

COMPLETENESS RESPONSE



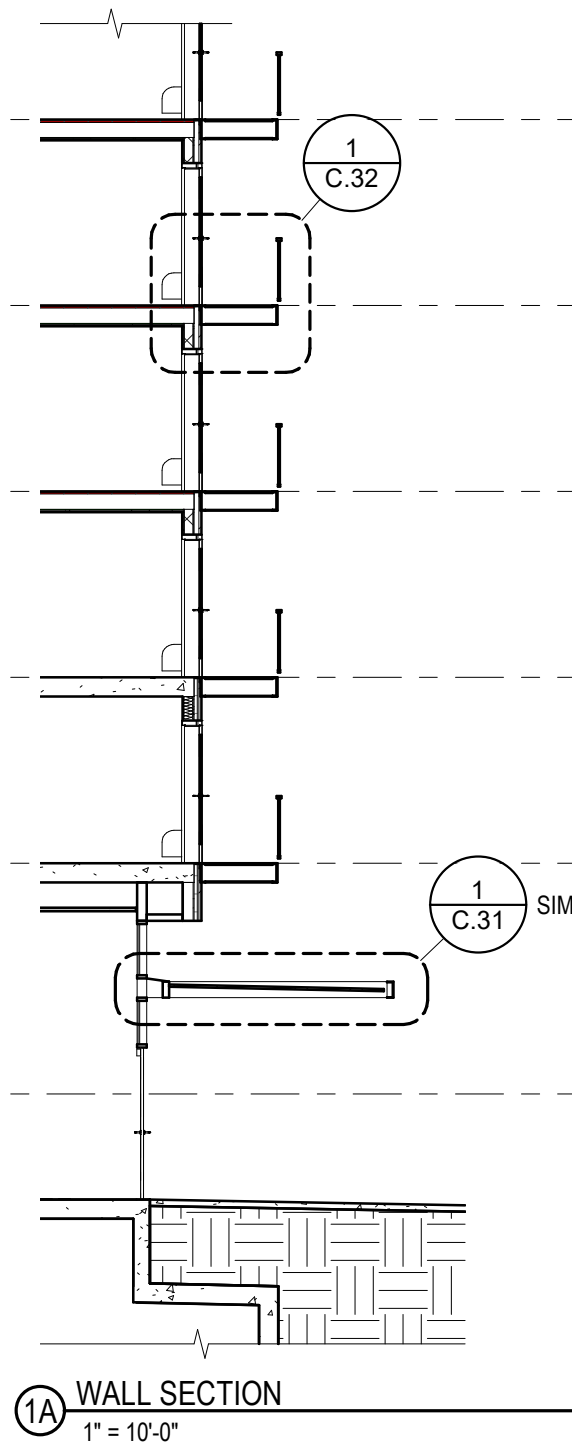
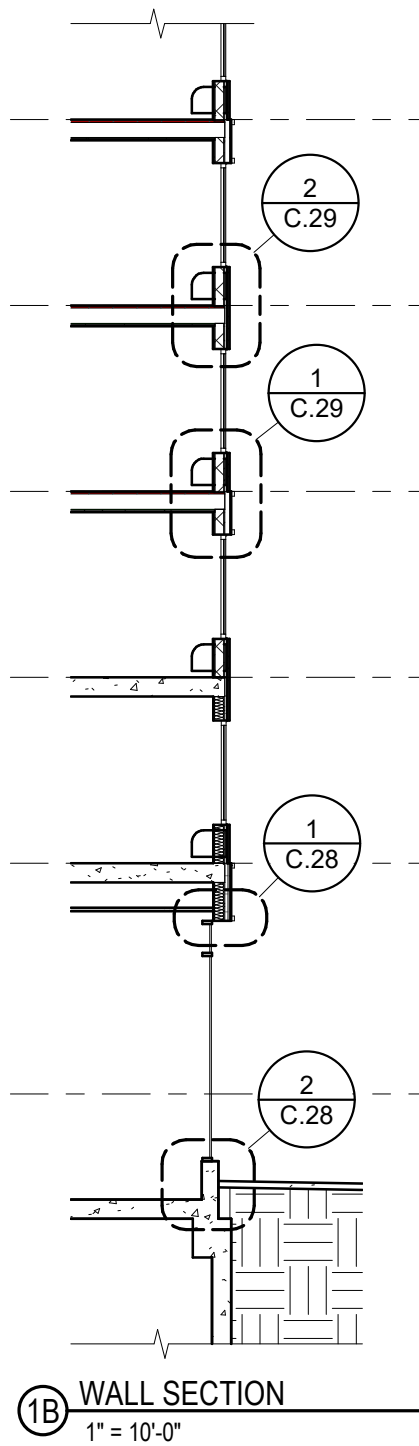
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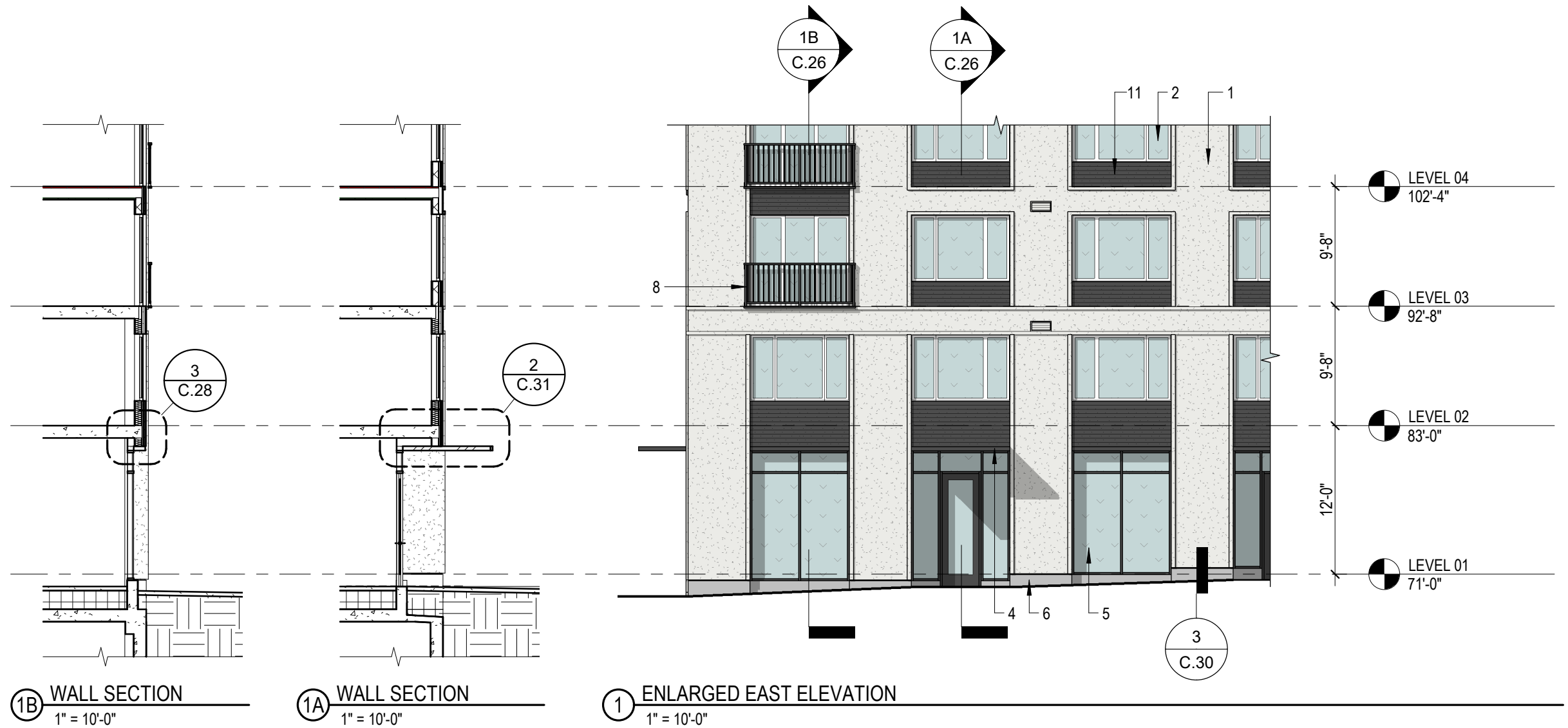
DESIGN REVIEW APPENDIX

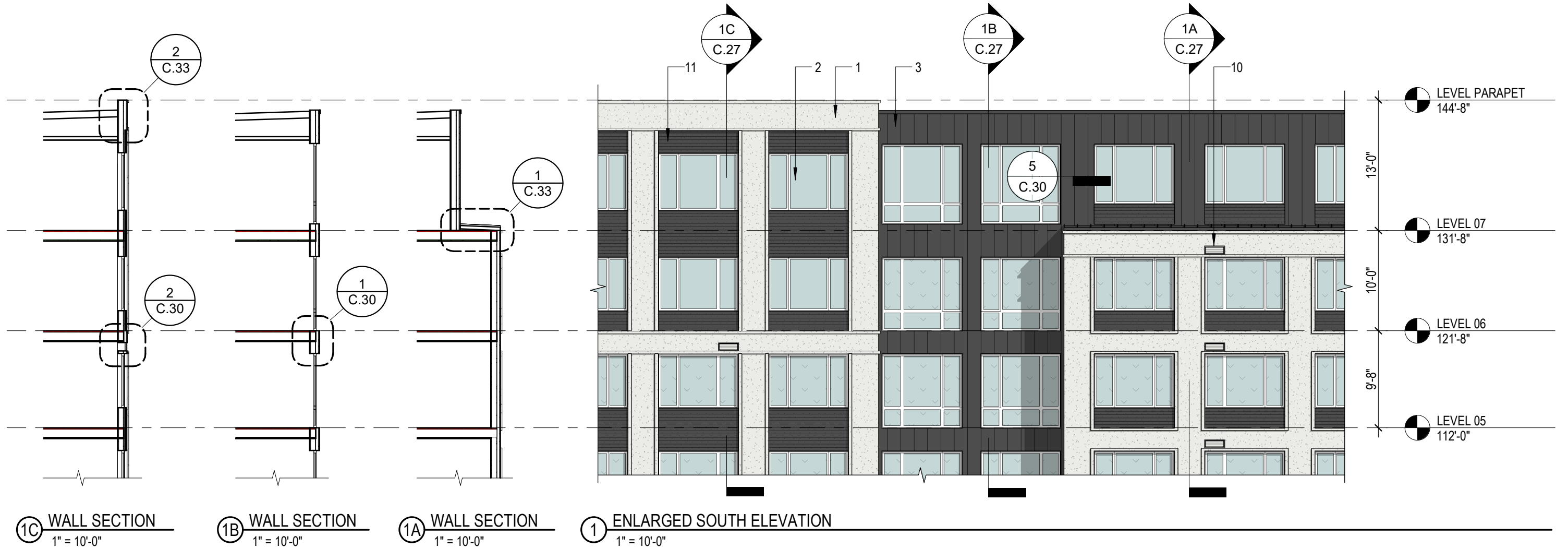
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- 1 STUCCO
- 2 VINYL WINDOW UNIT
- 3 METAL WALL PANEL, TYPE A
- 4 STEEL CANOPY
- 5 ALUMINUM STOREFRONT
- 6 CONCRETE BASE
- 7 METAL BALCONY
- 8 METAL JULIET BALCONY
- 9 SPANDREL GLAZING
- 10 ARCHITECTURAL LOUVERS
- 11 METAL WALL PANEL, TYPE B

