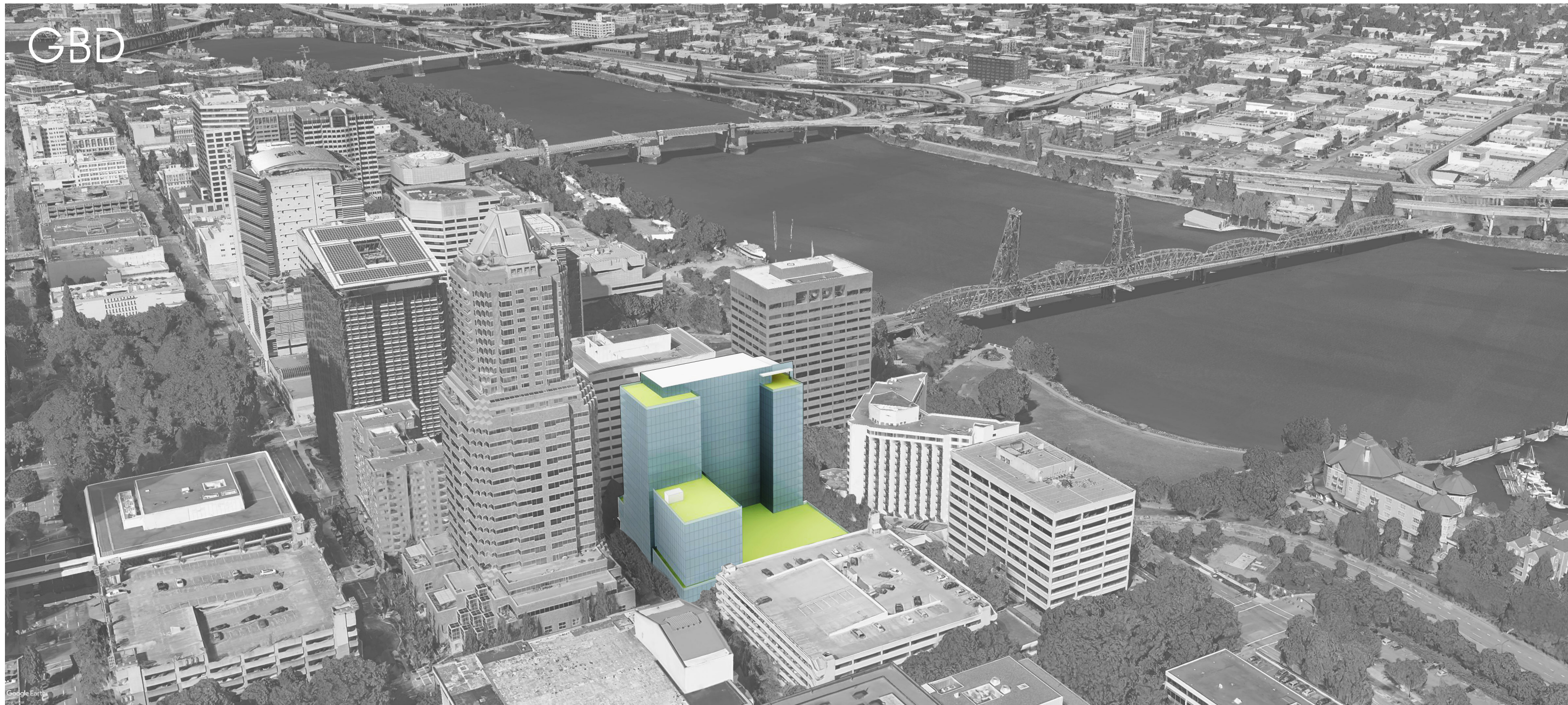




140 SW COLUMBIA ST.

Design Advice Request/ Case # 16-22214 DAR / October 27, 2016

EXHIBIT C: ARCHITECTURAL DRAWINGS

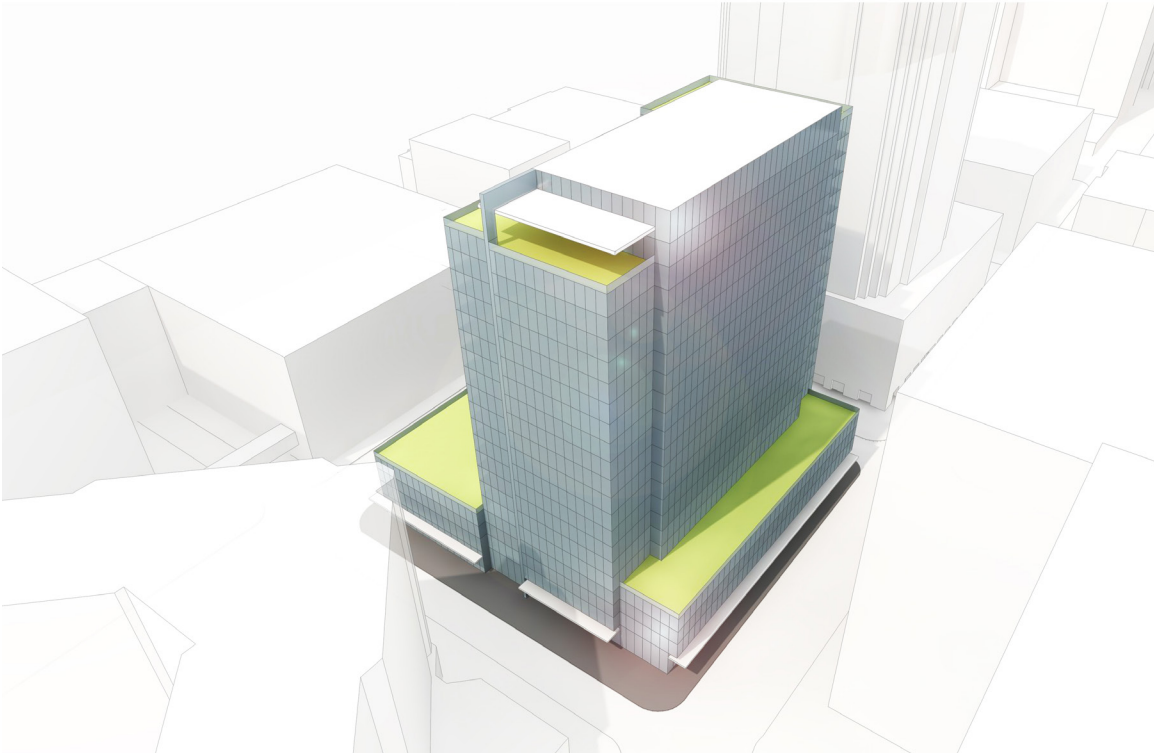
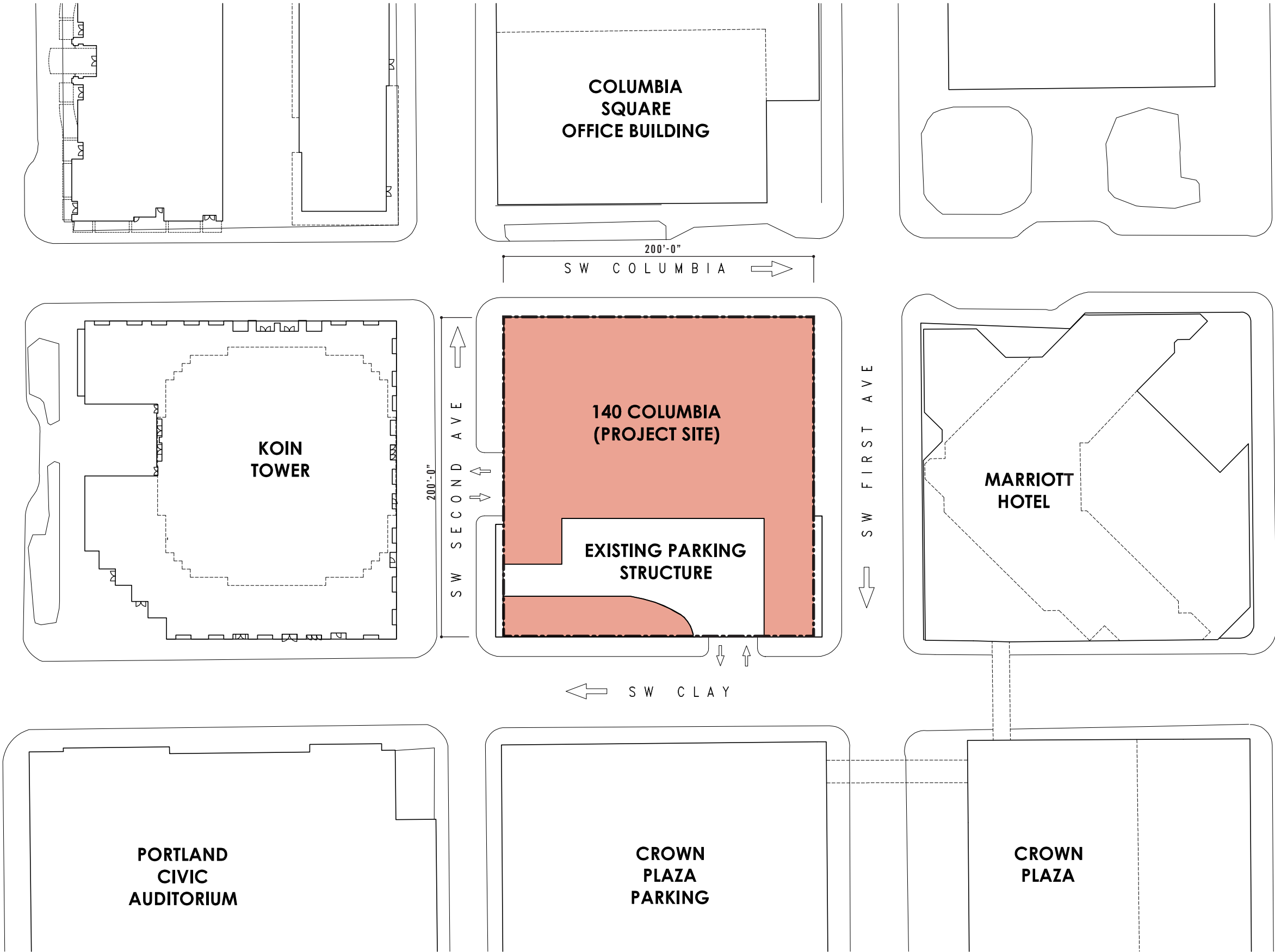


EXHIBIT C: ARCHITECTURAL DRAWINGS

C: 2	Drawing Index
C: 3	Site Plan
C: 4	Architectural Floor Plans
C: 12	Building Sections
C: 14	Civil

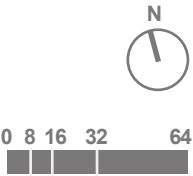
APPENDIX:

A: 15	City Wide Context
A: 16	Vicinity Plan
