

140 COLUMBIA / RESIDENTIAL DEVELOPMENT

Design Review Submittal / May 5th, 2017

EXHIBIT C : DESIGN DRAWINGS + DETAILS

+

APPENDIX



EXHIBIT C : DESIGN DRAWINGS + DETAILS

| | |
|------|--|
| C.01 | Site Plan |
| C.02 | Architectural Floor Plans |
| C.10 | Roof Plan |
| C.11 | Building Elevations |
| C.15 | Building Sections |
| C.17 | Wall Section + Enlarged Elevation Sheets |
| C.30 | Material Palette |
| C.32 | Landscape Plans |
| C.36 | Plant List + Stormwater Mgmt. |
| C.37 | Lighting Plans |
| C.41 | Site Existing Conditions |
| C.42 | Tree Plan |
| C.43 | Grading Plan |
| C.44 | Utility Plan |
| C.45 | Stormwater Planter Locations |
| C.46 | Product Cutsheets |

APPENDIX

| | |
|--------|----------------------------------|
| APP.01 | Renderings |
| APP.08 | Vicinity and Context |
| APP.10 | Material Photos and Examples |
| APP.11 | Massing + Design Concept Diagram |
| APP.12 | Ground Floor Windows |
| APP.13 | FAR Bunker Diagram |
| APP.14 | Modifications |
| APP.15 | FAR Diagrams |
| APP.17 | Program Elevation Diagrams |



PROJECT SUMMARY

| | |
|----------------|------------|
| SITE AREA | 39,200 SF |
| MAX FAR | 12:1 |
| MAX BUILT AREA | 470,400 SF |
| MAX HEIGHT | 200'-0" |

| | |
|----------------------|------------|
| ACTUAL FAR | 12:1 |
| ACTUAL BUILT AREA | 470,389 SF |
| ACTUAL HEIGHT | 200'-0" |
| % OF SITE BUILT AREA | 96% |
| % OF SITE OPEN | 4% |

SITE PLAN

- LANDSCAPE
- HOUSING
- AMENITY
- CIRCULATION
- PARKING
- SERVICE
- RETAIL

LEVEL SUMMARY

| | |
|-----------------------------|------------|
| TOTAL UNITS ON FLOOR | 0 |
| PARKING STALLS | 0 |
| RETAIL SF | 8,361 SF |
| OFFICE SF | 6,105 SF |
| RESIDENTIAL LOBBY + LEASING | 6,000 SF |
| FAR SF | 34,110 GSF |

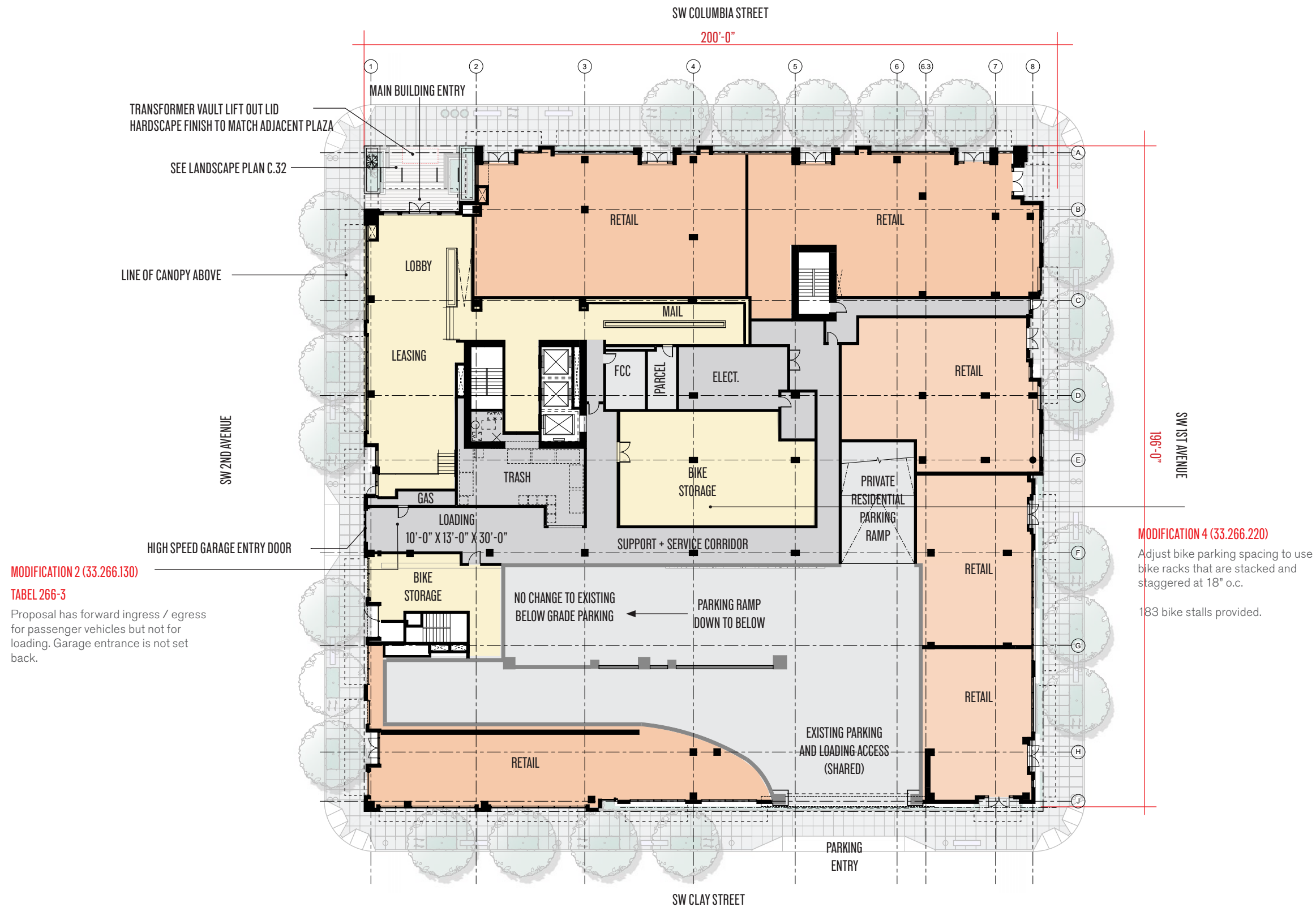
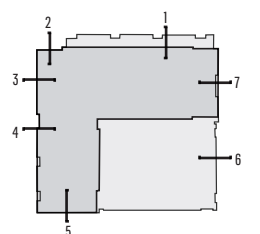
BUILDING SUMMARY

| | |
|----------------|--------|
| UNITS | 348 |
| PARKING STALLS | 244 |
| AVG UNIT SIZE | 785 SF |

FAR GSF BY LEVEL :

LEVEL 01 - 34,110 SF
LEVEL 02 - 21,627 SF
LEVEL 03 - 37,898 SF
LEVEL 04 - 37,898 SF
LEVEL 05 - 37,599 SF
LEVEL 06 - 22,610 SF
LEVEL 07 - 22,610 SF
LEVEL 08 - 22,610 SF
LEVEL 09 - 22,610 SF
LEVEL 10 - 22,610 SF
LEVEL 11 - 22,610 SF
LEVEL 12 - 22,610 SF
LEVEL 13 - 22,610 SF
LEVEL 14 - 22,610 SF
LEVEL 15 - 21,716 SF
LEVEL 16 - 16,009 SF
LEVEL 17 - 15,763 SF
LEVEL 18 - 15,763 SF
LEVEL 19 - 15,763 SF
LEVEL 20 - 10,562 SF
ROOF - 2,191 SF

GROSS BUILDING AREA 470,389 GSF

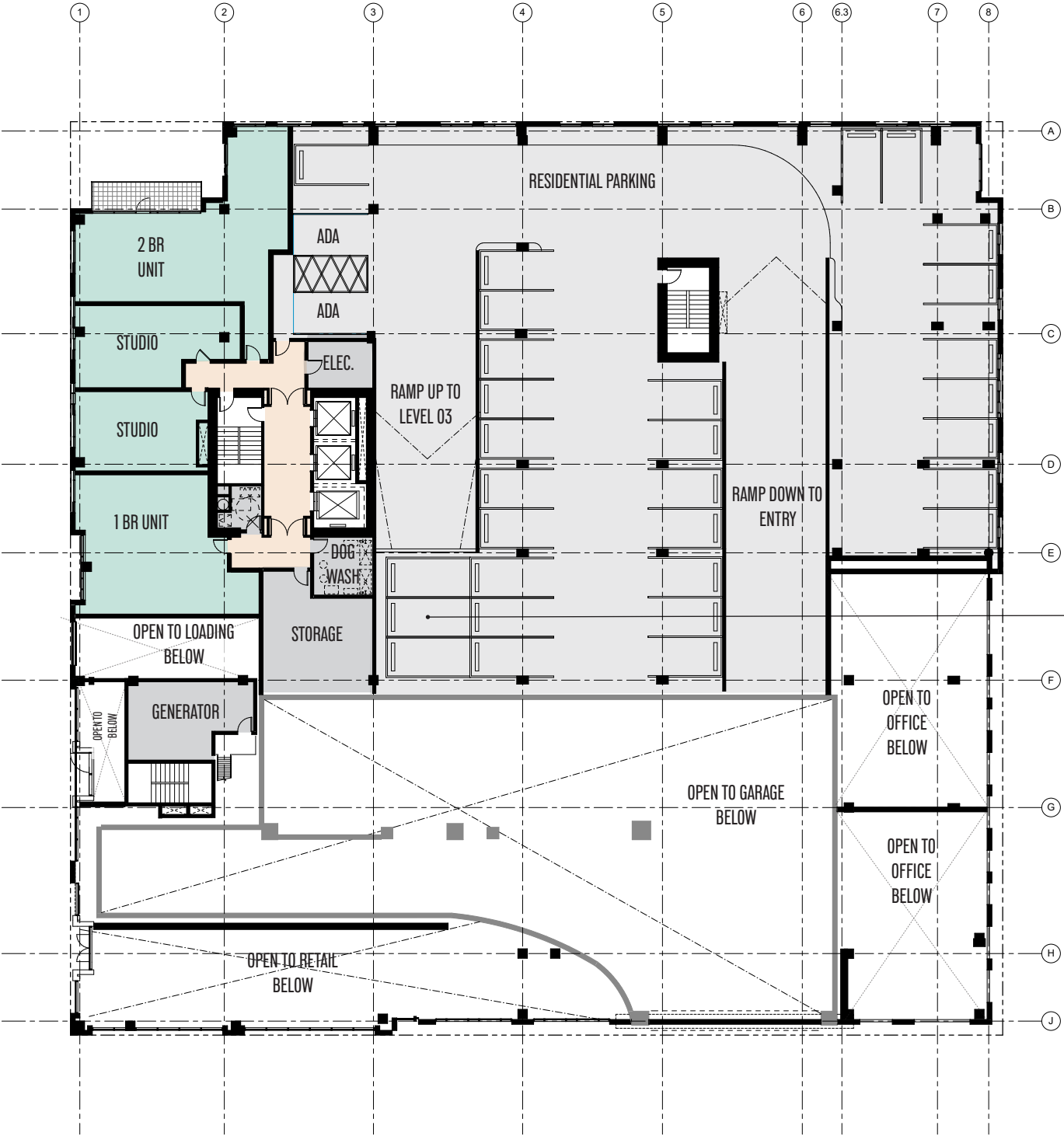


01 - GROUND FLOOR PLAN

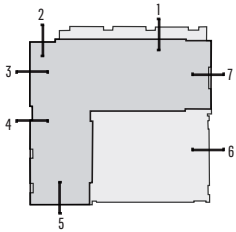
- LANDSCAPE
- HOUSING
- AMENITY
- CIRCULATION
- PARKING
- SERVICE
- RETAIL

LEVEL SUMMARY

| | |
|----------------------|------------|
| TOTAL UNITS ON FLOOR | 4 |
| PARKING STALLS | 31 |
| FAR SF | 21,627 GSF |



MODIFICATION 3 (33.266.130)
TABEL 266-3
Proposal includes 12 Tandem Stalls

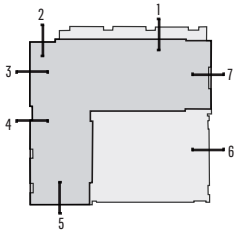
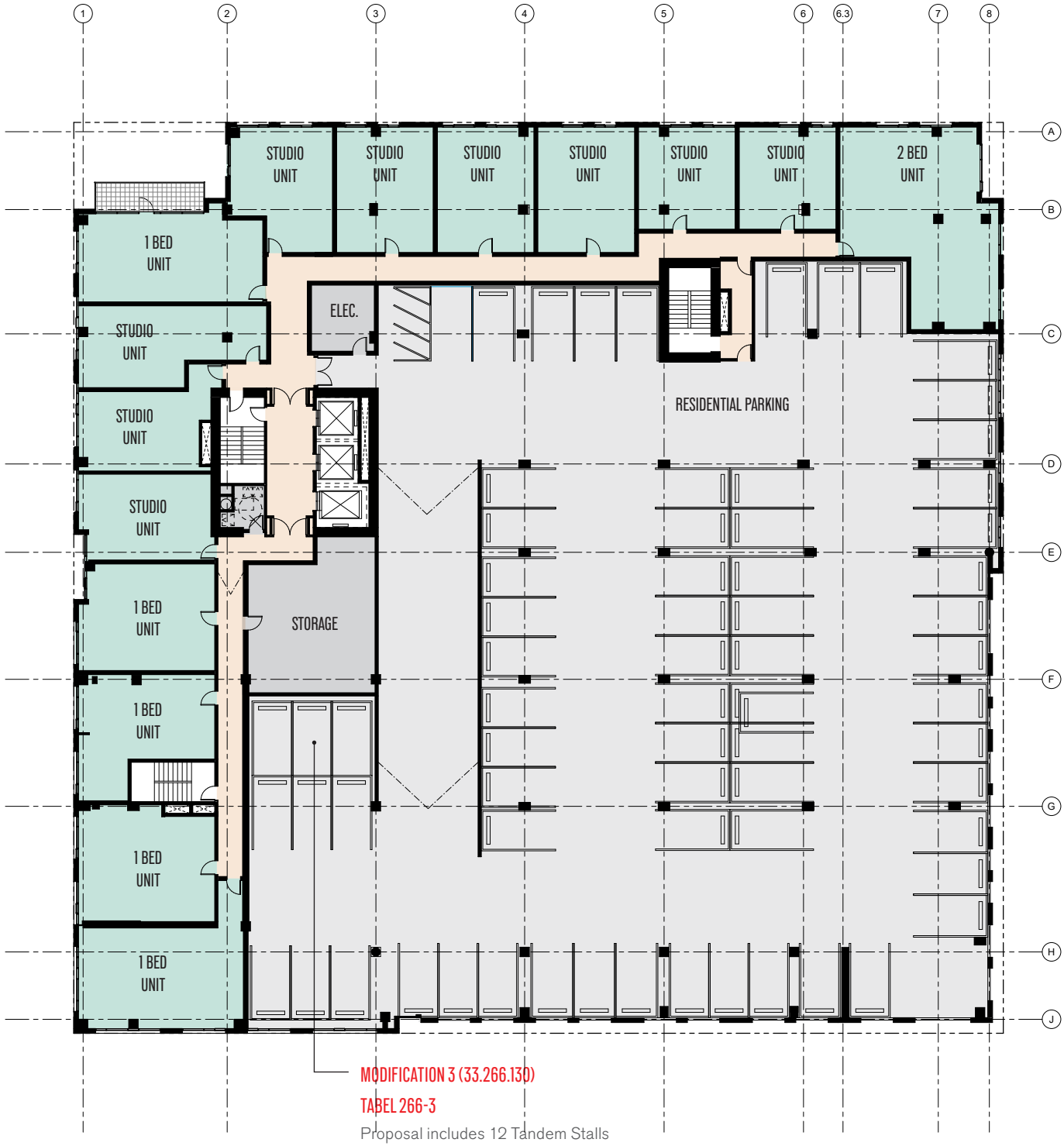


02 - LEVEL 02 PLAN

- LANDSCAPE
- HOUSING
- AMENITY
- CIRCULATION
- PARKING
- SERVICE
- RETAIL

LEVEL SUMMARY

| | |
|-----------------|------------|
| UNITS PER FLOOR | 15 |
| PARKING STALLS | 40 |
| FAR SF | 37,898 GSF |

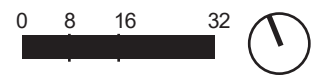
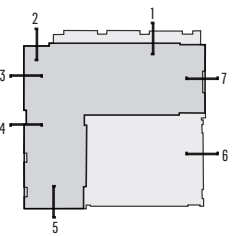


03 / 04 / 05 - FLOOR PLANS

- LANDSCAPE
- HOUSING
- AMENITY
- CIRCULATION
- PARKING
- SERVICE
- RETAIL

LEVEL SUMMARY

| | |
|----------------------------|------------|
| UNITS PER FLOOR | 18 |
| FAR SF | 22,610 GSF |
| COURTYARD OCCUPIABLE SPACE | 15,665 SF |

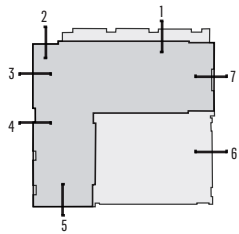


06 - LEVEL 06 FLOOR PLAN

- LANDSCAPE
- HOUSING
- AMENITY
- CIRCULATION
- PARKING
- SERVICE
- RETAIL

LEVEL SUMMARY

| | |
|-----------------|------------|
| UNITS PER FLOOR | 24 |
| FAR SF | 22,610 GSF |

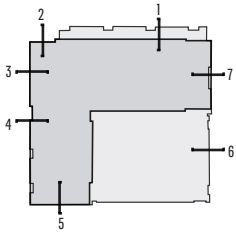


07 - 14 - TYPICAL FLOOR PLANS

- LANDSCAPE
- HOUSING
- AMENITY
- CIRCULATION
- PARKING
- SERVICE
- RETAIL

LEVEL SUMMARY

| | |
|-----------------|------------|
| UNITS PER FLOOR | 23 |
| FAR SF | 21,716 GSF |

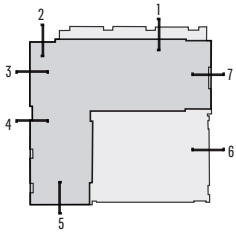
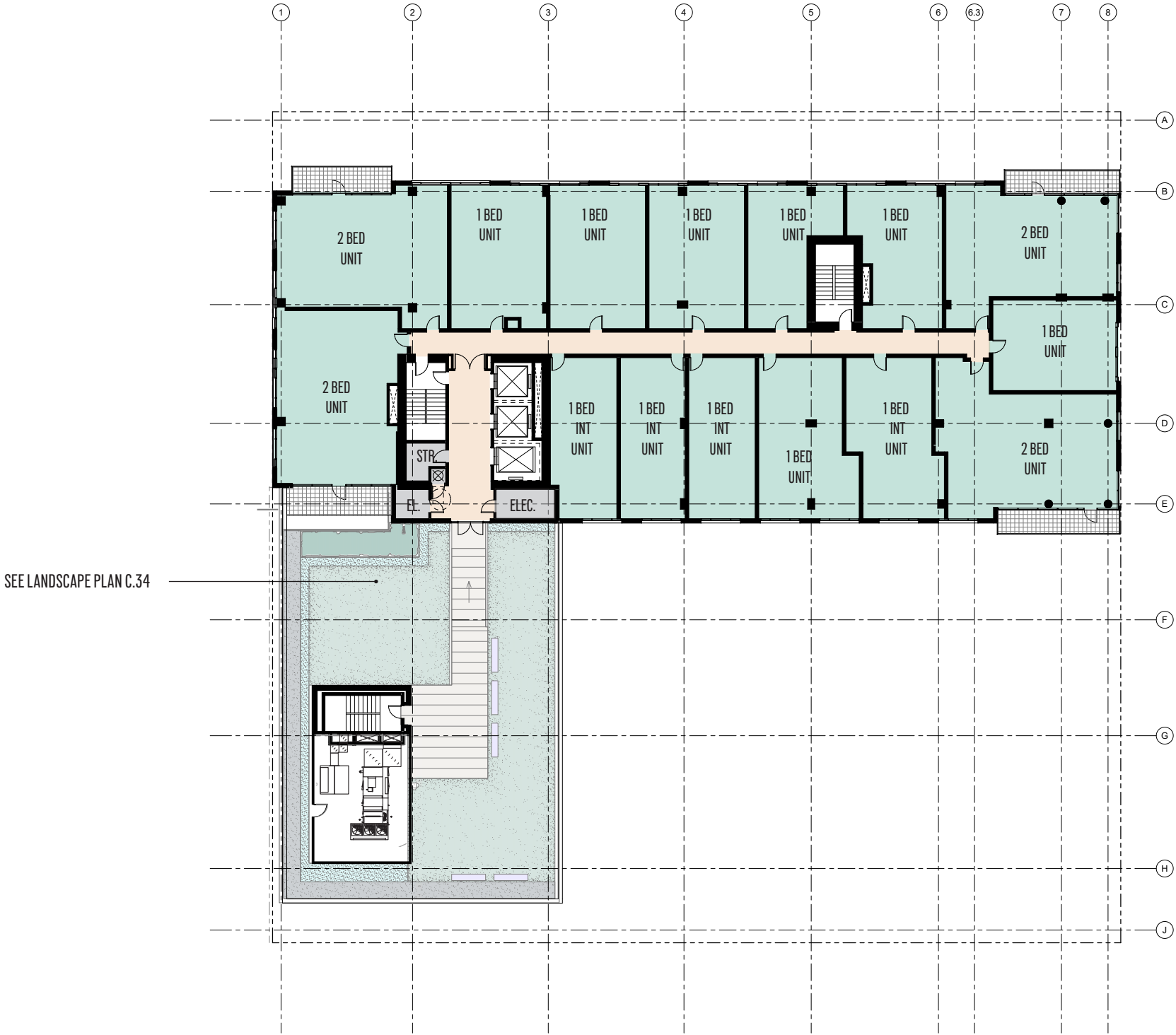


15 - LEVEL 15 FLOOR PLAN

- LANDSCAPE
- HOUSING
- AMENITY
- CIRCULATION
- PARKING
- SERVICE
- RETAIL

LEVEL SUMMARY

| | |
|------------------------------|------------|
| UNITS PER FLOOR | 15 |
| FAR SF | 16,009 GSF |
| LVL 16 ROOFTOP OCCUPIABLE SF | 6,182 SF |

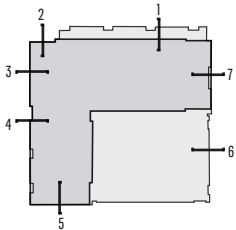
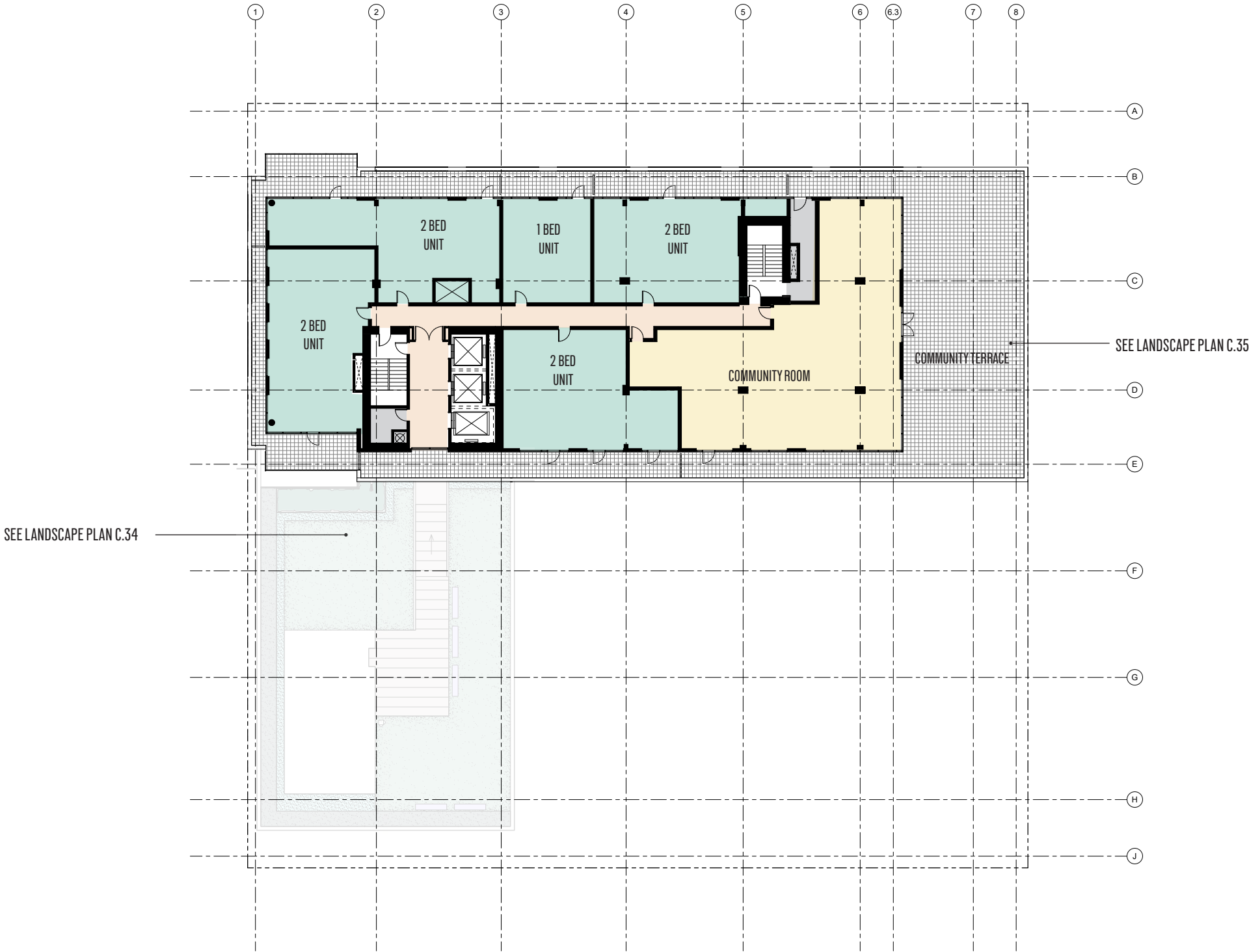


