**ROWHOUSES:** 57 OCCUPANTS 19 UNITS \* 3 BEDROOMS

**BUILDING 1:** RESID: 807 OCCUPANTS 161,250 GSF / 200 GSF PER OCC.

**BUILDING USE AND OCCUPANCY:**
- Residential-Retail Buildings:

**BUILDING HEIGHTS AND AREAS:**
- 2010 ADA Standards for Accessible Design
- 2016 California Residential, w/ local amendments
- 2016 California Fire Code, w/ local amendments
- 2016 California Plumbing Code, w/ local amendments

**Townhouses/Rowhouses:** Group R-3, Separated
**Retail:** Groups A-2 and M, Separated
**Fit Center:** Group A-3, Non-separated
**Residential Units:** Group R-2, Separated

**Actual Building Area:** 1698 SF plus 529 SF garage to 2468 SF plus 530 SF
**Actual Building Area:** 38,800 GSF at 7760 SF/Story;
**Actual Building Height:** 55’-0” to highest eave / 60’-3” to average roof surface / 73’-9” non-occupied tower (N.I. stair and elevator)

**PERMITTED USES:**
- Residential (Class I) (1 space / 2 units) 57.7 Req’d / 58 Provided
- Long Term Retail (Class I) 5% of 10 Vehicle Spaces 0.5 Req’d / 1 provided
- Short Term Retail (Class II) 5% of 10 Vehicle Spaces 0.5 Req’d
- Covered (9’-6”x20’): 39 Spaces Req’d/ 39 Provided (in garage)
- Covered (9’-6”x20’): 185 Spaces Req’d/ 193 Provided (in garage)

**ZONING CODE DATA:**
- 1. STREET ADDRESS AND APN FOR SITE:
- 2. BELOW GRADE PARKING GARAGE - Construction Type IA
- 3. Below-Grade Parking Garage - Construction Type IB
- 4. Residential Townhouses - Construction Type IA - 3 Stories
- 5. Residential Building, over 1 Story / Story-R
- 6. Residential Building, 15’-0” to 24’-0” in height
- 7. Undeveloped SRF for Type 19 Housing per Section 503.1 of City Code (optional)
- 8. Undeveloped SRF for Type 19 Housing per Section 503.1 of City Code (optional)
- 9. Below-Grade Parking Garage - Construction Type IA

**PROJECT SUMMARY:**
- **1. STREET ADDRESS AND APN FOR SITE:**
- **2. PRELIMINARY AND FINAL CONSTRUCTION DRAWINGS:**
- **3. SITE PLAN APPLICATION:**
GENERAL NOTES - SITE PLAN

1. SEE PROJECT SUMMARY SHEET G202 FOR ZONING AND LAND USE DESIGNATIONS, AND GROSS SITE AREA AND NET SITE AREA.

2. SEE SITE PLAN SETBACKS SHEET G203 FOR SETBACK DIMENSIONS.

3. SEE OPEN SPACE CALCS SHEET G205A, G205B, G205C FOR OPEN SPACE CALCS.

4. SEE CIVIL DRAWINGS FOR VEHICLE ACCESS TURNING RADIUS AND STREET DESIGN.

5. SEE LANDSCAPE SHEETS FOR LANDSCAPE AREA INFO.

6. SEE SITE PLAN SETBACKS SHEET G203 FOR SETBACK DIMENSIONS.

7. SEE PROJECT PARKING SPACE SUMMARY.

8. SEE OPEN SPACE CALCS SHEET G205A, G205B, G205C FOR OPEN SPACE CALCS.

9. SEE CIVIL DRAWINGS FOR VEHICLE ACCESS TURNING RADIUS AND STREET DESIGN.

ARCHITECTURE inc
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REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.
OPEN SPACE LEGEND:

- COMMON OPEN SPACE = 37,661 SF
- COMMON LANDSCAPE SPACE = 29,068 SF
- COMMON HARDSCAPE SPACE = 11,371 SF
- COMMON RETAIL OUTDOOR SPACE: REQUIRED: 20,000 GSF * 2.5% = 500 SF

