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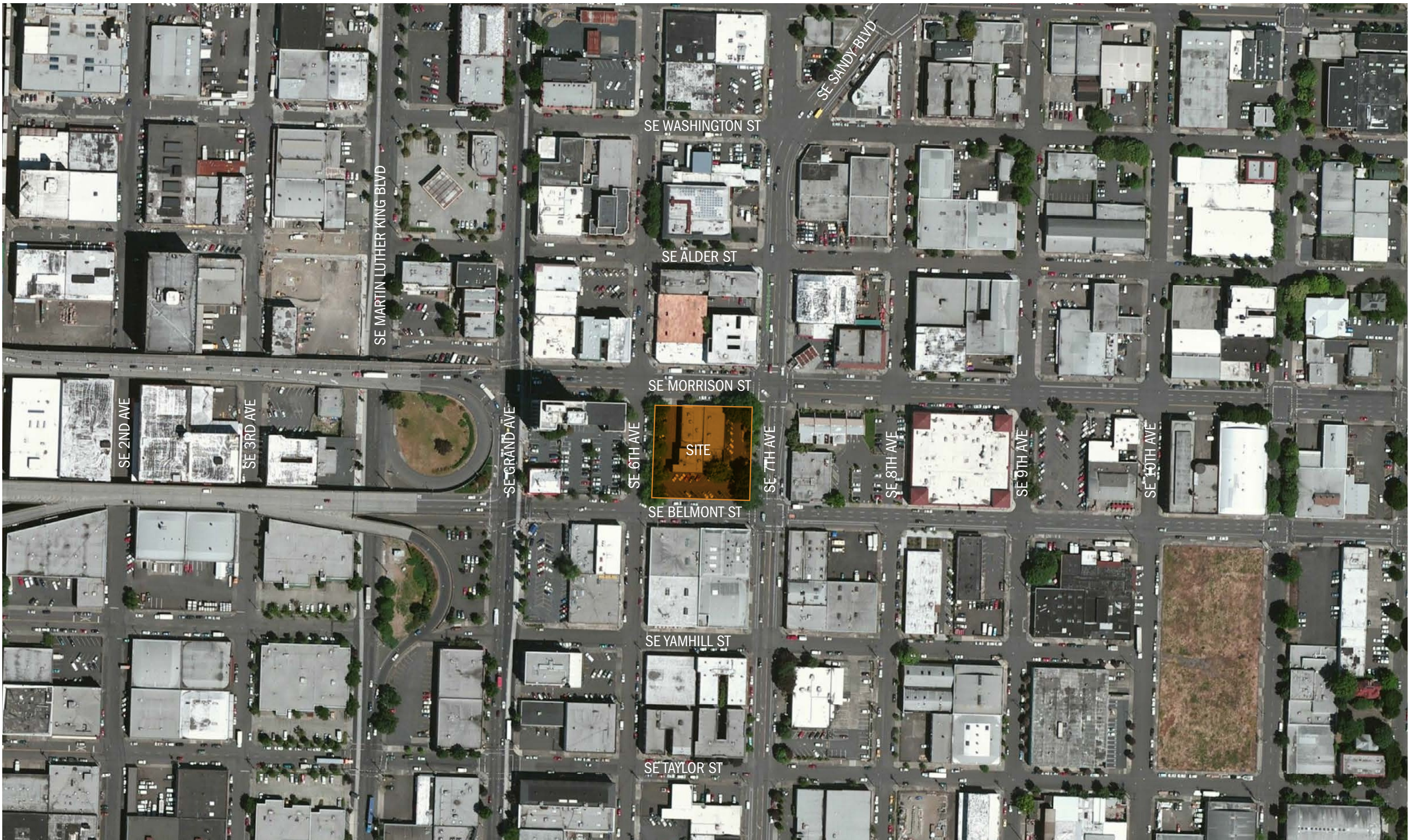
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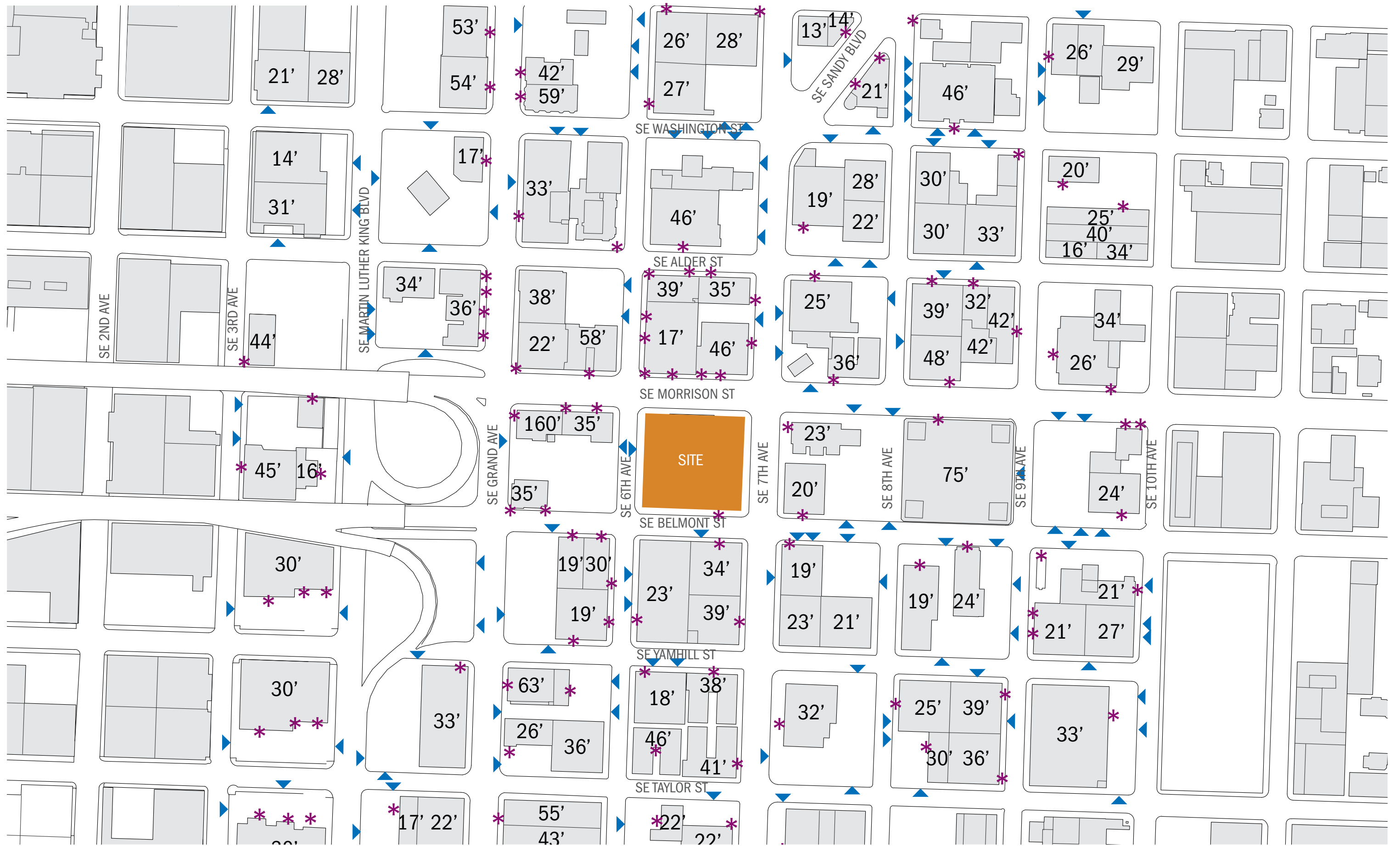












30' BUILDING FOOT PRINT AND HEIGHT ABOVE GRADE * PEDESTRIAN ACCESS ▶ VEHICLE ACCESS

100'



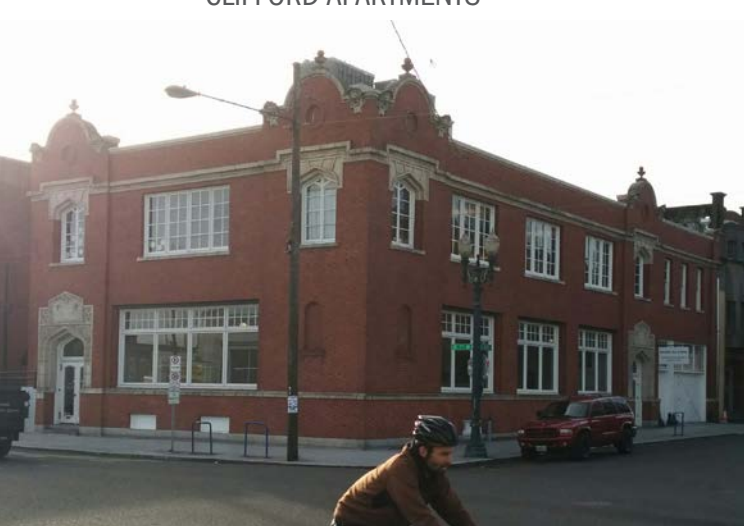
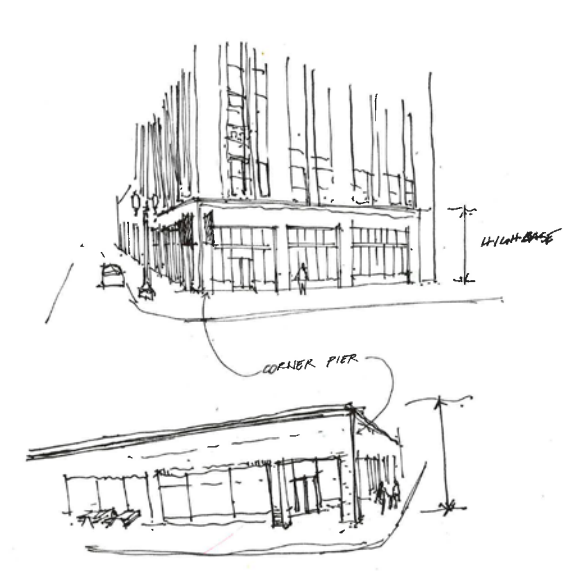
LOCA



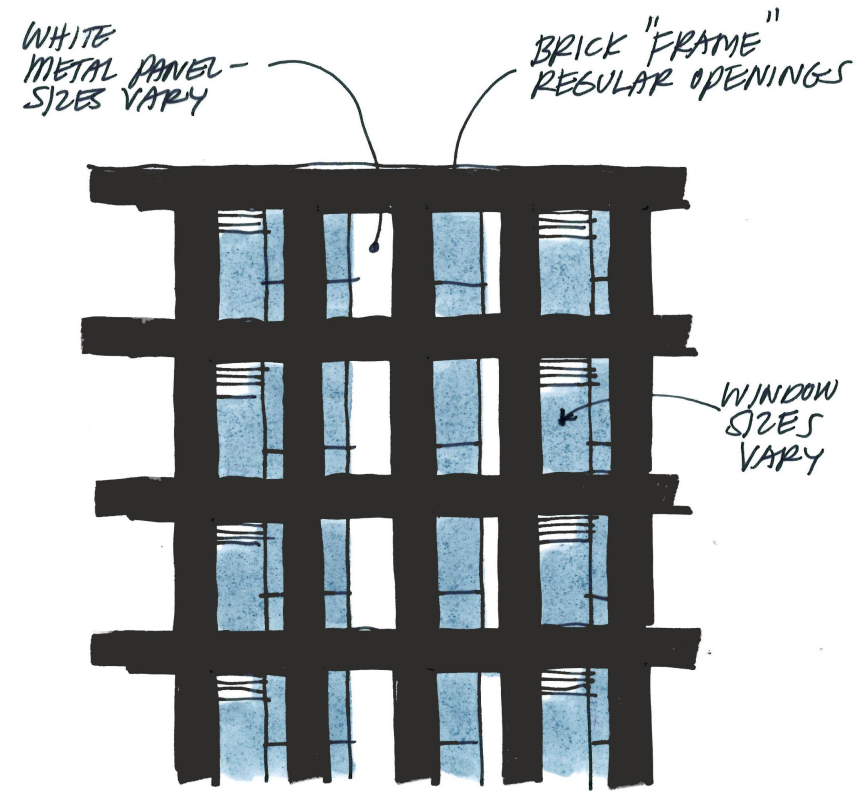
APPROACH ON SE MORRISON ST



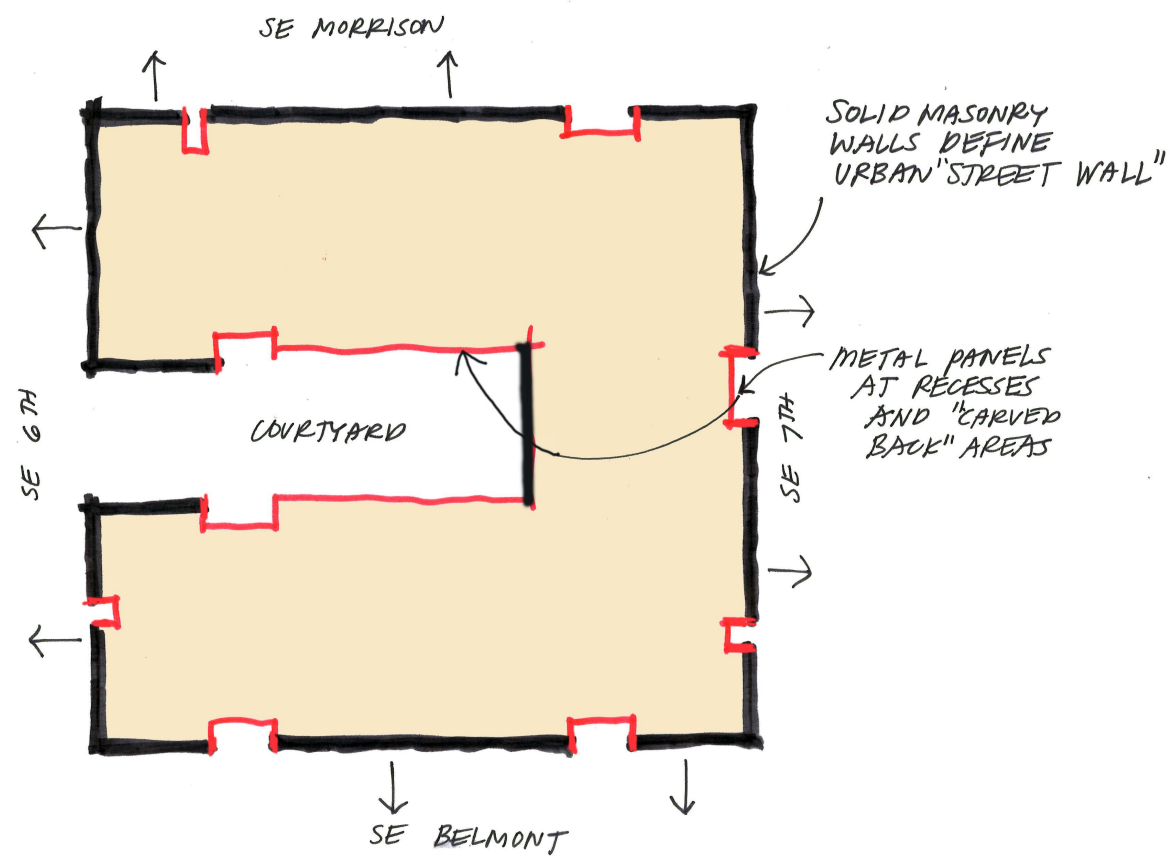
CLIFFORD APARTMENTS



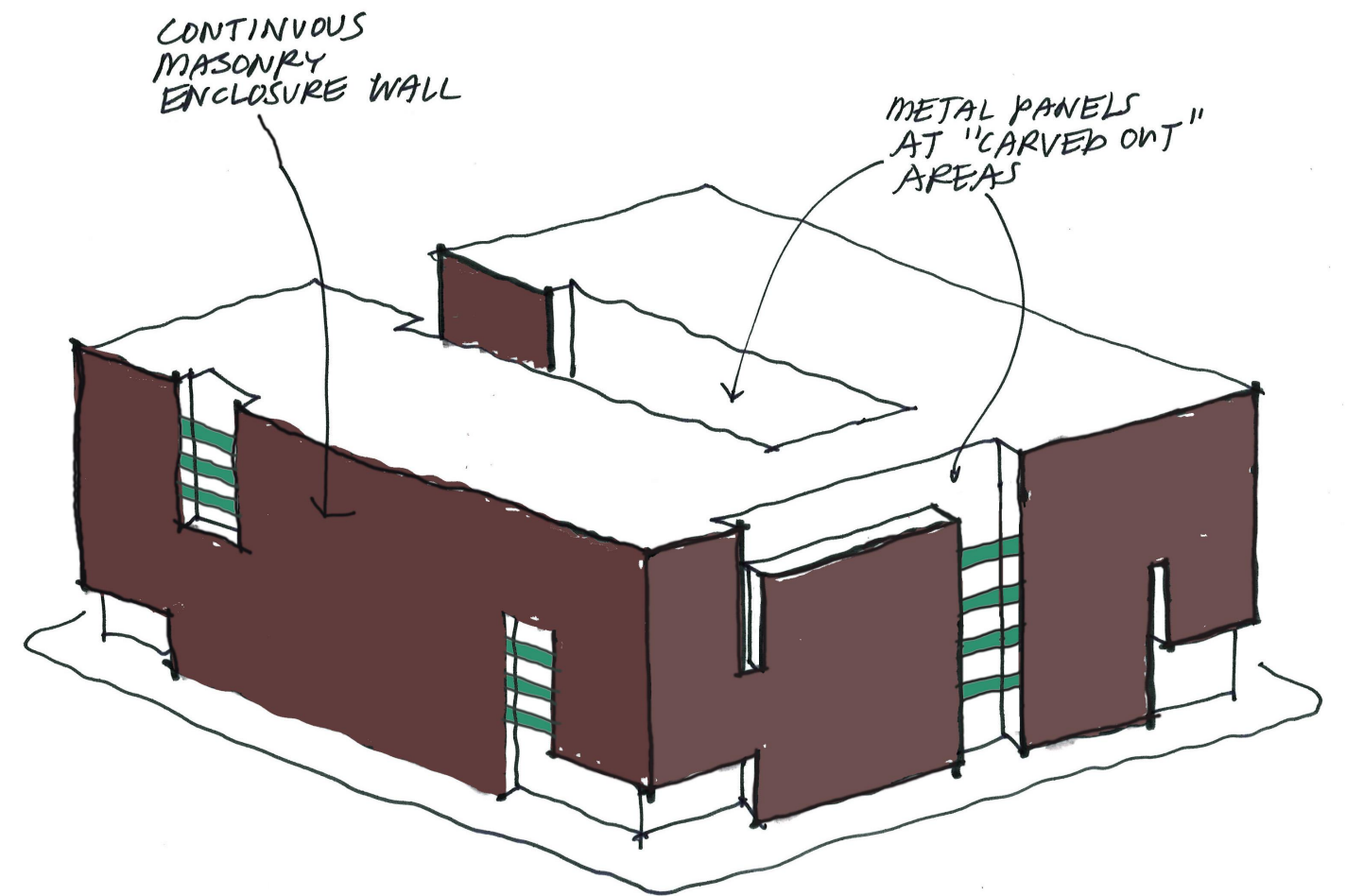




FACADE DIAGRAM

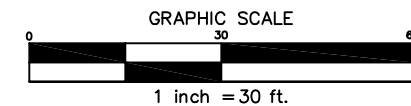
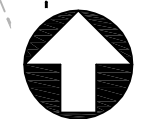
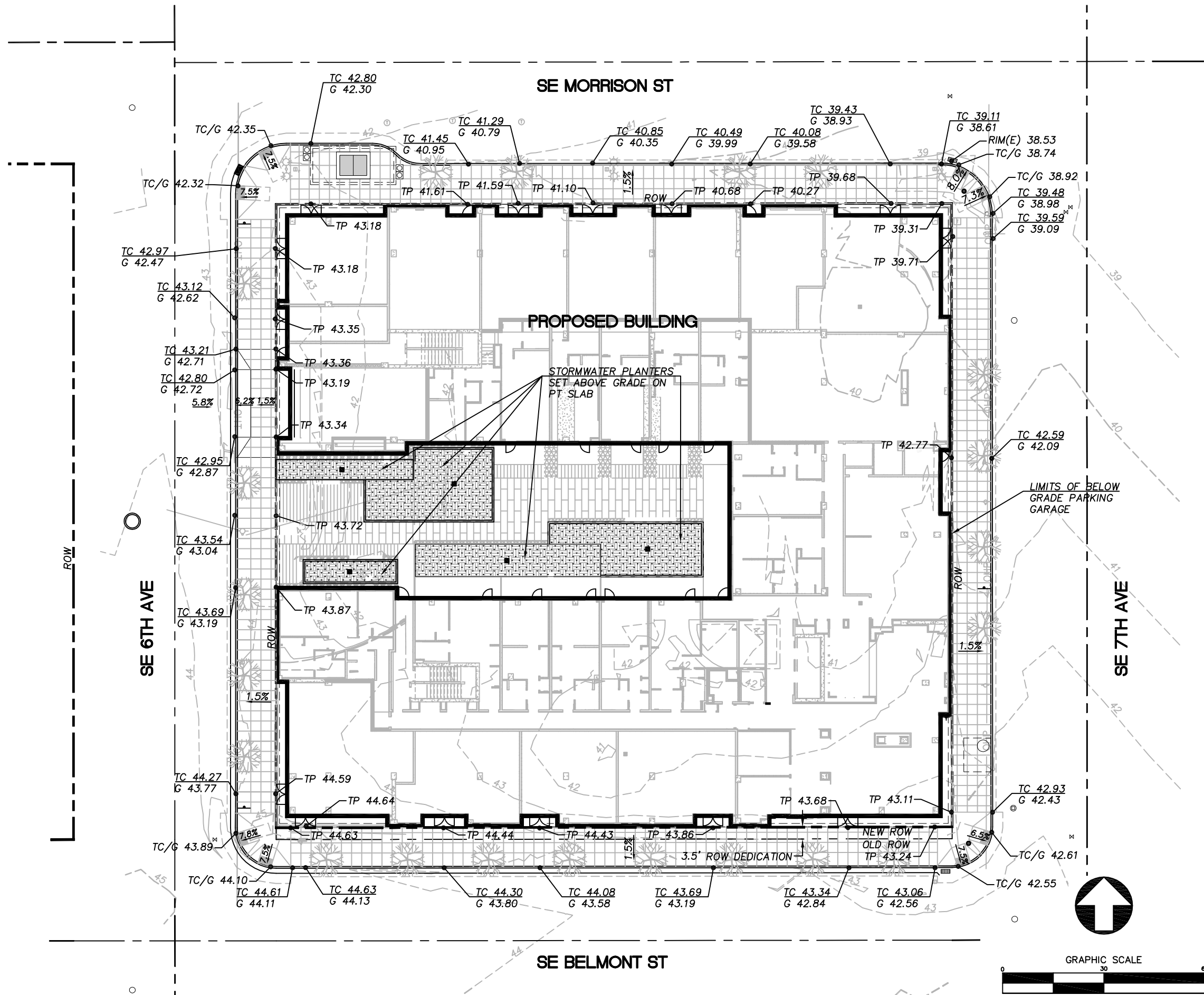