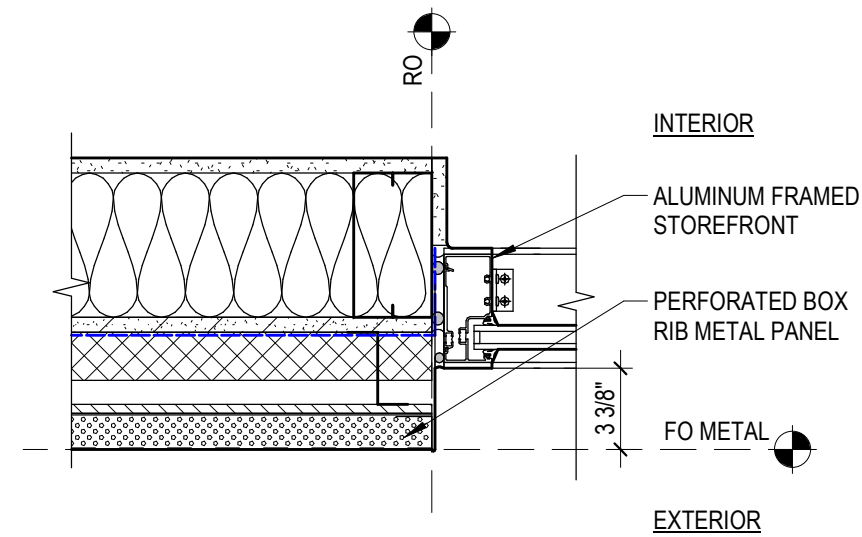


- 1 STUCCO
- 2 VINYL WINDOW UNIT
- 3 METAL WALL PANEL, TYPE A
- 4 STEEL CANOPY
- 5 ALUMINUM STOREFRONT
- 6 CONCRETE BASE
- 7 METAL BALCONY
- 8 METAL JULIET BALCONY
- 9 SPANDREL GLAZING
- 10 ARCHITECTURAL LOUVERS
- 11 METAL WALL PANEL, TYPE B

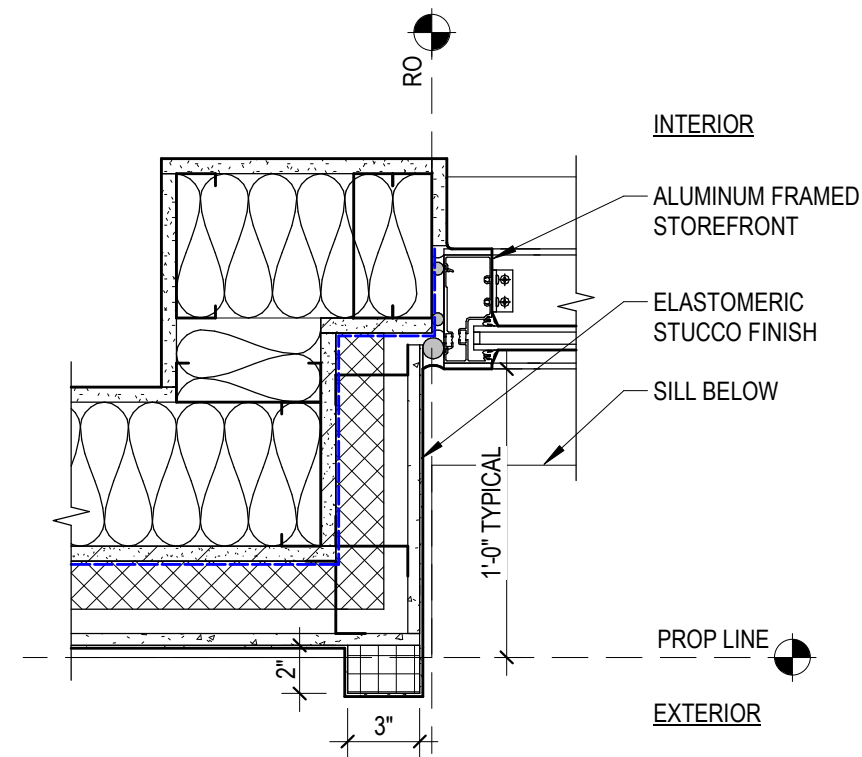




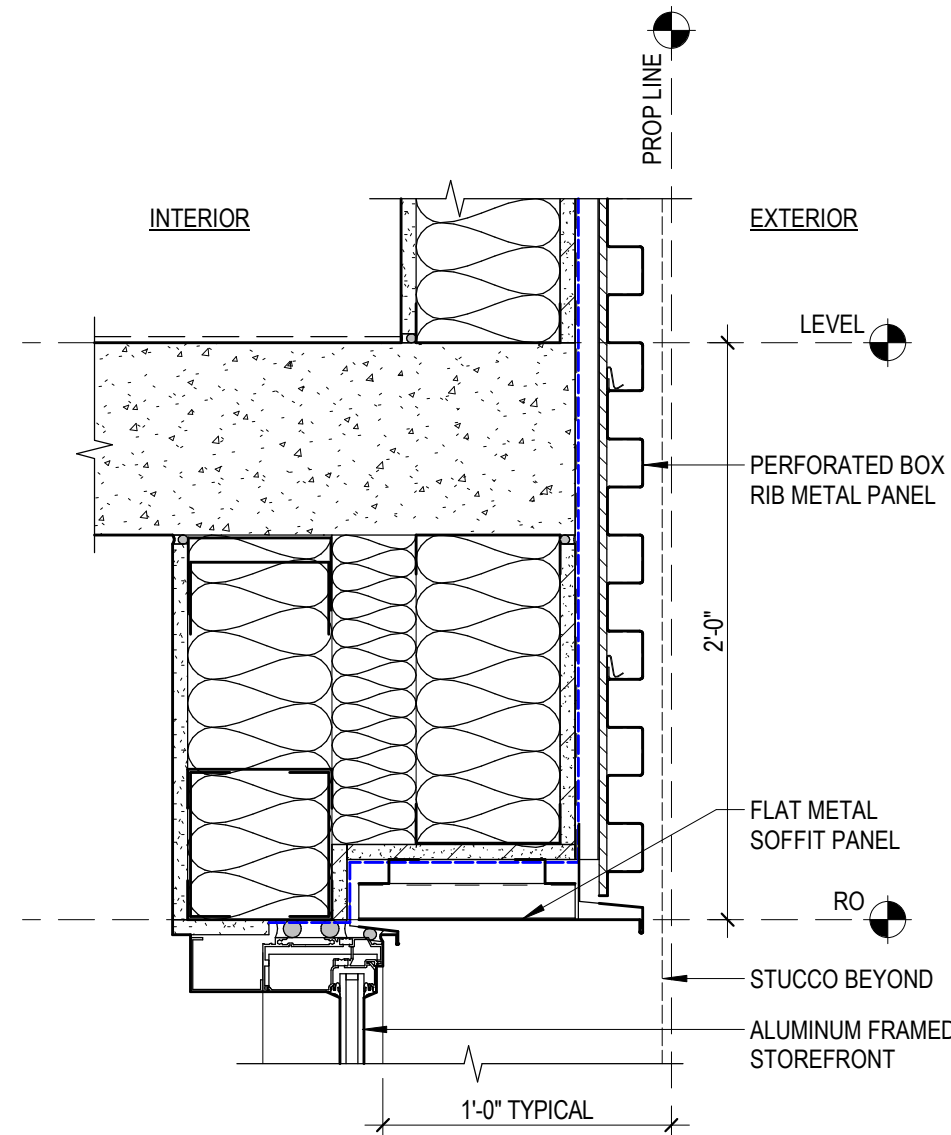
- | | |
|----------------------------|-----------------------------|
| 1 STUCCO | 7 METAL BALCONY |
| 2 VINYL WINDOW UNIT | 8 METAL JULIET BALCONY |
| 3 METAL WALL PANEL, TYPE A | 9 SPANDREL GLAZING |
| 4 STEEL CANOPY | 10 ARCHITECTURAL LOUVERS |
| 5 ALUMINUM STOREFRONT | 11 METAL WALL PANEL, TYPE B |
| 6 CONCRETE BASE | |



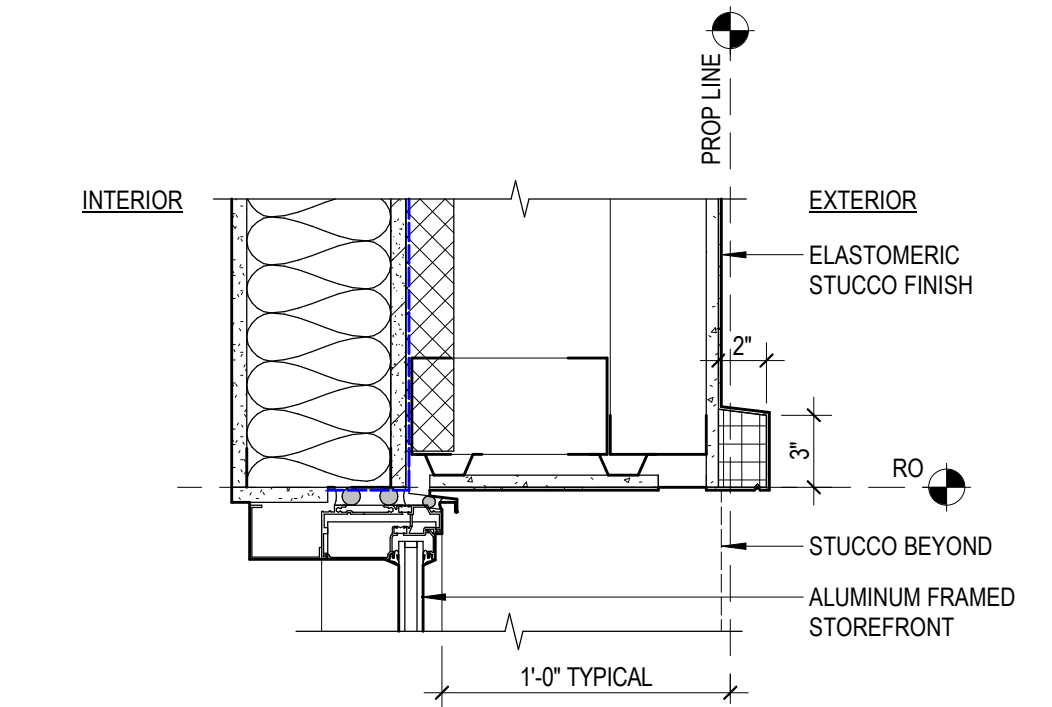
④ STOREFRONT JAMB AT METAL PANEL
1 1/2" = 1'-0"



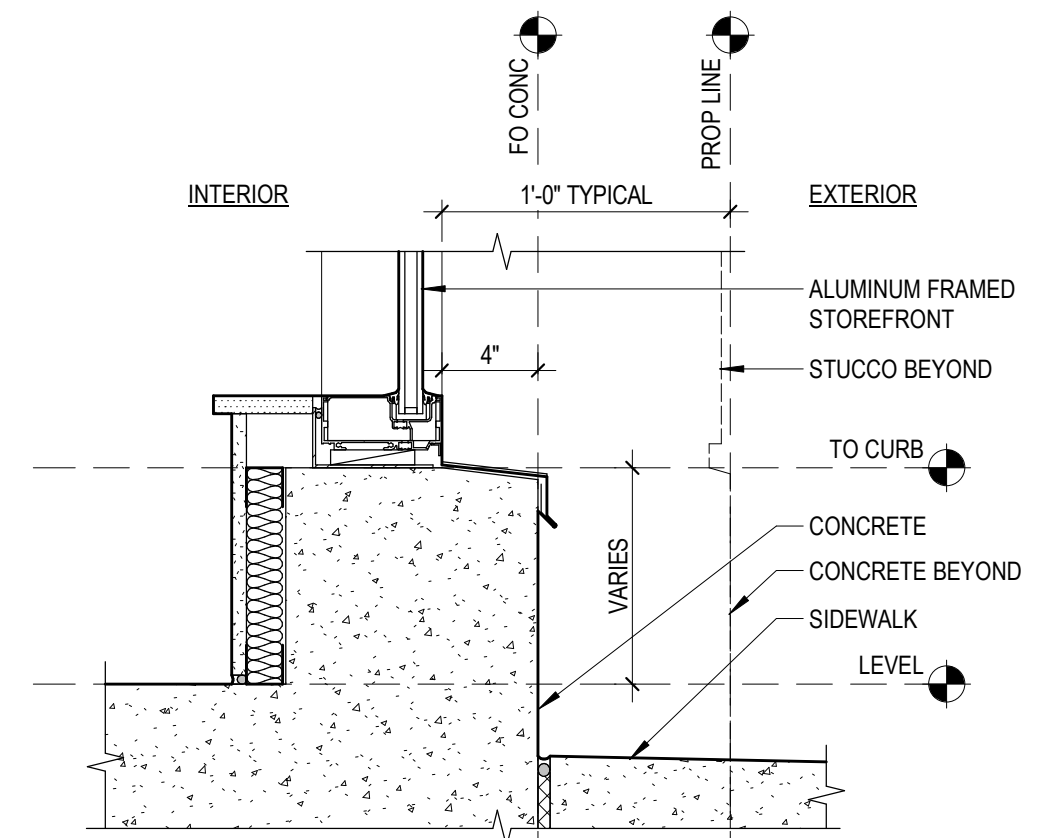
⑤ STOREFRONT JAMB AT STUCCO
1 1/2" = 1'-0"



