



EXTERIOR VIEW FROM NORTHWEST CORNER	C1
INDEX	C2
VICINITY PLAN	C3
SITE PHOTOS	C4
PRECEDENTS	C5
SITE PLAN	C6
SITE UTILITY PLAN	C7
LANDSCAPE - OVERALL SITE PLAN	C8
LANDSCAPE - COURTYARD PLAN	C9
LANDSCAPE - PLANTING PLAN	C10
LANDSCAPE DETAILS	C11
FAR DIAGRAMS	C12
GROUND FLOOR PLAN	C13
LEVEL 2 FLOOR PLAN	C14
LEVEL 3-8 FLOOR PLAN	C15
ROOF PLAN	C16
NORTH ELEVATION	C17
WEST ELEVATION	C18
SOUTH ELEVATION	C19
EAST ELEVATION	C20
ENLARGED ELEVATION	C21
ENLARGED ELEVATION	C22
BUILDING SECTION N/S	C23
EXT DETAILS - MISC	C24
EXT DETAILS - MISC	C25
EXT DETAILS - CANOPY	C26
EXT DETAILS - AWNING	C27
EXT DETAILS - PATIO	C28
EXTERIOR LIGHTING PLAN	C29
MATERIALS	C30
VIEW FROM NE	C31
VIEW FROM SW	C32
VIEW FROM SE	C33





