NE COUCH STREET

ALL WORK IN PUBLIC RIGHT OF WAY PER SEPARATE PERMIT

NE 13TH AVEUE

NE 14TH AVEUE

PROPOSED BUILDING
1337 E BURNSIDE ST

E BURNSIDE STREET

ALL WORK IN PUBLIC RIGHT OF WAY PER SEPARATE PERMIT

PROTECT EXISTING PUBLIC INLET

PROTECT EXISTING SIGNAL BOX

PROTECT EXISTING PUBLIC GREEN STREET

PROTECT EXISTING UTILITY POLE WITH COBRA HEAD STYLE STREETLIGHT

PROTECT EXISTING PUBLIC FIRE HYDRANT AND VALVE

REMOVE EXISTING ELECTRICAL BOX

KILL EXISTING WATER METER AND SERVICE, BY WATER BUREAU

REMOVE EXISTING SITE LIGHT

REMOVE EXISTING TRENCH DRAIN

REMOVE EXISTING WOOD UTILITY POLE

REMOVE EXISTING OVERHEAD LINE

LIMIT OF FOOTING, TYP.

LIMITS OF BUILDING AT GRADE

LIMITS OF BUILDING BELOW GRADE

PROTECT EXISTING SWALE AND LANDSCAPED AREA

PROTECT EXISTING SIGNAL POLE

PROTECT EXISTING SIGNAL POLE AND SIGNAL BOX

PROTECT EXISTING ADA RAMP

NEW ADA RAMP

DRYWELL OVERALL DEPTH=25.0' PERF SECTION=20.0'

ADDITIONAL DRYWELL LOCATION IF NEEDED FOLLOWING TESTING OF REQUIRED DRYWELLS

NEW 5106 PGE SWITCH VAULT, COORDINATE WITH PGE

NEW 1024 PGE TRANSFORMER VAULT; COORDINATE WITH PGE

SEDIMENTAITON MANHOLE

PROTECT EXISTING ELECTRICAL BOX

PROTECT EXISTING UTILITY POLE

REMOVE EXISTING GAS METER AND SERVICE

PROTECT EXISTING PUBLIC GREEN STREET

KILL EXISTING WATER SERVICE, BY WATER BUREAU

FIRE PROTECTION CONNECTION TO BUILDING PREMISES ISOLATION (PI) DCDA TO BE INSTALLED INSIDE BUILDING ON NEW FIRE LINE SERVICE PER WATER BUREAU REQUIREMENTS

DOMESTIC WATER CONNECTION TO BUILDING. PREMISES ISOLATION (PI) RPBA TO BE INSTALLED INSIDE BUILDING PER WATER BUREAU REQUIREMENTS

FIRE DEPARTMENT CONNECTION

SANITARY CONNECTION FROM BUILDING

GAS CONNECTION FROM BUILDING

INSTALL 4" WATER METER, BY WATER BUREAU

INSTALL 6" FIRE LINE, BY WATER BUREAU

CONNECT NEW LATERAL TO EXISTING 36" COMBINED SEWER

REMOVE EXISTING UTILITY POLE WITH COBRA HEAD STYLE STREETLIGHT

NEW METAL POLE WITH COBRA HEAD STREETLIGHT

PROTECT EXISTING PEDESTRIAN SIGNAL

NEW CONNECTION TO EXISTING 2" GAS LINE, BY NW NATURAL

ROW

NEW ROW

OLD ROW

GRAPHIC SCALE
0 10 20
1 inch = 10 ft.

SHEET LEGEND

- DRYWELL
- SEDIMENTATION MANHOLE

SHEET NOTES

1. ALL DOMESTIC WATER AND FIRE PROTECTION WORK IN THE PUBLIC RIGHT OF WAY BY PORTLAND WATER BUREAU AT OWNER'S EXPENSE. CONTRACTOR TO COORDINATE WORK WITH PORTLAND WATER BUREAU.
2. PIPING UNDER BUILDING SHOWN FOR REFERENCE ONLY. SEE PLUMBING PLANS FOR PIPING UNDER BUILDING.
3. TOP OF DRYWELL PERFORATED SECTIONS SHALL BE LOCATED MINIMUM OF 5 FEET BELOW BOTTOM OF ADJACENT FOOTING ELEVATION.
4. NO EMERGENCY ESCAPE/OVERFLOW PIPING IS ALLOWED; THE DRYWELL MUST FULLY DISPOSE OF THE REQUIRED STORM FLOWS.
5. DRYWELL AND SEDIMENTATION MANHOLE LOCATED IN BASEMENT.
6. INSTALL 4" PERFORATED FOUNDATION DRAINAGE PIPE AROUND PERIMETER OF BUILDING INSTALLED PER DETAIL 3/C3.00. CONNECT PERFORATED PIPE TO SOLID PIPE WITH CLEANCHECK BACKFLOW PREVENTOR.

