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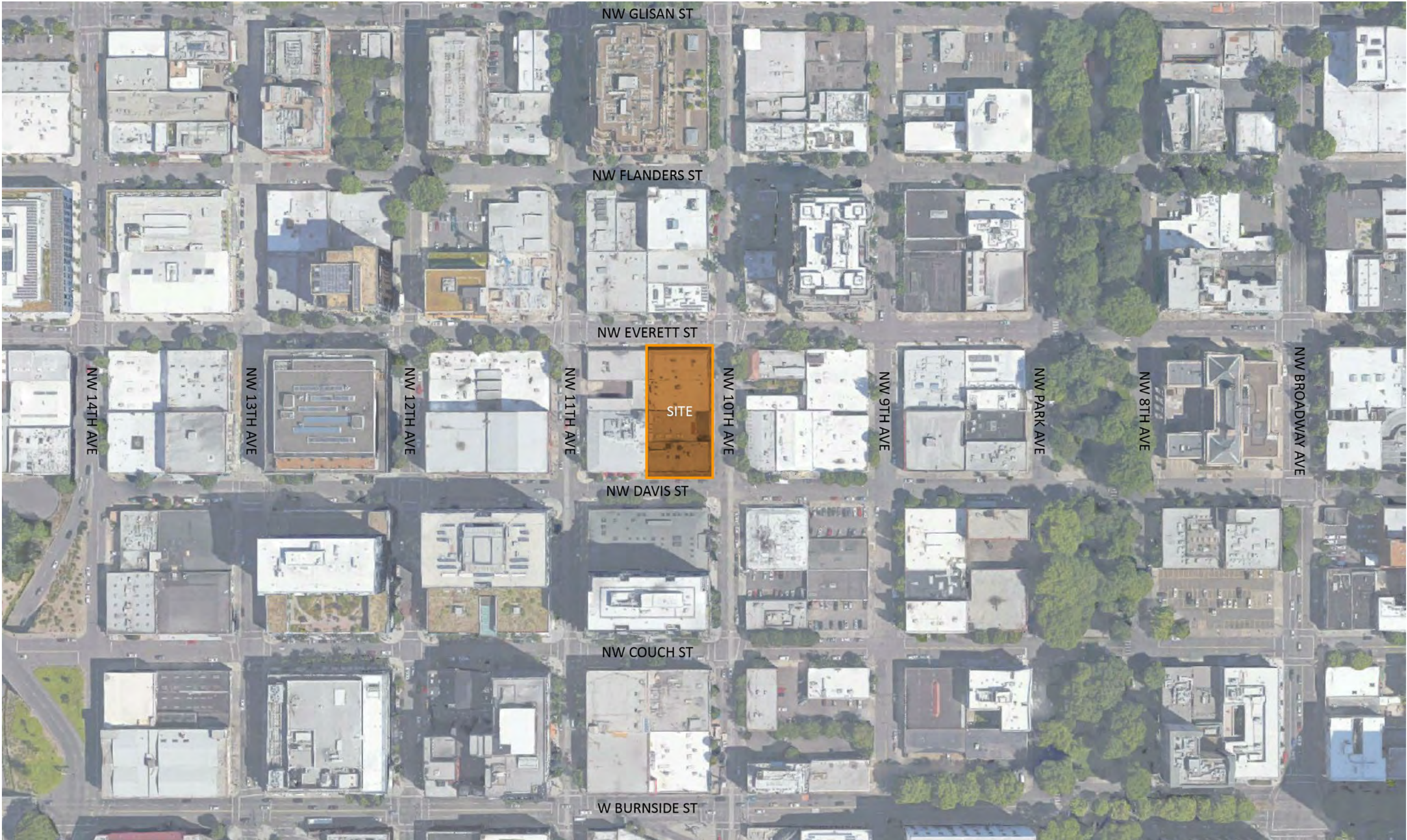


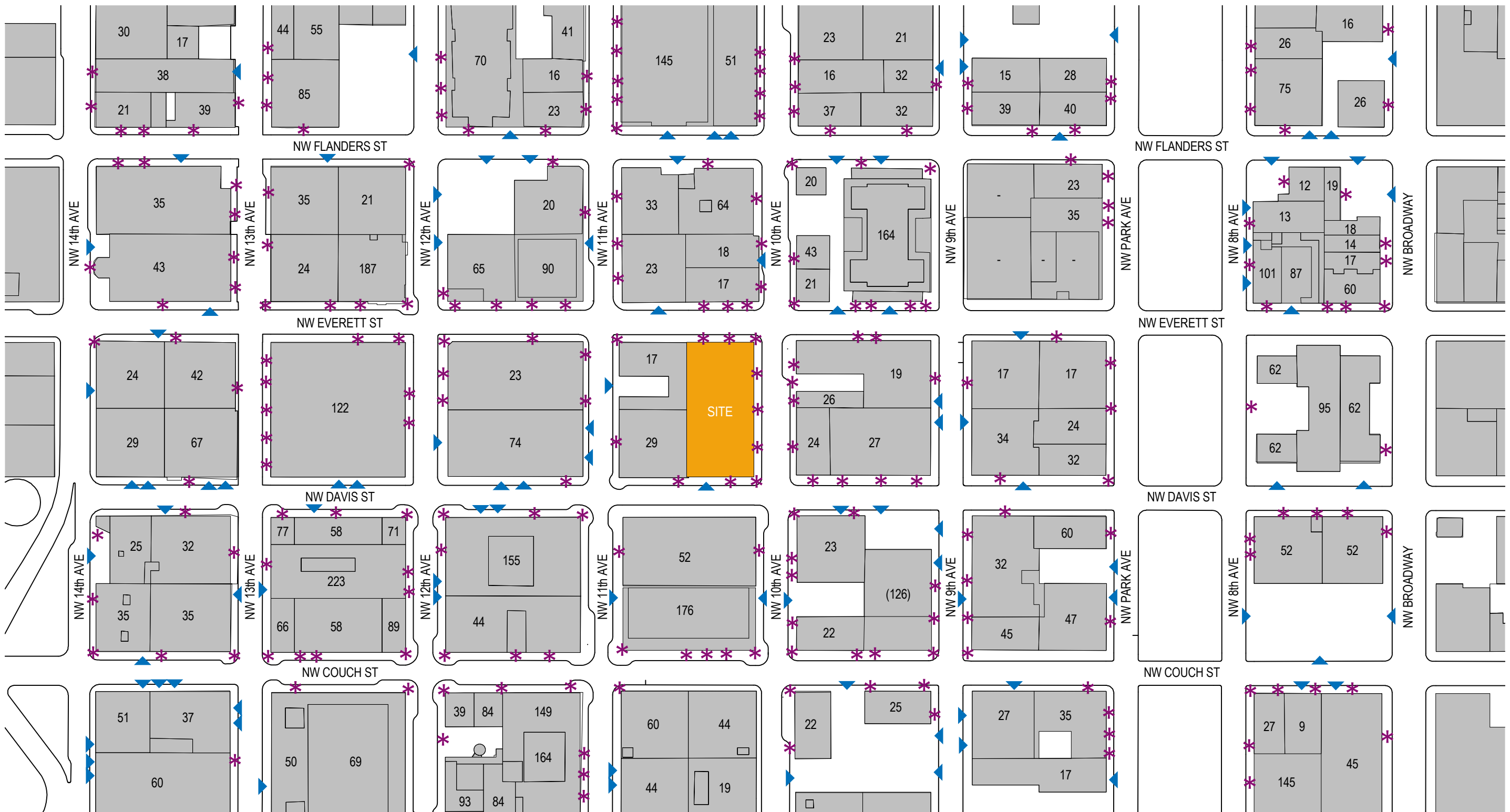












23 BUILDING FOOTPRINT + HEIGHT ABOVE GRADE * PEDESTRIAN ACCESS ► VEHICLE ACCESS



KUSH RUGS



GERDING THEATER (PORTLAND ARMORY)



COUCH 9



EUROCAR



PORTLAND BEARING CO.



DESCHUTES BREWERY



THE HENRY



BREWERY TOWER



THE LOUISA



THE JANEY



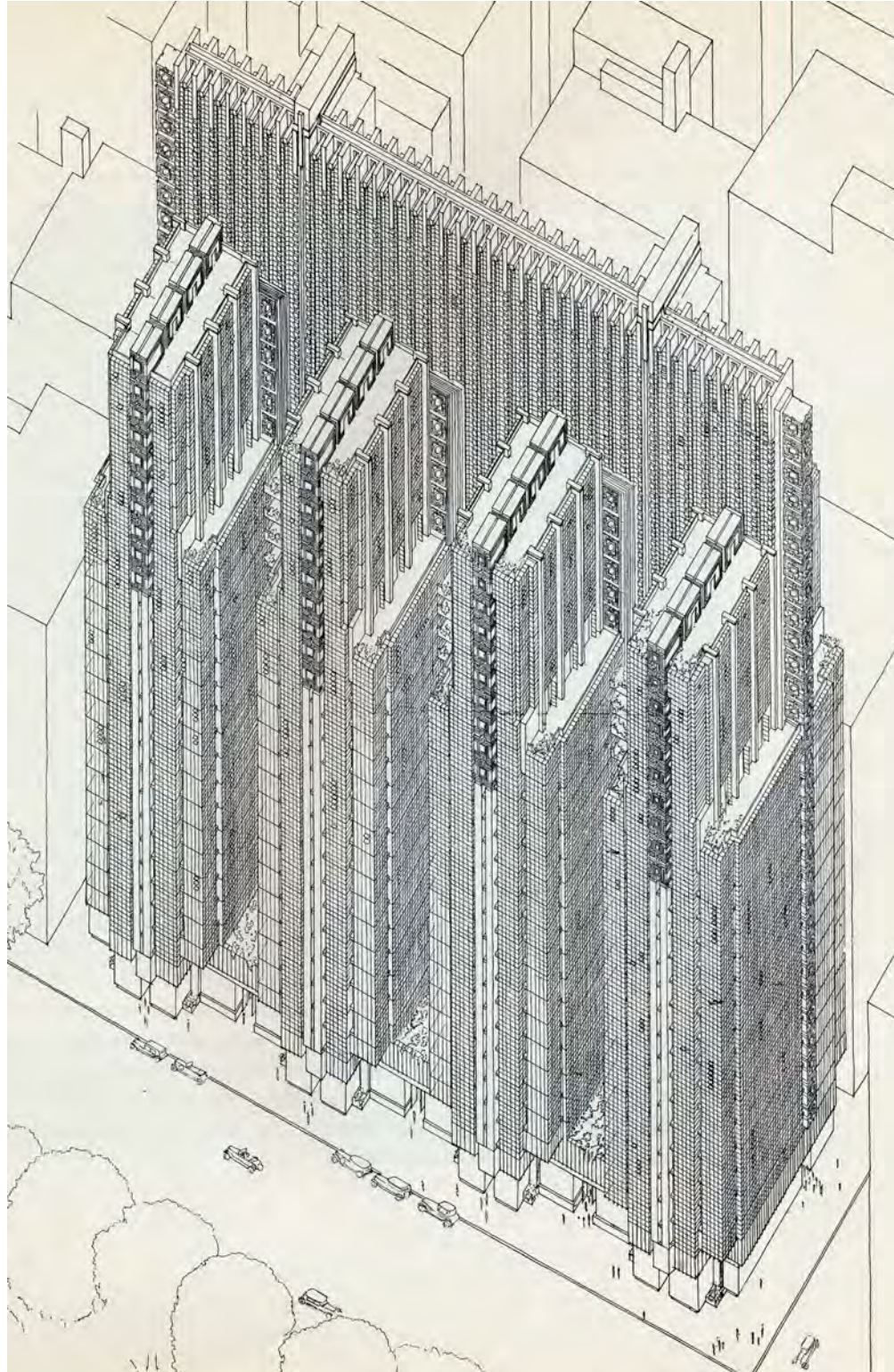
M FINANCIALCENTER



THE DIANE



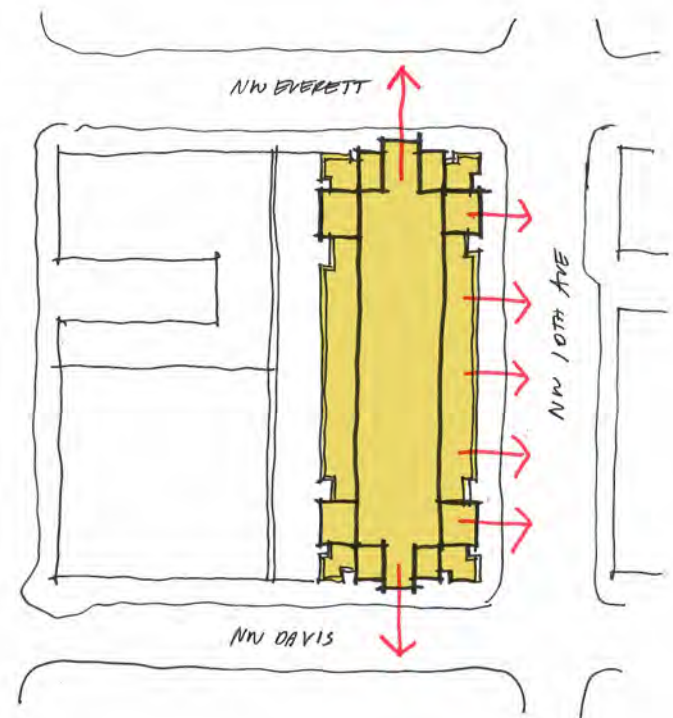
THE ELIZABETH



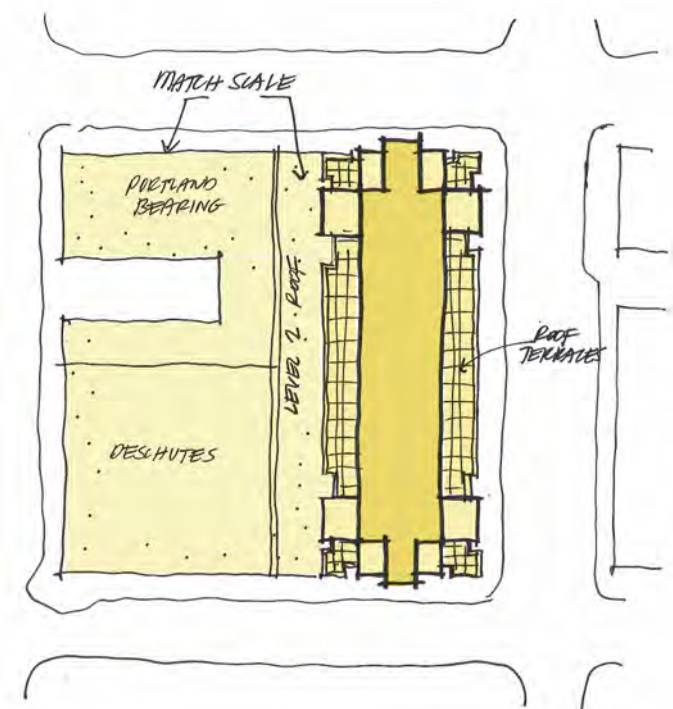
HOME INSURANCE BUILDING, FRANK LLOYD WRIGHT



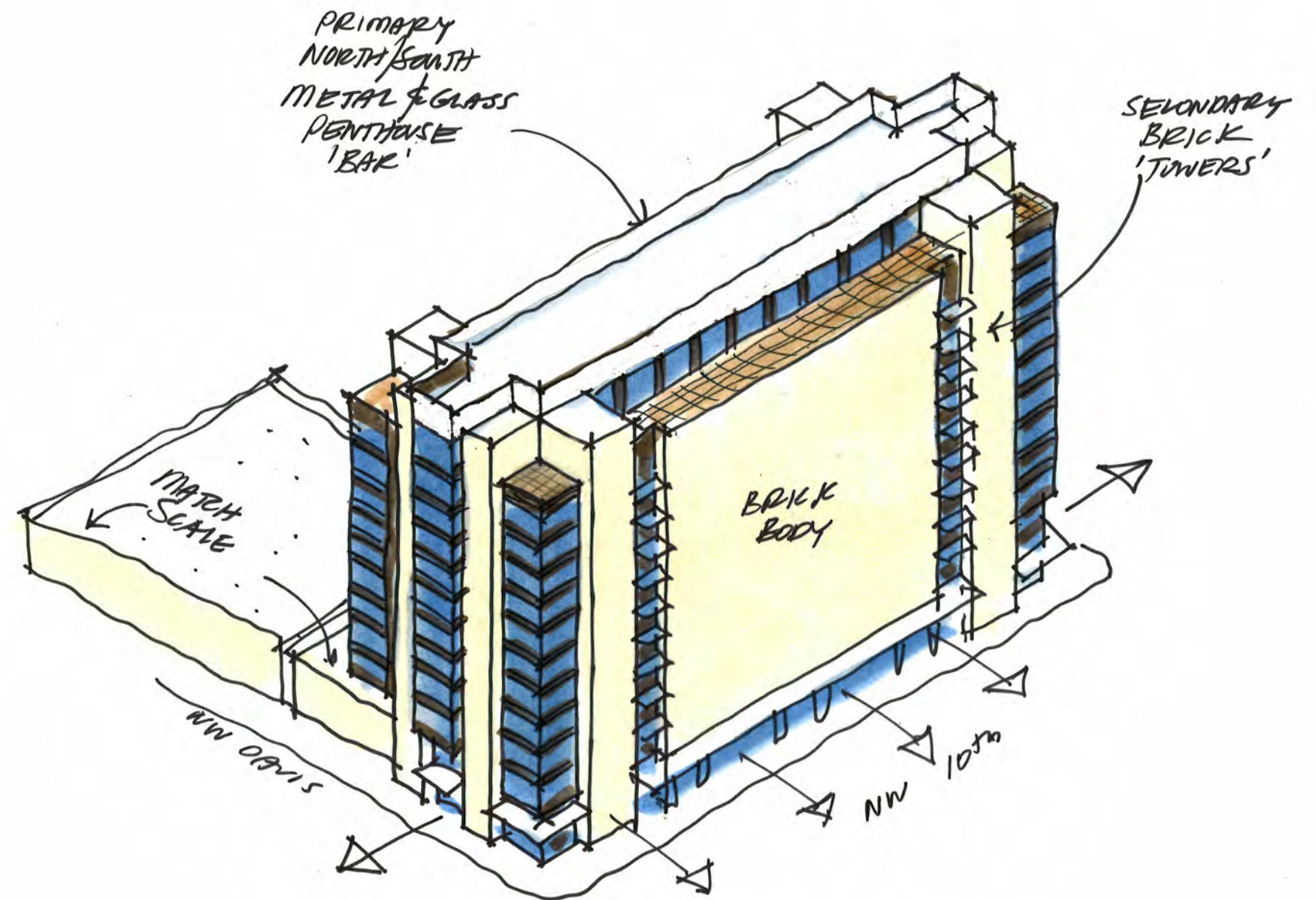
McGRAW HILL, NEW YORK CITY



SUPPORT STREET FRONTAGES

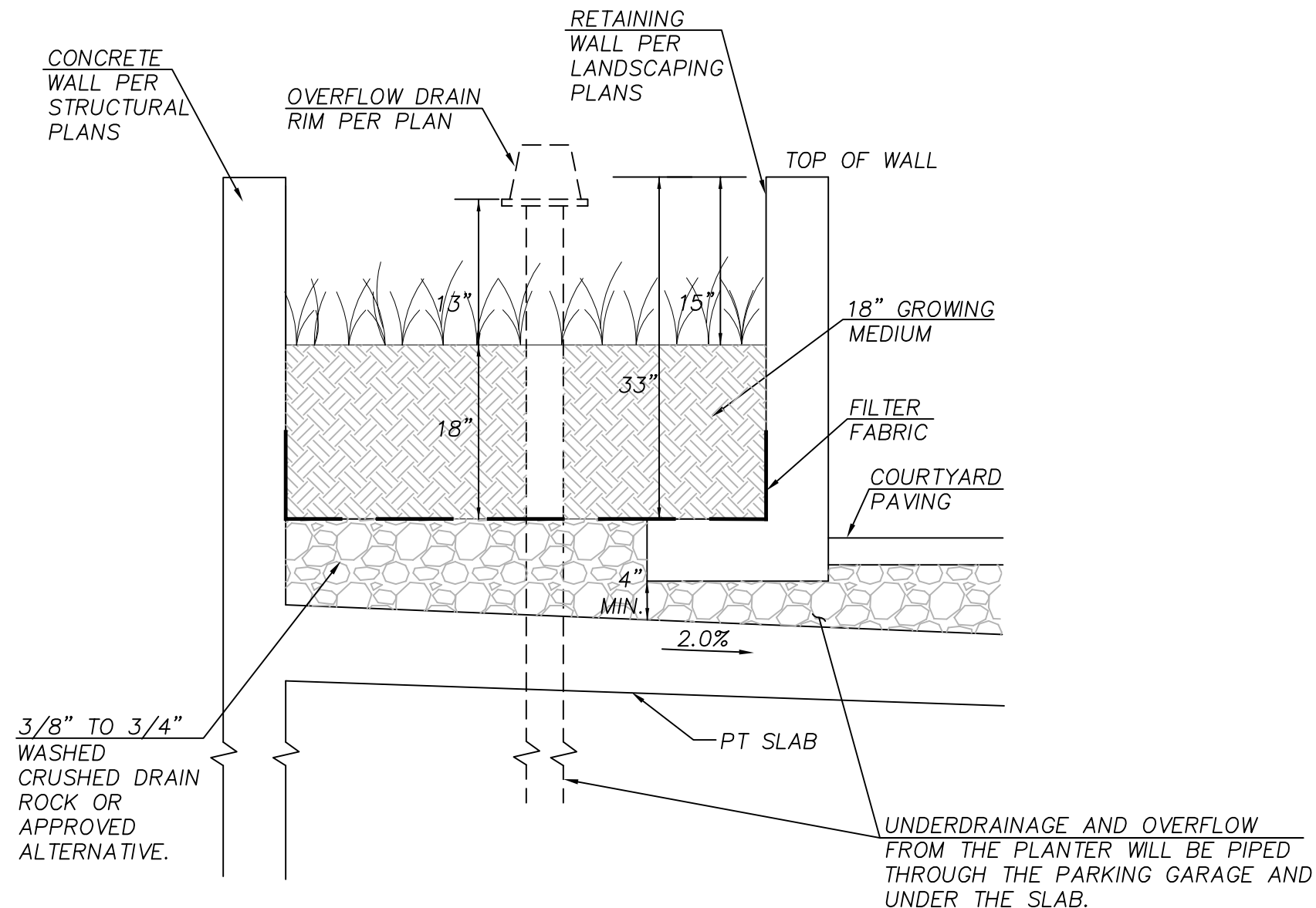


STEP DOWN SCALE



MASSING CONCEPT





NOTES:

1. PLANTING PER LANDSCAPING PLANS.
2. GROWING MEDIUM PER SPECIFICATIONS.
3. CONSTRUCT ROCK PAD AT DOWNSPOUT OUTFALLS.

1

STORMWATER FLOW-THROUGH PLANTER

NTS

STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY & WATER QUANTITY

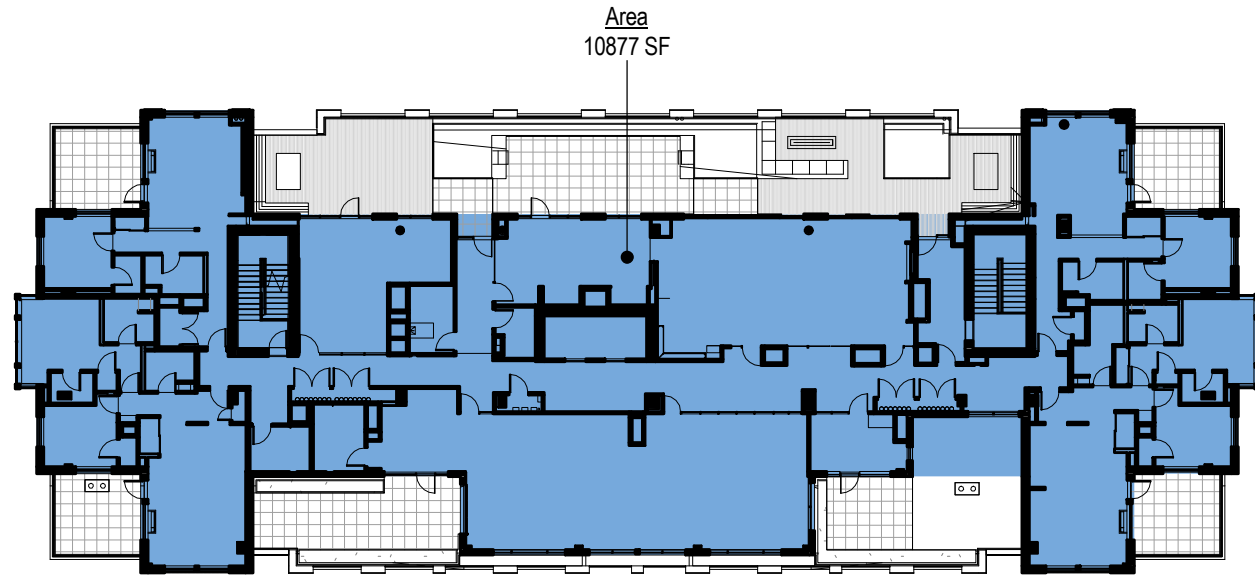
WATER QUALITY CONTROL AND WATER QUANTITY CONTROL REQUIREMENTS ARE BOTH MET WITH A FLOW-THROUGH PLANTER LOCATED ON LEVEL 2. A SPECIAL CIRCUMSTANCE HAS BEEN REQUESTED FOR THE REMAINING TO MITIGATE RUNOFF FROM THE LEVEL 2 PATIOS THAT CANNOT BE DRAINED TO THE STORMWATER PLANTER.

