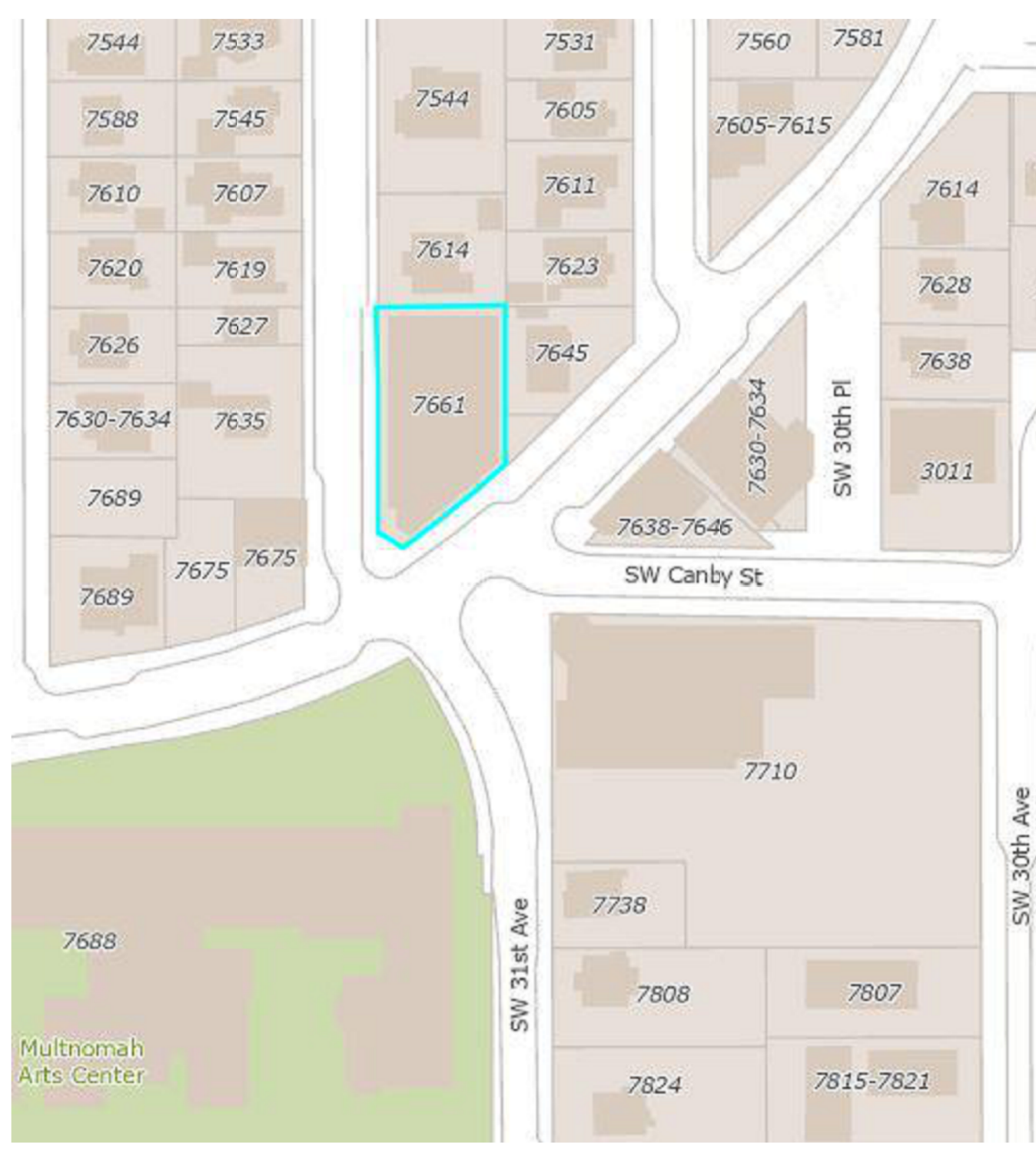
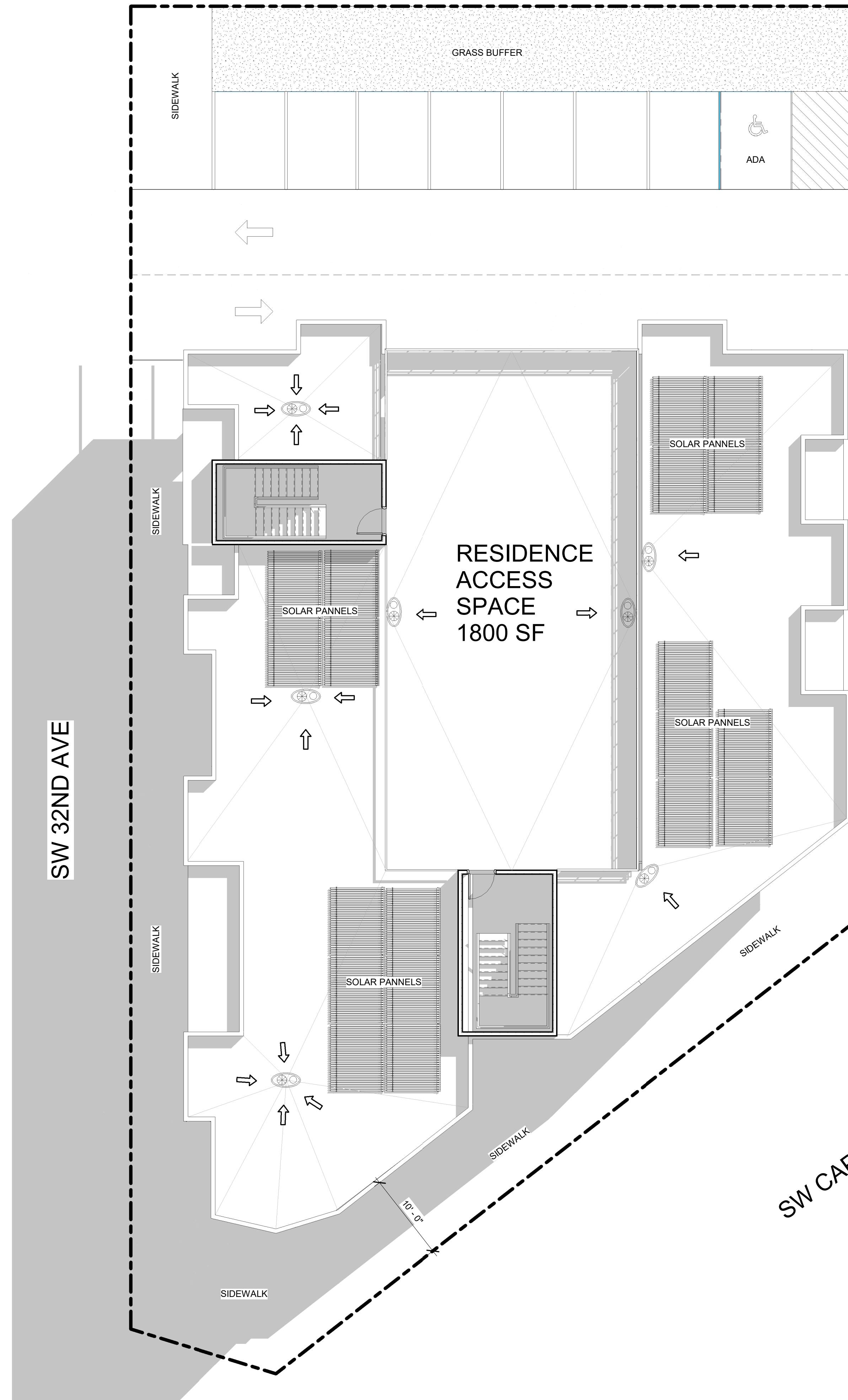


ARCH 202 MIX USED RESIDENTIAL BUILDING



ZONING CODE SUMMARY

CITY OF PORTLAND
TYPE: CM2d(MU-N) - COMMERCIAL MIXED USE
2 BASE ZONE WITH DESIGN OVERLAY
LOT SIZE: 0.25 ACRES (11,001 SQFT)

REQUIRED SETBACKS:

FRONT (SOUTH): 10'-0"
SIDE (EAST): 0'-0"
SIDE (WEST): 10'-0"
REAR (NORTH): 10'-0"

MAX BLDG. COVERAGE: 9,350 SF
(85% OF LOT)
PROPOSED BLDG. COVERAGE: 5027 SF
(54% OF LOT)

MAX BLDG HEIGHT: 45'-0"
PROPOSED BLDG. HEIGHT: 42'-6"

MAX FAR: 2.5 TO 1 = 27502 SF
PROPOSED FAR: 19,735 SF

GROSS SQFT

GROUND FLOOR: 5027 SF
2ND FLOOR: 6454 SF
3RD FLOOR: 6454 SF
ROOF ACCESS: 1800 SF

PARKING REQUIREMENTS

AUTOMOBILE
- REQ. 1 PER 2 UNITS
- PERPOSED: 10 + 2 ADA
BICYCLE
- REQ. 1 PER 2 UNITS
- PERPOSED 141 SF BIKE PARKING ROOM

SITE DATA:

LEGAL DESCRIPTION: BUCKINGHAM HTS, BLOCK 5, LOT 14-16 TL 15000; MULTNOMAH VILLAGE IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON

ADDRESS:

7661 SW CAPITOL HWY PORTLAND OR, 97219

PROPERTY ID: R122979

ZONING: CM2d(MU-N)

BUILDING CODE SUMMARY:

APPLICABLE CODE: 2019 OSSC

PROJECT DESCRIPTION:

A THREE-STORY MIXED-USE BUILDING WITH GROUND FLOOR RETAIL AND RESIDENTIAL UNITS ON 2ND AND 3RD FLOOR WITH ROOFTOP RESIDENTIAL ACCESS

OCCUPANCY TYPES:

FIRST FLOOR - GROUP M (MERCANTILE)

