

Myrtle St.

EXISTING BUILDING

EXISTING BUILDING

FIN. FLR. = 413'

Caufield St.

Pleasant Ave.

PRELIMINARY
NOT FOR
CONSTRUCTION

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4119 NE Cesar E. Chavez Blvd.
Portland, Oregon 97211
503.284.6917
www.kasapdx.com

Pleasant Avenue
Housing

314 Pleasant Avenue
Oregon City, Oregon
KASA Proj # 1606

Design Review: August 18, 2017
Staff Review: February 01, 2018

ZONING: MUC-1
SITE AREA: 40,108 S.F.
TOTAL IMPERVIOUS SURFACE: 17,755 S.F.

UNIT MIX
(4) STUDIO
(12) 1-BEDROOM
(8) 2-BEDROOM
24 UNITS

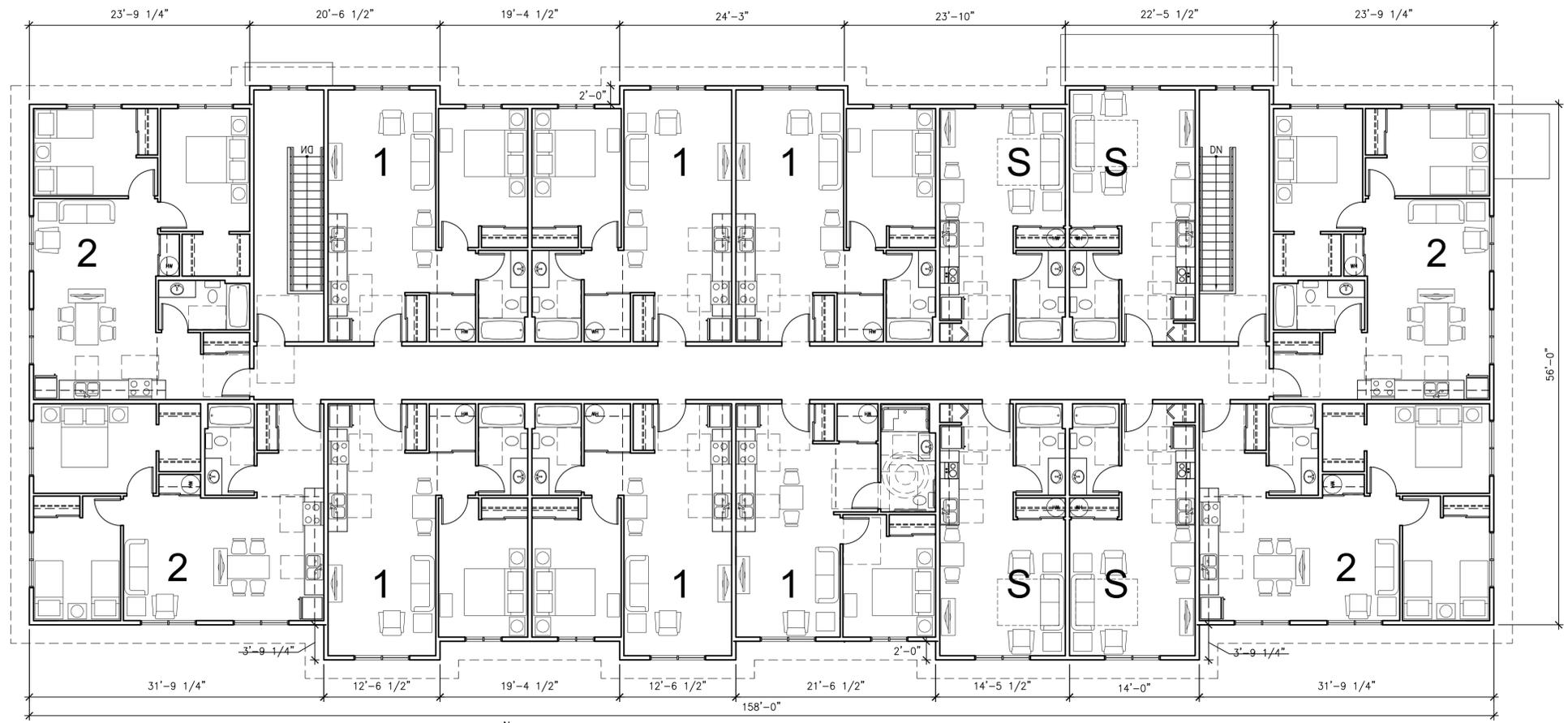
FIRST FLOOR: 9,015 S.F.
SECOND FLOOR: 9,015 S.F.
TOTAL BUILDING AREA: 18,030 S.F.

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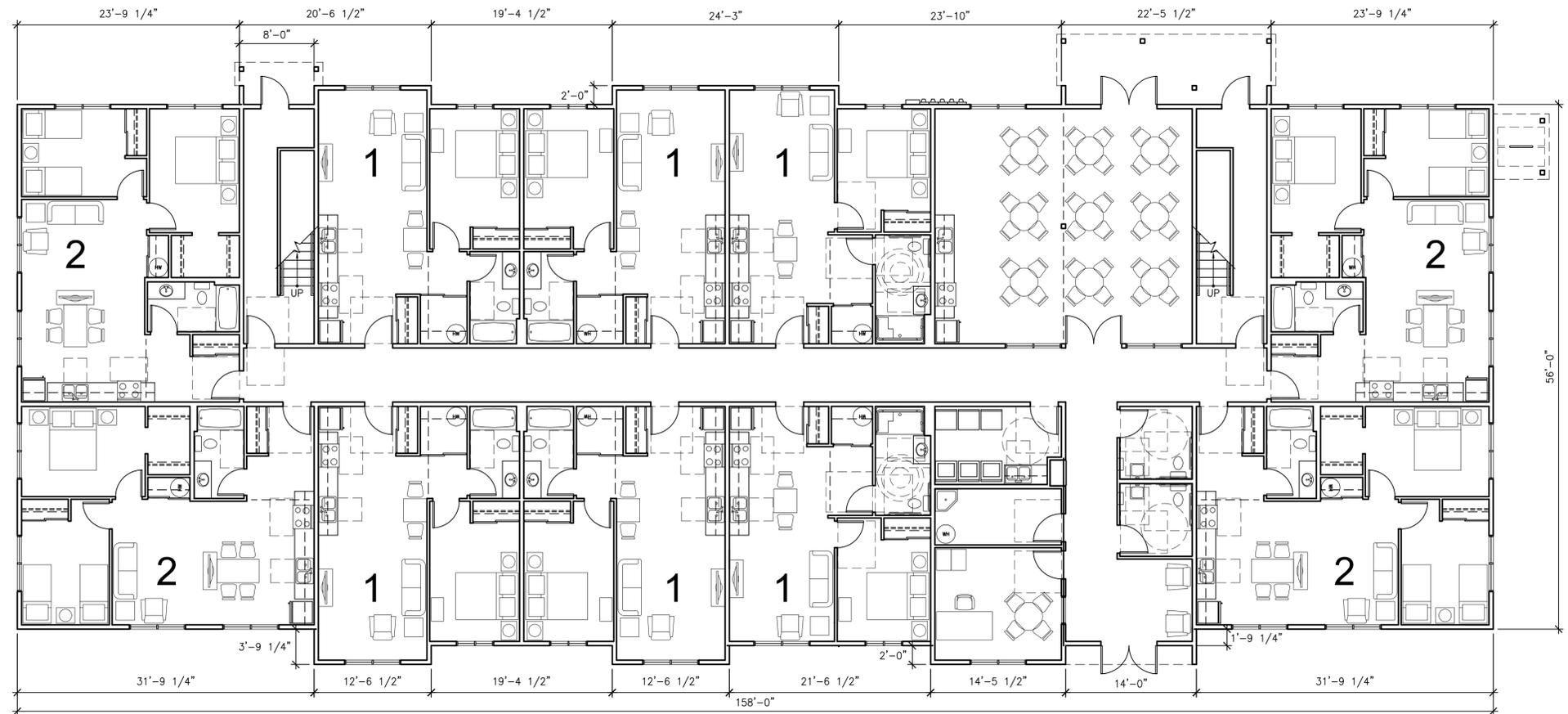
Site Plan
A1.1
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1 Site Plan
1" = 10'-0"





2
1/8" = 1'-0"



1
1/8" = 1'-0"

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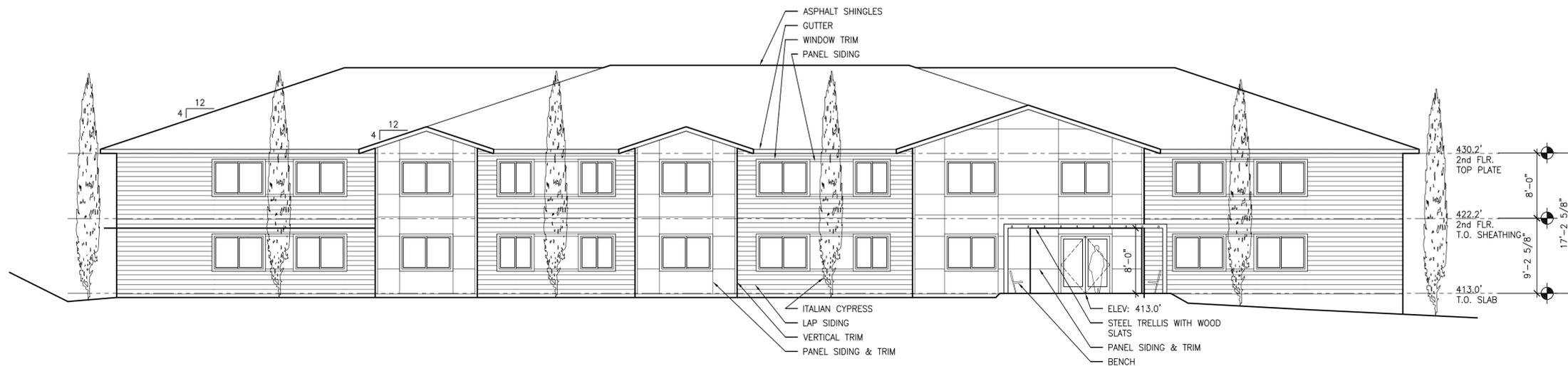
314 Pleasant Avenue
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Design Review: February 08, 2018