DISPOSAL

INFILTRATION IS NOT POSSIBLE DUE TO LOW INFILTRATION RATES OF NATIVE SILTY SOILS AND HIGH GROUNDWATER. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE 12" COMBINED SEWER PIPE IN NW DAVIS STREET. 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.



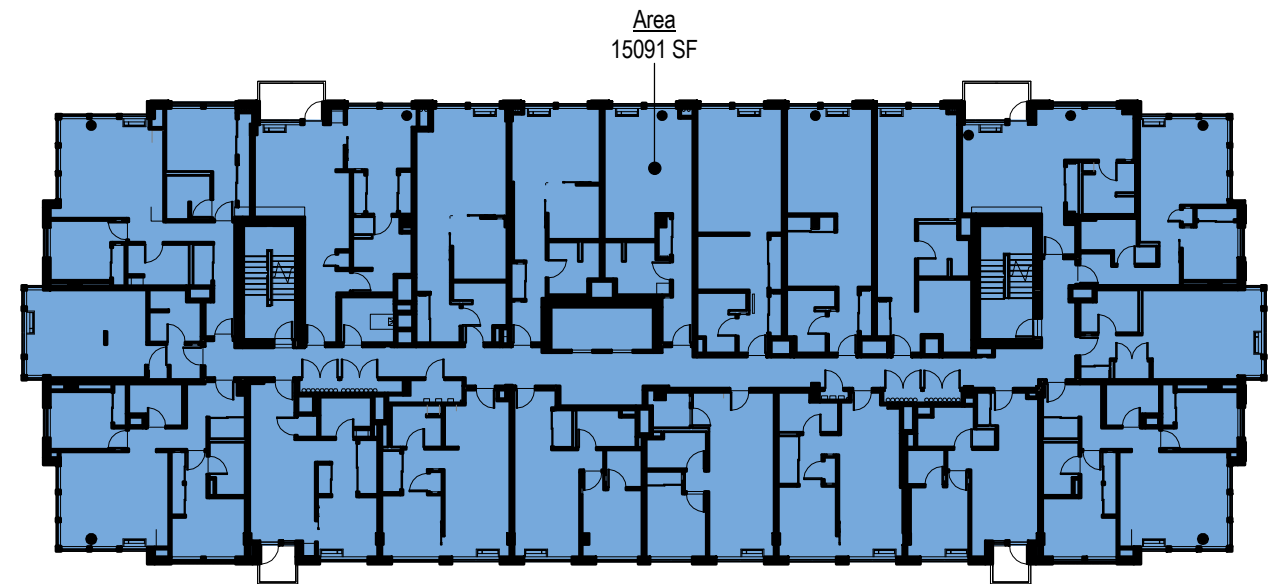
LEVEL 12
1/32" = 1'-0" 3



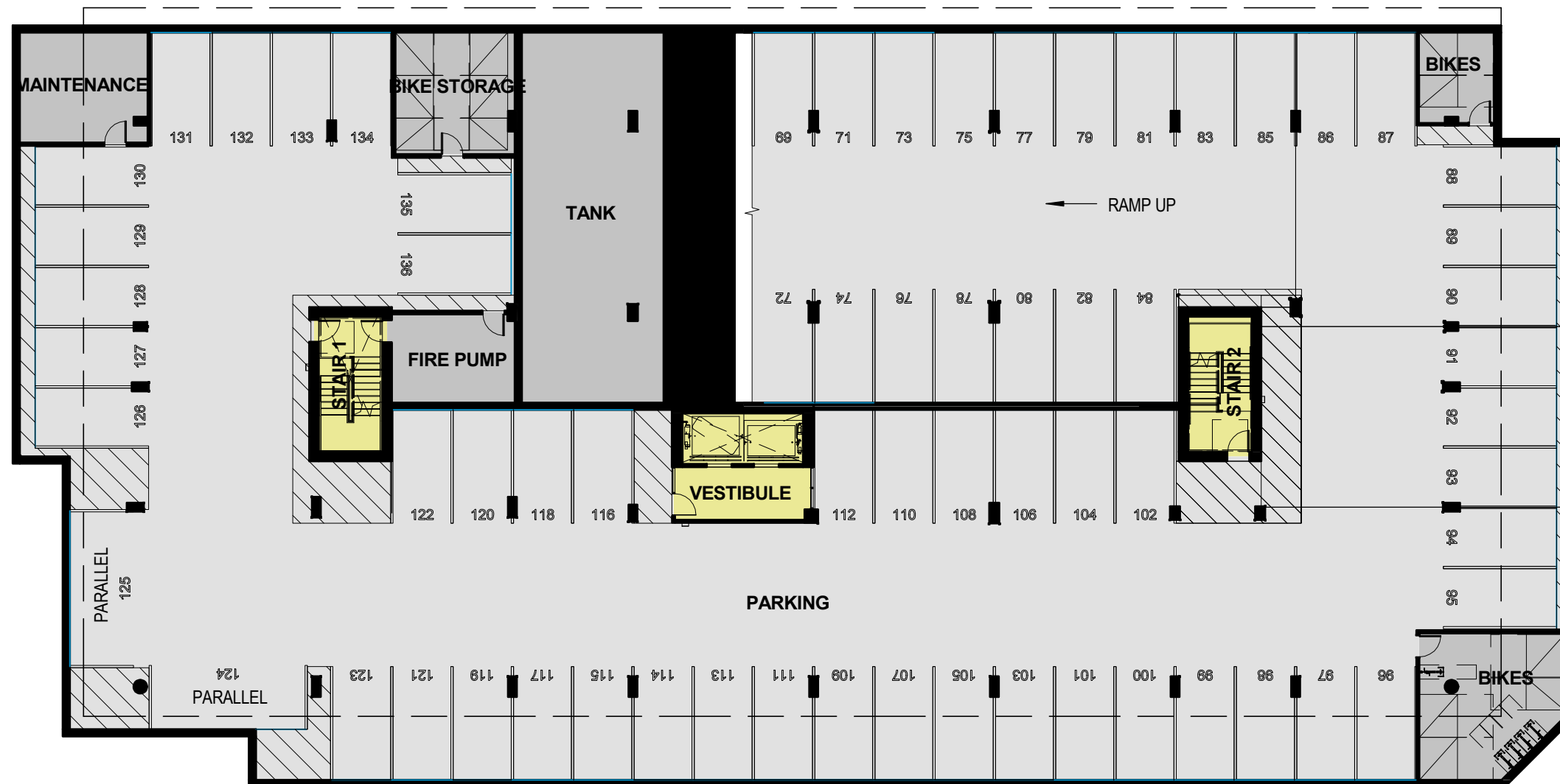
LEVEL 1
1/32" = 1'-0" 1

LEVEL 1	17,417 SF
LEVEL 2	15,091 SF
LEVEL 3	15,091 SF
LEVEL 4	15,091 SF
LEVEL 5	15,091 SF
LEVEL 6	15,091 SF
LEVEL 7	15,091 SF
LEVEL 8	15,091 SF
LEVEL 9	15,091 SF
LEVEL 10	15,091 SF
LEVEL 11	15,091 SF
LEVEL 12	10,877 SF
TOTAL	179,204 SF