16 - 19 - TYPICAL FLOOR PLANS

- LANDSCAPE
- HOUSING
- AMENITY
- CIRCULATION
- PARKING
- SERVICE
- RETAIL

LEVEL SUMMARY

| | |
|------------------------|------------|
| UNITS PER FLOOR | 5 |
| FAR SF | 10,562 GSF |
| ROOF LVL OCCUPIABLE SF | 5,255 SF |

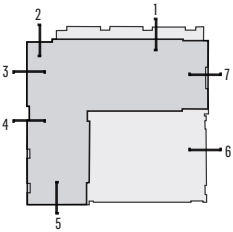
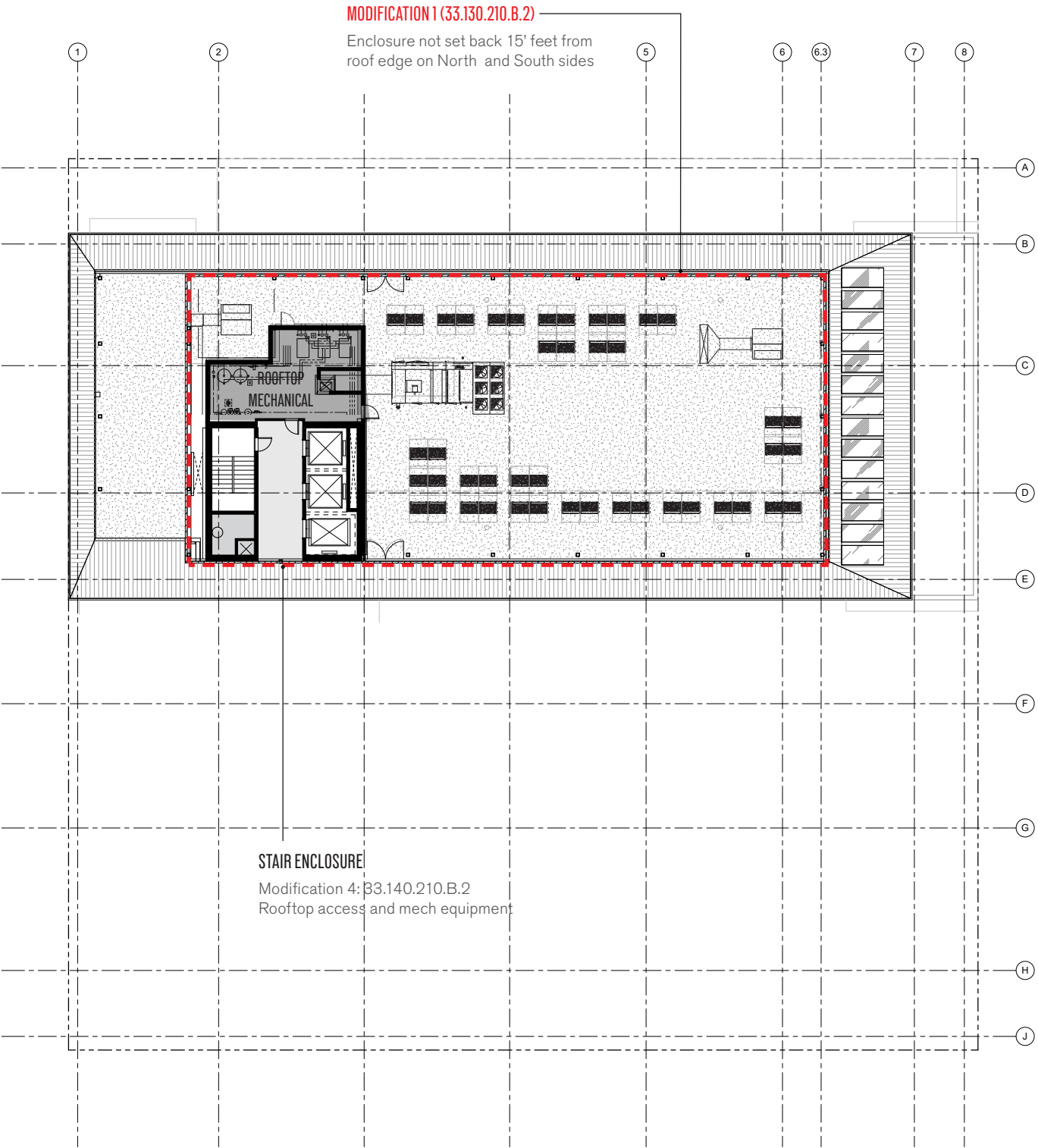


20 - LEVEL 20 FLOOR PLAN

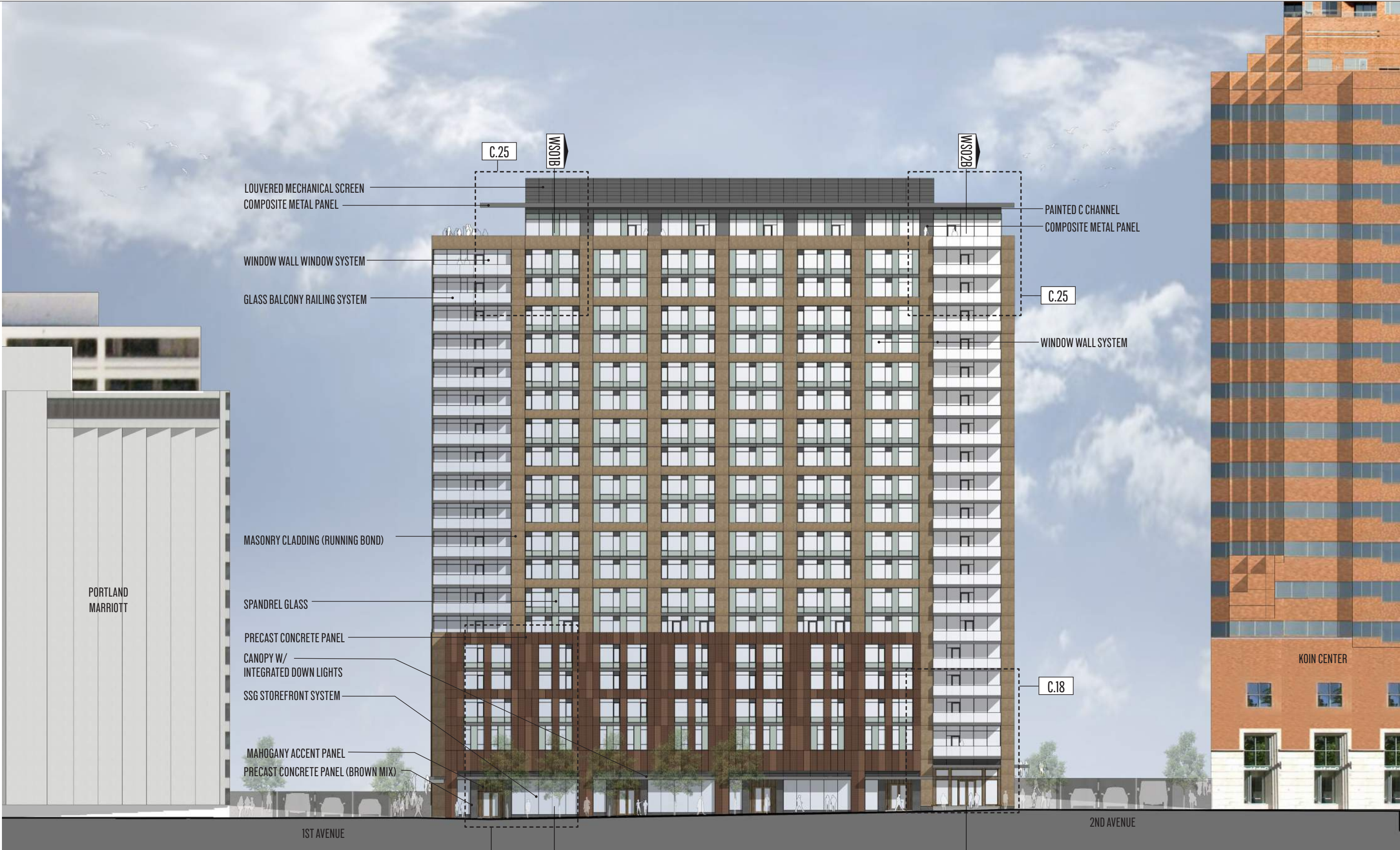
- LANDSCAPE
- HOUSING
- AMENITY
- CIRCULATION
- PARKING
- SERVICE
- RETAIL

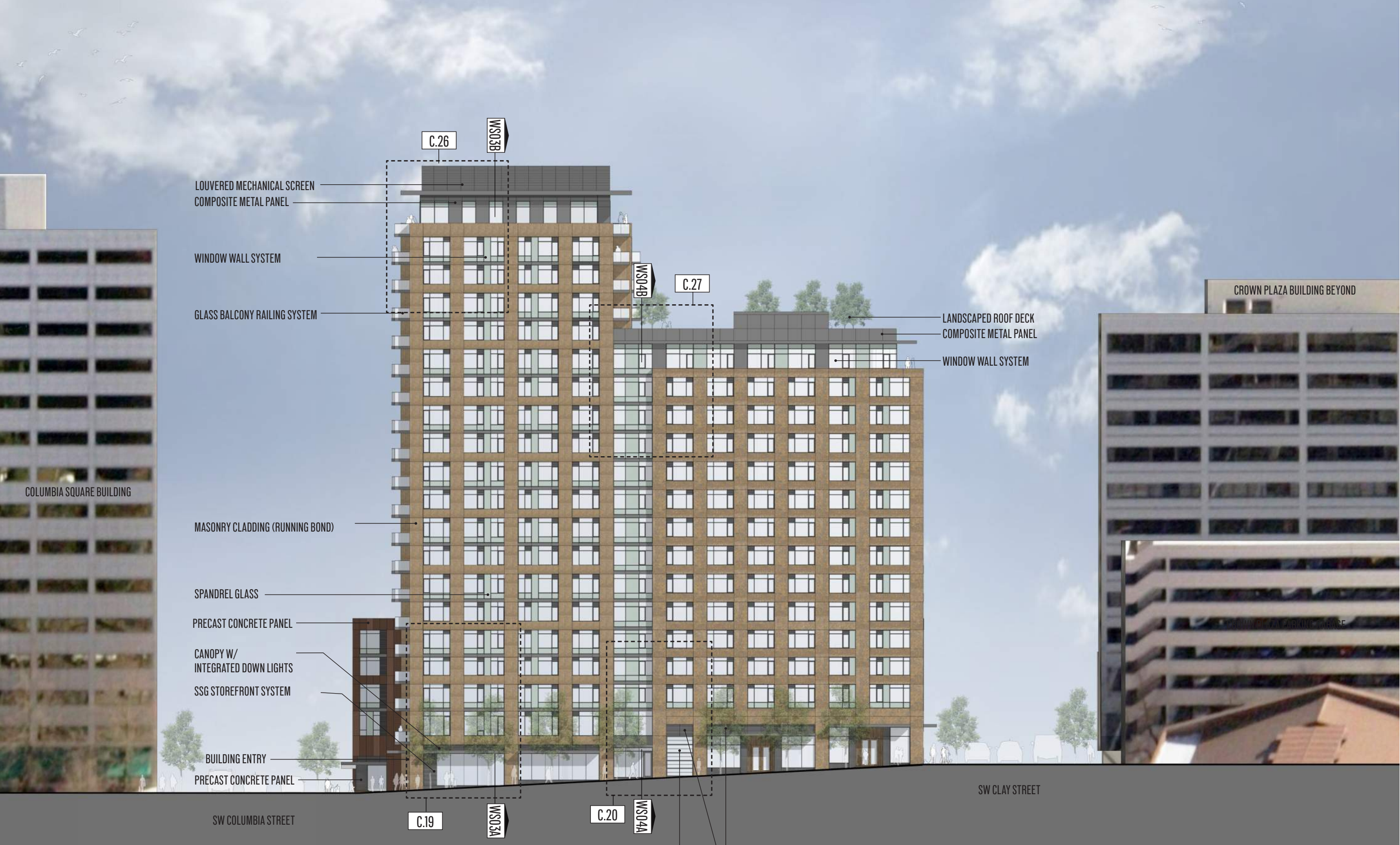
LEVEL SUMMARY

| | |
|-----------------|-----------|
| UNITS PER FLOOR | 0 |
| FAR SF | 2,191 GSF |

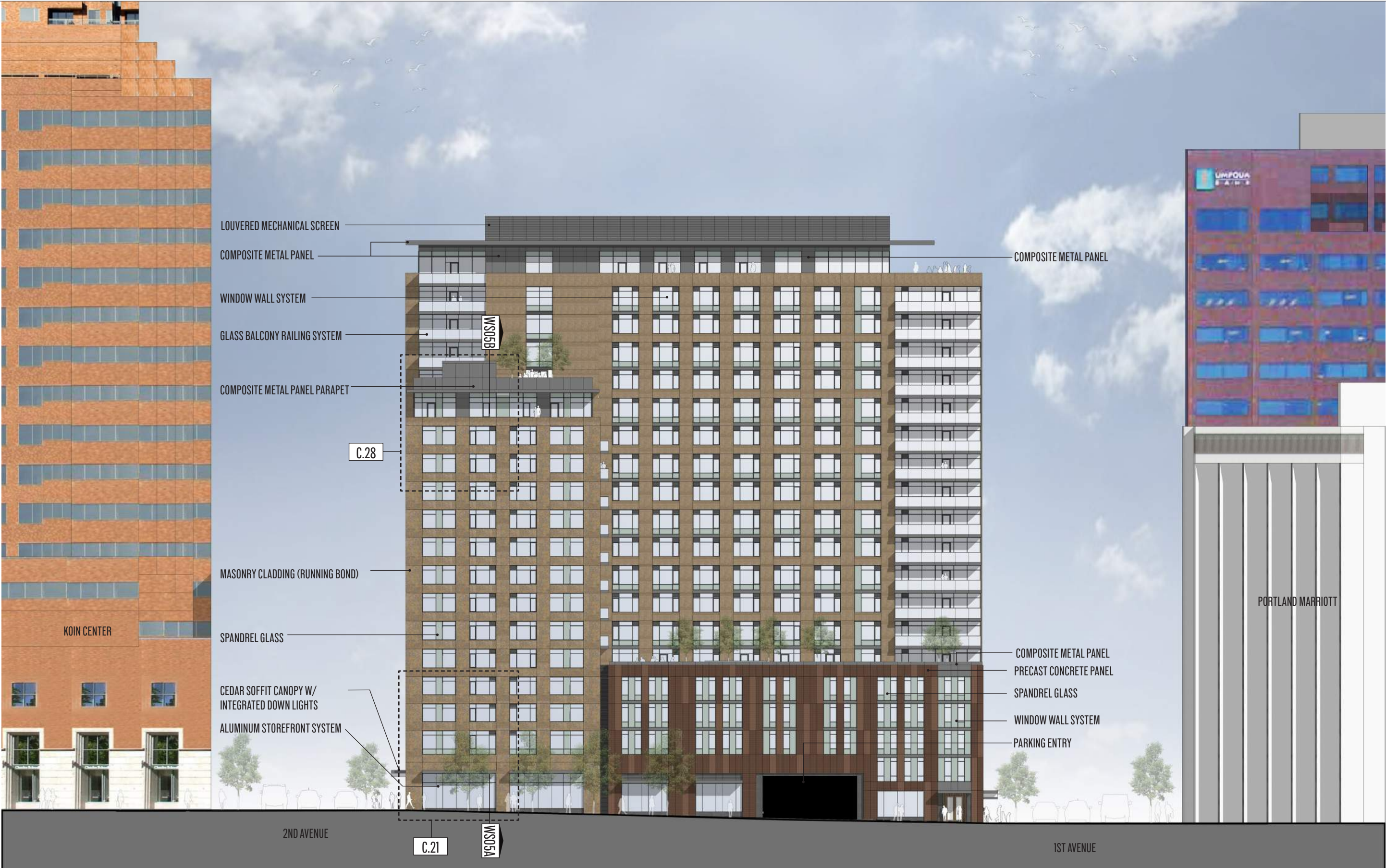


ROOF - ROOF PLAN



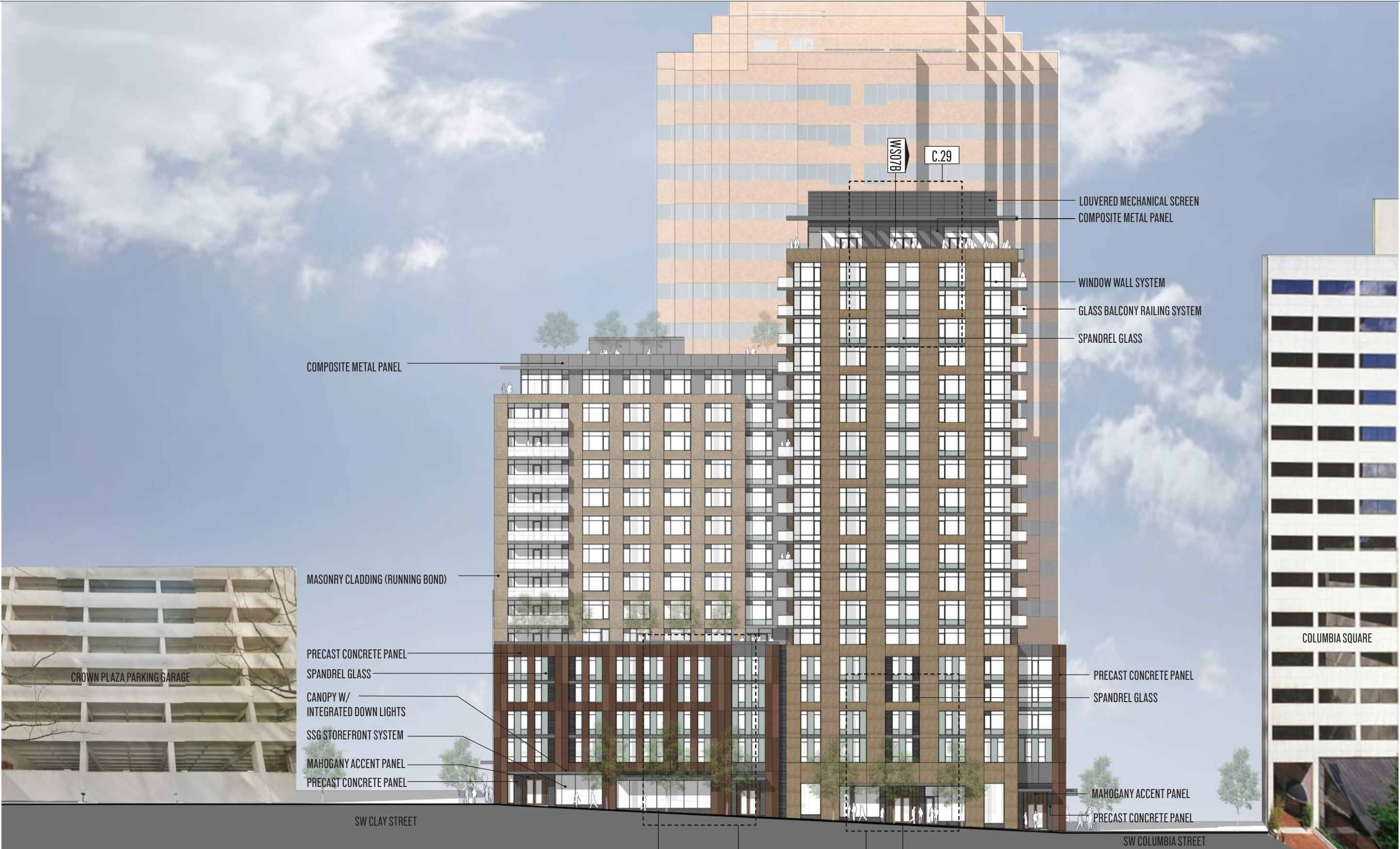


WEST ELEVATION



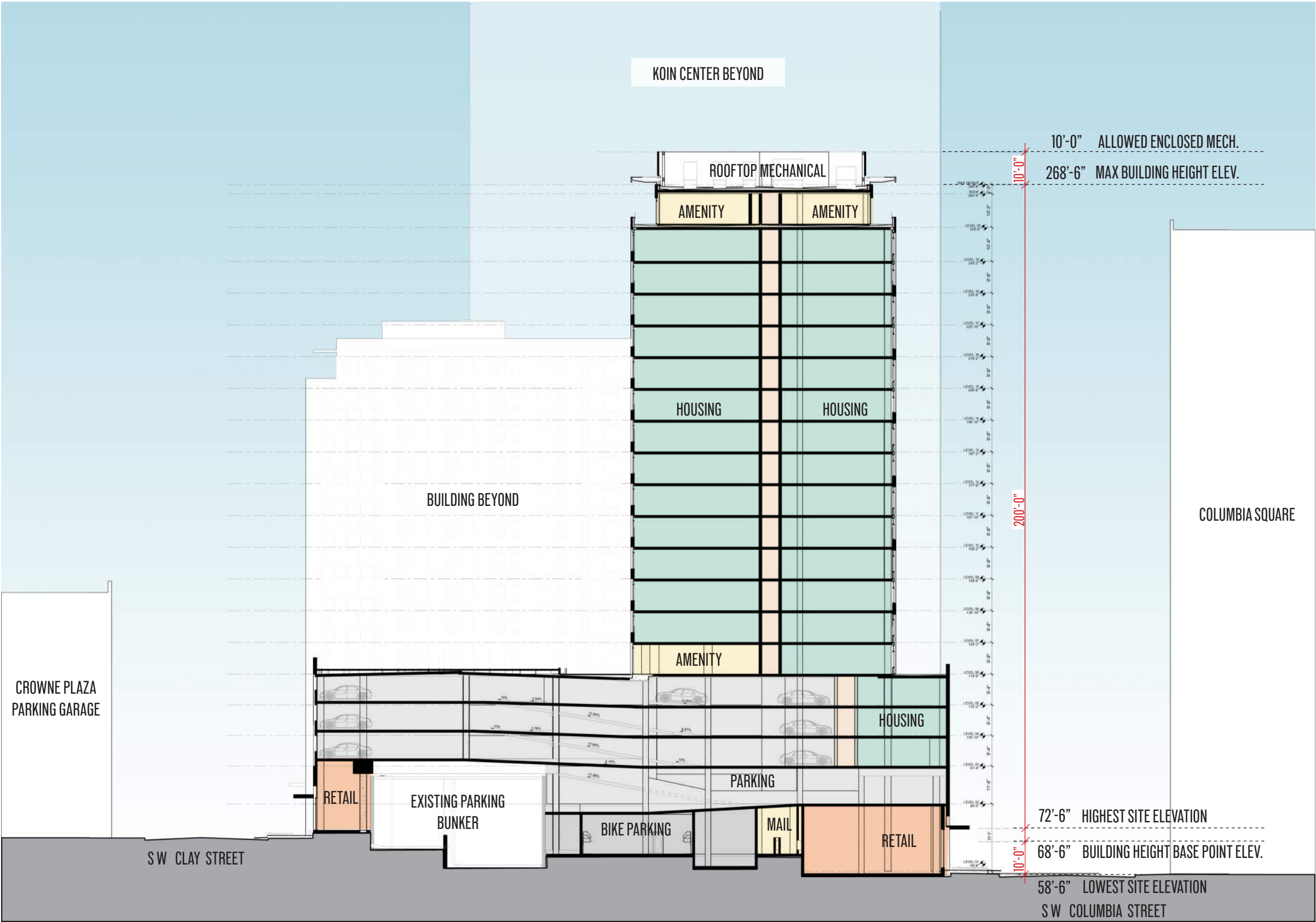
0 8 16 32

SOUTH ELEVATION



0 8 16 32

EAST ELEVATION



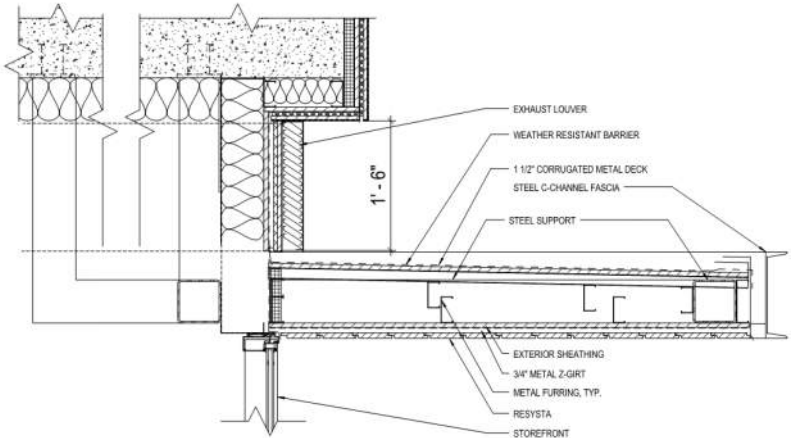
BUILDING SECTION - LOOKING WEST



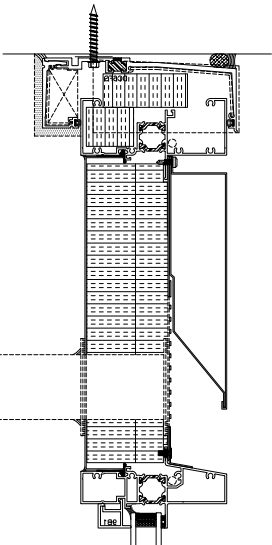
BUILDING SECTION - LOOKING NORTH



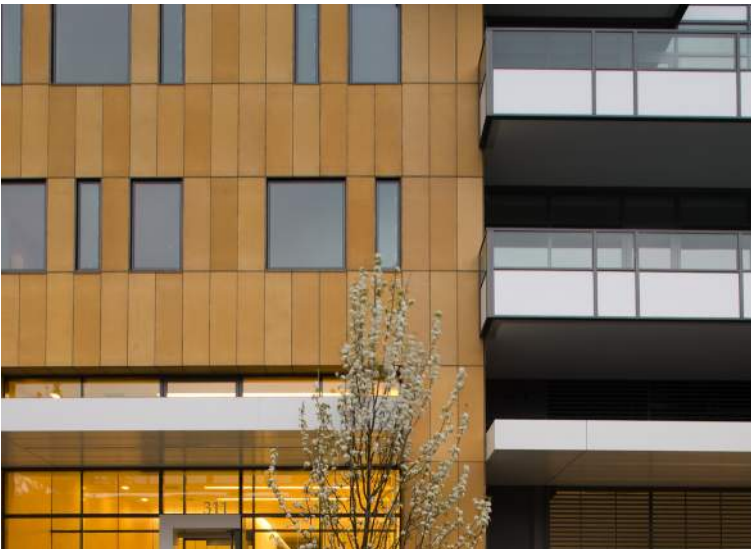
WALL SECTION @ NORTH FACADE -
THROUGH STOREFRONT, GARAGE + HOUSING



04 - SECTION @ TYPICAL CANOPY



SECTION @ EXHAUST LOUVER VENT



REPRESENTATIVE IMAGE OF PRECAST PANELS

WS01A - GROUND FLOOR COMPOSITE



MASONRY CLADDING (RUNNING BOND)