A: 17	Concept Massing - Looking Southeast
A: 18	Concept Massing - Looking Southwest
A: 19	Concept Massing - Looking Northwest
A: 20	Concept Massing - Looking Northeast



PROJECT SUMMARY

SITE AREA	40,000 SF
MAX FAR	12 : 1
MAX BUILT AREA	480,000 SF
MAX HEIGHT	200'-0"
ACTUAL FAR	10.82 : 1
ACTUAL BUILT AREA	432,980 SF
ACTUAL HEIGHT	200'-0"



SITE PLAN

LEVEL SUMMARY

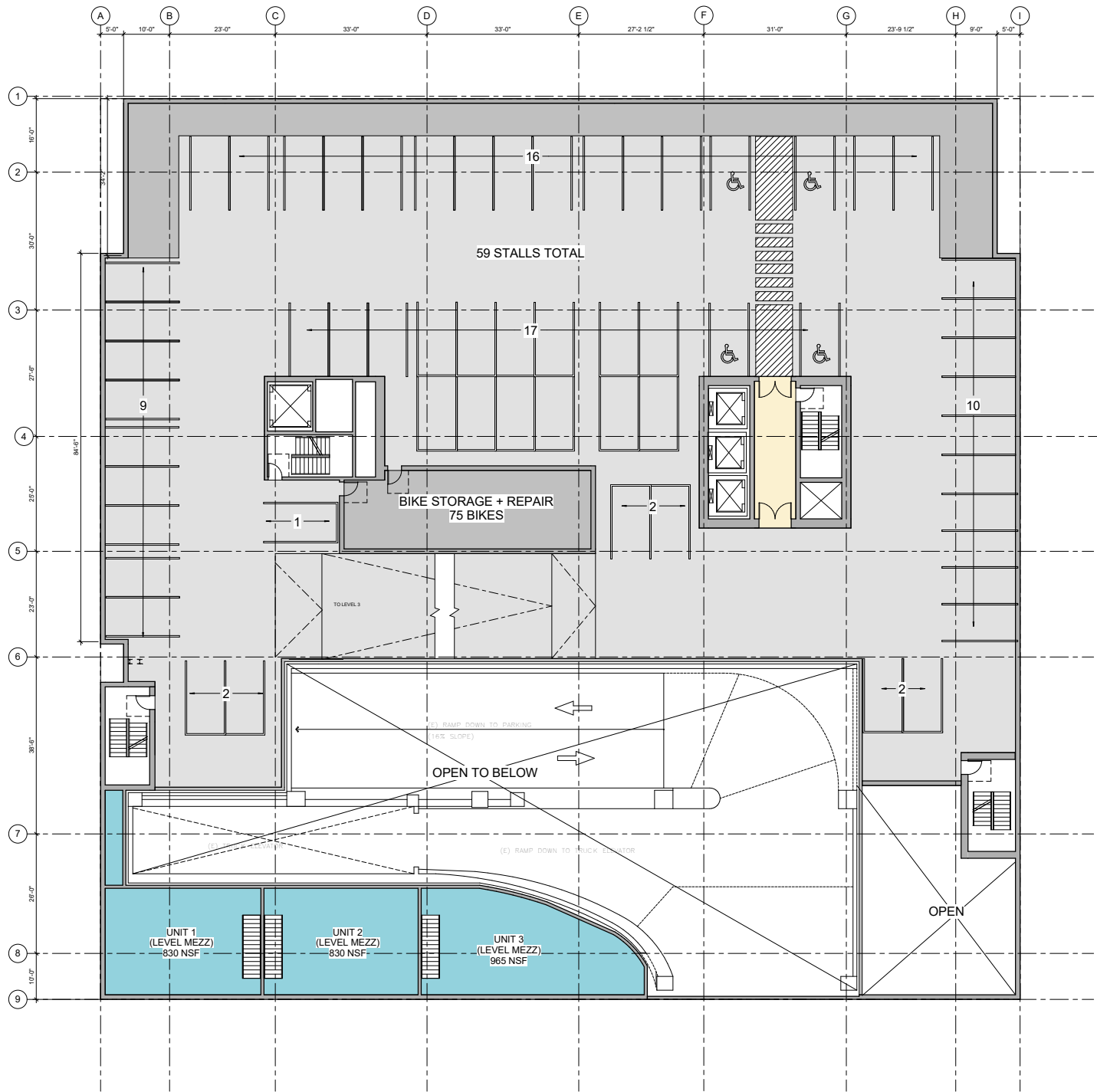
UNITS PER FLOOR	3
RETAIL	12,205 SF
PARKING AREA	10,526 SF
GROUND FLOOR AREA	35,716 GSF



