



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

File Number: 14-227891

FOR INTAKE, STAFF USE ONLY

Date Rec 10.20.14 by ESandey

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)

Appt Date/Time

Qtr Sec Map(s) 3031 Zoning EXd

Plan District CCPD; Central Eastside

Neighborhood Buckman

District Coalition SEU

Business Assoc CEIC

Neighborhood within 400/1000 ft Buckman

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

Development Site

Address 1131 WI/SE Oak St Cross Street SE 11th Ave/SE Stark St Site Size/Area 46,000 sf

Tax account number(s)

R R150543 R R150544

R _____ R _____

Adjacent property in same ownership

R R150545

R _____

Project Description - include proposed stormwater disposal methods

Affordable multi-family residential, 102 apartments of primarily studio and one bedroom size. Anticipate one level of concrete structure at SE Stark for resident services and community space along with below grade parking. Housing will occur above within 3 story and 4 story wood framed construction. Storm water is anticipated through on-site treatment and infiltration however geotechnical report indicates poor infiltration so auxiliary connection to the combo sewer anticipated.

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 11,700,000.00

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
<input checked="" type="checkbox"/> Pre-application Conference required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	\$4,289	
<input checked="" type="checkbox"/> Design Commission Advice Request presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus	BDS Land Use Services, Transportation, Environmental Services, Water	<input type="checkbox"/> \$1,502	<input type="checkbox"/> \$1,074
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/> \$500	<input type="checkbox"/> \$400
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		\$200 \$450
<input type="checkbox"/> 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.

Applicant Information

PRIMARY CONTACT, check all that apply Applicant Owner Other _____

Name Bill Lanning Company MWA Architects

Mailing Address 70 NW Couch St, Suite 401

City Portland State OR Zip Code 97209

Day Phone (503) 973-5151 FAX (503) 973-5060 email blanning@mwaarchitects.com

Check all that apply Applicant Owner Other _____

Name April Berg Company Home Forward

Mailing Address 135 SW Ash St, Suite 500

City Portland State OR Zip Code 97204

Day Phone (503) 802-8326 FAX N/A email april.berg@homeforward.org

Check all that apply Applicant Owner Other _____

Name Trell Anderson Company St. Francis Park L.P.

Mailing Address 2740 SE Powell Blvd

City Portland State OR Zip Code 97202

Day Phone (503) 231-4866 FAX N/A email tanderson@catholiccharitiesoregon.org

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

NOTE:

1. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
2. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (<http://www.portlandoregon.gov/bds/article/94545>).

Questions to be discussed:

- 1) Consideration for loading zones within access driveways _____
- 2) Fire department aerial access with existing overhead utility lines _____
- 3) Ability to lay back in ROW to curb for below grade construction activities _____
- 4) Will a Traffic Impact Analysis be required? Can a 15 minute field observation during peak evening hours be provided for the Traffic Impact Analysis? Will speed studies be required? _____
- 5) Adjustment for long term bicycle parking due to unit sizes _____

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.



Civil Schematic Design Narrative

1131 & 1136 SE Oak Street

St. Francis Park Development

June 2, 2014 (*revised Oct. 20, 2014*)

Site Description

The project site consists of an existing park on 1.1-acres of land in the city of Portland, Oregon. The site is zoned Central Employment (EX) with a design (d) overlay. The project will construct a new 4-story building that will provide 100-140 units of affordable housing as part of a partnership between Home Forward and Catholic Charities with involvement from St. Francis Parish. The development will include ground floor retail, below ground parking, a central internal plaza, bike parking, a soup kitchen garden, and stormwater planters.

On-Site Improvements

Water

An 8-inch public water main exists in SE Stark Street and a 12-inch main exists in SE 12th Avenue. The site is currently served off the 4-inch water main in vacated SE Oak Street, but this main will be required to be abandoned by Portland Water Bureau as part of this project. A new connection off of SE Stark Street or SE 12th Avenue will be required. We anticipate that the development will require at least a 3-inch domestic water service connection and a 6-inch fire lateral.

There are four public fire hydrants near the site. One is located across the street on the southeast corner of SE Oak Street and SE 12th Avenue. Another is located across vacated SE Oak Street on the northeast corner of SE Oak and SE 11th Avenue. A third is located across the street on the southeast corner of SE Stark Street and SE 11th Avenue. And the fourth is located across the intersection on the southeast corner of SE Stark Street and SE 12th Avenue. The existing fire hydrants are adequate to serve the building.

Sanitary Sewer

Sanitary mains exist in both SE Oak and SE Stark Streets. SE Oak Street contains a 30-inch sanitary sewer and an abandoned sanitary sewer line. SE Stark Street contains an 8-inch and 72-inch sanitary line. The site is currently served from a lateral that connects to the SE Stark Street line near SE 11th Avenue. The project will attempt to reuse the existing lateral on SE Stark Street.

Storm Drain

The site is located in a combined sewer area, so stormwater is required to be disposed of on-site if at all possible. Plaza runoff will be treated in flow-through stormwater planters, likely built into the steps between the plaza and garden. Roof runoff and treated stormwater from the planters will drain to a sedimentation manhole which drains to a drywell for disposal. Depending on the infiltration rate of the drywell, a second drywell may be required for disposal. Due to the relatively



CIVIL SCHEMATIC DESIGN NARRATIVE

RE: St. Francis Park Development

June 2, 2014

Page 2

poor infiltration rates of the soil there will need to be an overflow connection to the combination sewer in Oak.

Gas

4-inch gas mains exist in SE 11th Avenue and SE Oak Street, while SE Stark Street and the northern half of SE 12th Avenue contain 2-inch gas mains. A new gas lateral will be required.

Power

Overhead power is located along the furnishing zone of the site on SE 12th Avenue and SE Stark Street. Overhead lines are located across the street from the site on SE 11th Avenue and SE Oak Street.

Street Improvements

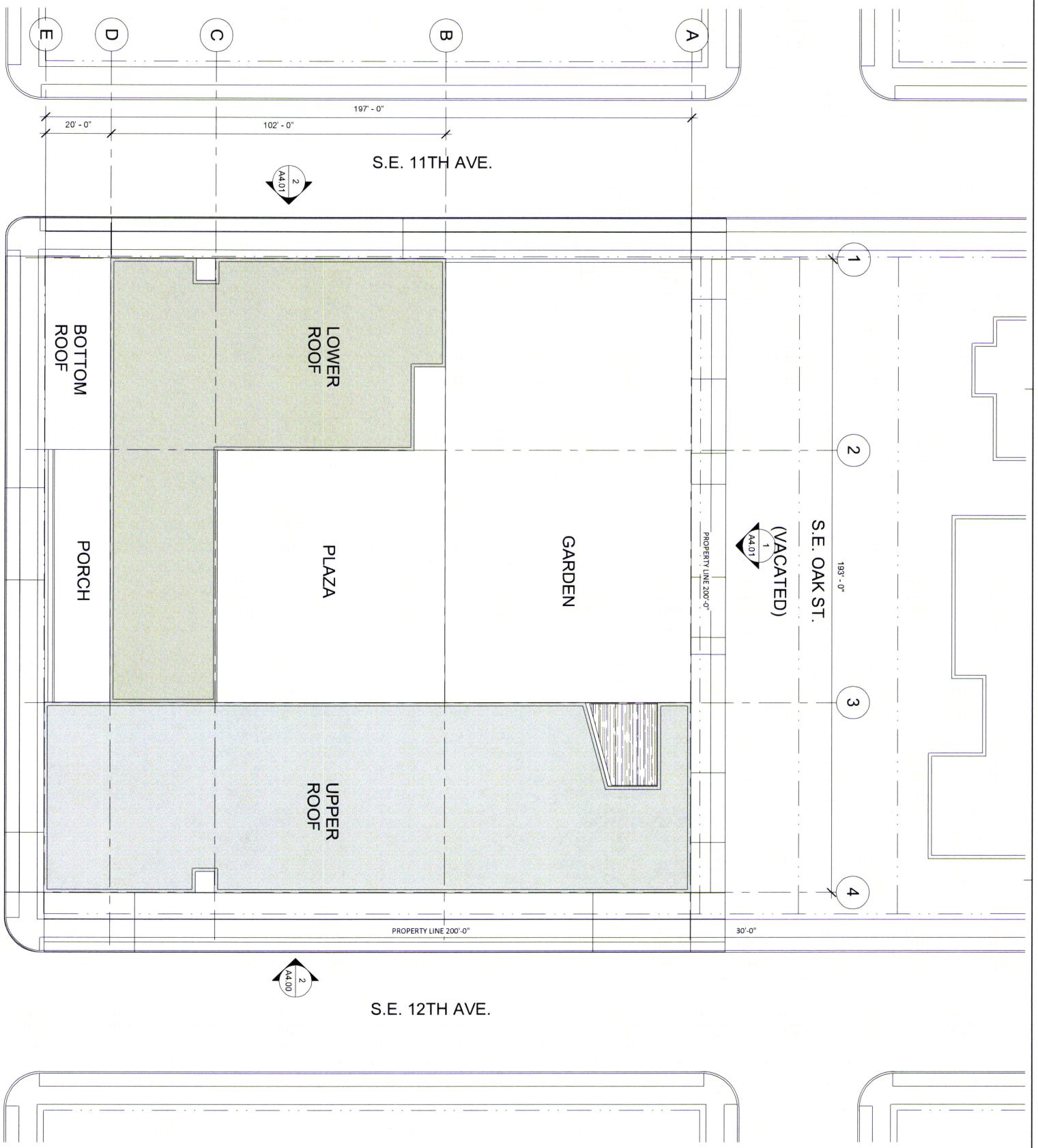
Curb and Sidewalks

The site currently has 12-foot sidewalk corridors as required by the City, however, the frontages on SE 11th Avenue, SE 12th Avenue, and SE Stark Street must be reconstructed to meet current requirements of a 4-foot wide furnishing zone width. The vacated SE Oak Street frontage will be required to provide a 15-foot wide pedestrian corridor.

