

GRAND AVENUE HISTORIC DISTRICT

INDUSTRIAL ZONE

INDUSTRIAL ZONE

SITE



DAR FEBRUARY 5TH





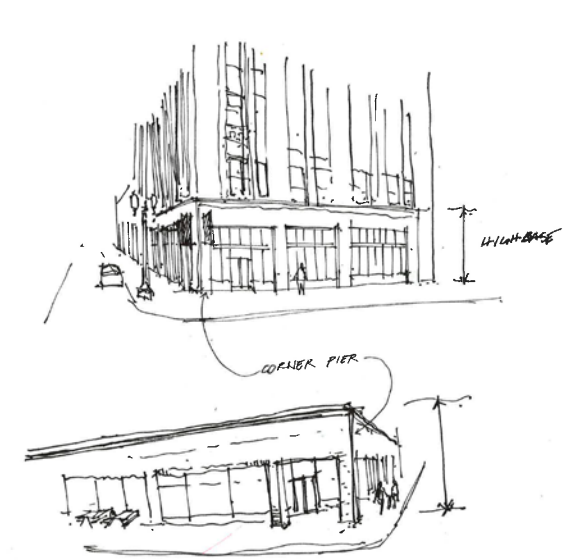
LOCA



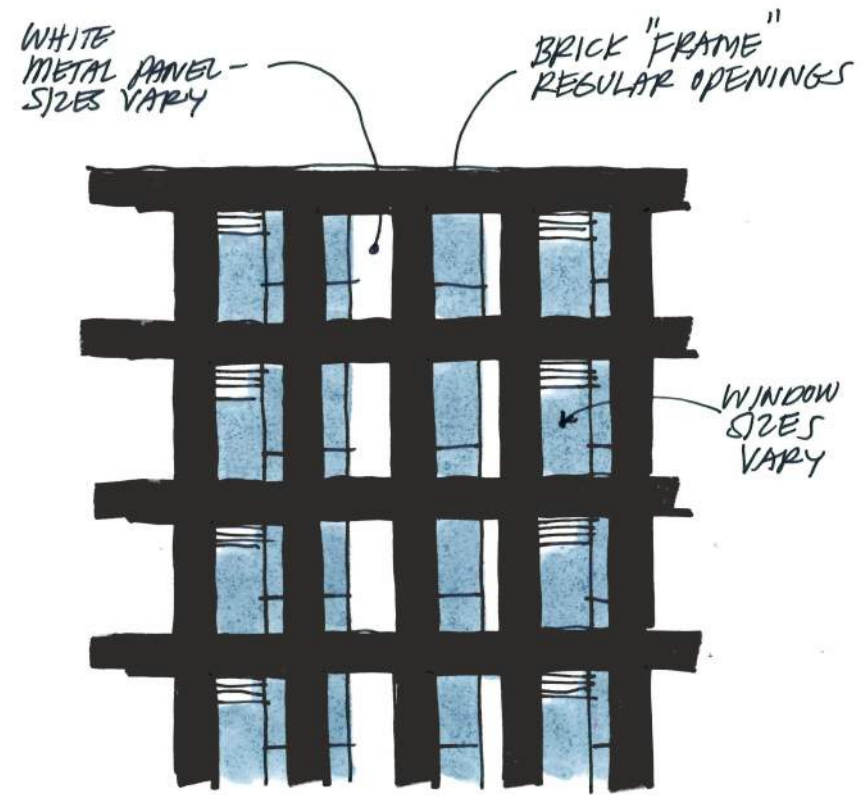
APPROACH ON SE MORRISON ST



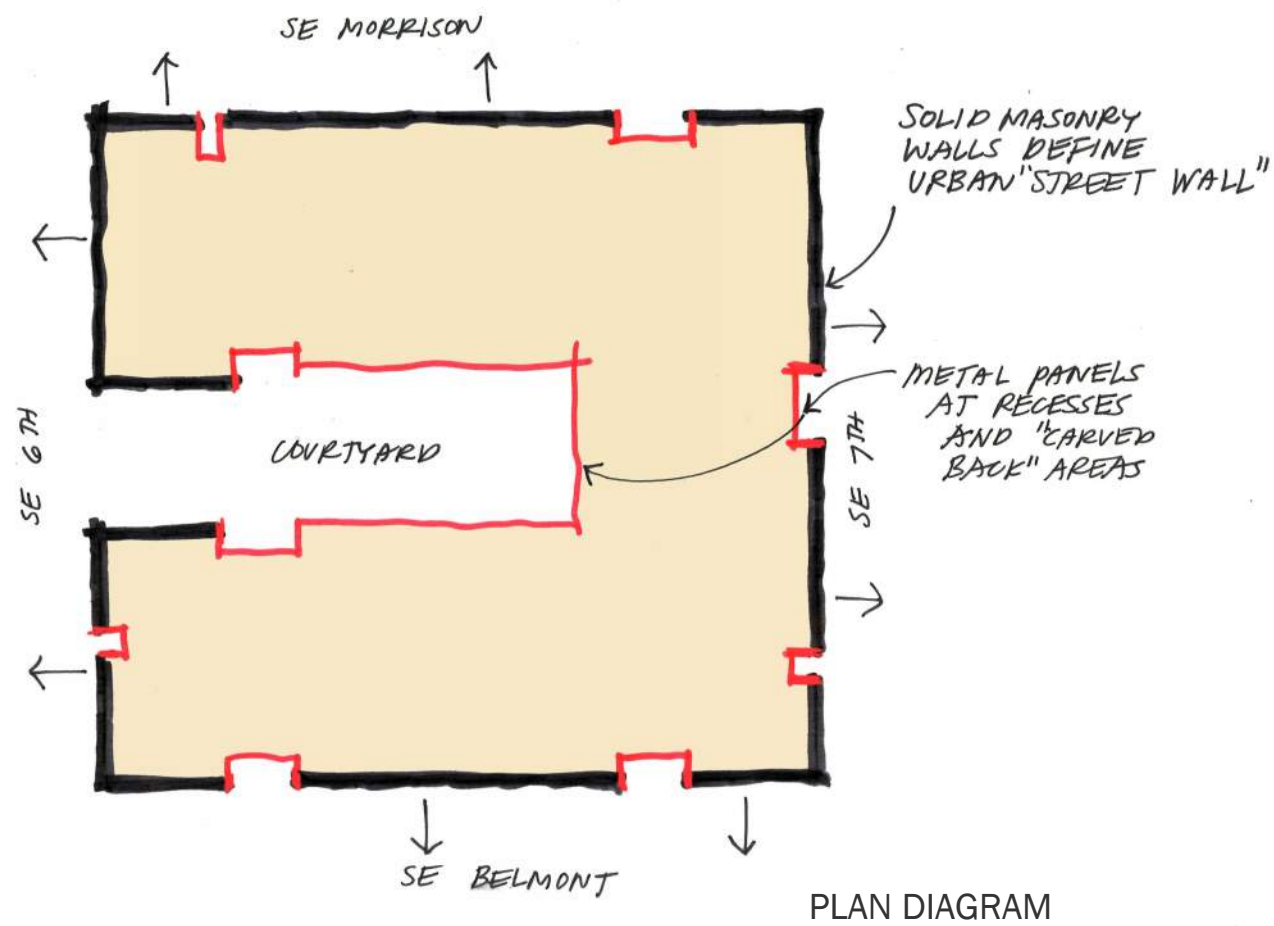
CLIFFORD APARTMENTS



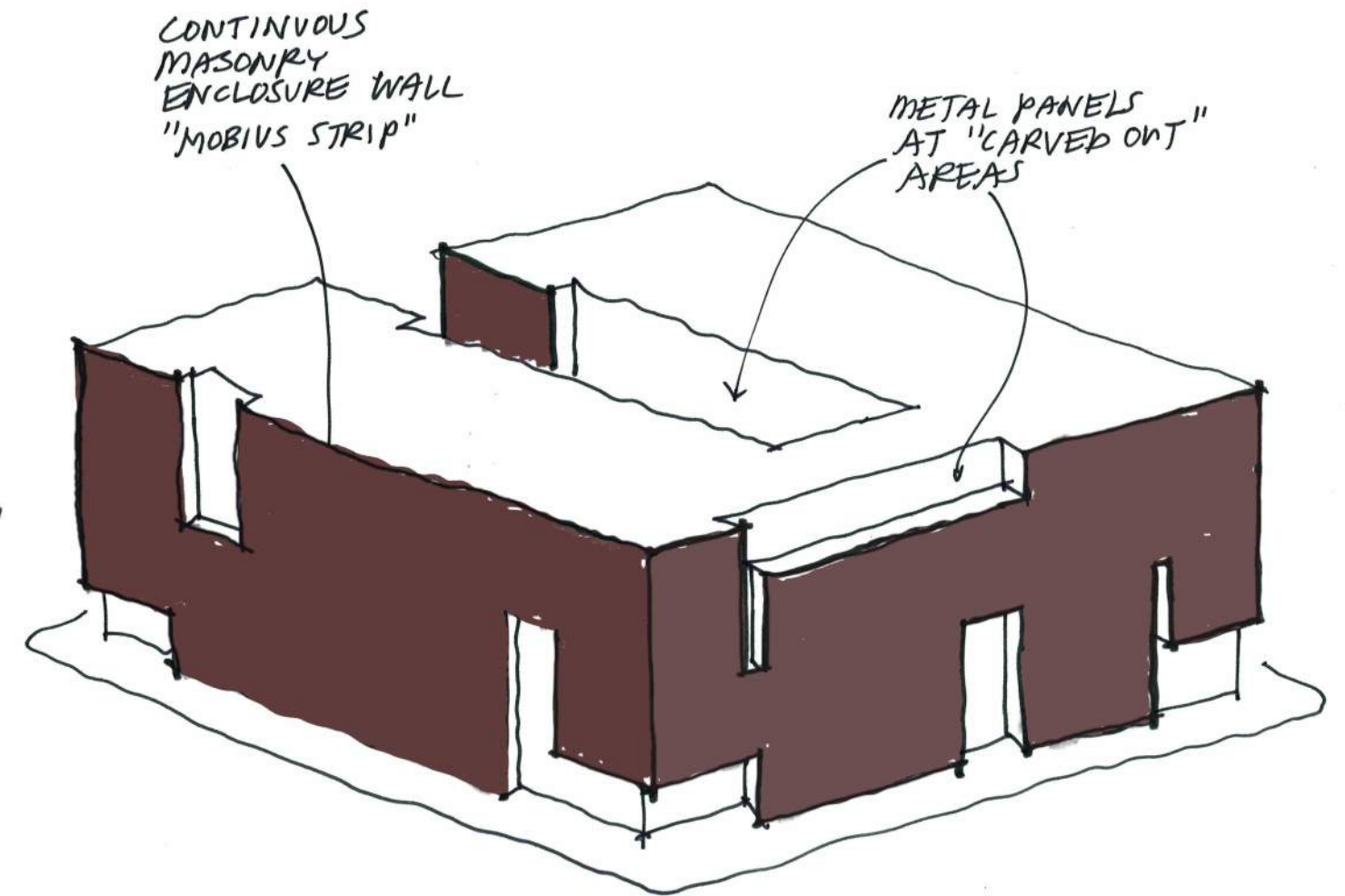




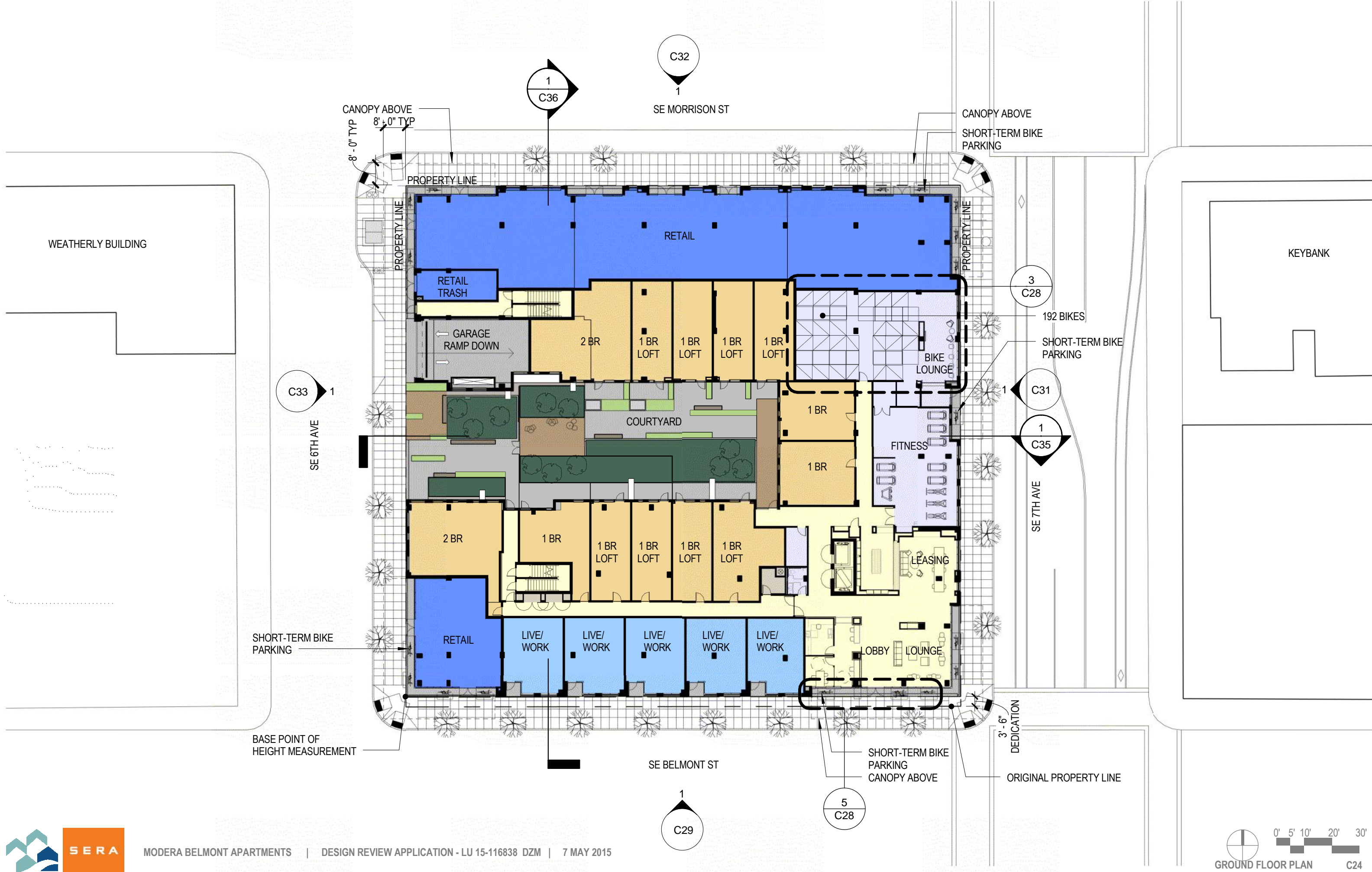
FACADE DIAGRAM



PLAN DIAGRAM



MASSING DIAGRAM



DESIGN PRINCIPLES



How do you know you're on the Green Loop?



Physically Separated Path



Multi-use Path



Street Furnishings



Connected Canopy

ATTRACTIONS





BIKE CLUB

FITNESS ROOM



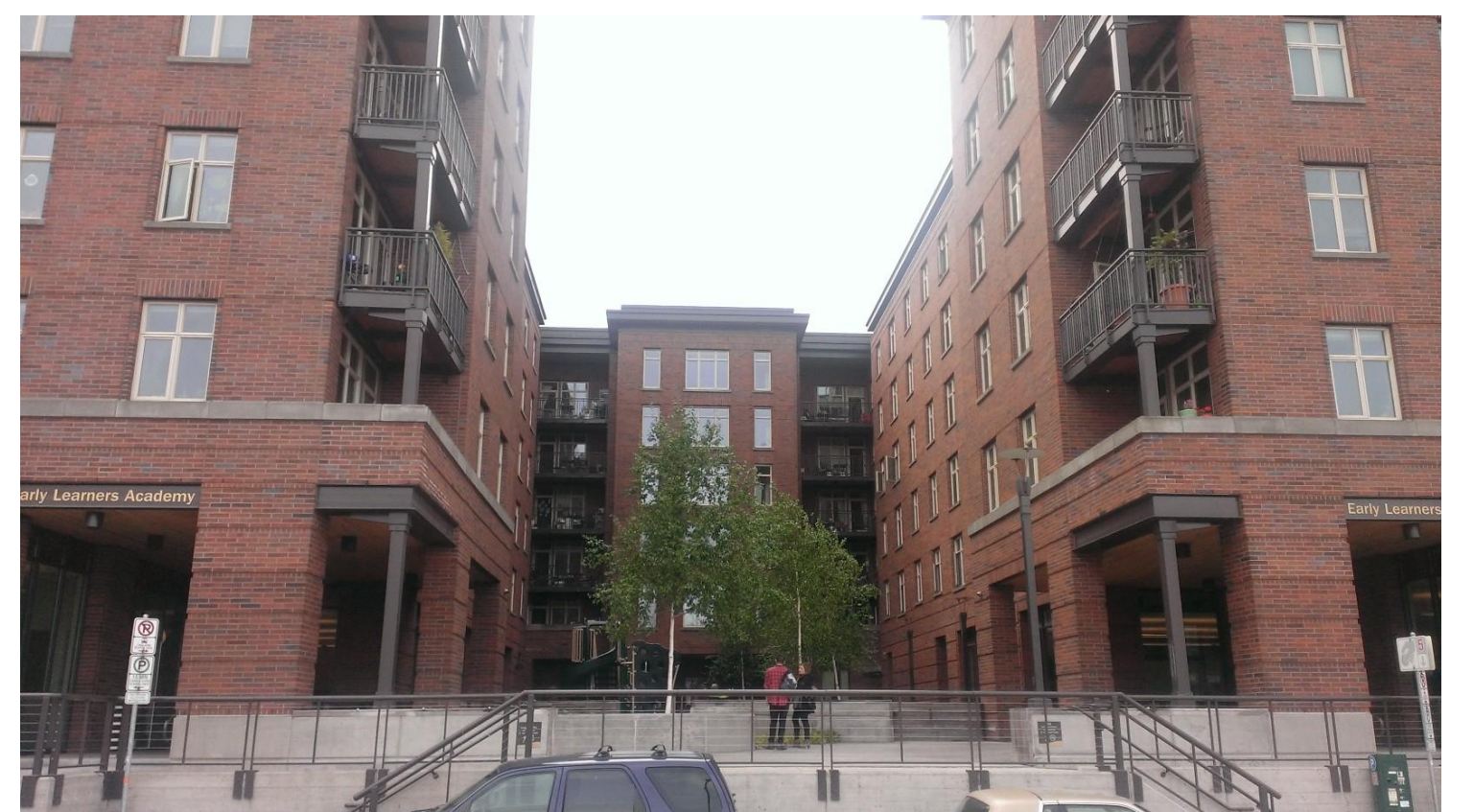
PARK PLACE - 40'



THE SITKA - 40'



BRIDGEPORT - 50'



THE RAMONA - 40'



