

SITE PLAN

Scale 1" = 10'-0"

NOTE: PUBLIC WORKS PERMIT #TF_----
-SEE CIVIL SHEETS FOR FURTHER INFORMATION

PRPOSED LANDSCAPING LEGEND

TREE KEY	TREE INFORMATION
	(1) DOUGLAS FIR - <i>Pseudotsuga menziesii</i> -SYMBOL INDICATES LOCATION OF MEDIUM TREE - LARGE TREE REQUIRES MINIMUM 10'x10' PLANTING AREA - 1.5" CALIPER AT TIME OF PLANTING
	(1) RED ALDER - <i>Alnus rubra</i> -SYMBOL INDICATES LOCATION OF MEDIUM TREE - MEDIUM TREE REQUIRES MINIMUM 5'x5' PLANTING AREA - 1.5" CALIPER AT TIME OF PLANTING
	(0) BIG LEAF MAPLE - <i>Acer macrophyllum</i> -SYMBOL INDICATES LOCATION OF MEDIUM TREE - MEDIUM TREE REQUIRES MINIMUM 5'x5' PLANTING AREA - 1.5" CALIPER AT TIME OF PLANTING
	(1) ASH, OREGON - <i>Fraxinus latifolia</i> -SYMBOL INDICATES LOCATION OF MEDIUM TREE - MEDIUM TREE REQUIRES MINIMUM 5'x5' PLANTING AREA - 1.5" CALIPER AT TIME OF PLANTING
	(1) WESTERN RED CEDAR - <i>Thuja plicata</i> -SYMBOL INDICATES LOCATION OF MEDIUM TREE - MEDIUM TREE REQUIRES MINIMUM 5'x5' PLANTING AREA - 1.5" CALIPER AT TIME OF PLANTING
	(1) INCENSE CEDAR - <i>Calocedrus decurrens</i> -SYMBOL INDICATES LOCATION OF MEDIUM TREE - MEDIUM TREE REQUIRES MINIMUM 5'x5' PLANTING AREA - 5' OF HEIGHT AT TIME OF PLANTING
	(2) BLACK HAWTHORN - <i>Crataegus suksdorfii</i> -SYMBOL INDICATES LOCATION OF SMALL TREE - SMALL TREE REQUIRES MINIMUM 3'x3' PLANTING AREA - 1.5" CALIPER AT TIME OF PLANTING
	(3) REDMOND AMERICAN LINDEN <i>Tilia americana 'Redmond'</i> - 2" CALIPER AT TIME OF PLANTING
	(21) MOCK ORANGE - <i>Philadelphus lewisii</i> -SYMBOL INDICATES LOCATION OF HIGH SHRUB -SHRUB MUST BE 3 GALLON SIZE AT TIME OF PLANTING - DECIDUOUS
	(22) FRASER PHOTINIA - <i>Photinia x fraseri</i> -SYMBOL INDICATES LOCATION OF HIGH SHRUB -SHRUB MUST BE 6 GALLON SIZE AT TIME OF PLANTING - EVERGREEN
	(8) SACRED BAMBOO - <i>Nandina domestica</i> -SYMBOL INDICATES LOCATION OF LOW SHRUB -SHRUB MUST BE 3 GALLON SIZE AT TIME OF PLANTING - EVERGREEN
	Figure 248-3 Example of Ground Cover Planting on Twelve-Inch Centers

