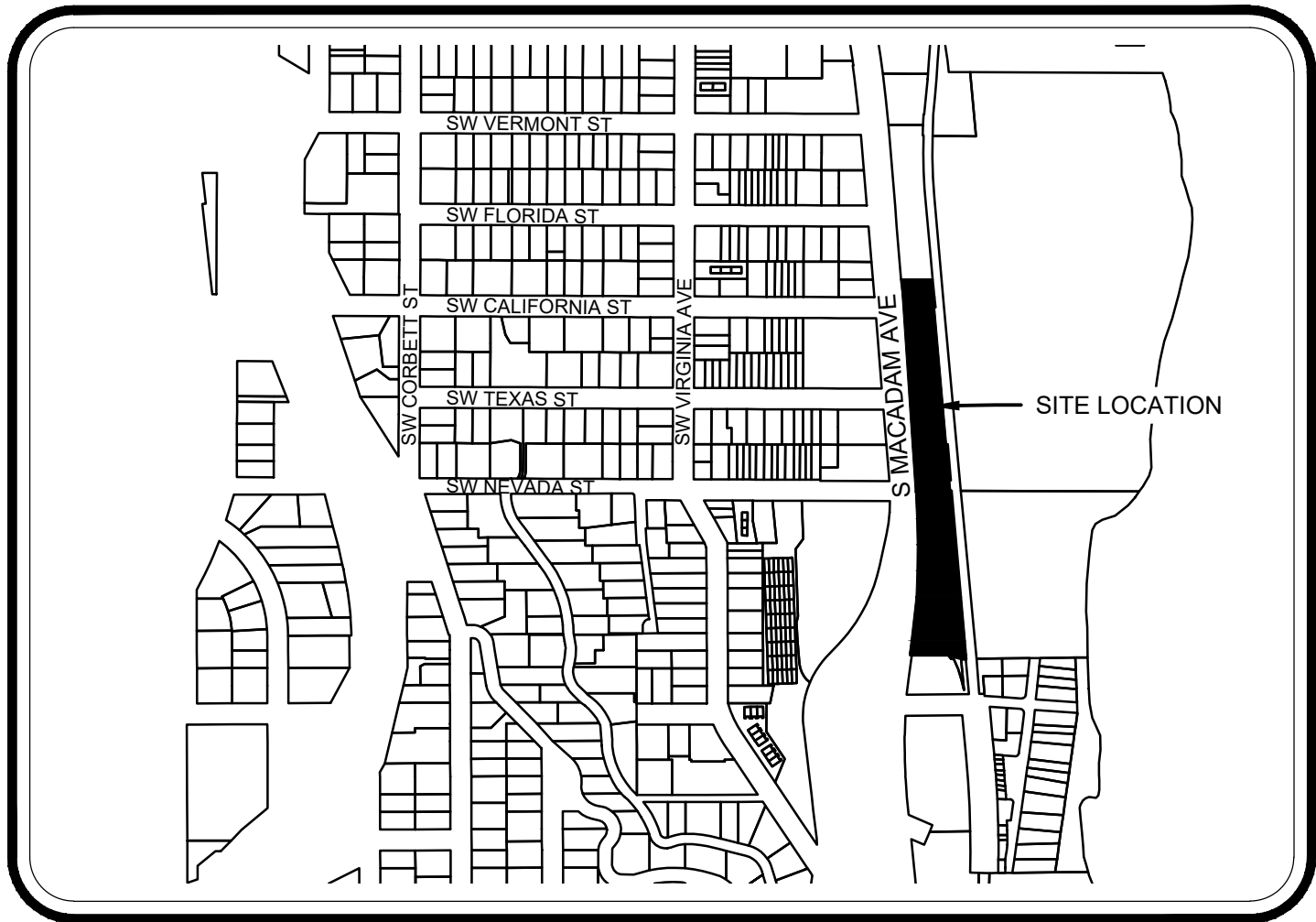
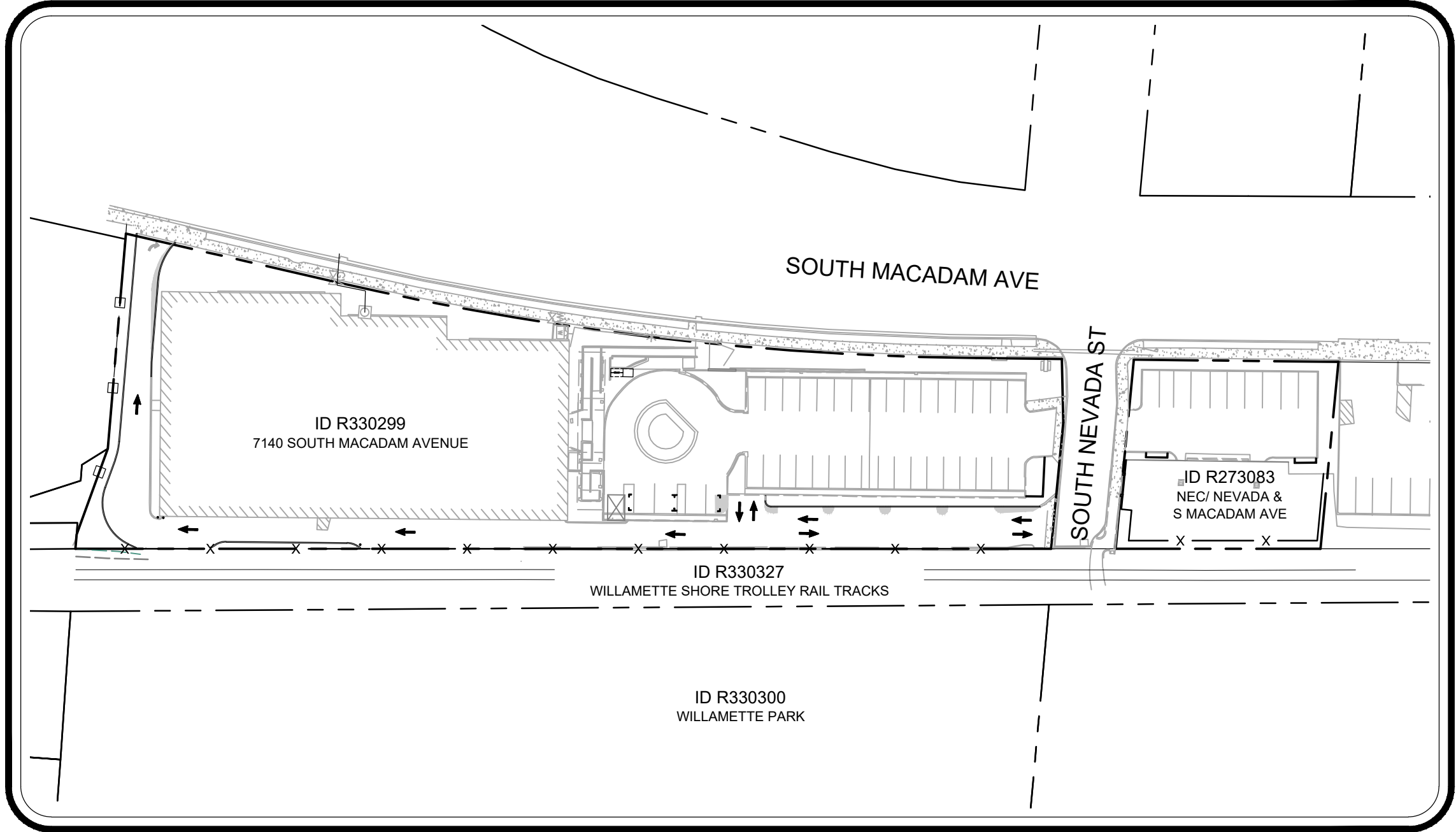


OPB - MACADAM AVE NONCONFORMING UPGRADES

PREPARED FOR OREGON PUBLIC BROADCASTING
7140 SOUTH MACADAM AVENUE
PORTLAND, OR 97219



VICINITY MAP
SCALE: NTS



SITE PLAN
SCALE 1" = 60'

