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view to south



view to east



view to north



view to west

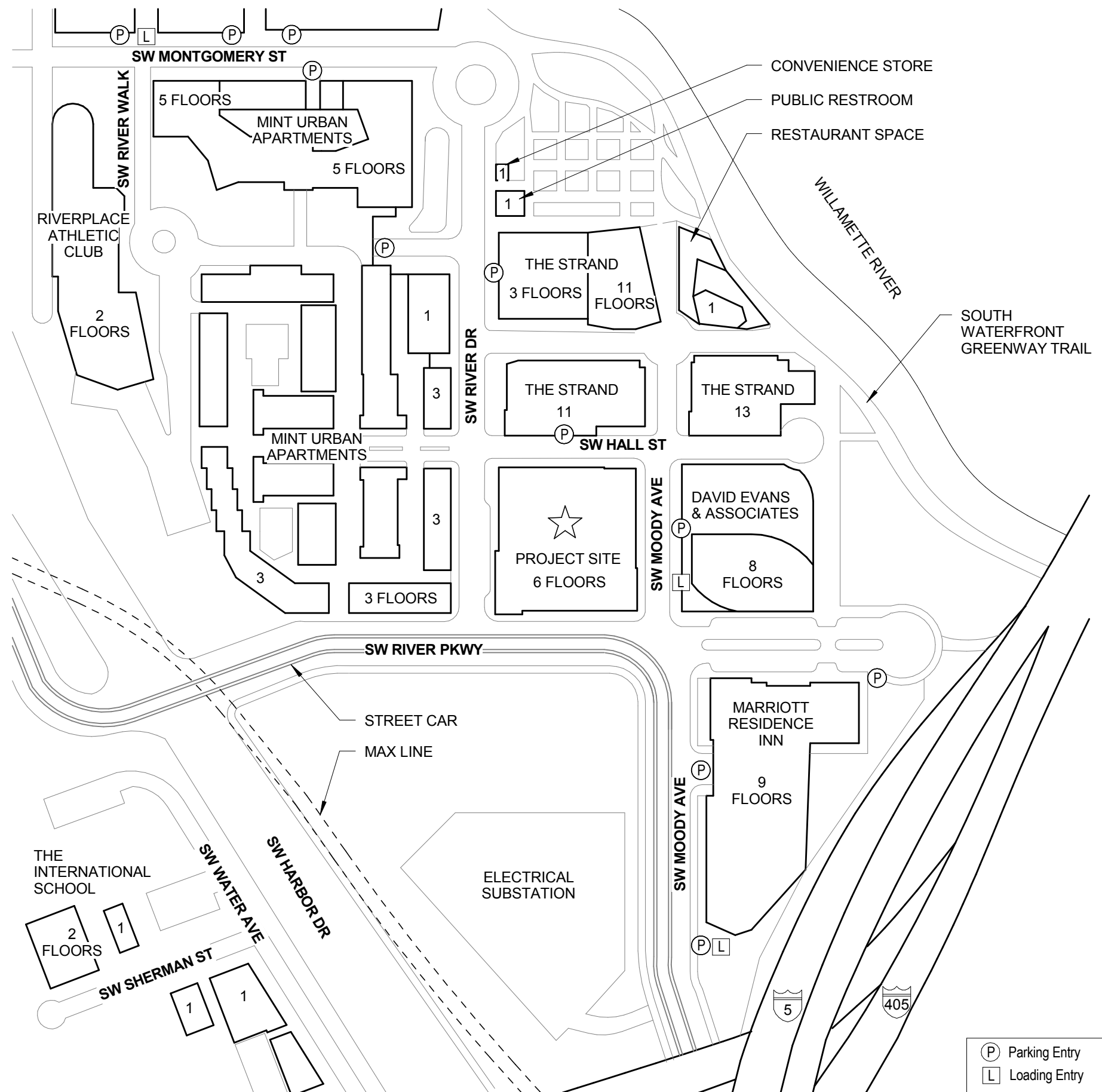




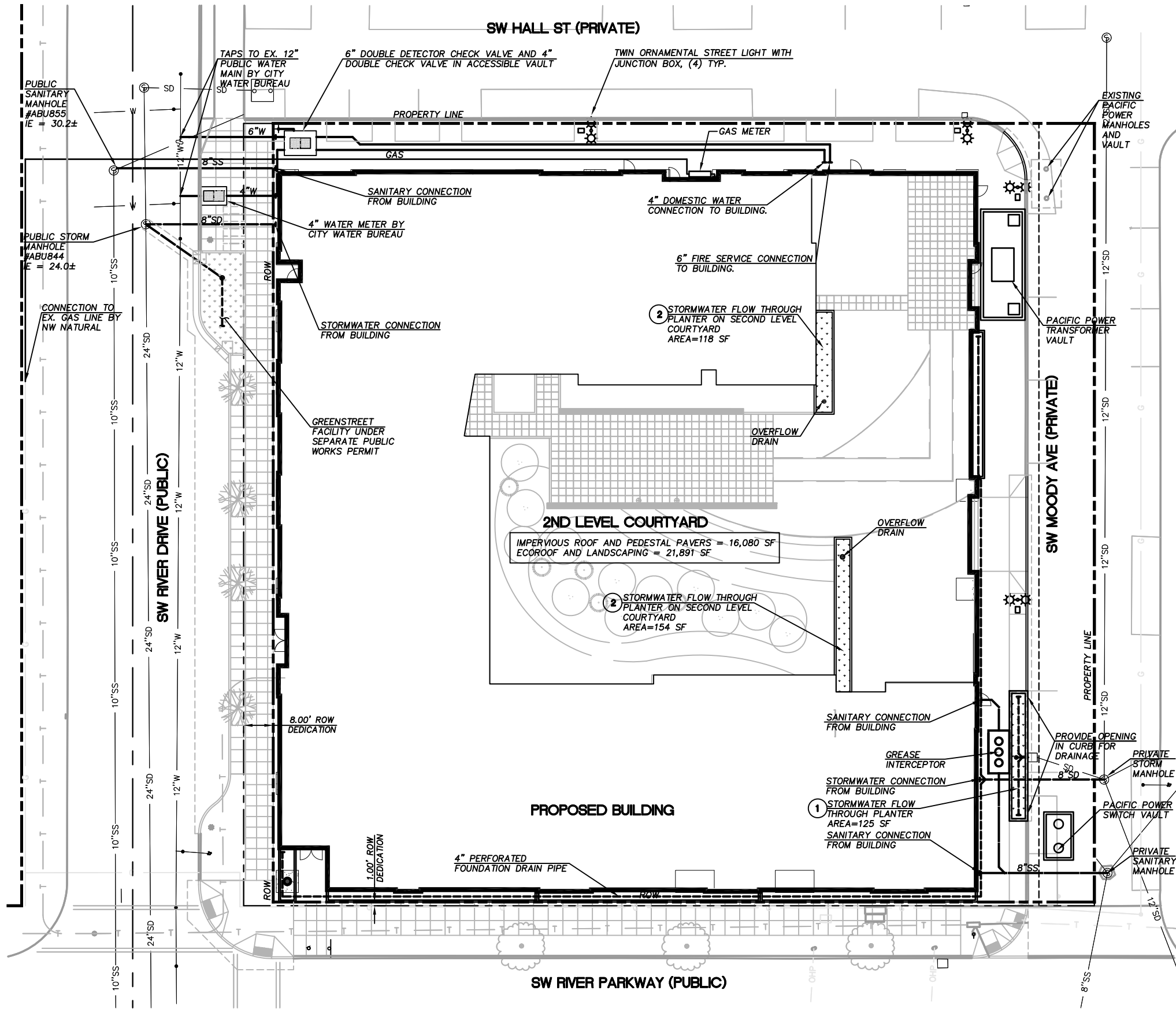


SITE
48,645 SF









STORMWATER NARRATIVE

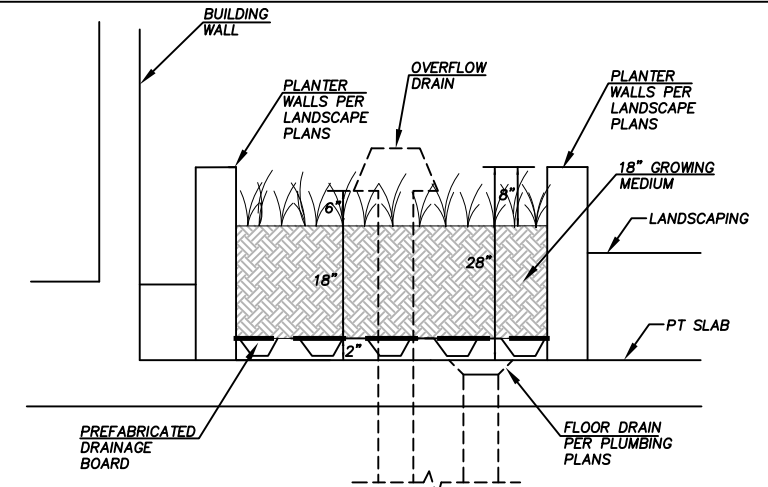
PRIVATE:
WATER QUALITY
 WATER QUALITY CONTROL IS MET WITH FLOW-THROUGH PLANTERS AND ECOROOF. THE PLANTERS AND ECOROOF ARE SIZED TO TREAT 93% OF THE ON-SITE IMPERVIOUS AREA. A SPECIAL CIRCUMSTANCE IS BEING REQUESTED FOR THE REMAINING IMPERVIOUS AREA.

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

DISPOSAL
 A CONNECTION FROM THE SITE WILL BE MADE TO EXISTING PUBLIC STORM-ONLY SEWER. THE PROJECT WILL FALL UNDER CATEGORY 3 OF THE STORMWATER DISPOSAL HIERARCHY.

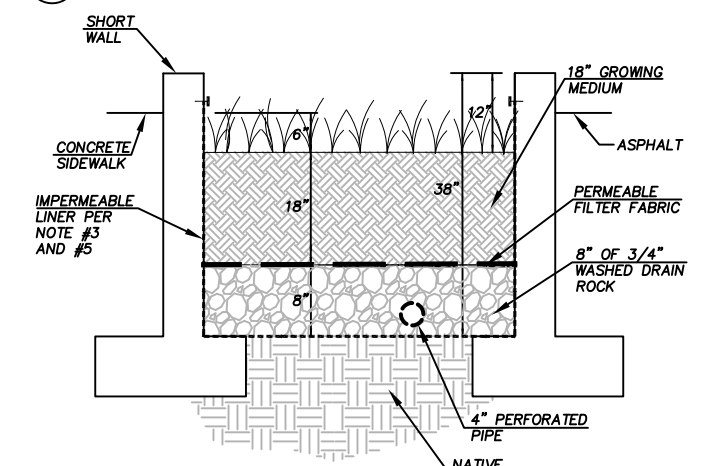
PUBLIC:
WATER QUALITY/QUANTITY
 STORMWATER MANAGEMENT IS REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALK IN THE PUBLIC RIGHT OF WAY ON SW RIVER DR. GREENSTREET FLOW-THROUGH PLANTERS WILL MANAGE NEW IMPERVIOUS AREA CONSTRUCTED ON SW RIVER DR. EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

DISPOSAL
 DISPOSAL FOR THE GREENSTREET FLOW-THROUGH PLANTERS WILL BE TO THE PUBLIC STORM SEWER IN SW RIVER DR.



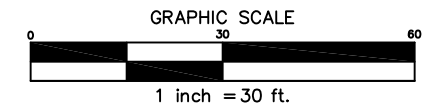
NOTES:
 1. PLANTING PER LANDSCAPE PLANS.
 2. GROWING MEDIUM PER SPECIFICATIONS.

2 STORMWATER FLOW THROUGH PLANTER
 NTS



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 OVERFLOW DRAIN.
 4. PROVIDE WATERTIGHT PENETRATION THROUGH IMPERMEABLE LINER FOR OUTFLOW FROM OVERFLOW DRAIN.
 5. CONCRETE PLANTER BOX SHALL BE POURED MONOLITHICALLY WITH NO COLD JOINTS TO AVOID THE REQUIREMENT FOR A LINER.

1 STORMWATER FLOW THROUGH PLANTER
 NTS



Fixture type CF-1
LED in Canopy



Fixture type CF-2
LED in Soffit



Fixture type CF-3
Wall Mounted Fixture



Fixture type CF-4
Wall Mounted Downlight



Fixture type CG-1
LED Site Lightform



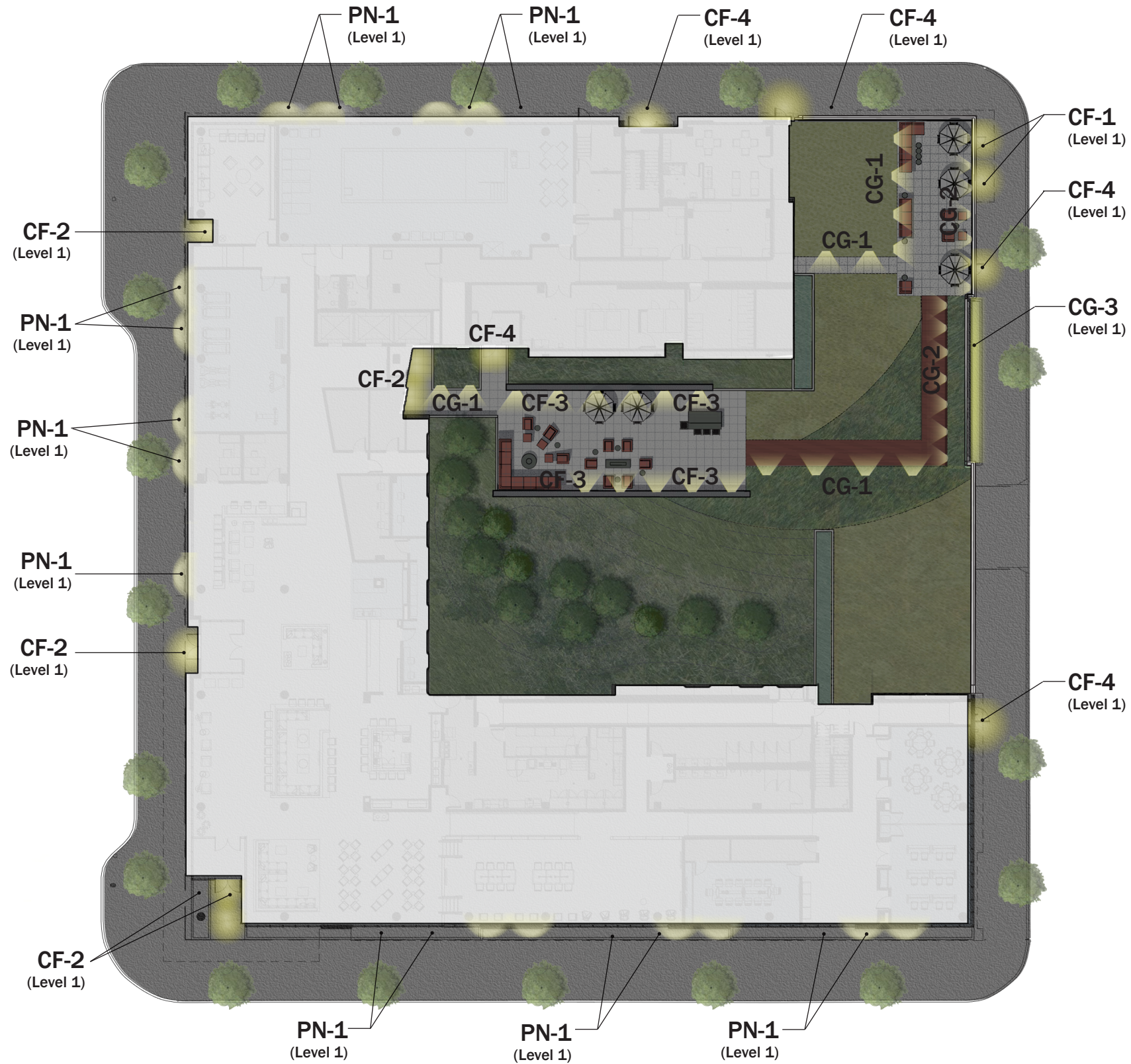
Fixture type CG-2
Uplight

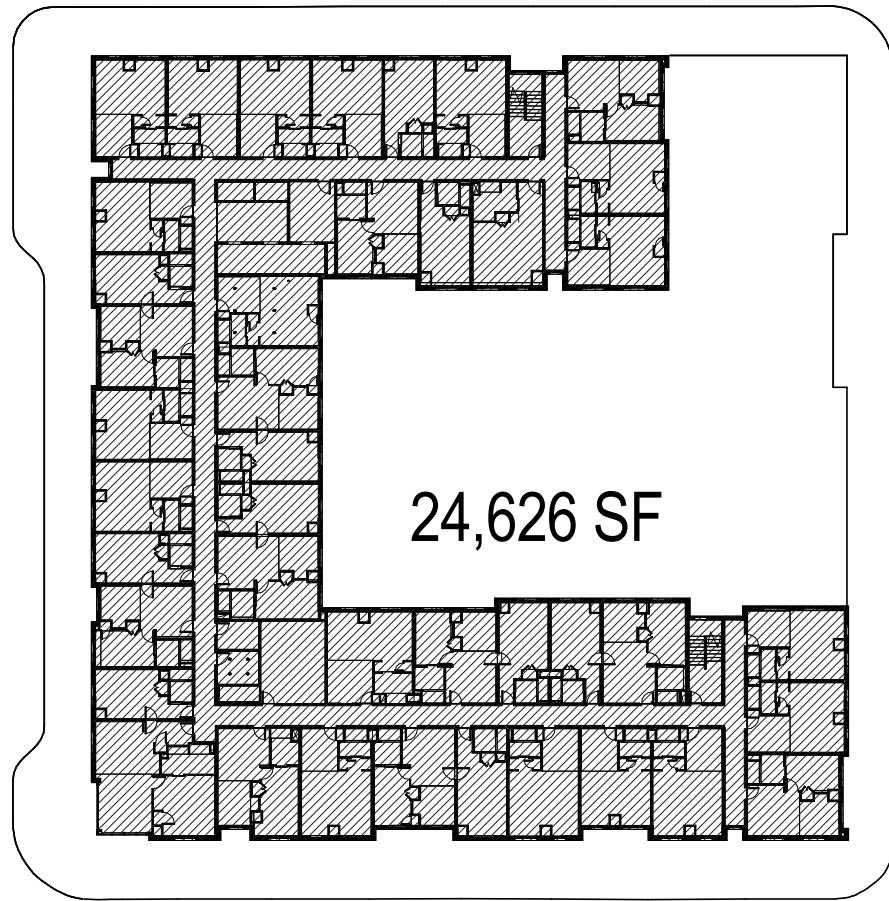


Fixture type CG-3
LED Uplight Fixture

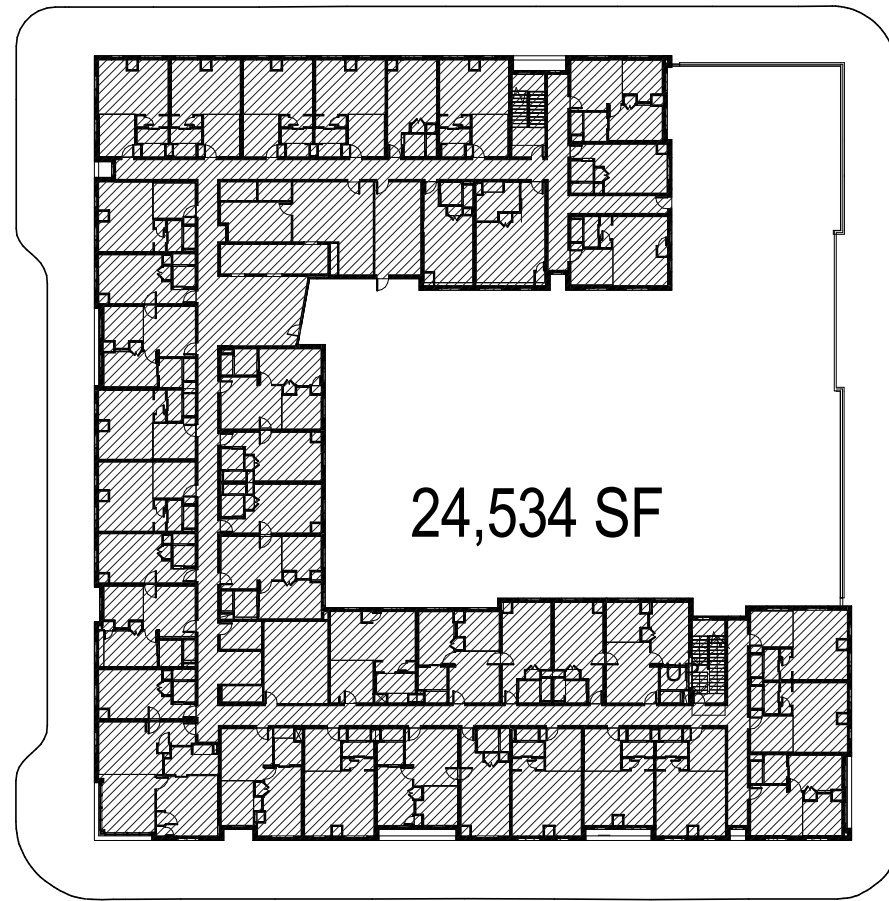


Fixture type PN-1
Accent Fixture

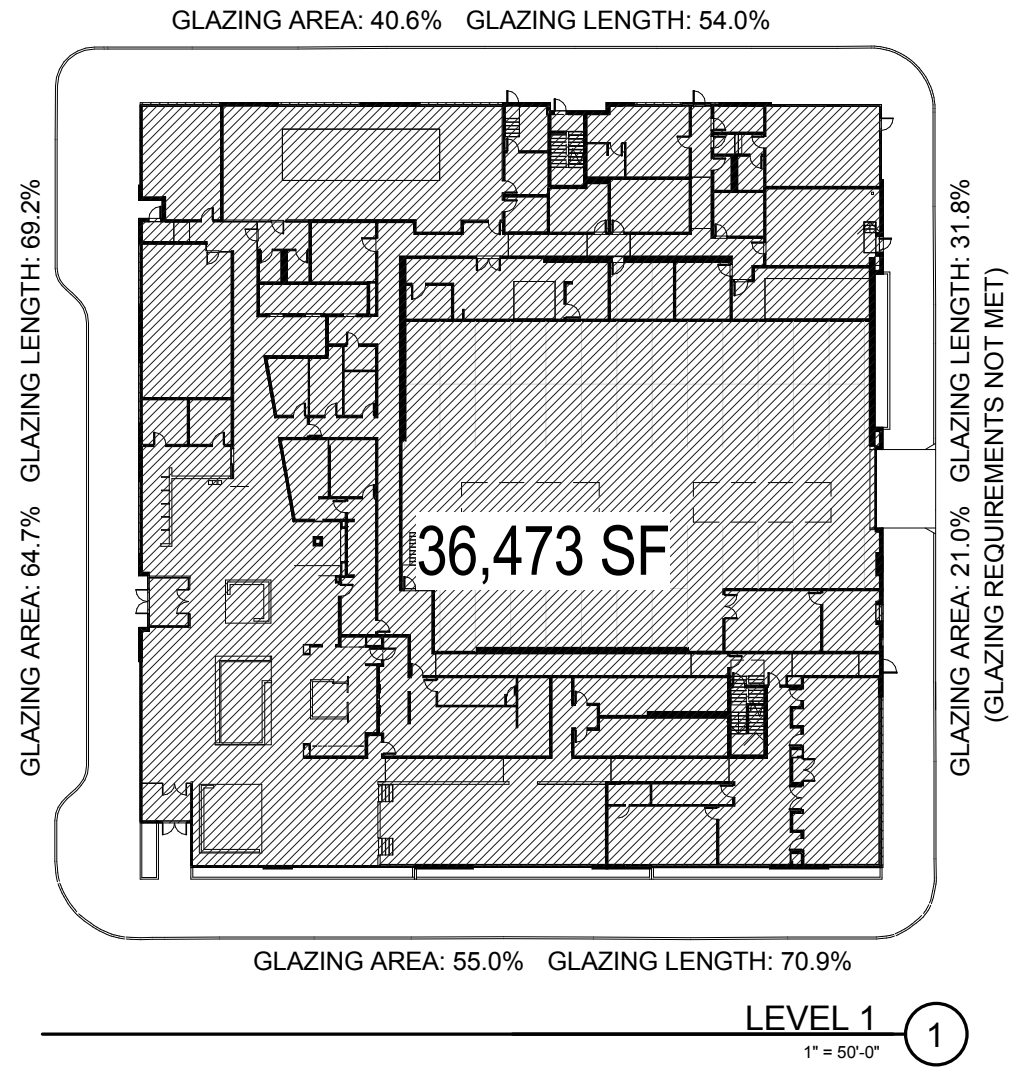




LEVEL 3 - LEVEL 6 3
1" = 50'-0"