BASE ALLOWABLE FAR (6:1) = 120,000 SF
 RESIDENTIAL BONUS (3:1) = 60,000 SF
 TOTAL ALLOWED = 180,000 SF



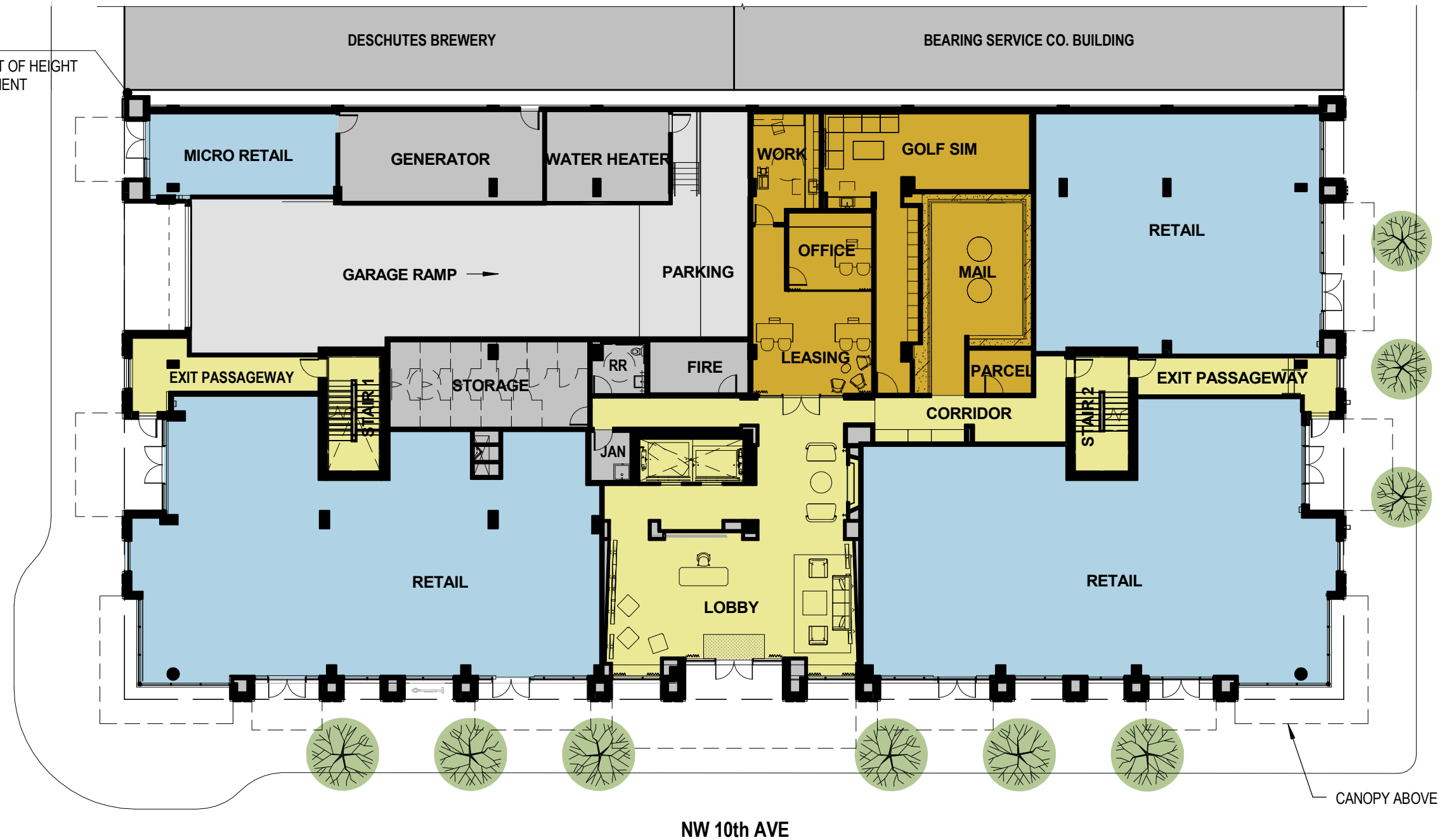
LEVELS 2-11
1/32" = 1'-0" 2





45' - 0"
BASE POINT OF HEIGHT
MEASUREMENT

NW DAVIS STREET

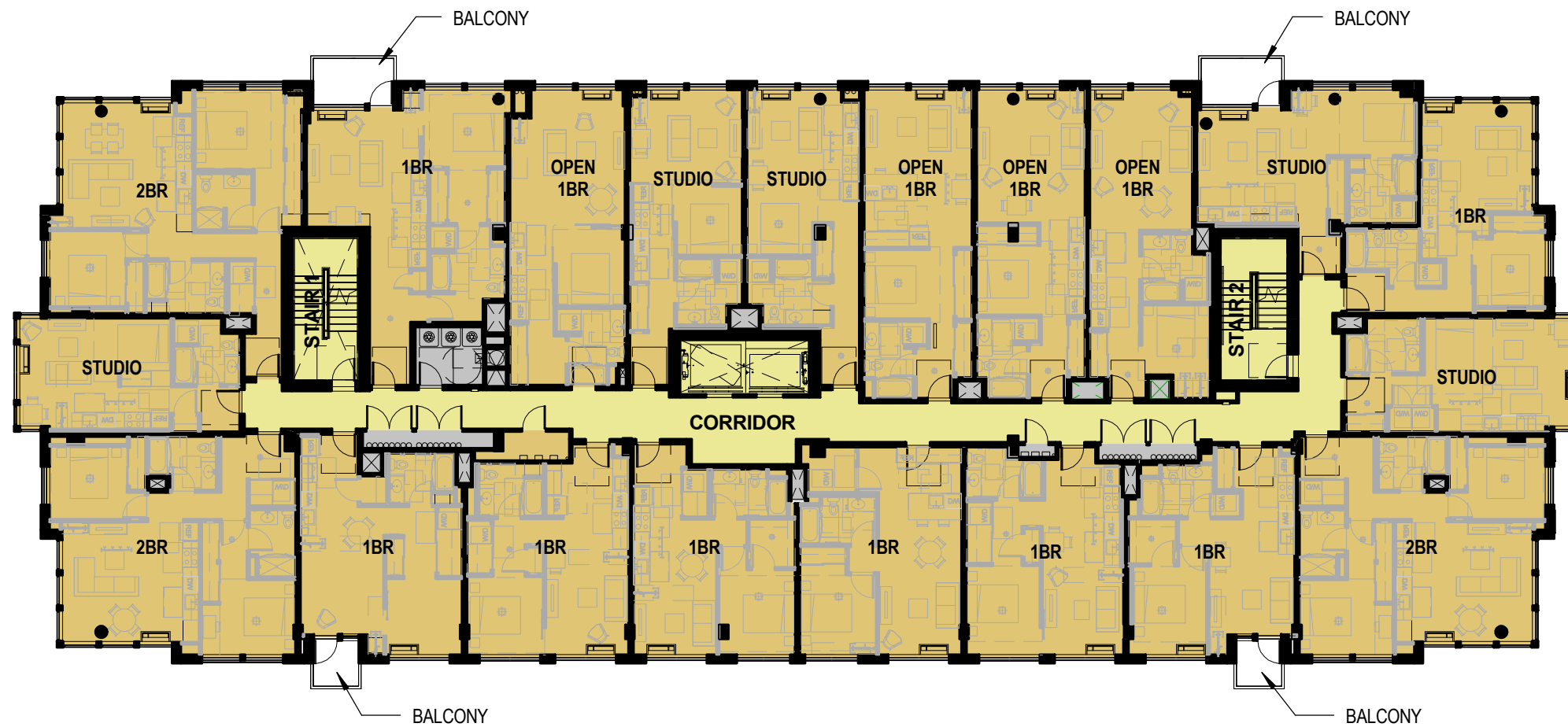


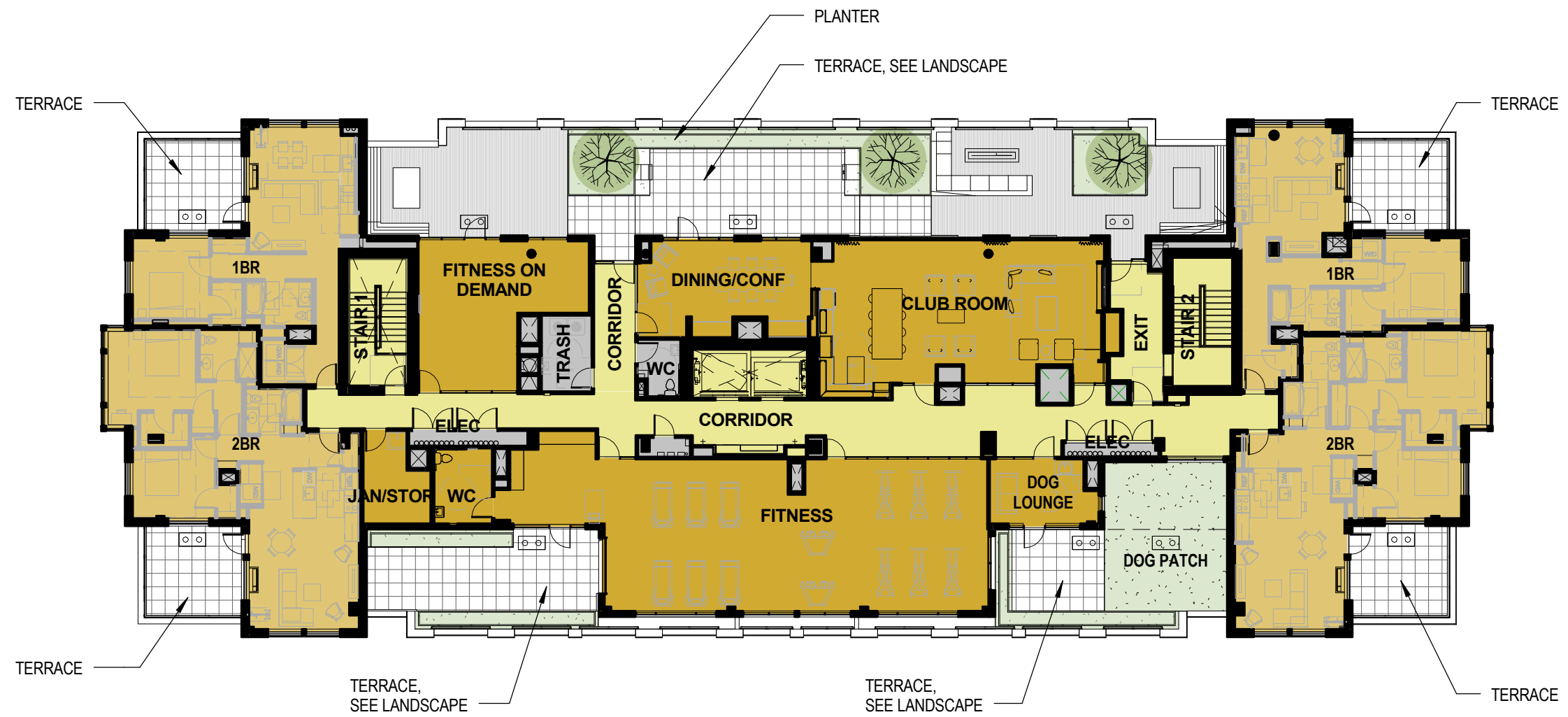
NW EVERETT STREET

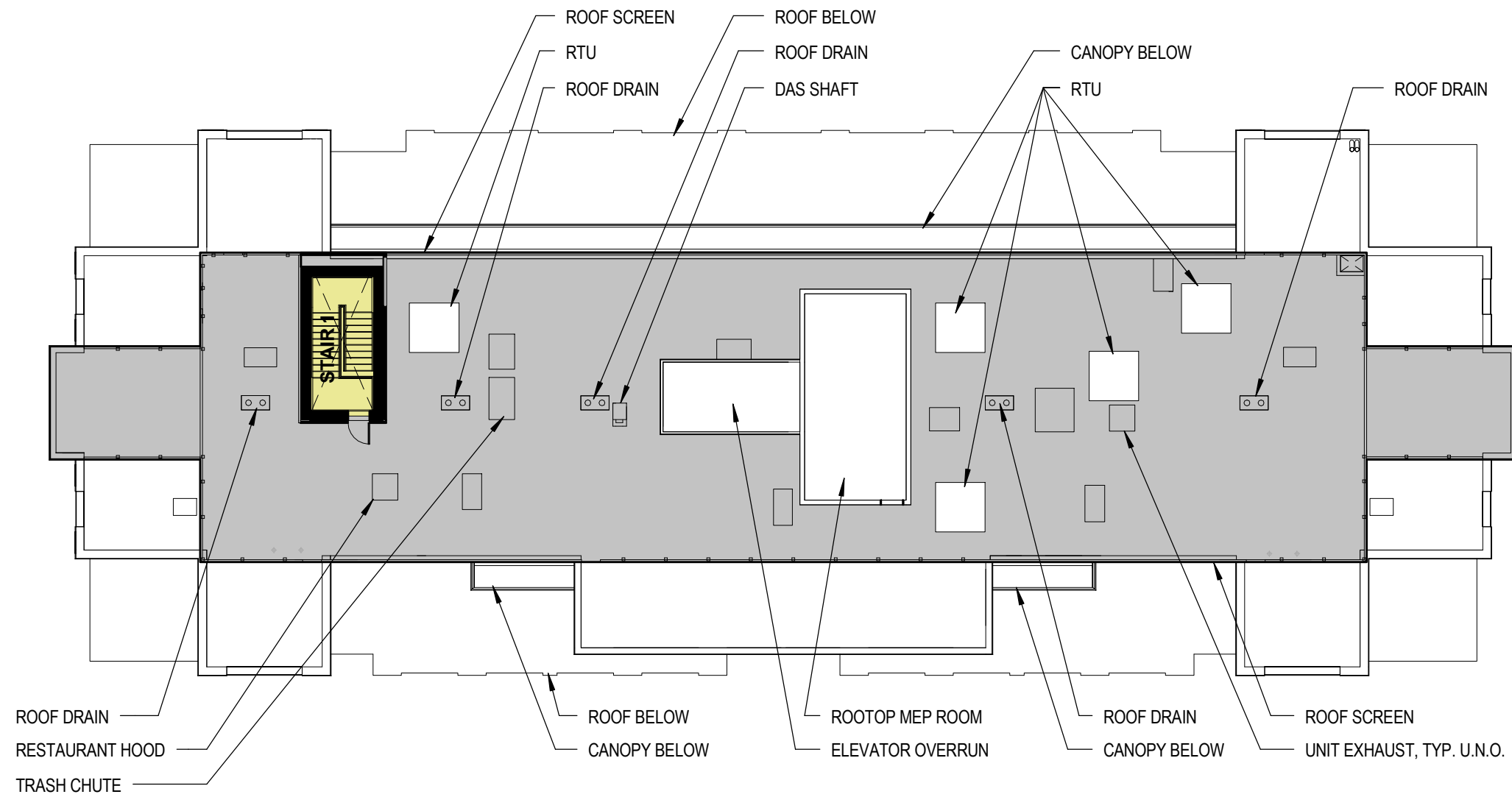
NW 10th AVE

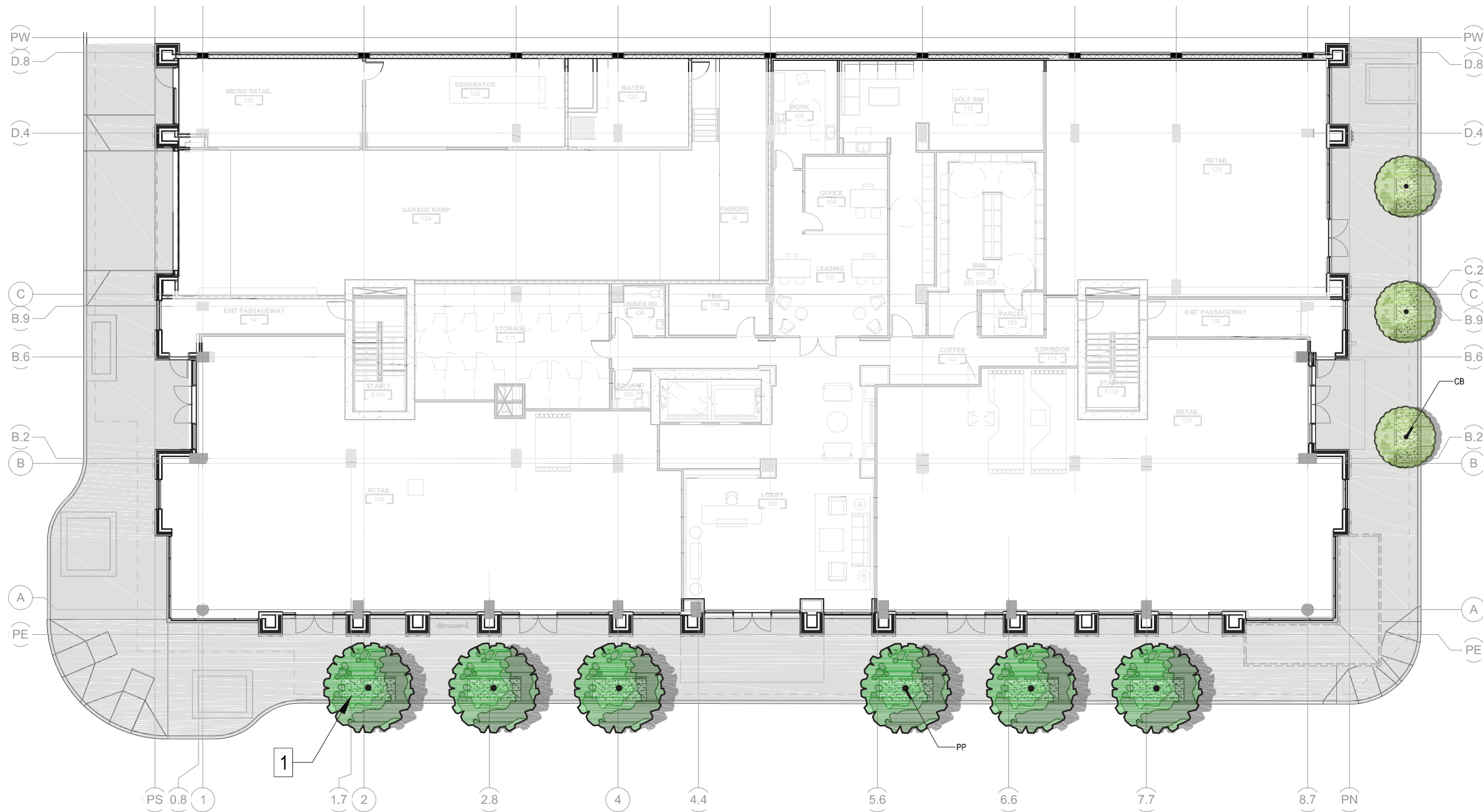








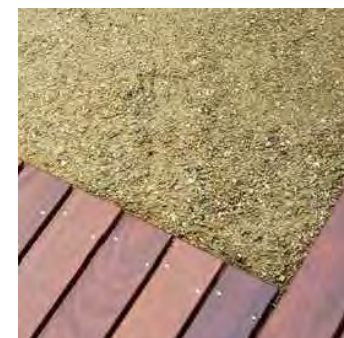




CB - FRANZ FONTAINE HORNBEAM

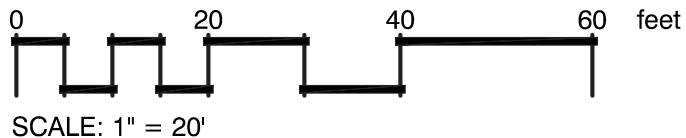


PP - PERSIAN PARROTIA

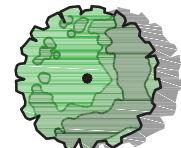


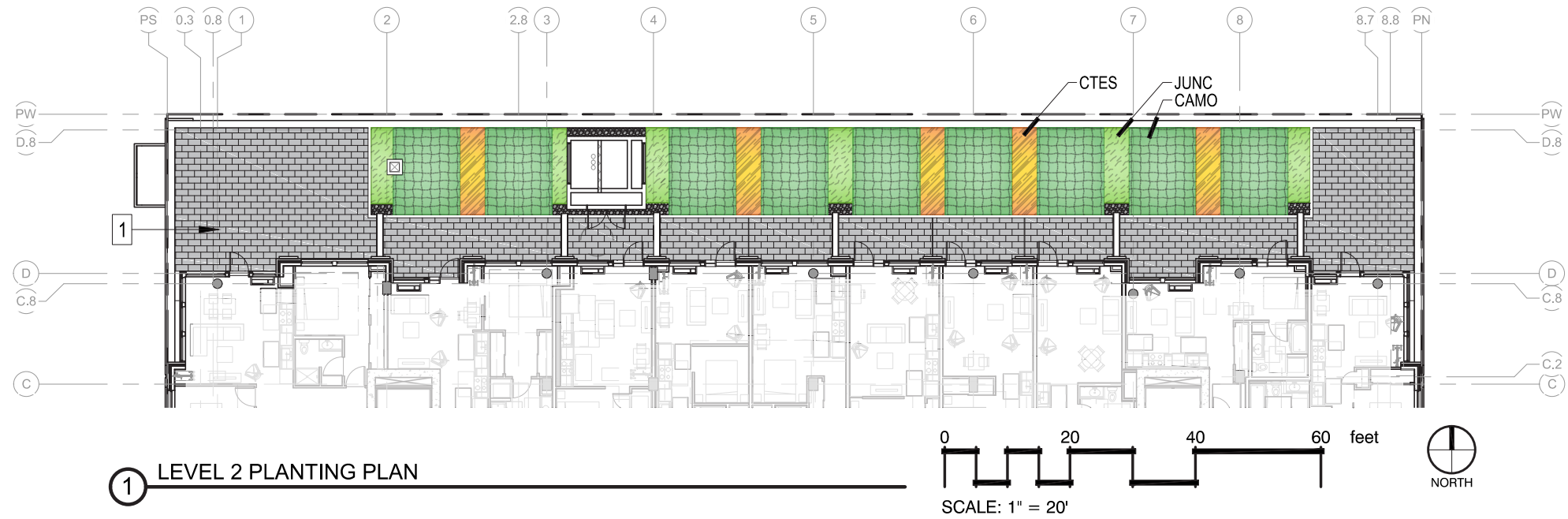
1 DECOMPOSED GRANITE

1 OVERALL SITE / GROUND LEVEL PLANTING PLAN



PLANT SCHEDULE

STREET TREES	CODE	COMMON NAME	CONT
	CB	FRANZ FONTAINE HORNBEAM <i>Carpinus betulus 'Franz Fontaine'</i>	2.5 CAL
	PP	PERSIAN PARROTIA <i>Parrotia persica</i>	2.5 CAL



CAMO - ICE DANCE JAPANESE SEDGE



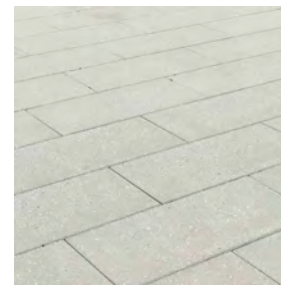
IRIS - SIBERIAN IRIS



CTES - ORANGE SEDGE



JUNC - SWORDLEAF RUSH

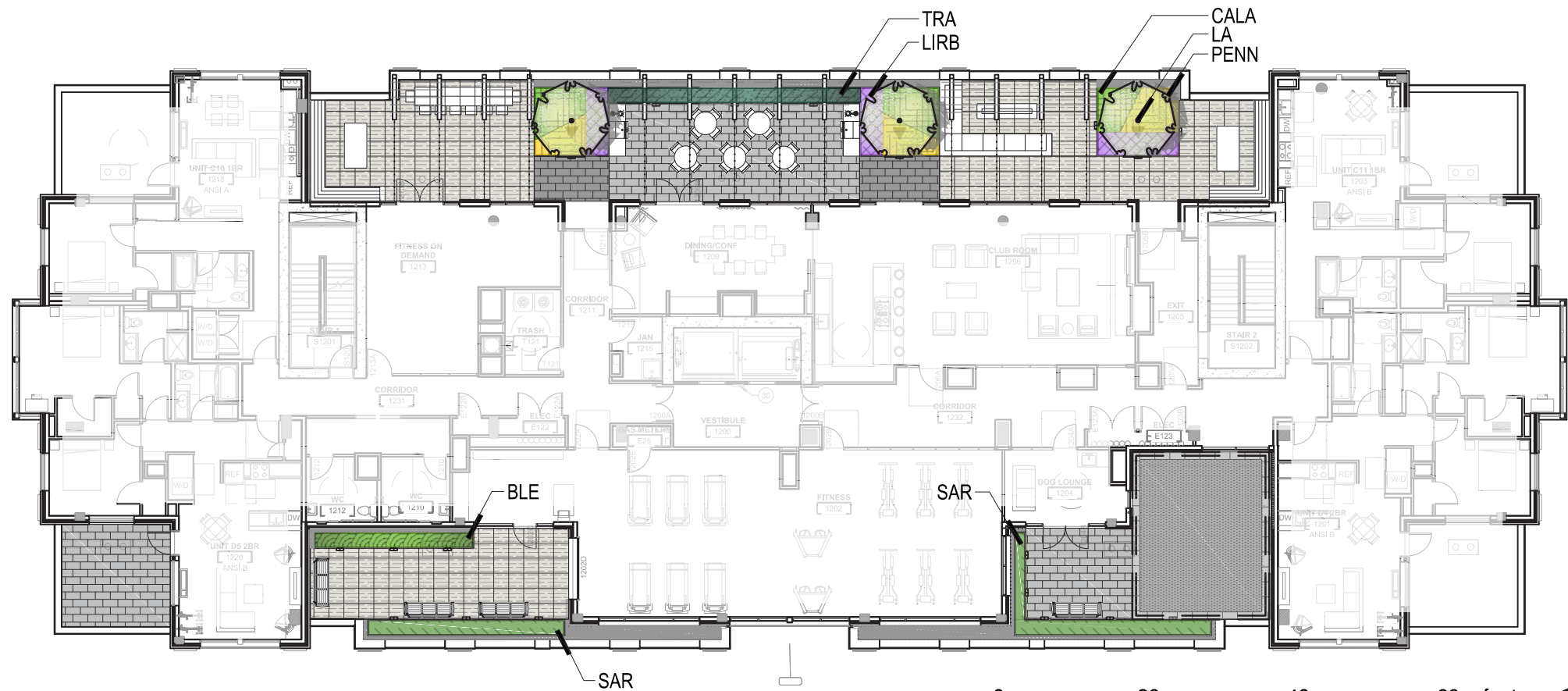


1 PEDESTAL PAVER

PLANT SCHEDULE

STORMWATER	CODE	COMMON NAME	CONT	SPACING
	CAMO	ICE DANCE JAPANESE SEDGE Carex morrowii 'Ice Dance' IRIS - ADD 1 GAL IRIS SIBIRICA @ 36" OC	1 GAL	12" o.c.
	CTES	ORANGE SEDGE Carex testacea	1 GAL	12" o.c.
	JUNC	SWORDLEAF RUSH Juncus ensifolius	1 GAL	12" o.c.

2 LEVEL 2 PLANTING PALETTE AND MATERIALS



LA - NATCHEZ CRAPE MYRTLE



BLE - DEER FERN



SAR - SWEETBOX



TRA - CONFEDERATE JASMINE



CALA - FEATHER REED GRASS



PENN - ORIENTAL FOUNTAIN GRASS



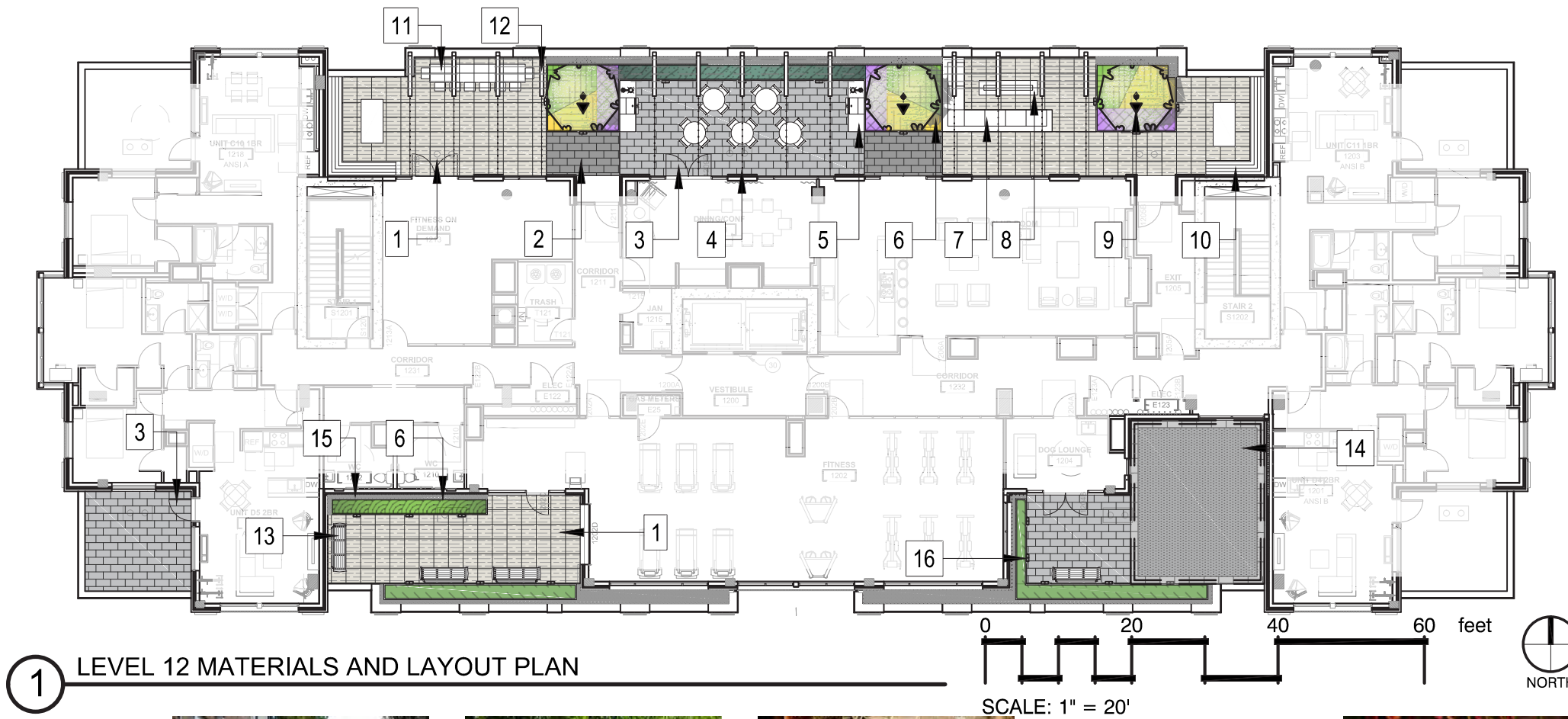
LIRB - BIG BLUE LILYTURF

1 LEVEL 12 PLANTING PLAN

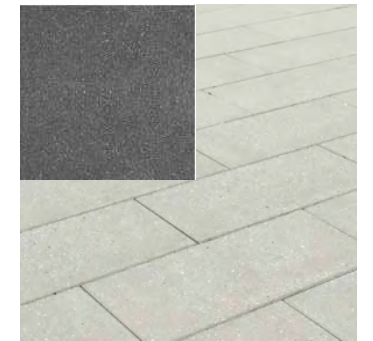
PLANT SCHEDULE

<u>TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>	<u>CONT</u>	
	LA	NATCHEZ CRAPE MYRTLE Lagerstroemia indica x faurei 'Natchez'	25 GAL	
<u>SHRUB AREAS</u>	<u>CODE</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
	BLE	DEER FERN Blechnum spicant	1 GAL	18" o.c.
	PEN	ORIENTAL FOUNTAIN GRASS Pennisetum orientale	1 GAL	18" o.c.
	SAR	SWEETBOX Sarcococca confusa	1 GAL	24" o.c.

GRASSES	CODE	COMMON NAME	CONT	SPACING
	TRA	CONFEDERATE JASMINE <i>Trachelospermum jasminoides</i> 'Confederate'	5 GAL	24" o.c.
	CALA	FEATHER REED GRASS <i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	2 GAL	24" o.c.
GROUND COVERS	CODE	COMMON NAME	CONT	SPACING
	LIRB	BIG BLUE LILYTURF <i>Liriope muscari</i> 'Big Blue'	1 GAL	12" o.c.



1 PEDESTALPAVER - TYPE 1



2 PEDESTAL PAVER - TYPE 2



3 PEDESTAL PAVER - TYPE 3



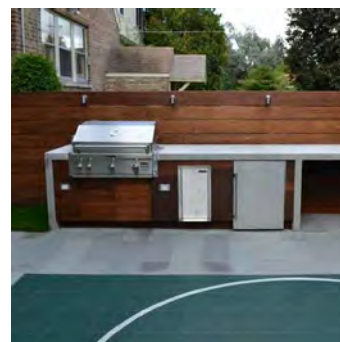
4 STRING LIGHTING



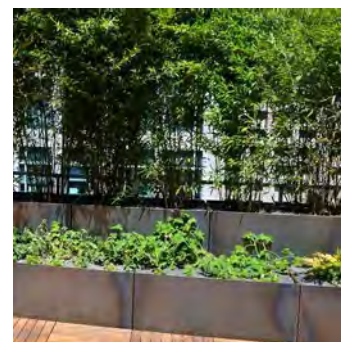
10 BUILT-IN SEATING



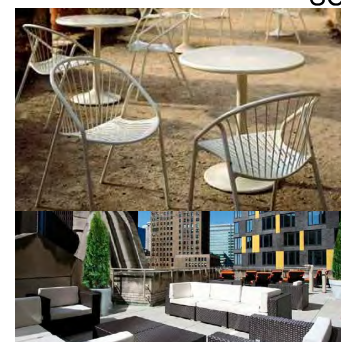
11 BAR SEATING



5 BBQ GRILL STATION



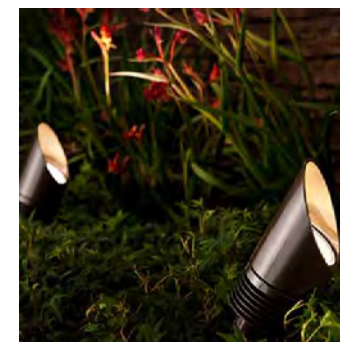
6 STEEL PLANTER



7 SITE FURNISHINGS



8 FIRE TABLE



9 TREE UPLIGHT



12 OVERHEAD TRELLIS



13 BENCH



14 ARTIFICIAL TURF DOG RUN



15 GRAVEL MAINTENANCE STRIP



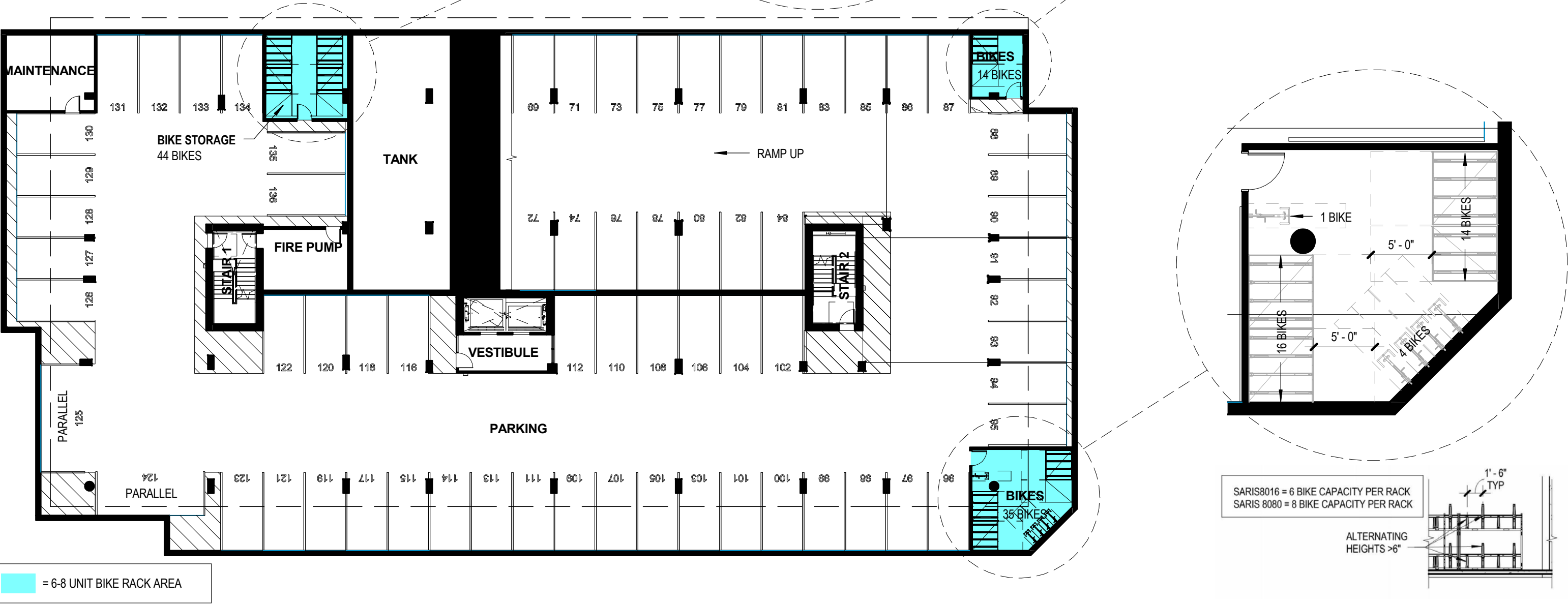
16 PLANTER STEP LIGHT

BICYCLE PARKING

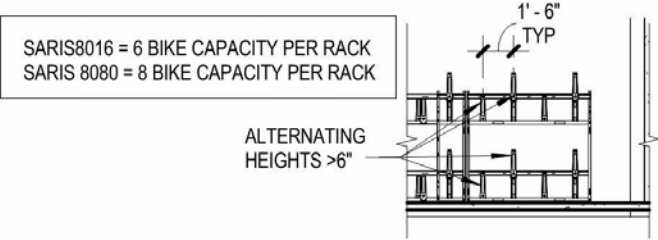
PER CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 266-6

