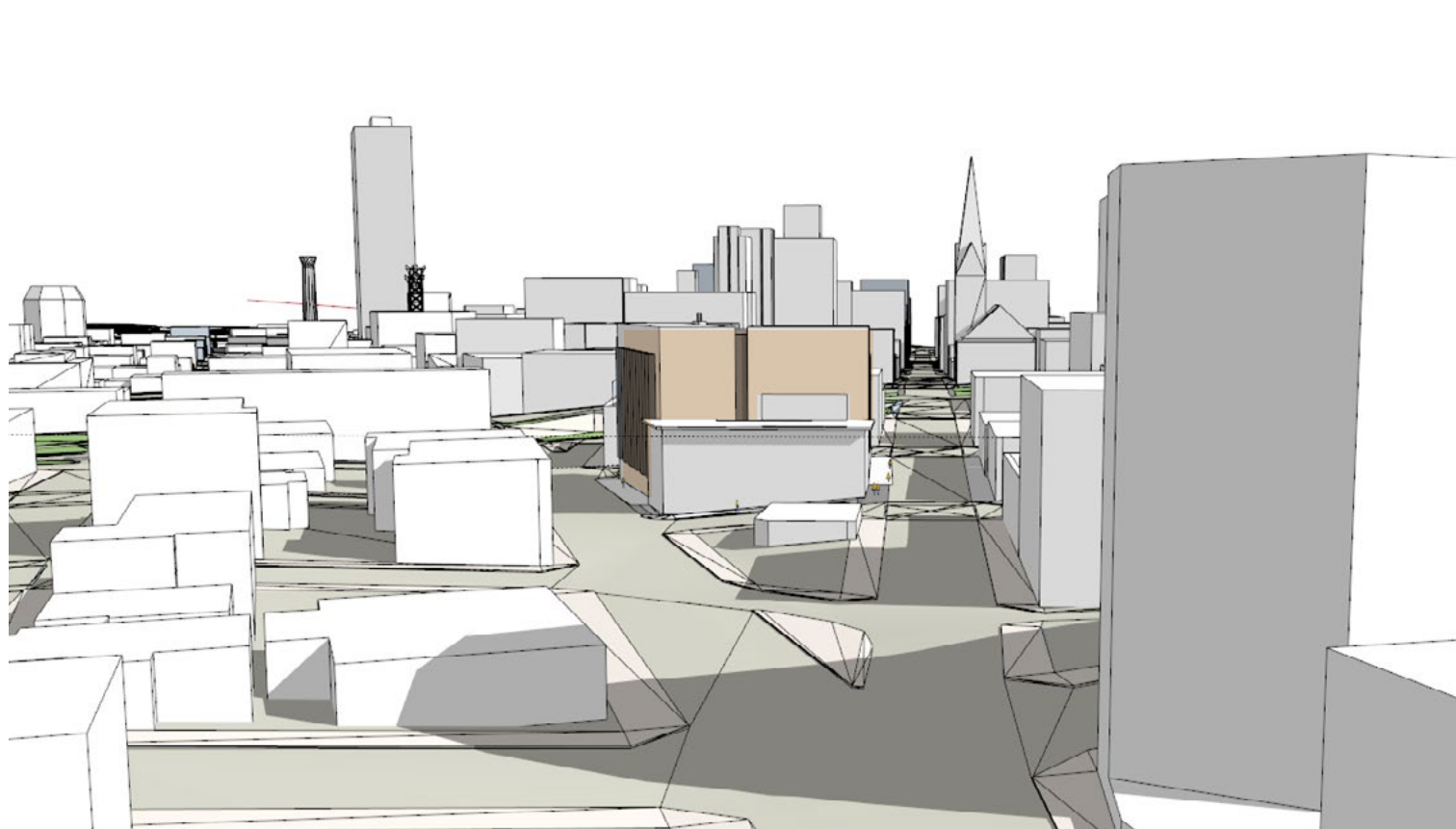


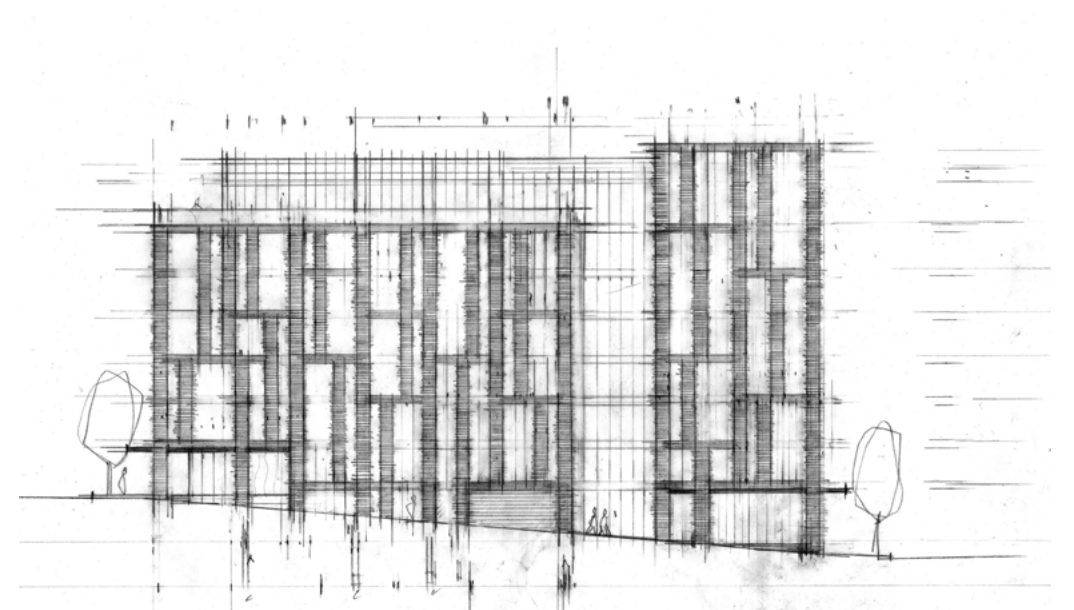