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2 North Elevation
1/8" = 1'-0"



1 South Elevation
1/8" = 1'-0"

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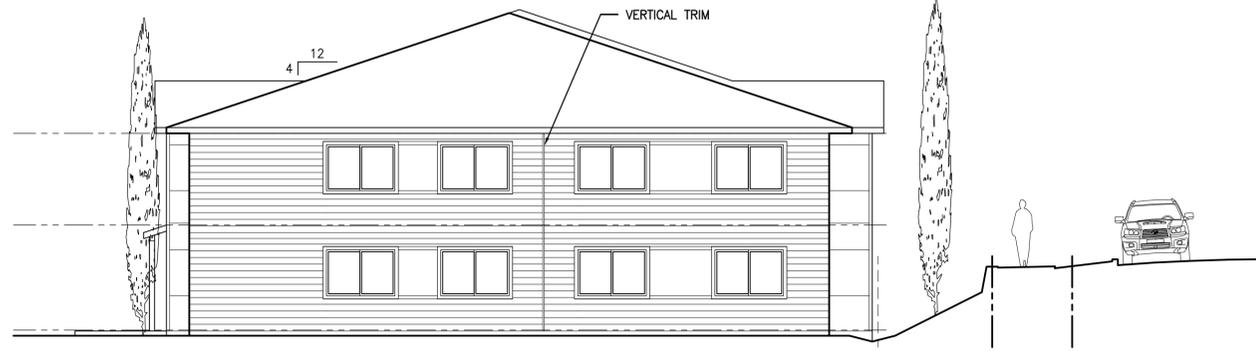
Design Review: February 08, 2018

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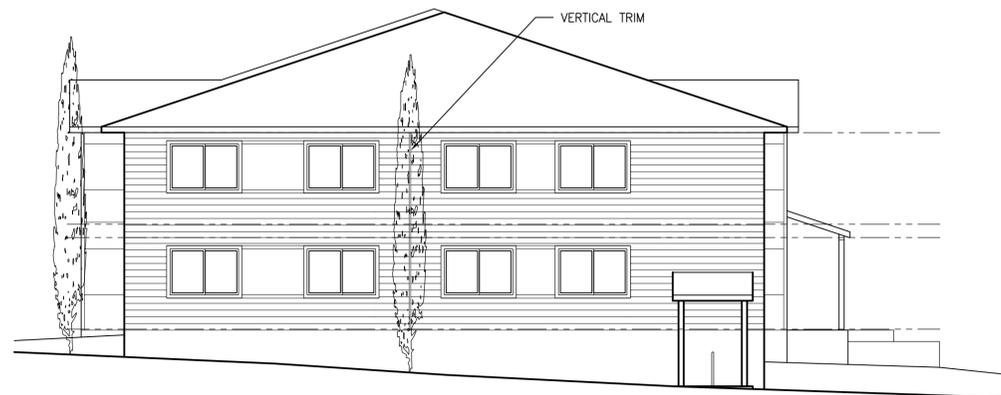
Exterior Elevations

A3.1

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2 West Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"



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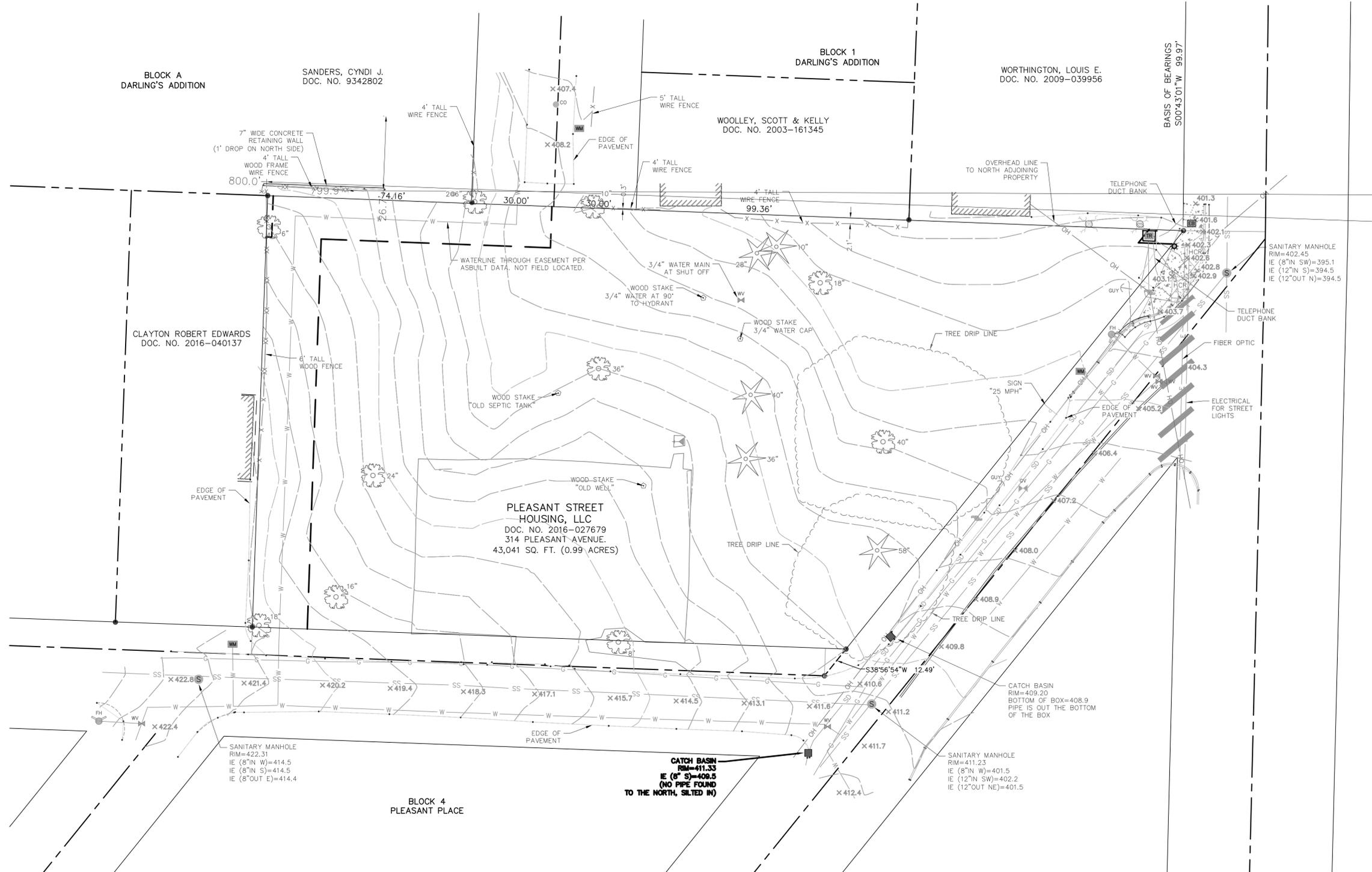
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Exterior Elevations

A3.2

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EASEMENTS & ENCUMBRANCES:

- PLEASE SEE THE TITLE REPORT FOR ITEMS CONCERNING TAXES, LEASES, LIENS, AGREEMENTS, WAIVERS AND OTHER MATTERS OF RECORD WHICH ARE NOT SURVEY MATTERS AND ARE NOT LISTED BELOW. NUMBERS LISTED REFLECT EXCEPTIONS IN SUBJECT TITLE REPORT. THE FOLLOWING ITEMS LISTED IN THE TITLE REPORT LISTED ON OUR NOTE NUMBER 1 AND ARE LISTED HERE WITH COMMENTS.
- ⑨ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 ENTITLED: EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
 IN FAVOR OF: OREGON CITY
 PURPOSES: UTILITIES (INSTALLATION AND MAINTENANCE OF)
 RECORDING DATE: MARCH 30, 1972
 RECORDING NO.: 72-008501
 AFFECTS: THE WESTERLY 20' AND THE NORTHERLY 15' OF THE WEST 103.5 FEET OF SUBJECT SITE. PLOTTED.
 - ⑩ ANY IRREGULARITIES, RESERVATIONS, EASEMENTS OR OTHER MATTERS IN THE PROCEEDINGS OCCASIONING THE ABANDONMENT OR VACATION OF THE STREET/ROAD SHOWN BELOW:
 NAME: PORTION OF MAIN STREET (PLEASANT AVENUE)
 RECORDED: JULY 1, 1979
 RECORDERS NO.: 79-028946
 AFFECTS: NO EASEMENT APPARENT. AFFECTS FRONTAGE ALONG PLEASANT AVENUE. PLOTTED.
 - ⑪ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 ENTITLED: EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
 IN FAVOR OF: PACIFIC NORTHWEST BELL TELEPHONE COMPANY
 PURPOSES: UNDERGROUND COMMUNICATION LINES AND ABOVE GROUND CABINET
 RECORDING DATE: NOVEMBER 17, 1986
 RECORDING NO.: 86-045874
 AFFECTS: 5'x10' STRIP AT THE NORTHEAST CORNER OF SUBJECT SITE. PLOTTED.
 - ⑫ DECLARATION OF COVENANTS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF:
 AGREEMENT EXECUTED BY: CLACKAMAS SOIL AND WATER CONSERVATION DISTRICT, AN OREGON SPECIAL SERVICE DISTRICT
 RECORDING DATE: DECEMBER 18, 2015
 RECORDING NO.: 2015-083575
 AFFECTS: A HERITAGE TREE IN THE EASTERLY PORTION OF SUBJECT PROPERTY. PLOTTED.