Street Trees

At this time it is assumed that all existing street trees will be removed and replaced with new trees approximately 30-feet apart as part of the frontage improvements.

New street trees will be planted in accordance with the City of Portland street tree requirements. The City of Portland Urban Forester will determine the number of street trees that are required along the frontages during the Frontage Improvement permit process. In our experience, trees (existing or new) must be 25-feet away from any existing or future street lights and they must be 5-feet away from any new water services.



1-000 SITE PLAN
1" = 20'-0"

S.E. STARK ST.

S.E. 12TH AVE.

PRELIMINARY

REVISION NO. _____ DATE _____

ST. FRANCIS PARK
APARTMENTS
1136 SE OAK STREET
PORTLAND, OR 97214

ISSUANCE
CONCEPTUAL DESIGN

DATE
10/20/2014

SCALE
1" = 20'-0"

PROJECT NUMBER
201414.00

DRAWN BY _____

DRAWING TITLE
SITE PLAN

SHEET NUMBER

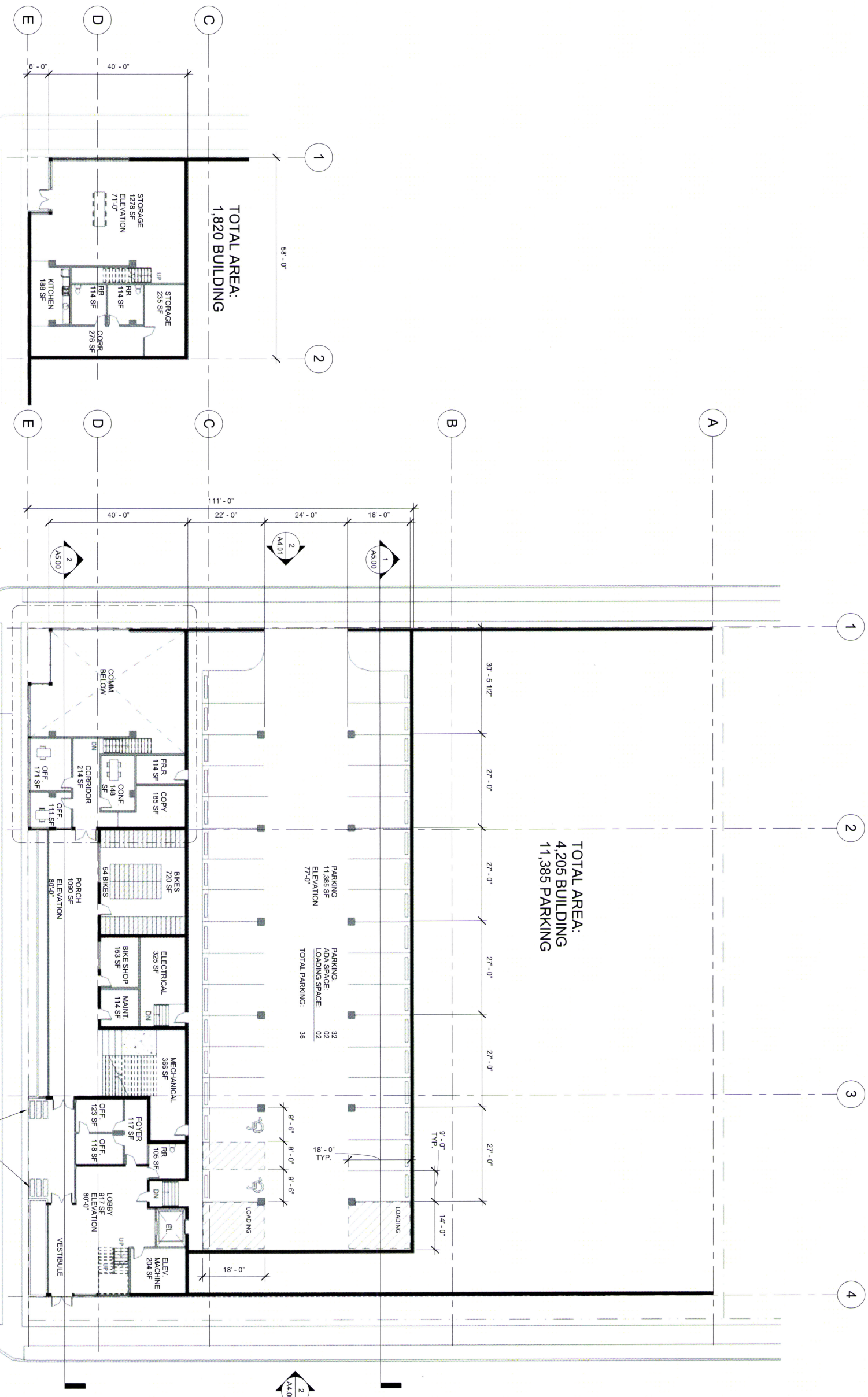
A1.10

EA14-227891DAR



2 010 COMMUNITY ROOM
1/16" = 1'-0"

1 050 ENTRY FLOOR
1/16" = 1'-0"



EA 14 - 227891DAR

PRELIMINARY

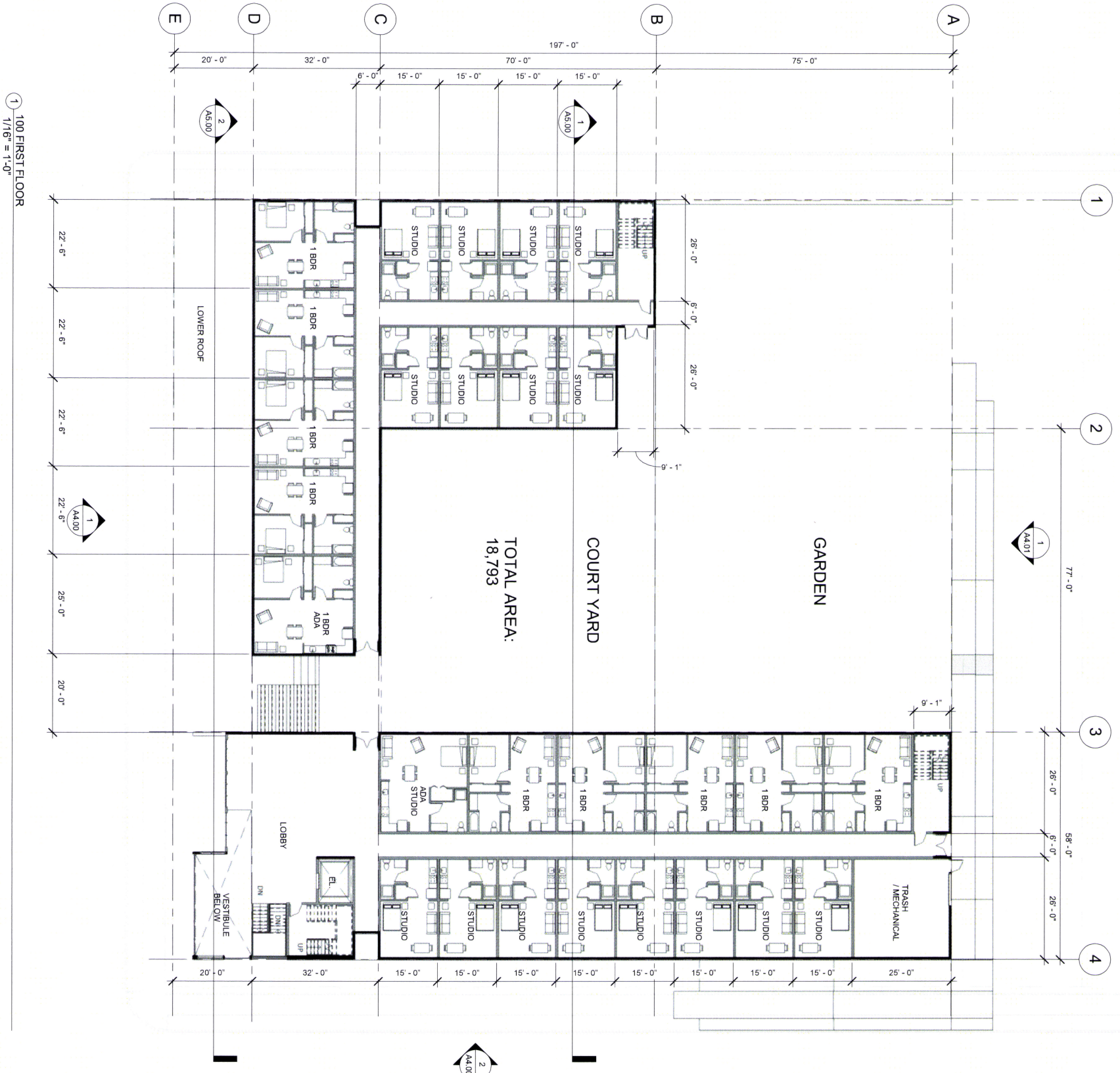
REVISION NO. DATE

ST. FRANCIS PARK
APARTMENTS
1136 SE OAK STREET
PORTLAND, OR 97214

ISSUANCE
CONCEPTUAL DESIGN
DATE 10/20/2014
SCALE 1/16" = 1'-0"
PROJECT NUMBER 201414.00
DRAWN BY JF
DRAWING TITLE ENTRY LEVEL PLAN

SHEET NUMBER
A1.75





1 100 FIRST FLOOR
1/16" = 1'-0"

