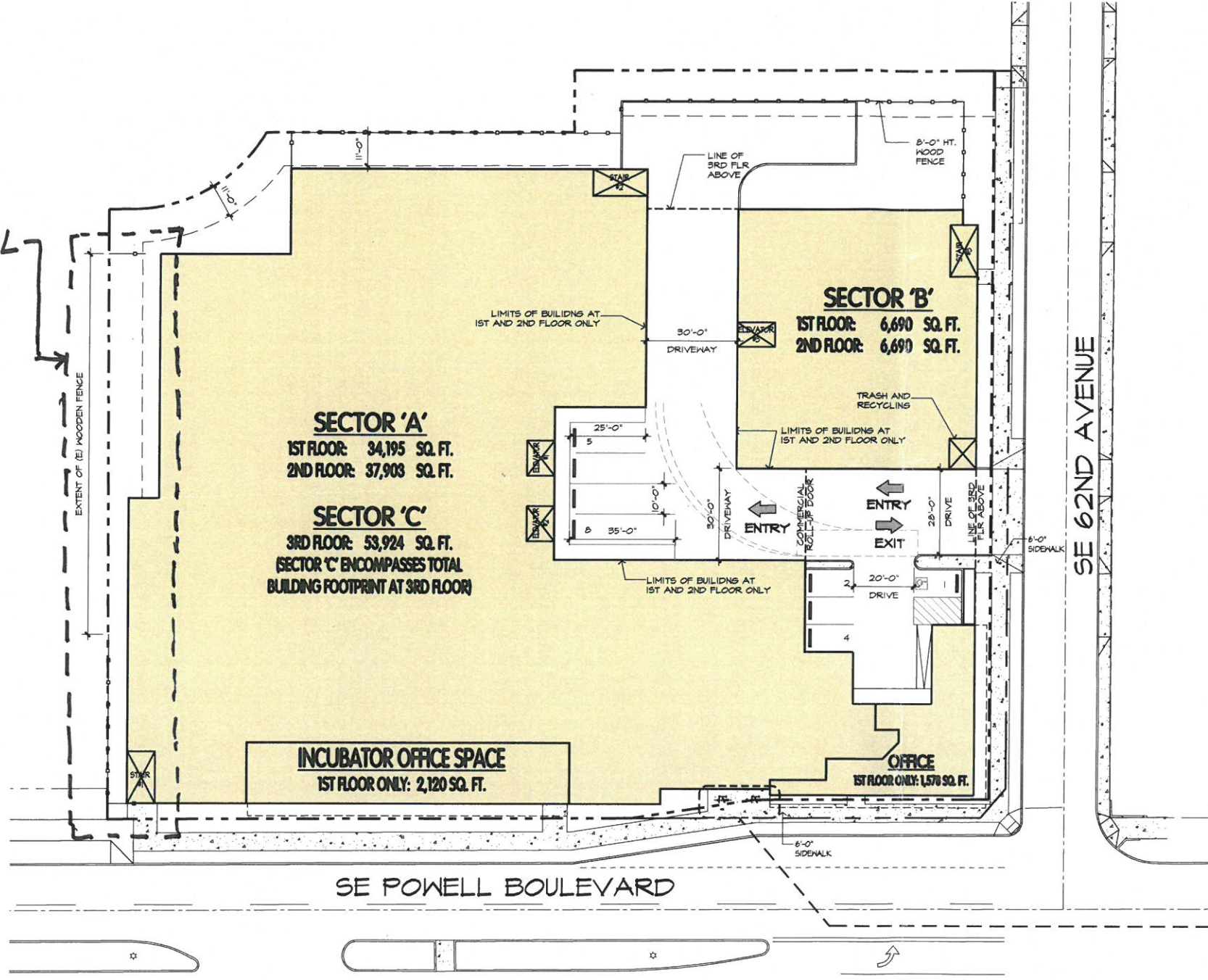


PER CONDITION L



SITE AREA: ± 66,600 SQ. FT.
1.57 ACRES

MAX FAR @ 3.0: ±199,800 SQ. FT.
PROVIDED FAR: 2.15 FAR

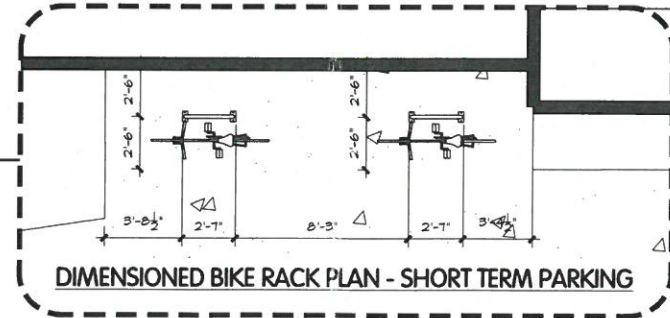
85% MAX LOT COVERAGE: ±56,610 SQ. FT.
PROVIDED LOT COVERAGE: 56,490 SQ. FT.

PROPOSE STORAGE BUILDING GROSS AREA:
 SECTOR 'A' 1ST FLOOR: 34,195 SQ. FT.
 SECTOR 'A' 2ND FLOOR: 37,903 SQ. FT.
 SECTOR 'B' 1ST FLOOR: 6,690 SQ. FT.
 SECTOR 'B' 2ND FLOOR: 6,690 SQ. FT.
 SECTOR 'C' 3RD FLOOR: 53,924 SQ. FT.
 GROSS STORAGE AREA: 139,402 SQ. FT.

EST. NET STORAGE AREA @ 73%: 101,763 SQ. FT.

