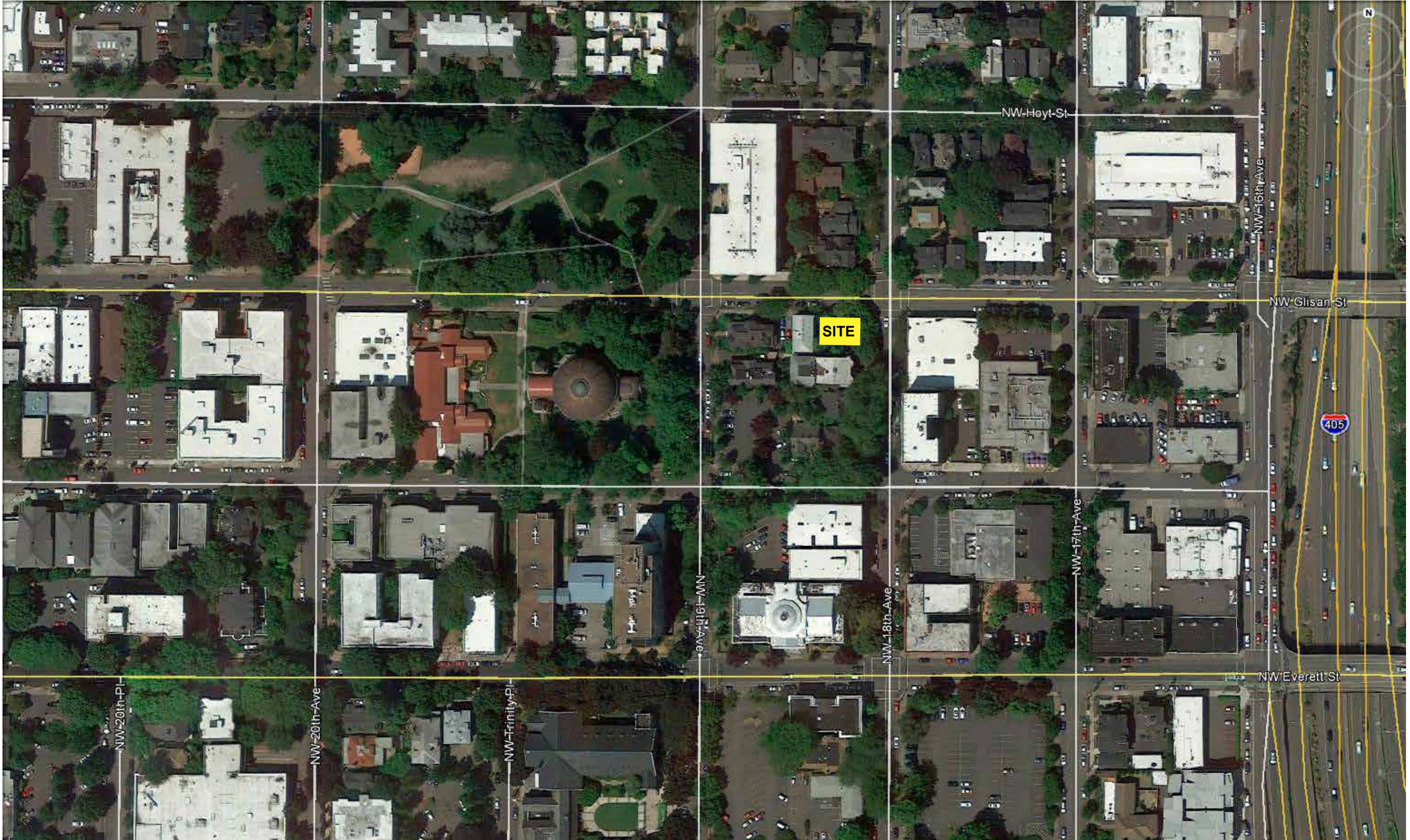
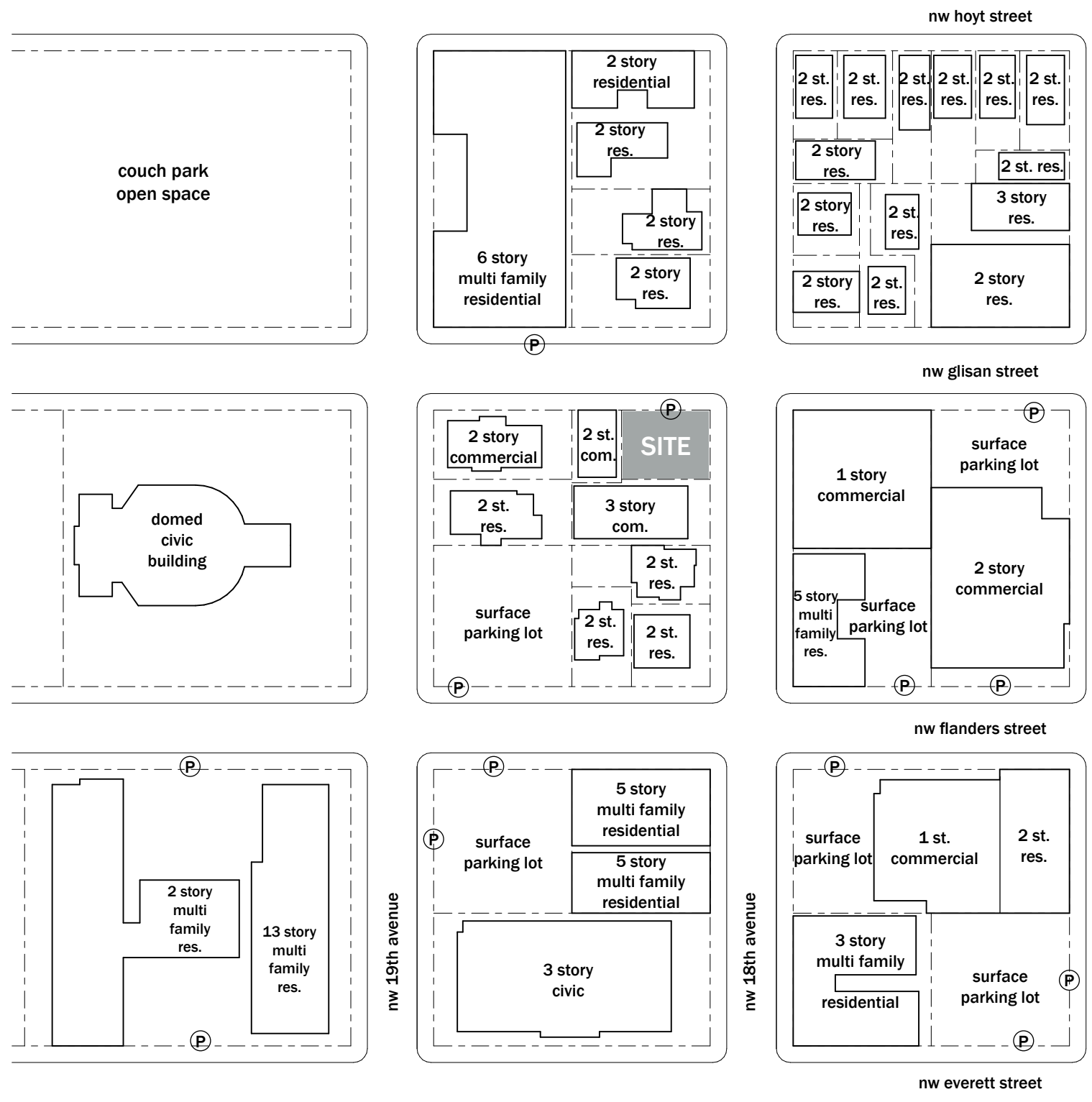




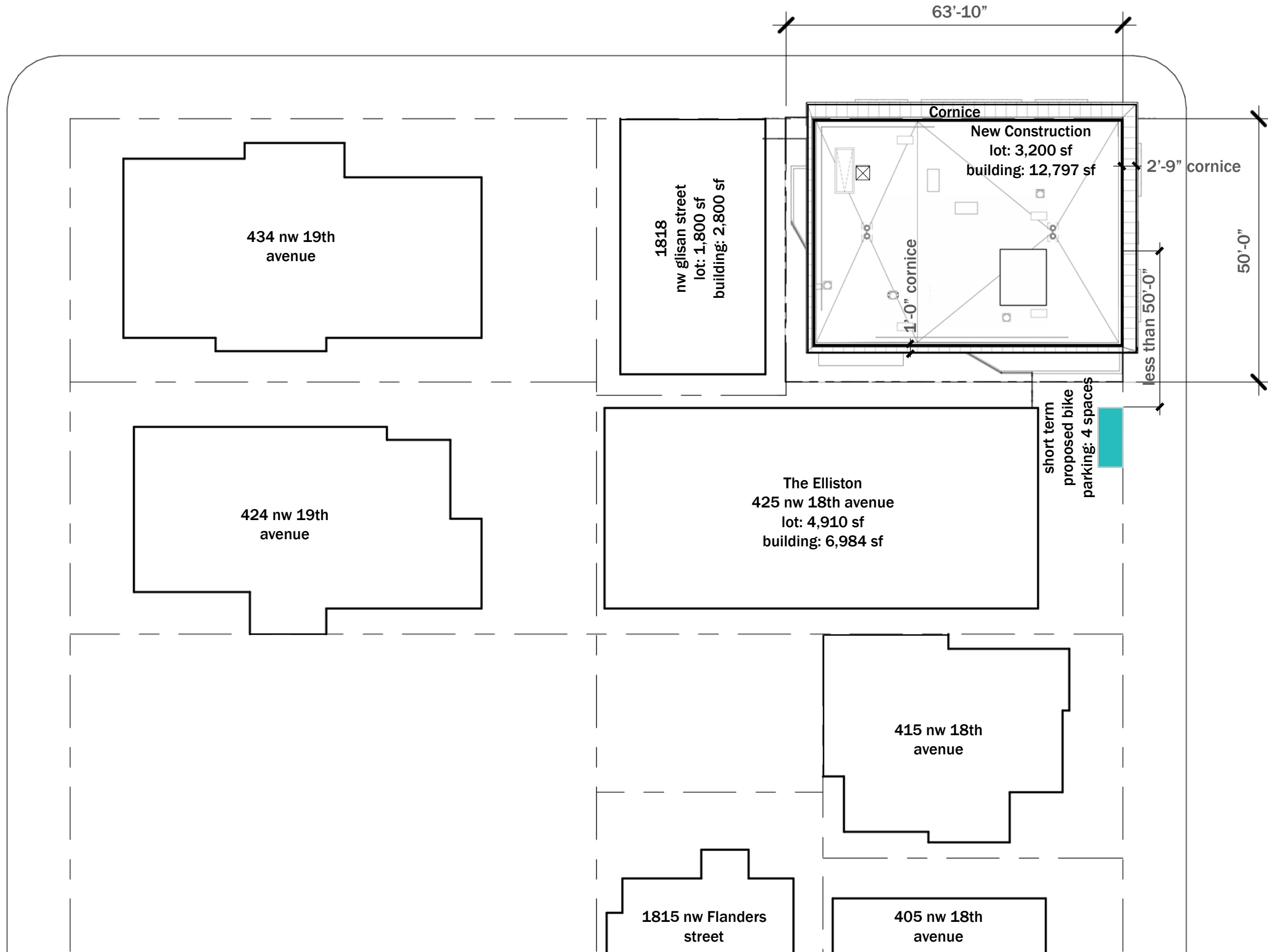
contents

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(P) parking entrance



NW GILSAN STREET

STORMWATER NARRATIVE

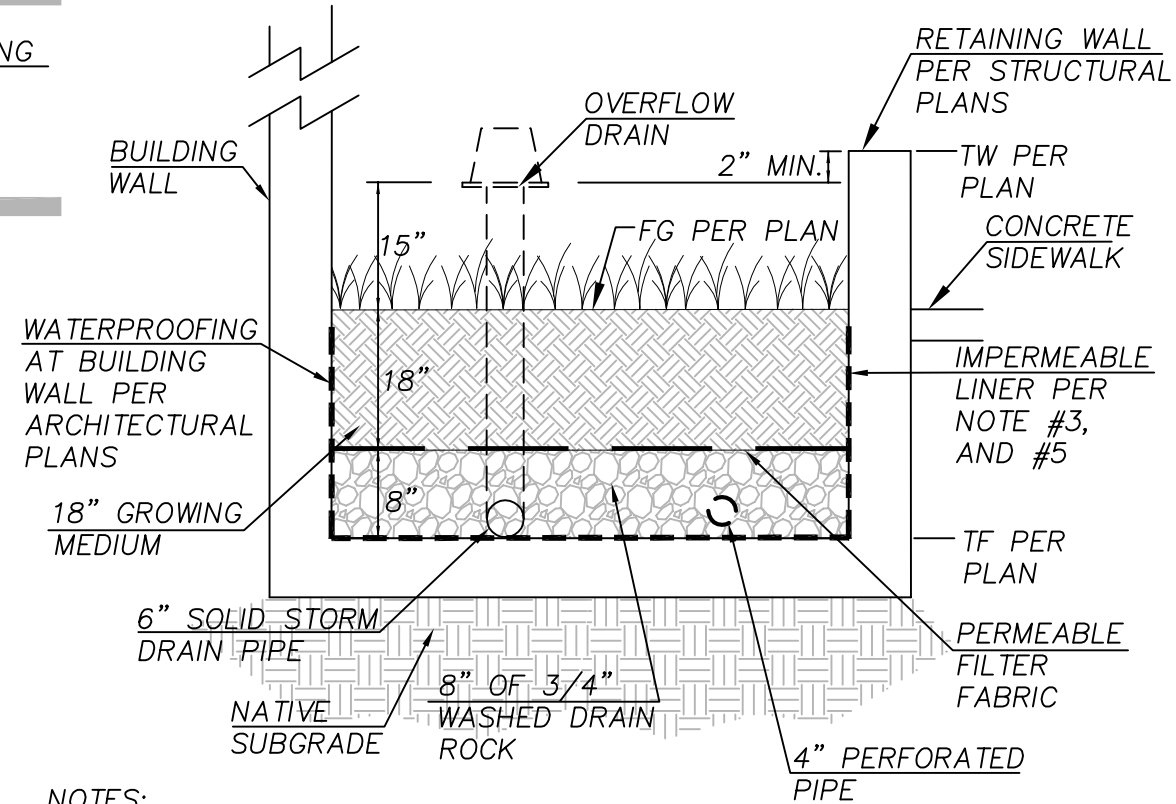
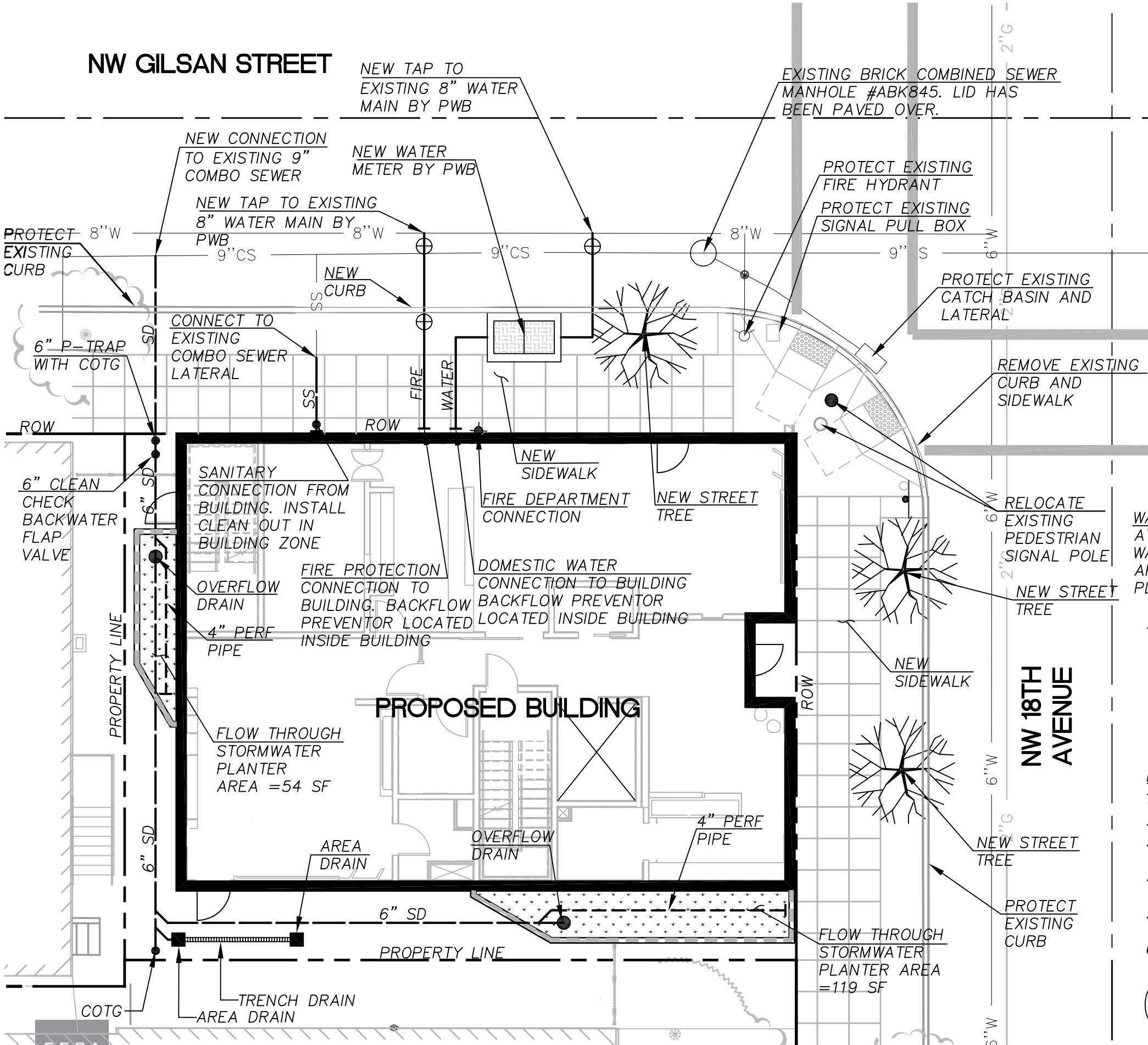
PRIVATE SITE:

WATER QUALITY & QUANTITY:
 WATER QUALITY & QUANTITY CONTROL IS MET WITH 173 SF OF FLOW-THROUGH PLANTERS. THE PLANTERS ARE SIZED TO TREAT ALL NEW IMPERVIOUS AREA.

DISPOSAL
 INFILTRATION IS NOT POSSIBLE DUE TO SITE CONSTRAINTS. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE 9" COMBINED SEWER IN NW GLISAN ST. THE PROJECT WILL FALL UNDER CATEGORY 4 OF THE STORMWATER 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.

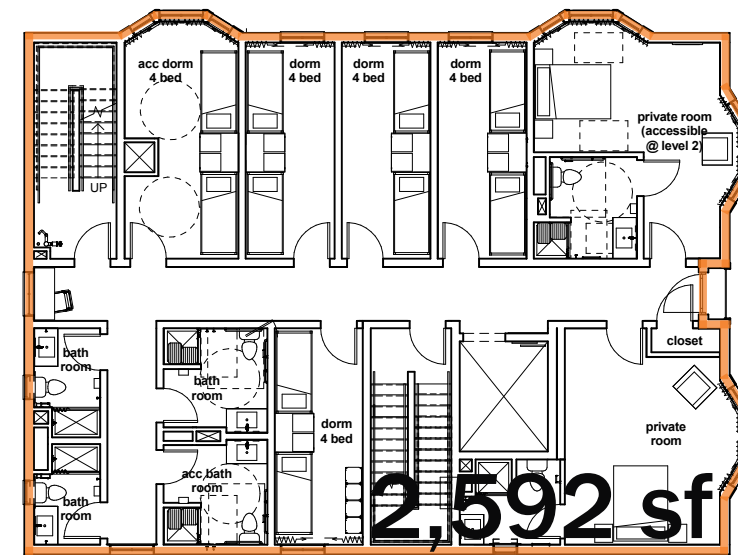
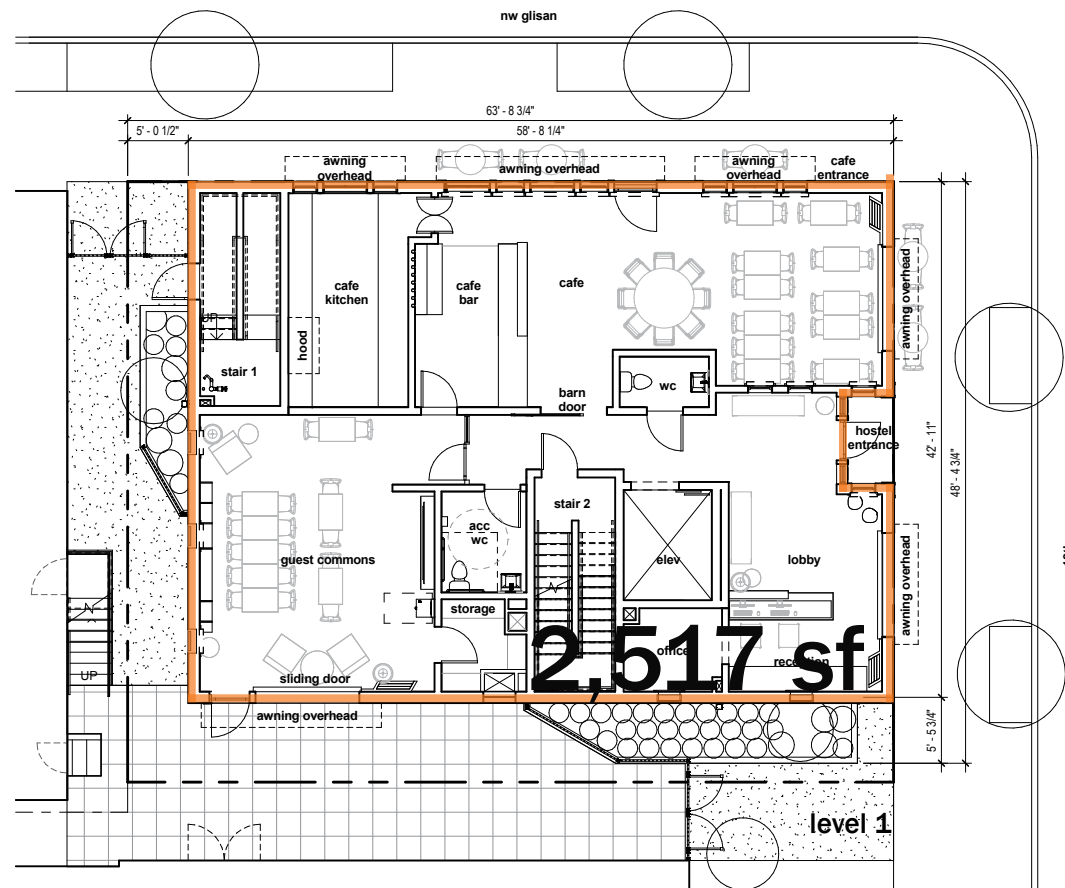


NOTES:

1. PLANTING PER LANDSCAPE PLANS.
2. GROWING MEDIUM PER SPECIFICATIONS
3. IMPERMEABLE LINER SHALL BE 30 MIL MINIMUM. ATTACH IMPERMEABLE LINER TO CONCRETE 2" BELOW TOP OF SOIL.
4. CONNECT PERFORATED PIPE TO SOLID PIPE DOWNSTREAM OF AREA DRAIN.
5. PROVIDE WATERTIGHT PENETRATION THROUGH IMPERMEABLE LINER FOR OUTFLOW FROM AREA DRAIN.
6. CONSTRUCT ROCK PAD AT DOWNSPOUT OUTFALLS.

