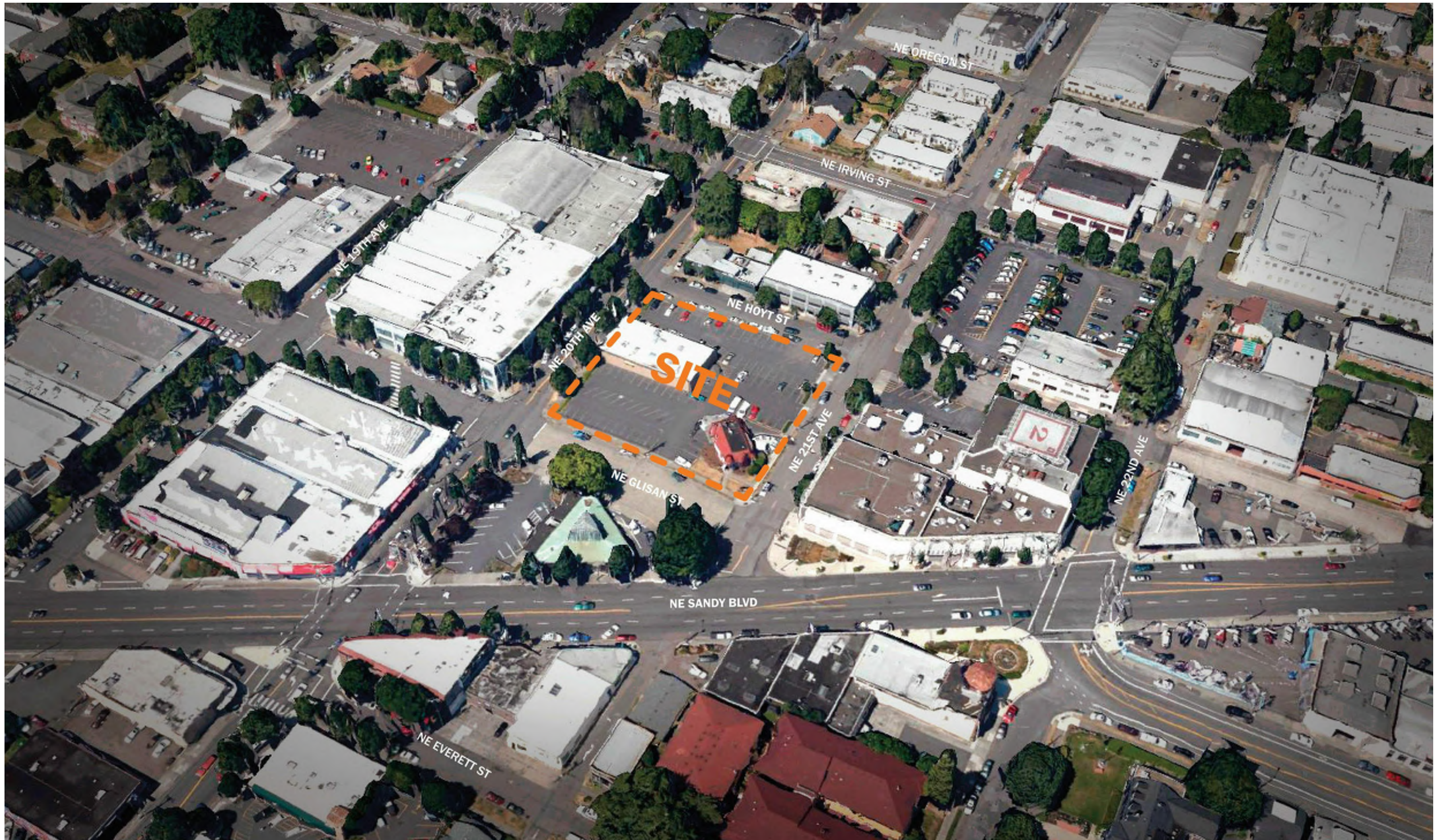




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JANTZEN HEADQUARTERS



CLUB 21



KATU STUDIOS



JANTZEN KNITTING MILL



NE GLISAN STREET



CONSOLIDATED COMMUNITY CREDIT UNION





CASTLE ROSE APARTMENTS  
CARL LINDE



CASTLE ROSE APARTMENTS  
CARL LINDE



JANTZEN KNITTING MILL  
RICHARD SUNDELEAF



SALVATION ARMY

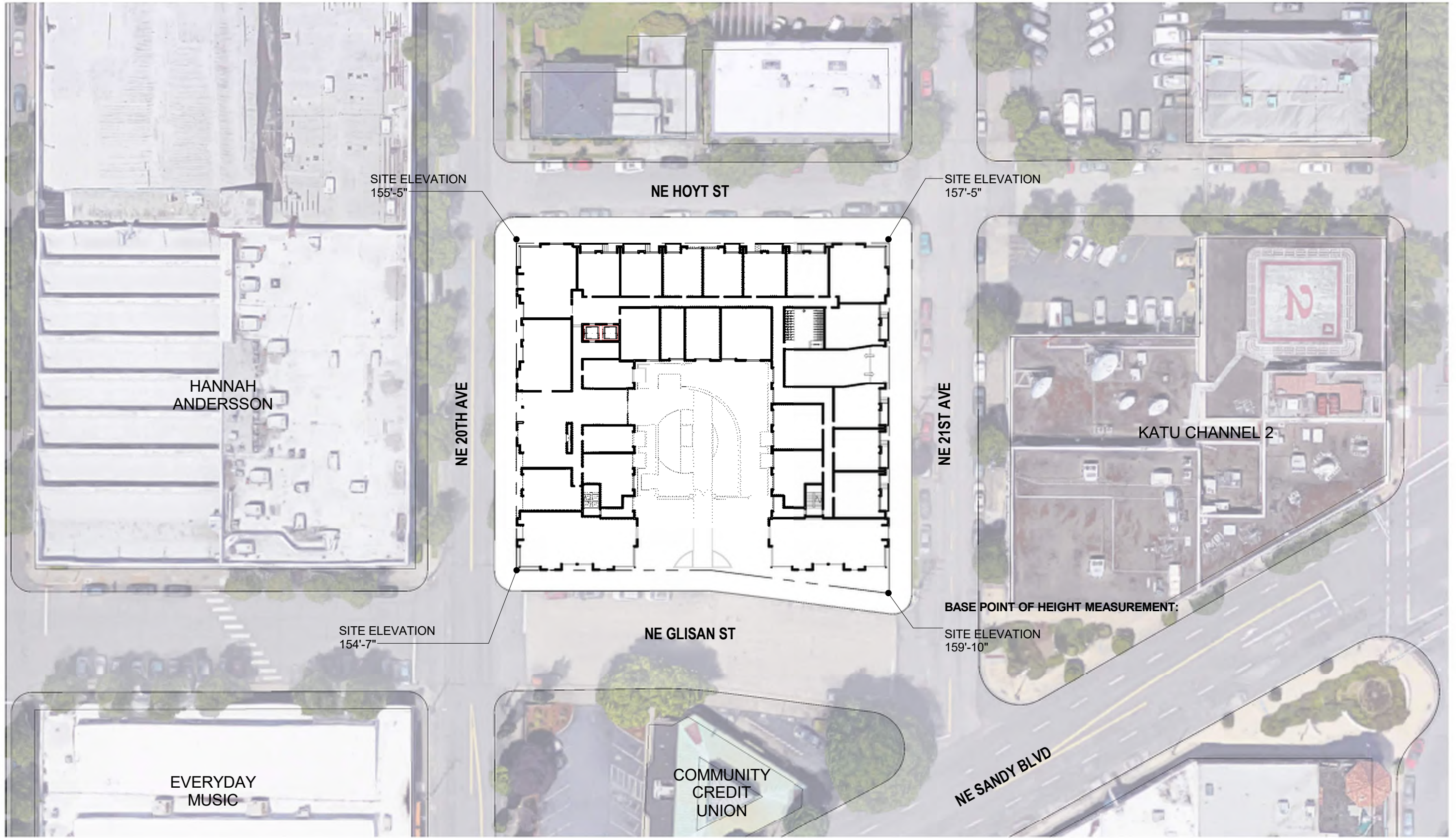


COCA COLA BOTTLING PLANT

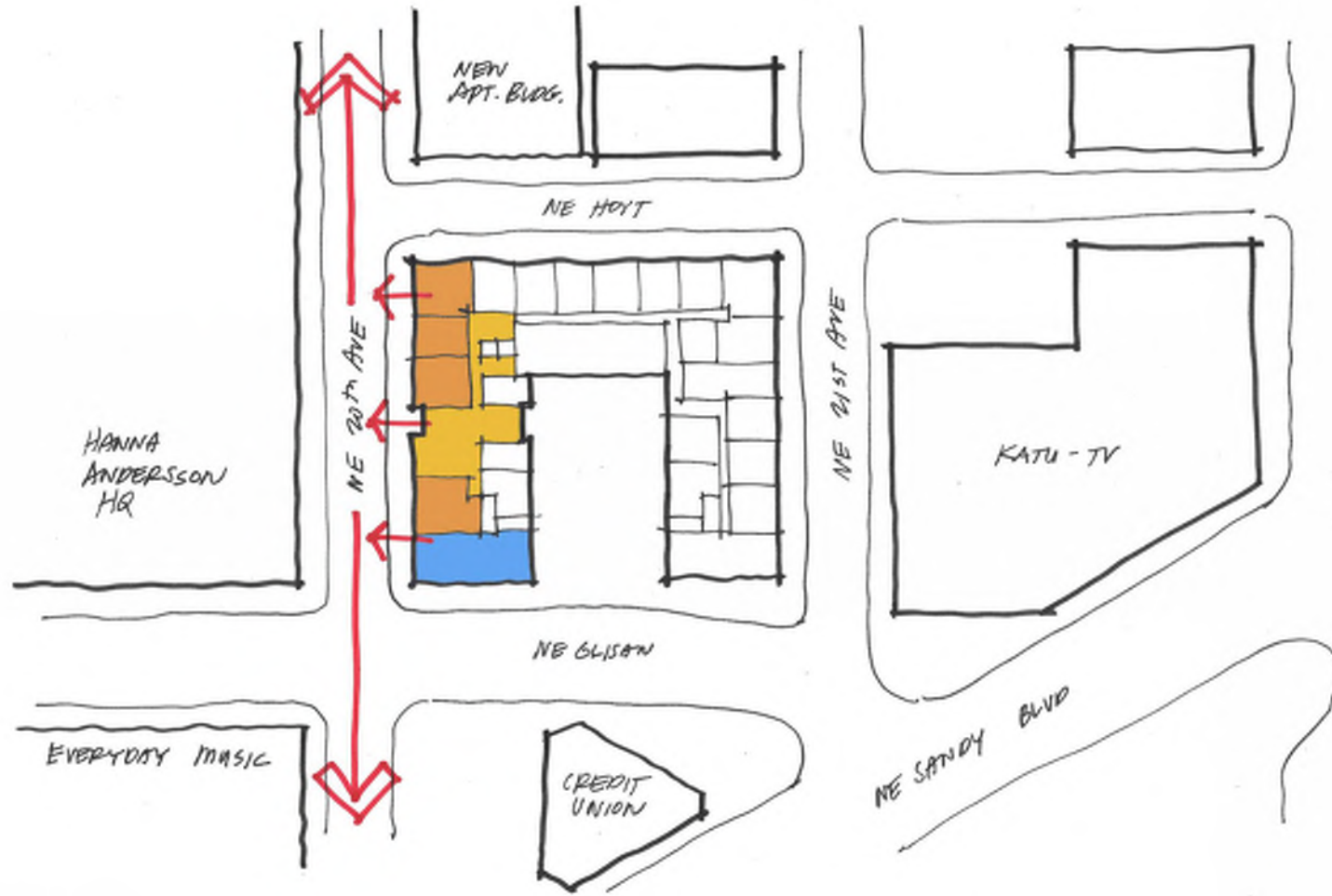


JANTZEN KNITTING MILL  
RICHARD SUNDELEAF

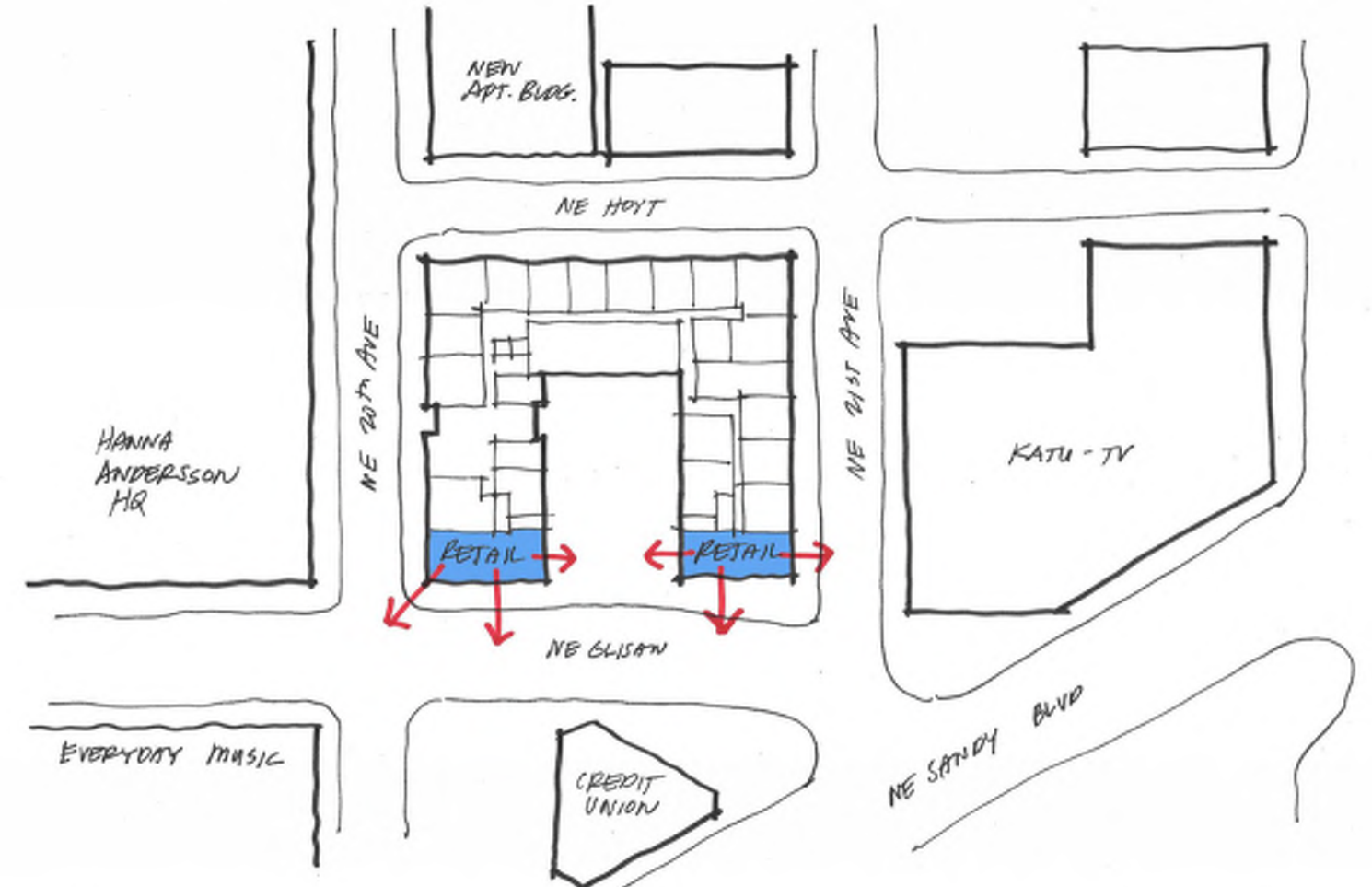




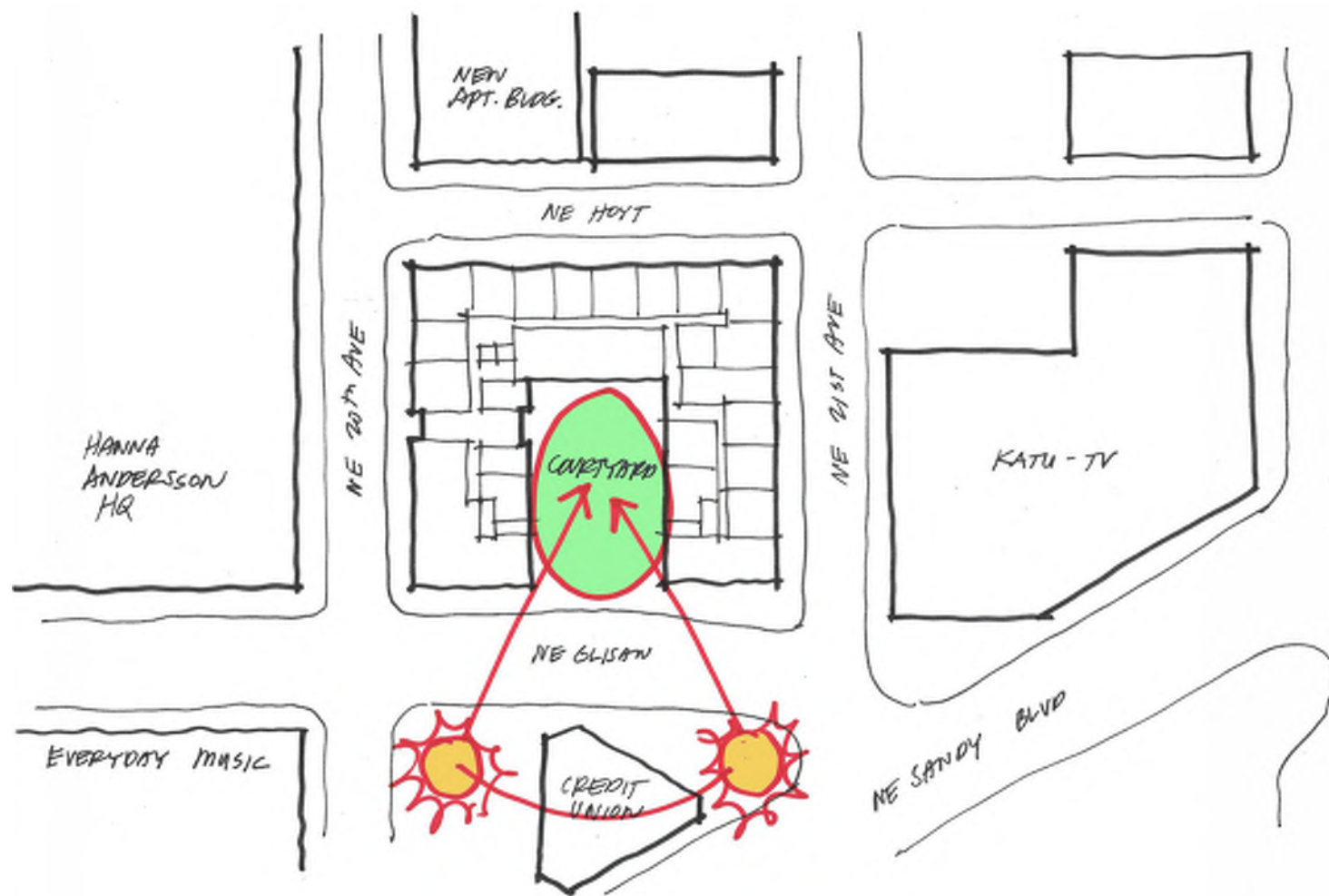




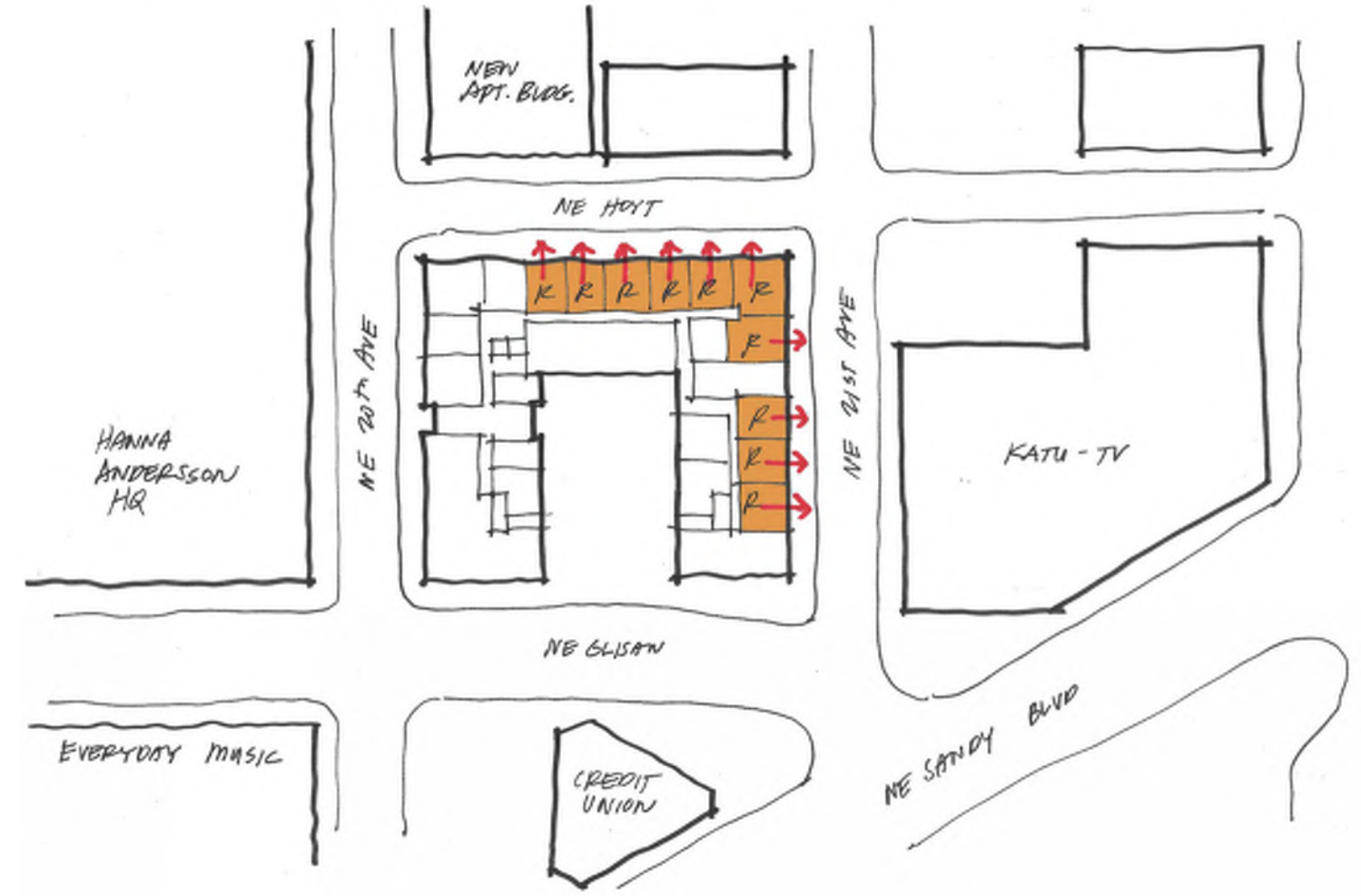
NE 21ST AVE ACTIVATION



RETAIL ACTIVATION



SOUTH FACING COURTYARD



RESIDENTIAL WITH STOOPS



STORMWATER NARRATIVE

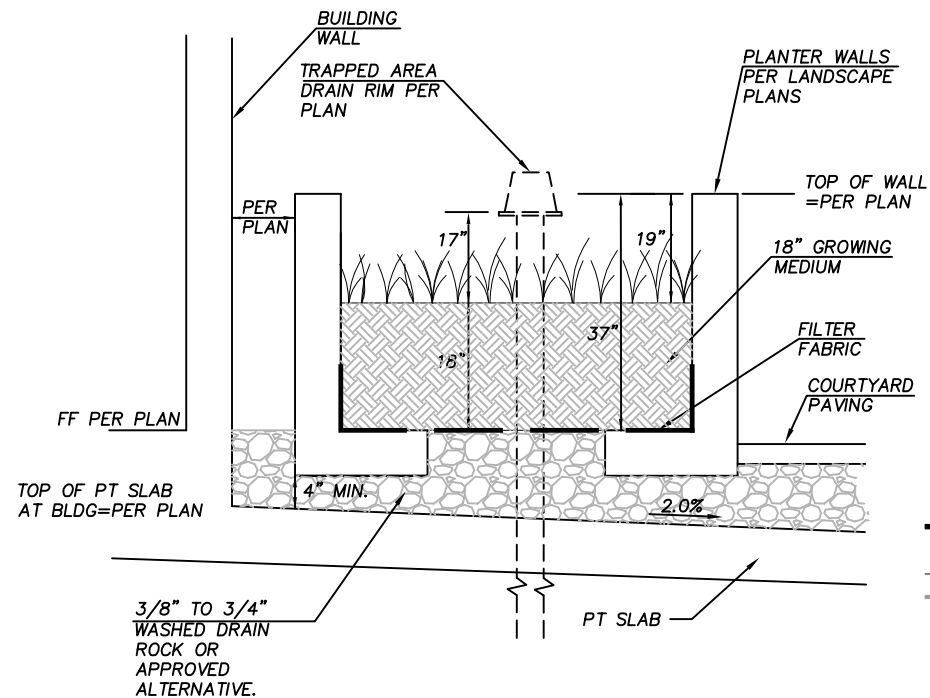
PRIVATE SITE:

**WATER QUALITY**  
WATER QUALITY CONTROL IS MET WITH FLOW-THROUGH PLANTERS. THE PLANTERS ARE SIZED TO TREAT ALL ROOF AREA. A SPECIAL CIRCUMSTANCE WILL BE REQUESTED TO MITIGATE RUNOFF FROM THE COURTYARD.

