





## TABLE OF CONTENTS

NE VIEW	C1
SE VIEW	C2
TABLE OF CONTENTS	C3
SE VIEW	C4
NW VIEW	C5
VIEW INTO COURTYARD	C6
AERIAL FROM SE	C7
VICINITY MAP	C8
BLOCK STUDY	C9
SITE AND CONTEXT PHOTOS	C10
PRECEDENTS	C11
MASSING DIAGRAMS	C12
GRADING PLAN	C13
SITE UTILITY PLAN	C14
COURTYARD RENDERINGS	C15
LANDSCAPE SITE PLAN	C16
LANDSCAPE COURTYARD PLAN	C17
LANDSCAPE PLANTING PLAN	C18
LANDSCAPE TERRACE PLAN	C19
LANDSCAPE COURTYARD SECTION	C20
LANDSCAPE COURTYARD SECTION	C21
LANDSCAPE DETAILS	C22
FAR DIAGRAMS	C23
PARKING LEVEL	C24
GROUND FLOOR PLAN	C25
LEVELS 2-5	C26
LEVEL 6	C27
ROOF PLAN	C28
ENLARGED BIKE PARKING PLANS	C29
SOUTH ELEVATION	C30
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 DETAILS - BALCONY	C47
EXTERIOR DETAILS - LOUVERS	C48
EXTERIOR LIGHTING PLAN	C49
MATERIALS	C50