1 STORMWATER FLOW-THROUGH PLANTER
 NTS

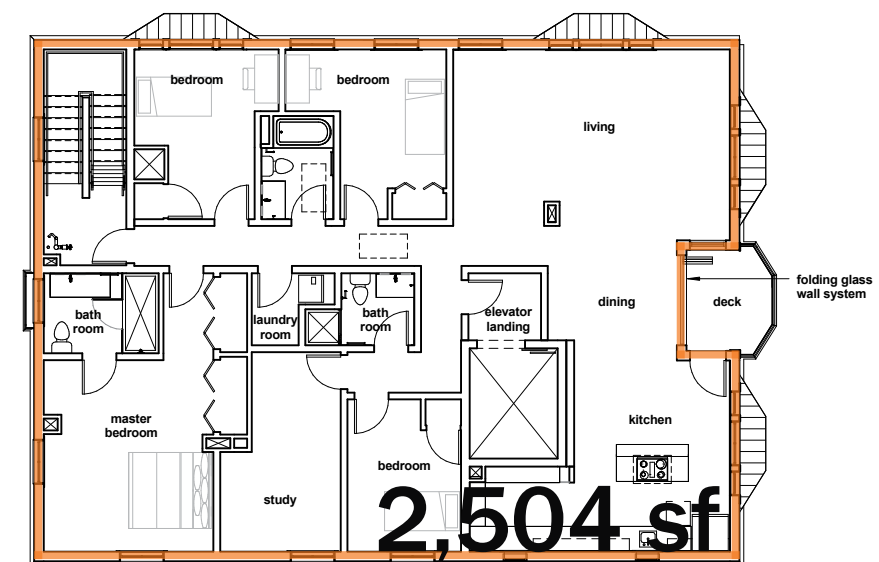




levels 2-4

total project sf:	12,797 sf
site:	3,200 sf
base far 3:1	9,600 sf
transfer far 6:1	19,200 sf
required transfer:	3,197 sf

Transfer to come from Transfer of FAR from Landmark in the EX zone 33,140.205.C. 425 NW 18th has 5,426 sf of available far to transfer.