LONG TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL: 1.5 SPACES PER UNIT ∴ 204 UNITS X 1.5 = 306 SPACES REQUIRED
325 PROVIDED

SHORT TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL : 1 SPACE PER 20 UNITS ∴ (204 UNITS)/ 20 = 11 SPACES REQUIRED
NOTE: SHORT TERM BICYCLE PARKING PROVIDED VIA BICYCLE PARKING FUND



LEVEL P2 BIKE STORAGE - 93 BIKES
1" = 20'-0" 1



BICYCLE PARKING

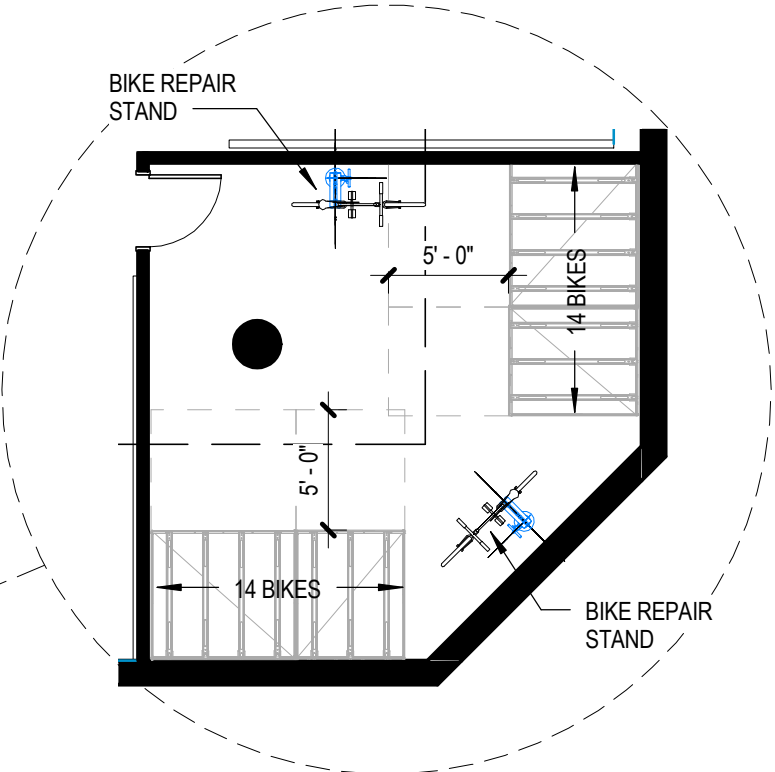
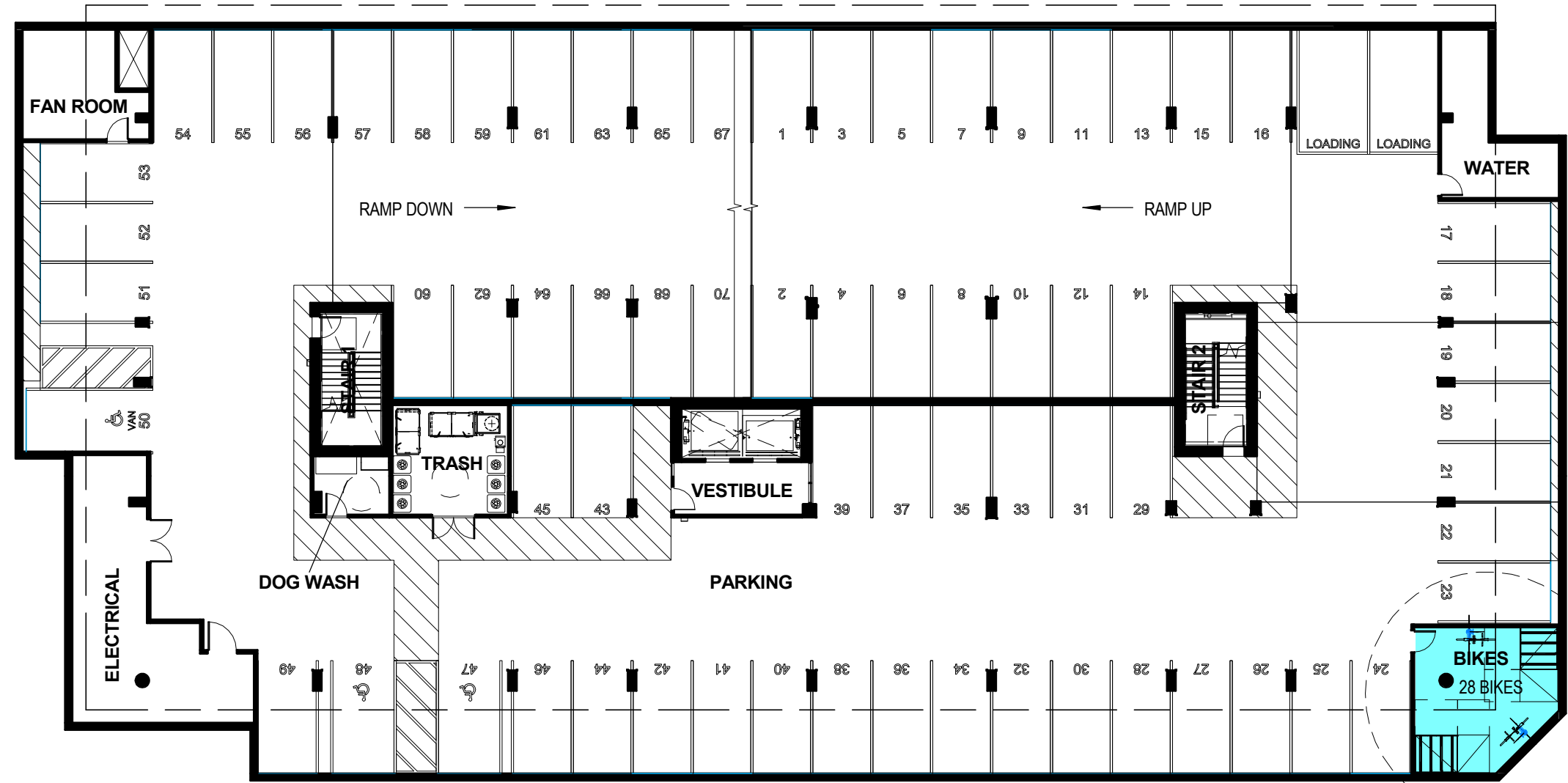
PER CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 266-6

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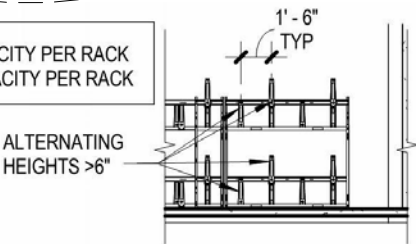
SHORT TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL : 1 SPACE PER 20 UNITS ∴ (204 UNITS)/ 20 = 11 SPACES REQUIRED

NOTE: SHORT TERM BICYCLE PARKING PROVIDED VIA BICYCLE PARKING FUND

 = 6-8 UNIT BIKE RACK AREA



SARIS8016 = 6 BIKE CAPACITY PER RACK
SARIS 8080 = 8 BIKE CAPACITY PER RACK



LEVEL P1 BIKE STORAGE - 28 BIKES

1" = 20'-0"

1

0' 5' 10' 20' 30'

BICYCLE PARKING

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

LONG TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL: 1.5 SPACES PER UNIT ∴ 204 UNITS X 1.5 = 306 SPACES REQUIRED
325 PROVIDED

SHORT TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL : 1 SPACE PER 20 UNITS ∴ (204 UNITS)/ 20 = 11 SPACES REQUIRED

NOTE: SHORT TERM BICYCLE PARKING PROVIDED VIA BICYCLE PARKING FUND



LEVEL 2-11 BIKE STORAGE - 20 BIKES/FLOOR

1
1" = 20'-0"

BICYCLE PARKING

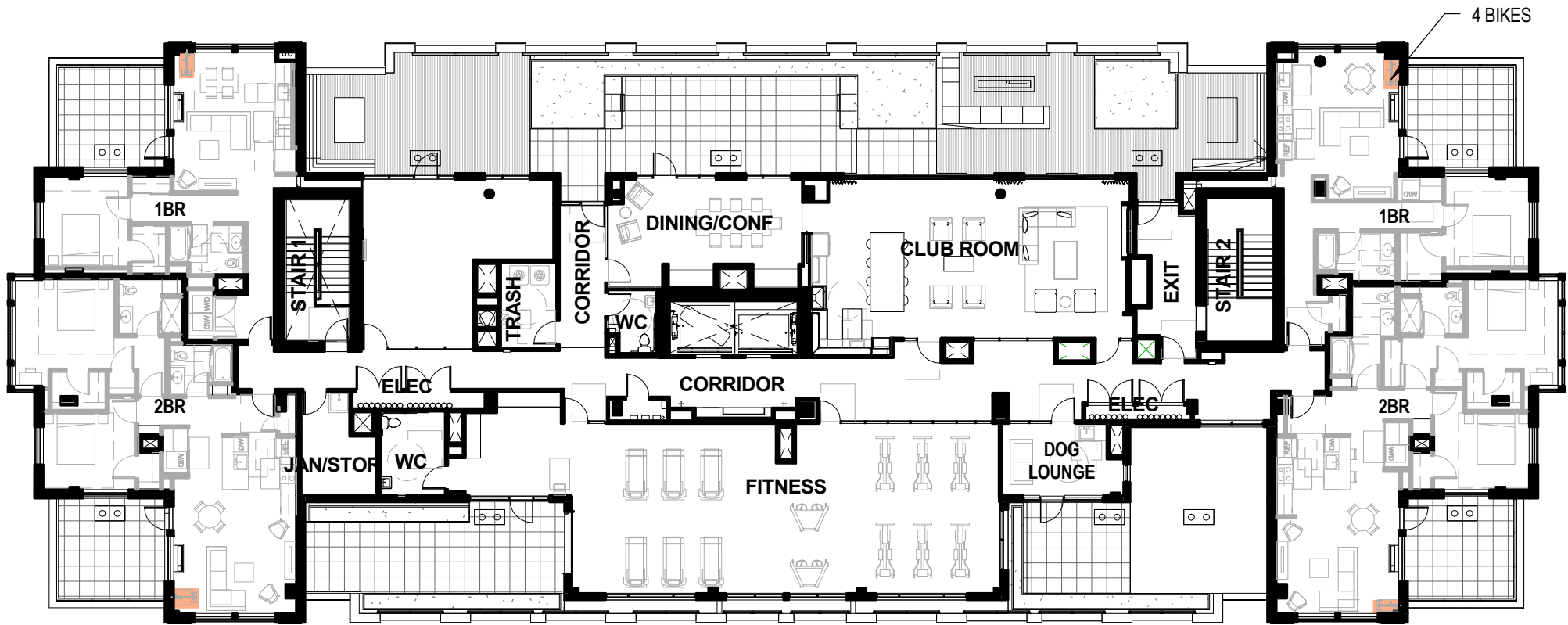
PER CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 266-6

LONG TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL: 1.5 SPACES PER UNIT ∴ 204 UNITS X 1.5 = 306 SPACES REQUIRED
325 PROVIDED

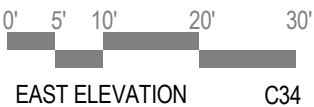
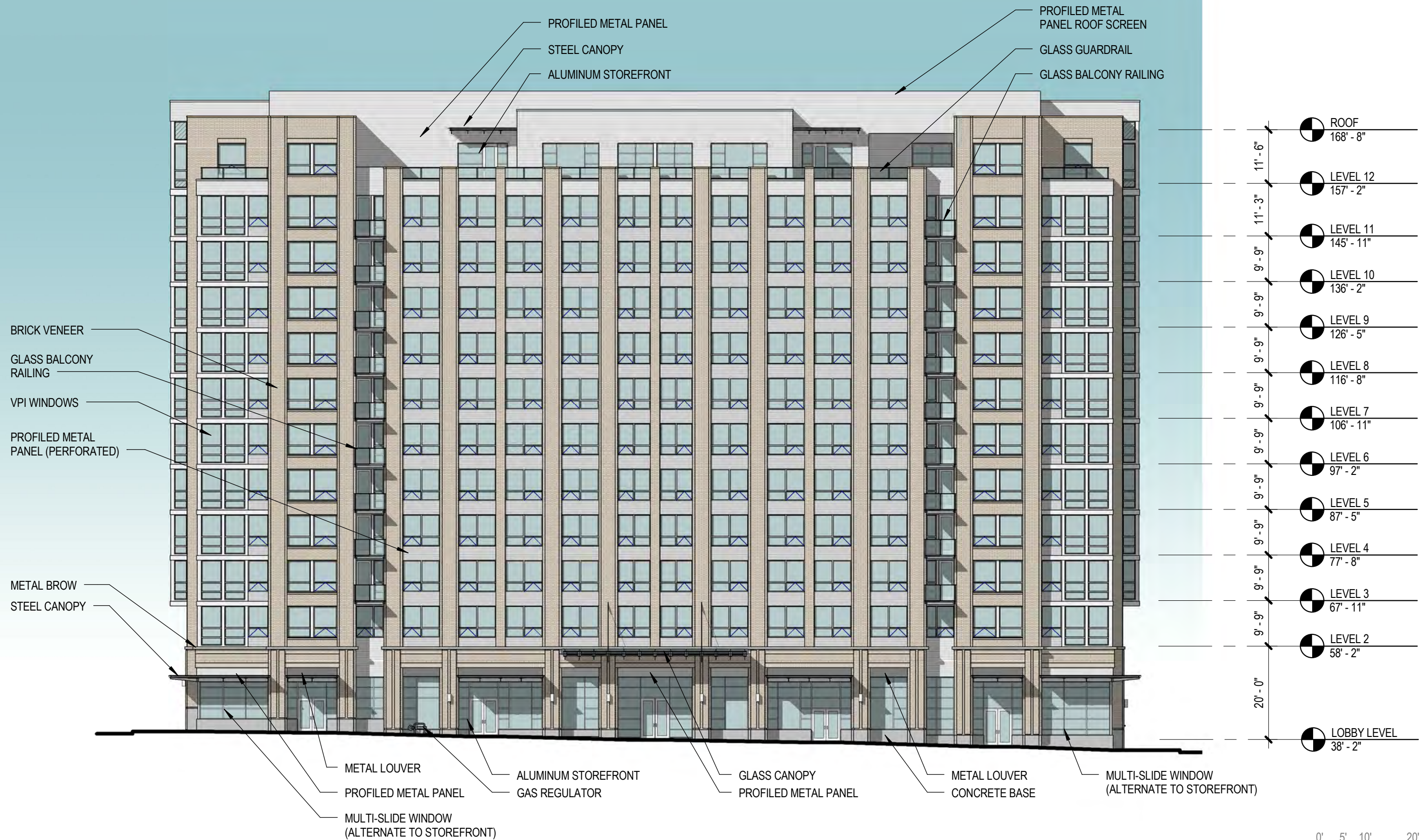
SHORT TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL : 1 SPACE PER 20 UNITS ∴ (204 UNITS)/ 20 = 11 SPACES REQUIRED

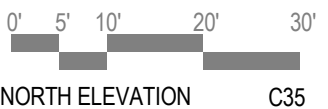
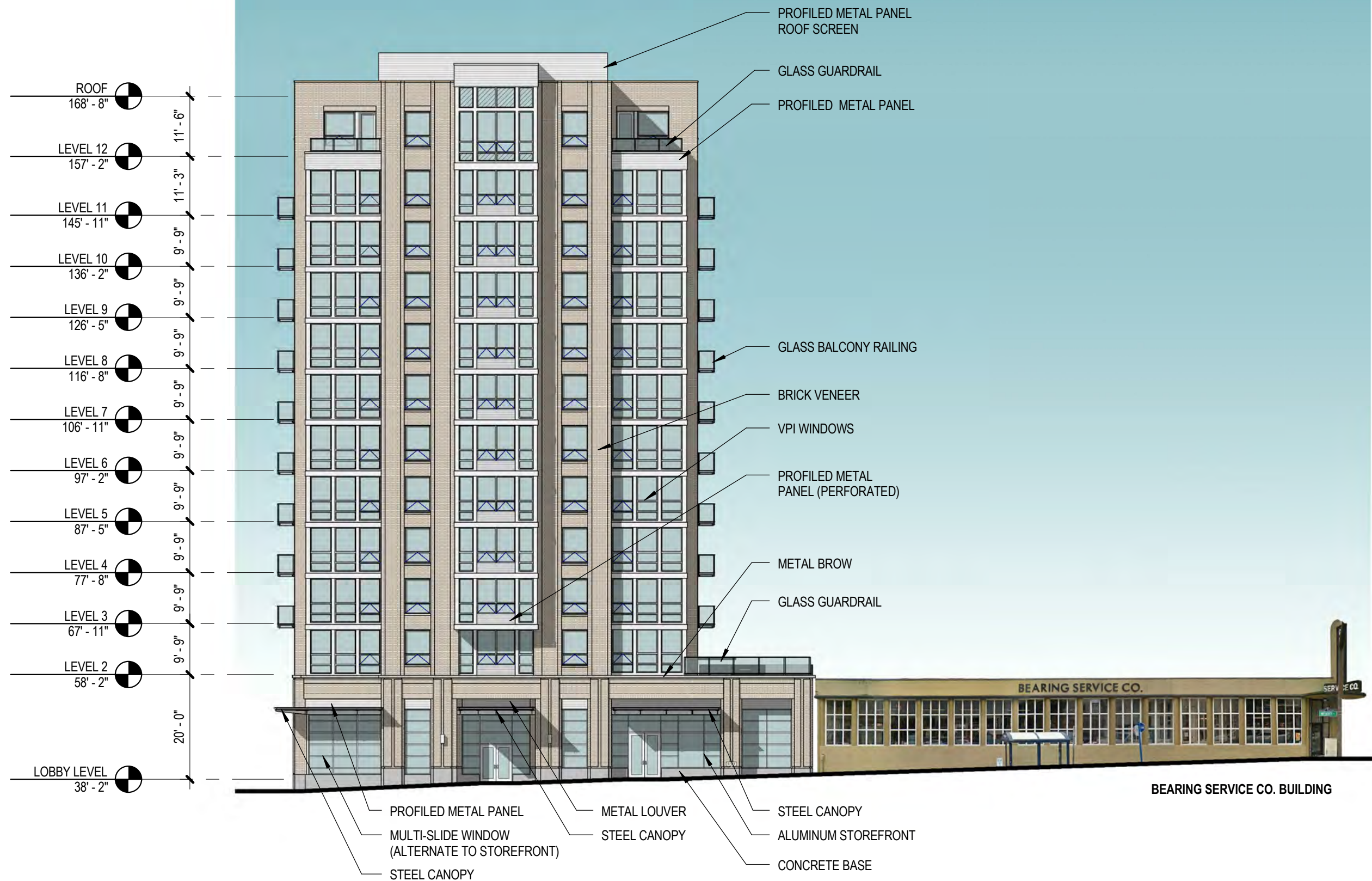
NOTE: SHORT TERM BICYCLE PARKING PROVIDED VIA BICYCLE PARKING FUND