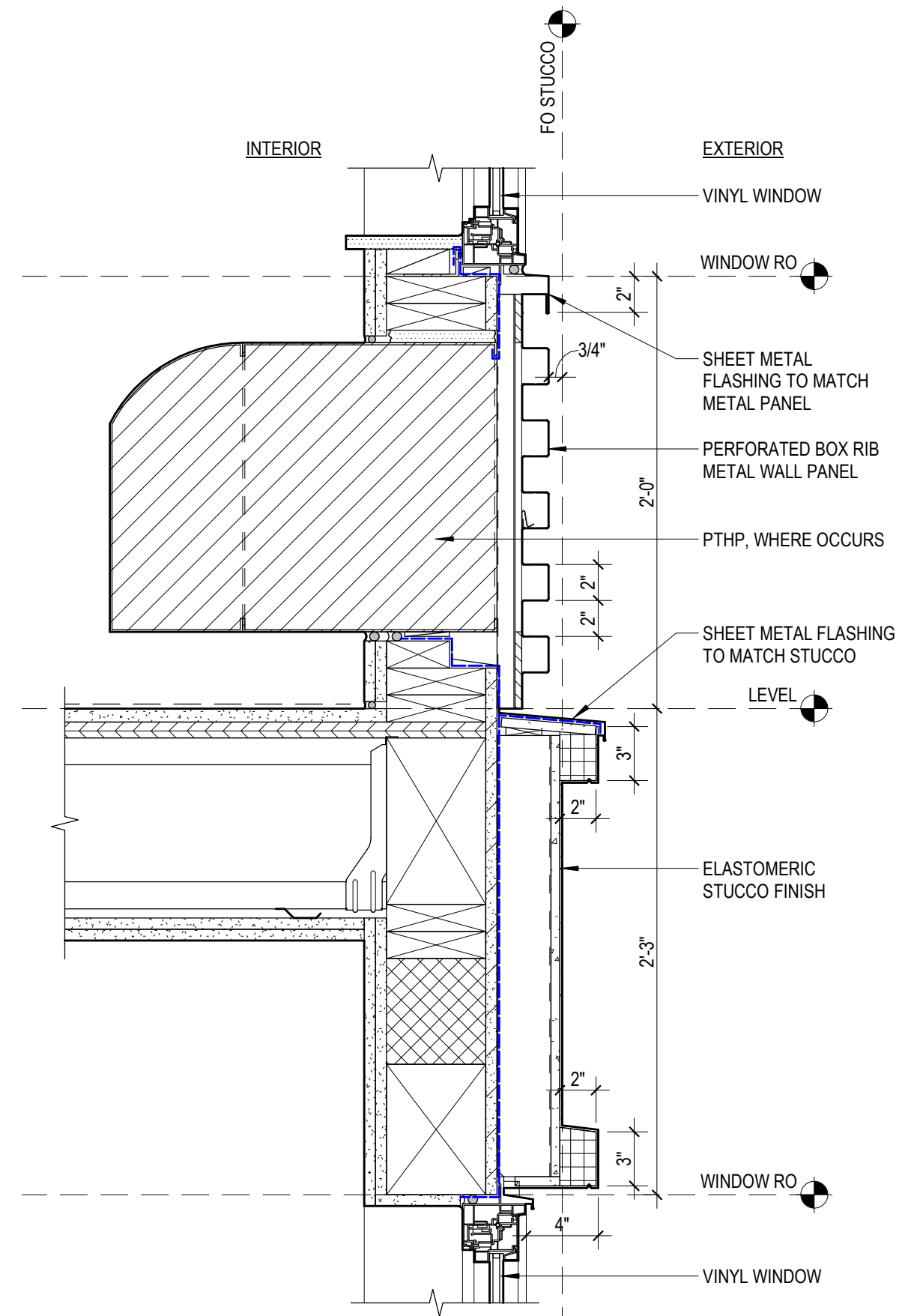
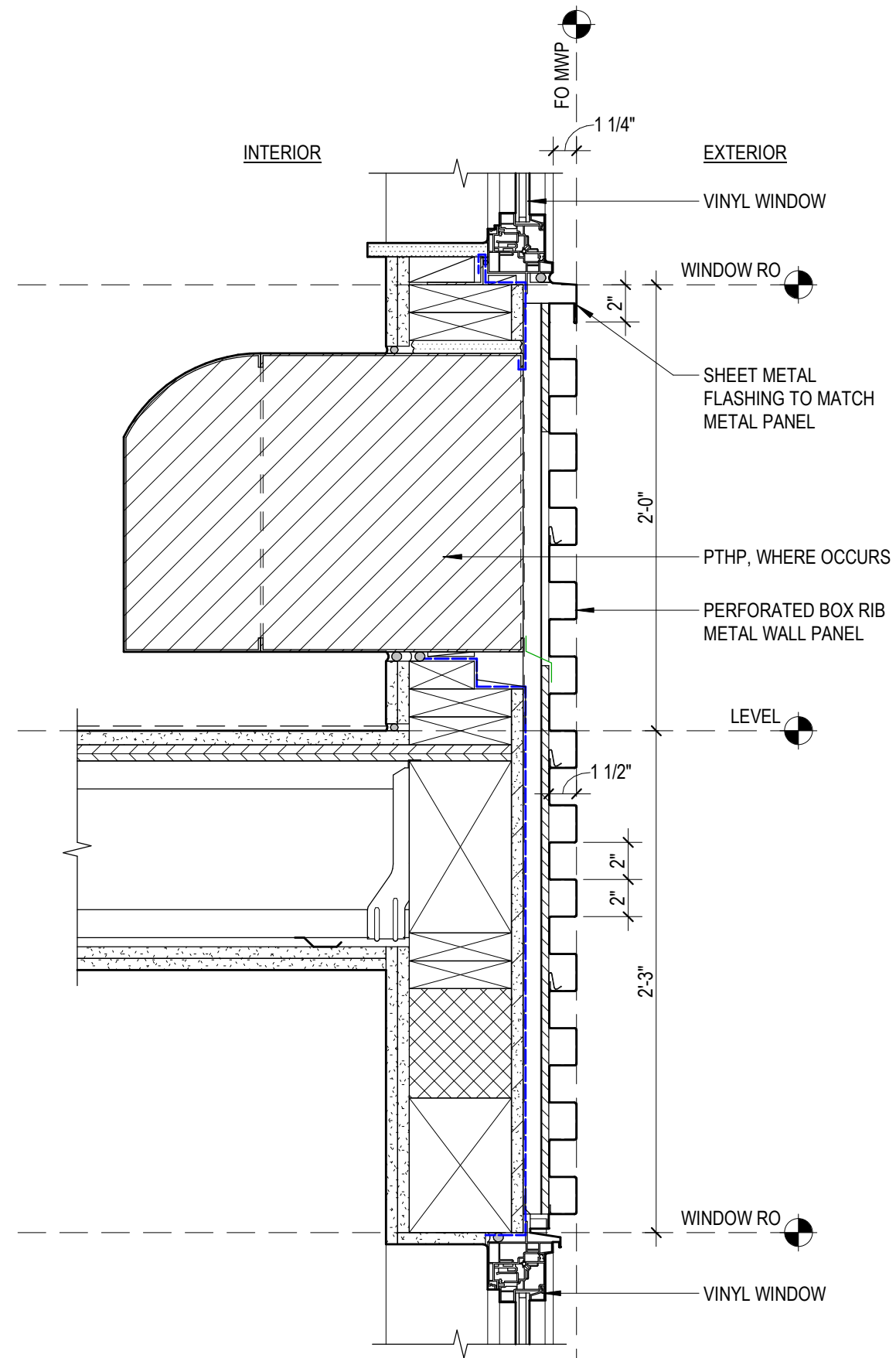
③ STOREFRONT HEAD AT METAL PANEL
1 1/2" = 1'-0"

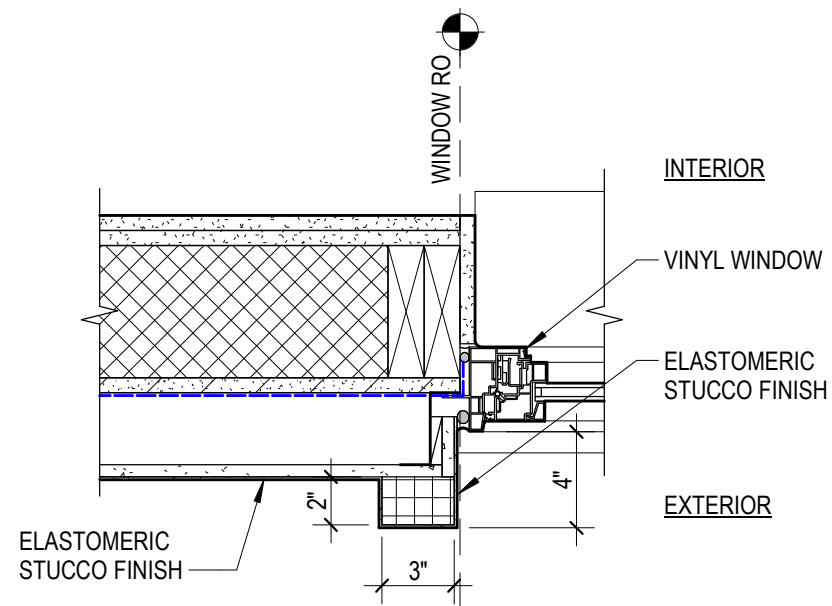


① STOREFRONT HEAD AT STUCCO
1 1/2" = 1'-0"

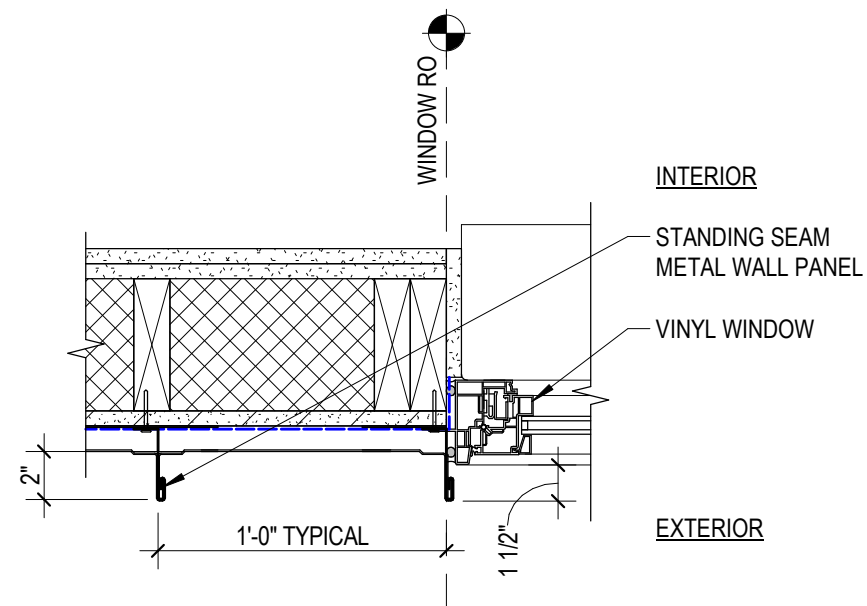


② STOREFRONT SILL
1 1/2" = 1'-0"

