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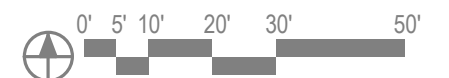
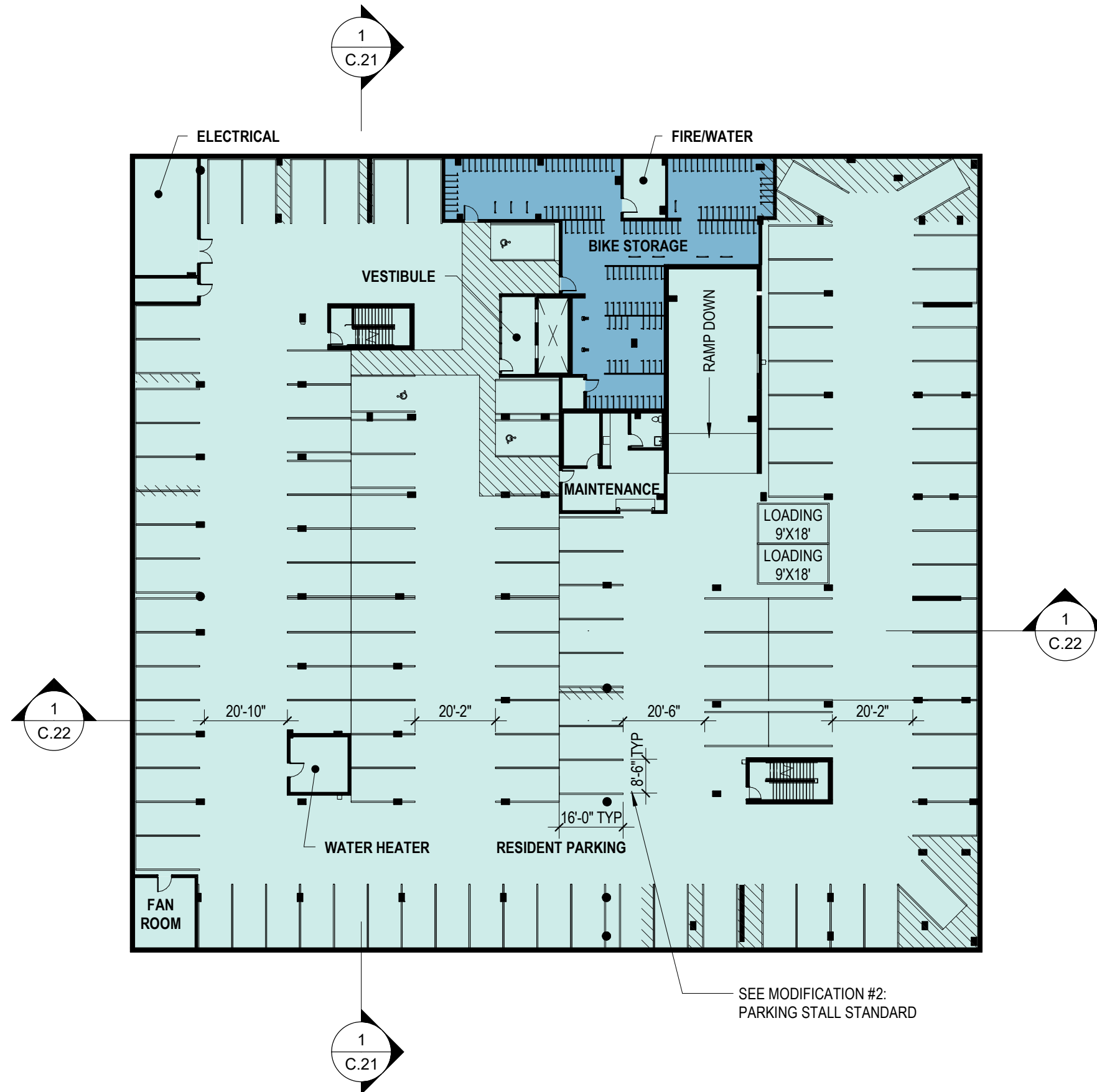
APP.30 BLOCK 290 QUIMBY STREET DESIGN

APP.31 BLOCK 290 QUIMBY STREET DESIGN

APP.32 BLOCK 290 QUIMBY STREET DESIGN



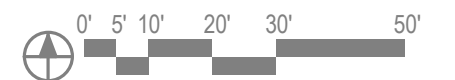
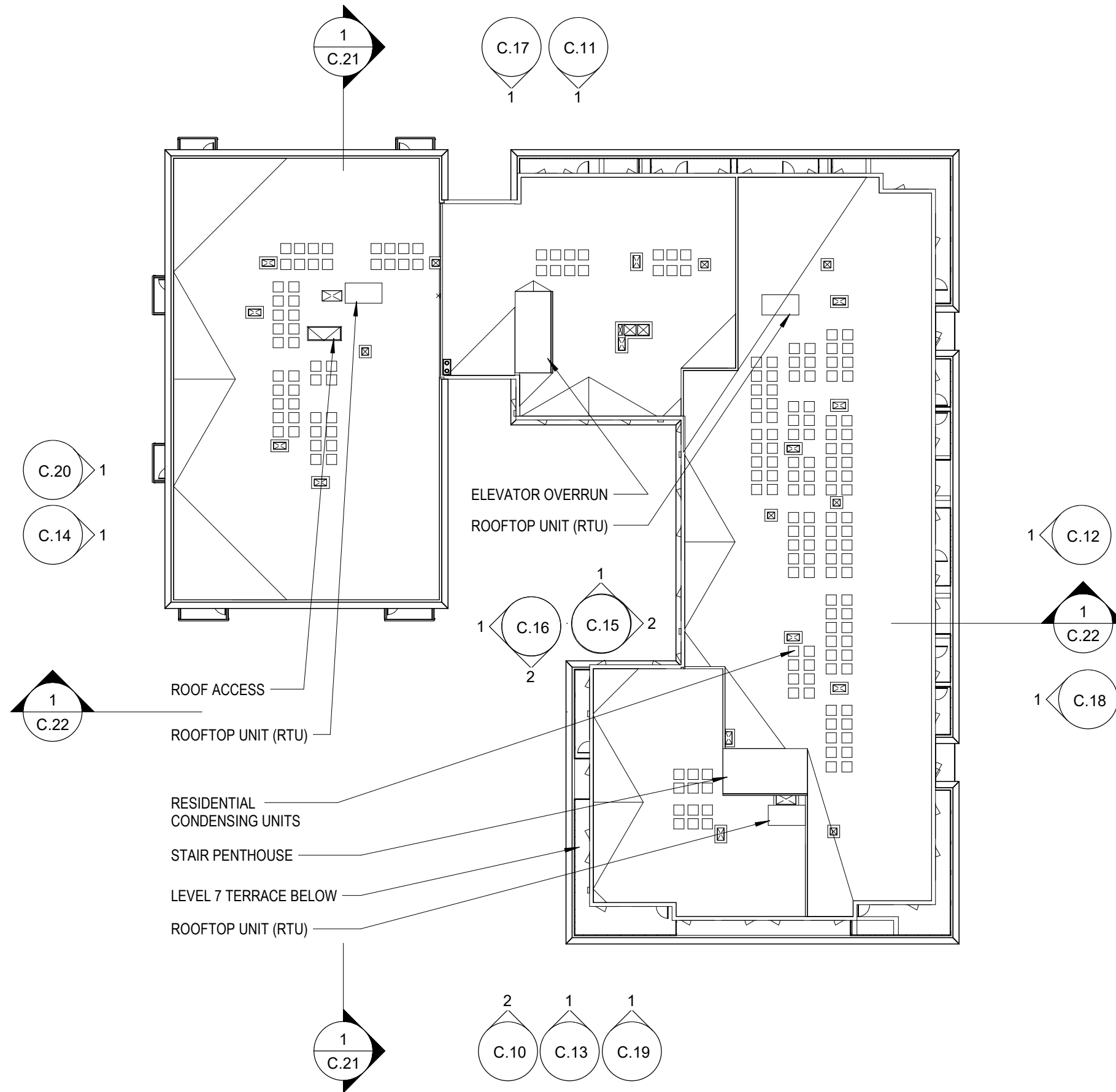














SOUTH ELEVATION - NW QUIMBY ST



NORTH ELEVATION - NW RALEIGH ST

SEE MODIFICATION #1: REQUEST 13' HEIGHT MODIFICATION TO 67' HEIGHT LIMIT

SEE MODIFICATION #4: REQUEST MODIFICATION TO STANDARD 8.F - 5' SETBACKS ABOVE 75'