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

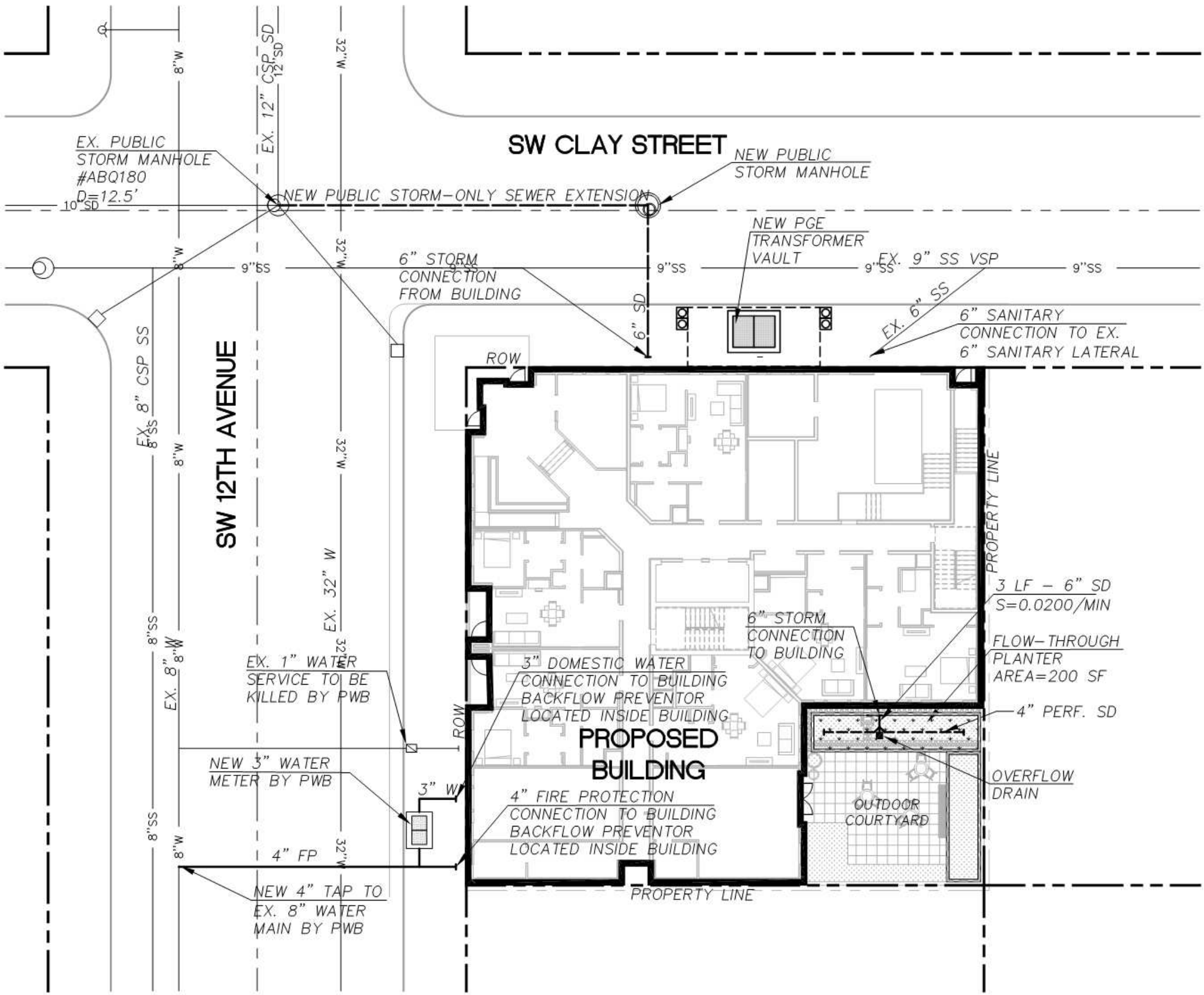


WELLS FARGO BUILDING - PORTLAND



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



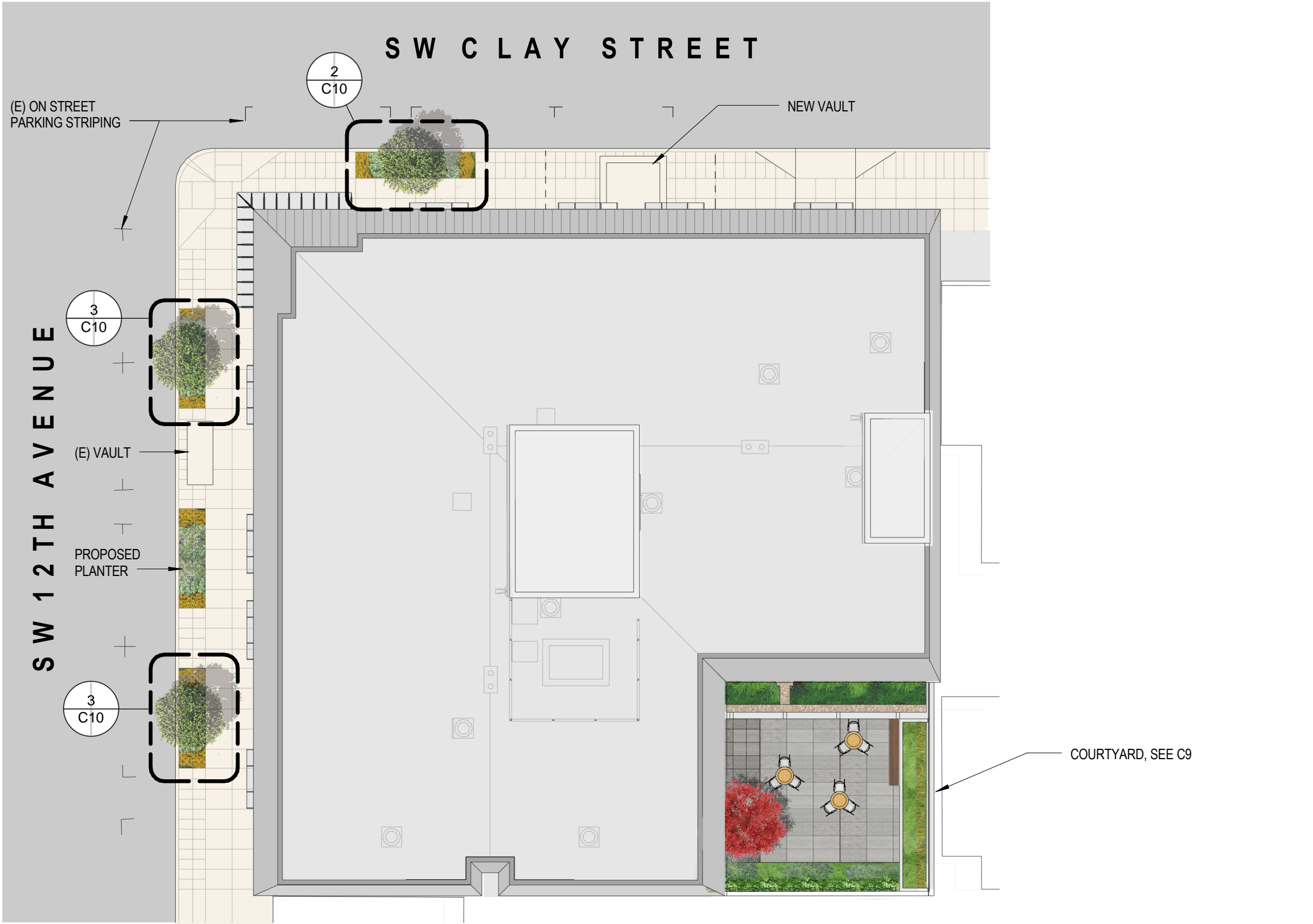
KELSEY DOGWOOD



DWARF FOUNTAIN GRASS



BLACK EYED SUSAN





A. SCORED CONCRETE PAVING W/ SAND FINISH



B. CAFE TABLE



C. ROUND POTS



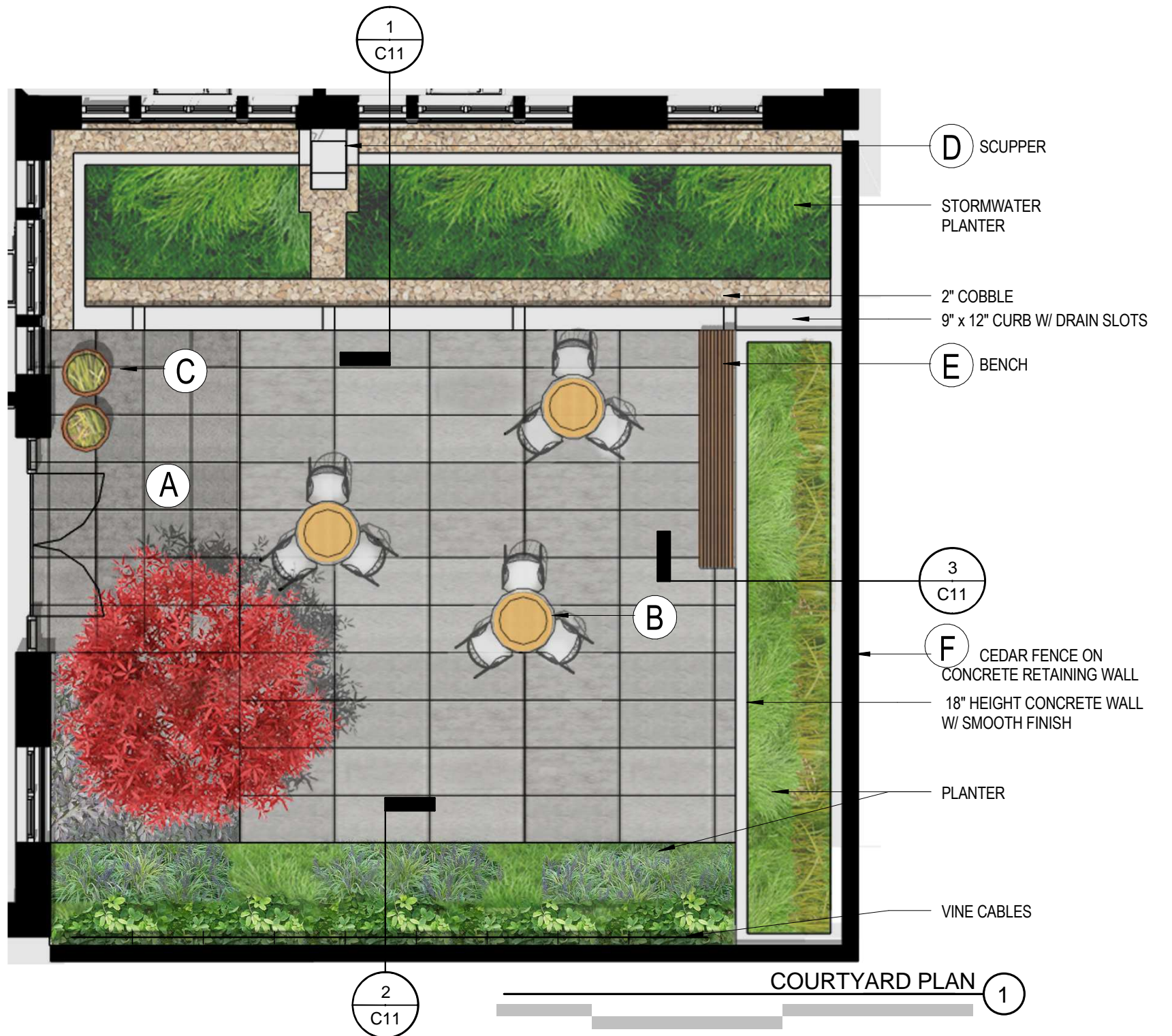
D. SCUPPER



E. WOOD BENCH



F. CEDAR FENCE



LIRIOPE MUSCARI



LOROPETULUM



SWORDFERN



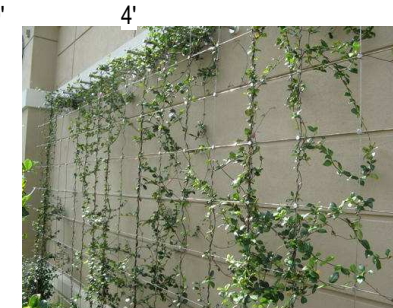
FEATHER REED GRASS



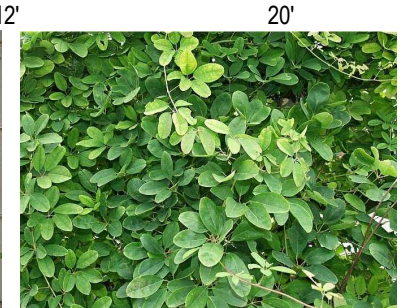
CAREX TESTACEA



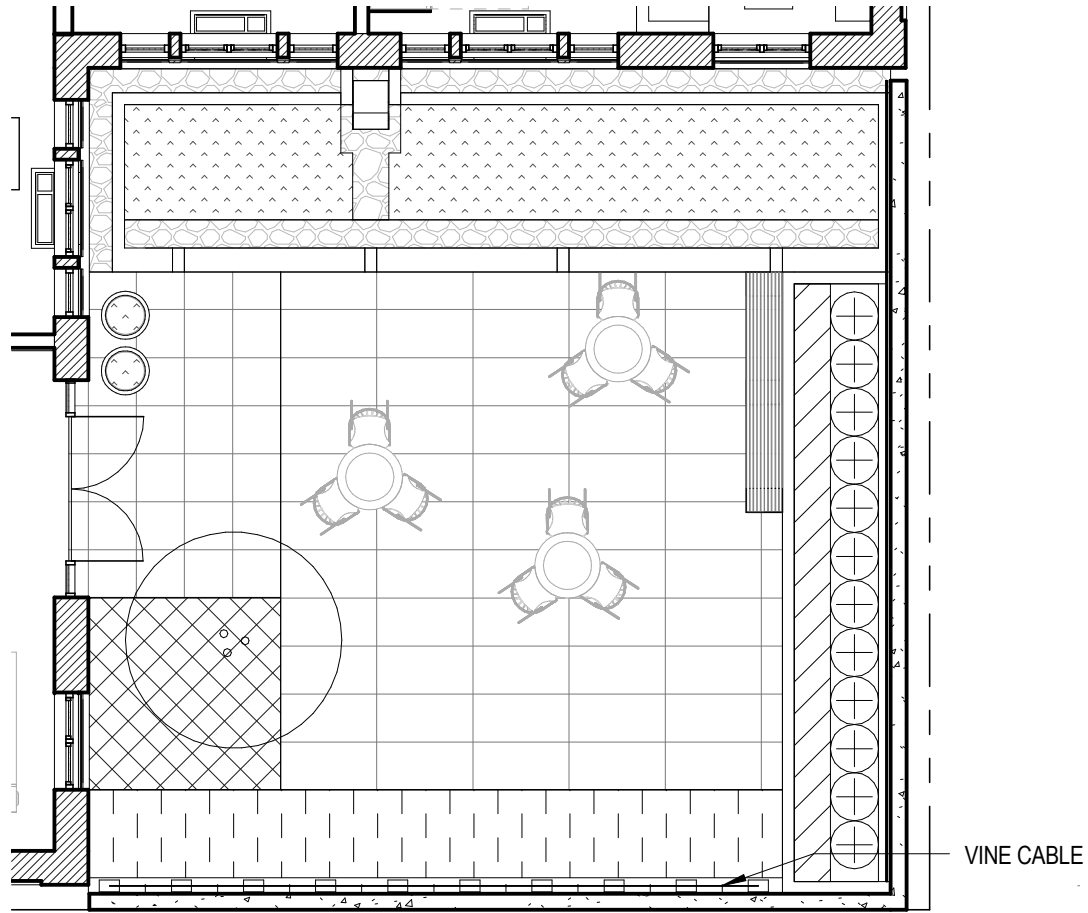
VINE MAPLE



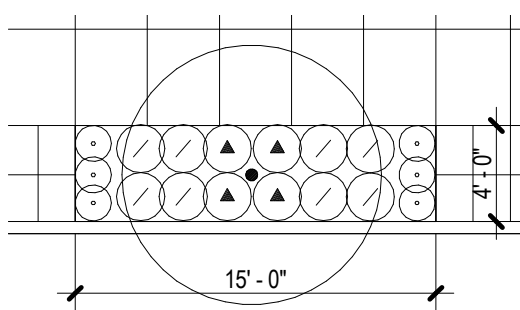
VINE CABLE



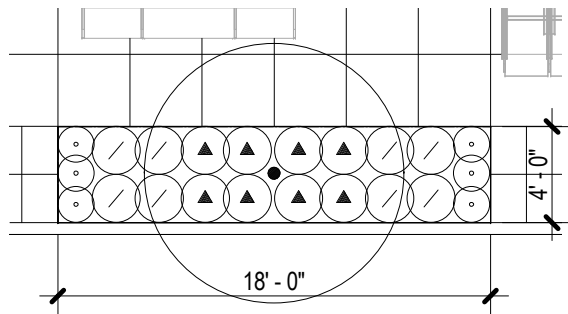
AKEBIA



COURTYARD PLANTING PLAN 1
SCALE 1/8" = 1'-0"



4' x 15' STREET TREE PLANTER 3
SCALE 1/8" = 1'-0"



4' x 18' STREET TREE PLANTER 2
SCALE 1/8" = 1'-0"

PLANT MATERIAL SCHEDULE

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES		ACER CIRCINATUM	VINE MAPLE	3" CALIPER-MULTI TRUNK	PER PLAN
STREET TREE		CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	3.5" CALIPER	PER PLAN
SHRUBS		LOROPETALUM CHINENSE	FRINGE FLOWER	5-GALLON	24" ON-CENTER
		NANDINA DOMESTICA 'HARBOUR DWARF'	HEAVENLY BAMBOO	5 GALLON	24" ON-CENTER