WINDOW WALL SYSTEM

GLASS BALCONY RAILING

COMPOSITE METAL PANEL

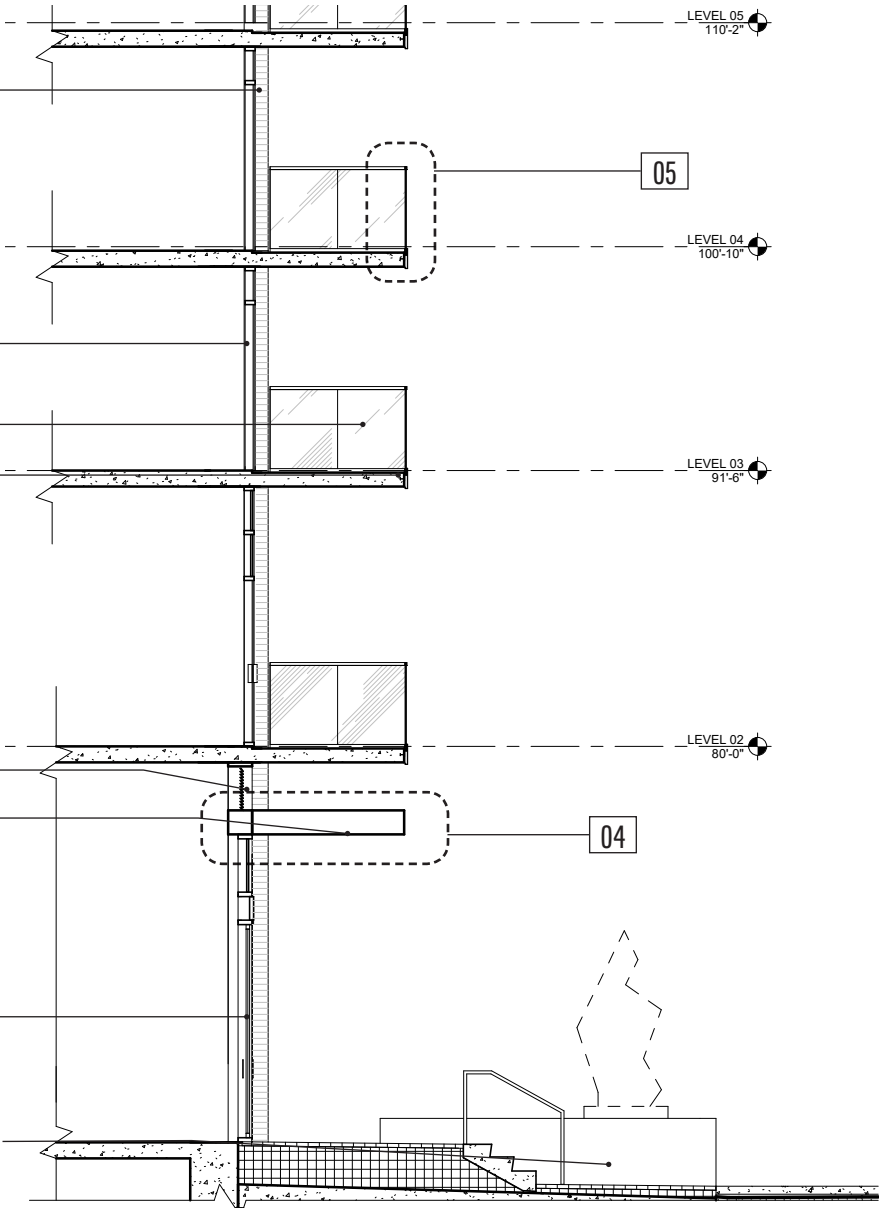
EXHAUST LOUVERS

METAL CANOPY W/CEDAR SOFFIT

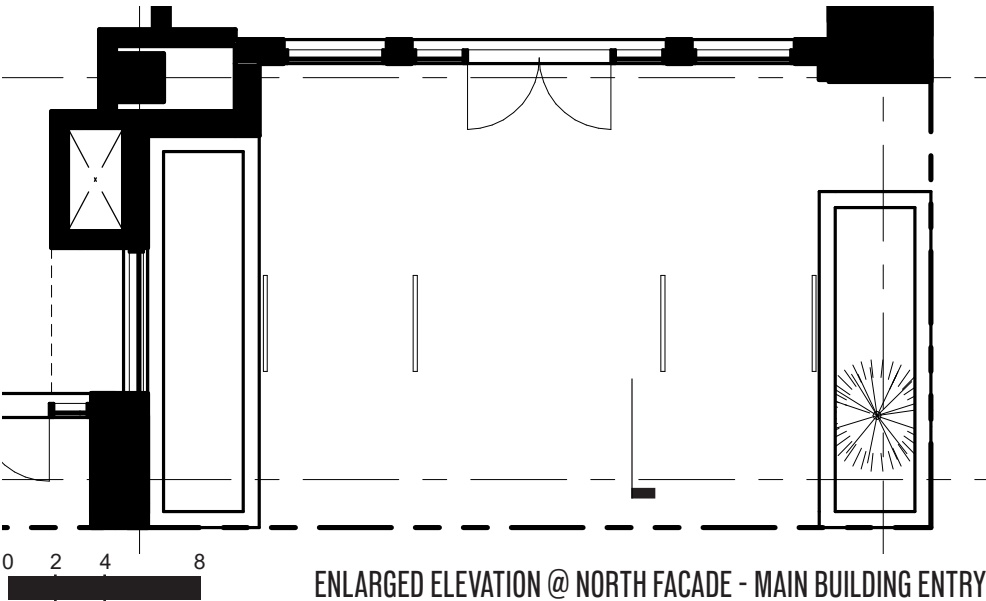
MAHOGANY STOREFRONT CLADDING SYSTEM

PRECAST CONCRETE PANEL

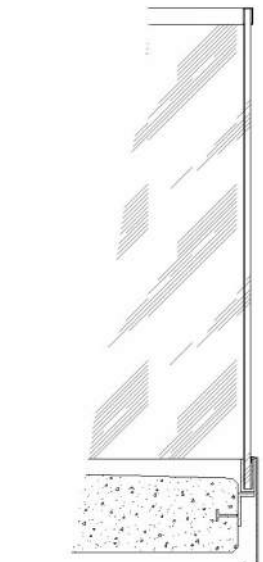
CONCRETE PLANTER W / ART SCULPTURE



WALL SECTION @ NORTH FACADE - MAIN BUILDING ENTRY + BALCONIES



ENLARGED ELEVATION @ NORTH FACADE - MAIN BUILDING ENTRY + PLAZA



05 - SECTION @ TYPICAL BALCONY



REPRESENTATIVE IMAGE OF PLAZA AND PLANTER WITH BUILT IN BENCH

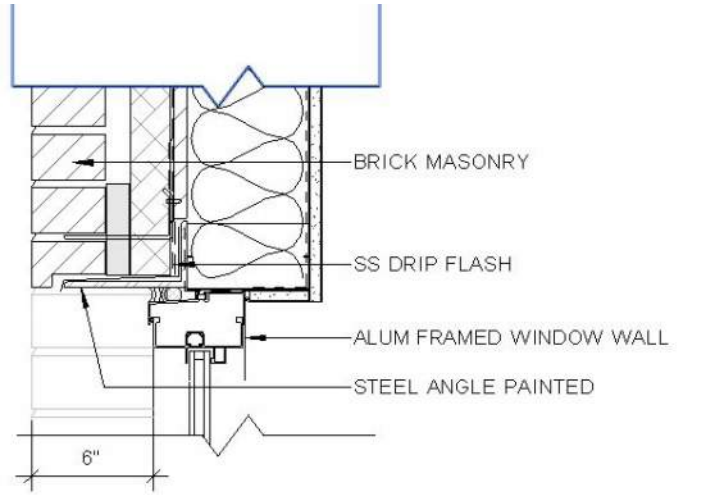


REPRESENTATIVE IMAGE OF WOOD STOREFRONT

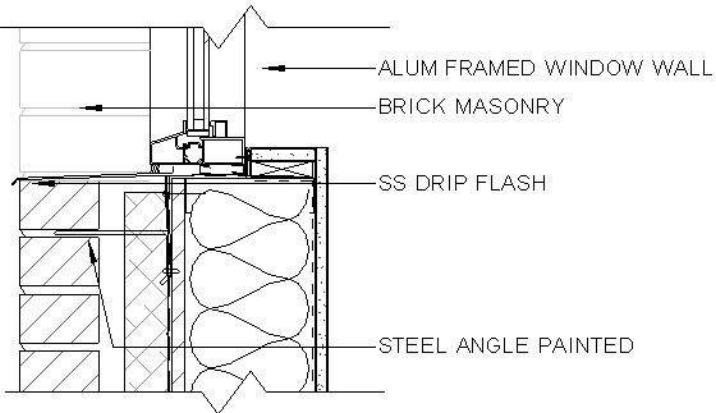
WS02A - GROUND FLOOR COMPOSITE



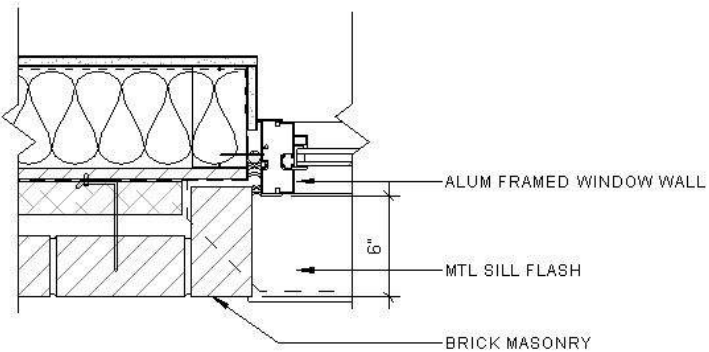
WALL SECTION @ WEST FACADE -TYPICAL TOWER



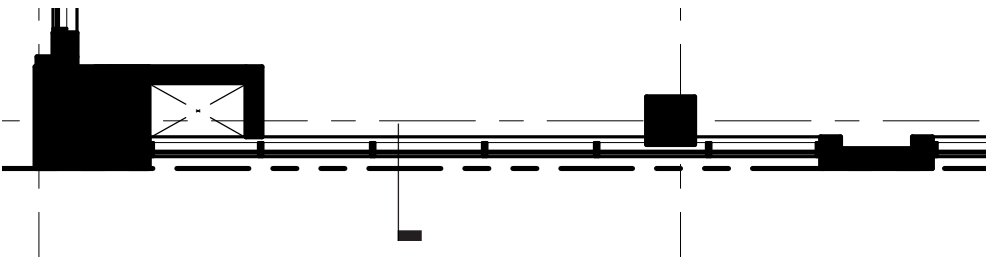
06 - SECTION @ BRICK HEAD



07 - SECTION @ BRICK SILL



03 - PLAN @ BRICK JAMB

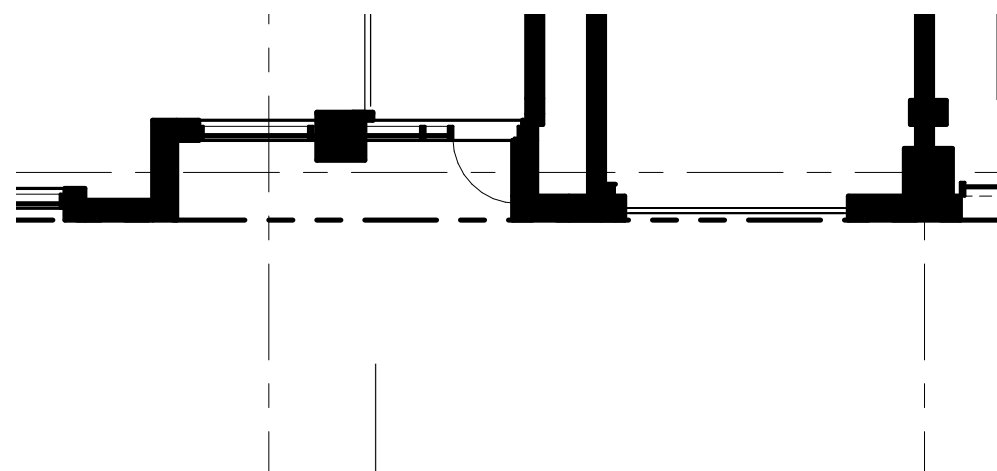


ENLARGED ELEVATION @ WEST FACADE - TYPICAL TOWER ELEVATION

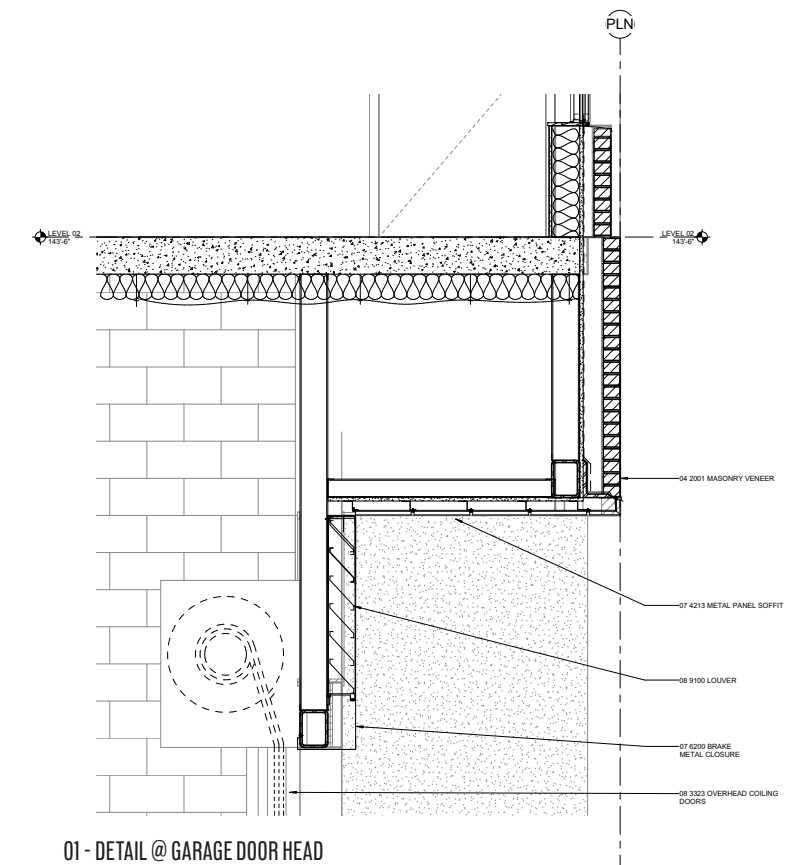
WS03A - GROUND FLOOR COMPOSITE



REPRESENTATIVE IMAGE OF TRANSPARENT COILING GLASS GARAGE DOOR.

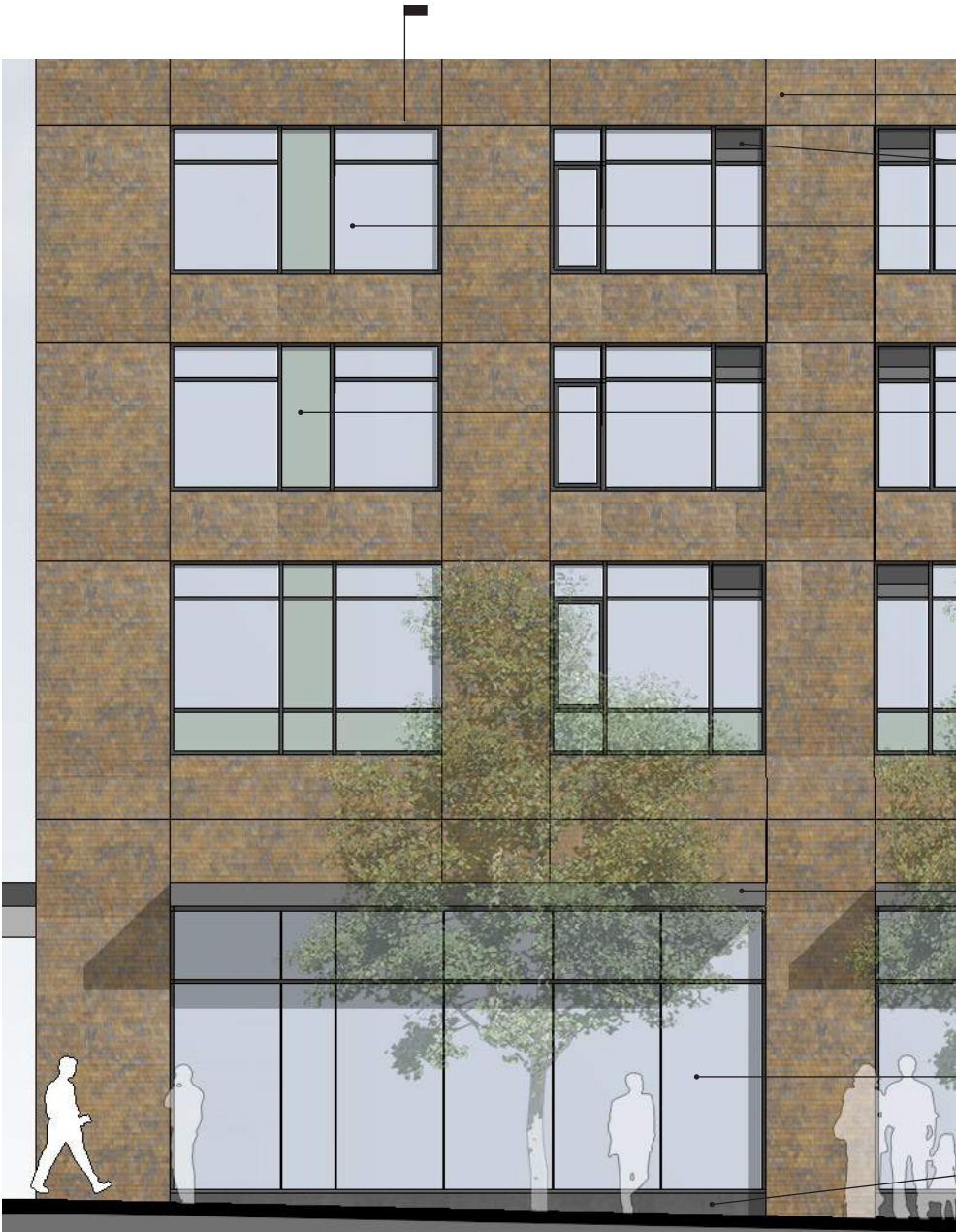


ENLARGED ELEVATION @ WEST FACADE - STOREFRONT AND LOADING DOCK



01 - DETAIL @ GARAGE DOOR HEAD

WS04A - GROUND FLOOR COMPOSITE



MASONRY CLADDING (RUNNING BOND)

HORIZONTAL EXHAUST + INTAKE

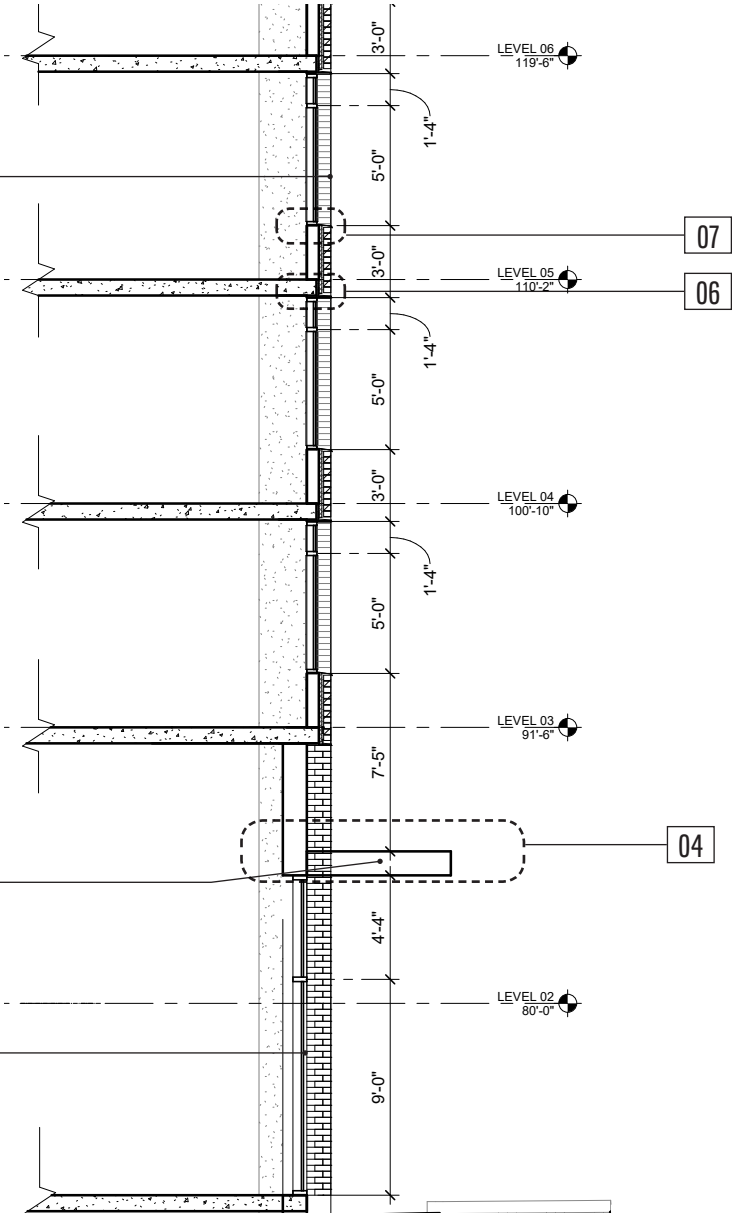
WINDOW WALL SYSTEM

SPANDREL GLASS

SOLID MP CANOPY W/FSC CERTIFIED CEDAR SOFFIT

SSG STOREFRONT SYSTEM

PRECAST CONCRETE PANEL



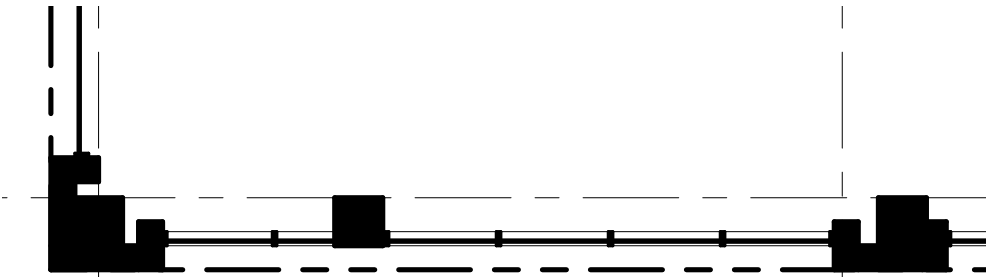
WALL SECTION @ SOUTH FACADE - TYPICAL PUNCHED WINDOW SECTION



REPRESENTATIVE IMAGE OF PUNCHED OPENING IN BRICK FACADE



REPRESENTATIVE IMAGE OF SSG STOREFRONT



0 2 4 8

ENLARGED ELEVATION @ SOUTH FACADE - TYPICAL WING ELEVATION

WS05A - GROUND FLOOR COMPOSITE



COMPOSITE METAL PANEL

WINDOW WALL SYSTEM

SPANDREL GLASS

COMPOSITE METAL PANEL

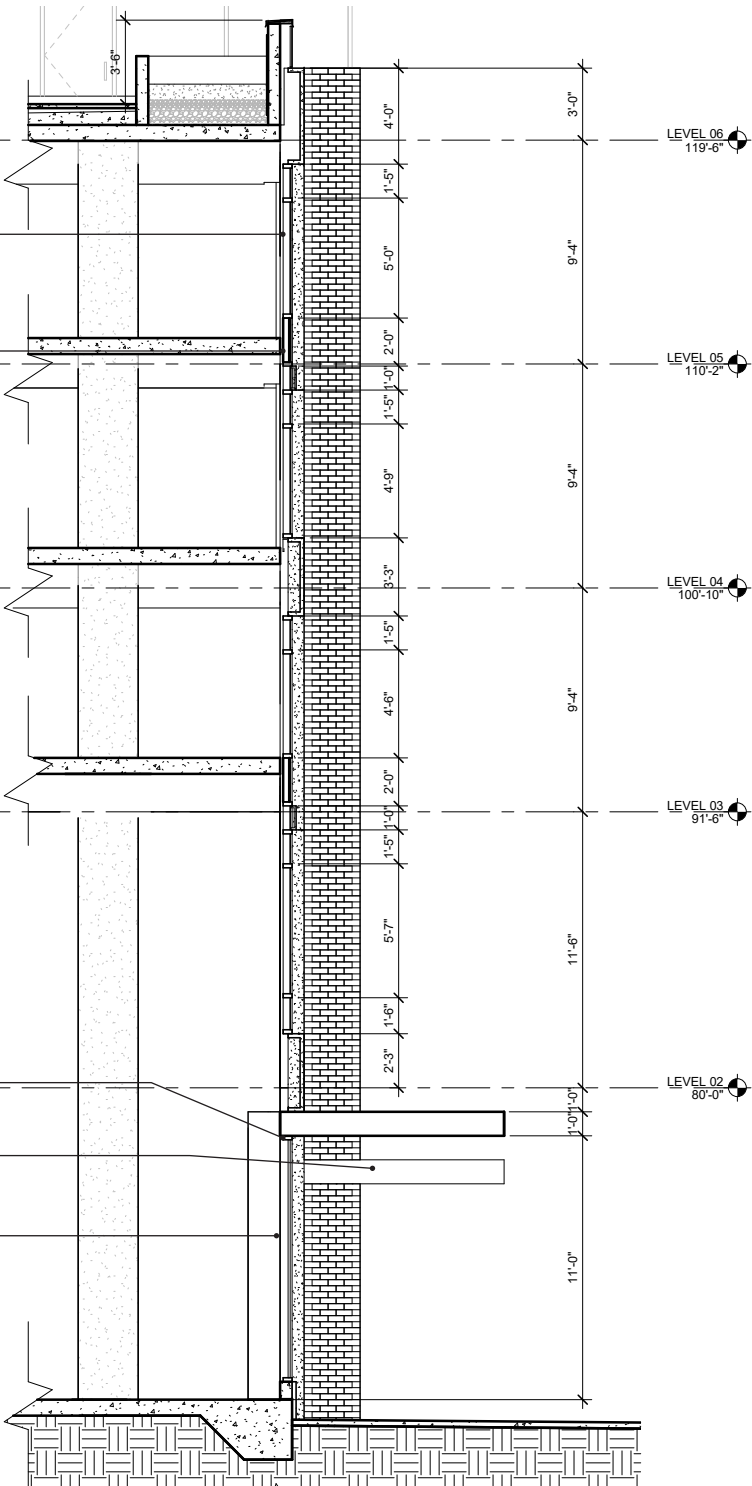
COMPOSITE METAL PANEL

EXHAUST LOUVERS

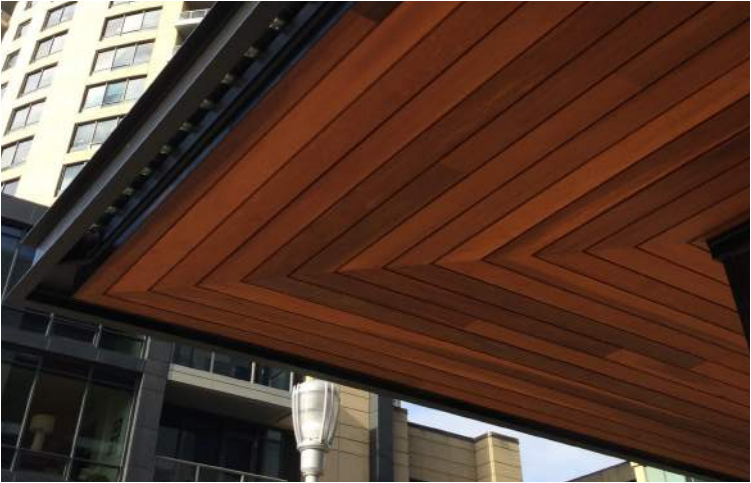
SOLID MP CANOPY W/FSC CERTIFIED
CEDAR SOFFIT

