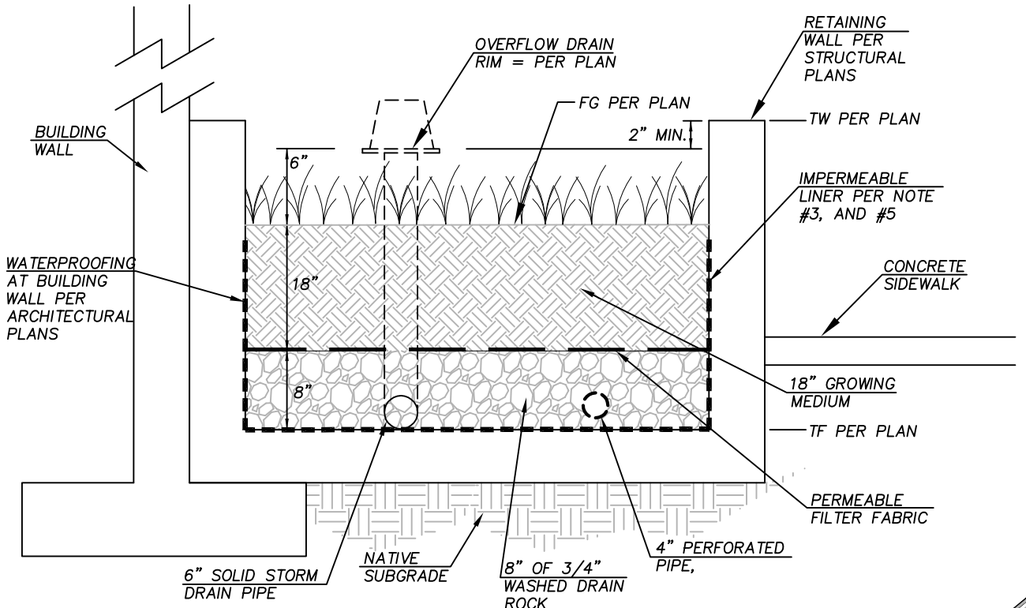
SEVEN CORNERS
COMMUNITY COLLABORATIVE

1949 Southeast Division Street
Portland, Oregon
LU 16-125731

waterleaf
architecture, interiors + planning

SHEET INDEX



1 STORMWATER FLOW-THROUGH PLANTER

NTS

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.

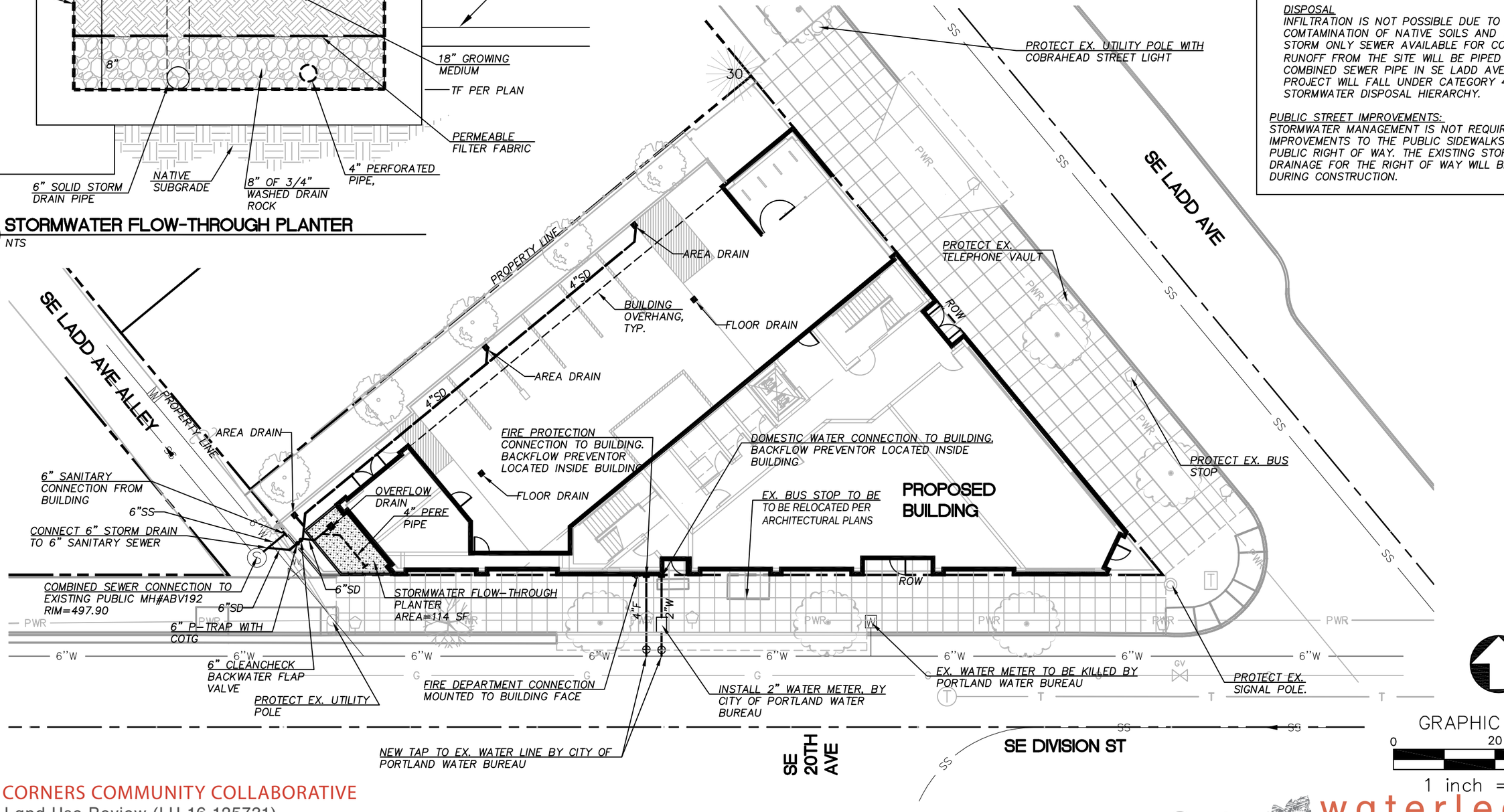
STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY/WATER QUANTITY
WATER QUALITY AND QUANTITY CONTROL IS MET WITH 6,681 SF OF ECOROOF AND A FLOW-THROUGH PLANTER. THE PLANTER IS SIZED TO TREAT 1,018 SF OF IMPERVIOUS AREA. A SPECIAL CIRCUMSTANCE IS BEING REQUESTED FOR THE REMAINING 682 SF OF GROUND LEVEL IMPERVIOUS AREA THAT CANNOT BE TREATED.

DISPOSAL
INFILTRATION IS NOT POSSIBLE DUE TO COMTAMINATION OF NATIVE SOILS AND THERE ARE NO STORM ONLY SEWER AVAILABLE FOR CONNECTION. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE 10" COMBINED SEWER PIPE IN SE LADD AVE ALLEY. 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.



SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Utility Plan

SHEET LEGEND

ITEM	DESCRIPTION
	STORMWATER FLOW THROUGH PLANTER
499	EXISTING CONTOUR
G XXX.XX	GRADE AT GUTTER
TC XXX.XX	GRADE AT TOP OF CURB
TP XXX.XX	GRADE AT TOP OF FOOTING
TF XXX.XX	GRADE AT TOP OF PAVEMENT
FF XX.XX	FINISH FLOOR ELEVATION
FG XXX.XX	FINISHED GRADE
TW XXX.XX	GRADE AT TOP OF WALL
EG XXX.XX	EXISTING GRADE
(E)	EXISTING
X.X%	SLOPE ARROW

SE LADD AVE

SE LADD AVE ALLEY

PROPERTY LINE

PROPERTY LINE

GRADE BREAK

GRADE BREAK

GRADE BREAK

BUILDING OVERHANG, TYP.

PROPOSED BUILDING

ROW

ROW

STORMWATER FLOW-THROUGH PLANTER AREA=114 SF

SE DIVISION ST

SE 20TH AVE

TC(E) 499.16
G(E) 498.82

TP(E) 499.92

TC 499.17
G 499.09

TP 499.81

TC 499.40
G 499.32

TC(E) 499.73
G(E) 499.40

TC(E) 500.03
G(E) 499.78

TP(E) 499.94

EG 500.23

TP 500.14

TP 500.14

TP 499.92

TP 500.15

TP 500.04

RIM 500.05

EG 500.85

TP 500.14

RIM 499.89

RIM 499.95

TP 500.14

TP 500.14

TP 500.14

EG 499.40

TP 498.41

RIM 498.25

TP(E) 497.70

TP(E) 498.02

TP 498.33

TP 498.33

TP 498.33

RIM(E) 497.90

TP(E) 497.70

TP 498.90

TP 500.14

TP 500.14

TP 499.94

TP 500.08

TP 499.56

TP 499.85

TP 499.40

TC(E) 497.95
G(E) 497.62

TC 498.73
G 498.40

TC(E) 499.18
G(E) 498.85

TC(E) 499.62
G(E) 499.29

0.5%
1.1%
1.0%
5.0%
1.0%
4.8%
1.5%
1.0%
3.8%
5.6%
1.5%
0.5%
1.9%
0.5%
1.5%
4.9%
5.1%
1.5%

GRAPHIC SCALE
0 20 40
1 inch = 20 ft.

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Grading Plan

waterleaf
architecture, interiors + planning

PLANT LEGEND

EXISTING TREE TO REMAIN

L3 BUFFER PLANTING

TREES

AMELANCHIER LAEVIS 'SNOWCLOUD'
SNOWCLOUD SERVICEBERRY; 1.5" CAL.; B&B;
(MATURE SIZE: 12'-15' CANOPY WIDTH, 20-24' HEIGHT)

SHRUBS & GROUNDCOVER

LIRIOPE MUSCARI 'SILVERY SUNPROOF'
SILVERY SUNPROOF LILYTURF; 18" O.C. SPACING; 1 GAL. CONT.

POLYSTICHUM MUNITUM
WESTERN SWORD FERN; SPACING AS SHOWN; 2 GAL. CONT.

TAXUS X MEDIA 'HICKSII'
HICK'S YEW; SPACING AS SHOWN; 6' HEIGHT

CORNUS STOLONIFERA 'FARROW'
ARCTIC FIRE DOGWOOD; SPACING AS SHOWN; 5 GAL. CONT.

RAISED PLANTERS

TRACHELOSPERMUM JASMINOIDES 'MADISON'
MADISON STAR JASMINE; SAPCE AS SHOWN; 1 GAL. CONT.,
STAKED VINE PLANTING

CAREX TESTACEA
ORANGE NEW ZEALAND SEDGE; 18" O.C. SPACING; 1 GAL. CONT.

IRIS TENAX
OREGON IRIS; INTERPLANT IN GROUPINGS OF (3) 4" POTS

TREE WELL PLANTING

CORNUS SERICEA 'KELSEYI'
KELSEY RED-TWIG DOGWOOD; SPACING AS SHOWN; 1 GAL. CONT.

PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'
LITTLE BUNNY DWARF FOUNTAIN GRASS; 12" O.C. SPACING; 1 GAL. CONT.

STORMWATER PLANTER

CAREX MORROWII 'SILVER SCEPTRE'
SILVER SCEPTER SEDGE; 12" O.C. SPACING; 1 GAL. CONT.
INTERPLANT WITH GROUPINGS OF 3-5 IRIS TENAX, 4" POTS

CAREX TESTACEA
ORANGE NEW ZEALAND SEDGE; 12" O.C. SPACING; 1 GAL. CONT.

CORNUS STOLONIFERA 'FARROW'
ARCTIC FIRE DOGWOOD; SPACING AS SHOWN; 3 GAL. CONT.
(INTERPLANT BETWEEN CAREX)

KEY NOTES

1. STORMWATER PLANTER.
2. L3 BUFFER PLANTING.
3. PROPOSED FENCE. REFER TO ARCHITECTURAL DRAWINGS.
4. BARK MULCH.
5. RAISED PLANTER BELOW TRELLIS. TIE OFF VINE PLANTING TO TRELLIS TO MAINTAIN FORM OF PLANT.
6. RAISED PLANTER, REFER TO ARCHITECTURAL DRAWINGS.
7. IRRIGATION TO BE PROVIDED BY HAND WATERING DURING PLANT ESTABLISHMENT PERIOD.

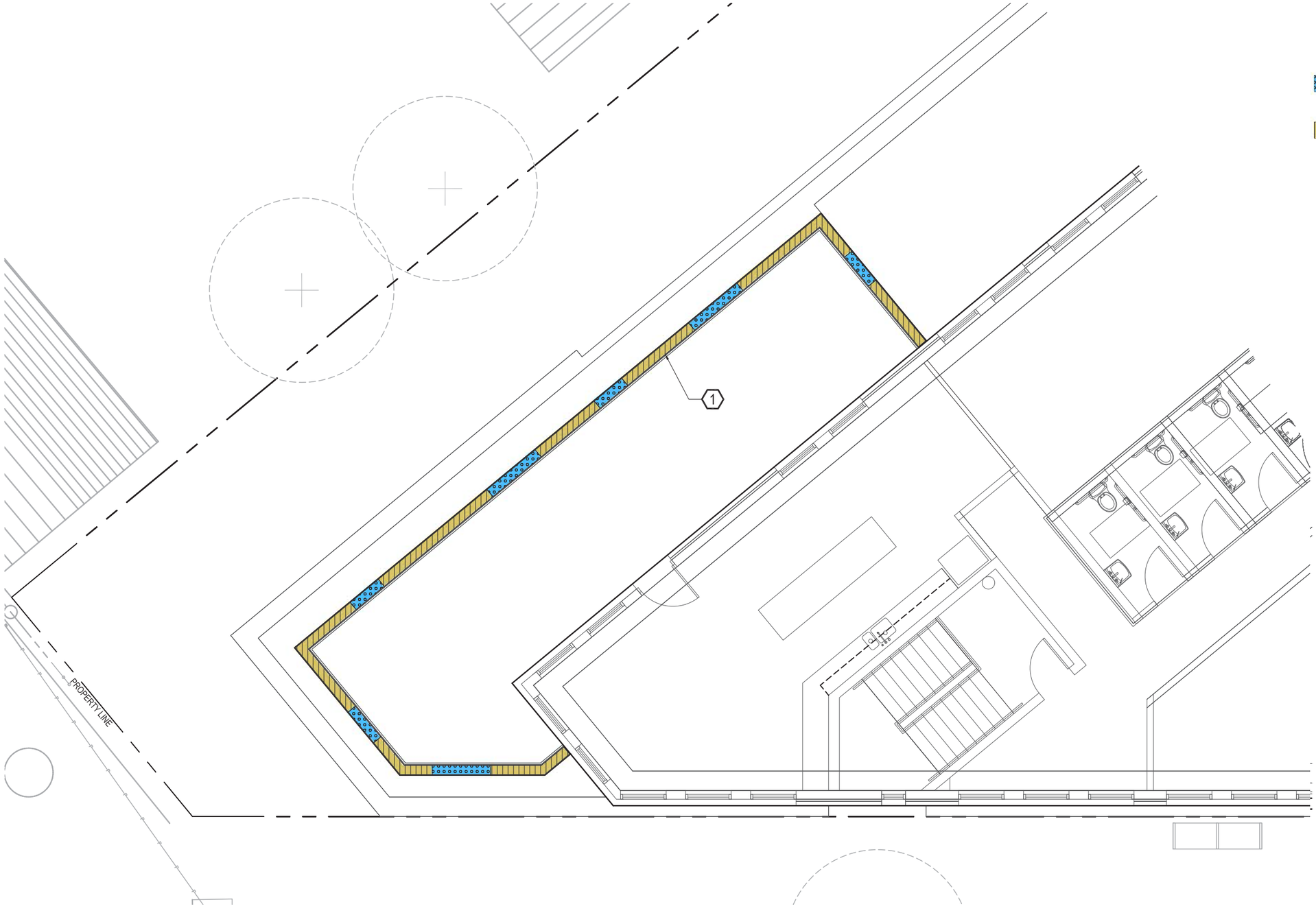
GENERAL NOTES

1. PLANTING UNDER STRUCTURE WILL REQUIRE YEAR ROUND IRRIGATION, EITHER BY HAND WATERING OR A FULLY AUTOMATIC IRRIGATION SYSTEM.

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Landscape Plan - Ground Floor

C.3 GREENWORKS

waterleaf
architecture, interiors + planning



PLANT LEGEND

ROOF DECK

PERENNIAL MIX - 12" O.C. SPACING; 1 GAL. CONT.
MIX THE FOLLOWING PERENNIAL SHRUBS IN GROUPS OF 1, 2, OR 3:
-RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTURM'
-PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'

PENNISETUM ALOPECUROIDES 'HAMELN'
DWARF FOUNTAIN GRASS; 30" O.C. SPACING; 1 GAL. CONT.

KEY NOTES

1 ROOF DECK PLANTER BOX.

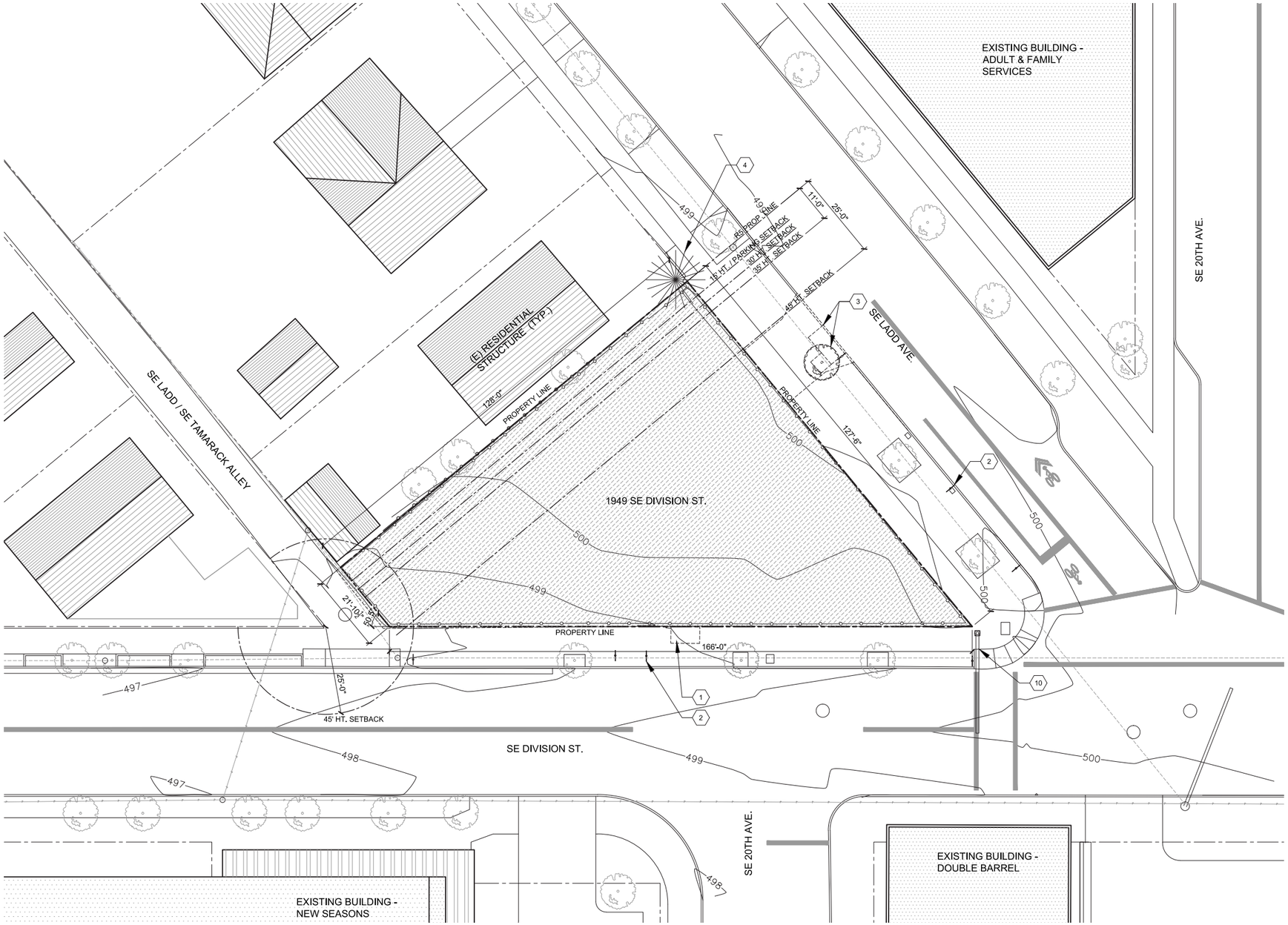
0' 2' 4' 8'

N

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Landscape Plan - Fourth Floor Roof Deck

C.4 GREENWORKS

waterleaf
architecture, interiors + planning



KEYNOTES

1. RELOCATE BUS SHELTER. COORDINATE WITH TRIMET
2. EXISTING TRANSIT STOP TO REMAIN
3. REMOVE TREE AND CUT CONCRETE FOR NEW DRIVEWAY
4. EXISTING LARGE EVERGREEN ON NEIGHBOR'S PROPERTY TO REMAIN

LEGEND

- PROPERTY LINE
- EXISTING CHAIN FENCE TO BE REMOVED
- ITEM TO BE REMOVED
- AREA OF ASPHALT TO BE REMOVED
- EXISTING TREE TO REMAIN

SEVEN CORNERS COMMUNITY COLLABORATIVE

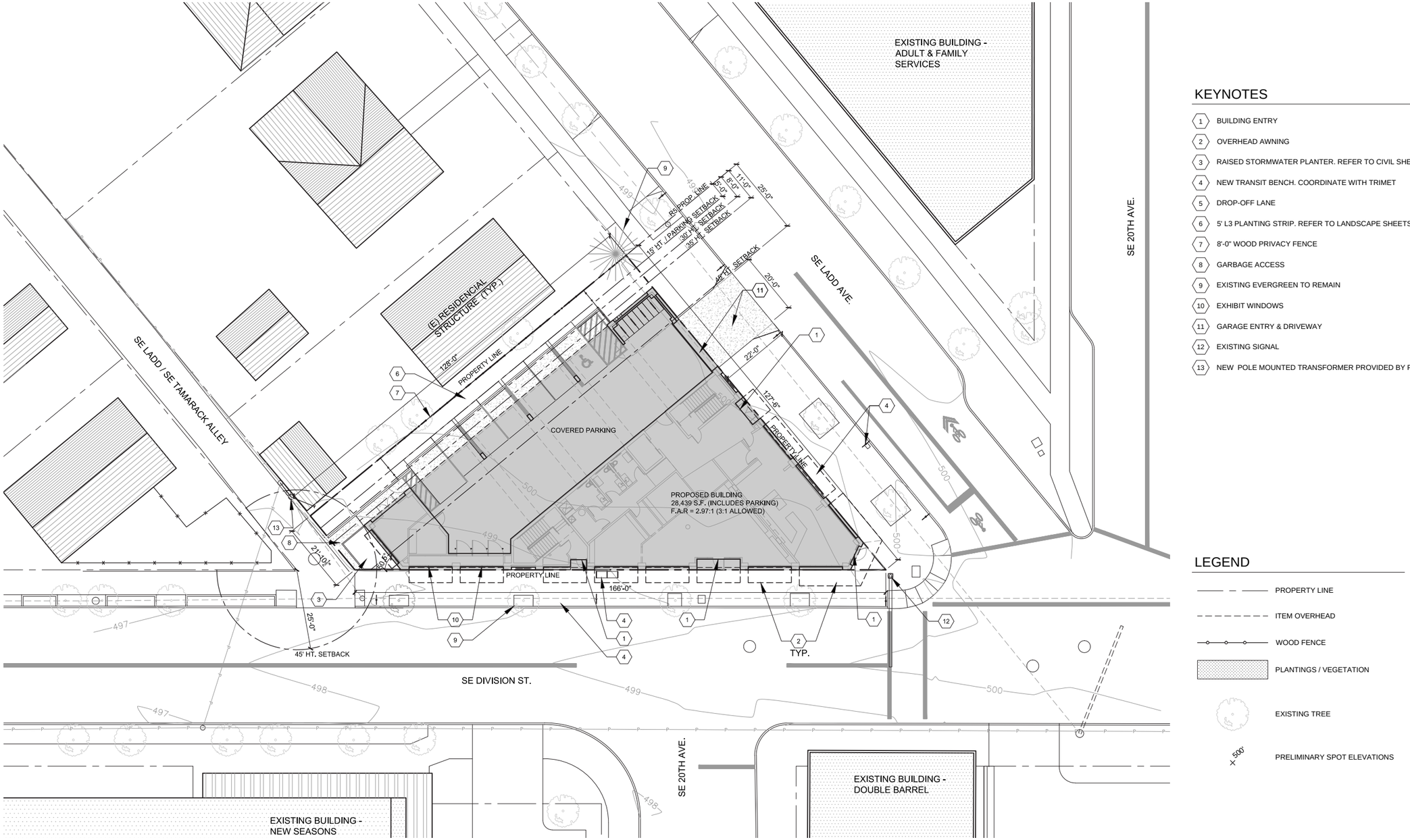
Type III Land Use Review (LU 16-125731)

Existing Site Plan

Scale: 1/32" = 1'-0"

N

waterleaf
architecture, interiors + planning



KEYNOTES

1. BUILDING ENTRY
2. OVERHEAD AWNING
3. RAISED STORMWATER PLANTER. REFER TO CIVIL SHEETS
4. NEW TRANSIT BENCH. COORDINATE WITH TRIMET
5. DROP-OFF LANE
6. 5' L3 PLANTING STRIP. REFER TO LANDSCAPE SHEETS
7. 8'-0" WOOD PRIVACY FENCE
8. GARBAGE ACCESS
9. EXISTING EVERGREEN TO REMAIN
10. EXHIBIT WINDOWS
11. GARAGE ENTRY & DRIVEWAY
12. EXISTING SIGNAL
13. NEW POLE MOUNTED TRANSFORMER PROVIDED BY PGE

LEGEND

- PROPERTY LINE
- ITEM OVERHEAD
- WOOD FENCE
- PLANTINGS / VEGETATION
- EXISTING TREE
- 500' PRELIMINARY SPOT ELEVATIONS

SEVEN CORNERS COMMUNITY COLLABORATIVE

Type III Land Use Review (LU 16-125731)

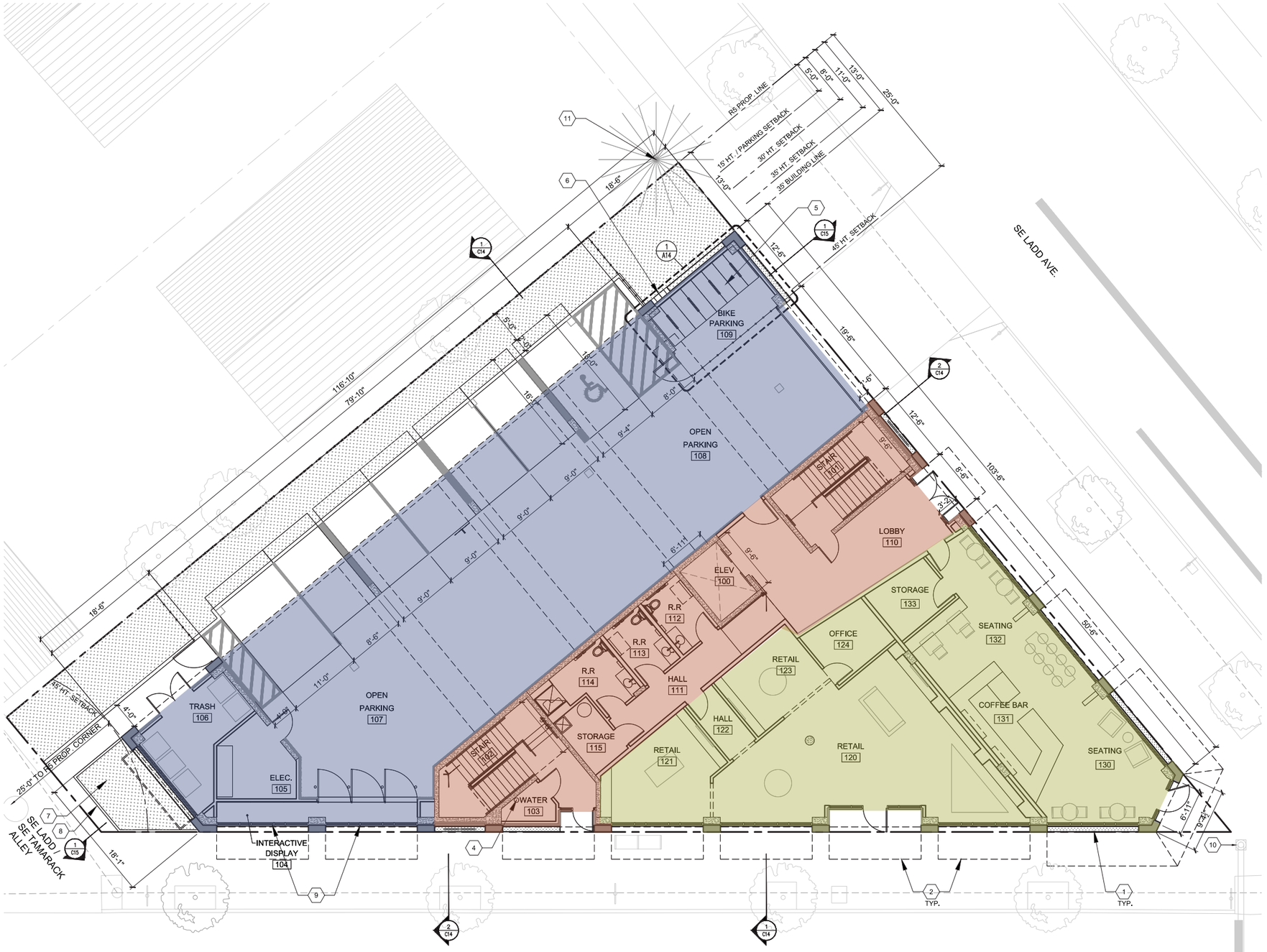
Proposed Site Plan

Scale: 1/32" = 1'-0"

N

C.6-rev

waterleaf
architecture, interiors + planning



GENERAL NOTES

KEYNOTES

1. PLANTER BOX
2. AWNING OVERHEAD
3. ACCESS RAMP
4. FIRE RISER
5. SECURE LONG-TERM BIKE PARKING
6. GAS METER
7. STORMWATER PLANTER. REFER TO CIVIL SHEETS
8. GARBAGE ACCESS
9. STOREFRONT DISPLAY
10. EXISTING SIGNAL
11. EXISTING EVERGREEN