SHEET INDEX	
L1.0	COVER SHEET
L2.0	EXISTING CONDITIONS AND DEMO PLAN
L2.5	CONSTRUCTION MANAGEMENT PLAN
L3.0	SITE / LANDSCAPE PLAN
L3.1	PLANT MATERIALS LEGEND AND DETAILS
L3.5	FENCE AND ART MURAL RENDERING

PROJECT TEAM

OWNER OREGON PUBLIC BROADCASTING 7140 SOUTH MACADAM AVE PORTLAND, OR 97219 ATTN: KYLE DAVIS PHONE: (503)293-1999	PLANNER DOWL LLC 720 SW WASHINGTON STREET, SUITE 750 PORTLAND, OR 97205 ATTN: READ STAPLETON, AICP PHONE: (971)280-8641	LANDSCAPE ARCHITECT DOWL LLC 720 SW WASHINGTON STREET, SUITE 750 PORTLAND, OR 97205 ATTN: WAYNE IAZZETTI, RLA PHONE: (971)280-8641
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REV	DATE	DESCRIPTION

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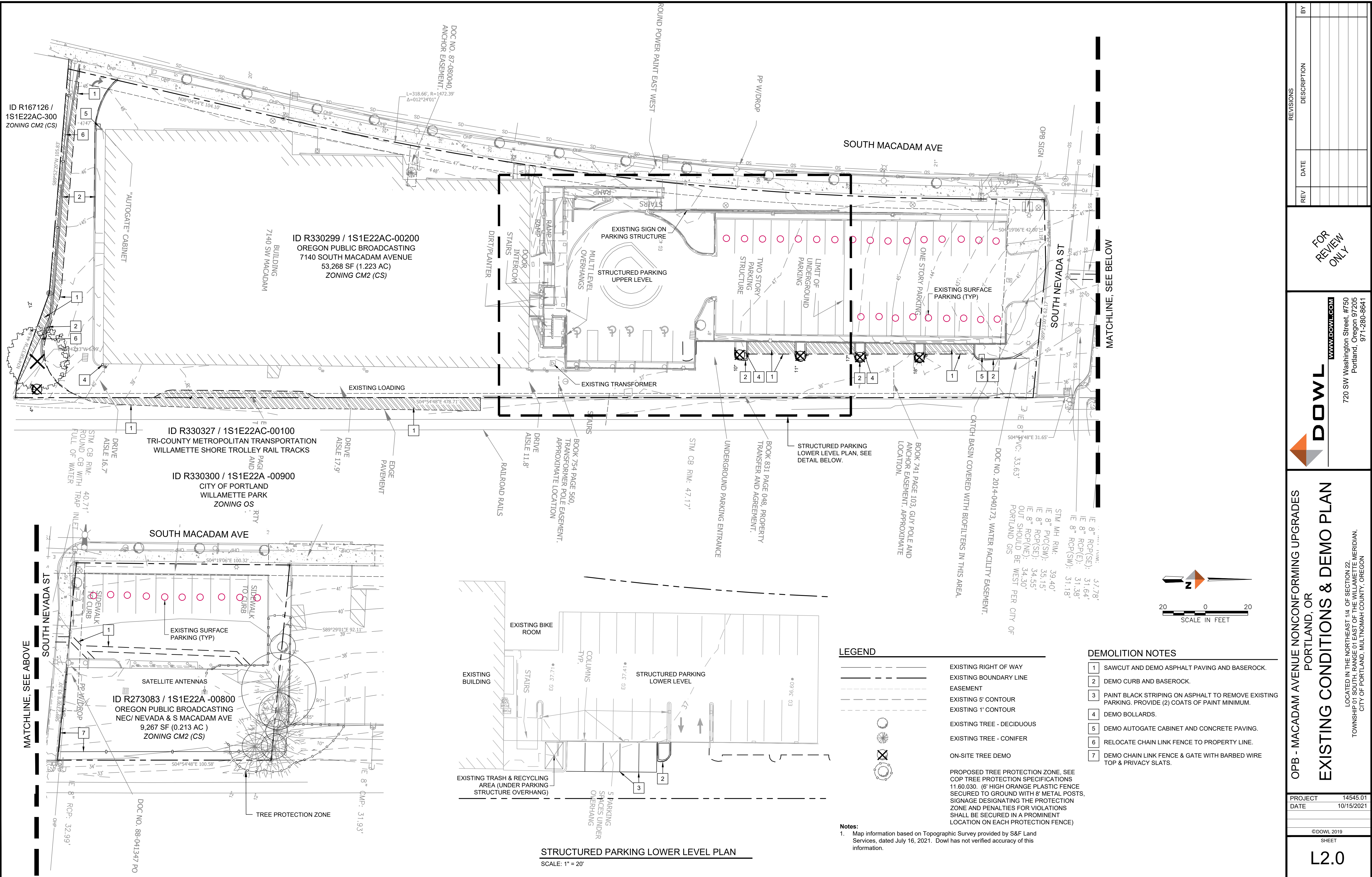
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OPB - MACADAM AVENUE NONCONFORMING UPGRADES
PORTLAND, OR
COVER SHEET

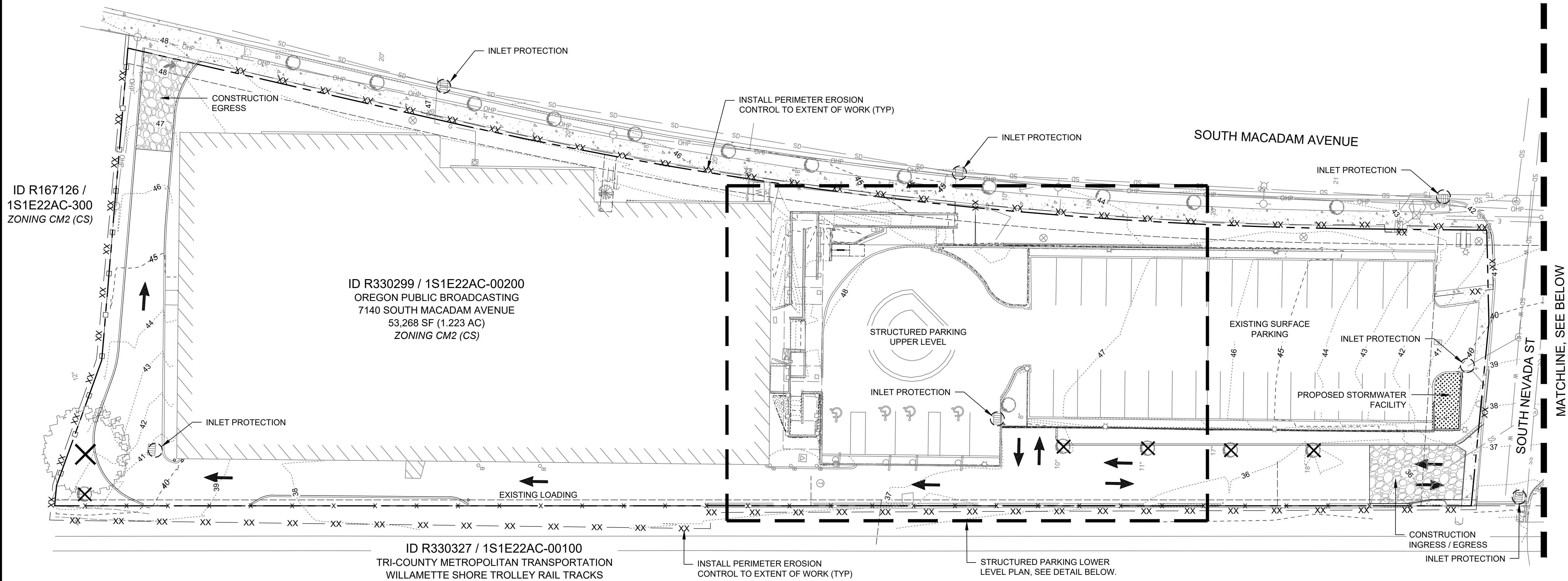
LOCATED IN THE NORTHEAST 1/4 OF SECTION 22,
TOWNSHIP 04 SOUTH, RANGE 01 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PROJECT	14545.01
DATE	10/15/2021
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SHEET	
L1.0	