- 1762 SF UNDETERMINED COMMERCIAL SPACE
- 917 SF GYM
- 746 SF GAME ROOM
- 642 SF LOBBY

2ND AND 3RD FLOOR - GROUP R-2 (RESIDENTIAL)

14 UNIT, 10,764 SF TOTAL

CONSTRUCTION TYPE:

GROUND FLOOR: TYPE IIB
2ND AND 3RD FLOOR: TYPE VA

OCCUPANT LOAD:

GROUP M: 60 MAX
GROUP R-2: 30-40

Consultant Address Address Address Phone	Sheet List	
	Sheet Name	Sheet Number
Consultant Address Address Address Phone	TITLE SHEET	A101
	SITE PLAN	A102
	GROUND FLOOR	A103
	2ND/3RD FLOOR	A104
	ELEVATIONS	A105
Consultant Address Address Address Phone	WINDOW/DOOR SCHEDULE	A106
	SECTION	A107
	RENDERS	A108

Owner

7661 MIX
USED
COMMERICAL
PORJ.

TITLE
SHEET

Project Number	Project Number
Date	2/22/23
Drawn By	ANDRII PUKAY
Checked By	Checker

A101

1 ROOF
1/8" = 1'-0"



Consultant
Address
Address
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Phone

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Phone

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Phone

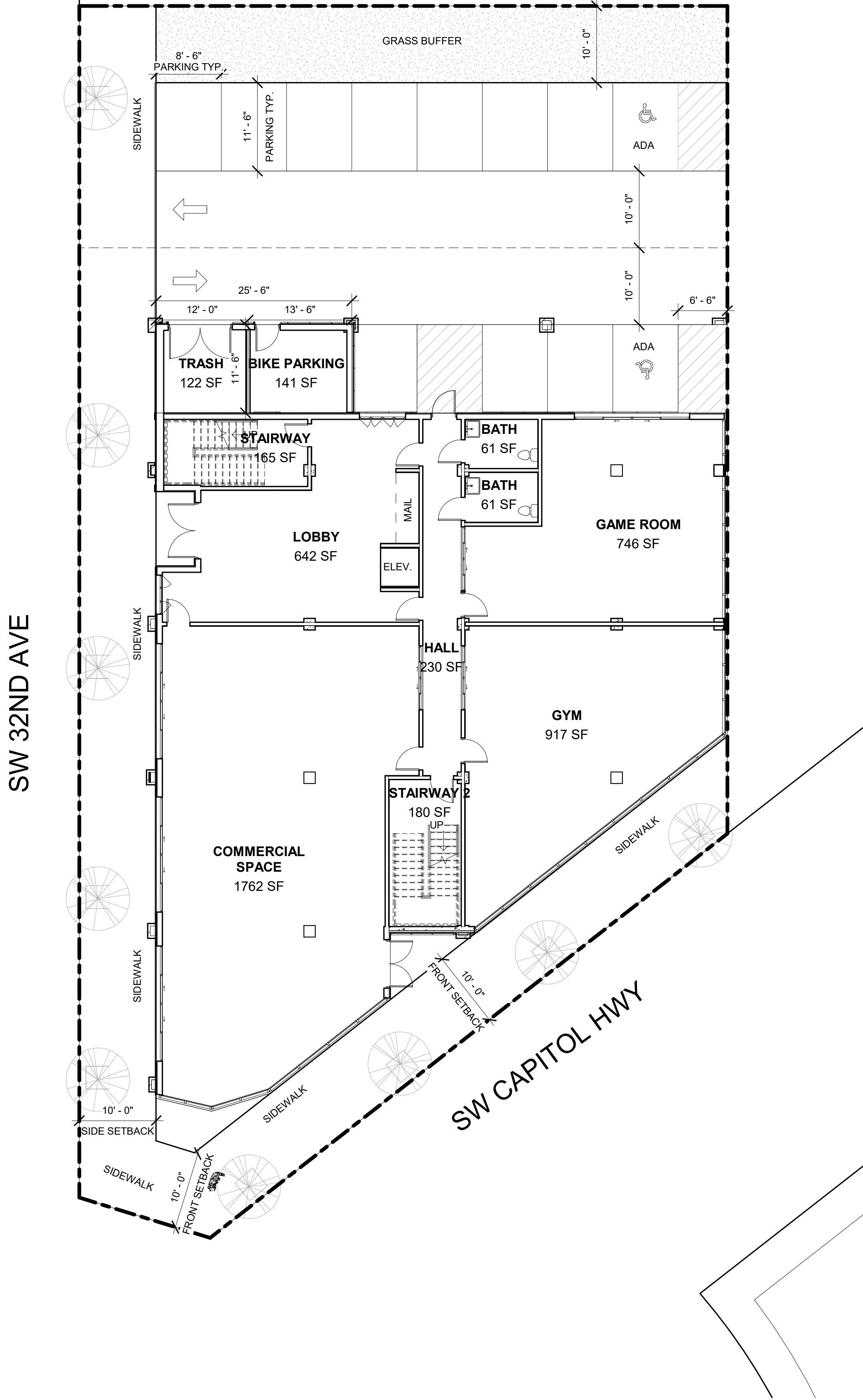
Owner

7661 MIX
USED
COMMERICAL
PORJ.

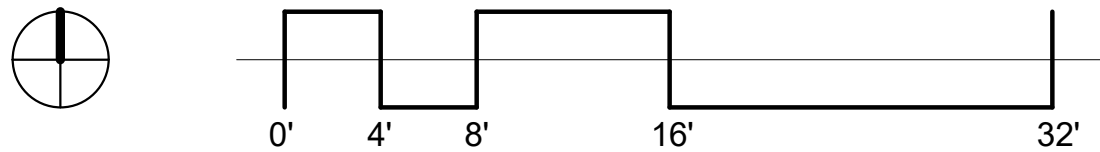
SITE
PLAN

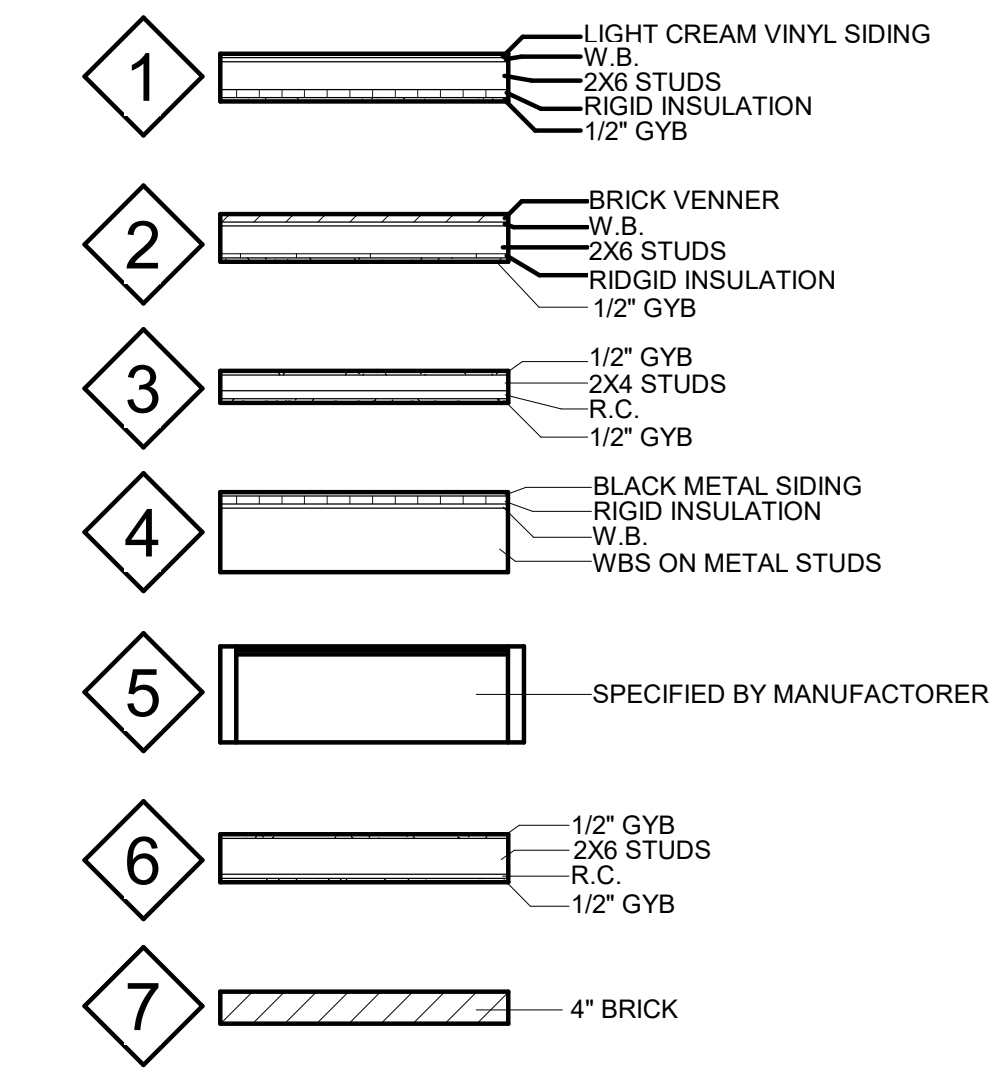
Project Number	Project Number
Date	2/22/23
Drawn By	ANDRII PUKAY
Checked By	Checker