STOREFRONT WINDOW SYSTEM

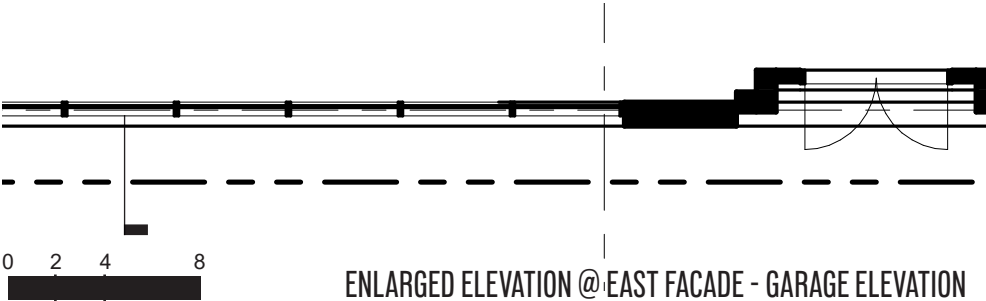
PRECAST CONCRETE PANEL



WALL SECTION @ EAST FACADE - GARAGE SECTION



REPRESENTATIVE IMAGE OF RETAIL CANOPY SOFFIT



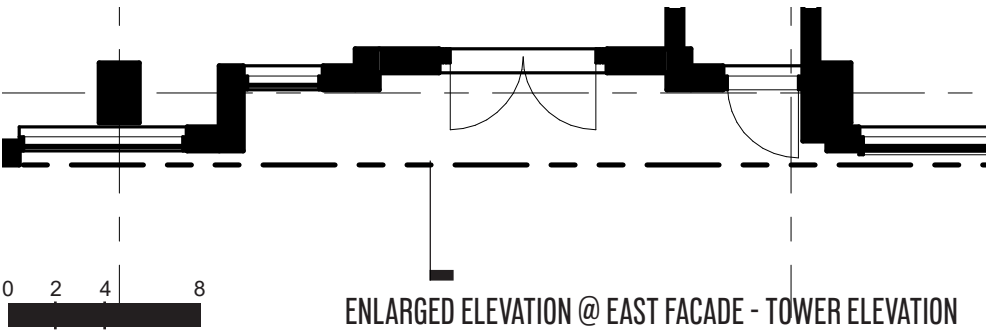
ENLARGED ELEVATION @ EAST FACADE - GARAGE ELEVATION

WS06A - GROUND FLOOR COMPOSITE



REPRESENTATIVE IMAGE OF MAHOGANY ENTRANCES

WALL SECTION @ EAST FACADE - TYPICAL TOWER SECTION



WS07A - GROUND FLOOR COMPOSITE



MECHANICAL SCREEN LOUVERS

COMPOSITE MP BROW W/ INTEGRATED
SOFFIT LIGHTING

COMPOSITE METAL PANEL

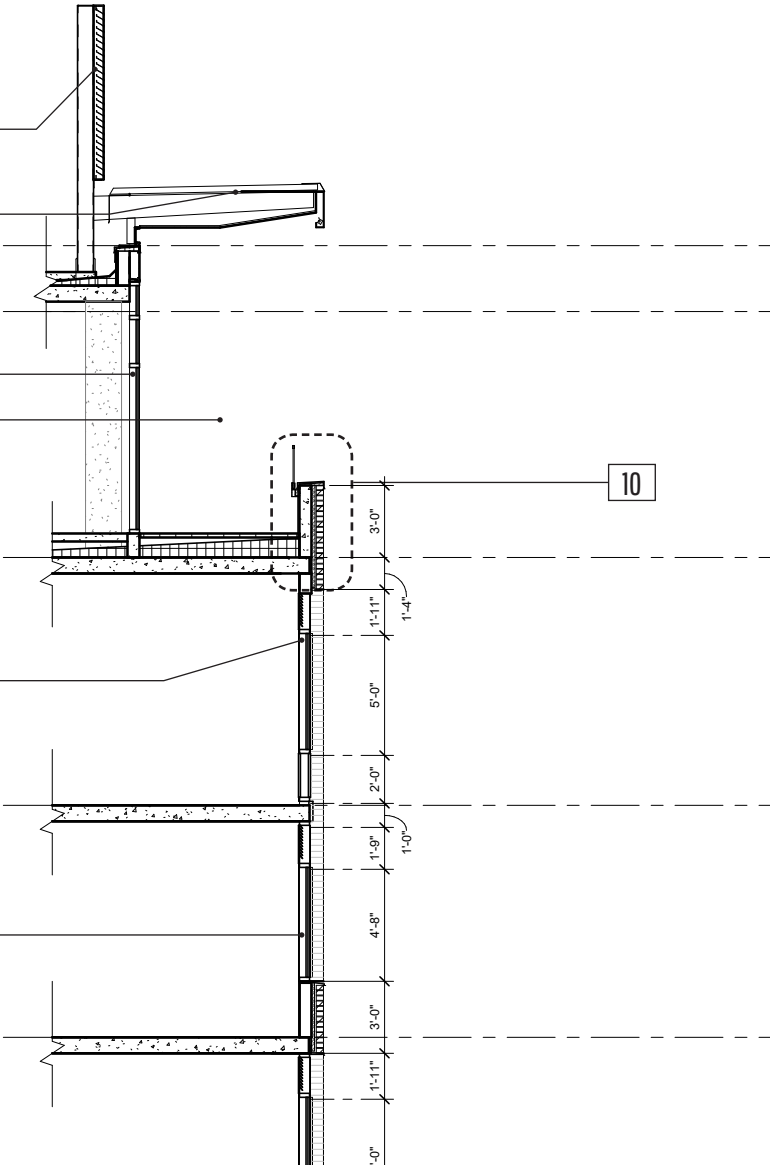
SPANDREL GLASS

WINDOW WALL SYSTEM

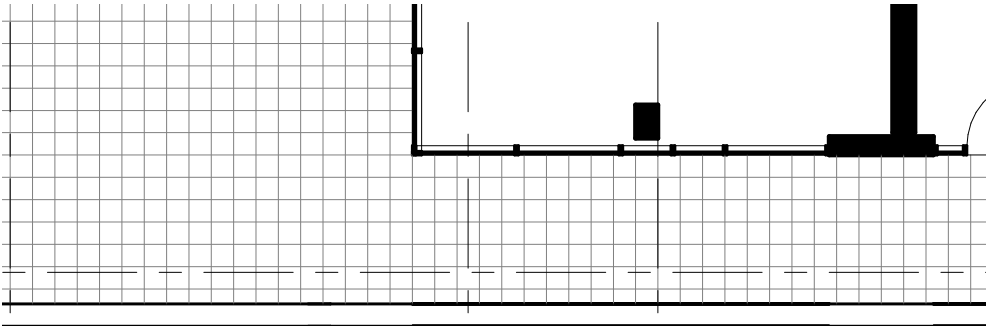
MASONRY CLADDING (RUNNING BOND)

HORIZONTAL EXHAUST + INTAKE

WINDOW WALL SYSTEM



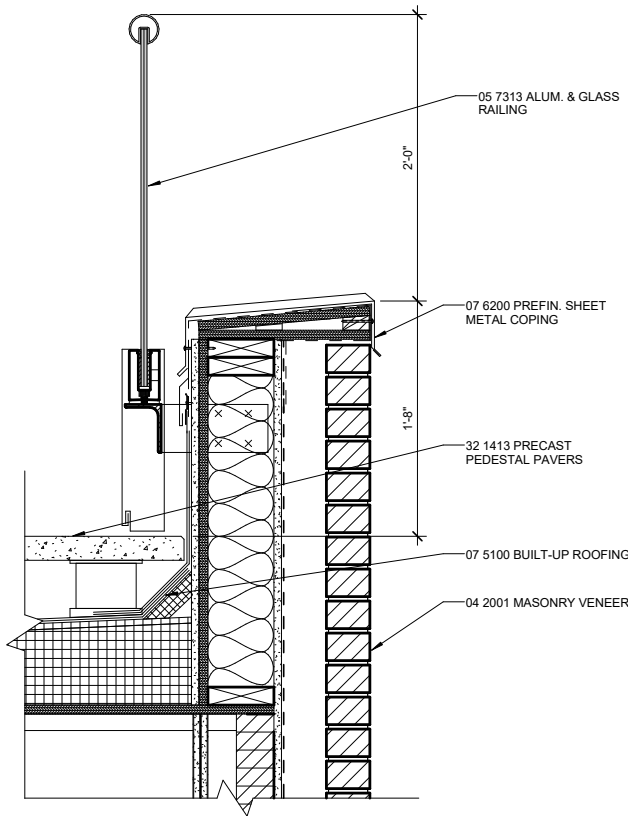
WALL SECTION @ NORTH FACADE -AMENITY SECTION



ENLARGED ELEVATION @ NORTH FACADE - AMENITY TERRACE

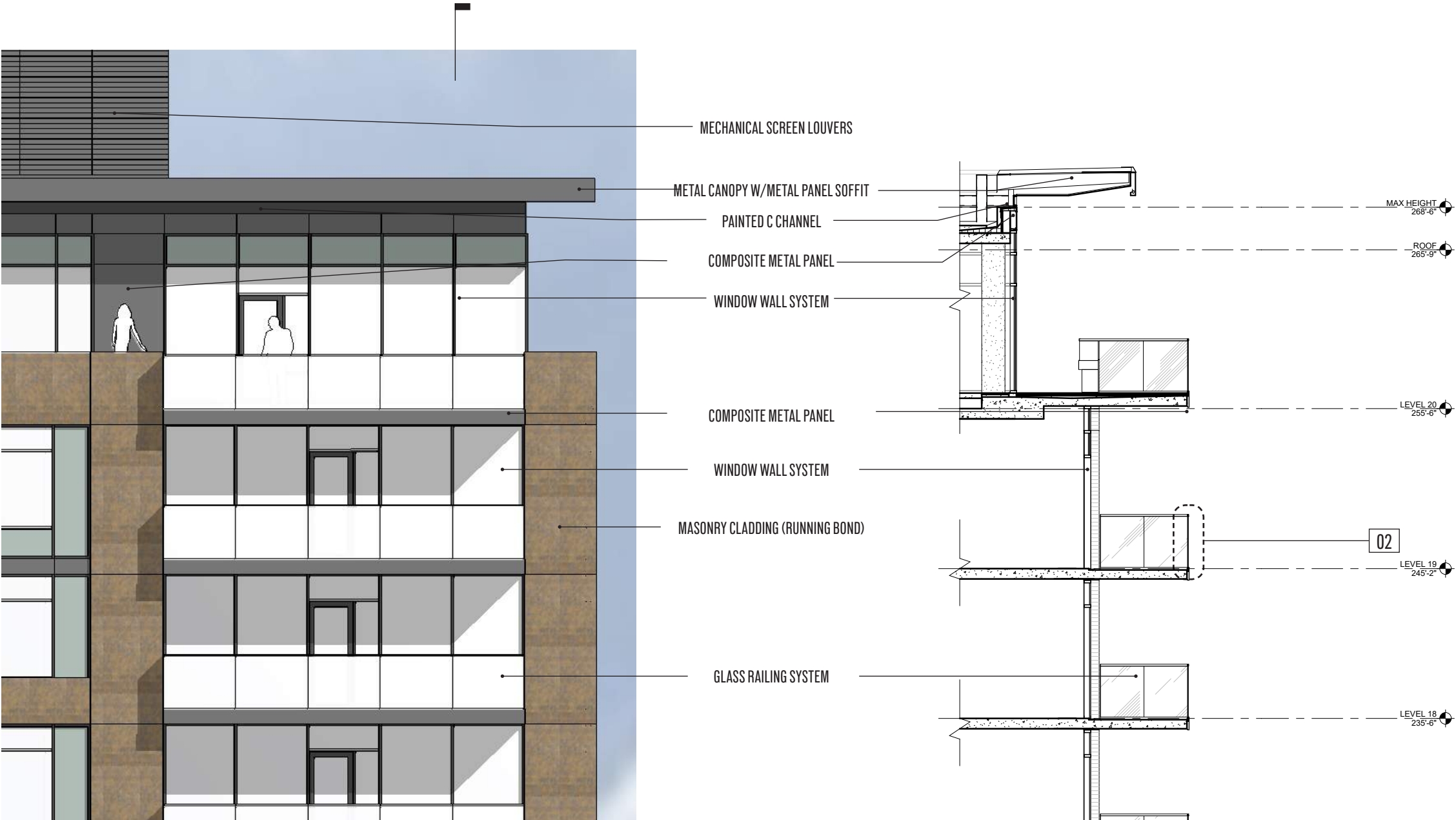


REPRESENTATIVE IMAGE OF ROOFTOP AMENITY TERRACE



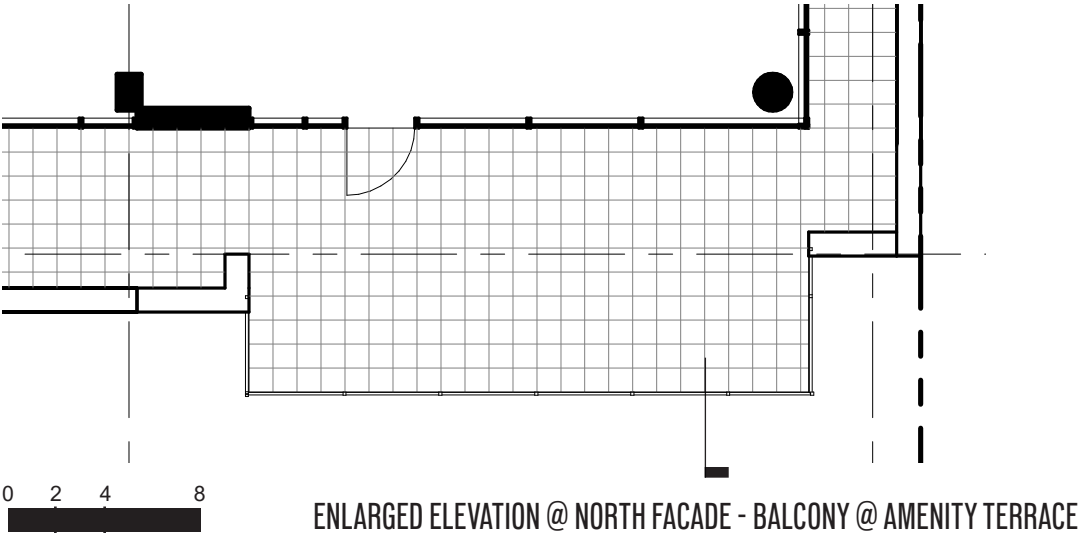
10 - SECTION @ ROOFTOP RAILING

WS01B - ROOFTOP COMPOSITE



REPRESENTATIVE IMAGE OF BALCONY RAILING

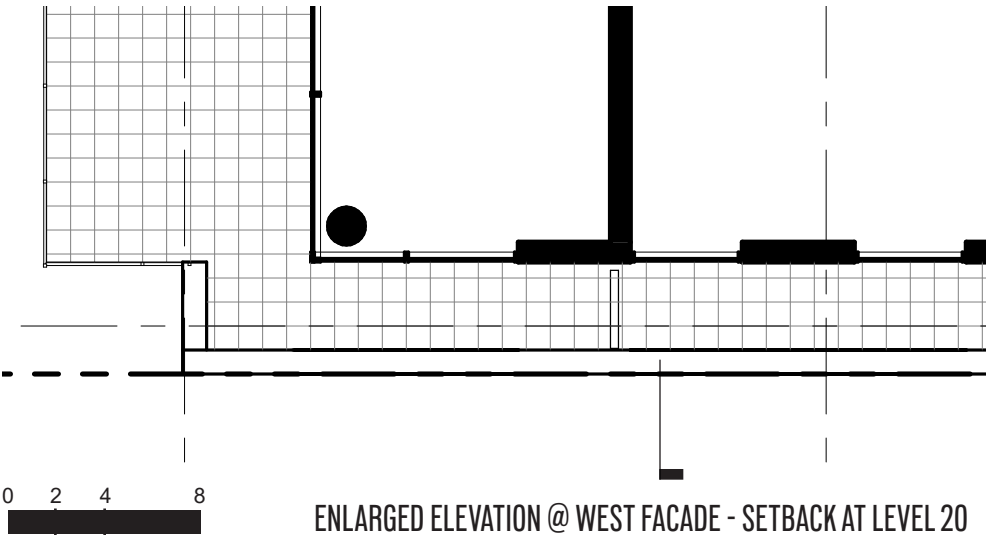
WALL SECTION @ NORTH FACADE - AMENITY + BALCONIES



WS02B - ROOFTOP COMPOSITE



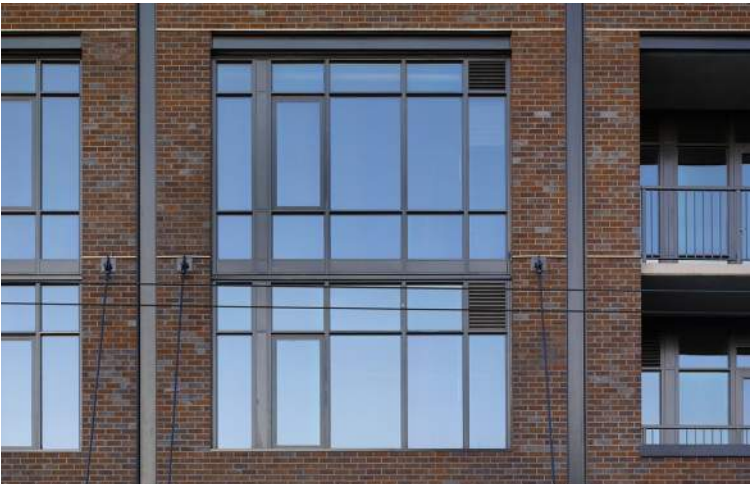
WALL SECTION @ WEST FACADE - LEVEL 20 WEST SECTION



ENLARGED ELEVATION @ WEST FACADE - SETBACK AT LEVEL 20



REPRESENTATIVE IMAGE OF ROOFTOP BROW



REPRESENTATIVE IMAGE OF WINDOW WALL SYSTEM AND LOUVER

WS03B - ROOFTOP COMPOSITE



COMPOSITE METAL PANEL

METAL CANOPY W/METAL PANEL SOFFIT

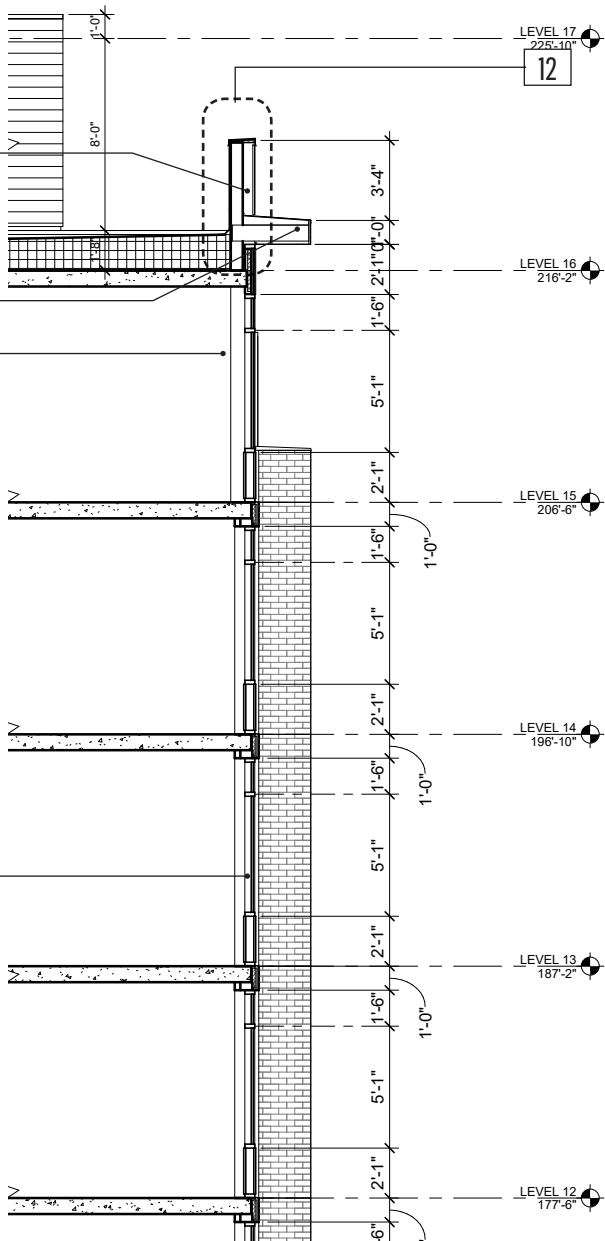
WINDOW WALL SYSTEM

SPANDREL GLASS

MASONRY CLADDING (RUNNING BOND)

EXHAUST LOUVERS

STOREFRONT WINDOW SYSTEM



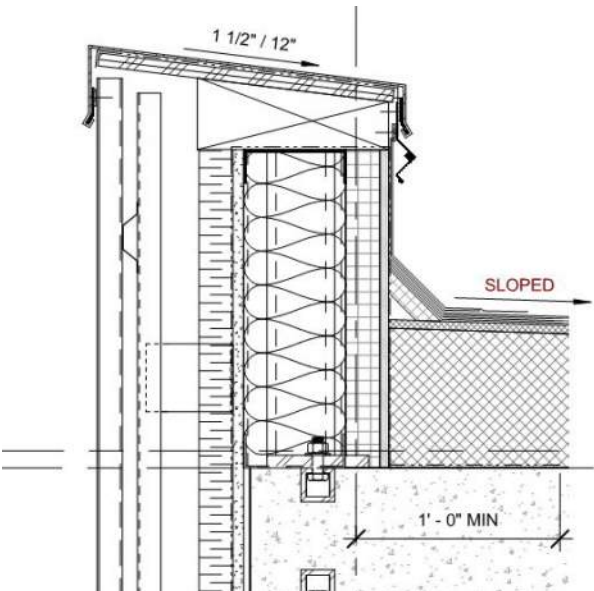
WALL SECTION @ WEST FACADE - LEVEL 16 TERRACE SECTION



