

THE PAD - MULTI-FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL | SANDY, OREGON



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11104 S.E. STARK STREET
 PORTLAND, OR 97216
 T: 503.284.0988 | F: 503.546.9276



REPRESENTATIONAL IMAGE. IMAGE SHOWN MAY NOT BE AN EXACT REPRESENTATION OF ACTUAL DESIGN AND CONSTRUCTION.



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THE PAD
 TOWNHOME APARTMENTS
 17650 MEINING AVENUE
 SANDY, OR 97055

PROJECT DESCRIPTION

REDEVELOPMENT OF AN EXISTING LOT INTO A MULTI-FAMILY COMPLEX CONSISTING OF TEN 2-STORY UNITS OCCUPYING 2 BUILDINGS. OUTDOOR RECREATIONAL AREAS AS WELL AS PARKING, AND VEHICLE AND PEDESTRIAN CIRCULATION SYSTEMS WILL ALSO BE INSTALLED.

SITE INFORMATION

ADDRESS: 17650 MEINING AVENUE
 SANDY, OR 97055
 PARCEL NUMBER: 00663758
 TAX LOT NUMBER: 24E13DB01500
 COUNTY: CLACKAMAS COUNTY
 JURISDICTION: CITY OF SANDY
 FIRE DISTRICT: SANDY FIRE DISTRICT NO. 72
 ZONING: R3 - HIGH DENSITY RESIDENTIAL
 DESCRIPTION OF USE: MULTI-FAMILY RESIDENTIAL
 AREA (APPROX.): PROPERTY: 25,869 S.F. (0.59 ACRES)

PROJECT TEAM

OWNER: OWNER NAME
 STREET ADDRESS
 CITY, STATE ZIP CODE
 PHONE: (###) ###-####
 CONTACT: FIRST LAST NAME
 ARCHITECT: AXIS DESIGN GROUP
 ARCHITECTURE & ENGINEERING, INC.
 11104 S.E. STARK STREET
 PORTLAND, OR 97216
 PHONE: (503) 284-0988
 CONTACT: FIRST LAST NAME
 CIVIL: KURAHASHI & ASSOCIATES
 4470 SW HALL BLVD.
 SUITE C
 BEAVERTON, OR 97005
 PHONE: (503) 703-8607
 CONTACT: GREG KURAHASHI
 LANDSCAPE: JOYCE JACKSON - LANDSCAPE ARCHITECT
 1940 SYLVAN WAY
 WEST LINN, OR 97068
 PHONE: (503) 703-8607
 CONTACT: JOYCE JACKSON

SHEET INDEX

SHEET NUMBER	SHEET TITLE	DESIGN REVIEW	MILESTONE 2
GENERAL			
G-000	COVER SHEET, SITE INFO, SHEET INDEX	X	
CIVIL			
C-1	EXISTING CONDITIONS	X	
C-2	CIVIL SITE PLAN	X	
C-3	UTILITY PLAN	X	
C-4	GRADING PLAN	X	
C-5	TREE PRESERVATION PLAN	X	
LANDSCAPE			
L-1	PLANTING PLAN	X	
L-2	LANDSCAPE NOTES AND DETAILS	X	
ARCHITECTURAL			
A-101	SITE PLAN - EXISTING/DEMO	X	
A-102	SITE PLAN - PROPOSED	X	
A-201	FIRST AND SECOND FLOOR PLANS - PROPOSED	X	
A-221	EXTERIOR ELEVATIONS - BUILDING "A" - PROPOSED	X	
A-222	EXTERIOR ELEVATIONS - BUILDING "B" - PROPOSED	X	
SITE LIGHTING			
LT-1	SITE PHOTOMETRIC PLAN	X	