BUILDING PROGRAM

GROSS BUILDING AREA = **7,660 S.F.** (.8:1 FAR)
NET BUILDING AREA = **3,967 S.F.**
NET OCCUPANCY: OFFICE = **1,766 S.F.**
NET OCCUPANCY: RETAIL = **2,201 S.F.**

PRIMARY SPACES
- RETAIL TENANTS

EGRESS / CIRCULATION
- STAIRS & ELEVATOR
- GROUND FLOOR LOBBY
- RESTROOMS & SHOWER

SUPPORT SPACES
- AUTOMOBILE PARKING & BIKE PARKING
- MECHANICAL & ELECTRICAL ROOMS
- TRASH ROOM
- STOREFRONT DISPLAY AREA

LEGEND

- PROPERTY LINE
- ITEM OVERHEAD
- WOOD FENCE
- PLANTINGS / VEGETATION. REFER TO LANDSCAPE SHEETS
- EXISTING TREE

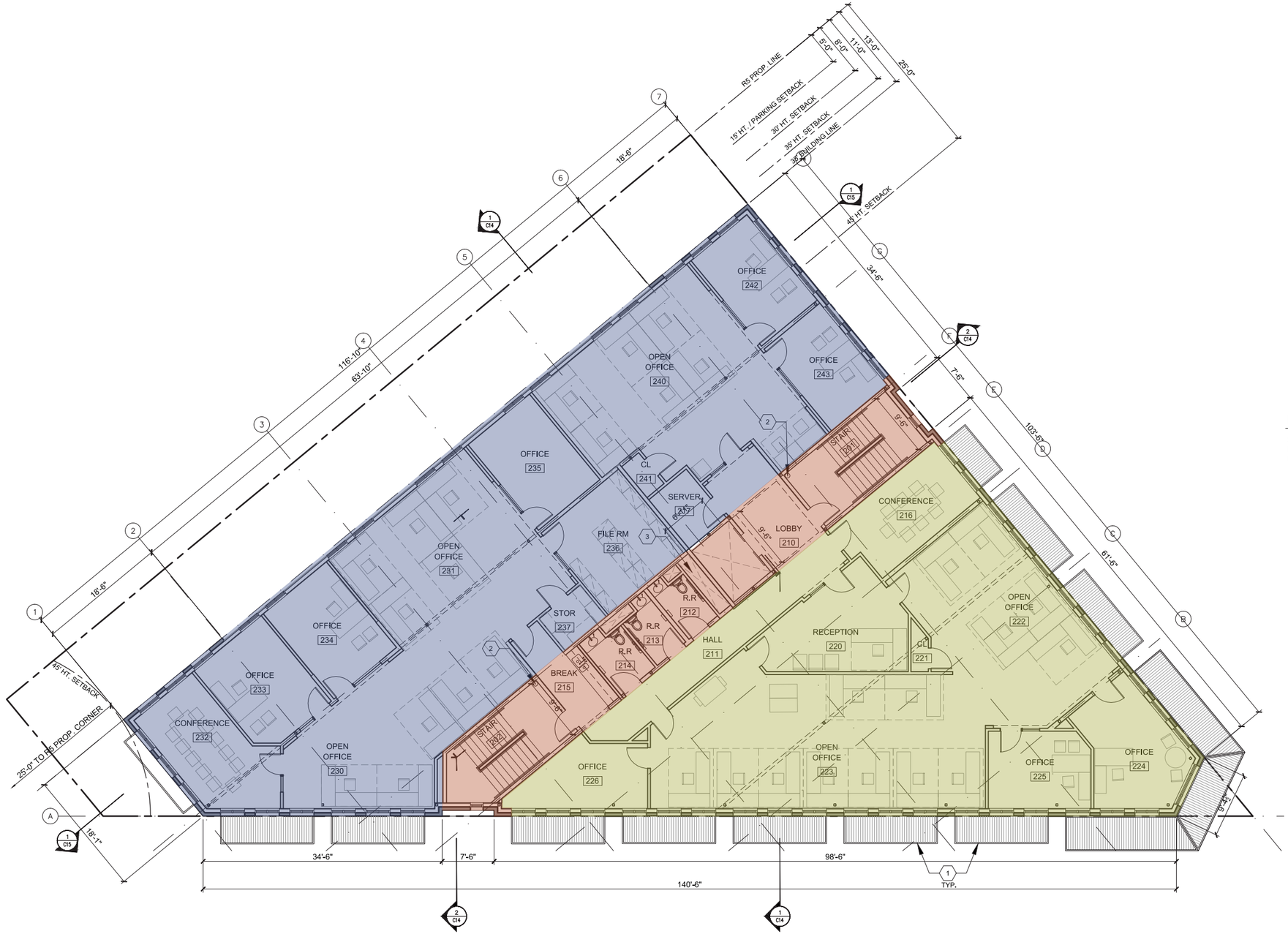
SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Ground Floor Plan

Scale: 1/16" = 1'-0"

N

C.7-rev

waterleaf
architecture, interiors + planning



KEYNOTES

1. AWNING BELOW
2. FIRE RISER
3. MECHANICAL CHASE

BUILDING PROGRAM

GROSS BUILDING AREA = 7,660 S.F. (.8:1 FAR)
NET BUILDING AREA = 7,660 S.F.
NET OCCUPANCY: OFFICE = 7,660 S.F.

PRIMARY SPACES
- OFFICES

EGRESS / CIRCULATION
- STAIRS & ELEVATOR
- FLOOR LOBBY
- RESTROOMS

SUPPORT SPACES
- OFFICES
- CONFERENCE ROOMS
- COPY, STORAGE & SERVER ROOMS

LEGEND

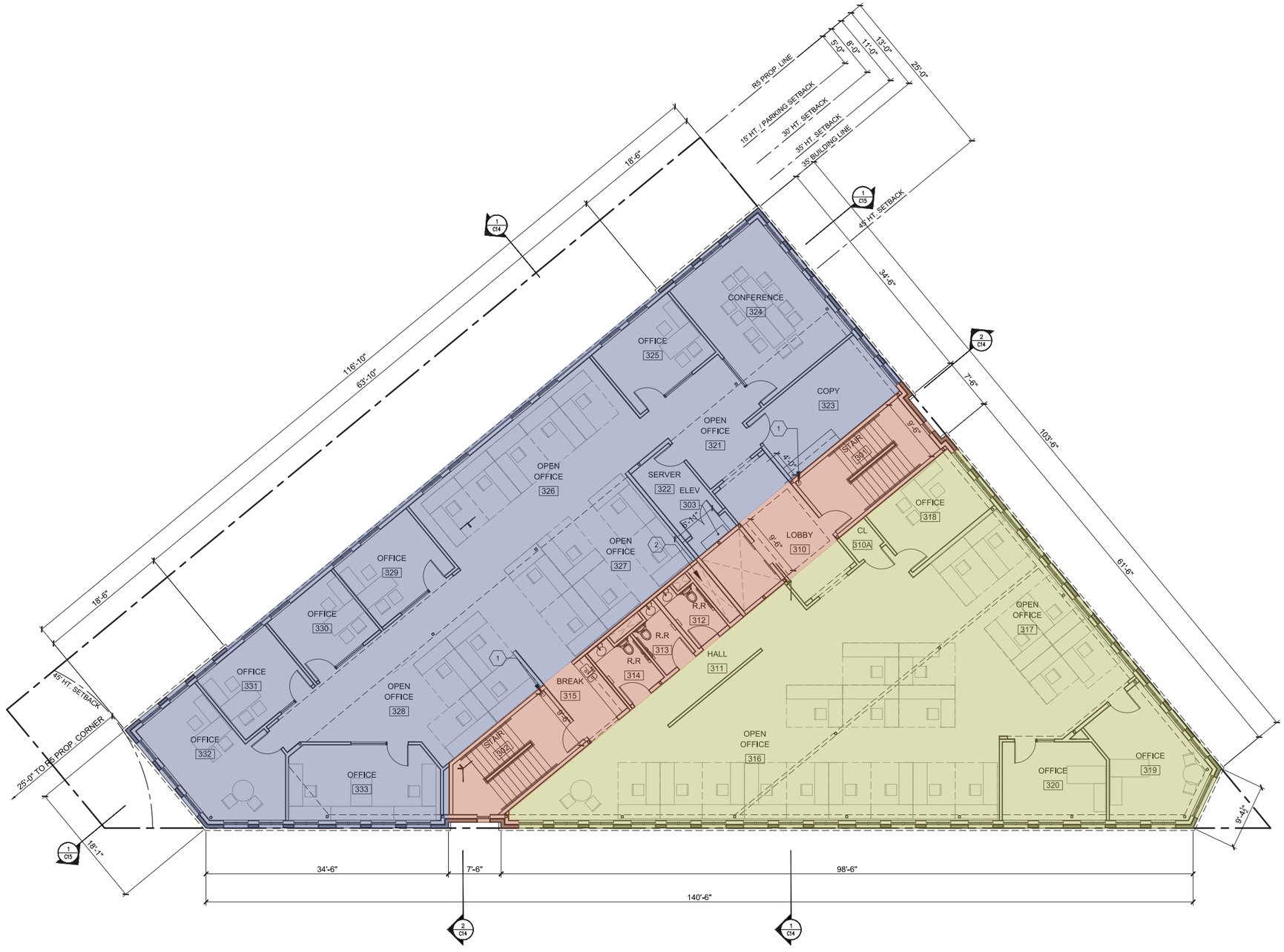
PROPERTY LINE

ITEM OVERHEAD

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Second Floor Plan

Scale: 1/16" = 1'-0"

waterleaf
architecture, interiors + planning



KEYNOTES

1. FIRE RISER
2. MECHANICAL CHASE

BUILDING PROGRAM

GROSS BUILDING AREA = 7,660 S.F. (.8:1 FAR)
NET BUILDING AREA = 7,660 S.F.
NET OCCUPANCY: OFFICE = 7,660 S.F.

PRIMARY SPACES
- OFFICES

EGRESS / CIRCULATION
- STAIRS & ELEVATOR
- FLOOR LOBBY
- RESTROOMS

SUPPORT SPACES
- OFFICES
- CONFERENCE ROOMS
- COPY, STORAGE & SERVER ROOMS

LEGEND

PROPERTY LINE

ITEM OVERHEAD

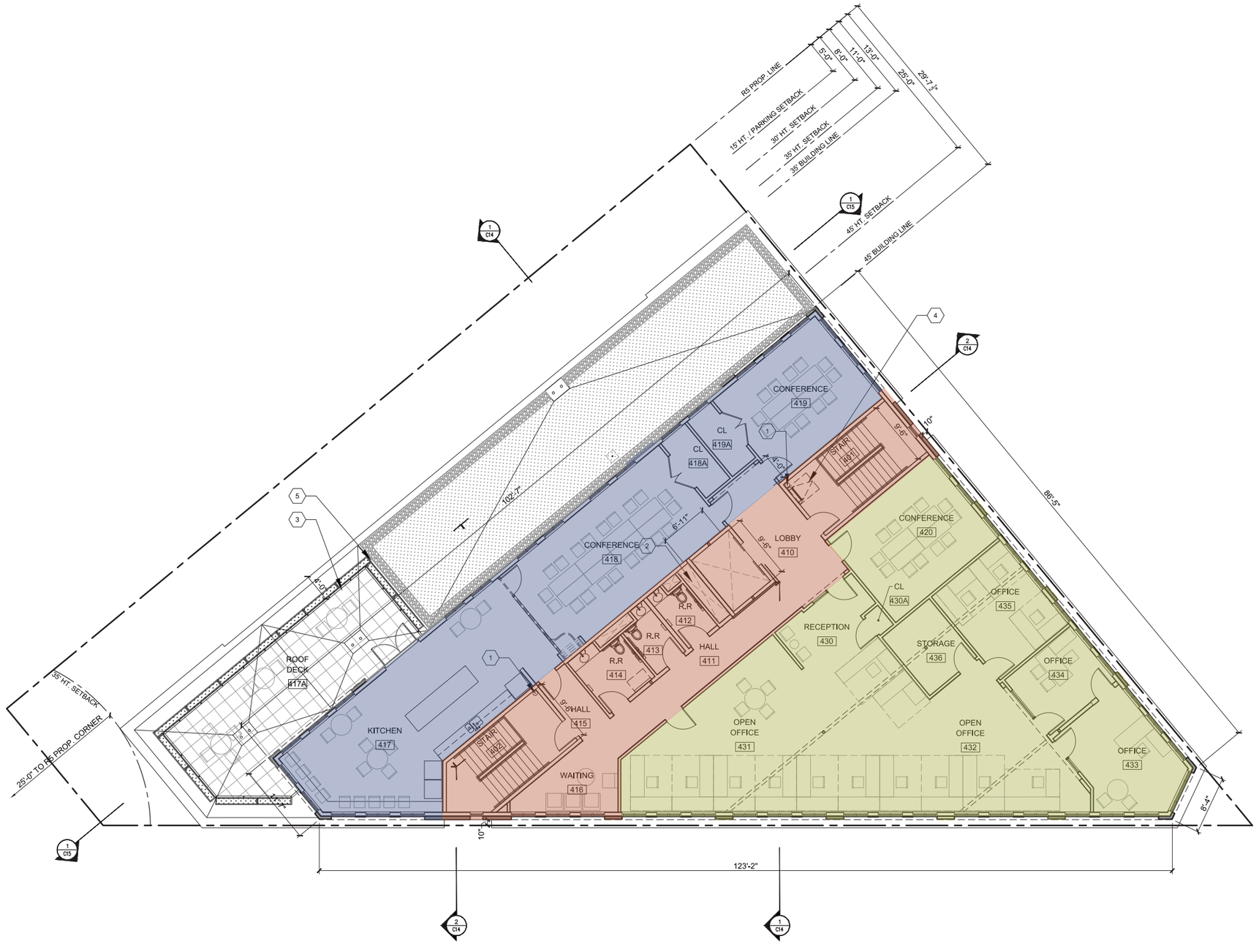
SEVEN CORNERS COMMUNITY COLLABORATIVE

Type III Land Use Review (LU 16-125731)

Third Floor Plan

Scale: 1/16" = 1'-0"

waterleaf
architecture, interiors + planning



KEYNOTES

1. FIRE RISER
2. MECHANICAL CHASE
3. 42" DECK RAILING
4. ROOF ACCESS HATCH
5. PLANTER BOX

BUILDING PROGRAM

GROSS BUILDING AREA = **5,459 S.F.** (.57:1 FAR)
NET BUILDING AREA = **5,459 S.F.**
NET OCCUPANCY: OFFICE = **5,459 S.F.**

PRIMARY SPACES
- OFFICES

EGRESS / CIRCULATION
- STAIRS & ELEVATOR
- FLOOR LOBBY
- RESTROOMS

SUPPORT SPACES
- LARGE CONFERENCE ROOM
- CLASSROOM
- KITCHEN & BREAK AREA

LEGEND

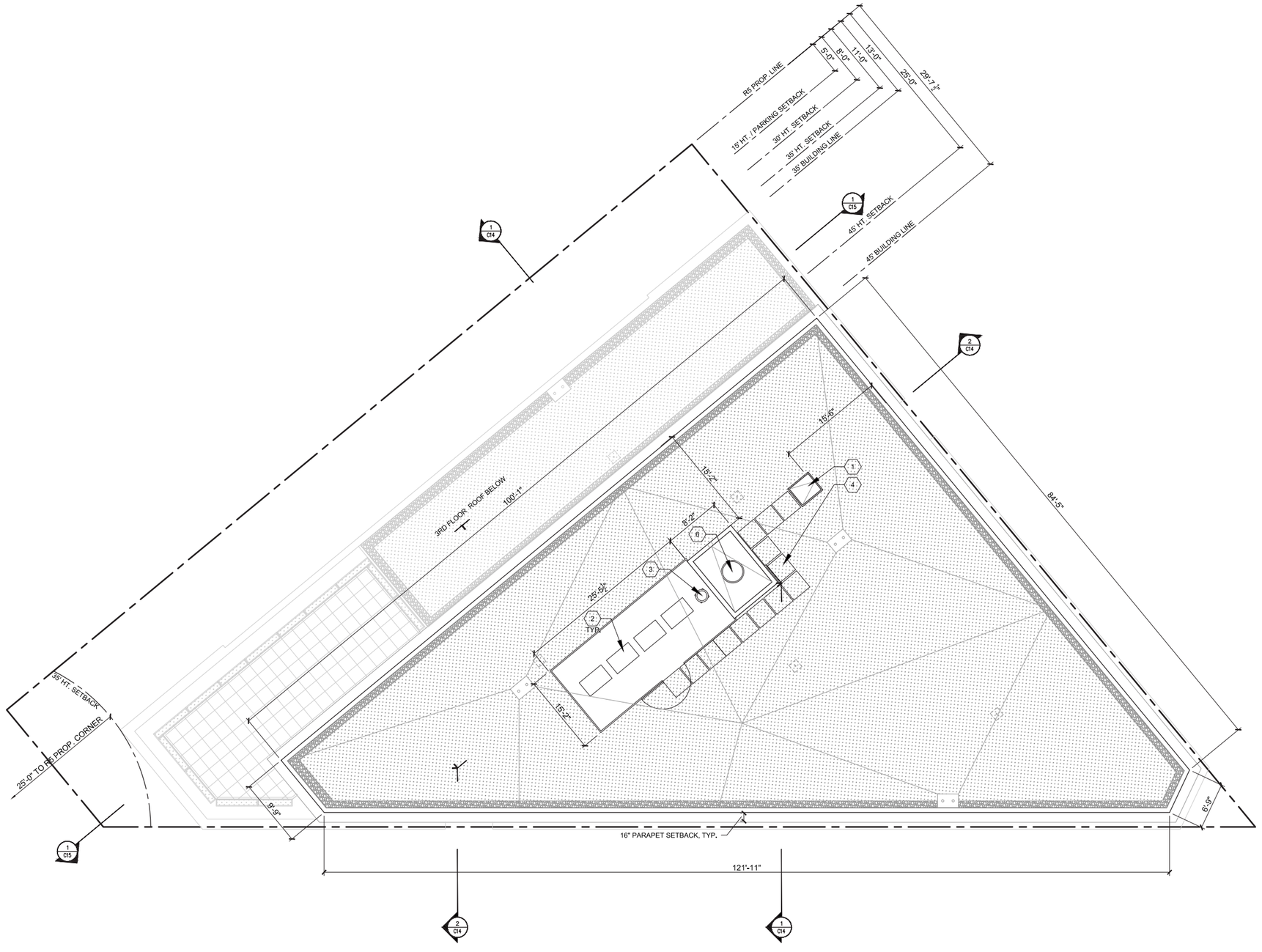
- GREEN ROOF
- BALLAST ROCK
- ROOF DECK
- PLANTINGS / VEGETATION. REFER TO LANDSCAPE SHEETS
- PROPERTY LINE
- ITEM OVERHEAD

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Fourth Floor Plan

Scale: 1/16" = 1'-0"

N

waterleaf
architecture, interiors + planning



KEYNOTES

1. ROOF ACCESS HATCH
2. ROOFTOP MECHANICAL EQUIPMENT
3. EXHAUST VENT
4. WALKWAY PAVERS
5. ELEVATOR RELIEF VENT

LEGEND

- GREEN ROOF
- BALLAST ROCK
- PROPERTY LINE
- ITEM OVERHEAD

SEVEN CORNERS COMMUNITY COLLABORATIVE

Type III Land Use Review (LU 16-125731)

Roof Plan

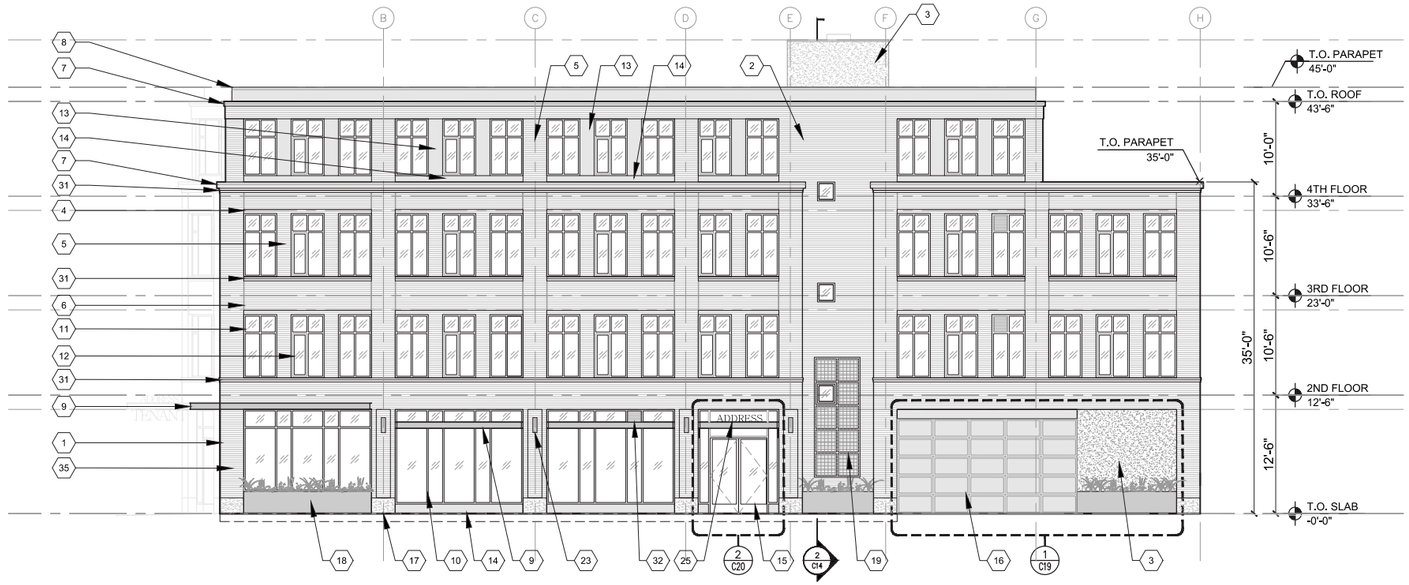
Scale: 1/16" = 1'-0"

N

waterleaf
architecture, interiors + planning

1 South (SE Division St.) Elevation

C.12



2 Northeast (SE Ladd Ave.) Elevation

C.12

KEYNOTES

1. BRICK VENEER, 1/2 RUNNING BOND, NORMAN 'LIMESTONE' MISSION TEXTURE
2. BRICK VENEER, 1/2 RUNNING BOND, NORMAN 'LIMESTONE' SMOOTH TEXTURE
3. 3-PART STUCCO SYSTEM, PAINTED 'LIMESTONE' / WARM GREY
4. HORIZONTAL BRICK REVEAL, 2 COURSES, BRICK STYLE TO MATCH ADJACENT
5. INSET BRICK PILASTER, BRICK STYLE TO MATCH ADJACENT
6. VERTICAL BRICK EXPANSION JOINT
7. BRAKE METAL CORNICE, DARK BRONZE
8. BRAKE METAL PARAPET, DARK BRONZE
9. STEEL CANOPY WITH WOOD SOFFIT, PAINTED BLACK
10. ALUMINUM STOREFRONT SYSTEM, DARK BRONZE, FRONT PLANE GLASS
11. ALUMINUM STOREFRONT WINDOW, DARK BRONZE, FRONT PLANE GLASS
12. ALUMINUM STOREFRONT WINDOW WITH OPERABLE PANEL, DARK BRONZE, FRONT PLANE GLASS
13. BRAKE METAL PANEL, DARK BRONZE
14. BRAKE METAL BULKHEAD, DARK BRONZE
15. ALUMINUM STOREFRONT ENTRY DOOR
16. ALUMINUM SECTIONAL GARAGE DOOR WITH PERFORATED METAL PANELS
17. CONCRETE PLINTH WITH 45° TOP CHAMFER
18. STEEL PLATE PLANTER, PAINTED DARK BRONZE. SEE LANDSCAPE SHEETS FOR PLANTINGS
19. CUSTOM STEEL CLIMBING TRELLIS, PAINTED BLACK. SEE LANDSCAPE SHEETS FOR PLANTINGS
20. STEEL GUARDRAIL WITH VERTICAL PICKETS AND POSTS, PAINTED BLACK. WOOD TOP CAP
21. HORIZONTAL WOOD SLAT FENCE
22. HORIZONTALLY CURROGATED, PERFORATED METAL MECHANICAL SCREEN
23. LIGHT FIXTURE - UP/DOWN WALL SCONCE
24. LIGHT FIXTURE - DIRECTIONAL SECURITY LIGHT
25. EXTRUDED, BRUSHED ALUMINUM NUMBERING/LETTERING
26. ROTATING INTERACTIVE DISPLAY CASE
27. CONCRETE STORMWATER PLANTER. SEE LANDSCAPE SHEETS FOR PLANTINGS
28. PROJECTING BLADE SIGN
29. TRASH ENCLOSURE DOOR, PAINTED TO MATCH STUCCO
30. RECESSED GAS METER
31. STAGGERED BRICK BAND/SILL, 2 COURSES, BRICK STYLE TO MATCH ADJACENT
32. TRANSOM LOUVER, DARK BRONZE
33. STEEL CANOPY FRAME, NO SOFFIT
34. DECORATIVE BULLRUSH REED CLIMBING TRELLIS, PAINTED BLACK.
35. INSET BRICK PILASTER REVEAL, BRICK STYLE TO MATCH

SEVEN CORNERS COMMUNITY COLLABORATIVE

Type III Land Use Review (LU 16-125731)

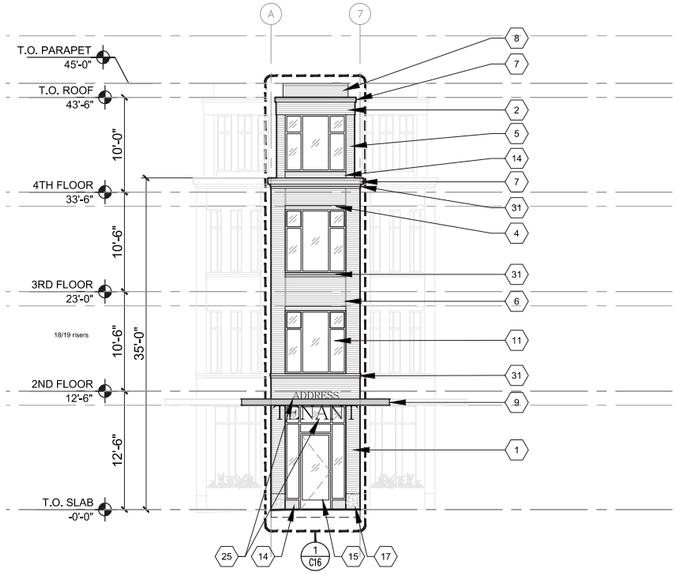
Exterior Elevations Scale: 1/16” = 1’-0”

C.12-rev

waterleaf architecture, interiors + planning

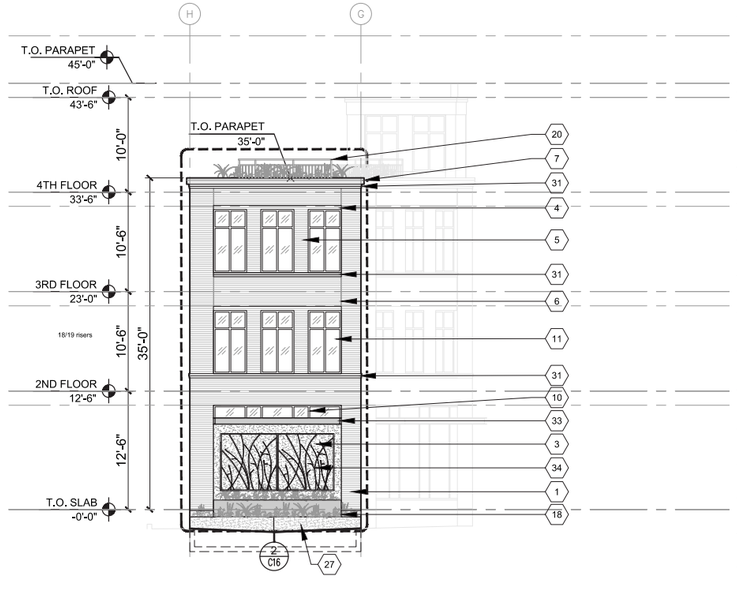
1 Northwest (Rear Prop. Line / R5 Adjacent) Elevation

C.13



2 Southeast (Seven Corners) Elevation

C.13



3 Southwest (SE Ladd/Tamarack Alley) Elevation

C.13

KEYNOTES

1. BRICK VENEER, 1/2 RUNNING BOND, NORMAN 'LIMESTONE' MISSION TEXTURE
2. BRICK VENEER, 1/2 RUNNING BOND, NORMAN 'LIMESTONE' SMOOTH TEXTURE
3. 3-PART STUCCO SYSTEM, PAINTED 'LIMESTONE' / WARM GREY
4. HORIZONTAL BRICK REVEAL, 2 COURSES, BRICK STYLE TO MATCH ADJACENT
5. INSET BRICK PILASTER, BRICK STYLE TO MATCH ADJACENT
6. VERTICAL BRICK EXPANSION JOINT
7. BRAKE METAL CORNICE, DARK BRONZE
8. BRAKE METAL PARAPET, DARK BRONZE
9. STEEL CANOPY WITH WOOD SOFFIT, PAINTED BLACK
10. ALUMINUM STOREFRONT SYSTEM, DARK BRONZE, FRONT PLANE GLASS
11. ALUMINUM STOREFRONT WINDOW, DARK BRONZE, FRONT PLANE GLASS
12. ALUMINUM STOREFRONT WINDOW WITH OPERABLE PANEL, DARK BRONZE, FRONT PLANE GLASS
13. BRAKE METAL PANEL, DARK BRONZE
14. BRAKE METAL BULKHEAD, DARK BRONZE
15. ALUMINUM STOREFRONT ENTRY DOOR
16. ALUMINUM SECTIONAL GARAGE DOOR WITH PERFORATED METAL PANELS
17. CONCRETE PLINTH WITH 45° TOP CHAMFER
18. STEEL PLATE PLANTER, PAINTED DARK BRONZE. SEE LANDSCAPE SHEETS FOR PLANTINGS
19. CUSTOM STEEL CLIMBING TRELLIS, PAINTED BLACK. SEE LANDSCAPE SHEETS FOR PLANTINGS
20. STEEL GUARDRAIL WITH VERTICAL PICKETS AND POSTS, PAINTED BLACK. WOOD TOP CAP
21. HORIZONTAL WOOD SLAT FENCE
22. HORIZONTALLY CURROGATED, PERFORATED METAL MECHANICAL SCREEN
23. LIGHT FIXTURE - UP/DOWN WALL SCONCE
24. LIGHT FIXTURE - DIRECTIONAL SECURITY LIGHT
25. EXTRUDED, BRUSHED ALUMINUM NUMBERING/LETTERING
26. ROTATING INTERACTIVE DISPLAY CASE
27. CONCRETE STORMWATER PLANTER. SEE LANDSCAPE SHEETS FOR PLANTINGS
28. PROJECTING BLADE SIGN
29. TRASH ENCLOSURE DOOR, PAINTED TO MATCH STUCCO
30. RECESSED GAS METER
31. STAGGERED BRICK BAND/SILL, 2 COURSES, BRICK STYLE TO MATCH ADJACENT
32. TRANSOM LOUVER, DARK BRONZE
33. STEEL CANOPY FRAME, NO SOFFIT
34. DECORATIVE BULLRUSH REED CLIMBING TRELLIS, PAINTED BLACK.
35. INSET BRICK PILASTER REVEAL, BRICK STYLE TO MATCH