A102



1 SITE PLAN
1" = 10'-0"





Consultant
Address
Address
Address
Phone

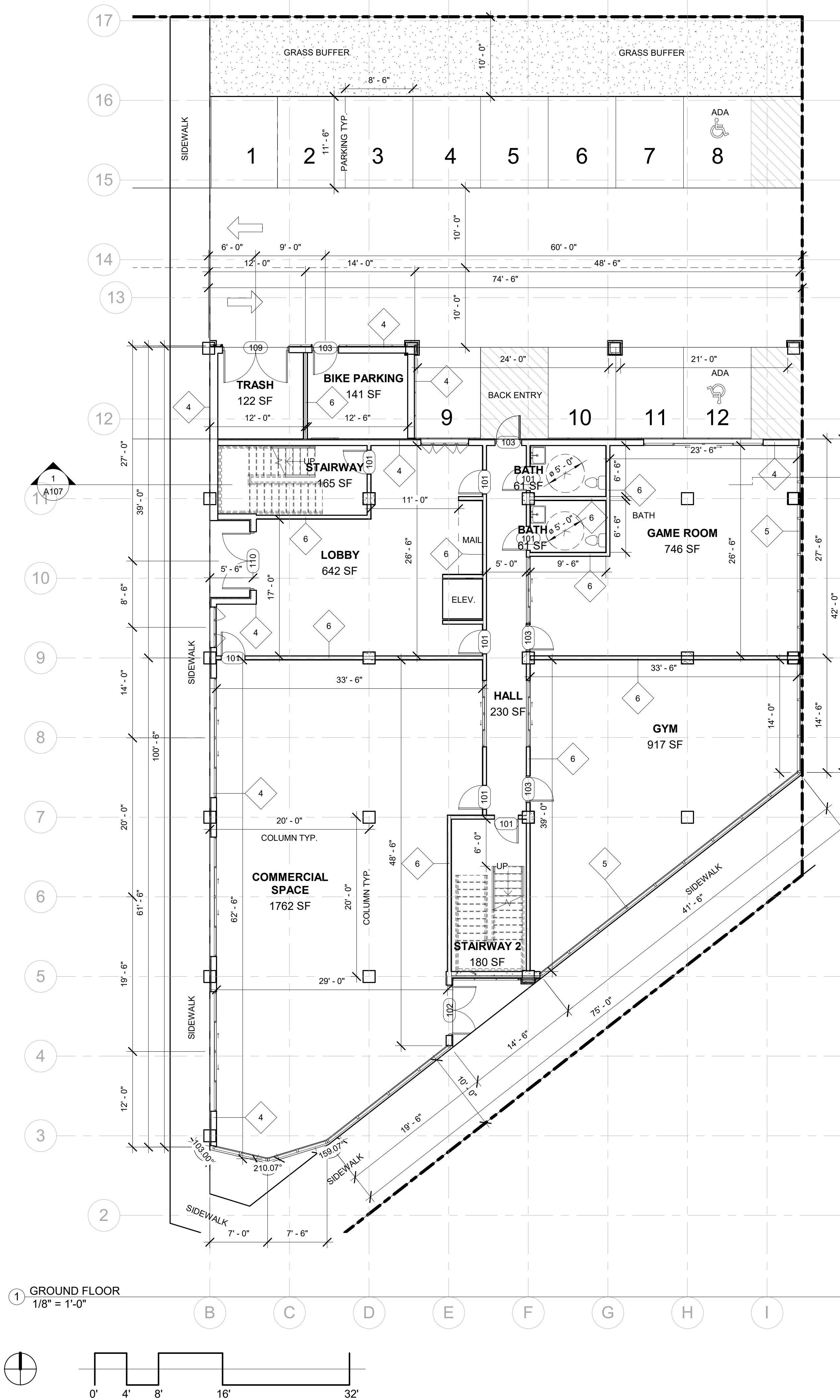
7661 MIX
USED
COMMERICAL
PORJ.

GROUND FLOOR

Project Number	Project Number
Date	2/22/23
Drawn By	ANDRII PUKAY
Checked By	Checker

A103

Scale As indicated





Consultant
Address
Address
Address
Phone

Consultant
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Consultant
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Address
Phone

Owner

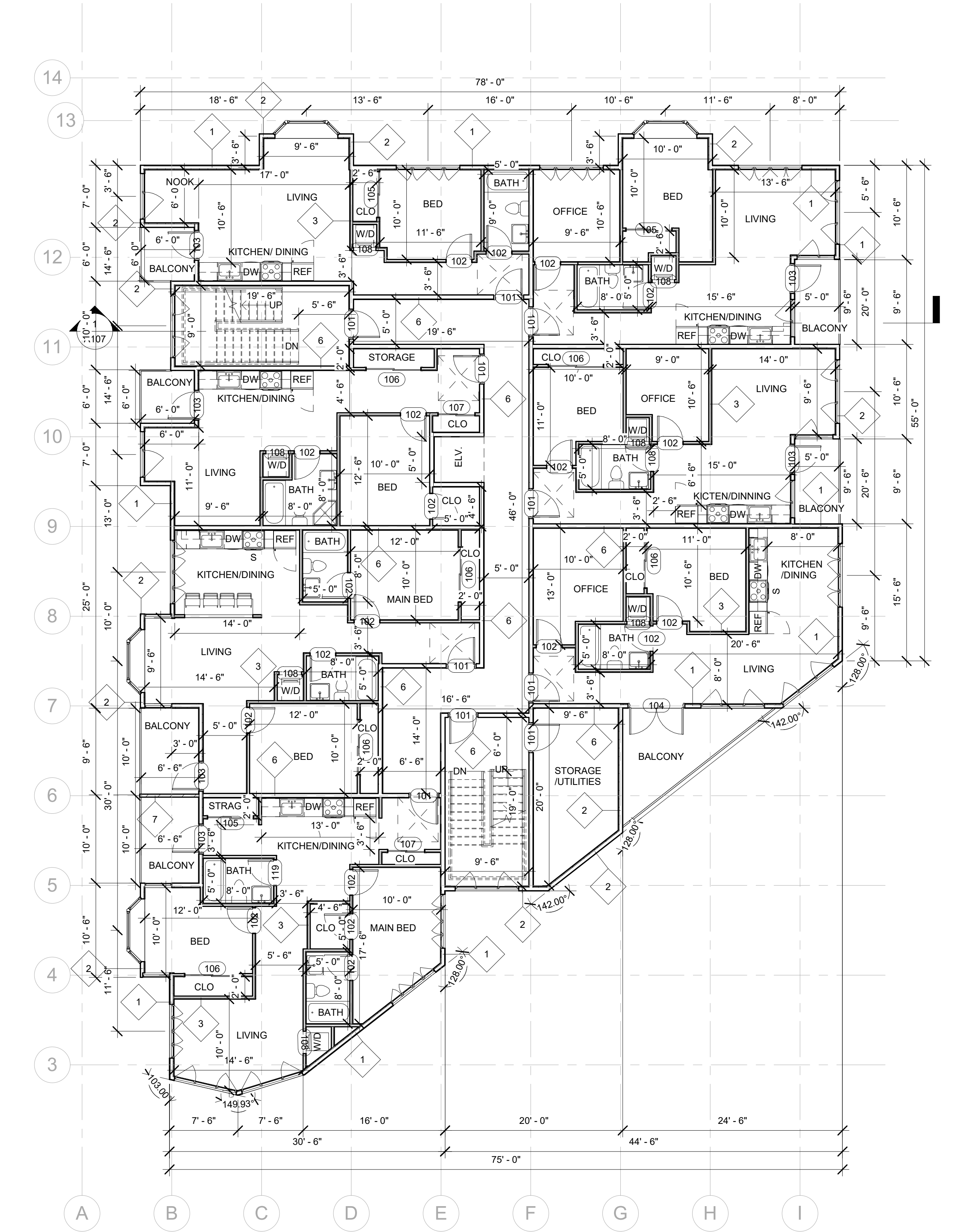
7661 MIX
USED
COMMERICAL
PORJ.

2ND/3RD
FLOOR

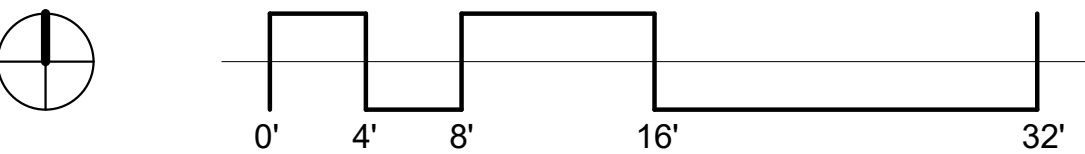
Project Number	Project Number
Date	2/22/23
Drawn By	ANDRII PUKAY
Checked By	Checker

