





| SHEET INDEX |                                      |
|-------------|--------------------------------------|
| Sheet       | Title                                |
| C1          | VIEW FROM NORTHEAST                  |
| C2          | VIEW FROM NORTHWEST                  |
| C3          | INDEX                                |
| C4          | NE INTERSECTION VIEW                 |
| C5          | VICINITY MAP                         |
| C6          | SITE PHOTOS                          |
| C7          | NEIGHBORHOOD                         |
| C8          | SITE PLAN                            |
| C9          | INSPIRATION                          |
| C10         | DIAGRAMS                             |
| C11         | SITE UTILITY PLAN                    |
| C12         | SITE UTILITY PLAN DETAIL             |
| C13         | OVERALL SITE PLANTING                |
| C14         | GROUND LEVEL LAYOUT & MATERIALS PLAN |
| C15         | GROUND LEVEL PLANTING PALETTE        |
| C16         | LEVEL 11 MATERIALS & LAYOUT PLAN     |
| C17         | FAR DIAGRAMS                         |
| C18         | PARKING                              |
| C19         | FLOOR PLAN - LEVEL 1                 |
| C20         | FLOOR PLAN - LEVELS 2-10             |
| C21         | FLOOR PLAN - LEVEL 11                |
| C22         | ROOF PLAN                            |
| C23         | BIKE PARKING                         |
| C24         | NORTH ELEVATION                      |
| C25         | EAST ELEVATION                       |
| C26         | WEST ELEVATION                       |
| C27         | SOUTH ELEVATION                      |
| C28         | NORTH ELEVATION - B&W                |
| C29         | EAST ELEVATION - B&W                 |
| C30         | WEST ELEVATION - B&W                 |
| C31         | SOUTH ELEVATION - B&W                |
| C32         | BUILDING SECTION LOOKING NORTH       |
| C33         | BUILDING SECTION LOOKING SOUTH       |
| C34         | EXTERIOR LIGHTING PLAN               |
| C35         | TYPICAL WINDOW BAY                   |
| C36         | BALCONY BAY                          |
| C37         | CANOPY DETAILS                       |
| C38         | BALCONY DETAILS                      |
| C39         | EXTERIOR DETAILS                     |
| C40         | EXTERIOR DETAILS                     |
| C41         | MATERIALS                            |







SITE LOOKING SOUTH



SITE LOOKING NORTH



SITE LOOKING SOUTHWEST



R&H OFFICES, WEST OF SITE



LINCOLN HIGH SCHOOL, SOUTH OF SITE



LAFAYETTE APARTMENTS



LOWNSDALE APARTMENTS



HOTEL DELUXE



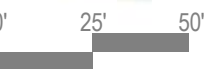
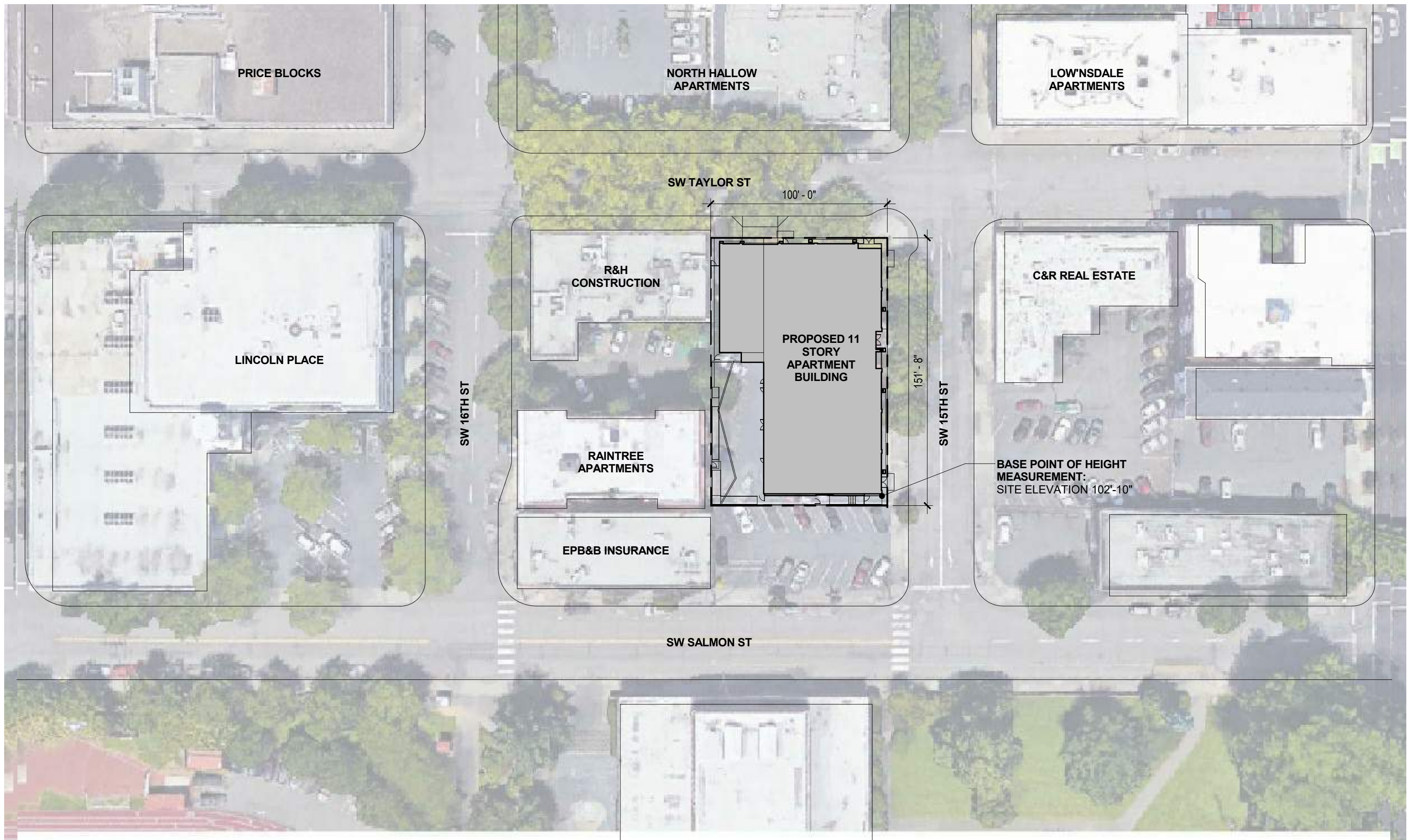
DELUXE PARKING GARAGE



NORTH HOLLOW APARTMENTS

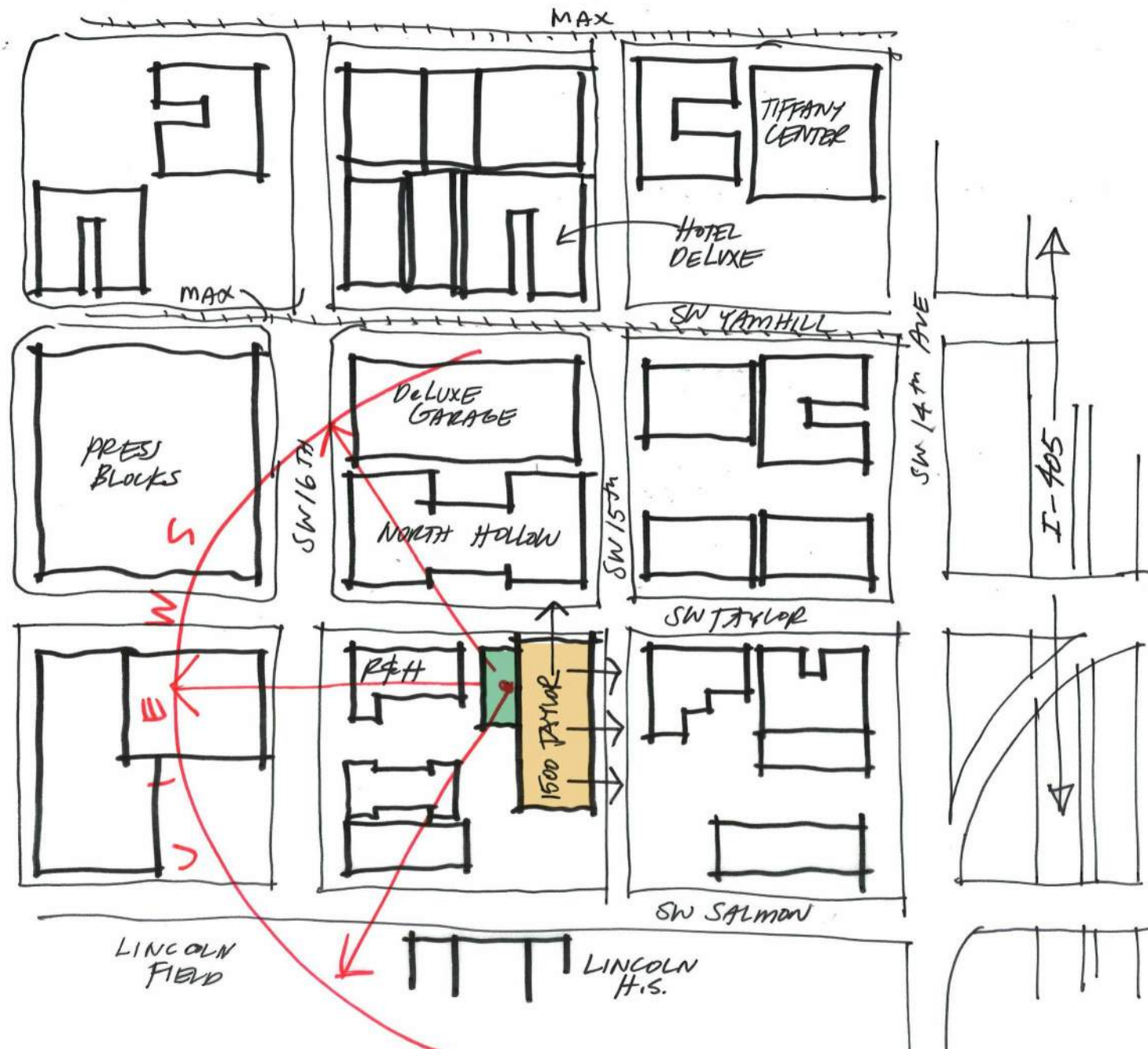


TIFFANY CENTER

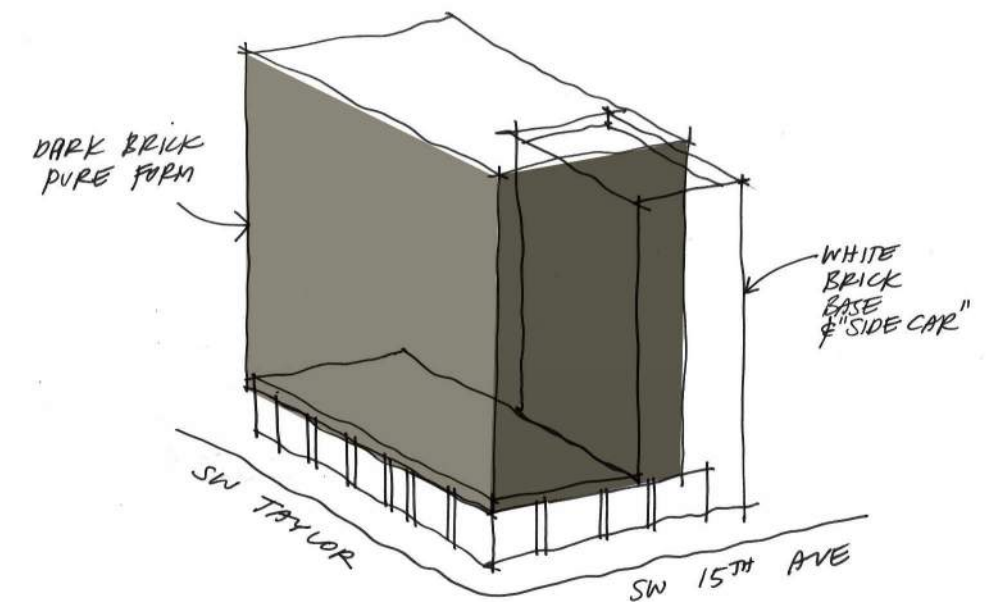
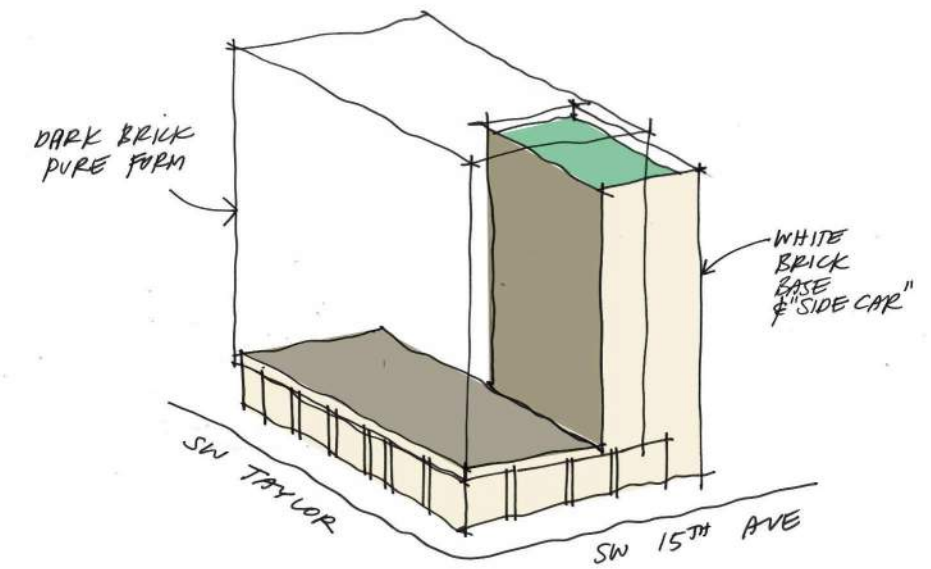