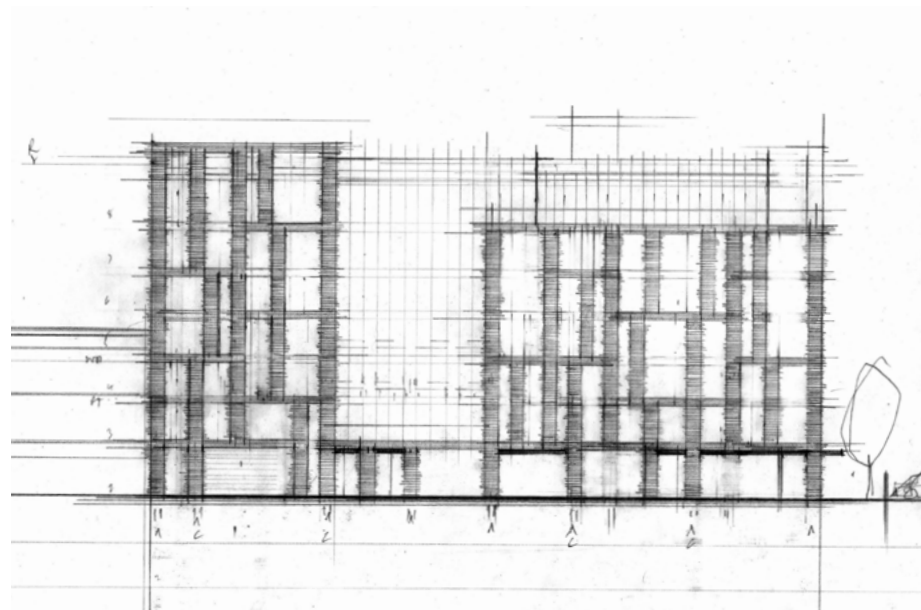
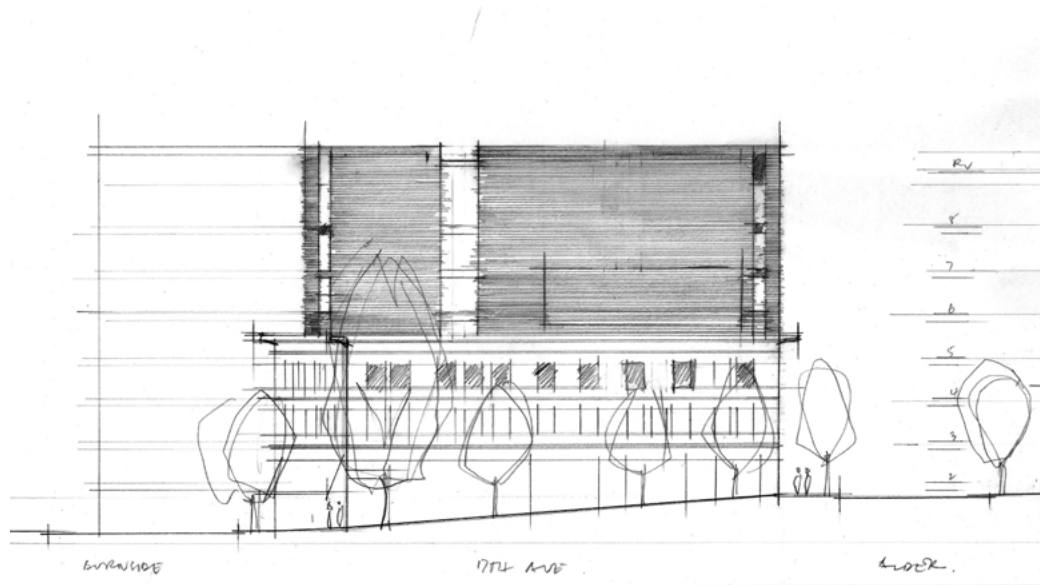
ALDER TO EAST

