



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.portlandoregon.gov/bds



Early Assistance Application

FOR INTAKE, STAFF USE ONLY

Date Rec 3/14/14 by AG

LU Reviews Expected DZ

☒ Required ☐ Optional

[Y] ☒ [N] Unincorporated MC

[Y] ☒ [N] Flood Hazard Area (LD & PD only)

[Y] ☒ [N] Potential Landslide Hazard Area (LD & PD only)

File Number: 14-127050 EA

Appt Date/Time

Qtr Sec Map(s) 2930 Zoning RXd
 Plan District Central City - Lloyd District
 Neighborhood Lloyd District Community
 District Coalition None Community
 Business Assoc Lloyd District Bus. Assoc.
 Neighborhood within 400/1000 ft Lloyd / Eliot

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site

Address 1306 NE 2nd Avenue Cross Street NE Wasco Street Site Size/Area 10,000sf/.23acres

Tax account number(s)

R 182174 R _____

R 182175 R _____

Adjacent property in same ownership

R _____

R _____

Project Description - include proposed stormwater disposal methods

New, 6 story "5 over 1" construction (III-B over I-A) 47 unit multi-dwelling residential building with ground floor business, storage, assembly functions (community commons), and building systems support. An open courtyard of approximately 2350SF is located at the northeast corner of the 100'x100' site. Water and gas connections are from NE Wasco. Storm and Sewer connections are at NE 2nd Ave. Stormwater will be collected and detained in 1-2 drywells located beneath the open courtyard. Site has been cleared of previous structures and tanks and holds a letter of NFA from ODEQ.

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 6,679,338

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
☐ Pre-application Conference required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	\$4,114	
☒ Design Commission Advice Request presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	
☐ Early Assistance - Zoning and Infrastructure Bureaus	BDS Land Use Services, Transportation, Environmental Services, Water	☐ \$1,462	☐ \$1,050
☐ Early Assistance - Zoning Only	BDS Land Use Services	☐ \$500	☐ \$400
☐ Pre-Permit Zoning Plan Check ☐ 1-2 housing units ☐ All other development	BDS Land Use Services		\$200 \$450
☐ Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		\$150

Note: Public notice (email and internet posting) provided for Pre-application conferences and Design Commission Advice Requests.

1

Applicant Information

PRIMARY CONTACT, check all that apply ☒ Applicant ☐ Owner ☐ Other _____

Name Jennifer Hoffman Company Carleton Hart Architecture

Mailing Address 322 NW 8th Avenue

City Portland State OR Zip Code 97209

Day Phone 503.206.3175 FAX email jennifer.hoffman@carletonhart.com

Check all that apply ☐ Applicant ☒ Owner ☐ Other _____

Name	Dan Steffey	Company	Miracles Central Apartments Limited Partnership
------	-------------	---------	---

Mailing Address 710 NW 14TH AVE 2ND FLOOR

City PORTLAND State OR Zip Code 97209

Day Phone 503.802.3261 FAX 503.802.3648 email dsteffey@gres.com

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Name	Company
John Doe	ABC Corp
Jane Smith	XYZ Inc
Bob Johnson	DEF Ltd
Alice Brown	GHI LLC
Charlie White	JKL Co
Diana Green	MNO Corp
Frank Black	PQR Inc
Grace Hall	STU Ltd
Henry King	VWX LLC
Ivy Lee	YZA Co
Jack Miller	BCD Corp
Karen Wilson	EFG Inc
Leo Taylor	HIJ Ltd
Mia Adams	KLM LLC
Noah Baker	NOP Co
Olivia Clark	QRS Corp
Peter Evans	TUV Inc
Quinn Foster	WXY Ltd
Rachel Gibson	ZAB LLC
Samuel Hill	ACD Co
Tina Scott	EFG Corp
Victor Turner	HIJ Inc
Wendy Young	KLM Ltd
Xavier Allen	NOP LLC
Yara King	QRS Co
Zoe Wright	TUV Corp

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone	FAX	email
-----------	-----	-------

Submit the following:

- ☒ Fee
- ☒ Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposed development; 2) existing and proposed water, sewer and stormwater connections and facilities; 3) lot dimensions, north arrow and ground elevation
- ☒ Building elevations
- ☒ Additional two site plans, to scale, 11x17 inches or larger in size

List questions to be discussed.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears slightly aged or off-white. There is no handwriting or other markings on the page.