FP01 - GROUND FLOOR PLAN

LEVEL SUMMARY

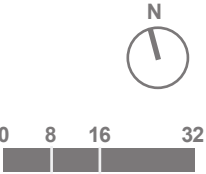
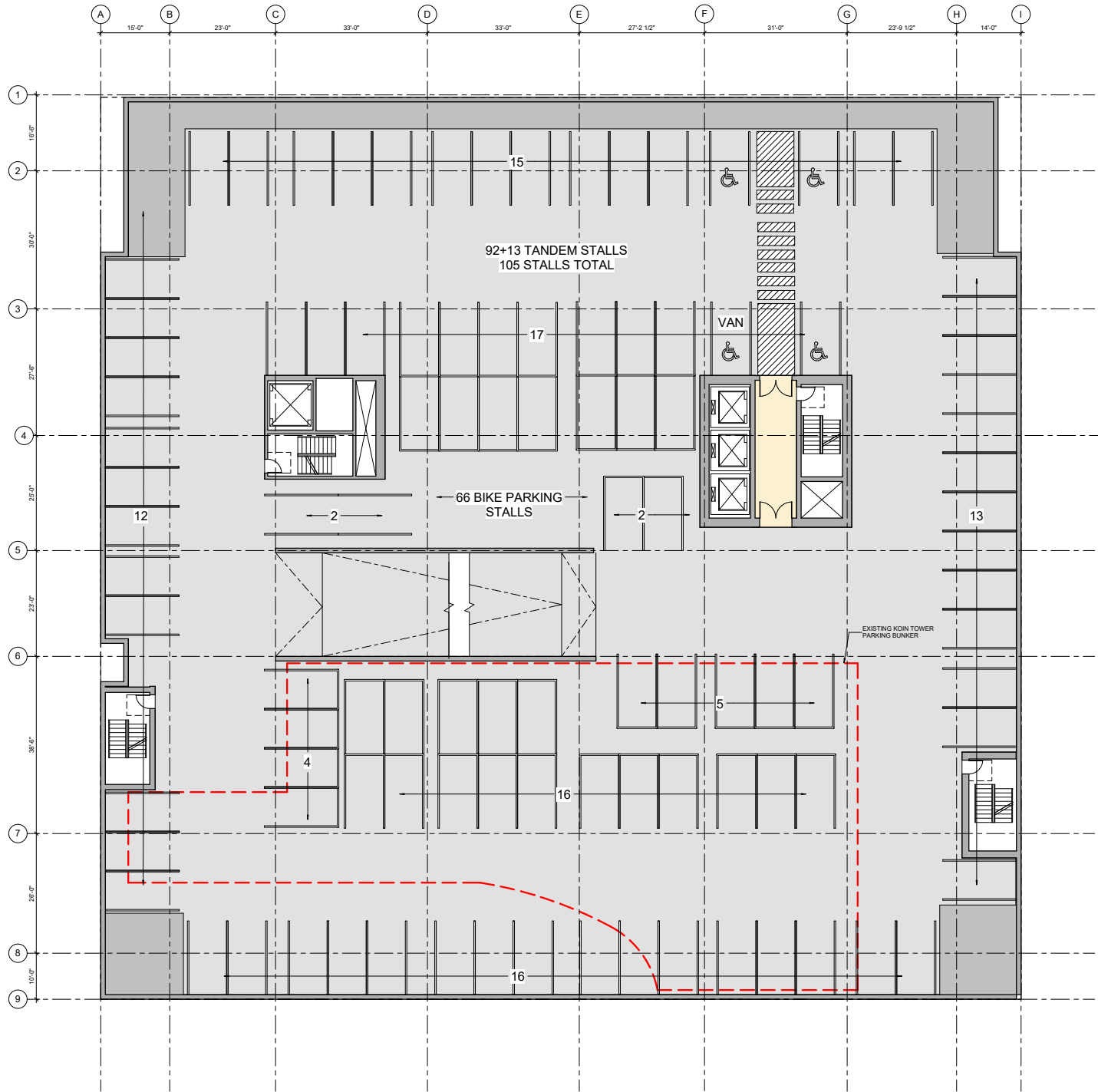
UNITS PER FLOOR	3
PARKING STALLS	59
PARKING AREA	23,887 SF
BUILDING AREA	28,734 GSF



