

GBD



# 17<sup>TH</sup> + PETTYGROVE

*Design Review Submittal 01 / December 22, 2016*

**“C” EXHIBITS : DESIGN DRAWINGS + DETAILS**



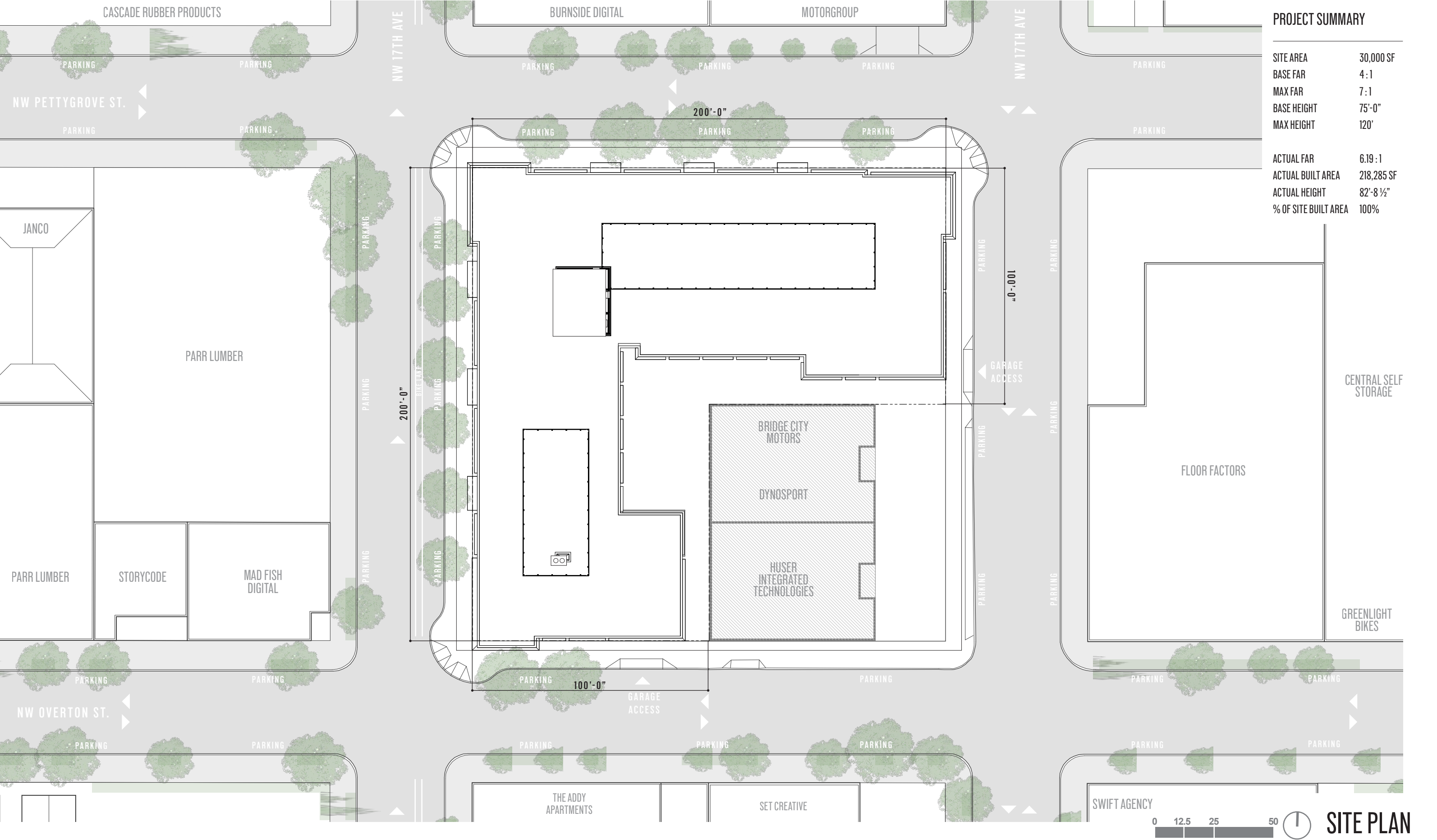


C EXHIBITS: DESIGN DRAWINGS + DETAILS

C: 1	Site Plan
C: 2	Architectural Floor Plans
C: 7	Building Elevations
C: 18	Building Section
C: 19	Wall Sections + Details
C: 28	Materials / Colors
C: 29	Landscape Plans + Details
C: 32	Civil Drawings
C: 35	Product Cut Sheets

APPENDIX: ADDITIONAL DESIGN DRAWINGS

APP: 1	Renderings
APP: 8	Vicinity Map
APP: 9	Context Map
APP: 10	Massing + Design Concept Diagrams
APP: 11	Misc Diagrams



PROJECT SUMMARY

SITE AREA	30,000 SF
BASE FAR	4:1
MAX FAR	7:1
BASE HEIGHT	75'-0"
MAX HEIGHT	120'
ACTUAL FAR	6.19:1
ACTUAL BUILT AREA	218,285 SF
ACTUAL HEIGHT	82'-8 ½"
% OF SITE BUILT AREA	100%



SITE PLAN

P-01 LEVEL SUMMARY

PARKING STALLS	97
LONG-TERM BIKE PARKING	156
AREA	35,049 GSF

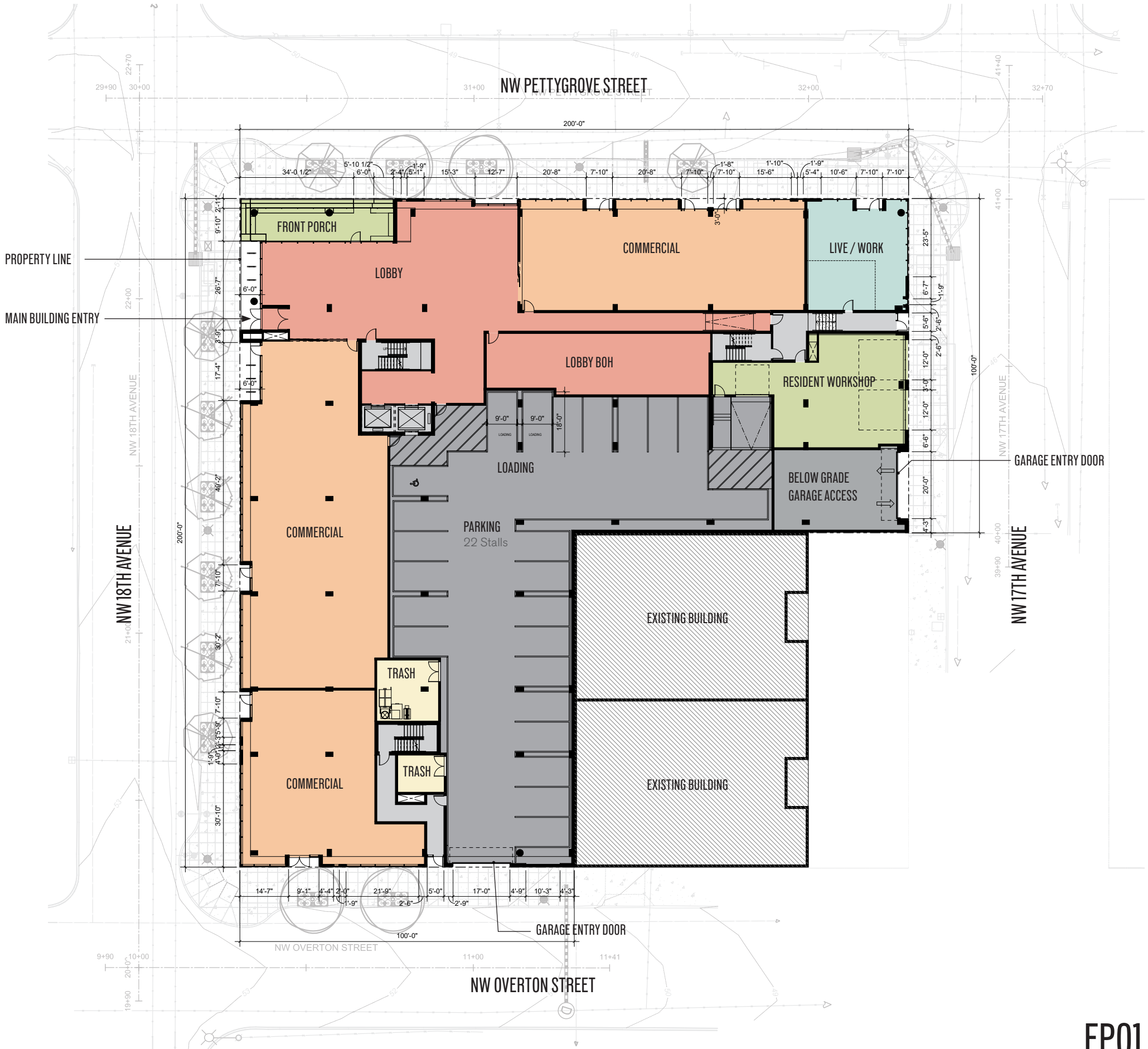


COMMERCIAL
LOBBY / LEASING
AMENITY
HOUSING
SERVICE / SUPPORT
CIRCULATION
PARKING

FPP1 - BELOW GRADE PARKING PLAN







**L-01 LEVEL SUMMARY**

PARKING STALLS	22
LOADING STALLS	2
SHORT-TERM BIKE PARKING	12
AREA	27,879 GSF

- COMMERCIAL
- LOBBY / LEASING
- AMENITY
- HOUSING
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

**FP01 - GROUND FLOOR PLAN**





L-02 LEVEL SUMMARY

UNITS	31
INTERIOR AREA	26,087 GSF
EXTERIOR AREA	4,461 GSF
TOTAL AREA	30,548

- COMMERCIAL
- LOBBY / LEASING
- AMENITY
- HOUSING
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



10'-6" Prop. line to Bldg Separation  
45% glazing allowed by code with  
distance greater than 10' from  
property line

10'-3" Prop. line to Bldg Separation  
45% glazing allowed by code with  
distance greater than 10' from  
property line

FP02 - SECOND FLOOR PLAN



L-03 LEVEL SUMMARY

UNITS PER FLOOR	33
TYPICAL FLOOR AREA	25,854 GSF



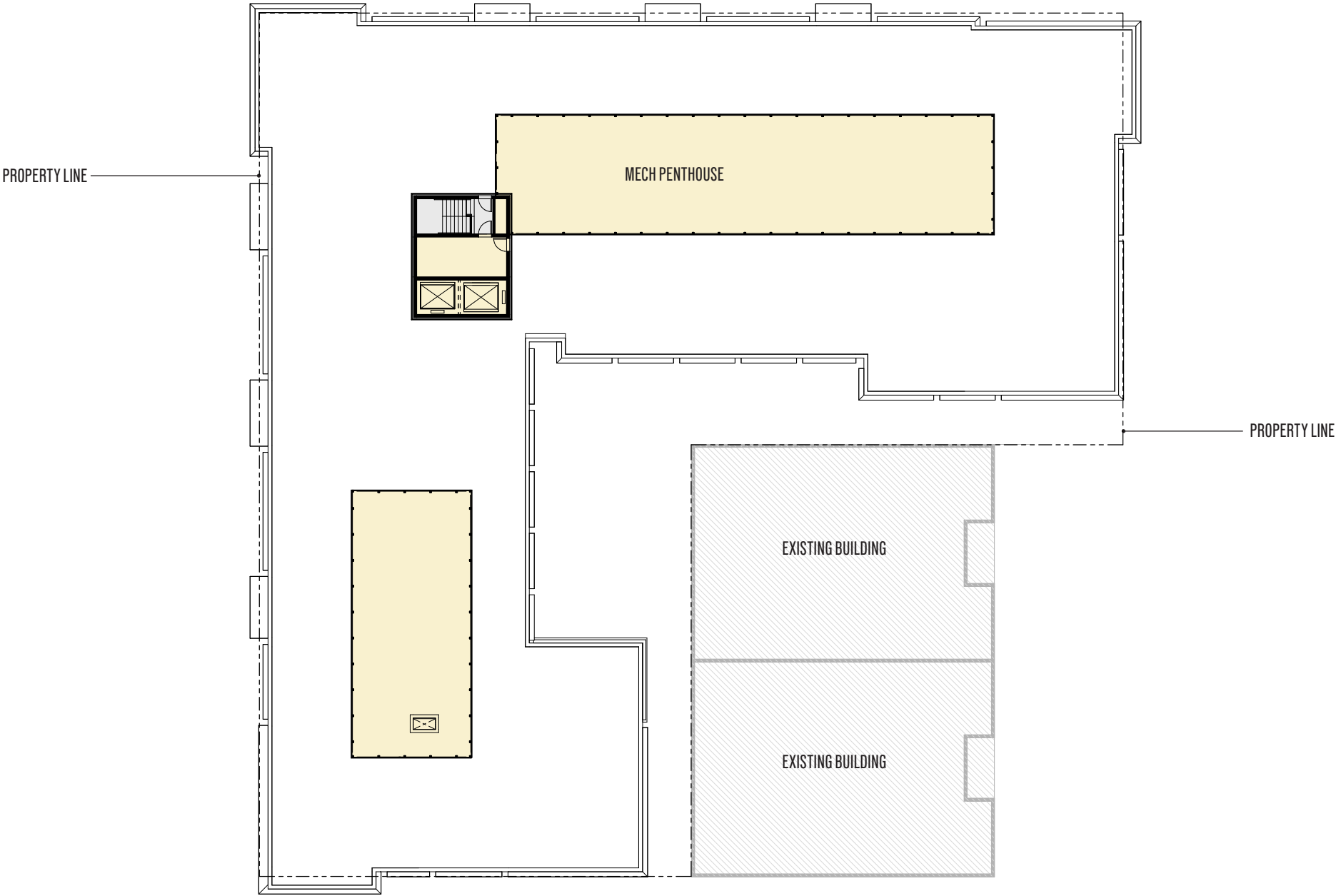
FP03-07 - TYPICAL FLOOR PLAN



LEVEL SUMMARY

ROOF LEVEL AMENITY AREA      750 GSF

- COMMERCIAL
- LOBBY / LEASING
- AMENITY
- HOUSING
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



FP08 - ROOF PLAN





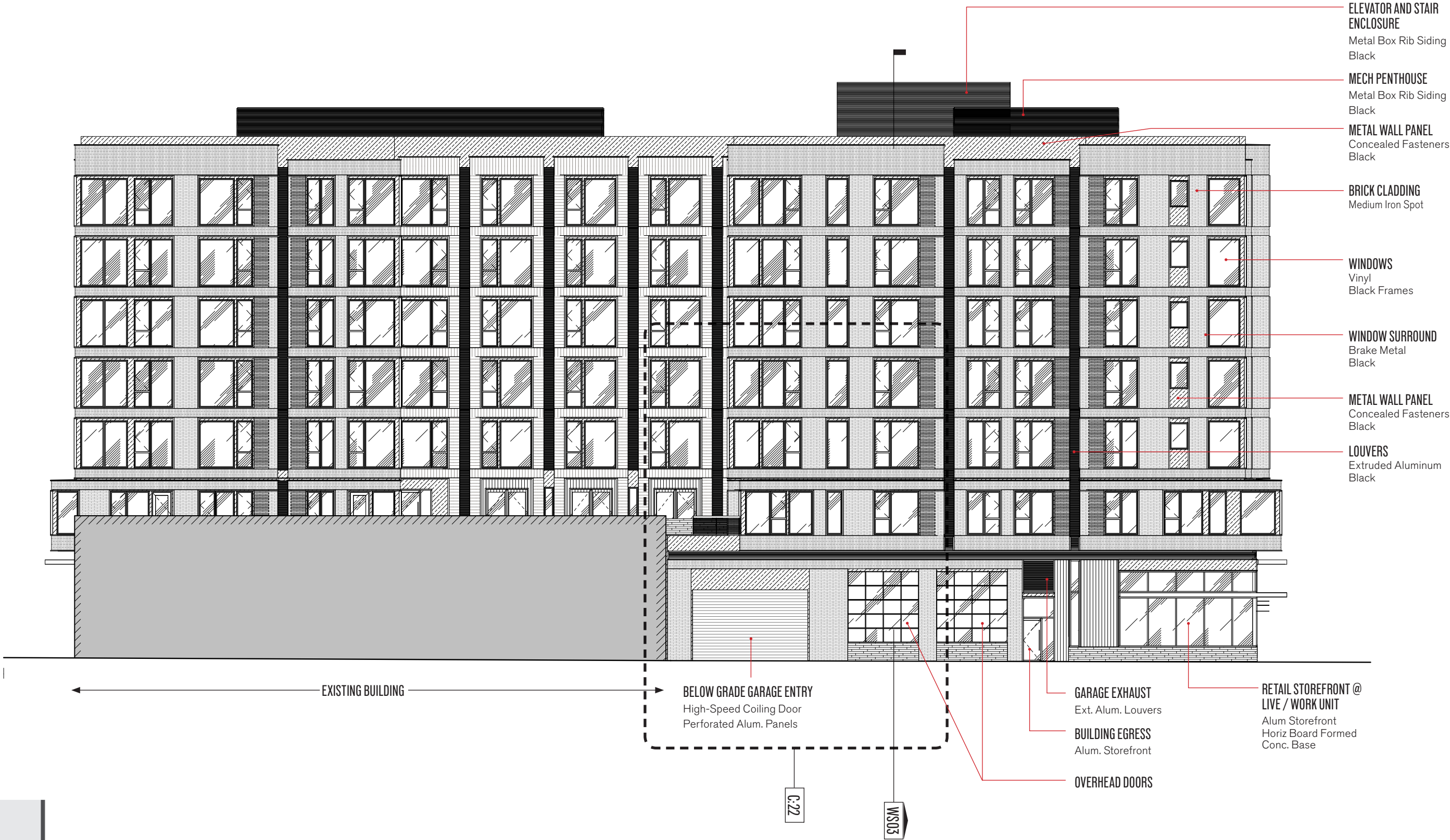


Black and White  
NORTH ELEVATION - PETTYGROVE ST.





EAST ELEVATION - 17TH AVE.



Black and White  
**EAST ELEVATION - 17TH AVE.**

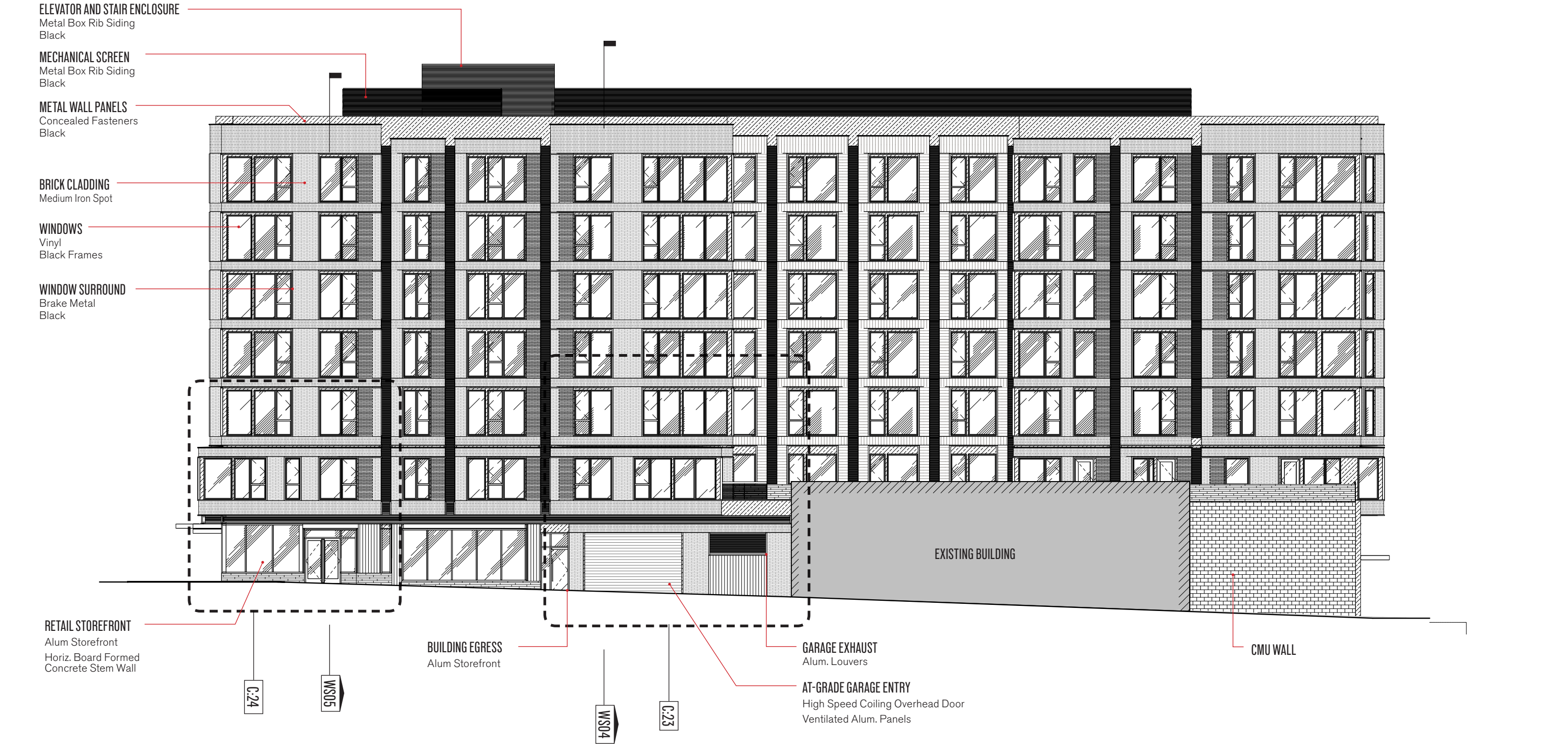




EAST-FACING COURTYARD ELEVATION







Black and White  
**SOUTH ELEVATION - OVERTON ST.**

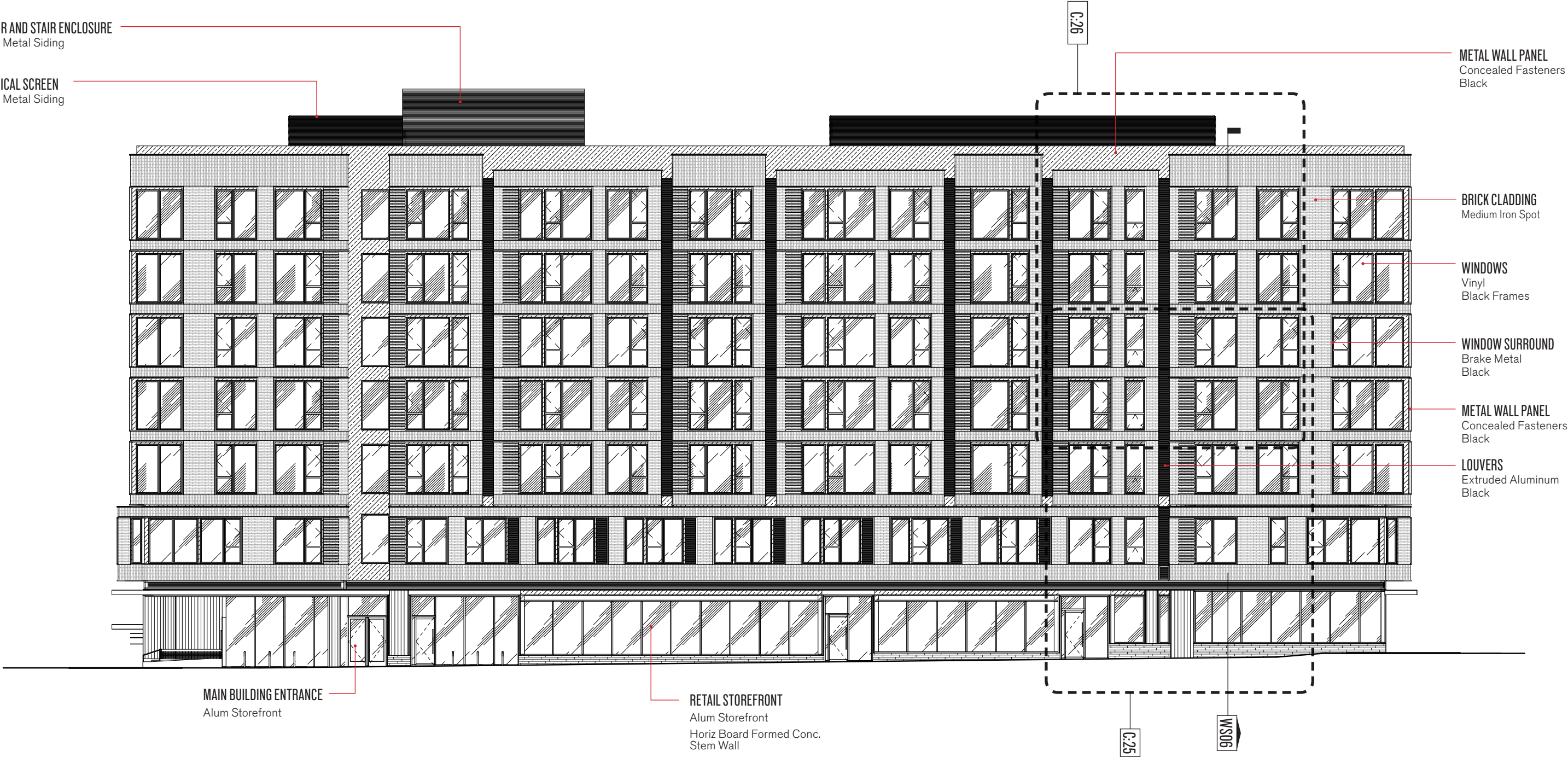


SOUTH-FACING COURTYARD ELEVATION





WEST ELEVATION - 18TH AVE.