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box. ☐

MIRACLES CENTRAL

1306 NE 2ND AVENUE | PORTLAND, OREGON 97232

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT TEAM:		PROJECT INFORMATION:		DRAWING SYMBOLS:		SHEET INDEX:																																																	
OWNER: MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP 710 NW 14TH AVE FLOOR 2 PORTLAND, OREGON 97209 CONTACT: DAN STEFFEY DEVELOPMENT CONSULTANT: GUARDIAN MANAGEMENT INC. 710 NW 14TH AVE FLOOR 2 PORTLAND, OREGON 97209 CONTACT: DAN STEFFEY		PROJECT DESCRIPTION: 6-STORY MULTI-USE DEVELOPMENT ON 100' X 100' LOT LOCATED IN THE LLOYD DISTRICT. APARTMENTS ARE BUILT AS A JOINT OWNERSHIP BY MIRACLES CLUB INC. AND CENTRAL CITY CONCERN TO PROVIDE AFFORDABLE STUDIO, 1-BEDROOM, AND 2-BEDROOM UNITS. THE GROUND FLOOR INCLUDES RESIDENTIAL AND BUILDING SUPPORT SPACES PLUS COMMUNITY SERVICES. RESIDENT SUPPORT SPACES INCLUDE BUILDING MANAGEMENT OFFICES, COMMUNITY ROOM, BUILDING SYSTEMS, BICYCLE PARKING, STORAGE, TOILETS AND A RESIDENTIAL COURTYARD. COMMUNITY SERVICES INCLUDE 5 OFFICES, 3 INTERVIEW ROOMS, PLUS FLEXIBLE CONFERENCE AREA. THE UPPER 5 STORIES HOUSE 47 RESIDENTIAL DWELLING UNITS AND RESIDENT SUPPORT SPACES. LAUNDRY ROOMS AND BICYCLE STORAGE ARE PROVIDED ON FLOORS 3&5 TO SERVE ALL 5 RESIDENTIAL FLOORS. ONE SMALL OFFICE FOR THE MIRACLES PROGRAM MANAGER IS LOCATED ON FLOOR 3.		DRAWING SYMBOLS: SYMBOL DESCRIPTION DETAIL REFERENCE SYMBOL BUILDING SECTION REFERENCE SYMBOL EXTERIOR ELEVATION REFERENCE SYMBOL GRID IDENTIFICATION SYMBOL DIMENSION LINE - GRID, FACE OF STUD OR C.L. OPENING, U.O.N. KEYNOTE SYMBOL		GENERAL: G0.01 GENERAL INFORMATION G0.02 VICINITY PLAN G0.03 SITE PHOTOS G0.04 SITE CONTEXT PHOTOS G0.05 CONCEPTUAL BUILDING MASSING P.1 PERSPECTIVE RENDERING P.2 PERSPECTIVE RENDERING P.3 PERSPECTIVE RENDERING																																																	
ARCHITECT: CARLETON HART ARCHITECTURE 322 NW 8TH AVENUE PORTLAND, OR 97209 CONTACT: JENNIFER HOFFMAN 503.206.3175 GENERAL CONTRACTOR: LMC INC. 19200 SW TETON AVENUE TUALATIN, OREGON 97206 CONTACT: KYLE ANDERSON 503.646.6823 STRUCTURAL ENGINEER: T.M. RIPPEY CONSULTING ENGINEERS 7650 SW BEVELAND STREET, STE 100 TIGARD, OREGON 97223 CONTACT: DOUG GANNETT, P.E. 503.443.3900 CIVIL ENGINEER: MGH CONSULTING ENGINEERS 104 WEST 9TH STREET, STE 207 VANCOUVER, WASHINGTON 98660 CONTACT: BILL BRANNAN P.E. 503.417.8639 x110 LANDSCAPE ARCHITECT: ECOTONE 2125 N FLINT AVE PORTLAND, OR CONTACT: DANIEL EDWARDS 503.278.2536 MECHANICAL ENGINEER: SYSTEMS DESIGN CONSULTANTS INC 333 SE 2ND AVENUE, STE 100 PORTLAND, OREGON 97214 CONTACT: GARY C. BARNES, P.E. 503.248.0227 ELECTRICAL ENGINEER: SYSTEMS DESIGN CONSULTANTS INC 333 SE 2ND AVENUE, STE 100 PORTLAND, OREGON 97214 CONTACT: JOHN ROGERS, P.E. 503.248.0227 GEOTECHNICAL: ALDER GEOTECHNICAL SERVICES 3910 NE 10TH AVE PORTLAND, OREGON 97212 CONTACT: JOHN N. CUNNINGHAM, P.E. 503.282.7482		SITE INFORMATION: ADDRESS & LOT DESCRIPTION: 1306 NE 2ND AVE, PORTLAND, OR 97232 TAX LOT # R182174 & R182175 SITE: SITE AREA: 10,000SF / .22 ACRES ZONING CODE: ZONING: RX (d) CENTRAL RESIDENTIAL LANDSCAPE AREA: 1,372 SF REQUIRED: PROPOSED: FRONT SETBACK : 0 FT < 50% - 0-10' FT REAR SETBACK: 0 FT 0 FT SIDE SETBACK: 0 FT 0 FT PARKING: 0 SPACES 0 SPACES BUILDING CODE INFORMATION: CONSTRUCTION TYPE: I-A FLOOR 1 III-B FLOORS 2-6 OCCUPANCY TYPES: A ACCESSORY ASSEMBLY B BUSINESS (MANAGER OFFICES) R-2 RESIDENTIAL (APARTMENTS) FIRE SPRINKLERS YES, PER NFPA 1.3 STORIES 5+1=6 STORIES BUILDING HEIGHT 70 FEET UNIT INFORMATION: <table><thead><tr><th>TYPE</th><th>DESCRIPTION</th><th>AREA¹</th><th>ACCESS</th><th>#</th><th>TOTAL AREA</th></tr></thead><tbody><tr><td>A</td><td>STUDIO</td><td>398 / 452 NSF</td><td>ADAPT.</td><td>20</td><td>8,014 SF</td></tr><tr><td>A-1</td><td>STUDIO</td><td>419 NSF</td><td>ACCESS</td><td>1</td><td>419 SF</td></tr><tr><td>B</td><td>1-BR</td><td>603 NSF</td><td>ADAPT.</td><td>21</td><td>12,663 SF</td></tr><tr><td>B-1</td><td>1-BR</td><td>603 NSF</td><td>ACCESS</td><td>1</td><td>603 SF</td></tr><tr><td>C</td><td>2-BR</td><td>960 NSF</td><td>ADAPT.</td><td>4</td><td>3,840 SF</td></tr><tr><td colspan="5">TOTAL</td><td>47</td></tr><tr><td colspan="5">TOTAL</td><td>25,539 SF</td></tr></tbody></table> ACCESS. = ACCESSIBLE ADAPT. = ADAPTABLE VISIT. = VISITABLE STAIRS AND ELEVATORS ARE PROVIDED TO ALL UNITS. CENTER OF PARTY WALLS PORCHES, PATIOS, STAIRS AND EXTERIOR STORAGE CLOSETS ARE NOT INCLUDED. NOTES: FOR THIS DRAWING SET ALL UNITS LABELED "ACCESSIBLE" ARE DESIGNED TO ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1:2003 TYPE A DWELLING UNIT REQUIREMENTS. "ADAPTABLE" UNITS ARE DESIGNED TO ANSI A117.1:2003 TYPE B DWELLING UNIT REQUIREMENTS.		TYPE	DESCRIPTION	AREA ¹	ACCESS	#	TOTAL AREA	A	STUDIO	398 / 452 NSF	ADAPT.	20	8,014 SF	A-1	STUDIO	419 NSF	ACCESS	1	419 SF	B	1-BR	603 NSF	ADAPT.	21	12,663 SF	B-1	1-BR	603 NSF	ACCESS	1	603 SF	C	2-BR	960 NSF	ADAPT.	4	3,840 SF	TOTAL					47	TOTAL					25,539 SF	CODES & REGULATIONS: APPLICABLE CODES AND GUIDELINES: 2010 OREGON STRUCTURAL SPECIALTY CODE, BASED ON 2009 INTERNATIONAL BUILDING CODE 2010 OREGON ENERGY CODE CHAPTER 33, PORTLAND ZONING ORDINANCE 2010 ADA ACCESSIBILITY GUIDELINES - IN AREAS OF PUBLIC ACCOMMODATION ONLY FAIR HOUSING ACT ACCESSIBILITY GUIDELINES 2003 ANSI 117.1 AS REFERENCED IN OSSC CHAPTER 11		SITE MAP: NOT TO SCALE	
TYPE	DESCRIPTION	AREA ¹	ACCESS	#	TOTAL AREA																																																		
A	STUDIO	398 / 452 NSF	ADAPT.	20	8,014 SF																																																		
A-1	STUDIO	419 NSF	ACCESS	1	419 SF																																																		
B	1-BR	603 NSF	ADAPT.	21	12,663 SF																																																		
B-1	1-BR	603 NSF	ACCESS	1	603 SF																																																		
C	2-BR	960 NSF	ADAPT.	4	3,840 SF																																																		
TOTAL					47																																																		
TOTAL					25,539 SF																																																		

CARLETON HART ARCHITECTURE
322 NW 8TH AVENUE PORTLAND, OREGON 97209
503.243.3261 | carletonhart.com

MIRACLES CENTRAL
1306 NE 2ND AVE, PORTLAND, OREGON

MIRACLES CENTRAL
1306 NE 2ND AVE, PORTLAND, OREGON

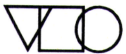
GENERAL INFORMATION
PROJ NO. 21265
03.14.14

EA 14 - 127 050 DAR

G0.01

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION

VICINITY MAP NOTES	
1.	SINGLE FAMILY RESIDENTIAL BUILDINGS NOT LABELED.
KEY NOTES	
1	OREGON CONVENTION CENTER
2	MODA CENTER
3	MEMORIAL COLISEUM
4	CROWN PLAZA PORTLAND - DOWNTOWN CONVENTION CENTER
5	LEGACY HEALTH CENTER
6	HOLLADAY PARK
7	HOLY ROSARY CHURCH
8	ROSARY CENTER



