

BORA

KILLIAN PACIFIC
Lovejoy Square



INDEX

PROJECT INFORMATION	C.1
SITE CONTEXT	C.4
THE SITE	C.11
BUILDING DESIGN	C.16
BUILDING PLANS	C.22
BUILDING SECTIONS	C.28
EXTERIOR	C.30
LANDSCAPE AND LIGHTING	C.39
ADJUSTMENTS / MODIFICATIONS	APP.1
RENDERINGS	APP.9

PROJECT TEAM

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Contractor

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Structural

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111 SW Fifth Ave, Suite 2500
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Ph: 503 227 3251

MEP

Glumac
900 SW 5th Ave #1600
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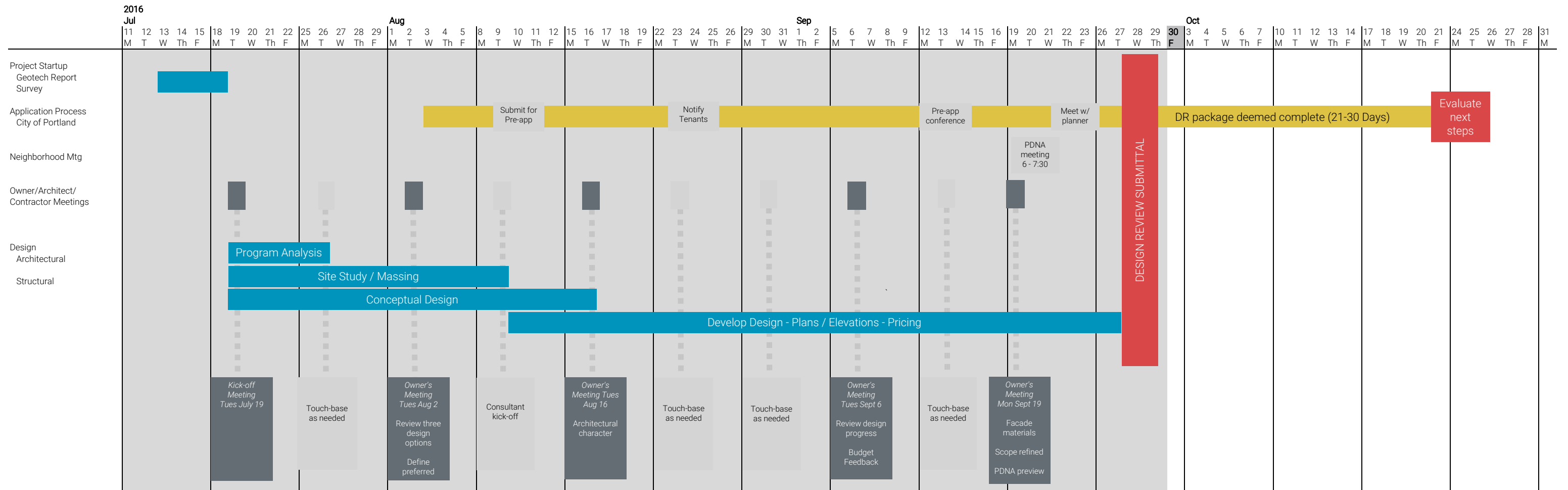
Civil

DOWL
720 SW Washington St
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PROJECT INFORMATION

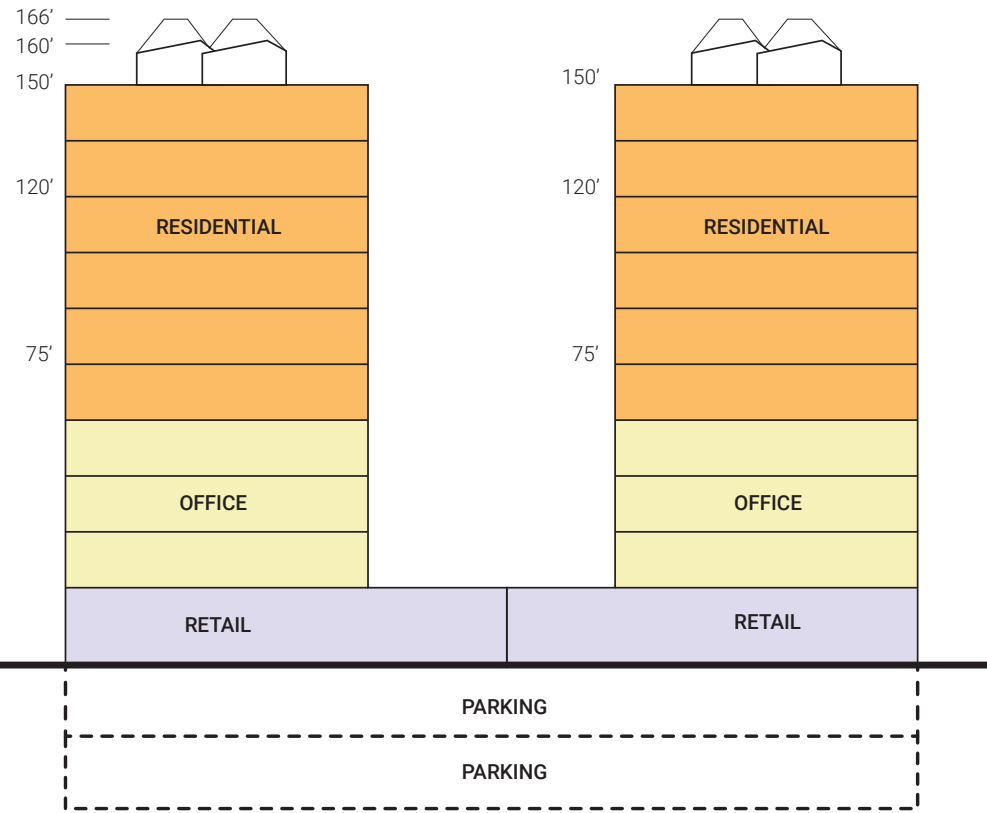
PROJECT INFORMATION

Schedule



PROJECT INFORMATION

Project Summary



10 Levels

LOVEJOY SQUARE Killian Pacific Program Summary

Site SF	34,300		
Max FAR 8:1	274,400		
Base FAR 5:1	171,500		
Locker Rm Bonus	16,960		
Transfer required	85,940		
Total FAR	274,400		
		Bonus + Transfer	102,900
		3:1	102,900

