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CLAY APARTMENTS



THE HARRISON APARTMENTS



HELEN GORDON CHILD DEVELOPMENT CENTER



GRACE BIBLE CHURCH



THE OLD CHURCH



EXISTING OFFICE BUILDING



SW 5th & ALDER - PORTLAND



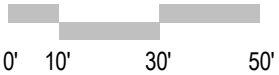
SPALDING BUILDING - PORTLAND

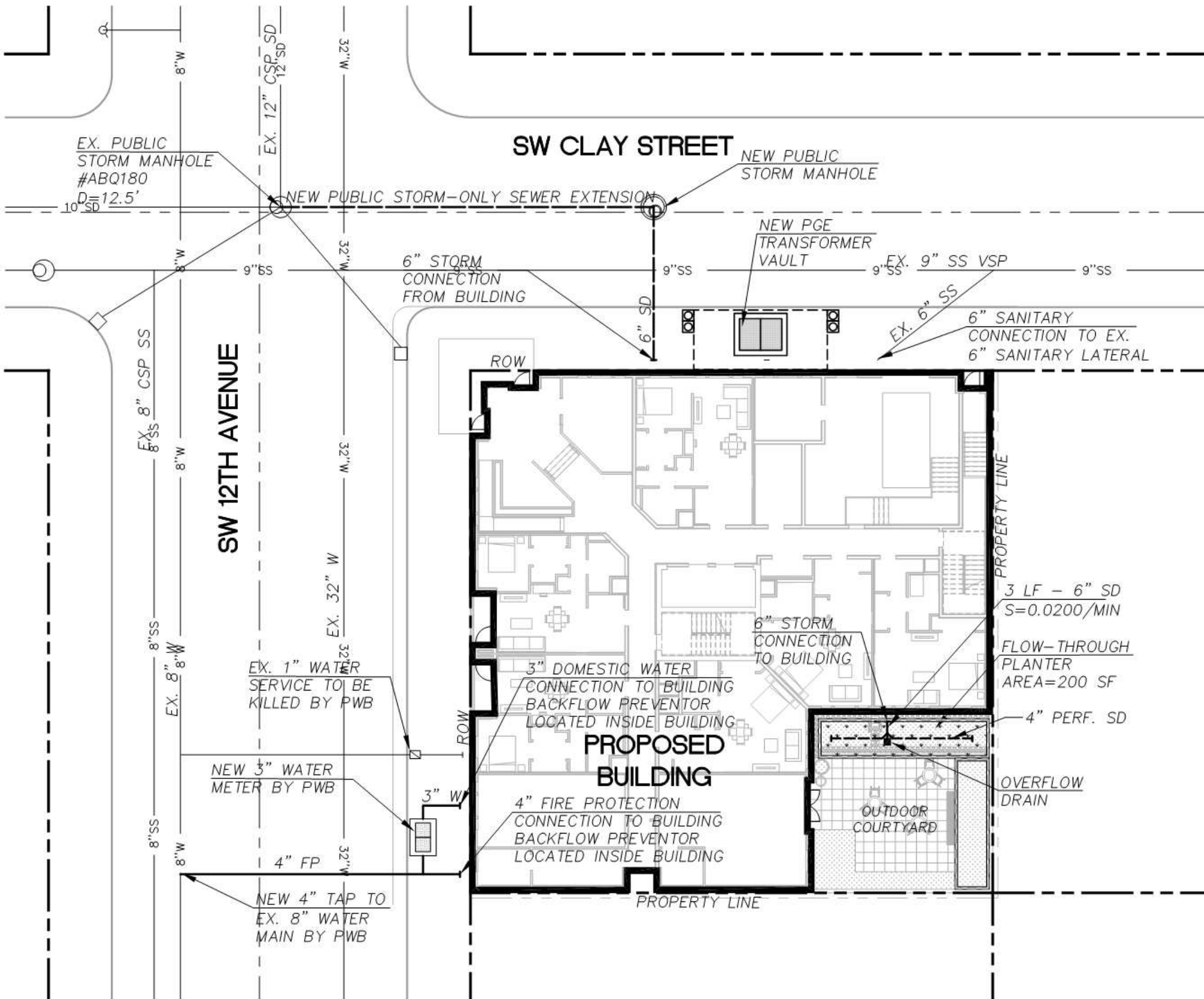


WELLS FARGO BUILDING - PORTLAND



WAINWRIGHT BUILDING - SULLIVAN





STORMWATER NARRATIVE

WATER QUALITY

WATER QUALITY CONTROL IS MET WITH A FLOW-THROUGH PLANTER. THE PLANTER IS SIZED TO TREAT ALL OF THE ON-SITE IMPERVIOUS AREA.

WATER QUANTITY

WATER QUANTITY CONTROL IS NOT REQUIRED PER BES PRE-APPLICATION CONFERENCE RESPONSE. (STORM-ONLY SEWER THAT DISCHARGES TO THE WILLAMETTE)

DISPOSAL

A PUBLIC STORM-ONLY SEWER EXTENSION FROM THE EXISTING STORM DRAIN MANHOLE AT THE INTERSECTION OF SW CLAY ST. AND SW 12TH AVE. WILL BE MADE EAST ALONG SW CLAY ST. A CONNECTION FROM THE SITE WILL BE MADE TO THIS NEW PUBLIC STORM-ONLY SEWER EXTENSION. THE PROJECT WILL FALL UNDER CATEGORY 3 OF THE STORMWATER DISPOSAL HIERARCHY.

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.