CONTEXT ELEVATIONS

C.10



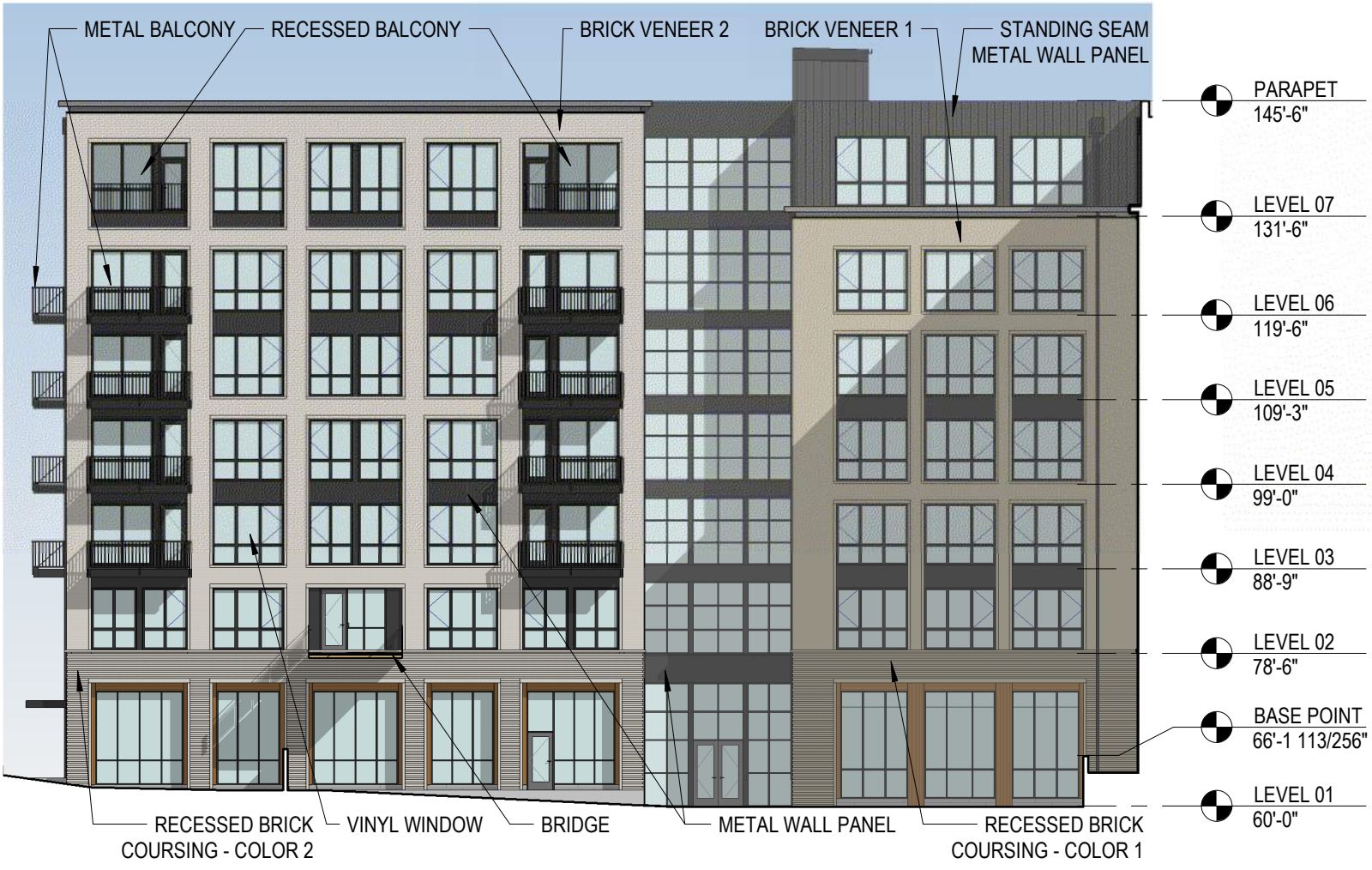




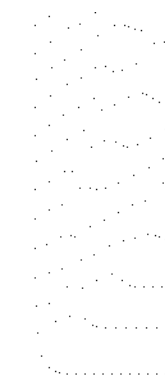


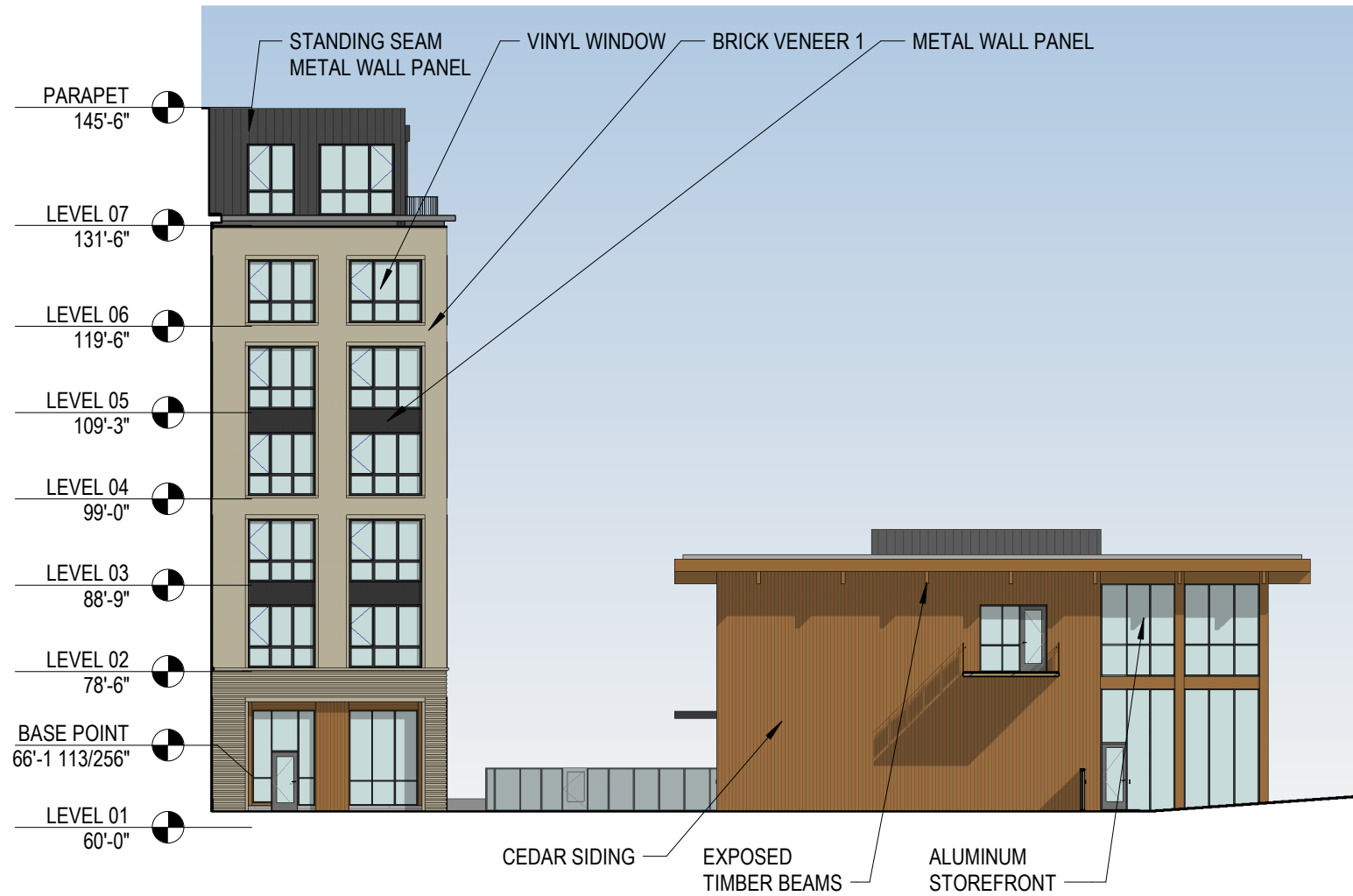


2 COURTYARD - FACING EAST

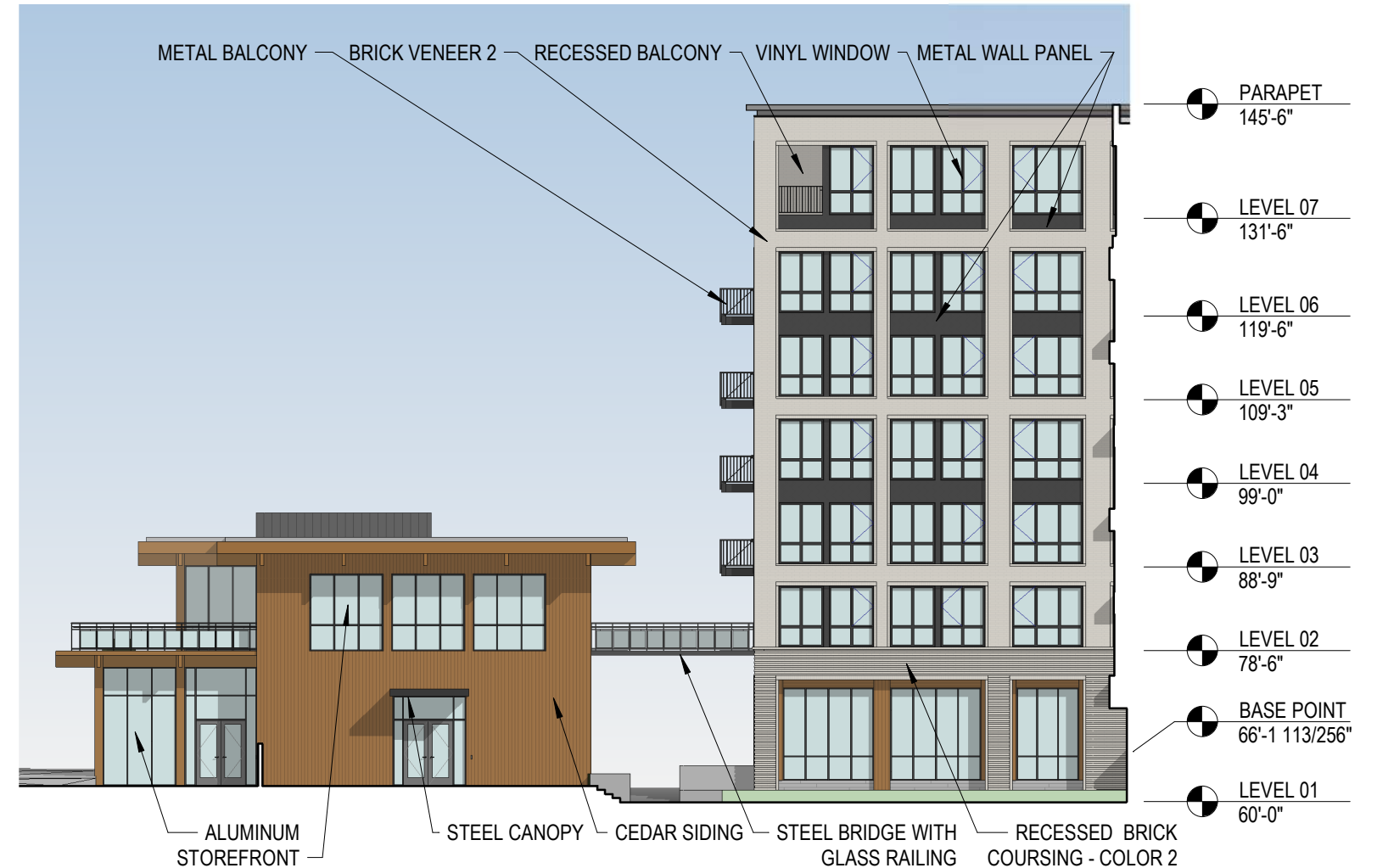


1 COURTYARD - FACING NORTH

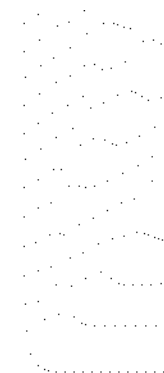




2 COURTYARD - FACING SOUTH

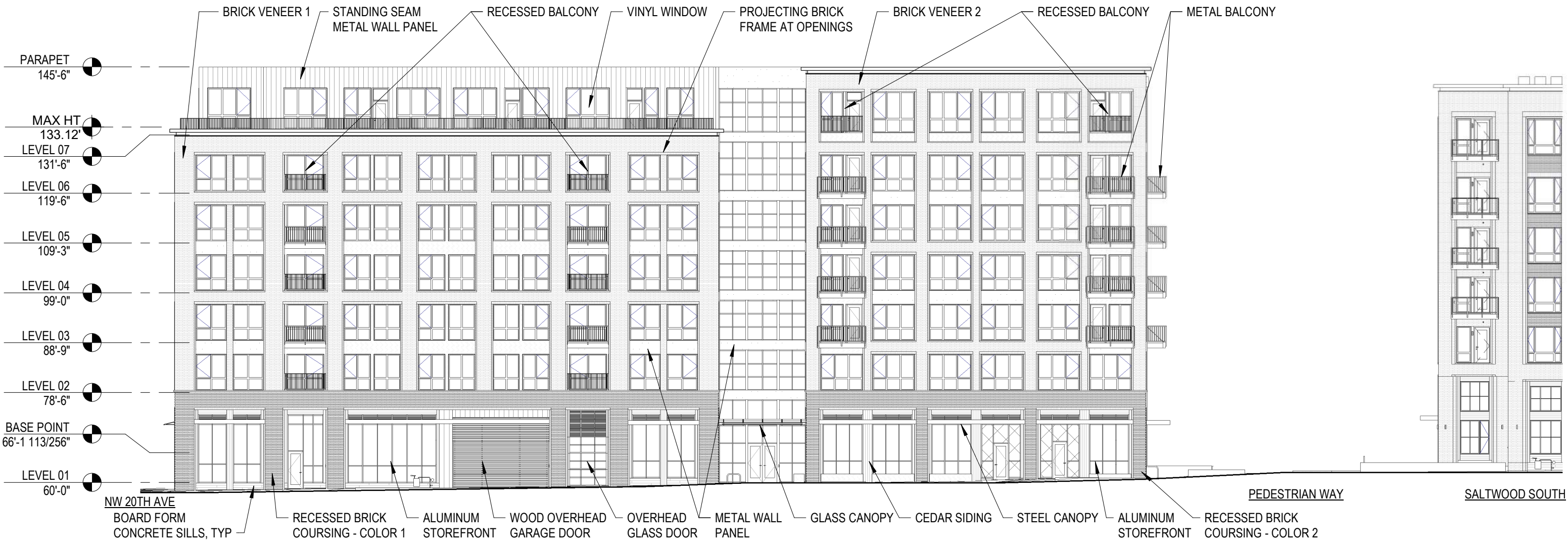


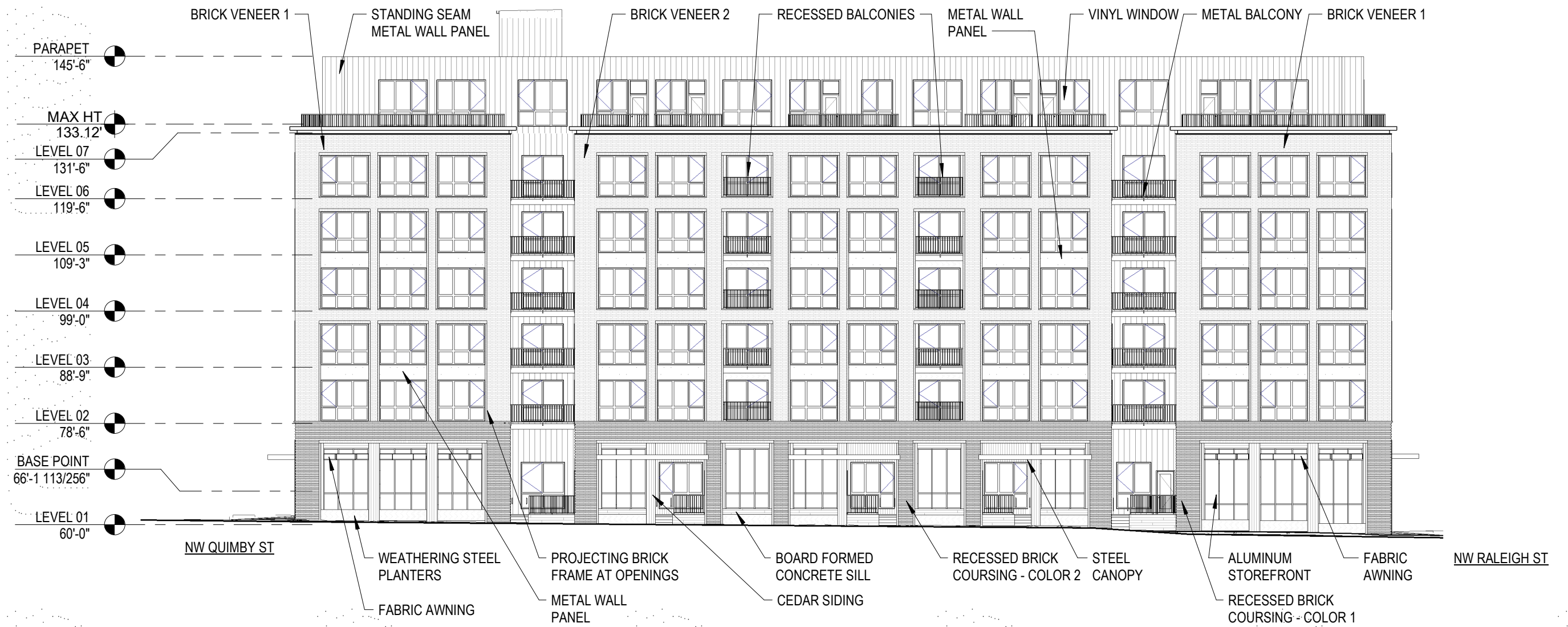
1 COURTYARD - FACING WEST

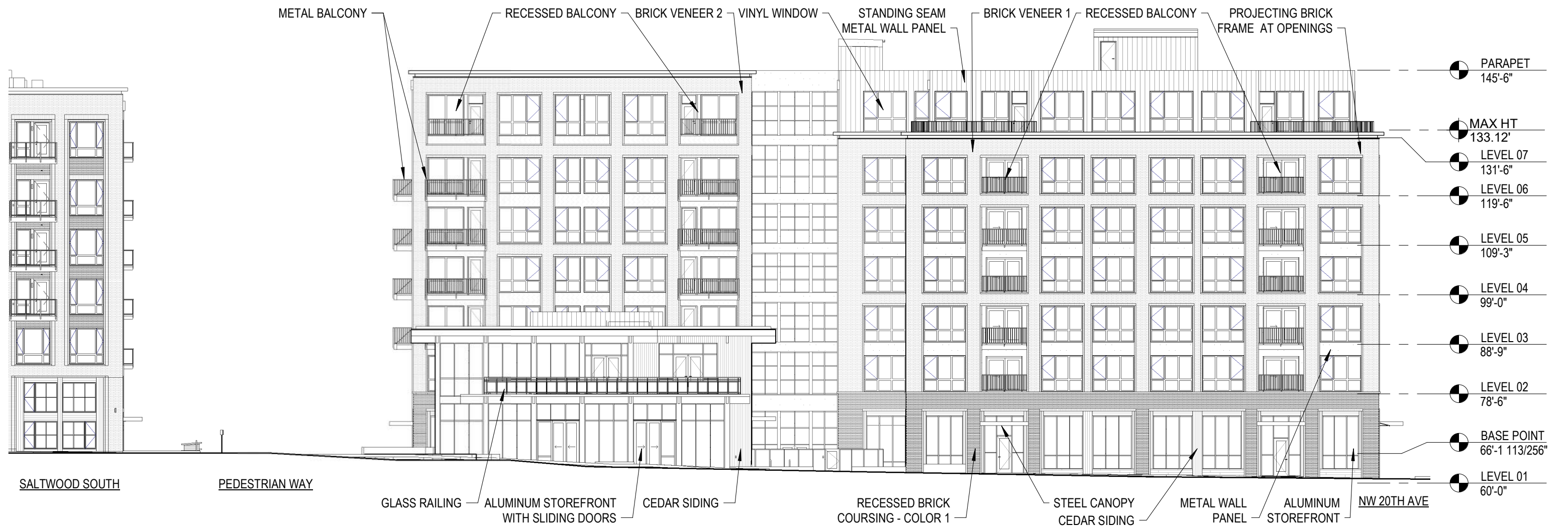


COURTYARD ELEVATIONS

C.16

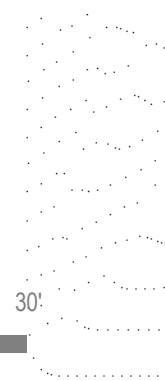


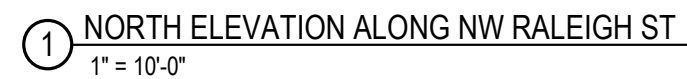
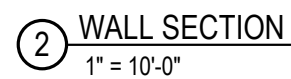
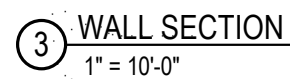


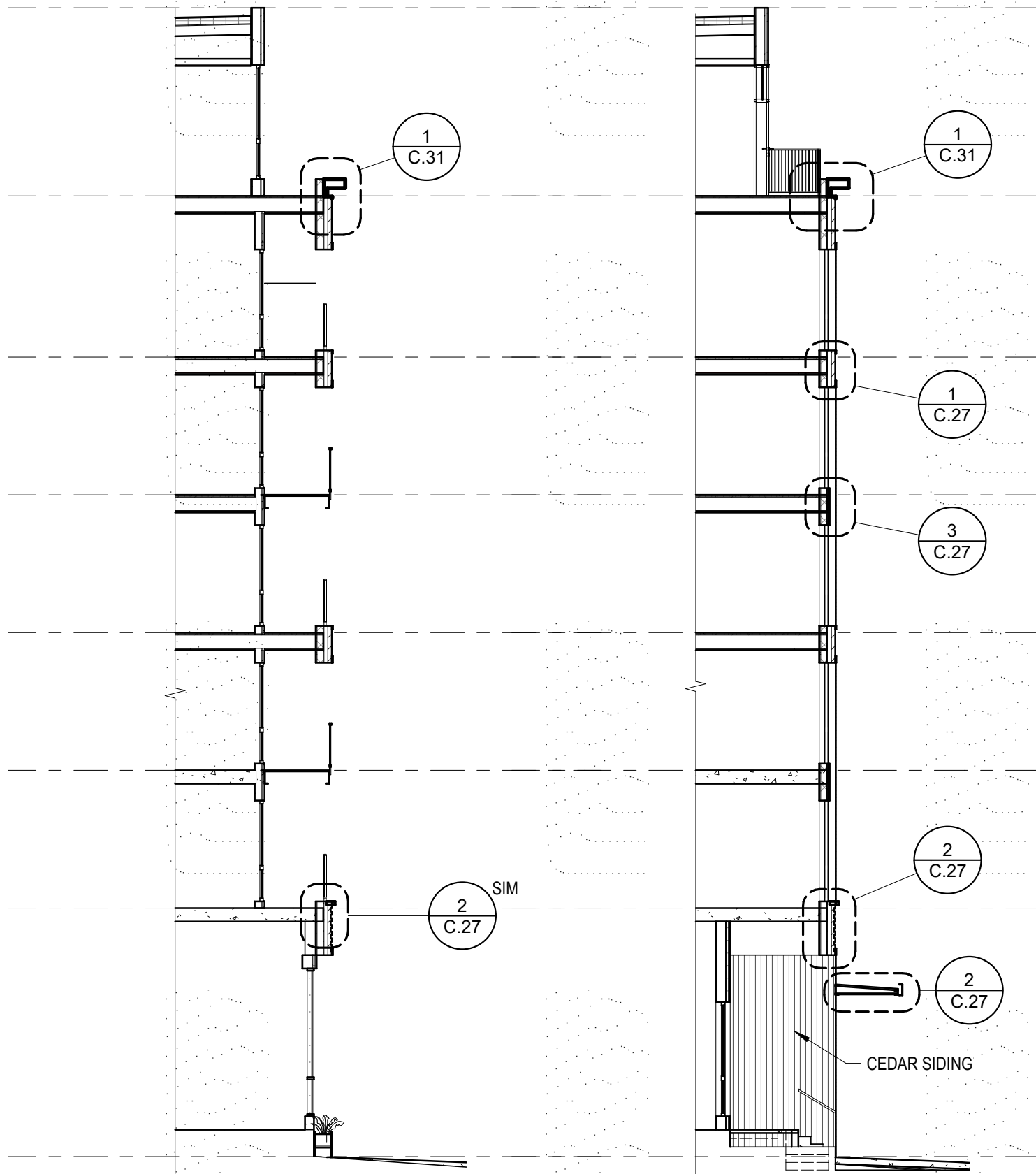










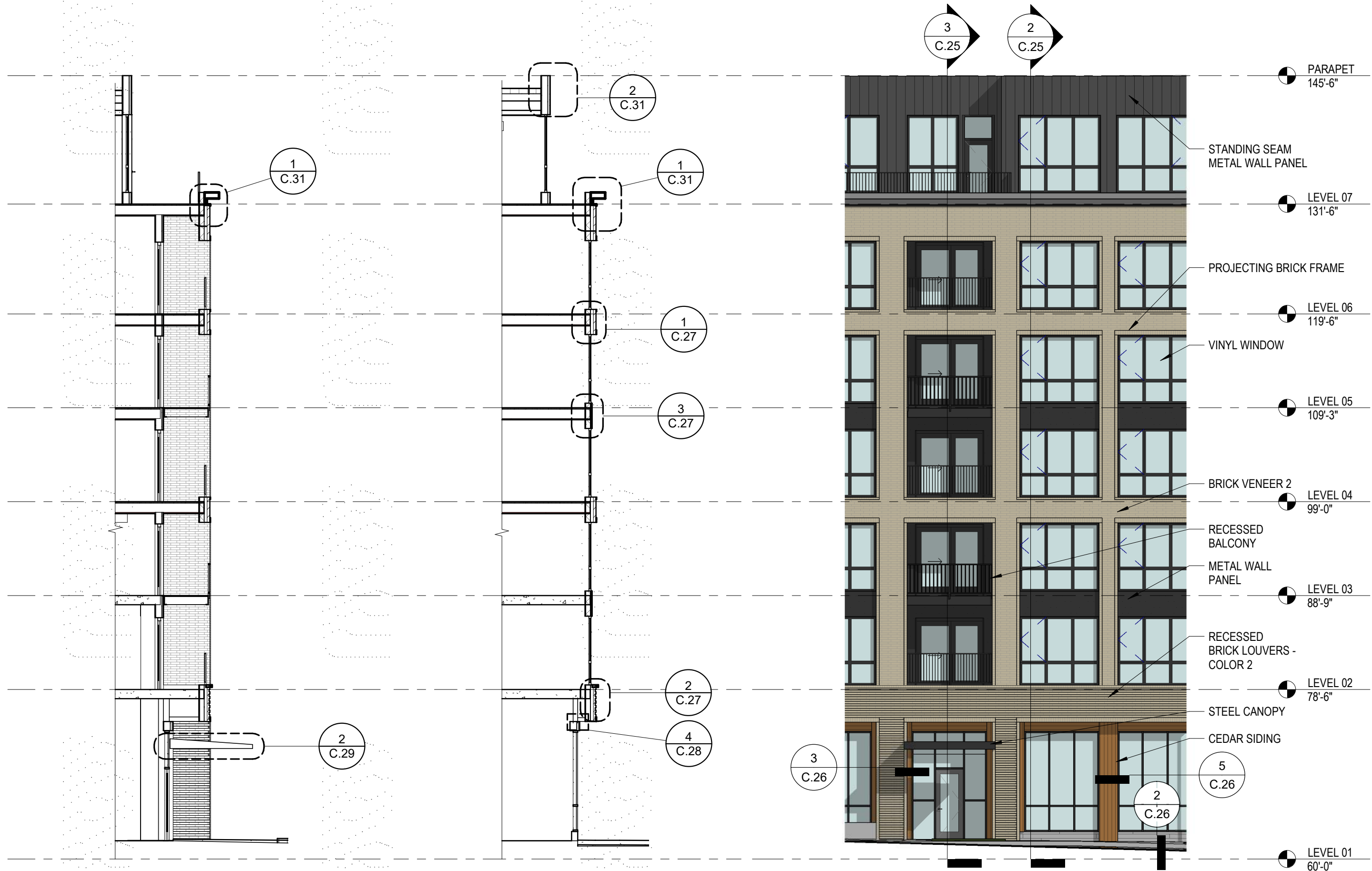


③ WALL SECTION
1" = 10'-0"

② WALL SECTION
1" = 10'-0"



① EAST ELEVATION AT UNITS
1" = 10'-0"

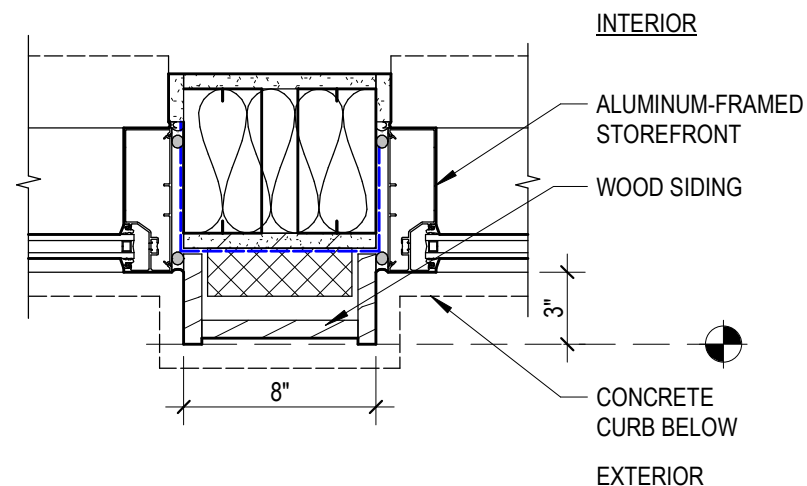


③ WALL SECTION
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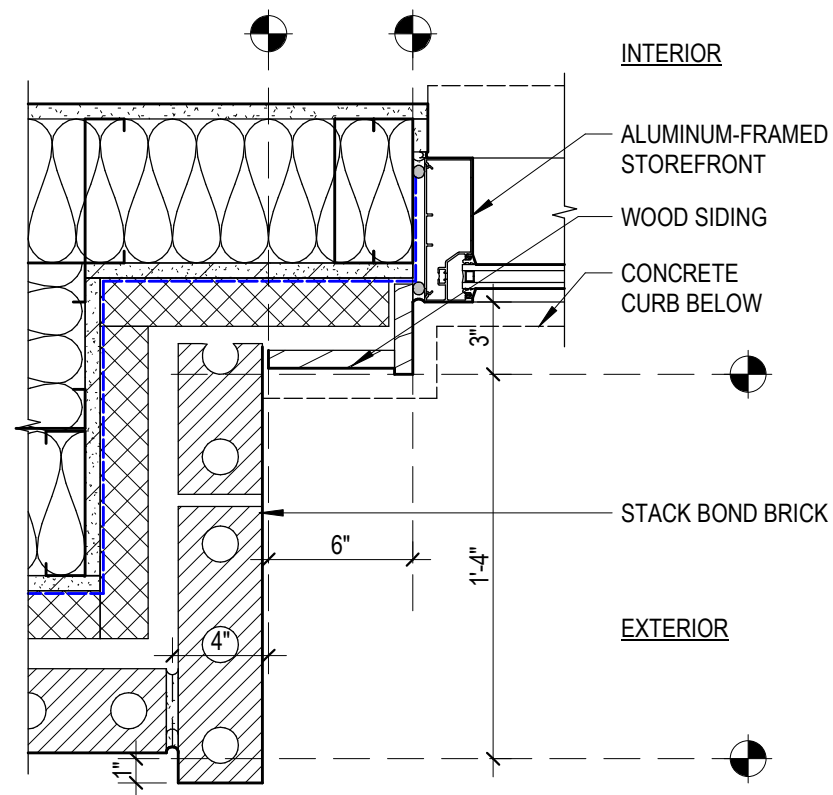
② WALL SECTION
1" = 10'-0"

① SOUTH ELEVATION AT LIVE WORK
1" = 10'-0"

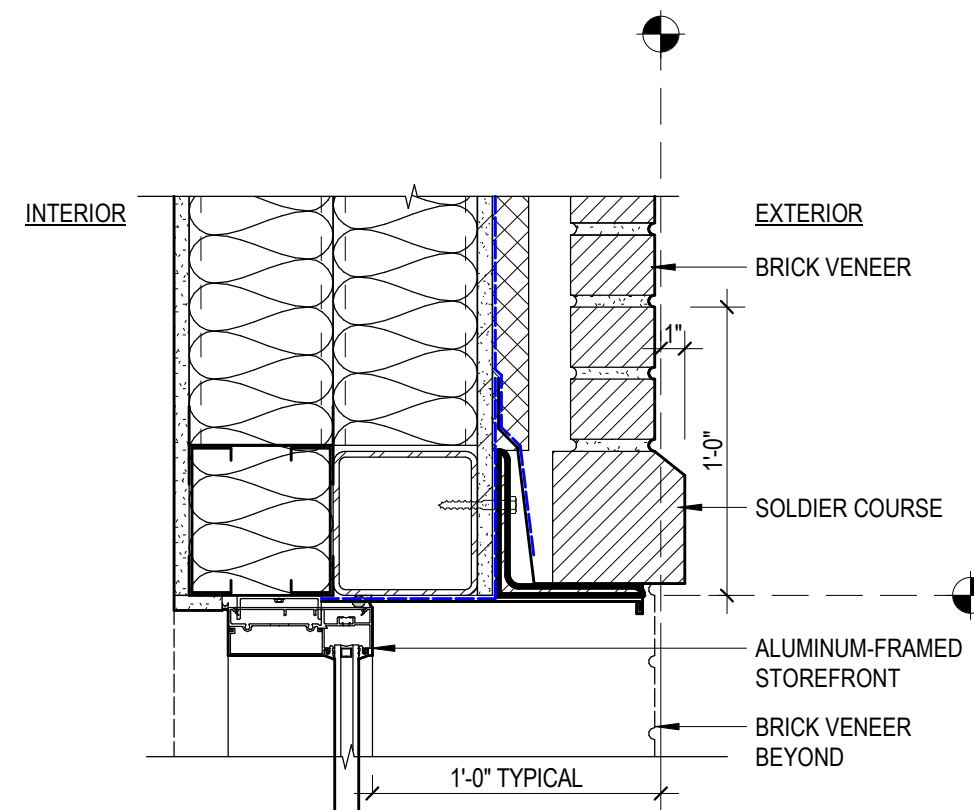
⑤ STOREFRONT JAMB AT WOOD PILASTER
1 1/2" = 1'-0"



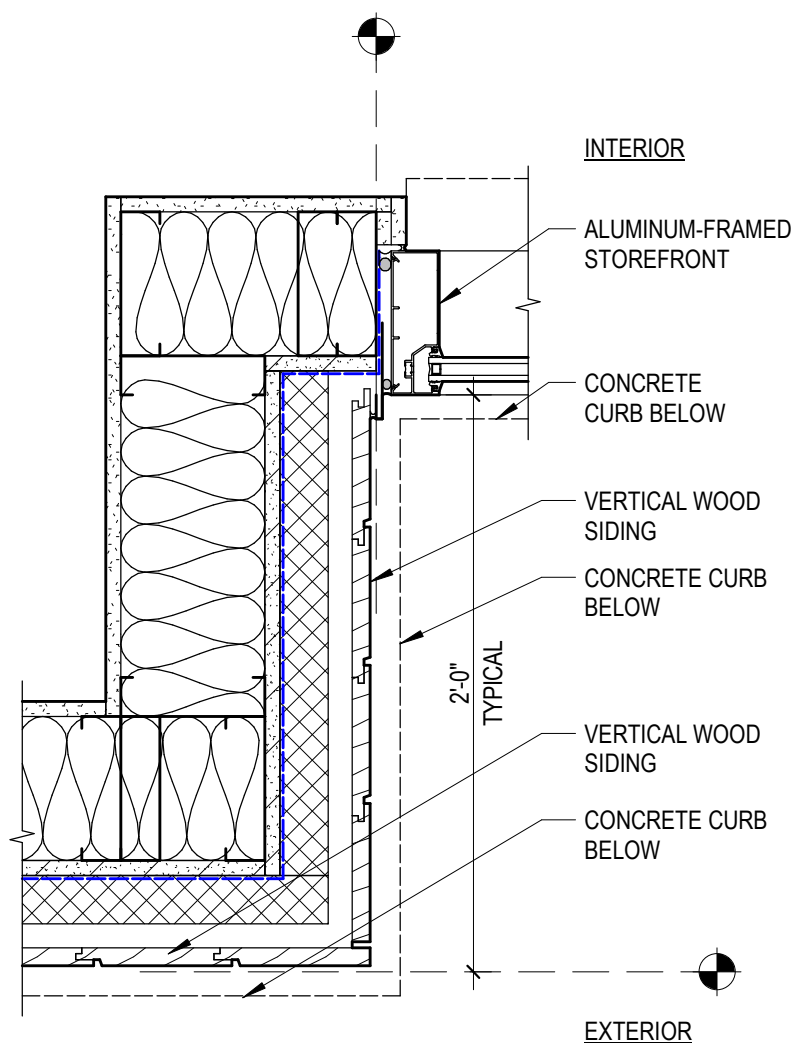
③ STOREFRONT JAMB AT WOOD FRAME
1 1/2" = 1'-0"



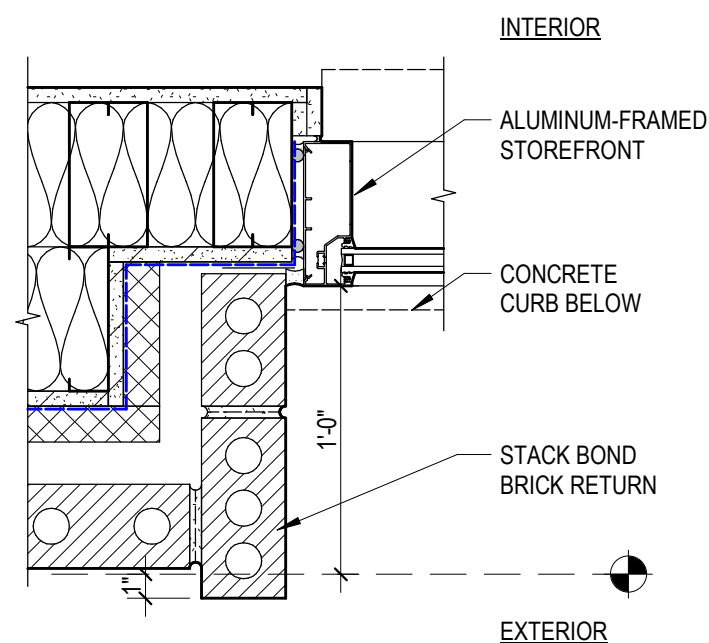
① STOREFRONT HEAD
1 1/2" = 1'-0"