Type	South Tower	North Tower	Quantity	Total SF	AVG
Retail	6,963	9,399	8	16,362	2,045
Office - Level 2	10,053	9,338	2	19,391	
Office - Level 3	9,503	9,014	2	18,517	
Office - Level 4	9,503	9,014	2	18,517	
Office	29,059	27,366	6	56,425	9,404
Studio	17,652	15,198	78	32,850	421
One Bedroom	27,504	23,028	78	50,532	648
Two Bedroom	11,646	16,788	30	28,434	948
Total Units	56,802	55,014	186	111,816	601
Lobby/ Amenity	3,532	2,822		6,354	
Storage/ Bike	2,083	0		2,083	
Service/ Mech	6,906	5,691		12,597	
Total Net SF	105,345	100,292		205,637	
					FAR
Level B2 (Parking)	18,008	16,293		34,301	-
Level B1 (Parking)	18,008	16,293		34,301	-
Level 1	16,160	15,552	1	31,712	1,184
Level 1 - Mezzanine	9,633	-		9,633	-
Level 2	12,256	11,698	1	23,954	696
Levels 3 & 4	24,316	23,216	2	47,532	1,768
Levels 5-10	72,534	69,222	6	141,756	6,060
Roof	1,657	2,015		3,672	-
Total Gross SF	172,572	154,289	10	326,861	
Total FAR					267,967
Net/Gross (w/out parking)	68.16%	72.68%		70.29%	

Parking	South	North	Total	Total SF	SF/Car
Level 1	-	6	6	2,532	
Level B1	26	44	70	34,301	
Level B2	34	39	73	34,301	
Total Parking	60	83	143	68,602	480
Bike Parking room provided	95	-	95	1,315	
+ (1) space in each unit	56,802	55,014	186		
			281		
Retail/Office long-term	48	40	88	424	
				locker room	
Required Bike Parking					
Long-term residential (1.5/unit)			279.00		
Retail (1/12,000 sf)			1.36		
Office (1/10,000 sf)			5.64		
Short-term residential (0.05/unit)			9.30		
Retail (1/5,000 sf)			3.27		
Office (1/40,000 sf)			1.41		

SITE CONTEXT

SITE CONTEXT

Existing Context / Planned Projects



Stagecraft Building

Stories: 2 stories
Program/Units: retail or office
Parking: Surface



Block 136

Stories: 5 story office, 12-story resid., +/- 150 ft tall
Program/Units: Office, 208 apts
Parking: Below grade



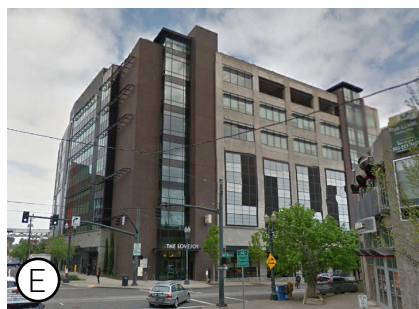
RiverTec

Stories: 2 stories
Program/Units: office/retail
Parking: None



Asa Flats

Stories: 12 stories, +/-170 ft tall
Program/Units: 231 units, retail
Parking: Below grade



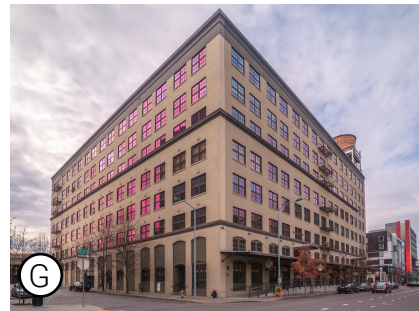
The Lovejoy

Stories: 9 stories, +/- 120 ft tall
Program/Units: Safeway, office
Parking: Above grade



Enso Apartments

Stories: 6 stories, +/- 70 ft tall
Program/Units: apts, retail
Parking: Below grade



Marshall-Wells

Stories: 8 stories, +/- 110 ft tall
Program/Units: condos, retail
Parking: ??



Edge Lofts / REI

Stories: 10 stories, +/- 120 ft tall
Program/Units: 125 condo units, retail
Parking: Above grade



Pearl West

Stories: 9 stories, +/- 120 ft tall
Program/Units: office building
Parking: Below grade