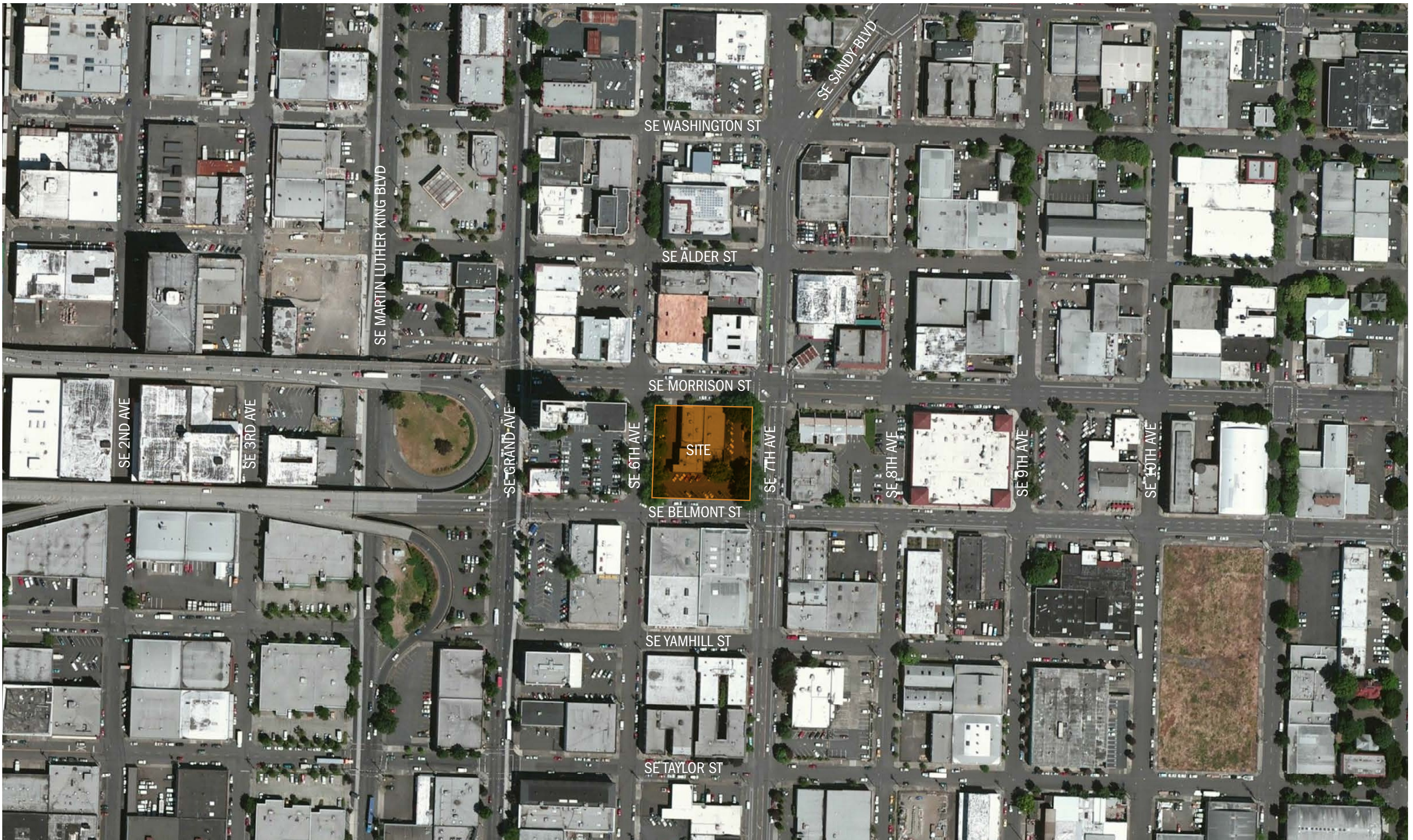




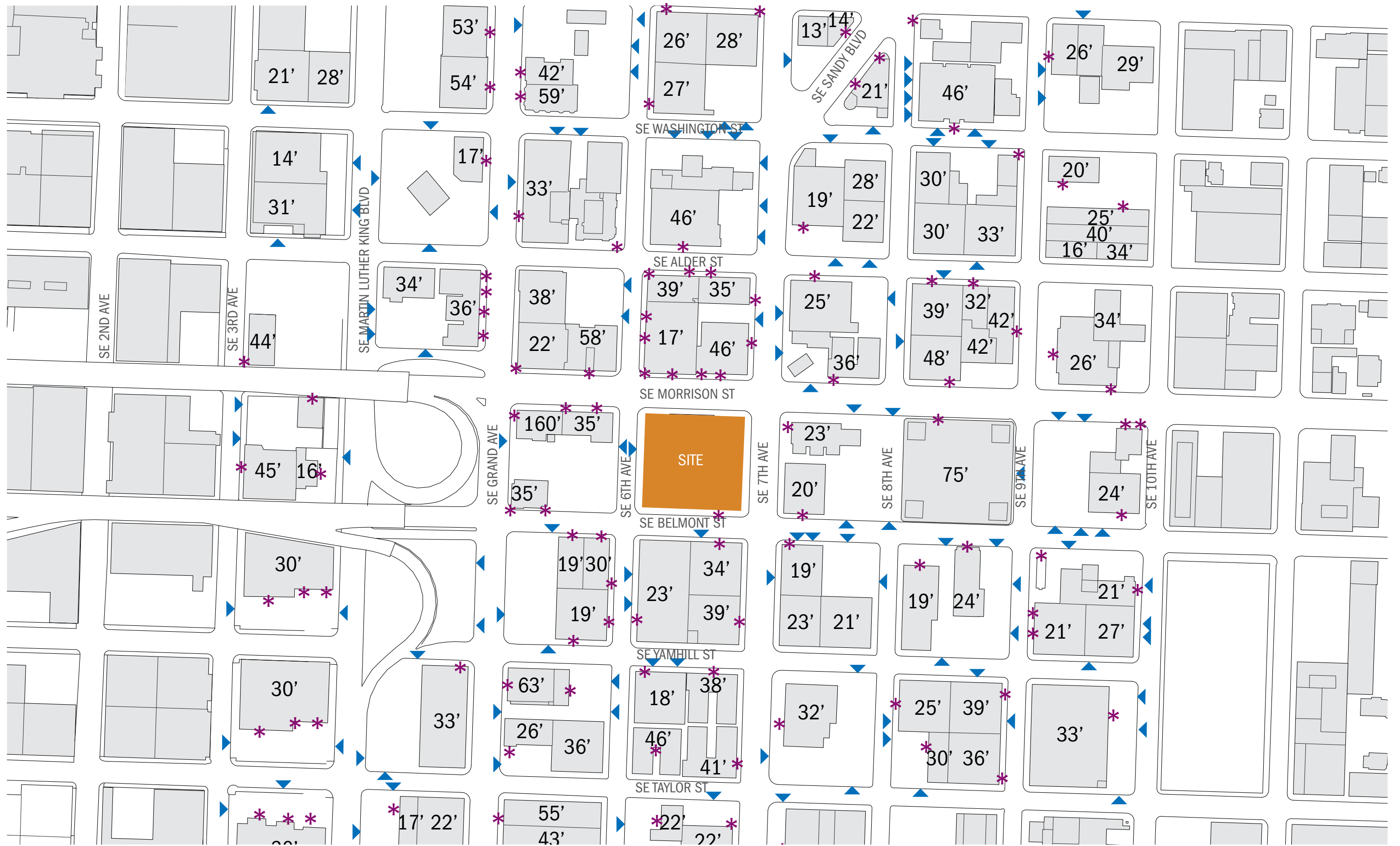














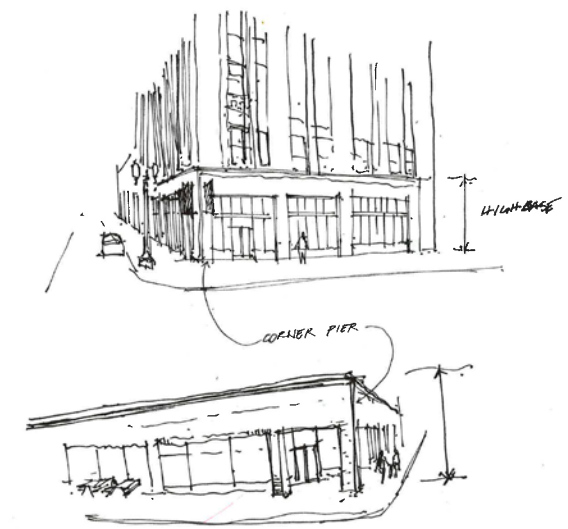
LOCA



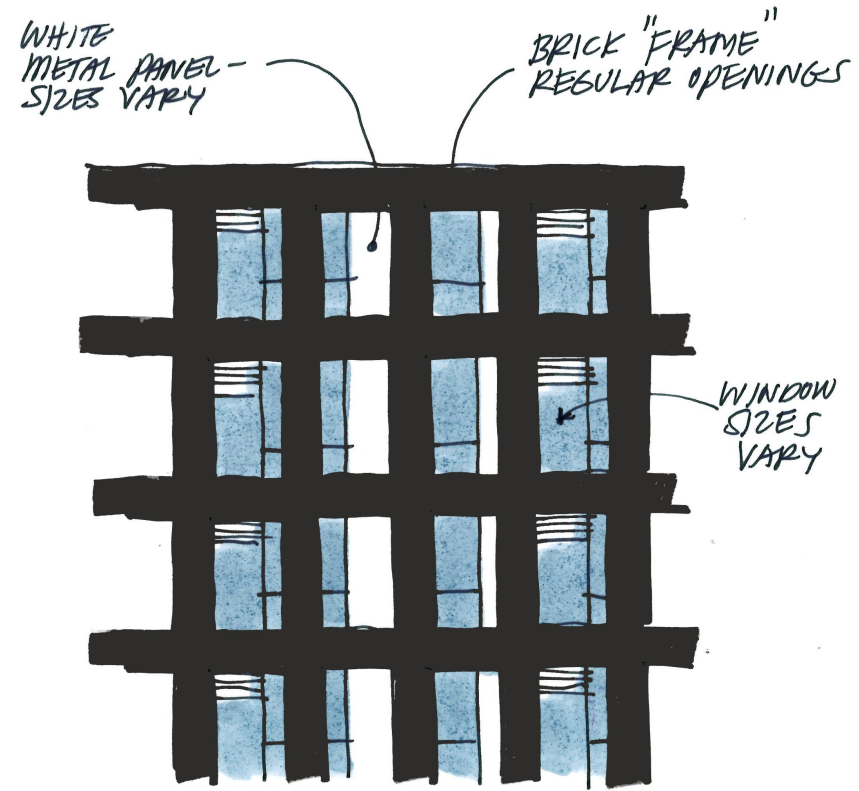
APPROACH ON SE MORRISON ST



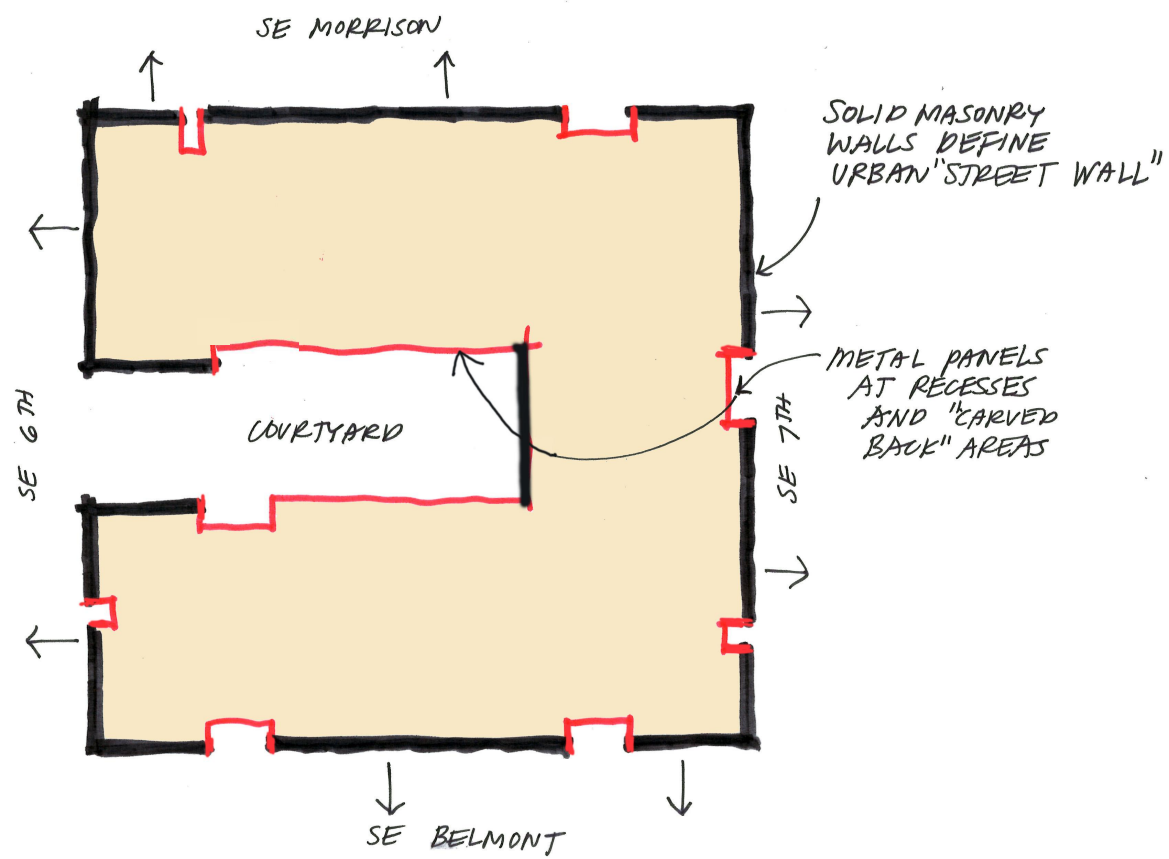
CLIFFORD APARTMENTS



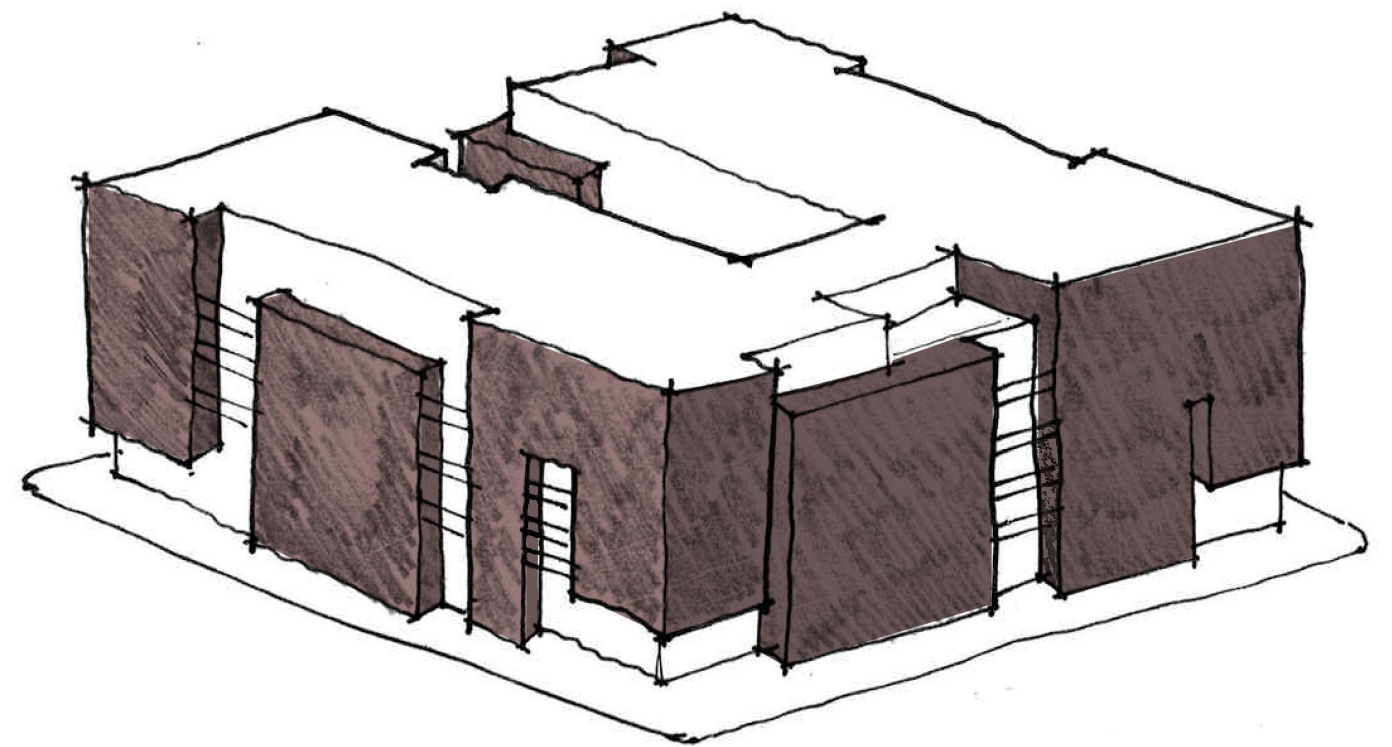




FACADE DIAGRAM

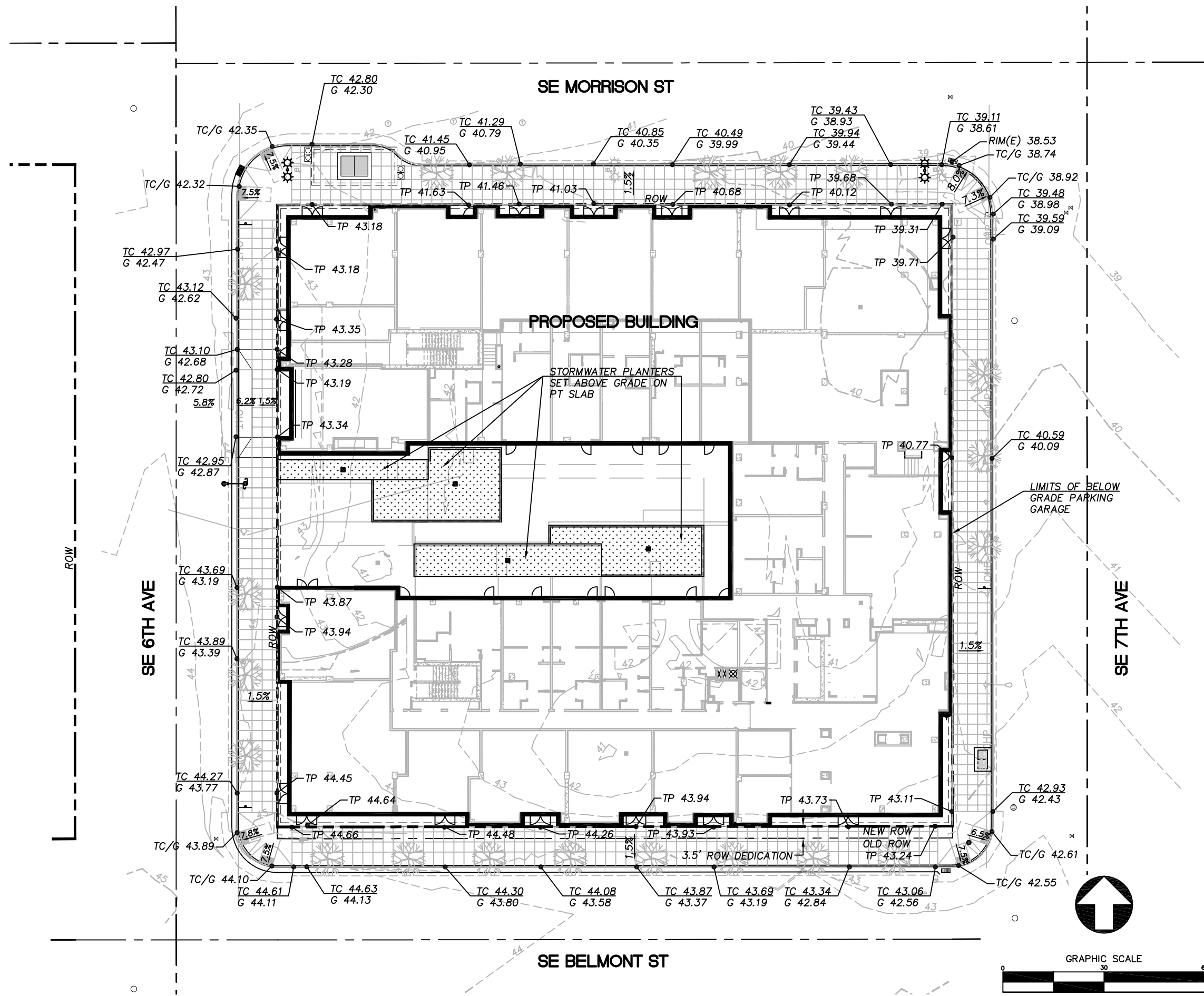


PLAN DIAGRAM



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

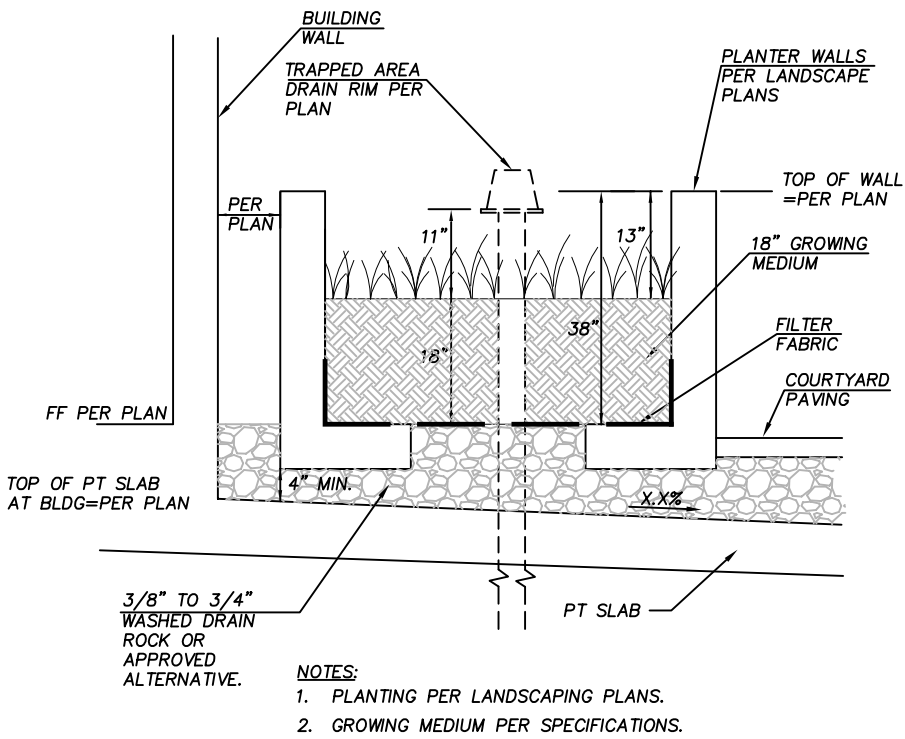
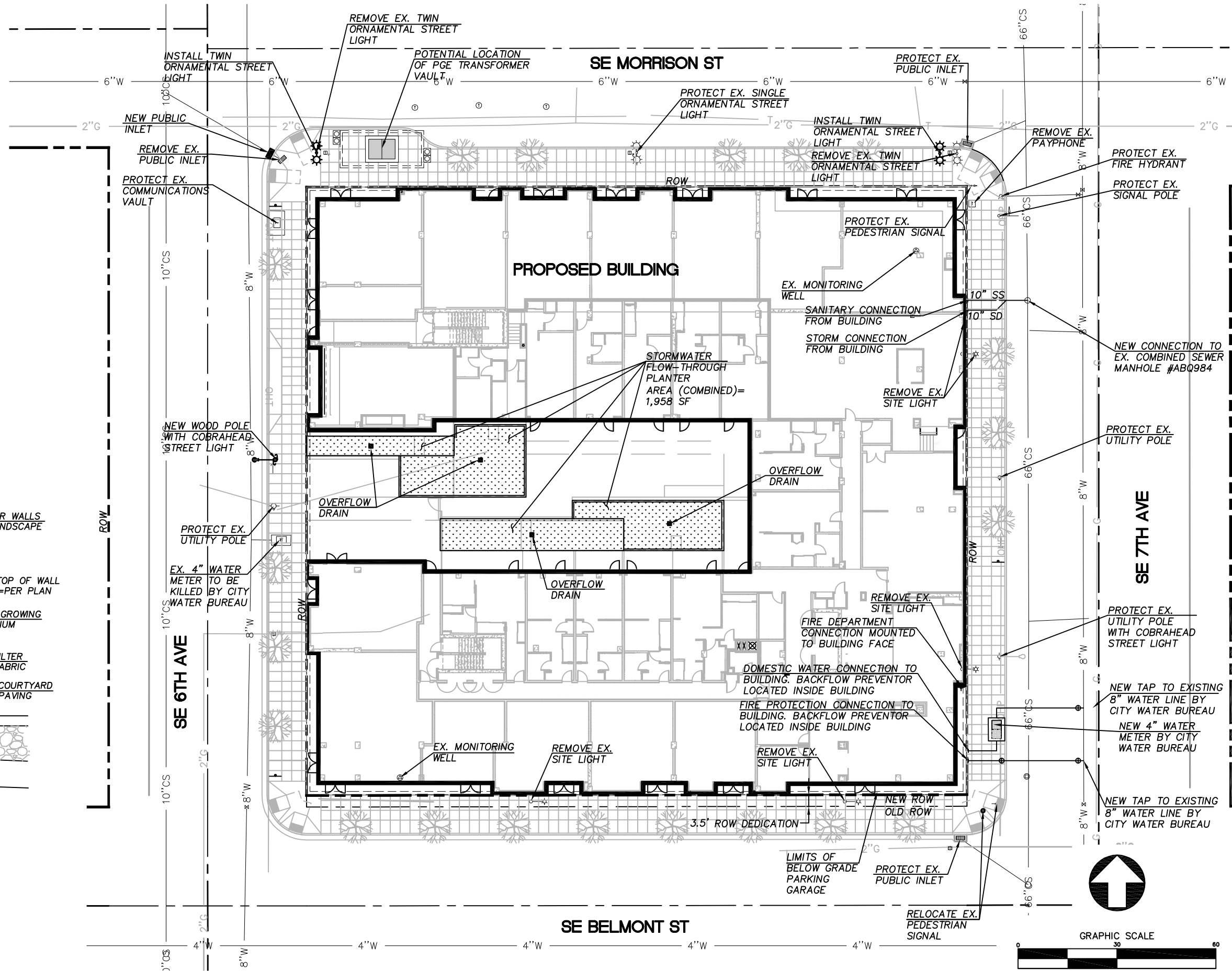
WATER QUANTITY CONTROL IS ALSO MET WITH FLOW-THROUGH PLANTERS WHICH ARE SIZED TO SLOW DOWN THE PEAK FLOW RATE FOR THE 25 YR STORM EVENT.

### 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.

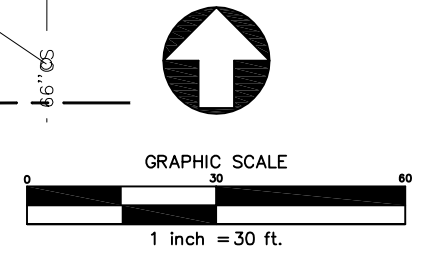
## PUBLIC STREET IMPROVEMENTS:

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



GINKO SARATOGA



FOREST GREEN OAK





**LANDSCAPE MATERIALS**



CONCRETE PAVERS/WOOD BENCH



CONCRETE PAVERS



CONCRETE PAVING



COBBLE



SCUPPER



STEEL PLANTER

**STORMWATER PLANTS**



VINE MAPLE



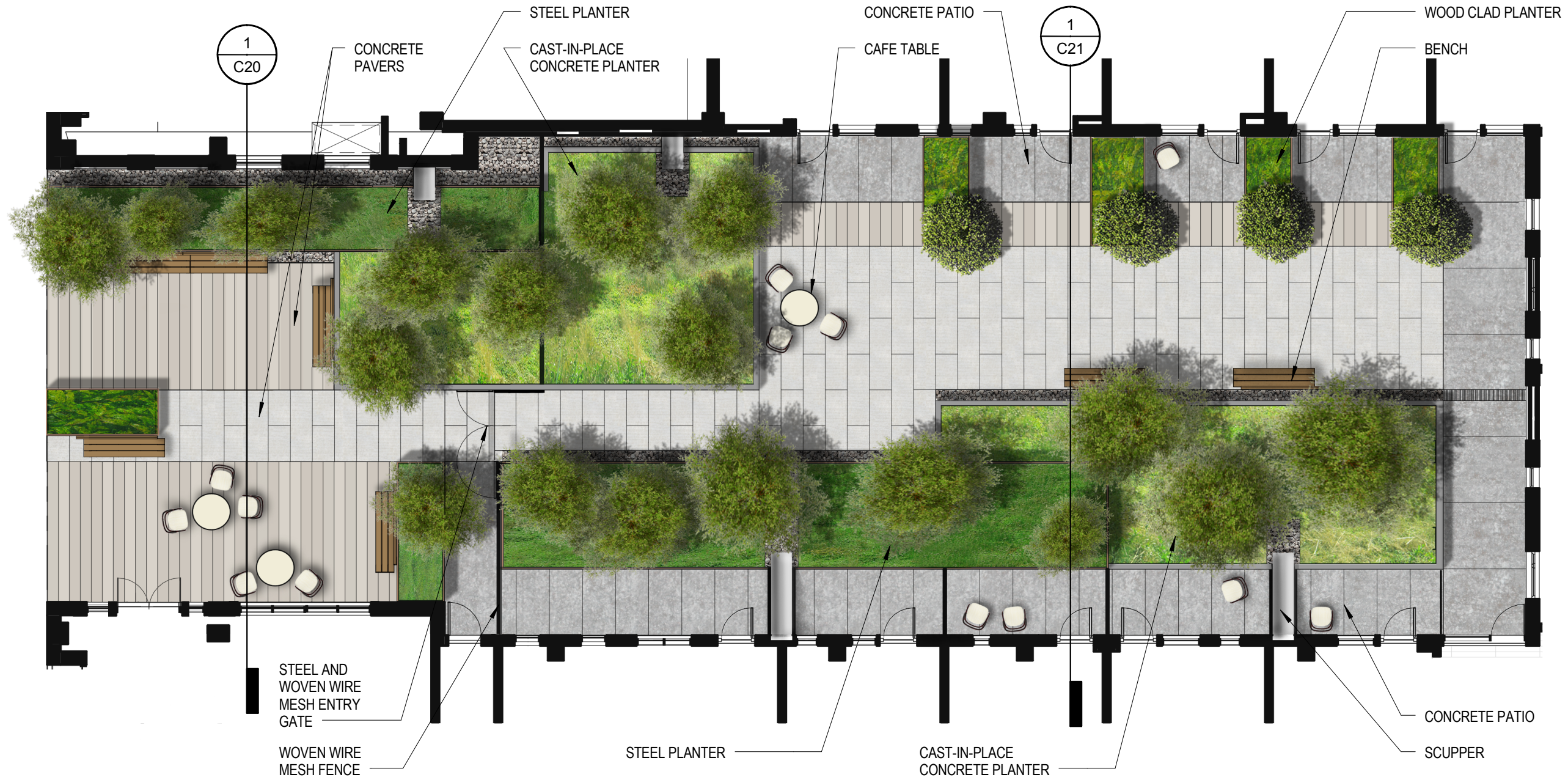
CALIFORNIA GRAY RUSH



ORANGE SEDGE

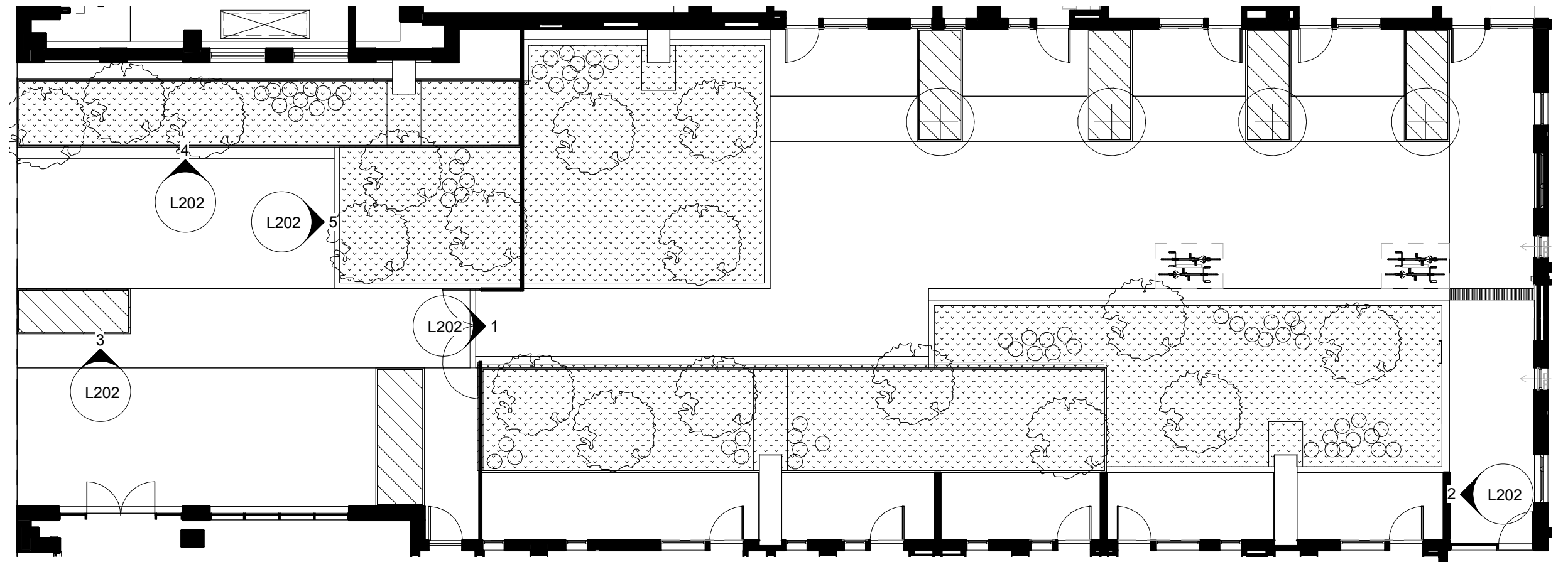


SWORD FERN



# 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 PEAR	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



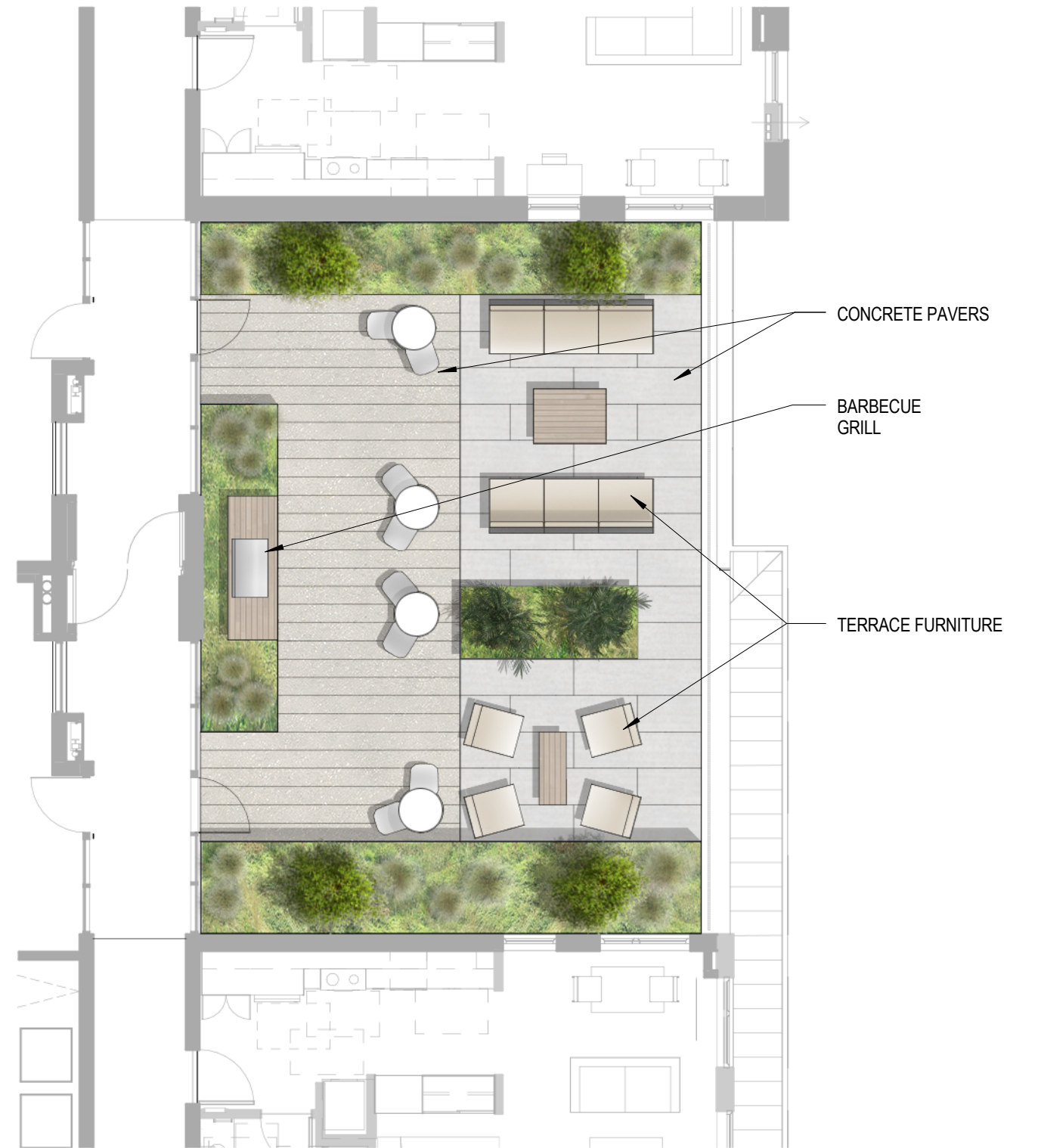
SCREENING SHRUB

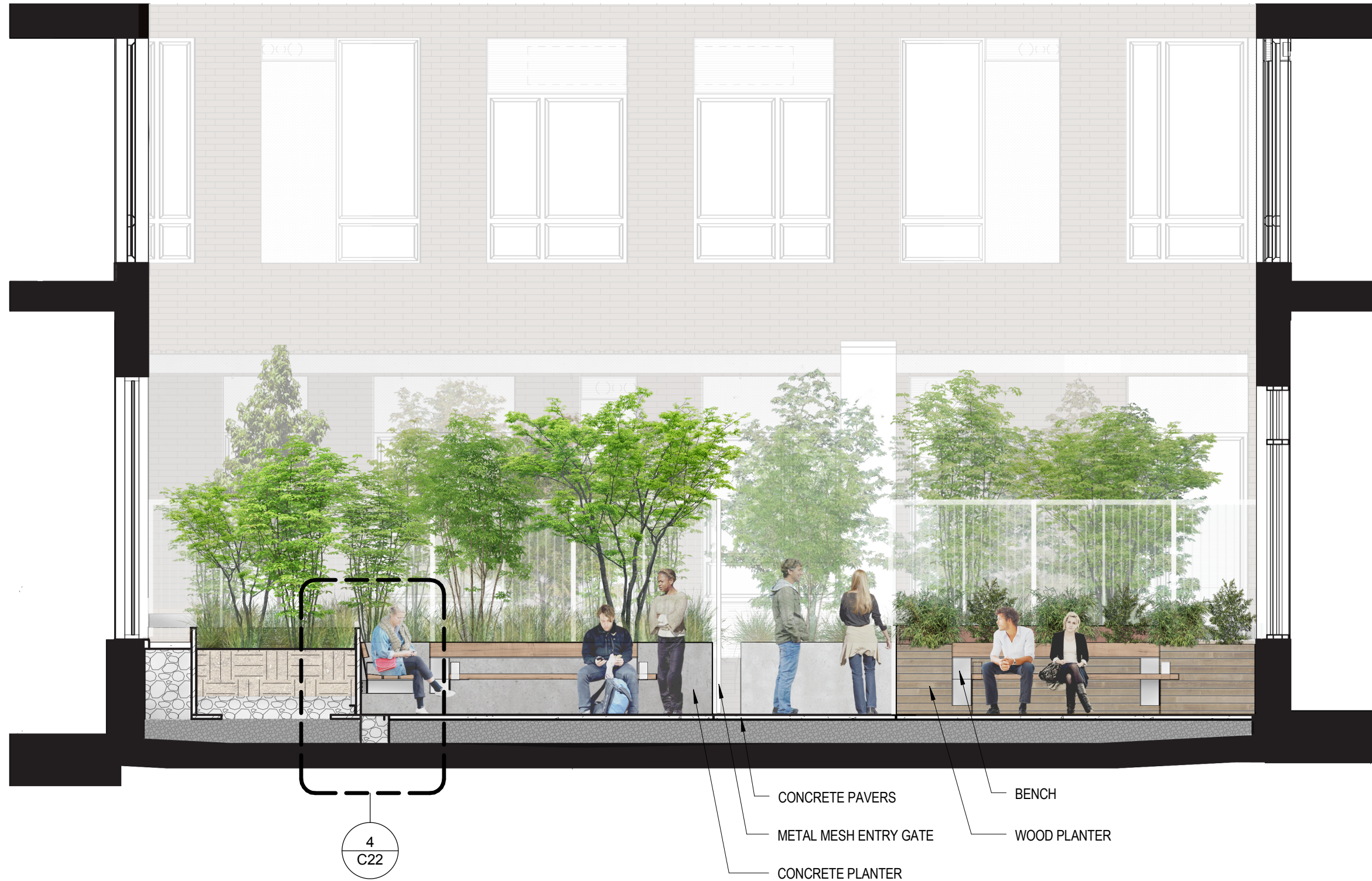


ORNAMENTAL GRASS



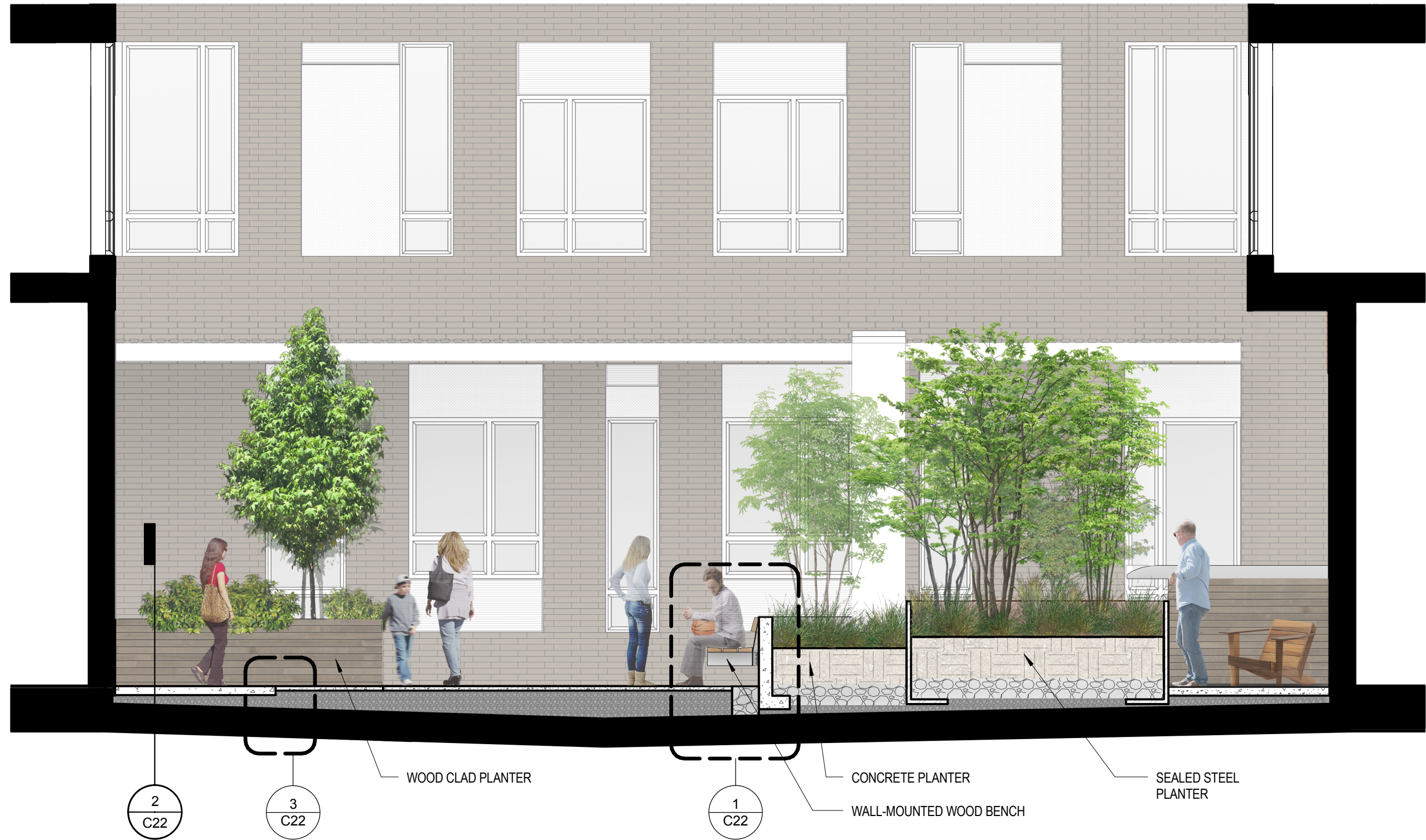
PERENNIALS





4  
C22

- CONCRETE PAVERS
- METAL MESH ENTRY GATE
- CONCRETE PLANTER
- BENCH
- WOOD PLANTER



2  
C22

3  
C22

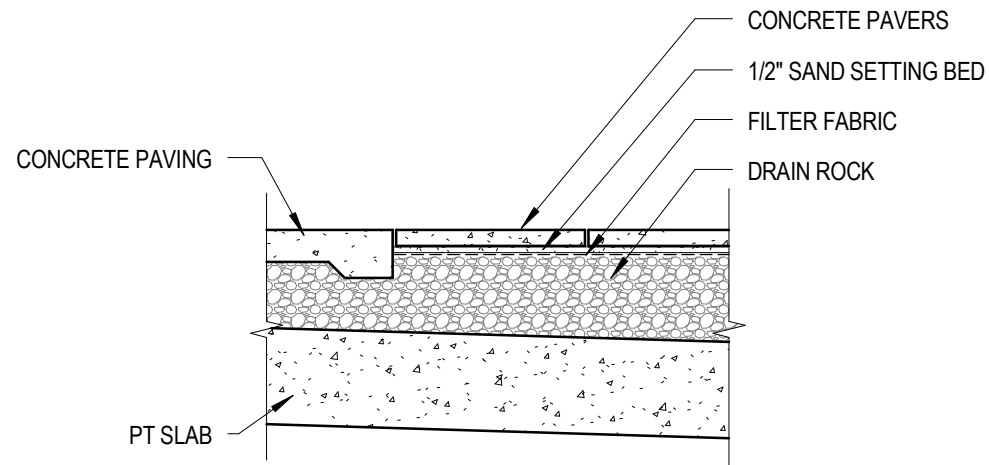
1  
C22

WOOD CLAD PLANTER

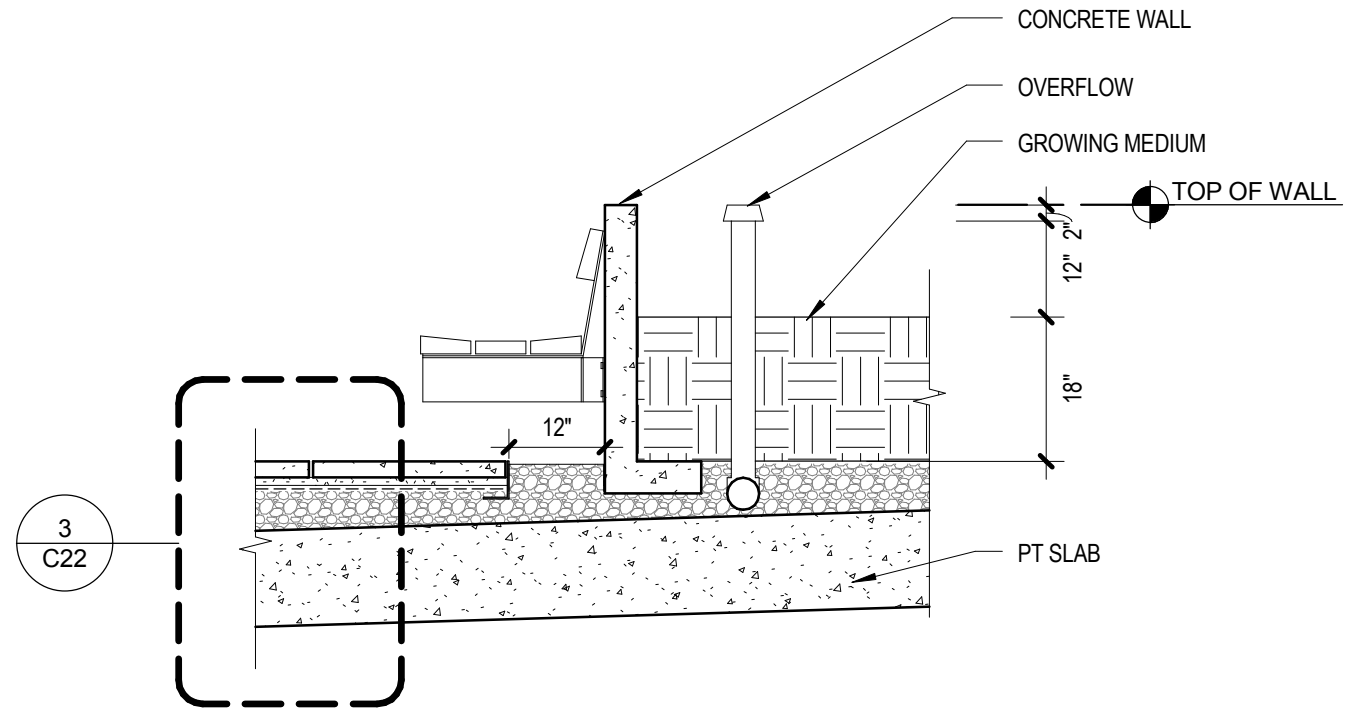
CONCRETE PLANTER

SEALED STEEL PLANTER

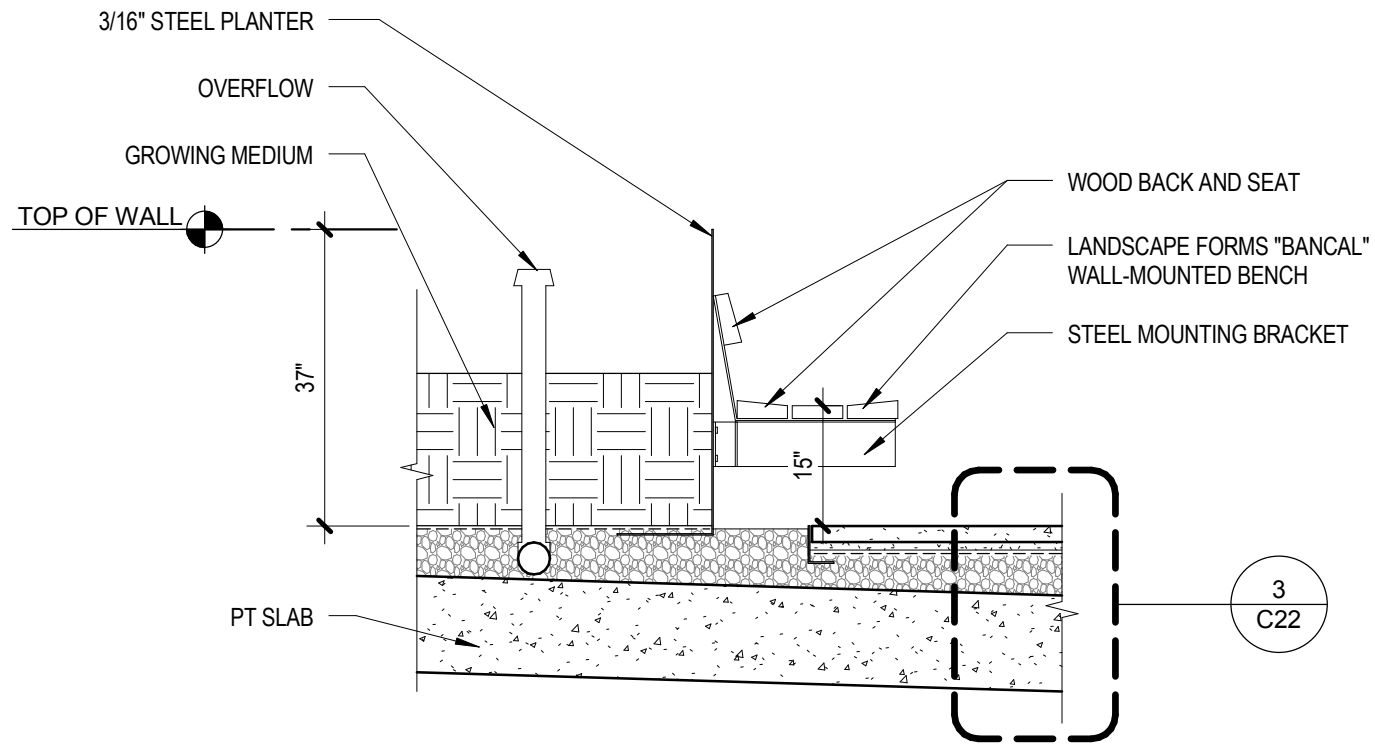
WALL-MOUNTED WOOD BENCH



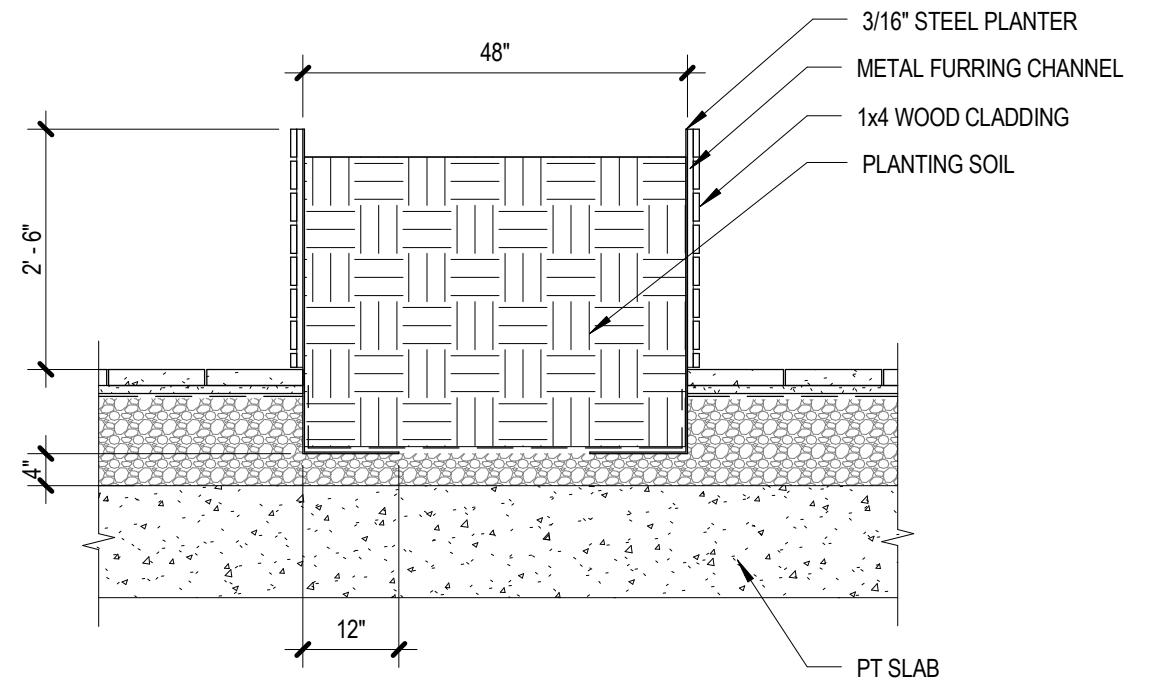
PAVER DETAIL 3



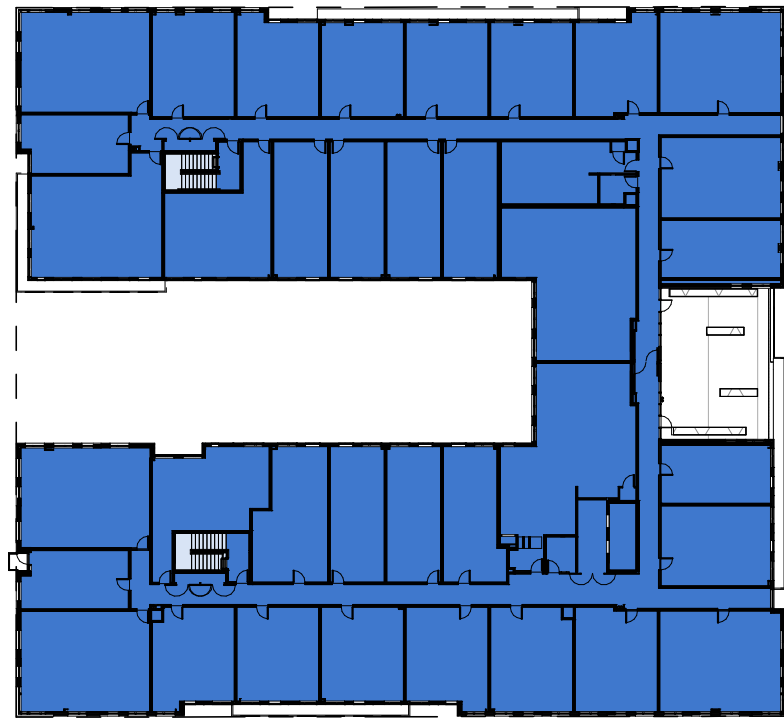
CONCRETE PLANTER (LOW) AT PAVERS 1



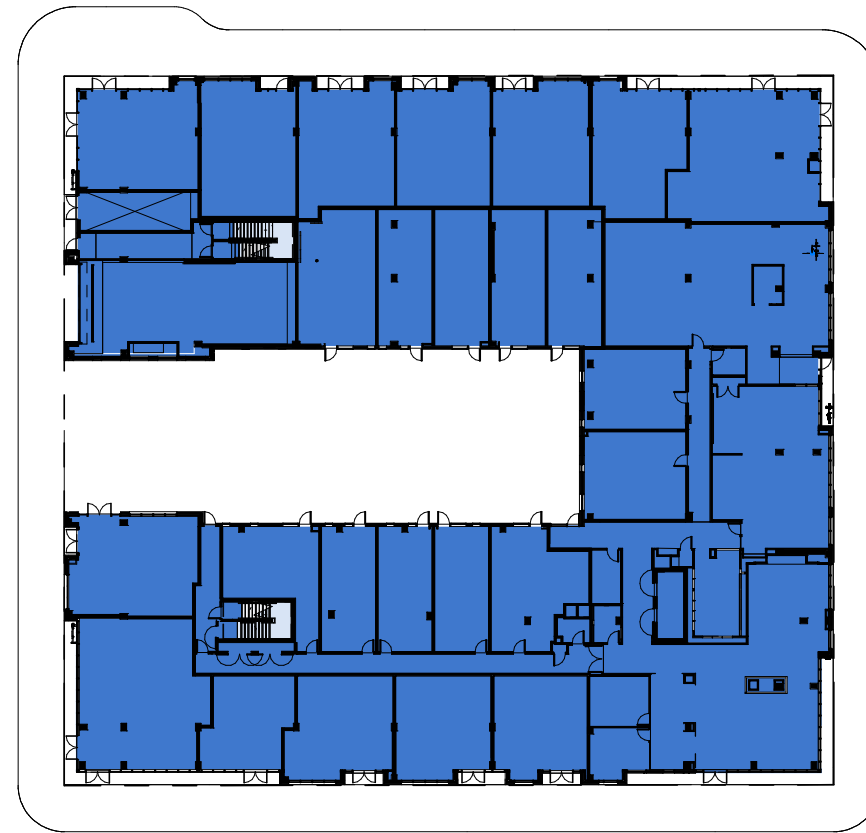
STEEL PLANTER (HIGH) AT PAVERS 4



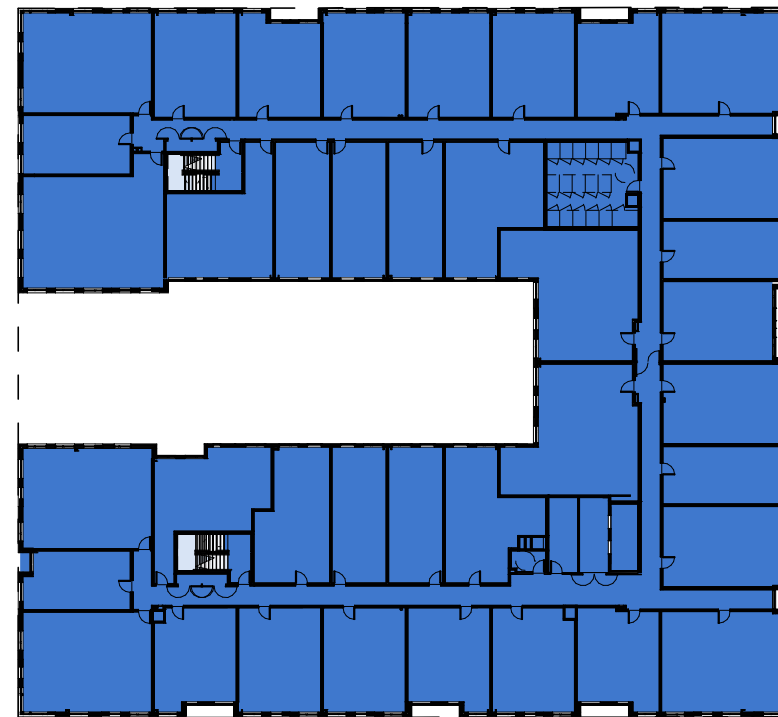
WOOD CLAD PLANTER 2



LEVEL 6 ③

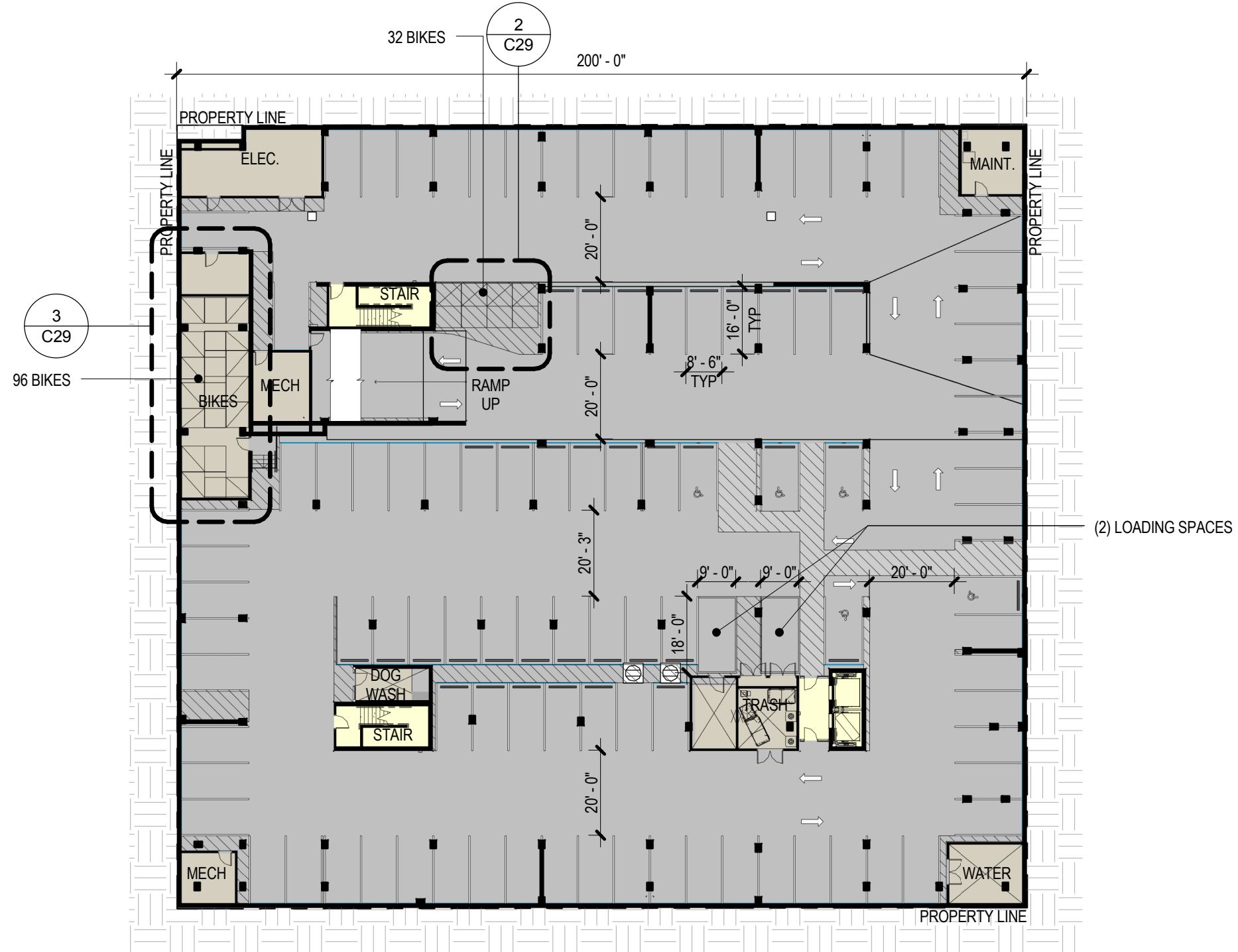


LEVEL 1 ①



LEVELS 2-5 ②

29,549 SF	LEVEL 1
31,072 SF	LEVEL 2
31,997 SF	LEVEL 3
31,996 SF	LEVEL 4
31,003 SF	LEVEL 5
29,312 SF	LEVEL 6
<hr/>	
182,899 SF	FAR TOTAL
332,235 SF	ALLOWABLE