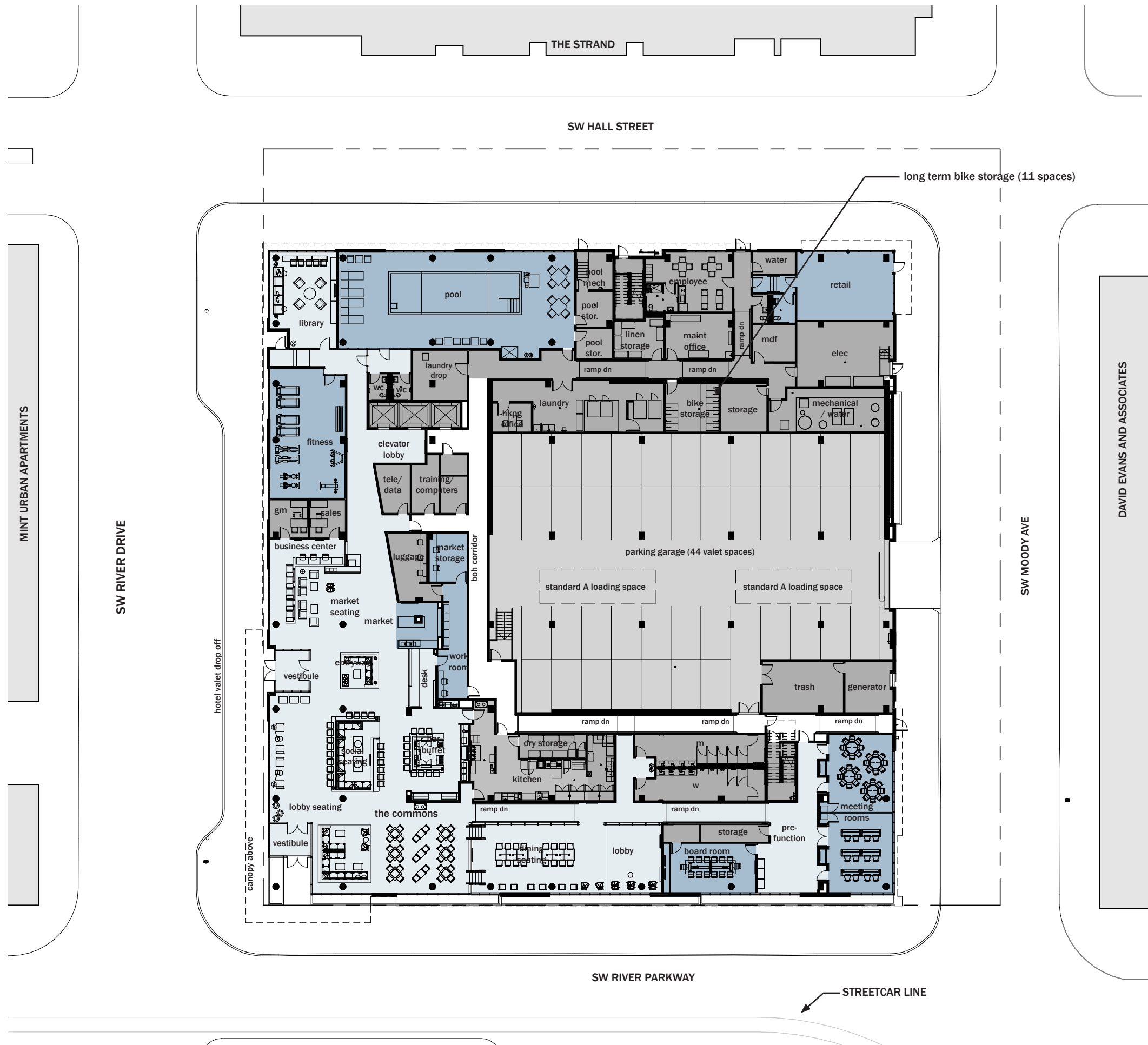
LEVEL 2 2
1" = 50'-0"



LEVEL 1 FLOOR PLAN



Note: Short term bike parking requirements to be accomplished by paying into bike parking fund per: 33.226.220



THE STRAND

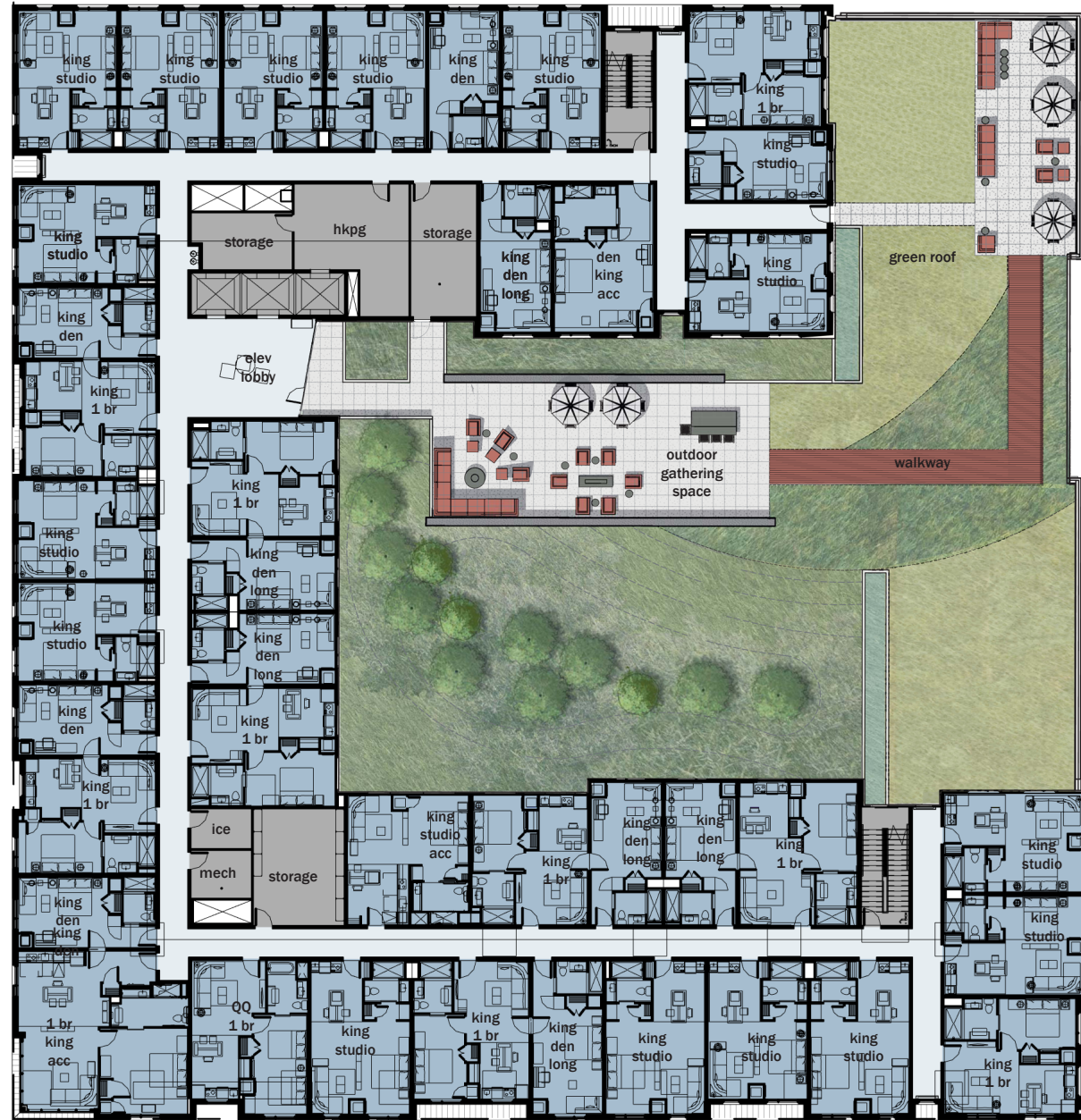
SW HALL STREET

MINT URBAN APARTMENTS

SW RIVER DRIVE

SW MOODY AVE

DAVID EVANS AND ASSOCIATES



SW RIVER PARKWAY

THE STRAND

SW HALL STREET

MINT URBAN APARTMENTS

SW RIVER DRIVE

SW MOODY AVE

DAVID EVANS AND ASSOCIATES

SW RIVER PARKWAY

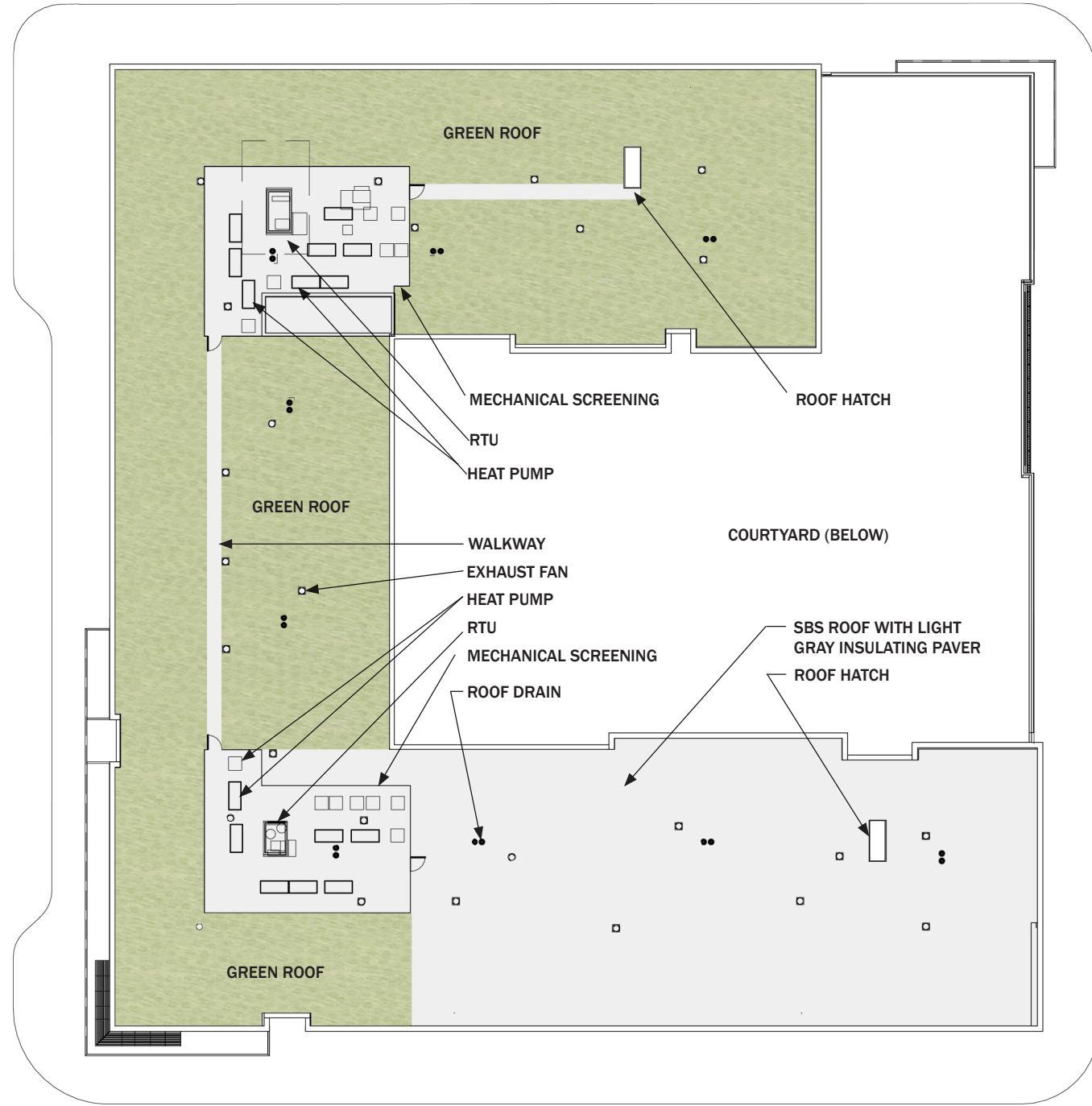


MINT URBAN APARTMENTS

SW RIVER DRIVE

THE STRAND

SW HALL STREET



SW MOODY AVE

DAVID EVANS AND ASSOCIATES

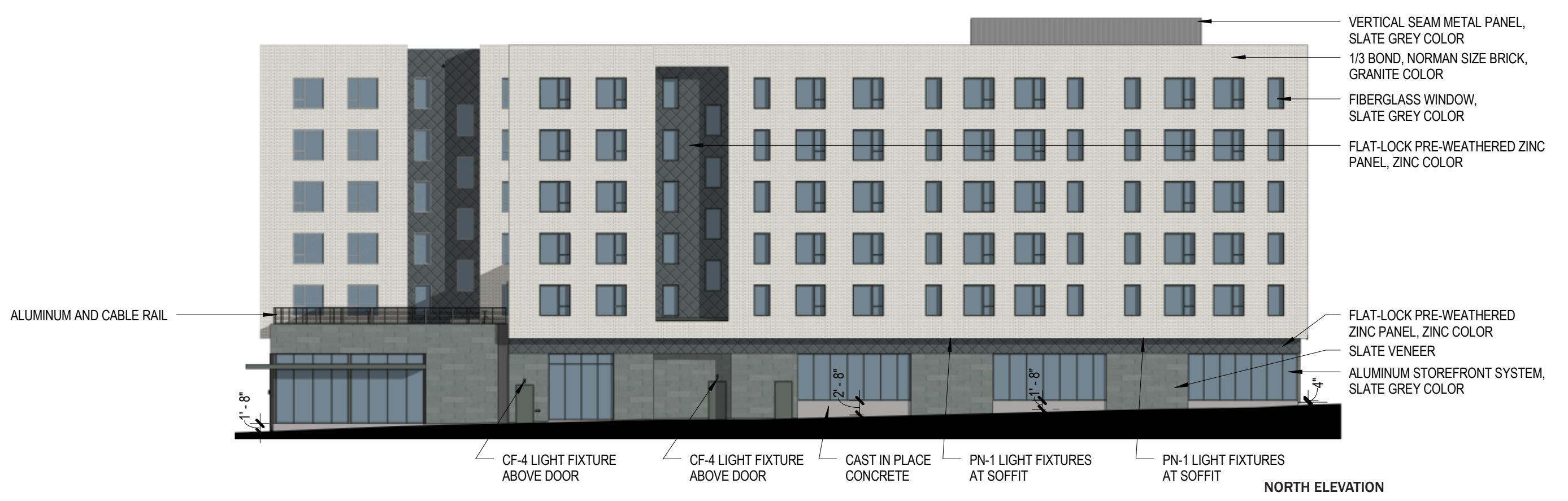
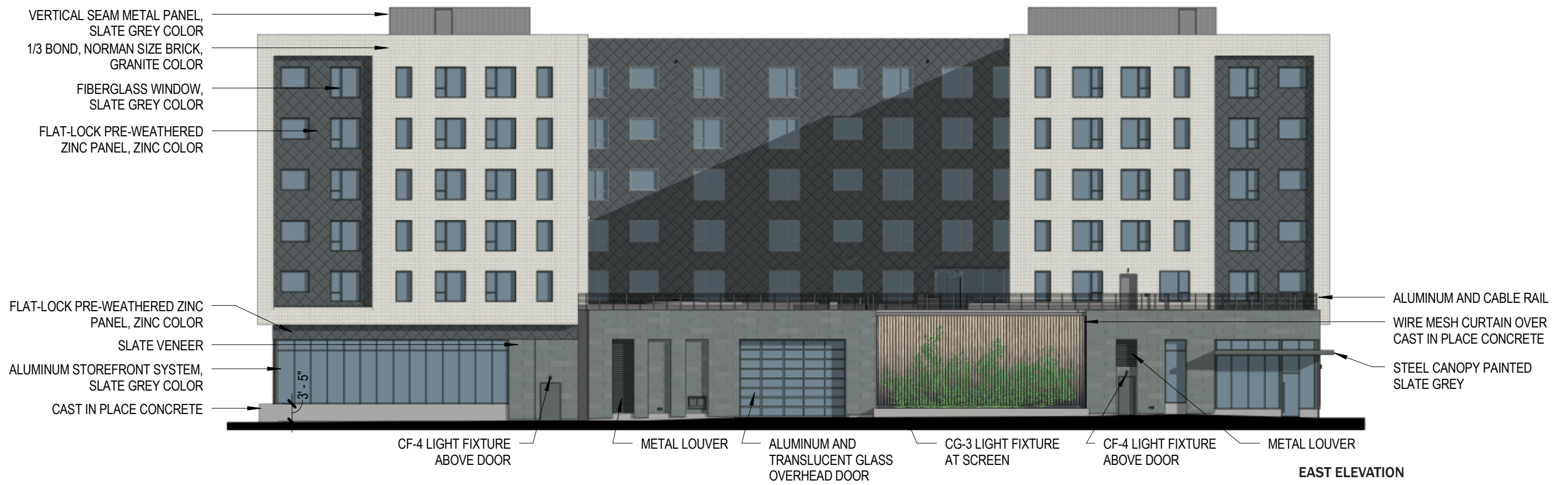
SW RIVER PARKWAY