level 5



434 NW 19th Avenue



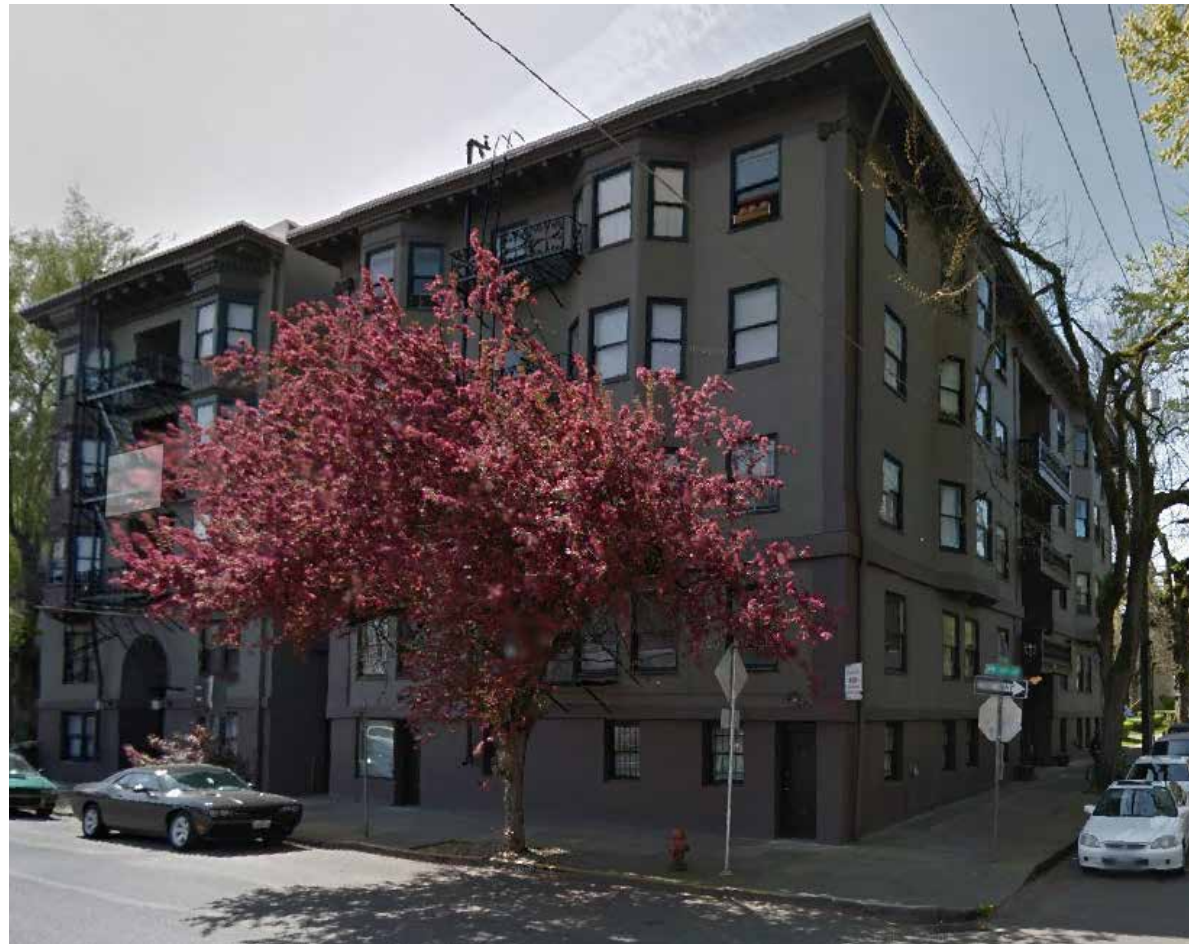
1818 NW Glisan Street



401 & 415 NW 18th Avenue



1805 NW Glisan Street



325 NW 18th Avenue & 325 NW 18th Avenue



408 NW 18th Avenue



Park 19 - 522 NW 19th Avenue





325 NW 18th Avenue & 325 NW 18th Avenue



2255 NW Johnson Street



417 NW 21st Avenue



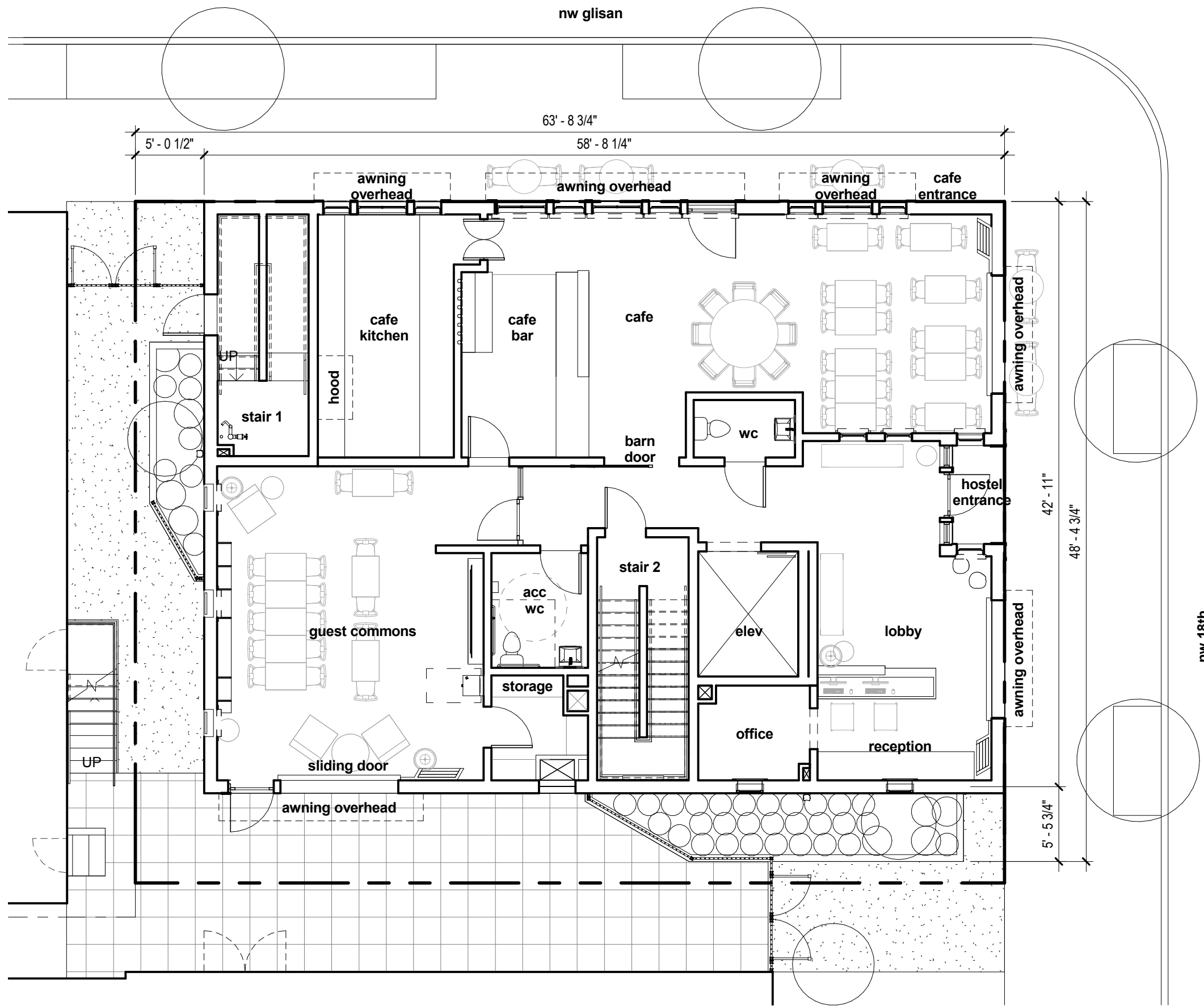
325 NW 18th Avenue

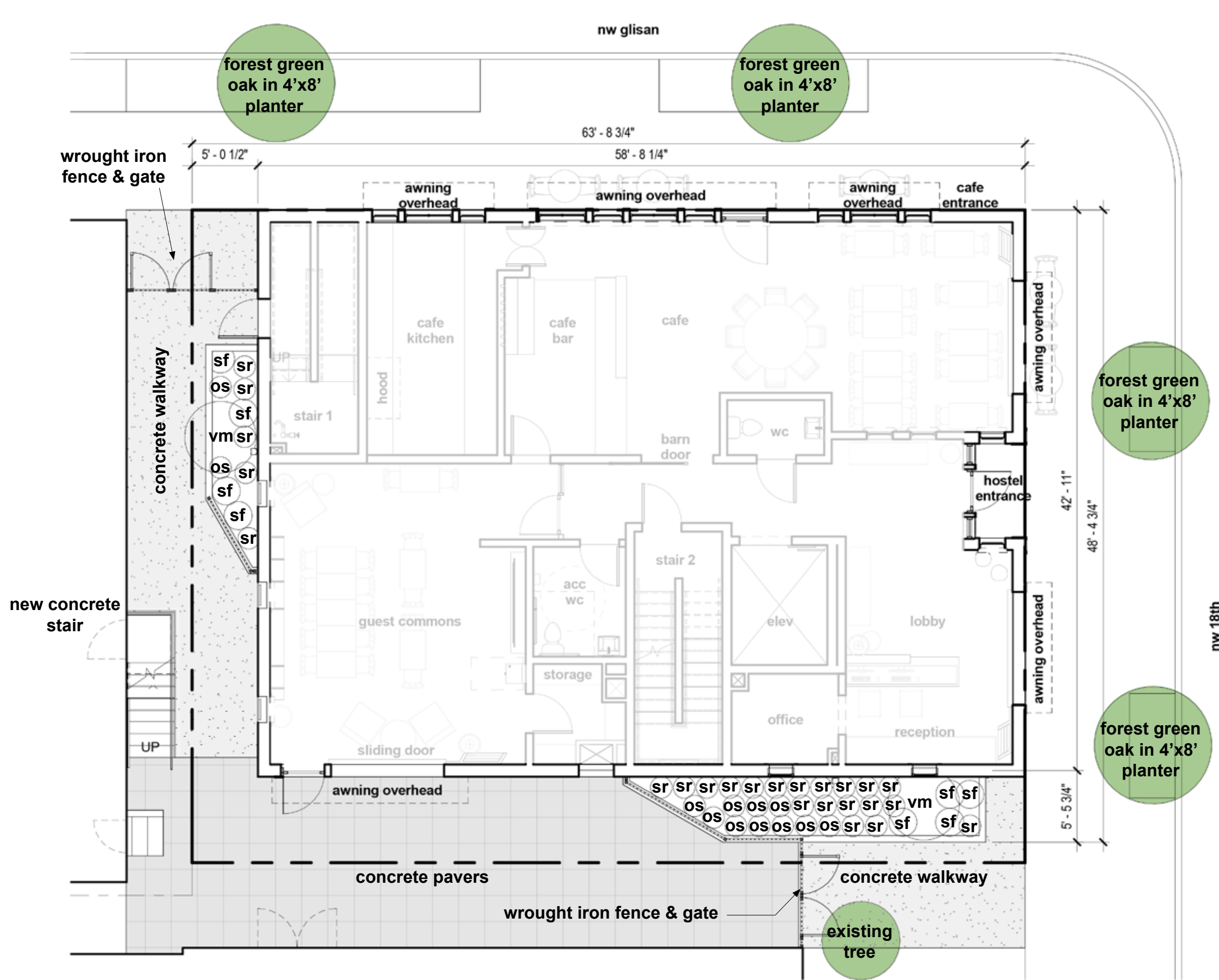


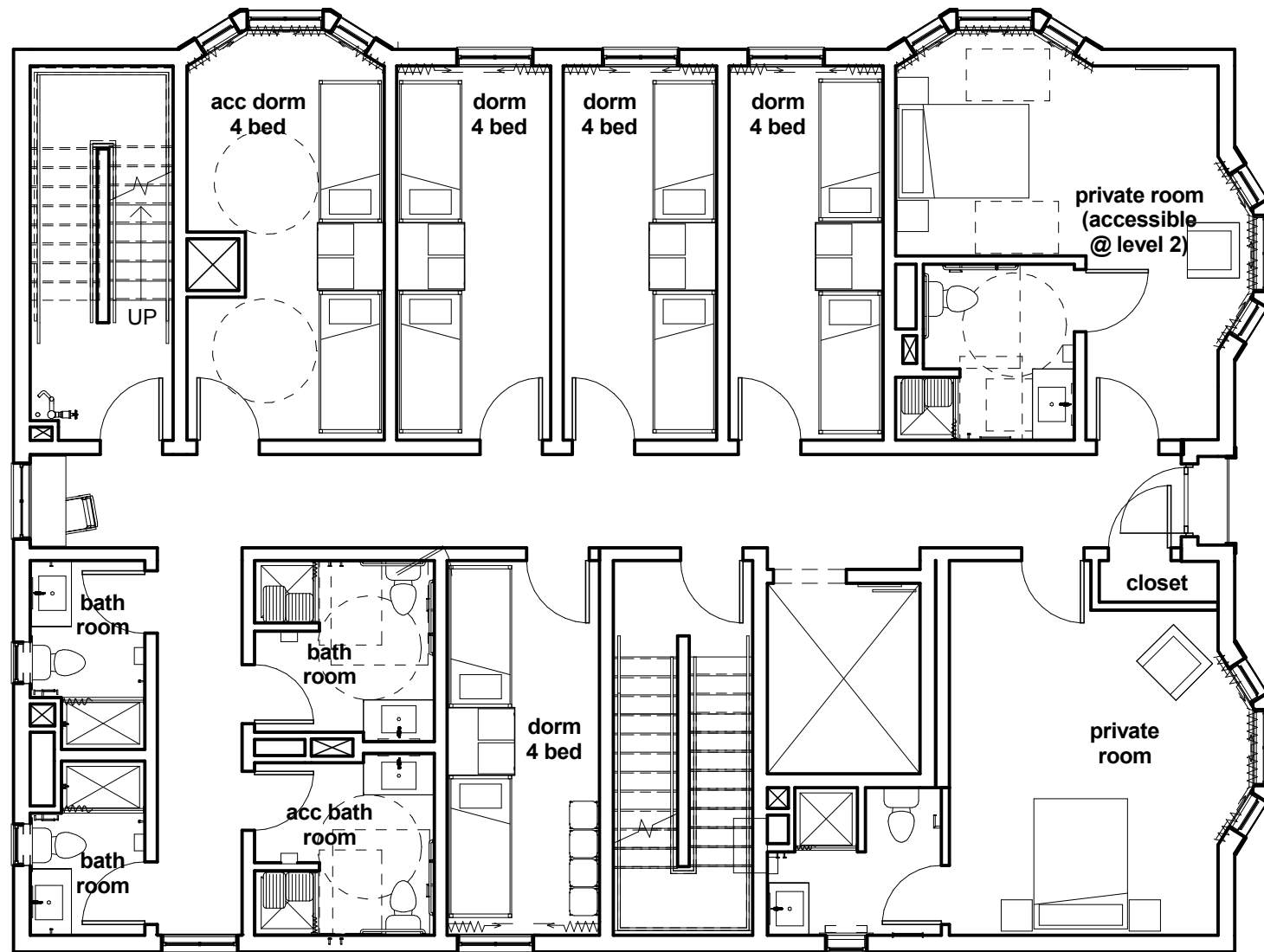
408 NW 18th Avenue

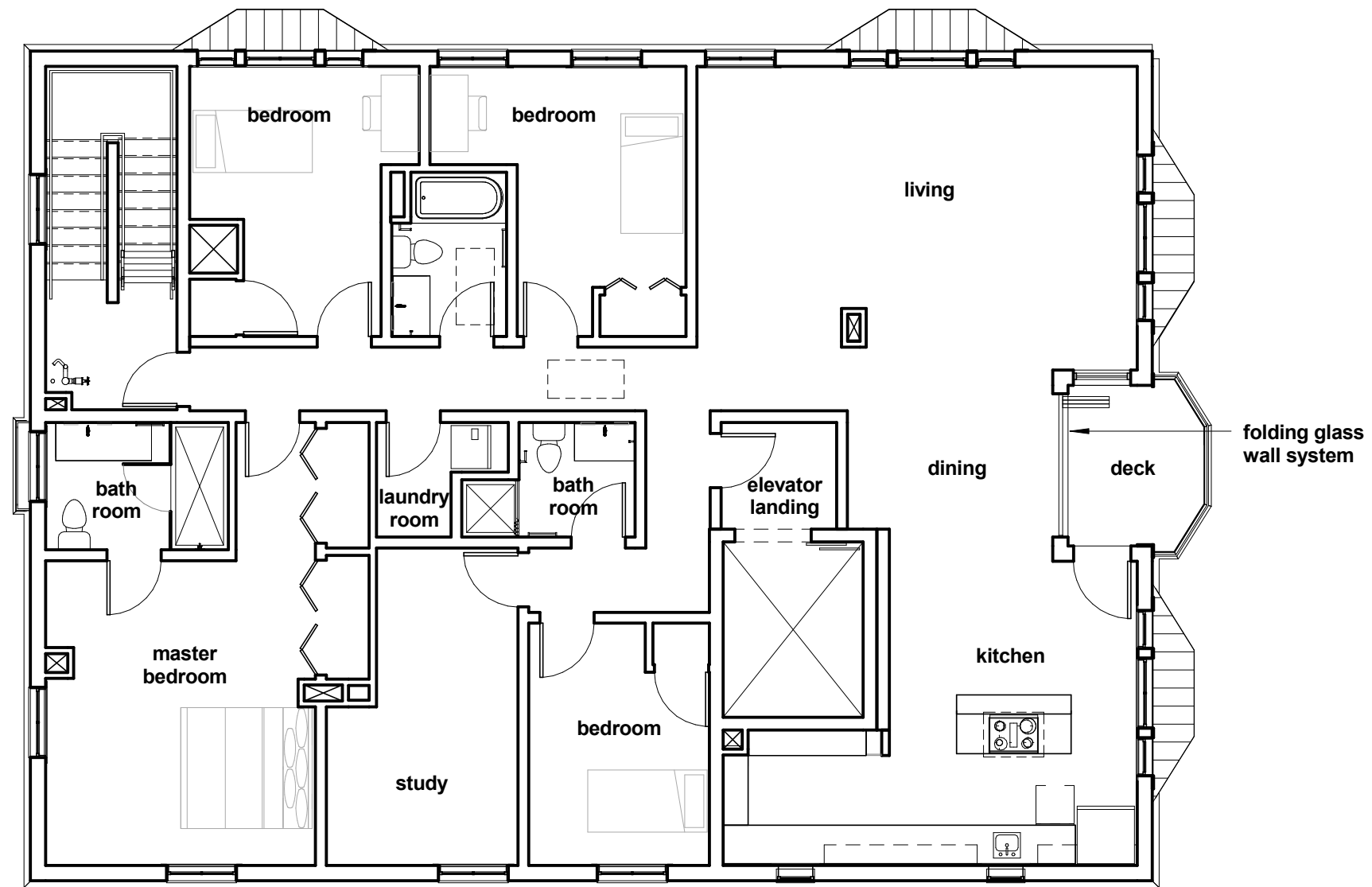


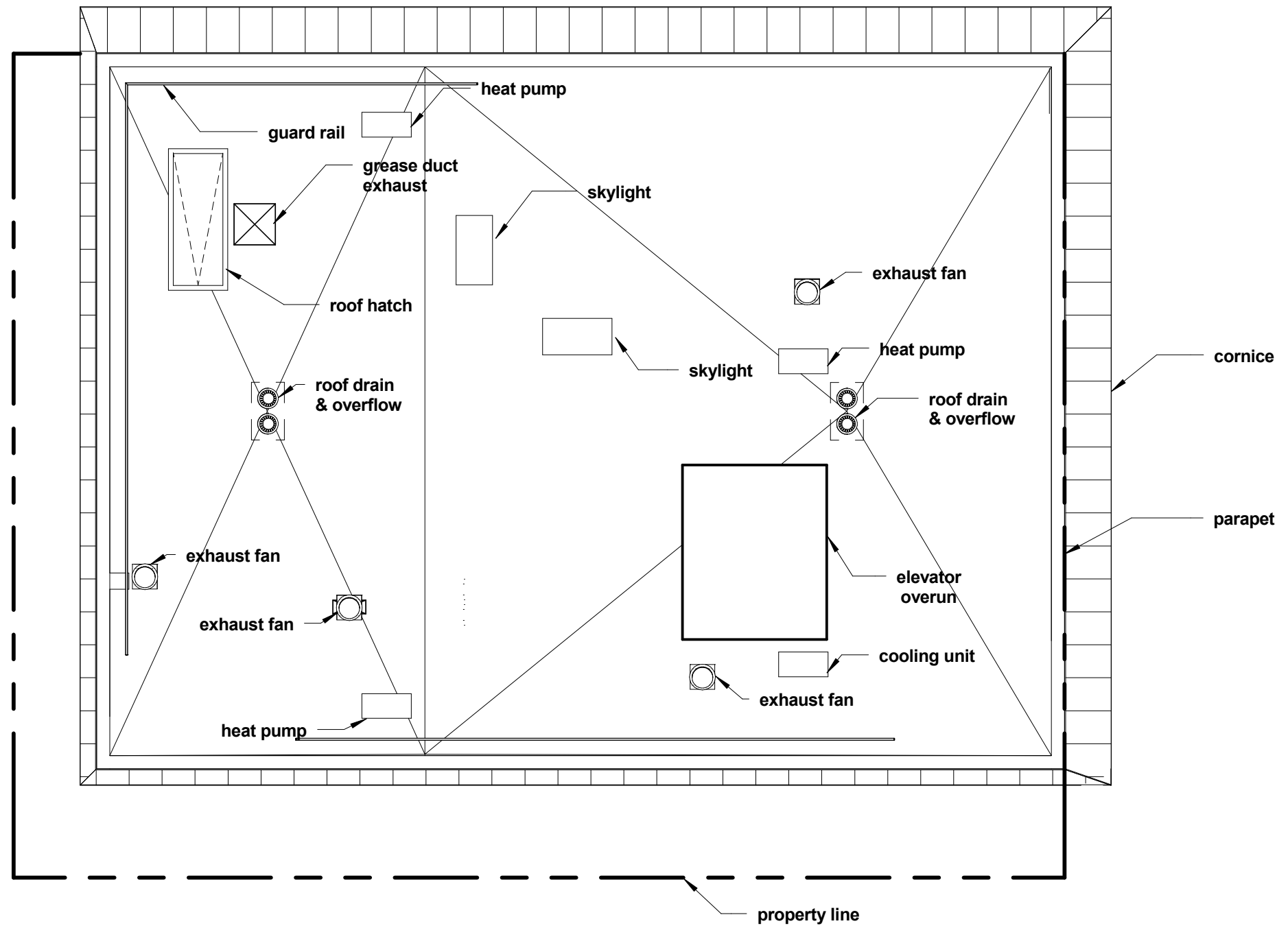
1036 NW 19th Avenue

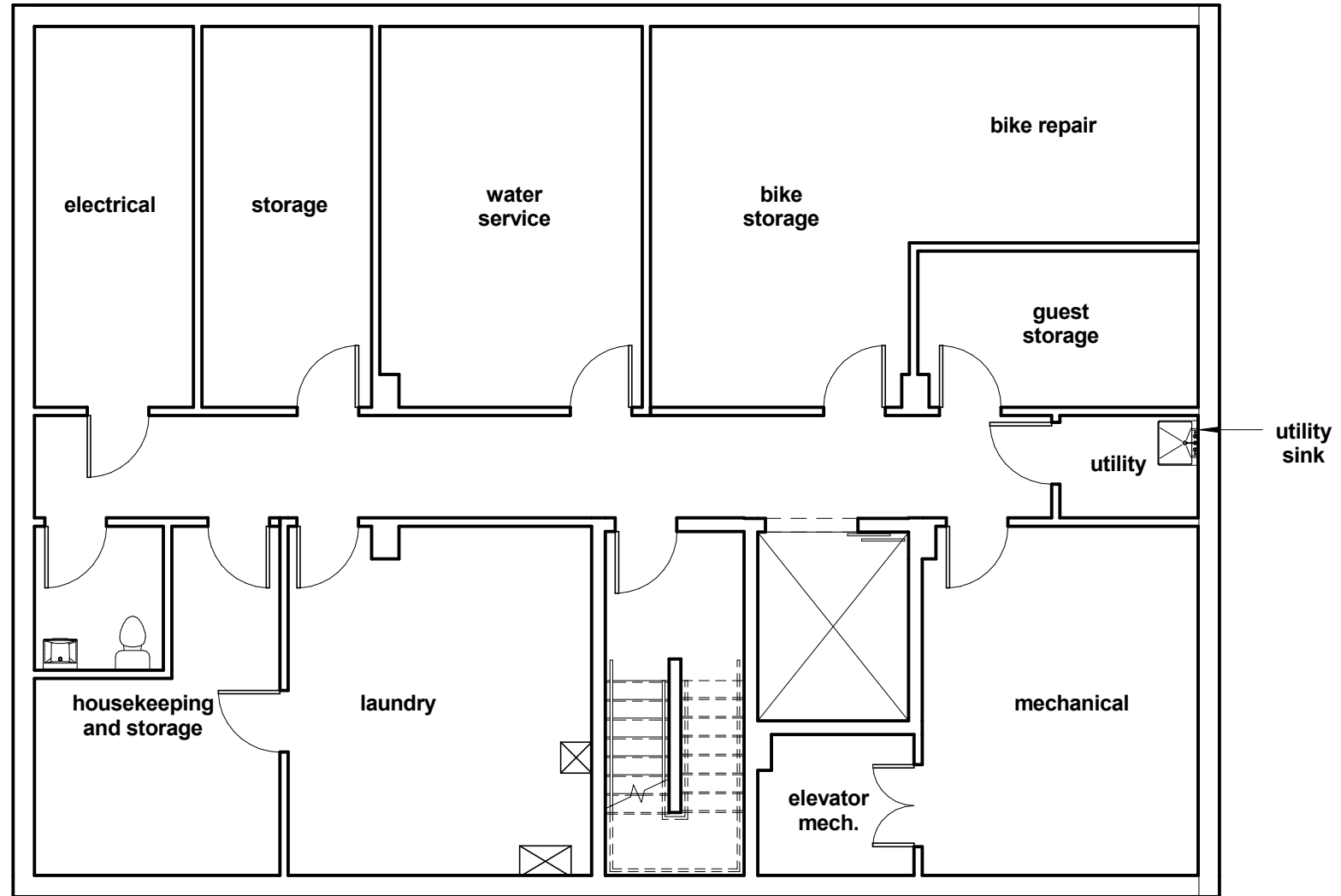














NW 18th Avenue elevation



NW Glisan Street elevation



BEHIND AWNINGS

1/16" = 1'-0" 2

see lighting plan c25 for lighting fixture information

see C41 for window operation

KEYNOTES

- 1 FIBERCEMENT AND METAL CORNICE, PAINT FINISH
- 2A PORTLAND CEMENT STUCCO: COLOR 1
- 2B PORTLAND CEMENT STUCCO: COLOR 2
- 2C PORTLAND CEMENT STUCCO: COLOR 3
- 3 FIBERGLASS WINDOW/DOOR BLACK
- 4 FIBERCEMENT TRIM & SMOOTH FINISH PANEL, PAINT FINISH
- 5 ALUMINIUM STOREFRONT SYSTEM
- 6 WROUGHT IRON RAILING
- 7 PAINTED HOLLOW METAL DOOR & FRAME
- 8 CANVAS AWNING
- 9 MECHANICAL LOUVER
- 10 GUARDRAIL
- 11 FOLDING NANA WALL SYSTEM
- 12 SLIDING NANA WALL SYSTEM
- 13 EXHAUST GRILL
- 14 INTAKE GRILL
- 15 LAUNDRY GRILL
- 16 CAST IN PLACE CONCRETE STORMWATER PLANTER
- 17 WROUGHT IRON FENCE & GATE
- 18 BRASS COW TONGUE
- 19 CONTROL JOINT



BEHIND AWNINGS

1/16" = 1'-0"

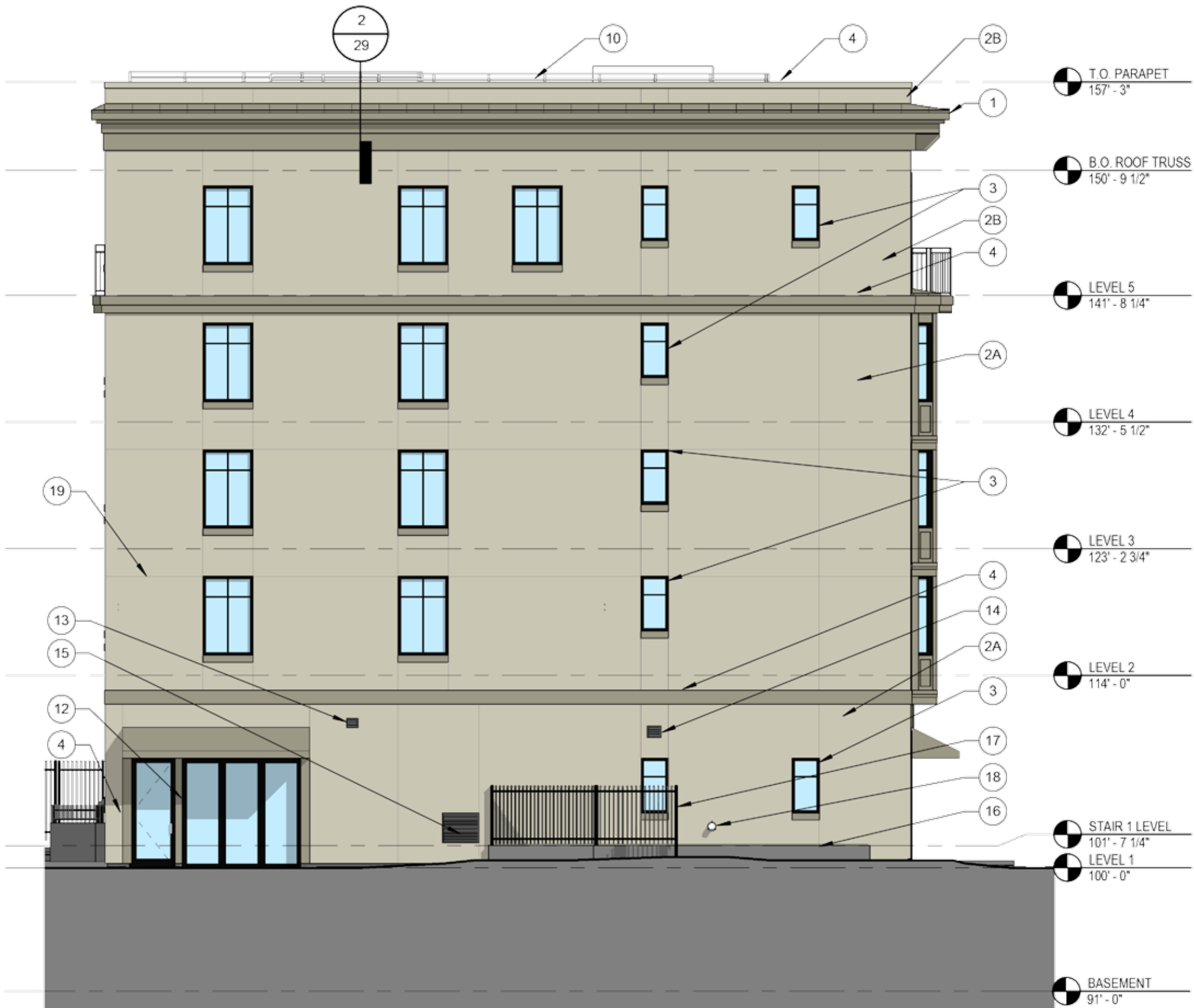
2

see lighting plan c25 for lighting fixture information

see C42 for window operation

KEYNOTES

- 1 FIBERCEMENT AND METAL CORNICE, PAINT FINISH
- 2A PORTLAND CEMENT STUCCO: COLOR 1
- 2B PORTLAND CEMENT STUCCO: COLOR 2
- 2C PORTLAND CEMENT STUCCO: COLOR 3
- 3 FIBERGLASS WINDOW/DOOR BLACK
- 4 FIBERCEMENT TRIM & SMOOTH FINISH PANEL, PAINT FINISH
- 5 ALUMINIUM STOREFRONT SYSTEM
- 6 WROUGHT IRON RAILING
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- 19 CONTROL JOINT

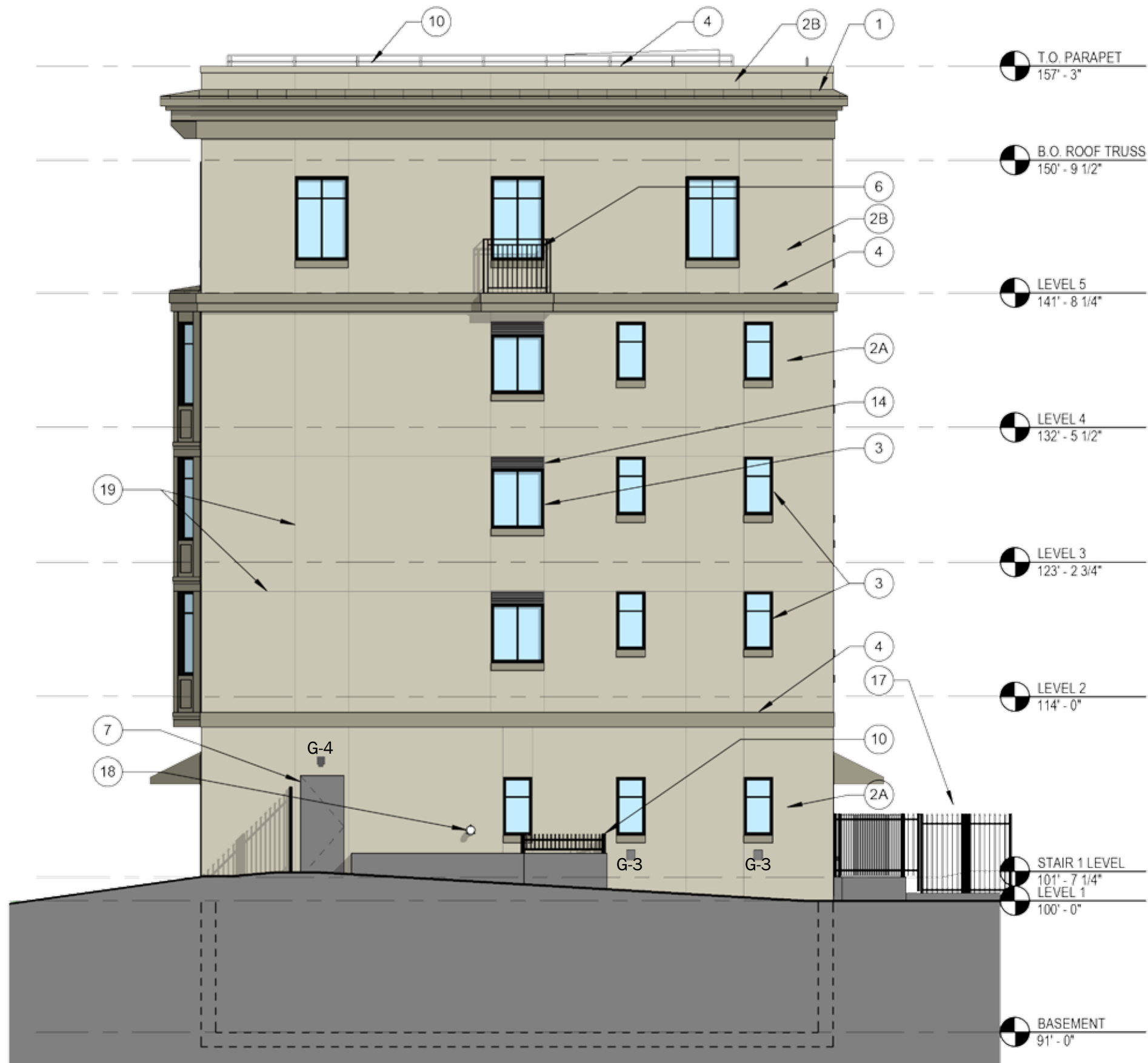


BEHIND AWNING 2
 1/16" = 1'-0"

see C43 for window operation

KEYNOTES

- 1 FIBERCEMENT AND METAL CORNICE, PAINT FINISH
- 2A PORTLAND CEMENT STUCCO: COLOR 1
- 2B PORTLAND CEMENT STUCCO: COLOR 2
- 2C PORTLAND CEMENT STUCCO: COLOR 3
- 3 FIBERGLASS WINDOW/DOOR BLACK
- 4 FIBERCEMENT TRIM & SMOOTH FINISH PANEL, PAINT FINISH
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- 17 WROUGHT IRON FENCE & GATE
- 18 BRASS COW TONGUE
- 19 CONTROL JOINT



see lighting plan c25 for lighting fixture information

see C44 for window operation

KEYNOTES

- 1 FIBERCEMENT AND METAL CORNICE, PAINT FINISH
- 2A PORTLAND CEMENT STUCCO: COLOR 1
- 2B PORTLAND CEMENT STUCCO: COLOR 2
- 2C PORTLAND CEMENT STUCCO: COLOR 3
- 3 FIBERGLASS WINDOW/DOOR BLACK
- 4 FIBERCEMENT TRIM & SMOOTH FINISH PANEL, PAINT FINISH
- 5 ALUMINIUM STOREFRONT SYSTEM
- 6 WROUGHT IRON RAILING
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- 16 CAST IN PLACE CONCRETE STORMWATER PLANTER
- 17 WROUGHT IRON FENCE & GATE
- 18 BRASS COW TONGUE
- 19 CONTROL JOINT



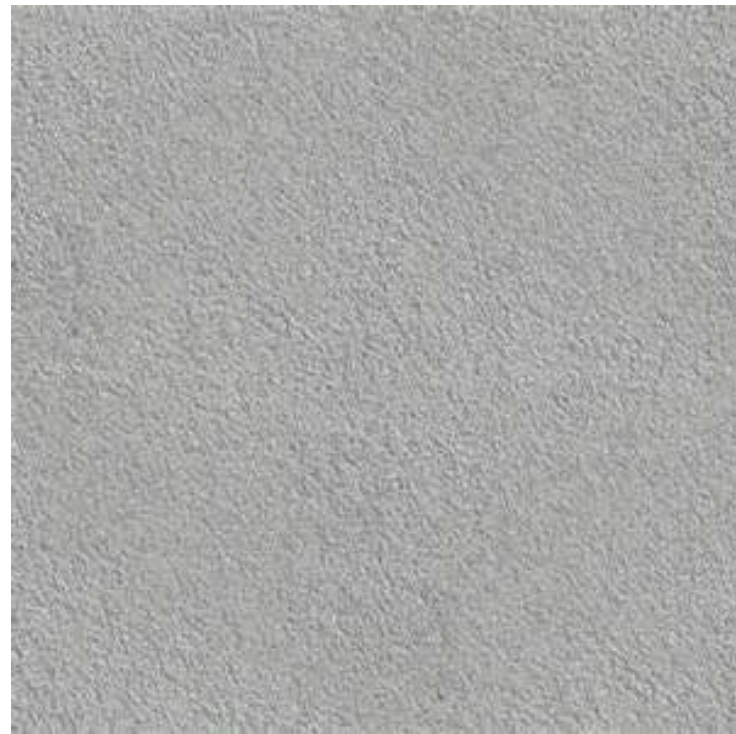
fibercement and metal cornice



fiberglass windows



canvas awning



portland cement plaster



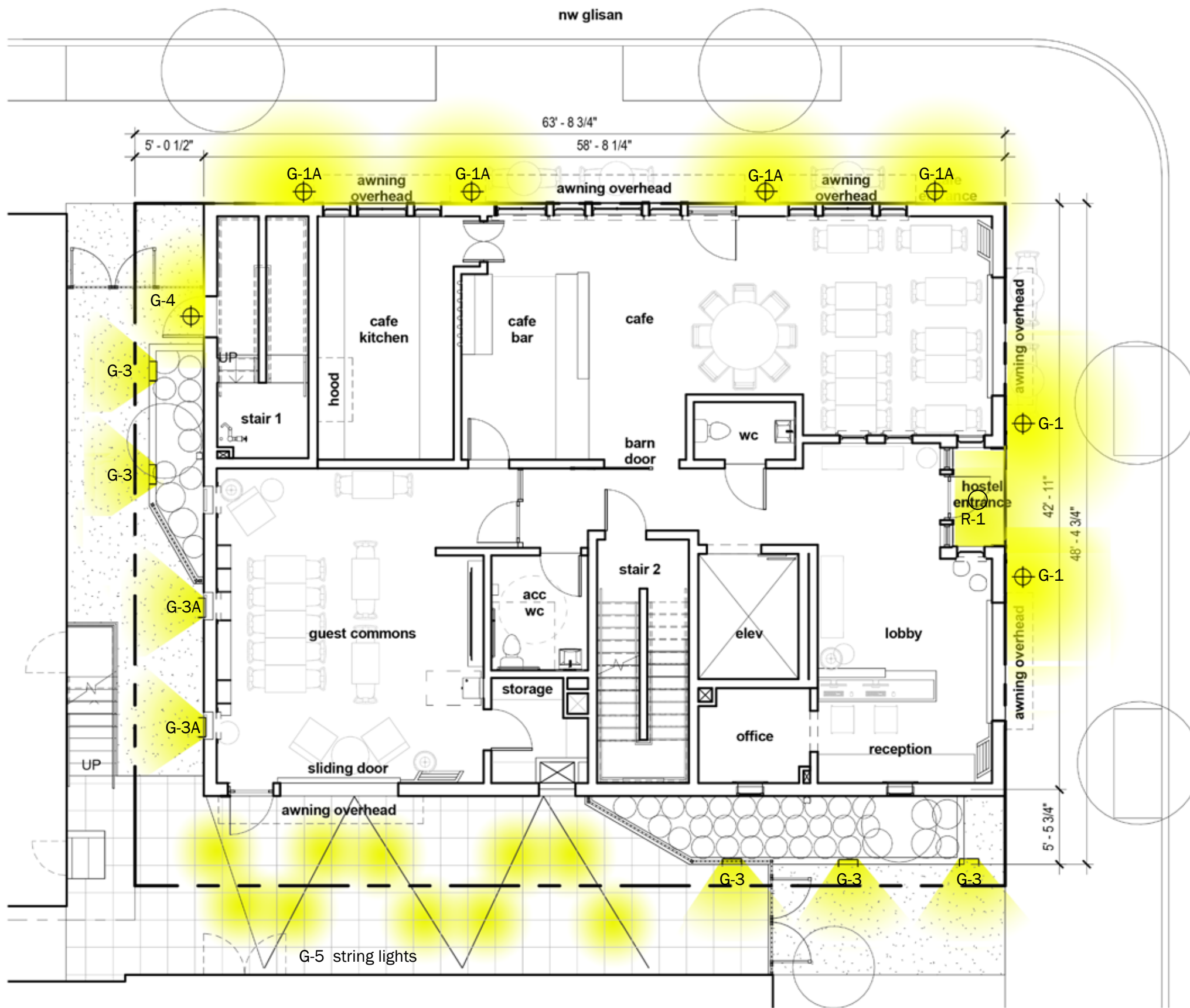
fibercement trim & smooth finish panel at window bay