VIEW INTO COURTYARD

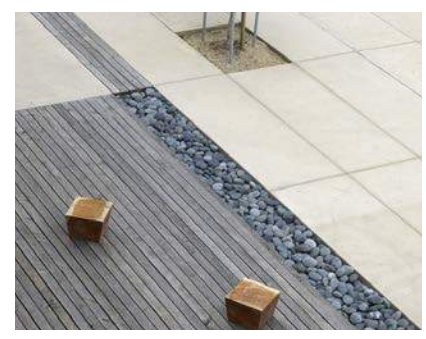


VIEW IN COURTYARD



SE 6TH AVE SIDEWALK

STORMWATER PLANTS



WOOD DECKING



STEEL PLANTER



VINE MAPLE



CALIFORNIA GRAY RUSH



ORANGE SEDGE



SWORD FERN



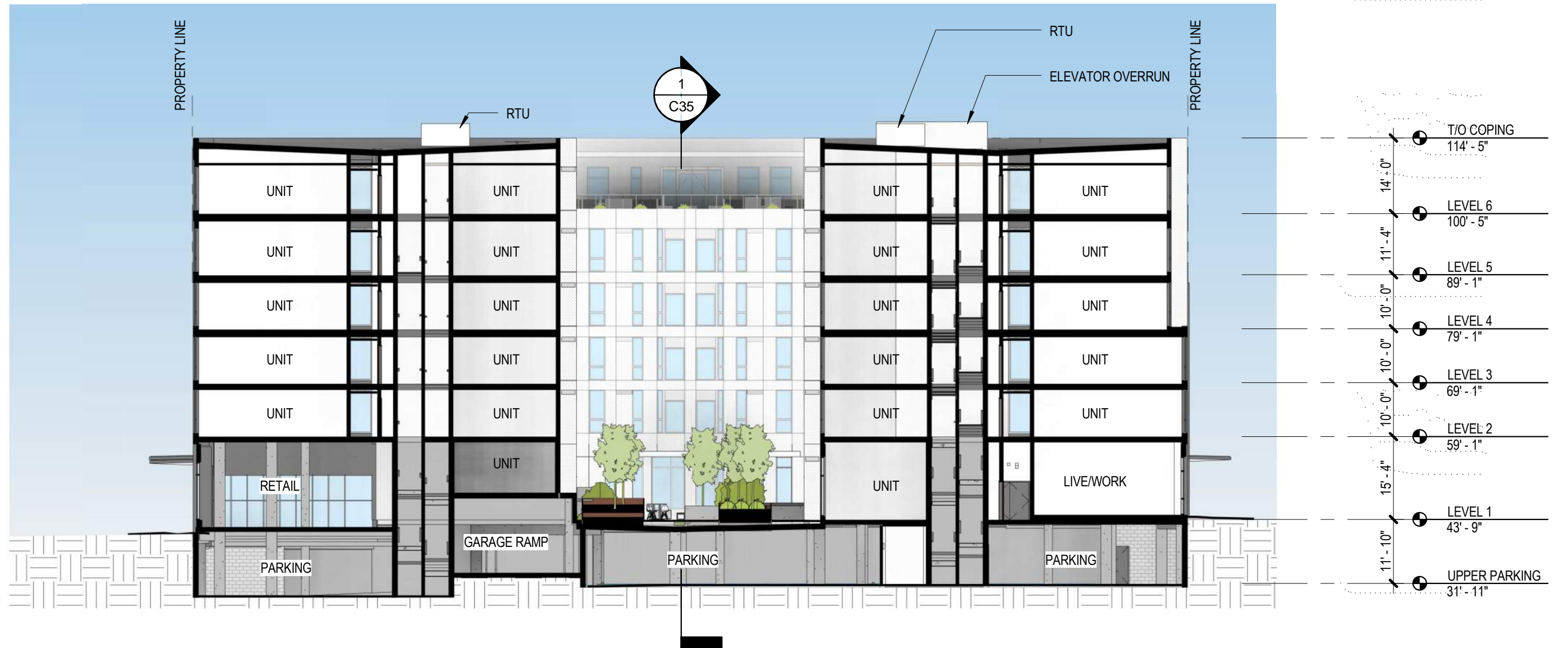


LANDSCAPE SECTION
AT COURTYARD

3



LANDSCAPE SECTION ②
AT PATIO







C33 1

1
C36

C32
1

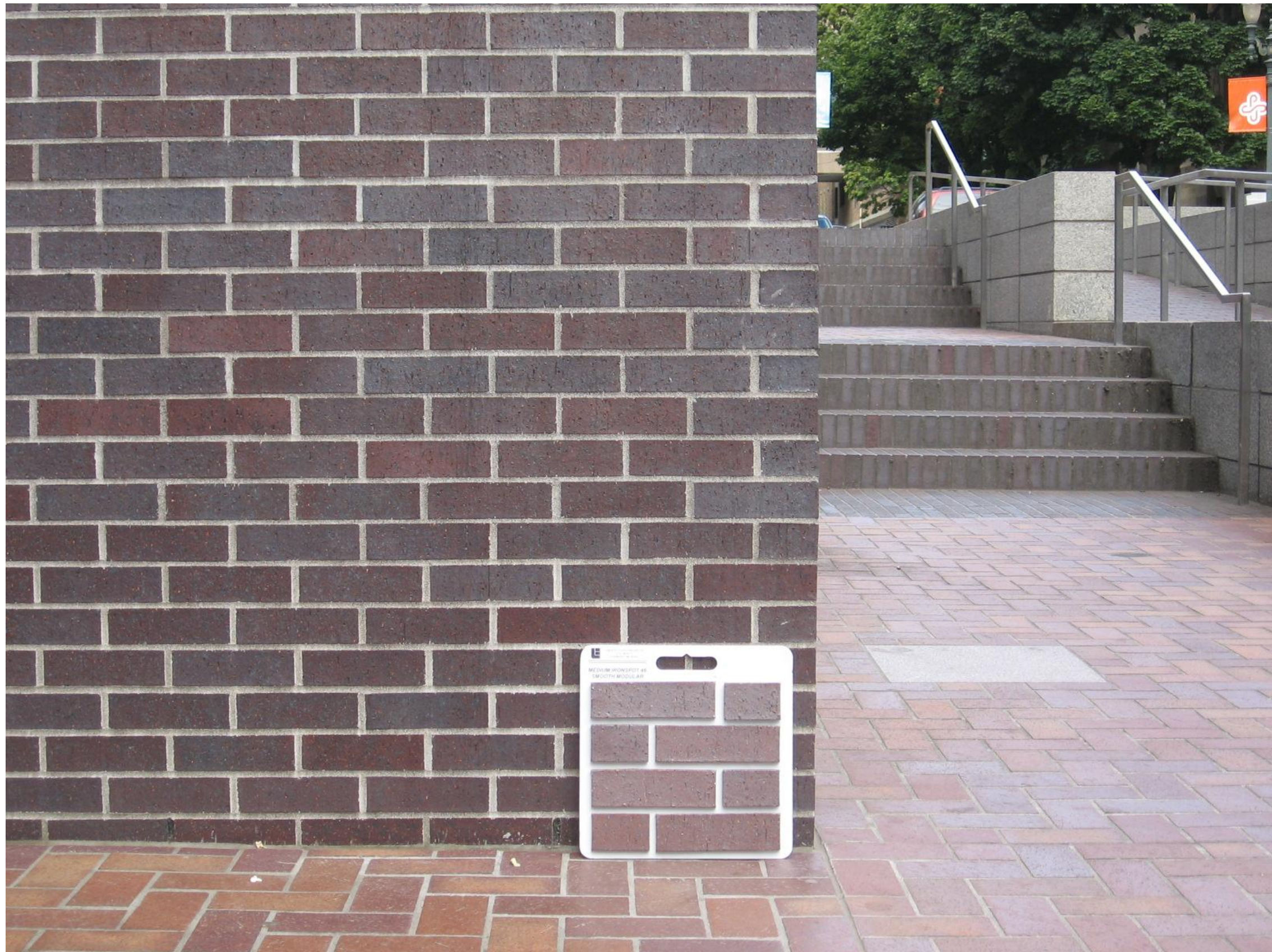
2
C34 1

1 C31

1 C35

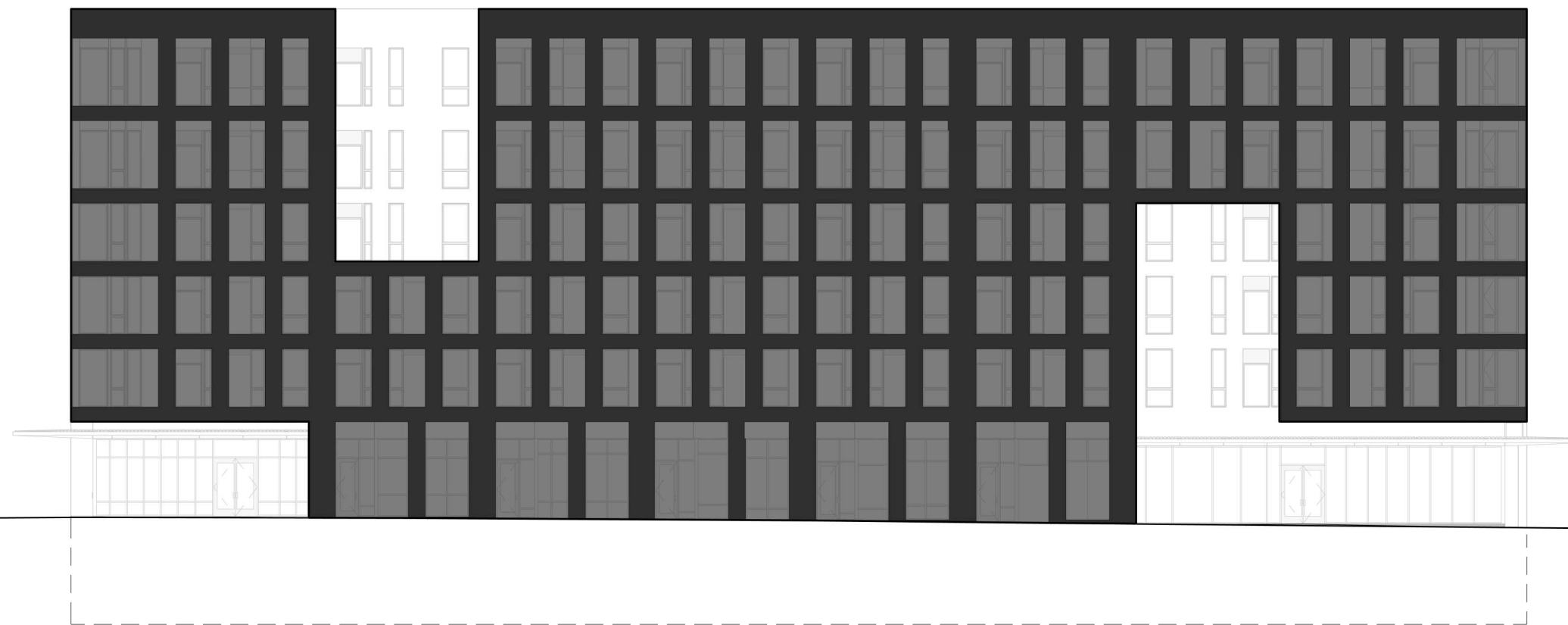
1
C29





IRONSTONE BRICK







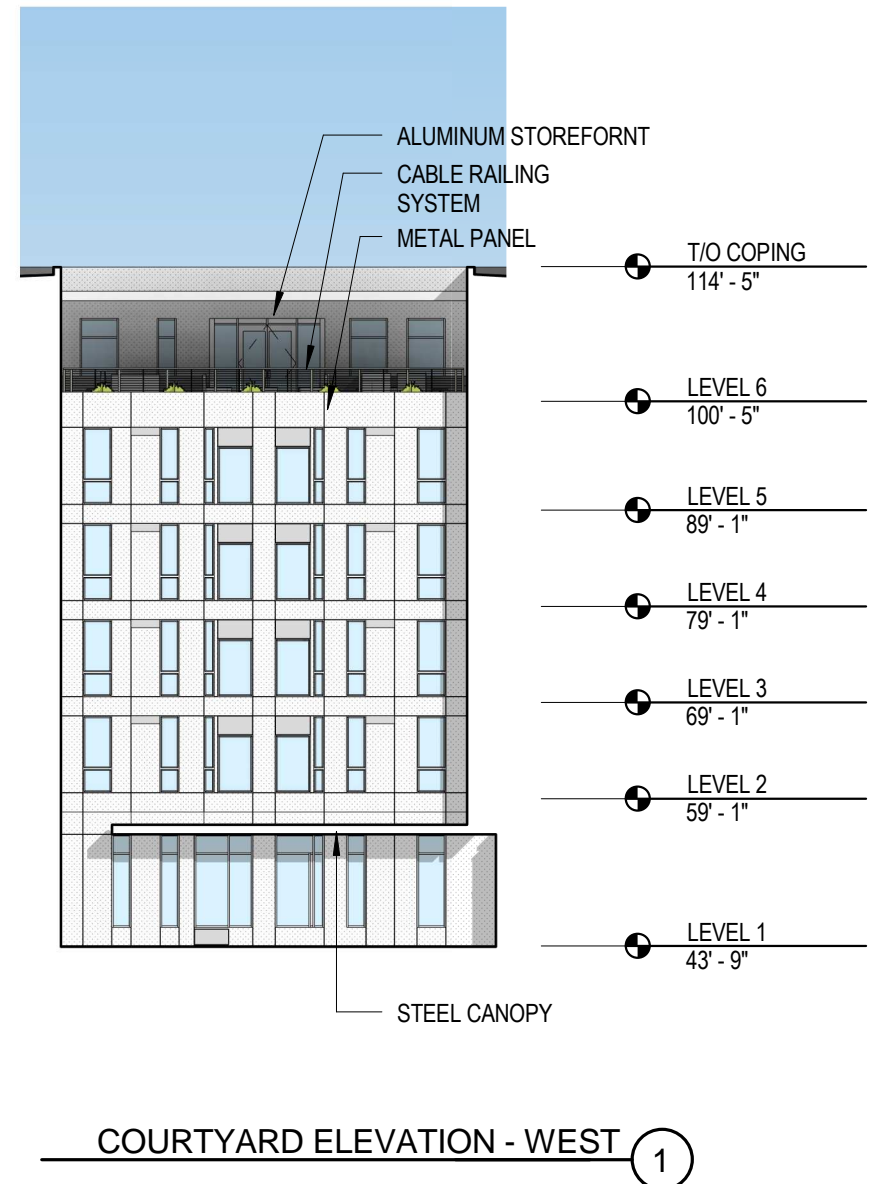


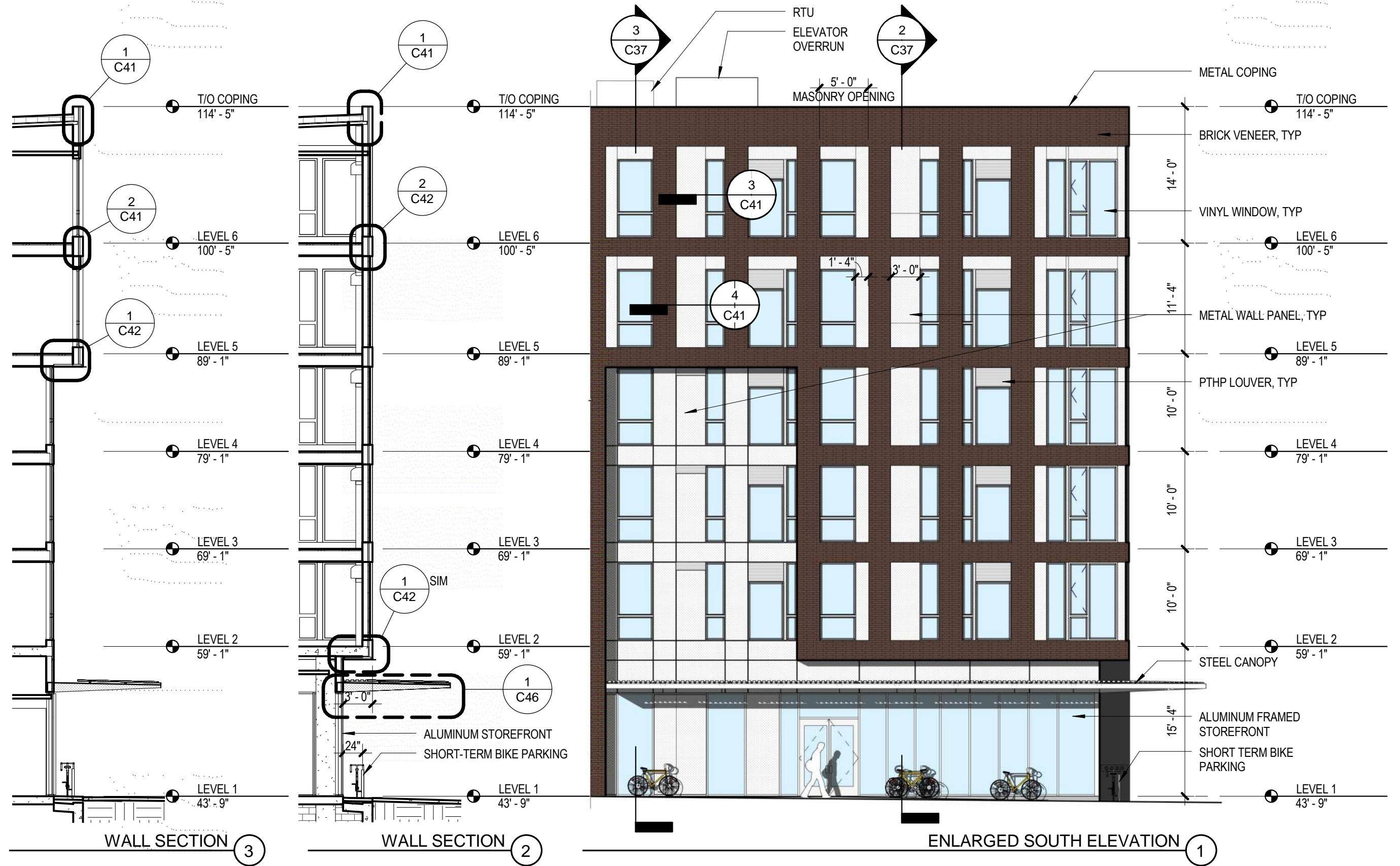


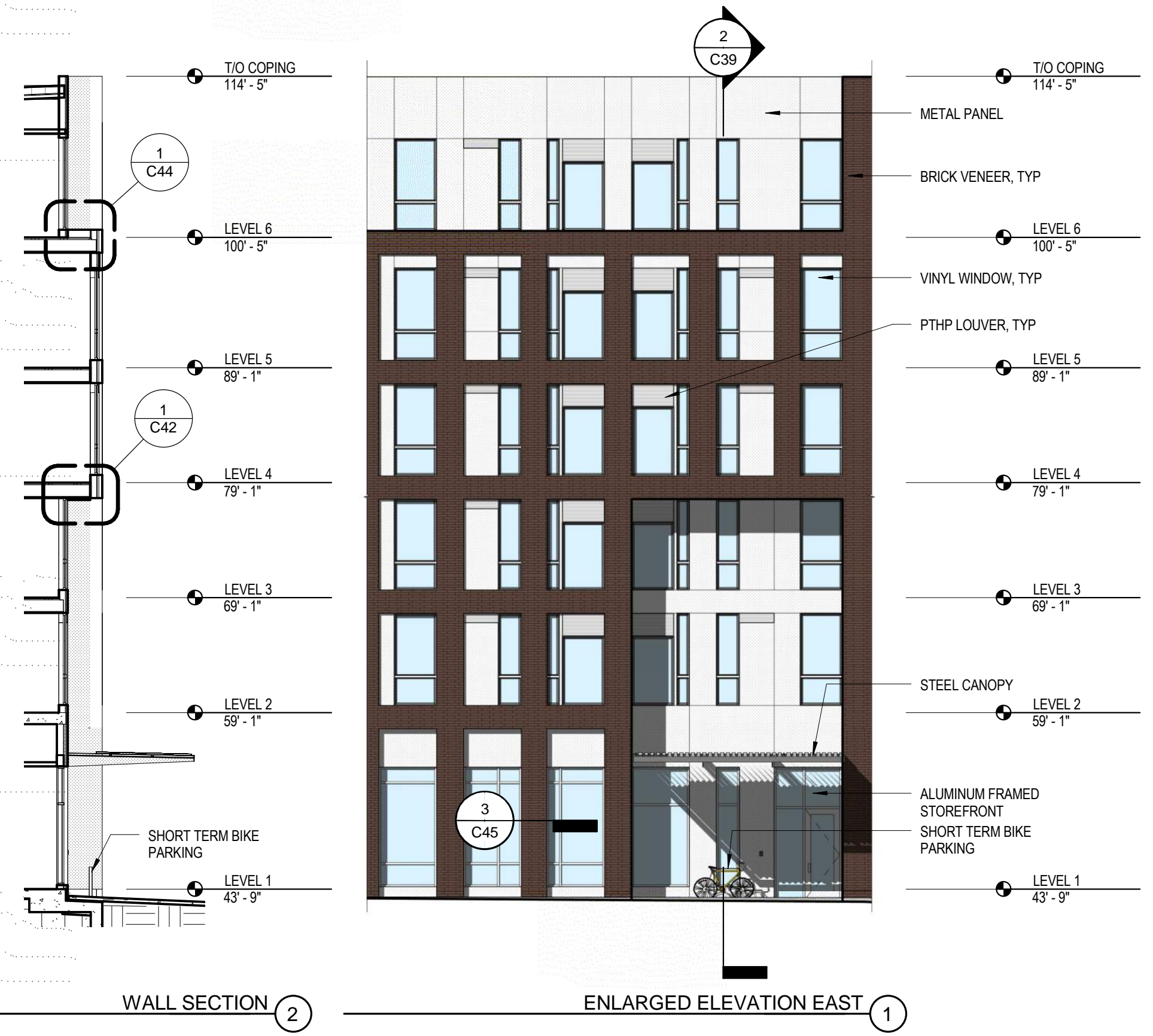


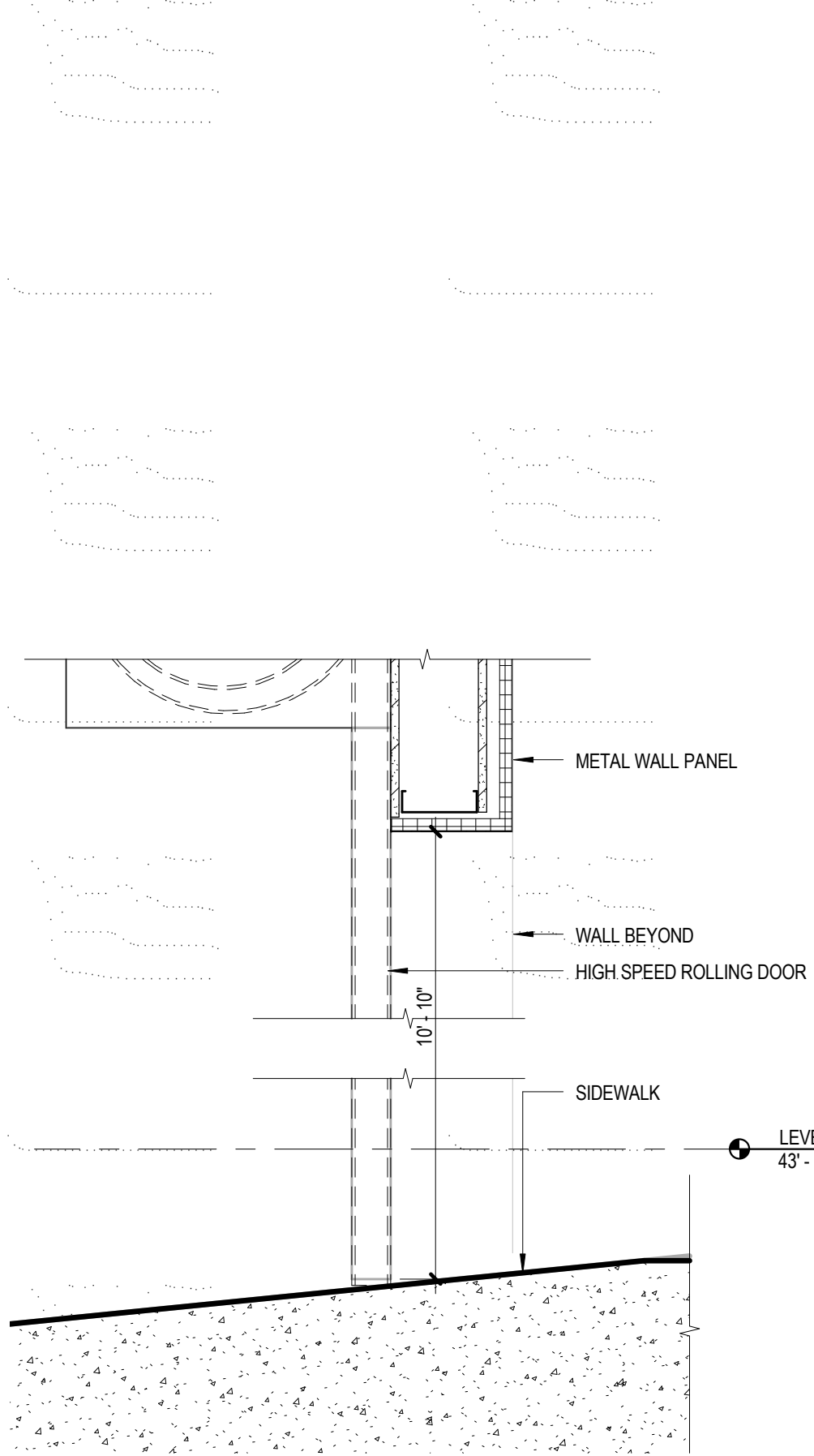