LEGEND:
 x = ISSUED AS PART OF SET
 o = NOT PART OF ISSUED SET
 * = ISSUED FOR INFORMATION ONLY

REVISIONS

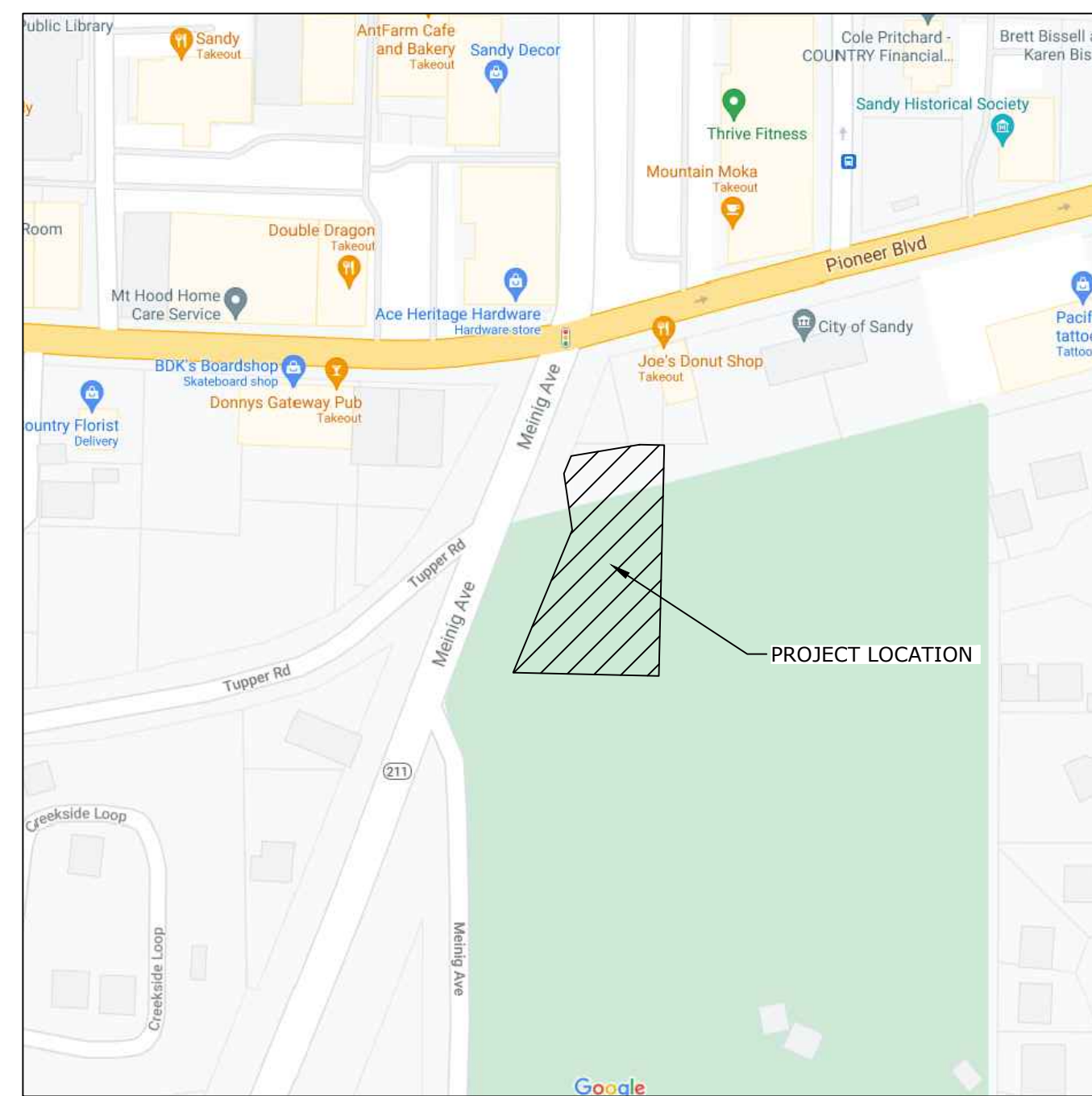
No.	Description	Date

DRAWN BY: SJM
 CHECKED BY: DH
 JOB NO: 20-004
 DATE: 07/16/2021
 ISSUED FOR: DESIGN REVIEW

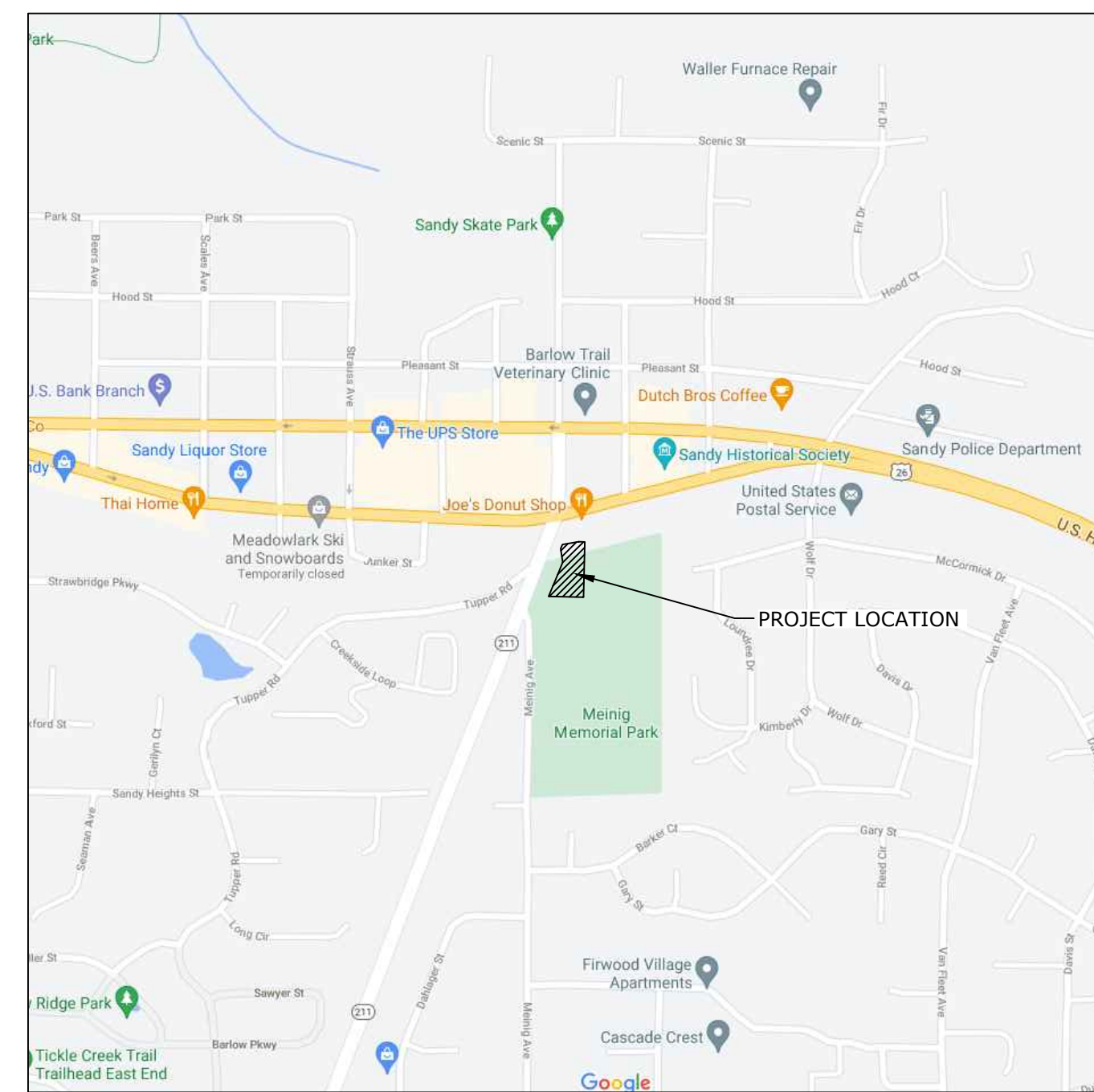
SHEET TITLE
 SHEET INDEX,
 PROJECT DESCRIPTION,
 SITE INFORMATION, AND
 PROJECT TEAM