REPRESENTATIVE IMAGE OF STOREFRONT AND METAL PANEL PARAPET

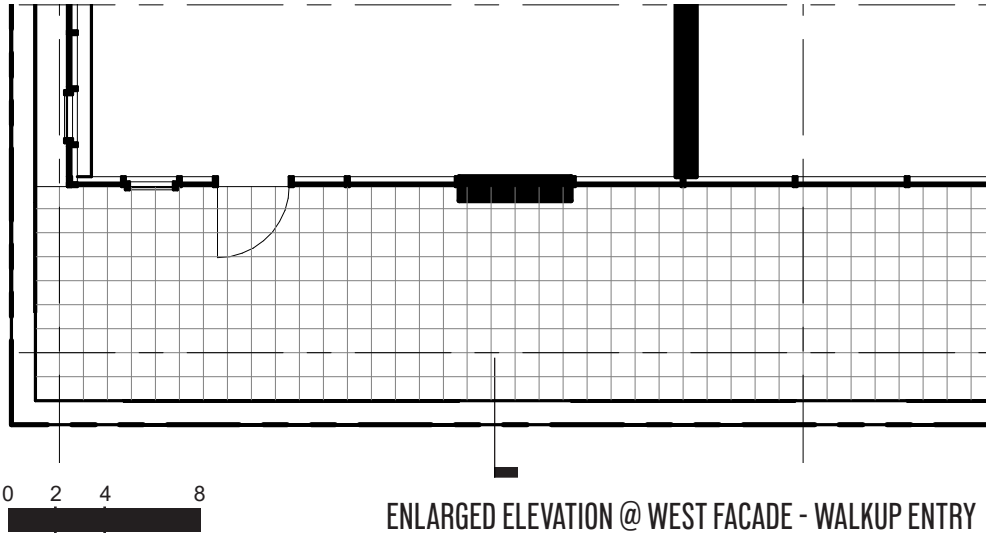


REPRESENTATIVE IMAGE OF SERPERATION OF BRICK MASSES



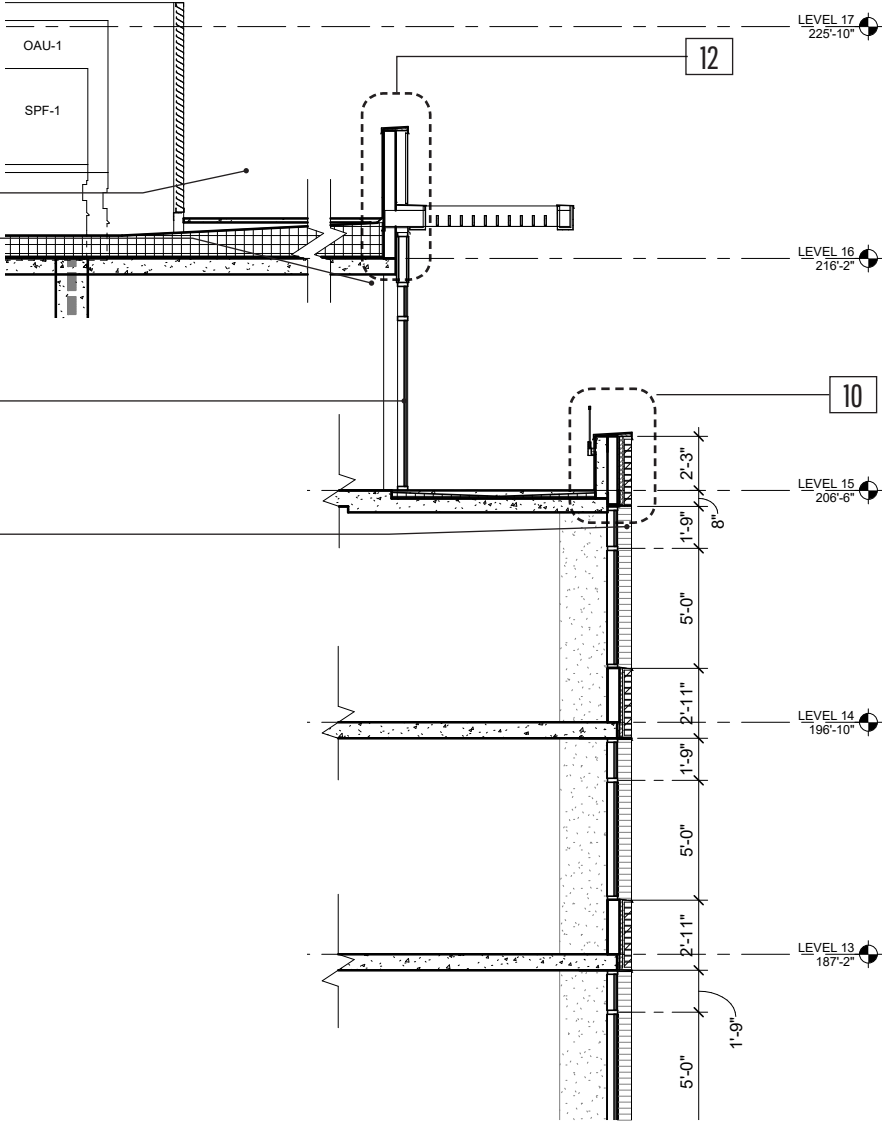
12 - SECTION @ METAL PANEL PARAPET + LEVEL 16 ROOF TERRACE

WS04B - ROOFTOP COMPOSITE



ENLARGED ELEVATION @ WEST FACADE - WALKUP ENTRY

- COMPOSITE METAL PANEL MECHANICAL ENCLOSURE
- COMPOSITE METAL PANEL
- MP CANOPY W/METAL PANEL SOFFIT
- WINDOW WALL SYSTEM
- SPANDREL GLASS
- EXHAUST LOUVERS
- MASONRY CLADDING (RUNNING BOND)



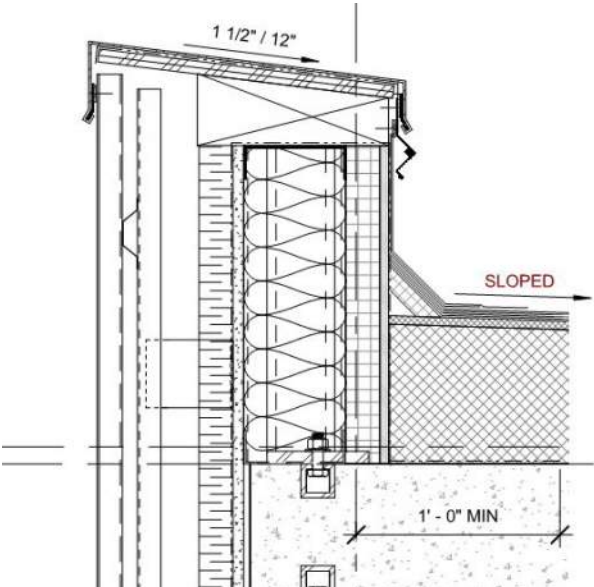
WALL SECTION @ SOUTH FACADE -LEVEL 15 PATIOS SECTION



REPRESENTATIVE IMAGE OF STAIR AND MECHANICAL ENCLOSURE

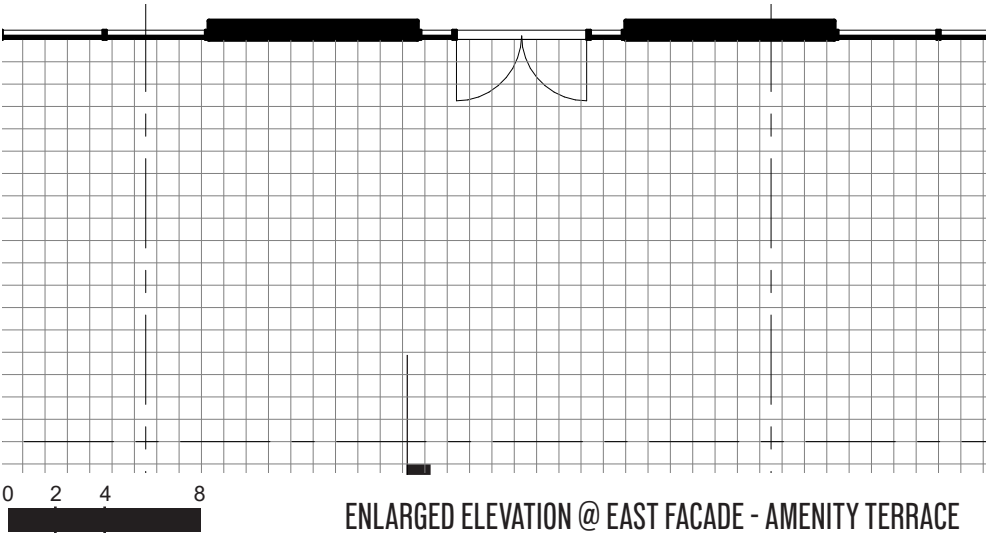


REPRESENTATIVE IMAGE OF COMPOSITE METAL PANEL @ ROOFTOP



12 - SECTION @COMPOSITE METAL PANEL PARAPET

WS05B - ROOFTOP COMPOSITE



MECHANICAL SCREEN LOUVERS

METAL CANOPY W/METAL PANEL SOFFIT

COMPOSITE METAL PANEL

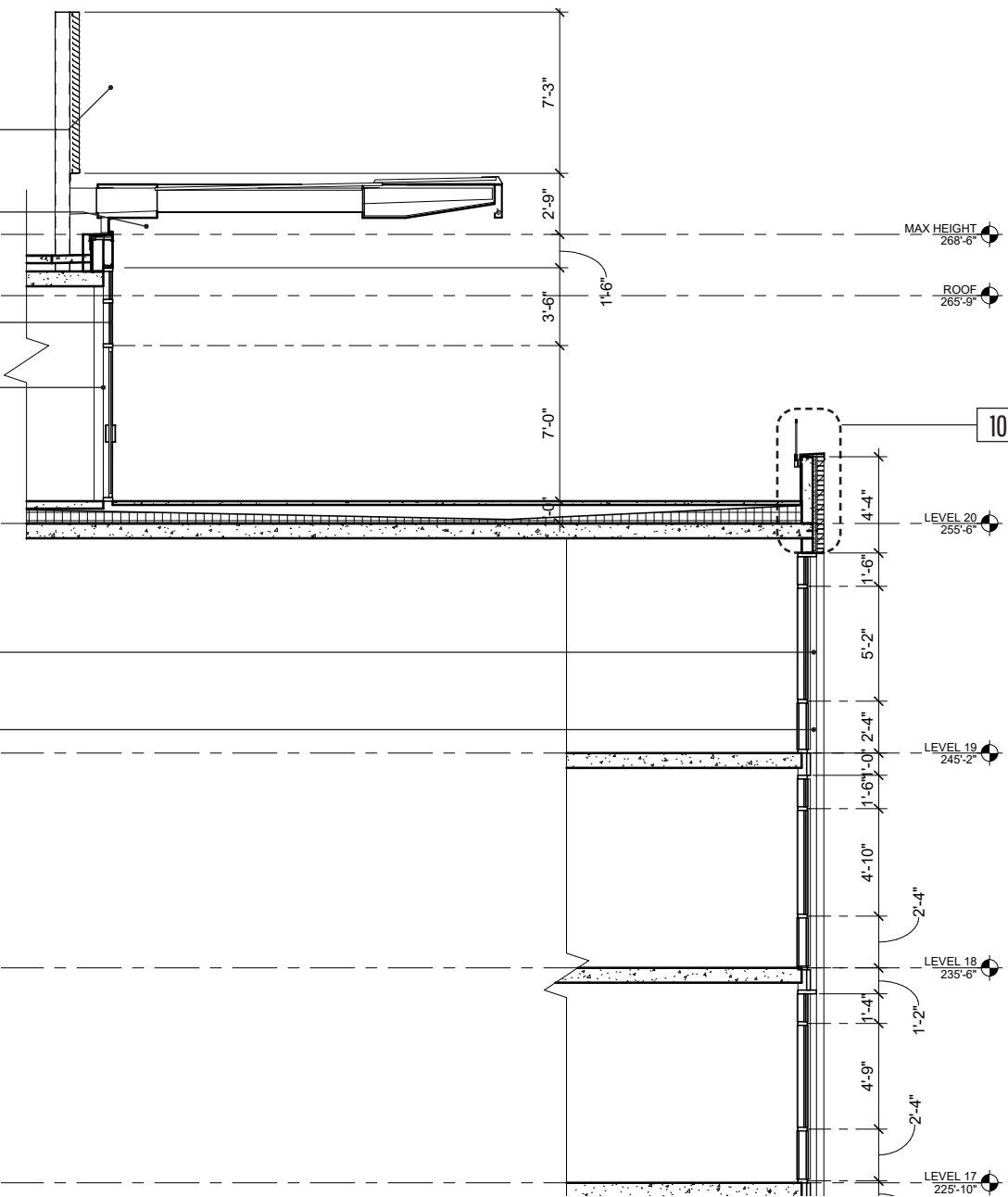
SPANDREL GLASS

WINDOW WALL SYSTEM

WINDOW WALL SYSTEM

SPANDREL GLASS

MASONRY CLADDING (RUNNING BOND)



WALL SECTION @ EAST FACADE -AMENITY TERRACE SECTION

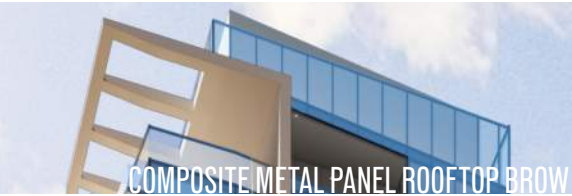


REPRESENTATIVE IMAGE OF CANOPY AT ROOFTOP AMENITY SPACE



REPRESENTATIVE IMAGE OF LOUVERED SCREEN AT MECHANICAL ROOFTOP

WS07B - ROOFTOP COMPOSITE



MATERIAL STUDY LOOKING NORTH FROM SW 1ST + CLAY



Brick cladding with window wall and brick return (representative image)



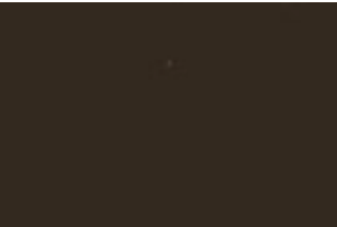
BRICK BLEND

Mix of Smooth and Wirecut Textures
Mix of Tan Terra and Teal Brown Colors
Standard brick (2 1/4"H x 8"W x 3 5/8"D).
Running bond pattern



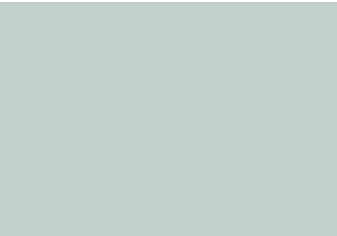
PRECAST CONCRETE PANEL

Arcis/Knife River Prestressed
Multi-colored Panels
Concealed fastner system



COMPOSITE METAL PANEL

Minimum 22 Gauge
Color: Duranar Statuary Bronze



SPANDREL GLASS

Light Green (Match color of glass)



WINDOW WALL

Aluminum Window Wall System
Operable casement
Commercial grade exterior finish
Color: Dark Bronze
Manufacturer: Starline 9000 Series Double Glazed



STEEL CANOPY + WOOD SURROUNDS

Dark Bronze painted HSS steel frame
Painted metal and Cedar Wood soffit



ALUMINUM AND GLASS STOREFRONT

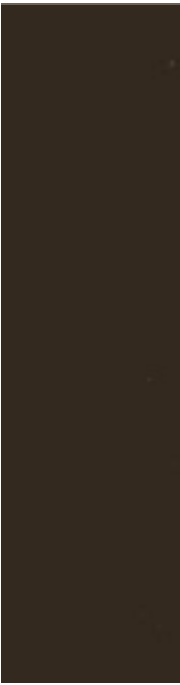
Structually glazed aluminum and glass system
2" x 6" profile
Front-set glazing



Brick mortar



Brick blend of Smooth and Wirecut Brick (running bond pattern)



Dark Bronze painted metal trim, flashings and steel canopies



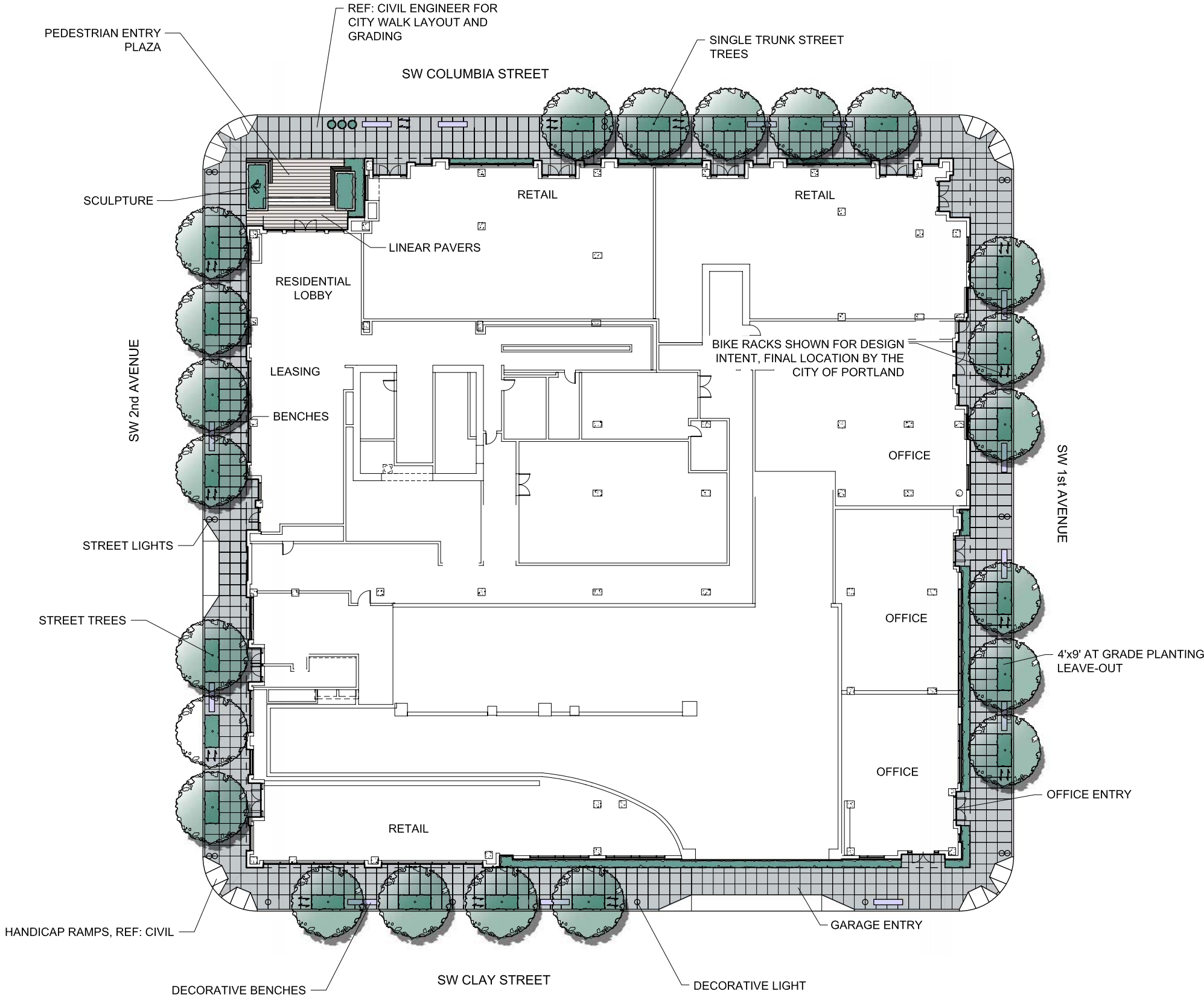
Precast concrete wall panel with concealed fasteners



Back Painted Spandrel Glass Color

EXTERIOR MATERIAL INFORMATION

- PLANT PALETTE**
- TREES**
- 1. GLEDITSIA TRIACANTHUS VAR. INERMIS 'SKYCOLE'
 - 2. QUERCUS SHUMARDII
 - 3. ZELKIVA SERRATA 'GREEN VASE'
 - 4. TILIA CORDATA 'GREENSPIRE'
 - 5. QUERCUS ALBA
 - 6. FRAXINUS PENNSYLVANICA 'MARSHALL'
- SHRUBS**
- 1. ABELIA 'EDWARD GOUCHER'
 - 2. BUXUS SEMPERVIRENS 'SUFFRUTICOSA'
 - 3. CISTUS- ROCK ROSE
 - 4. ILEX CRENATA
 - 5. ILEX CORNUTA 'BERRIES JUBILEE'
 - 6. LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'
 - 7. SPIREA x BUMALDA
 - 8. VIBURNUM ODORATISSIMUM 'SWEET VIRBUNUM'
 - 9. VIBURNUM DAVIDII
 - 10. VIBURNUM TINUS
 - 11. VITEX AGNUS CASTUS
- GRASSES**
- 1. CAREX MORROWI
 - 2. FESCUE GLAUCA 'ELIJAH BLUE'
 - 3. HELICHTOTRICHON SEMPERVIRENS
 - 4. IRIS DOUGLASIANA
 - 5. IRIS SIBIRICA
- GROUND COVER**
- 1. CEANOTHUS GLORIOSUS
 - 2. DELOSPERMA COOPERI
 - 3. EUONYMUS FORTUNEI 'COLORATUS'
 - 4. FRAGARIA CHILOENSIS
 - 5. KINNIKINNICK
 - 6. MAHONIA REPENS
 - 7. OPHIOPOGON PLANISCAPUS
 - 8. POLYPODIUM GLYCYRRHIZA
 - 9. POLYSTICHUM MUNITUM
 - 10. SEDUM DIVERGENS
 - 11. SEDUM OREGANUM
 - 12. TRACHELOSPERMUM JASMINOIDES



LANDSCAPE - GROUND FLOOR MATERIALS



1 Yoga Lawn



2 Storm Water Management



3 Intimate Water Feature

PORTLAND, OREGON



7 Dynamic Water Features

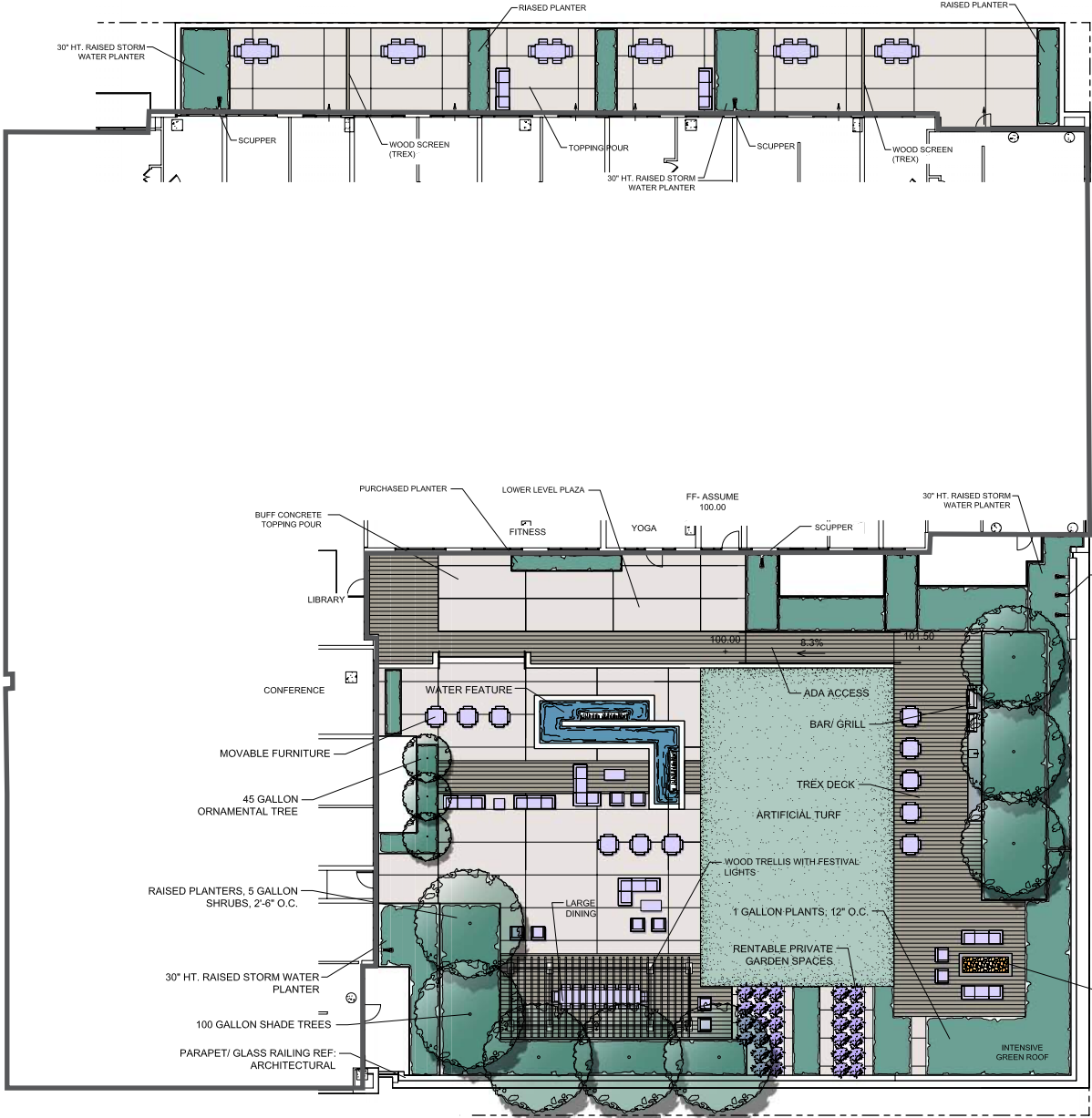


8 Trellis, Moveable Furniture / Gathering Spaces



9 Couch Seating at Firepit Overlook

PORTLAND, OREGON



- PLANT PALETTE**
- TREES**
1. RIVER BIRCH 'HERITAGE'
 2. JAPANESE MAPLE 'EMPEROR'
- SHRUBS**
1. ABELIA 'EDWARD GOUCHER'
 2. BUXUS SEMPERVIRENS 'SUFFRUTICOSA'
 3. CISTUS- ROCK ROSE
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 8. POLYPODIUM GLYCRRHIZA
 9. POLYSTICHUM MUNITUM
 10. SEDUM DIVERGENS
 11. SEDUM OREGANUM
 12. TRACHELOSPERMUM JASMINOIDES

LANDSCAPE -SIXTH FLOOR MATERIALS



④ Wood Decks - Outdoor Seating

PORTLAND, OREGON



⑤ Sustainable Planting / Views



⑥ Linear Fireplace

LINDA
DOCHER
& ASSOCIATES



⑩ Trellis With Seating Below

PORTLAND, OREGON



⑪ Dramatic Night Views



⑫ Multiple Seating & Conversation Areas

LINDA
DOCHER
& ASSOCIATES



- PLANT PALETTE**
- TREES**
1. RIVER BIRCH 'HERITAGE'
 2. JAPANESE MAPLE 'EMPEROR'
- SHRUBS**
1. ABELIA 'EDWARD GOUCHER'
 2. BUXUS SEMPERVIRENS 'SUFFRUTICOSA'
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 5. KINNIKINNICK
 6. MAHONIA REPENS
 7. OPHIOPOGON PLANISCAPUS
 8. POLYPODIUM GLYCRRHIZA
 9. POLYSTICHUM MUNITUM
 10. SEDUM DIVERGENS
 11. SEDUM OREGANUM
 12. TRACHELOSPERMUM JASMINOIDES