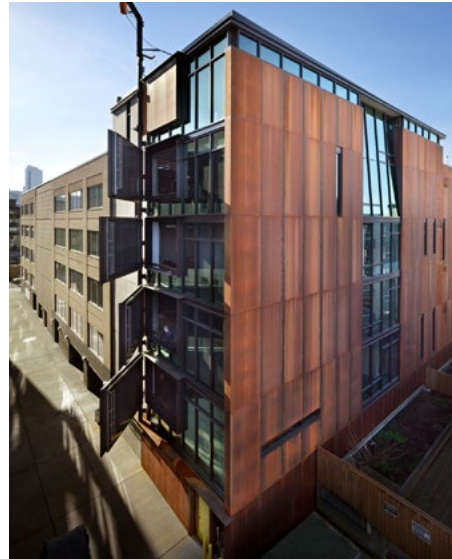
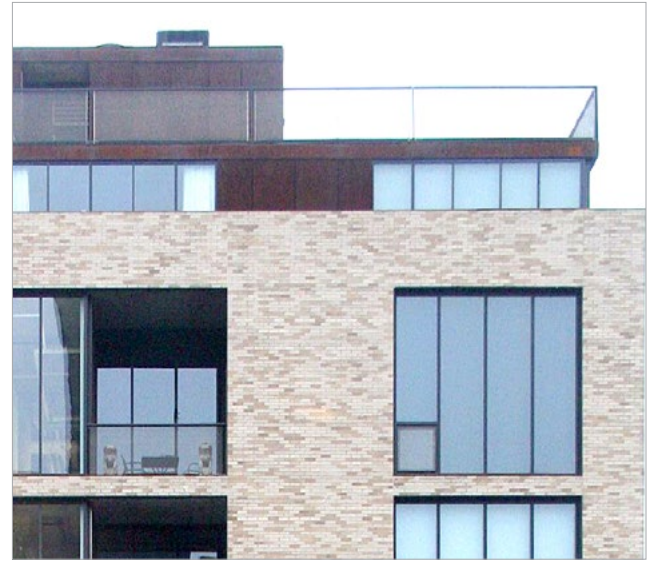
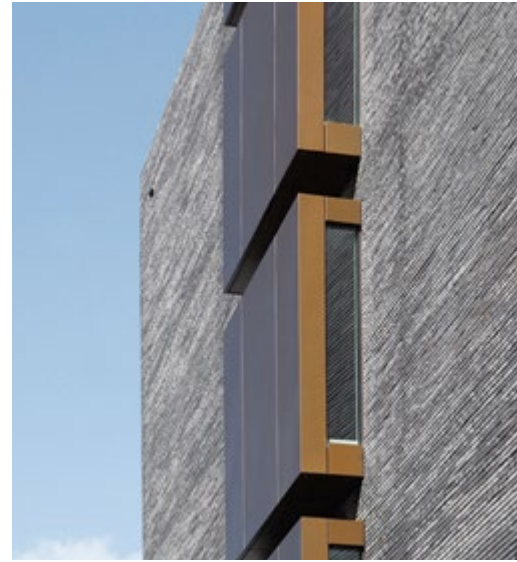


16TH TO NORTH









SW 17TH AVENUE

NEIGHBORING
PROPERTY

WEST BURNSIDE STREET

SW 16TH AVENUE

SW ALDER STREET

SITE AREA AFTER DEDICATION	18,836
FAR RATIO	4:1
HOUSING BONUS	3:1
TOTAL FAR RATIO	7
MAX FAR AREA ALLOWED	131,852

PROPOSED	
ROOF	745
L8	15,218
L7	17,145
L6	17,145
L5	17,145
L4	17,280
L3	17,280
L2	18,929
L1	9,312
P1	-
P2	-
TOTAL FAR AREA	130,199
FAR REMAINING	1,653