SHEET NO.

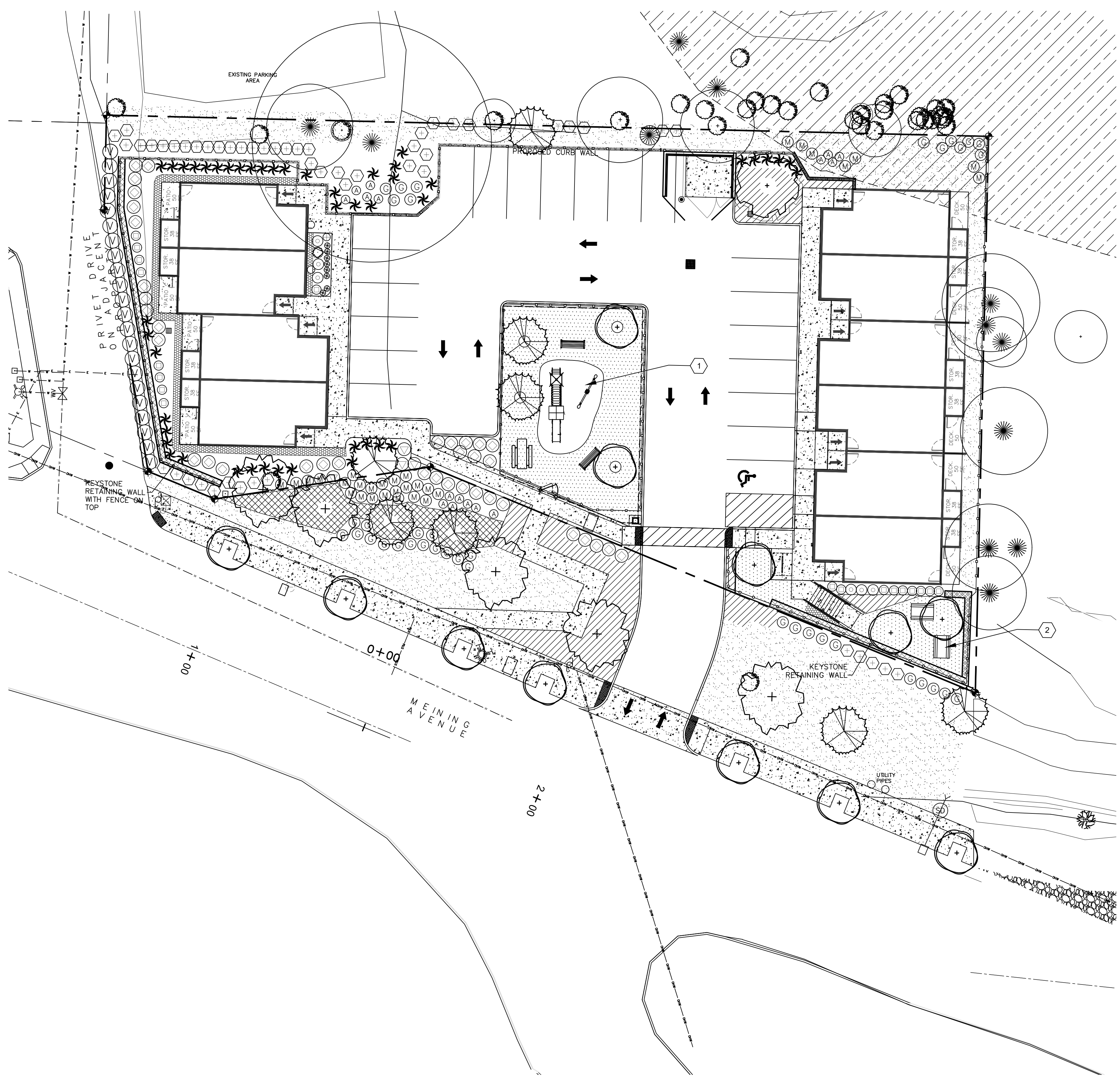
G-000



VICINITY MAP
 SCALE: NTS



PROJECT LOCATION MAP
 SCALE: NTS



PLANT LIST

TREES

SYM	QUAN	BOTANICAL NAME / COMMON NAME	SIZE	COMMENT
(Symbol)	12	ACER BUERGERIANUM - TRIDENT MAPLE	1-1/2" CAL B&B	AS SHOWN
(Symbol)	8	CALOCEDRUS DECURRENS - INCENSE CEDAR	6' HT MIN.	REMOVE LOWEST BRANCHES
(Symbol)	1	QUERCUS FRAINETTO 'FOREST GREEN' FOREST GREEN OAK	2" CAL B&B	AS SHOWN
(Symbol)	5	RHAMNUS PURSHIANA	1-1/2" CAL B&B	AS SHOWN

