



C32 1

1
C35

C31
1

2
C33 1

1 C30

1
C34

1
C29





LANDSCAPE MATERIALS



FIRE TABLE



TERRACE CHARACTER



PLANTER POTS



OUTDOOR FURNITURE



CONCRETE PAVERS



PLANTER POTS

PLANTS



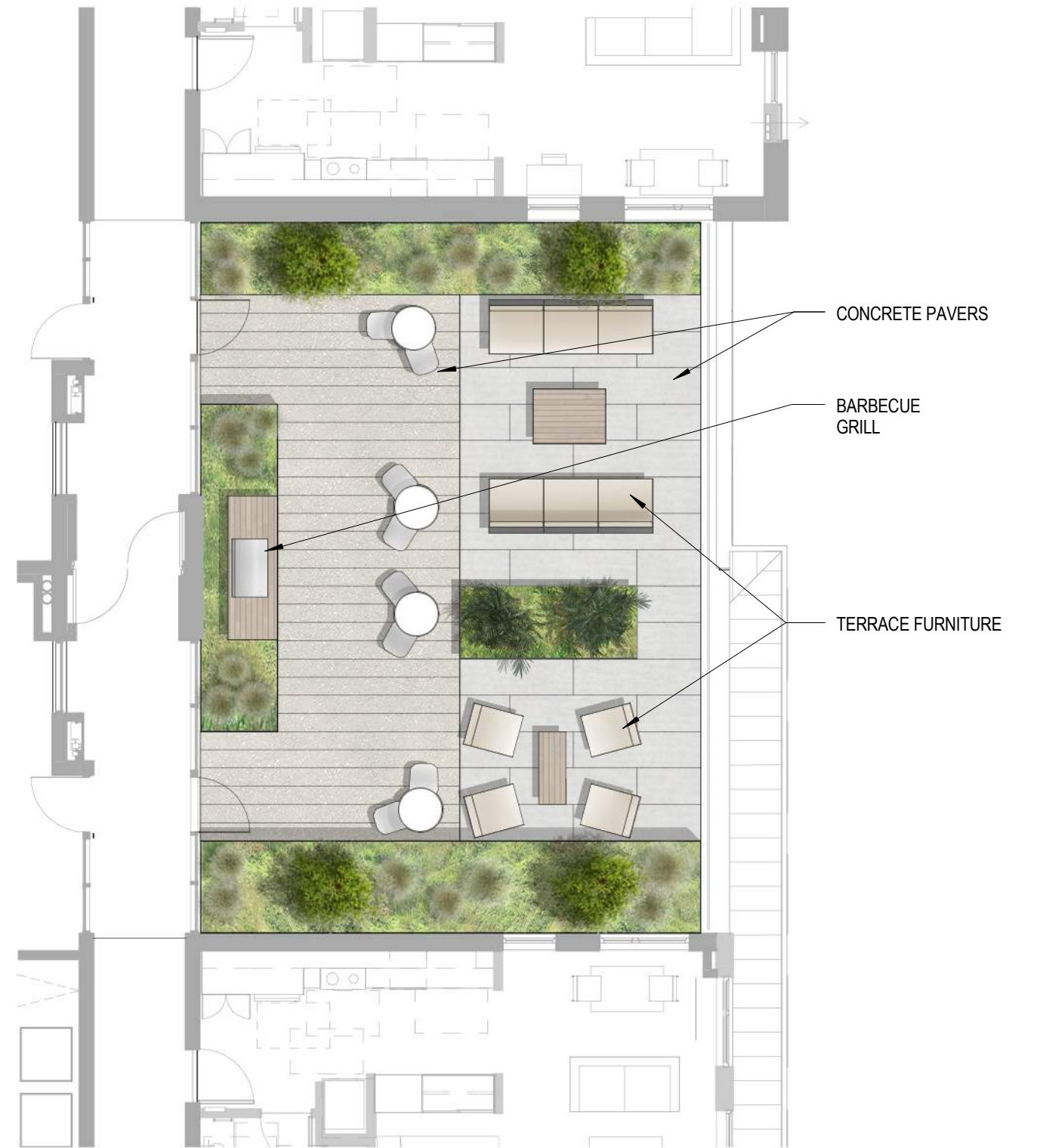
SCREENING SHRUB



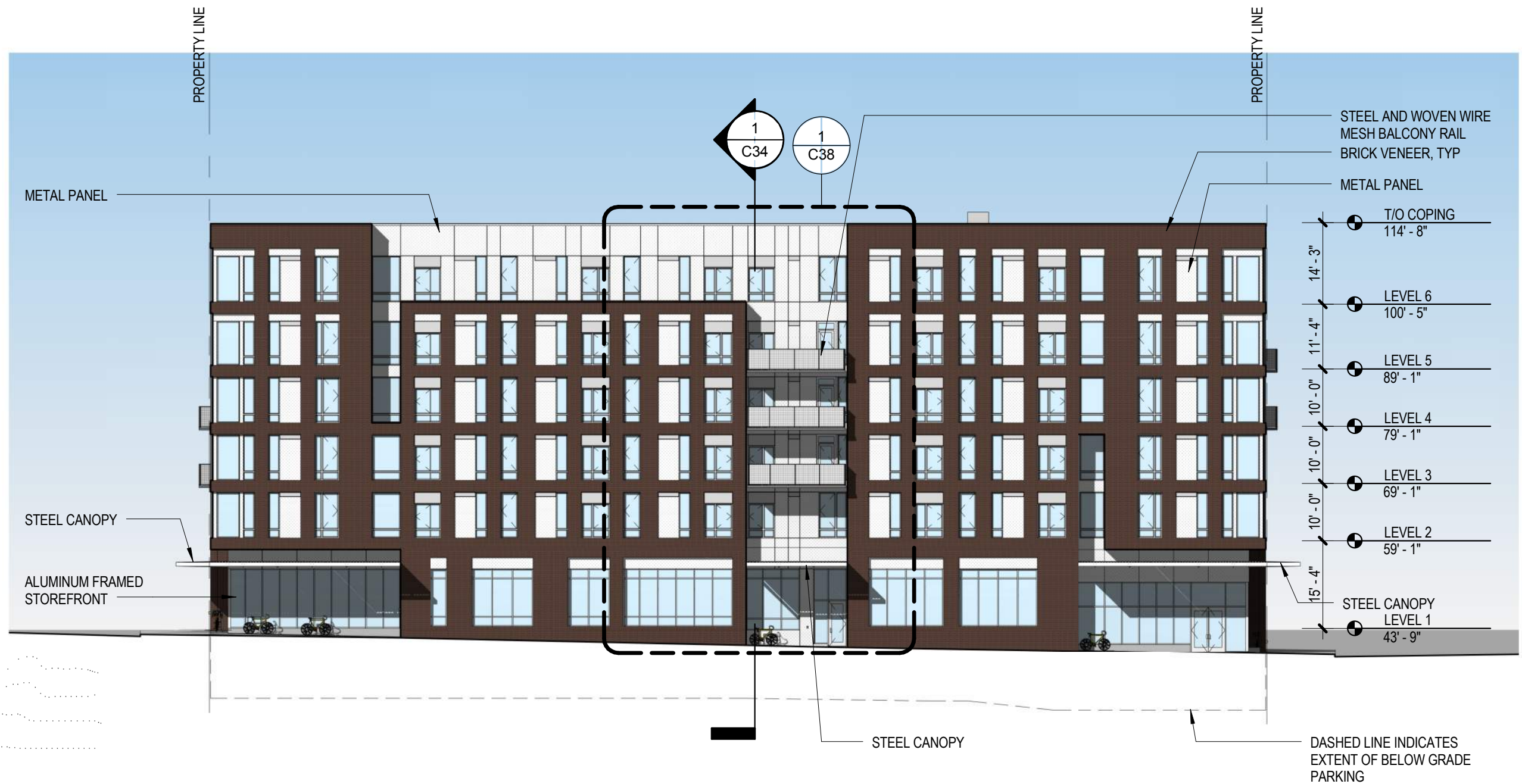
ORNAMENTAL GRASS

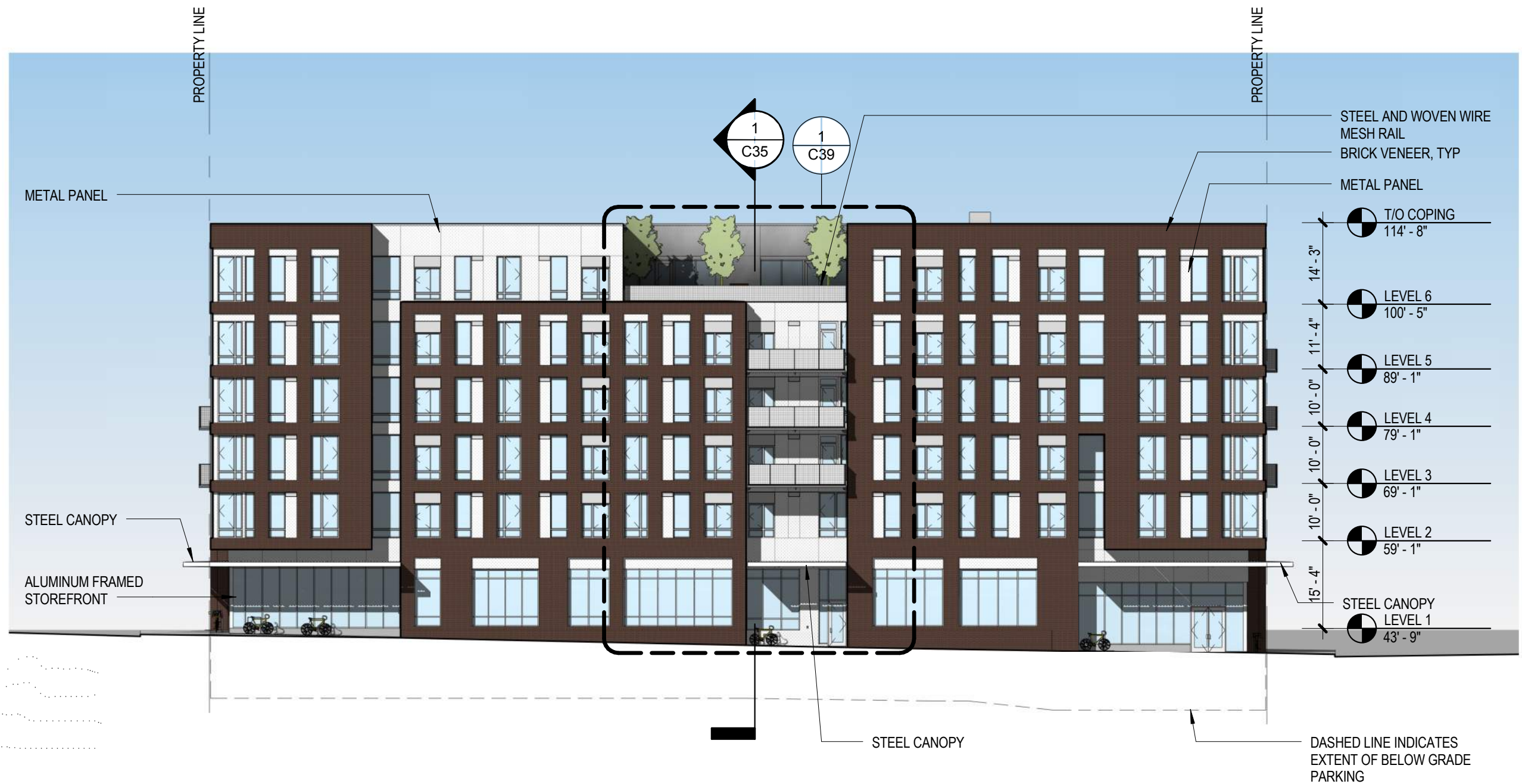


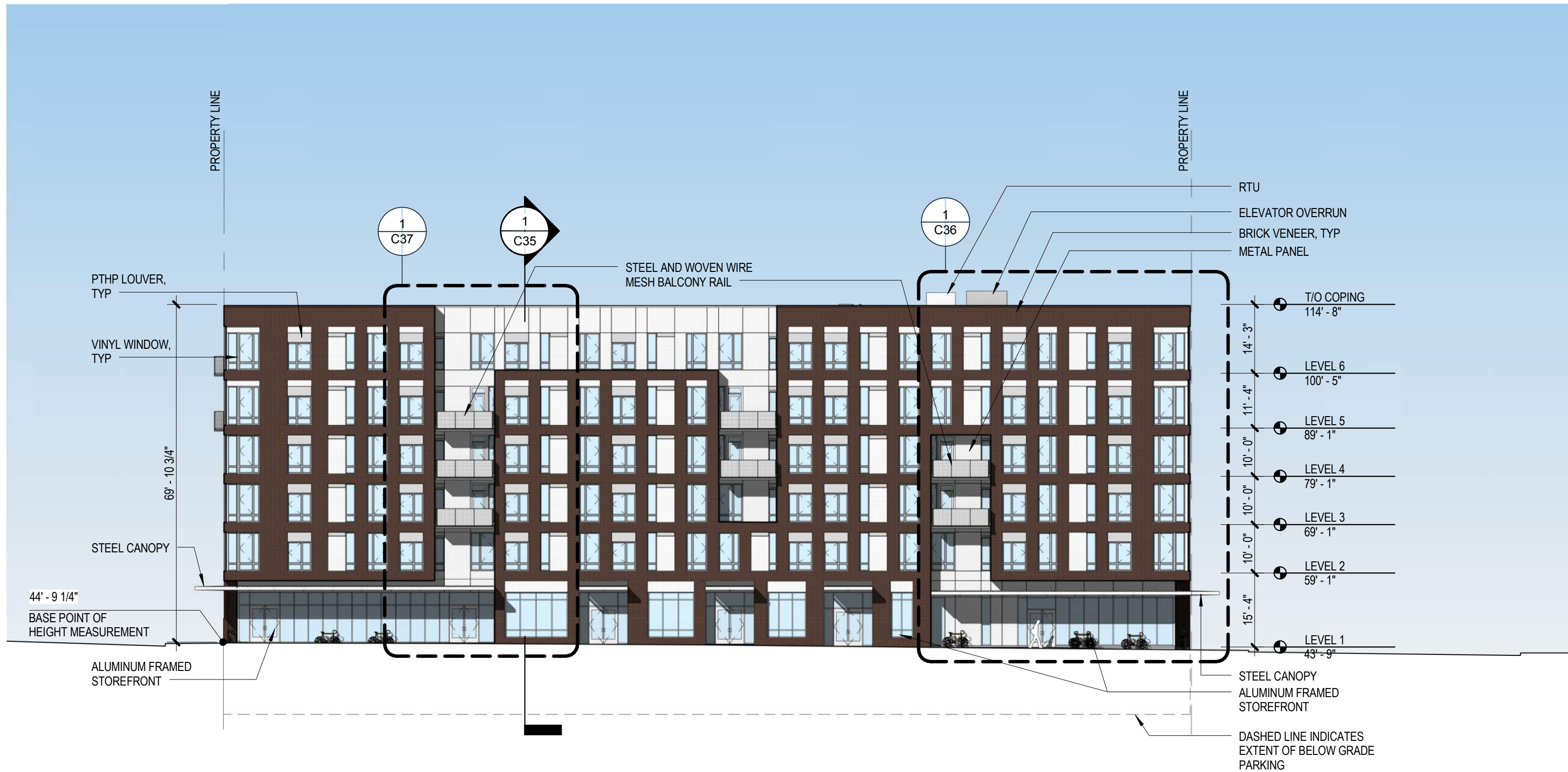
PERENNIALS

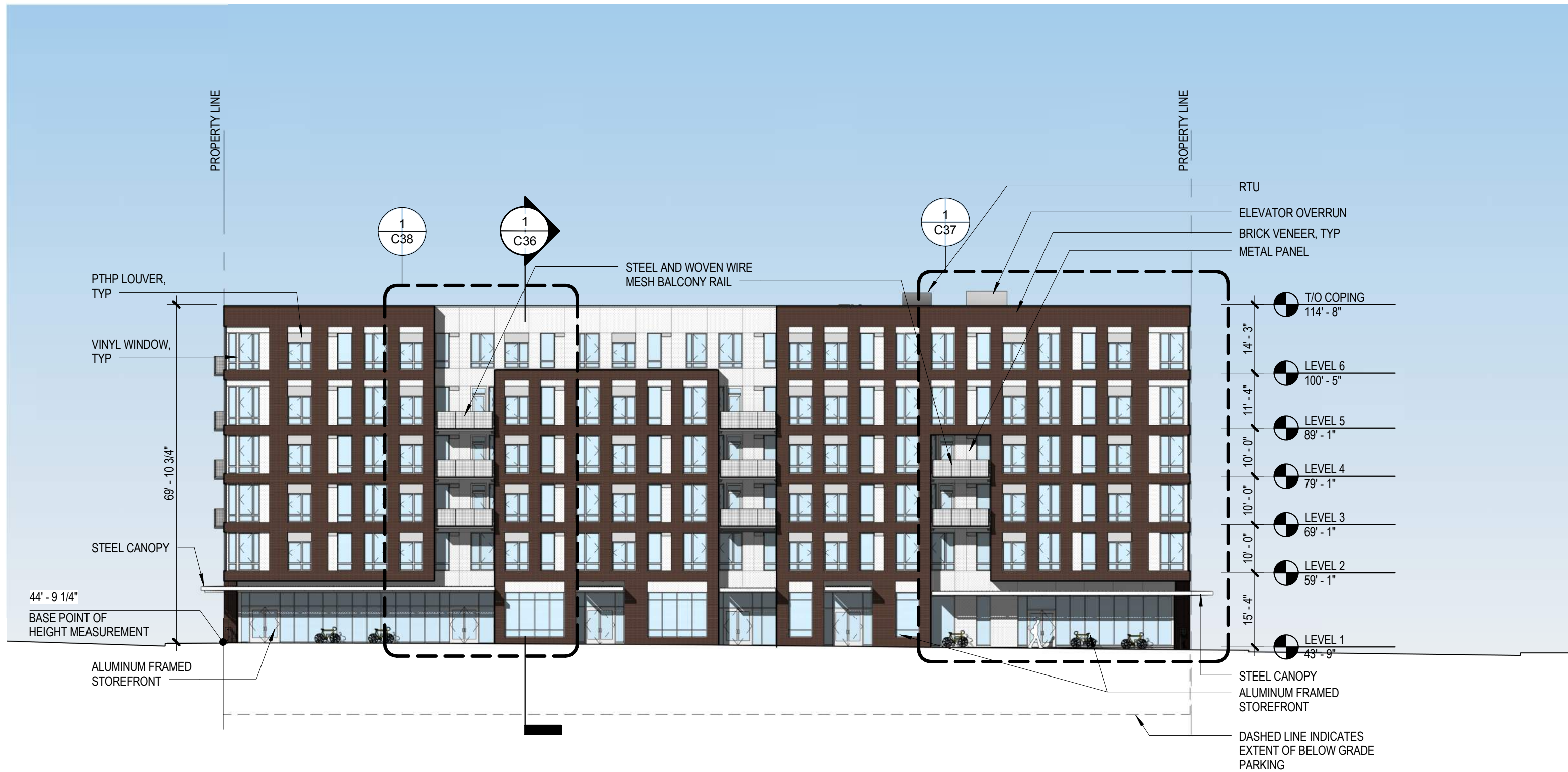


















T/O COPING
114' - 8"

LEVEL 6
100' - 5"

LEVEL 5
89' - 1"

LEVEL 4
79' - 1"

LEVEL 3
69' - 1"

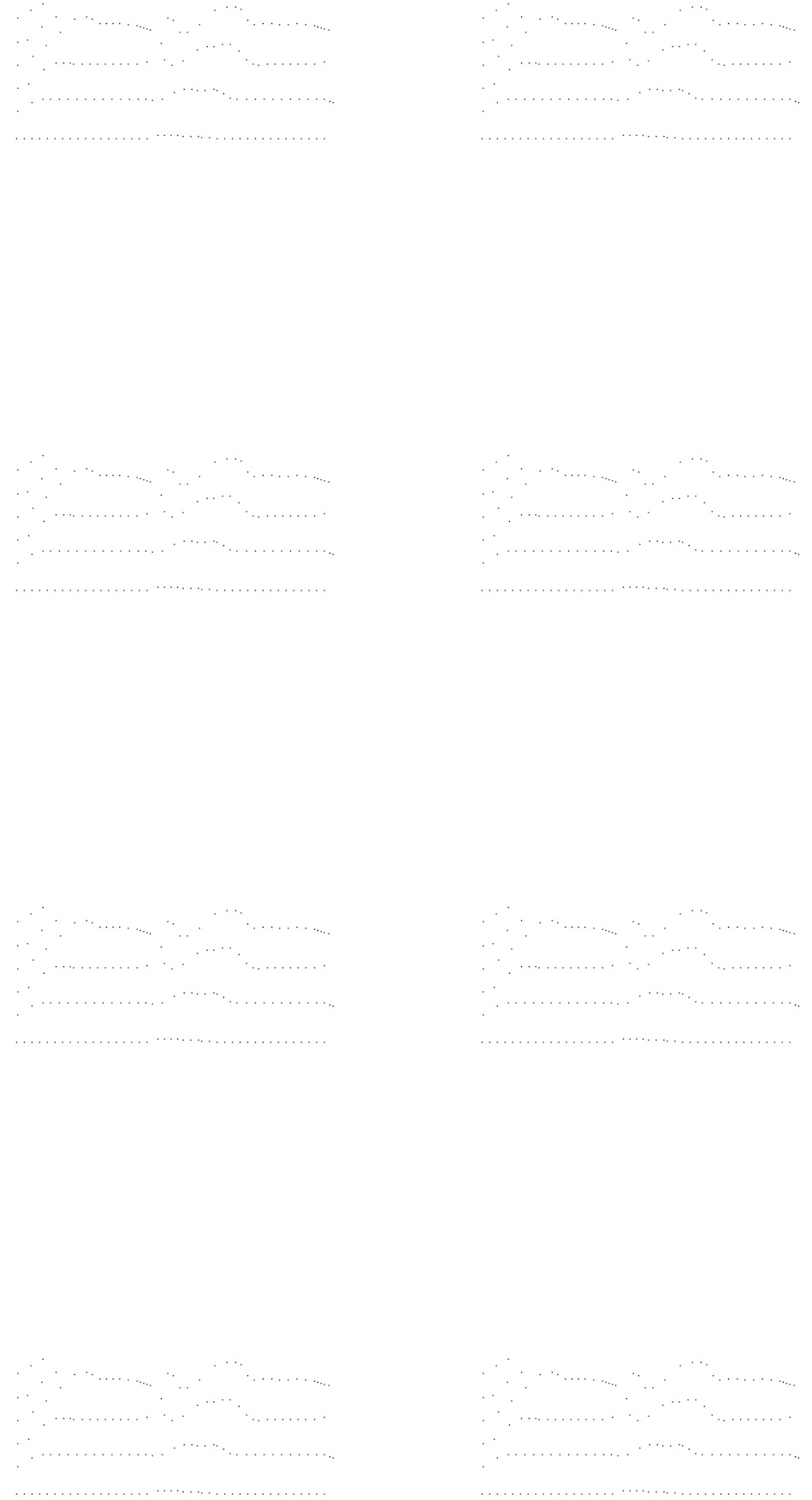
LEVEL 2
59' - 1"

