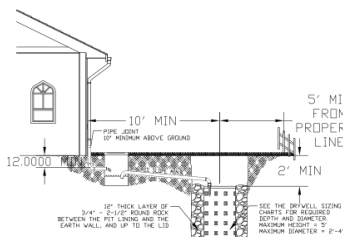


7447 N. MOHAWK AVE
PORTLAND, OR. 97203

CRESCENT CUSTOM HOMES

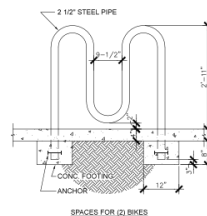
7447 N. MOHAWK

- 2 NEW BUILDINGS PROPOSED W/ 4-UNITS IN EACH
- BUILDINGS WILL BE 2-STORY W/ 2 UNITS ON THE GROUND FLOOR & 2 UNITS ON THE 2ND FLOOR
- EACH UNIT WILL BE 3 BEDROOM 2 BATH W/ 964 S.F. OF LIVING SPACE & A 108 S.F. DECK OR PATIO AREA

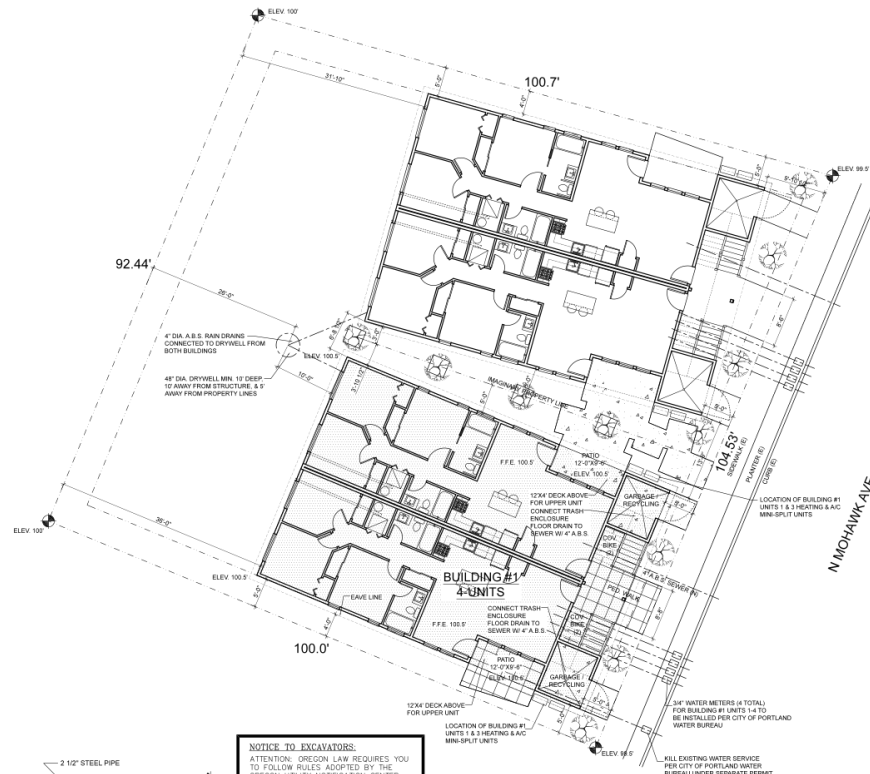


- Provide protection from all vehicle traffic, equipment staging, and foot traffic in proposed installation areas prior to, during, and after construction.
- Strip surface gravelly sand, gravelly loamy sand, or other equally porous material must occur to a minimum of 5' deep stratum within 10' of the ground surface.
- Strip Exhibit 2-36 is used to appropriately size the drywell based on the amount of impervious area that each drywell is designed to handle. This chart shall be used as guidance; it is based on field experience, and should be used as volume only.
- Drywell shall not be installed where base of facility has less than 5' of separation to water table.
- Top of drywell must be below lowest finished floor.
- Setbacks from center of facility:
 - 5' from foundations
 - 5' from property lines
 - 5' from easements
- Piping shall be ABS SCH40, cast iron, or PVC. Slope: 2' per 10' to allow for air to flow out of operation area; otherwise 1" per 10' of operation area. Piping must have 12' grade and must follow current Uniform Plumbing Code.

DW TYP DRYWELL DETAIL
A1.0 SCALE 1/8\"/>



3 BICYCLE PARKING
A1.0 SCALE 1/8\"/>



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 503-232-1887.)