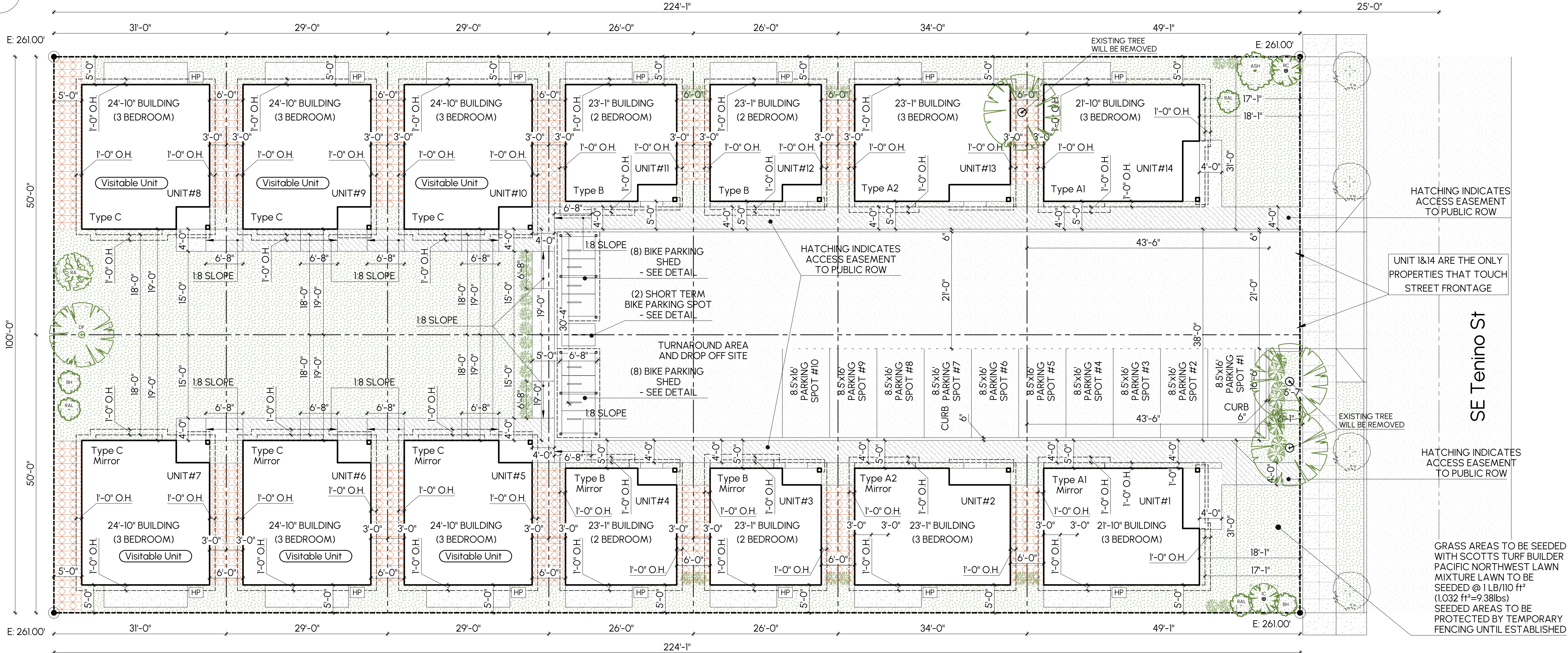
For: EZEKIEL SERVICES LLC
Project address:
6035 SE Tenino St Portland, OR