PYRAMIDAL EUROPEAN HORNBEAM - STREET TREES





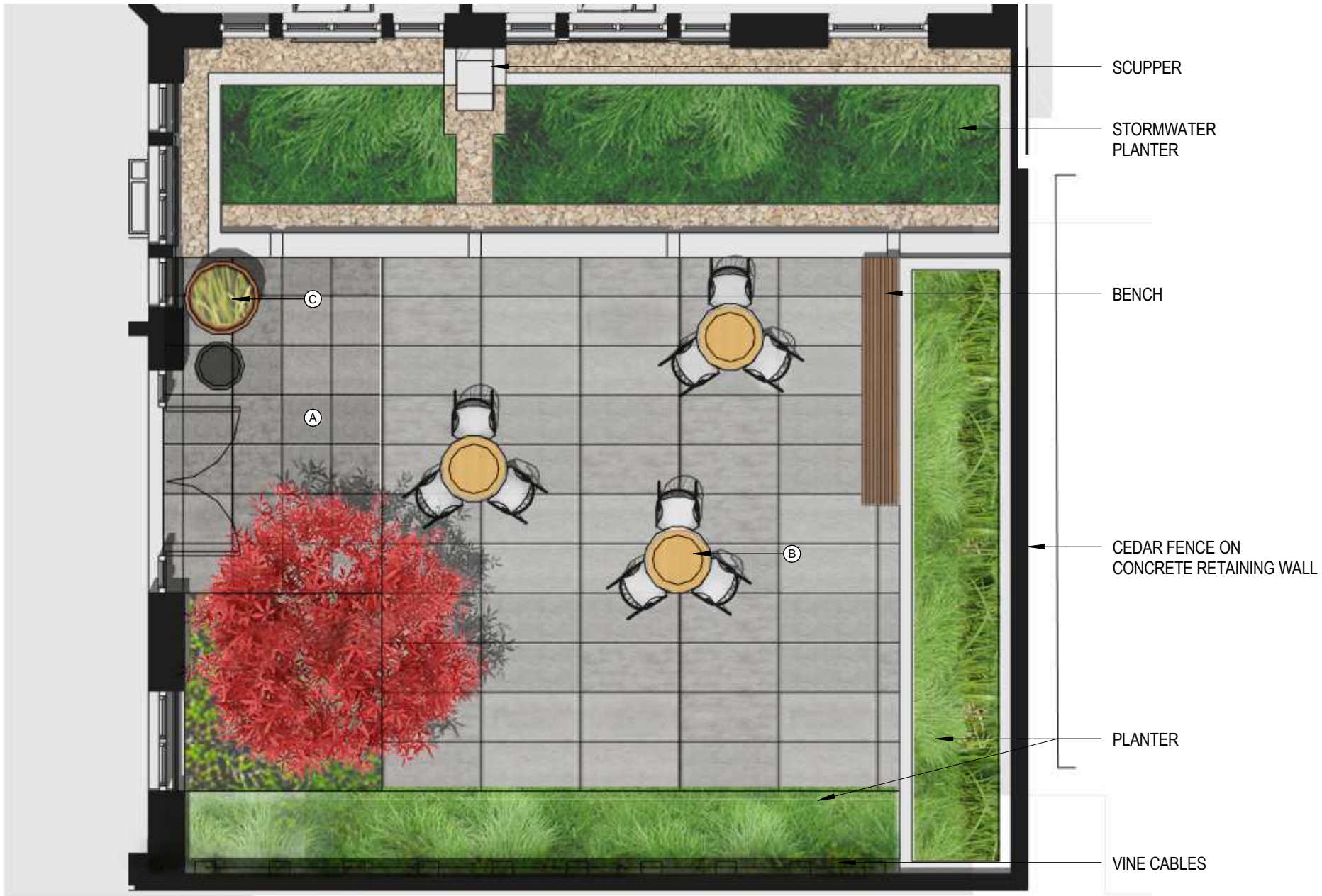
A. SCORED CONCRETE PAVING



B. CAFE TABLE



C. ROUND POTS



DR - LANDSCAPE - COURTYARD PLAN 1



LIRIOPE MUSCARI



LOROPETULUM



SWORDFERN



FEATHER REED GRASS



CAREX TESTACEA



VINE MAPLE



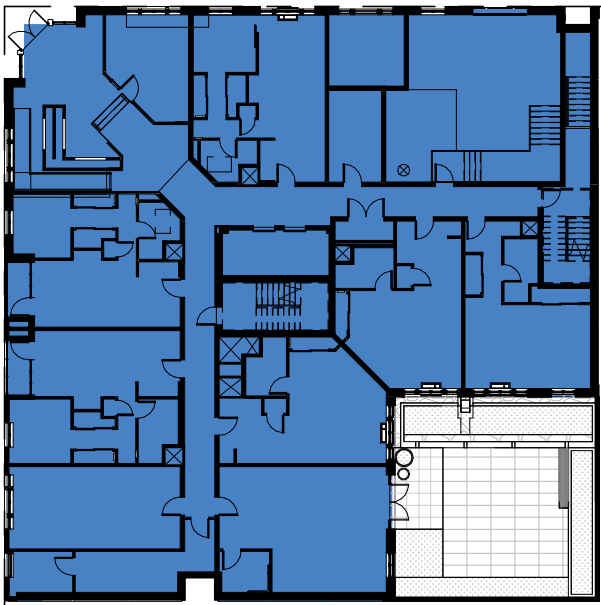
VINE CABLE



AKEBIA

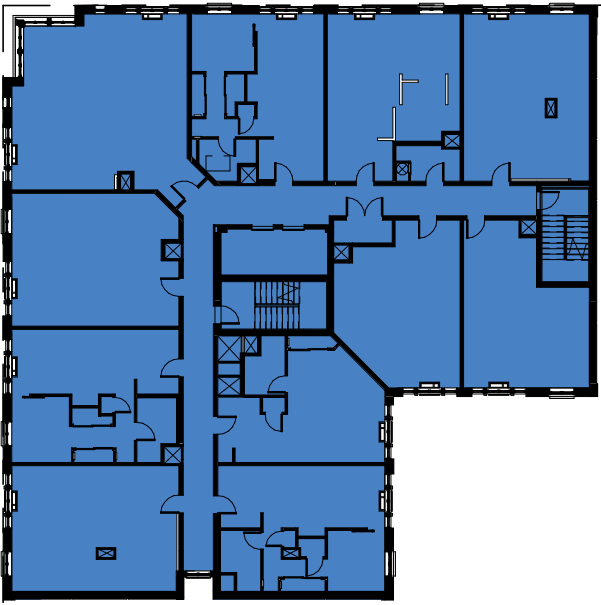


8,467 SF



LEVEL 1

8,506 SF



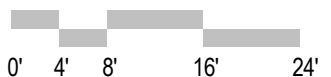
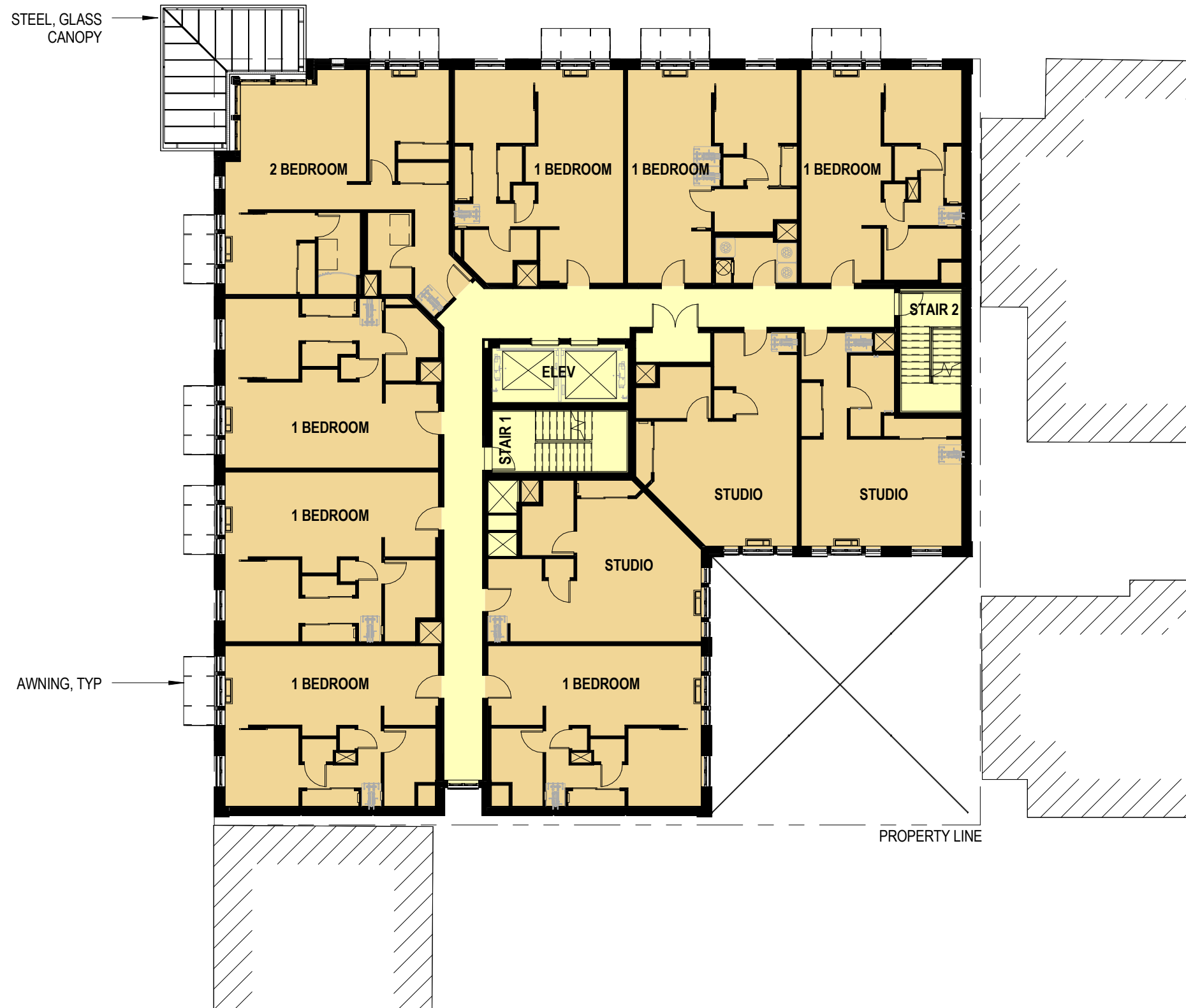
LEVEL 2-8

8,467 SF	LEVEL 1
8,506 SF	LEVEL 2
8,506 SF	LEVEL 3
8,506 SF	LEVEL 4
8,506 SF	LEVEL 5
8,506 SF	LEVEL 6
8,506 SF	LEVEL 7
8,506 SF	LEVEL 8
68,009 SF	FAR TOTAL
80,000 SF	FAR ALLOWABLE
(8:1 FAR ALLOWABLE: 10,000 SF x 8 = 80,000 SF)	

SW 12TH AVE.

SW CLAY ST.

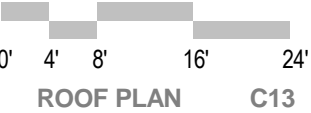
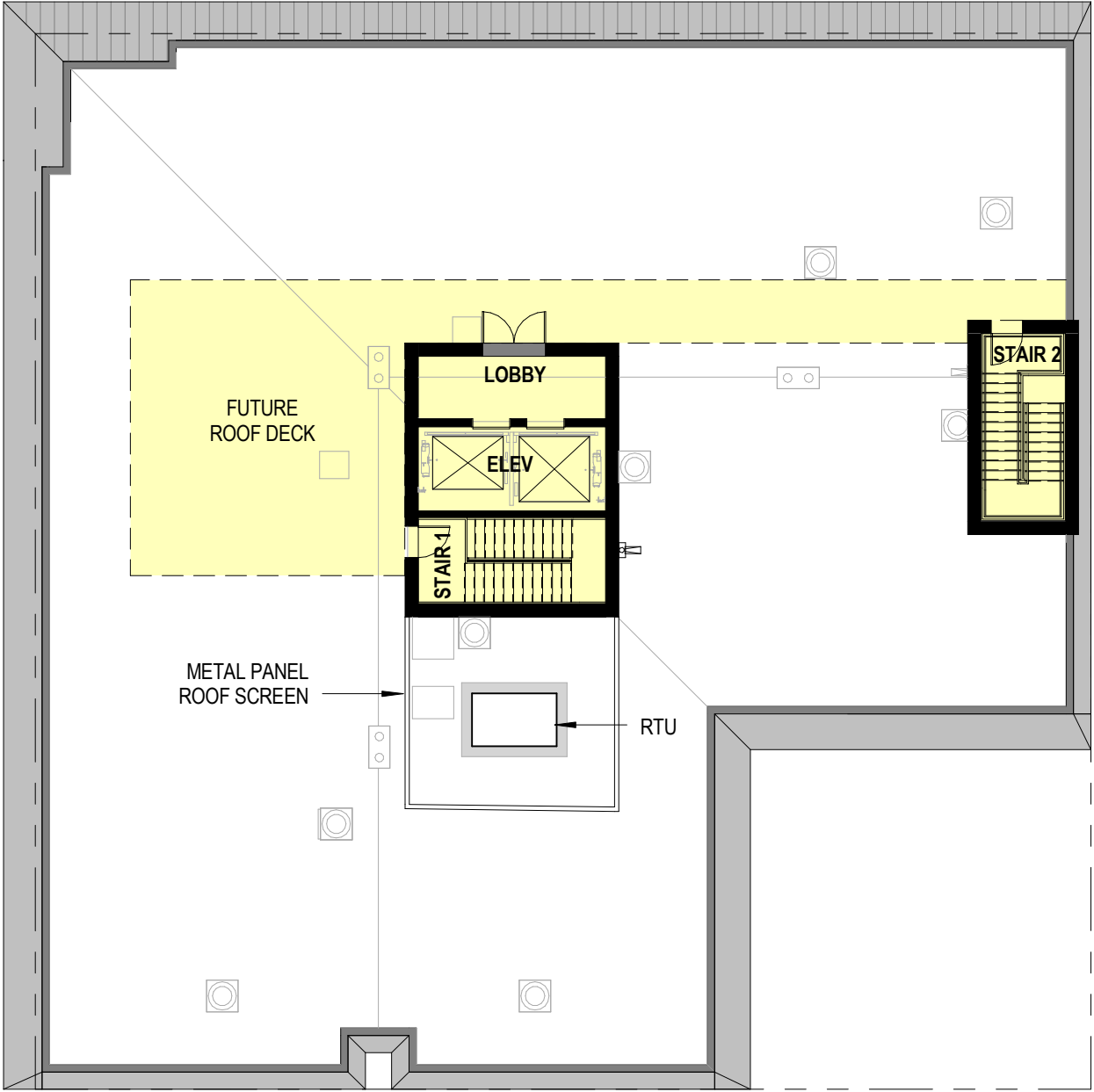