HERBACEOUS PLANTS/ GRASSES		CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	5 GALLON	PER PLAN
		CORNUS STOLONIFERA 'KELSEYI'	KELSEY DOGWOOD	5 GALLON	PER PLAN
		CAREX TESTACEA JUNCUS PATENS POLYSTICHUM MUNITUM	NEW ZEALAND ORANGE SEDGE SPREADING RUSH SWORDFERN	1 GALLON 1 GALLON 1 GALLON	12" ON-CENTER (LOCATION TBD) 12" ON-CENTER (LOCATION TBD) 12" ON-CENTER (LOCATION TBD)
		LIRIOPE MUSCARI	BIG BLUE LILY TURF	2-GALLON	18" ON-CENTER
		PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GALLON	PER PLAN
		RUDEBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	1 GALLON	PER PLAN
		TO BE DETERMINED	TO BE DETERMINED	2 GALLON	3 PLANTS PER 24" DIAMETER POT
		AKEBIA QUINATA	FIVELEAF AKEBIA	5 GALLON	36" ON-CENTER
VINES					

STAINLESS STEEL SCUPPER

PLANTING MIX PER
BES STANDARDS

4" CONCRETE PAVING

DRAIN ROCK

PERFORATED PIPE AND OVERFLOW/
CONNECT TO STORMDRAIN

STORMWATER PLANTER 1

1

CEDAR FENCE ON
COURTYARD WALL

4" CONCRETE PAVING

WOOD BENCH

EAST PLANTER 3

3

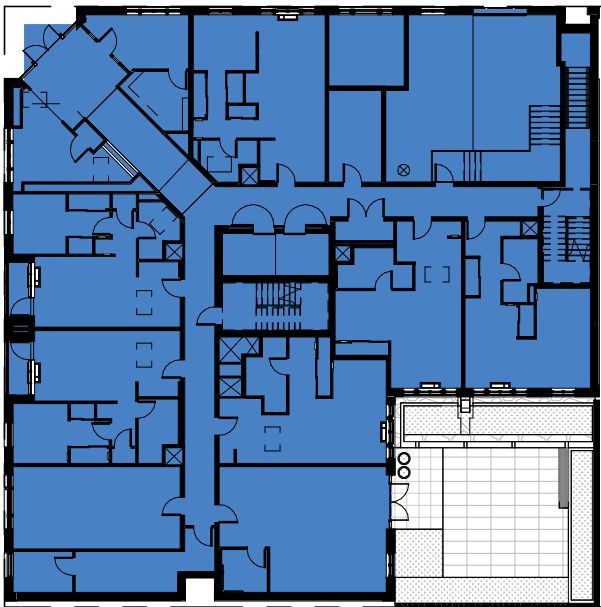
4" CONCRETE PAVING

COURTYARD WALL
VINE CABLE

SOUTH COURTYARD WALL 2

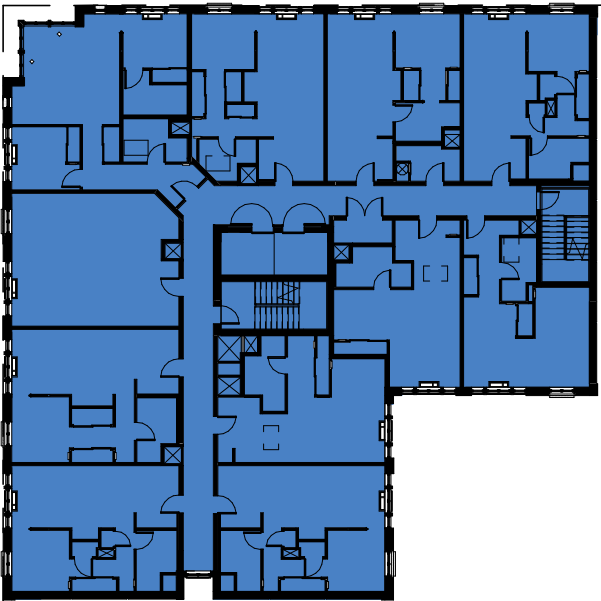
2

8,467 SF



LEVEL 1

8,506 SF



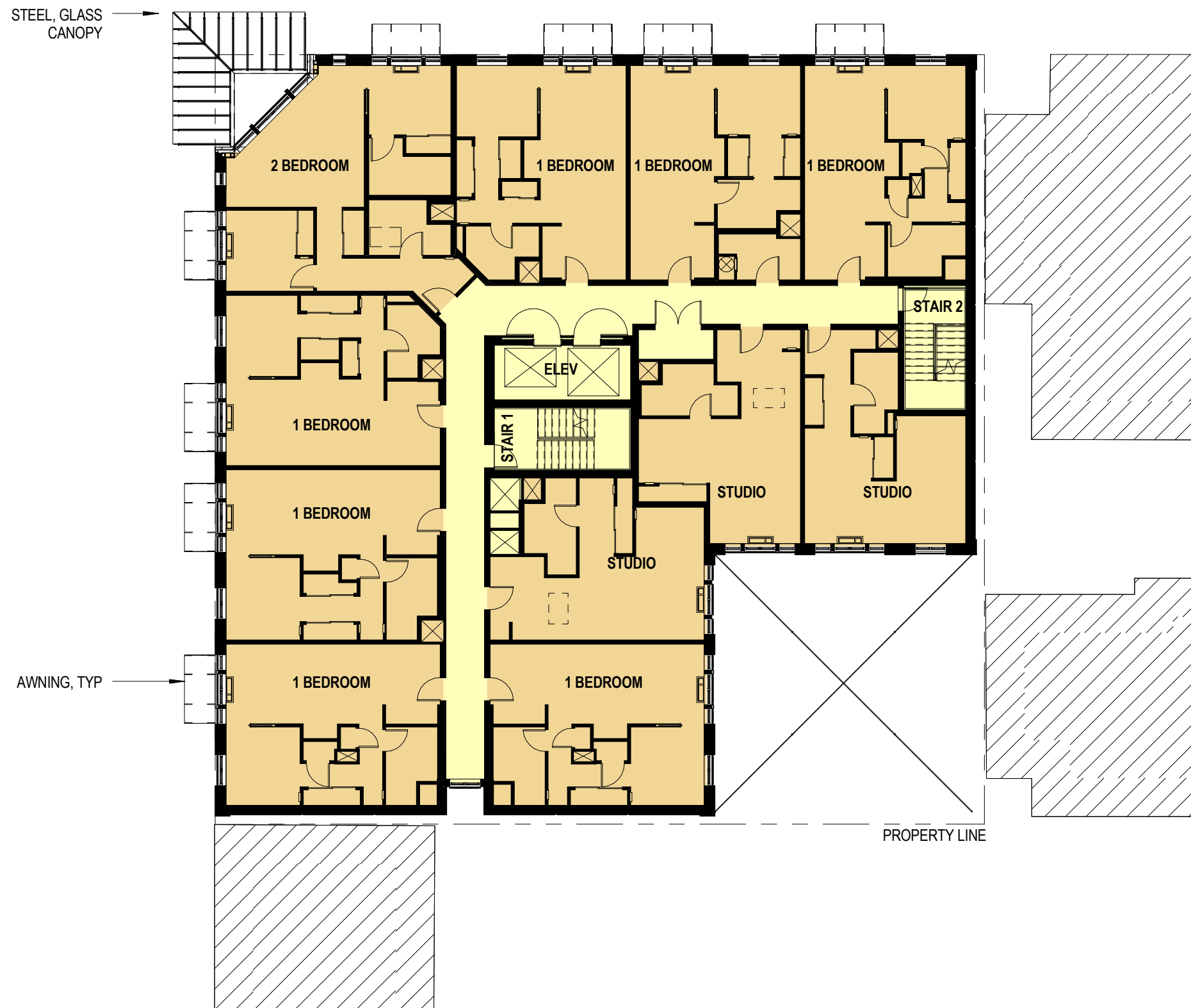
LEVEL 2-8

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.