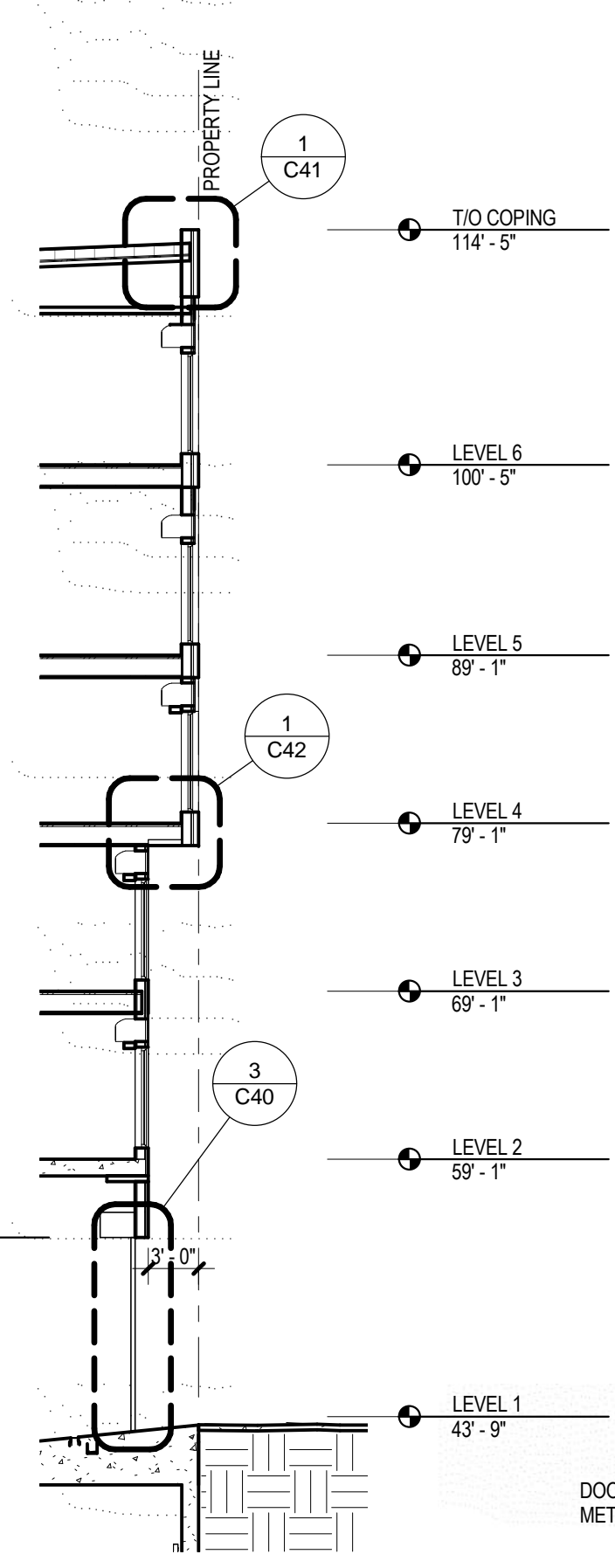








GARAGE GATE SECTION ③
1" = 1'-0"

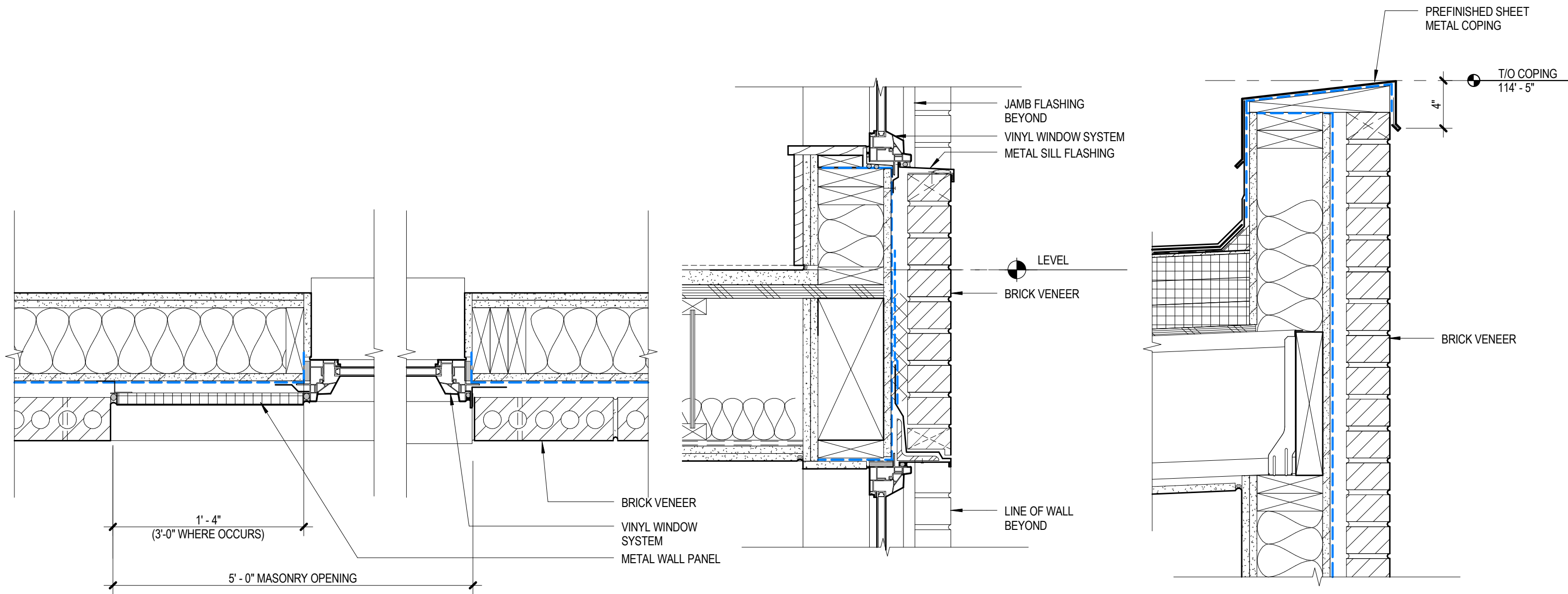


WALL SECTION ②



ENLARGED WEST ELEVATION ①



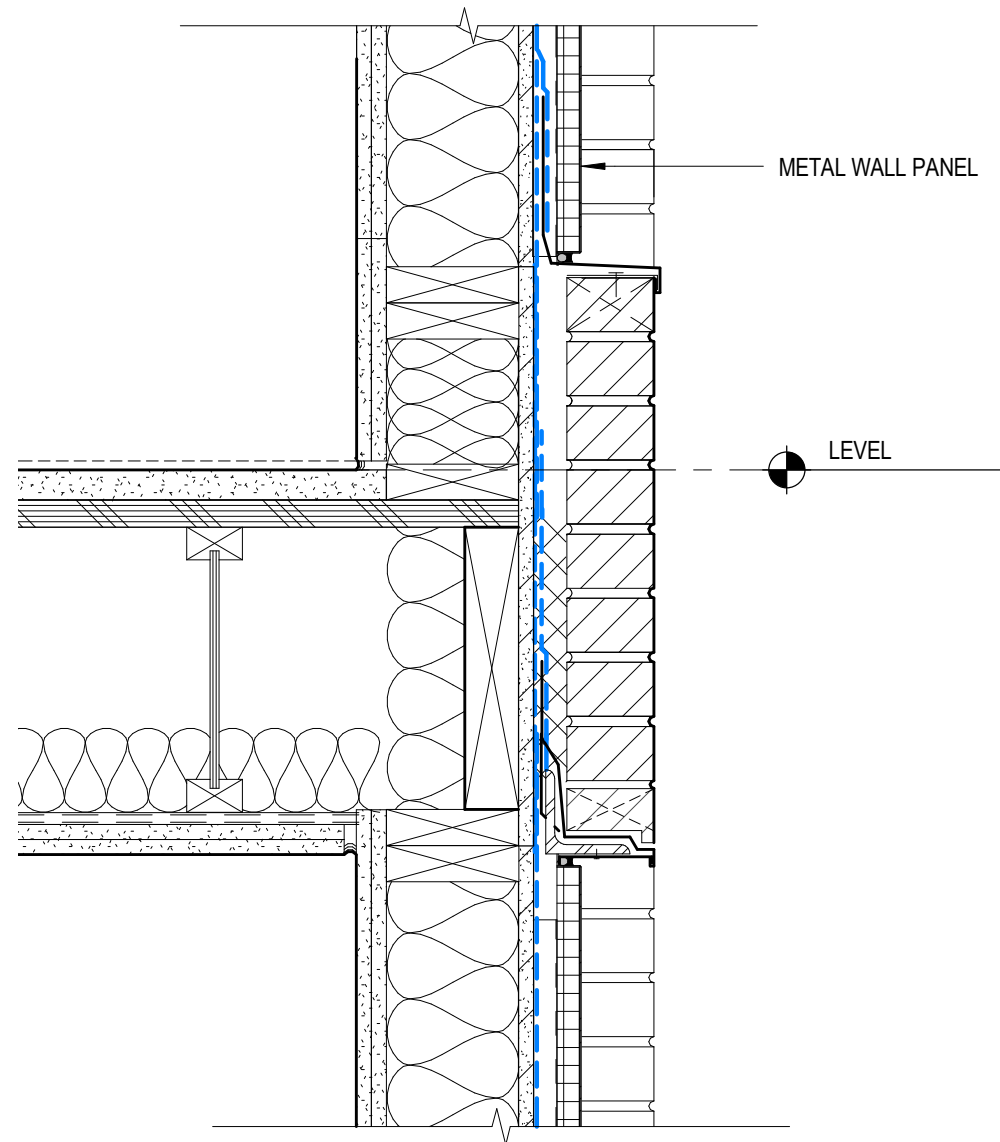


METAL PANEL TO BRICK TRANSITION
 1 1/2" = 1'-0" ④

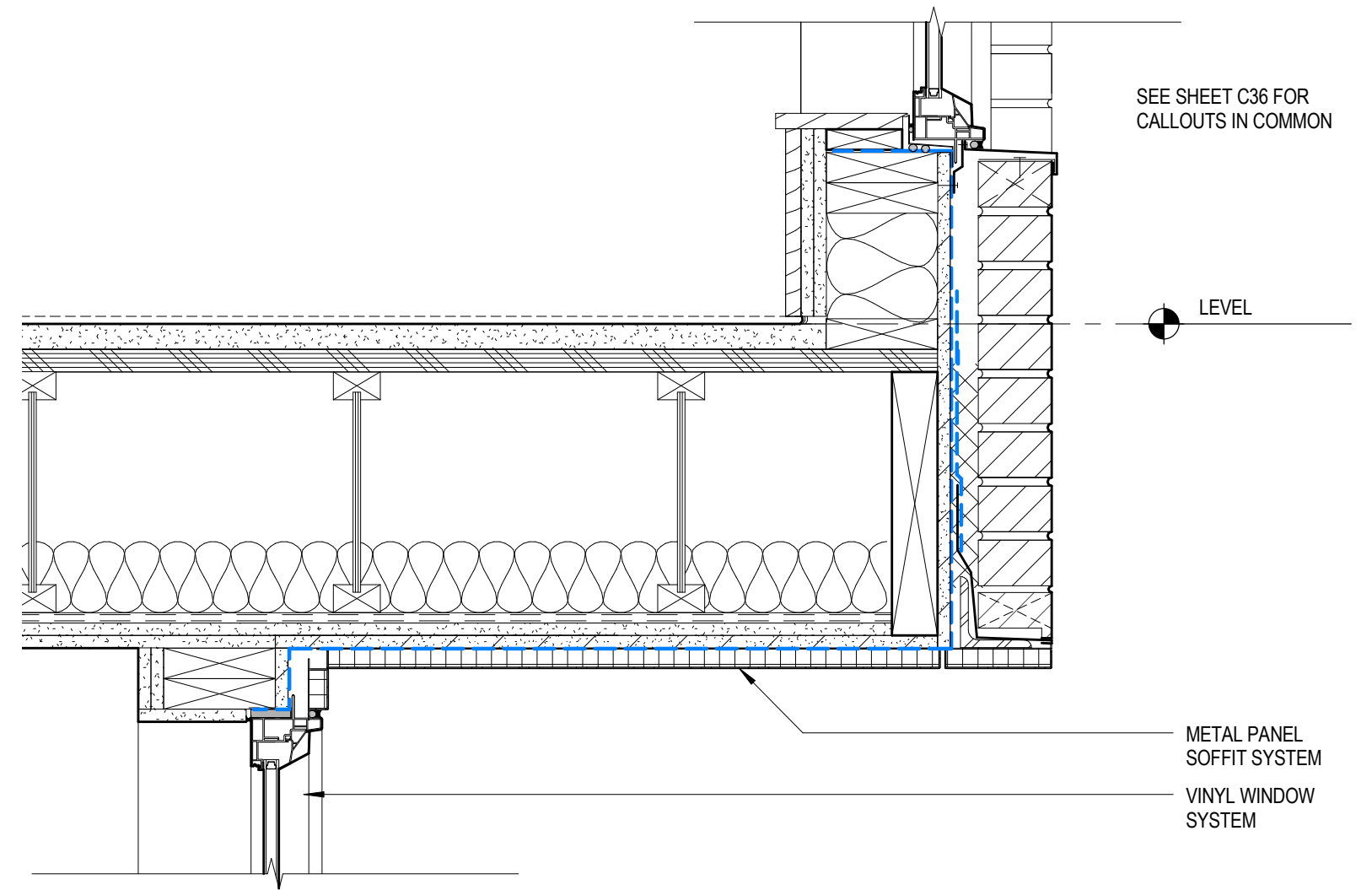
TYP WINDOW JAMB
 1 1/2" = 1'-0" ③

TYP HEAD & SILL AT BRICK
 1 1/2" = 1'-0" ②

PARAPET AT BRICK
 1 1/2" = 1'-0" ①



METAL PANEL HEAD/SILL AT BRICK (2)
 1 1/2" = 1'-0"



TYP SOFFIT AT BRICK (1)
 1 1/2" = 1'-0"

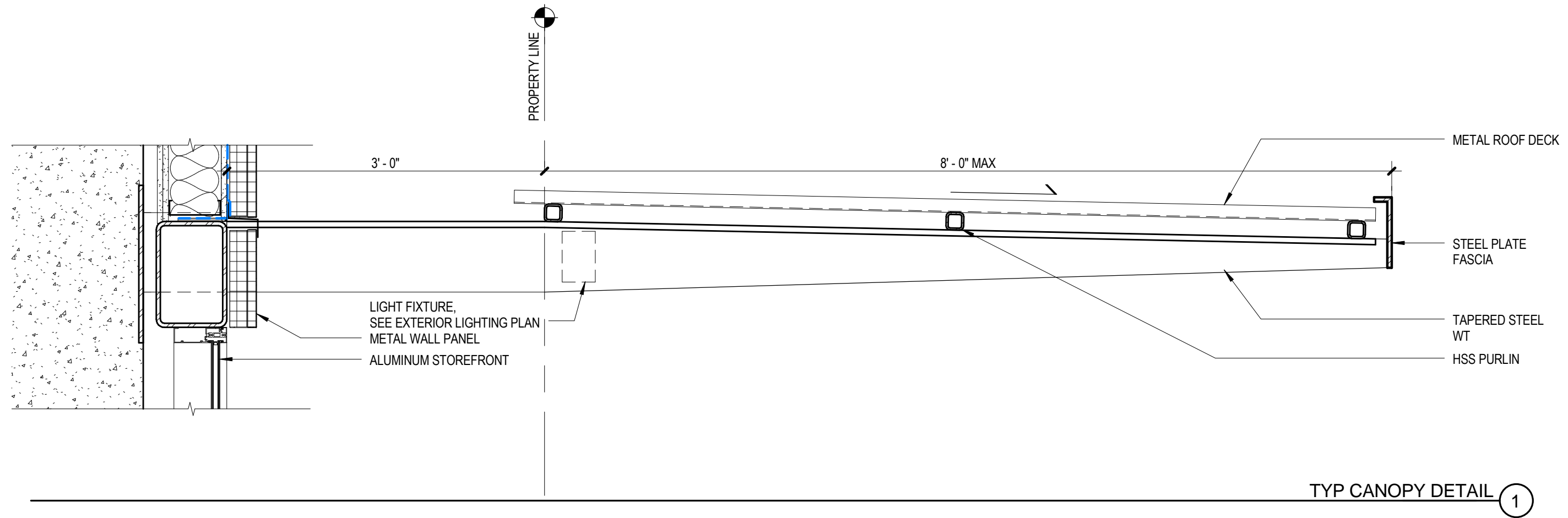






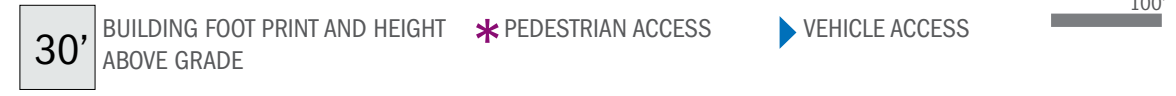
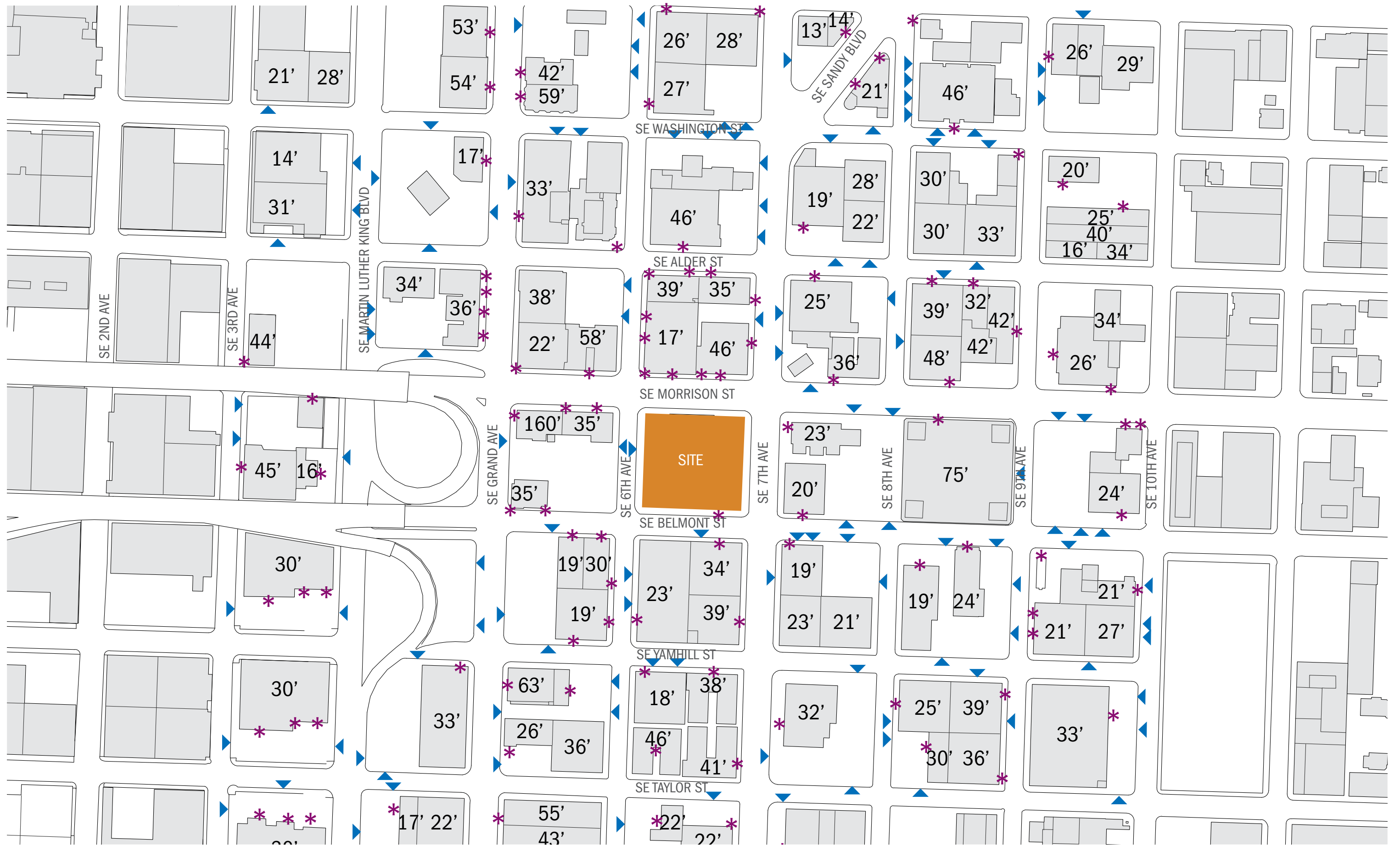