EZEKIEL SERVICES LLC

6035 SE Tenino Street

Site Plan

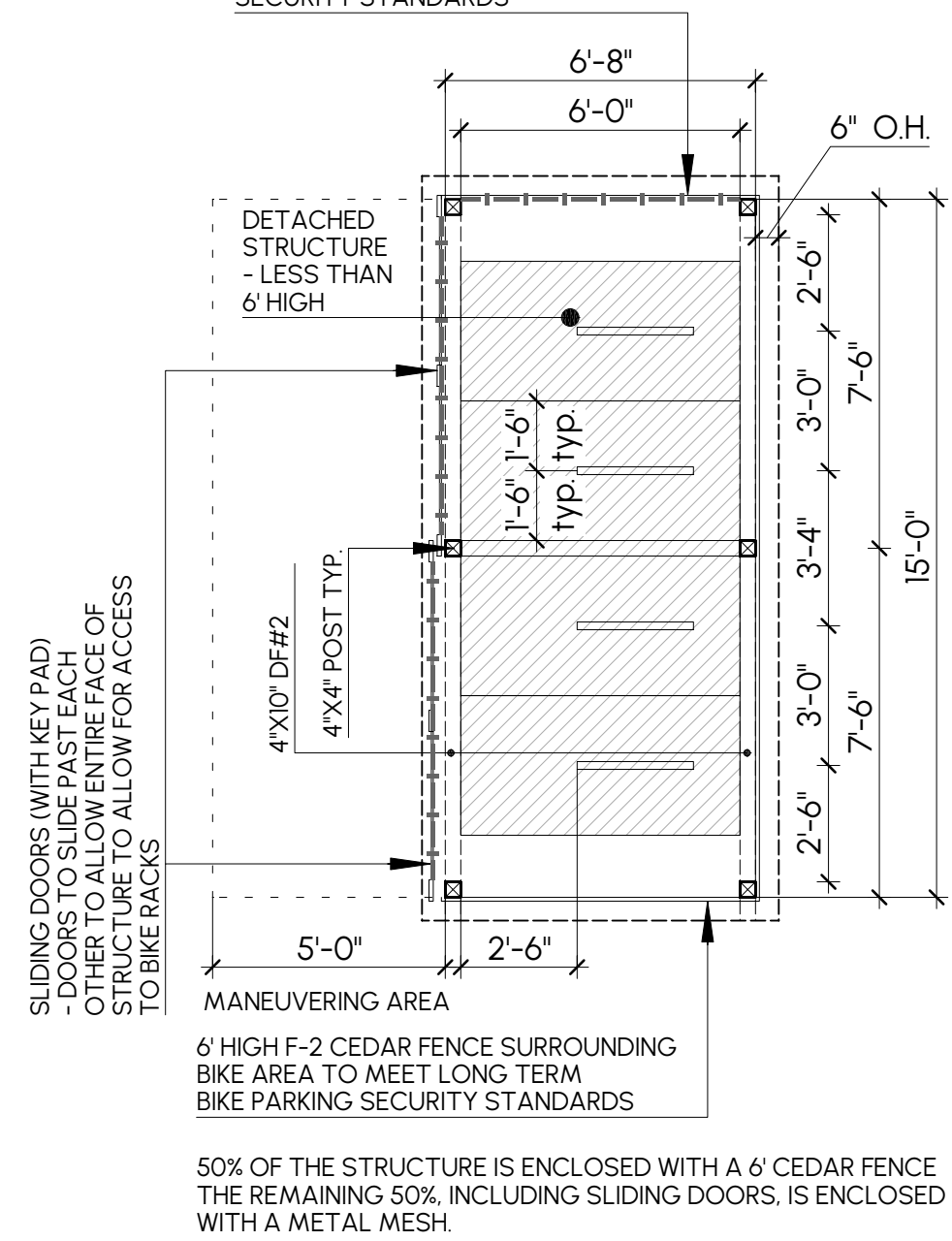
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A2.1



BIKE PARKING (SHED)

SCALE 1" = 4'-0"