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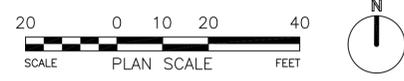
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- First Issue
- First Revision
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- Fifth Revision
- Sixth Revision
- Seventh Revision

EXISTING CONDITIONS
SITE PLAN

C1
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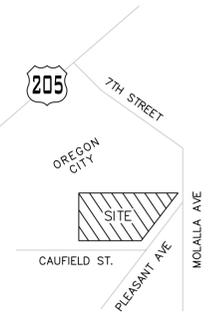


**EXISTING CONDITIONS
SITE PLAN**
SCALE: 1" = 20'

1
C-1

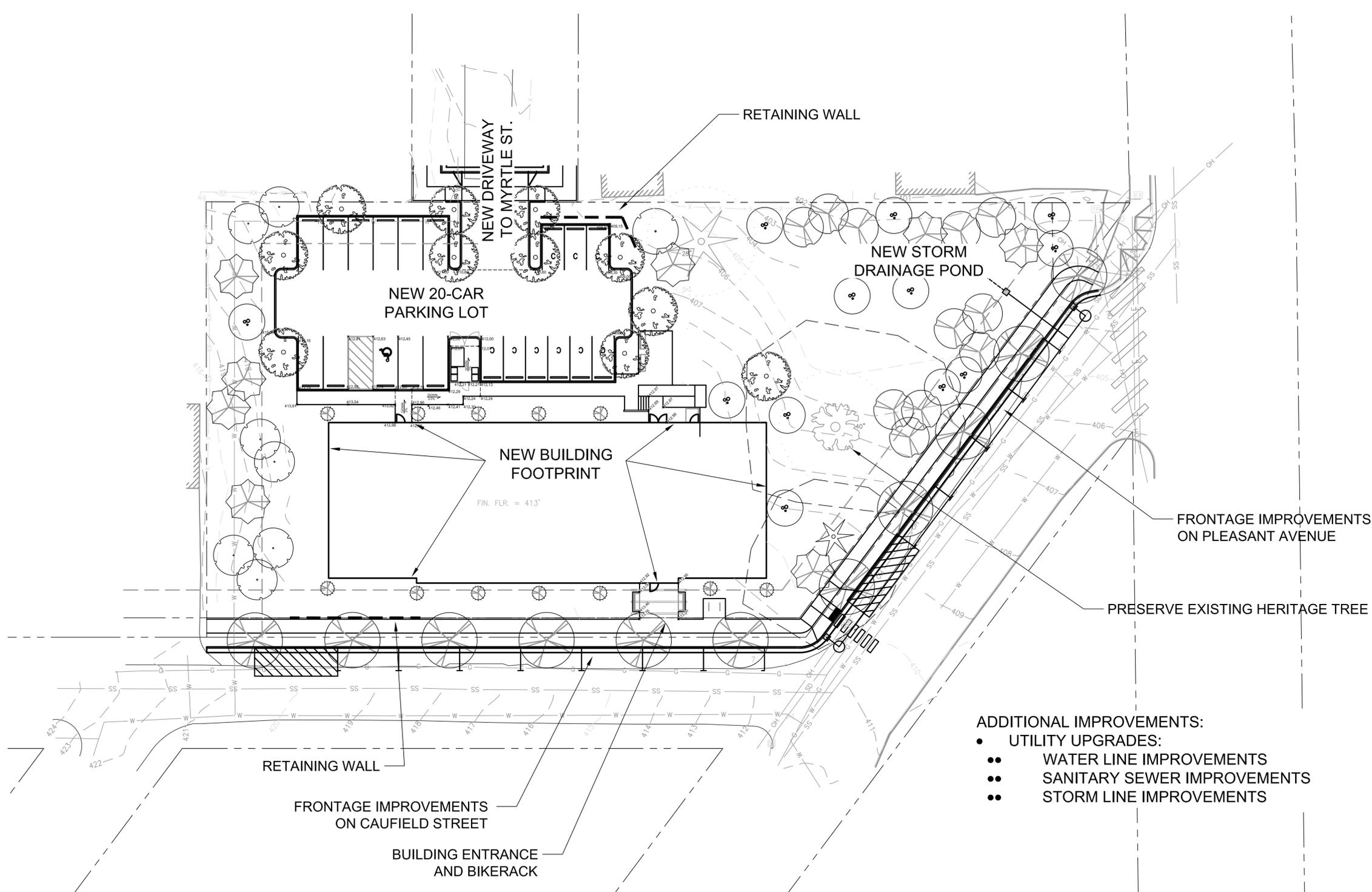
TOPOGRAPHY LEGEND:

- FOUND SURVEY MONUMENT AS NOTED
- ELECTRIC BOX
- TELEPHONE RISER
- ⚡ POWER POLE
- ☎ LIGHT POLE
- ⚡ FIRE HYDRANT
- ⚡ WATER VALVE
- ⚡ WATER METER
- BOLLARD
- ⚡ SIGN
- CLEAN OUT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM SEWER MANHOLE
- MAIL BOX
- ⚡ HOSE BIB
- I.R. IRON ROD
- W/YPC WITH YELLOW PLASTIC CAP
- P.P. PARTITION PLAT NUMBER
- HCR HANDICAP RAMP
- REC. NO. RECORDING NUMBER
- x401.1 SPOT ELEVATION
- ⑩ EXCEPTION PER TITLE REPORT
- DECIDUOUS TREE - "MULTIPLE TRUNK #"- "SIZE DBH"
- EVERGREEN TREE - "MULTIPLE TRUNK #"- "SIZE DBH"
- TREE STUMP
- SD STORM DRAIN SEWER
- SS SANITARY SEWER
- W WATER LINE
- G GAS LINE
- E ELECTRICAL LINE
- T
- X-X-X CHAIN LINK FENCE
- OH OVERHEAD LINE



VICINITY MAP
NOT TO SCALE

Preliminary Not For Construction



- ADDITIONAL IMPROVEMENTS:**
- UTILITY UPGRADES:
 - WATER LINE IMPROVEMENTS
 - SANITARY SEWER IMPROVEMENTS
 - STORM LINE IMPROVEMENTS



PROPOSED CONDITIONS
SITE PLAN
SCALE: 1" = 20'

1
C2

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PROPOSED CONDITIONS
SITE PLAN
-
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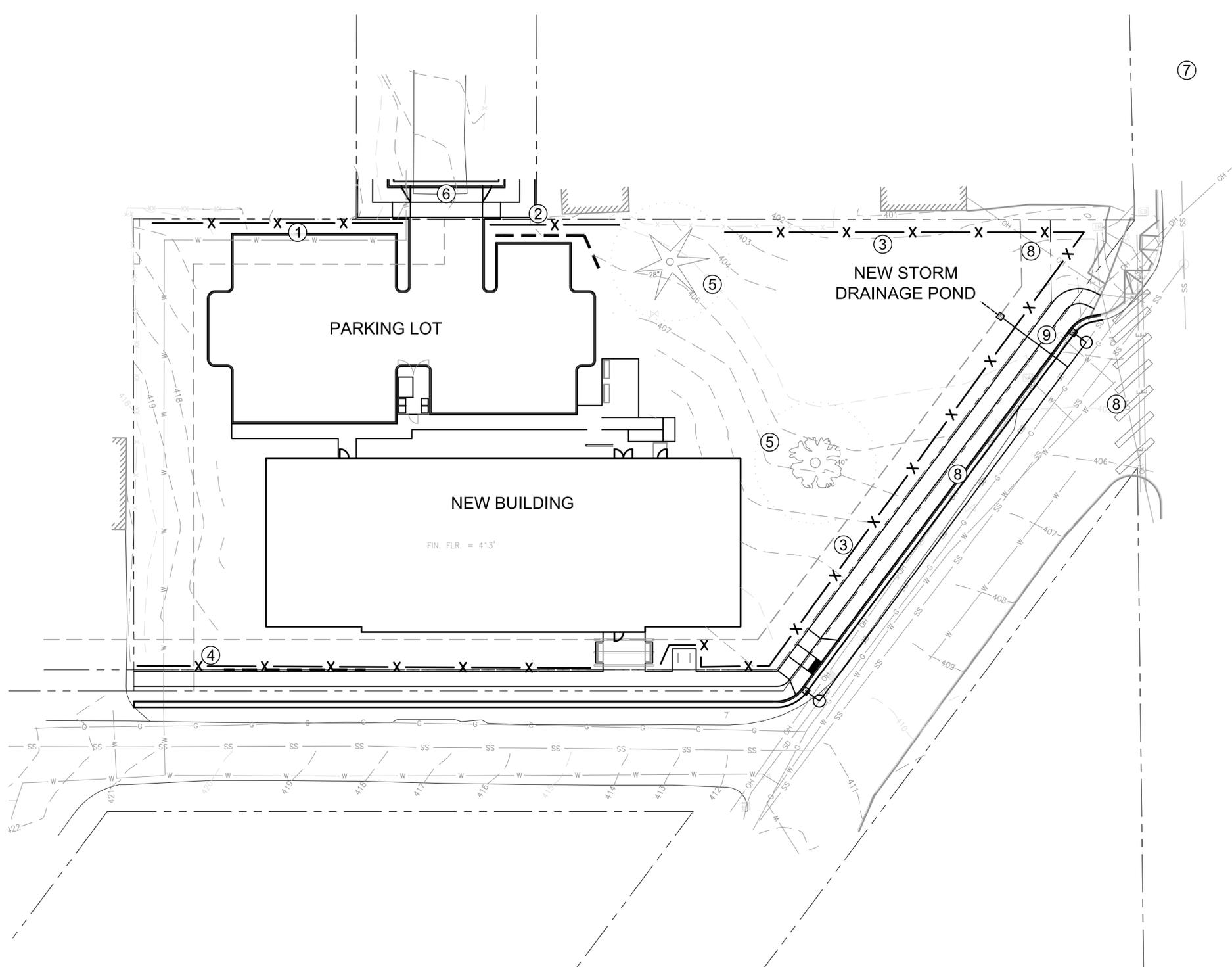
STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