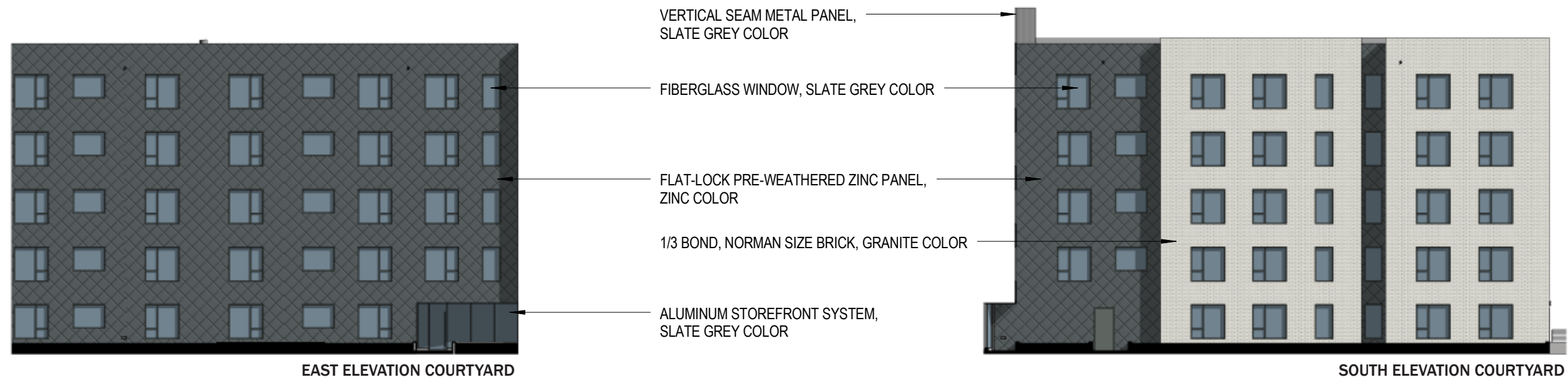


SOUTH ELEVATION



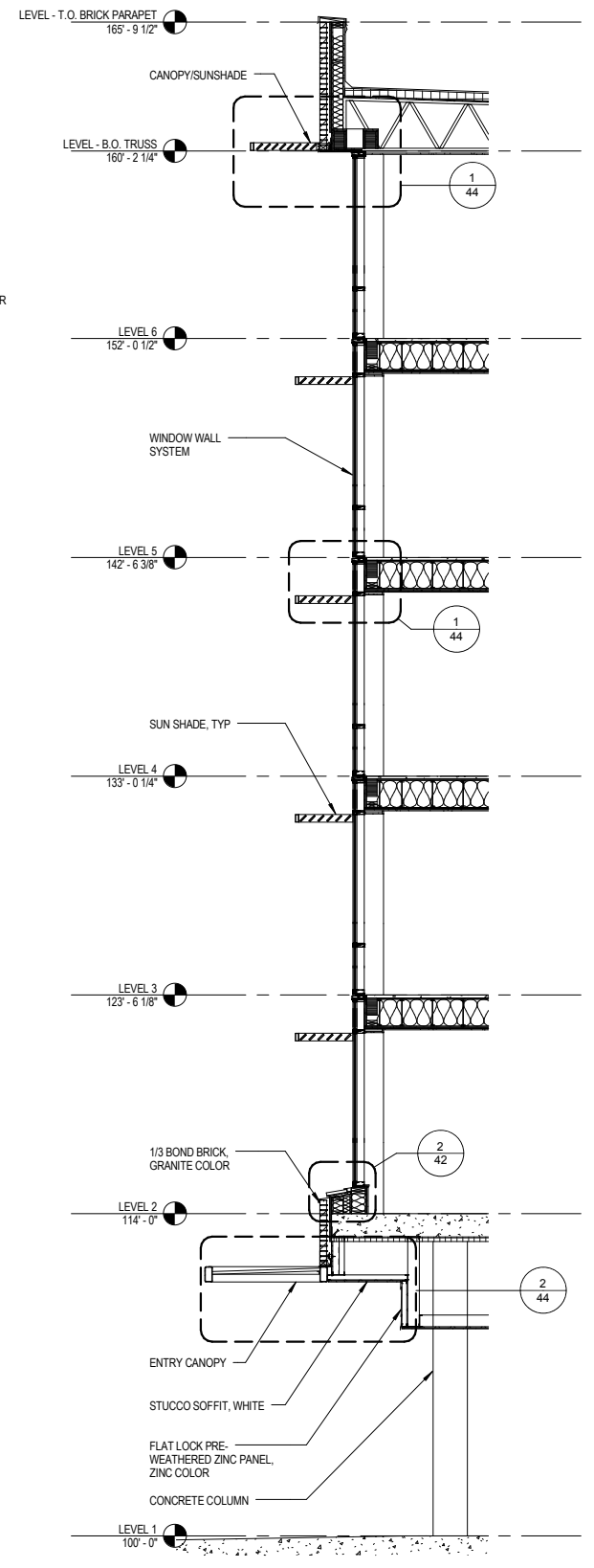
WEST ELEVATION



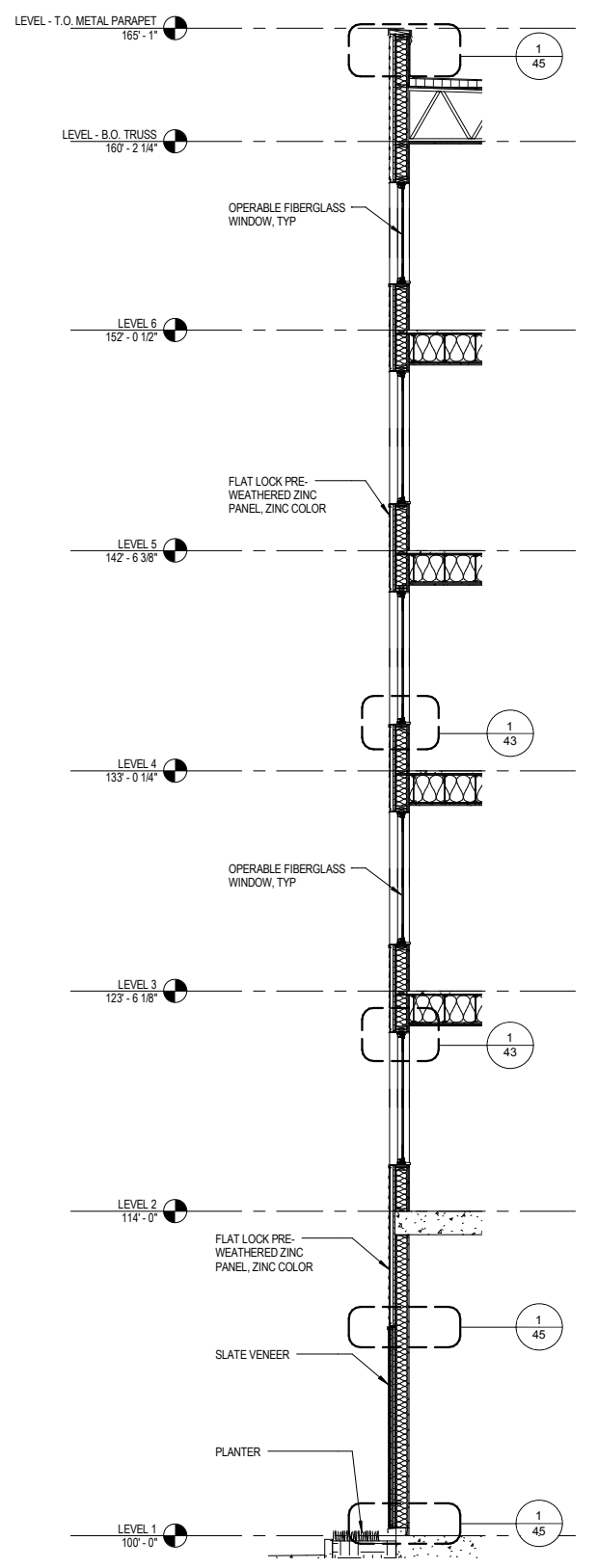




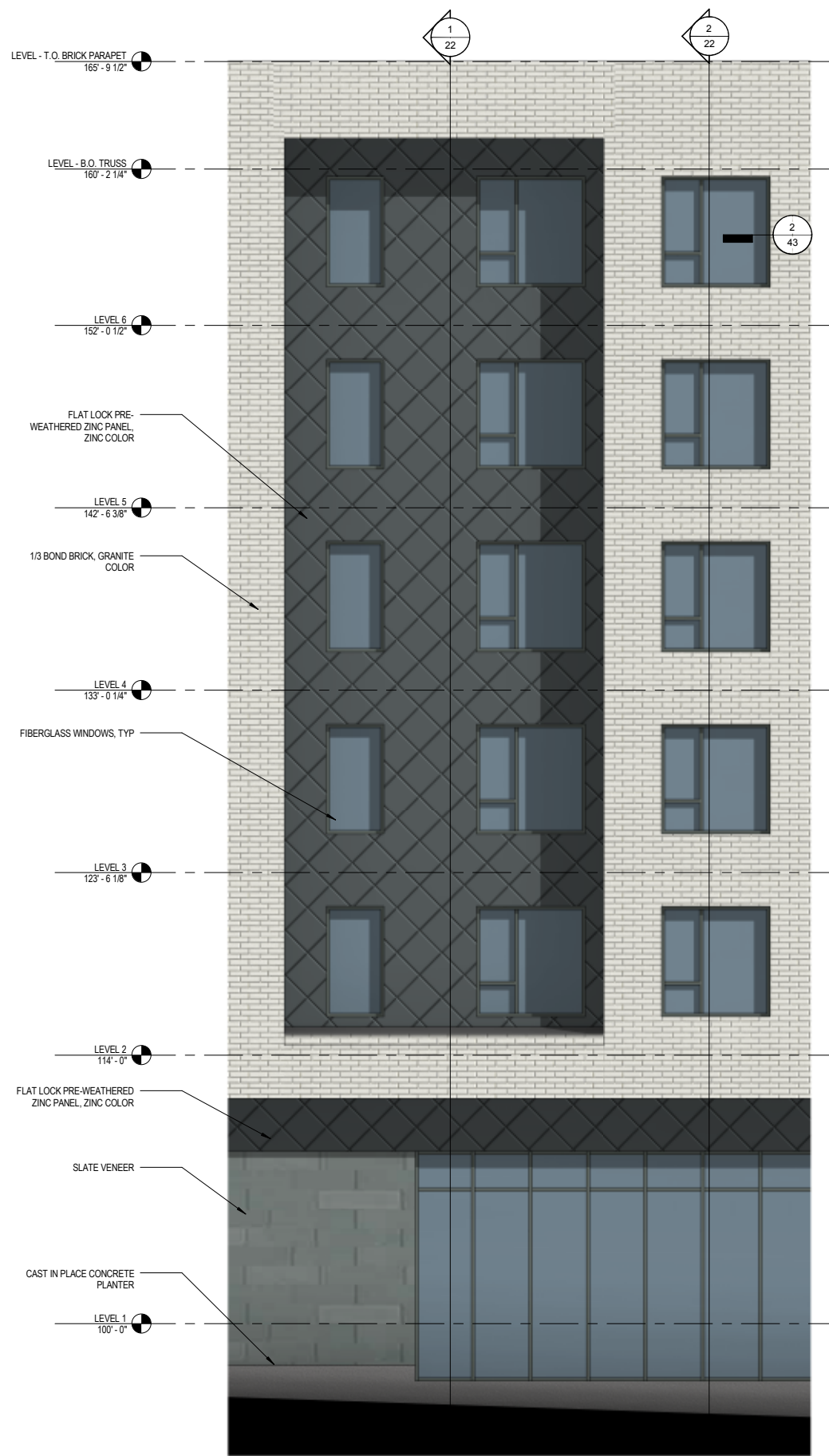
SOUTH ENLARGED ELEVATION 3
1/8" = 1'-0"



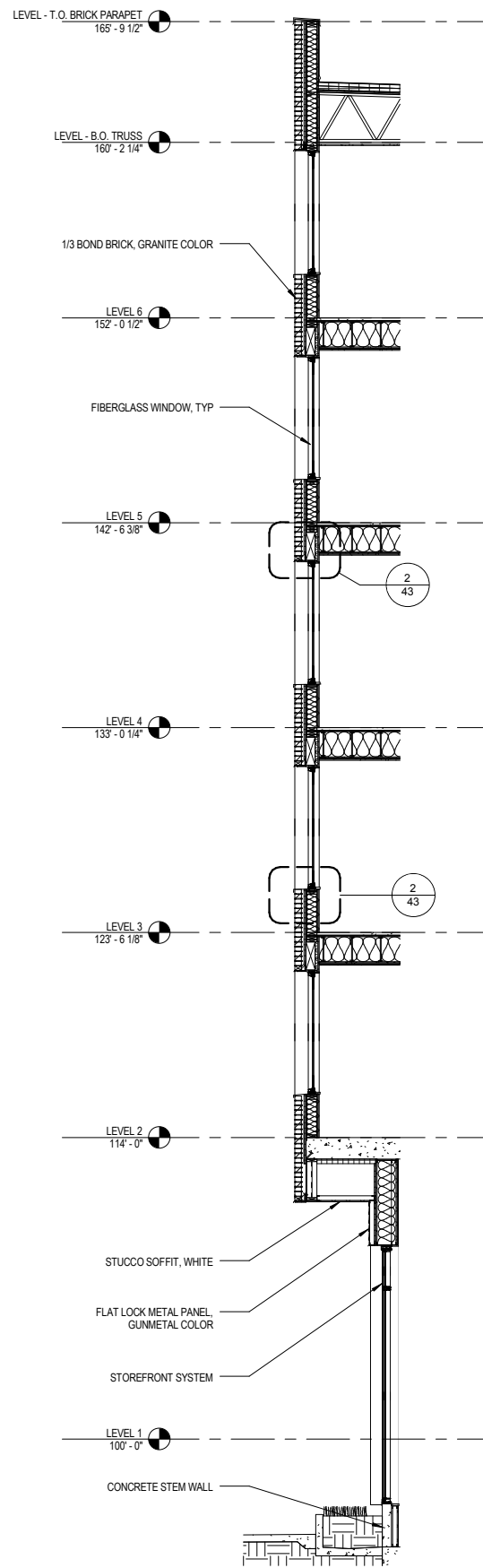
SECTION @ CURTAINWALL 2
1/8" = 1'-0"



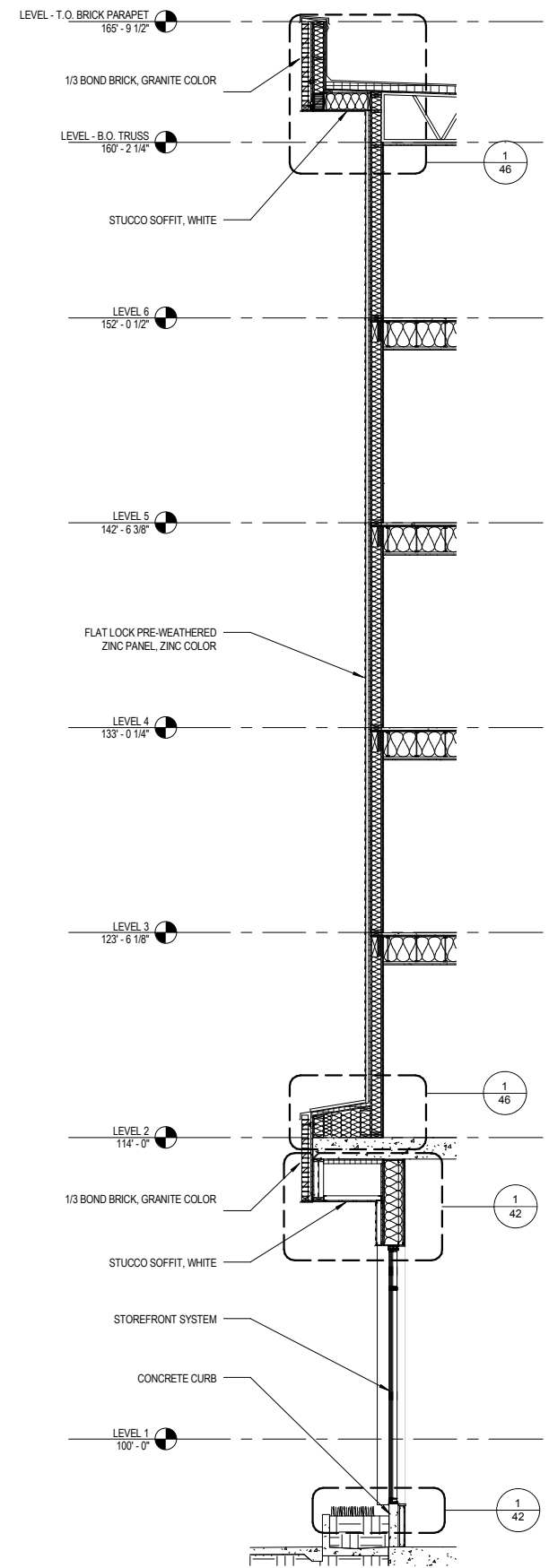
SECTION @ METAL PANEL 1
1/8" = 1'-0"



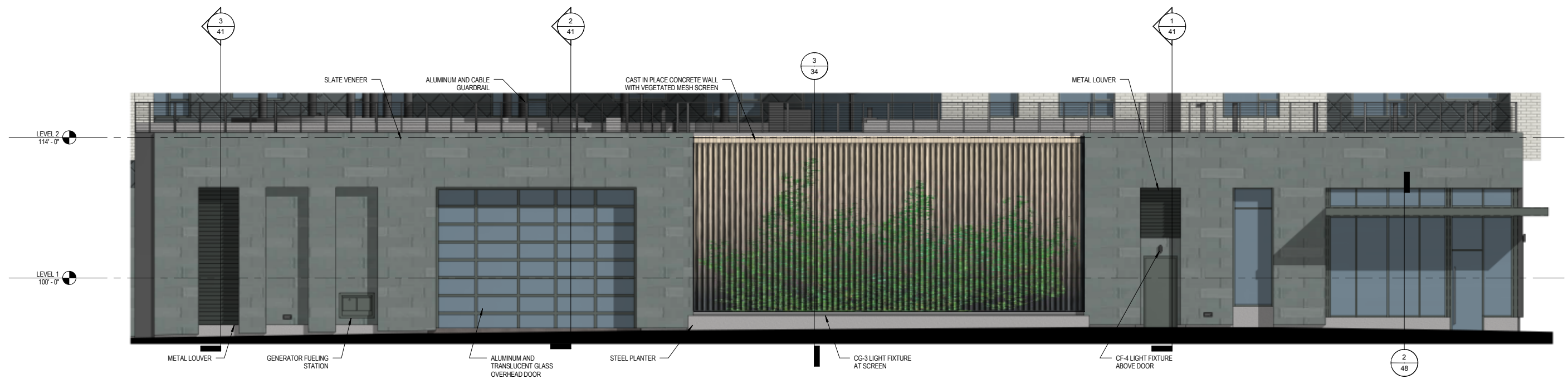
TYPICAL RECESSED BAY ENLARGED 3
1/8" = 1'-0"



SECTION @ BRICK 2
1/8" = 1'-0"



SECTION @ RECESS 1
1/8" = 1'-0"

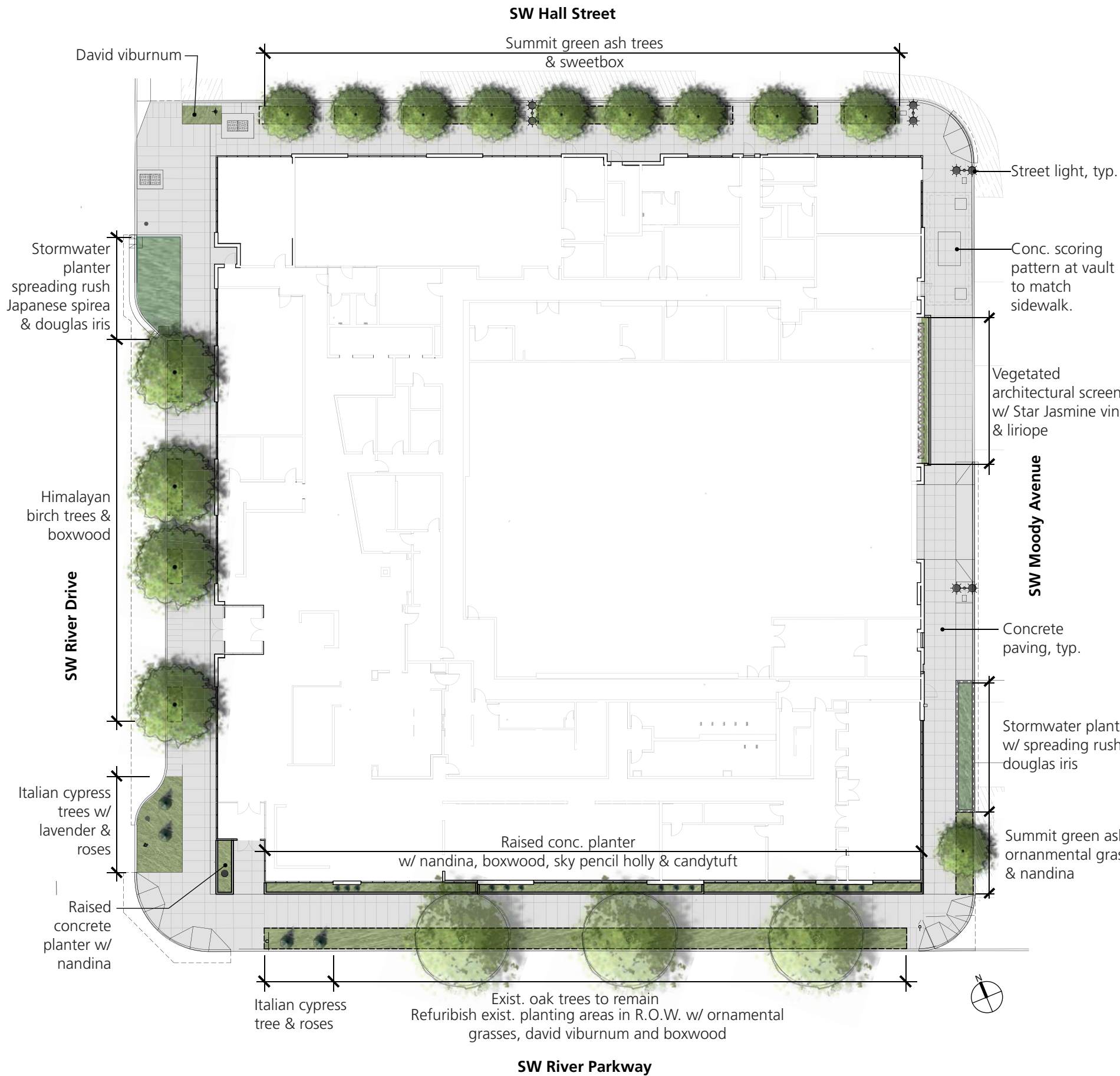


PLANTER WALL ELEVATION 1
 3/32" = 1'-0"









SE River Drive



SW Entry



SE River Parkway



SW Moody



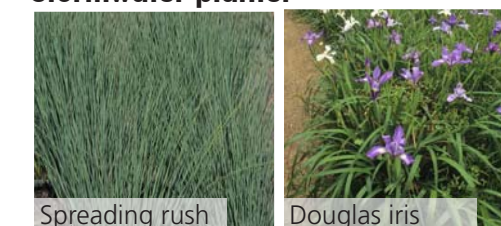
SW Hall



Architectural screen



Stormwater planter

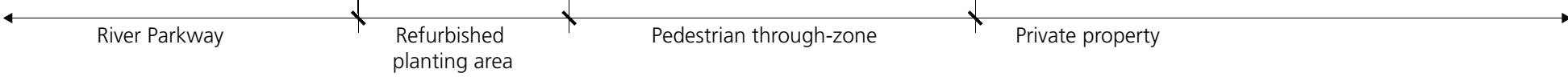
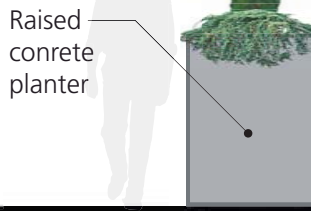
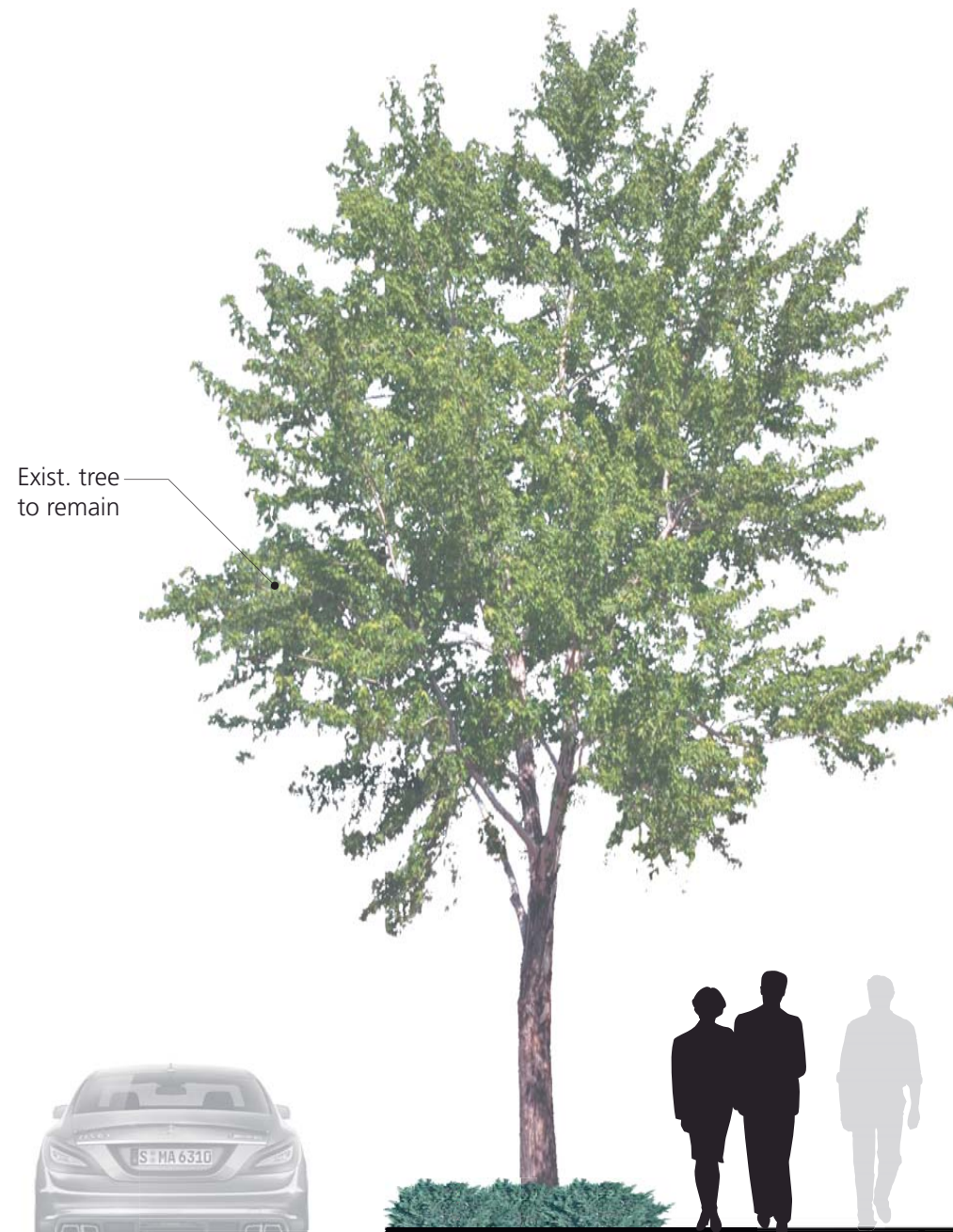