STORMWATER NARRATIVE

PRIVATE
THE STORMWATER RUNOFF FROM NEWLY CONSTRUCTED IMPERVIOUS AREA WILL BE MANAGED WITH FIVE (5) DRYWELLS LOCATED IN THE BASEMENT PARKING. THE DRYWELLS ARE SIZED TO MEET WATER QUANTITY AND QUALITY REQUIREMENTS FOR THE 37,656 SQUARE FEET OF IMPERVIOUS AREA.

PUBLIC
STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE E BURNSIDE, NE 14TH, NE COUCH, AND NE 13TH PUBLIC RIGHT-OF-WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT-OF-WAY, INCLUDING GREENSTREET FACILITIES, WILL BE PROTECTED DURING CONSTRUCTION.

UTILITY CONTACT LIST

PORTLAND WATER BUREAU
MARI MOORE – MARI.MOORE@PORTLANDOREGON.GOV

PORTLAND BUREAU OF ENVIRONMENTAL SERVICES
BENJAMIN KERSENS – BEN.KERSENS@PORTLANDOREGON.GOV

CENTURYLINK
SEAN KIGER – SEAN.KIGER@CENTURYLINK.COM

COMCAST
TODD ROYER – TODD_ROYER@COMCAST.COM

NW NATURAL
JODI WRIGHT – JODI.WRIGHT@NWNATURAL.COM

PORTLAND GENERAL ELECTRIC
CHUNG LAM – CHUNG.LAM@PGE.COM

ENCORE architects
1402 3rd Avenue
Suite 1000
Seattle, WA 98101
EncoreArchitects.com

Humber Design Group, Inc.
Portland, OR • 503.946.6690 • hdgpdx.com

ALLIANCE RESIDENTIAL COMPANY

BROADSTONE ANTHEM

1337 E. BURNSIDE STREET
PORTLAND, OREGON

ALLIANCE REALITY PARTNERS, LLC

NO.	DATE	REVISION

PROJECT NO.
16120

BLDG DEPT PROJECT NO.
LU 17-105451 DZ

CHECK	PROJECT TEAM MEMBERS
MW	PM

TYPE 2 DESIGN REVIEW SUBMITTAL 8/1/17

UTILITY PLAN

C2.00

© 2017 Encore Architects pllc

Encore Architects Disclaimer
Any information contained in these electronic files is for informational purposes only. Recipient acknowledges that the information contained herein may either be for draft form or may be revised at any time. Accordingly, Encore Architects makes no representations as to the accuracy of this information. If for any reason a conflict exists between information contained herein and the signed documents, the information on the signed documents is to be interpreted as correct. In addition, errors and discrepancies can be inadvertently introduced into electronic media by differing hardware, software and operators.
All information contained in the electronic data prepared by Encore Architects is the property of Encore Architects which expressly reserves all ownership rights including any common law, statutory or copyrights. This electronic data is intended for use on the project specified, and shall not be used or relied upon in part or in whole, for any future work on the project or for any future work on any other project. The recipient of this information shall not copy, use or modify this information without the prior written authorization of Encore Architects. Encore Architects makes no warranties, express or implied, of suitability of this information for any purpose other than that specified in writing by Encore Architects. Any reuse or modification of or any conclusions drawn from this information by the recipient, without written authorization from Encore Architects, will constitute an acceptance of the above. This agreement to defend, indemnify and hold Encore Architects harmless also applies to the use of this information on any project or construction site without the involvement of Encore Architects in the construction phase services normally associated with such a project.
Any use of the attached/enclosed media shall constitute an acceptance of the above.

ORIGINAL SHEET SIZE 30" x 42"