FP02 - SECOND FLOOR PLAN

LEVEL SUMMARY

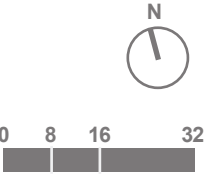
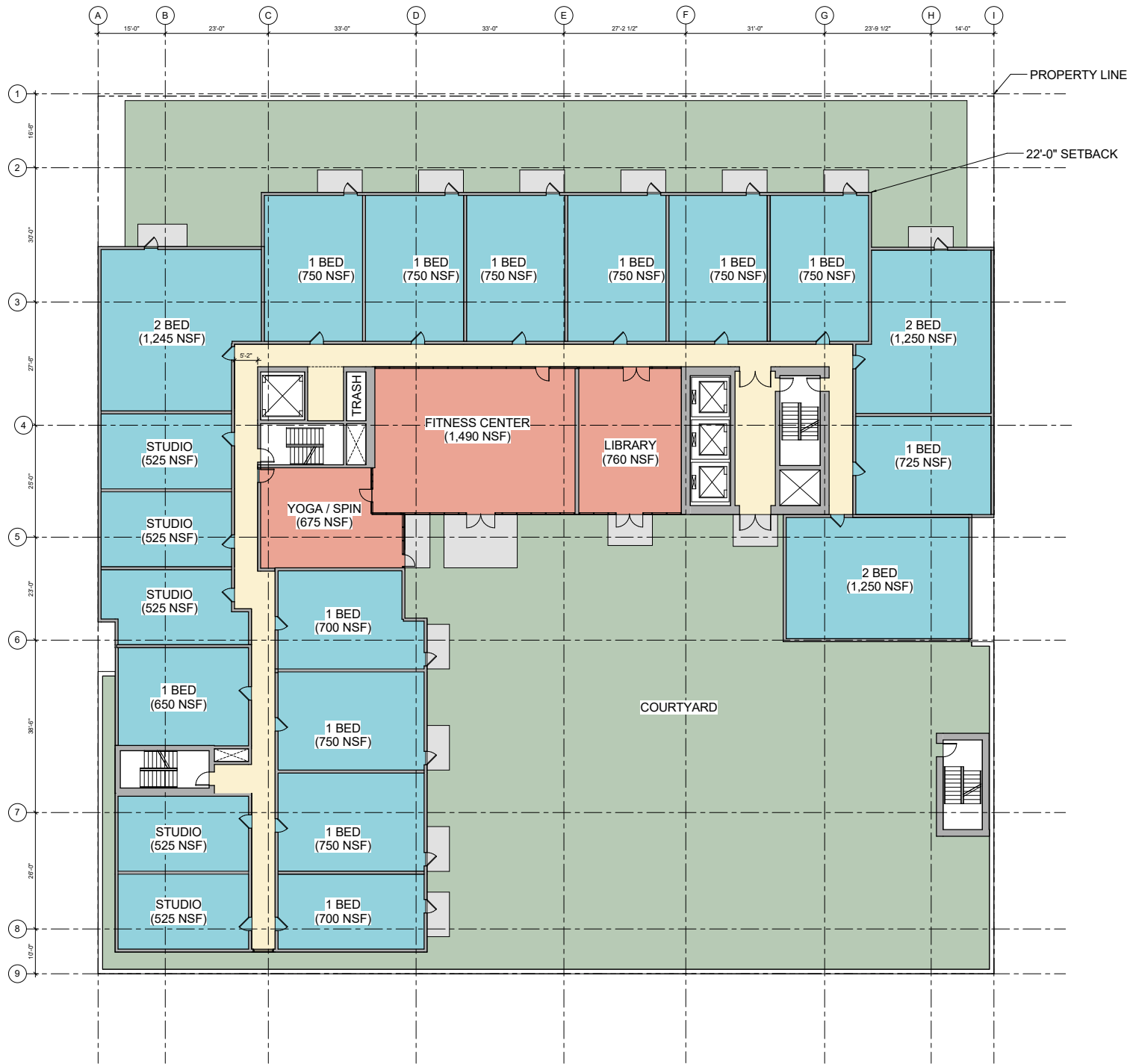
PARKING STALLS	105
PARKING AREA	36,680 SF
BUILDING AREA	36,680 SF



FP03/FP04 - THIRD/FOURTH FLOOR PLAN

LEVEL SUMMARY

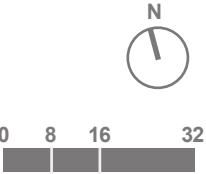
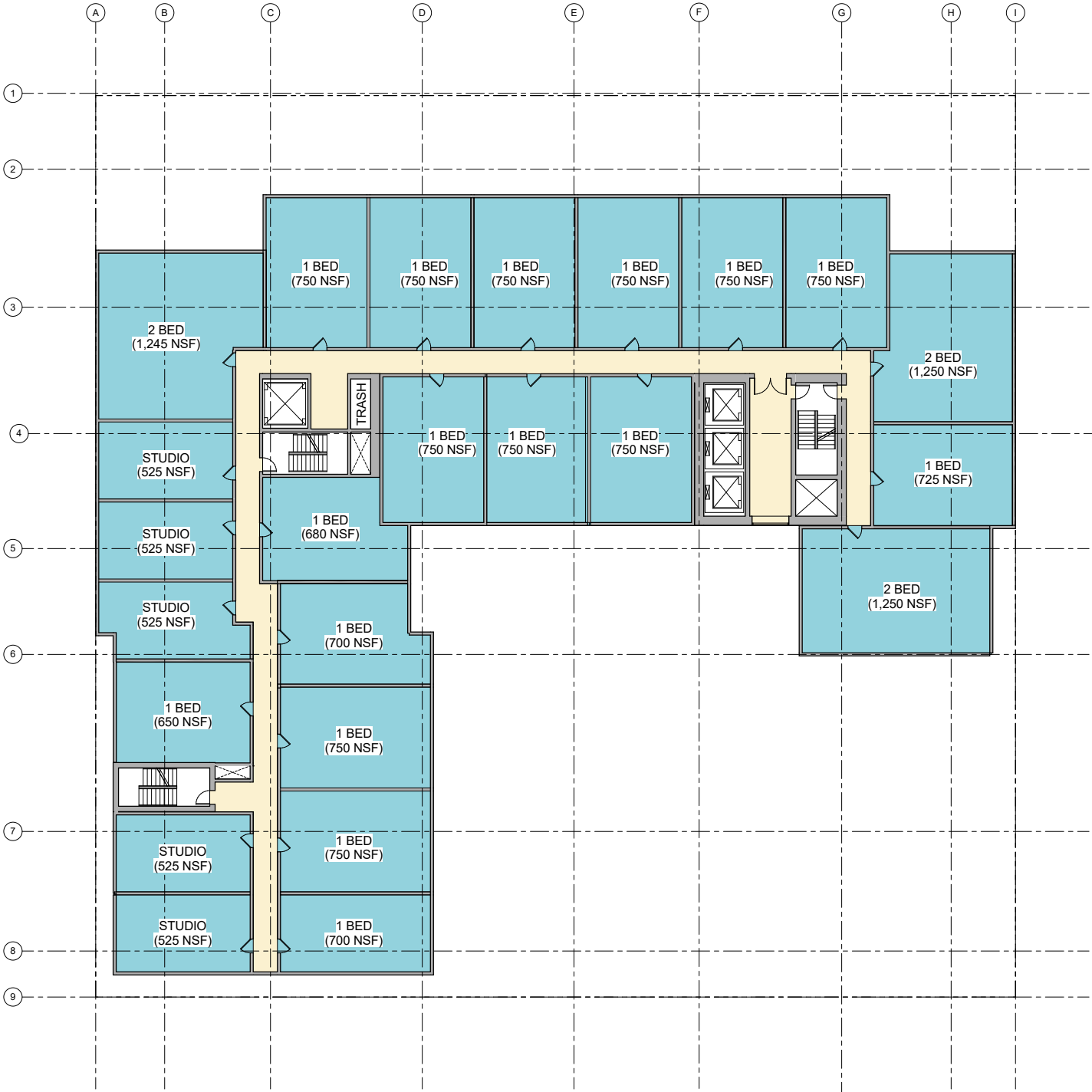
UNITS PER FLOOR	20
FLOOR AREA	21,361 GSF
PATIO AREA	16,360 GSF
AMENITY AREA	2,928 GSF