SHRUBS

SYM	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
(Symbol)	18	EUONYMUS FORTUNEI 'EMERALD GAJET'	EMERALD GAJET EUONYMUS	2 GAL	SPACE AS SHOWN
(Symbol)	4	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	3 GAL	SPACE 42" O.C.
(Symbol)	1	JUNIPERUS VIRGINIANA 'BLUE ARROW'	BLUE ARROW JUNIPER	48" HT. B&B	AS SHOWN
(Symbol)	51	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	FULLY BRANCHED
(Symbol)	1	NANDINA DOMESTICA 'WOODS DWARF'	WOOD'S DWARF HEAVENLY BAMBOO	2 GAL	SPACE AS SHOWN
(Symbol)	30	PHILADELPHUS LEWISII	MOCKORANGE	2 GAL	SPACE AS SHOWN
(Symbol)	38	ROSA GYMNOCARPA	BALDHIP ROSE	2 GAL	AS SHOWN
(Symbol)	20	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	2 GAL	AS SHOWN
(Symbol)	6	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND BUMALD SPIREA	2 GAL	AS SHOWN
(Symbol)	2	VIBURNUM DAVIDII	DAVID VIBURNUM	3 GAL	AS SHOWN
(Symbol)	23	VIBURNUM TINUS	LAURUSTINUS	5 GAL	SPACE 48" O.C.
(Symbol)	37	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL	AS SHOWN

GROUNDCOVER

(Symbol)	8	HELICHTOTRICHON SEMPERVIRENS - BLUE OAT GRASS	1 GAL - SPACE AS SHOWN
(Symbol)	47	POLYSTICHUM MUNITUM - WESTERN SWORD FERN	1 GAL - SPACE AS SHOWN
(Symbol)	74	ARCTOSTAPHYLOS UVA-URSI - KINNICKINICK	1 GAL - SPACE 2' O.C.
(Symbol)	23	MAHONIA REPENS - CREPING MAHONIA	1 GAL - SPACE 30" O.C.
(Symbol)	2340 SF	PT 301- WATER SMARTER TALL FESCUE BLEND TURFWAY TALL FESCUE - FESTUCA ARUNDINACEA 'TURFWAY' HOUNDG 8 TALL FESCUE - FESTUCA ARUNDINACEA 'HOUNDG 8' BLOODHOUND TALL FESCUE - FESTUCA ARUNDINACEA 'BLOODHOUND'	7 LBS / 1000 S.F.
(Symbol)	4635 SF	PT 702 - NATIVE URBAN MEADOW	4 OZ / 1000 S.F.

LEGEND

- (Symbol) EXISTING TREE TO REMAIN
- (Symbol) BENCH
- (Symbol) GRAVEL EDGING - SEE SHEET L2 FOR DETAILS
- (Symbol) 5' BLACK VINYL CLAD CHAIN LINK FENCING AROUND PLAY AREA

KEY NOTES

- (1) RECREATIONAL PLAY AREA - SPECIFIC PLAY EQUIPMENT TO BE DETERMINED LATER
- (2) PICNIC AREA - PICNIC TABLES

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL USE DRIP IRRIGATION AND WATER CONSERVATION ROTOR IRRIGATION HEADS. NATIVE PLANTING AREAS SHALL HAVE TEMPORARY IRRIGATION THAT WILL BE REDUCED EACH YEAR UNTIL PLANTS ARE FULLY ESTABLISHED.
2. QUANTITIES ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKEOFFS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BID QUANTITIES AS SHOWN AND REQUIRED BY THE PLANS.
3. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND COMPOST IN REQUIRED QUANTITIES TO CREATE THE PLANTING SOIL FOR PLANTED AND SEEDED AREAS IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY THE LOCATIONS OF UTILITIES PRIOR TO BEGINNING EXCAVATION.
5. IF PLANT MATERIAL CONFLICTS WITH NEW OR EXISTING UTILITIES TO REMAIN, THE CONTRACTOR SHALL ADJUST THE PLANTING LOCATIONS IN COORDINATION WITH THE OWNER'S REPRESENTATIVE.
6. PROVIDE 3" OF BARK MULCH AROUND PLANTING.
7. RESTORE PUBLIC RIGHT IF AREA DISTURBED BY UTILITY INSTALLATION AND SEED AREA WITH NATIVE URBAN MEADOW MIX.
8. SEE SHEET L2 FOR PLANTING DETAILS AND NOTES.

SITE DATA

TOTAL SITE AREA =	25,869 S.F.
REQUIRED LANDSCAPE AREA =	25% OF SITE AREA = 6,467.25 S.F.
TOTAL LANDSCAPE AREA PROVIDED =	32.98 % = 8,522.83 S.F.
RECREATION REQUIRED =	2000 S.F.
RECREATIONAL AREA PROVIDED	
PICNIC AREA =	651.8 S.F.
CHILDREN PLAY AREA =	2,054.1 S.F.
TOTAL RECREATION AREA =	2,705.9 S.F.