PLAN DIAGRAM



MASSING DIAGRAM

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

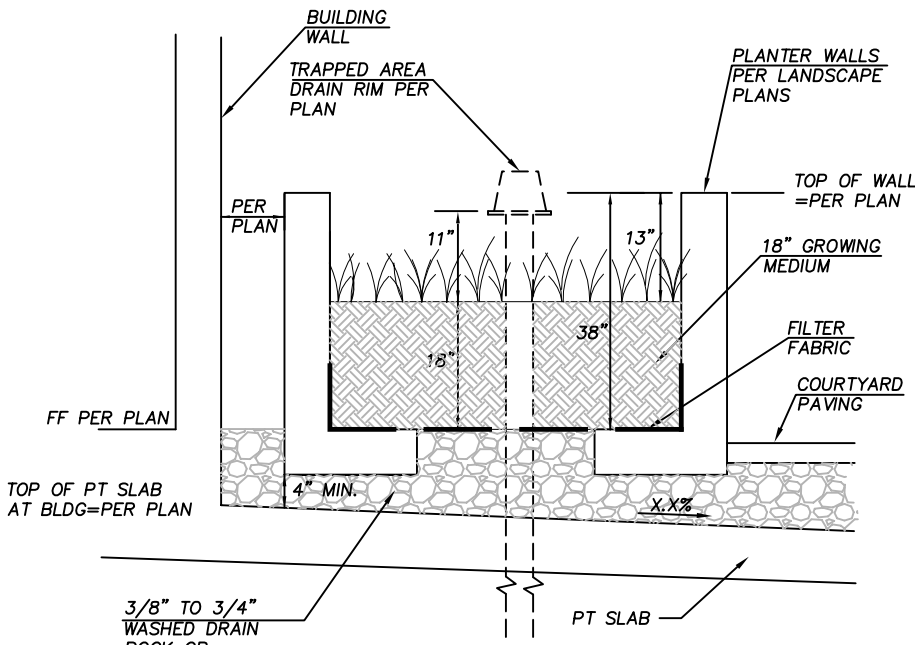
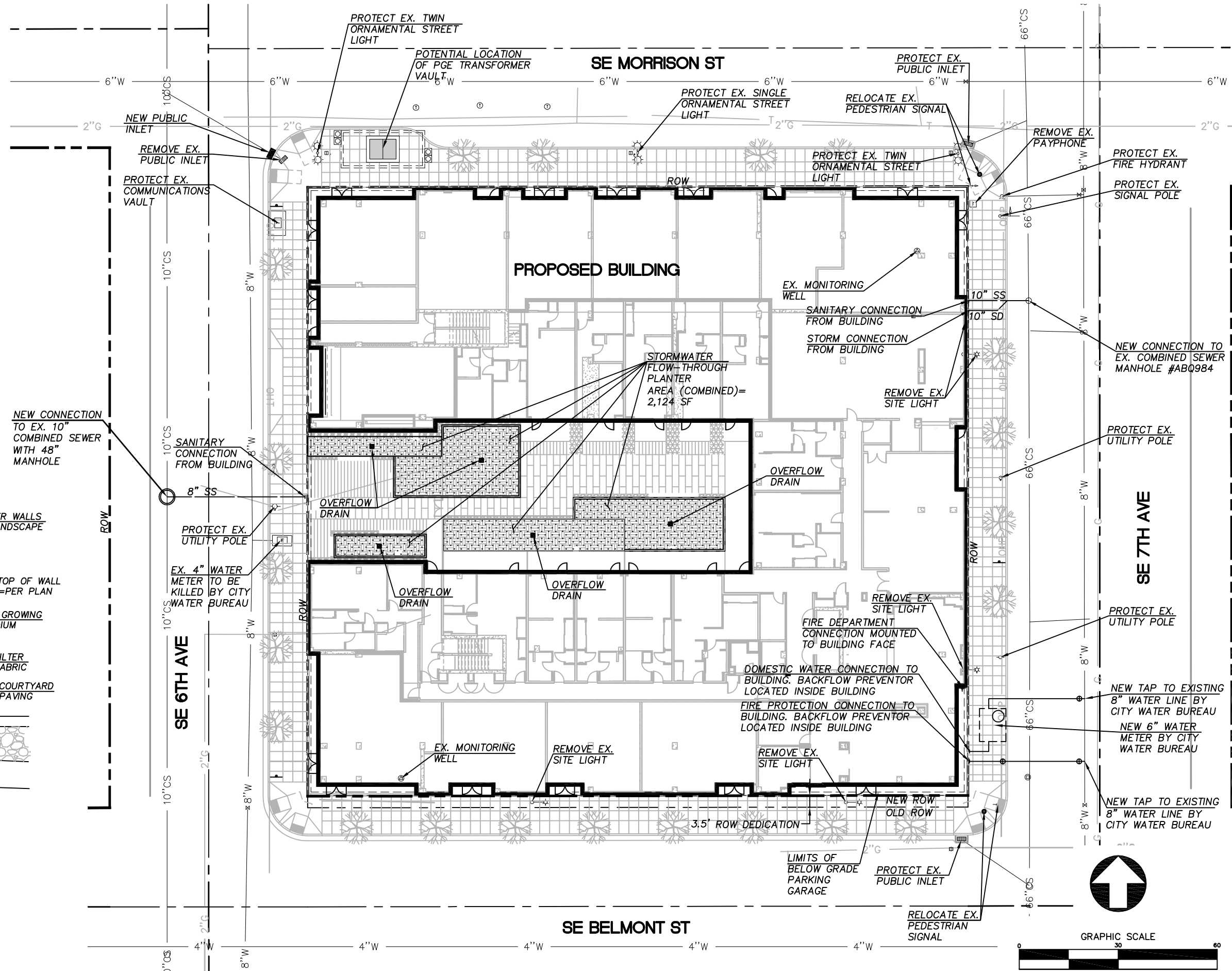
PRIVATE SITE:

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 AND ROOF TERRACE.

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.

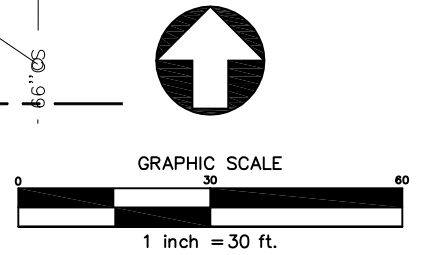
DISPOSAL
 INFILTRATION IS NOT POSSIBLE DUE TO BELOW GRADE PARKING GARAGE COVERING ENTIRE SITE. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE 66" COMBINED SEWER PIPE IN SE 7TH AVENUE. THE PROJECT WILL FALL UNDER CATEGORY 4 OF THE STORMWATER DISPOSAL HIERARCHY.

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



GINKGO SARATOGA



FOREST GREEN OAK



POWERLINE TO REMAIN

LANDSCAPE MATERIALS



CONCRETE PAVERS/WOOD BENCH



CONCRETE PAVERS



CONCRETE PAVING



COBBLE



SCUPPER



STEEL PLANTER

STORMWATER PLANTS



VINE MAPLE



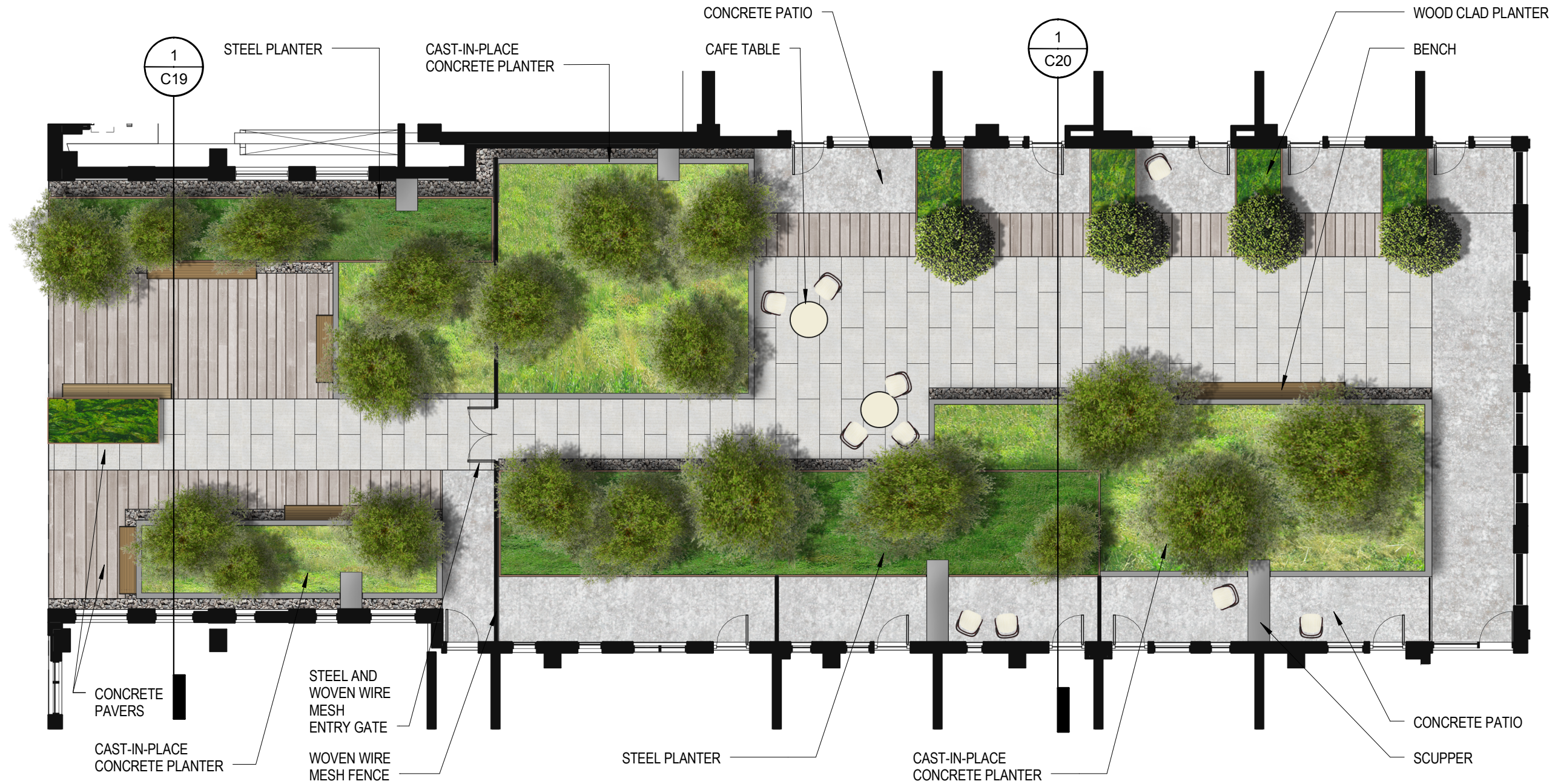
CALIFORNIA GRAY RUSH



ORANGE SEDGE

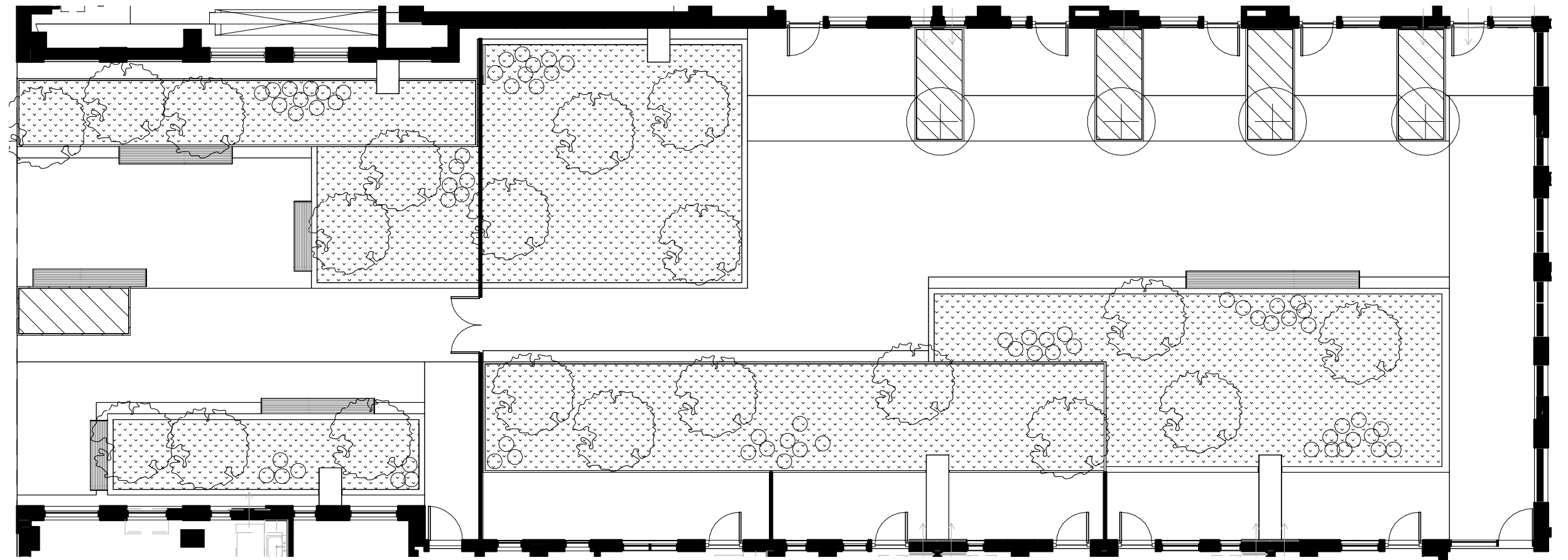


SWORD FERN



PLANT MATERIAL SCHEDULE

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES		ACER CIRCINATUM	VINE MAPLE	3" CALIPER-MULTI TRUNK	PER PLAN
ENTRY TREES		PYRUS CALLERYANA 'CAPITOL'	CAPITOL PEA	2.5" CALIPER	PER PLAN
SHRUBS		NANDINA DOMESTICA 'HARBOUR DWARF'	HEAVENLY BAMBOO	5-GALLON	24" ON-CENTER
		CORNUS SERICEA	RED-TWIG DOGWOOD	2 GALLON	48" ON-CENTER
HERBACEOUS PLANTS/ GRASSES		CAREX TESTACEA	NEW ZEALAND ORANGE SEDGE	1 GALLON	12" ON-CENTER
		JUNCUS PATENS	SPREADING RUSH	1 GALLON	12" ON-CENTER
		POLYSTICHUM MUNITUM	SWORDFERN	1 GALLON	12" ON-CENTER



