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SITE LOOKING SOUTH



SITE LOOKING NORTH



SITE LOOKING SOUTHWEST



R&H OFFICES, WEST OF SITE



LINCOLN HIGH SCHOOL, SOUTH OF SITE



LAFAYETTE APARTMENTS



LOW'NSDALE APARTMENTS



HOTEL DELUXE



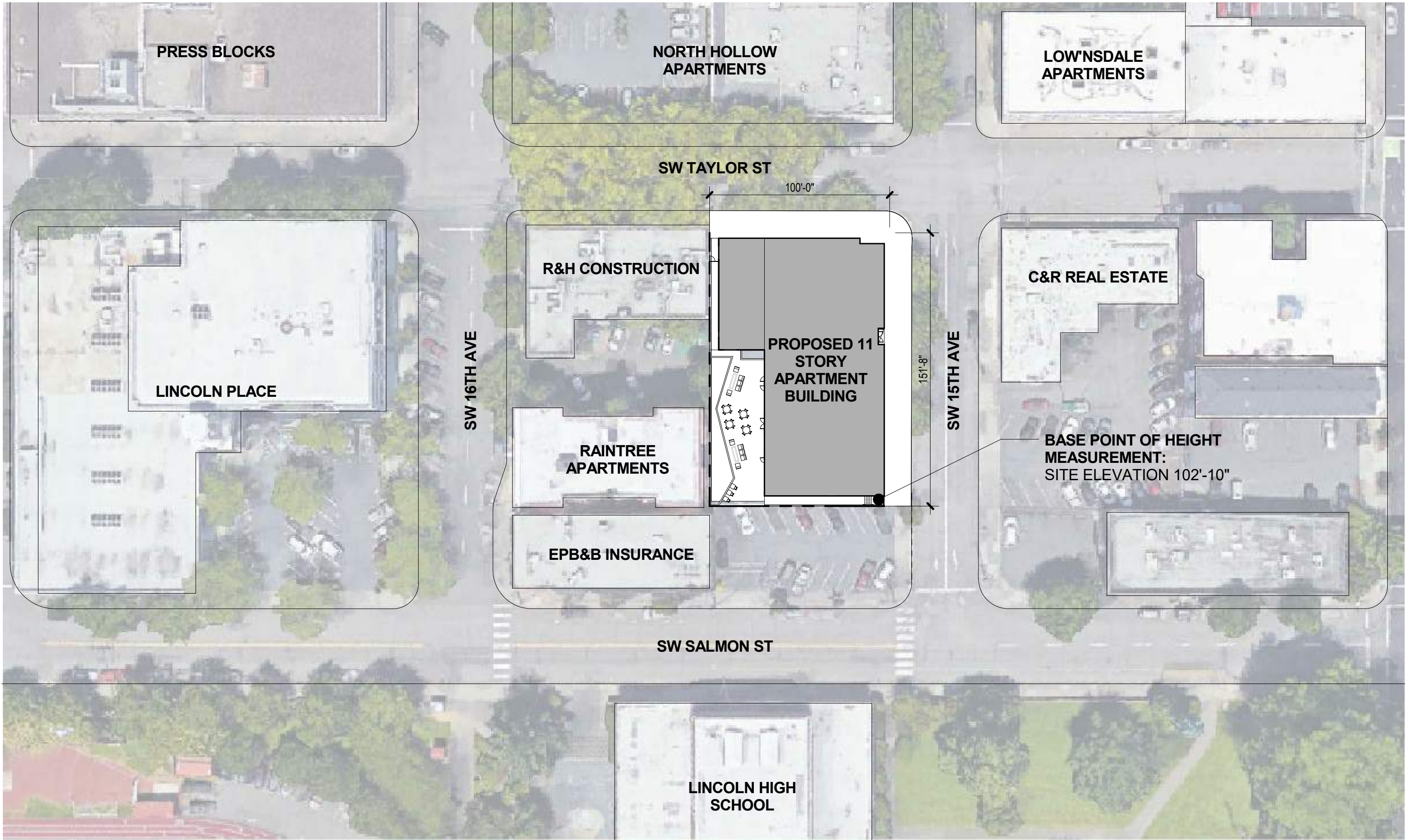
DELUXE PARKING GARAGE



NORTH HOLLOW APARTMENTS

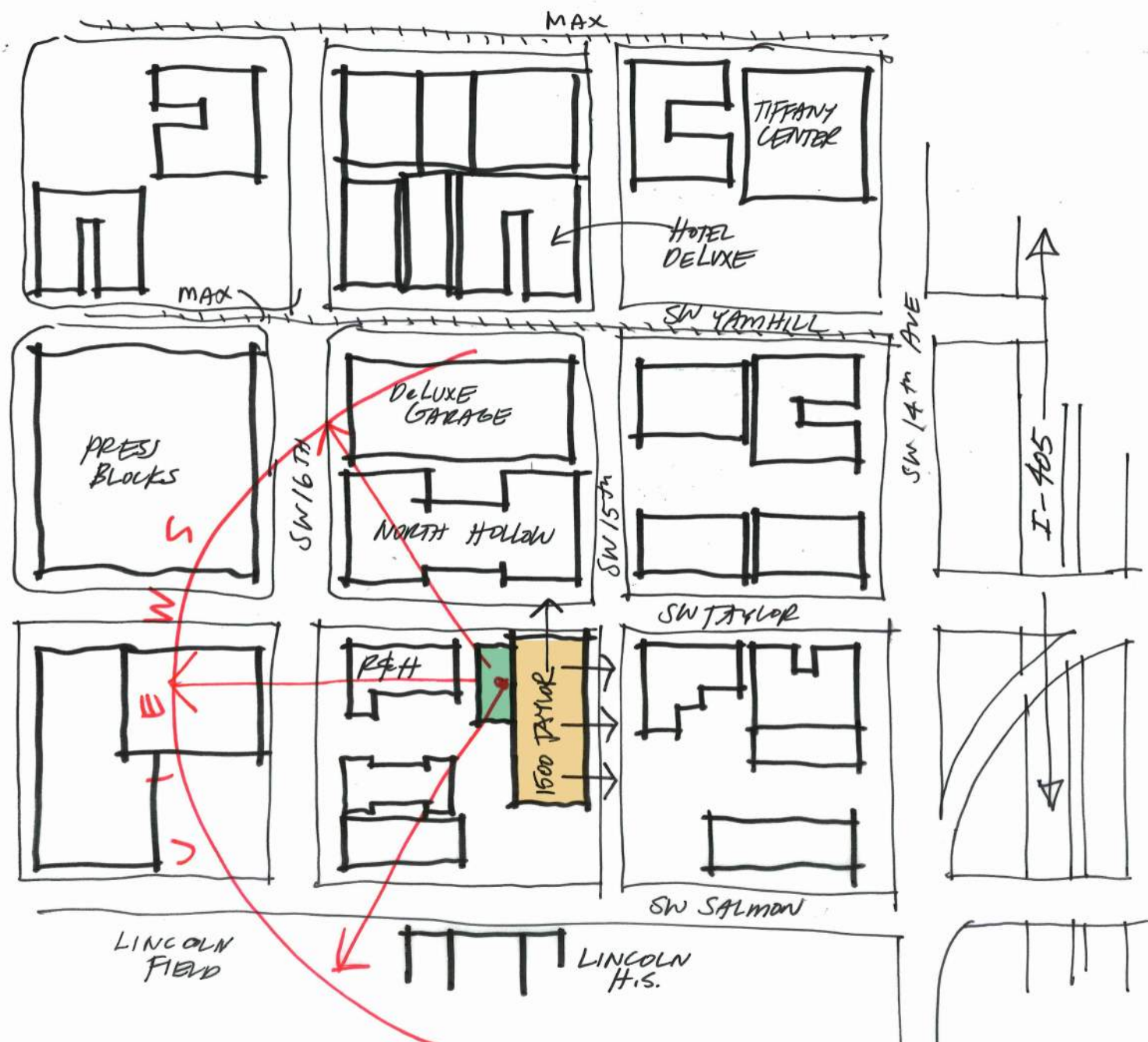


TIFFANY CENTER

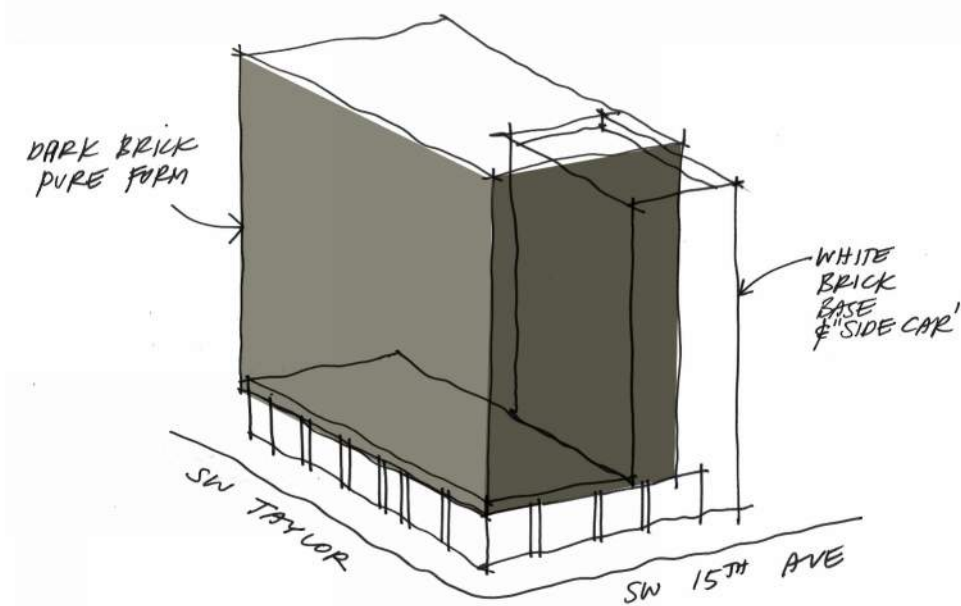
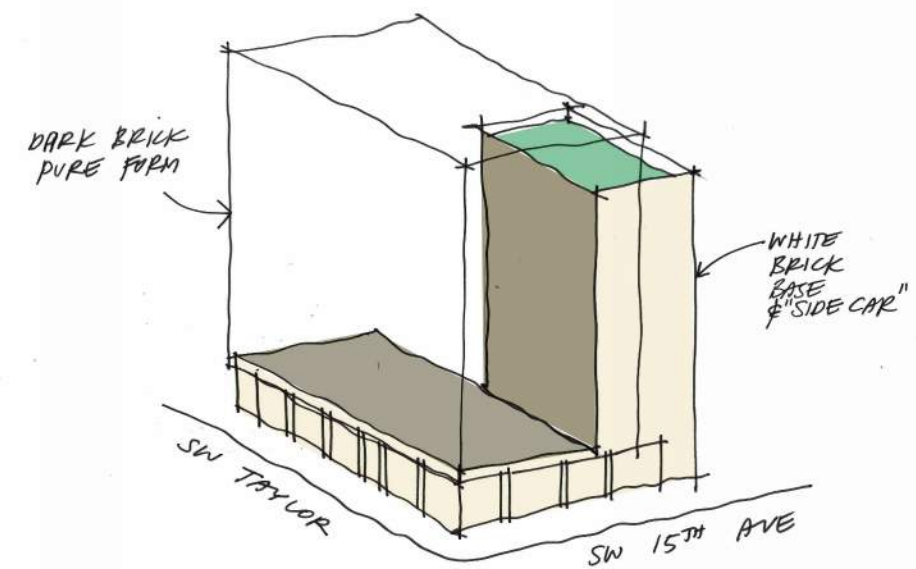




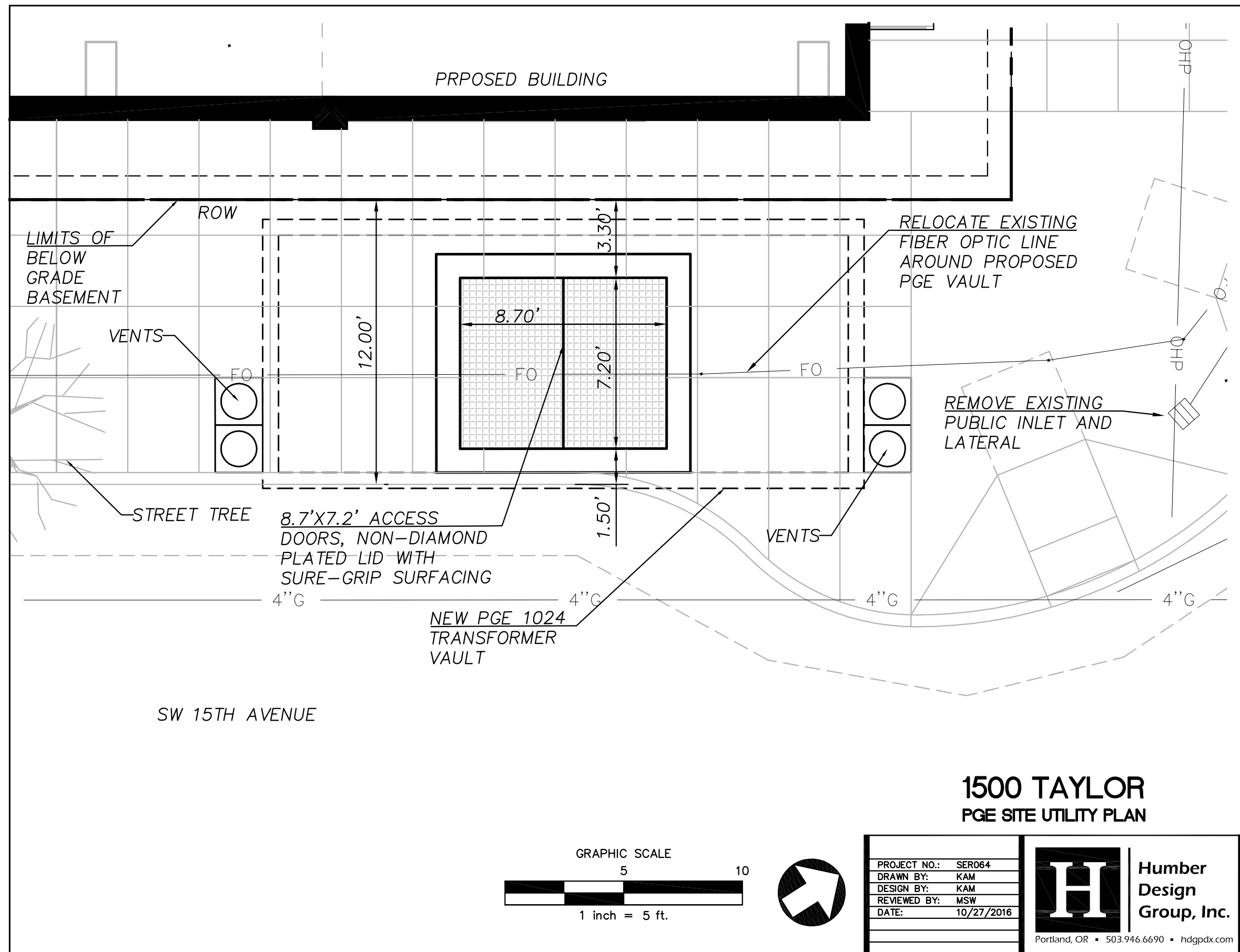
CONTEMPORARY SOHO LOFTS, NEW YORK CITY



URBAN LOCATION

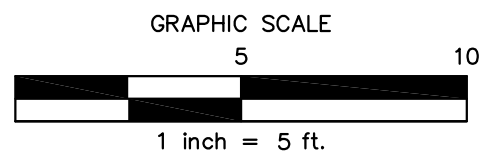


MASSING CONCEPT



P:\SER064 - 1500 SW Taylor\7 - CAD Drawings\B - Exhibits\PGE Vault Design Exception.dwg Oct 28, 2016 - 10:15am