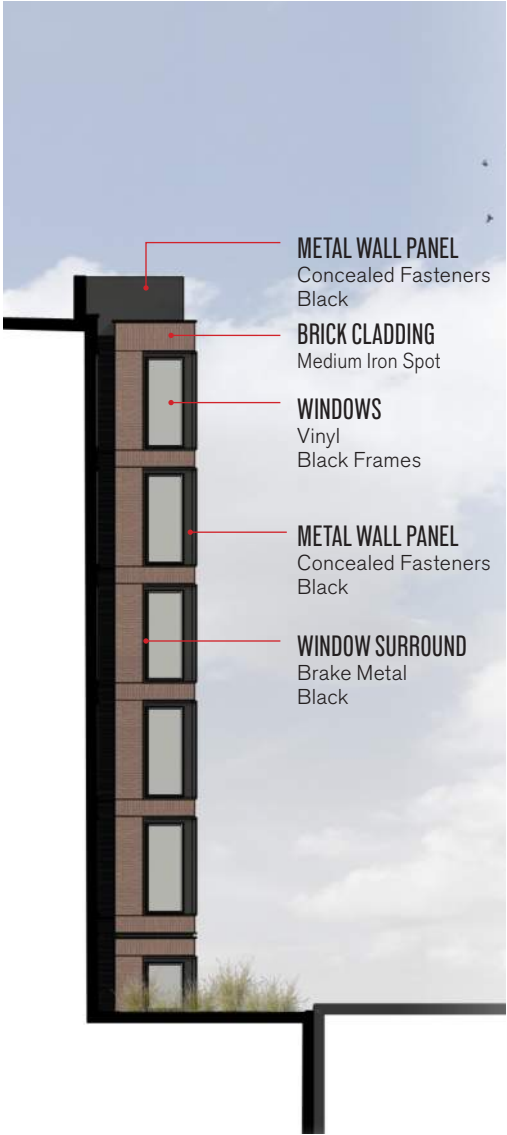
Black and White

WEST ELEVATION - 18TH AVE.





HIDDEN NORTH FACING COURTYARD ELEVATION

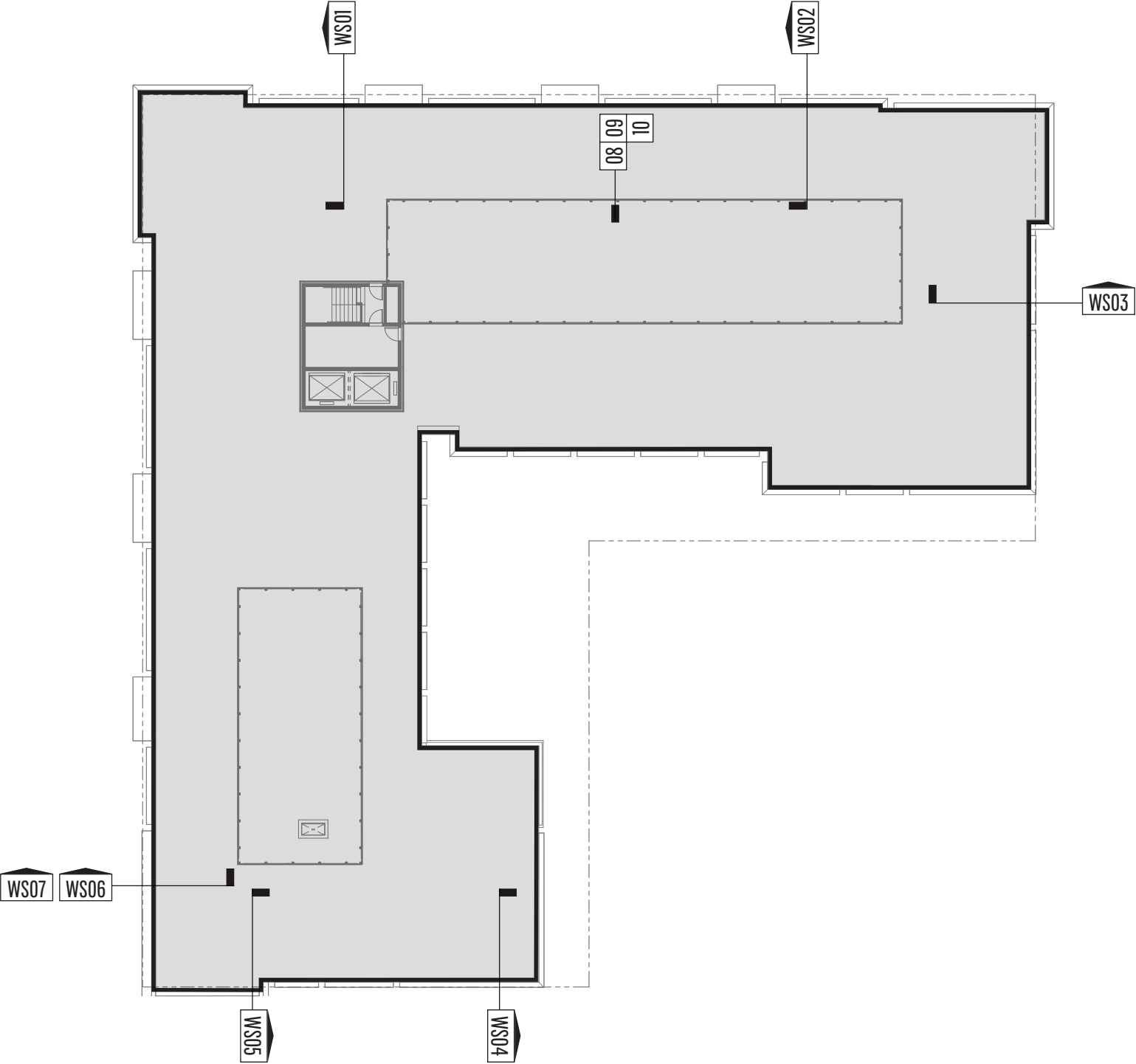


HIDDEN WEST FACING COURTYARD ELEVATION



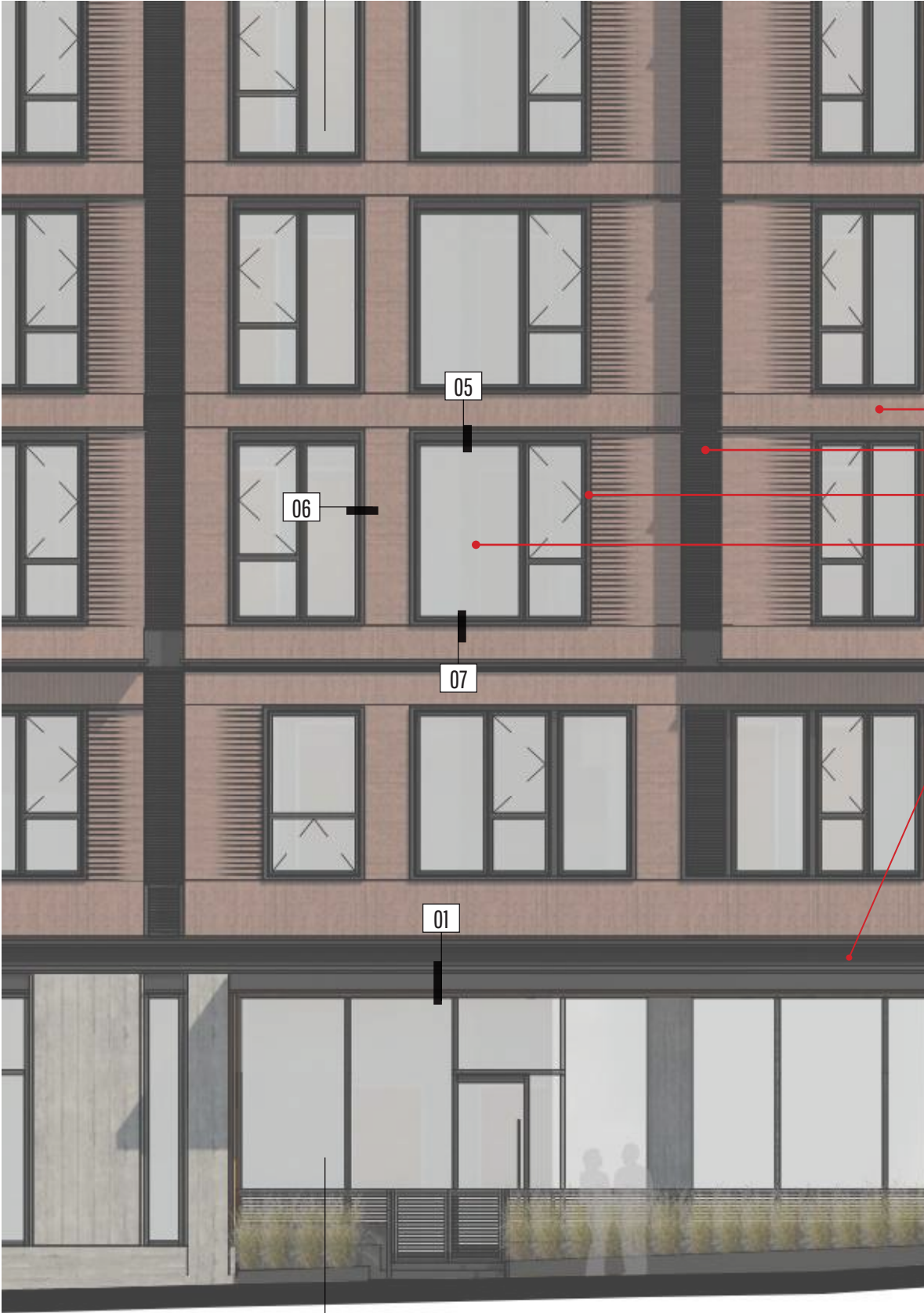


BUILDING SECTION - LOOKING NORTH

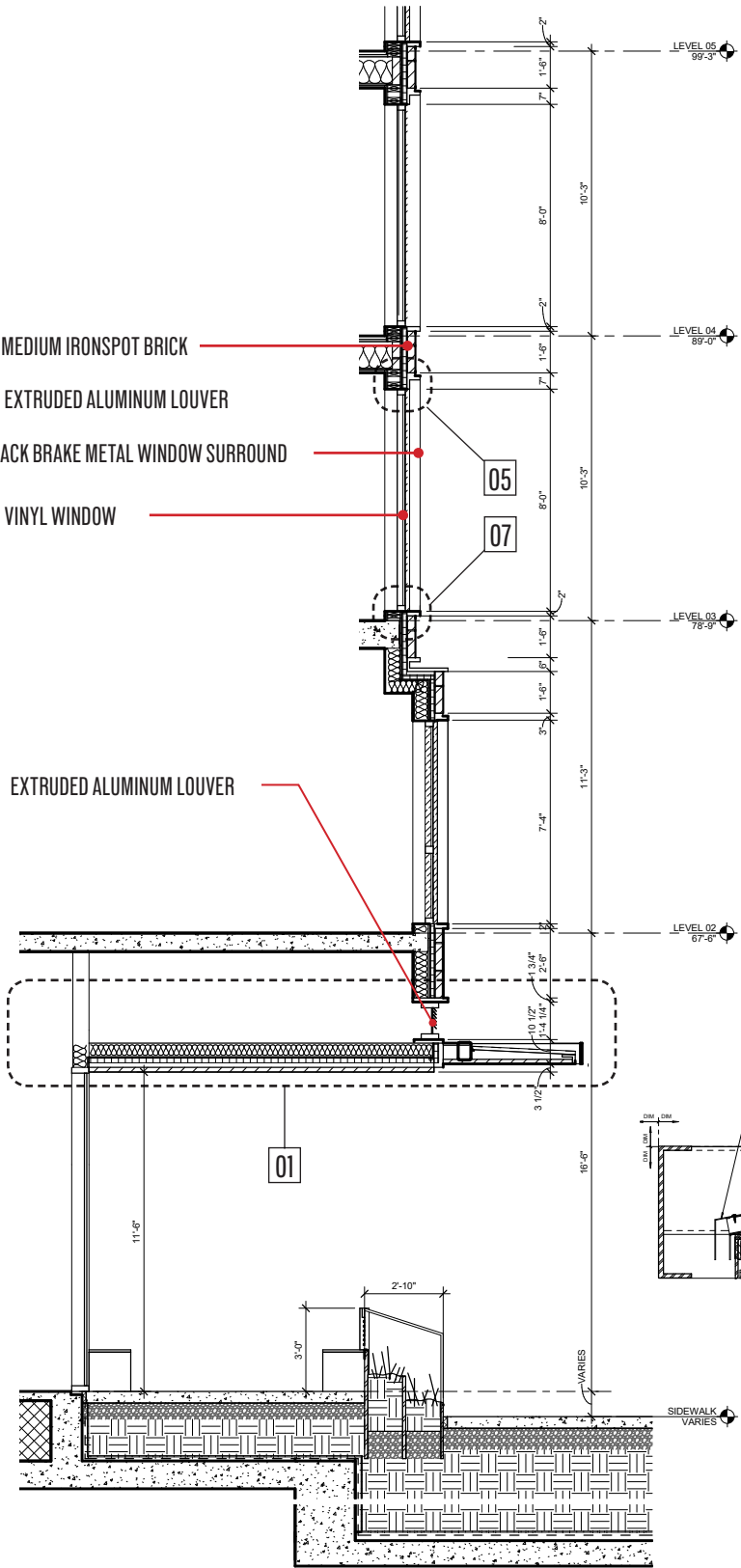


WALL SECTIONS - KEY PLAN





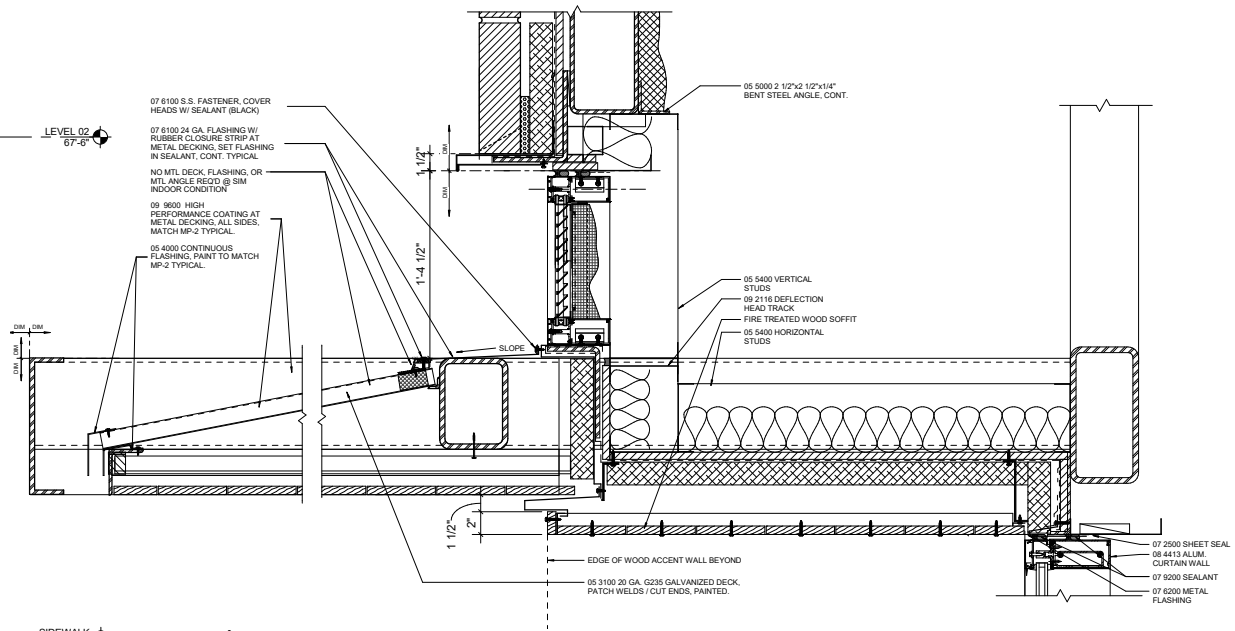
ENLARGED ELEVATION @ NORTH FACADE ENTRY PORCH



WALL SECTION @ NORTH FACADE ENTRY PORCH



REPRESENTATIVE IMAGE OF WOOD SOFFIT CANOPY

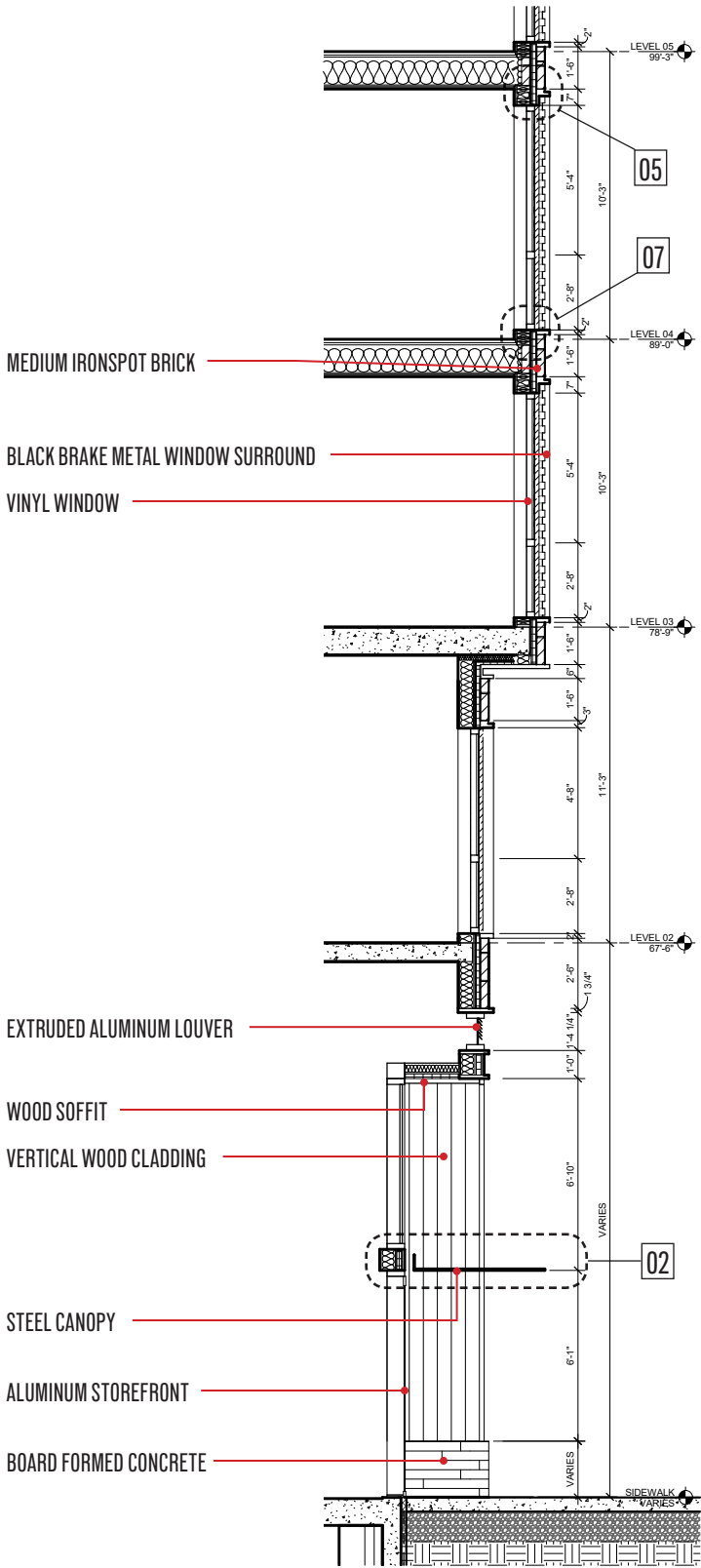


01 | CANOPY DETAIL

WS01 - WALL SECTION 01



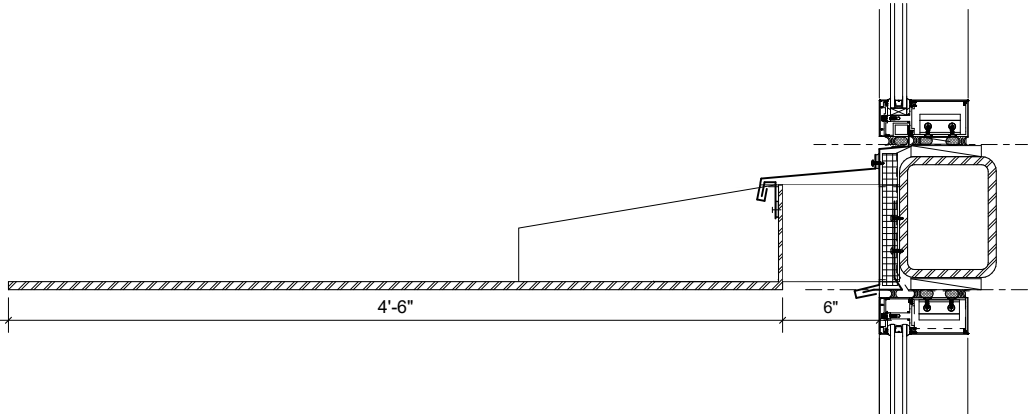
ENLARGED ELEVATION @ NORTH FACADE TYPICAL STOREFRONT



WALL SECTION @ NORTH FACADE TYPICAL STOREFRONT



REPRESENTATIVE IMAGE OF STEEL CANOPY



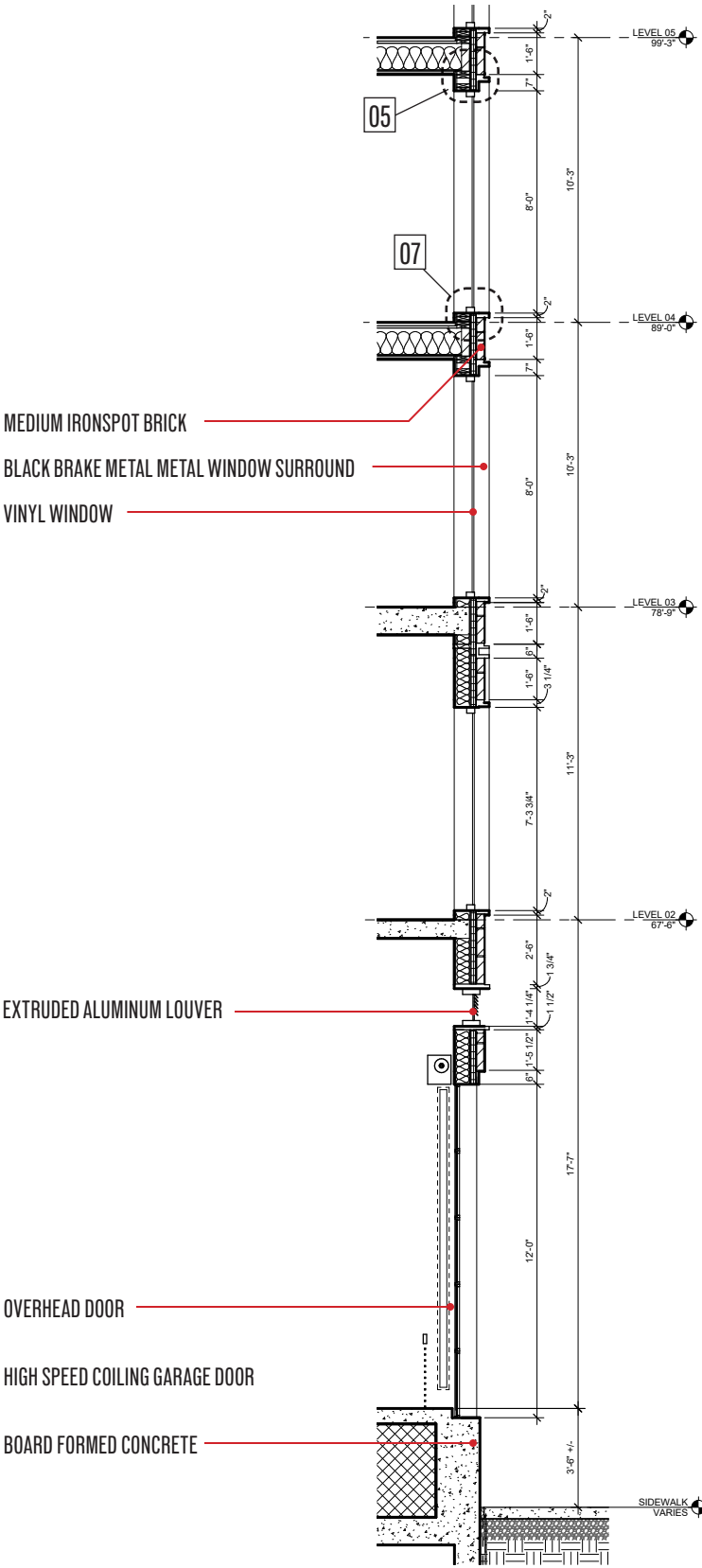
02 | STEEL CANOPY DETAIL

# WS02 - WALL SECTION 02





ENLARGED ELEVATION @ EAST FACADE - WORKSHOP + GARAGE ENTRY



WALL SECTION @ EAST FACADE - WORKSHOP + GARAGE ENTRY



REPRESENTATIVE IMAGE OF PERFORATED ALUM. PANEL COILING GARAGE DOOR.