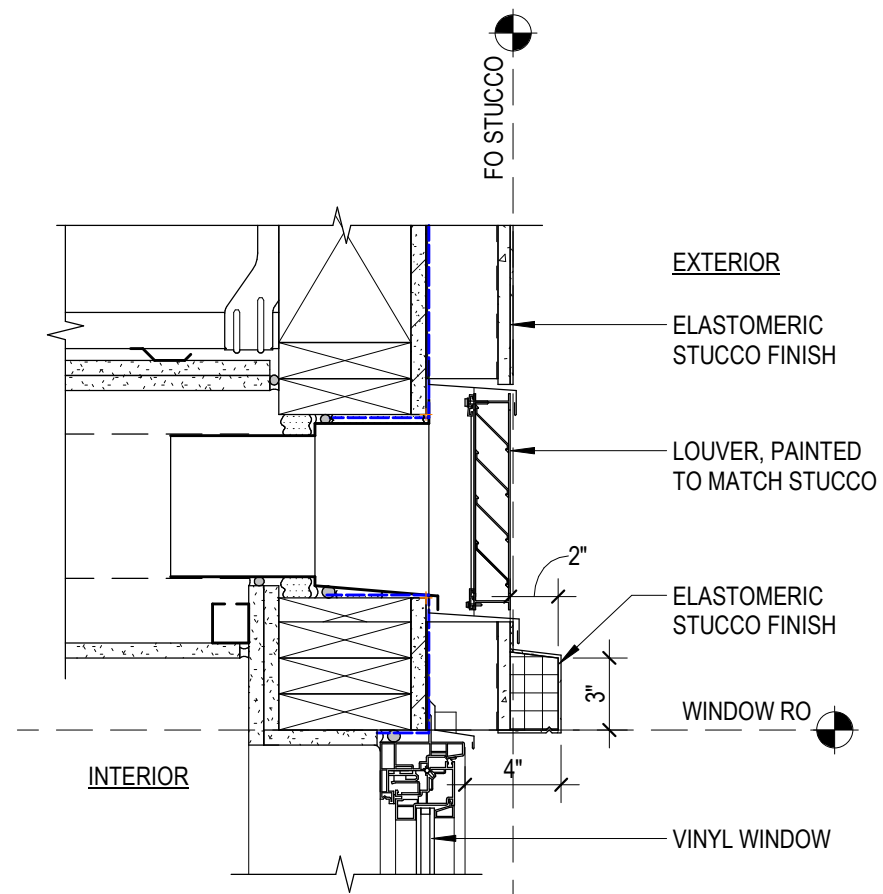




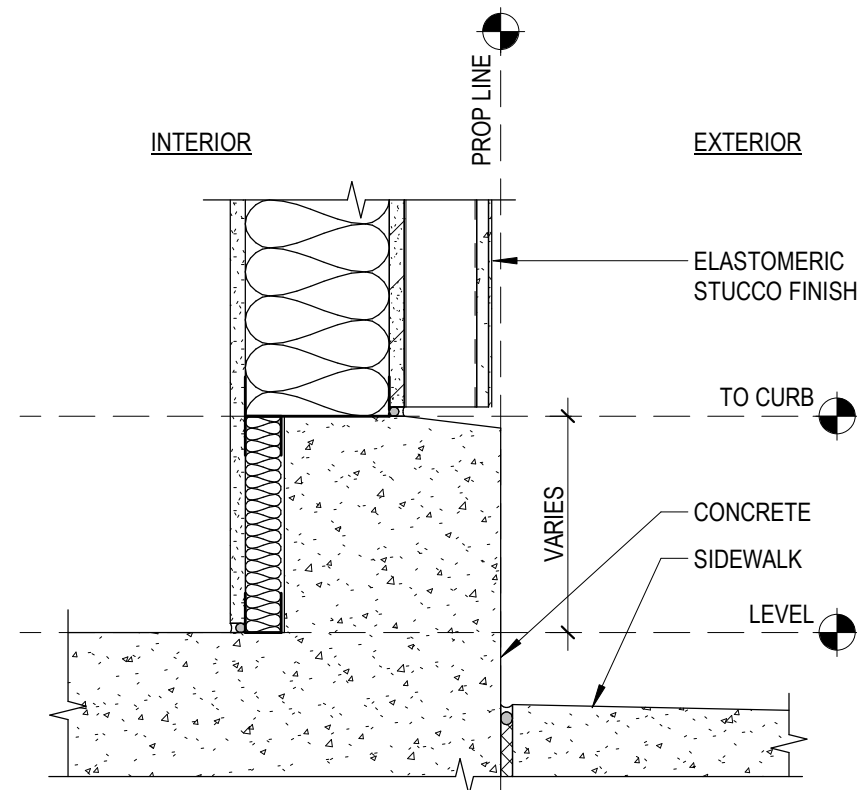
④ VINYL WINDOW JAMB AT STUCCO
1 1/2" = 1'-0"



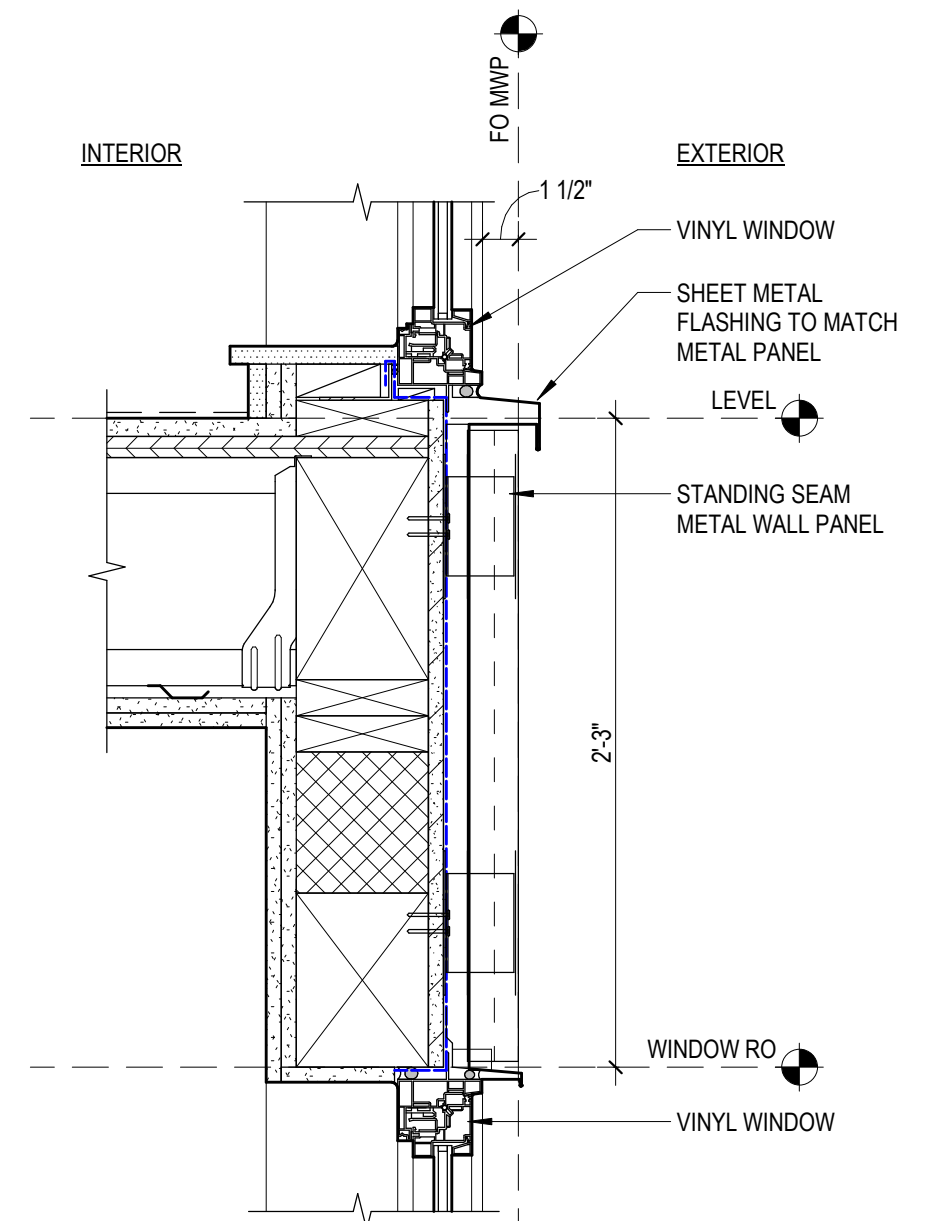
⑤ VINYL WINDOW JAMB AT STANDING SEAM MWP
1 1/2" = 1'-0"



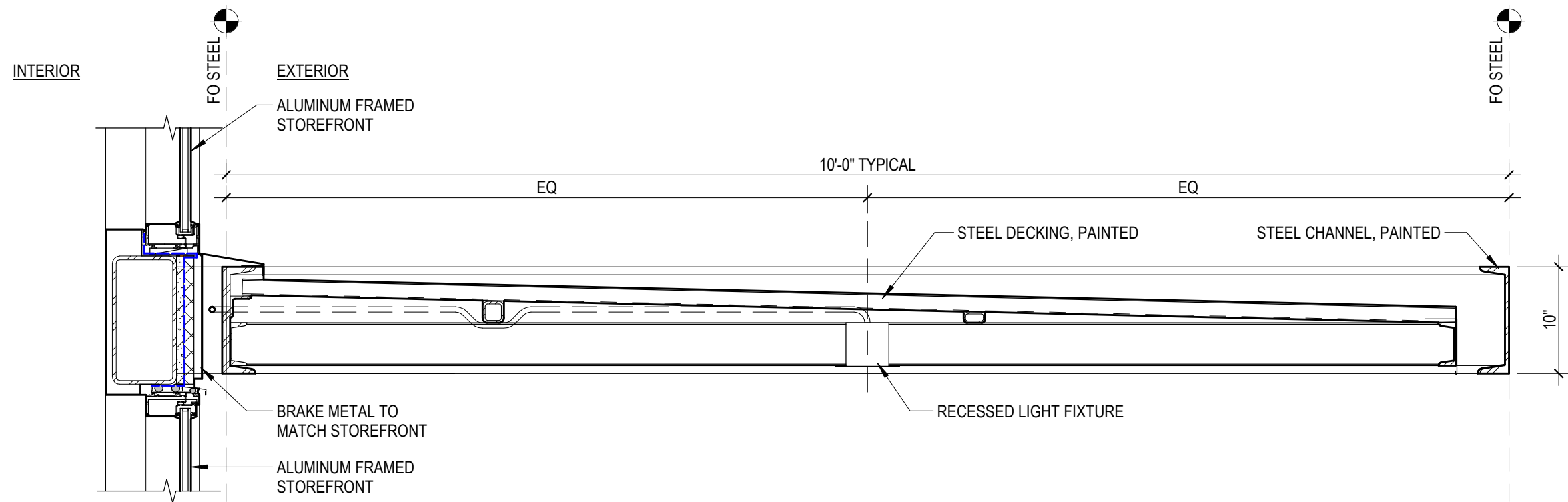
② SIDEWALL LOUVER
1 1/2" = 1'-0"