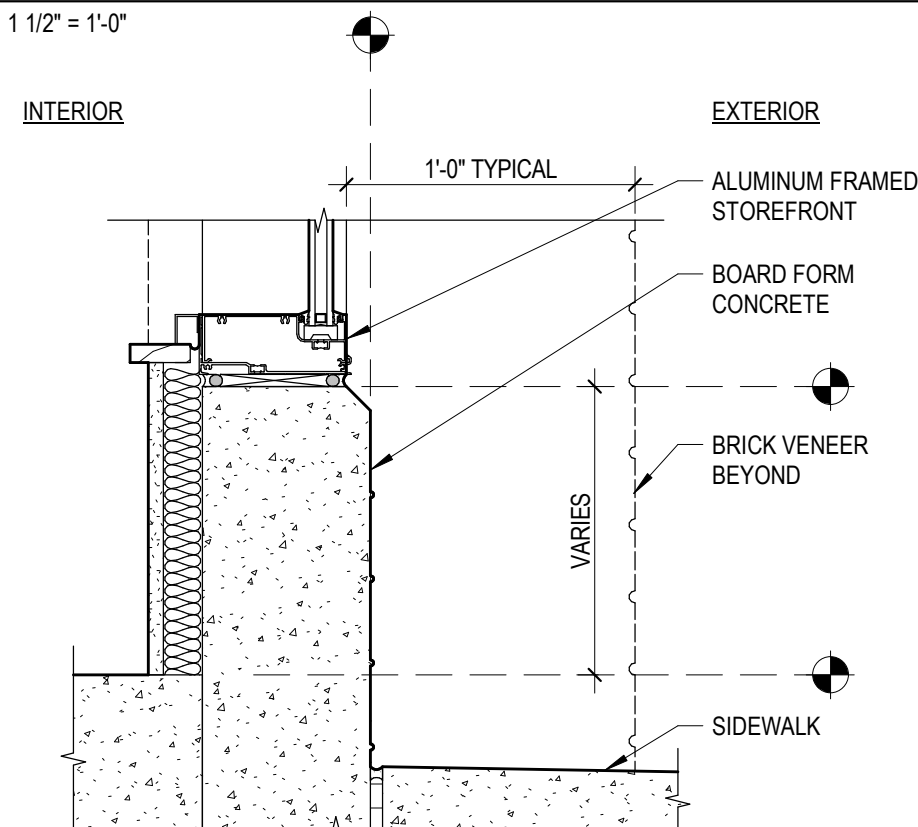
⑥ STOREFRONT JAMB AT WOOD WALL
1 1/2" = 1'-0"

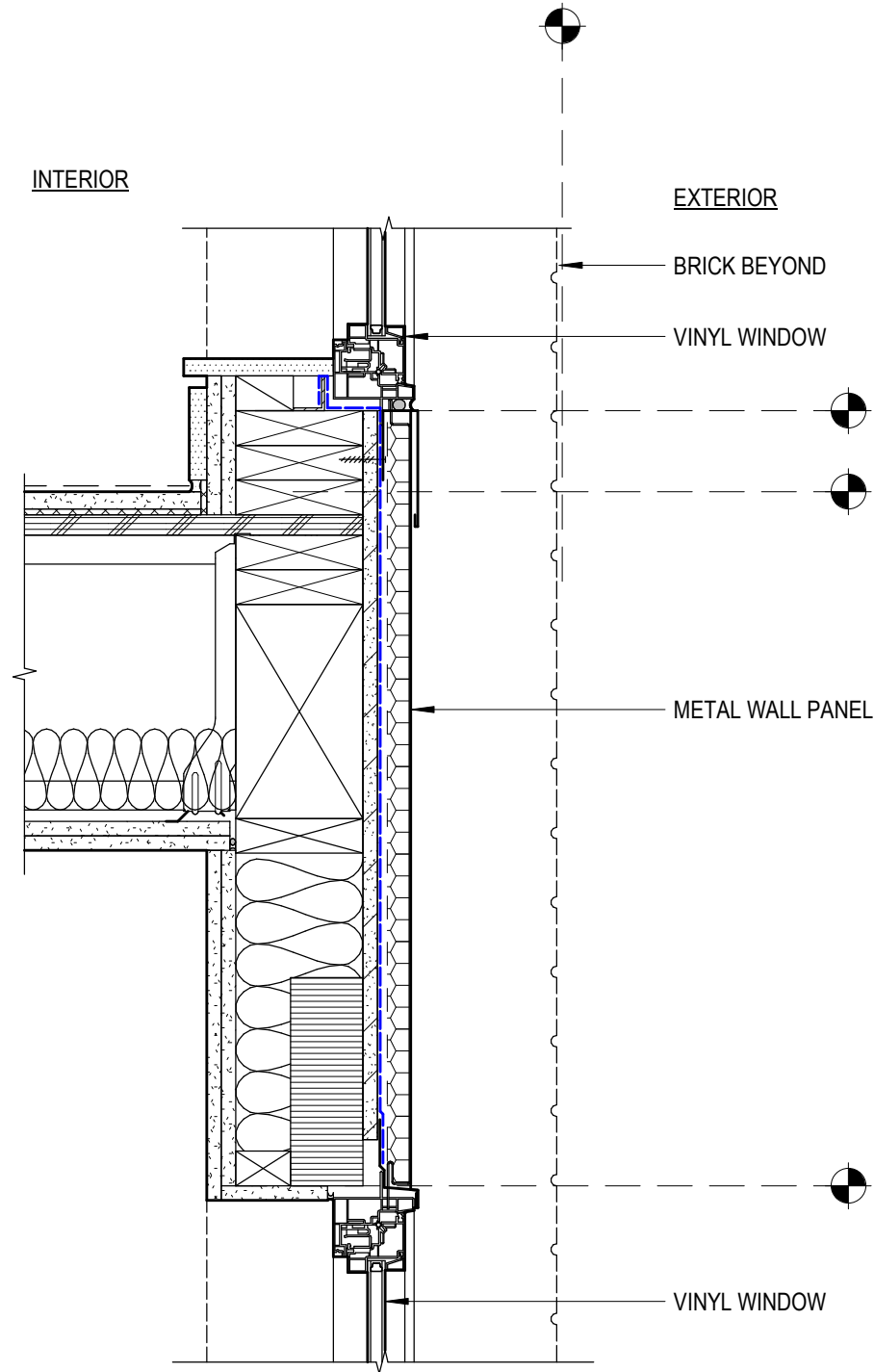


④ STOREFRONT JAMB AT BRICK VENEER
1 1/2" = 1'-0"

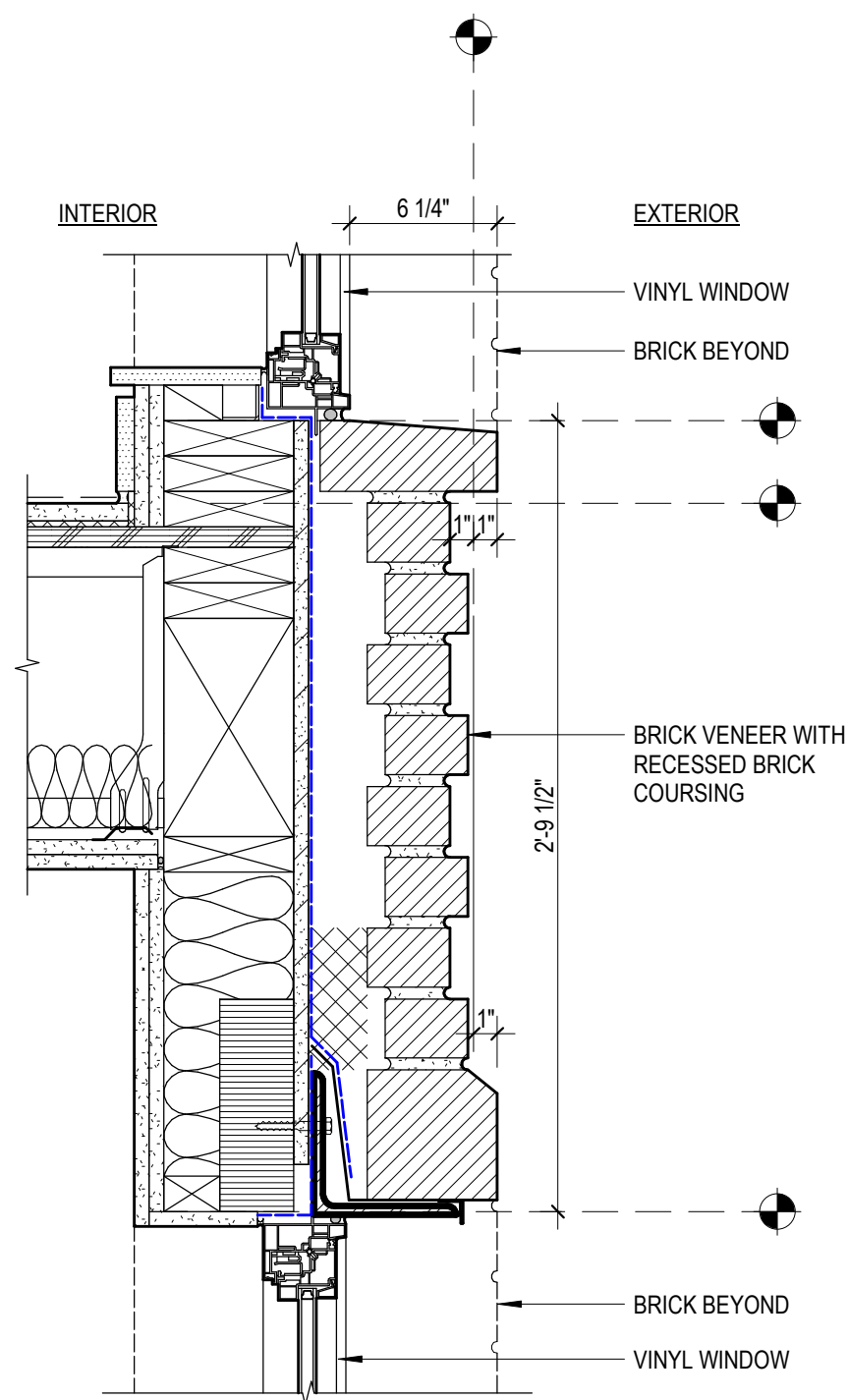


② STOREFRONT SILL
1 1/2" = 1'-0"

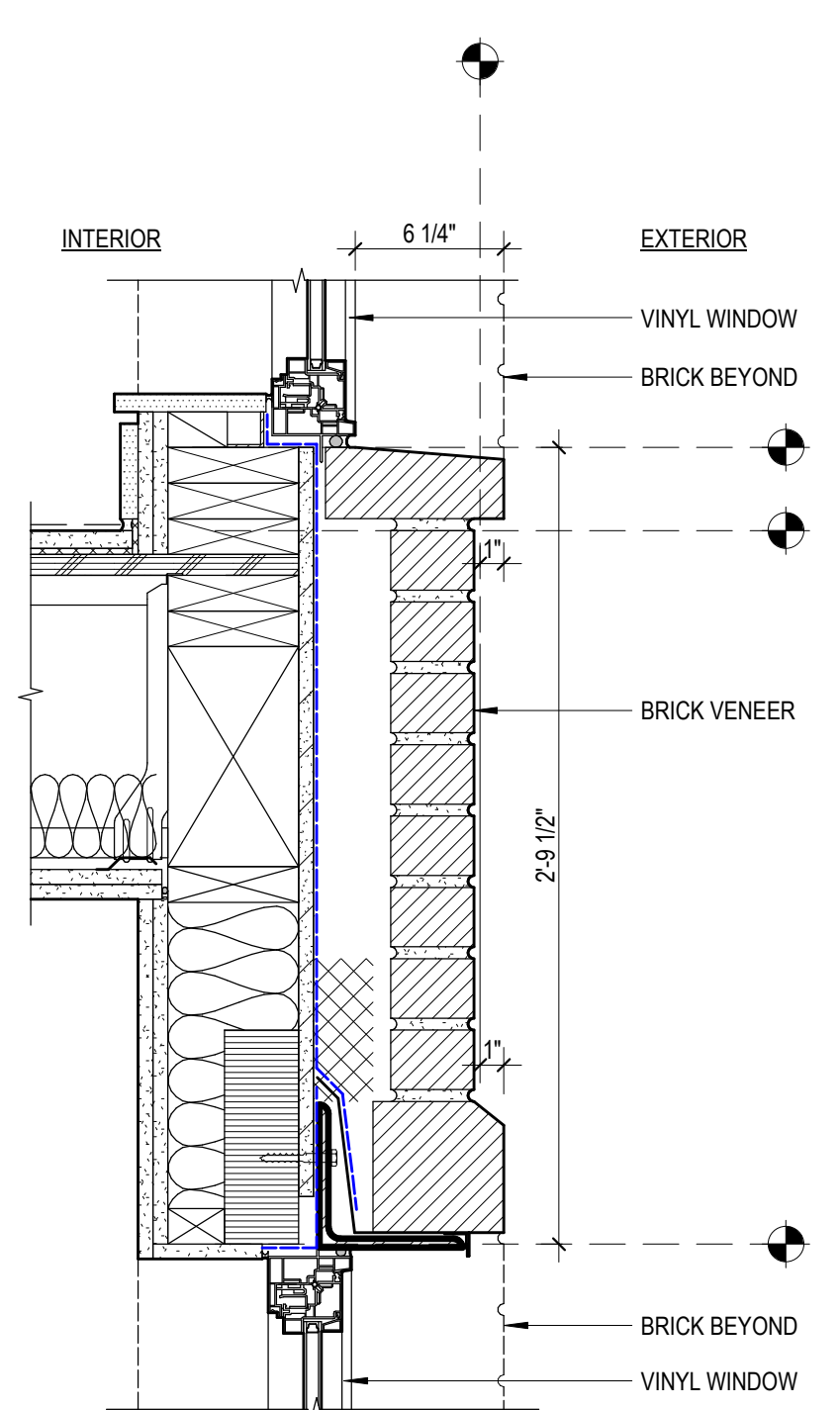




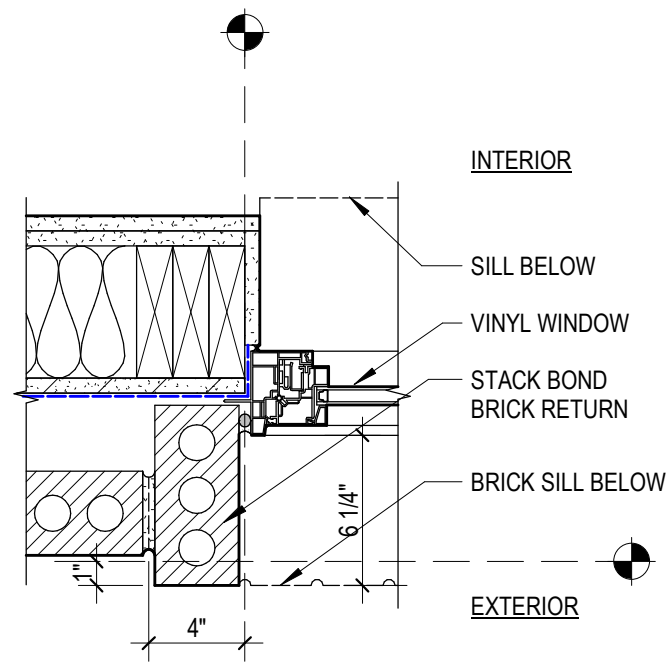
③ METAL WALL PANEL SPANDREL, TYPICAL
1 1/2" = 1'-0"



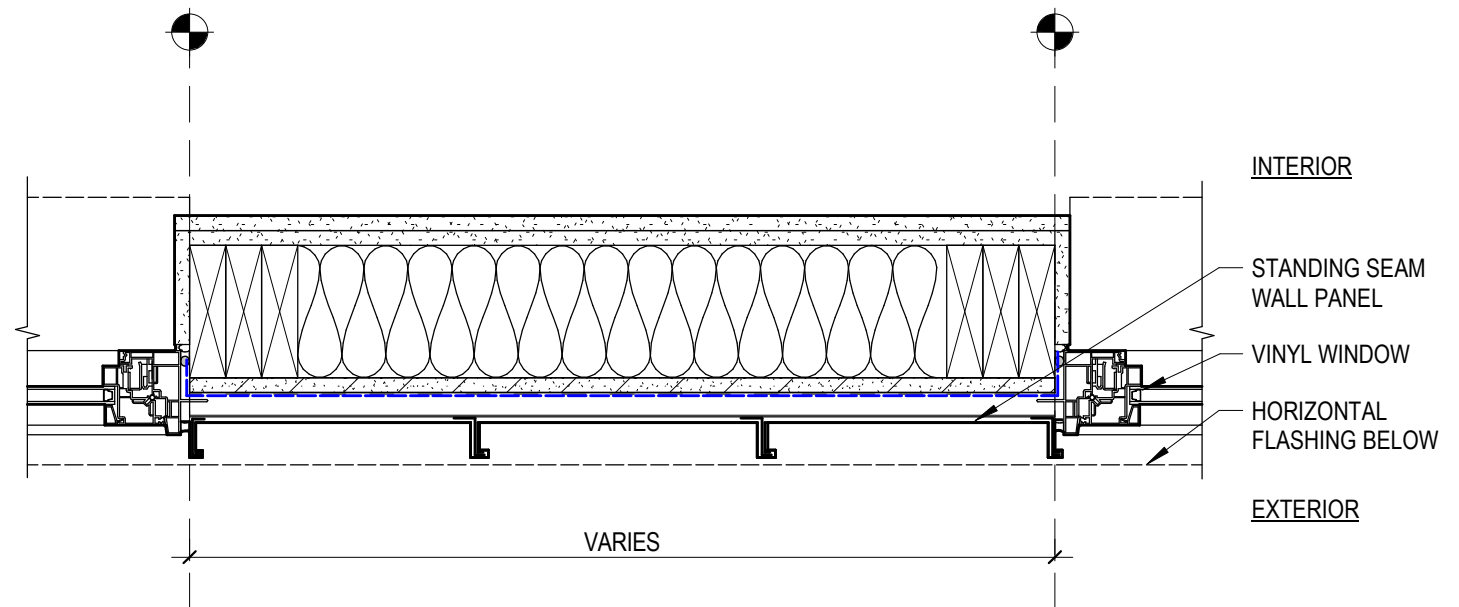
② BRICK SPANDREL, RECESSED COURSING
1 1/2" = 1'-0"



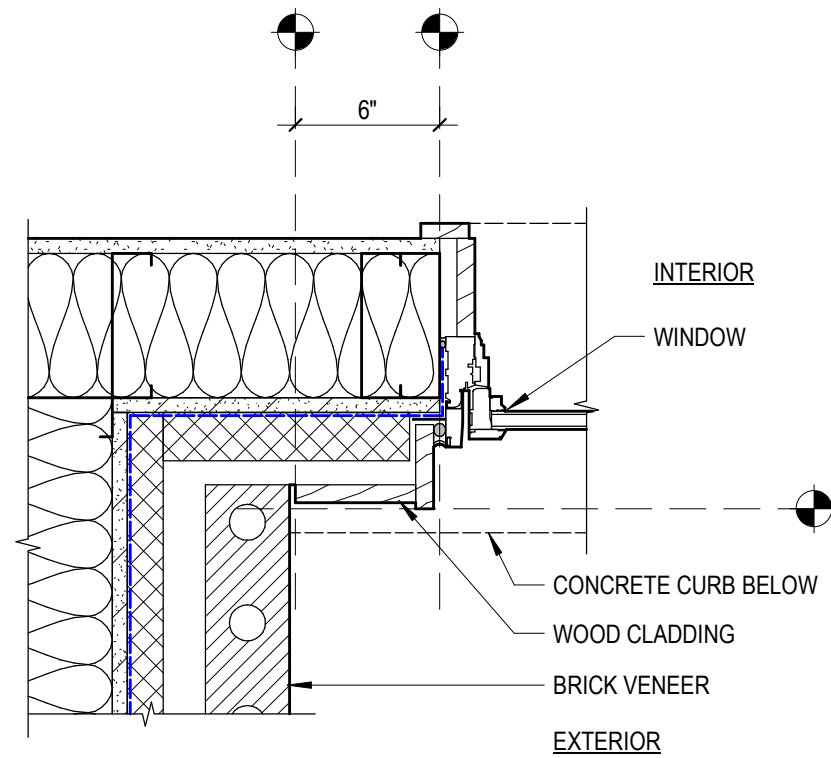
① BRICK SPANDREL, TYPICAL
1 1/2" = 1'-0"



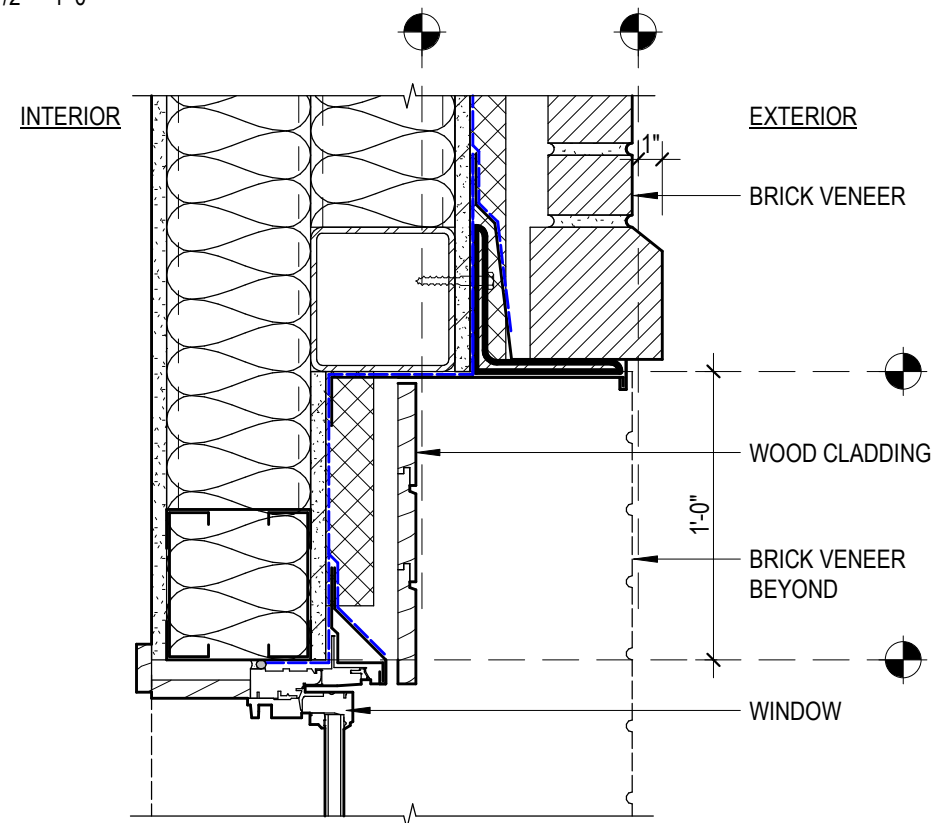
② VINYL WINDOW JAMB AT BRICK PIER
1 1/2" = 1'-0"