322 NW 8th Avenue Portland, Oregon 97209
503.243.2262 | 503.243.9261 | carletonhart.com

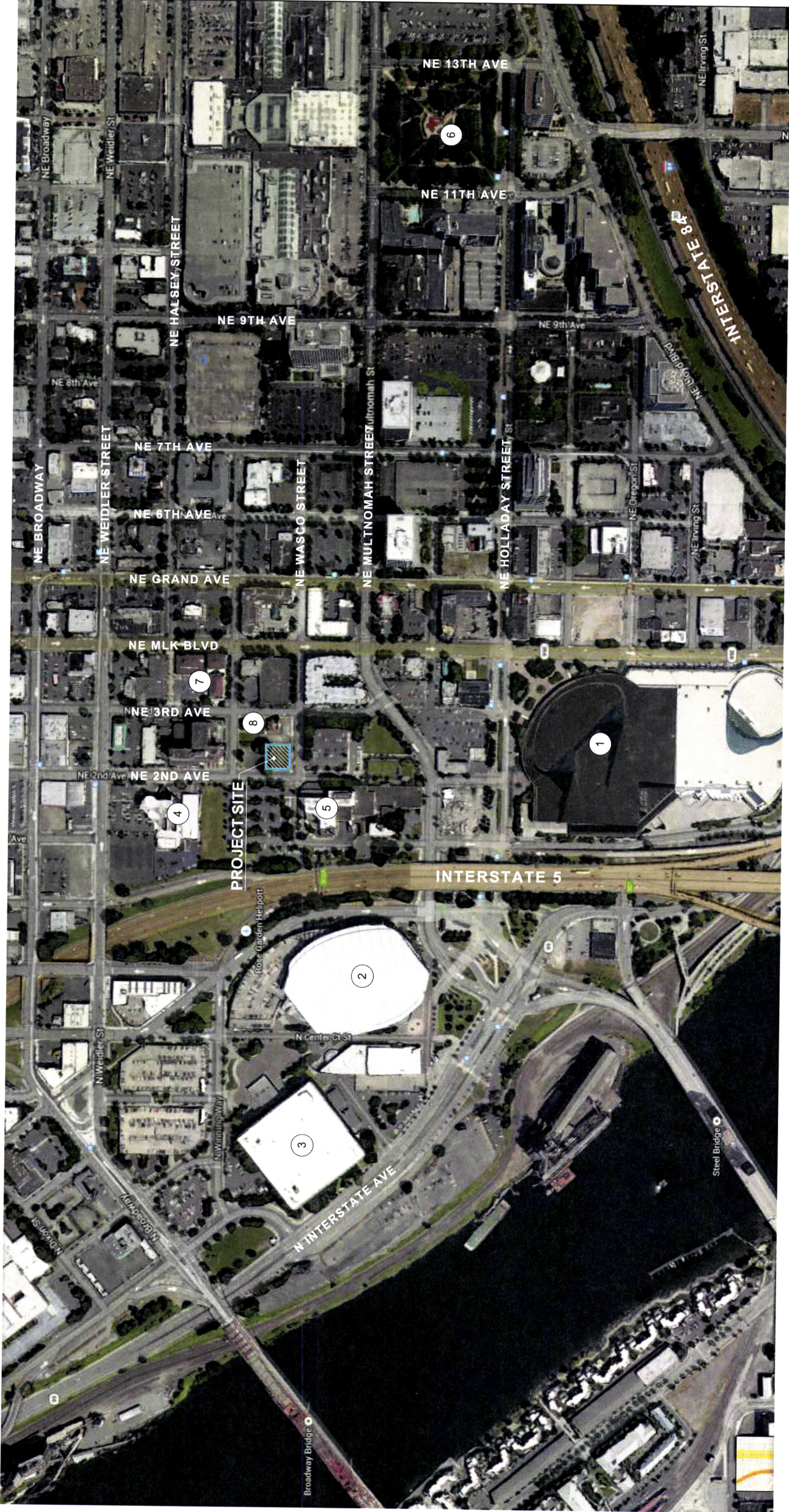
CARLETON HART ARCHITECTURE

MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1 306 NE 2ND AVE, PORTLAND, OREGON

DESIGN COMMISSION ADVISE REQUEST

VICINITY MAP

PROJ NO:
21265
03.14.14



1 VICINITY MAP
SCALE: NTS



EA 14 -127 050 DAR

G0.02

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION

PRELIMINARY
NOT FOR
CONSTRUCTION



A LOOKING NORTHEAST FROM WASCO & SECOND AVE



B LOOKING NORTHWEST FROM WASCO



C LOOKING SOUTHWEST FROM PARKING LOT



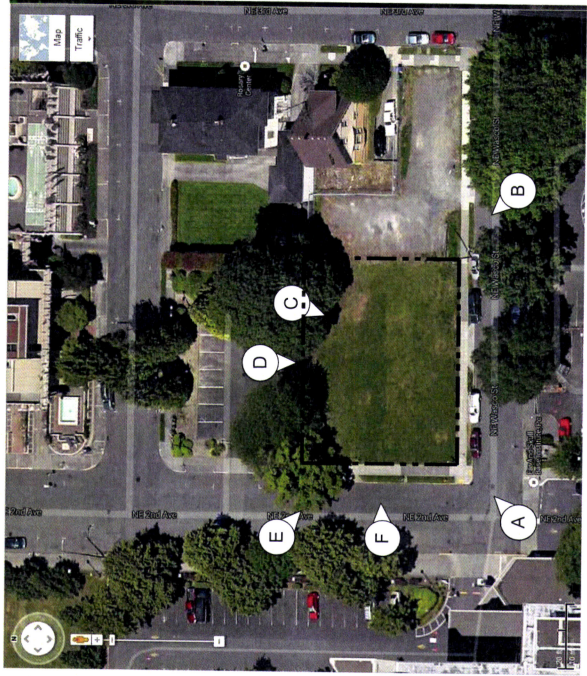
D LOOKING SOUTH FROM PARKING LOT



E LOOKING SOUTHEAST FROM SECOND AVE



F LOOKING EAST FROM SECOND AVE



1 LOCATION KEY
SCALE: NTS

EA 14-127050 DAR

PRELIMINARY
NOT FOR
CONSTRUCTION



CARLETON HATT ARCHITECTURE
322 NW 8th Avenue Portland, Oregon 97209
t 503.243.2252 | f 503.243.3261 | carletonhatt.com

MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1306 NE 2ND AVE, PORTLAND, OREGON
DESIGN COMMISSION ADVISE REQUEST

SITE PHOTOS
PROJ NO.
21265
03.14.14

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HATT ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION

G0.03



1 LOOKING SOUTH ON WEST SIDE OF SITE



2 LOOKING EAST FROM SITE



3 LOOKING NORTH ON 2ND AVE



4 LOOKING EAST ON NE WASCO ST



5 ROSARY CHURCH FROM SW CORNER



6 ROSARY CENTER FROM SE CORNER



7 LOOKING EAST FROM NE WASCO & 3RD AVE



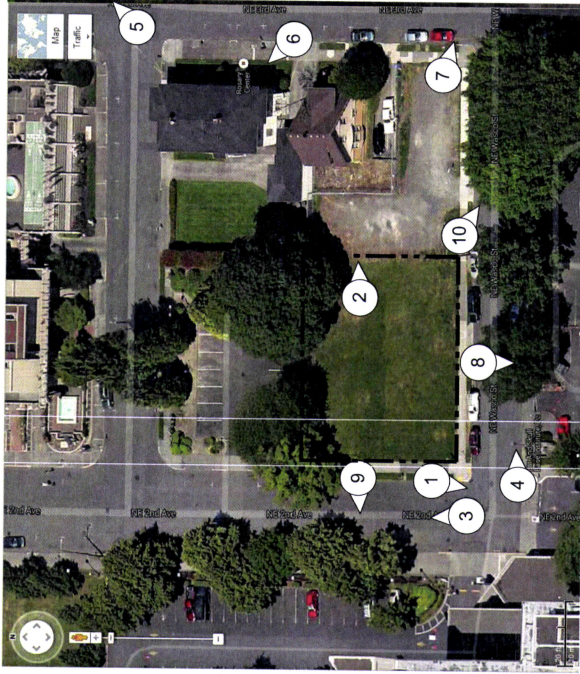
8 LOOKING SOUTH FROM SOUTH SIDE OF SITE



9 LOOKING WEST FROM WEST SIDE OF SITE



10 LOOKING SE FROM SE CORNER OF SITE



1 LOCATION KEY
SCALE: NTS

FA 14-127050.DWG

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION

G0.04

MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1306 NE 2ND AVE, PORTLAND, OREGON

DESIGN COMMISSION ADVISE REQUEST



CARLETON HART ARCHITECTURE
322 NW 8th Avenue Portland, Oregon 97209
503.243.2252 | 503.243.3261 | carletonhart.com

PRELIMINARY
NOT FOR
CONSTRUCTION



PROPOSED BUILDING
6 STORIES
47 UNITS

NE 2ND AVE

NEWASCO STREET

1 CONCEPTUAL BUILDING MASSING
SCALE: NTS

1 WEST PERSPECTIVE
SCALE: NTS



NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION

PERSPECTIVE
RENDERING
PROJ NO.
21265
03.14.14

MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1306 NE 2ND AVE, PORTLAND, OREGON
DESIGN COMMISSION ADVISE REQUEST

CARLETON HART ARCHITECTURE
322 NW 8th Avenue Portland, Oregon 97209
t 503.243.2252 | f 503.243.3261 | carletonhart.com



PRELIMINARY
NOT FOR
CONSTRUCTION

1 SOUTH PERSPECTIVE
SCALE: NTS



NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION

PERSPECTIVE
RENDERING
PROJ NO.
21265
03.14.14

MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1306 NE 2ND AVE, PORTLAND, OREGON

DESIGN COMMISSION ADVISE REQUEST



CARLETON HART ARCHITECTURE
322 NW 8th Avenue Portland, Oregon 97209
503 243 2252 | 503 243 9261 | carletonhart.com

PRELIMINARY
NOT FOR
CONSTRUCTION

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION

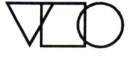
1 BIRD'S EYE VIEW AT NORTH COURTYARD
SCALE: NTS



MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1306 NE 2ND AVE, PORTLAND, OREGON

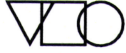
DESIGN COMMISSION ADVISE REQUEST

PERSPECTIVE
RENDERING
PROJ NO.
21265
03.14.14



CARLETON HART ARCHITECTURE
322 NW 8th Avenue Portland, Oregon 97209
503.243.2252 | 503.243.9261 | carletonhart.com

PRELIMINARY
NOT FOR
CONSTRUCTION



CARLETON HART ARCHITECTURE
322 nw 8th avenue portland, oregon 97209
t 503 243 2252 | f 503 243 3261 | carletonhart.com

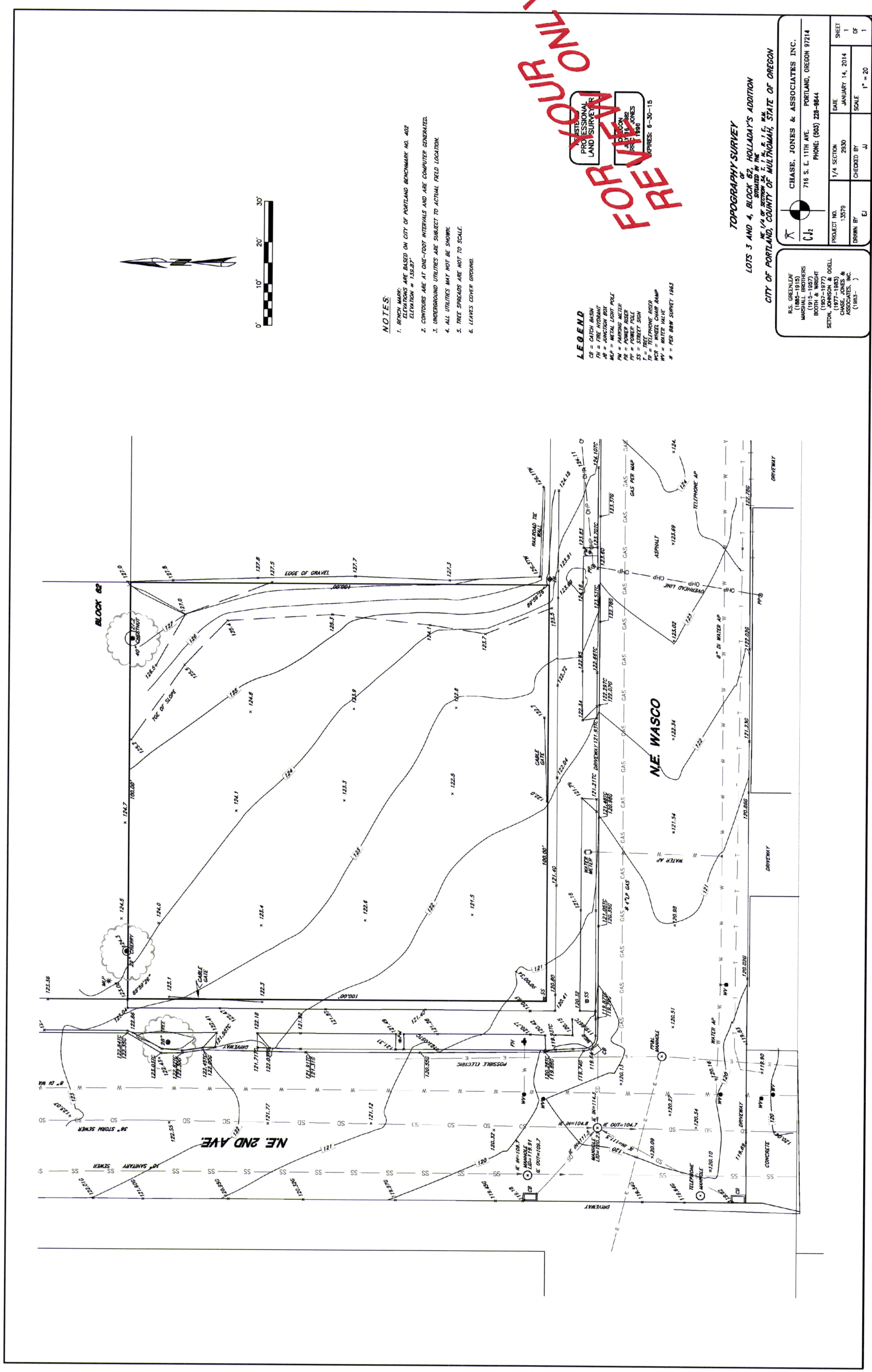
MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1306 NE 2ND AVE, PORTLAND, OREGON

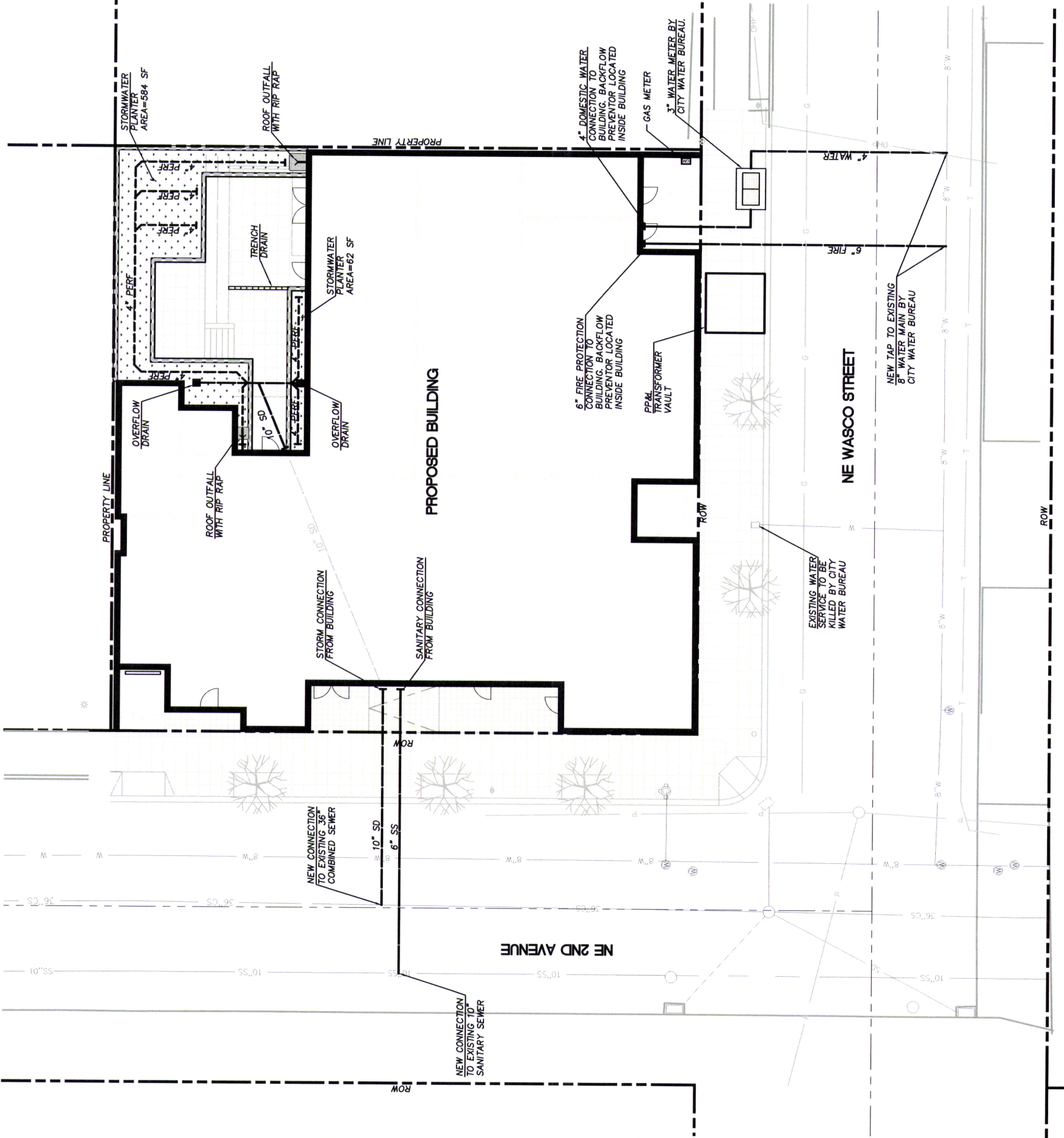
EXISTING
FLOOR 1
SITE SURVEY

PROJ NO.
21265

03.14.14

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION





SHEET LEGEND

- CLEANOUT
- OVERFLOW DRAIN
- STORMWATER PLANTER
- 3' WIDE RIP RAP
- WATER
- WATER BY CITY
- STORM
- PERFORATED STORM SEWER