CONTEMPORARY SOHO LOFTS, NEW YORK CITY

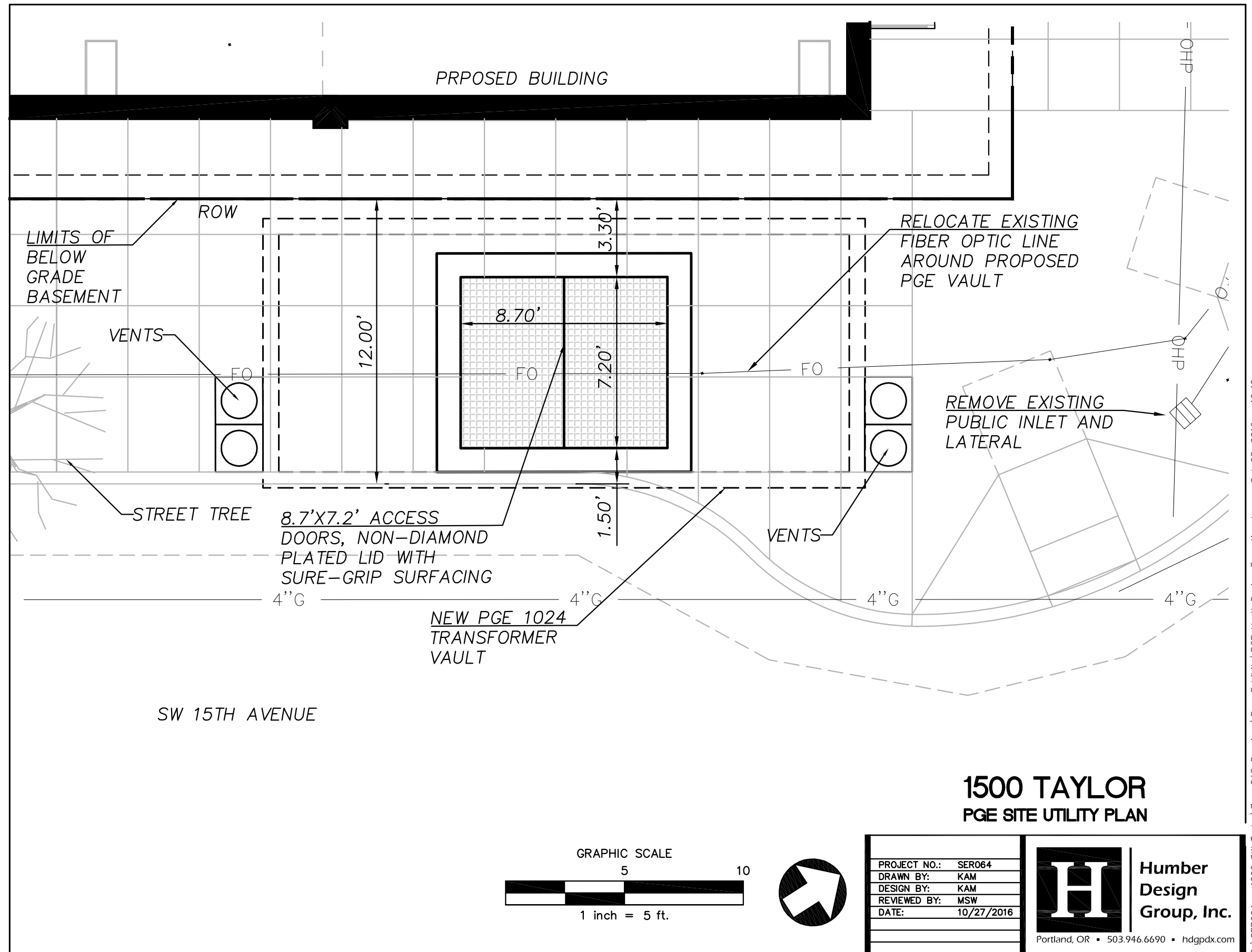


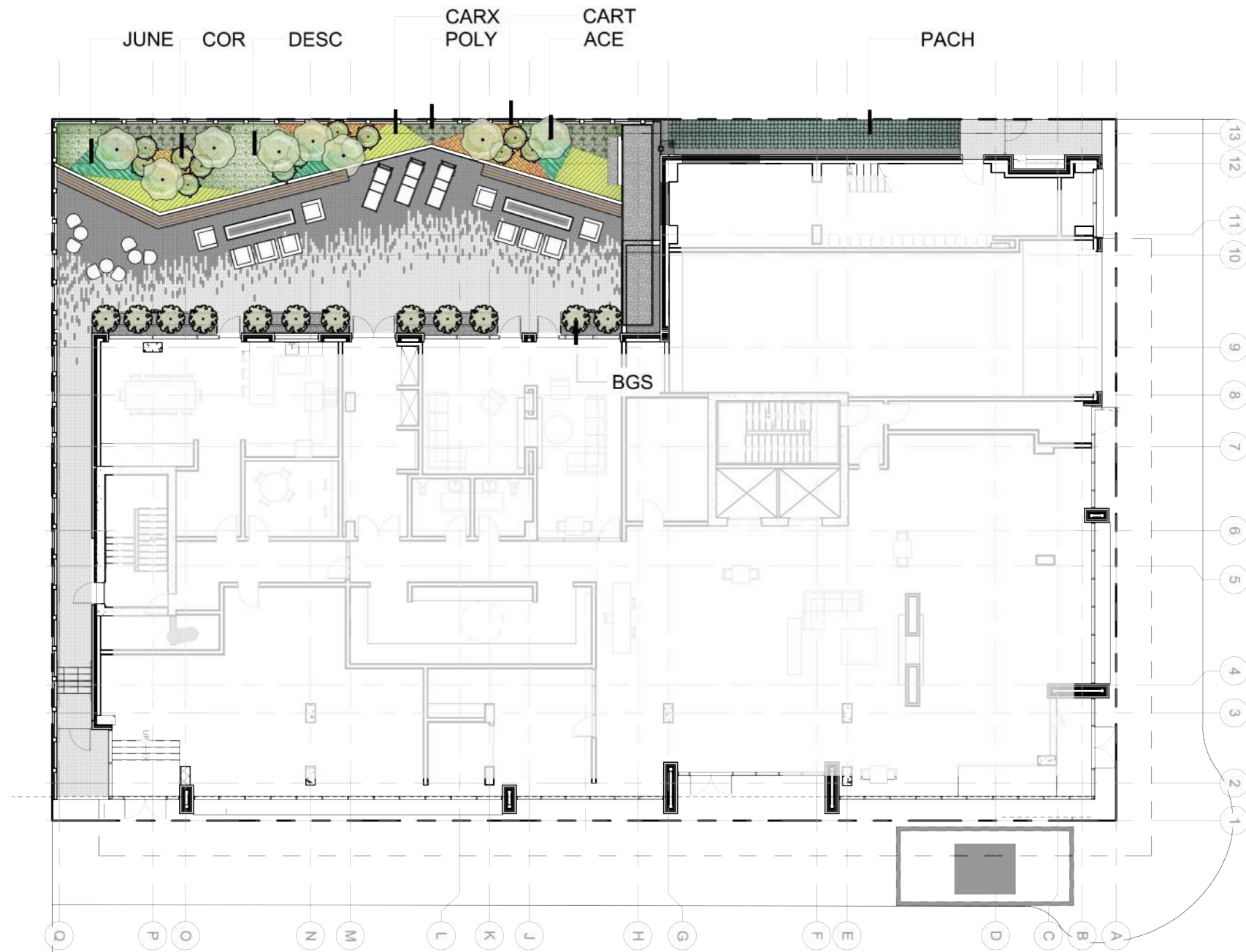
URBAN LOCATION



MASSING CONCEPT



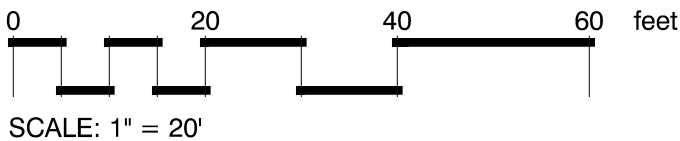




PLANT SCHEDULE

| SHRUBS                                                                                | CODE | COMMON NAME                                                     | CONT   | SIZE     |
|---------------------------------------------------------------------------------------|------|-----------------------------------------------------------------|--------|----------|
|    | ACE  | VINE MAPLE<br><i>Acer circinatum</i>                            | -      | 6-7'     |
|    | COR  | KELSEYI DOGWOOD<br><i>Cornus sericea 'Kelseyi'</i>              | 2 GAL  |          |
|    | BGS  | GREEN SCREEN BAMBOO<br><i>Fargesia robusta 'Green Screen'</i>   | 10 GAL |          |
| SHRUB AREAS                                                                           | CODE | COMMON NAME                                                     | CONT   | SPACING  |
|    | CARX | JAPANESE SEDGE<br><i>Carex morrowii</i>                         | 1 GAL  | 12" o.c. |
|    | CART | NEW ZEALAND ORANGE SEDGE<br><i>Carex testacea</i>               | 1 GAL  | 12" o.c. |
|   | DESC | TUFTED HAIR GRASS<br><i>Deschampsia cespitosa</i>               | 1 GAL  | 12" o.c. |
|  | JUNE | SWORDLEAF RUSH<br><i>Juncus ensifolius</i>                      | 1 GAL  | 12" o.c. |
|  | POLY | WESTERN SWORD FERN<br><i>Polystichum munitum</i>                | 1 GAL  | 24" o.c. |
| GROUND COVERS                                                                         | CODE | COMMON NAME                                                     | CONT   | SPACING  |
|  | PACH | JAPANESE SPURGE<br><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

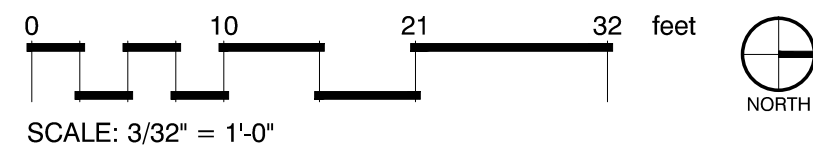


5 PERMABLE PAVER



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

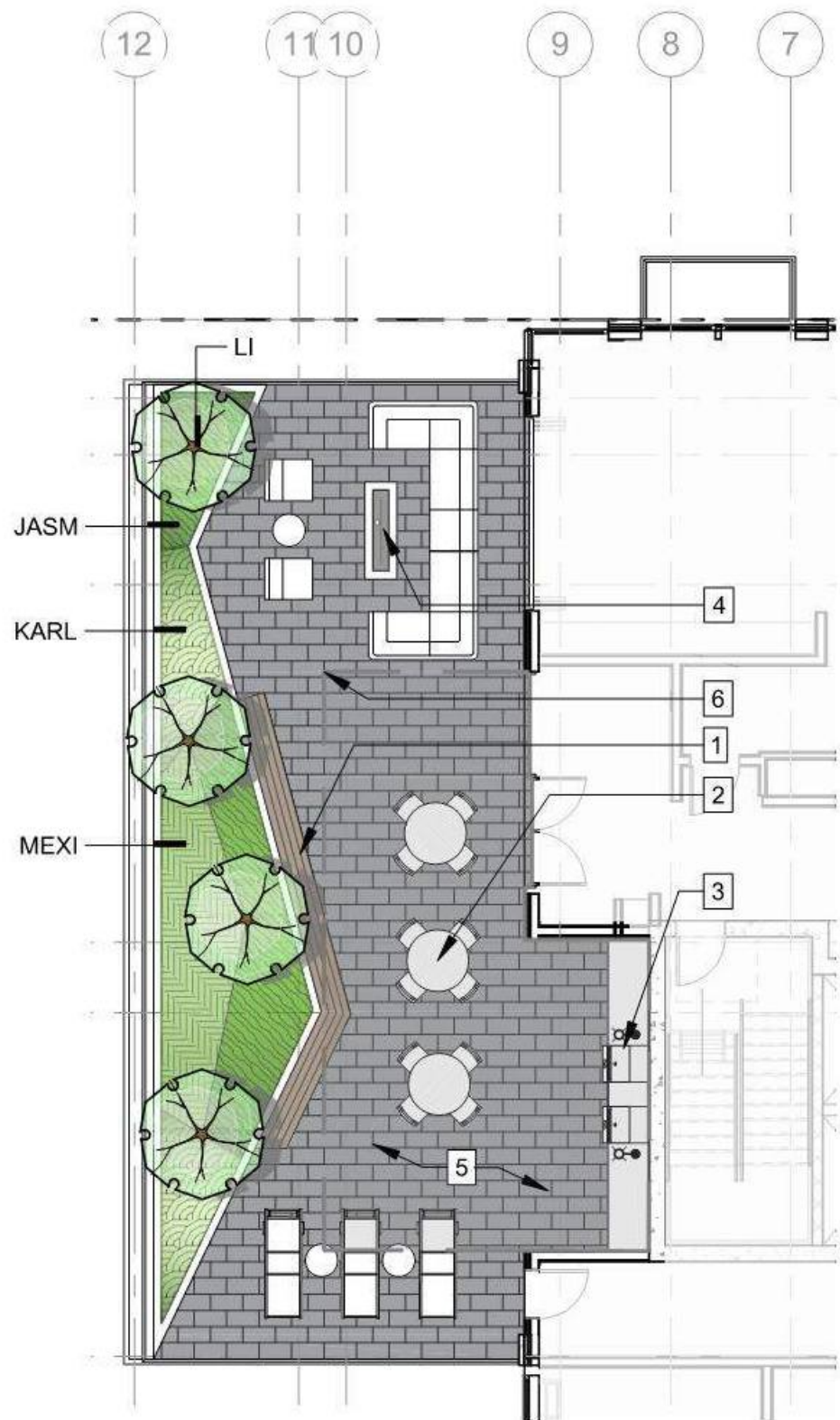


CARX - JAPANESE SEDGE



CARX - JAPANESE SEDGE

## 1 GROUND LEVEL PLANTING PALETTE



PLANT SCHEDULE DR

| <u>TREES</u>                                                                        | <u>CODE</u> | <u>COMMON NAME</u>                                               | <u>CONT</u> |                |
|-------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------|-------------|----------------|
|  | LI          | WHITE CRAPE MYRTLE MULTI-TRUNK<br>Lagerstroemia x 'Natchez'      | 15 GAL      |                |
| <u>SHRUB AREAS</u>                                                                  | <u>CODE</u> | <u>COMMON NAME</u>                                               | <u>CONT</u> | <u>SPACING</u> |
|  | KARL        | FEATHER REED GRASS<br>Calamagrostis x acutiflora 'Karl Foerster' | 1 GAL       | 24" o.c.       |
|  | MEXI        | MEXICAN FEATHER GRASS<br>Nessella tenuissima                     | 1 GAL       | 24" o.c.       |
|  | JASM        | CHINESE STAR JASMINE<br>Trachelospermum jasminoides              | 1 GAL       | 24" o.c.       |