12TH + CLAY

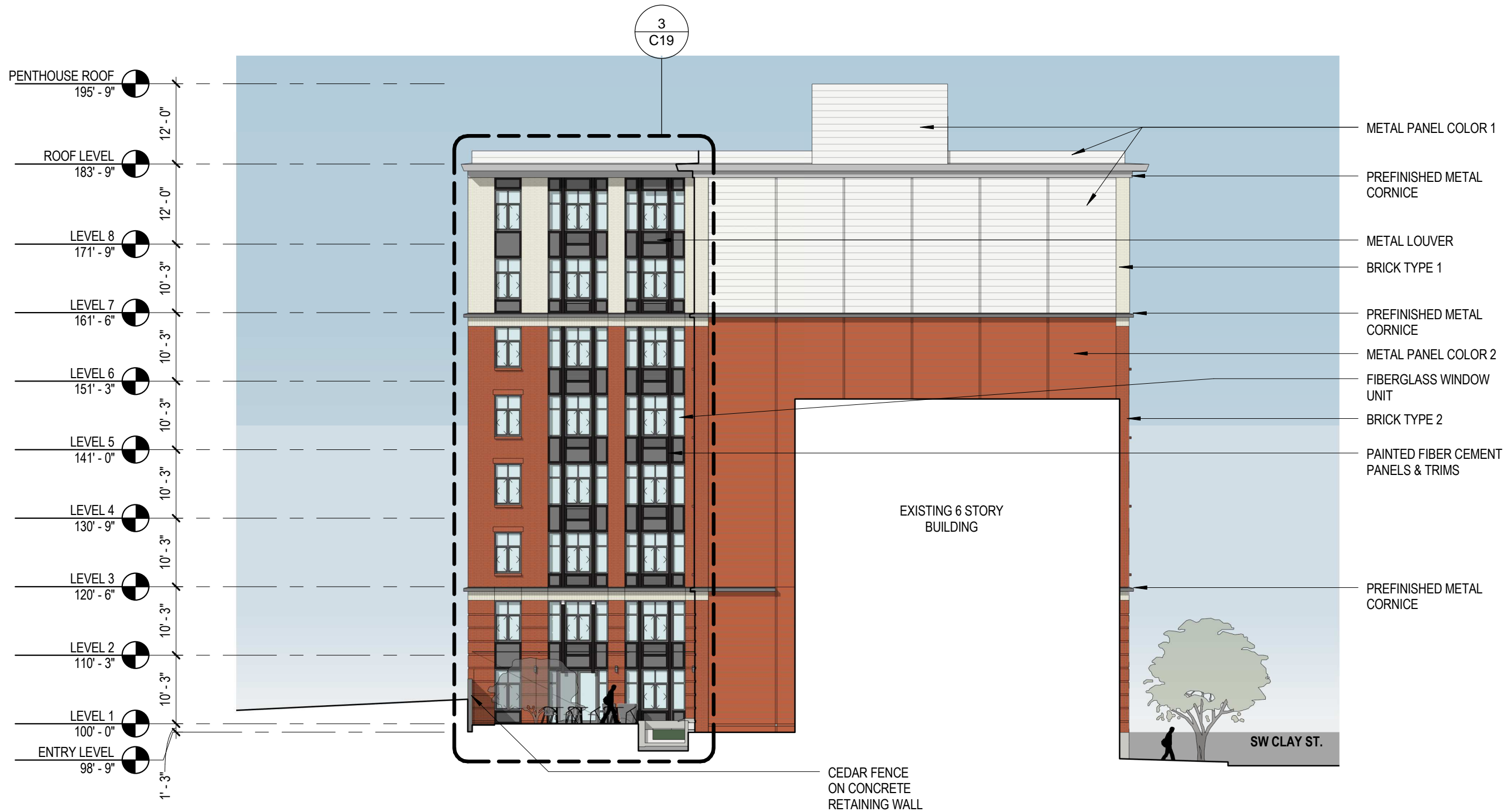
2013 JUNE 6 - LU 13-129180 DZ
DESIGN REVIEW APPLICATION