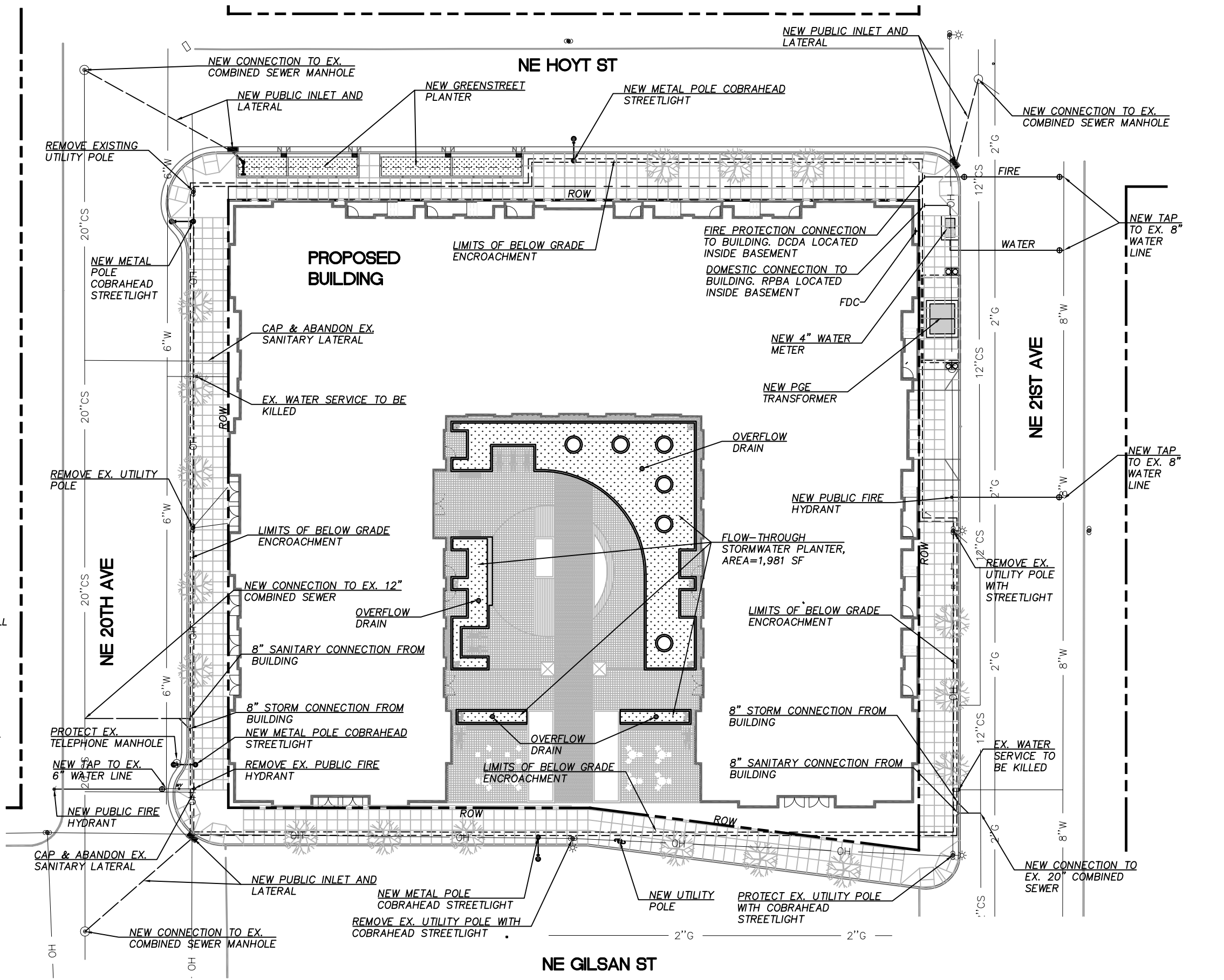
**WATER QUANTITY**  
WATER QUANTITY CONTROL IS ALSO MET WITH FLOW-THROUGH PLANTERS WHICH ARE SIZED TO SLOW DOWN THE PEAK FLOW RATE FOR THE 25 YR STORM EVENT.

**DISPOSAL**  
INFILTRATION IS NOT POSSIBLE DUE TO BELOW GRADE PARKING GARAGE COVERING ENTIRE SITE AND POOR INFILTRATION RATE. ALL RUNOFF FROM THE SITE WILL BE PIPED TO EITHER THE 20" COMBINED SEWER PIPE IN NE 20TH AVENUE OR THE 12" COMBINED SEWER PIPE IN NE 21ST AVE. THE PROJECT WILL FALL UNDER CATEGORY 4 OF THE STORMWATER DISPOSAL HIERARCHY.

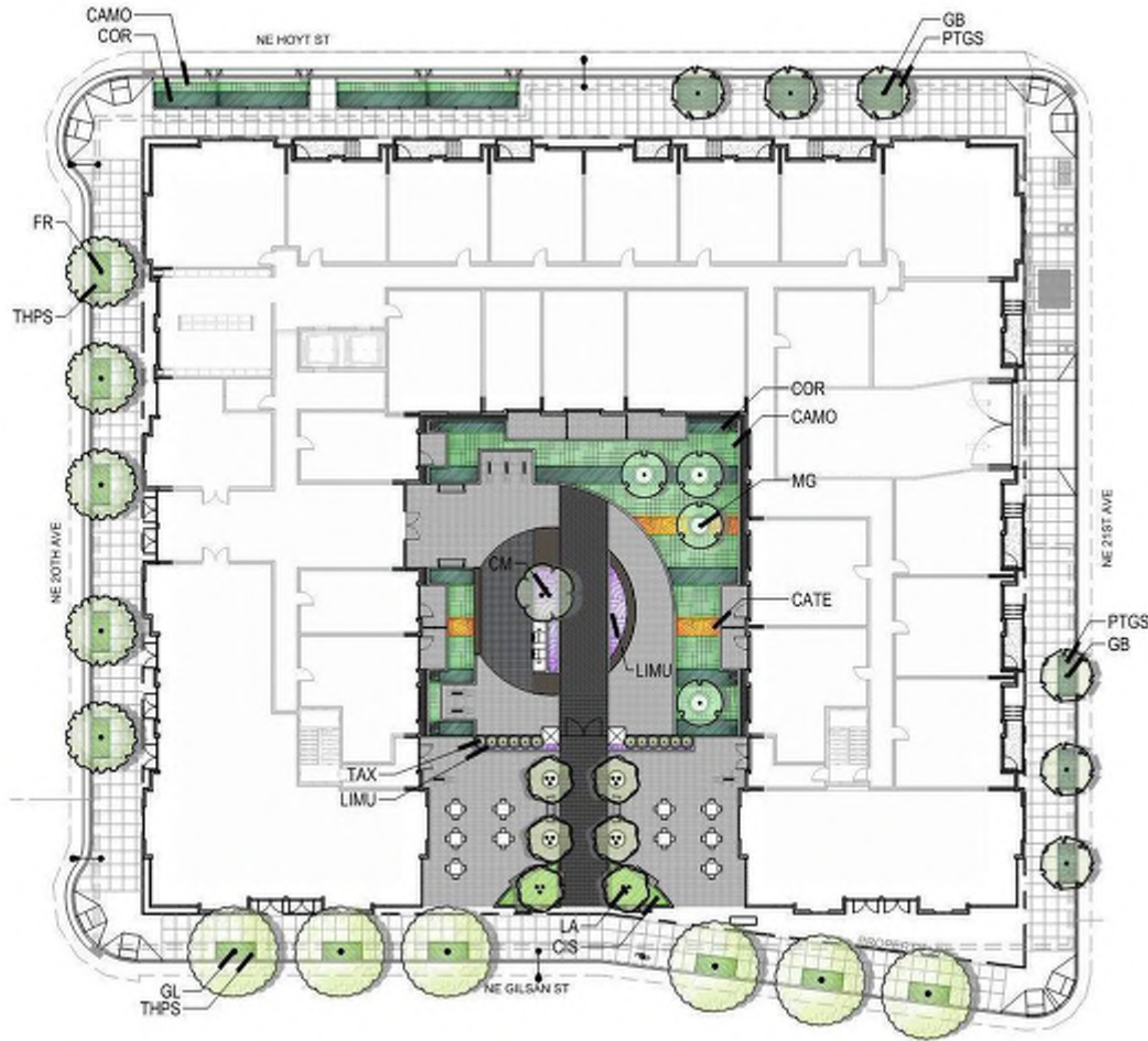
**PUBLIC STREET IMPROVEMENTS:**  
STORMWATER MANAGEMENT IS REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC FRONTAGE ALONG NE HOYT ST. GREENSTREET FLOW-THROUGH PLANTERS WILL MANAGE NEW IMPERVIOUS AREA CONSTRUCTED ALONG NE HOYT ST. STORMWATER MANAGEMENT IS NOT REQUIRED FOR IMPROVEMENTS ALONG THE NE 20TH, NE 21ST, AND NW GILSAN ST FRONTAGES. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.