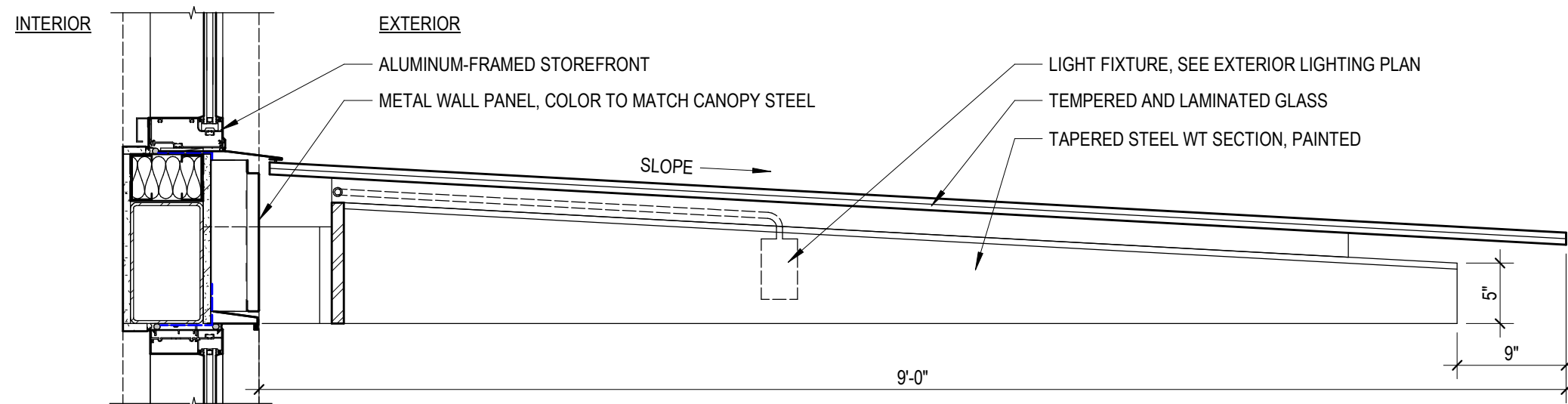
① VINYL WINDOW JAMB AT METAL WALL PANEL - STANDING SEAM
1 1/2" = 1'-0"



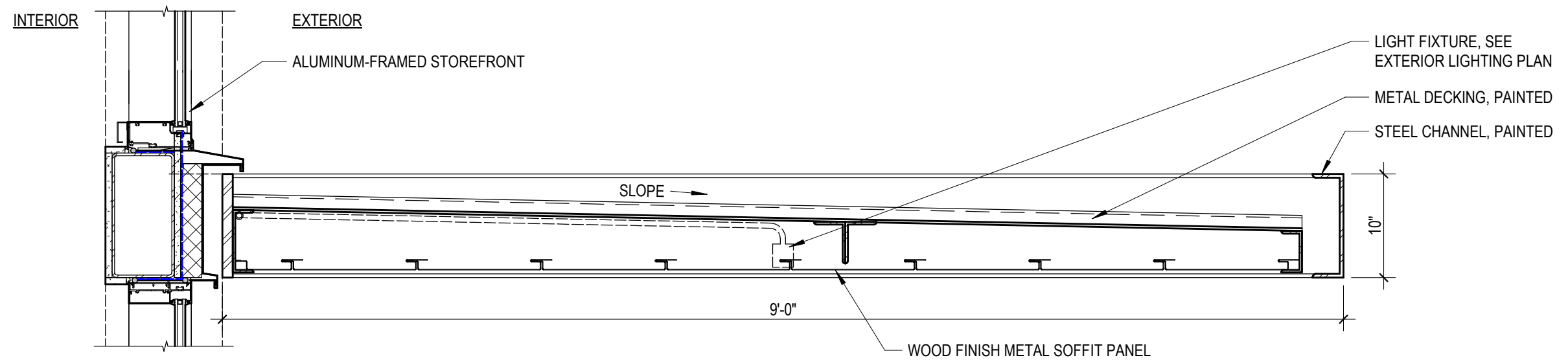
③ LEVEL 1 WINDOW JAMB
1 1/2" = 1'-0"



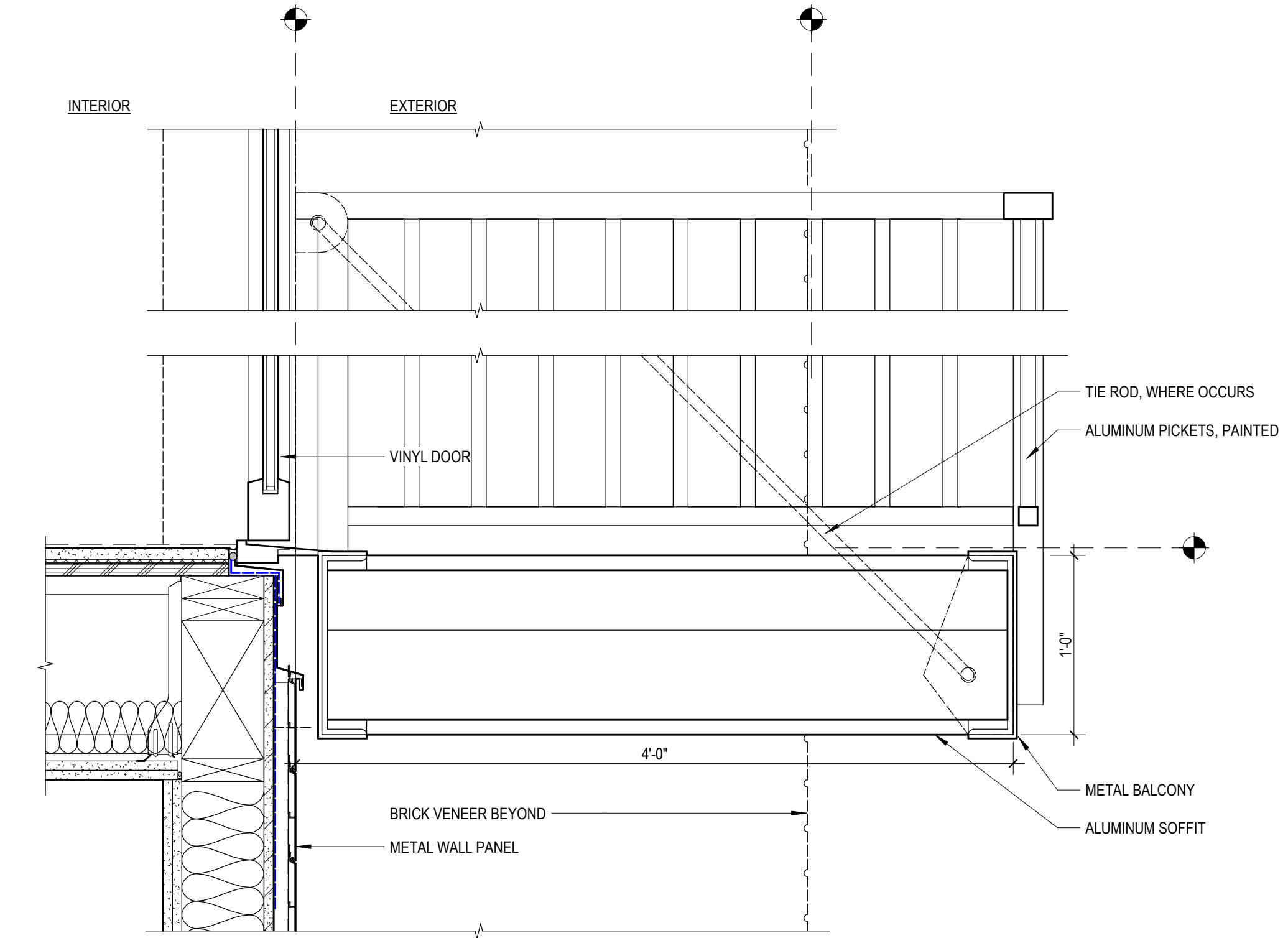
④ LEVEL 1 WINDOW HEAD
1 1/2" = 1'-0"



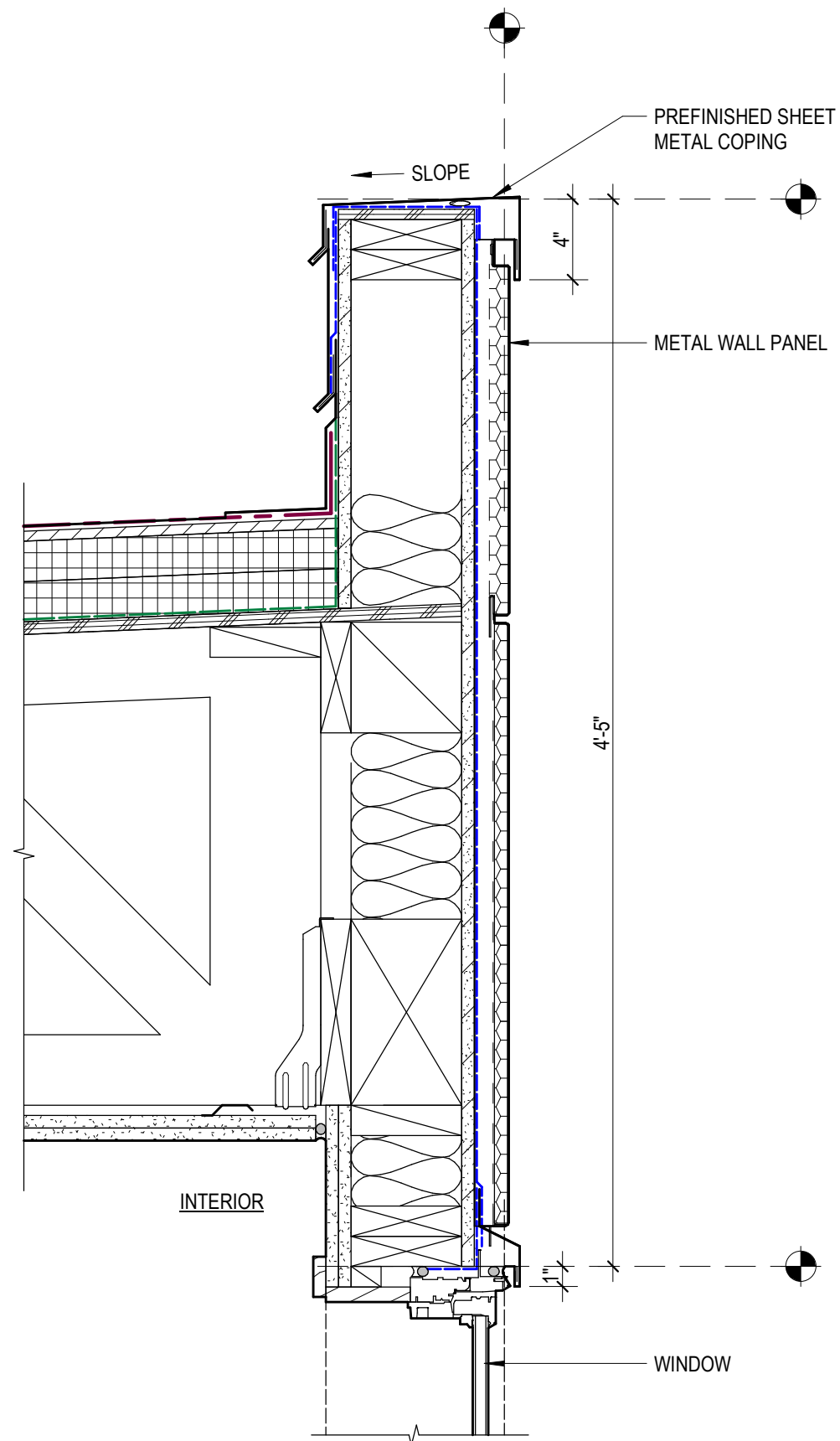
① GLASS CANOPY
1" = 1'-0"



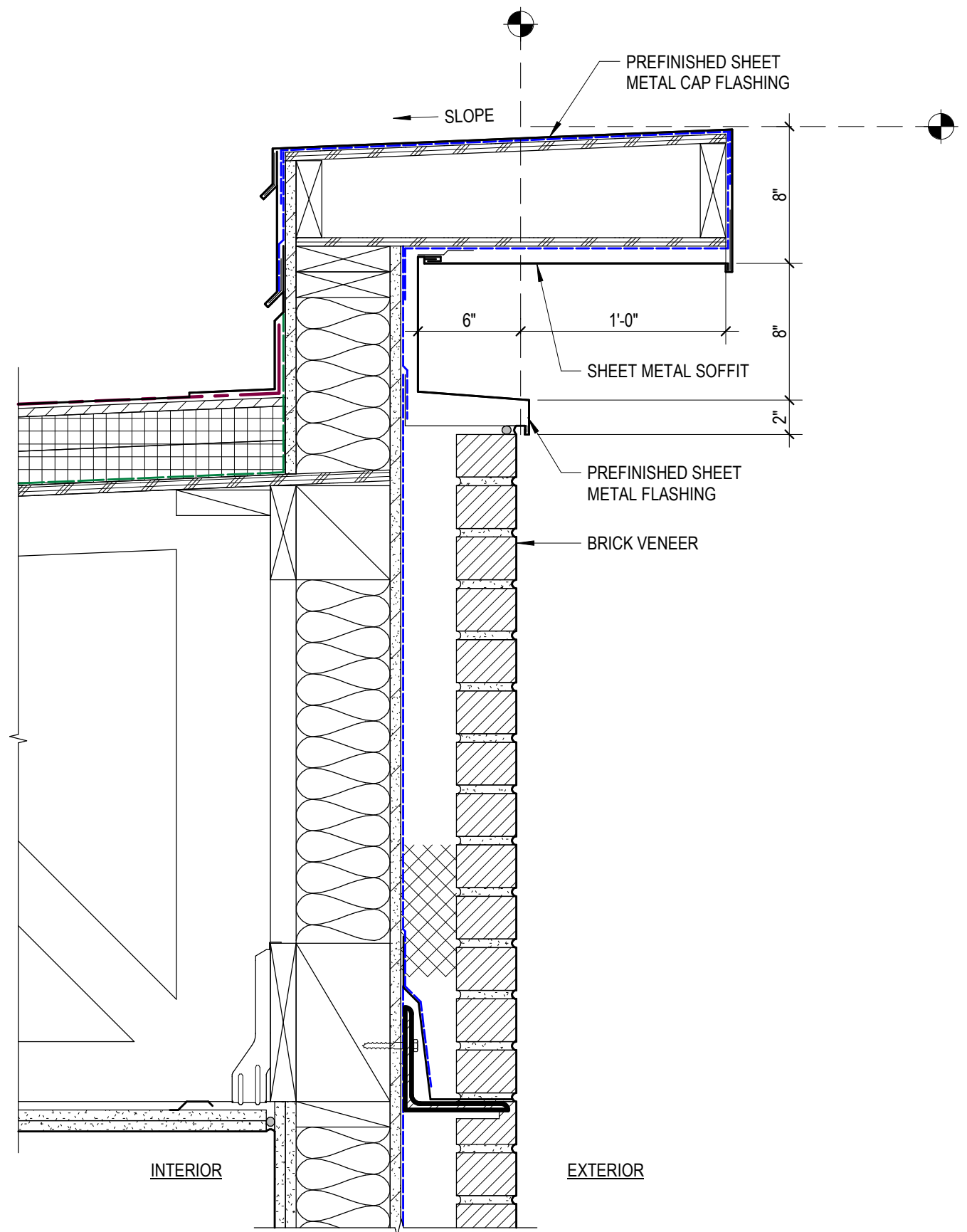
② STEEL CANOPY
1" = 1'-0"



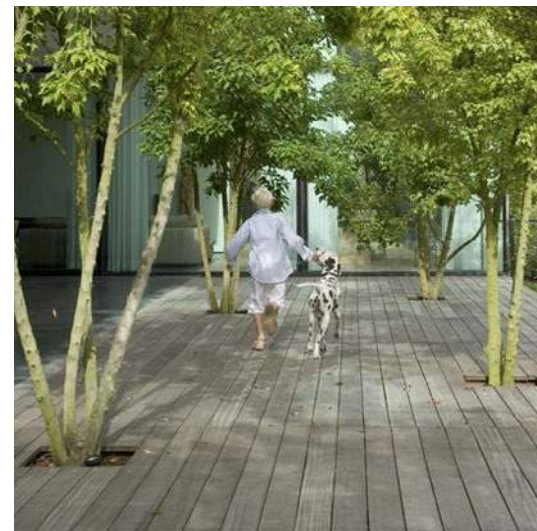
① BALCONY, TYPICAL
1 1/2" = 1'-0"



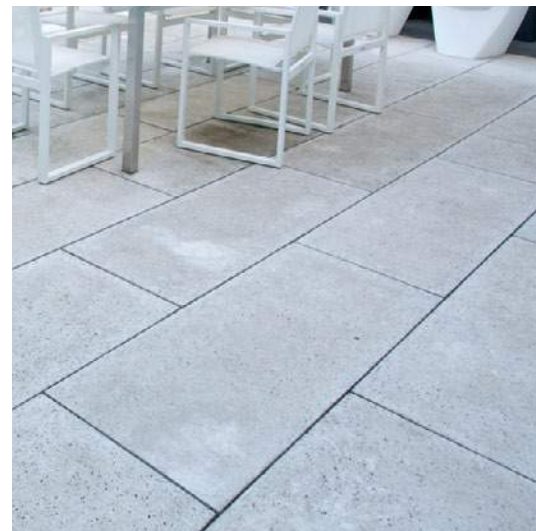
② PARAPET AT MWP
1 1/2" = 1'-0"



① PARAPET AT BRICK
1 1/2" = 1'-0"