FP05 - FIFTH FLOOR PLAN

LEVEL SUMMARY

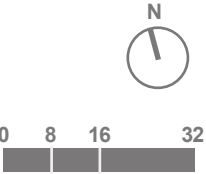
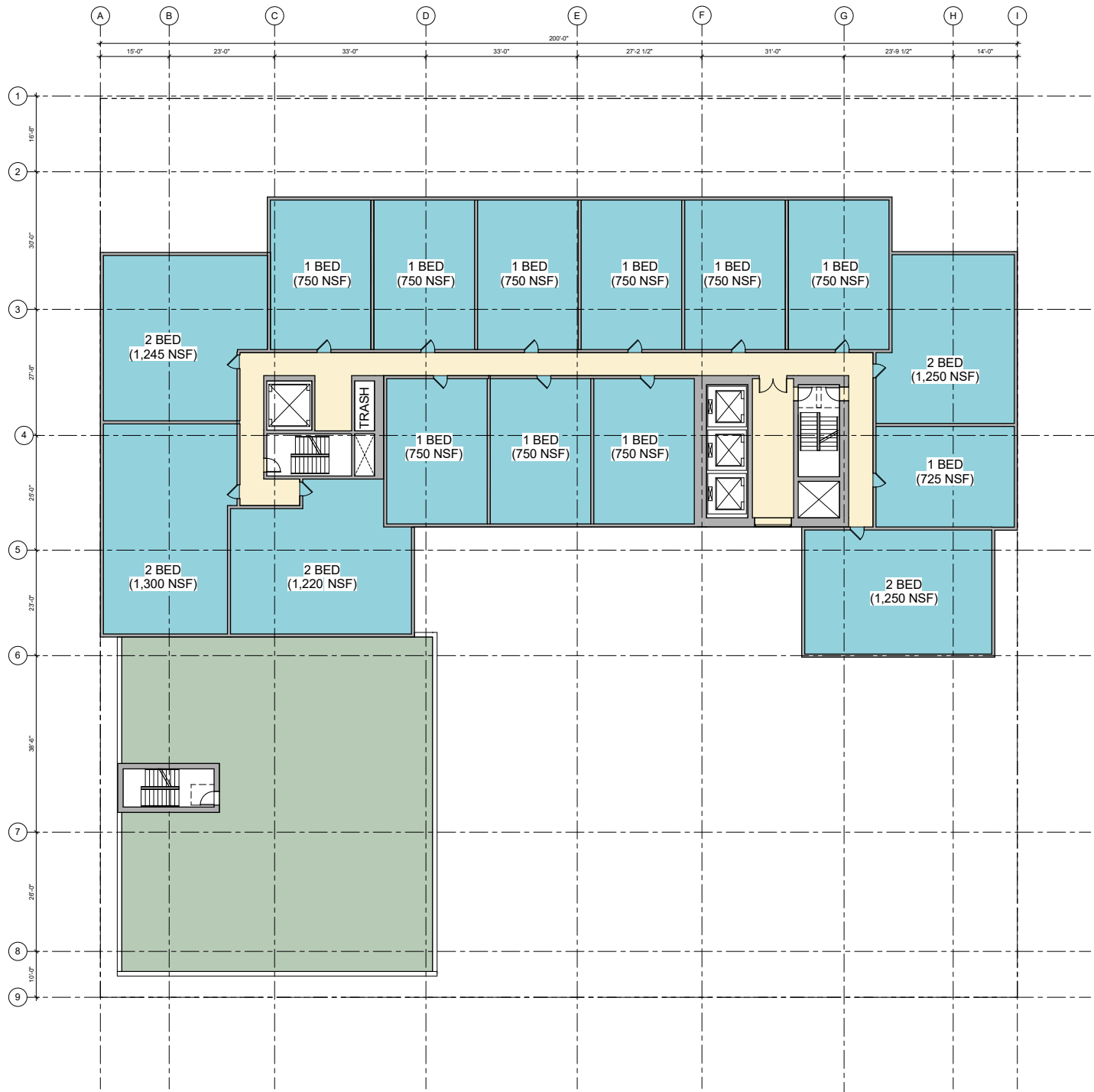
UNITS PER FLOOR	24
FLOOR AREA	21,361 GSF



FP06-FP12 - SIXTH-TWELFTH FLOOR PLAN

LEVEL SUMMARY

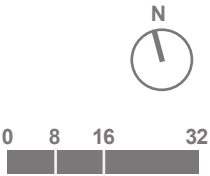
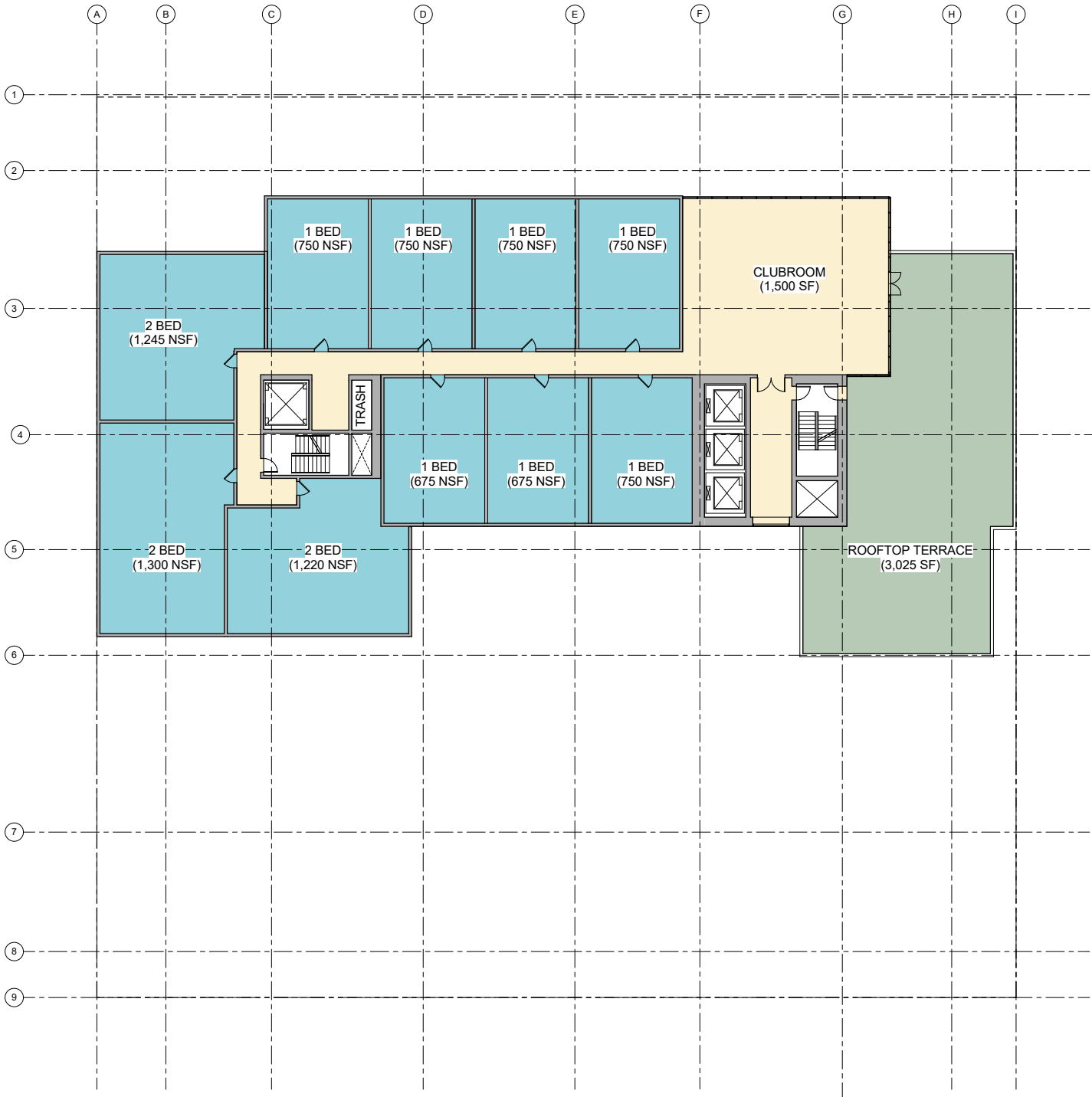
UNITS PER FLOOR	15
FLOOR AREA	15,824 GSF
PATIO (8TH LEVEL ONLY)	4,715 GSF