1 STORMWATER FLOW-THROUGH PLANTER  
NTS







PLANT SCHEDULE

| TREES   | CODE | COMMON NAME  | CONT   | CAL      | SIZE     |
|---|------|--|--------|----------|----------|
|    | FR   | RAYWOOD ASH<br><i>Fraxinus oxycarpa</i> 'Raywood' TM   | B & B  | 2.5" CAL |          |
|    | GB   | PRINCETON SENTRY GINKGO<br><i>Ginkgo biloba</i> 'Princeton Sentry'                                       | B & B  | 2.5" CAL |          |
|    | GL   | SUNBURST COMMON HONEYLOCUST<br><i>Gleditsia triacanthos inermis</i> 'Sunburst'                           | B & B  | 2.5" CAL |          |
|    | CM   | CRAPE MYRTLE<br><i>Lagerstroemia fauriei</i>   | B & B  | 2" CAL   |          |
|    | LA   | LAVENDER CRAPE MYRTLE MULTI-TRUNK<br><i>Lagerstroemia</i> x 'Muskogee'                                   | B & B  | 2" CAL   |          |
|    | MG   | SOUTHERN MAGNOLIA<br><i>Magnolia grandiflora</i> Greenback   | B & B  |          | 12-15 FT |
| SHRUBS  | CODE | COMMON NAME  | CONT   | SIZE     |          |
|    | TAX  | FASTIGA ENGLISH YEW<br><i>Taxus baccata</i> 'Fastigata'  | 5 GAL  |          |          |
| SHRUB AREAS   | CODE | COMMON NAME  | CONT   | SPACING  |          |
|   | CIS  | WHITE ROCKROSE<br><i>Cistus</i> x hybridus   | 5 GAL  |          | 36" o.c. |
| STORMWATER  | CODE | COMMON NAME  | CONT   | SPACING  |          |
|  | CAMO | ICE DANCE JAPANESE SEDGE<br><i>Carex morrowii</i> 'Ice Dance'<br>IRIS - ADD 1 GAL IRIS SIBIRICA @ 36" OC | 1 GAL  |          | 12" o.c. |
|  | CATE | NEW ZEALAND ORANGE SEDGE<br><i>carex testacea</i>  | 1 GAL  |          | 18" o.c. |
|  | COR  | KELSEYI DOGWOOD<br><i>Cornus sericea</i> 'Kelseyi'   | 5 GAL  |          | 24" o.c. |
| GROUND COVERS   | CODE | COMMON NAME  | CONT   | SPACING  |          |
|  | LIMU | BIG BLUE LILYTURF<br><i>Liriope muscari</i> 'Big Blue'   | 1 GAL  |          | 12" o.c. |
|  | PTGS | PACHYSANDRA<br><i>Pachysandra terminalis</i> 'Green Sheen'   | 1 GAL  |          | 12" o.c. |
|  | THPS | WOOLLY THYME<br><i>Thymus pseudolanuginosus</i>  | 4" POT |          | 8" o.c.  |

1 OVERALL SITE / GROUND LEVEL PLANTING PLAN  
1" = 30'-0"





FR - RAYWOOD ASH



GB - PRINCETON SENTRY  
GINKGO



SUNBURST COMMON HONEY  
LOCUST



CM - WHITE CRAPE MYRTLE



LA - LAVENDER CRAPE  
MYRTLE



MG - GREENBACK SOUTHERN  
MAGNOLIA



TAX - FASTIGA ENGLISH YEW



CIS - WHITE ROCKROSE



CAMO - ICE DANCE JAPANESE  
SEDE



IRIS - SIBERIAN IRIS



CATE - NEW ZEALAND  
ORANGE SEDGE



COR - KELSEYI DOGWOOD



LIMU - BIG BLUE LILYTURF



PTGS - PACHYSANDRA

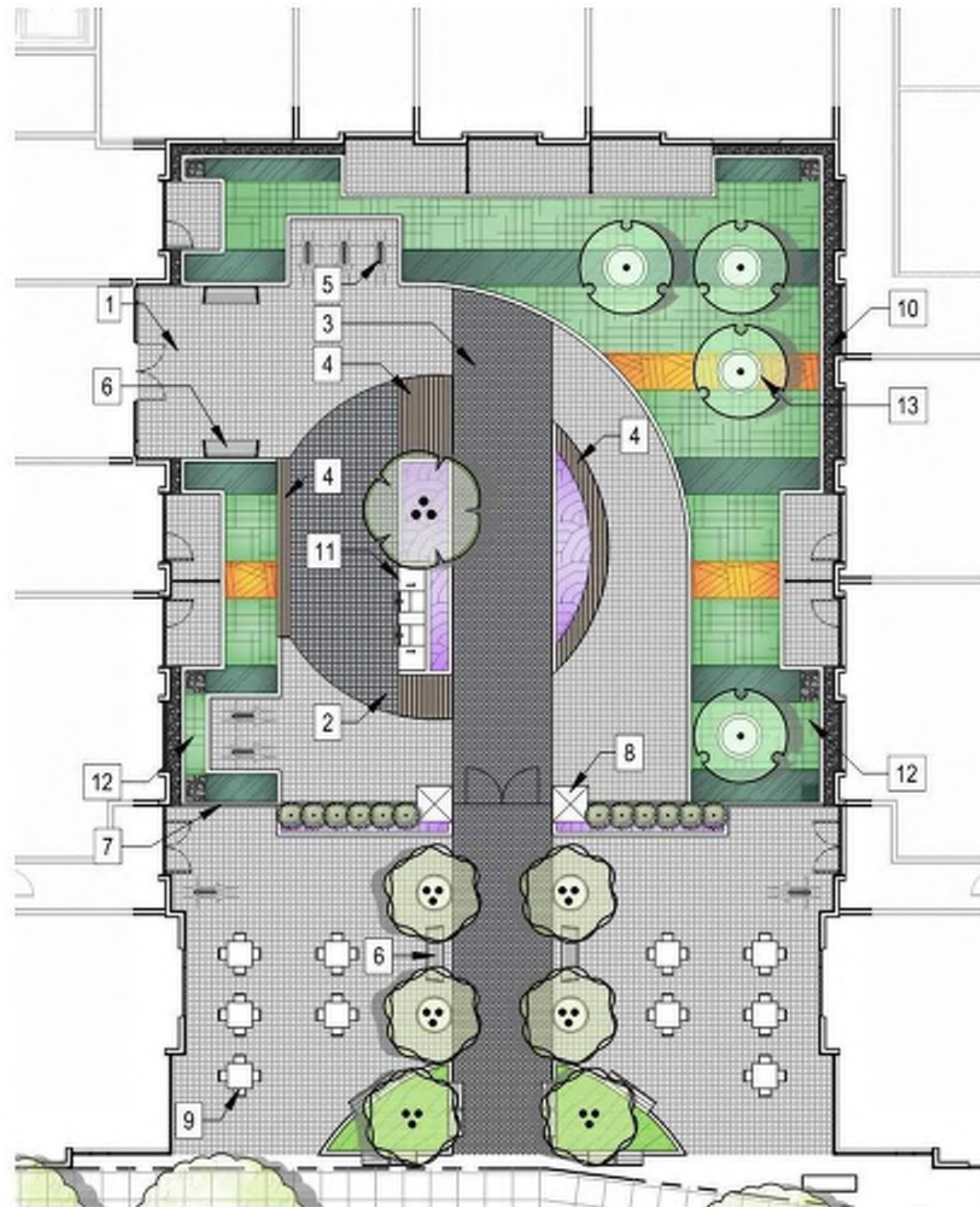


THPS - WOOLLY THYME

1

GROUND LEVEL PLANTING PALETTE





1 PERMABLE PAVER - TYPE 1



2 PERMABLE PAVER - TYPE 2



3 PERMABLE PAVER - TYPE 3



4 CONCRETE / WOOD BENCH



5 BIKE RACK



6 BENCH



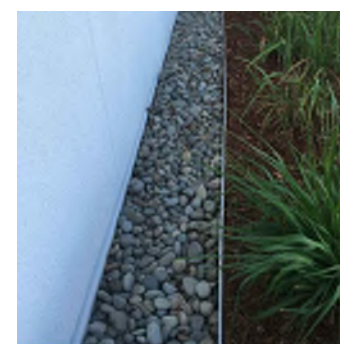
7 METAL FENCE



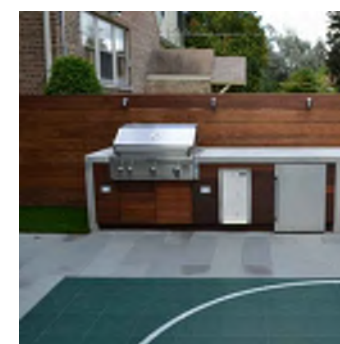
8 ENTRY COLUMNS & GATE



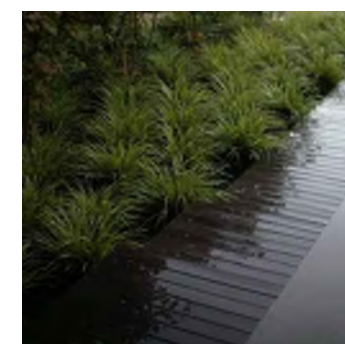
9 SITE FURNISHINGS PER OWNER



10 GRAVEL MAINTENANCE STRIP



11 BBQ GRILL STATION



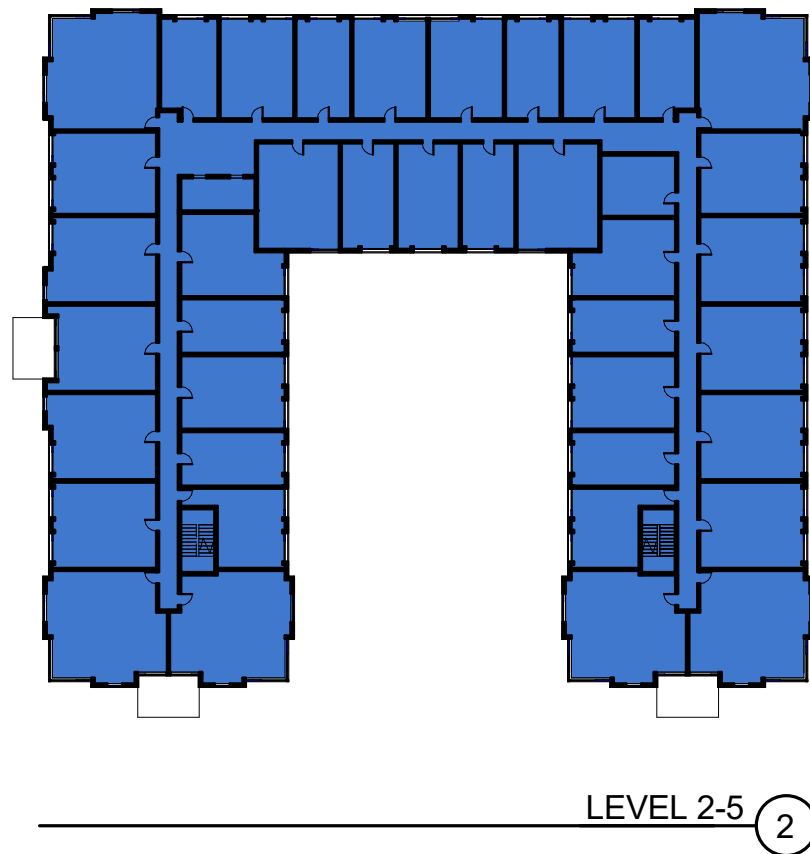
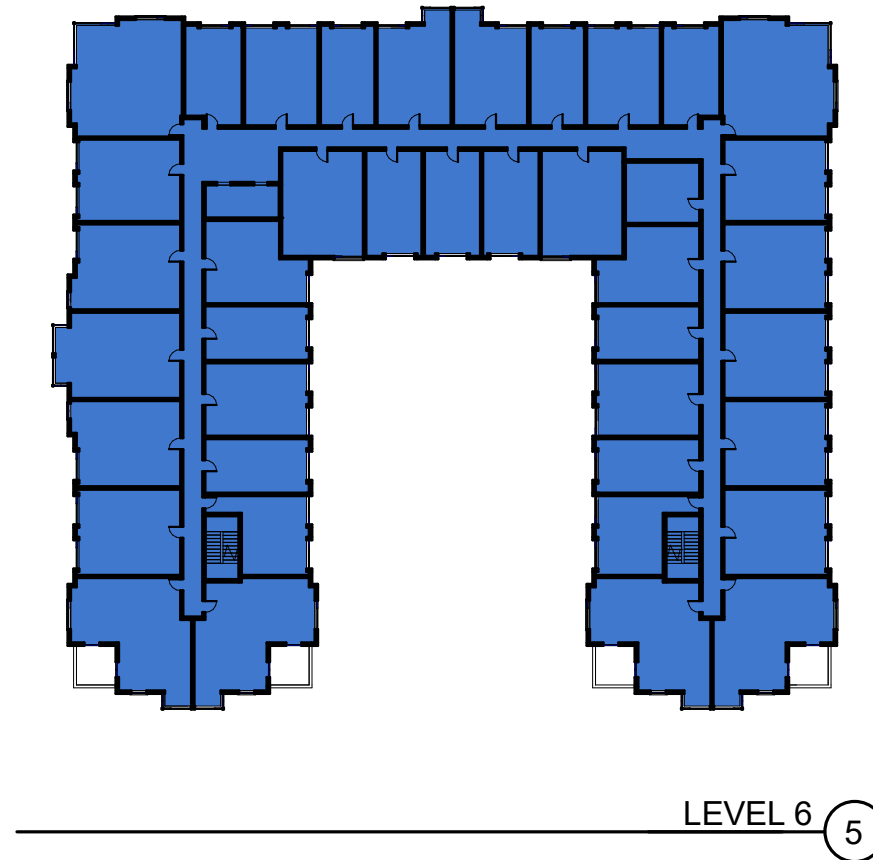
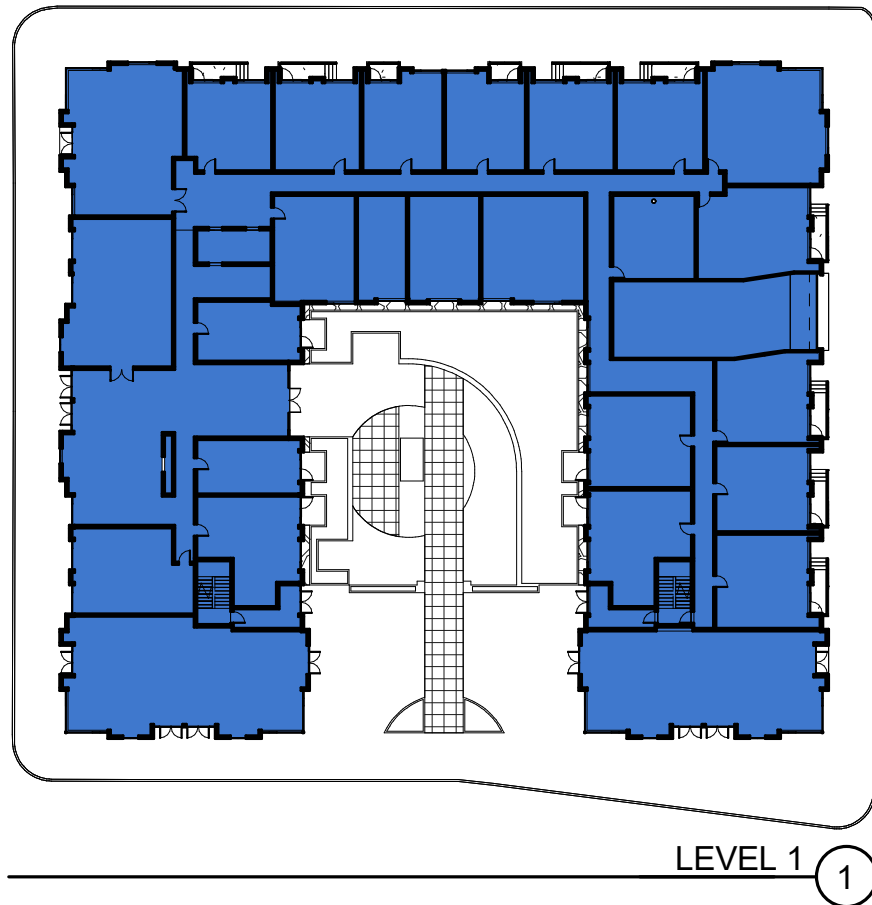
12 STORMWATER PLANTER