LEVEL 1
43' - 9"

RETAIL LEVEL
39' - 9"



CURRENT STOREFRONT C40.1





T/O COPING
114' - 8"

LEVEL 6
100' - 5"

LEVEL 5
89' - 1"

LEVEL 4
79' - 1"

LEVEL 3
69' - 1"

LEVEL 2
59' - 1"

LEVEL 1
43' - 9"

RETAIL LEVEL
39' - 9"



STOREFRONT ALTERNATE C40.1







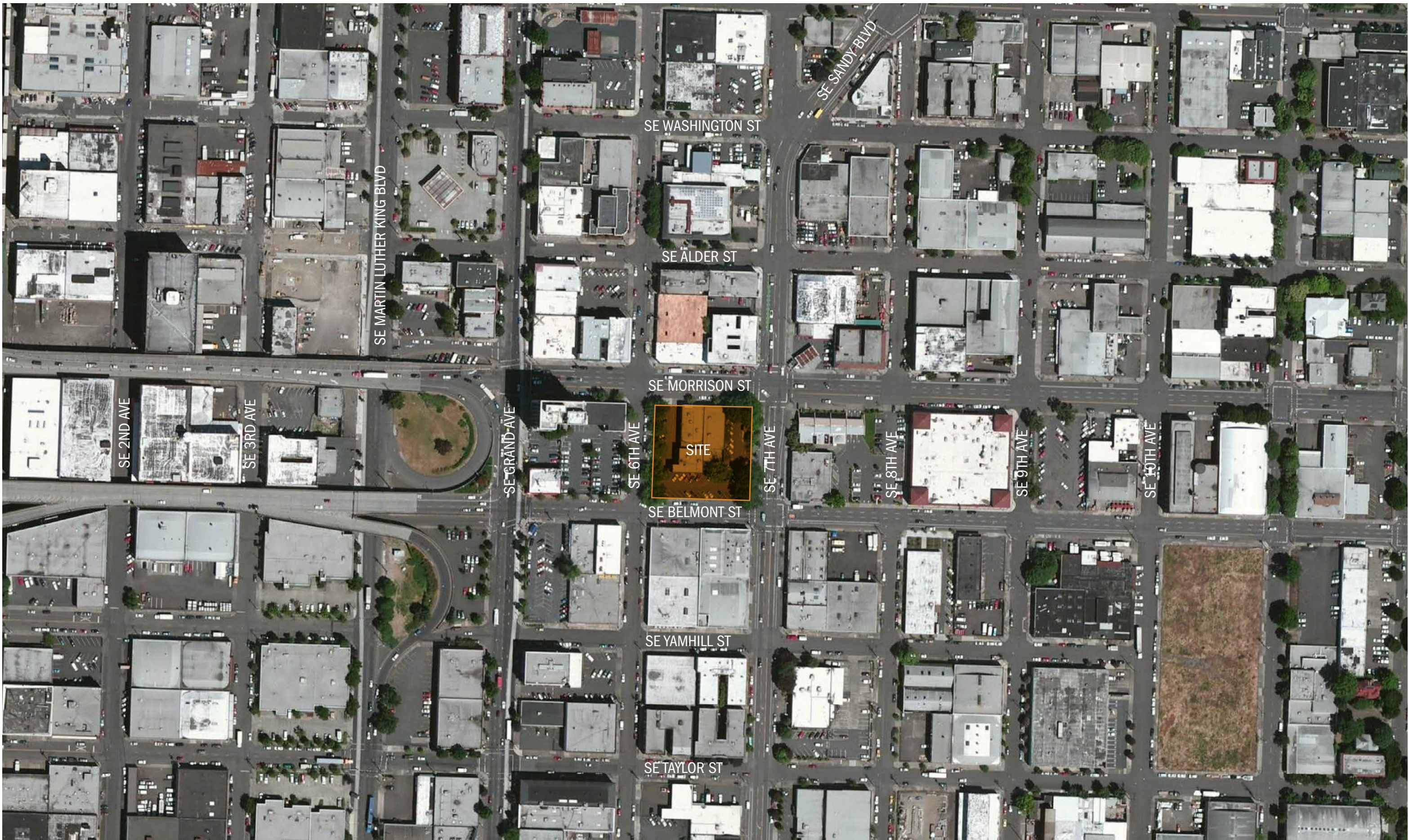


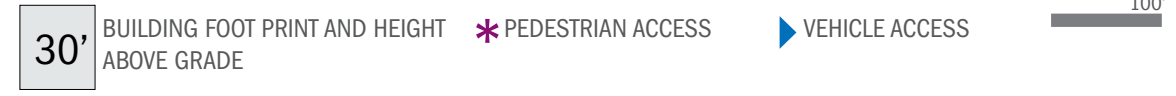
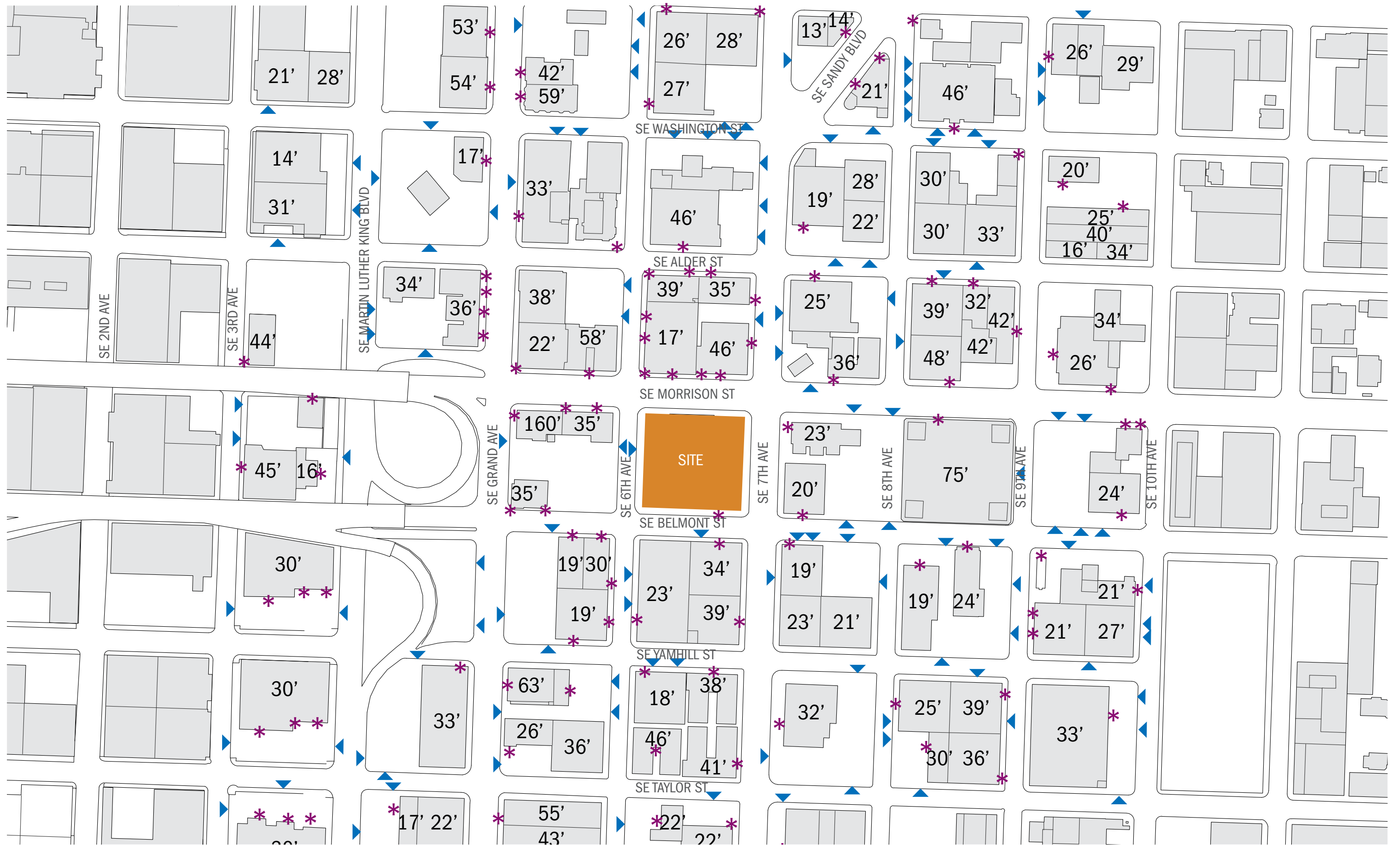














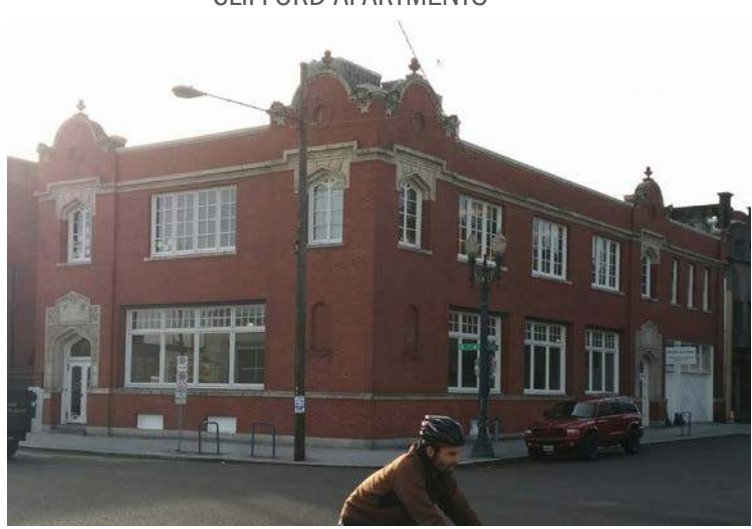
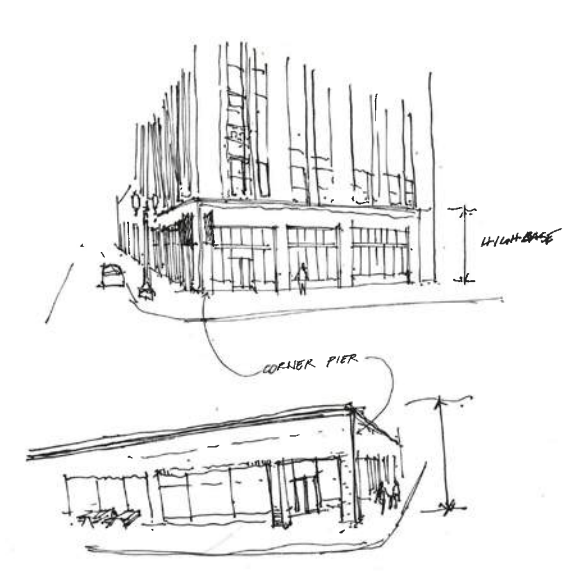
LOCA