CARLETON HART ARCHITECTURE
322 NW 8th Avenue Portland, Oregon 97209
t 503.243.2262 | f 503.243.3261 | carletonhart.com

PRELIMINARY
NOT FOR
CONSTRUCTION

MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1306 NE 2ND AVE, PORTLAND, OREGON
DESIGN COMMISSION ADVISE REQUEST

UTILITY PLAN

PROJ NO.
21265

03.14.14

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION

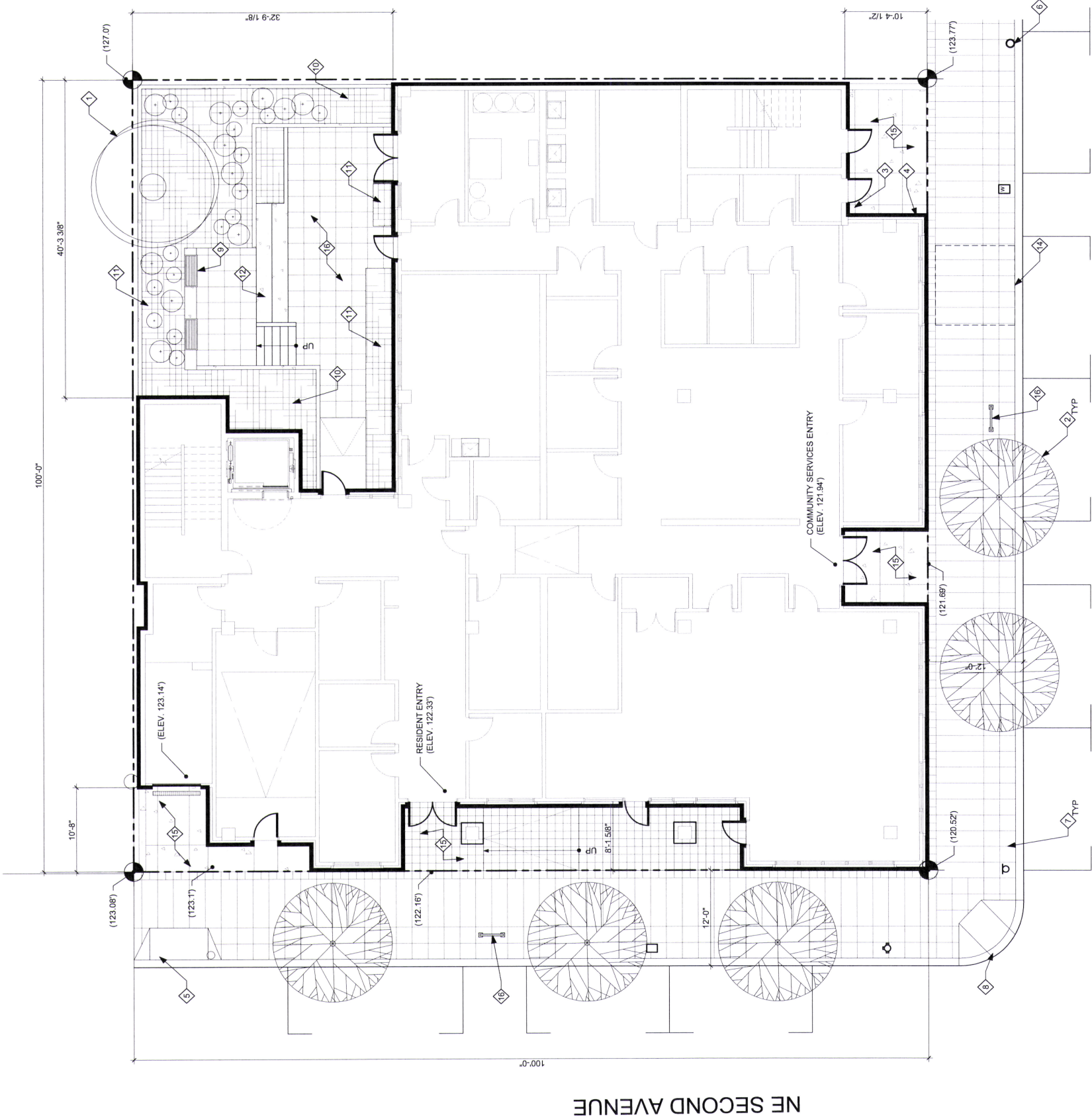
PLANNING & ENGINEERING
MCH ASSOCIATES
104 West 9th Street
Suite 207
Vancouver, WA 98660
www.mghassociates.com
P: 360.750.0399 (WA)
P: 503.417.8639 (OR)
F: 360.750.0433
PEOPLE MAKING PLACES®

GRAPHIC SCALE
0 10 20
1 inch = 10 ft.

UTILITY PLAN
SCALE: 1"=10'

C3.00

EA14-127050DAN



NE WASCO STREET

1 SITE PLAN
SCALE: 1/8" = 1'-0"



EA 14-127050 DAR



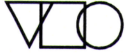
GENERAL SITE NOTES 1. TOTAL SITE AREA: 10,000 SF 2. ALL GRADE WITHIN 5 FT OF THE BUILDING TO SLOPE AWAY FROM THE FOUNDATION, MIN. 2% 3. PAVING AREAS TO BE SLOPED A MINIMUM OF 1/2" PER FOOT.	SITE KEY NOTES 1. EXISTING TREE - STATUS SUBJECT TO APPRAISAL BY ARBORIST 2. NEW STREET TREE IN TREE WELL, TYP 3. FDC LOCATION 4. GAS METER 5. NEW DRIVEWAY ACCESS TO WASTE ROOM 6. EXISTING POWER POLE 7. NEW 12' SIDEWALK, CURB AND STREET FURNITURE - PER LLOYD DISTRICT STANDARDS 8. NEW CURB CUT 9. BENCH 10. RAISED PLANTER 11. PLANTING AREA 12. STEPPED CONCRETE RETAINING WALL 13. COURTYARD WITH PAVERS 14. NEW TRANSFORMER VAULT 15. SCORED CONCRETE PAVING 16. SHORT-TERM BICYCLE PARKING
SITE LEGEND LANDSCAPE PLANTING AREA RAISED LANDSCAPE PLANTER PROPERTY LINE	SITE PLAN PROJ NO. 21265 03.14.14
MIRACLES CENTRAL MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP 1 306 NE 2ND AVE, PORTLAND, OREGON DESIGN COMMISSION ADVISE REQUEST	
CARLETON HART ARCHITECTURE 322 NW 8th Avenue Portland, Oregon 97209 503 243 2262 503 243 3261 carletonhart.com	
VICINITY MAP: NOT TO SCALE SCALE WHEN PRINTED AT 11X17 COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION	

A1.01

PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY
NOT FOR
CONSTRUCTION

CARLETON HART ARCHITECTURE
322 NW 8th Avenue Portland, Oregon 97209
503.243.2252 | 503.243.9261 | carletonhart.com



MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1306 NE 2ND AVE, PORTLAND, OREGON
DESIGN COMMISSION ADVISE REQUEST

BUILDING PLAN
FIRST FLOOR
PROJ NO.
21265
03.14.14

A2.01

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION

EA 14-127 050 PAR



1 BUILDING PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

CARLETON HART ARCHITECTURE
322 NW 8th Avenue Portland, Oregon 97209
t 503.243.2252 | f 503.243.3261 | carletonhart.com



MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1306 NE 2ND AVE, PORTLAND, OREGON

DESIGN COMMISSION ADVISE REQUEST

BUILDING PLAN
SECOND & FOURTH FLOOR

PROJ NO.
21265
03.14.14

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION

EA 14 -127050DA2

A2.02



PRELIMINARY
NOT FOR
CONSTRUCTION



CARLETON HART ARCHITECTURE
322 NW 8th Avenue Portland, Oregon 97209
t 503 243 2262 | f 503 243 3261 | carletonhart.com

MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1306 NE 2ND AVE, PORTLAND, OREGON

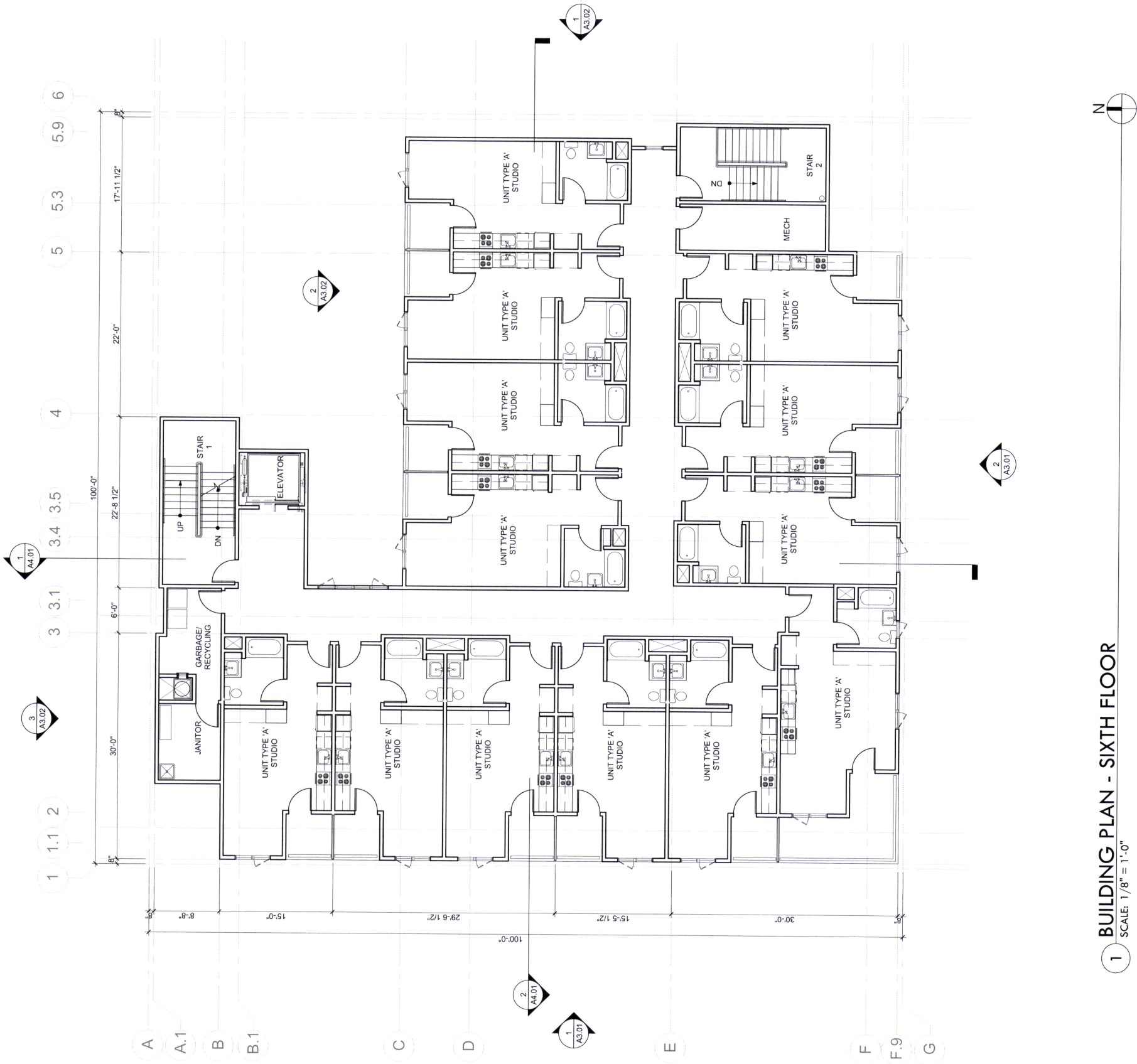
DESIGN COMMISSION ADVICE REQUEST

BUILDING PLAN
SIXTH FLOOR
PROJ NO.
21265
03.14.14

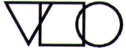
EA 14-127050 DAR

A2.04

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION



PRELIMINARY
NOT FOR
CONSTRUCTION



CARLETON HART ARCHITECTURE
322 NW 8th Avenue Portland, Oregon 97209
503.243.2262 | 503.243.9261 | carletonhart.com

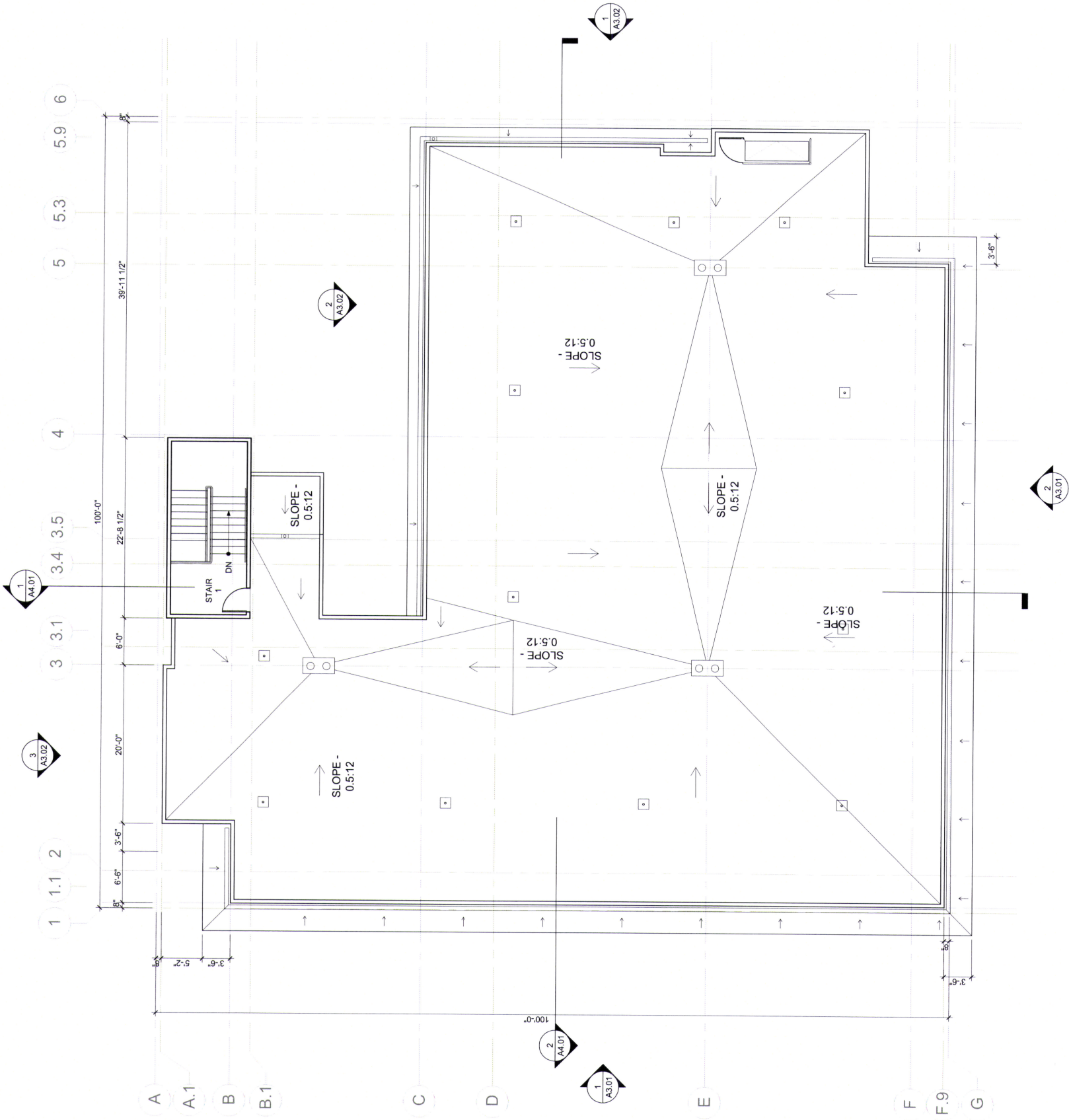
MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1306 NE 2ND AVE, PORTLAND, OREGON
DESIGN COMMISSION ADVICE REQUEST