FAR
9,311.955 SQ. FT.
SCALE: 1"= 20'-0"



SW 17TH AVENUE

NEIGHBORING
PROPERTY

WEST BURNSIDE STREET

SW 16TH AVENUE

SW ALDER STREET

FAR
18,928.69 SQ. FT.
SCALE: 1"= 20'-0"





FAR
17,279.71 SQ. FT.
 SCALE: 1"= 20'-0"



SW 17TH AVENUE

NEIGHBORING
PROPERTY

WEST BURNSIDE STREET

SW 16TH AVENUE

SW ALDER STREET

FAR

17,144.27 SQ. FT.

SCALE: 1"= 20'-0"



Ankrom Moisan

SW 16TH & BURNSIDE

WOOD PARTNERS | DECEMBER 12, 2016

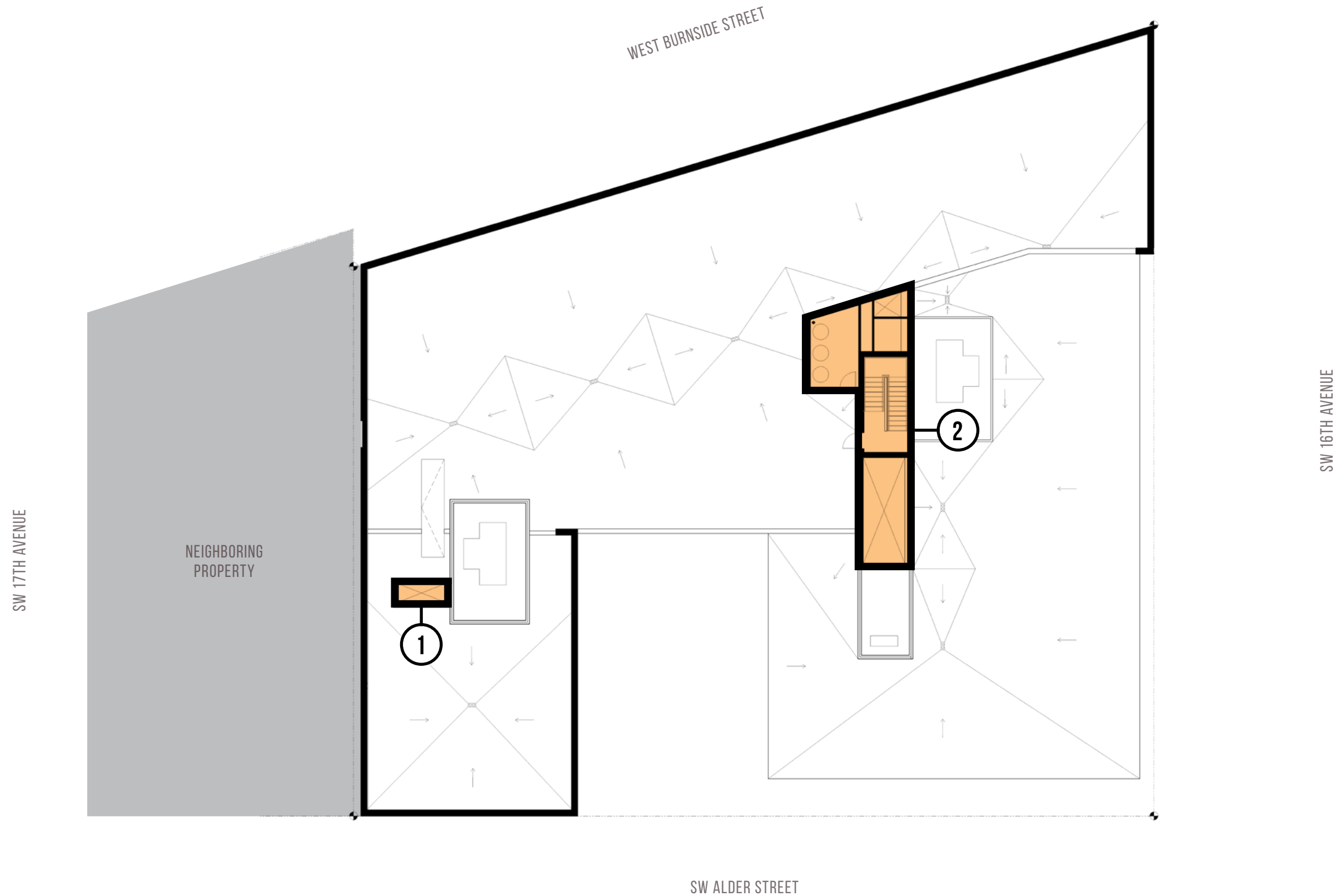
FAR FLOOR PLAN DIAGRAM: LEVELS 5-7

TYPE III DESIGN REVIEW | LU 16-284672 DZM APP.16



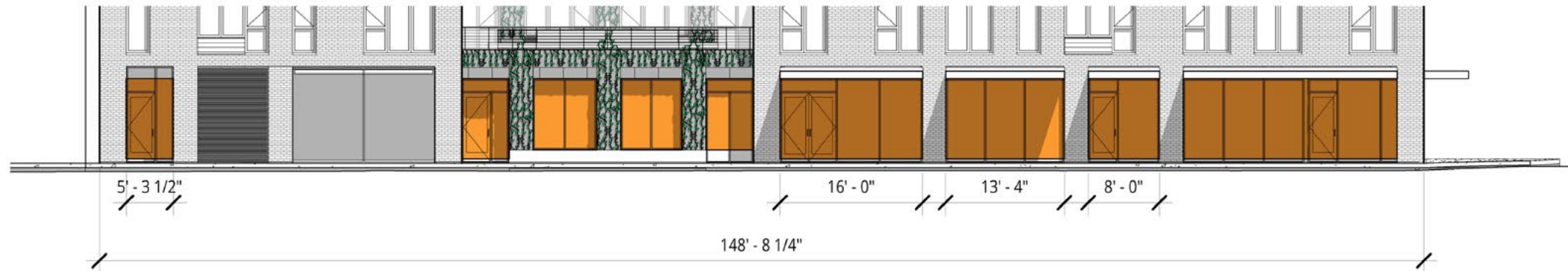
FAR
15,217.91 SQ. FT.
 SCALE: 1"= 20'-0"





FAR
1. 56 SQ. FT.
2. 688 SQ. FT.
 SCALE: 1" = 20'-0"