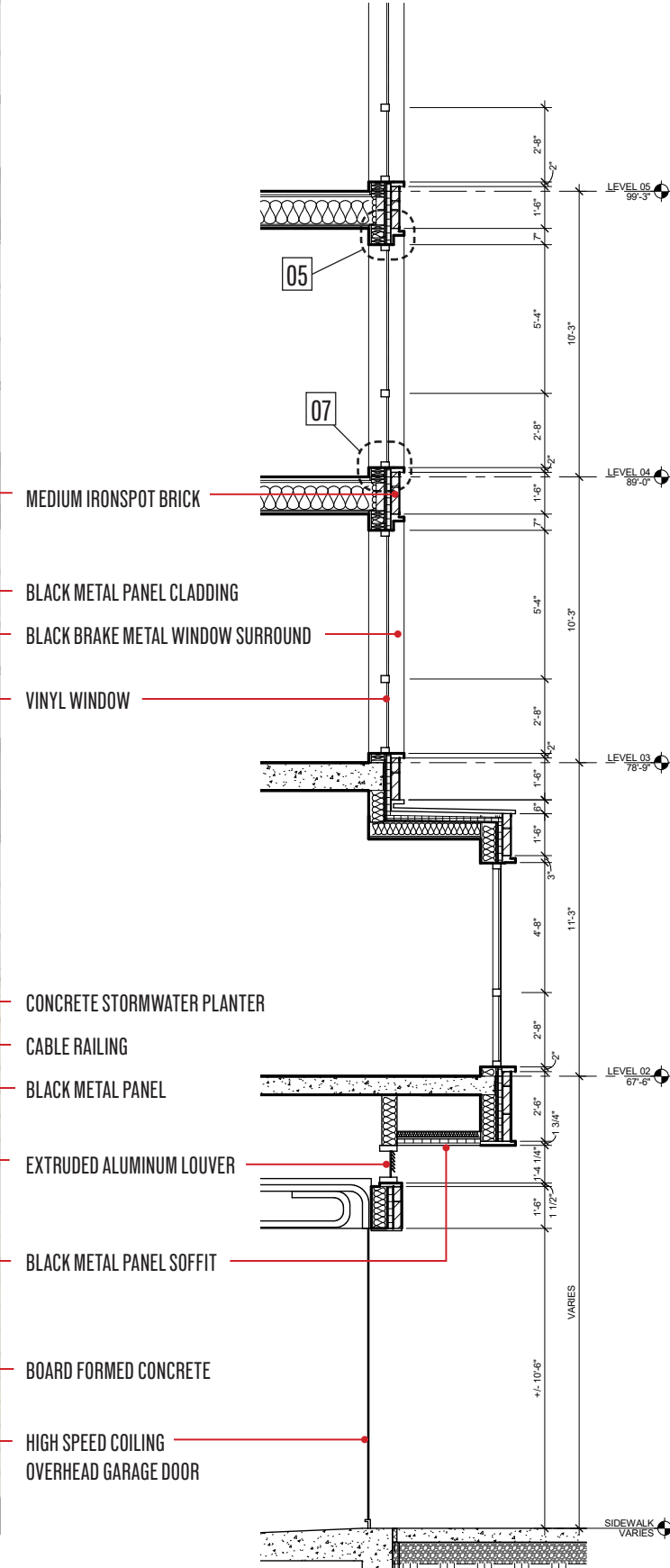
REPRESENTATIVE IMAGE OF OVERHEAD DOORS

WS03 - WALL SECTION 03





ENLARGED ELEVATION @ SOUTH FACADE - GARAGE ENTRY



WALL SECTION @ SOUTH FACADE - GARAGE ENTRY



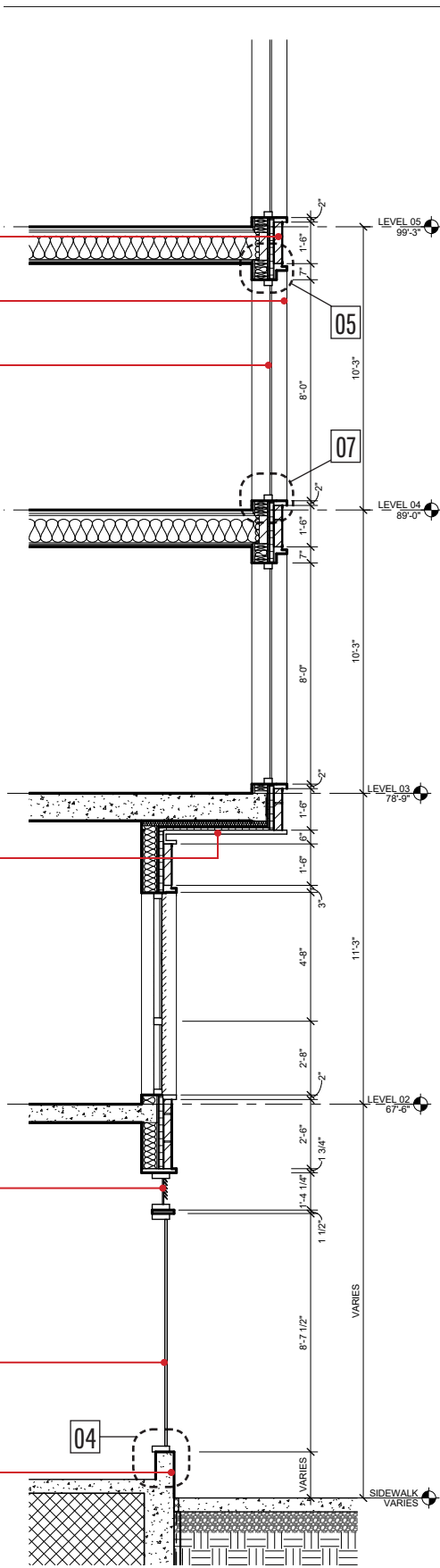
REPRESENTATIVE IMAGE OF VENTILATED ALUM. PANEL COILING GARAGE DOOR.

WS04 - WALL SECTION 04

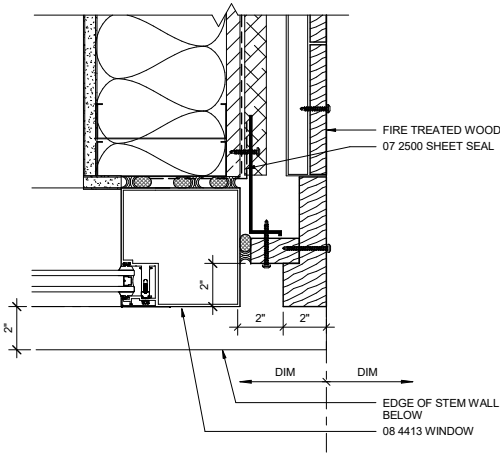


ENLARGED ELEVATION @ SOUTH FACADE - BUILDING ENTRY

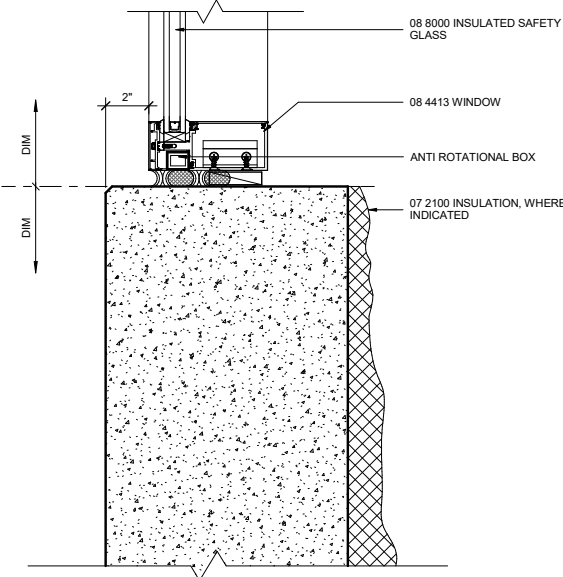
- MEDIUM IRONSPOT BRICK
- BLACK BRAKE METAL WINDOW SURROUND
- VINYL WINDOW
- EXTRUDED ALUMINUM LOUVER
- BLACK METAL PANEL SOFFIT
- EXTRUDED ALUMINUM LOUVER
- WOOD SOFFIT
- VERTICAL WOOD CLADDING
- ALUMINUM STOREFRONT
- BOARD FORMED CONCRETE



WALL SECTION @ SOUTH FACADE - BUILDING ENTRY



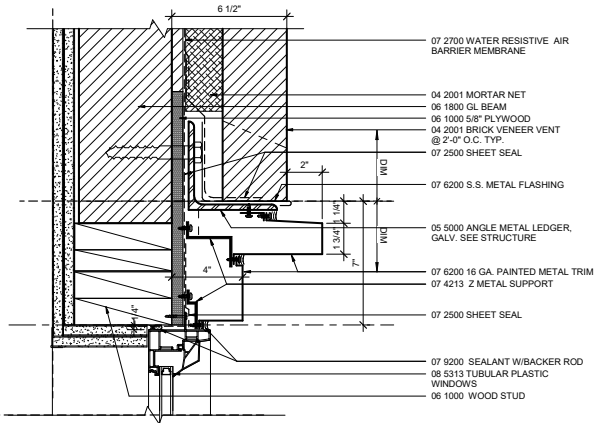
03 | TYPICAL STOREFRONT JAMB



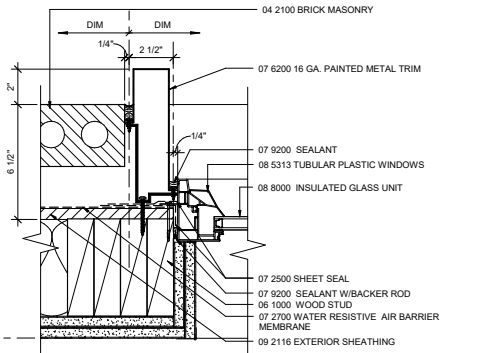
04 | TYPICAL STOREFRONT SILL

WS05 - WALL SECTION 05

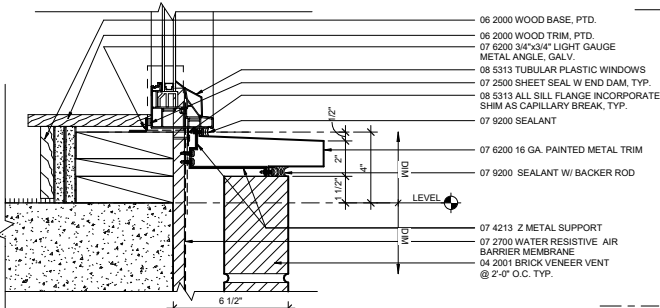




05 | TYPICAL WINDOW HEAD DETAIL



06 | TYPICAL WINDOW JAMB DETAIL



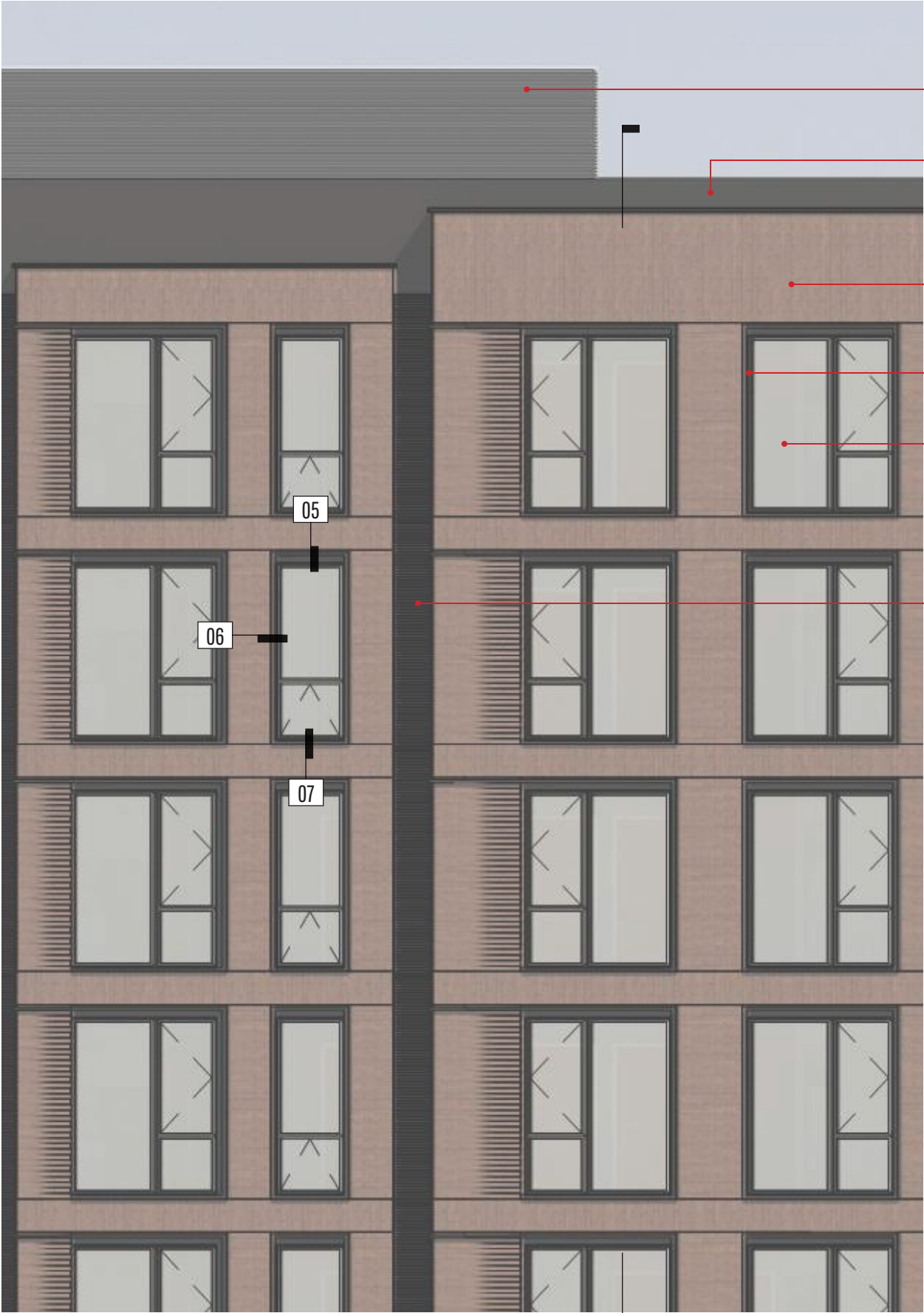
07 | TYPICAL WINDOW SILL DETAIL

ENLARGED ELEVATION @ WEST FACADE - ENTRY

WALL SECTION @ WEST FACADE - ENTRY

# WS06 - WALL SECTION 06





METAL BOX-RIB SIDING

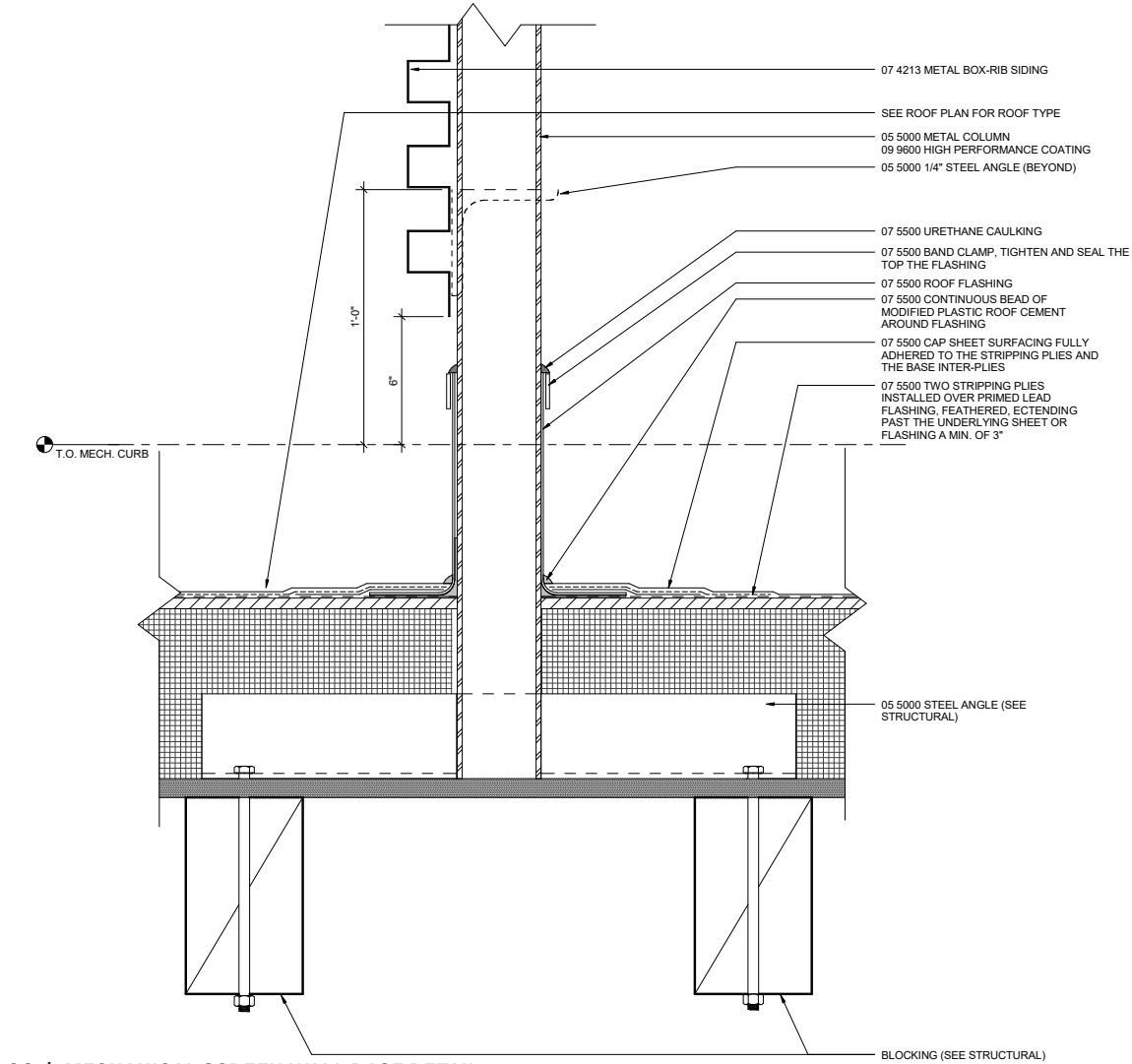
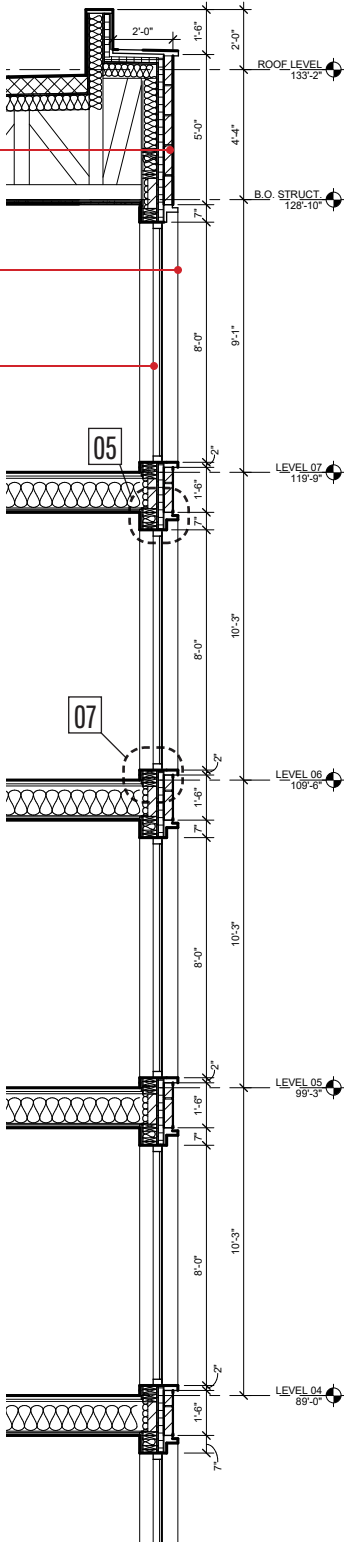
FLAT-PANEL METAL CLADDING