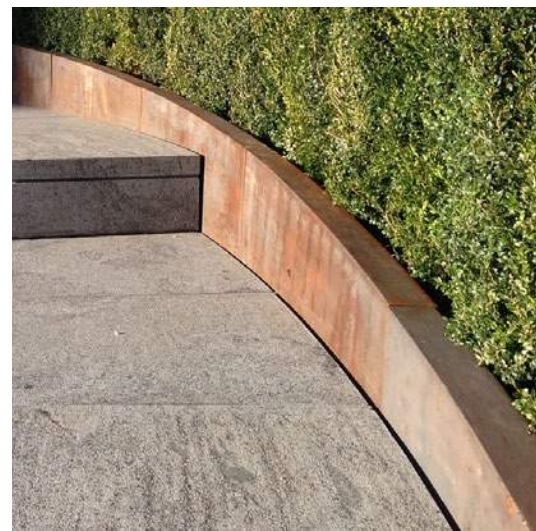
1: Thermory Wood Decking



2: Precast Concrete Pavers on Pedestals



3: Sandset Precast Concrete Pavers



4: Low Corten Retaining Wall or Planter



5: Custom Thermory Wood Bench

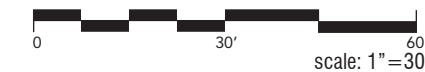


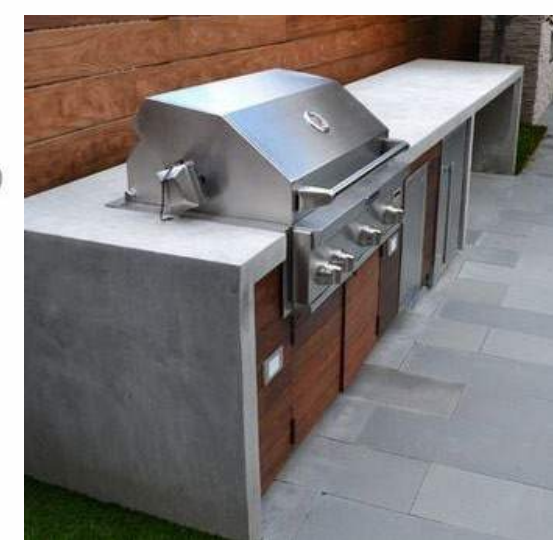
6: Trees with Decorative Tree Grates

7: 8' Glass and Steel Fence

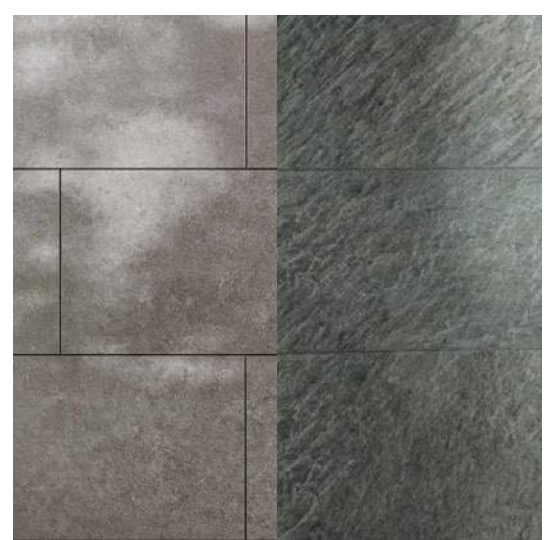
8: Bike Racks, 12 Short-Term Spaces

9: Globe Lantern Cable Lighting

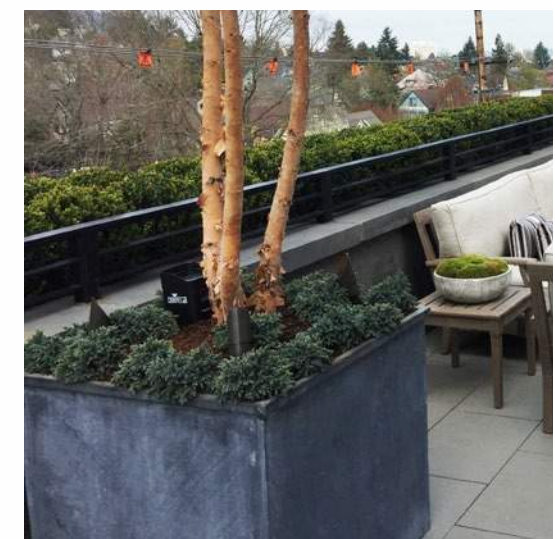




1: Grill and Countertop



2: Porcelain Pavers on Pedestals



3: Powdercoated Steel Planter



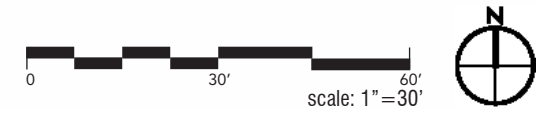
4: Fire Table

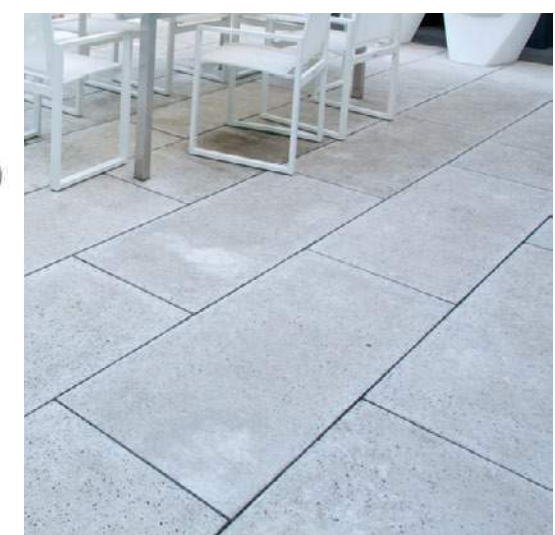
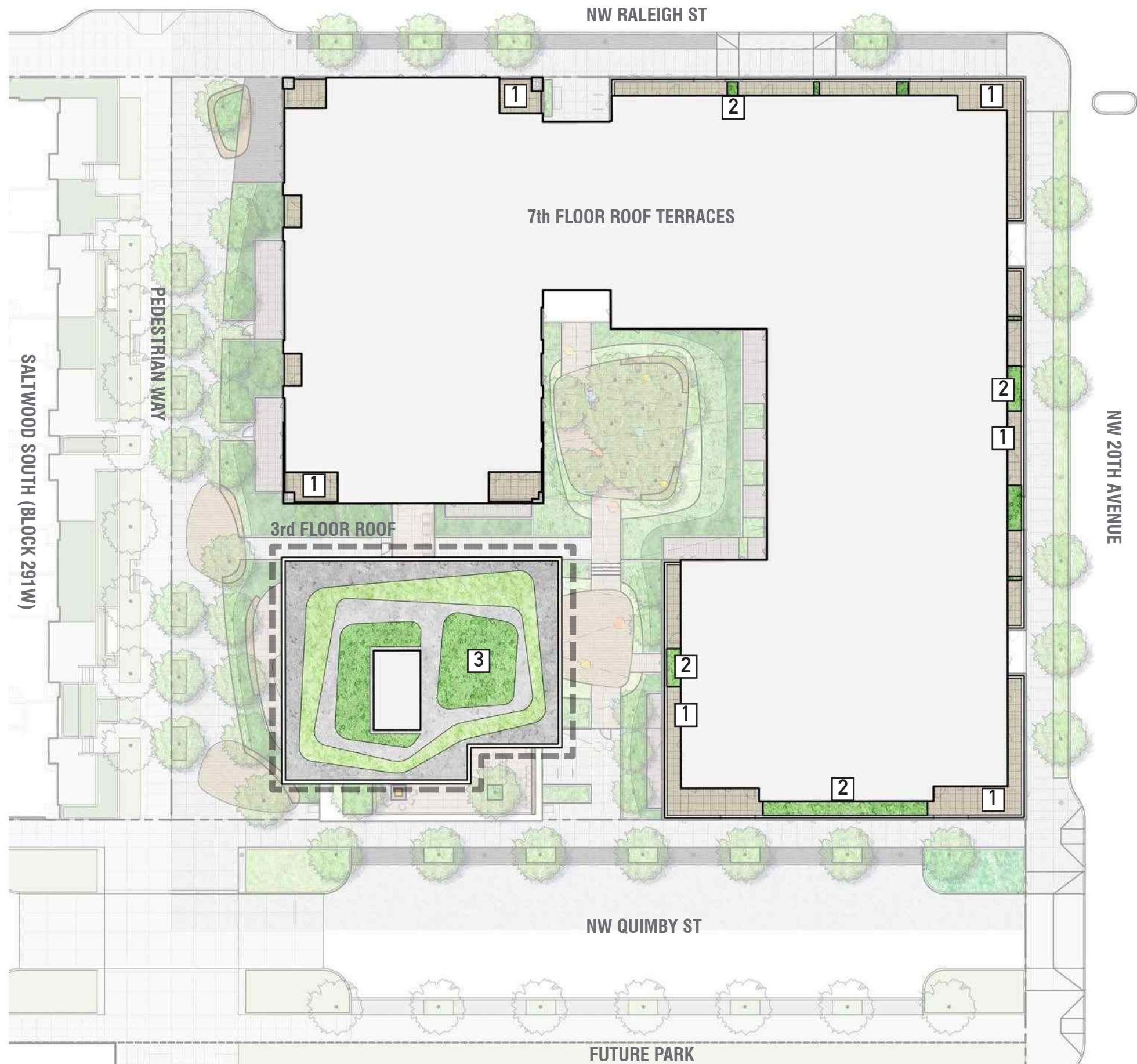


5: Drink Rail

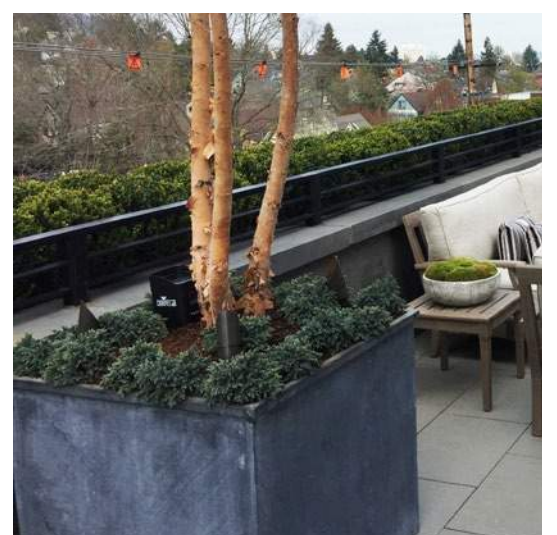


6: Community Table





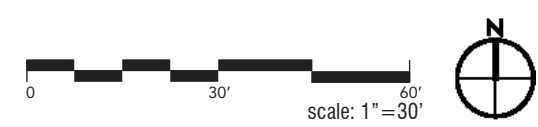
1: Precast Concrete Pavers on Pedestals



2: Powdercoated Steel Planter

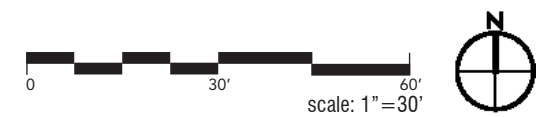


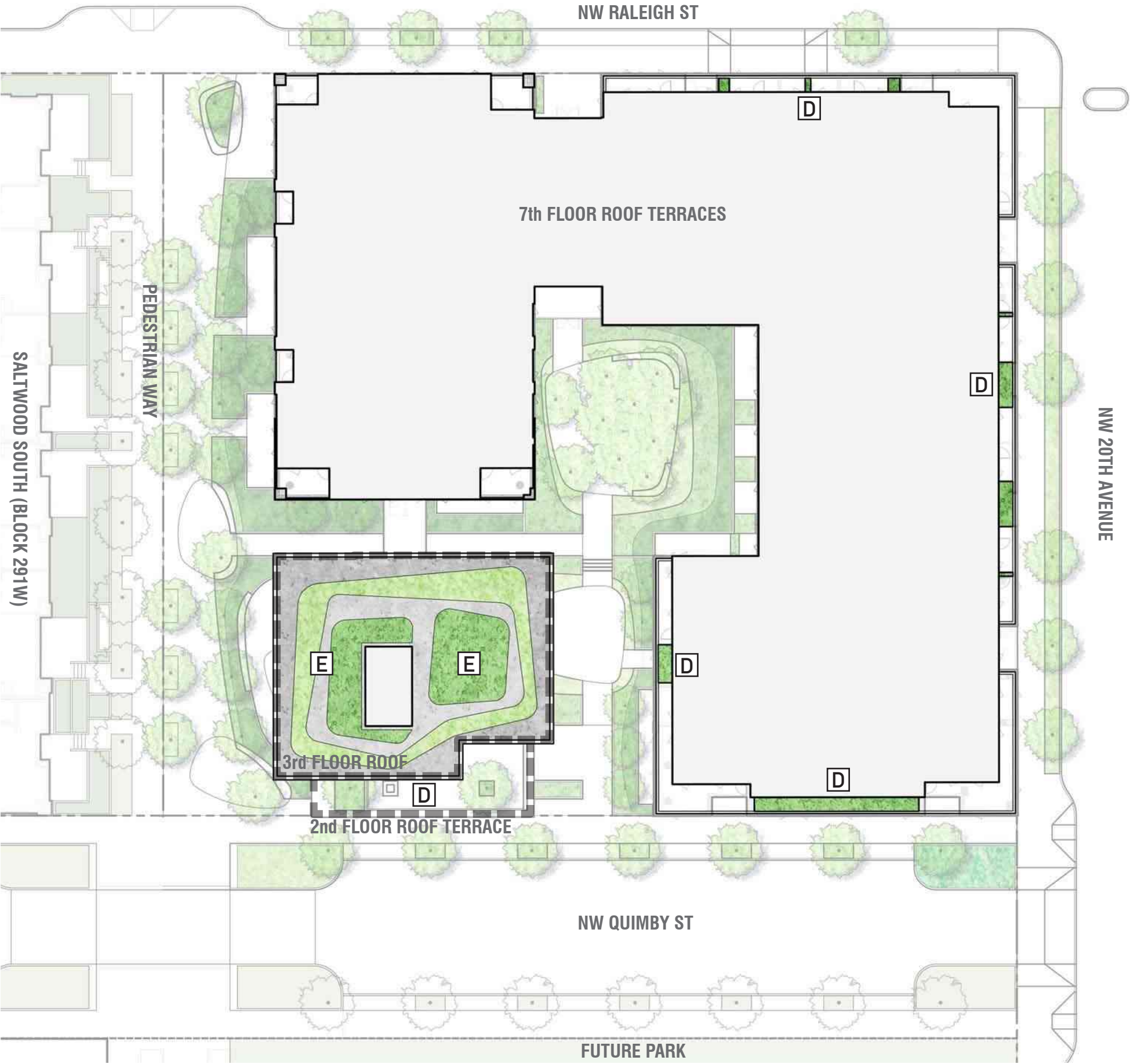
3: Sedum Ecoroof with Decorative Ballast





A: Pedestrian Ways and Right-of-Ways		
ROW Tree 1: Chionanthus retusus	Chinese Fringetree	3" cal
ROW Tree 2: Tilia t. 'Sterling'	Sterling Linden	3" cal
ROW Tree 3: Ginkgo 'Fastigiata'	Columnar Ginkgo	3" cal
Lagerstroemia 'Arapaho'	Arapaho Crape Myrtle	12' ht
Parrotia persica 'Vanessa'	Vanessa Persian Ironwood	3" cal
Platanus x acerifolia 'Exclamation'	Exclamation London Plane Tree	3" cal
Quercus phellos	Willow Oak	3" cal
Abelia 'Kaleidoscope'	Kaleidoscope Abelia	3' ht
Caryopteris 'Dark Knight'	Dark Knight Bluebeard	2' ht
Cistus x obtusifolius	White Rock Rose	3' ht
Escallonia 'Gold Brian'	Gold Brian Escallonia	3' ht
Geranium macrorrhizum 'Ingwersen's'	Ingwersen's Hardy Geranium	1' ht
Helianthemum 'Henfield Brilliant'	Henfield Brilliant Sunrose	1' ht
Lavandula 'Munstead'	Munstead Lavender	2' ht
Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	3' ht
Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	3' ht
Raphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorne	3' ht
B: Courtyard		
Magnolia kobus	Kobus Magnolia	12' ht
Persicaria parrotia 'Vanessa'	Vanessa Persian Ironwood	3" cal
Prunus serrulata 'Snow Goose'	Snow Goose Flowering Cherry	3" cal
Styrax japonicus 'Snowcone'	Snowcone Japanese Snowbell	3" cal
Abelia 'Kaleidoscope'	Kaleidoscope Abelia	3' ht
Athyrium 'Ghost'	Ghost Fern	2' ht
Daphne odora aureomarginata	Variegated Daphne	4' ht
Erica 'White Perfection'	White Perfection Winter Heath	1' ht
Escallonia 'Gold Brian'	Gold Brian Escallonia	3' ht
Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	3' ht
Geranium macrorrhizum 'Ingwersen's'	Ingwersen's Hardy Geranium	1' ht
Heuchera 'Crystal Spires'	Green Spice Heuchera	1' ht
Mahonia x media 'Soft Caress'	Soft Caress Mahonia	3' ht
Mahonia x media 'Marvel'	Marvel Mahonia	6' ht
Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	3' ht
Pachysandra terminalis	Japanese Spurge	1' ht
Rhododendron 'Elizabeth Hobbie'	Elizabeth Hobbie Rhody	3' ht
Sarcococca hookeriana var humilis	Fragrant Sarcococca	2' ht
C: Stormwater Facilities		
Juncus patens	Spreading Rush	2' ht
Cornus sericea 'Kelseyi'	Kelsey Dogwood	2' ht





D:	2nd and 7th Floor Roof Terraces		
	Magnolia kobus	Kobus Magnolia	12' ht
D:	Abelia 'Kaleidoscope'	Kaleidoscope Abelia	3' ht
	Daphne odora aureomarginata	Variegated Daphne	4' ht
	Erica 'White Perfection'	White Perfection Winter Heath	1' ht
	Escallonia 'Gold Brian'	Gold Brian Escallonia	3' ht
	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	3' ht
	Mahonia x media 'Soft Caress'	Soft Caress Mahonia	3' ht
	Mahonia x media 'Marvel'	Marvel Mahonia	6' ht
	Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	3' ht
	Rhododendron 'Elizabeth Hobbie'	Elizabeth Hobbie Rhody	3' ht
	Sarcococca hookeriana var humilis	Fragrant Sarcococca	2' ht
E:	3rd Floor Ecoroof		
	Sedum Mix A, TBD	Pregrown Sedum Tiles	
	Sedum Mix B, TBD	Pregrown Sedum Tiles	





Site Tree 1: *Quercus phellos*



Site Tree 2: *Platanus x acerifolia* 'Exclamation'



Site Tree 3: *Persica parrotia* 'Vanessa'



Site Tree 4: *Lagerstroemia* 'Arapaho'



Site Tree 5: *Styrax japonicus* 'Snowcone'



Site Tree 6: *Prunus serrulata* 'Snow Goose'



Roof Tree: *Magnolia kobus*



ROW Tree 1 (NW Raleigh): *Chionanthus retusus*



ROW Tree 2 (NW 20th): *Tilia tomentosa* 'Sterling'



ROW Tree 3 (NW Quimby): *Ginkgo* 'Fastigiata'



Abelia 'Kaleidoscope'



Caryopteris 'Dark Knight'



Choisya ternata 'Goldfinger'



Cistus x obtusifolius



Daphne odora aureomarginata



Erica 'White Perfection'



Escallonia 'Gold Brian'



Helianthemum 'Henfield Brilliant'



Gardenia 'Frostproof'



Lavandula angustifolia 'Munstead'



Miscanthus sinensis 'Adagio'



Raphiolepis umbellata 'Minor'



Athyrium 'Ghost'



Liriope 'Silvery Sunproof'



Mahonia x media 'Soft Caress'



Pachysandra terminalis



Rhododendron 'Elizabeth Hobbie'



Sarcococca hookeriana var humilis

SALTWOOD SOUTH (BLOCK 291W)

BLOCK 291E

BLOCK 290

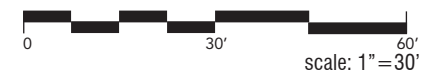
FUTURE PARK

NW QUIMBY ST

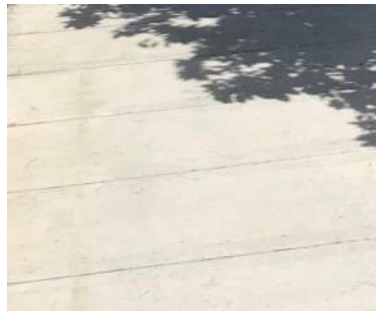
291E Limit of Work

Section

PLAN



1: Concrete Plank Pavers



2: Pedestrian Concrete Paving



3: mmcite Vera Bench



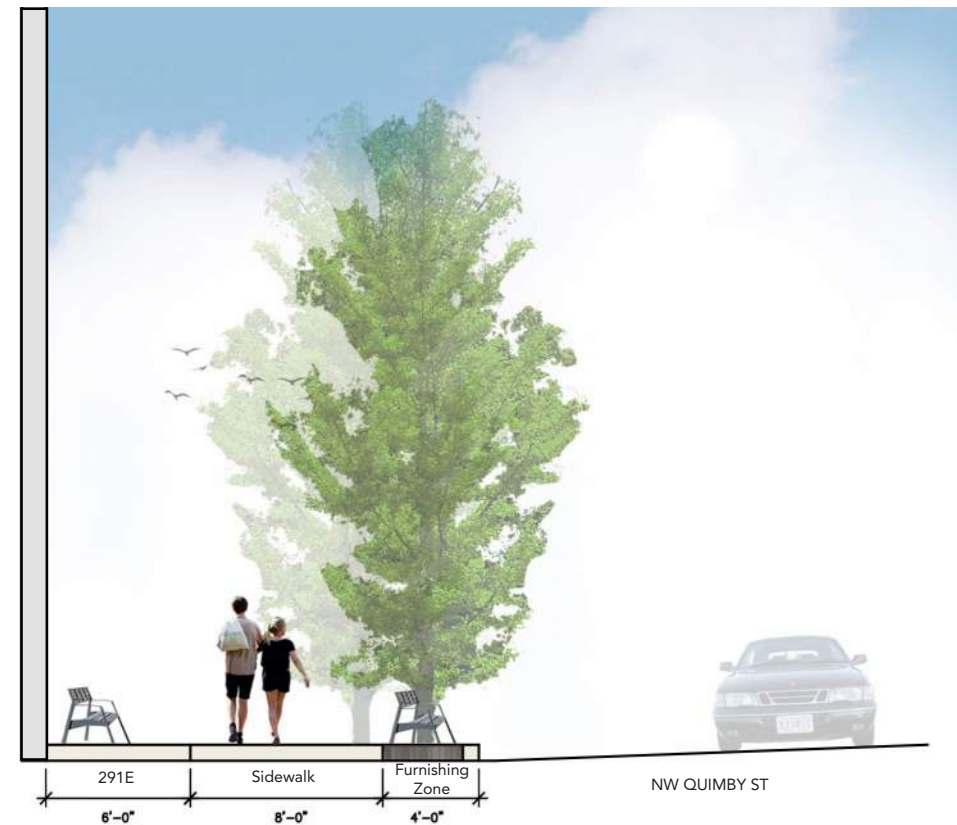
4: mmcite Lotlimit Bike Rack



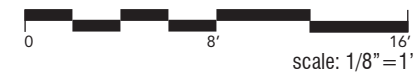
5: Ginkgo 'Fastigiata'