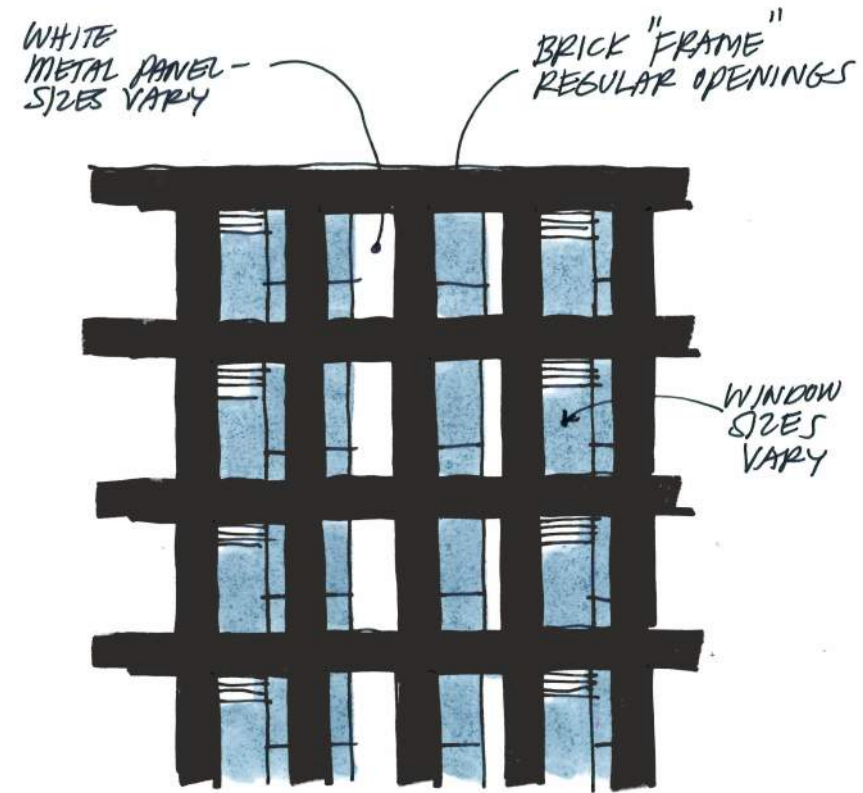
APPROACH ON SE MORRISON ST



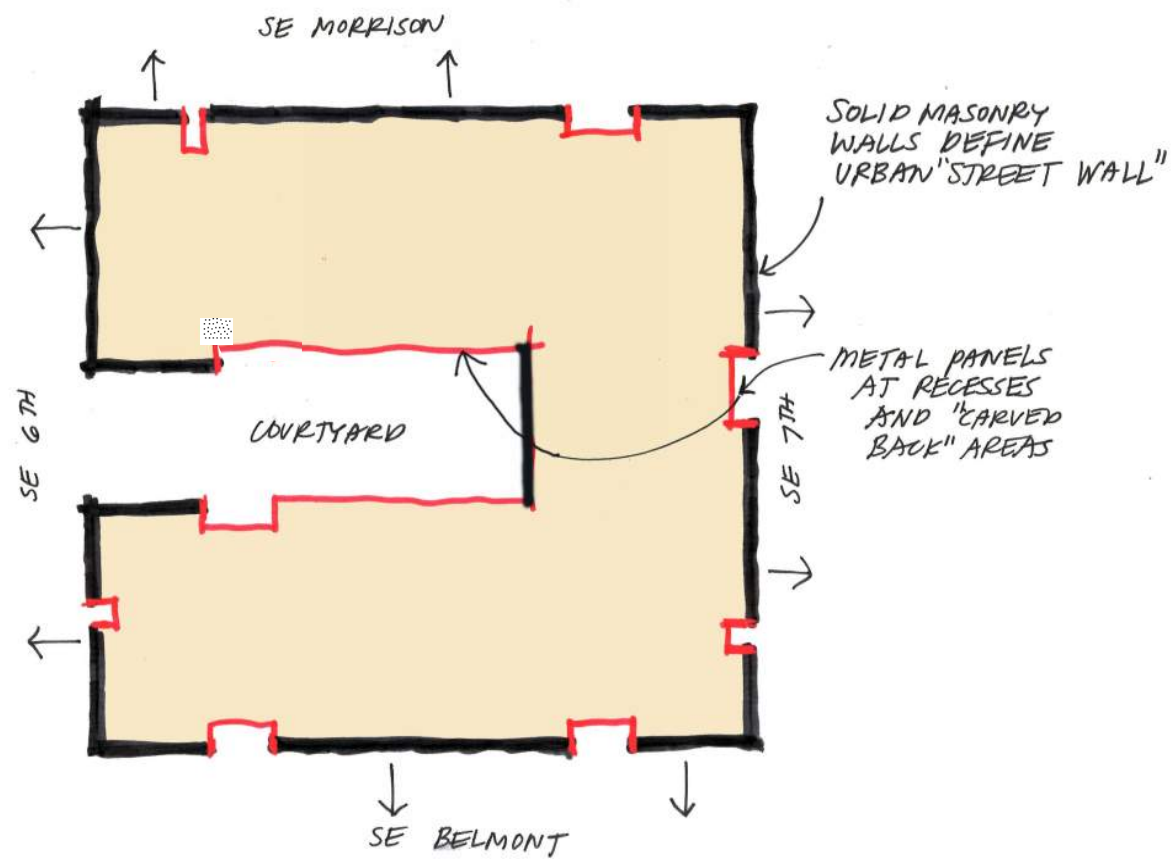
CLIFFORD APARTMENTS



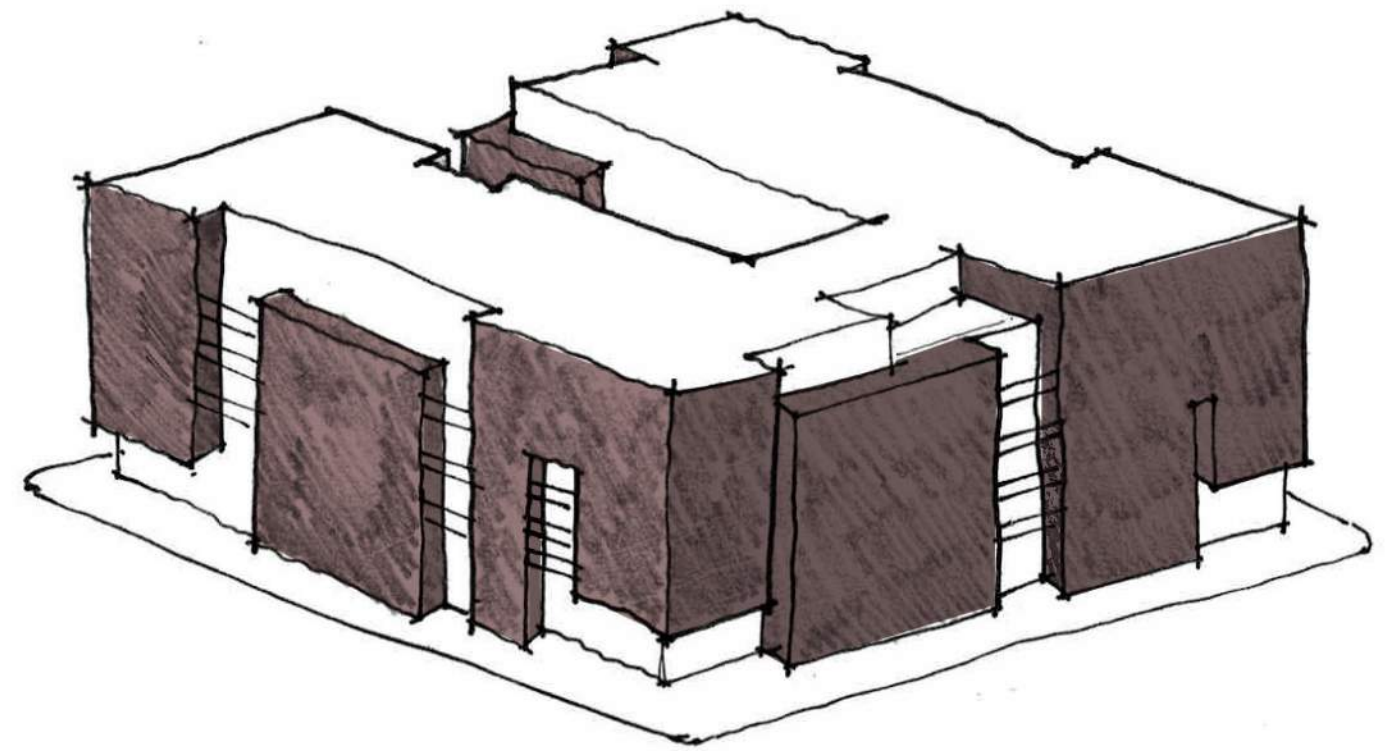




FACADE DIAGRAM



PLAN DIAGRAM



MASSING DIAGRAM



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



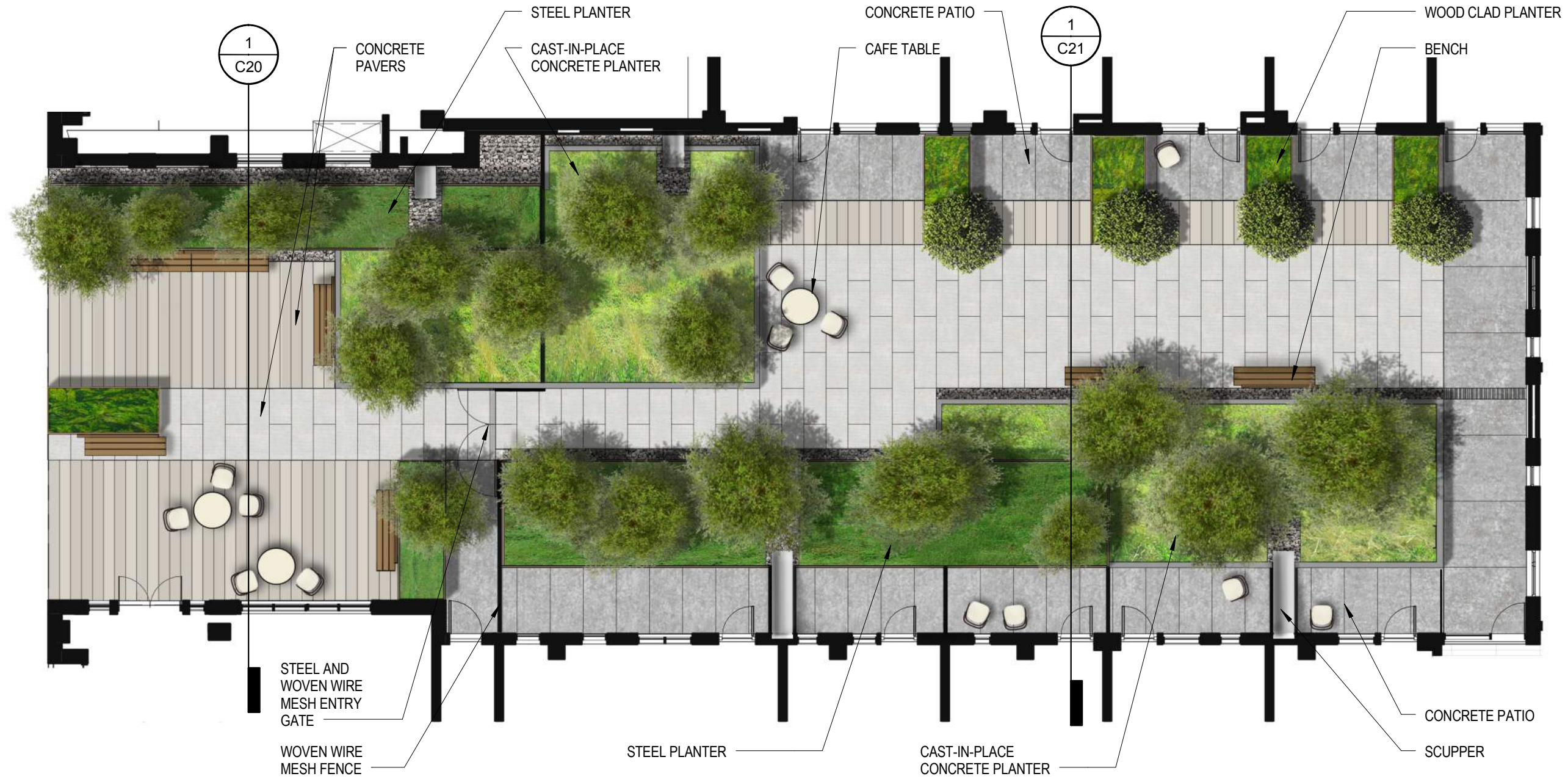
CALIFORNIA GRAY RUSH



ORANGE SEDGE

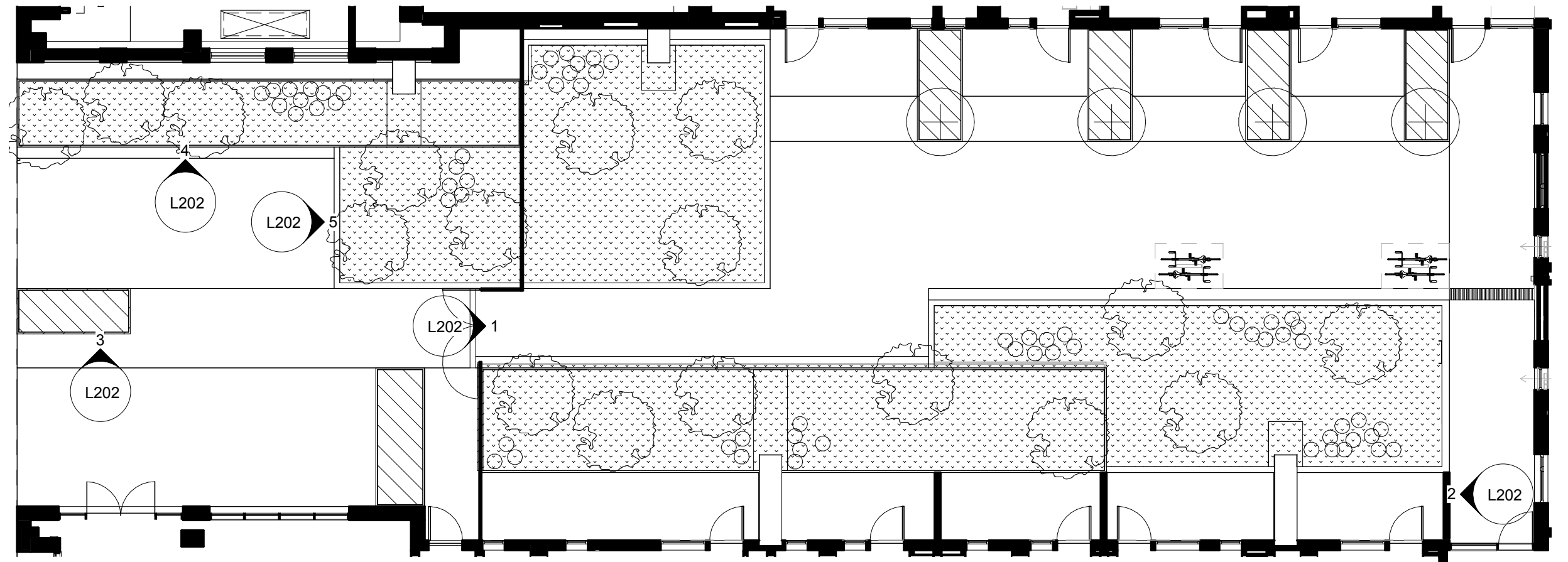


SWORD FERN

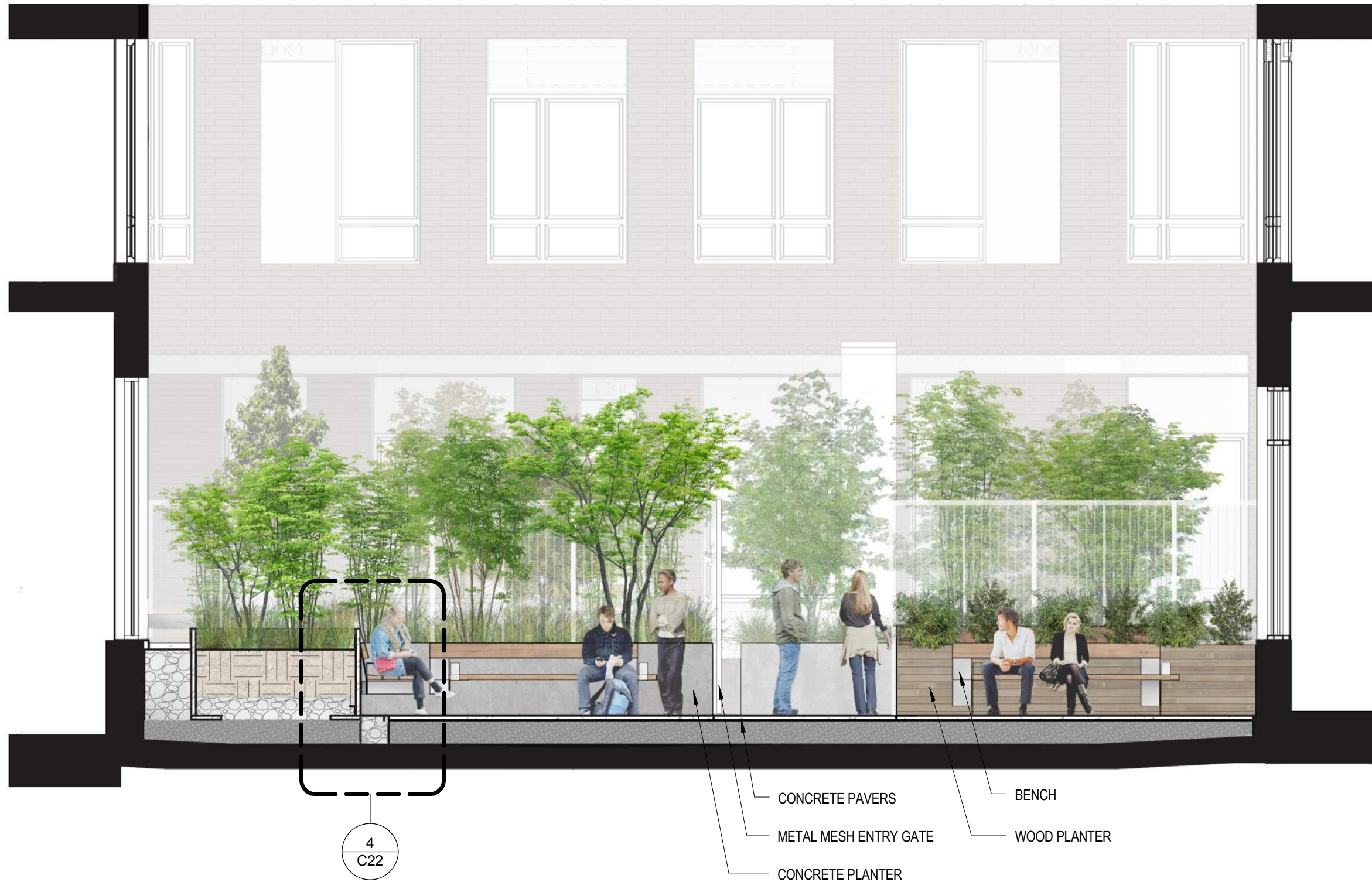


PLANT MATERIAL SCHEDULE

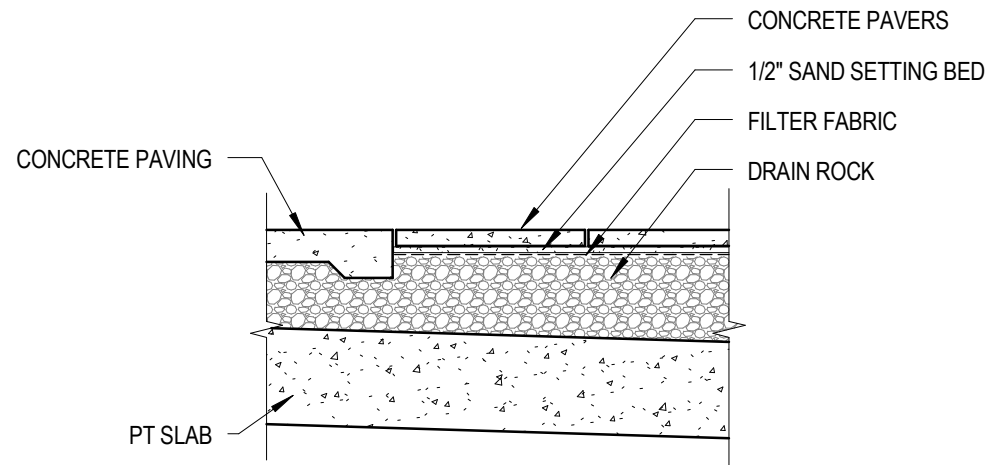
TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES		ACER CIRCINATUM	VINE MAPLE	3" CALIPER-MULTI TRUNK	PER PLAN
ENTRY TREES		PYRUS CALLERYANA 'CAPITOL'	CAPITOL PEAR	2.5" CALIPER	PER PLAN
SHRUBS		NANDINA DOMESTICA 'HARBOUR DWARF'	HEAVENLY BAMBOO	5-GALLON	24" ON-CENTER
		CORNUS SERICEA	RED-TWIG DOGWOOD	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