 = (1) WALL-MOUNTED BIKE PARKING SPOT

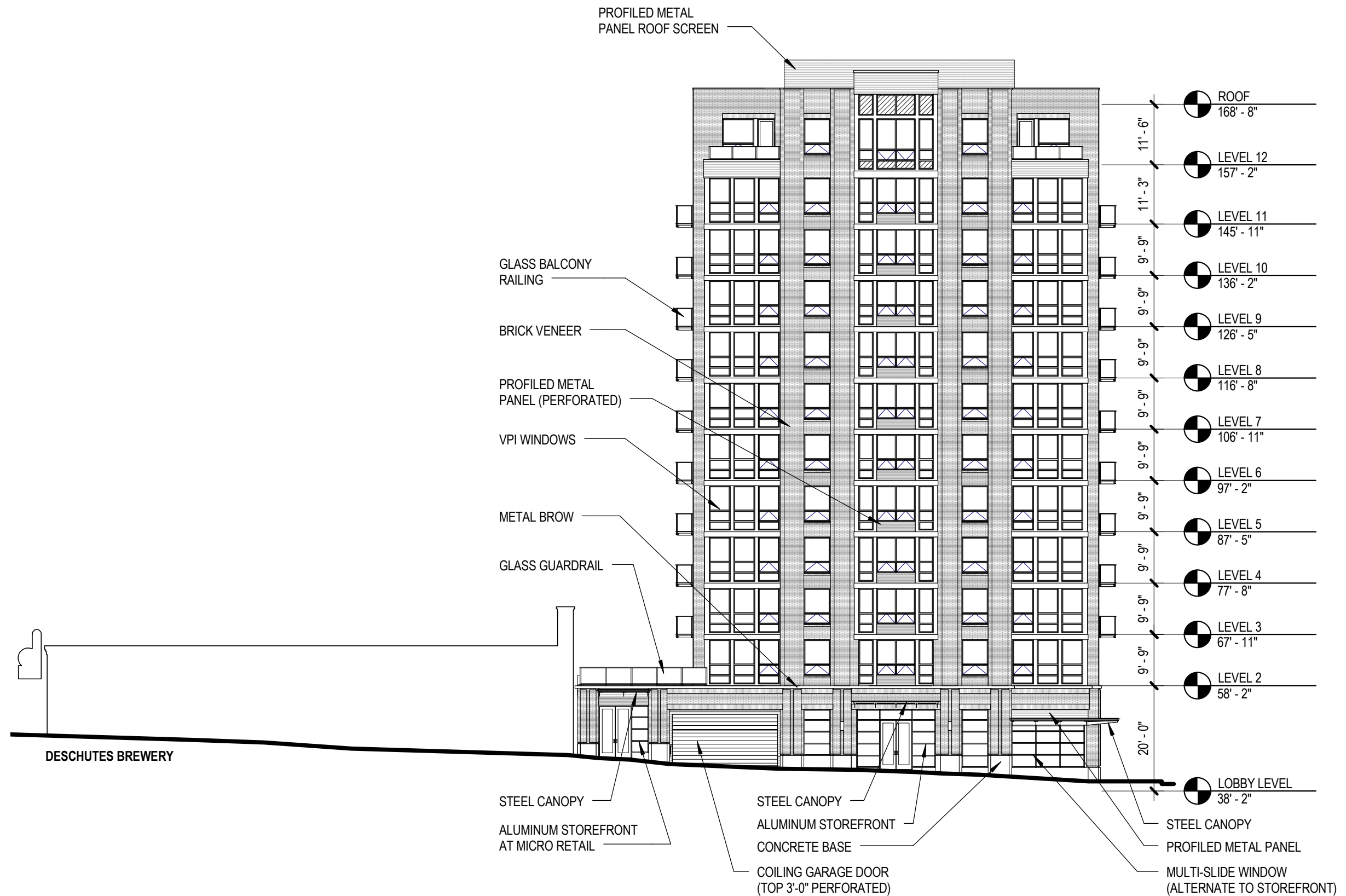


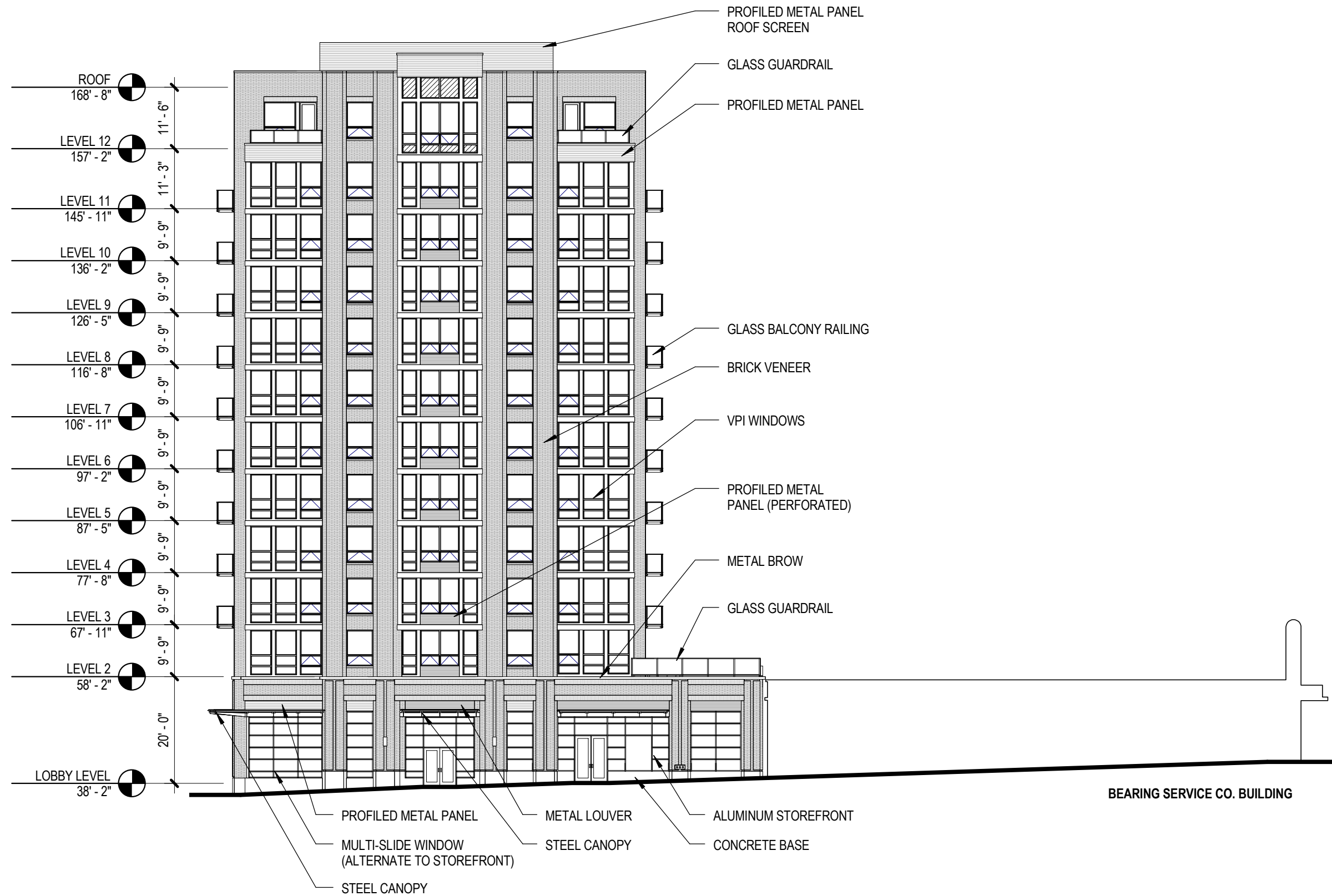
LEVEL 12 BIKE STORAGE - 4 BIKES 1
1" = 20'-0"

