



BUILDING 1 - THE ASH



BUILDING 1 - FRONT (NORTH) ELEVATION

1/16" = 1'-0"



BUILDING 1 - TRAILHEAD (WEST) ELEVATION

1/16" = 1'-0"



BUILDING 1 - COURTYARD (SOUTH) ELEVATION

1/16" = 1'-0"



BUILDING 1 - REAR (EAST) ELEVATION

1/16" = 1'-0"



BUILDING 2 - THE BURNHAM



BUILDING 2 - ASH AVE (WEST) ELEVATION

1/16" = 1'-0"



BUILDING 2 - REAR (EAST) ELEVATION

1/16" = 1'-0"



BUILDING 2 - BURNHAM ELEVATION

1/16" = 1'-0"



BUILDING 2 - ASH COURT ELEVATION

1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

BURNHAM & ASH APARTMENTS

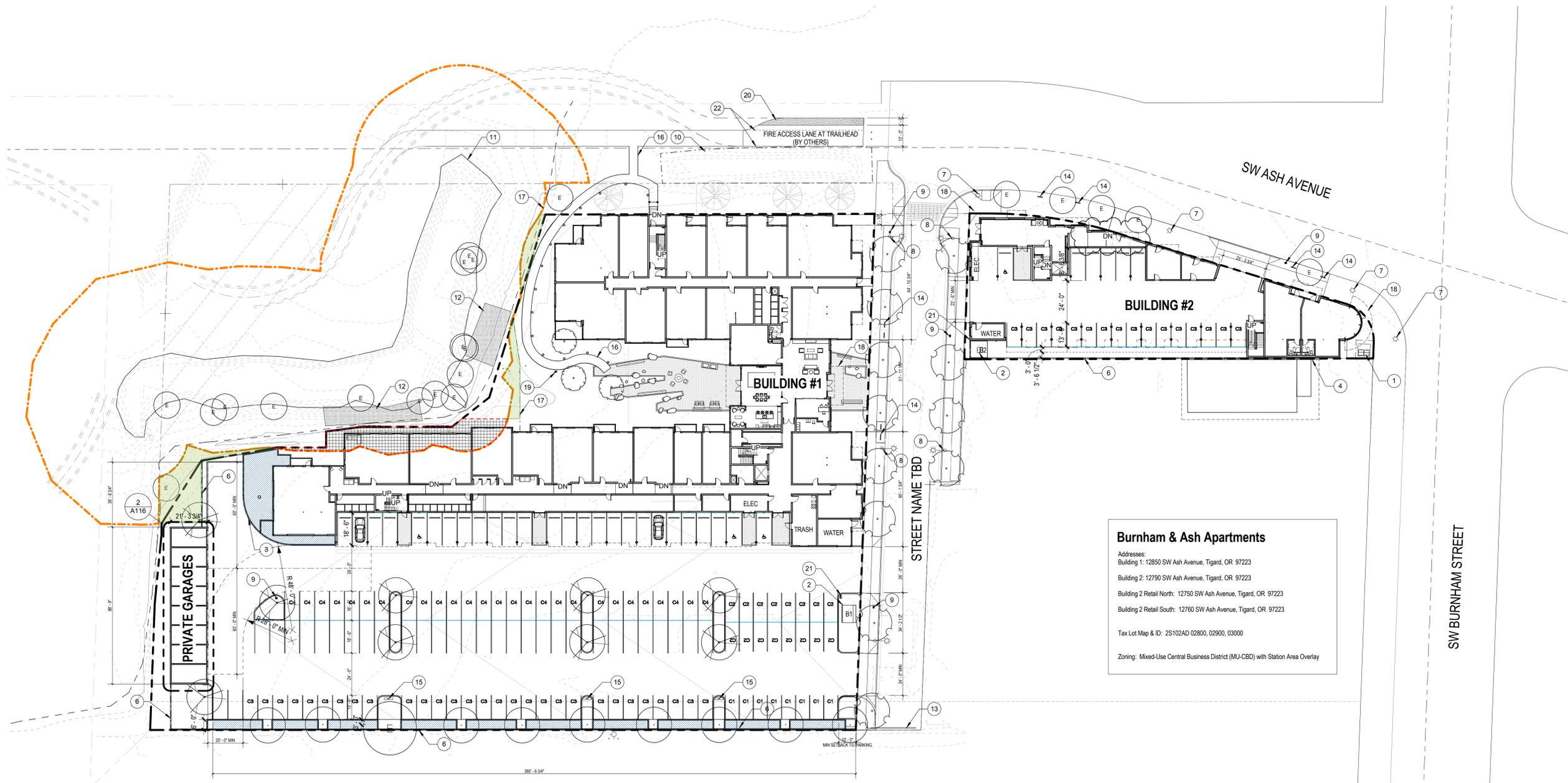
CAPSTONE GREENLIGHT
SW ASH AVE & BURNHAM ST
TIGARD, OR