13 ELEVATED TREE PLANTER

# 1 COURTARD MATERIALS AND LAYOUT PLAN 1/16" = 1'-0"



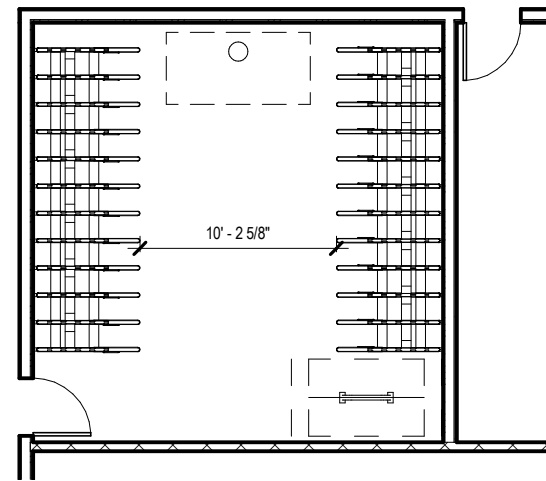


|            |                                      |
|------------|--------------------------------------|
| 25,494 SF  | LEVEL 1                              |
| 26,578 SF  | LEVEL 2                              |
| 26,578 SF  | LEVEL 3                              |
| 26,578 SF  | LEVEL 4                              |
| 26,578 SF  | LEVEL 5                              |
| 25,578 SF  | LEVEL 6                              |
| 158,384 SF | FAR TOTAL                            |
| 109,500 SF | BASE FAR ALLOWABLE                   |
| 48,884 SF  | FAR FROM HANNA<br>ANDERSSON BUILDING |
| 158,384 SF | FAR TOTAL ALLOWED                    |



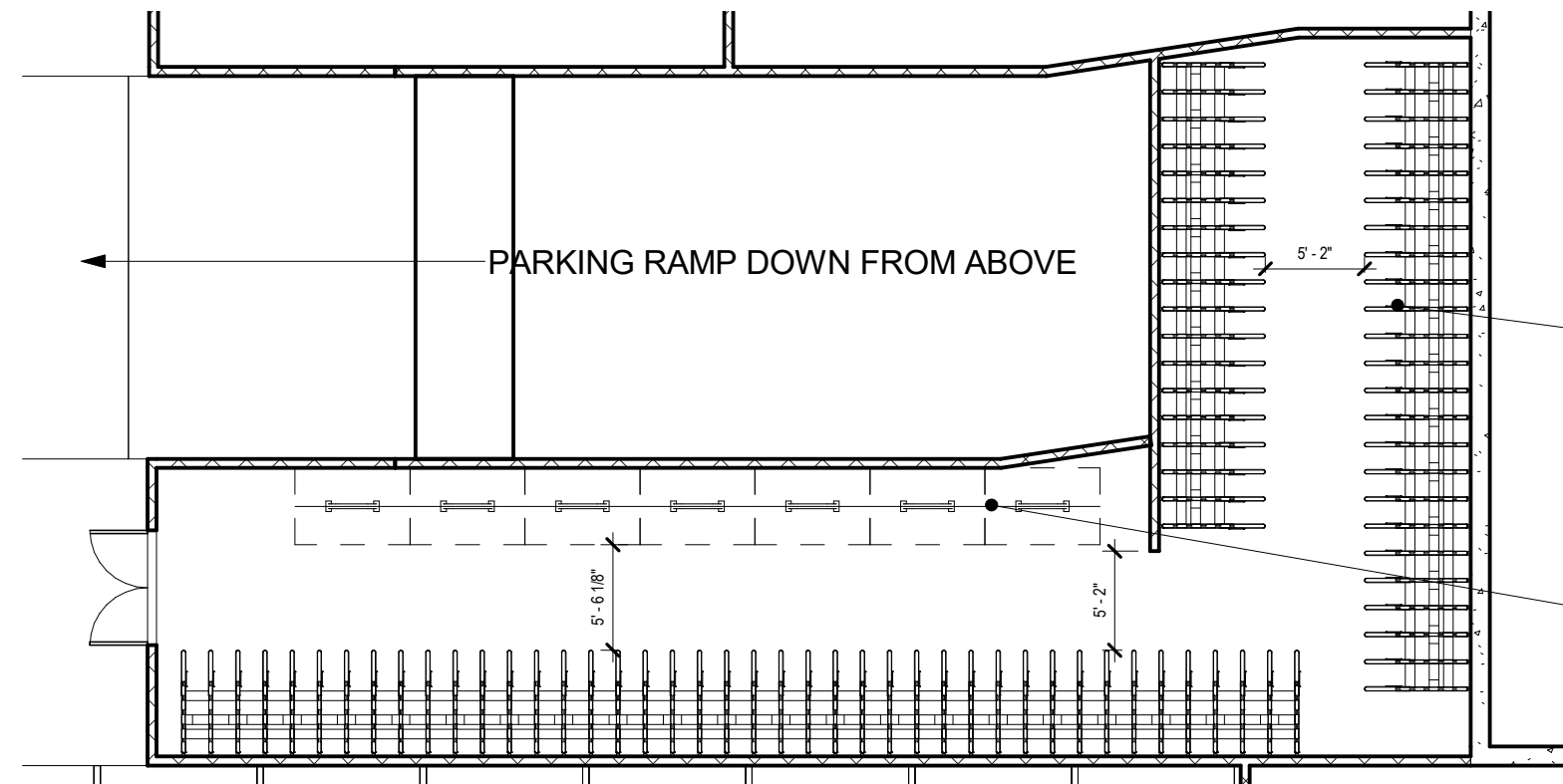






48 STACKING SPOTS  
2 ACCESSIBLE STAPLE SPOTS  
1 BIKE REPAIR STATION  
**50 TOTAL BIKE PARKING SPOTS**

LEVEL 1 BIKE ROOM ②



168 STACKING BIKE SPOTS  
14 ACCESSIBLE STAPLE SPOTS  
**182 TOTAL BIKE PARKING SPOTS**

BASEMENT BIKE ROOM ①

## BICYCLE PARKING

PER CITY OF PORTLAND PLANNING AND ZONING CODE -  
CHAPTER 33.266, TABLE 266-6

### LONG TERM BIKE PARKING REQUIREMENT:

RESIDENTIAL: 1.1 SPACES PER UNIT ∴  
210 UNITS X 1.1 = 231 SPACES REQUIRED  
COMMERCIAL : 5,000 SF = 2 SPACES REQUIRED

### SHORT TERM BIKE PARKING REQUIREMENT:

RESIDENTIAL : 1 SPACE PER 20 UNITS ∴  
210 UNITS/ 20 = 11 SPACES REQUIRED  
COMMERCIAL : 5,000 SF = 2 SPACES REQUIRED

| BIKE PARKING - LONG TERM   |            |
|----------------------------|------------|
| TYPE                       | BIKE COUNT |
| BASEMENT BIKE ROOM         |            |
| DUPLEX 12 BIKE STACKING    | 168        |
| STAPLE RACK                | 14         |
| LEVEL 1 BIKE ROOM          |            |
| DUPLEX 12 BIKE STACKING    | 48         |
| STAPLE RACK                | 2          |
| TOTAL LONG TERM BIKE RACKS | 232        |

| BIKE PARKING - SHORT TERM - COURTYARD |            |
|---------------------------------------|------------|
| TYPE                                  | BIKE COUNT |
| SHORT TERM STAPLE RACK                | 14         |
| TOTAL SHORT TERM BIKE RACKS           | 14         |