REVISIONS

No.	Description	Date

DRAWN BY: JJ
CHECKED BY: JJ
JOB NO: 20-004

DATE: 07/7/2021
ISSUED FOR: DESIGN REVIEW

SHEET TITLE
PLANTING PLAN

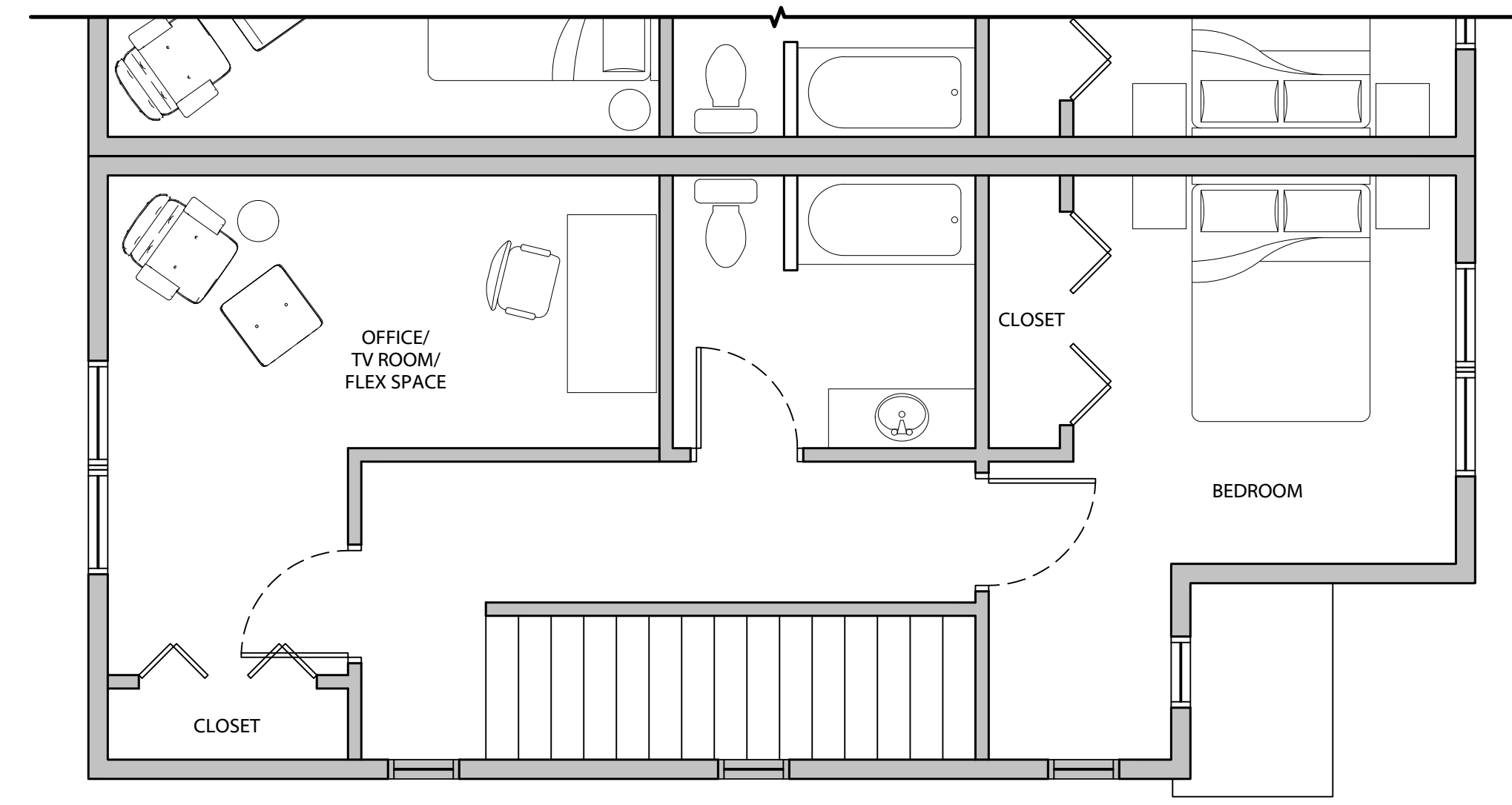
SHEET NO.