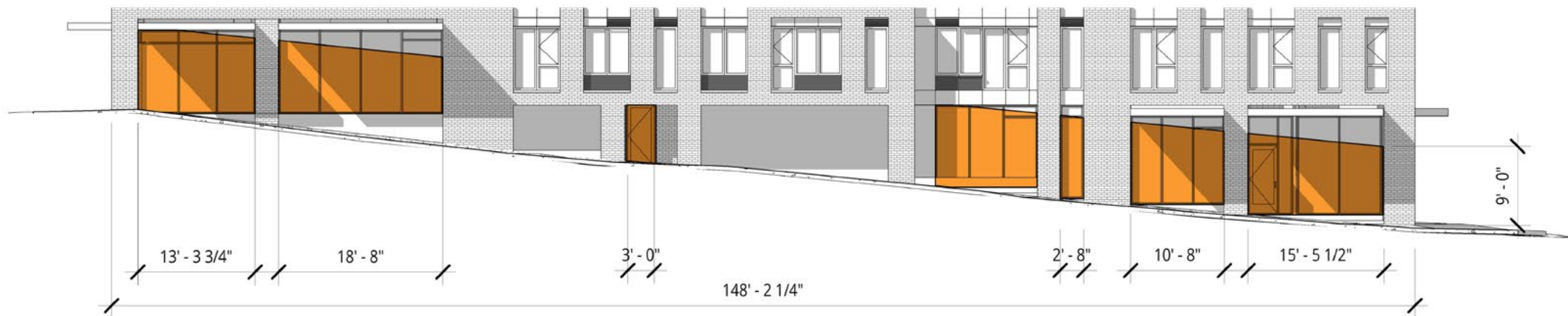




1. SOUTH FACADE

1" = 16' 0

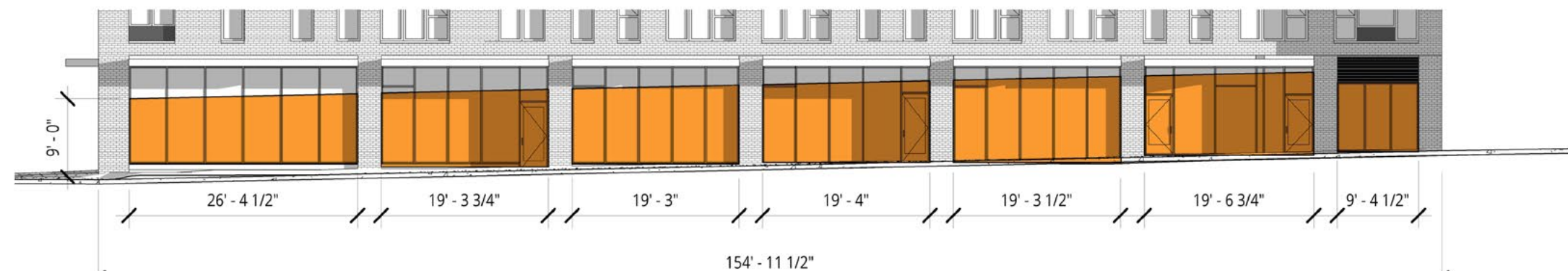
LENGTH: 91'-5" / 148'-8 1/4" = **61.5%**
AREA: 822.75 sqf / 1338.19 sqf = **61.5%**



2. EAST FACADE

1" = 16' 0

LENGTH: 71'-6" / 148'-2 1/4" = **50.3%**
AREA: 583.29 sqf / 1280.84 sqf = **45.5%**



3. NORTH FACADE

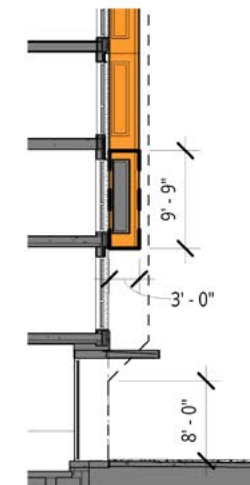
1" = 16' 0

LENGTH: 132'-7 1/2" / 154'-11 1/2" = **85.5%**
AREA: 1055.6 sqf / 1396.69 sqf = **75.6%**