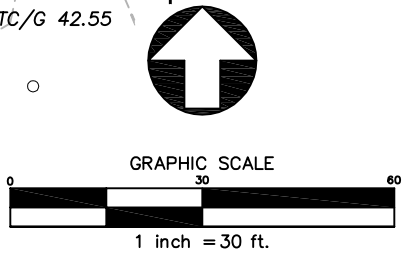
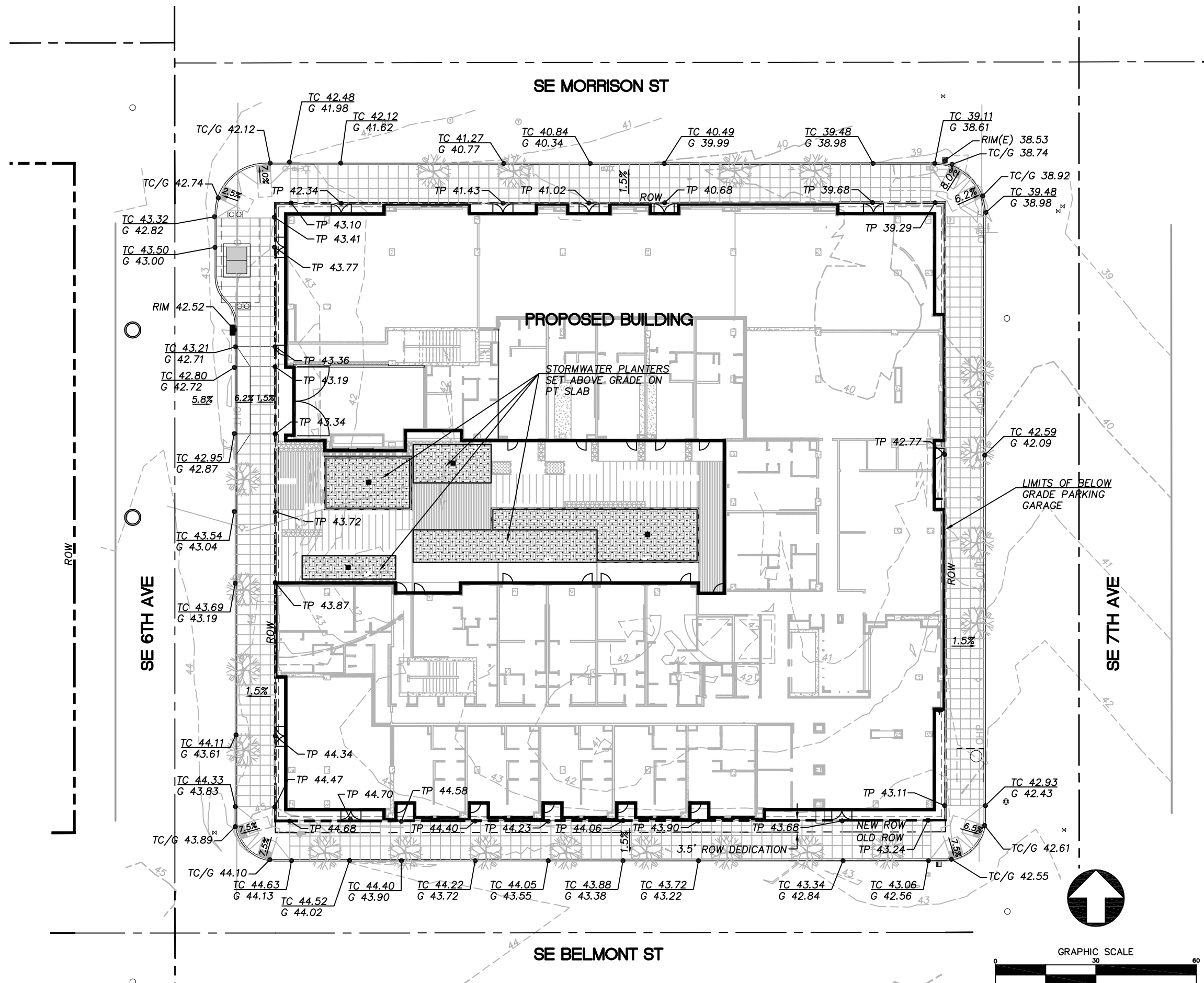
TABLE OF CONTENTS

SE VIEW	C1
SE VIEW	C2
TABLE OF CONTENTS	C3
NE VIEW	C4
NW VIEW	C5
COURTYARD VIEWS	C6
VICINITY MAP	C7
BLOCK STUDY	C8
SITE AND CONTEXT PHOTOS	C9
PRECEDENTS	C10
MASSING DIAGRAMS	C11
GRADING PLAN	C12
SITE UTILITY PLAN	C13
LANDSCAPE SITE PLAN	C14
LANDSCAPE COURTYARD PLAN	C15
LANDSCAPE PLANTING PLAN	C16
LANDSCAPE ROOF TERRACE	C17
LANDSCAPE SECTION	C18
LANDSCAPE SECTION	C19
LANDSCAPE SECTION	C20
LANDSCAPE DETAILS	C21
FAR DIAGRAMS	C22
PARKING LEVEL	C23
GROUND FLOOR PLAN	C24
LEVELS 2-5	C25
LEVEL 6	C26
ROOF PLAN	C27
ENLARGED BIKE PARKING PLANS	C28
SOUTH ELEVATION	C29
EAST ELEVATION	C31
NORTH ELEVATION	C32
WEST ELEVATION	C33
COURTYARD ELEVATIONS	C34
BUILDING SECTION E/W	C35
BUILDING SECTION N/S	C36
ENLARGED ELEVATIONS	C37
ENLARGED ELEVATIONS	C38
ENLARGED ELEVATIONS	C39
ENLARGED ELEVATIONS	C40
EXTERIOR DETAILS	C41
EXTERIOR DETAILS	C42
EXTERIOR DETAILS	C43
EXTERIOR DETAILS	C44
EXTERIOR DETAILS	C45
CANOPY DETAILS	C46
EXTERIOR LIGHTING PLAN	C47
MATERIALS	C48





SHEET LEGEND	
TP XXX.XX	GRADE AT TOP OF PAVEMENT
TC XXX.XX	GRADE AT TOP OF CURB
G XXX.XX	GRADE AT GUTTER
(E)	EXISTING
X.X%	SLOPE ARROW
- - - 286 - - -	EXISTING CONTOUR



STORMWATER NARRATIVE

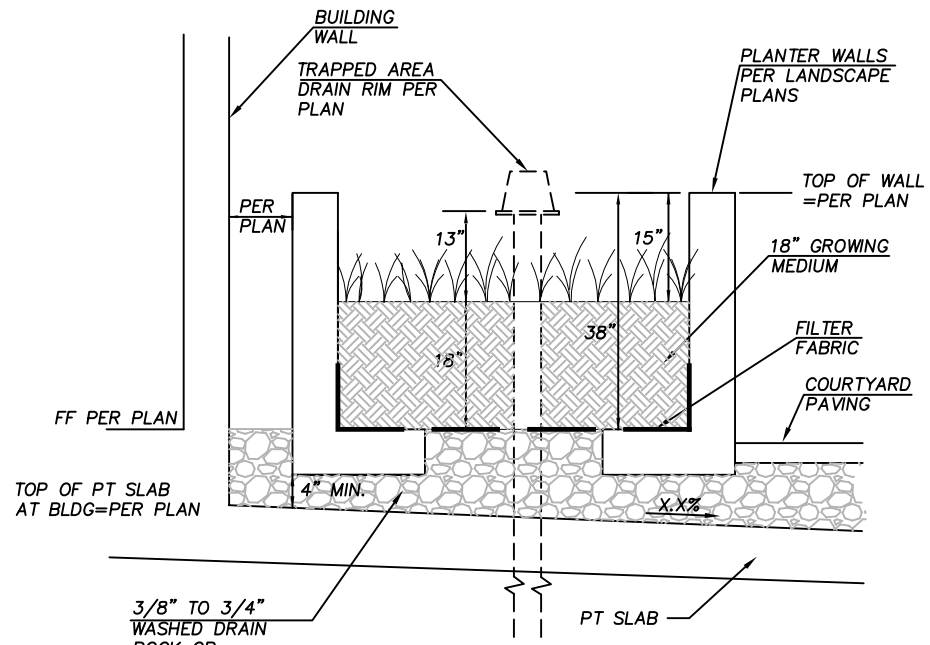
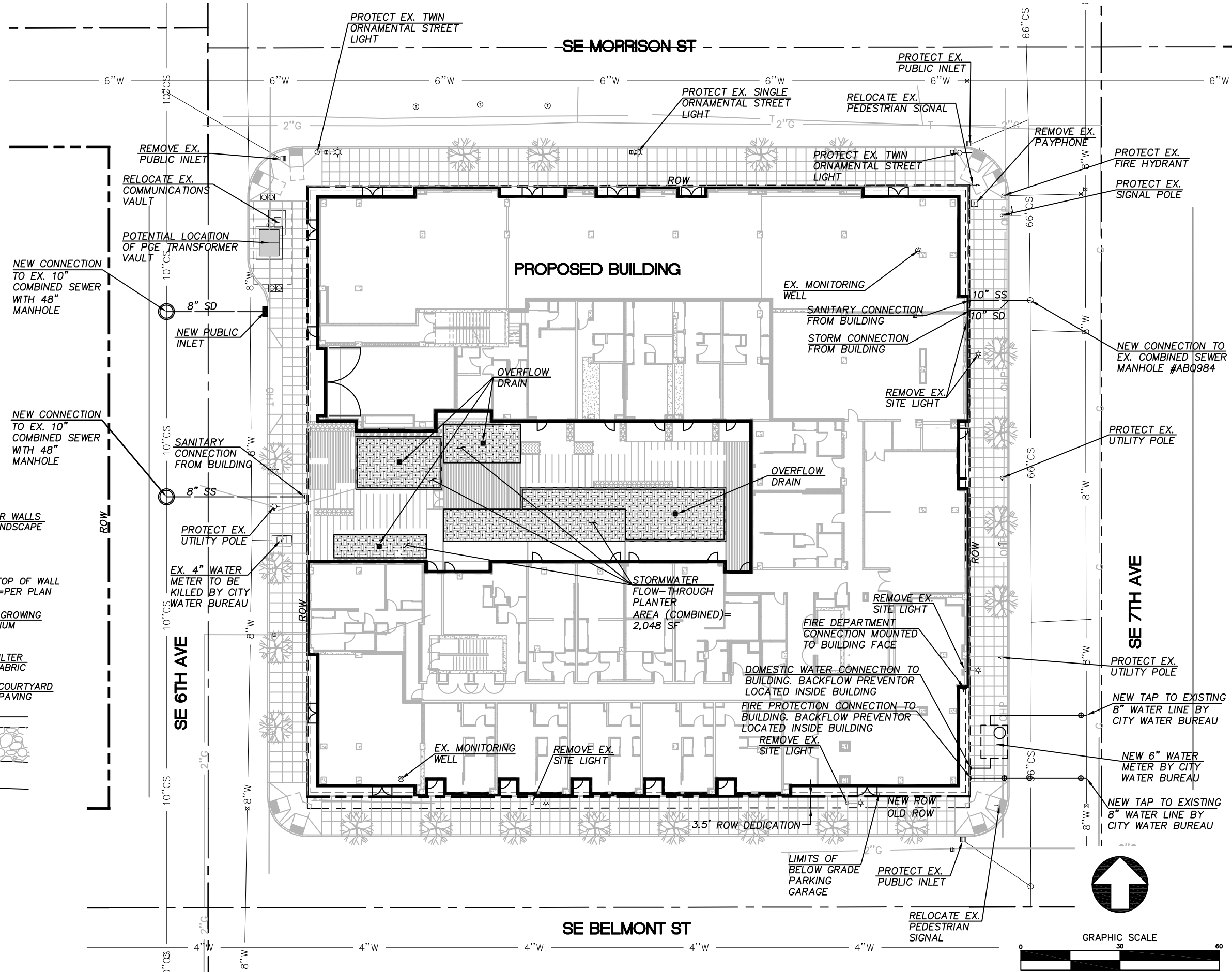
PRIVATE SITE:

WATER QUALITY
WATER QUALITY CONTROL IS MET WITH FLOW-THROUGH PLANTERS. THE PLANTERS ARE SIZED TO TREAT ALL ROOF AREA. A SPECIAL CIRCUMSTANCE WILL BE REQUESTED TO MITIGATE RUNOFF FROM THE COURTYARD

WATER QUANTITY
WATER QUANTITY CONTROL IS ALSO MET WITH FLOW-THROUGH PLANTERS WHICH ARE SIZED TO SLOW DOWN THE PEAK FLOW RATE FOR THE 25 YR STORM EVENT.

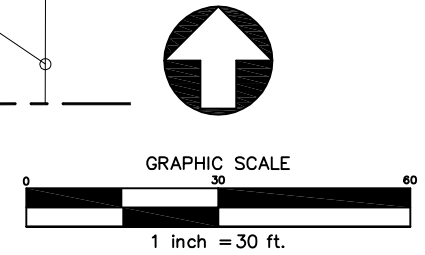
DISPOSAL
INFILTRATION IS NOT POSSIBLE DUE TO BELOW GRADE PARKING GARAGE COVERING ENTIRE SITE. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE 66" COMBINED SEWER PIPE IN SE 7TH AVENUE. THE PROJECT WILL FALL UNDER CATEGORY 4 OF THE STORMWATER DISPOSAL HIERARCHY.

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 LANDSCAPING PLANS.
 2. GROWING MEDIUM PER SPECIFICATIONS.