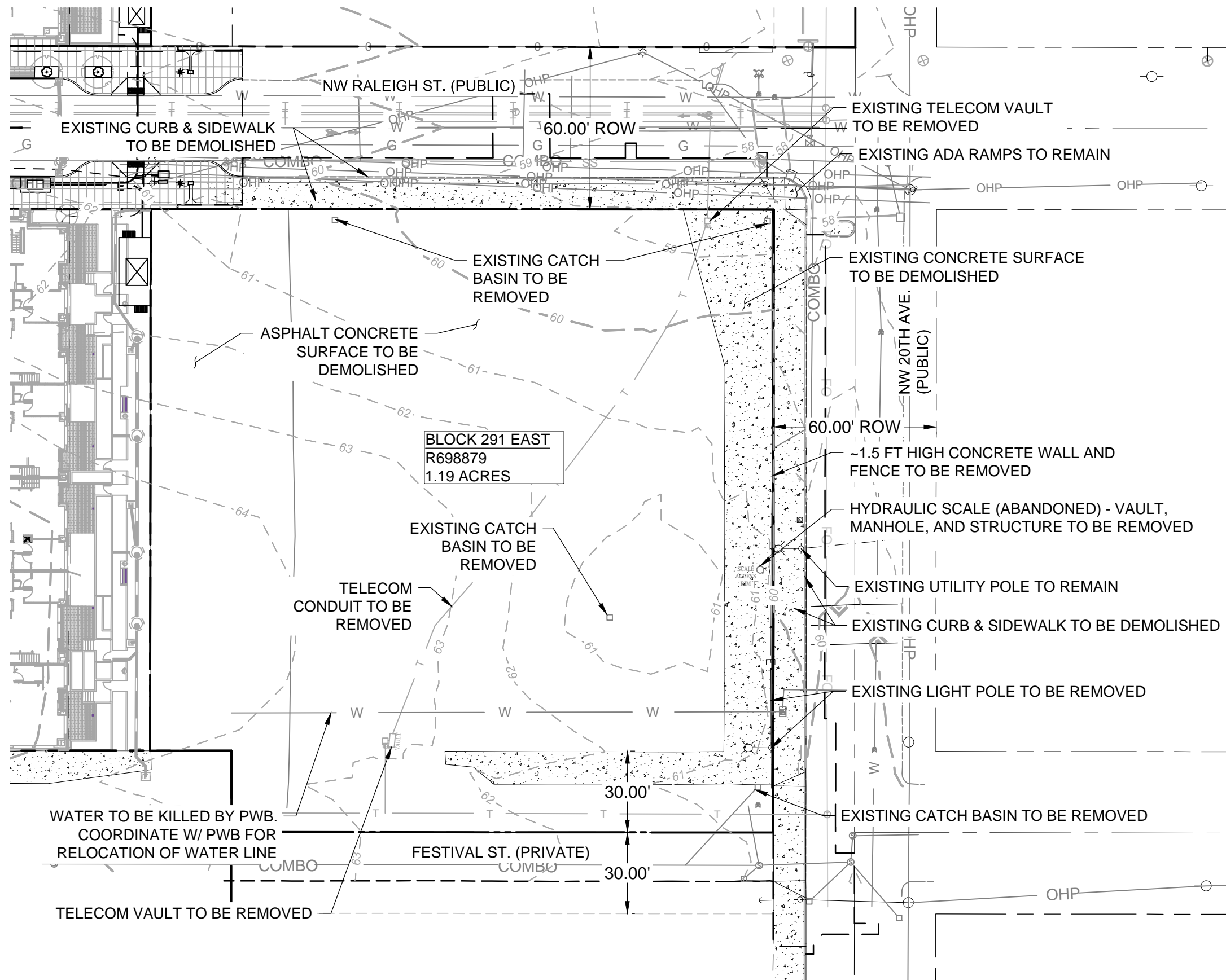


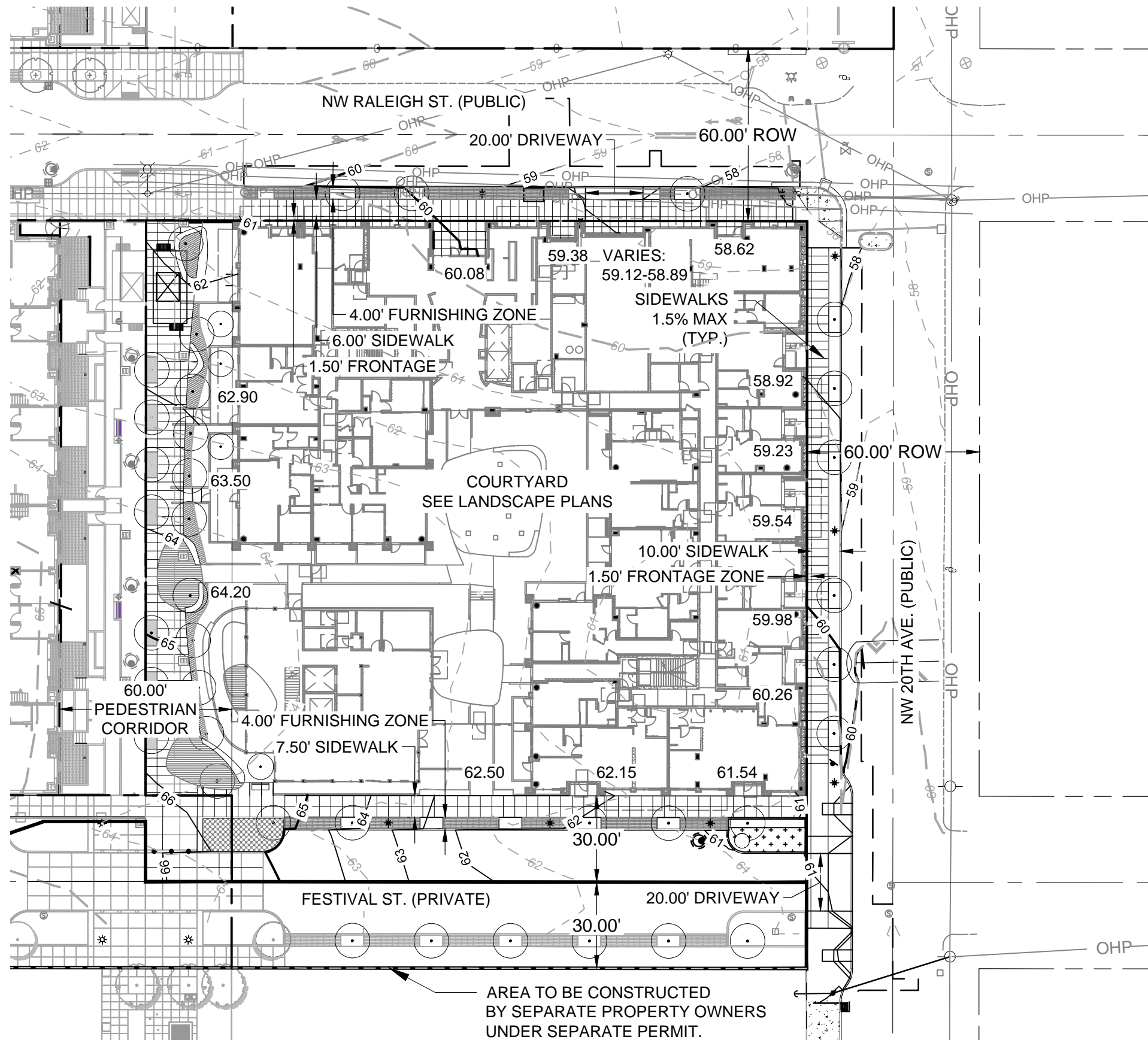
6: Concrete Tabletop Midblock Crossing

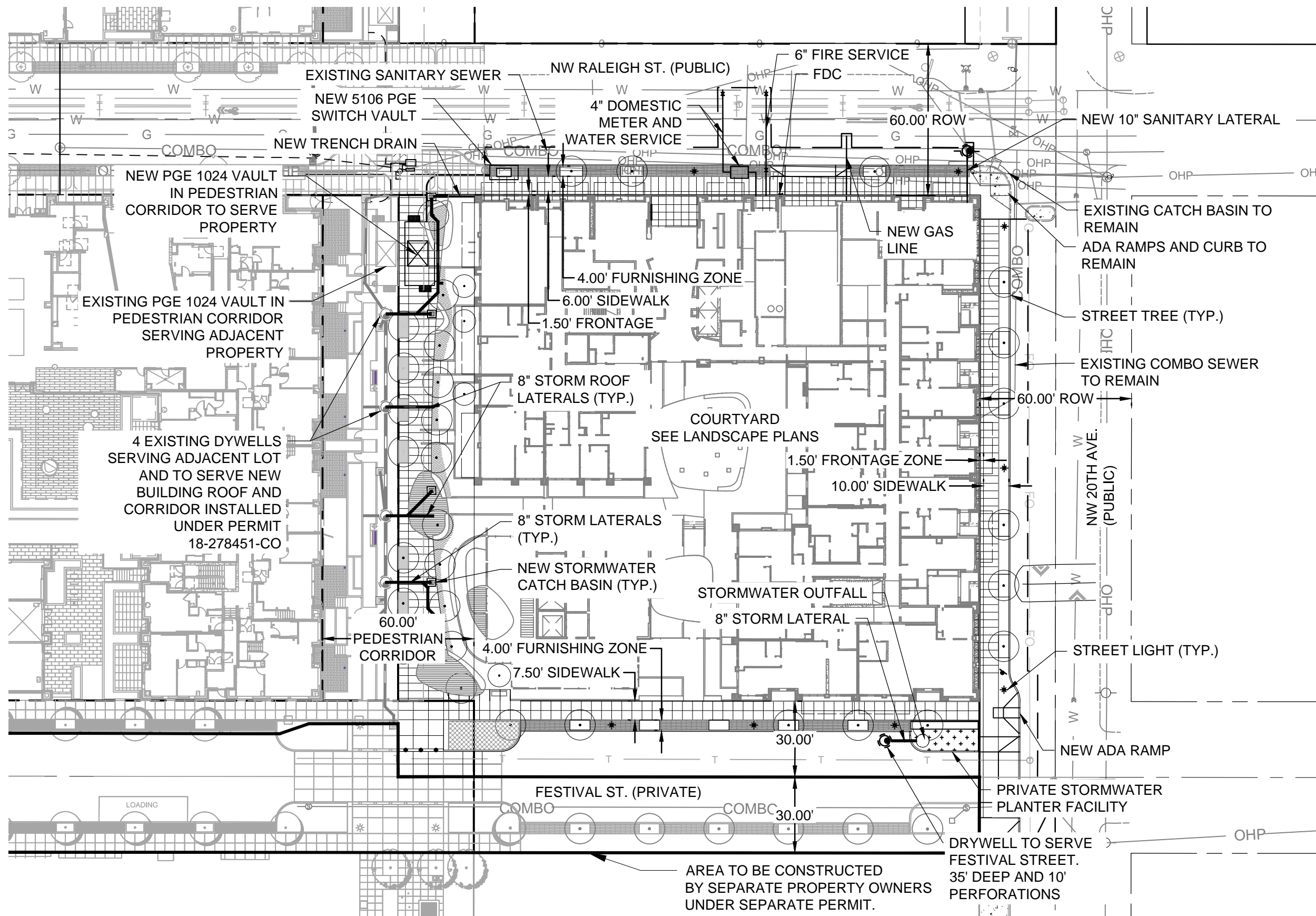


SECTION
Looking East









STORMWATER NARRATIVE

ALL ROOF STORMWATER WILL BE CONVEYED TO EXISTING DRYWELLS LOCATED ON THE PEDESTRIAN CORRIDOR (INSTALLED UNDER PERMIT NUMBER 18-278451-CO). PLUMBING CODE APPEAL WILL BE FILED FOR DISPOSING STORMWATER ON ADJACENT PROPERTY. ALL RUNOFF FROM THE PEDESTRIAN WALKWAY WILL BE CAPTURED IN TRENCH DRAINS OR CATCHBASINS AND CONVEYED TO THE DRYWELLS FOR DISPOSAL.

STORMWATER RUNOFF ON THE FESTIVAL STREET WILL BE CONVEYED TO A STORMWATER PLANTER LOCATED WITHIN THE FESTIVAL STREET VIA SHEET FLOW. STORMWATER WILL BE TREATED AT THE PLANTER BEFORE BEING CONVEYED TO THE DRYWELL FOR DISPOSAL. THE DRYWELL HAS BEEN PRELIMINARILY SIZED TO DISPOSE OF THE 10 YEAR STORM EVENT BASED ON XPSWMM MODELS AND INFILTRATION TESTS PERFORMED ON THE SITE.





1: Globe Lantern Cable Lighting



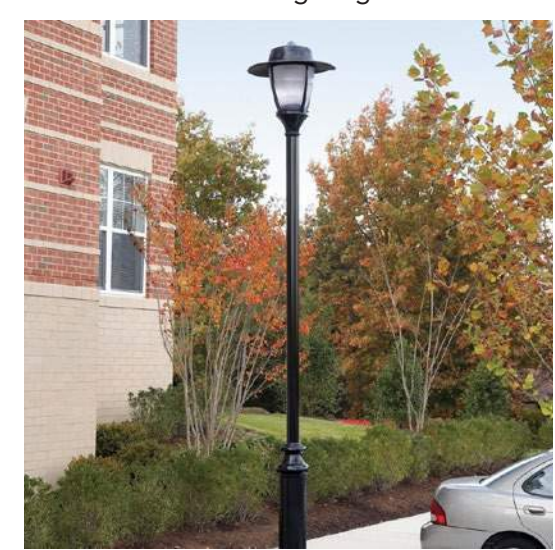
2: Recessed Wall Lighting



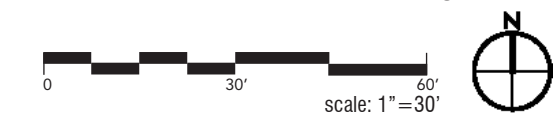
3: Decorative Bench Lighting



4: Landscape Forms Leo Pole Light (291w)



5: PBOT District Standard Street Light









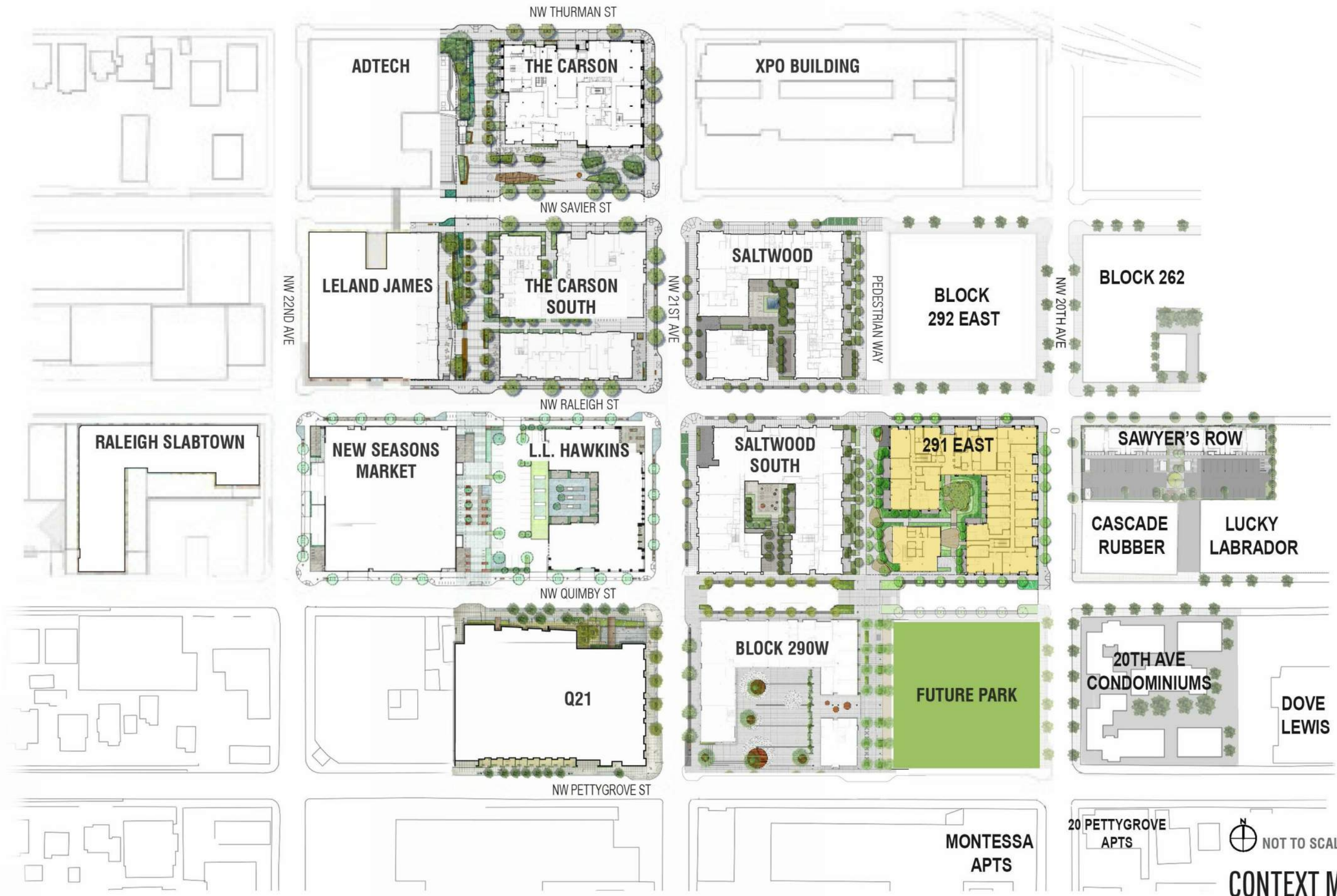












NOT TO SCALE
CONTEXT MAP



THE CARSON, SOUTH



THE CARSON, NORTH



XPO OFFICE BUILDING



LL HAWKINS



NEW SEASONS



LELAND JAMES



SAWYER'S ROW



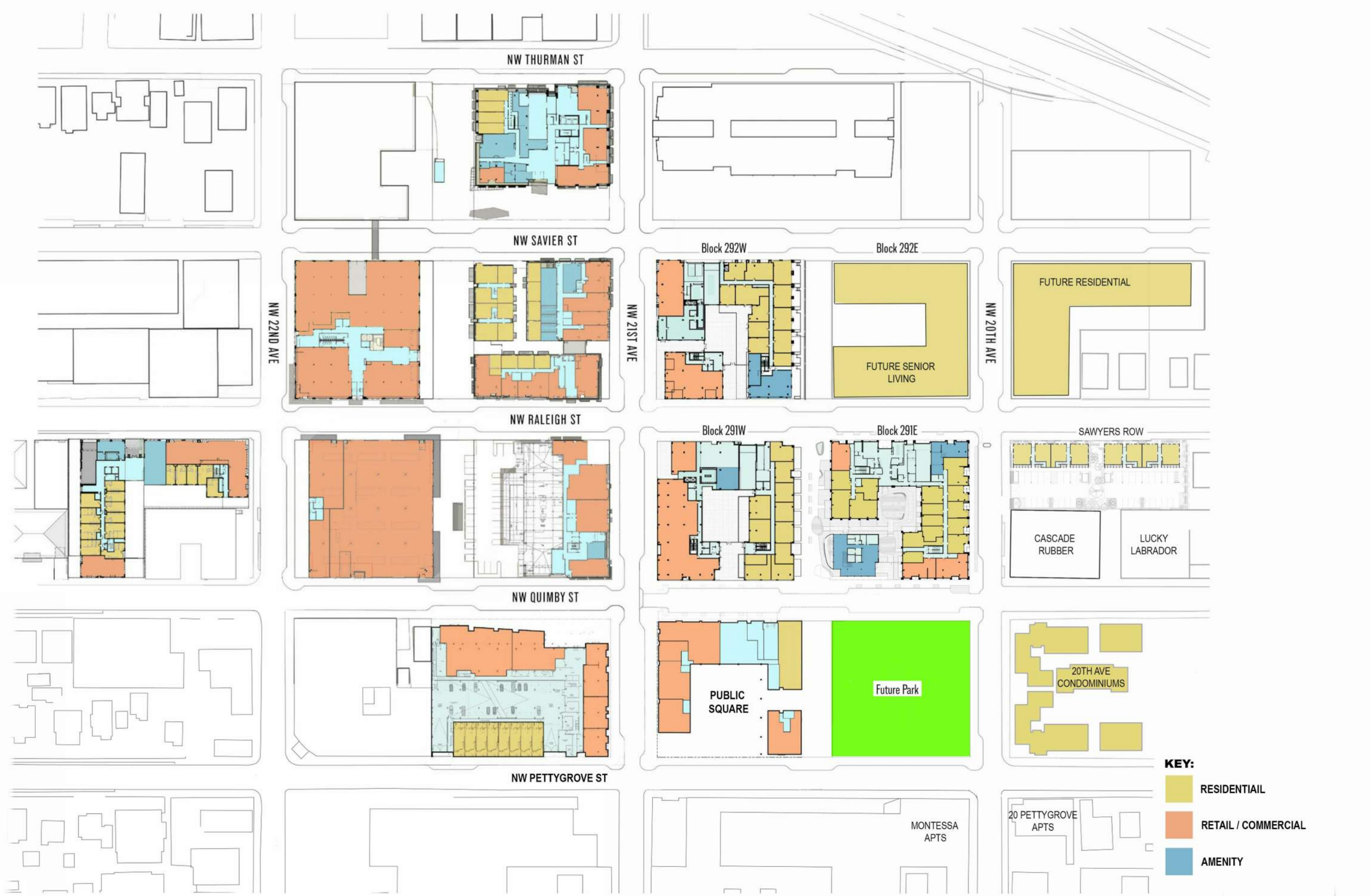
Q21

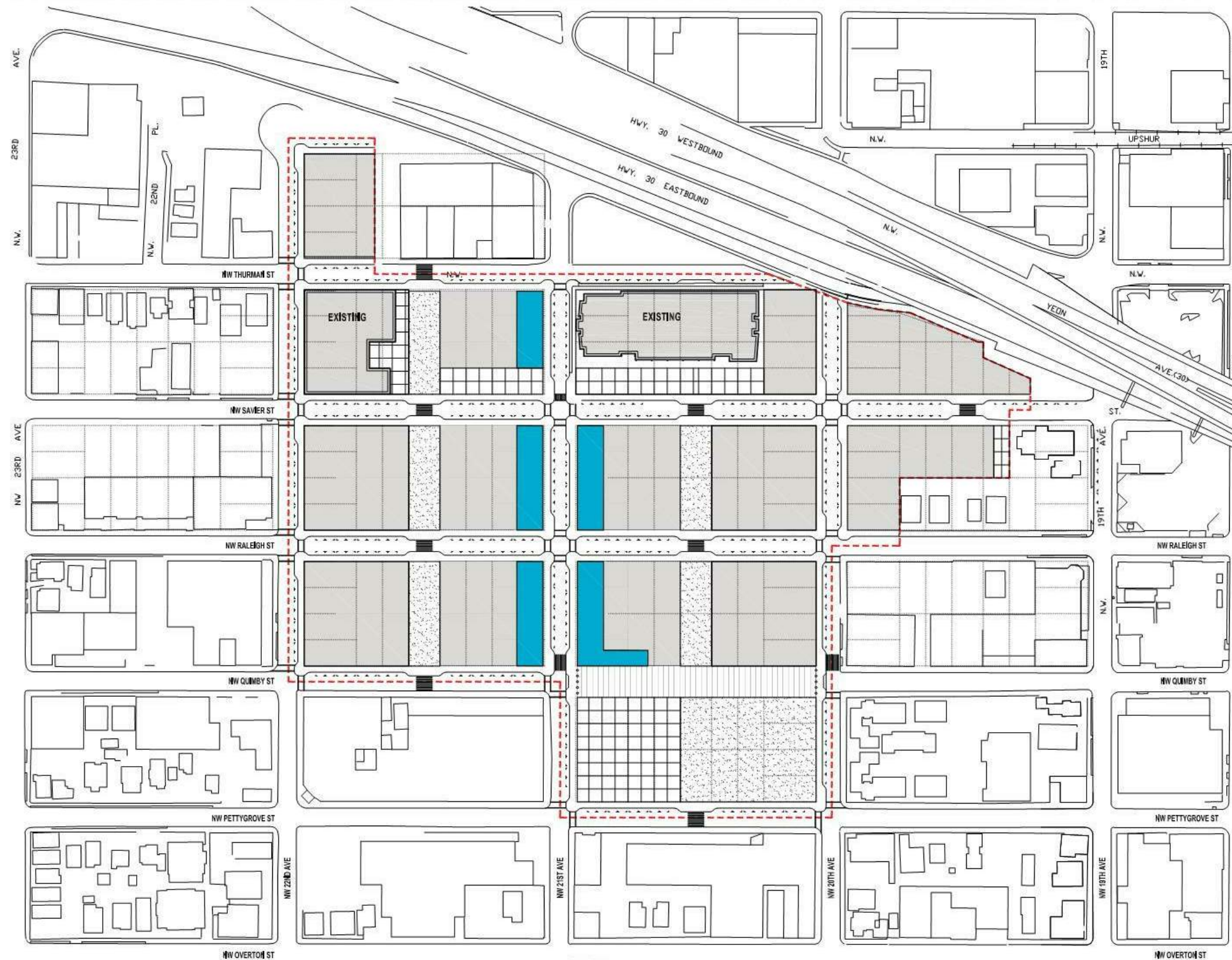


BLOCK 290



RALEIGH 22

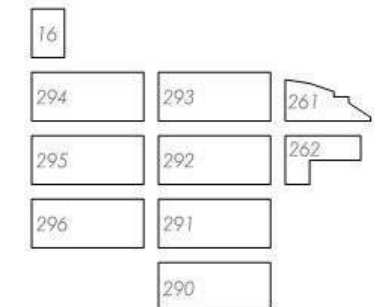




MAP 05-5
REQUIRED GROUND FLOOR
RETAIL SALES, SERVICE, OR
NEIGHBORHOOD FACILITY
USES

**REFERENCED IN STANDARD 7:
SPECIAL REQUIRED GROUND
FLOOR RETAIL SALES, SERVICE, OR
NEIGHBORHOOD FACILITY USES ON
NW 21ST AVENUE AND BUILDINGS
THAT FRONT THE SQUARE**

*Ground Floor Retail and Neighborhood
Facility Requirements will apply to any
buildings that front NW 21st Avenue or
the square.*



0 50 100 200 400



CON-WAY INC.

