







STORMWATER PLANTER

PATIOS W/ PAVERS,
PRIVACY FENCES (2), AND
PARTIAL HEIGHT FENCES

GLASS CANOPY TYP.





METAL FLASHING

FIBER CEMENT PANELS

METAL CORNICE

STAGGERED BRICK SOLDIER COURSE

BRICK, TYPE 2

PRECAST CORNICE

STAGGERED BRICK SOLDIER COURSE

FIBER CEMENT PANELS

BLACK VINYL WINDOWS AT LEVELS 2-6

12" BRICK SOLDIER COURSE

BRICK, TYPE 1

PRECAST CORNICE

12" BRICK SOLDIER COURSE

BRICK REVEALS

HOLLOW METAL EGRESS DOOR

160' ELEVATION

STOREFRONT WINDOWS AND DOORS AT LEVEL 1

BALCONY WITH ORNAMENTAL METAL RAILS

SHEEP'S TONGUE ROOF DRAIN

BRICK, TYPE 2

GLASS ENTRY CANOPY

158' 4" ELEVATION

METAL FLASHING

FIBER CEMENT PANELS

BALCONY WITH ORNAMENTAL METAL RAILS

ROOF
225' - 4"

LEVEL 6
212' - 4"

LEVEL 5
202' - 4"

LEVEL 4
192' - 4"

LEVEL 3
182' - 4"

LEVEL 2
172' - 4"

LEVEL 1
158' - 4"

PARKING LEVEL
152' - 3"

156' ELEVATION

STACK BOND AT JAMBS

SW 11TH AVENUE

1
C21

0' 4' 12' 20'

SOUTH ELEVATION

C16





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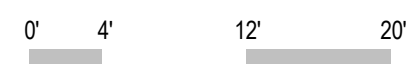
PARKING LEVEL
152' - 3"

156' ELEVATION

STACK BOND AT JAMBS

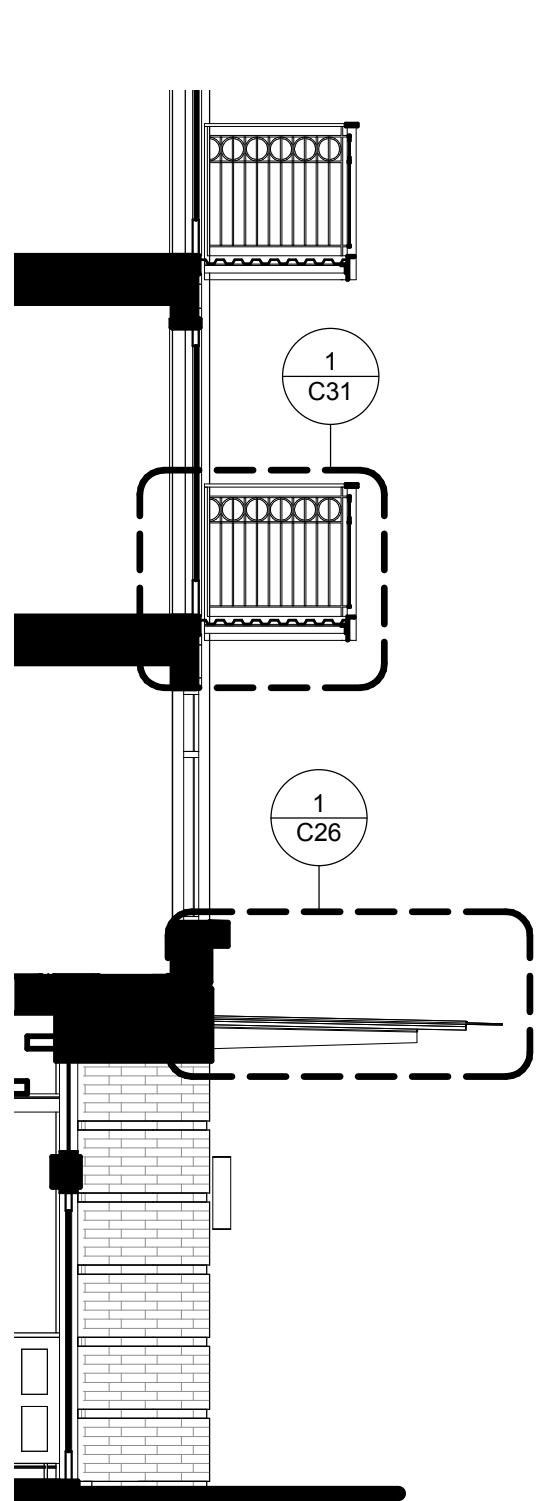
SW 11TH AVENUE

1
C21



SOUTH ELEVATION C16

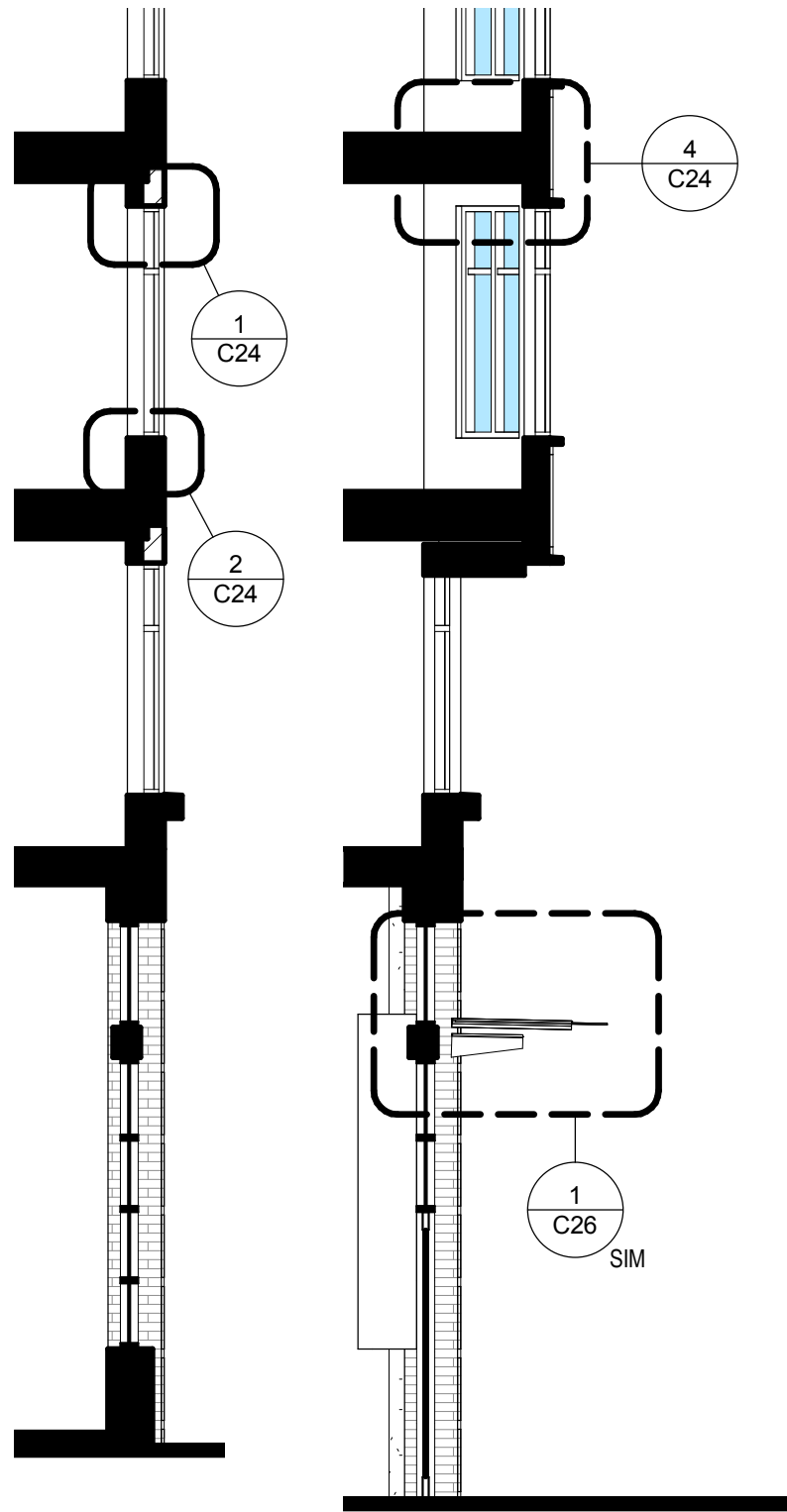




WALL SECTION
3/16" = 1'-0" 2

ENLARGED SOUTH ELEVATION
3/16" = 1'-0" 1



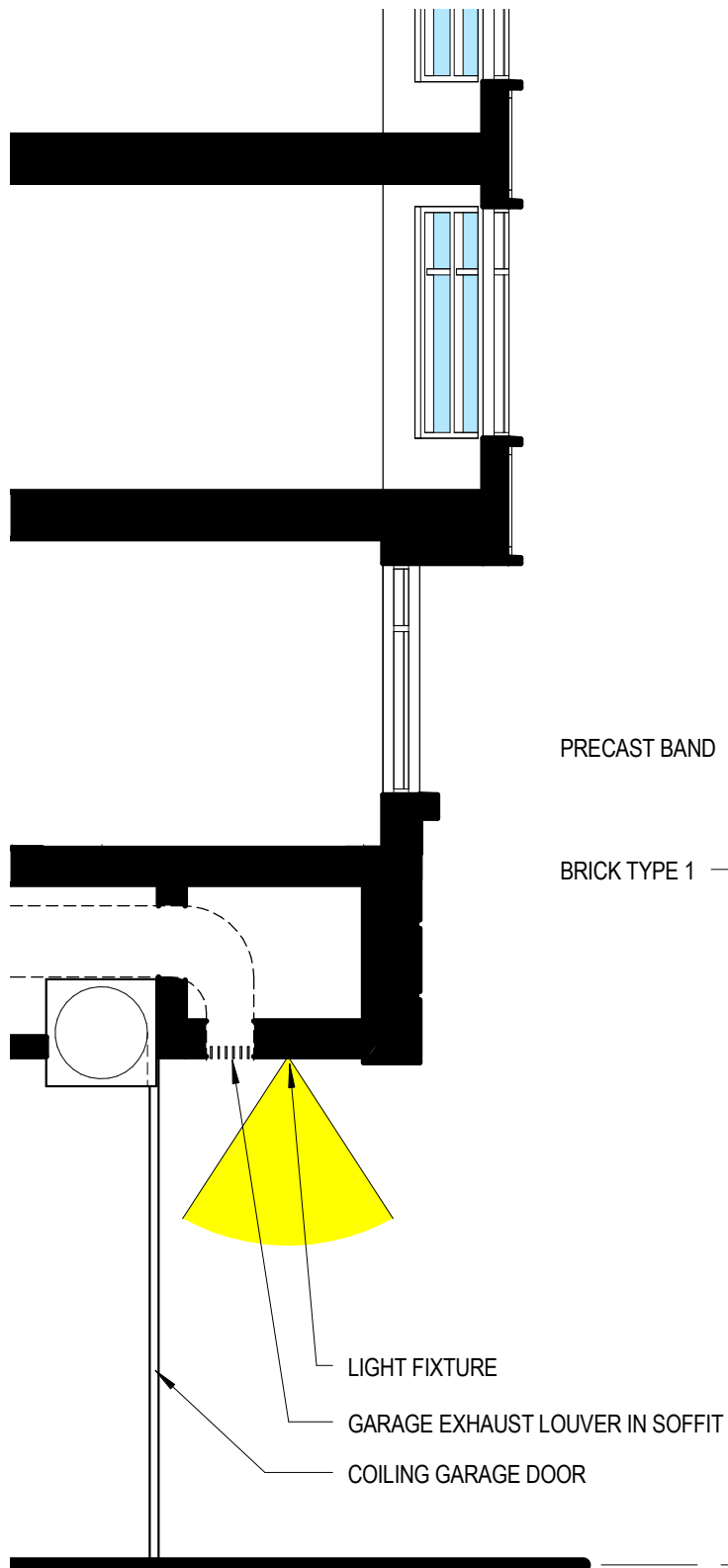


WALL SECTION 3
3/16" = 1'-0"

WALL SECTION 2
3/16" = 1'-0"



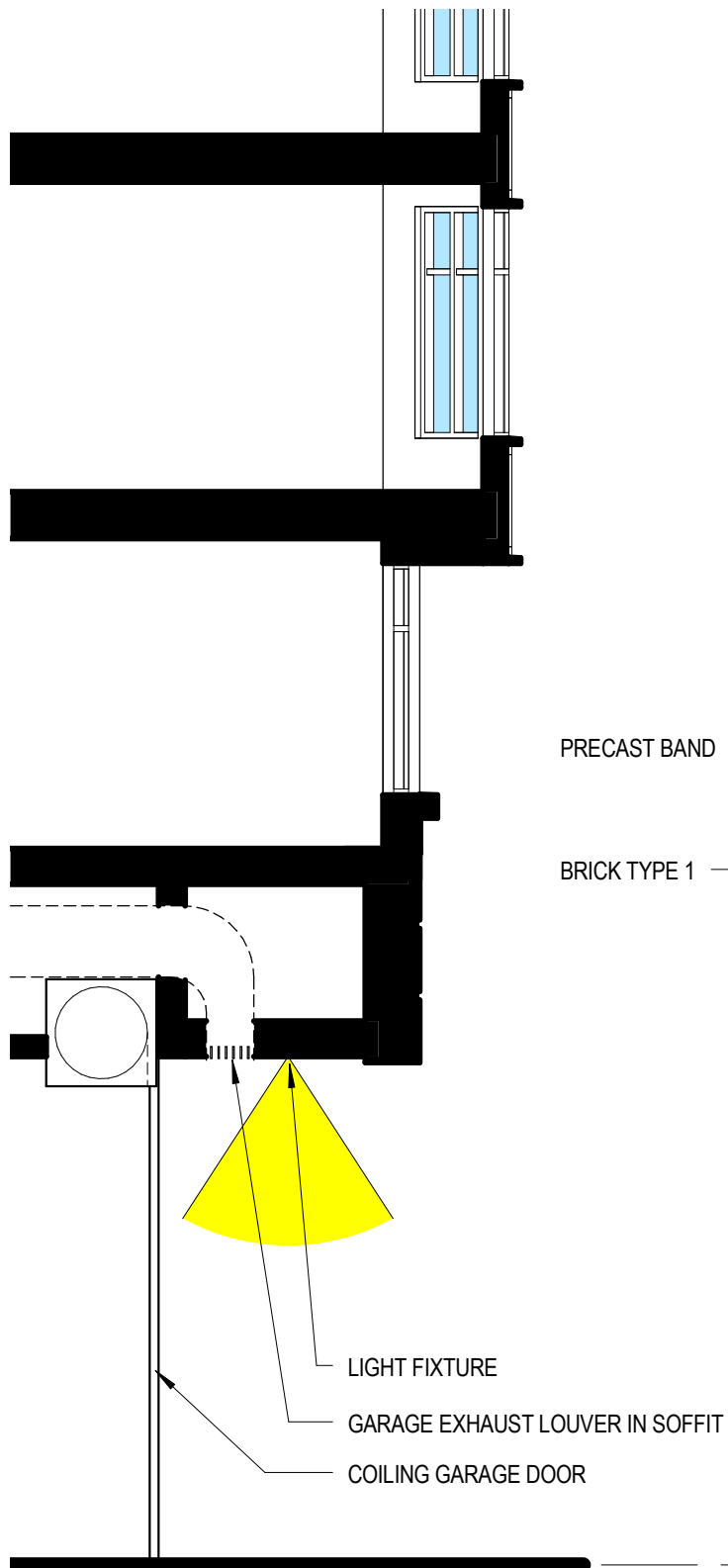
EAST ELEVATION 1
3/16" = 1'-0"



WALL SECTION 2
3/16" = 1'-0"



EAST ELEVATION 1
3/16" = 1'-0"