1 STORMWATER FLOW-THROUGH PLANTER
NTS



STREET TREES W/O POWER LINE

STREET TREES WITH POWER LINE



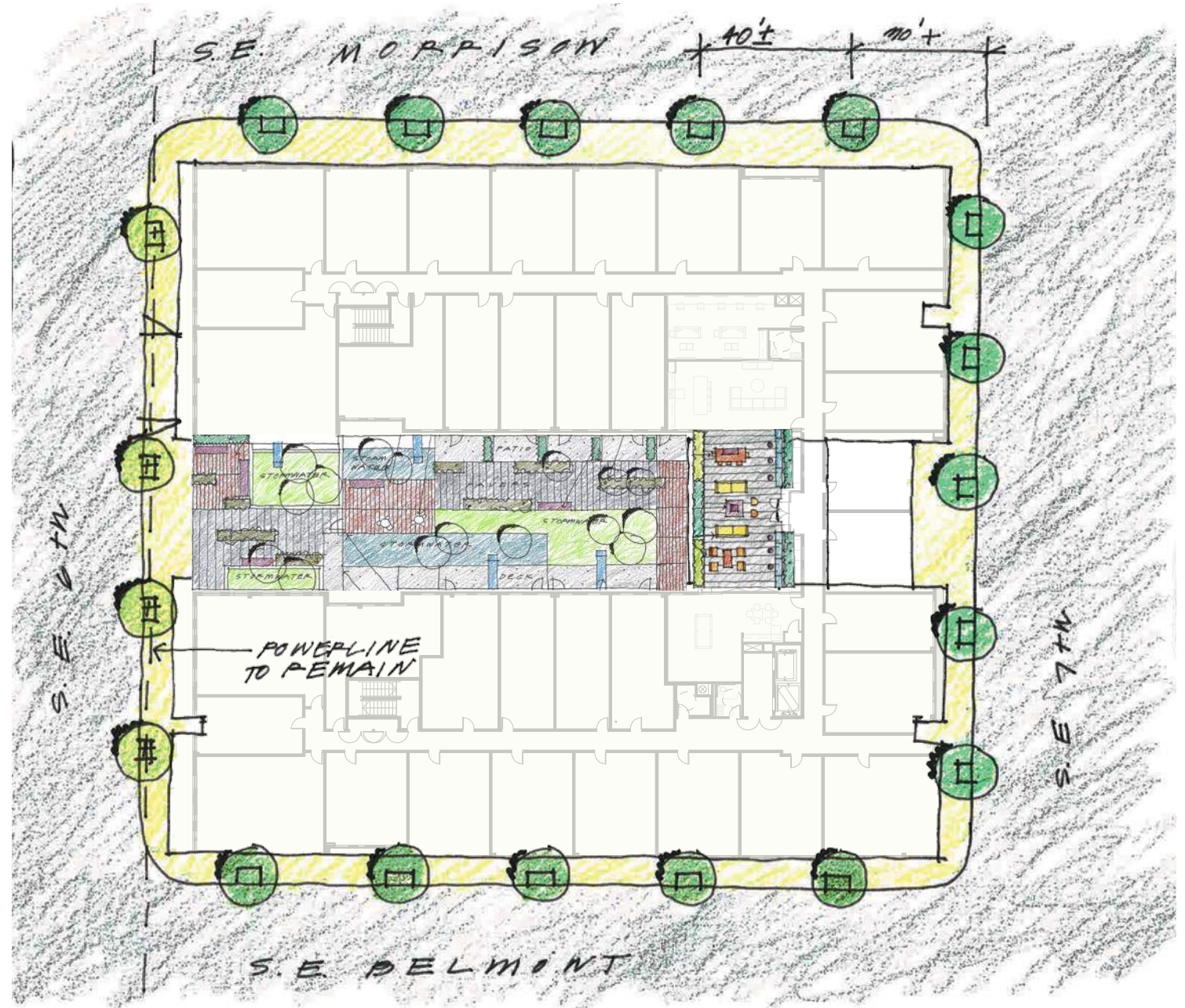
PYRMIDAL EUROPEAN HORNBEAM



GINKO SARATOGA



FOREST GREEN OAK



LANDSCAPE MATERIALS



CONCRETE PAVERS/WOOD BENCH



CONCRETE PAVING



FENCE



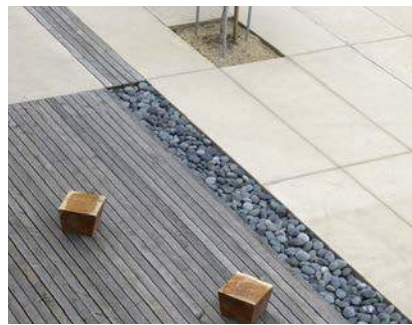
COBBLE



SCUPPER



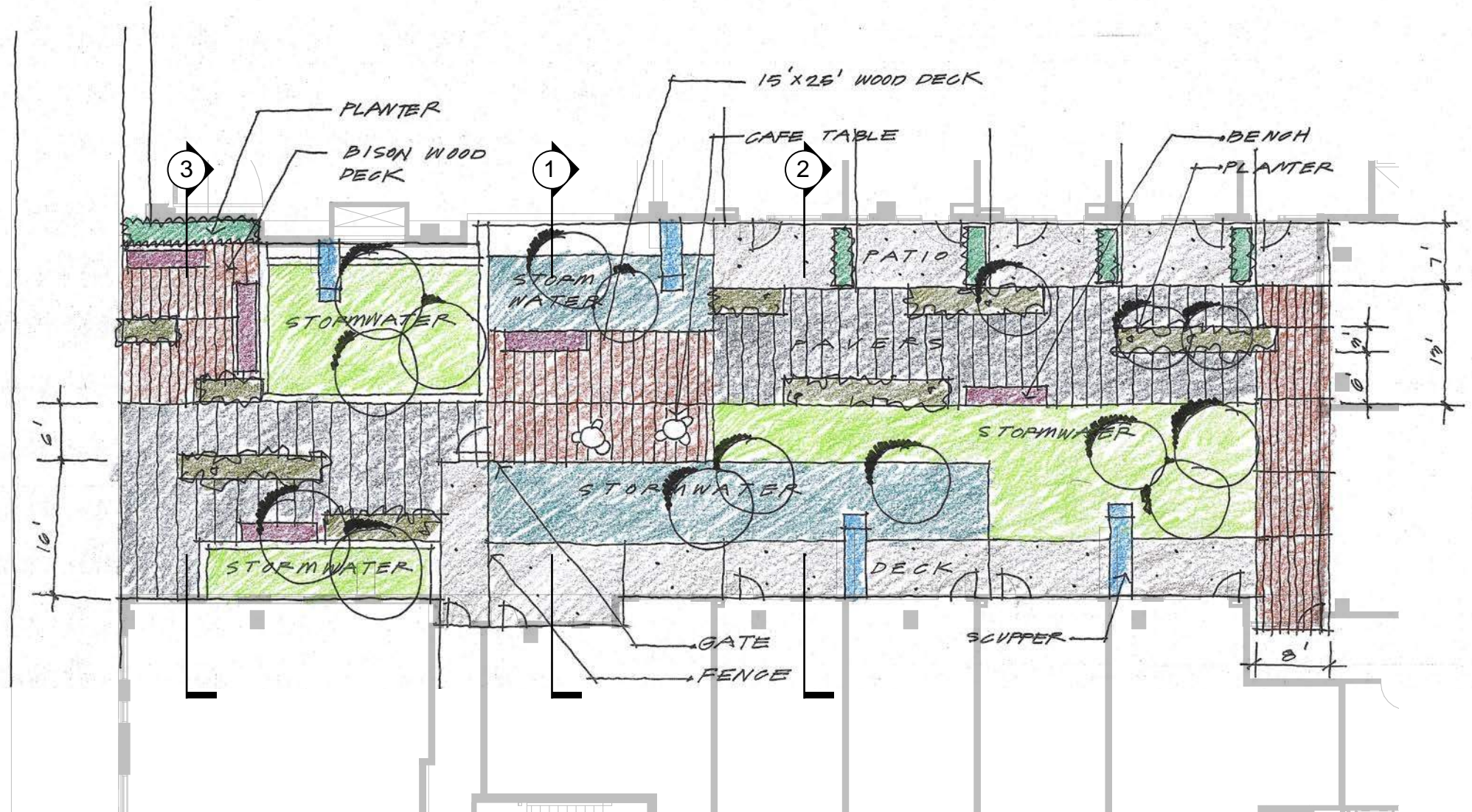
PLANTER POTS



WOOD DECKING



STEEL PLANTER



SEE SHEETS C18-C21 FOR SECTIONS



STORMWATER PLANTS



VINE MAPLE



CALIFORNIA GRAY RUSH



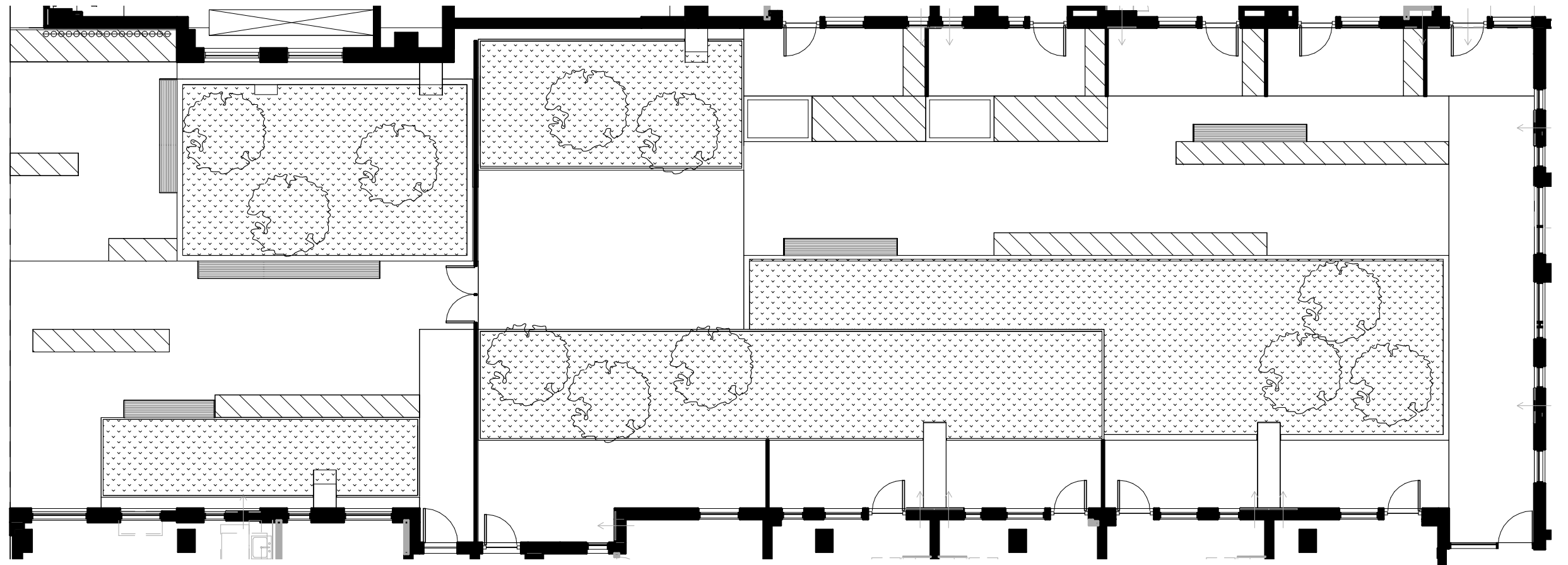
ORANGE SEDGE



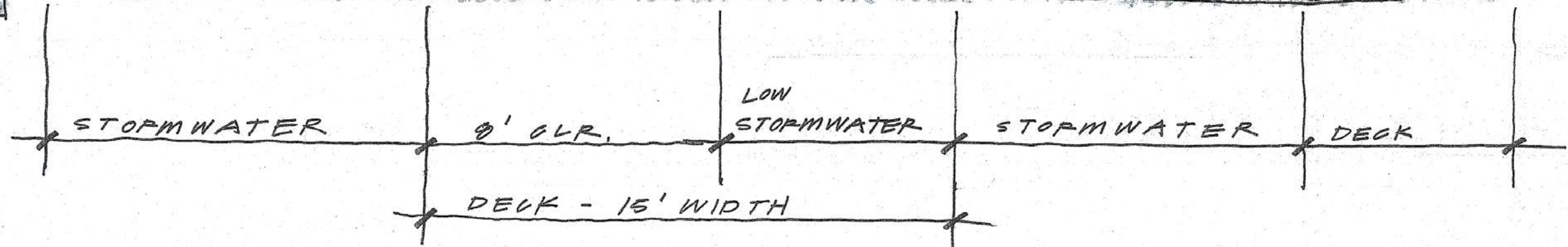
SWORD FERN

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		NANDINA DOMESTICA 'HARBOUR DWARF'	HEAVENLY BAMBOO	5-GALLON	24" ON-CENTER
HERBACEOUS PLANTS/ GRASSES		CAREX TESTACEA JUNCUS PATENS POLYSTICHUM MUNITUM	NEW ZEALAND ORANGE SEDE SPREADING RUSH SWORDFERN	1 GALLON 1 GALLON 1 GALLON	12" ON-CENTER 12" ON-CENTER 12" ON-CENTER
VINES		AKEBIA QUINATA	FIVELEAF AKEBIA	5 GALLON	36" ON-CENTER



COURTYARD PLANTING PLAN 1



LANDSCAPE SECTION
AT DECK (1)