SEE LANDSCAPE PLANS FOR  
SHORT TERM PARKING

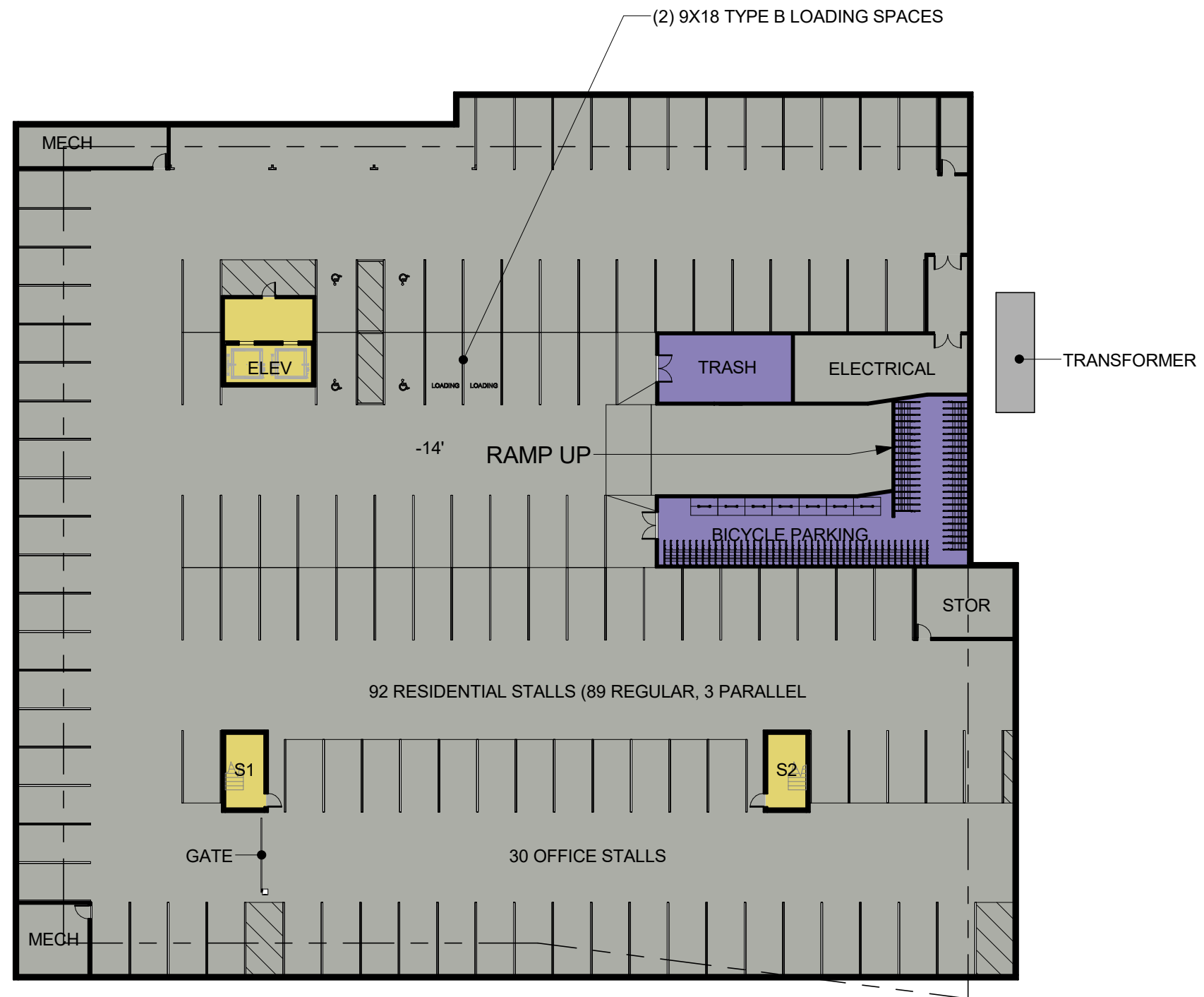


STAPLE RACK



DUPLEX STACKING RACK

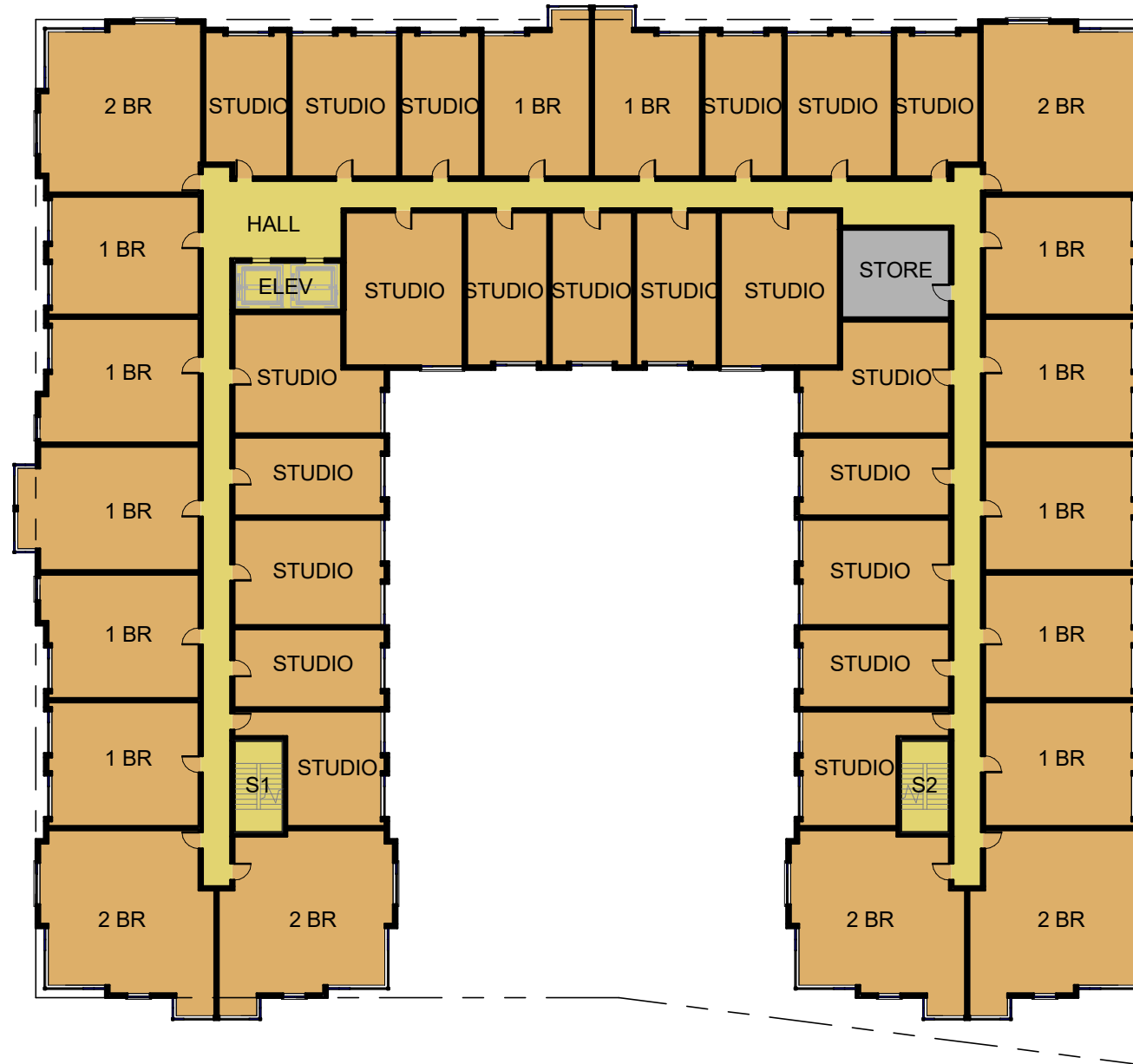












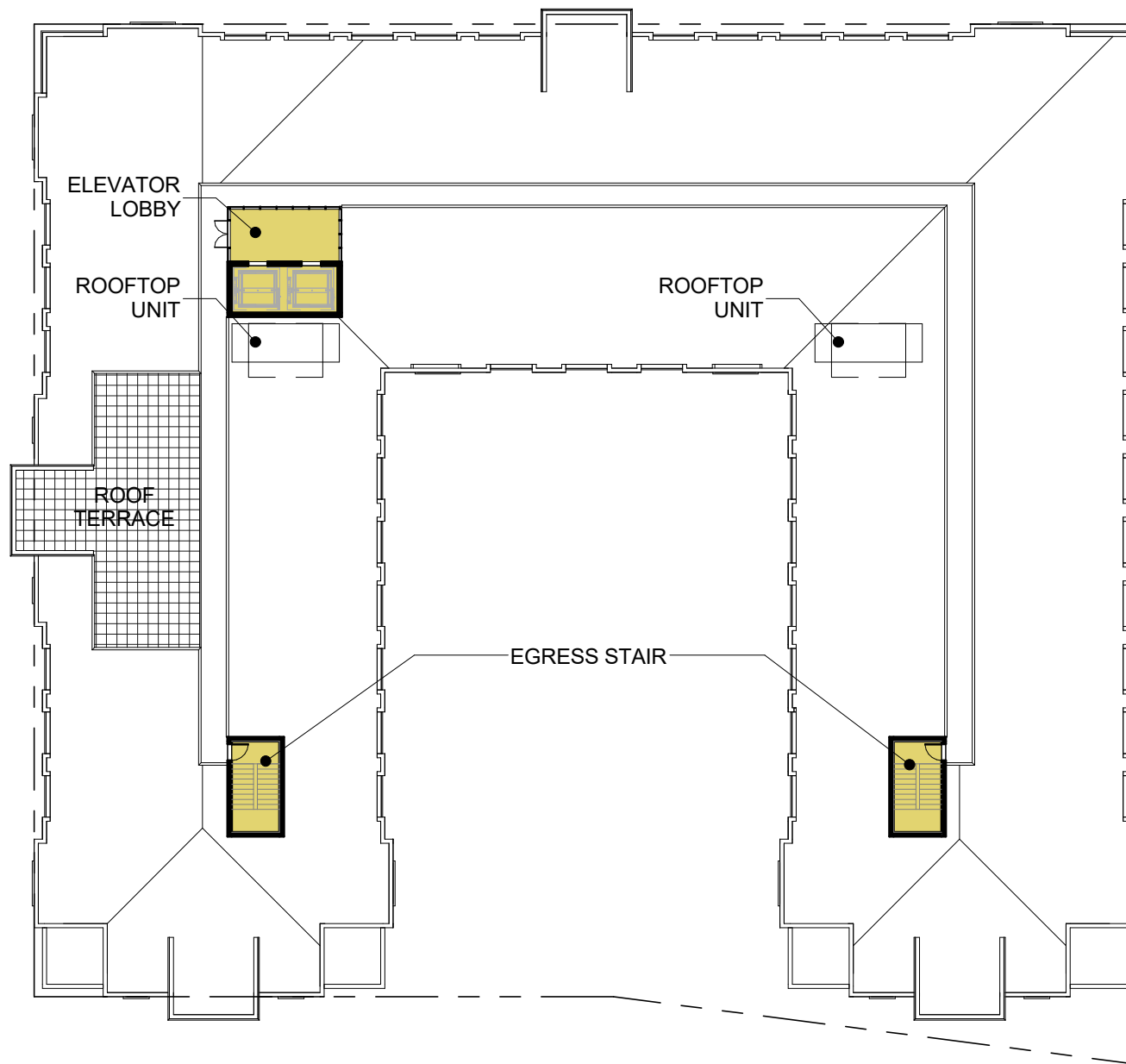




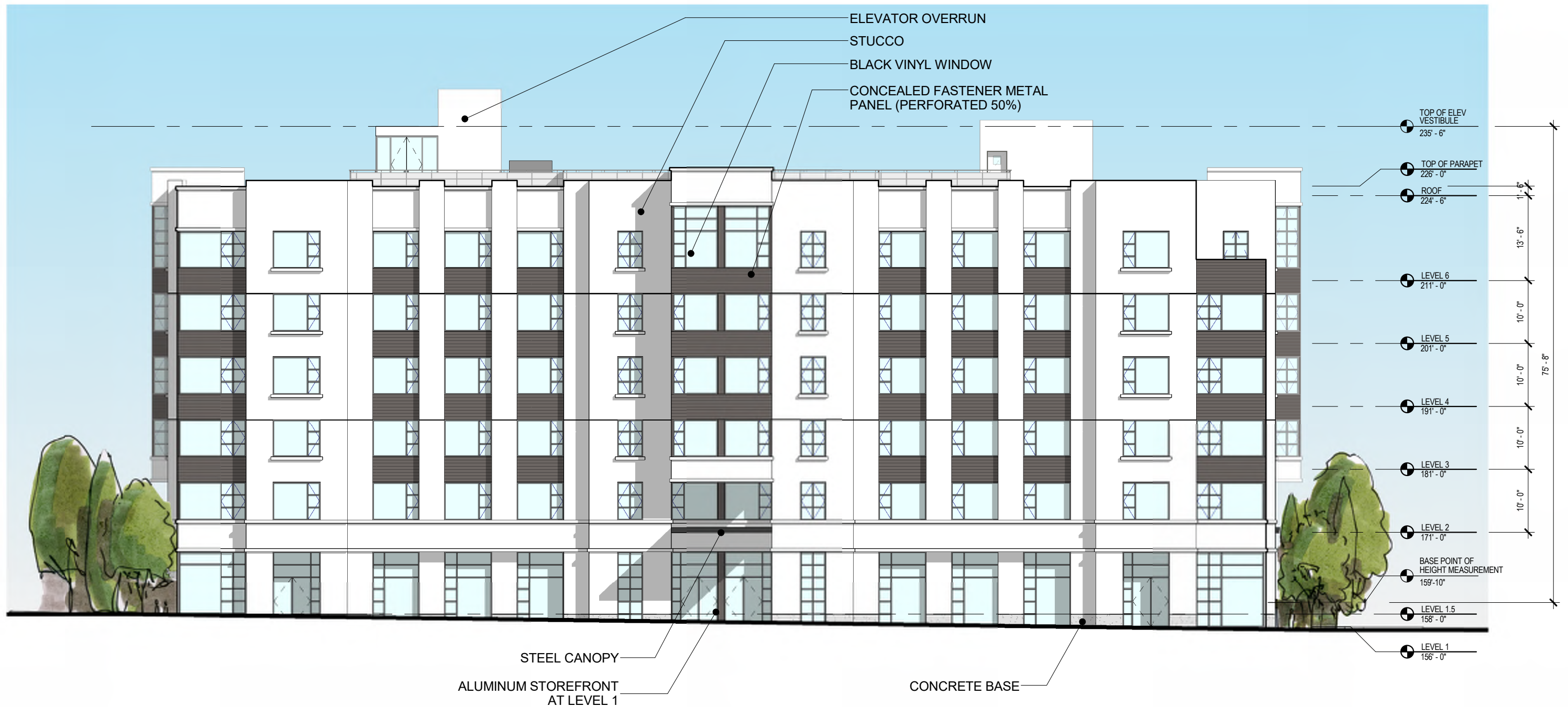
TERRACE, TYPICAL  
@ LEVEL 6



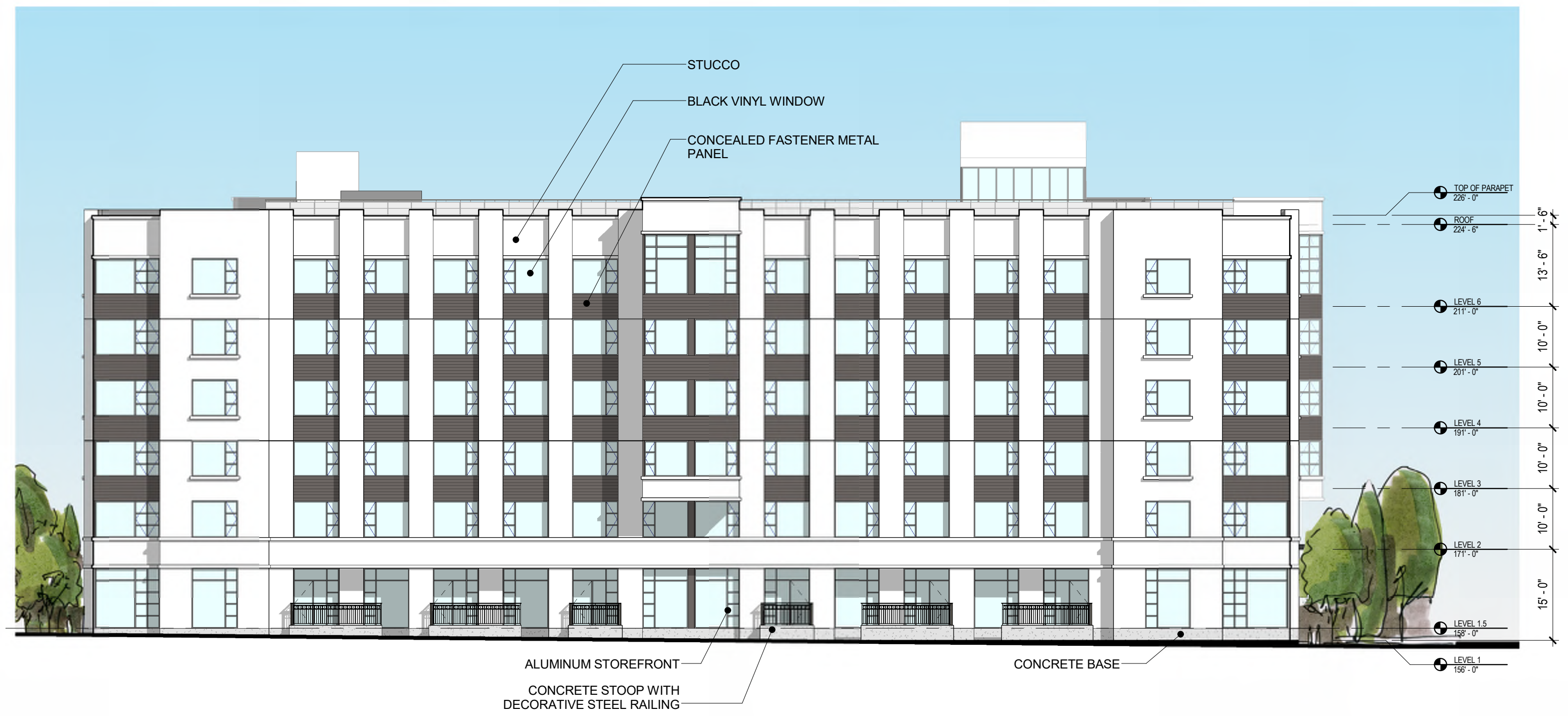




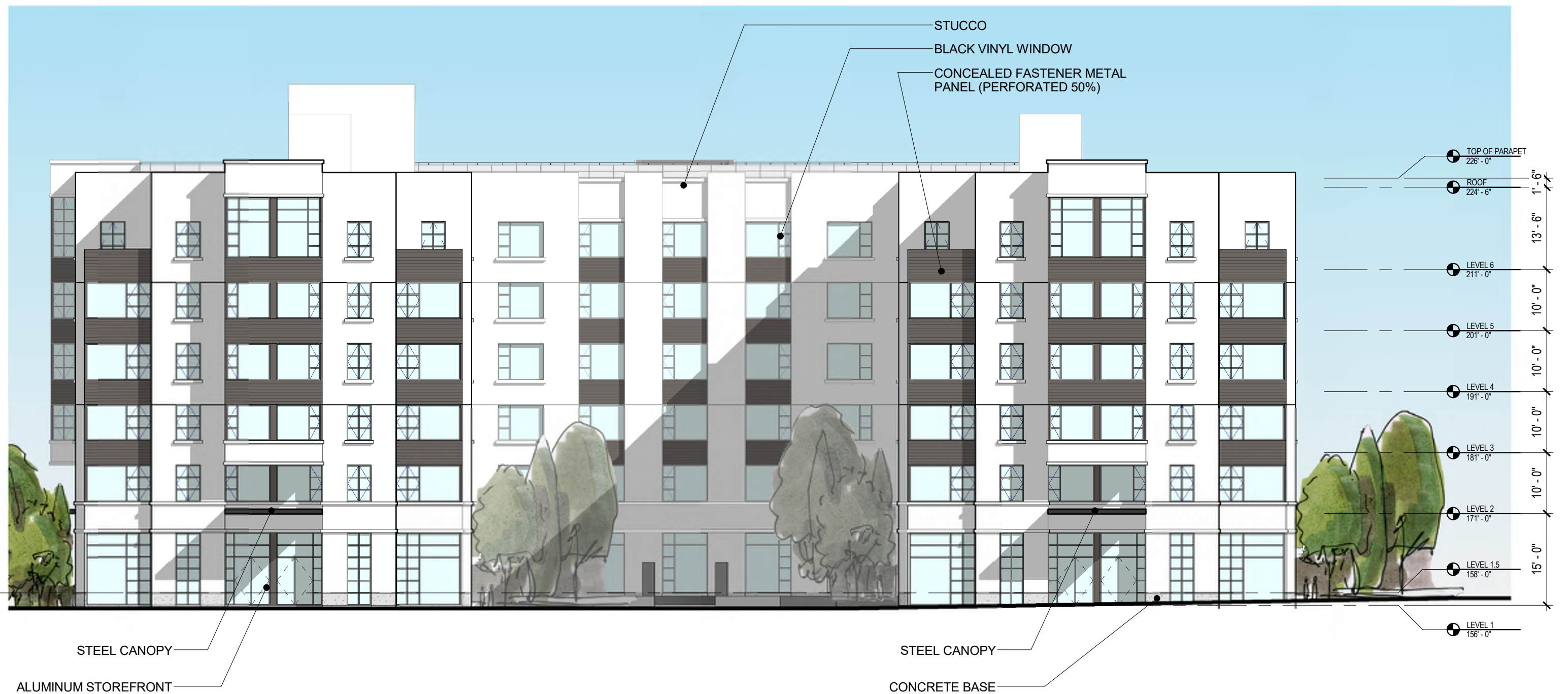


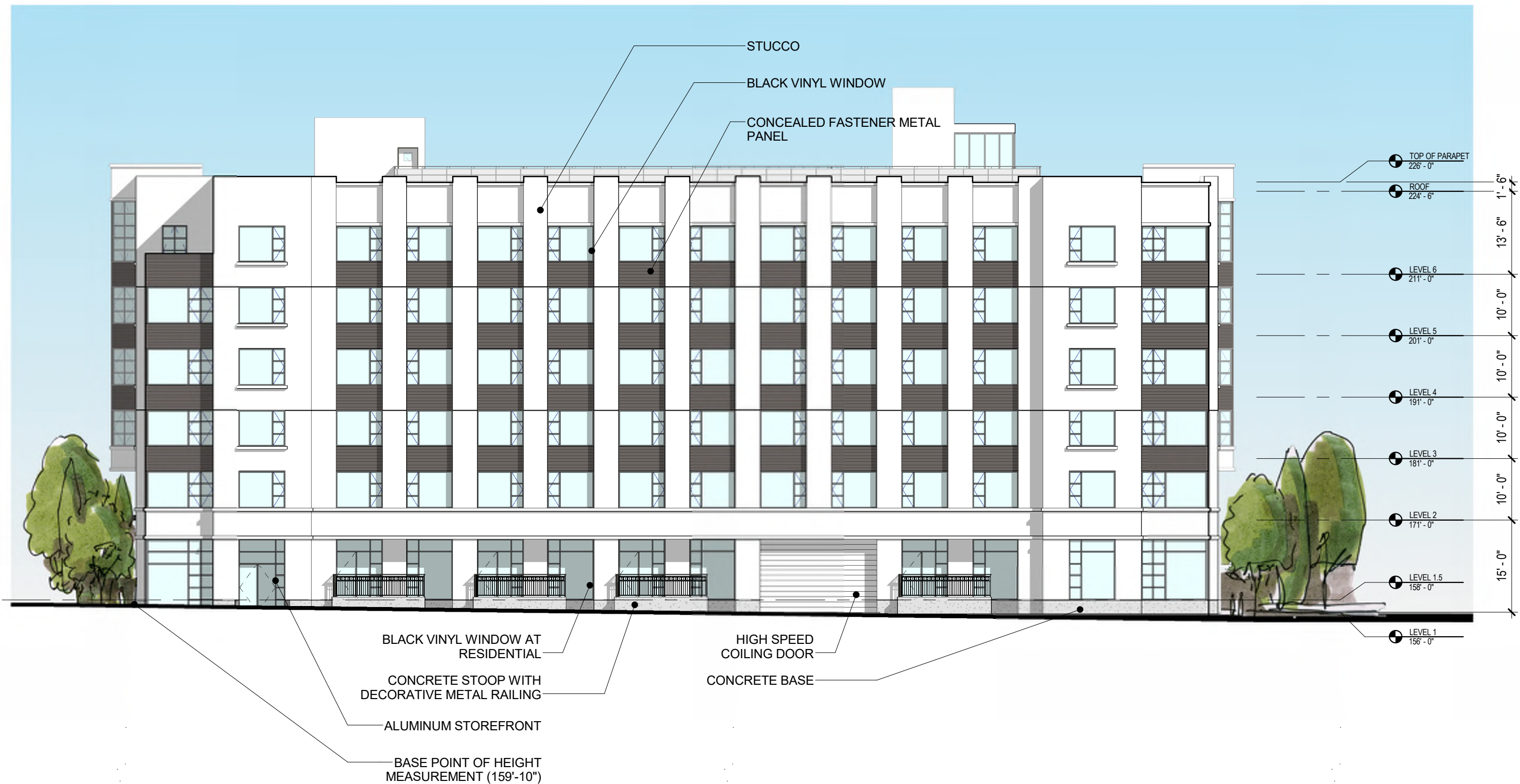




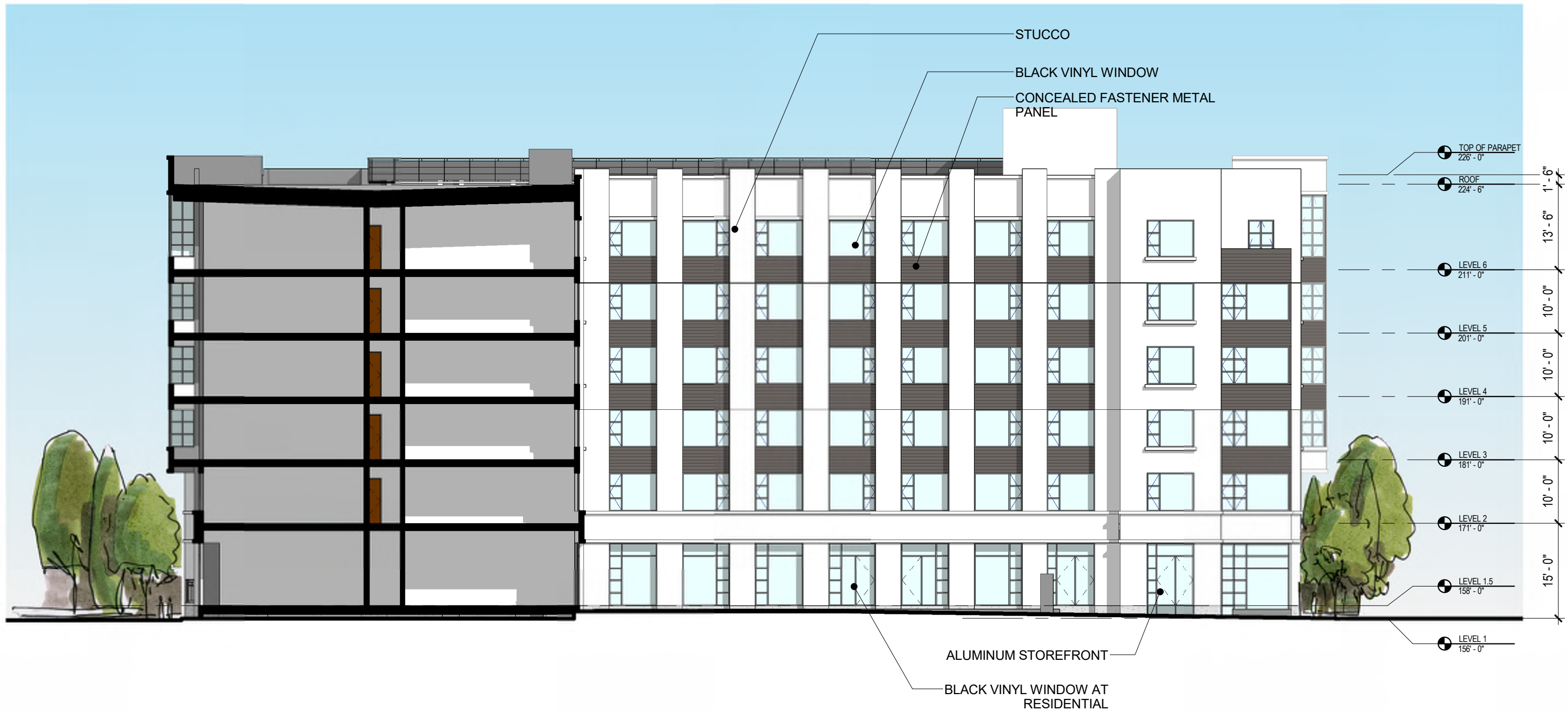