A104

Scale As indicated

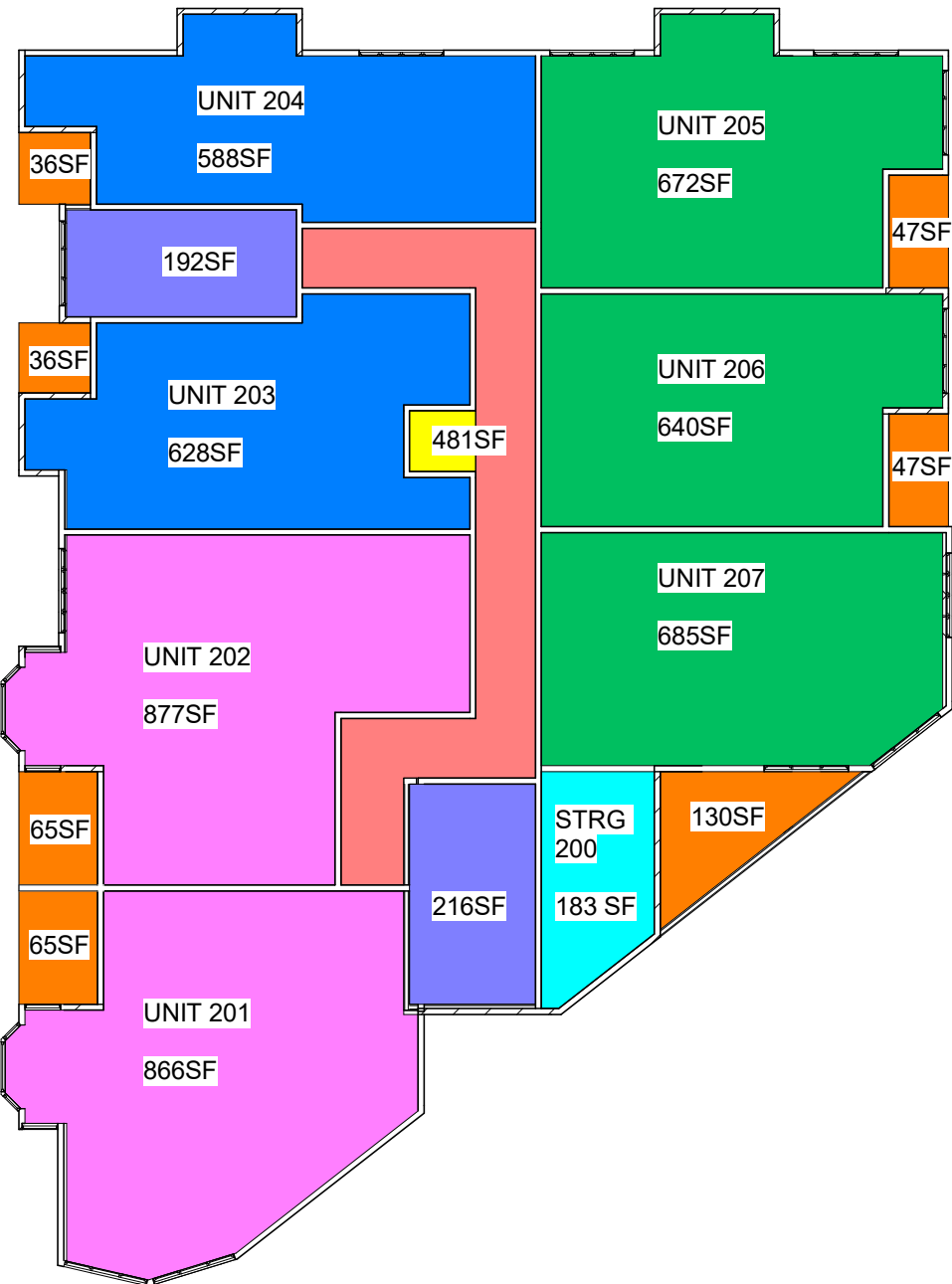


1 Level 2&3
1/8" = 1'-0"



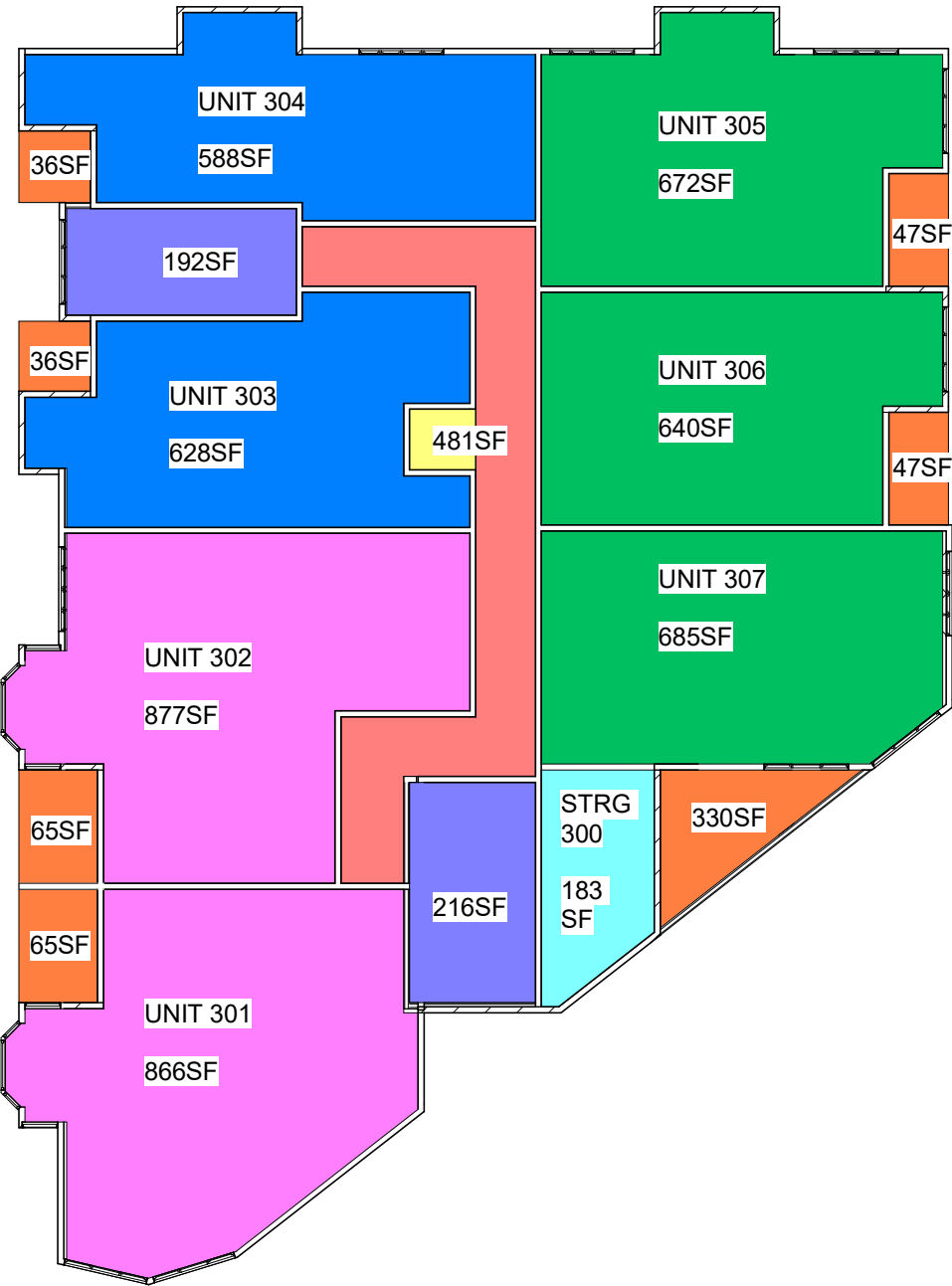
- 2 BED, 2 BATH
- 1 BED, 1 BATH
- 1 BED, 1 BATH, 1 OFFICE
- BALCONY
- STAIRS
- ELEVATOR
- HALL
- STORAGE

2 LEVEL 2 ROOM KEY
1/16" = 1'-0"



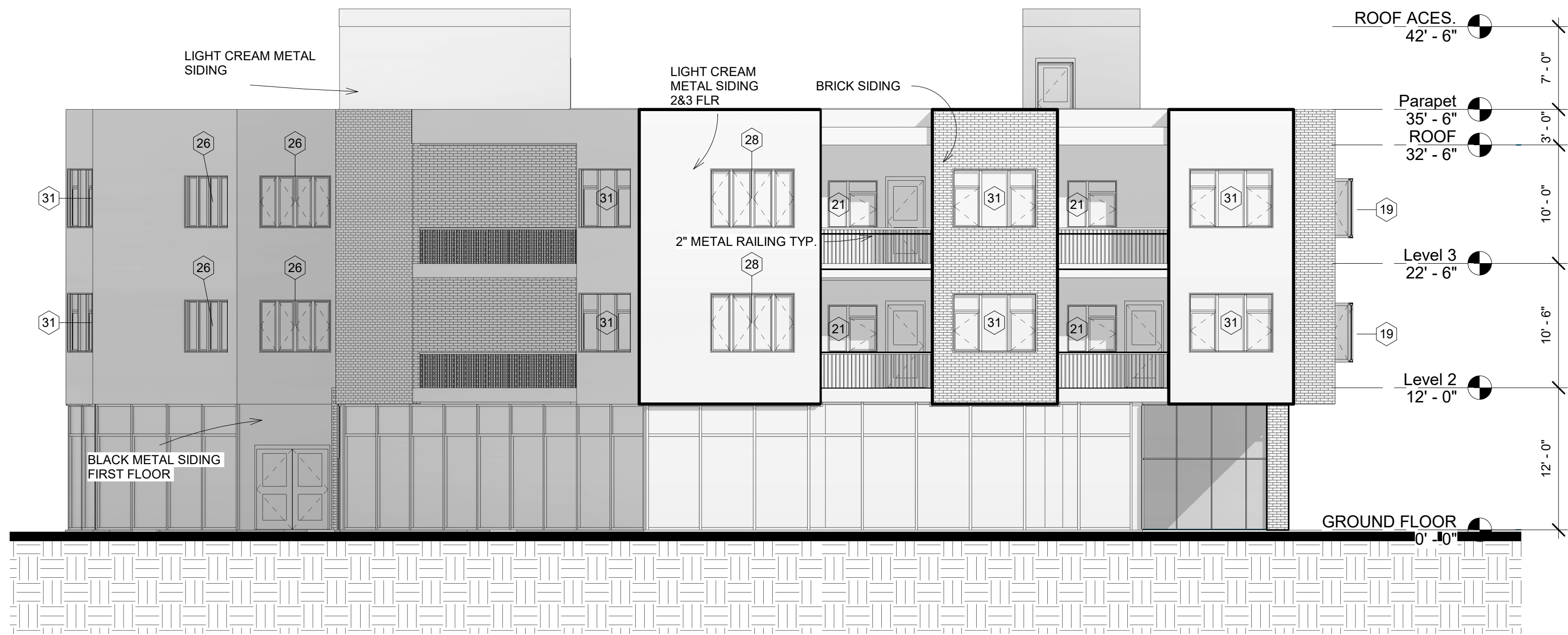
- 2 BED, 2 BATH
- 1 BED, 1 BATH
- 1 BED, 1 BATH, 1 OFFICE
- BALCONY
- STAIRS
- ELEVATOR
- HALL
- STORAGE