TOTAL AREA:
18,793

COURT YARD

GARDEN

TRASH / MECHANICAL

LOBBY

VESTIBULE BELOW

LOWER ROOF

PRELIMINARY

REVISION NO. _____ DATE _____

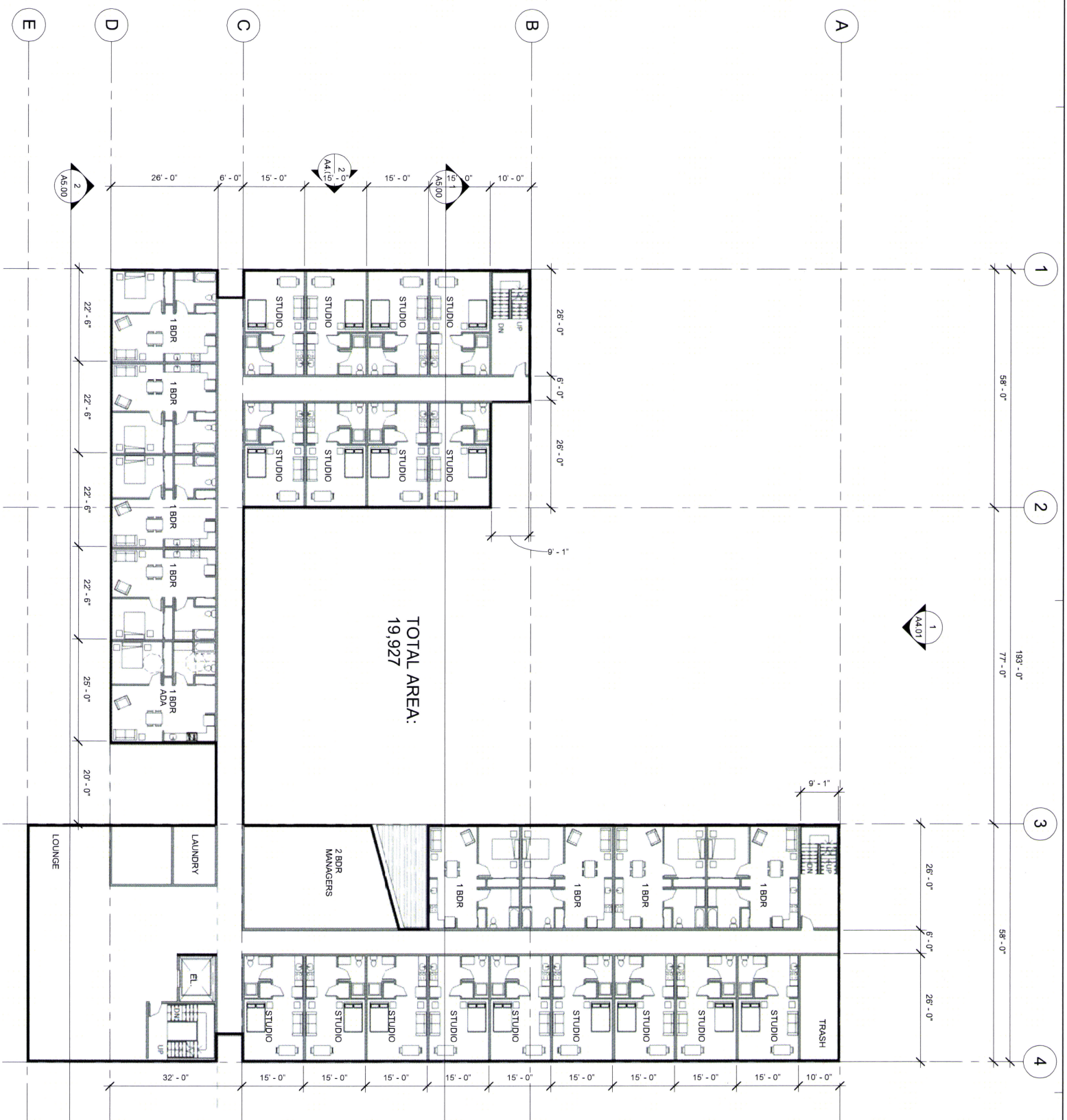
**ST. FRANCIS PARK
APARTMENTS**
1136 SE OAK STREET
PORTLAND, OR 97214

ISSUANCE
CONCEPTUAL DESIGN
DATE 10/20/2014
SCALE 1/16" = 1'-0"
PROJECT NUMBER 201414.00
DRAWN BY _____
IF _____
DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER

A2.01

EA14-227891DAR



1 200 SECOND FLOOR
1/16" = 1'-0"



PRELIMINARY

REVISION NO. _____ DATE _____

**ST. FRANCIS PARK
APARTMENTS**
1136 SE OAK STREET
PORTLAND, OR 97214

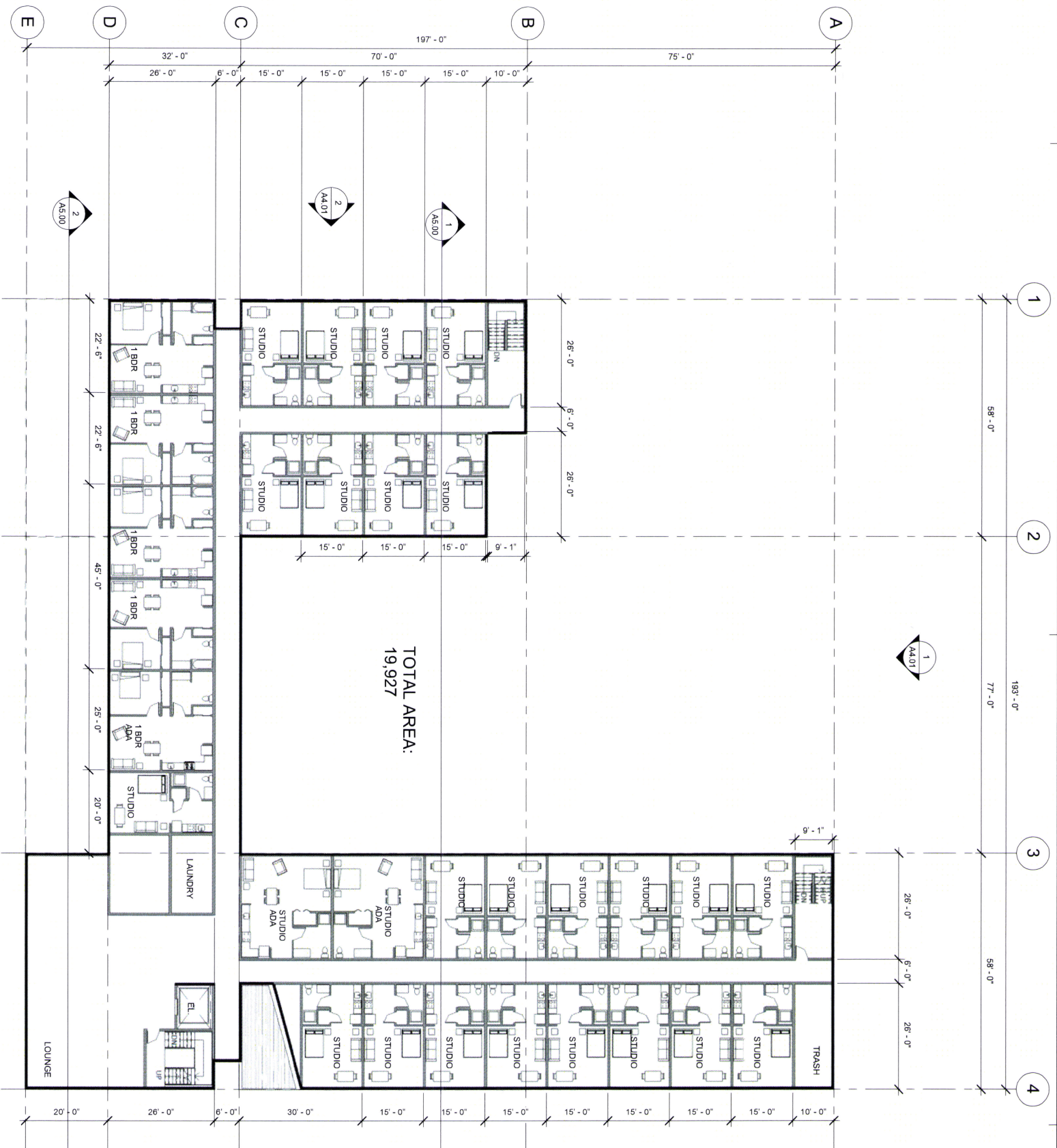
ISSUANCE
CONCEPTUAL DESIGN
DATE
10/20/2014
SCALE
1/16" = 1'-0"
PROJECT NUMBER
201414.00
DRAWN BY
JF
DRAWING TITLE
**SECOND FLOOR
PLAN**

SHEET NUMBER

A2.02

EA14-22789 IDAL





1 300 THIRD FLOOR
1/16" = 1'-0"

THIRD FLOOR PLAN

SHEET NUMBER

A2.03

mua architects
70 NW COUGH STREET
SUITE 401
PORTLAND, OR 97209
P 503 973 5151
F 503 973 5060
MWA@ARCHITECTS.COM