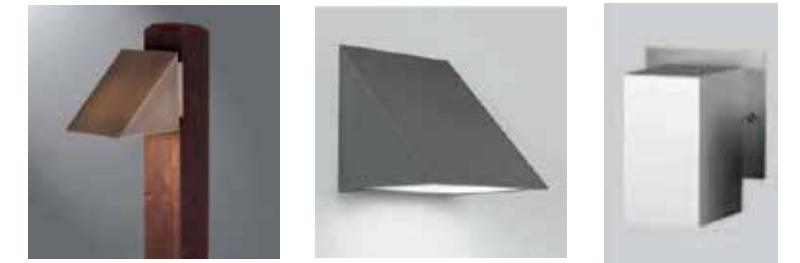
wrought iron fence & railing







G-1 wall mounted luminaire (16" depth) and wall bracket
 G-1A wall mounted luminaire (12" depth) and wall bracket



G-3 G-3A wall mounted G-4 wall mounted



string lights G-5



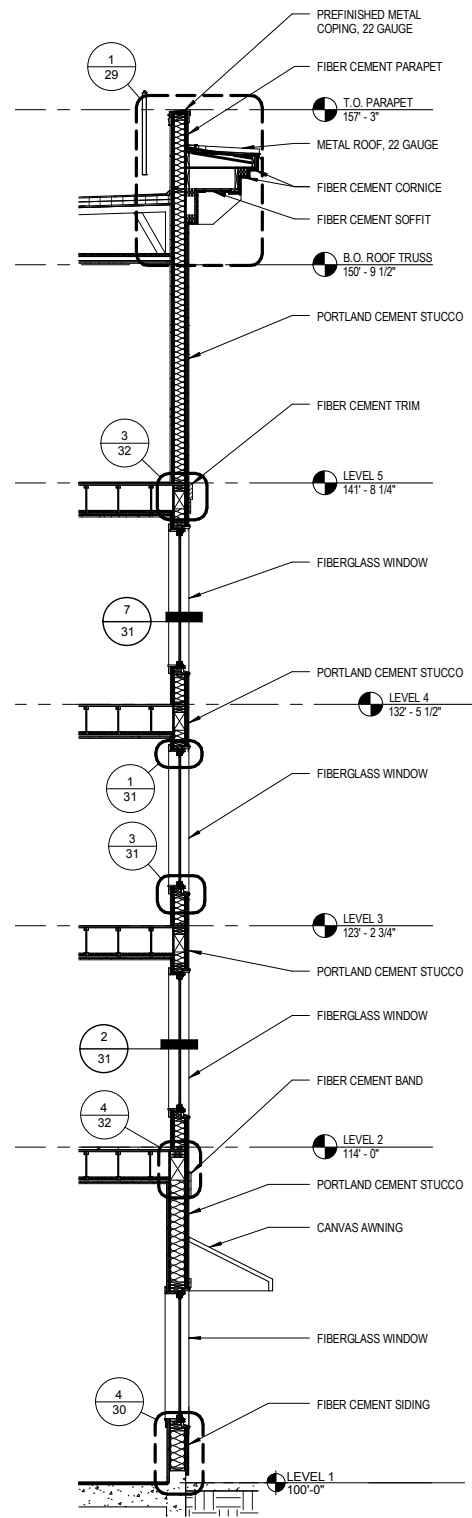
recessed fixture R-1



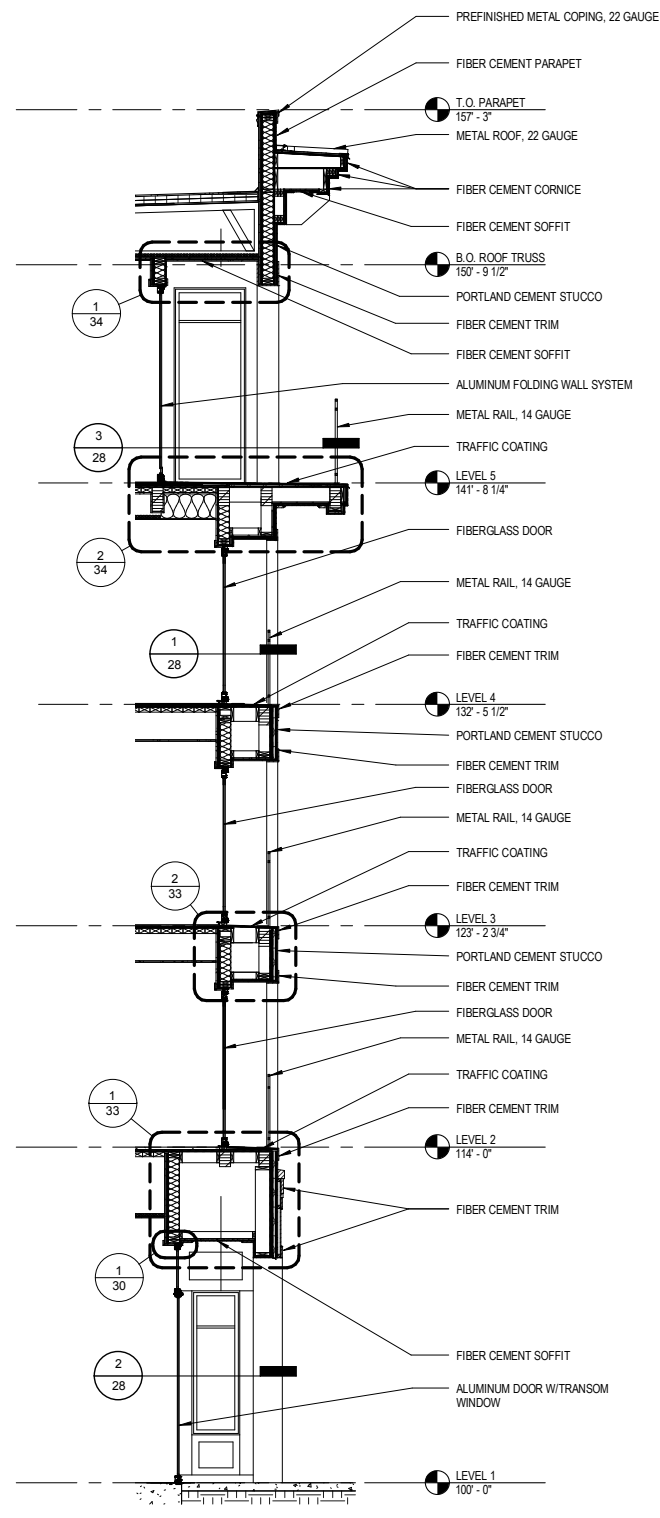
NW 18th Avenue elevation



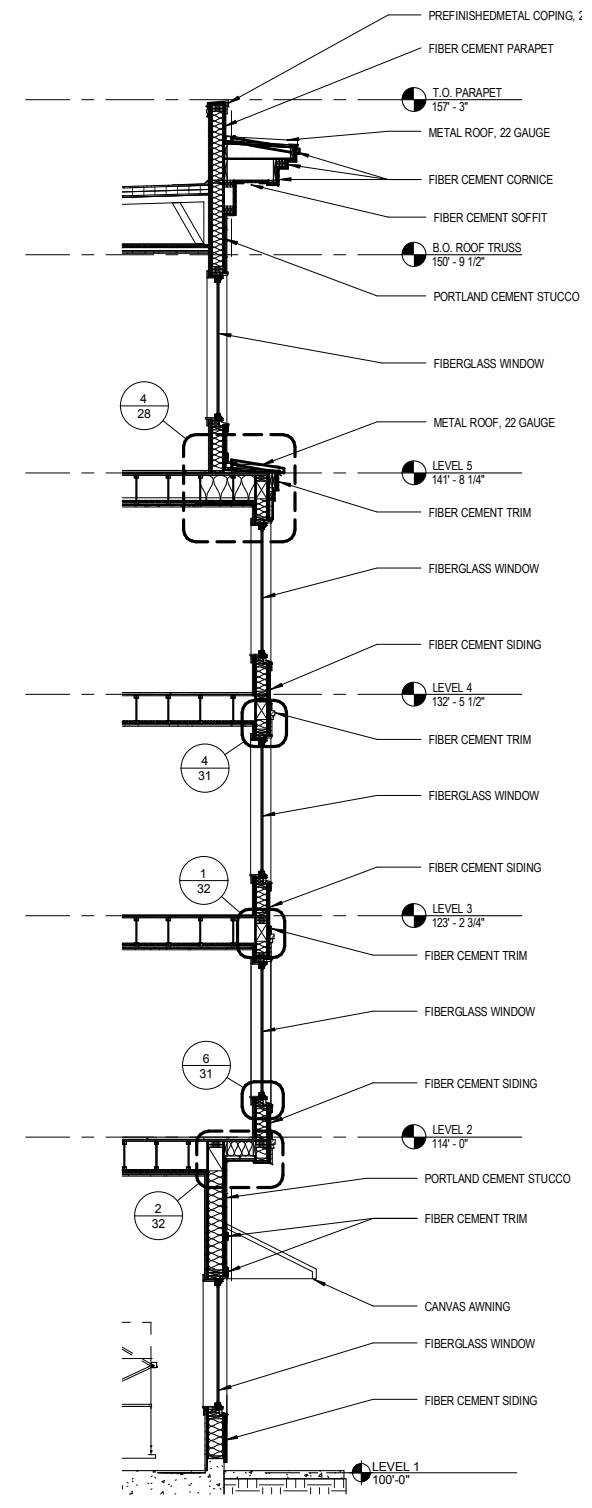
NW Glisan Street elevation



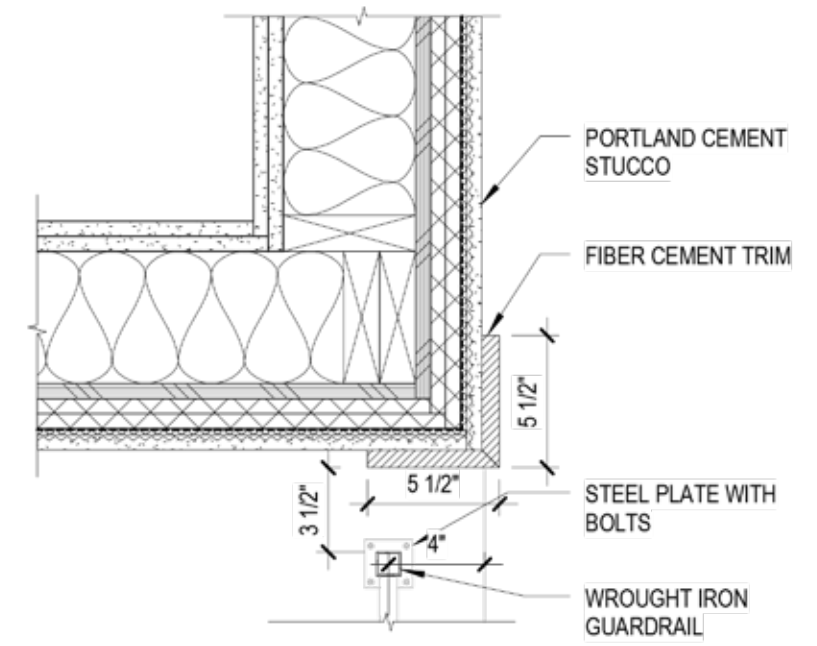
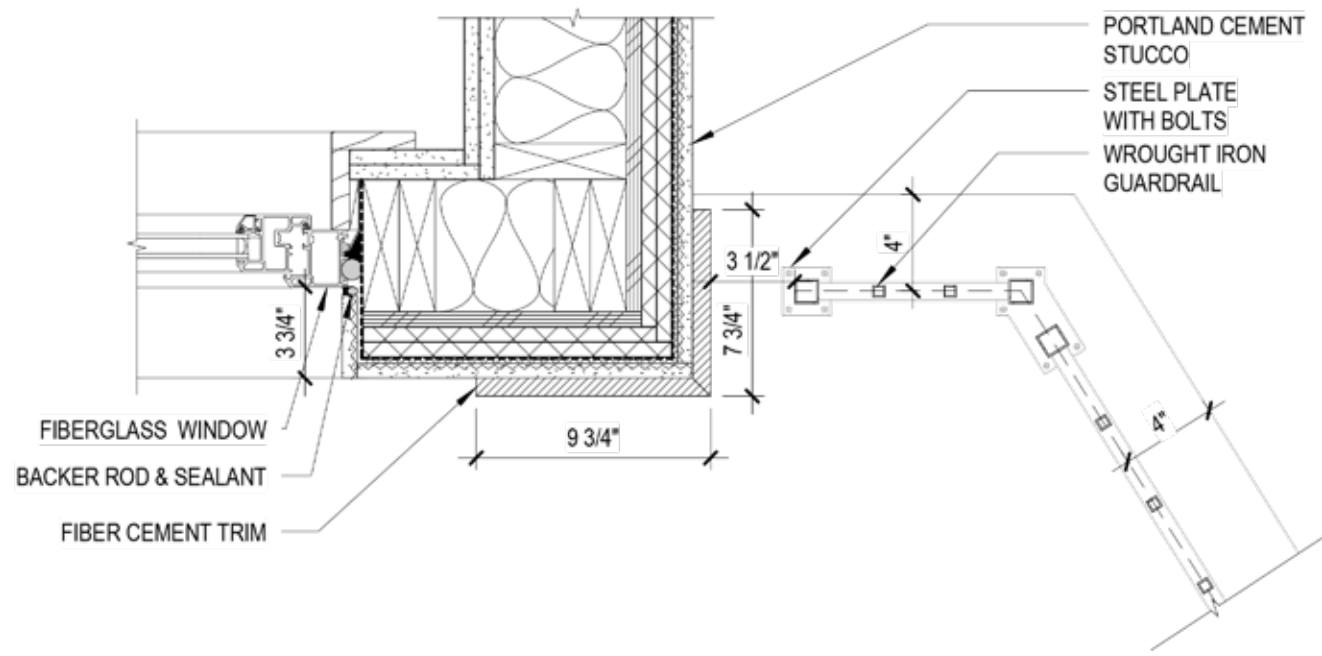
SECTION @ STUCCO ③
1/4" = 1'-0"



SECTION @ RECESS ②
1/4" = 1'-0"

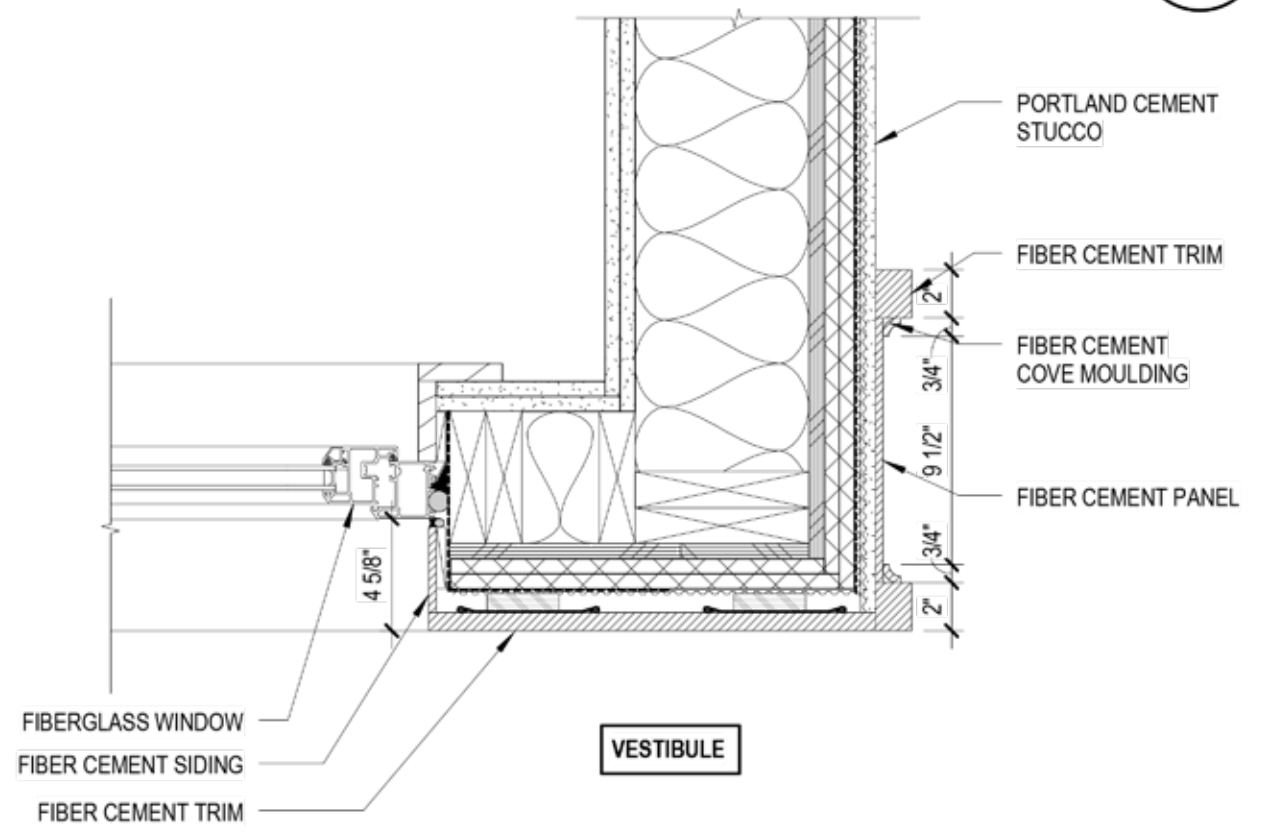
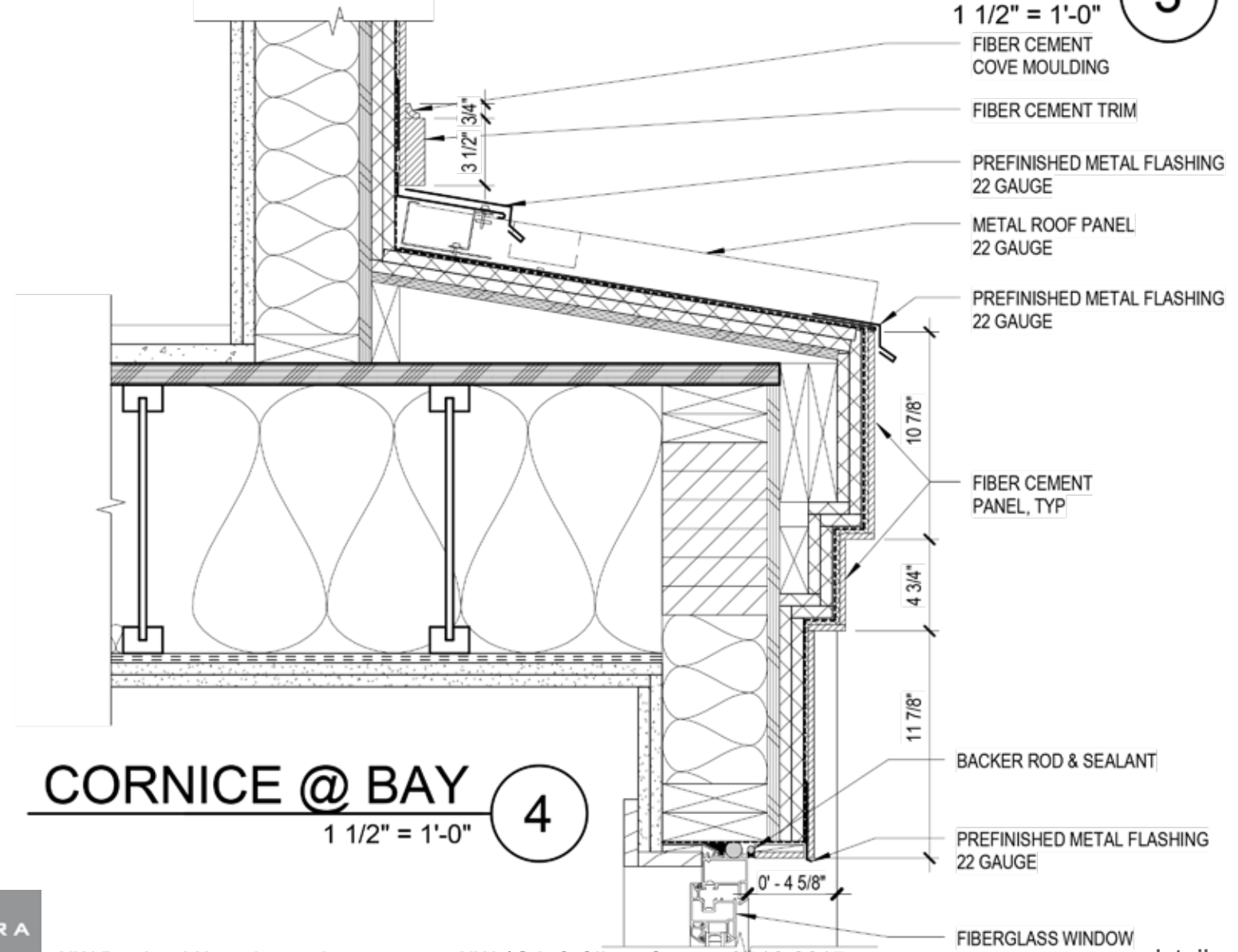