REVISIONS
A PERMIT REVISIONS 08.04.2015

CHECKED BY:
ISSUE DATE: 08.21.2015
PROJECT NO.: 1503004

SITE PLAN
A051

GMP SET



Burnham & Ash Apartments
Addresses:
Building 1: 12850 SW Ash Avenue, Tigard, OR 97223
Building 2: 12790 SW Ash Avenue, Tigard, OR 97223
Building 2 Retail North: 12750 SW Ash Avenue, Tigard, OR 97223
Building 2 Retail South: 12760 SW Ash Avenue, Tigard, OR 97223
Tax Lot Map & ID: 2S102AD 02800, 02900, 03000
Zoning: Mixed-Use Central Business District (MU-CBD) with Station Area Overlay

SITE PLAN 1
1" = 30'-0"

VEHICLE PARKING - COUNTS

STALL TYPE	DESCRIPTOR	COUNT
1		
COMPACT 1 (C1)	32 17 00 PARKING SPACE: 8'-0" x 13'-6" - 90 deg (Compact 1 with overhang)	8
COMPACT 2 (C2)	32 17 00 PARKING SPACE: 8'-0" x 16'-6" - 90 deg (Compact 2)	16
COMPACT 3 (C3)	32 17 00 PARKING SPACE: 8'-6" x 13'-6" - 90 deg (Compact 3 with overhang)	29
COMPACT 4 (C4)	32 17 00 PARKING SPACE: 8'-6" x 16'-6" - 90 deg (Compact 4)	27
STANDARD	32 17 00 PARKING SPACE: 8'-6" x 16'-6" - 90 deg (standard with overhang)	2
STANDARD	32 17 00 PARKING SPACE: 8'-6" x 18'-6" - 90 deg (standard)	52
PRIVATE GARAGE	32 17 00 PARKING SPACE: 9' x 20'-0" - 90 deg (private garage)	8
ACCESSIBLE	32 17 00 PARKING SPACE: 9'-0" x 18'-6" - 90 deg (accessible)	3
1		145
2		
COMPACT 3 (C3)	32 17 00 PARKING SPACE: 8'-6" x 16'-6" - 90 deg (Compact 3 with overhang)	17
STANDARD	32 17 00 PARKING SPACE: 8'-6" x 16'-6" - 90 deg (standard)	6
ACCESSIBLE	32 17 00 PARKING SPACE: 9'-0" x 18'-6" - 90 deg (accessible)	1
2		24
Grand total		169

BICYCLE PARKING - COUNTS

RACK STYLE	BICYCLE COUNT
1	
DERO HOOP RACK	18
SARIS 6006 W/ LOCK BAR @ 1'-6"	130
	148
2	
DERO HOOP RACK	6
SARIS 6006 W/ LOCK BAR @ 1'-6"	37
	43
Grand total	191

VEHICLE PARKING NOTES

PARKING SPACES (PER ZONING CODE, TABLE 18.765.2 - FOOTNOT #7):
1 PARKING SPACE PER DWELLING UNIT: 165 UNITS X 1 SPACE = 165 SPACES REQUIRED, 168 PROVIDED
- STANDARD SPACES (50% OF SPACES): 8'-6" (W) x 18'-6" (D)
- COMPACT SPACES (50% OF SPACES): VARIES IN SIZE, SEE PARKING SCHEDULE

ACCESSIBLE PARKING SPACES (PER OSSC, SECTION 1106.2):
BUILDING 1:
144 SPACES x .02 = 2.88 SPACES = 3 ACCESSIBLE PARKING SPACES REQUIRED (1 VAN ACCESSIBLE)
BUILDING 2:
24 SPACES x .02 = .48 SPACES = 1 ACCESSIBLE PARKING SPACE REQUIRED (1 VAN ACCESSIBLE)
- ACCESSIBLE SPACES: 9'-0"(W) x 16'-0"(D) x 7'-0"(H) W/ 6' ACCESS AISLE (OSSC 1101.2.2.7)
- VAN ACCESSIBLE SPACES: 9'-0"(W) x 16'-0"(D) x 8'-0"(H) W/ 8' ACCESS AISLE (OSSC 1101.2.2.8)