PRELIMINARY

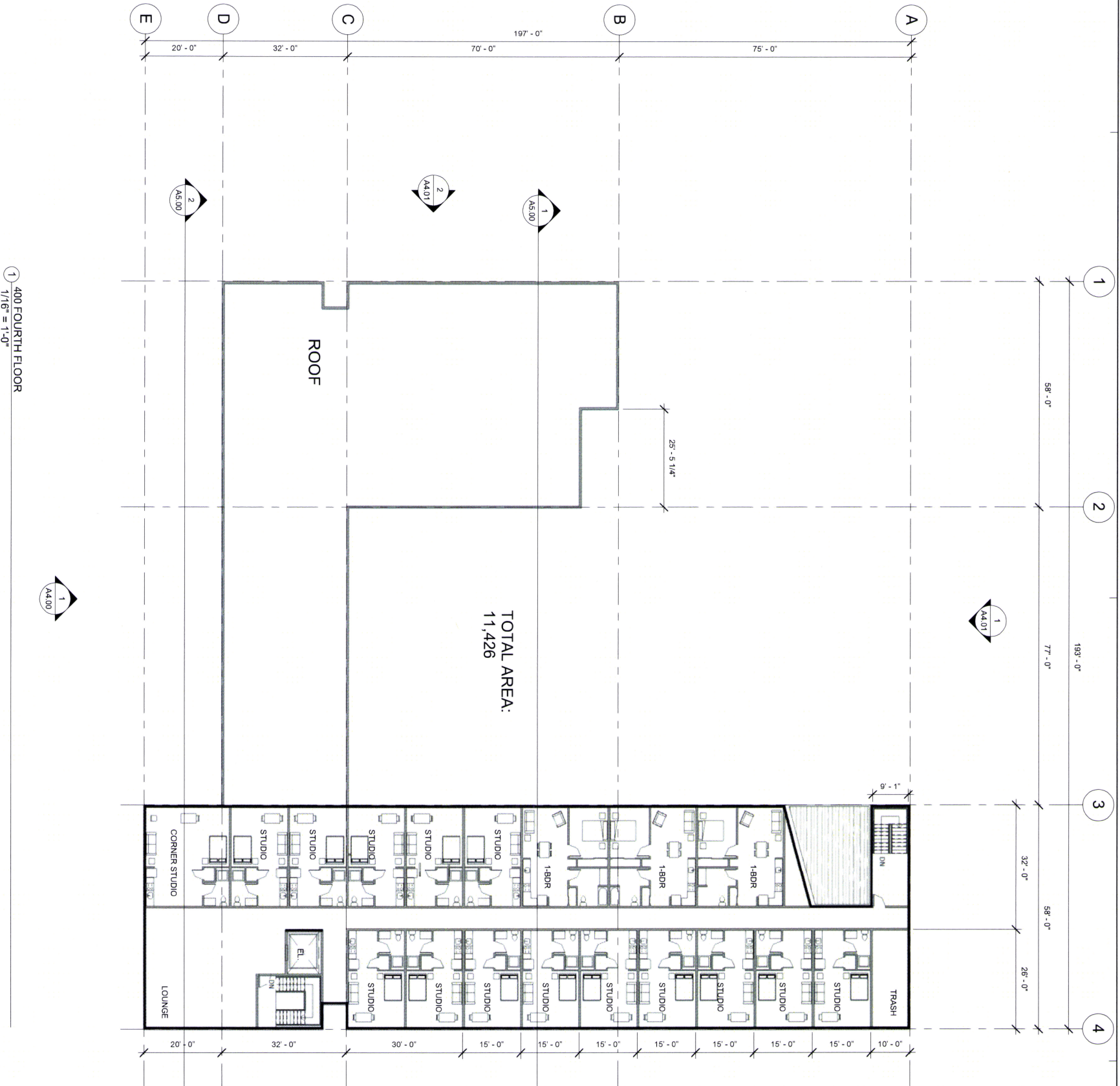
REVISION NO DATE

ST. FRANCIS PARK
APARTMENTS
1136 SE OAK STREET
PORTLAND, OR 97214

ISSUANCE
CONCEPTUAL DESIGN
DATE 10/20/2014
SCALE 1/16" = 1'-0"
PROJECT NUMBER 201414.00
DRAWN BY JF
DRAWING TITLE

EA14-227891DAR





1 400 FOURTH FLOOR
1/16" = 1'-0"

PRELIMINARY

REVISION NO _____ DATE _____

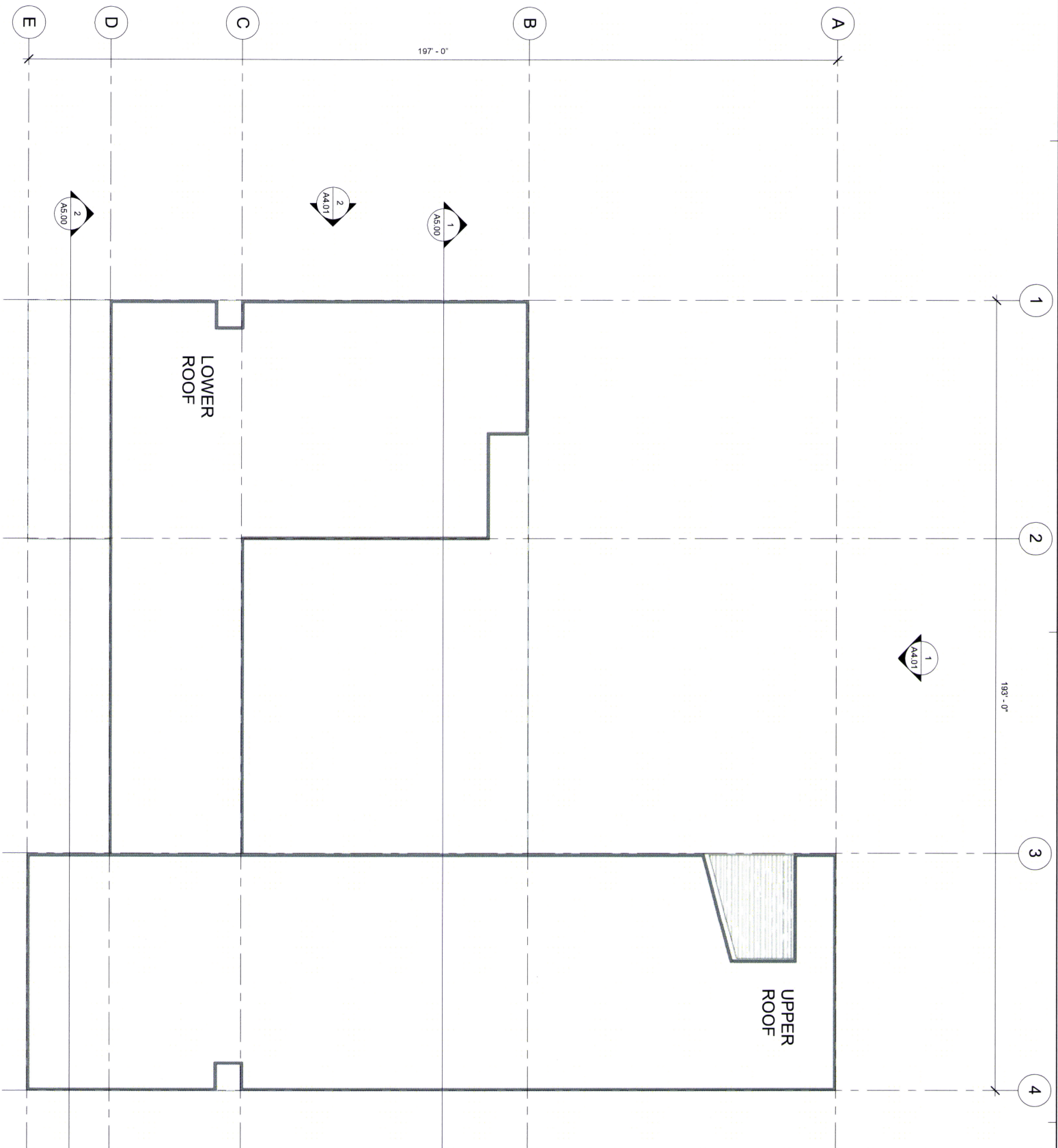
ST. FRANCIS PARK
APARTMENTS
1136 SE OAK STREET
PORTLAND, OR 97214

ISSUANCE
CONCEPTUAL DESIGN
DATE
10/20/2014
SCALE
1/16" = 1'-0"
PROJECT NUMBER
201414.00
DRAWN BY
JF
DRAWING TITLE
FOURTH FLOOR
PLAN

SHEET NUMBER
A2.04

EA 14 - 2 27 8 9 IDAR





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

1
44.00

2
44.01

1
48.00

2
45.00

2
44.00

LOWER
ROOF

UPPER
ROOF

197'-0"

133'-0"

1

2

3

4

A

B

C

D

E



70 NW COUGH STREET
SUITE 401
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P 503 973 5151
F 503 973 5060
MVAARCHITECTS.COM

PRELIMINARY

REVISION NO _____ DATE _____

ST. FRANCIS PARK
APARTMENTS
1136 SE OAK STREET
PORTLAND, OR 97214

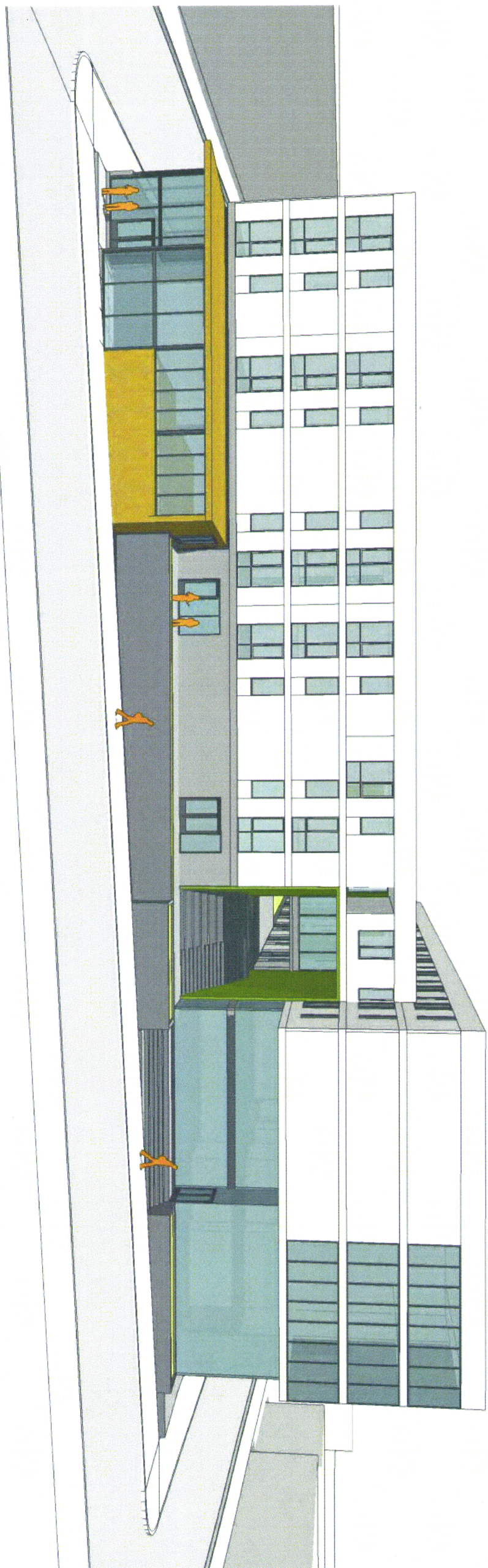
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CONCEPTUAL DESIGN
DATE 10/20/2014
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PROJECT NUMBER 201414.00
DRAWN BY
IF
DRAWING TITLE
ROOF PLAN