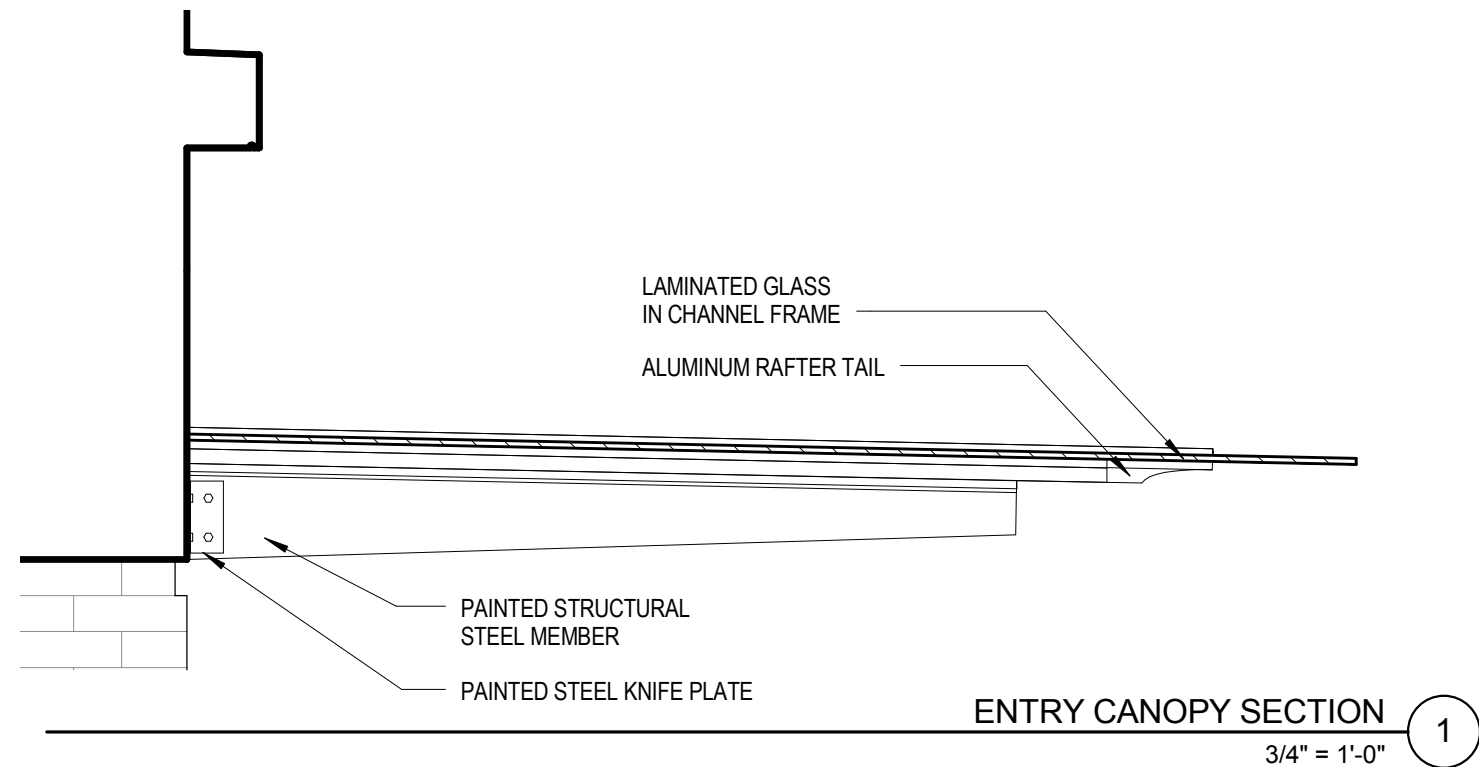
WALL SECTION 2
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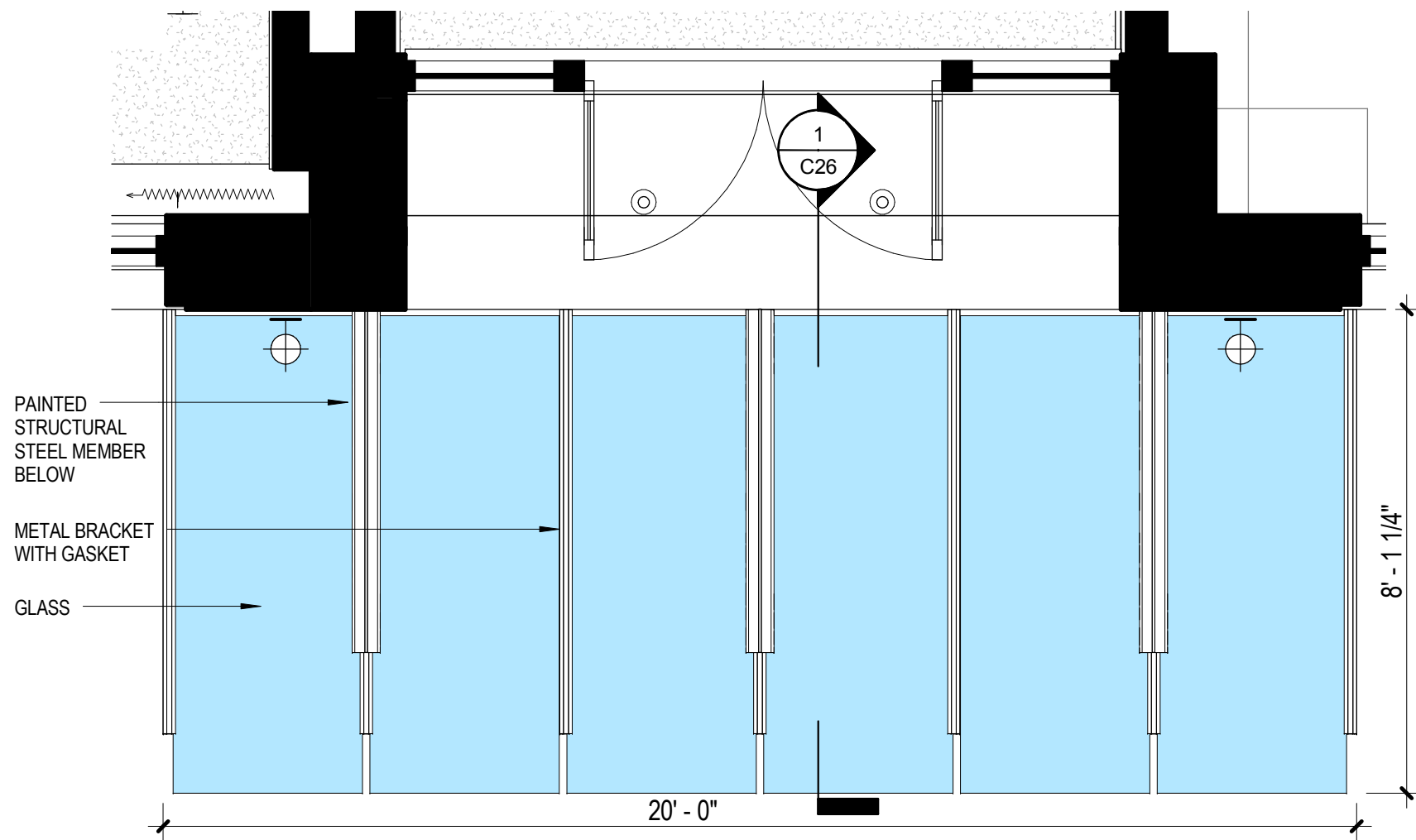
EAST ELEVATION 1
3/16" = 1'-0"



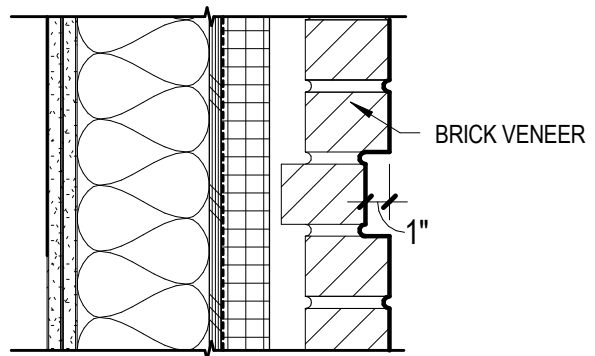
CANOPY AXONOMETRIC 3



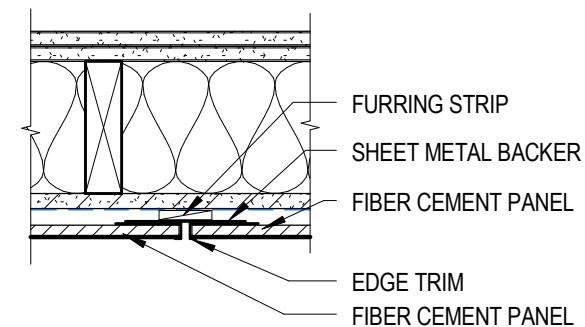
ENTRY CANOPY SECTION 1
3/4" = 1'-0"



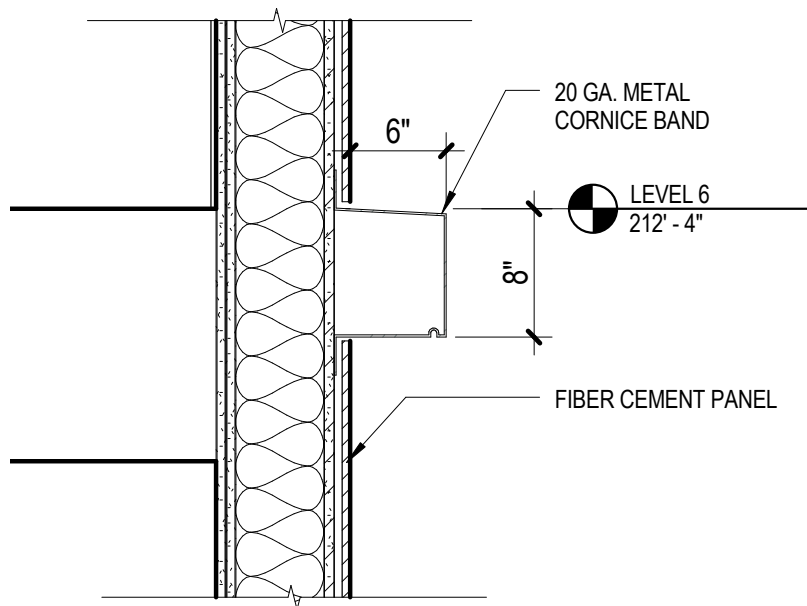
ENTRY CANOPY RCP 2
3/8" = 1'-0"



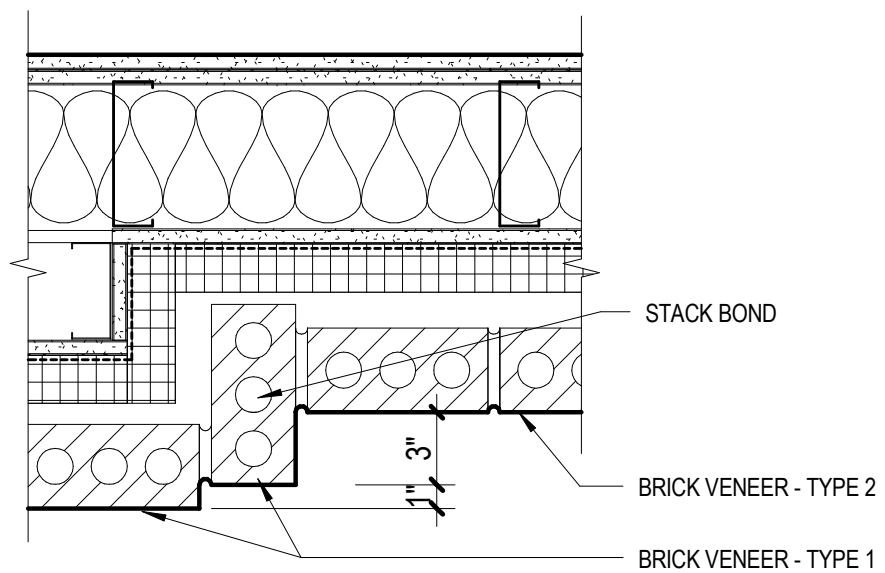
TYPICAL BRICK REVEAL 5
1 1/2" = 1'-0"



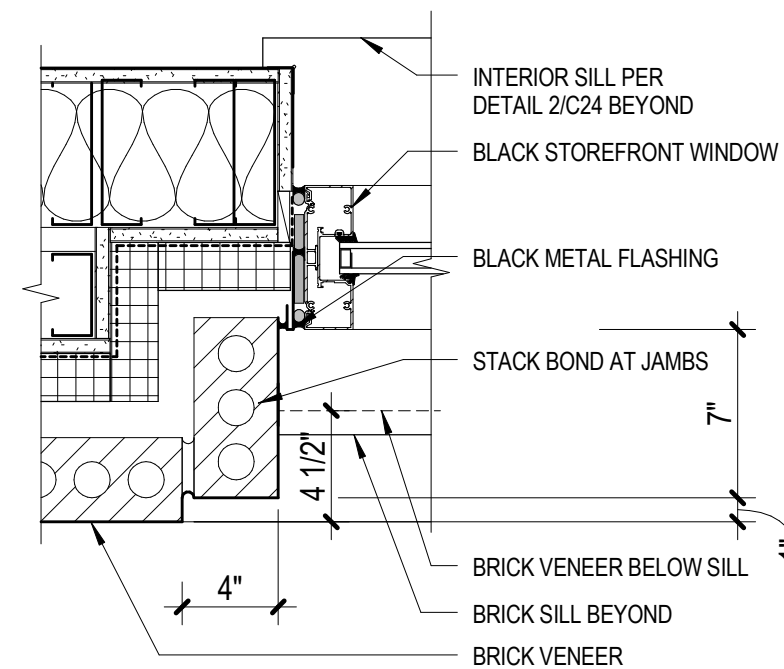
FCP JOINT VERTICAL 4
1 1/2" = 1'-0"



METAL CORNICE BAND 3
1" = 1'-0"



BRICK RECESS 2
1 1/2" = 1'-0"



STOREFRONT WINDOW JAMB AT GROUND LEVEL 1
1 1/2" = 1'-0"

-DESIGN REVIEW TABLE OF CONTENTS-

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- C01A VICINITY FOOTPRINT PLAN
- C02 NEIGHBORHOOD
- C03 CONTEXT PLAN
- C04 SITE UTILITY PLAN
- C05 COURTYARD LANDSCAPE PLAN
- C06 COURTYARD LANDSCAPE SECTION
- C07 COURTYARD LANDSCAPE SECTION
- C08 ROOF AMENITY PLAN
- C09 ROOF AMENITY DETAILS
- C10 ROOF AMENITY DETAILS
- C11 SITE AND LEVEL 1 FLOOR PLAN
- C11A LEVEL 1 ACTIVE USE DIAGRAM
- C12 LEVEL 2 FLOOR PLAN
- C13 LEVELS 3-6 FLOOR PLAN
- C13A BIKE PARKING DIAGRAM
- C14 ROOF PLAN
- C15 PRECEDENTS
- C16 SOUTH ELEVATION
- C17 EAST ELEVATION
- C18 NORTH ELEVATION
- C19 WEST ELEVATION
- C20 E-W SECTION THROUGH GARAGE
- C21 ENLARGED SOUTH ELEVATION
- C22 ENLARGED EAST ELEVATION
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- C23 ENLARGED SECTIONS
- C24 EXTERIOR DETAILS
- C25 EXTERIOR DETAILS
- C25A EXTERIOR DETAILS
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- C27 EXTERIOR LIGHTING PLAN
- C28 COURTYARD LIGHTING PLAN
- C29 MATERIALS
- C30 VIEW FROM WEST
- C31 ROOF CORNICE DETAILS







CLAY APARTMENTS
11TH AND CLAY



TIFFANY APARTMENTS
11TH AND CLAY



HELEN GORDON CHILD DEVELOPMENT CENTER
12TH AND MARKET



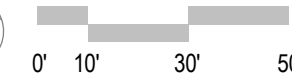
GRACE BIBLE CHURCH
12TH AND CLAY



THE OLD CHURCH
11TH AND CLAY



BENSON TOWER
11TH AND CLAY



STORMWATER NARRATIVE

PRIVATE SITE:

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

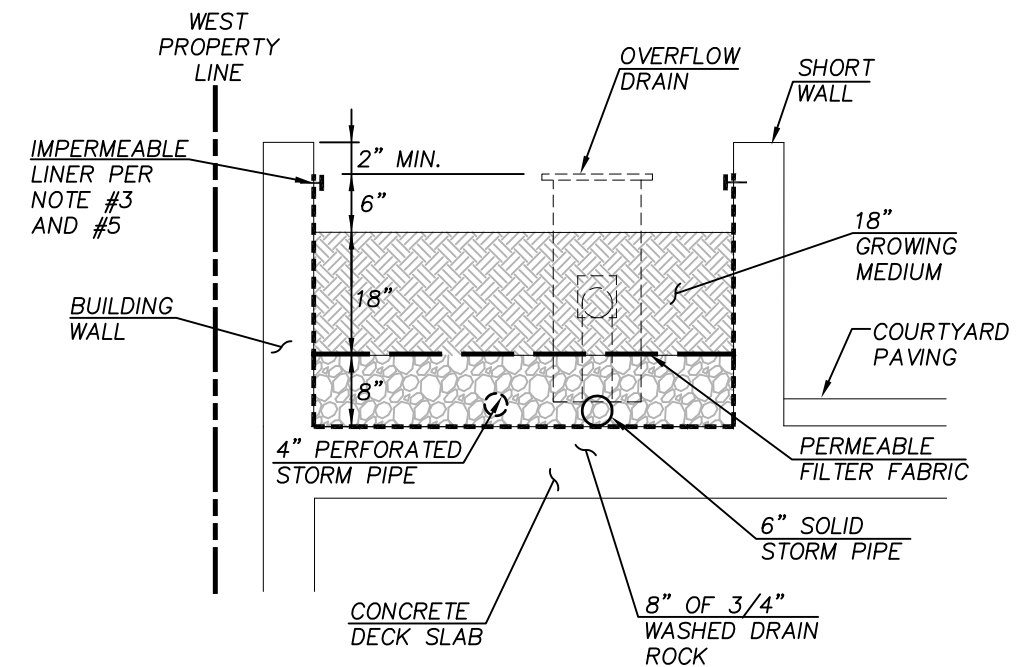
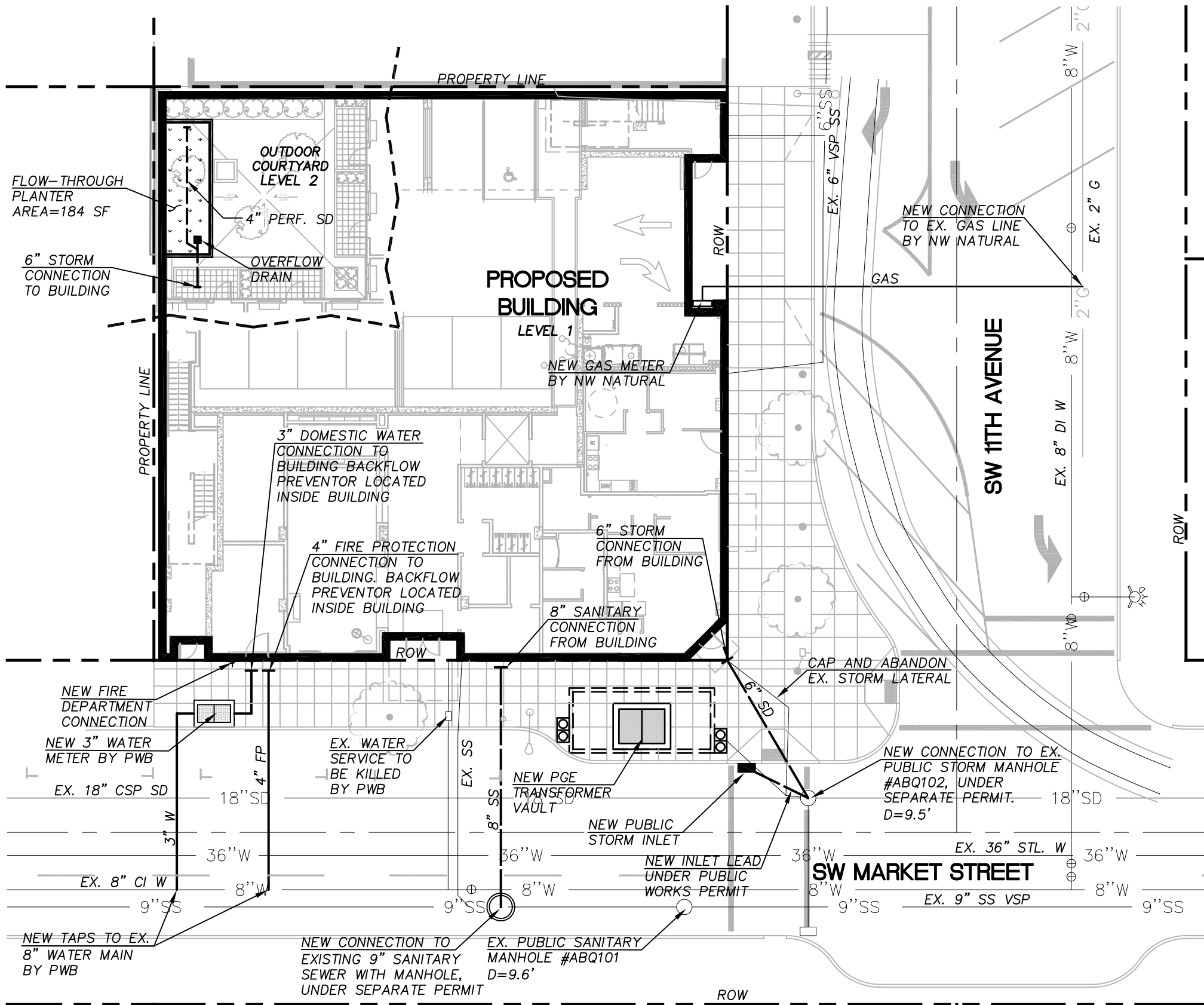
WATER QUANTITY CONTROL IS NOT REQUIRED PER BES PRE-APPLICATION CONFERENCE RESPONSE. (STORM-ONLY SEWER THAT DISCHARGES TO THE WILLAMETTE)

DISPOSAL

INFILTRATION IS NOT POSSIBLE DUE TO LOW PERMEABILITY OF NATIVE SOILS. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE 18" STORM-ONLY PIPE IN SW MARKET STREET. THE PROJECT WILL FALL UNDER CATEGORY 3 OF THE STORMWATER DISPOSAL HIERARCHY.

PUBLIC STREET IMPROVEMENTS:

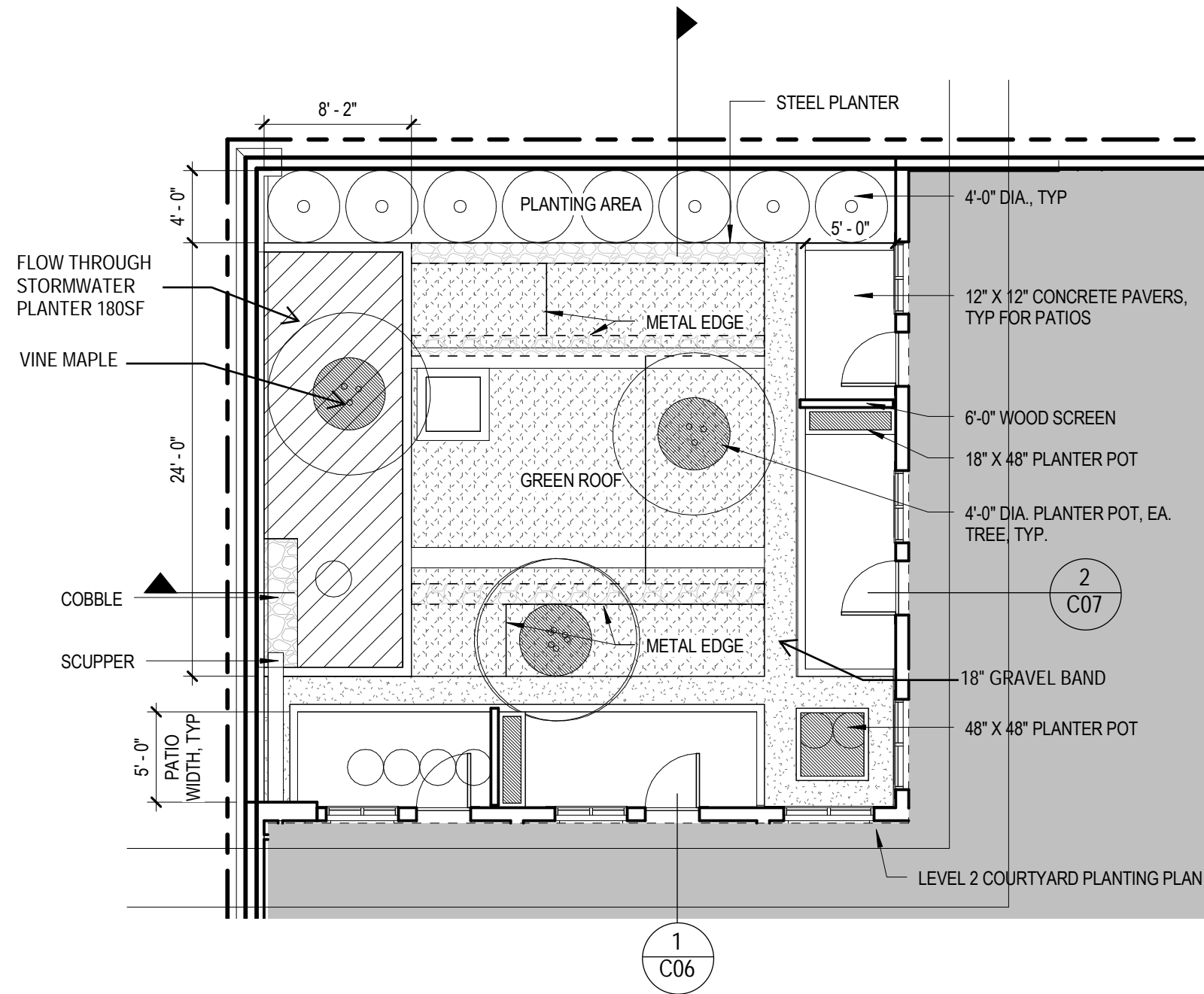
STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT OF WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

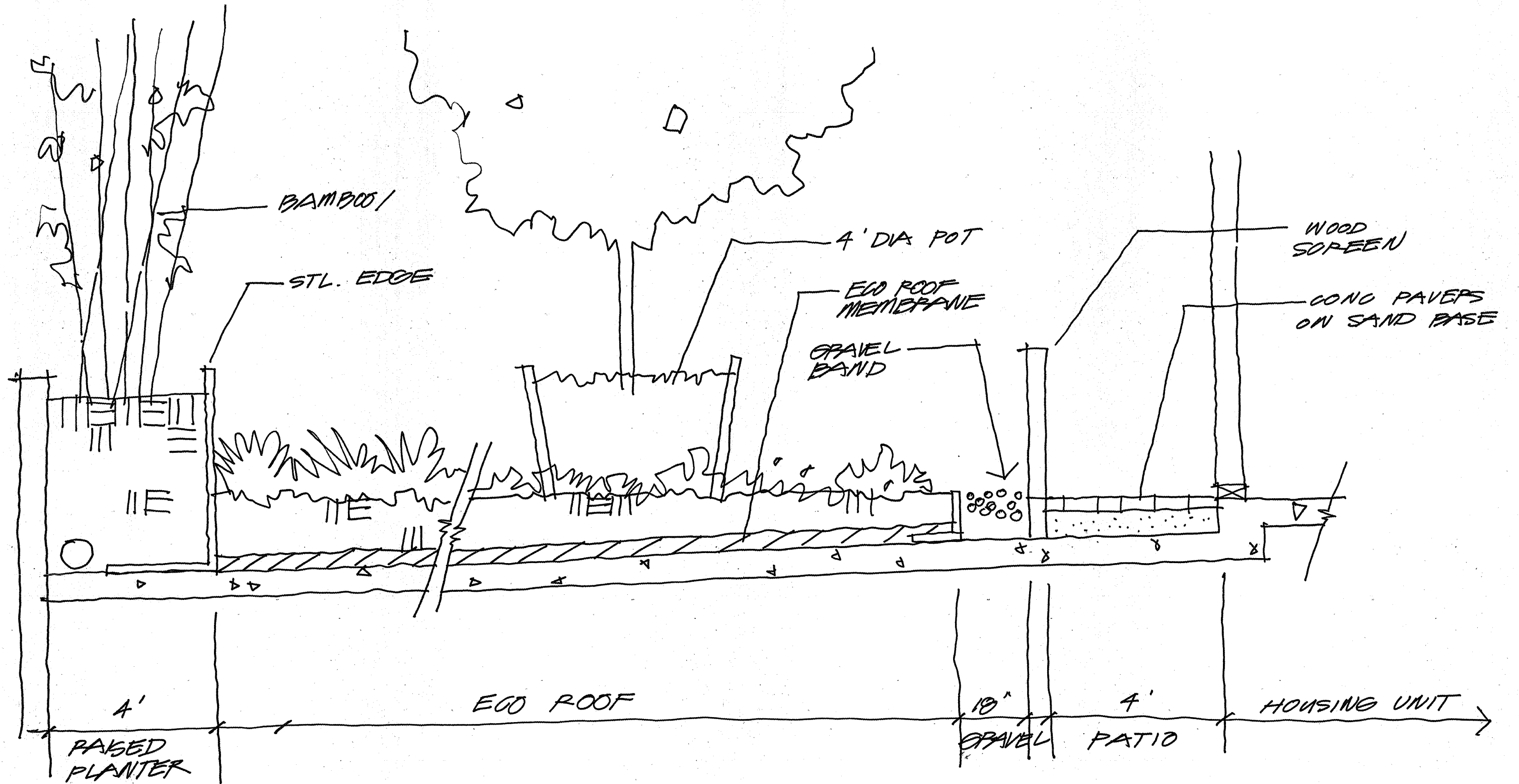


NOTES:

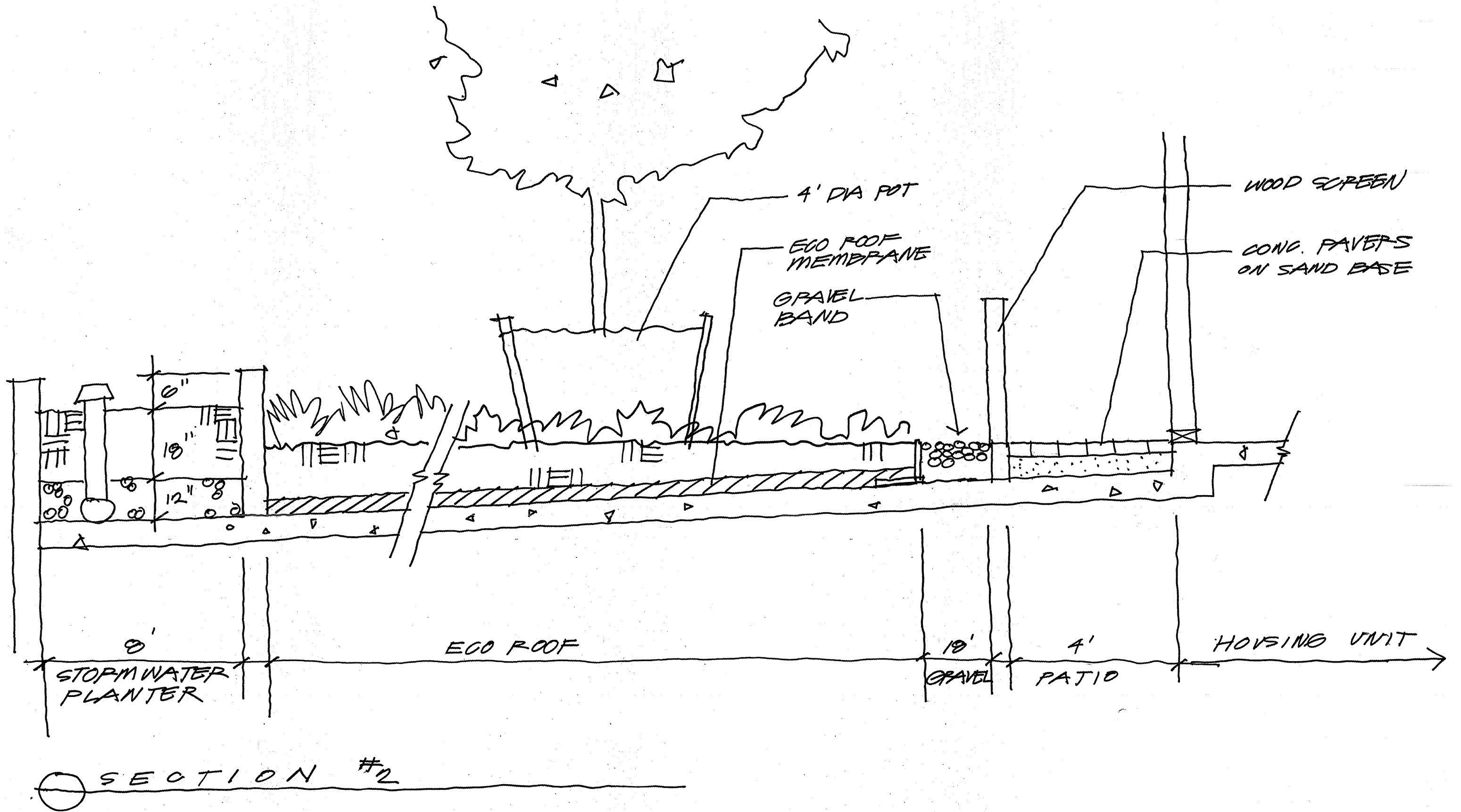
1. PLANTING PER LANDSCAPE PLANS.
2. GROWING MEDIUM PER SPECIFICATIONS.
3. IMPERMEABLE LINER SHALL BE 30 MIL MINIMUM. ATTACH IMPERMEABLE LINER TO CONCRETE ABOVE HIGH WATER ELEVATION.
4. CONNECT PERFORATED PIPE TO SOLID PIPE DOWNSTREAM OF AREA DRAIN.
5. PROVIDE WATERTIGHT PENETRATION THROUGH IMPERMEABLE LINER FOR OUTFLOW FROM AREA DRAIN.
6. CONSTRUCT ROCK PAD AT DOWNSPOUT OUTFALLS.