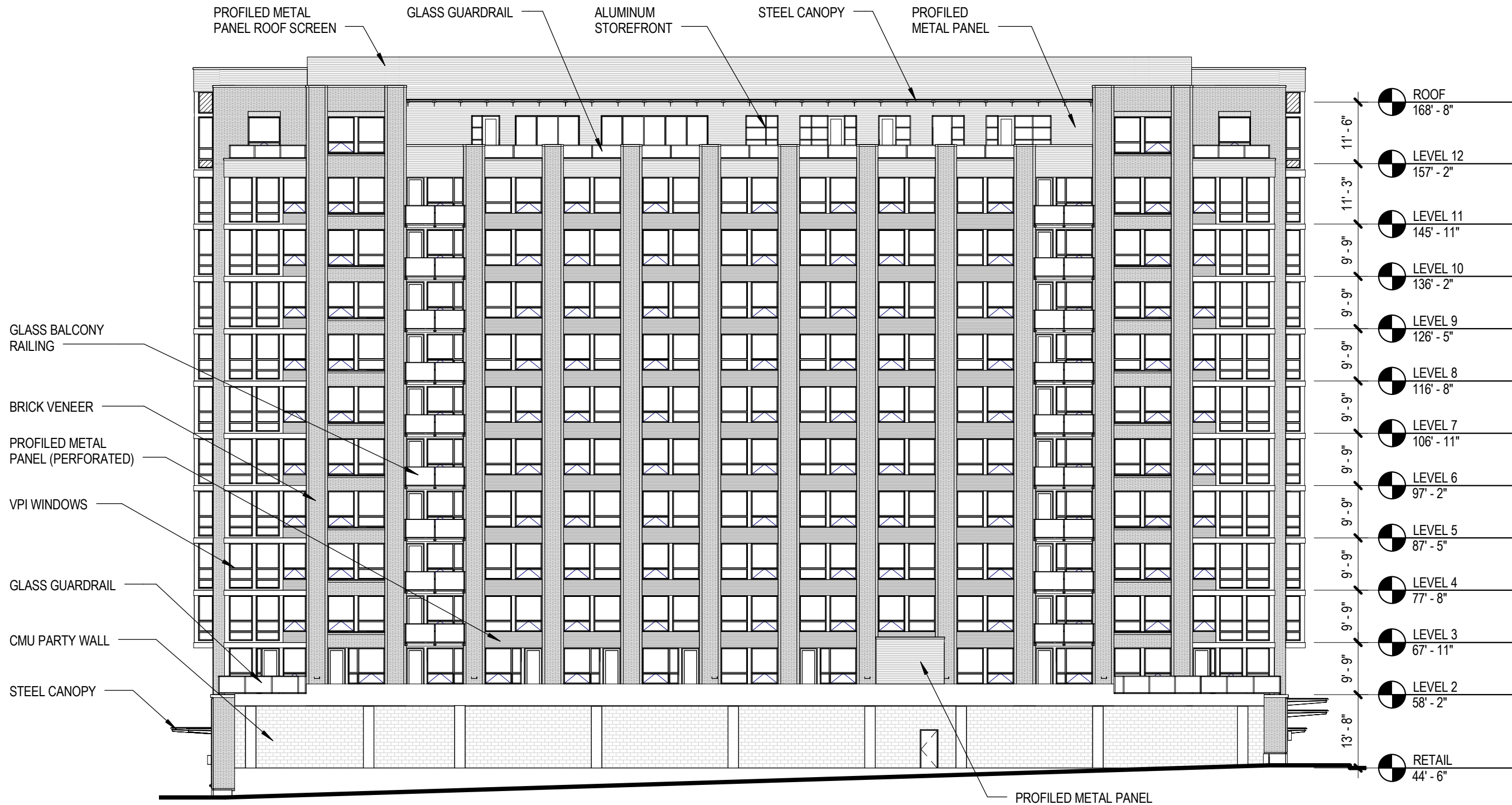


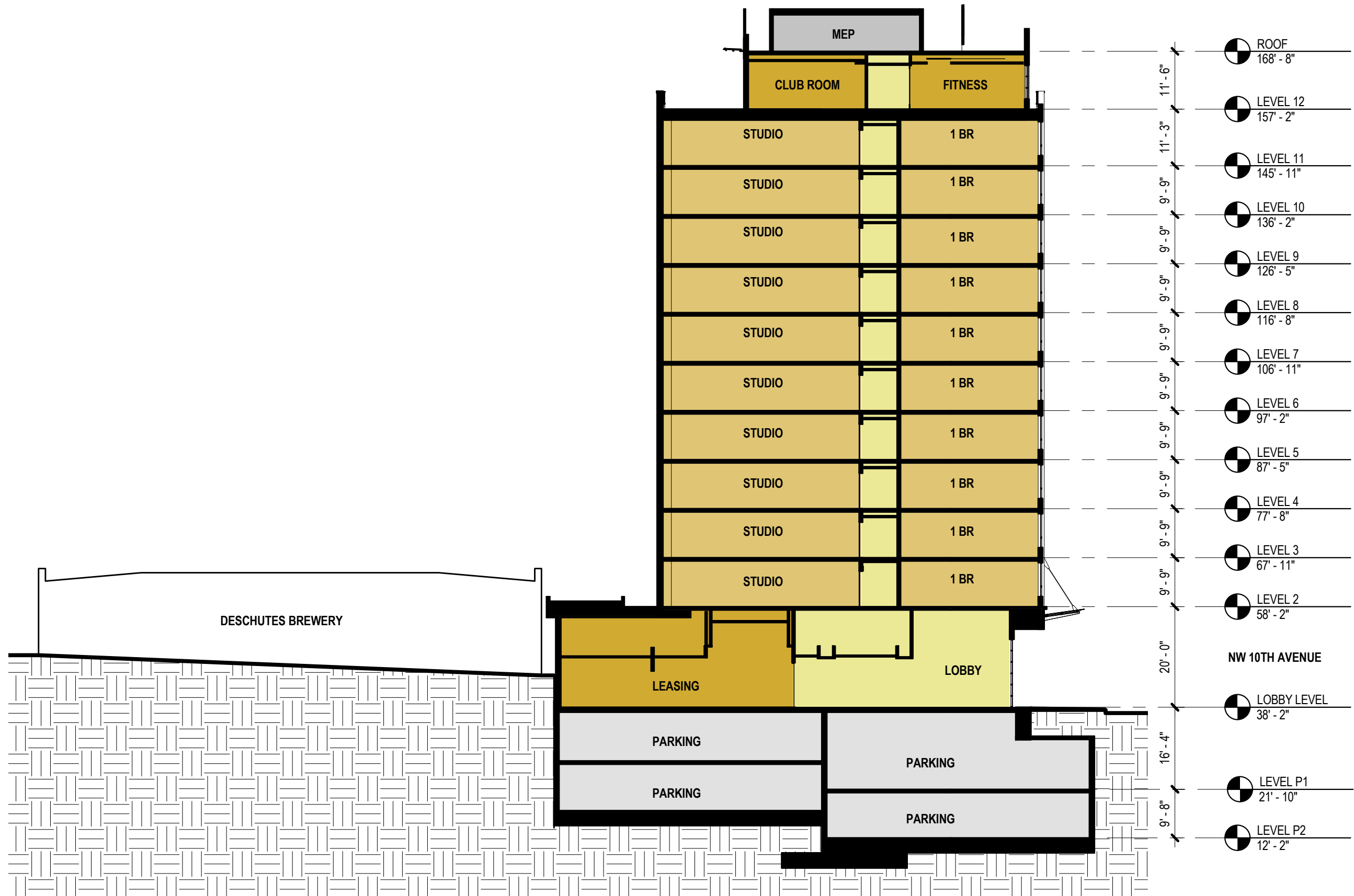


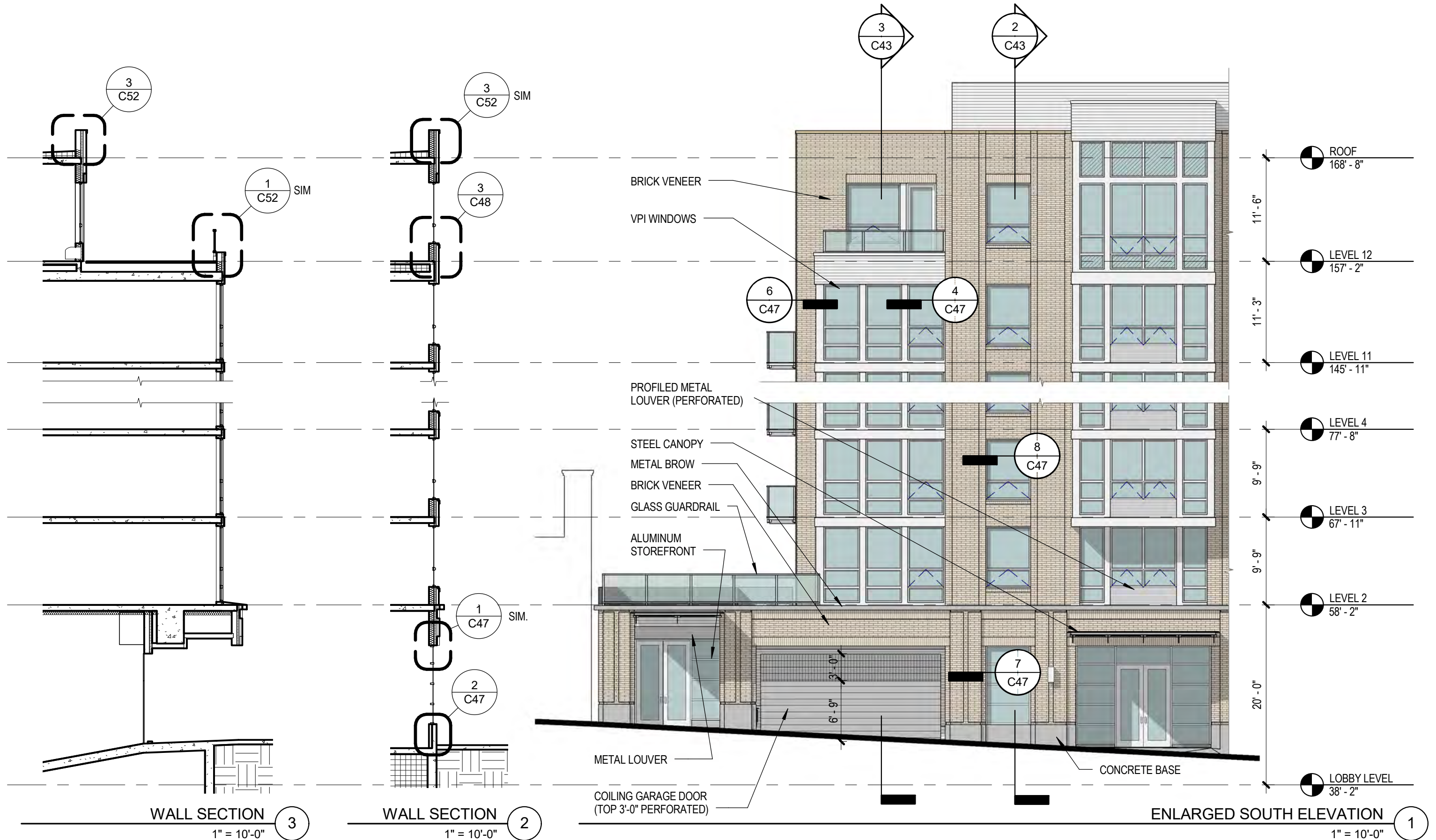


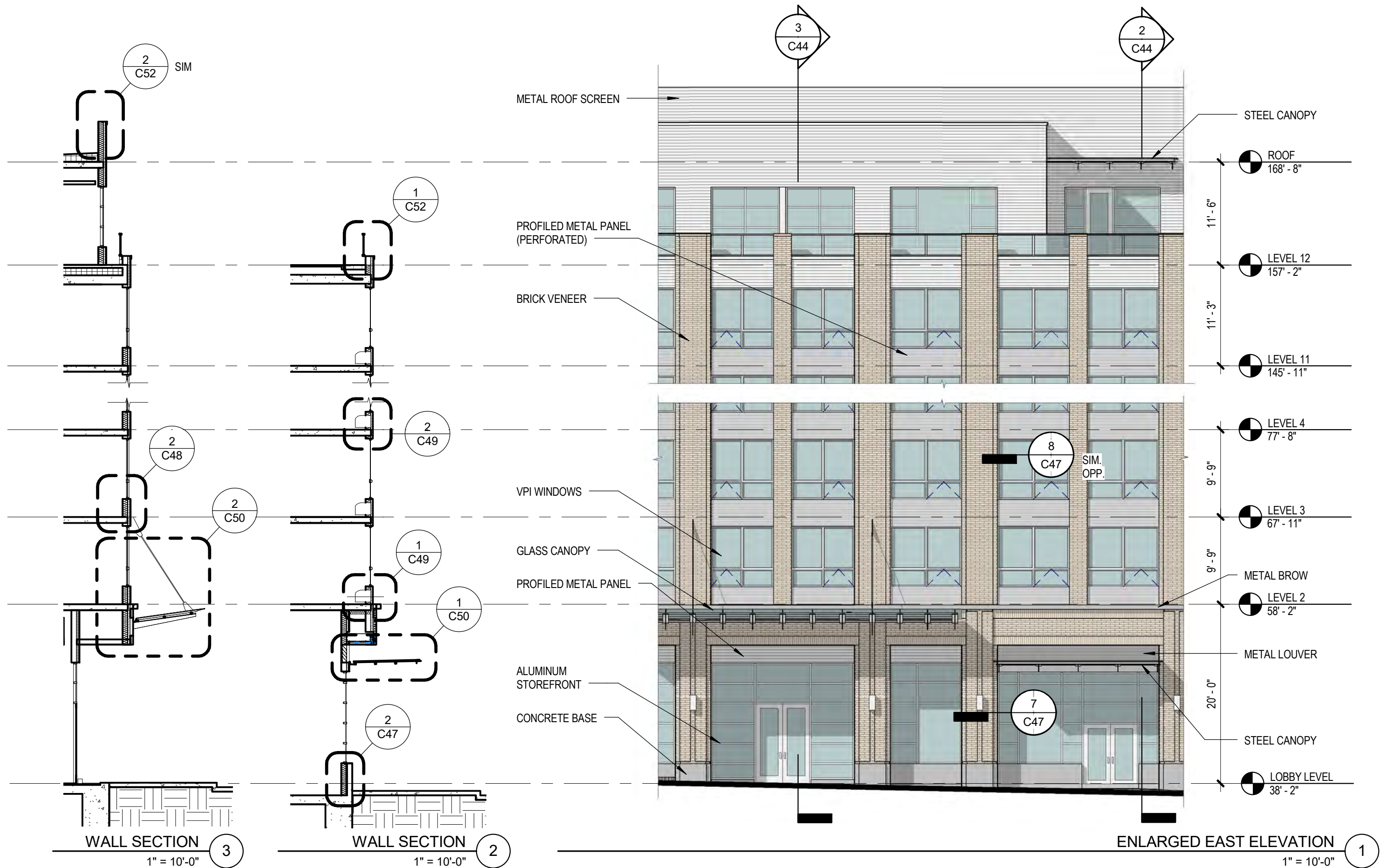


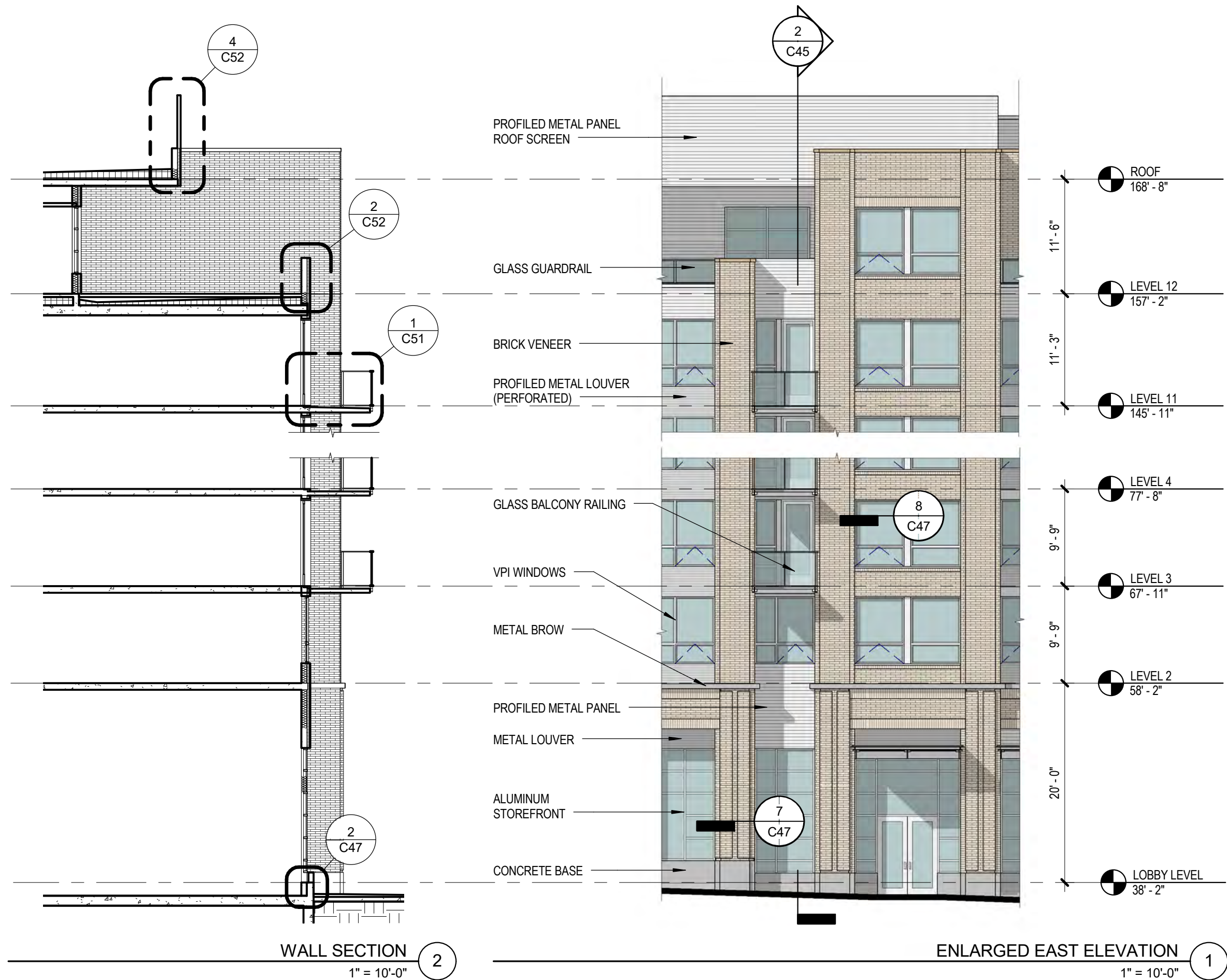


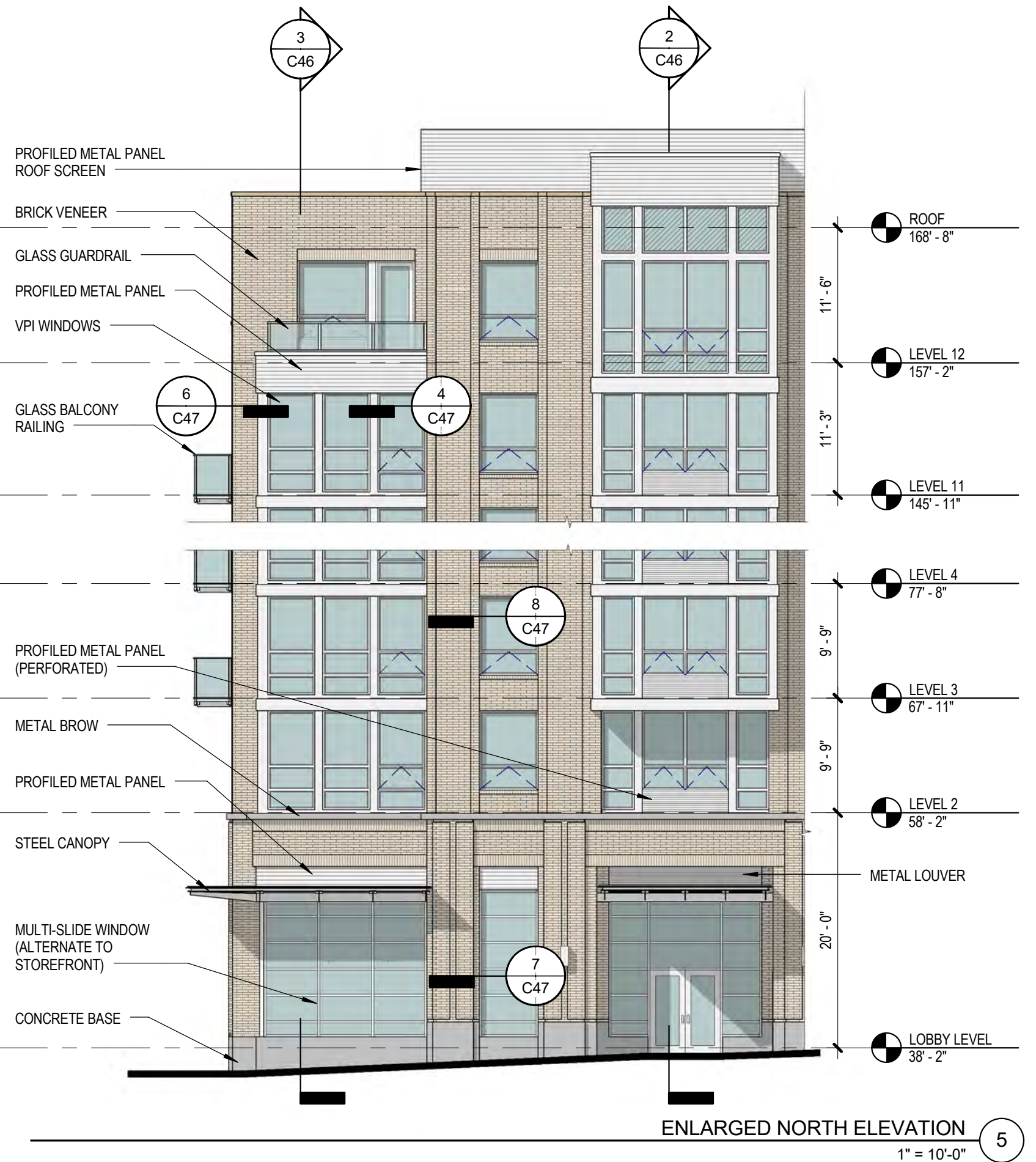
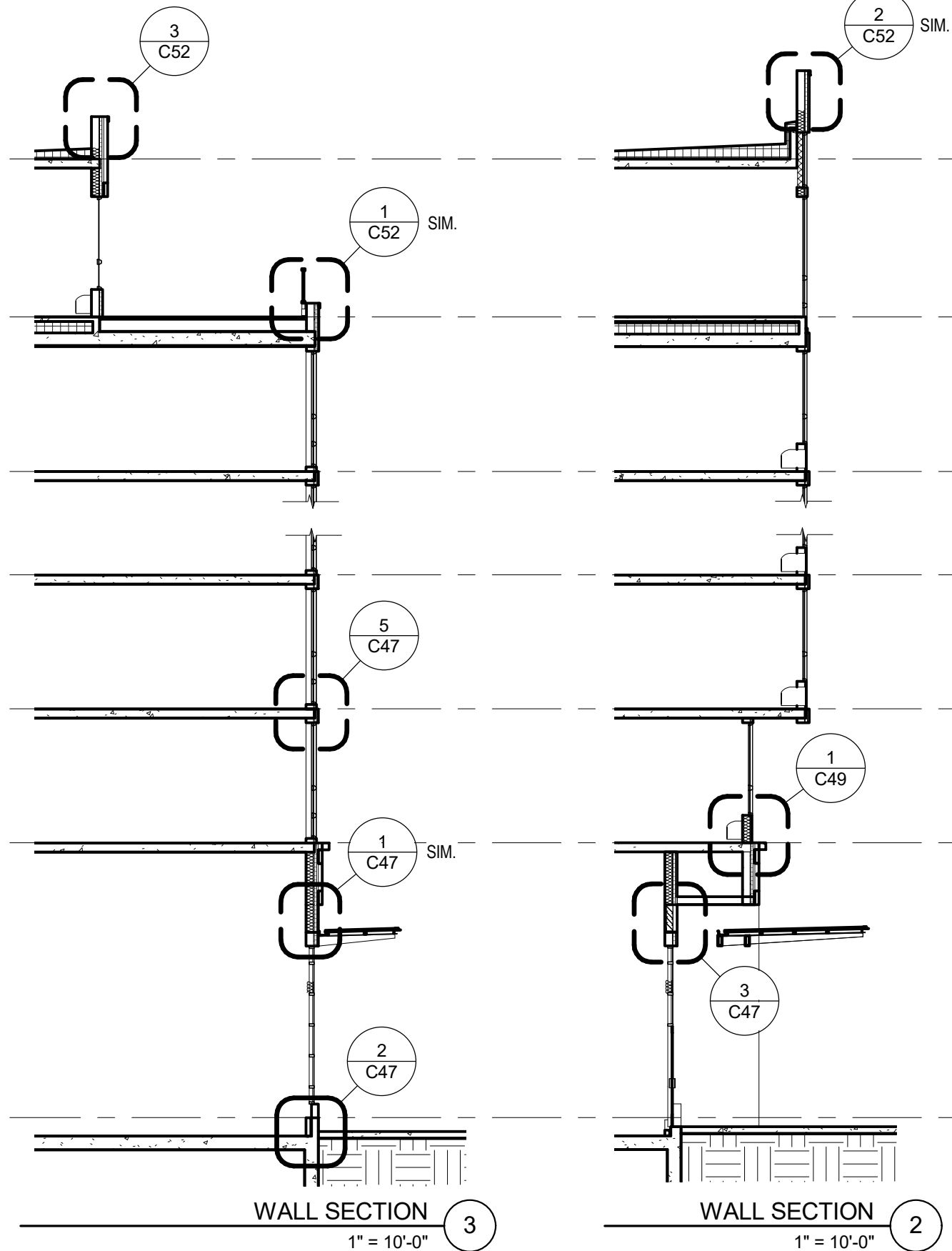


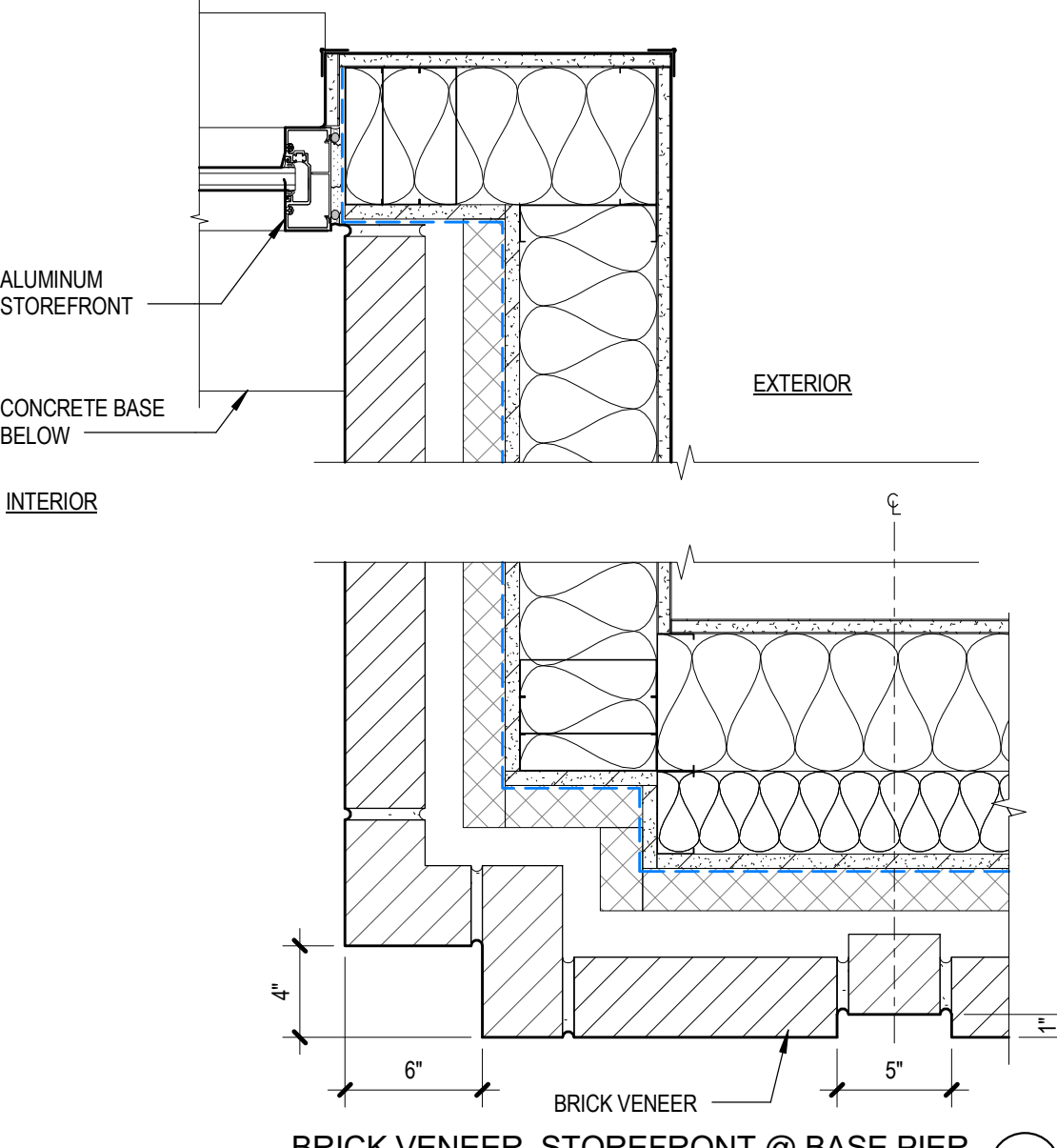




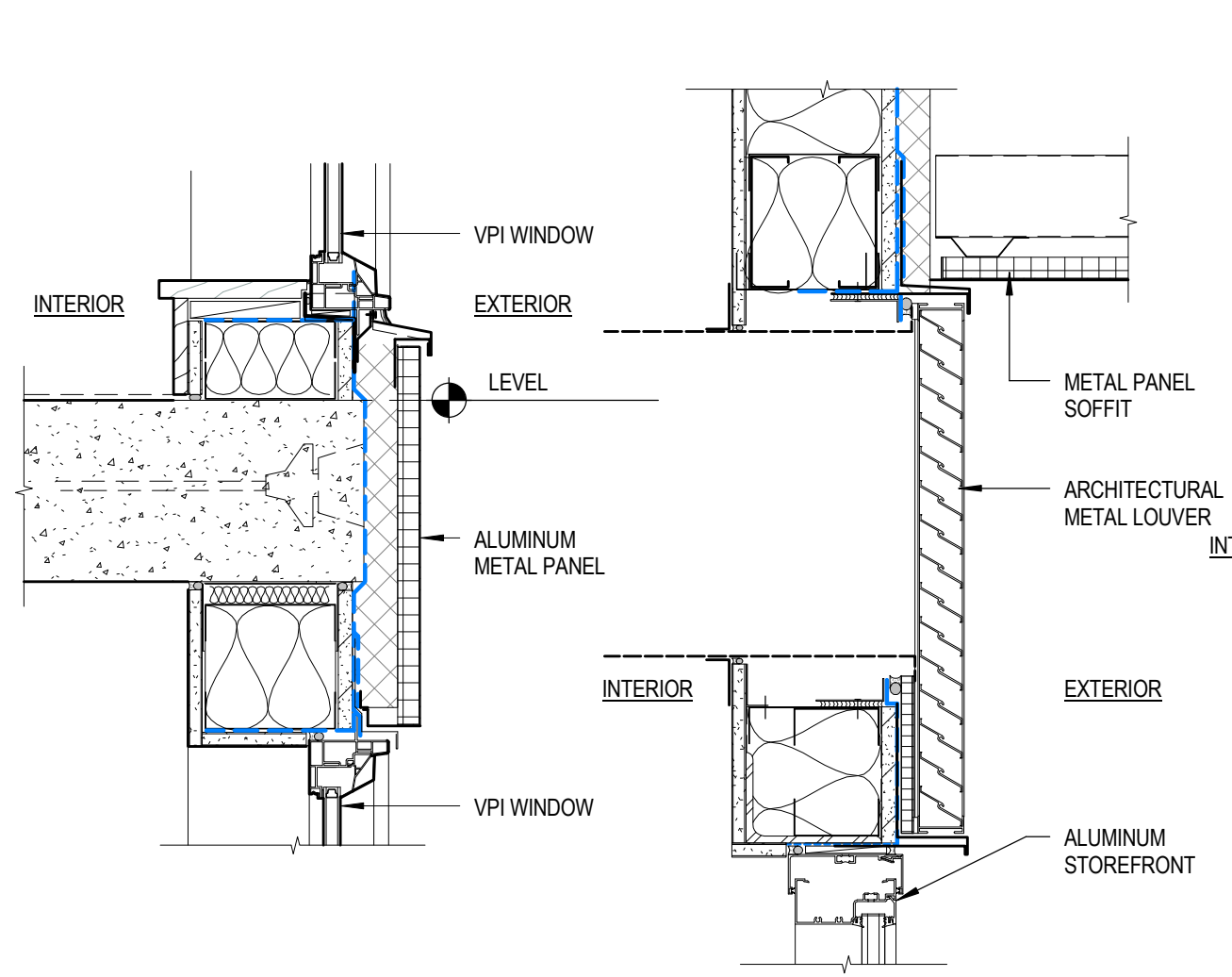




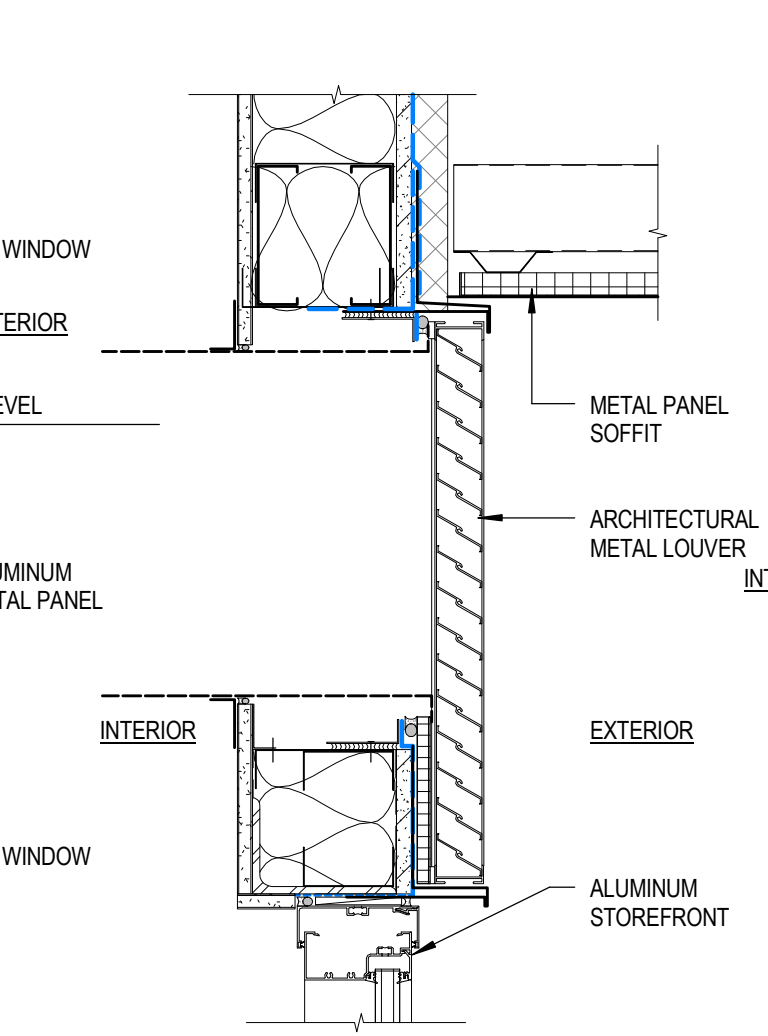




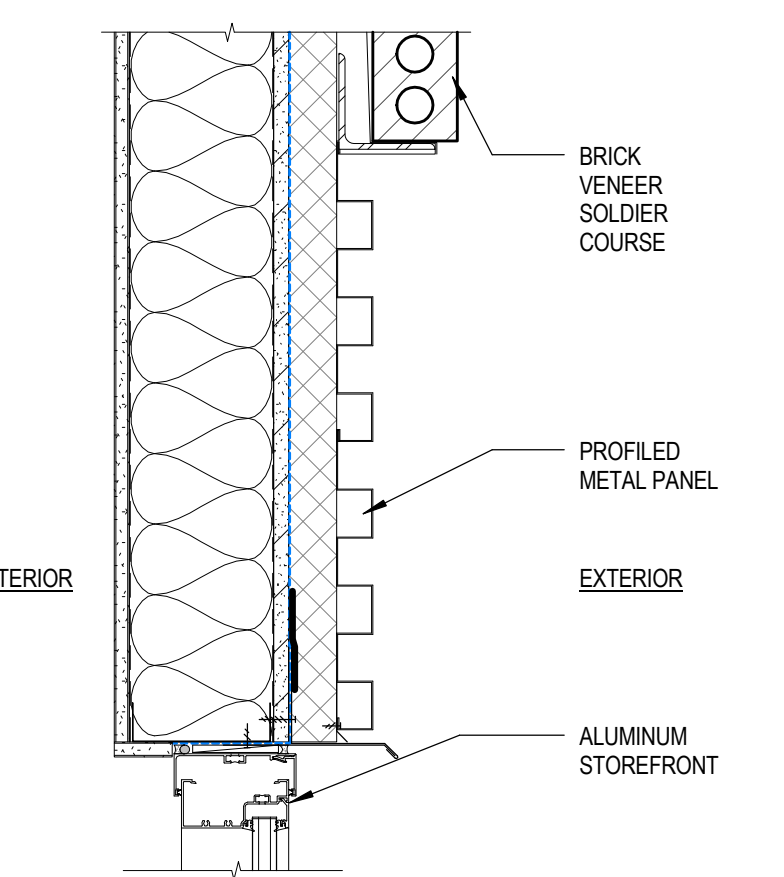
BRICK VENEER, STOREFRONT @ BASE PIER 1 1/2" = 1'-0"



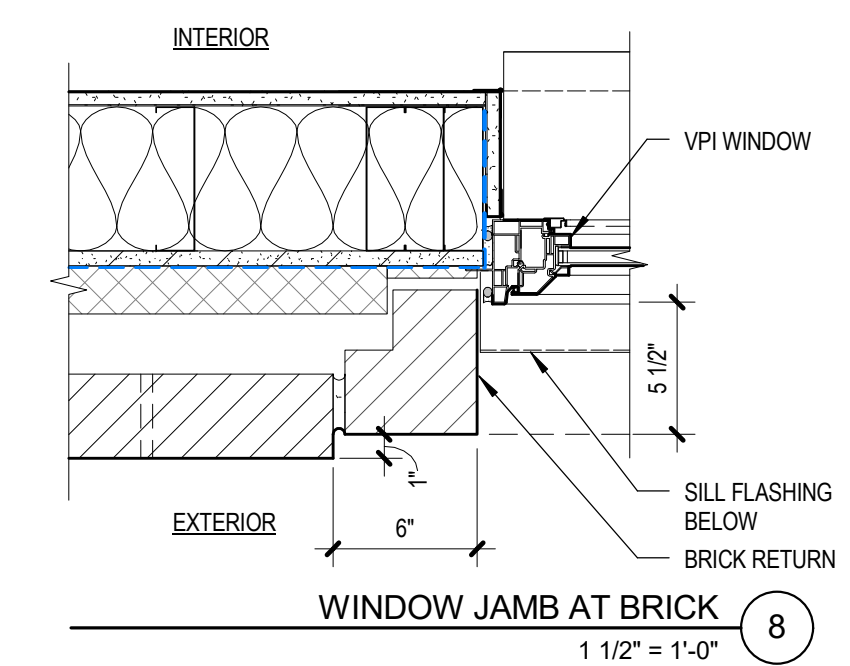
METAL PANEL SPANDREL 1 1/2" = 1'-0"