6' HIGH METALL MESH FENCE
SURROUNDING BIKE AREA TO
MEET LONG TERM BIKE PARKING
SECURITY STANDARDS

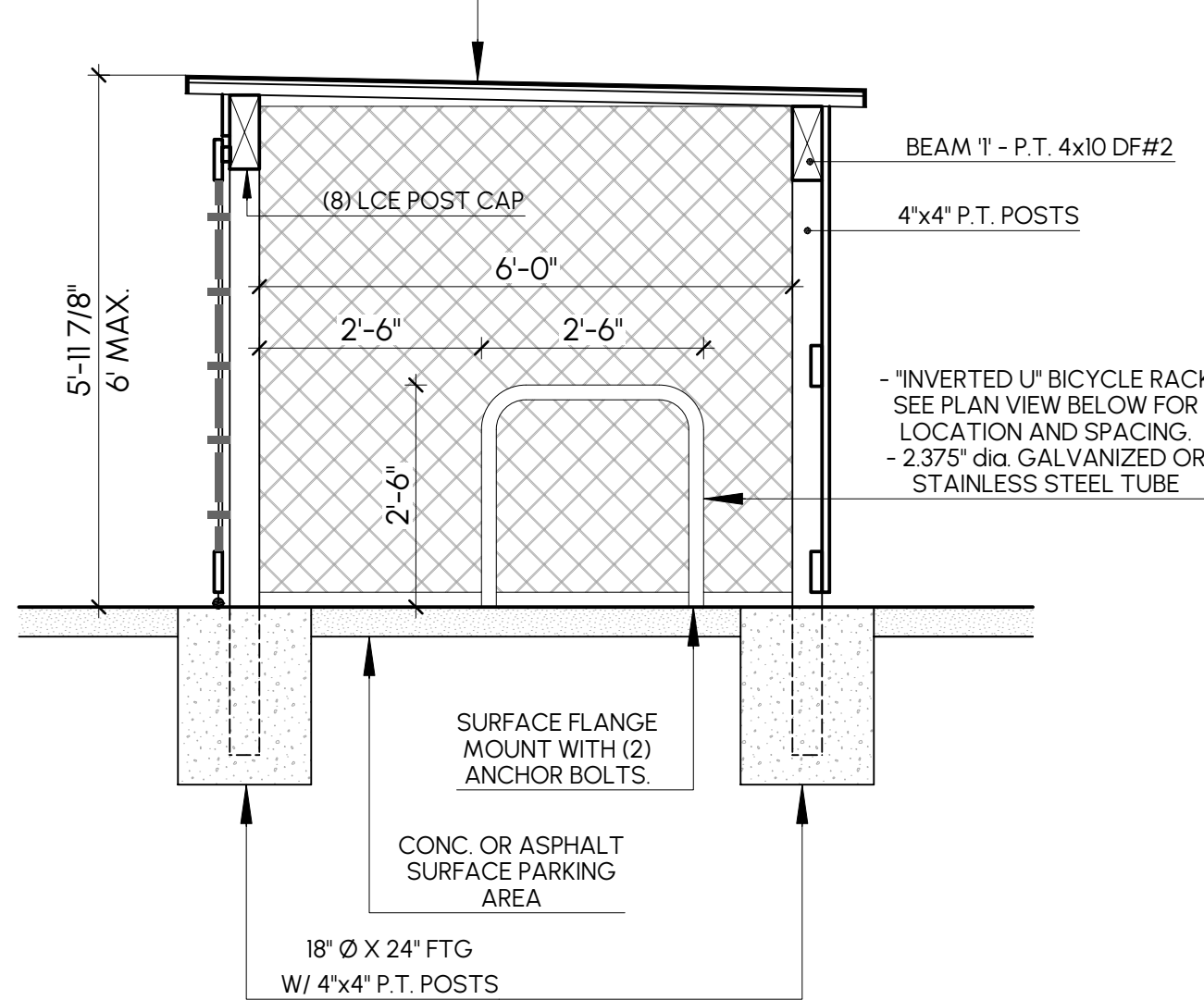


CONSTRUCTION DEWATERING NOT AUTHORIZED. IF REQUIRED:
Batch Discharge Authorization permit is required for temporary discharges of groundwater or construction related stormwater (channeled, collected and/or pumped) to the City&ETMs public sanitary or storm sewer system. If de-watering to a City sanitary or storm sewer system is necessary, pre-authorization must be obtained from the Bureau of Environmental Services at batchdischarge@portlandoregon.gov (or call 503-823-7026).

BIKE PARKING (BARN) SECTION

SCALE 1" = 2'-0"

METAL ROOF ON UNDERLAYMENT
AS SPEC'D BY MANU. ON
1/2" PLY. WD. ON 2x T&G DECKING

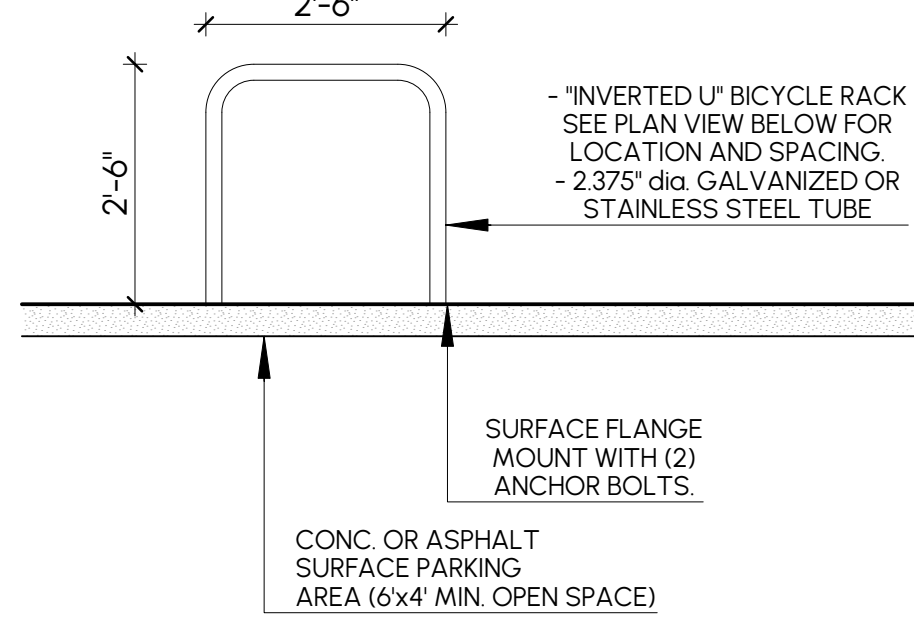


BES PRIVATE STORMWATER FACILITY INSPECTION REQUIRED
Note: BES Approval Required Prior to Occupancy
TO SCHEDULE. DIAL IVR at 503-823-7000
REQUEST #487 BES ON-SITE STORMWATER FACILITY EVAL
NEED ASSISTANCE? CONTACT BES at 503-823-7761 Option 2
DRYWELLS.