- All permit registrants must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit.
- The ESCP measures shown on this plan are minimum requirements for anticipated site conditions. During the construction period, upgrade these measures as needed to comply with all applicable local, state, and federal erosion and sediment control regulations.
- Submission of all ESCP revisions is not required. Submittal of the ESCP revisions is only under specific conditions.
- Phase clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion.
- Identify, mark, and protect (by fencing off or other means) critical riparian areas and vegetation including important trees and associated rooting zones, and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas.
- Preserve existing vegetation when practical and re-vegetate open areas. Re-vegetate open areas when practicable before and after grading or construction. Identify the type of vegetative seed mix used.
- Erosion and sediment control measures including perimeter sediment control must be in place before vegetation is disturbed and must remain in place and be maintained, repaired, and promptly implemented following procedures established for the duration of construction, including protection for active storm drain inlets and catch basins and appropriate non-stormwater pollution controls.
- Establish concrete truck and other concrete equipment washout areas before beginning concrete work. Direct all wash water into a pit or leak-proof container. Handle wash water as waste, concrete discharge to waters of the state is prohibited.
- Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses and for all roadways including gravel roadways.
- Establish material and waste storage areas, and other non-stormwater controls.
- Prevent tracking of sediment onto public or private roads using BMPs such as: graveled (or paved) exits and parking areas, gravel all unpaved roads located onsite, or use an exit tire wash. These BMPs must be in place prior to land-disturbing activities.
- When trucking saturated soils from the site, either use water-tight trucks or drain loads on site.
- Use BMPs to prevent or minimize stormwater exposure to pollutants from spills; vehicle and equipment fueling, maintenance, and storage; other cleaning and maintenance activities; and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, leftover paints, solvents, and glues from construction operations.
- Implement the following BMPs when applicable: written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures, spill kits in all vehicles, regular maintenance schedule for vehicles and machinery, material delivery and storage controls, training and signage, and covered storage areas for waste and supplies.
- Use water, soil-binding agent or other dust control technique as needed to avoid wind-blown soil.
- The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Exercise caution when using time-release fertilizers within any waterway riparian zone.
- If a stormwater treatment system (for example, electro-coagulation, flocculation, filtration, etc.) for sediment or other pollutant removal is employed, submit an operation and maintenance plan (including system schematic, location of system, location of inlet, location of discharge, discharge dispersion device design, and a sampling plan and frequency) before operating the treatment system. Obtain plan approval before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications.
- At the end of each workday soil stockpiles must be stabilized or covered, or other BMPs must be implemented to prevent discharges to surface waters or conveyance systems leading to surface waters.
- Construction activities must avoid or minimize excavation and creation of bare ground during wet weather October 01 - May 31.
- Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal.
- Other sediment barriers (such as biobags); remove sediment before it reaches two inches depth above ground height, and before BMP removal.
- Catch basins: clean before retention capacity has been reduced by fifty percent. Sediment basins and sediment traps: remove trapped sediments before design capacity has been reduced by fifty percent and at completion of project.
- Within 24 hours, significant sediment that has left the construction site, must be remediated. Investigate the cause of the sediment release and implement steps to prevent a recurrence of the discharge within the same 24 hours. Any in-stream clean up of sediment shall be performed according to the Oregon Division of State Lands required timeframe.
- The intentional washing of sediment into storm sewers or drainage ways must not occur. Vacuuming or dry sweeping and material pickup must be used to cleanup released sediments.
- Provide permanent erosion control measures on all exposed areas. Do not remove temporary sediment control practices until permanent vegetation or other cover of exposed areas is established. However, do remove all temporary erosion control measures as exposed areas become stabilized, unless doing so conflicts with local requirements. Properly dispose of construction materials and waste, including sediment retained by temporary BMPs.
- If vegetative seed mixes are specified, seeding must take place no later than September 1; the type and percentages of seed in the mix must be identified on the plans.
- All pumping of sediment laden water shall be discharged over an undisturbed, preferably vegetated area, and through a sediment control BMP i.e. (filter bag).
- All exposed soils must be covered during the wet weather period, October 01 - May 31.
- If water of the state is within the project site or within 50 feet of the project boundary, maintain the existing natural buffer within the 50-foot zone for the duration of the permit coverage, or maintain less than the entire existing natural buffer and provide additional erosion and sediment control BMPs.

EROSION CONTROL KEY NOTES

- INSTALL 85 LF OF EROSION CONTROL FENCING
- INSTALL 50 LF OF EROSION CONTROL FENCING
- INSTALL 350 LF OF EROSION CONTROL FENCING
- INSTALL 150 LF OF EROSION CONTROL FENCING
- INSTALL CONSTRUCTION FENCING AROUND EXISTING TREES
- INSTALL CONSTRUCTION ENTRANCE
- INSTALL CATCH BASIN PROTECTION.
- INSTALL CAUTION TAPE ON OVERHEAD POWER LINES
- PROTECT EXISTING FIRE HYDRANT

NOTE:
EXISTING CONTOURS SHOWN WHERE GRADES WILL NOT CHANGE.



EROSION CONTROL PLAN
SCALE: 1" = 20'



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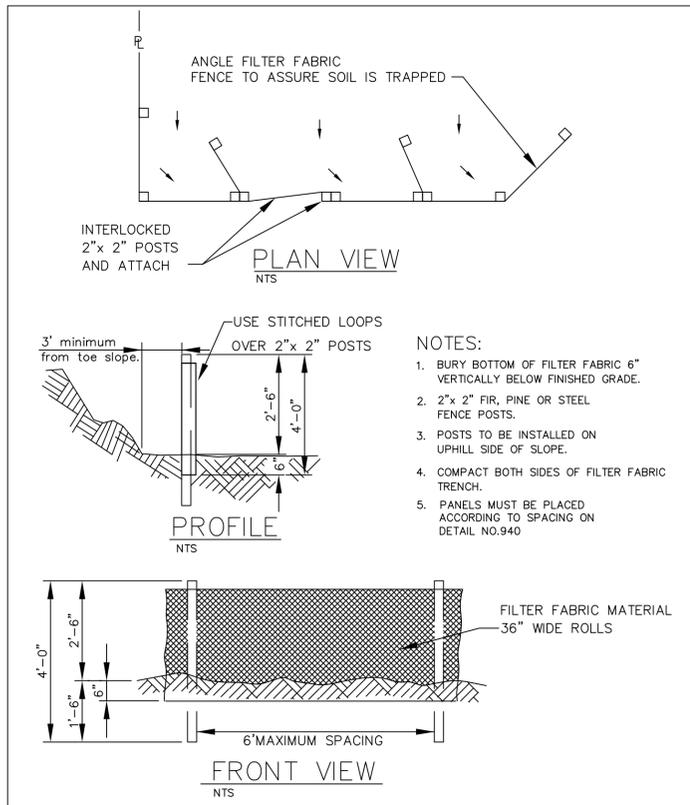
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EROSION CONTROL PLAN
-
C3
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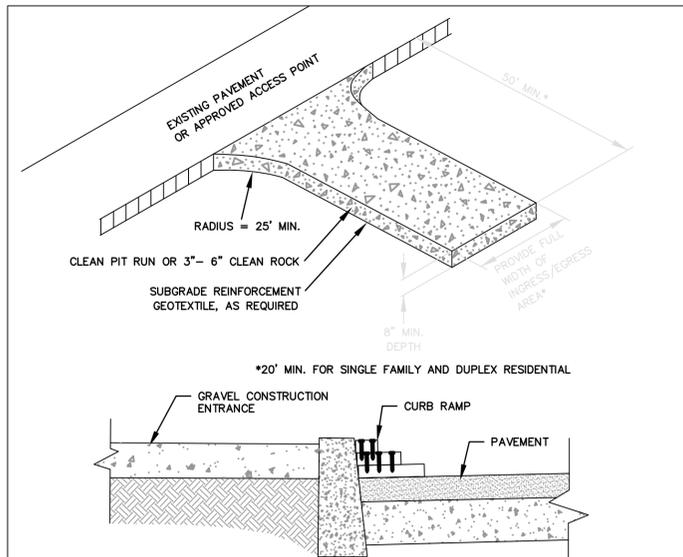
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SEDIMENT FENCE

DETAIL DRAWING 4-23

REVISED 01-09

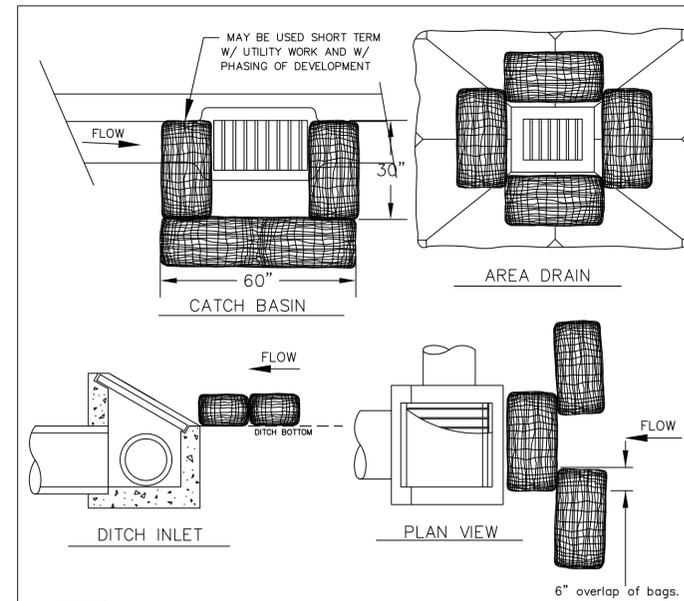


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
 5. DIMENSIONS:
SINGLE FAMILY
20' LONG BY 20' WIDE 8" DEEP OF 3/4" MINUS CLEAN ROCK.
COMMERCIAL
50' LONG BY 20' WIDE 3-6" CLEAN ROCK.
GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

DETAIL DRAWING 4-13

REVISED 01-09



- NOTES:
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
 2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
 3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU MUST HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