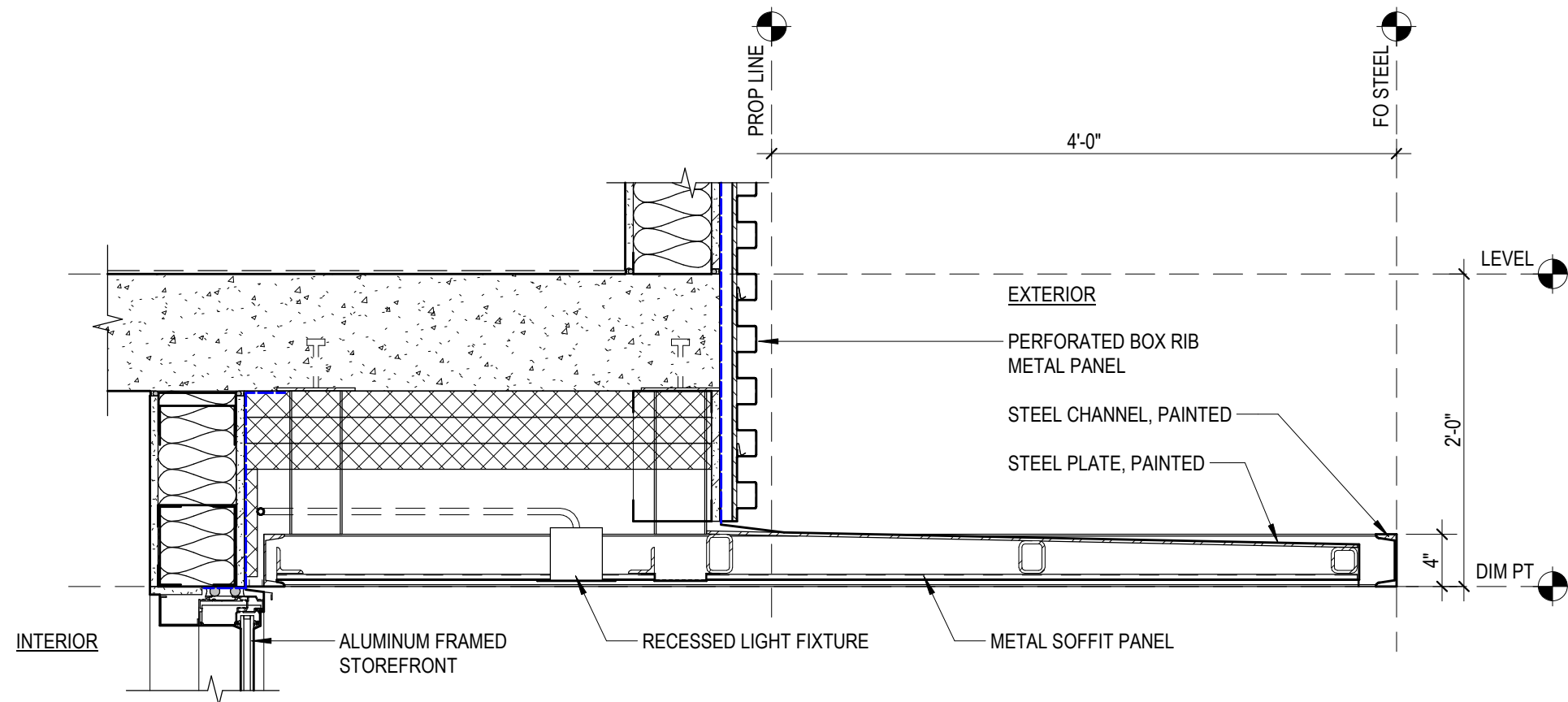
③ STUCCO AT GRADE
1 1/2" = 1'-0"



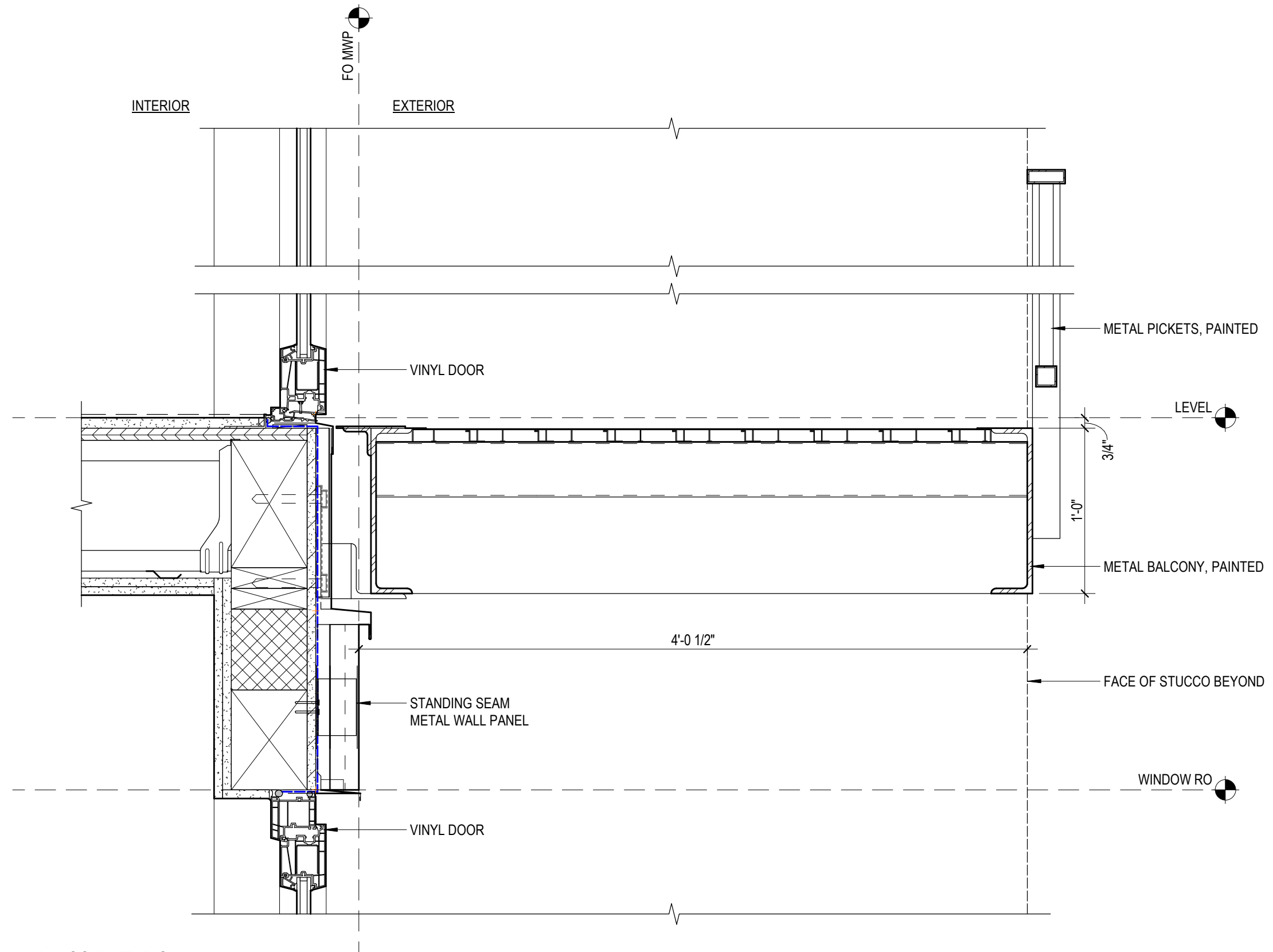
① SPANDREL AT STANDING SEAM MWP
1 1/2" = 1'-0"



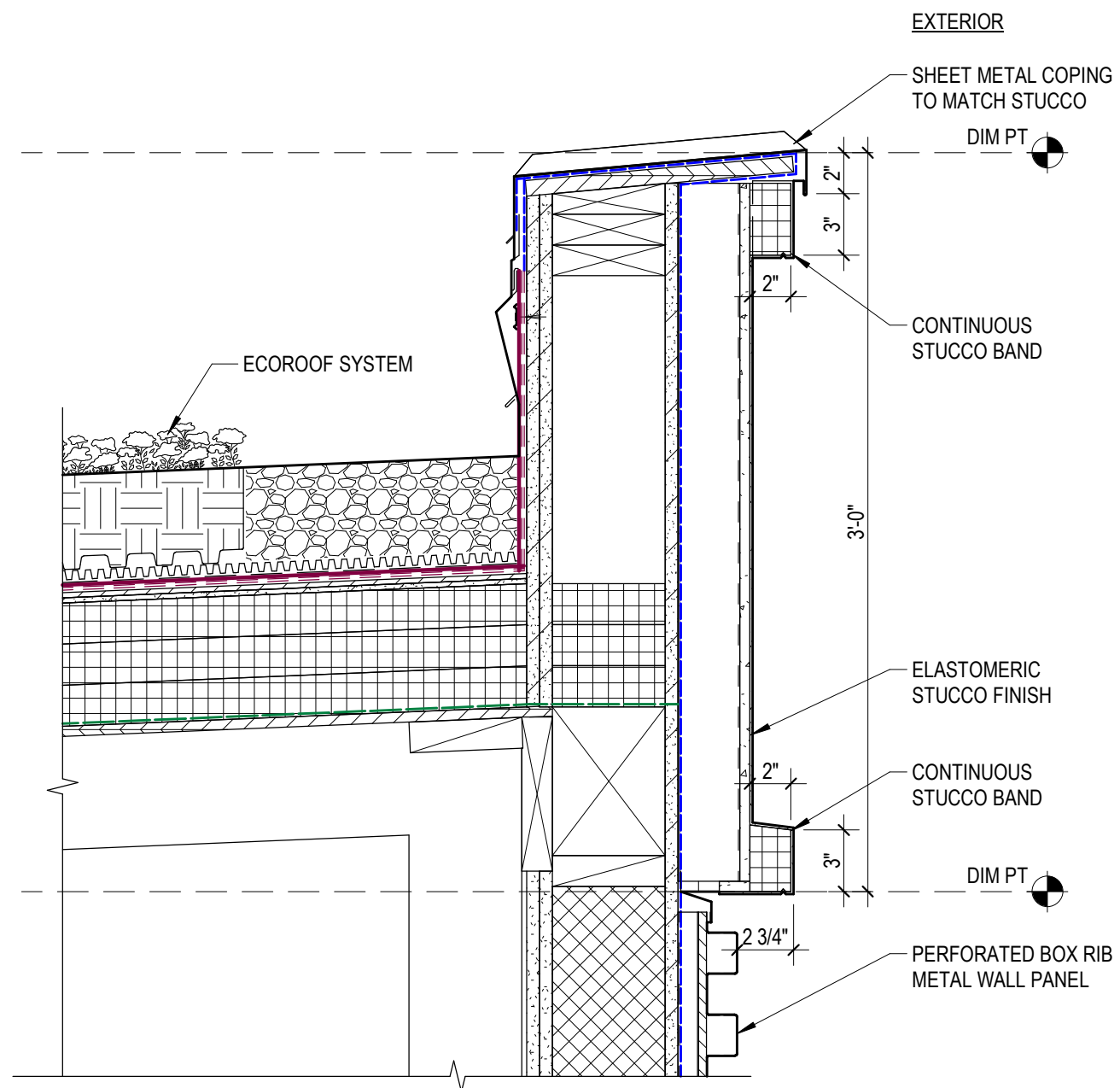
① CANOPY AT STOREFRONT, TYPICAL
1" = 1'-0"