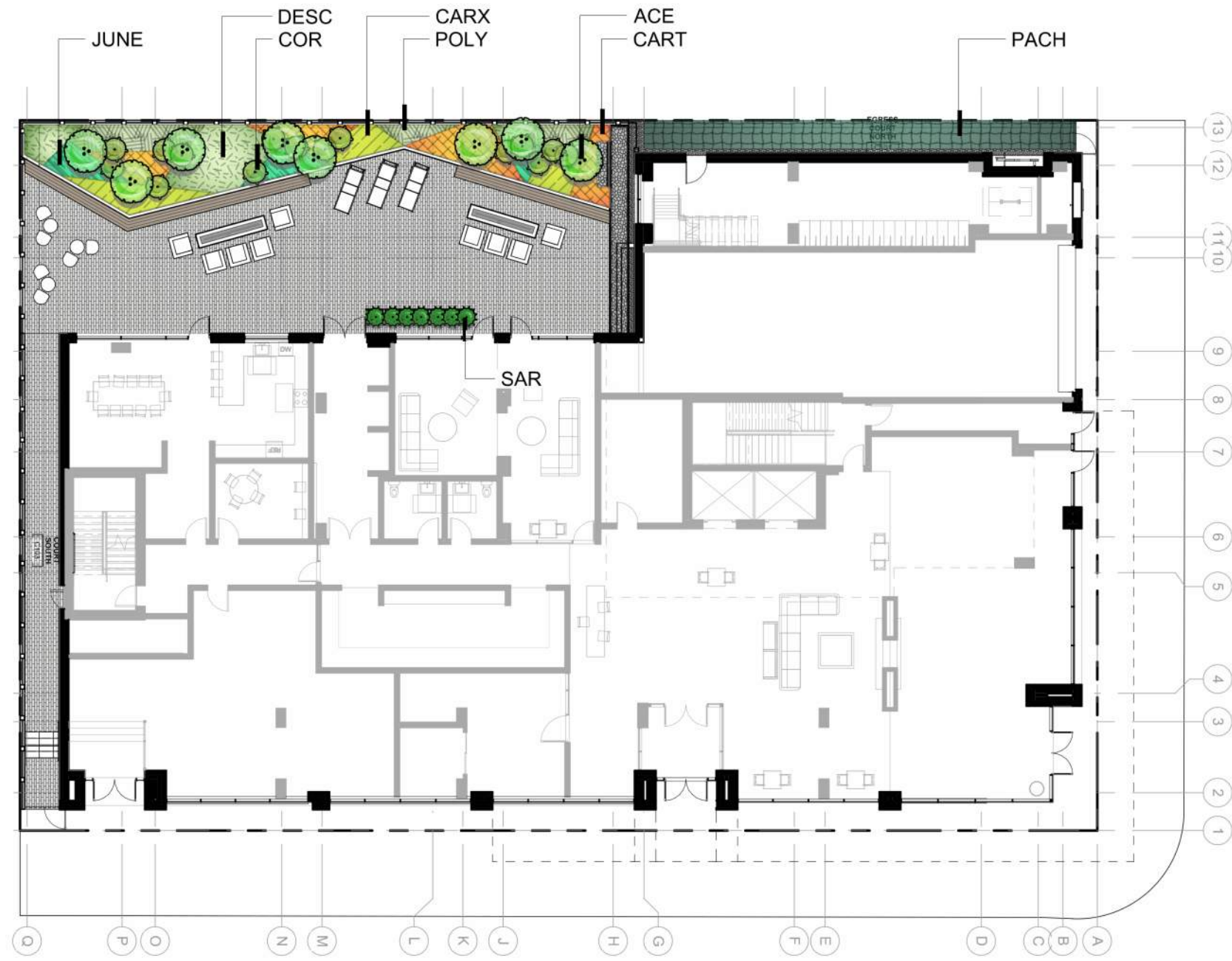
1500 TAYLOR PGE SITE UTILITY PLAN



PROJECT NO.:	SER064
DRAWN BY:	KAM
DESIGN BY:	KAM
REVIEWED BY:	MSW
DATE:	10/27/2016



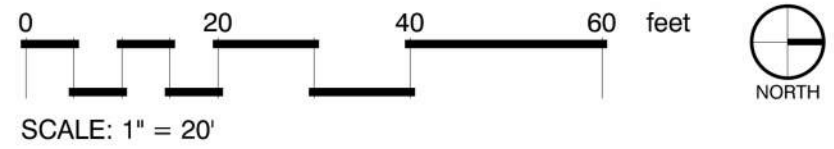
**Humber
Design
Group, Inc.**
Portland, OR • 503.946.6690 • hdgpdx.com



PLANT SCHEDULE

SHRUBS	CODE	COMMON NAME	CONT	SIZE
	ACE	VINE MAPLE <i>Acer circinatum</i>	-	6-7'
	COR	KELSEYI DOGWOOD <i>Cornus sericea 'Kelseyi'</i>	2 GAL	
	SAR	FRAGRANT SARCOCOCCA <i>Sarcococca ruscifolia</i>	5 GAL	
SHRUB AREAS	CODE	COMMON NAME	CONT	SPACING
	CARX	JAPANESE SEDGE <i>Carex morrowii</i>	1 GAL	12" o.c.
	CART	NEW ZEALAND ORANGE SEDGE <i>Carex testacea</i>	1 GAL	12" o.c.
	DESC	TUFTED HAIR GRASS <i>Deschampsia cespitosa</i>	1 GAL	12" o.c.
	JUNE	SWORDLEAF RUSH <i>Juncus ensifolius</i>	1 GAL	12" o.c.
	POLY	WESTERN SWORD FERN <i>Polystichum munitum</i>	1 GAL	24" o.c.
GROUND COVERS	CODE	COMMON NAME	CONT	SPACING
	PACH	JAPANESE SPURGE <i>Pachysandra terminalis 'Green Carpet'</i>	4"POT	12" o.c.

1 OVERALL SITE / GROUND LEVEL PLANTING PLAN





1 WOOD BENCH



2 METAL FIRE TABLE



4 WATER RUNNEL



3 METAL PLANTER

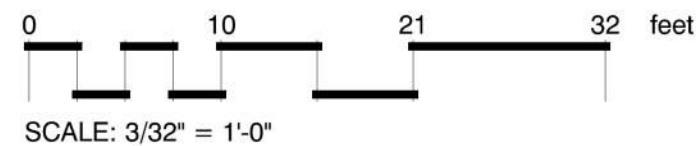


5 PERMABLE PAVER



6 GRAVEL EDGING

1 OVERALL SITE / GROUND LEVEL LAYOUT AND MATERIALS PLAN





ACE - VINE MAPLE



SAR - SARCOCOCCA



POLY - SWORD FERN



JUNE - SWORDLEAF RUSH



CART - NEW ZEALAND
SEDE



COR - DWARF RED TWIG
DOGWOOD



DESC - TUFTED HAIR
GRASS

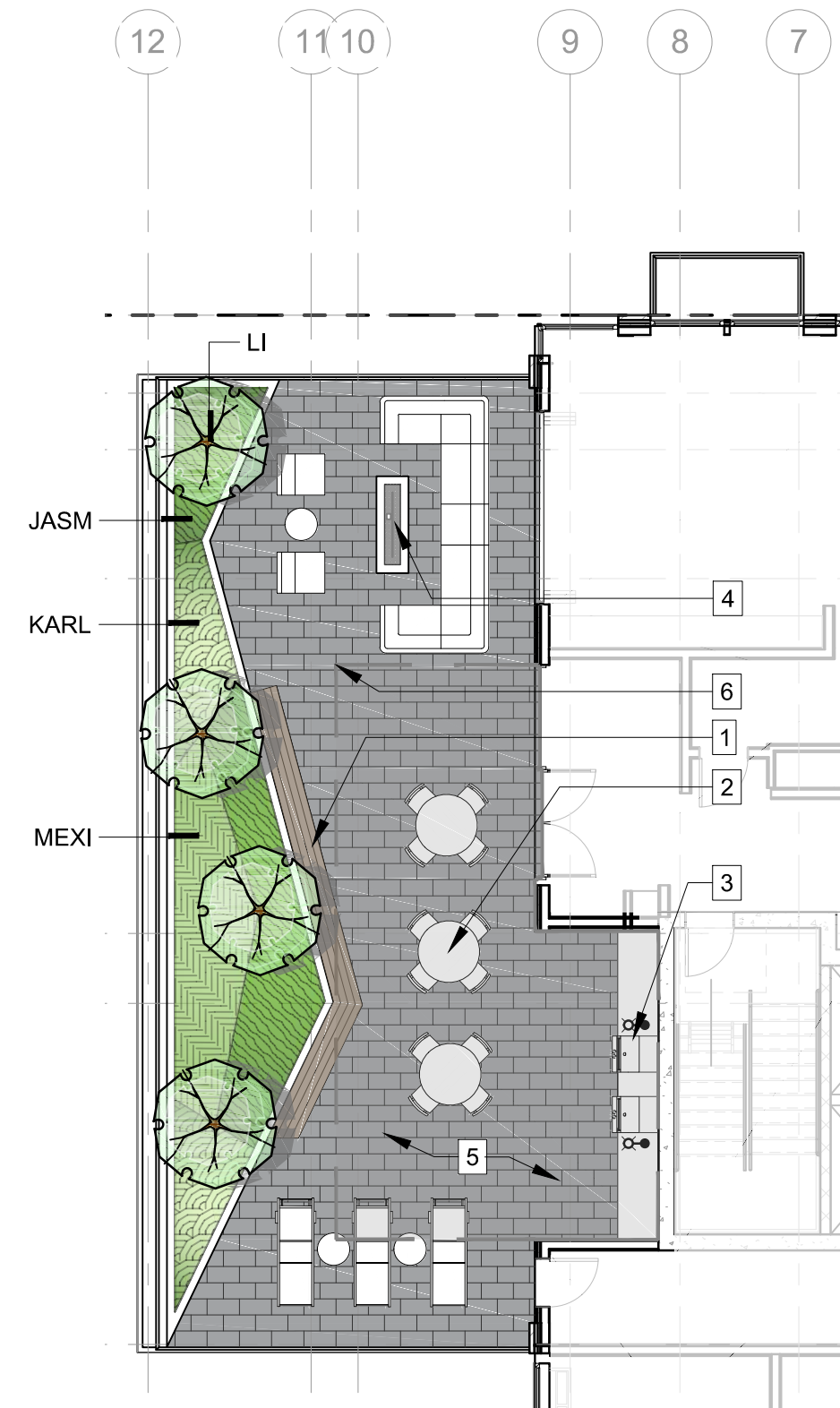


CARX - JAPANESE SEDGE



CARX - JAPANESE SEDGE

1 GROUND LEVEL PLANTING PALETTE



PLANT SCHEDULE DR

TREES



CODE	COMMON NAME	CONT
LI	WHITE CRAPE MYRTLE MULTI-TRUNK <i>Lagerstroemia</i> x 'Natchez'	15 GAL

SHRUB AREAS



CODE	COMMON NAME	CONT	SPACING
KARL	FEATHER REED GRASS <i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	1 GAL	24" o.c.



CODE	COMMON NAME	CONT	SPACING
MEXI	MEXICAN FEATHER GRASS <i>Nessella tenuissima</i>	1 GAL	24" o.c.



CODE	COMMON NAME	CONT	SPACING
JASM	CHINESE STAR JASMINE <i>Trachelospermum jasminoides</i>	1 GAL	24" o.c.



LI - CRAPE MYRTLE



MEXI - MEXICAN
FEATHER GRASS



KARL - FEATHER REED
GRASS



JASM - STAR JASMINE



1 WOOD BENCH



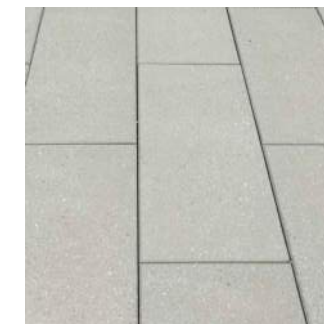
2 SITE FURNISHINGS



3 GRILL STATION



4 METAL FIRE TABLE



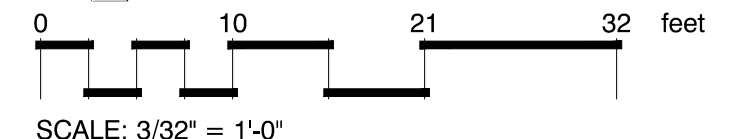
5 PEDESTAL PAVERS



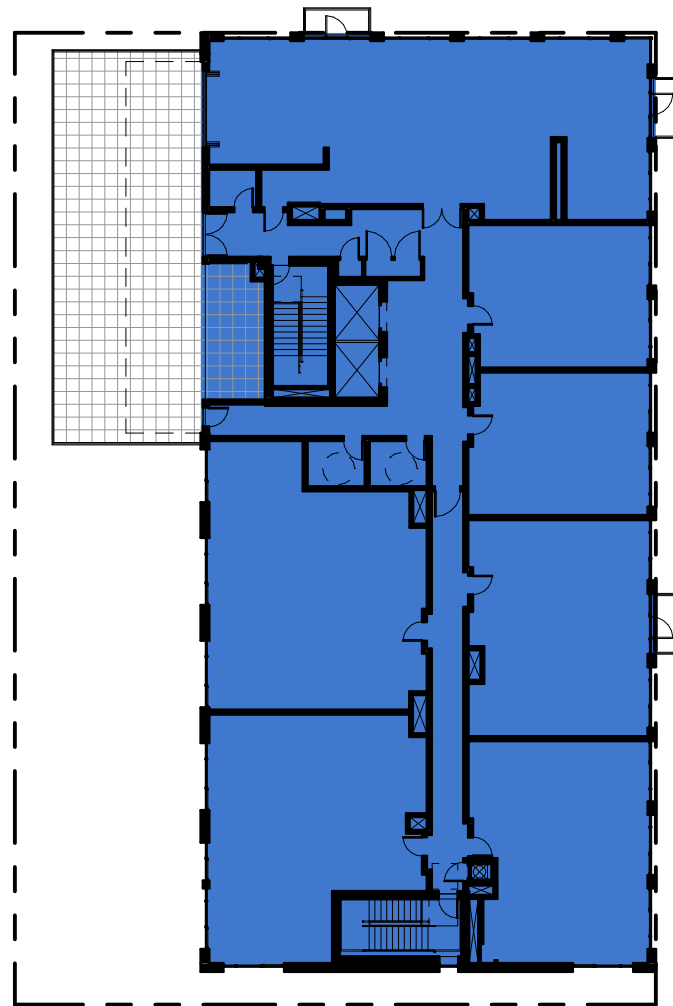
6 OVER HEAD TRELLIS



NORTH



1 LEVEL 11 LANDSCAPE PLAN



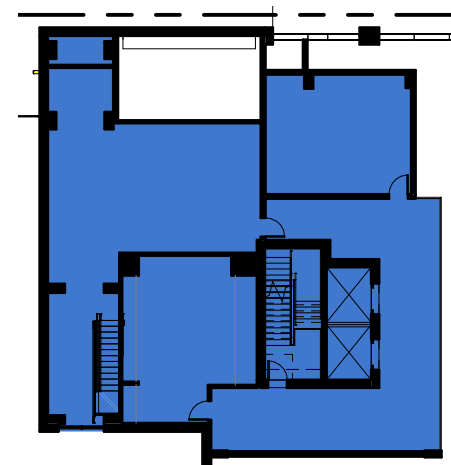
LEVEL 11 ③
LEVEL 11 FLOOR AREA = 10,252 SF