SECTION @ BAY WINDOW ①
1/4" = 1'-0"



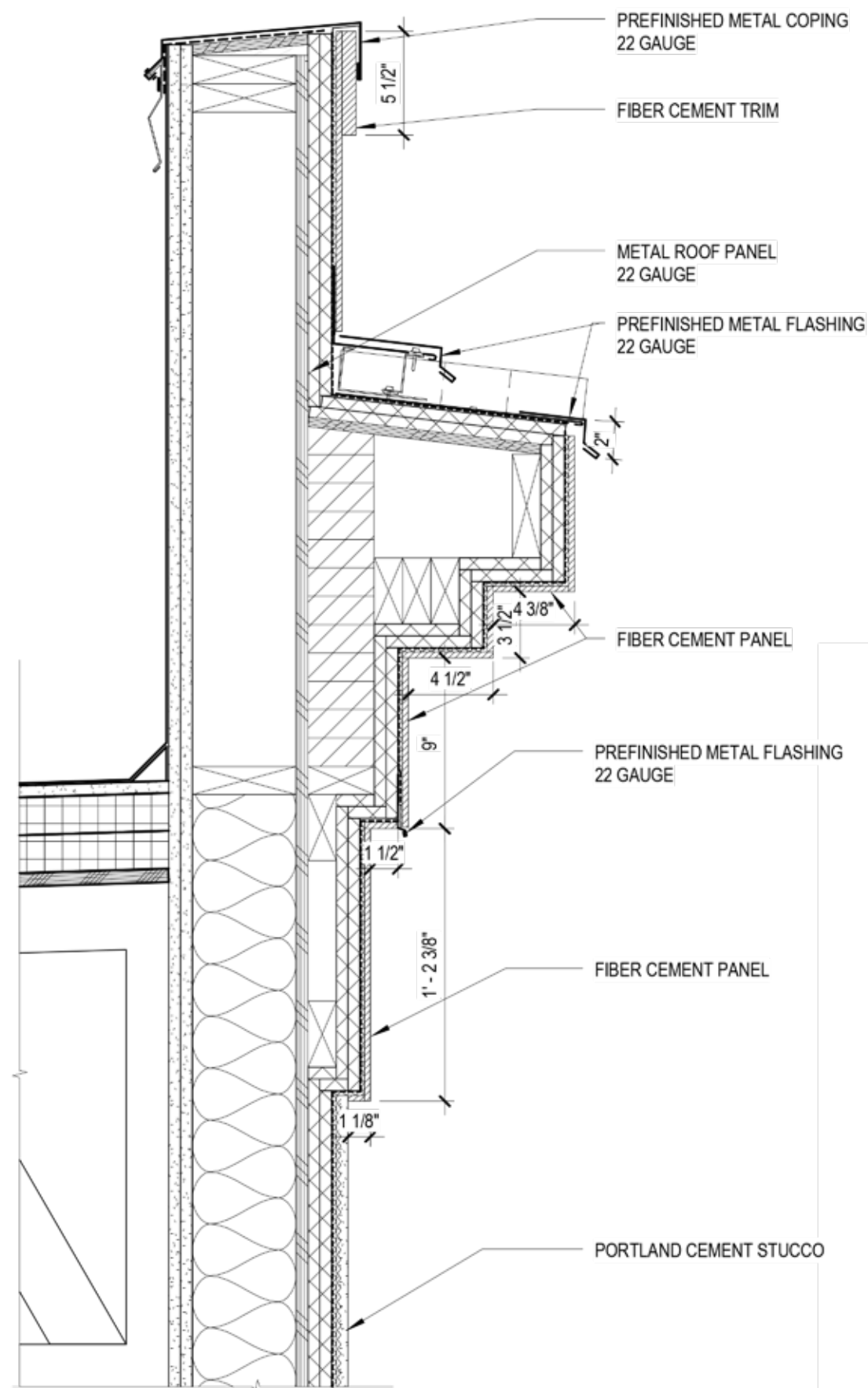
LEVEL 5 - WALL CORNER & RAIL PLAN (3)

LEVEL 2-4 - WALL CORNER (1)



CORNICE @ BAY (4)

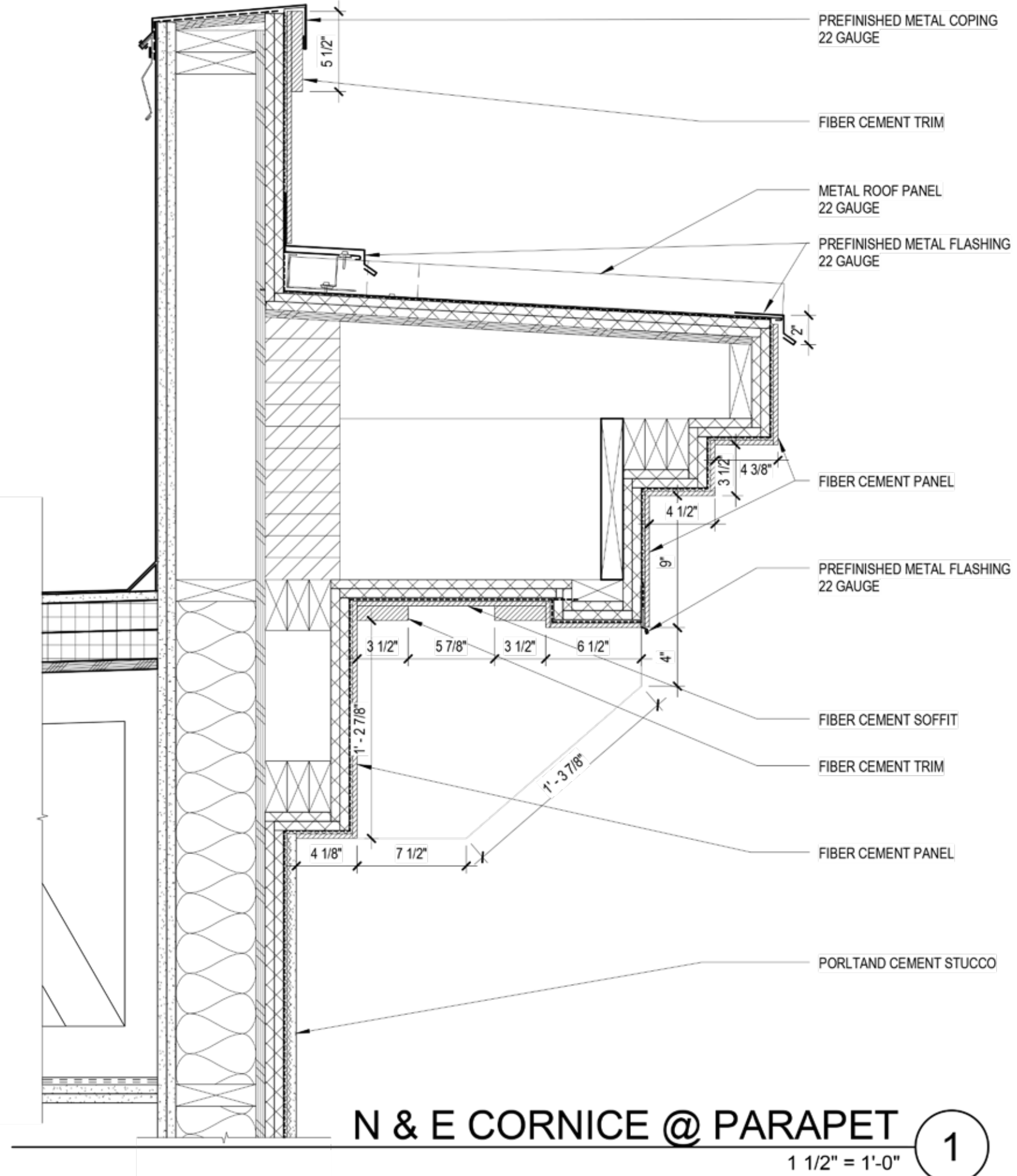
WALL CORNER @ EAST ENTRY (2)



S & W CORNICE @ PARAPET

1 1/2" = 1'-0"

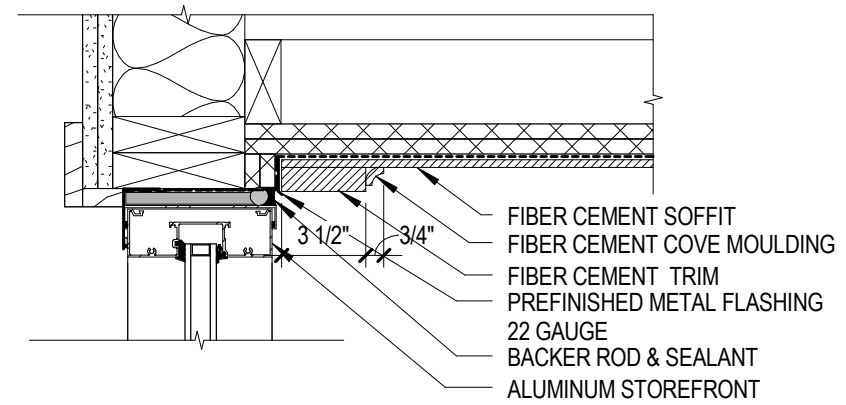
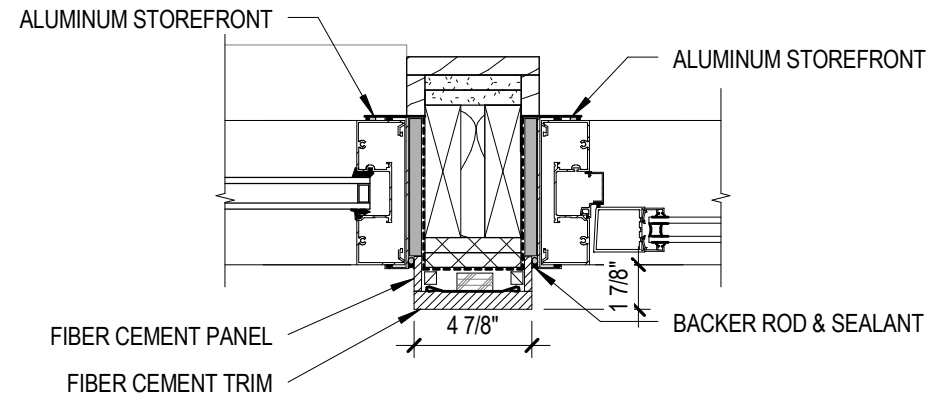
2



N & E CORNICE @ PARAPET

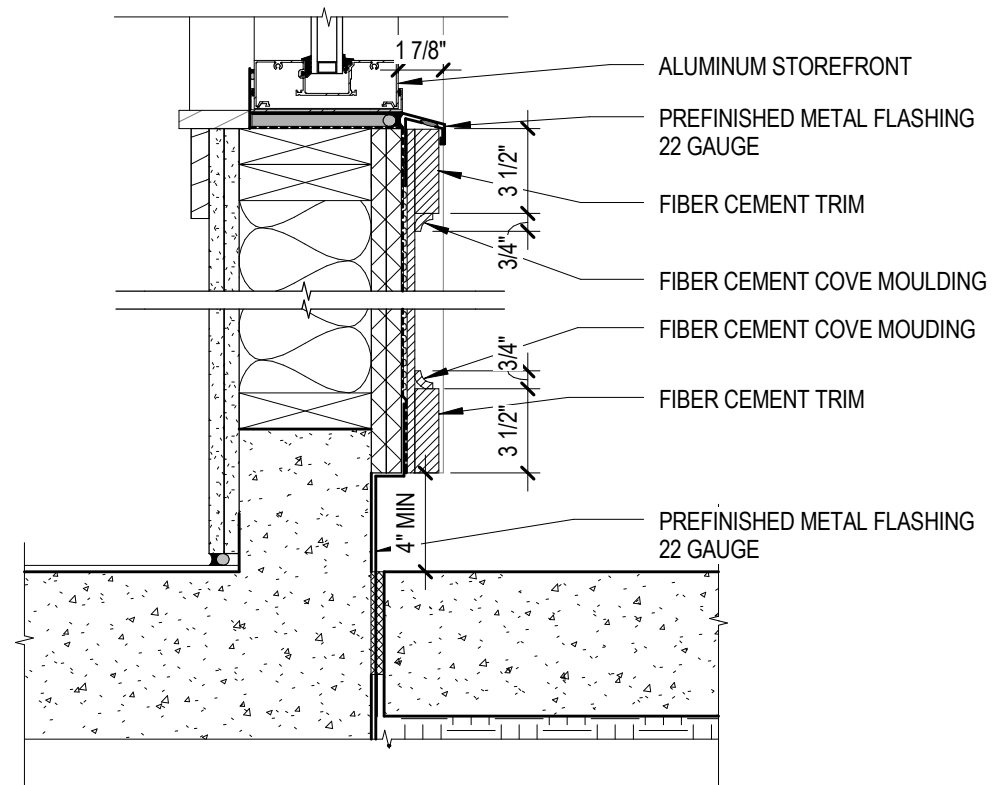
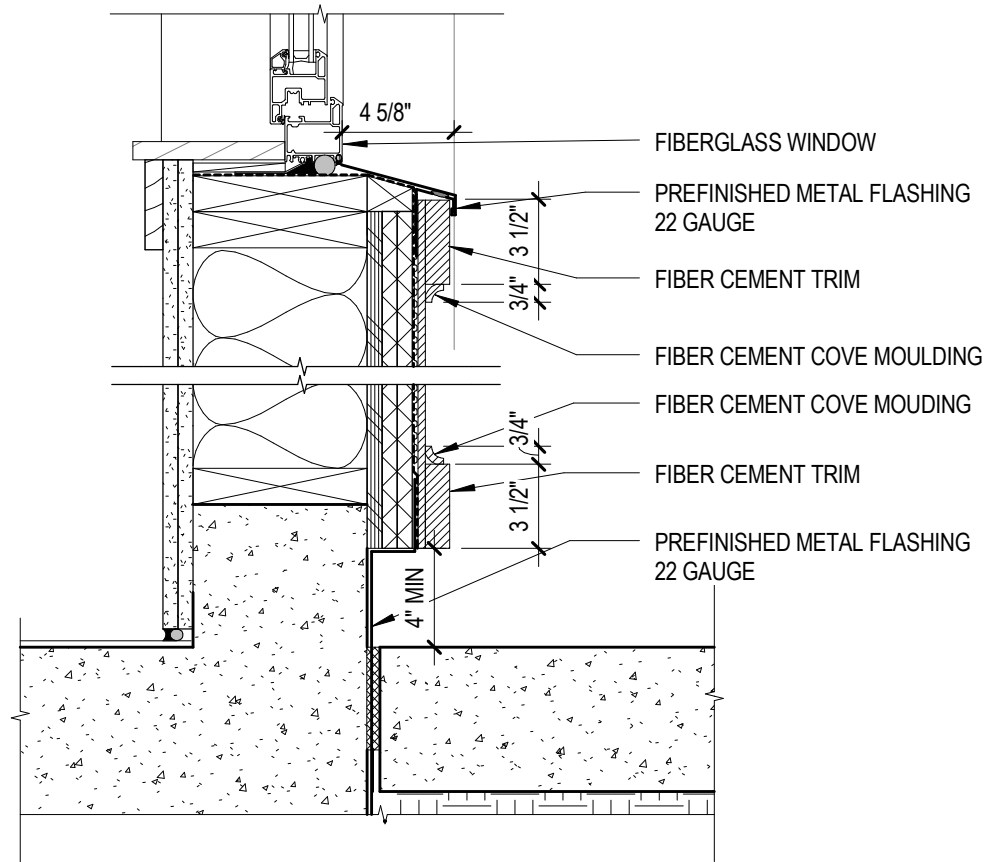
1 1/2" = 1'-0"

1



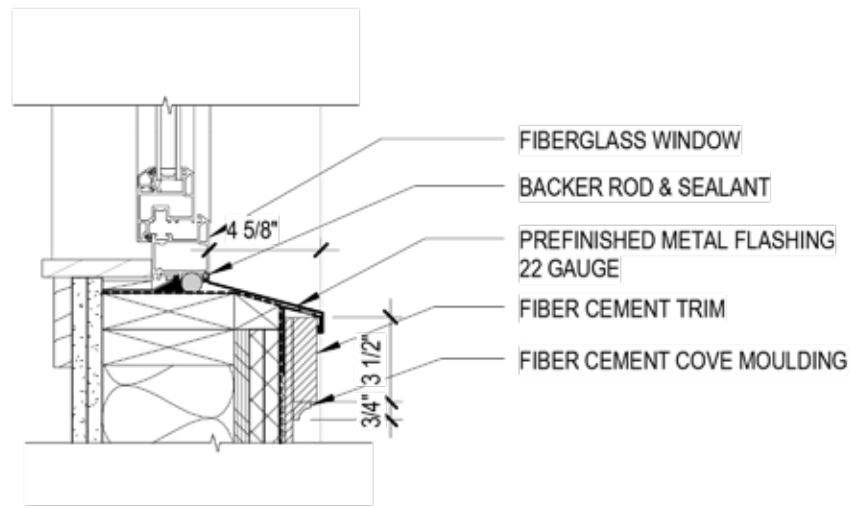
STOREFRONT JAMB @ EAST ENTRY 3
 1 1/2" = 1'-0"

STOREFRONT HEAD @ EAST ENTRY 1
 1 1/2" = 1'-0"



TYPICAL SILL @ SLAB 4
 1 1/2" = 1'-0"

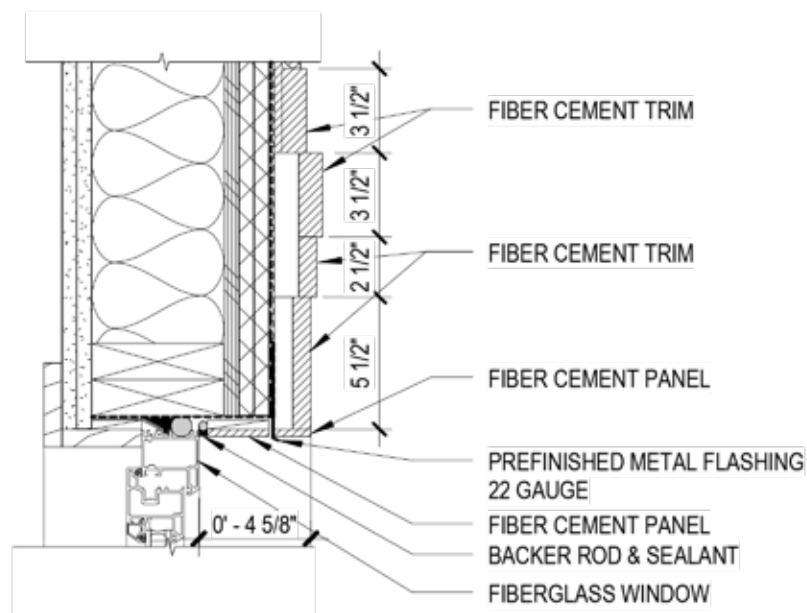
STOREFRONT SILL @ EAST ENTRY 2
 1 1/2" = 1'-0"



WINDOW SILL @ BAY

1 1/2" = 1'-0"

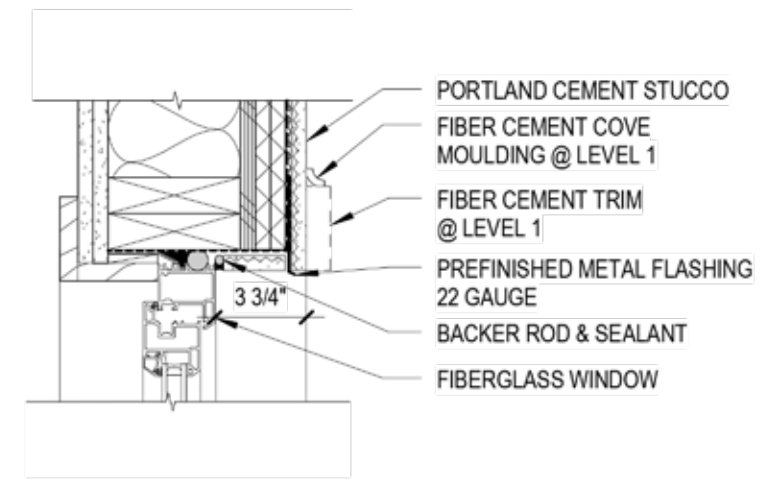
6



WINDOW HEAD @ BAY

1 1/2" = 1'-0"

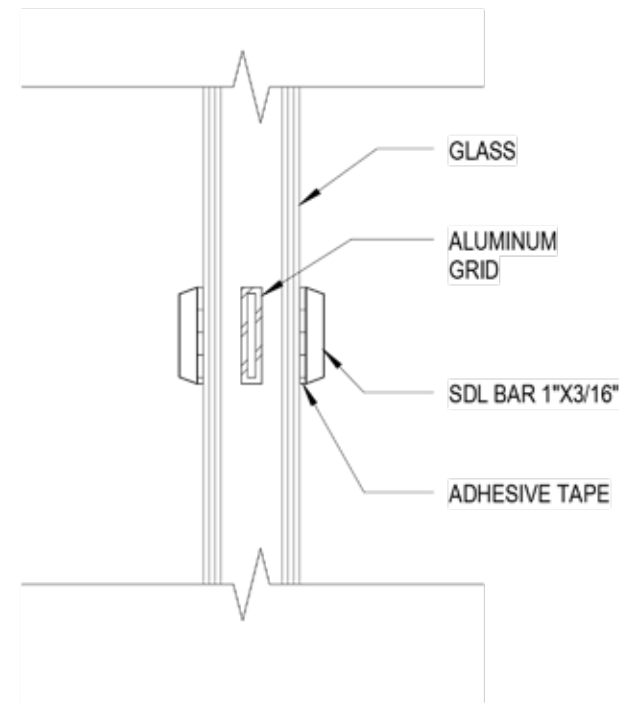
4



WINDOW HEAD @ STUCCO

1 1/2" = 1'-0"