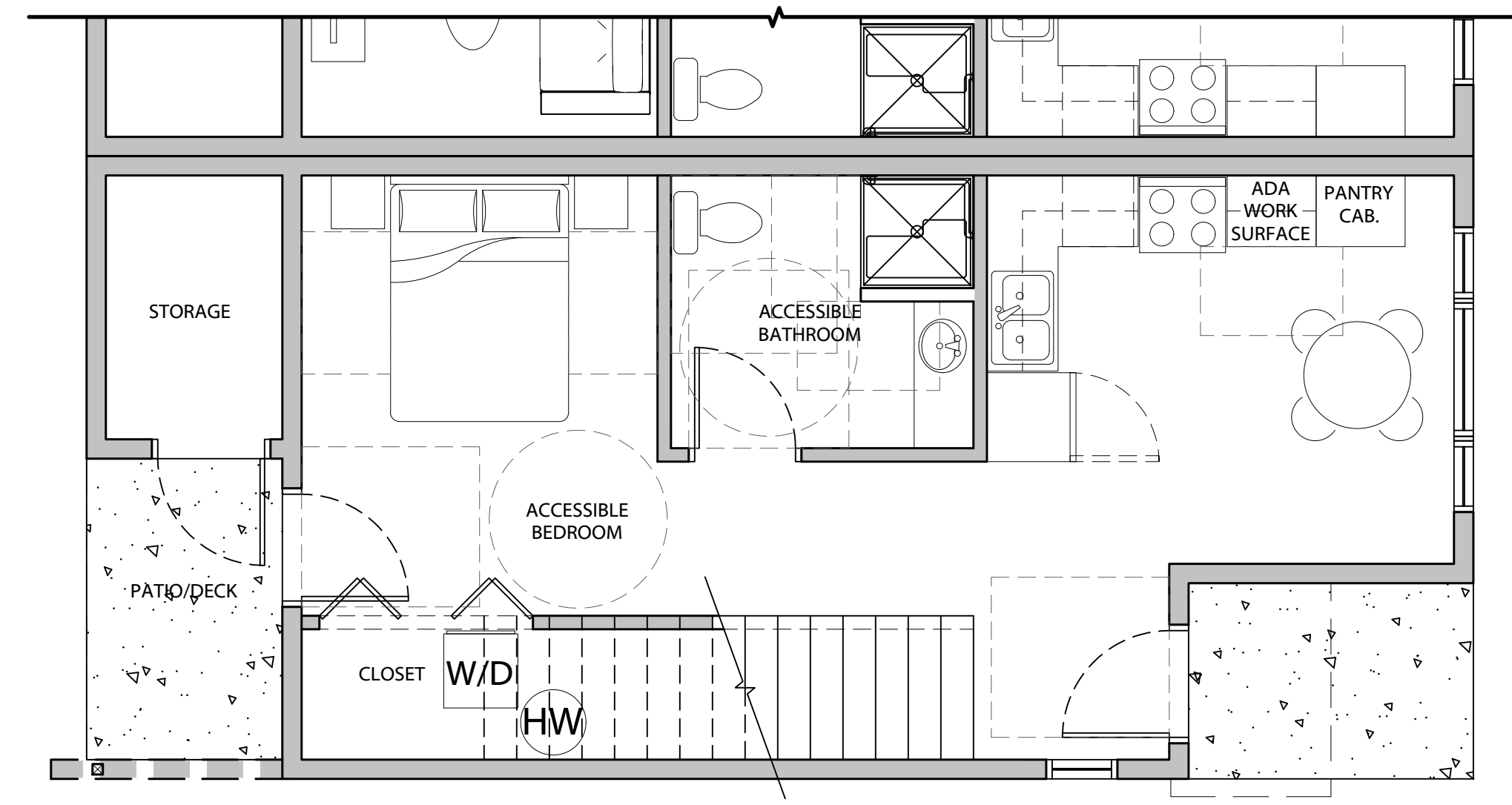
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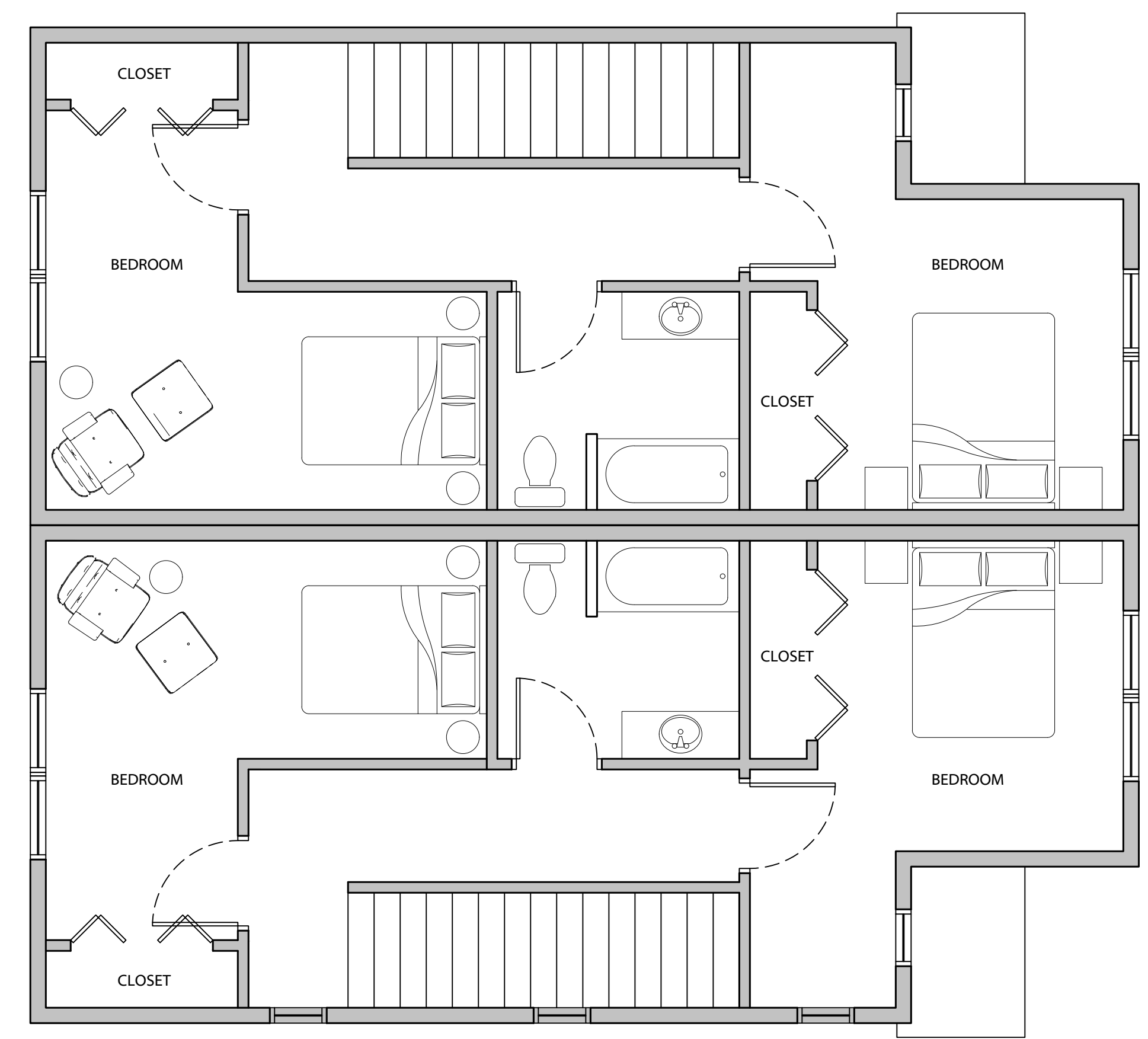