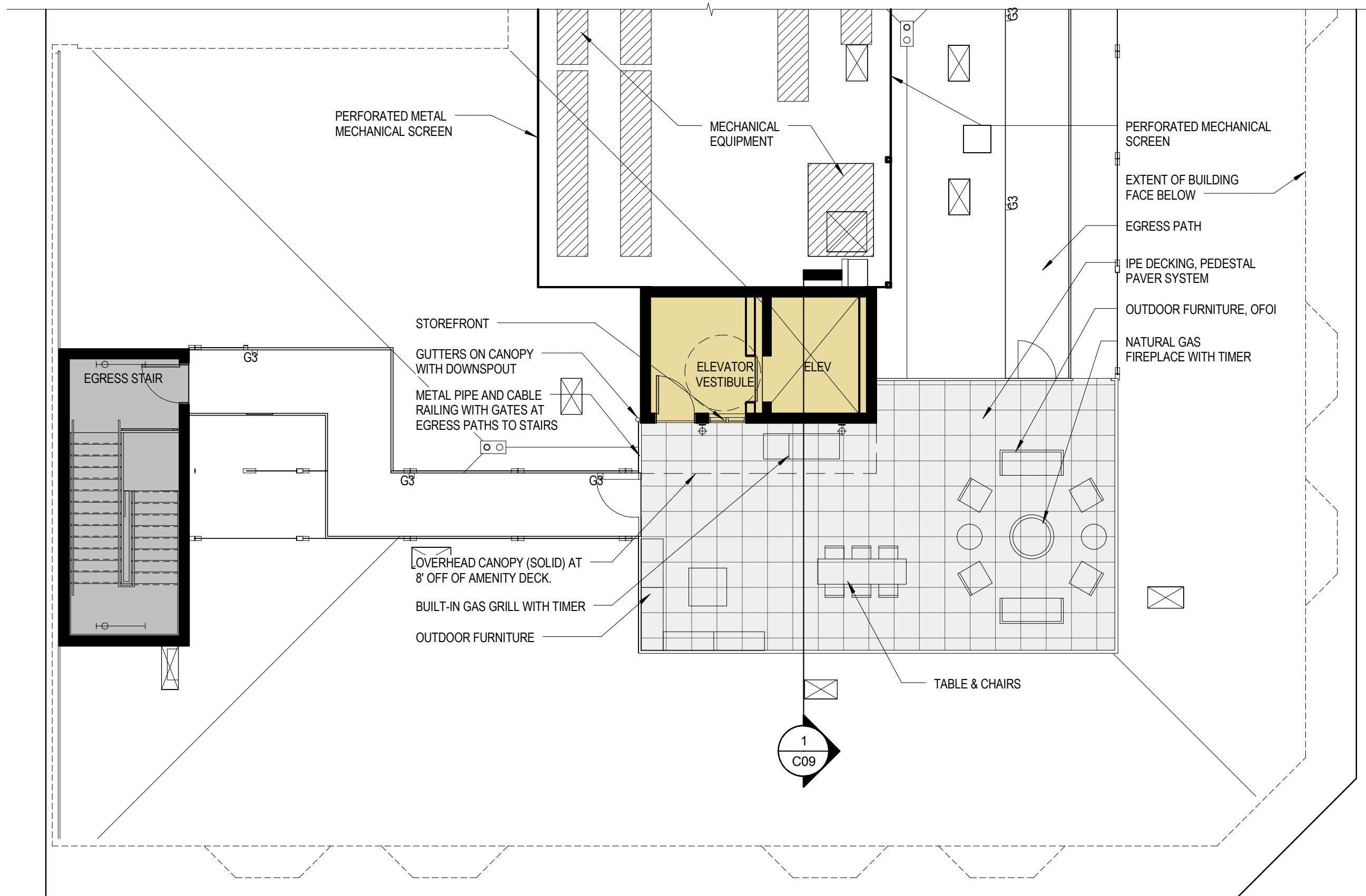
1 **STORMWATER FLOW-THROUGH PLANTER**
NTS





SECTION #1





PERFORATED METAL MECHANICAL SCREEN

MECHANICAL EQUIPMENT

PERFORATED MECHANICAL SCREEN

EXTENT OF BUILDING FACE BELOW

EGRESS PATH

IPE DECKING, PEDESTAL PAVER SYSTEM

OUTDOOR FURNITURE, OFOI

NATURAL GAS FIREPLACE WITH TIMER

STOREFRONT

GUTTERS ON CANOPY WITH DOWNSPOUT

METAL PIPE AND CABLE RAILING WITH GATES AT EGRESS PATHS TO STAIRS

ELEVATOR VESTIBULE

ELEV

EGRESS STAIR

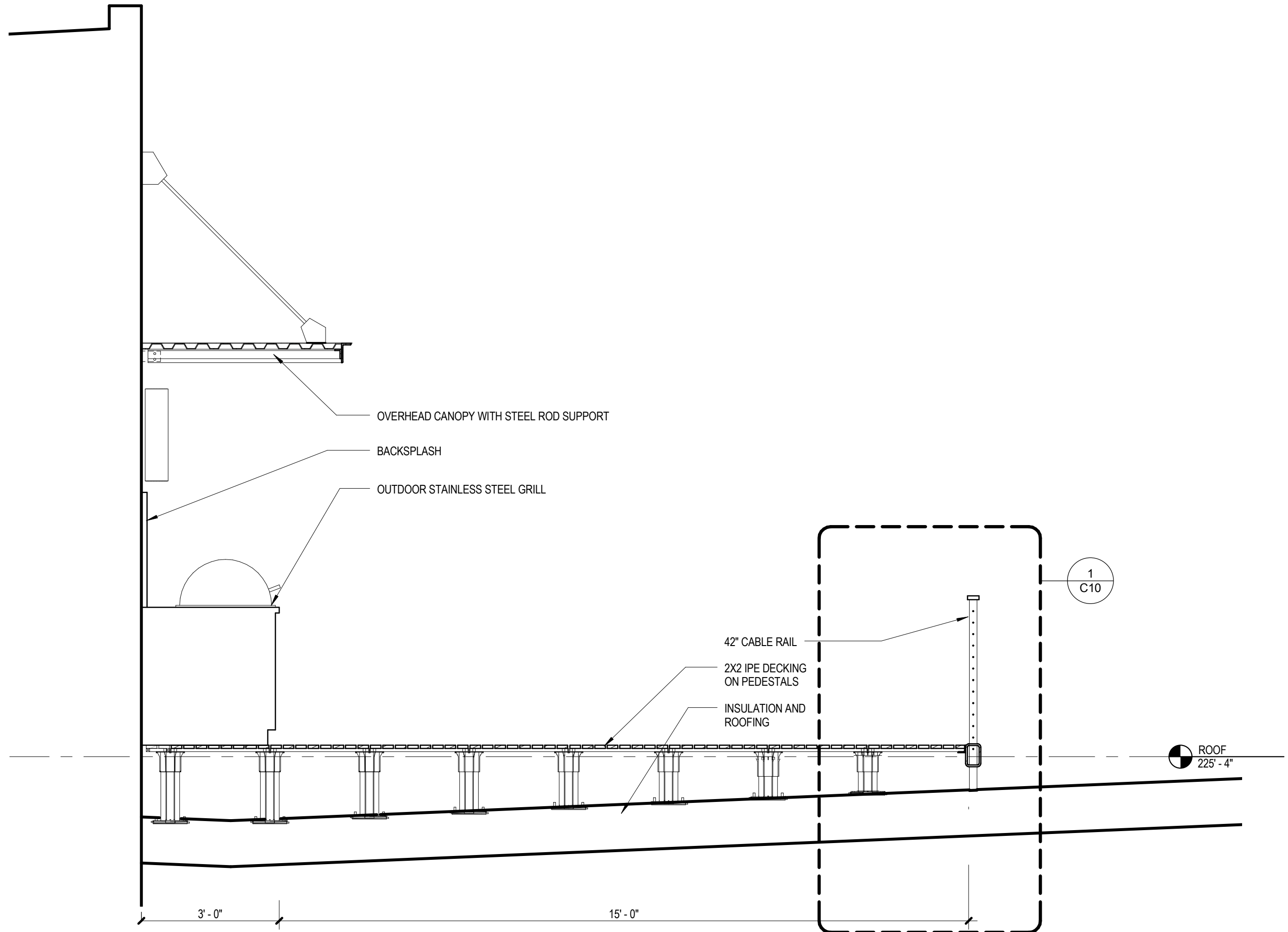
OVERHEAD CANOPY (SOLID) AT 8' OFF OF AMENITY DECK.

BUILT-IN GAS GRILL WITH TIMER

OUTDOOR FURNITURE

TABLE & CHAIRS

1
C09



OVERHEAD CANOPY WITH STEEL ROD SUPPORT

BACKSPLASH

OUTDOOR STAINLESS STEEL GRILL

42" CABLE RAIL

2X2 IPE DECKING ON PEDESTALS

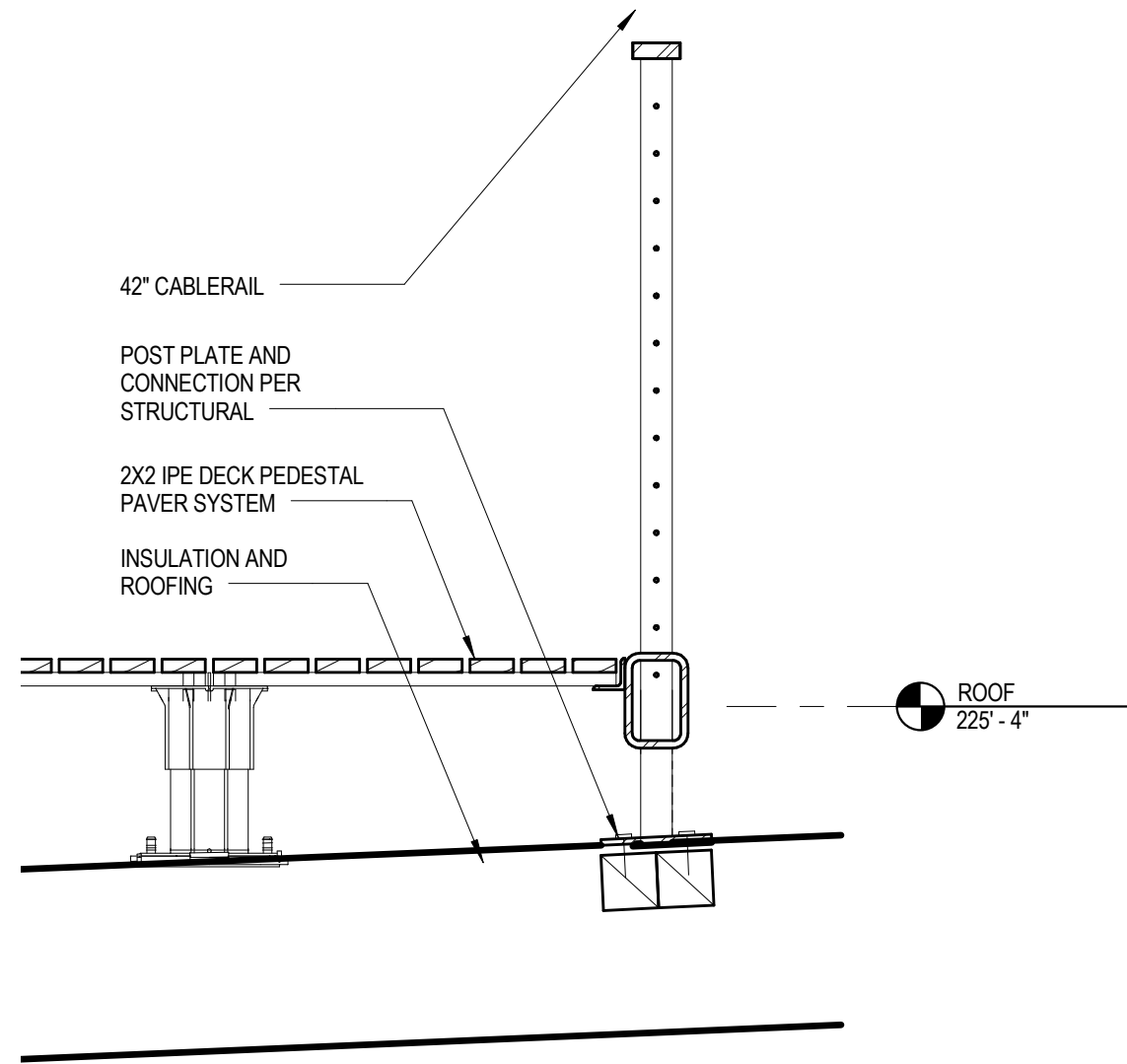
INSULATION AND ROOFING

1
C10

ROOF
225' - 4"

3' - 0"

15' - 0"

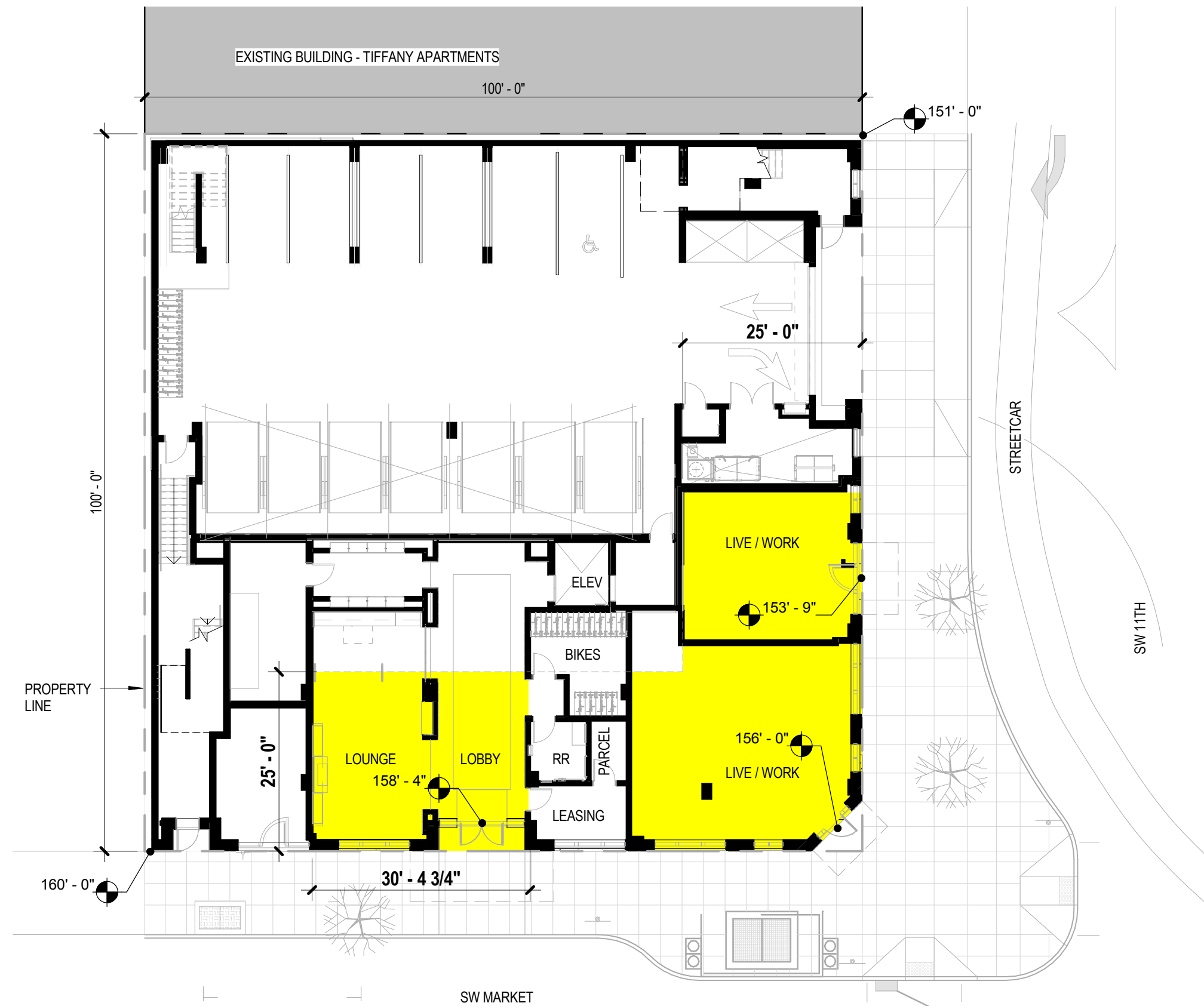


ROOFTOP AMENITY RAILING 1
1" = 1'-0"