LANDSCAPE MATERIALS



FIRE TABLE



TERRACE CHARACTER



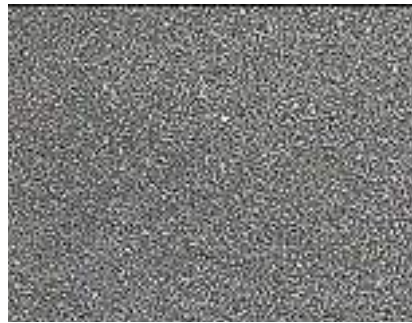
PLANTER POTS



OUTDOOR FURNITURE



CONCRETE PAVERS



CONCRETE PAVING



PLANTER POTS



PAVERS/FURNITURE

PLANTS



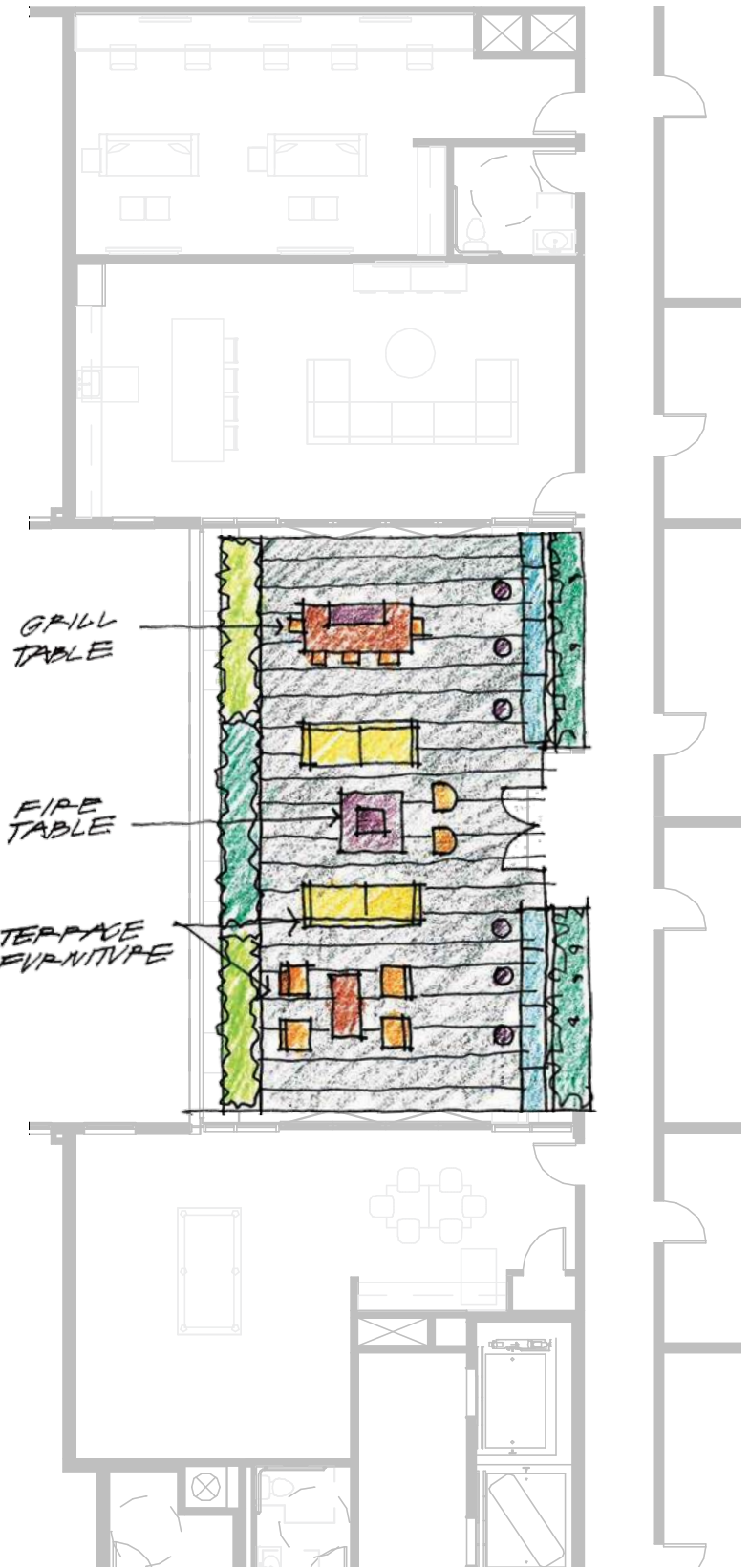
SCREENING SHRUB

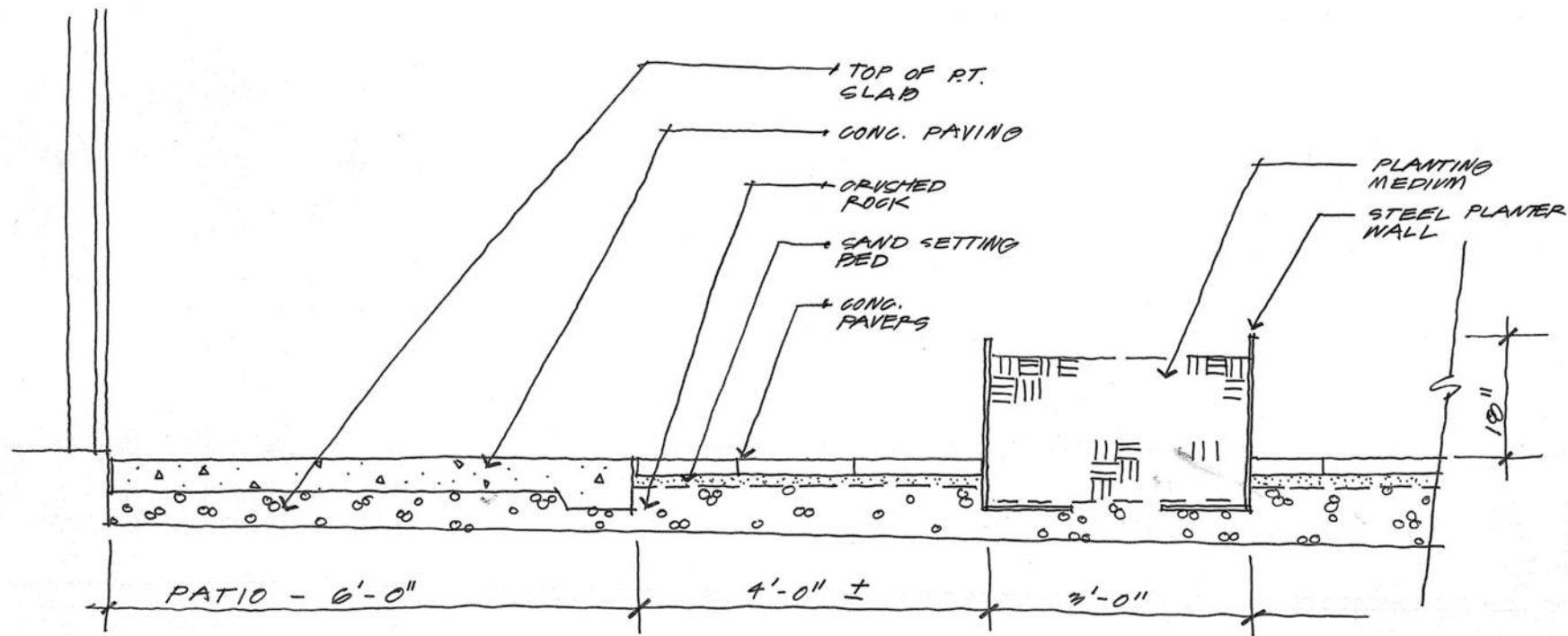


ORNAMENTAL GRASS

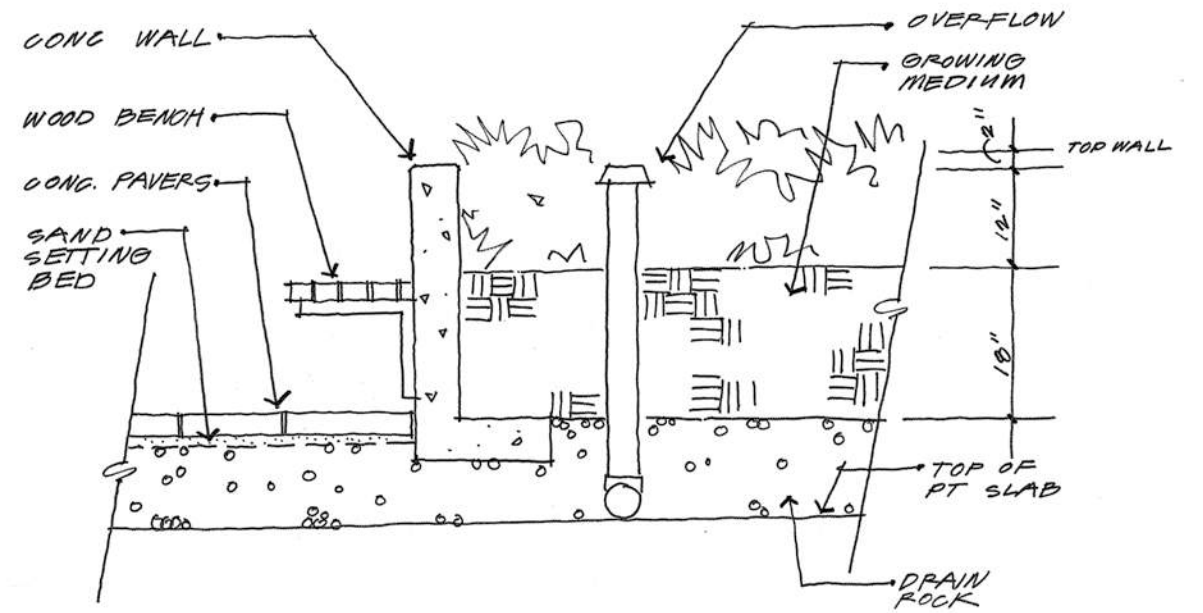


PERENNIALS

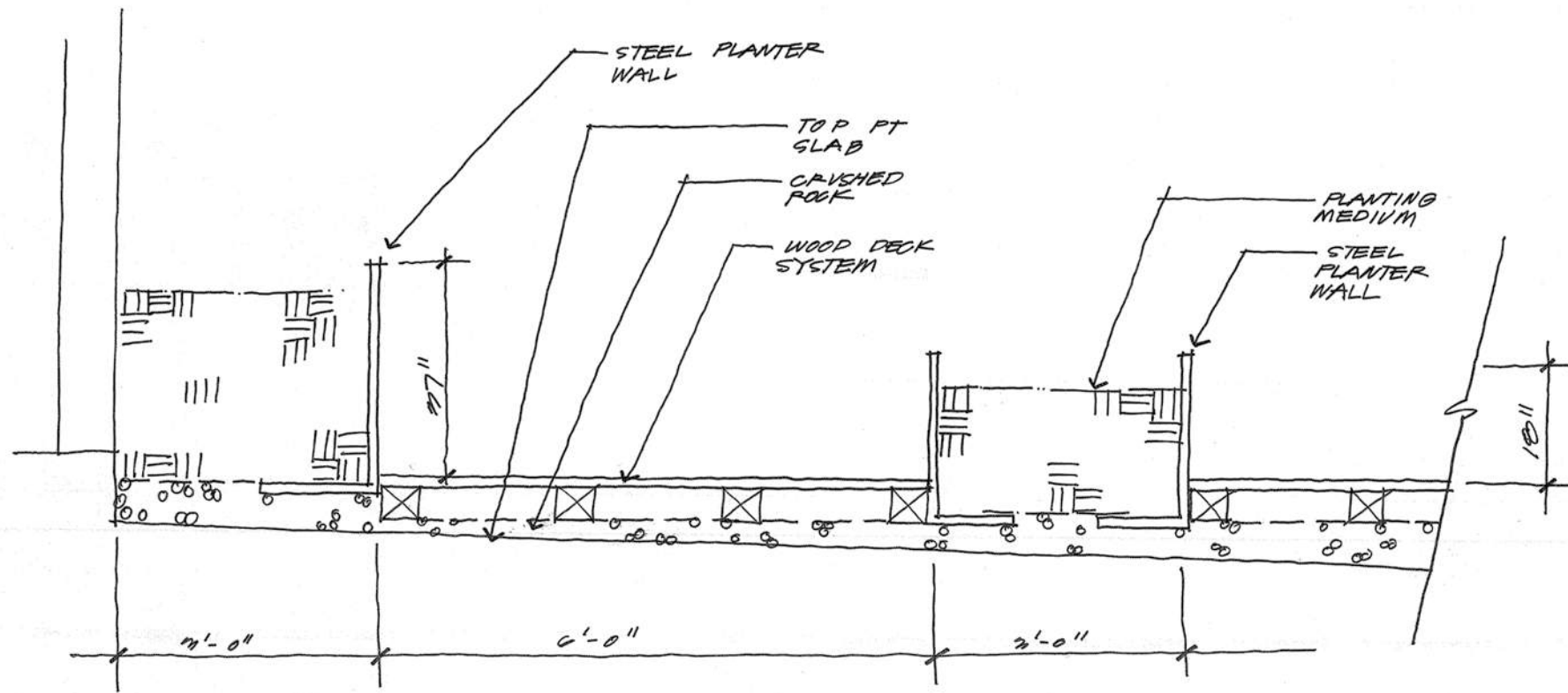




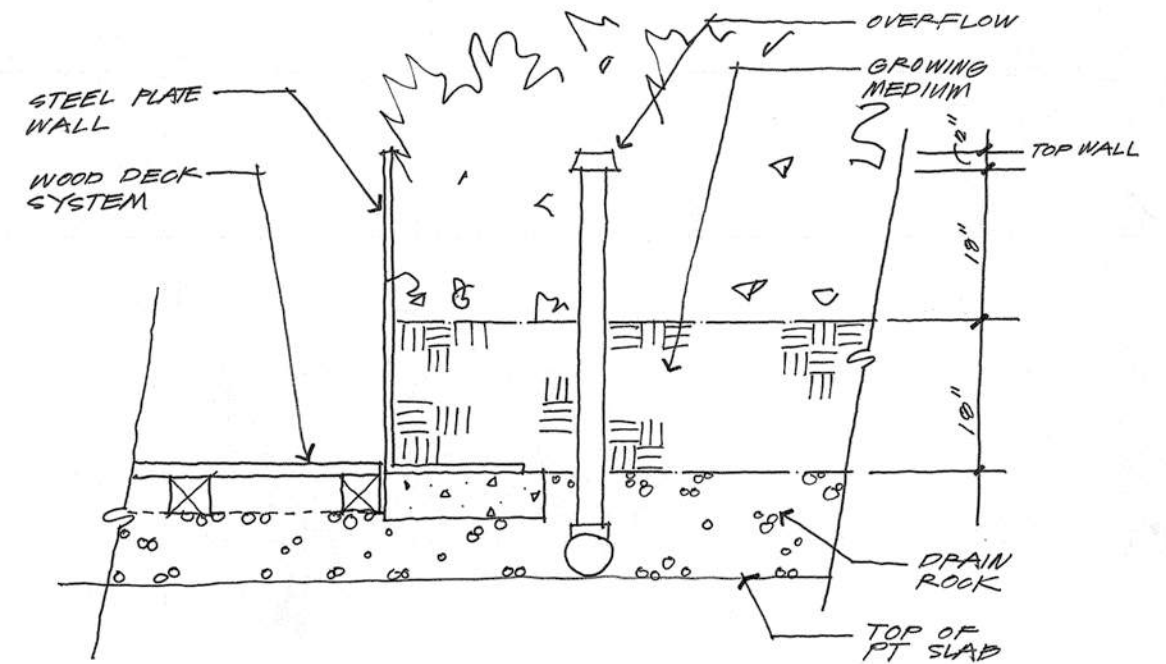
PATIO / PAVERS / LOW PLANTER DETAIL



STORMWATER PLANTER (LOW) @ PAVERS

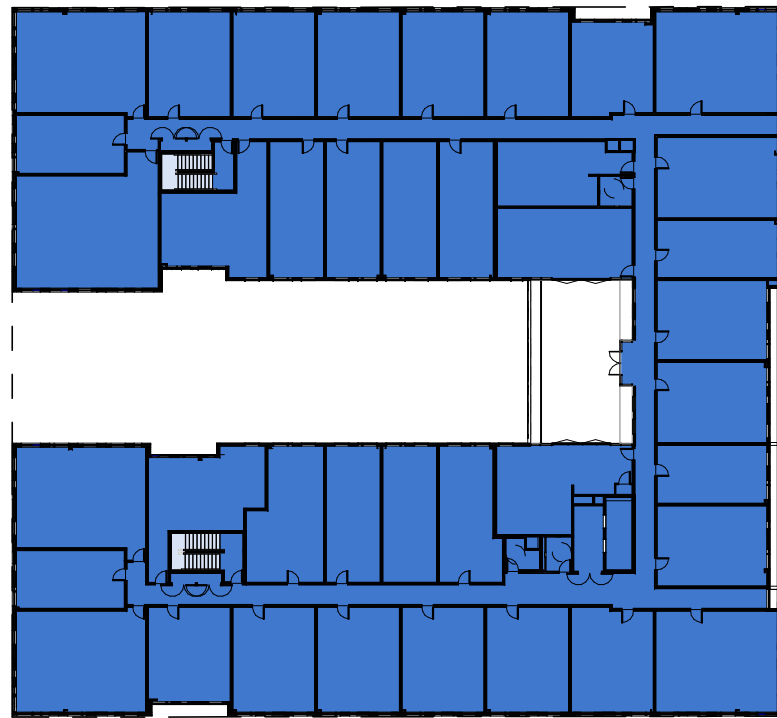


STEEL PLANTERS / DECK @ COURTYARD DETAIL

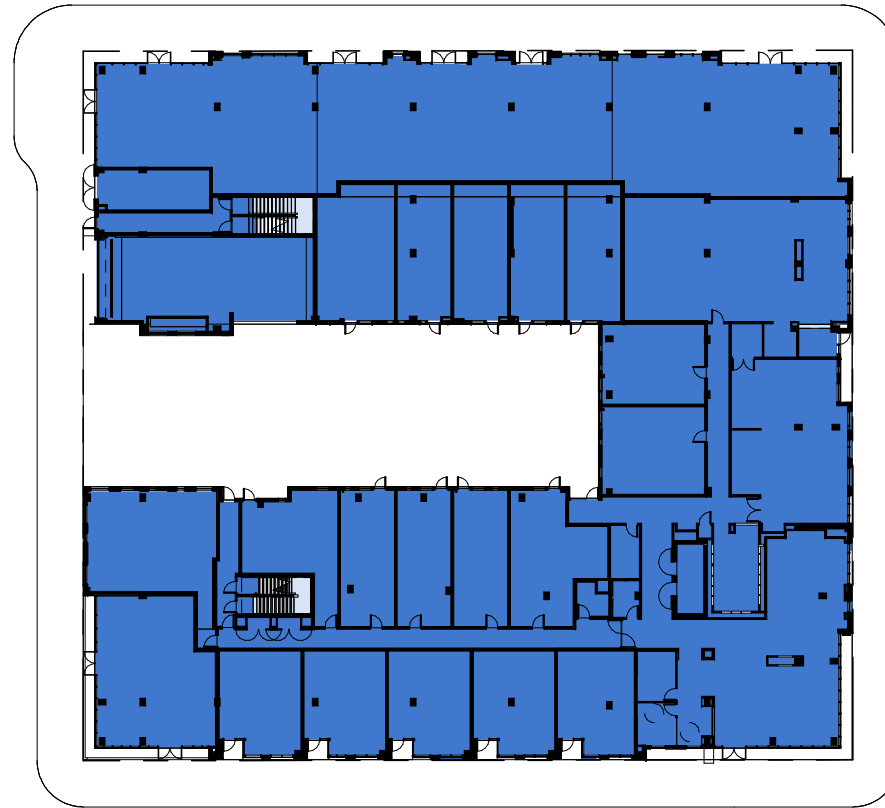


STORMWATER PLANTER (TALL) @ WOOD DECK

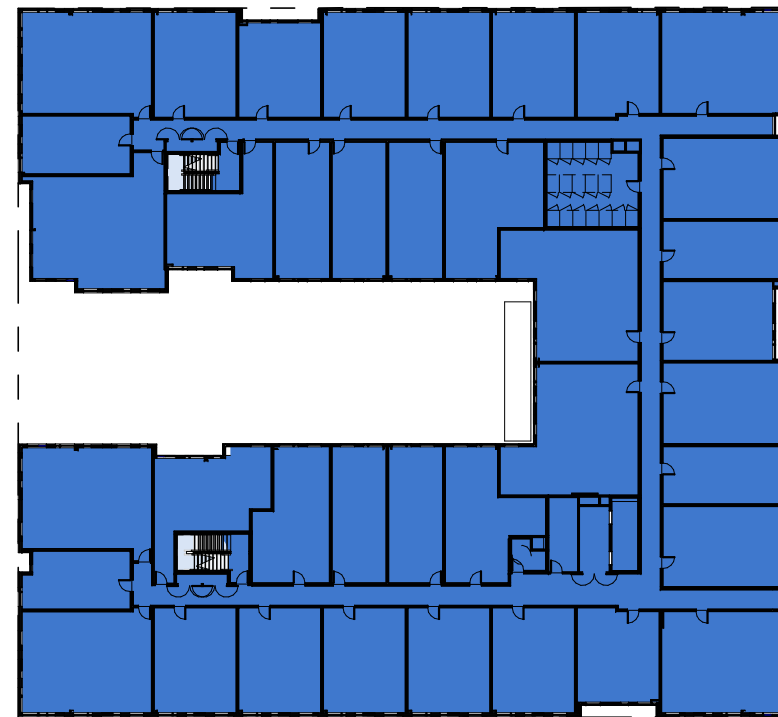
1/2" = 1'-0" TYP



LEVEL 6 3



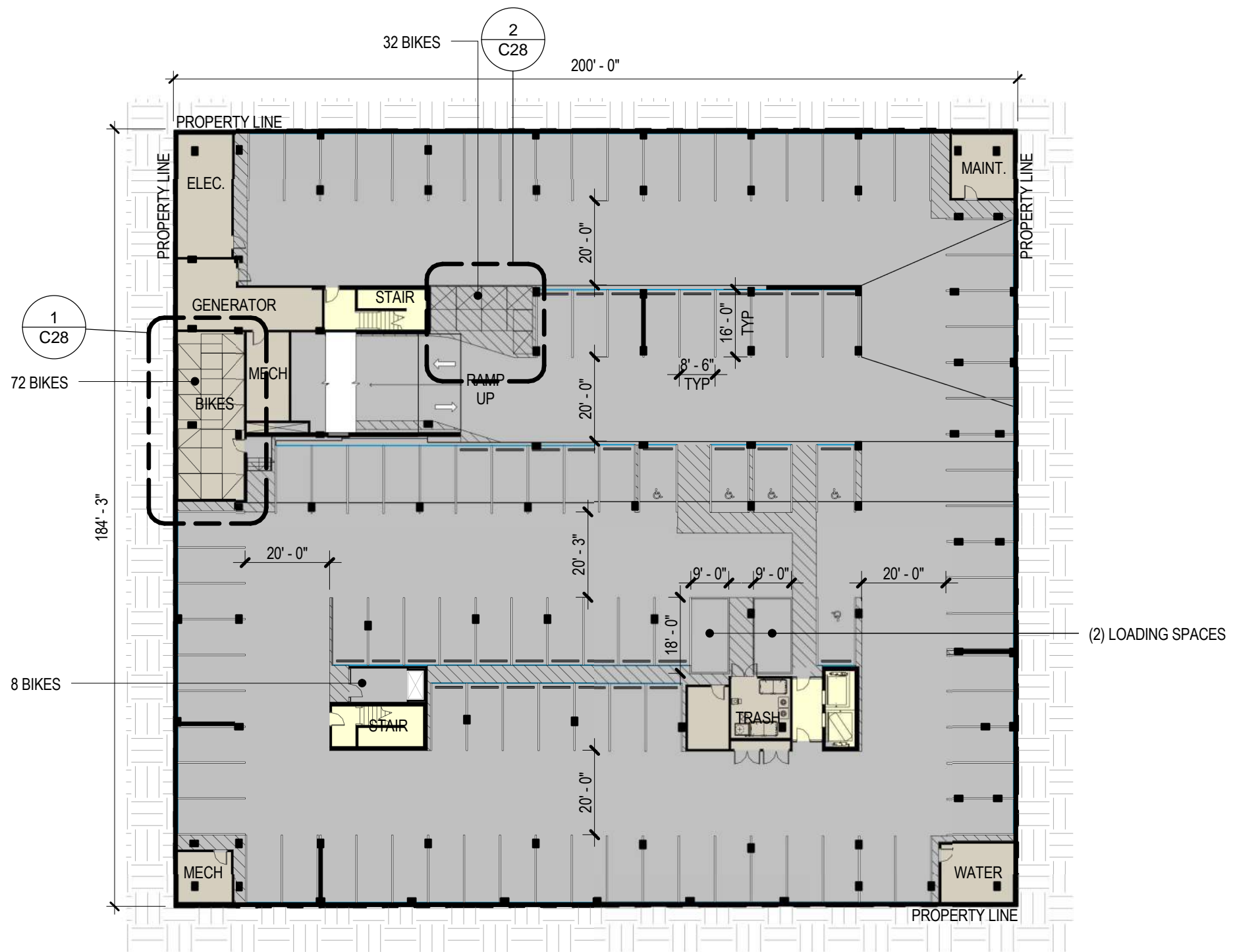
LEVEL 1 1



LEVELS 2-5 2

29,793 SF	LEVEL 1
30,856 SF	LEVEL 2
30,856 SF	LEVEL 3
30,917 SF	LEVEL 4
31,050 SF	LEVEL 5
29,686 SF	LEVEL 6
183,158 SF	FAR TOTAL

332,235 SF ALLOWABLE



BICYCLE PARKING

PER CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 266-6

LONG TERM BIKE PARKING REQUIREMENT:

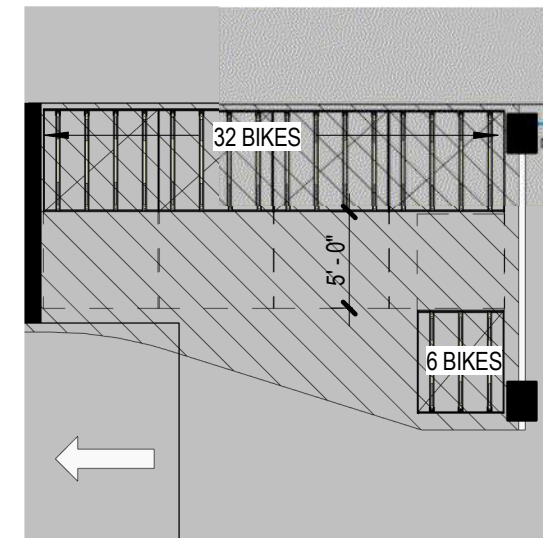
RESIDENTIAL: 1.5 PER 1 UNIT ∴ 206 UNITS X 1.5 = 309 SPACES REQUIRED
 RETAIL SALES: 2, OR 1 PER 12,000 SF; (7,300 SF RETAIL AREA) ∴ 2 SPACES REQUIRED
 TOTAL: 311 312 SPACES PROVIDED

SHORT TERM BIKE PARKING REQUIREMENT:

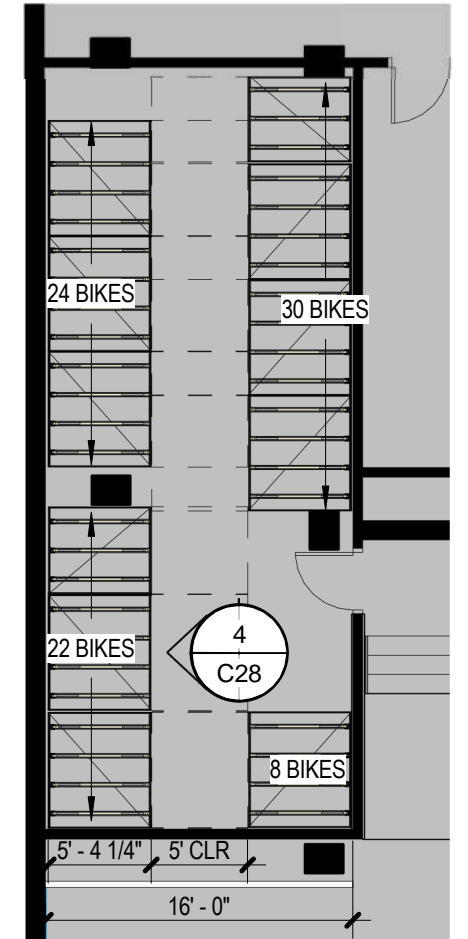
RESIDENTIAL: 1 SPACE PER 20 UNITS ∴ 206 UNITS/20 = 11 SPACES REQUIRED
 RETAIL SALES: 2, OR 1 SPACE PER 5,000 SF; (7,300 SF RETAIL AREA) ∴ 2 SPACES REQUIRED
 TOTAL: 13 36 SPACES PROVIDED, SEE GROUND FLOOR PLAN