COURTYARD PLANTING PLAN 1

LANDSCAPE MATERIALS



FIRE TABLE



TERRACE CHARACTER



PLANTER POTS



OUTDOOR FURNITURE



CONCRETE PAVERS



PLANTER POTS

PLANTS



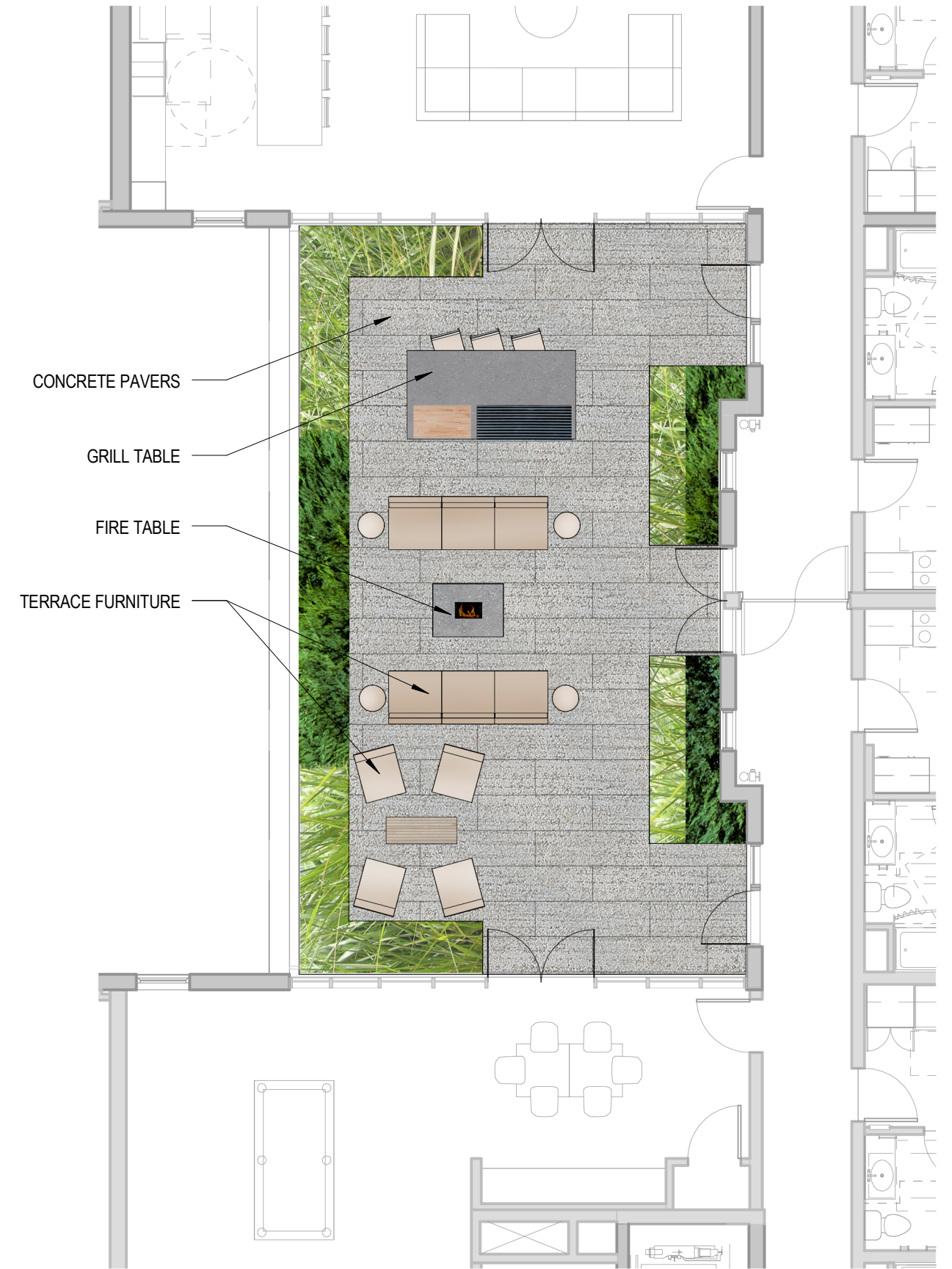
SCREENING SHRUB

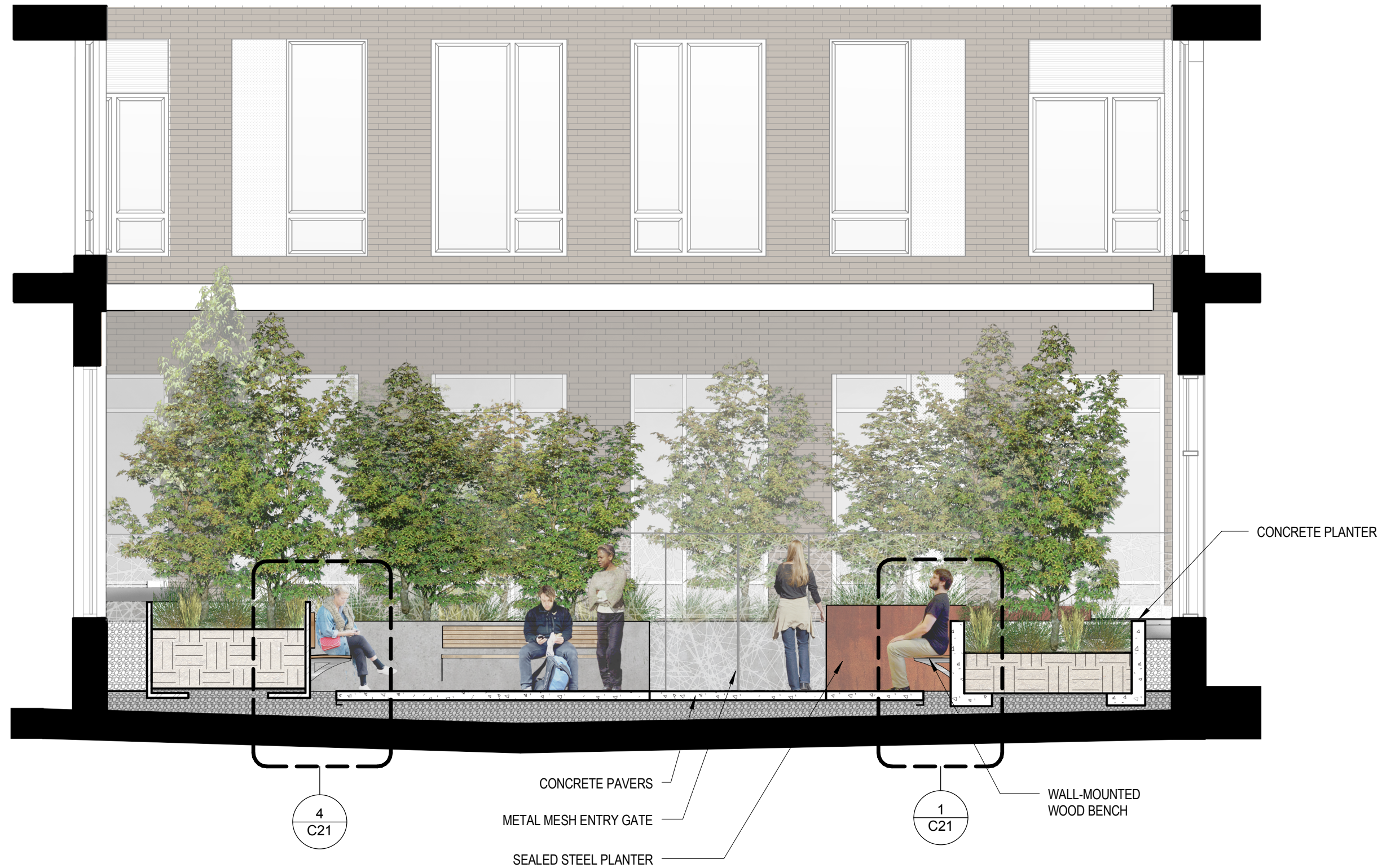


ORNAMENTAL GRASS

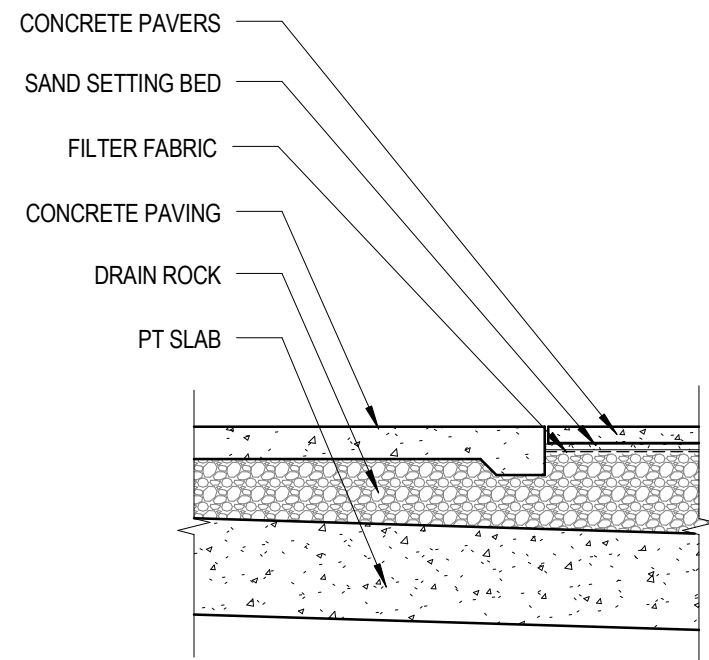


PERENNIALS

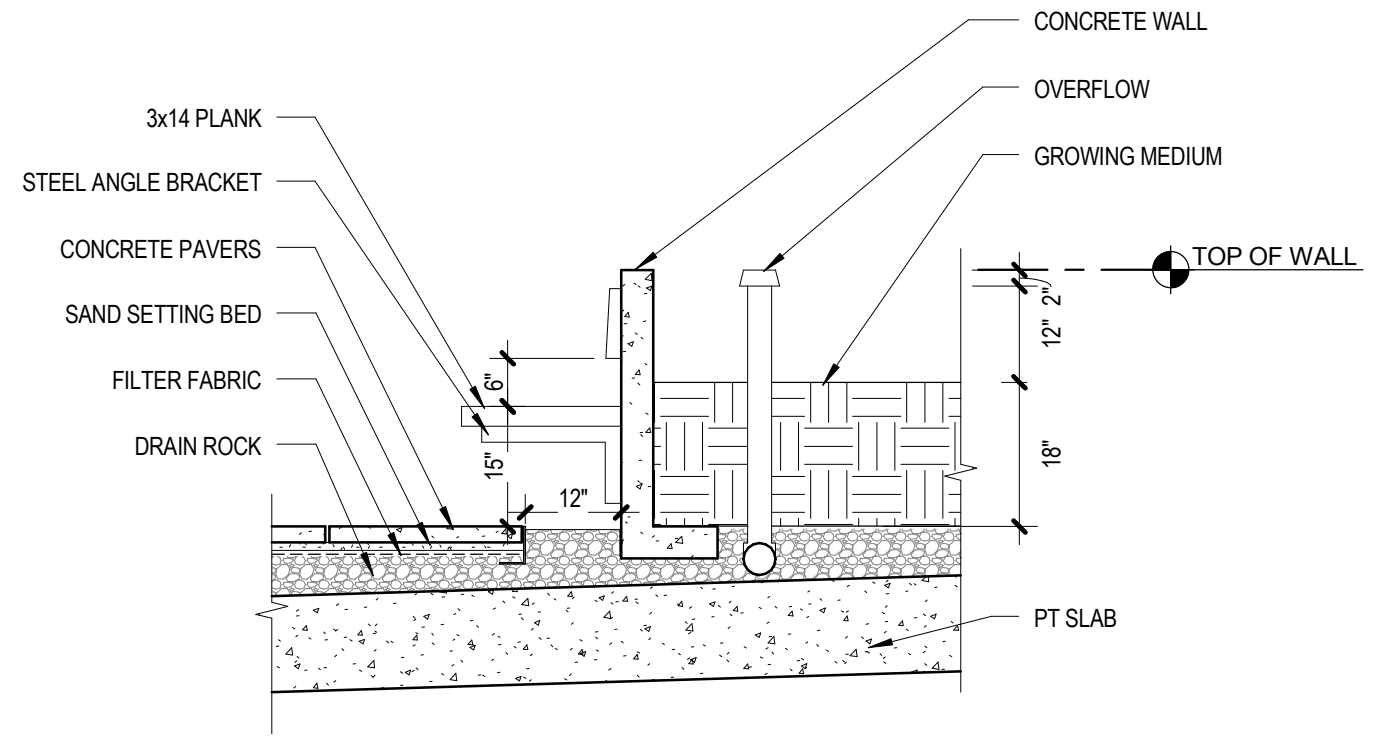




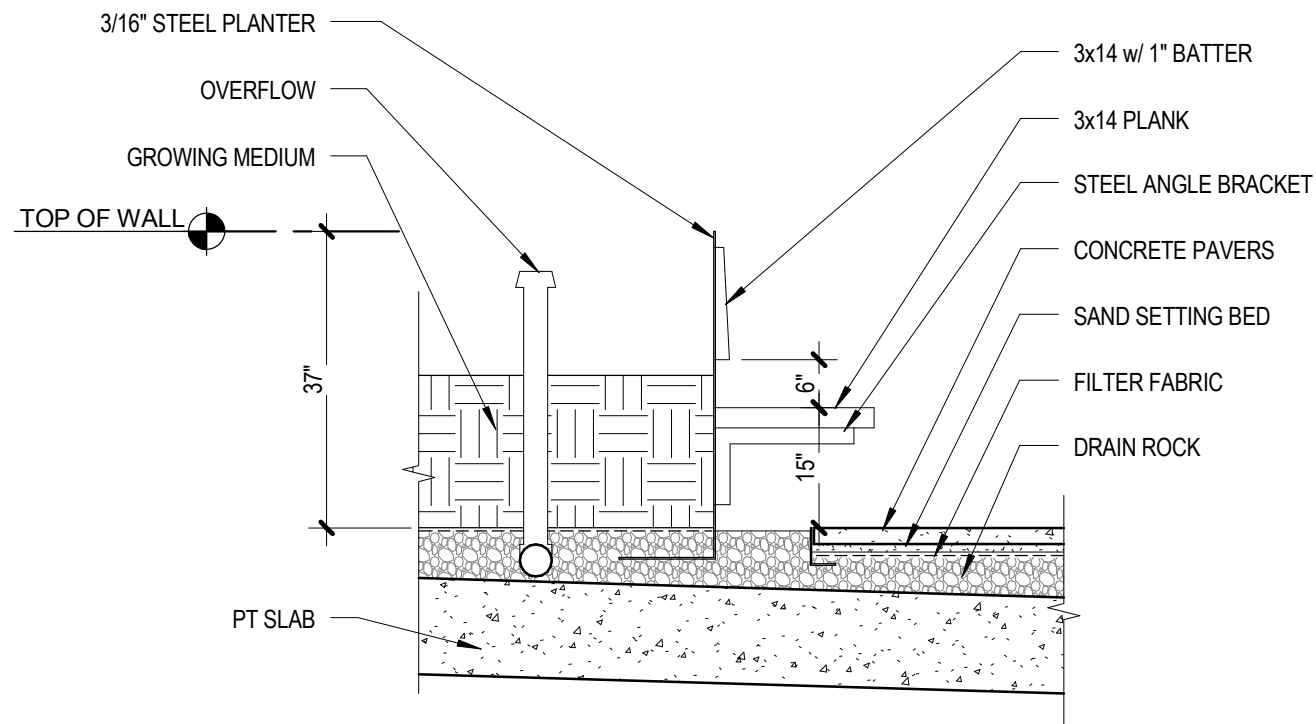




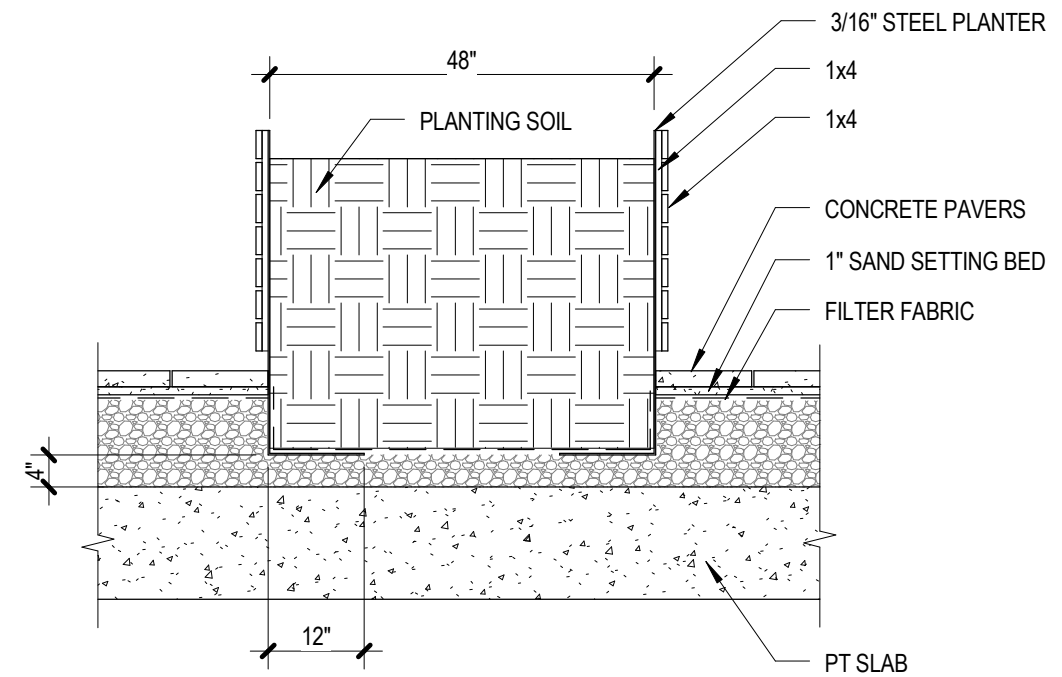
PATIO TO PAVER DETAIL 3
1/2" = 1'-0"



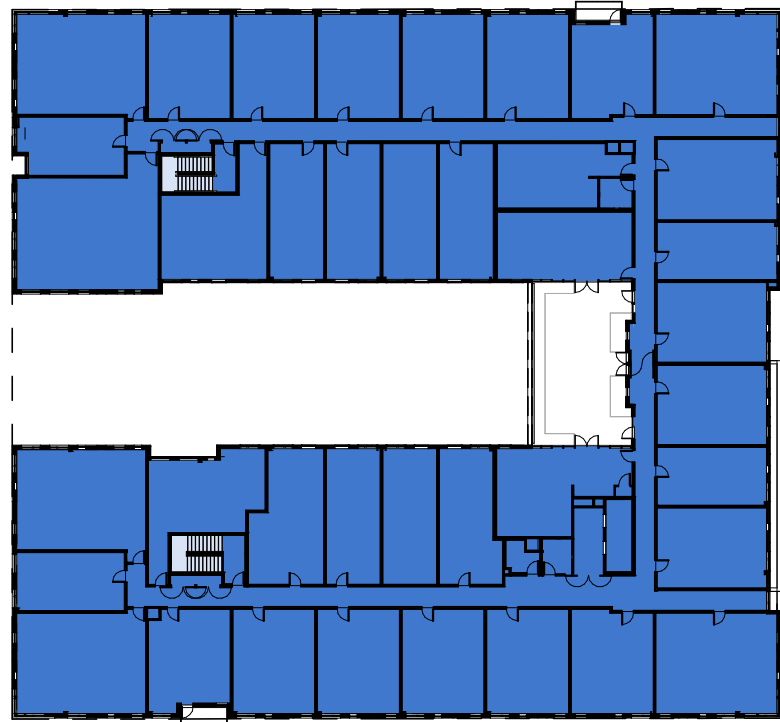
CONCRETE PLANTER (LOW) AT PAVERS 1
1/2" = 1'-0"



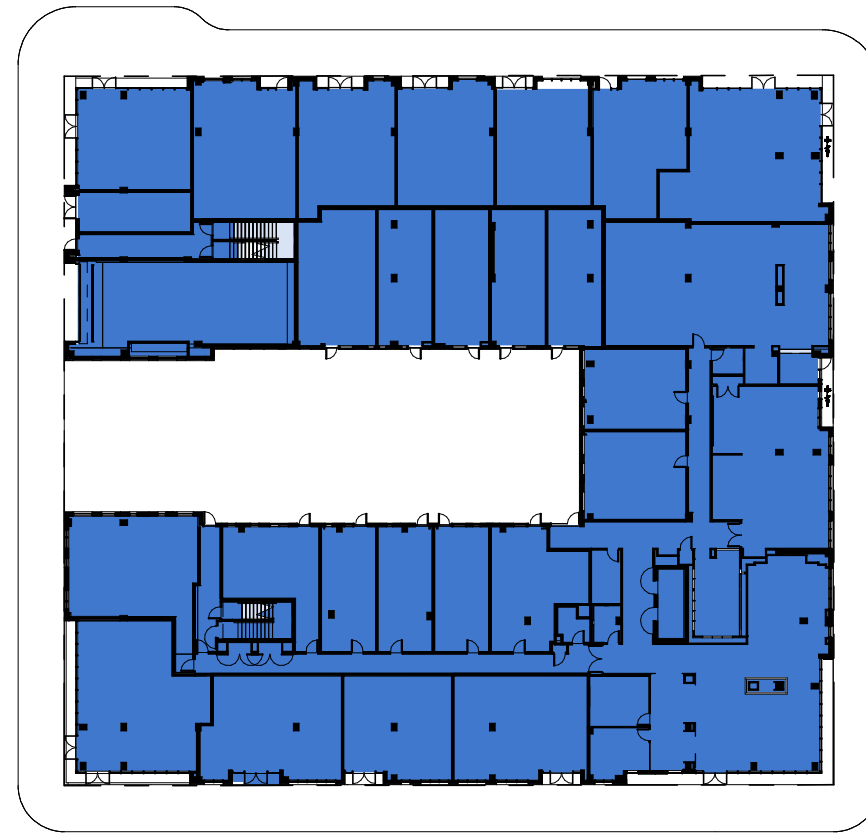
STEEL PLANTER (HIGH) AT PAVERS 4
1/2" = 1'-0"



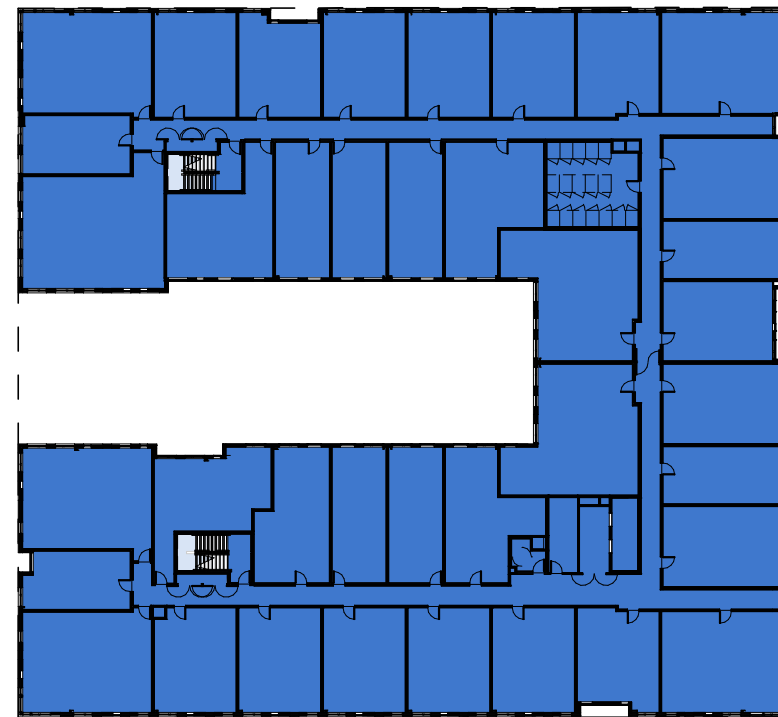
WOOD CLAD PLANTER 2
1/2" = 1'-0"