3 LEVEL 3 ROOM KEY
1/16" = 1'-0"

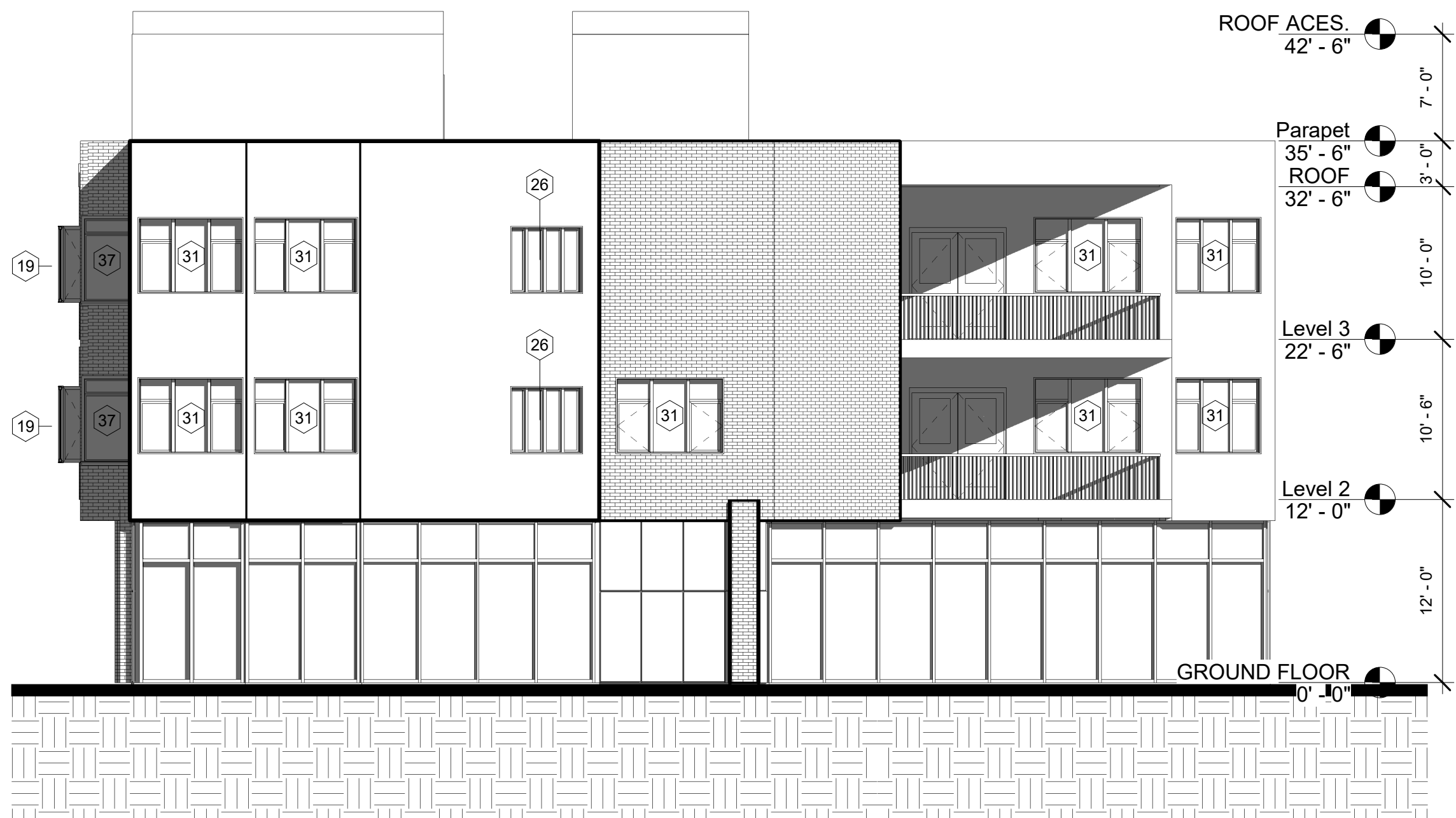


- 1 LIGHT CREAM VINYL SIDING
W.B.
2X6 STUDS
RIGID INSULATION
1/2" GYB
- 2 BRICK VANNER
W.B.
2X6 STUDS
RIGID INSULATION
1/2" GYB
- 3 1/2" GYB
2X4 STUDS
R.C.
1/2" GYB
- 4 BLACK METAL SIDING
RIGID INSULATION
W.B.
WBS ON METAL STUDS
- 5 SPECIFIED BY MANUFACTORER
- 6 1/2" GYB
2X6 STUDS
R.C.
1/2" GYB
- 7 4" BRICK

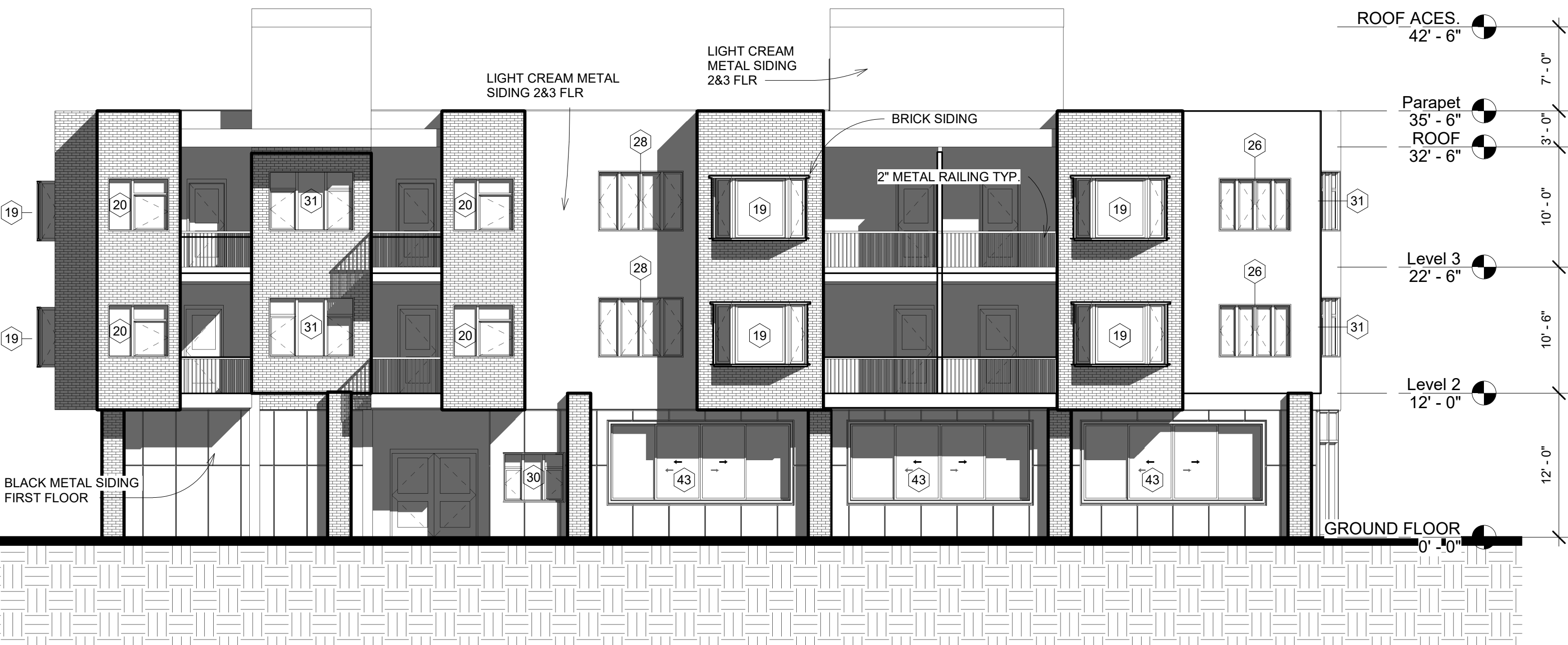
WALL KEY
1/2" = 1'-0"



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



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



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



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



Consultant
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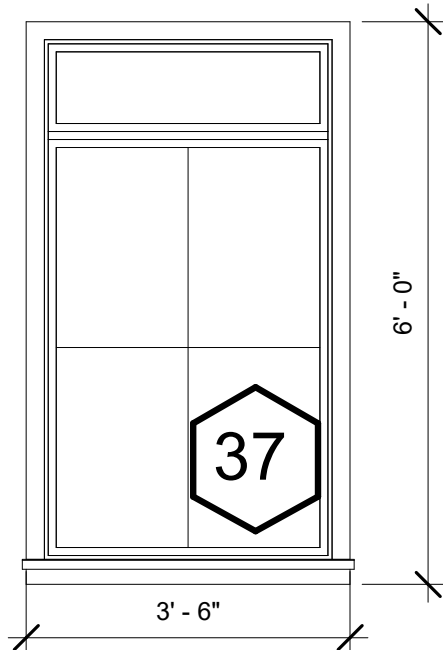
Owner

7661 MIX
USED
COMMERICAL
PORJ.

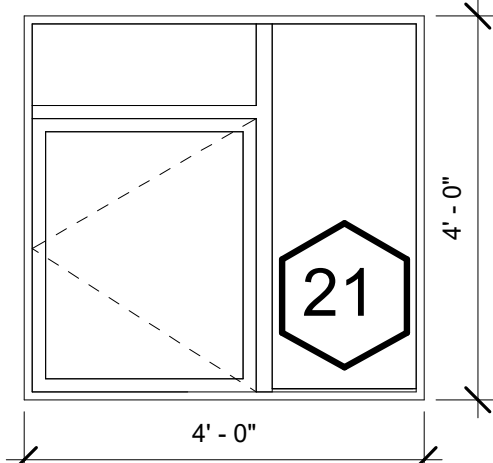
ELEVATIONS

Project Number	Project Number
Date	2/22/23
Drawn By	ANDRII PUKAY
Checked By	Checker