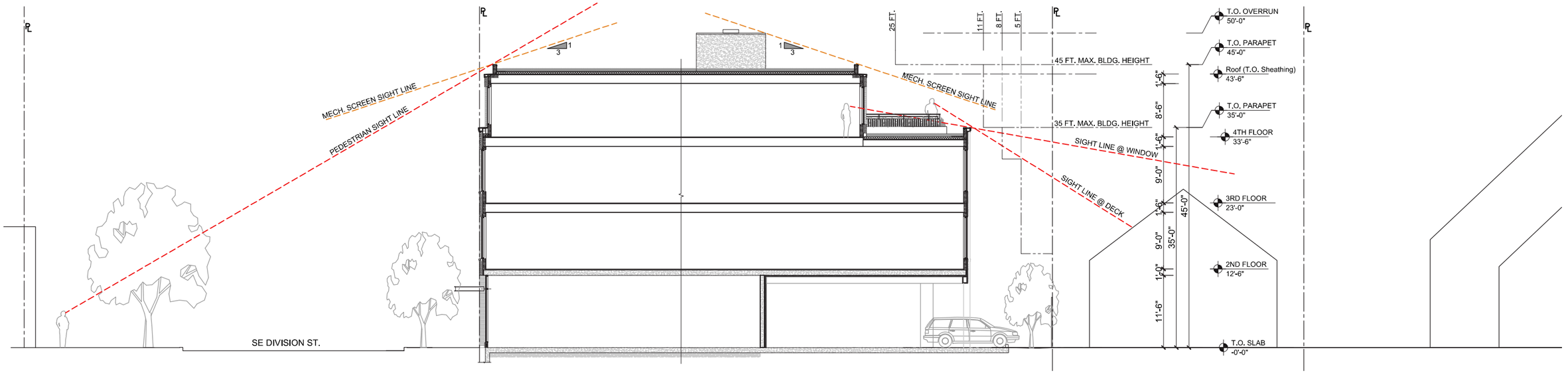
SEVEN CORNERS COMMUNITY COLLABORATIVE

Type III Land Use Review (LU 16-125731)

Exterior Elevations Scale: 1/16" = 1'-0"

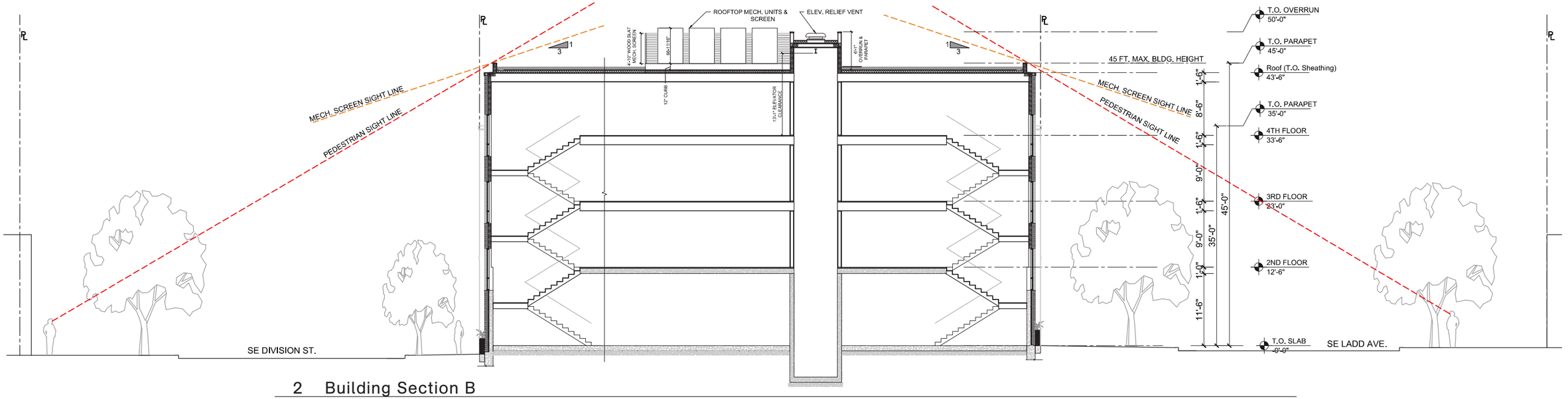
C.13-rev

waterleaf architecture, interiors + planning



1 Building Section A

C.14



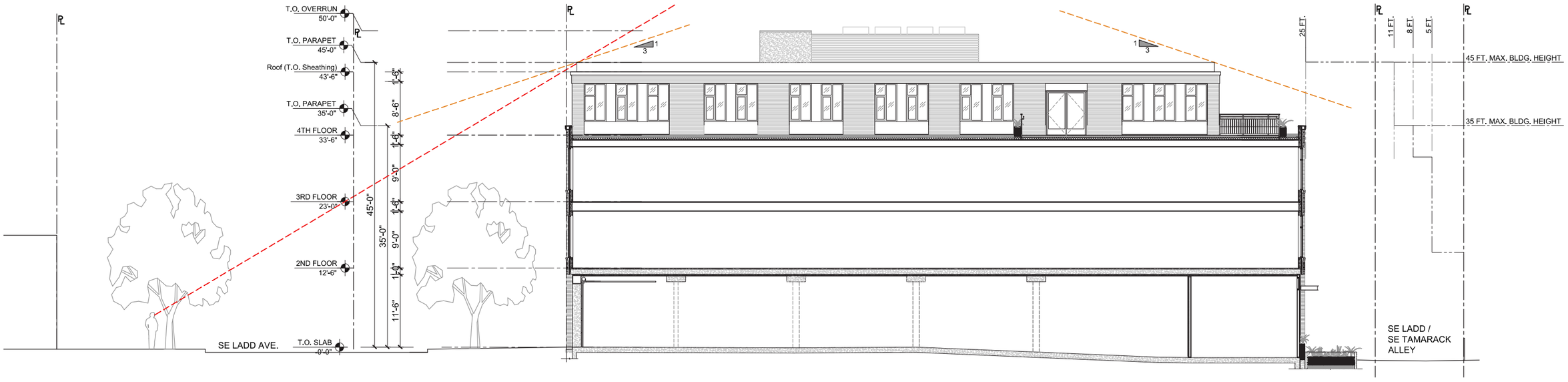
2 Building Section B

C.14

SEVEN CORNERS COMMUNITY COLLABORATIVE

Type III Land Use Review (LU 16-125731)

Building Sections Scale: 1/16" = 1'-0"

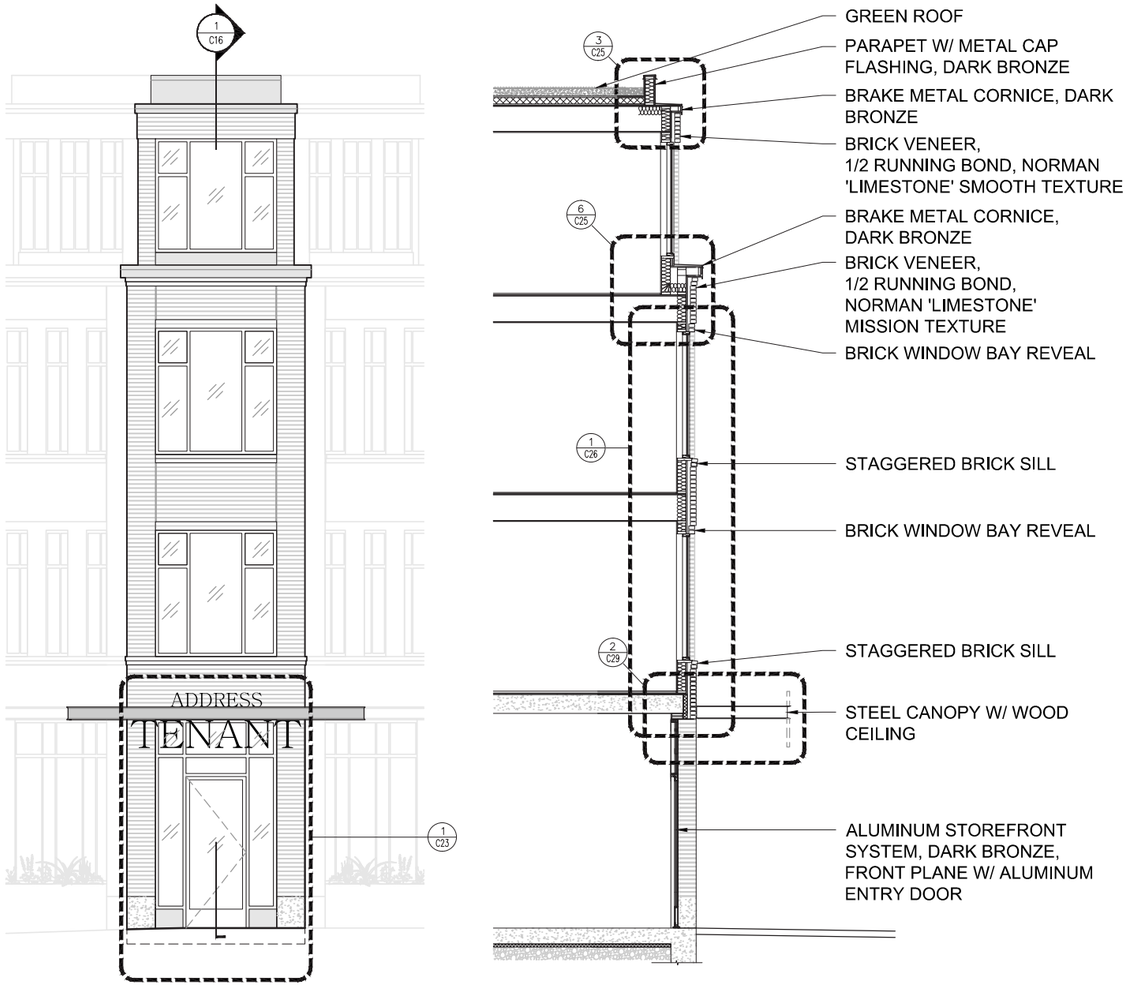


1 Building Section C

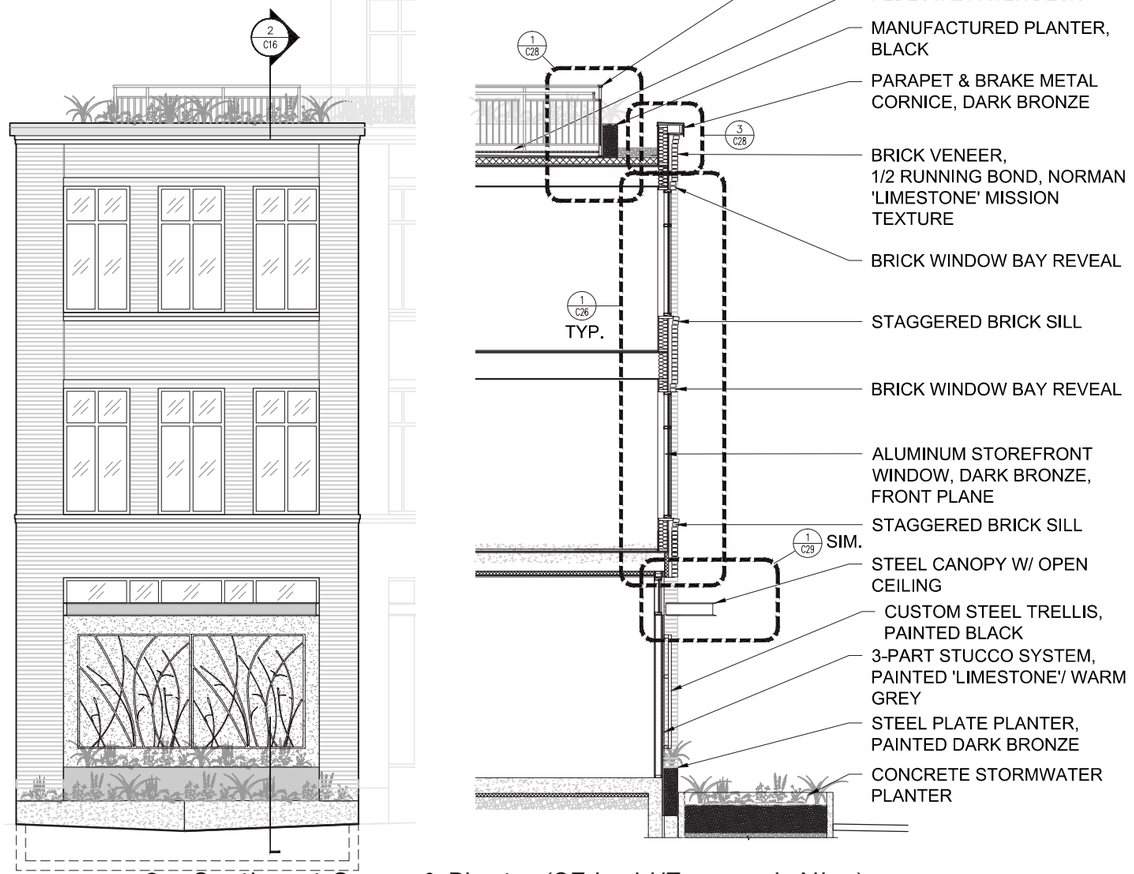
C.15

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Building Sections Scale: 1/16” = 1’-0”

waterleaf
architecture, interiors + planning



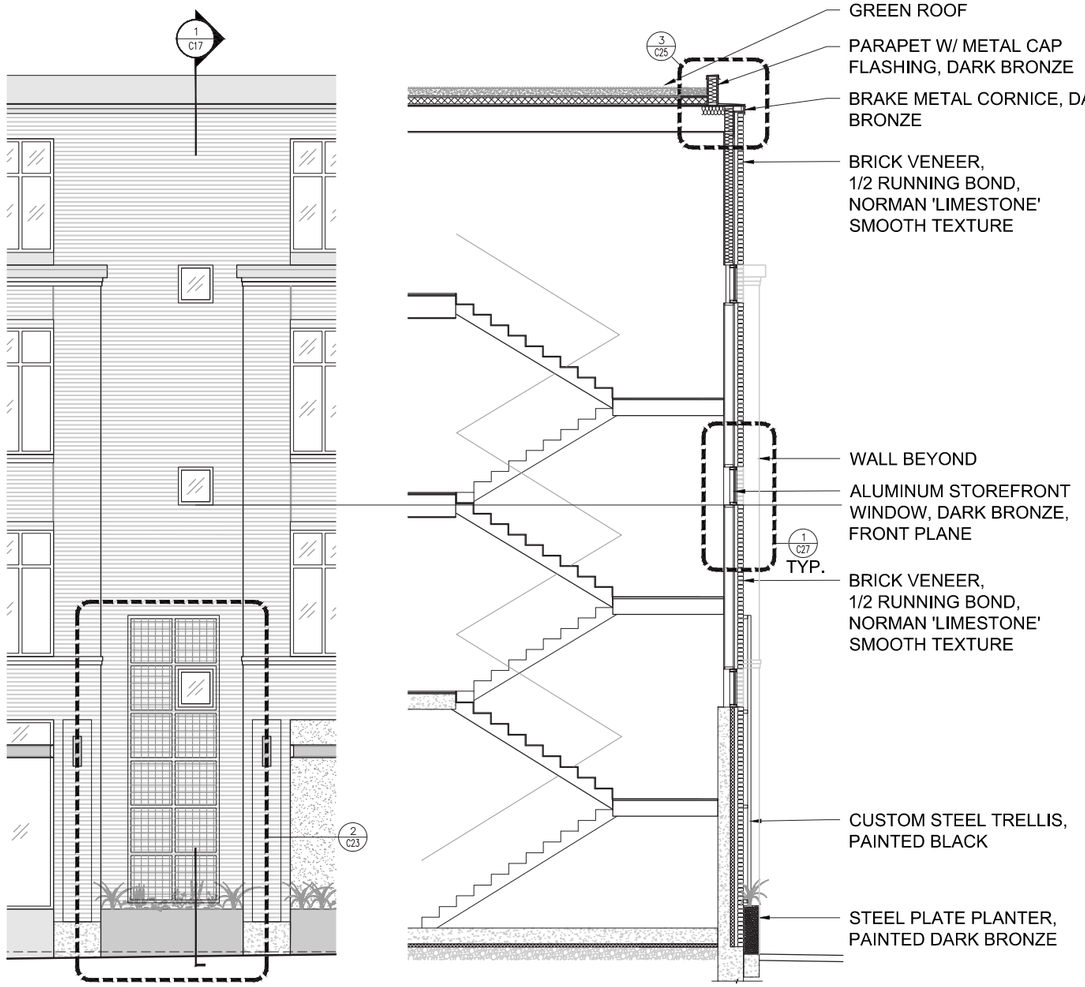
1 Southeast Entry (Seven Corners)
C.16



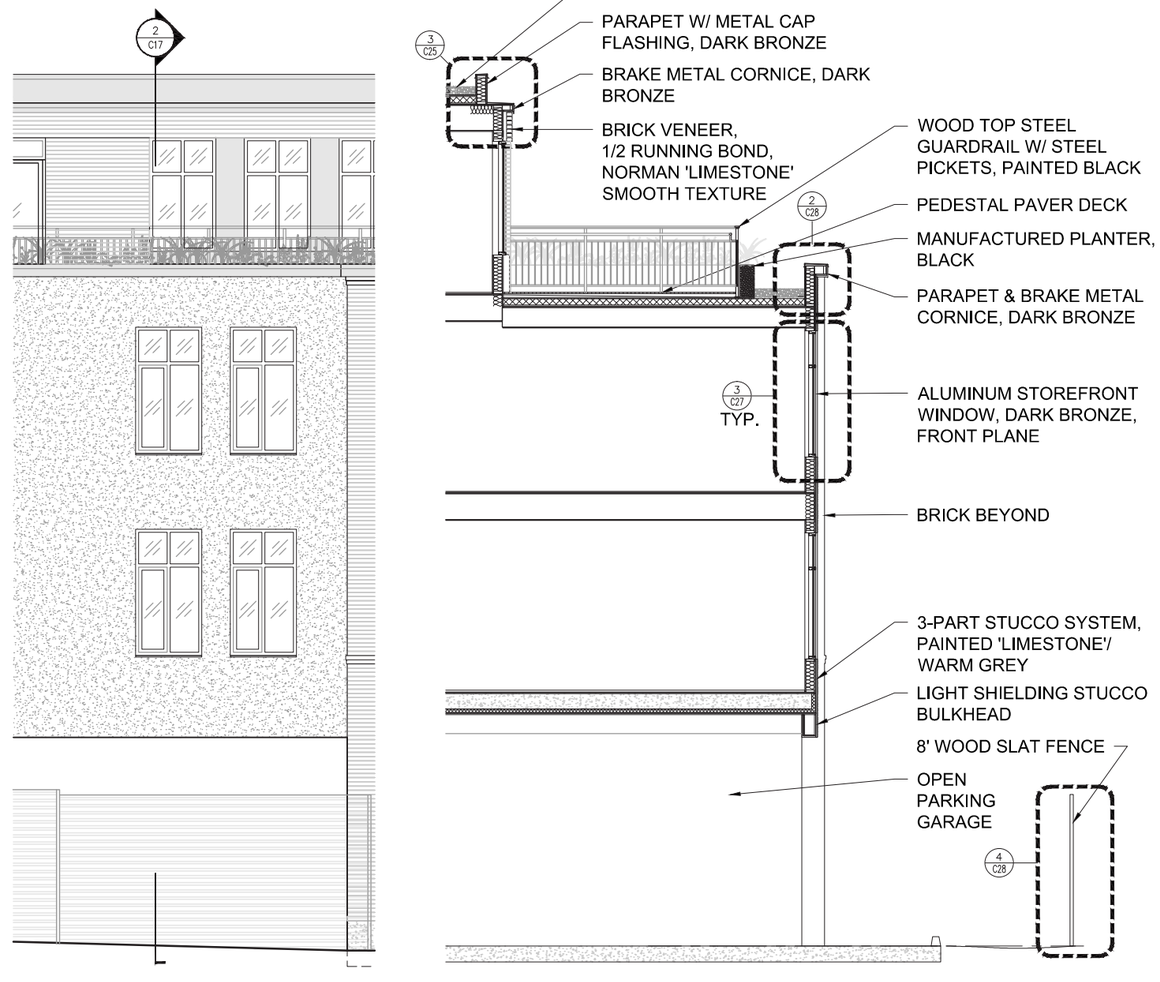
2 Southwest Corner & Planter (SE Ladd/Tamarack Alley)
C.16

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Enlarged Elevations & Wall Sections Scale: 1/8" = 1'-0"

waterleaf
architecture, interiors + planning



1 Stair Tower (SE Division St.; Sim. at SE Ladd Ave.)
C.17

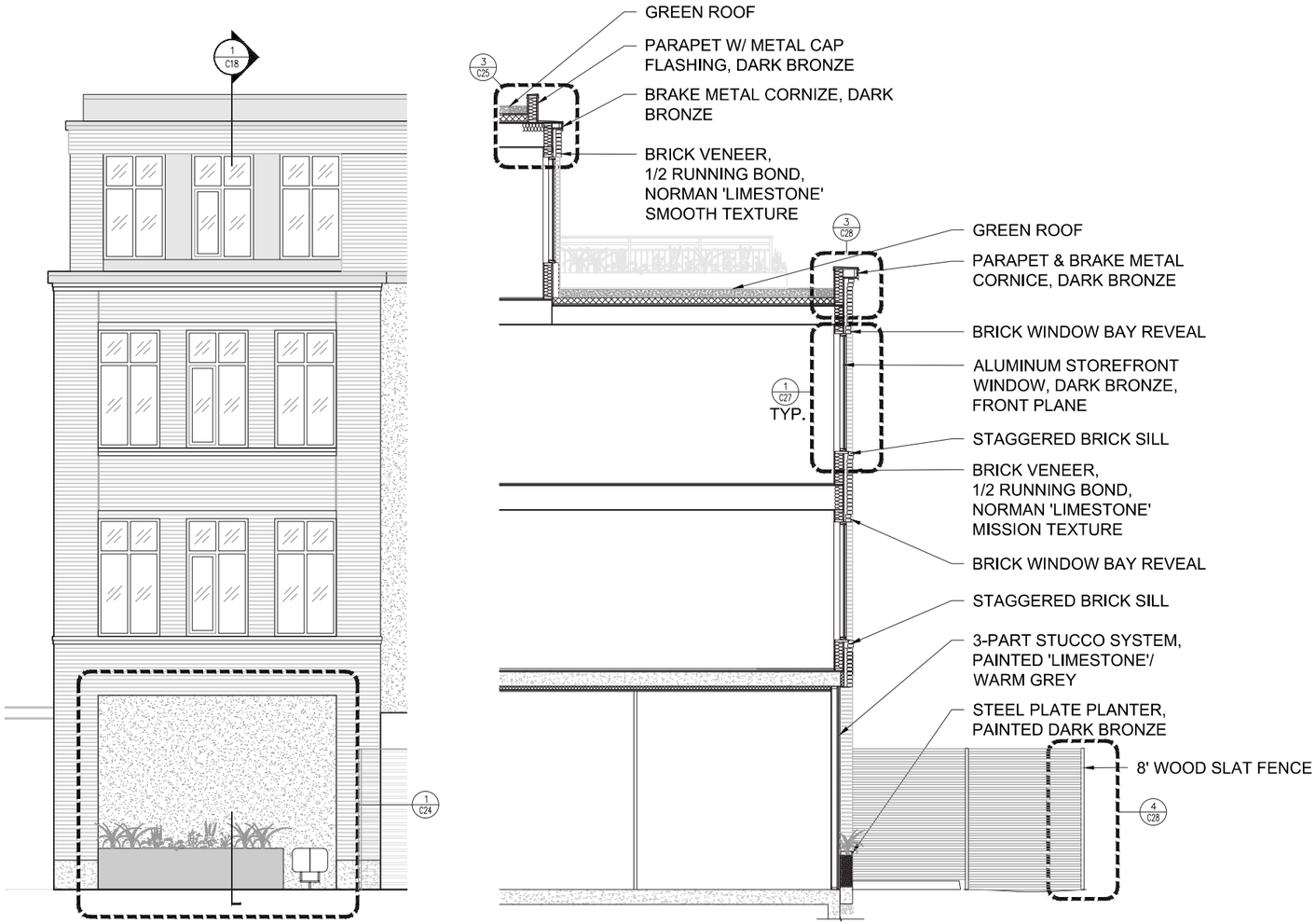


2 Parking Garage & Roof Deck (NW Rear Prop. Line)
C.17

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Enlarged Elevations & Wall Sections Scale: 1/8” = 1’-0”

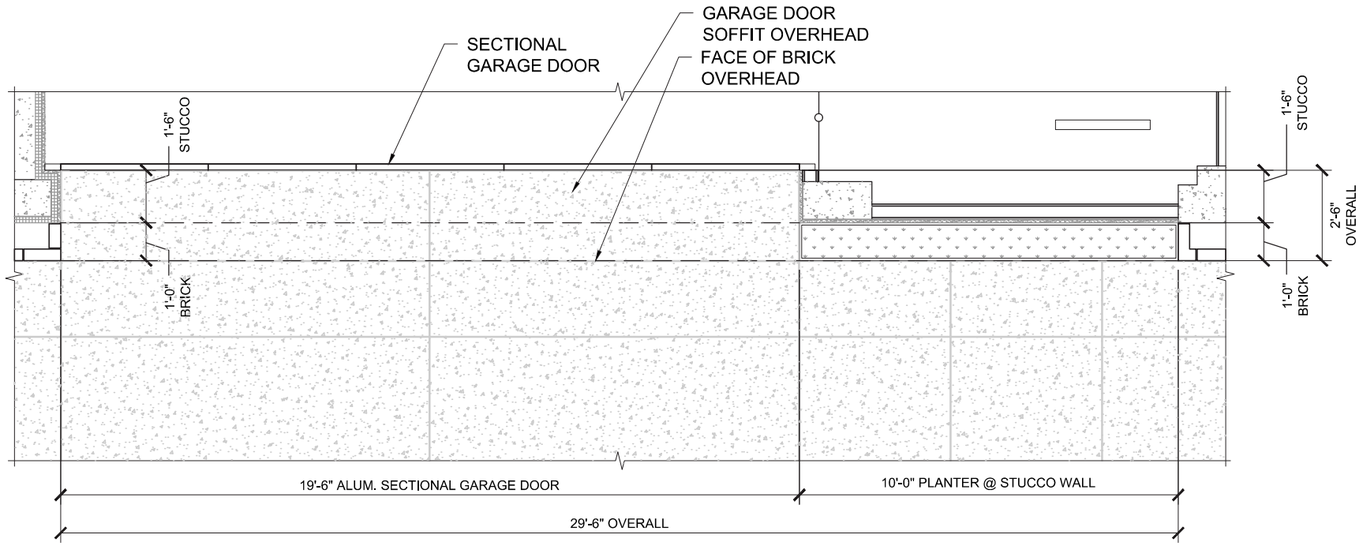
C.17-rev

waterleaf
architecture, interiors + planning

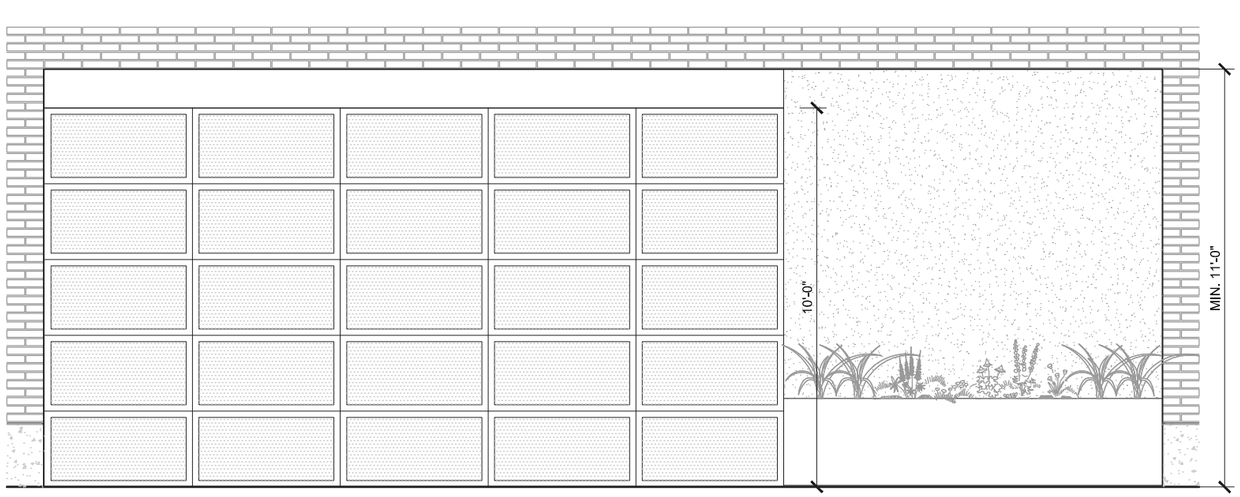


1 North Corner & Green Roof (Rear Prop. Line at SE Ladd Ave.)
C.18

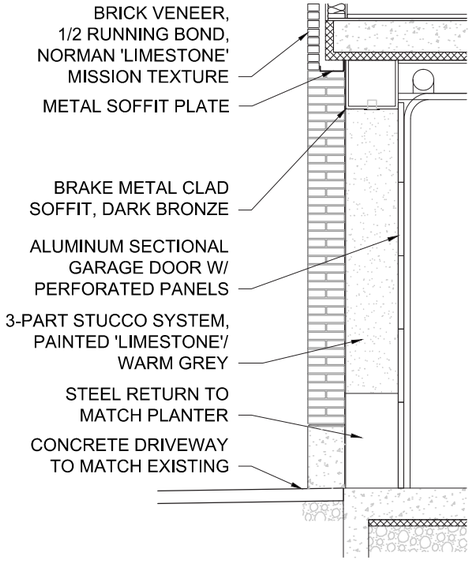
SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Enlarged Elevations & Wall Sections Scale: 1/8” = 1’-0”