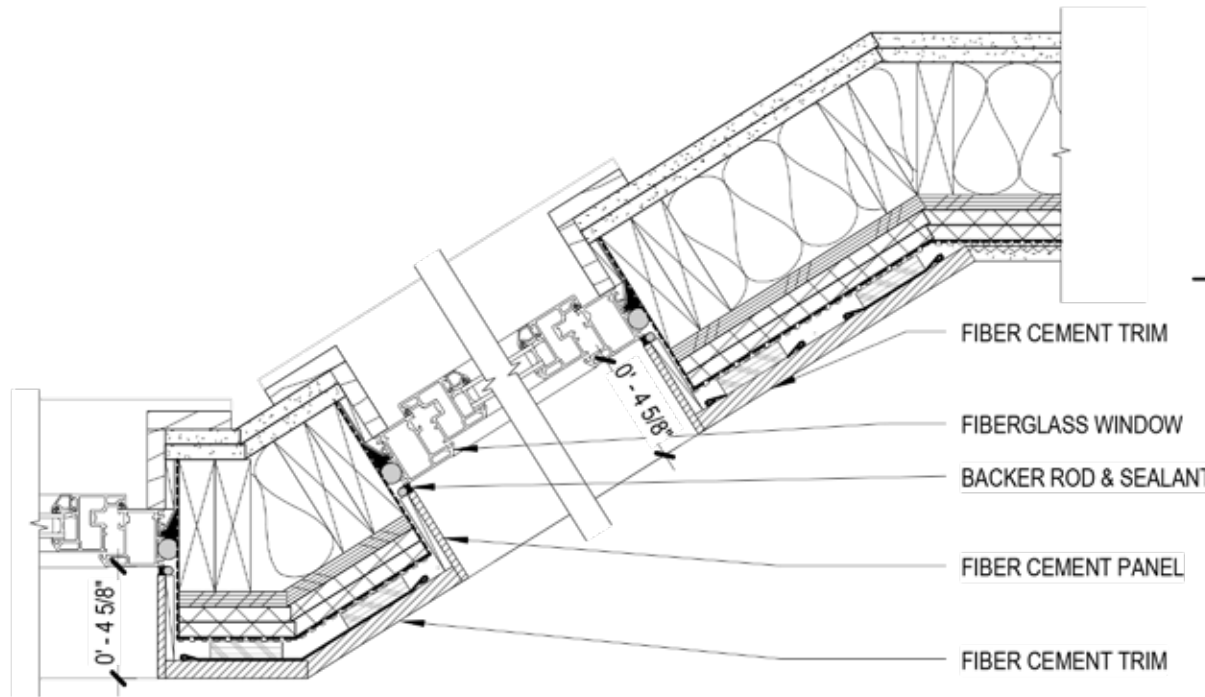
1



WINDOW MULLION

6" = 1'-0"

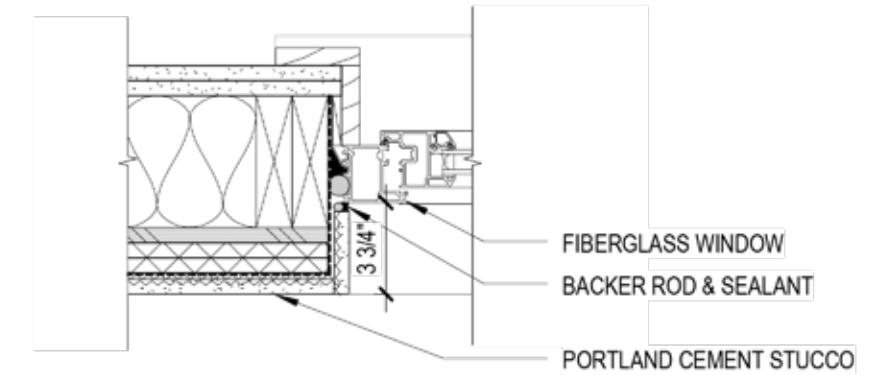
7



DR - WINDOW JAMB @ BAY

1 1/2" = 1'-0"

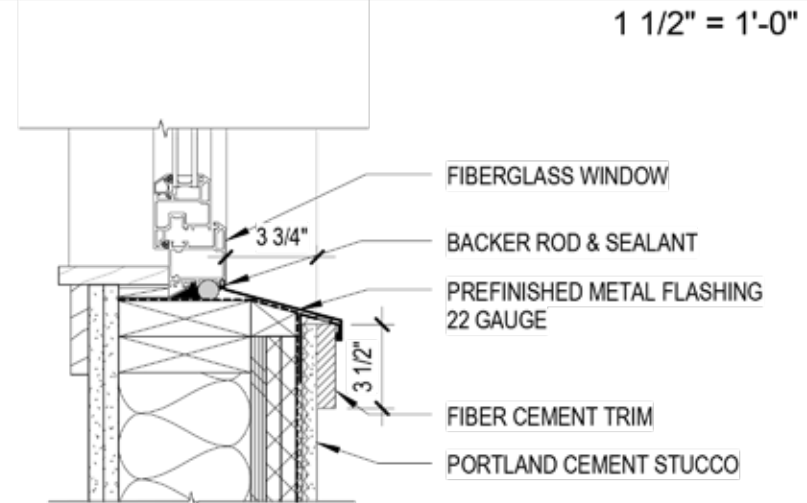
5



WINDOW JAMB @ STUCCO

1 1/2" = 1'-0"

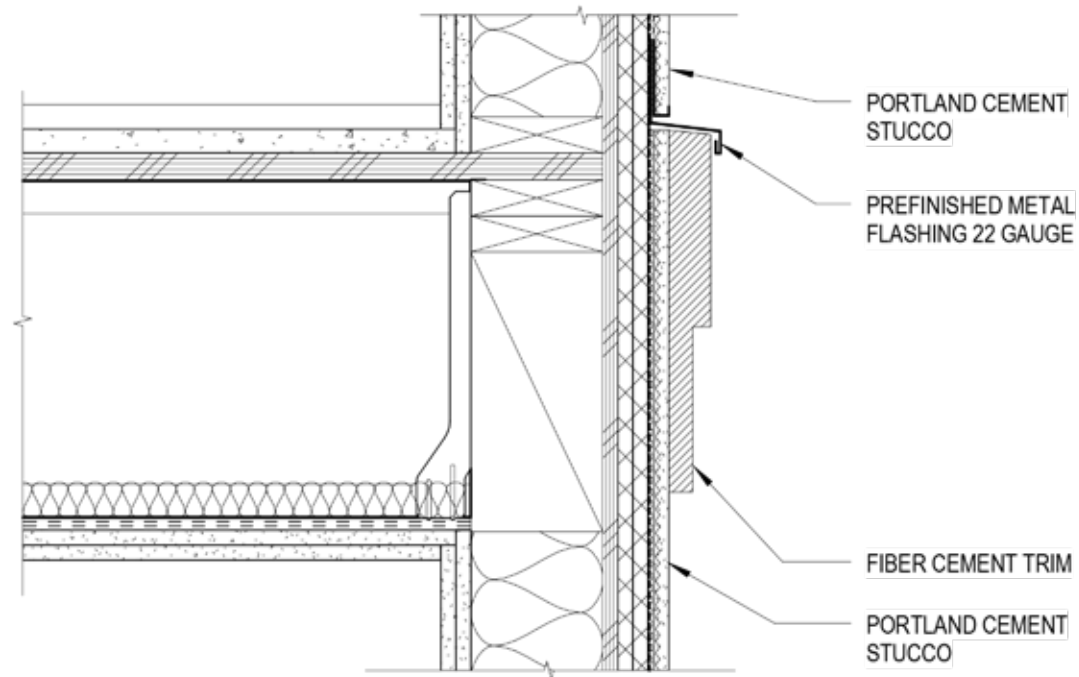
2



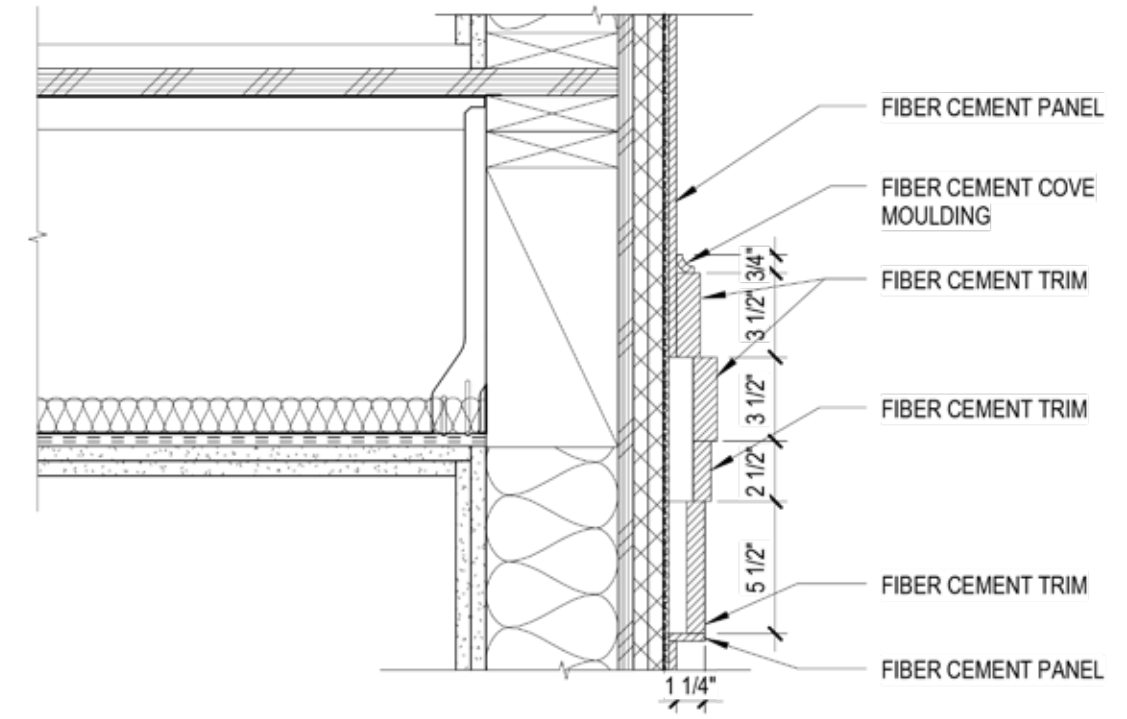
WINDOW SILL @ STUCCO

1 1/2" = 1'-0"

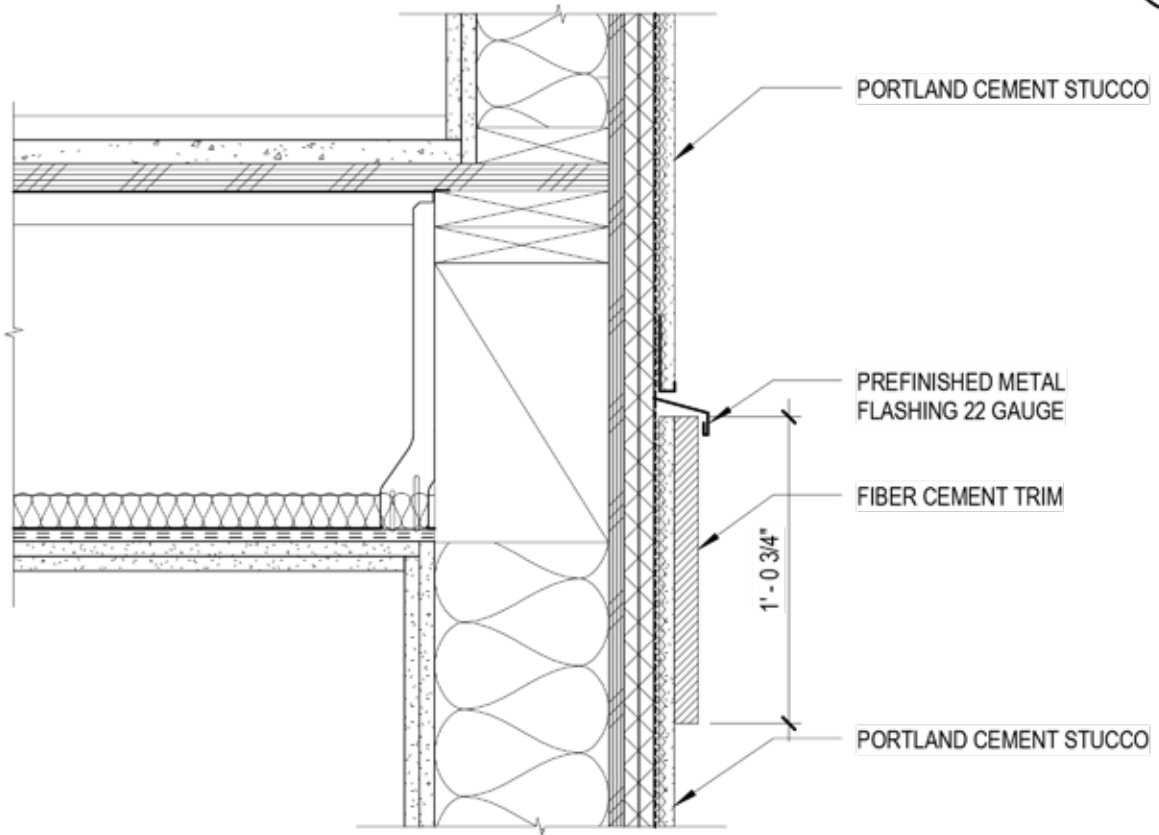
3



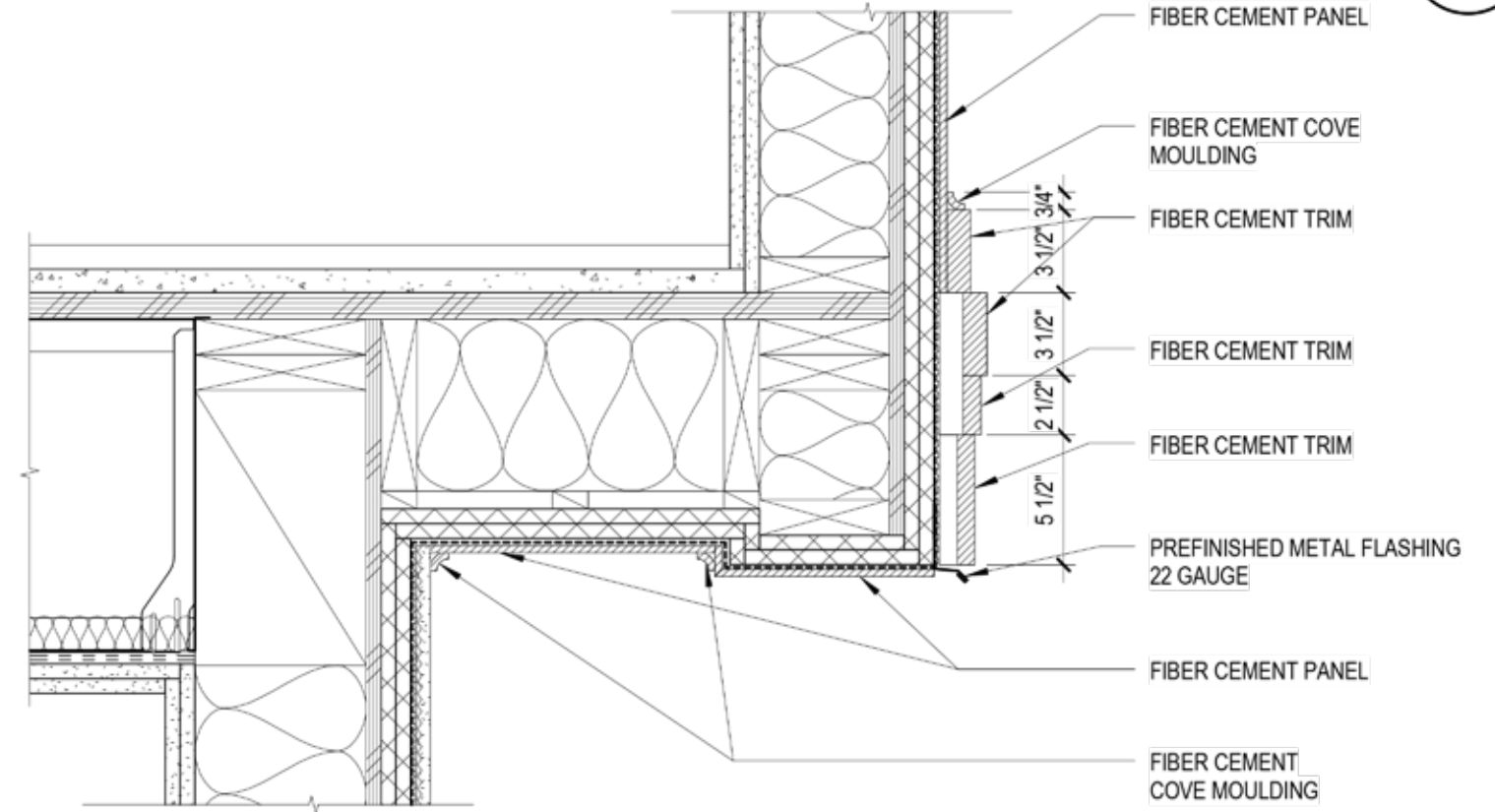
LEVEL 5 BAND @ STUCCO (3)
1 1/2" = 1'-0"



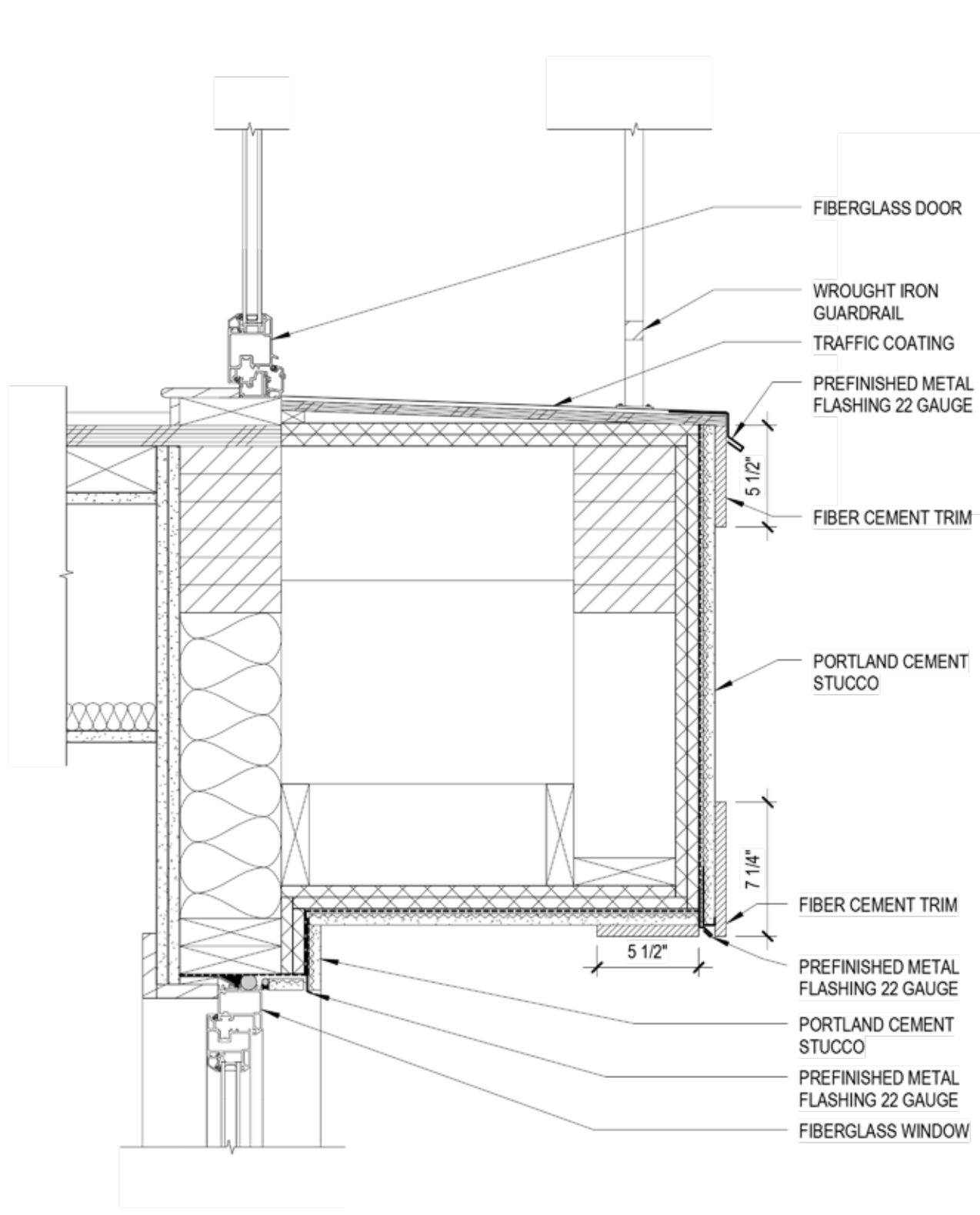
LEVELS 3-4 BAND @ BAYS (1)
1 1/2" = 1'-0"