LEVEL 2-10 ②
LEVEL 2-10 FLOOR AREA = 11,716 SF PER FLOOR



LEVEL 1 ①
LEVEL 1 FLOOR AREA = 10,368 SF

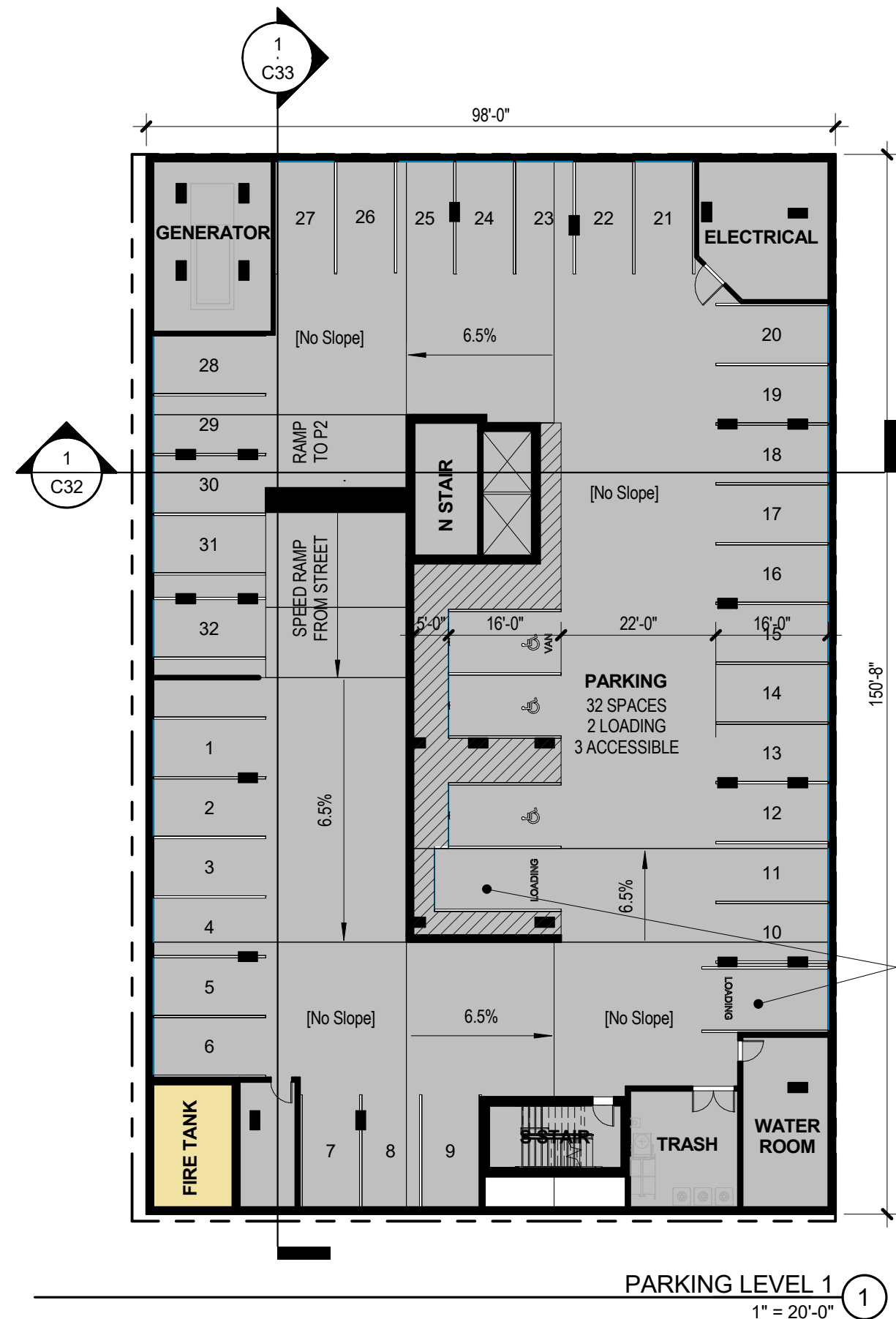


LEVEL 1 MEZZANINE ④
LEVEL 1 MEZZANINE FLOOR AREA = 3,503 SF

10,368 SF	LEVEL 1
11,716 SF x 9 = 105,444 SF	LEVEL 2-10
10,252 SF	LEVEL 11
3,503 SF	LEVEL 1 MEZZANINE
129,567 SF	FAR TOTAL
91,008 SF	BASE FAR ALLOWABLE
45,504 SF	BONUS AND/OR TRANSFER FAR ALLOWABLE
136,512 SF	FAR TOTAL ALLOWED
38,559 SF	FAR TRANSFER TO BE UTILIZED

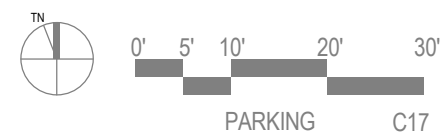


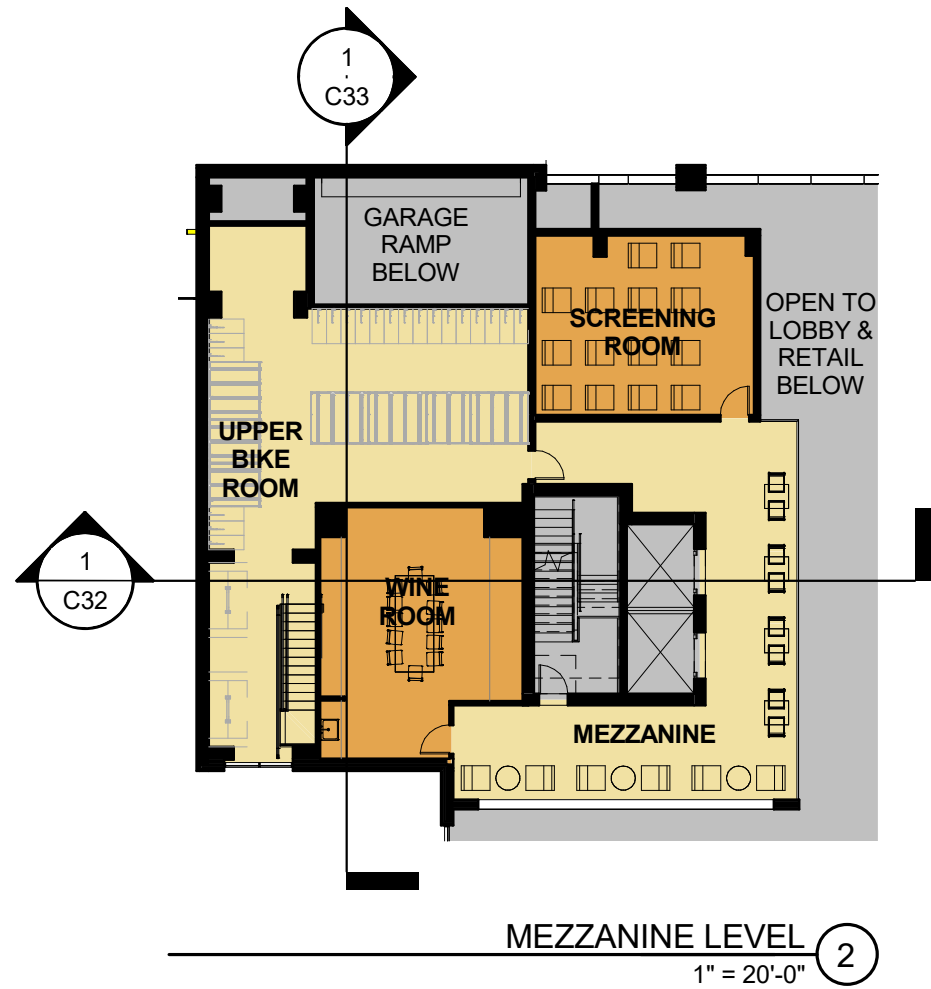
PARKING LEVEL 2 ②
1" = 20'-0"



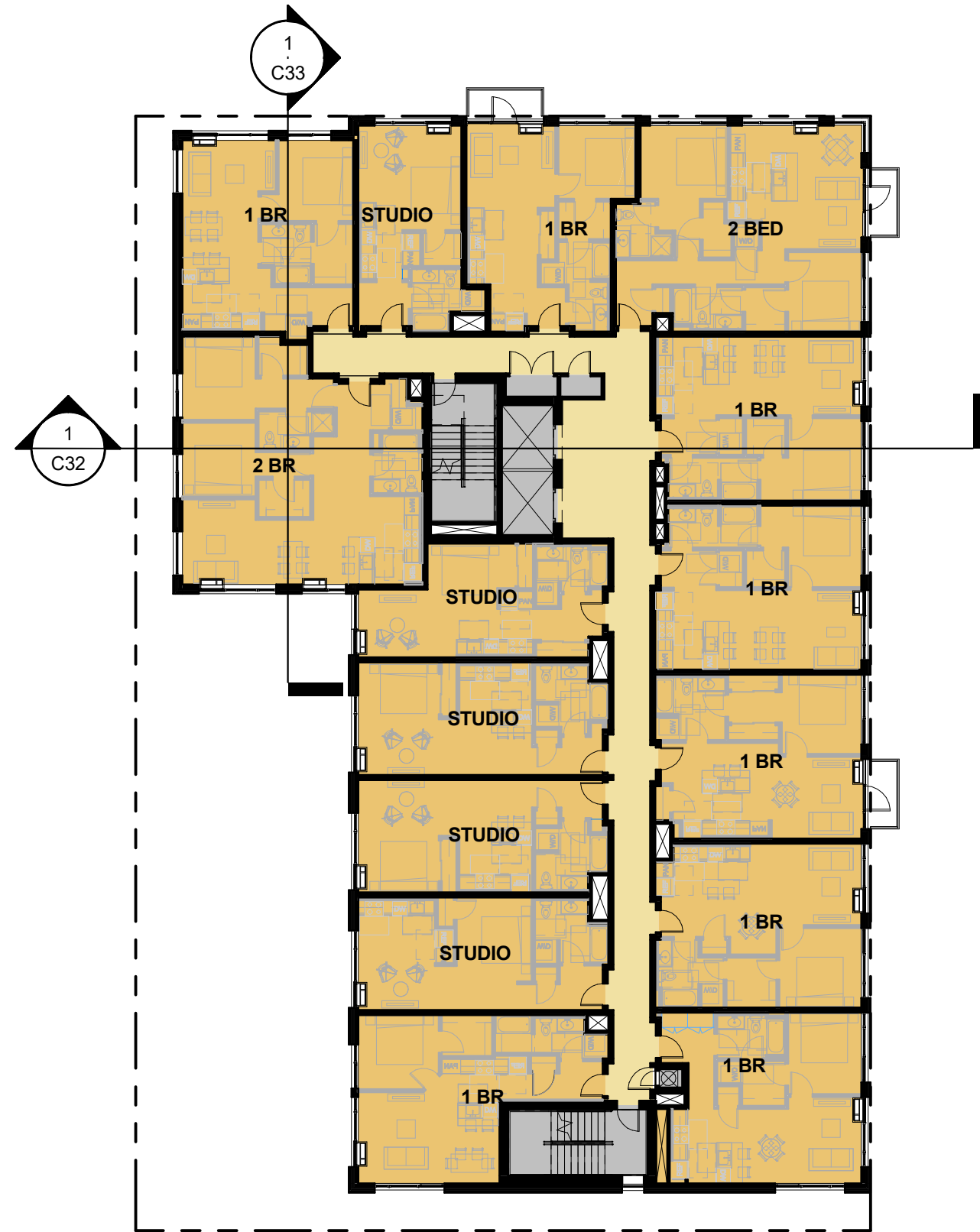
PARKING LEVEL 1 ①
1" = 20'-0"

LOADING SPACE:
9'x18'x10'



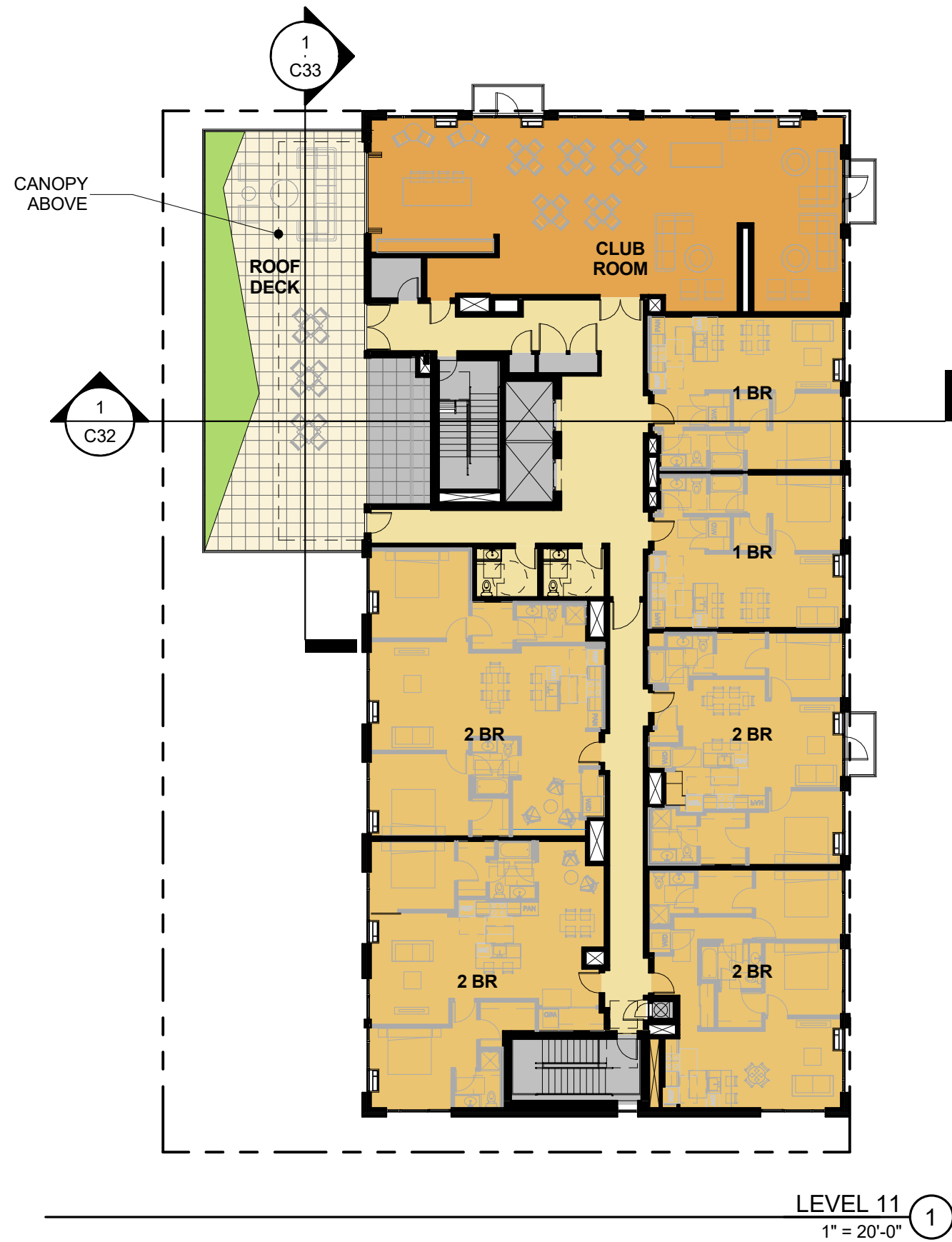






LEVELS 7-10 ①
1" = 20'-0"