BUILDING PLAN
ROOF
PROJ NO.
21265
03.14.14

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION

EA 14 -127 050DA2

A2.10



1 BUILDING PLAN - ROOF
SCALE: 1/8" = 1'-0"

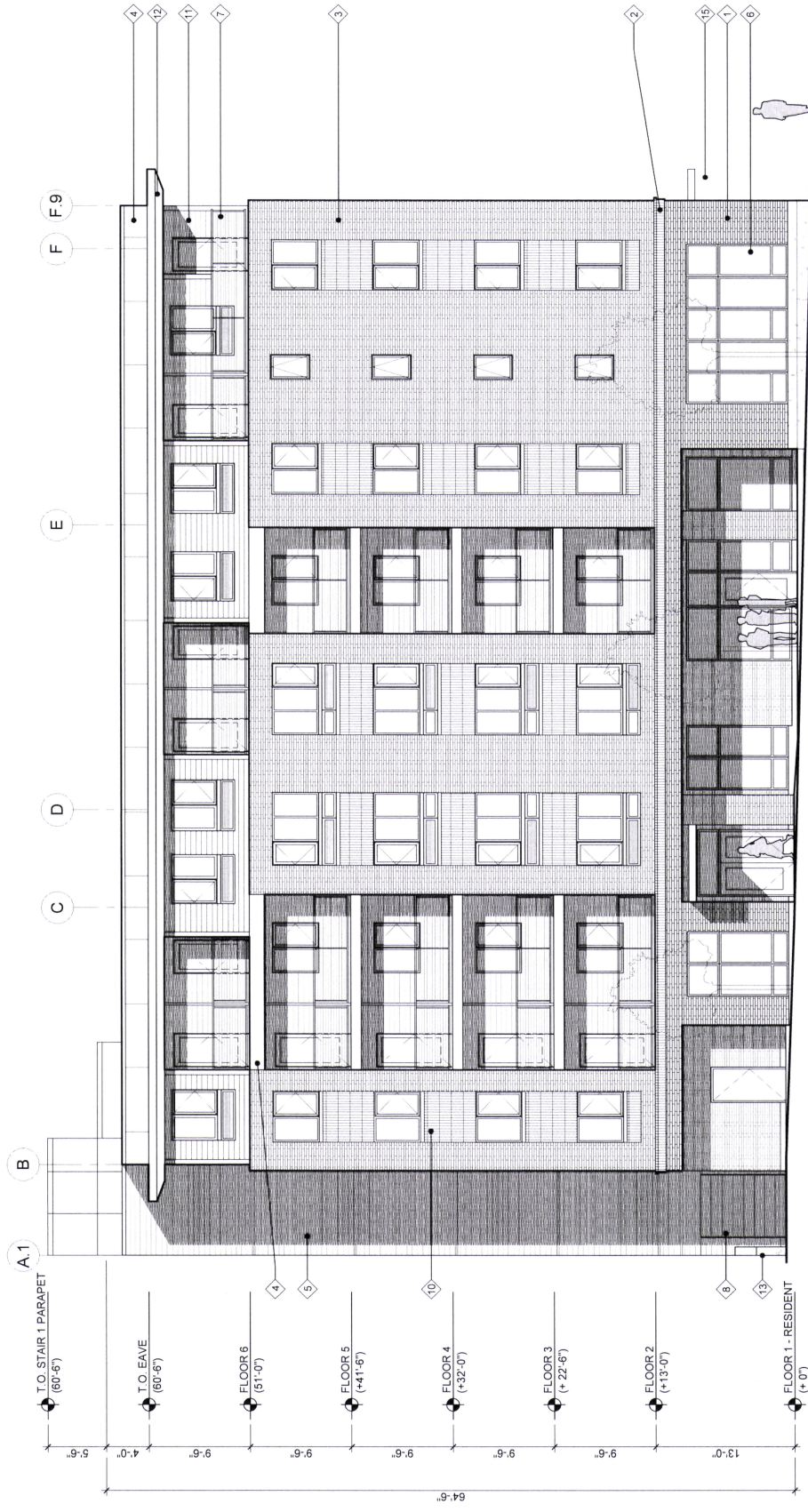
ELEVATION KEY NOTES

- 1 RUNNING BOND BRICK - COLOR 1
- 2 BRICK CORNICE - COLOR 1
- 3 RUNNING BOND BRICK - COLOR 2
- 4 FIBER CEMENT PANEL SIDING
- 5 FIBER CEMENT LAP SIDING - 6" EXPOSURE
- 6 ALUMINUM STOREFRONT SYSTEM
- 7 POWDER COATED T.S. RAILING WITH CABLE INFILL
- 8 OVERHEAD DOOR AT TRASH COLLECTION (WEST ELEVATION ONLY)
- 9 FIBERGLASS WINDOW, TYPICAL U.O.
- 10 PTHP WITH ARCHITECTURAL GRILLE, TYP
- 11 FIBERGLASS DOOR
- 12 PREFINISHED SHEET METAL, TYP.
- 13 CONCRETE RETAINING WALL
- 14 HOLLOW METAL DOOR, PAINTED
- 15 PAINTED STEEL ENTRANCE CANOPY



EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"

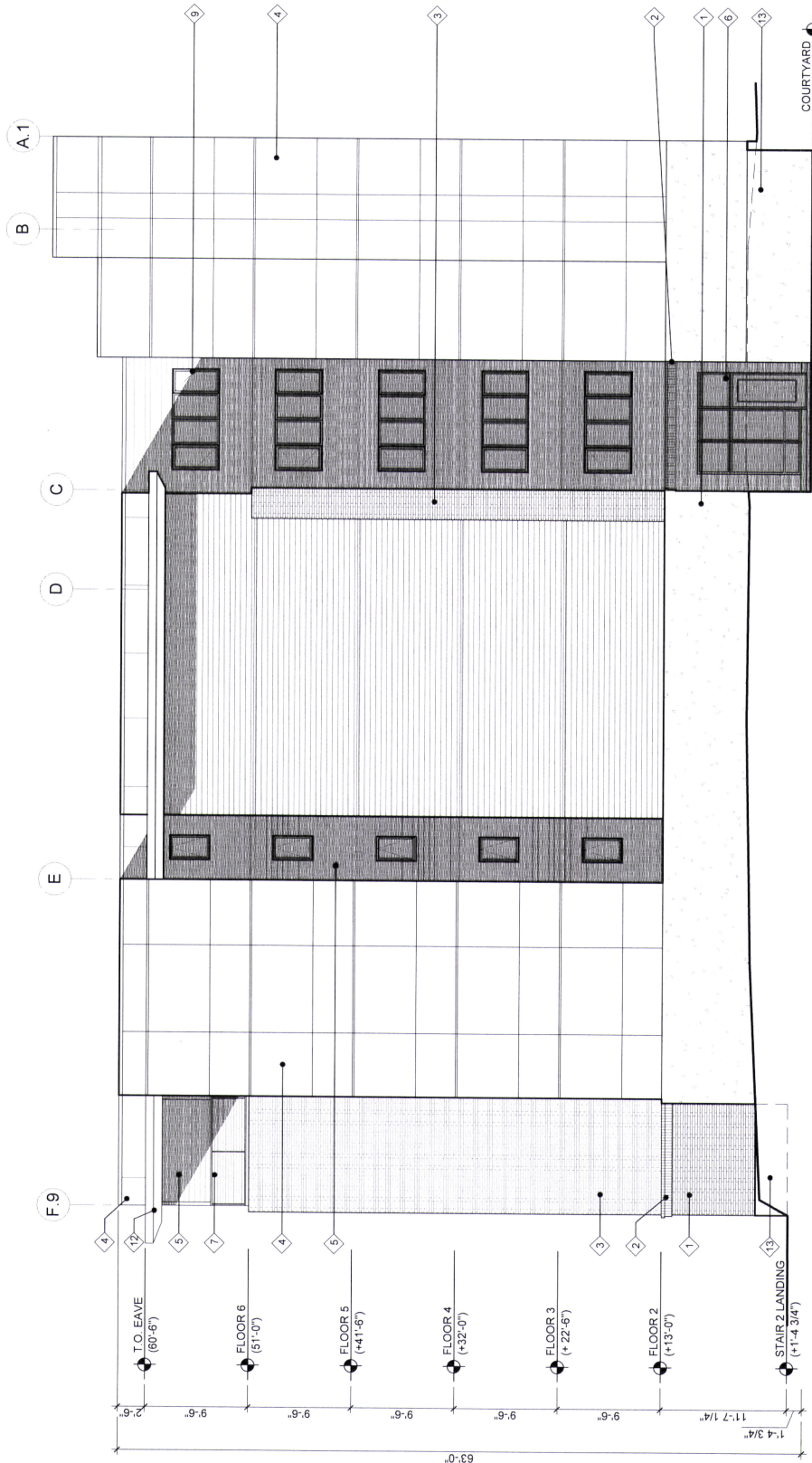
NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - CARLETON HAART ARCHITECTURE DO NOT REPRODUCE WITHOUT PERMISSION