SHEET NUMBER

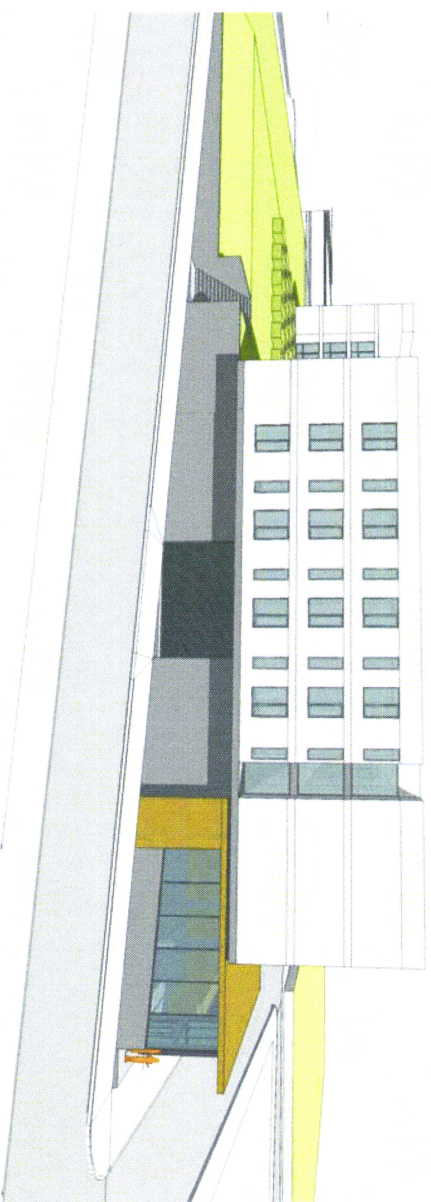
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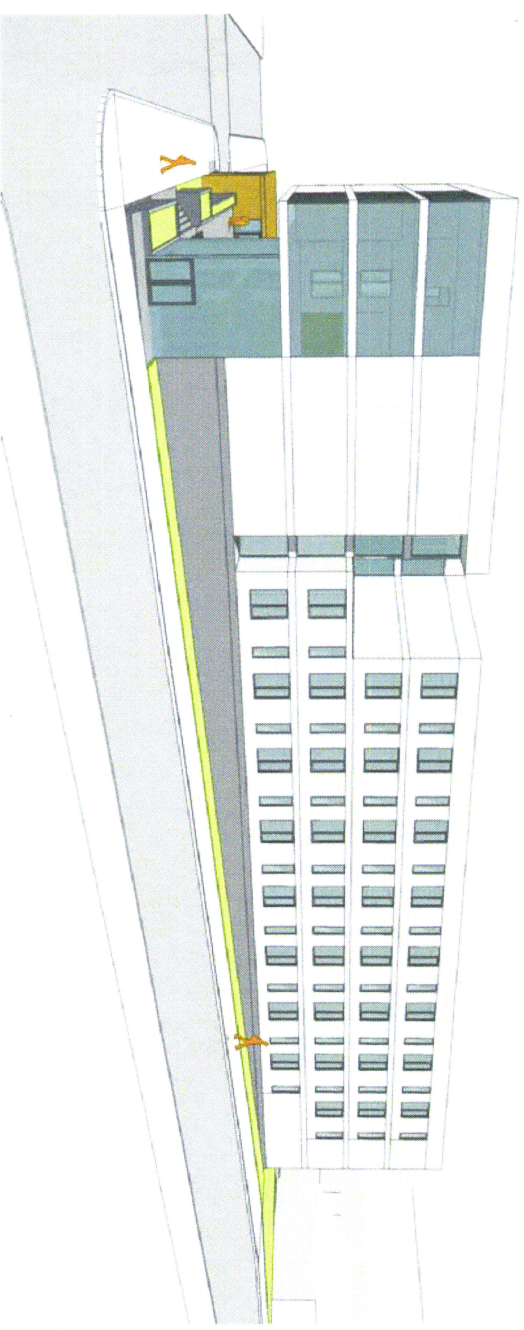
EA14-22789 IDAM