MEDIUM IRONSPOT BRICK

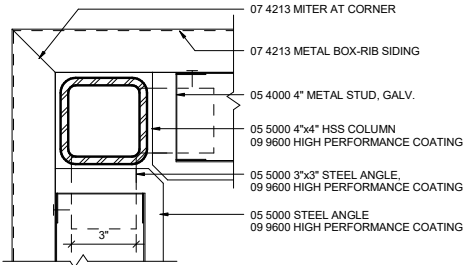
BLACK BRAKE METAL WINDOW SURROUND

VINYL WINDOW

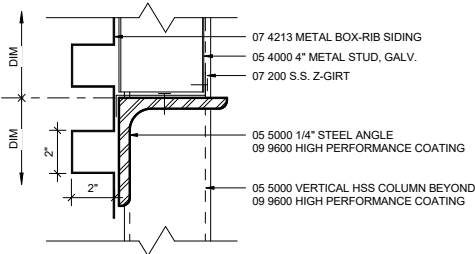
EXTRUDED ALUMINUM LOUVER



08 | MECHANICAL SCREEN WALL BASE DETAIL



09 | MECHANICAL SCREEN CORNER



10 | MECHANICAL SCREEN WALL BASE

ENLARGED ELEVATION @ WEST FACADE -PARAPET

WALL SECTION @ WEST FACADE - PARAPET

WS07 - WALL SECTION 07





**VERTICAL NORMAN RUNNING BOND**  
Medium Ironspot, Velour Finish

**HORIZONTAL NORMAN RUNNING BOND**  
Medium Ironspot, Velour Finish

**VINYL WINDOW**  
Black Frames

**RAKED BRICK COURSING**  
Alternating Courses Inset 1"  
at Window Jamb

**BRAKE METAL WINDOW SURROUND**  
Black



REPRESENTATIVE IMAGE OF RAKED BRICK COURSING



REPRESENTATIVE IMAGE OF BRICK COURSING



REPRESENTATIVE IMAGE OF WINDOW SURROUND

# WINDOW BAY BRICK DETAIL

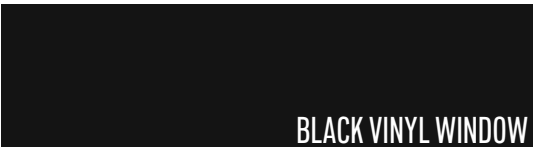




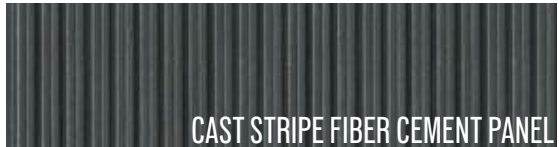
MEDIUM IRONSPOT BRICK



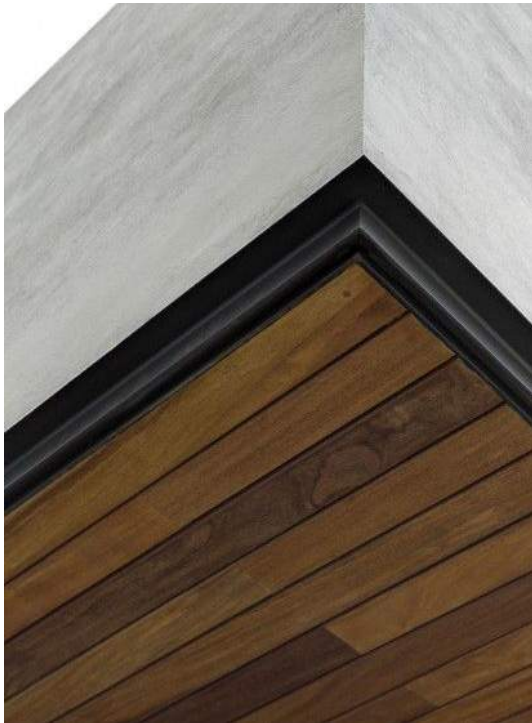
MATTE BLACK METAL PANEL



BLACK VINYL WINDOW



CAST STRIPE FIBER CEMENT PANEL



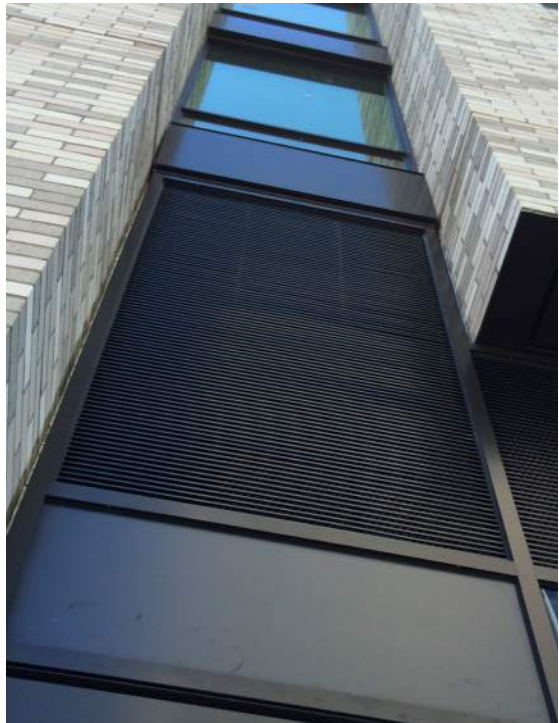
WOOD SOFFITS AND SIDING



ALUMINUM STOREFRONT



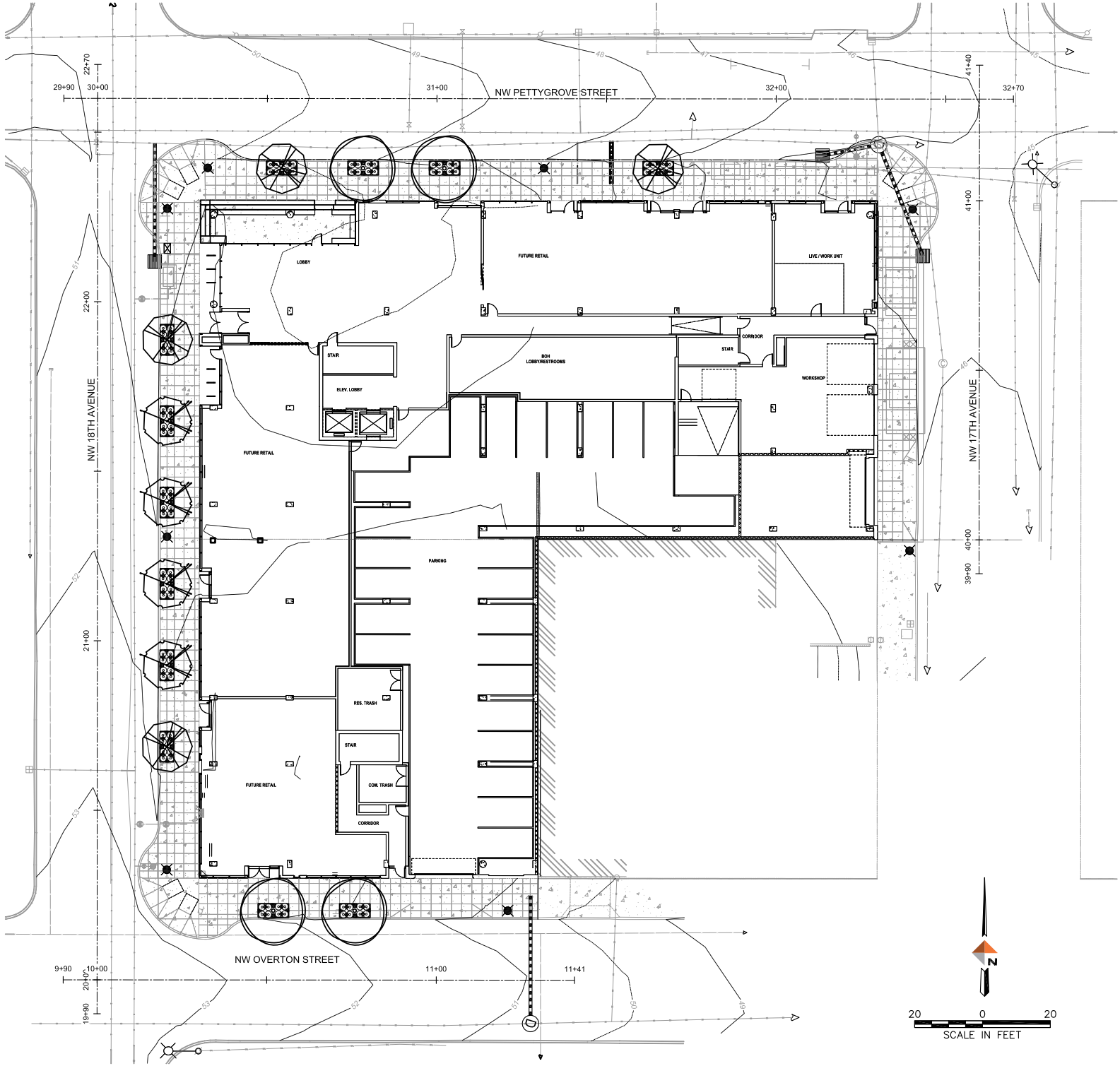
BOARD FORMED CONCRETE



ALUMINUM LOUVER

# MATERIALS + COLORS





STREET FRONTAGE PLANTINGS

TREES ITEM	SIZE	QTY.	MATURE SIZE / WATER USE / FOLIAGE
GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	2.5" CAL. / B&B AS SHOWN	4	40' H X 15' W / LOW / DECIDUOUS
TILIA CORDATA 'CHANCOLE' CHANCELLOR LINDEN	2.5" CAL. / B&B AS SHOWN	3	35' H X 20' W / LOW / DECIDUOUS
CARPINUS BETULA 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	2.5" CAL. / B&B AS SHOWN	2	35' H X 15+ W / LOW / DECIDUOUS
GROUNDCOVERS & BULBS ITEM	SIZE	QTY.	MATURE SIZE / WATER USE / FOLIAGE
TRACHYLOSPERMUM JASMINOIDES STAR JASMINE	1 GAL. AS SHOWN	96	6" H X 3' W / LOW / EVERGREEN
CROCUS V. 'GIANT DUTCH' & N. 'TETE-A-TETE' GIANT CROCUS & TETE-A-TETE DAFFODIL	BULBS 12 / SF	20 SF 624 BULBS 312 EACH	6" H X 6" W / LOW / PERENNIAL
COLCHICUM sp. WHITE FALL FLOWERING CROCUS	BULBS 8 PER PLANTER	104	6" H X 6" W / LOW / PERENNIAL
DECORATIVE ROCK ITEM	SIZE	QTY.	COMMENTS
CRUSHED ROCK REFER TO NOTES ON THIS PAGE	3" LAYER	460 SF / 115 CF 4.25 CY	INSTALL FLUSH WITH CURB AND WALK DO NOT MOUND ROCK LAYER
IRRIGATION ITEM	SIZE	QTY.	COMMENTS
18" ROOT ZONE WATERING TUBE HUNTER RZWS-18		48	INSTALL 4 PER PLANTER



WHITE FALL CROCUS



TETE-A-TETE DAFFODIL



GIANT DUTCH CROCUS



STAR JASMINE



FRANS FONTAINE  
HORNBEAM



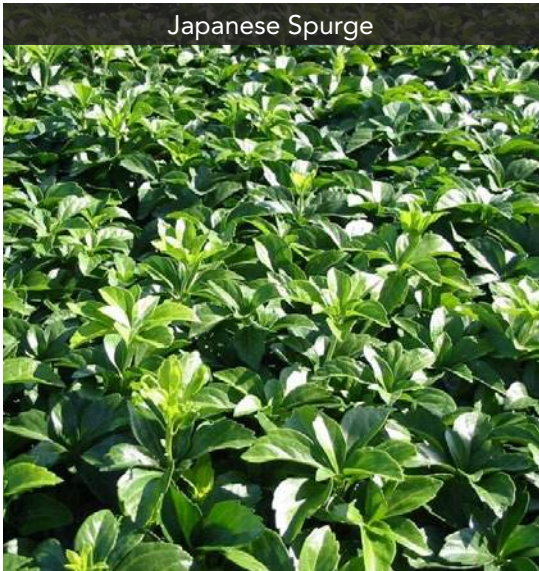
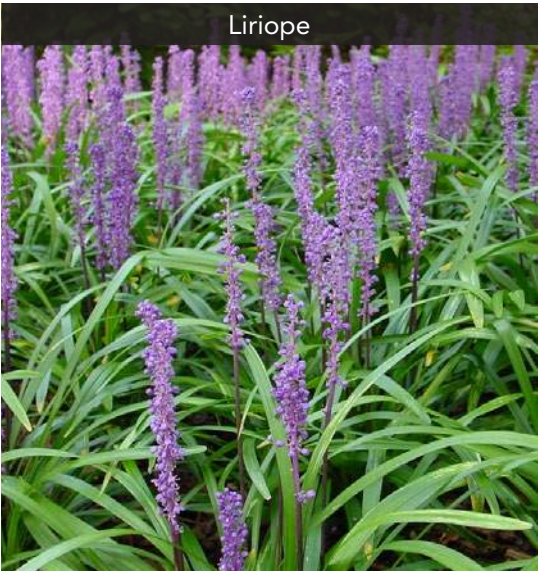
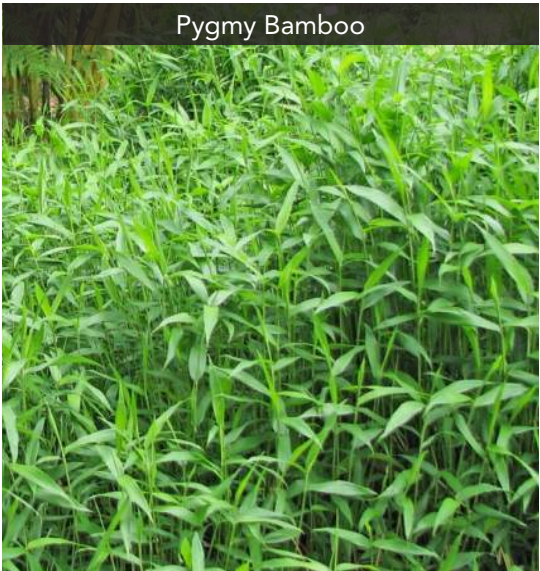
PRINCETON SENTRY  
GINKGO



CHANCELLOR LINDEN



Level 1



LANDSCAPE - ENTRY PORCH

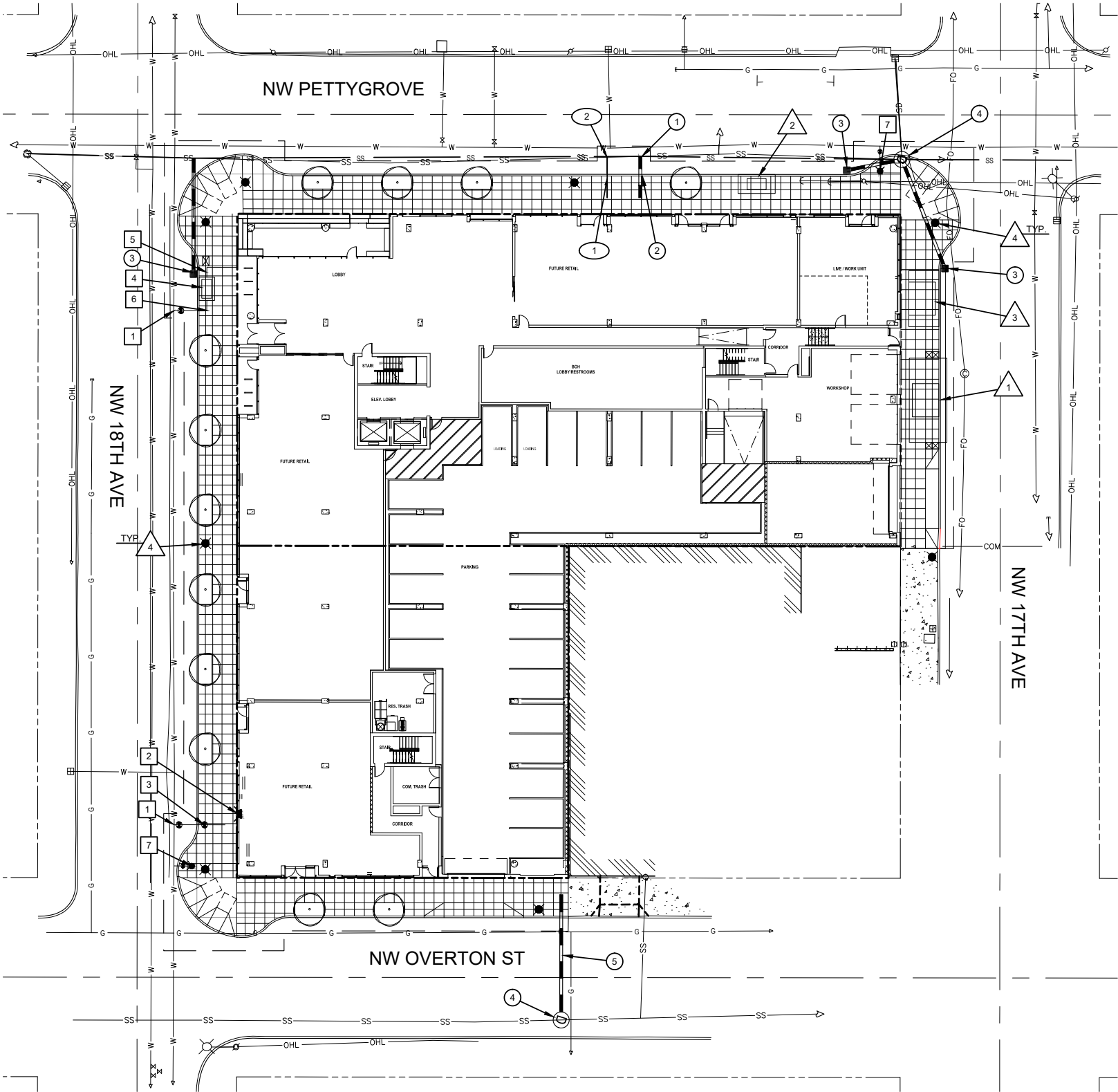


Level 2



LANDSCAPE - AMENTY DECK





LEGEND

- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- SD - STORM DRAINAGE LINE
- SS - SANITARY SEWER LINE
- W - UNDERGROUND WATER LINE
- E - UNDERGROUND ELECTRICAL LINE
- T - UNDERGROUND TELEPHONE LINE
- FO - UNDERGROUND FIBER OPTIC LINE
- G - UNDERGROUND NATURAL GAS LINE
- OHW - OVERHEAD WIRE
- (W) - LOCATION / SIZE FROM AS BUILTS
- S - SANITARY SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- SIGN POST
- PROPOSED STORM LINE
- SS - PROPOSED SANITARY LINE
- W - PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPT CONNECTION
- PROPOSED STREET LIGHT

STORM CONSTRUCTION NOTES

- 1 - CONNECT TO EXISTING COMBO SEWER LINE
- 2 - INSTALL 13 LF OF 10" STORM PIPE. STUB 5' FROM FACE OF BUILDING.
- 3 - PROPOSED OFFSITE STORM CATCH BASIN UNDER SEPARATE PERMIT.
- 4 - PROPOSED OFFSITE COMBINATION SEWER MANHOLE UNDER SEPARATE PERMIT
- 5 - INSTALL 38 LF OF 10" STORM PIPE. STUB 5' FROM FACE OF BUILDING.

WATER CONSTRUCTION NOTES

- 1 - PWB TO TAP EXISTING 6" WATER MAIN
- 2 - INSTALL BUILDING MOUNTED FDC
- 3 - PROPOSED 15 LF OF 6" FIRE WATER LINE. CONTRACTOR TO VERIFY BUILDING CONNECTION WORKS WITH BUILDING SLAB LOCATIONS. DCDA TO BE LOCATED INSIDE BUILDING.
- 4 - PROPOSED 4" METER AND VAULT. METER TO BE INSTALLED BY PWB.
- 5 - INSTALL 11 LF OF 4" DOMESTIC WATER LINE. STUB 5' FROM FACE OF BUILDING. DCVA LOCATED INSIDE BUILDING. CONTRACTOR TO VERIFY BUILDING CONNECTION WORKS WITH BUILDING SLAB LOCATIONS.
- 6 - INSTALL 13 LF OF 4" DOMESTIC WATER LINE.
- 7 - FIRE HYDRANT ASSEMBLY AND 4 LF OF FIRE WATER LINE TO BE INSTALLED BY PWB.

SANITARY CONSTRUCTION NOTES

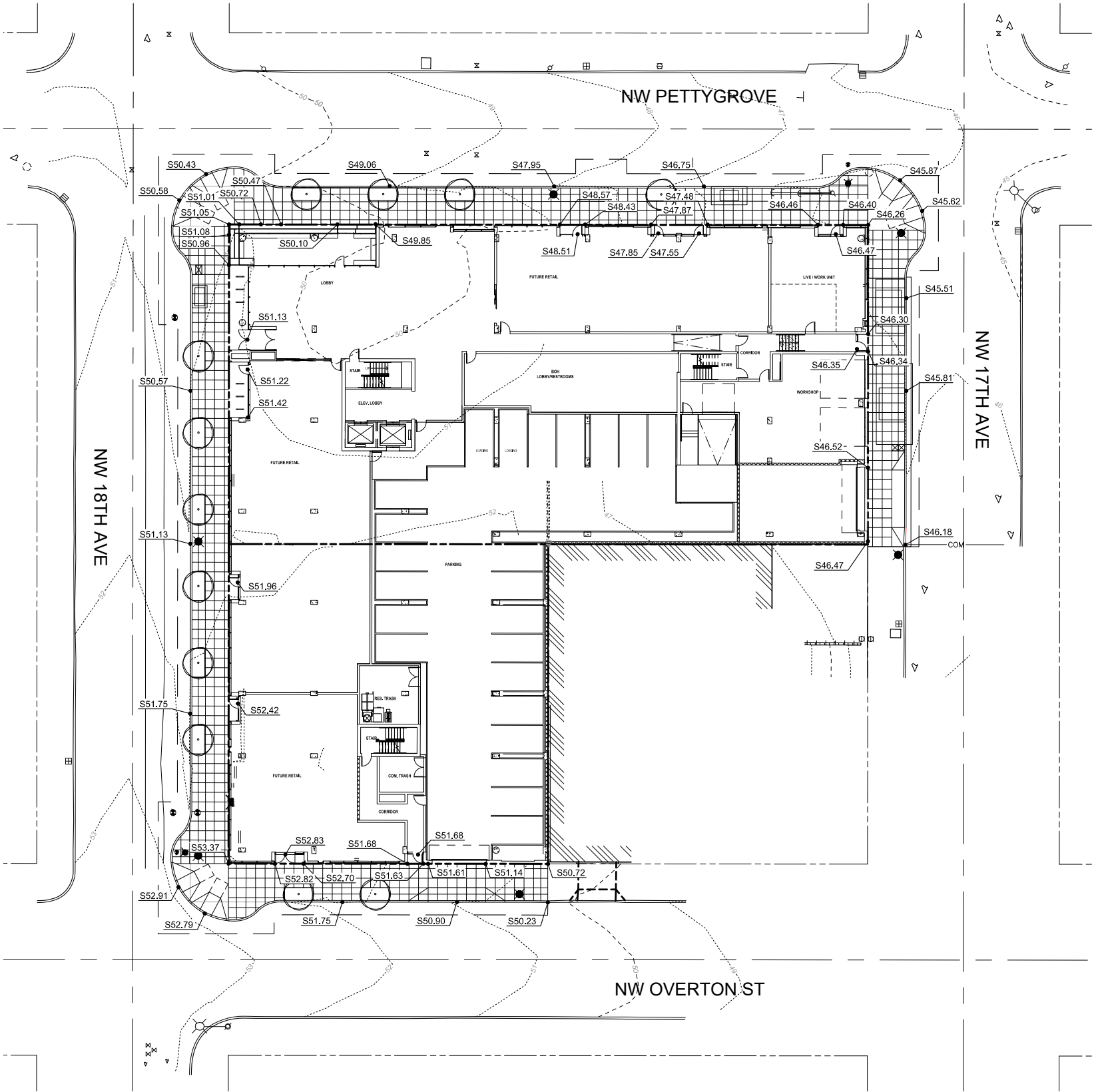
- 1 - INSTALL 13 LF OF 8" SANITARY SEWER PIPE. STUB 5' FROM FACE OF BUILDING. CONTRACTOR TO VERIFY BUILDING CONNECTION WORKS WITH BUILDING SLAB LOCATIONS.
- 2 - CONNECT SANITARY SEWER LINE INTO EXISTING COMBO SEWER LINE.

FRANCHISE UTILITY CONSTRUCTION NOTES

- 1 - PROPOSED UNDERGROUND PGE 1024 VAULT AND VENTS.
- 2 - PROPOSED 5106 SWITCH VAULT.
- 3 - PROPOSED UNDERGROUND PGE 816 VAULT.
- 4 - PROPOSED STREET LIGHT, UNDER SEPARATE PERMIT



UTILITY PLAN



**LEGEND**

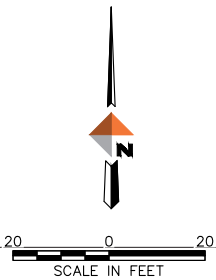
- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING BUILDING FACE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- SIGN POST
- TOP OF CURB AND BOTTOM OF CURB SPOT SHOT
- PROPOSED SPOT SHOT
- SLOPE

TC: 72.00  
BC: 71.50

S72.38

2.0%

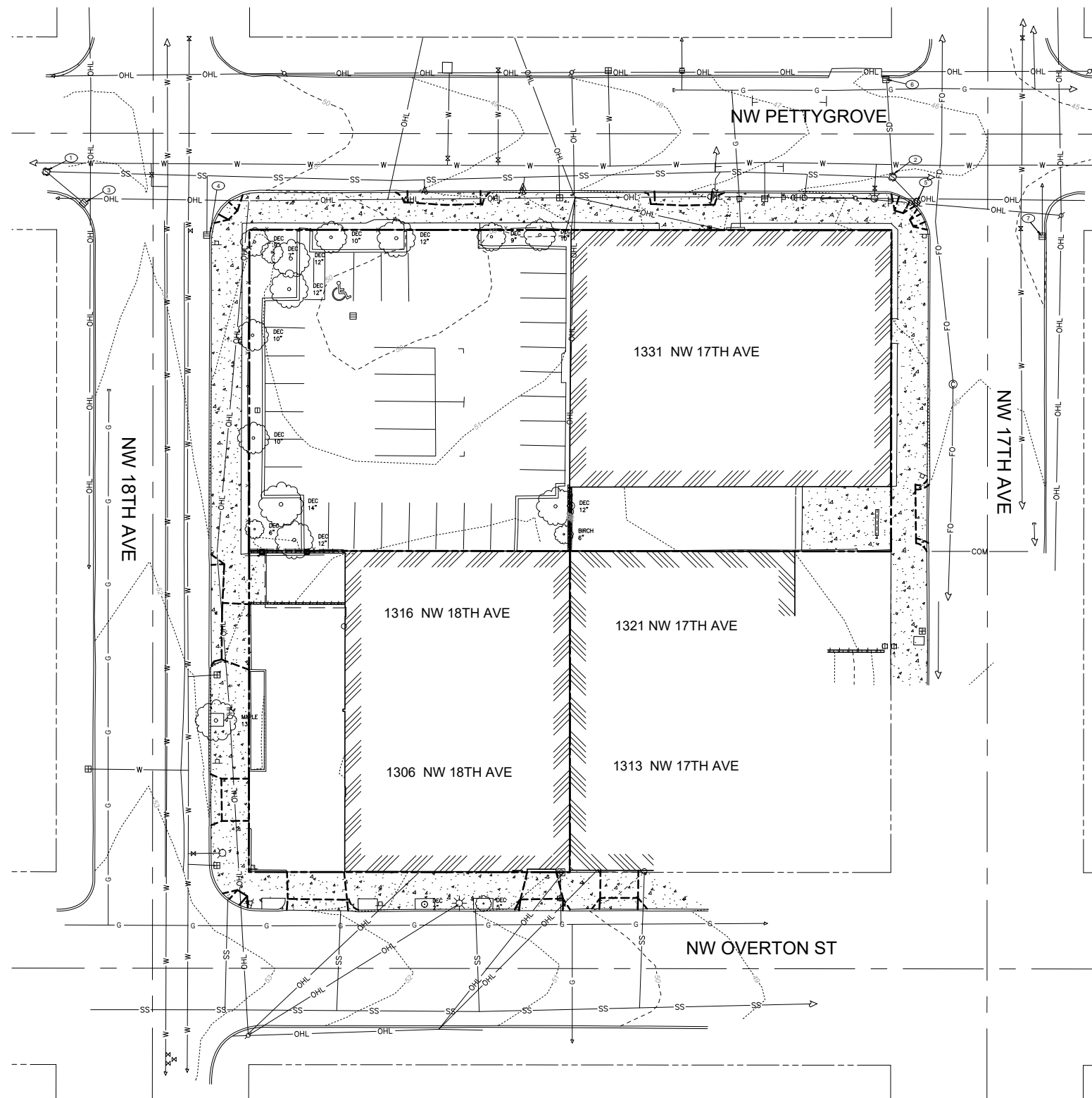
\* ALL SPOT SHOTS ARE TOP OF SURFACE



GRADING PLAN



LOTS 2, 3, 5, 6, 7, AND 8, BLOCK 232, COUCH'S ADDITION TO THE CITY OF PORTLAND, IN  
THE NE 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.  
CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON



	- EXISTING BOUNDARY LINE
	- EXISTING CENTERLINE
	- EXISTING RIGHT-OF-WAY LINE
	- PROPERTY LOT LINE
	- STORM DRAINAGE LINE
	- SANITARY SEWER LINE
	- UNDERGROUND WATER LINE
	- UNDERGROUND ELECTRICAL LINE
	- UNDERGROUND TELEPHONE LINE
	- UNDERGROUND FIBER OPTIC LINE
	- UNDERGROUND CABLE TV LINE
	- UNDERGROUND NATURAL GAS LINE
	- INDICATES DATA FROM AS BUILT INFORMATION
	- OVERHEAD WIRE
	- BUILDING FACE
	- BUILDING OVERHANG LINE
	- EXISTING ASPHALT SURFACE
	- EXISTING CONCRETE SURFACE
	- FOUND MONUMENT AS NOTED IN TABLE
	- CONTROL MONUMENT BY OTHERS
	- GAS METER
	- SANITARY SEWER MANHOLE
	- SANITARY SEWER CLEANOUT
	- CATCH BASIN
	- CATCH BASIN - TRAPPED TYPE
	- FIRE HYDRANT
	- WATER VALVE
	- STREET LIGHT (COBRA ARM)
	- ELECTRIC METER
	- UTILITY POLE
	- GUY WIRE
	- TELEPHONE MANHOLE
	- UNKNOWN CLEANOUT
	- SIGN POST
	- CONIFEROUS TREE
	- DECIDUOUS TREE

- ① 30° CSMH  
RIM = 51.06  
12° CONC OUT E IE=40.24  
8° CONC IN SW IE=45.90  
12° CONC IN W IE=40.34
- ② 30° CSMH  
RIM = 45.93  
12° CONC OUT E IE=34.45  
10° CONC IN SE IE=39.95  
12° CONC IN W IE=34.55  
UNK° CONC IN N IE=39.23
- ③ CB  
RIM=50.26  
8° CONC NW IE=48.31
- ④ CB  
RIM=50.12  
8° CONC N IE=47.42
- ⑤ CB  
RIM=45.02  
12° CONC OUT NW IE=43.21
- ⑥ CB  
RIM=45.48
- ⑦ CB  
RIM=44.54  
10° CONC OUT N IE=40.95

**DATUM:**  
ELEVATION DATUM: CITY OF PORTLAND  
BENCHMARK: #3503  
ELEVATION: 50.57 FEET





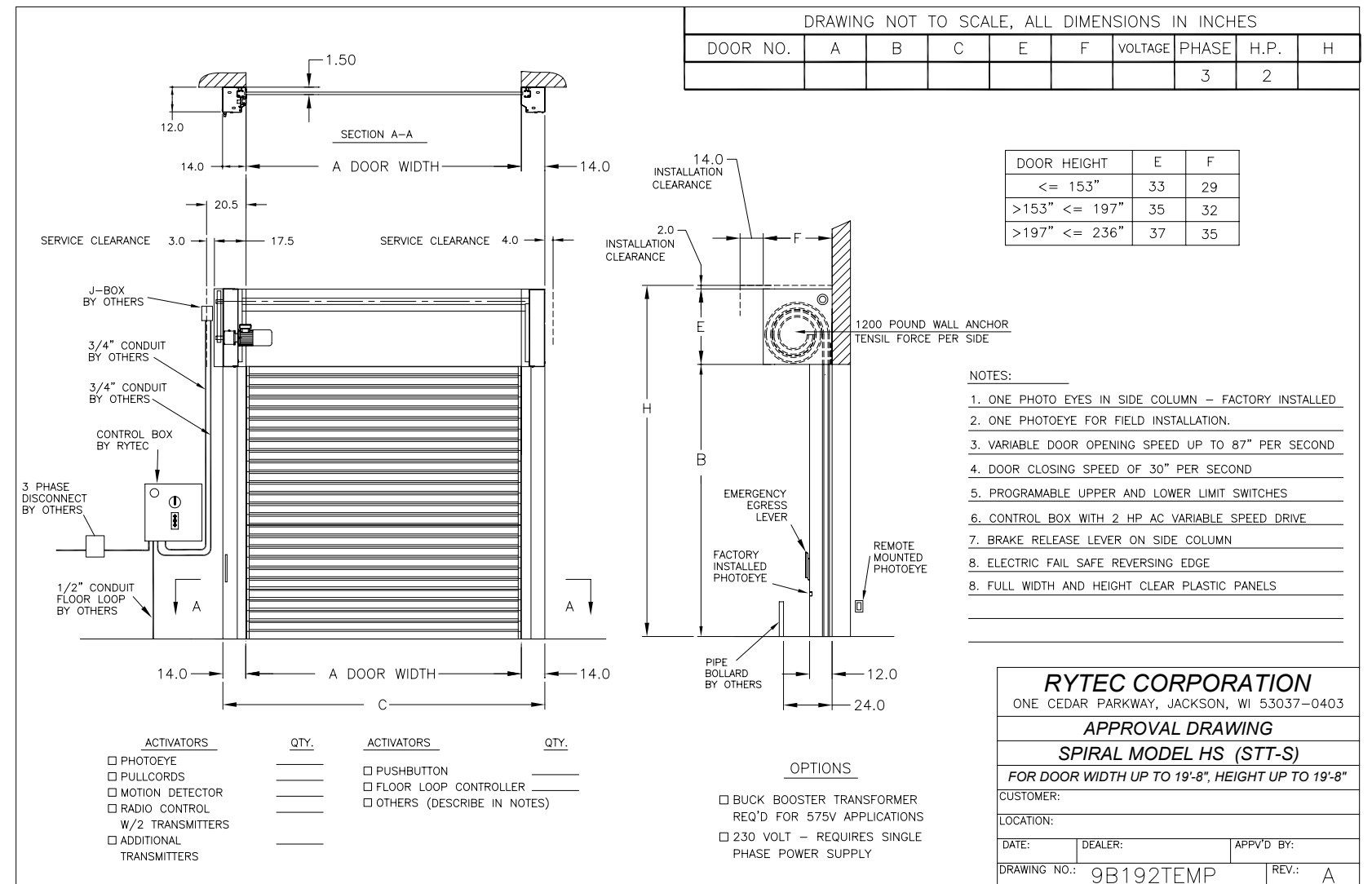
## VEHICULAR ENTRY DOOR FROM EXTERIOR

ANODIZED ALUMINUM PERFORATED 9-INCH SLATS



### VEHICULAR ENTRY DOOR FROM INTERIOR

### DETAIL PHOTO OF PERFORATED SLATS



## VEHICULAR ENTRY DOOR CUTSHEET

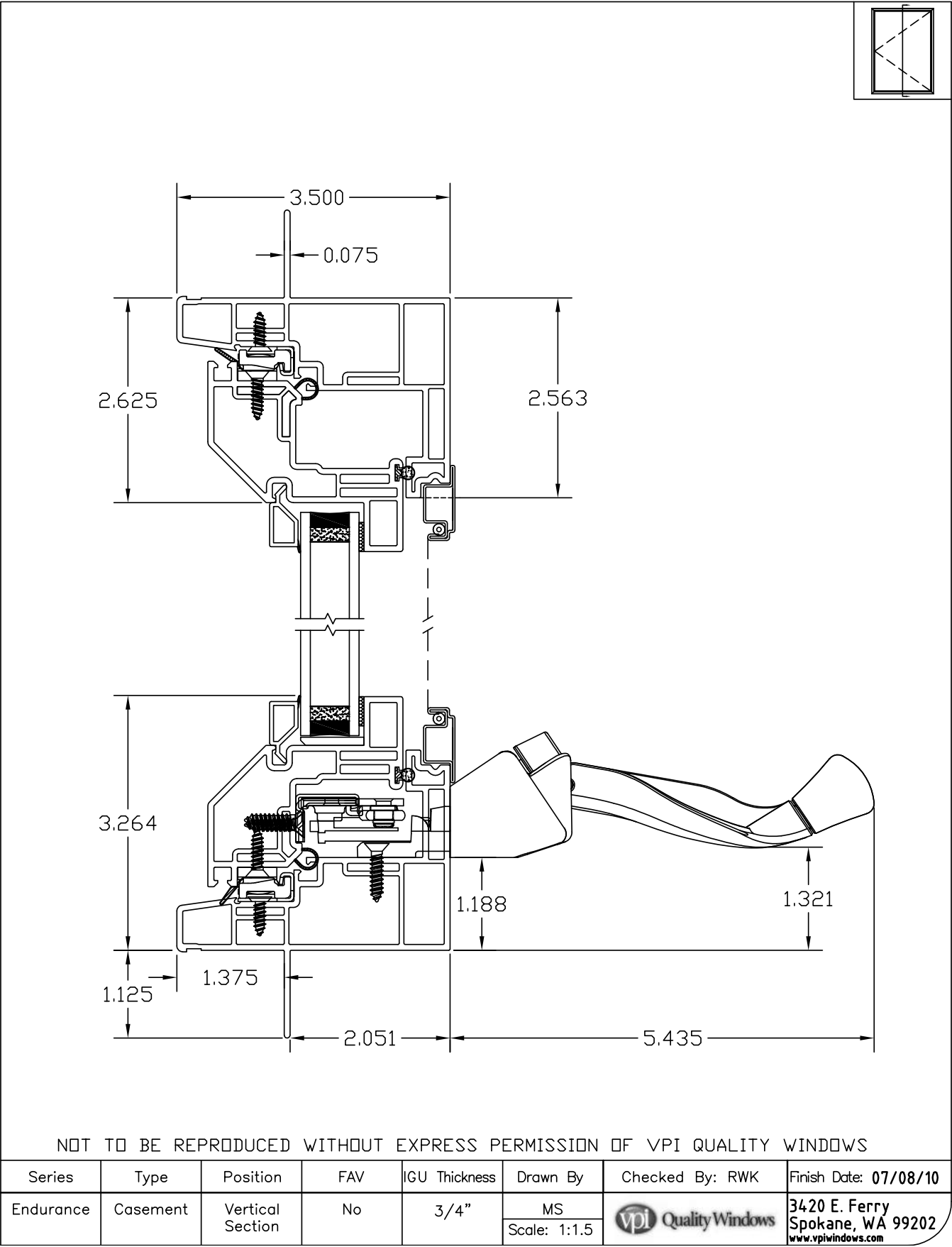




REPRESENTATIVE IMAGE OF VINYL WINDOWS WITH BLACK FRAMES



REPRESENTATIVE IMAGE OF VINYL WINDOWS WITH BLACK FRAMES



VINYL WINDOW CUTSHEET

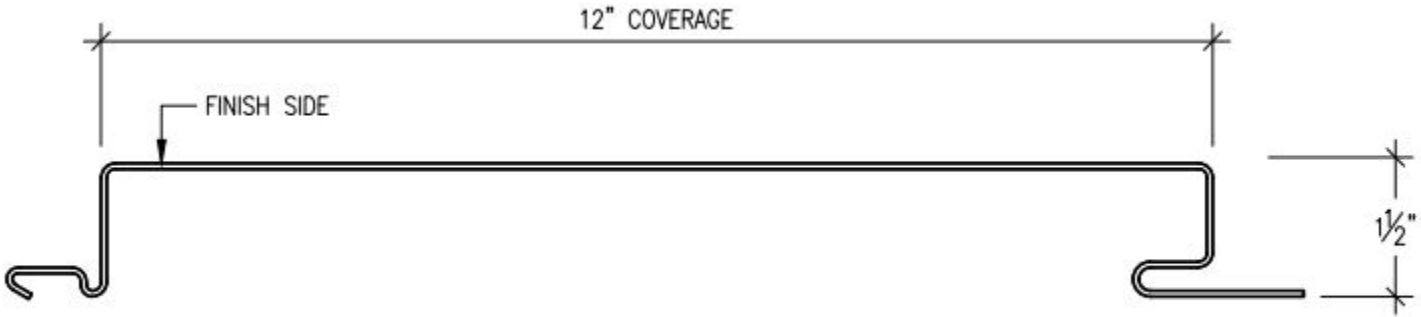
PRODUCT INFO - WINDOWS



REPRESENTATIVE IMAGE OF MORIN METAL PANEL TYPE F-12



REPRESENTATIVE IMAGE OF MORIN METAL PANEL TYPE F-12



MORIN METAL PANEL TYPE F-12 - PRODUCT PROFILE

PRODUCT INFO - MORIN METAL PANEL

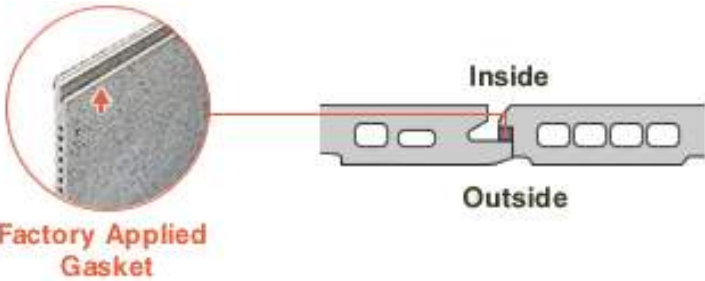




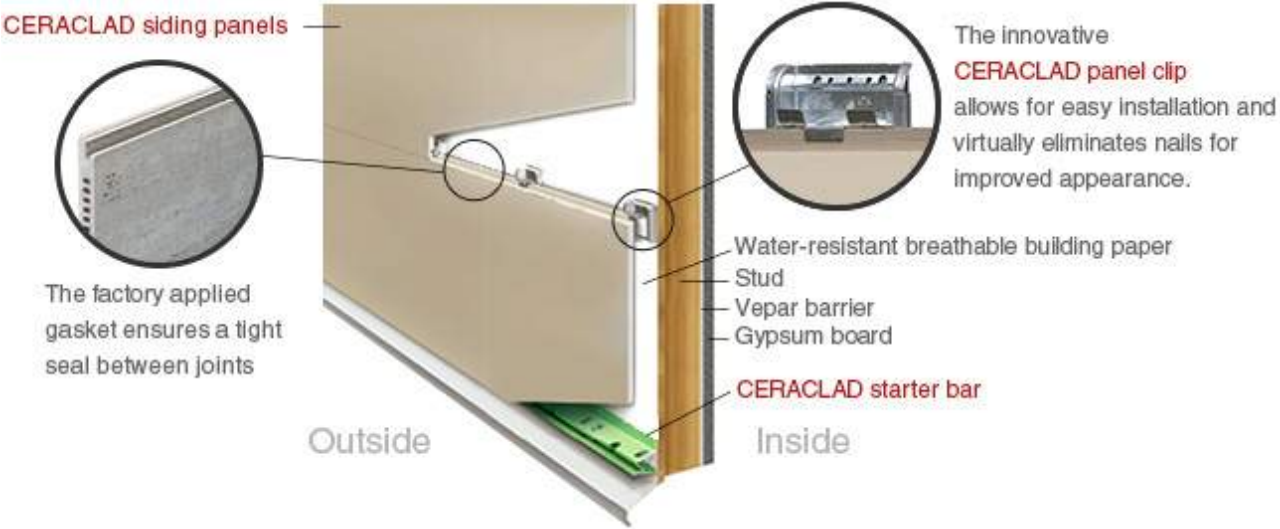
REPRESENTATIVE IMAGE OF CERACLAD WITH CAST STRIPE PROFILE AND CHARCOAL FINISH



REPRESENTATIVE IMAGE OF CERACLAD WITH CAST STRIPE PROFILE AND CHARCOAL FINISH



CERACLAD CONCEALED JOINT SYSTEM



CERACLAD RAIN SCREEN EXTERIOR SIDING SYSTEM

# PRODUCT INFO - CERACLAD FIBER CEMENT SIDING





# 17<sup>TH</sup> + PETTYGROVE

*Design Review Submittal 01 / December 22, 2016*

## APPENDIX : ADDITIONAL DESIGN DRAWINGS





VIEW LOOKING SOUTHEAST FROM 18TH AND PETTYGROVE





VIEW LOOKING NORTHEAST FROM 18TH + OVERTON





VIEW LOOKING NORTHWEST FROM 17TH + OVERTON





VIEW FROM 17TH + PETTYGROVE





ENTRY PORCH AT 18TH + PETTYGROVE





VIEW LOOKING UP FROM 18TH









CITY-WIDE CONTEXT









View looking Southeast from the corner of 18th + Pettygrove



View looking Southwest from the corner of 17th + Pettygrove

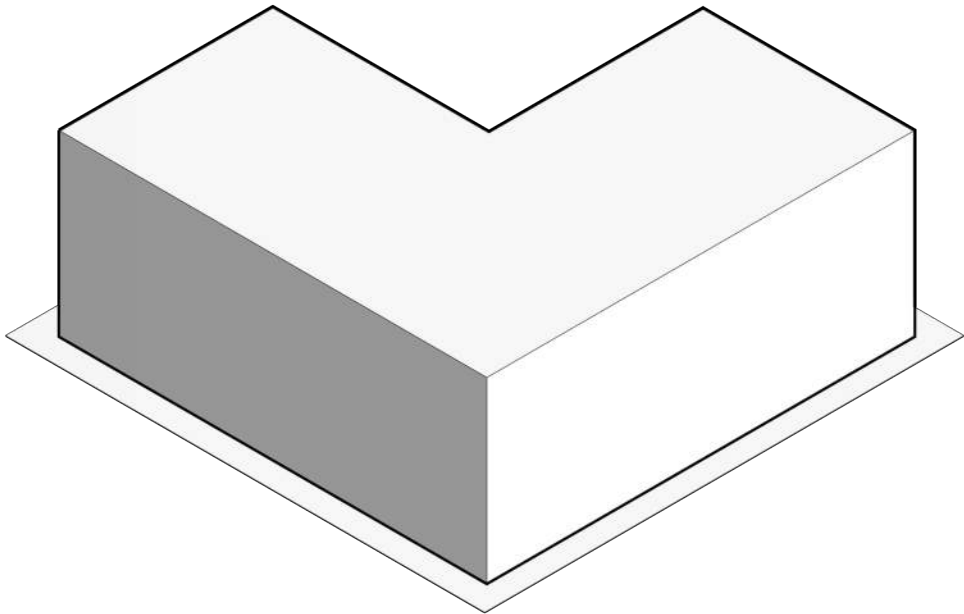


View looking Northeast from the corner of 18th + Overton

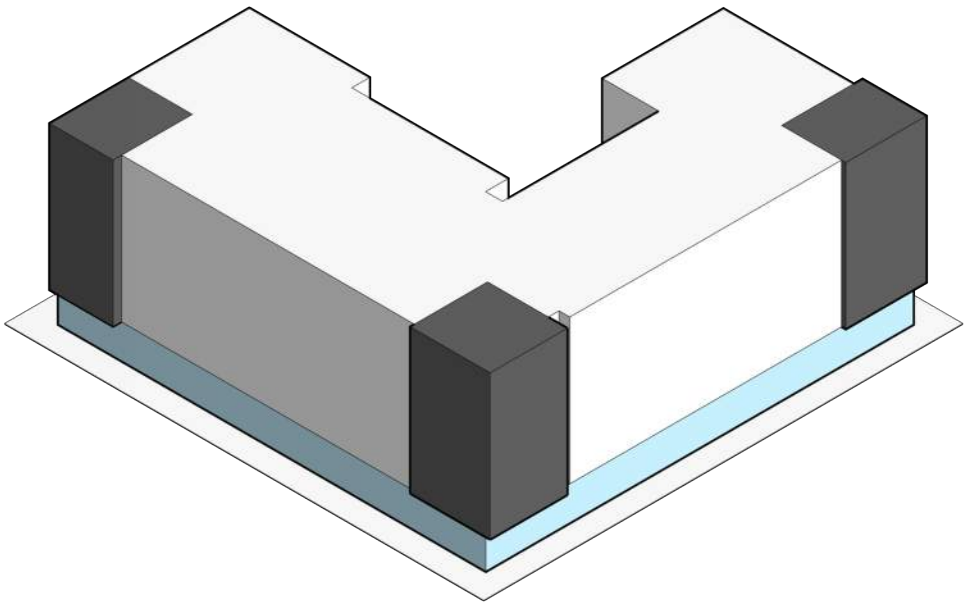


View looking Northwest from the corner of 17th + Overton

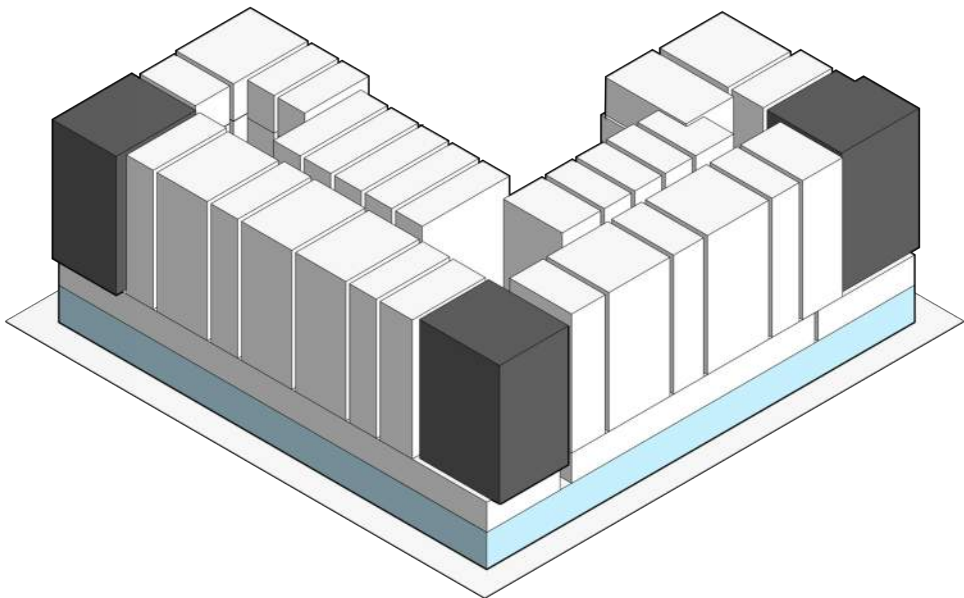




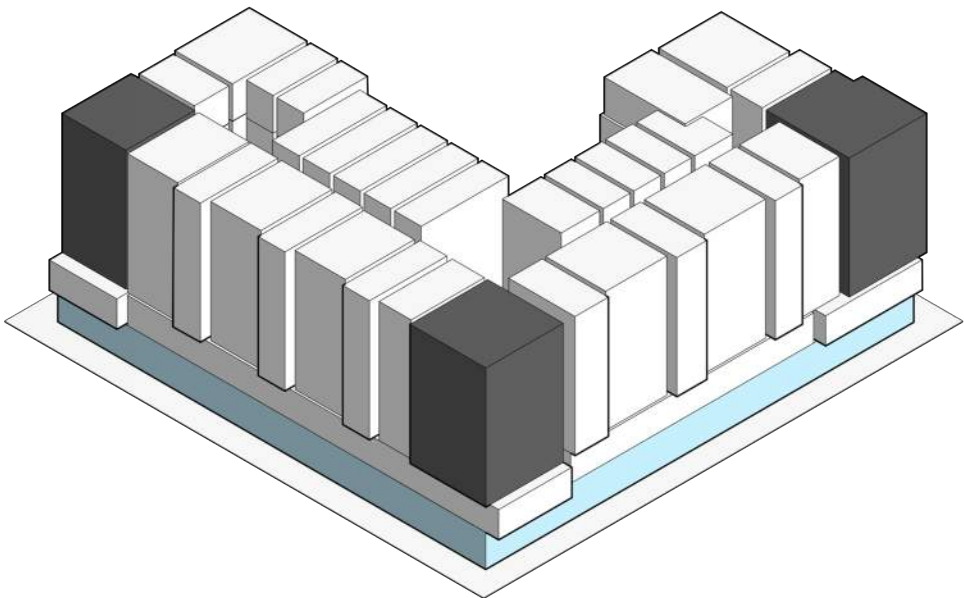
1. DEFINE BUILDABLE ENVELOPE



2. ACTIVATE CORNERS

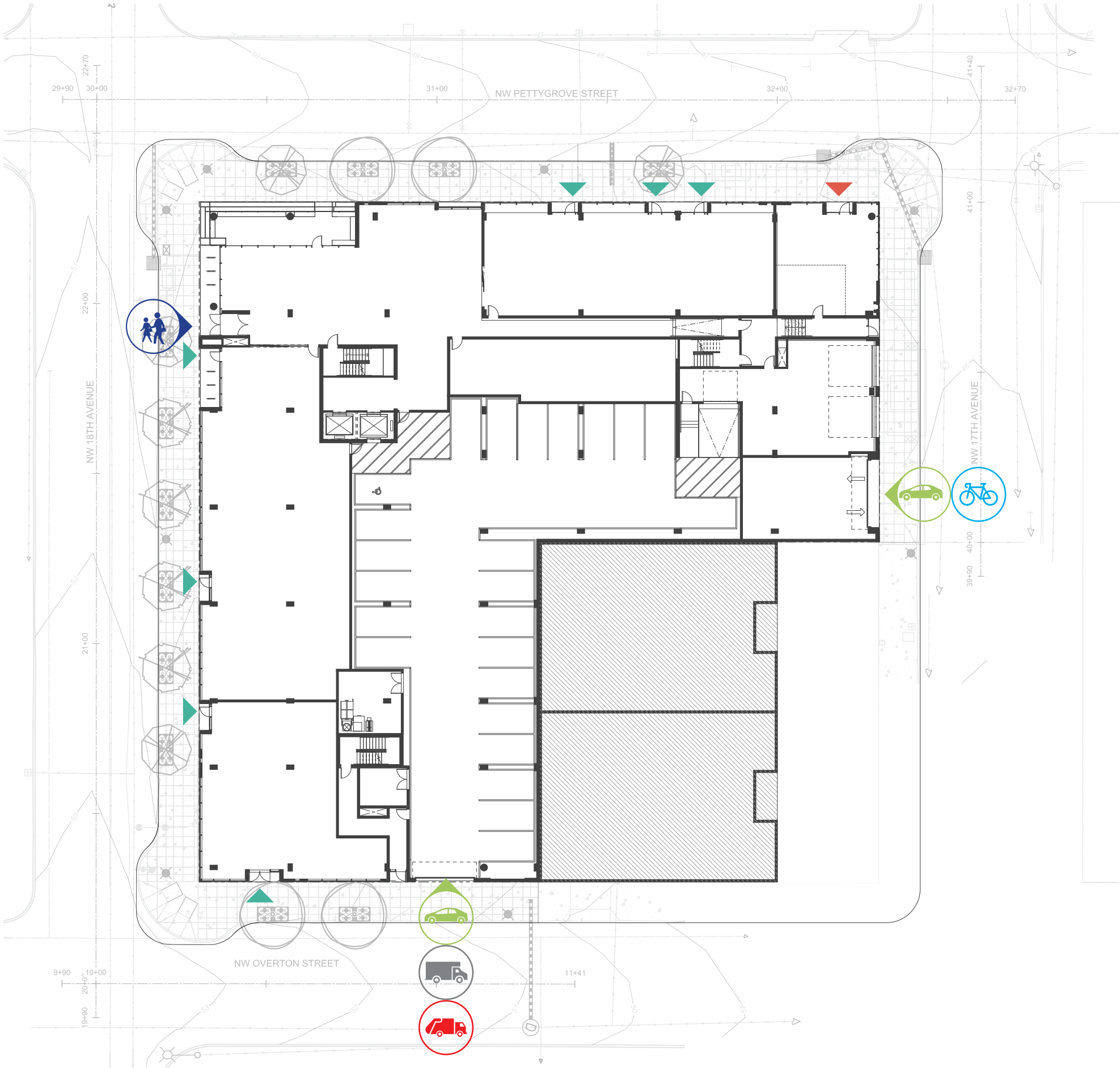


3. ALLOW UNIT STACKS TO INFORM MASSING



4. SHIFT UNIT STACKS TO ARTICULATE MASSING





- DRAWING KEY**
- Main building entry
  - Garage access
  - Bike room access
  - Garbage / recycling
  - Residential move-in/out
  - Ground-floor unit entrance
  - Retail entrance



OSSC/32/#1  
Window Projections into Public Right-of-Way  
Page 2 of 3  
Revised April 1, 2015

Standards for windows allowed to project into public right-of-way.