Italian cypress tree

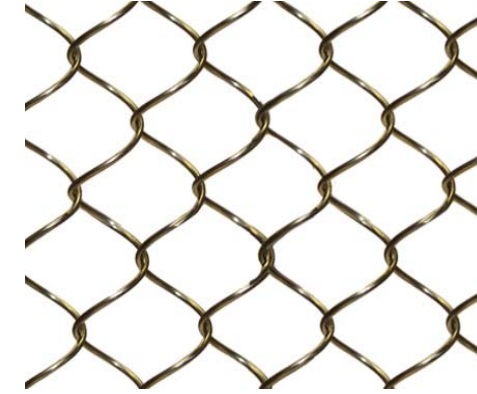
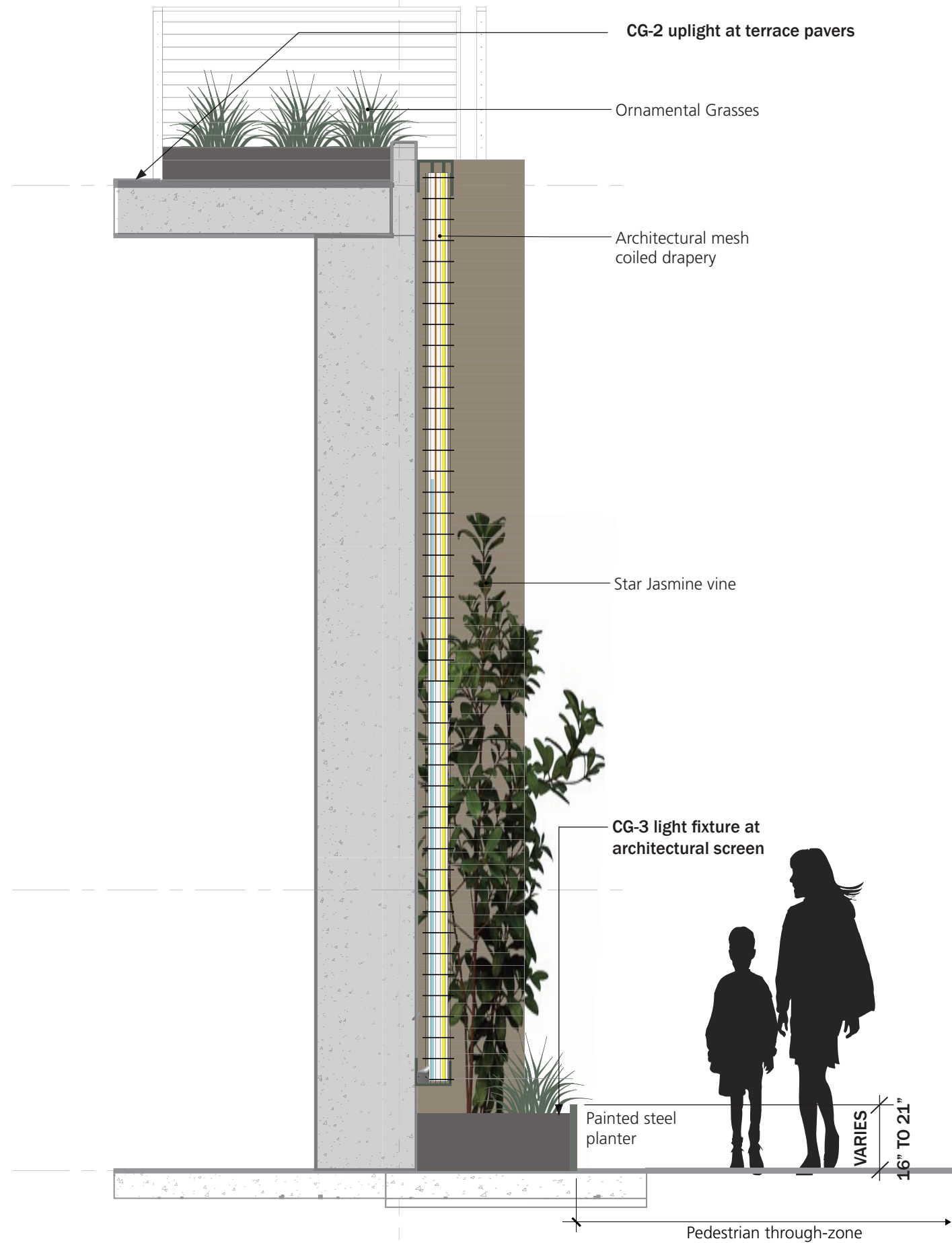
Concrete raised planter, stepped, typ.

Exist. tree to remain & refurbished planting area (plants proposed in R.O.W. not shown for clarity), typ.

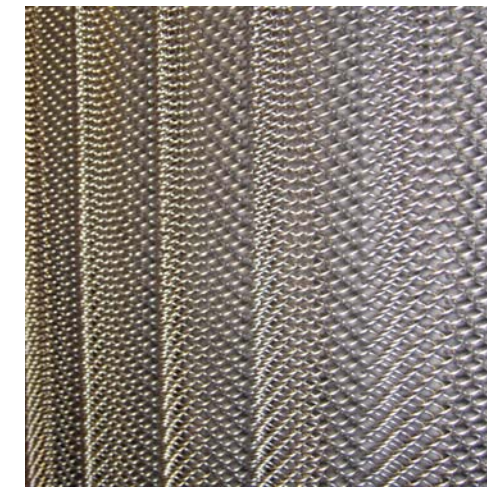




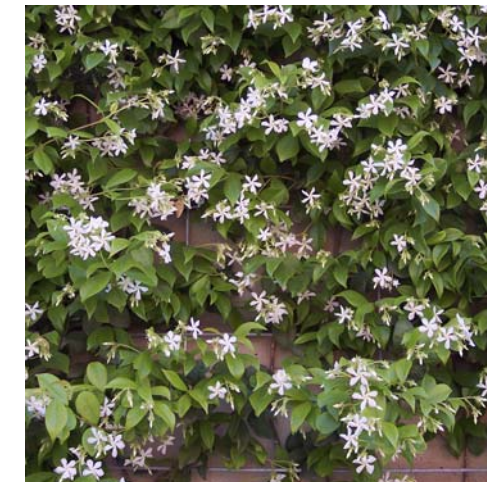
Architectural screen
& Star jasmine vine
in steel planter



COILED WIRE MESH



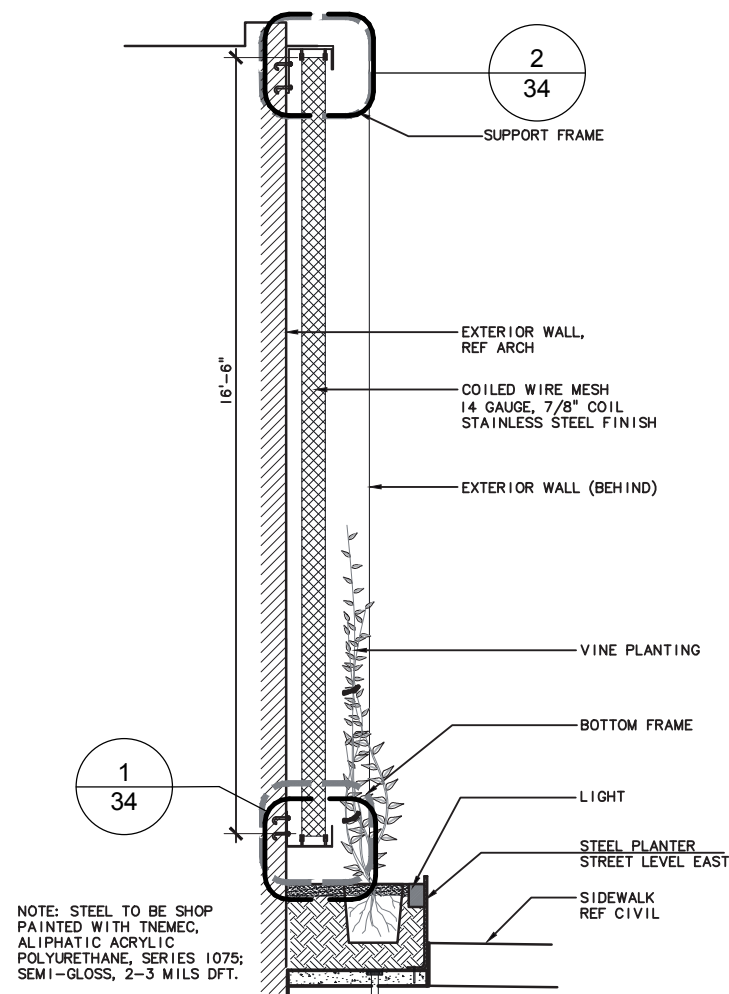
CURVING COILED WIRE MESH



STAR JASMINE VINE



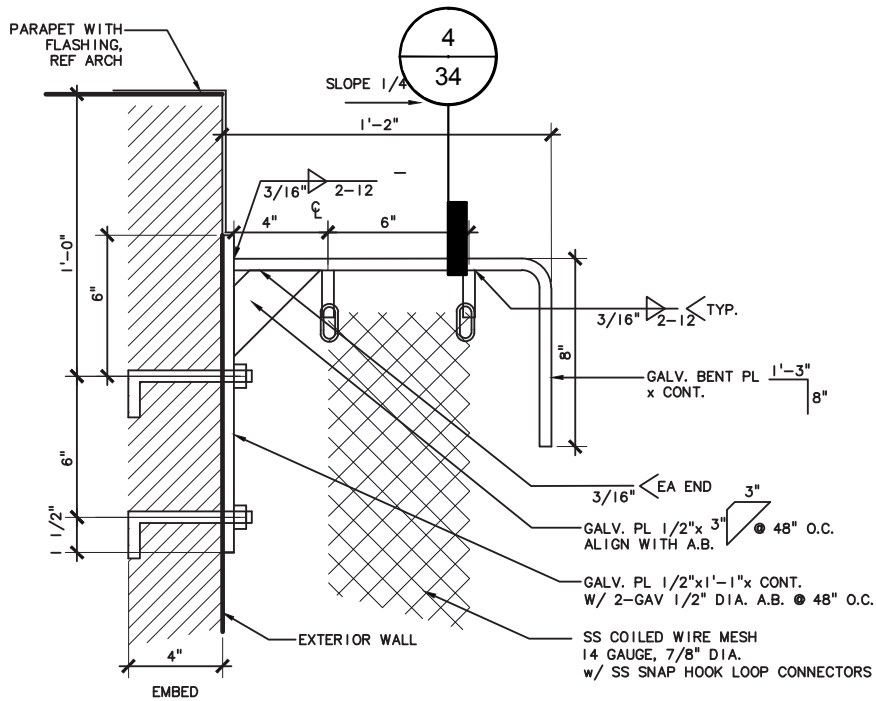




SCREEN WALL

1/4" = 1'-0"

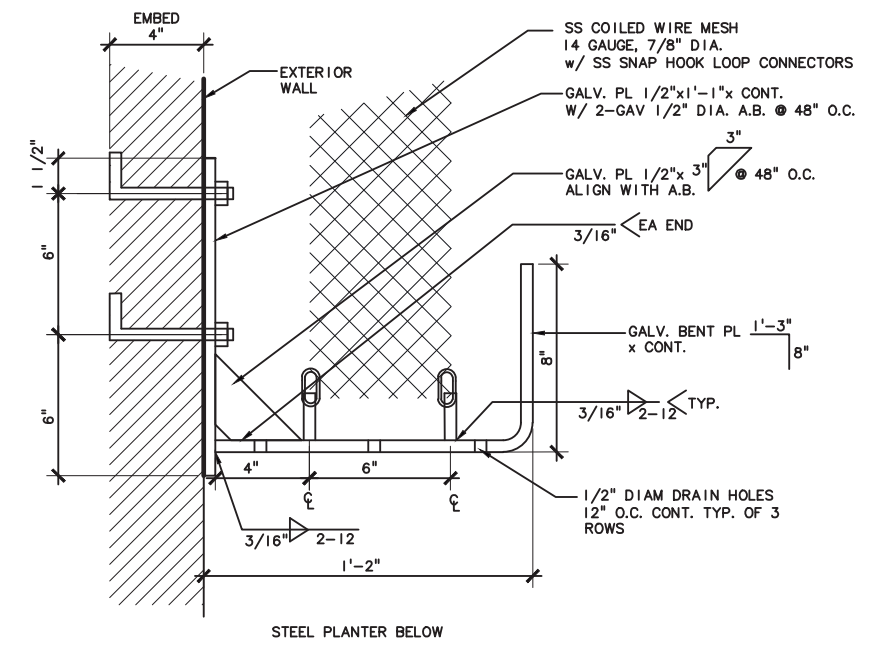
3



SCREEN @ HEAD

1 1/2" = 1'-0"

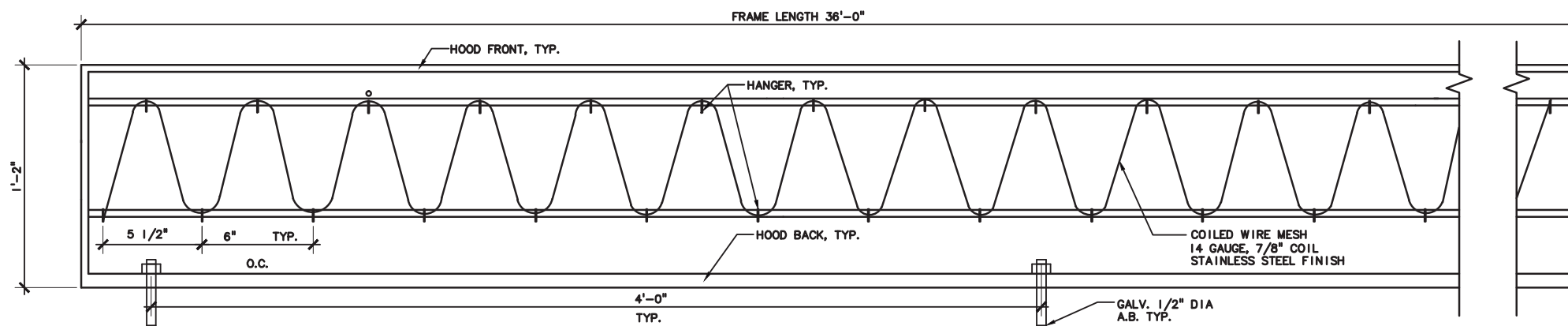
2



SCREEN @ BASE

1 1/2" = 1'-0"

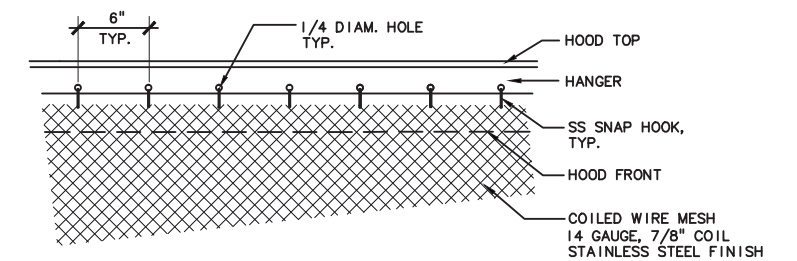
1



SCREEN PLAN DETAIL

1 1/2" = 1'-0"

5



SCREEN HANGERS

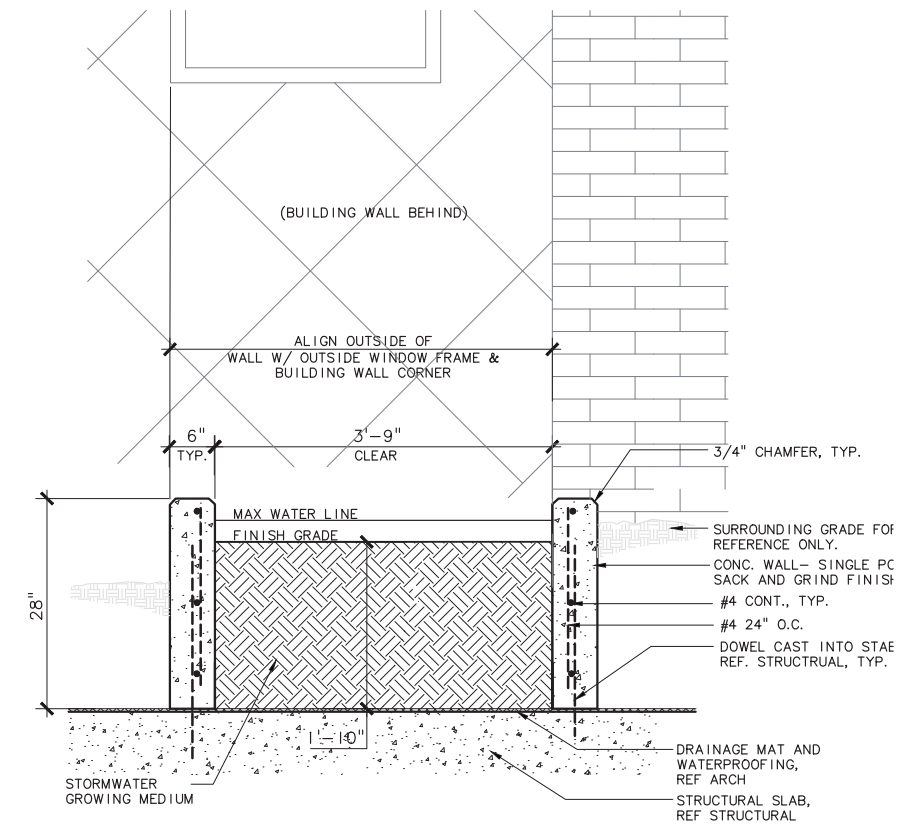
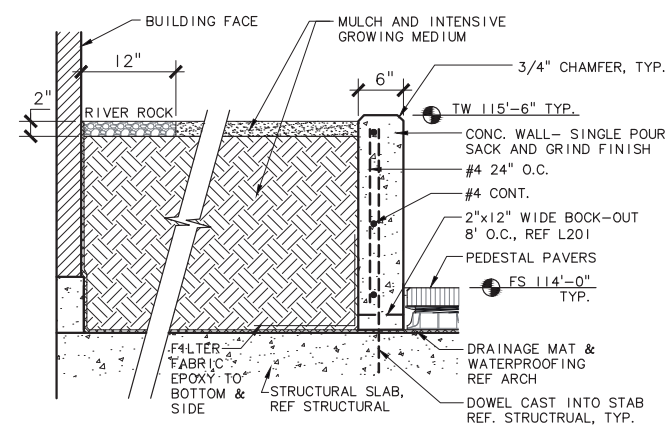
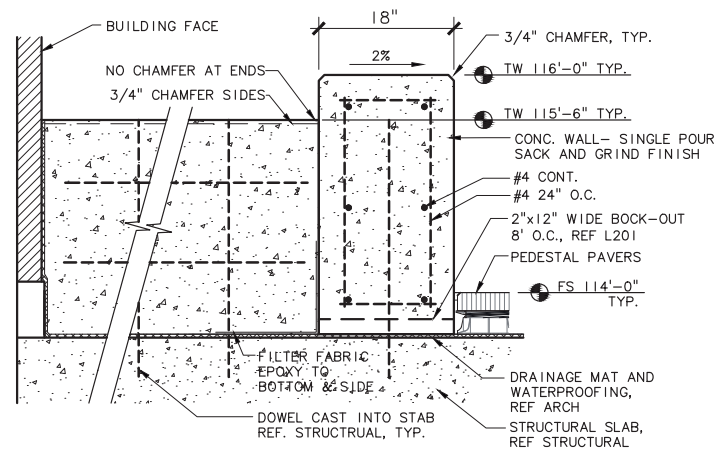
3/4" = 1'-0"

4









TERRACE SEAT WALL

1/2" = 1'-0"

3

TERRACE PLANTER WALL

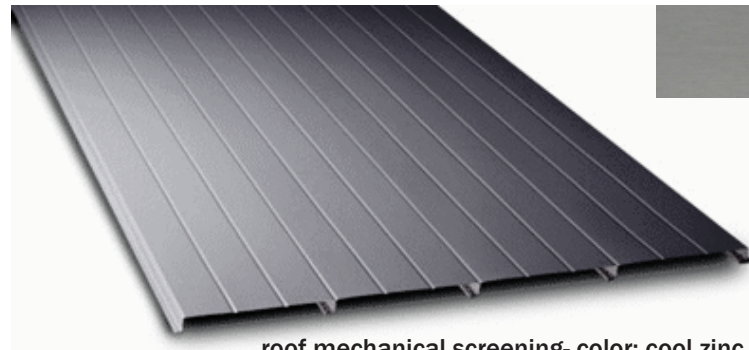
1/2" = 1'-0"

2

TERRACE STORMWATER

1/2" = 1'-0"