INLET PROTECTION TYPE 4

DETAIL DRAWING 4-18

REVISED 01-09



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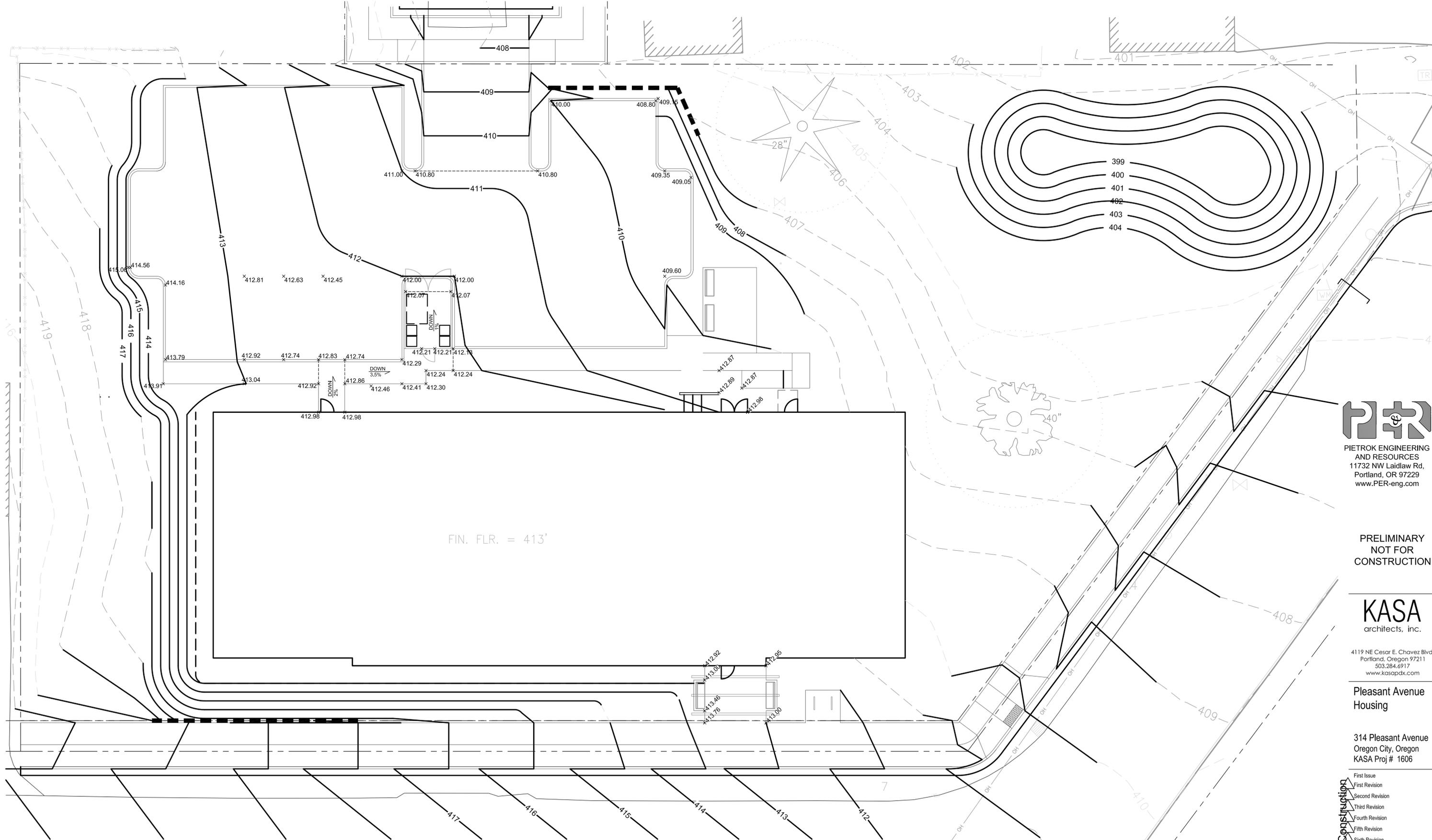
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Fifth Revision
Sixth Revision
Seventh Revision

EROSION CONTROL
DETAILS

C4

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FIN. FLR. = 413'



GRADING
SITE PLAN
SCALE: 1" = 10'

1
C5

STREET GRADING NOTES:

1. HALF STREET IMPROVEMENTS SHALL MATCH CENTERLINE GRADE, SLOPE DOWN AT A MAXIMUM 5% CROSS SLOPE TO THE GUTTER. THE SIDEWALK SHALL SLOPE UP AT A MAXIMUM 2% GRADE. FILL BEHIND THE SIDEWALK SHALL NOT EXCEED 4h:1v UP/DOWN. CONTRACTOR SHALL VERIFY CENTERLINE GRADE.



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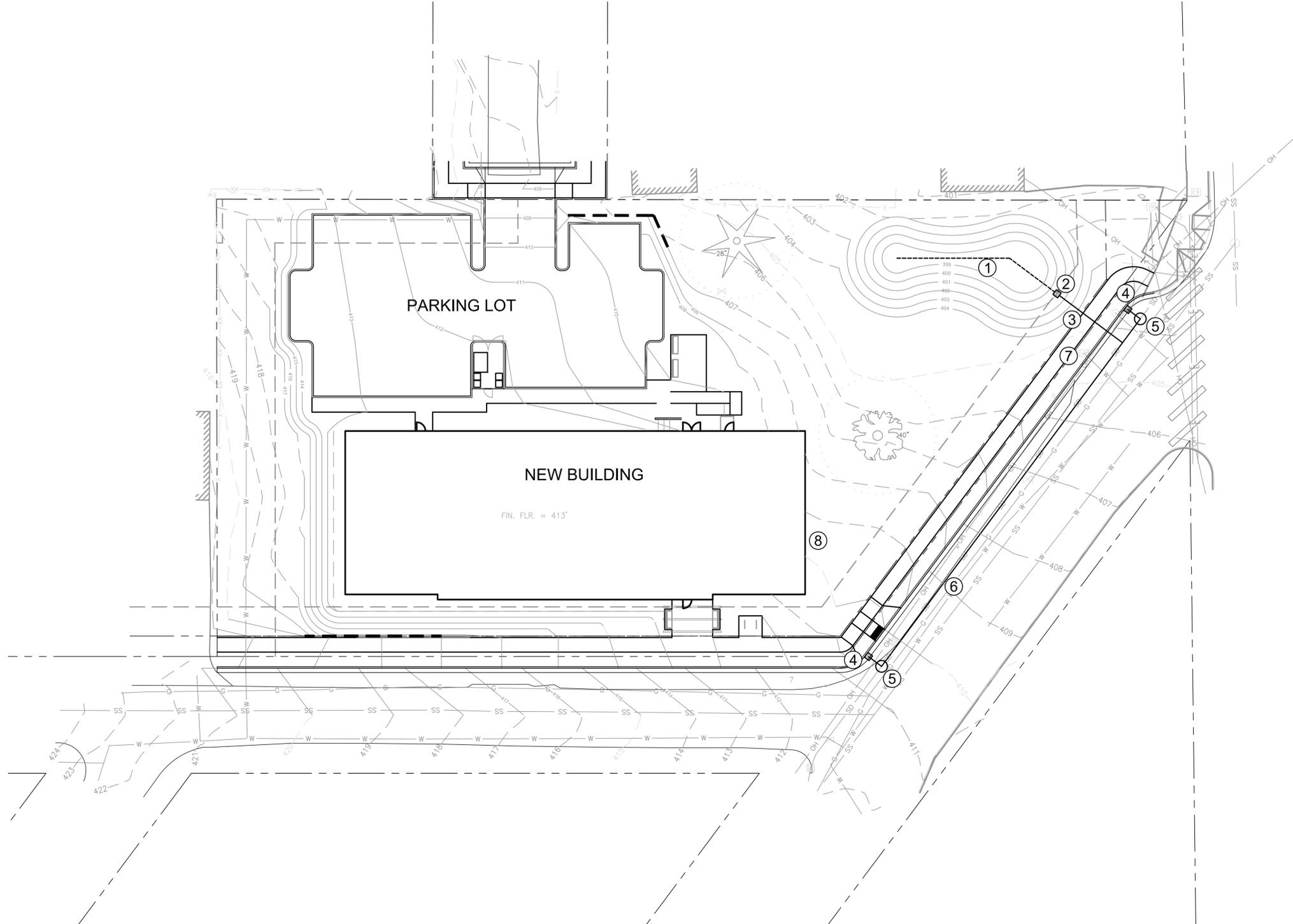
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GRADING
SITE PLAN

C5

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UTILITY NOTES

- ① INSTALL 60 LF OF PERFORATED PIPING IN POND, SEE SHEET C12
- ② INSTALL POND INLET, SEE SHEET C12
- ③ INSTALL 30 LF OF 10" STORM PIPE FROM INLET TO NEW STORM LINE
- ④ INSTALL NEW CATCH BASIN AND APPROXIMATELY 5 LF OF 10" STORM LINE
- ⑤ INSTALL NEW 48" STORM MANHOLE
- ⑥ REPLACE EXISTING STORM LINE WITH 150LF OF NEW 12" SD LINE
- ⑦ REPLACE EXISTING 1.5" WATER SERVICE WITH NEW 2" WATER SERVICE.
- ⑧ SEE PLUMBING DRAWINGS FOR SANITARY SEWER CONNECTION.



UTILITY PLAN
SCALE: 1" = 20'