\\bl-fs\bl-projects\3214545-01\65CAD\landscape_DD\SC-L5-EX-OPB_NCU.dwg PLOT DATE 2021-10-14 18:09 SAVED DATE 2021-10-14 10:55 USER: wazzetti

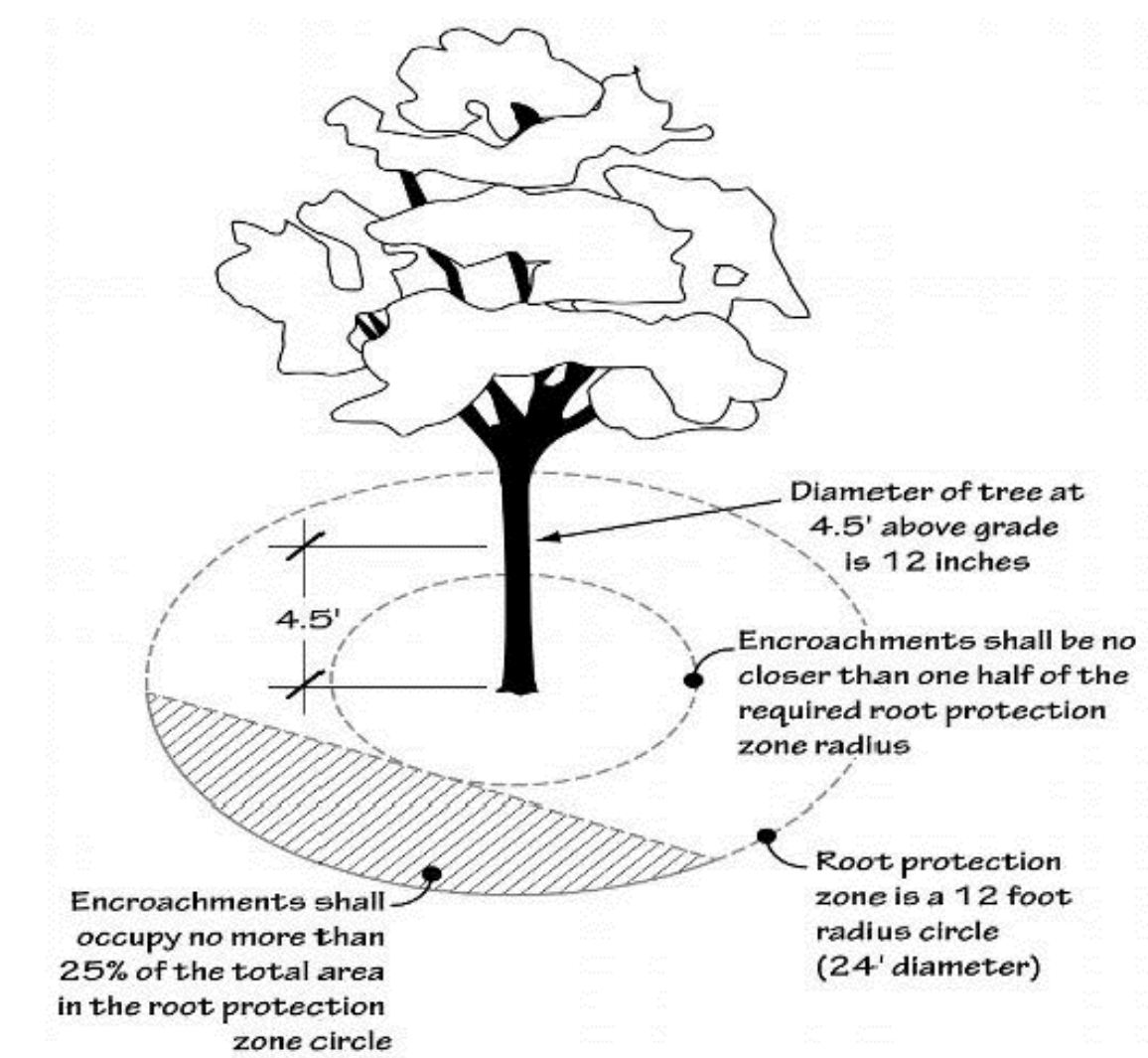


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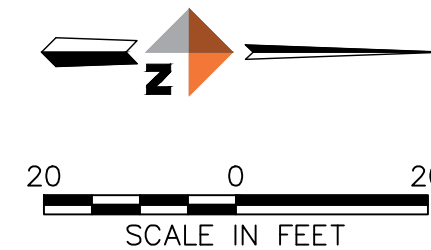
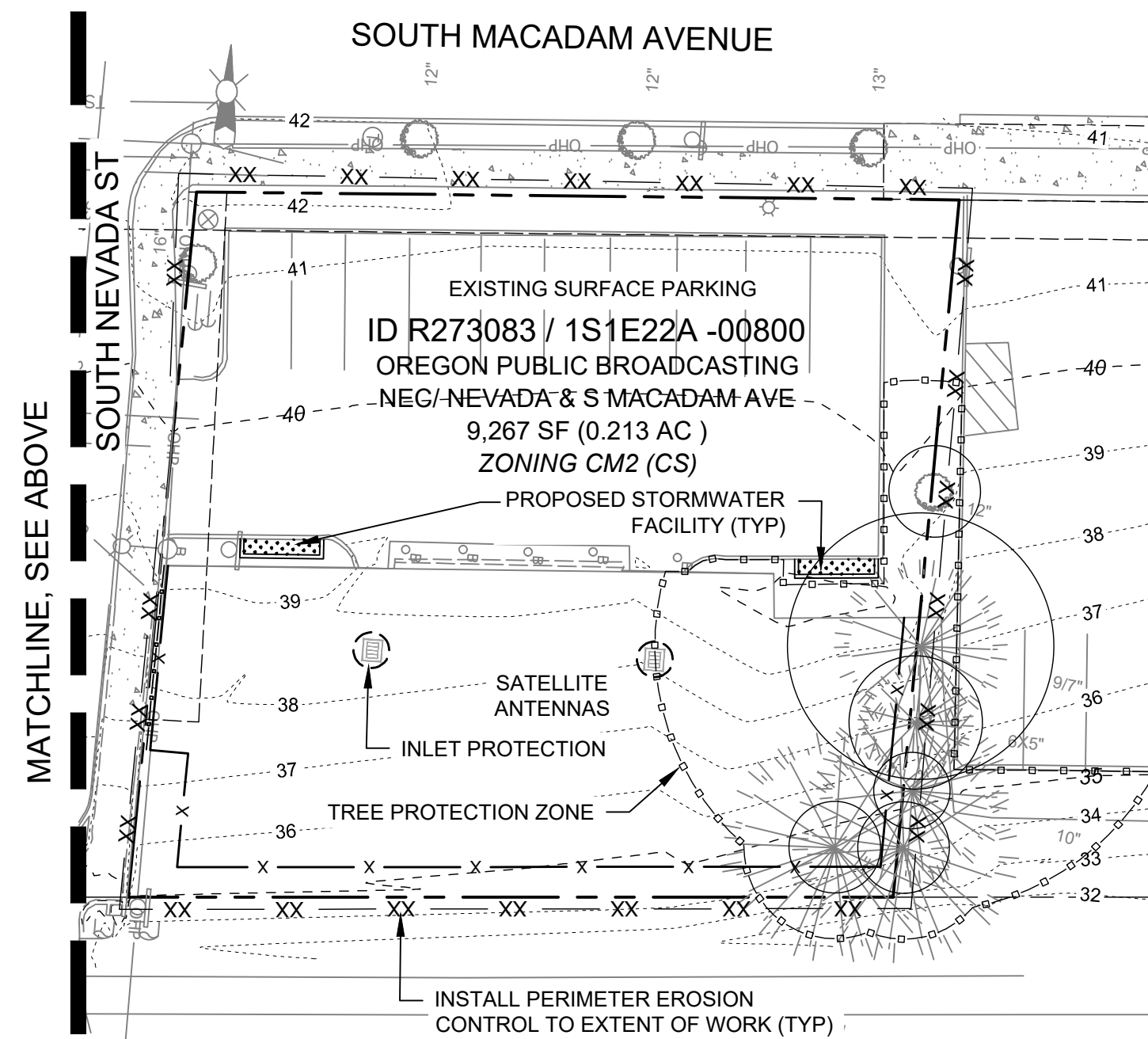
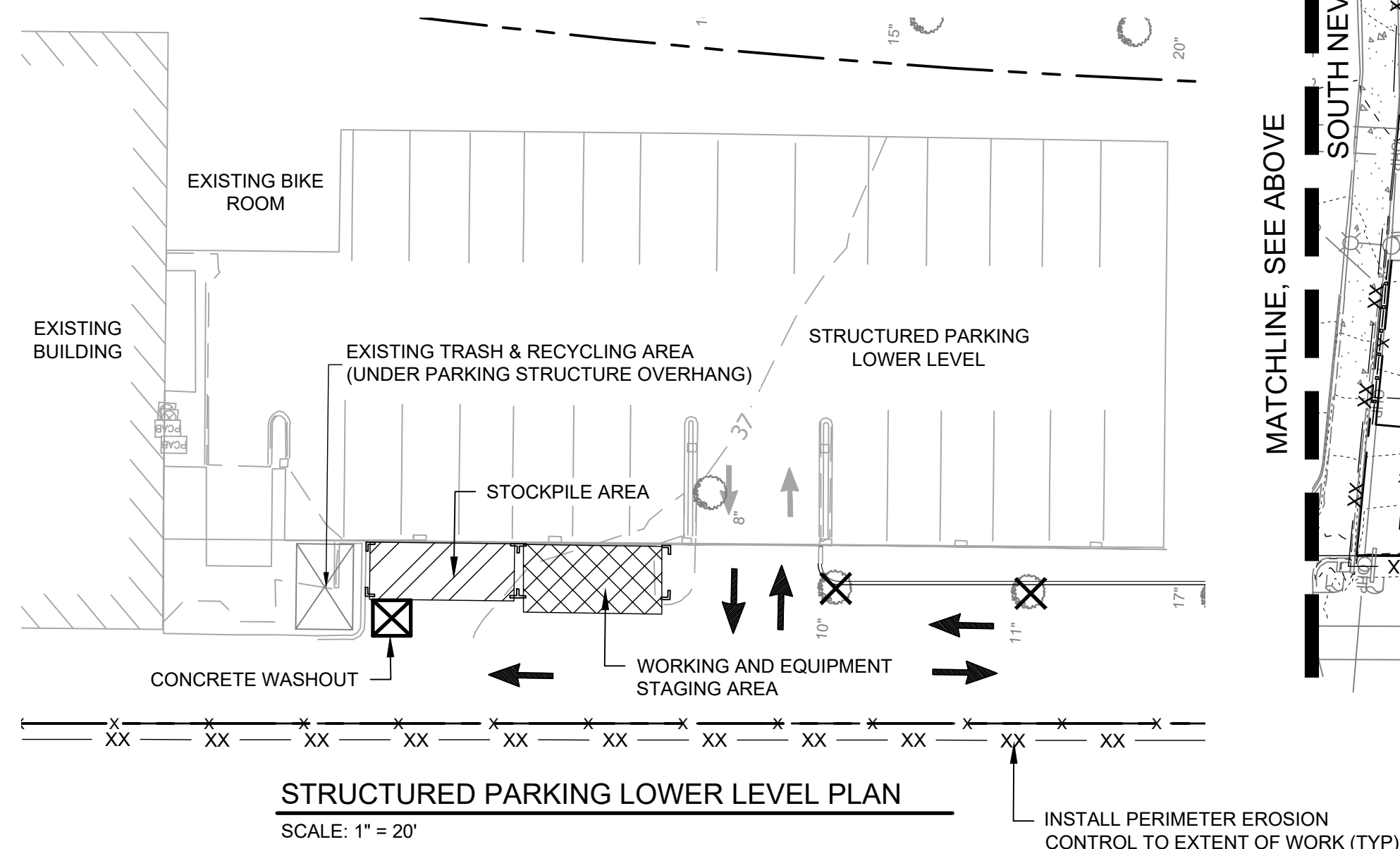


LEGEND

	EXISTING RIGHT OF WAY
	EXISTING BOUNDARY LINE
	EASEMENT
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED PERIMETER EROSION CONTROL
	PROPOSED INLET PROTECTION
	PROPOSED CONCRETE WASHOUT
	PROPOSED GRAVEL CONSTRUCTION ENTRANCE
	PROPOSED STOCKPILE AREA
	PROPOSED STAGING AREA
	TREE - DECIDUOUS
	TREE - CONIFER
	ON-SITE TREE DEMO
PROPOSED TREE PROTECTION ZONE, SEE COP TREE PROTECTION SPECIFICATIONS 11.60.030. (6' HIGH ORANGE PLASTIC FENCE SECURED TO GROUND WITH 8' METAL POSTS, SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE)	



PERMISSIBLE ROOT PROTECTION ZONE ENCROACHMENTS



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OPB - MACADAM AVENUE NONCONFORMING UPGRADES
PORTLAND, OR

CONSTRUCTION MANAGEMENT PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 22,
TOWNSHIP 01 SOUTH, RANGE 01 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

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SHEET	
L2.5	

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Development Information

GROSS AREA: R330299, R273083 = 62,535 SF (1.436 AC)