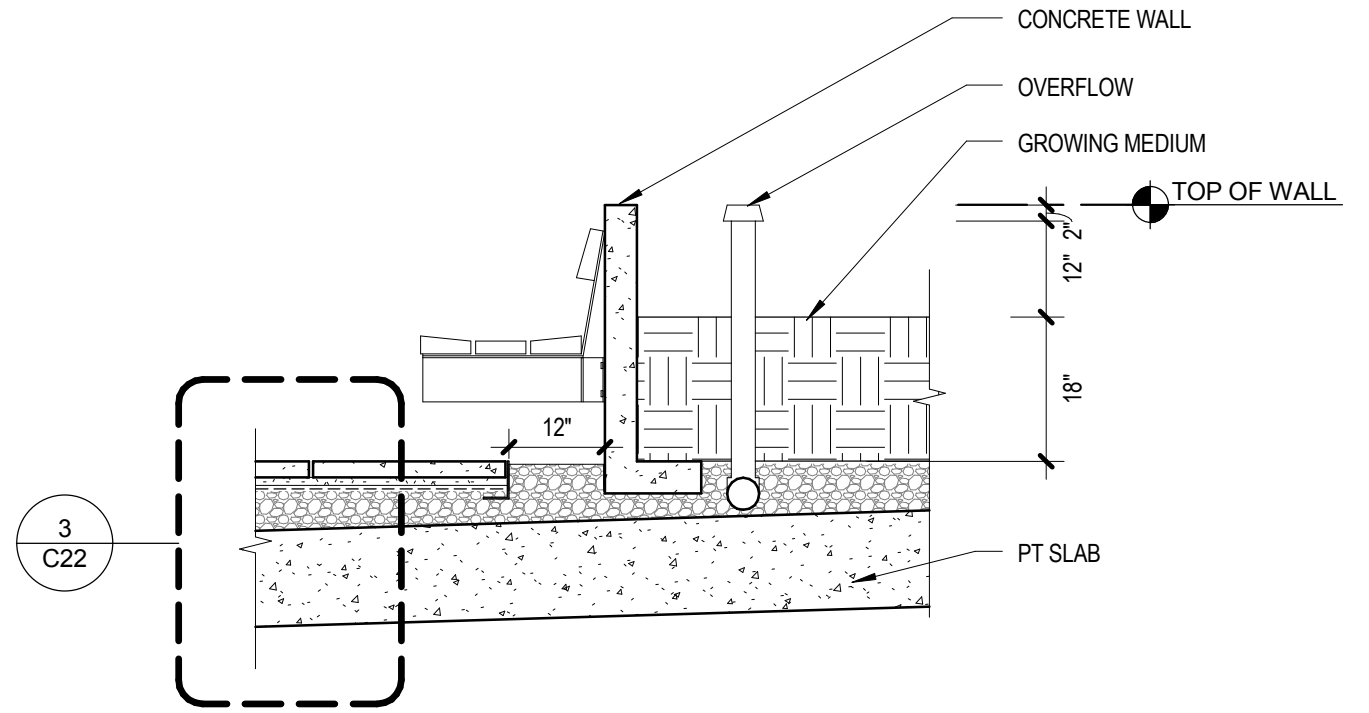
COURTYARD PLANTING PLAN 1



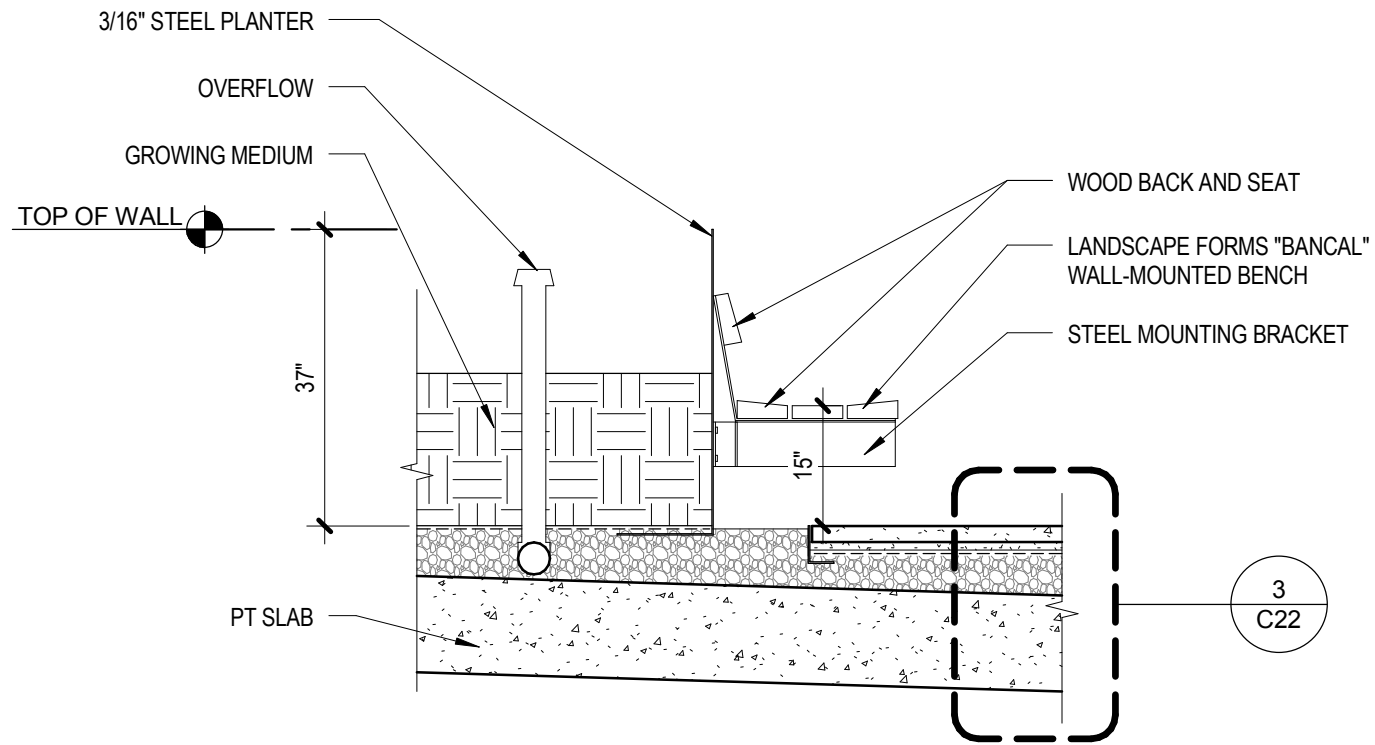




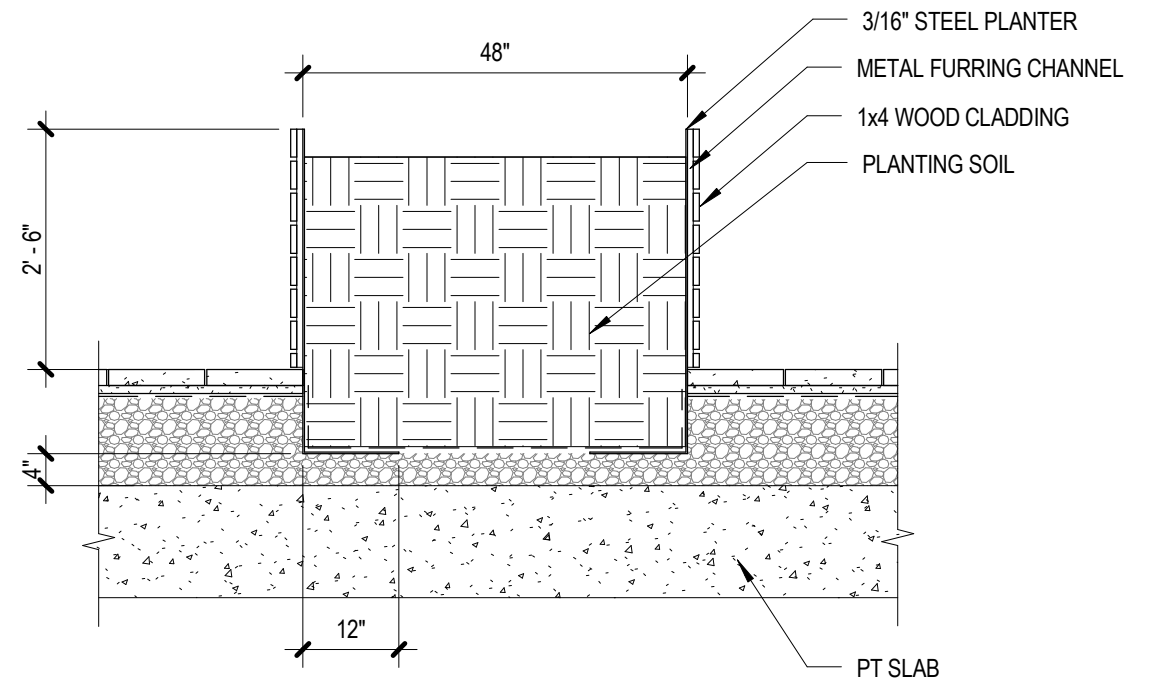
PAVER DETAIL 3



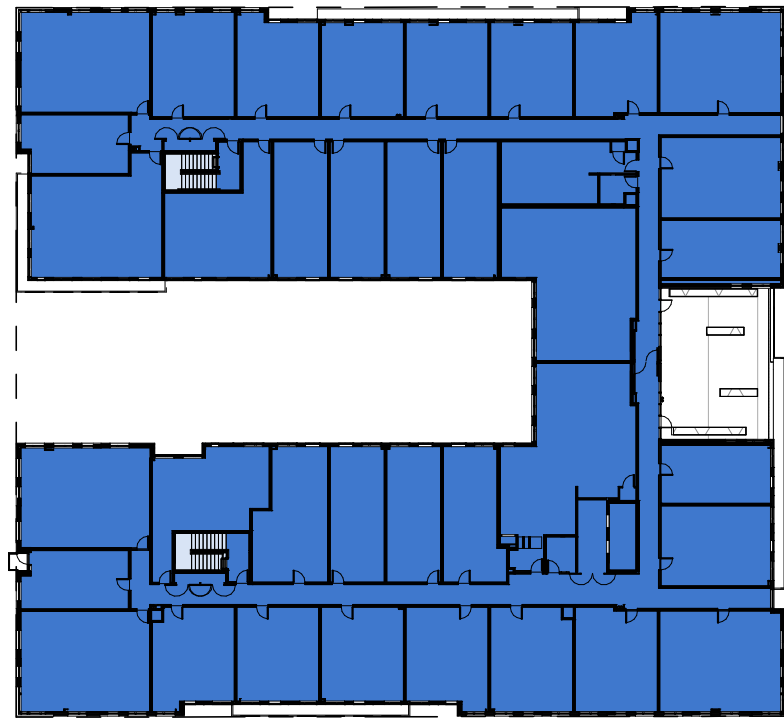
CONCRETE PLANTER (LOW) AT PAVERS 1



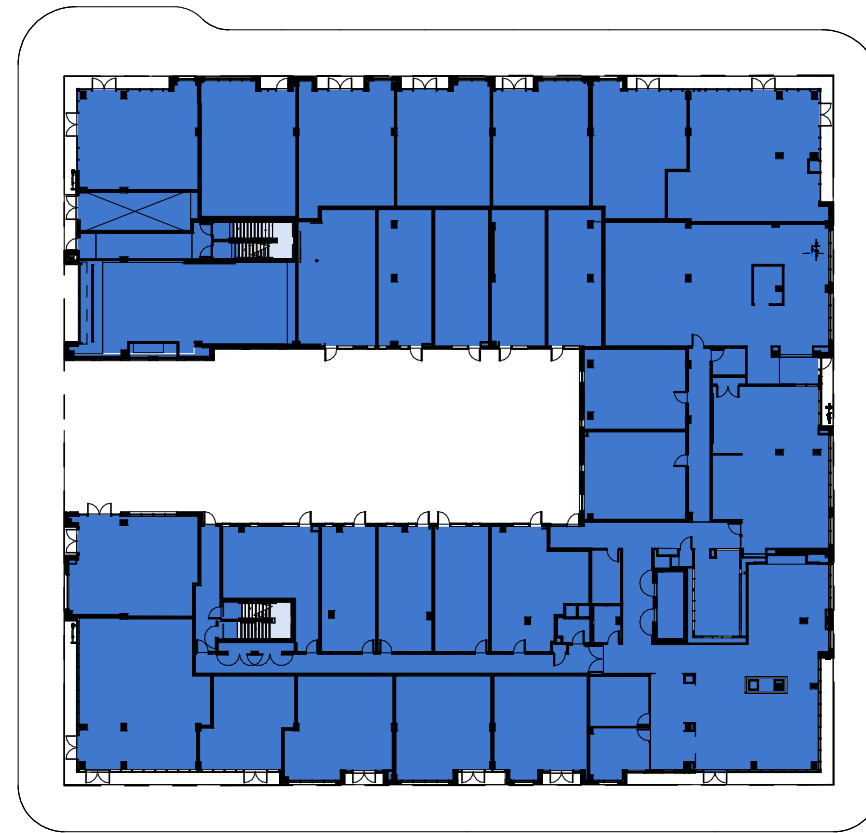
STEEL PLANTER (HIGH) AT PAVERS 4



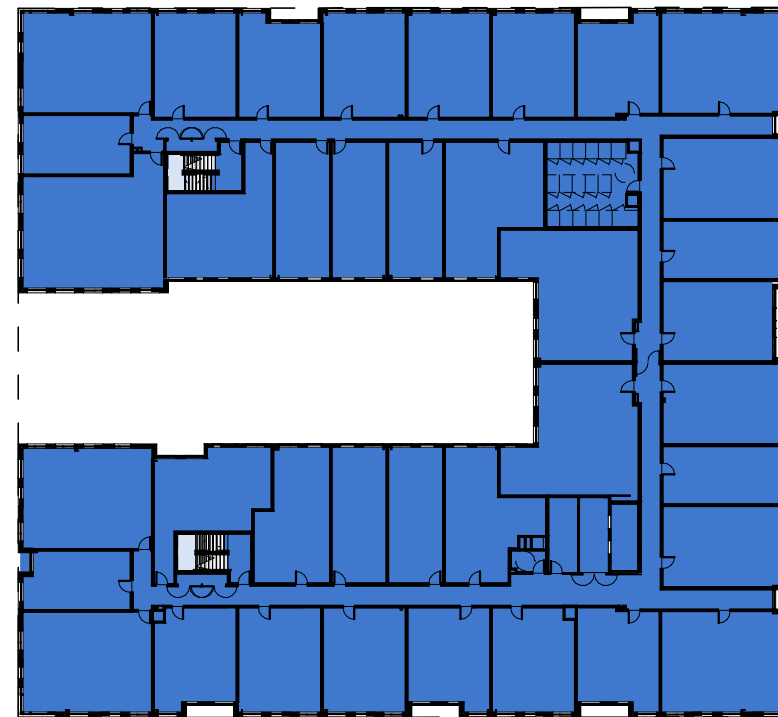
WOOD CLAD PLANTER 2



LEVEL 6 ③

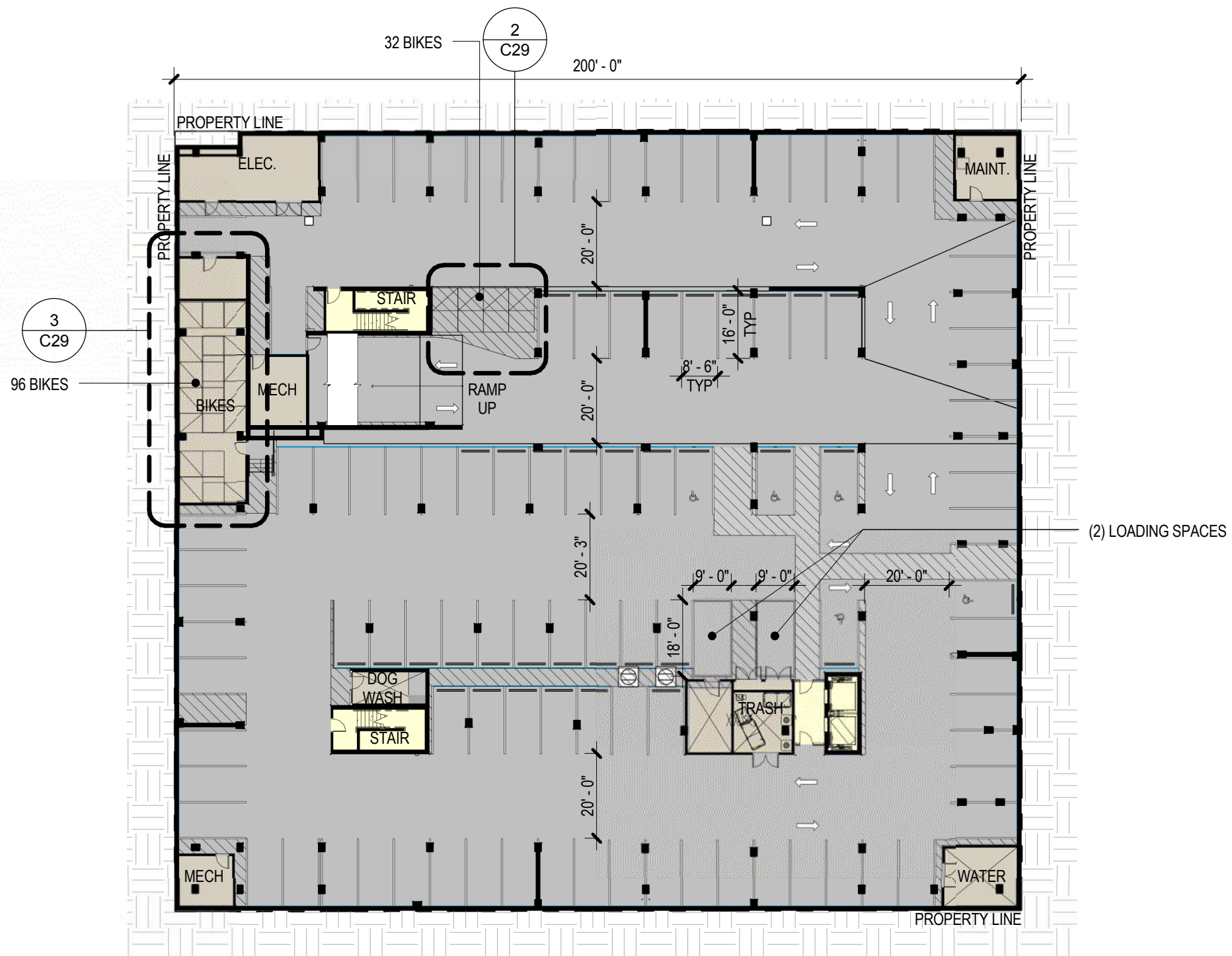


LEVEL 1 ①



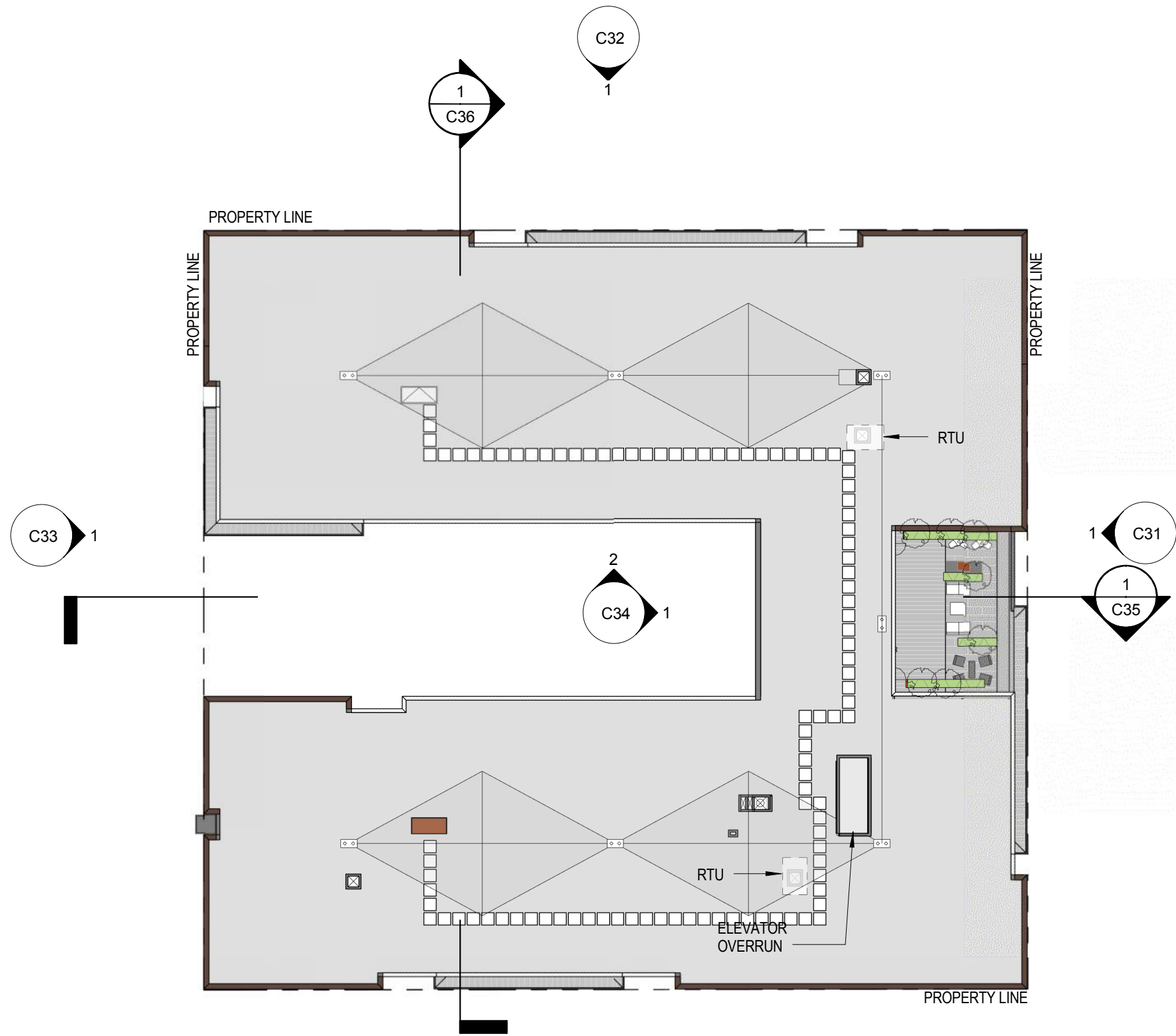
LEVELS 2-5 ②

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/>	<hr/>
182,899 SF	FAR TOTAL
332,235 SF	ALLOWABLE









BICYCLE PARKING

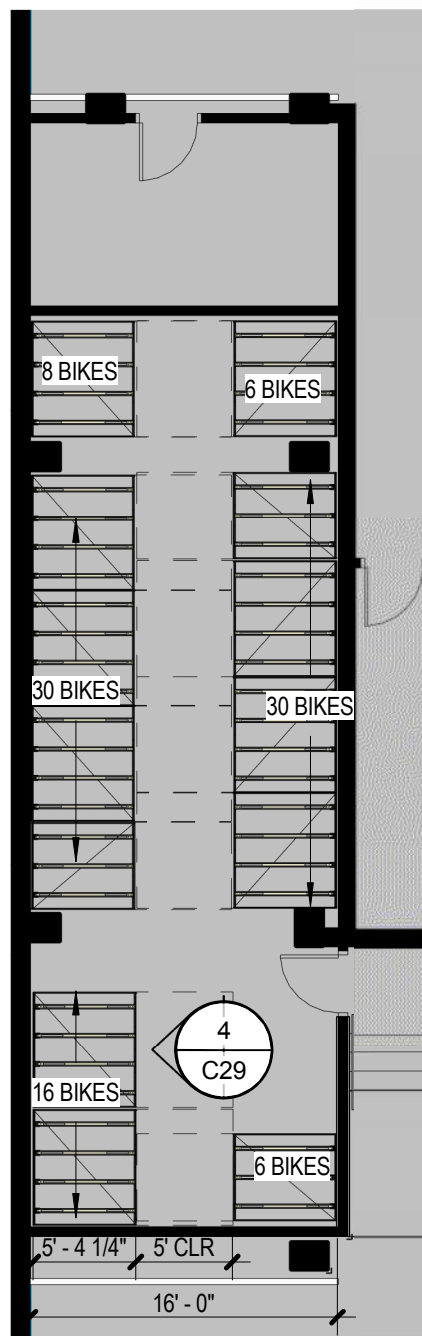
PER CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 266-6

LONG TERM BIKE PARKING REQUIREMENT:

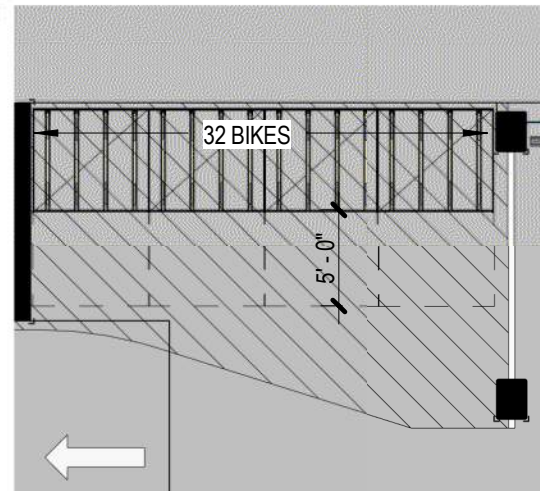
RESIDENTIAL: 1.5 PER 1 UNIT ∴ 200 UNITS X 1.5 = 300 SPACES REQUIRED
 RETAIL SALES: 2, OR 1 PER 12,000 SF; (11,468 SF RETAIL AREA) ∴ 2 SPACES REQUIRED
 TOTAL: 302 - 302 PROVIDED

SHORT TERM BIKE PARKING REQUIREMENT:

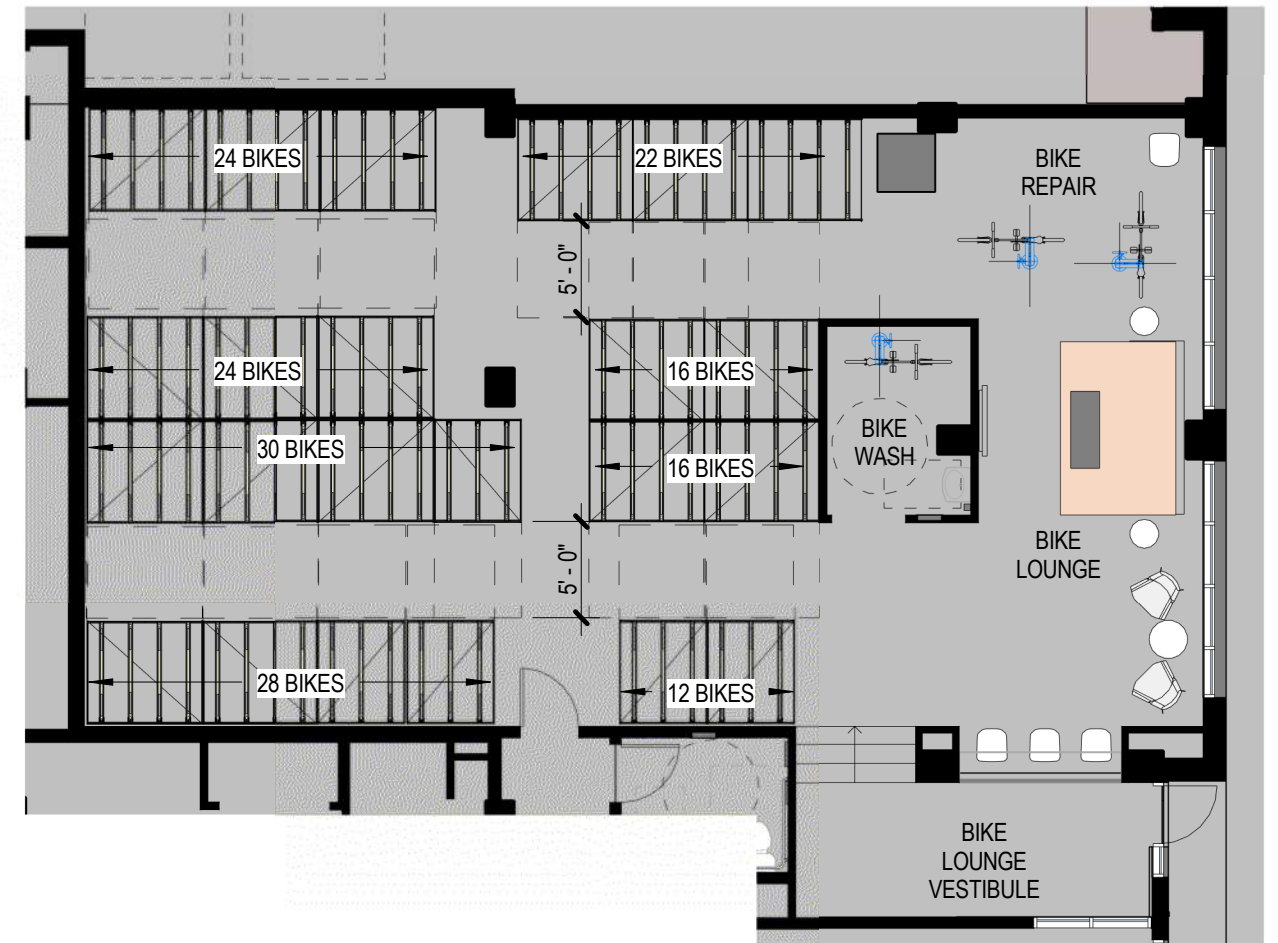
RESIDENTIAL: 1 SPACE PER 20 UNITS ∴ 200 UNITS/20 = 10 SPACES REQUIRED
 RETAIL SALES: 2, OR 1 SPACE PER 5,000 SF; (11,468 SF RETAIL AREA) ∴ 3 SPACES REQUIRED
 TOTAL: 13 - 14 PROVIDED, SEE GROUND FLOOR PLAN