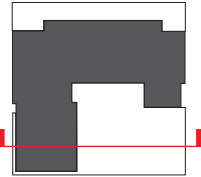
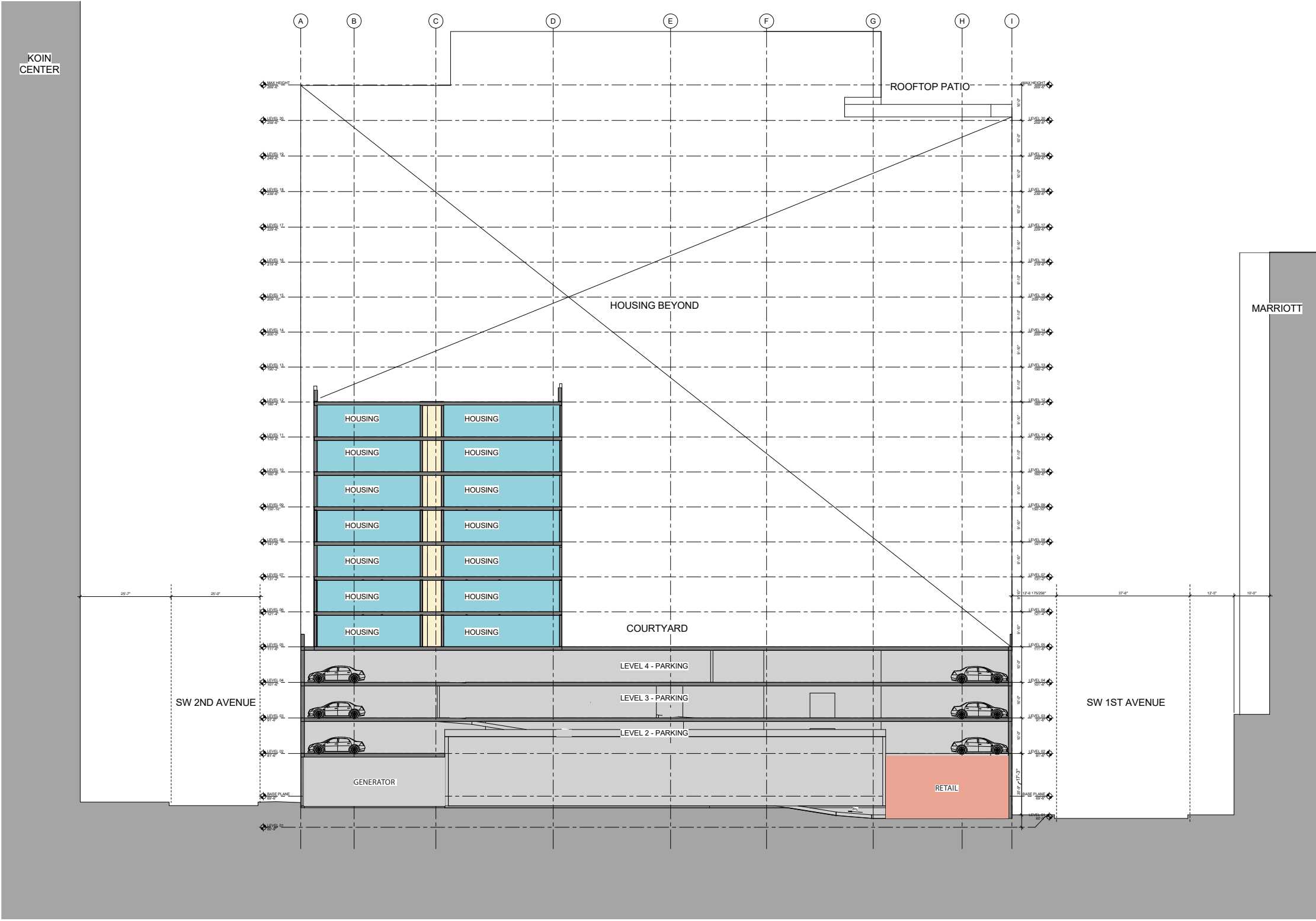
FP13-FP19 - THIRTEENTH-NINETEENTH FLOOR