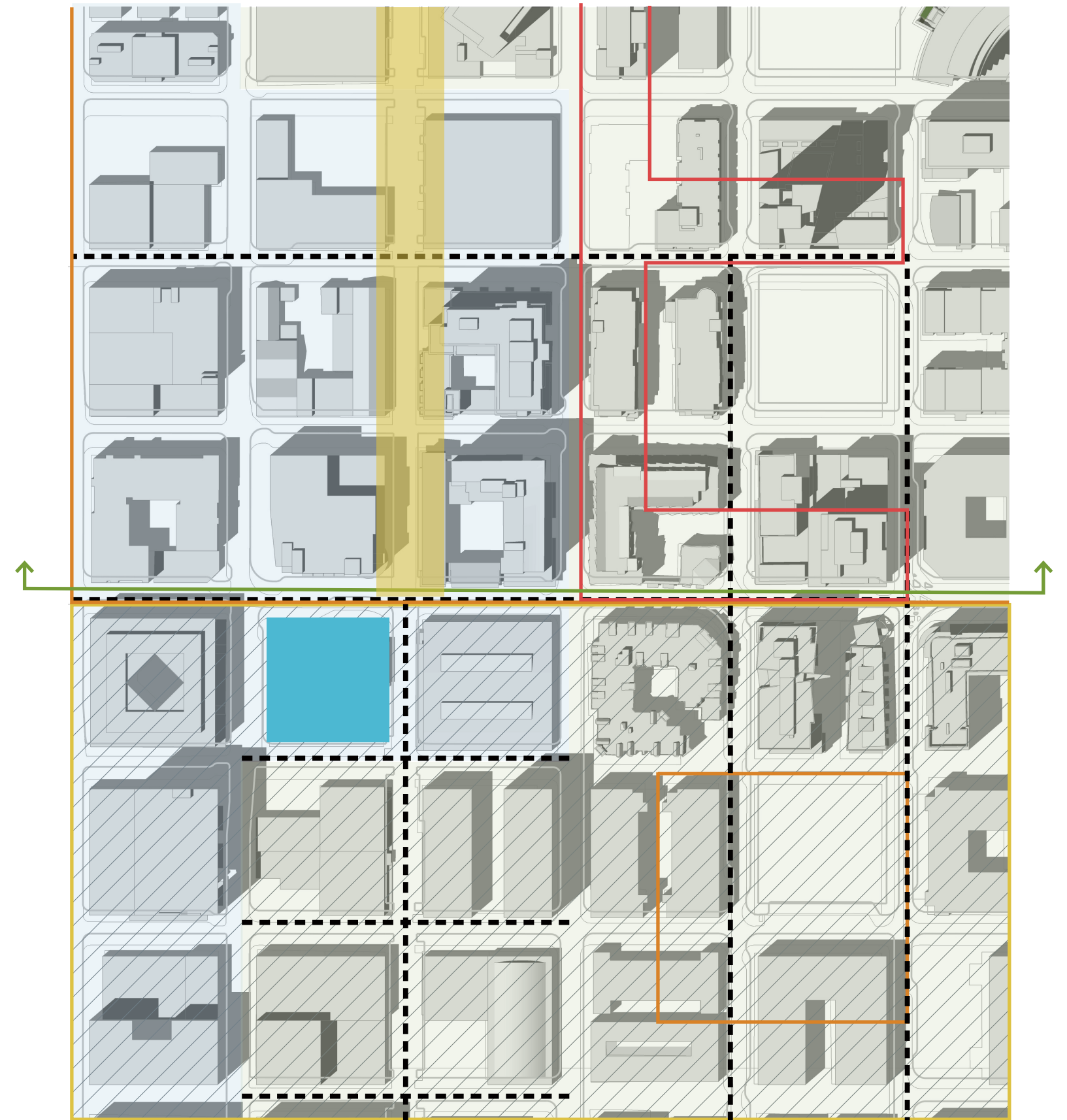


The Dianne

Stories: 14 stories, +/-150 ft tall
Program/Units: 102 apts, retail
Parking: Mechanized