1
C10

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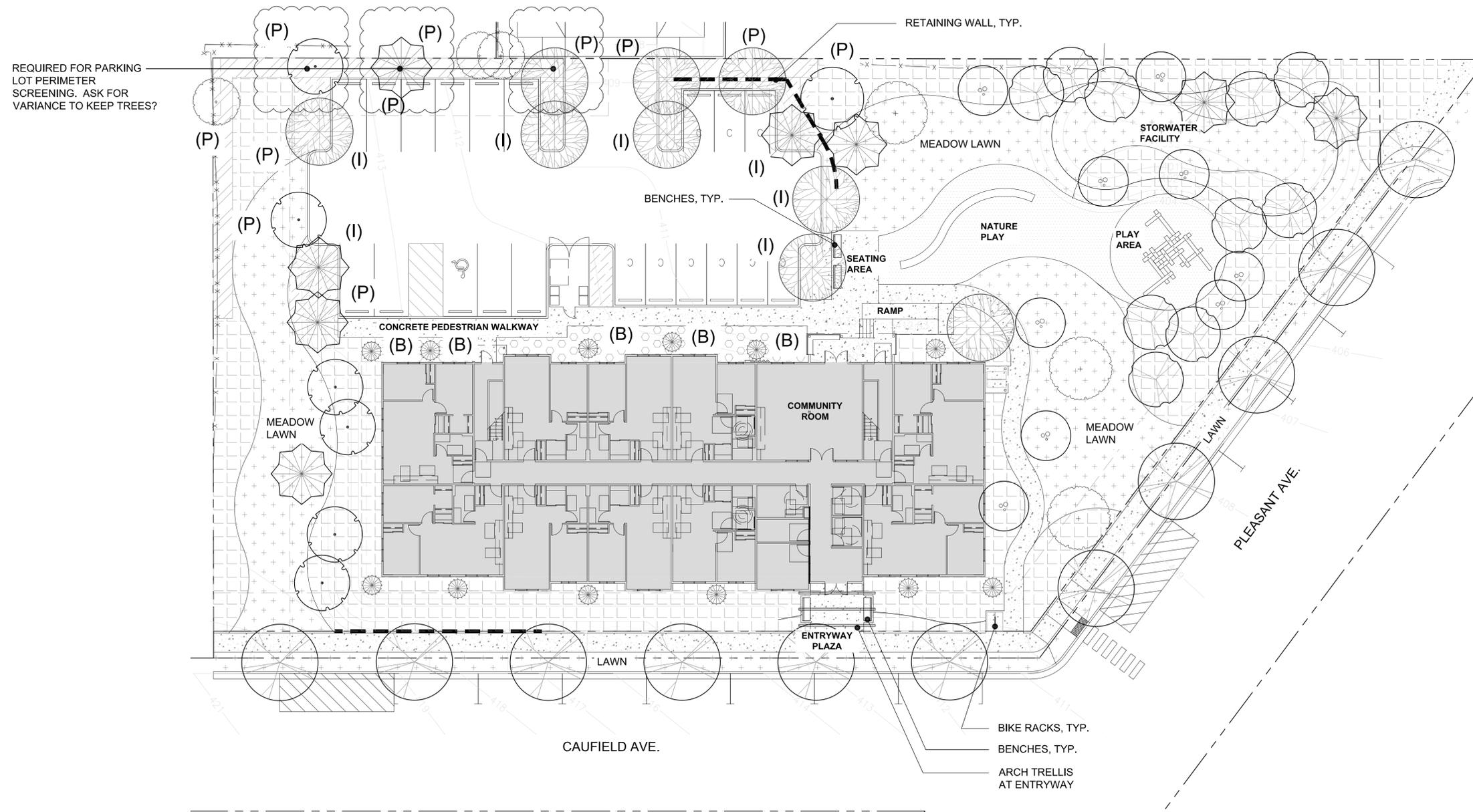
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PLANTING LEGEND	
PERMITER PARKING LOT PLANTING (978 S.F.)	
INTERIOR PARKING LOT PLANTING (1,021 S.F.)	
PARKING LOT/ BUILDING BUFFER (829 S.F.)	
GENERAL SITE LANDSCAPING (9,389 S.F.)	
DWARF MEADOW LAWN (ON PROPERTY - 7,416 S.F.) (RIGHT OF WAY - 2,092 S.F.)	

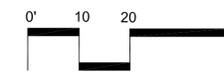
PLANTING REQUIREMENTS
MINIMUM LANDSCAPE REQUIREMENT
(15% OF TOTAL LANDSCAPE AREA REQUIRED)
<ul style="list-style-type: none"> TOTAL SITE AREA = 39,958 S.F. TOTAL REQUIRED LANDSCAPE AREA = 5,993 S.F.
TOTAL LANDSCAPE AREA PROVIDED = 19,633 S.F. TOTAL LANDSCAPE PERCENTAGE PROVIDED = 49.13%
INTERIOR PARKING REQUIREMENTS
(10% OF TOTAL PARKING LOT AREA REQUIRED)
<ul style="list-style-type: none"> TOTAL PARKING LOT AREA = 7,984 S.F. TOTAL REQUIRED LANDSCAPE AREA = 798 S.F.
TOTAL LANDSCAPE AREA PROVIDED = 1,021 S.F. TOTAL LANDSCAPE PERCENTAGE PROVIDED = 12.79%

REQUIRED TREES PROVIDED
INTERIOR PARKING LOT TREES - (1) TREE PER 6 PARKING STALLS
NUMBER OF PARKING STALLS - 20
TREES REQUIRED - 4 (I)
TREES PROVIDED - 7
PERIMETER PARKING LOT TREES - 35' ON CENTER REQUIRED AT PARKING LOT PERIMETER
LINEAR FEET OF PARKING LOT ADJACENT TO BUILDING - 210 L.F.
TREES REQUIRED - 6 (P)
TREES PROVIDED - 10
PARKING LOT / BUILDING BUFFER
LINEAR FEET OF PARKING LOT ADJACENT TO BUILDING - 109 L.F.
TREES REQUIRED - 4 (B)
TREES PROVIDED - 5



LANDSCAPE PLAN

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



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LANDSCAPE
PLAN

L1.01

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NOTES

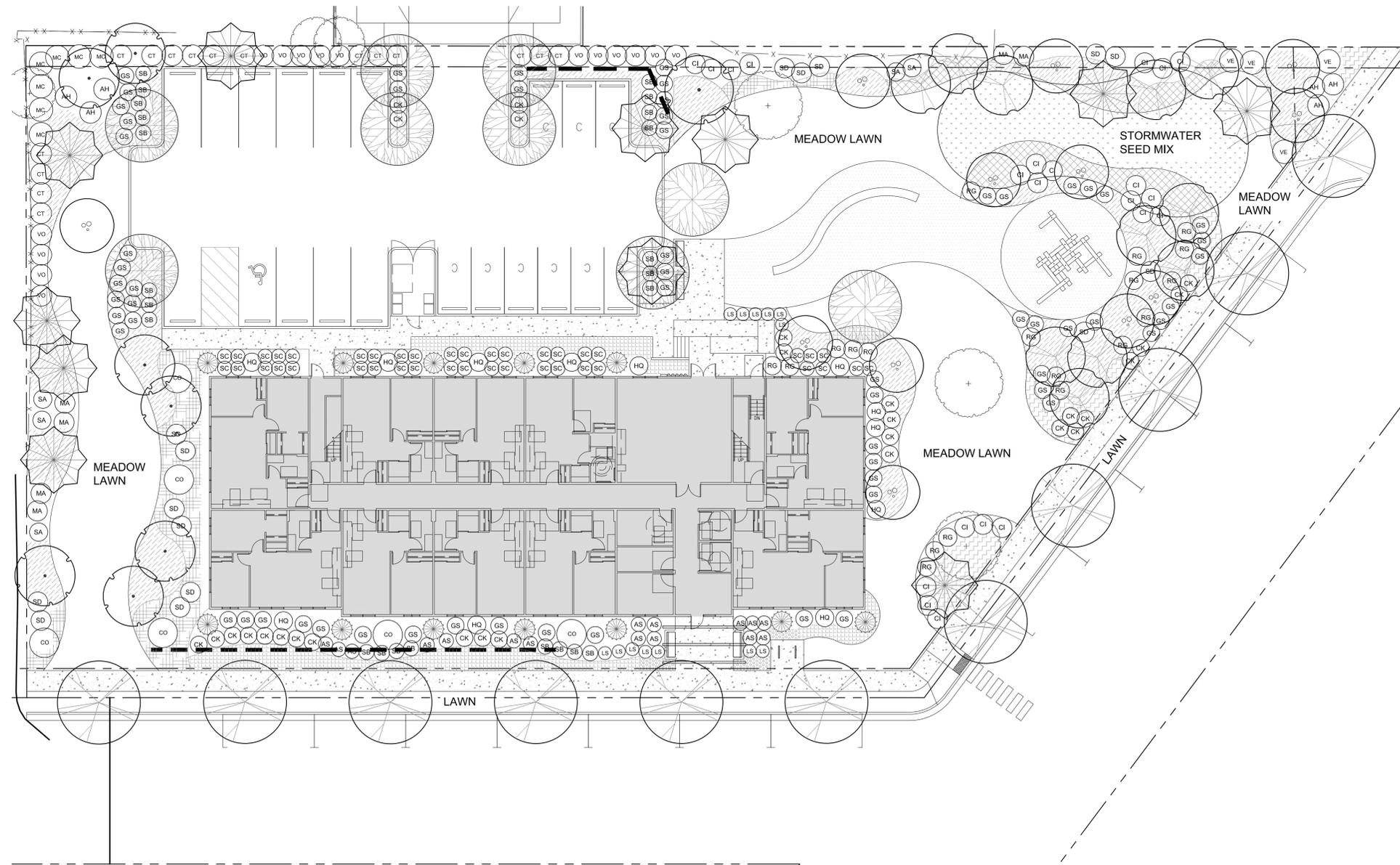
1. PLANT SELECTIONS MEET ALL PERIMETER PARKING LOT SCREENING, AND INTERIOR PARKING LOT REQUIREMENTS AS SET FORTH BY THE OREGON CITY CODE.
2. ALL PLANTS CHOSEN WERE CHOSEN FROM THE FOLLOWING SOURCES: SUNSET WESTERN GARDEN BOOK, B. OREGON CITY NATIVE PLANT LIST, C. CITY OF PORTLAND NATIVE PLANT LIST, METRO NATIVE PLANT LIST.
3. A MINIMUM OF 15% LANDSCAPE AREA HAS BEEN PROVIDED EXCLUDING PARKING LOT PERIMETER AND INTERIOR PLANTING.
4. ADDITIONAL PLANTING AROUND AND IN PARKING WHICH TOTALS 10% OF THE OVERALL PARKING LOT AREA HAS BEEN PROVIDED.
5. PERIMETER PARKING LOT LANDSCAPING INCLUDES 1 TREE AT 35 S.F. ON CENTER, GROUNDCOVER PLANTED AT A MAXIMUM OF 16" ON CENTER, AND AN EVERGREEN HEDGE 30-42" HIGH OR SHRUBS PLANTED 4' ON CENTER CONTINUOUS.
6. 3 BIKE RACKS ARE INCLUDED IN THE DESIGN SINCE THERE ARE 22 UNITS AND (1) BIKE RACK PER 10 UNITS IS REQUIRED.
7. LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANTS PRIOR TO PLANTING. ONLY PLANTS IN GOOD HEALTH WILL BE ACCEPTED. LOCATIONS OF PLANTINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
8. IF CONTRACTOR IS UNABLE TO FIND PLANTS ON LIST, SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.
9. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED PER OREGON CITY CODE.
10. PLANTS, TREES, GROUNDCOVER, GRASSES AND VINES SHALL ALL BE INSTALLED PER DETAILS AND SPECIFICATIONS.
11. SOIL PREPARATION AND MULCHING SHALL BE PERFORMED PER SPECIFICATIONS.