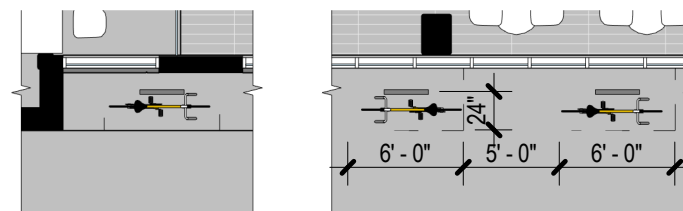
PARKING LEVEL BIKE ROOM (3)
96 LONG-TERM BIKE PARKING SPACES



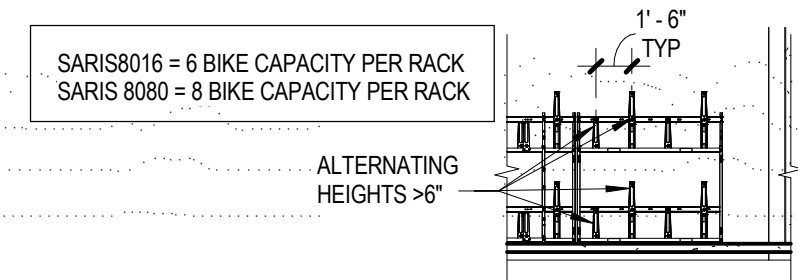
PARKING LEVEL BIKES (2)
32 LONG TERM BIKE PARKING SPACES



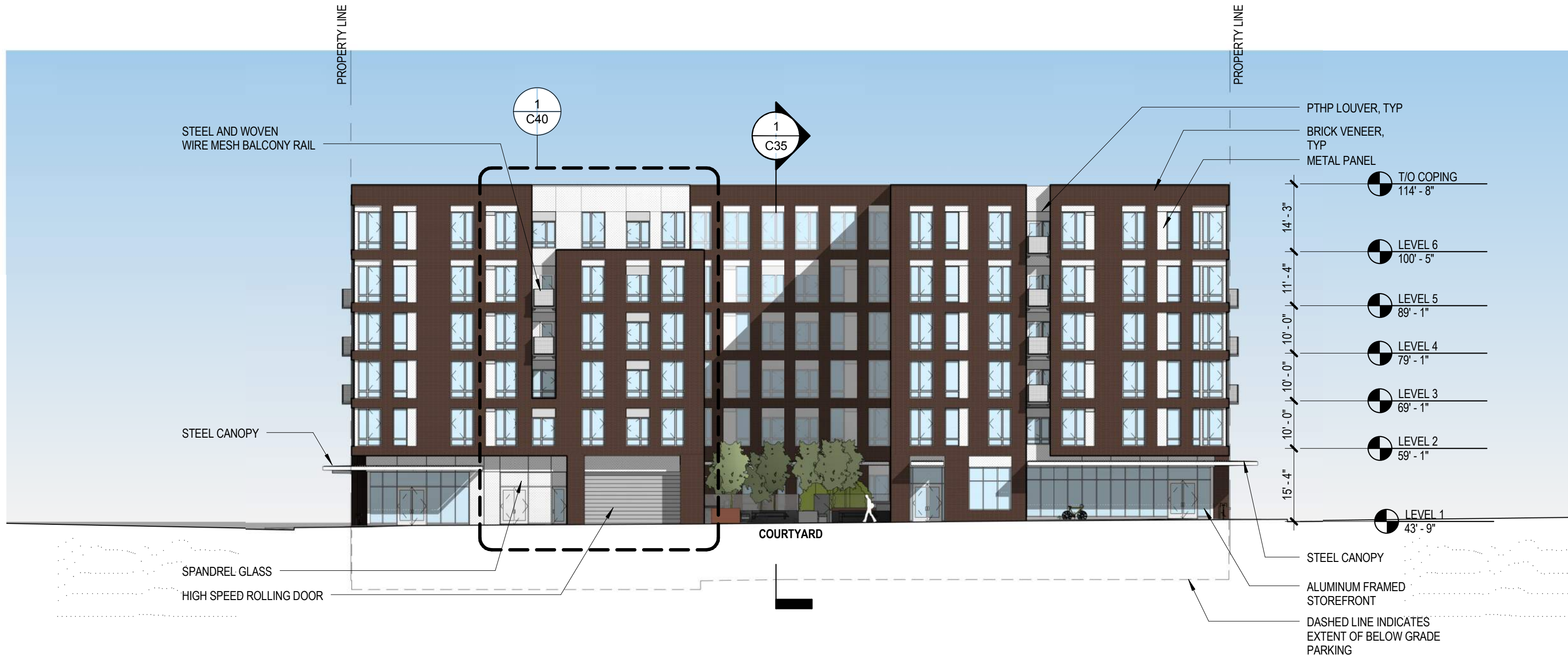
GROUND FLOOR BIKE ROOM (1)
174 LONG TERM BIKE PARKING SPACES

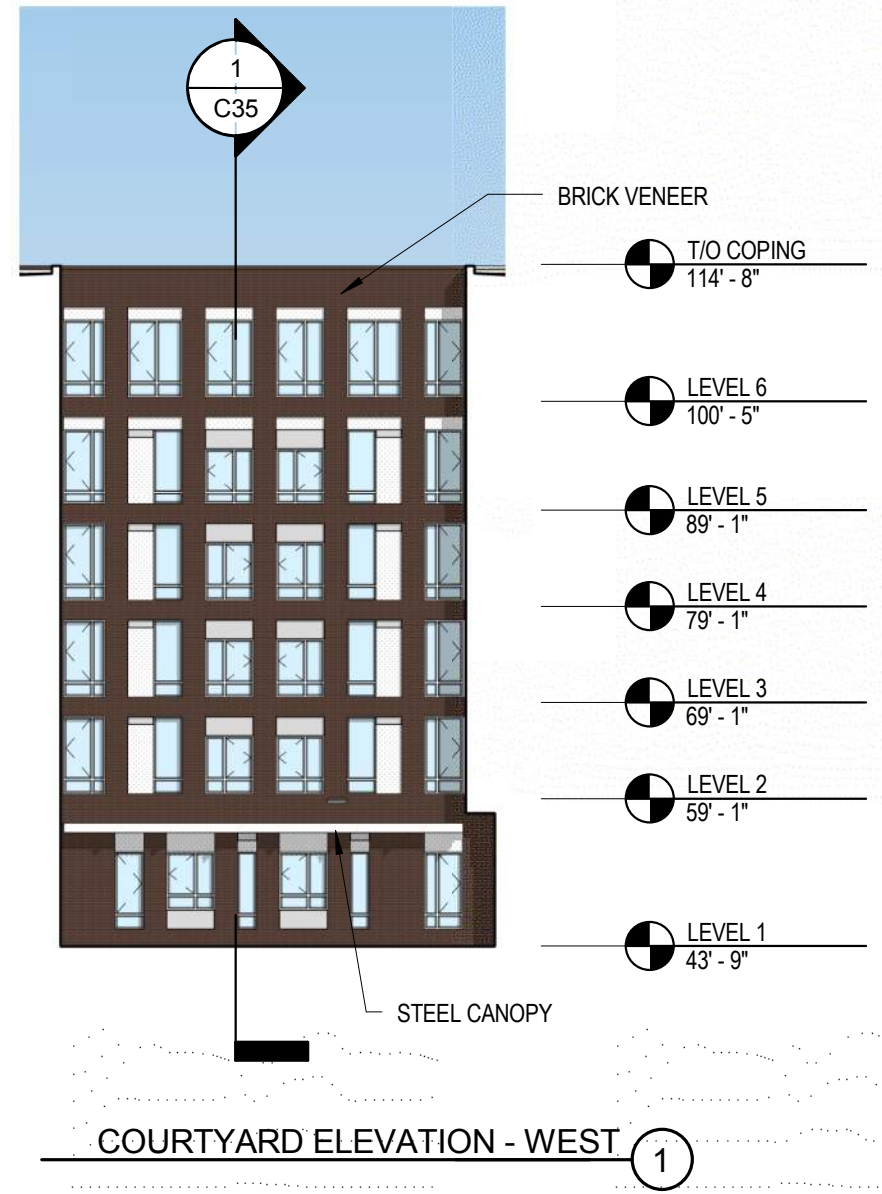
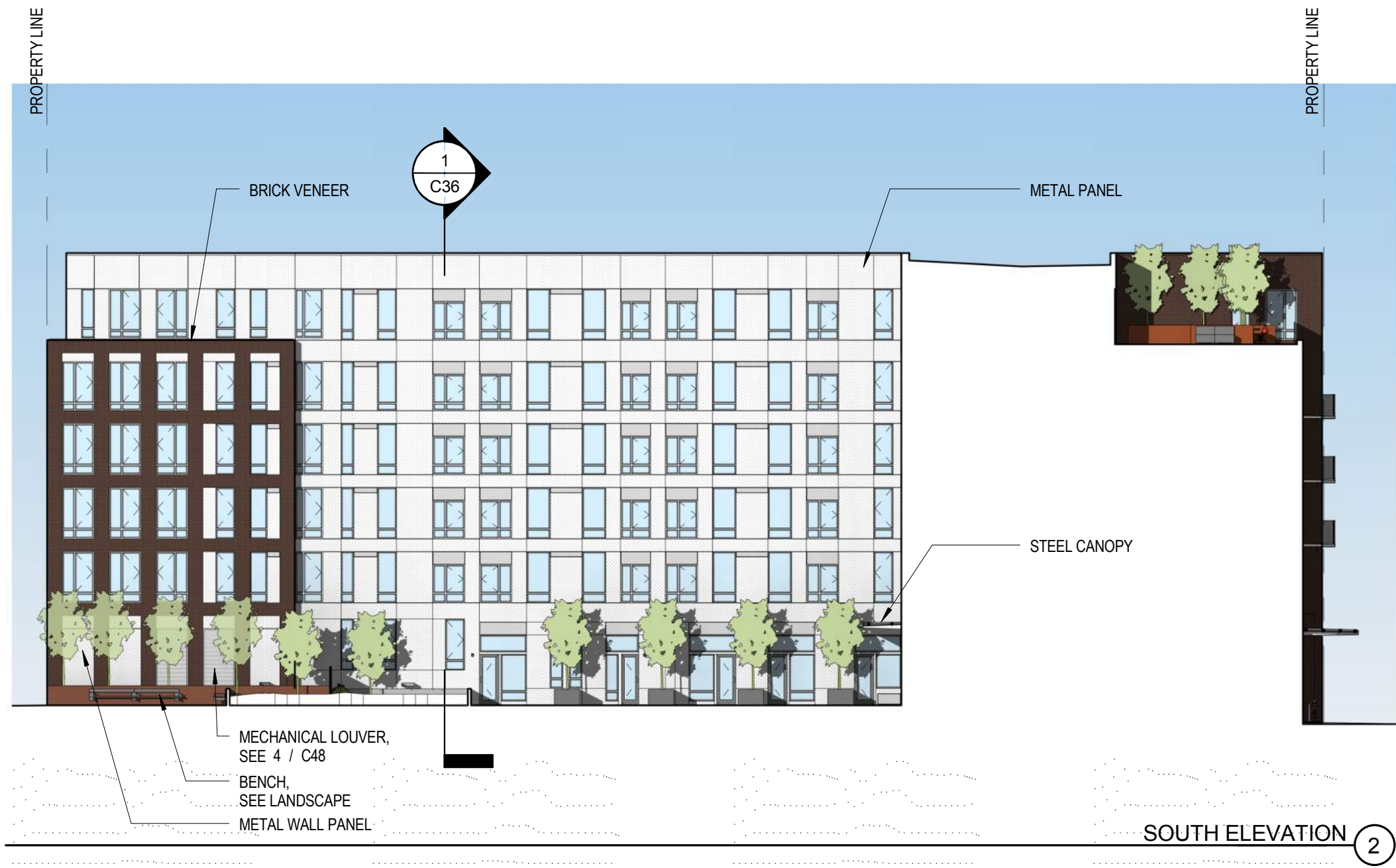


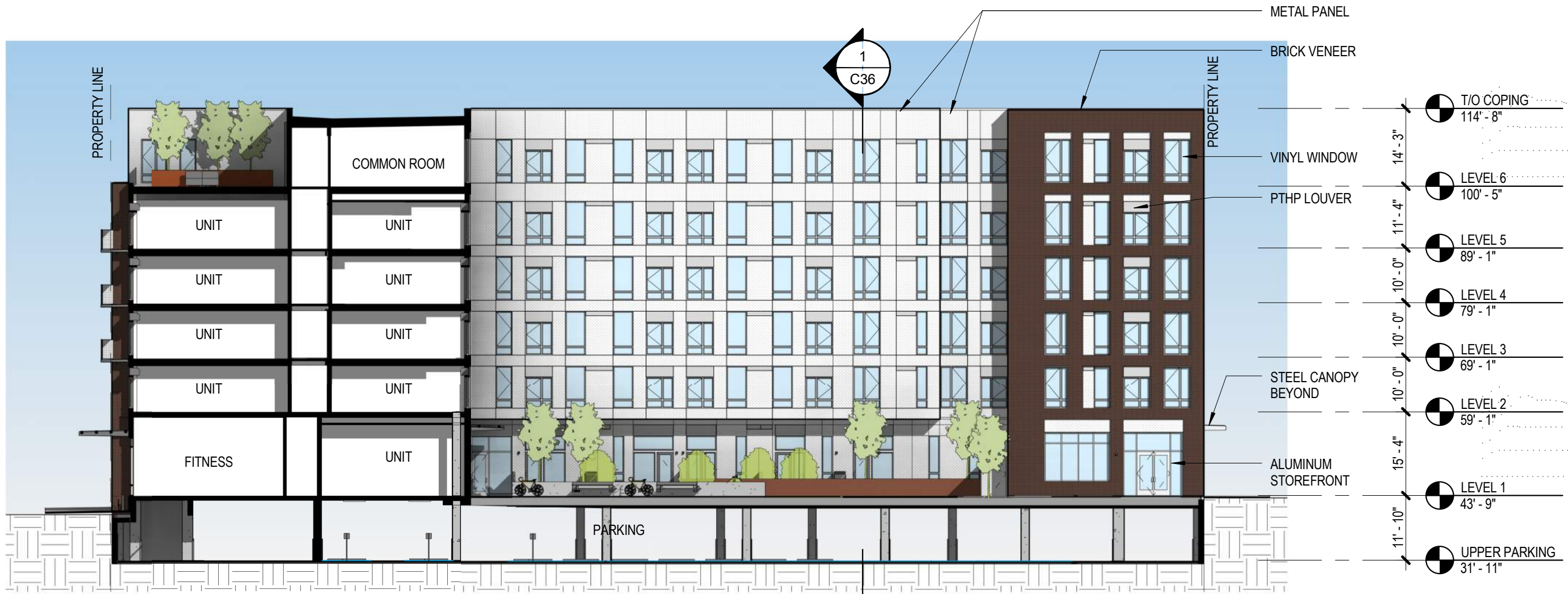
SHORT-TERM BIKE PARKING (5)

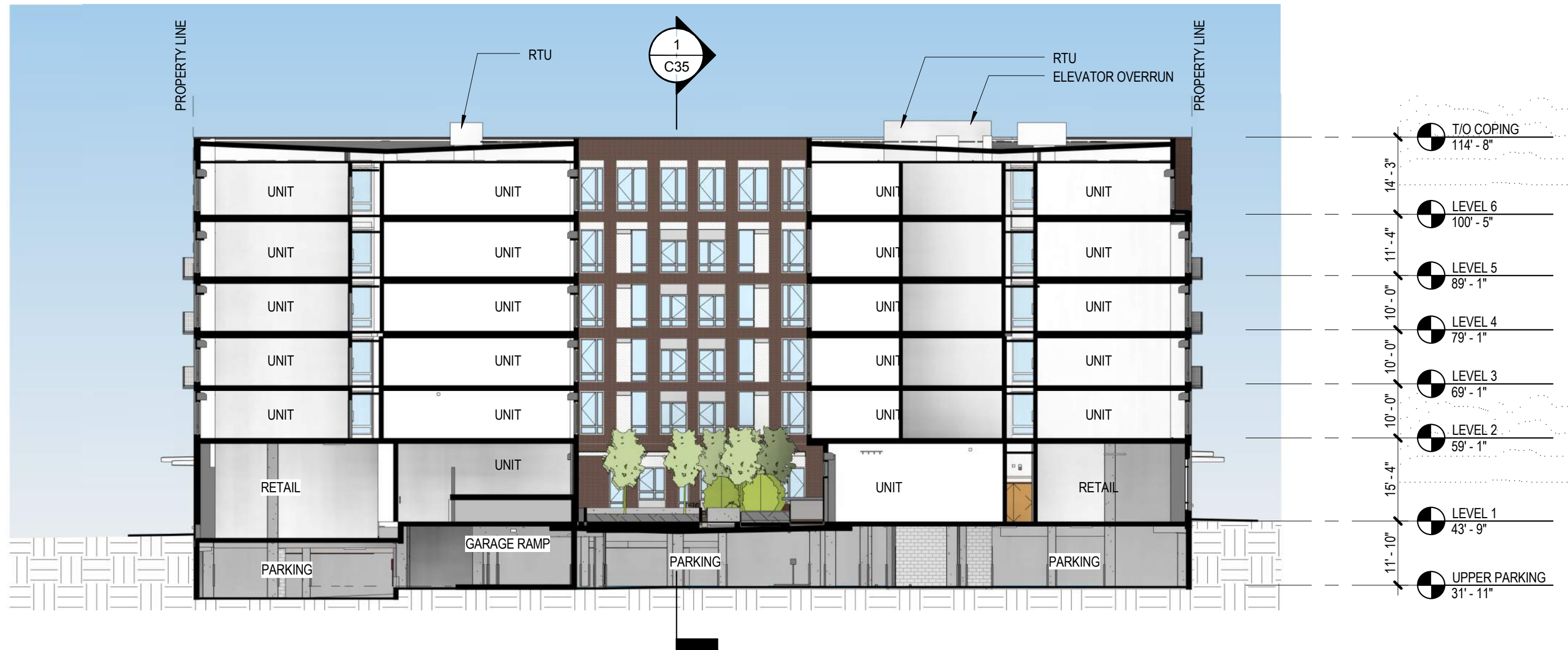


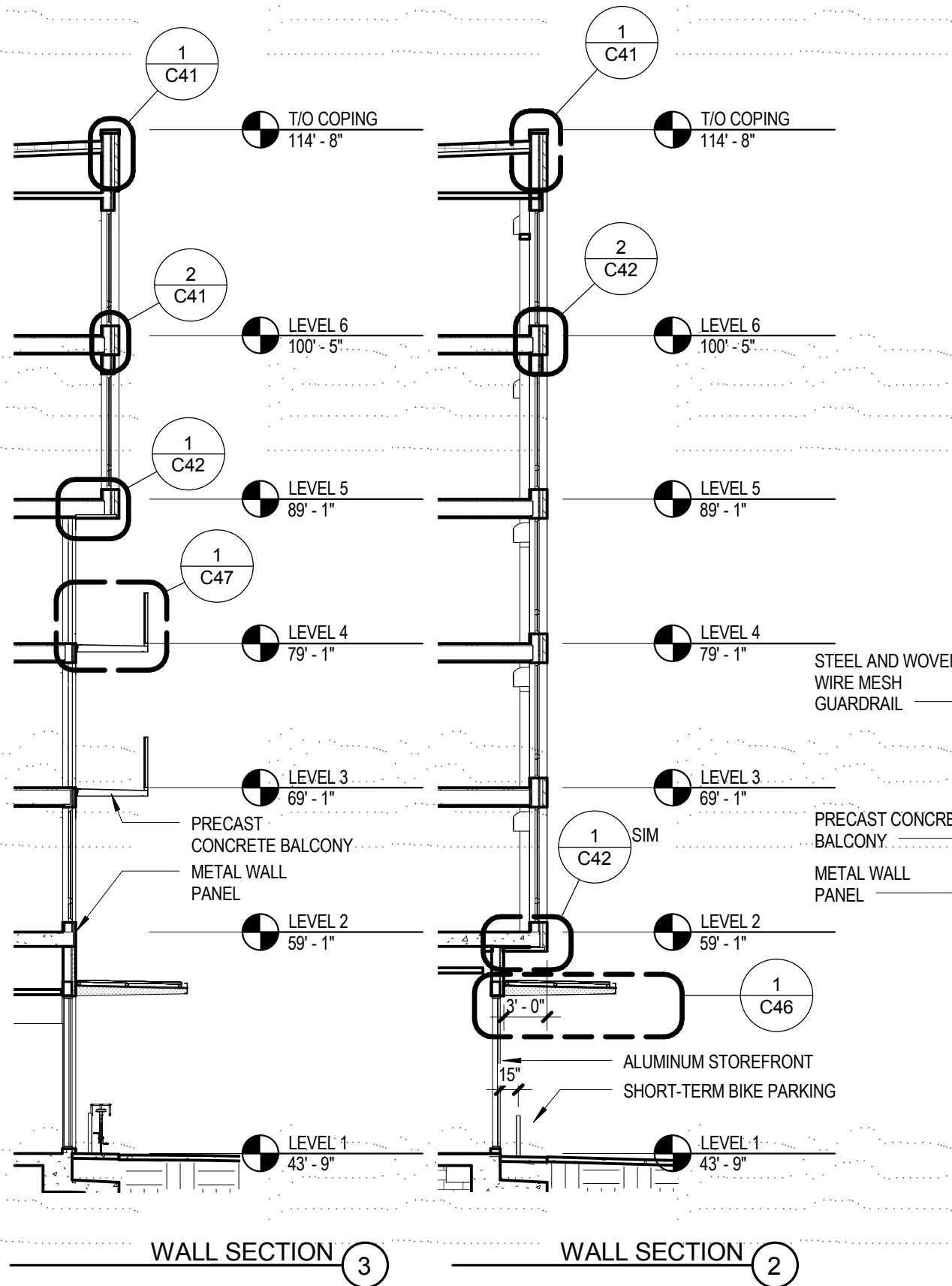
TYP BIKE RACK - FRONT (4)

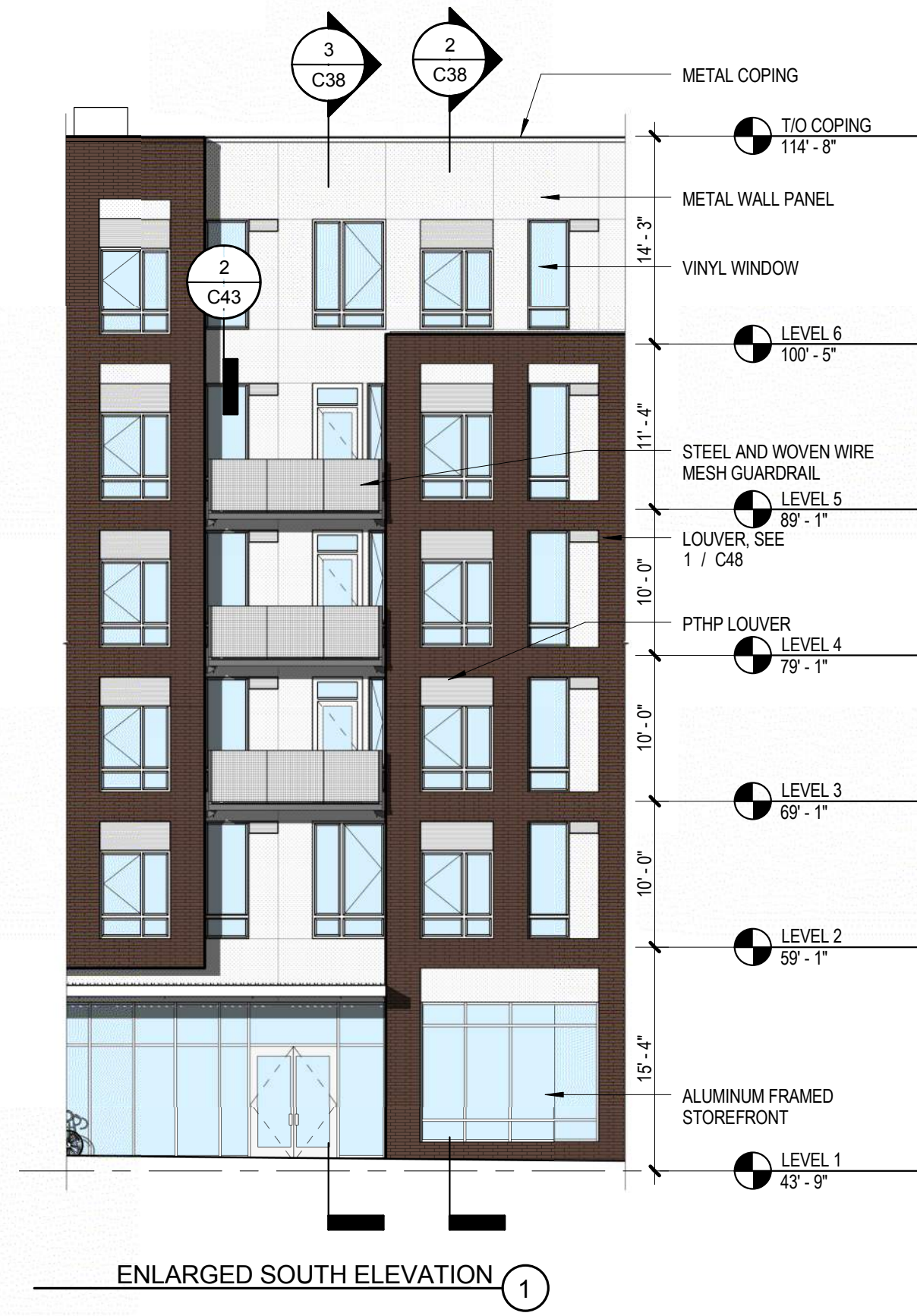
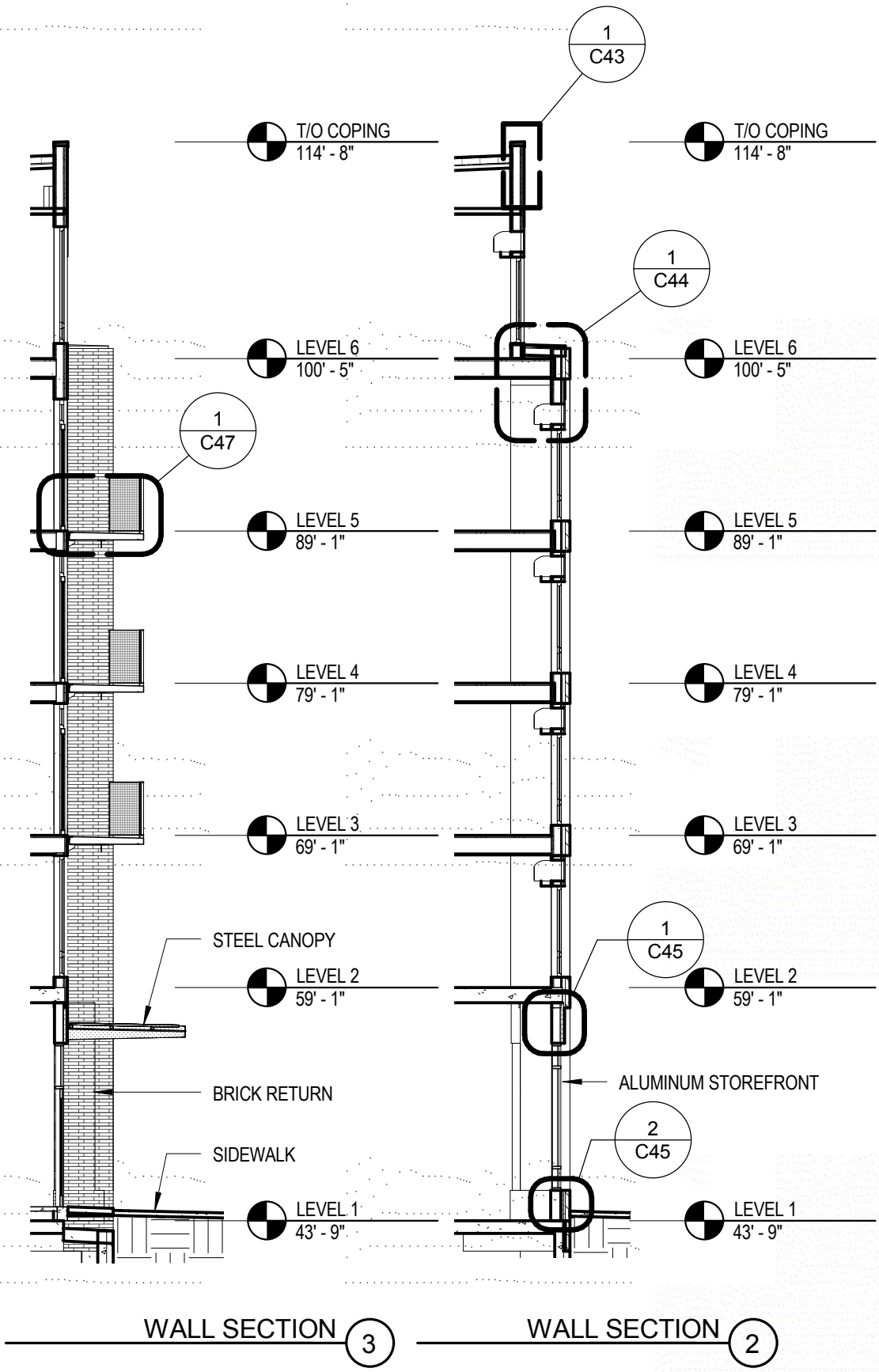