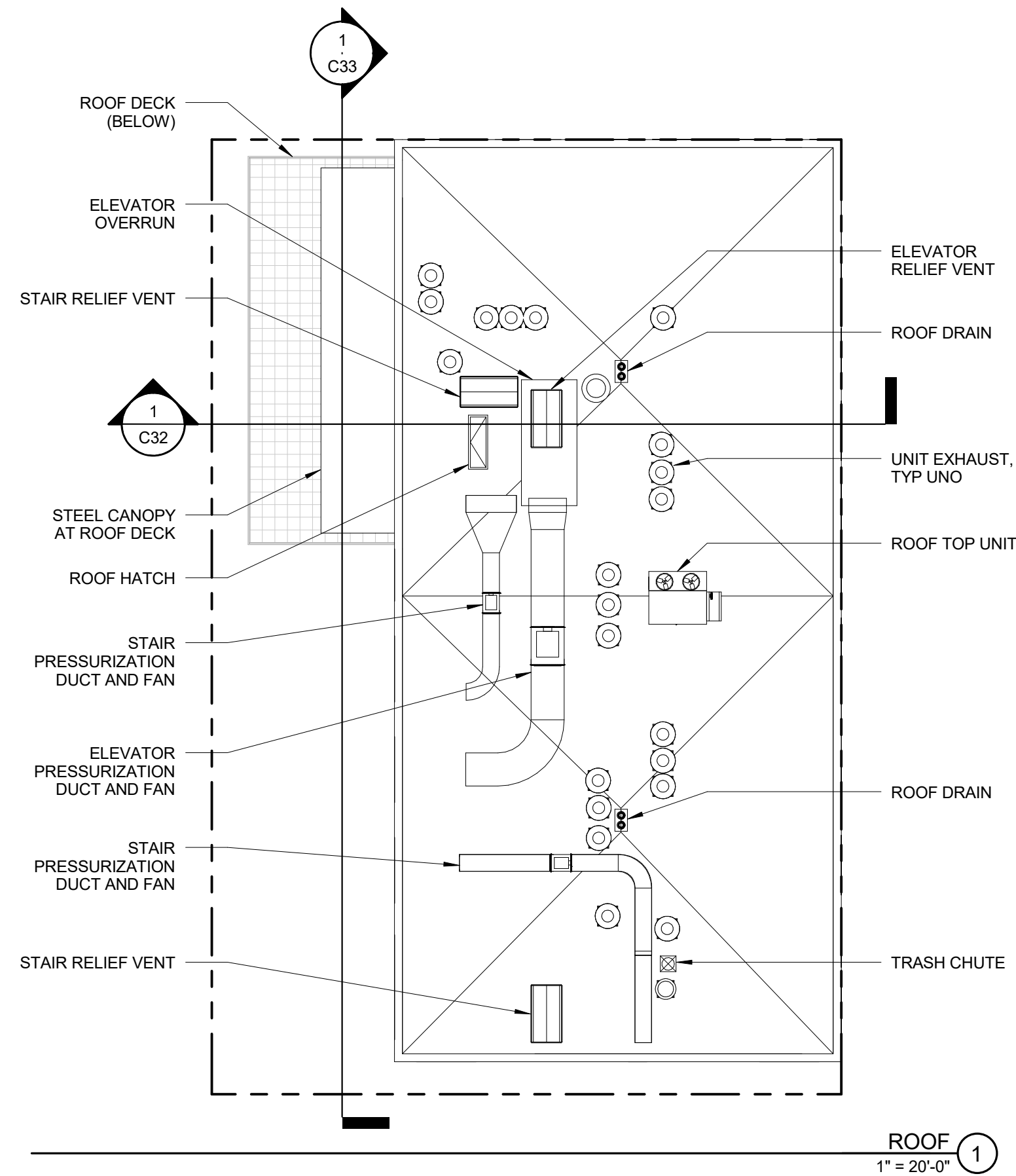




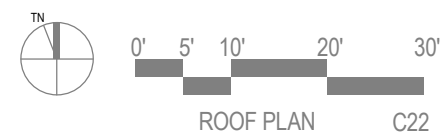
LEVEL 11
1" = 20'-0" ①

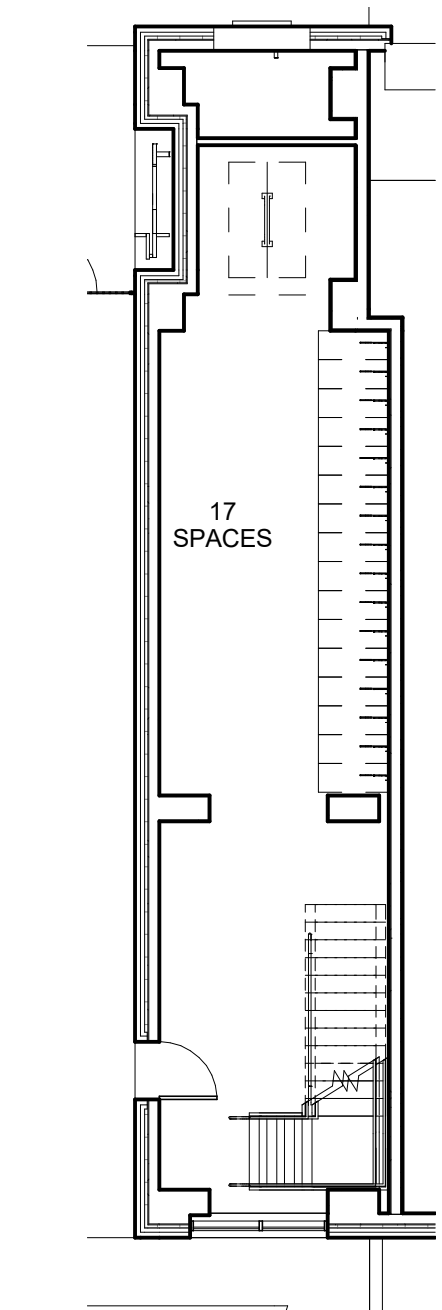


NOTE: ALL ROOF
EQUIPMENT MEETS 3:1
SCREENING REQUIREMENT
PER ZONING CODE

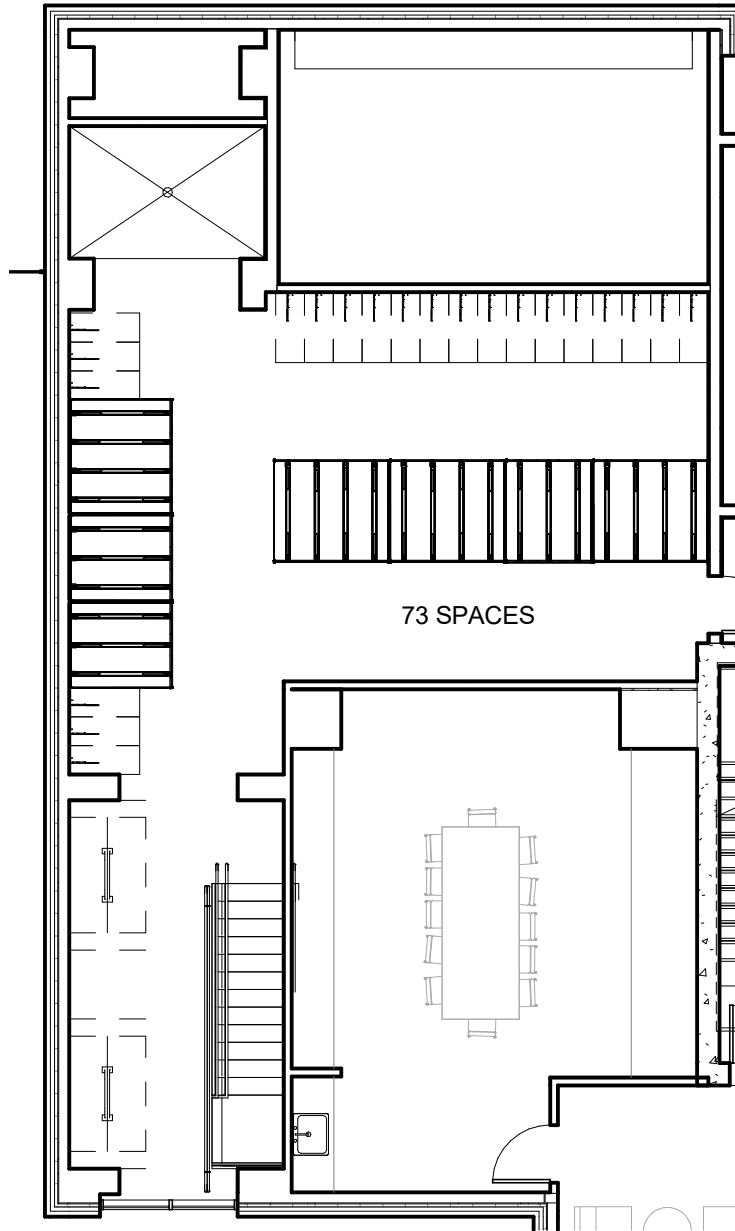


ROOF 1
1" = 20'-0"





LEVEL 1 BIKE PARKING 8

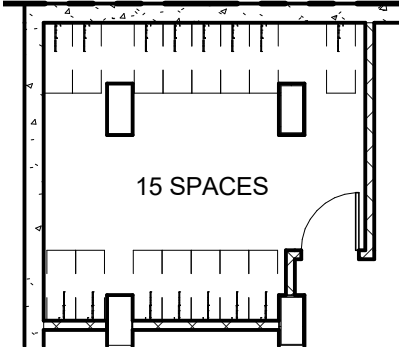


MEZZANINE BIKE PARKING 7

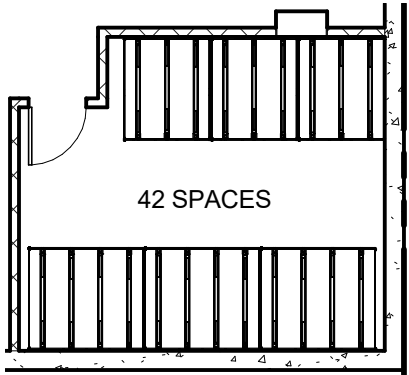
BIKE PARKING - LONG TERM	
LOCATION/TYPE	BIKE COUNT
PARKING LEVEL 2	
NE ROOM - SARIS 8016	18
NE ROOM - SARIS 8080	24
SE ROOM - SARIS 8016	18
SE ROOM - SARIS 8080	24
NW ROOM - SARIS 6006	15
W ROOM - SARIS 8080	40
W ROOM - SARIS 6006	2

LEVEL 1	
BIKE PARKING - SARIS 6006	16
BIKE PARKING - STAPLE STYLE	1

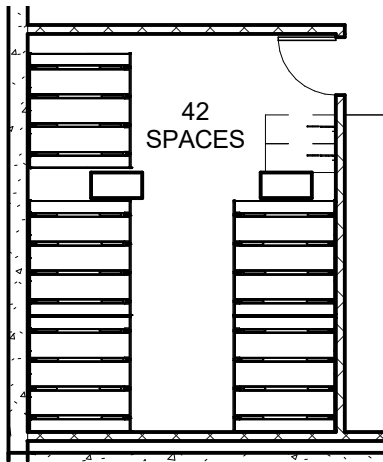
MEZZANINE	
BIKE PARKING - SARIS 8080	32
BIKE PARKING - SARIS 8016	18
BIKE PARKING - SARIS 6006	21
BIKE PARKING - STAPLE STYLE	2
TOTAL LONG TERM BIKES	231



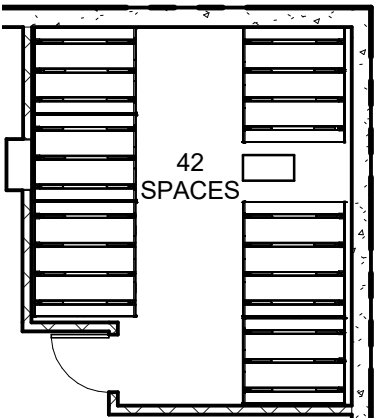
PARKING 2 - NW ROOM 3



PARKING 2 - SE ROOM 1



PARKING 2 - W ROOM 4



PARKING 2 - NE ROOM 2

BICYCLE PARKING

PER CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 266-6

LONG TERM BIKE PARKING REQUIREMENT:

RESIDENTIAL: 1.5 SPACES PER UNIT: 146 UNITS X 1.5 = 219 SPACES REQUIRED
 (NOTE: 1.5 SPACES PER UNIT IN CENTRAL CITY PLAN DISTRICT)
 RETAIL SALES: 2 OR 1 PER 12,000 SF: 2 REQUIRED
 OFFICE: 2 OR 1 PER 10,000 SF: 2 REQUIRED
 TOTAL: 223 SPACE REQUIRED

SHORT TERM BIKE PARKING REQUIREMENT:

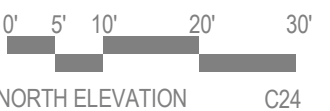
RESIDENTIAL : 1 SPACE PER 20 UNITS: 146 UNITS/ 20 = 8 SPACES REQUIRED
 RETAIL SALES: 2 OR 1 PER 5,000 SF: 2 SPACES REQUIRED
 OFFICE: 2 OR 1 PER 40,000 SF: 2 SPACES REQUIRED
 TOTAL: 12 SPACES REQUIRED

NOTE: SHORT TERM BICYCLE PARKING PROVIDED VIA BICYCLE PARKING FUND DUE TO LACK OF SPACE ON PROPERTY. SHORT TERM BICYCLE RACKS ARE TO BE OWNED AND INSTALLED BY THE CITY OF PORTLAND.