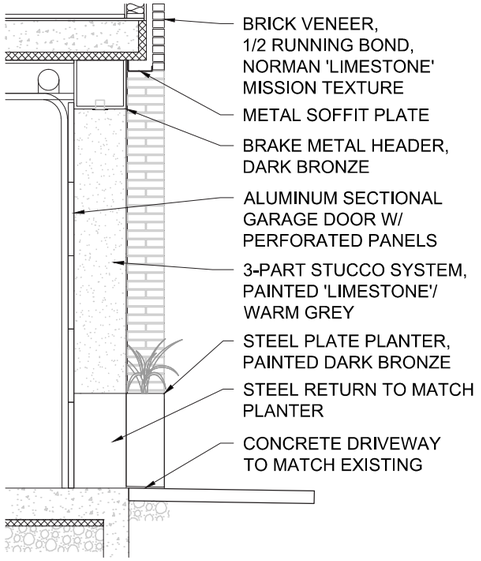
Sectional Garage Door w/ Perforated Panels
Panels: 40% Open, 1/8" Dia. Holes, 3/16" Spacing Staggered
Telegram Building, Rasmussen/Grace, 1922 - National Register of Historic Places



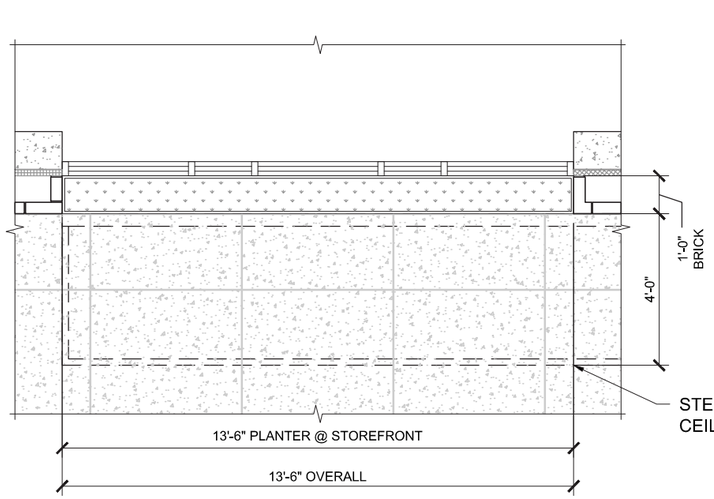
1 Parking Garage Entry
C.19

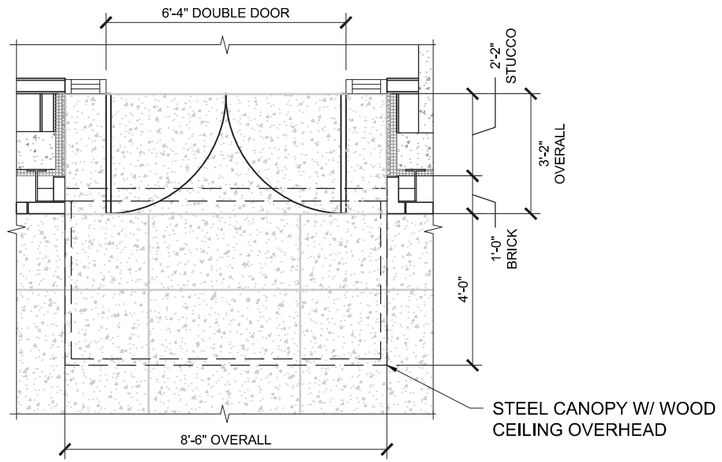


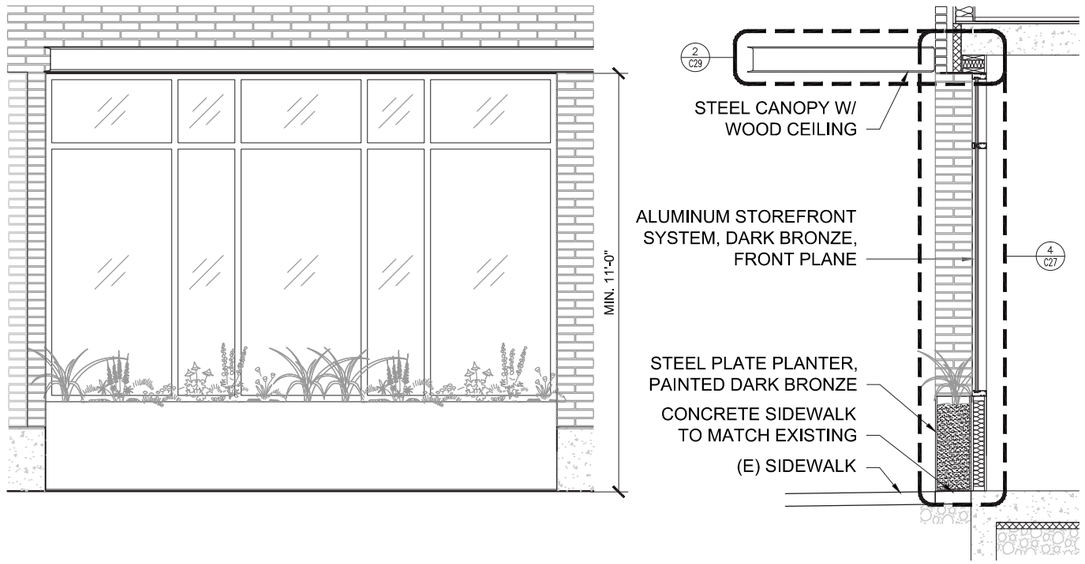
South Jamb



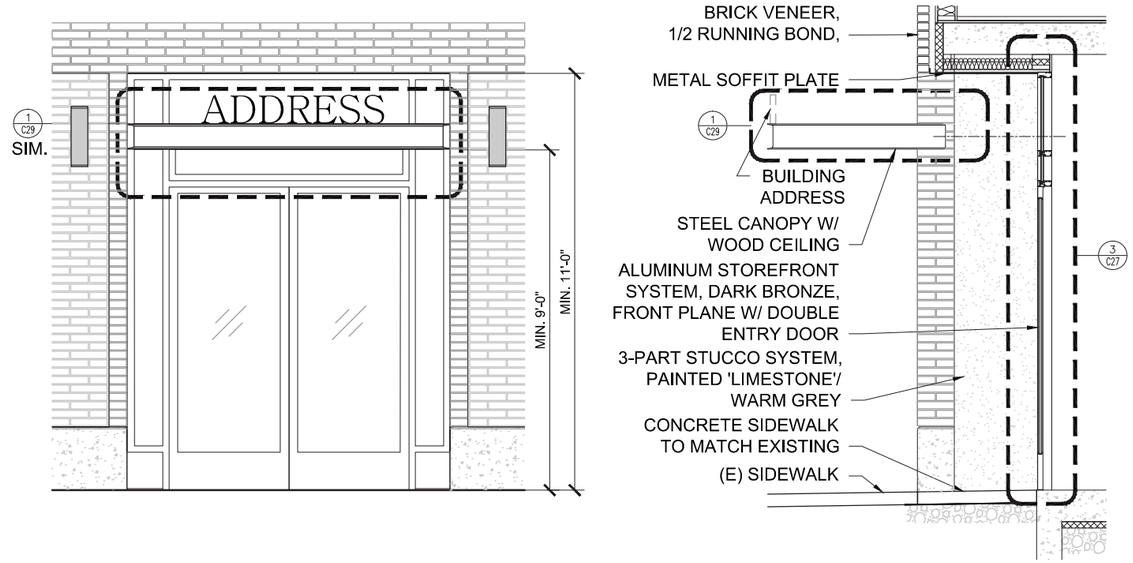
North Jamb







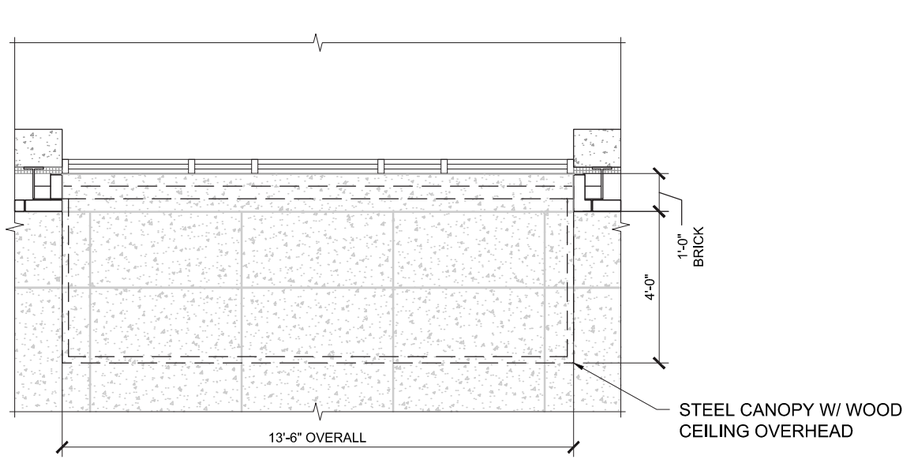
1 Storefront System at Planter Box
C.20

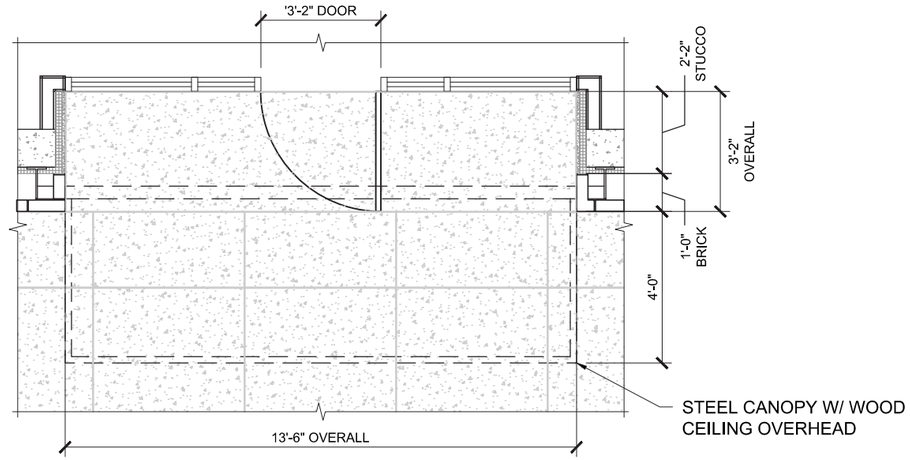


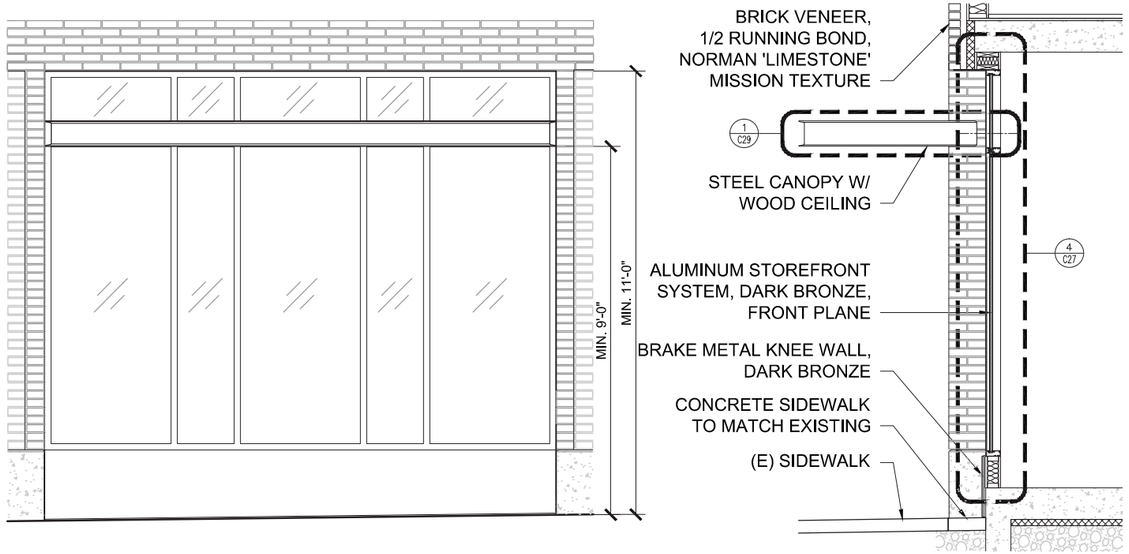
2 Ground Floor Lobby Entry
C.20

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Enlarged Elevations, Sections & Plans Scale: 1/4” = 1’-0”

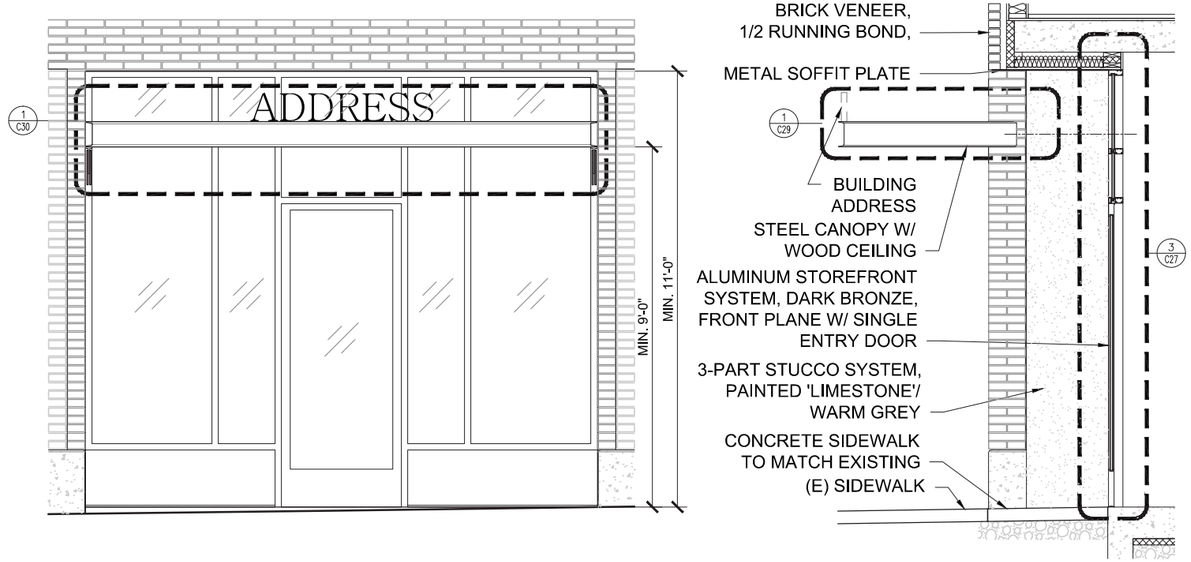
waterleaf
architecture, interiors + planning







1 Storefront System & Bulkhead
C.21

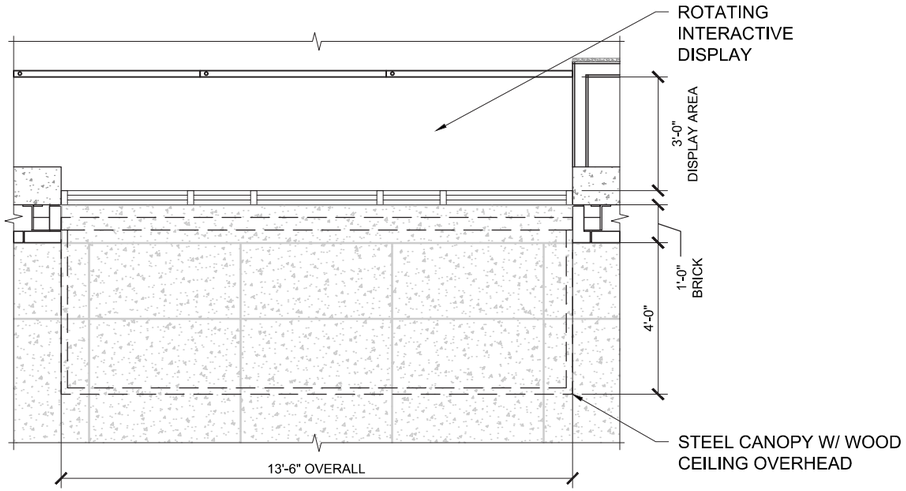


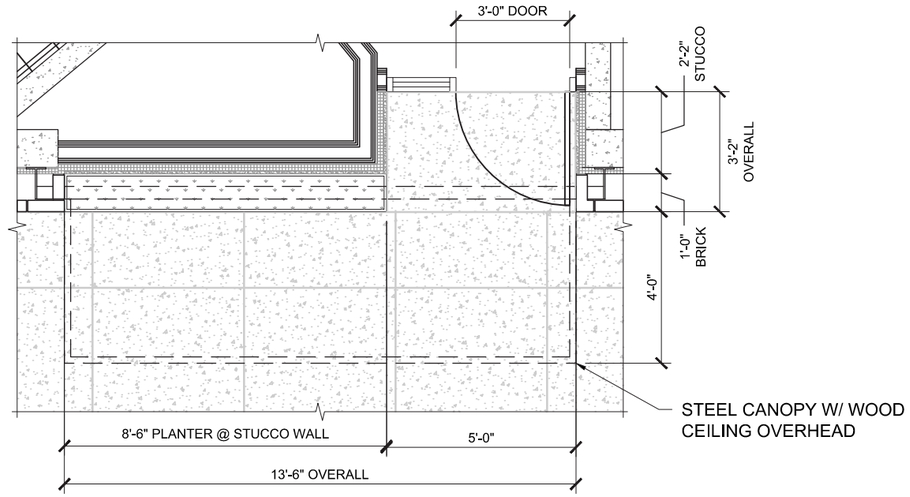
2 Division Street Tenant Entry
C.21

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Enlarged Elevations, Sections & Plans Scale: 1/4” = 1’-0”

C.21-rev

waterleaf
architecture, interiors + planning





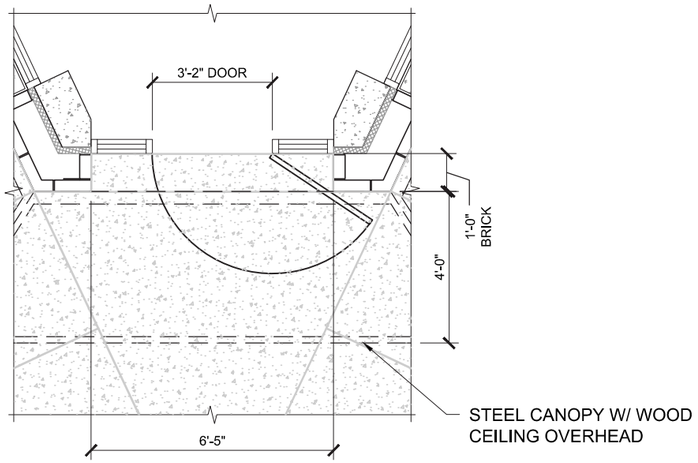
1 Storefront System at Interactive Display
C.22

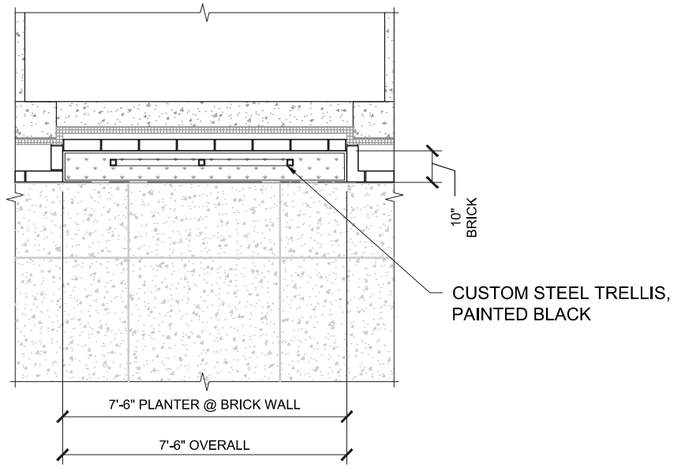
2 Division Street Stair Exit
C.22

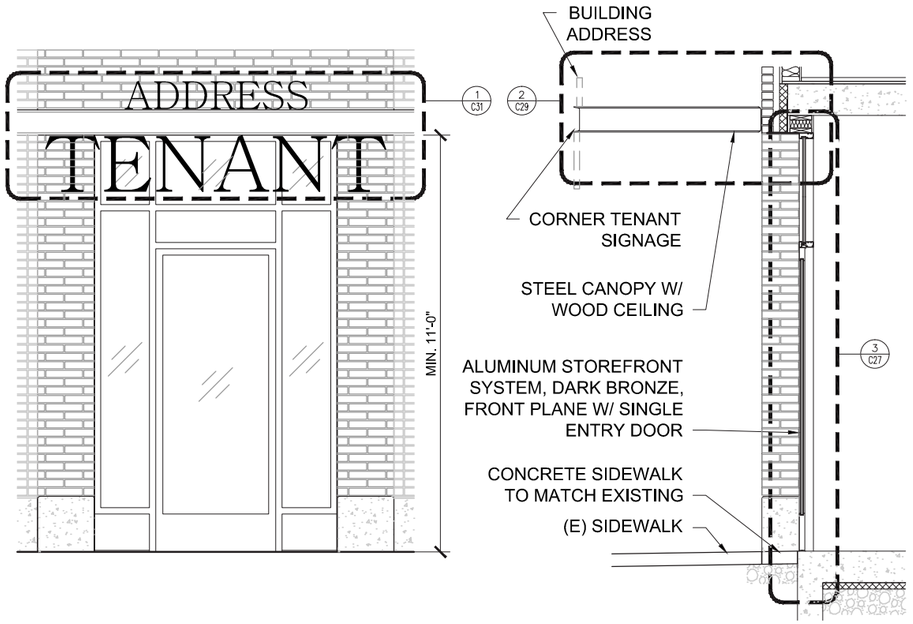
SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Enlarged Elevations, Sections & Plans Scale: 1/4" = 1'-0"

C.22-rev

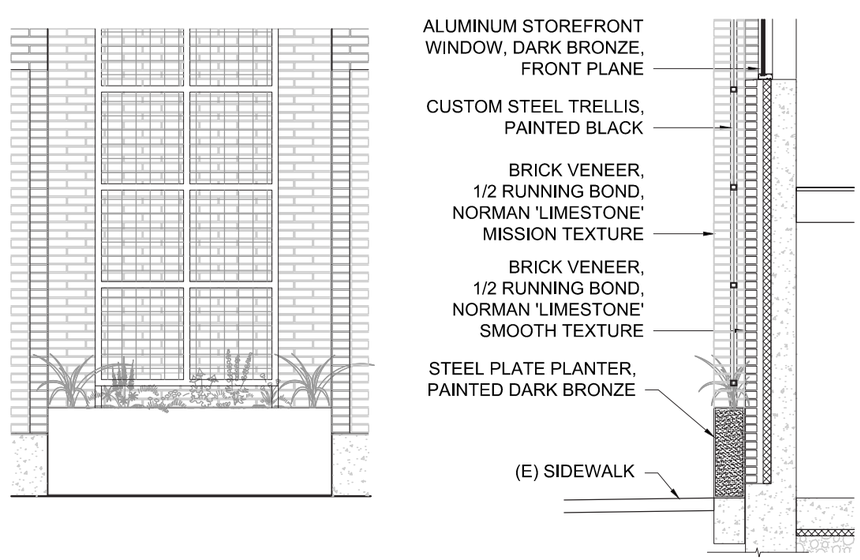
waterleaf
architecture, interiors + planning







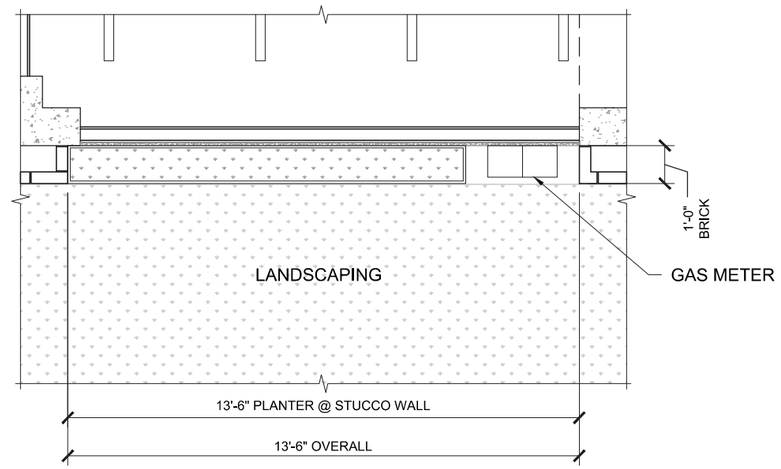
1 Corner Tenant Entry
C.23



2 Stair Recess and Trellis Planter
C.23

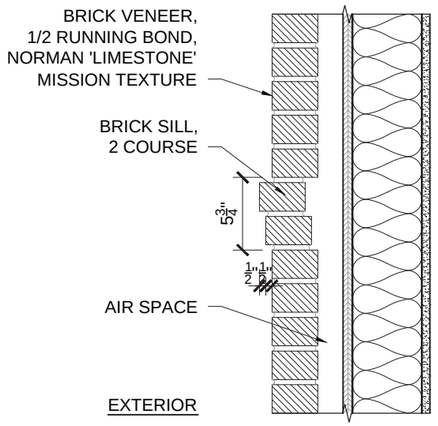
SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Enlarged Elevations, Sections & Plans Scale: 1/4" = 1'-0"

waterleaf
architecture, interiors + planning

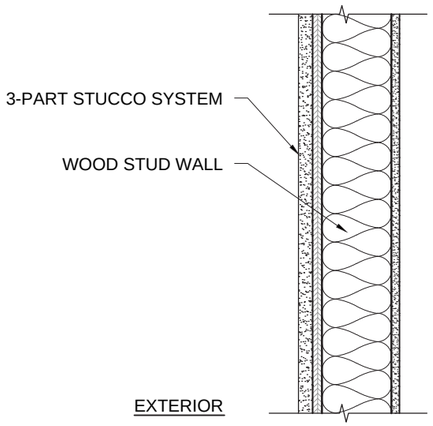


1 Planter Box at Stucco Wall
C.24

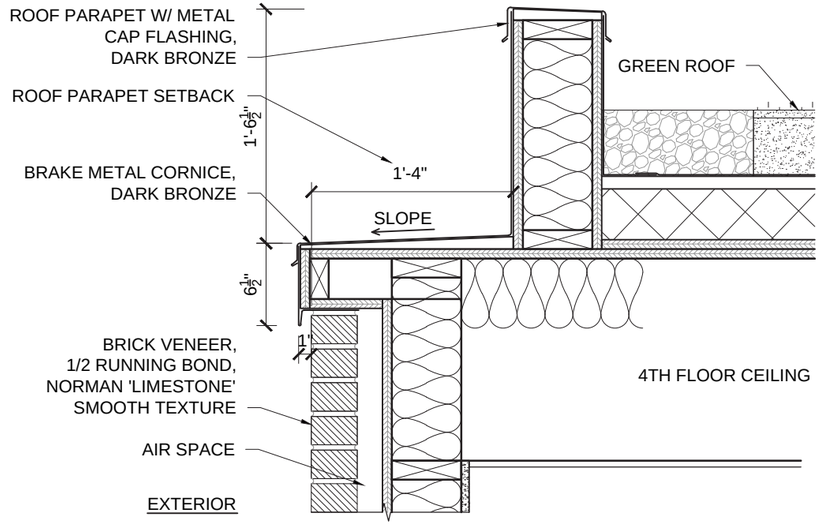
SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Enlarged Elevations, Sections & Plans Scale: 1/4" = 1'-0"



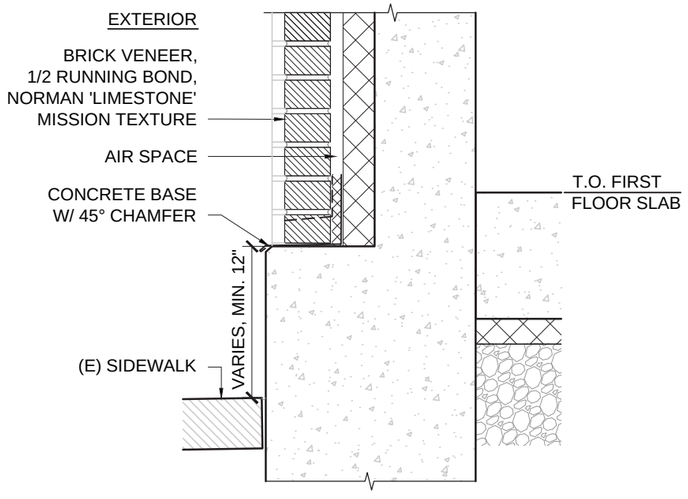
1 Brick Wall Reveal, Typ.
C.25



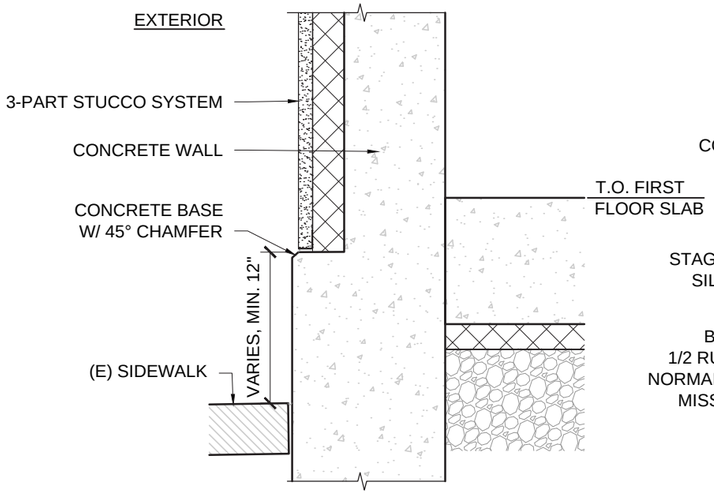
2 Stucco Wall Assembly, Typ.
C.25



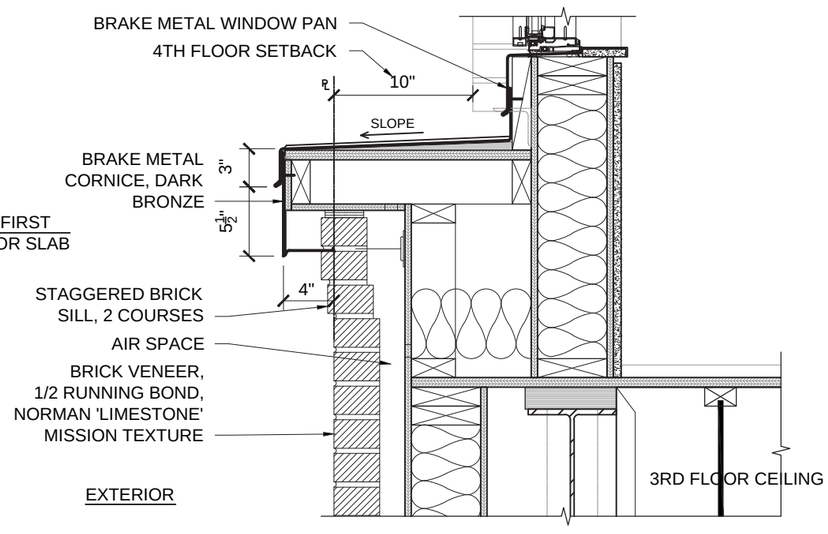
3 Cornice & Parapet at Roof
C.25



4 Wall Base at Brick, Typ.
C.25



5 Wall Base at Stucco, Typ.
C.25



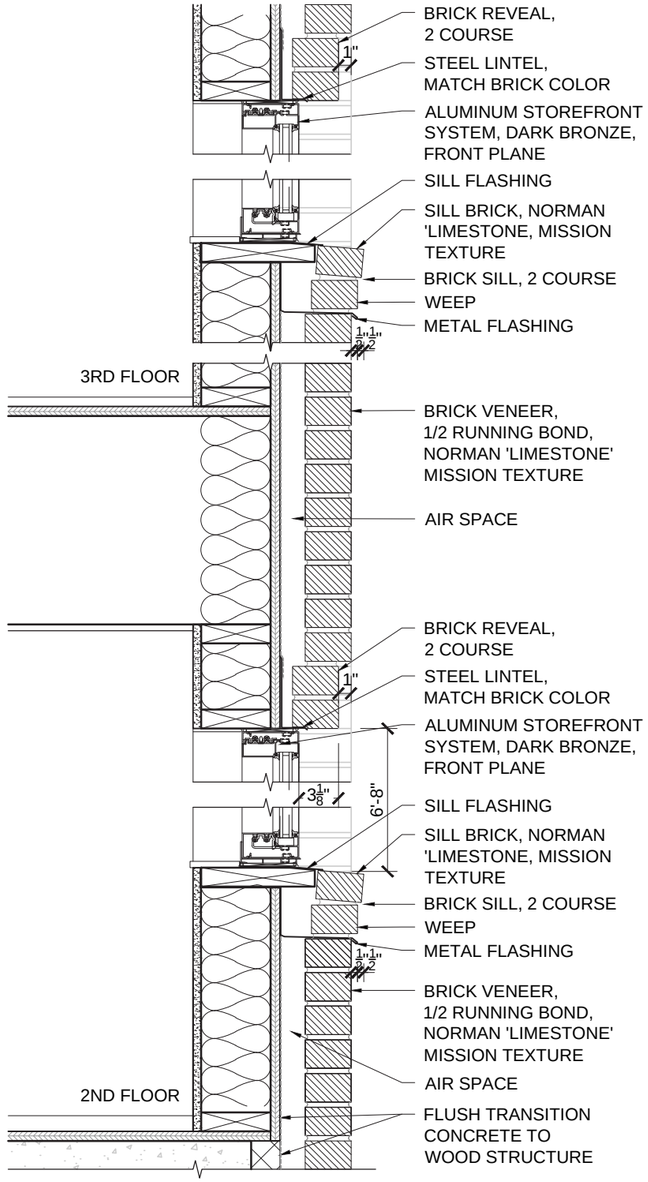
6 Cornice Between Third & Fourth Floor
C.25