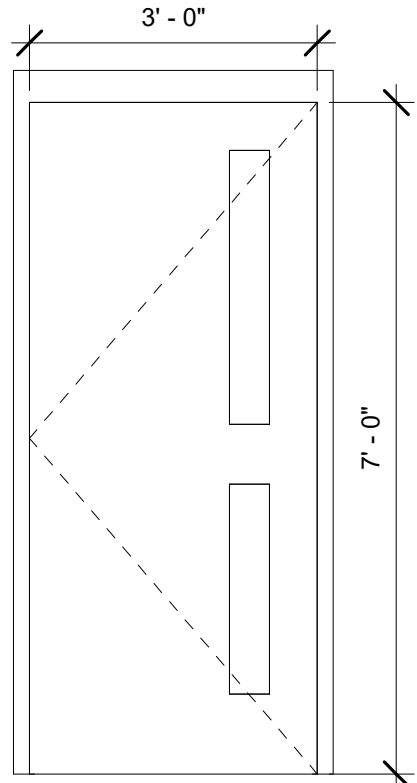
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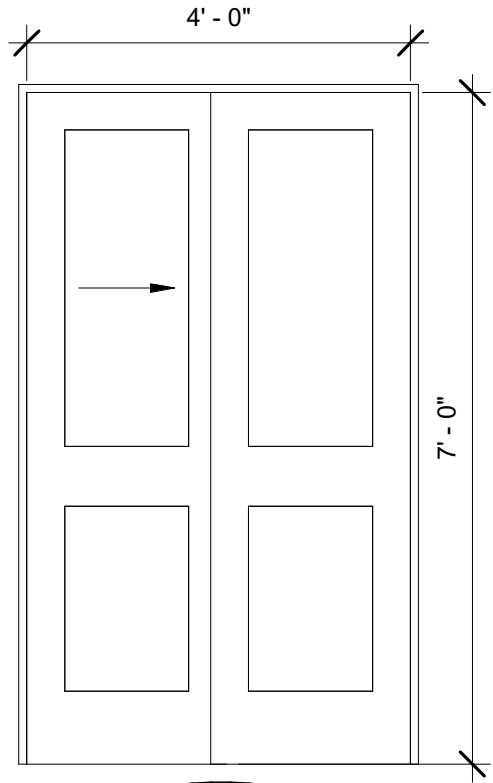
FIXED TRANSOM



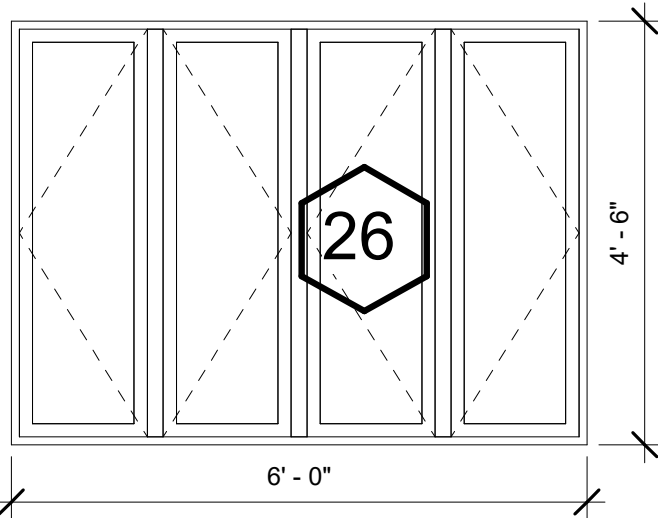
CASEMENT DOUBLE SIDELIGHT



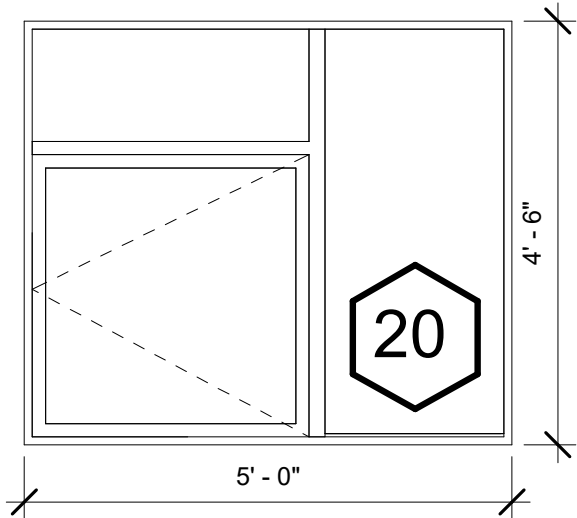
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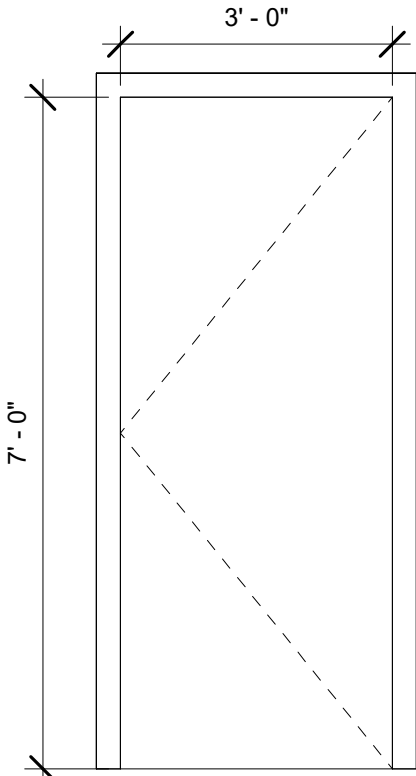
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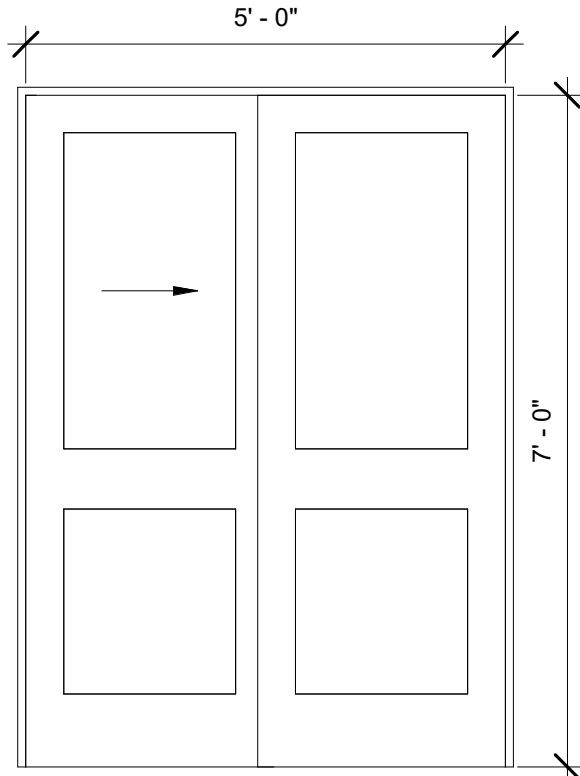
CASEMENT MULTI SASH