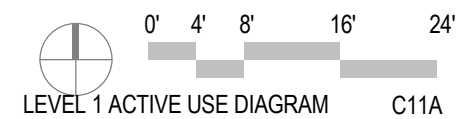


FAR ANALYSIS	
LEVEL 1	9,560 SF
LEVEL 2	8,482 SF
LEVEL 3	8,631 SF
LEVEL 4	8,631 SF
LEVEL 5	8,631 SF
LEVEL 6	8,631 SF
TOTAL FAR	52,566 SF

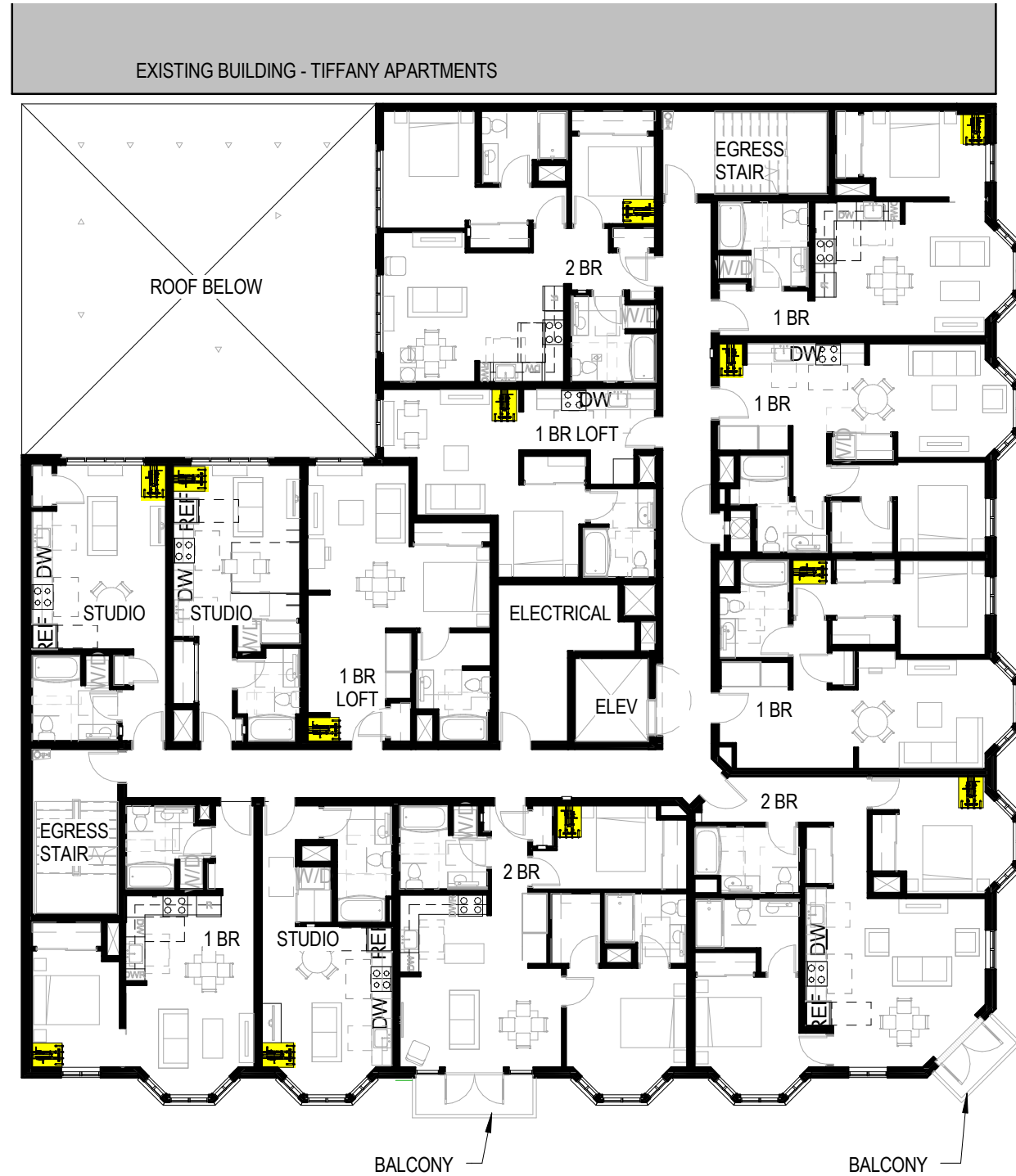




ACTIVE USE AREA (50 LINEAR FEET OF EACH STREET FACE, 25 FEET DEEP REQUIRED)







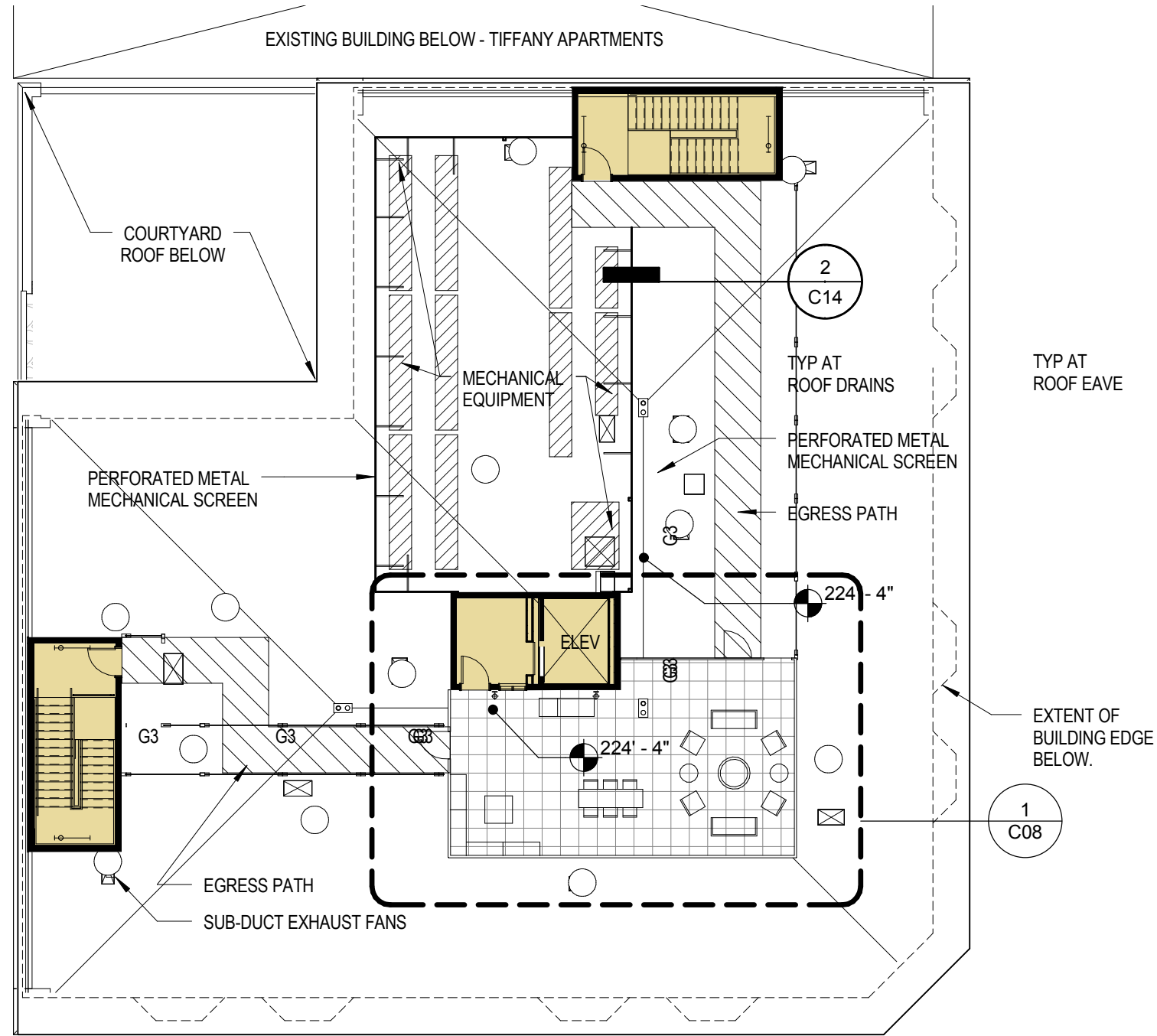
 = TWO WALL-MOUNTED BIKE PARKING SPOTS

BIKE PARKING PROVIDED:
 11 UNITS X 2 BIKES PER UNIT = 22 BIKES PER FLOOR
 22 BIKES X 5 FLOORS = 110 BIKES

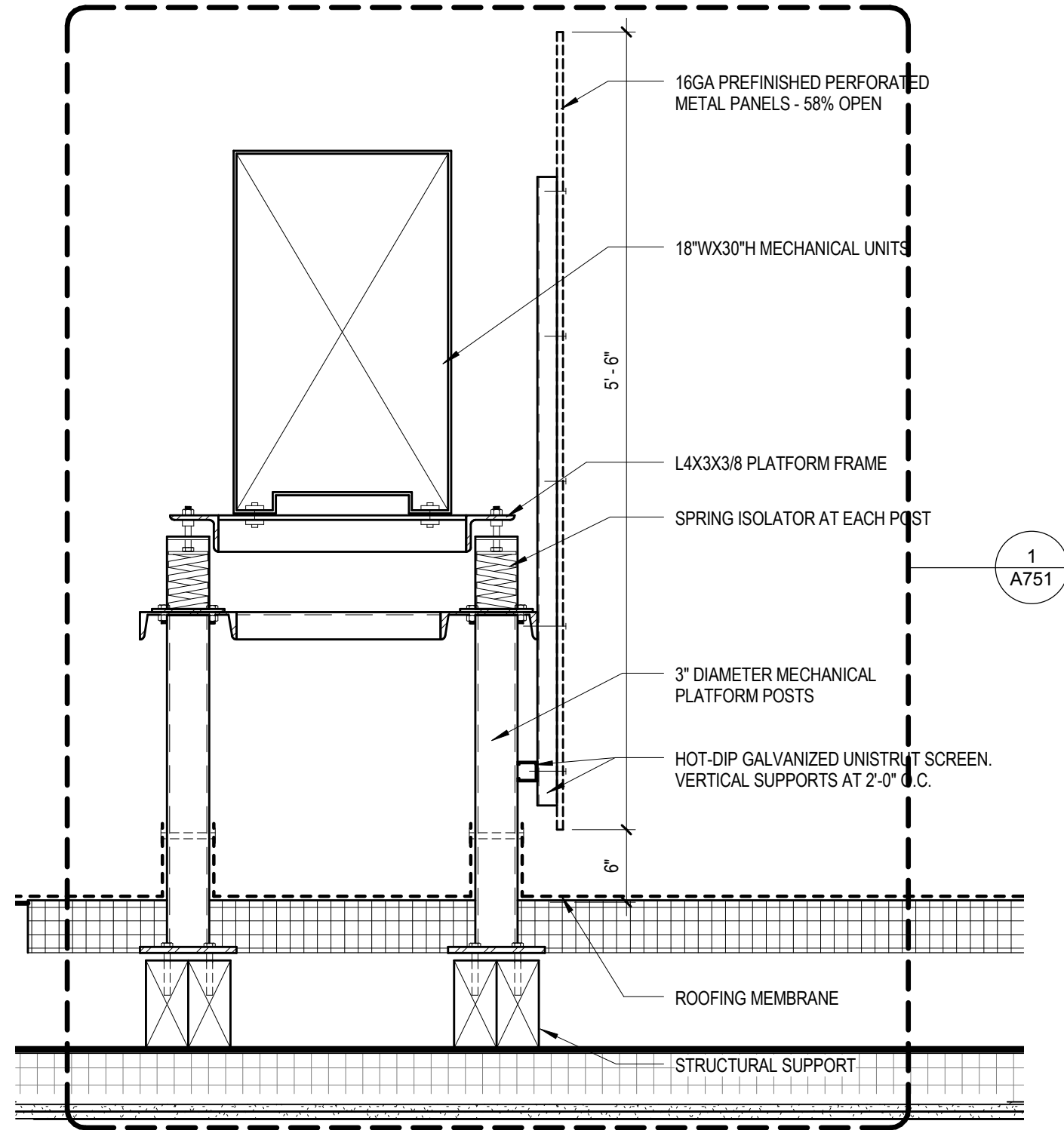
+ 4 BIKES AT LEVEL 1 IN TWO UNITS
 + 4 BIKES IN BIKE ROOM AT LEVEL 1 LOBBY
 + 6 BIKES IN LEVEL 1 GARAGE
 = 124 BIKE PARKING SPACES TOTAL

BIKE PARKING REQUIRED:
 LONG TERM:
 1.5 BIKES PER UNIT 62 UNITS = 93 LONG TERM SPACES

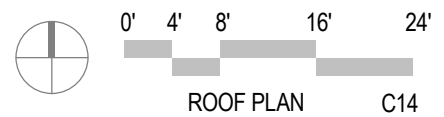
SHORT TERM:
 1 PER 20 UNITS = 4 SPACES VIA BICYCLE PARKING FUND



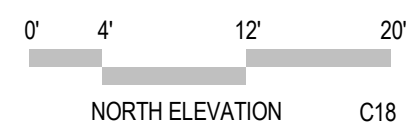
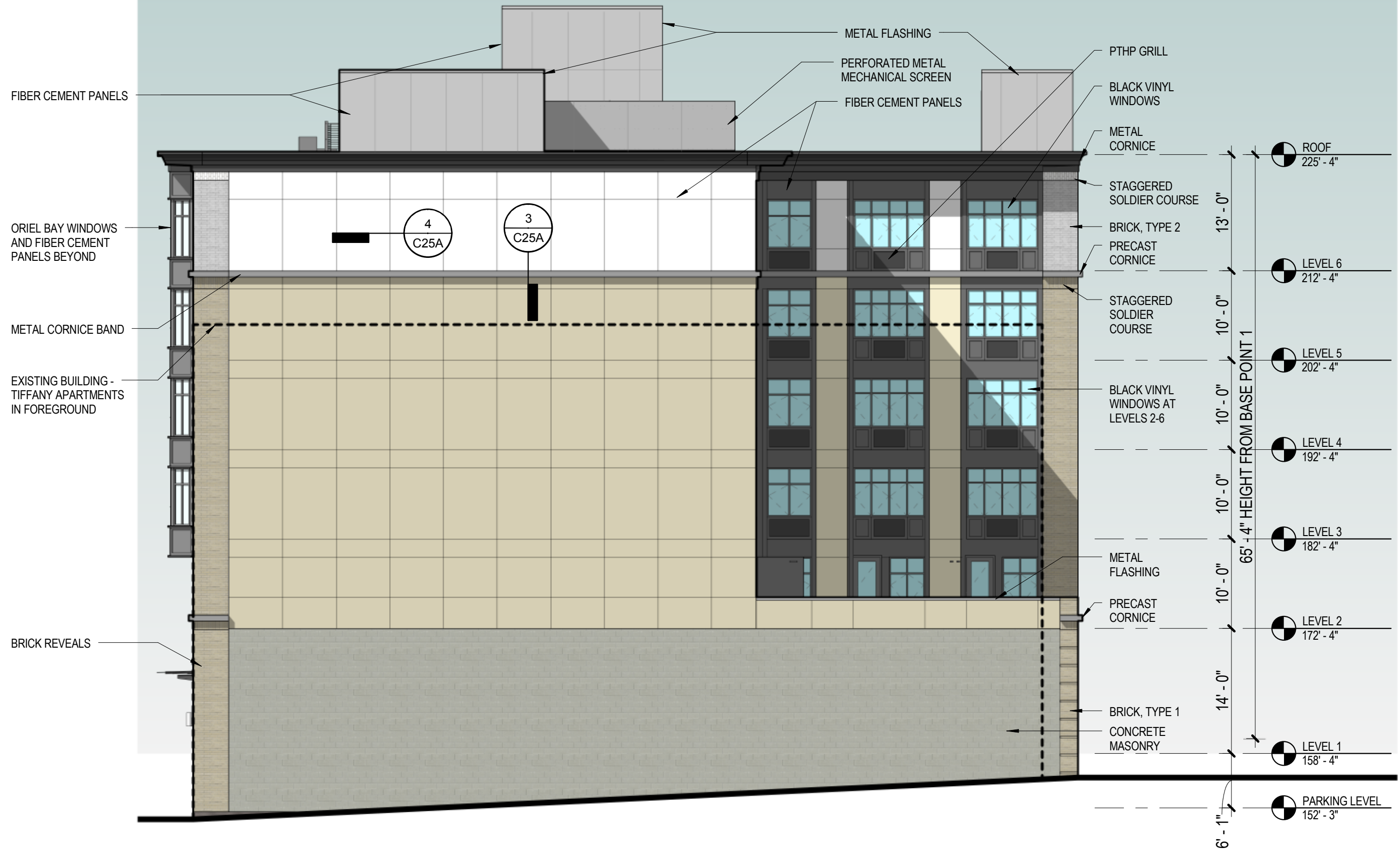
ROOF PLAN 1
1/16" = 1'-0"