LOADING SPACES (PER ZONING CODE, SECTION 18.765.080):
NO LOADING SPACES REQUIRED, A LOADING AREA HAS BEEN PROVIDED AT BUILDING 1

LEGEND - SITE PLAN

- VEGETATED CORRIDOR IMPACT AREA
- VEGETATED CORRIDOR MITIGATION AREA (NATIVE PLANTINGS, NO ACCESS)
- STORMWATER SWALE, SEE CIVIL
- EXISTING STORMWATER FACILITY
- FANNO CREEK TRAILHEAD, TBD
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE ADJUSTMENT, TO BE FINALIZED VIA SEPARATE LOT LINE ADJUSTMENT (LLA)
- 100-YEAR FLOOD PLAIN BOUNDARY
- VEGETATED CORRIDOR BOUNDARY, SEE PACIFIC HABITAT NRA
- BUILDING FACE, BALCONY, OR CANOPY ABOVE

KEYNOTES - SITE PLAN

- 1 (E) POE TRANSFORMERS
- 2 ELECTRICAL TRANSFORMER
- 3 EMERGENCY VEHICLE HAMMER HEAD TURNAROUND PER TVF&R GUIDELINES
- 4 (E) BUILDING ON ADJACENT PROPERTY WITH CMU FIRE WALL SEPARATION
- 5 ENLARGED TREE ISLAND TO ACCOMMODATE PRESERVED TREE, SEE LANDSCAPE PLANS
- 6 6'-0" TALL DOUBLE-SIDE CEDAR FENCE (WALL) TO ACT AS SCREENING
- 7 (E) STREET LIGHTING TYP
- 8 STREET LIGHTING TYP, SEE CIVIL PFI DESIGN PACKAGE
- 9 FIRE HYDRANT, SEE CIVIL
- 10 (E) RIGHT-OF-WAY STORMWATER FACILITY
- 11 WETLAND BOUNDARY, SEE PACIFIC HABITAT NRA
- 12 EXCESSIVE SLOPE AREA >25%, SEE PACIFIC HABITAT NRA
- 13 BARRICADE AT TERMINATION OF RIGHT-OF-WAY, SEE CIVIL
- 14 ON-STREET BIKE PARKING, SEE LANDSCAPE
- 15 2 HEAD POLE AREA LIGHTING, SEE A052 EXTERIOR LIGHTING PLAN
- 16 PATHWAY, SEE LANDSCAPE
- 17 VEGETATED CORRIDOR SEPARATION FENCE, SEE LANDSCAPE
- 18 BUILDING CANOPY, SEE ARCHITECTURAL ELEVATIONS
- 19 HORIZONTAL STANDPIPE CONNECTION, SEE FIRE PROTECTION
- 20 ASPHALT FIRE LANE WITH GRAVEL SHOULDER(S), CAPABLE OF SUPPORTING NO LESS 12,500 POUNDS POINT LOAD (WHEEL LOAD) AND 75,000 POUNDS LIVE LOAD (GROSS VEHICLE WEIGHT)
- 21 FIRE DEPARTMENT CONNECTION (FDC)
- 22 EDGE OF EXISTING PAVED PATH

GENERAL NOTES - SITE PLAN

- A. SITE PLAN KEYNOTES APPLY TO SHEETS A050-A051. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. ARCHITECTURAL REFERENCE ELEVATION 100'-0" - 151'-00" ON SURVEY AND CIVIL DOCUMENTS.
- C. REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITEWORK INFORMATION.
- D. WORK IN THE RIGHT OF WAY IS SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE RIGHT OF WAY IMPROVEMENT DRAWINGS FOR INFORMATION.
- E. SEE SHEET A052 FOR SITE LIGHTING SCHEDULE.
- F. REPLANT ANY FORMERLY IMPERVIOUS AREAS BEYOND THE ADJUSTED SOUTHERN PROPERTY BOUNDARY THAT BORDERS FANNO CREEK WETLAND AREA AND THE VEGETATED CORRIDOR TO CLEAN WATER SERVICES STANDARDS, SEE LANDSCAPE FOR ARRANGEMENT AND DETAILS

© Copyright protected. See Design Agreement. For use on this project only. Unauthorized reproduction of any part of this material is prohibited.

8/17/2015 12:20:44 PM SERA DESIGN AND ARCHITECTURE, INC.