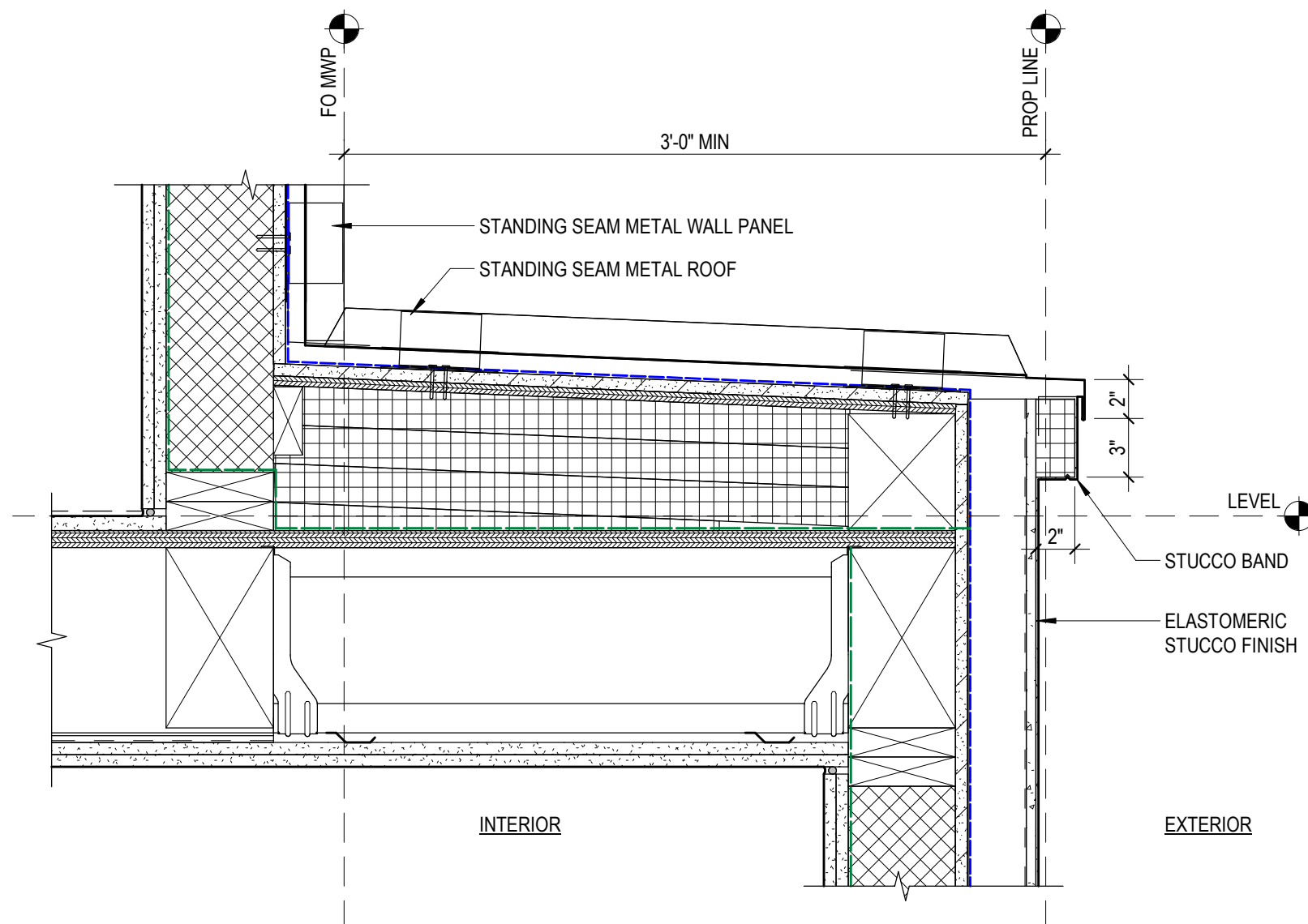
② CANOPY AT STOREFRONT, LOW PROFILE
1" = 1'-0"



① BALCONY, TYPICAL
1 1/2" = 1'-0"



② PARAPET AT STUCCO
1 1/2" = 1'-0"



① LEVEL 7 SETBACK
1 1/2" = 1'-0"



1 COURTYARD PLAN



0 16 32 feet
SCALE: 1/16" = 1'-0"

PLANT SCHEDULE

TREES

CODE BOTANICAL / COMMON NAME



ACPA ACER CIRCINATUM 'PACIFIC FIRE'
VINE MAPLE

ARMA ARBUTUS X 'MARINA'
ARBUTUS MULTI-TRUNK



POTR POPULUS TREMULOIDES
QUAKING ASPEN

SHRUBS

CODE BOTANICAL / COMMON NAME



SAHO SARCOCOCCA HOOKERIANA HUMILIS
SWEET BOX

GROUND COVERS

CODE BOTANICAL / COMMON NAME



EUFO EUONYMUS FORTUNEI 'WOLONG GHOST'
WOLONG GHOST WINTERCREEPER

ORNAMENTAL GRASSES AND FERNS

CODE BOTANICAL / COMMON NAME



BLSP BLECHNUM SPICANT
DEER FERN



CACO CAREX COMANS 'FROSTY CURLS'
NEW ZEALAND HAIR SEDGE



CATE CAREX TESTACEA -
NEW ZEALAND ORANGE SEDGE



JUPA JUNCUS PATENS
CALIFORNIA GRAY RUSH



PERENNIALS

CODE BOTANICAL / COMMON NAME



ASCH ASTILBE CHINENSIS SNOWDRIFT
SNOWDRIFT ASTILBE



TRJA TRACHELOSPERMUM JASMINOIDES
STAR JASMINE TRELLIS



SHRUB AREAS

CODE BOTANICAL / COMMON NAME



LONI LONICERA NITIDA
BOX LEAF HONEYSUCKLE



GROUND COVERS

CODE BOTANICAL / COMMON NAME



THPR THYMUS PRAECOX ARCTICUS 'COCCINEUS'
RED CREEPING THYME



1 24" X 48" SLAB PAVERS



2 ROUND FIRE TABLE



3 WOOD TOPPED BENCH



4 STEPPED SEATING



5 PRE FAB PLANTERS WITH
GREENSCREEN



6 PRE FAB CONCRETE
PLANTERS
















7 PRE FAB CONCRETE SEATS



8 PRE FAB CONCRETE SEATS

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL
	ACPA	ACER CIRCINATUM 'PACIFIC FIRE' VINE MAPLE	15 GAL	
	ARMA	ARBUTUS X 'MARINA' ARBUTUS MULTI-TRUNK	15 GAL	
	POTR	POPULUS TREMULOIDES QUAKING ASPEN	B & B	1.5" CAL
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	HT.
	SAHO	SARCOCOCCA HOOKERIANA HUMILIS SWEET BOX	1 GAL	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	HT.
	EUFO	EUONYMUS FORTUNEI 'WOLONG GHOST' WOLONG GHOST WINTERCREEPER	1 GAL	
ORNAMENTAL GRASSES AND FERNS	CODE	BOTANICAL / COMMON NAME	SIZE	HT.
	BLSP	BLECHNUM SPICANT DEER FERN	1 GAL	
	CACO	CAREX COMANS 'FROSTY CURLS' NEW ZEALAND HAIR SEDGE	1 GAL	
	CATE	CAREX TESTACEA - NEW ZEALAND ORANGE SEDGE	1 GAL	
	JUPA	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	HT.
	ASCH	ASTILBE CHINENSIS SNOWDRIFT SNOWDRIFT ASTILBE	1 GAL	
VINES	CODE	BOTANICAL / COMMON NAME	SIZE	HT.
	TRJA	TRACHELOSPERMUM JASMINOIDES STAR JASMINE TRELLIS	1 GAL	
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT	
	LONI	LONICERA NITIDA BOX LEAF HONEYSUCKLE	5 GAL	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	
	THPR	THYMUS PRAECOX ARCTICUS 'COCCINEUS' RED CREEPING THYME	4"POT	