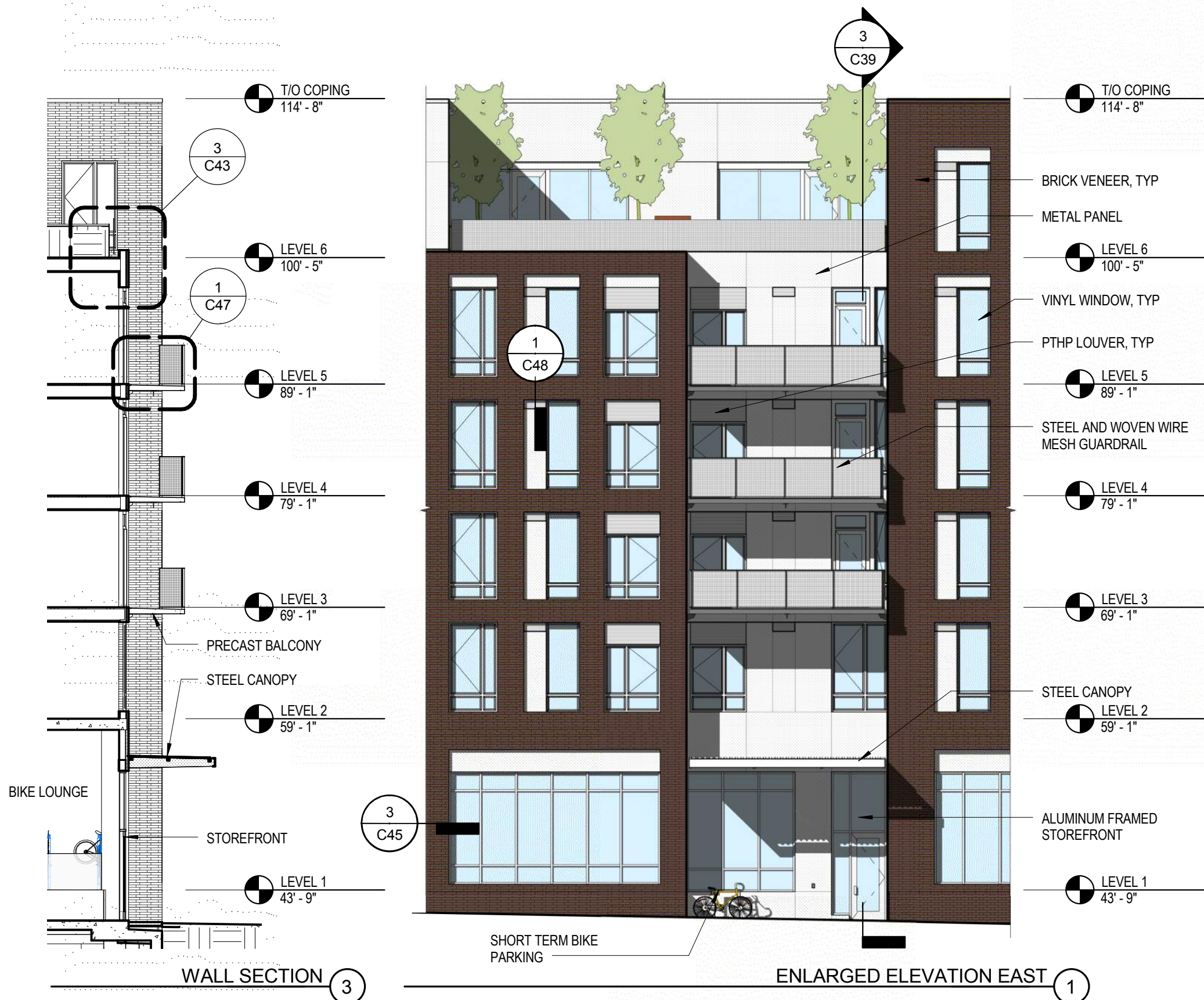


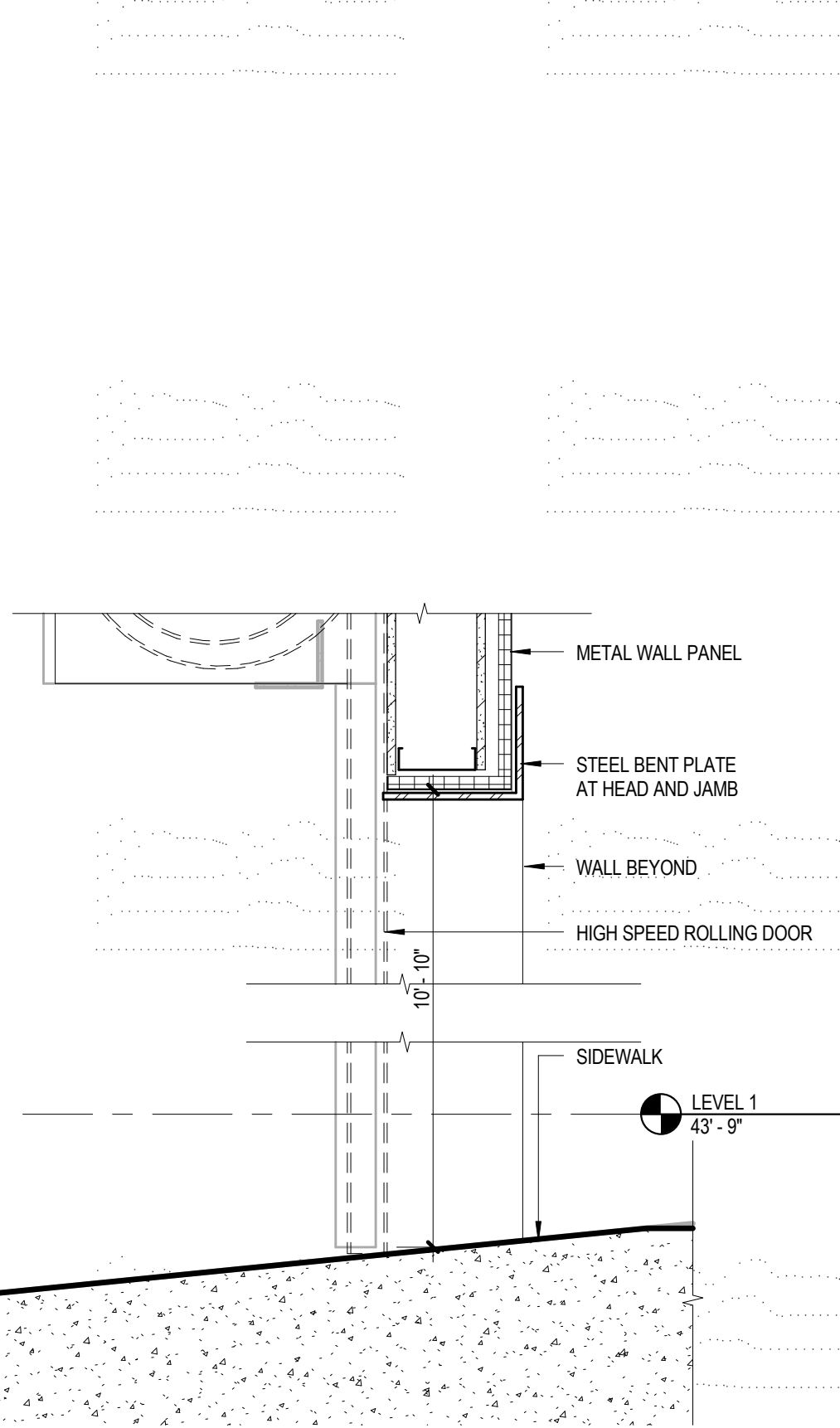




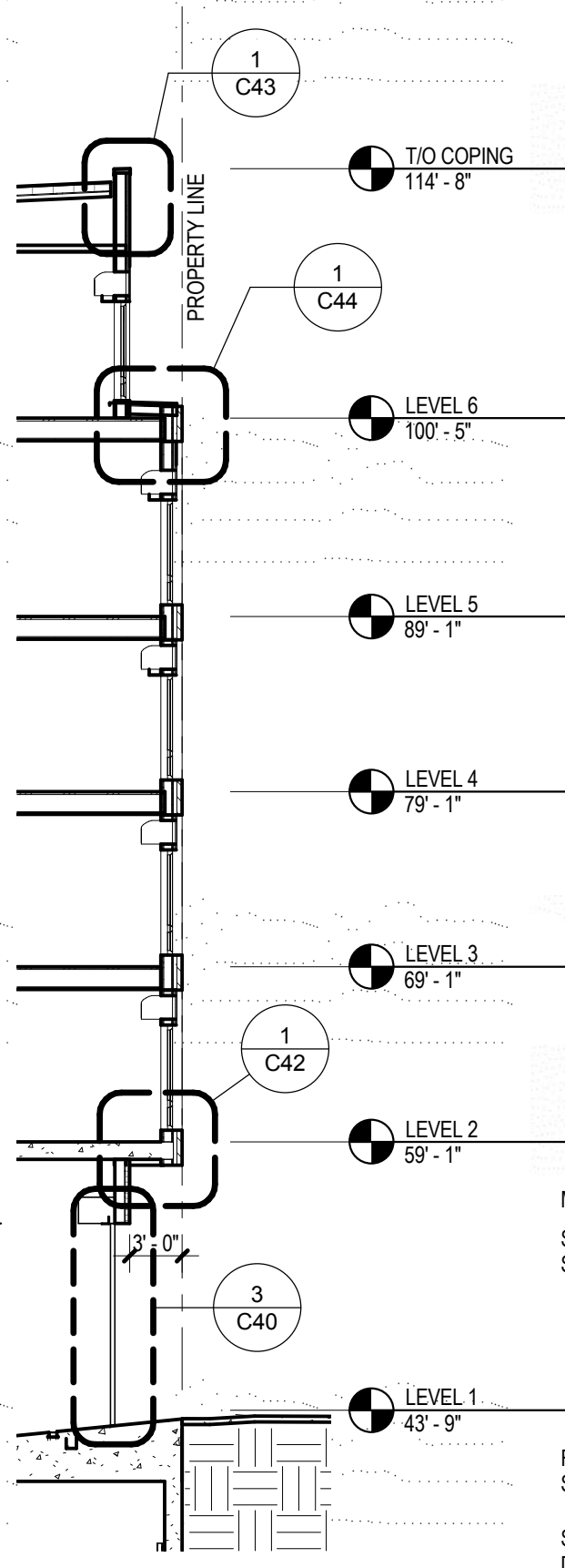




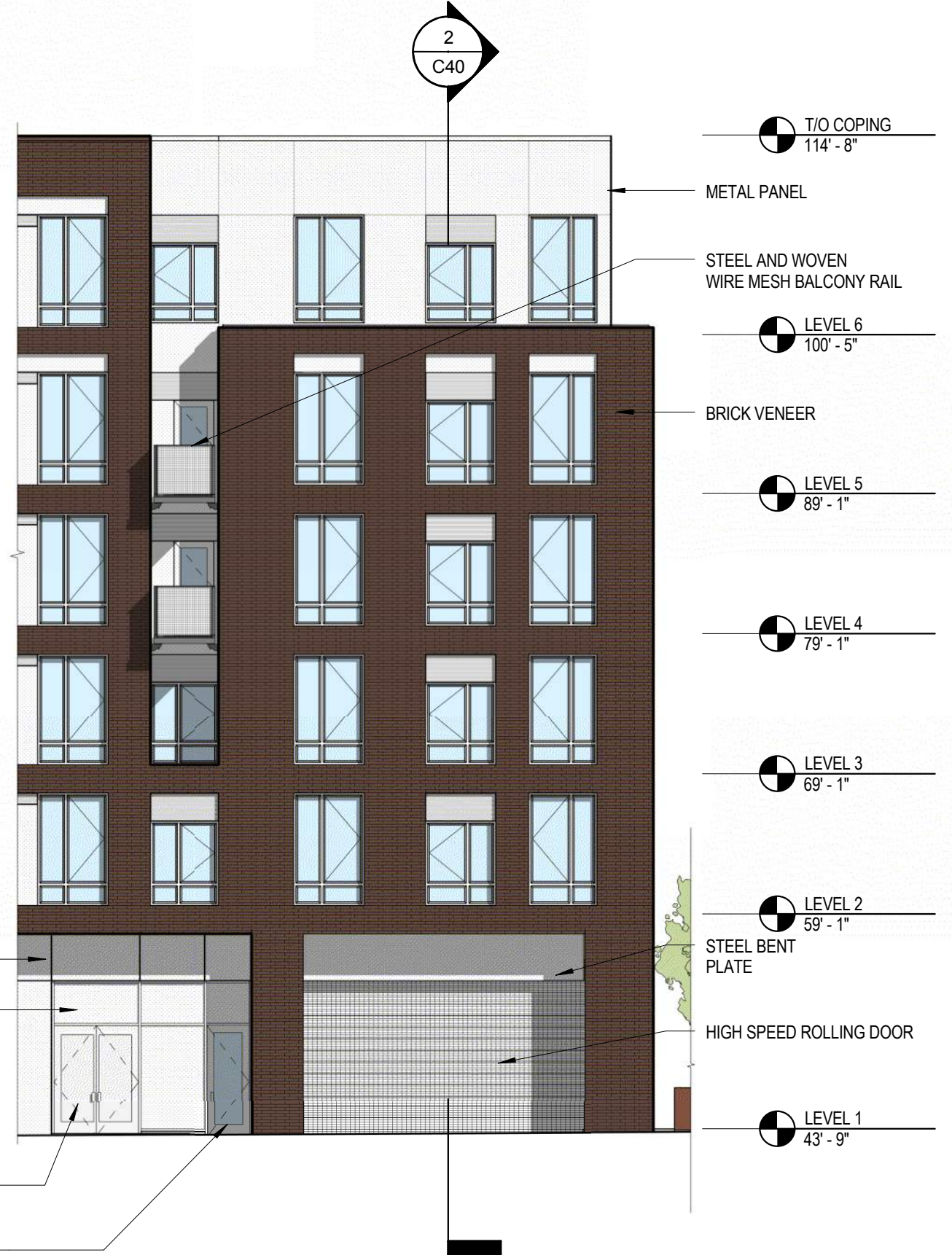




GARAGE GATE SECTION ③
1" = 1'-0"