STORAGE OFFICE: 1,578 SQ. FT.
INCUBATOR OFFICE SPACE: 2,120 SQ. FT.
TOTAL BUILDING AREA: 141,100 SQ. FT.

PARKING REQUIRED: 8 SPACES
PARKING PROVIDED: 6 SPACES
LOADING PROVIDED: 2 SPACES



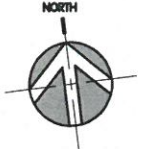
Approved*
 City of Portland - Bureau of Development Services
 Date: 4.13.18
 Signature: P. B. B.

**LEON CAPITAL
 POWELL SELF STORAGE
 PORTLAND, OR.**

**SCHEME B
 SITE PLAN**

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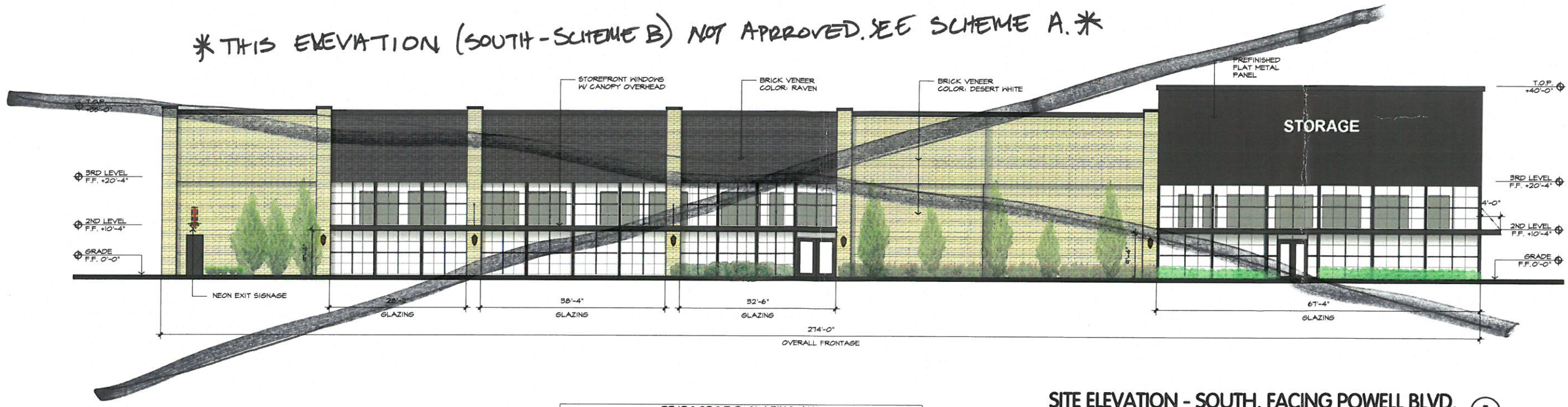
JOB NUMBER: 17-108
SCALE: 1"=20'-0"
DATE: 02/15/2018



jordan
 ARCHITECTS, INC.