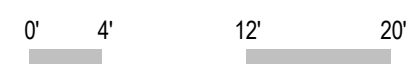
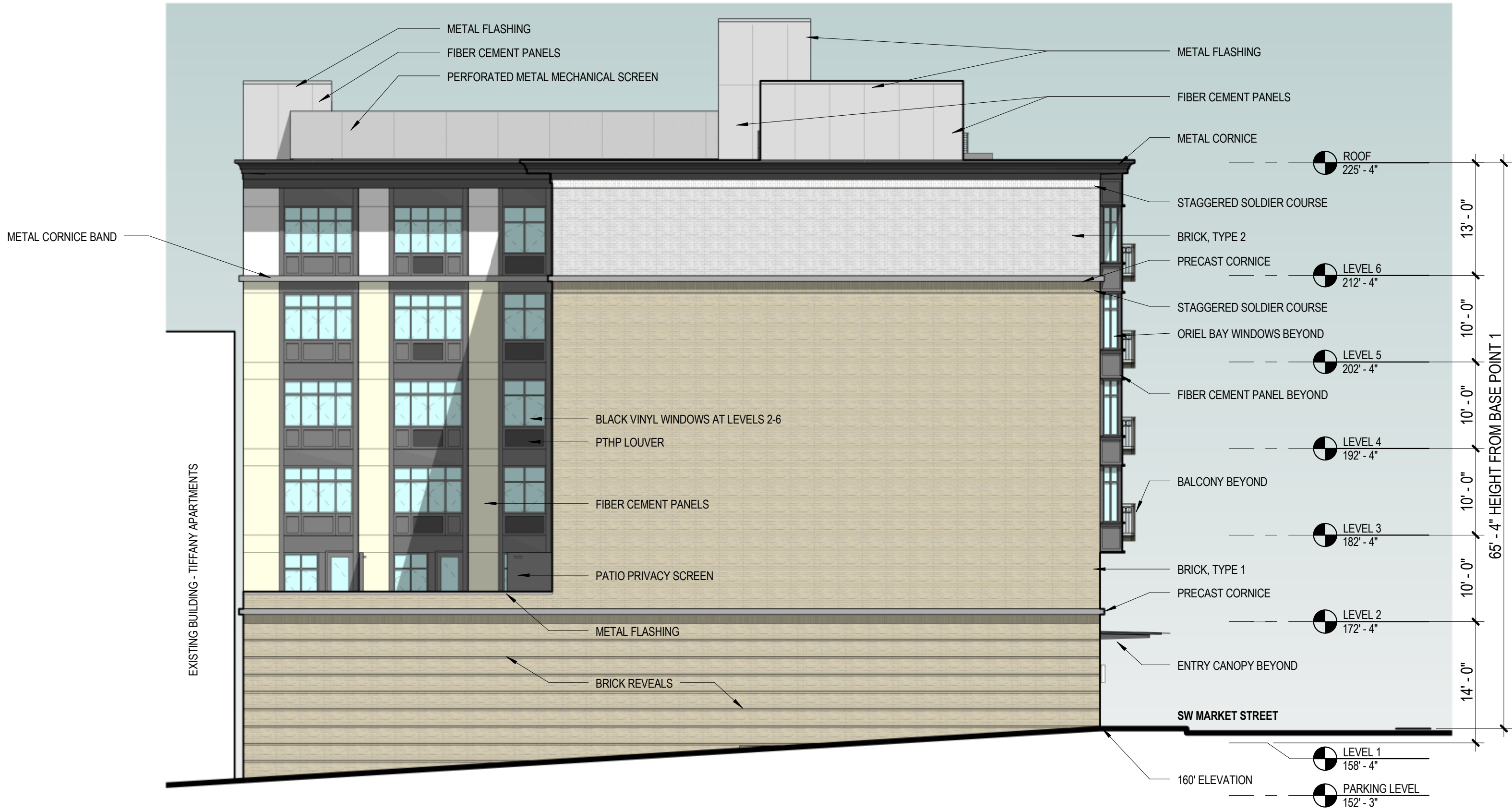


MECHANICAL SCREEN 2
1" = 1'-0"

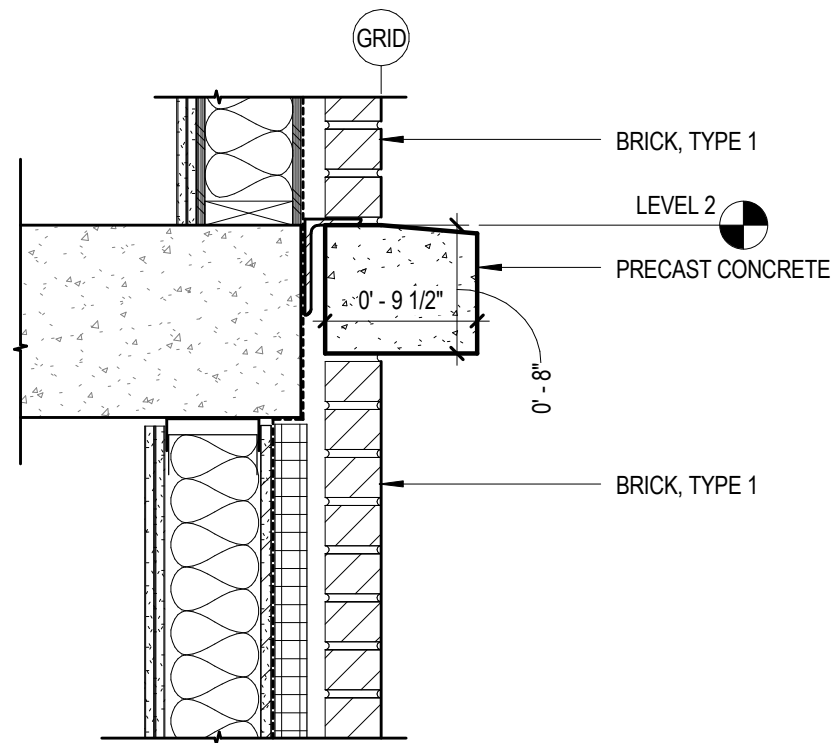




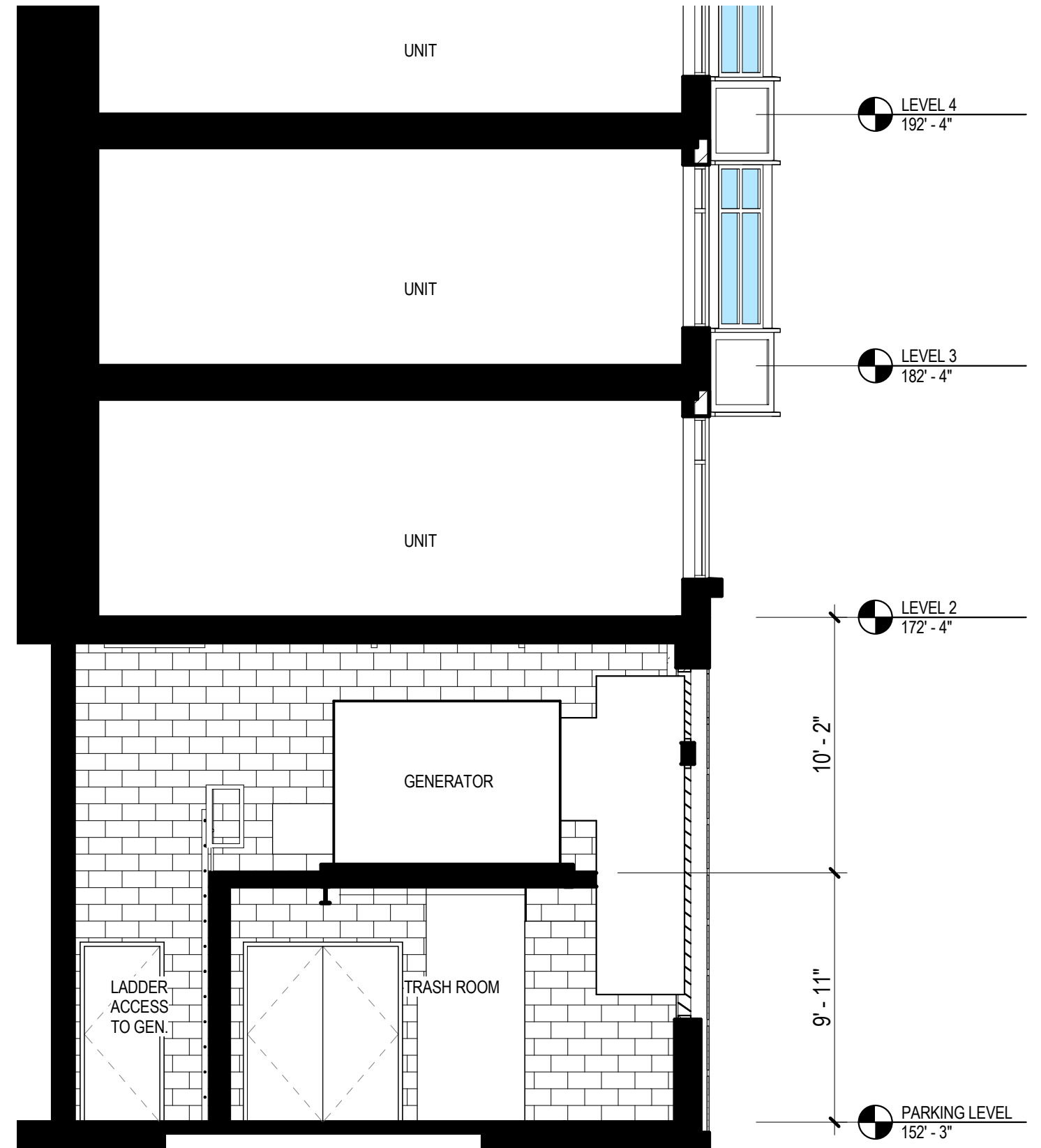




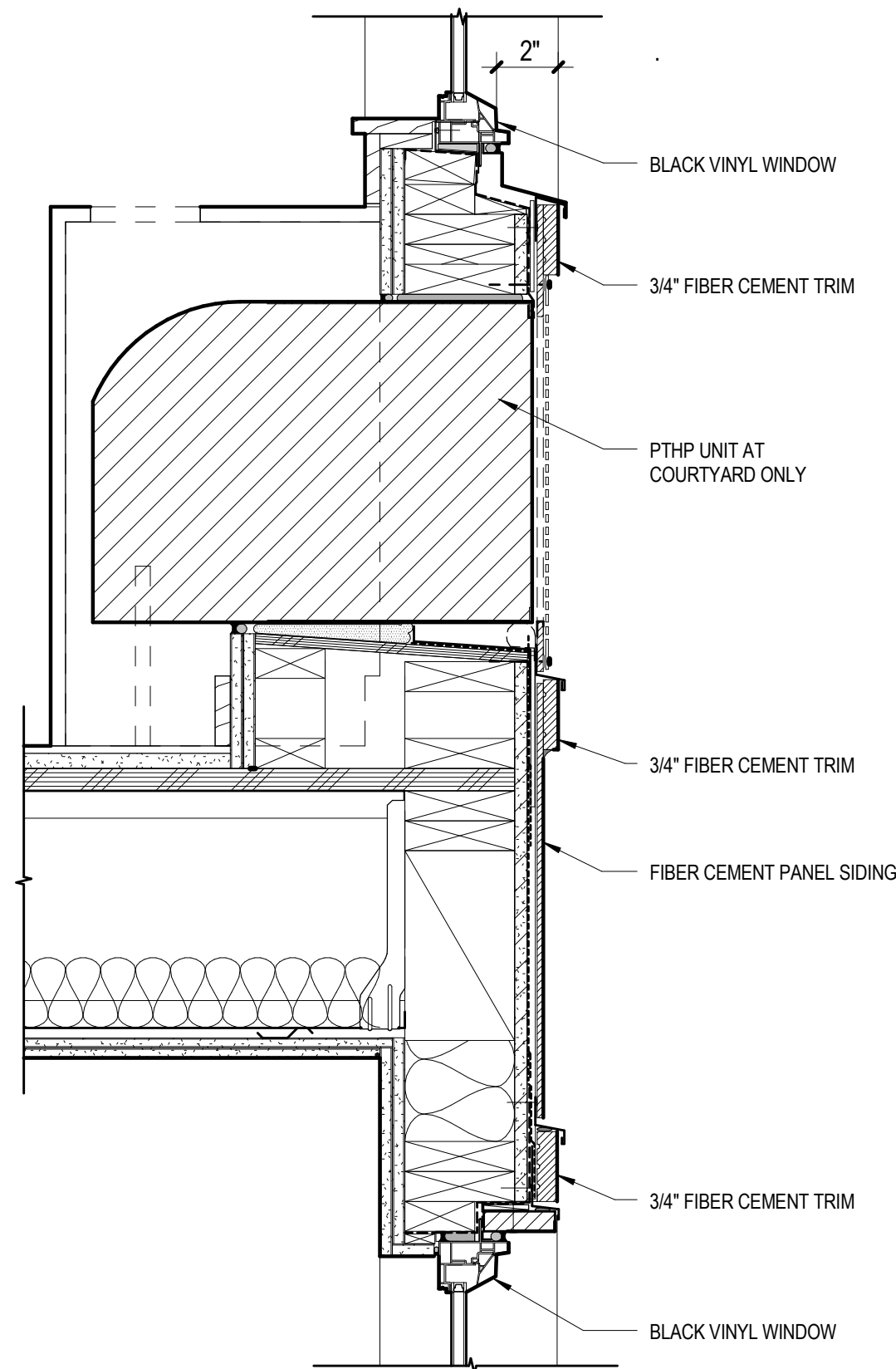




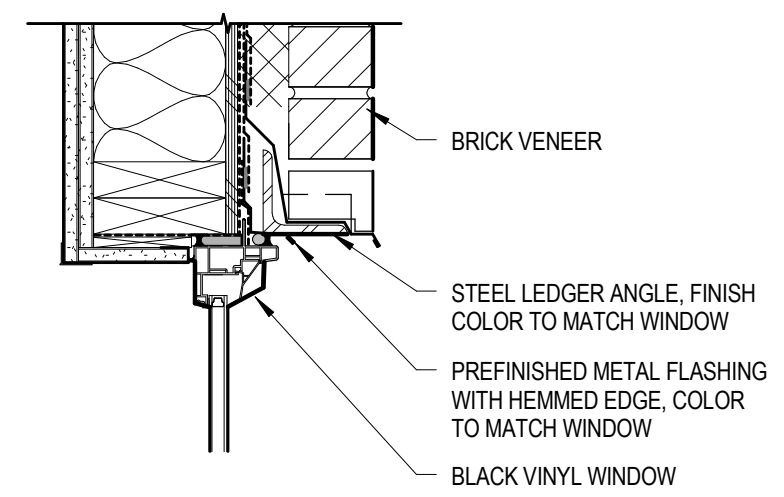
PRECAST CORNICE SECTION 3
1" = 1'-0"