LONG TERM BIKE PARKING PROVIDED: 231

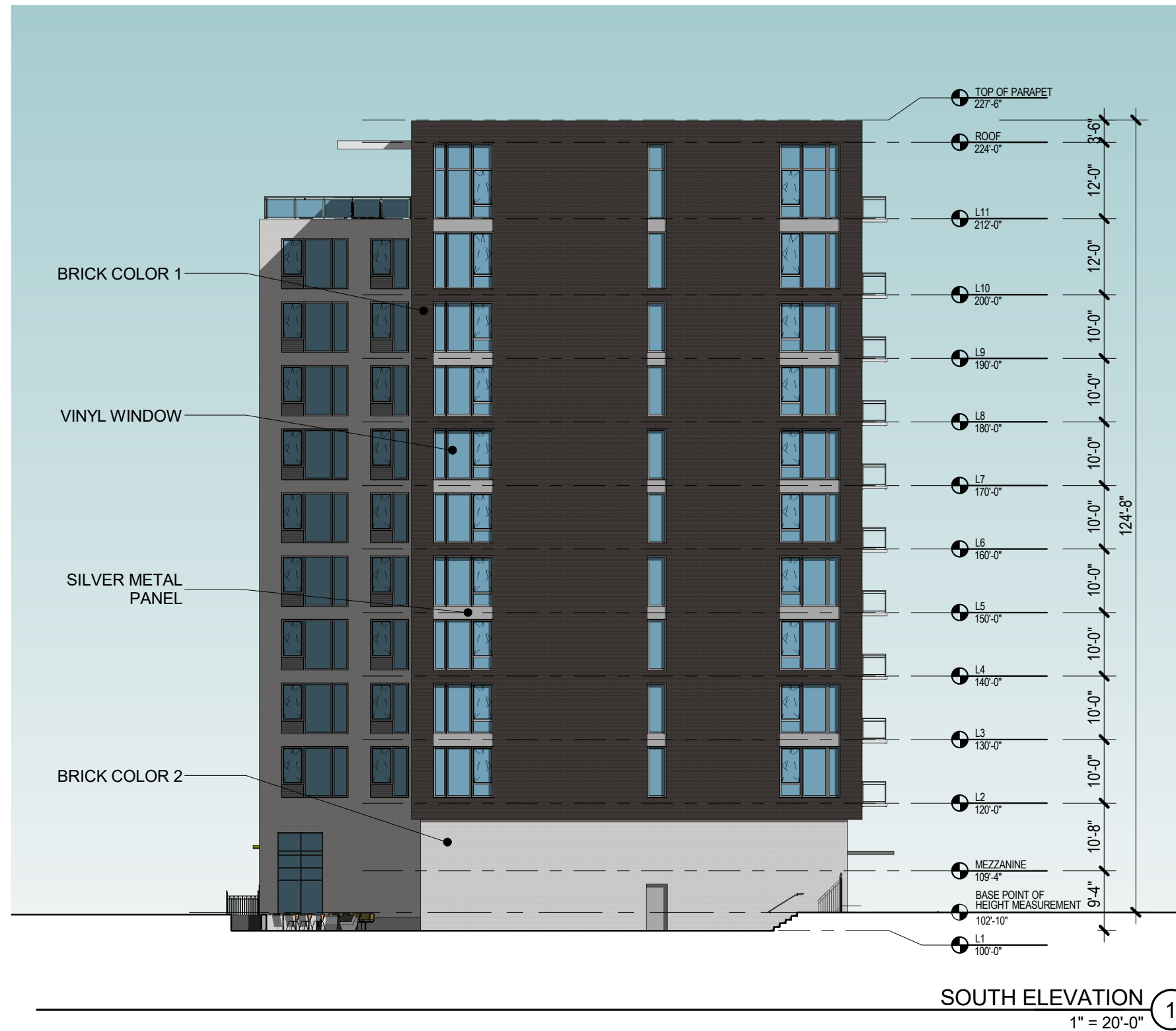


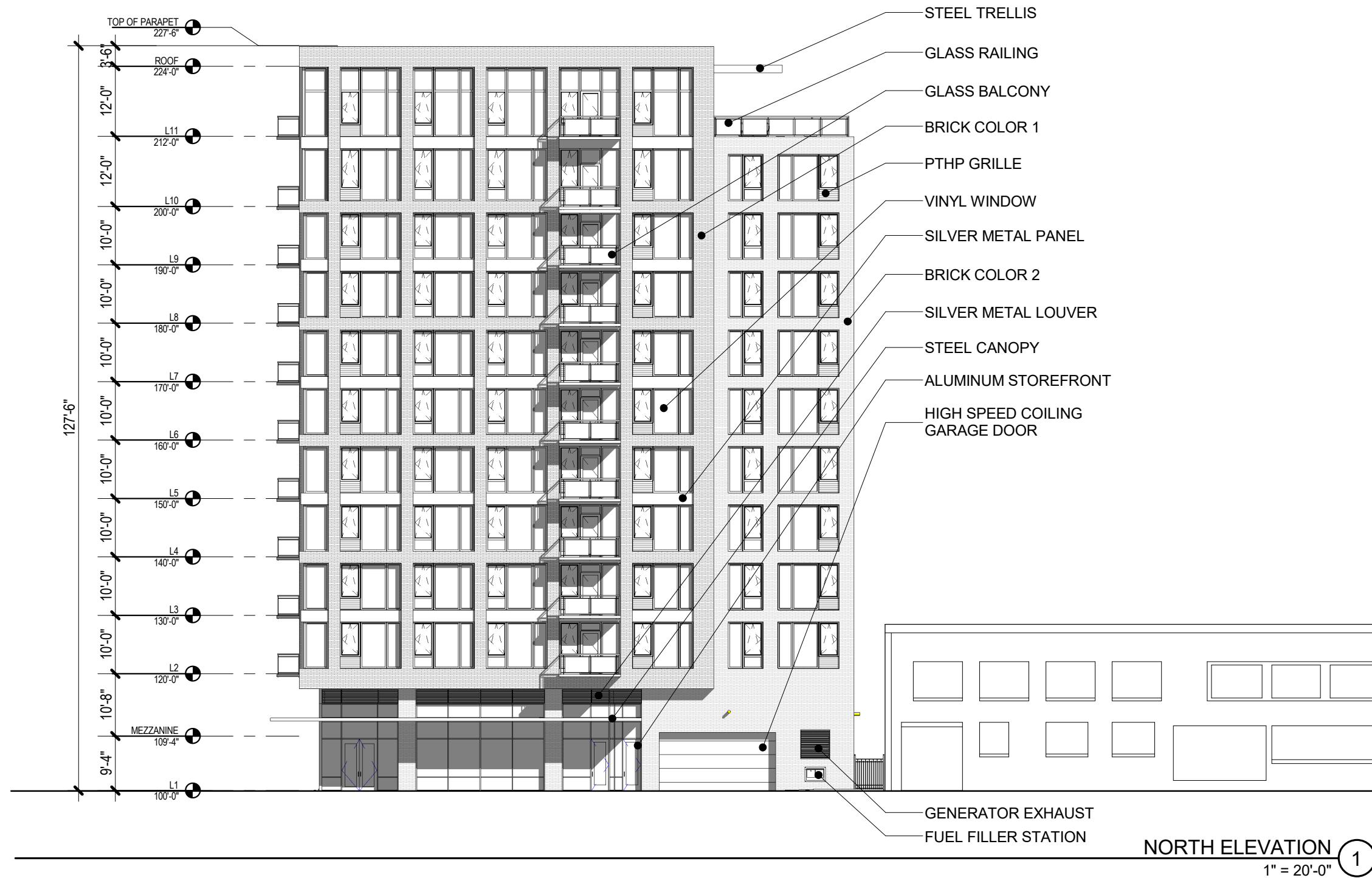
NORTH ELEVATION 1
1" = 20'-0"









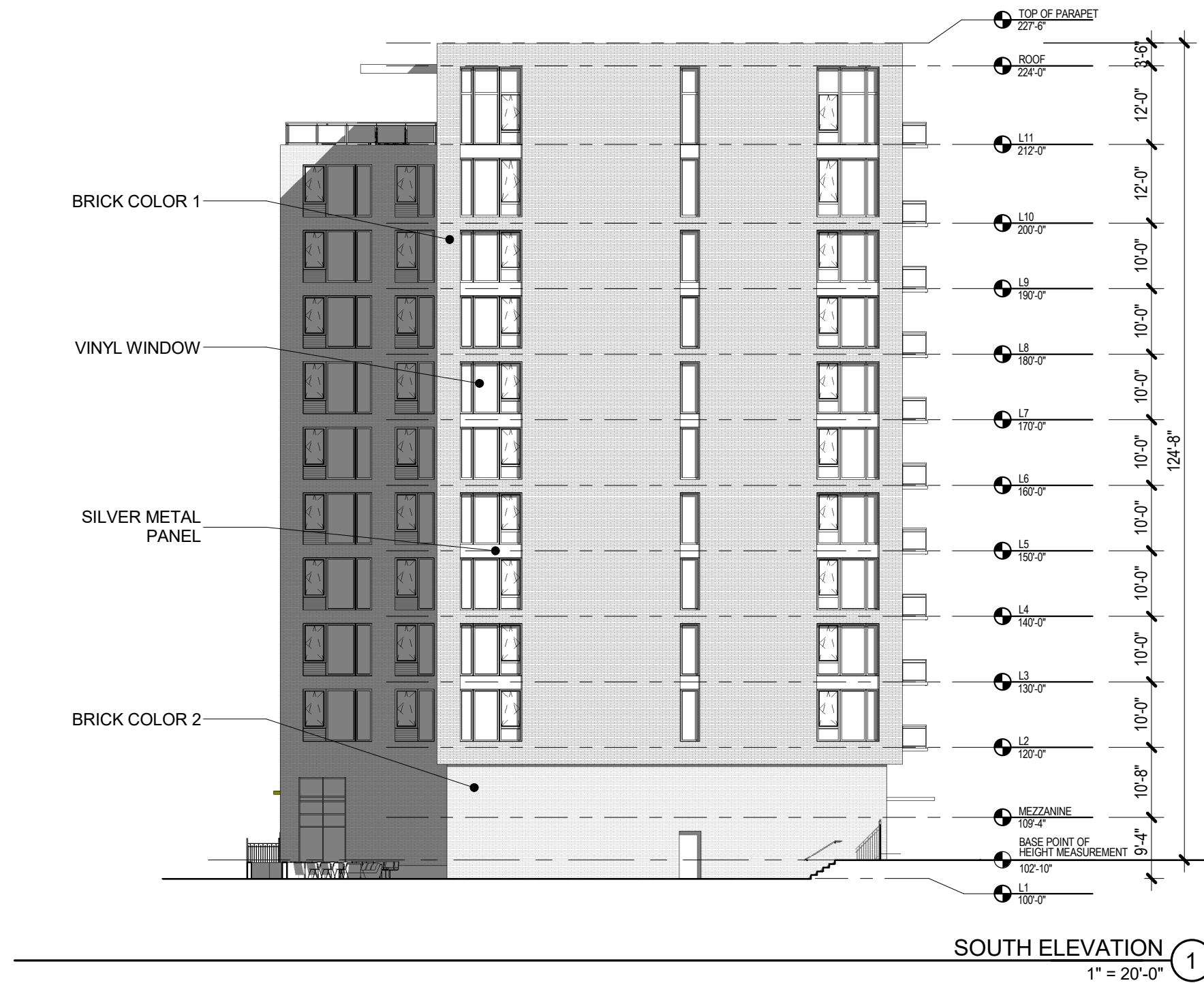


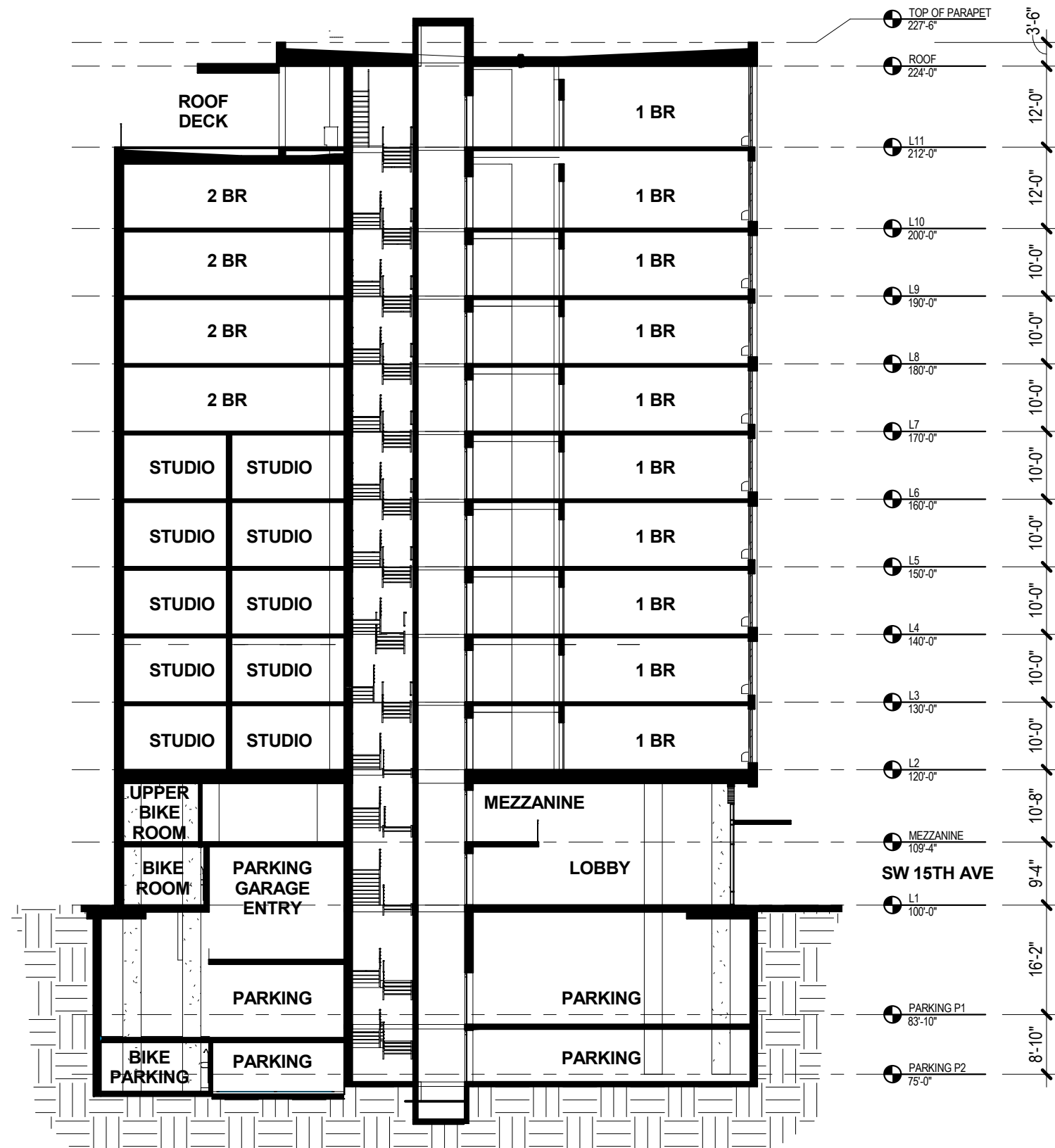




WEST ELEVATION 1
1" = 20'-0"