Note: Required Inspections Prior to Cover
Inspection #1: Location, Size, Depth, Rock
SEPARATE BDS INSPECTION REQUIRED FOR DOWNSPOUTS AND
PRIVATE STORM SEWER PIPING OUTSIDE OF STORM FACILITY
CONNECT TO EXISTING SANITARY DISPOSAL POINT ON PROPERTY
WITH BDS INSPECTOR APPROVAL
For drywells's (DW-3 & DW-4) DEQ RULE AUTHORIZATION REQUIRED
FOR PRIVATE STORM FACILITY'S

SHORT TERM BIKE PARKING (RACK)

SCALE 1" = 2'-0"



Address - 6035 SE TENINO ST, PORTLAND, OR 97206
Property ID - R144966
County - Multnomah
Total Land Area - 0.52 acres (22,500 sq ft)

UNIT TYPE A1
MAIN : 555.5 sq.ft.
UPPER : 609.13 sq.ft.
TOTAL : 1,164.63 sq.ft.
BUILDING COV. - 609.13 sq.ft.

UNIT TYPE B
MAIN : 394.38 sq.ft.
UPPER : 437.19 sq.ft.
ATTIC : 41.15 sq.ft.
TOTAL HEATED : 831.21 sq.ft.
TOTAL : 872.36 sq.ft.
BUILDING COV. - 437.18 sq.ft.

UNIT TYPE A2
MAIN : 555.5 sq.ft.
UPPER : 598.96 sq.ft.
TOTAL : 1,154.46 sq.ft.
BUILDING COV. - 598.96 sq.ft.

UNIT TYPE C
MAIN : 574 sq.ft.
UPPER : 609.92 sq.ft.
ATTIC : 212.5 sq.ft.
TOTAL HEATED : 1,183.92 sq.ft.
TOTAL : 1,396.42 sq.ft.
BUILDING COV. - 609.91 sq.ft.

NOTE: HEAT PUMPS
-PROVIDE F-2 SCREENING
HEIGHT OF EQUIPMENT AT EACH UNIT

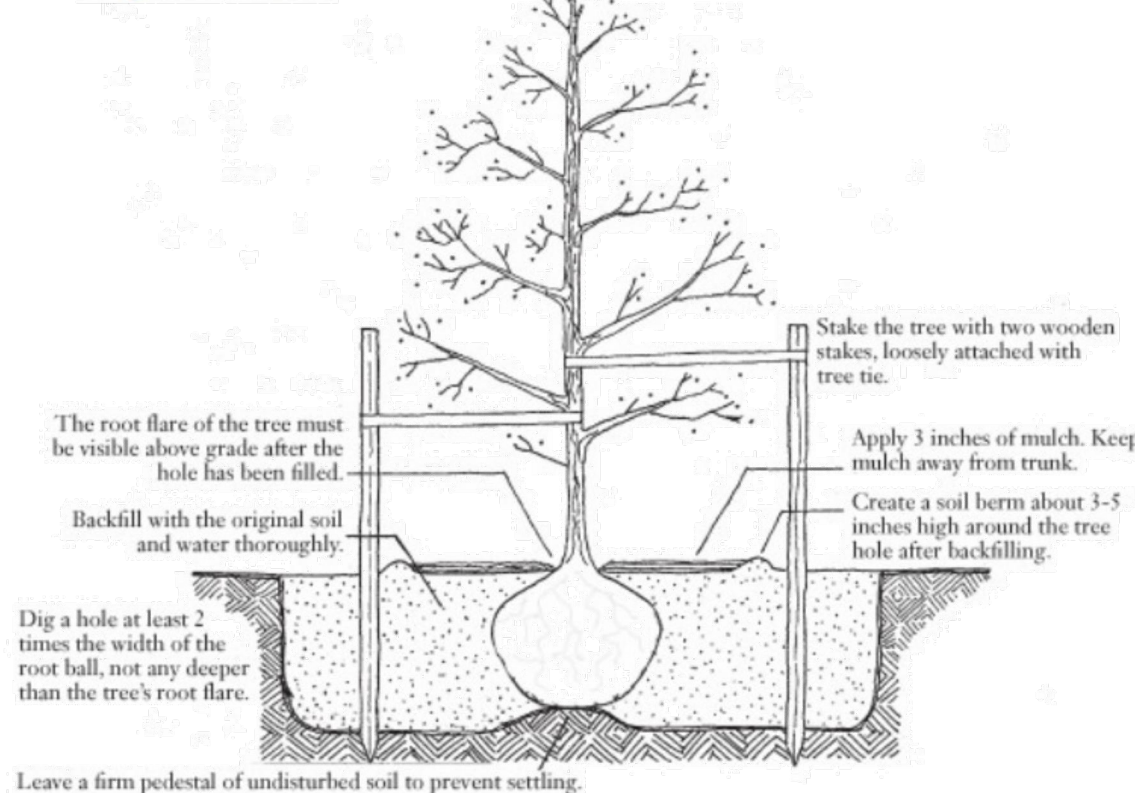
BIKE PARKING
STANDARD B REQUIRED (2 OR 1.1 PER UNIT)
LONG TERM BIKE PARKING SPOTS - 18 (16 MIN.)
SHORT TERM BIKE PARKING SPOTS - 2