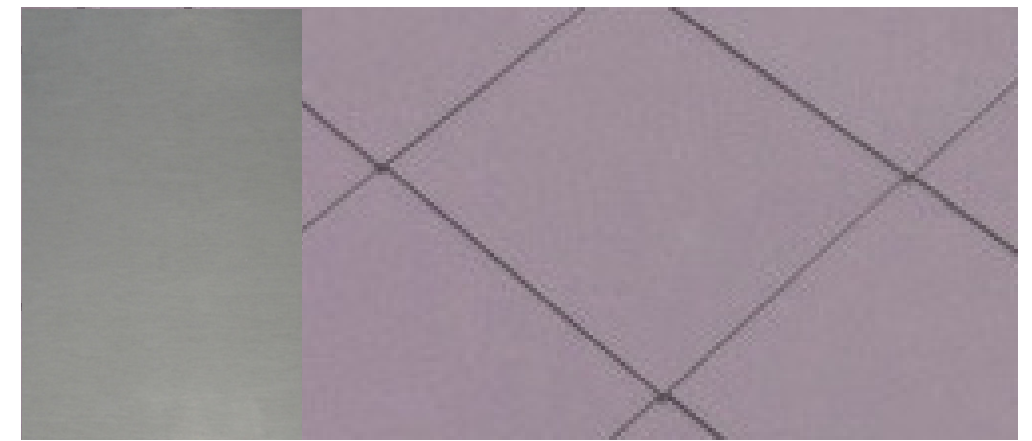
1



roof mechanical screening- color: cool zinc



aluminum & glass overhead door - mullion color: slate grey
glazing: translucent glass



flat-lock metal panel - color: preweathered zinc



painted aluminum canopy - color: slate grey @ retail
white @ hotel entrance



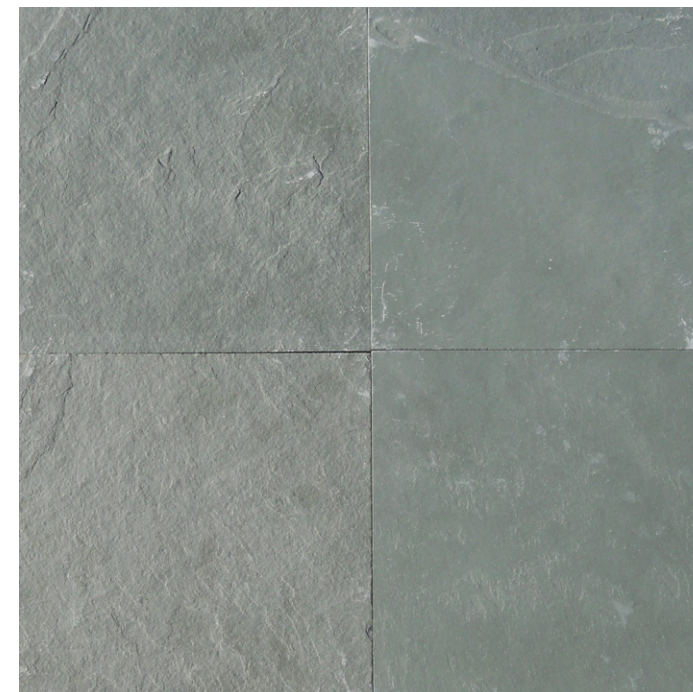
painted aluminum storefront - color: slate grey



norman size brick 1/3 running bond



fiberglass window - color: slate grey



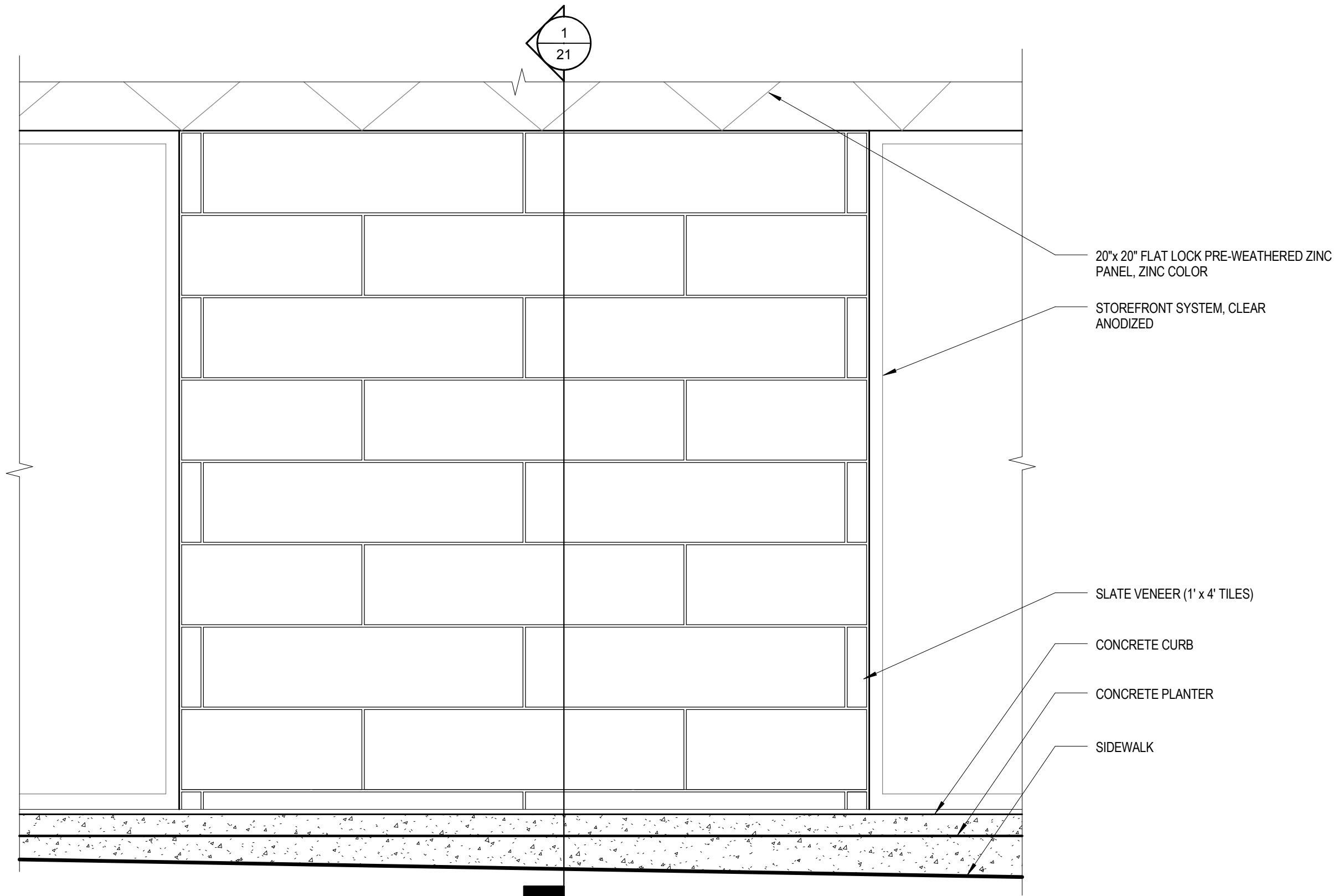
slate - Brazilian green



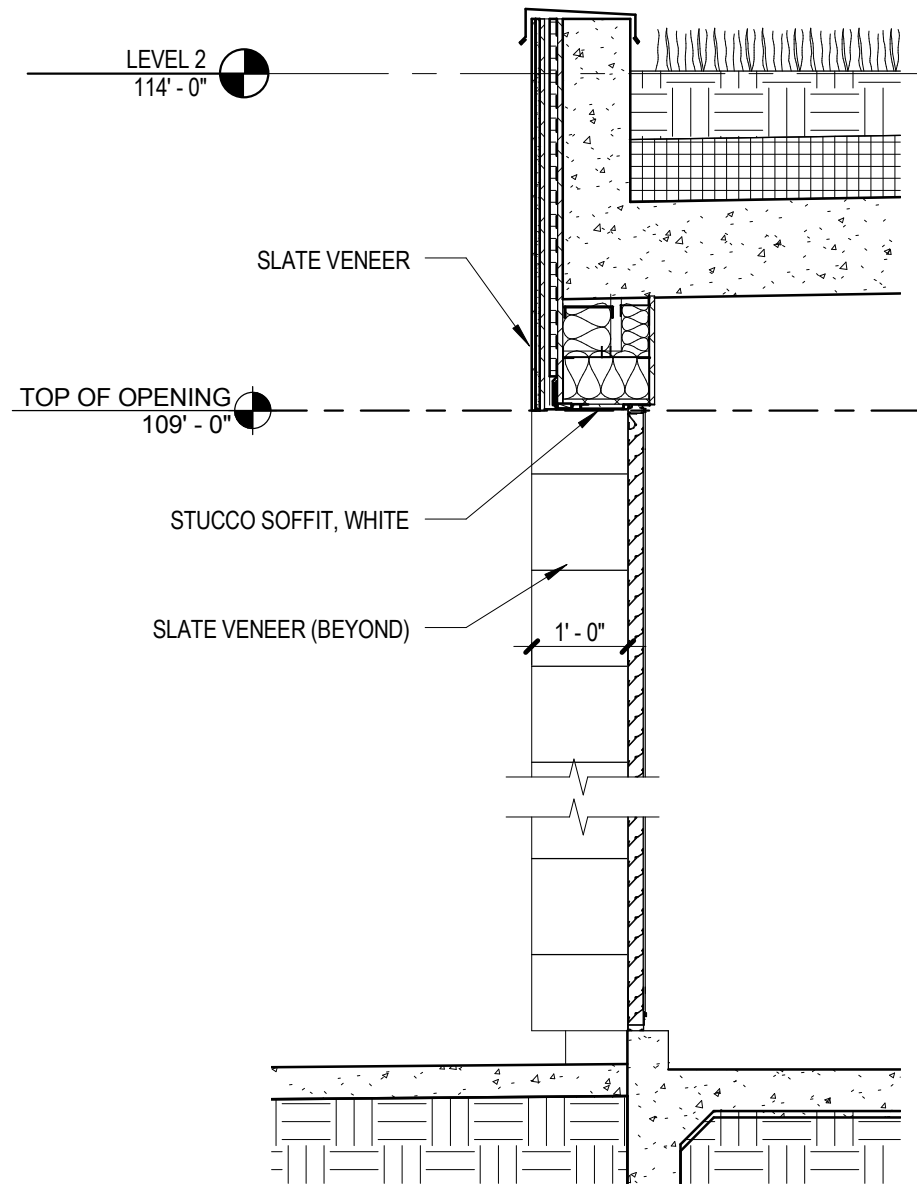
anodized aluminium cable rail



cast in place concrete



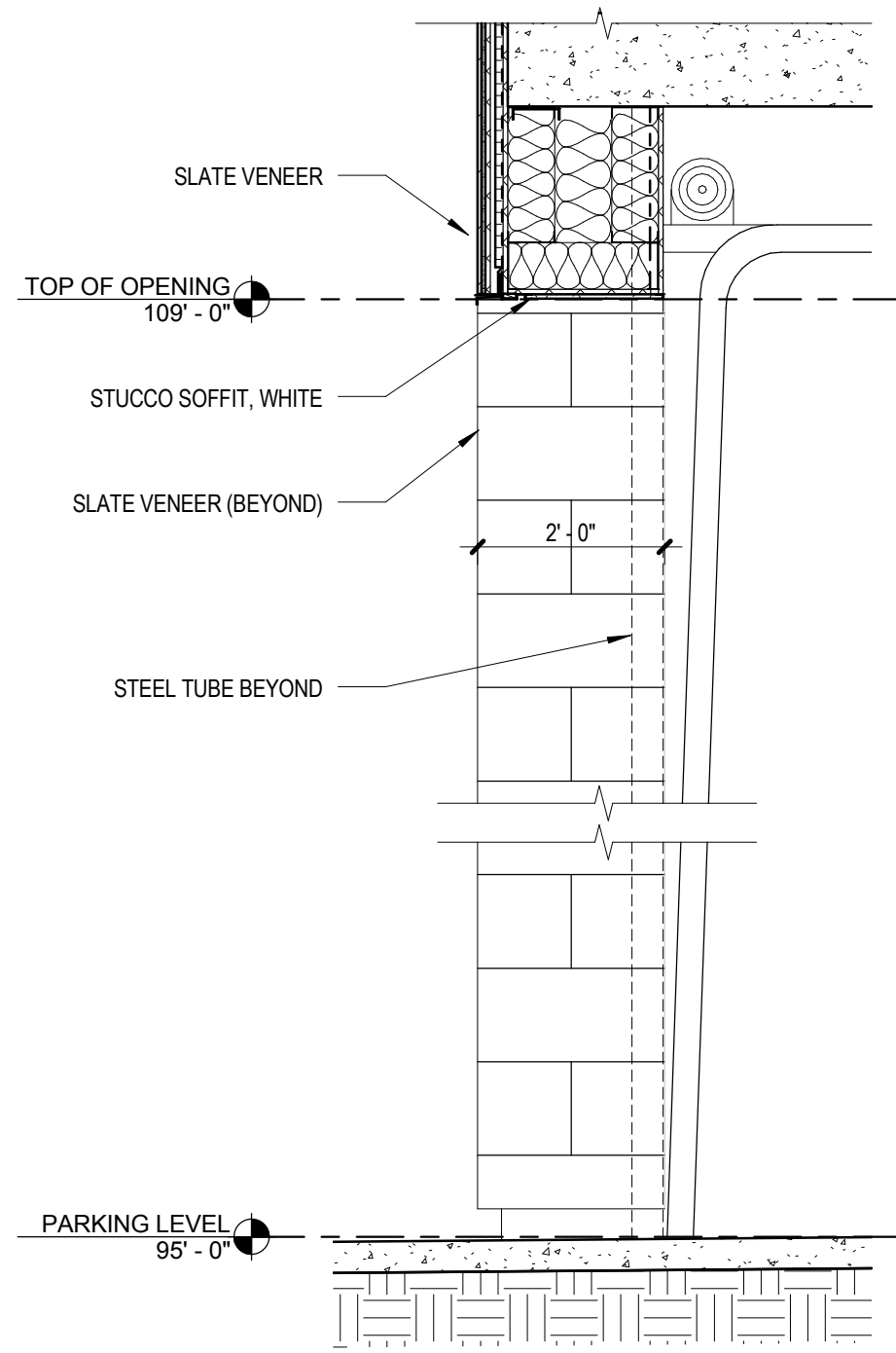
ENLARGED SLATE VENEER 1
 3/4" = 1'-0"



SECTION @ LOUVER

1/2" = 1'-0"

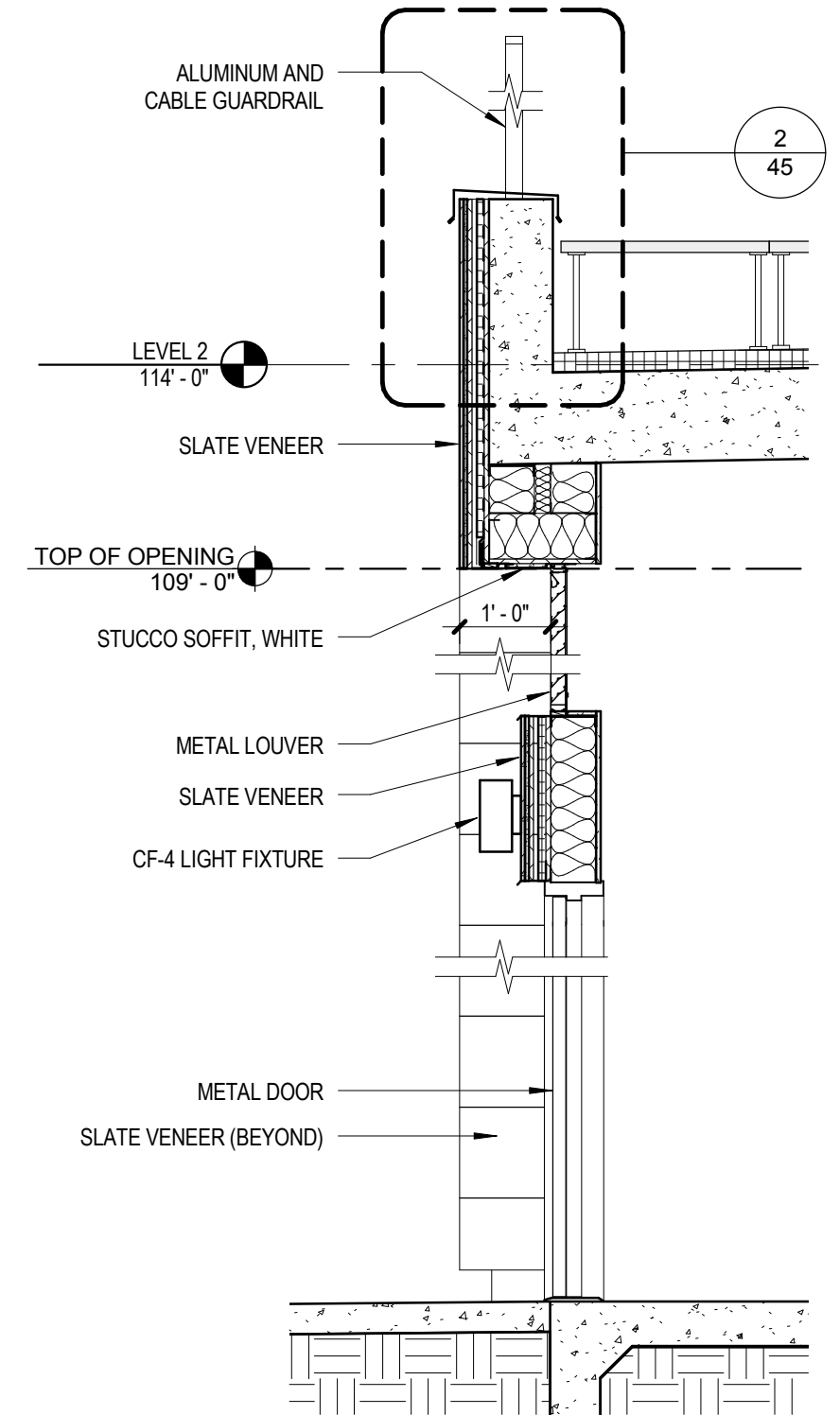
3



SECTION @ GARAGE ENTRY

1/2" = 1'-0"

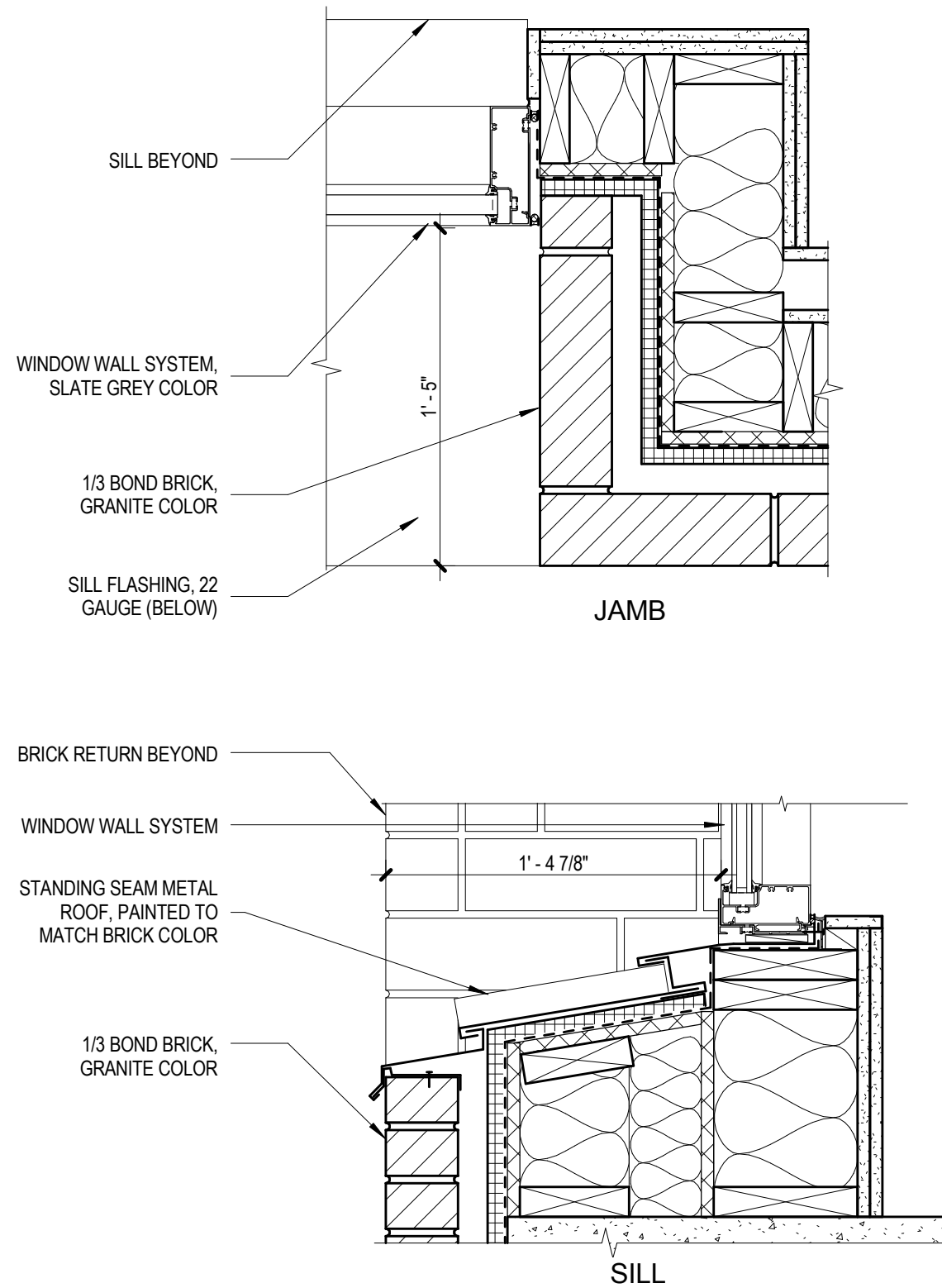
2



SECTION @ LOUVER

1/2" = 1'-0"

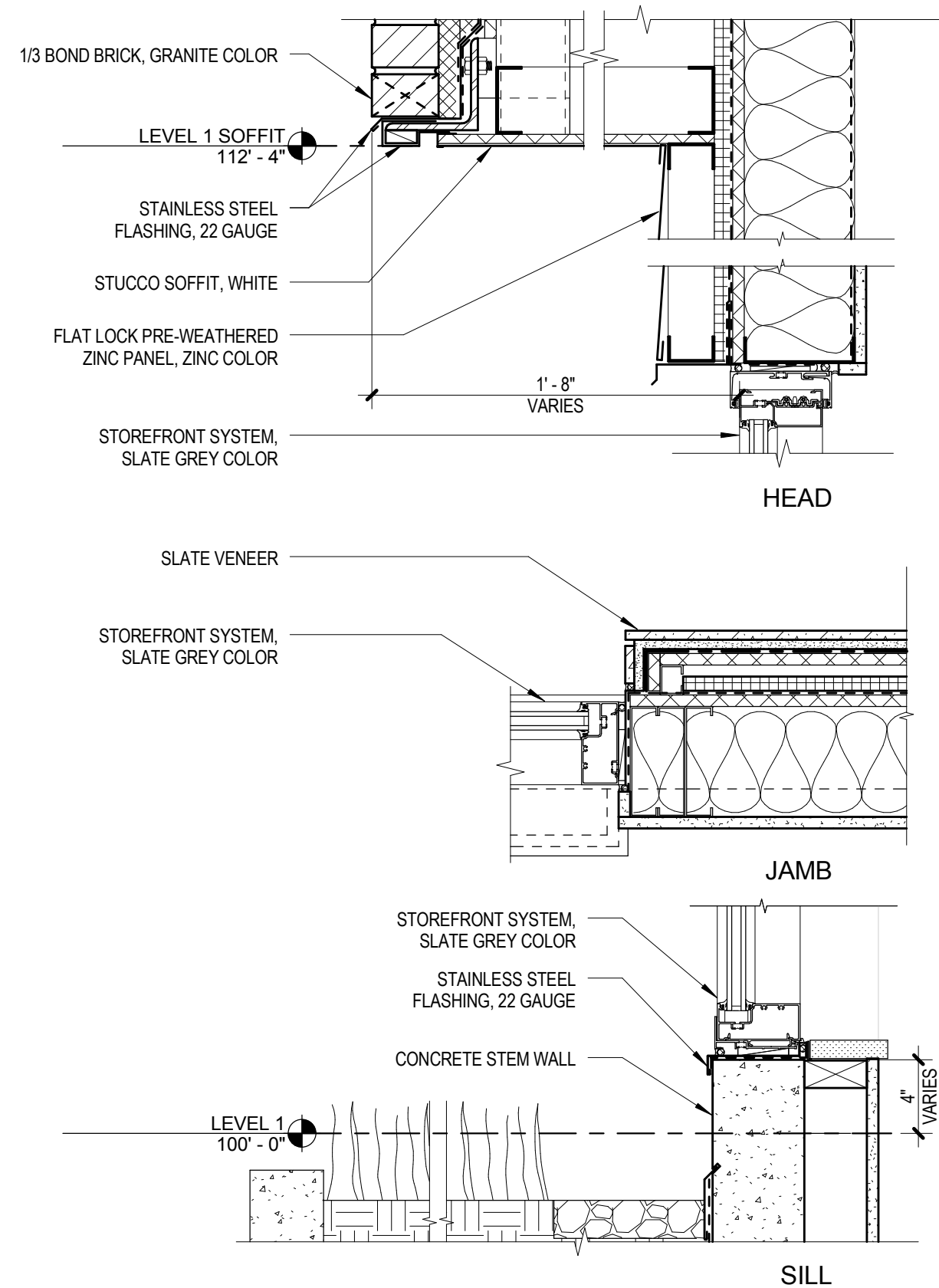
1



WINDOW WALL SYSTEM DETAILS

1 1/2" = 1'-0"