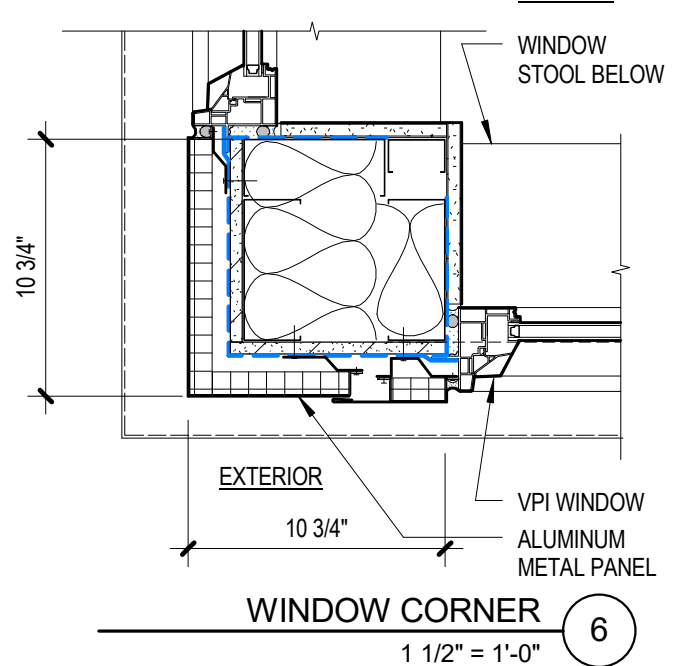
STOREFRONT HEAD @ LOUVER 1 1/2" = 1'-0"



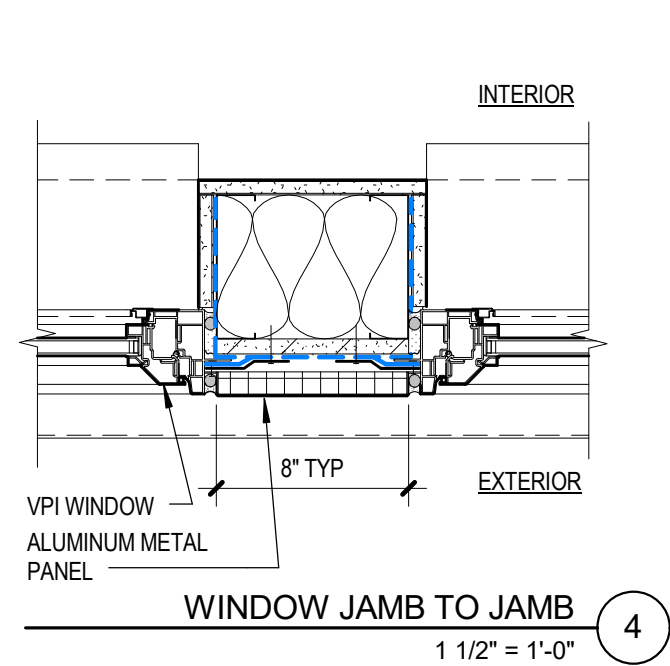
STOREFRONT HEAD AT METAL PANEL 1 1/2" = 1'-0"



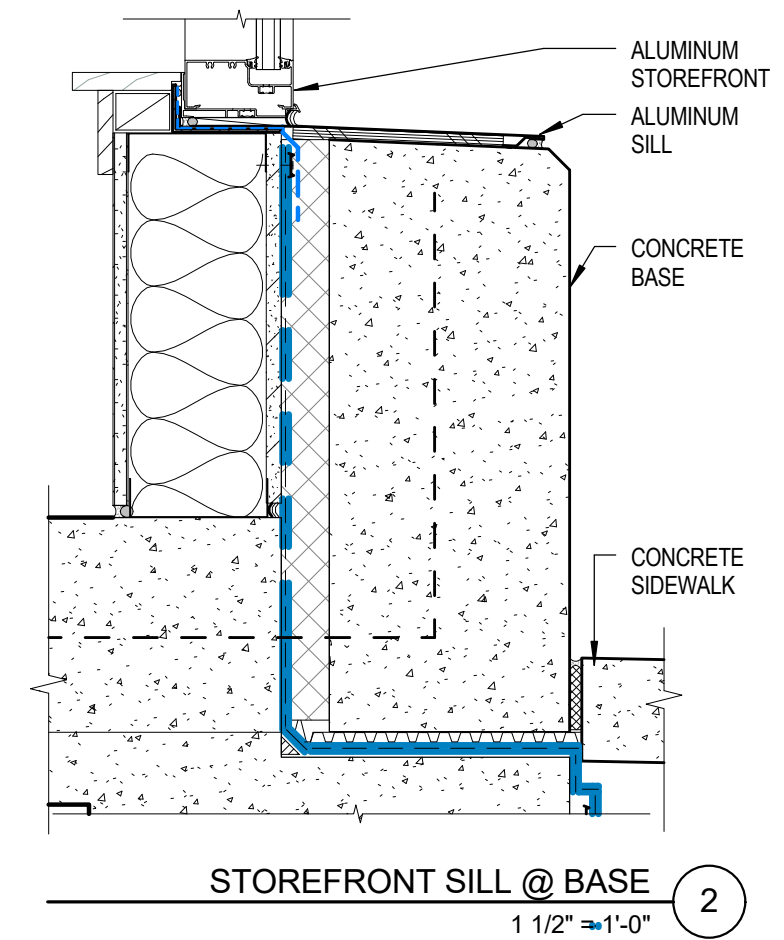
WINDOW JAMB AT BRICK 1 1/2" = 1'-0"



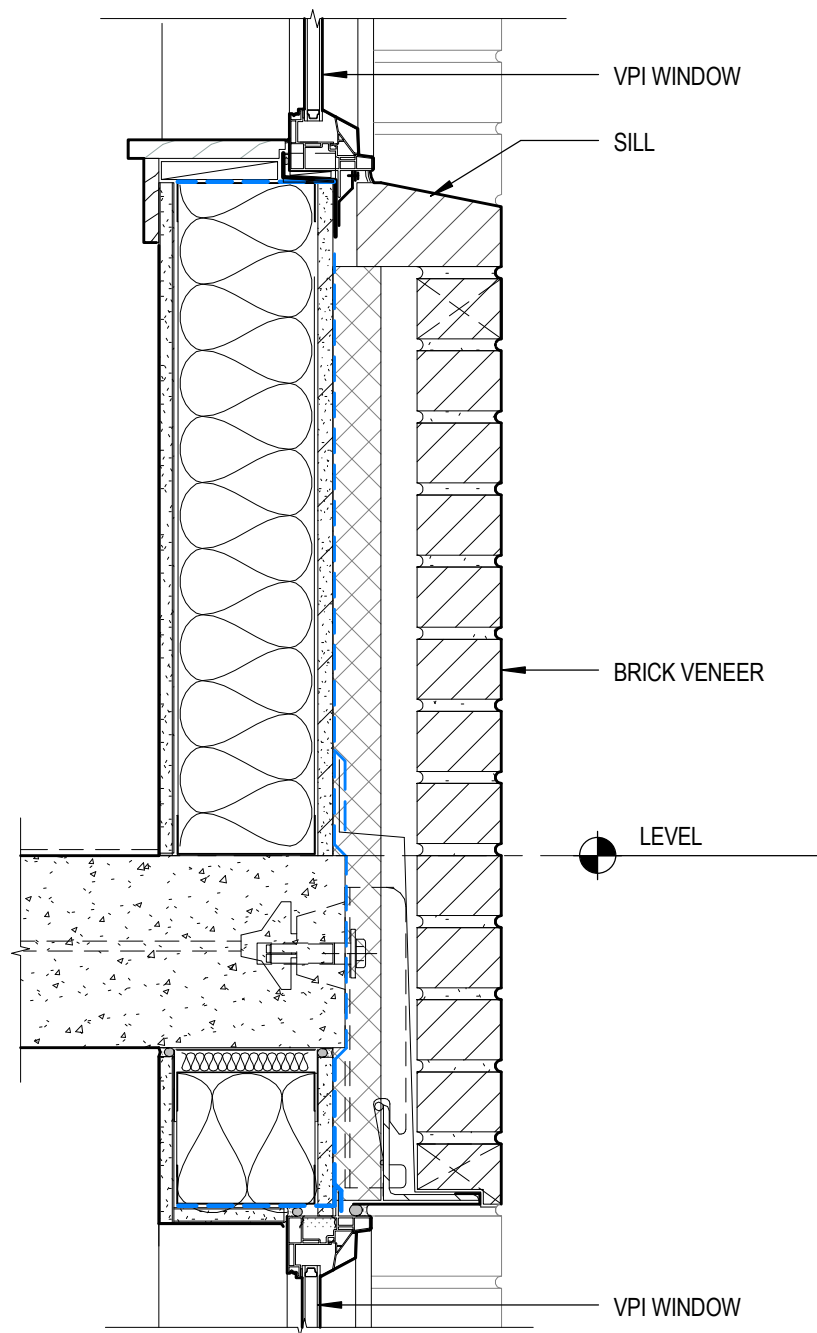
WINDOW CORNER 1 1/2" = 1'-0"



WINDOW JAMB TO JAMB 1 1/2" = 1'-0"

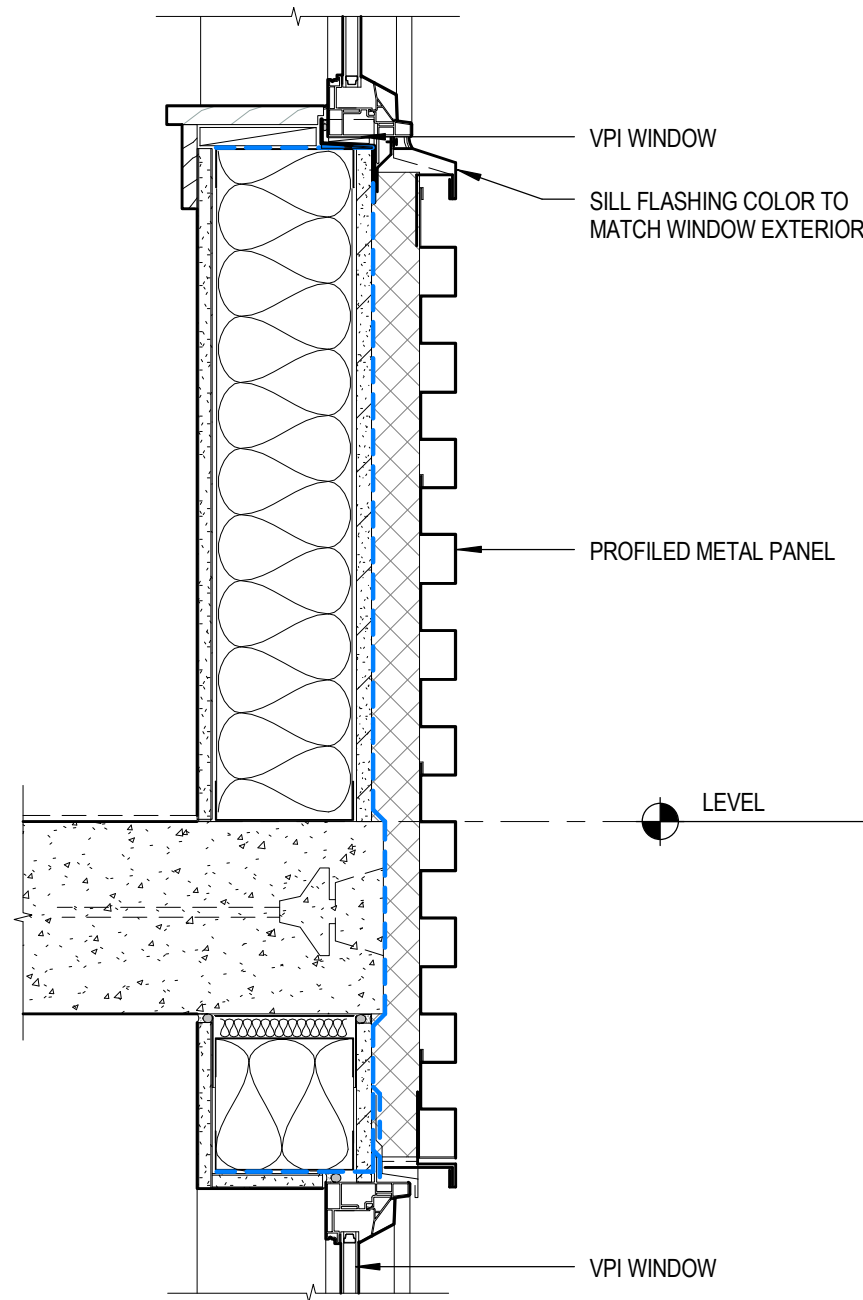


STOREFRONT SILL @ BASE 1 1/2" = 1'-0"



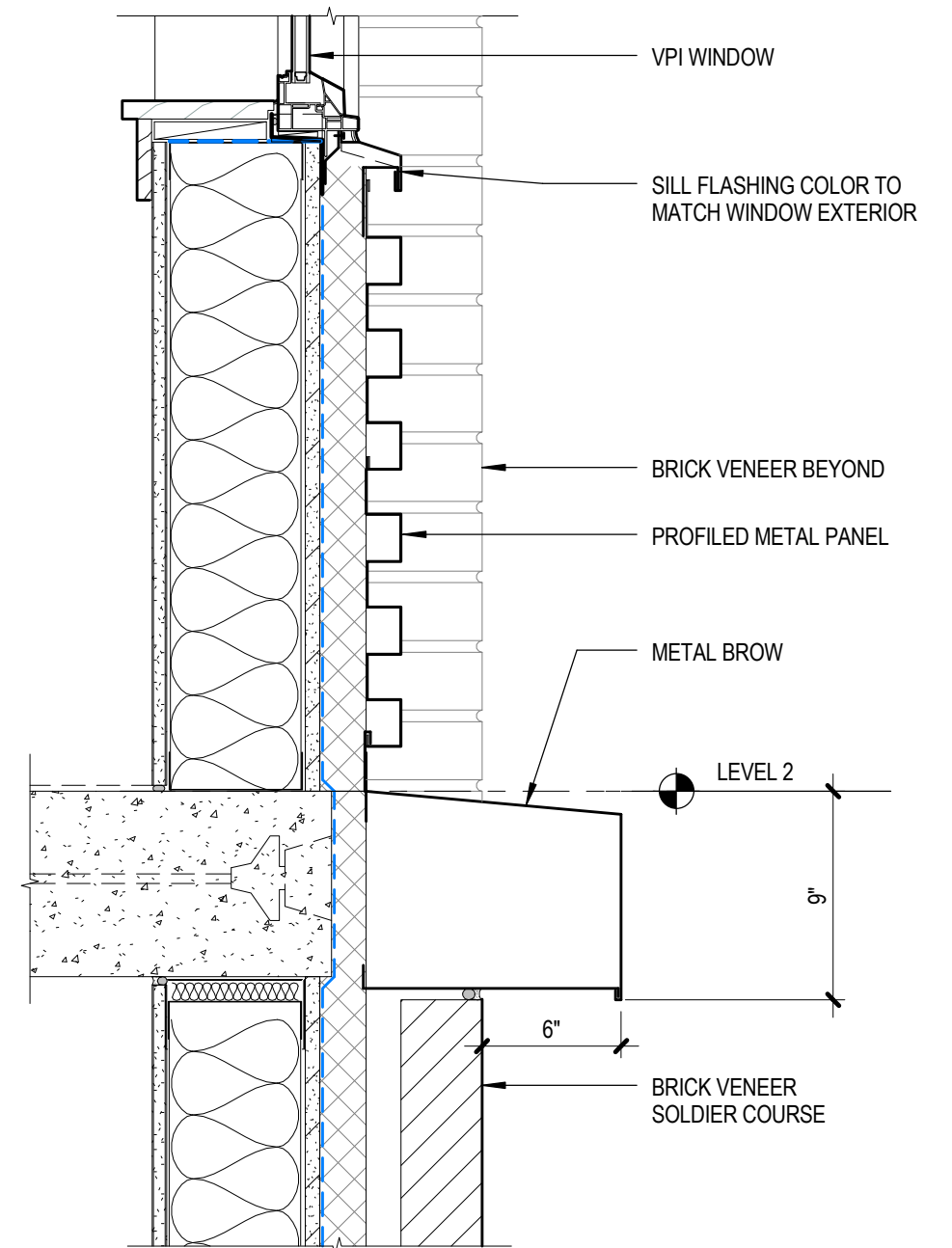
WINDOW SILL AND HEAD @ BRICK
1 1/2" = 1'-0"

3



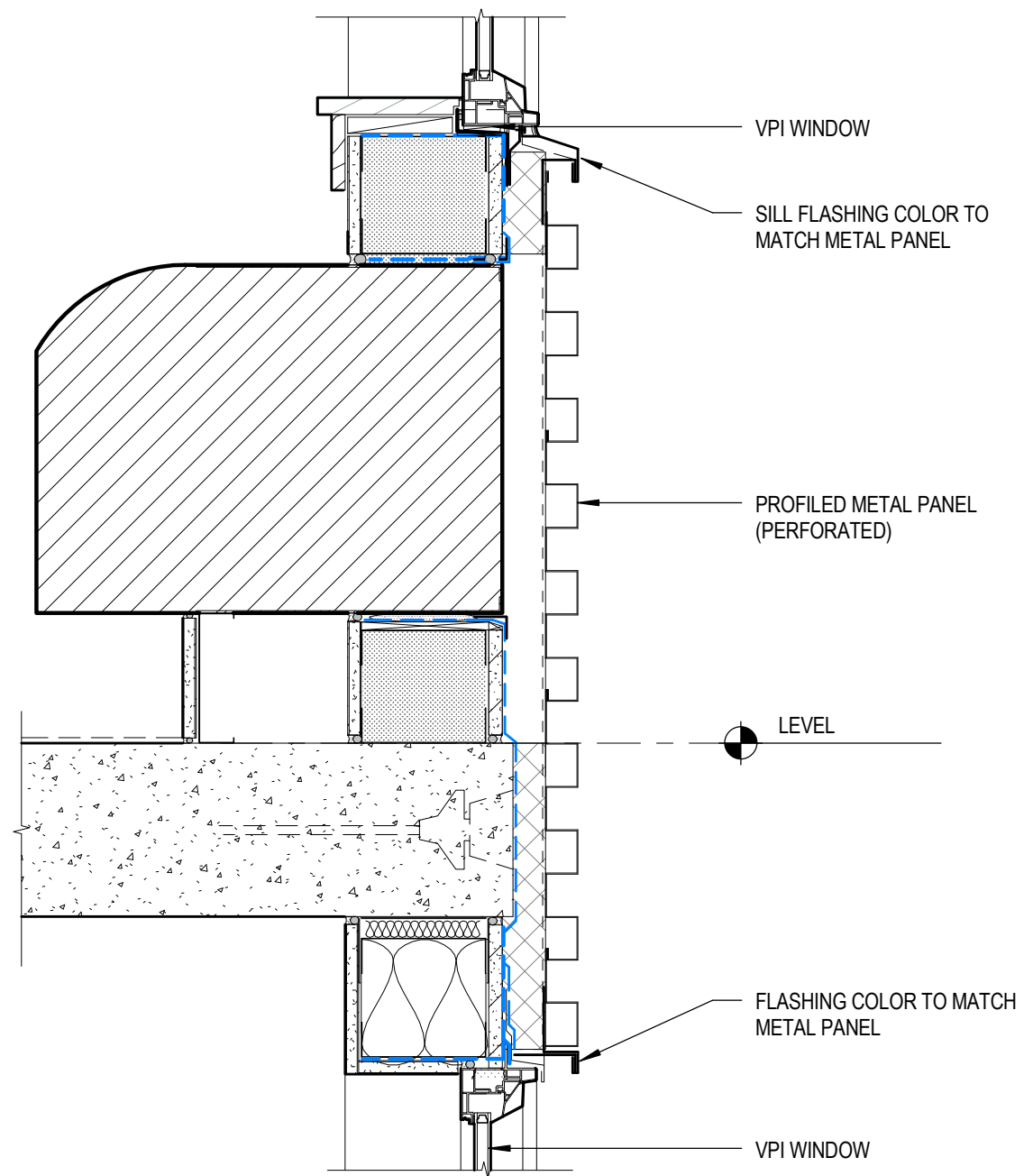
WINDOW SILL AND HEAD @ METAL PANEL
1 1/2" = 1'-0"

2



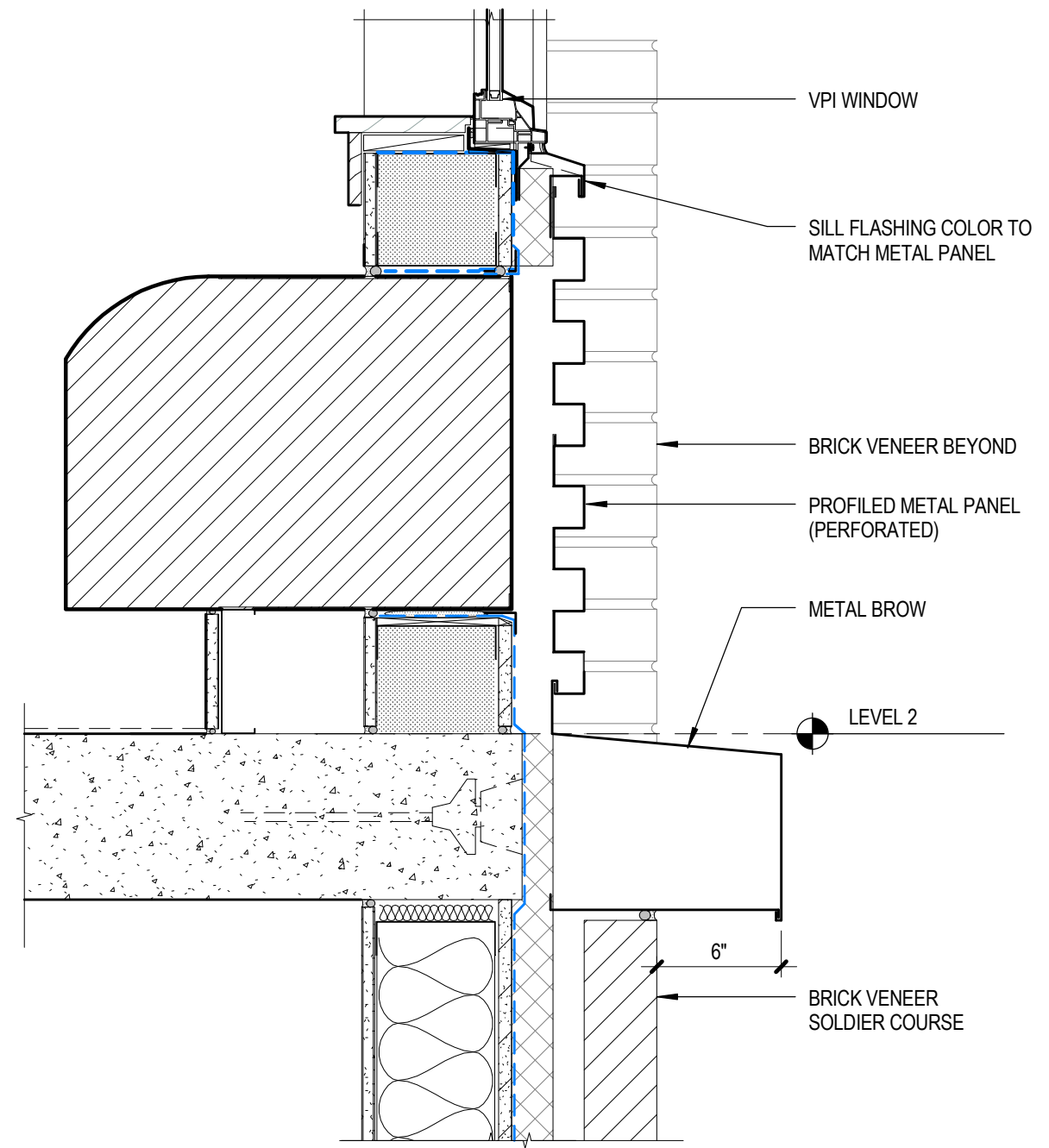
WINDOW SILL @ METAL PANEL
1 1/2" = 1'-0"