LEVEL SUMMARY

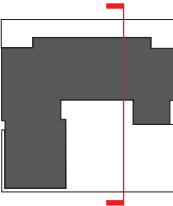
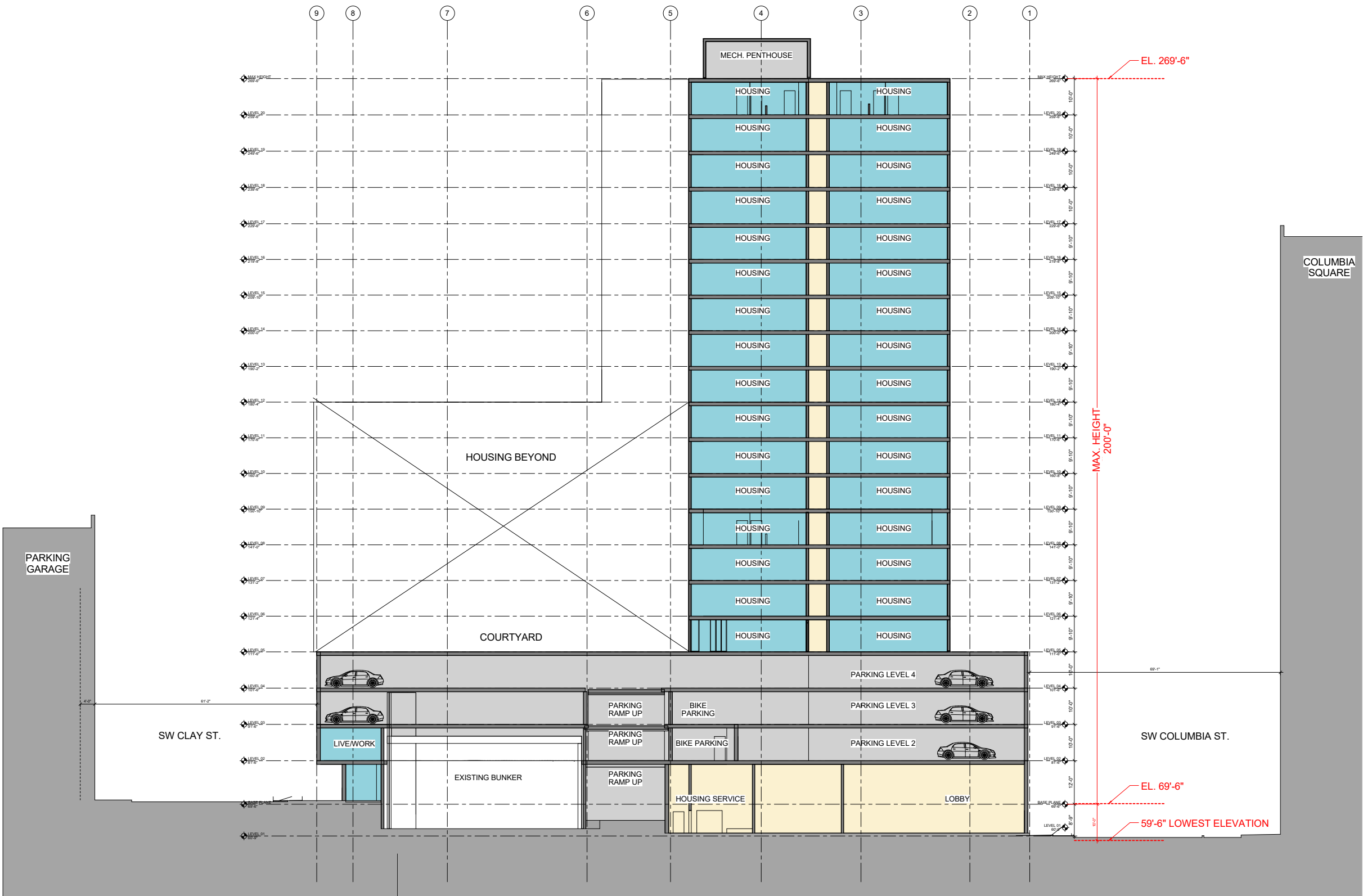
UNITS PER FLOOR	10
FLOOR AREA	13,514 GSF
PATIO AREA	2,715 GSF
AMENITY	1,500 GSF