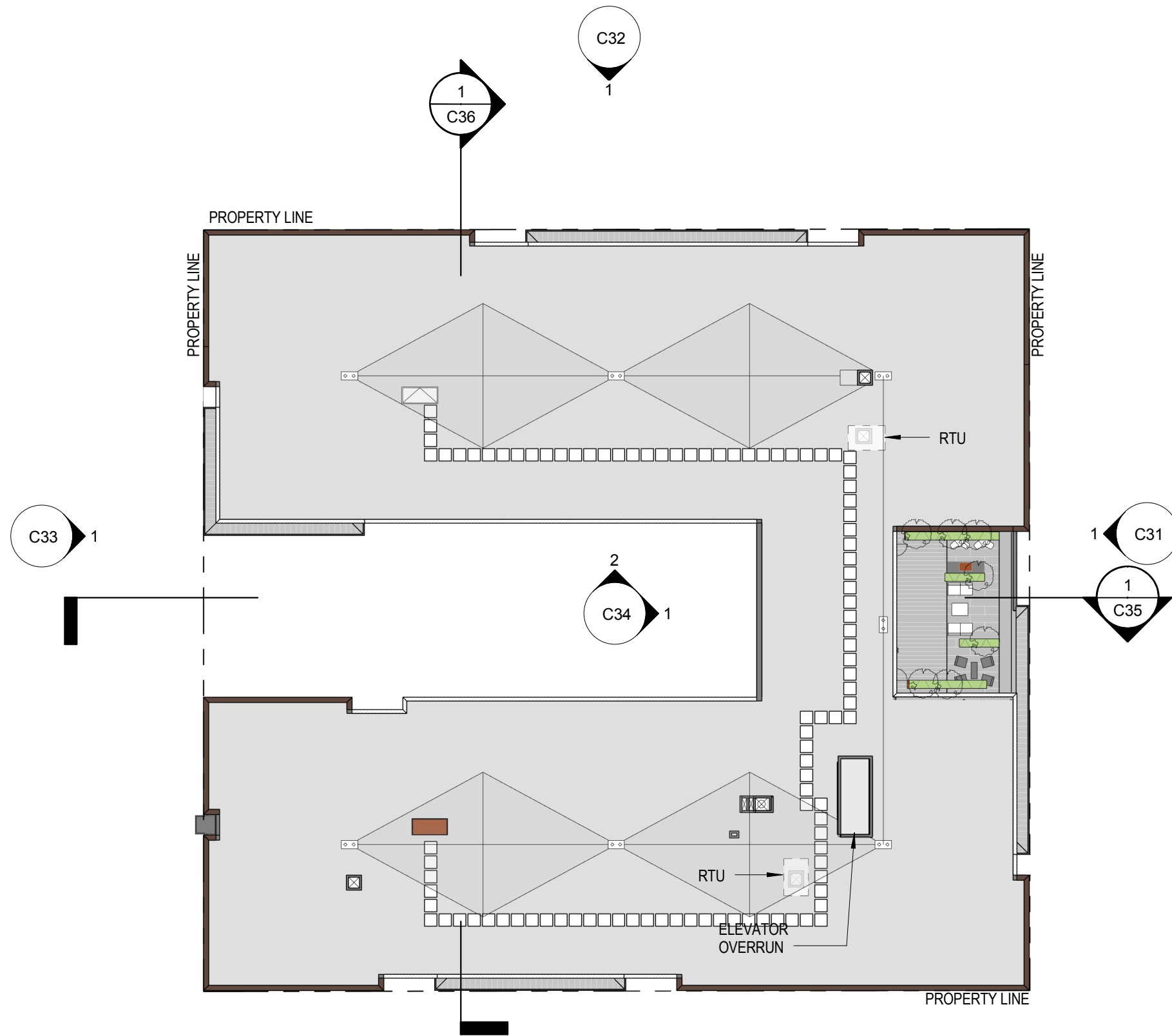












# BICYCLE PARKING

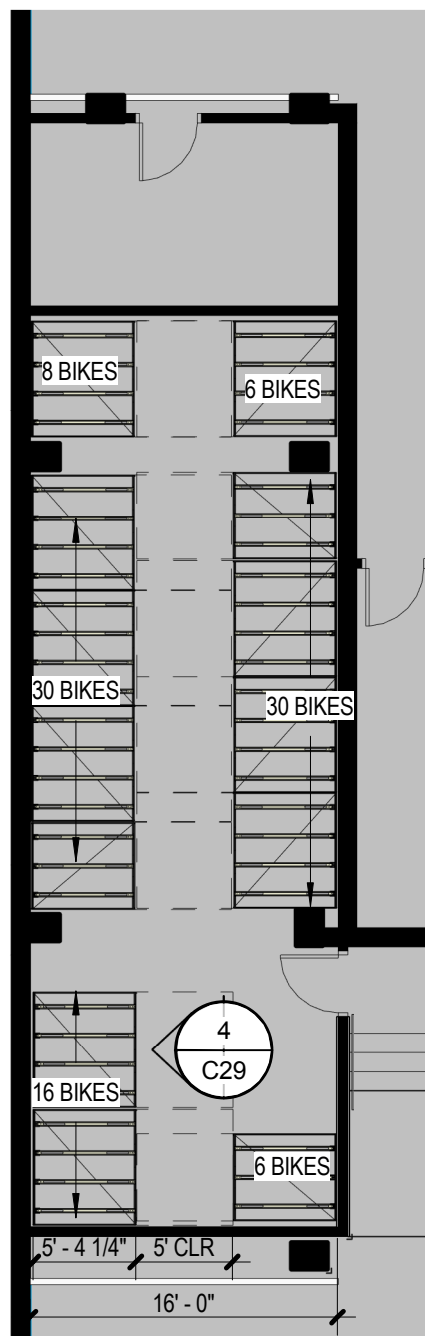
PER CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 266-6

## LONG TERM BIKE PARKING REQUIREMENT:

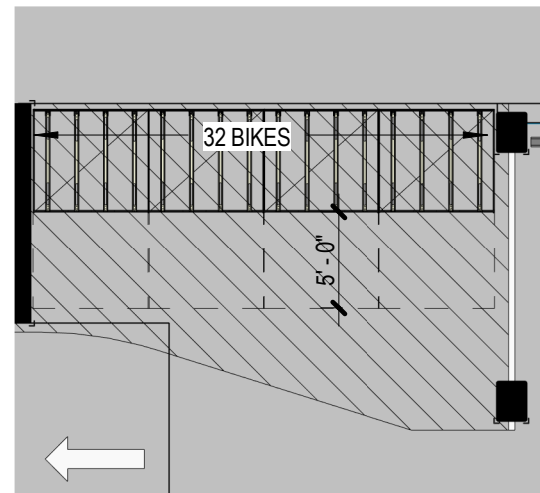
RESIDENTIAL: 1.5 PER 1 UNIT ∴ 200 UNITS X 1.5 = 300 SPACES REQUIRED  
 RETAIL SALES: 2, OR 1 PER 12,000 SF; (11,468 SF RETAIL AREA) ∴ 2 SPACES REQUIRED  
 TOTAL: 302 - 302 PROVIDED

## SHORT TERM BIKE PARKING REQUIREMENT:

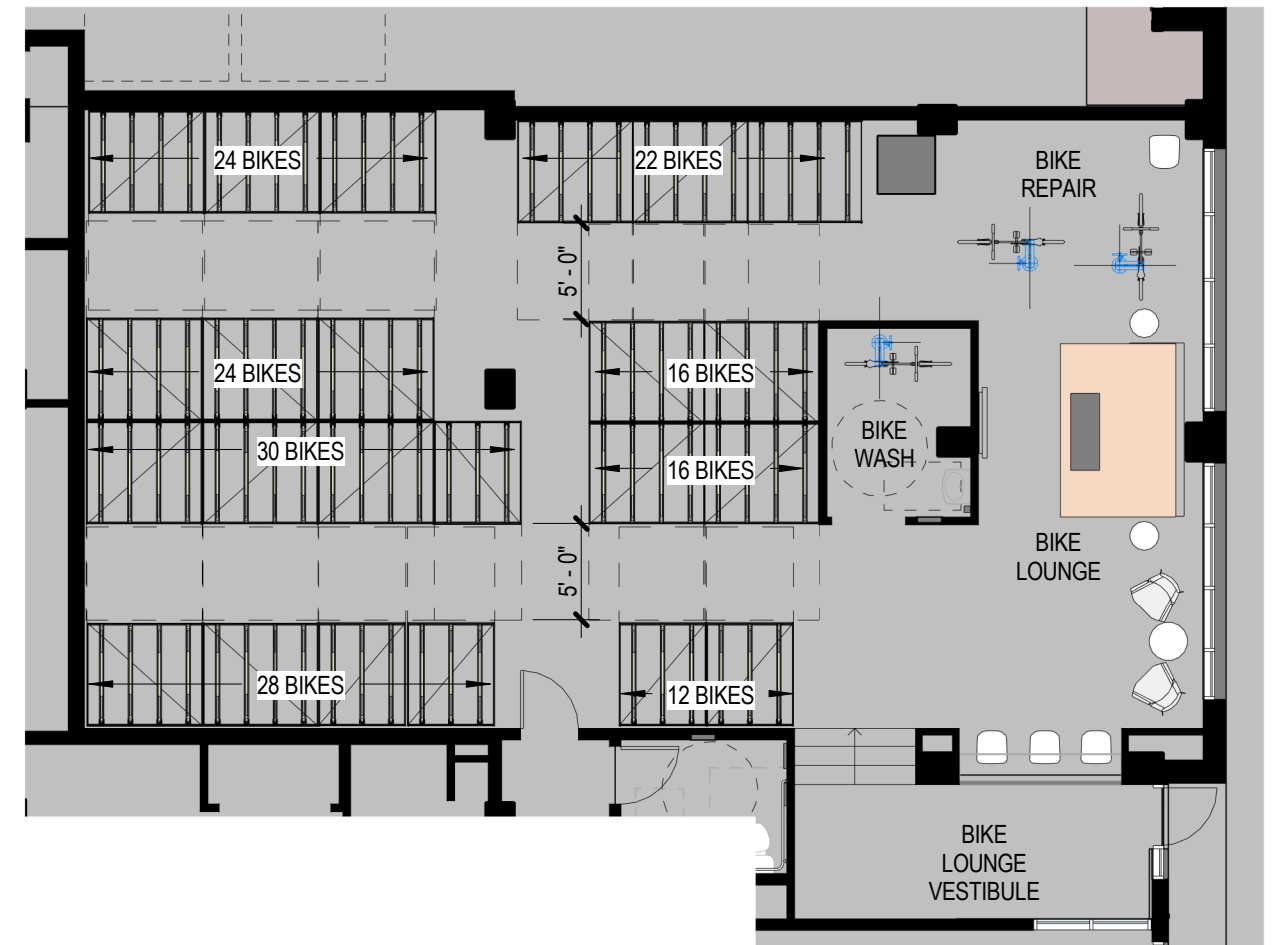
RESIDENTIAL: 1 SPACE PER 20 UNITS ∴ 200 UNITS/20 = 10 SPACES REQUIRED  
 RETAIL SALES: 2, OR 1 SPACE PER 5,000 SF; (11,468 SF RETAIL AREA) ∴ 3 SPACES REQUIRED  
 TOTAL: 13 - 14 PROVIDED, SEE GROUND FLOOR PLAN



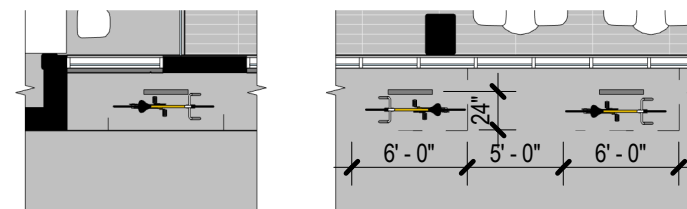
**PARKING LEVEL BIKE ROOM** (3)  
96 LONG-TERM BIKE PARKING SPACES



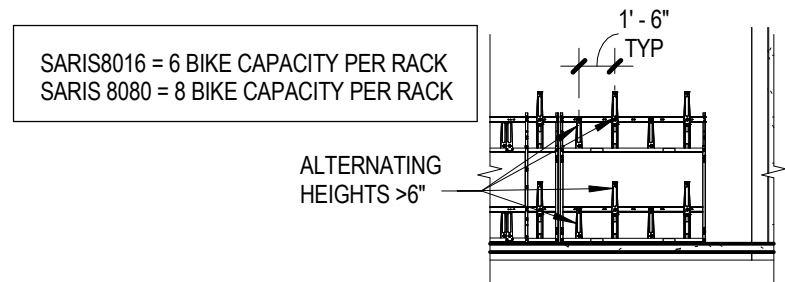
**PARKING LEVEL BIKES** (2)  
32 LONG TERM BIKE PARKING SPACES



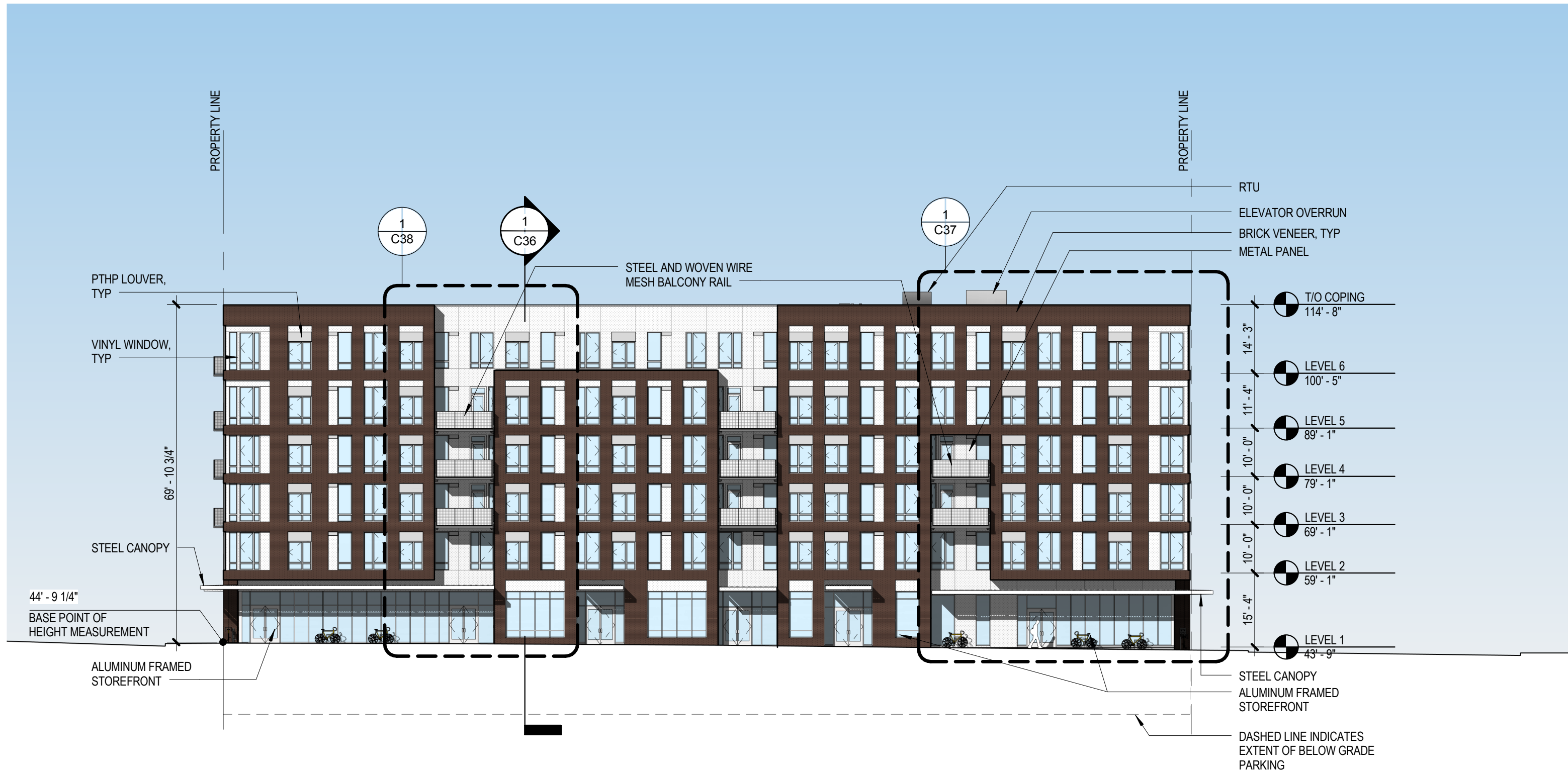
**GROUND FLOOR BIKE ROOM** (1)  
174 LONG TERM BIKE PARKING SPACES

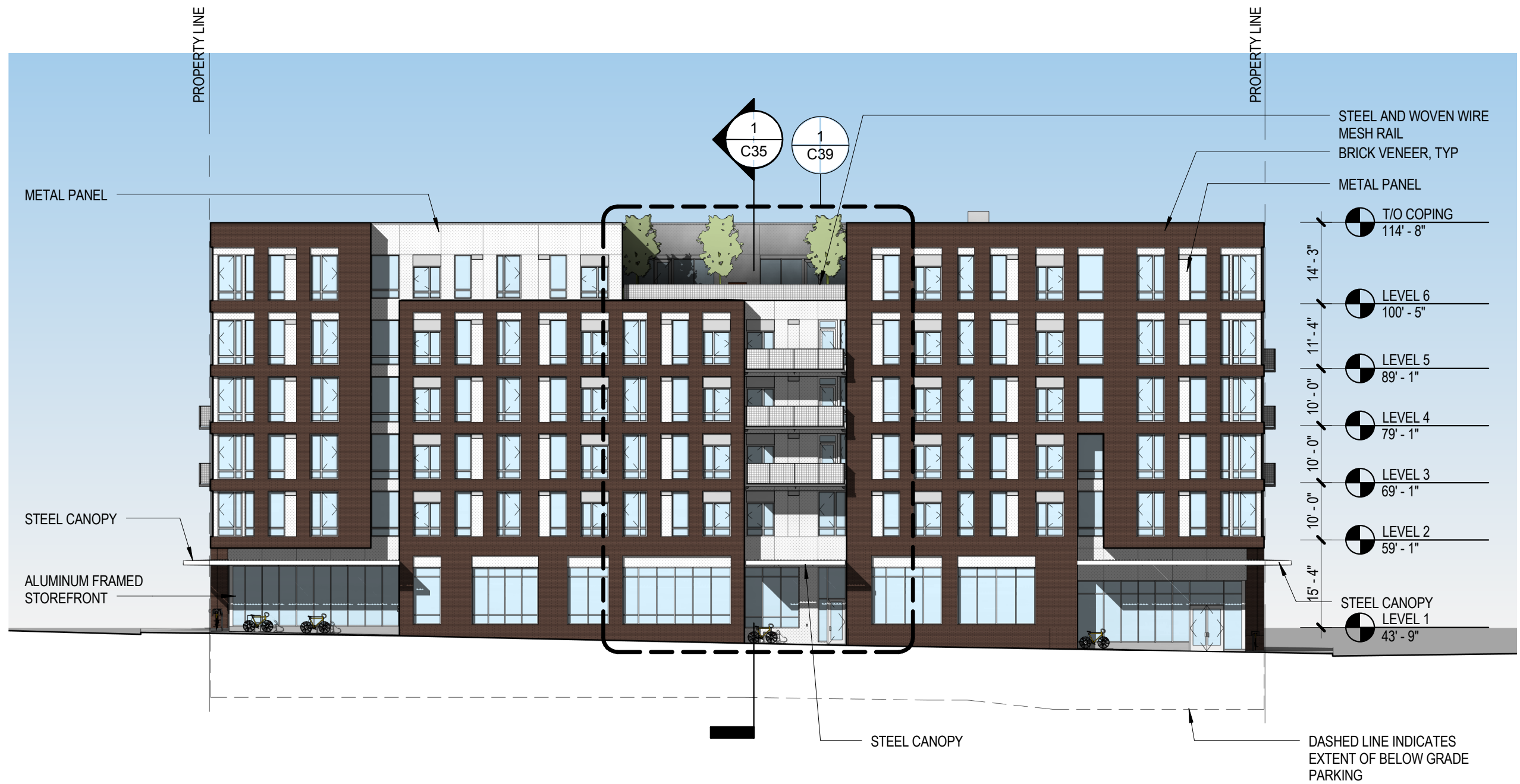


**SHORT-TERM BIKE PARKING** (5)



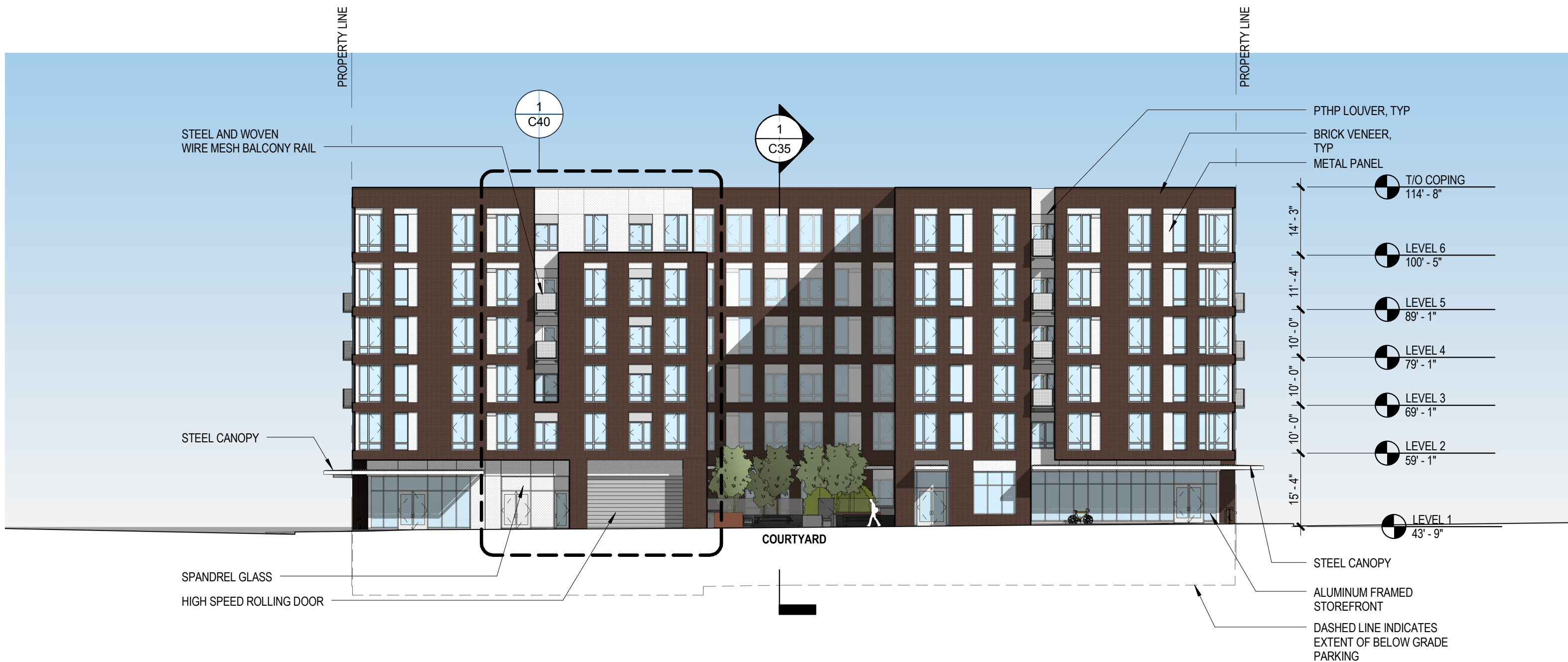
**TYP BIKE RACK - FRONT** (4)