IRRIGATION SYSTEM NARRATIVE

AN EFFICIENT IRRIGATION SYSTEM WILL BE INSTALLED WHICH WILL PROVIDE WATER TO ENSURE CONSISTENT HEALTH FOR PLANTINGS ON SITE. A DOUBLE CHECK VALVE ASSEMBLY WILL ENSURE THE SYSTEM IS SAFE AND TO CODE.

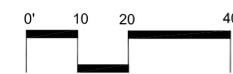
AUTOMATIC CONTROL VALVES, SIMPLE WEATHER TECHNOLOGY, AND NECESSARY GATES, DRAIN AND QUICK COUPLING VALVES WILL BE PROVIDED.

ALL ZONES WILL BE DESIGNED TO IRRIGATION BY MICROCLIMATE, SUN EXPOSURE, AND MOISTURE AVAILABILITY. MP ROTATORS WILL BE USED WHEREVER POSSIBLE AND DRIP IRRIGATION WILL BE USED ELSEWHERE.



PLANTING PLAN

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



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PLANTING
PLAN

L1.02

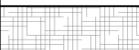
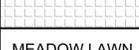
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TREE SCHEDULE <small>DECIDUOUS = (D); EVERGREEN = (E)</small>					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QUANTITY
	PSEUDOTSUGA MENZIESII (E)	DOUGLAS FIR	6-8'	B&B	11
	POPULUS TREMULOIDES	QUAKING ASPEN	1.5" CAL.	B&B	11
	ALNUS RUBRA	RED ALDER	1.5" CAL.	B&B	7
	CORNUS X NUTTALLII	PACIFIC DOGWOOD	2" CAL.	B&B	7
	ACER CIRCINATUM	VINE MAPLE	6-8'	B&B	9
	CUPRESSUS SEMPERVIRENS 'MONSHEL'	DWARF ITALIAN CYPRESS	6-8'	B&B	15
	PYRUS CALLERYANA 'CHANTICLEER' (STREET TREES)	CHANTICLEER PEAR	2" CAL.	B&B	11

NOTES	
1.	PLANT SELECTIONS MEET ALL PERIMETER PARKING LOT SCREENING, AND INTERIOR PARKING LOT REQUIREMENTS AS SET FORTH BY THE OREGON CITY CODE.
2.	ALL PLANTS CHOSEN WERE CHOSEN FROM THE FOLLOWING SOURCES: SUNSET WESTERN GARDEN BOOK, B. OREGON CITY NATIVE PLANT LIST, C. CITY OF PORTLAND NATIVE PLANT LIST, METRO NATIVE PLANT LIST.
3.	A MINIMUM OF 15% LANDSCAPE AREA HAS BEEN PROVIDED EXCLUDING PARKING LOT PERIMETER AND INTERIOR PLANTING.
4.	ADDITIONAL PLANTING AROUND AND IN PARKING WHICH TOTALS 10% OF THE OVERALL PARKING LOT AREA HAS BEEN PROVIDED.
5.	PERIMETER PARKING LOT LANDSCAPING INCLUDES 1 TREE AT 35 S.F. ON CENTER, GROUNDCOVER PLANTED AT A MAXIMUM OF 16" ON CENTER, AND AN EVERGREEN HEDGE 30-42" HIGH OR SHRUBS PLANTED 4' ON CENTER CONTINUOUS.
6.	2 BIKE RACKS ARE INCLUDED IN THE DESIGN SINCE THERE ARE 22 UNITS AND (1) BIKE PARKING SPACE PER 10 UNITS IS REQUIRED.
7.	LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANTS PRIOR TO PLANTING. ONLY PLANTS IN GOOD HEALTH WILL BE ACCEPTED. LOCATIONS OF PLANTINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
8.	IF CONTRACTOR IS UNABLE TO FIND PLANTS ON LIST, SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.
9.	AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED PER OREGON CITY CODE. SEE SHEET L1.02 FOR NARRATIVE.
10.	PLANTS, TREES, GROUNDCOVER, GRASSES AND VINES SHALL ALL BE INSTALLED PER DETAILS AND SPECIFICATIONS.
11.	SOIL PREPARATION AND MULCHING SHALL BE PERFORMED PER SPECIFICATIONS.

SHRUB SCHEDULE <small>DECIDUOUS = (D); EVERGREEN = (E)</small>					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QUANTITY
AH	ARCTOSTAPHYLOS HOOKERI (E)	HAIRY MANZANITA	5 GAL.	CONTAINER	6
AS	ARCTOSTAPHYLOS 'SUNSET' (E)	SUNSET MANZANITA	2 GAL.	CONTAINER	16
CT	CEANOTHUS THYSIFLORUS (E)	BLUE CUSHION CEANOTHUS	5 GAL.	CONTAINER	16
CO	CERCIS OCCIDENTALIS (D)	WESTERN REDBUD	7 GAL.	CONTAINER	6
CI	CORNUS STOLONIFERA 'ISANTI' (D)	REDTWIG DOGWOOD	2 GAL.	CONTAINER	22
CK	CORNUS STOLONIFERA 'KELSEYI' (D)	DWARF REDTWIG DOGWOOD	2 GAL.	CONTAINER	29
GS	GAULTHERIA SHALLON (E)	SALAL	2 GAL.	CONTAINER	63
HQ	HYDRANGEA QUERCIFOLIA (D)	OAKLEAF HYDRANGEA	2 GAL.	CONTAINER	12
LS	LAVANDULA STOECHAS (E)	SPANISH LAVENDER	1 GAL.	CONTAINER	13
MA	MAHONIA AQUIFOLIUM 'COMPACTA' (E)	COMPACT OREGON GRAPE	2 GAL.	CONTAINER	6
MC	MYRICA CALIFORNICA (E)	PACIFIC WAX MYRTLE	5 GAL.	CONTAINER	7
RG	ROSA GYMNOCARPA (D)	LITTLE WOOD ROSE	2 GAL.	CONTAINER	19
SC	SARCOCOCCA CONFUSA (E)	SWEET BOX	2 GAL.	CONTAINER	41
SB	SPIREA BETULIFOLIA (D)	BIRCH LEAF SPIREA	2 GAL.	CONTAINER	23
SD	SPIREA DOUGLASII (D)	DOUGLAS SPIREA	2 GAL.	CONTAINER	15
SA	SYMPHORICARPUS ALBA (D)	SNOWBERRY	2 GAL.	CONTAINER	5
VO	VACCINIUM OVATUM (E)	EVERGREEN HUCKLEBERRY	5 GAL.	CONTAINER	15
VE	VIBURNUM ELLIPTICUM (D)	OVAL LEAFED VIBURNUM	2 GAL.	CONTAINER	4

GROUNDCOVER/GRASS SCHEDULE <small>DECIDUOUS = (D); EVERGREEN = (E)</small>					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
	CEANOTHUS GLORIOSUS 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL.	30" O.C.	102
	JUNCUS PATENS	CALIFORNIA RUSH	4" POT	16" O.C.	240
	GRASSY SWALE SEED MIX	FOR STORMWATER AREAS	SEED	1 LB. PER ACRE	.25 LB.
	MAHONIA NERVOSA	CREEPING MAHONIA	4" POT	30" O.C.	83
	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	30" O.C.	295
	RUDBECKIA FULGIDA 'LITTLE GOLD STAR'	DWARF BLACK EYED SUSAN	1 GAL.	24" O.C.	35
	RIBES LAURIFOLIUM	EVERGREEN CURRANT	1 GAL.	30" O.C.	140
MEADOW LAWN	FLEUR DE LAWN	DWARF MEADOW SEED MIX	SEED	2 LBS. PER 1,000 S.F.	15 LBS.



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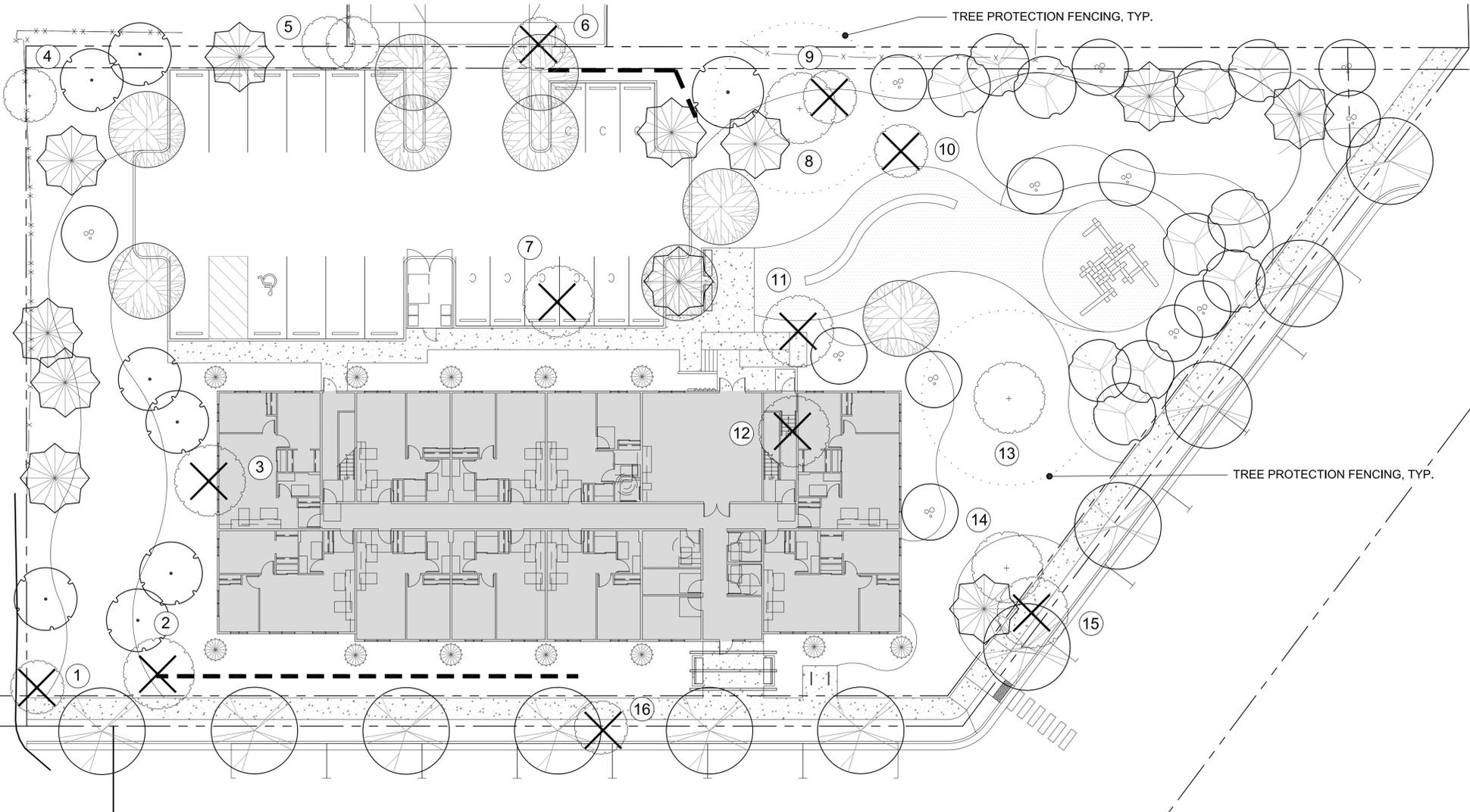
TREE AND
PLANT
SCHEDULE