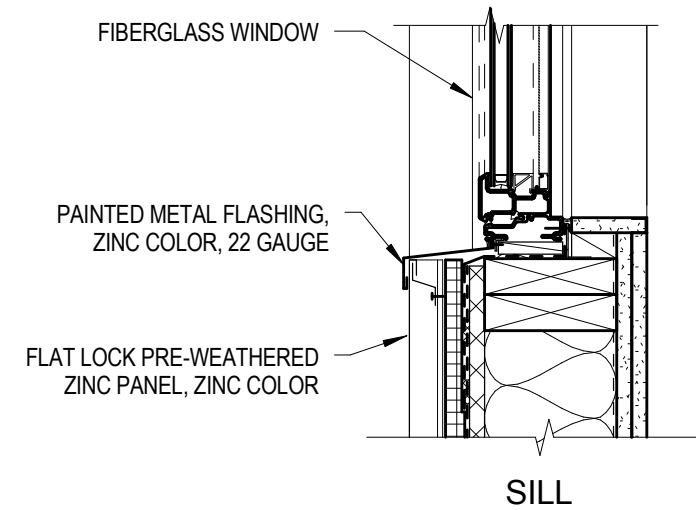
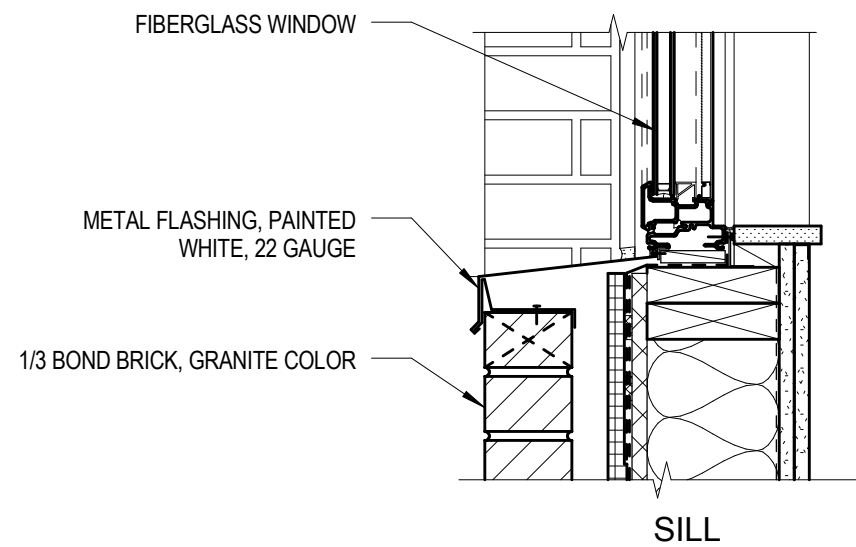
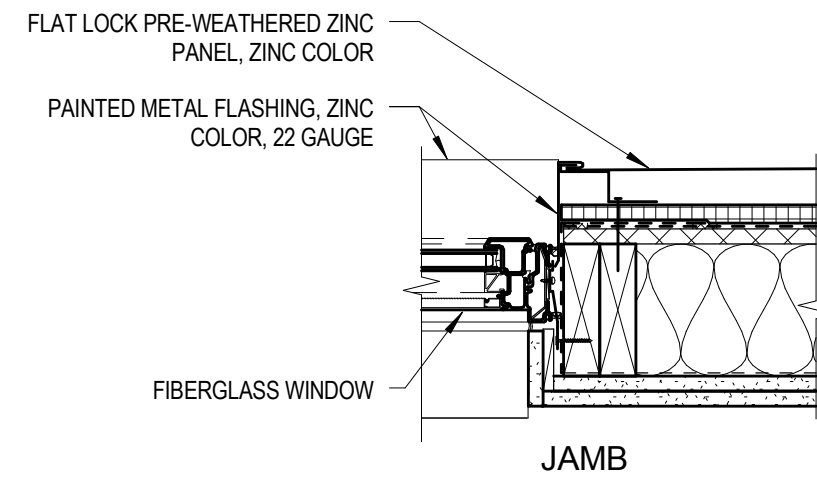
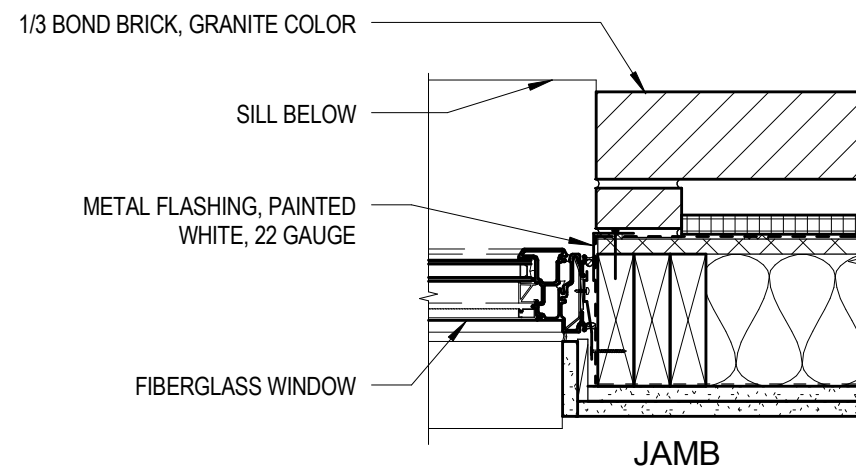
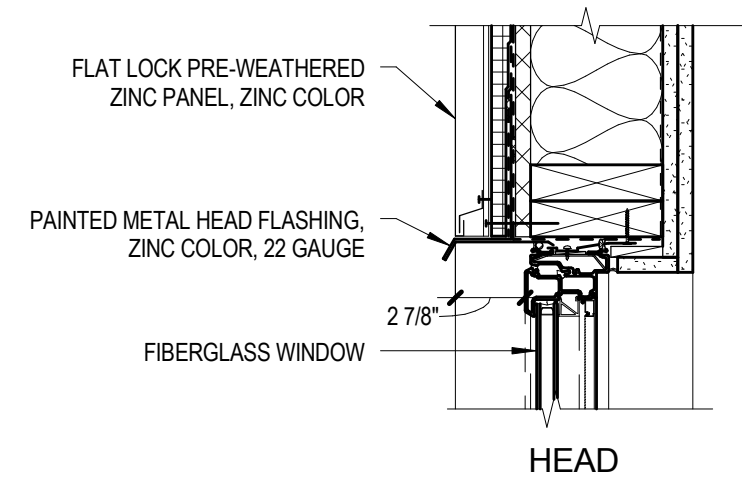
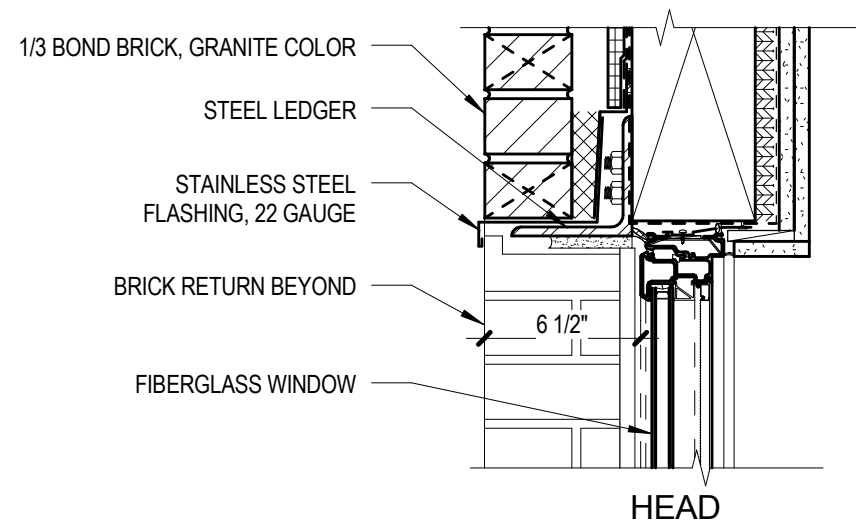
2



STOREFRONT DETAILS

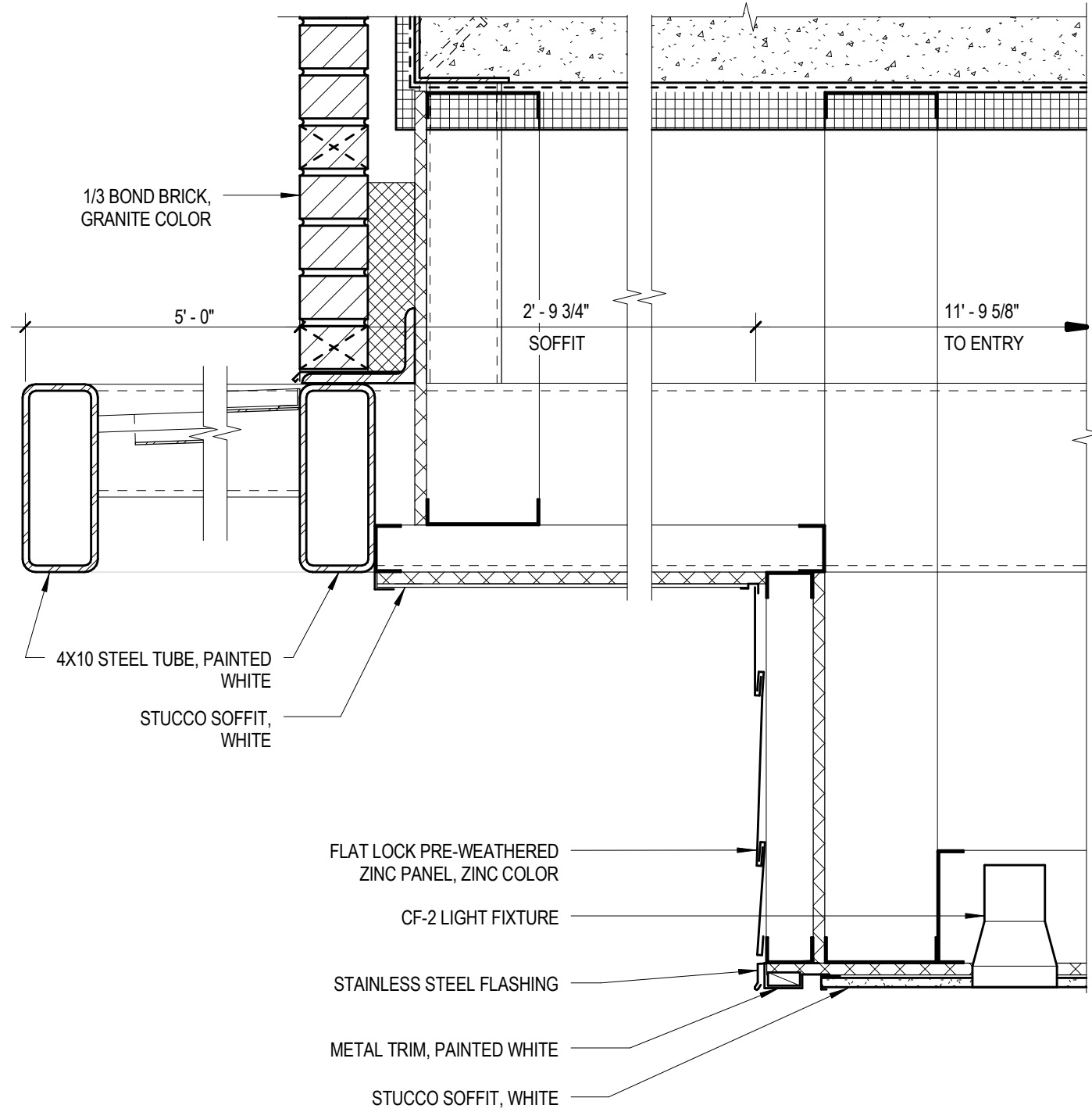
1 1/2" = 1'-0"

1

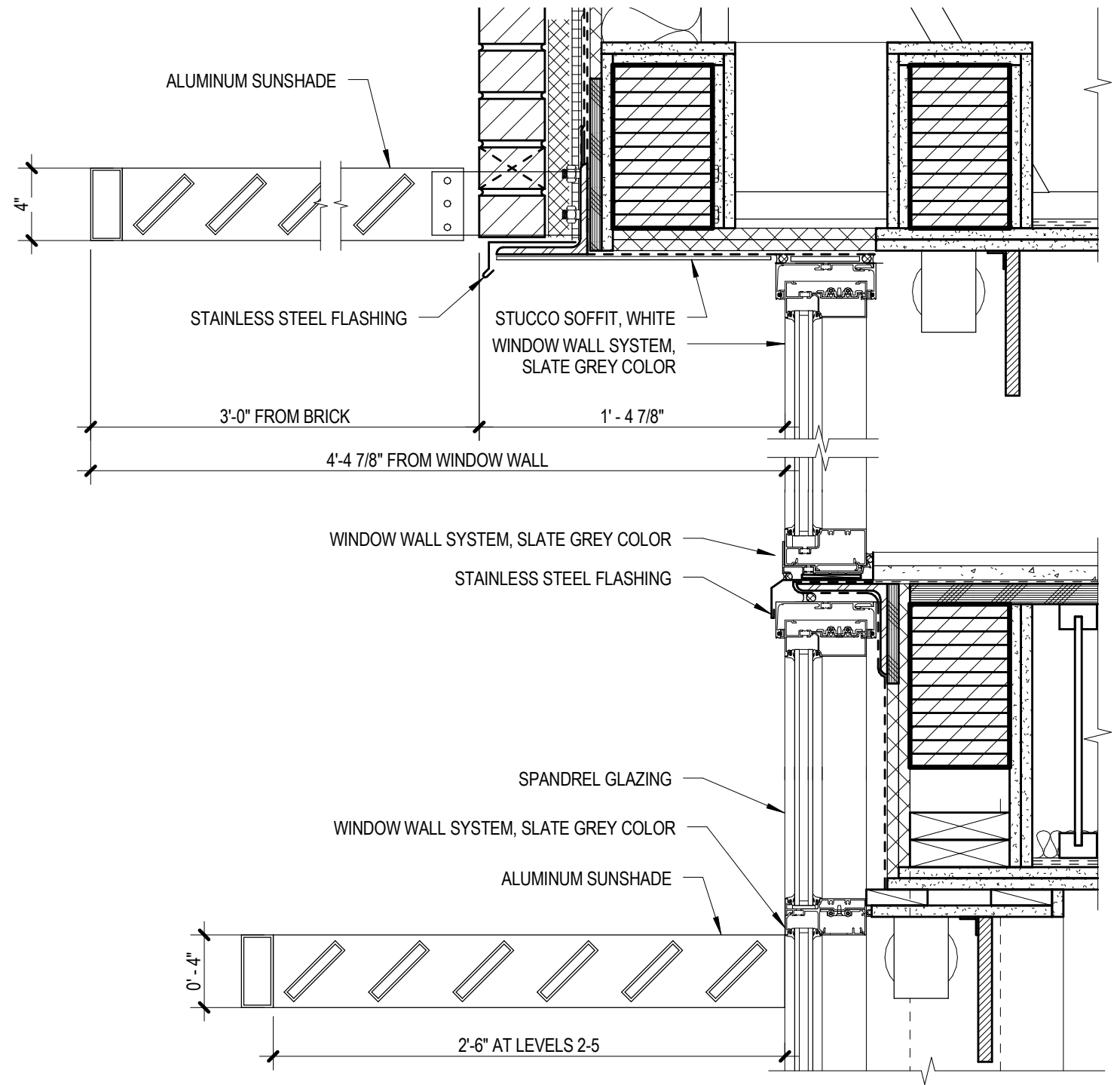


WINDOW @ BRICK 2
 1 1/2" = 1'-0"

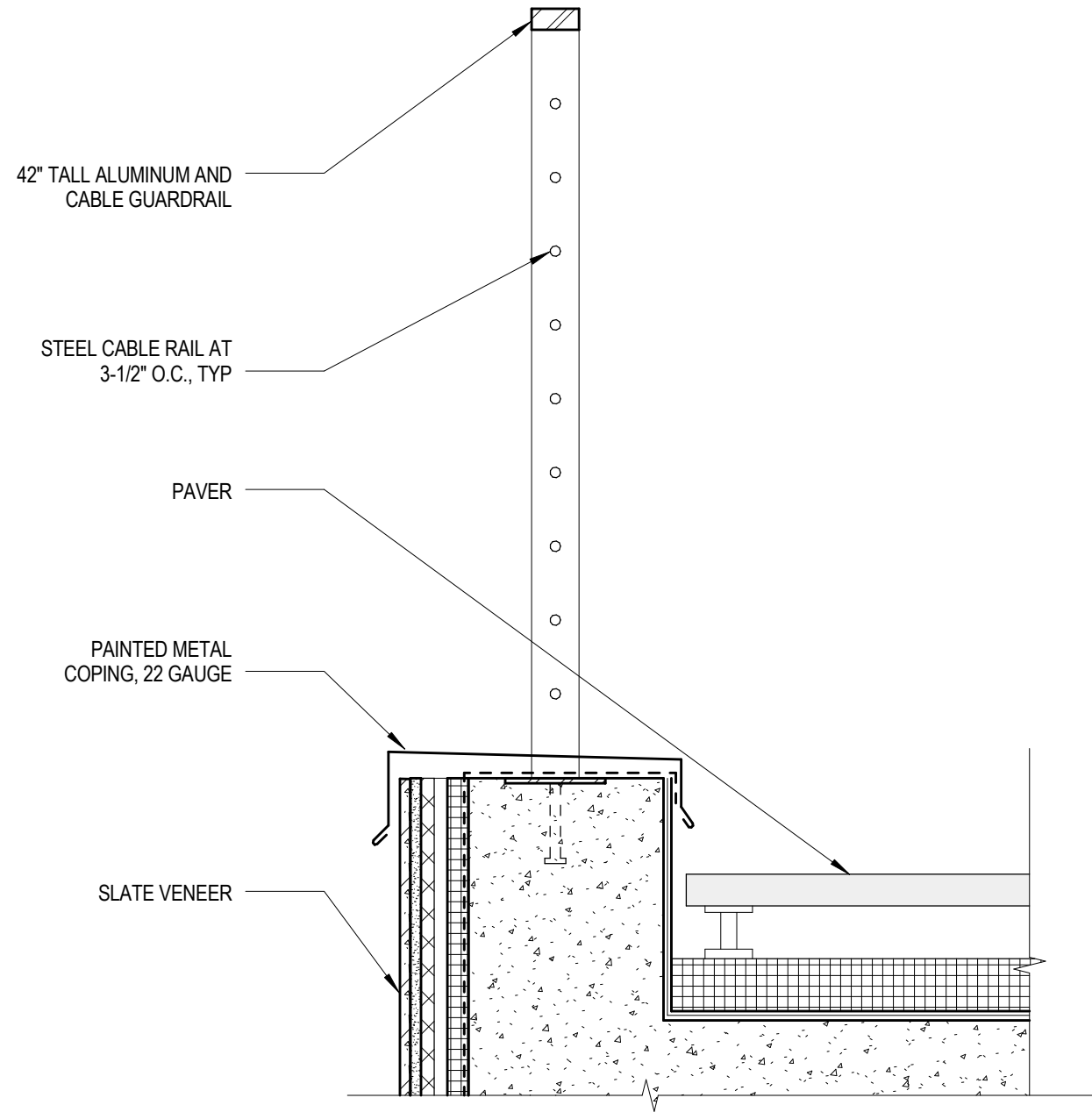
WINDOW @ METAL PANEL 1
 1 1/2" = 1'-0"



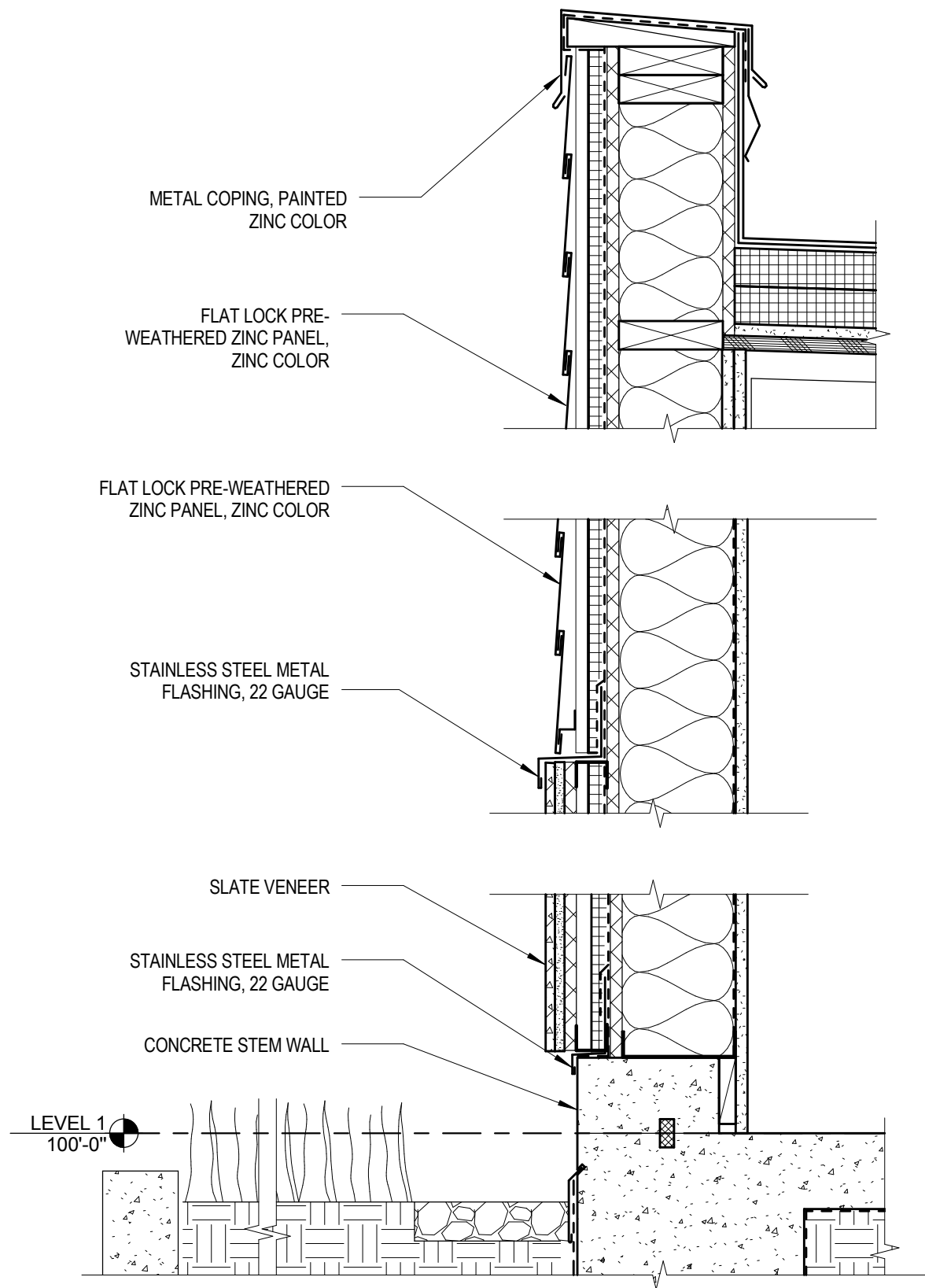
ENTRY CANOPY ②
1 1/2" = 1'-0"