COTTAGE CLUSTERS
MAX. BUILDING COVERAGE (PER UNIT) - 900 ft²
COMMON OUTDOOR AREA
(200 ft² PER UNIT) - 3,200 ft² MIN.
NOTE: MIN. 6' OF SEPARATION REQUIRED

6015 SE TENINO ST - UNIT 1: 24-082285 RS
6017 SE TENINO ST - UNIT 2: 24-082288 RS
6019 SE TENINO ST - UNIT 3: 24-082291 RS
6021 SE TENINO ST - UNIT 4: 24-082294 RS
6023 SE TENINO ST - UNIT 5: 24-082297 RS
6025 SE TENINO ST - UNIT 6: 24-082299 RS
6027 SE TENINO ST - UNIT 7: 24-082303 RS
6029 SE TENINO ST - UNIT 8: 24-082305 RS
6031 SE TENINO ST - UNIT 9: 24-082306 RS
6033 SE TENINO ST - UNIT 10: 24-082308 RS
6035 SE TENINO ST - UNIT 11: 24-082312 RS
6037 SE TENINO ST - UNIT 12: 24-082314 RS
6039 SE TENINO ST - UNIT 13: 24-082316 RS
6041 SE TENINO ST - UNIT 14: 24-082319 RS

Appendix C: Street tree planting diagram

Profile of a newly planted street tree
Diagram not to scale



- Trees shall be spaced no less than the following distances from existing infrastructure:
- Fire hydrants: 10' from fire hydrants.
 - Water meters: 10' from water meters and water quality sampling stations for large planting sites; 5' for medium and small planting sites.
 - Underground utilities: 5' from underground utilities, e.g. water pipes.
 - Gas lines: 5' from gas lines for large and medium planting sites, 3' for small planting sites.
 - Intersections: 25' from a street intersection, measured from the streetside edge of the curb; street trees located at intersections should follow American Association of State Highway and Transportation Officials (AASHTO) requirements for clear site triangles.
 - Driveways, walkways, curb cuts, and alleyways: 5' from driveways, walkways, curb cuts, alleyways, and paved paths.
 - Stormwater management facilities: for trees outside of stormwater management facilities, 5' from the outside edge of the stormwater management facilities; locations of trees planted within stormwater management facilities shall be determined by the Bureau of Environmental Services and the City Forester.
 - Property lines: 2' from property lines.
 - Building entrances: Trees should not be planted in front of building entrances.

NOTICE TO EXCAVATORS:

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	503-226-4211 Ext.4313
M-F 7am-6pm	503-226-4211
AFTER HOURS	503-464-7777
PGE	1-800-573-1311
CENTURYLINK	503-823-1700
CITY BUREAU OF MAINTENANCE	503-823-4874
CITY WATER	1-800-483-1000
VERIZON	