LEVEL 6 ③



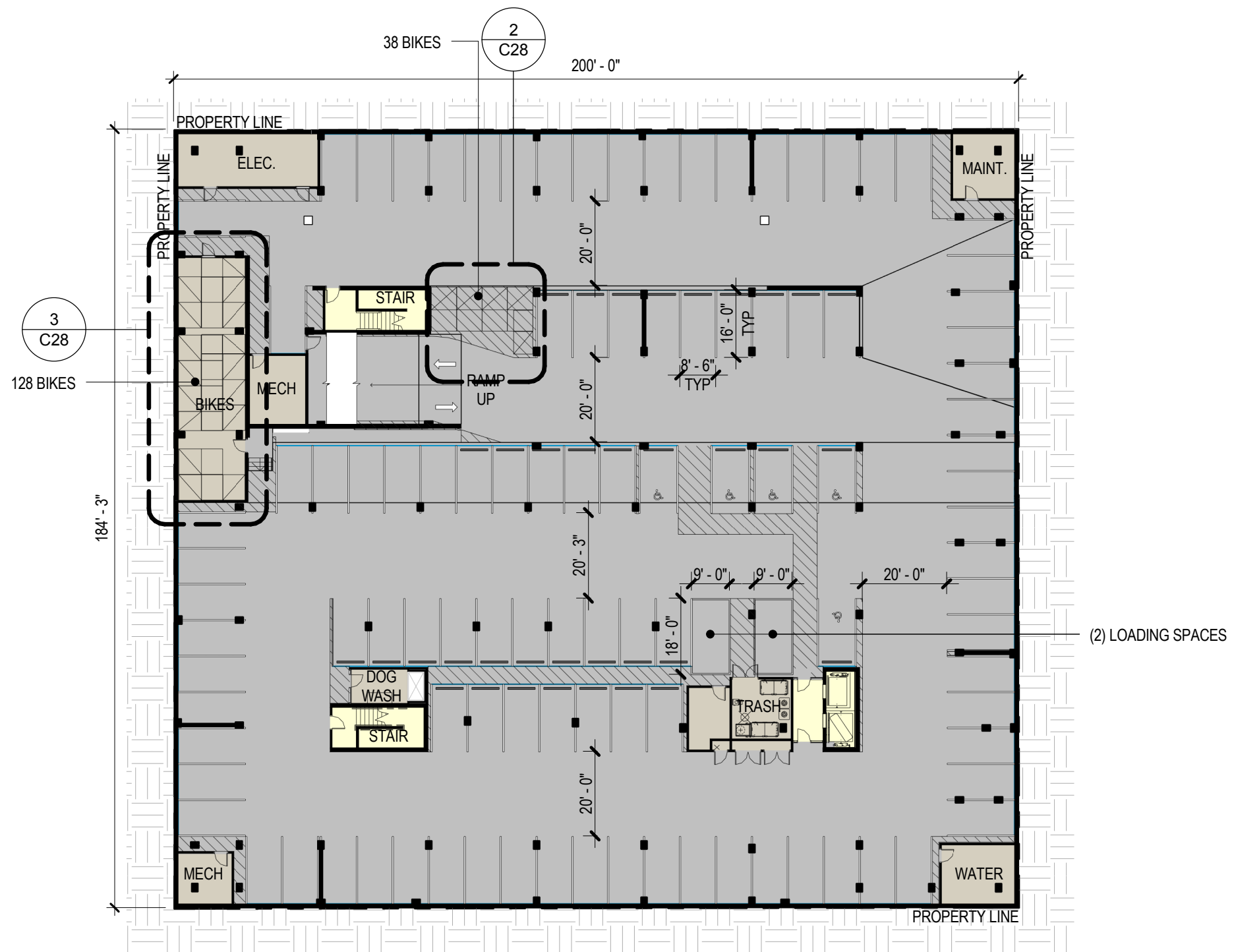
LEVEL 1 ①



LEVELS 2-5 ②

29,618 SF	LEVEL 1
31,093 SF	LEVEL 2
31,019 SF	LEVEL 3
31,003 SF	LEVEL 4
31,093 SF	LEVEL 5
29,792 SF	LEVEL 6
<hr/>	<hr/>
183,618 SF	FAR TOTAL

332,235 SF ALLOWABLE









C33 1

1
C36

C32
1

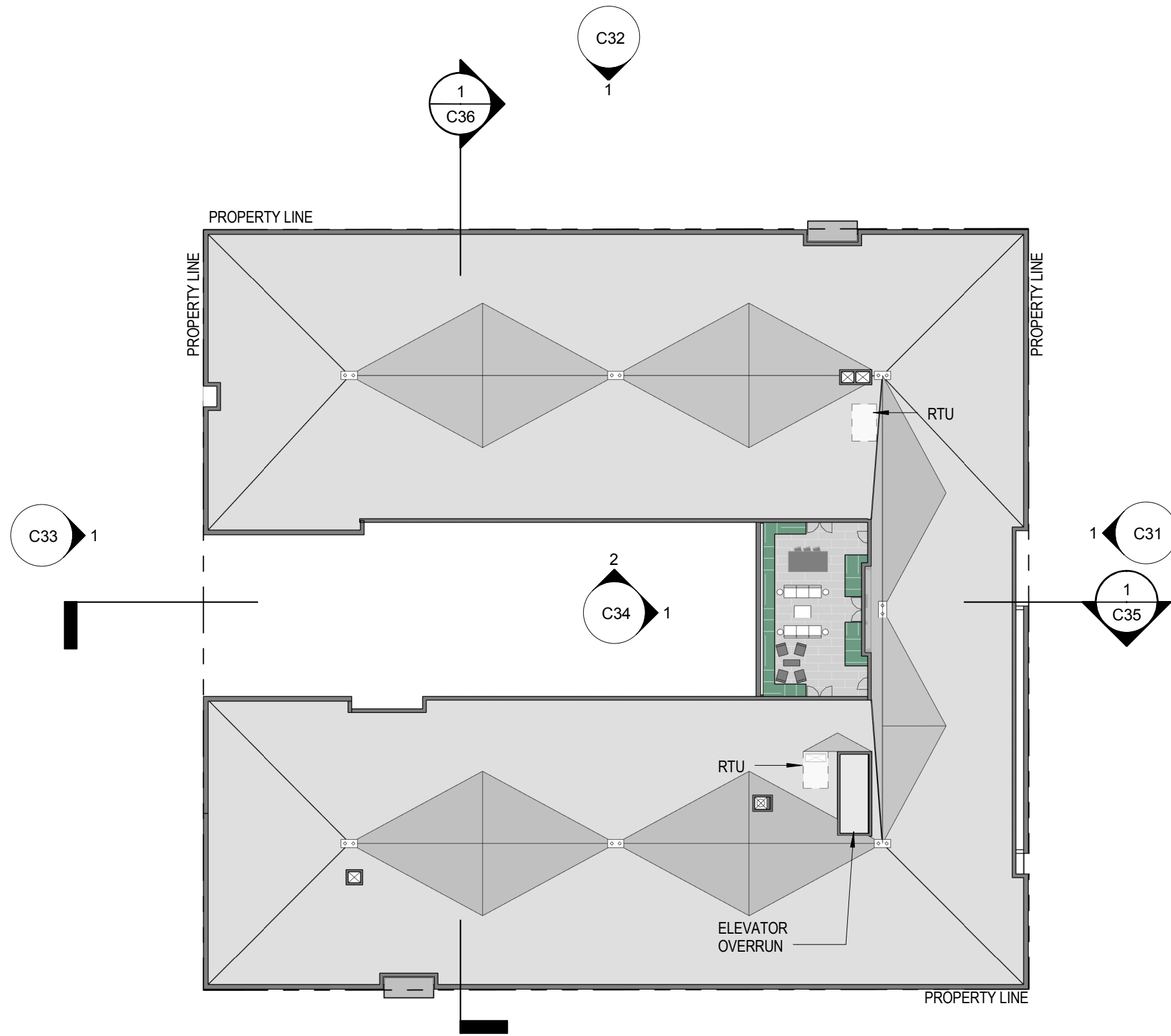
2
C34 1

1 C31

1 C35

1
C29





BICYCLE PARKING

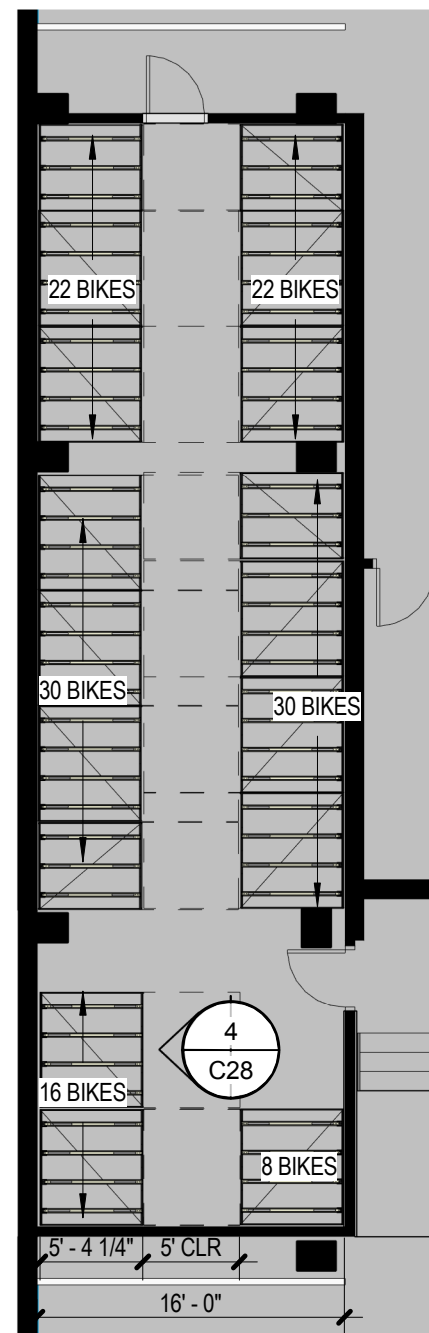
PER CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 266-6

LONG TERM BIKE PARKING REQUIREMENT:

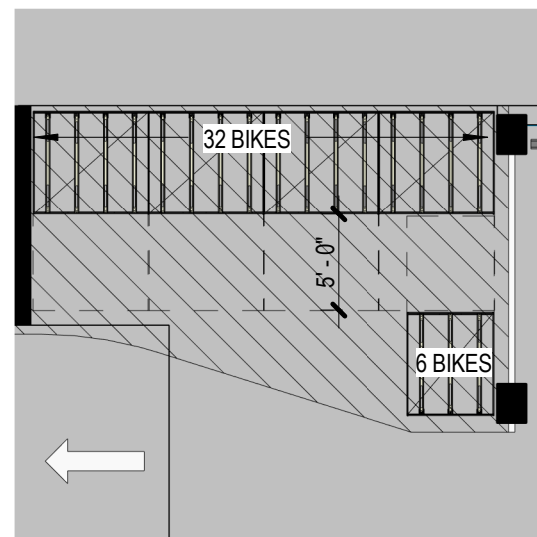
RESIDENTIAL: 1.5 PER 1 UNIT ∴ 201 UNITS X 1.5 = 302 SPACES REQUIRED
 RETAIL SALES: 2, OR 1 PER 12,000 SF; (10,416 SF RETAIL AREA) ∴ 2 SPACES REQUIRED
 TOTAL: 304 - 356 PROVIDED

SHORT TERM BIKE PARKING REQUIREMENT:

RESIDENTIAL: 1 SPACE PER 20 UNITS ∴ 201 UNITS/20 = 11 SPACES REQUIRED
 RETAIL SALES: 2, OR 1 SPACE PER 5,000 SF; (10,416 SF RETAIL AREA) ∴ 3 SPACES REQUIRED
 TOTAL: 14 - 32 PROVIDED, SEE GROUND FLOOR PLAN



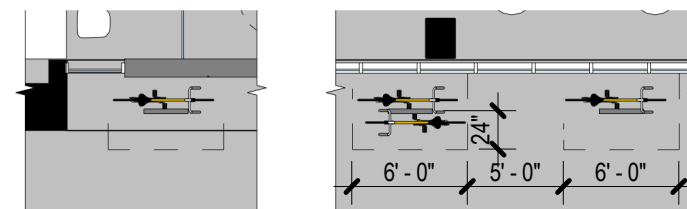
PARKING LEVEL BIKE ROOM ③
128 LONG-TERM BIKE PARKING SPACES



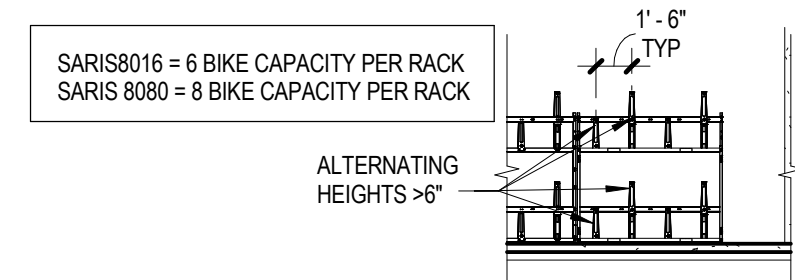
PARKING LEVEL BIKES ②
38 LONG TERM BIKE PARKING SPACES