1



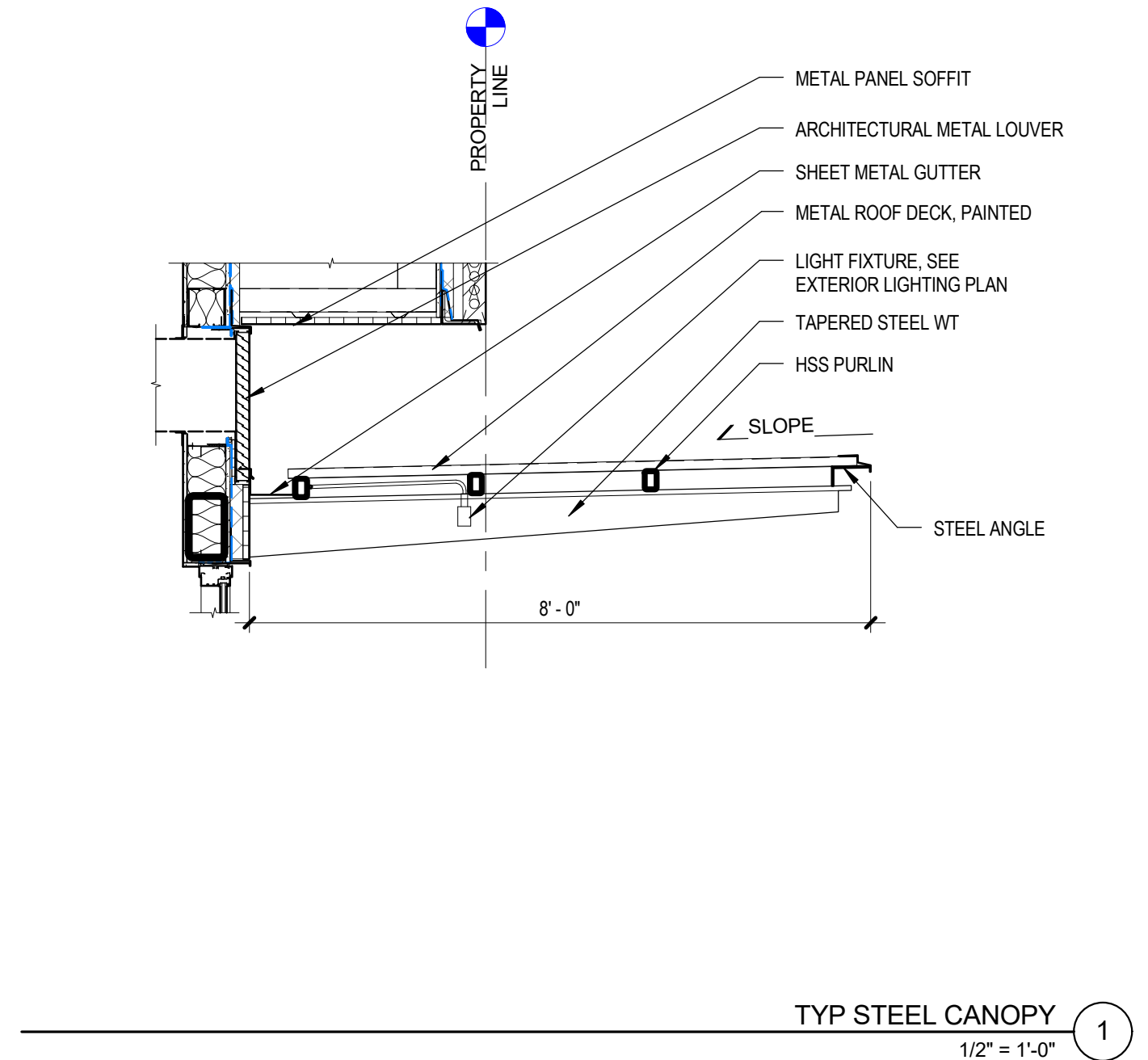
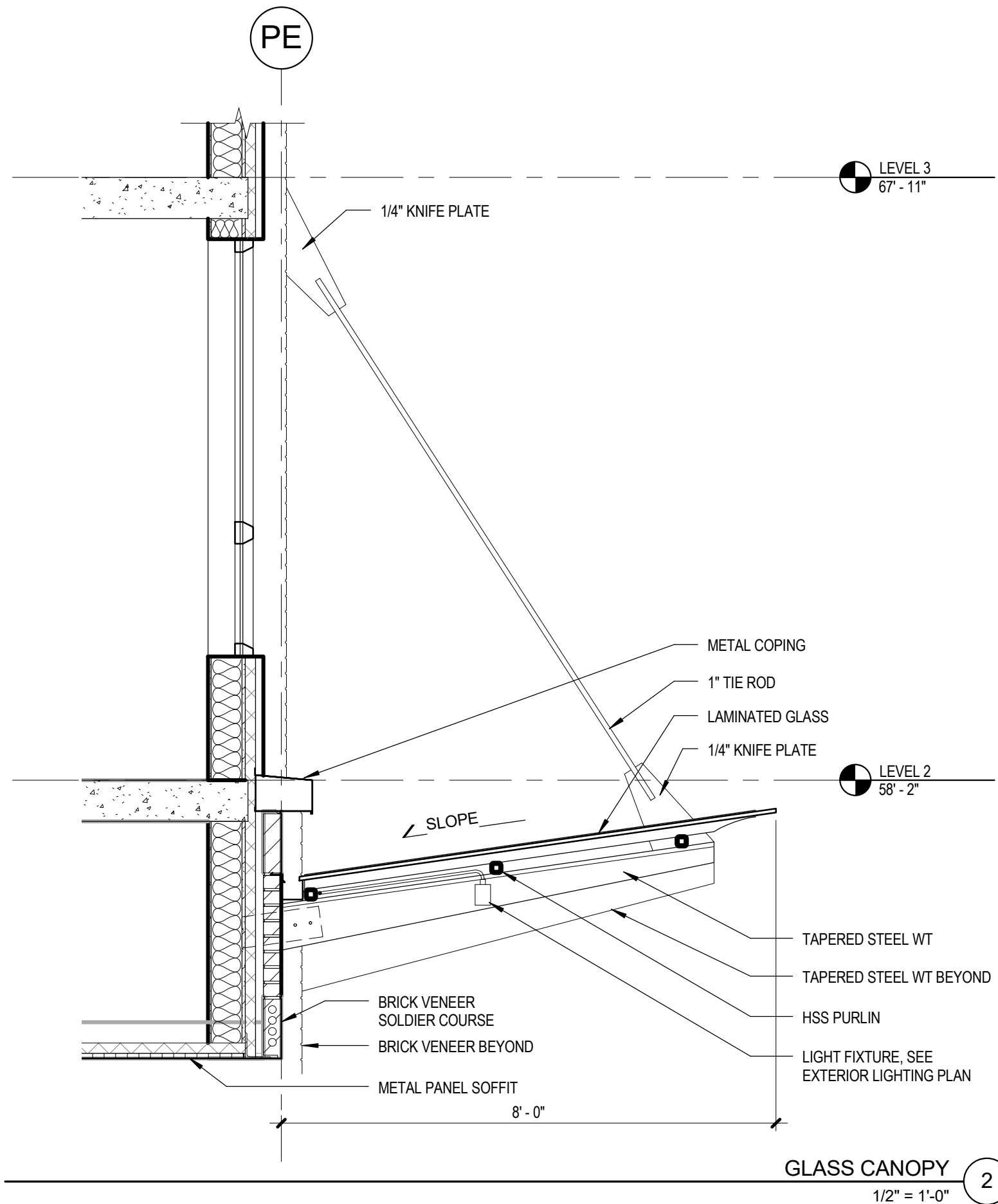
PTHP @ MWP
1 1/2" = 1'-0"

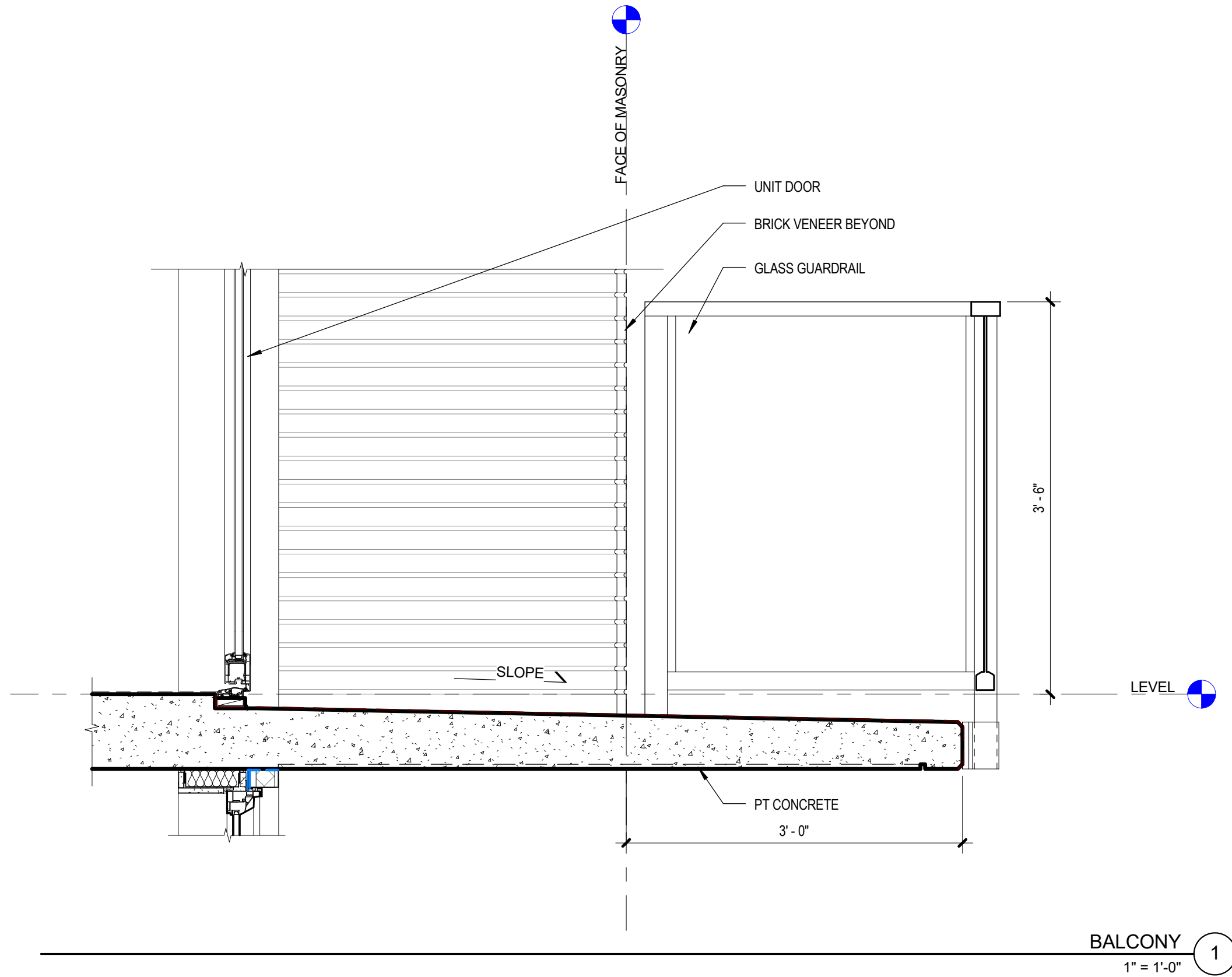
2

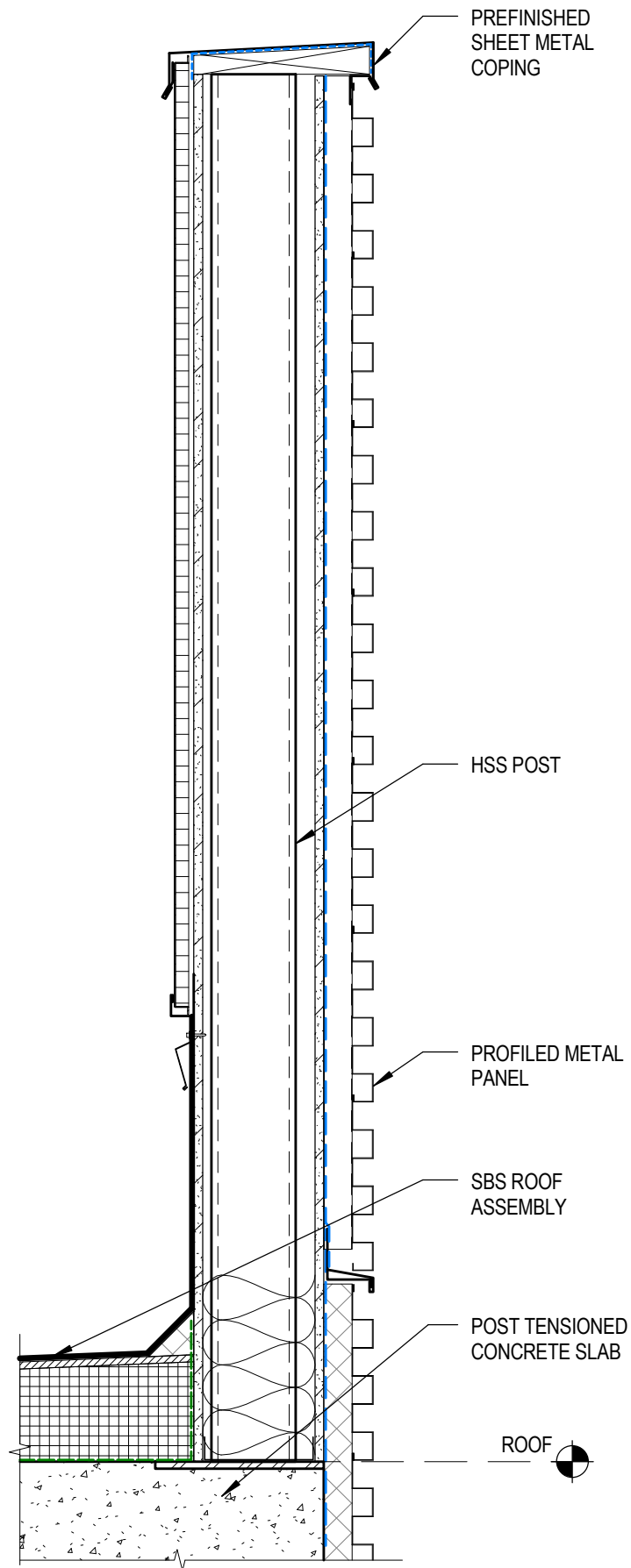


PTHP @ BRICK
1 1/2" = 1'-0"

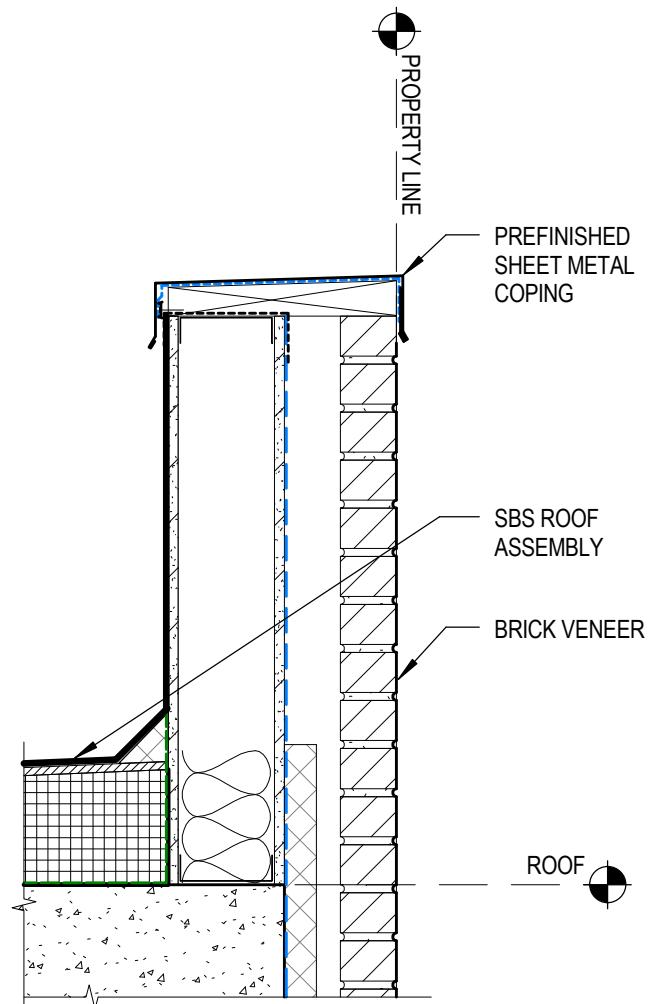
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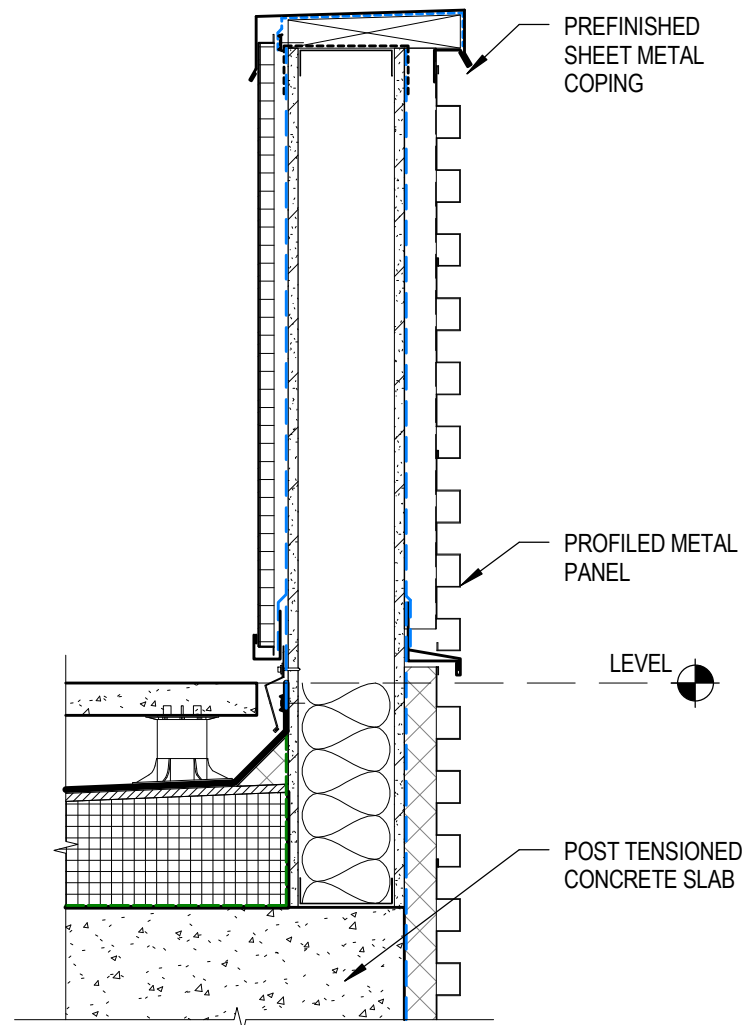




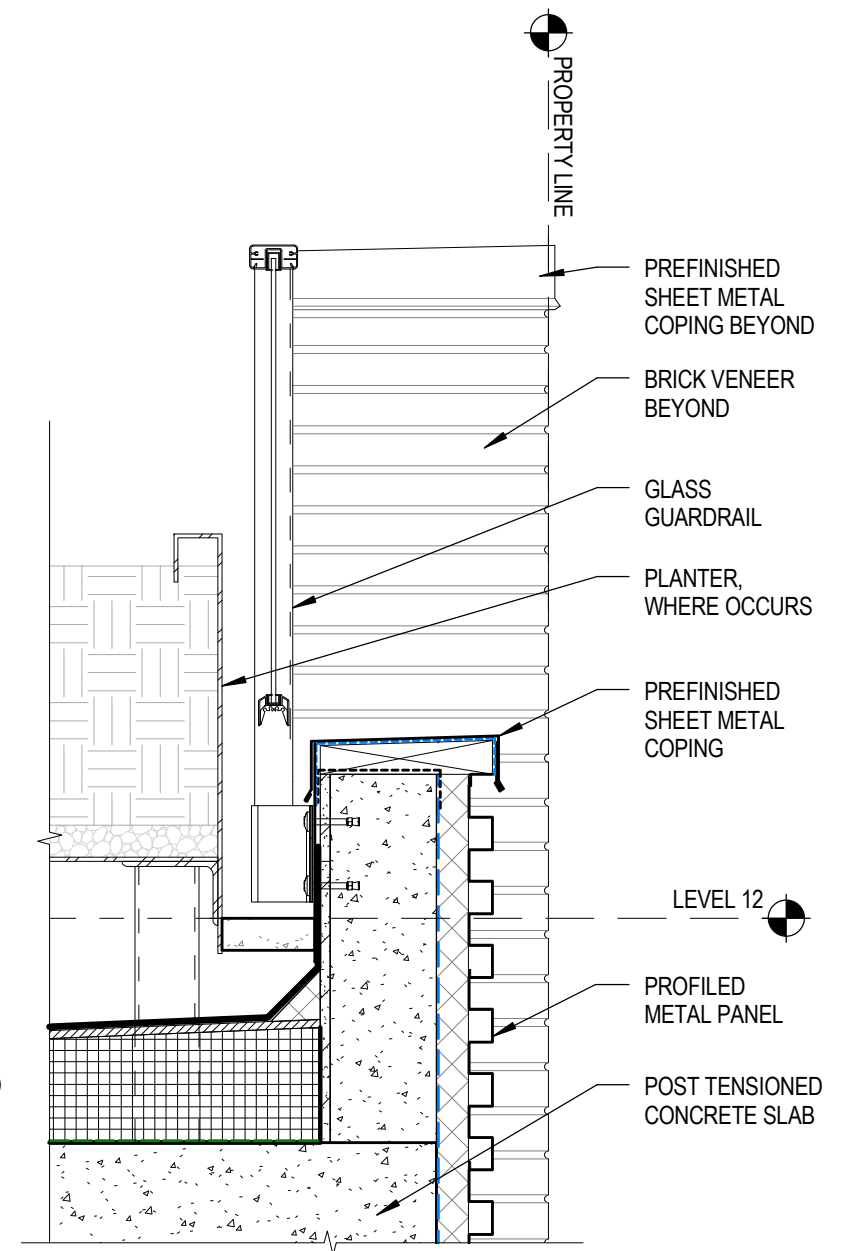
ROOF SCREEN 4
1" = 1'-0"



ROOF PARAPET @ BRICK 3
1" = 1'-0"



TERRACE PARAPET @ METAL PANEL 2
1" = 1'-0"



TERRACE PARAPET @ GLASS GUARDRAIL 1
1" = 1'-0"



CONCEALED FASTENER METAL PANEL (MORIN MATRIX SYSTEM)



ALUMINUM STOREFRONT



VPI WINDOWS



BRICK VENEER