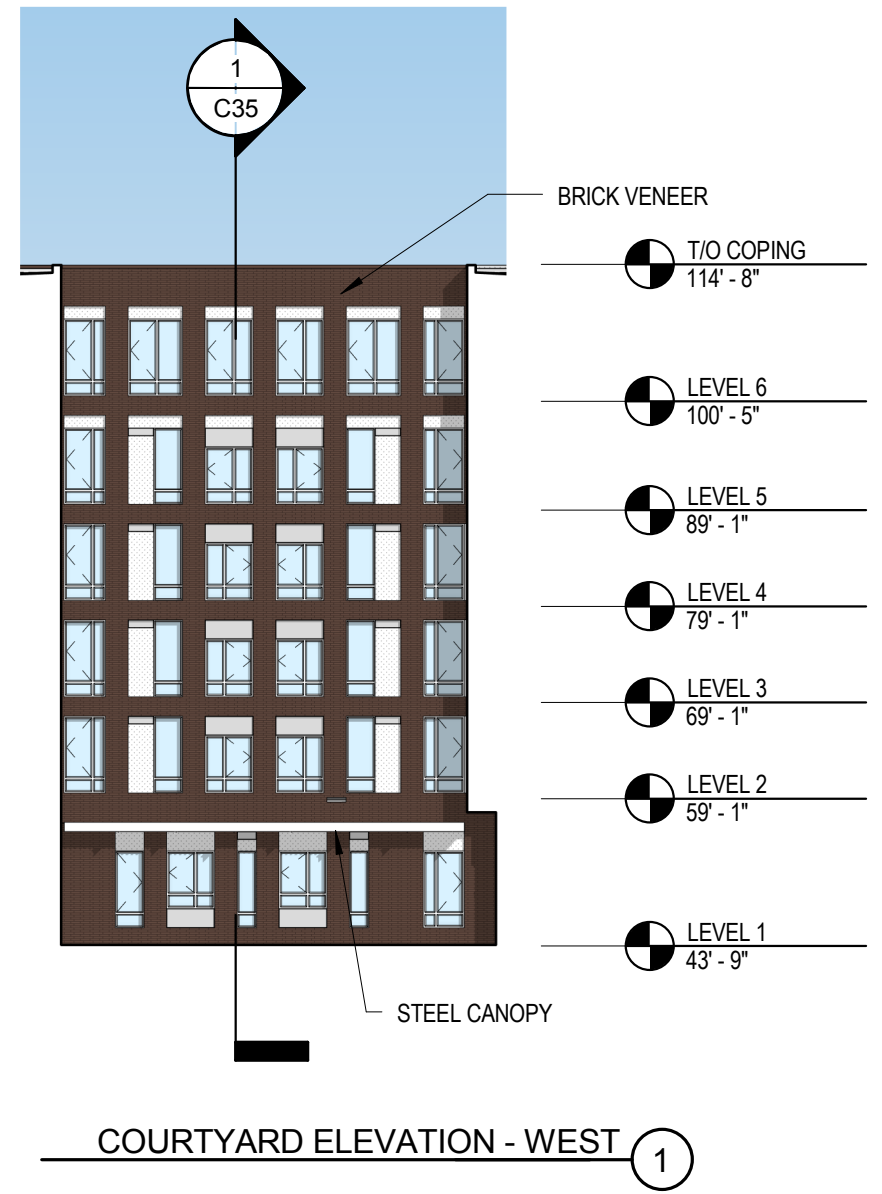
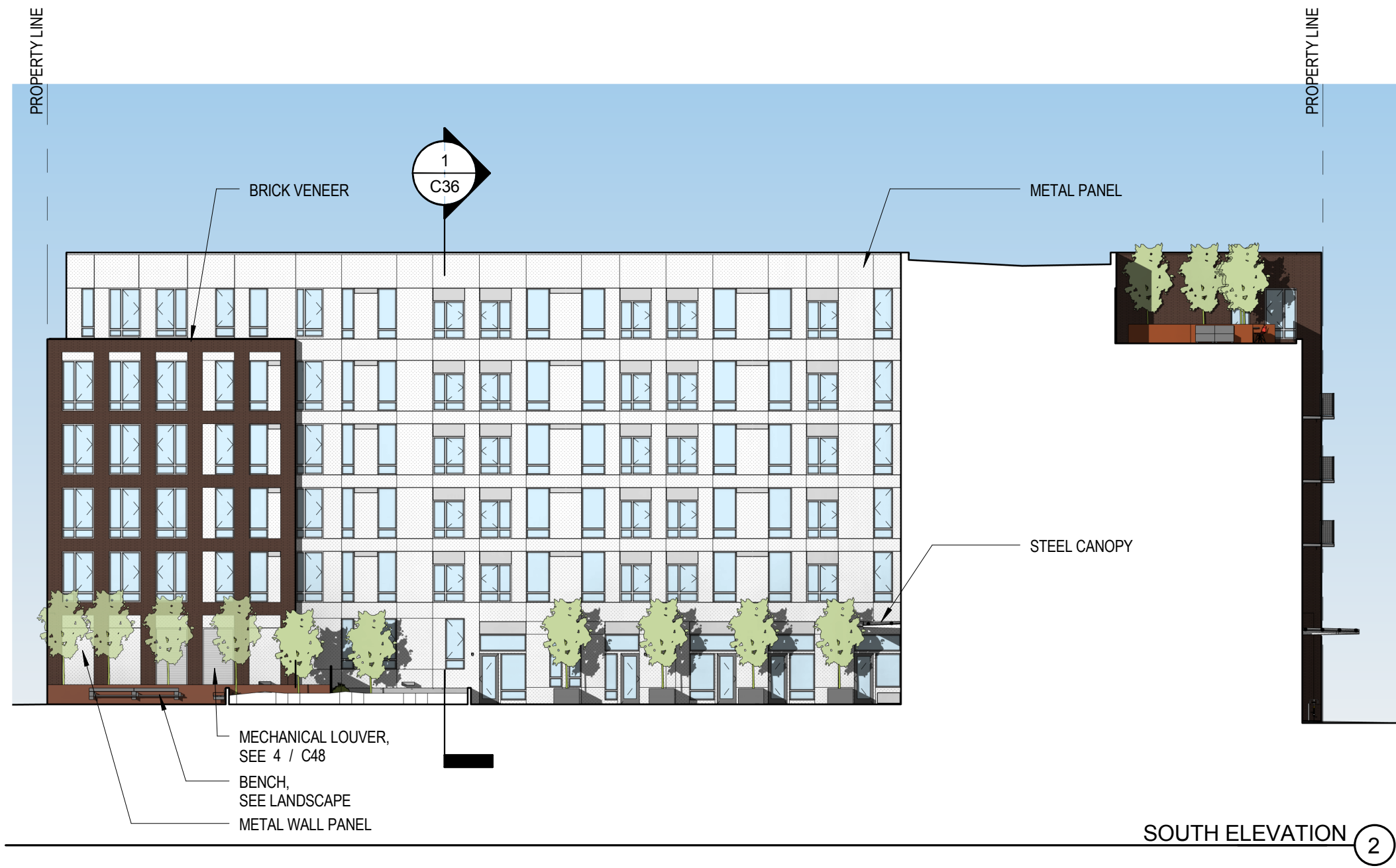


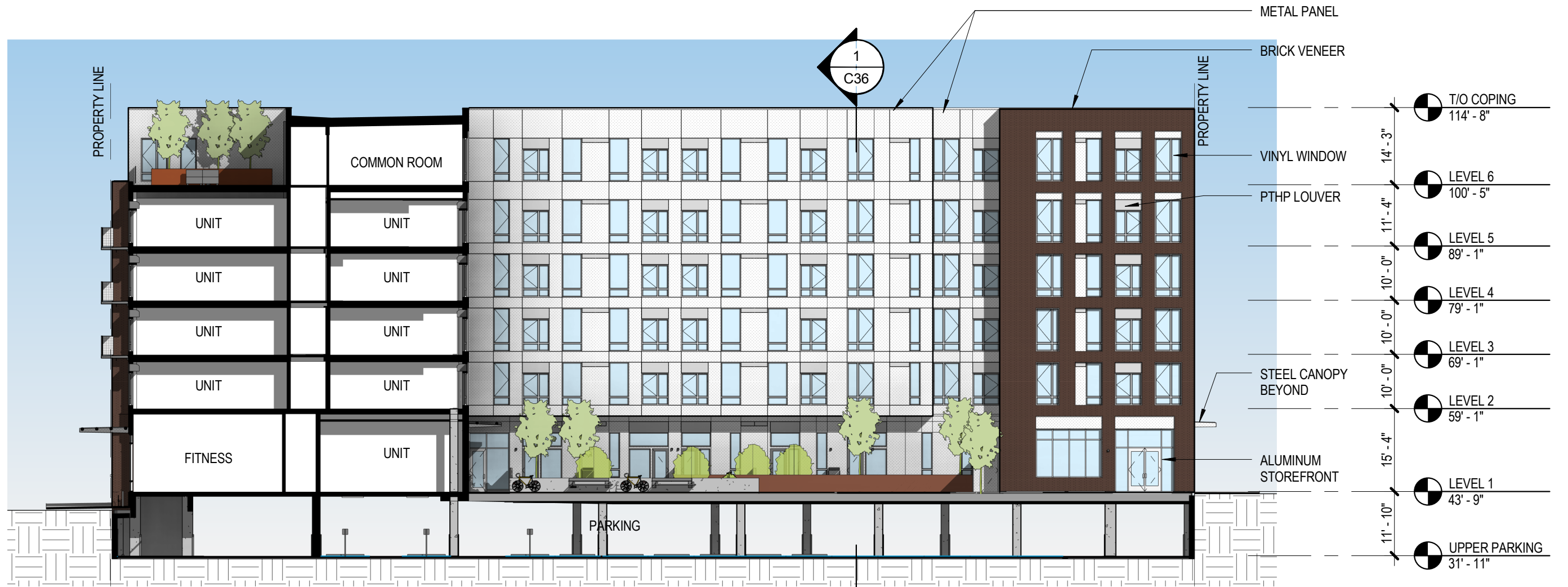


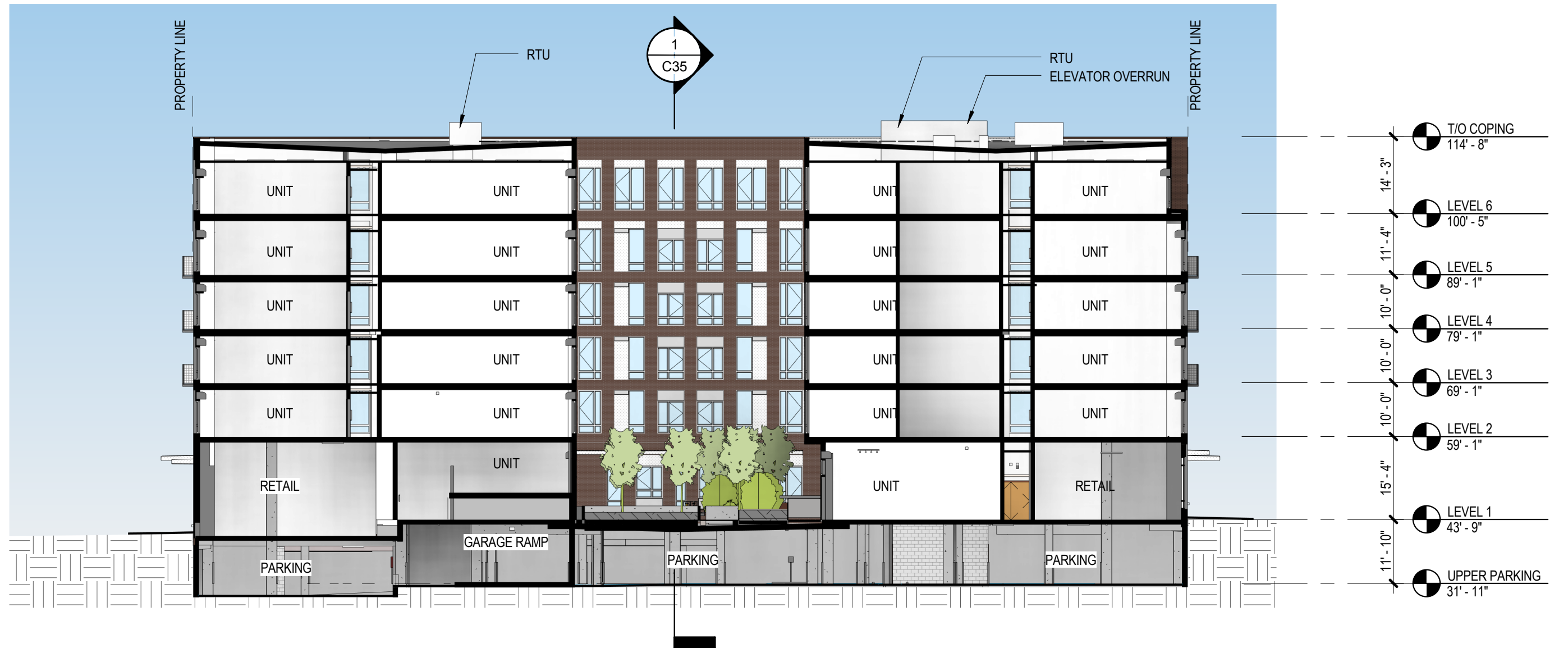


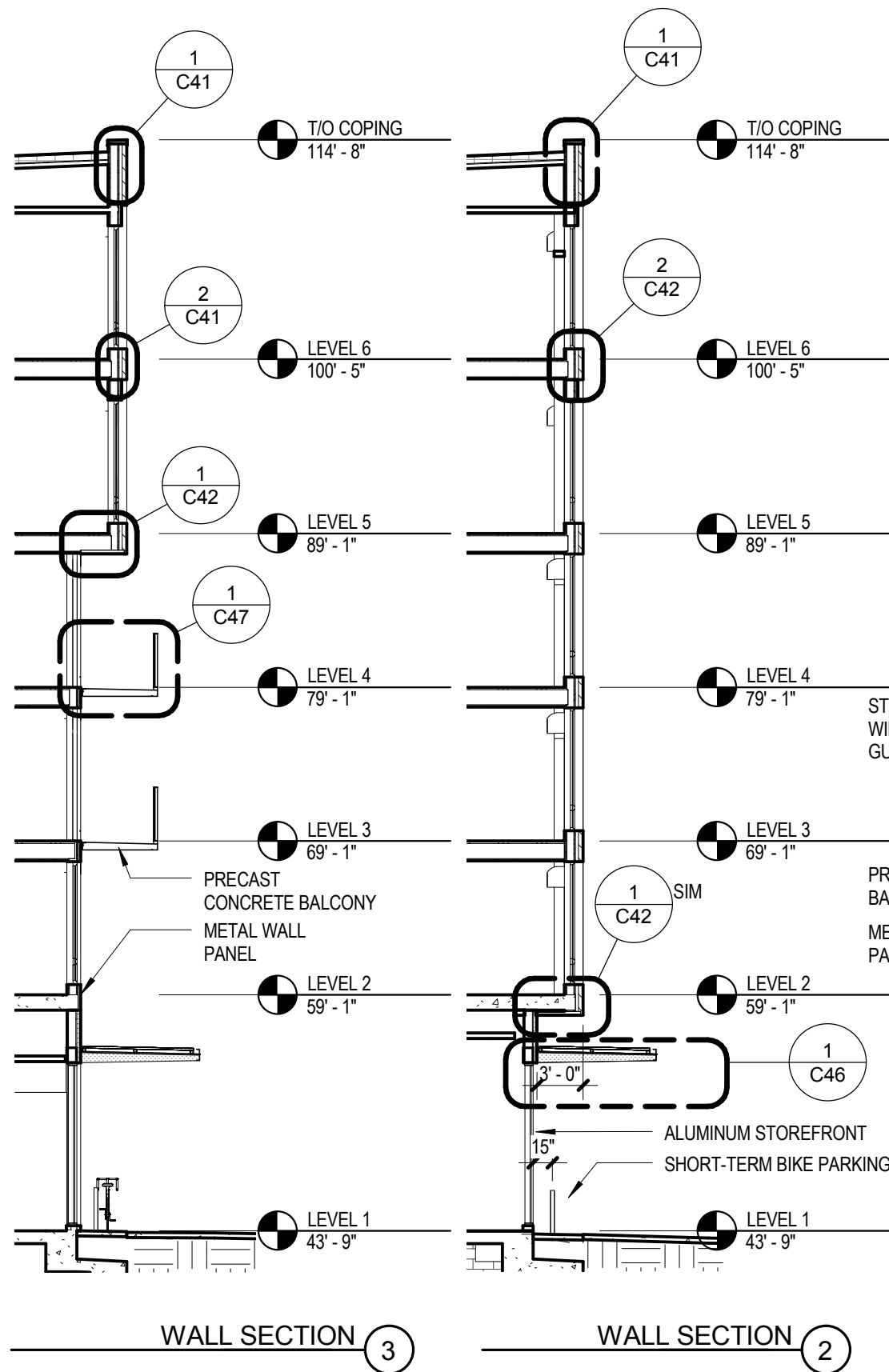


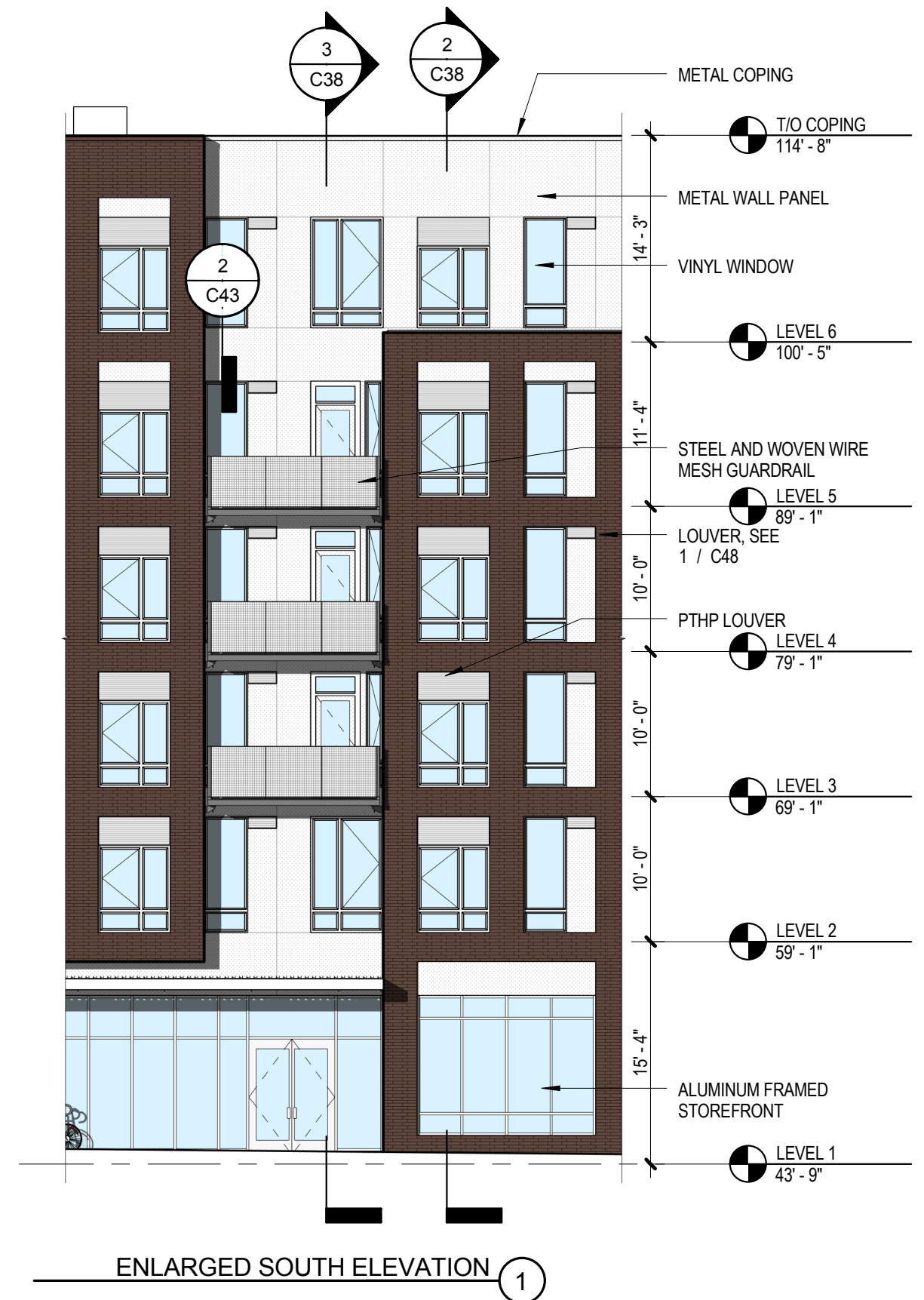
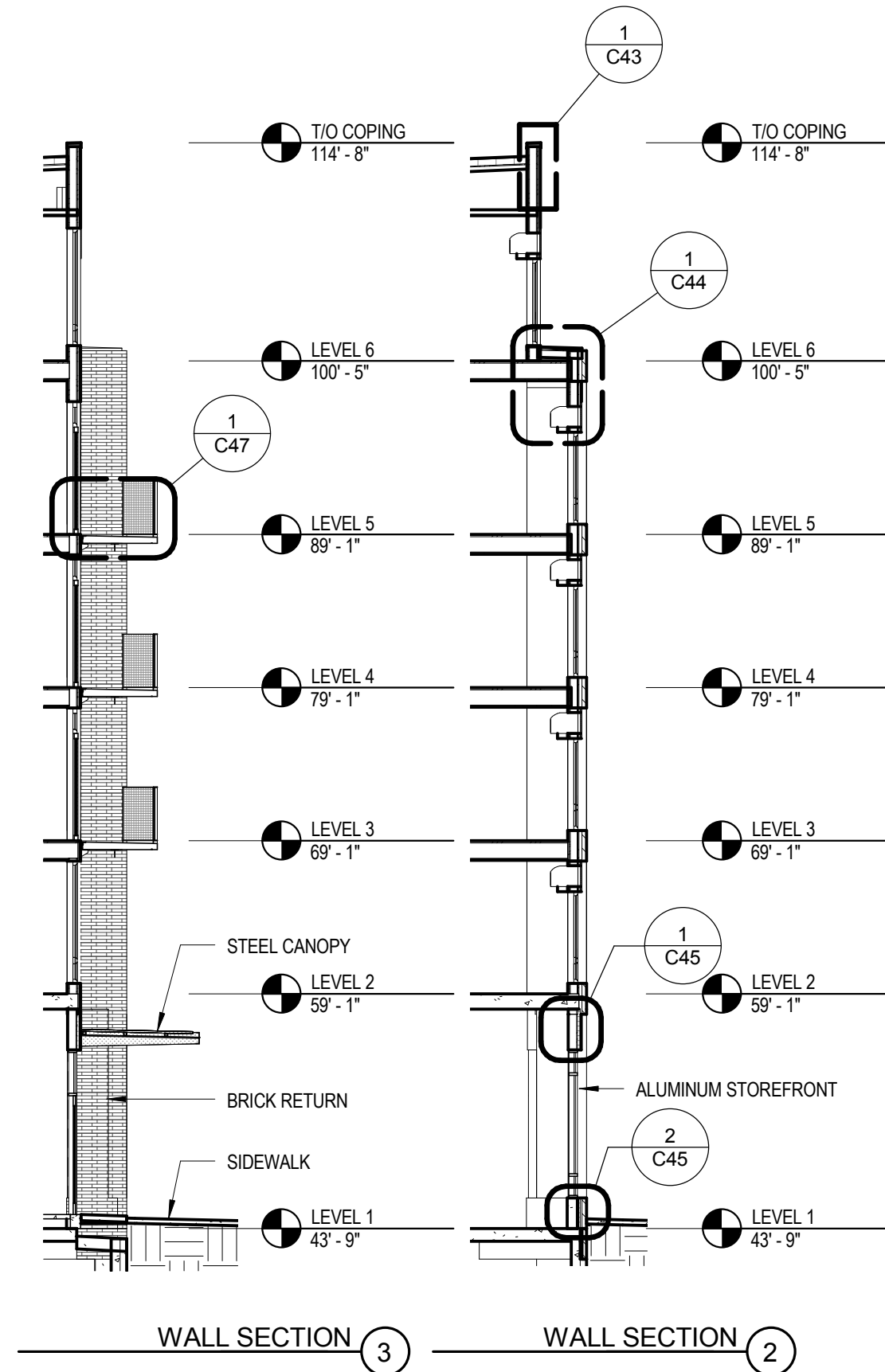