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 CA 92672-7541
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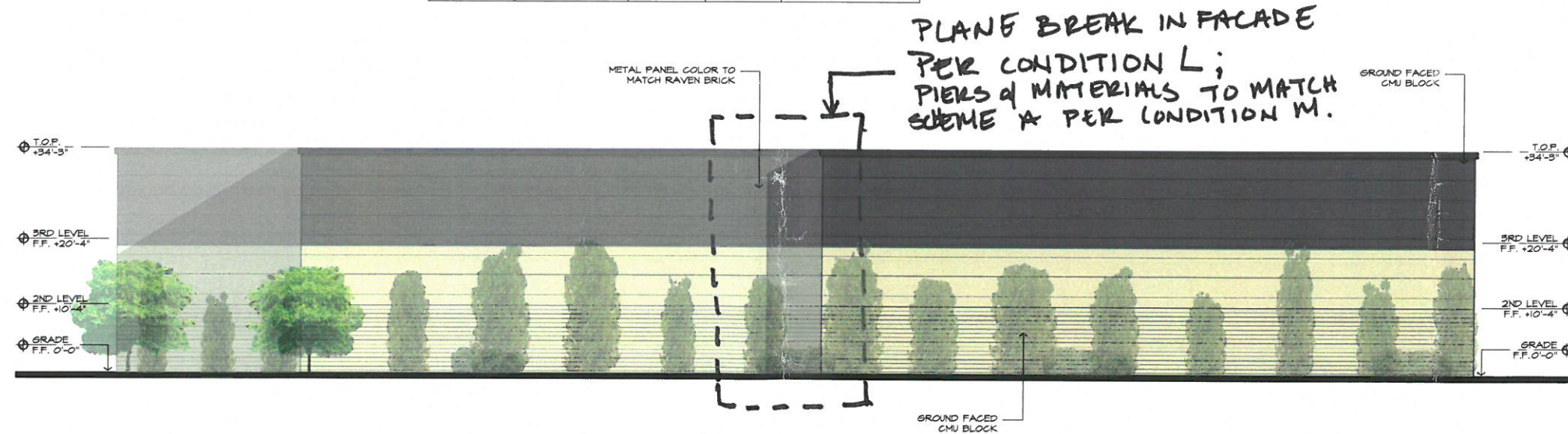
* THIS ELEVATION (SOUTH - SCHEME B) NOT APPROVED. SEE SCHEME A. *



SITE ELEVATION - SOUTH, FACING POWELL BLVD. 1
1"=10'-0"

33.130.230.B.3 GLAZING AND FACADE RELIEF ON SE POWELL BLVD.

DESCRIPTION	FACADE (LENGTH/AREA)	REQUIRED % GLAZING	REQUIRED GLAZING LENGTH/AREA	PROVIDED ON ELEVATION
GLAZING LENGTH FACING STREET	274'-0"	50%	137'-0"	28'-2" + 35'-4" + 32'-6" + 67'-4" = 166'-4" (161%)
GROUND LEVEL WALL AREA FROM 0' TO 9' A.F.F.	2,466 S.F.	25%	616.5 S.F.	1497 S.F. = (261%)



SITE ELEVATION - WEST 2
1"=10'-0"

LEON CAPITAL
POWELL SELF STORAGE
PORTLAND, OR.