ACPA - VINE MAPLE



ARMA - DWARF STRAWBERRY



POTR - QUAKING APEN



SAHO - SARCOCOCCA



EUFO - WOLONG GHOST
WINTER CREEPER



BLSP - DEER FERN



CACO - NEW ZEALAND
HAIR SEDGE



CATE - NEW ZEALAND
ORANGE CAREX



JUPA - GREY RUSH



ASCH - SNOWDRIFT ASTILBE



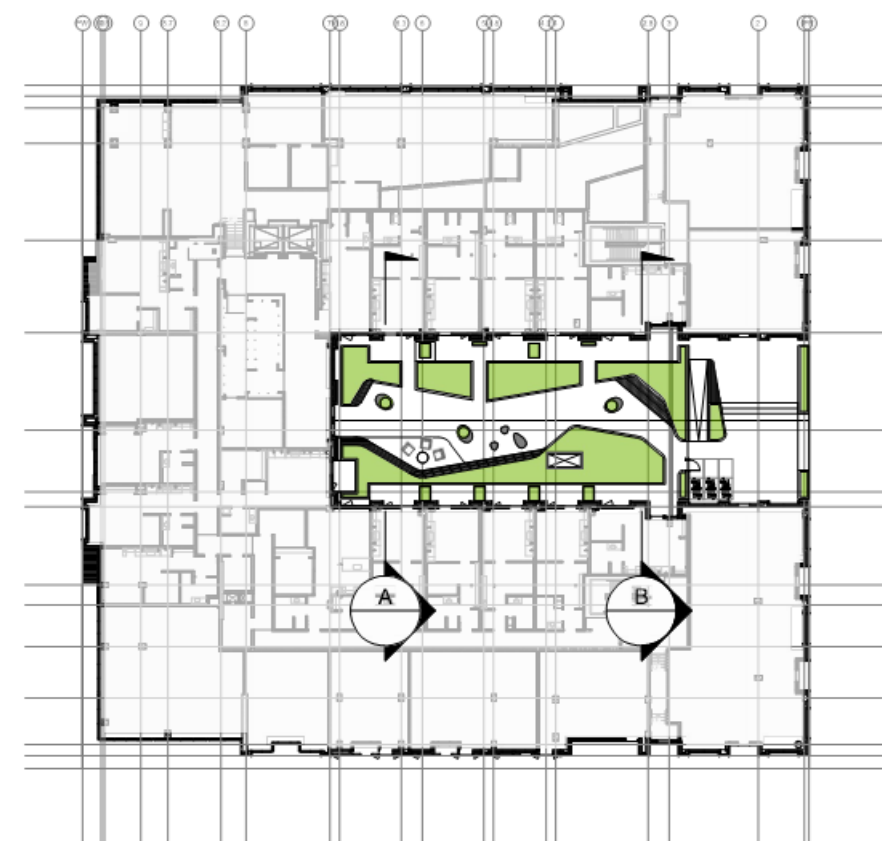
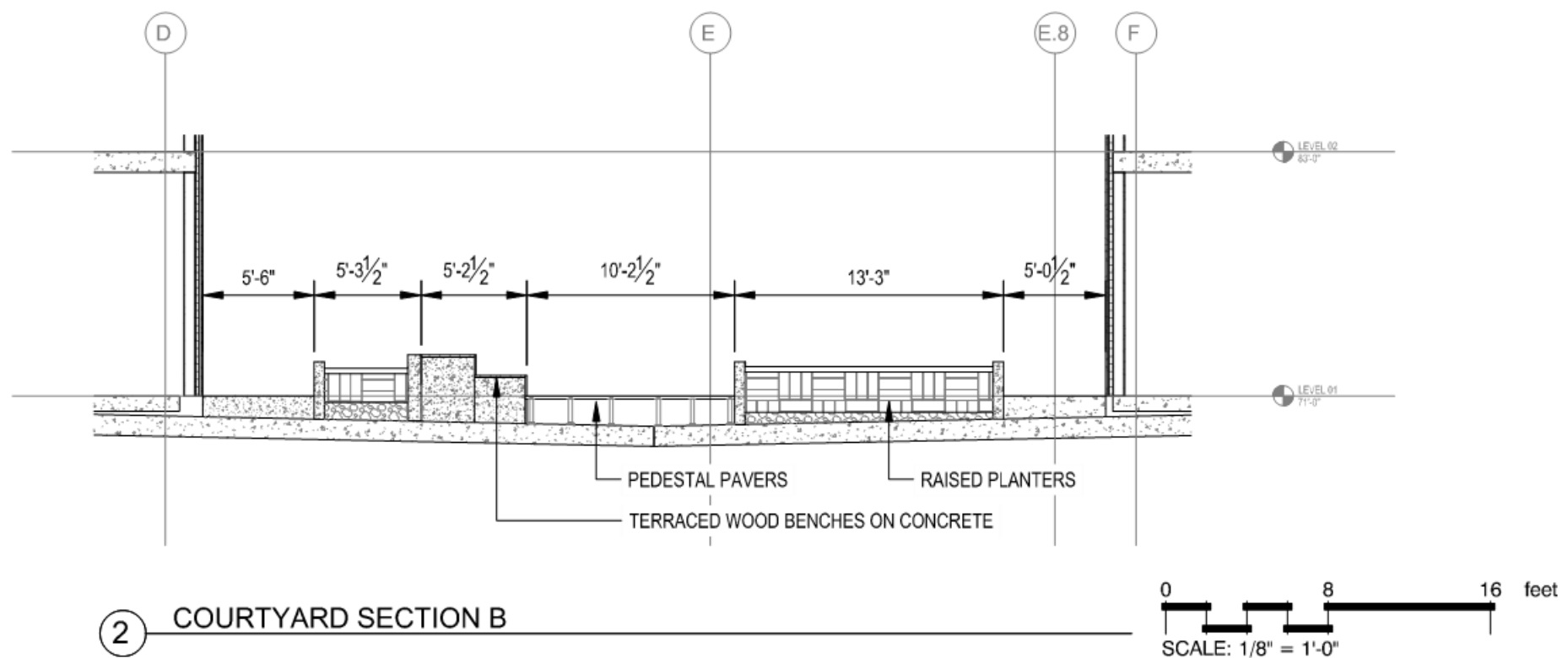
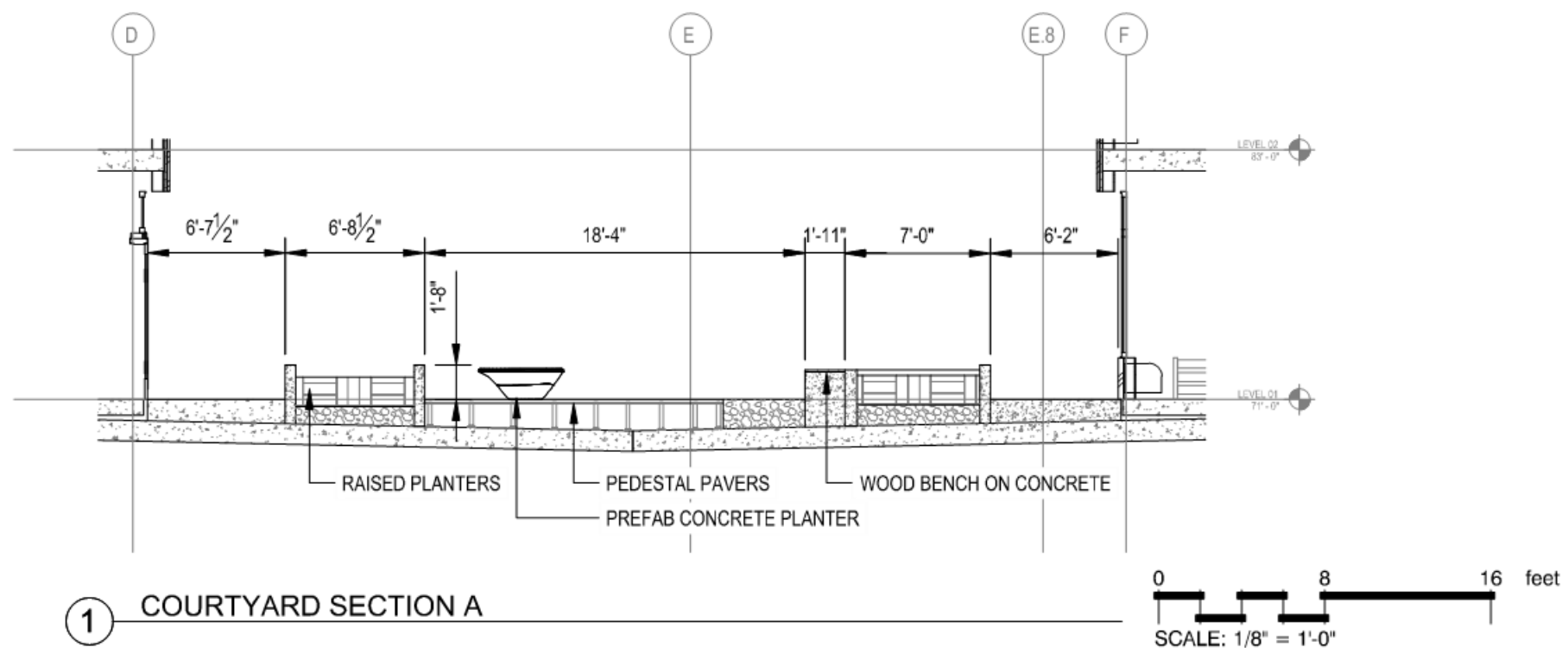
TRJA - STAR JASMINE

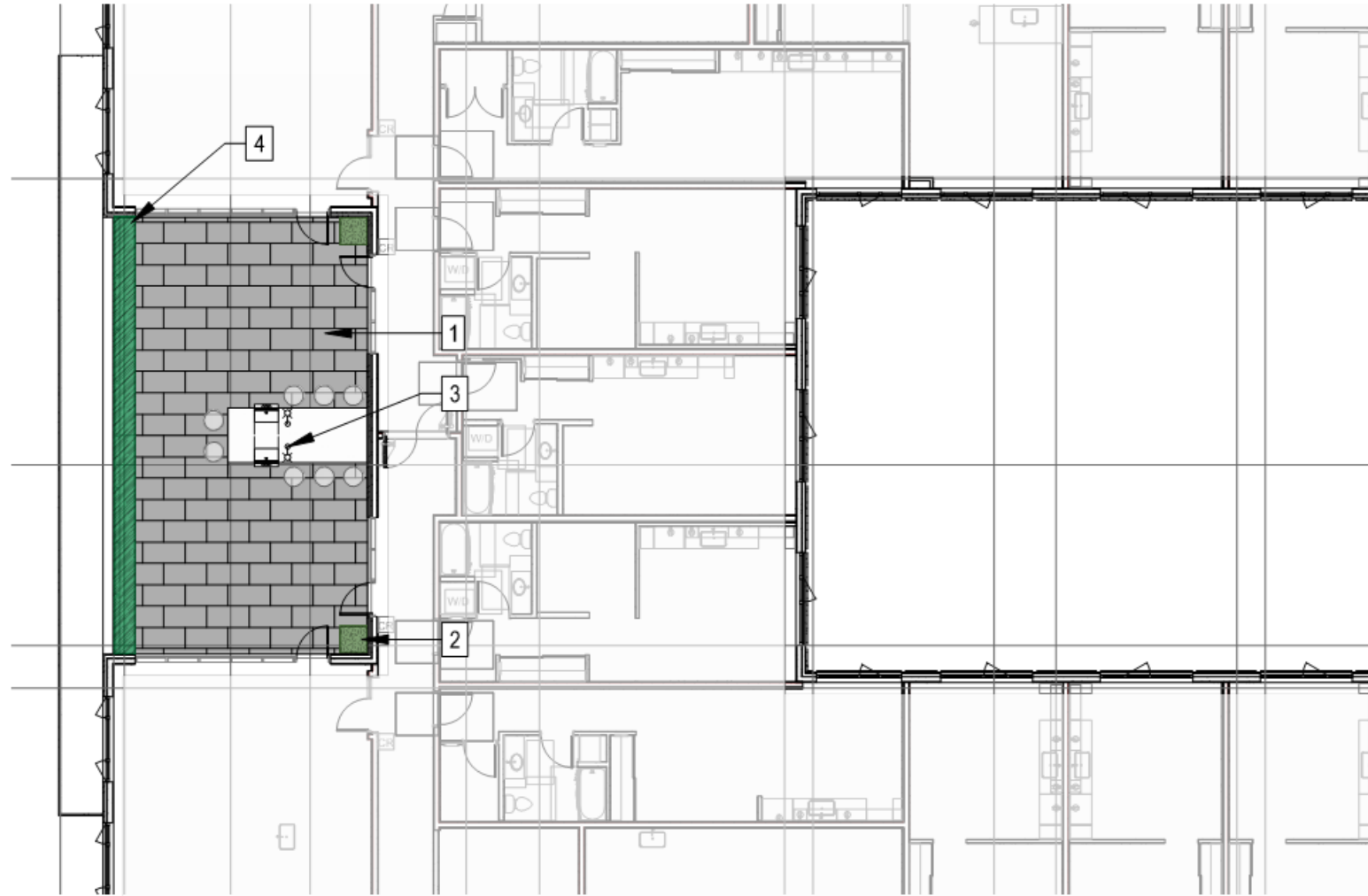


LONI - BOXLEAF HONEYSUCKLE



THPR - RED CREEPING THYME





1 LEVEL 7 DECK PLAN



0 16 32 feet
SCALE: 1/16" = 1'-0"