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 M-T 7am-6pm 503-226-4211 Ext.4313
AFTER HOURS 503-226-4211
PSE 503-464-7777
CENTURLINE 1-800-573-1311
CITY BUREAU OF MAINTENANCE 503-823-1700
CITY WATER 503-823-4874
VERIZON 1-800-463-1000

SITE PLAN NOTES:
SITE ADDRESS: 7447 N. MOHAWK AVE. PORTLAND, OR 97203
JURISDICTION: CITY OF PORTLAND
PERMITS ON FILE: R18
SITE ZONING: 11-1000A RS; DEMO PERMIT TO DEMOLISH EXISTING S.F.R.
MAXIMUM DENSITY: 1 UNIT PER 1,000 S.F. (10)
SITE AREA: 9,942 S.F.
PROPOSED DENSITY: 1 UNIT PER 1,400 S.F. (7)
PROPOSED BUILDING COVERAGE: BUILDING #1: 4,386 S.F. (44% TOTAL) BUILDING #2: 2,358 S.F. (24% TOTAL) TOTAL: 6,744 S.F.
ALLOWABLE BUILDING COVERAGE: 15,888 S.F. (ROOF + PADDED AREAS)(BOTH BUILDINGS)
TOTAL SITE IMPERVIOUS AREA: 4,386 S.F. (44% TOTAL)
PROPOSED LANDSCAPED AREA: 1,968 S.F. (20%)
MIN. LANDSCAPED AREA REQUIRED: 1,968 S.F. (20%)
REQUIRED SETBACKS: FRONT: 5' SIDES & REAR: PER TABLE 100-4
MAX. HEIGHT LIMIT: 20' MAX.
PROPOSED HEIGHT: APPROX. 34'-10\"/>

SITE PLAN
SCALE: 1/8\"/>

epr
DESIGN

815 N.E. 18th Ave. Suite 155
Portland, Oregon 97232
503-265-5461
design@epdesign.com
www.epdesign.com

Mohawk Condos
8-Unit Condo Development - Building 1
7447 N. Mohawk Ave.
Portland, Oregon 97203

These plans and the designs herein are copyrighted under Federal Law by EPR DESIGN LLC.
PERMIT SET

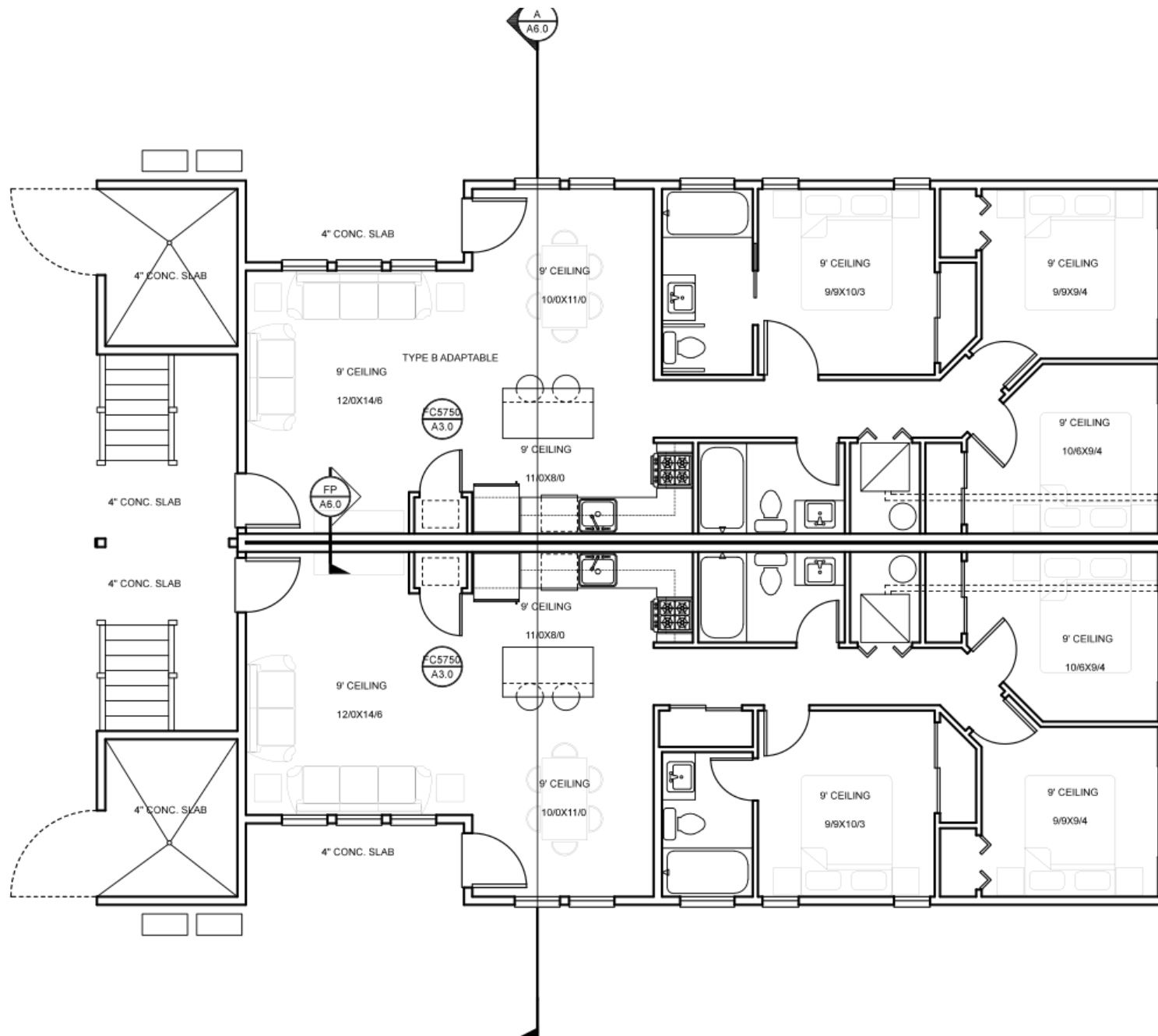
SITE PLAN
REVISED:

DATED: 11/18/2016

DRAWN BY:

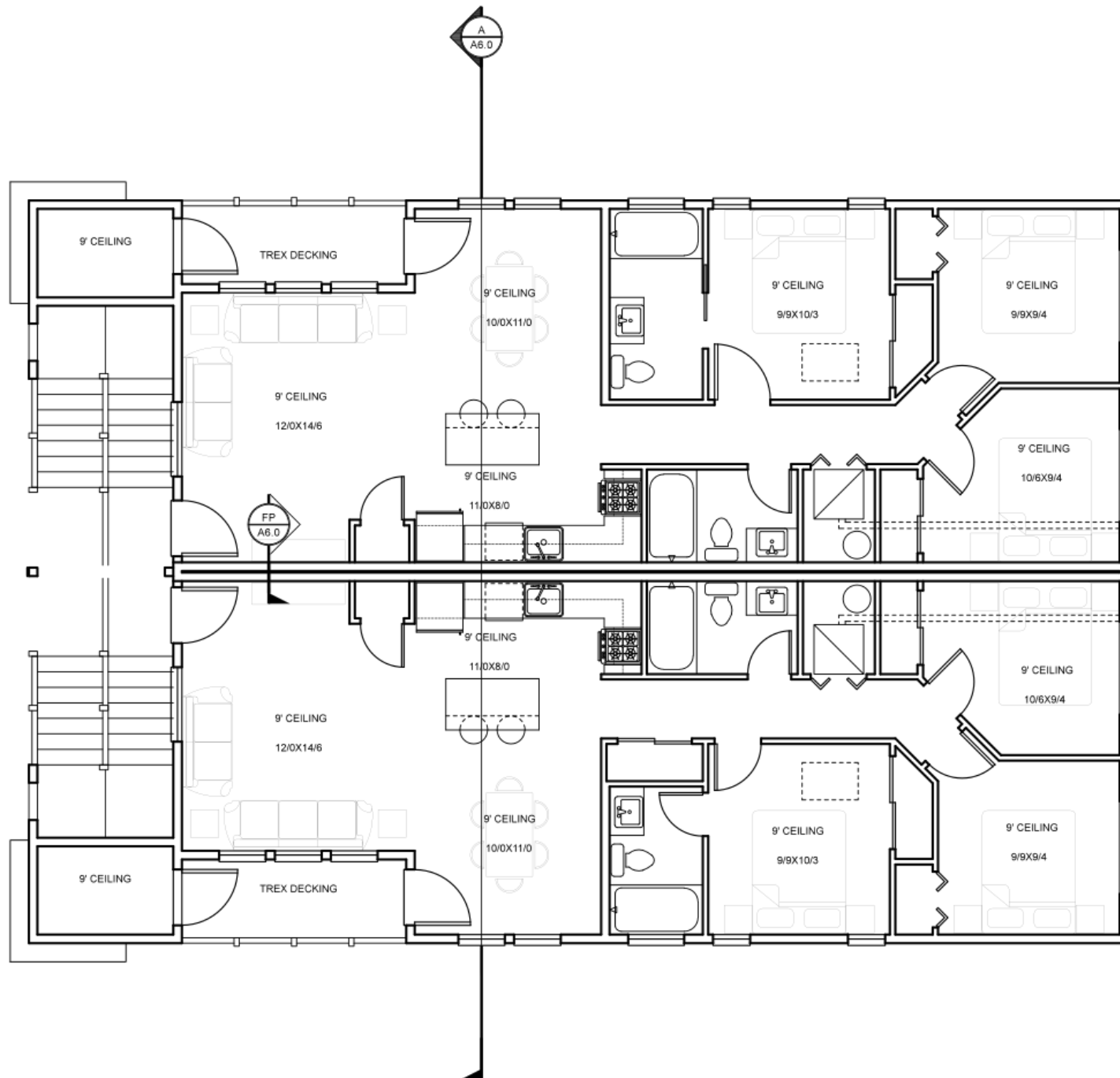
SHEET

A1.0



A
 A3.0

1ST LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



A
A3.1

2ND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