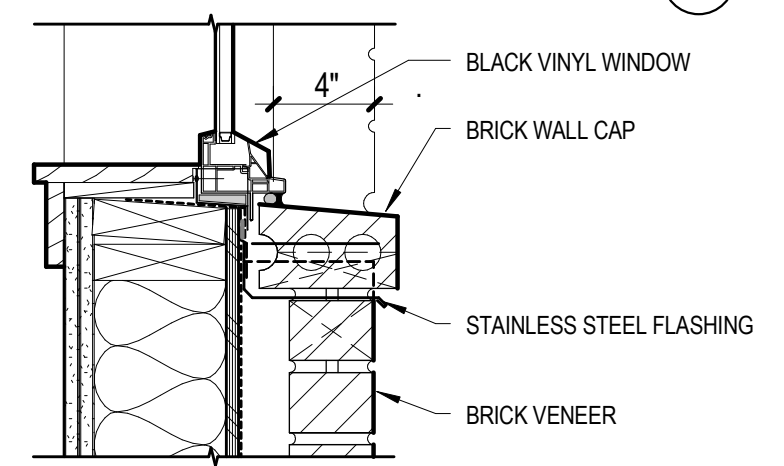
SECTION AT GENERATOR ROOM 1
3/16" = 1'-0"



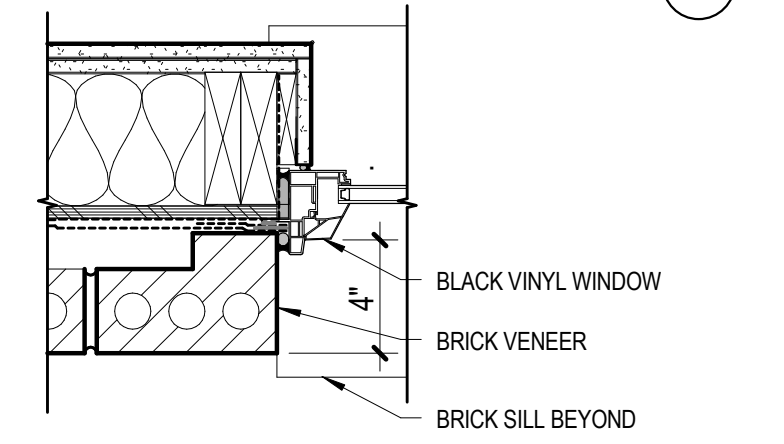
COURTYARD PTHP SECTION AT JAMB 4



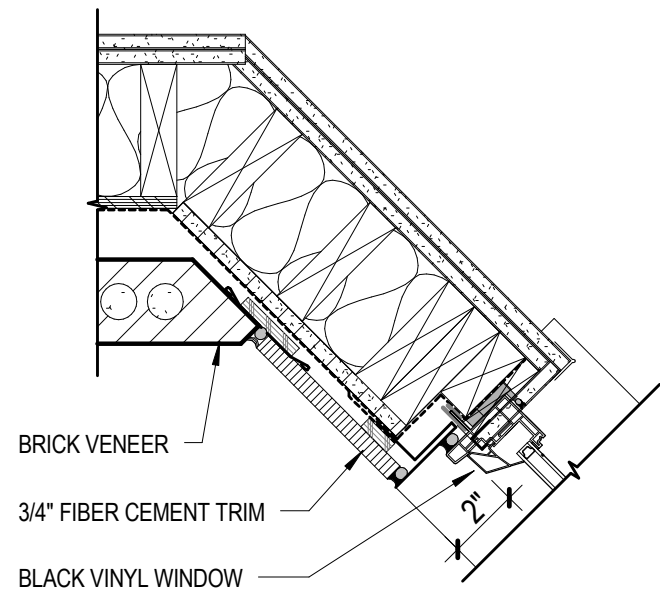
WINDOW HEAD AT BRICK 1



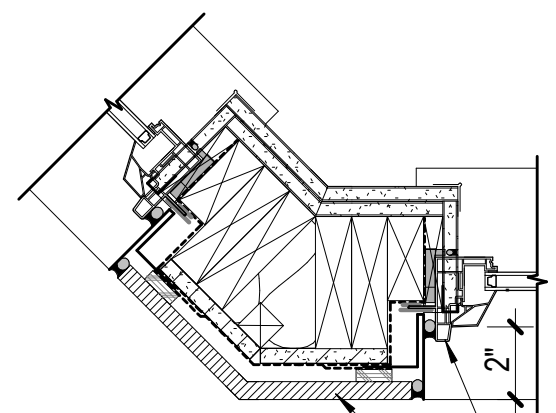
WINDOW SILL AT BRICK 2



WINDOW JAMB AT BRICK 3

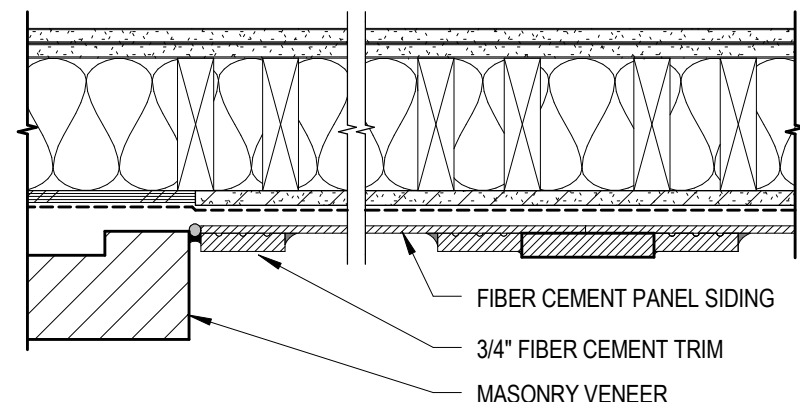


BRICK VENEER
3/4" FIBER CEMENT TRIM
BLACK VINYL WINDOW



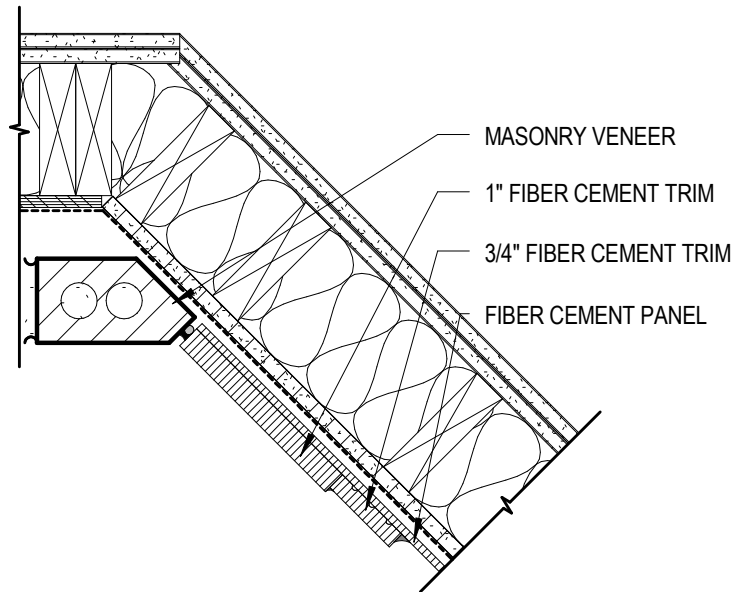
BLACK VINYL WINDOW
FIBER CEMENT PANEL SIDING

PLAN DETAIL AT WINDOW BAY 3
1 1/2" = 1'-0"



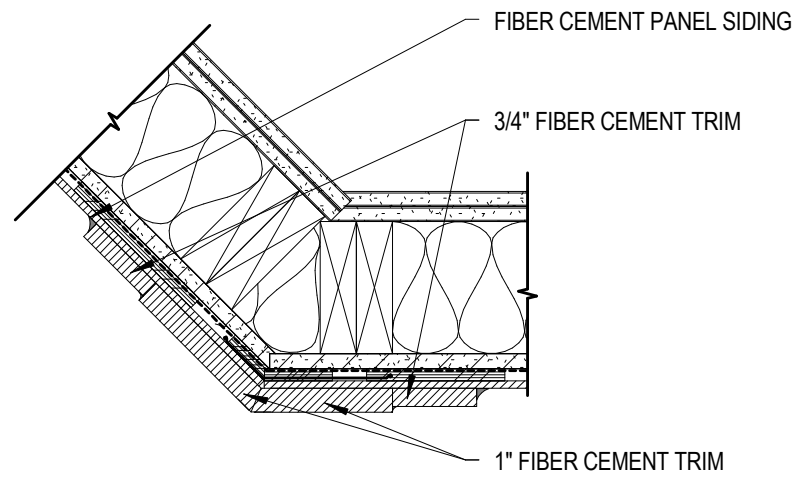
FIBER CEMENT PANEL SIDING
3/4" FIBER CEMENT TRIM
MASONRY VENEER

PLAN DETAIL BELOW WINDOW BAY 1
1 1/2" = 1'-0"



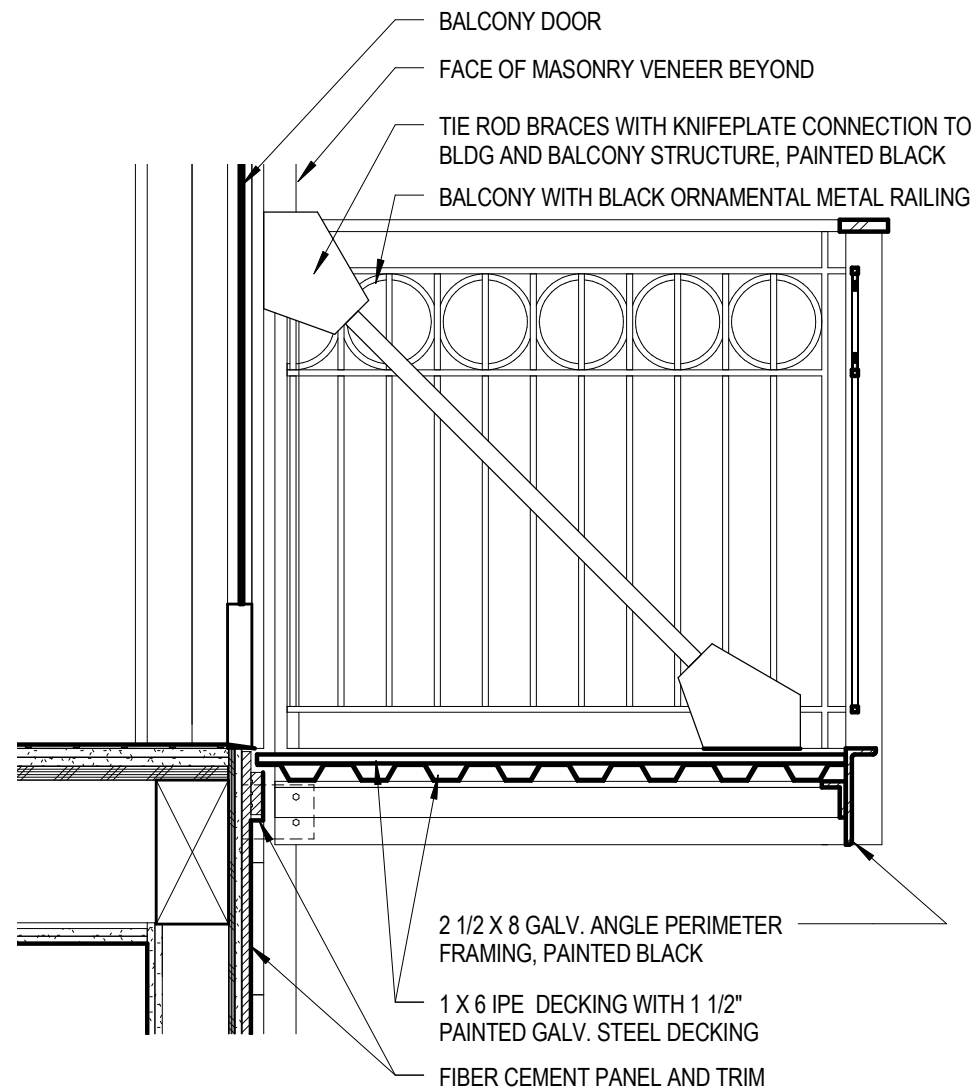
MASONRY VENEER
1" FIBER CEMENT TRIM
3/4" FIBER CEMENT TRIM
FIBER CEMENT PANEL

BRICK JAMB AT BAY 5
1 1/2" = 1'-0"



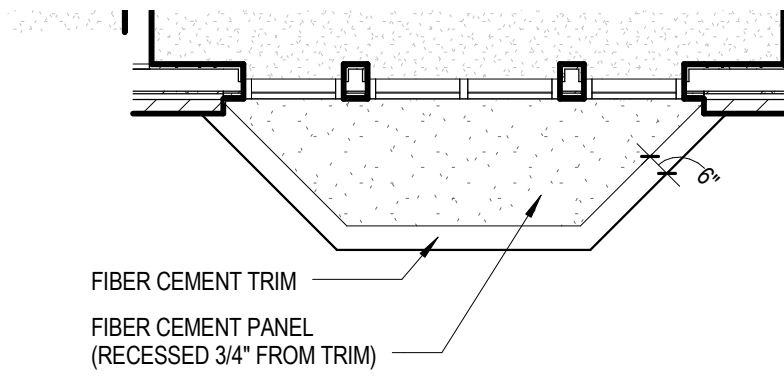
FIBER CEMENT PANEL SIDING
3/4" FIBER CEMENT TRIM
1" FIBER CEMENT TRIM

PLAN DETAIL BELOW WINDOW BAY 4
1 1/2" = 1'-0"



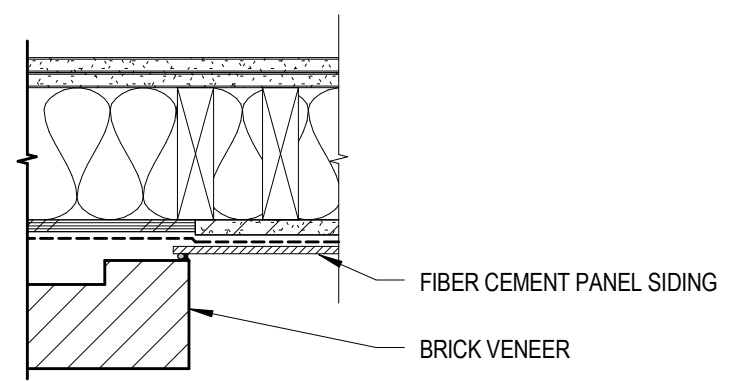
BALCONY DOOR
FACE OF MASONRY VENEER BEYOND
TIE ROD BRACES WITH KNIFEPLATE CONNECTION TO BLDG AND BALCONY STRUCTURE, PAINTED BLACK
BALCONY WITH BLACK ORNAMENTAL METAL RAILING
2 1/2 X 8 GALV. ANGLE PERIMETER FRAMING, PAINTED BLACK
1 X 6 IPE DECKING WITH 1 1/2" PAINTED GALV. STEEL DECKING
FIBER CEMENT PANEL AND TRIM

BALCONY SECTION 2
3/4" = 1'-0"