- A. Projection.** Maximum projection of 4 feet into the right-of-way including trim, eaves and ornament.
- B. Clearance.** Clearance above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code. (The 2014 edition of the Oregon Structural Specialty Code states that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.)
- C. Area.** Maximum wall area of all windows which project into public right-of-way on a wall is 40% of the wall's area.
- D. Wall Length.** Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.
- E. Window Area.** Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides, and required side windows must be a minimum of 10% of side walls. When approved through design review, the window requirement for side walls may vary. Side windows must meet the requirements of Table 705.8 of the current Oregon Structural Specialty Code, maximum area of exterior wall openings based on fire separation distance and degree of opening protection. The separation distance is measured from the continuation of the property line. No openings will be allowed within 3 feet of the property line continuation.

**F. Width.** Maximum width of 12 feet for each projecting window element. When approved through design review, the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.

**G. Separation.** Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.

OCCC/32/#1  
Window Projections into Public Right-of-Way

How the project is meeting the standards:

- Projection:** All projections into the right-of-way (including trim, eaves and ornament) are no more than 4 feet and comply with this standard, as shown on the following pages.
- Clearance:** All projections into the right-of-way are within the requirements of standard B. Please refer to diagrams on following sheets showing height from adjacent sidewalk and extent of projection into the right-of-way. The only location where we are less than 12 feet above the adjacent grade is at the SW corner, where the clearance is 11' - 8". At that location, our projection is 3' - 6", which complies with the standard.
- Area:** All projections into the right-of-way remain well below the 40% required maximum. The highest percentage is at the west facade, which reaches 31% of total wall area, which complies with this standard.
- Wall Length:** No single window projection into the right-of-way is greater than 50% of its building wall length. The highest percentage is at the east facade, where the largest single projection is 34 feet, 4 inches on a building wall that is 91 feet, which equates to 38% of the building wall length. The project meets this standard.
- E. - G.:** Approval being requested through Design Review as follows:

**E.** Project complies with all requirements of this standard.

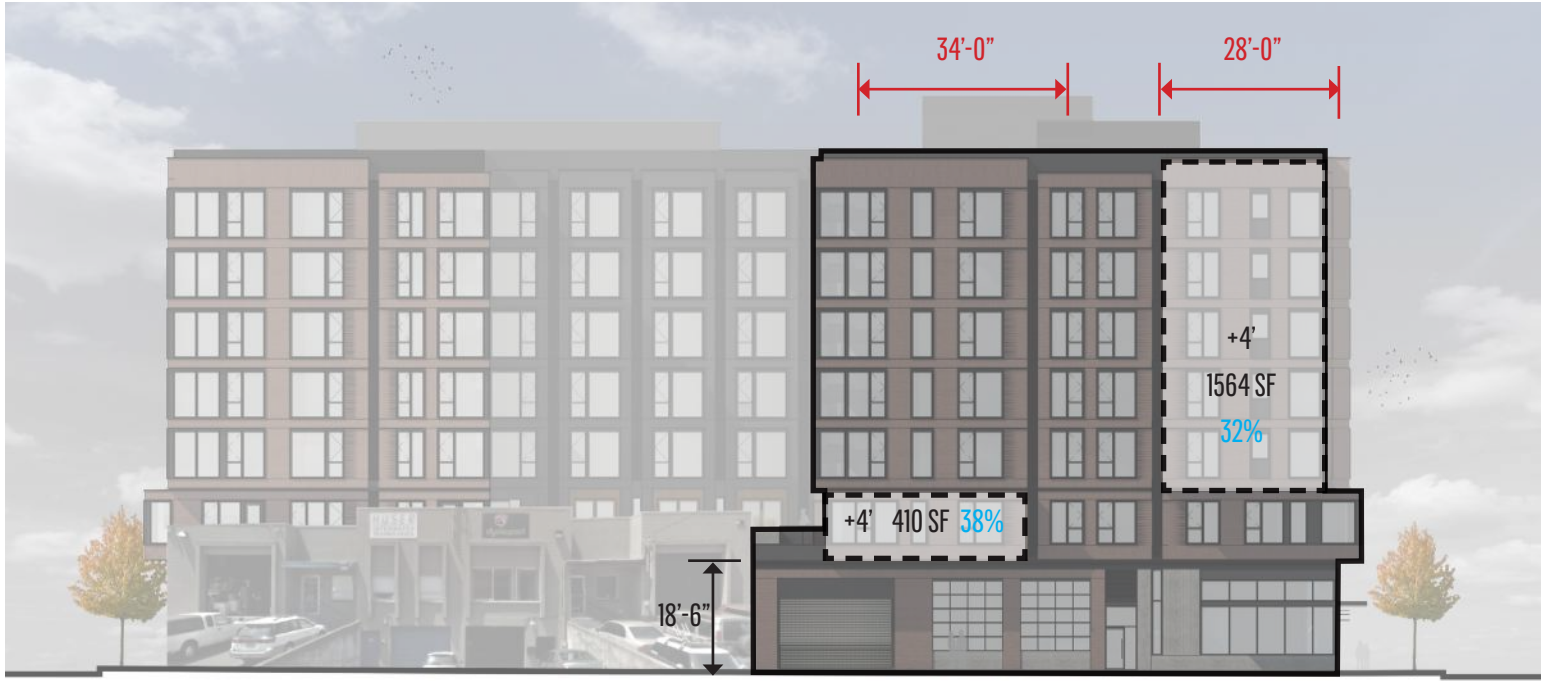
**F.** Project requests approval through design review for widths of projecting window elements that exceed 12 feet but complies with standards C. and D. above. Please refer to the diagrams on the following pages where these conditions are shown with RED dimension strings.

**G.** Project requests approval through design review for one instance where the separation does not meet the minimum of 12 feet separation. This instance occurs on the West facade, as shown on the diagrams in the following pages (RED dimension string).





**NORTH ELEVATION**  
**22.75 %** 17,746 SF Total Wall Area  
4,038 SF Wall Area Projecting Over the Right of Way



**EAST ELEVATION**  
**24.5 %** 8,062 SF Total Wall Area  
1,974 SF Wall Area Projecting Over the Right of Way



**SOUTH ELEVATION**  
**24.7 %** 7,517 SF Total Wall Area  
1,858 SF Wall Area Projecting Over the Right of Way



**WEST ELEVATION**  
**31.0 %** 16,961 SF Total Wall Area  
5,256 SF Wall Area Projecting Over the Right of Way

—————

Total Wall Area

-----

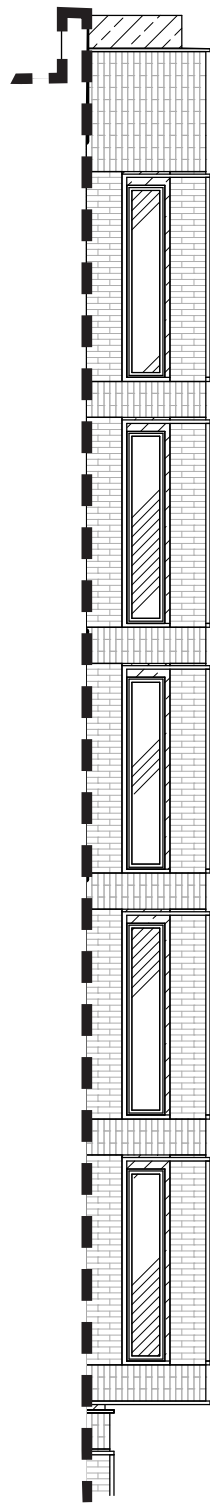
Projection Area

Dimensions in **BLACK** Meet Design Standards

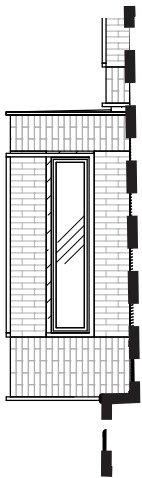
Dimensions in **RED** Require Design Review Approval

Percentages in **BLUE** Indicate % Glazing on Projecting Wall Surfaces

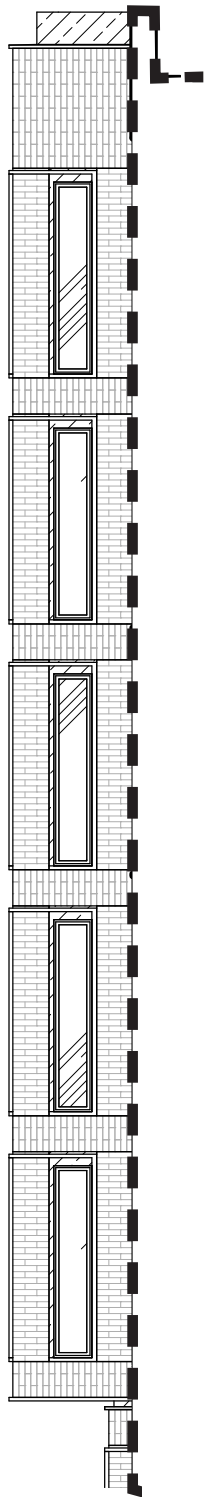




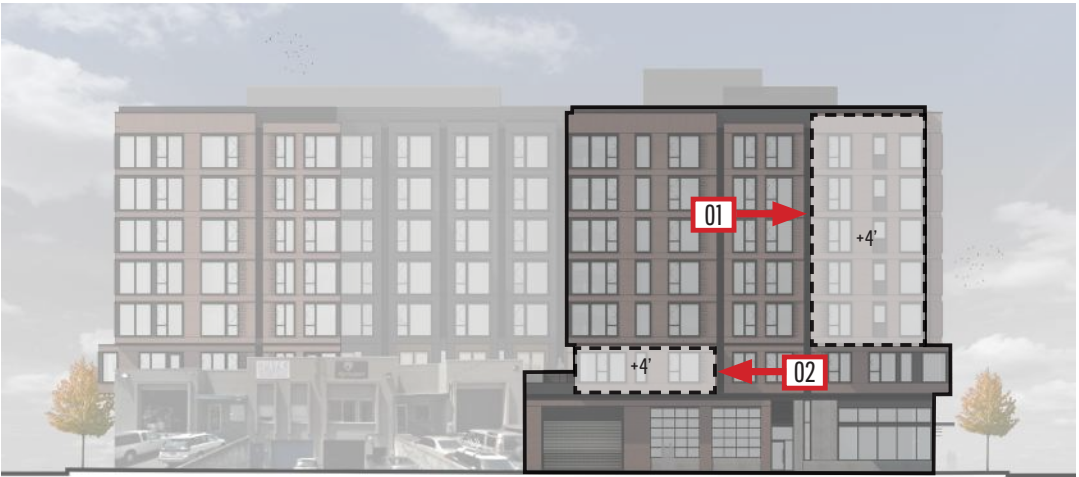
ELEVATION 01  
**31.7 %** 268 SF Total Wall Area  
85 SF Window Area



ELEVATION 02  
**25.9 %** 58 SF Total Wall Area  
15 SF Window Area



ELEVATION 03  
**31.1 %** 273 SF Total Wall Area  
85 SF Window Area



EAST ELEVATION



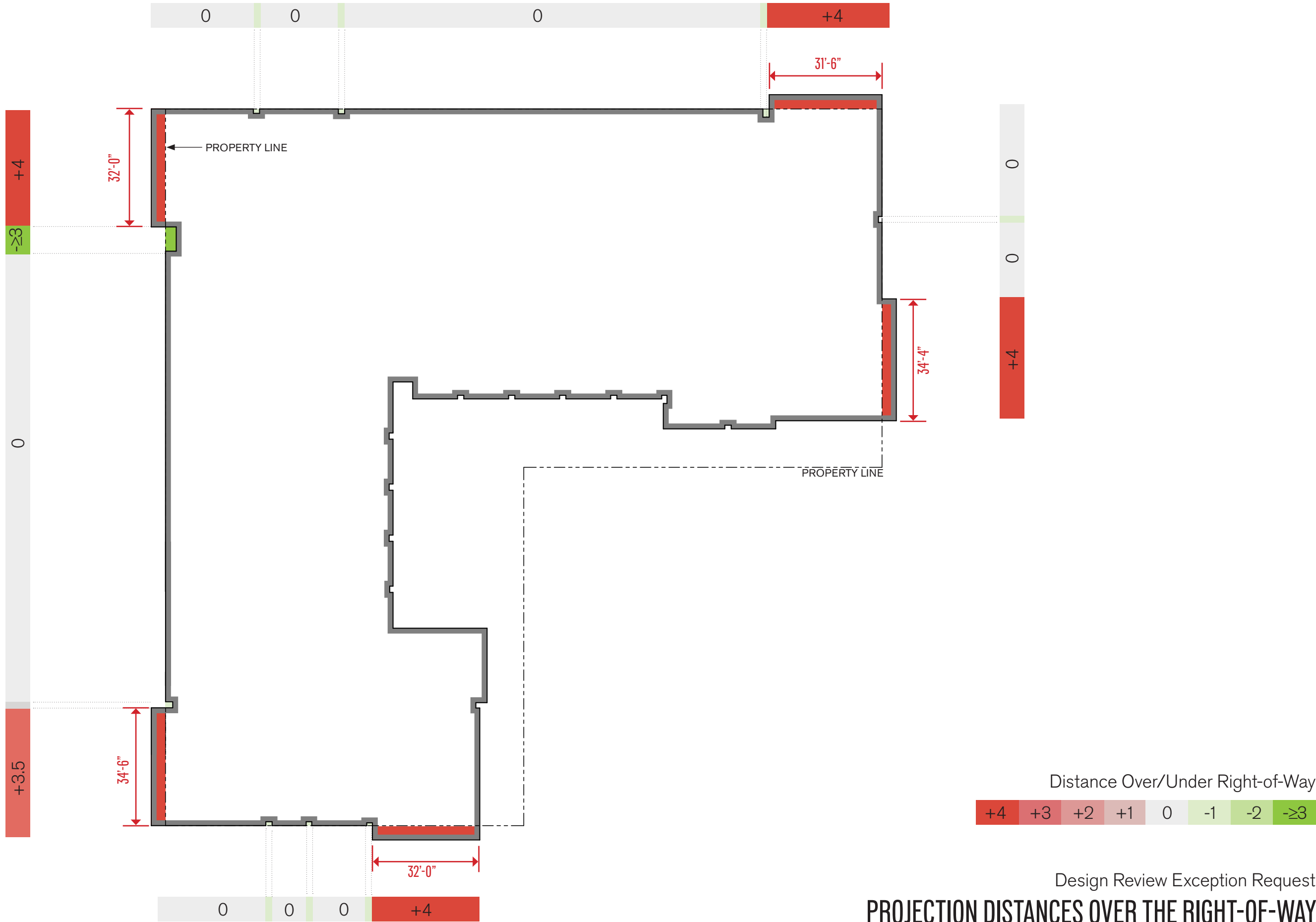
SOUTH ELEVATION



WEST ELEVATION

Design Review Exception Request  
**PROJECTION AREA OVER 2'-6" REQUIRING 10% SIDE WINDOW COVERAGE**













Area with proposed projections into the R.O.W.

**660 sf**



Area with proposed setbacks from the R.O.W.

**27 sf**

L-02 net gain from proposed projections:

**633 sf**

L-02 PLAN





Area with proposed projections into the R.O.W

**513 sf**



Area with proposed setbacks from the R.O.W.

**218 sf**

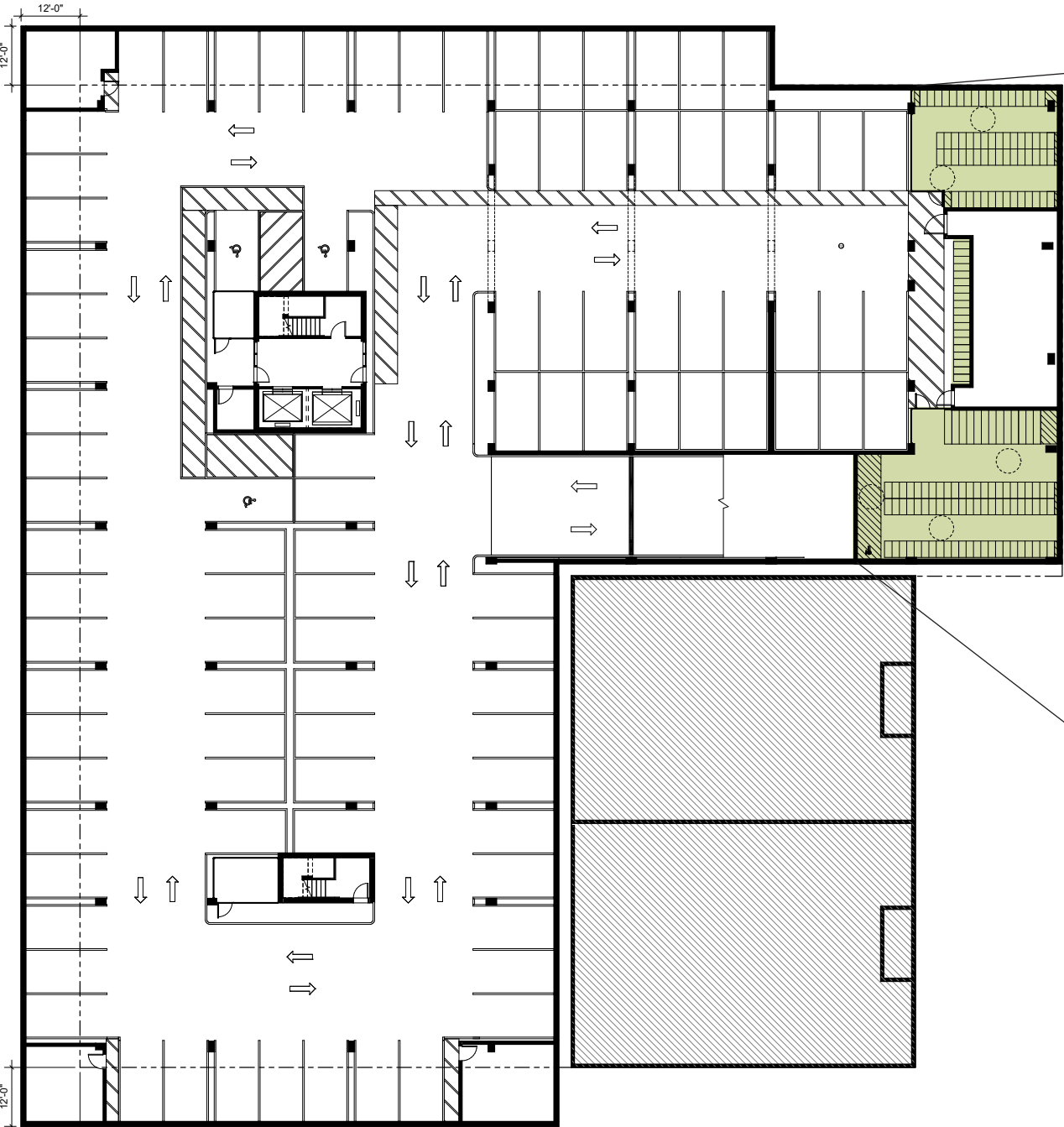
L-03 thru L-07 net gain *per floor* from proposed projections:

**295 sf**

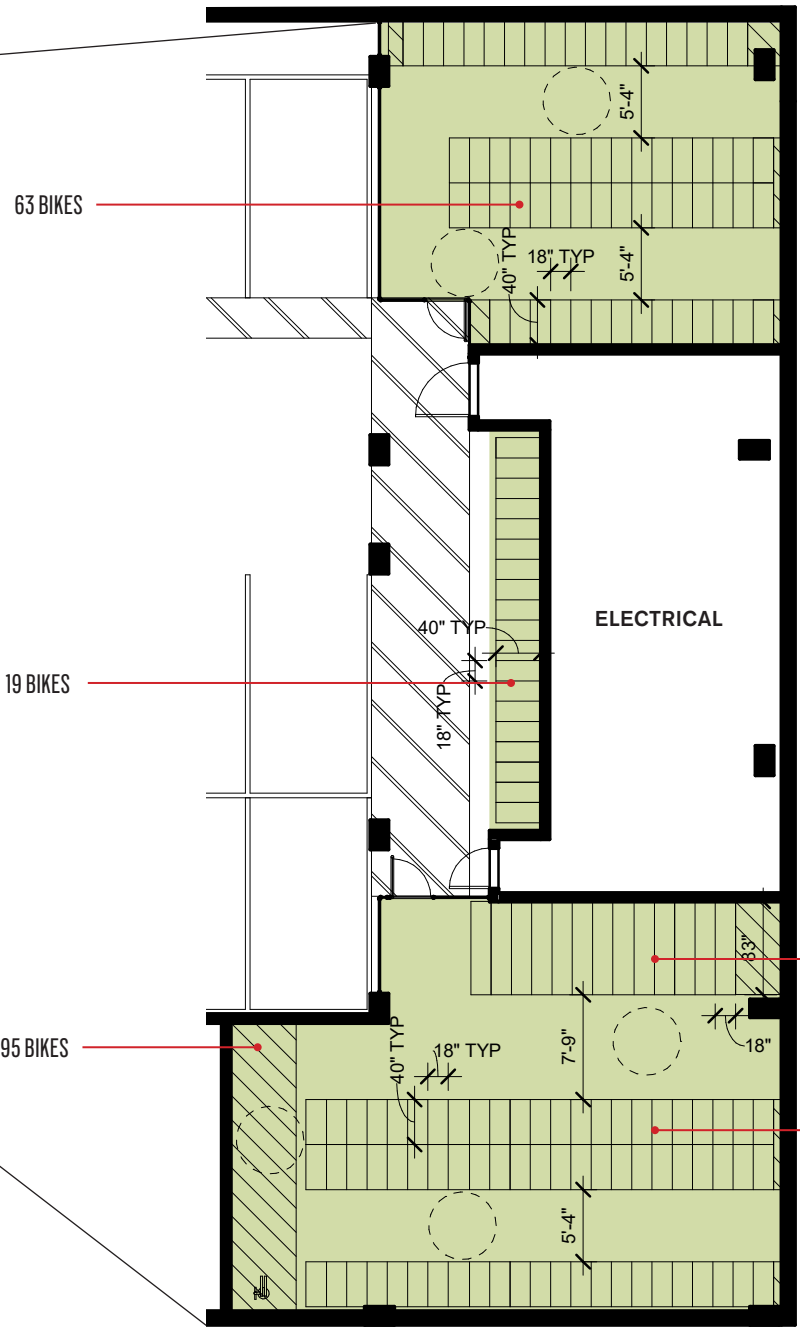
**1,502 sf total**  
**L-02 thru L-07**

L-03 THRU 07 PLAN





LEVEL P1



BIKE PARKING

BIKE PARKING SUMMARY

LONG TERM BIKE PARKING REQUIRED

Commercial	2 Bikes
Residential	216 Bikes
Total Required	218 Bikes

LONG TERM BIKE PARKING PROVIDED

Commercial	2 Bikes
Residential*	216 Bikes
Additional	4 Bikes
Total Provided	222 Bikes