PRIVATE SPACE - TYPICAL TOWN HOUSE
- BLDG 1 UNITS: 60 SF to 132 SF / UNIT (BALCONY)
- TOWN HOUSES: 104 SF to 125 SF / UNIT (PATIO)
- ROW HOUSES: 295 SF to 375 SF/ UNIT (PATIO)

PRIVATE SPACE - TYPICAL ROW HOUSE
- BLDG 2 UNITS: 60 SF / UNIT (BALCONY)

COMMON SPACE:
- COMMON OPEN SPACE = 37,661 SF
- COMMON LANDSCAPE SPACE = 29,068 SF
- COMMON HARDSCAPE SPACE = 11,371 SF
- COMMON RETAIL OUTDOOR SPACE: REQUIRED: 20,000 GSF * 2.5% = 500 SF

COMMON OPEN SPACE:
- 242 UNITS X 150SF/UNIT = 36,300 SF MIN REQ'D
- 37,661 SF

NET SITE AREA:
- 343,958 SF

PRIVATE SPACE AREA:
- (60 SF/UNIT MIN: MIN 6'-0" DIMENSION)

SPACE PROVIDED PER UNIT TYPE:
- BLDG 1 UNITS: 60 SF to 132 SF / UNIT (BALCONY)
- TOWN HOUSES: 104 SF to 125 SF / UNIT (PATIO)
- ROW HOUSES: 295 SF to 375 SF/ UNIT (PATIO)

COMMON LANDSCAPE SPACE:
- 29,068 SF

70%-80% OF COMMON OPEN SPACE REQ'D = 26,321 SF to 30,081 SF REQ'D

77% PROVIDED

COMMON HARDSCAPE SPACE:
- 11,371 SF

20%-30% OF COMMON OPEN SPACE REQ'D = 7,520 SF to 11,371 SF REQ'D.

30% PROVIDED

COMMON RETAIL OUTDOOR SPACE:
- REQUIRED: 20,000 GSF * 2.5% = 500 SF
- PROVIDED: 2400 SF

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NET SPACE AREA:

- PRIVATE SPACE AREA: (60 SF/UNIT MIN: MIN 6'-0" DIMENSION)
- SPACE PROVIDED PER UNIT TYPE:
  - BLDG 1 UNITS: 60 SF to 132 SF/UNIT (BALCONY)
  - BLDG 2 UNITS: 60 SF/UNIT (BALCONY)
  - TOWN HOUSES: 104 SF to 125 SF/UNIT (PATIO)
  - ROW HOUSES: 295 SF to 375 SF/UNIT (PATIO)
**MATERIAL LEGEND:**

1. **ROOF**
   - CEMENT TILE

2. **STUCCO**

3. **STUCCO**

4. **WOOD**

5. **WINDOW STOREFRONT**

6. **PAINTED METAL ACCENT**
   - DARK BROWN

7. **PLASTER DETAILING**

8. **PAINTED METAL GUTTER / DOWNSPOUT**

9. **OUTDOOR LIGHT**

10. **FRONT ENTRY**

11. **GARAGE**

12. **BALCONY / METAL RAILING**

13. **TRELLIS**

14. **FRENCH DOORS**

15. **SIGNAGE**

16. **CANOPY**

17. **"CHIMNEY" (PLUMBING / VENT STACKS)**

- **NOTE:** THERE IS NO COPPER BEING USED ON THE PROJECT.
GENERAL NOTES:
1. ALL SURFACES TO BE CONCRETE, ASPHALT, SCRED, CONCRETE OR CONCRETE PAVER UNITS. SEE L.100 AND C1 FOR ADDITIONAL INFORMATION.
2. ALL ROAD SURFACES TO SUPPORT FIRE DEPARTMENT EMERGENCY VEHICLE AND TRASH HAULER VEHICLE WEIGHT.