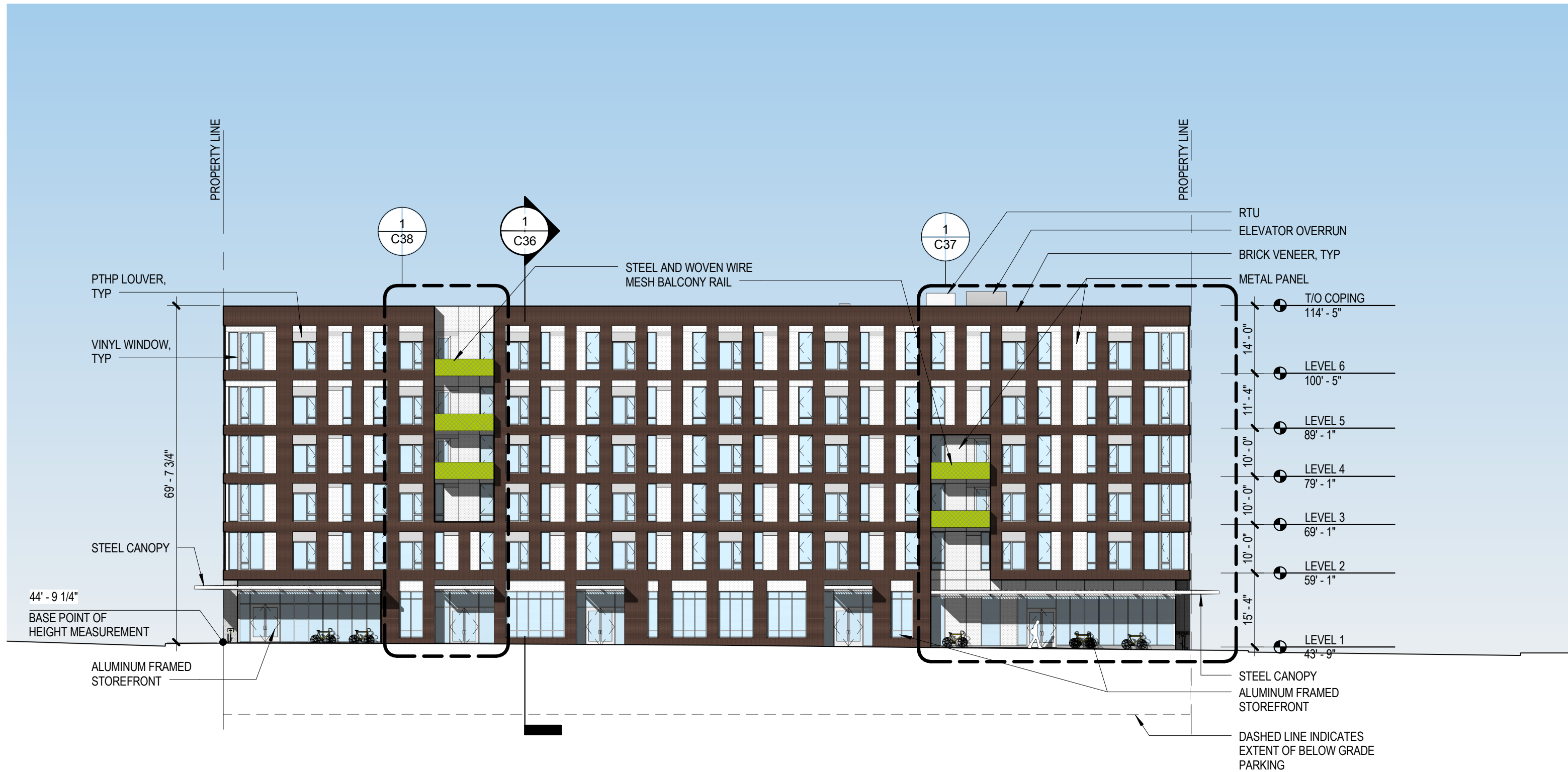
GROUND FLOOR BIKE ROOM ①
190 LONG TERM BIKE PARKING SPACES



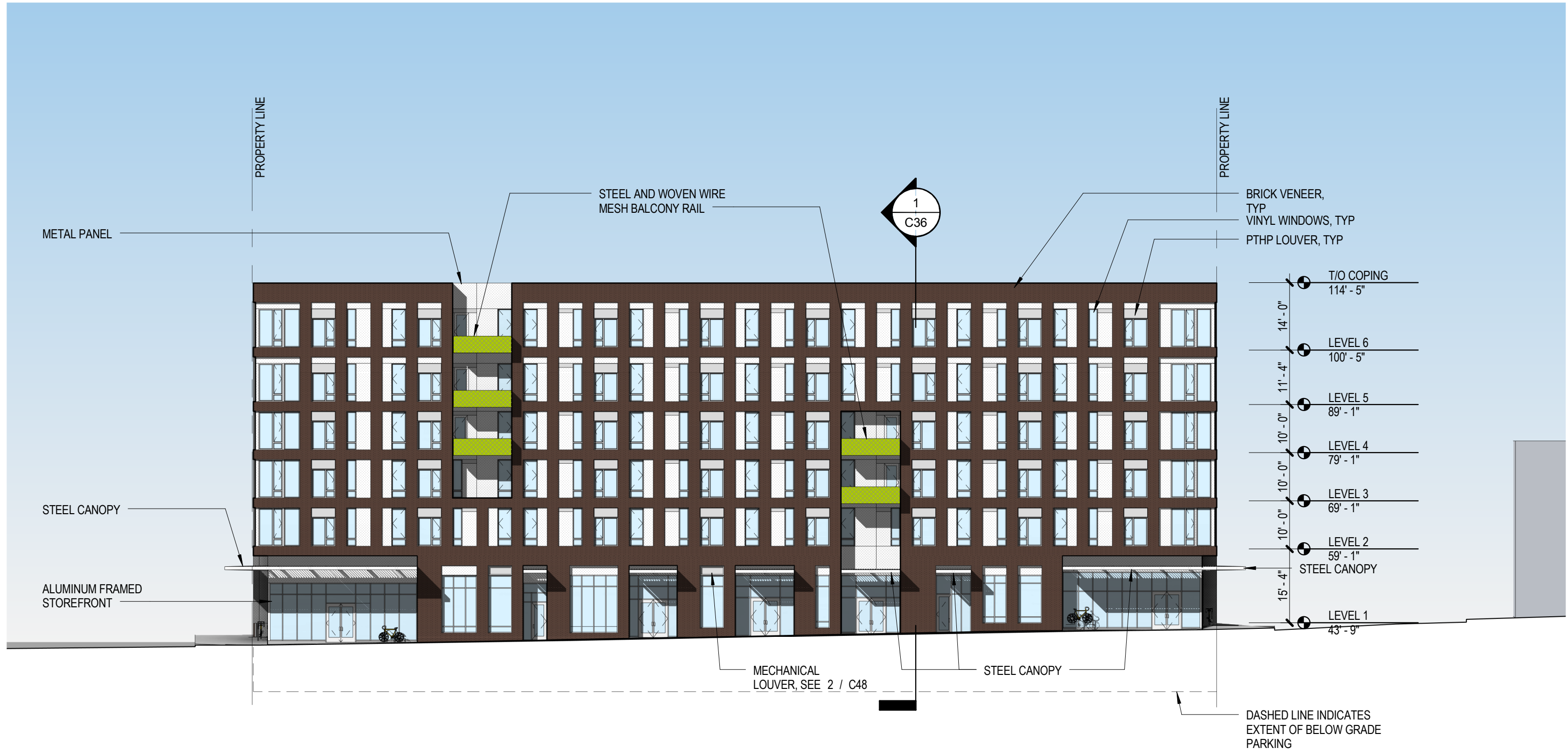
SHORT-TERM BIKE PARKING ⑤

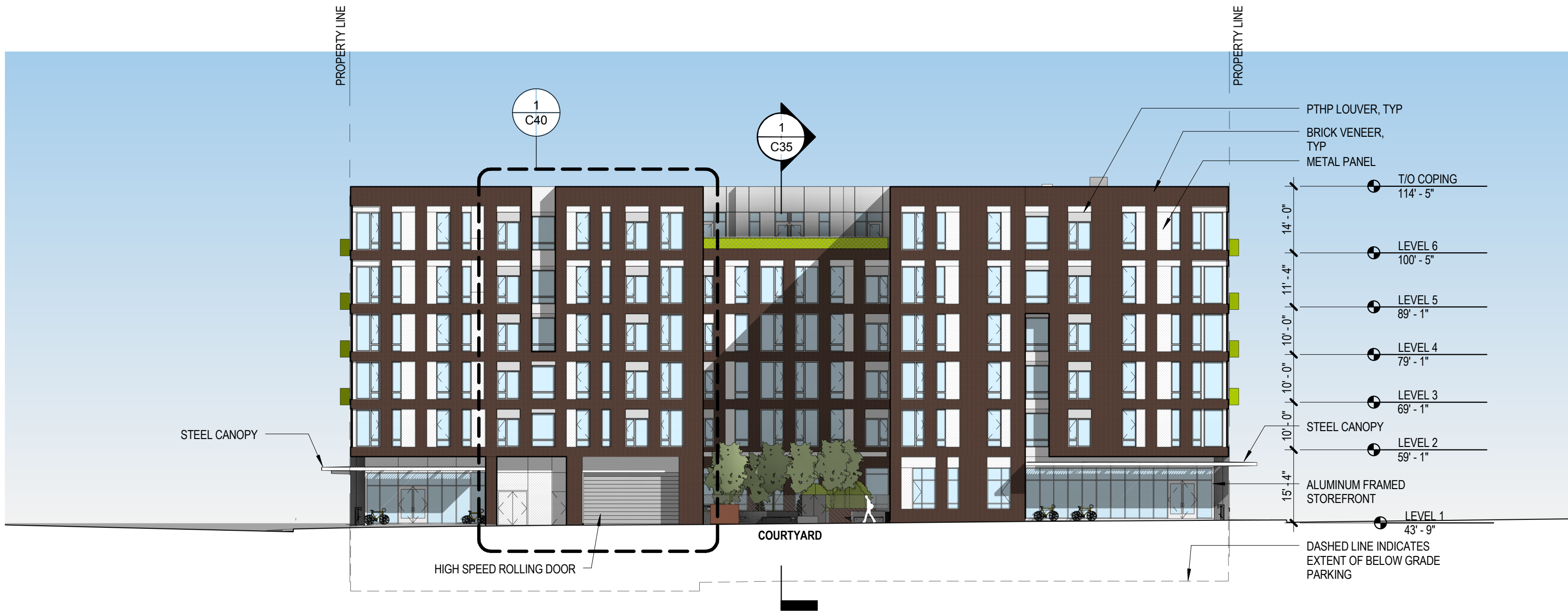


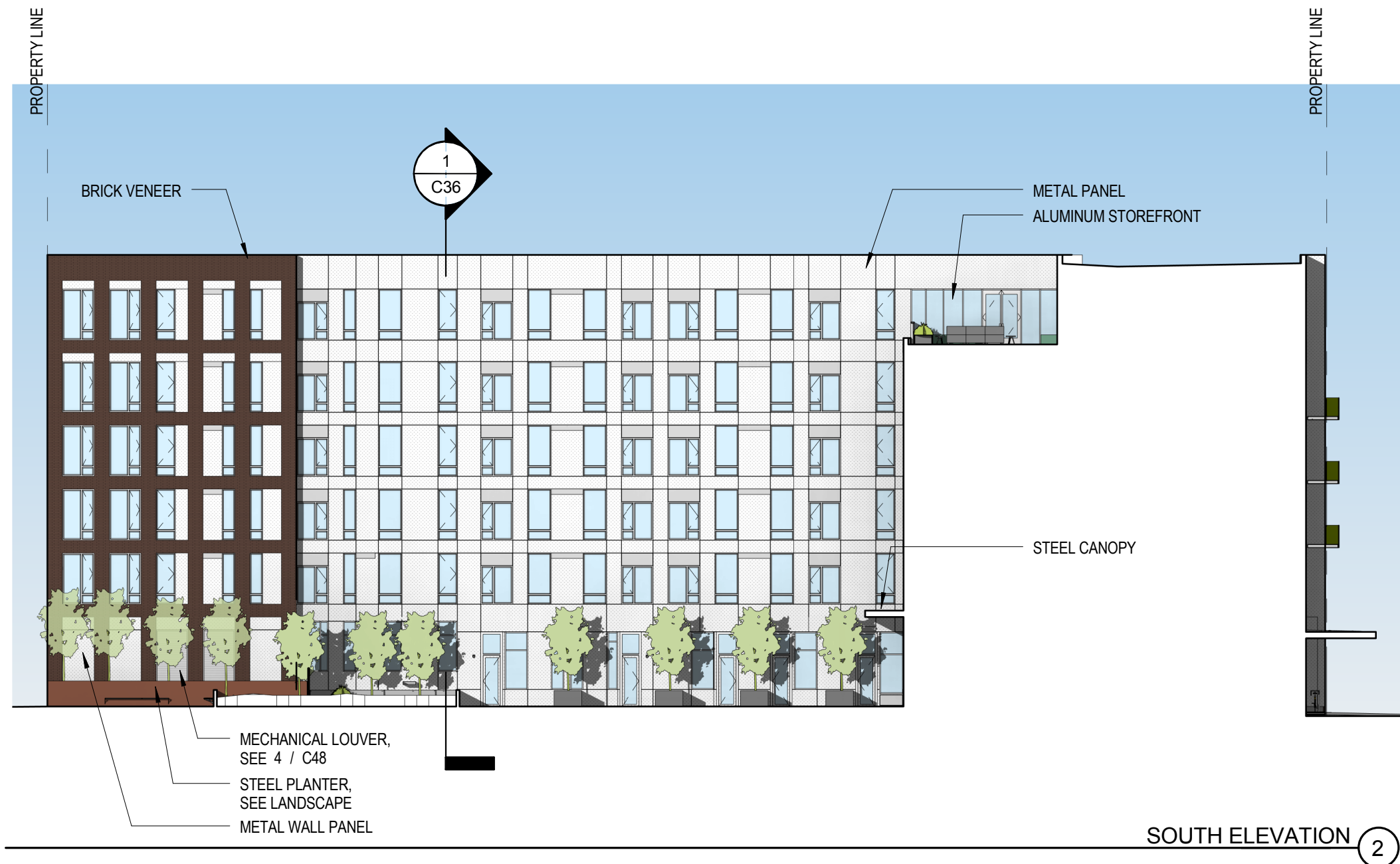
TYP BIKE RACK - FRONT ④



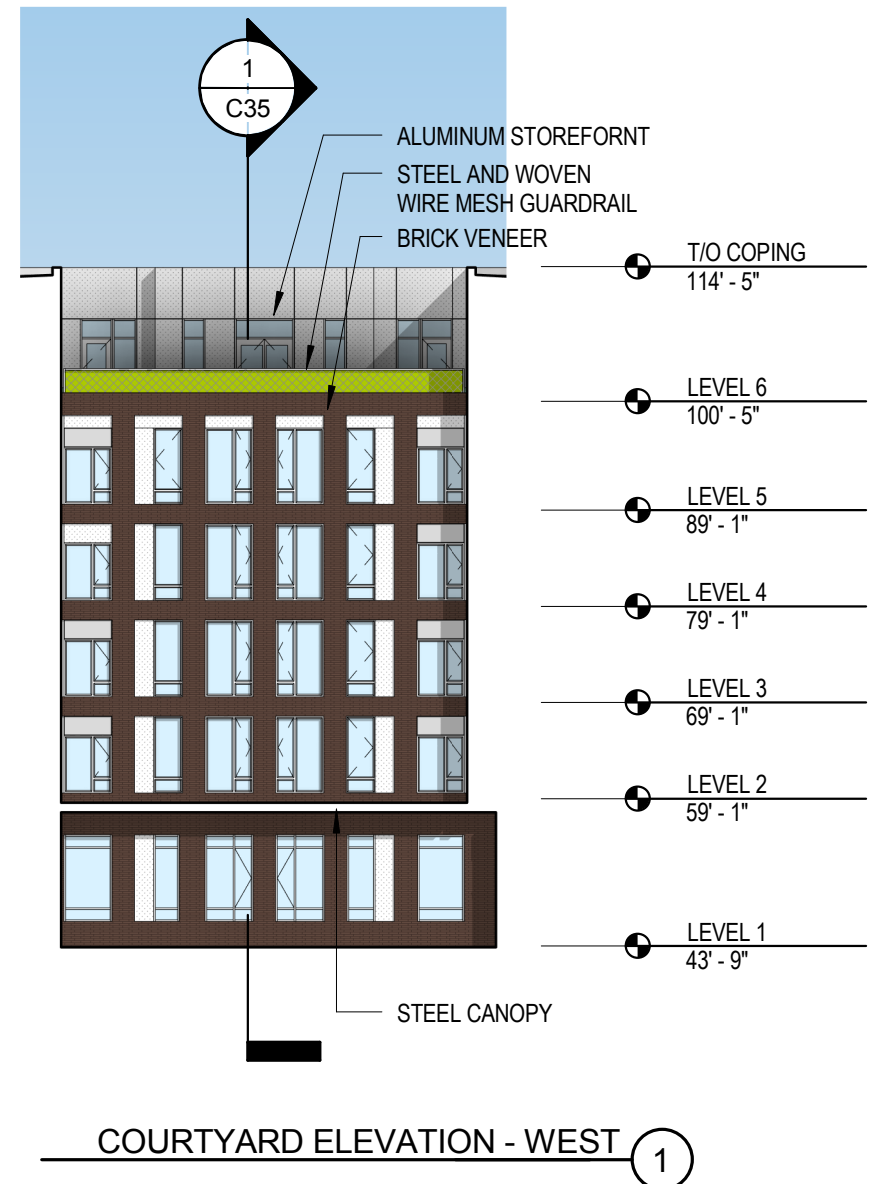






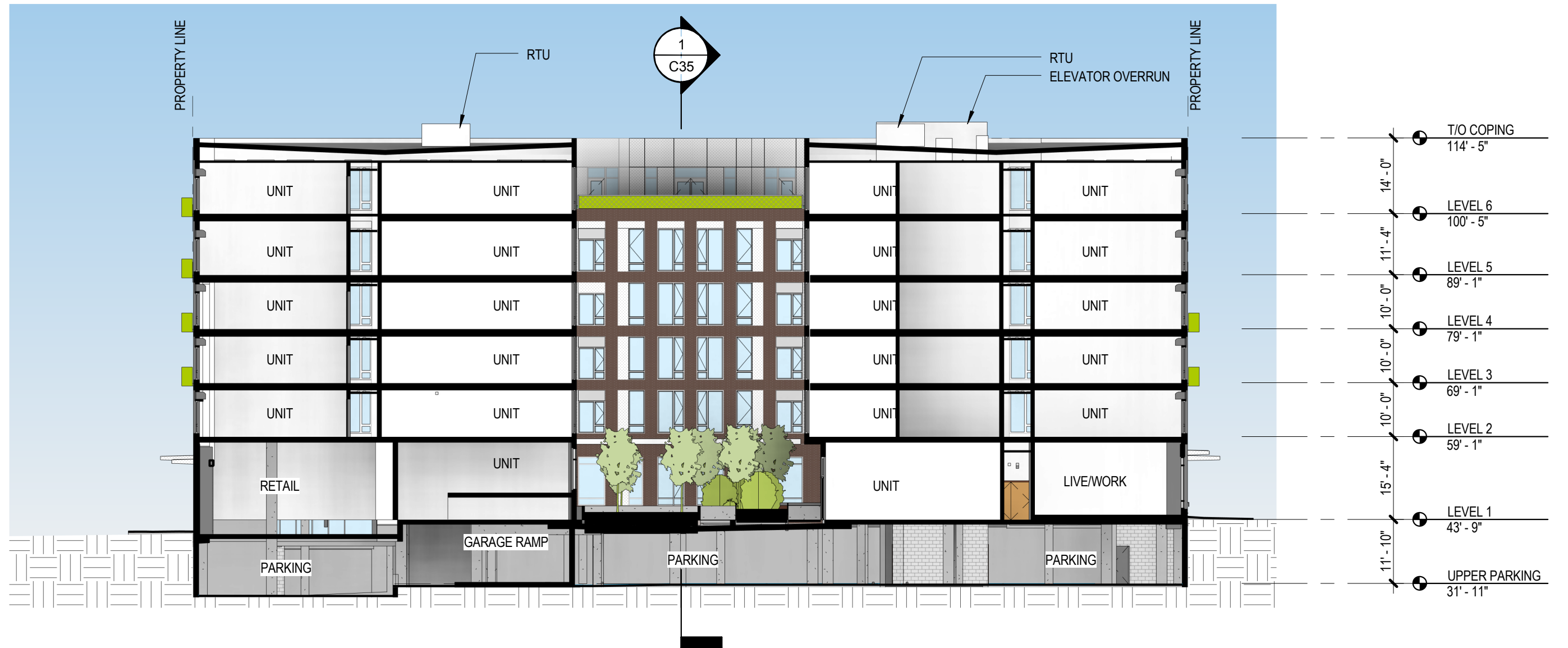


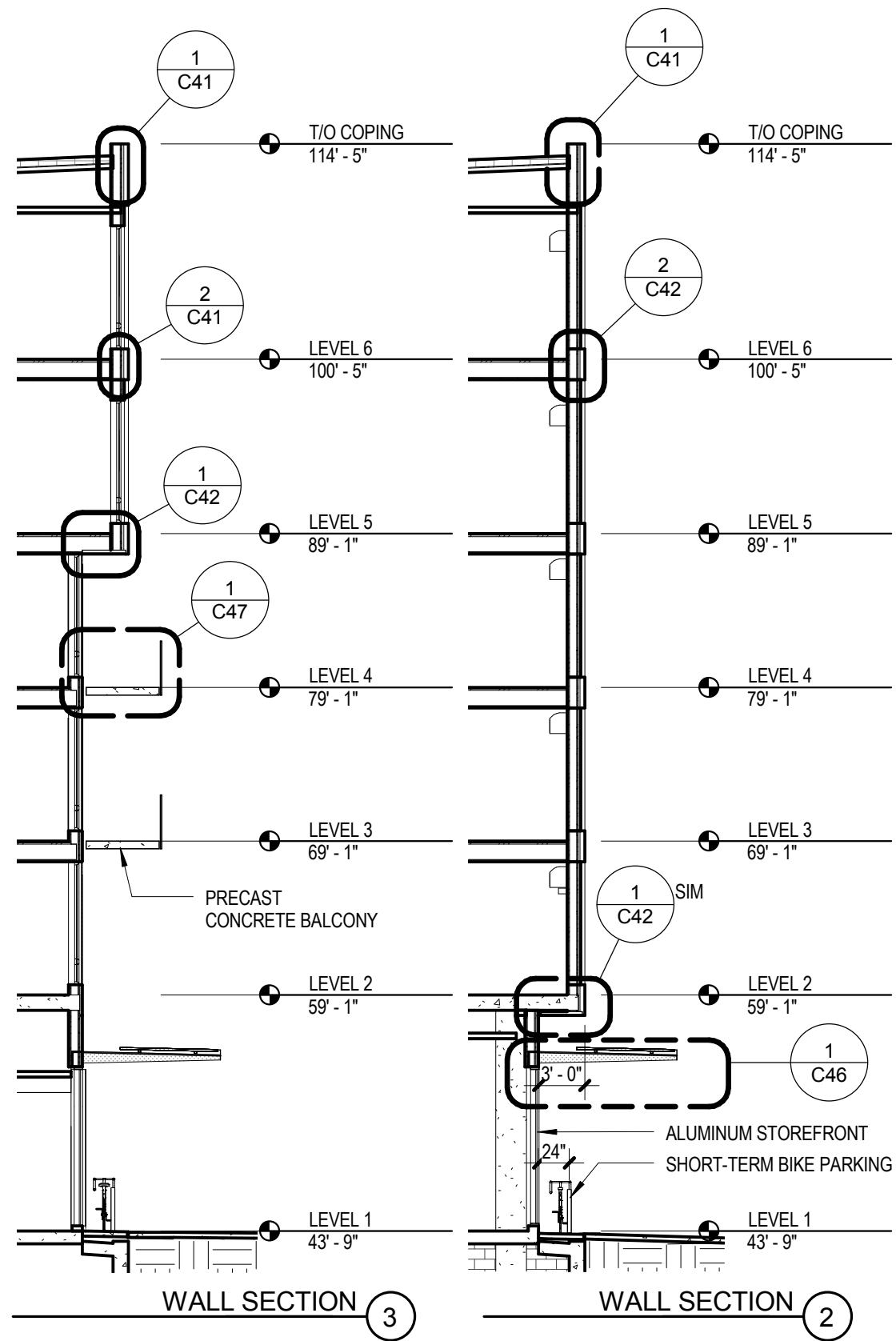
SOUTH ELEVATION ②

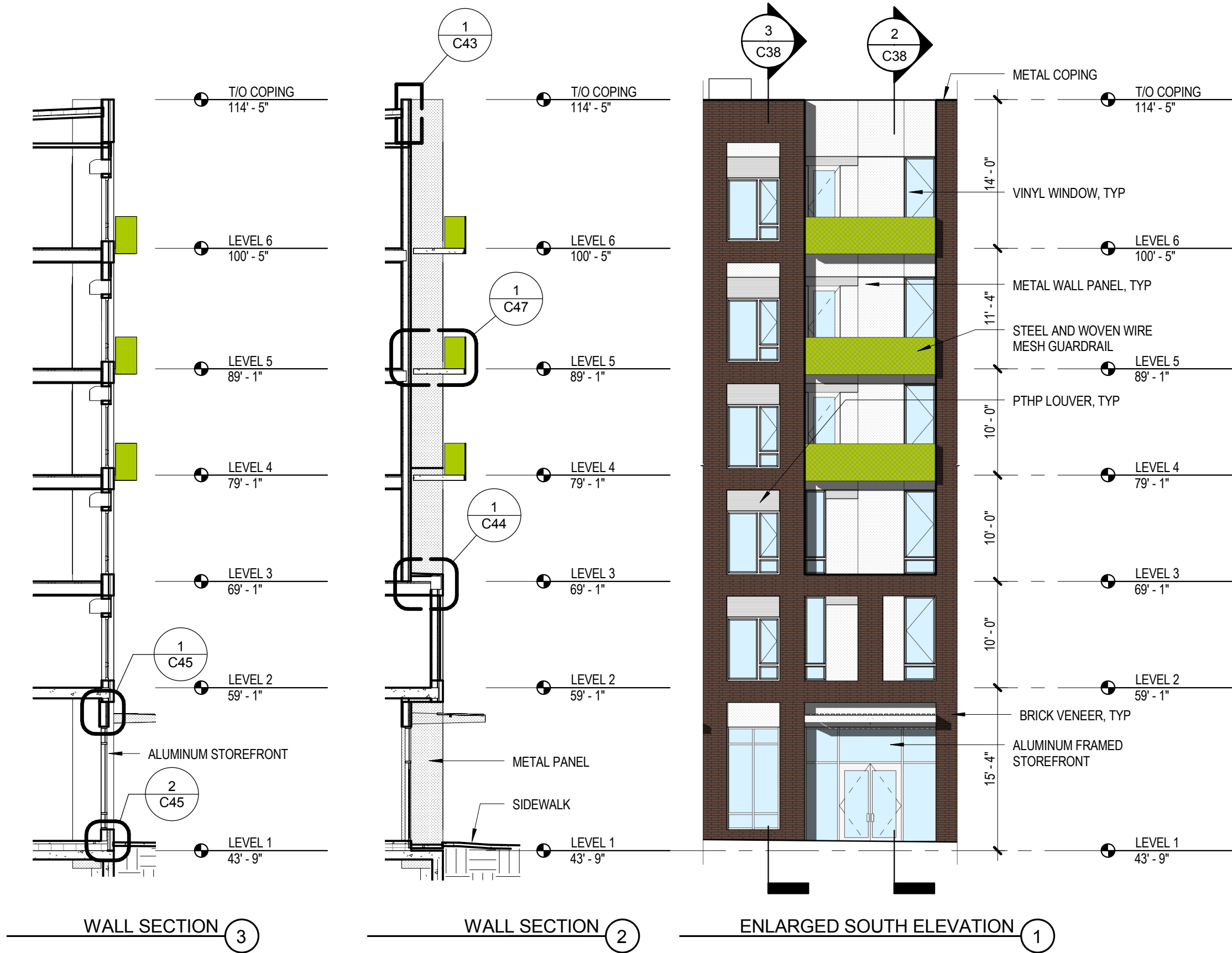


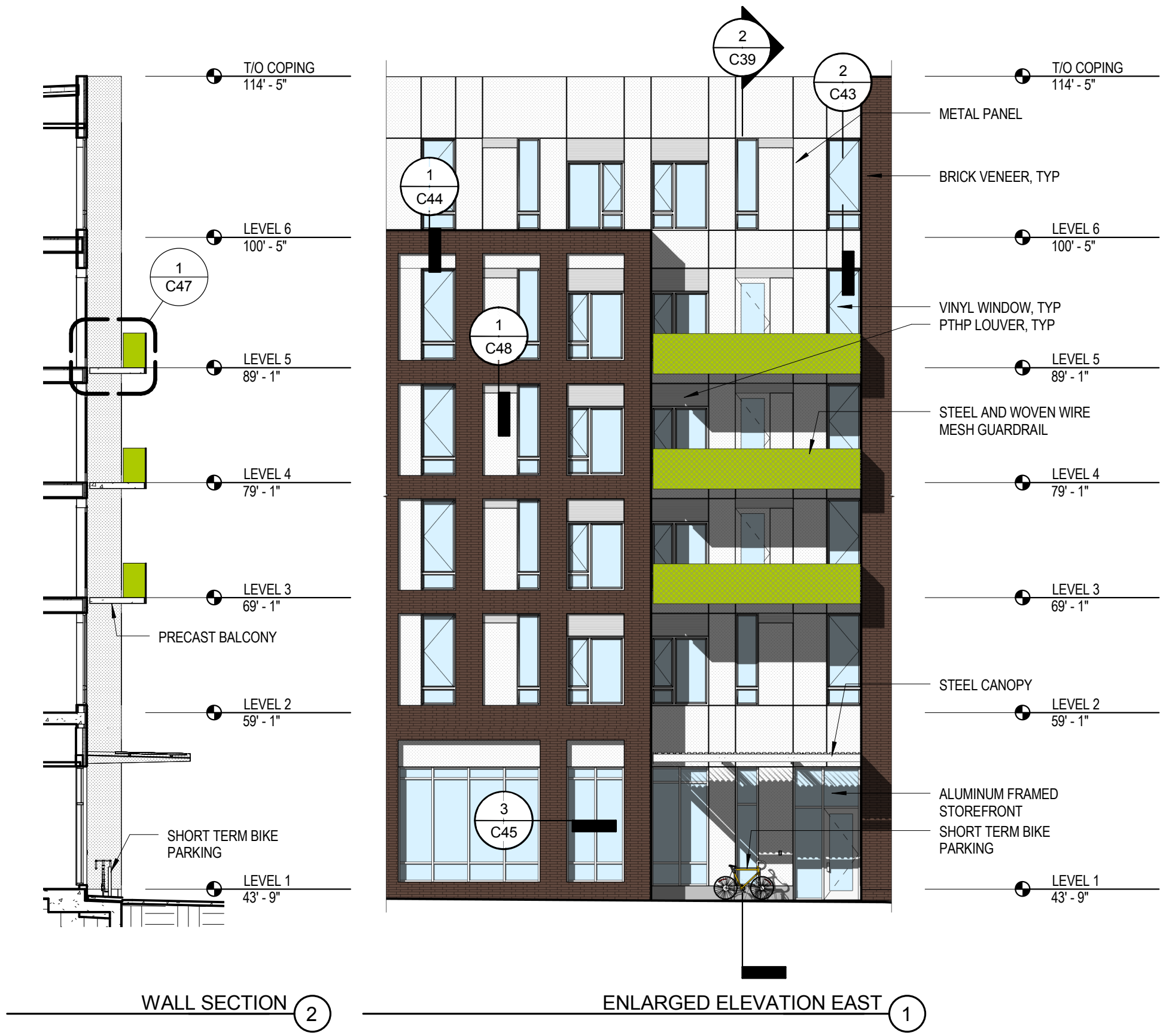
COURTYARD ELEVATION - WEST ①

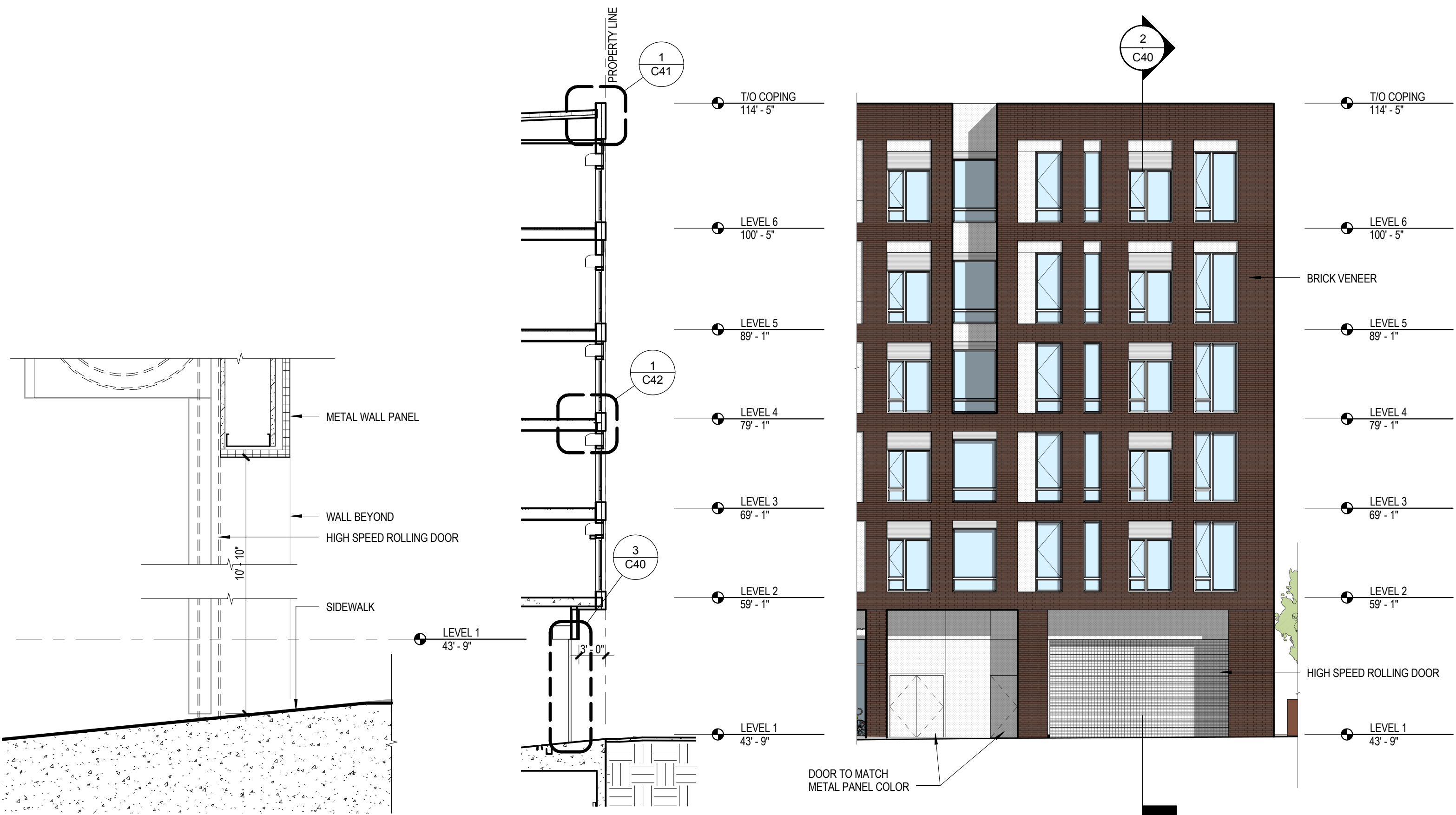