FIXTURE TYPE G-1
CEILING-MOUNTED DOWNLIGHT



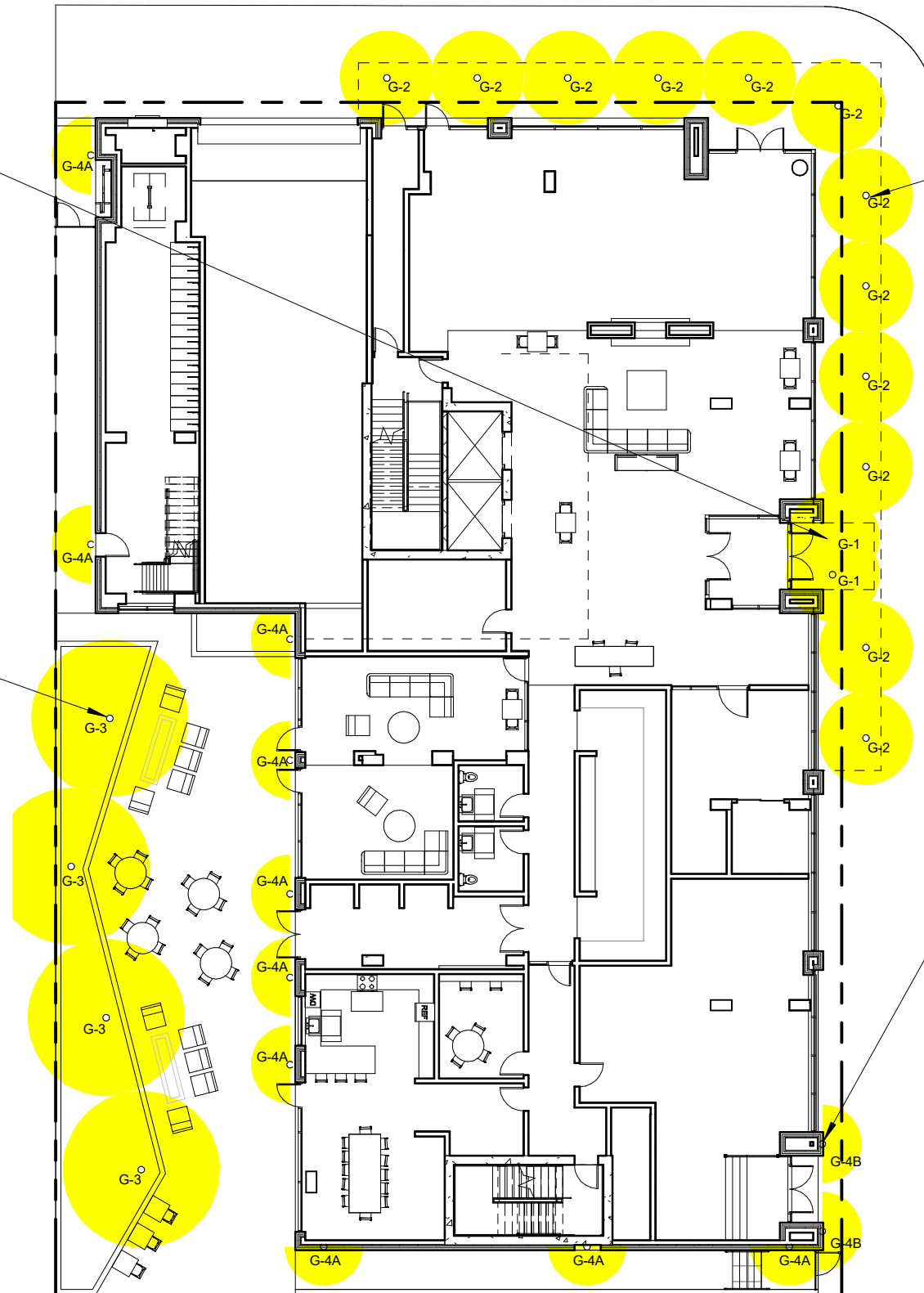
FIXTURE TYPE G-3
LIGHT POLE

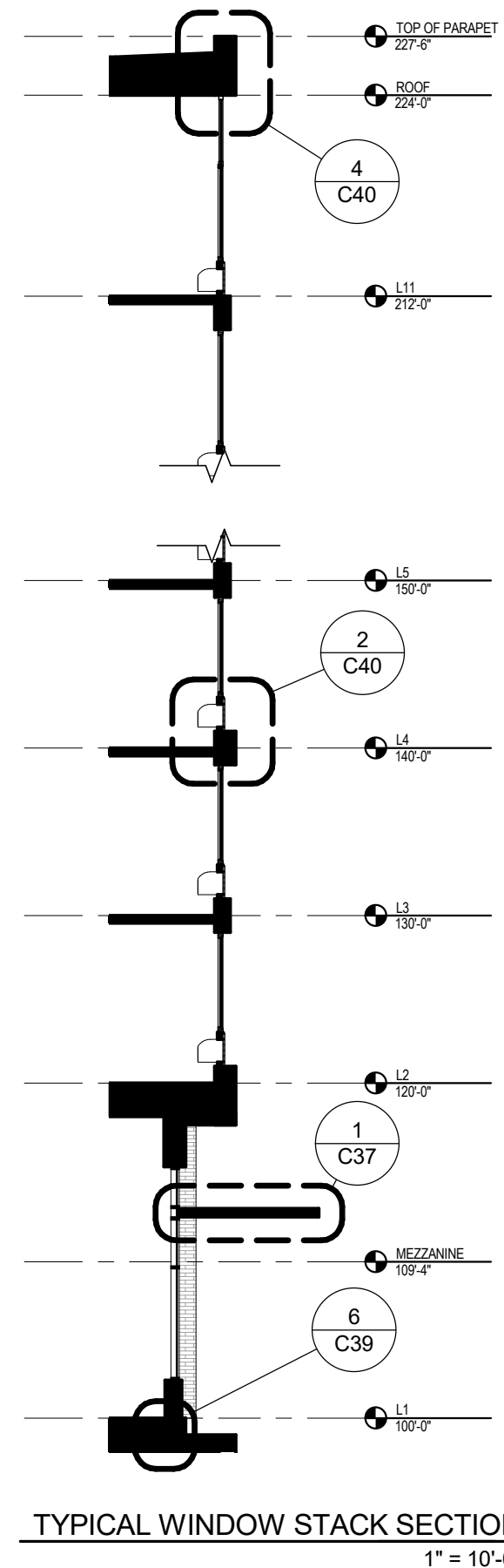
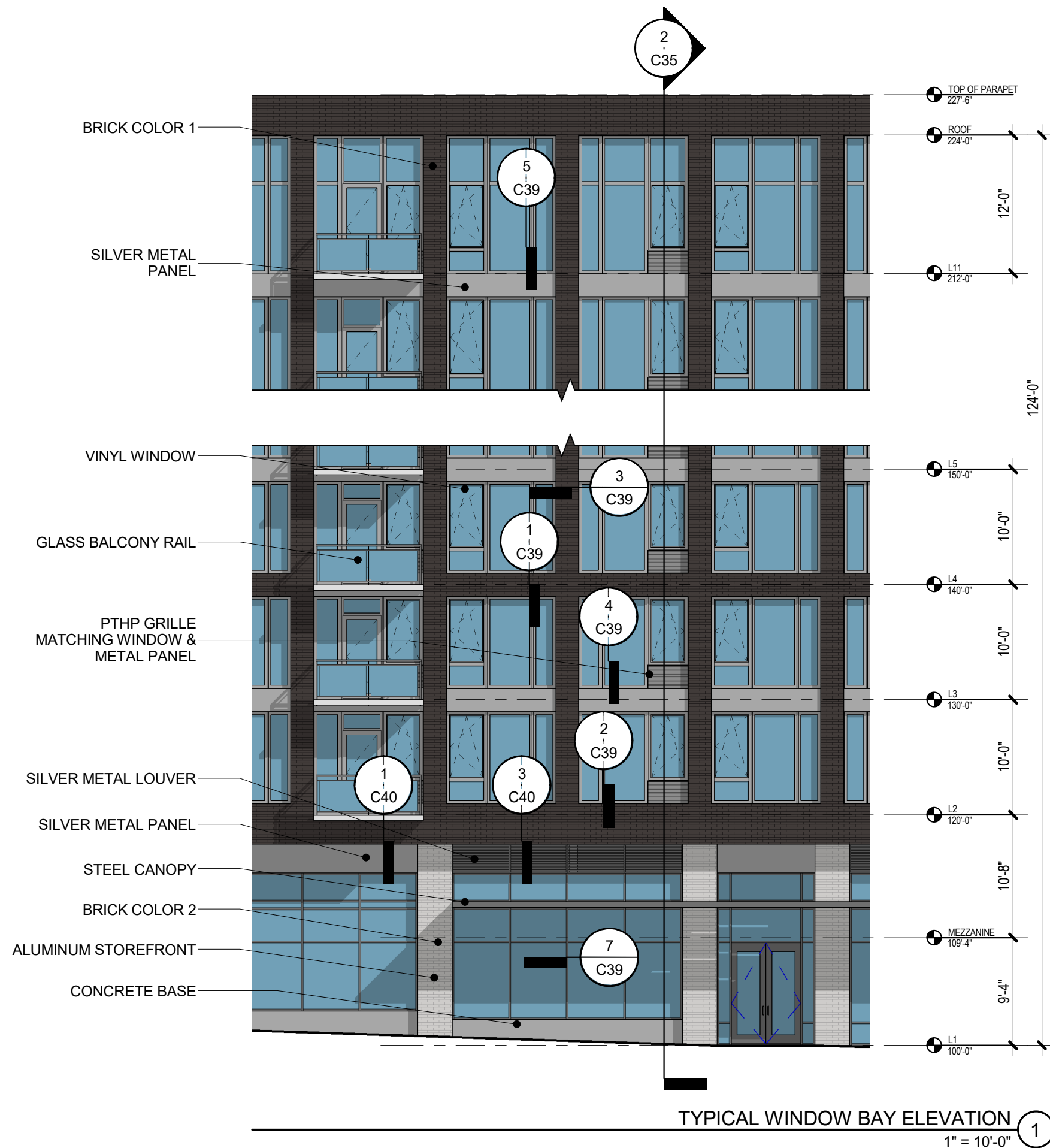


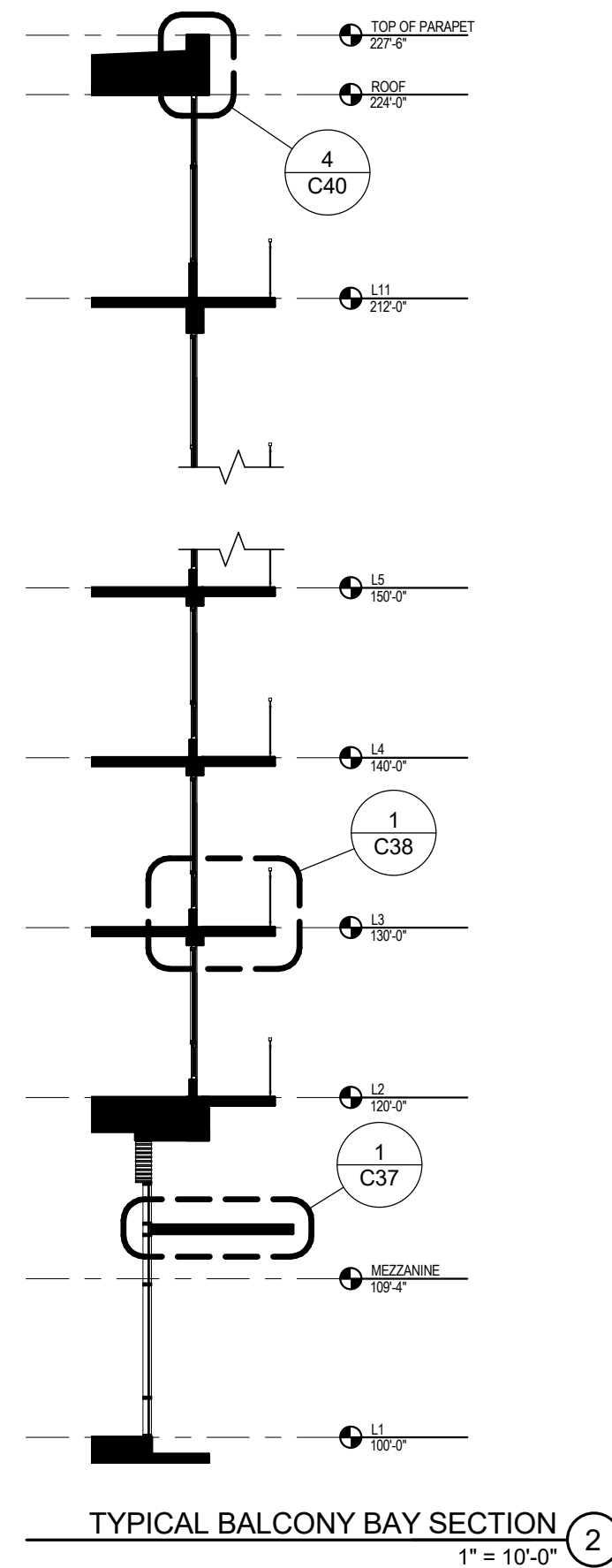
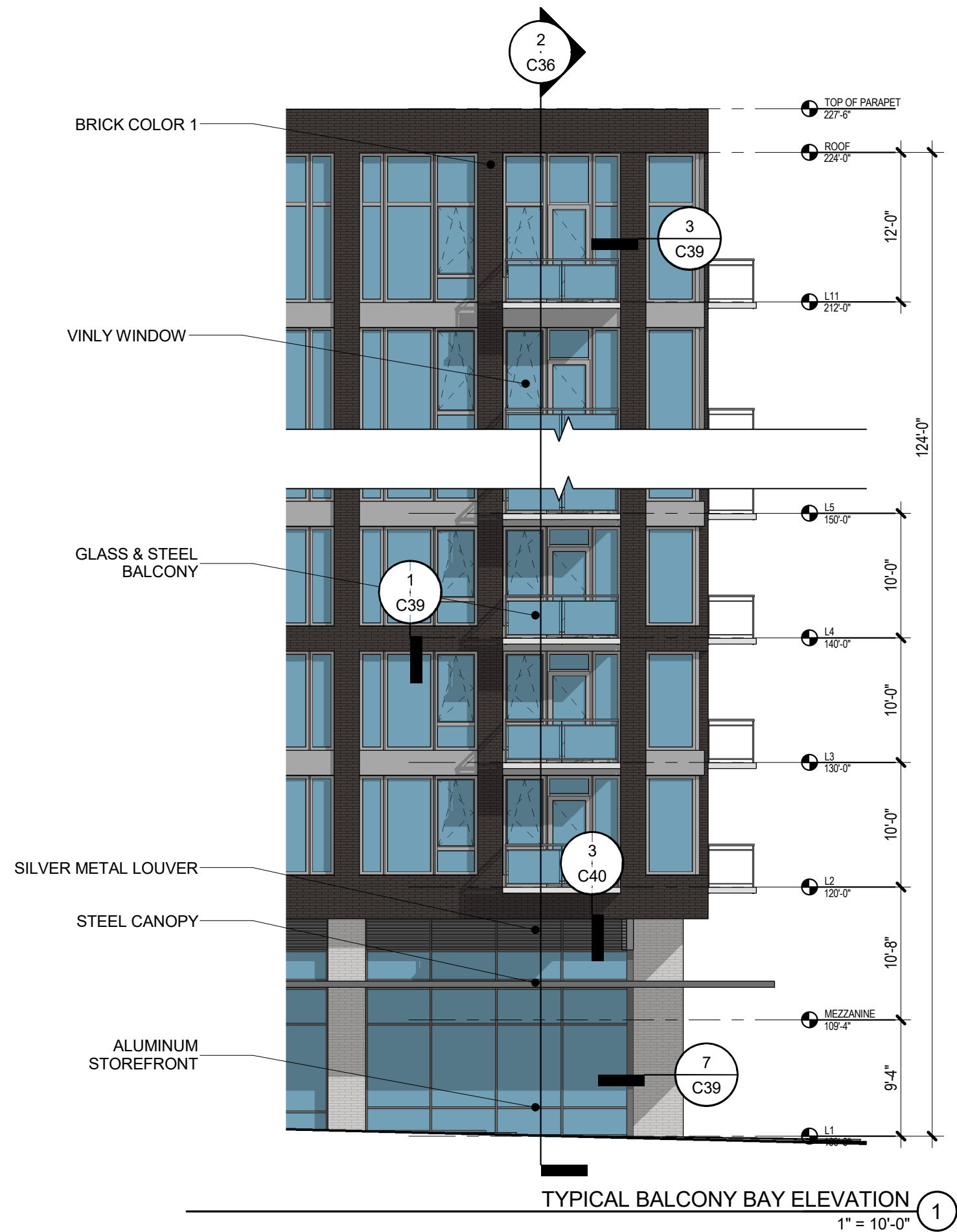
FIXTURE TYPE G-2
SURFACE-MOUNTED DOWNLIGHT AT CANOPIES