LI - CRAPE MYRTLE



KARL - FEATHER REED GRASS



1 WOOD BENCH



MEXI - MEXICAN FEATHER GRASS



JASM - STAR JASMINE



2 SITE FURNISHINGS



3 GRILL STATION



4 METAL FIRE TABLE

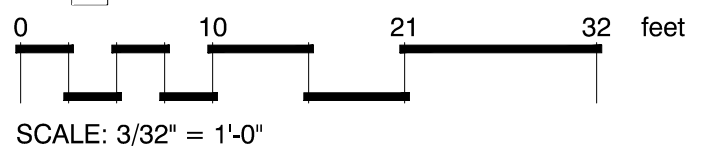


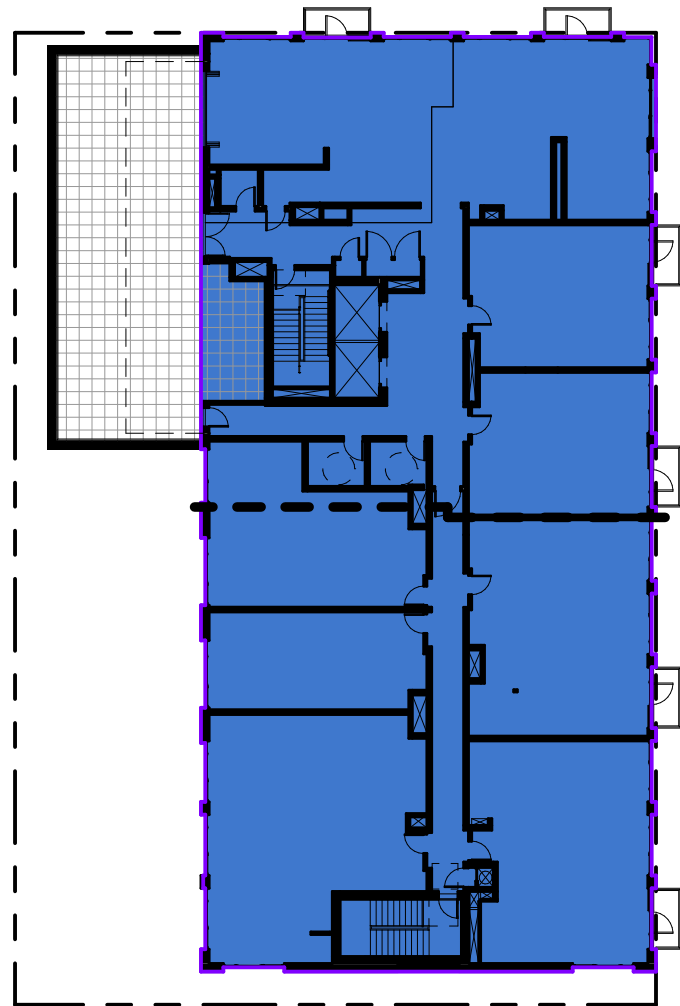
5 PEDESTAL PAVERS



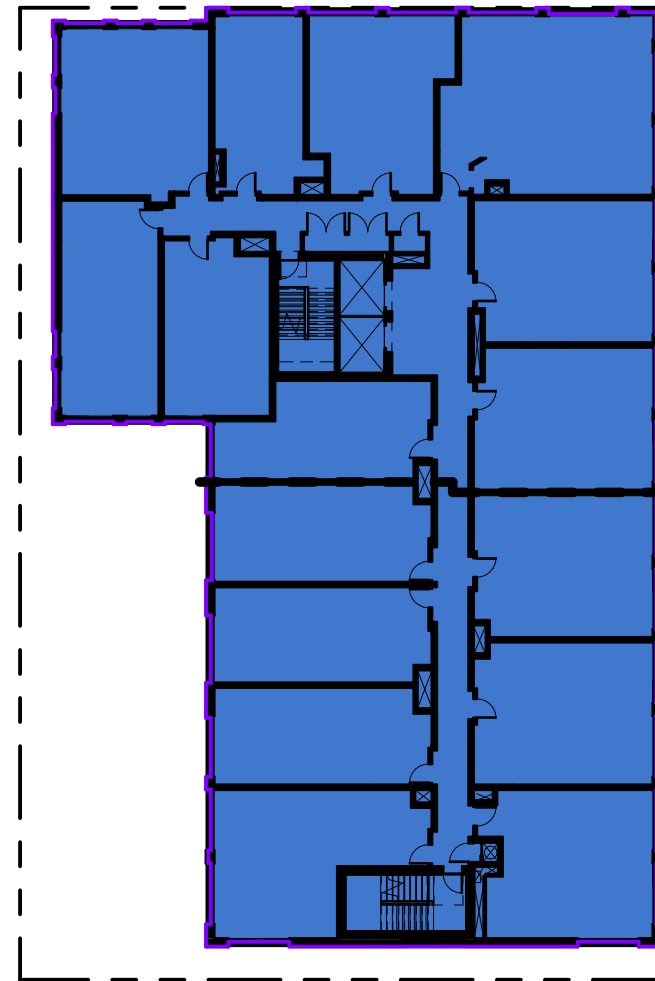
6 OVER HEAD TRELLIS

1 LEVEL 11 LANDSCAPE PLAN

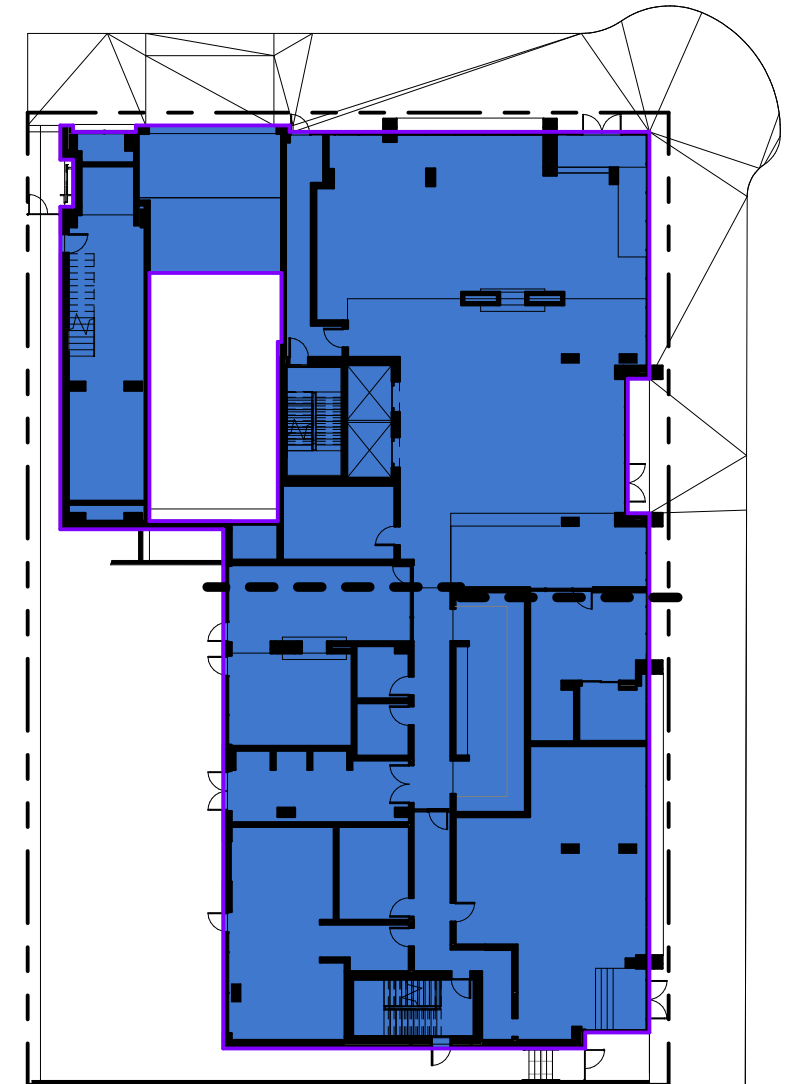




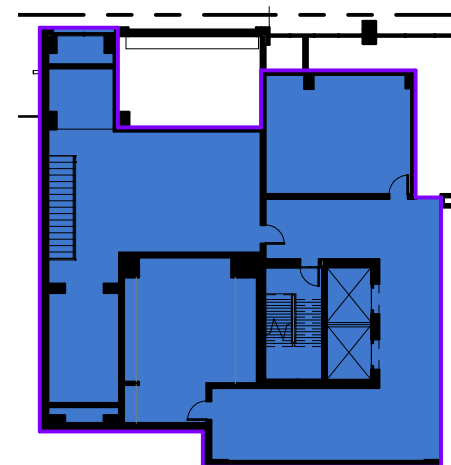
LEVEL 11 ③  
LEVEL 11 FLOOR AREA = 10,252 SF



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



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

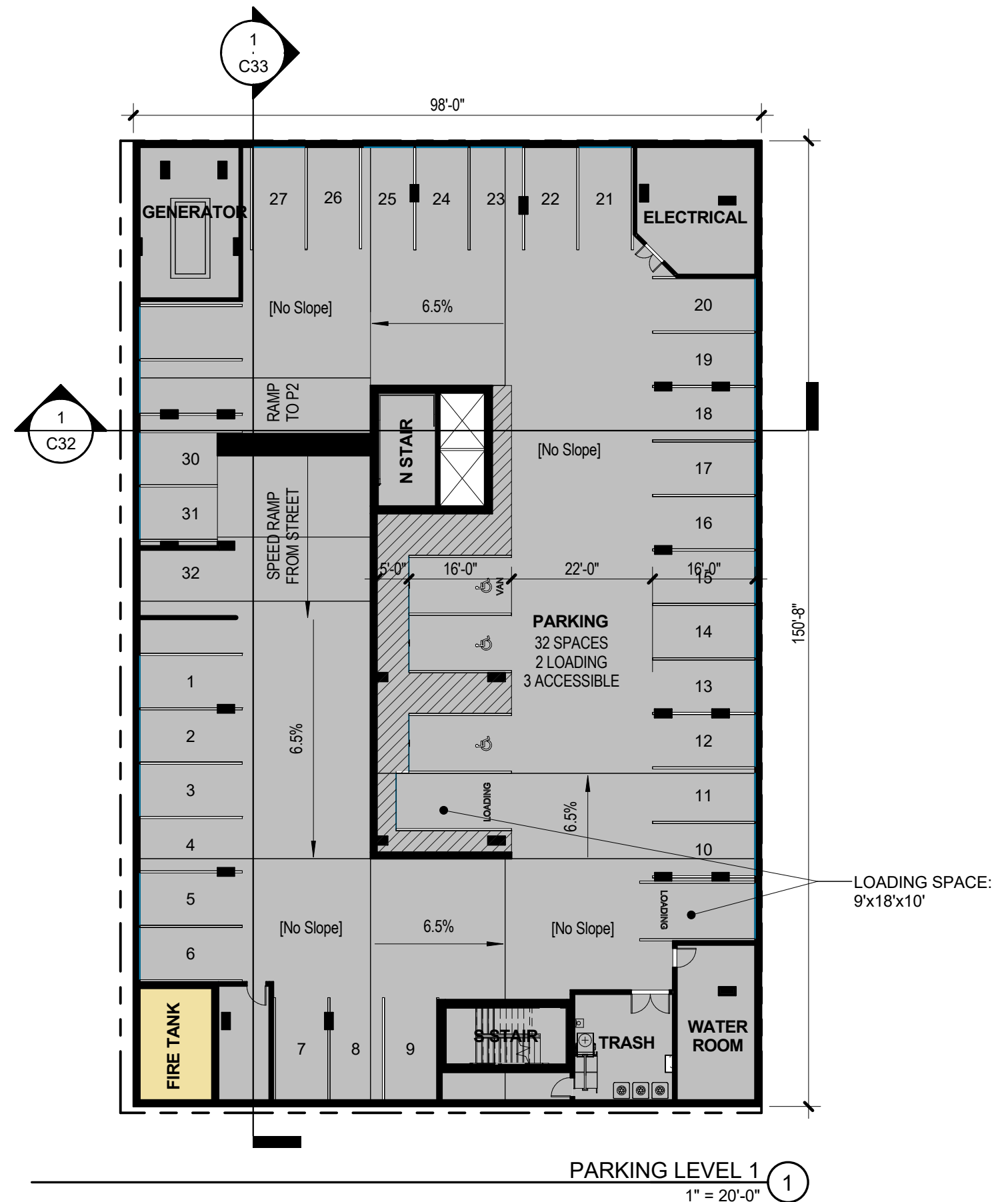


LEVEL 1 MEZZANINE ④  
LEVEL 1 MEZZANINE FLOOR AREA = 3,503 SF

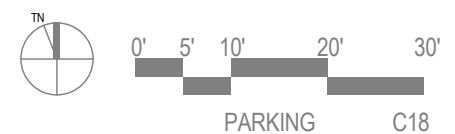
|                            |                                     |
|----------------------------|-------------------------------------|
| 10,368 SF                  | LEVEL 1                             |
| 11,716 SF x 9 = 105,444 SF | LEVEL 2-10                          |
| 10,252 SF             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

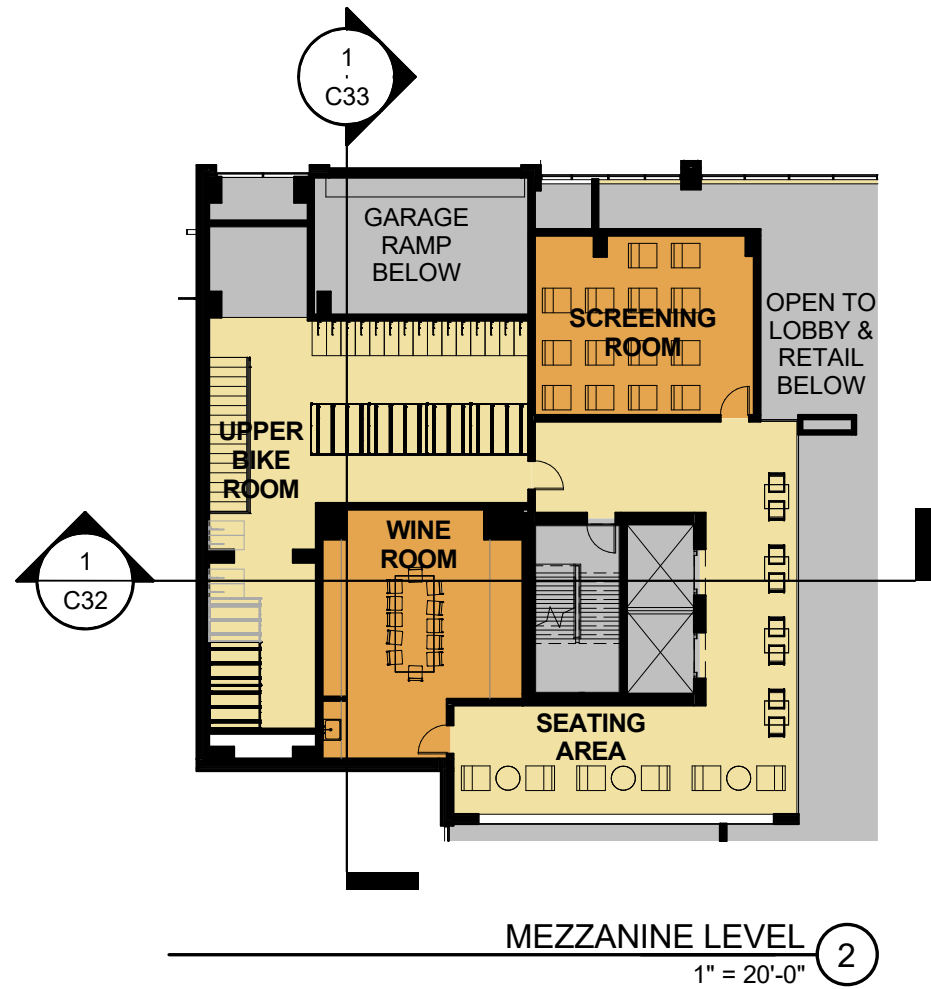


PARKING LEVEL 2 ②  
1" = 20'-0"



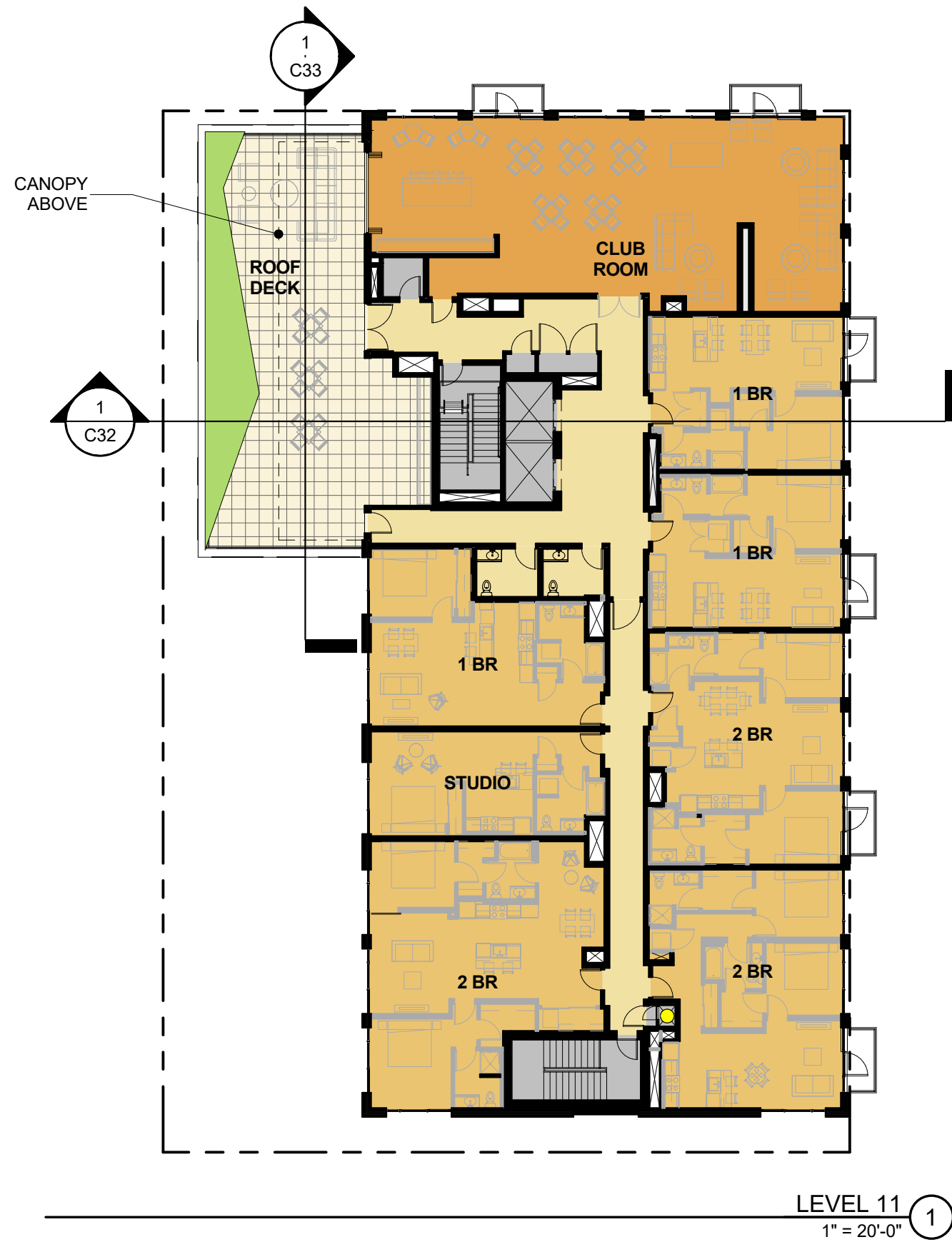
PARKING LEVEL 1 ①  
1" = 20'-0"