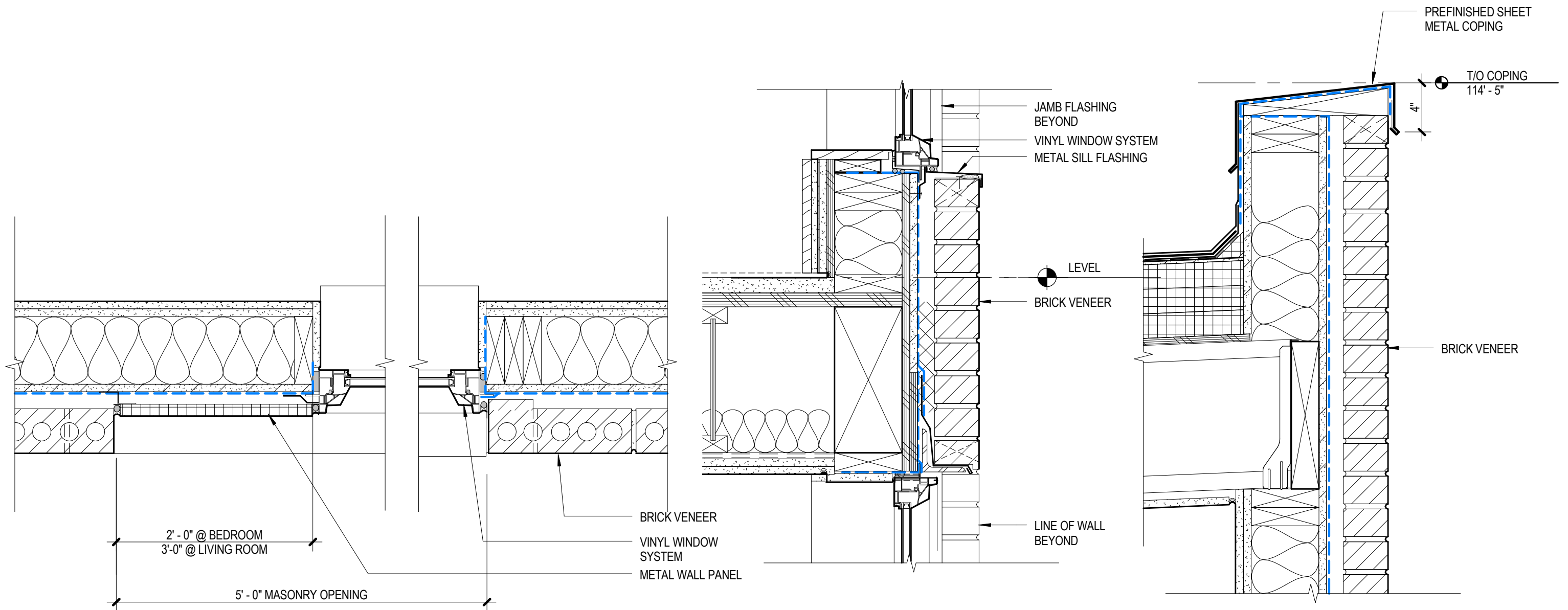










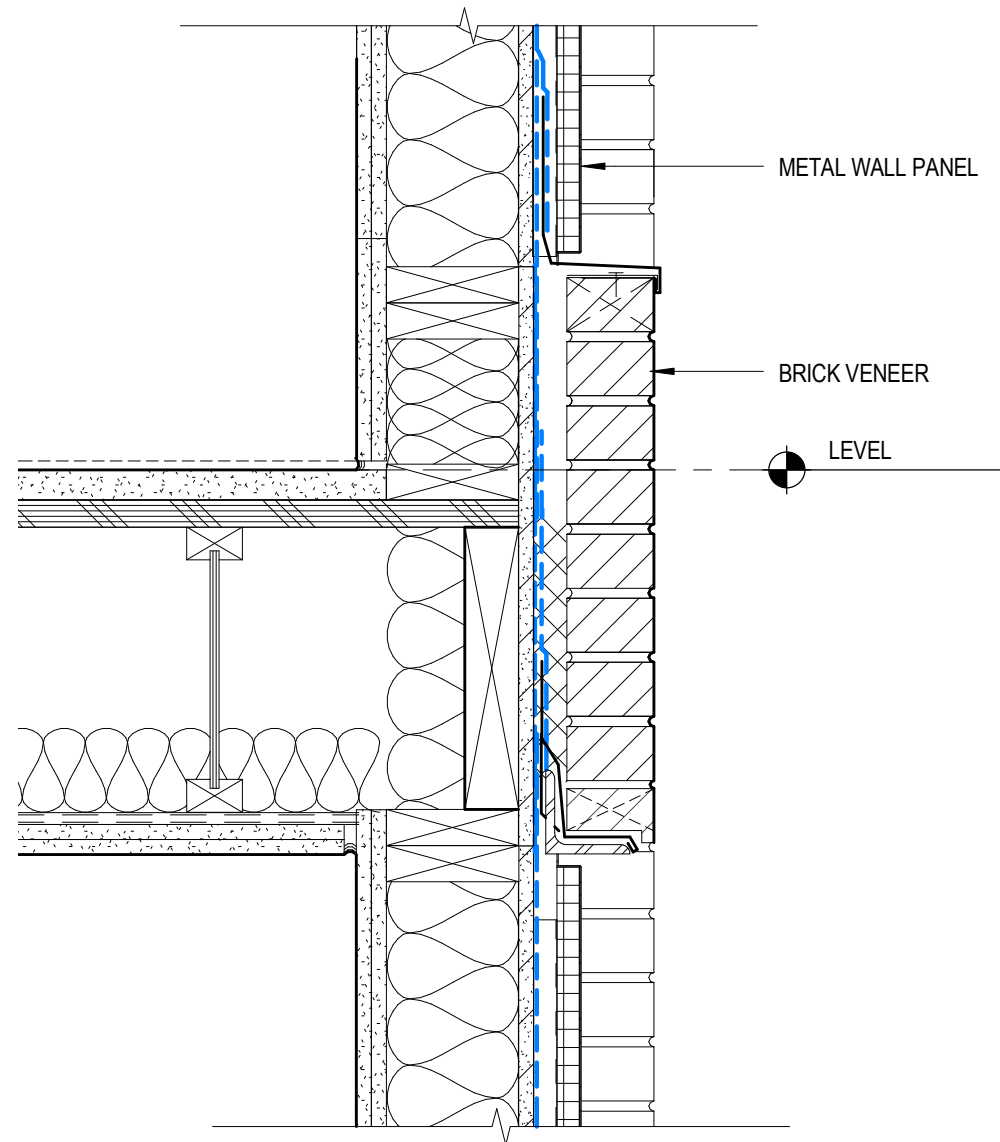


METAL PANEL TO BRICK TRANSITION
1 1/2" = 1'-0" ④

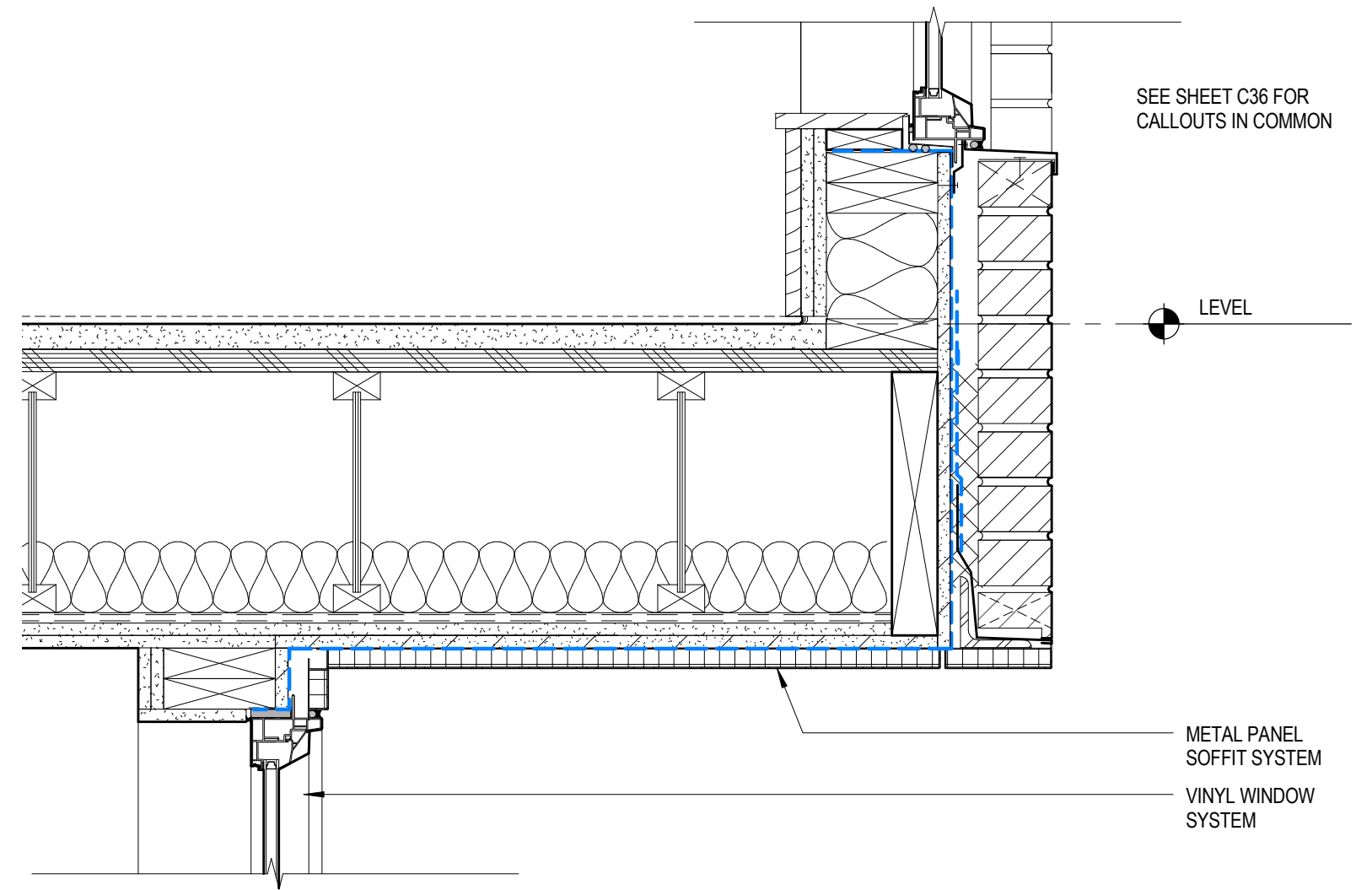
TYP WINDOW JAMB
1 1/2" = 1'-0" ③

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

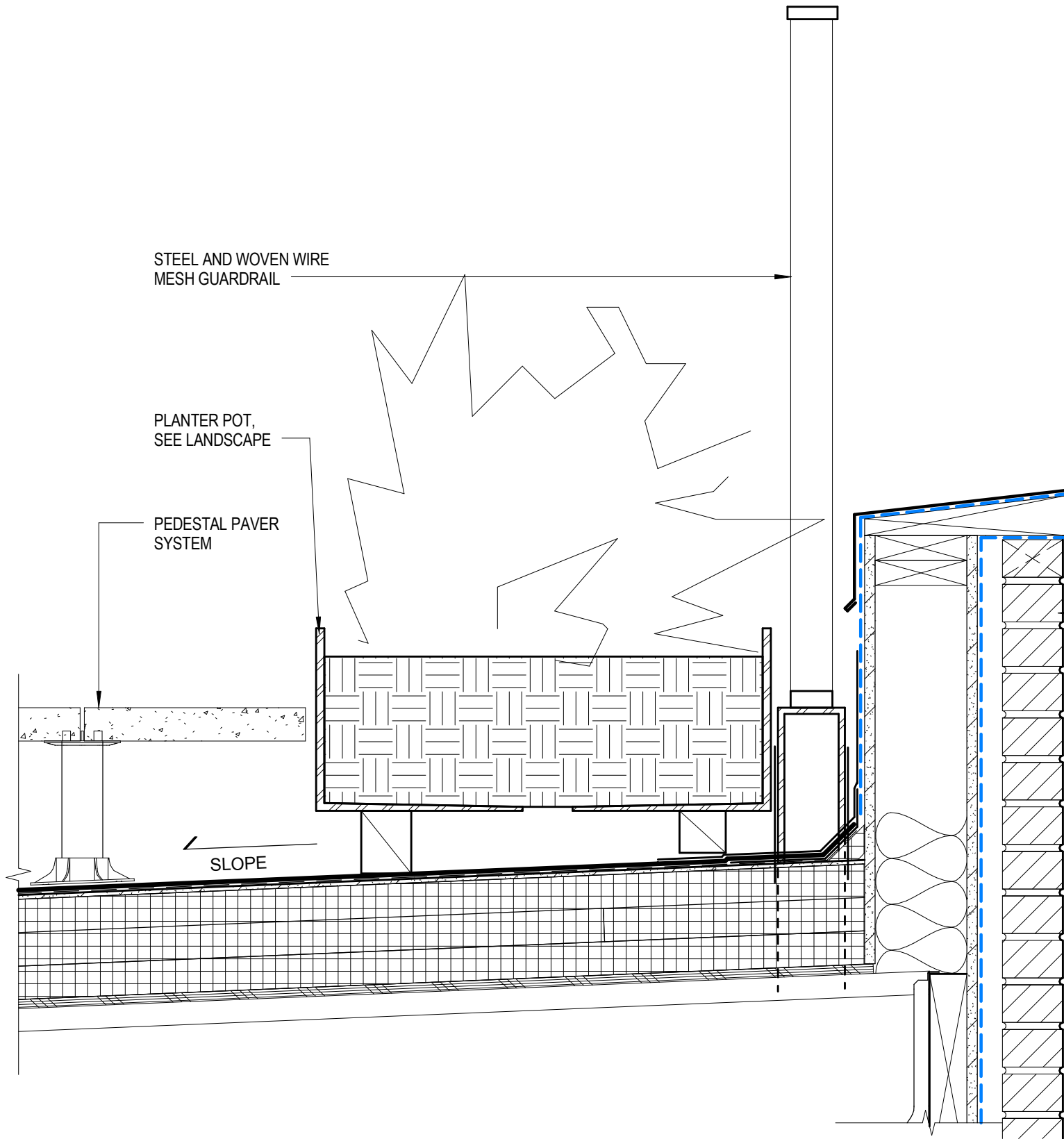
PARAPET AT BRICK
1 1/2" = 1'-0" ①



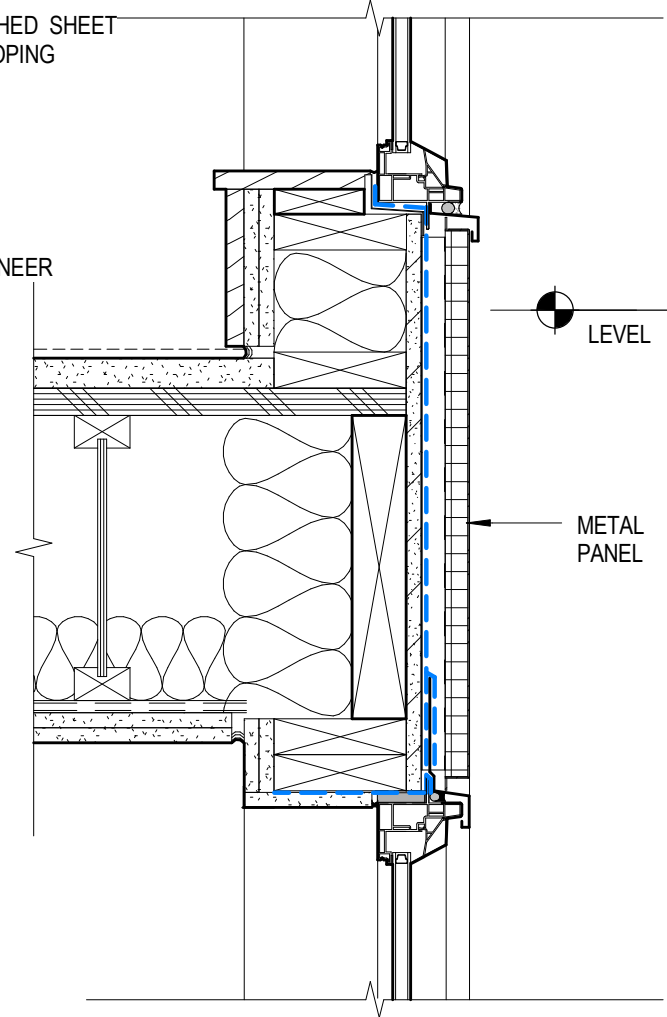
METAL PANEL HEAD/SILL AT BRICK ②
 1 1/2" = 1'-0"



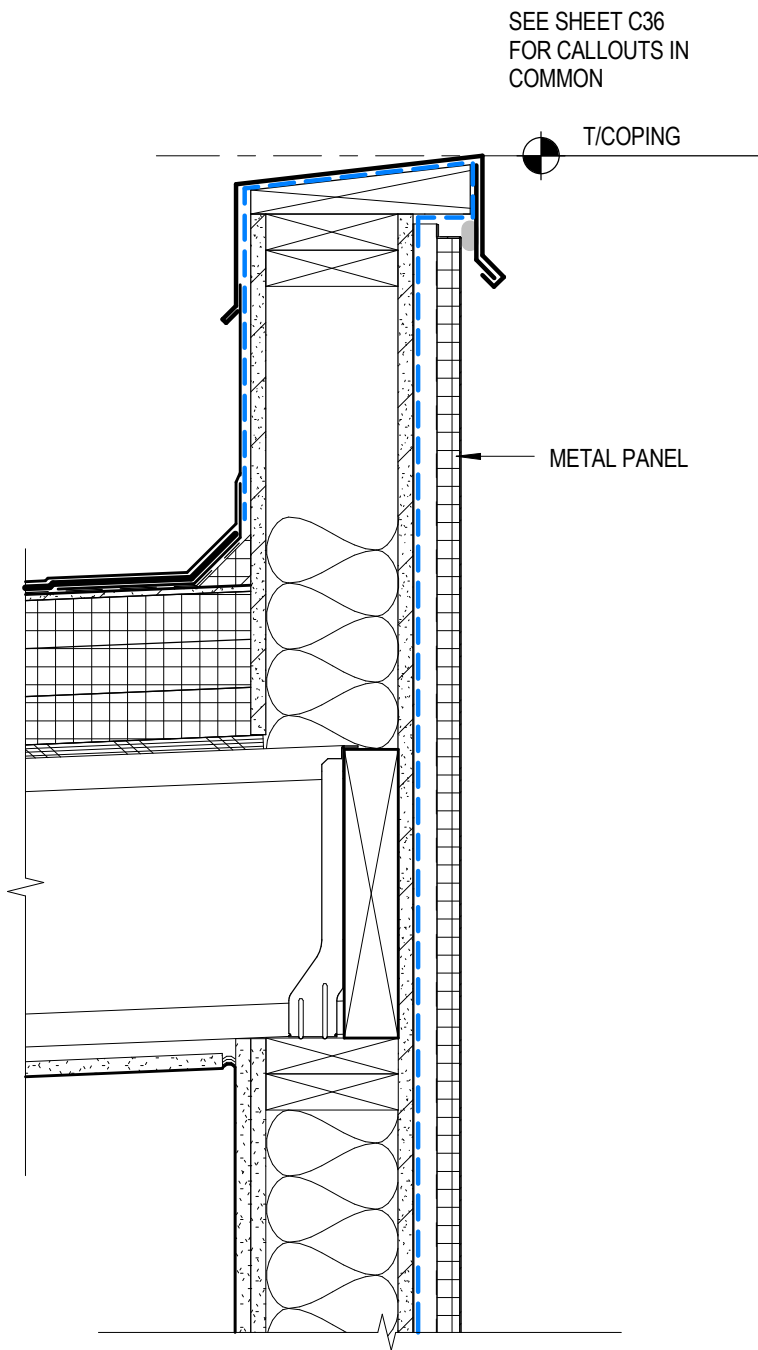
TYP SOFFIT AT BRICK ①
 1 1/2" = 1'-0"



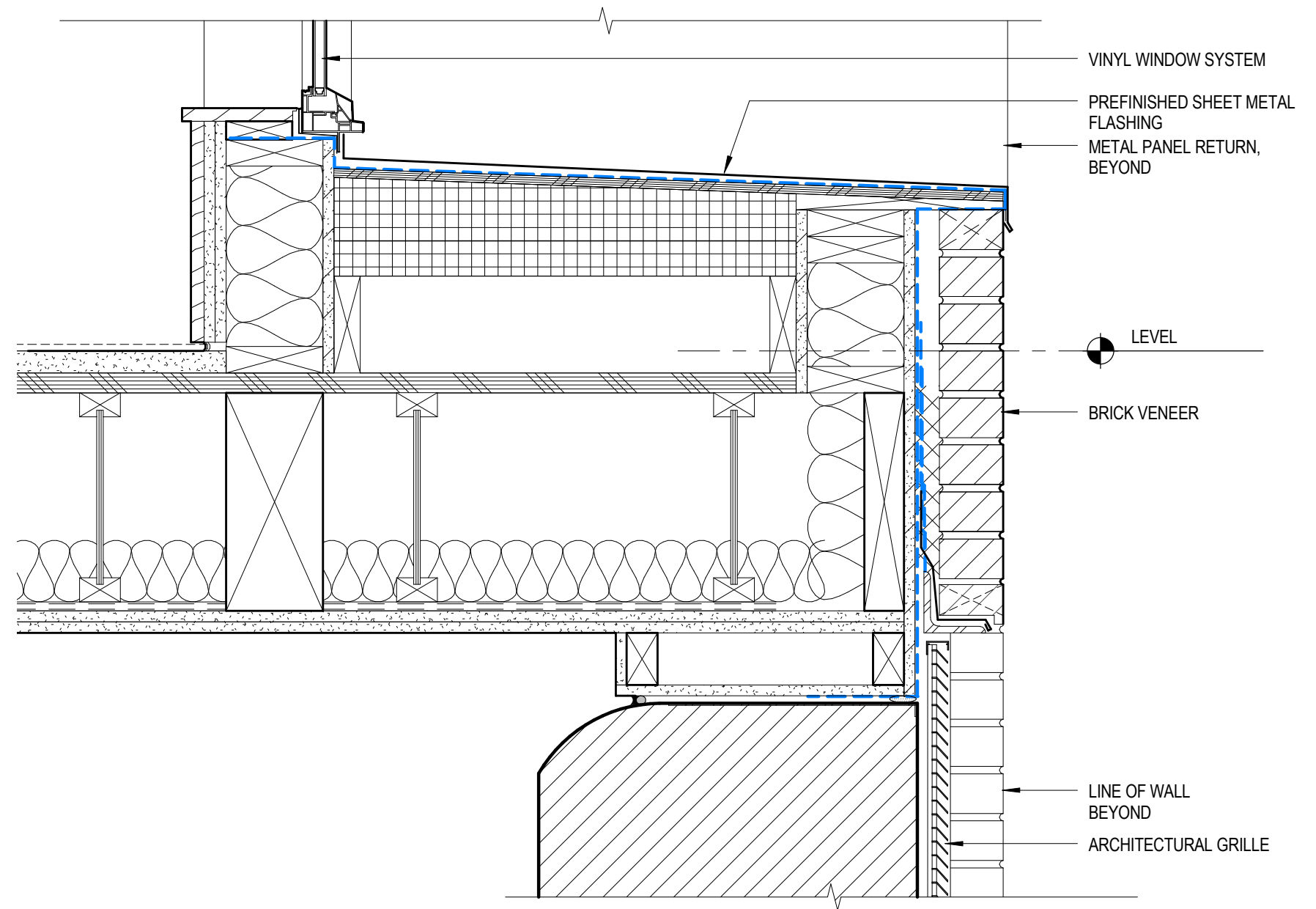
RAILING AT ROOF TERRACE ③