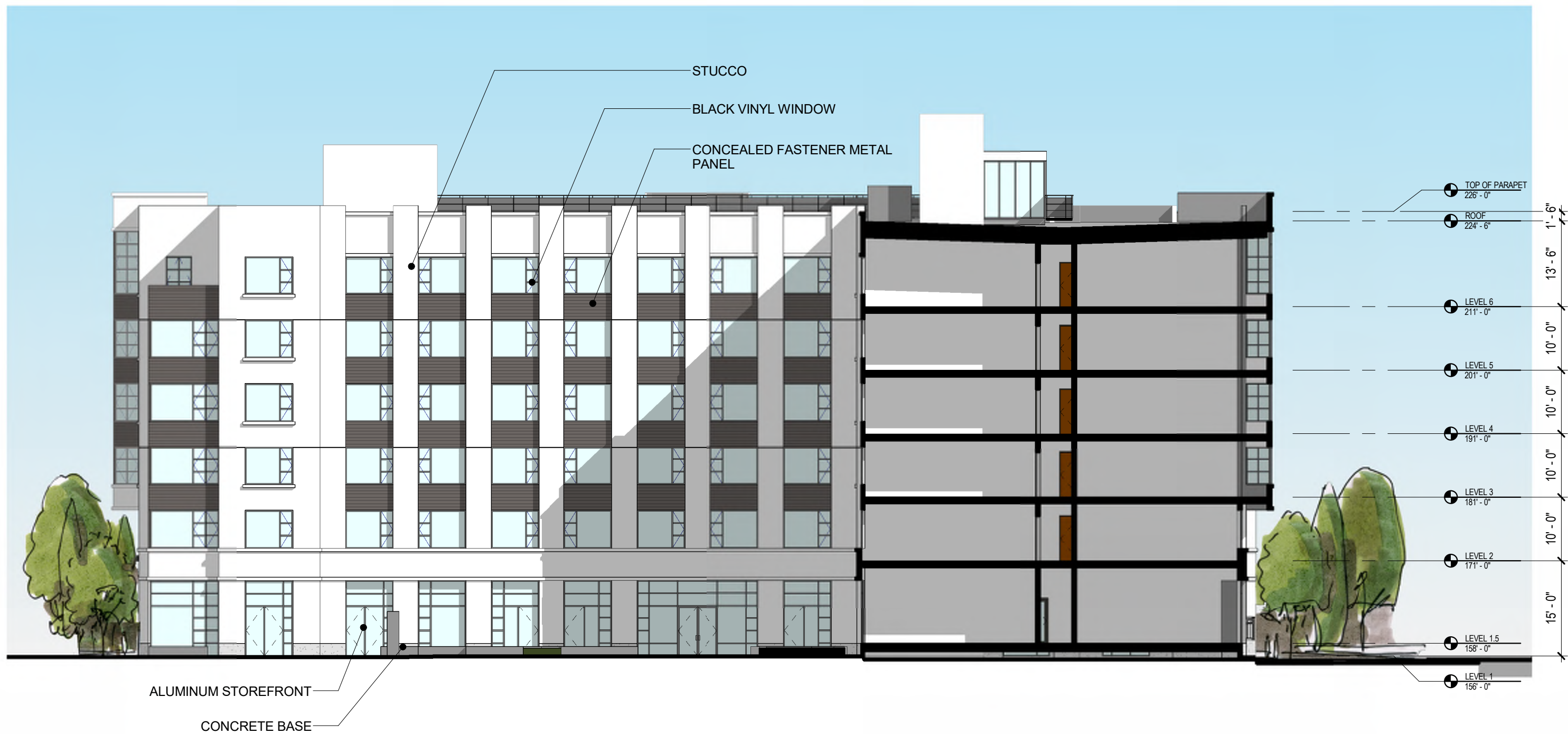




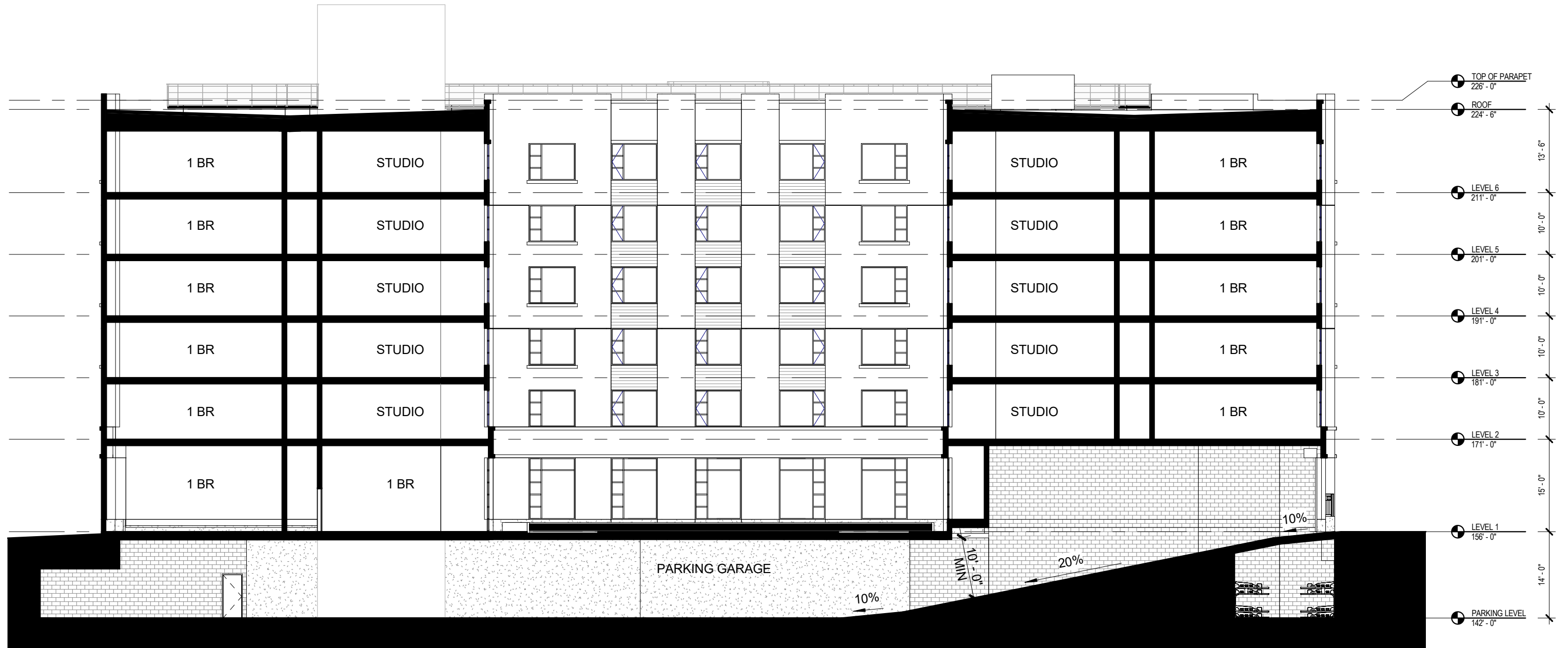


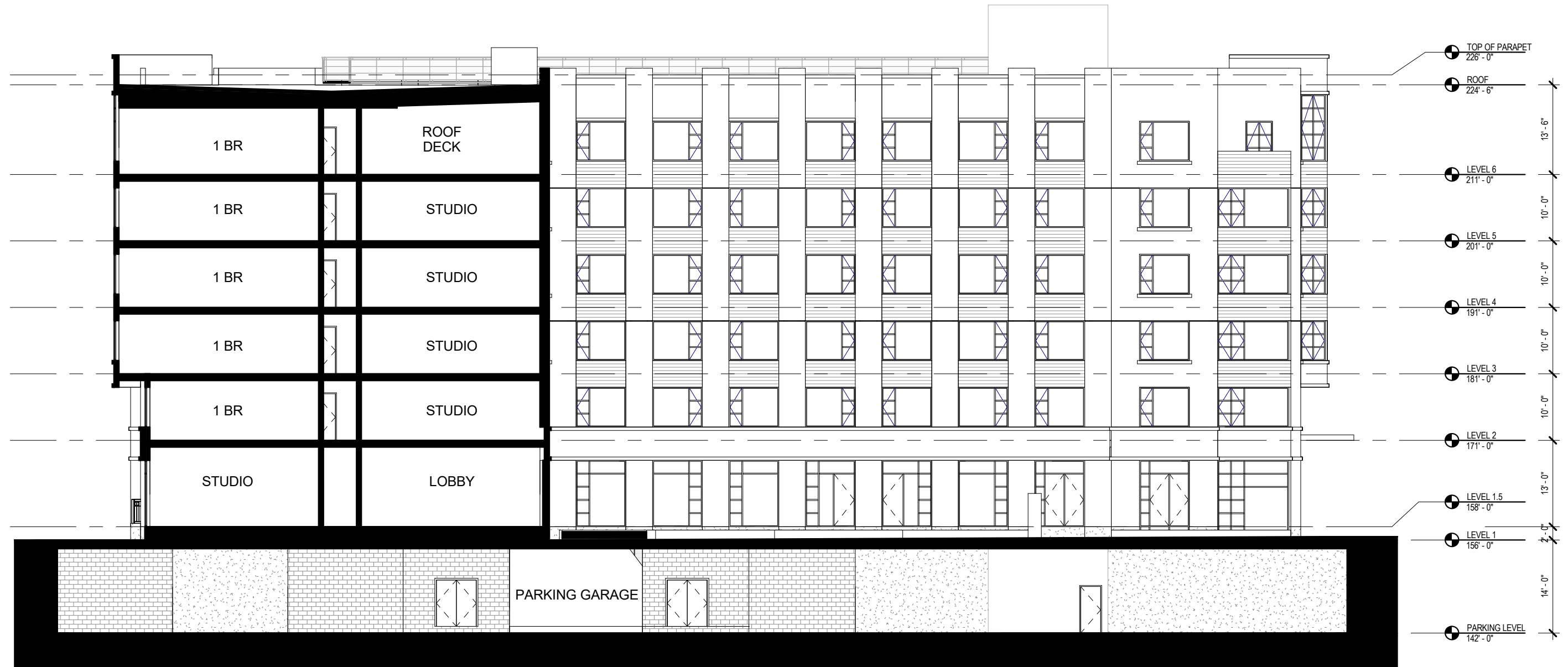






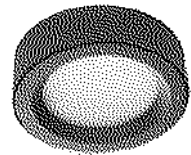








**FIXTURE TYPE G-1**  
SURFACE-MOUNTED  
DOWNLIGHT AT CANOPIES



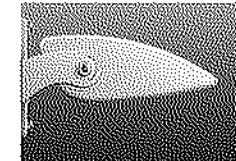
**FIXTURE TYPE G-5**  
WALL-MOUNTED  
AIMABLE FIXTURE



**FIXTURE TYPE G-2**  
WALL-MOUNTED



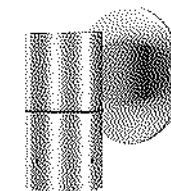
**FIXTURE TYPE G-6**  
WALL-MOUNTED UPLIGHT