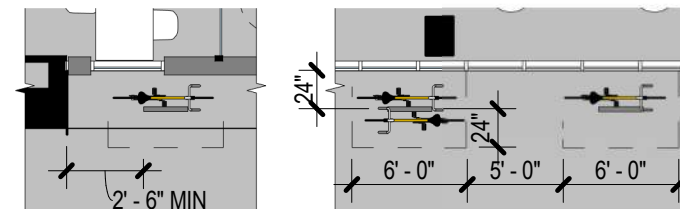
GROUND FLOOR BIKE ROOM ③
190 LONG TERM BIKE PARKING SPACES



PARKING LEVEL BIKES ②
38 LONG TERM BIKE PARKING SPACES

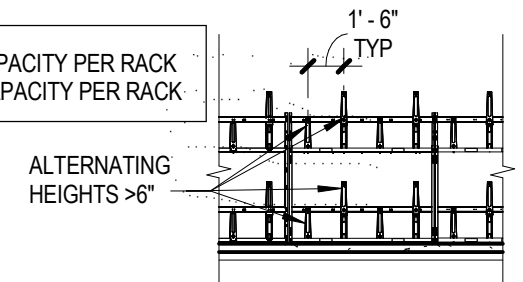


PARKING LEVEL BIKE ROOM ①
84 LONG-TERM BIKE PARKING SPACES

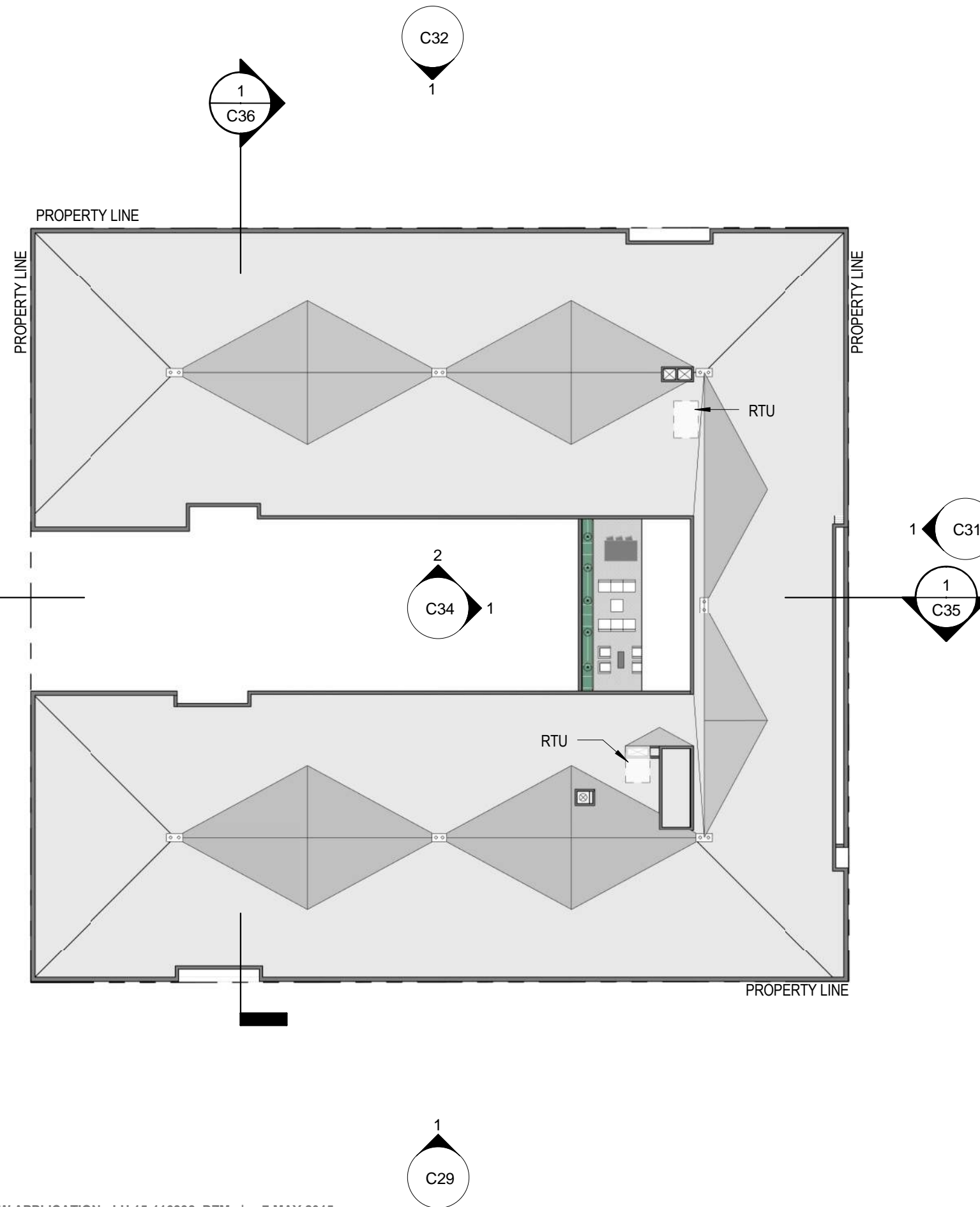


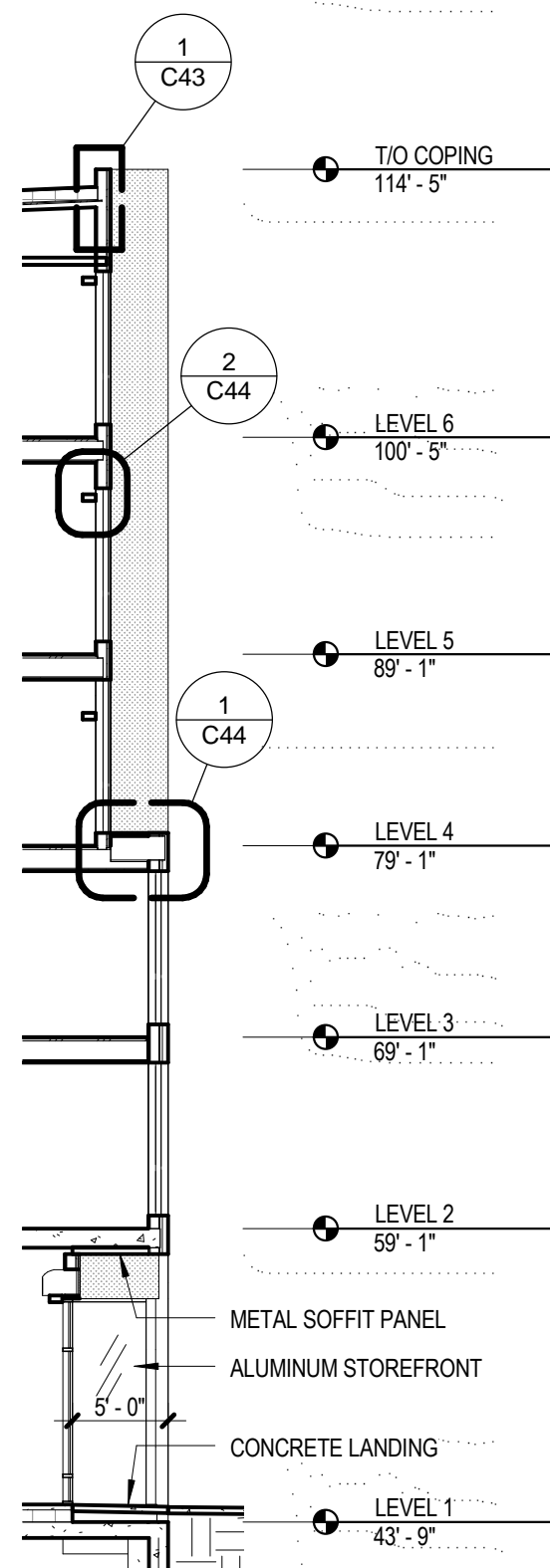
SHORT-TERM BIKE PARKING ⑤

SARIS8016 = 6 BIKE CAPACITY PER RACK
 SARIS 8080 = 8 BIKE CAPACITY PER RACK

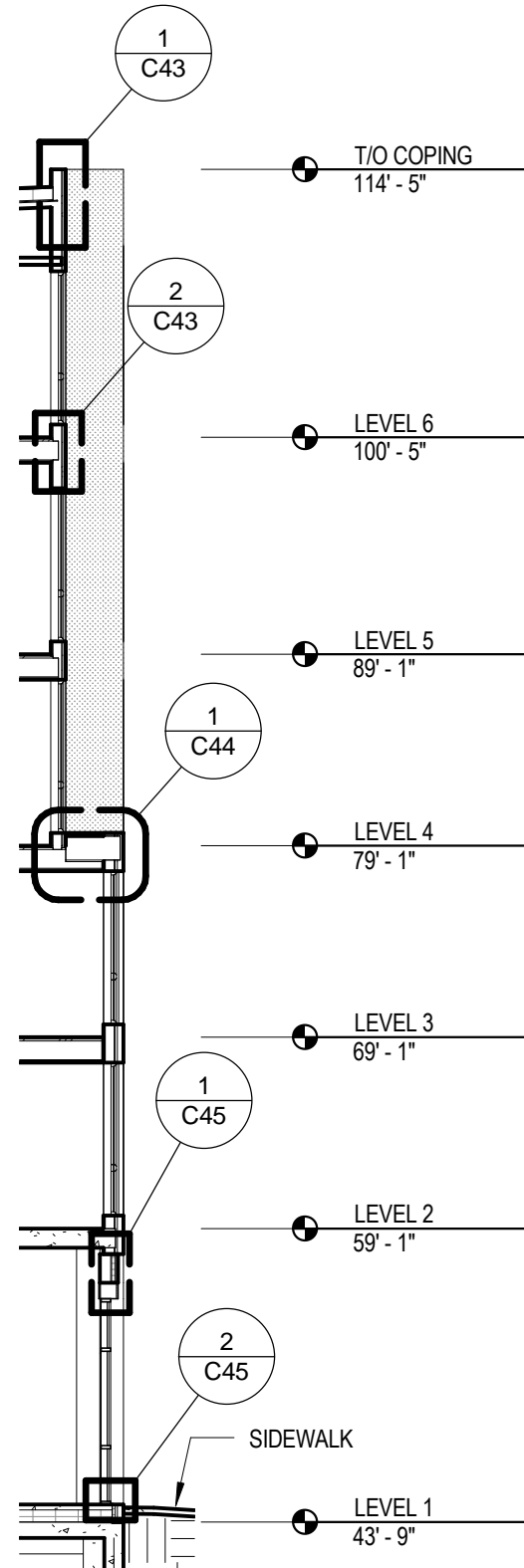


TYP BIKE RACK - FRONT ④

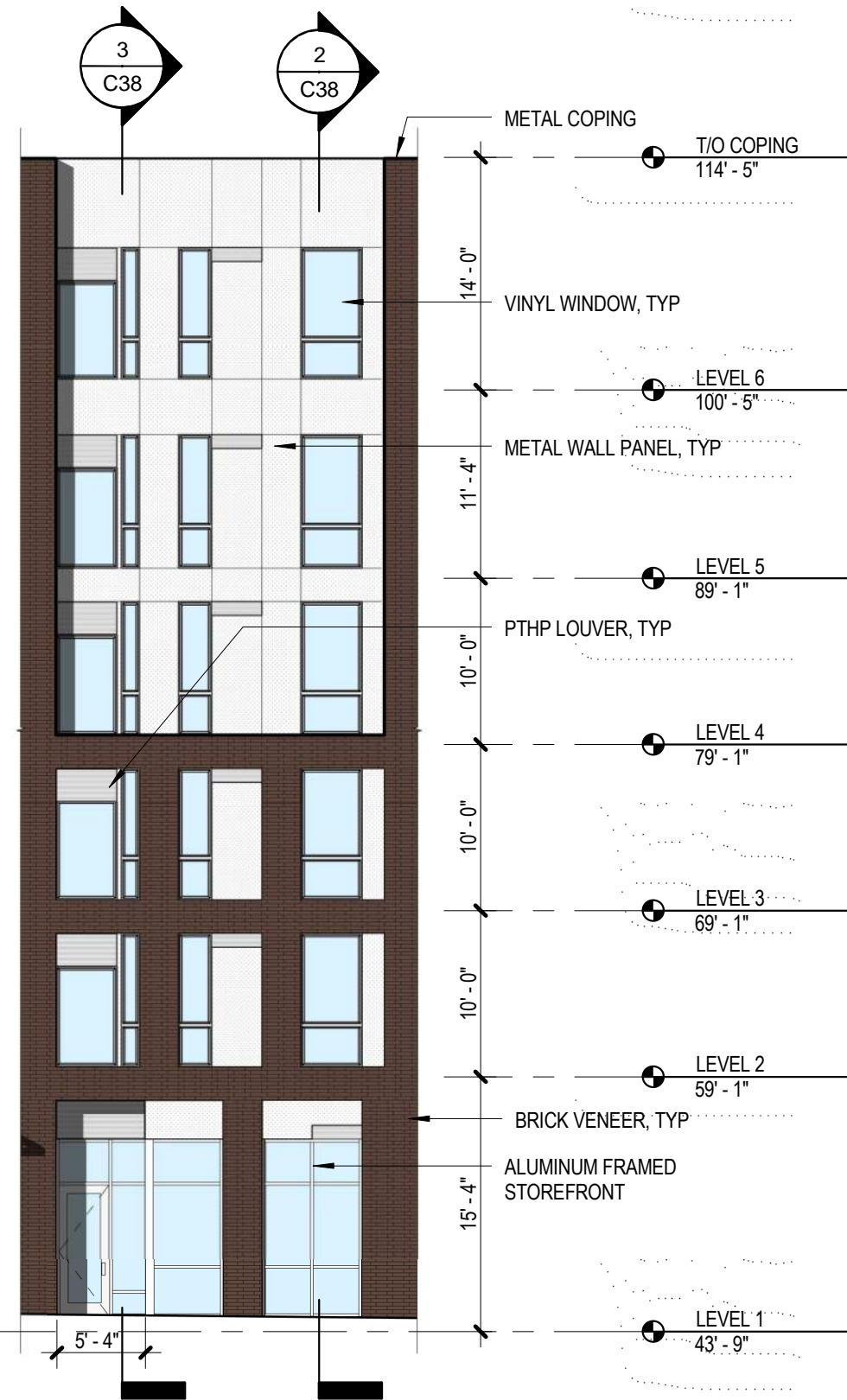




LIVE/WORK ENTRY WALL SECTION ③

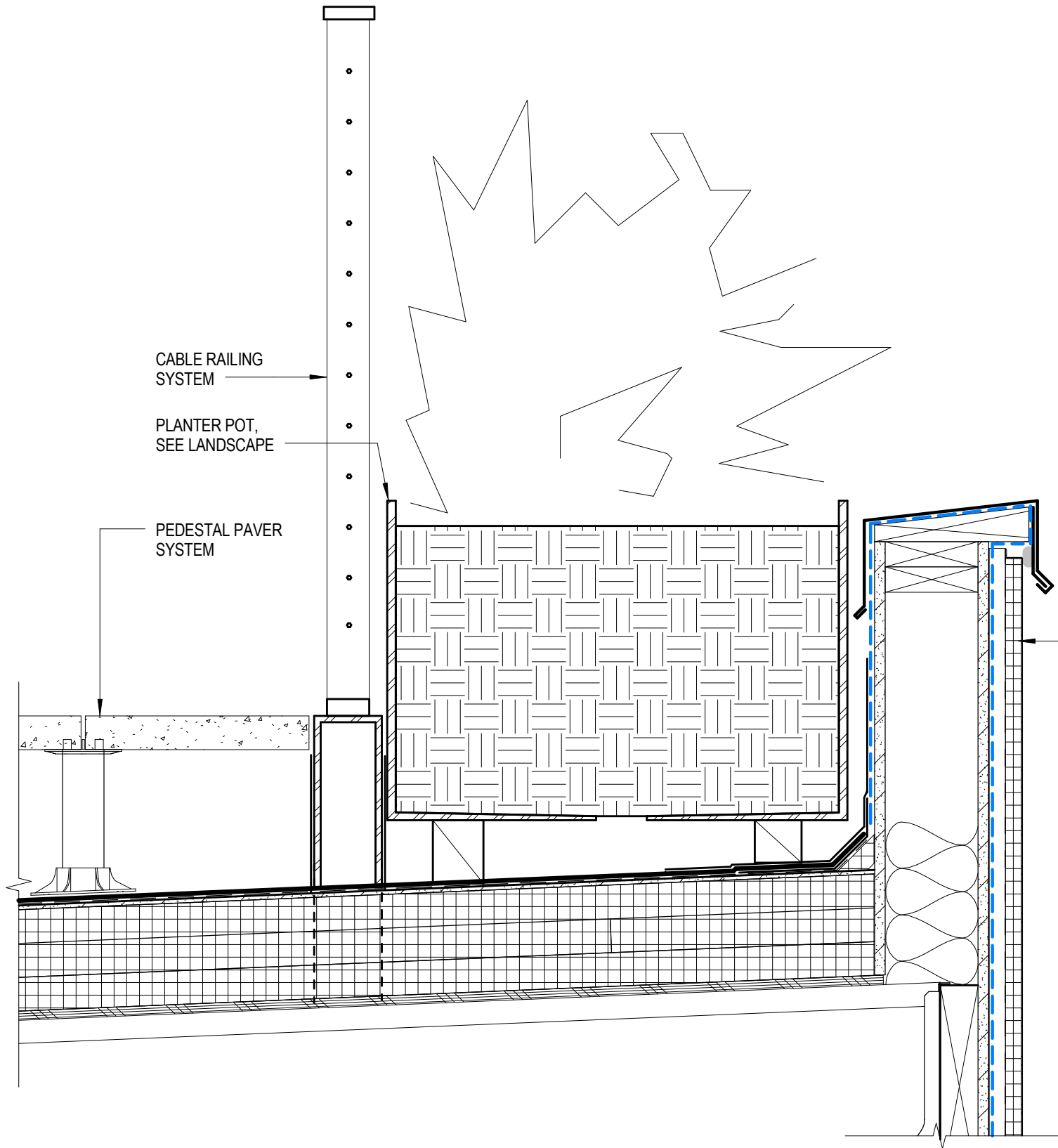


WALL SECTION ②

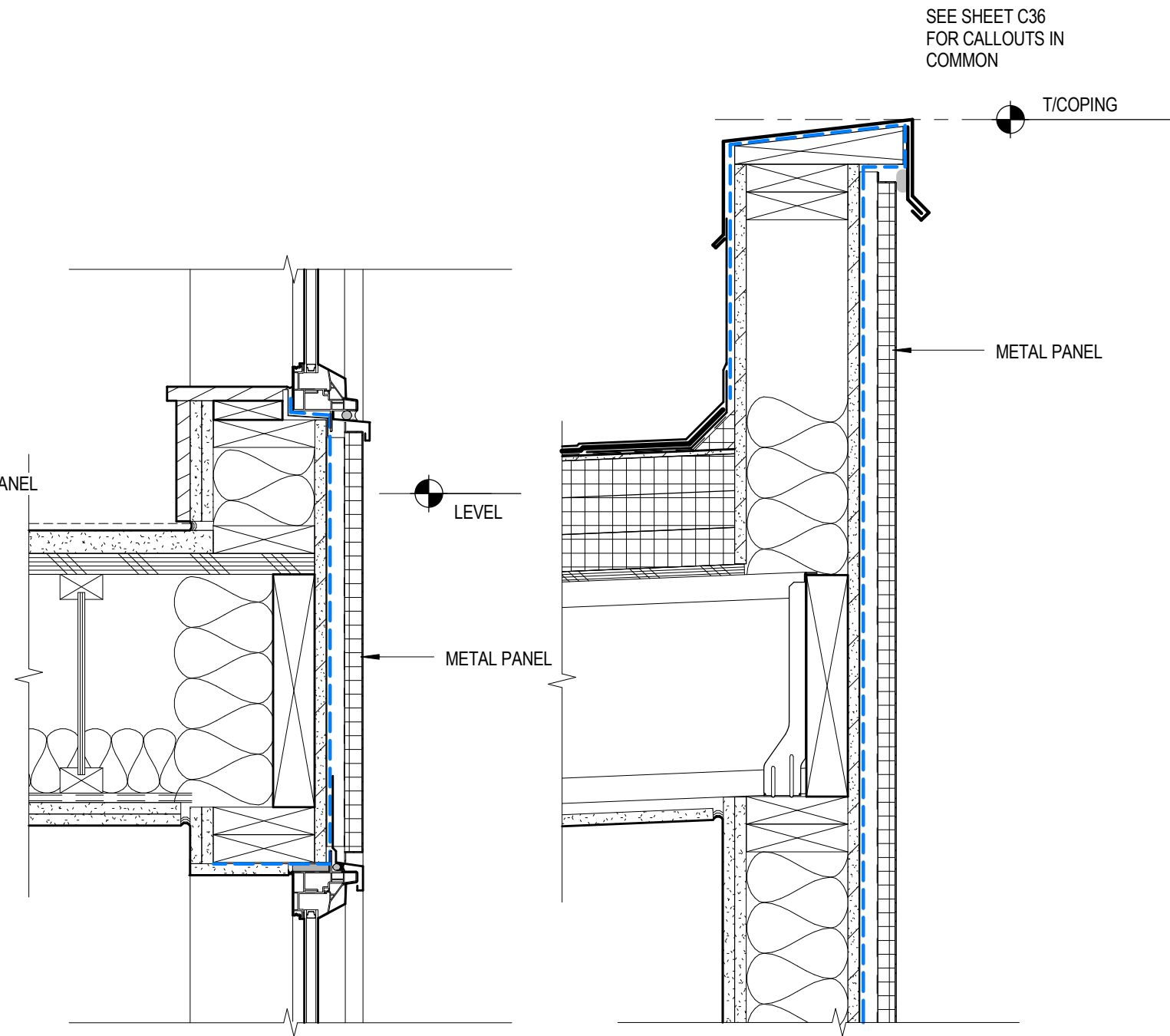


ENLARGED SOUTH ELEVATION ①



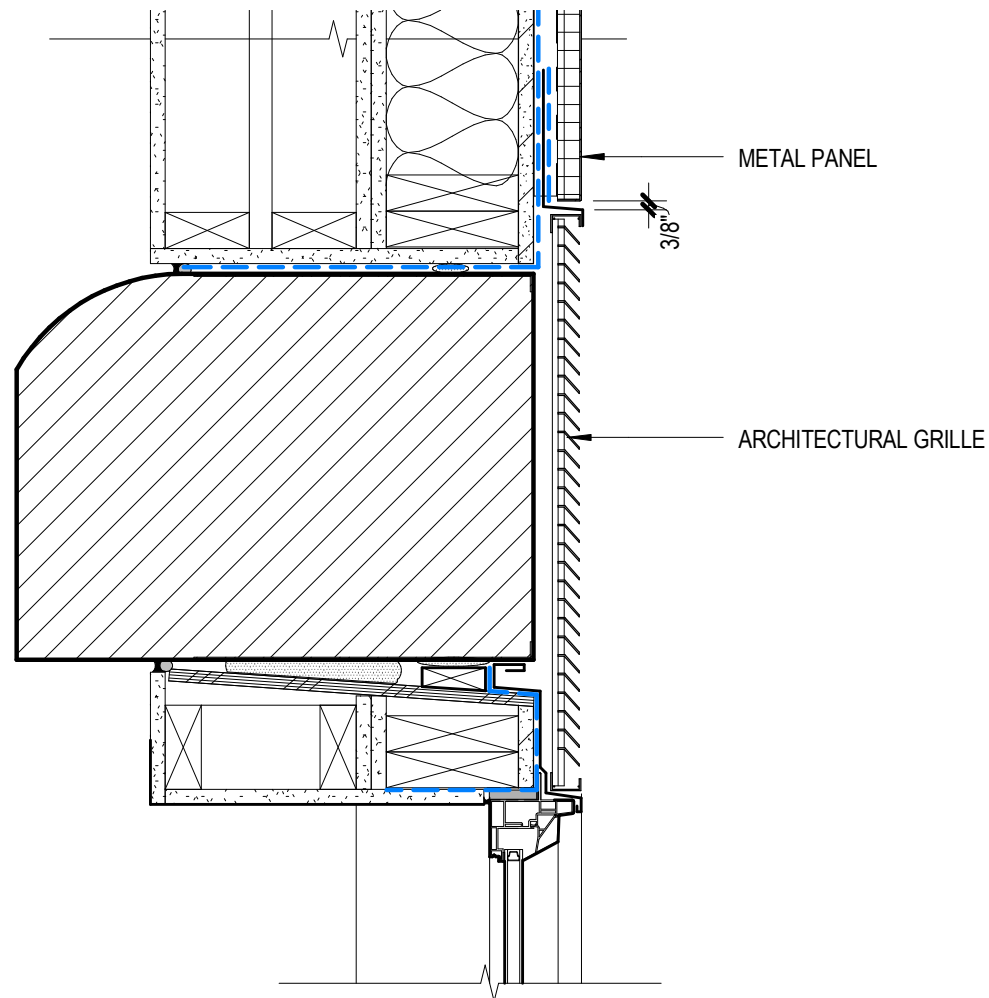


RAILING AT ROOF TERRACE ③
1 1/2" = 1'-0"