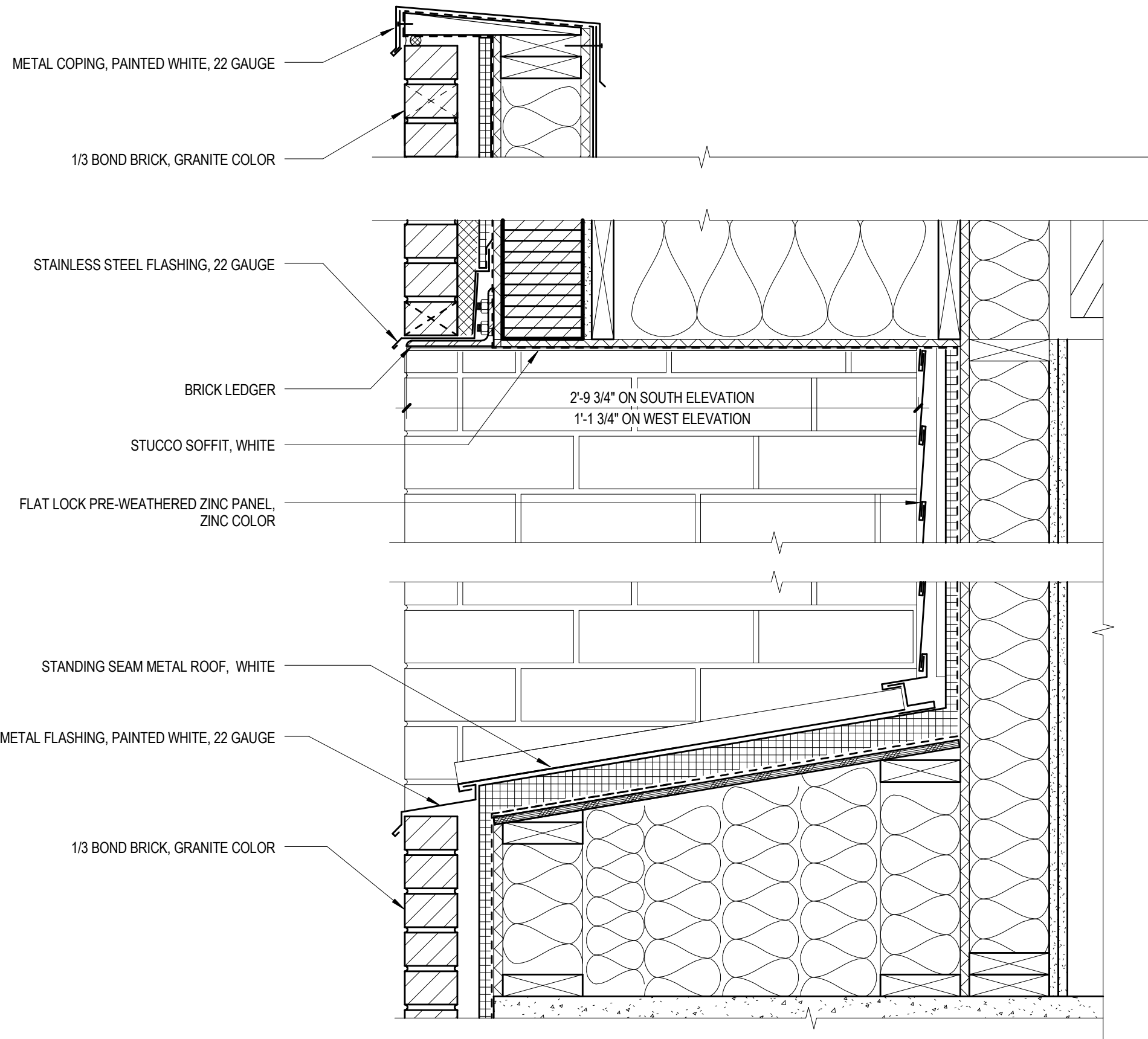
CANOPY @ WINDOW WALL ①
1 1/2" = 1'-0"



GUARDRAIL AT TERRACE ROOF 2
 1 1/2" = 1'-0"



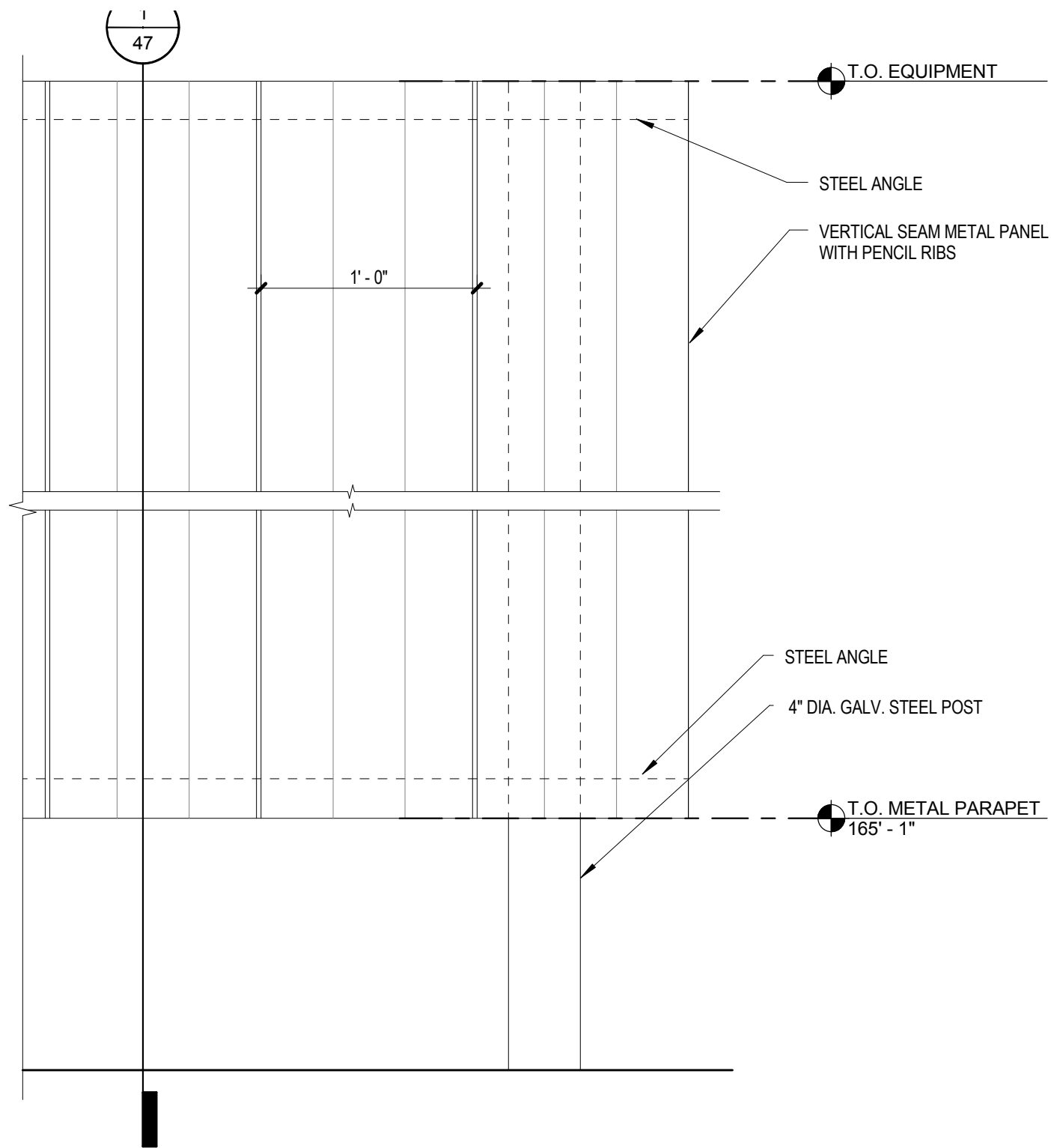
METAL PANEL SLATE TRANSITION 1
 1 1/2" = 1'-0"



FLAT LOCK PANEL RECESS

1 1/2" = 1'-0"

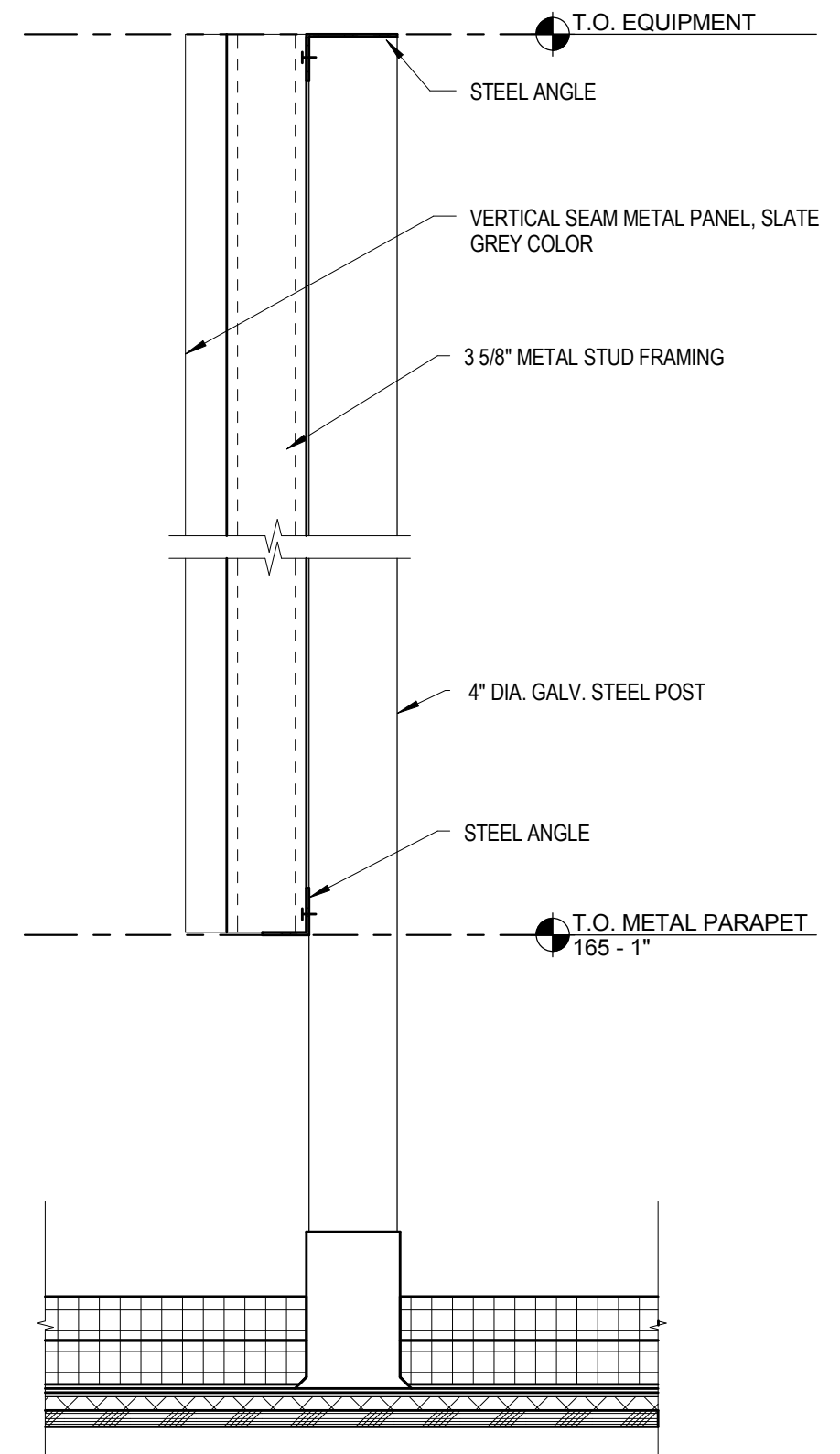
1



ROOF SCREEN ELEVATION

1 1/2" = 1'-0"

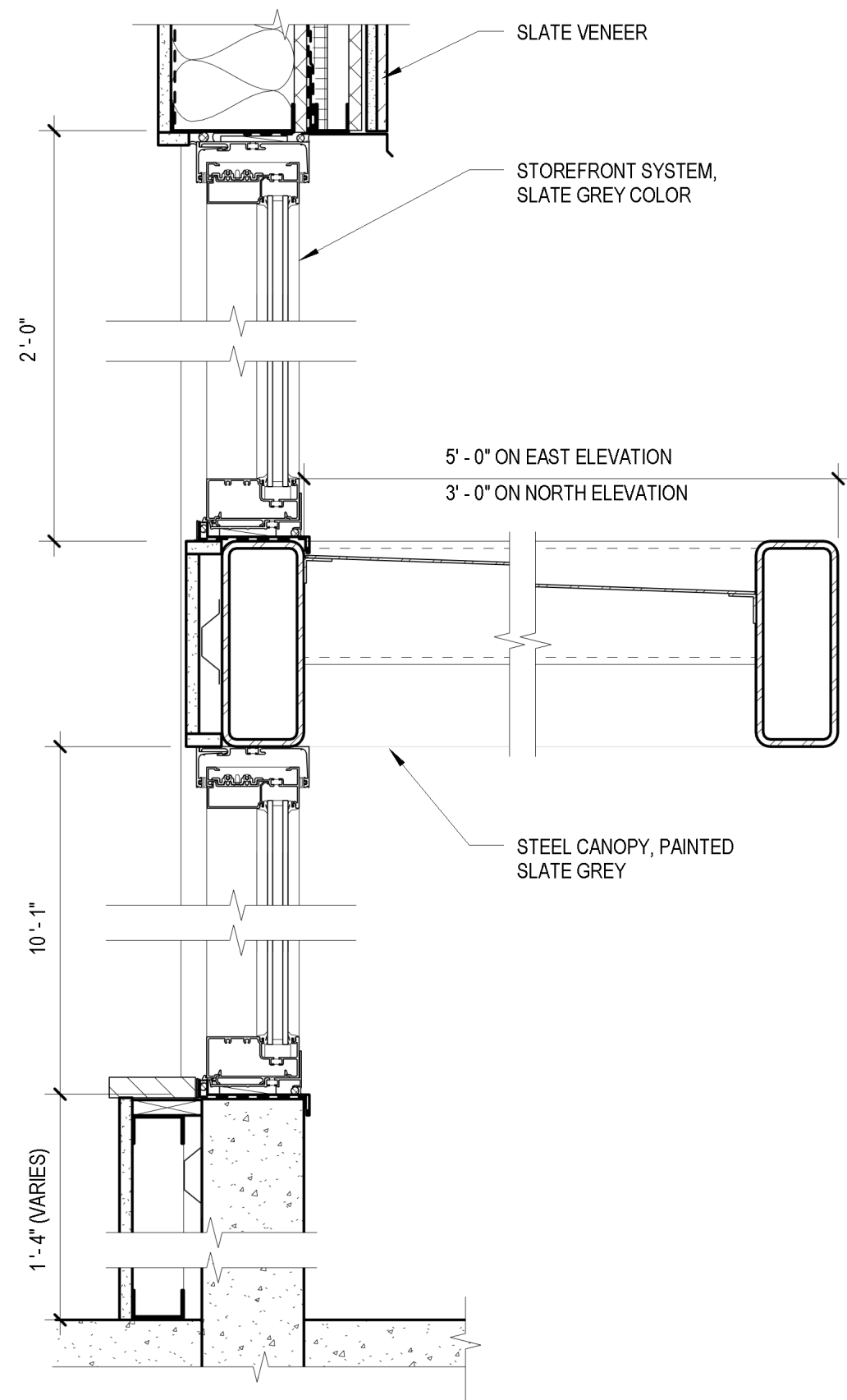
2



SECTION @ ROOF SCREEN

1 1/2" = 1'-0"

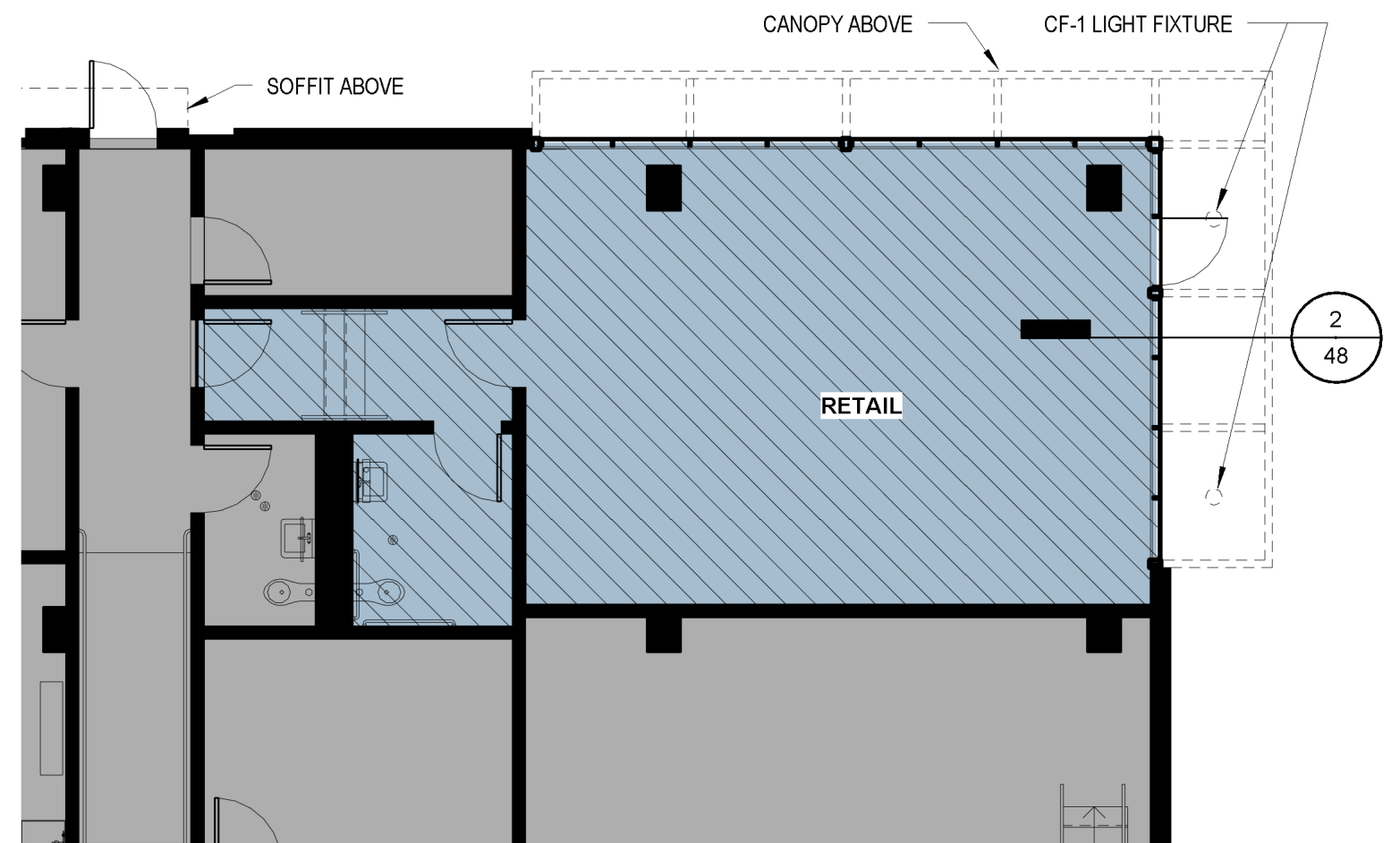
1



CANOPY @ RETAIL

1 1/2" = 1'-0"

2



RETAIL AREA 763 SF*
*147 SF SUPPORT AREA

LEVEL 1 RETAIL

1/8" = 1'-0"


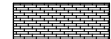
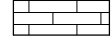

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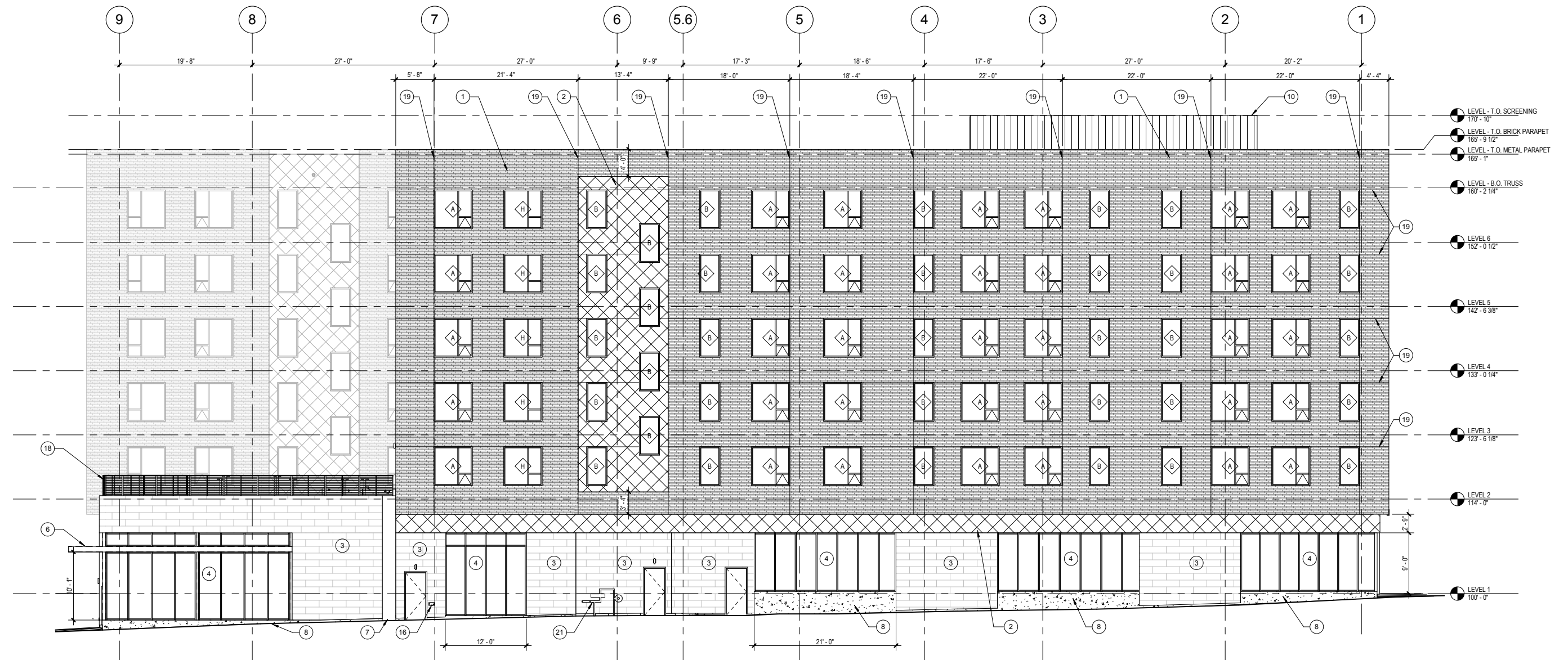