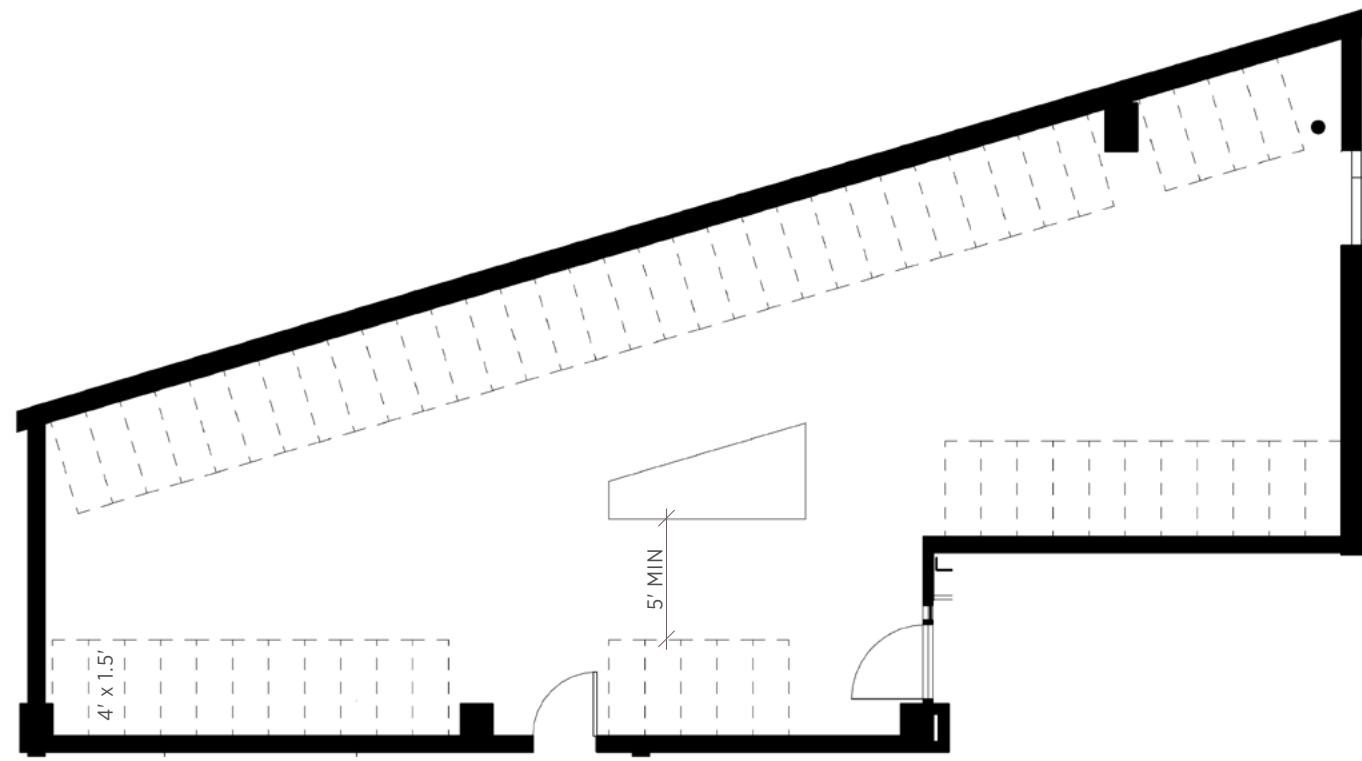


ORIEL WINDOW PROJECTION STANDARDS:

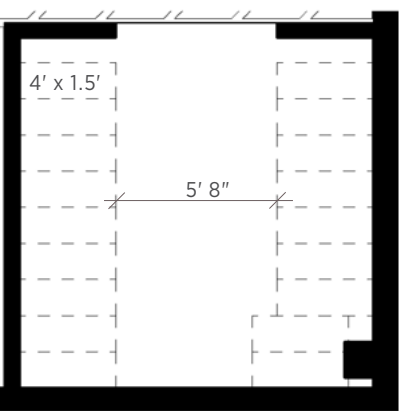
- A. PROJECTION:** <4' req'd. 3' = Complies
- B. CLEARANCE:** >8' at PL & >11' at 3' Projection
req'd. 11'6 at 3' Projection = Complies
- C. AREA:** <40% req'd. 4,428 sq. ft. / 14,014 sq. ft.
= 31.6% = Complies
- D. WALL LENGTH:** <50% req'd. 72'/157' = 45.8% =
Complies
- E. WINDOW AREA:** >30% front & 10% sides req'd.
Front = 61 sq. ft. / 118 sq. ft = 51.8% = Complies
Sides = 12 sq. ft. / 29 sq. ft. = 42.7% = Complies
- F. WIDTH:** <12' req'd. 12' = Complies
- G. SEPARATION:** >12' req'd. 10' = Modification
Requested



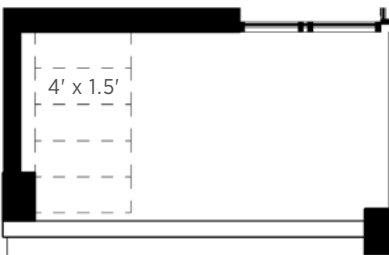
SCALE: 1" = 20'-0"