DEVELOPMENT STANDARDS: CITY OF PORTLAND
ZONING BASE: STOREFRONT COMMERCIAL (CS)

LANDSCAPING AND SCREENING: (CHAPTER 33.248)

L2 LOW SCREEN:

TREES = 1 LG / 30 LF, 1 MD / 22 LF, 1 SM / 15 LF
SHRUBS (EVERGREEN) = 3' HT SCREEN W/ 3 YRS
GROUND COVER PLANTS = FULL COVER W/ 3 YRS

P1 PARKING LOT INTERIOR:

TREES (20% EVERGREEN) = LG / 4 SPACES (150 SF MIN)
= MD / 3 SPACES (75 SF MIN)
= SM / 2 SPACES (50 SF MIN)
SHRUBS = 1.5 SHRUBS / SPACE
GROUND COVER PLANTS = FULL COVER W/ 3 YRS

PARKING AND LOADING: (CHAPTER 33.266)

PARKING LANDSCAPE @ STREET = 5' L2

TREES IN DEVELOPMENT SITUATIONS: (CHAPTER 11.50)

TREE PRESERVATION STANDARDS = EXEMPT
ON-SITE TREE DENSITY STANDARDS = EXEMPT
TREE RETAINED 1.5" < 6" DIA = SMALL TREE
TREE RETAINED 6" + = MEDIUM TREE + 6" INCREMENTS

TECHNICAL SPECS: (CHAPTER 11.60)

TREE SIZE ON-SITE = 1-1/2" CAL (5' HT CONIFER)

PROPOSED DEVELOPMENT:

 SURFACE PARKING EXISTING = 35 SPACES

 PARKING PERIMETER LANDSCAPE = 5' L2

 PARKING INTERIOR LANDSCAPE = 1,622 SF (1,575 SF REQ)

PARKING INTERIOR TREES:
MEDIUM: 3 SPACES x 4 TREES = 12 SPACES
SMALL: 2 SPACES x 14 TREES = 28 SPACES
TOTAL PROPOSED INTERIOR = 40 SPACES (35 REQ)
EVERGREEN DIVERSITY (4/18) = 22% (20% REQ)
PARKING INTERIOR SHRUBS = 78 SHRUBS (53 SHRUBS REQ)

SITE PLAN GENERAL NOTES:

1. THIS APPLICATION IS VESTED TO THE ZONING IN EFFECT ON SEPTEMBER 15, 2017, THE DATE OF THE ORIGINAL BUILDING PERMIT SUBMITTAL (17-241-498 CO) THAT TRIGGERED NONCONFORMING UPGRADES.