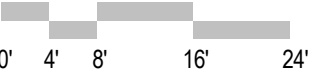
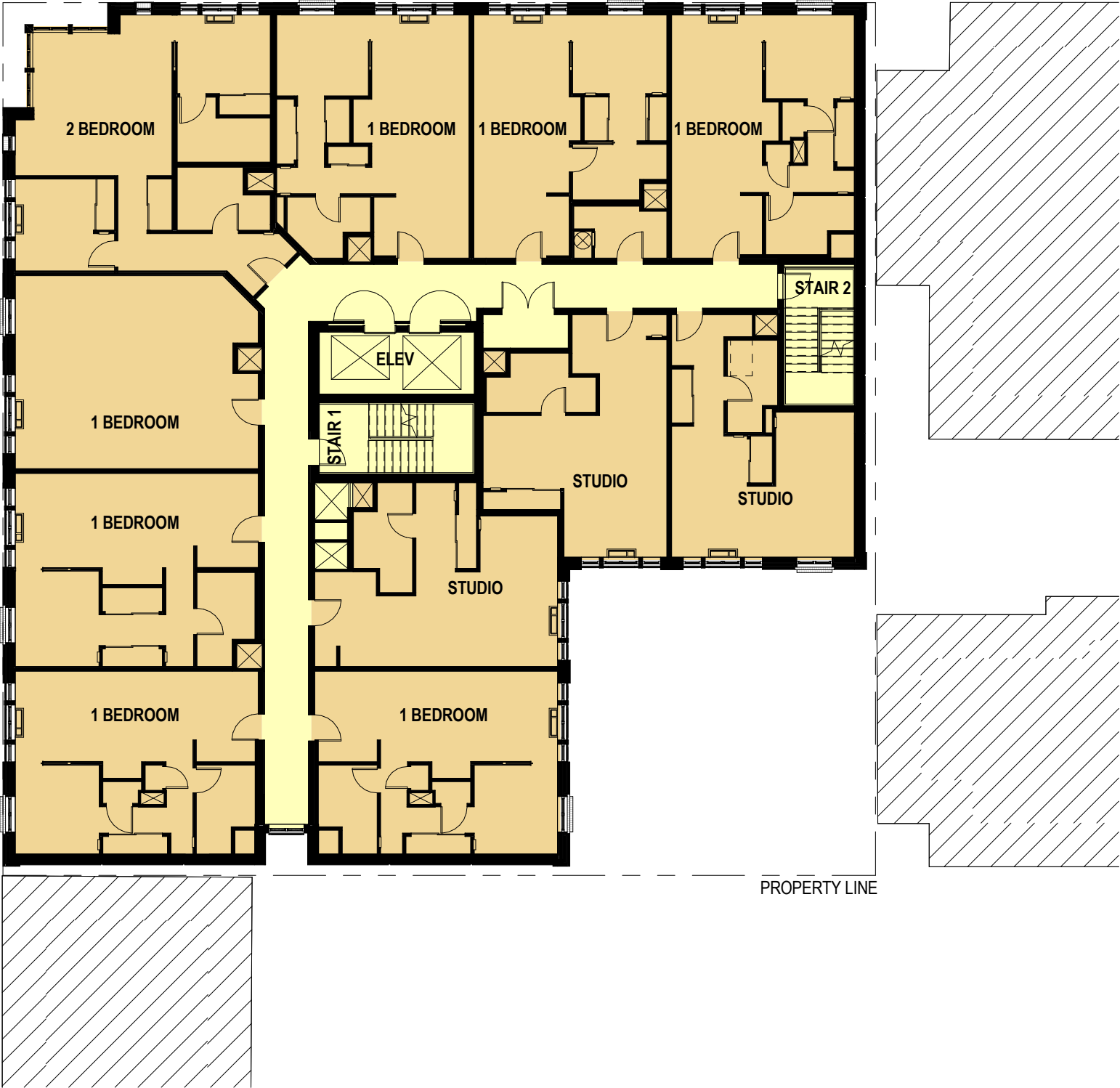




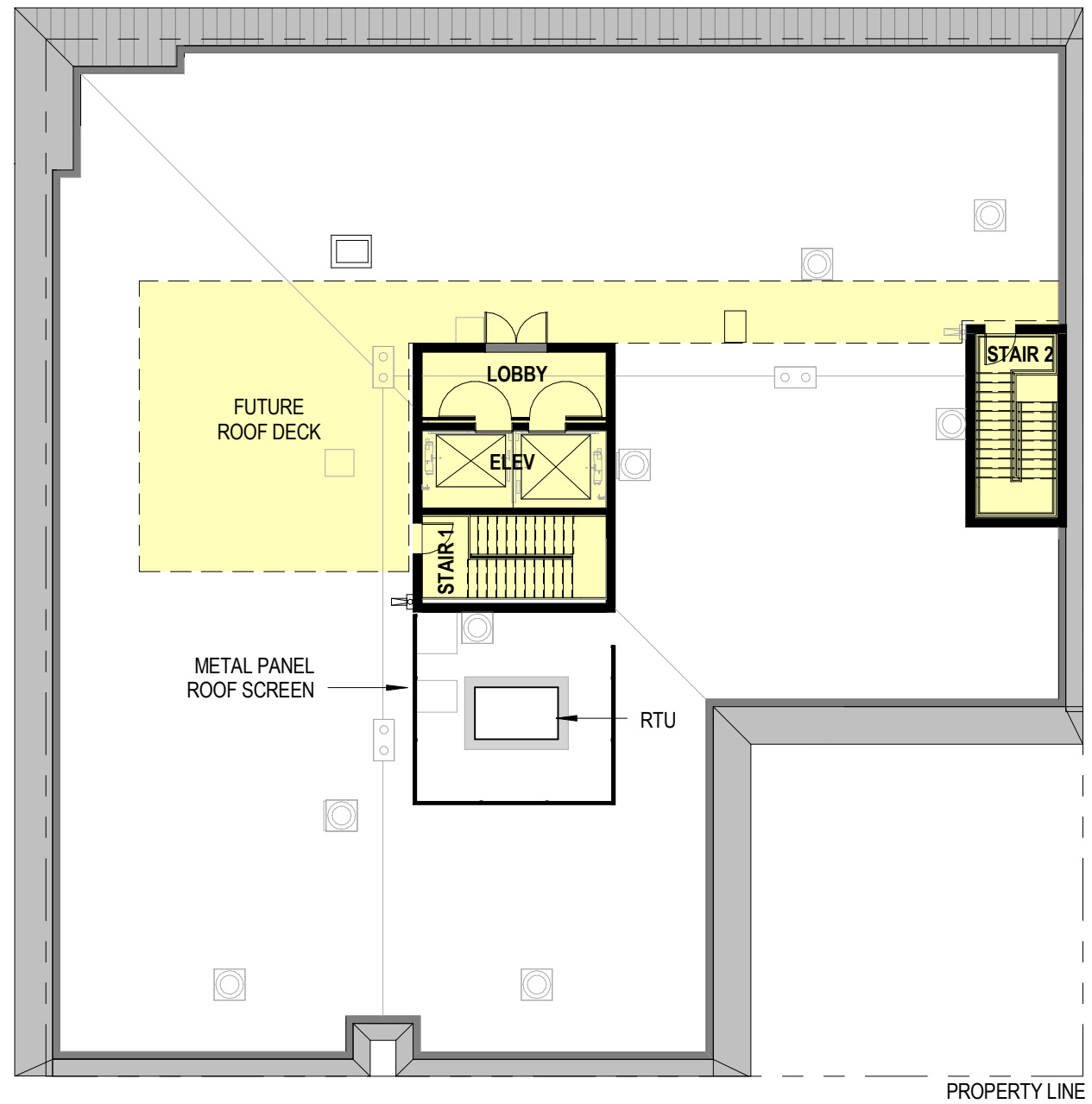


12TH + CLAY

2013 JULY 11 - LU 13-129180 DZ
DESIGN REVIEW APPLICATION



LEVEL 3-8 FLOOR PLAN C15



PENTHOUSE ROOF
195' - 9"

ROOF LEVEL
183' - 9"

LEVEL 8
171' - 9"

LEVEL 7
161' - 6"

LEVEL 6
151' - 3"

LEVEL 5
141' - 0"

LEVEL 4
130' - 9"

LEVEL 3
120' - 6"

LEVEL 2
110' - 3"

LEVEL 1
100' - 0"

ENTRY LEVEL
98' - 9"

12' - 0"

12' - 0"

10' - 3"

10' - 3"

10' - 3"

10' - 3"

10' - 3"

10' - 3"

10' - 3"

1' - 3"



1
C21

METAL PANEL COLOR 1

PREFINISHED METAL CORNICE

FIBERGLASS WINDOW UNIT

PAINTED FIBER CEMENT PANELS & TRIMS

BRICK TYPE 1

PREFINISHED METAL CORNICE

BRICK SOLDIER COURSE

BRICK ROWLOCK

BRICK TYPE 2

BRICK TYPE 3

METAL PANEL COLOR 2

PREFINISHED METAL CORNICE

BRICK SOLDIER COURSE

STEEL & GLASS CANOPY SEE C26

SW 12TH AVE.

BRICK ROWLOCK

BRICK TYPE 3

FABRIC AWNING

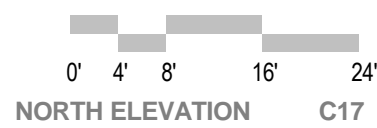
LOUVERS

GLAZED SECTIONAL OVERHEAD DOOR

1
C22



12TH + CLAY
2013 JULY 11 - LU 13-129180 DZ
DESIGN REVIEW APPLICATION







PENTHOUSE ROOF
195' - 9"

ROOF LEVEL
183' - 9"

LEVEL 8
171' - 9"

LEVEL 7
161' - 6"

LEVEL 6
151' - 3"

LEVEL 5
141' - 0"

LEVEL 4
130' - 9"

LEVEL 3
120' - 6"

LEVEL 2
110' - 3"

LEVEL 1
100' - 0"

ENTRY LEVEL
98' - 9"

1' - 3"

12' - 0"

12' - 0"

10' - 3"

10' - 3"

10' - 3"

10' - 3"

10' - 3"

10' - 3"

10' - 3"

10' - 3"



METAL PANEL COLOR 1

PREFINISHED METAL CORNICE

METAL LOUVER

BRICK TYPE 1

PREFINISHED METAL CORNICE

METAL PANEL COLOR 2

FIBERGLASS WINDOW UNIT

BRICK TYPE 2

BRICK TYPE 3

PREFINISHED METAL CORNICE

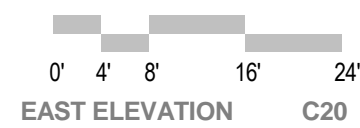
EXISTING 6 STORY BUILDING

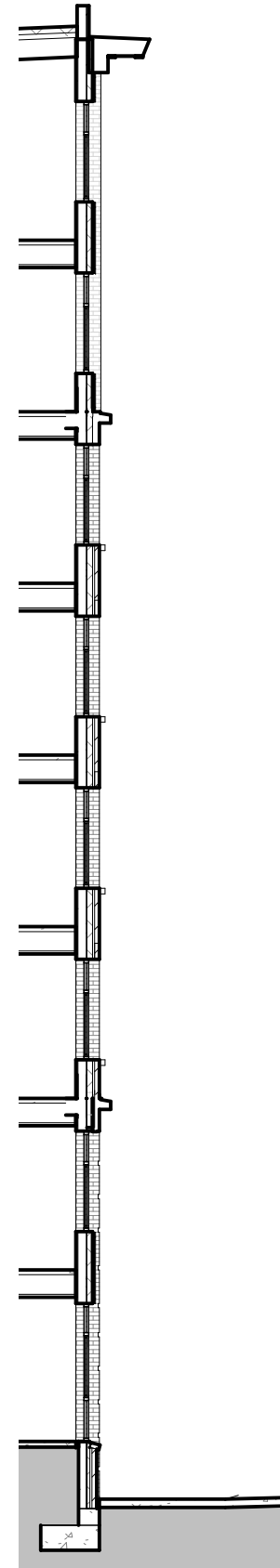
CEDAR FENCE ON CONCRETE RETAINING WALL

SW CLAY ST.