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Details

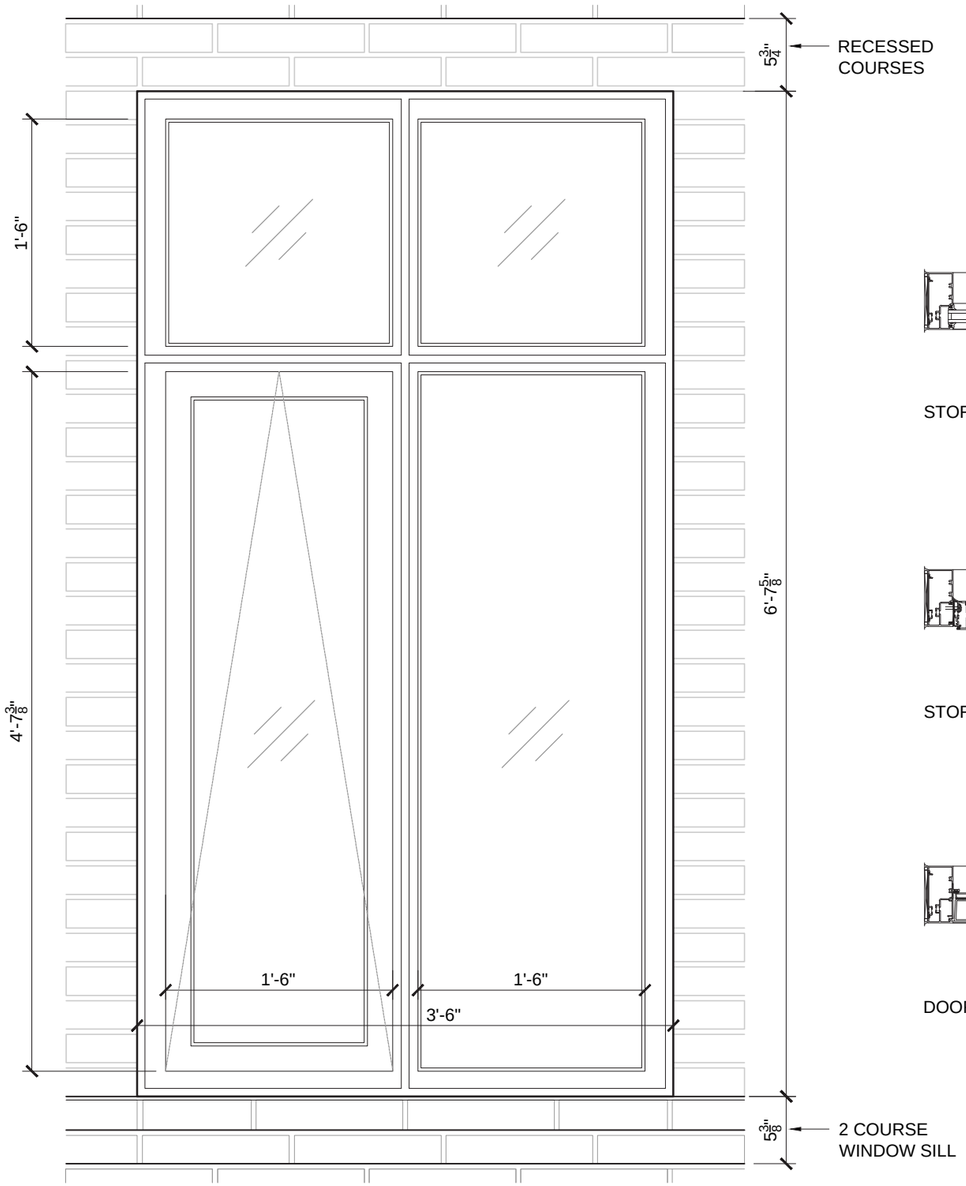
Scale: 1” = 1’-0”

C.25-rev

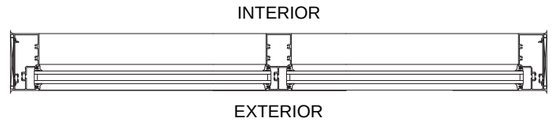
waterleaf
architecture, interiors + planning



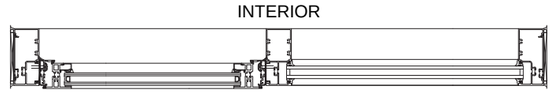
1 Second & Third Floor Wall Section, Typ.
C.26



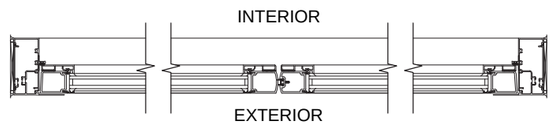
2 Operable Window Profile, Typ.
C.26



STOREFRONT JAMB DETAIL W/ VERTICAL MULLION, TYP.



STOREFRONT JAMB DETAIL, W/ OPERABLE WINDOW SASH, TYP.



DOOR JAMB DETAIL, W/ DOUBLE DOOR MEETING STILES, TYP.

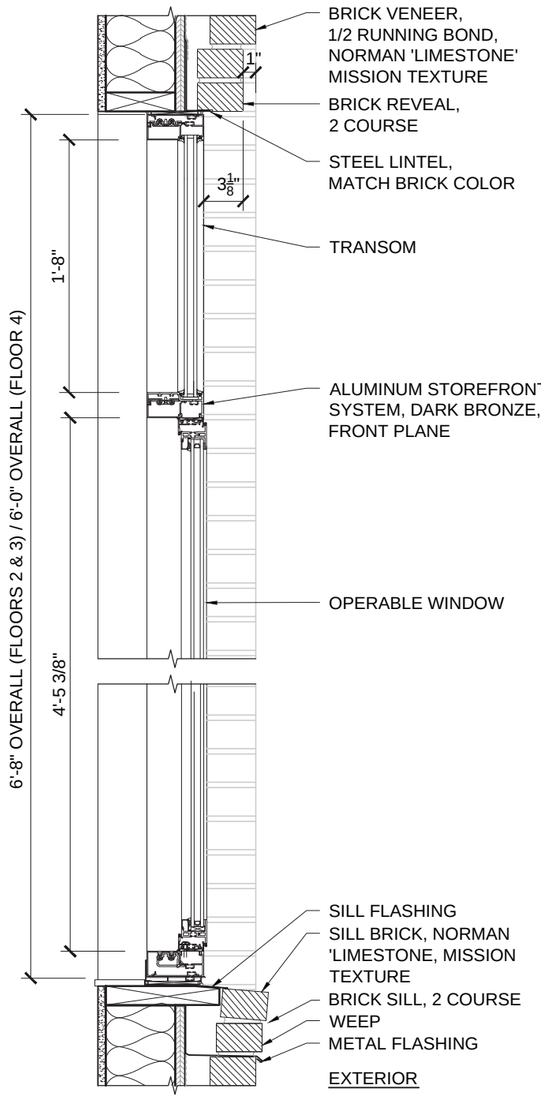
3 Typ. Jamb Details
C.26

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Details

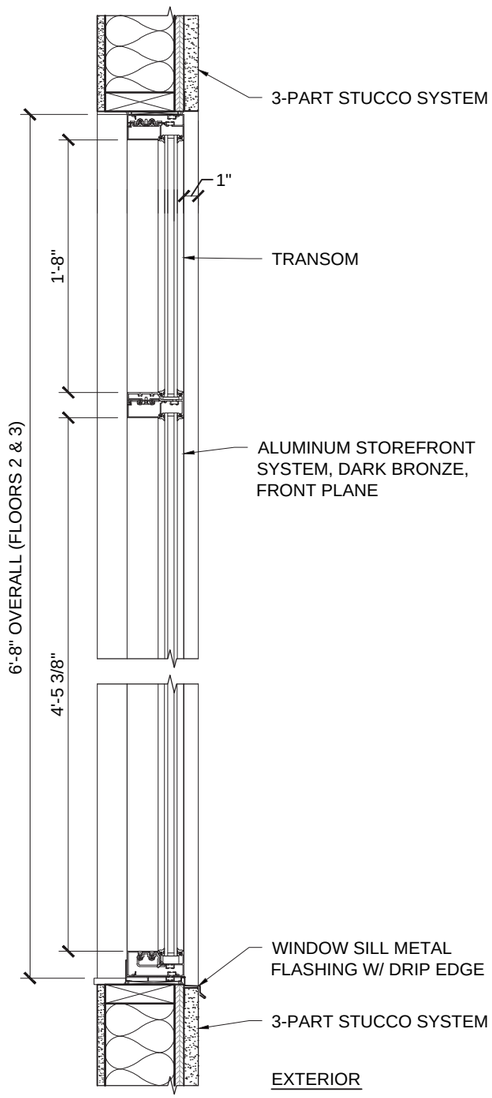
Scale: 1" = 1'-0"

C.26-rev

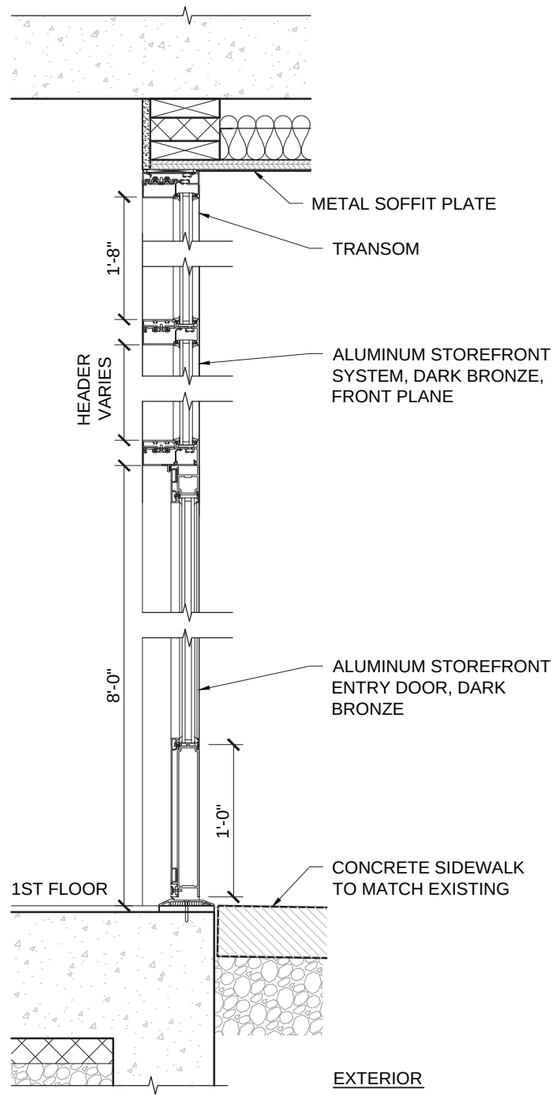
waterleaf
architecture, interiors + planning



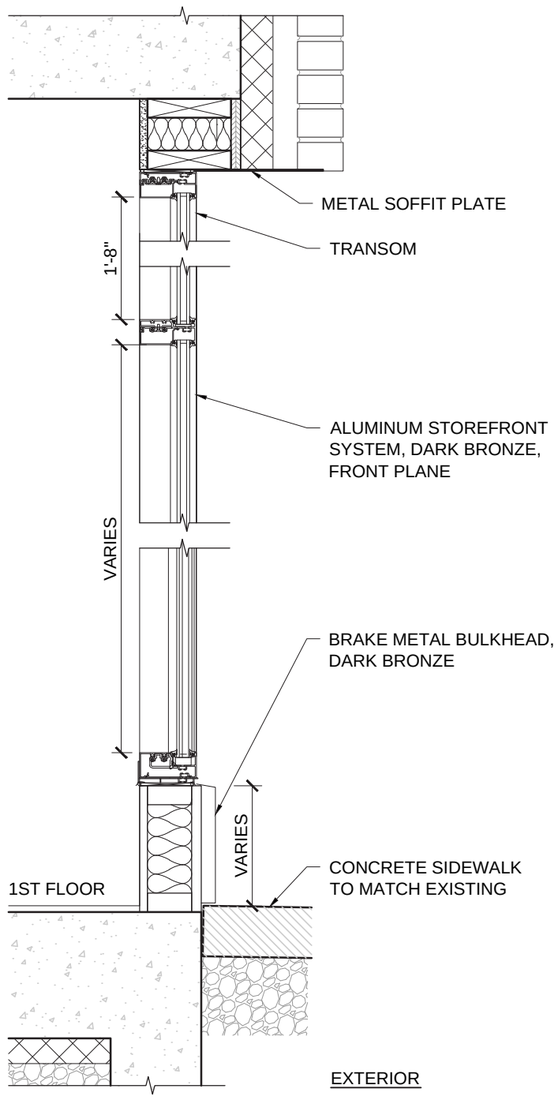
1 Window at Brick Wall, Typ.
C.27



2 Window at Stucco Wall, Typ.
C.27



3 Storefront Entry Door, Typ.
C.27

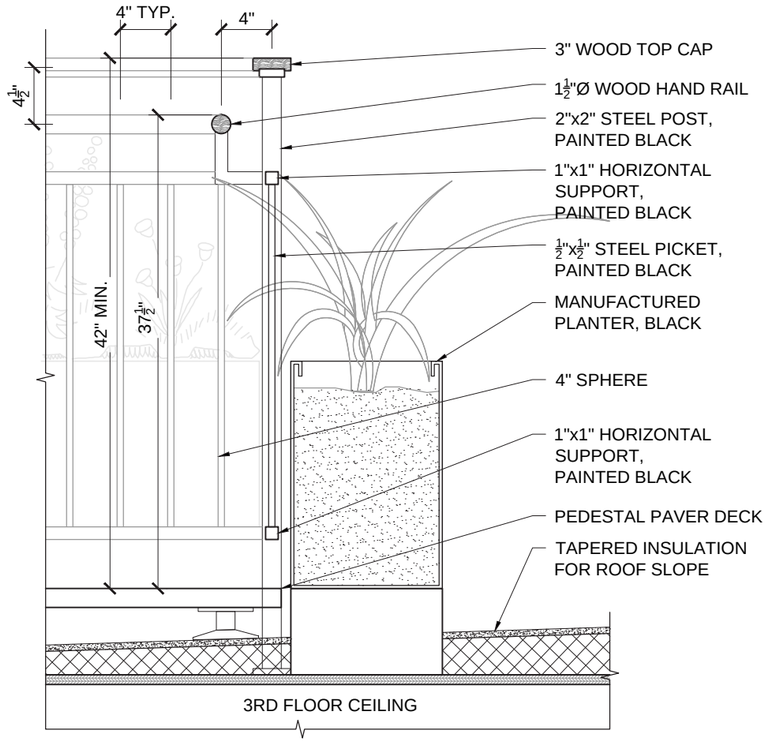


4 Storefront at Bulkhead, Typ.
C.27

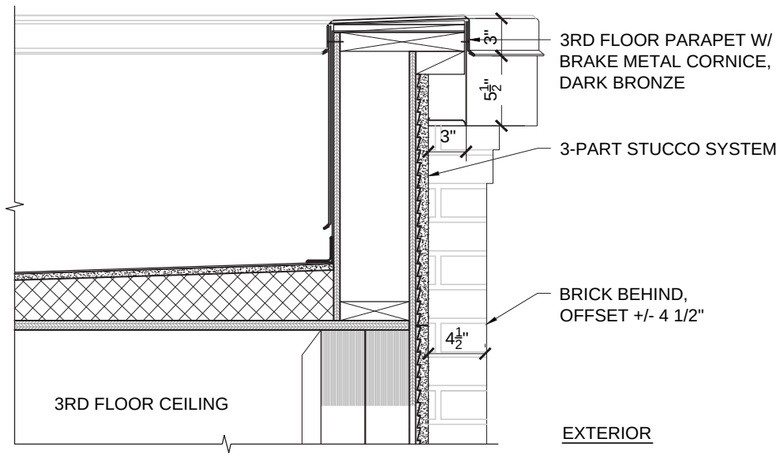
SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Details

Scale: 1” = 1’-0”

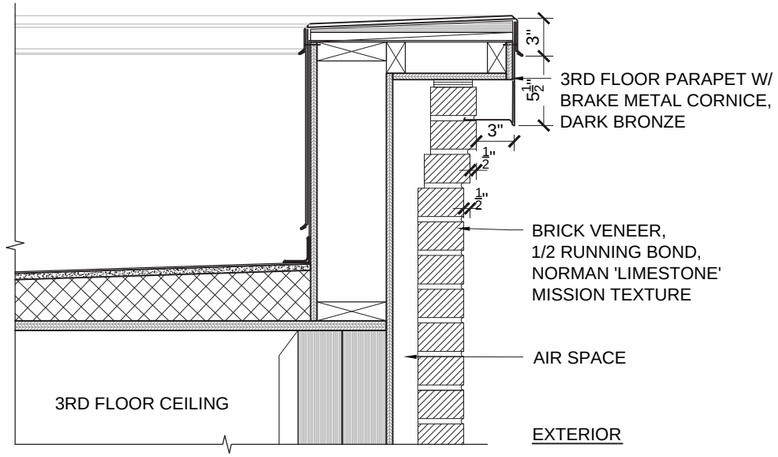
waterleaf
architecture, interiors + planning



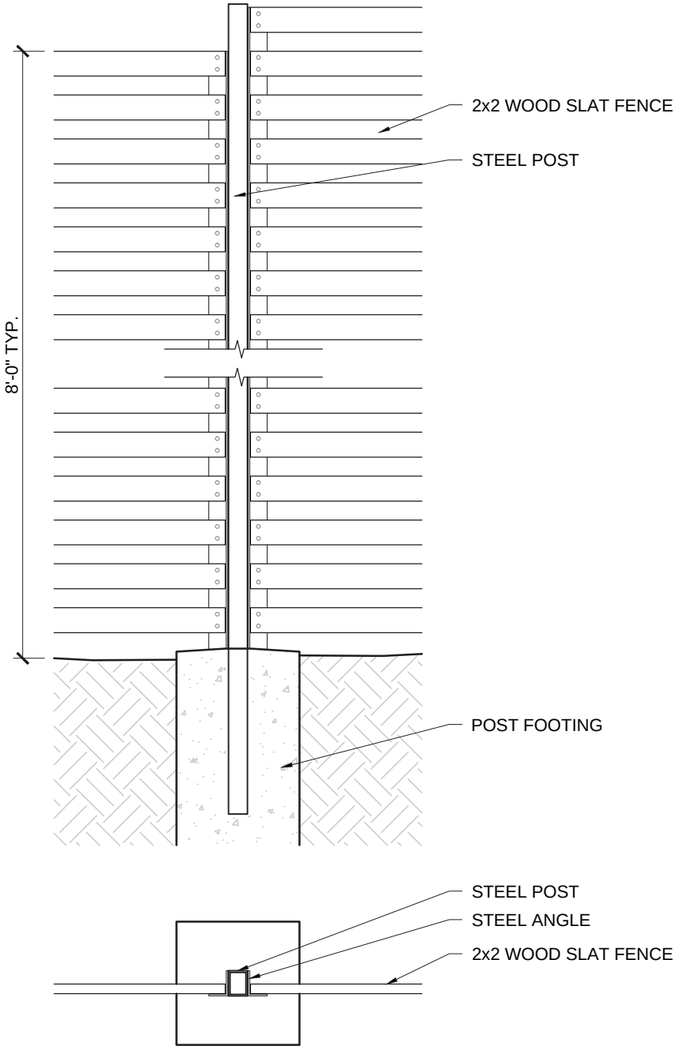
1 Guardrail at Roof Deck
C.28



2 Parapet Cornice at Third Floor Stucco Wall
C.28



3 Parapet Cornice at Third Floor Brick Wall
C.28



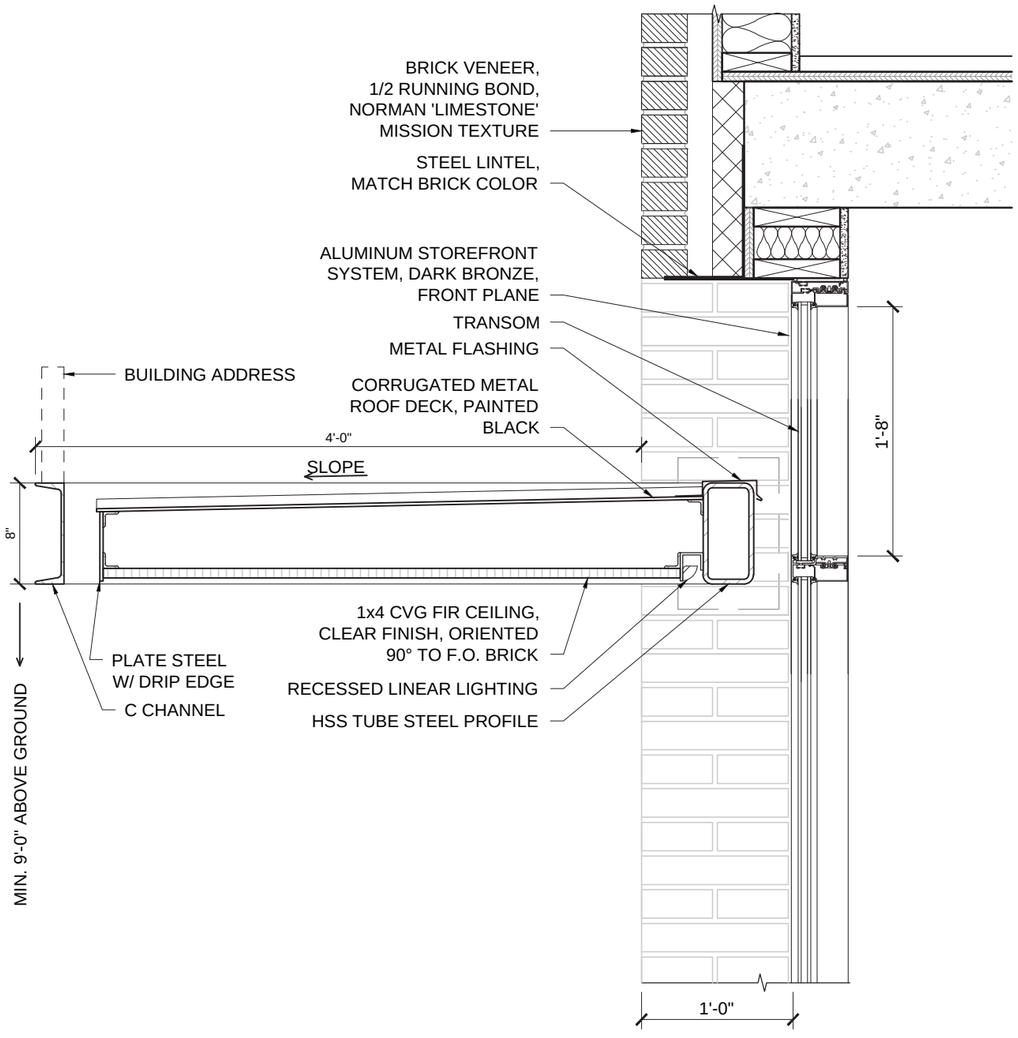
4 Privacy Fence
C.28

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Details

Scale: 1" = 1'-0"

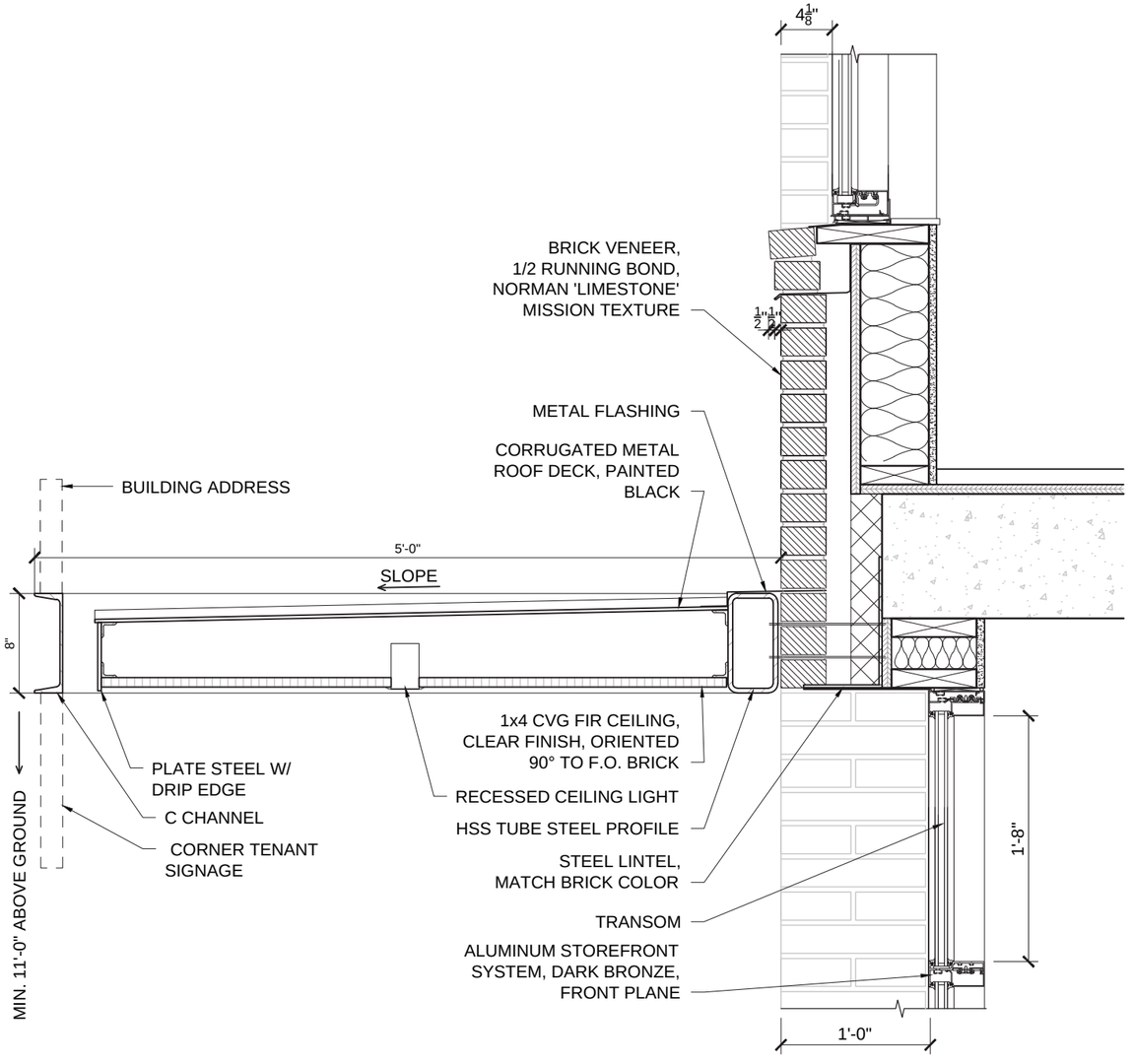
C.28-rev

waterleaf
architecture, interiors + planning



1 Steel Channel Canopy - Type ‘A’

C.29



2 Steel Channel Canopy - Type ‘B’

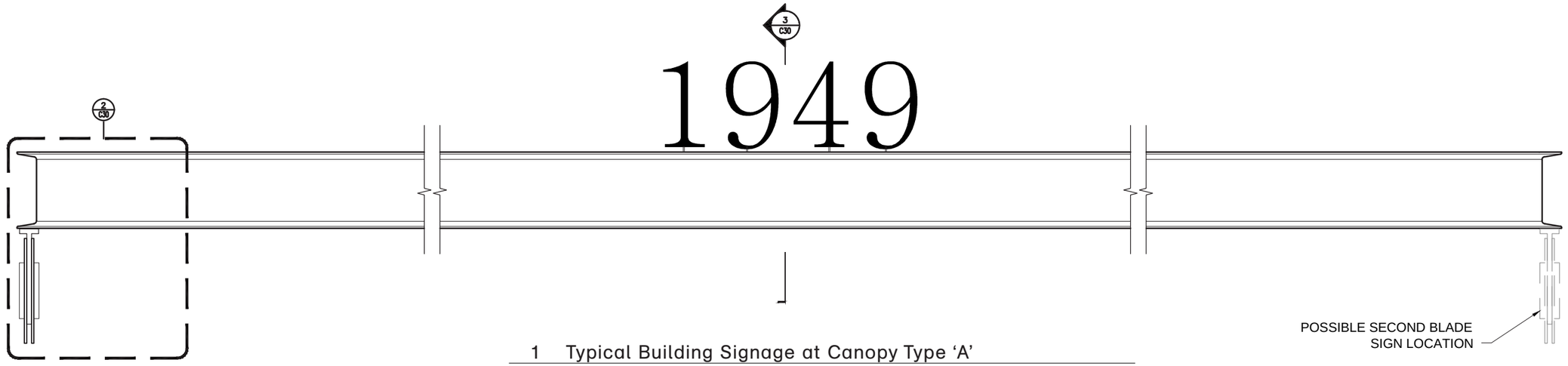
C.29

SEVEN CORNERS COMMUNITY COLLABORATIVE

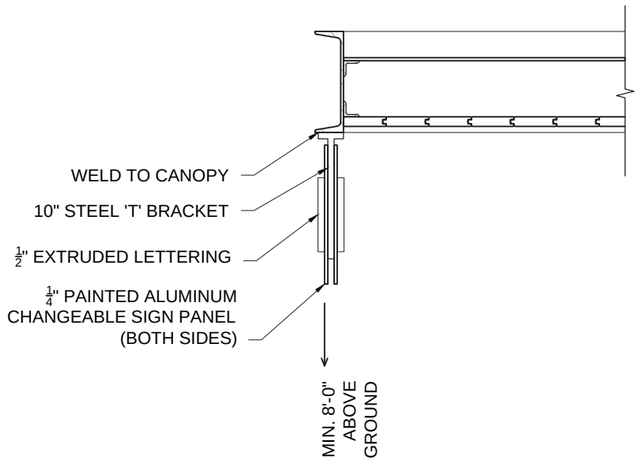
Type III Land Use Review (LU 16-125731)