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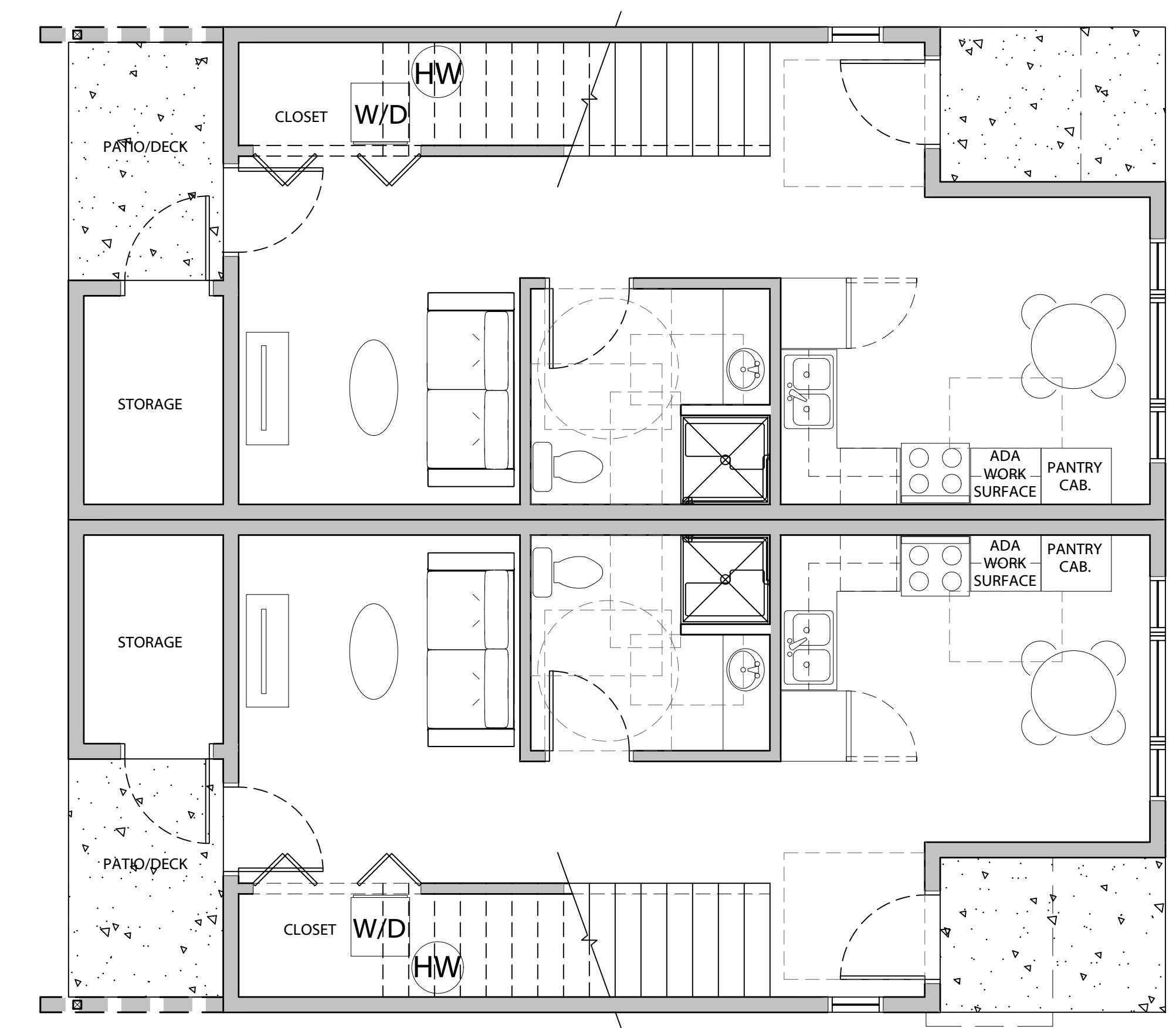
4 SECOND FLOOR PLAN - ACCESSIBLE UNIT
 SCALE: 1/4" = 1'-0"