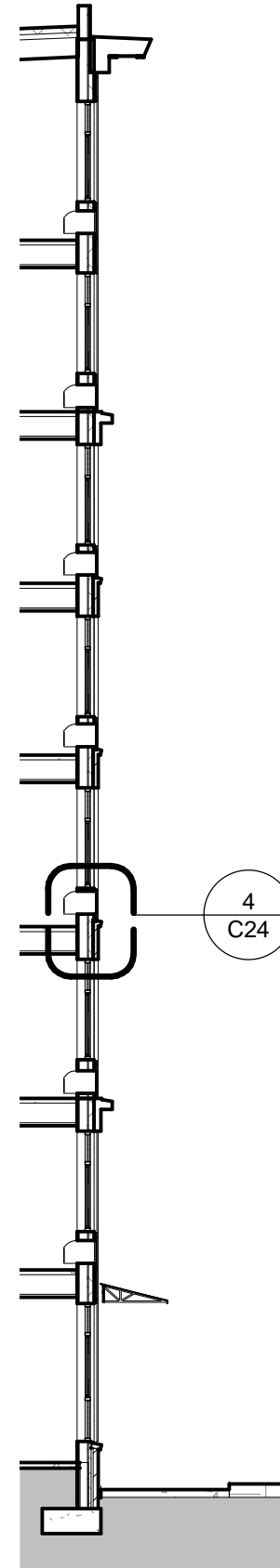


12TH + CLAY
2013 JULY 11 - LU 13-129180 DZ
DESIGN REVIEW APPLICATION

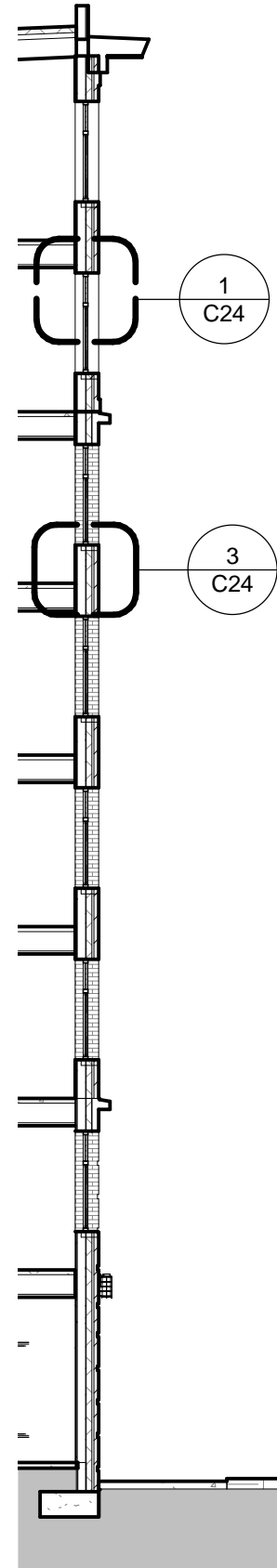




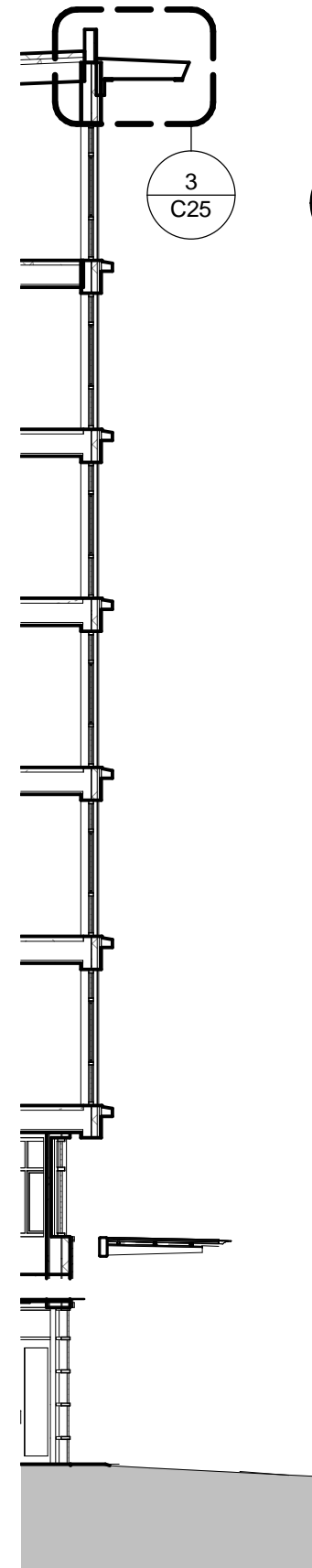
WALL SECTION 5



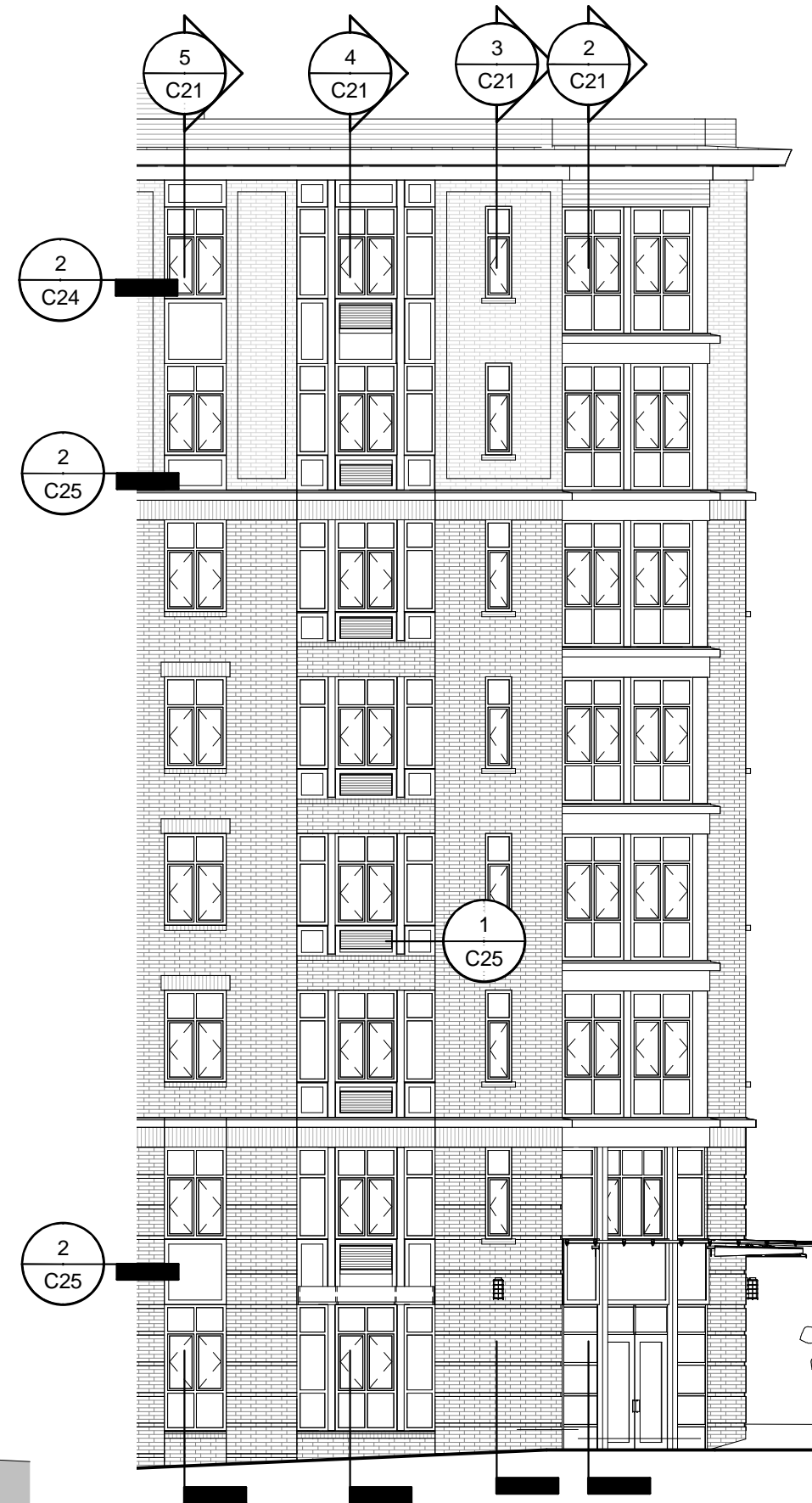
WALL SECTION 4



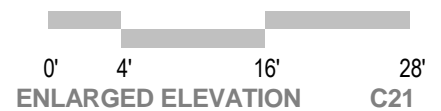
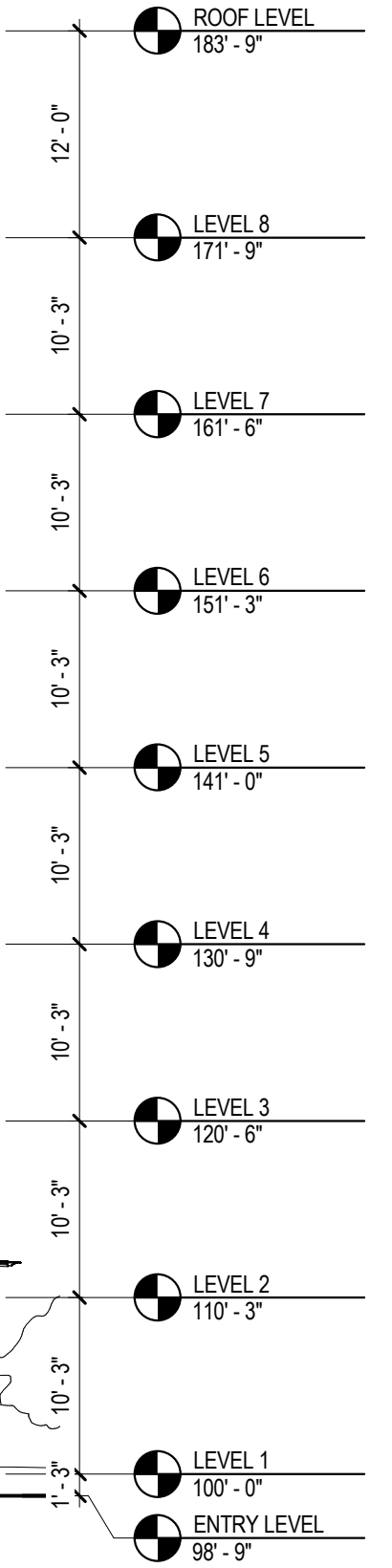
WALL SECTION 3