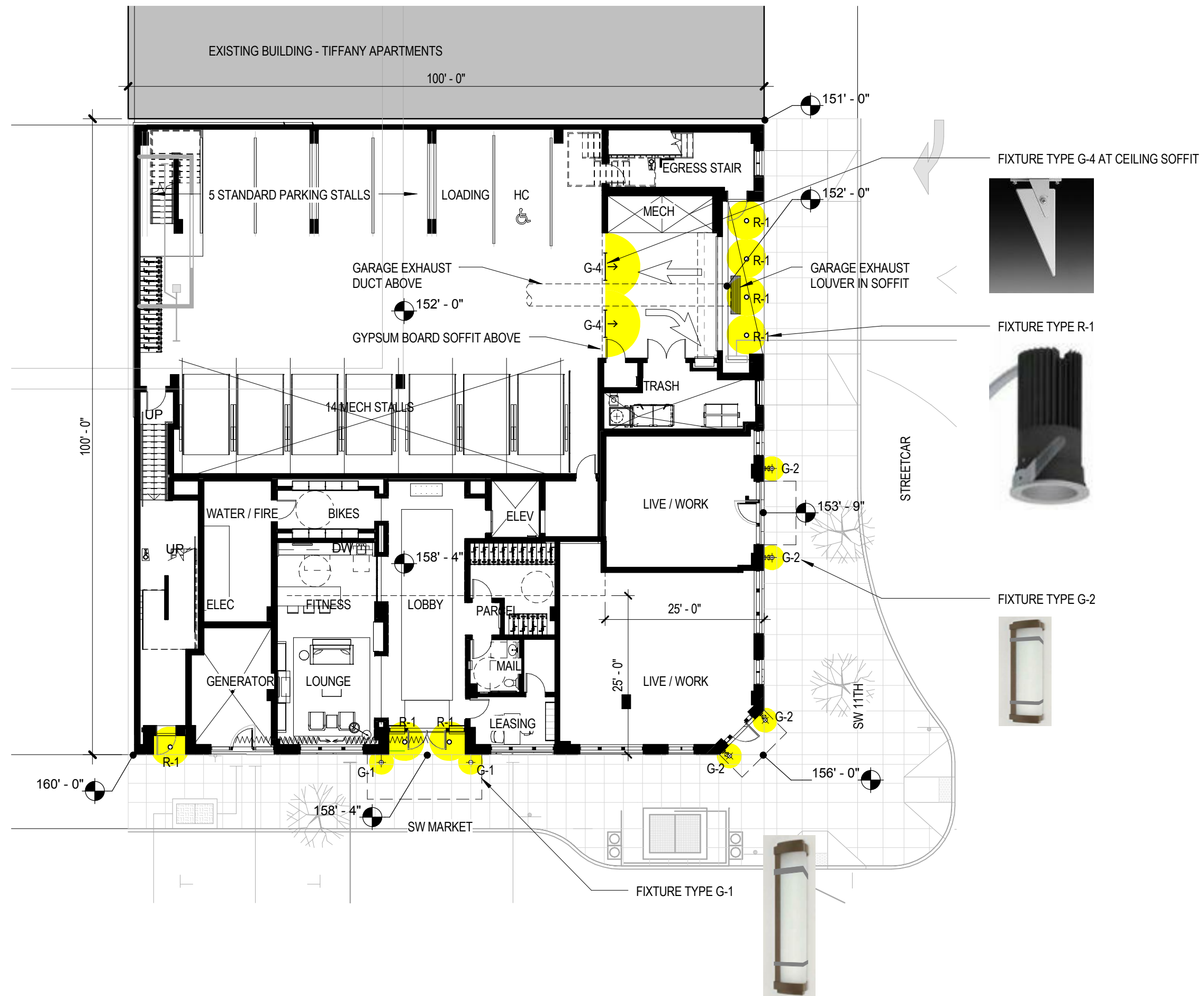
FIBER CEMENT TRIM
FIBER CEMENT PANEL (RECESSED 3/4" FROM TRIM)

BAY WINDOW SOFFIT PLAN 7
1/4" = 1'-0"



FIBER CEMENT PANEL SIDING
BRICK VENEER

FIBER CEMENT TRANSITION 6
1 1/2" = 1'-0"



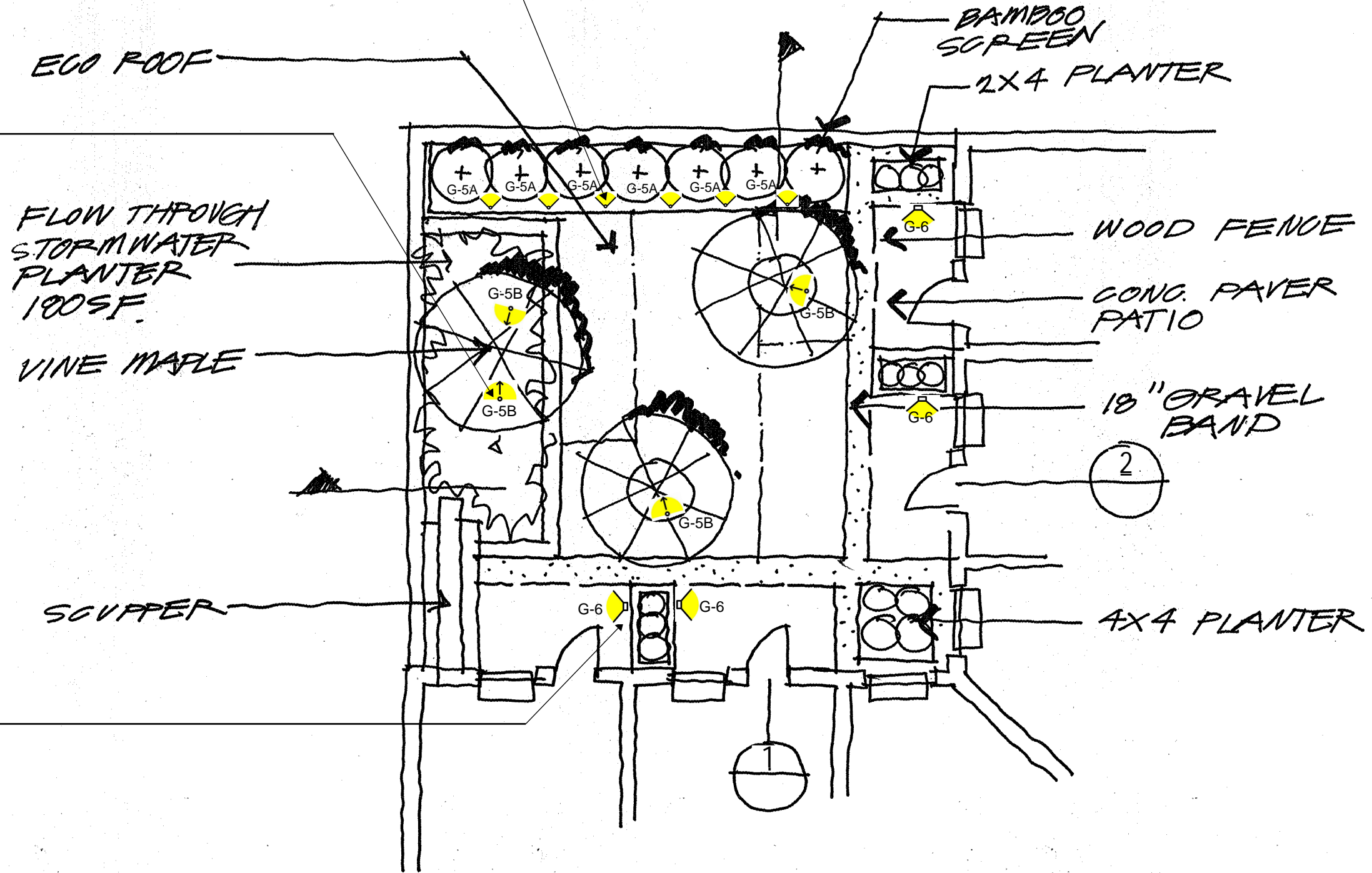
FIXTURE TYPE G-5A



FIXTURE TYPE G-5B



FIXTURE TYPE G-6

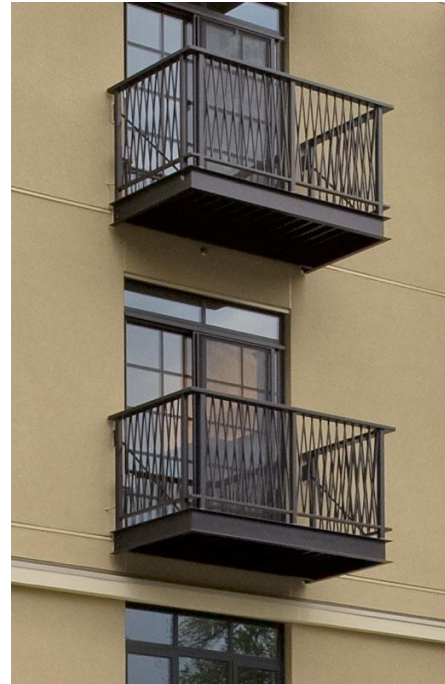




Brick Color 1
Mutual Materials
"Castle Gray"
Norman Size
Smooth Texture



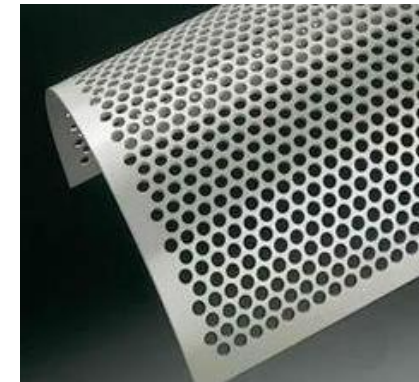
Brick Color 2
Mutual Materials
"Granite"
Norman Size
Smooth Texture



-Black steel balconies



-Black vinyl windows
-Fiber cement at bay windows

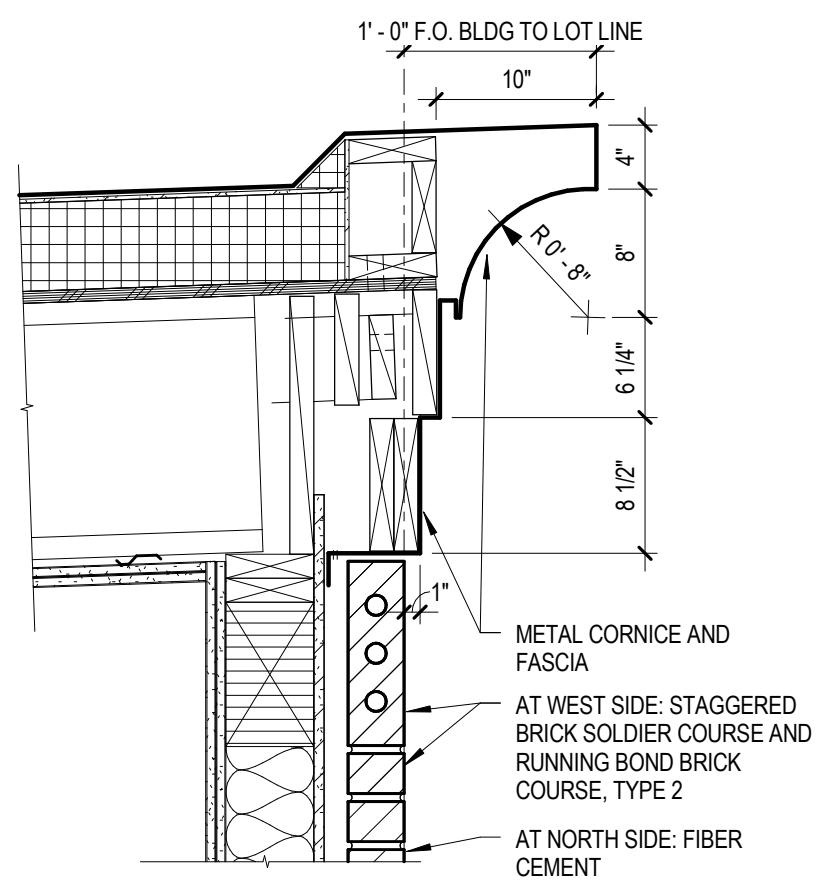


Perforated metal roof screen



Perforated Coiling Door

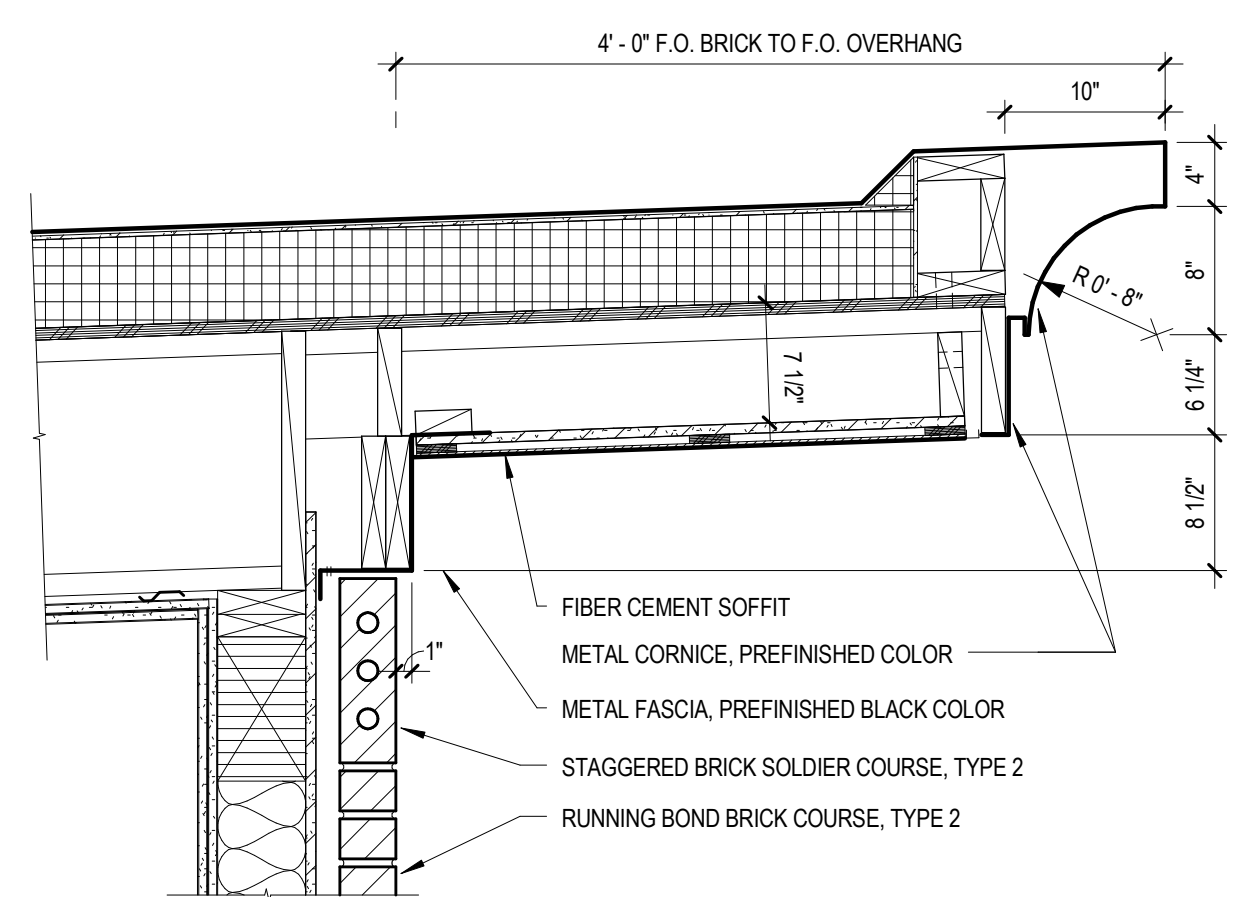




ROOF CORNICE DETAIL AT LOT LINE

1" = 1'-0"

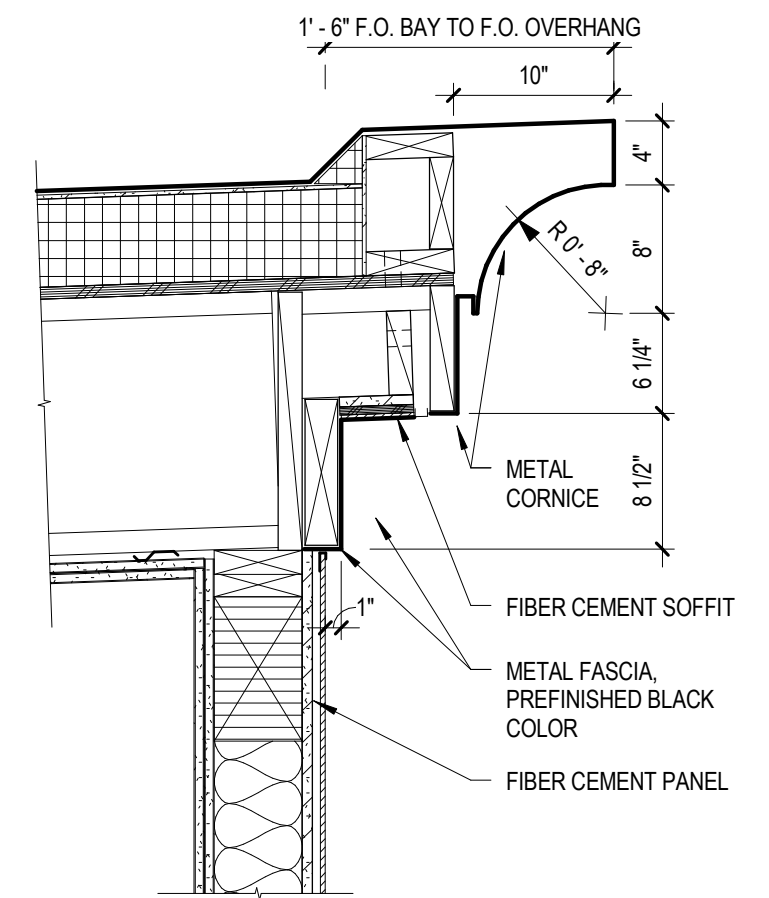
3



ROOF CORNICE DETAIL

1" = 1'-0"

1



ROOF CORNICE DETAIL AT BAY

1" = 1'-0"

2