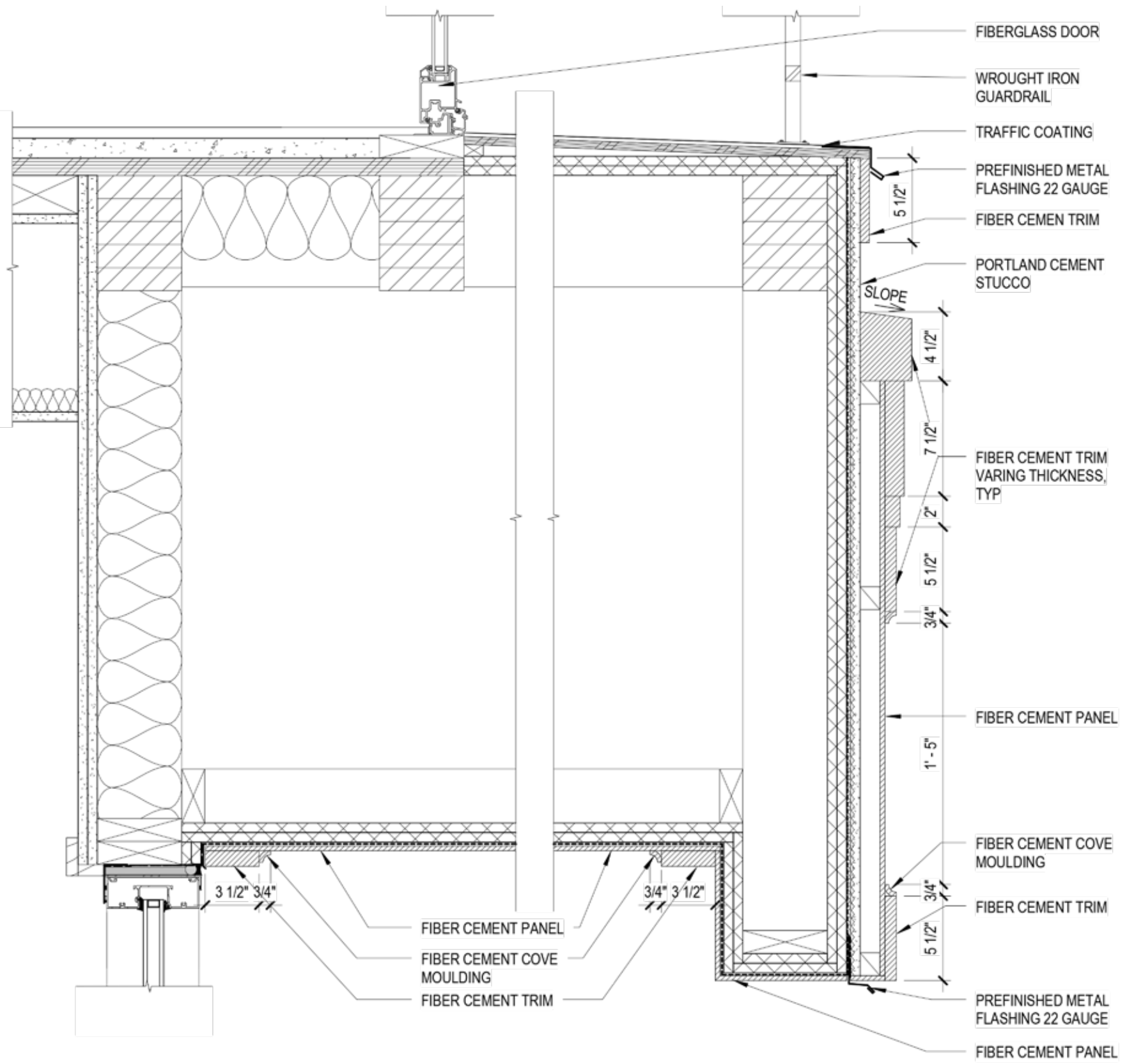
LEVEL 2 BAND @ STUCCO (4)
1 1/2" = 1'-0"



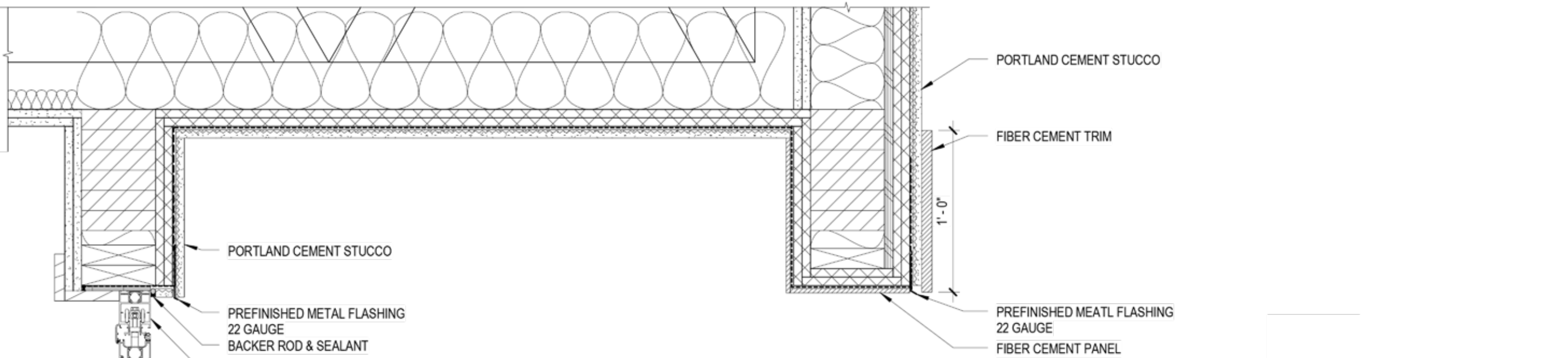
OVERHANG @ BAY (2)
1 1/2" = 1'-0"



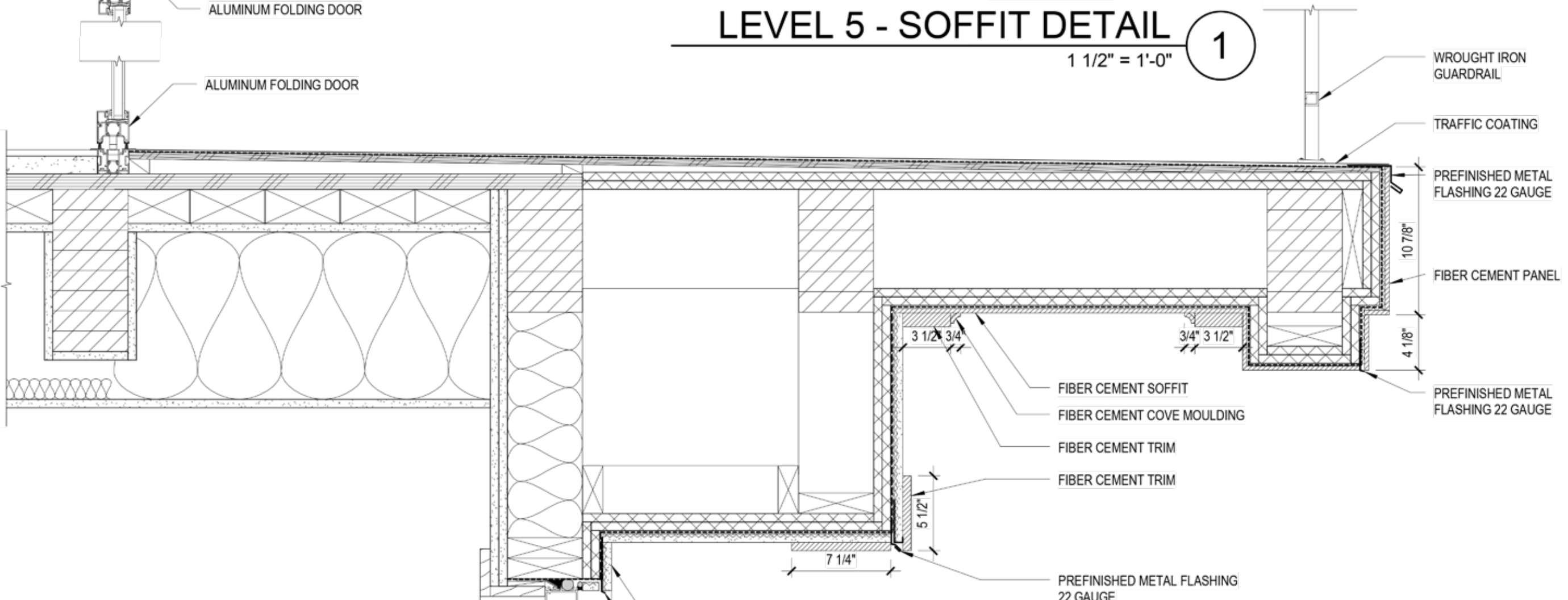
LEVEL 3&4 (2)
1 1/2" = 1'-0"



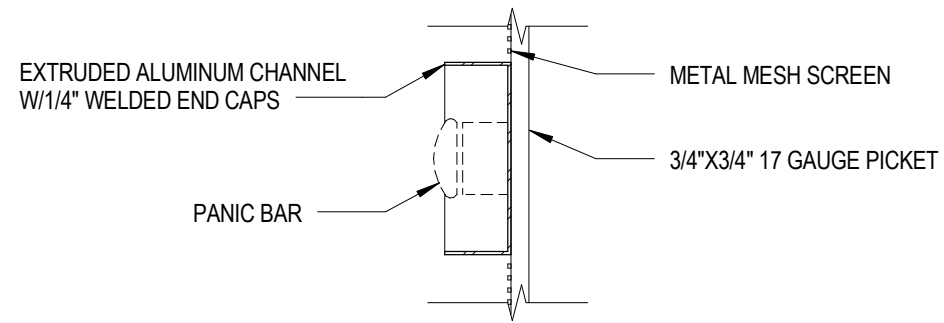
LEVEL 1 - SOFFIT DETAIL (1)
1 1/2" = 1'-0"



LEVEL 5 - SOFFIT DETAIL (1)
 1 1/2" = 1'-0"



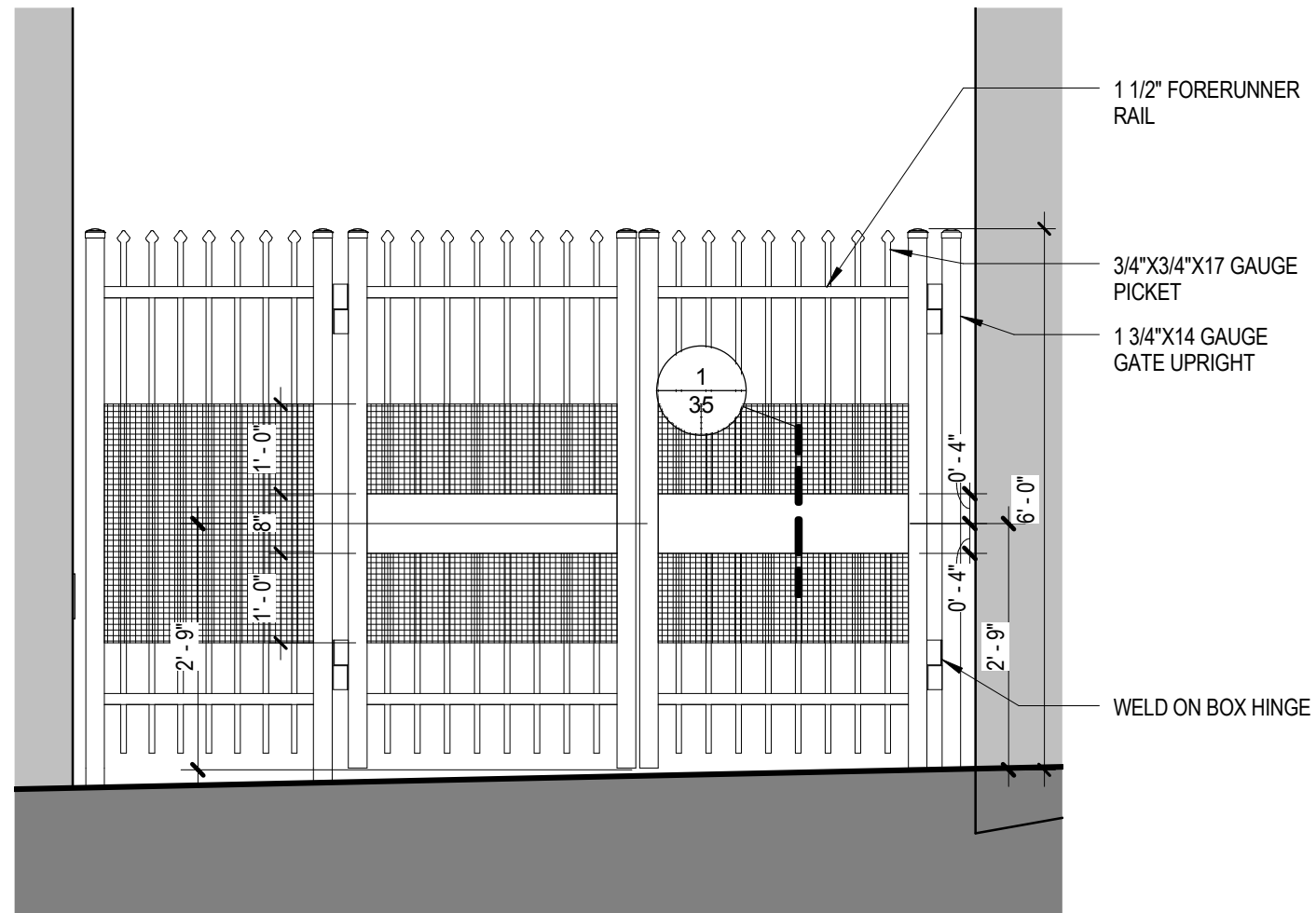
DR - LEVEL 5 - EXTERIOR DECK FLOOR (2)
 1 1/2" = 1'-0"



PANIC BAR DETAIL

1

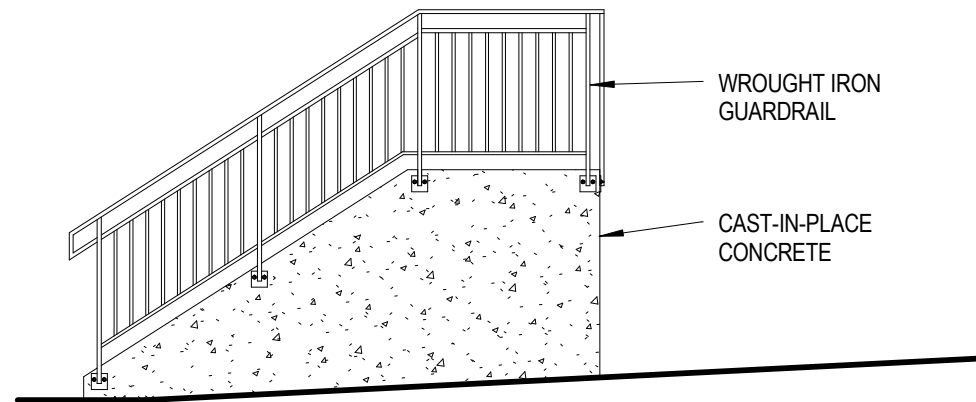
1 1/2" = 1'-0"



NORTH ELEVATION FENCE

2

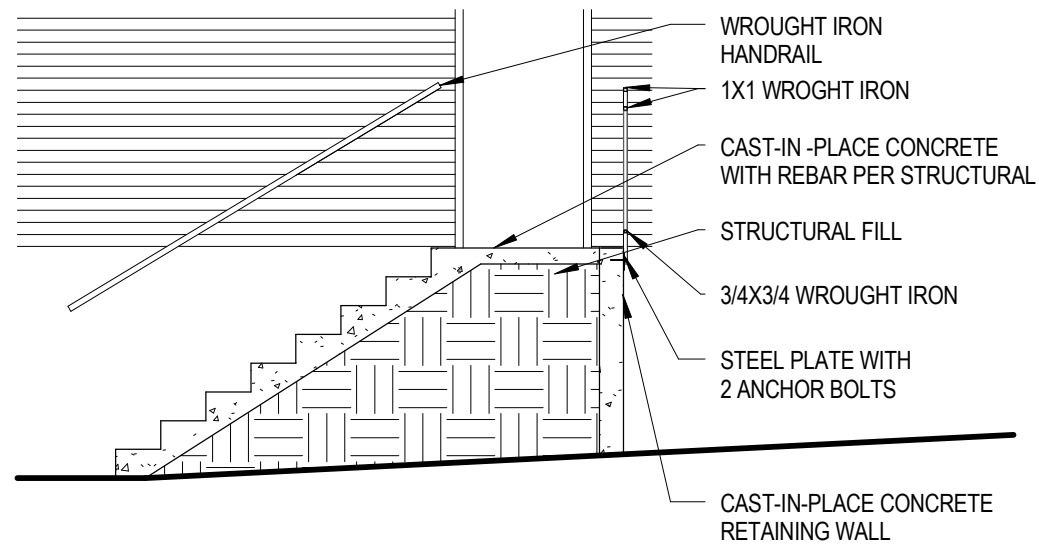
1/2" = 1'-0"



PROPOSED DECK ELEVATION

1/4" = 1'-0"

1



PROPOSED DECK SECTION

1/4" = 1'-0"

2



EXISTING DECK IMAGE 1



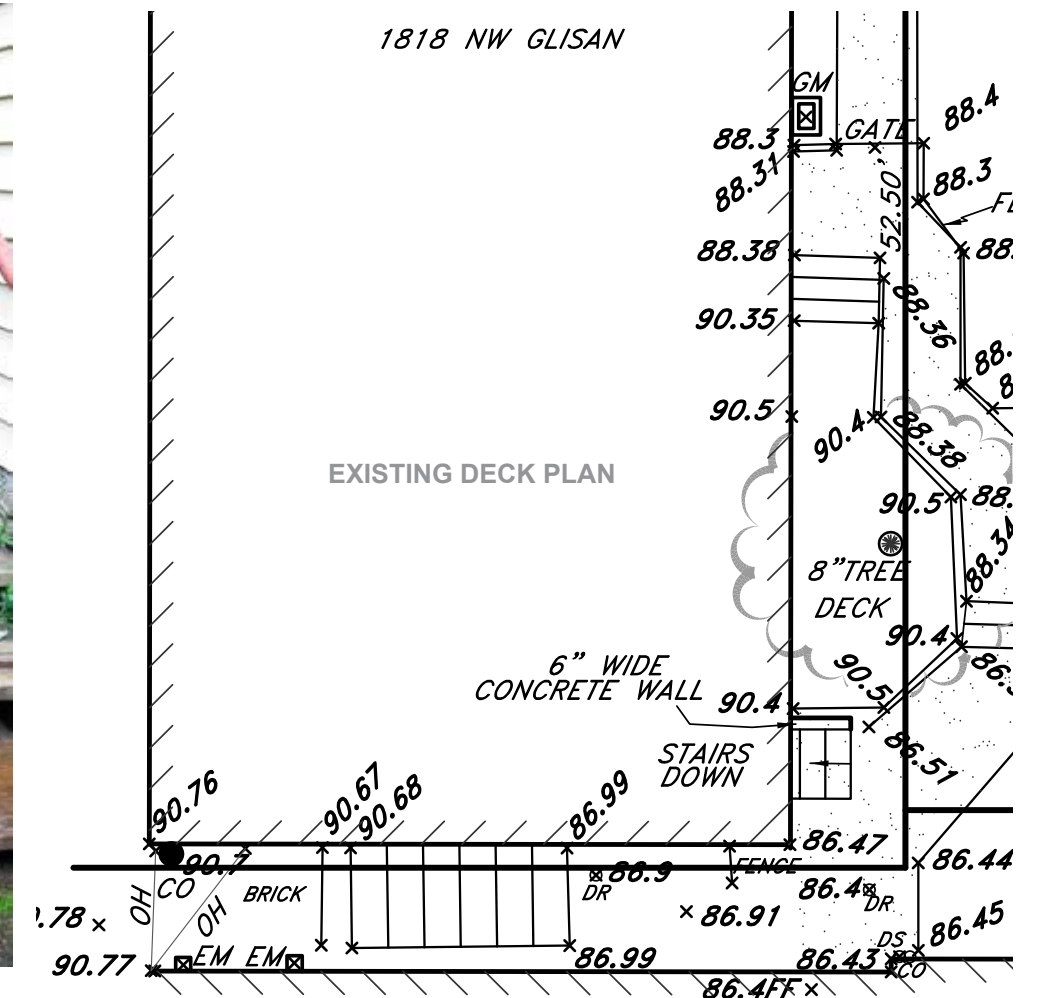
EXISTING DECK IMAGE 2



EXISTING DECK IMAGE 3

EXISTING STAIR INFO:

EXISTING STAIRS AND DECK WERE BUILT BY THE CURRENT OWNER IN 1998 AND LOCATED TO THE EAST SIDE OF THE 1818 NW GLISAN BUILDING. THE EXISTING CONDITION PLAN OF THE DECK IS SHOWN BELOW AND THE PROPOSED DECK PLAN IS SHOWN ON PAGE C12.