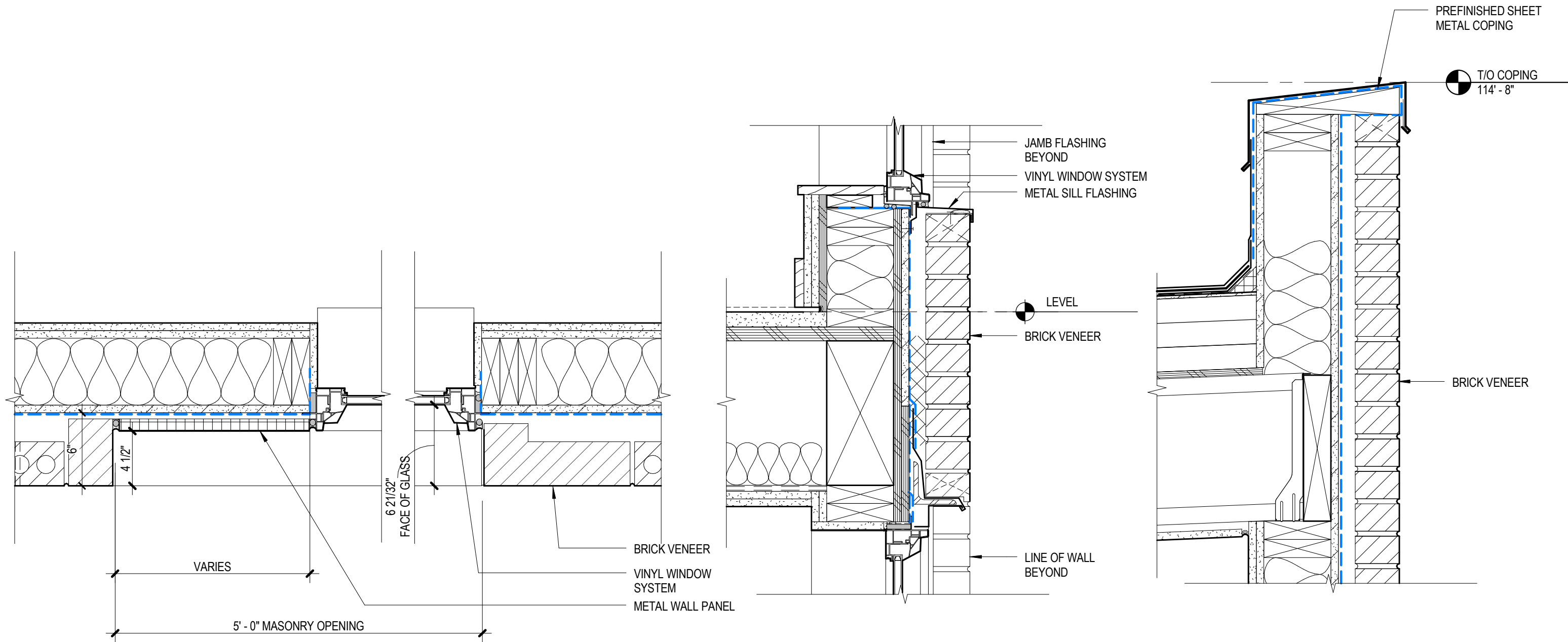


WALL SECTION ②



ENLARGED WEST ELEVATION ①



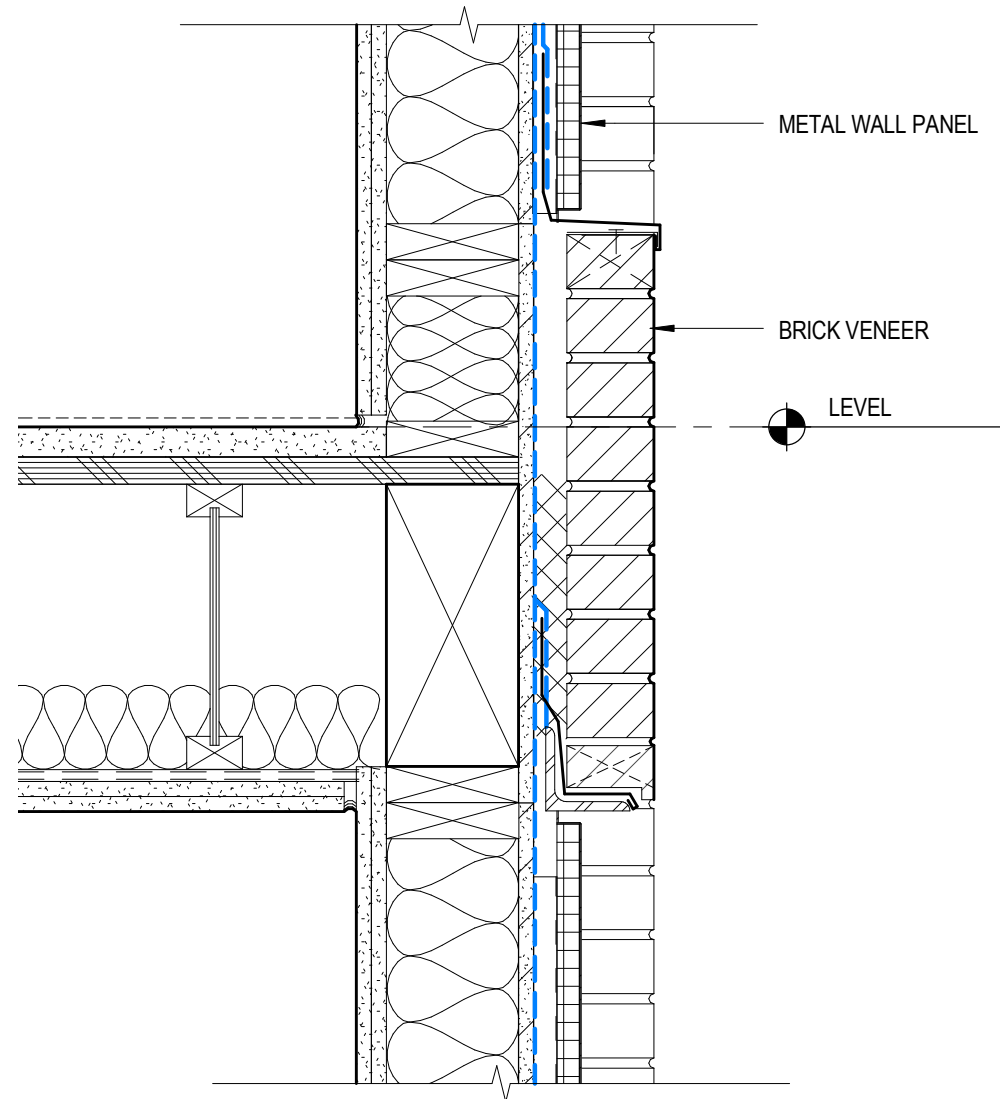


METAL PANEL TO BRICK TRANSITION
 1 1/2" = 1'-0" ④

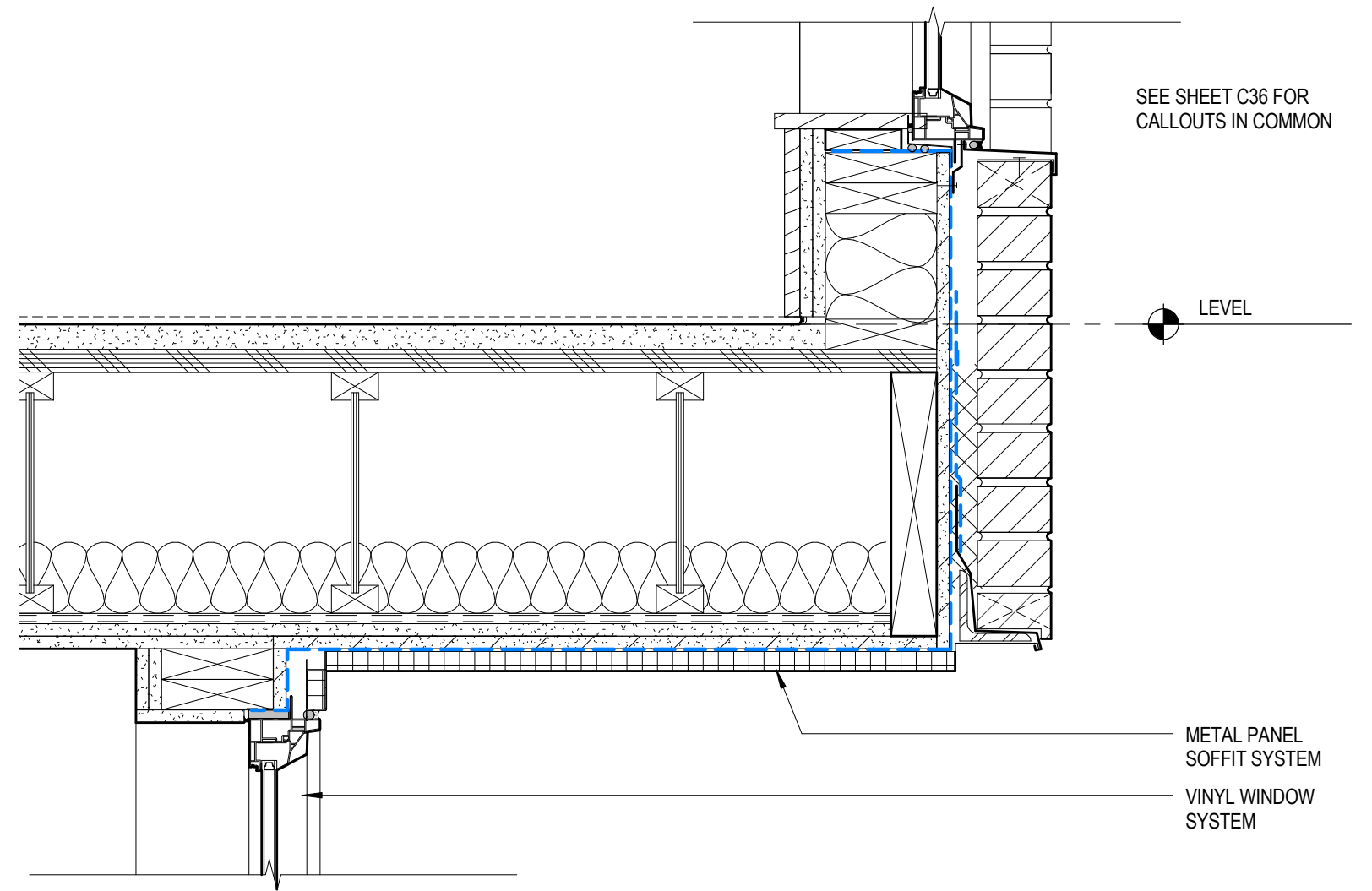
TYP WINDOW JAMB
 1 1/2" = 1'-0" ③

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

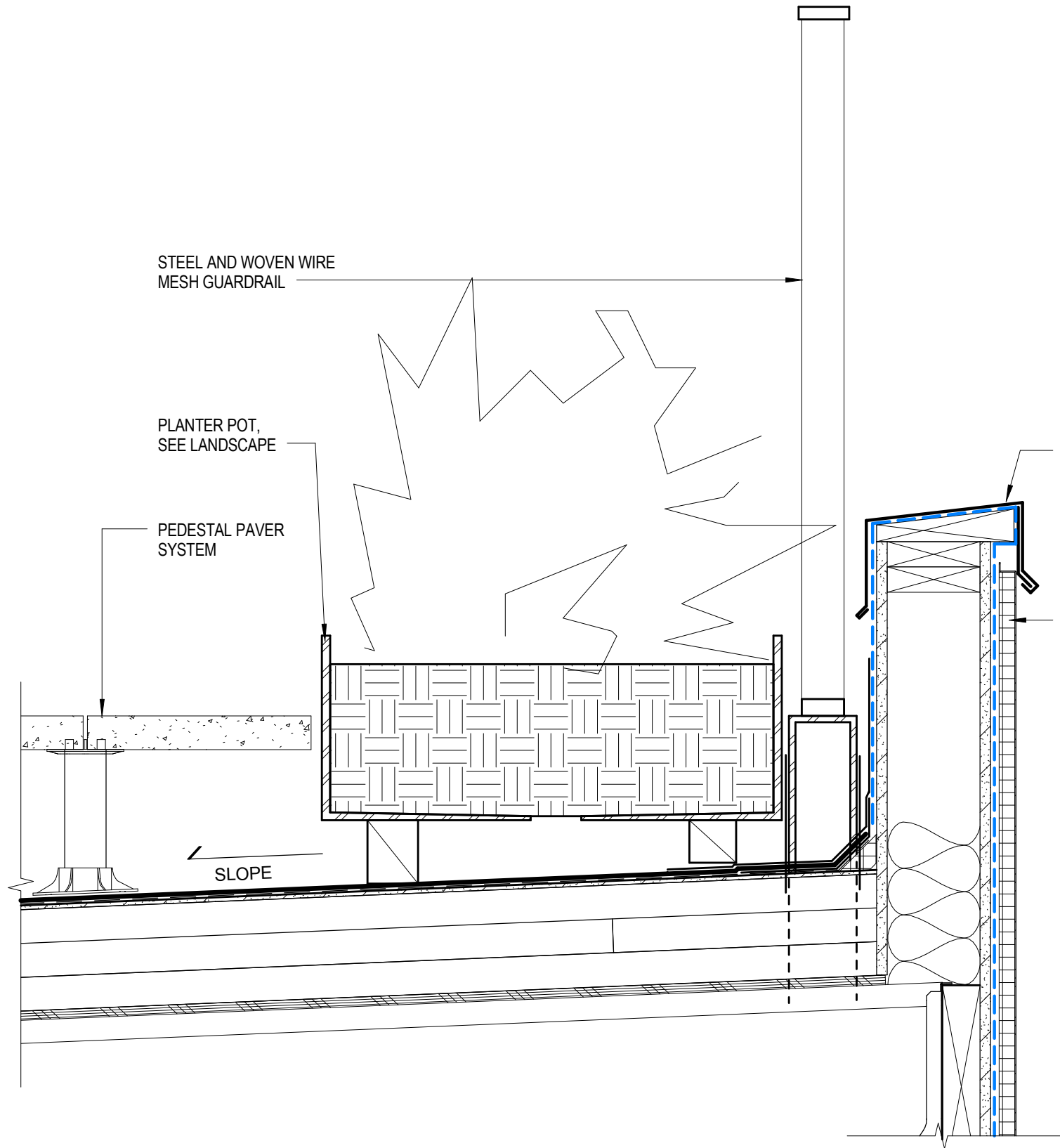
PARAPET AT BRICK
 1 1/2" = 1'-0" ①



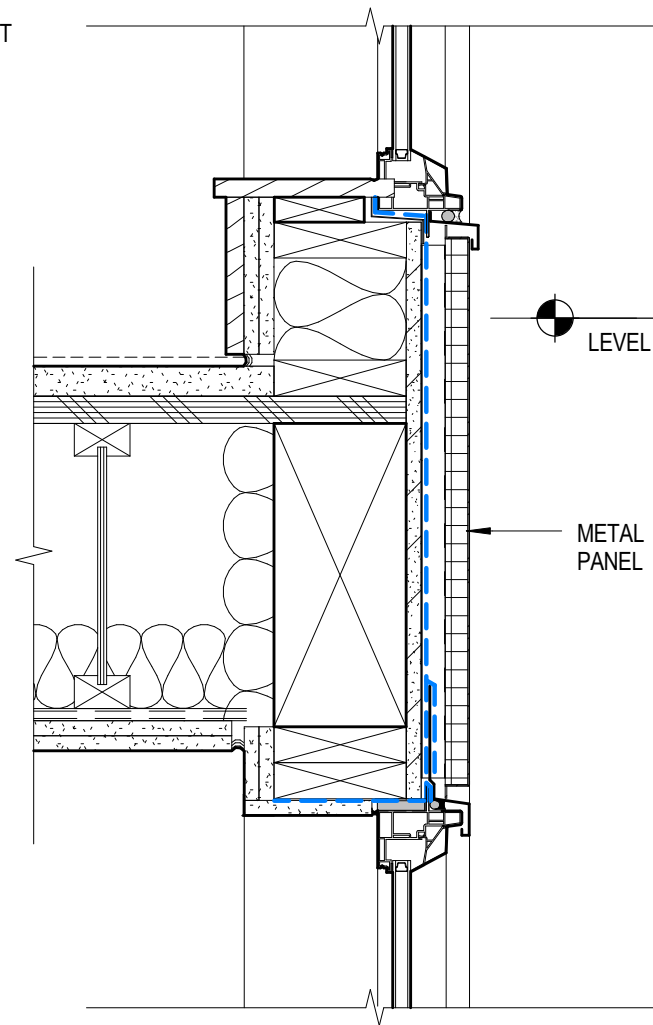
METAL PANEL HEAD/SILL AT BRICK ②
 1 1/2" = 1'-0"



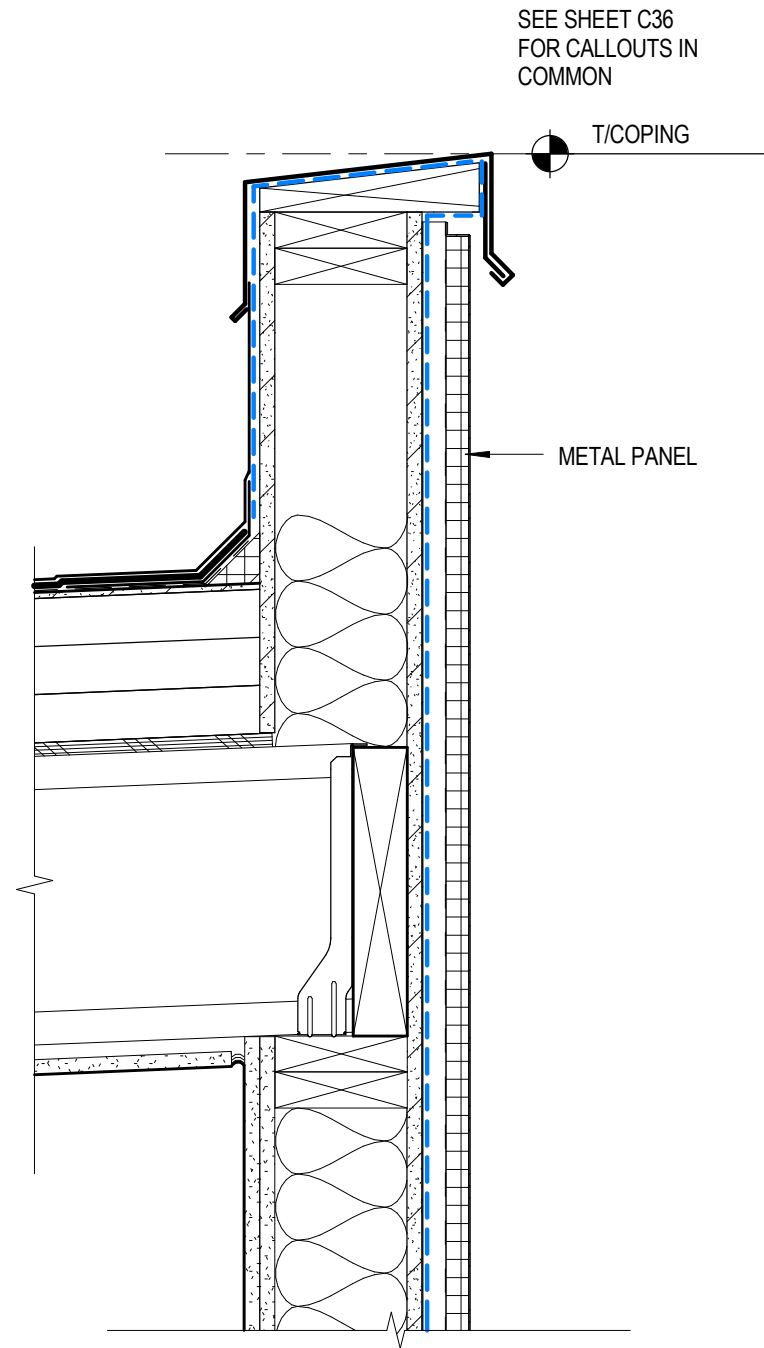
TYP SOFFIT AT BRICK ①
 1 1/2" = 1'-0"



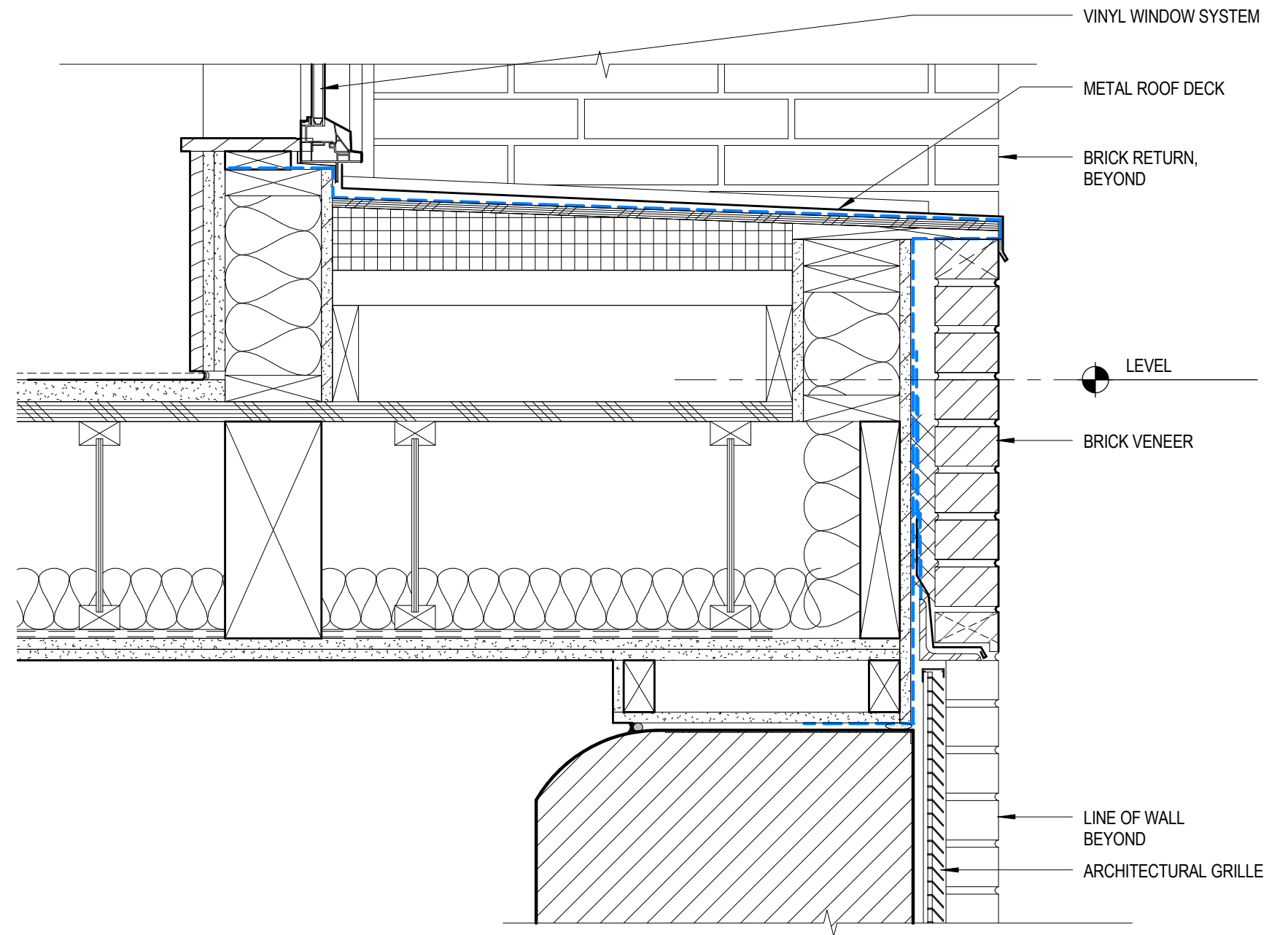
RAILING AT ROOF TERRACE ③
1 1/2" = 1'-0"



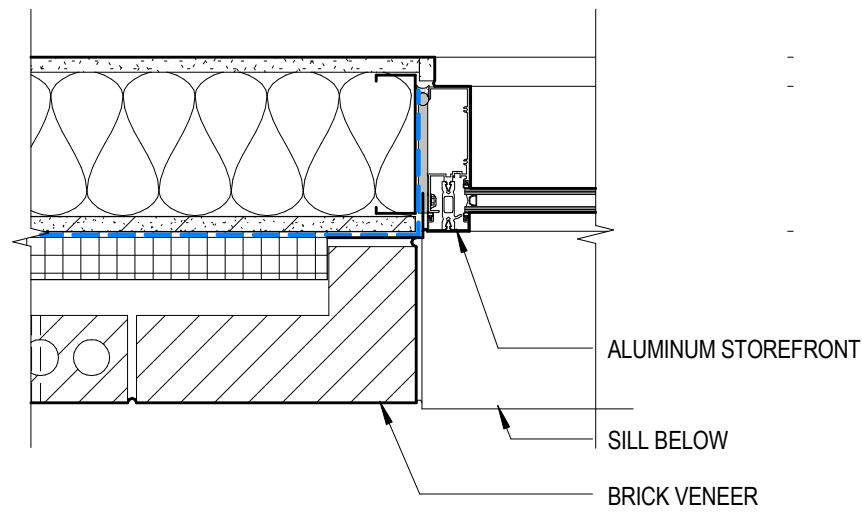
TYP HEAD & SILL AT METAL PANEL ②
1 1/2" = 1'-0"



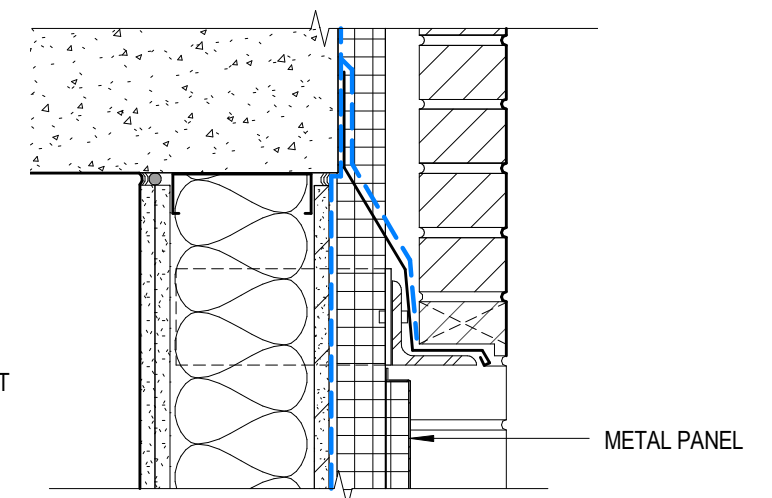
PARAPET AT METAL PANEL ①
1 1/2" = 1'-0"



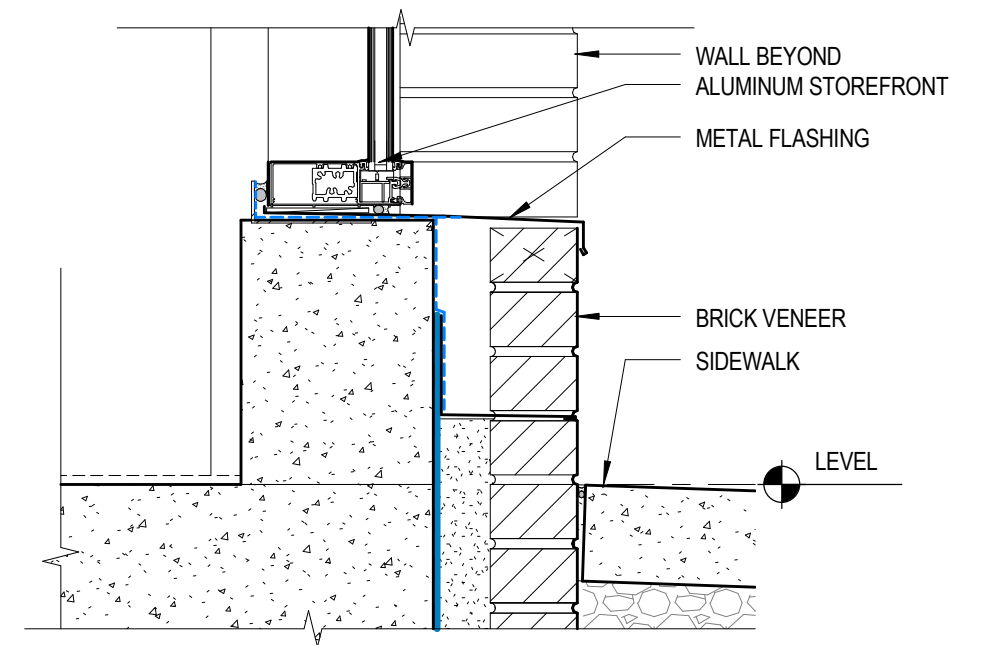
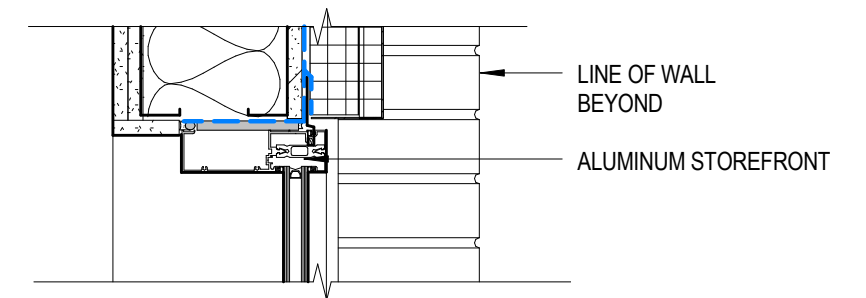
SHELF AT SETBACK ①
 1 1/2" = 1'-0"