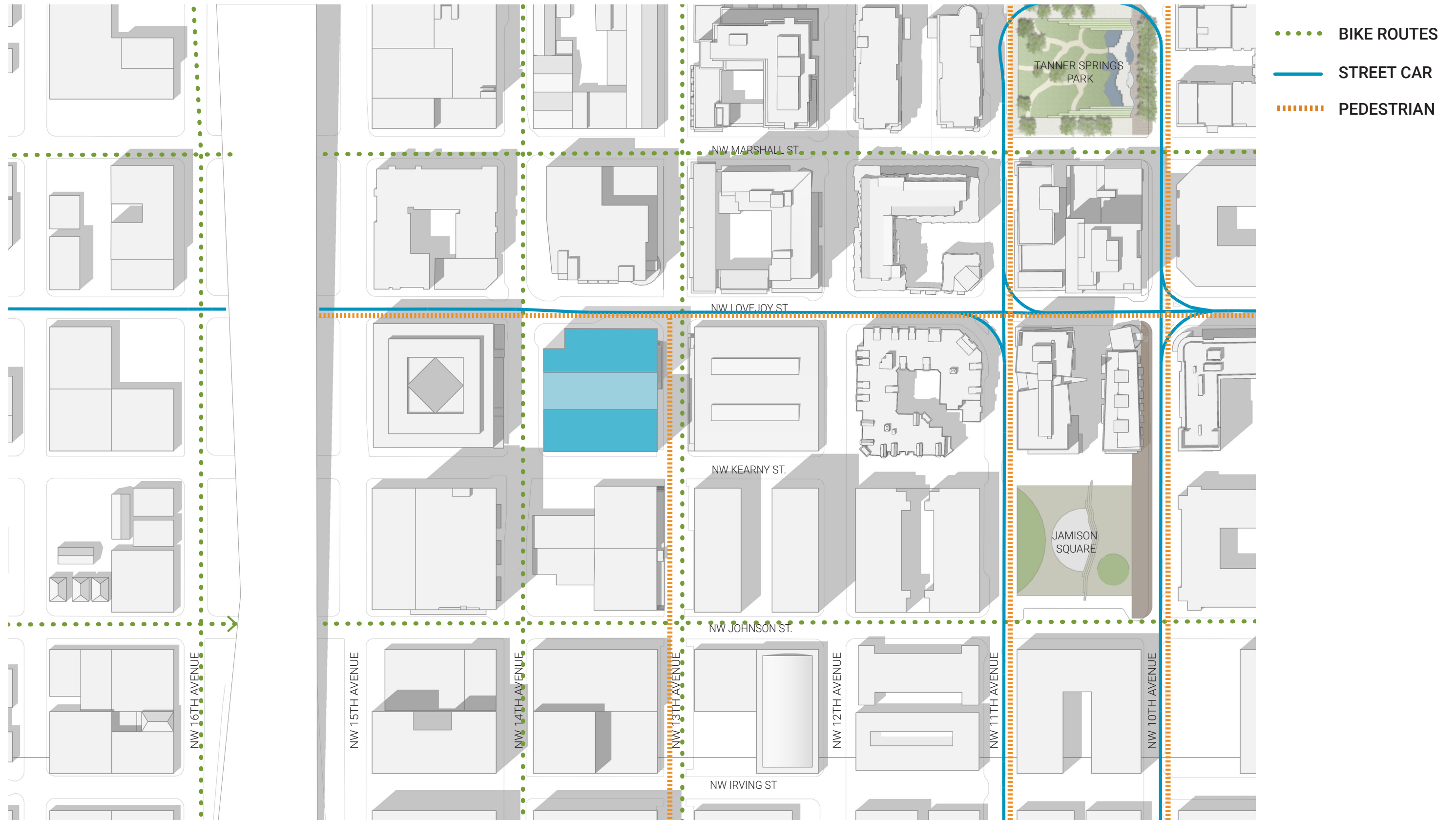


SITE CONTEXT
 Planning and Zoning



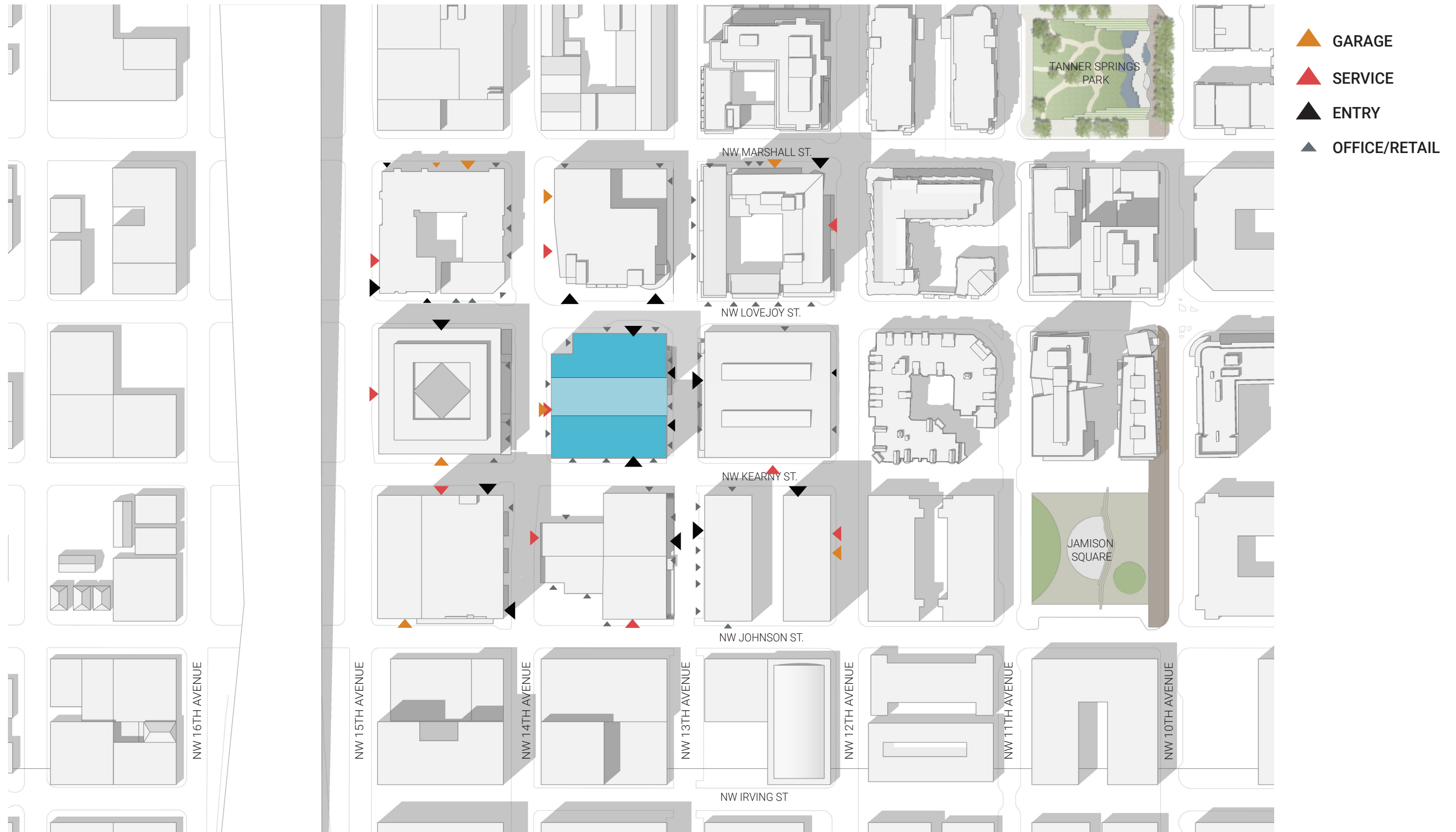
- BLOCK 142
- FAR 5:1
- FAR 4:1
- 225' Max Height
- 100' Max Height
- 75' Max Height
- Eligible for general and housing height bonus
- 75' height limit for 20' from lot line
- Required Building Lines
- North Pearl Height Opportunity District