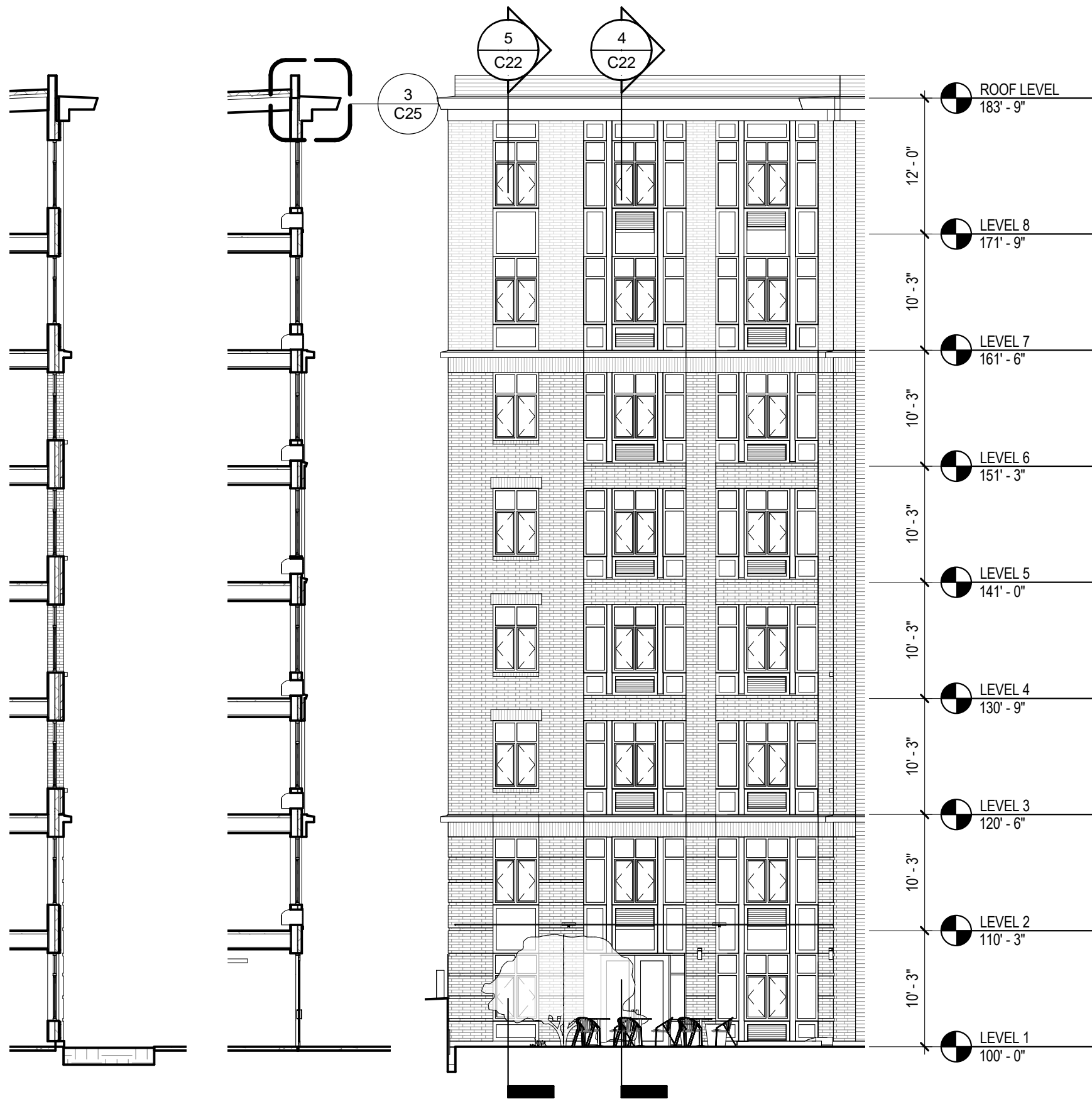


WALL SECTION 2



ENLARGED NORTH ELEVATION 1

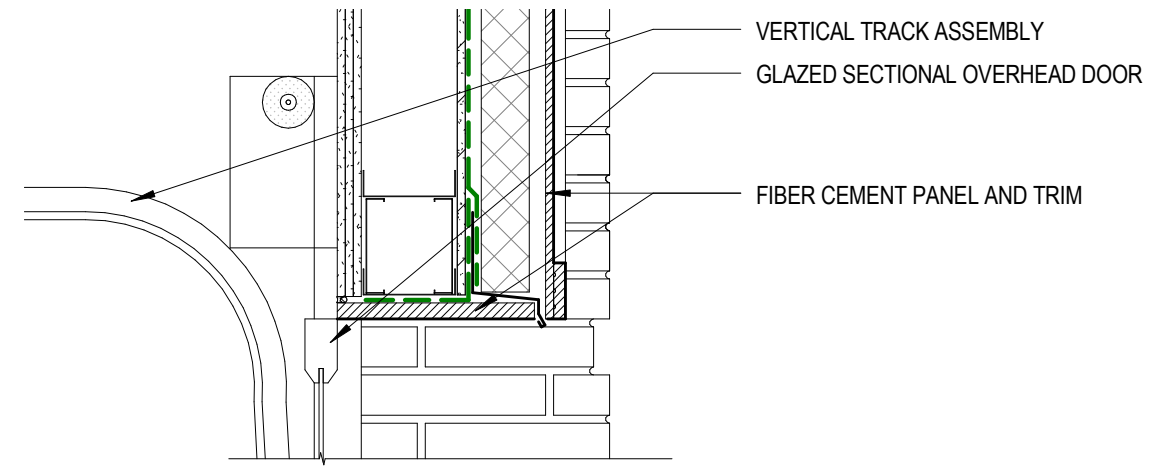




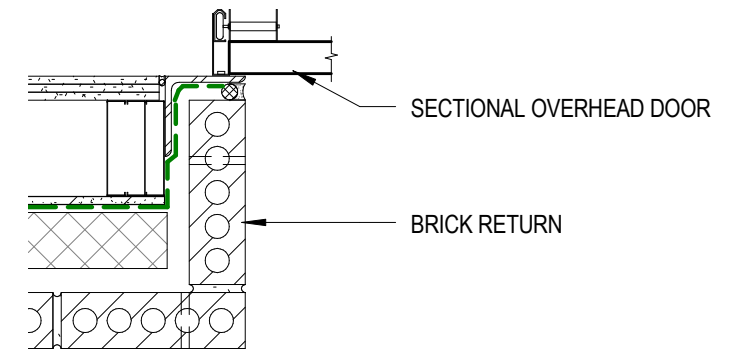
WALL SECTION 5

WALL SECTION 4

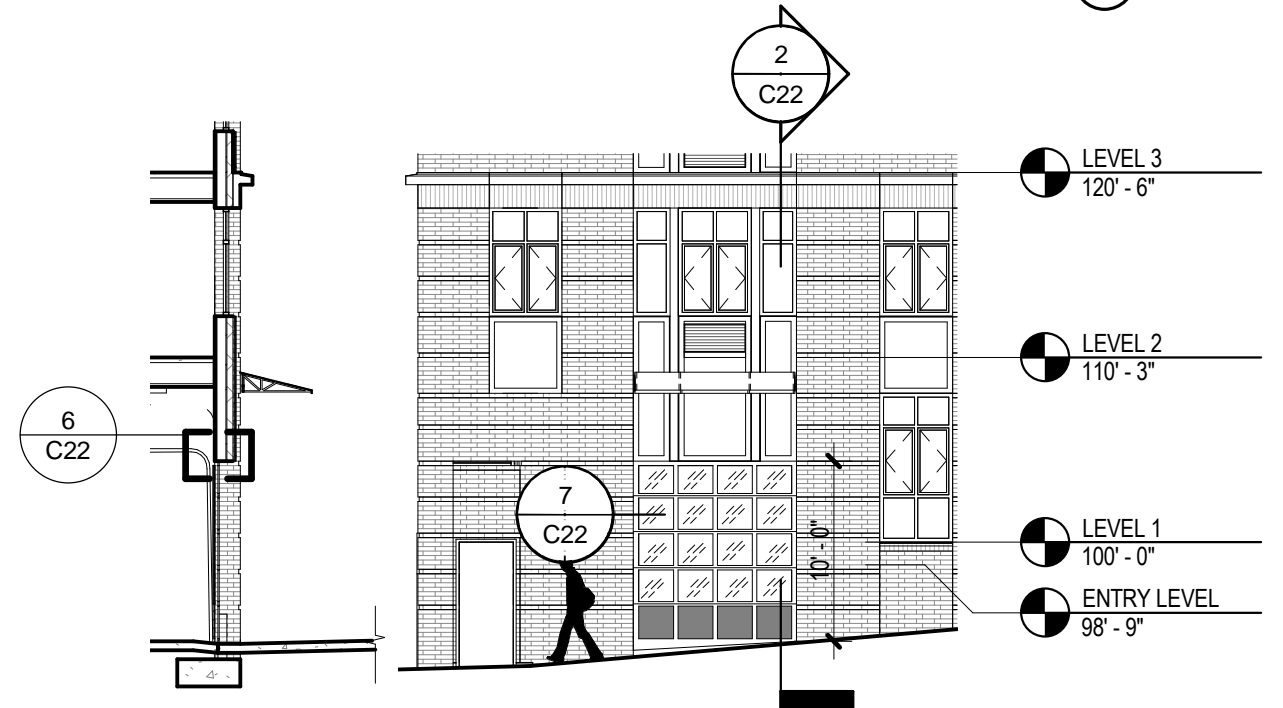
ENLARGED EAST ELEVATION 3



LOADING DOOR HEAD 6



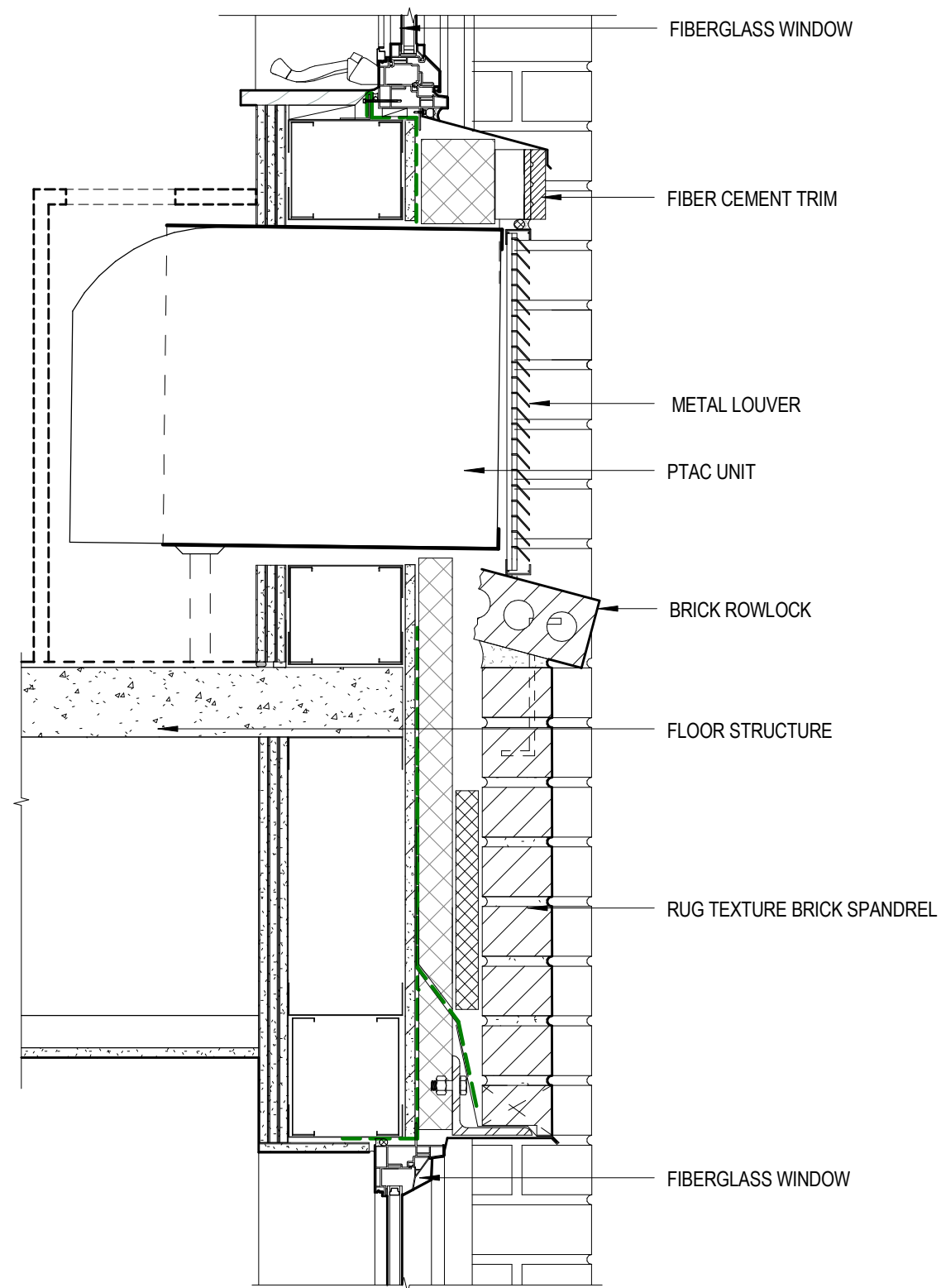
LOADING DOOR JAMB 7



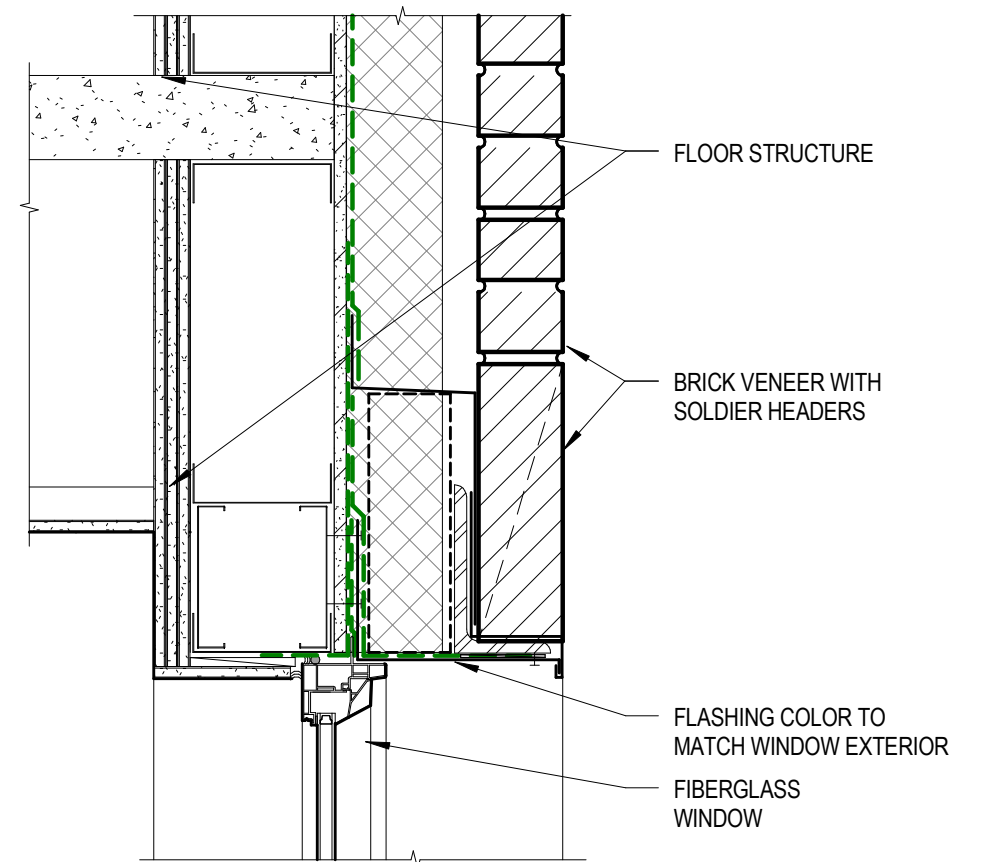
WALL SECTION 2

ENLARGED LOADING ELEVATION 1

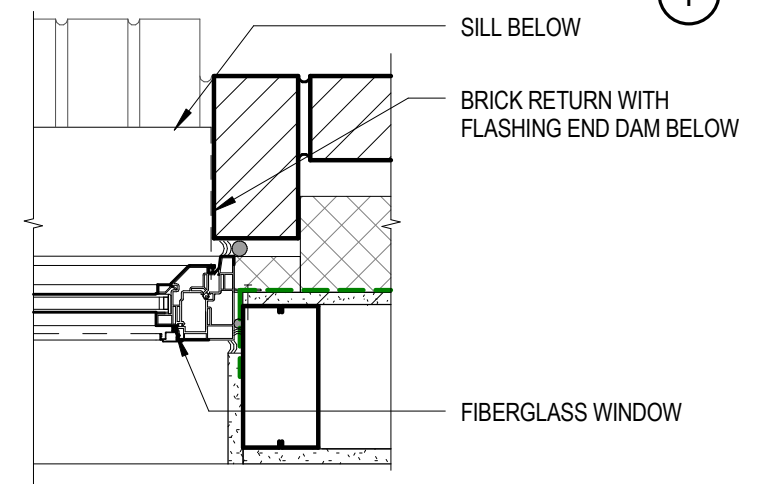




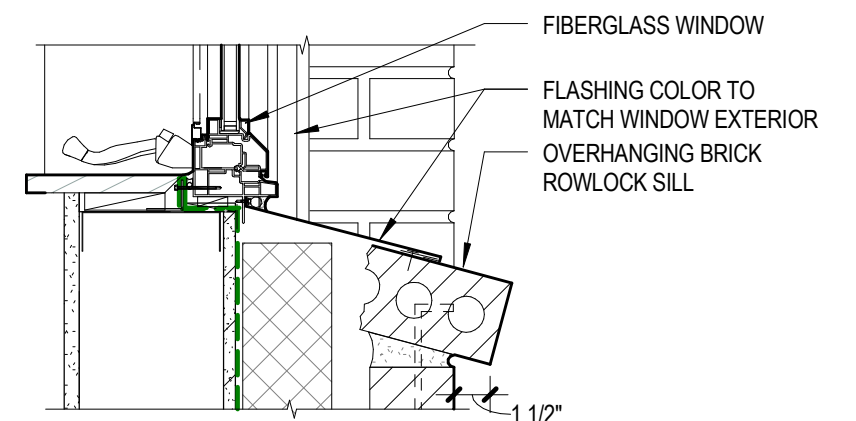
PTAC DETAIL 4



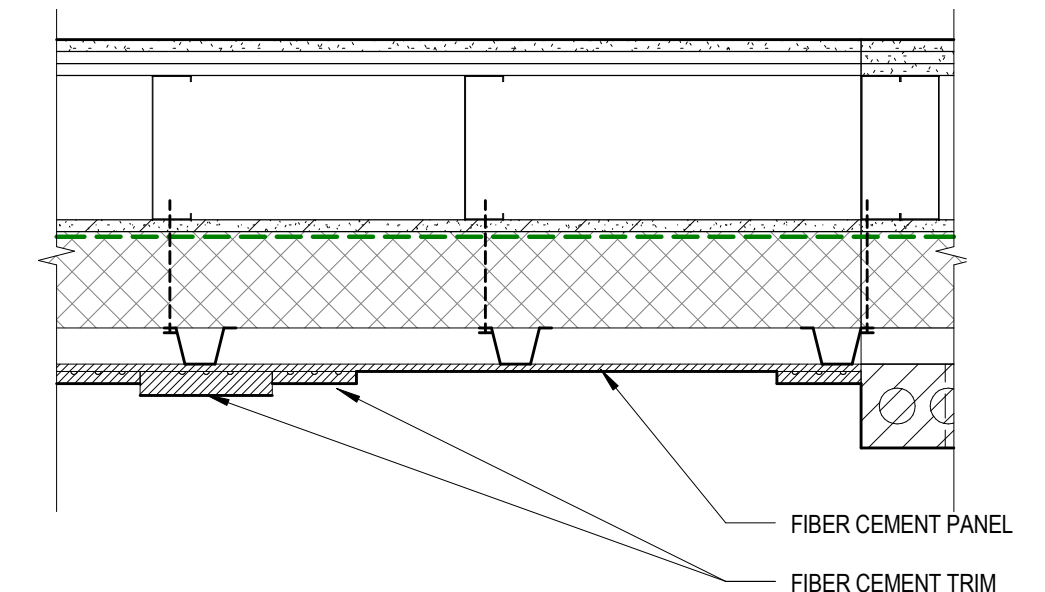
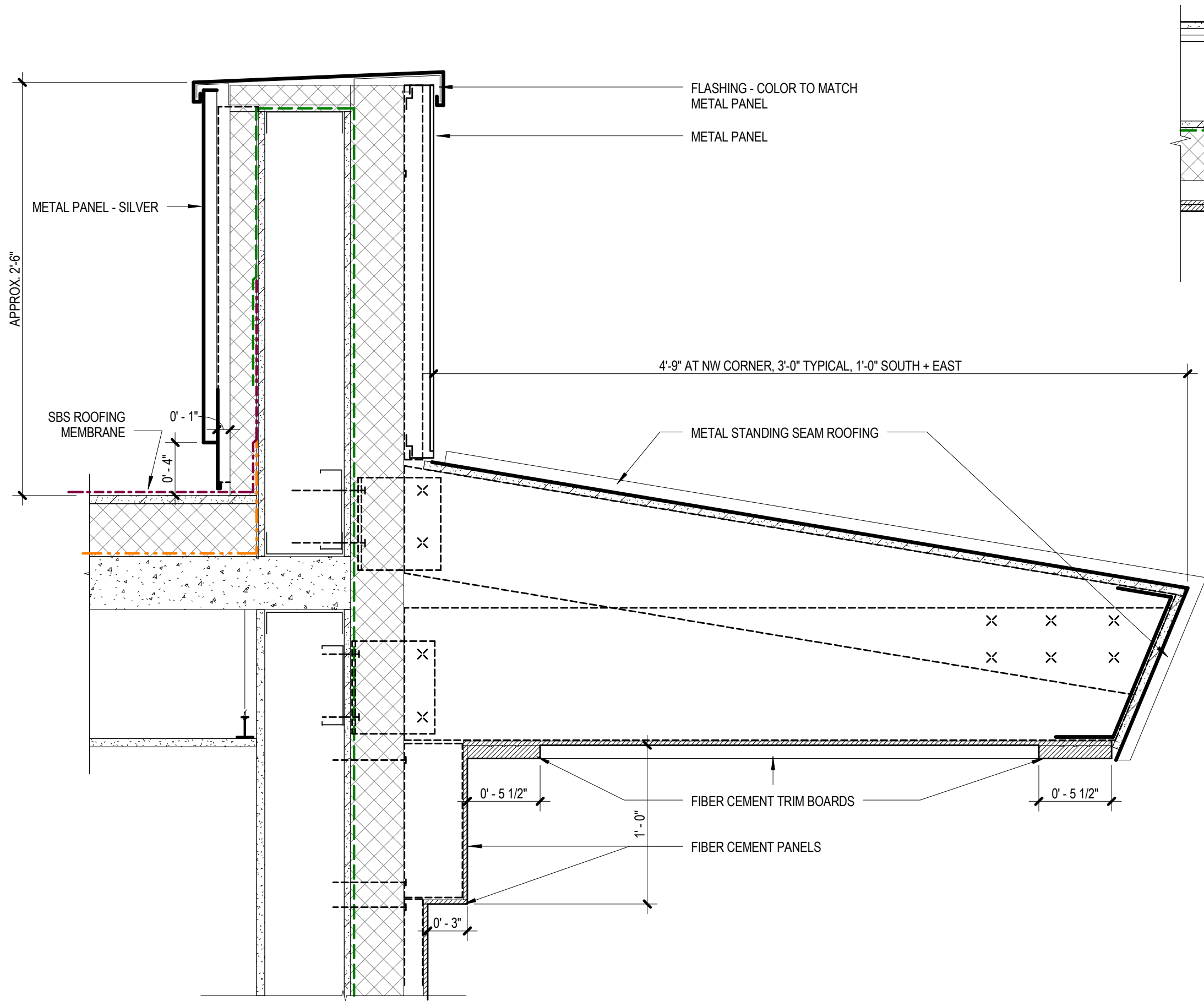
WINDOW HEAD @ BRICK 1