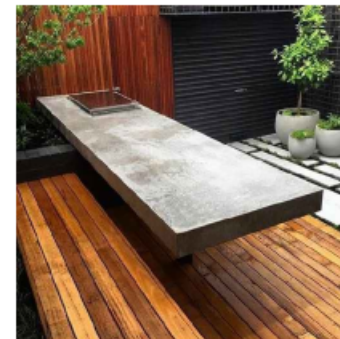
1 24" X 48" SLAB PAVERS



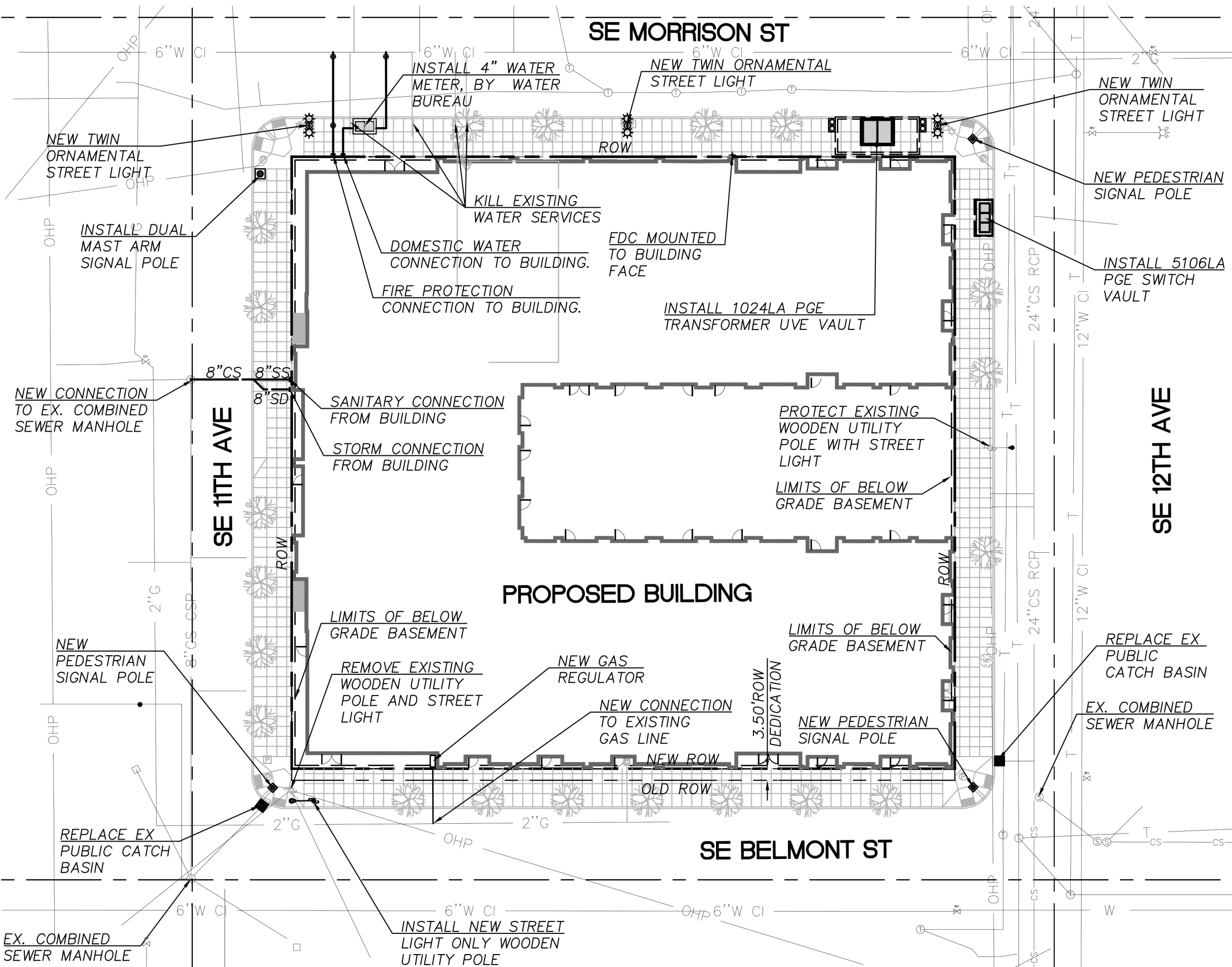
2 PRE FAB PLANTER



3 FLOATING BARBEQUE STATION



4 PLANTING CONCEPT




PRIVATE UTILITY CONTACT LIST			
PGE: KOLBY HOLLINGSWORTH (503) 963-6928 kolby.hollingsworth@pgn.com		NW NATURAL: JODI WRIGHT (503) 367-4984 jodi.wright@nwnatural.com	
CENTURY LINK: DENNIS ERICKSON (503) 242-6222 dennis.erickson@centurylink.com		PORTLAND RES: ABIGAIL CERMAK (503) 823-7577 abigail.cermak@portlandoregon.gov	
PORTLAND WATER BUREAU: ANDREW MELLOTT (503) 823-7171 andrew.mellott@portlandoregon.gov		AT&T: SHAWN DALBEC (503) 495-0112 sd1461@att.com	
		COMCAST: LEROY SOUMOKIL (971)801-5723 LEROY_SOUMOKIL@COMCAST.COM	

STORMWATER NARRATIVE

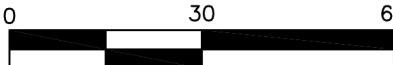
PRIVATE SITE:
WATER QUALITY & WATER QUANTITY
WATER QUALITY AND QUANTITY CONTROL REQUIREMENTS ARE MET WITH 24,113 SF ECO ROOF COVERAGE ON THE ROOF OF THE PROPOSED BUILDING.

DISPOSAL
ALL RUNOFF FROM THE SITE WILL BE CONVEYED TO THE EXISTING 8" COMBINED SEWER IN SW 11TH AVE. 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.



GRAPHIC SCALE



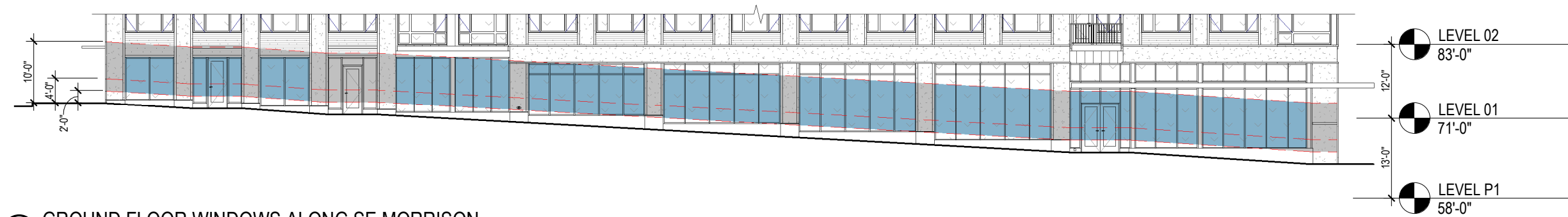
1 inch = 30 ft.



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 = TOTAL WALL AREA FROM 2 FEET TO 10 FEET ABOVE FINISH GRADE
 = ELIGIBLE WINDOWS

33.510.220 GROUND FLOOR WINDOWS
MINIMUM 40% WINDOW COVERAGE



① GROUND FLOOR WINDOWS ALONG SE MORRISON
1" = 20'-0"

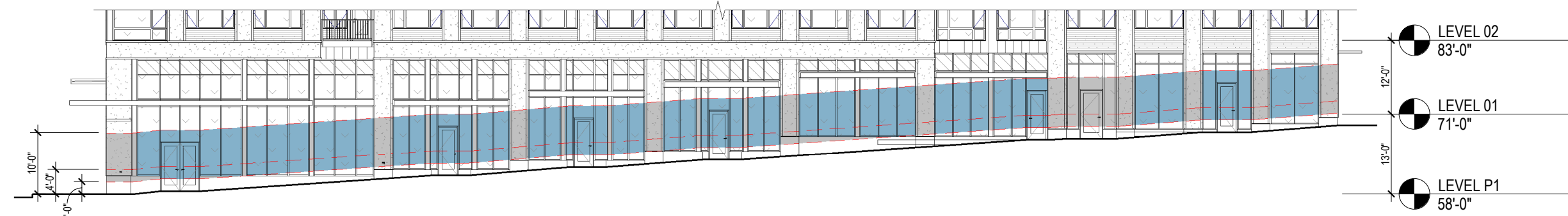
ALONG SE MORRISON
WALL AREA (2'<X<10') 1600 SF
ELIGIBLE WINDOW AREA 1195 SF
WINDOW COVERAGE 74.69%

ALONG SE 11TH AVE
WALL AREA (2'<X<10') 1476 SF
ELIGIBLE WINDOW AREA 784 SF
WINDOW COVERAGE 53.12%

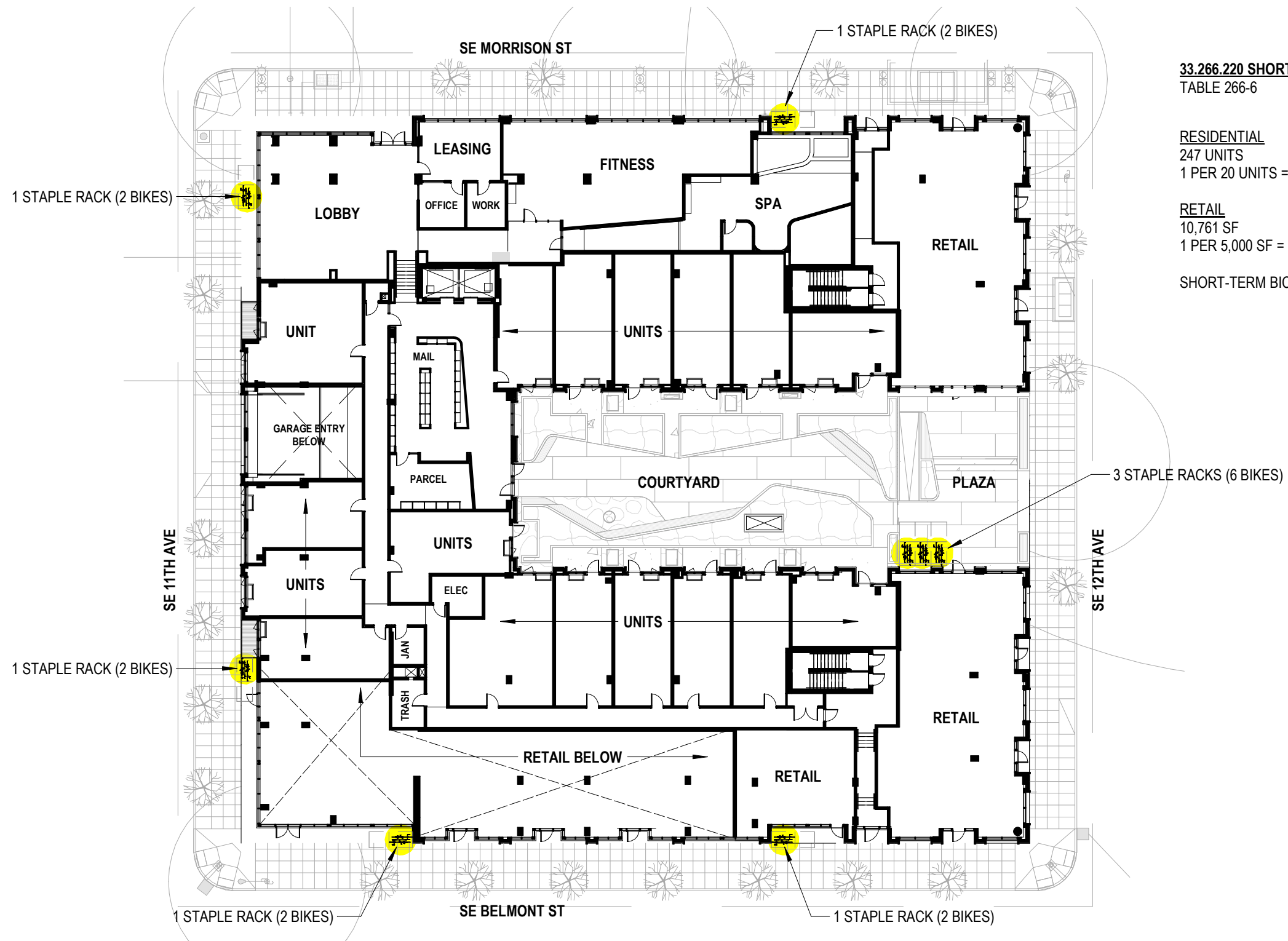
ALONG SE BELMONT
WALL AREA (2'<X<10') 1600 SF
ELIGIBLE WINDOW AREA 1191 SF
WINDOW COVERAGE 74.44%



③ GROUND LEVEL WINDOWS ALONG SE 11TH AVE
1" = 20'-0"



② GROUND FLOOR WINDOWS ALONG SE BELMONT
1" = 20'-0"



33.266.220 SHORT-TERM BICYCLE PARKING
TABLE 266-6

RESIDENTIAL
247 UNITS
1 PER 20 UNITS = 13 SPACES

RETAIL
10,761 SF
1 PER 5,000 SF = 3 SPACES

SHORT-TERM BICYCLE SPACES PROVIDED: 16

① **SHORT-TERM BICYCLE PARKING**
1" = 30'-0"

MINIMUM 50% OF GROUND FLOOR WALLS FRONTING A
SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE

32'-9"

RETAIL

H

41'-0"

42'-10"

RETAIL

28'-5"

G

F

E

D

SEE FOLLOWING SHEET FOR SECTIONS AT RETAIL

The site plan for Level P1 illustrates a building complex with a central 'SECURE COURTYARD'. The building is divided into several functional zones: a yellow 'LOBBY' (37'-1" x 34'-2"), an orange 'FITNESS' area (26'-5"), and blue 'RETAIL' spaces (32'-8" x 28'-5" and 32'-8" x 36'-0"). A 'RETAIL BELOW' area is also indicated. The plan includes dimensions for the building's overall footprint (200'-0" total north and south frontage, 184'-5" total west frontage) and specific active use zones (43'-6", 46'-0", 36'-0", 156'-0", 85'-0", 70'-0"). A 'PLAZA' area (36'-0" x 36'-0") is located adjacent to the courtyard. The plan also shows various setbacks, including a 41'-8" active use zone on the west and 70'-0" on the east, and a 36'-0" active use zone on the south. A 'SECURE COURTYARD' is centrally located, surrounded by building wings. The plan includes a north arrow and a scale bar.



33.510.225 GROUND FLOOR ACTIVE USE
 MINIMUM 12 FEET FROM FINISH FLOOR TO
 UNDERSIDE OF STRUCTURE ABOVE