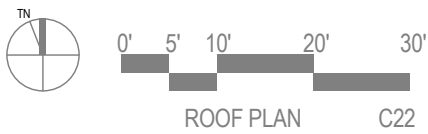
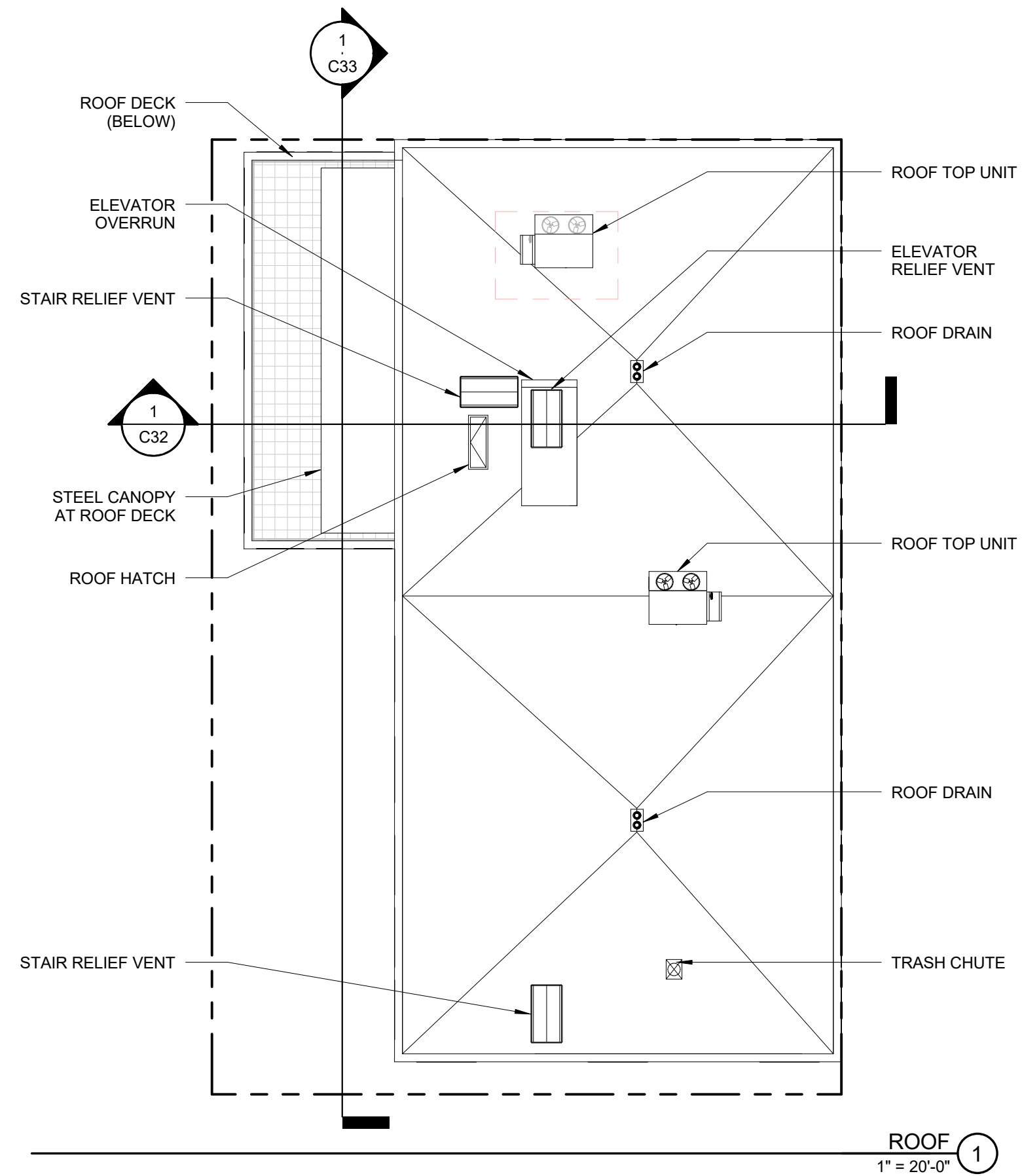


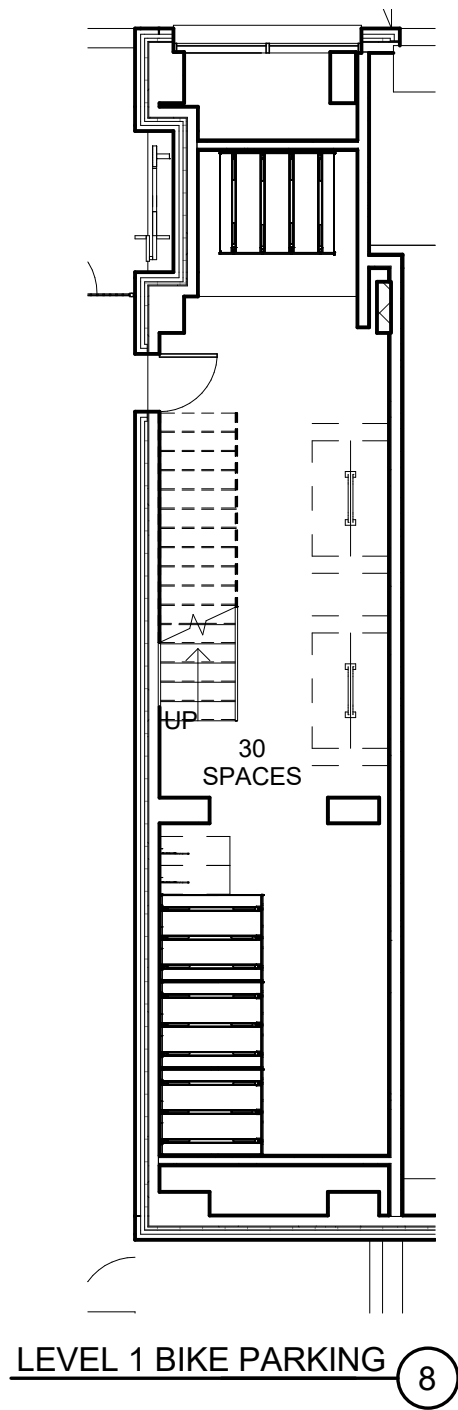


LEVELS 2-10 ②  
1" = 20'-0"

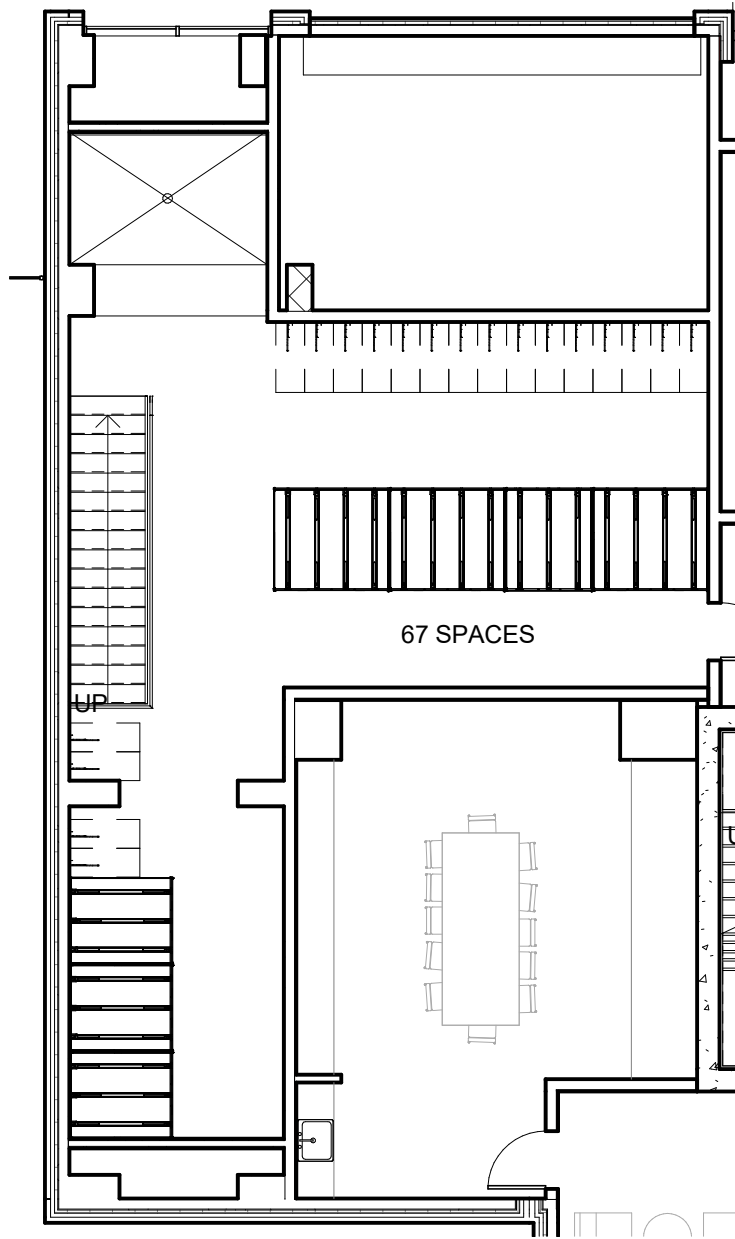


NOTE: ALL ROOF  
EQUIPMENT MEETS 3:1  
SCREENING REQUIREMENT  
PER ZONING CODE





LEVEL 1 BIKE PARKING 8

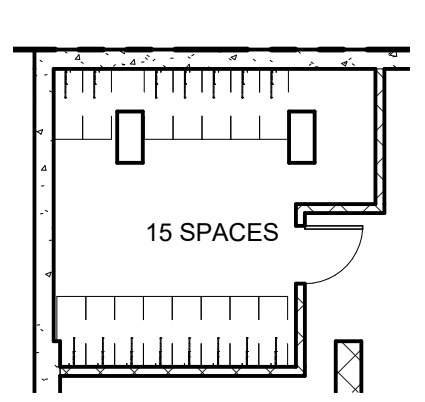


MEZZANINE BIKE PARKING 7

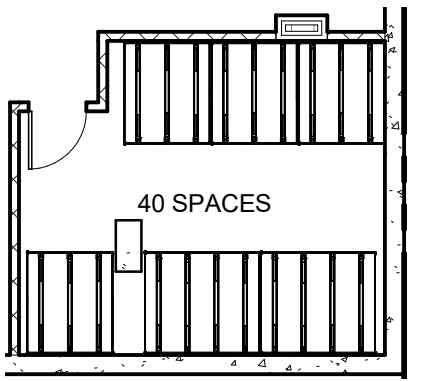
| BIKE PARKING - LONG TERM |            |
|--------------------------|------------|
| LOCATION/TYPE            | BIKE COUNT |
| PARKING LEVEL 2          |            |
| NE ROOM - SARIS 8016     | 18         |
| NE ROOM - SARIS 8080     | 24         |
| SE ROOM - SARIS 8016     | 24         |
| SE ROOM - SARIS 8080     | 16         |
| NW ROOM - SARIS 6006     | 15         |
| W ROOM - SARIS 8080      | 40         |
| W ROOM - SARIS 6006      | 2          |

|                             |    |
|-----------------------------|----|
| LEVEL 1                     |    |
| BIKE PARKING - SARIS 6006   | 18 |
| BIKE PARKING - SARIS 8080   | 8  |
| BIKE PARKING - STAPLE STYLE | 2  |
| BIKE PARKING - SARIS 6006   | 2  |

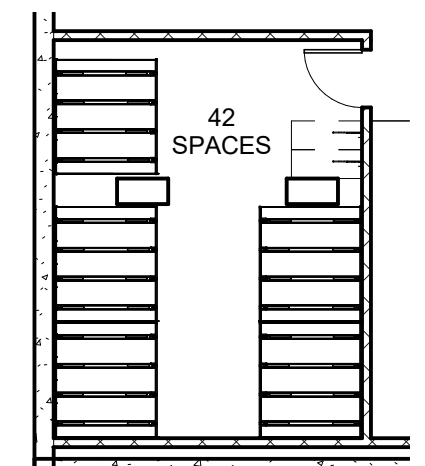
|                           |     |
|---------------------------|-----|
| MEZZANINE                 |     |
| BIKE PARKING - SARIS 8080 | 24  |
| BIKE PARKING - SARIS 8016 | 24  |
| BIKE PARKING - SARIS 6006 | 19  |
| TOTAL LONG TERM BIKES     | 236 |



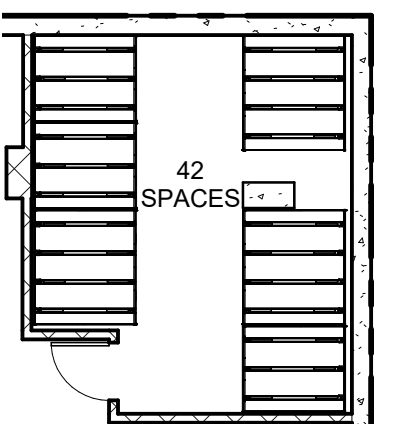
PARKING 2 - NW ROOM 3



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: 234

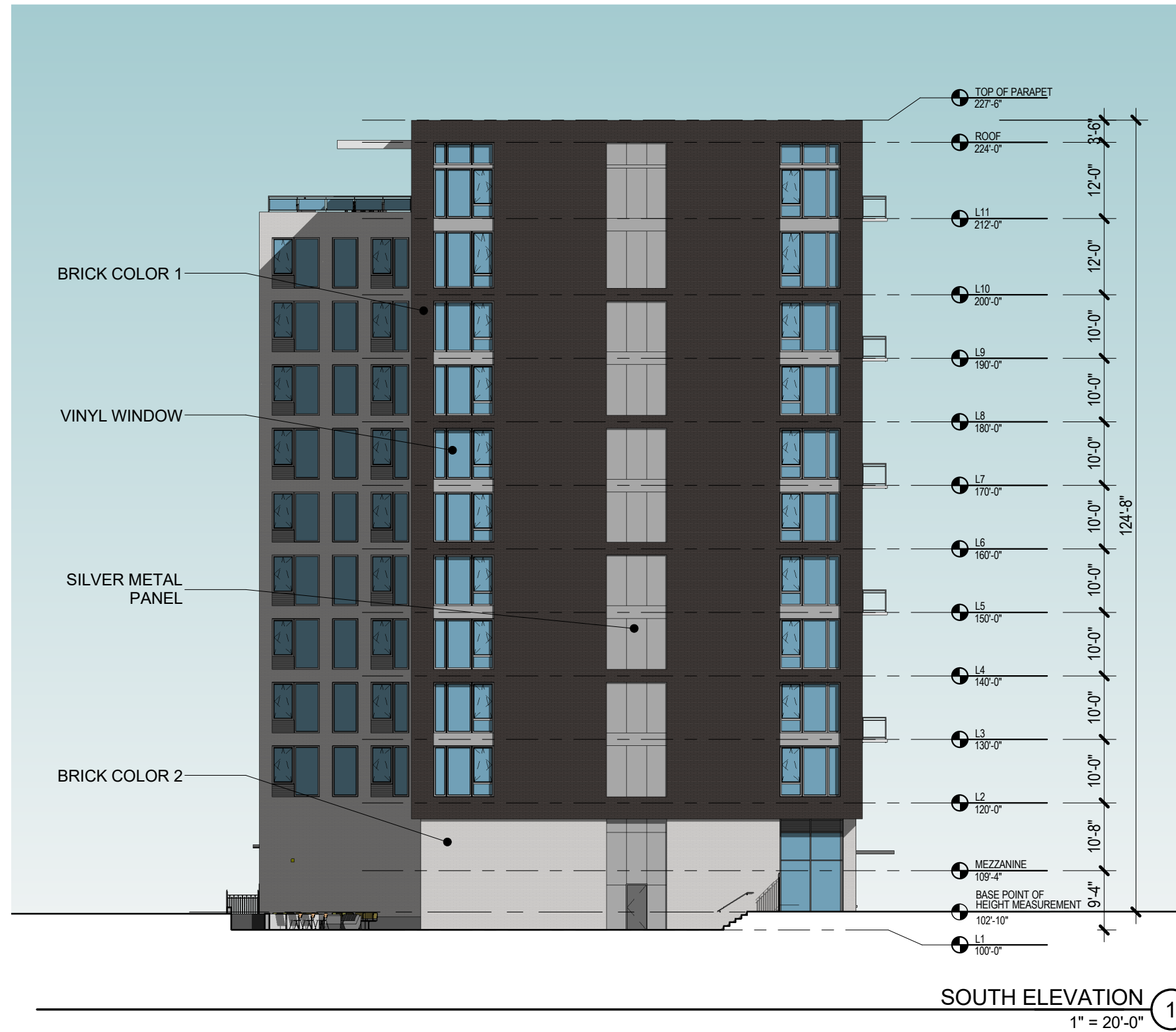


NORTH ELEVATION 1  
1" = 20'-0"