SCHEME B
EXTERIOR ELEVATIONS

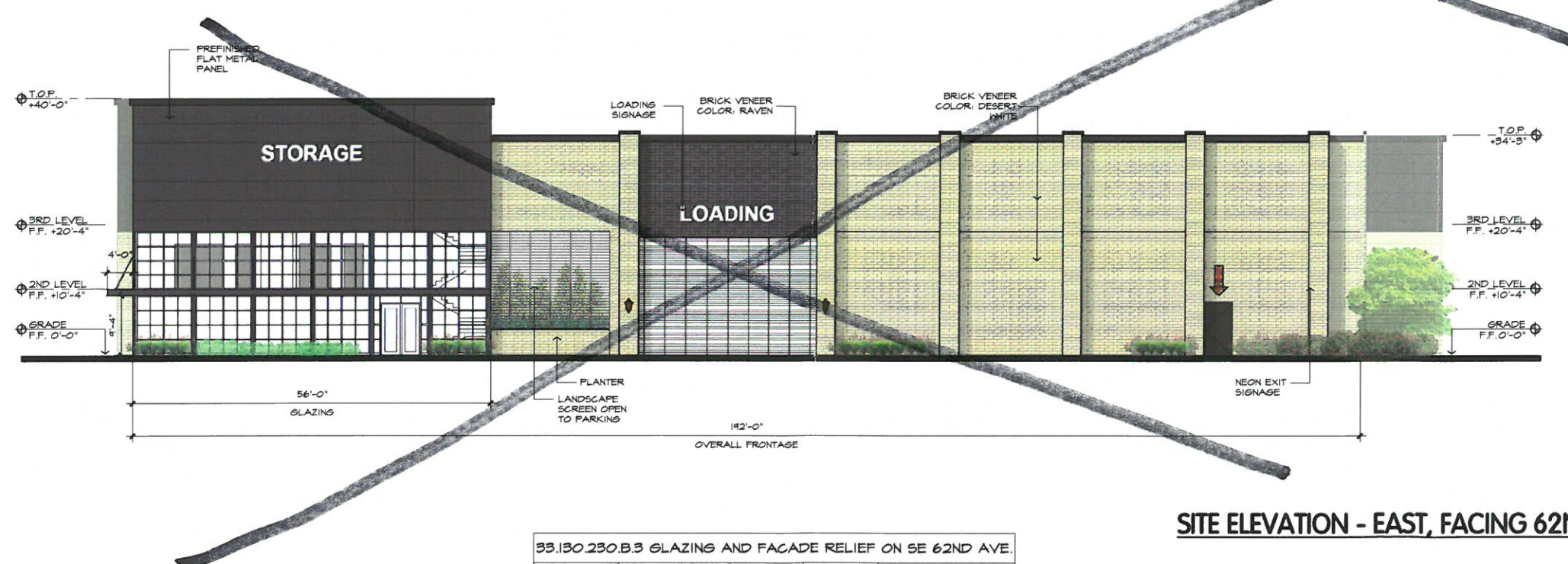
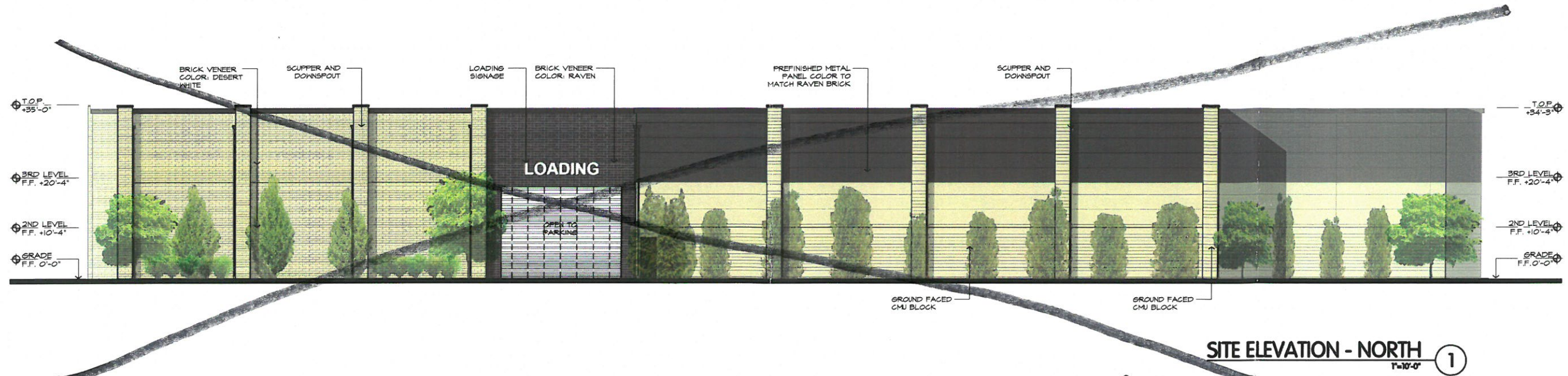
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DATE: 02/15/2018

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* Approved*
City of Portland - Bureau of Development Services
Planner: *e. Blk* Date: 4.13.18
* This plan is for review only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

* THESE ELEVATIONS (NORTH & EAST - SCHEME B) NOT APPROVED. SEE SCHEME A.*



33.130.230.B.3 GLAZING AND FACADE RELIEF ON SE 62ND AVE.