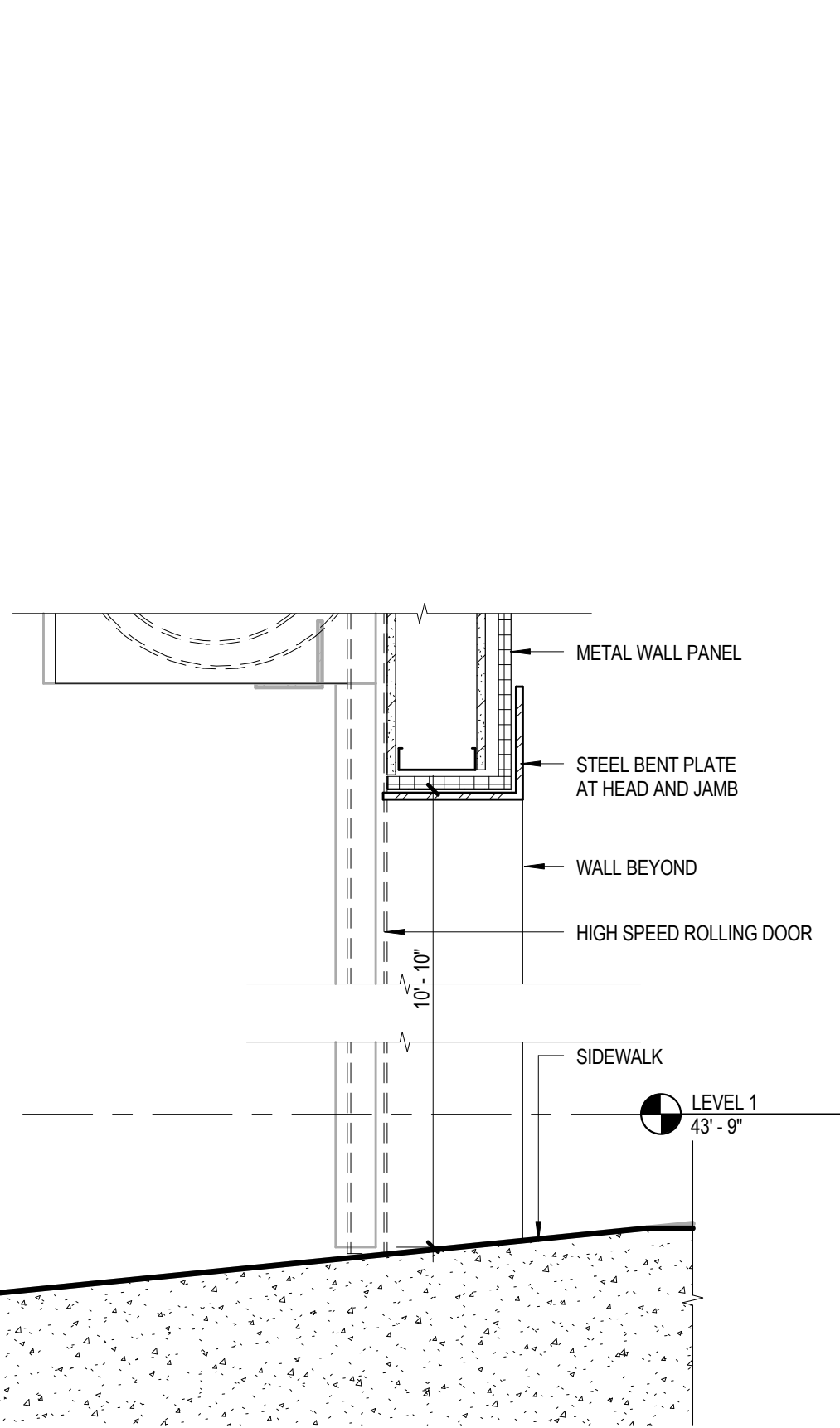




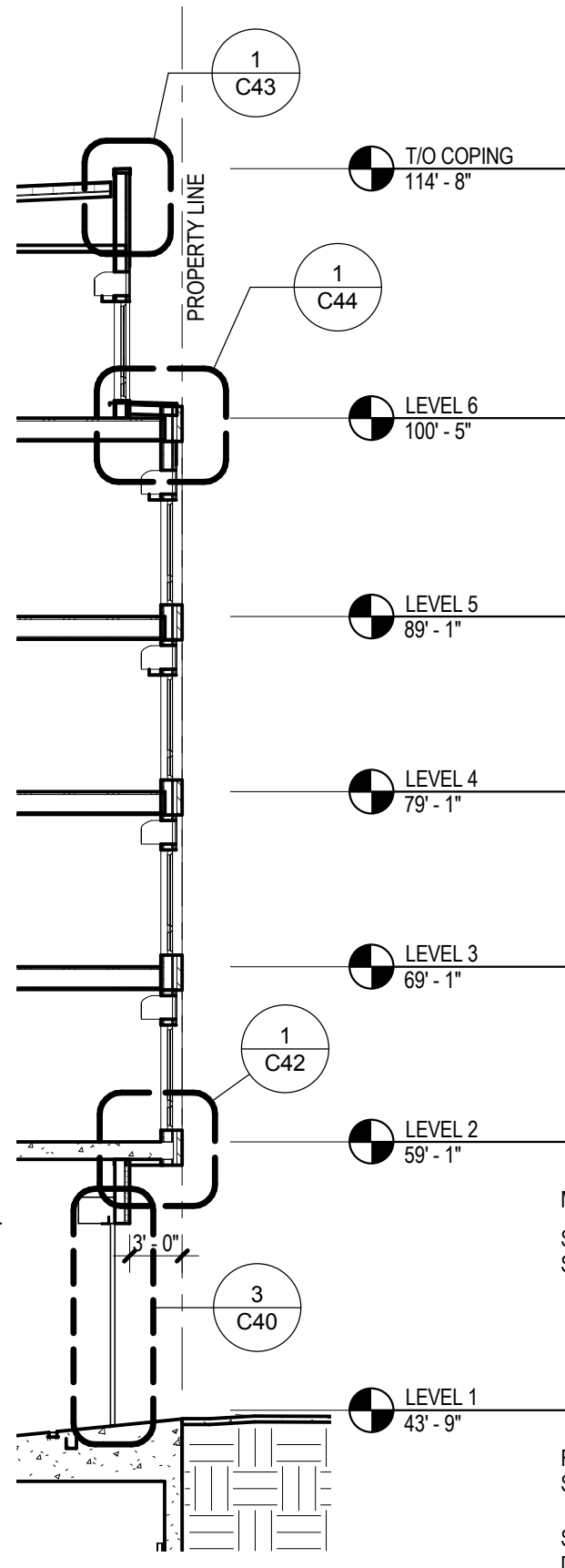




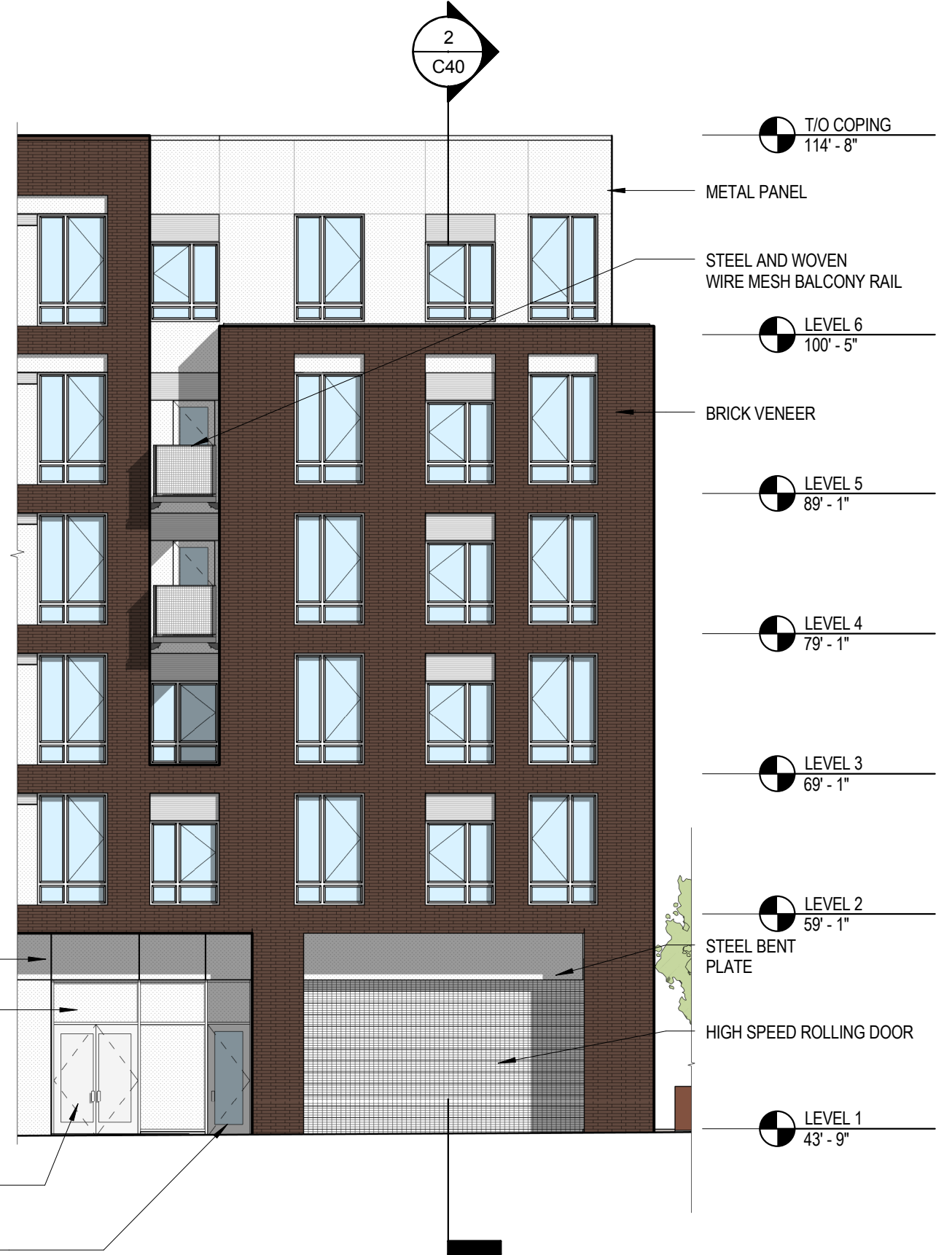




**GARAGE GATE SECTION** ③  
1" = 1'-0"

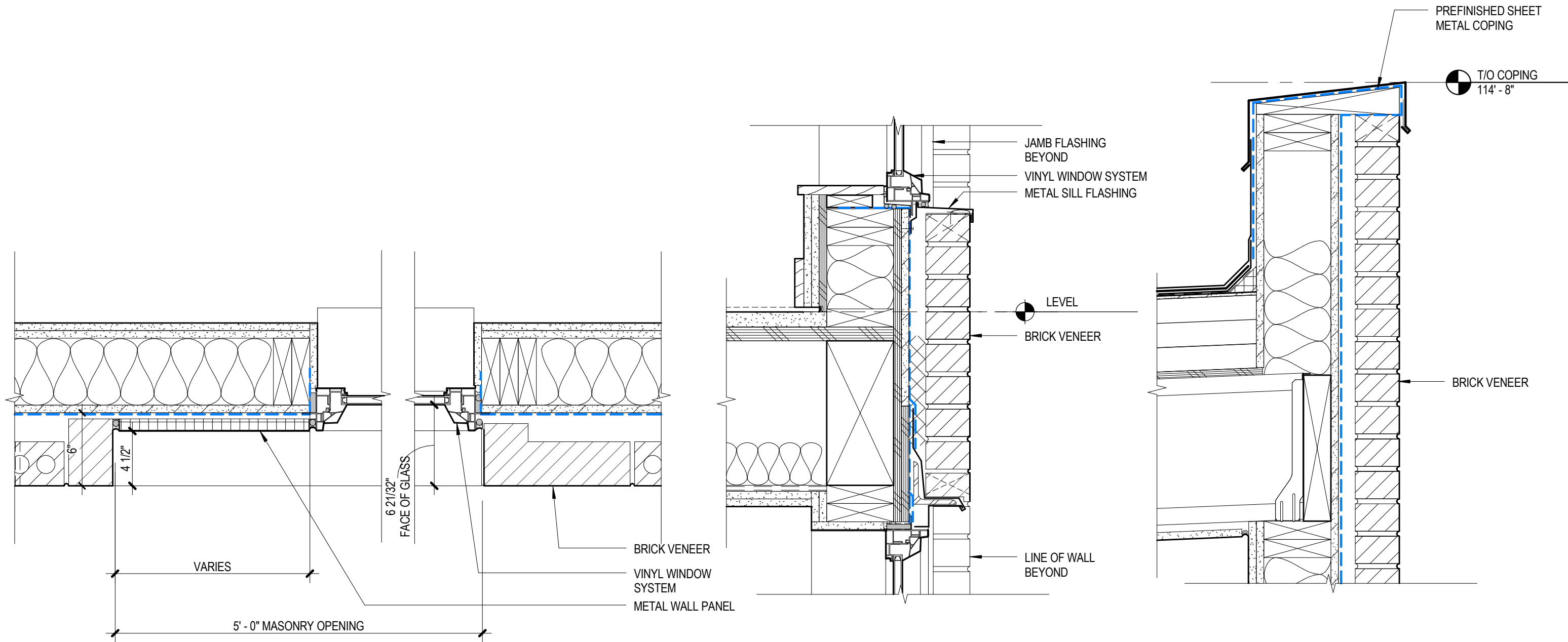


**WALL SECTION** ②



**ENLARGED WEST ELEVATION** ①



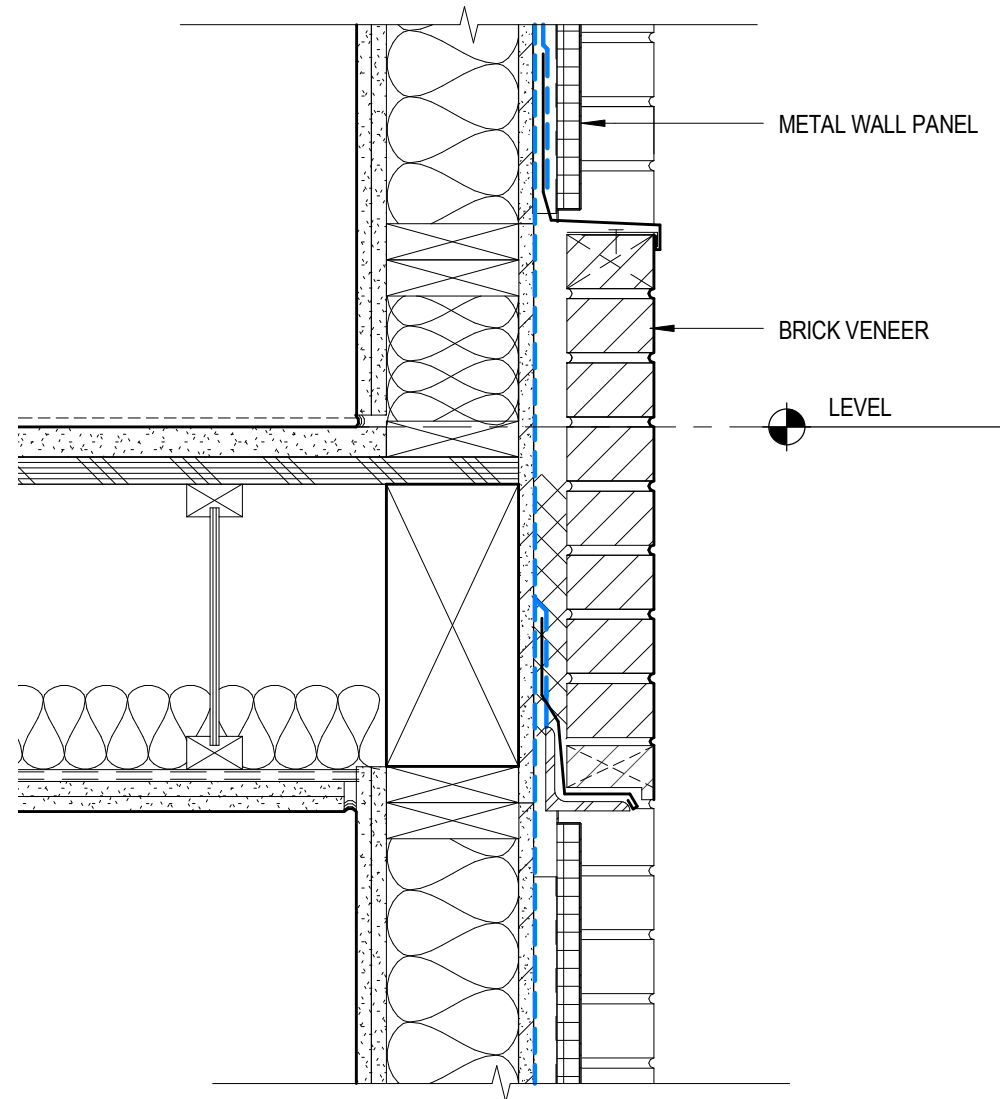


METAL PANEL TO BRICK TRANSITION  
1 1/2" = 1'-0" ④

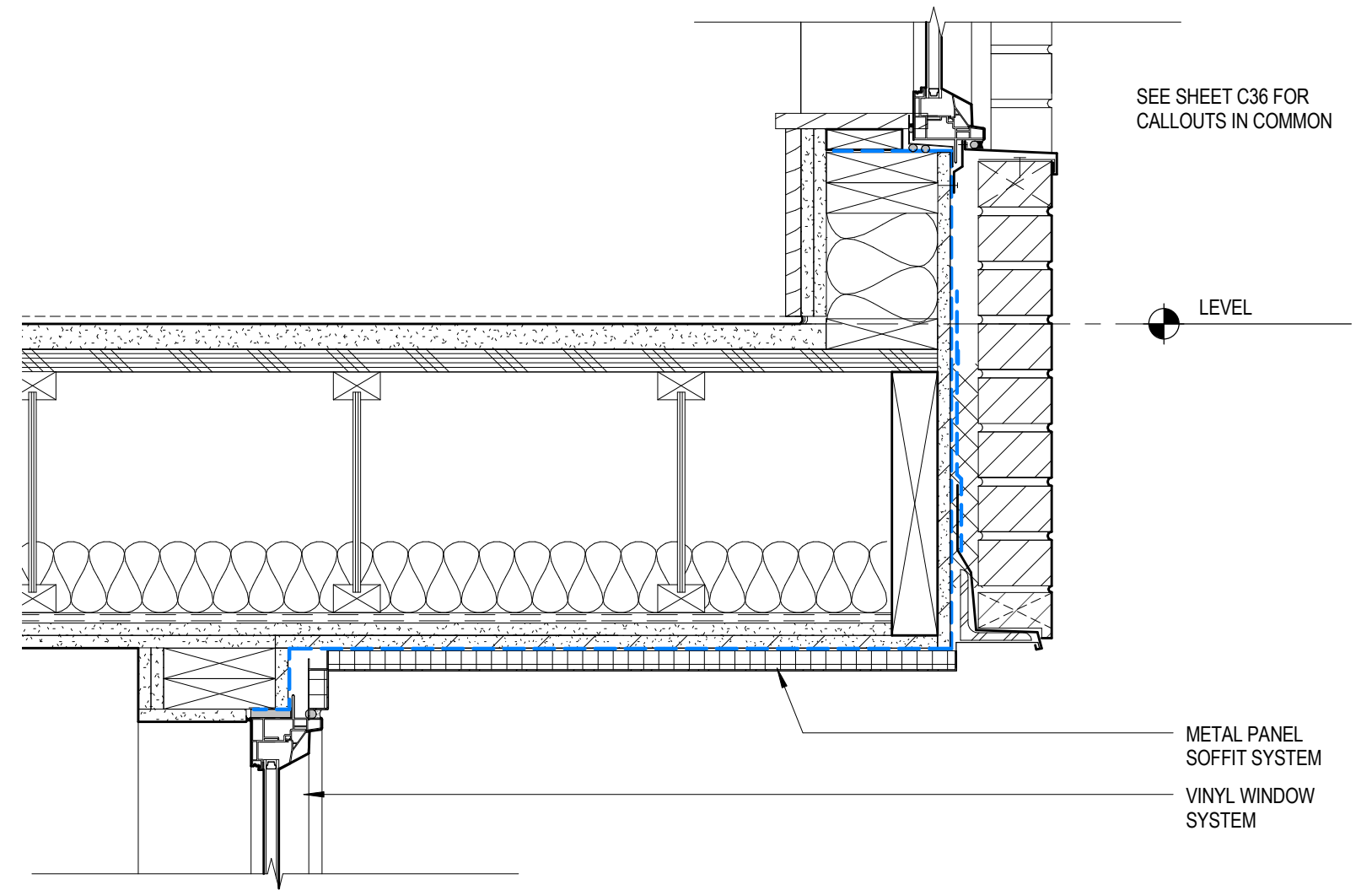
TYP WINDOW JAMB  
1 1/2" = 1'-0" ③

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

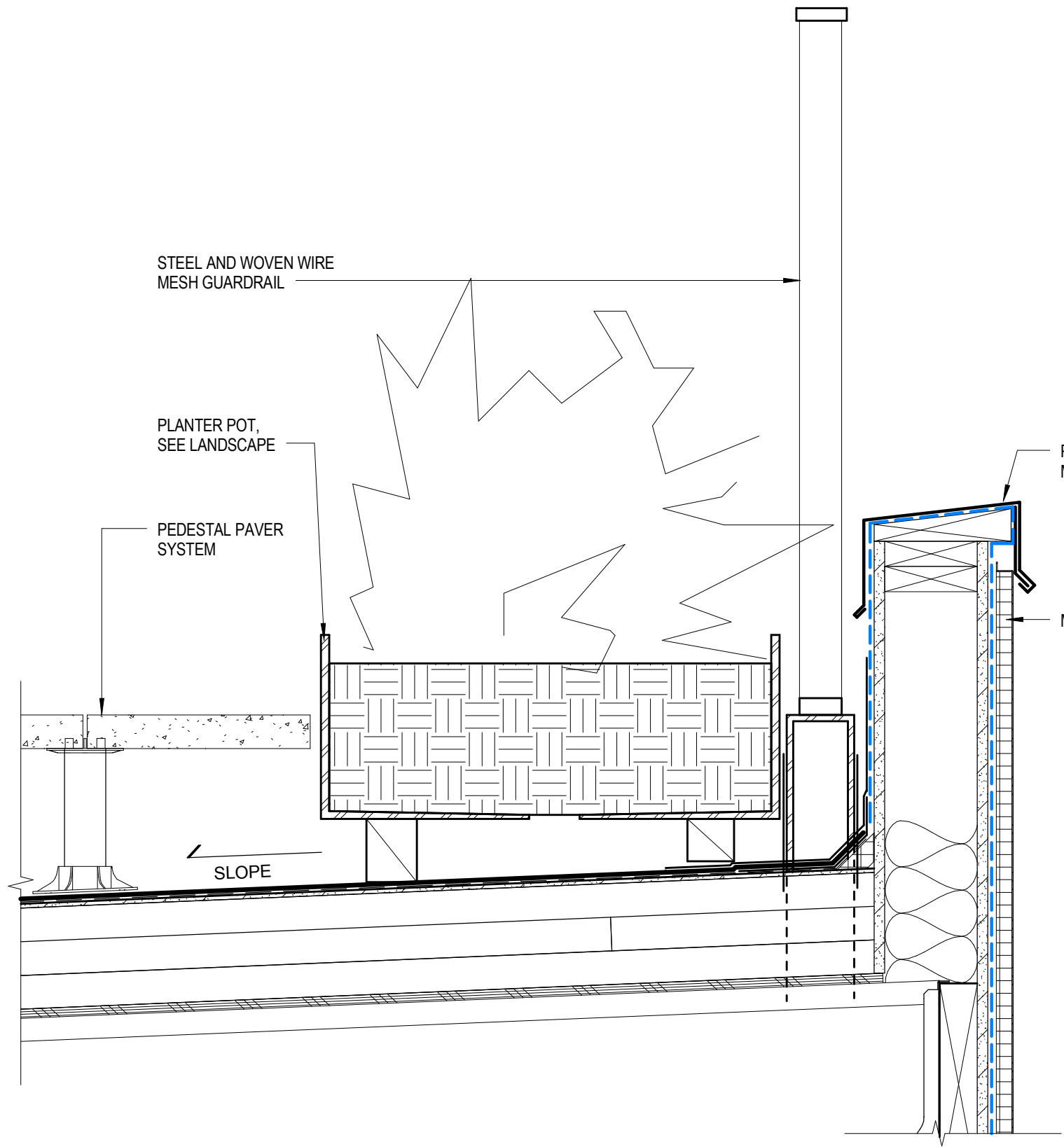
PARAPET AT BRICK  
1 1/2" = 1'-0" ①



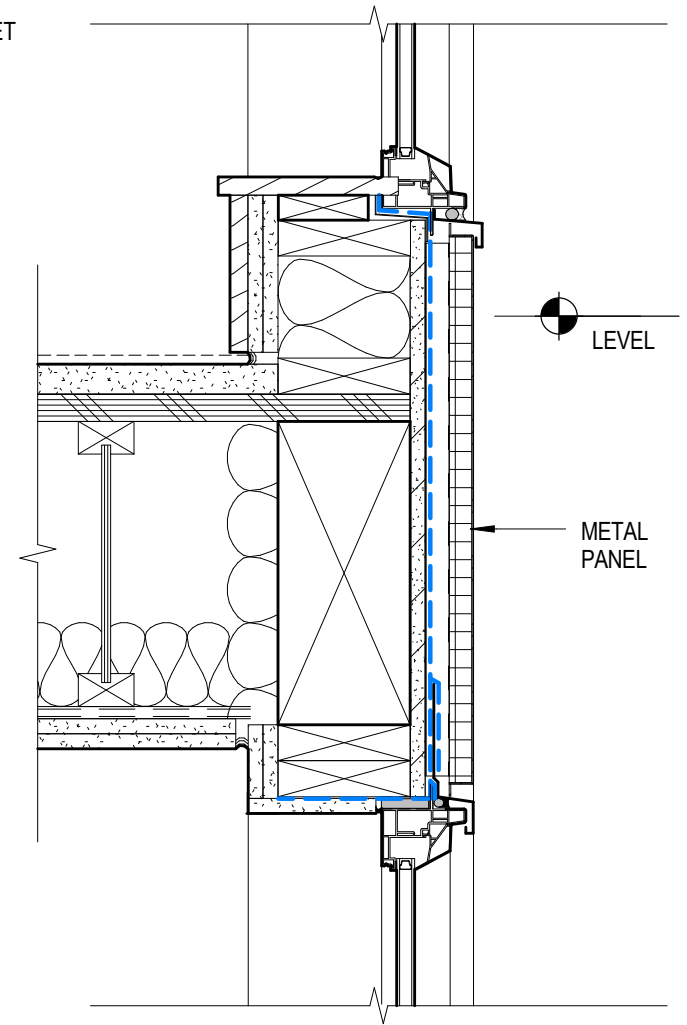