**FIXTURE TYPE G-7**  
CEILING-MOUNTED DOWNLIGHT



**FIXTURE TYPE G-4**  
WALL-MOUNTED  
DOWNLIGHT

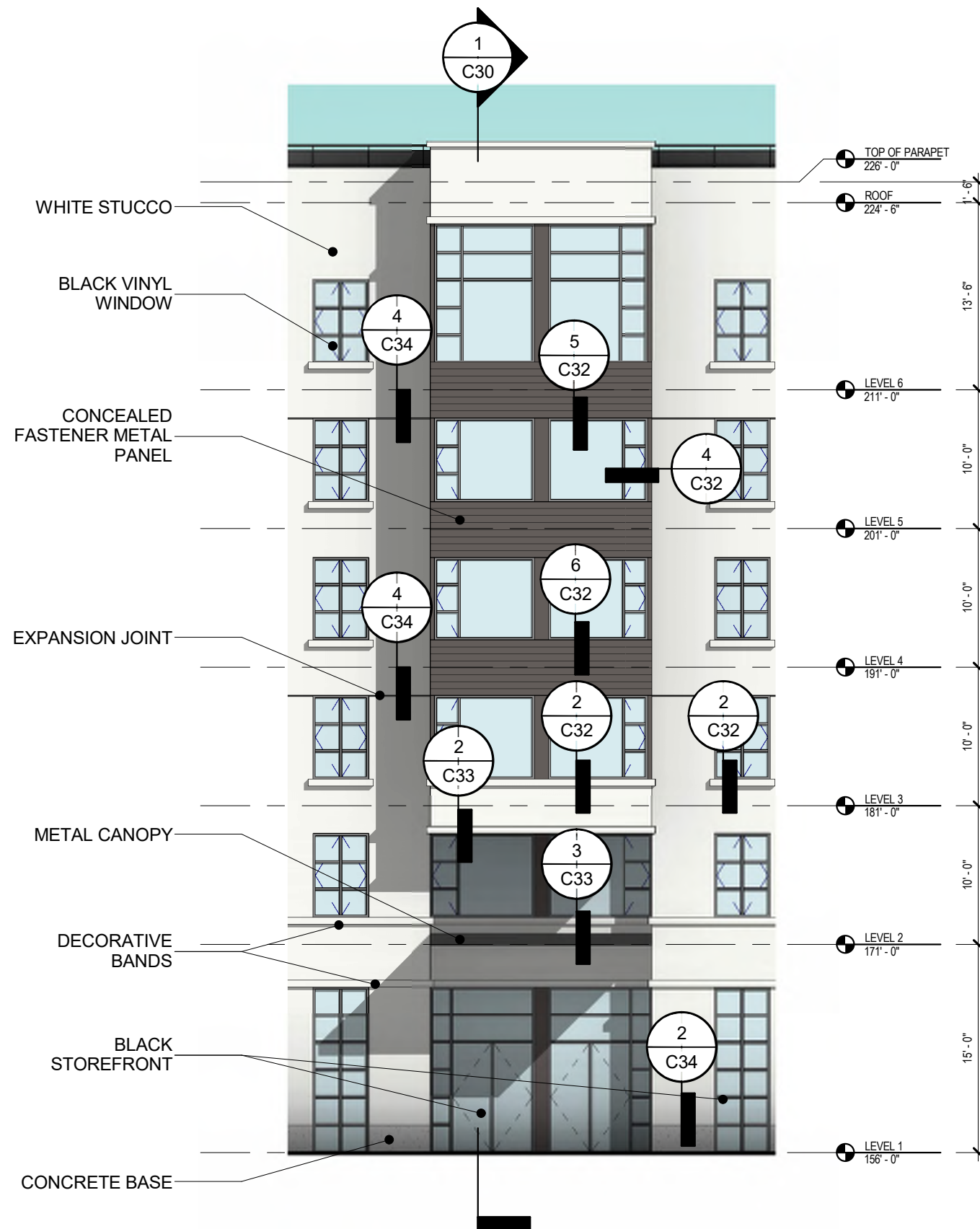


**FIXTURE TYPE G-3 / G-3A**  
LIGHT POLE

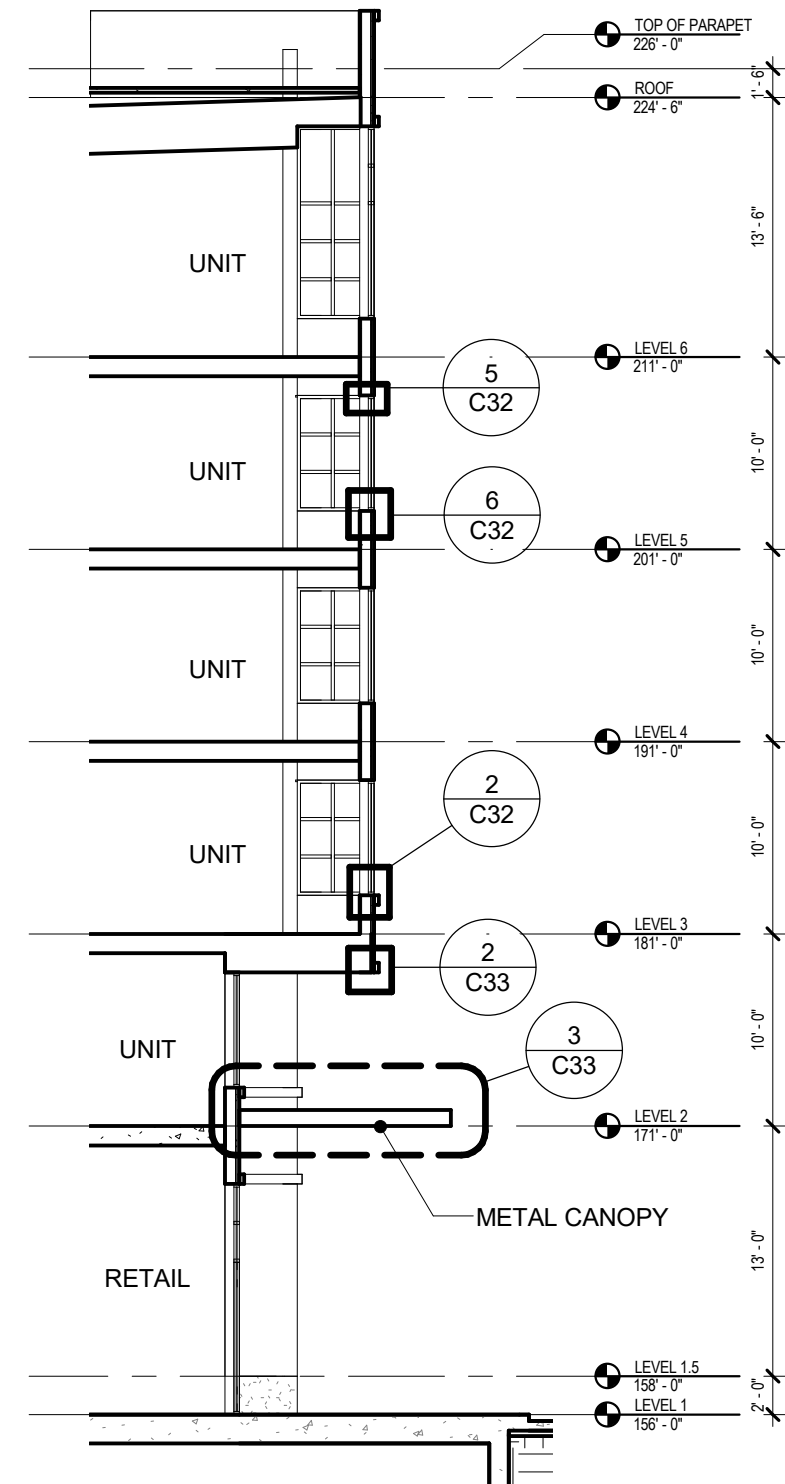


EXTERIOR LIGHTING PLAN

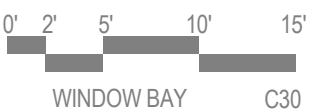
C29



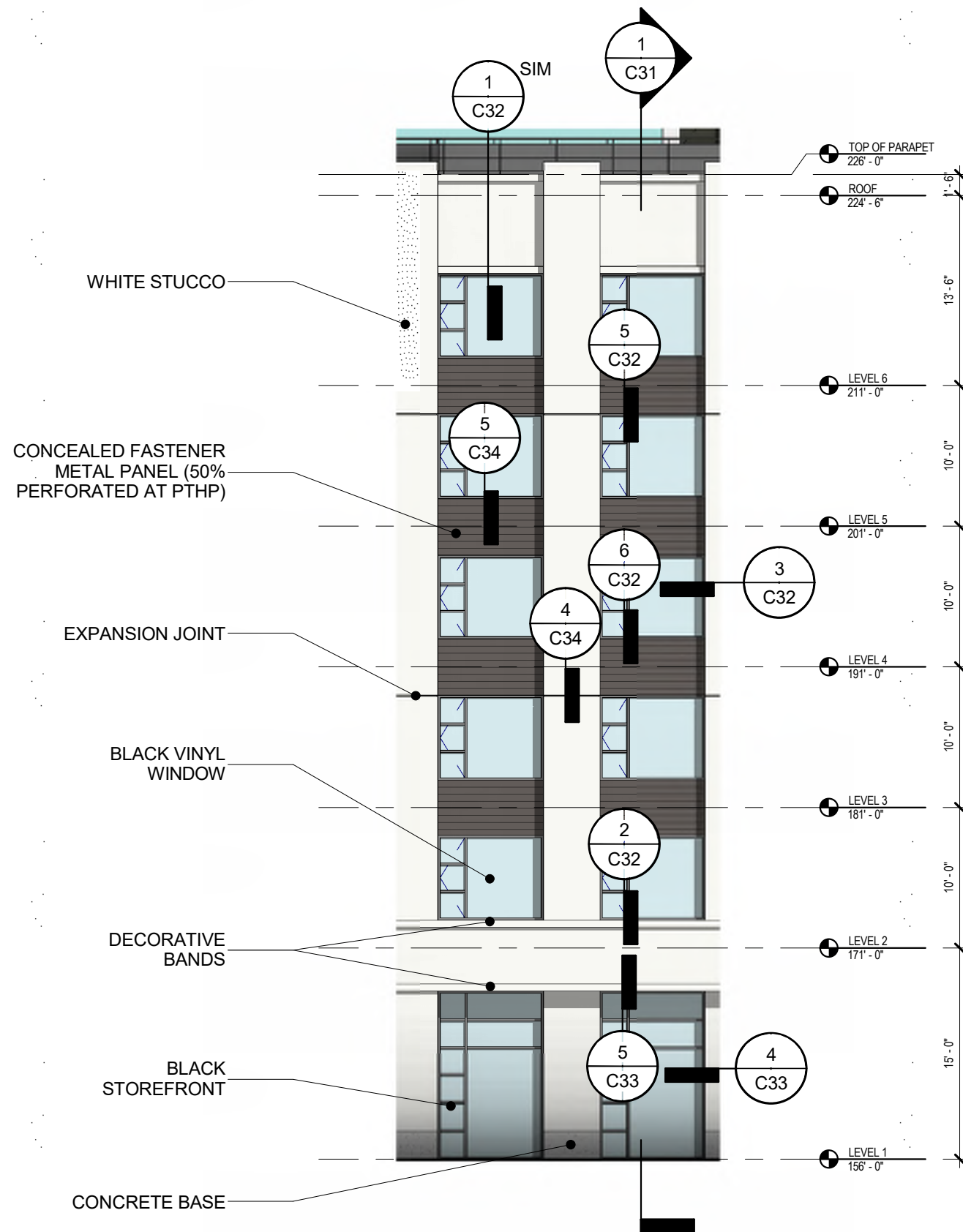
ENLARGED ELEVATION 2



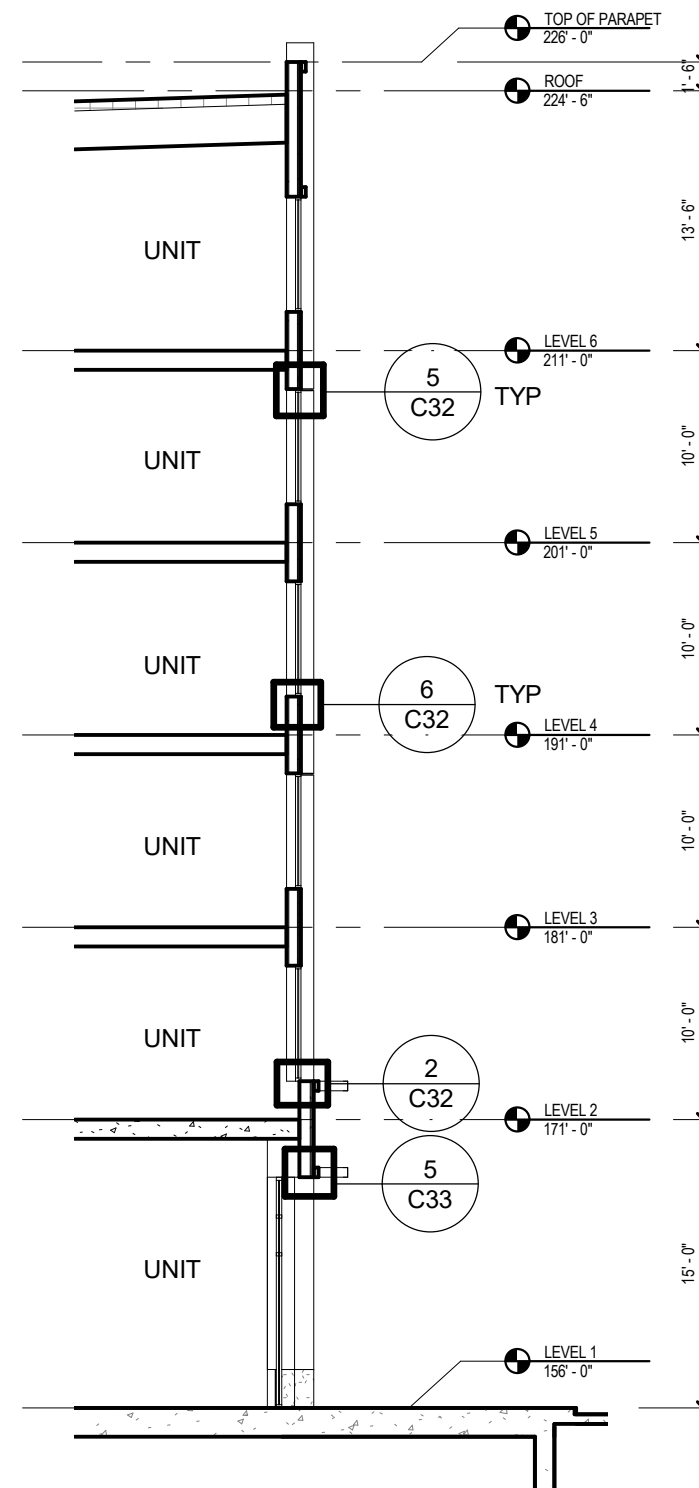
WALL SECTION 1



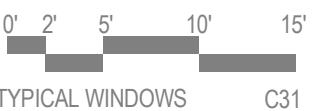


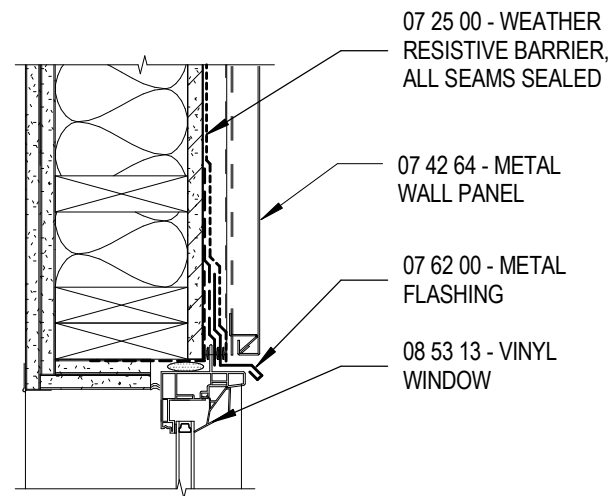


ENLARGED ELEVATION 2

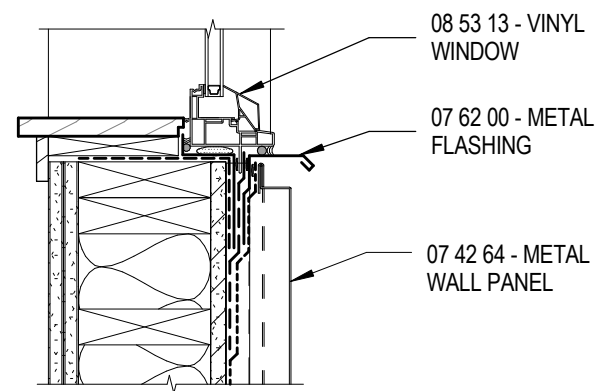


WALL SECTION 1

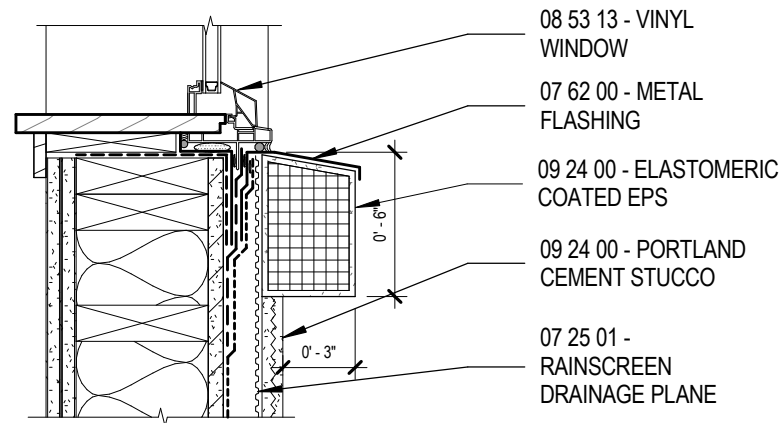




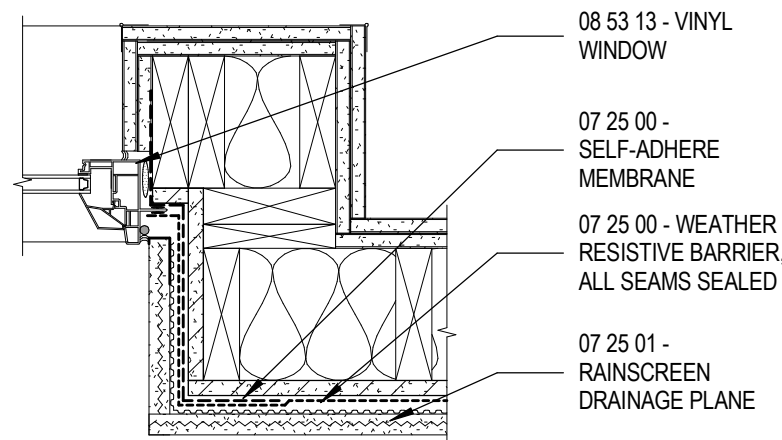
WINDOW HEAD AT METAL PANEL 5



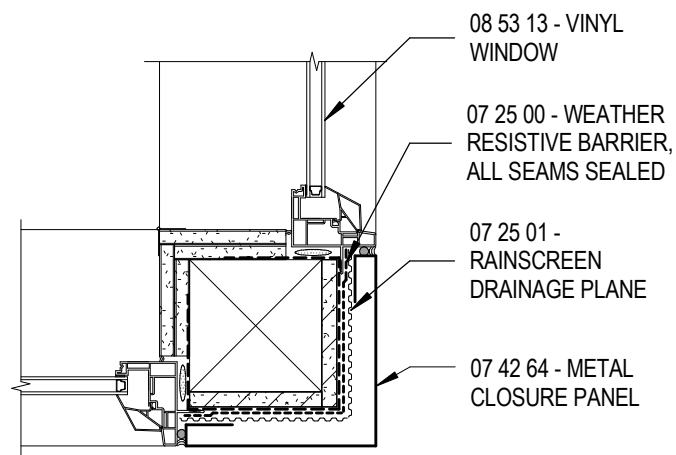
WINDOW SILL AT METAL PANEL 6



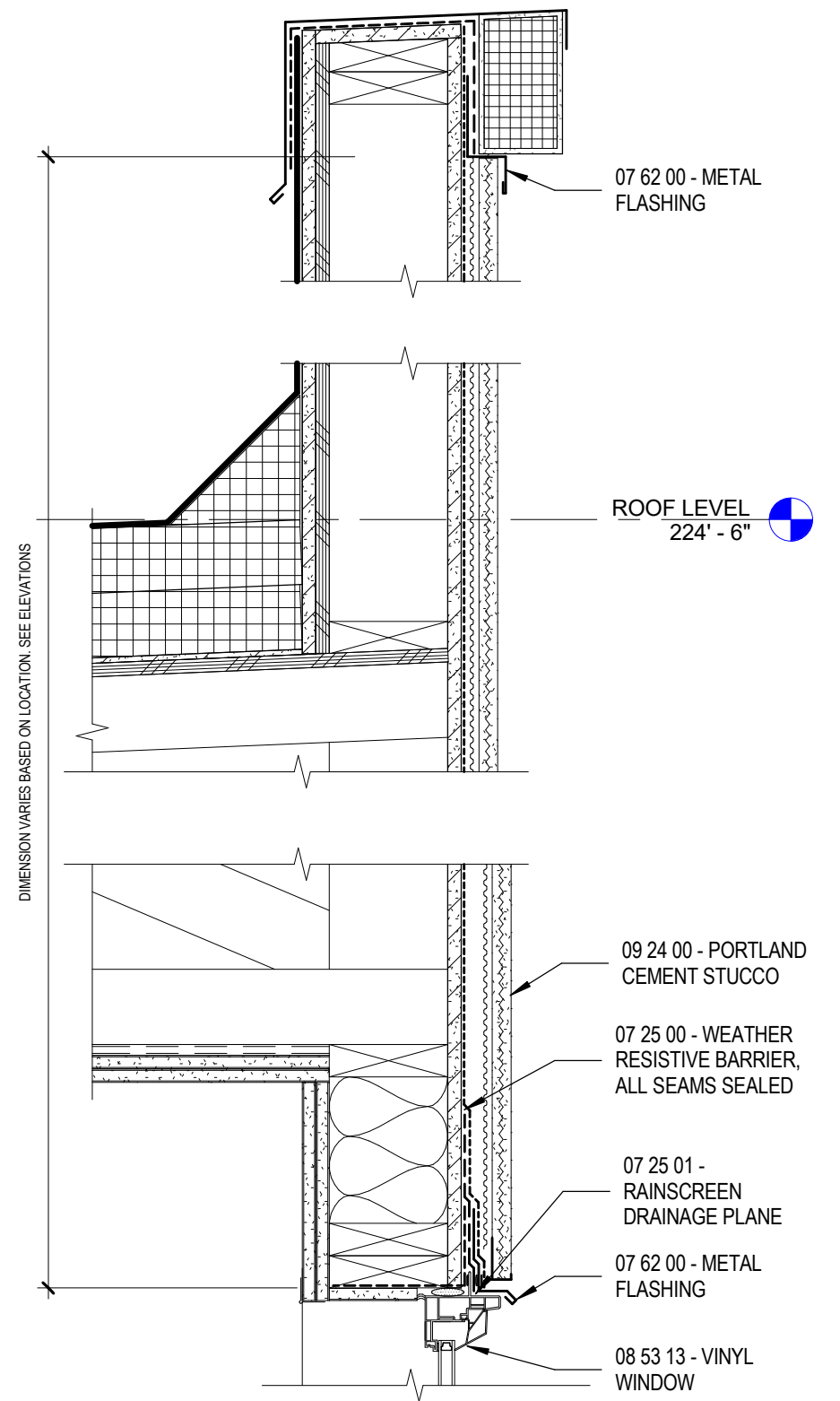