DESCRIPTION	FACADE (LENGTH/AREA)	REQUIRED % GLAZING	REQUIRED GLAZING LENGTH/AREA	PROVIDED ON ELEVATION
GLAZING LENGTH FACING STREET	181'-0"	25%	41'-0"	56'-0" = (29%)
GROUND LEVEL WALL AREA FROM 0' TO 9' A.F.F.	1,728 S.F.	12.5%	216 S.F.	504 S.F. = (24%)

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SCHEME B
EXTERIOR ELEVATIONS

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JOB NUMBER: 17-108
SCALE: 1"=10'-0"
DATE: 02/15/2018

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PLANS & ELEVATIONS FOR APPROVED
DESIGN! *



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POWELL SELF STORAGE
PORTLAND, OR.

SCHEME B
PRESENTATION PERSPECTIVE

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DATE: 02/15/2018

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SOUTHWEST PERSPECTIVE ①

LEON CAPITAL
POWELL SELF STORAGE
PORTLAND, OR.

SCHEME B
PRESENTATION PERSPECTIVE

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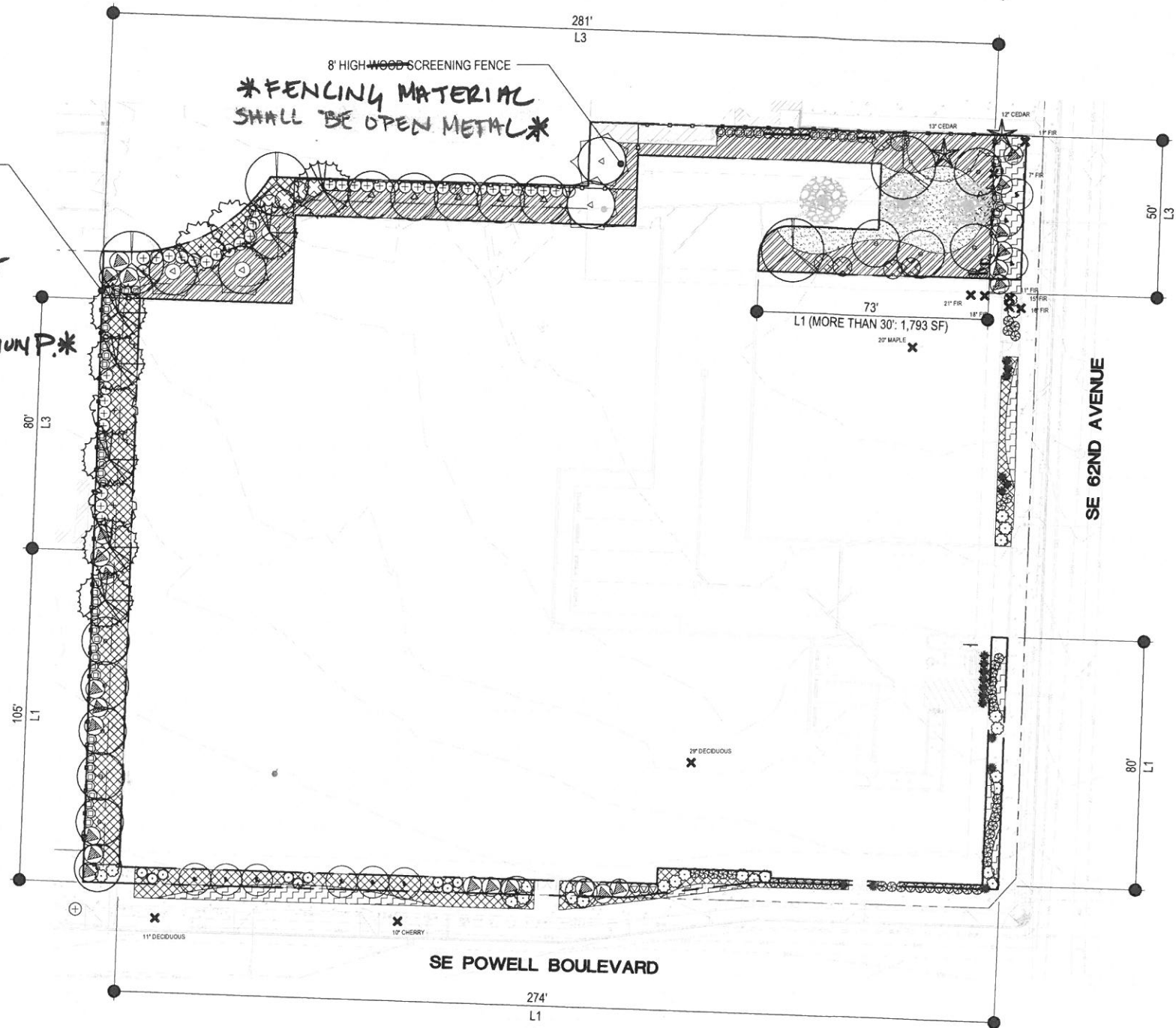
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Fax: 949 353-6290