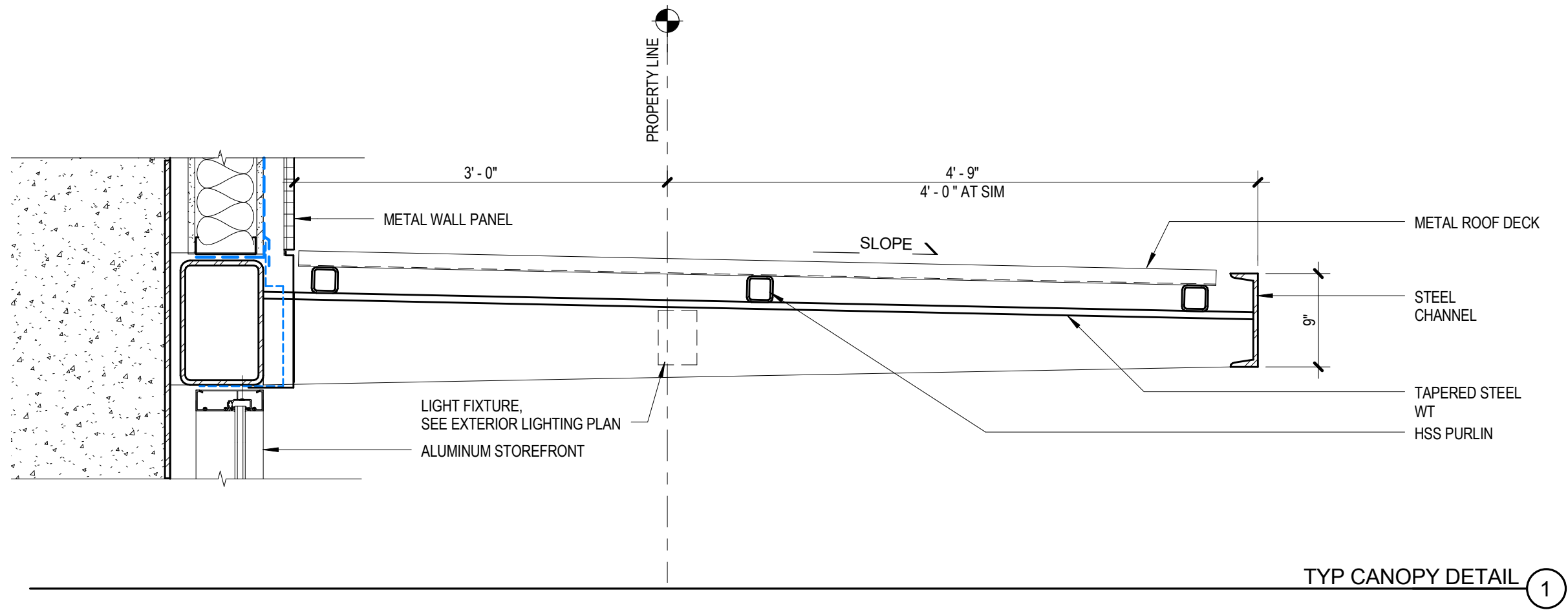
TYP STOREFRONT JAMB AT BRICK ③
 1 1/2" = 1'-0"

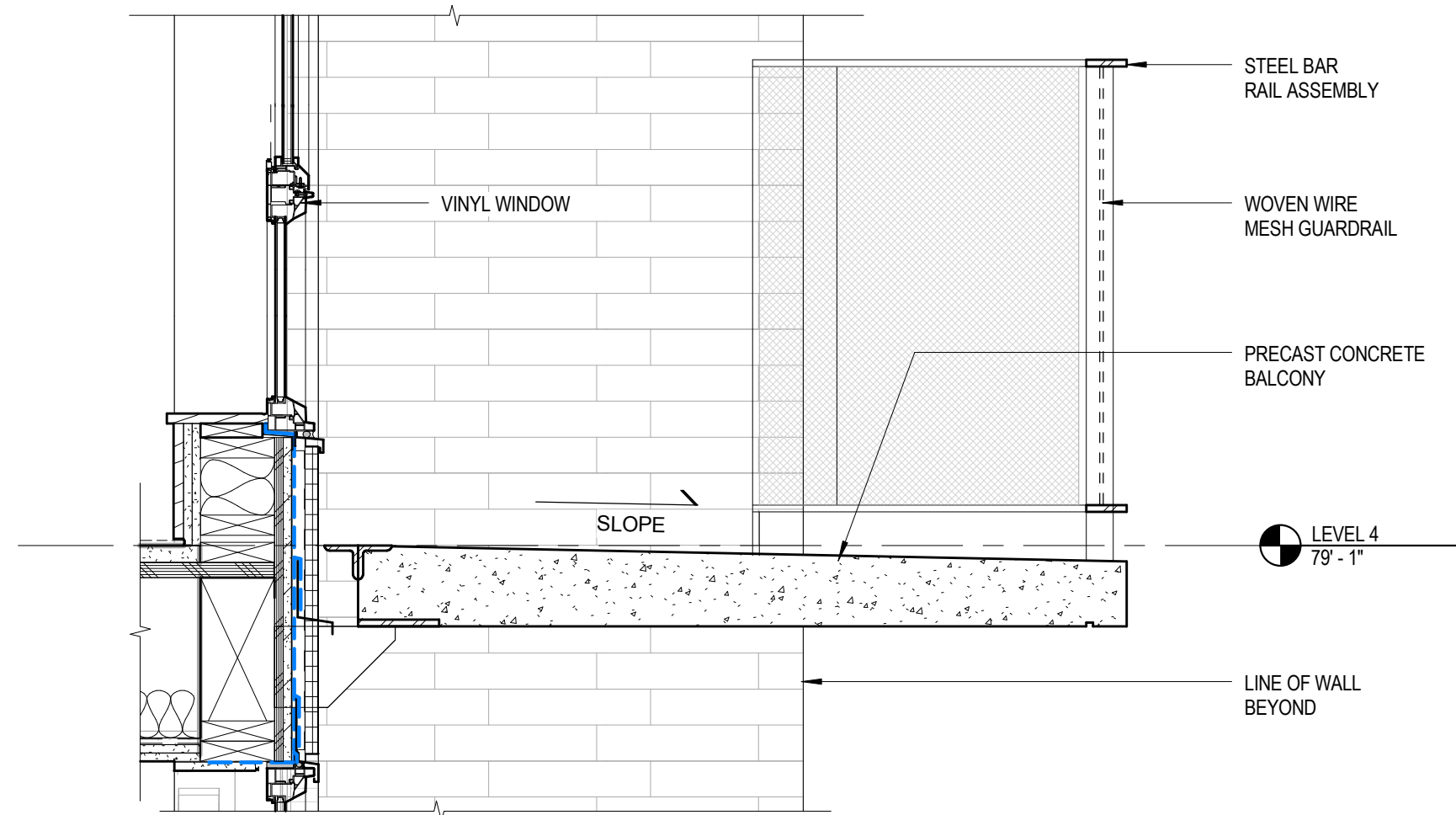


TYP STOREFRONT HEAD ①
 1 1/2" = 1'-0"

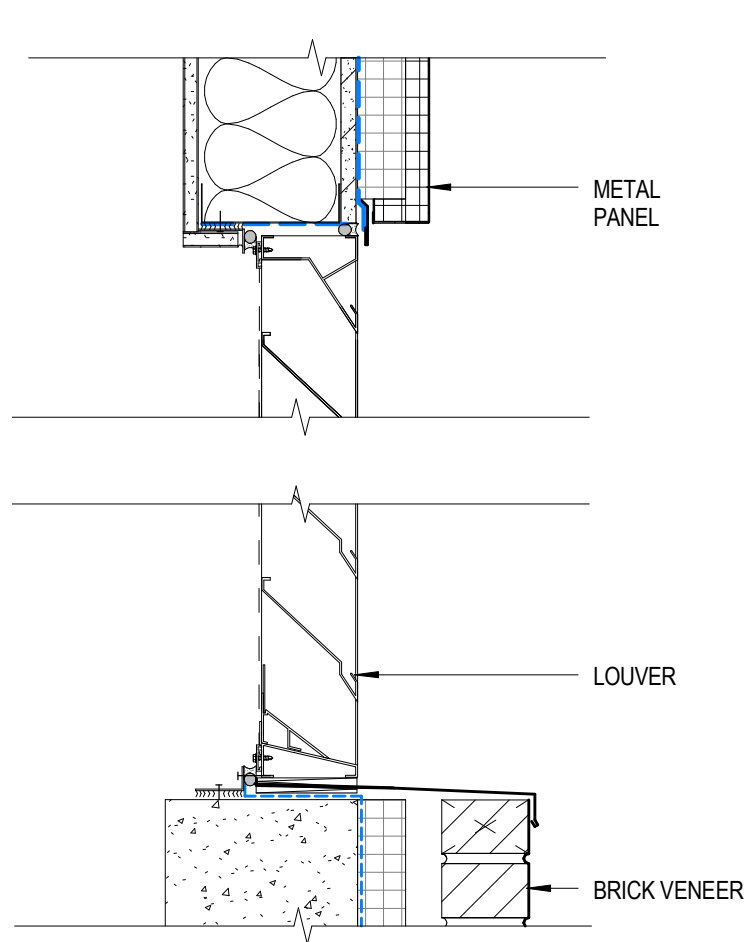


TYP STOREFRONT SILL ②
 1 1/2" = 1'-0"

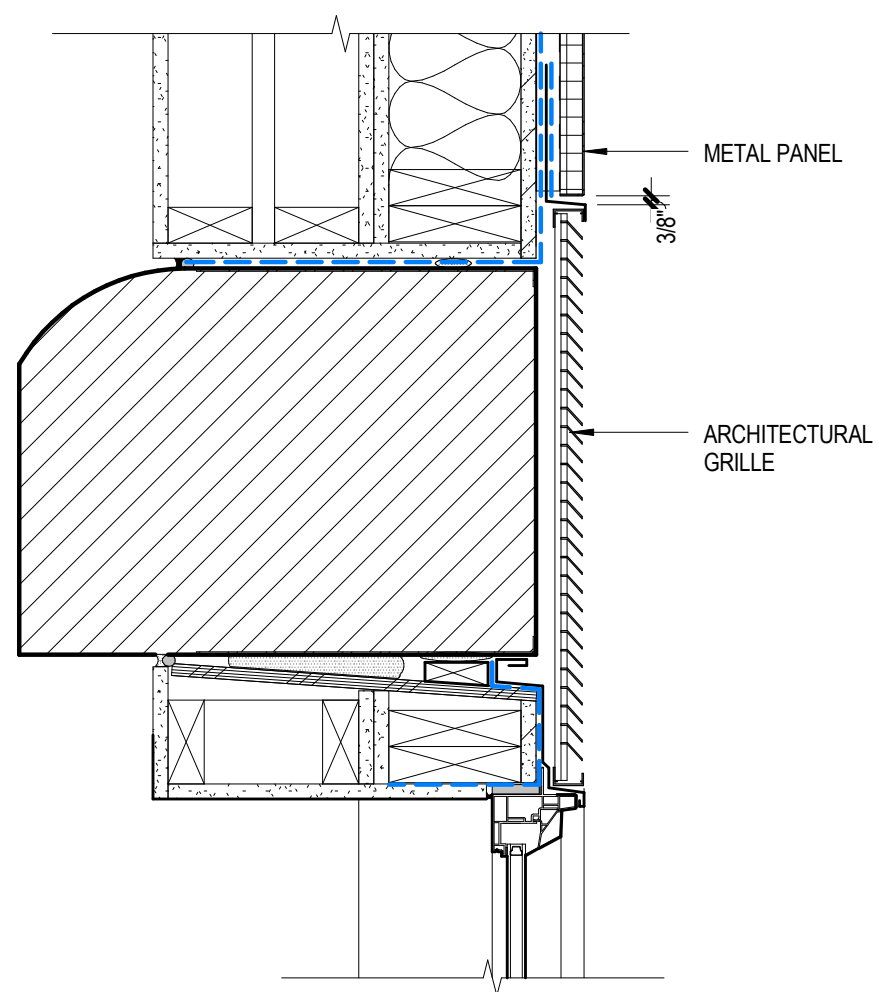




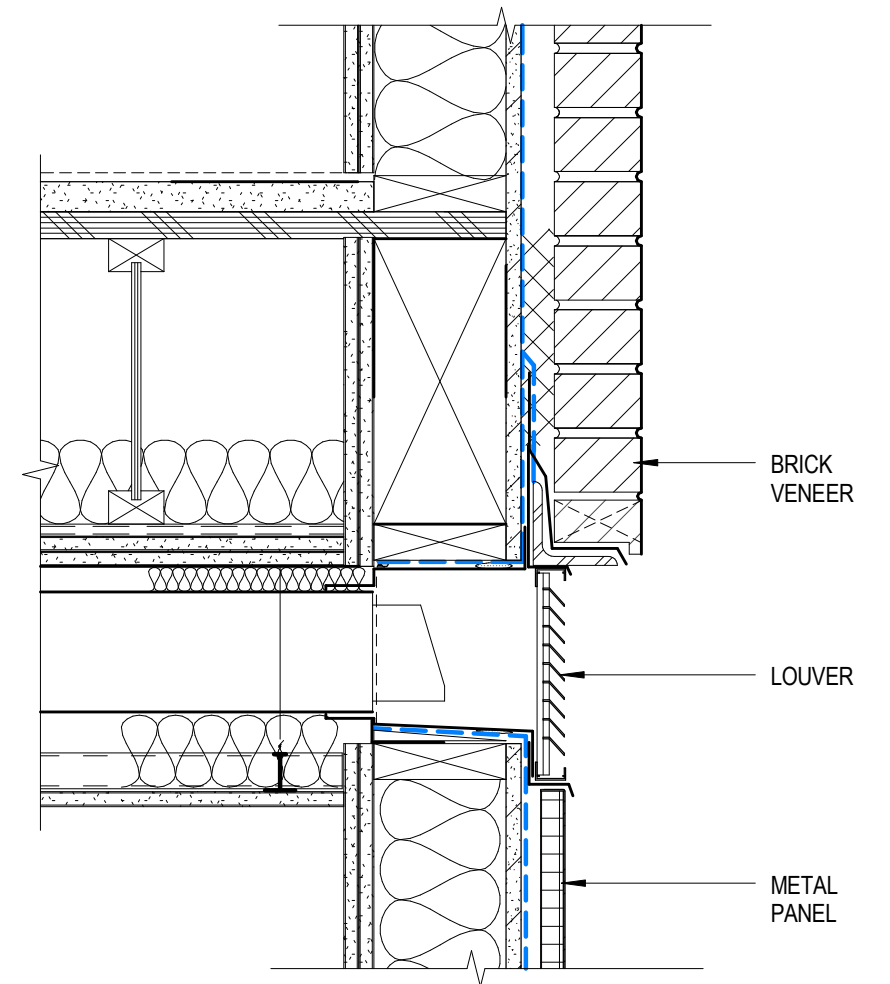
SECTION AT BALCONY ①



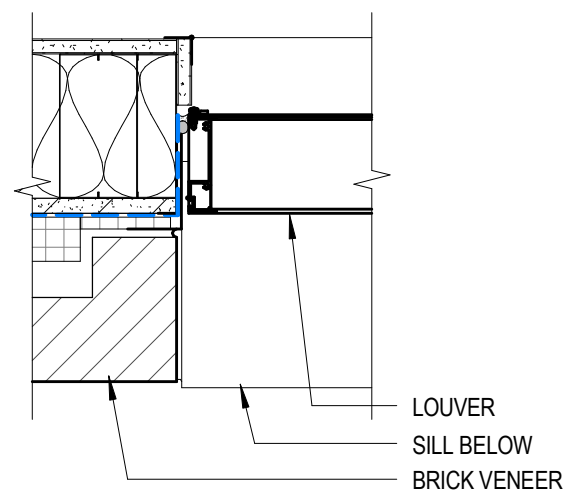
LOUVER HEAD/SILL ④



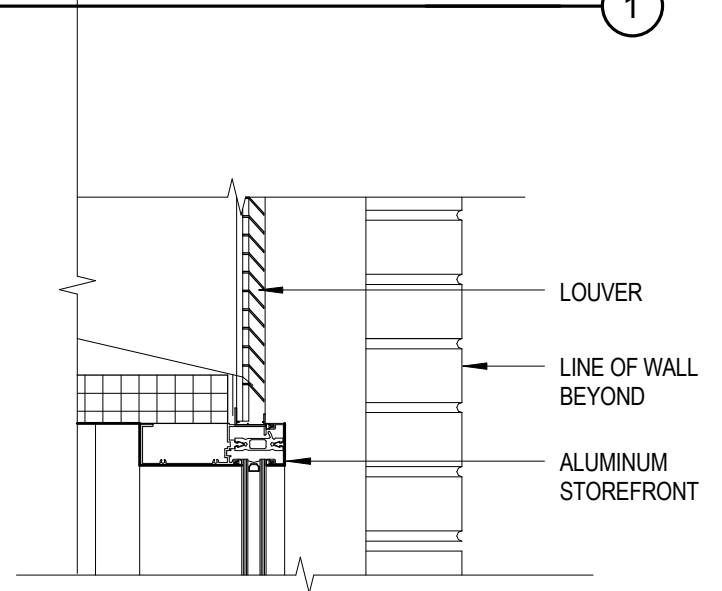
HEAD AT PTHP AT METAL PANEL ③



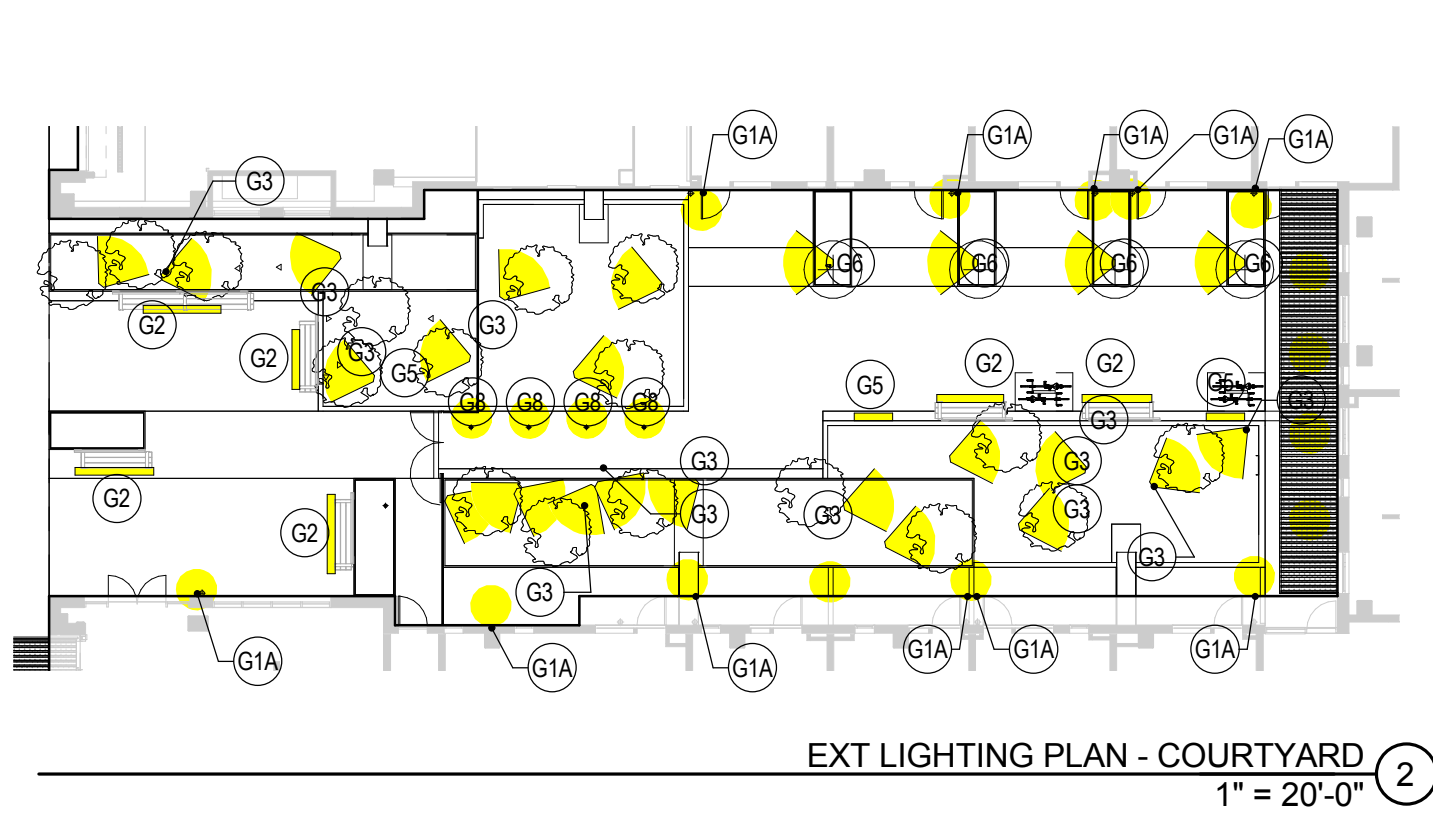
SECTION AT RESIDENTIAL LOUVER ①



LOUVER JAMB ⑤



LOUVER IN STOREFRONT ②

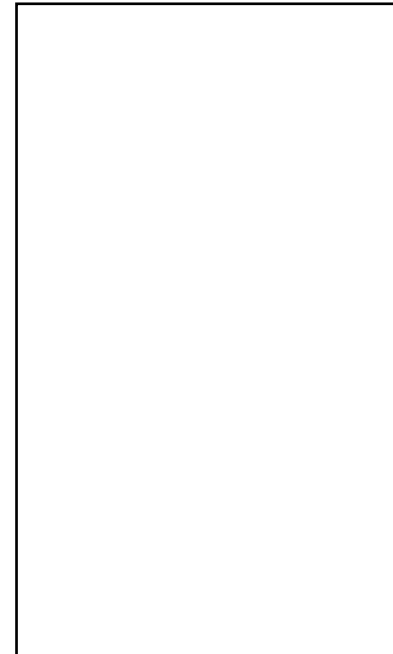


EXTERIOR LIGHTING SCHEDULE		
FIXTURE TYPE	DESCRIPTION	COUNT
G1A	SQUARE WALL MOUNT UP/DOWNLIGHT	11
G2	SURFACE LINEAR	6
G3	LANDSCAPE UPLIGHT	13
G5	RECESSED STEP LIGHT	3
G6	WALKWAY LIGHTING IN PLANTER	4
G8	INGROUND DISC	4
R1	RECESSED SQUARE DOWNLIGHT	26





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