ELEVATION KEY NOTES	
1	RUNNING BOND BRICK - COLOR 1
2	BRICK CORNICE- COLOR 1
3	RUNNING BOND BRICK - COLOR 2
4	FIBER CEMENT PANEL SIDING
5	FIBER CEMENT LAP SIDING - 6" EXPOSURE
6	ALUMINUM STOREFRONT SYSTEM
7	POWDER COATED T S RAILING WITH CABLE INFILL
8	OVERHEAD DOOR AT TRASH COLLECTION (WEST ELEVATION ONLY)
9	FIBERGLASS WINDOW, TYPICAL U.N.O.
10	PTHP WITH ARCHITECTURAL GRILLE, TYP
11	FIBERGLASS DOOR
12	PREFINISHED SHEET METAL, TYP
13	CONCRETE RETAINING WALL
14	HOLLOW METAL DOOR, PAINTED
15	PAINTED STEEL ENTRANCE CANOPY



2 EXTERIOR ELEVATION - NORTH @ COURTYARD
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



ELEVATION KEY NOTES

1

RUNNING BOND BRICK - COLOR 1

2

BRICK CORNICE - COLOR 1

3

RUNNING BOND BRICK - COLOR 2

4

FIBER CEMENT PANEL SIDING

5

FIBER CEMENT LAP SIDING - 6" EXPOSURE

6

ALUMINUM STOREFRONT SYSTEM

7

POWDER COATED T.S. RAILING WITH CABLE INFILL

8

OVERHEAD DOOR AT TRASH COLLECTION (WEST ELEVATION ONLY)

9

FIBERGLASS WINDOW, TYPICAL U.N.O.

10

PTHP WITH ARCHITECTURAL GRILLE, TYP

11

FIBERGLASS DOOR

12

PREFINISHED SHEET METAL, TYP

13

CONCRETE RETAINING WALL

14

HOLLOW METAL DOOR, PAINTED

15

PAINTED STEEL ENTRANCE CANOPY

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17

Copyright - Carleton Hart Architecture. Do not reproduce without permission.

MIRACLES CENTRAL

MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP

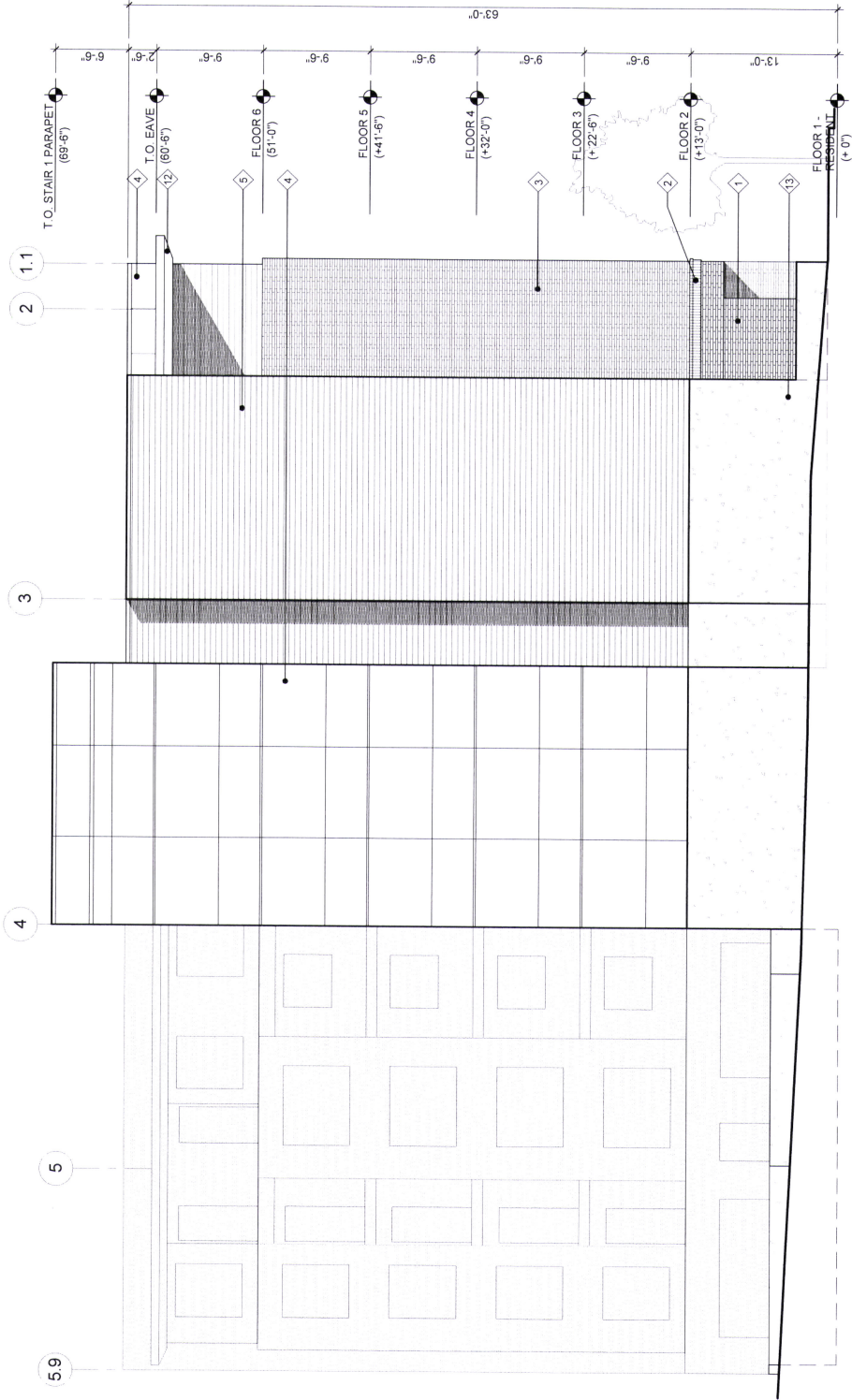
1306 NE 2ND AVE, PORTLAND, OREGON

DESIGN COMMISSION ADVISE REQUEST

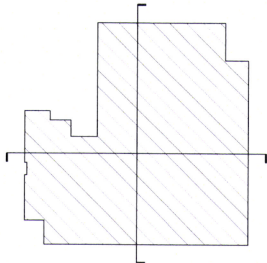
EXTERIOR
ELEVATIONS
NORTH

PROJ NO.
21265

03.14.14



SECTION KEY: NOT TO SCALE

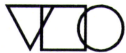


BUILDING SECTIONS
PROJ NO. 21265
03.14.14

MIRACLES CENTRAL
MIRACLES CENTRAL APARTMENTS LIMITED PARTNERSHIP
1 306 NE 2ND AVE, PORTLAND, OREGON

DESIGN COMMISSION ADVISE REQUEST

CARLETON HART ARCHITECTURE
322 NW 8th Avenue Portland, Oregon 97209
503 243 2252 | 503 243 9361 | carletonhart.com



PRELIMINARY
NOT FOR
CONSTRUCTION

FA 14 - 1 2 7 0 5 0 5 0 0

1 BUILDING SECTION - NORTH/SOUTH
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION - EAST/WEST
SCALE: 1/8" = 1'-0"