\*45 Bikes In-Unit

SHORT TERM BIKE PARKING REQUIRED

Commercial	2 Bikes
Residential	10 Bikes
Total Required	12 Bikes

SHORT TERM BIKE PARKING PROVIDED

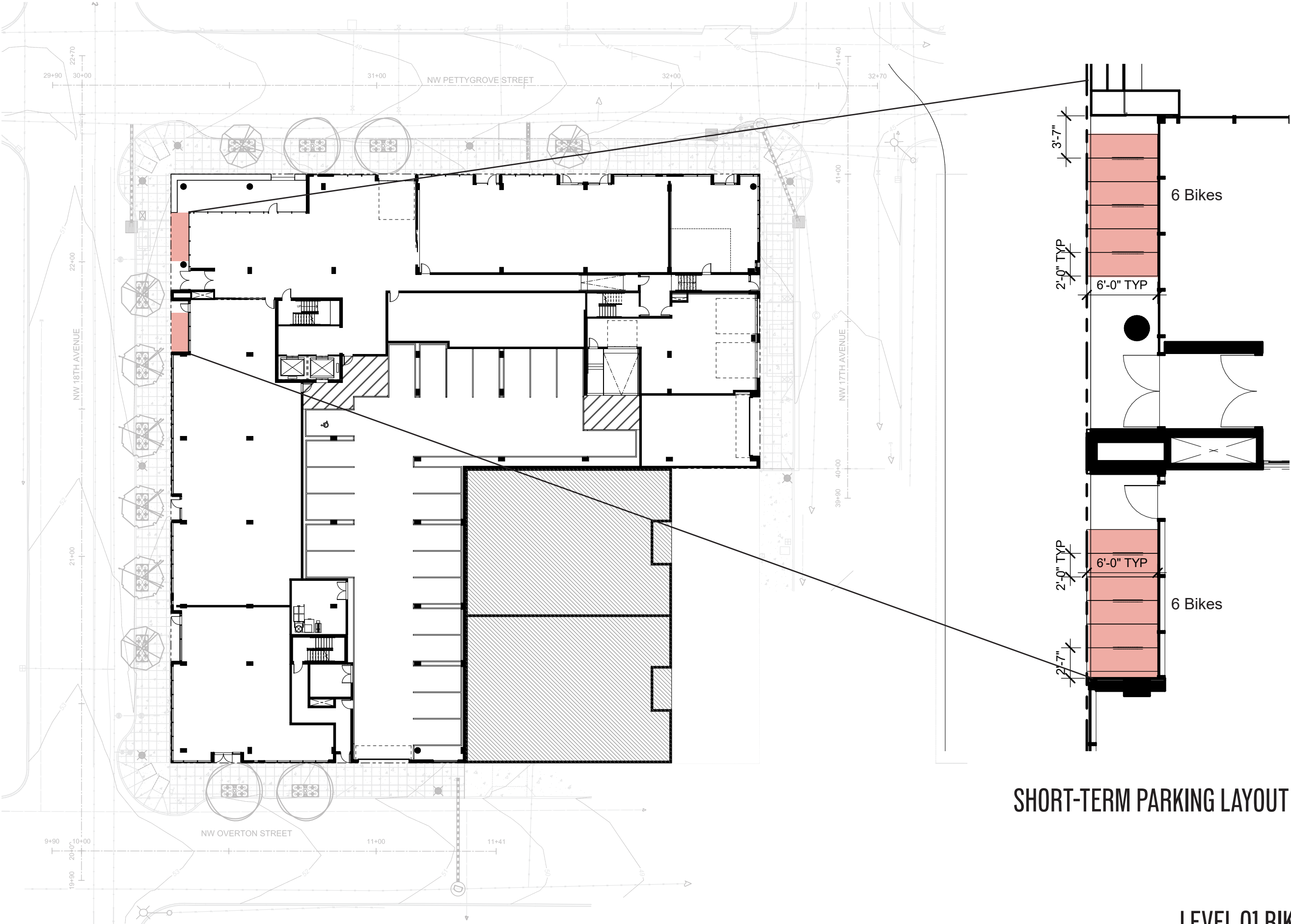
Commercial	2 Bikes
Residential*	10 Bikes
Total Provided	12 Bikes

- Long Term Bike Parking
- Short Term Bike Parking

DOUBLE STACKER BIKE RACK

TYP. VERTICAL BIKE RACK





BIKE PARKING SUMMARY

LONG TERM BIKE PARKING REQUIRED

Commercial	2 Bikes
Residential	216 Bikes
Total Required	218 Bikes

LONG TERM BIKE PARKING PROVIDED

Commercial	2 Bikes
Residential*	216 Bikes
Additional	4 Bikes
Total Provided	222 Bikes

\*49 Bikes In-Unit

SHORT TERM BIKE PARKING REQUIRED

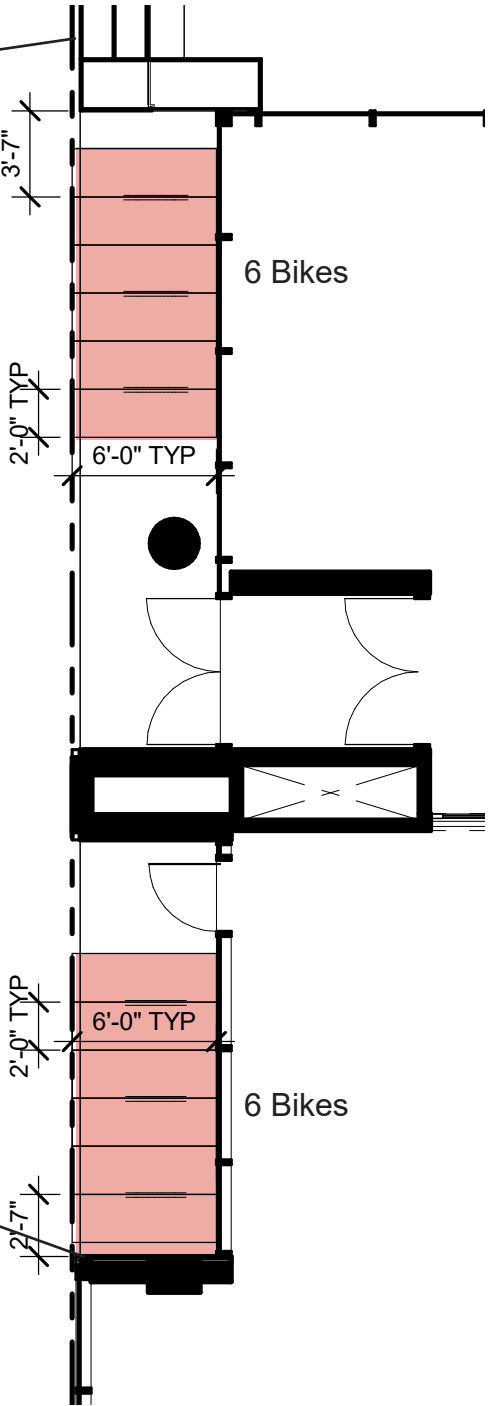
Commercial	2 Bikes
Residential	10 Bikes
Total Required	12 Bikes

SHORT TERM BIKE PARKING PROVIDED

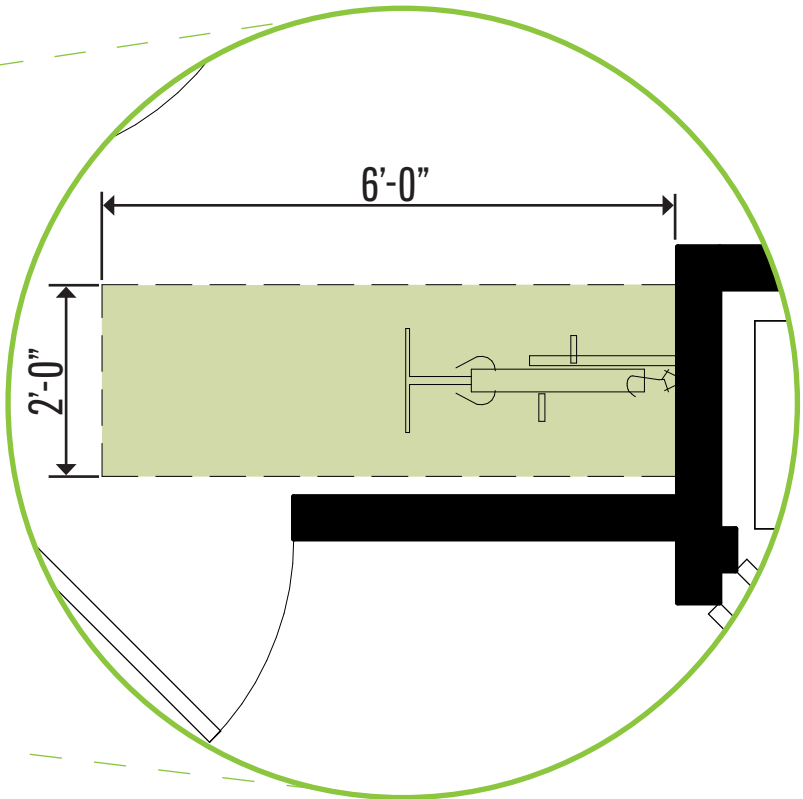
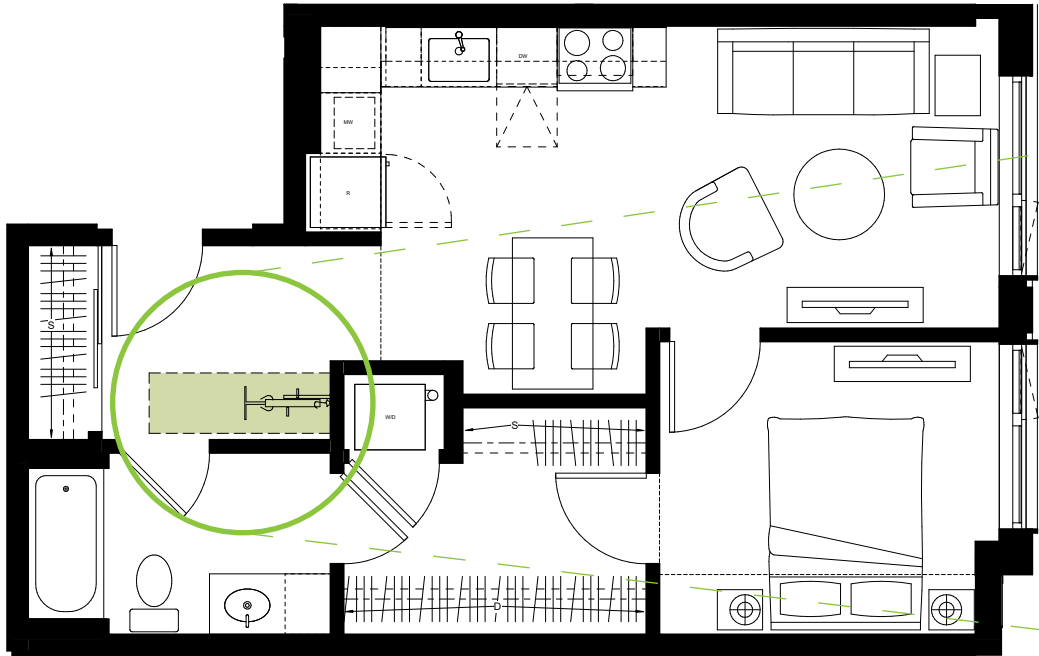
Commercial	2 Bikes
Residential*	10 Bikes
Total Provided	12 Bikes

- Long Term Bike Parking
- Short Term Bike Parking

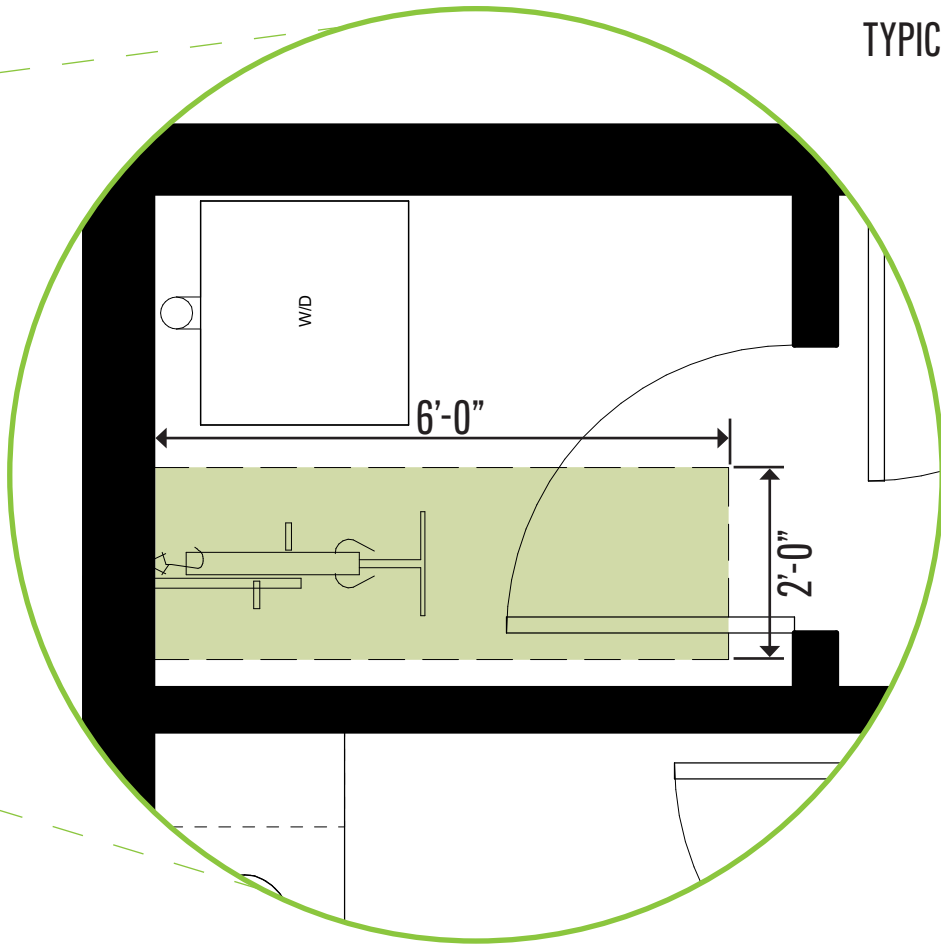
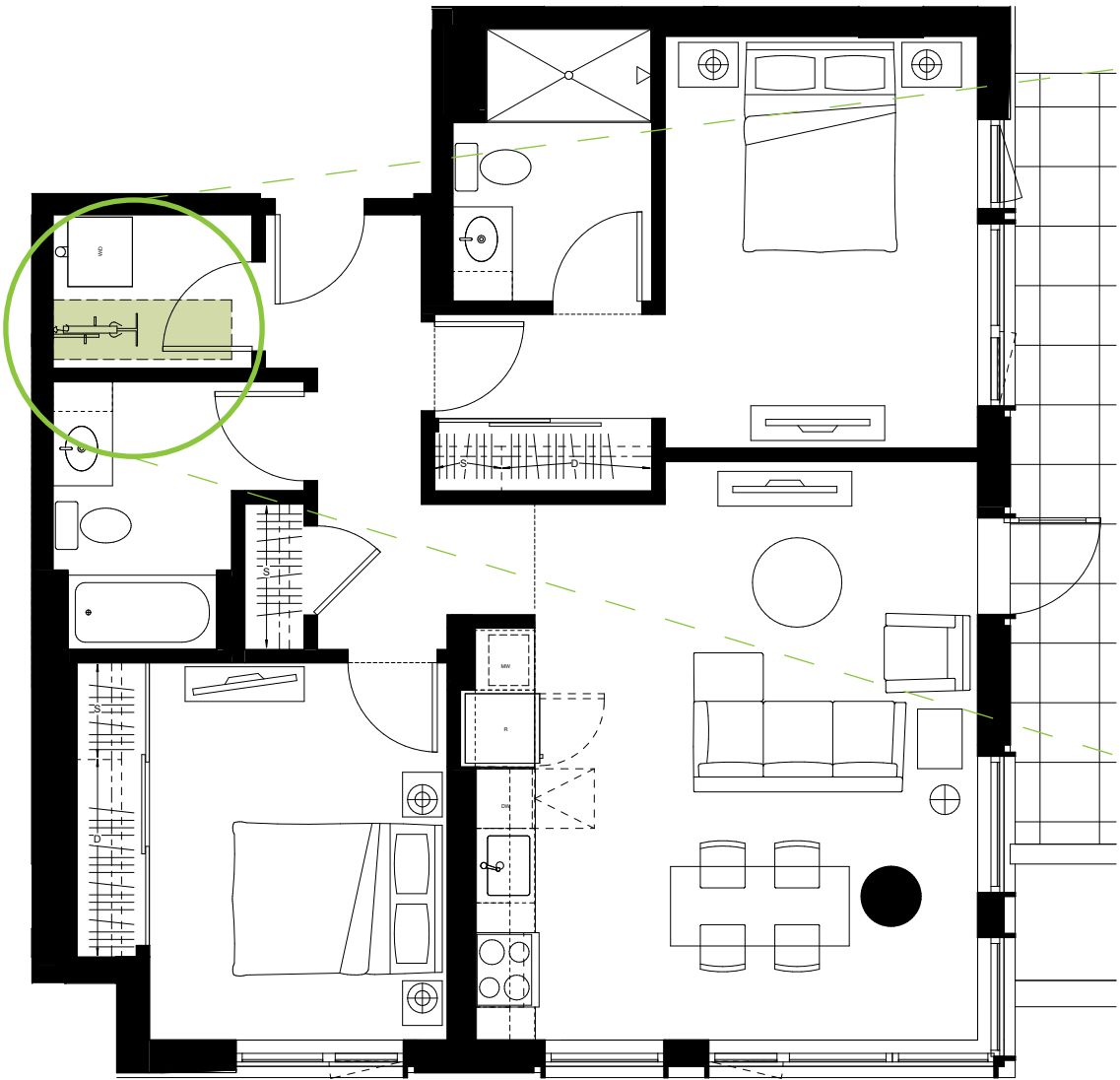
SHORT-TERM PARKING LAYOUT







TYPICAL IN-UNIT CONDITION #1



TYPICAL IN-UNIT CONDITION #2

Modification Request #2

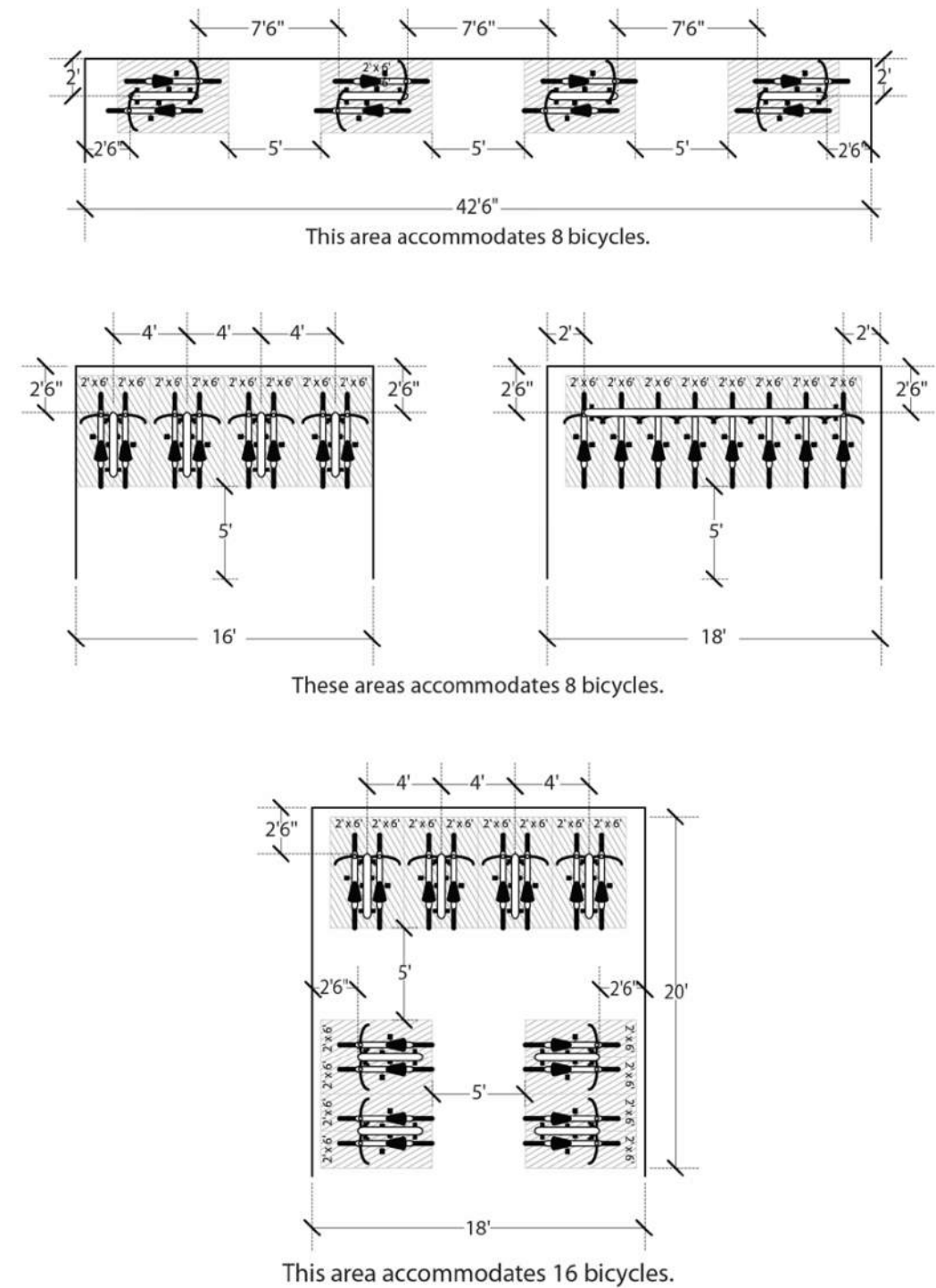
# TYPICAL IN-UNIT BIKE PARKING DIAGRAM



Chapter 33.266  
Parking And Loading

Title 33, Planning and Zoning  
7/24/15

Figure 266-11  
Examples of Bicycle Parking Layouts



URBAN RACKS

INNOVATIVE | BICYCLE PARKING  
1-888-717-8881 sales@urbanracks.com  
For more product and company information,  
please visit us at [www.urbanracks.com](http://www.urbanracks.com)

Guidelines

Single unit details

In addition to the following configurations, each rack is available individually to allow completely custom configurations.

Recommended aisle widths

High traffic	At least 70 in [175 cm]
Typical	60 in [150 cm]
Minimum	48 in [125 cm]

Handlebar clearance

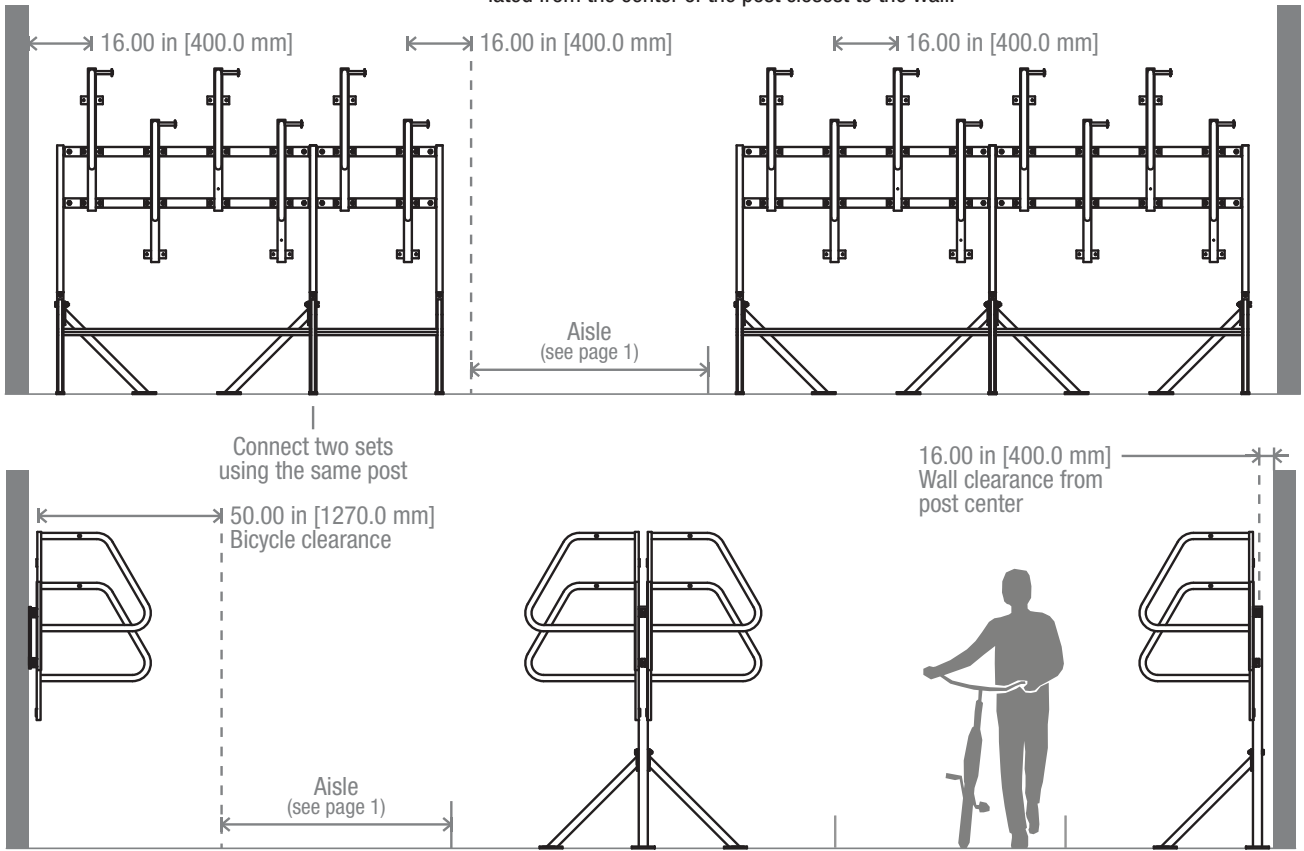
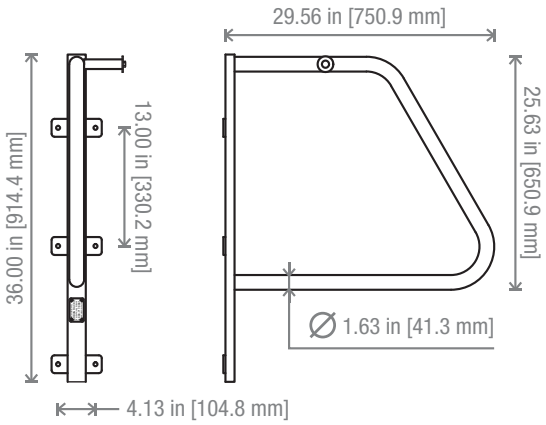
At all times, a minimum of 16 in [40 cm] must be left on each side of the structure, calculated from the center of the last and first bicycle parking place.