CON-WAY MASTER PLAN

MASTER PLAN DOCUMENT

47









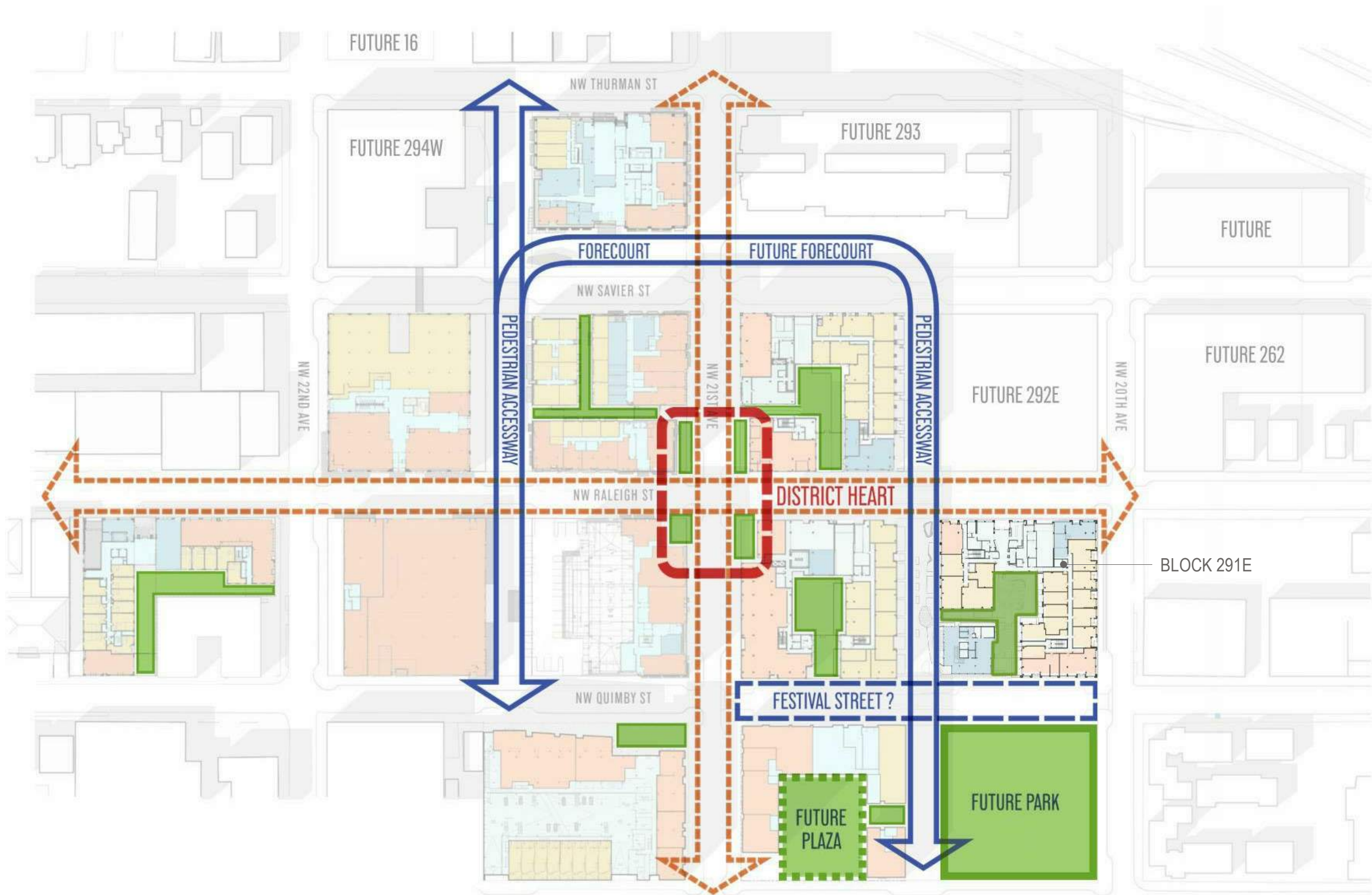




291 EAST



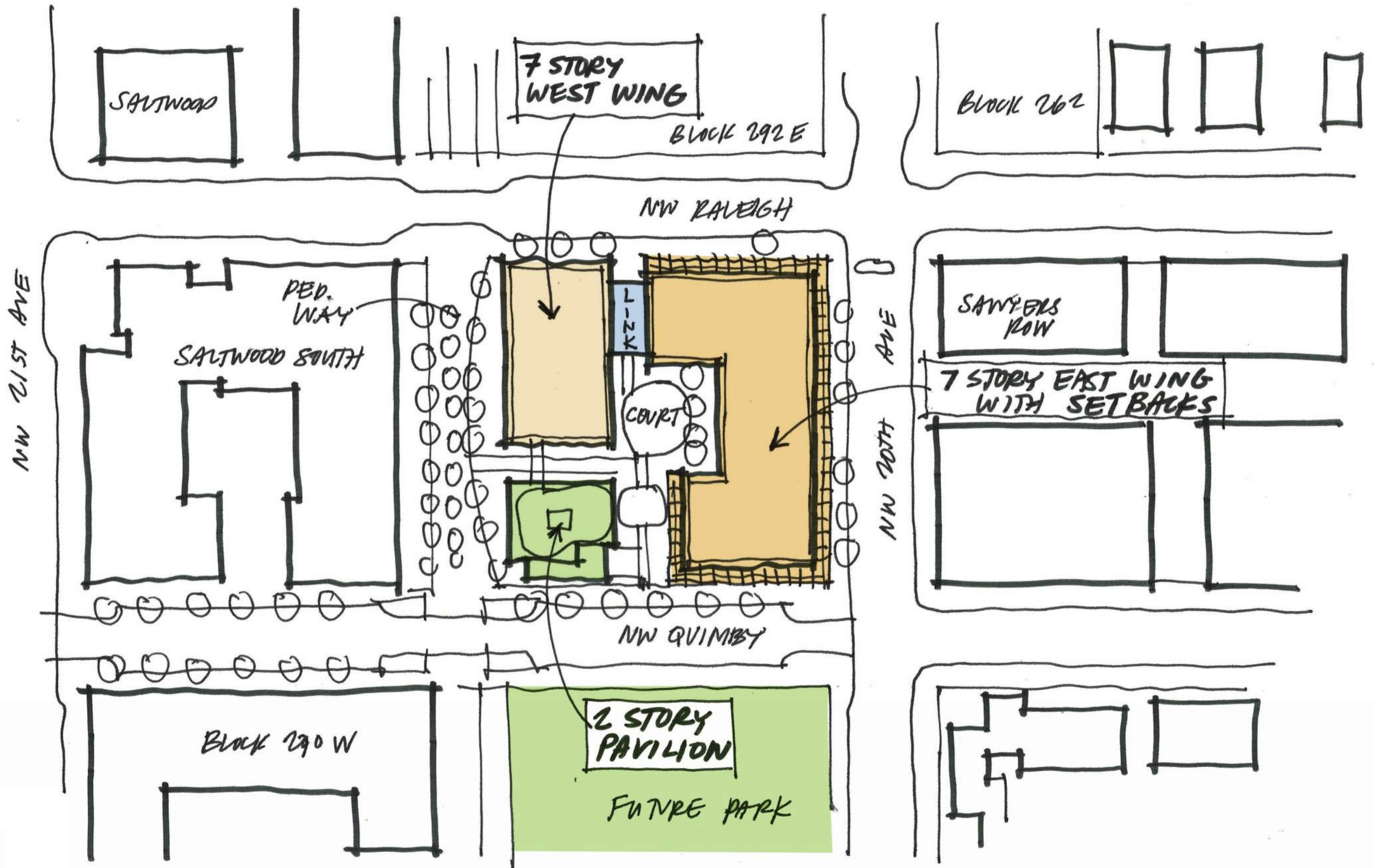


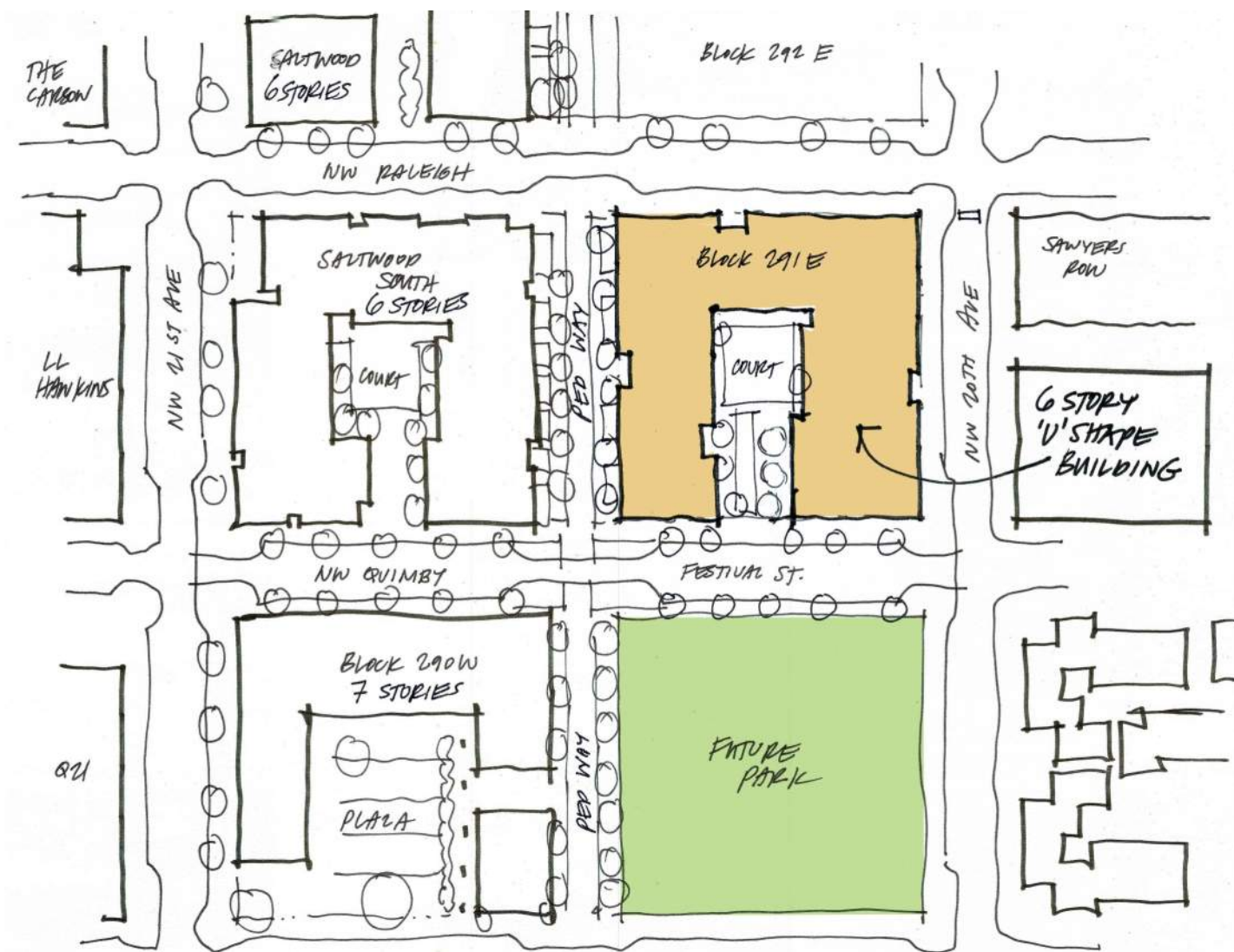


MAP 05-1
MAXIMUM HEIGHT

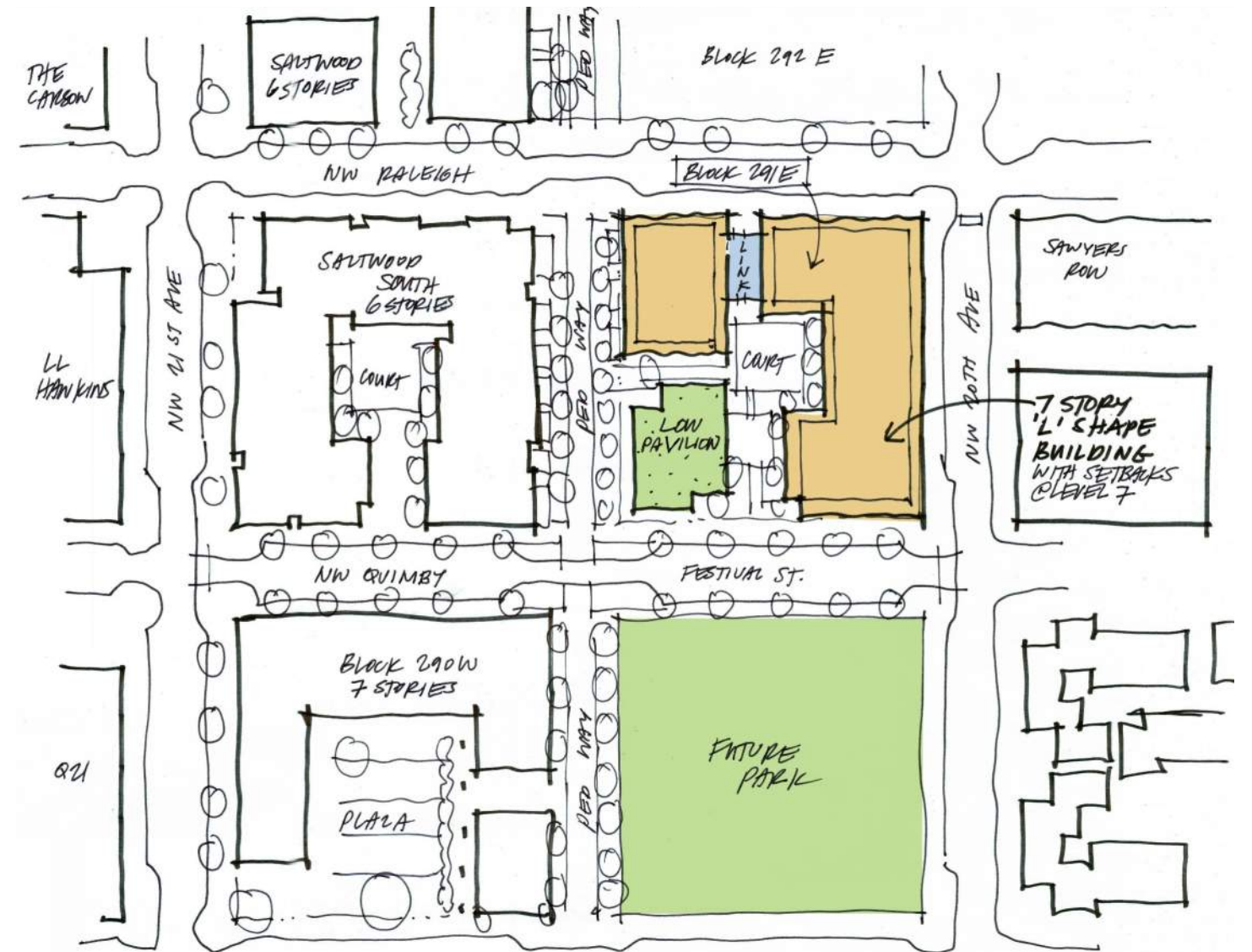
REFERENCED IN STANDARD 1:
MAXIMUM HEIGHT







6 STORY MASSING

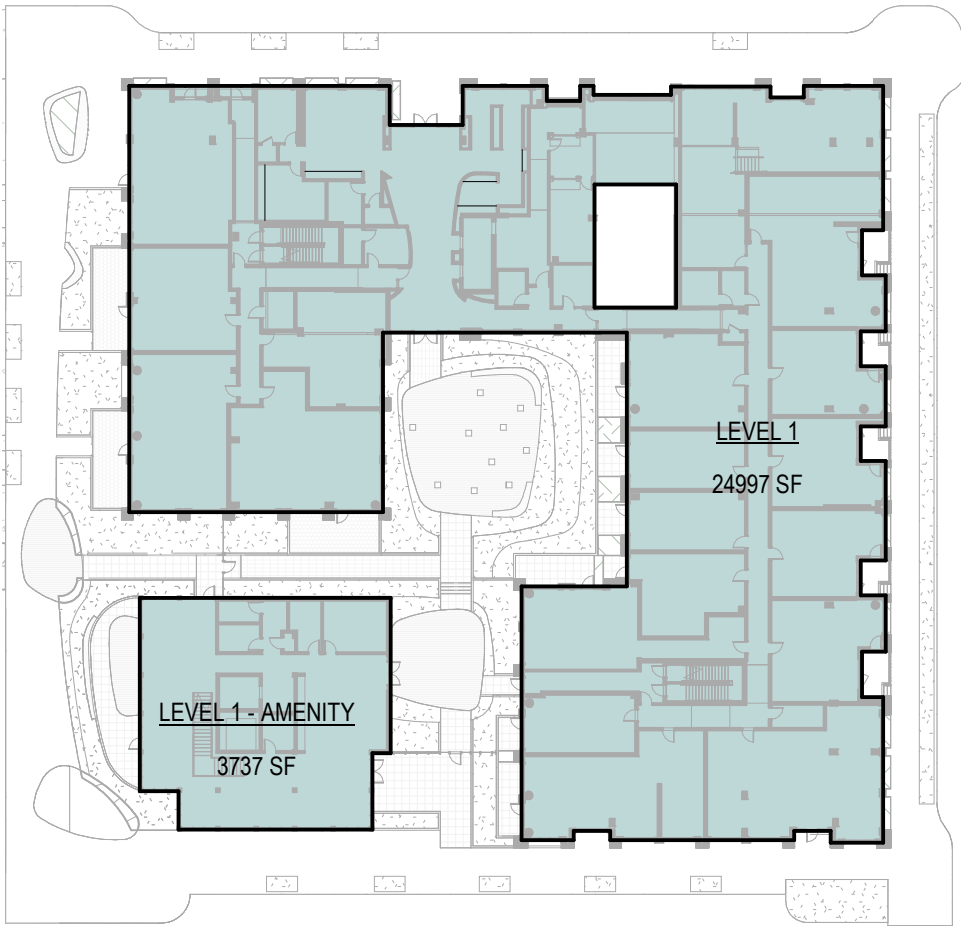
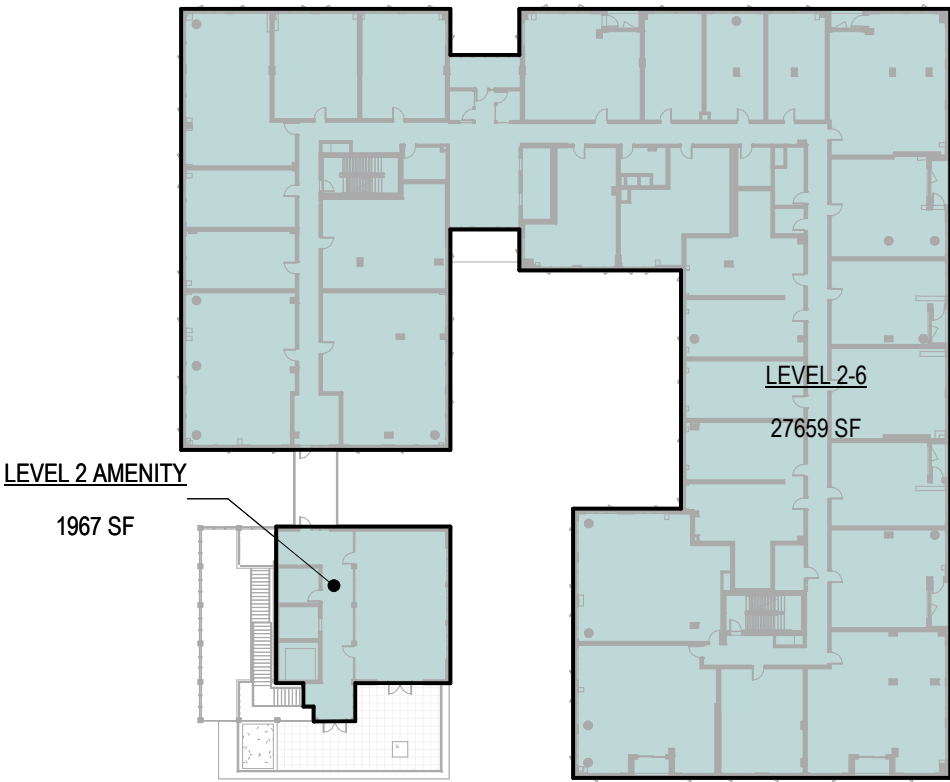
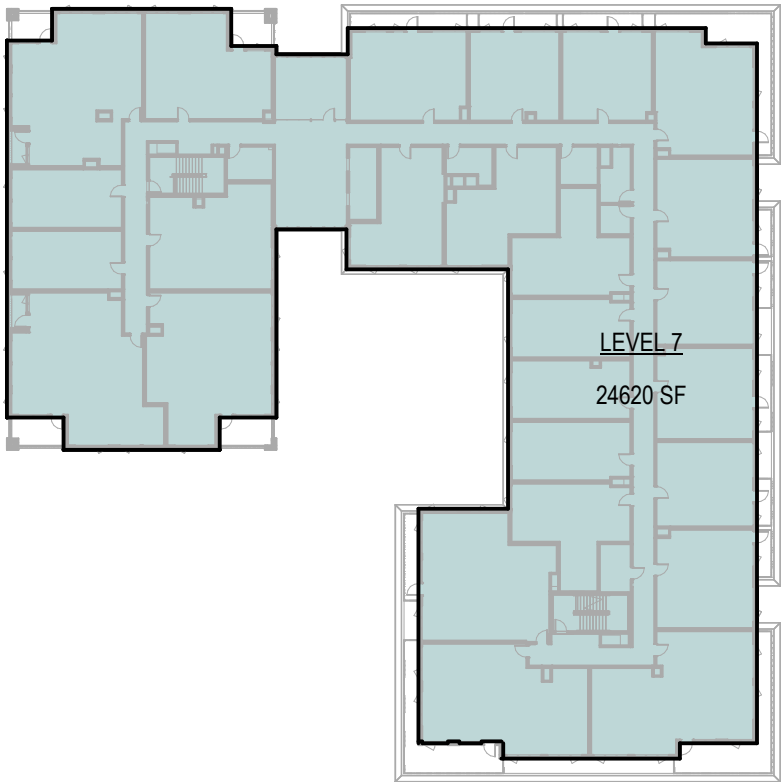



7 STORY MASSING


BLOCK 291 EAST


SITE AREA	57,000 SF
3:1 FAR	158,000 SF
TRANSFER FAR FROM XPO	170,000 SF
TOTAL AVAILABLE	328,000 SF
FAR TO BE TRANSFERED AWAY	125,603 SF
TOTAL FAR ALLOWED	203,097 SF

LEVEL 1 AREA	28,734 SF
LEVEL 2 AREA	29,626 SF
LEVEL 3 AREA	27,659 SF
LEVEL 4 AREA	27,659 SF
LEVEL 5 AREA	27,659 SF
LEVEL 6 AREA	27,659 SF
LEVEL 7 AREA	24,620 SF
TOTAL BUILDING AREA	193,616 SF



 3 LEVEL 7
1" = 50'-0"

 2 LEVEL 2
1" = 50'-0"

 1 LEVEL 1
1" = 50'-0"

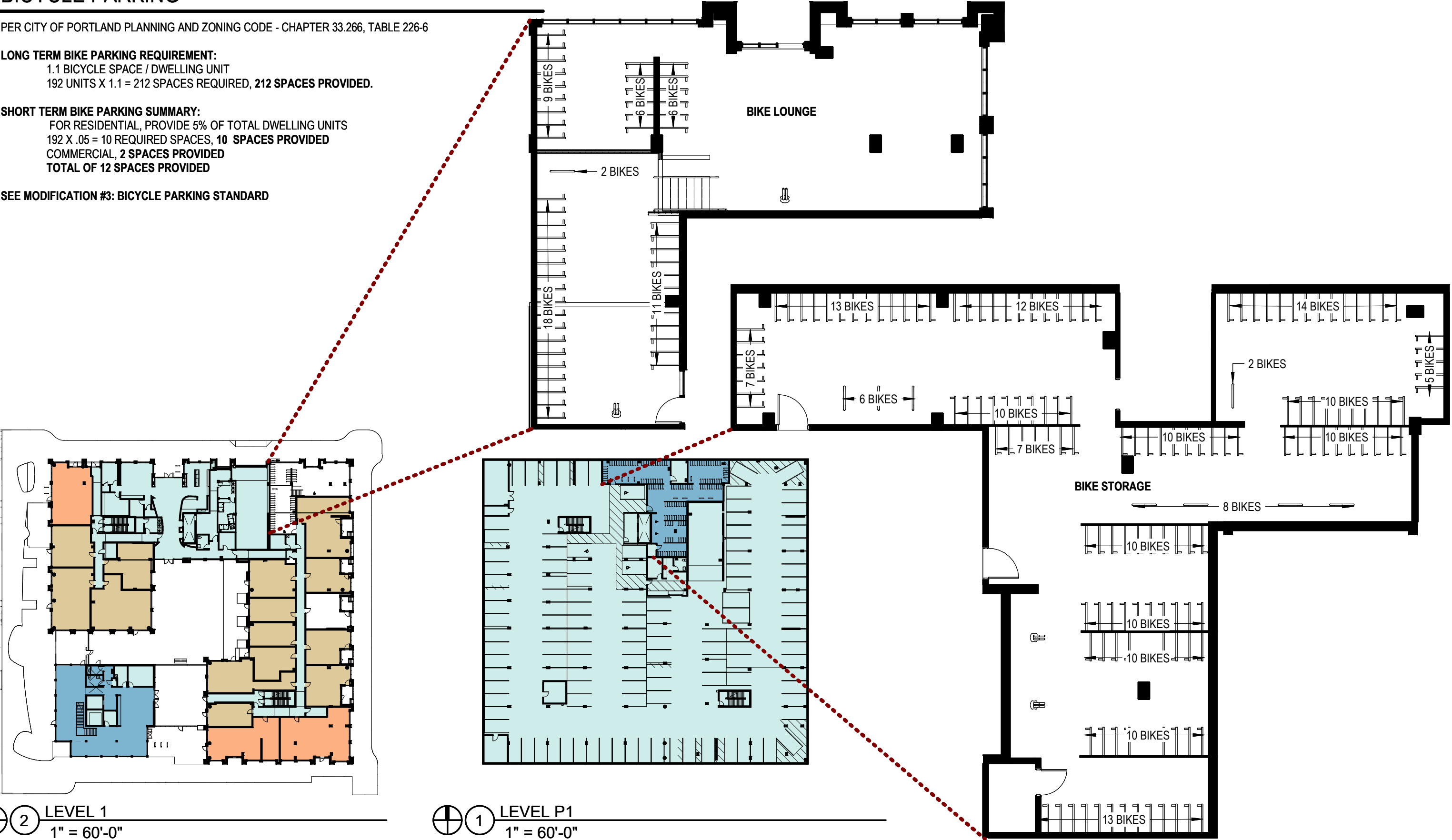
BICYCLE PARKING

PER CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 226-6

LONG TERM BIKE PARKING REQUIREMENT:
1.1 BICYCLE SPACE / DWELLING UNIT
192 UNITS X 1.1 = 212 SPACES REQUIRED, **212 SPACES PROVIDED.**