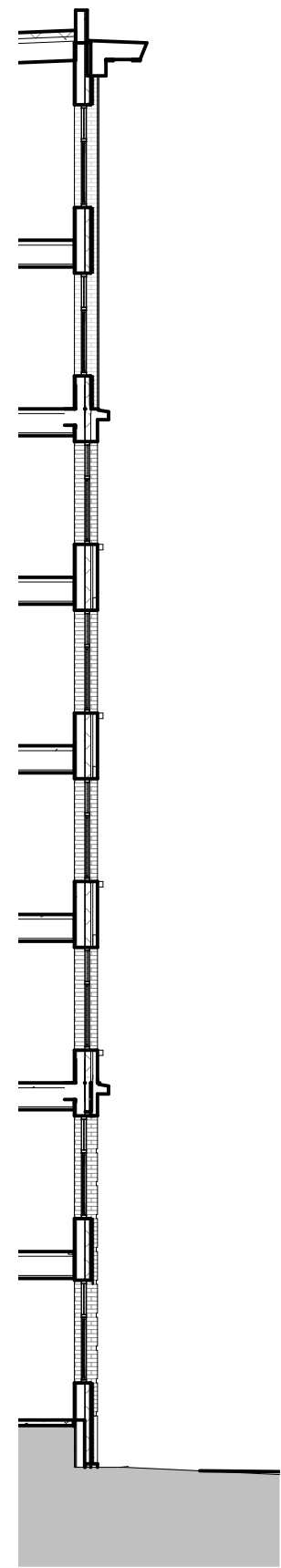




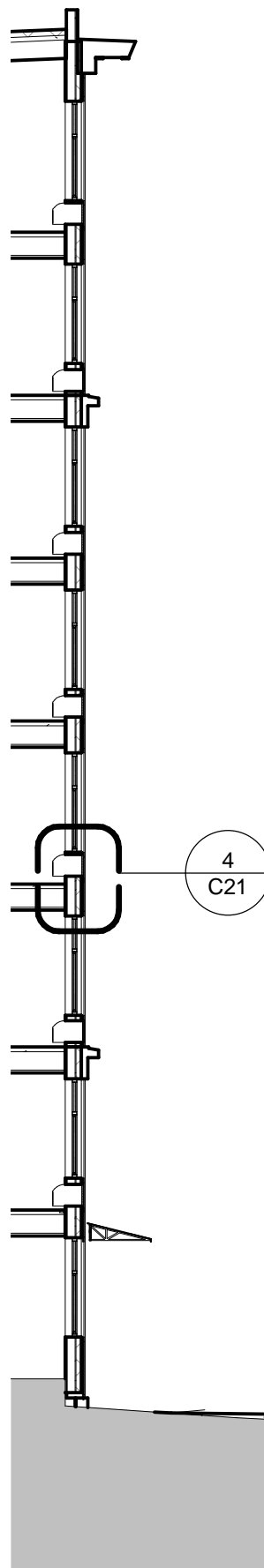




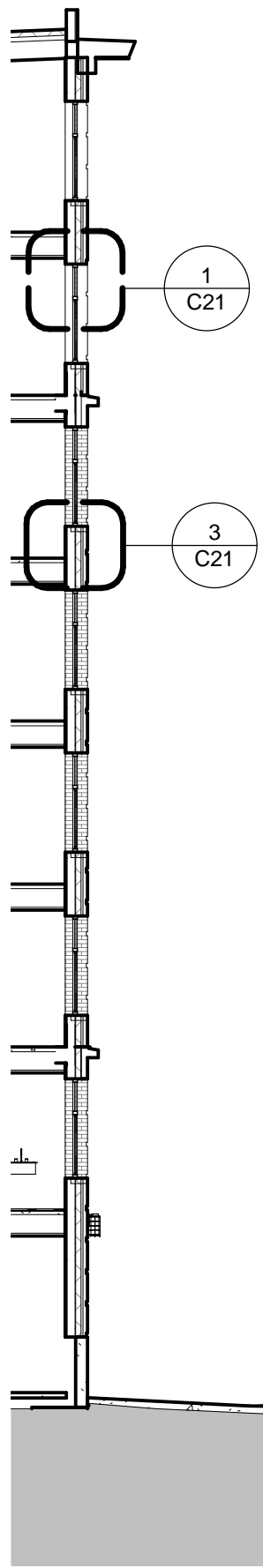




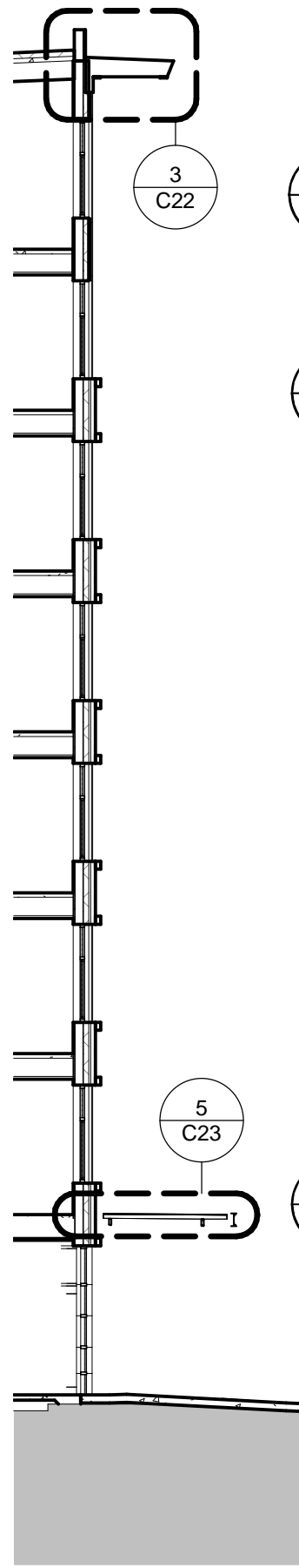
WALL SECTION 5



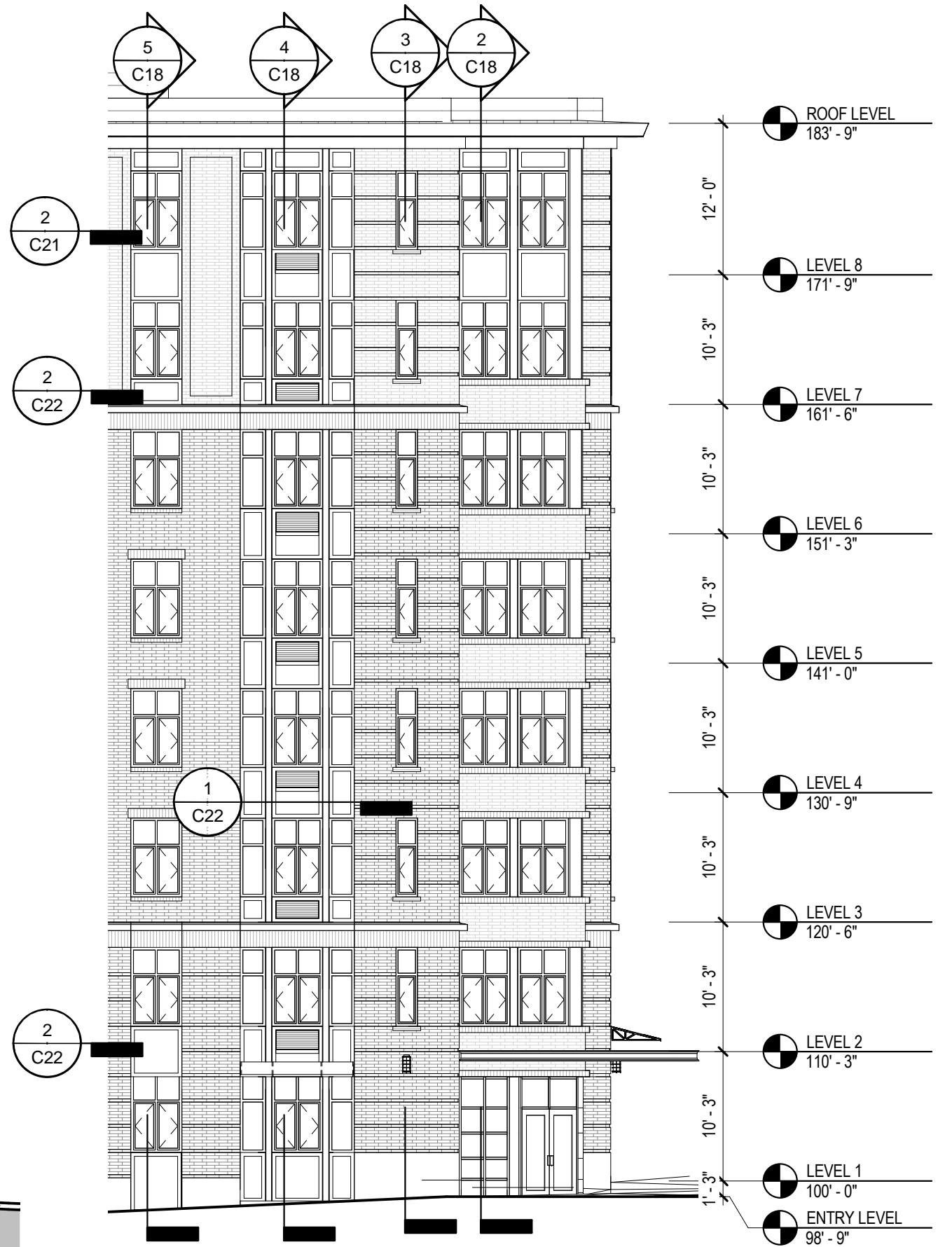
WALL SECTION 4



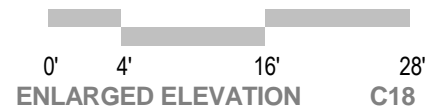