L1.03

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TREE PROTECTION/MITIGATION SCHEDULE								
TREE #	TREE SPECIES	CONDITION	TREE CALIPER	INVASIVE SPECIES	MITIGATION REQUIRED	INSIDE CONSTRUCTION	OUTSIDE CONSTRUCTION	# OF TREES REQUIRED
1	ENGLISH HOLLY	GOOD	18	X				
2	FRUITING APPLE	FAIR	17		X	17		2
3	FRUITING APPLE	FAIR	24		X		24	9
4	FRUITING PLUM	POOR	6					
5	FRUITING PLUM	FAIR	8					
6	BIGLEAF MAPLE	GOOD	12		X		12	3
7	BIGLEAF MAPLE	POOR	41					
8	WESTERN RED CEDAR	GOOD	27					
9	SWEET CHERRY	GOOD	10	X				
10	SWEET CHERRY	GOOD	17	X				
11	WESTERN RED CEDAR	GOOD	42		X		42	15
12	WESTERN RED CEDAR	GOOD	36		X	36		5
13	WHITE OAK	GOOD	39					
14	DOUGLAS FIR	GOOD	59		X		59	15
15	WESTERN RED CEDAR	GOOD	7		X		7	3
16	MOUNTAIN ASH	FAIR	12	X				
TOTAL								52

TREE SCHEDULE <small>DECIDUOUS = (D); EVERGREEN = (E)</small>					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QUANTITY
	PSEUDOTSUGA MENZIESII (E)	DOUGLAS FIR	6-8'	B&B	11
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	ALNUS RUBRA	RED ALDER	1.5" CAL.	B&B	7
	CORNUS X NUTTALLII	PACIFIC DOGWOOD	2" CAL.	B&B	7
	ACER CIRCINATUM	VINE MAPLE	6-8'	B&B	12
	CUPRESSUS SEMPERVIRENS 'MONSHEL'	DWARF ITALIAN CYPRESS	6-8'	B&B	15
TOTAL					60
	PYRUS CALLERYANA 'CHANTICLEER' (STREET TREES)	CHANTICLEER PEAR	2" CAL.	B&B	11



- ### NOTES
- NO PERMIT FOR ANY GRADING OR CONSTRUCTION OF PUBLIC OR PRIVATE IMPROVEMENTS MAY BE RELEASED PRIOR TO VERIFICATION BY THE COMMUNITY DEVELOPMENT DIRECTOR THAT REGULATED TREES DESIGNATED FOR PROTECTION OR CONSERVATION HAVE BEEN PROTECTED ACCORDING TO THE FOLLOWING STANDARDS. NO TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED WITHOUT PRIOR WRITTEN APPROVAL FROM THE COMMUNITY DEVELOPMENT DIRECTOR PER OREGON CITY CODE SECTION 17.41.130.
 - DISEASED AND HAZARDOUS TREES CAN BE REMOVED FROM TREE MITIGATION LIST.
 - INVASIVE TREES CAN BE REMOVED FROM TREE MITIGATION LIST.
 - ALL TREES 6" CALIPER AT DBH HAVE BEEN RECORDED BY A LICENSED ARBORIST. TREE CALIPER FOR EACH TREE HAS BEEN ESTABLISHED BY A LICENSED ARBORIST.
 - 2 TREES ARE BEING PROTECTED AS RECOMMENDED BY THE ARBORIST. TREE PROTECTION FENCING WILL BE PLACED AT THE DRIPLINE OF EACH OF THE TREES AS RECOMMENDED BY THE ARBORIST.
 - APPROVED CONSTRUCTION FENCING, A MINIMUM OF FOUR FEET TALL WITH STEEL POSTS PLACED NO FARTHER THAN 10' APART, SHALL BE INSTALLED AT THE EDGE OF THE DRIPLINE.
 - APPROVED SIGNS SHALL BE ATTACHED TO THE FENCING STATING THAT INSIDE THE FENCING IS A TREE PROTECTION ZONE, NOT TO BE DISTURBED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE COMMUNITY DIRECTOR.

TREE PROTECTION AND MITIGATION PLAN

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



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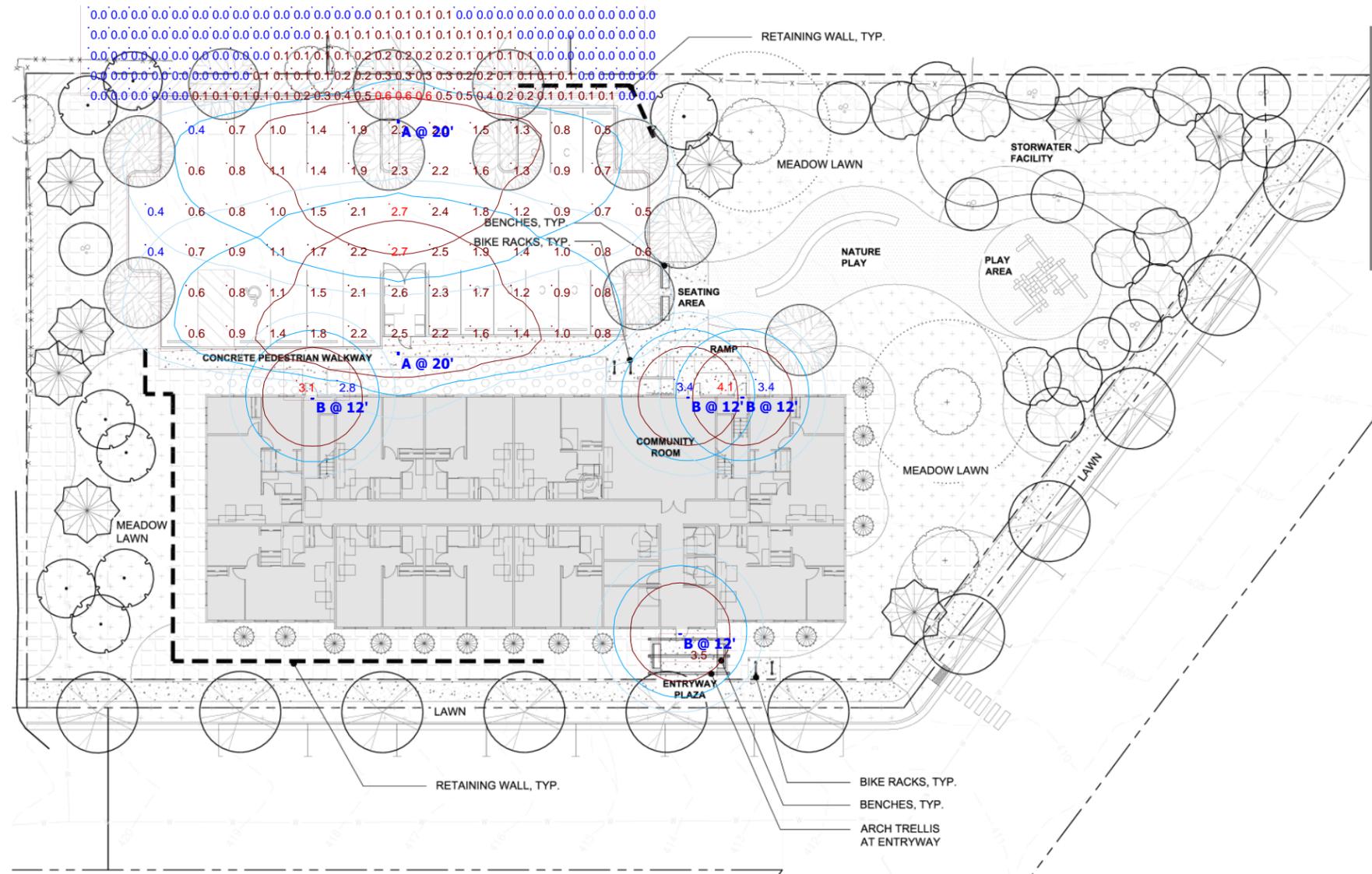
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TREE
PROTECTION
PLAN

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Plan View
Scale - 1" = 35ft



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NE Building Entry	+	3.6 fc	4.1 fc	3.4 fc	1.2:1	1.1:1
Near Property Line	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
NW Buiding Entry	+	2.9 fc	3.1 fc	2.8 fc	1.1:1	1.0:1
Parking Lot	+	1.4 fc	2.7 fc	0.4 fc	6.8:1	3.5:1
SE Building Entry	+	3.5 fc	3.5 fc	3.5 fc	1.0:1	1.0:1

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
	A	2	Lithonia Lighting	KAD LED 20C 1000 40K R2 MVOLT HS	KAD LED, 20 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 2 OPTICS WITH HOUSE SIDE SHIELDS.	73
	B	4	Lithonia Lighting	OLWX1 LED 20W 40K DDB	20W 4000K LED WALL PACK	21.77