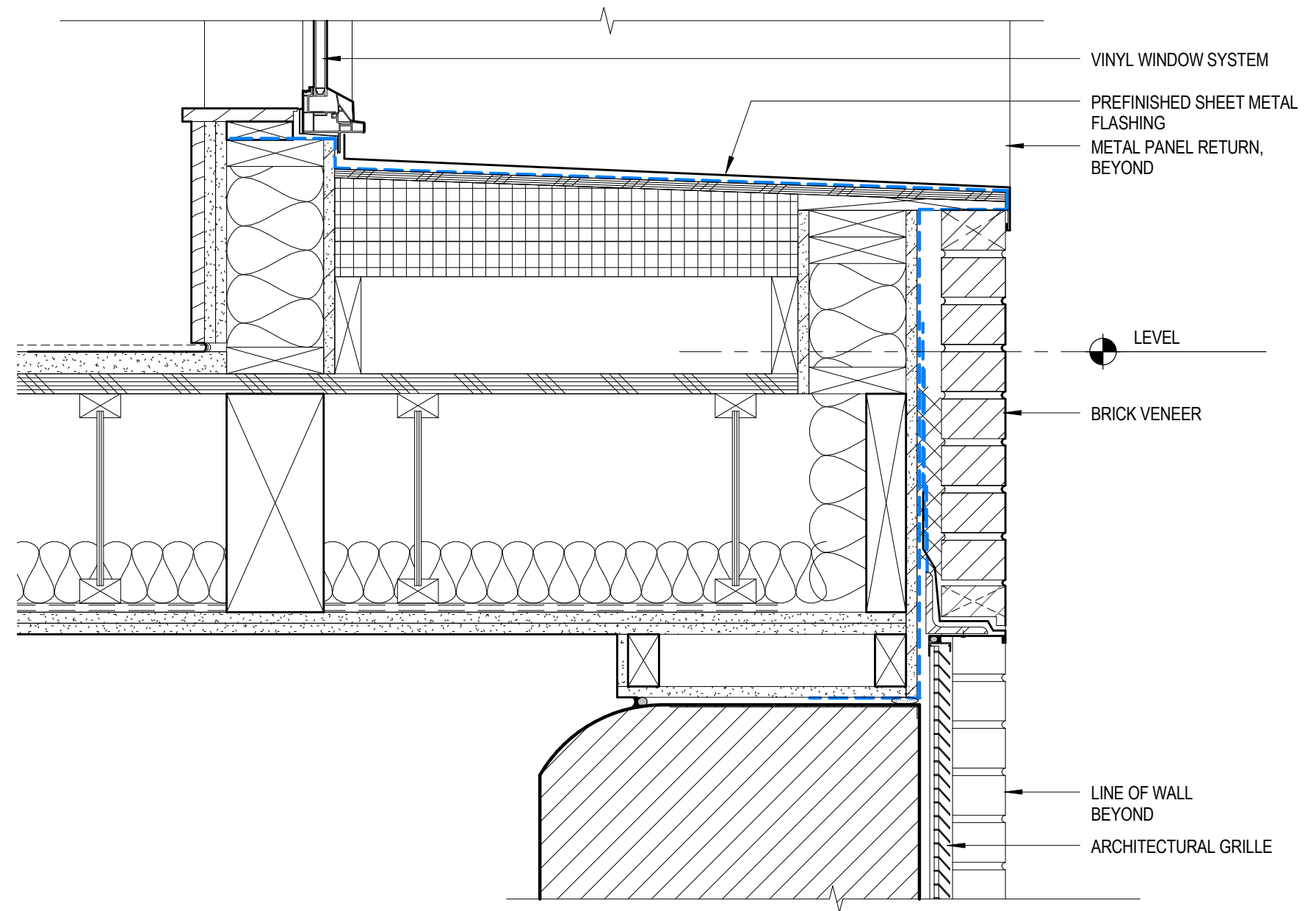


TYP HEAD & SILL AT METAL PANEL ②
1 1/2" = 1'-0"

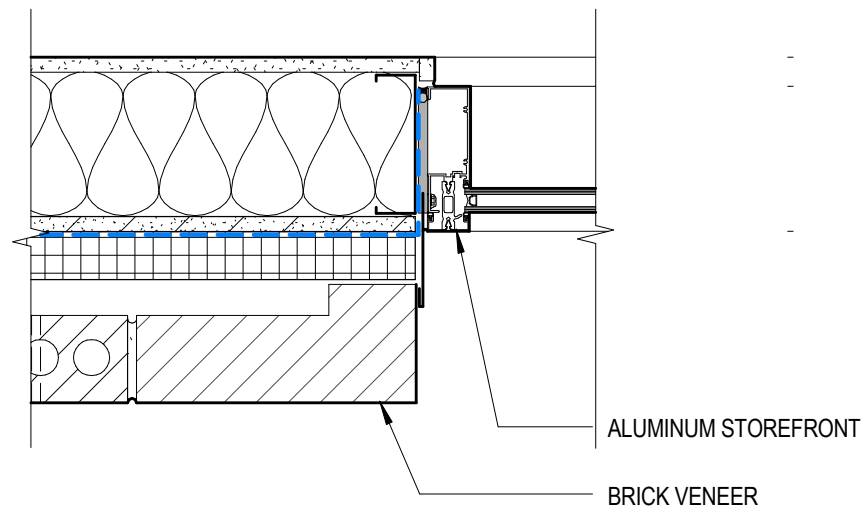
PARAPET AT METAL PANEL ①
1 1/2" = 1'-0"



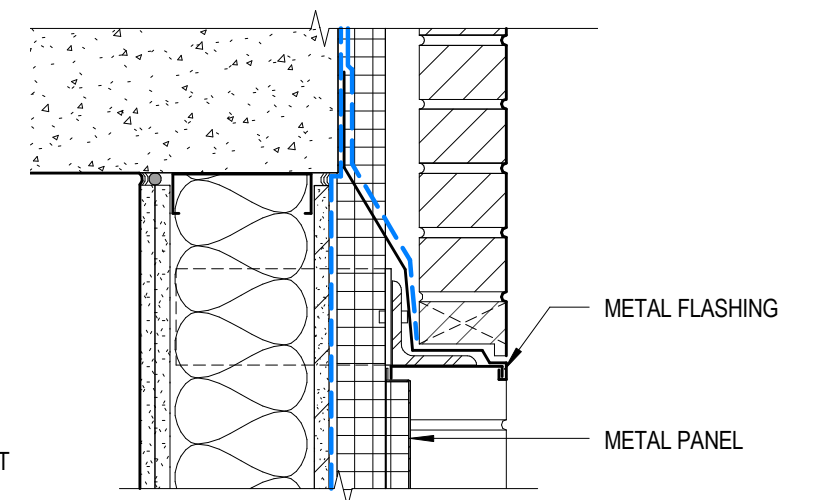
DR-HEAD AT PTHP AT METAL PANEL ②
 1 1/2" = 1'-0"



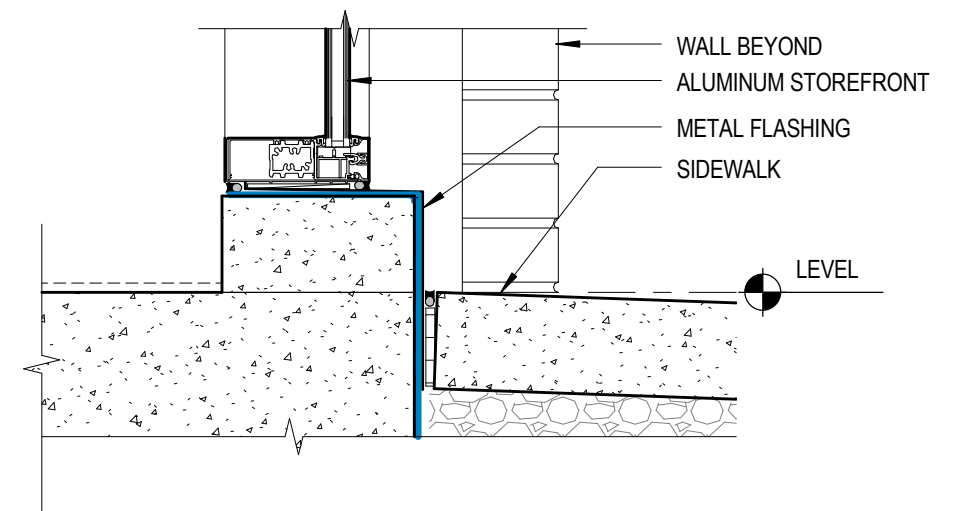
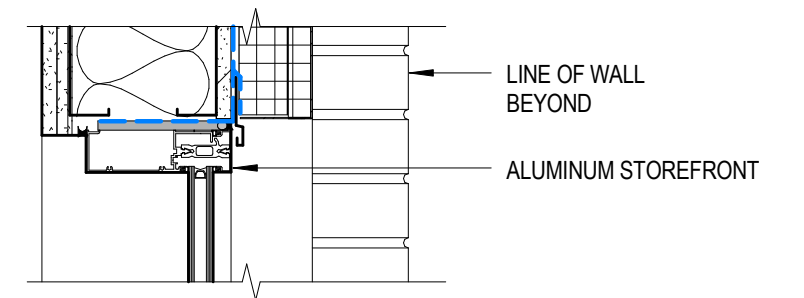
SHELF AT SETBACK ①
 1 1/2" = 1'-0"



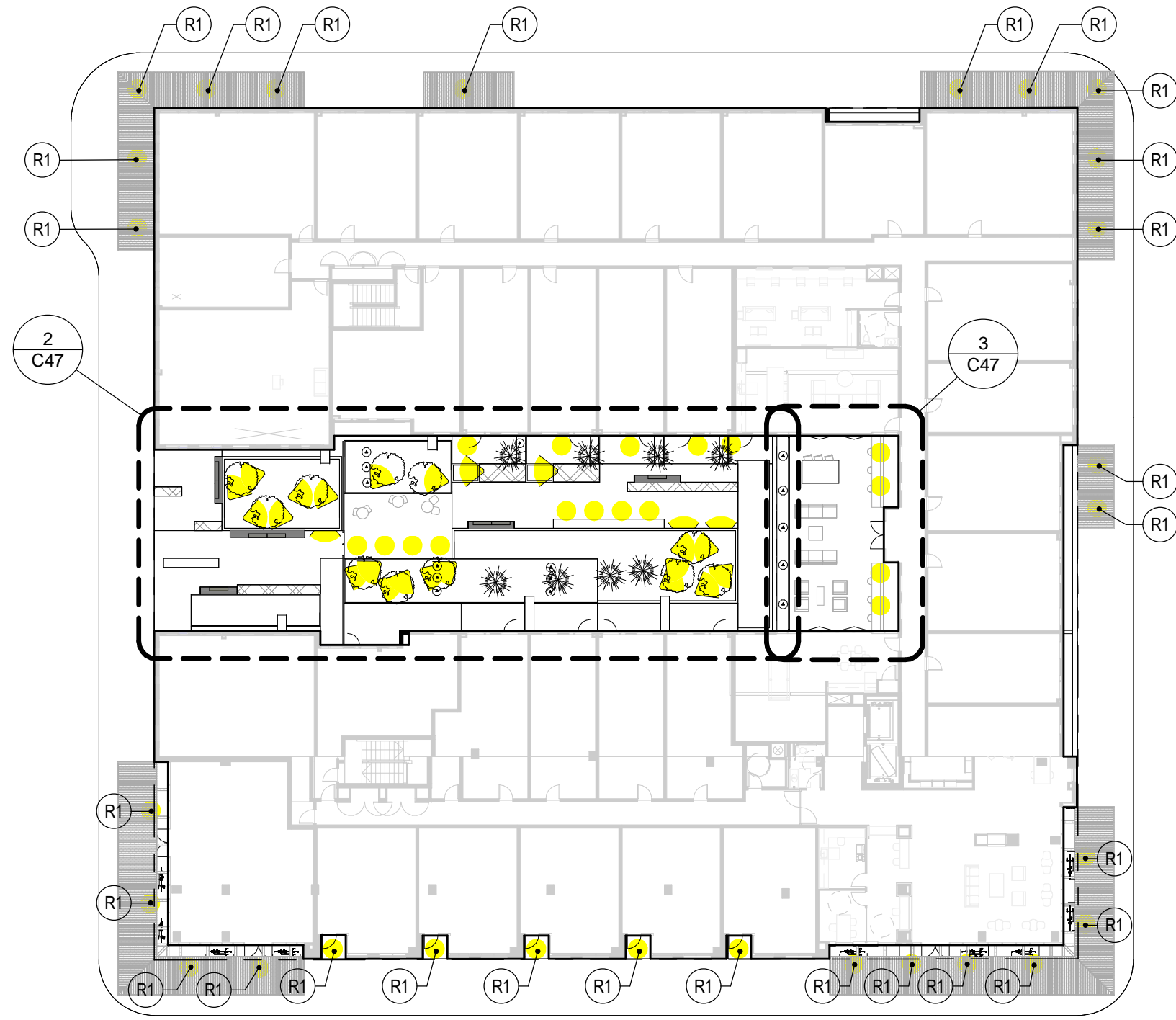
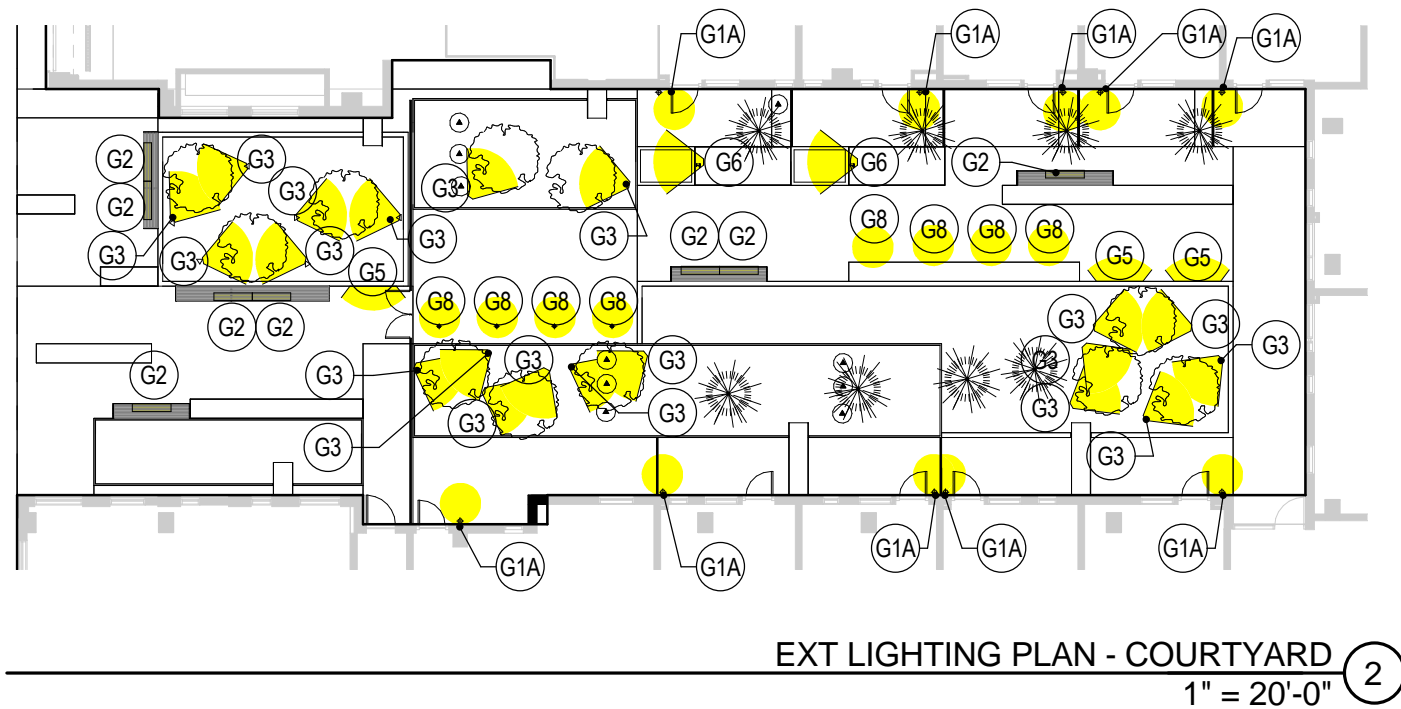
TYP STOREFRONT JAMB AT BRICK ③
 1 1/2" = 1'-0"



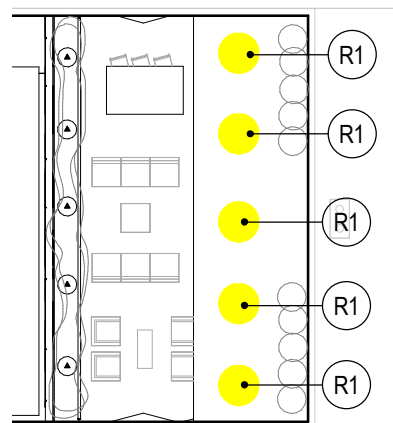
TYP STOREFRONT HEAD ①
 1 1/2" = 1'-0"



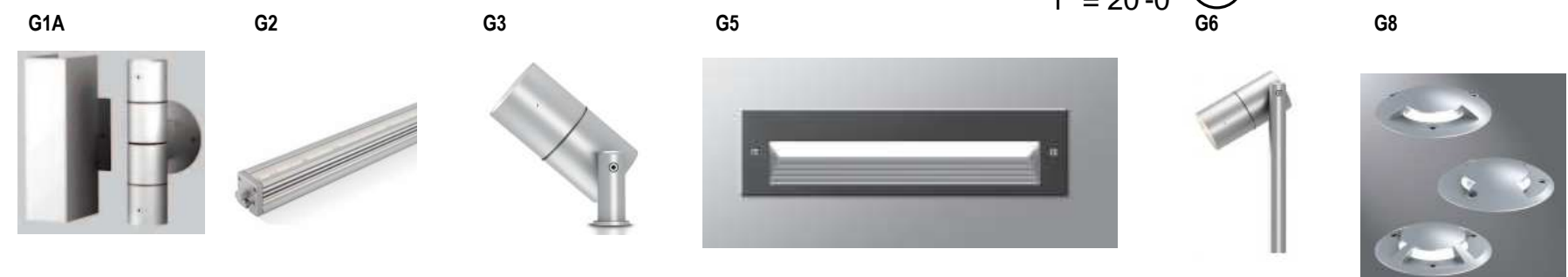
TYP STOREFRONT SILL ②
 1 1/2" = 1'-0"

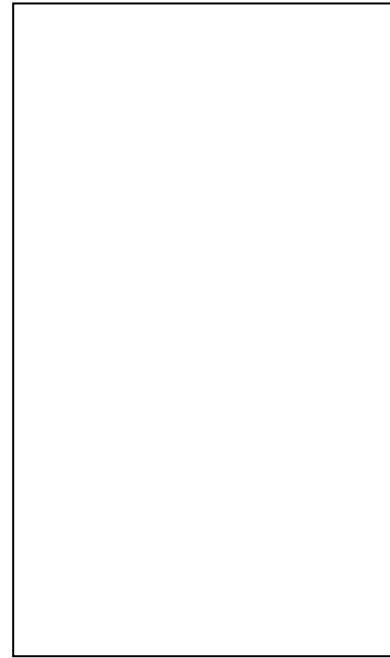


EXTERIOR LIGHTING SCHEDULE		
FIXTURE TYPE	DESCRIPTION	COUNT
G1A	SQUARE WALL MOUNT UP/DOWNLIGHT	10
G2	SURFACE LINEAR	8
G3	LANDSCAPE UPLIGHT	20
G5	RECESSED STEP LIGHT	3
G6	WALKWAY LIGHTING IN PLANTER	2
G8	INGROUND DISC	8
R1	RECESSED SQUARE DOWNLIGHT	33



EXT LIGHTING PLAN - ROOF TERRACE
1" = 20'-0" 3





METAL PANEL - WHITE



BRICK VENEER - IRONSTONE
NORMAN SIZE



VPI VINYL WINDOW - WHITE

PTHP LOUVER - WHITE

ALUMINUM STOREFRONT - WHITE