Details Scale: 1” = 1’-0”

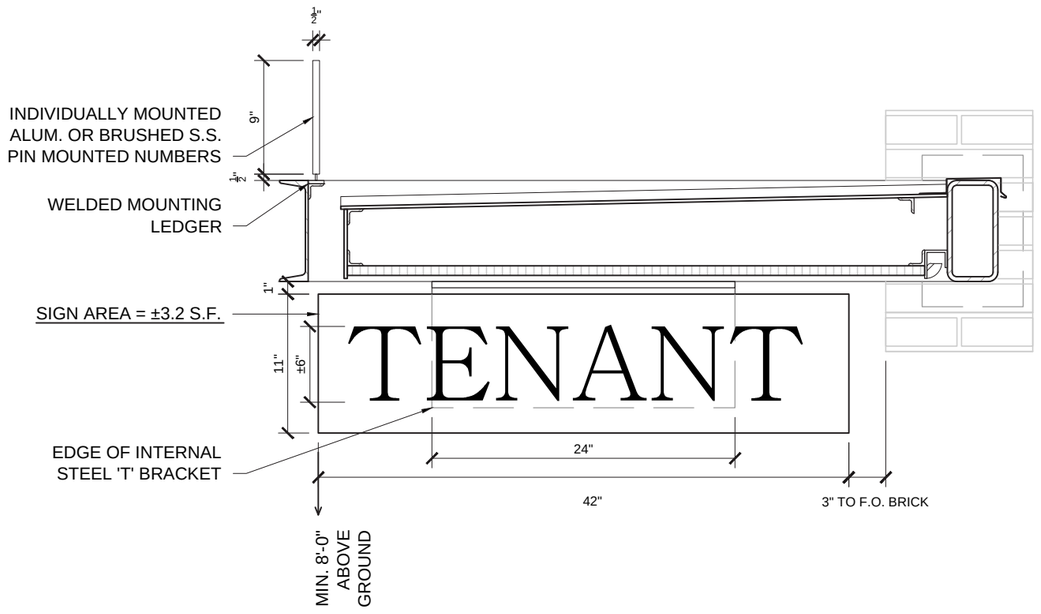
waterleaf
architecture, interiors + planning



1 Typical Building Signage at Canopy Type 'A'
C.30



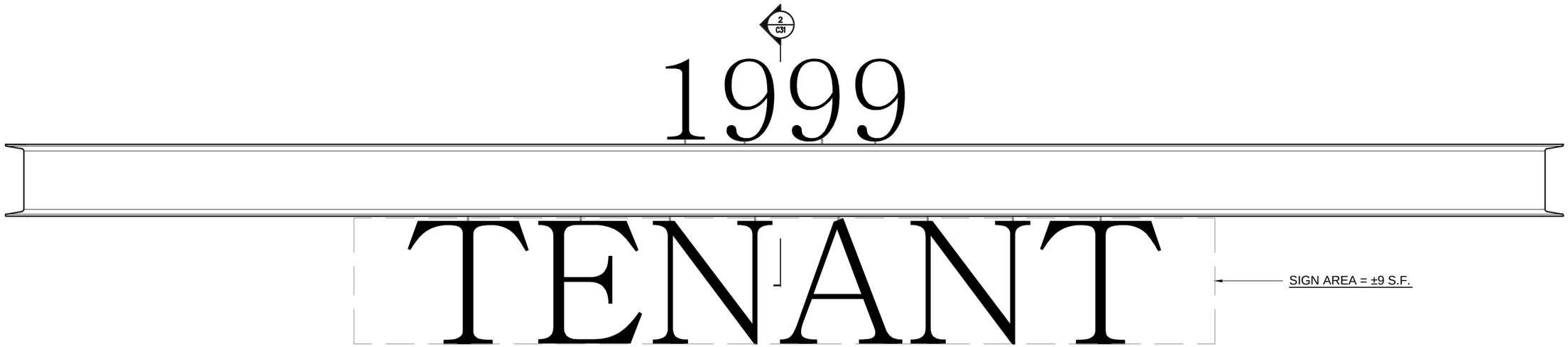
2 Under Canopy Blade Sign - Section
C.30



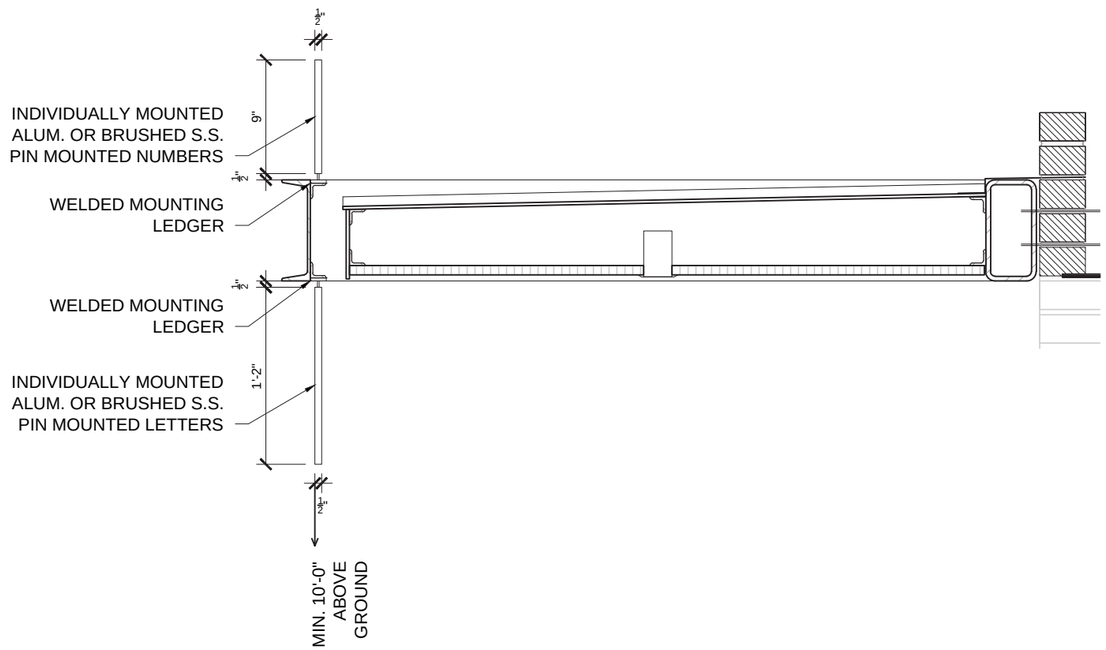
3 Under Canopy Blade Sign & Building Address
C.30

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Signage Details Scale: 1" = 1'-0"

waterleaf
architecture, interiors + planning



1 Typical Building Signage at Canopy Type ‘B’ (Corner)
C.31

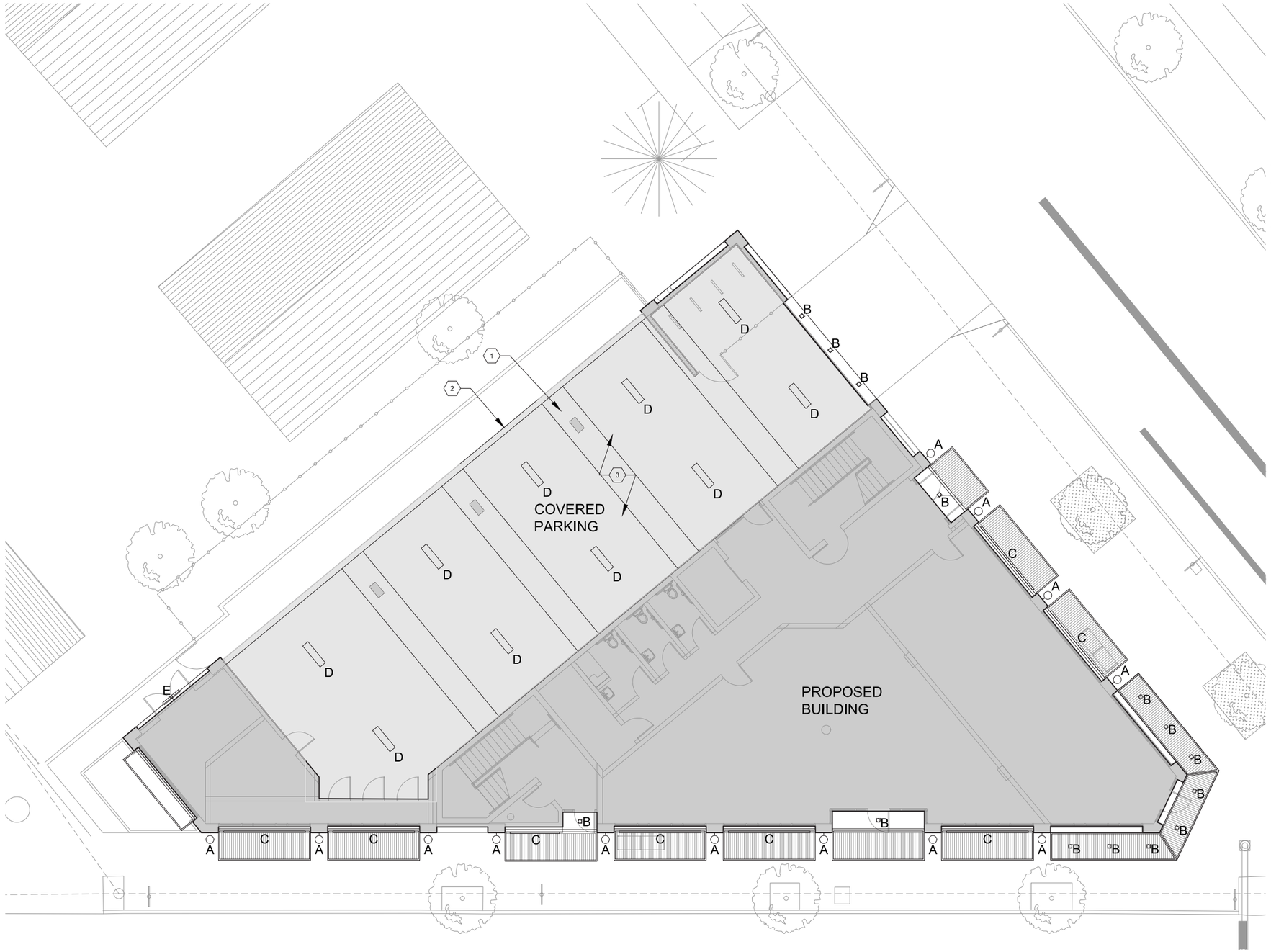


2 Under Canopy Mounted Signage & Building Address
C.31

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Signage Details

Scale: 1” = 1’-0”

waterleaf
architecture, interiors + planning



KEYNOTES

1. 12" DEEP CONCRETE CEILING BEAM AT GARAGE, TYP.
2. 12" DEEP LIGHT SHIELDING BULKHEAD
3. LIGHTING IN GARAGE TO BE MOTION ACTIVATED AFTER HOURS, TYP.

LEGEND

- STEEL CANOPY W/ WOOD CEILING
- A — Q-WALL B; UP/DOWN WALL SCONCE
- B — ALU IN ROUND; RECESSED CAN LIGHT
- C — RECESSED LED STRIP & CHANNEL
- D — LBL4; LINEAR SURFACE MOUNT LED
- E — BULLET 2X12W; DIRECTIONAL SECURITY LIGHT

SEVEN CORNERS COMMUNITY COLLABORATIVE

Type III Land Use Review (LU 16-125731)

Exterior Lighting Plan

Scale: 1/16" = 1'-0"

N

C.32-rev

waterleaf
architecture, interiors + planning

Q-WALL B

CODE 070112

Indoor and outdoor wall-mount fixture, including:

Extruded aluminium housing, grey or anthracite painted

Polymer gasket

Extra-clear flat tempered glass diffuser with internal screen-printing

Painted die cast aluminium bracket for wall mounted applications, featuring ease of installation

Stainless steel locking screws

Aluminium heat sink

4000 K and 3000 K LED Array

High-power LEDs with next generation high intensity light beam

99.85% high performance anodised aluminium circular reflectors

Double-emission (B) versions are equipped with two lights in order to provide upwards and downwards emission

Fixture ‘A’ - Exterior LED Up/Down Wall Sconce

ALU IN ROUND

CODE 077401

Recessed into false ceilings or hollow walls.

Anodised aluminum housing.

Frosted polycarbonate diffusers.

All versions are available with white LEDs, 3000 K (warm) and 6000 K (cool).

700 mA Class II Constant Current driver is available by others (to be remoted mounted). Consult factory for more information.

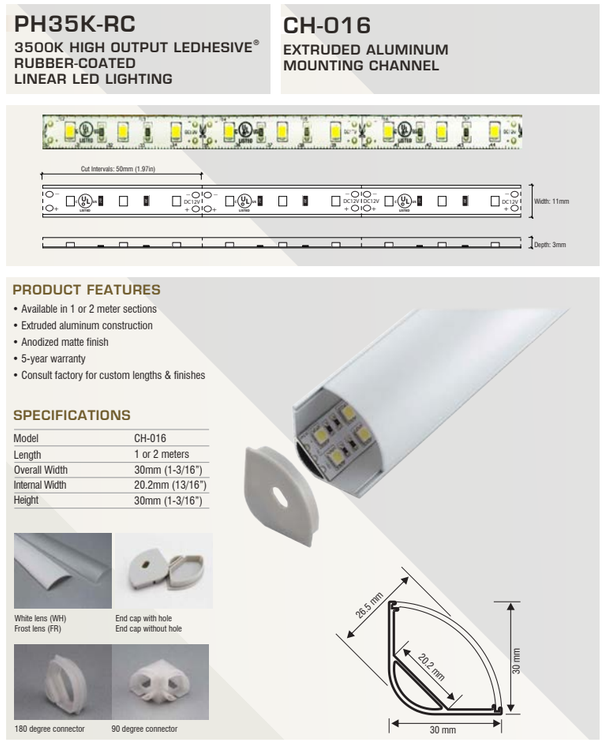
Factory can supply if needed.

Please call for model numbers.

Consult factory for custom colors.

Consult factory for non-catalogued kelvin temps.

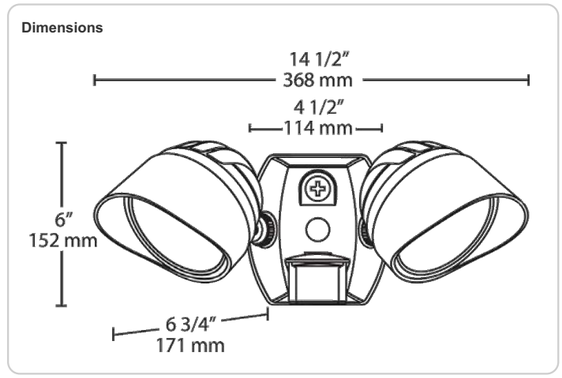
Fixture ‘B’ - Exterior Recessed LED Soffit Downlight



Fixture ‘C’ - Exterior Recessed LED Strip & Channel

Recessed LED Strip & Channel
Legacy Good Samaritan Urgent Care, NW 23rd Ave.

BULLET2X12W



Fixture ‘E’ - Directional Security Light

Norman Brick Veneer, 1/2 Running Bond, ‘Limestone’ Mission Texture

Norman Brick Veneer, 1/2 Running Bond, ‘Limestone’ Smooth Texture

3-Part Stucco System painted ‘Limestone’/warm light grey

Plate Steel Planter, Powder Coat Black

Aluminum Storefront System, Dark Bronze, Front Plane Glazing

Steel Channel Canopy
(Wood Ceiling not shown)

Obscure Panel Sectional Garage Door
(Perforated Aluminum not shown)

Extruded Brushed Aluminum or Brushed Stainless Steel Lettering
(Text & Style T.B.D.)

‘Staple’ Style Bike Rack

Concrete Planter with Stainless Steel Skateguards

TRAY SYSTEMS: PRE-GROWN AND PLANTED-IN-PLACE

- Our patented interlocking and overlapping tray system was designed by landscape architects, stormwater engineers, horticulturists and roofing experts specifically for the unique challenges of the rooftop environment- just fill it with growing media and plants. Each of the individual functions found in the layered assembly is inherent to the tray, thus eliminating the need for separate drainage mats, root barriers, filter fabric, etc.
- Can be pre-grown as well as planted at the job site.
- Maximum stormwater retention capability.
- Easily installed.
- Integrated drip irrigation available.
- Optimal growing environment for plants.

vertigrow

WELDED WIRE TRELLIS SYSTEMS

Vertigrow is a modular parallel-panel system welded together to create a growing area for vine plants. This panel system is attached to a building using standoffs to improve wall durability. Vines are planted below the screens and maintained to encourage natural growth to cover the walls.

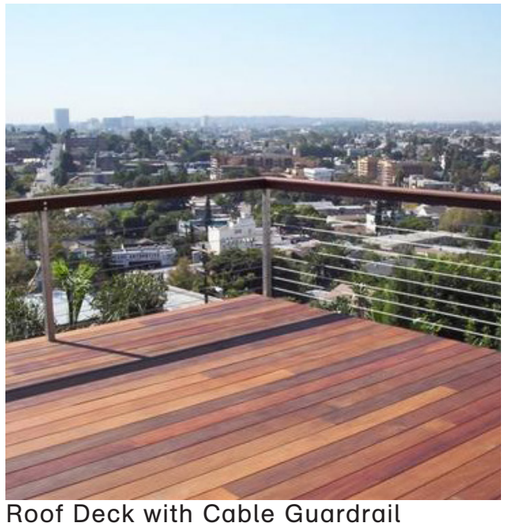
Vertigrow panels can also be anchored to posts to create a fence, free-standing wall, or a trellis system and can be used indoors as well as out.

The panels can be incorporated with existing or new construction.

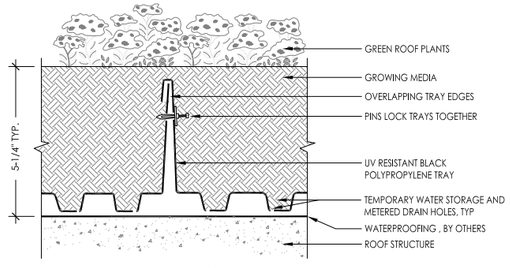
BENEFITS
+ Improves energy efficiency
+ Creates a more appealing building exterior
+ Improves air quality

Vertigrow provides project-specific design expertise to ensure successful planning and installation.

Horizontal Wood Slat Fence



Roof Deck with Cable Guardrail



Green Roof Tray System

Custom Wall Trellis System

VRV IV Air-Cooled Heat Pump

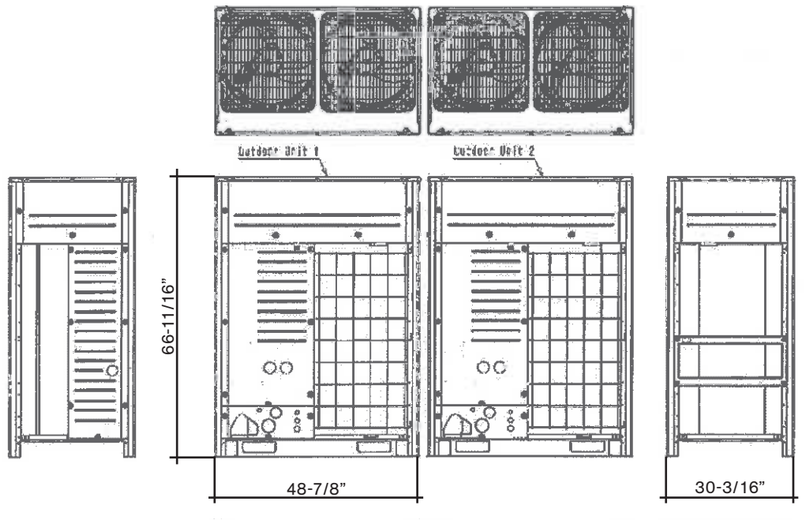
Daikin's VRV IV systems integrate advanced technology to provide comfort control with maximum energy efficiency and relabilty. Currently available in heat pump configurations, VRV IV provides a solution for multi-family residential to large commercial applications desiring heating or cooling. The VRV IV is the first variable refrigerant flow (VRF) system to be be assembled in North America.

Features:

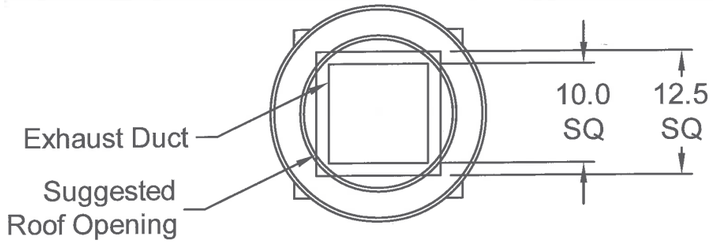
- Total comfort solution for heating, cooling, ventilation and controls
- Redesigned and optimized for total Life Cycle Cost (LCC)
- Reduced install cost and increased flexibility as compared to VRV III with larger capacity single modules up to 14 Tons and system capacity up to 34 Tons
- Efficiency improved over VRV III by an average of 11% with IEER Values now up to 28
- Improved seasonal efficiency as compared to VRV III with automatic and customizable Variable Refrigerant Temperature (VRT) climate tuning
- Best-In-class warranty* with 10 year compressor and parts as standard
- Reduced commissioning time vs. VRV III with VRV configurator software and Graphical User Interface (GUI)
- Design flexibility with long piping lengths up to 3,280 ft. total and 100 ft. vertical separation between indoor units
- Take advantage of Daikin's unique zone and centralized controls that are optimized for the specific needs of North America

Additional information

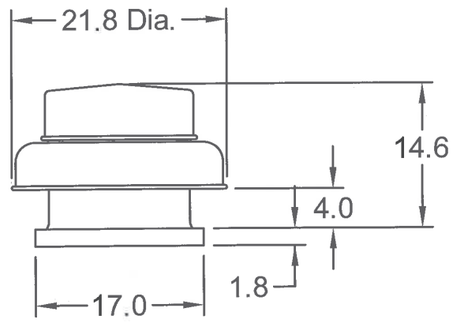
Before purchasing this appliance, read important information about its estimated annual energy consumption, yearly operating cost, or energy efficiency rating that is available from your retailer.



Rooftop VRV Heat Pump Unit

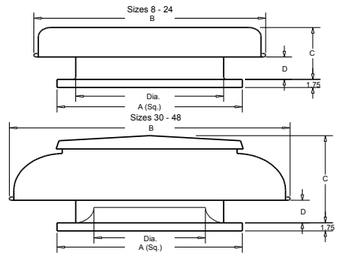


TOP VIEW



FRONT VIEW

Rooftop Exhaust Fan



NOTE: All dimensions shown are in units of inches

GRSR

Spun Aluminum Gravity Relief

STANDARD CONSTRUCTION FEATURES

• Aluminum housing. • Aluminum curb cap with prepunched mounting holes. • Recommended roof opening dimension is at least 2.5 in. larger than the damper size.

SELECTED OPTIONS & ACCESSORIES

Galvanized Birdscreen - 0.5 in. Mesh Type
Aluminum Housing
Curb GPI-G12, Tray
Damper WD-100-PB, Chnl. Frm., 24 VAC, Int Mnt., Dmpr Shipped Sep.

DIMENSIONS

ID #	Tag	Qty	Model Size	A sq. (in.)	B (in.)	C (in.)	D (in.)	Dia. (in.)	Opt. Damper Width (in.)	Opt. Damper Length (in.)	Unit Weigh t (lb)
2-1	RH-1	1	24	34	38.25	11	4	24.5	24	24	29

PERFORMANCE

ID #	Tag	Qty	Model Size	Volume (CFM)	SP (in. wg)	Throat~V elocity~ (ft/min)	Throat Area (ft2)
2-1	RH-1	1	24	1,500	0.025	463	3.24

Elevator Exhaust/Relief Vent

Trifab® VG (VersaGlaze®)

Trifab VG 450, 451 & 451T (Thermal) Framing Systems

Design Versatility
with Unmatched
Fabrication Flexibility

Preston Pointe, Louisville, KY
Architect: Potter & Associates Architects PLLC, Louisville, KY
Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

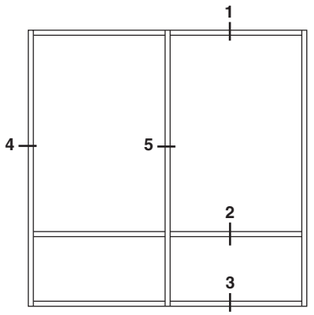
Trifab® VG (VersaGlaze) is built on the proven and successful Trifab platform – with all the versatility its name implies. Trifab set the standard and Trifab® VG improves upon it. There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus the confidence a tried and true framing system instills. Select from four glazing applications, four fabrication methods and multiple infill choices. Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

Aesthetics

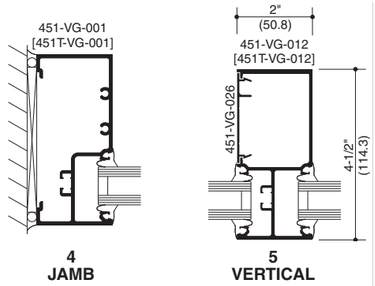
Trifab® 450 has 1-3/4" sight lines and both Trifab® 451 and Trifab®451T have 2" sight lines, while all three have a 4-1/2" frame depth. Designers can not only choose front, center or back glass planes, they can now add the versatility of multi-plane glass applications, thus allowing a greater range of design possibilities for specific project requirements and architectural styles. Structural Silicone Glazing (SSG) and Weatherseal options further expand the designer's choices.

KAWNEER
AN ALCOA COMPANY

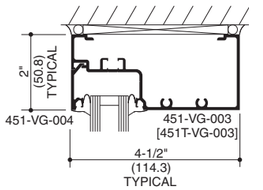
Aluminum Storefront System (Front Plane Glazing)



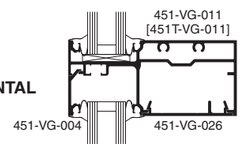
ELEVATION IS NUMBER KEYED TO DETAILS



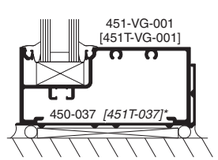
4 JAMB **5 VERTICAL**



1 HEAD



2 HORIZONTAL



3 SILL

Kawneer Trifab VG 451T Storefront System, Dark Bronze
Failing Office Building, Whidden & Lewis, 1913 - National Register of Historic Places

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Materials, Furnishings & Equipment

waterleaf
architecture, interiors + planning

260, 360, 560 Insulclad® Thermal Entrances

Engineered Entrances with
Climate Control Efficiency

PCL Centennial Learning Centre, Edmonton, Alberta, Canada
Architect: Cohos Evamy integratedesign™, Edmonton, Alberta, Canada
Glazing Contractor: Beacon Glass Products Ltd., St. Albert, Alberta, Canada

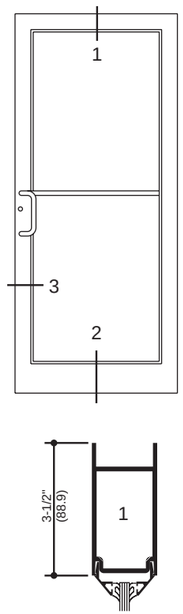
Kawneer's Insulclad® Entrances provide thermal efficiency for the entire building façade and are available in 260 Narrow Stile for moderate-traffic applications, and 360 Medium Stile and 560 Wide Stile for heavy-traffic applications. All doors are thermally enhanced with interior cladding, which has the added advantage of enabling dual-color design.

Insulclad® Entrances are available as a single-source package of door, fully integrated door frame (with or without transoms) and integrated hardware. Center plane Trifab® VG 451T (Thermal) frames are standard, and Insulclad® Entrances are also compatible with 1600 Wall System®1, as well as other Kawneer framing systems. The total package and options allow easy adaptation to custom entrance requirements.

KAWNEER
AN ALCOA COMPANY

Aluminum Storefront System - Entry Doors

350 MEDIUM STILE



516 ISOPORT® / 518 ISOPORT® Windows

Delivering Thermal Performance,
Economy and Ease of Installation

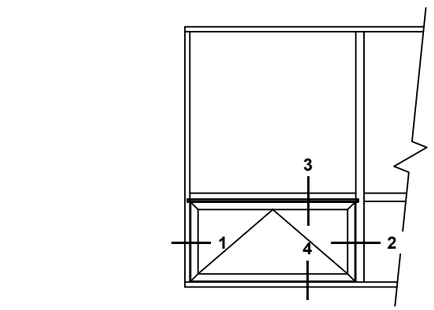
Designed for punched openings, strip and ribbon window applications, Kawneer's 516 and 518 ISOPORT® Windows provide an economical, high-performance, thermally broken product that is easily fabricated and installed. As a bonus, they are also competitively priced, feature a full rain screen option and offer the ability to incorporate ventilators. A "top hat" feature provides a deeper frame for thicker wall construction, greater structural capability and inset glazing.