METAL PANEL HEAD/SILL AT BRICK ②  
 1 1/2" = 1'-0"



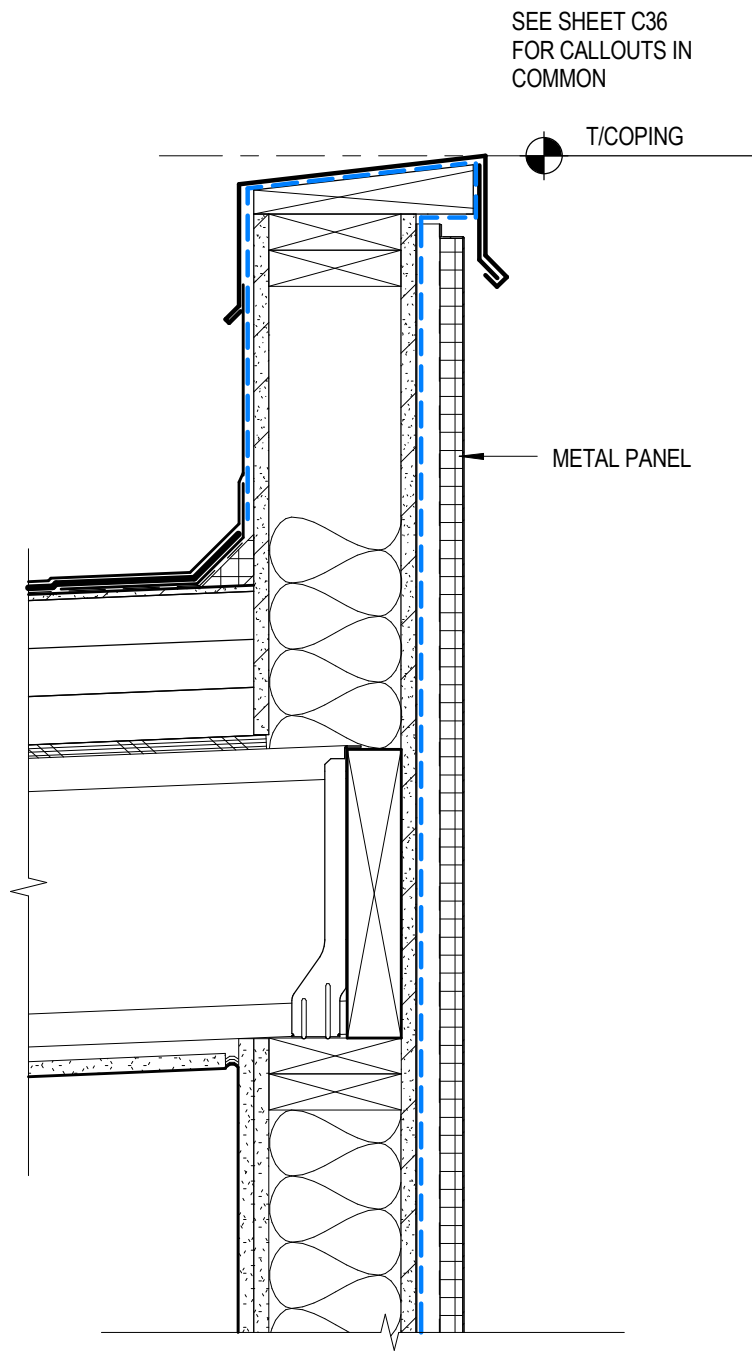
TYP SOFFIT AT BRICK ①  
 1 1/2" = 1'-0"



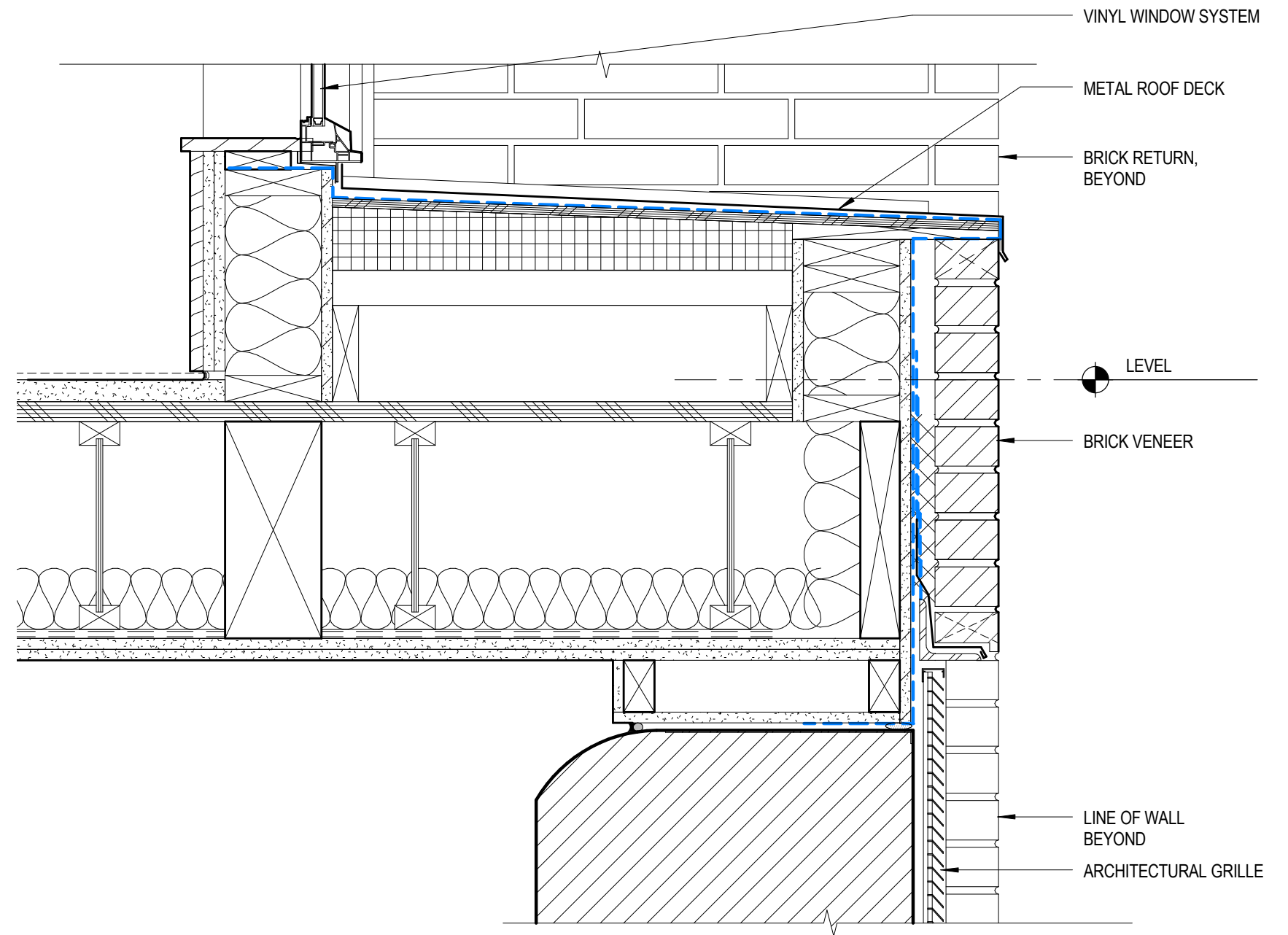
RAILING AT ROOF TERRACE ③  
1 1/2" = 1'-0"



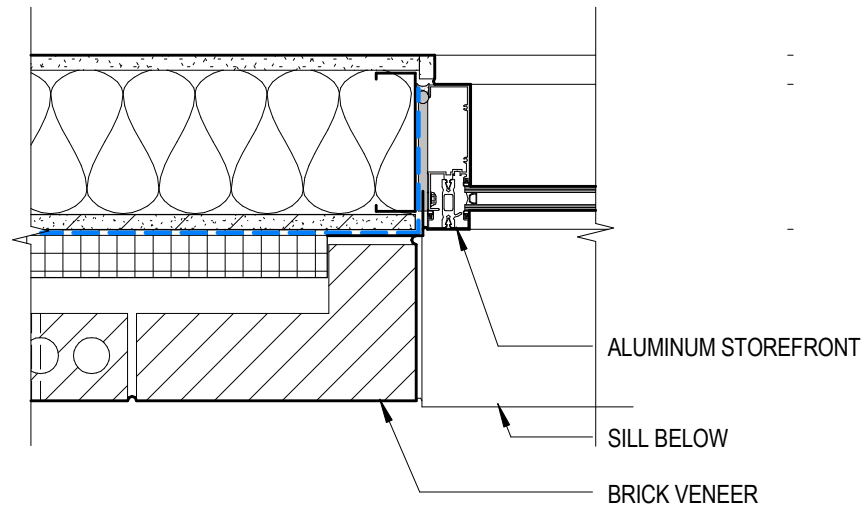
TYP HEAD & SILL AT METAL PANEL ②  
1 1/2" = 1'-0"



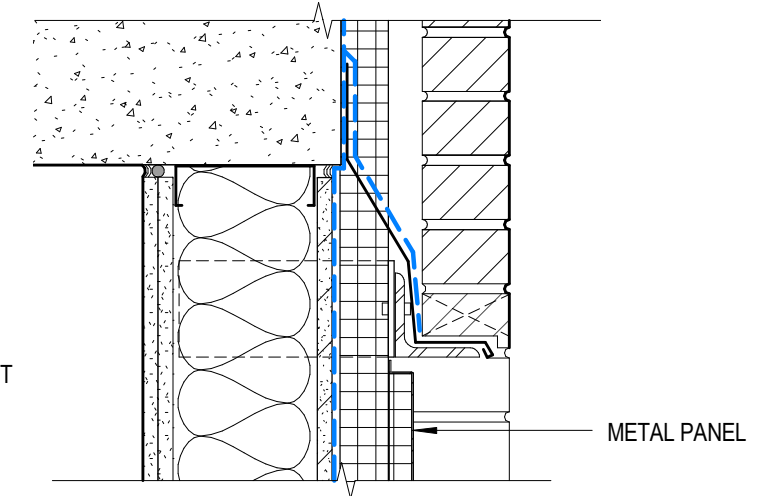
PARAPET AT METAL PANEL ①  
1 1/2" = 1'-0"



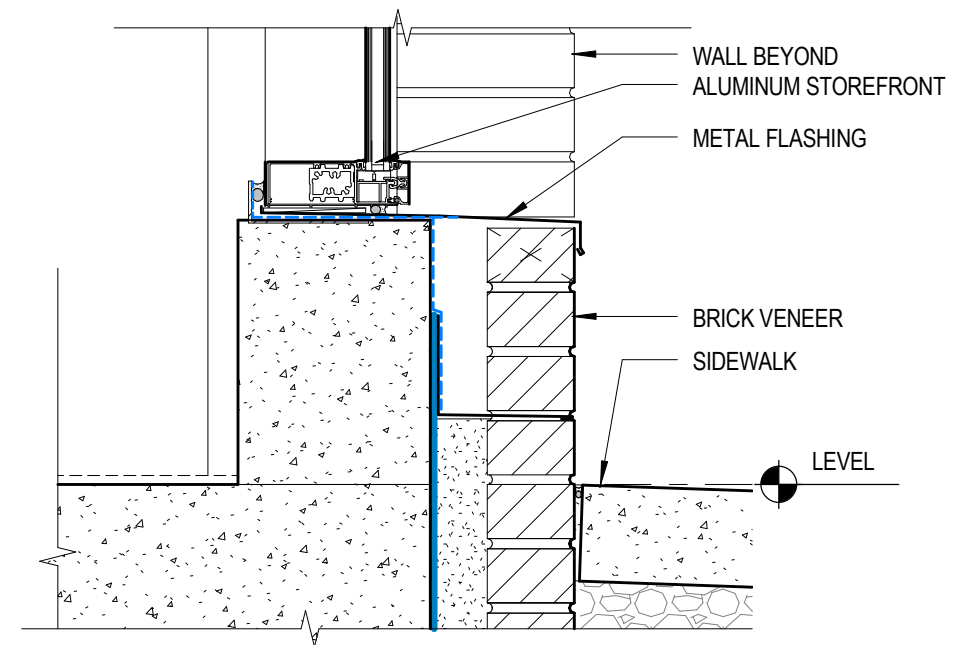
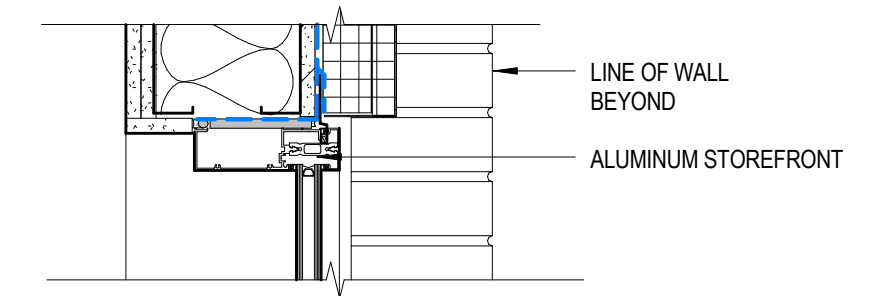
SHELF AT SETBACK ①  
 1 1/2" = 1'-0"



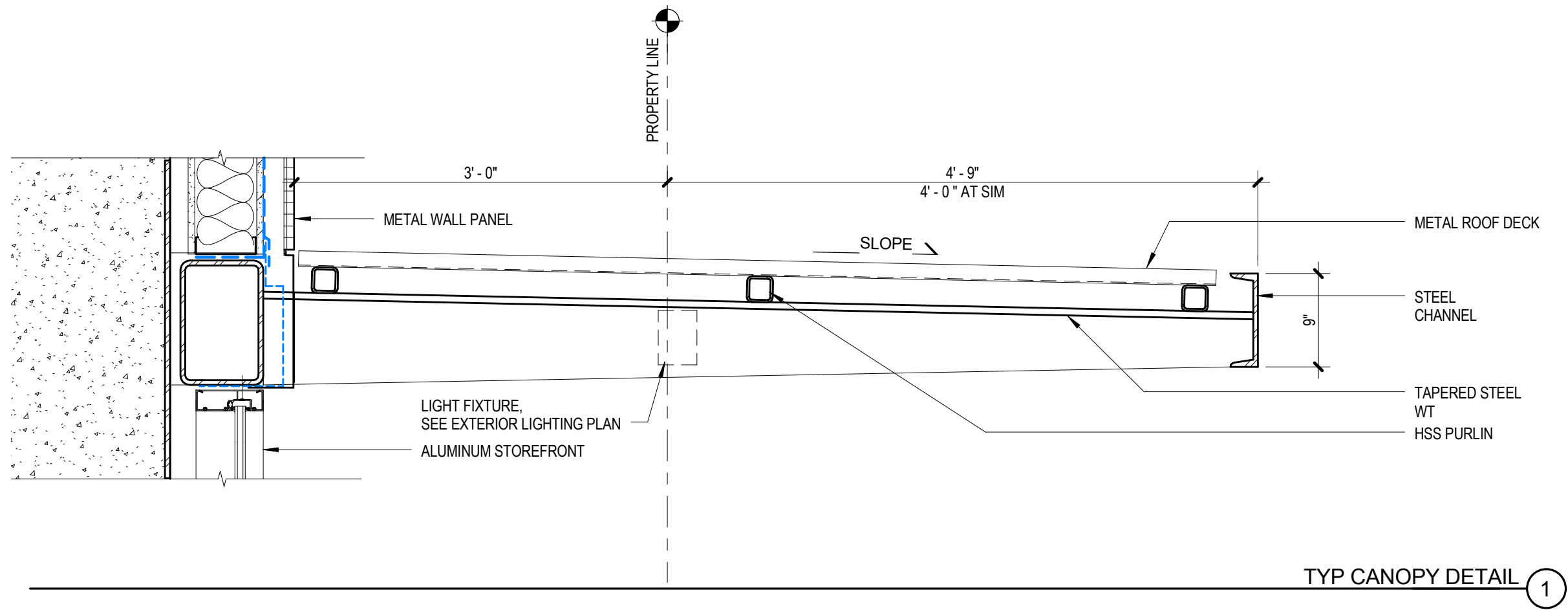
TYP STOREFRONT JAMB AT BRICK ③  
 1 1/2" = 1'-0"