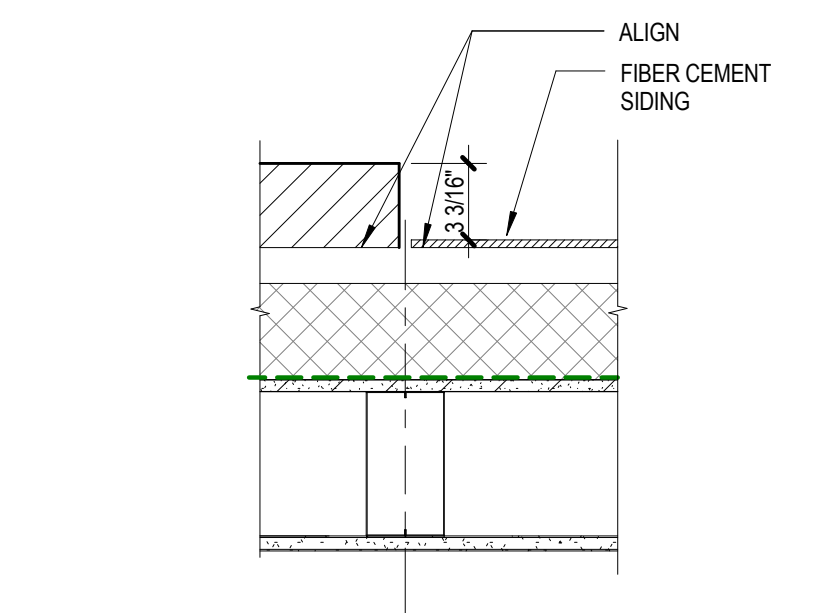
WINDOW JAMB @ BRICK 2



WINDOW SILL @ BRICK 3

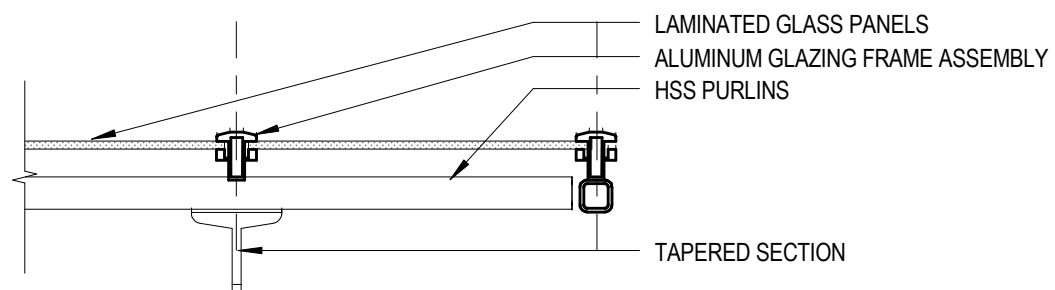


FIBER CEMENT PLAN DETAIL 1

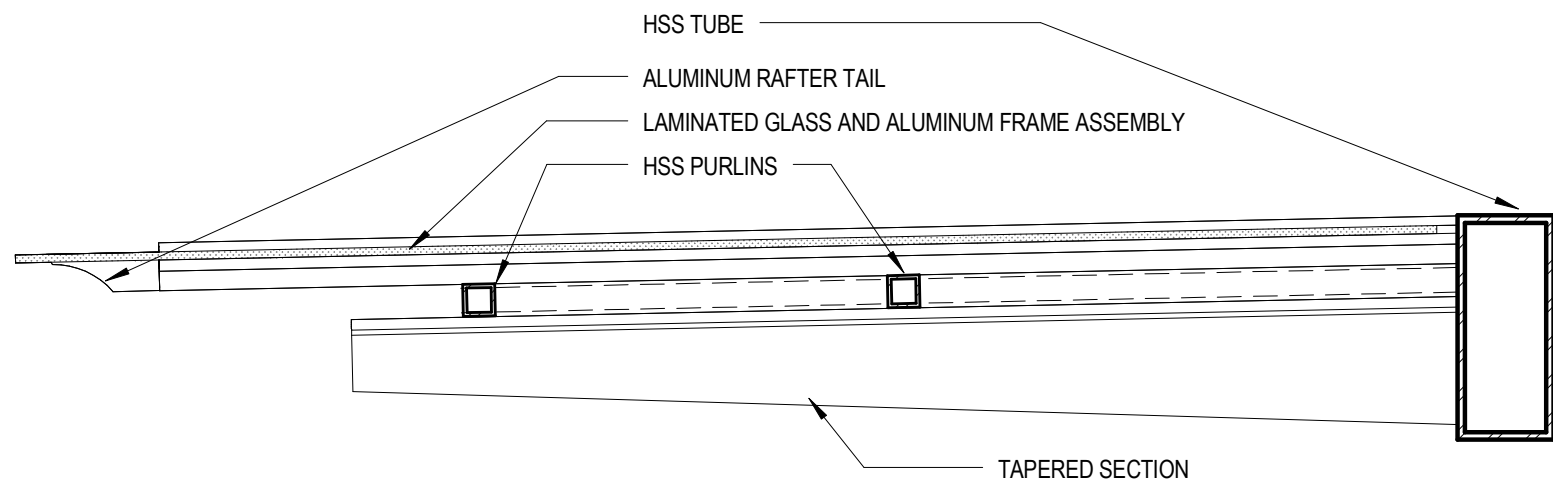


BRICK & FIBER CEMENT PANEL TRANSITION 2

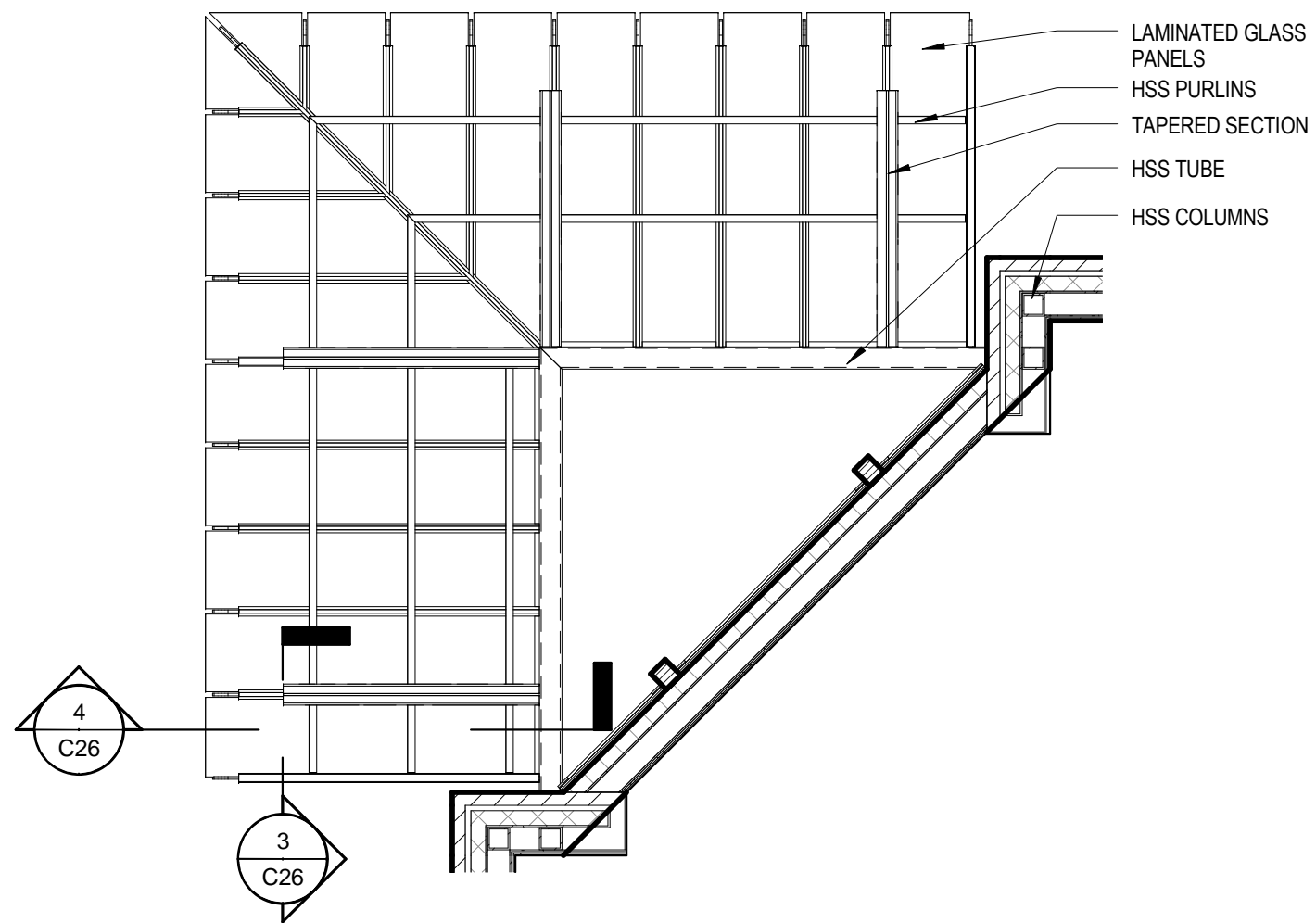
TYP PARAPET + CORNICE 3



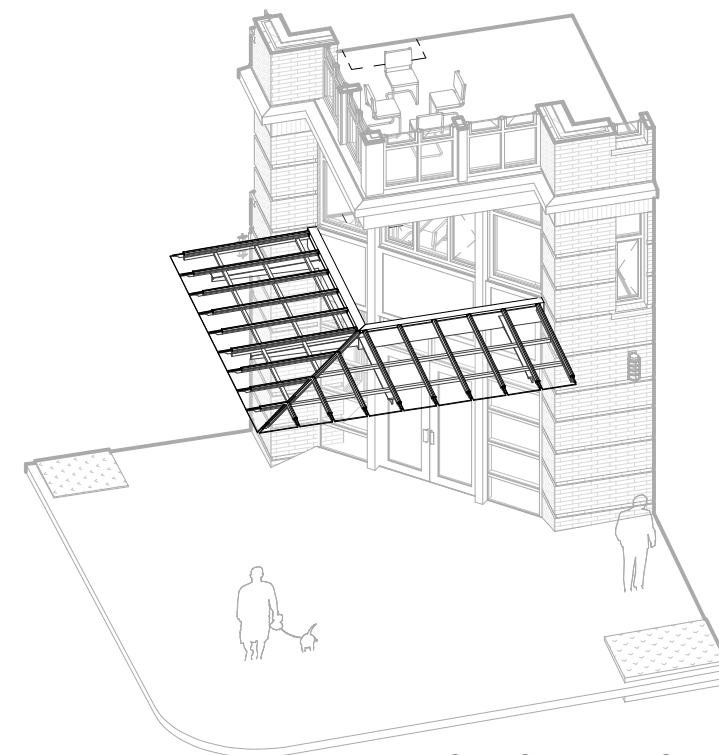
CANOPY SECTION AT RAKE 3
SCALE 1" = 1'-0"



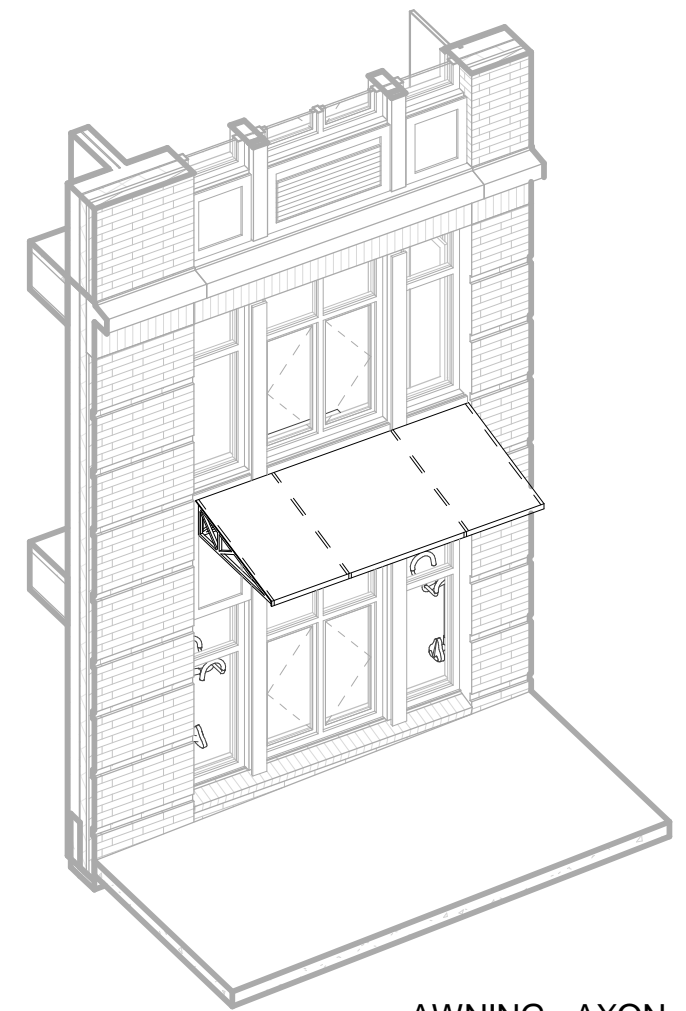
CANOPY SECTION 4
SCALE 1" = 1'-0"



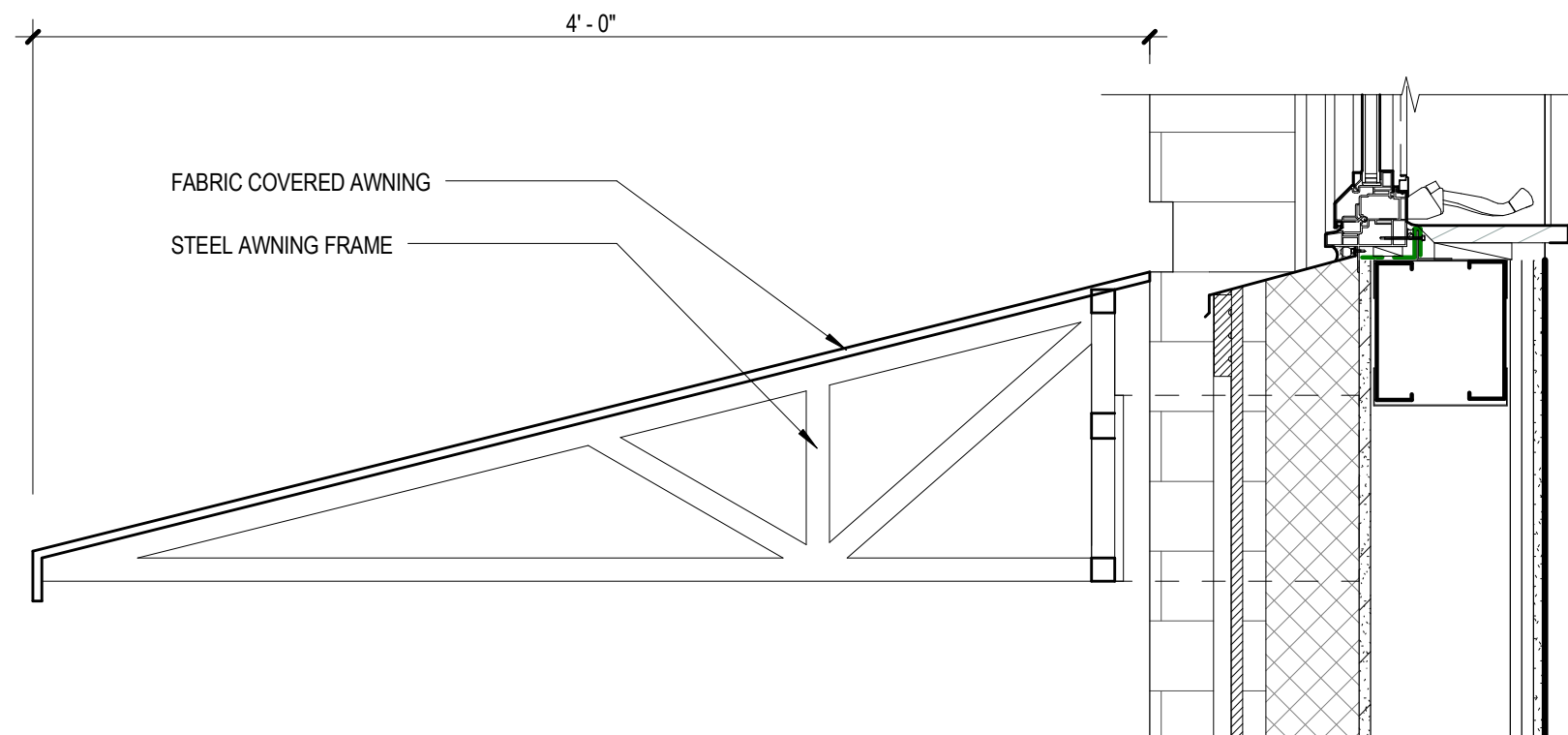
CANOPY - RCP 1
SCALE 1/4" = 1'-0"