BEHIND AWNINGS

1/16" = 1'-0" 2

KEYNOTES

- 1 FIBERCEMENT AND METAL CORNICE, PAINT FINISH
- 2A PORTLAND CEMENT STUCCO: COLOR 1
- 2B PORTLAND CEMENT STUCCO: COLOR 2
- 2C PORTLAND CEMENT STUCCO: COLOR 3
- 3 FIBERGLASS WINDOW/DOOR BLACK
- 4 FIBERCEMENT TRIM & SMOOTH FINISH PANEL, PAINT FINISH
- 5 ALUMINIUM STOREFRONT SYSTEM
- 6 WROUGHT IRON RAILING
- 7 PAINTED HOLLOW METAL DOOR & FRAME
- 8 CANVAS AWNING
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- 11 FOLDING NANA WALL SYSTEM
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- 17 WROUGHT IRON FENCE & GATE
- 18 BRASS COW TONGUE
- 19 CONTROL JOINT

3
27



- T.O. PARAPET
157' - 3"
- B.O. ROOF TRUSS
150' - 9 1/2"
- LEVEL 5
141' - 8 1/4"
- LEVEL 4
132' - 5 1/2"
- LEVEL 3
123' - 2 3/4"
- LEVEL 2
114' - 0"
- STAIR 1 LEVEL
101' - 7 1/4"
- LEVEL 1
100' - 0"
- BASEMENT
91' - 0"



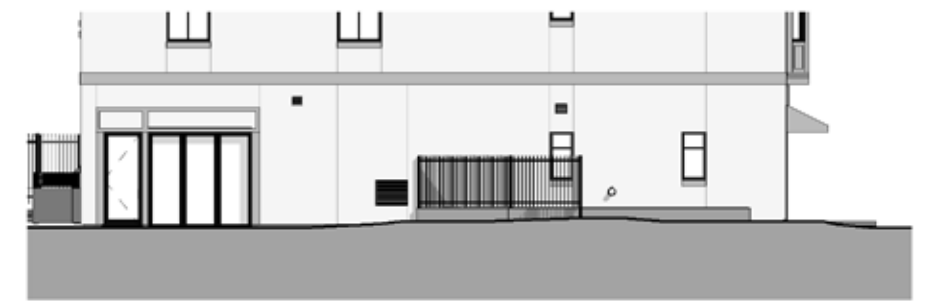
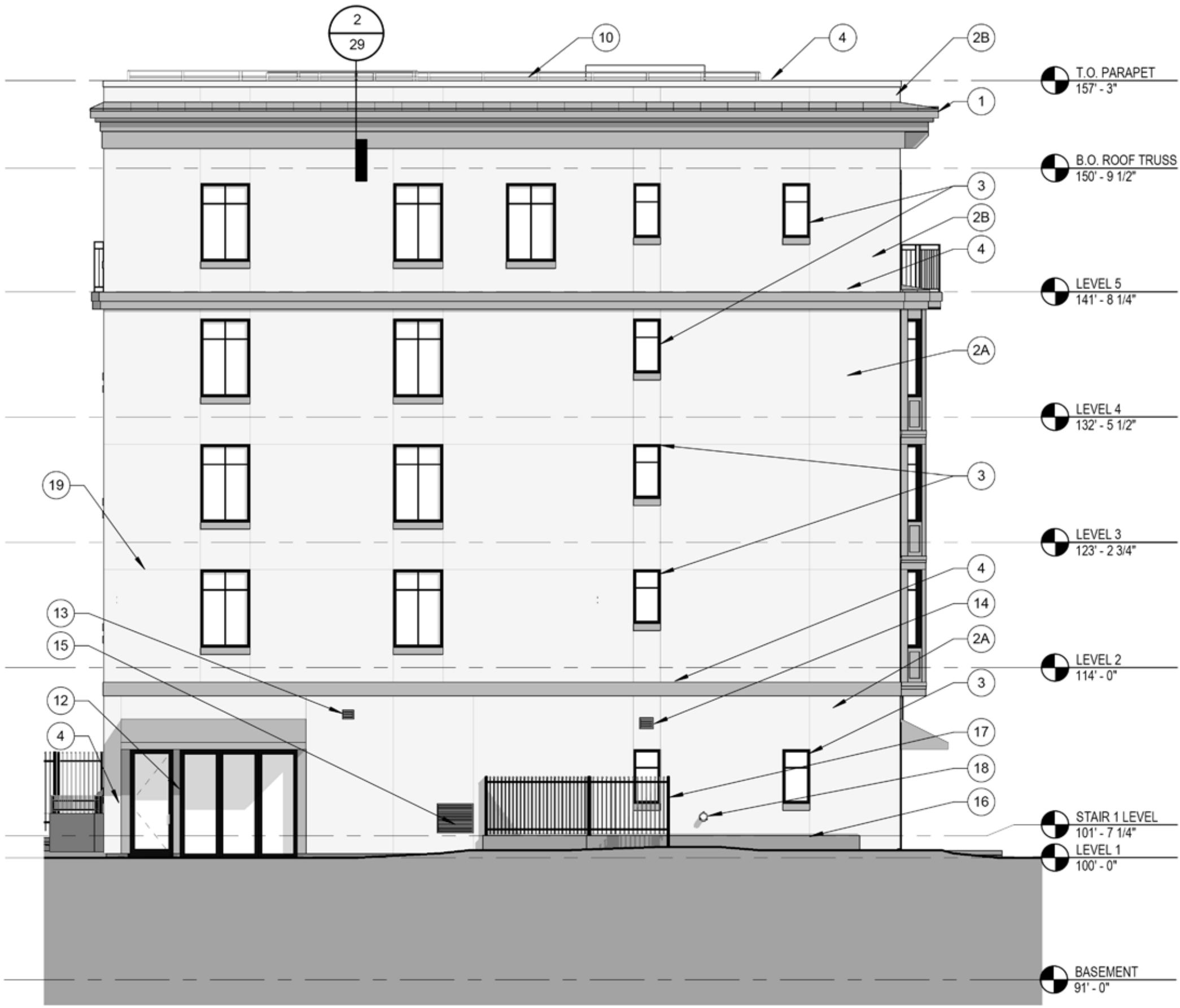
BEHIND AWNINGS

1/16" = 1'-0"

2

KEYNOTES

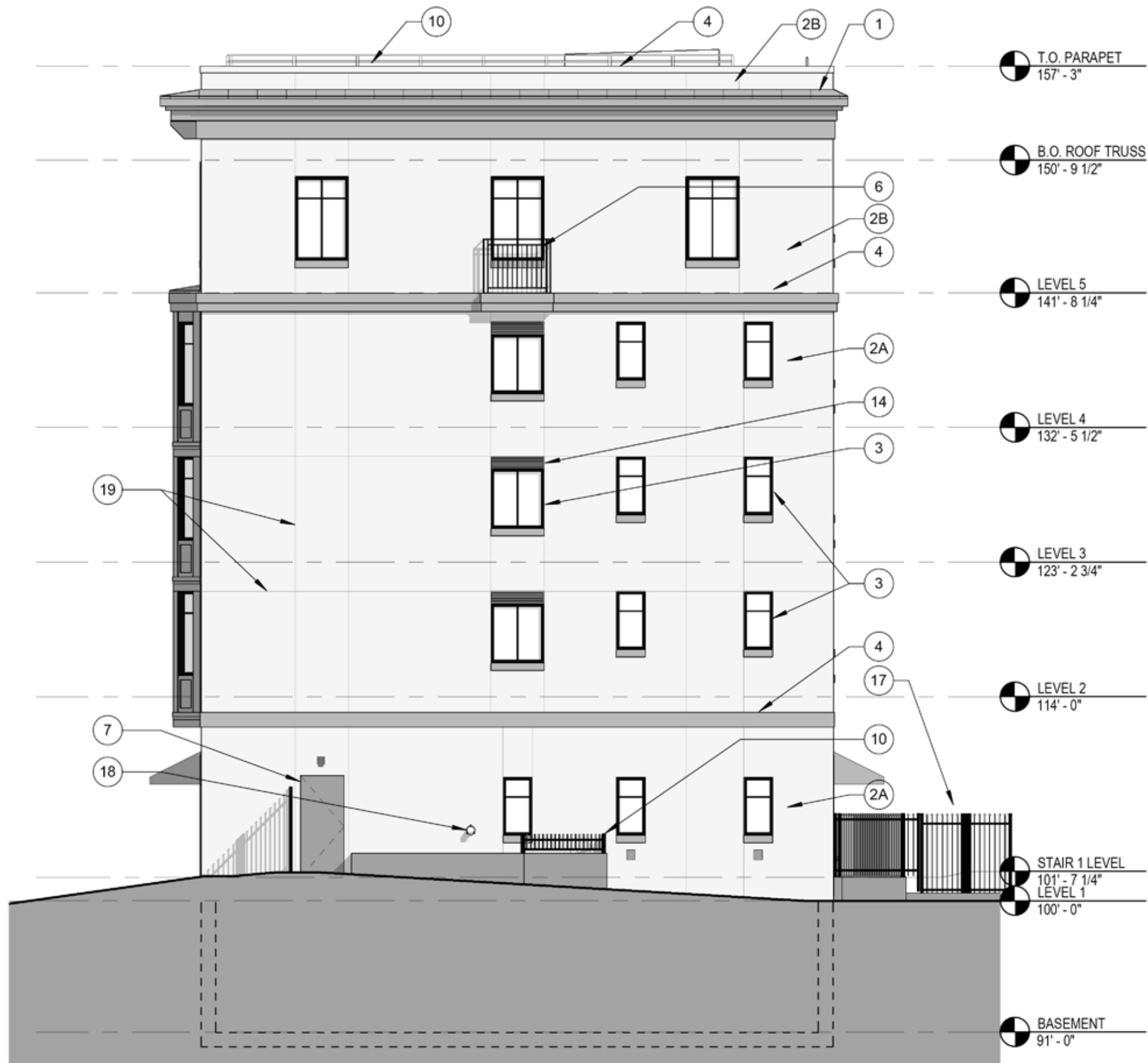
- 1 FIBERCEMENT AND METAL CORNICE, PAINT FINISH
- 2A PORTLAND CEMENT STUCCO: COLOR 1
- 2B PORTLAND CEMENT STUCCO: COLOR 2
- 2C PORTLAND CEMENT STUCCO: COLOR 3
- 3 FIBERGLASS WINDOW/DOOR BLACK
- 4 FIBERCEMENT TRIM & SMOOTH FINISH PANEL, PAINT FINISH
- 5 ALUMINIUM STOREFRONT SYSTEM
- 6 WROUGHT IRON RAILING
- 7 PAINTED HOLLOW METAL DOOR & FRAME
- 8 CANVAS AWNING
- 9 MECHANICAL LOUVER
- 10 GUARDRAIL
- 11 FOLDING NANA WALL SYSTEM
- 12 SLIDING NANA WALL SYSTEM
- 13 EXHAUST GRILL
- 14 INTAKE GRILL
- 15 LAUNDRY GRILL
- 16 CAST IN PLACE CONCRETE STORMWATER PLANTER
- 17 WROUGHT IRON FENCE & GATE
- 18 BRASS COW TONGUE
- 19 CONTROL JOINT



BEHIND AWNING 2
 1/16" = 1'-0"

KEYNOTES

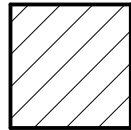
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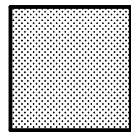
KEYNOTES

- 1 FIBERCEMENT AND METAL CORNICE, PAINT FINISH
- 2A PORTLAND CEMENT STUCCO: COLOR 1
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EAST ELEVATION
 SQUARE FOOTAGE =
 2,491 SF

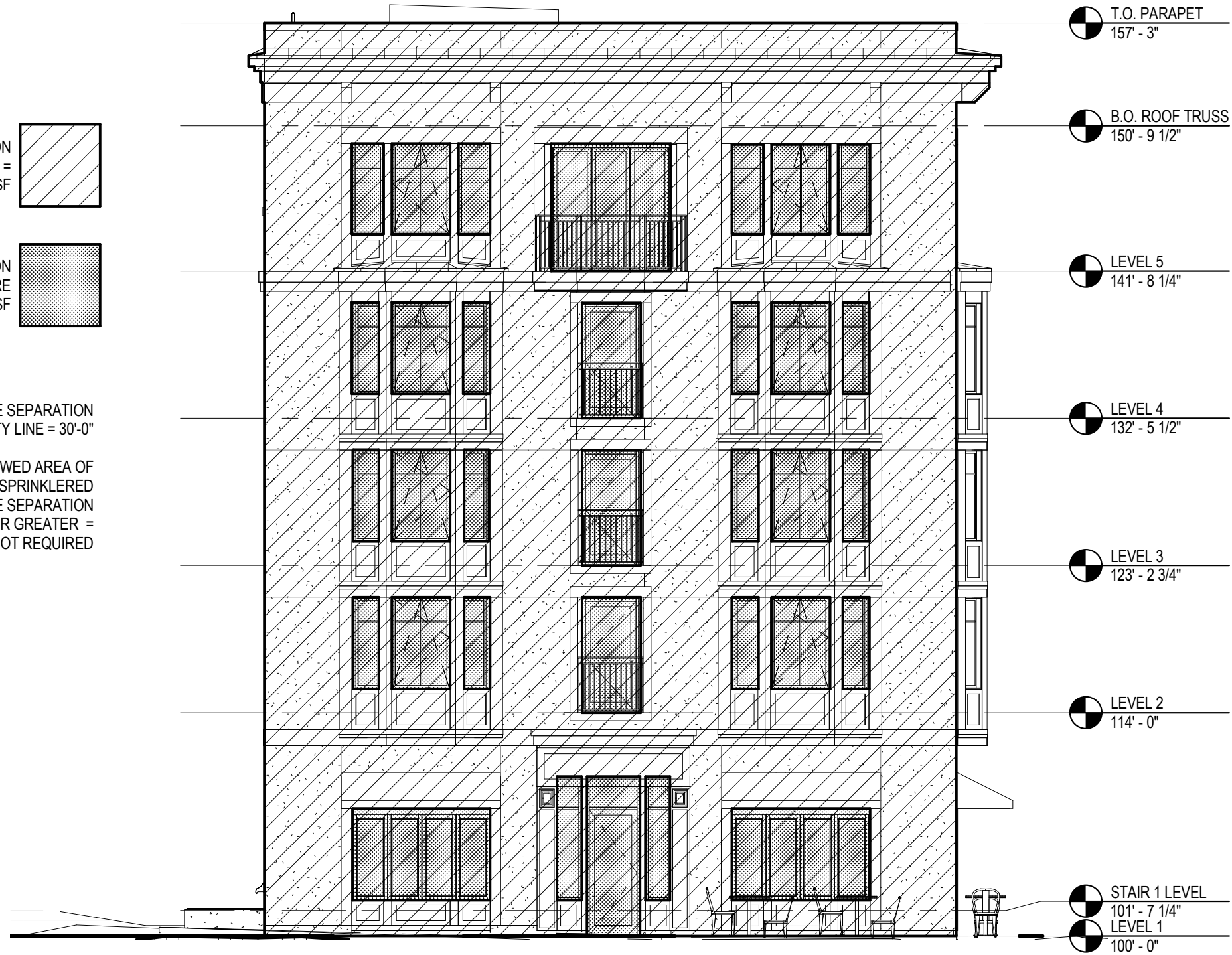


EAST ELEVATION
 WINDOW SQUARE
 FOOTAGE = 623 SF



WEST ELEVATION FIRE SEPARATION
 DISTANCE TO PROPERTY LINE = 30'-0"

MAXIMUM ALLOWED AREA OF
 UNPROTECTED, SPRINKLERED
 OPENINGS, FOR FIRE SEPARATION
 DISTANCE OF 30'-0" OR GREATER =
 NOT REQUIRED



T.O. PARAPET
 157' - 3"

B.O. ROOF TRUSS
 150' - 9 1/2"

LEVEL 5
 141' - 8 1/4"

LEVEL 4
 132' - 5 1/2"

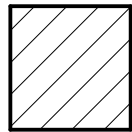
LEVEL 3
 123' - 2 3/4"

LEVEL 2
 114' - 0"

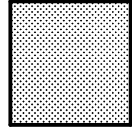
STAIR 1 LEVEL
 101' - 7 1/4"

LEVEL 1
 100' - 0"

NORTH ELEVATION
 SQUARE FOOTAGE =
 3,368 SF

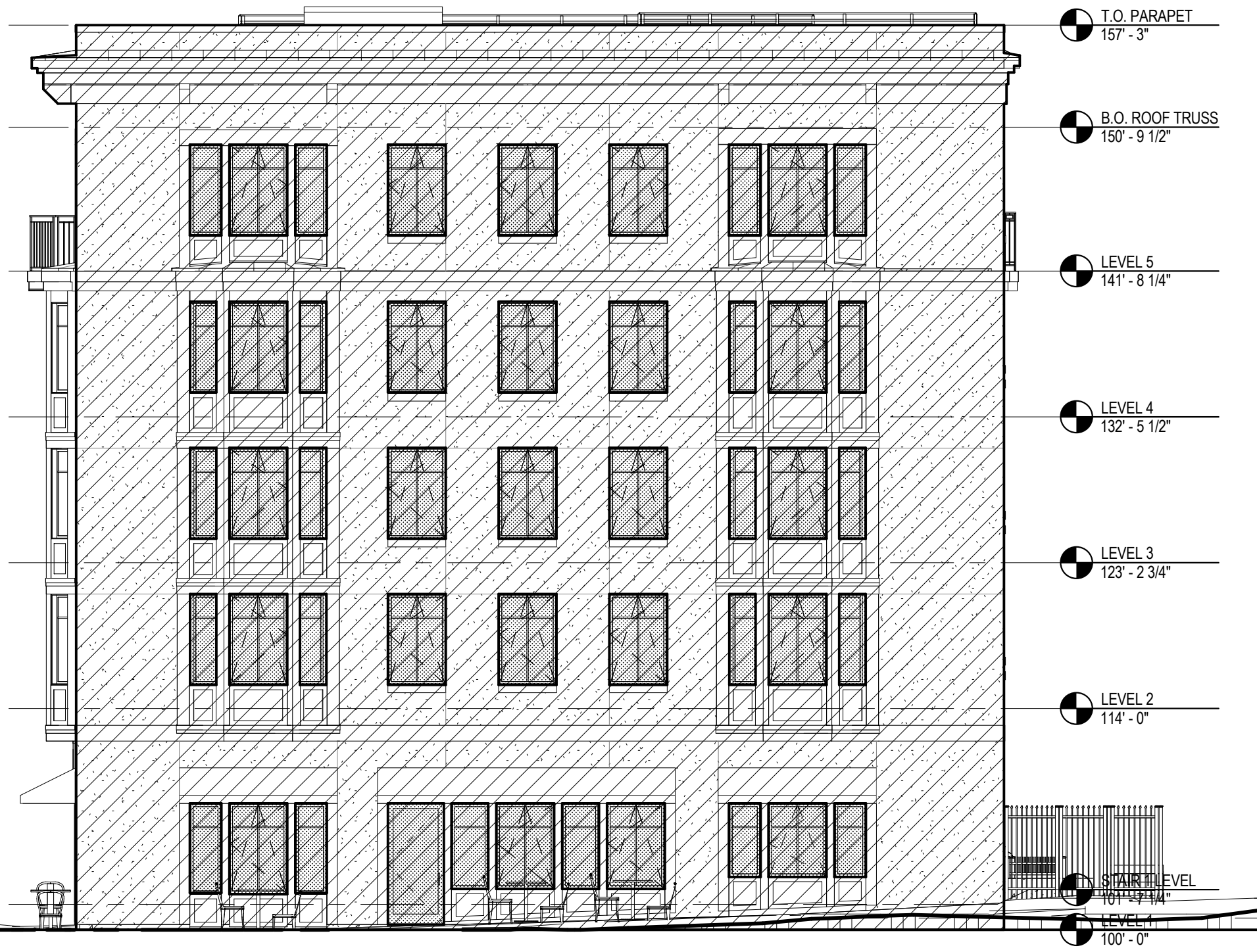


NORTH ELEVATION
 WINDOW SQUARE
 FOOTAGE = 754 SF



NORTH ELEVATION FIRE
 SEPARATION DISTANCE TO
 PROPERTY LINE = 30'-0"

MAXIMUM ALLOWED AREA OF
 UNPROTECTED SPRINKLERED
 OPENINGS, FOR FIRE SEPARATION
 DISTANCE OF GREATER THAN 30'-0"
 = NOT REQUIRED



- T.O. PARAPET
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- LEVEL 4
132' - 5 1/2"
- LEVEL 3
123' - 2 3/4"
- LEVEL 2
114' - 0"
- STAIR LEVEL
101' - 7 1/4"
- LEVEL 1
100' - 0"



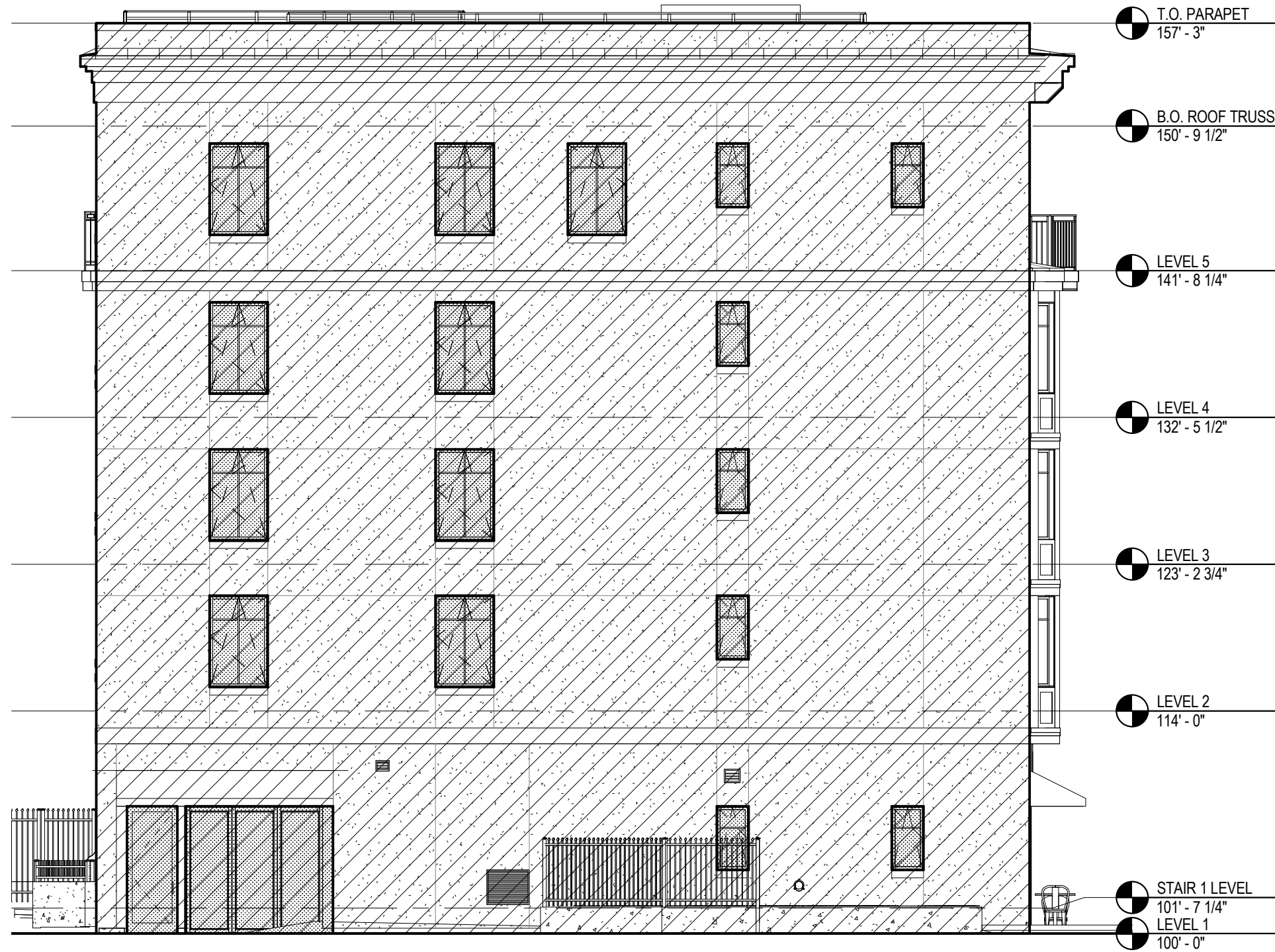
SOUTH ELEVATION
SQUARE FOOTAGE =
3,368 SF

SOUTH ELEVATION
WINDOW SQUARE
FOOTAGE = 345 SF

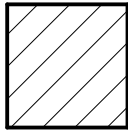
SOUTH ELEVATION FIRE
SEPARATION DISTANCE TO
PROPERTY LINE = 5'-0"

MAXIMUM ALLOWED AREA OF
UNPROTECTED SPRINKLERED
OPENINGS, FOR FIRE
SEPARATION DISTANCE OF 5 TO
LESS THAN 10 FEET = 25%

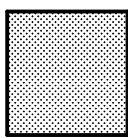
345 SF WINDOWS SF / 3,368 SF
WALL = .102 = 10.2% (ALLOWED)



SOUTH ELEVATION
SQUARE FOOTAGE =
2,491 SF



SOUTH ELEVATION
WINDOW SQUARE
FOOTAGE = 180 SF



WEST ELEVATION FIRE SEPARATION
DISTANCE TO PROPERTY LINE = 3'-10"

MAXIMUM ALLOWED AREA OF
UNPROTECTED, SPRINKLERED
OPENINGS, FOR FIRE SEPARATION
DISTANCE OF 3 TO LESS THAN 5 FEET =
15%

180 SF WINDOWS SF / 2,491 SF WALL =
.072 = 7.2% (ALLOWED)