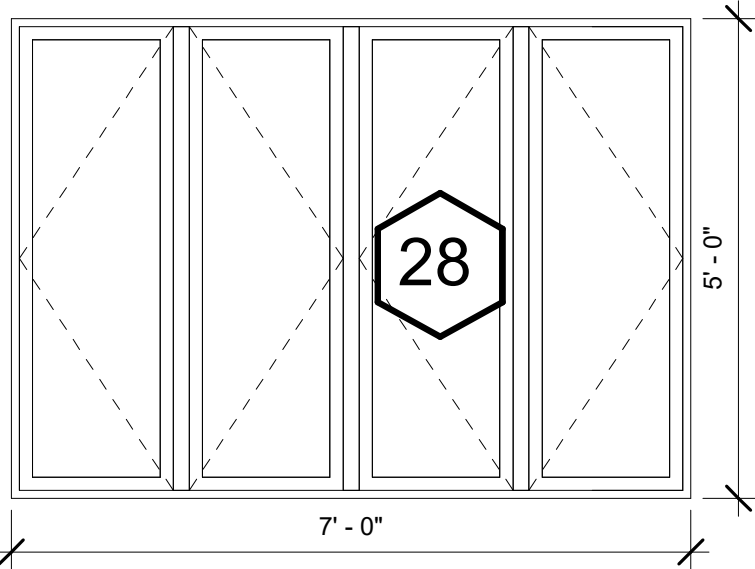
CASEMENT DOUBLE SIDELIGHT



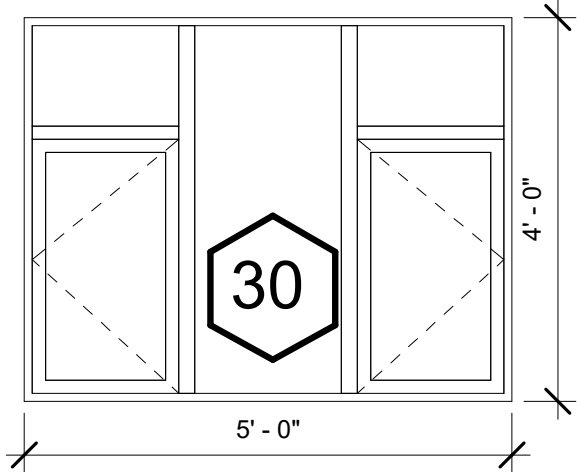
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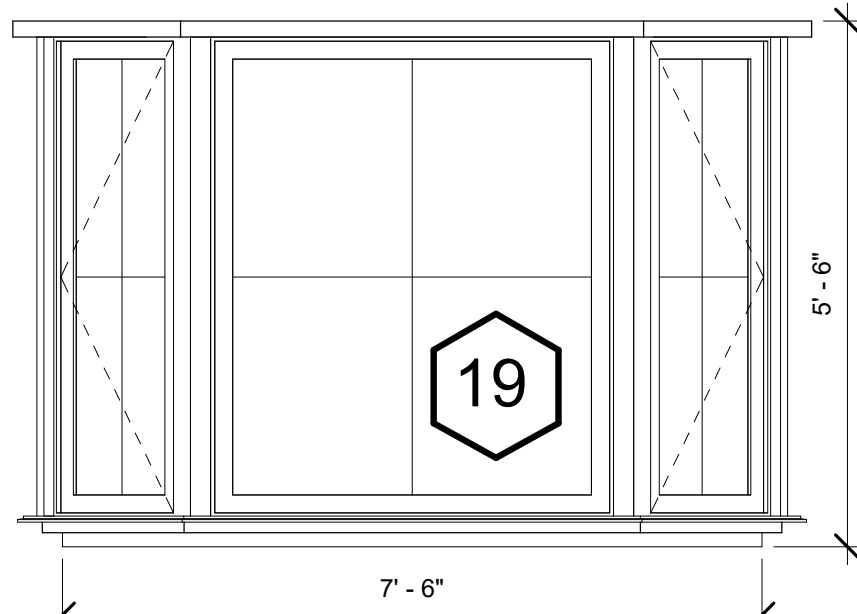
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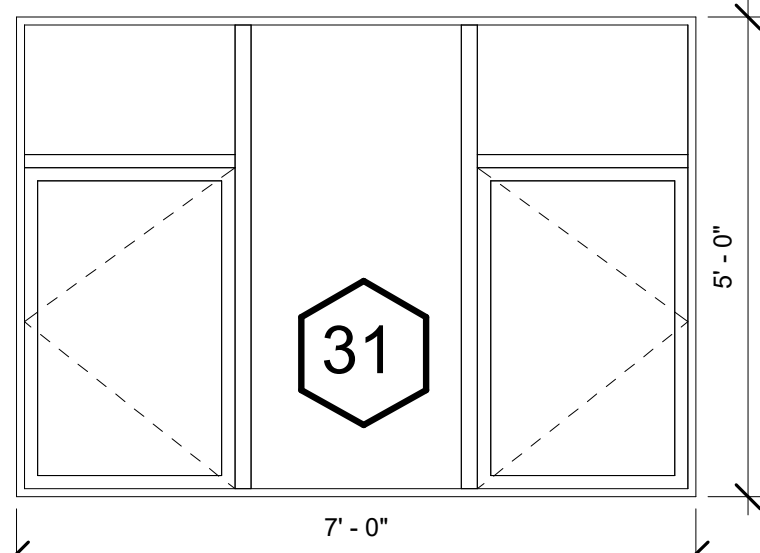
CASEMENT MULTI SASH