1. PLANT LEGEND & DETAILS: SEE SHEET L3.1.

2. MULCH: ALL PLANTING AREAS SHALL BE MULCHED WITH 3" MIN DEPTH BARK MULCH, FRESH FIR MEDIUM GRIND.

3. IRRIGATION: ALL PROPOSED PLANT MATERIALS SHALL BE WATERED (MAY TO OCTOBER) & MAINTAINED FOR A MINIMUM OF TWO (2) FULL GROWING SEASONS AFTER THE DATE OF PLANTING INSTALLATION. TREES SHALL BE WATERED AT A RATE OF 15 GALLONS PER TREE ONCE PER WEEK, SHRUBS & GROUNDCOVERS AT A RATE OF 1" PER WEEK TO MAINTAIN VIGOROUS HEALTHY GROWTH.

Notes:

1. Map information based on Topographic Survey provided by S&F Land Services, dated July 6, 2021. Dowl has not verified accuracy of this information.

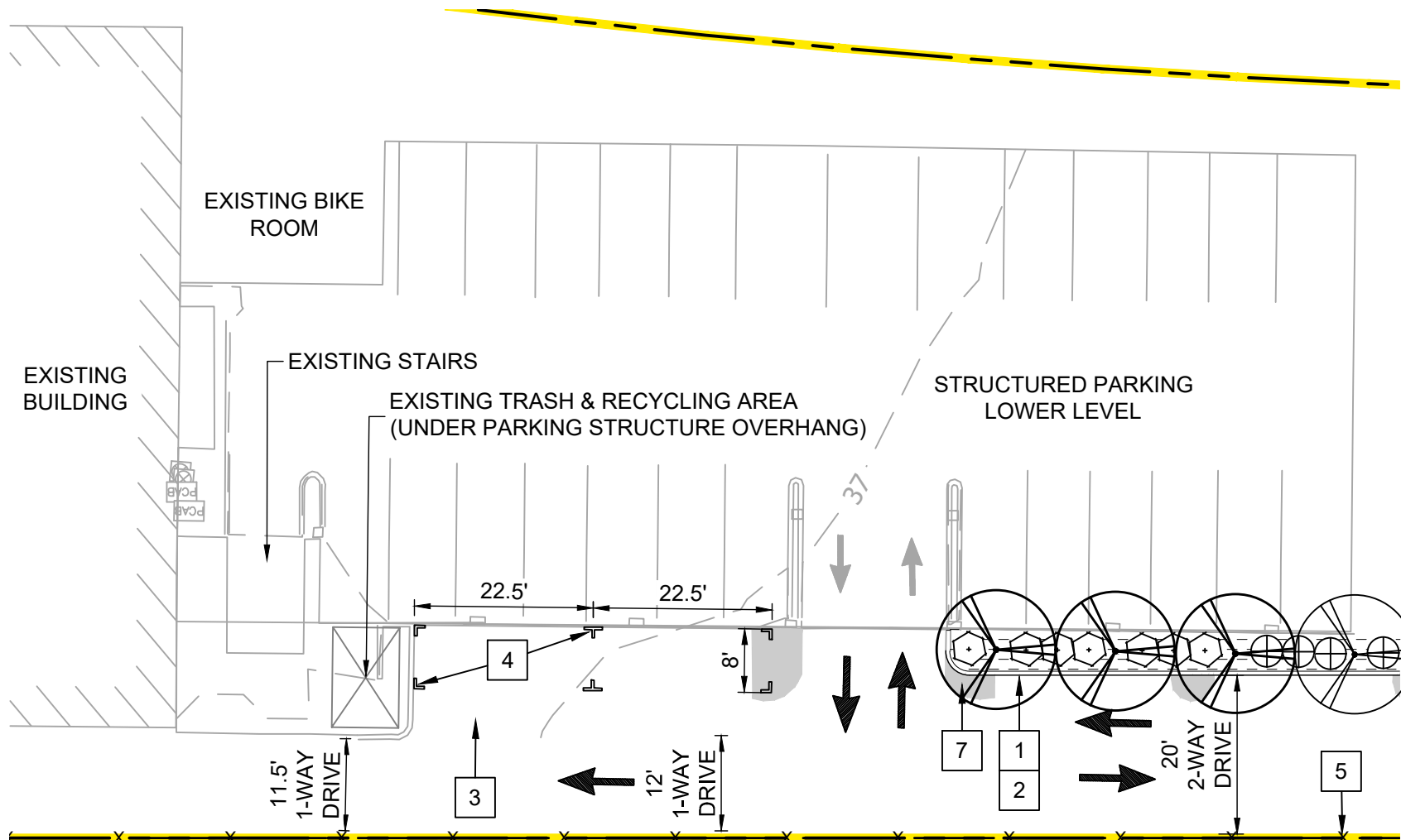
SITE CONSTRUCTION NOTES

- 1 PROPOSED STANDARD 6" CONCRETE CURB. CONTRACTOR TO SAWCUT OUT EXISTING ASPHALT TO INSTALL NEW CURB LINE AND LANDSCAPE ISLAND. REMOVE ASPHALT IN ISLAND SECTION AND DISPOSE OF OFF-SITE. INSTALL ASPHALT TO NEW CURB LINE FROM SAWCUT. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AROUND ALL CONSTRUCTED CURB ISLANDS. ENSURE NO PONDING AT NEW CURB LINE AND INSTALL 2" WIDE FLUSH CURB SECTIONS WHERE NECESSARY.
- 2 PAINT RED NO PARKING ON CURB. PROVIDE (2) COATS OF PAINT MINIMUM.
- 3 PAINT BLACK STRIPING ON ASPHALT TO REMOVE EXISTING PARKING. PROVIDE (2) COATS OF PAINT MINIMUM.
- 4 REINSTALL 4" WIDE PARKING STRIPE TO ORIGINAL CONDITION (TYP), MATCH EXISTING ADJACENT COLOR. PROVIDE (2) COATS OF PAINT MINIMUM.
- 5 PROPOSED 6" HIGH 100% FULLY SITE-OBSCURING WOOD FENCE. SEE DETAIL SHEET L3.1.
- 6 PROPOSED BOLLARDS, MATCH EXISTING BOLLARDS TO REMAIN.
- 7 PROPOSED ASPHALT PAVING, MATCH ADJACENT.
- 8 PROPOSED 6" HIGH 100% FULLY SITE-OBSCURING WOOD FENCE (F2) WITH BARBED WIRE TOP NO LESS THAN 6" ABOVE TOP RAIL. SEE SIMILAR DETAIL SHEET L3.1.
- 9 PROPOSED 2 SPACE SHORT-TERM BIKE RACK.
- 10 PROPOSED FENCE AND ART MURAL, SEE SHEET L3.5
- 11 PROPOSED STORMWATER PLANTER PER BES DWG SW-231, SEE SHEET L3.1 FOR LEGEND.
- 12 REMOVE AND REPLACE ALL EXISTING LIGHT FIXTURES ON THE EAST FACADE WITH IDA CERTIFIED DARK SKY COMPLIANT LIGHT FIXTURE, LUXLOGIC LIGHTING MODEL WARRIOR WALL PACK SERIES.
- 13 CONTRACTOR TO INSPECT EXISTING CONCRETE WALL AND REPORT OVERALL CONDITION, WALL DEPTH, AND FOOTING SIZE TO ENGINEER.
- 14 PROPOSED 8" C900 STORM PIPE.