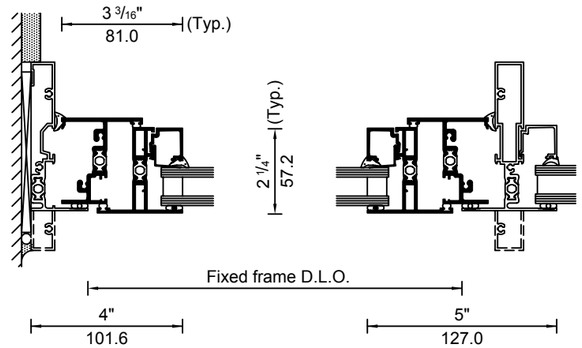
Performance

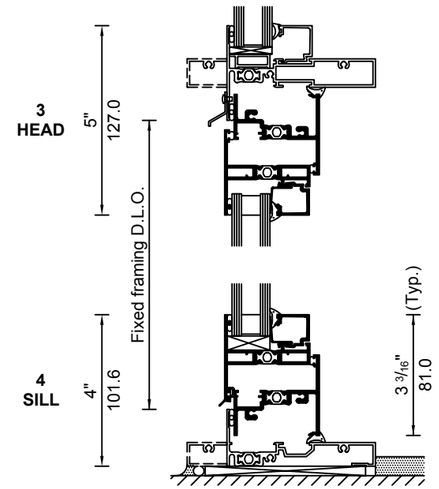
Responding to owner and designer demand for improved thermal performance, the 0.57" (14.6) ISOPORT® 6/6 glass-reinforced nylon thermal break provides windows with improved condensation resistance and thermal transmittance capability. The rigid profile provides composite structural performance, and 516 and 518 ISOPORT® Windows meet or exceed the highest performance levels for the specifications listed on the reverse side.

KAWNEER
AN ALCOA COMPANY

Aluminum Storefront System - Operable Window







SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Materials, Furnishings & Equipment

waterleaf
architecture, interiors + planning

STORMWATER PLANTER

Carex testacea - Orange New Zealand Sedge

Carex morrowii 'Silver Sceptre' -
Silver Sceptre Sedge

Cornus stolonifera 'Farrow' -
Arctic Fire Dogwood

Arctic Fire Dogwood winter stems

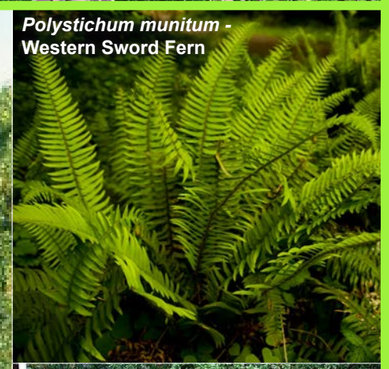
Iris tenax - Oregon Iris

L3 BUFFER PLANTINGS

Amelanchier laevis 'Snowcloud' - Snowcloud Serviceberry

Liriope muscari 'Silvery Sunproof' -
Silvery Sunproof Lilyturf

Taxus x media 'Hicksii' -
Hicks Yew



Polystichum munitum -
Western Sword Fern

Hydrangea quercifolia 'Snow Queen' -
Snow Queen Oakleaf Hydrangea

TREE WELL PLANTINGS

Cornus sericea 'Kelseyi' - Kelsey Red-Twig Dogwood

Pennisetum alopecuroides 'Little Bunny' -
Little Bunny Dwarf Fountain Grass

RAISED PLANTERS: ROOF DECK

Rudbeckia fulgida var. sullivantii 'Goldsturm'-
Black-Eyed Susan

Perovskia atriplicifolia 'Little Spire' -
Little Spire Russian Sage

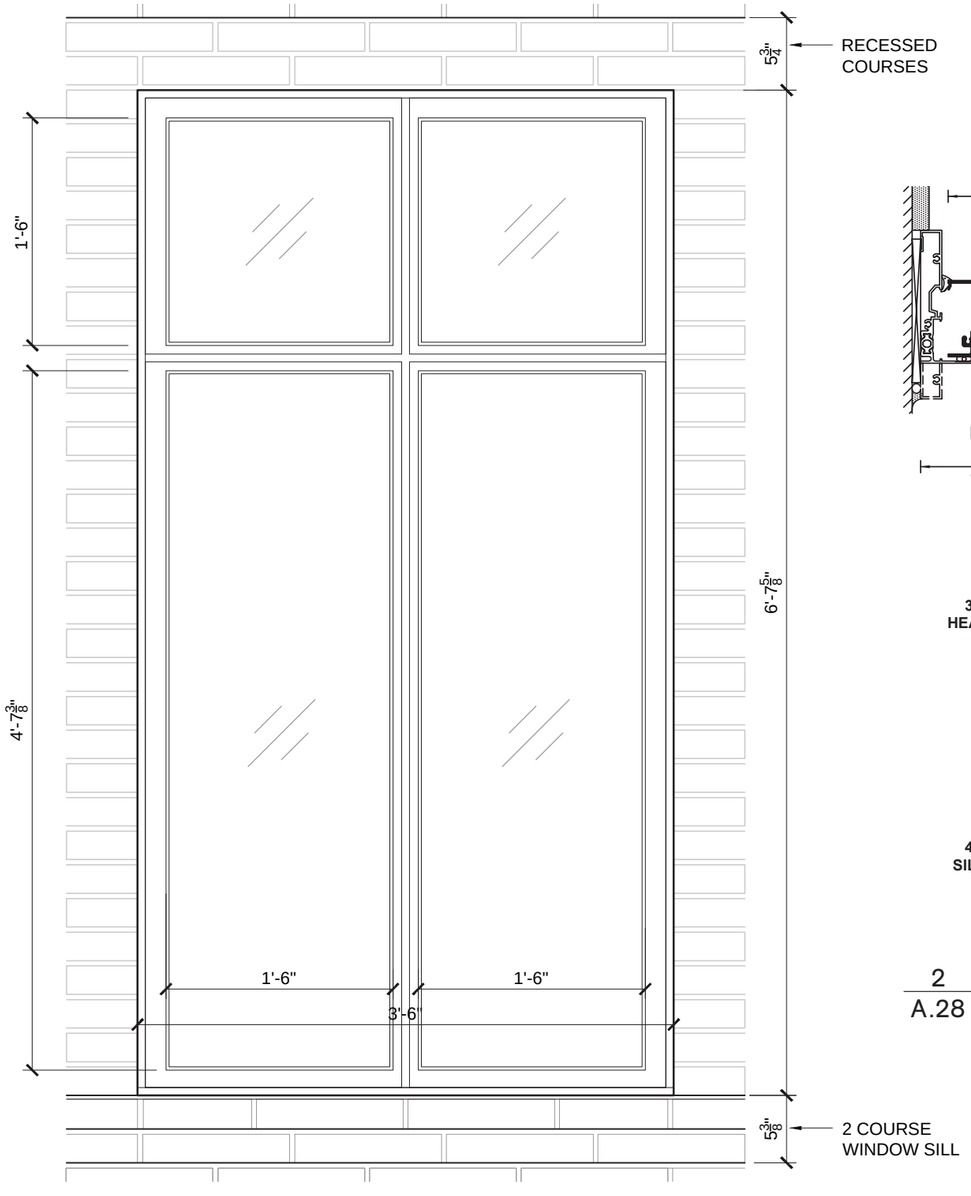
Pennisetum alopecuroides 'Hameln' - Dwarf Fountain Grass

RAISED PLANTERS: GROUND LEVEL

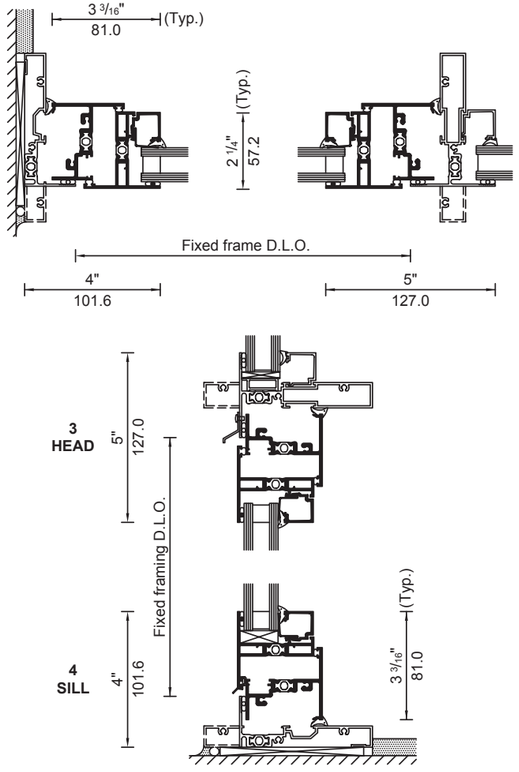
Carex testacea - Orange New Zealand Sedge

Trachelospermum jasminoides 'Madison' -
Madison Star Jasmine

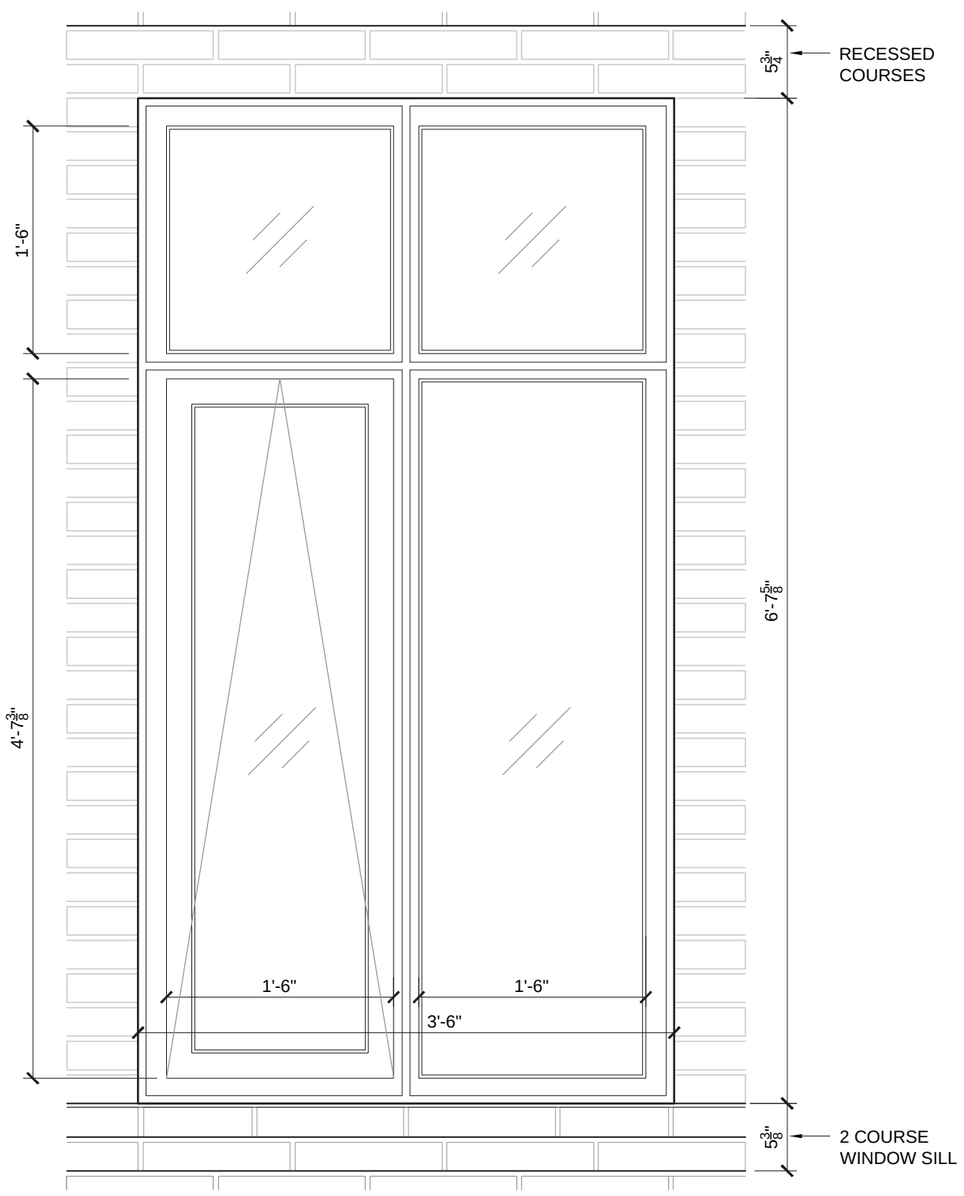
Iris tenax - Oregon Iris



1 Non-Operable Window Profile, Typ.
A.28



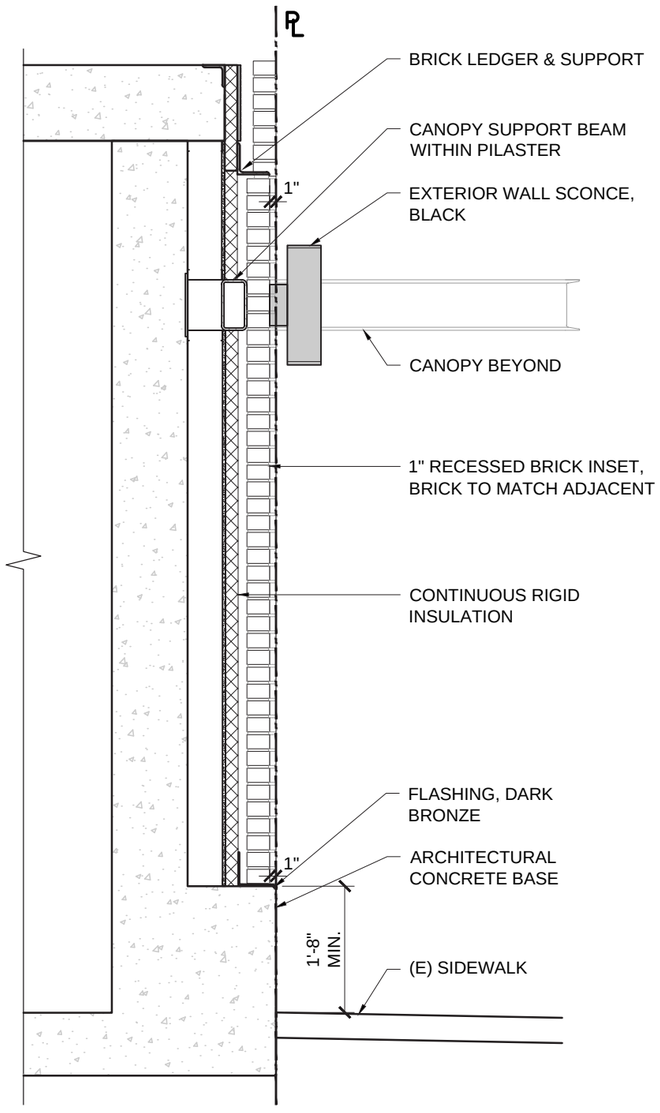
2 Window Frame Details
A.28



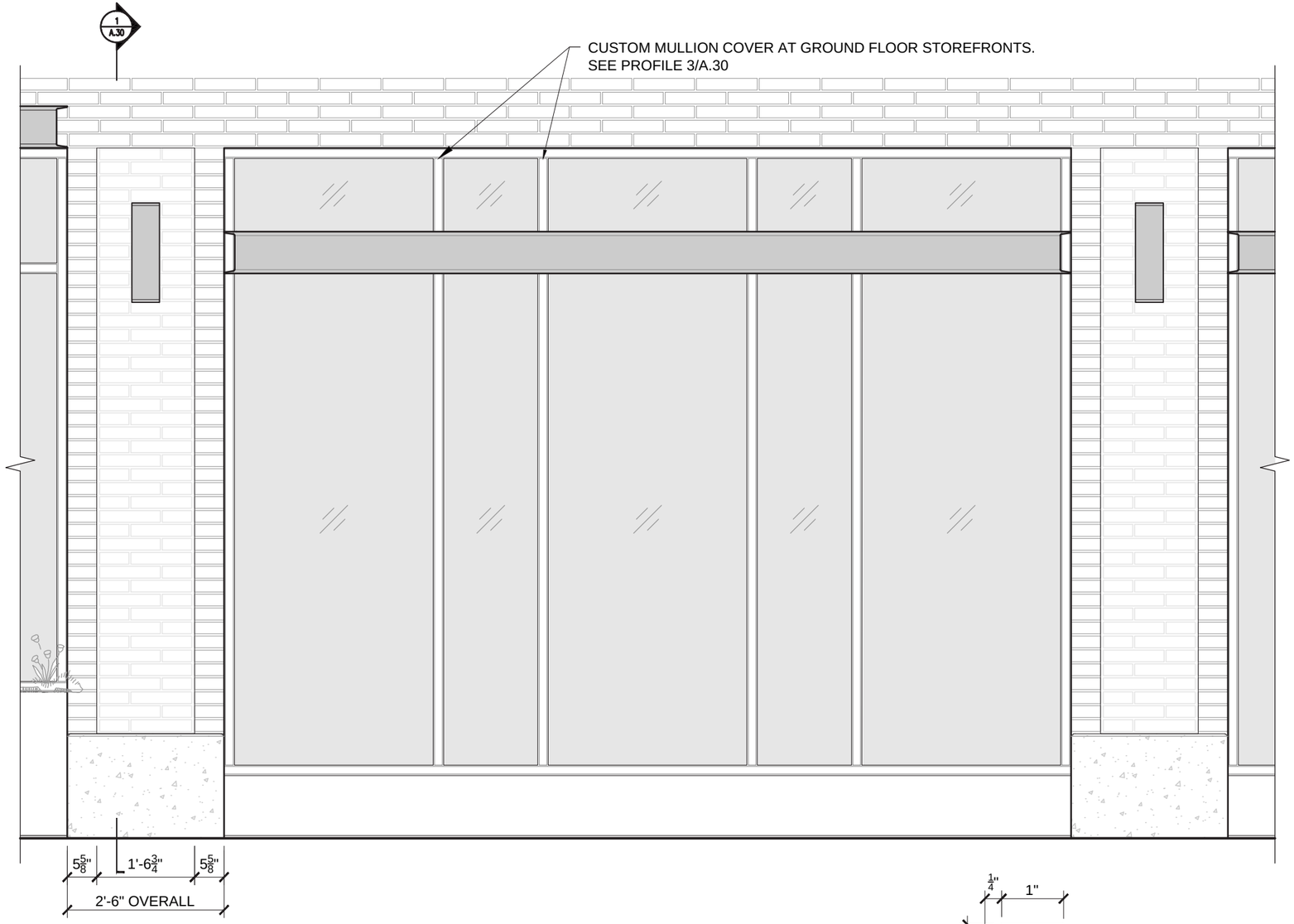
3 Operable Window Profile, Typ.
A.28

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Typical Window Profiles Scale: 1” = 1’-0”

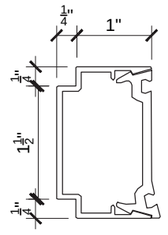
waterleaf
architecture, interiors + planning



1 Pilaster Brick Detail Section
A.30



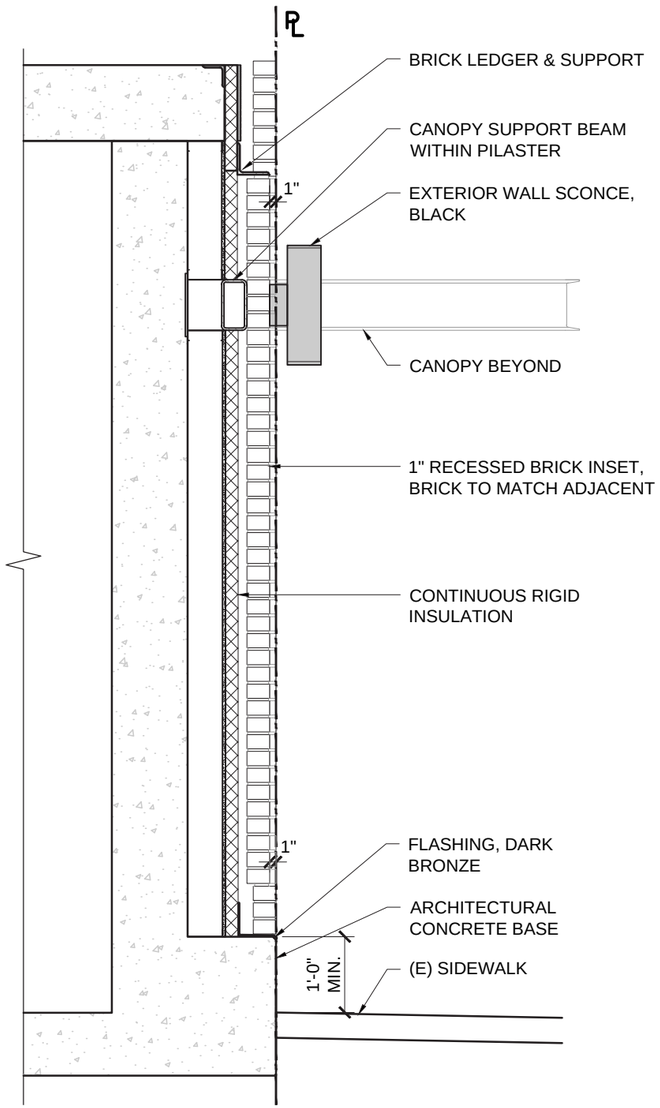
2 Enlarged Storefront Bay & Pilaster Elevation, Typ.
A.30



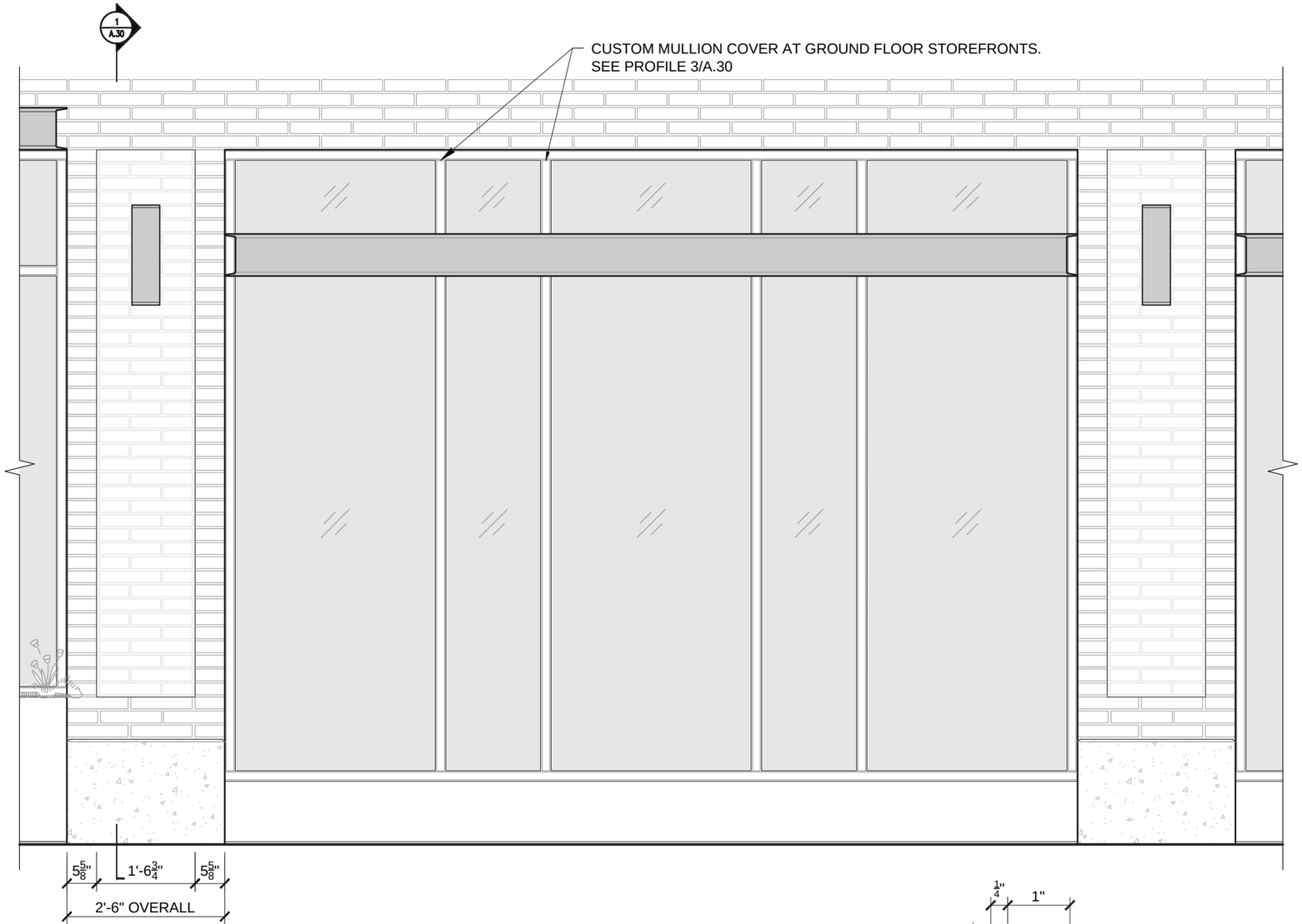
3 Custom Storefront Mullion Cover Profile
A.30

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Typical Storefront Bay Scale: 1/2" = 1'-0"

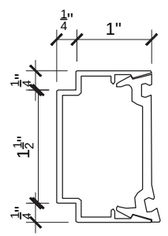
waterleaf
architecture, interiors + planning



1 Pilaster Brick Detail Section
A.30



2 Enlarged Storefront Bay & Pilaster Elevation, Typ.
A.30



3 Custom Storefront Mullion Cover Profile
A.30

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Typical Storefront Bay -Alternate Pilaster Scale: 1/2" = 1'-0"

waterleaf
architecture, interiors + planning

Southeast Corner at SE Division Street & SE Ladd Avenue

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Southeast View

waterleaf
architecture, interiors + planning

Southwest Corner at SE Division Street

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Southwest View

Northeast Corner at SE Ladd Avenue

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Northeast View

waterleaf
architecture, interiors + planning

Sidewalk at SE Division Street

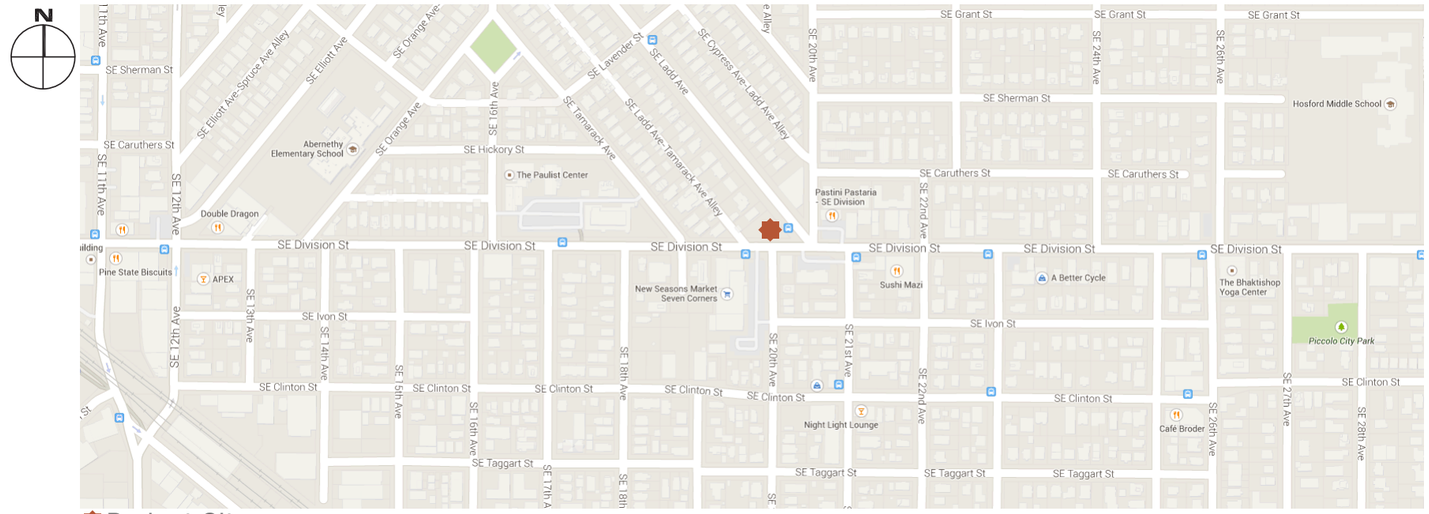
SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Pedestrian View

waterleaf
architecture, interiors + planning

Seven Corners Intersection at SE Division Street

PROPERTY INFORMATION

Property Address:	1949 SE Division Street
Property ID:	R200689
Tax ID No:	1S1E02DD 21000
Map Number:	3232 OLD
Legal Description:	LADDS ADD, BLOCK 29, LOT 1
Cross Street:	SE Ladd Avenue
Cross Street:	SE Division Street
Site Area:	9,562 s.f.
Zoning Description:	CSm - Storefront Commercial, Main Street Overlay
Historic District:	Ladd's Addition Historic District



Project Site

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Site & Zoning Context

waterleaf
architecture, interiors + planning


01


02


03


04


05


06


07


08


09


10


11


12


13


14

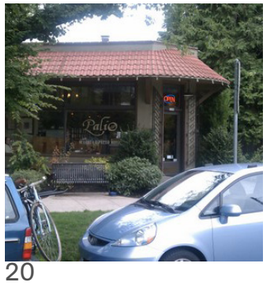

15


16


17

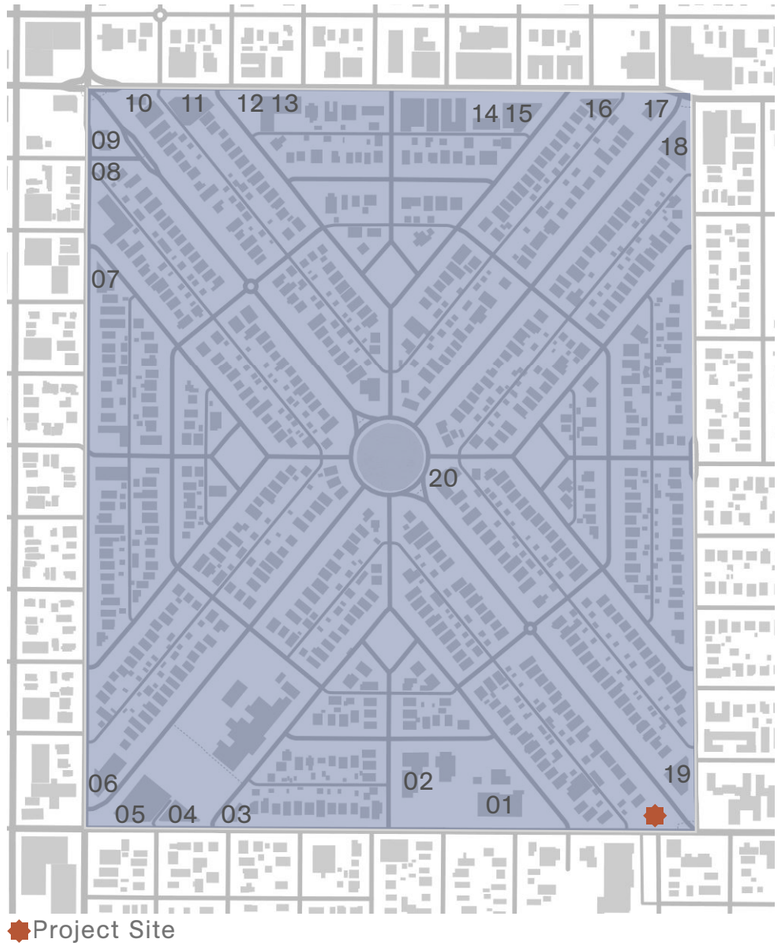

18

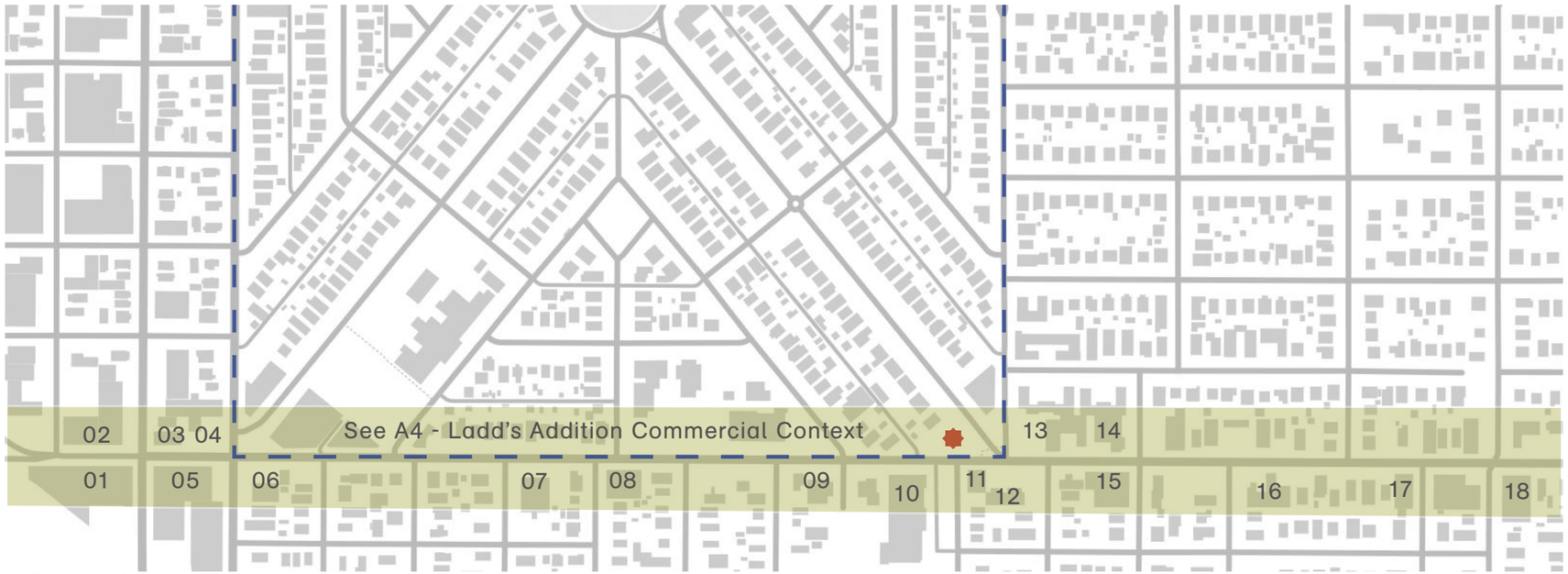

19


20

LADD'S ADDITION COMMERCIAL CONTEXT

Ladd's Addition is a streetcar era district, historically significant primarily as an example of early urban design and residential architecture. Commercial strips were centered along the former streetcar line on SE Hawthorne Boulevard and along the automobile arterial of SE Division Street and included a number of gas stations and auto service businesses which have been converted to other businesses today.