WALL SECTION 3

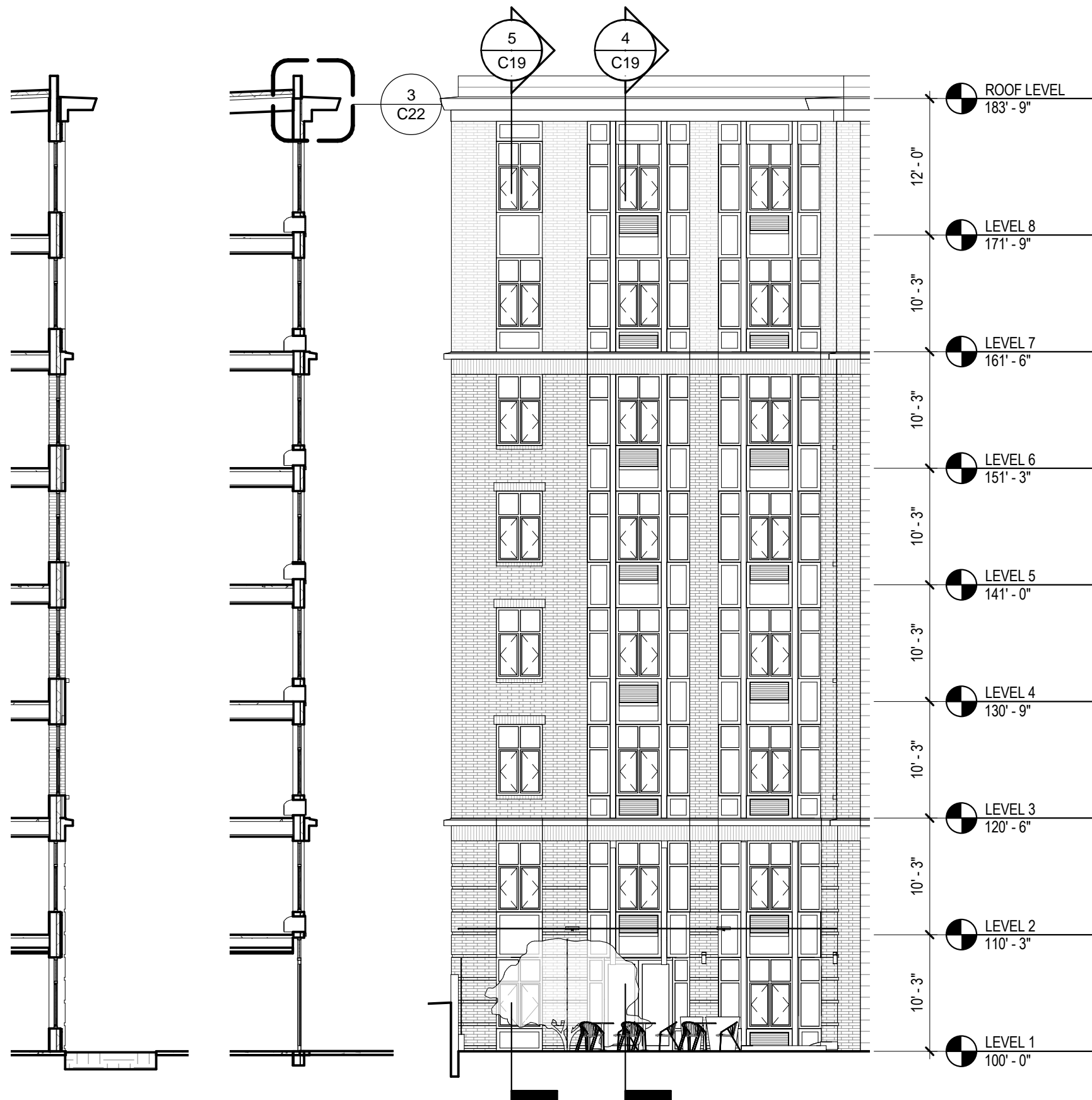


WALL SECTION 2

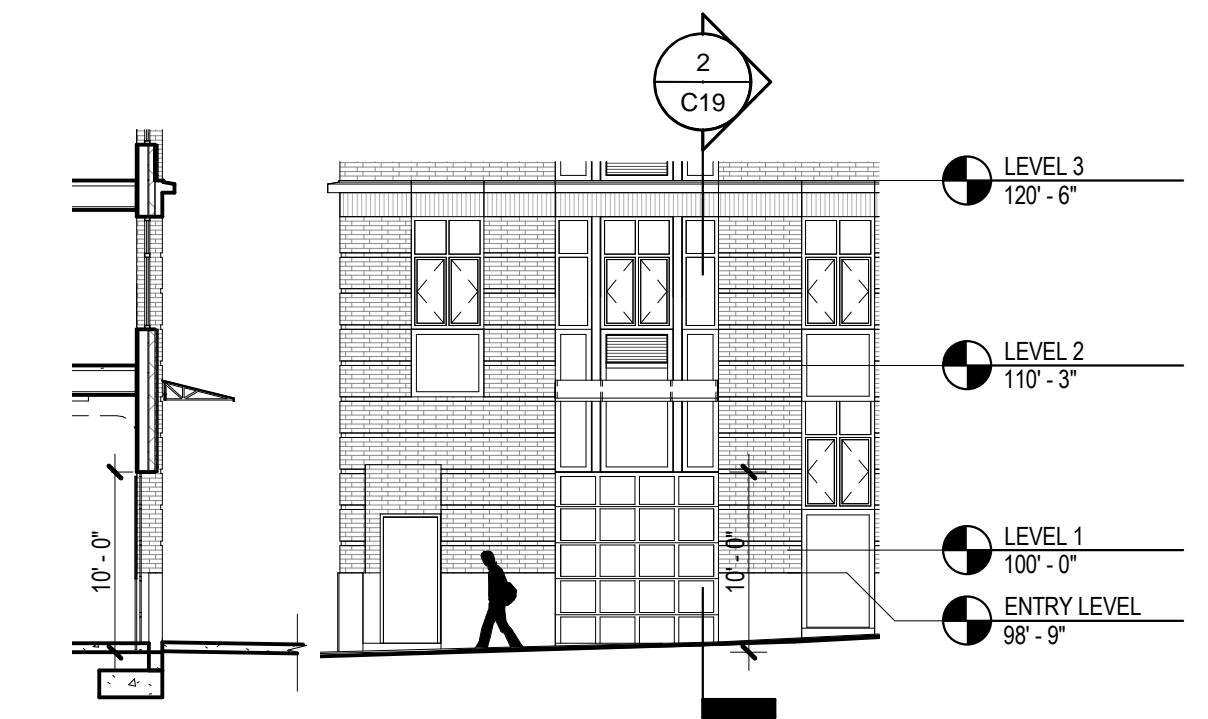


ENLARGED NORTH ELEVATION 1

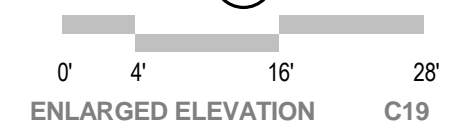


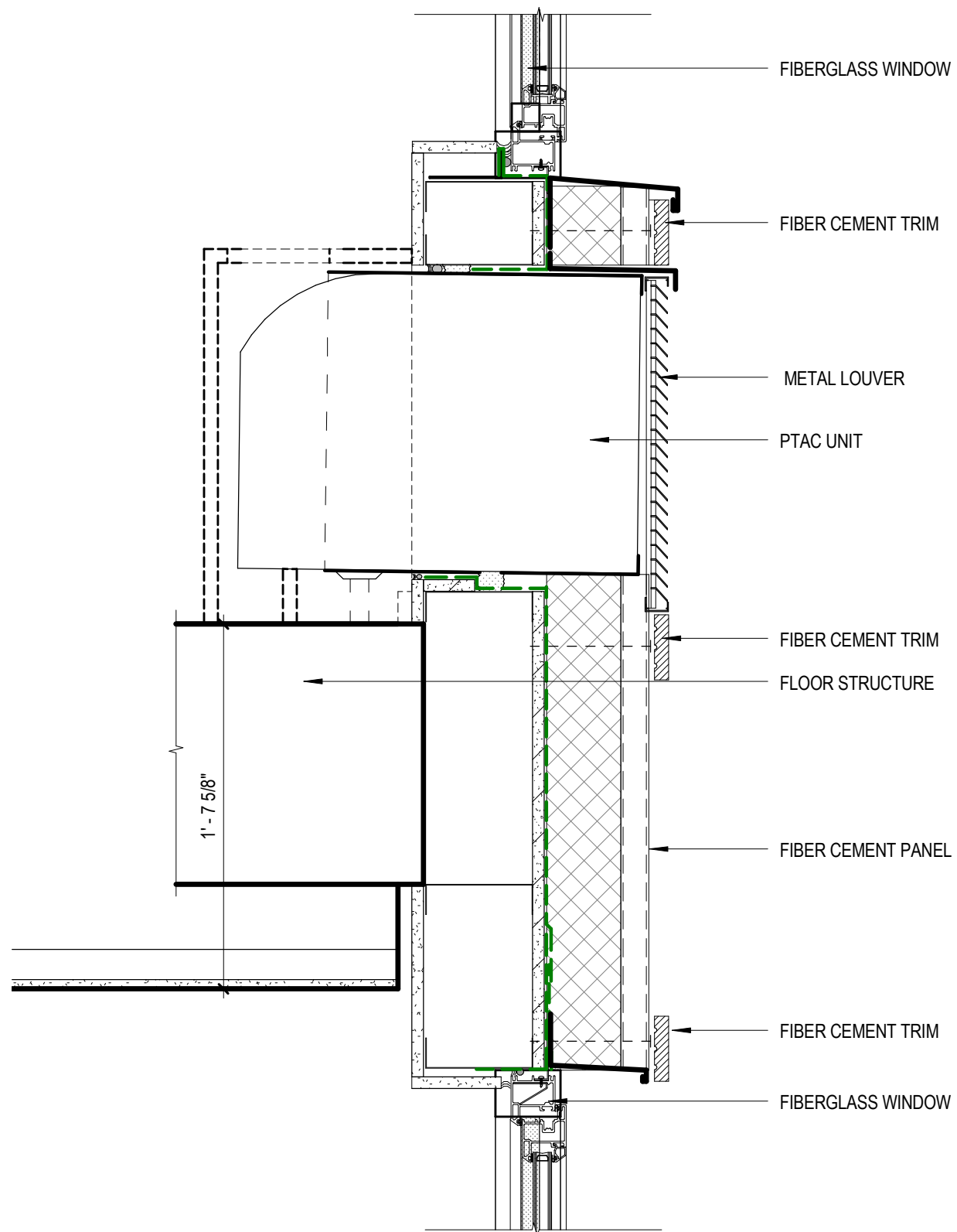


WALL SECTION 5 WALL SECTION 4 ENLARGED EAST ELEVATION 3