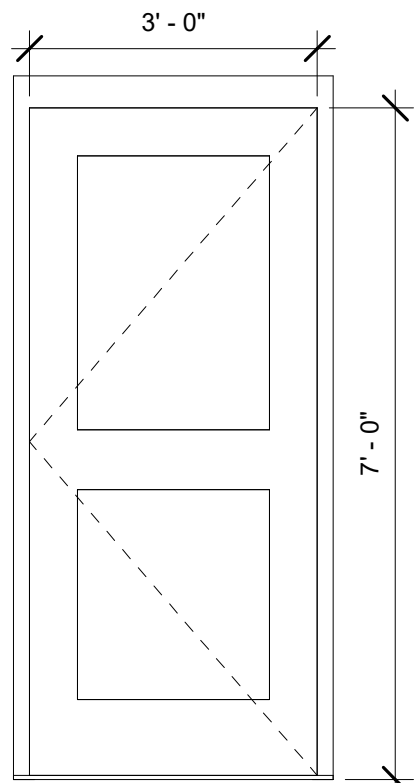
CASEMENT TRIPLE SIDE TRANSOM



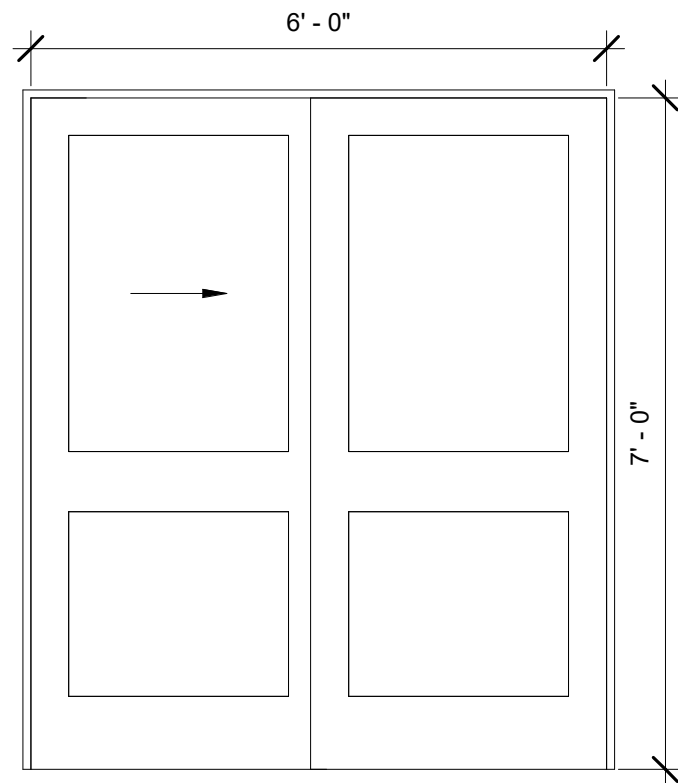
BAY CASMENT



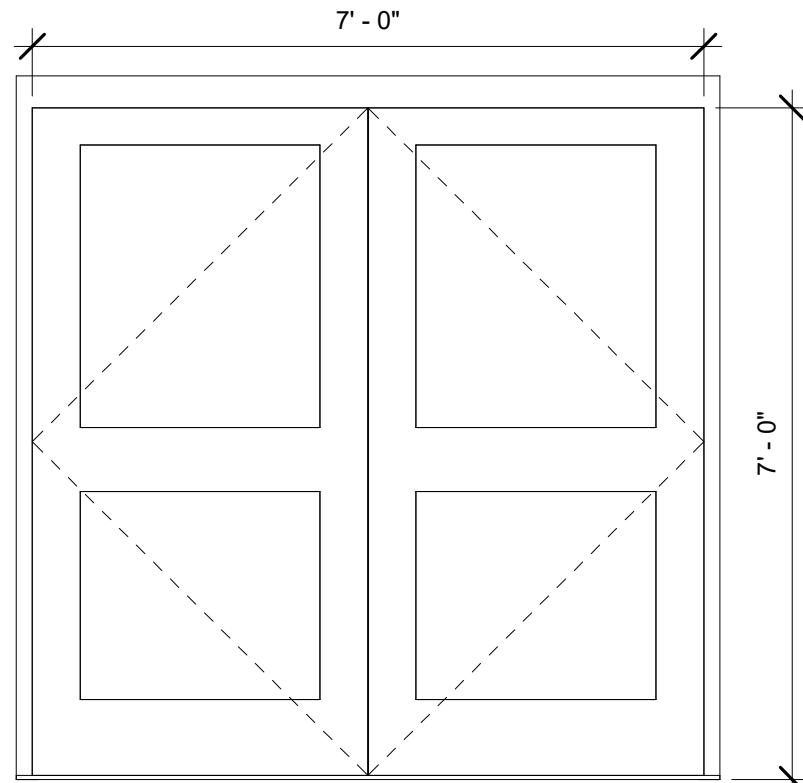
CASEMENT TRIPLE SIDE TRANSOM



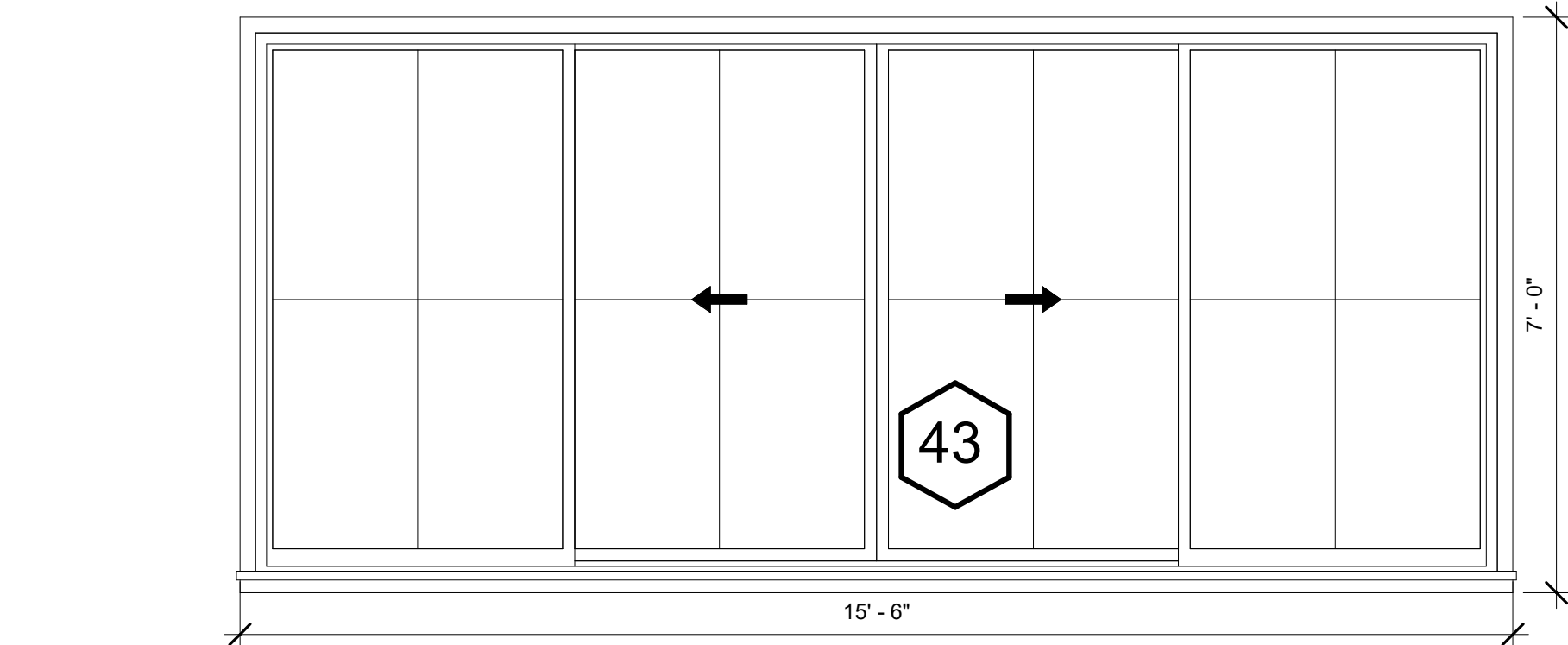
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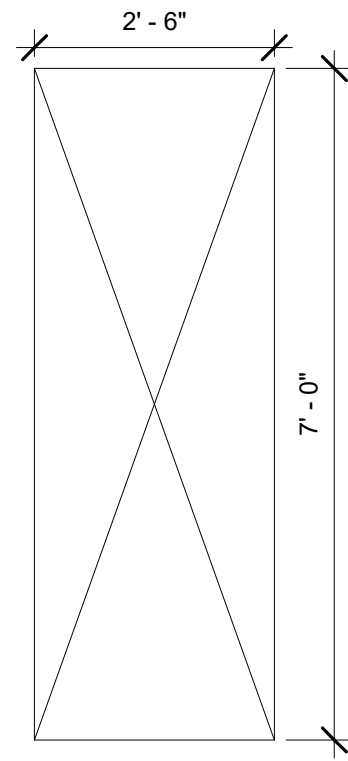
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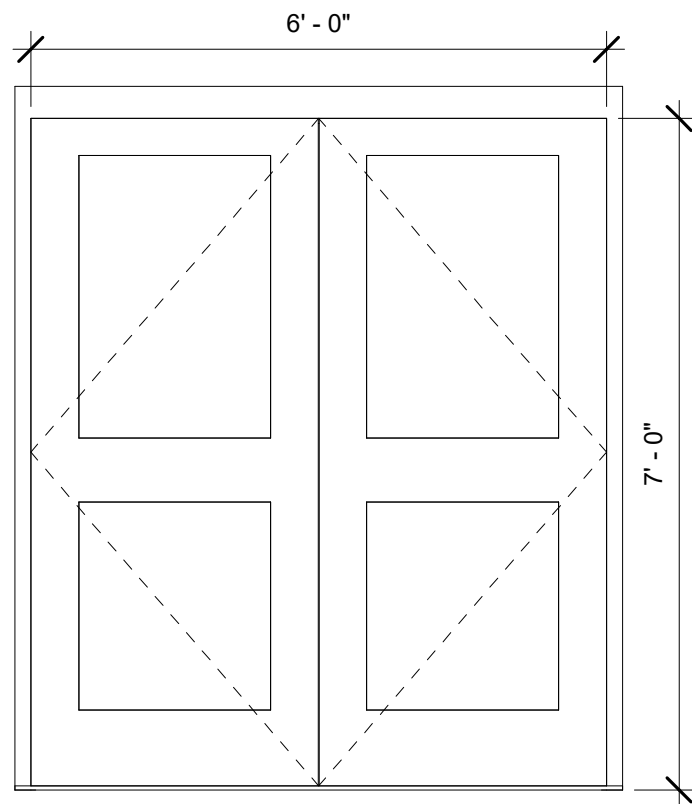
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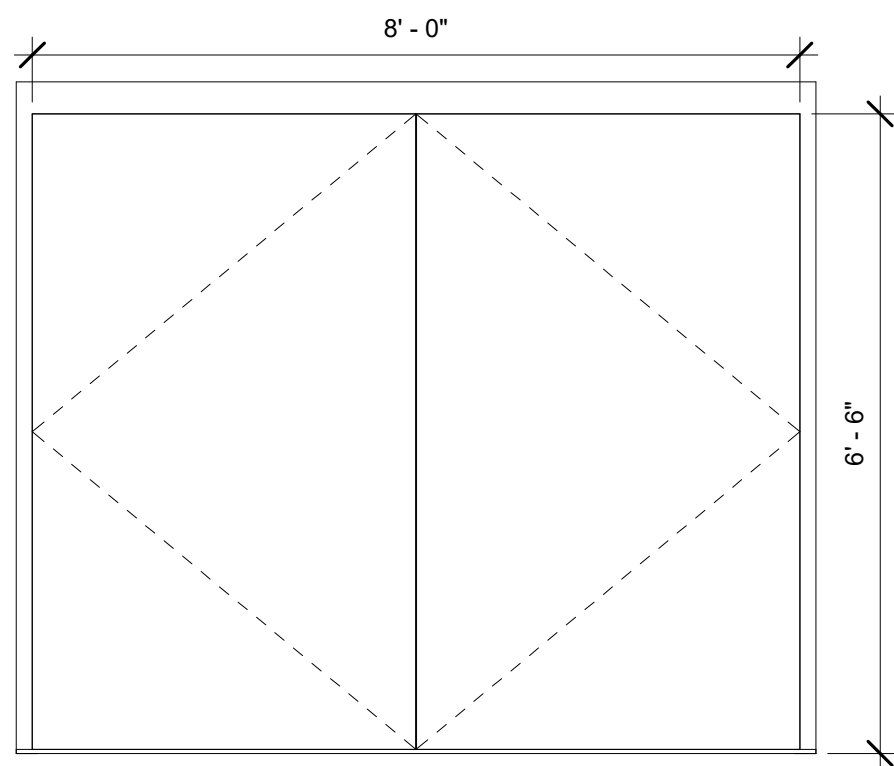
SLIDING FOUR



108



104



104



Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Owner

7661 MIX
USED
COMMERICAL
PORJ.

WINDOW/
DOOR
SCHEDULE

Project Number	Project Number
Date	2/22/23
Drawn By	ANDRII PUKAY
Checked By	Checker

A106



Consultant
Address
Address
Phone

Consultant
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Address
Phone

Consultant
Address
Address
Phone

Owner

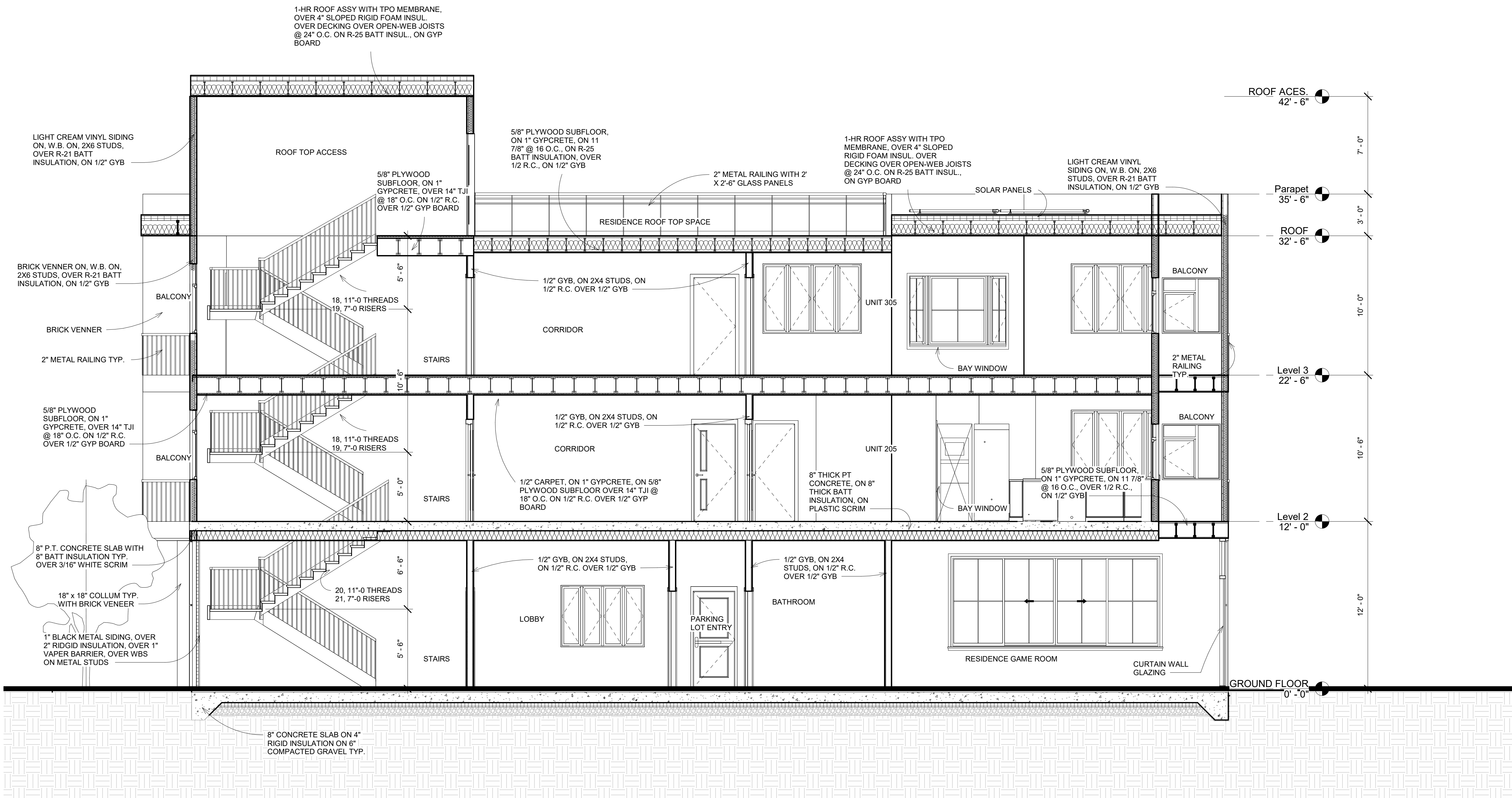
7661 MIX
USED
COMMERICAL
PORJ.

SECTION

Project Number	Project Number
Date	2/22/23
Drawn By	ANDRII PUKAY
Checked By	Checker

A107

Scale 1/4" = 1'-0"



1 SECTION
1/4" = 1'-0"



Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Owner

7661 MIX
USED
COMMERICAL
PORJ.

RENDERS

Project Number	Project Number
Date	2/22/23
Drawn By	ANDRII PUKAY
Checked By	Checker

A108

Scale