SITE CONTEXT
Site Plan - Transportation



SITE CONTEXT

Site Plan - Entries



SITE CONTEXT
Site Plan - Building Heights

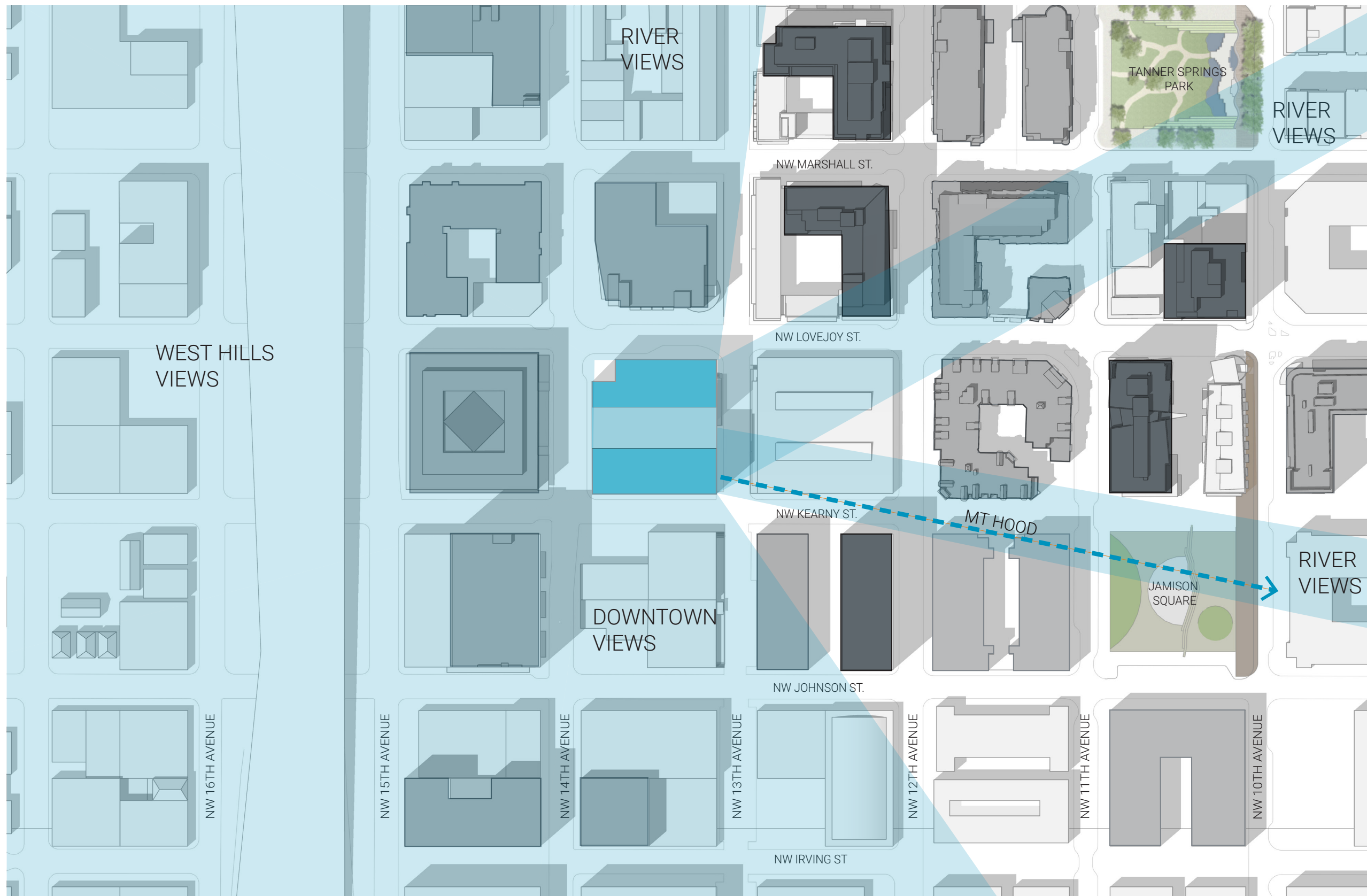


BUILDINGS

- 150' or Taller
- Between 75' and 150'
- From 0' to 75'