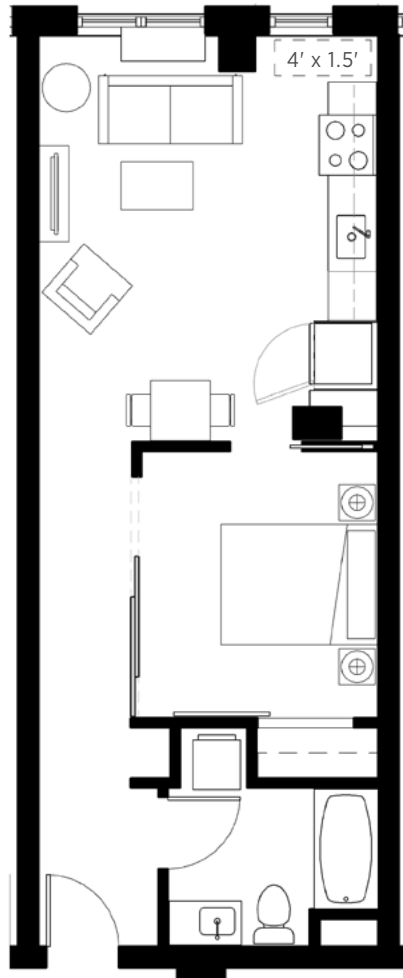
1. 2ND FLOOR BIKE ROOM



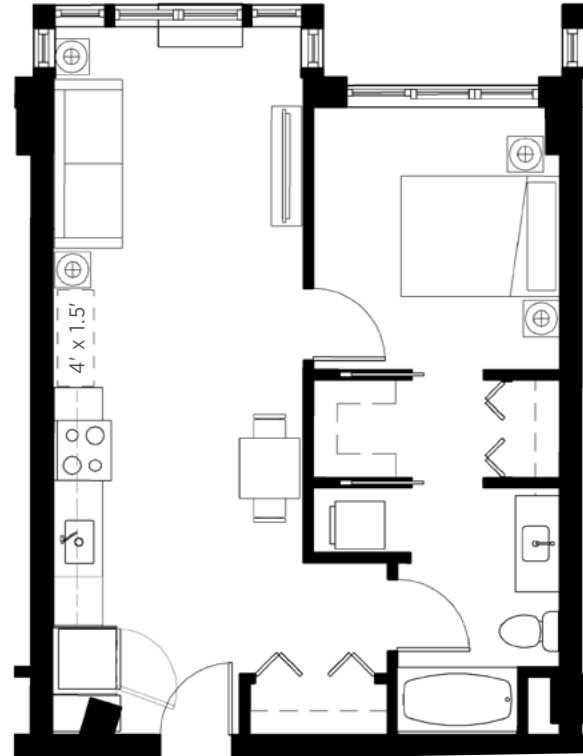
2. P2 BIKE PARKING



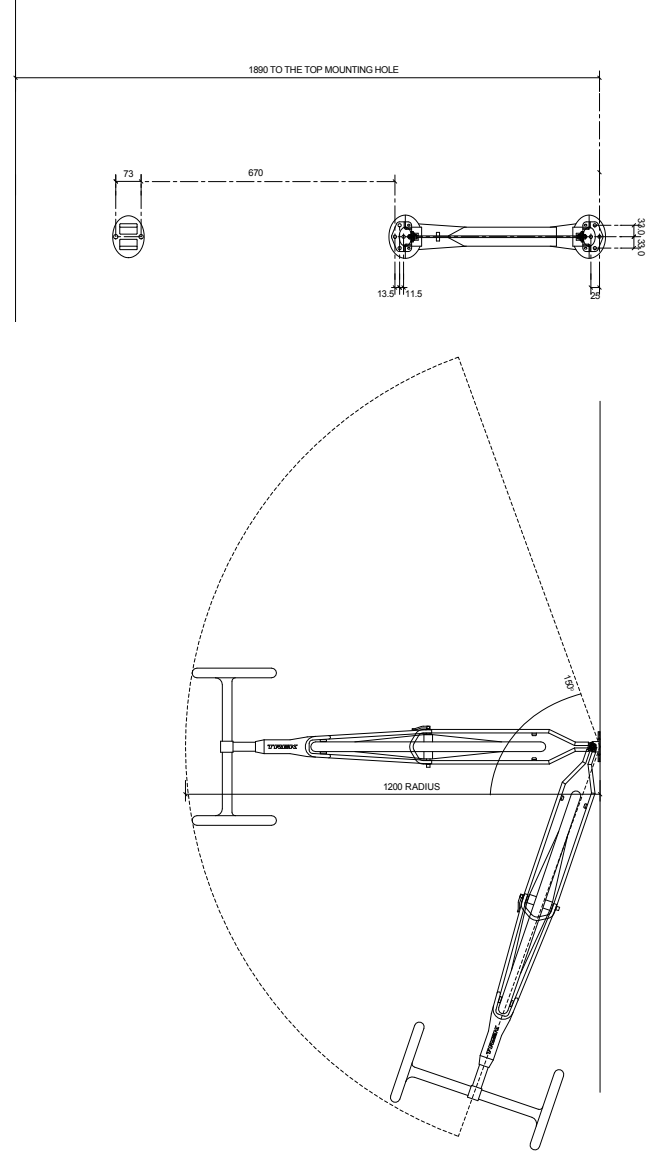
3. BIKE PARKING ADJACENT ELEVATORS IN GARAGE



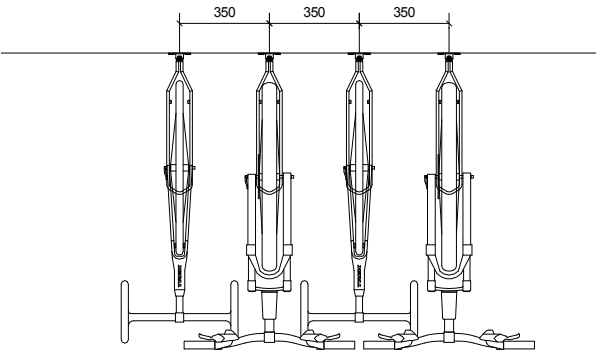
4. PARKING IN UNIT EXAMPLE



5. PARKING IN UNIT EXAMPLE



Information 350mm centres - staggered



PLAN VIEW