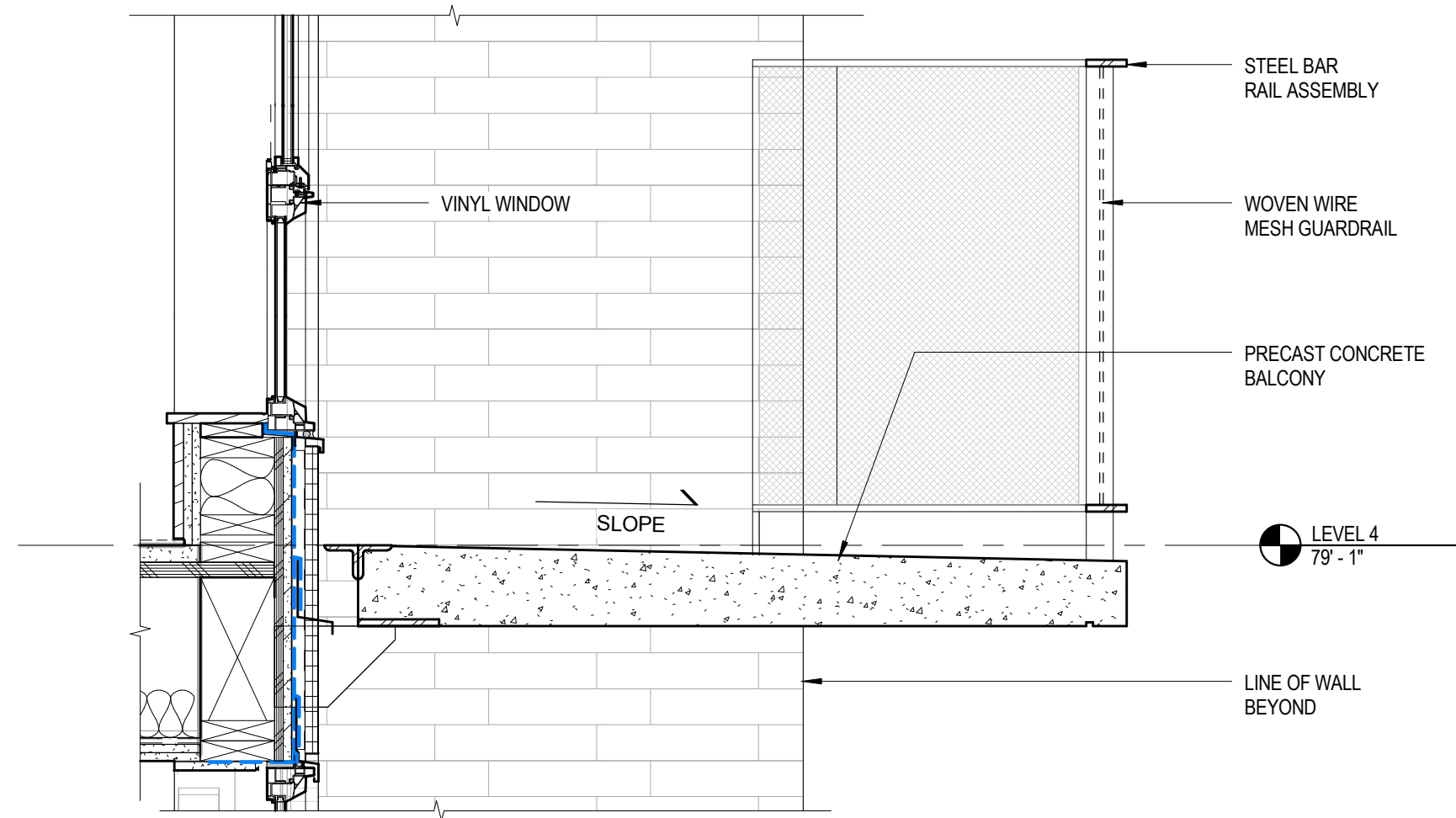


TYP STOREFRONT HEAD ①  
 1 1/2" = 1'-0"

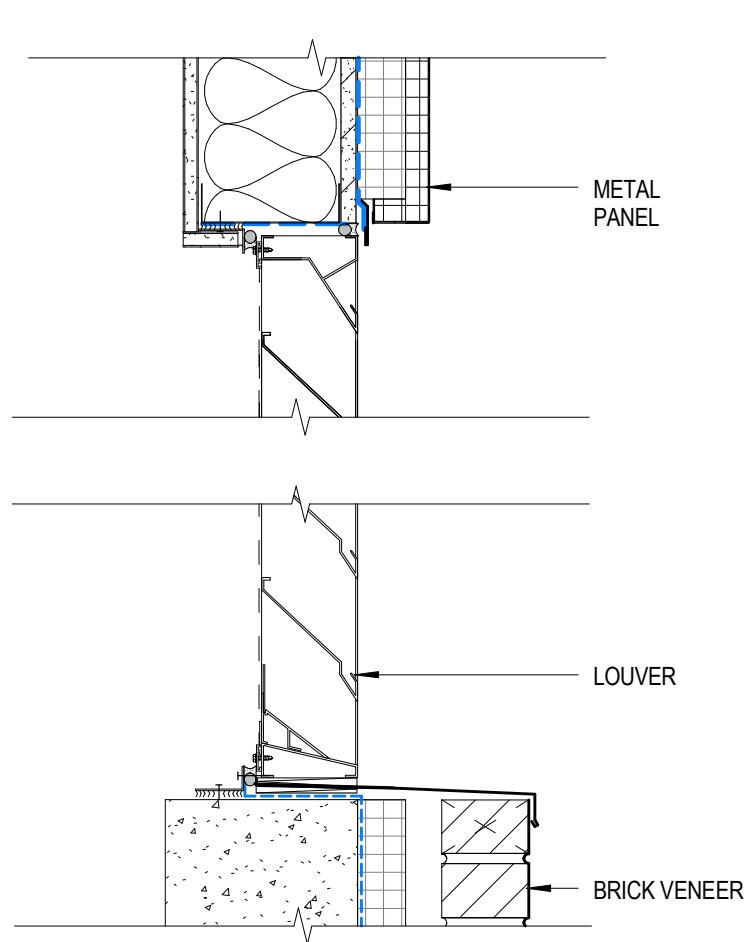


TYP STOREFRONT SILL ②  
 1 1/2" = 1'-0"

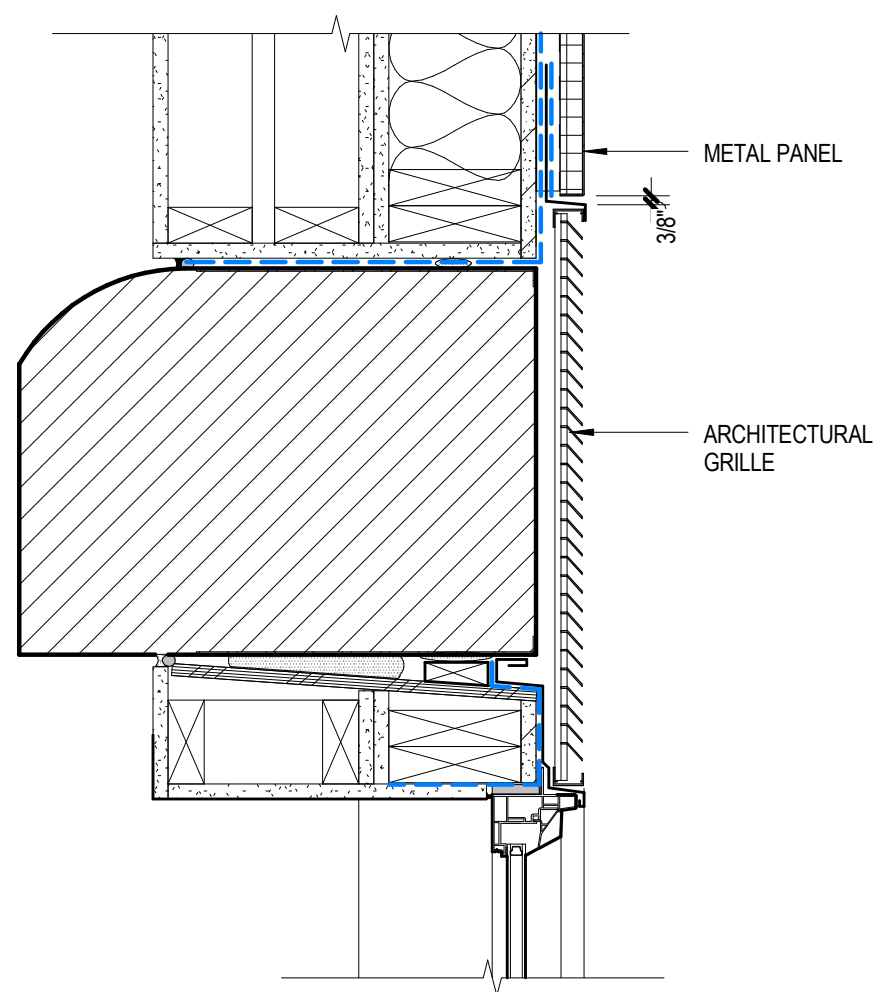




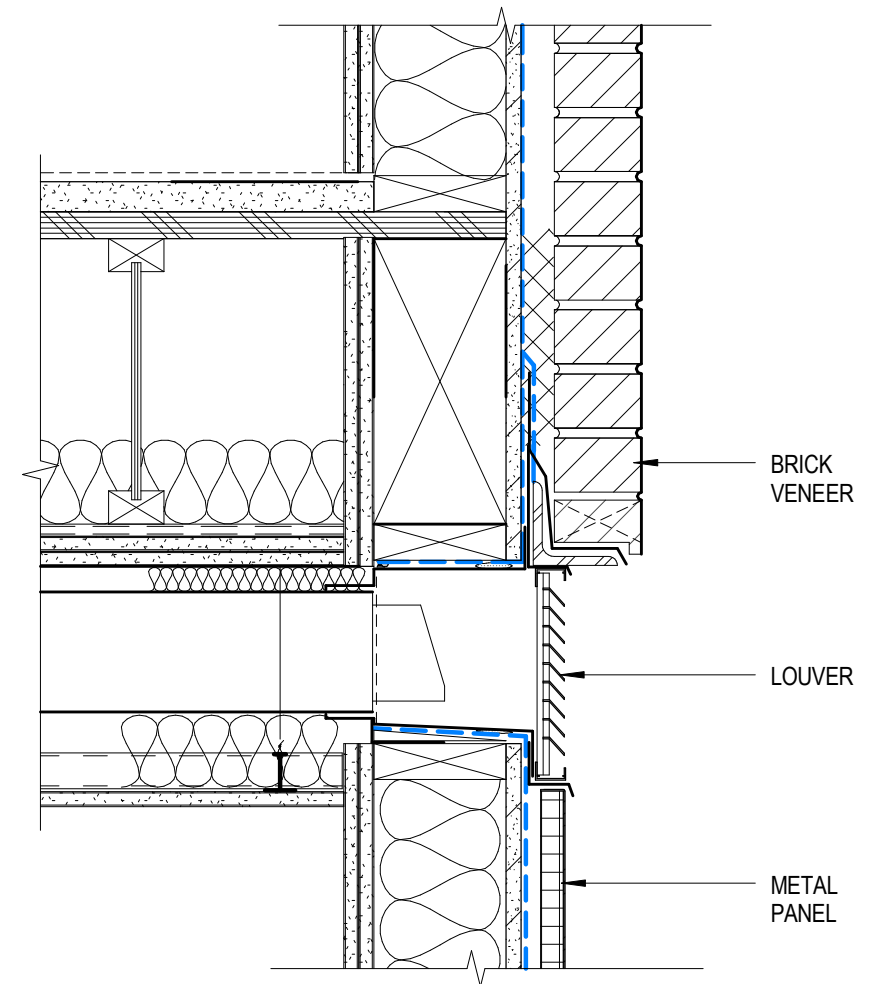
SECTION AT BALCONY ①



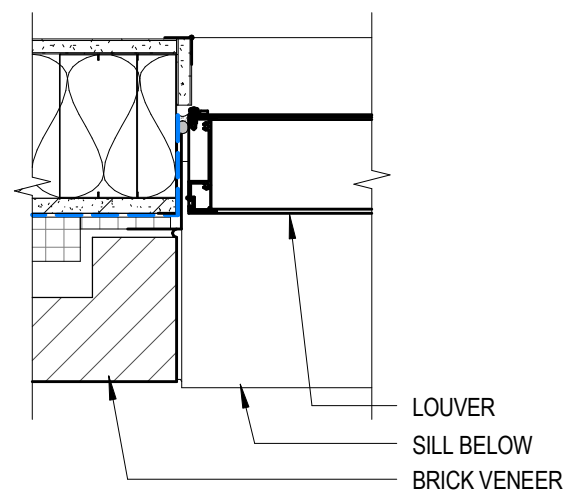
LOUVER HEAD/SILL ④



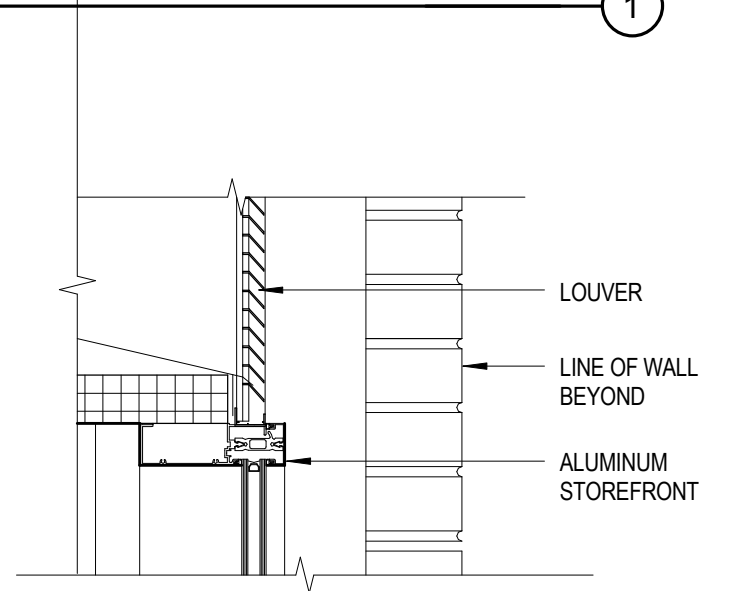
HEAD AT PTHP AT METAL PANEL ③



SECTION AT RESIDENTIAL LOUVER ①

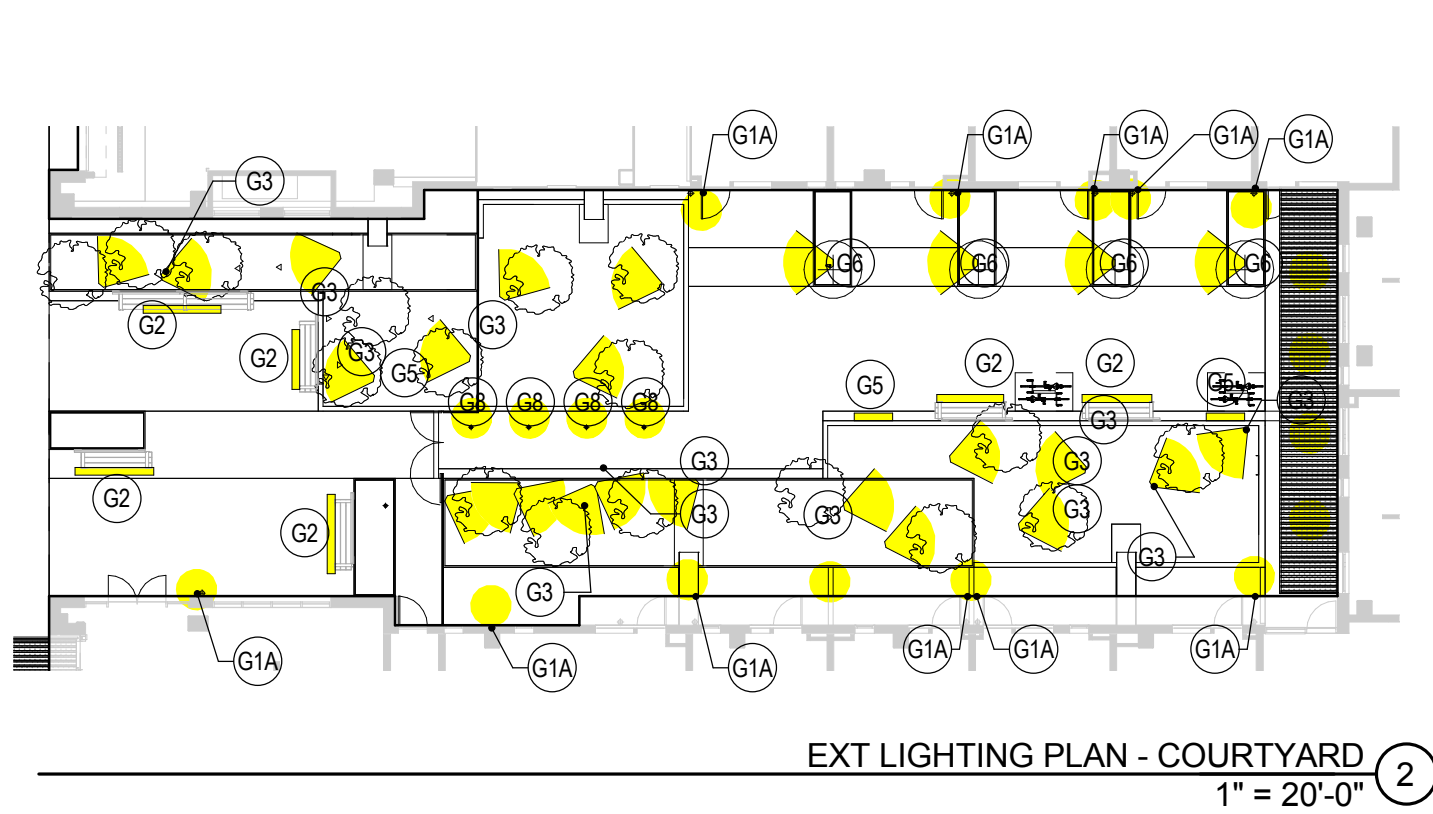


LOUVER JAMB ⑤

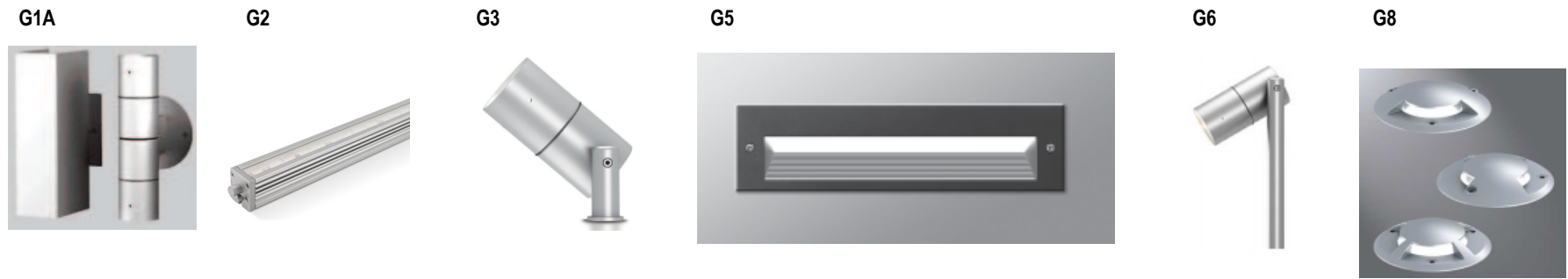


LOUVER IN STOREFRONT ②



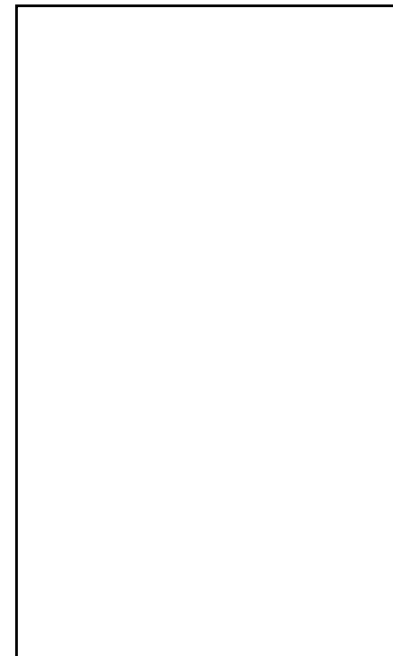


EXTERIOR LIGHTING SCHEDULE		
FIXTURE TYPE	DESCRIPTION	COUNT
G1A	SQUARE WALL MOUNT UP/DOWNLIGHT	11
G2	SURFACE LINEAR	6
G3	LANDSCAPE UPLIGHT	13
G5	RECESSED STEP LIGHT	3
G6	WALKWAY LIGHTING IN PLANTER	4
G8	INGROUND DISC	4
R1	RECESSED SQUARE DOWNLIGHT	26





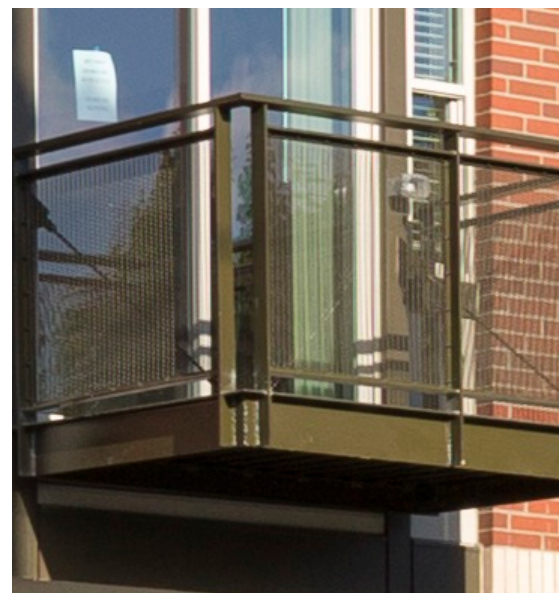
CEDAR APARTMENTS



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