SITE CONTEXT

Site Plan - Views

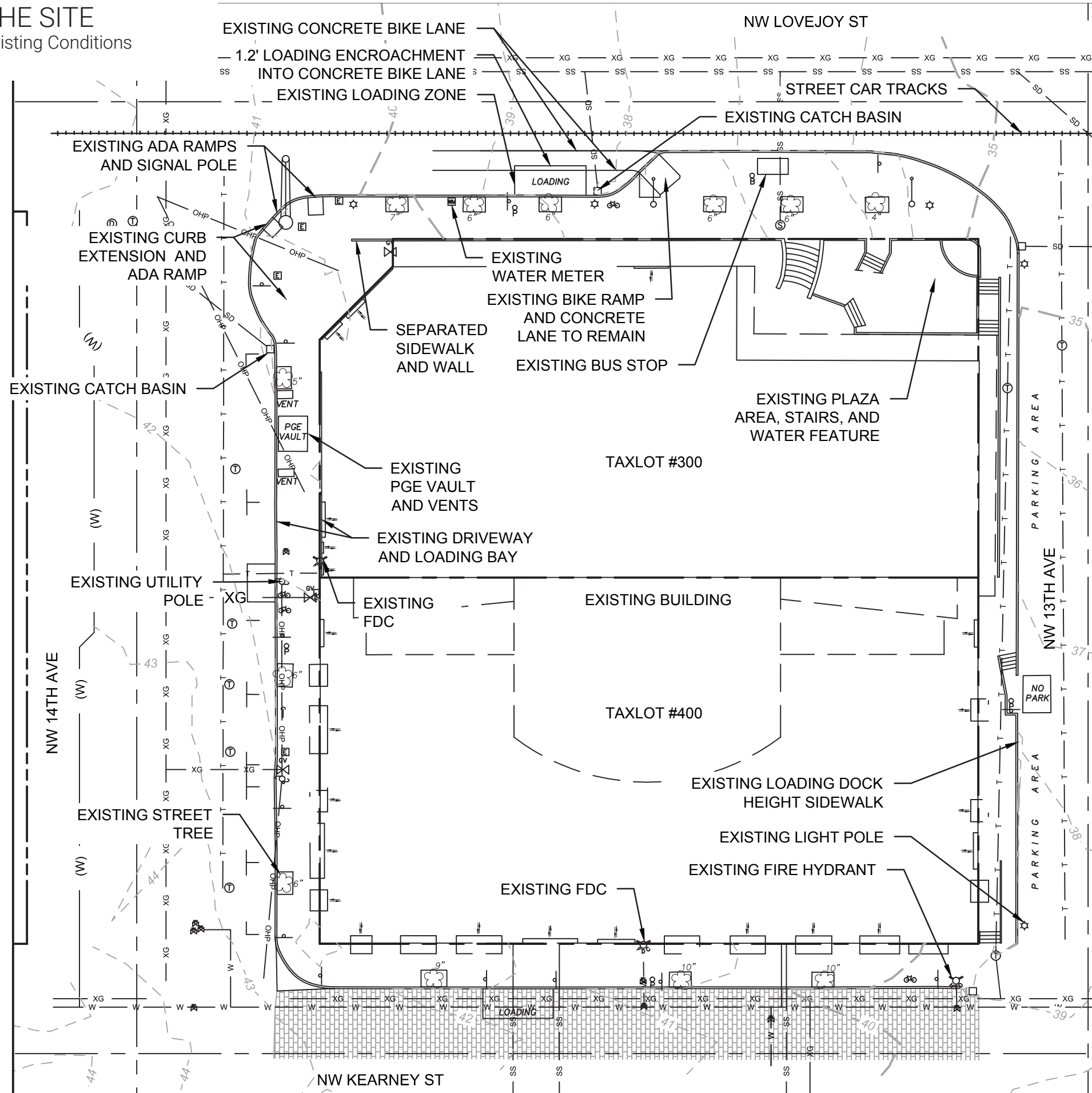


BUILDINGS

- Taller than 150'
- Between 80' and 150'
- Below 80'

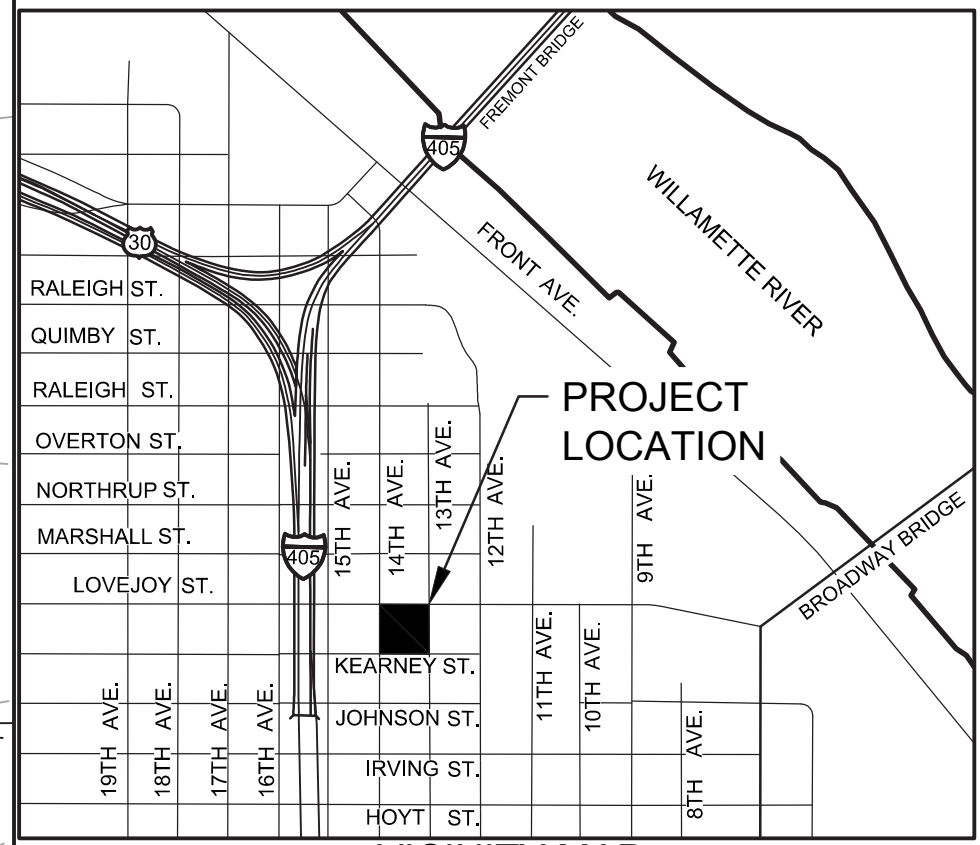
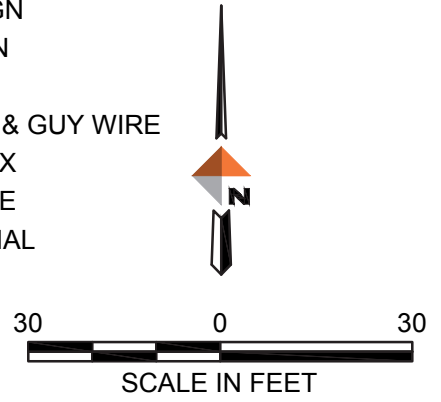
THE SITE