SHORT TERM BIKE PARKING SUMMARY:
FOR RESIDENTIAL, PROVIDE 5% OF TOTAL DWELLING UNITS
192 X .05 = 10 REQUIRED SPACES, **10 SPACES PROVIDED**
COMMERCIAL, **2 SPACES PROVIDED**
TOTAL OF 12 SPACES PROVIDED

SEE MODIFICATION #3: BICYCLE PARKING STANDARD



⊕ 2 LEVEL 1
1" = 60'-0"

⊕ 1 LEVEL P1
1" = 60'-0"



METAL WALL PANEL - FLUSH



ALUMINUM STOREFRONT



WOOD SIDING - CEDAR



BRICK VENEER 1 - CUSTOM BLEND WITH RECESSED COURSING



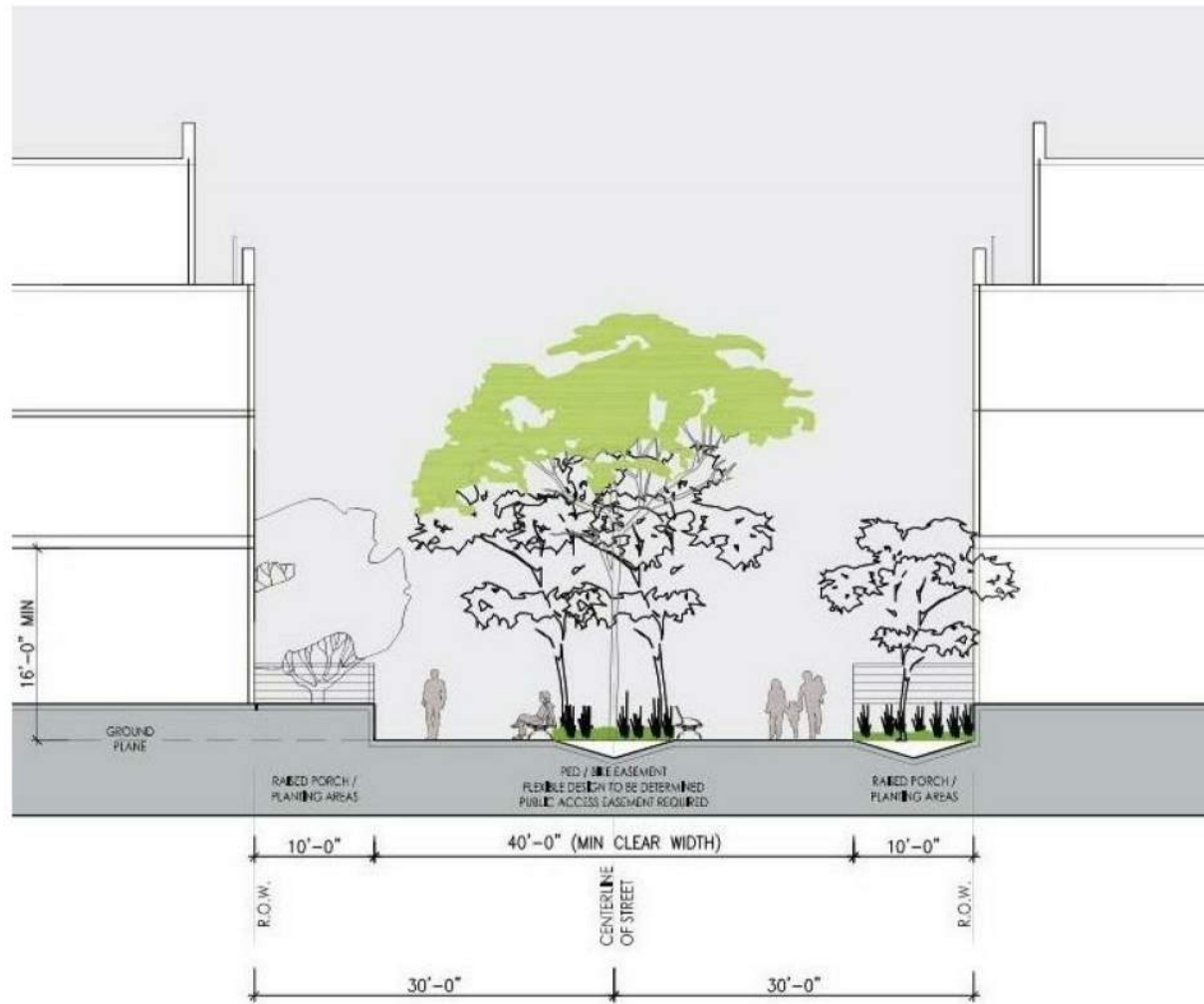
VINYL WINDOW - BLACK



BRICK VENEER 2 - MUTUAL MATERIALS COLOR ASPEN - SMOOTH TEXTURE



BOARD FORMED CONCRETE



② CON-WAY MASTER PLAN - FIGURE 06-8 - STREET SECTION
1/16" = 1'-0"



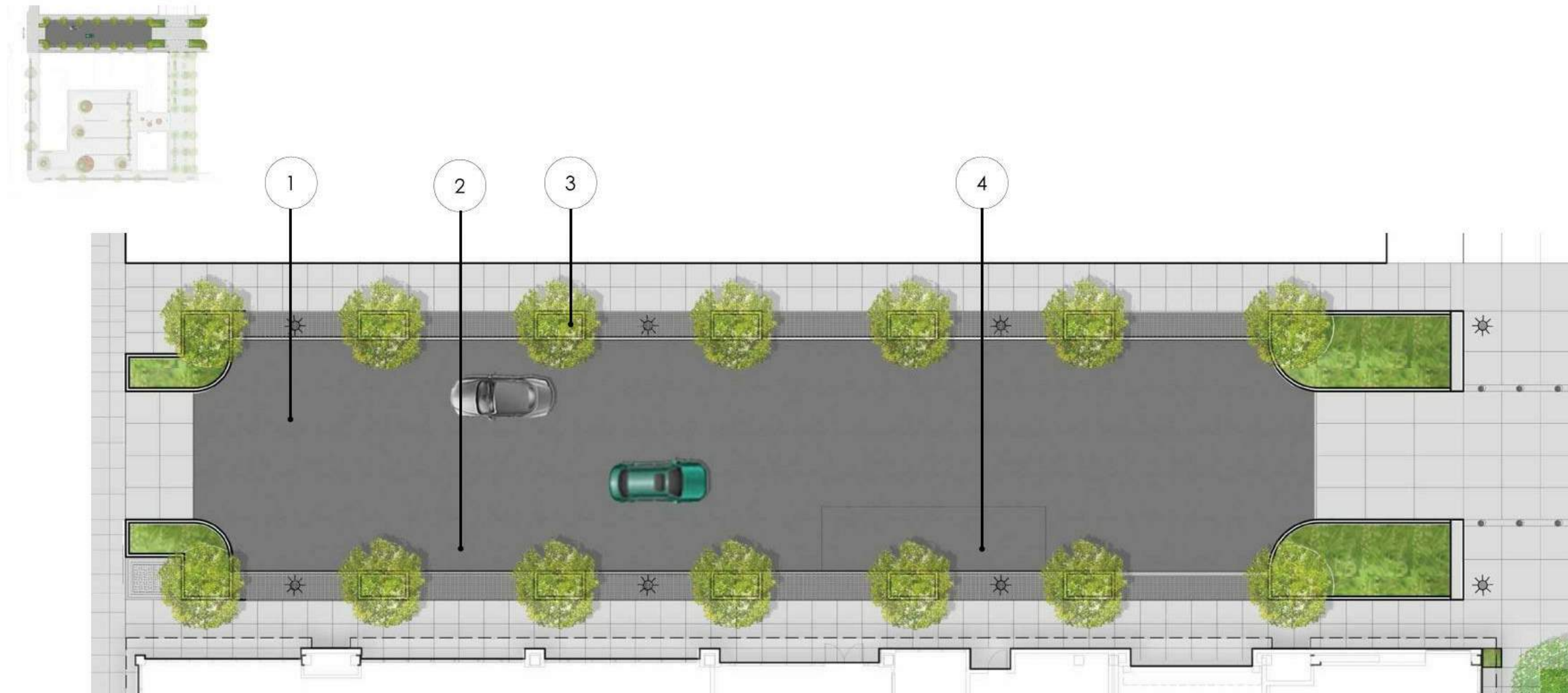
① SECTION AT PEDWAY LOOKING SOUTH
1/16" = 1'-0"



PLACE

LANDSCAPE - COMPREHENSIVE PLAN

3.5 **Lrs**
ARCHITECTS



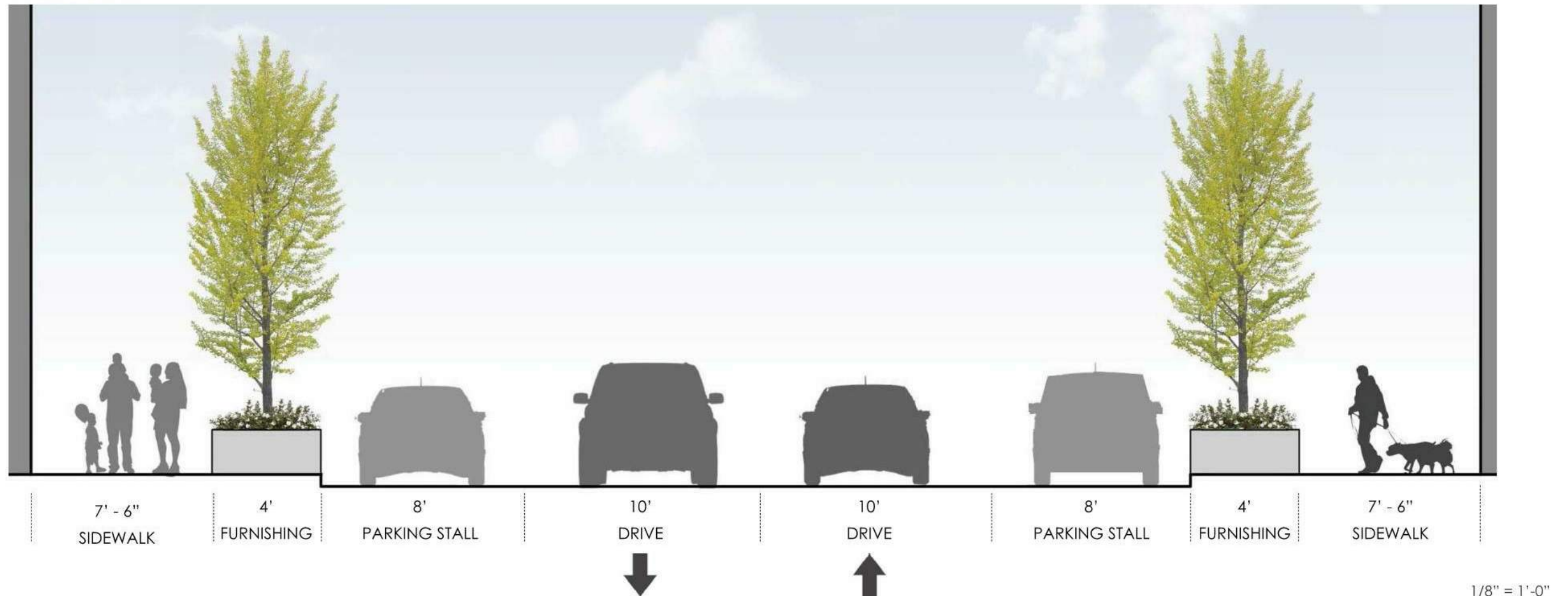
- 1. Through Street
- 2. Street Parking
- 3. Raised Planters
- 4. Loading Zone

NTS

PLACE

LANDSCAPE - NW QUIMBY STREET

3.23 **Lrs**
ARCHITECTS



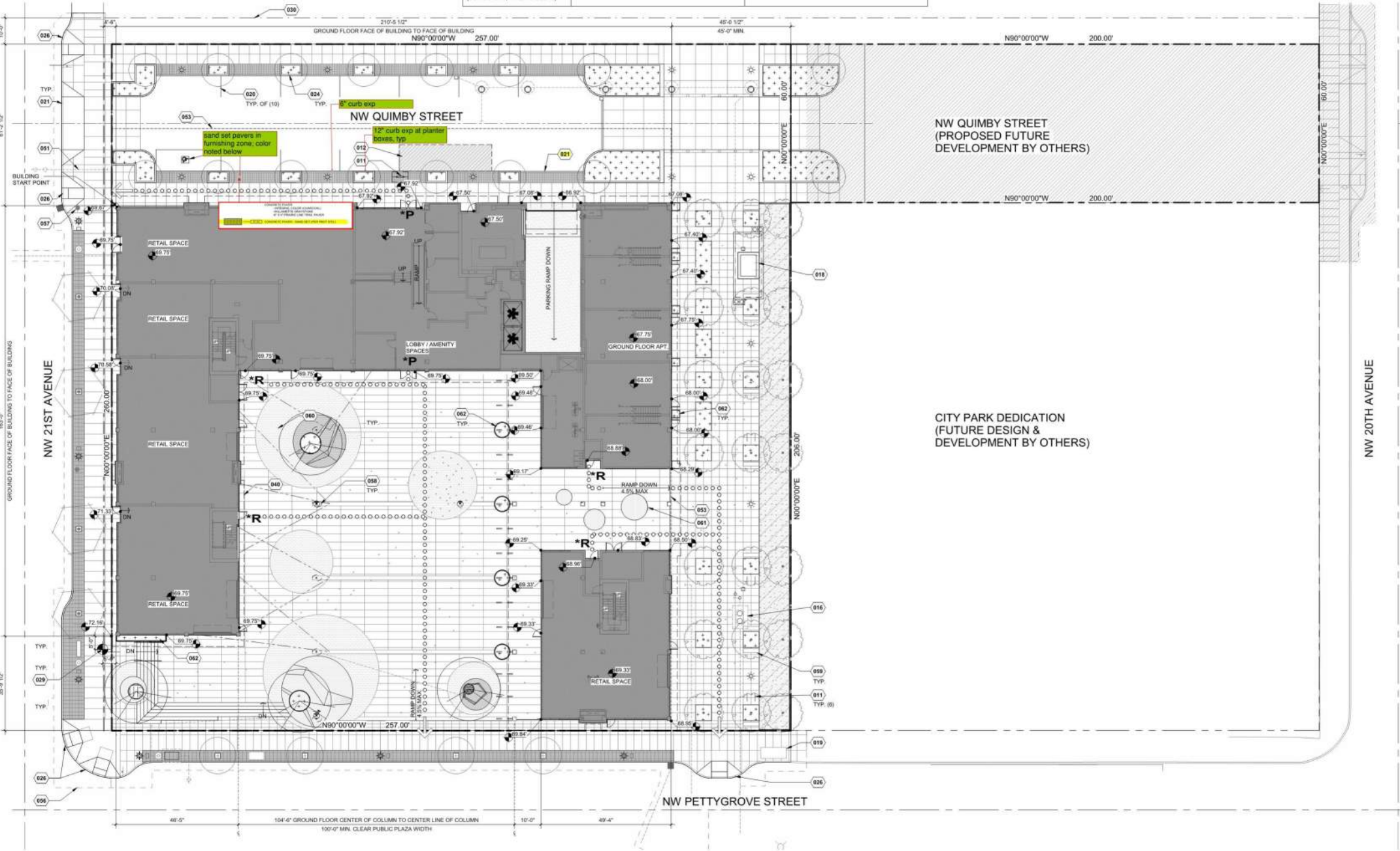
PLACE LANDSCAPE - NW QUIMBY LOOKING EAST **3.24 LRS ARCHITECTS**

DEVELOPMENT STANDARDS INFORMATION

STANDARD	REQUIREMENT	ACTUAL
MAXIMUM FAR (33.140.205 & CON-WAY MASTERPLAN)	3:1	2.75:1
MAXIMUM HEIGHT: (33.562 & CON-WAY MASTERPLAN)	47FT / 77FT	47FT / 77FT
BUILDING SETBACKS (33.140.215) MINIMUM - STREET LOT LINE: MAXIMUM - TRANSIT STREET OR PEDESTRIAN DISTRICT:	0FT 10FT	0FT 10FT
MAXIMUM BUILDING COVERAGE: (22.140.220 & CON-WAY MASTERPLAN)	100%	100%
MINIMUM LANDSCAPE AREA:	NONE	NONE
GROUND FLOOR WINDOW STANDARDS: (33.140.230 & CON-WAY MASTERPLAN)	YES	STANDARD MEET SEE ELEVATIONS
PEDESTRIAN STANDARDS: (33.140.240)	YES	STANDARD MEET SEE LANDSCAPE AND SITE PLANS

PARKING STANDARDS INFORMATION

STANDARD	REQUIREMENT	ACTUAL
PARKING (33.562.280)	MINIMUM: NOT REQUIRED MAXIMUM: 20,000SF SURFACE PARKING	11 SURFACE PARKING SPACES + 139 BELOW GRADE SPACES = 150 SPACES
PARKING SPACES (33.266.130, TABLE 266-4)	90DEG: 8'-6"x16'-0" W/ 20'-0" DRIVE AISLE PARALLEL: 8'-0"x22'-6" W/ 20'-0" DRIVE AISLE	PARKING LAYOUT MEETS STANDARD SEE SITE PLAN & PARKING LEVEL FLOOR PLAN
ACCESSIBLE PARKING SPACES (IBC 1106 W/ OREGON AMMENDMENT)	5 FOR 101-150 SPACES W/ 1 WHEELCHAIR ONLY SPACE	6 TOTAL ACCESSIBLE SPACE W/ 1 WHEELCHAIR ONLY SPACE PROVIDED SEE SITE PLAN & PARKING LEVEL FLOOR PLAN
LOADING SPACES (33.266.310)	(1) STANDARD A OR (2) STANDARD B LOADING SPACES REQUIRED FOR MORE THAN 100 DWELLING UNITS	(1) STANDARD A LOADING SPACE PROVIDED SEE SITE PLAN
MINIMUM LONG TERM BIKE PARKING (33.266.220, TABLE 266-6)	1:1 SPACE PER DWELLING UNIT + 2 SPACE FOR RETAIL AREA UNDER 12,000SF	(200 UNITS x 1:1 SPACES + 2 SPACES = 222 SPACES REQUIRED) 223 SPACE PROVIDED
MINIMUM SHORT TERM BIKE PARKING (33.266.220, TABLE 266-6)	1 SPACE PER 20 DWELLING UNITS + 1 SPACE PER 5000SF RETAIL	(200 DWELLING UNITS / 20 UNITS PER 1 SPACE + 11,600SF RETAIL / 5000SF PER 1 SPACE = 14 SPACES



1 SITE PLAN
SCALE: 1/16" = 1'-0"

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9/20/2019 8:54:22 AM

GENERAL NOTES:

- A. SITE INFORMATION IS BASED ON OWNER'S SURVEY DATED 10/21/16, BY HARPER HOUF PETERSON RIGHELLI INC.
- B. TYPICAL CURB RADIUS IS 3'-0" AT ASPHALT SIDE OF CURB LION.
- C. BUILDING AND CURBS ARE PARALLEL OR PERPENDICULAR TO THE WEST PROPERTY LINE.
- D. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR SIDEWALK AND PAVING LAYOUT INFORMATION.
- E. LANDSCAPE AND STREET TREES SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

PRELIMINARY
NOT FOR
CONSTRUCTION

KEYNOTES

- 008 ACCESSIBLE PARKING STALLS W/ SIGNAGE. SIGNAGE PER STATE STANDARDS. SEE -A-
- 011 BICYCLE RACK. SHORT TERM. SEE DETAIL.
- 012 LOADING ZONE - (1) STANDARD 'A' SPACE. 30'-0" X 10'-0" W/ 10'-0" OF VERTICAL CLEARANCE, PER PORTLAND ZONING CODE 33.266.310.
- 016 GREASE INTERCEPTOR. SEE CIVIL.
- 018 POE TRANSFORMER VAULT. SEE CIVIL.
- 019 POE VAULT. SEE CIVIL.
- 020 PARALLEL PARKING SPACE 22'-6" X 8'-0". SEE LANDSCAPE.
- 021 CONCRETE APRON.
- 024 CONCRETE PLANTER.
- 026 CURB RAMP WITH DETECTABLE WARNINGS. SEE -A- (AREAS SHOWN POOLED).
- 029 ZONING BUILDING HEIGHT BASE POINT ELEVATION (SECTION 33.380.050.1) 72.32'.
- 030 EASEMENT LINE. SEE CIVIL.
- 040 LINE OF BUILDING ABOVE, TYP.
- 051 FIRE LINE CONNECTION. SEE CIVIL.
- 053 LINE OF PARKING STRUCTURE BELOW. SEE A200 FOR ADDITIONAL INFORMATION.
- 054 LIMIT OF WORK IN ROW - SEE CIVIL.
- 057 POE POWER POLE - SEE CIVIL.
- 058 ORNAMENTAL SITE LIGHT FIXTURE. SEE LANDSCAPE.
- 059 SITE FURNISHING - BENCH. SEE LANDSCAPE.
- 060 CUSTOM PLANTER AND WOOD PLATFORM. SEE LANDSCAPE.
- 061 CUSTOM WOOD BENCH. SEE LANDSCAPE.
- 062 PLANTER. SEE LANDSCAPE.

PROJECT NUMBER: 219013
Moderna Slabtown

1417 NW 20th Ave,
Portland, OR 97209

SHEET TITLE:
**ARCHITECTURAL
SITE PLAN**

LEGEND

- SITE EASEMENTS
- SITE SETBACKS
- SITE PROPERTY BOUNDARY
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- SITE EXPRESS PATH TO RIGHT OF WAY
- SITE ACCESSIBLE ROUTE
- ELEVATION USED AS AN ACCESSIBLE MEANS OF EGRESS
- *R RESTRICTED ENTRY ON ACCESSIBLE ROUTE
- *P PUBLIC ENTRY ON ACCESSIBLE ROUTE

DRAWN BY: BGR
ISSUE DATE: 03/21/19

SHEET:
A001
75% DD - Design
Revision
03/01/2019
(JOB NUMBER: 219013)