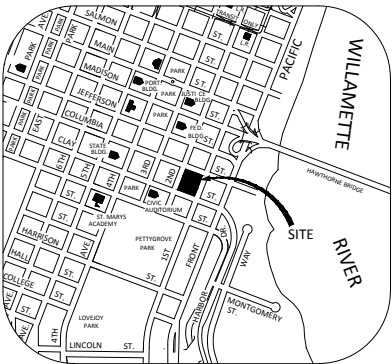
FP20 - TWENTIETH FLOOR PLAN



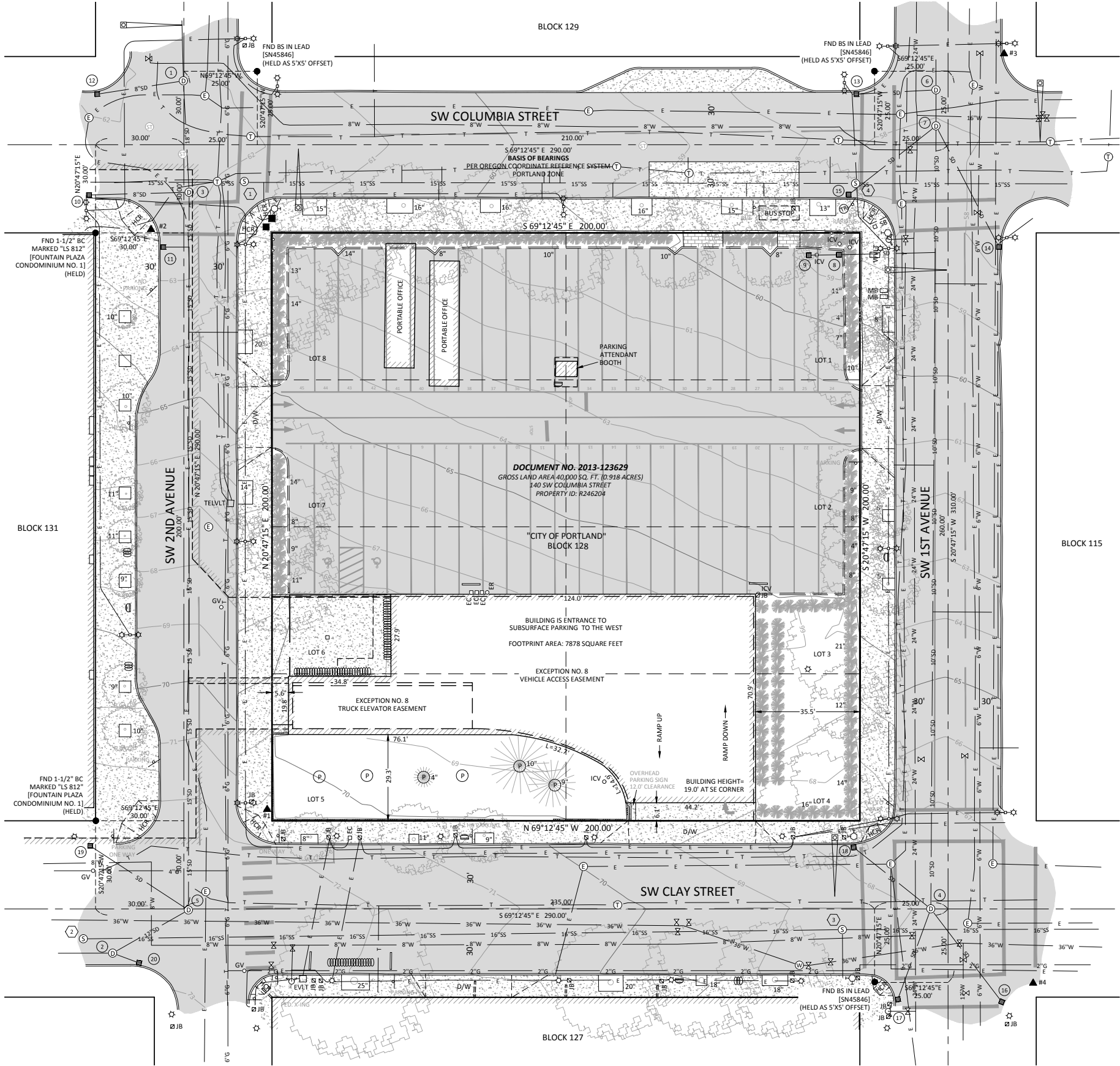
BUILDING SECTION - LOOKING NORTH



BUILDING SECTION - LOOKING WEST



VICINITY MAP
NOT TO SCALE



- BUILDING OVERHANG
- CURB LINE
- EXTRUDED CURB
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- ELECTRICAL LINE
- TELECOMMUNICATIONS LINE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- SIGN
- DRIVEWAY ENTRY
- HANDICAP RAMP
- BIKE RACK
- PARKING PAY STATION
- MAILBOX
- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL CABINET
- ELECTRICAL VAULT
- ELECTRICAL RISER
- LUMINAIRE
- OVERHEAD LIGHT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN/AREA DRAIN
- AREA DRAIN
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS MANHOLE
- FIBER OPTIC MANHOLE
- TELECOMMUNICATIONS VAULT
- TRAFFIC SIGNAL BOX
- PEDESTRIAN CONTROL SIGNAL ARM
- TRAFFIC CONTROL SIGNAL ARM
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER MANHOLE
- WATER VAULT
- IRRIGATION CONTROL VALVE
- GAS VALVE
- STEAM MANHOLE
- PLANTER BOX
- TRASH CAN
- DECIDUOUS TREE
- PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE
- PERIMETER REPRESENTS DRIPLINE
- SHRUB
- MONUMENT AS DESCRIBED
- PROJECT CONTROL POINT
- FD 1-3/16" BD MARKED "COP REPL" PER S661401, HELD AS 5' OFFSET AND 2'X2' OFFSET

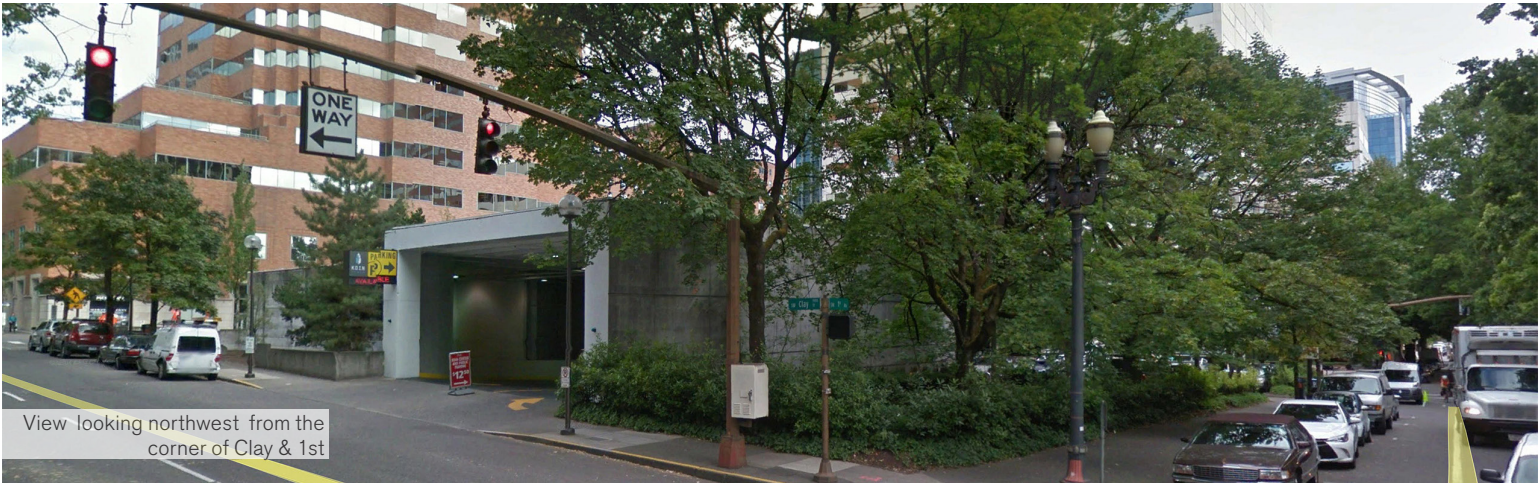


CIVIL PLAN

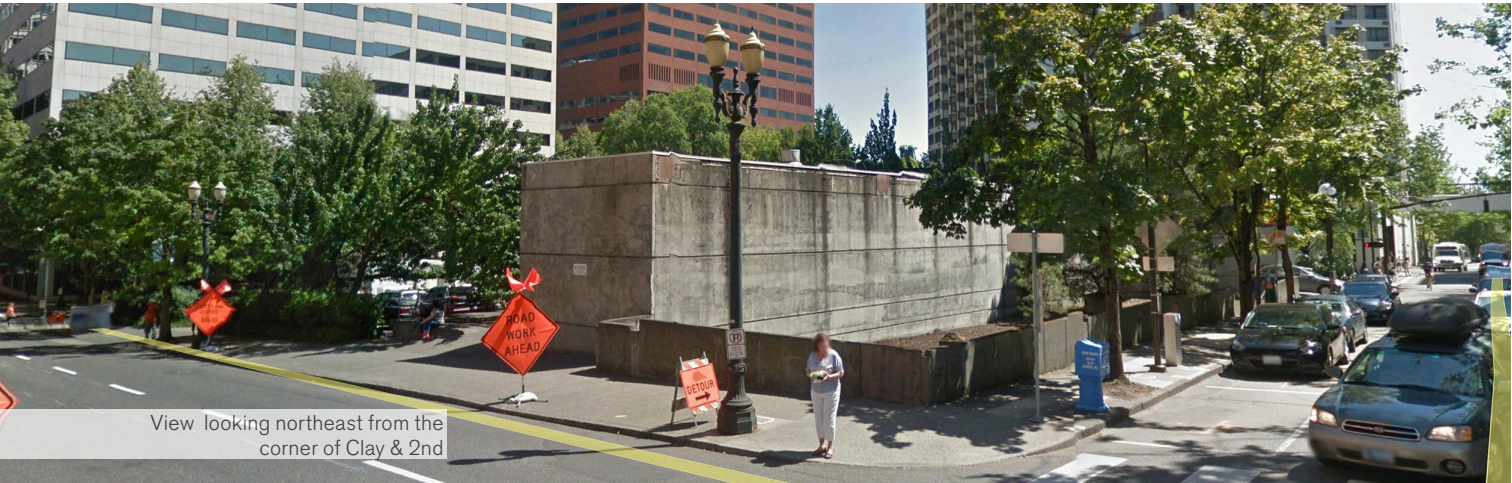
APPENDIX



CITY-WIDE CONTEXT



View looking northwest from the corner of Clay & 1st



View looking northeast from the corner of Clay & 2nd



NEIGHBORHOOD FEATURES

1. PORTLAND MARRIOTT WATERFRONT
2. WATERFRONT PARK
3. VERITABLE QUANDRY
4. FIRST & MAIN BUILDING
5. PORTLAND BUILDING
6. PORTLAND CITY HALL
7. RAVEN & ROSE
8. SOUTH PARK BLOCKS
9. PORTLAND ART MUSEUM
10. SAFEWAY
11. KOIN TOWER
12. MORTON'S THE STEAKHOUSE
13. KELLER AUDITORIUM
14. KELLER FOUNTAIN PARK
15. LA FITNESS
16. MURAKA SUSHI
17. MERCEDES-BENZ OF PORTLAND
18. ST. MARY'S ACADEMY

RIVER PLACE
MARINA

VICINITY PLAN