WINDOW SILL AT STUCCO BAND 2



TYPICAL WINDOW JAMB 3

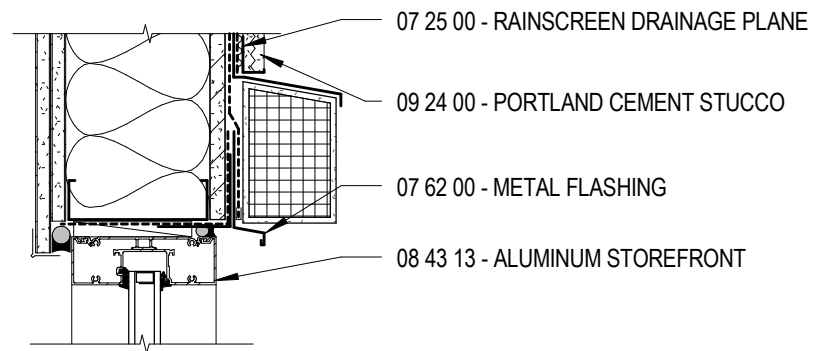


WINDOW BAY CORNER 4

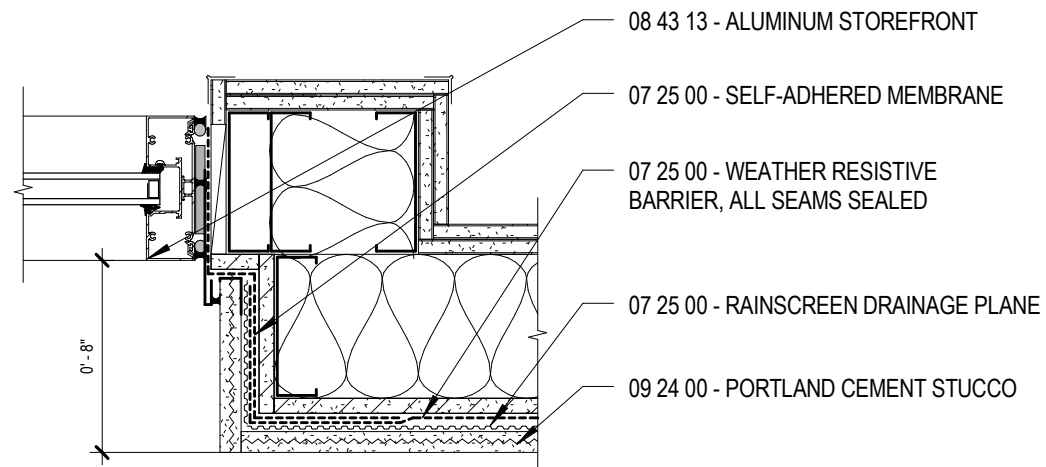


PARAPET AND WINDOW HEAD AT STUCCO 1

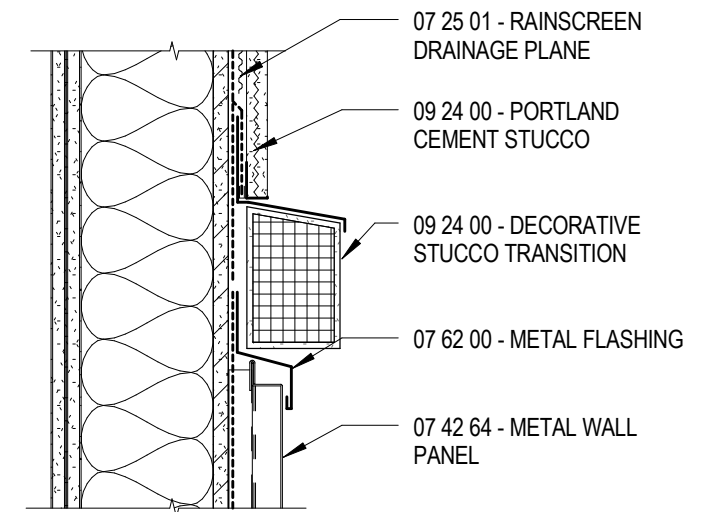




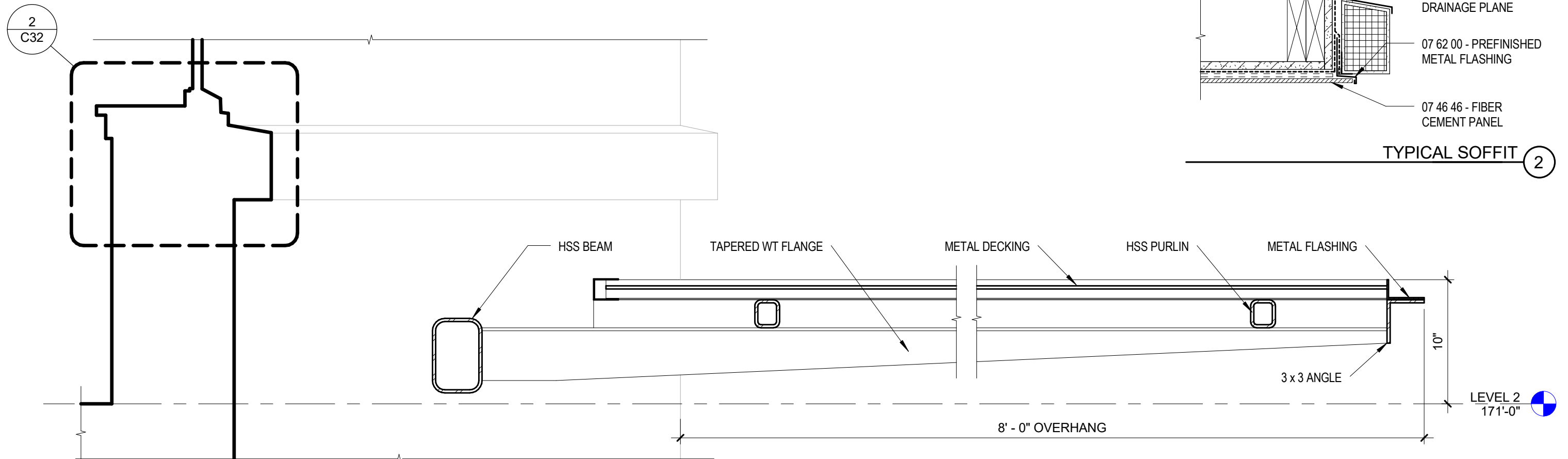
TYPICAL SOFFIT 5



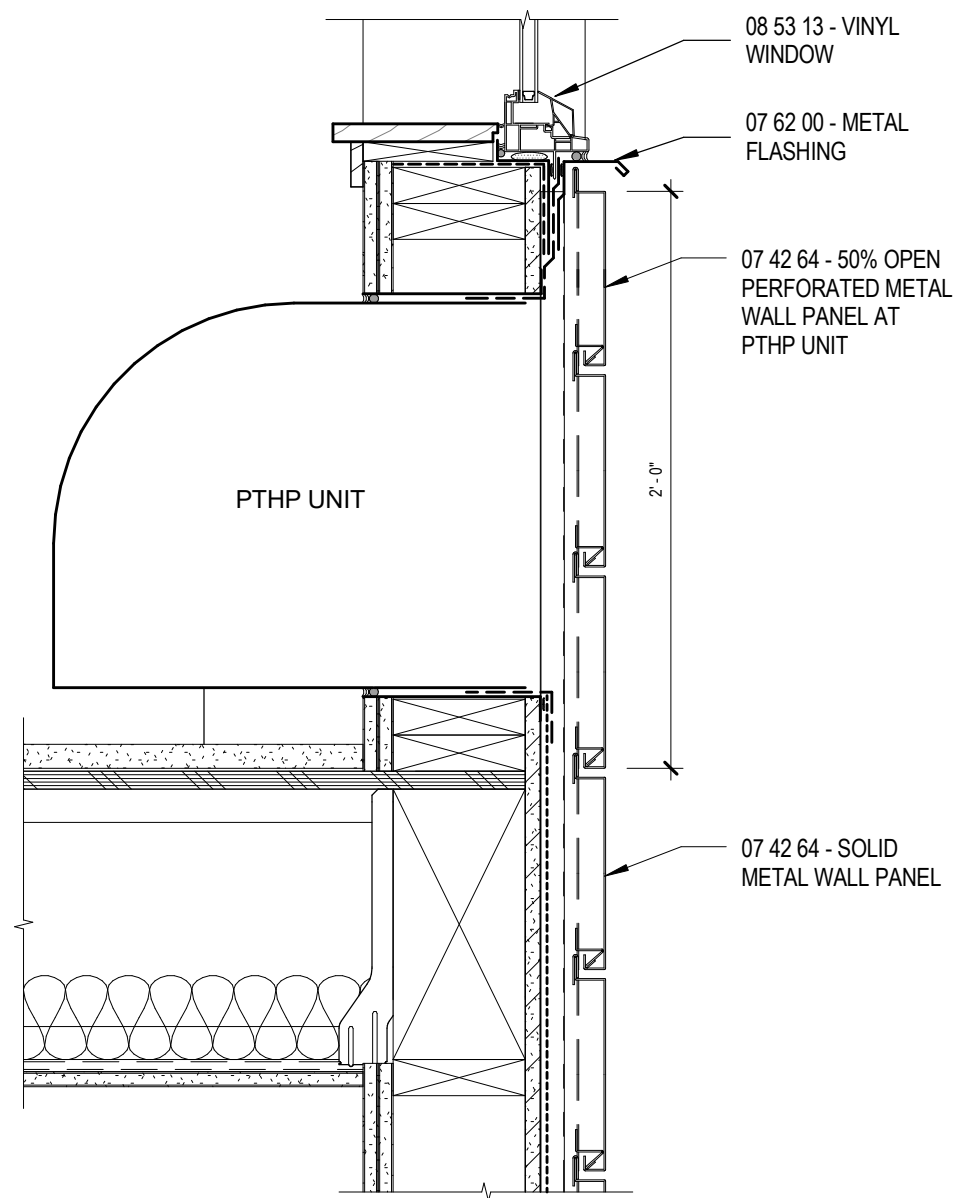
TYPICAL STOREFRONT JAMB 4



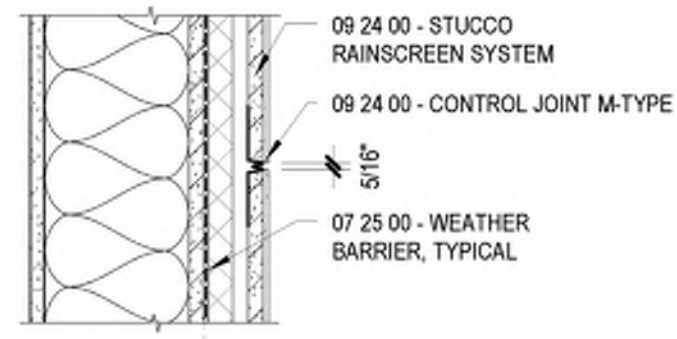
STUCCO TO METAL PANEL 1



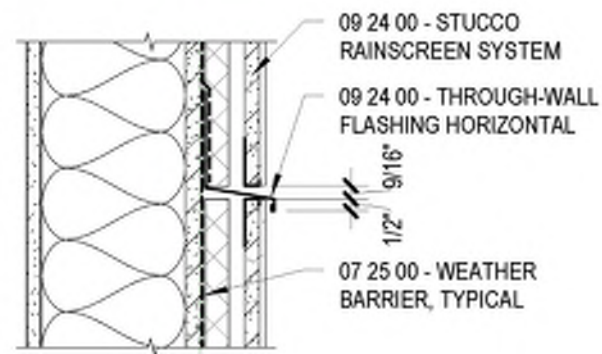
CANOPY SECTION 3



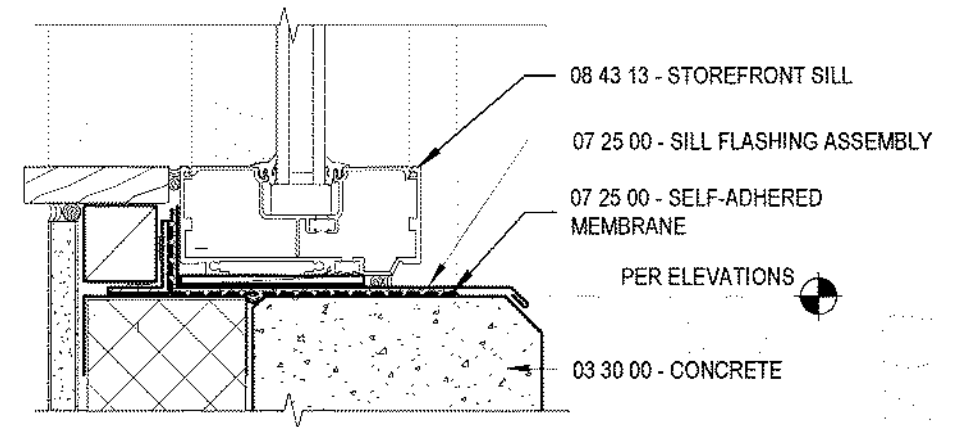
WINDOW SILL AT PTHP 5



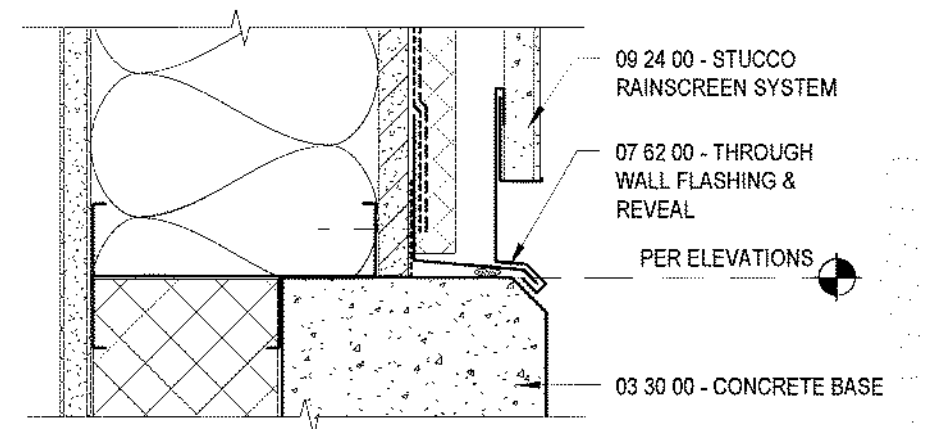
STUCCO - CONTROL JOINT 3



STUCCO - EXPANSION JOINT 4



STOREFRONT SILL @ CONC BASE 1



STUCCO @ CONC BASE 2





VPI VINYL WINDOW & 8" O.C. METAL PANEL



3 COAT STUCCO



HIGH SPEED COLING DOOR