1 1/2" = 1'-0"



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



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



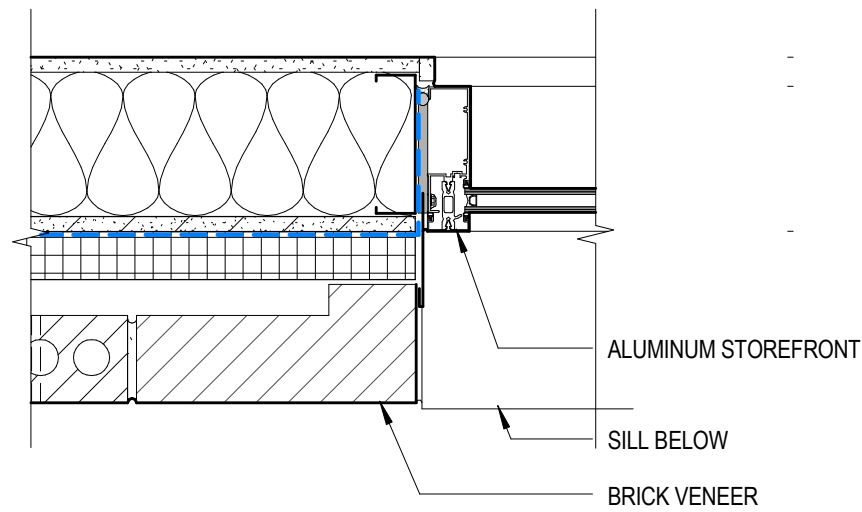
VINYL WINDOW SYSTEM
 PREFINISHED SHEET METAL FLASHING
 METAL PANEL RETURN, BEYOND

LEVEL

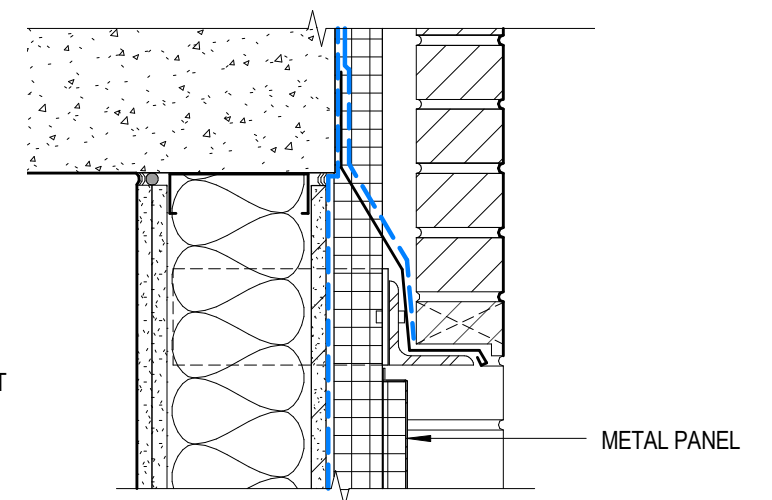
BRICK VENEER

LINE OF WALL BEYOND
 ARCHITECTURAL GRILLE

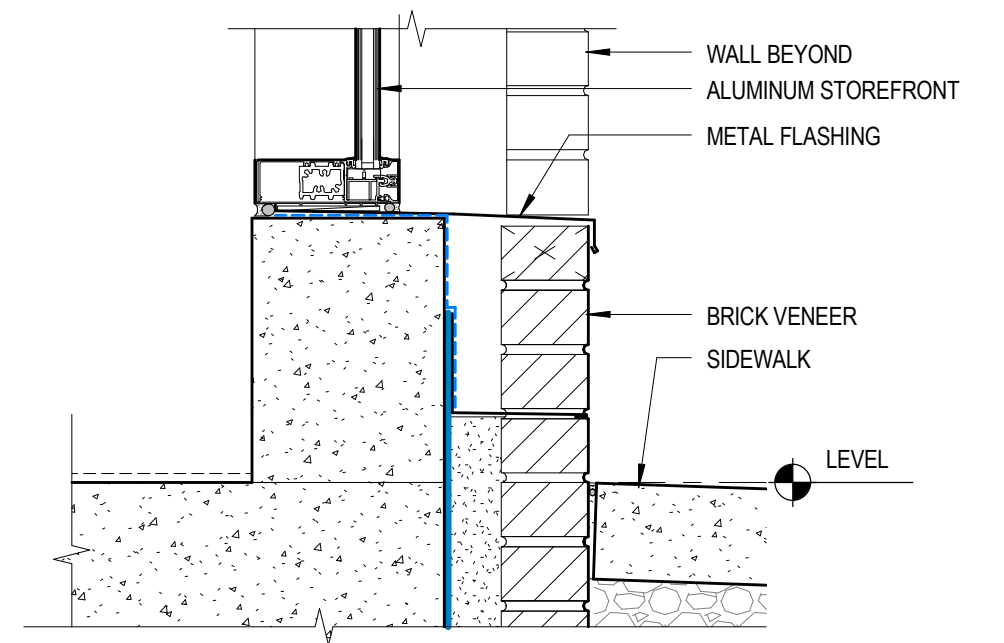
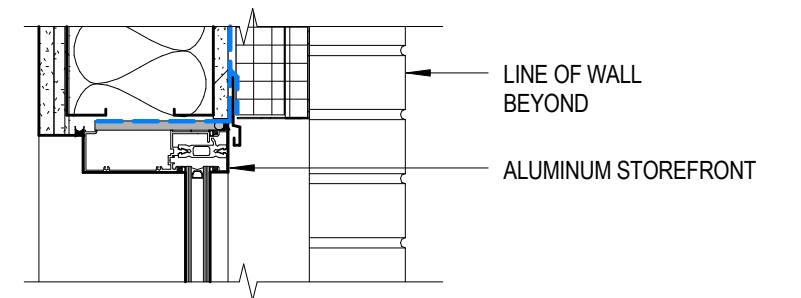
DR-SHELF AT SETBACK ①
 1 1/2" = 1'-0"



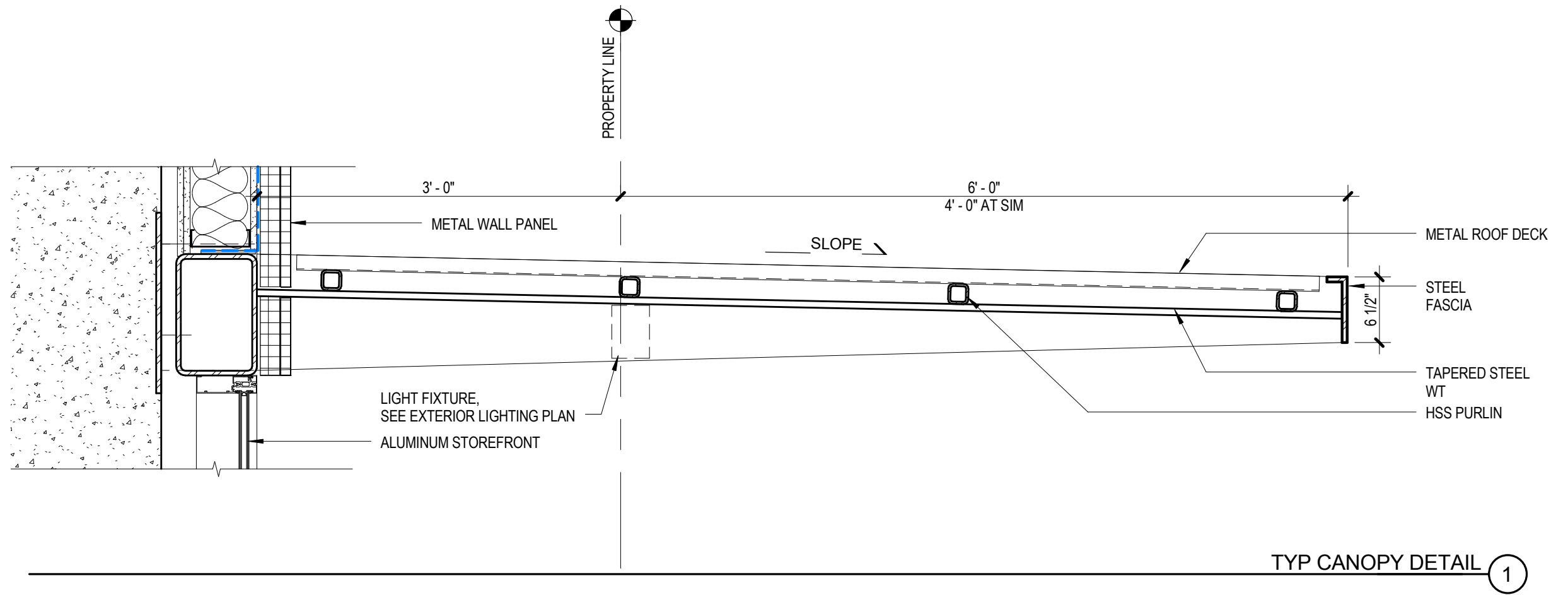
TYP STOREFRONT JAMB AT BRICK ③
 1 1/2" = 1'-0"