STARK STREET ELEVATION: NTS

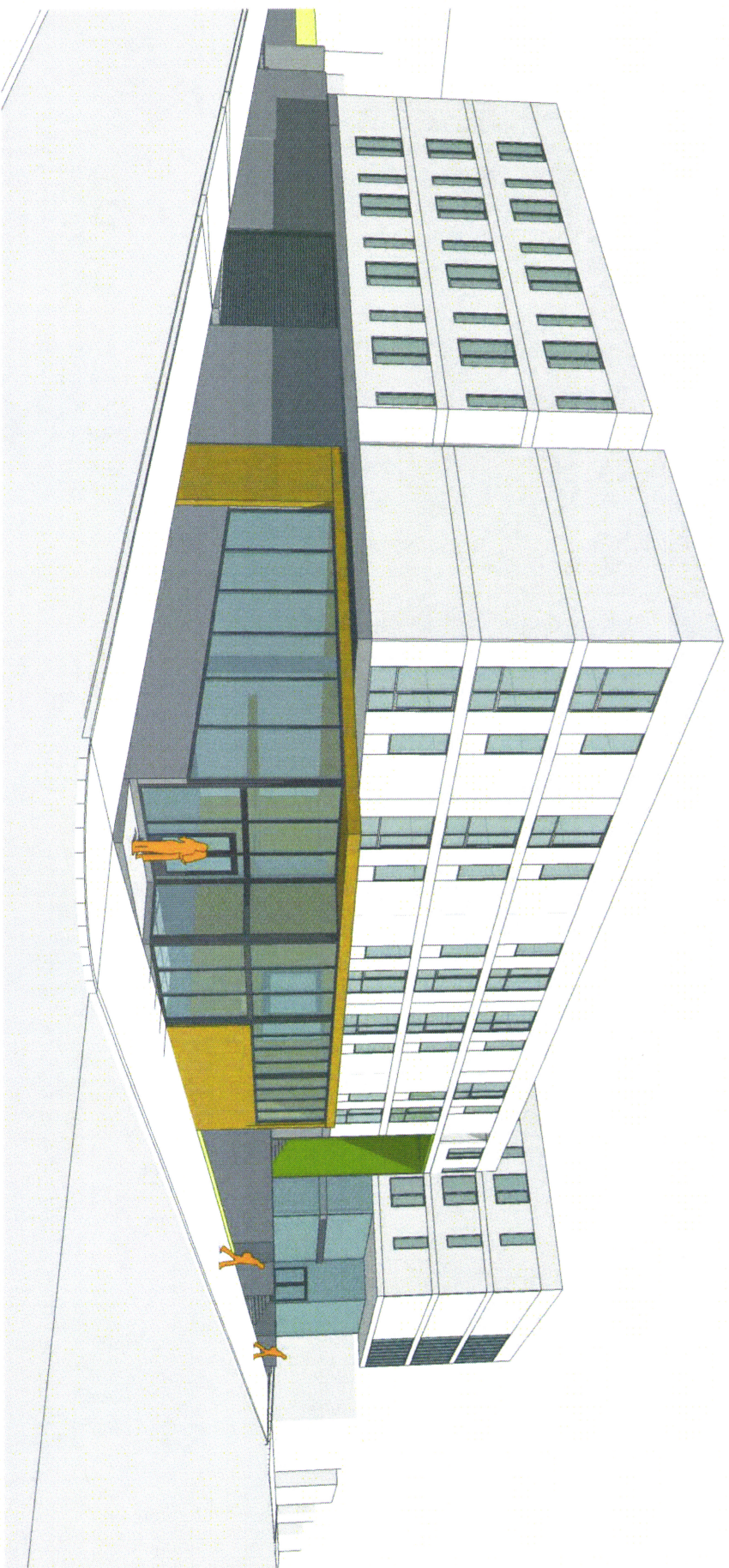


SE 11TH STREET ELEVATION: NTS

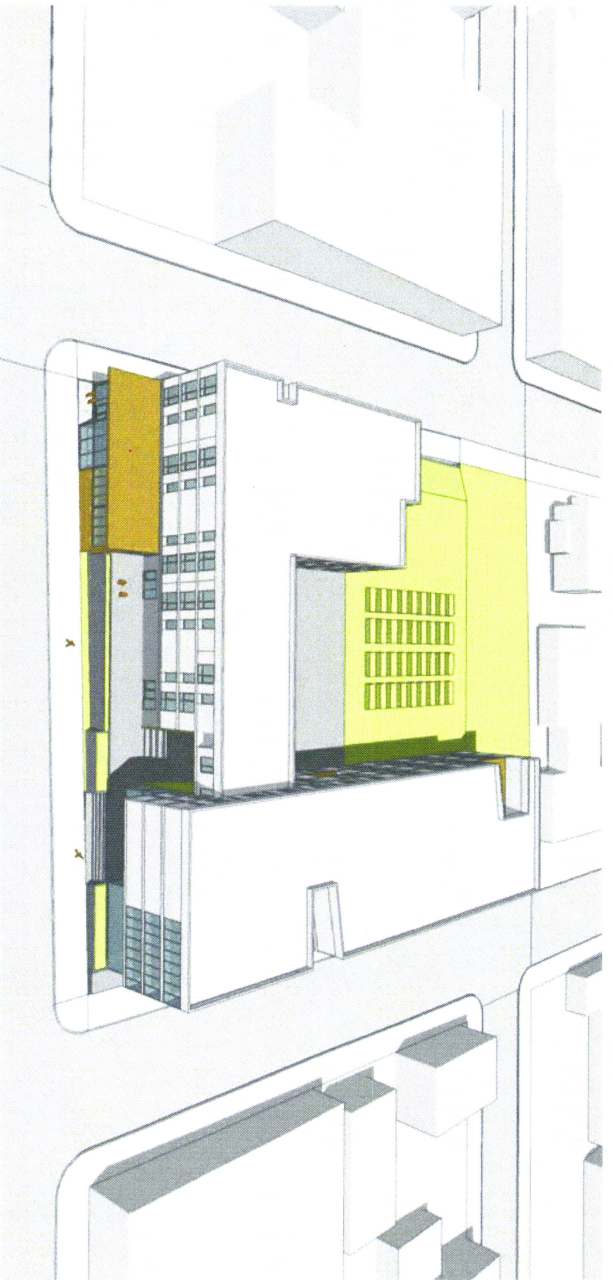


SE 12TH STREET ELEVATION: NTS

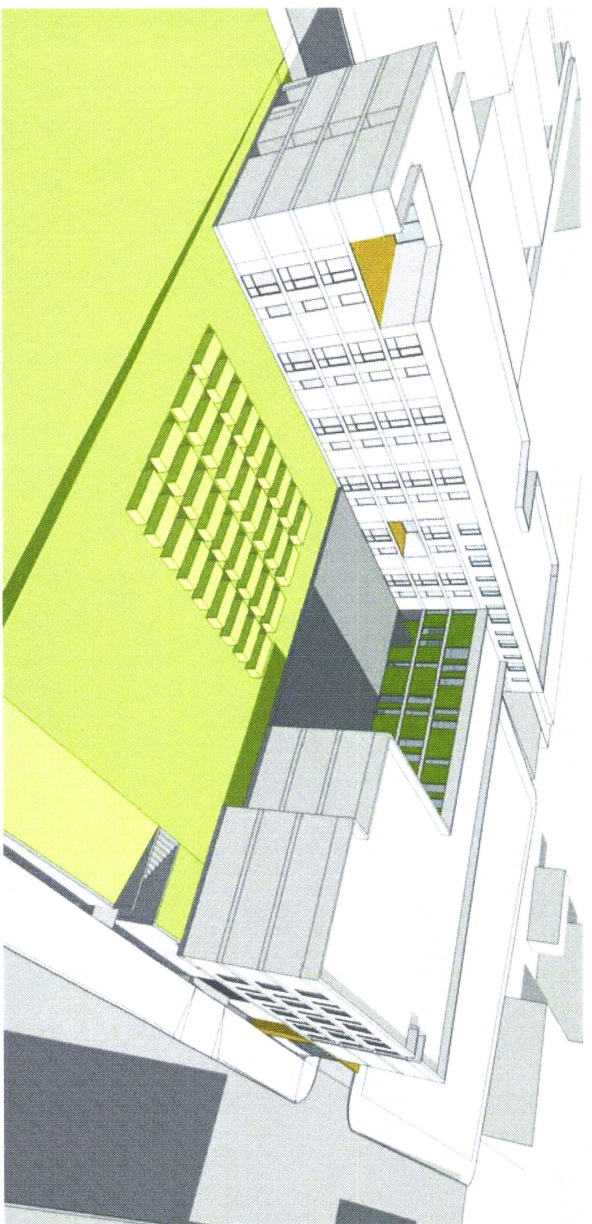
EA 14 - 2 27 8 91 DAA



CORNER OF S.E. 11TH AND STARK ST.



BIRDSEYE FROM S.E. STARK ST.



BIRDSEYE FROM S.E. 11TH AND OAK ST.



70 NW COUCH STREET
SUITE 401
PORTLAND, OR 97209
P 503 973 5151
F 503 973 5080
MWAARCHITECTS.COM

PRELIMINARY

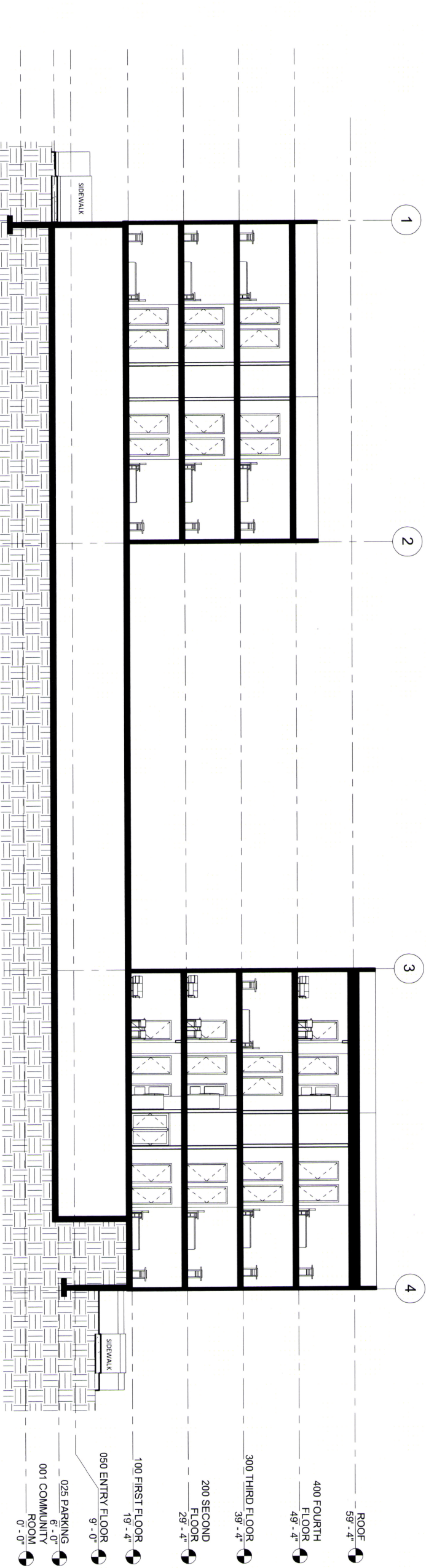
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ST. FRANCIS PARK
APARTMENTS
1136 SE OAK STREET
PORTLAND, OR 97214

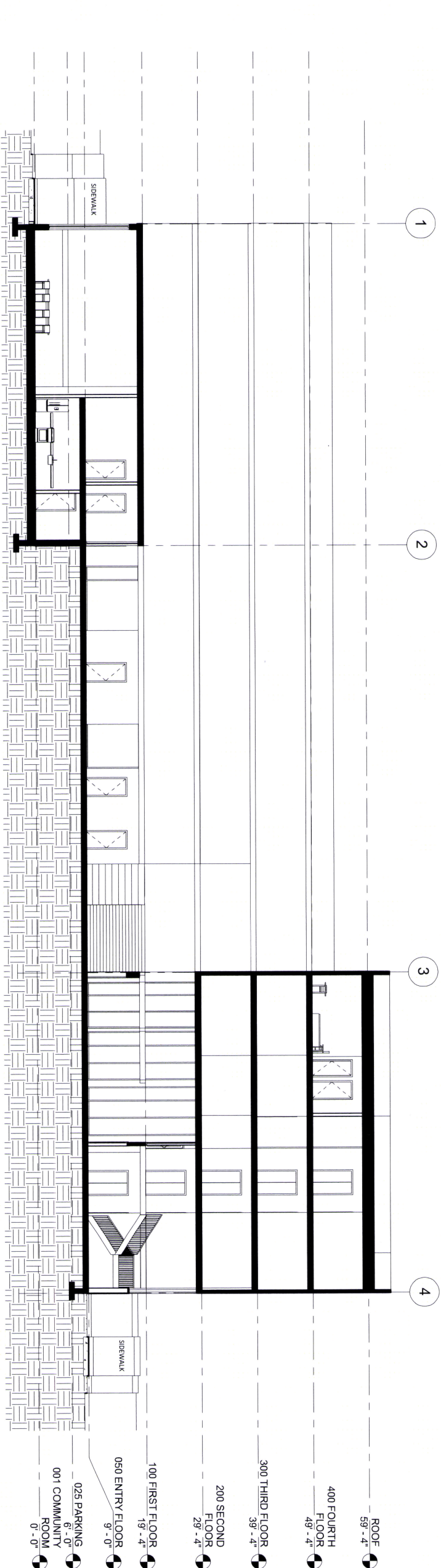
ISSUANCE
CONCEPTUAL DESIGN
DATE 10/20/2014
SCALE 1 1/2" = 1'-0"
PROJECT NUMBER 201414.00
DRAWN BY
Author
DRAWING TITLE
PERSPECTIVES

SHEET NUMBER
A4.00C

EA14-227891DAR



1 EW COURTYARD SECTION
3/32" = 1'-0"



2 EW PORCH SECTION
3/32" = 1'-0"

- ROOF 59'-4"
- 400 FOURTH FLOOR 49'-4"
- 300 THIRD FLOOR 39'-4"
- 200 SECOND FLOOR 29'-4"
- 100 FIRST FLOOR 19'-4"
- 050 ENTRY FLOOR 9'-0"
- 025 PARKING 6'-0"
- 001 COMMUNITY ROOM 0'-0"

- ROOF 59'-4"
- 400 FOURTH FLOOR 49'-4"
- 300 THIRD FLOOR 39'-4"
- 200 SECOND FLOOR 29'-4"
- 100 FIRST FLOOR 19'-4"
- 050 ENTRY FLOOR 9'-0"
- 025 PARKING 6'-0"
- 001 COMMUNITY ROOM 0'-0"