6' HIGH 100% FULLY SITE-OBSCURING WOOD FENCE

ID R330300 / 1S1E22A -00900
CITY OF PORTLAND
WILLAMETTE PARK
ZONING OS



STRUCTURED PARKING LOWER LEVEL PLAN

SCALE: 1" = 20'



DARK SKY LIGHT FIXTURE, LUXLIGHTING
WARRIOR WALL PACK SERIES

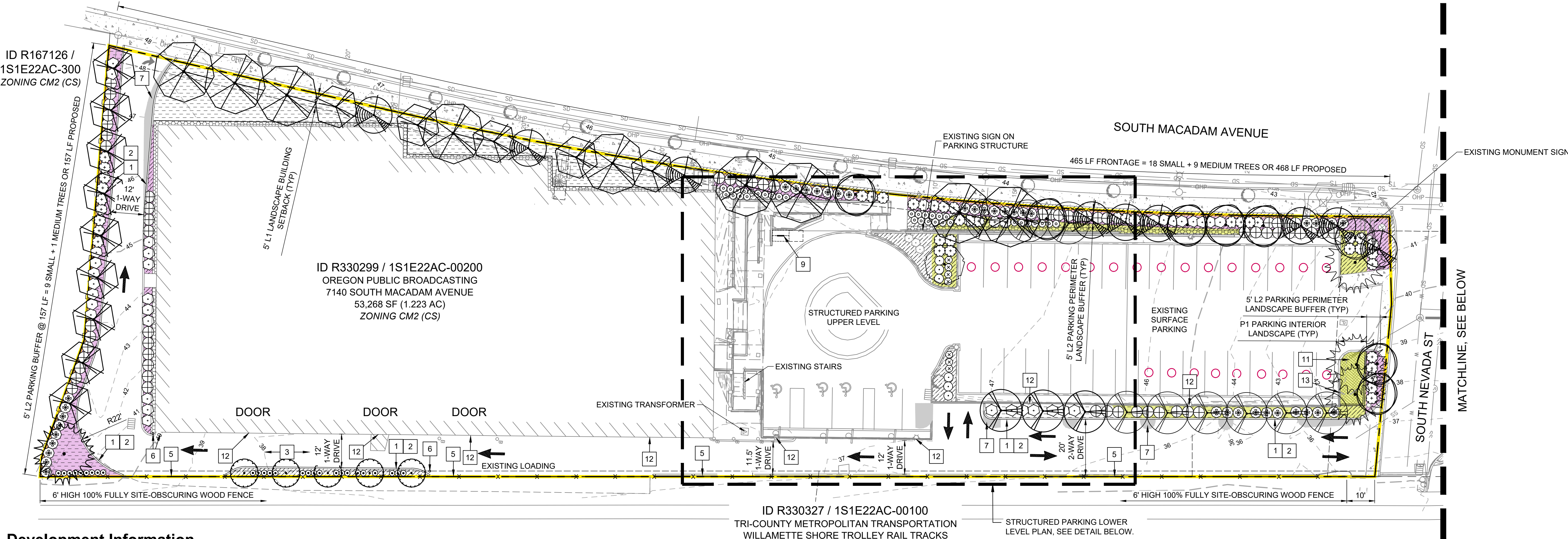
Legend

 Project Boundary

 Contour - 1' Interval



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SCALE IN FEET

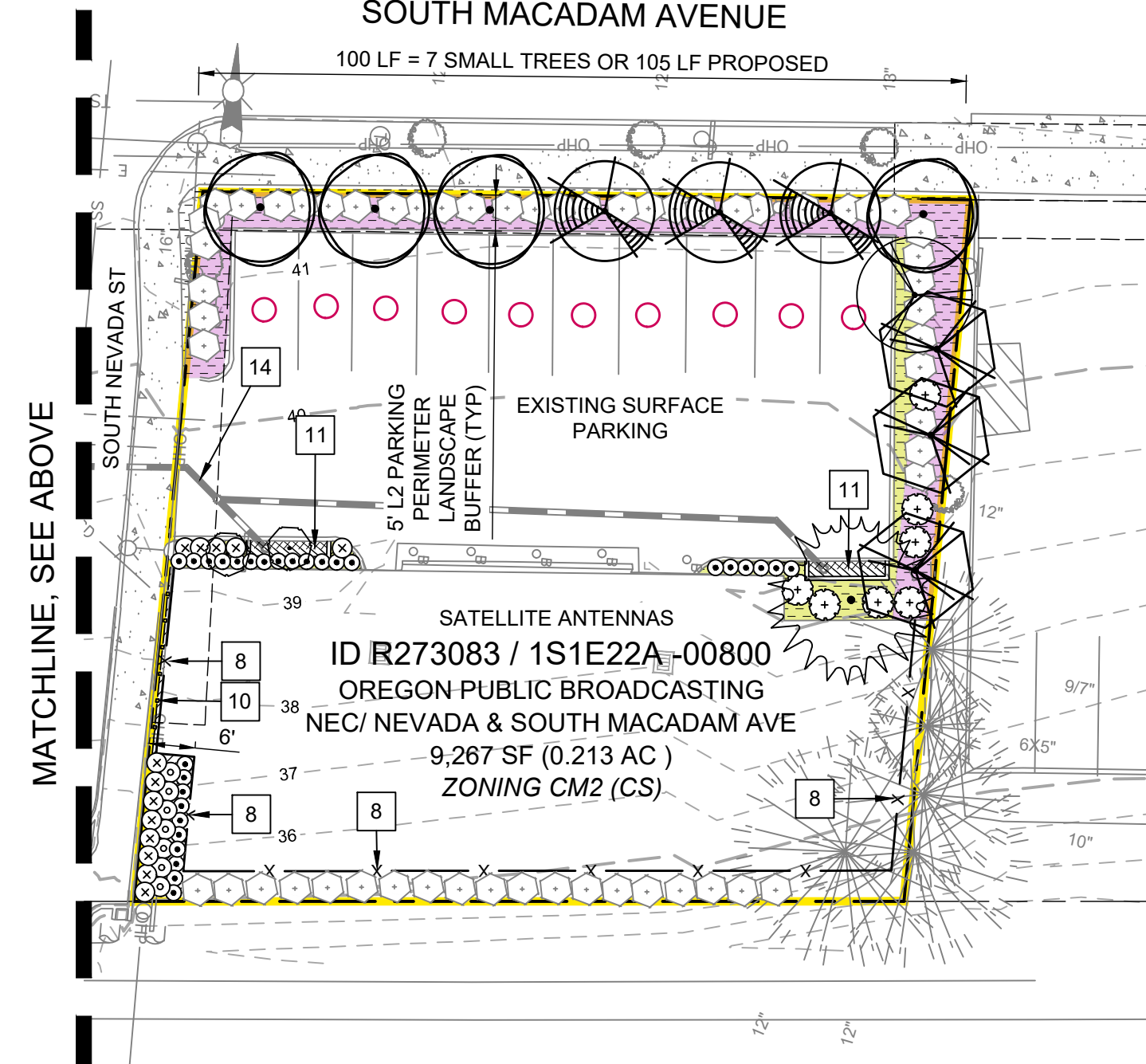


ID R330327 / 1S1E22AC-00100
TRI-COUNTY METROPOLITAN TRANSPORTATION
WILLAMETTE SHORE TROLLEY RAIL TRACKS

STRUCTURED PARKING LOWER
LEVEL PLAN, SEE DETAIL BELOW.

SOUTH MACADAM AVENUE

100 LF = 7 SMALL TREES OR 105 LF PROPOSED



SATELLITE ANTENNAS

ID R273083 / 1S1E22A -00800

OREGON PUBLIC BROADCASTING

NEC/ NEVADA & SOUTH MACADAM AVE

9,267 SF (0.213 AC)

ZONING CM2 (CS)

OPB - MACADAM AVENUE NONCONFORMING UPGRADES
PORTLAND, OR

SITE AND LANDSCAPE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 22,
TOWNSHIP 01 SOUTH, RANGE 01 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PROJECT 14545.01
DATE 10/15/2021

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SHEET

L3.0

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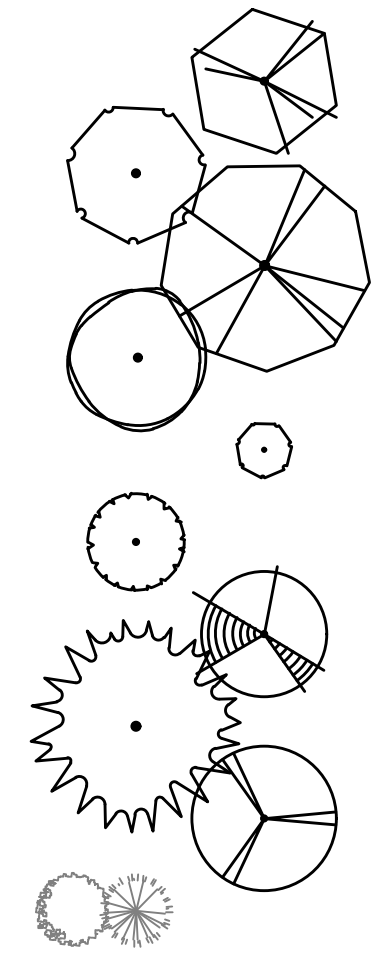