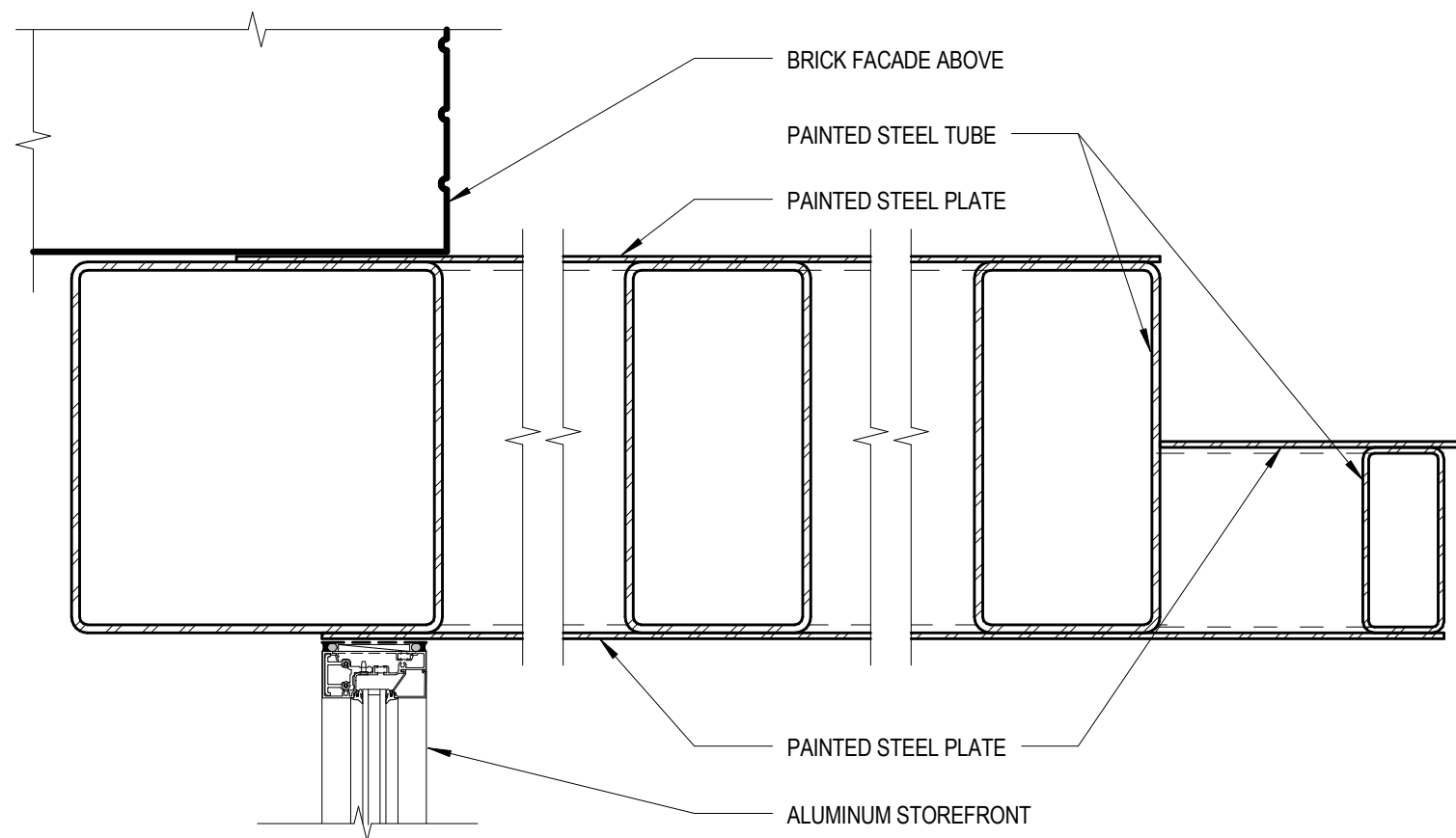


FIXTURE TYPE G-4A / G-4B
WALL-MOUNTED DOWNLIGHT

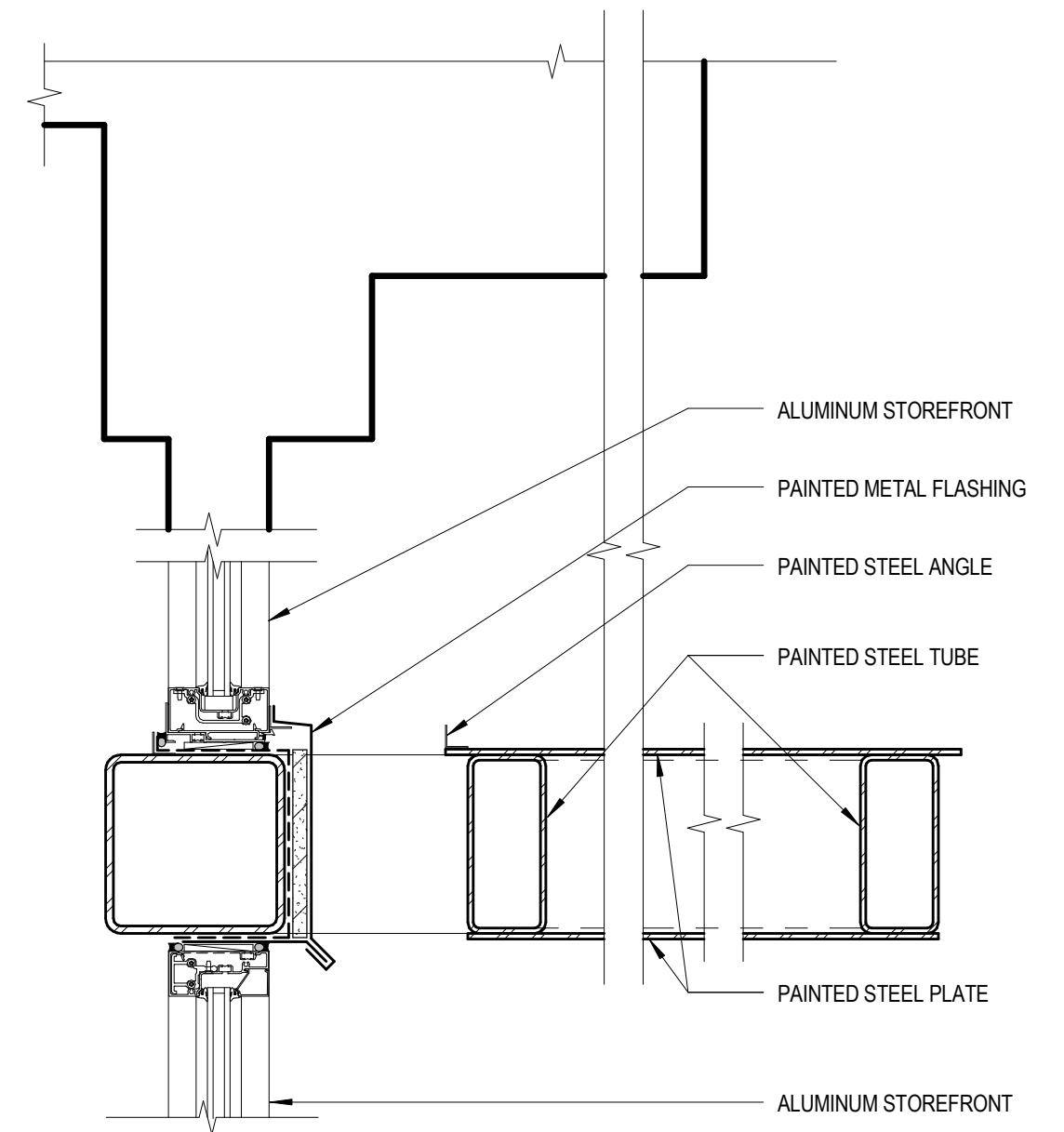




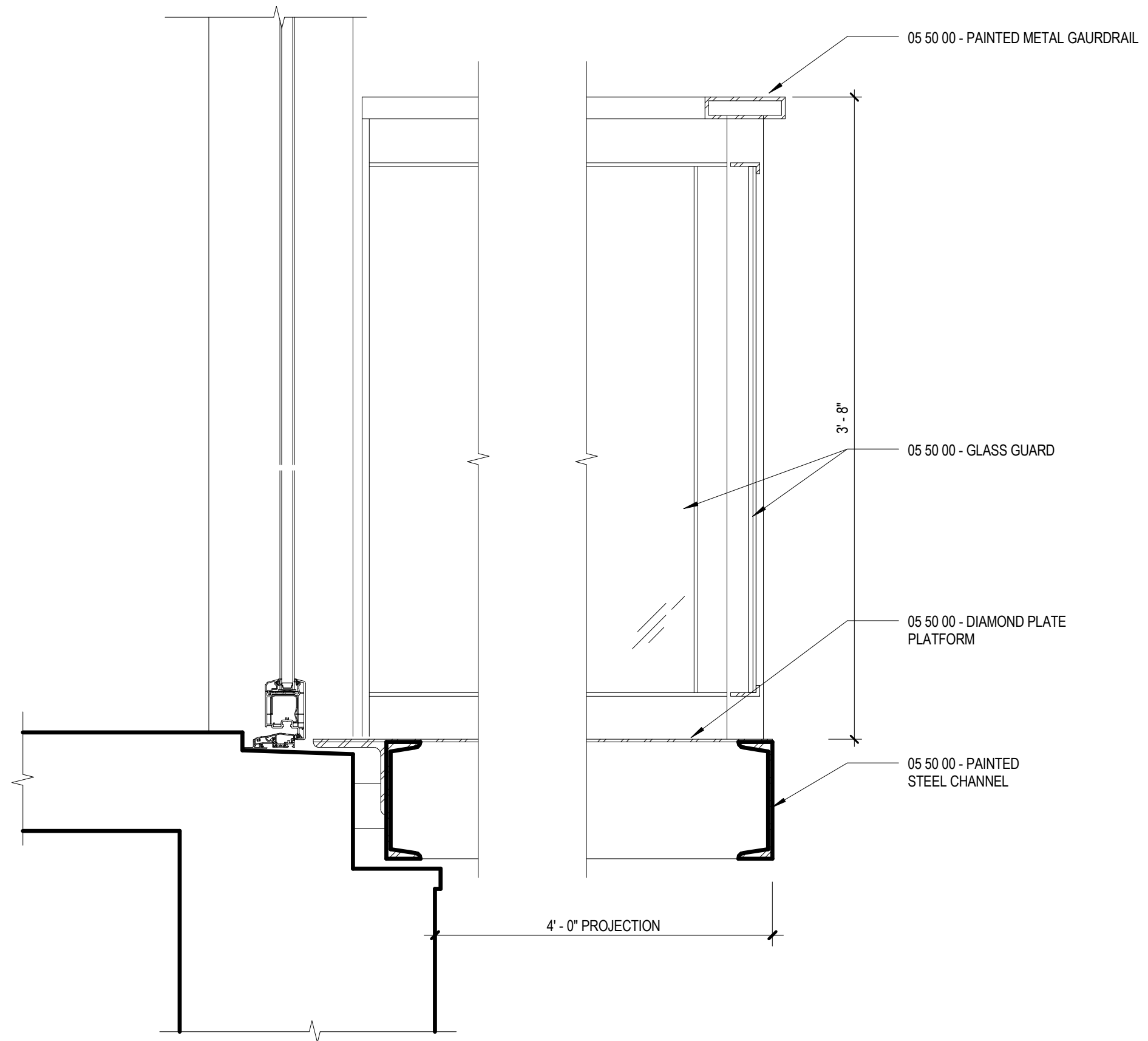




LEVEL 11 CANOPY SECTION 2



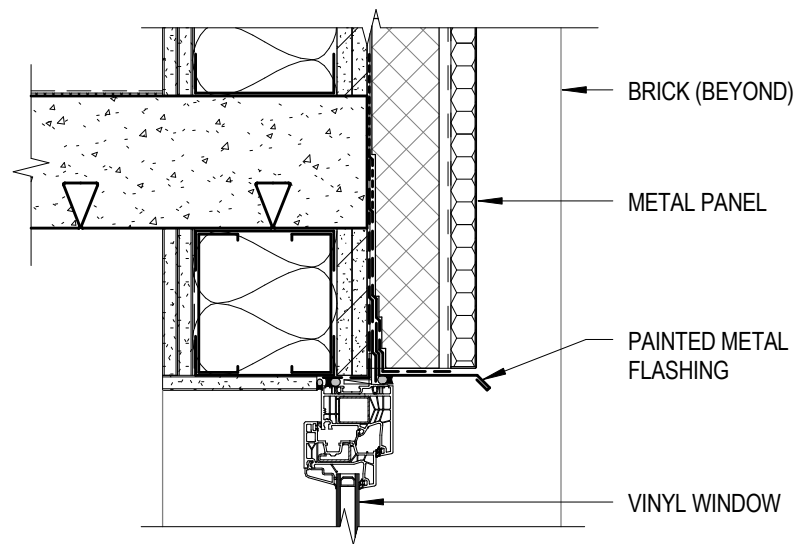
LEVEL 1 CANOPY SECTION 1



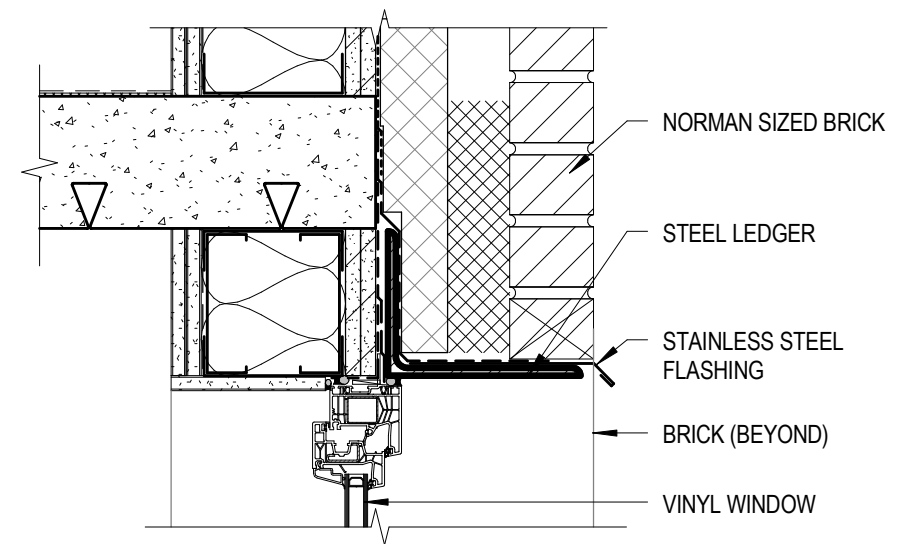
TYPICAL BALCONY SECTION

1 1/2" = 1'-0"