DIVISION STREET COMMERCIAL CONTEXT

SE Division Street is a major two lane arterial in Southeast Portland. Historically populated by nearly equal combination of residences and commercial business, the street has seen heavy redevelopment and new construction over the last decade and has become one of the major commercial avenues on the Portland Eastside.


01


02


03


04


05


06


07


08


09

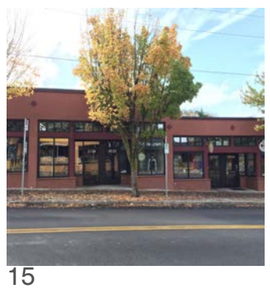

10

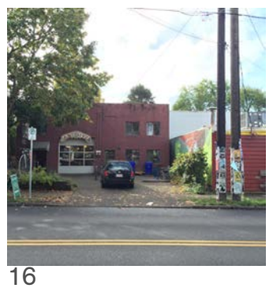

11


12


13


14


15


16


17


18

Contributing

Contributing

Contributing

Contributing

Non-Contributing

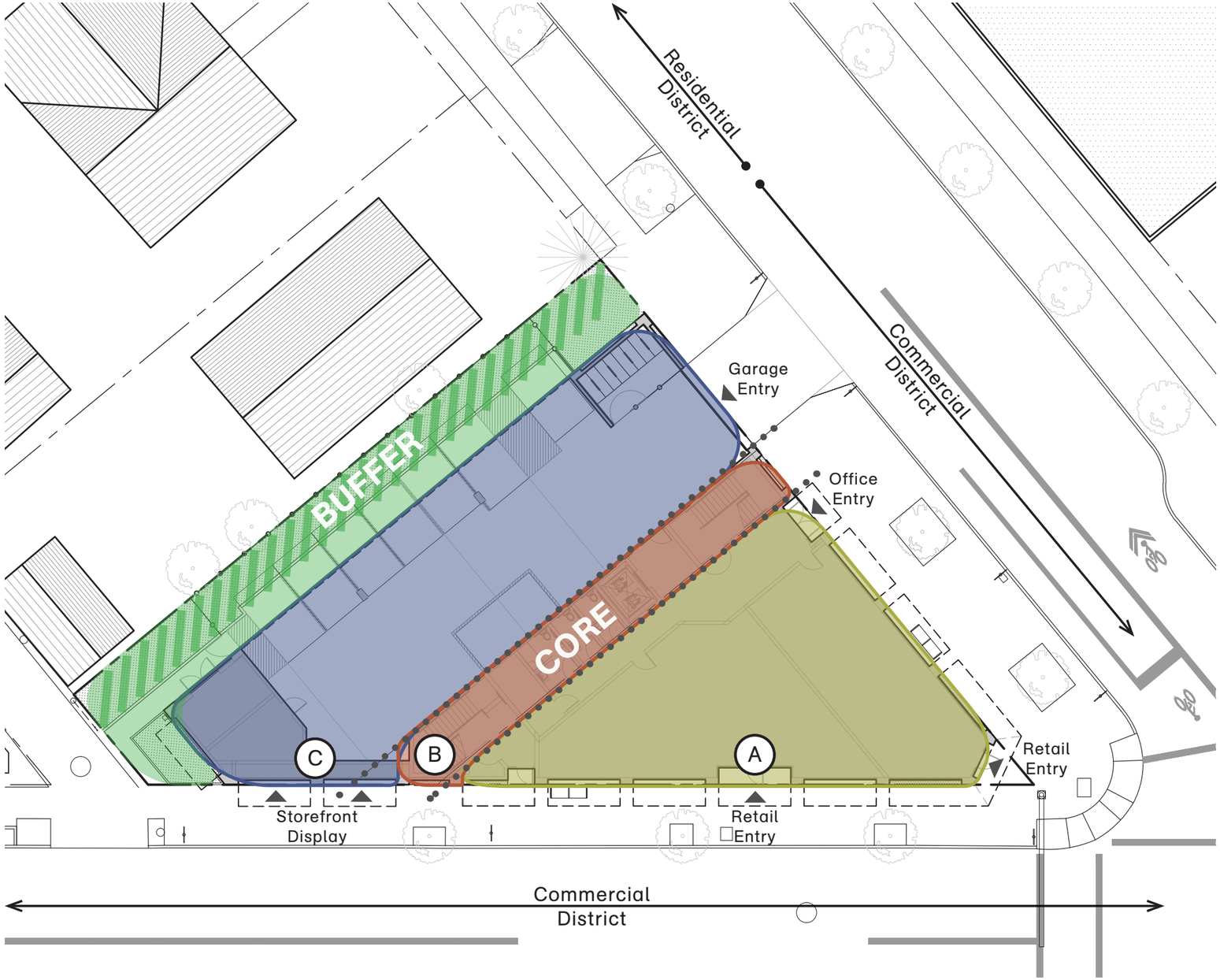
Non-Contributing

Downtown Portland

East Portland

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Portland Corner Building Context

waterleaf
architecture, interiors + planning



CONCEPT DESIGN

- Extensive Areas of Pedestrian Storefront
- Durable, Low-Maintenance Materials & Finishes
- Simple, Clean and Clear Design
- Innovative Solutions Utilizing Current Technologies
- Sustainable Practices & Design Decisions
- Represent Community Vision's Values of Equity

BUILDING PROGRAM

- Community Vision, Inc. Office Headquarters
- Additional Office Lease Space for Non-Profit Tenants Who Share CVI's Mission & Goals
- Ground Floor Retail Lease & Display Space
- Shared Community Space
- Demonstration Facility to Feature Universal Design Innovations

A. PRIMARY SPACES

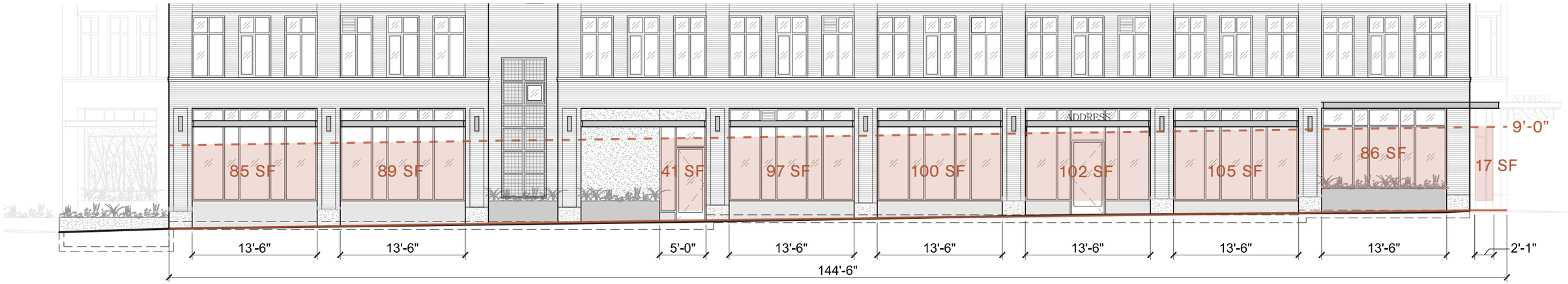
- Open & Inviting
- Densely Populated / Active
- Visual Connection to Seven Corners
- Commercial Architecture

B. EGRESS / CIRCULATION

- Clear & Simple Egress Paths
- Delineate Primary & Secondary Building Mass
- Emphasize Vertical Connectivity
- Functional Architecture

C. SUPPORT SPACES

- Address Visual Privacy & Screening
- Spaces Not Occupied At All Times
- Fewer Window Openings
- Stepped Down Height
- Transitional Architecture



South Elevation (Primary Transit Street)

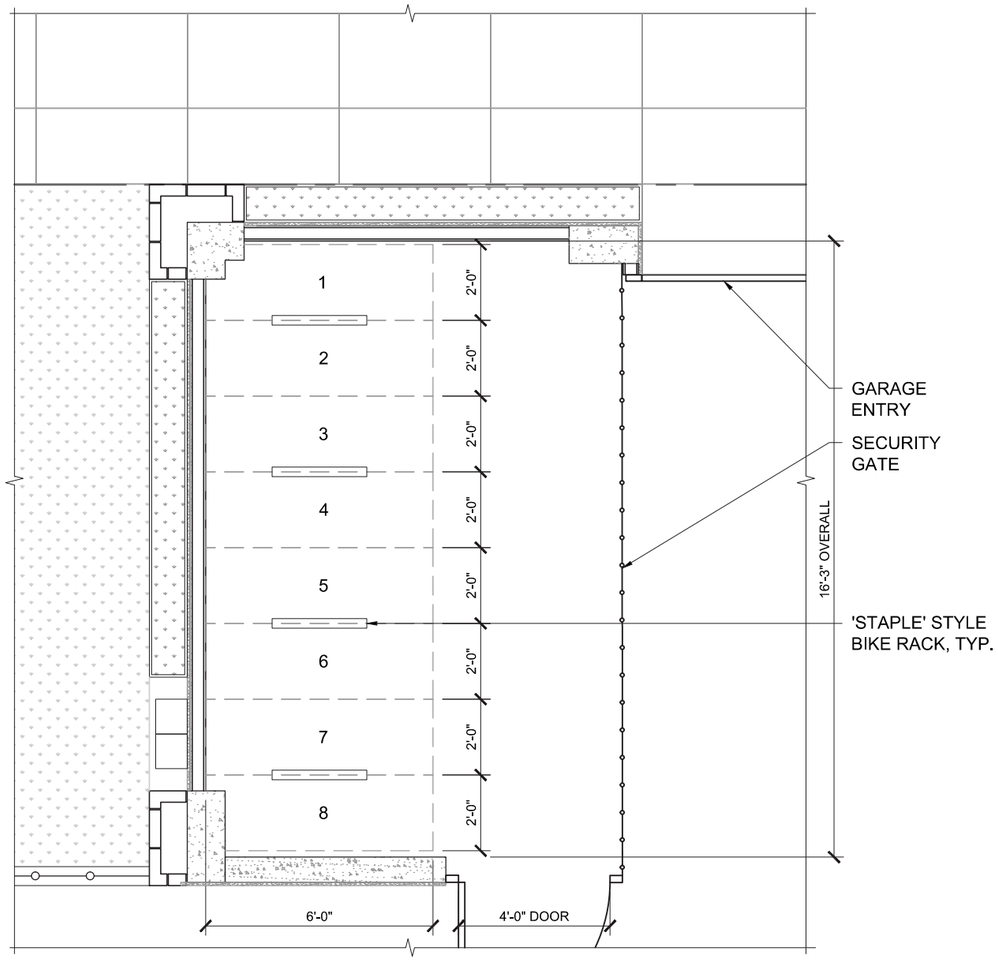
Overall Ground Wall Length	= 144'-6"	Window Length	= 101'-7"	Percent Window Length	= 70% (50% req.)
Overall Ground Wall Area	= 1,300 s.f.	Window Area	= 722 s.f.	Percent Window Area	= 56% (25% req.)

Northwest Elevation

Overall Ground Wall Length	= 107'-6"	Window Length	= 51'-1"	Percent Window Length	= 48% (25% req.)
Overall Ground Wall Area	= 968 s.f.	Window Area	= 394 s.f.	Percent Window Area	= 41% (12.5% req.)

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Ground Floor Window Requirements

waterleaf
architecture, interiors + planning



1 Long-Term Bike Storage
A.14

BICYCLE PARKING REQUIREMENTS

Short-Term Spaces:

- 2 Minimum
- 1 per 5,000 S.F. of Net Building Area (Retail)
- 1 per 40,000 S.F. of Net Building Area (Office)

or

- Bicycle Parking Fund contribution per Portland Zoning Code Section 33.266.220.2.c if it is not possible to provide all of the required Short-Term Bicycle Parking on Site in a way that complies with all of the Standards in A.2.b

A.2.b. Location. Short-term bicycle parking must be:
(1) Outside a building;
(2) At the same grade as the sidewalk or at a location that can be reached by an accessible route; and
•Building with more than one main entrance. For a building with more than one main entrance, the bicycle parking must be along all facades with a main entrance, and within 50 feet of at least one main entrance on each facade that has a main entrance, as measured along the most direct pedestrian access route.

Long-Term Spaces:

- 2 Minimum
- 1 per 12,000 S.F. of Net Building Area (Retail)
- 1 per 10,000 S.F. of Net Building Area (Office)

BICYCLE PARKING CALCULATIONS

Short-Term Spaces:

Net Building Area (Retail) = 2,201 S.F.
Net Building Area (Office) = 22,545 S.F.

2,201 / 5,000 = .44 Spaces
22,545 / 40,000 = .56 Spaces

Total = 1.00 Spaces (2) Required

Building lines at the site's frontages and limited open space at the rear do not allow area for 2 short-term spaces within 50 feet of at least one main entrance on each facade. Instead, this project will make a ***Contribution to the Bicycle Parking Fund*** *per 33.266.220.2.c to meet the short-term requirements.*

Long-Term Spaces:

Net Building Area (Retail) = 2,201 S.F.
Net Building Area (Office) = 22,545 S.F.

2,201 / 12,000 = .18
22,545 / 10,000 = 2.25

Total = 2.43 Long-Term Spaces (3) Required
8 Provided

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Bike Storage & Calculations Scale: 1/4" = 1'-0"

Southeast Corner at SE Division Street & SE Ladd Avenue

Low-Profile Curved-Basket
LED Wraparound

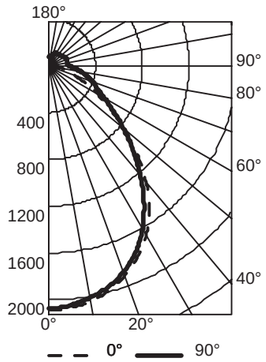
LBL4

4' LENGTH, NARROW HOUSING
LED

eldoLED

PHOTOMETRICS

LBL4 48L EZ1 LP840, 5250.7 delivered lumens, test no. LTL27386P14, tested in accordance to IESNA LM-79.



CP Summary

	0°	90
0°	2077	2077
5°	2077	2056
15°	1989	1957
25°	1801	1757
35°	1496	1418
45°	1066	1018
55°	647	680
65°	327	456
75°	174	339
85°	59	221
90	9	181

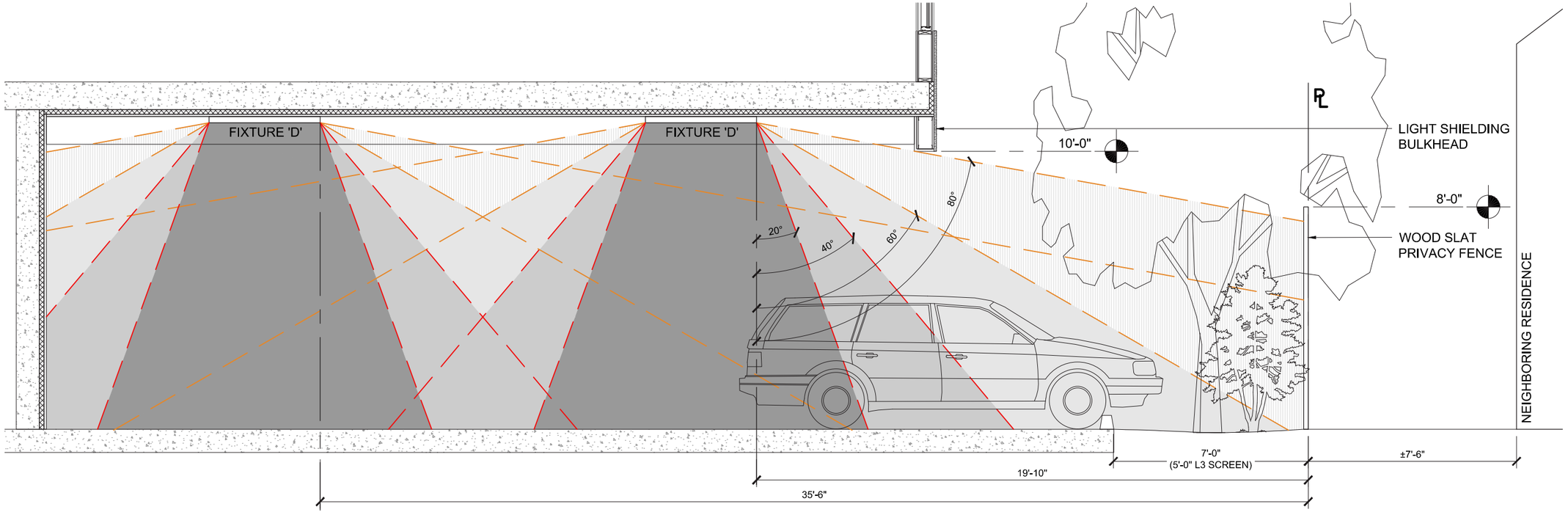
Coefficients of Utilization

	pf			20%								
	pc	80%			70%			50%				
RCR	pw	70%	50%	30%	50%	30%	10%	50%	30%	10%		
	0	116	116	116	112	112	112	105	105	105		
	1	106	102	98	98	95	91	92	89	86		
	2	98	90	83	87	81	76	82	77	73		
	3	90	80	72	77	71	65	73	67	62		
	4	83	72	63	69	62	56	66	59	54		
	5	76	64	56	63	55	49	59	53	48		
	6	71	58	50	57	49	43	54	47	42		
	7	66	53	45	52	44	39	49	43	38		
	8	62	49	41	48	40	35	45	39	34		
	9	58	45	37	44	37	32	42	35	31		
	10	54	42	34	41	34	29	39	33	28		

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fixture
0° - 30°	1571	29.9	29.9
0° - 40°	2482	47.3	47.3
0° - 60°	3855	73.4	73.4
0° - 90°	4626	88.1	88.1
90° - 120°	307	5.9	5.9
90° - 130°	401	7.6	7.6
90° - 150°	546	10.4	10.4
90° - 180°	624	11.9	11.9
0° - 180°	5251	100.0	100.0

Fixture 'D' - Linear Surface Mount LED



1 Garage Lighting Impact Diagram
A.16

Southeast Corner at SE Division Street & SE Ladd Avenue

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Southeast View - Revised

waterleaf
architecture, interiors + planning

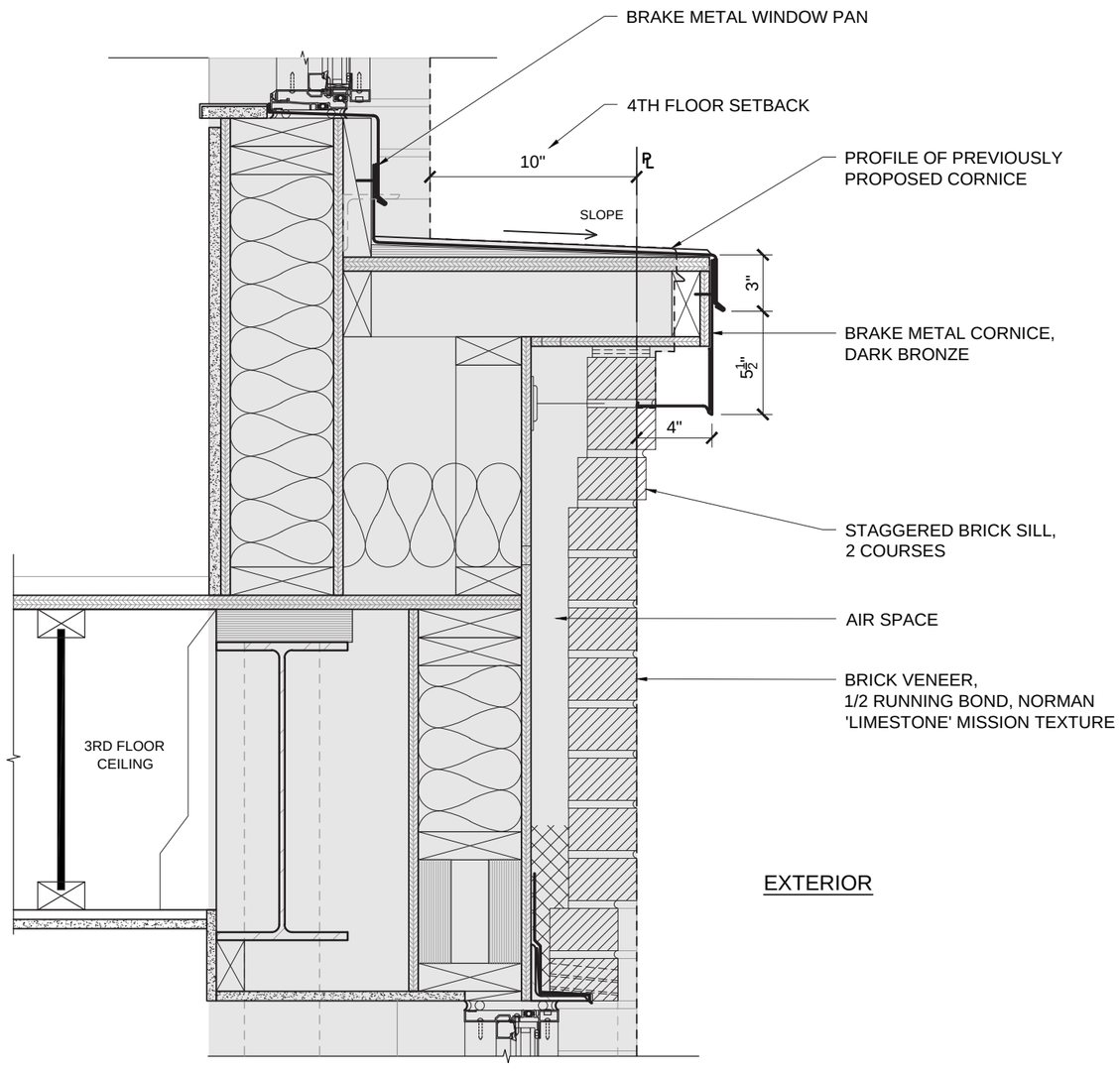
Southwest Corner at SE Division Street

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Southwest View - Revised

Northeast Corner at SE Ladd Avenue

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Northeast View - Revised Scale: 1” = 1’-0”

Sidewalk at SE Division Street



1 Cornice Between Third & Fourth Floor, Typ.
A.23

Previously Proposed Cornice

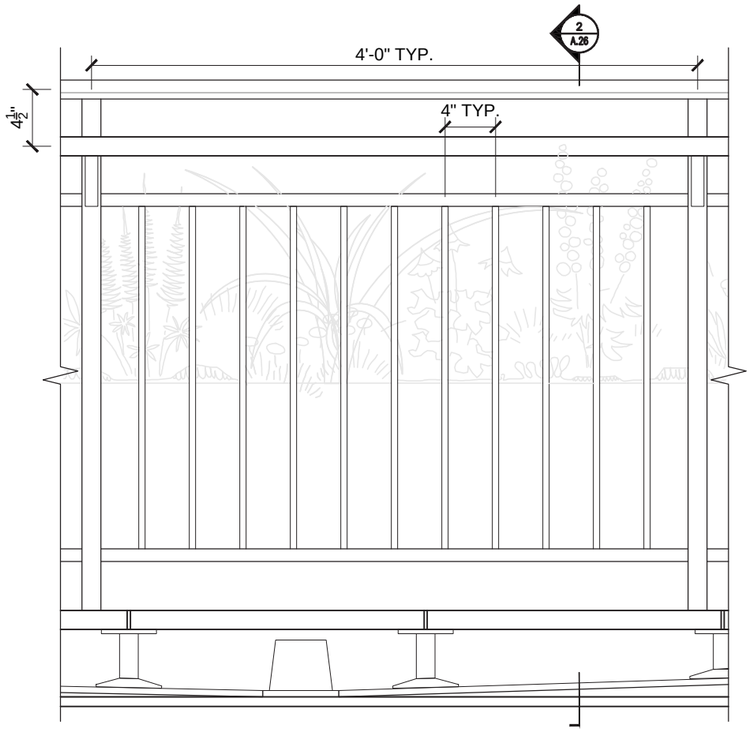
Currently Proposed Cornice

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Third Floor Cornice Comparison Scale: 1-1/2” = 1’-0”

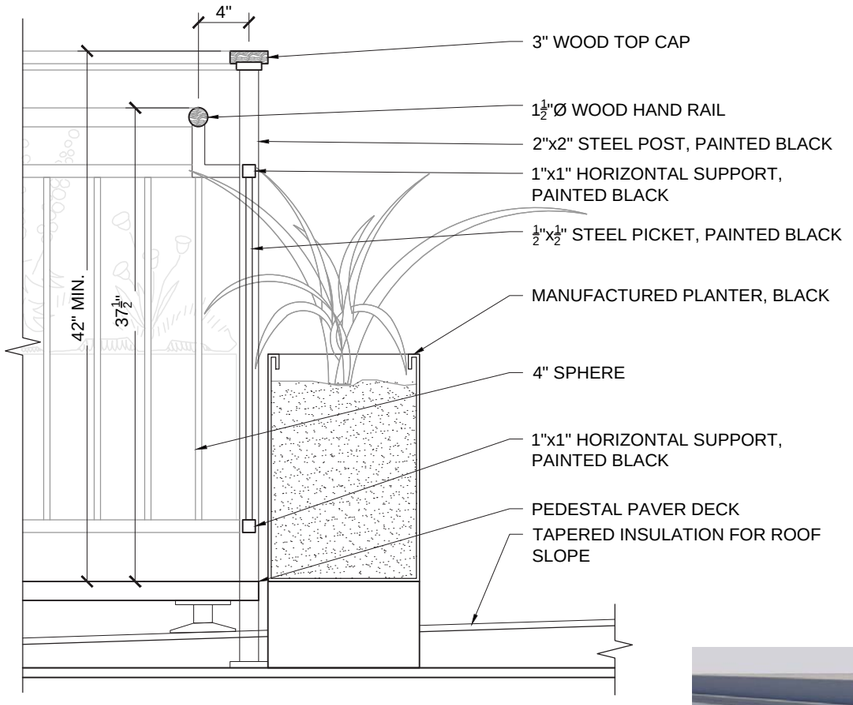
waterleaf
architecture, interiors + planning

Bull Rush Reed Steel Trellis Panel,
Painted Black

Stormwater Planter & Trellis at Southwest Corner



1 Guardrail Elevation at Roof Deck
A.26



2 Guardrail Section at Roof Deck
A.26

Roof Deck Guardrail at Southwest Corner

SEVEN CORNERS COMMUNITY COLLABORATIVE
Type III Land Use Review (LU 16-125731)
Roof Deck Guardrail Scale: 1" = 1'-0"

waterleaf
architecture, interiors + planning