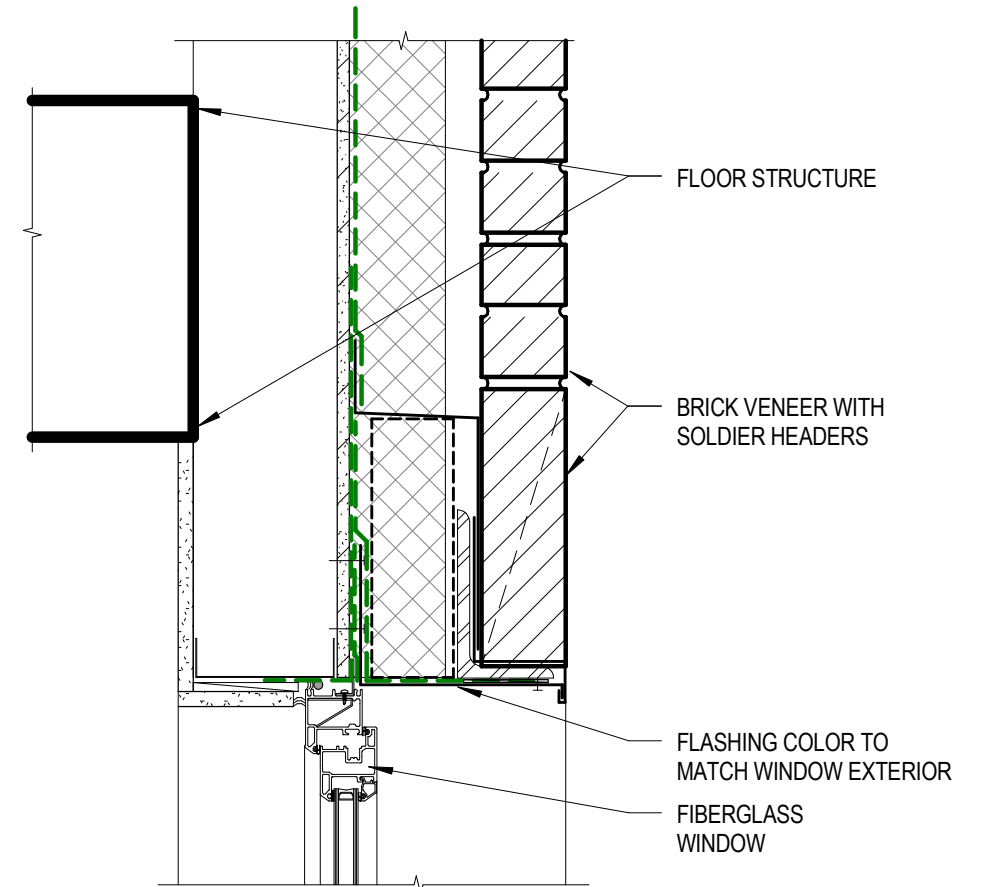


WALL SECTION 2 ENLARGED LOADING ELEVATION 1

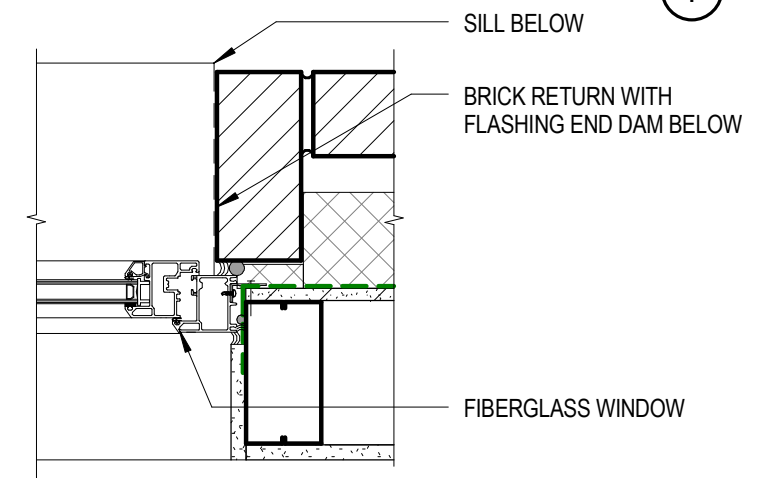




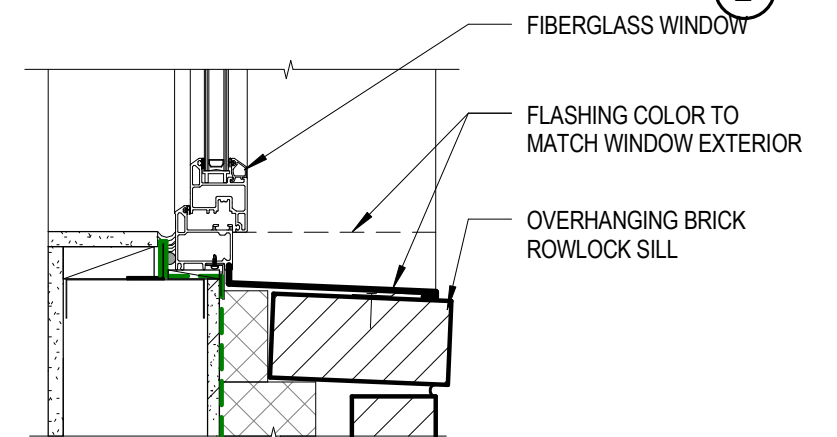
PTAC DETAIL ④



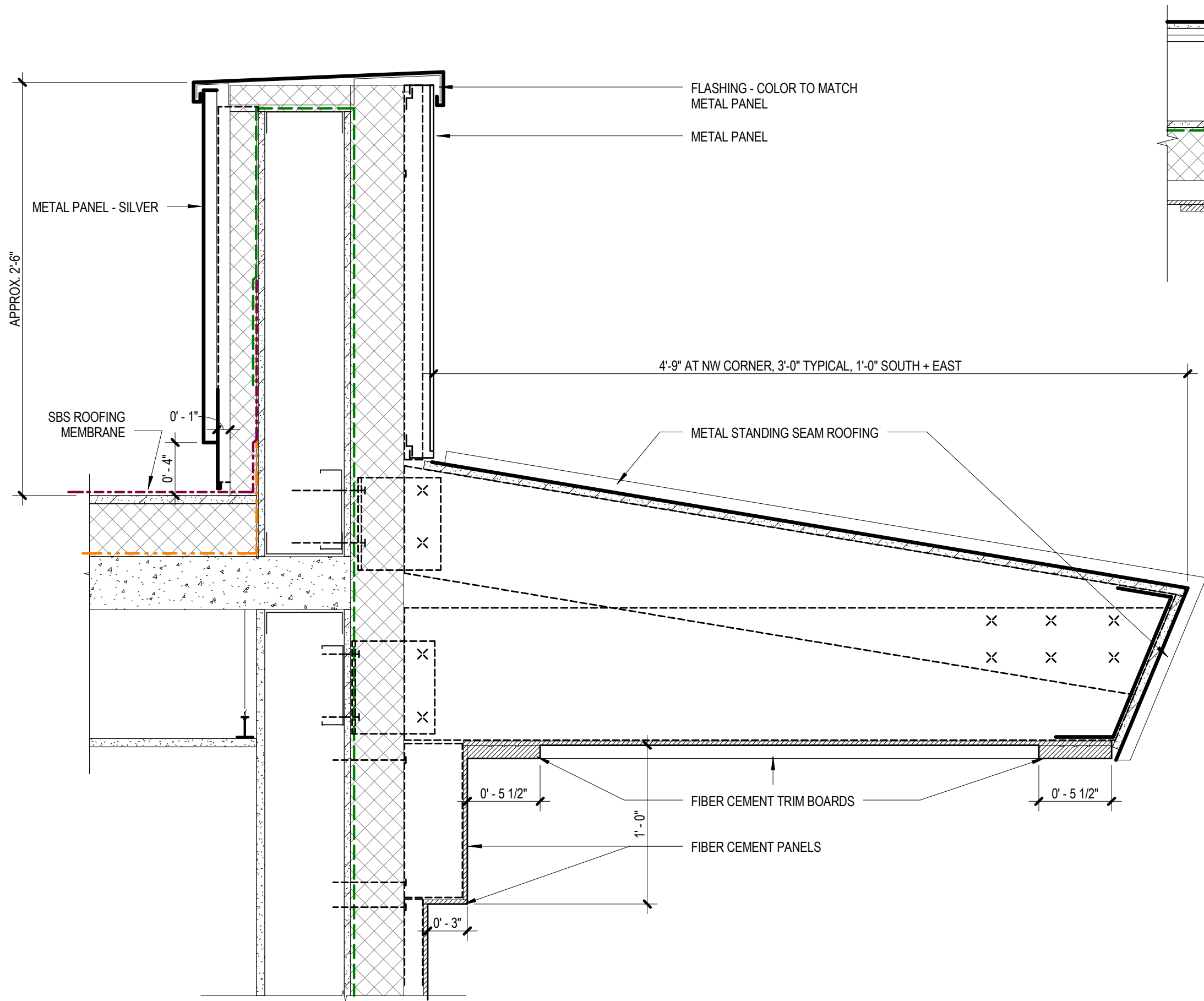
WINDOW HEAD @ BRICK ①



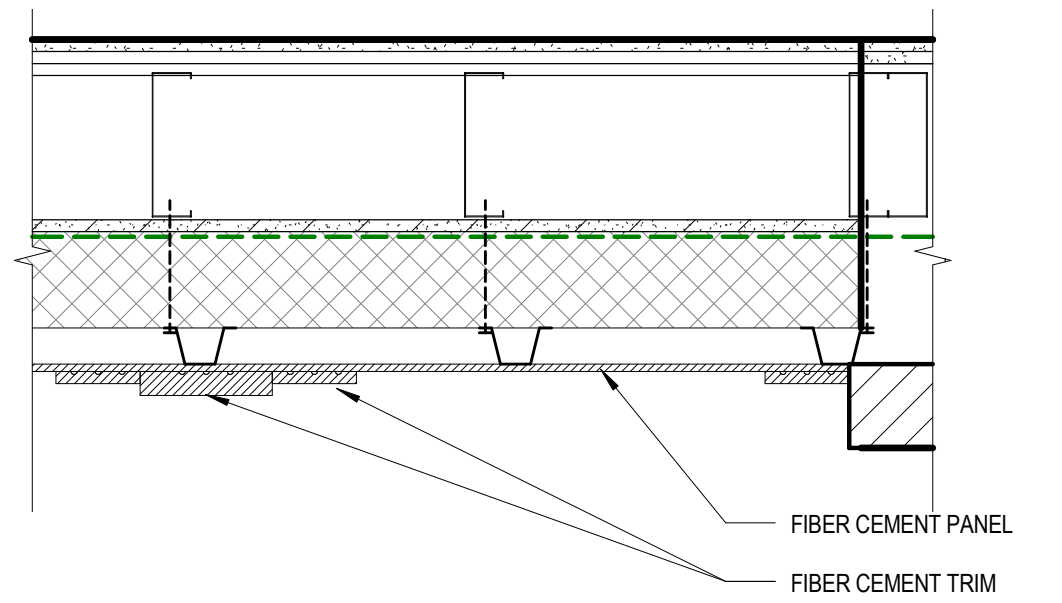
WINDOW JAMB @ BRICK ②