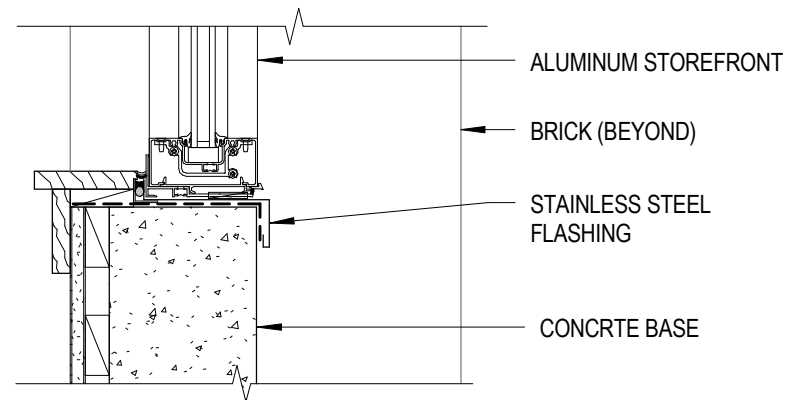
1



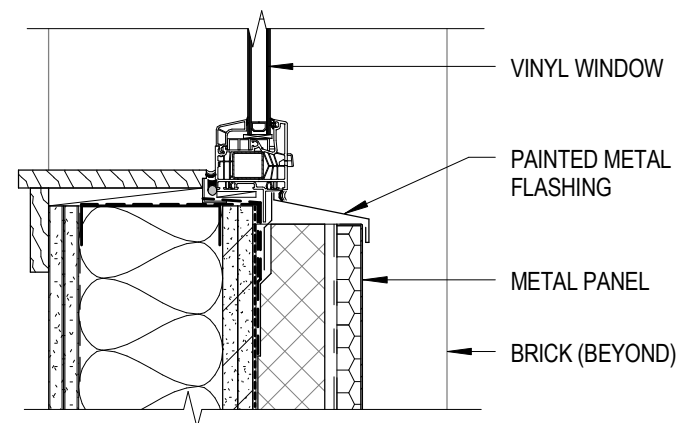
WINDOW HEAD AT METAL PANEL 4



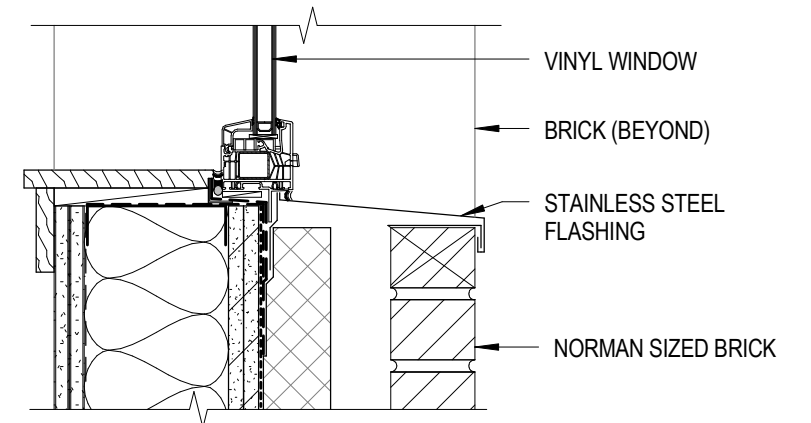
WINDOW HEAD AT BRICK 1



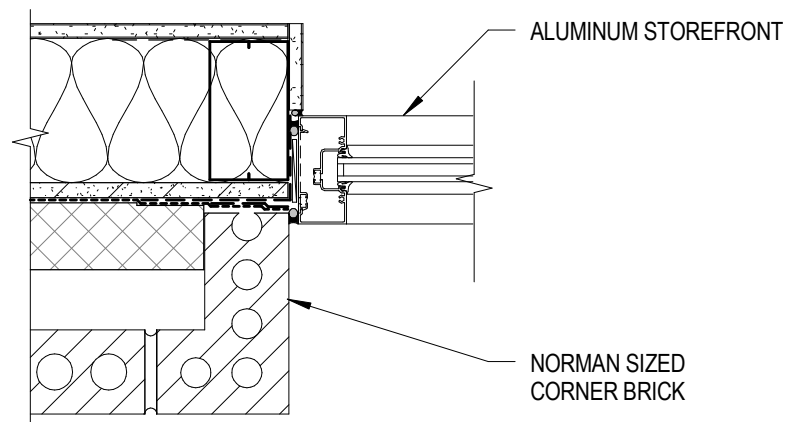
STOREFRONT SILL AT STEM WALL 6



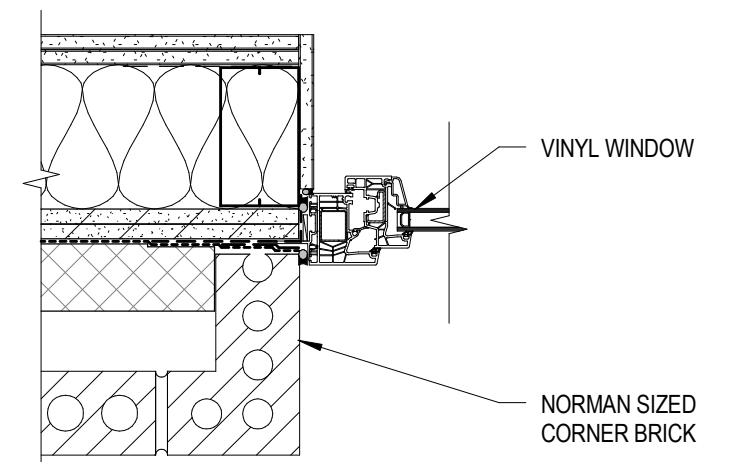
WINDOW SILL AT METAL PANEL 5



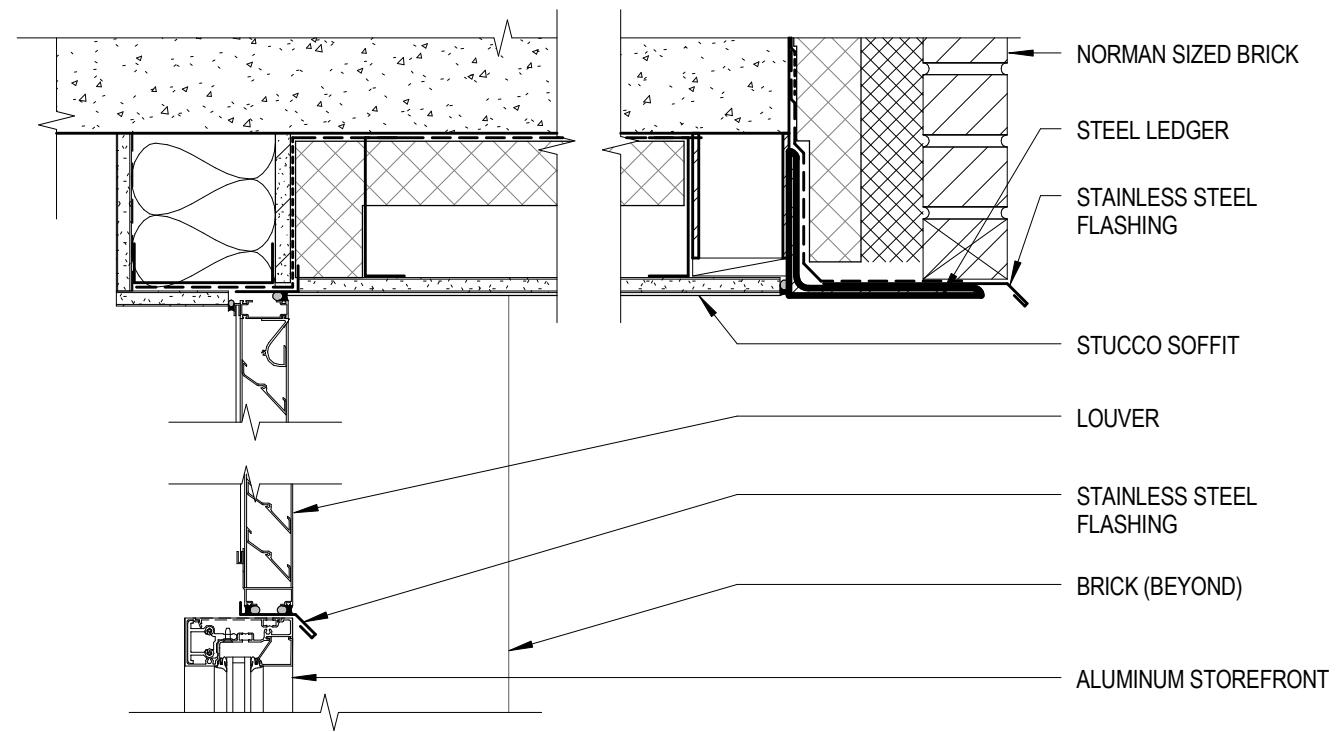
WINDOW SILL AT BRICK 2



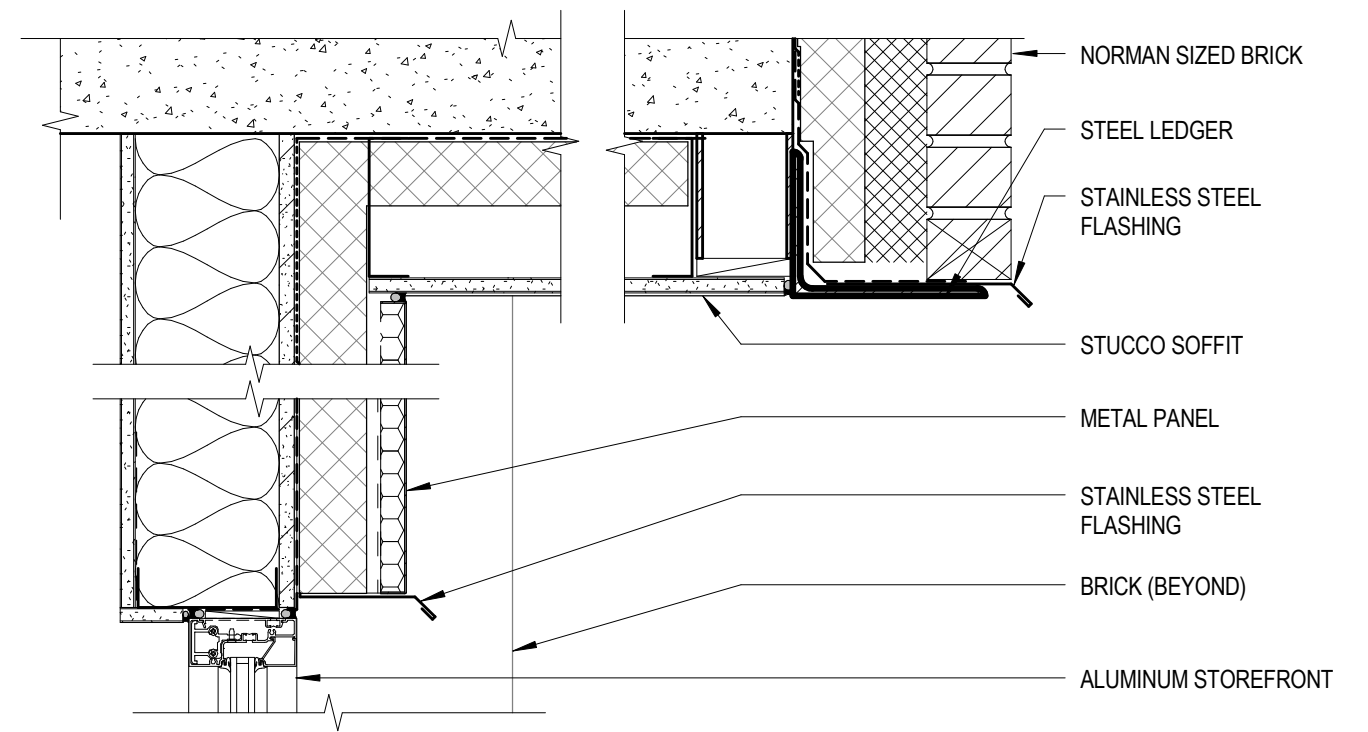
STOREFRONT JAMB AT BRICK 7



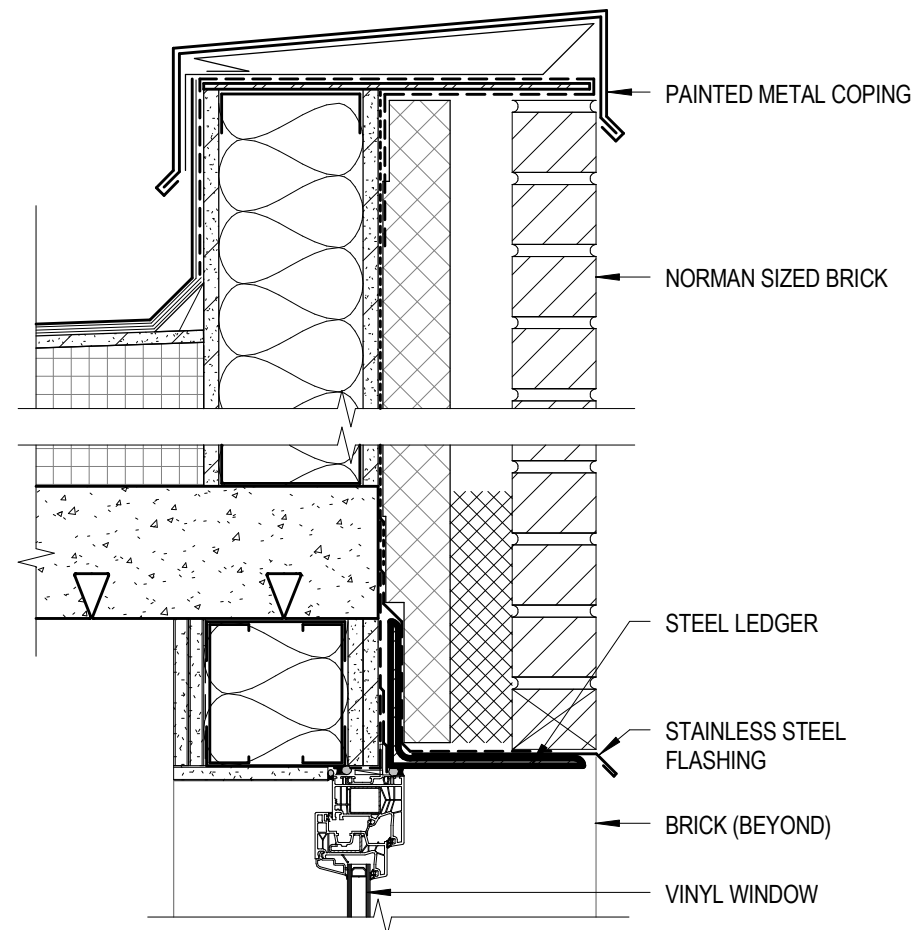
WINDOW JAMB AT BRICK 3



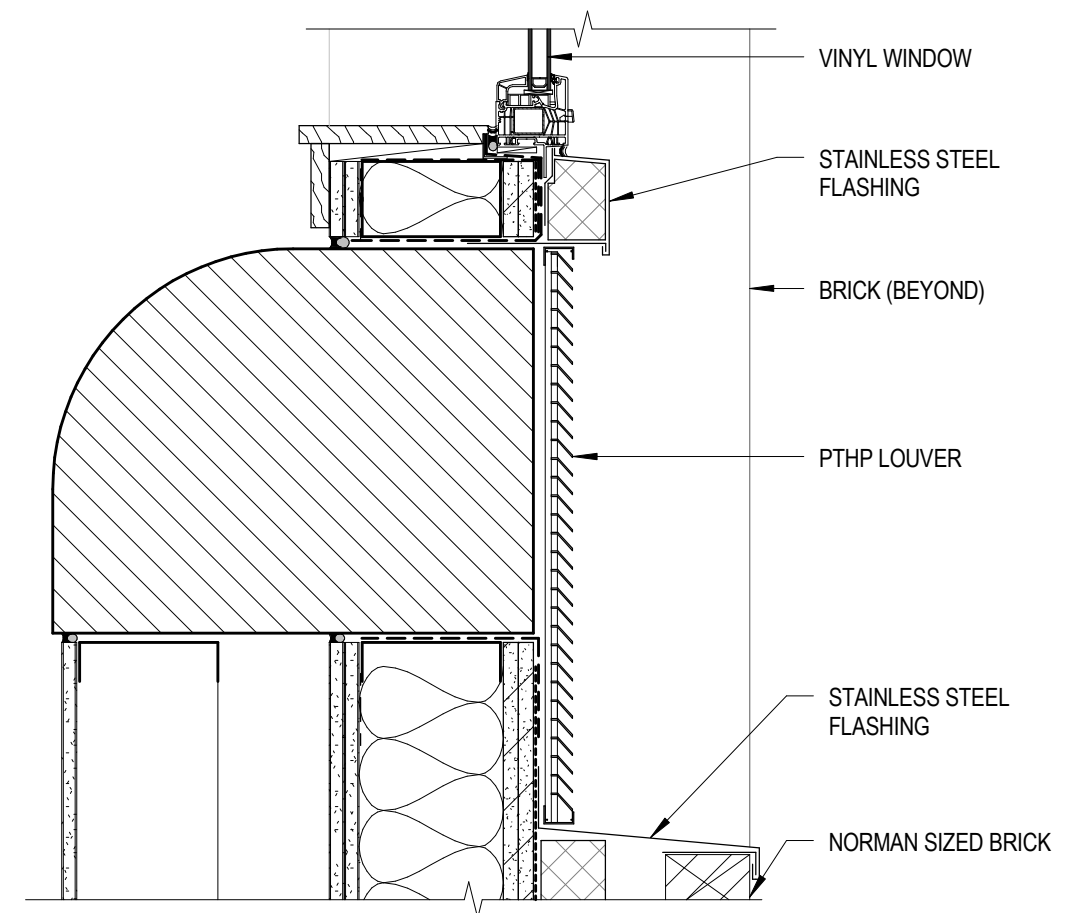
STOREFRONT HEAD AT LOUVER 3



STOREFRONT HEAD AT METAL PANEL 1



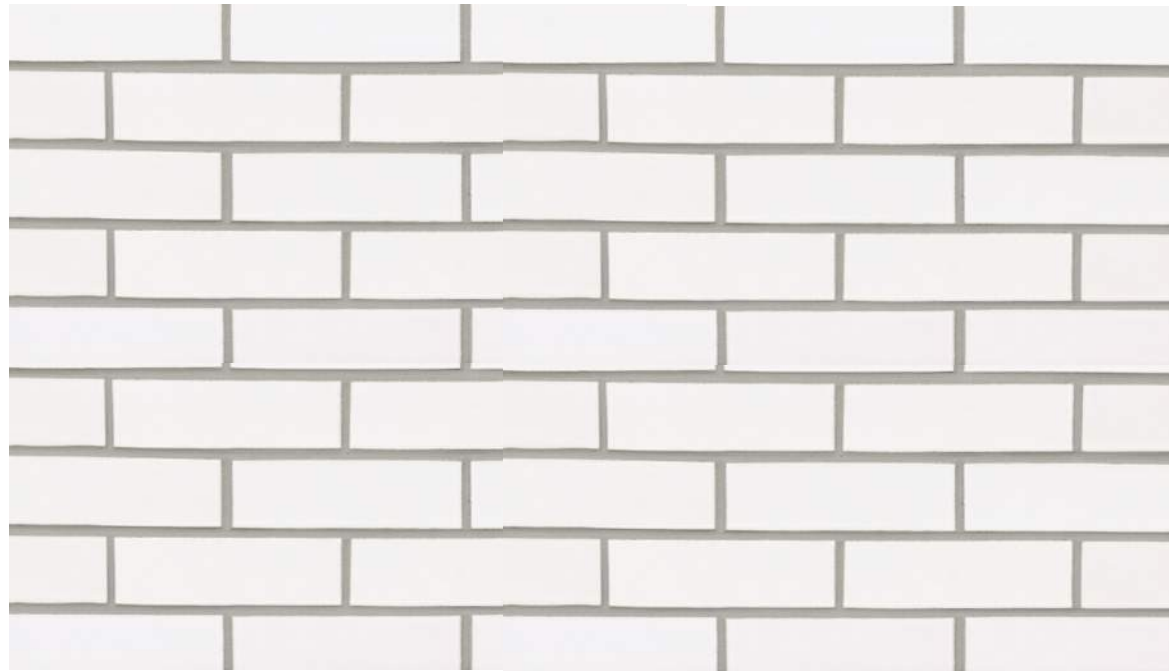
BRICK PARAPET 4



WINDOW SILL AT PTHP 2



BRICK COLOR 1 - DARK IRONSPOT



BRICK COLOR 2 - SMOOTH WHITE



COMMERCIAL VINYL WINDOWS



SILVER METAL PANELS



GLASS BALCONY RAILING