THE SITE
Existing Conditions



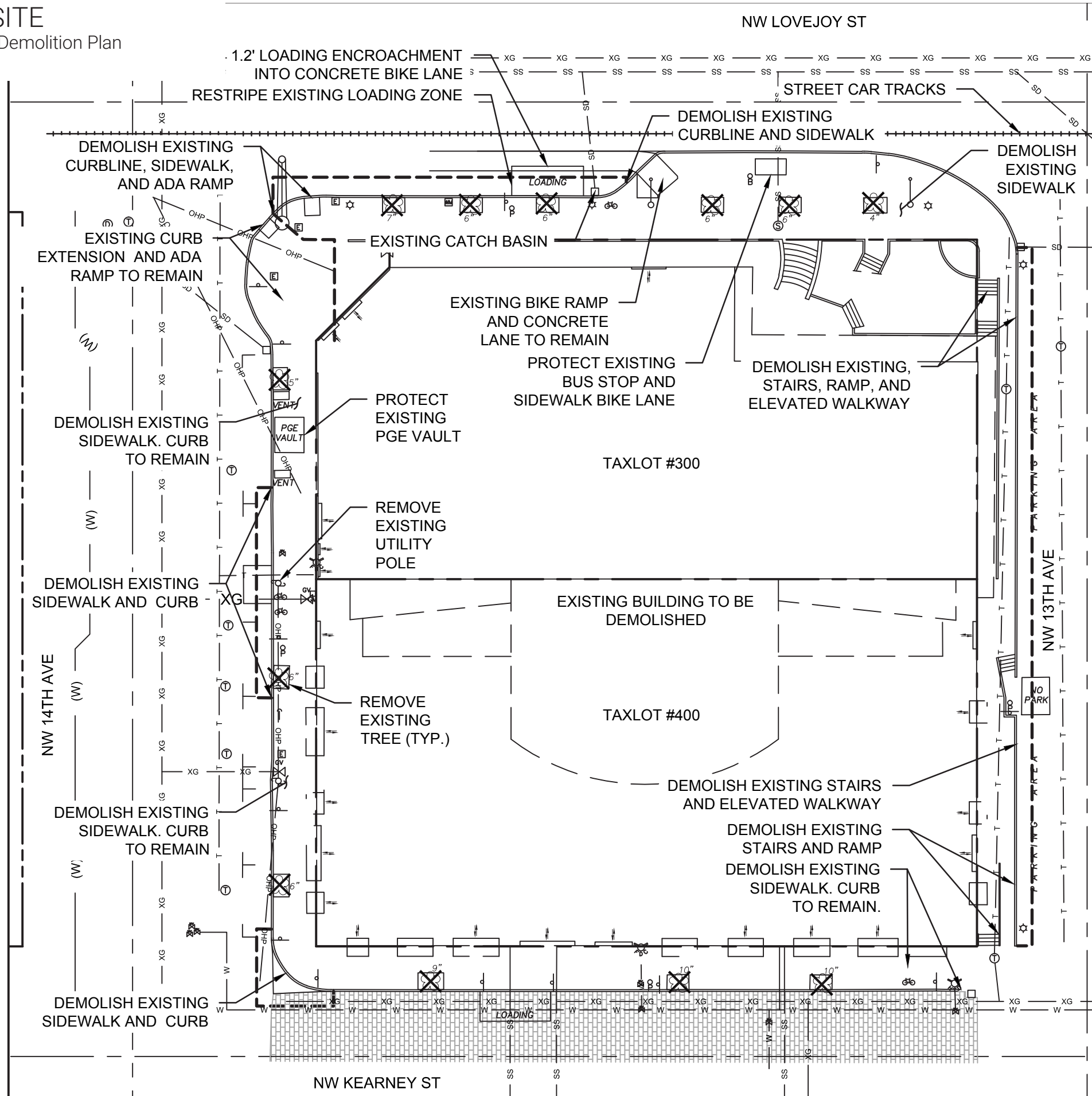
LEGEND

- — — — — RIGHT OF WAY LINE
- — — — — CENTER LINE
- XG — XG — XG — GAS LINE
- OHP — OHP — OHP — OVERHEAD POWER LINE
- T — T — T — TELECOM LINE
- SS — SS — SS — SANITARY LINE
- SD — SD — SD — STORM LINE
- - - - - 35 - - - - - EXISTING 5' CONTOUR
- - - - - 34 - - - - - EXISTING 1' CONTOUR
- — — — — STREETCAR TRACKS
- (W) — — — — — ASSUMED WATER LINE
- W — W — W — WATER LINE
- — — — — CURB LINE
- ⊗ EXISTING X" TREE
- ⊕ BUS STOP SIGN
- ⊙ PARKING SIGN
- ⊞ SIGN
- ⊠ UTILITY POLE & GUY WIRE
- ⊞ JUNCTION BOX
- ⊞ LIGHT FIXTURE
- ⊞ TRAFFIC SIGNAL
- ⊞ MANHOLE
- ⊞ VALVES
- ⊞ BIKE RACK