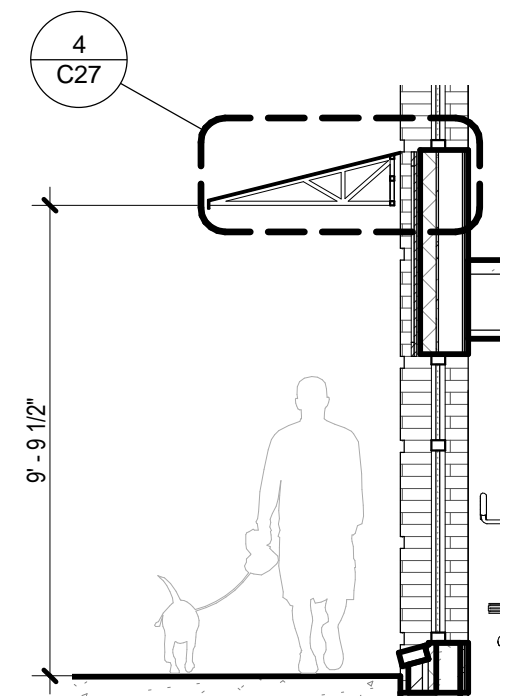
CANOPY - AXON 2



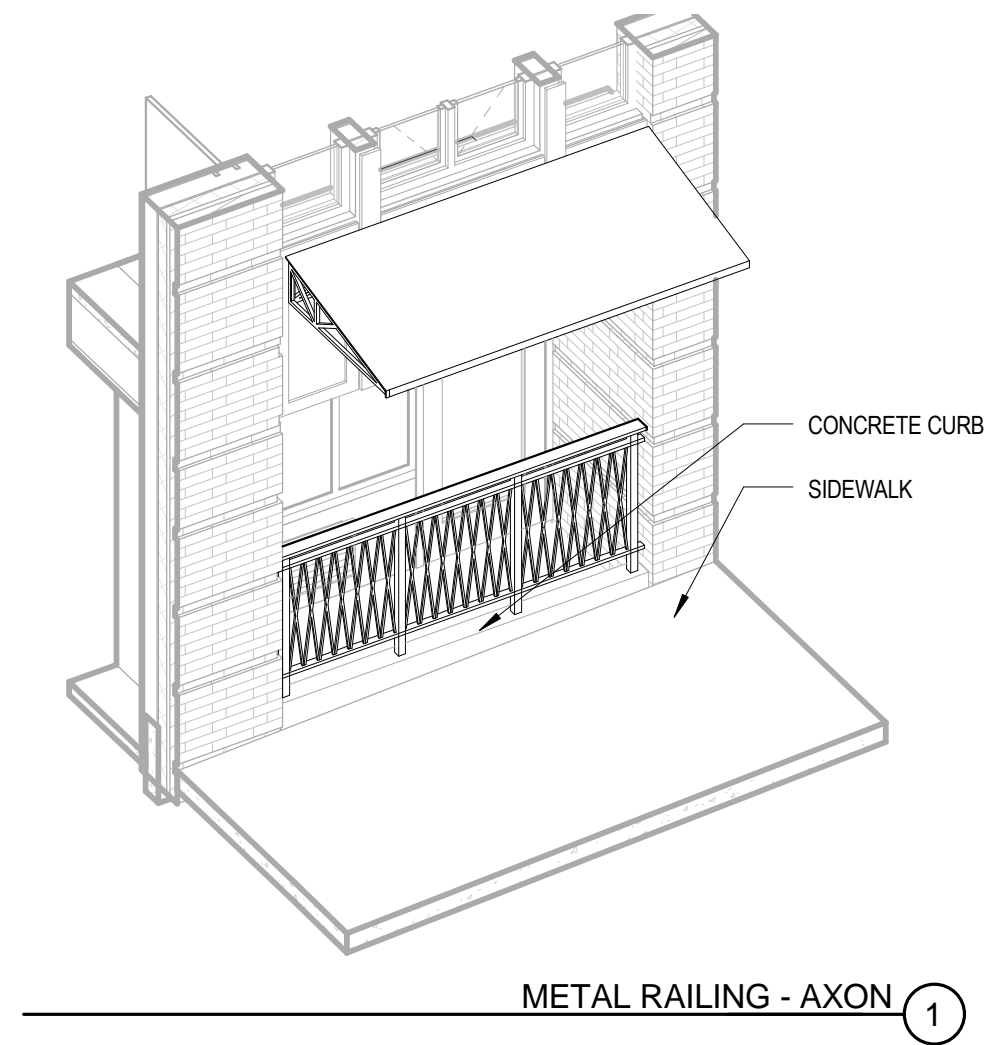
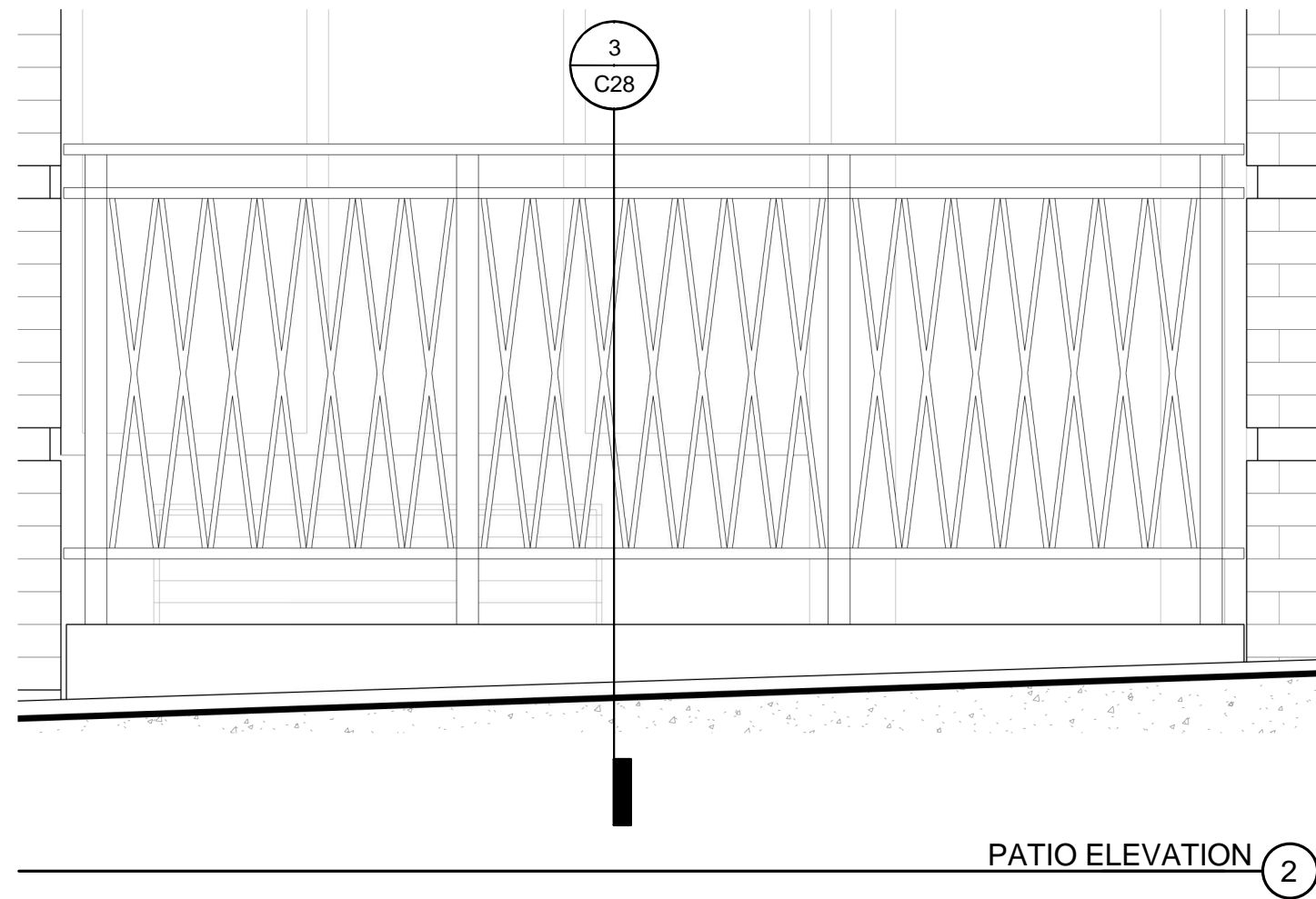
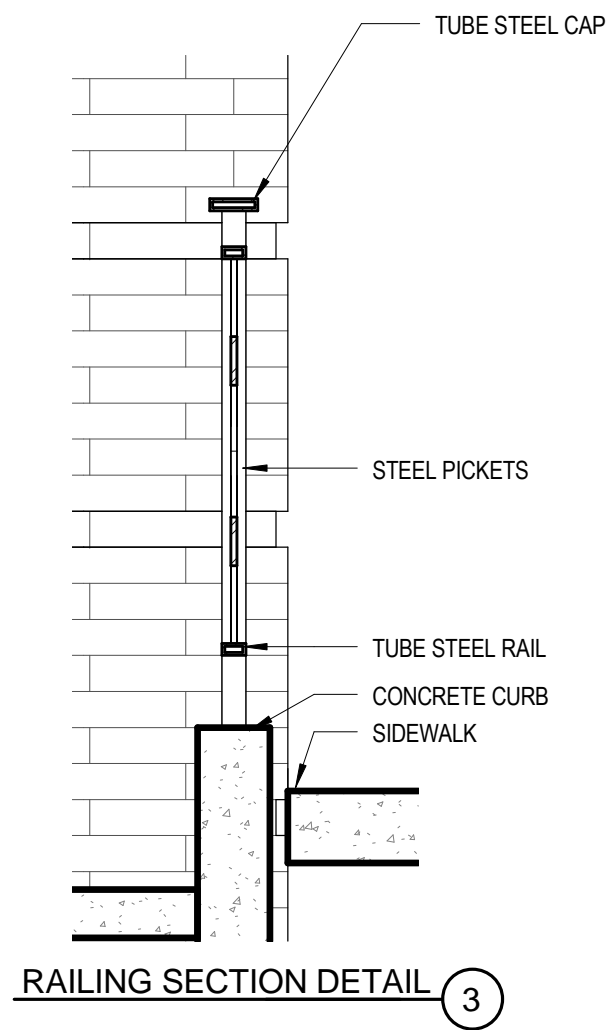
AWNING - AXON 1

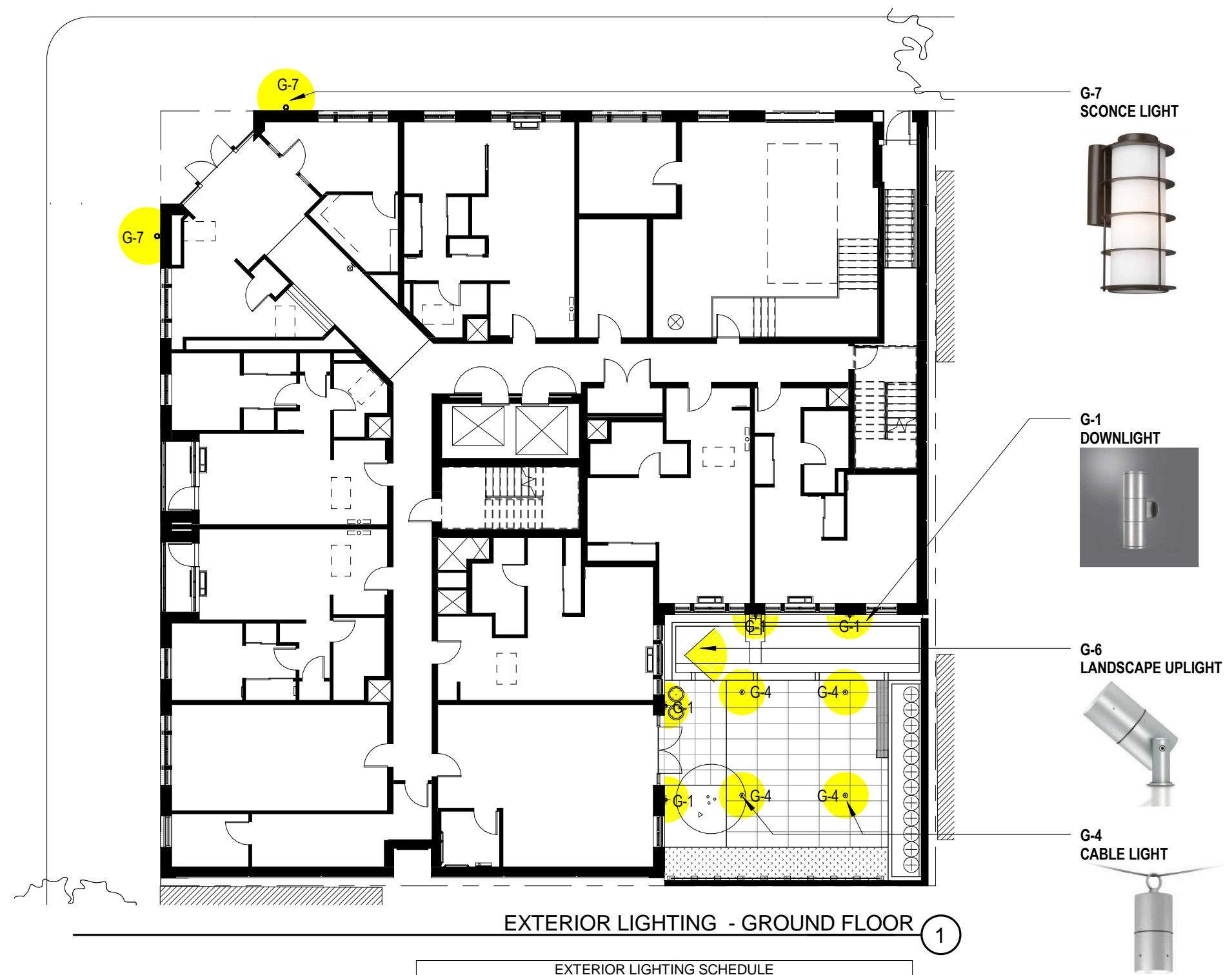


AWNING SECTION DETAIL 4



AWNING - SECTION 2







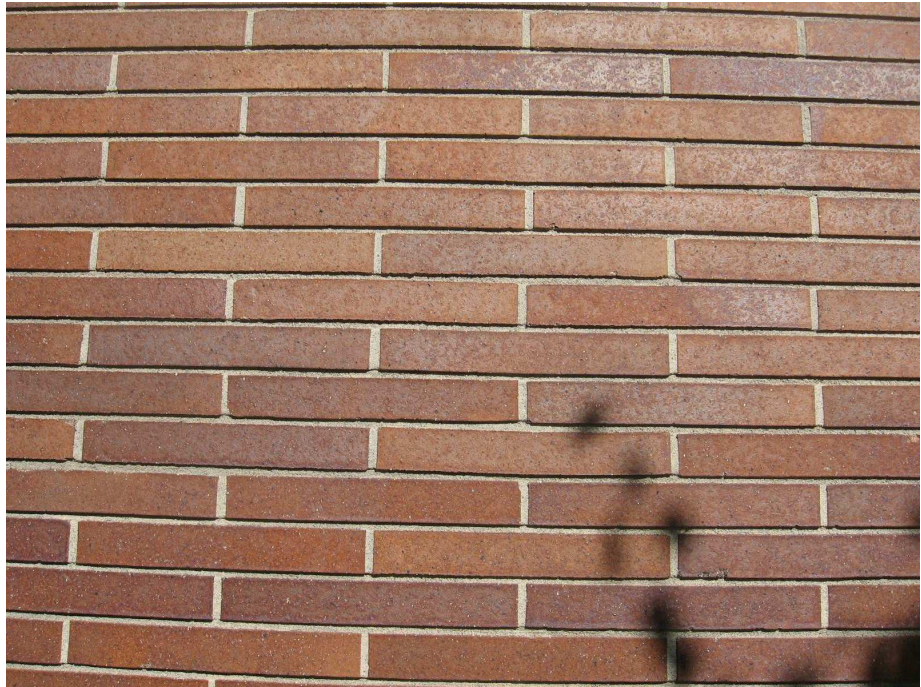
BRICK TYPE 1
MEDITERRANEAN - NORMAN SIZE



BRICK TYPE 3
BRONZE STONE SCRATCH TEXTURE - NORMAN SIZE



METAL PANEL



BRICK TYPE 2
BRONZE STONE - NORMAN SIZE

FIBER CEMENT
SPANDREL & TRIM

FIBERGLASS
WINDOW UNIT



SPANDREL AND WINDOW