LANDSCAPE - SIXTEENTH FLOOR MATERIALS



10 Trellis With Seating Below

PORTLAND, OREGON



11 Dramatic Night Views



12 Multiple Seating & Conversation Areas



7 Dynamic Water Features

PORTLAND, OREGON



8 Trellis, Moveable Furniture / Gathering Spaces



9 Couch Seating at Firepit Overlook



- PLANT PALETTE**
- TREES**
1. RIVER BIRCH 'HERITAGE'
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 9. POLYSTICHUM MUNITUM
 10. SEDUM DIVERGENS
 11. SEDUM OREGANUM
 12. TRACHELOSPERMUM JASMINOIDES

LANDSCAPE -TWENTIETH FLOOR MATERIALS

SHRUBS



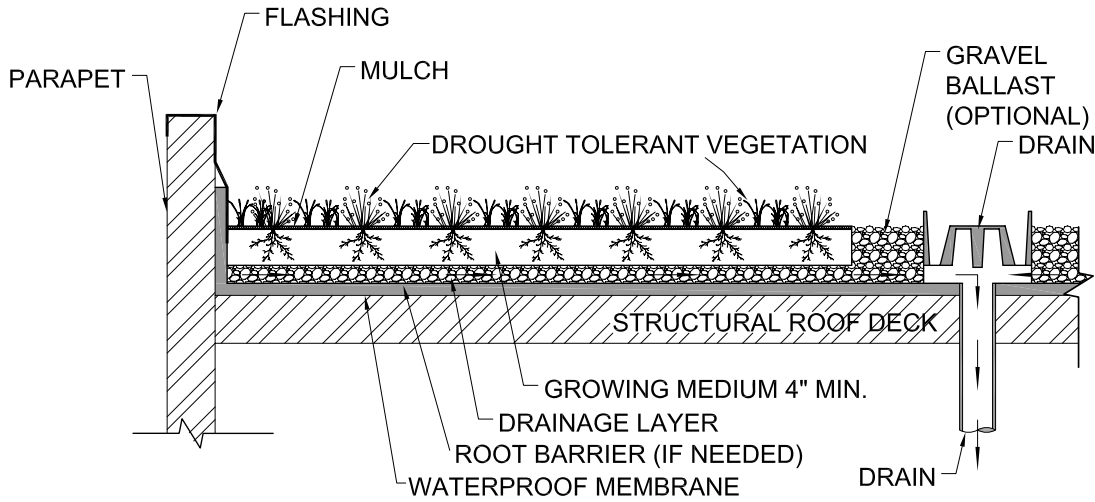
GROUND COVER



GRASS LIKE

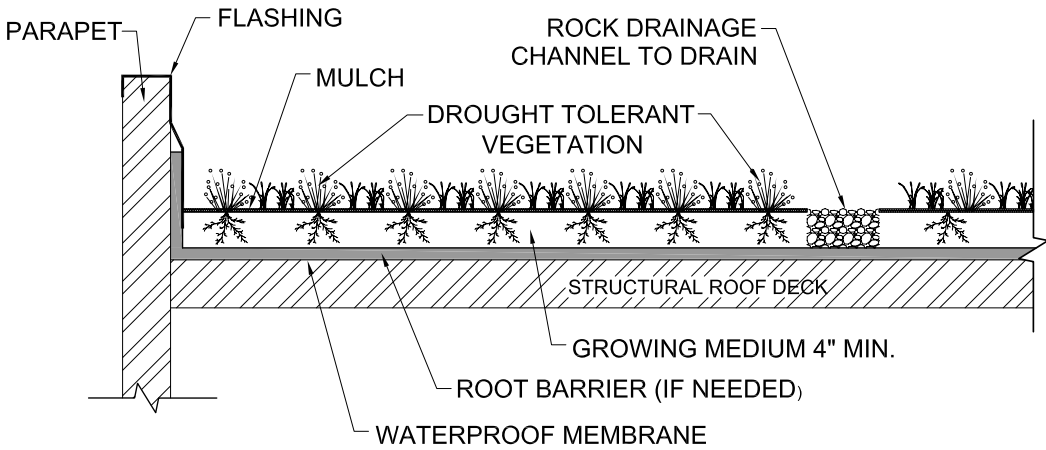


* STORM WATER MANAGEMENT PLANT



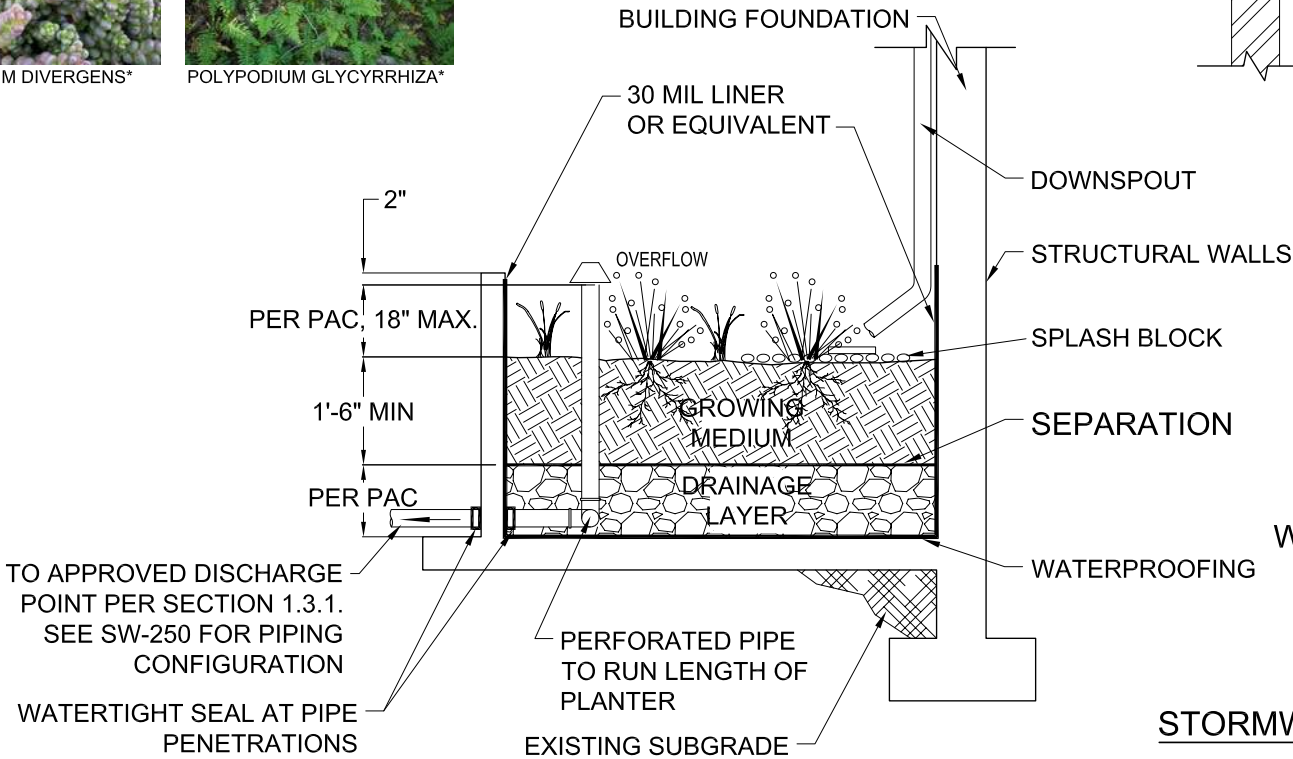
ECOROOF WITH DRAINAGE LAYER

SCALE: 3/8"=1'-0"



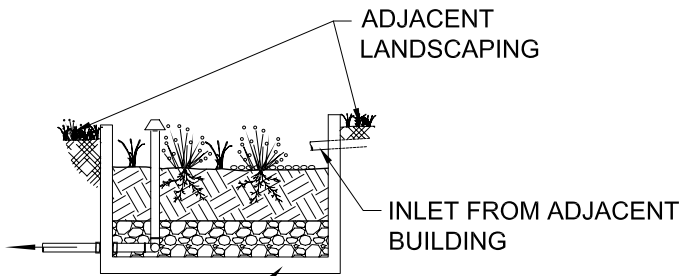
ECOROOF WITH DRAINAGE CHANNELS

SCALE: 3/8"=1'-0"



ADJACENT TO BUILDING

Design professional is responsible for verifying grade elevations and conveyance to facility.

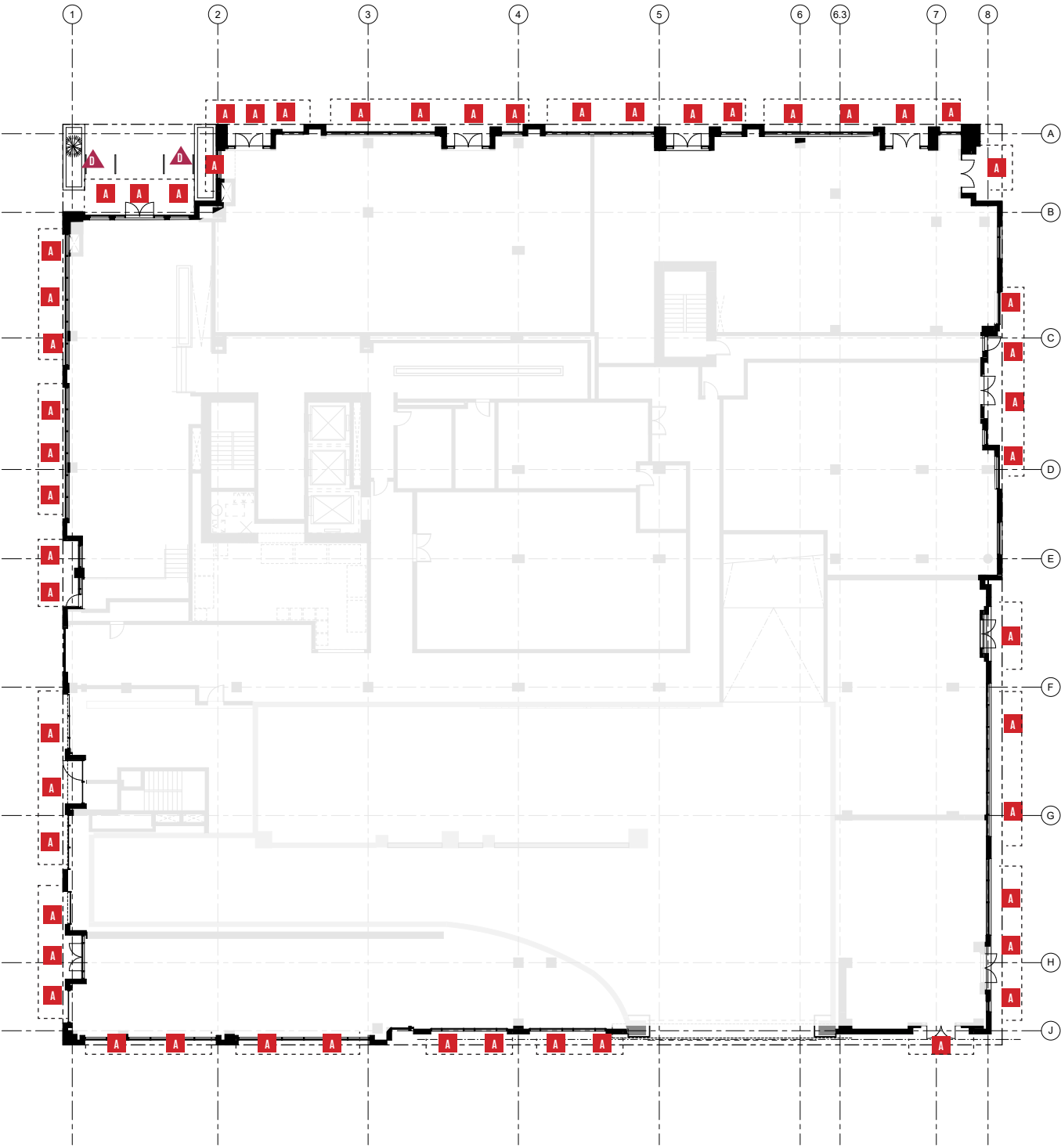


FREESTANDING PLANTER

STORMWATER MANAGEMENT PLANTER- SW230

SCALE: 3/8"=1'-0"

PLANT IMAGES + STORM WATER MANAGEMENT



B

A



SQUARE DOWNLIGHT

B



WALL SCONCE

C



PAVER UPLIGHT

D



RECESSED WALL LIGHT

E



LANDSCAPE PATHWAY LIGHT

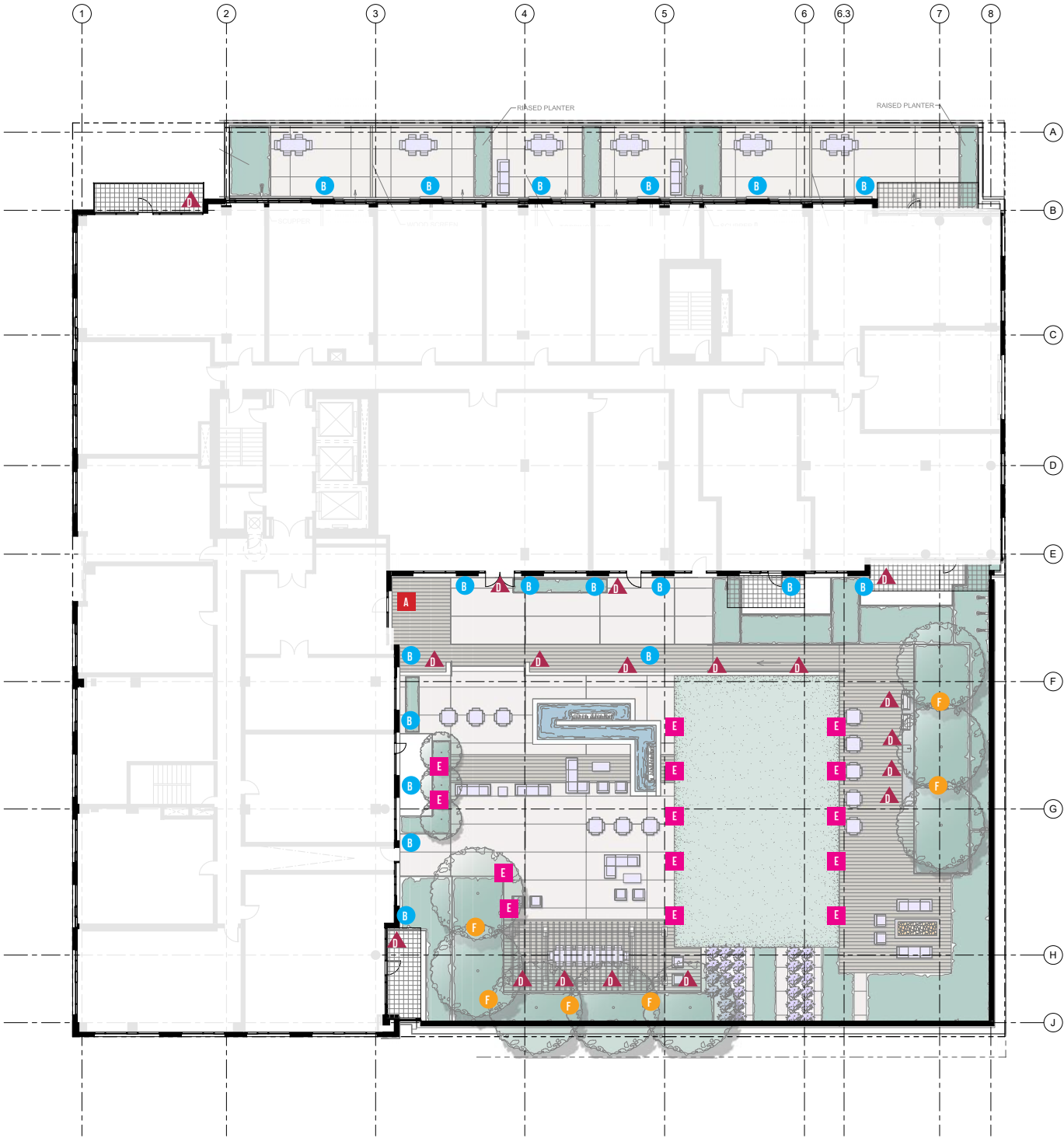
F









LANDSCAPE GROUND UPLIGHT



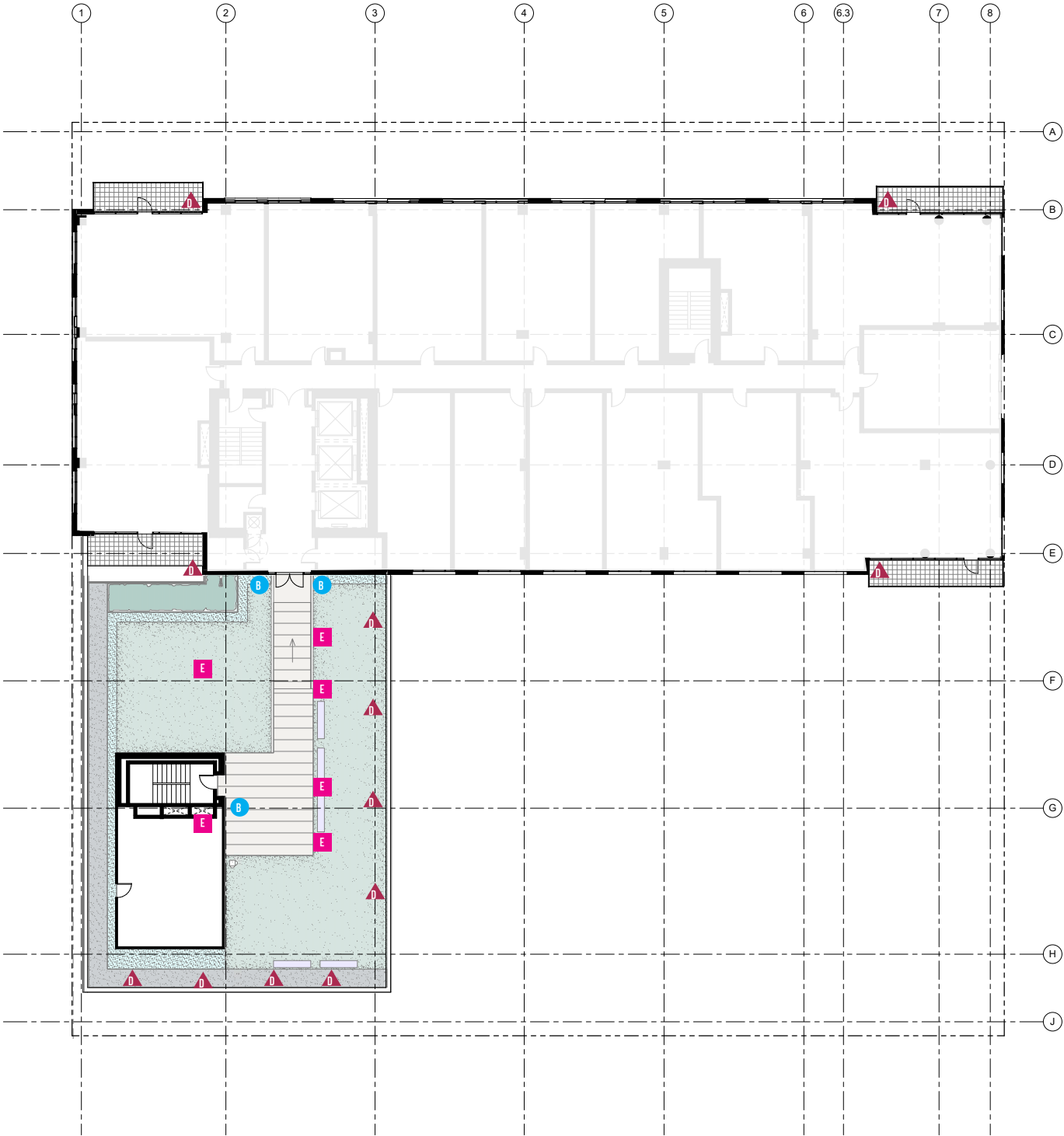
01 - GROUND FLOOR LIGHTING PLAN















-  **A** SQUARE DOWNLIGHT
-  **B** WALL SCONCE
-  **C** PAVER UPLIGHT
-  **D** RECESSED WALL LIGHT
-  **E** LANDSCAPE PATHWAY LIGHT
-  **F** LANDSCAPE GROUND UPLIGHT



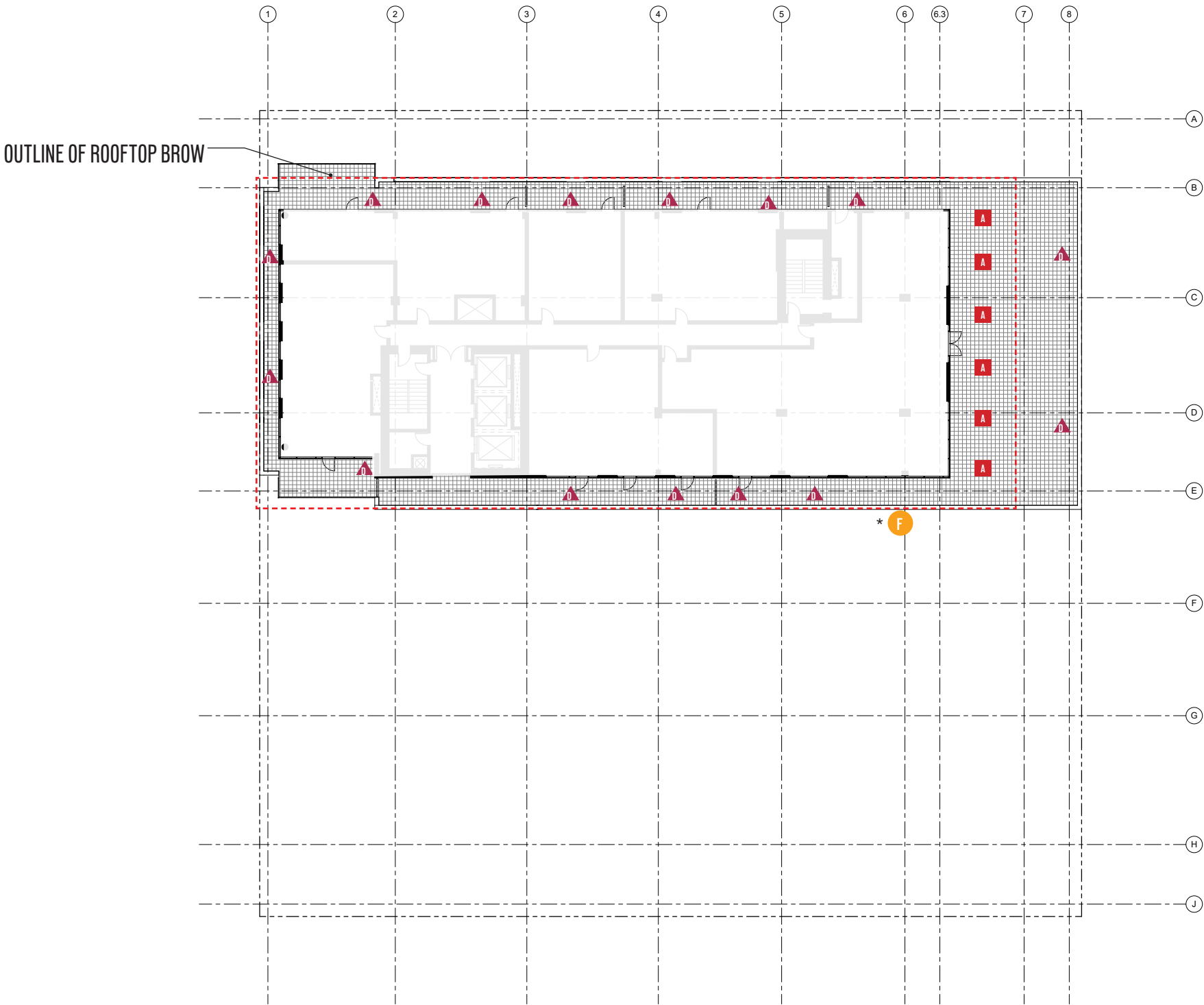
06 - SIXTH FLOOR LIGHTING PLAN






-   SQUARE DOWNLIGHT
-   WALL SCONCE
-   PAVER UPLIGHT
-   RECESSED WALL LIGHT
-   LANDSCAPE PATHWAY LIGHT
-   LANDSCAPE GROUND UPLIGHT