WEST ELEVATION 1  
1" = 20'-0"



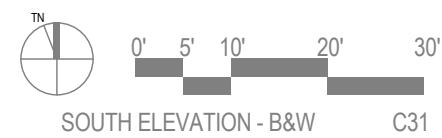
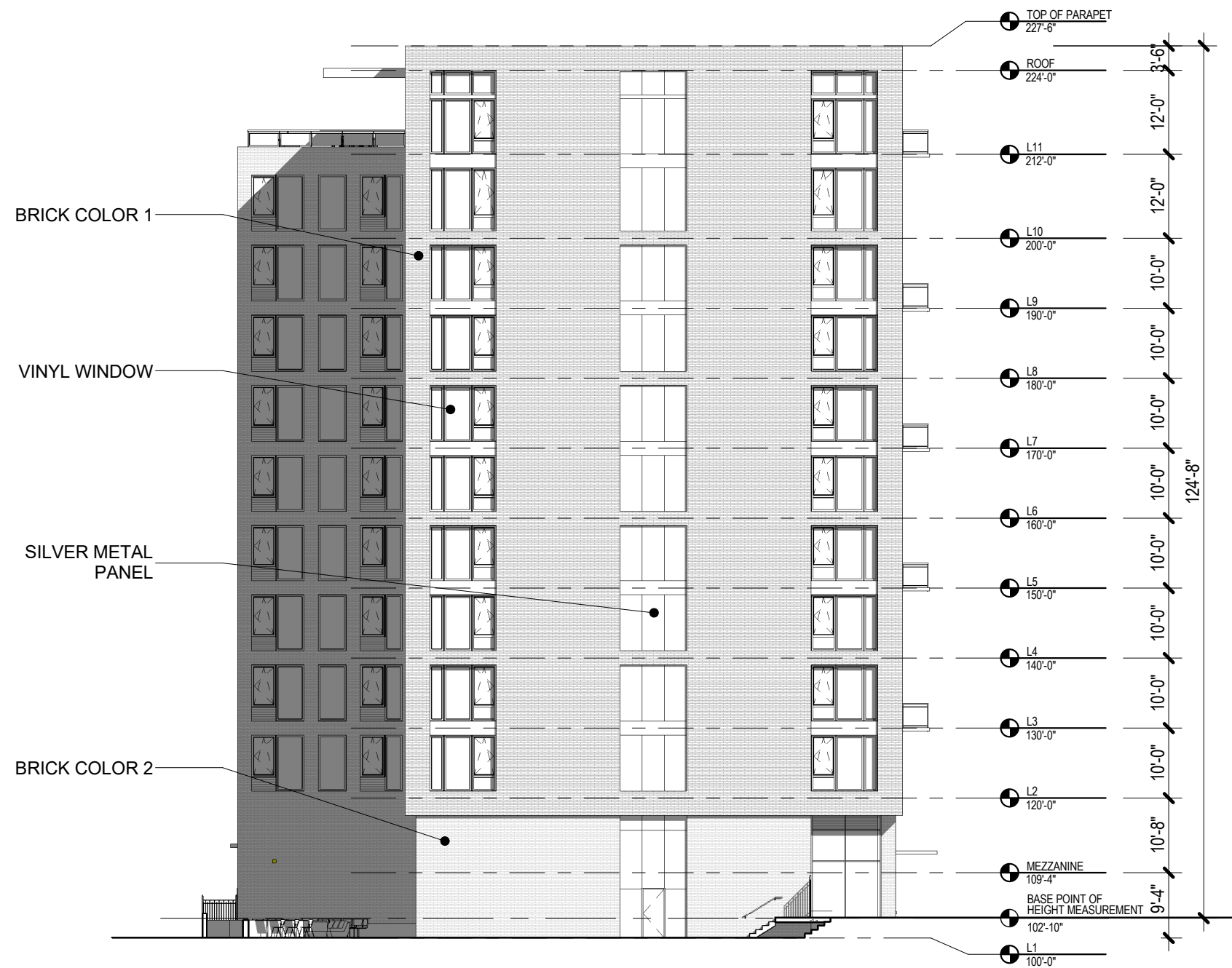


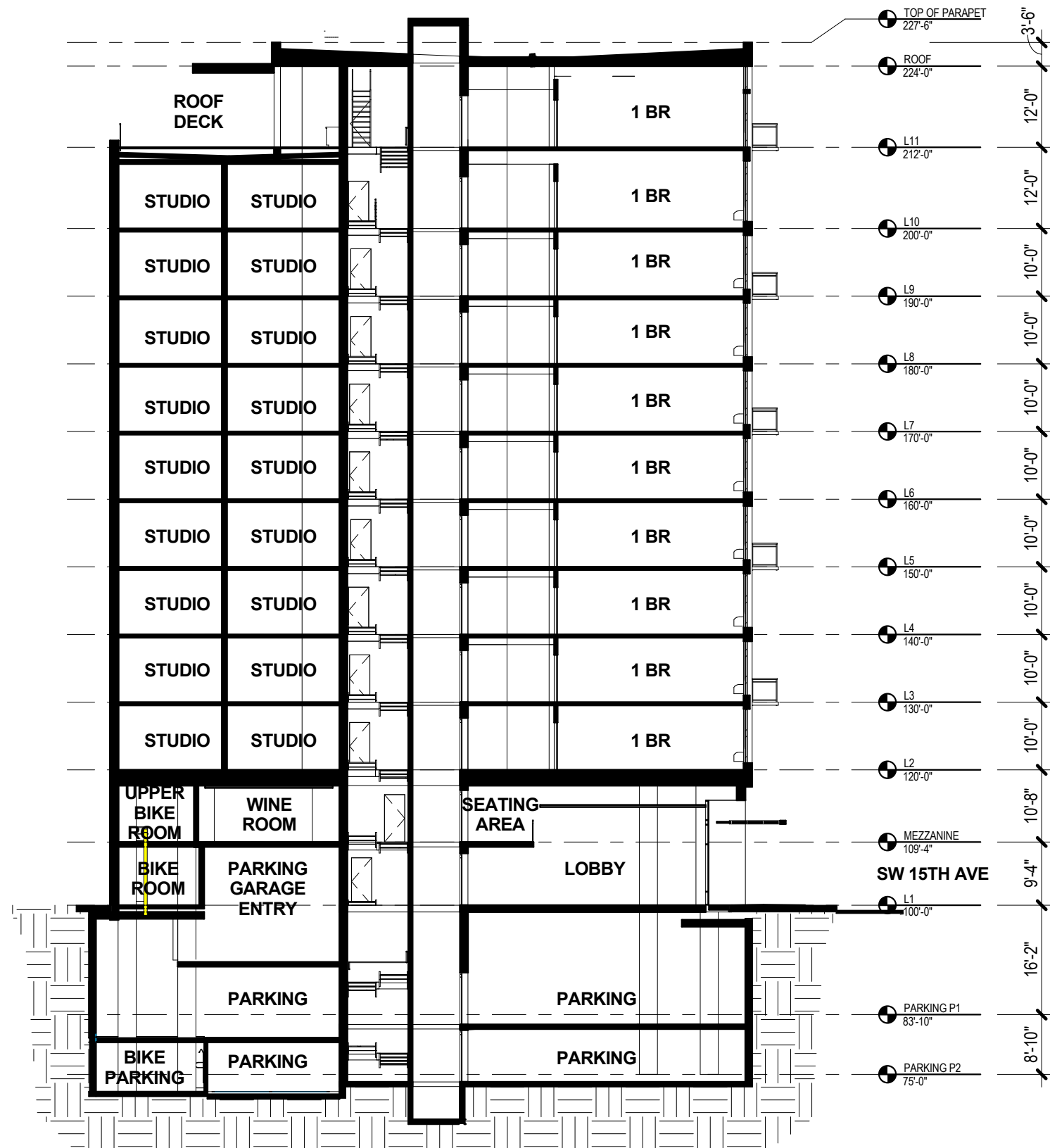


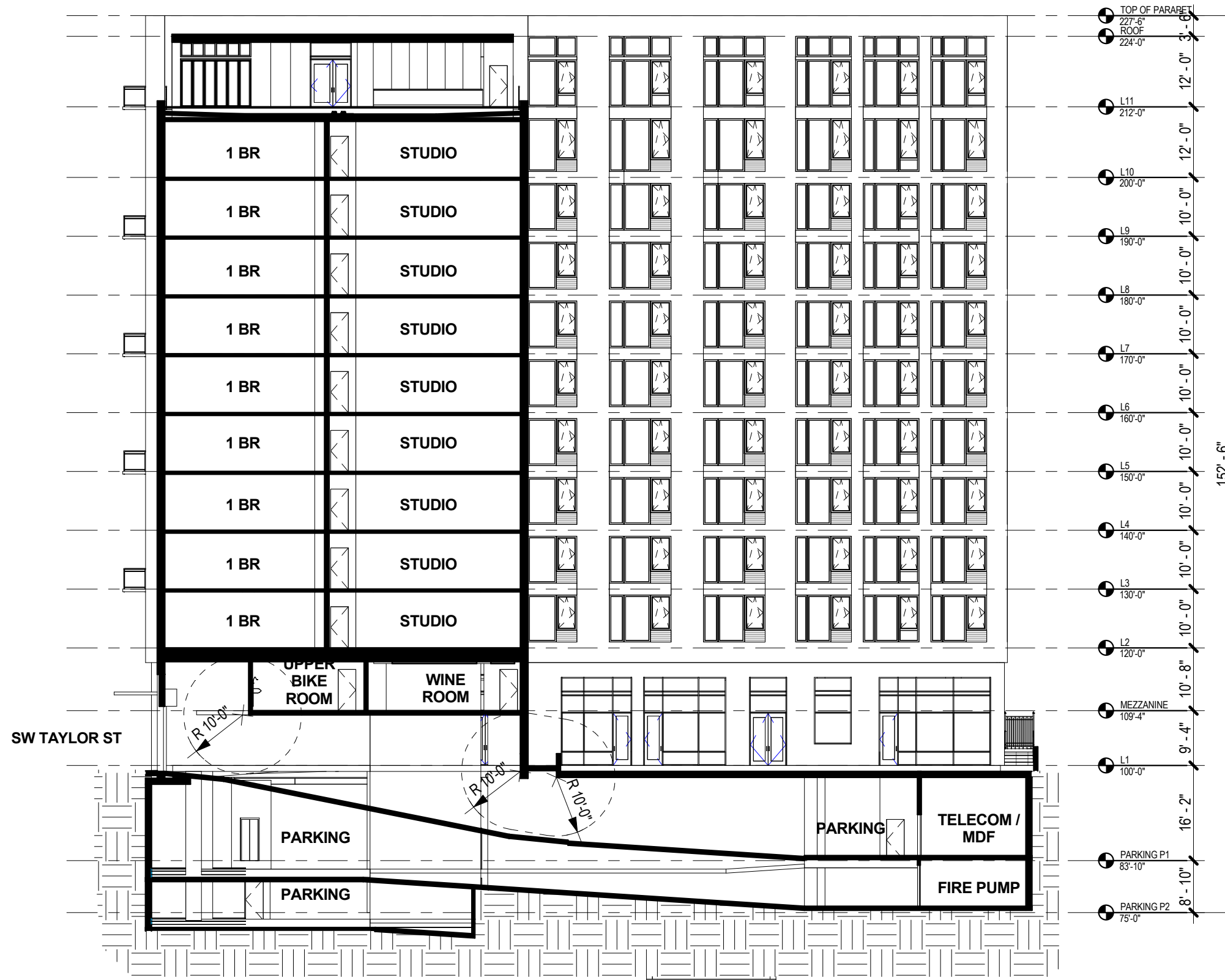


WEST ELEVATION 1  
1" = 20'-0"









DR - GARAGE RAMP 1  
1" = 20'-0"