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PLANT MATERIALS LEGEND



TREES ITEM	SIZE	QTY.	MATURE SIZE (H X W) / COMMENTS
CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAM	1-1/2" CAL / B&B AS SHOWN	17	35' H X 25' W / SMALL / 4' PLANTER 5' BRANCHING HT / DROUGHT TOLERANT
LAGERSTROEMIA X 'TUSCARORA' TUSCARORA CRAPE MYRTLE	1-1/2" CAL / B&B MULTI-STEM	1	15' H X 15' W / SMALL / 3' PLANTER 5' MIN BRANCHING HT / POWER LINES
NYSSA SYLVATICA 'JFS-RED' FIRESTARTER TUPELO	1-1/2" CAL / B&B AS SHOWN	9	35' H X 18' W / MEDIUM / 4' PLANTER 5' BRANCHING HT / CENTRAL LEADER
PARROTTIA PERSICA 'VANESSA' VANESSA PERSIAN PARROTTIA	1-1/2" CAL / B&B AS SHOWN	12	40' H X 20' W / SMALL / 4' PLANTER 5' BRANCHING HT / POWER LINES
QUERCUS ROBUR X BICO 'NADLER' KINDRED SPIRIT OAK	1-1/2" CAL / B&B AS SHOWN	2	30' H X 6' W / SMALL / TIGHTLY COLUMNAR 5' BRANCHING HT / DROUGHT TOLERANT
RHAMNUS (FRANGULA) PURSHIANA CASCARA	1-1/2" CAL / B&B AS SHOWN	5	30' H X 25' W / SMALL / 4' PLANTER PDX NATIVE / WET TOLERANT / POWER LIN
STYRAX JAPONICUS 'JFS-D' SNOWCONE JAPANESE SNOWBELL	1-1/2" CAL / B&B AS SHOWN	12	25' H X 20' W / SMALL / 3' PLANTER 6' BRANCHING HT / POWER LINES
CALOCEDRUS DECURRENS INCENSE CEDAR	6" - 7" HT / B&B 1.75" CAL	5	100' H X 30' W / MEDIUM / 6' PLANTER NATIVE EVERGREEN / ZONE A/B
ZELKOVA SERRATA 'MUSASHINO' MUSASHINO COLUMNAR ZELKOVA	1-1/2" CAL / B&B AS SHOWN	13	45' H X 15' W / SMALL / 4' PLANTER 5' BRANCHING HT / NARROW VASE
EXISTING TREE TO REMAIN			CONTRACTOR TO PROTECT IN PLACE

SHRUBS & ACCENTS ITEM	SIZE	QTY.	MATURE SIZE (H X W) / COMMENTS
ABELIA 'EDWARD GOUCHER' EDWARD GOUCHER ABELIA	5 GAL CONT 4'-0" OC	33	6' H X 6' W / EVERGREEN DROUGHT TOLERANT
ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	5 GAL CONT 4'-0" OC	53	6' H X 5' W / EVERGREEN DROUGHT TOLERANT
CISTUS X PULVERULENTUS 'SUNSET' MAGENTA ROCK ROSE	2 GAL CONT 3'-0" OC	6	2' H X 4' W / EVERGREEN FULL SUN / DROUGHT TOLERANT
ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY	3' - 4' HT / B&B 2'-0" OC	56	8' H X 3' W / HIGH SCREEN SHRUB EVERGREEN
LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	5 GAL CONT 4'-0" OC	60	8' H X 6' W / GLOSSY EVERGREEN PT - FULL SUN / DROUGHT TOLERANT
MISCANTHUS 'PURPURASCENS' AUTUMN FLAME GRASS	2 GAL CONT 2'-6" OC	40	5' H X 3' W / UPRIGHT BRILLIANT RED-ORANGE FALL COLOR
MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL CONT 4'-0" OC	39	10' H X 6' W / HIGH SCREEN SHRUB PDX NATIVE / EVERGREEN
PENNISETUM A. 'HADELN' HADELN FOUNTAIN GRASS	2 GAL CONT 30" OC	20	30" H X 30" W
EXISTING SHRUB TO REMAIN			CONTRACTOR TO PROTECT IN PLACE

GROUNDCOVERS & MISC ITEM	SIZE	QTY.	MATURE SIZE (H X W)
ARCTOSTAPHYLOS UVA-URSI 'MASS.' MASS KINKINICK	1 GAL 2'-0" OC	3,049 SF 882 PLANTS	9" H X 3' W / EVERGREEN NATIVE / DROUGHT TOLERANT
MAHONIA REPENS CREEPING MAHONIA	1 GAL 2'-0" OC	4,876 SF 1,410 PLANTS	18" H X 3' W / EVERGREEN PNW NATIVE / SUN - PT SHADE
DECORATIVE ROCK BAND @ BUILDING VALLEY LANDSCAPE CENTER SURE-LOC STEEL EDGING 15" STEEL STAKES, COLOR BLACK	18" X 6" 3/16" X 4" X 16"	675 SF 13 CY 460 LF	WASHED RIVER ROCK, SIZE 2" - 3" TUALATIN, 503-692-0606

STORMWATER FACILITY PLANT MATERIALS:

GROUNDCOVERS ITEM	SIZE	QTY.	POTENTIAL HEIGHT / PLANTING ZONE
CAREX OBNUPTA SLOUGH SEDGE	1 GAL CONT 80 / 100 SF	100 SF 80 TOTAL	PNW NATIVE 48" H / ZONE A / SUN - PART SHADE
JUNCUS PATENS SPREADING RUSH	1 GAL CONT 80 / 100 SF	97 SF 78 TOTAL 158 TOTAL	PNW NATIVE 36" H / ZONE A / SUN - PART SHADE
STORMWATER FACILITIES (PDX STORMWATER MANAGEMENT MANUAL): MAINTENANCE = 2-YEAR (CHAPTER 3) STORMWATER FACILITY = FLAT-BOTTOM RAIN GARDEN ZONE A TOTAL = 197 SF ZONE A HERBACEOUS (80 / 100 SF) = 158 PLANTS (158 PLANTS REQ)			