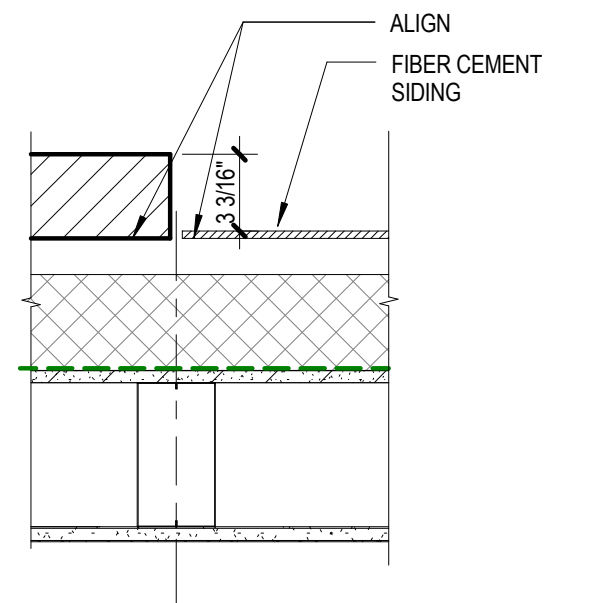
WINDOW SILL @ BRICK ③



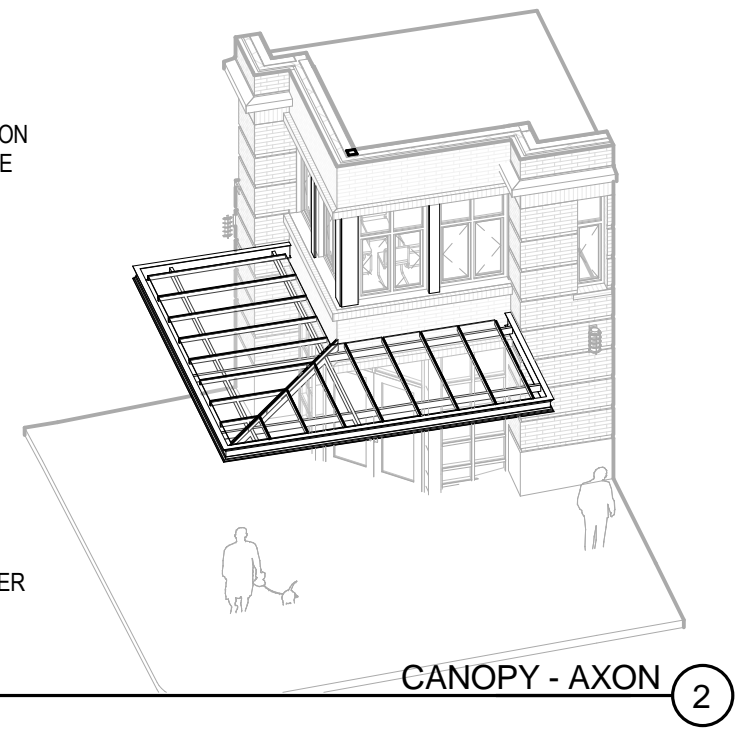
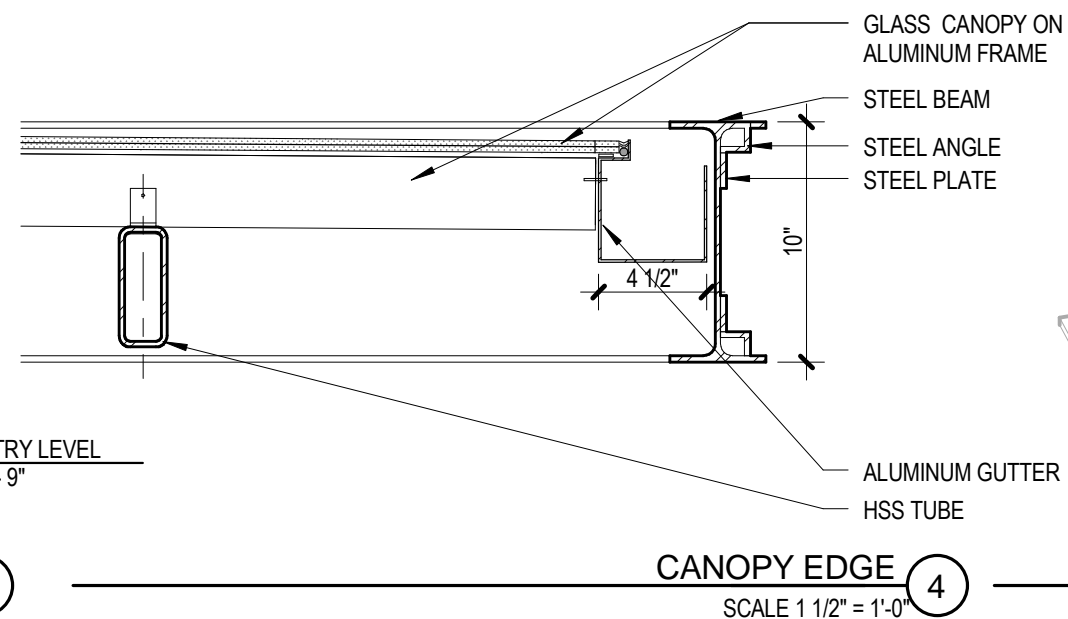
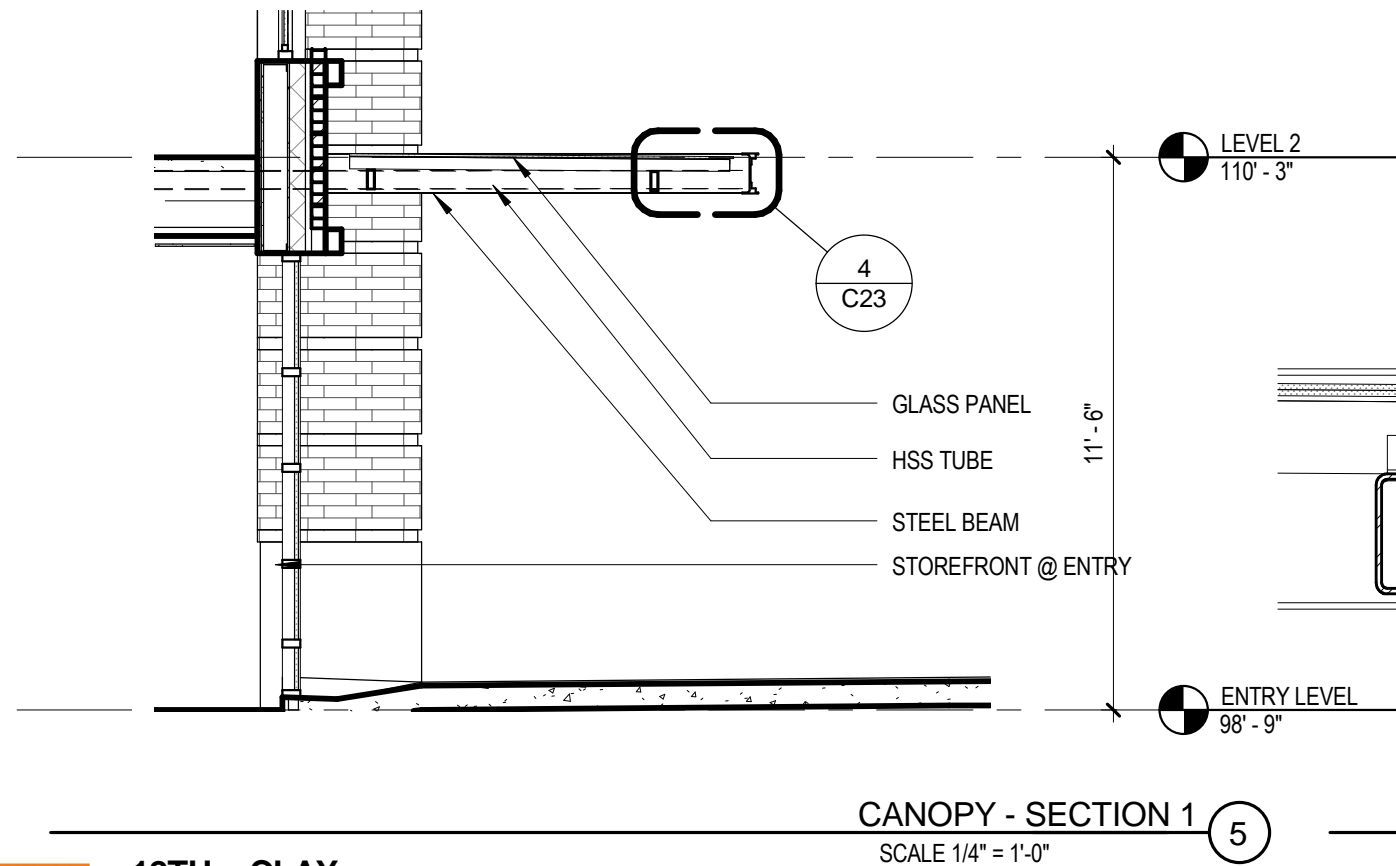
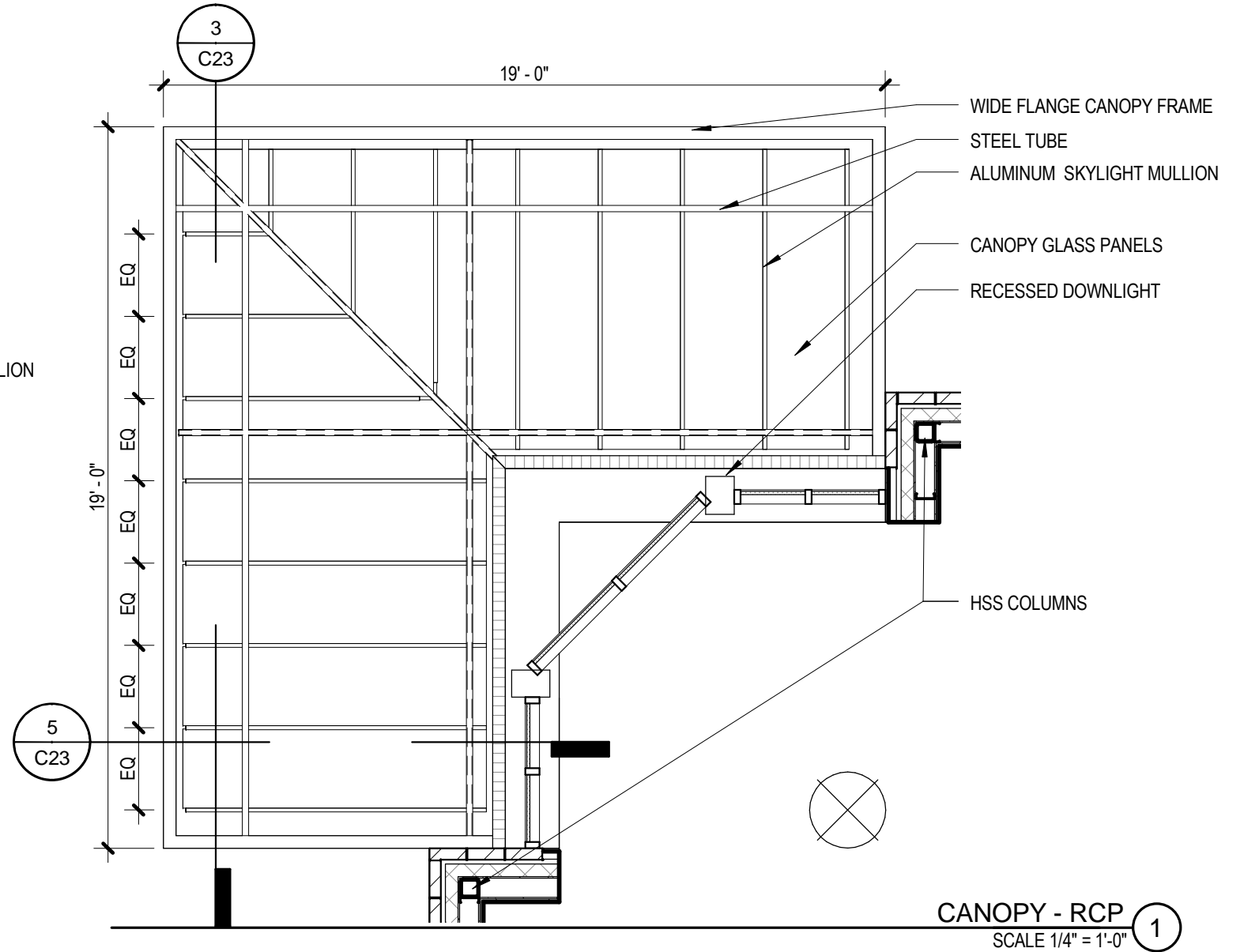
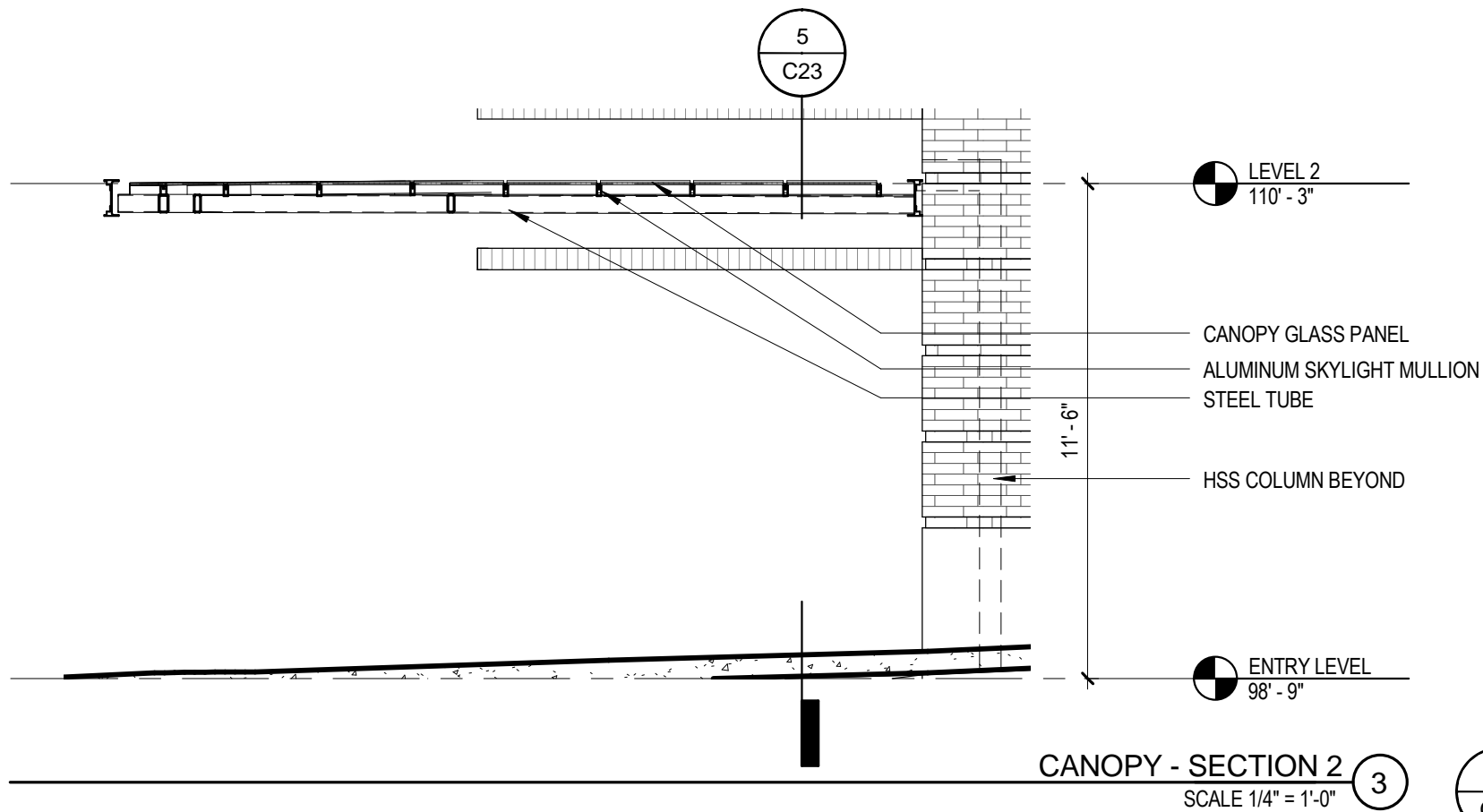
TYP PARAPET + CORNICE 3