**FIXTURE TYPE G-1**  
CEILING-MOUNTED DOWNLIGHT



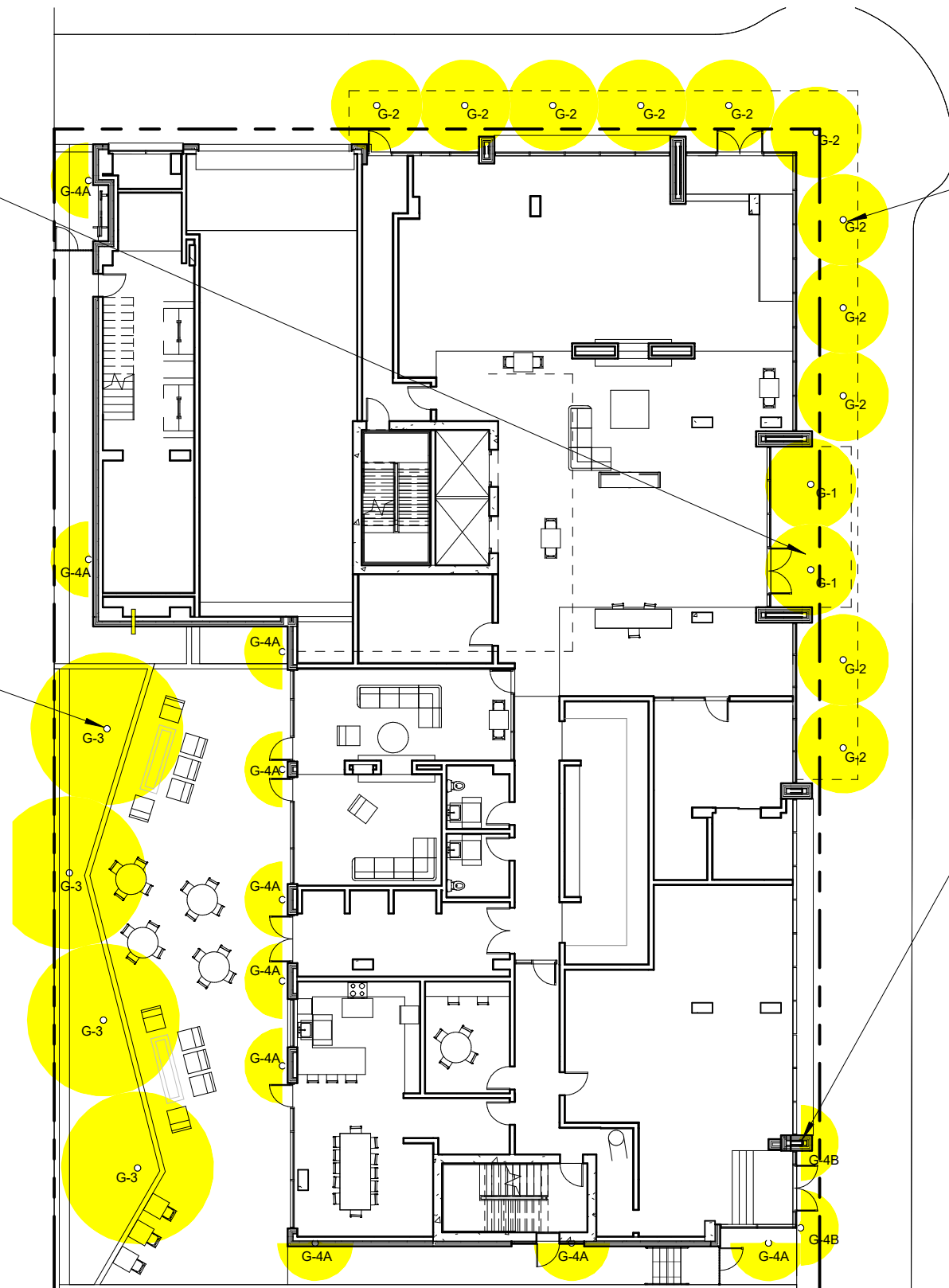
**FIXTURE TYPE G-3**  
LIGHT POLE

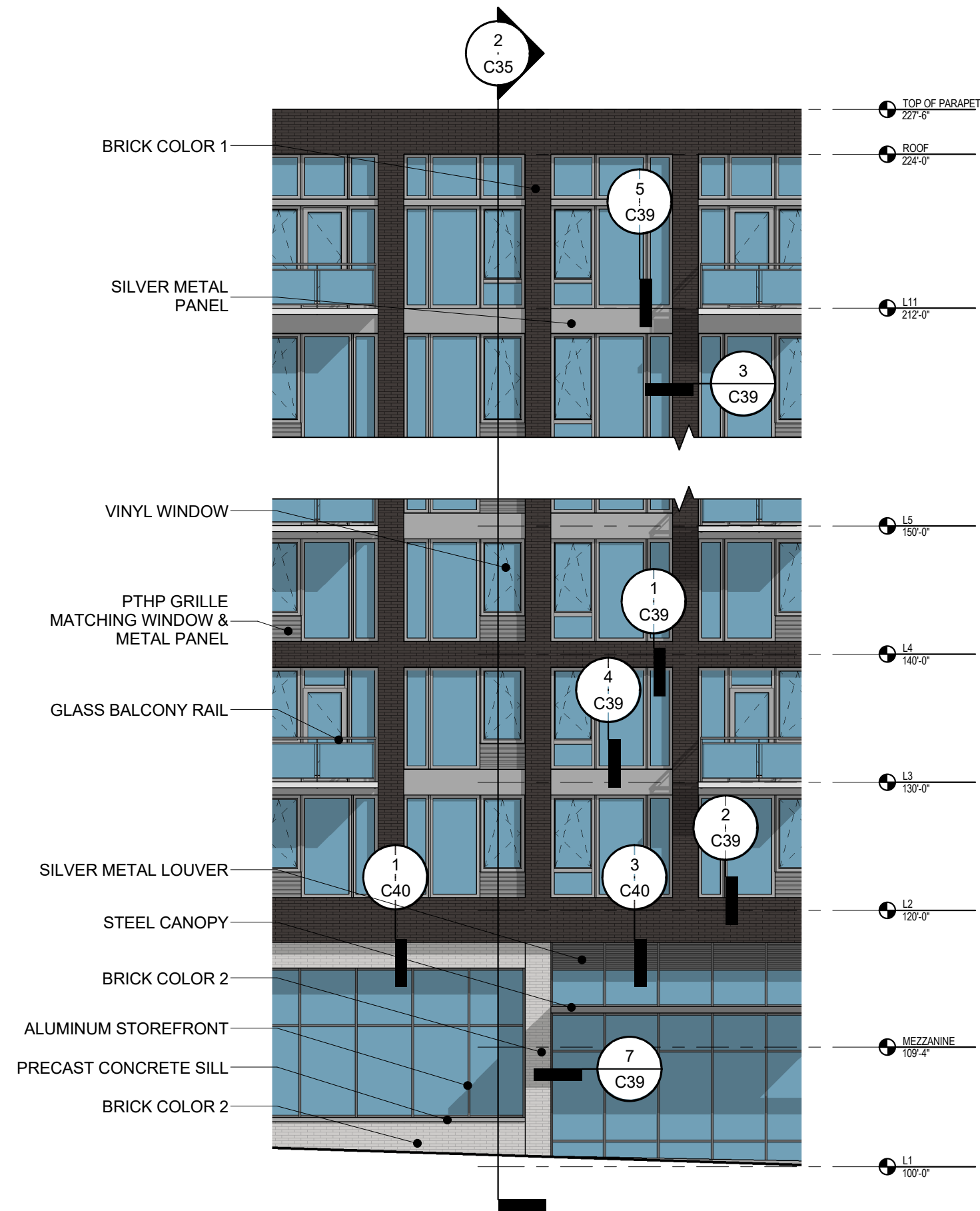


**FIXTURE TYPE G-2**  
SURFACE-MOUNTED DOWNLIGHT AT CANOPIES

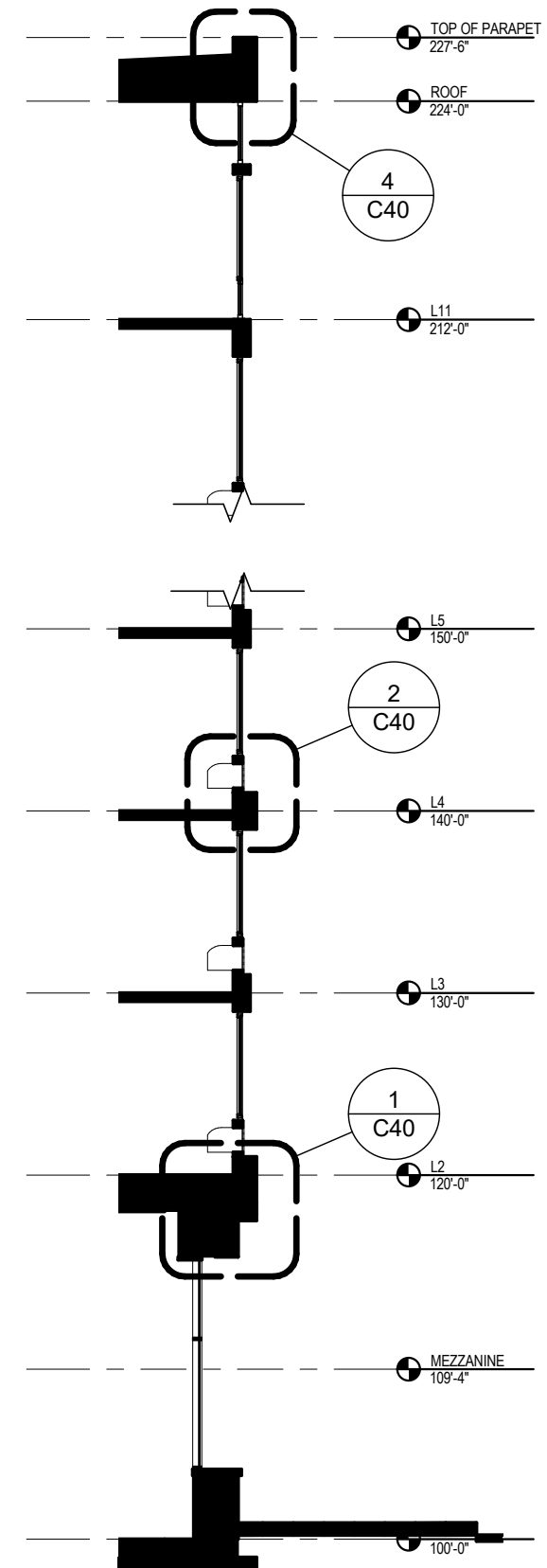


**FIXTURE TYPE G-4A / G-4B**  
WALL-MOUNTED DOWNLIGHT

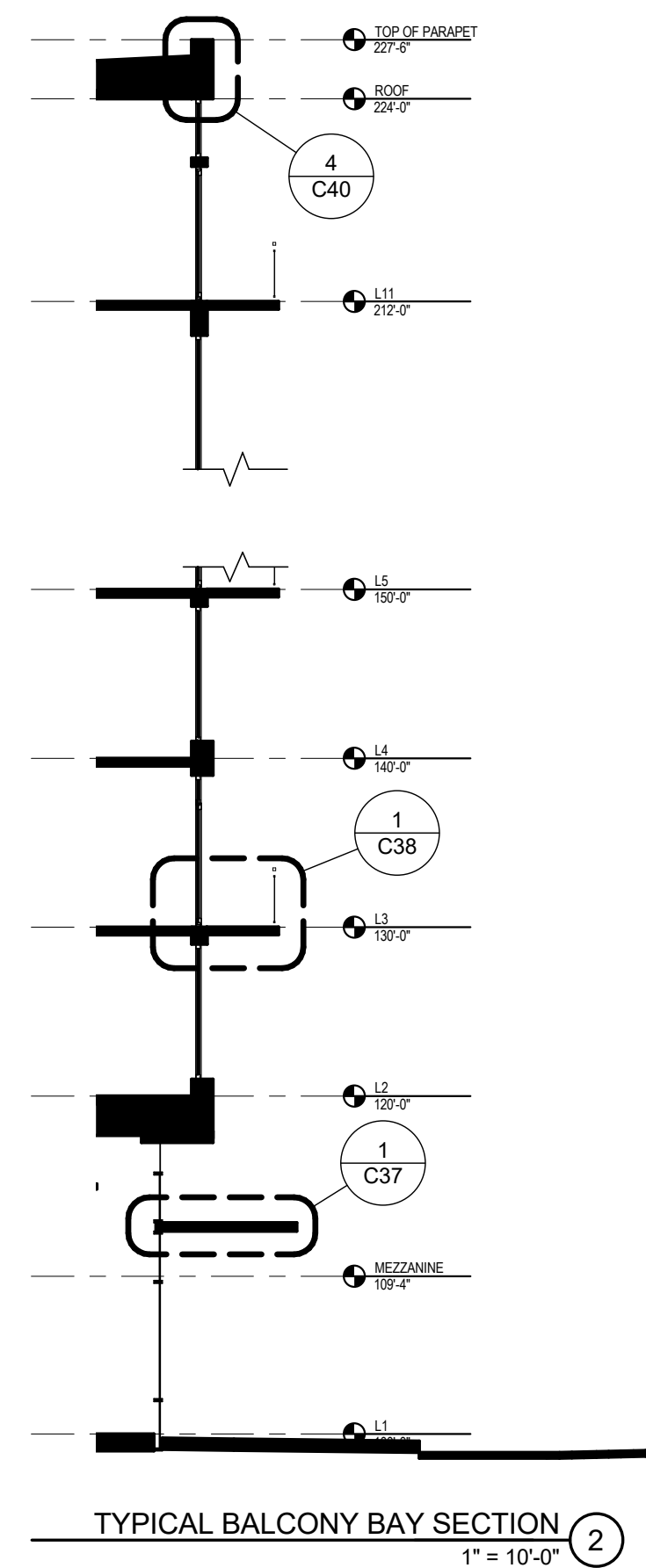
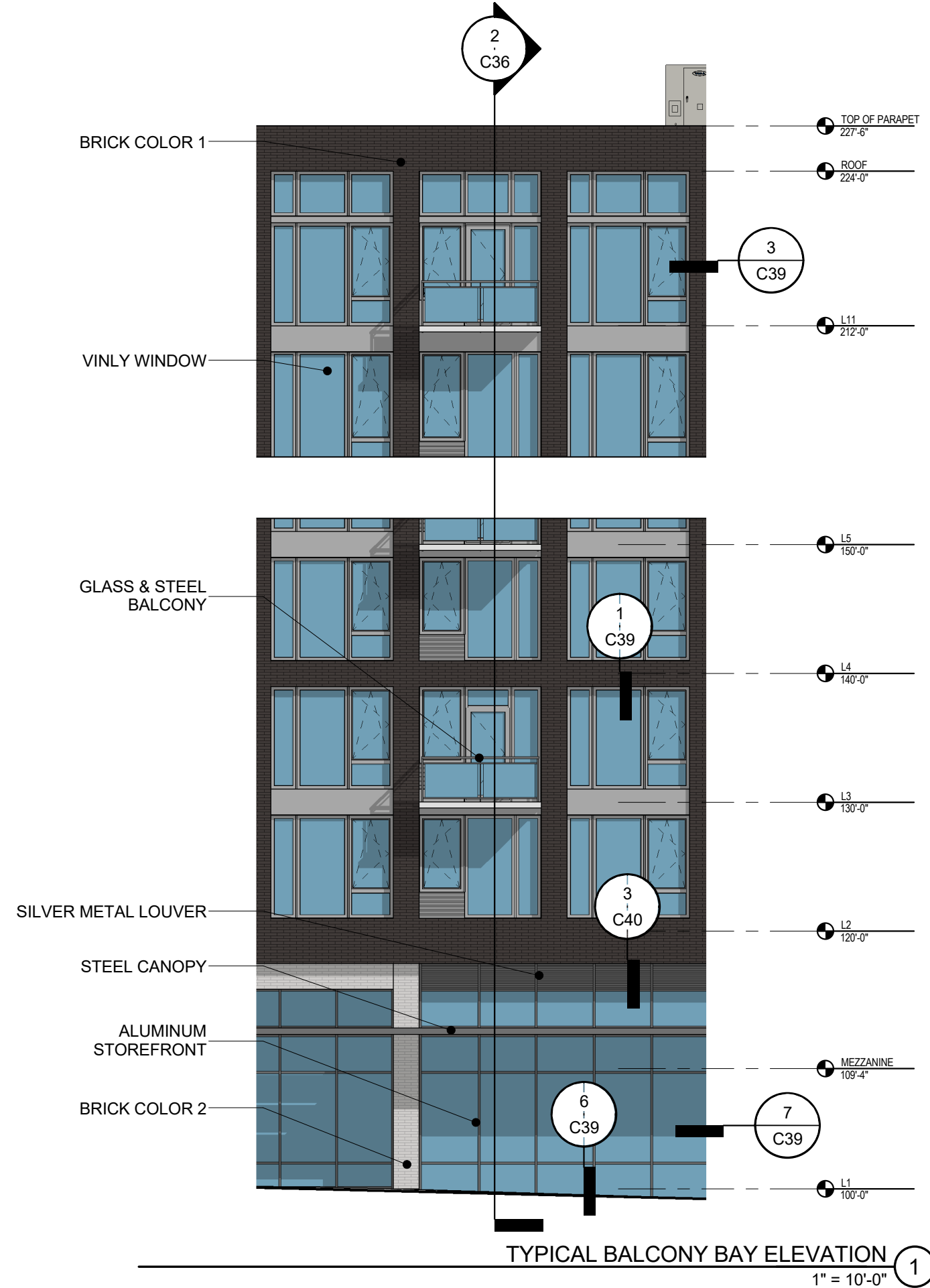


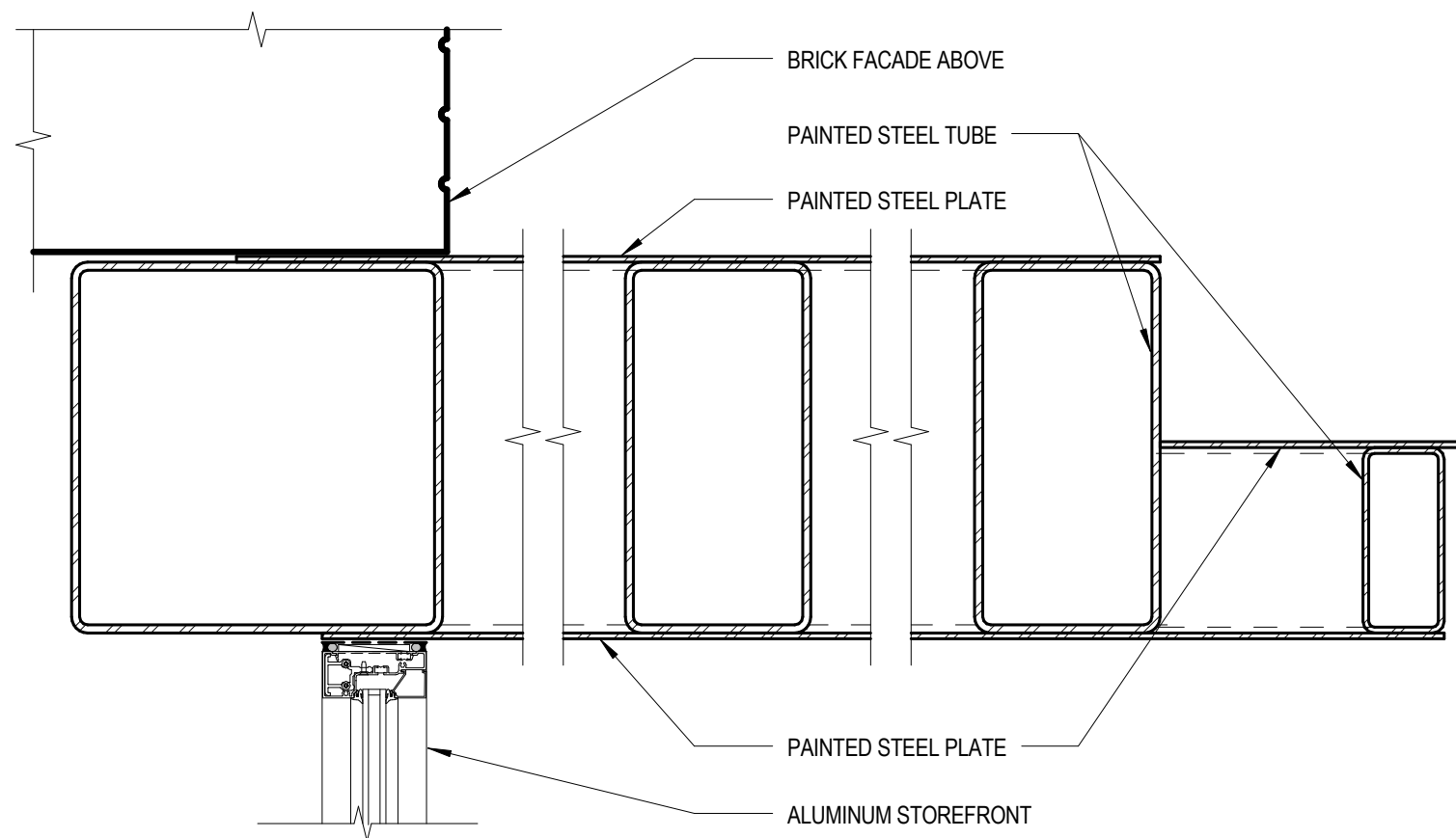


TYPICAL WINDOW BAY ELEVATION ①  
1" = 10'-0"