KEYNOTES - EXTERIOR ELEVATIONS

- 1 NORMAN SIZE BRICK, 1/3 RUNNING BOND
- 2 FLAT LOCK METAL PANEL SYSTEM
- 3 SLATE VENEER
- 4 STOREFRONT GLAZING SYSTEM
- 5 WINDOW WALL GLAZING SYSTEM
- 6 PAINTED ALUMINUM TUBE AND METAL PANEL CANOPY
- 7 STUCCO REVEAL
- 8 CONCRETE CURB
- 9 SUNSHADE
- 10 VERTICAL SEAM METAL PANEL MECHANICAL SCREENING
- 11 ALL GLASS ENTRY DOOR, AUTOMATIC SWING
- 12 VEGETATED SCREEN WALL, SEE LANDSCAPE
- 13 PARKING GARAGE GLAZED RIGID ROLLING DOOR
- 14 SCUPPER AND DOWNSPOUT
- 15 LOUVER
- 16 HOSE BIB
- 17 PLANTER WALL
- 18 STEEL CABLE/ALUMINUM GUARDRAIL
- 19 CONTROL JOINT
- 20 GENERATOR REMOTE FUEL FILL PORT
- 21 GAS METER

LEGEND - EXTERIOR ELEVATIONS

-  FLAT LOCK METAL PANEL
-  BRICK
-  SLATE VENEER
-  CONCRETE







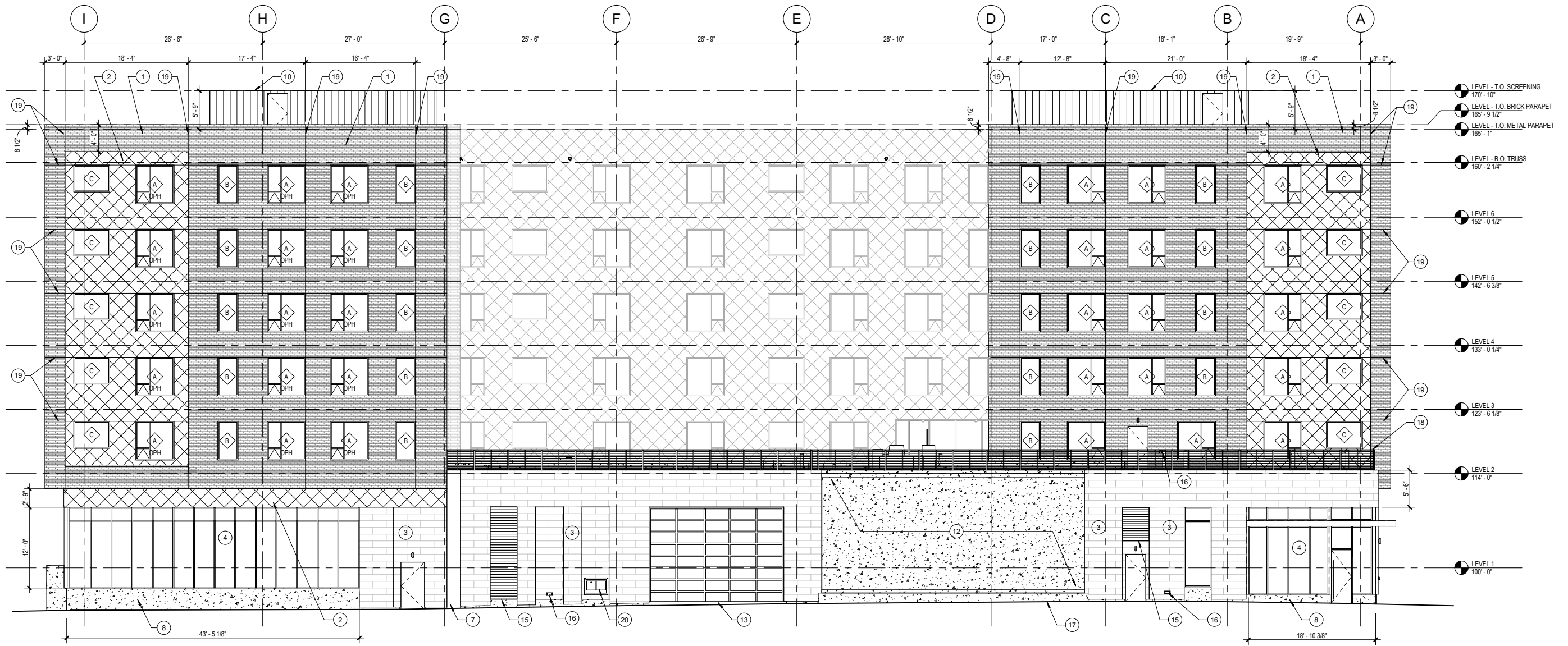
NORTH ELEVATION 2
1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATIONS

- 1 NORMAN SIZE BRICK, 1/3 RUNNING BOND
- 2 FLAT LOCK METAL PANEL SYSTEM
- 3 SLATE VENEER
- 4 STOREFRONT GLAZING SYSTEM
- 5 WINDOW WALL GLAZING SYSTEM
- 6 PAINTED ALUMINUM TUBE AND METAL PANEL CANOPY
- 7 STUCCO REVEAL
- 8 CONCRETE CURB
- 9 SUNSHADE
- 10 VERTICAL SEAM METAL PANEL MECHANICAL SCREENING
- 11 ALL GLASS ENTRY DOOR, AUTOMATIC SWING
- 12 VEGETATED SCREEN WALL, SEE LANDSCAPE
- 13 PARKING GARAGE GLAZED RIGID ROLLING DOOR
- 14 SCUPPER AND DOWNSPOUT
- 15 LOUVER
- 16 HOSE BIB
- 17 PLANTER WALL
- 18 STEEL CABLE/ALUMINUM GUARDRAIL
- 19 CONTROL JOINT
- 20 GENERATOR REMOTE FUEL FILL PORT
- 21 GAS METER

LEGEND - EXTERIOR ELEVATIONS

-  FLAT LOCK METAL PANEL
-  BRICK
-  SLATE VENEER
-  CONCRETE







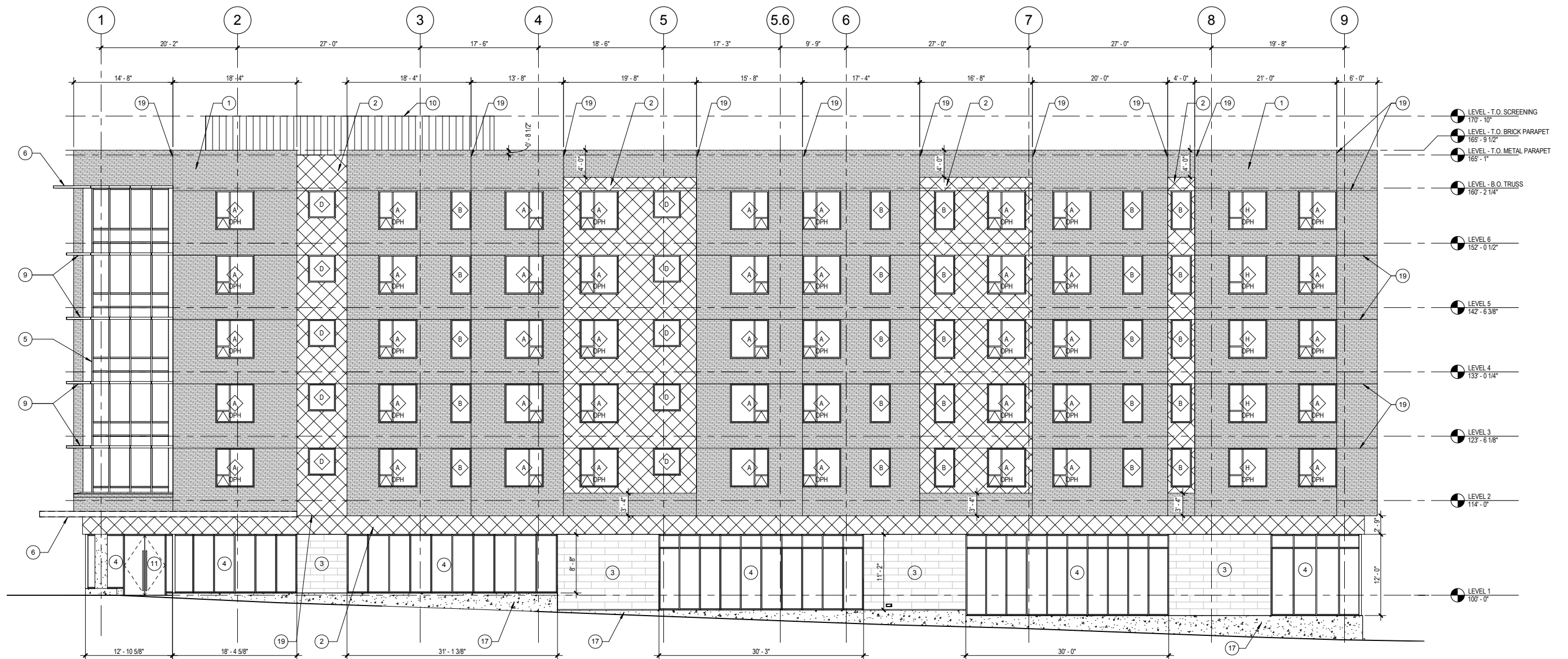
EAST ELEVATION 1
1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATIONS

- 1 NORMAN SIZE BRICK, 1/3 RUNNING BOND
- 2 FLAT LOCK METAL PANEL SYSTEM
- 3 SLATE VENEER
- 4 STOREFRONT GLAZING SYSTEM
- 5 WINDOW WALL GLAZING SYSTEM
- 6 PAINTED ALUMINUM TUBE AND METAL PANEL CANOPY
- 7 STUCCO REVEAL
- 8 CONCRETE CURB
- 9 SUNSHADE
- 10 VERTICAL SEAM METAL PANEL MECHANICAL SCREENING
- 11 ALL GLASS ENTRY DOOR, AUTOMATIC SWING
- 12 VEGETATED SCREEN WALL, SEE LANDSCAPE
- 13 PARKING GARAGE GLAZED RIGID ROLLING DOOR
- 14 SCUPPER AND DOWNSPOUT
- 15 LOUVER
- 16 HOSE BIB
- 17 PLANTER WALL
- 18 STEEL CABLE/ALUMINUM GUARDRAIL
- 19 CONTROL JOINT
- 20 GENERATOR REMOTE FUEL FILL PORT
- 21 GAS METER

LEGEND - EXTERIOR ELEVATIONS

-  FLAT LOCK METAL PANEL
-  BRICK
-  SLATE VENEER
-  CONCRETE

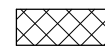
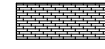
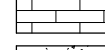



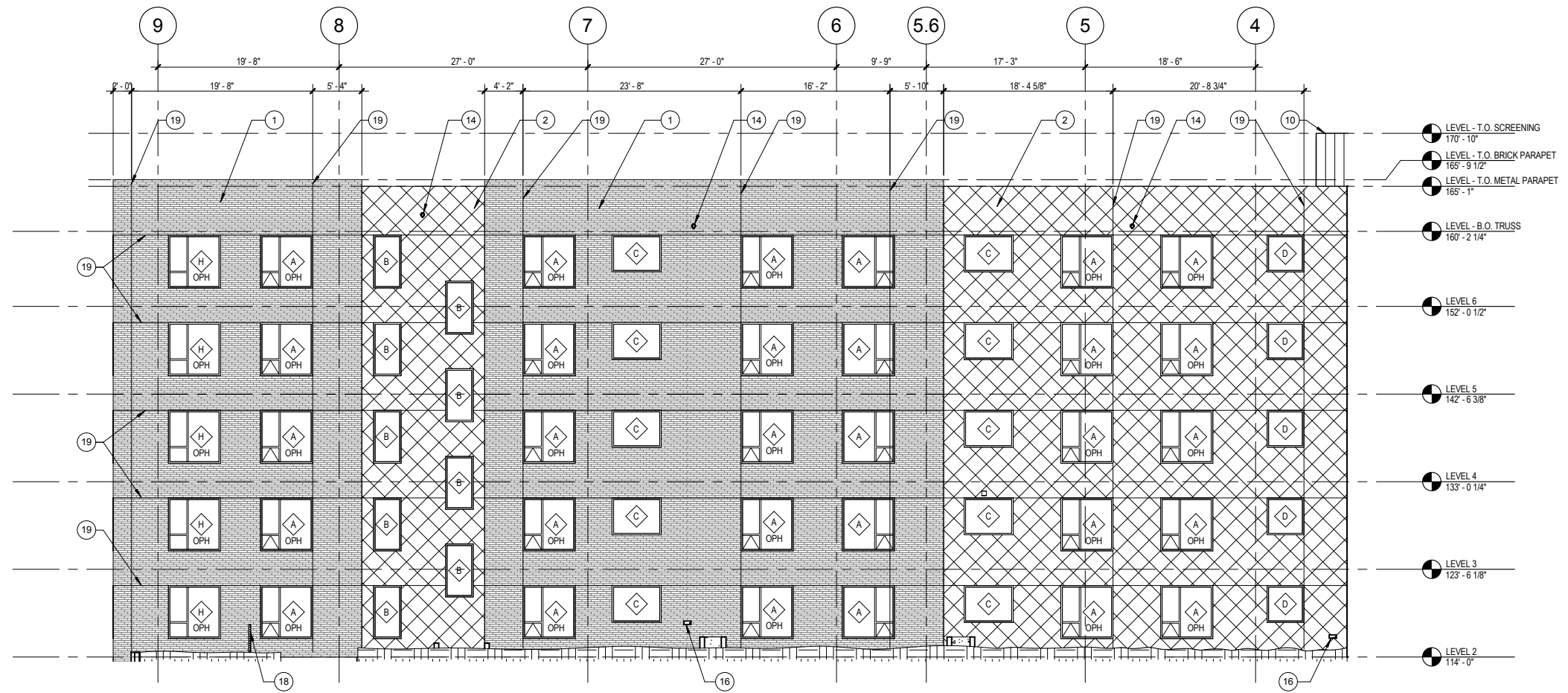
SOUTH ELEVATION 2
1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATIONS

- 1 NORMAN SIZE BRICK, 1/3 RUNNING BOND
- 2 FLAT LOCK METAL PANEL SYSTEM
- 3 SLATE VENEER
- 4 STOREFRONT GLAZING SYSTEM
- 5 WINDOW WALL GLAZING SYSTEM
- 6 PAINTED ALUMINUM TUBE AND METAL PANEL CANOPY
- 7 STUCCO REVEAL
- 8 CONCRETE CURB
- 9 SUNSHADE
- 10 VERTICAL SEAM METAL PANEL MECHANICAL SCREENING
- 11 ALL GLASS ENTRY DOOR, AUTOMATIC SWING
- 12 VEGETATED SCREEN WALL, SEE LANDSCAPE
- 13 PARKING GARAGE GLAZED RIGID ROLLING DOOR
- 14 SCUPPER AND DOWNSPOUT
- 15 LOUVER
- 16 HOSE BIB
- 17 PLANTER WALL
- 18 STEEL CABLE/ALUMINUM GUARDRAIL
- 19 CONTROL JOINT
- 20 GENERATOR REMOTE FUEL FILL PORT
- 21 GAS METER

LEGEND - EXTERIOR ELEVATIONS

-  FLAT LOCK METAL PANEL
-  BRICK
-  SLATE VENEER
-  CONCRETE







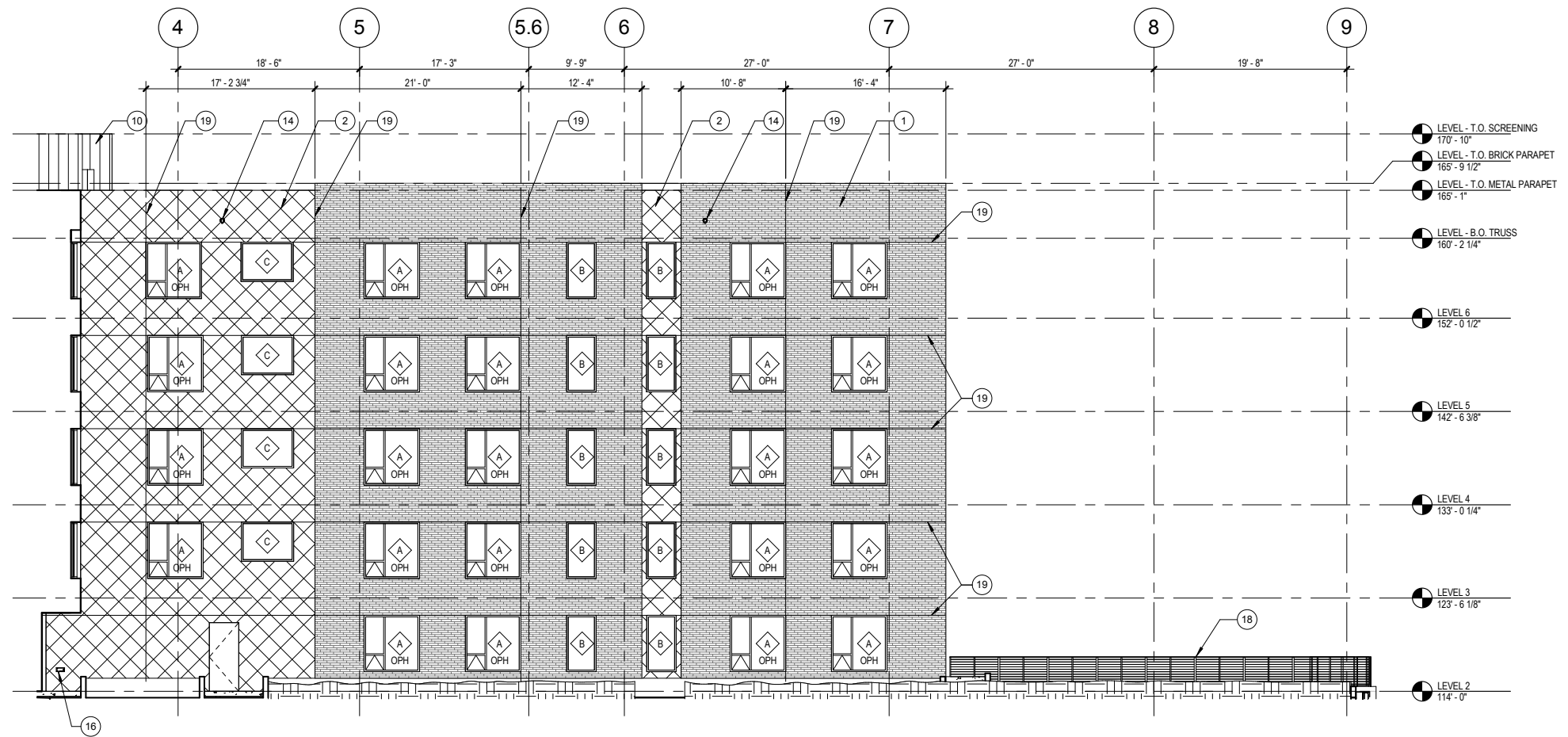
NORTH COURTYARD ELEVATION 1
1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATIONS

- 1 NORMAN SIZE BRICK, 1/3 RUNNING BOND
- 2 FLAT LOCK METAL PANEL SYSTEM
- 3 SLATE VENEER
- 4 STOREFRONT GLAZING SYSTEM
- 5 WINDOW WALL GLAZING SYSTEM
- 6 PAINTED ALUMINUM TUBE AND METAL PANEL CANOPY
- 7 STUCCO REVEAL
- 8 CONCRETE CURB
- 9 SUNSHADE
- 10 VERTICAL SEAM METAL PANEL MECHANICAL SCREENING
- 11 ALL GLASS ENTRY DOOR, AUTOMATIC SWING
- 12 VEGETATED SCREEN WALL, SEE LANDSCAPE
- 13 PARKING GARAGE GLAZED RIGID ROLLING DOOR
- 14 SCUPPER AND DOWNSPOUT
- 15 LOUVER
- 16 HOSE BIB
- 17 PLANTER WALL
- 18 STEEL CABLE/ALUMINUM GUARDRAIL
- 19 CONTROL JOINT
- 20 GENERATOR REMOTE FUEL FILL PORT
- 21 GAS METER

LEGEND - EXTERIOR ELEVATIONS

-  FLAT LOCK METAL PANEL
-  BRICK
-  SLATE VENEER
-  CONCRETE







SOUTH COURTYARD ELEVATION 3
1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATIONS

- 1 NORMAN SIZE BRICK, 1/3 RUNNING BOND
- 2 FLAT LOCK METAL PANEL SYSTEM
- 3 SLATE VENEER
- 4 STOREFRONT GLAZING SYSTEM
- 5 WINDOW WALL GLAZING SYSTEM
- 6 PAINTED ALUMINUM TUBE AND METAL PANEL CANOPY
- 7 STUCCO REVEAL
- 8 CONCRETE CURB
- 9 SUNSHADE
- 10 VERTICAL SEAM METAL PANEL MECHANICAL SCREENING
- 11 ALL GLASS ENTRY DOOR, AUTOMATIC SWING
- 12 VEGETATED SCREEN WALL, SEE LANDSCAPE
- 13 PARKING GARAGE GLAZED RIGID ROLLING DOOR
- 14 SCUPPER AND DOWNSPOUT
- 15 LOUVER
- 16 HOSE BIB
- 17 PLANTER WALL
- 18 STEEL CABLE/ALUMINUM GUARDRAIL
- 19 CONTROL JOINT
- 20 GENERATOR REMOTE FUEL FILL PORT
- 21 GAS METER

LEGEND - EXTERIOR ELEVATIONS





-  FLAT LOCK METAL PANEL
-  BRICK
-  SLATE VENEER
-  CONCRETE



KEYNOTES - EXTERIOR ELEVATIONS

- 1 NORMAN SIZE BRICK, 1/3 RUNNING BOND
- 2 FLAT LOCK METAL PANEL SYSTEM
- 3 SLATE VENEER
- 4 STOREFRONT GLAZING SYSTEM
- 5 WINDOW WALL GLAZING SYSTEM
- 6 PAINTED ALUMINUM TUBE AND METAL PANEL CANOPY
- 7 STUCCO REVEAL
- 8 CONCRETE CURB
- 9 SUNSHADE
- 10 VERTICAL SEAM METAL PANEL MECHANICAL SCREENING
- 11 ALL GLASS ENTRY DOOR, AUTOMATIC SWING
- 12 VEGETATED SCREEN WALL, SEE LANDSCAPE
- 13 PARKING GARAGE GLAZED RIGID ROLLING DOOR
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- 16 HOSE BIB
- 17 PLANTER WALL
- 18 STEEL CABLE/ALUMINUM GUARDRAIL
- 19 CONTROL JOINT
- 20 GENERATOR REMOTE FUEL FILL PORT
- 21 GAS METER

LEGEND - EXTERIOR ELEVATIONS

-  FLAT LOCK METAL PANEL
-  BRICK
-  SLATE VENEER
-  CONCRETE