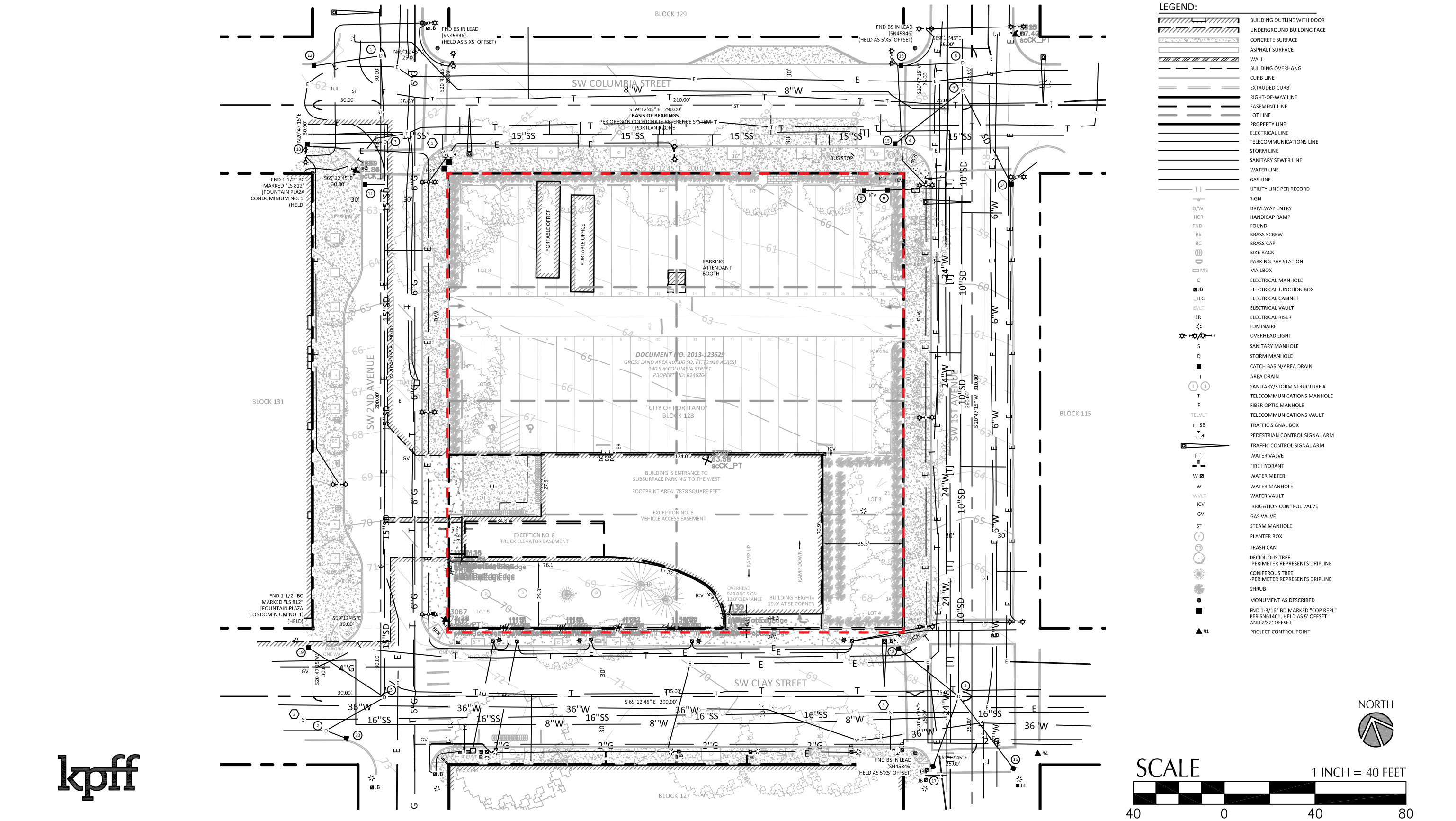
16 - SIXTEENTH FLOOR LIGHTING PLAN



- A**  SQUARE DOWNLIGHT
- B**  WALL SCONCE
- C**  PAVER UPLIGHT
- D**  RECESSED WALL LIGHT
- E**  LANDSCAPE PATHWAY LIGHT
- F**  ROOFTOP UPLIGHT
*LED STRIP TO SURROUND ENTIRE ROOFTOP BROW



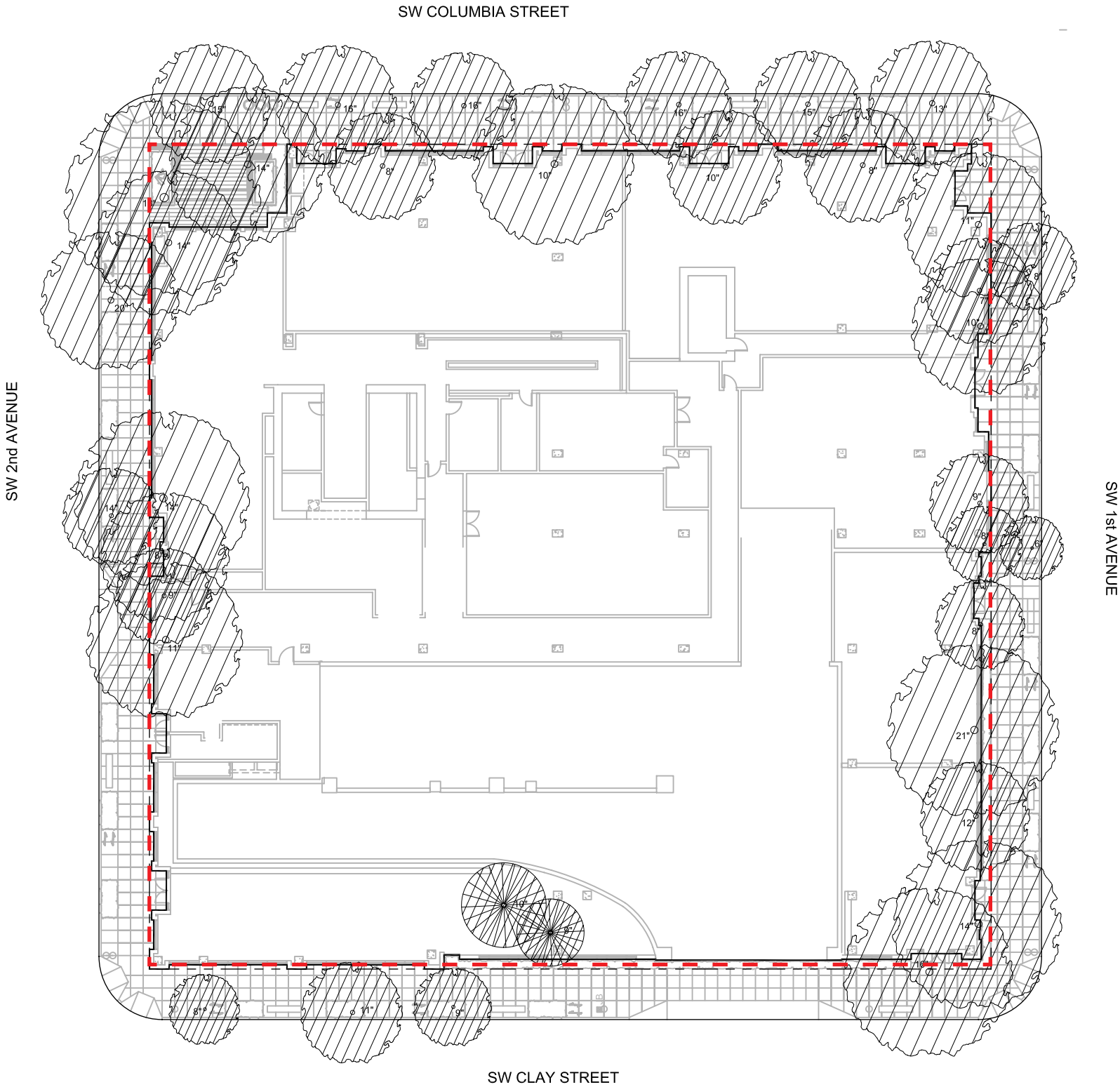
20 - TWENTIETH FLOOR LIGHTING PLAN

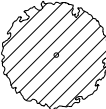


kpff

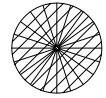
EXISTING CONDITIONS

EXHIBIT C.41





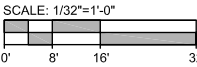
TYPICAL - EXISTING DECIDUOUS TREE TO BE REMOVED



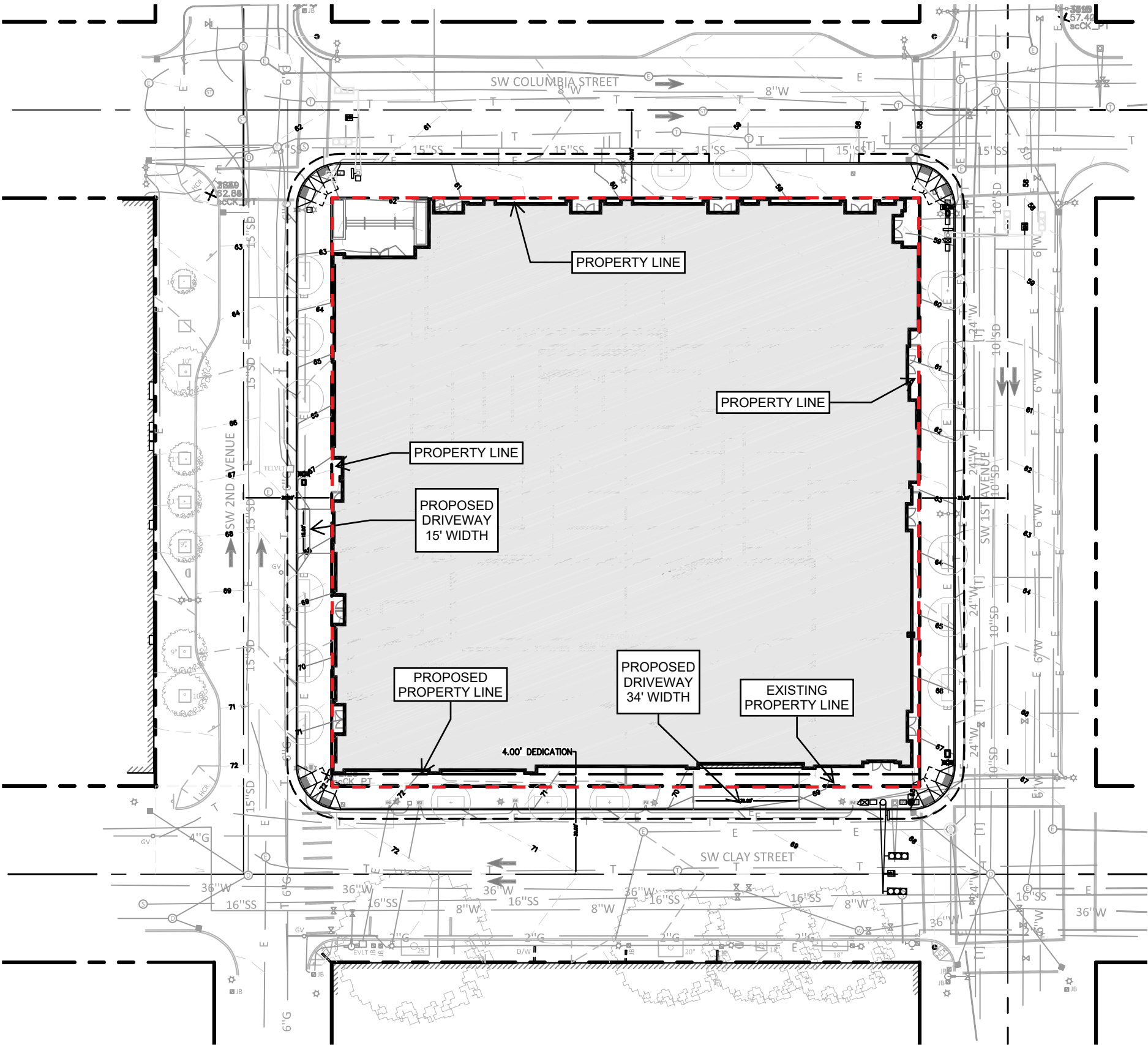
TYPICAL - EXISTING CONIFEROUS TREE TO BE REMOVED

| TREE LIST | | |
|-----------|--------|------------|
| SIZE | STATUS | TYPE |
| 16" TREE | REMOVE | DECIDUOUS |
| 8" TREE | REMOVE | DECIDUOUS |
| 16" TREE | REMOVE | DECIDUOUS |
| 10" TREE | REMOVE | DECIDUOUS |
| 16" TREE | REMOVE | DECIDUOUS |
| 10" TREE | REMOVE | DECIDUOUS |
| 15" TREE | REMOVE | DECIDUOUS |
| 8" TREE | REMOVE | DECIDUOUS |
| 13" TREE | REMOVE | DECIDUOUS |
| 11" TREE | REMOVE | DECIDUOUS |
| 8" TREE | REMOVE | DECIDUOUS |
| 7" TREE | REMOVE | DECIDUOUS |
| 10" TREE | REMOVE | DECIDUOUS |
| 9" TREE | REMOVE | DECIDUOUS |
| 8" TREE | REMOVE | DECIDUOUS |
| 6" TREE | REMOVE | DECIDUOUS |
| 8" TREE | REMOVE | DECIDUOUS |
| 21" TREE | REMOVE | DECIDUOUS |
| 12" TREE | REMOVE | DECIDUOUS |
| 14" TREE | REMOVE | DECIDUOUS |
| 16" TREE | REMOVE | DECIDUOUS |
| 9" TREE | REMOVE | CONIFEROUS |
| 10" TREE | REMOVE | CONIFEROUS |
| 9" TREE | REMOVE | DECIDUOUS |
| 11" TREE | REMOVE | DECIDUOUS |
| 8" TREE | REMOVE | DECIDUOUS |
| 11" TREE | REMOVE | DECIDUOUS |
| 9" TREE | REMOVE | DECIDUOUS |
| 8" TREE | REMOVE | DECIDUOUS |
| 14" TREE | REMOVE | DECIDUOUS |
| 14" TREE | REMOVE | DECIDUOUS |
| 20" TREE | REMOVE | DECIDUOUS |
| 14" TREE | REMOVE | DECIDUOUS |
| 13" TREE | REMOVE | DECIDUOUS |
| 14" TREE | REMOVE | DECIDUOUS |
| 15" TREE | REMOVE | DECIDUOUS |

NOTE: PER CITY FORESTER, ALL EXISTING SITE TREES WILL NEED TO BE REMOVED TO CONSTRUCT 20 STORY HI-RISE



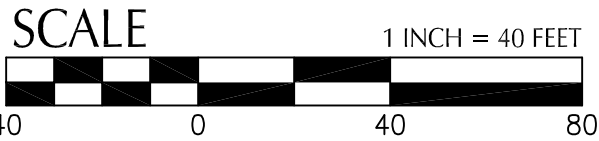
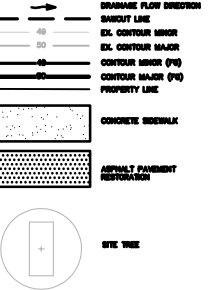
EXISTING CONDITIONS (TREE PLAN)



SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.

SHEET LEGEND



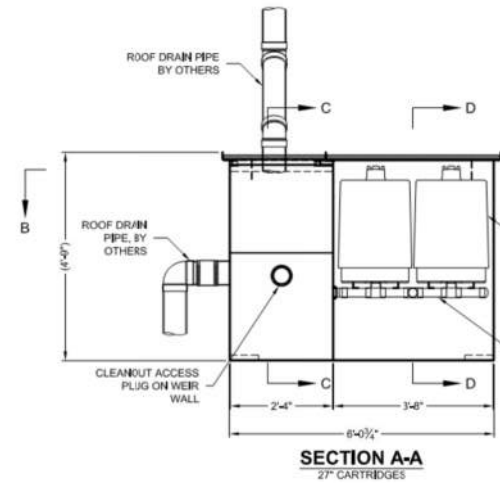
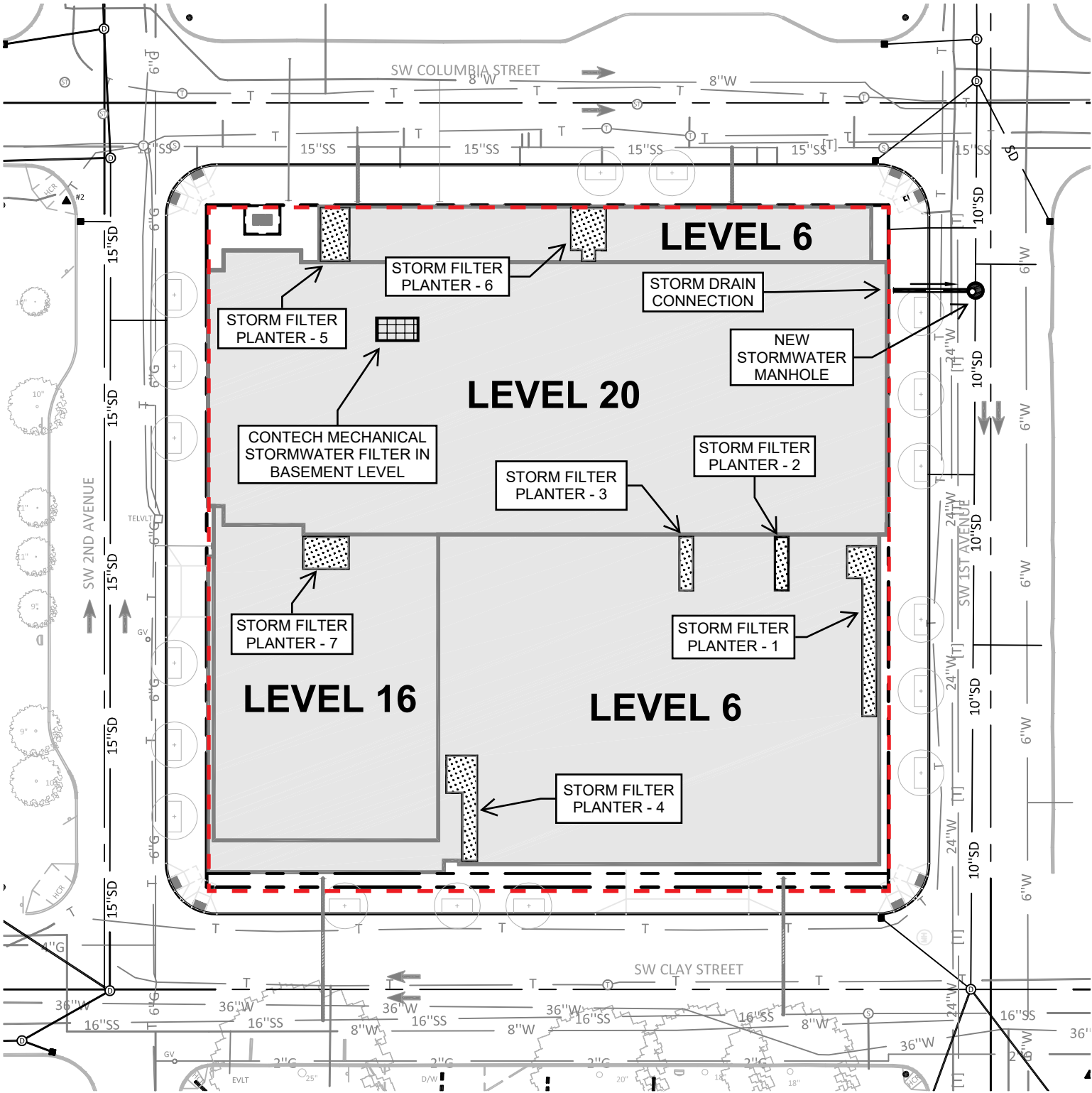
kpff

GRADING PLAN

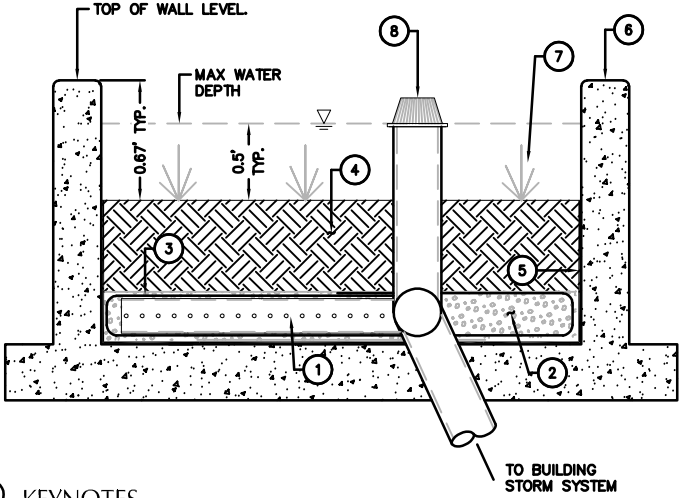


PROJECT CIVIL ENGINEER
KPFF CONSULTING ENGINEERS
MARK REULAND
(503)227-3251



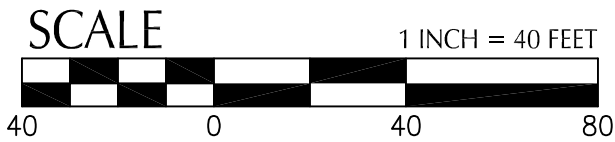


1 CONTECH MECHANICAL STORMWATER FILTER
SCALE: NTS



- (X) KEYNOTES
- 1 PVC PERF. PIPE FOR EXTENT OF FACILITY. SLOPE TO DRAIN.
 - 2 DRAINAGE FILL,
 - 3 WRAP DRAINAGE FABRIC AROUND ALL SIDES OF DRAINAGE FILL ZONE
 - 4 GROWING MEDIUM.
 - 5 30 MIL IMPERMEABLE LINER. WRAP UP PLANTER WALLS AS SHOWN. ATTACH TO WALLS AND PENETRATE WITH PIPES
 - 6 PLANTER WALL
 - 7 PLANTINGS. SEE LANDSCAPE PLANS.
 - 8 OVERFLOW INLET

2 TYPICAL STORM FILTER PLANTER
SCALE: NTS



STORMWATER PLANTERS + MANAGEMENT

Job Name/Location:

ARUM480DTE5
Multi V™ 5 460V
40.0 Ton Outdoor Unit for
Heat Pump and Heat Recovery

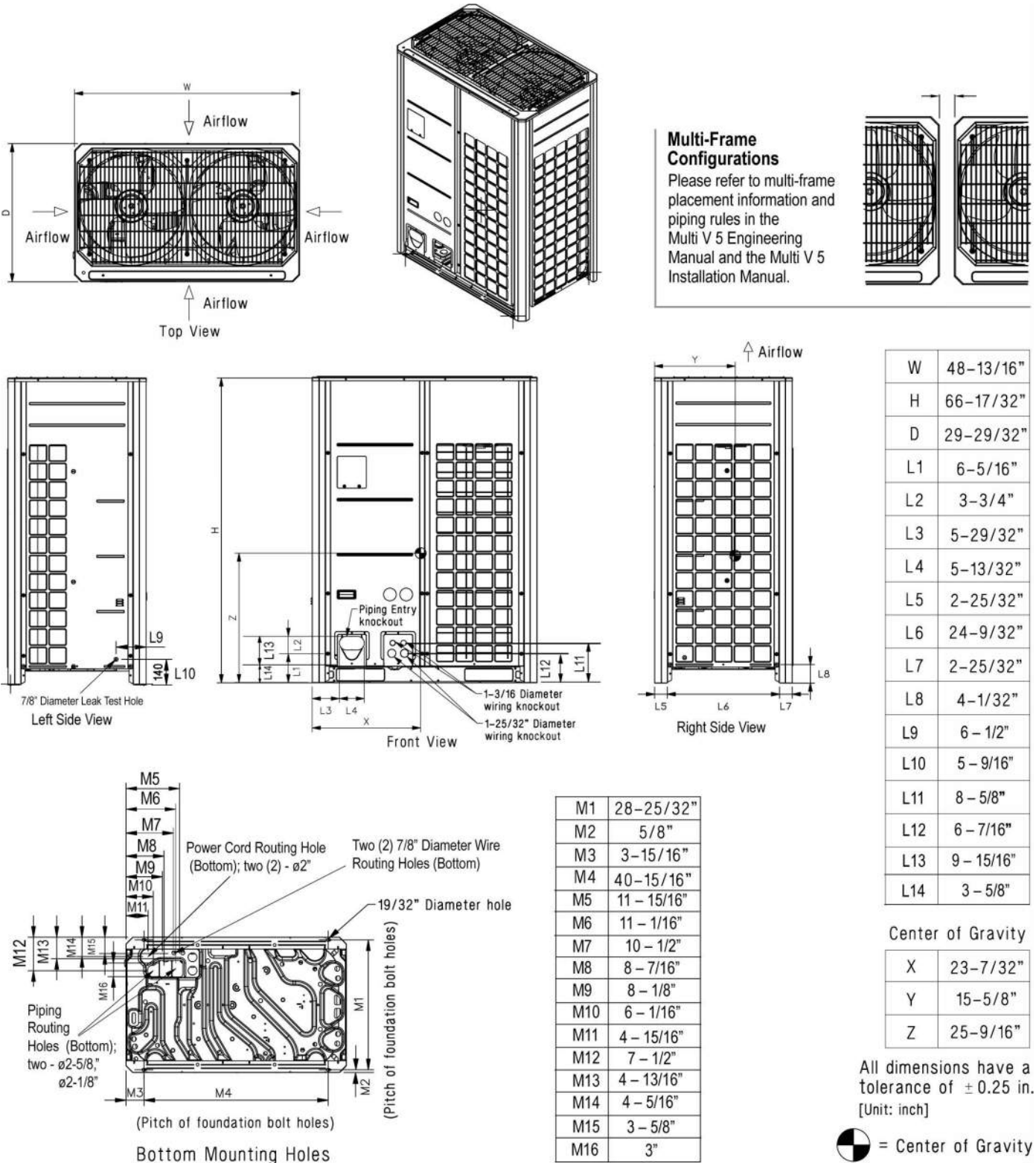
(a) ARUM121DTE5
(b) ARUM144DTE5
(c) ARUM216DTE5



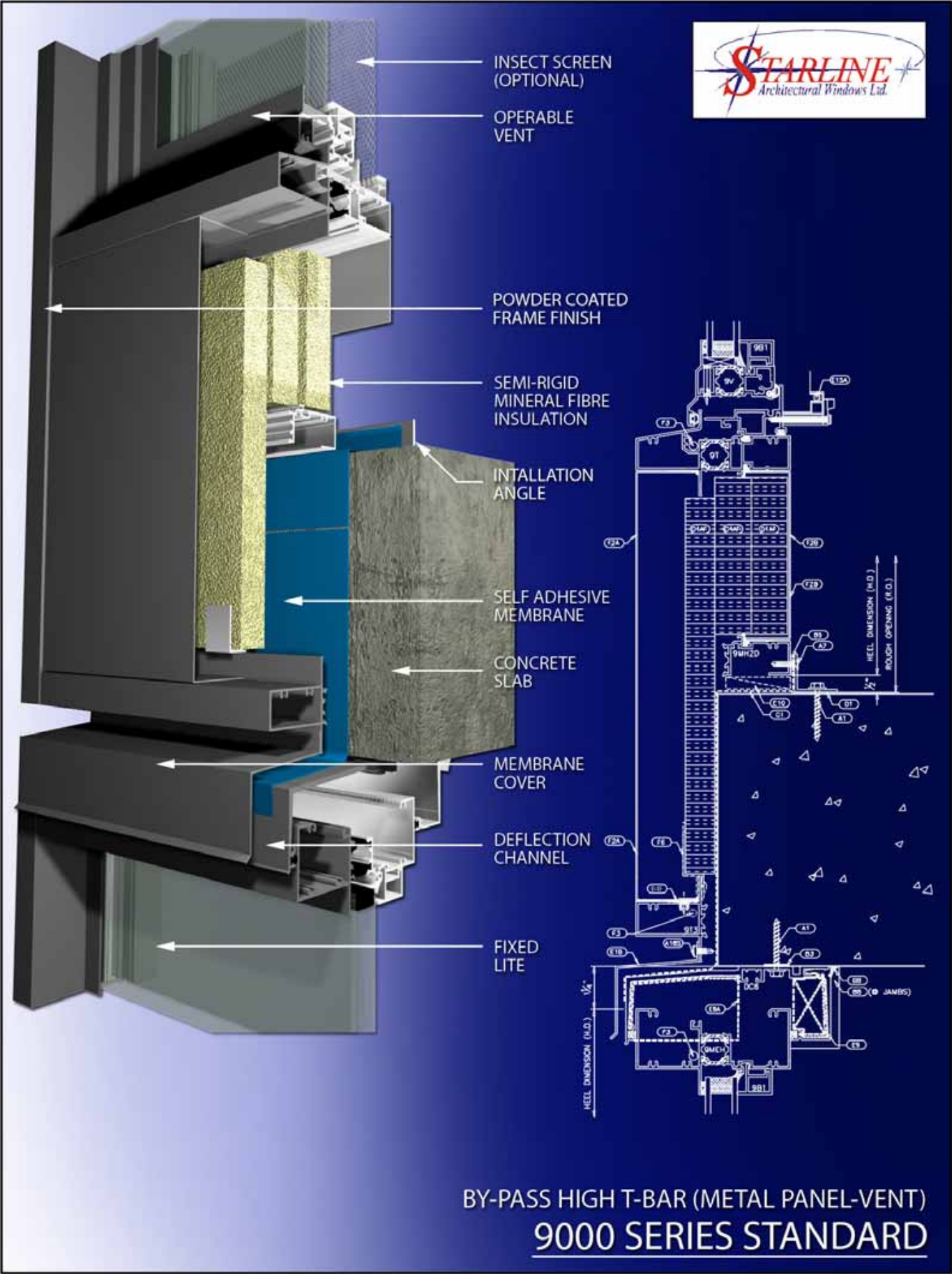
Tag #:

Date:

PO No.:



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APPENDIX

APPENDIX

| | |
|--------|----------------------------------|
| APP.01 | Renderings |
| APP.08 | Vicinity and Context |
| APP.10 | Material Photos and Examples |
| APP.11 | Massing + Design Concept Diagram |
| APP.12 | Ground Floor Windows |
| APP.13 | FAR Bunker Diagram |
| APP.14 | Modifications |
| APP.15 | FAR Diagrams |
| APP.17 | Program Elevation Diagrams |



VIEW LOOKING SOUTHEAST FROM SW COLUMBIA ST + 2ND AVE



VIEW LOOKING WEST ALONG SW COLUMBIA ST





GROUND LEVEL ENTRY LOBBY RENDERING



GROUND LEVEL AT INTERSECTION OF COLUMBIA AND 1ST AVENUE



AERIAL LOOKING NORTHWEST



View of site from Corner of SW Columbia St. and 1st Ave.