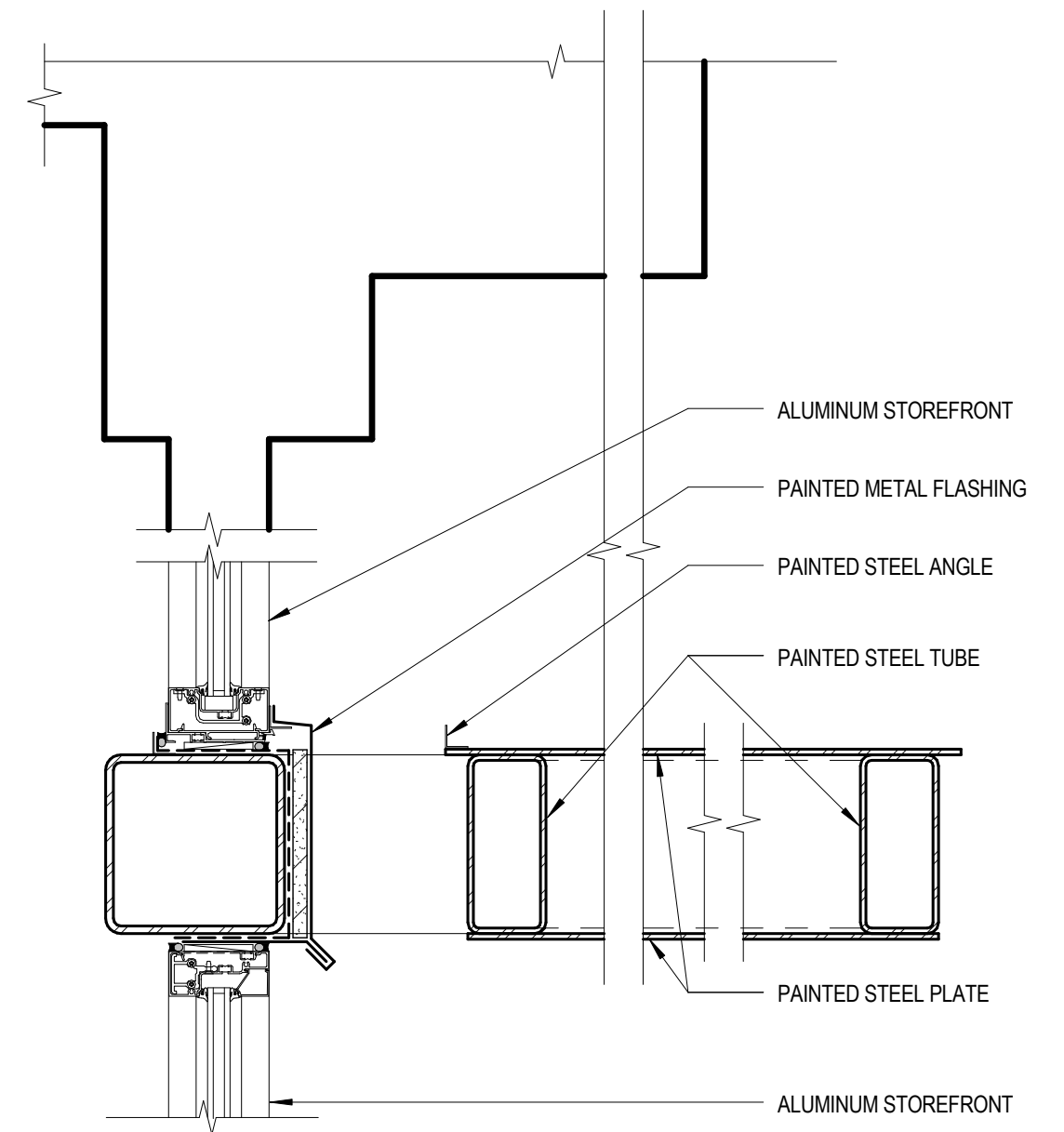


TYPICAL WINDOW STACK SECTION ②  
1" = 10'-0"

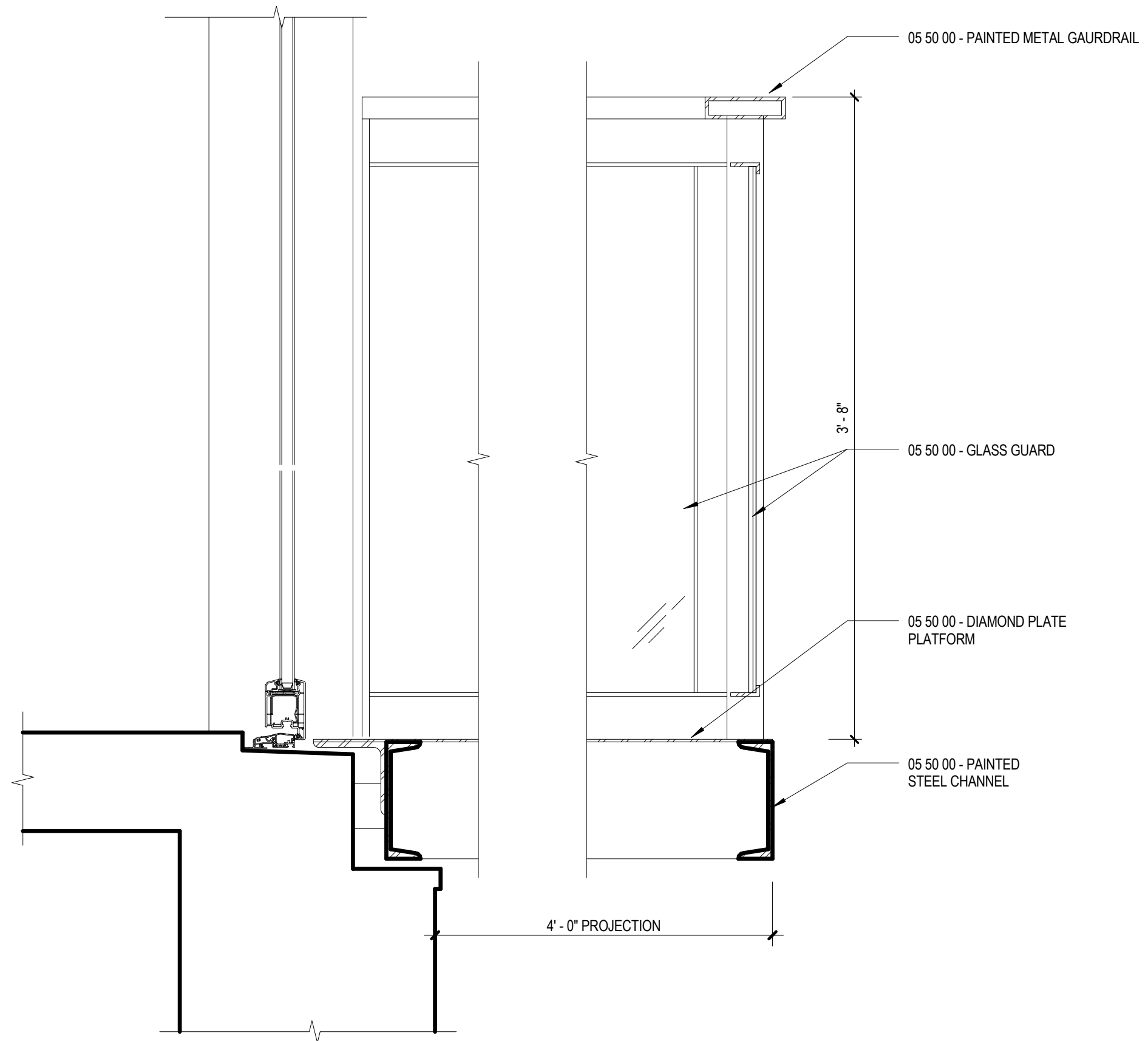




LEVEL 11 CANOPY SECTION 2  
1 1/2" = 1'-0"



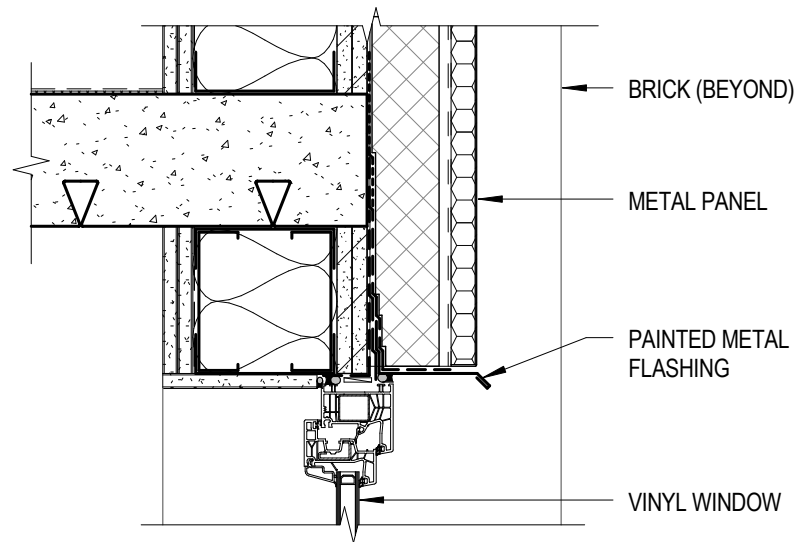
LEVEL 1 CANOPY SECTION 1  
1 1/2" = 1'-0"



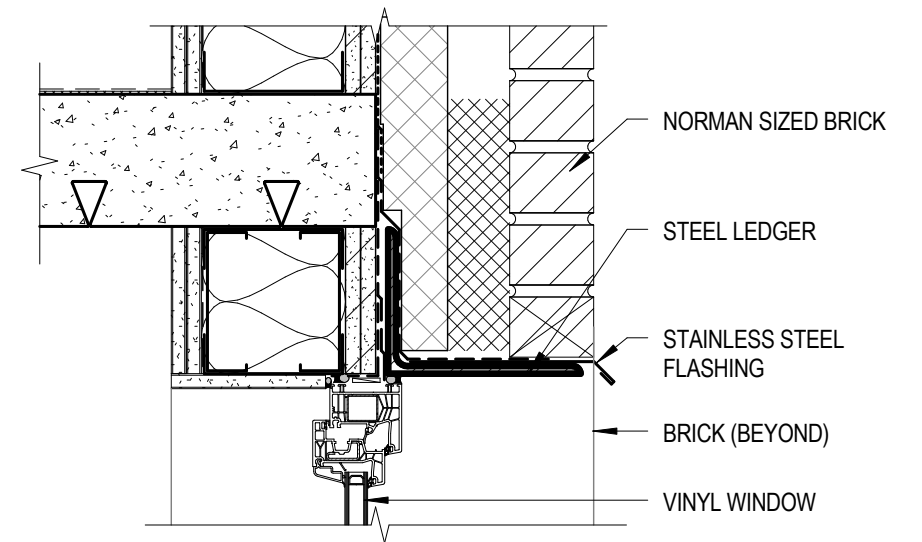
TYPICAL BALCONY SECTION

1 1/2" = 1'-0"

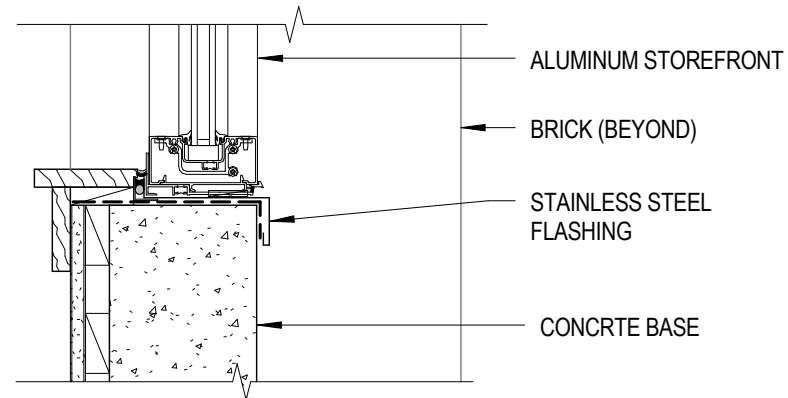
1



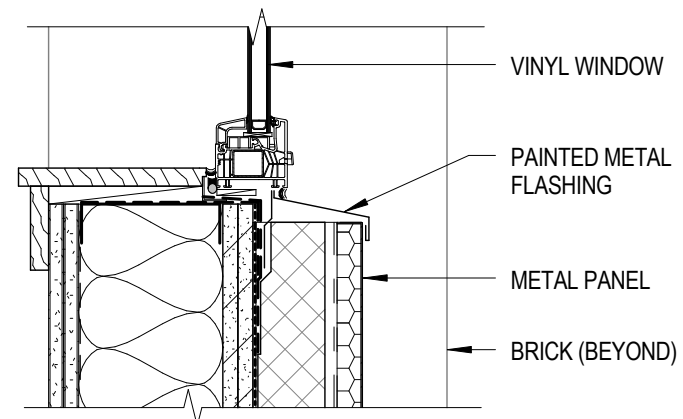
WINDOW HEAD AT METAL PANEL ④  
1 1/2" = 1'-0"



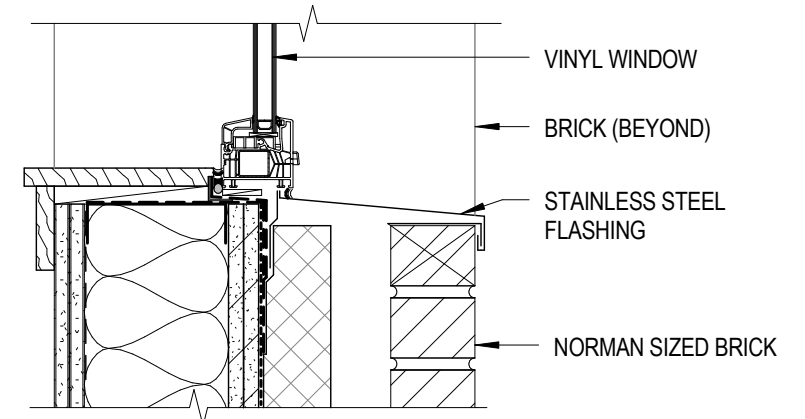
WINDOW HEAD AT BRICK ①  
1 1/2" = 1'-0"



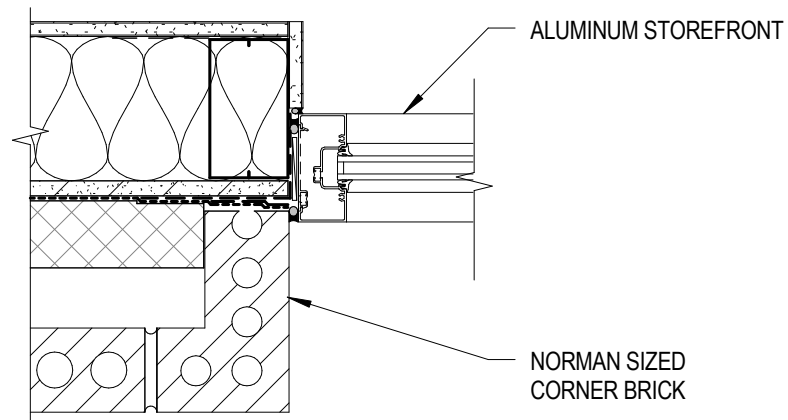
STOREFRONT SILL AT STEM WALL ⑥  
1 1/2" = 1'-0"