* LANDSCAPING PLAN IS TO DENOTE LOCATION OF FENCING & LANDSCAPING BUFFERS ONLY. BUILDING CONFIGURATION SHOULD MATCH APPROVED SITE PLAN FOR SCHEME B. (EXHIBIT H.33.B.1)

* LANDSCAPING ONSITE SHALL BE REVISED TO COMPLY WITH CONDITION P.*

* FENCING MATERIAL SHALL BE OPEN METAL *

LANDSCAPE AREA
10,090 SF



PLANTING LEGEND

QUANTITIES ARE FOR OVERALL SITE

TREES	SIZE	QTS.	SCIENTIFIC NAME / COMMON NAME	1	2
MED 12	1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'	12	ACER RUBRUM / BOW-HALL / BOW-HALL RED MAPLE	L1.1	L1.1
SML 3	1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'	3	CARPINUS BETULUS / FRANS FONTAINE / FRANS FONTAINE EUROPEAN HORNBEEAM		
SML 4	1.5" CAL. B&B, WELL BRANCHED	4	CERCIS CANADENSIS / EASTERN REDBUD		
MED 7	5' HIGH B&B, FULL TRES, WELL BRANCHED TO GROUND	7	CHAMAECYPARIS NODIKATENSIS / PENICULA / WEEPING ALASKA CEDAR		
SML 9	5' HIGH B&B, FULL TRES, WELL BRANCHED TO GROUND	9	CUPRESSUS SEMPERVIRENS / SWANE'S GOLDEN / SWANE'S GOLDEN ITALIAN CYPRESS		
SML 11	1.5" CAL. SINGLE TRUNK, B&B, WELL BRANCHED, LIMBED TO 6'	11	CORNUS KOUSA SNOW TOWER / SNOW TOWER DOGWOOD		
SML 5	1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'	5	LAURUS NOBILIS / SWEET BAY		
SML 4	1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'	4	STYRAX JAPONICUS / JAPANESE SNOWBELL		
SML 4	6' B&B, FULL TRES, BRANCHED TO GROUND	4	THILIA PLICATA HOGAN - HOGAN WESTERN RED CEDAR		

* SIZE: SML=SMALL, MED=MEDIUM, LRG=LARGE

★ 2 EXISTING TREES TO BE RETAINED
 ✕ 11 EXISTING TREES TO BE REMOVED
 — EXISTING LANDSCAPE TO BE RETAINED

HIGH SCREENING SHRUBS	3
24	ABELIA X GRANDIFLORA / GLOSSY ABELIA 3 GAL. CONT., FULL PLANTS, 6" O.C.
13	BUXUS SEMPERVIRENS 'GRAHAM BLANDY' / GRAHAM BLANDY BOXWOOD 5 GAL. CONT., 8" HIGH, FULL PLANTS, 2.5" O.C.
5	CHAMAECYPARIS OBTUSA 'NANA LUTEA' / NANA LUTEA HINOKI FALSE CYPRESS 5 GAL. CONT., FULL PLANTS, 5" O.C.
12	EUONYMUS JAPONICUS 'SILVER KING' / SILVER KING EUONYMUS 3 GAL. CONT., FULL PLANTS, 3" O.C.
55	NANDINA DOMESTICA / HEAVENLY BAMBOO 3 GAL. CONT., FULL PLANTS, 3" O.C.
6	VIBURNUM CINAMOMIFOLIUM / CINNAMON LEAF VIBURNUM 3 GAL. CONT., FULL PLANTS, 6" O.C.
42	VIBURNUM THURS / LAURUSTRIUS 3 GAL. CONT., FULL PLANTS, 4" O.C.