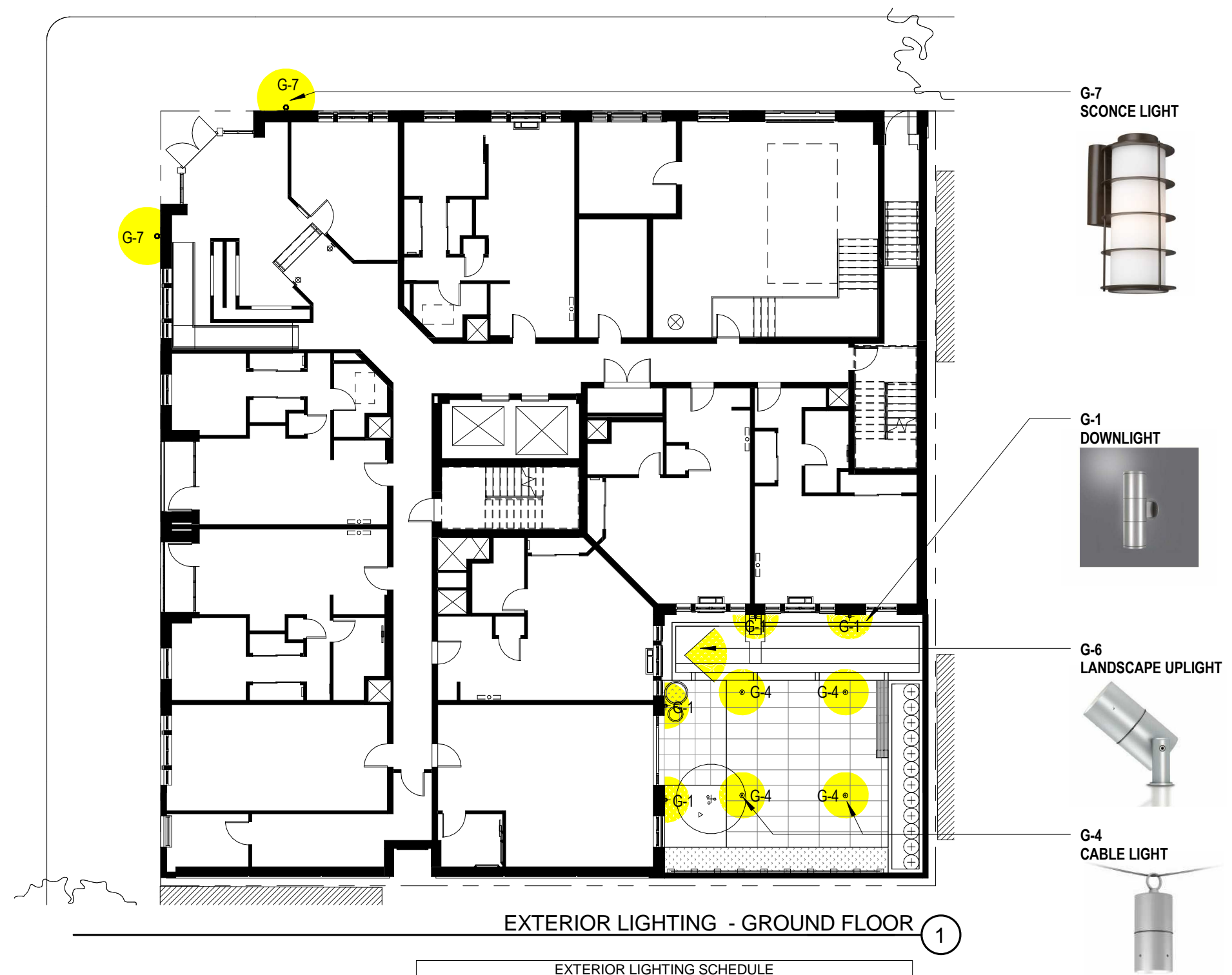


FIBER CEMENT PLAN DETAIL 1



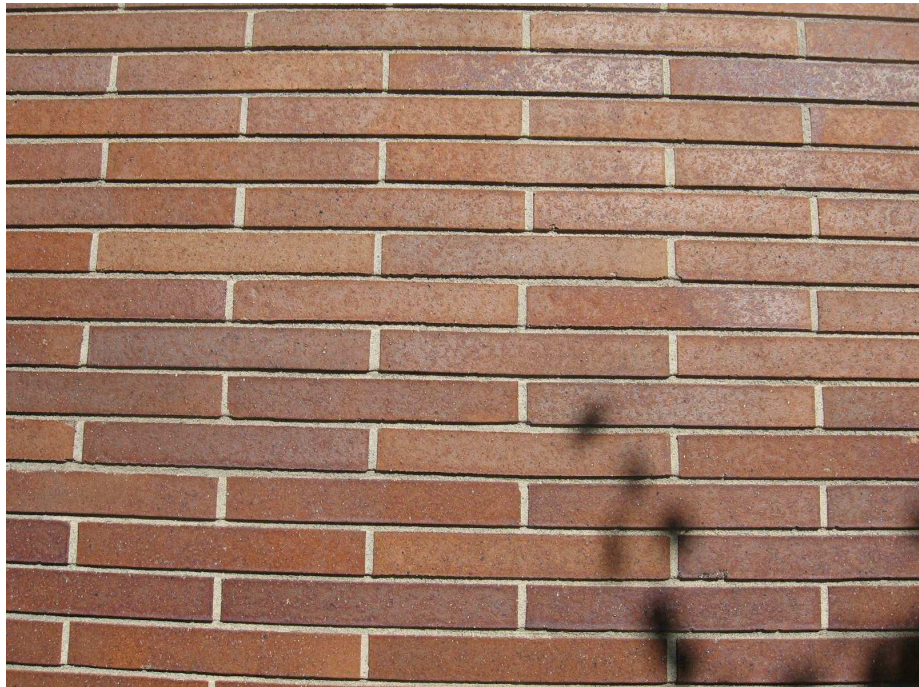
BRICK & FIBER CEMENT PANEL TRANSITION 2







BRICK TYPE 1
MEDITERRANEAN - NORMAN SIZE



BRICK TYPE 2
BRONZE STONE - NORMAN SIZE



METAL PANEL



FIBER CEMENT
SPANDREL & TRIM

FIBERGLASS
WINDOW UNIT

SPANDREL AND WINDOW