3 FIRST FLOOR PLAN - ACCESSIBLE UNIT
 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - STANDARD UNIT
 SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN - STANDARD UNIT
 SCALE: 1/4" = 1'-0"

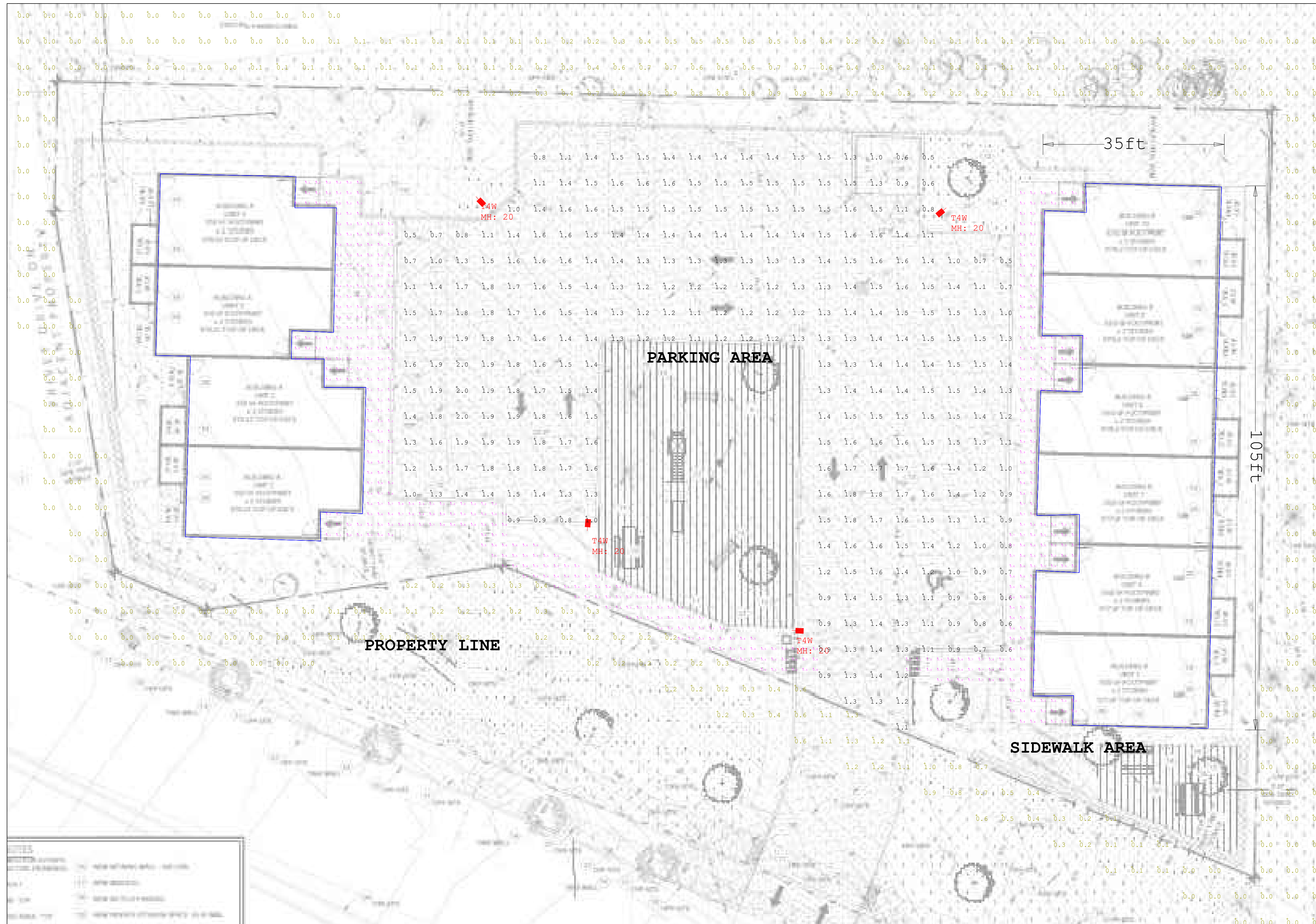
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DRAWN BY: SJM
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 ISSUED FOR: DESIGN REVIEW
 SHEET TITLE
 FIRST AND SECOND FLOOR PLANS
 PROPOSED

SHEET NO.

S:\Projects\2020 Projects\20-004_The_Pad\F_Drawings\F2_Current\CAD\A-201 - 20004 - Floor Plans\Proposed.dwg © Plot Date: Jul 14 21 @ Time: 12:06 PM



Luminaire Schedule

Symbol	Label	Qty	Lum. Watts	Lum. Lumens	LLF	Arrangement	Description
	T4W	4	49.8	6245	0.850	SINGLE	RAR1-80L-50-4K7-4W

Note:

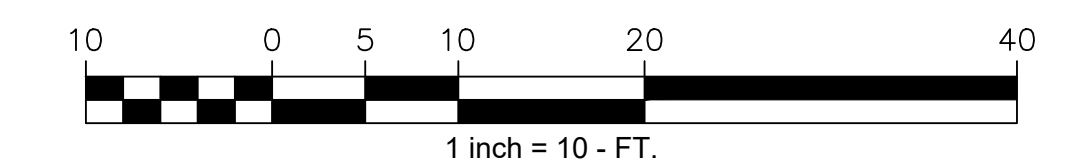
Calculation Grid (5ft x 5ft) @ Ground Level.

SidewalkGrid (2ft x 2ft) @ Ground Level.

Luminaire mounting heights are noted on each Luminaire Label.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking area	Illuminance	Fc	1.37	2.0	0.5	2.74	4.00
Property line	Illuminance	Fc	0.16	1.3	0.0	N.A.	N.A.
Sidewalk area	Illuminance	Fc	0.58	1.5	0.0	N.A.	N.A.



LT-1

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
 2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
 3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

TITLE:	PHOTOMETRIC PLAN The Pad Townhouses Sandy OR	REVISED FROM DRAWING NUMBER(S): 20-26577 20-26577R1	HUBBELL Hubbell Lighting, Inc. 701 MILLENNIUM BLVD. GREENVILLE, SC 29607	DN BY: Harish	DATE: 05-27-2021	CHK BY:	SCALE: AS NOTED
QUOTE:	N/A	DRAWING / DESIGN NO.:	20-26577R2				