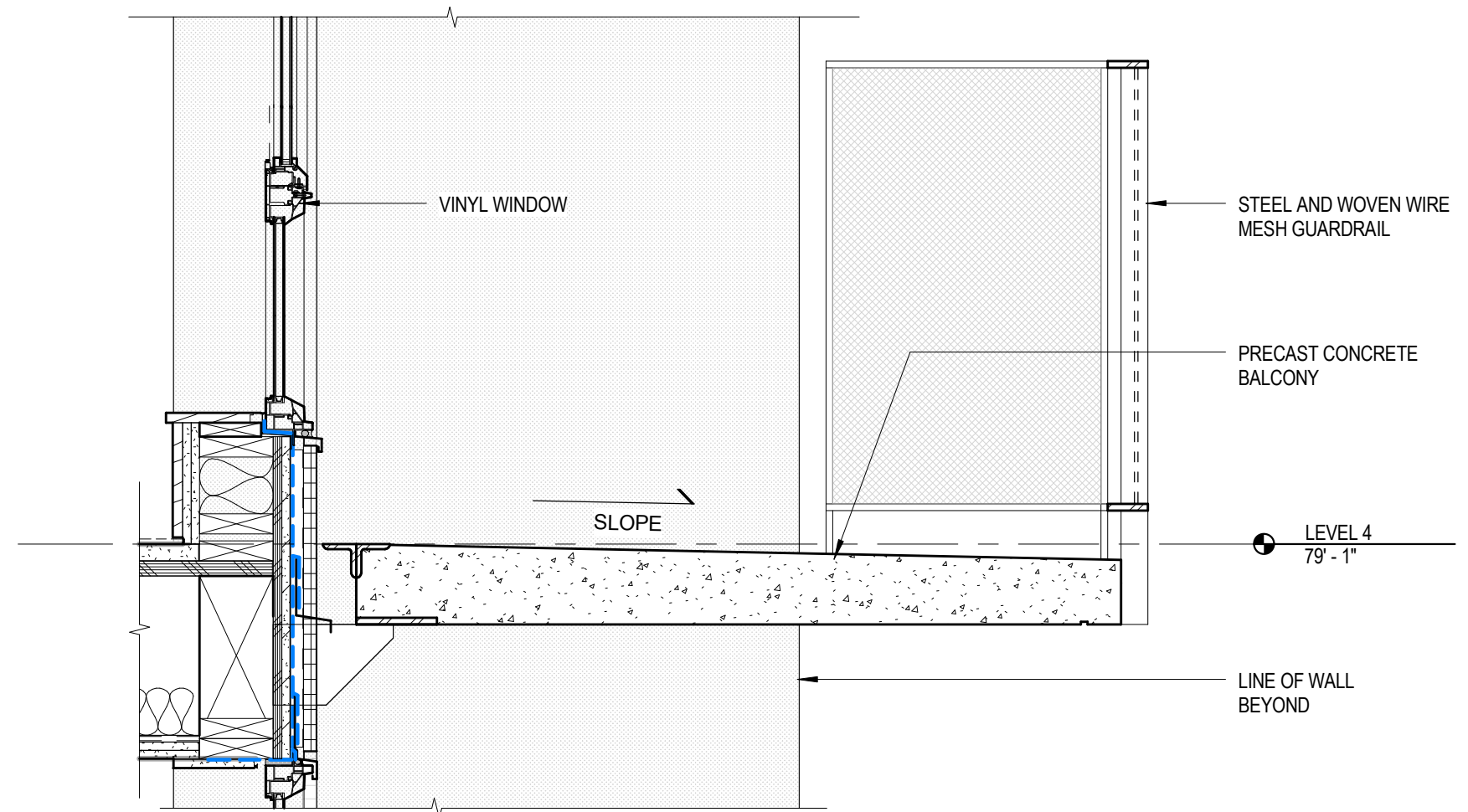


TYP STOREFRONT HEAD ①
 1 1/2" = 1'-0"

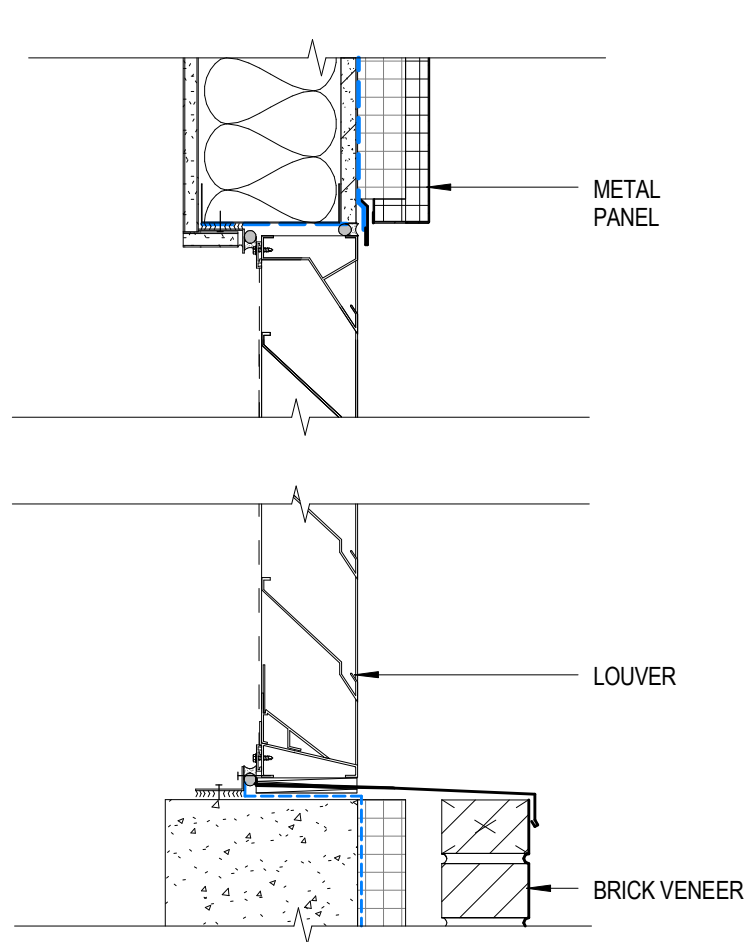


TYP STOREFRONT SILL ②
 1 1/2" = 1'-0"

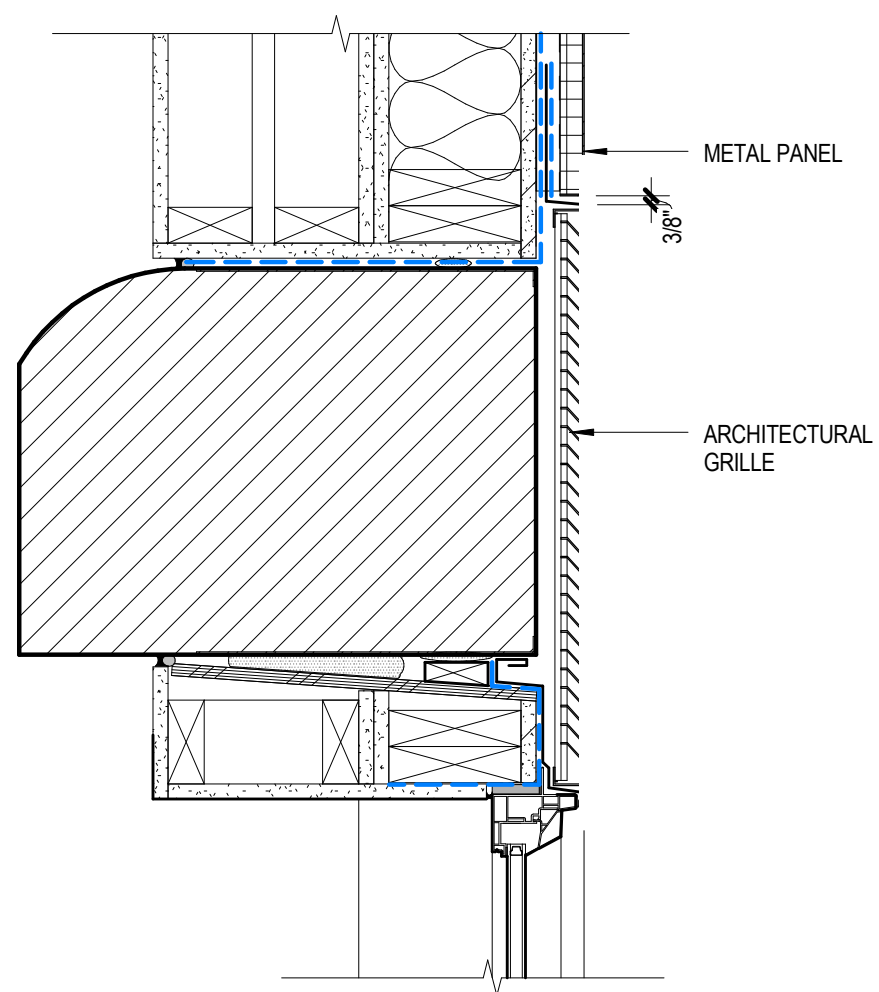




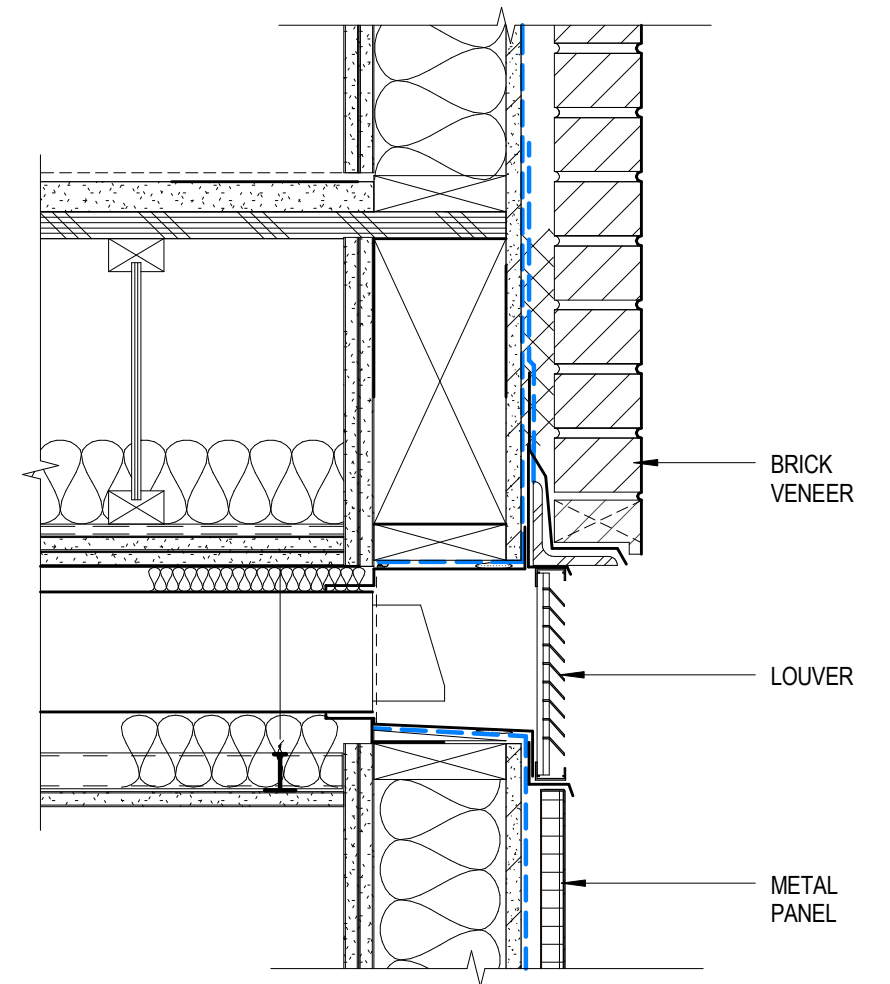
SECTION AT BALCONY ①



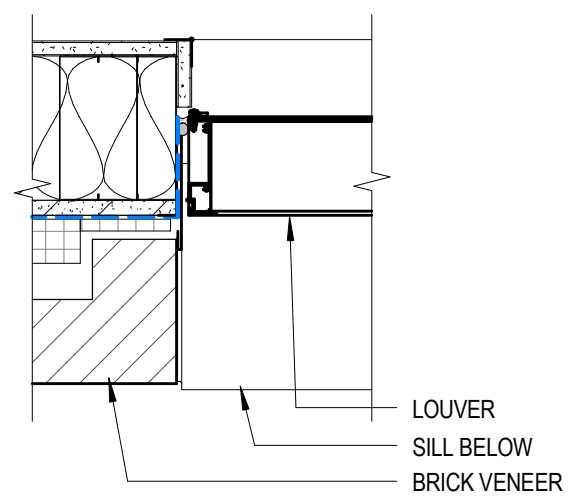
LOUVER HEAD/SILL ④



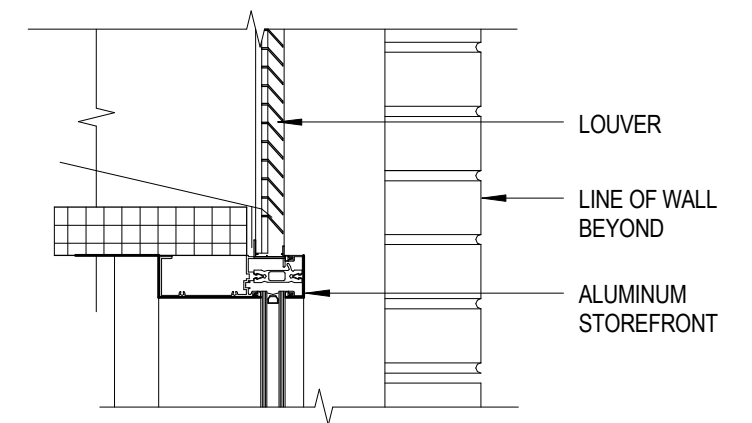
HEAD AT PTHP AT METAL PANEL ③



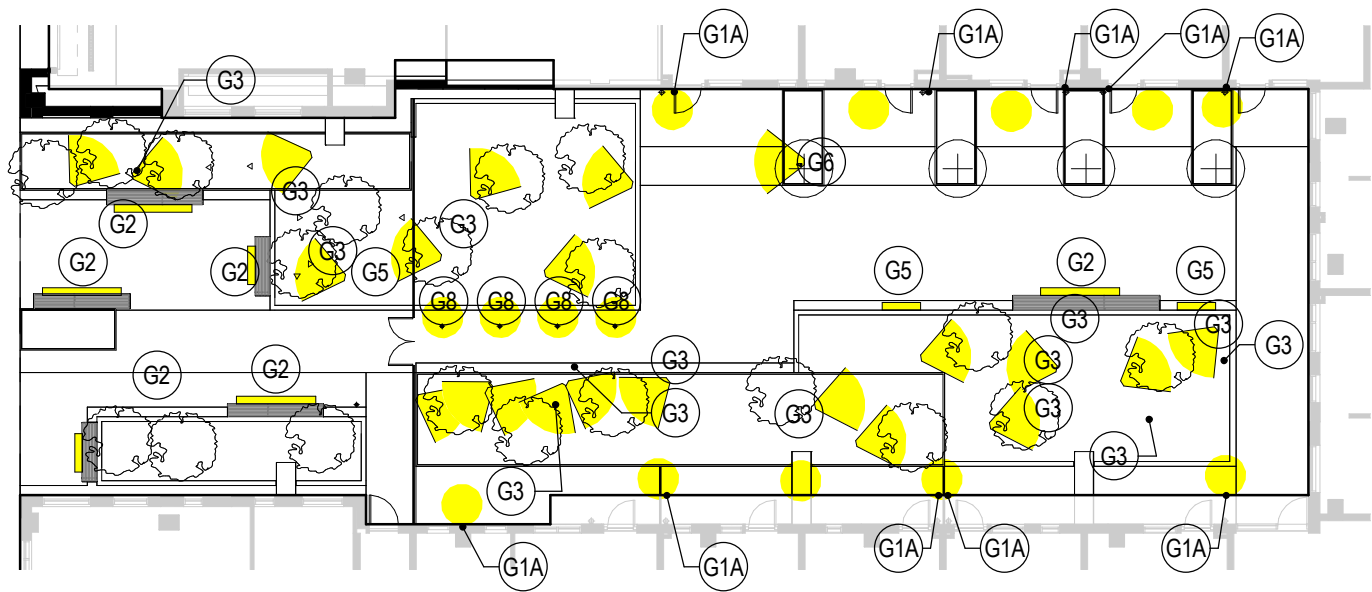
SECTION AT RESIDENTIAL LOUVER ①



LOUVER JAMB ⑤



LOUVER IN STOREFRONT ②

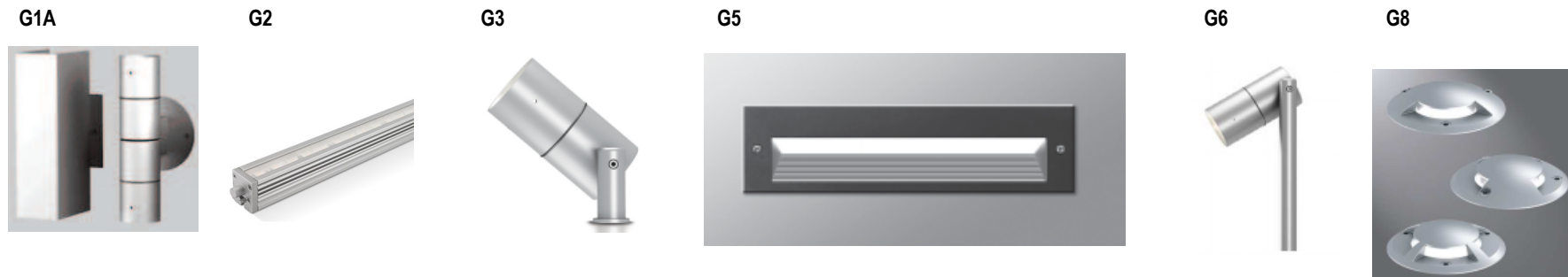


EXT LIGHTING PLAN - COURTYARD 2
1" = 20'-0"



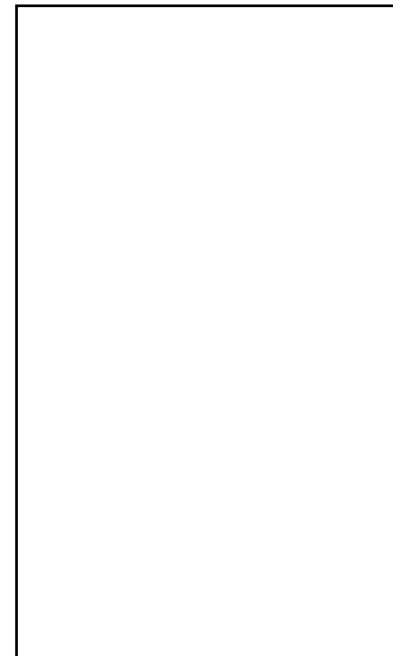
EXT LIGHTING PLAN - PERIMETER 1
1" = 30'-0"

EXTERIOR LIGHTING SCHEDULE		
FIXTURE TYPE	DESCRIPTION	COUNT
G1A	SQUARE WALL MOUNT UP/DOWNLIGHT	10
G2	SURFACE LINEAR	6
G3	LANDSCAPE UPLIGHT	14
G5	RECESSED STEP LIGHT	3
G6	WALKWAY LIGHTING IN PLANTER	1
G8	INGROUND DISC	4
R1	RECESSED SQUARE DOWNLIGHT	26





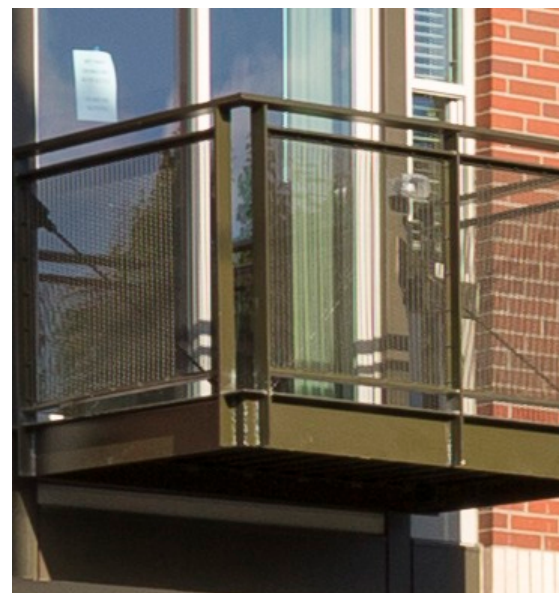
CEDAR APARTMENTS



METAL PANEL - WHITE



BRICK VENEER - IRONSTONE
NORMAN SIZE



STEEL AND WOVEN WIRE MESH
GUARDRAIL



FIBER CEMENT PANEL - WHITE

VPI VINYL WINDOW - WHITE

PTHP LOUVER - WHITE

ALUMINUM STOREFRONT - WHITE