WASTE MANAGEMENT SUMMARY:
BUILDING 1: RESIDENTIAL USE:
- RESIDENTS TO DELIVER WASTE TO MAIN TRASH ROOM VIA 2-STREAM VERTICAL TRASH CHUTES. CHUTES DELIVER WASTE TO COLLECTION ROOM ON LEVEL B1. BUILDING MANAGEMENT TO BRING WASTE CONTAINERS FROM COLLECTION ROOMS TO MAIN TRASH ROOM FOR COMPACTING / PICK-UP.
- RESIDENTS TO PLACE ORGANIC WASTE IN CONTAINERS IN TRASH ROOMS ON RESIDENTIAL FLOORS. WASTE TO BE COLLECTED FROM TRASH ROOMS BY MANAGEMENT AND BROUGHT TO MAIN DUMPSTER IN BUILDING 1.

BUILDING 2: RETAIL USE:
- WASTE STREAMS TO BE COLLECTED FROM RETAIL TENANT SPACES AND BROUGHT TO MAIN TRASH ROOM IN BUILDING 1.
- WASTE HAULER TO PICK-UP AT MAIN LOADING DOCK IN BUILDING 1.

BUILDING 1: RESIDENTIAL USE:
- RESIDENTS TO DELIVER WASTE TO MAIN TRASH ROOM VIA 2-STREAM VERTICAL TRASH CHUTES. CHUTES DELIVER WASTE TO COLLECTION ROOM ON LEVEL B1. BUILDING MANAGEMENT TO BRING WASTE CONTAINERS FROM COLLECTION ROOMS TO MAIN TRASH ROOM FOR COMPACTING / PICK-UP.
- RESIDENTS TO PLACE ORGANIC WASTE IN CONTAINERS IN TRASH ROOMS ON RESIDENTIAL FLOORS. WASTE TO BE COLLECTED FROM TRASH ROOMS BY MANAGEMENT AND BROUGHT TO MAIN DUMPSTER IN BUILDING 1.

TOWNHOUSES / ROWHOUSES:
- WASTE COLLECTED INSIDE UNITS AND STORED IN 3-STREAM BINS IN GARAGE SPACE.
- BINS PLACED BY RESIDENTS OUTSIDE UNITS AND COLLECTED VIA AUTOMATED WASTE HAULER TRUCK.

GENERAL NOTES:
1. ALL ROAD SURFACES TO BE CONCRETE, ASPHALT, SCRED, CONCRETE OR CONCRETE PAVER UNITS. SEE L.100 AND C1 FOR ADDITIONAL INFORMATION.
2. ALL ROAD SURFACES TO SUPPORT FIRE DEPARTMENT EMERGENCY VEHICLE AND TRASH HAULER VEHICLE WEIGHT.
WASTE MANAGEMENT SUMMARY:

BUILDING 1: RETAIL USE:
• Waste Streams to be collected from Retail Tenant Spaces and brought to main trash room in Building 1.
• Waste hauler to pick-up at main loading dock in Building 1.

BUILDING 1: RESIDENTIAL USE:
• Residents to deliver waste to 2-stream vertical trash chutes. Chutes deliver waste to collection room on Level B1. Building management to bring waste containers from collection rooms to main trash room in Building 1 for compaction/pick-up.
• Residents to place organic waste in containers in trash rooms on residential floors. Waste to be collected from trash rooms by management and brought to main dumpster in Building 1.

BUILDING 2: RETAIL USE:
• Retail tenant to place waste in 3-stream containers in trash holding room. Waste containers to be collected from trash room and brought to main trash room for compaction/pick-up.

BUILDING 2: RESIDENTIAL USE:
• Residents to deliver waste to main trash room via a vertical trash chute system to be collected by building management and brought to main trash room for compaction/pick-up.

TOWNHOUSES / ROWHOUSES:
• Waste collected inside units and stored in 3-stream bins in garage space.
• Bins placed by residents outside units and collected via automated waste hauler truck.