Joining bicycle racks

Standalone models segments can be joined by a single post at each end to preserve 16 in [40 cm] between each bicycle parking space.

Wall clearance

Wall clearance from the wall for single-sided standalone structures is a minimum of 4 in [10 cm], calculated from the center of the post closest to the wall.



Specifications

Capacity

Number of bicycles	1 per rack
Bicycle spacing	16 in [406.4 mm]

Weight

Total weight	18.50 lbs [8.41 kg]
--------------	---------------------

Materials

Assembly material	Steel
Pipe radius	2.37 in [60.20 mm]
Pipe thickness	0.15 in [3.91 mm]
Rod thickness	0.39 in [9.91 mm]

Anti-theft feature

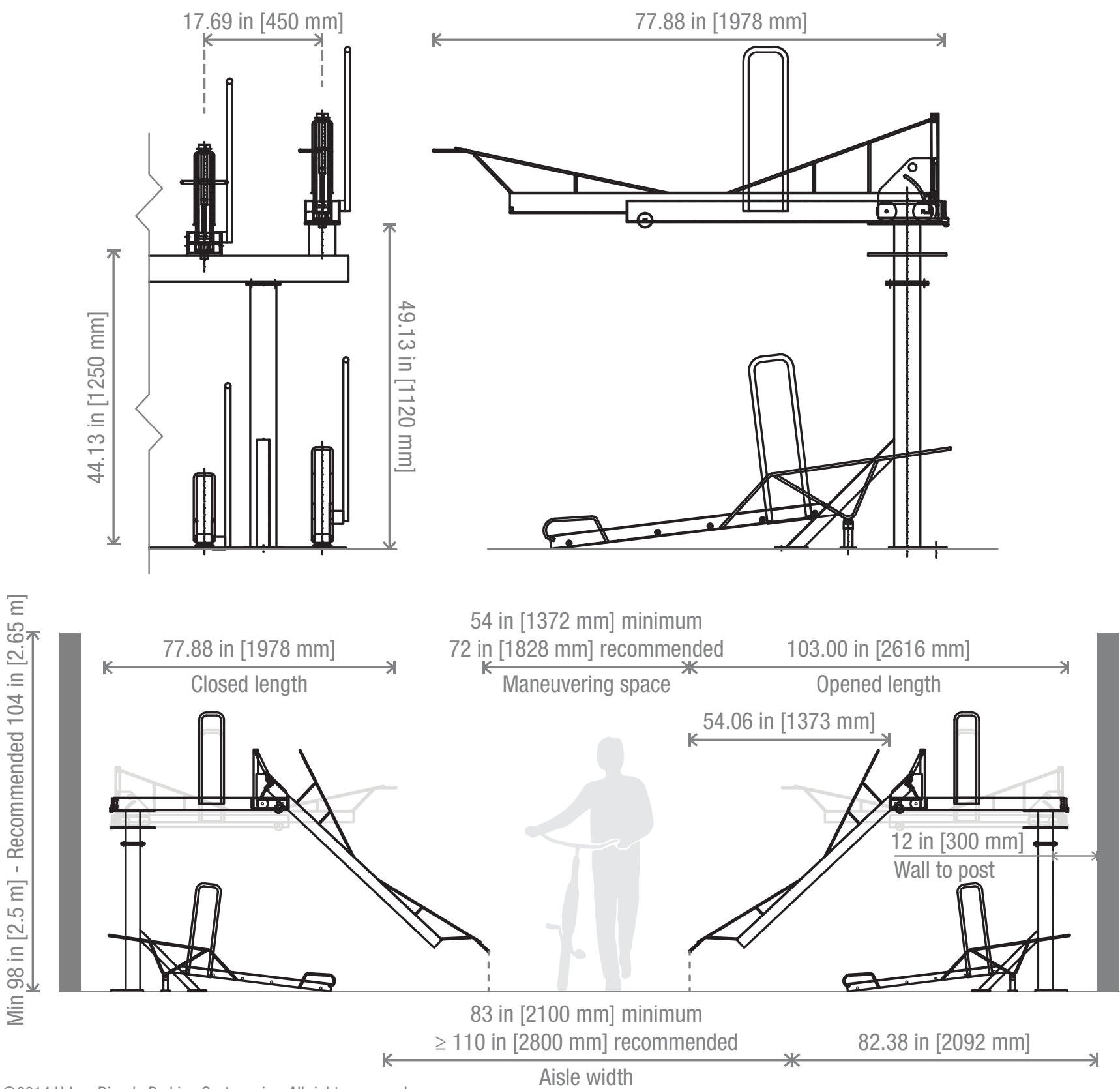
Optional tamper-proof security bolts

Available finishes

Powder coated (basic and custom colors)  
Hot-dipped galvanized  
Stainless steel

# Urban Double Stacker

Model: UB-2500-SM-2WG



## Specifications

Capacity	
Bicycles per set	2 (one up and one down)
Bicycle spacing	17.69 in [450 mm]
Weight	
Per two bicycle spaces	± 89.65 lbs [40.75 kg]
Materials	
Assembly material	Steel
Available finishes	
Powder coated (grey)	

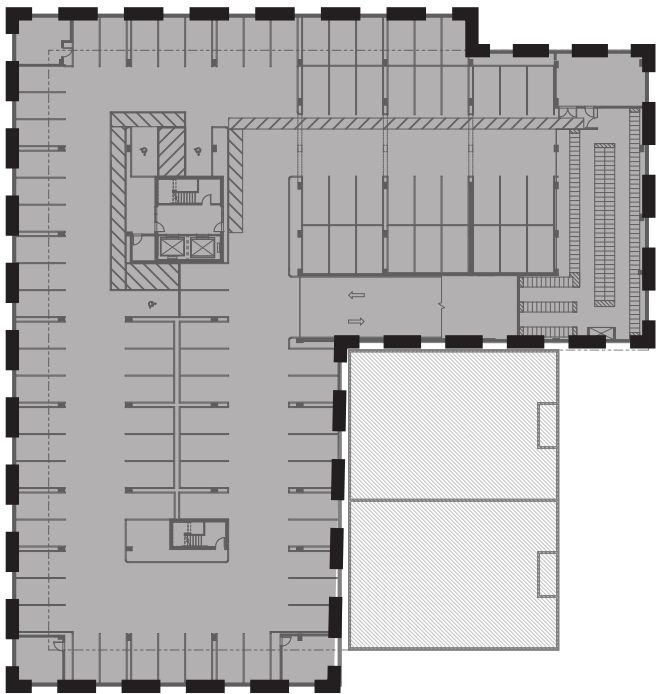
These drawings are not for construction purposes and are for information purposes only. All information contained herein was current at the time of development but must be reviewed and confirmed by Urban Racks to be considered accurate.

**URBAN RACKS**

**INNOVATIVE | BICYCLE PARKING**  
1-888-717-8881 sales@urbanracks.com

For more product and company information,  
please visit us at [www.urbanracks.com](http://www.urbanracks.com)





LEVEL P1 - 35,049 SQ. FT. (NOT INCLUDED IN FAR)



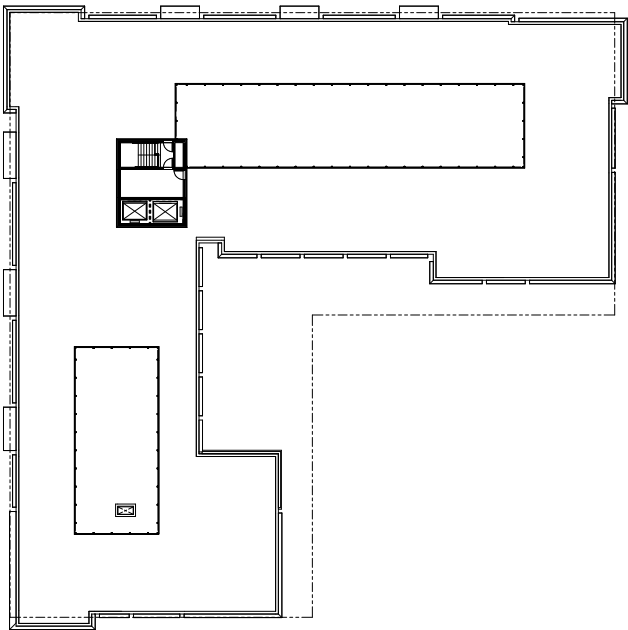
LEVEL 01 - 27,879 SQ. FT. (INCLUDES PARKING GARAGE)



LEVEL 02 - 26,087 SQ. FT.



LEVEL 03 - 07 - 25,854 SQ. FT. (129,270 SQ. FT. TOTAL)



ROOF

	BUILDING		COMMENTS
	SITE GSF	GSF	
ROOF		205	Includes Mechanical Room
7th FLOOR		25,854	
6th FLOOR		25,854	
5th FLOOR		25,854	
4th FLOOR		25,854	
3rd FLOOR		25,854	Service/Circ includes open stairway
2nd FLOOR		26,087	
1st FLOOR	30,000	27,879	
P1 Parking		35,049	Underground Parking
TOTALS	30,000	218,490	

183,236 SQ. FT. GROSS AREA (FAR 6.11:1)

TOTAL ABOVE GRADE AREA - FULL SUMMARY ON SHEET APP.24

AREA SUMMARY

NOT Included in FAR  
Included in FAR

	SITE + USE				USE BREAKDOWN											
	SITE GSF	EXTERIOR GSF	PARKING GSF	PARKING STALLS	USE	FLR-FLR HEIGHT	BUILDING GSF	HOUSING GSF	HOUSING NSF	HOUSING EFFIC.	HOUSING UNITS	COMMERCIAL GSF	AMENITY GSF	STORAGE NSF	SERVICE/ CIRC. NSF	COMMENTS
ROOF		750			ROOF/MECH/AMENITY	3.2	205	0	0		0			0	772	Includes Mechanical Room
7th FLOOR					HOUSING	10.25	25,854	25,886	22,608	87.34%	33			0	3,278	
6th FLOOR					HOUSING	10.25	25,854	25,886	22,608	87.34%	33			0	3,278	
5th FLOOR					HOUSING	10.25	25,854	25,886	22,608	87.34%	33			0	3,278	
4th FLOOR					HOUSING	10.25	25,854	25,886	22,608	87.34%	33			0	3,278	
3rd FLOOR					HOUSING	10.25	25,854	25,886	22,608	87.34%	33			0	3,278	
2nd FLOOR		4,441			HOUSING	11.25	26,087	26,006	18,959	72.90%	30		3,139	0	3,908	Service/Circ includes open stairway Building GSF Includes at-grade parking garage Underground Parking
1st FLOOR	30,000		9,164	22	LOBBY / COMMERCIAL	16.00	27,879	3,245	2,511	77.38%	1	9,181	1,541	0	4,748	
P1 Parking			35,752	100	PARKING	13.7	35,049									
TOTALS	30,000	5,191	44,916	122		81.7	218,490	158,681	134,510	84.77%	196	9,181	4,680	0	25,818	

183,236    *Total area above grade (FLRS 1 -7)*

ZONING SUMMARY	
SITE AREA	30,000
MAX. FAR	7
ACTUAL FAR	6.11
MAX. GSF	210,000
GSF ABOVE GRADE	183,236
GSF DELTA MAX. FAR	26,764
MAX. HEIGHT (FT)	120
ACTUAL HEIGHT (FT)	81.7

PARKING RATIO GOAL		
Housing	0.65 /UNIT	127
Retail	1/1000 GSF	9
TOTAL NEEDED		137

PARKING STALLS PROVIDED	
Auto - 3 stack	0
Surface	22
Accessible (HC)	4
Below Grade	100
TOTAL PROVIDED	122

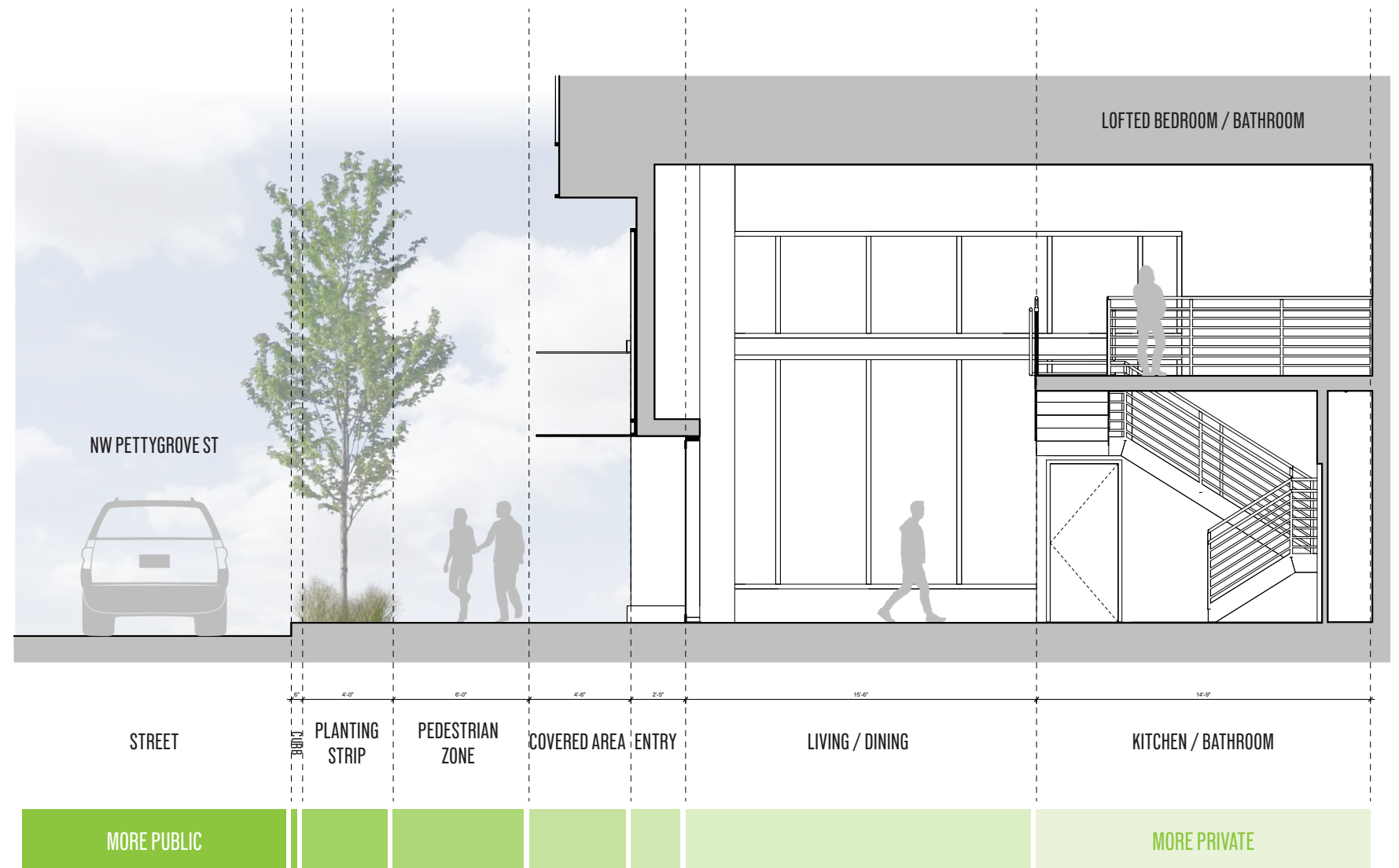
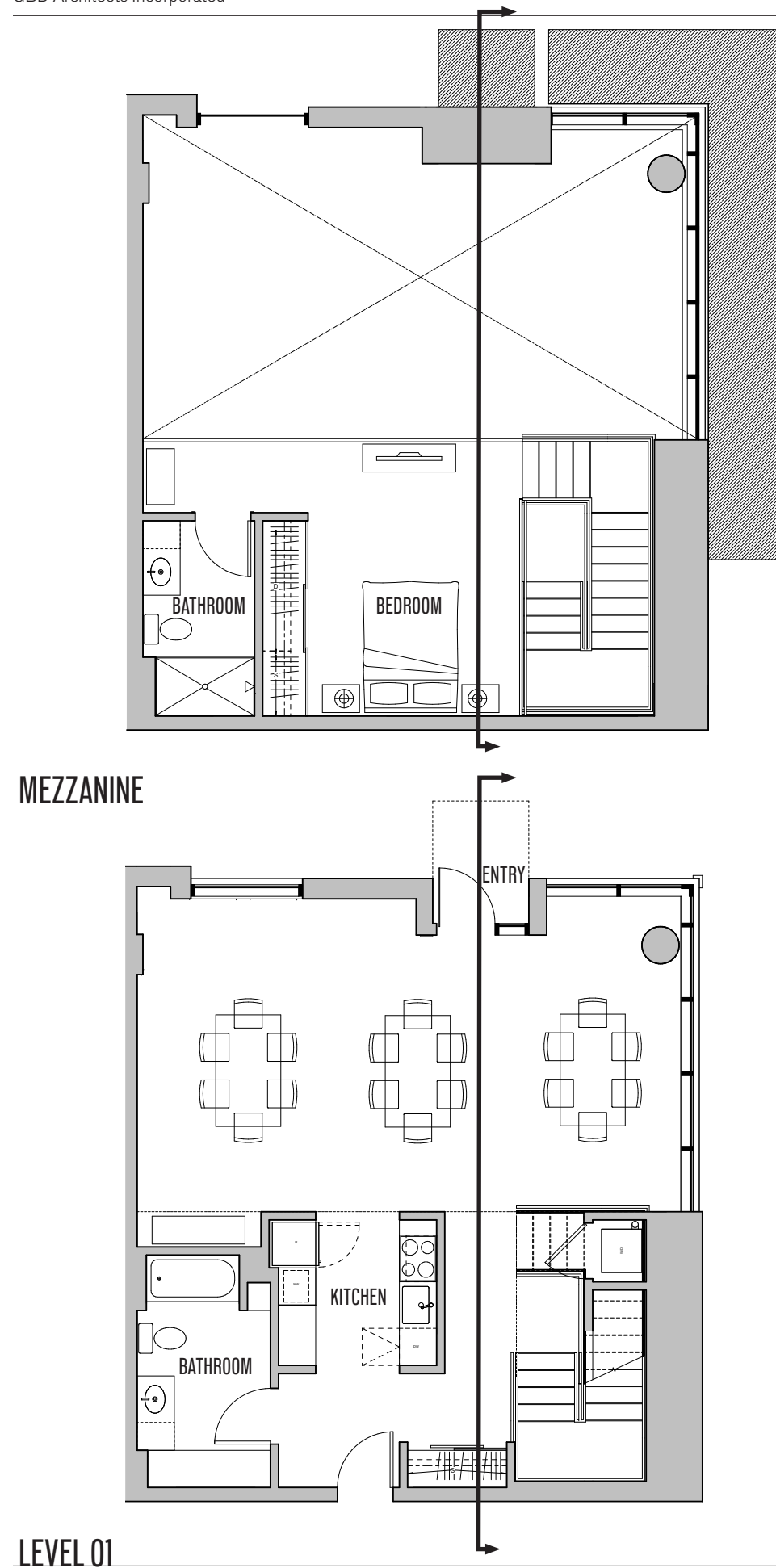
PER UNIT    0.62

UNIT SIZE	
AVG. UNIT SIZE (NSF)	686

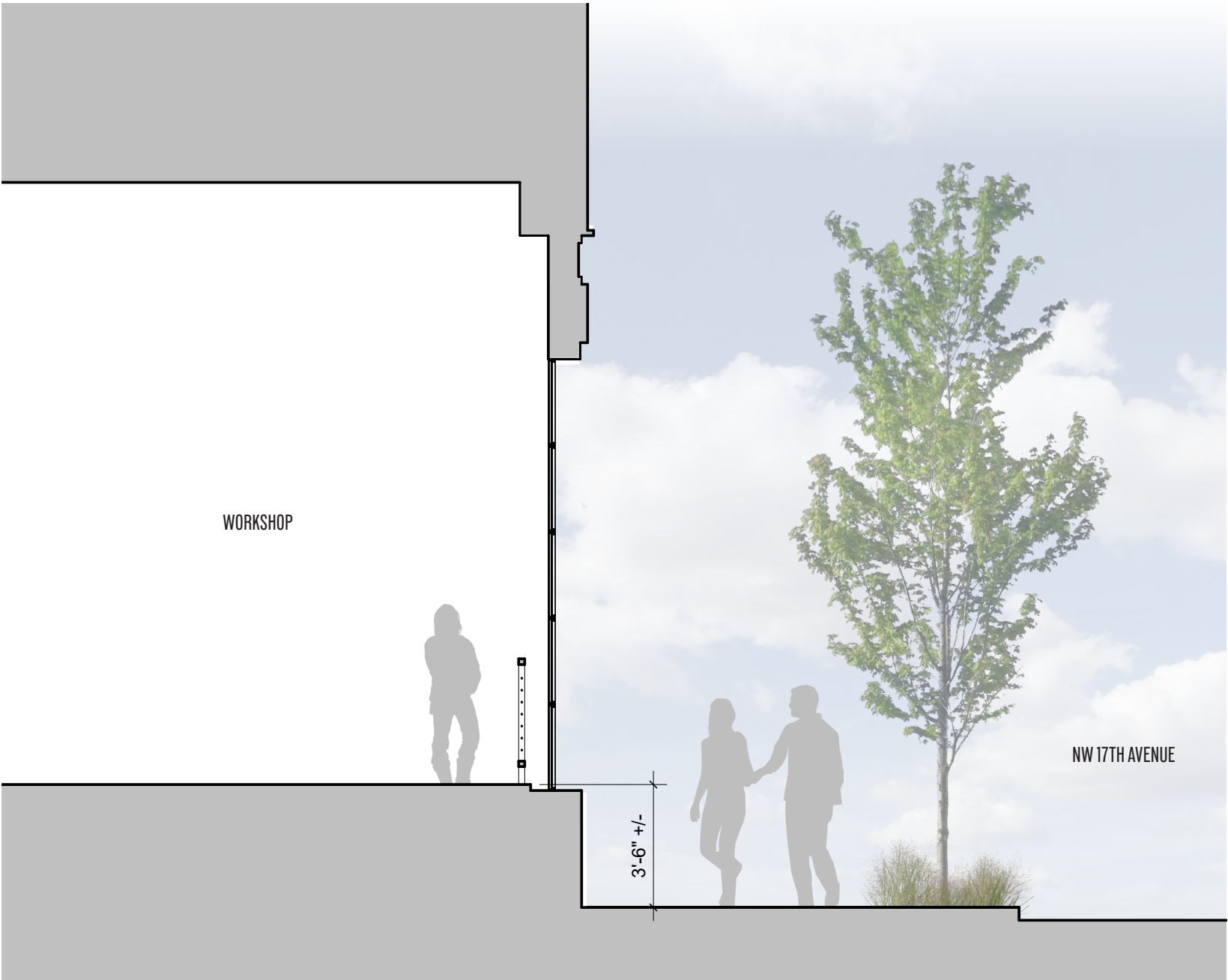
PARKING SIZE	
AVG. GSF/STALL	368

1. Sitework area listed does not include area of work required in sidewalk area for utility connections, repairs, transformer vaults, etc as necessary
2. FAR includes covered parking at grade
3. Parking consists of covered parking area, and is included in bldg GSF calculation
4. Below grade parking is not used in FAR calcualtions
5. Max height is 75', can bonus up to 120' with affordable housing or underground parking





## GROUND FLOOR UNIT DETAIL



Representational image of raised operable storefront



Representational image of raised operable storefront

RAISED OPERABLE STOREFRONT DETAIL