PYRAMIDAL EUROPEAN HORNBEAM



TUSCARORA CRAPE MYRTLE



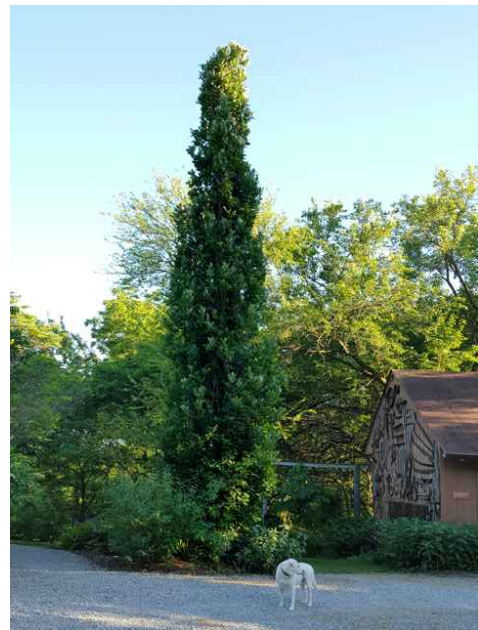
FIRESTARTER TUPELO



VANESSA PERSIAN PARROTTIA



CASCARA



KINDRED SPIRIT OAK



SNOWCONE JAPANESE SNOWBELL



INCENSE CEDAR



MUSASHINO COLUMNAR ZELKOVA



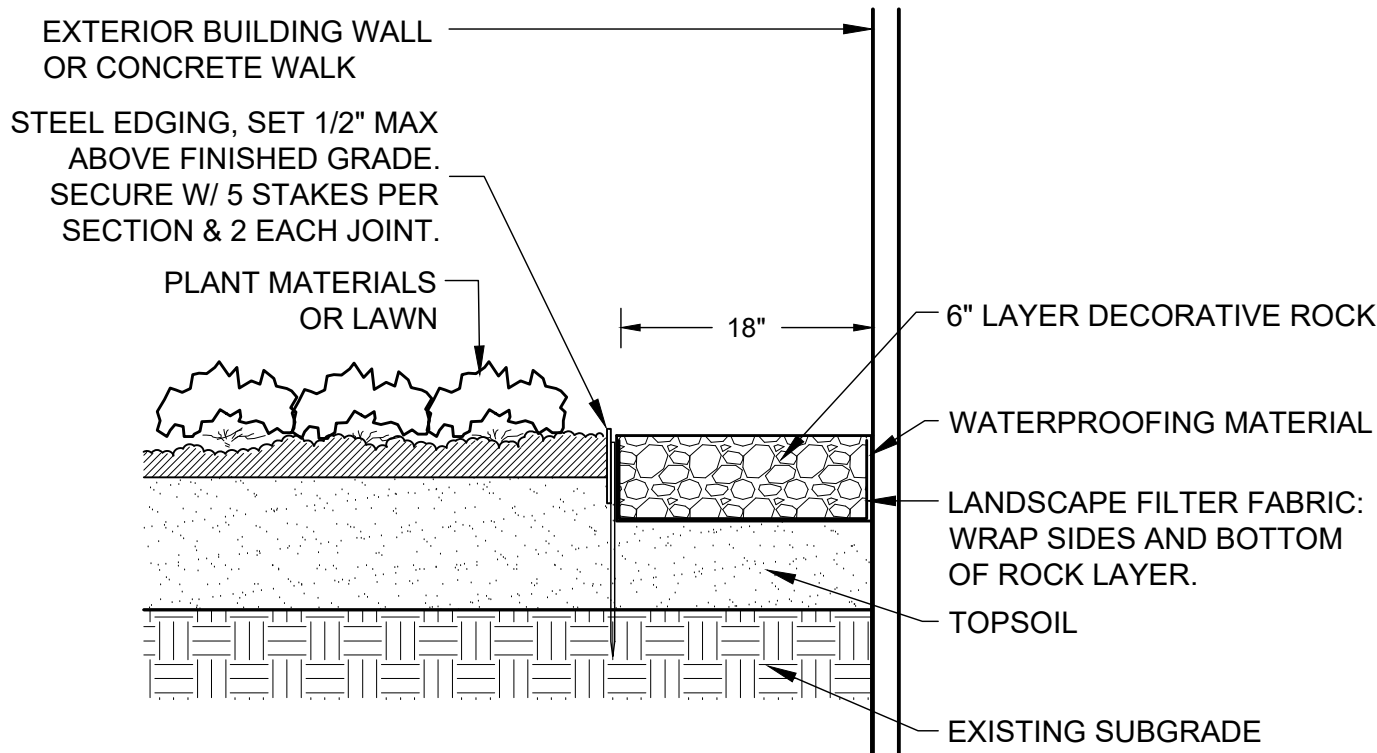
SKY PENCIL JAPANESE HOLLY



AUTUMN FLAME GRASS

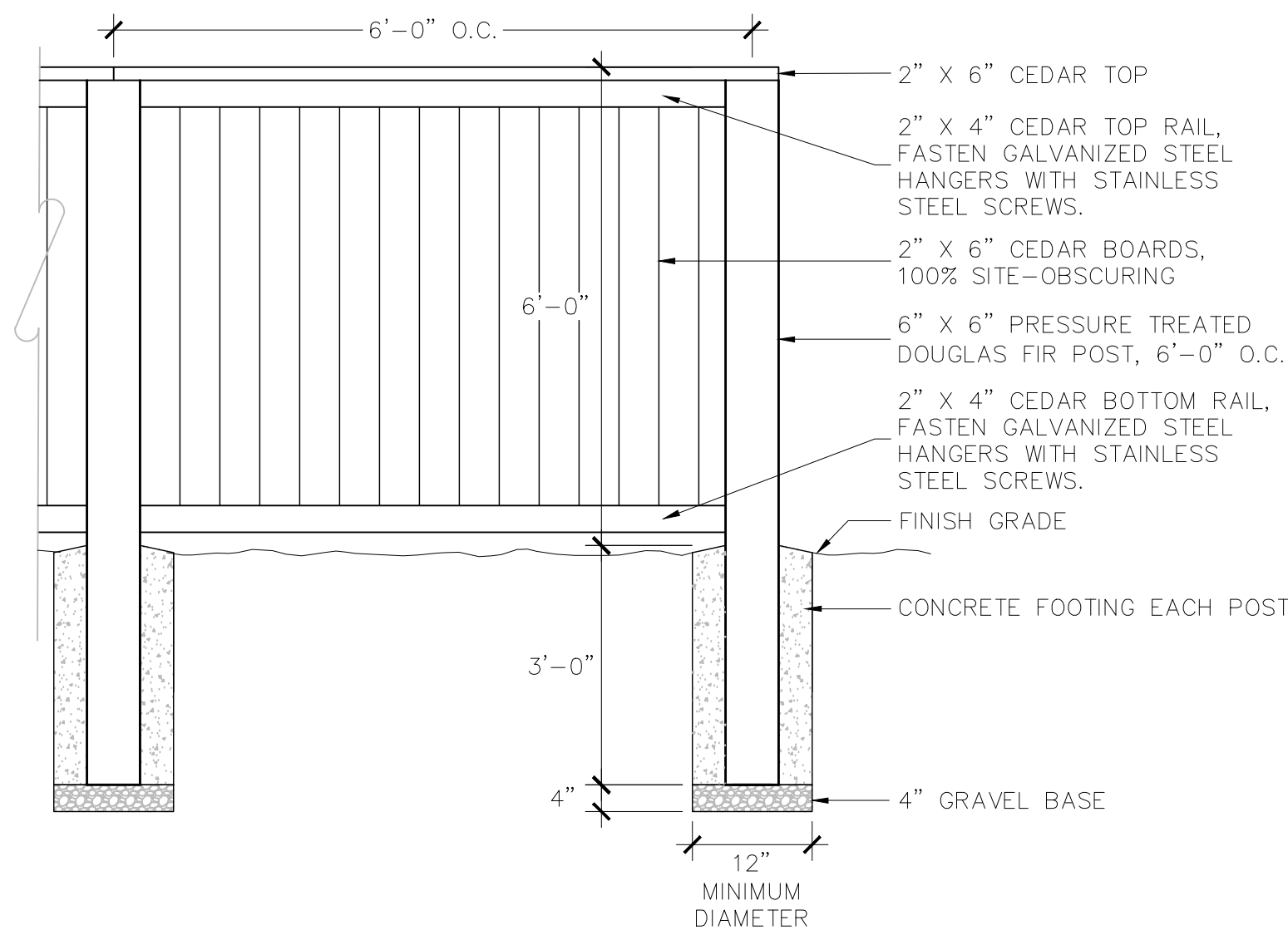


HADELN FOUNTAIN GRASS



DECORATIVE ROCK BORDER DETAIL

SCALE: NOT TO SCALE



6' HIGH 100% FULLY SITE-OBSCURING SOLID WOOD FENCE (F2)

SCALE: NOT TO SCALE

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PORTLAND, OR

PLANT MATERIALS LEGEND AND DETAILS

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SITE RENDERING - ART SHOWN IS FOR EXAMPLE ONLY AND DOES NOT REFLECT PROPOSED ART. ARTIST SELECTION TO BE COORDINATED BY RACC
SCALE: NOT TO SCALE

OPB - MACADAM AVENUE NONCONFORMING UPGRADES
PORTLAND, OR

FENCE AND ART MURAL RENDERING

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