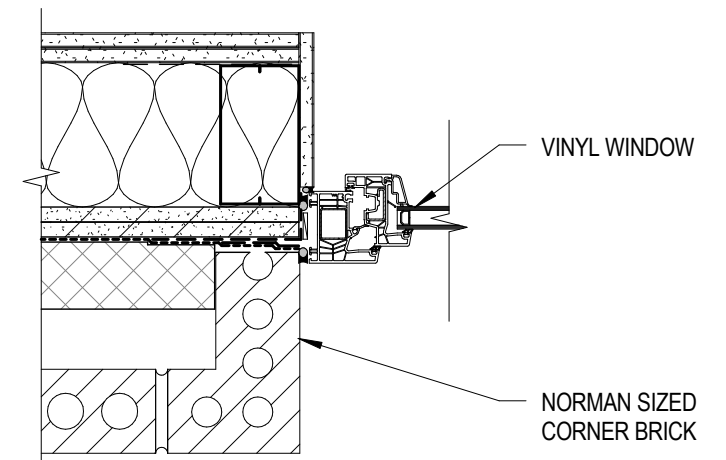
WINDOW SILL AT METAL PANEL ⑤  
1 1/2" = 1'-0"



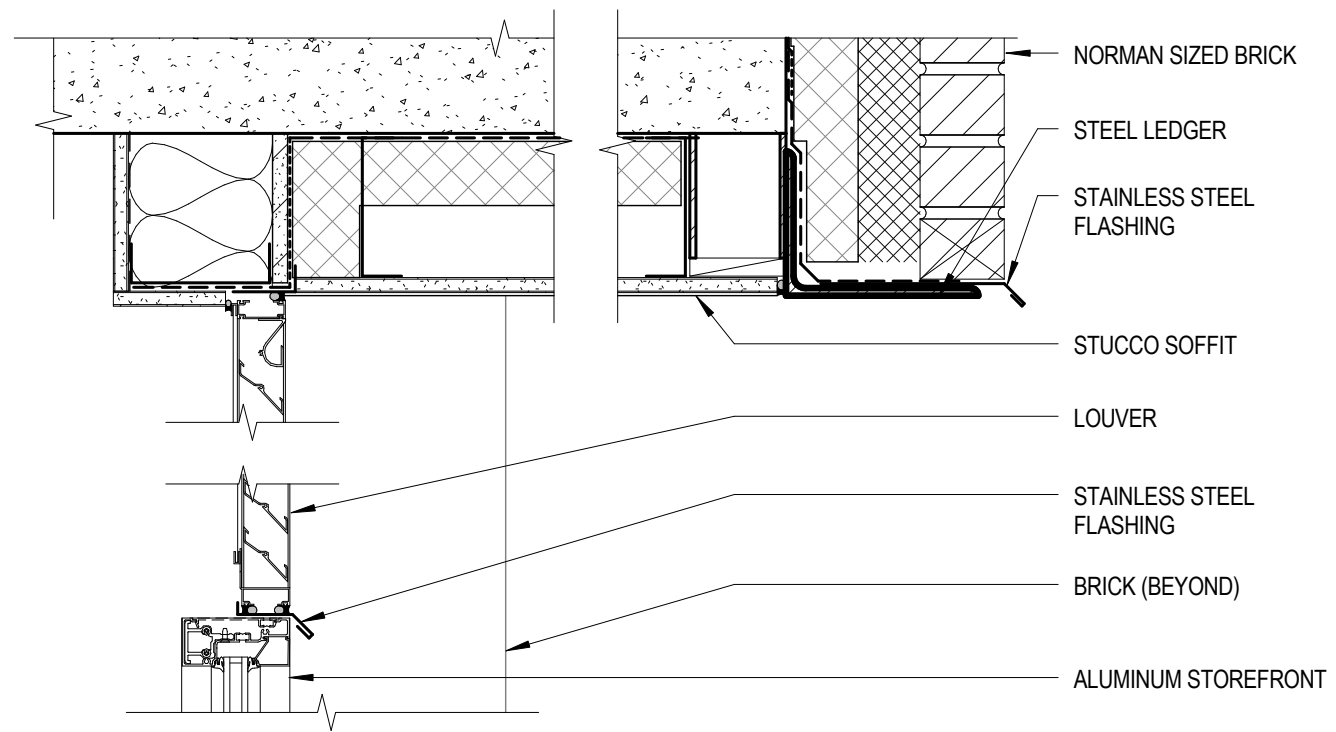
WINDOW SILL AT BRICK ②  
1 1/2" = 1'-0"



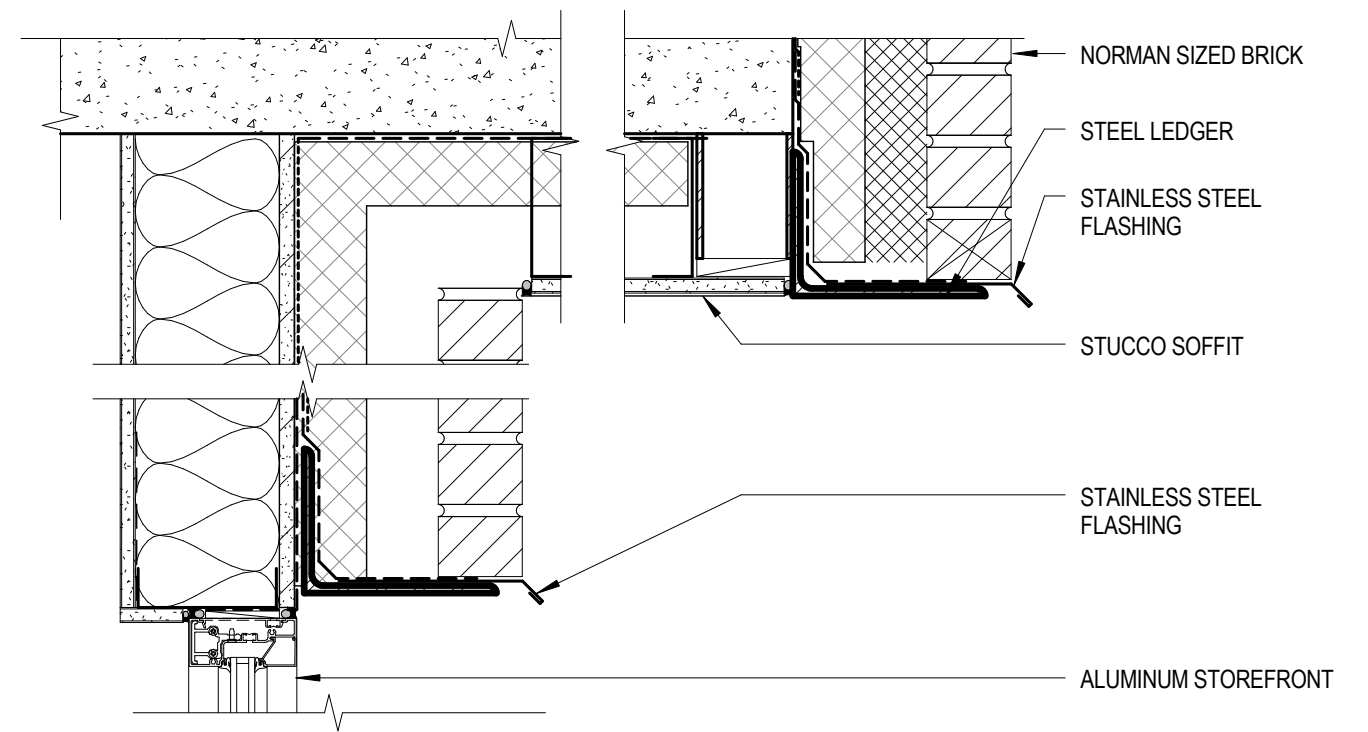
STOREFRONT JAMB AT BRICK ⑦  
1 1/2" = 1'-0"



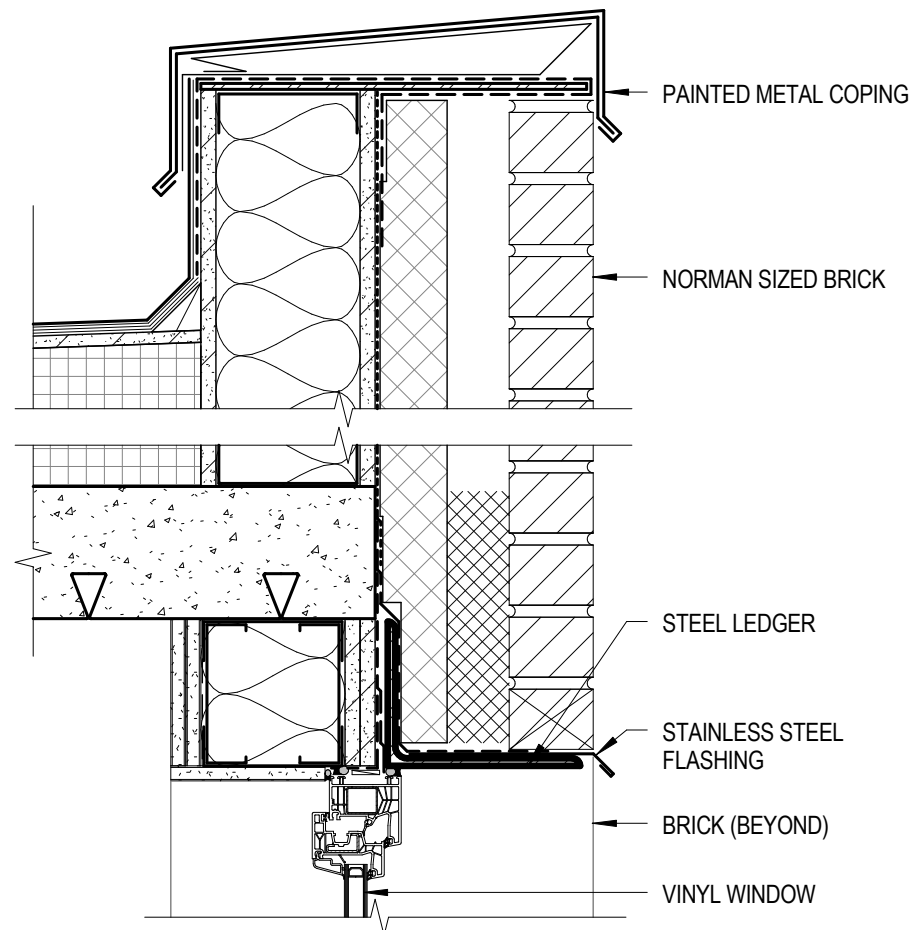
WINDOW JAMB AT BRICK ③  
1 1/2" = 1'-0"



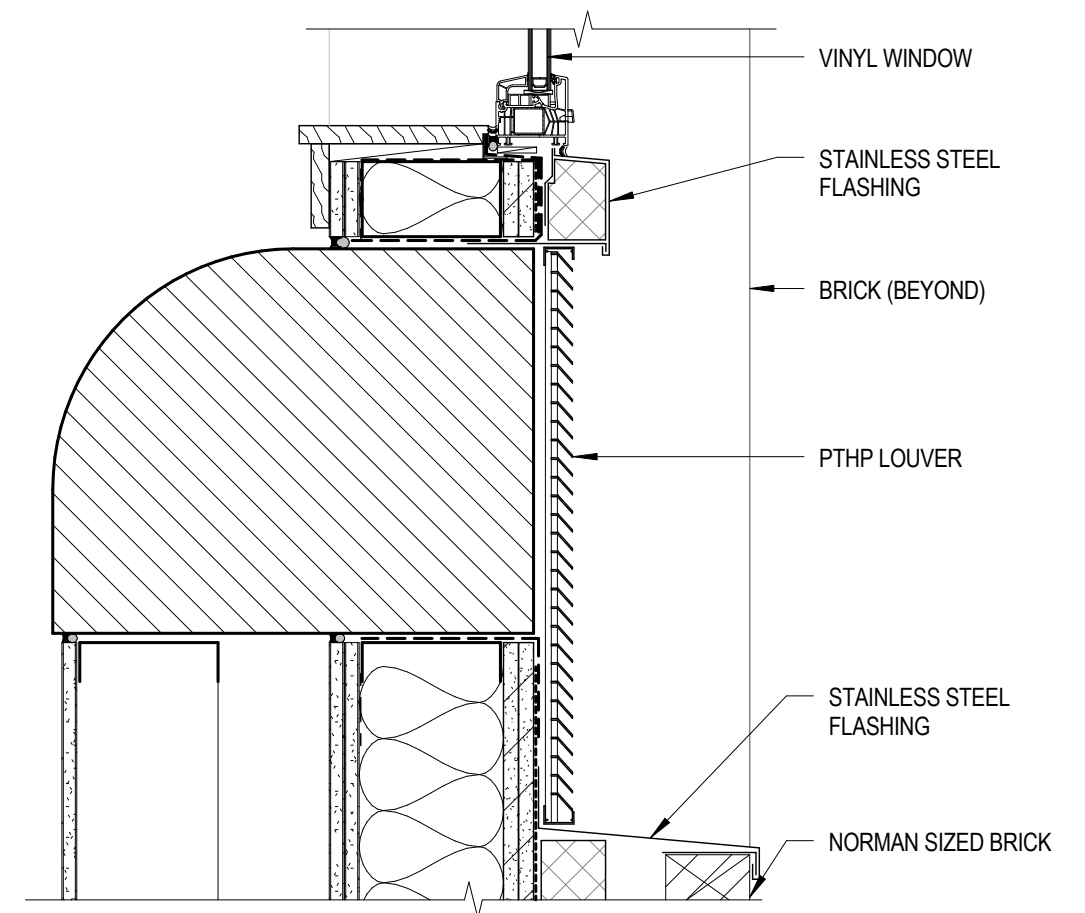
STOREFRONT HEAD AT LOUVER 3  
1 1/2" = 1'-0"



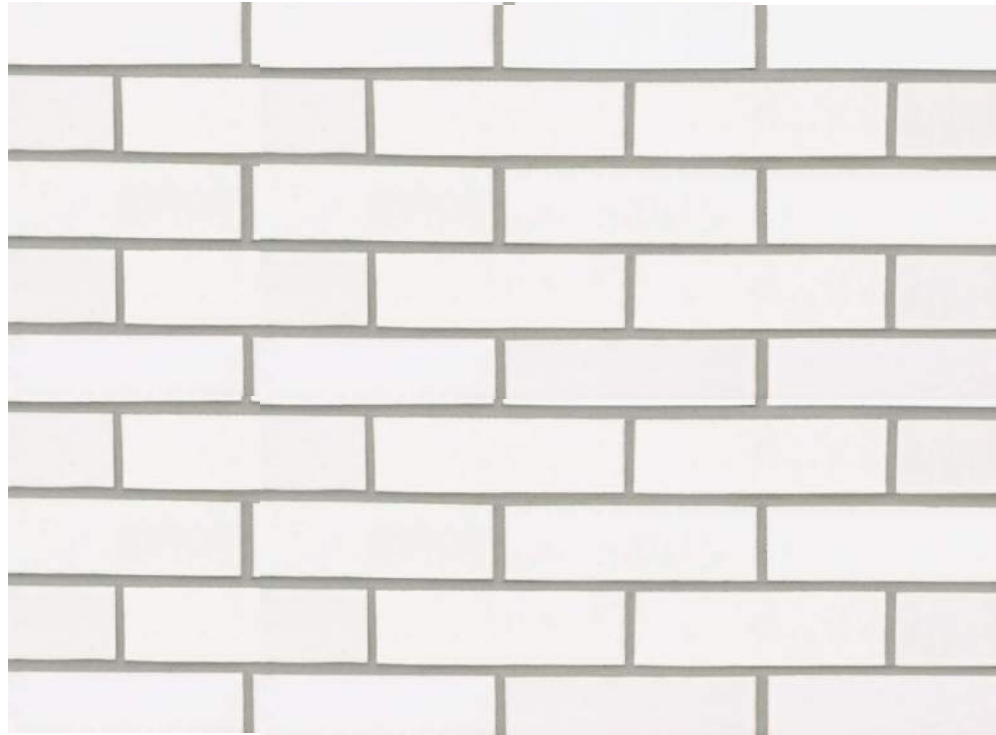
STOREFRONT HEAD AT BRICK 1  
1 1/2" = 1'-0"



BRICK PARAPET 4  
1 1/2" = 1'-0"



DR - WINDOW SILL AT PTHP 2  
1 1/2" = 1'-0"



BRICK COLOR 2 - NORMAN SMOOTH WHITE



COMMERCIAL VINYL WINDOWS



BRICK COLOR 1 - NORMAN DARK IRONSPOT



SILVER METAL PANELS



GLASS BALCONY RAILING