LOW SHRUBS	3
12	BERBERIS THUNBERGII 'AUREA' / GOLDEN JAPANESE BARBERRY 1 GAL. CONT., FULL PLANTS, 3" O.C.
25	CISTUS 'MIN PALMER' / ANN PALMER ROCKROSE 1 GAL. CONT., FULL PLANTS, 4" O.C.
36	NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM FALSE BAMBOO 1 GAL. CONT., FULL PLANTS, 3" O.C.

GROUND COVER	4
331	ARCTOSTAPHYLOS LVA-URSII / KINKINIKINICK 4 INCH POT, FULL PLANTS, 24" O.C.
788	EUONYMUS FORTUNEI 'GOLD SPLASH' / GOLD SPLASH WINTERCREEPER 4 INCH POT, FULL PLANTS, 24" O.C.
1011	MAHONIA REPENS / CREEPING MAHONIA 4 INCH POT, FULL PLANTS, 24" O.C.

SEEDING	4
—	LAWN SEEDING 940 SF. SEE NOTES FOR SPECIFICATIONS

FENCES	5	6	7
—	L1.1	L1.1	L1.1
—	WOOD SCREENING FENCE 8 FEET HIGH, 3/8" FEET LOGS		
—	TREE PROTECTION FENCE (DURING CONSTRUCTION) 6 FEET HIGH		

- NOTES**
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF PORTLAND STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
 - INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF PORTLAND STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
 - MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE.
 - CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
 - CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS.
 - ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
 - CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
 - ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL INSTALL RAIN SENSORS AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM AND PROVIDE OWNER WITH SHOP DRAWINGS FOR APPROVAL.
 - PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
 - ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
 - 52 NEW TREES PLANTED, 22 OF THE TREES ARE EVERGREEN WHICH IS 42% OF THE TOTAL NUMBER OF NEW TREES PLANTED.



LANDSCAPE PLAN

SCALE 1" = 20'

MINIMUM LANDSCAPE AREA

GROSS SITE AREA (APPROXIMATELY) = 66,600 SF

REQUIRED LANDSCAPE AREA (CG:15%)
66,600 SF X 15% = 9,990 SF

PROPOSED LANDSCAPE AREA = 10,090 SF (15.1%)

L1 LANDSCAPE

REQUIRED LANDSCAPE LENGTH = 532 LF
105LF+274LF+80LF+73LF

PROPOSED TREES
22 LF(MEDIUM) X 10 = 220 LF
15 LF(SMALL) X 21 = 315 LF
TOTAL = 535 LF

REQUIRED SHRUBS (30' OR WIDER AREAS)
1,732 SF / 400 = 4.3
HIGH SHRUBS = 2 X 4.3 = 9, OR
LOW SHRUBS = 3 X 4.3 = 13

PROVIDED SHRUBS
HIGH SHRUBS = 9

L3 SCREENING (AGAINST RESIDENTIAL ZONES)

REQUIRED SCREEN LENGTH = 411 LF
50LF+281LF+80LF

PROPOSED TREES
22 LF(MEDIUM) X 2 = 44 LF
15 LF(SMALL) X 19 = 285 LF
TOTAL = 329 LF

EXISTING TREES
13" CALIPER = 22 LF(MEDIUM) X 2 = 44 LF
12" CALIPER = 22 LF(MEDIUM) X 2 = 44 LF
TOTAL = 88 LF

PROVIDED TREE TOTAL = 417 LF

PROPOSED SHRUBS (6' HIGH) AND FENCES (8' HIGH)
6' HIGH SHRUB = 55
8' HIGH FENCE = 196 LF



REGISTERED
388
JOYCE L. JACKSON
OREGON
11/07/97
LANDSCAPE ARCHITECT

AAI
AAI alpha associates, inc.
ENGINEERING
4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005
503.620.3030 | 503.620.5539 fax | www.aaaieng.com

PACIFIC NW STORAGE - POWELL
PORTLAND, OREGON

LANDSCAPE PLAN
DATE: 11/22/2017
DRAWN: YYN
CHECKED: YYN
REVISIONS:

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SHEET

L1.0

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A16226.20