PRELIMINARY

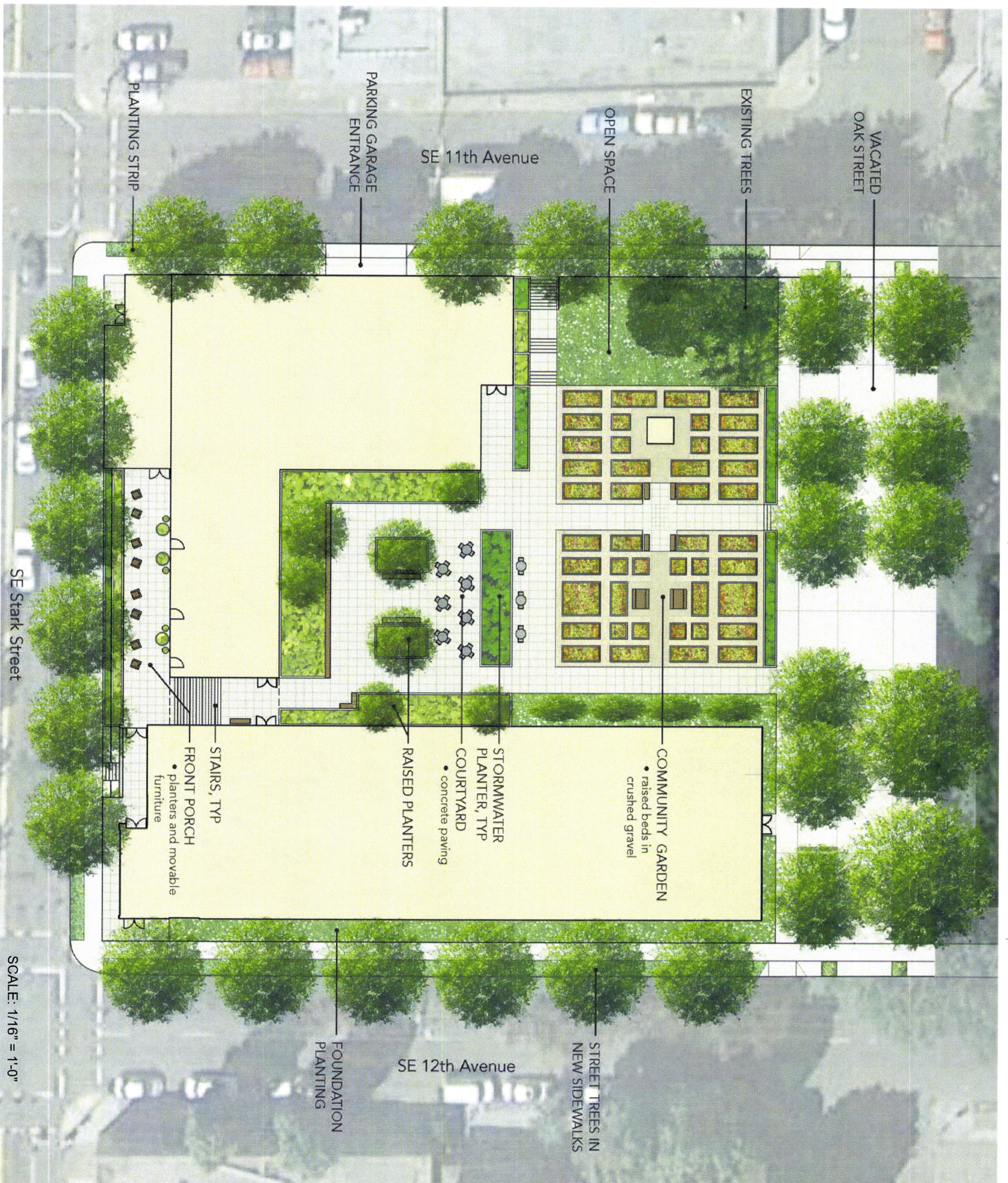
REVISION NO. DATE

ST. FRANCIS PARK
APARTMENTS
1136 SE OAK STREET
PORTLAND, OR 97214

ISSUANCE
CONCEPTUAL DESIGN
DATE 10/20/2014
SCALE 3/32" = 1'-0"
PROJECT NUMBER 201414.00
DRAWN BY IF
DRAWING TITLE SECTIONS

SHEET NUMBER
A5.00

EA14-227891DAR



SCALE: 1/16" = 1'-0"

PRELIMINARY

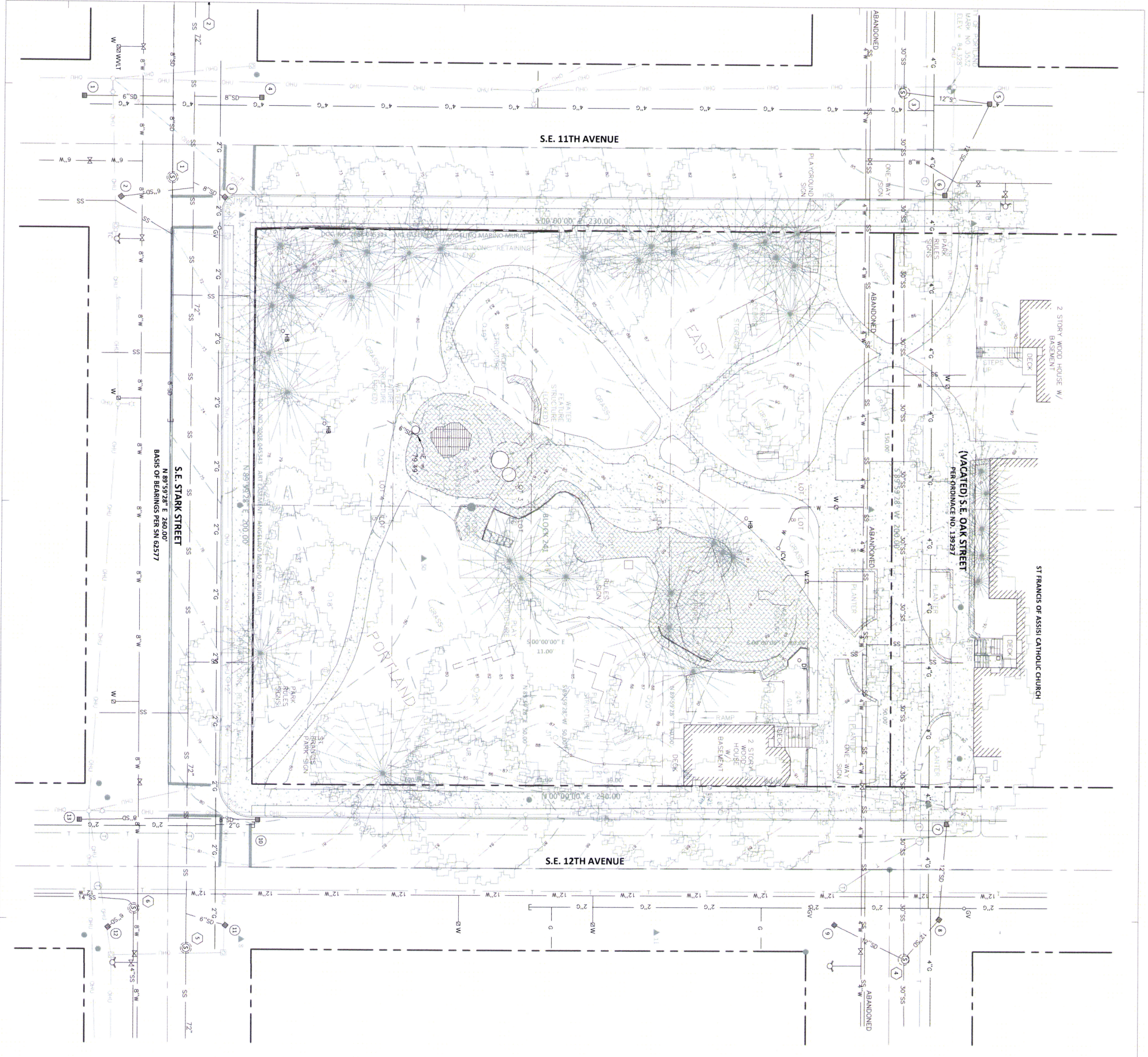
REVISION NO	DATE

ST. FRANCIS PARK APARTMENTS
 1136 SE OAK STREET
 PORTLAND, OR 97214

ISSUANCE
 CONCEPTUAL DESIGN
 DATE 10/20/2014
 SCALE
 PROJECT NUMBER 201414.00
 DRAWN BY
 IF
 DRAWING TITLE
LANDSCAPE SITE PLAN

11.00

EA14-227891DAN



LEGEND:

- BUILDING OUTLINE WITH DOOR
- WALL
- CONCRETE SURFACE
- ASPHALT SURFACE
- CURB LINE
- EDGE OF ASPHALT
- RIGHT-OF-WAY LINE
- LOT LINE
- PROPERTY LINE
- ELECTRIC LINE
- TELECOMMUNICATIONS LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY LINES
- UNDERGROUND LINE PER AS-BUILT SIGN
- BENCH
- HANDICAP RAMP
- ELECTRICAL METER
- ELECTRICAL CABINET
- GUY ANCHOR
- LUMINAIRE
- POWER POLE
- POWER POLE/OVERHEAD LIGHT
- OVERHEAD LIGHT
- GAS VALVE
- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CATCH BASIN
- AREA DRAIN
- SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC CABINET
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER VAULT
- HOSE BIB
- IRRIGATION CONTROL VALVE
- DRINKING FOUNTAIN
- UNKNOWN UTILITY RISER
- TRASH CAN
- DECIDUOUS TREE
- EVERGREEN TREE
- CONIFEROUS TREE
- UNKNOWN TREE REPRESENTS DRIP LINE
- MONUMENT
- PROJECT CONTROL POINT
- BENCHMARK

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
8	1-1/8" BRASS CAP "KPEFF CONTROL"	9999.30	19487.44	80.84'
11	MAG NAIL W/ WASHER "KPEFF CONTROL"	10148.99	19484.30	87.48'
12	MAG NAIL W/ WASHER "KPEFF CONTROL"	10241.00	19437.79	88.99'
13	MAG NAIL W/ WASHER "KPEFF CONTROL"	10225.53	19331.41	87.66'
14	MAG NAIL W/ WASHER "KPEFF CONTROL"	10261.52	19277.58	85.58'
15	MAG NAIL	9997.85	19226.32	71.21'
50	5/8" IR W/ RED PLASTIC CAP "KPEFF CONTROL"	10064.31	19349.59	80.37'

NOTES:

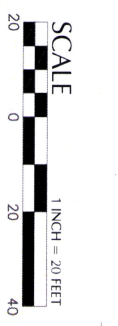
- 1) VERTICAL DATUM: CITY OF PORTLAND BENCHMARK: 2 INCH BRASS DISK AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF SE 11TH AVENUE AND SE OAK STREET ELEVATION = 84.32'
- 2) BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF SE STARK STREET AS BORNH 89°59'28" EAST AS ESTABLISHED FROM FOUND MONUMENTS, PER SURVEY NO. 62577.
- 3) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON:
 - PRELIMINARY TITLE REPORT ORDER NO. 20140609768-FTPROJ01 BY FIDELITY NATIONAL TITLE COMPANY OF OREGON, EFFECTIVE DATE FEBRUARY 14, 2014
 - PRELIMINARY TITLE REPORT ORDER NO. 20140609763-FTPROJ01 BY FIDELITY NATIONAL TITLE COMPANY OF OREGON, EFFECTIVE DATE FEBRUARY 15, 2014
 - PRELIMINARY TITLE REPORT ORDER NO. 20140609774-FTPROJ01 BY FIDELITY NATIONAL TITLE COMPANY OF OREGON, EFFECTIVE DATE FEBRUARY 15, 2014
- 4) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS, UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

STORM TABLE:

1	CATCH BASIN RIM = 70.27' E 8" OUT (N) = 68.82'
2	CATCH BASIN RIM = 70.13' E 8" OUT (N) = 68.64'
3	CATCH BASIN RIM = 70.13' E 8" OUT (SW) = 67.98'
4	CATCH BASIN RIM = 70.13' E 8" OUT (S) = 68.65'
5	CATCH BASIN RIM = 84.31' E 12" OUT (S) = 77.82' E 12" OUT (SW) = 77.87'
6	CATCH BASIN RIM = 85.00' E 12" OUT (NW) = 79.80'
7	CATCH BASIN RIM = 89.67' E 12" OUT (E) = 84.77'
8	CATCH BASIN RIM = 90.40' E 12" IN (W) = 83.30' E 12" OUT (SE) = 82.80'
9	CATCH BASIN RIM = 89.66' E 12" OUT (NE) = 86.01'
10	CATCH BASIN RIM = 79.67' E 8" OUT (S) = 77.32'
11	CATCH BASIN RIM = 80.34' E 6" OUT (S) = 78.49'
12	CATCH BASIN RIM = 80.57' E 8" OUT (NW) = 78.77'
13	CATCH BASIN RIM = 80.45' E 8" OUT (N) = 78.63'

SANITARY TABLE:

1	COMINATION MANHOLE RIM = 70.27' E 8" IN (E) = 59.83' E 8" OUT (W) = 59.73'
2	COMINATION MANHOLE RIM = 84.31' E 12" IN (E) = 55.40' E 72" OUT (W) = 55.35'
3	COMINATION MANHOLE RIM = 84.31' E 30" IN (E) = 68.38' E 12" IN (SW) = 81.29' E 30" OUT (W) = 68.28'
4	COMINATION MANHOLE RIM = 90.79' E 12" IN (NW) = 81.29' E 12" IN (SW) = 80.79' E 30" OUT (W) = 73.09'
5	COMINATION MANHOLE RIM = 81.28' E 72" IN (E) = 65.85' E 72" OUT (W) = 65.81'
6	COMINATION MANHOLE RIM = 79.67' E 14" IN (E) = 77.63' E 14" IN (E) = 73.43' E 14" OUT (SW) = 73.33'



mwa architects
 70 NW COLVIN STREET
 SUITE 401
 PORTLAND, OR 97209
 P 503 373 5151
 F 503 373 5050
 MWAARCHITECTS.COM

PRELIMINARY

kprff
 Consulting Engineers
 311 SW Elm Avenue
 Suite 2400
 Portland, Oregon 97204
 Phone (503) 221-2851
 Fax (503) 214-4891

REVISION NO. DATE

ST. FRANCIS PARK APARTMENTS
 1136 SE OAK STREET
 PORTLAND, OR 97214

ISSUANCE
 CONCEPTUAL DESIGN

DATE
 10/20/2014

SCALE
 1" = 20'

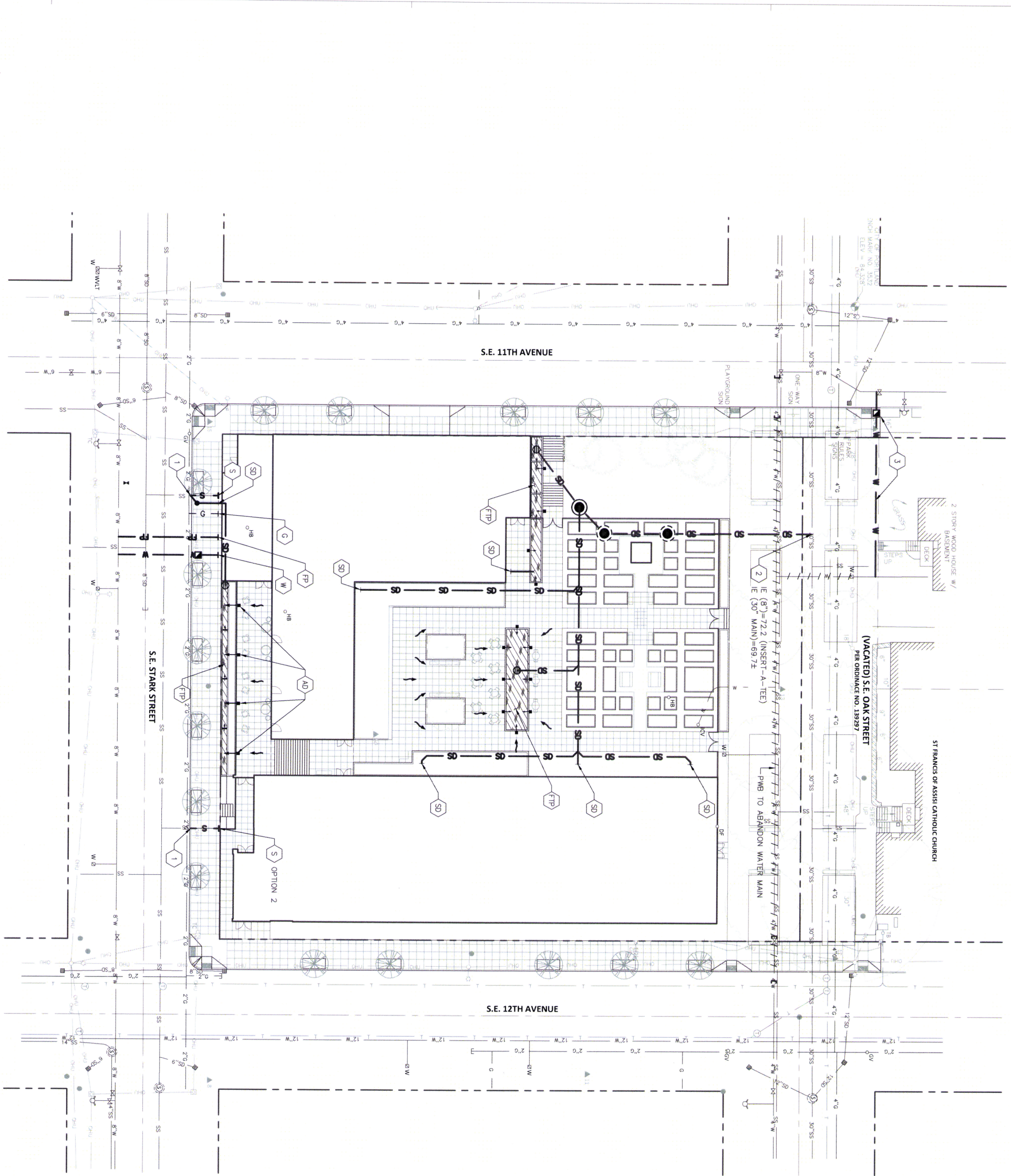
PROJECT NUMBER
 201414.00

DRAWN BY
 RC

DRAWING TITLE
 EXISTING CONDITIONS

SHEET NUMBER
C1

EA14-227891DAR



KEY NOTES

- ① CONNECT TO EXISTING 6" SANITARY LATERAL. CONTRACTOR TO VERIFY LOCATION, SIZE, DEPTH, AND CONDITION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF FINDINGS PRIOR TO CONNECTION.
- ② CONNECT TO EXISTING 30" COMBINATION SEWER MAIN. CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
- ③ COORDINATE WITH PMB TO INSTALL NEW WATER METER AND SERVICE TO REPLACE EXISTING CONNECTED TO MAIN TO BE ABANDONED.
- ④ CONNECT TO GAS METER. CONTRACTOR TO COORDINATE WITH GAS COMPANY. SEE PLUMBING FOR CONTINUATION, CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
- ⑤ CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.
- ⑥ STORMWATER FLOW—THROUGH PLANTER. ID AS SHOWN.
- ⑦ CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- ⑧ CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.
- ⑨ CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.

SHEET LEGEND

PROPOSED	DESCRIPTION	EXISTING
SD	STORM LINE	SD
S	SANITARY LINE	SS
W	WATER LINE	W
FP	FIRE PROTECTION LINE	FP
G	GAS LINE	G

●	SEDIMENTATION MANHOLE
○	30" DEEP DRYWELL
●	CLEANOUT
⊕	OVERFLOW INLET
⊖	AREA DRAIN PIPED TO DRAIN INTO FTP
↓	SURFACE DRAINAGE FLOW



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PRELIMINARY

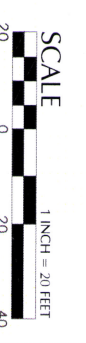


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 Phone (503) 227-2831
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REVISION NO. _____ DATE _____
 REVISION NO. _____ DATE _____

ST. FRANCIS PARK APARTMENTS
 1136 SE OAK STREET
 PORTLAND, OR 97214

ISSUANCE
 CONCEPTUAL DESIGN
 DATE 10/20/2014
 SCALE 1" = 20'
 PROJECT NUMBER 201414.00
 DRAWN BY RC
 DRAWING TITLE
PRELIMINARY UTILITY PLAN



C2

SHEET NUMBER

EA14-227891DAR