View of Site from Corner of SW Clay St. and 2nd Ave.



NEIGHBORHOOD FEATURES

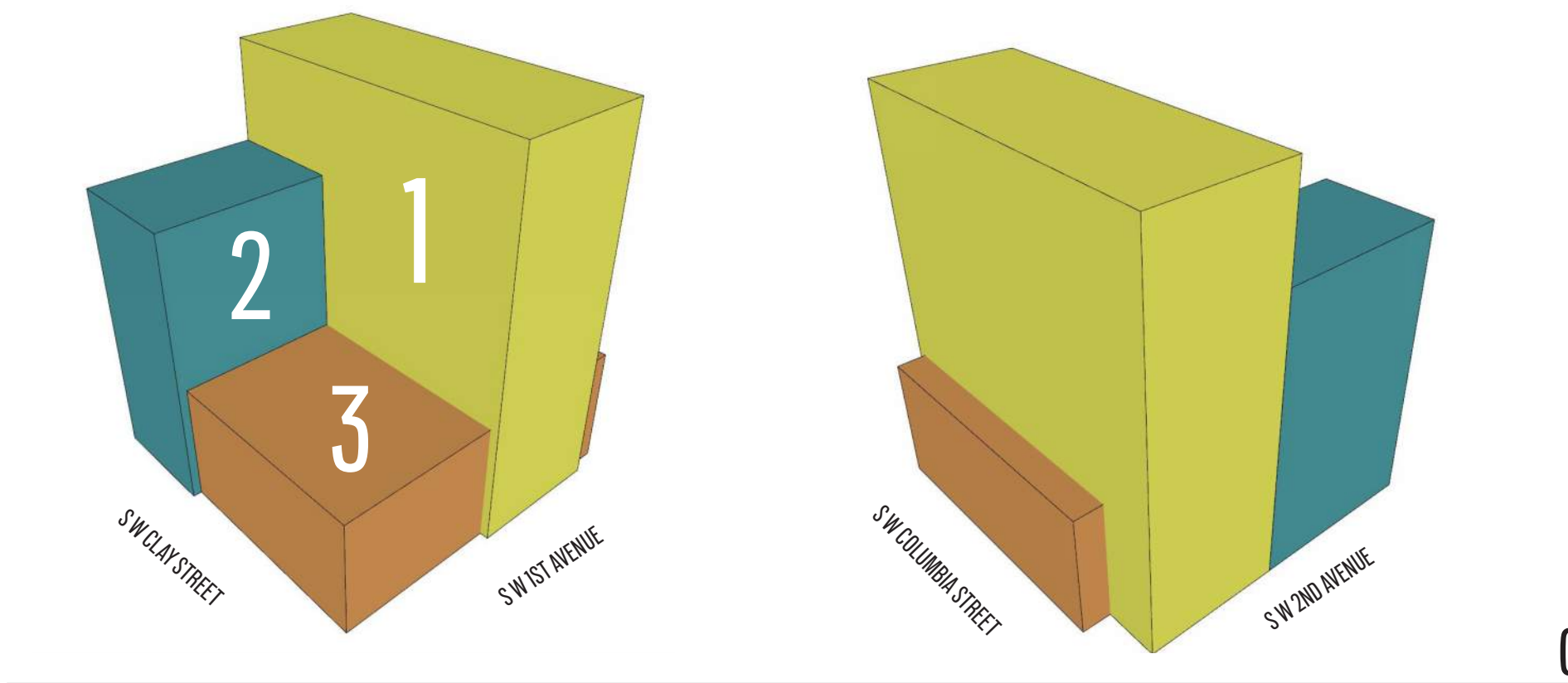
- 1. MULTNOMAH COUNTY COURTHOUSE
- 2. TERRY SCHRUNK PLAZA
- 3. WELLS FARGO TOWER
- 4. PORTER HOTEL
- 5. WORLD TRADE CENTER PORTLAND
- 6. TOM MCCALL WATERFRONT PARK
- 7. KOIN CENTER
- 8. IRA KELLER FOUNTAIN
- 9. KELLER AUDITORIUM
- 10. MARRIOTT HOTEL
- 11. WATERFRONT PARK LAWN
- 12. PSU URBAN CENTER PLAZA
- 13. PETTYGROVE PARK



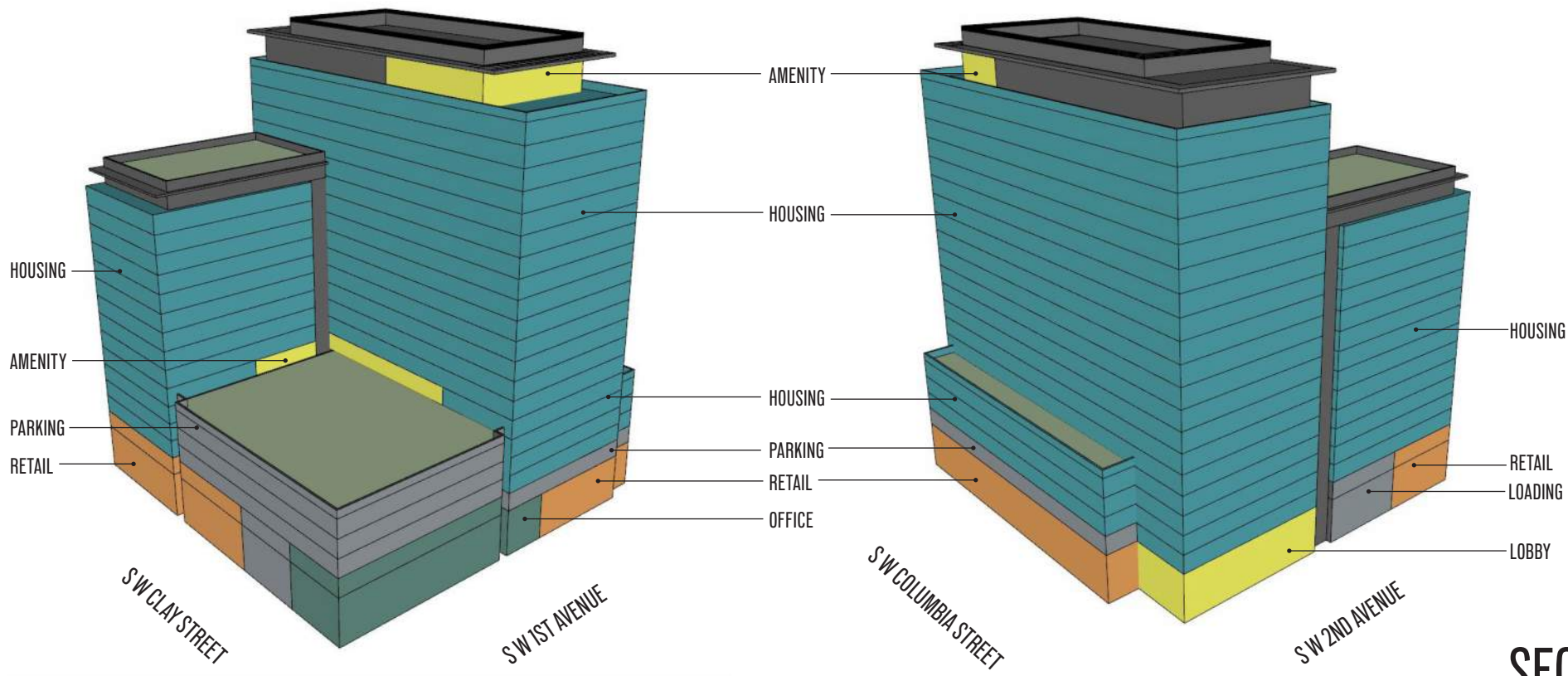
SITE CONTEXT



MATERIAL PHOTOS AND EXAMPLES FROM LOCAL BUILDINGS



CONCEPT MASSING BUILDING BLOCKS



SECONDARY MASSING ROOF FORM AND AMENITY

MASSING AND DESIGN CONCEPT



NORTH ELEVATION

VISION GLASS - 996 SF
SOLID - 804 SF
TOTAL AREA - 1,800 SF
25% OF TOTAL AREA - 450 SF
% VISION GLASS - 55 %
LENGTH OF FACADE - 200'-0"
50% OF LENGTH - 100'-0"
LENGTH OF VISION GLASS - 126'-8"



WEST ELEVATION

VISION GLASS - 863 SF
SOLID - 732 SF
TOTAL AREA - 1,595 SF
25% OF TOTAL AREA - 399 SF
% VISION GLASS - 54 %
LENGTH OF FACADE - 177'-4"
50% OF LENGTH - 88'-7"
LENGTH OF VISION GLASS - 116'-0"



SOUTH ELEVATION

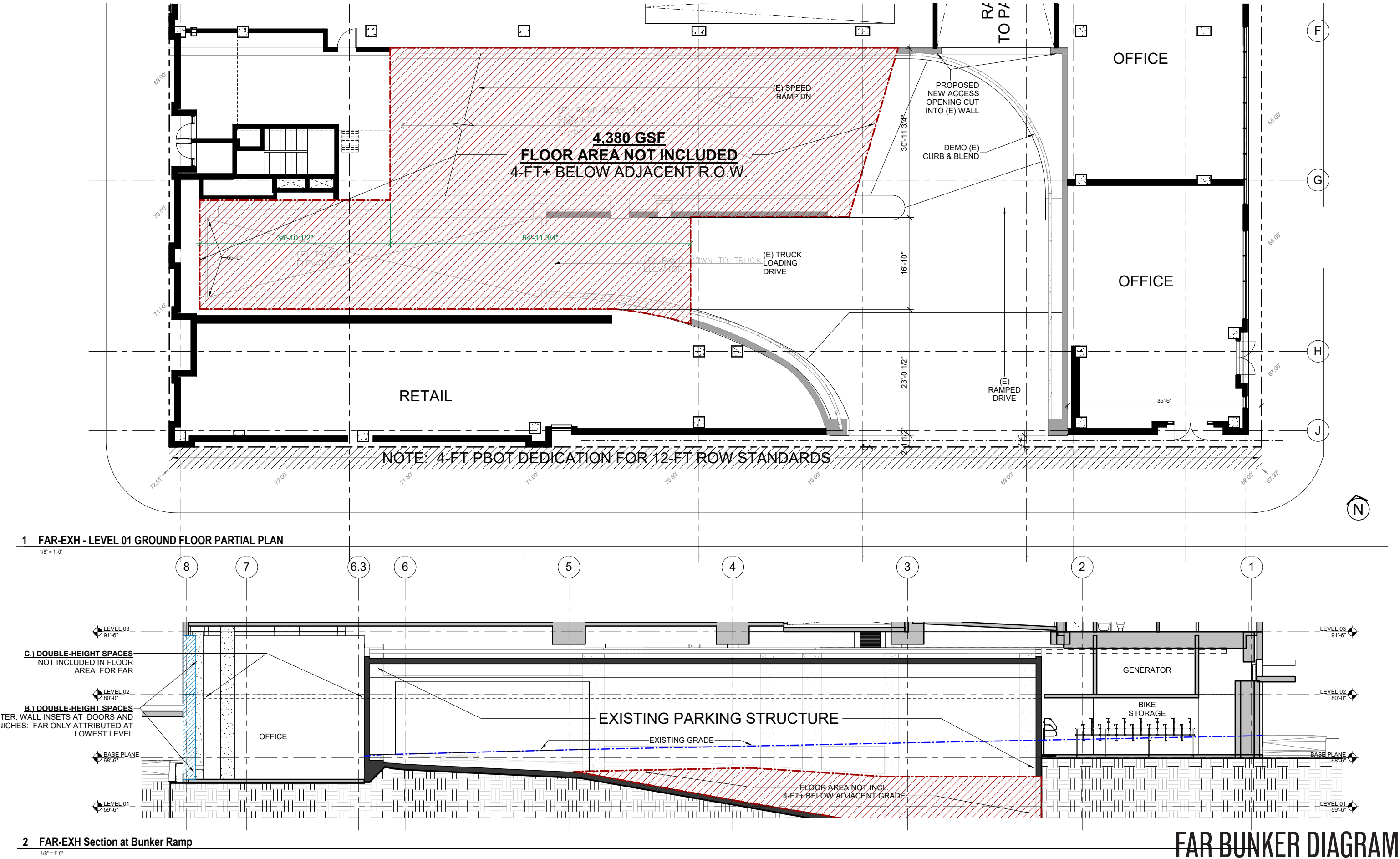
VISION GLASS - 781 SF
SOLID - 998 SF
TOTAL AREA - 1,779 SF
25% OF TOTAL AREA - 445 SF
% VISION GLASS - 43.9 %
LENGTH OF FACADE - 197'-8"
50% OF LENGTH - 98'-8"
LENGTH OF VISION GLASS - 100'-4"



EAST ELEVATION

VISION GLASS - 848 SF
SOLID - 895 SF
TOTAL AREA - 1,743 SF
25% OF TOTAL AREA - 436 SF
% VISION GLASS - 48.6 %
LENGTH OF FACADE - 193'-8"
50% OF LENGTH - 96'-9"
LENGTH OF VISION GLASS - 105'-3"

GROUND FLOOR WINDOWS DIAGRAM



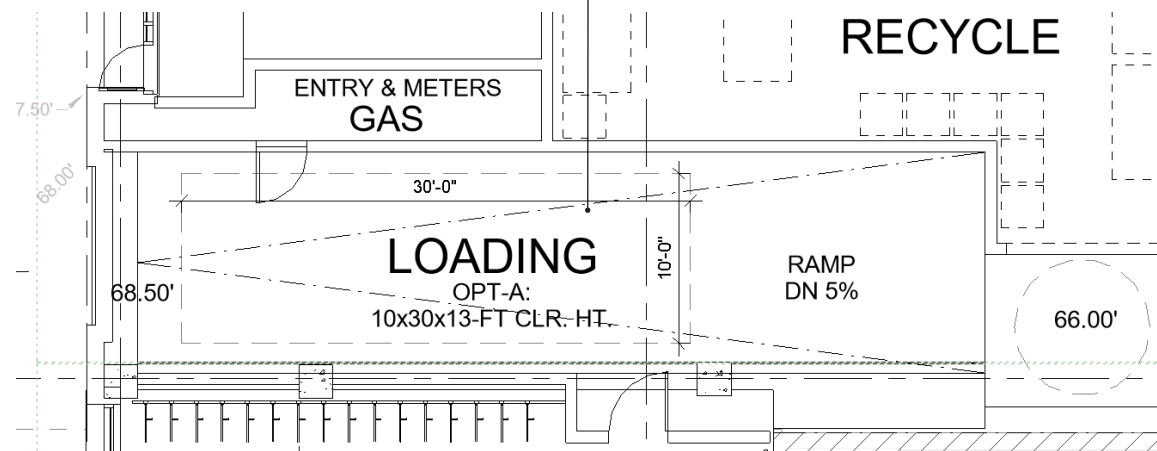
FAR BUNKER DIAGRAM

MODIFICATION 1 (33.130.210.B.2)

MODIFICATION 2 (33.266.130)

TABEL 266-3

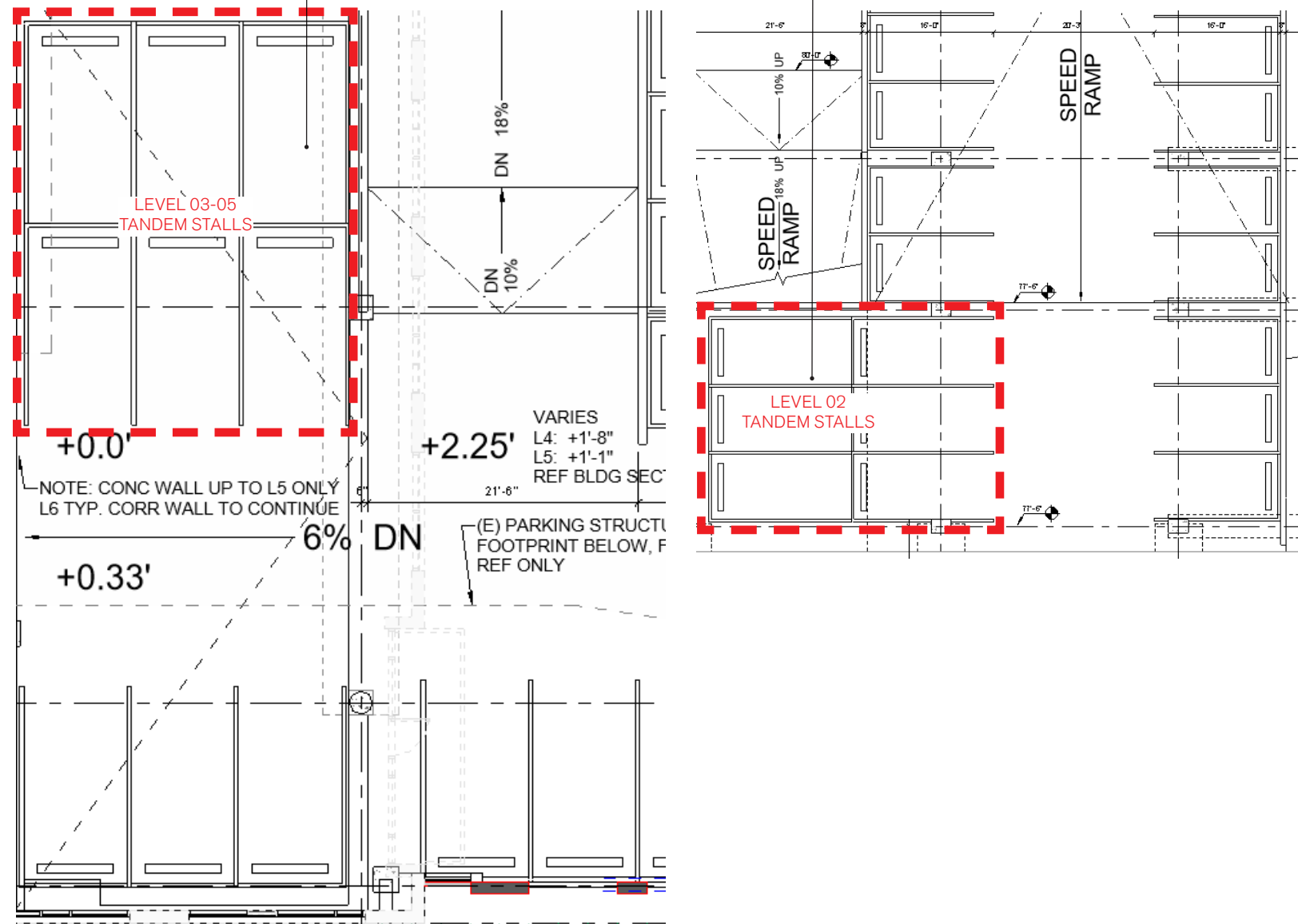
Proposal has forward ingress / egress for passenger vehicles but not for loading. Garage entrance is not set back.



MODIFICATION 3 (33.266.130)

TABEL 266-3

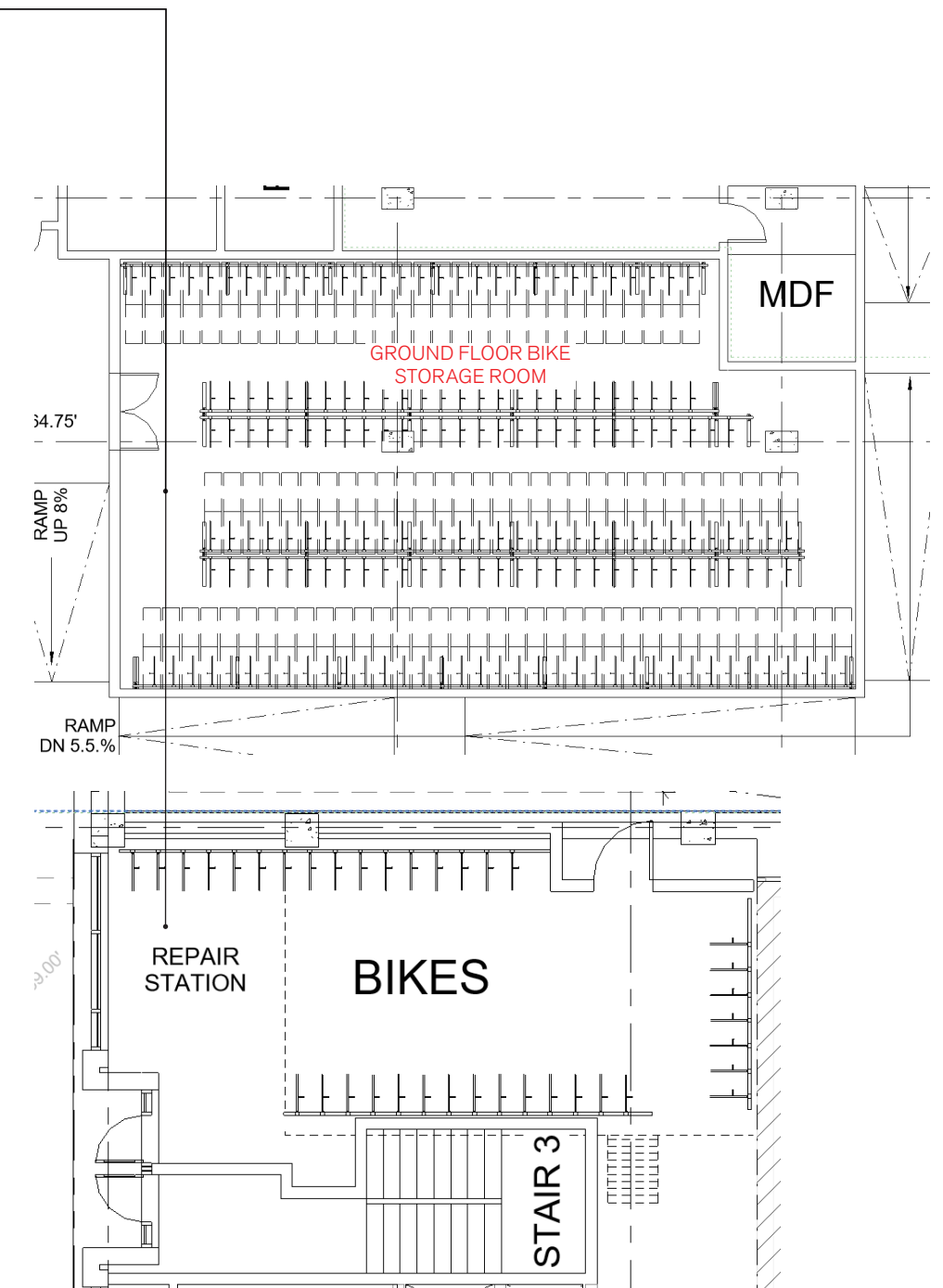
Proposal includes 12 Tandem Stalls



MODIFICATION 4 (33.266.220)

Adjust bike parking spacing to use bike racks that are stacked and staggered at 18" o.c.

183 bike stalls provided.



MODIFICATIONS