VICINITY MAP

THE SITE
Existing Demolition Plan



LEGEND

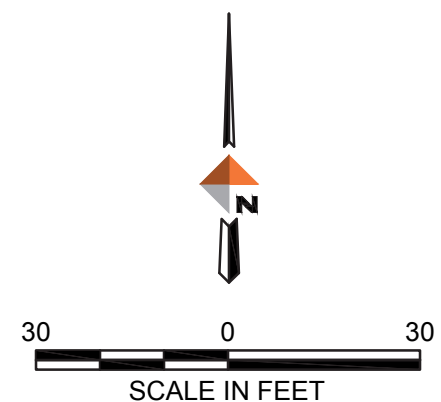
- — — — — RIGHT OF WAY LINE
- — — — — CENTER LINE
- XG — XG — XG — GAS LINE
- OHP — OHP — OHP — OVERHEAD POWER LINE
- T — T — T — TELECOM LINE
- SS — SS — SS — SANITARY LINE
- SD — SD — SD — STORM LINE
- + + + + + STREETCAR TRACKS
- (W) — — — — ASSUMED WATER LINE
- W — W — W — WATER LINE
- — — — — CURB LINE
- - - - - PROPOSED SAWCUT
- ⊗ REMOVE X" TREE
- ⊕ BUS STOP SIGN
- ⊙ PARKING SIGN
- ⊙ SIGN
- ⊙ UTILITY POLE & GUY WIRE
- ⊕ JUNCTION BOX
- ☆ LIGHT FIXTURE
- ⊕ TRAFFIC SIGNAL
- ⊕ MANHOLE
- ⊕ VALVES
- ⊕ BIKE RACK

BASIS OF BEARINGS

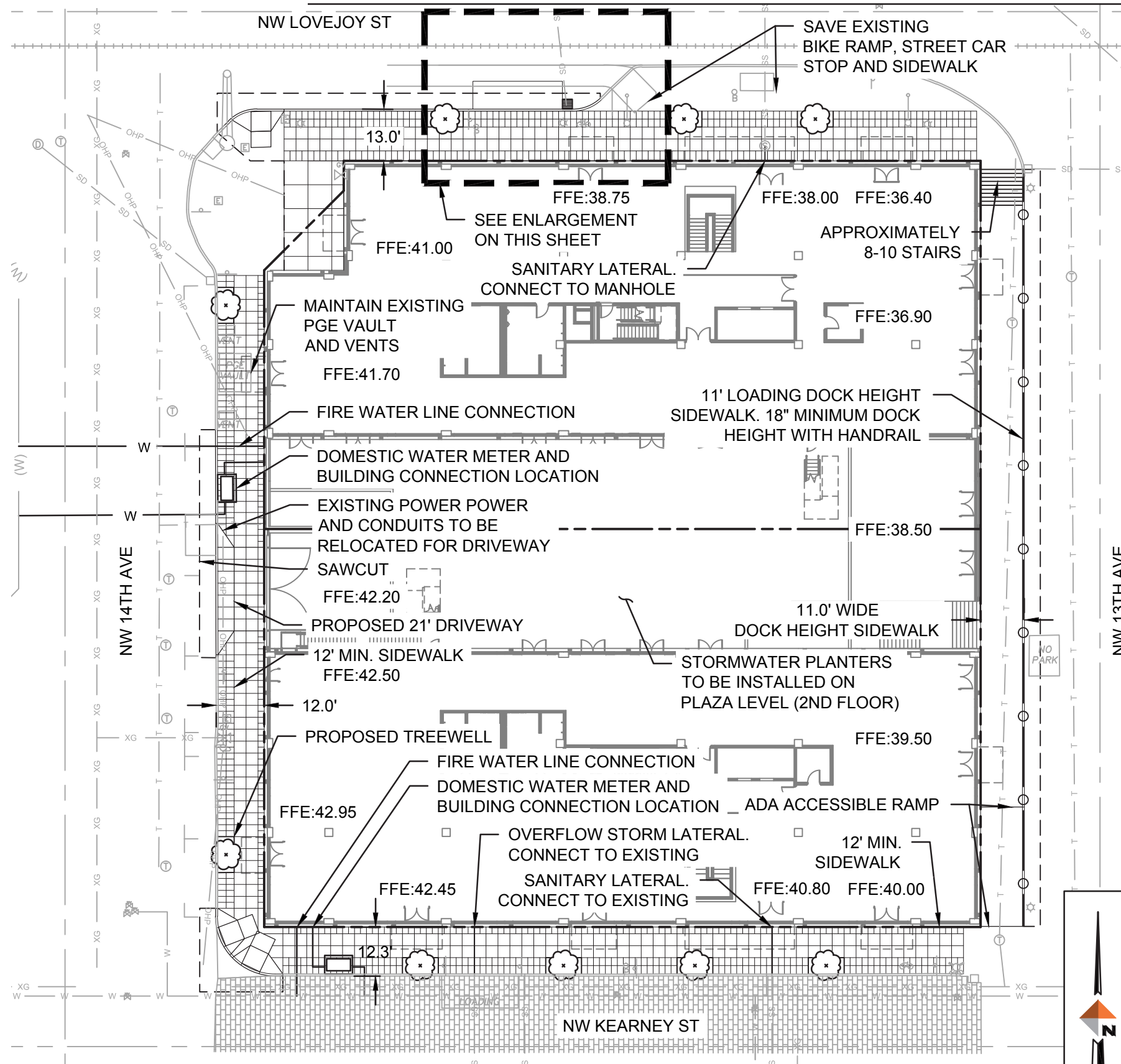
N00°00'00"E ALONG THE NORTH LINE PURSUANT TO SN 58956, MULTNOMAH COUNTY SURVEY RECORDS.

VERTICAL DATUM

CITY OF PORTLAND BASED UPON BENCHMARK NO. 3621 AT THE NE CORNER OF NW KEARNEY STREET AND NW 15TH AVENUE. ELEV.=49.268'



THE SITE
Preliminary Site Plan

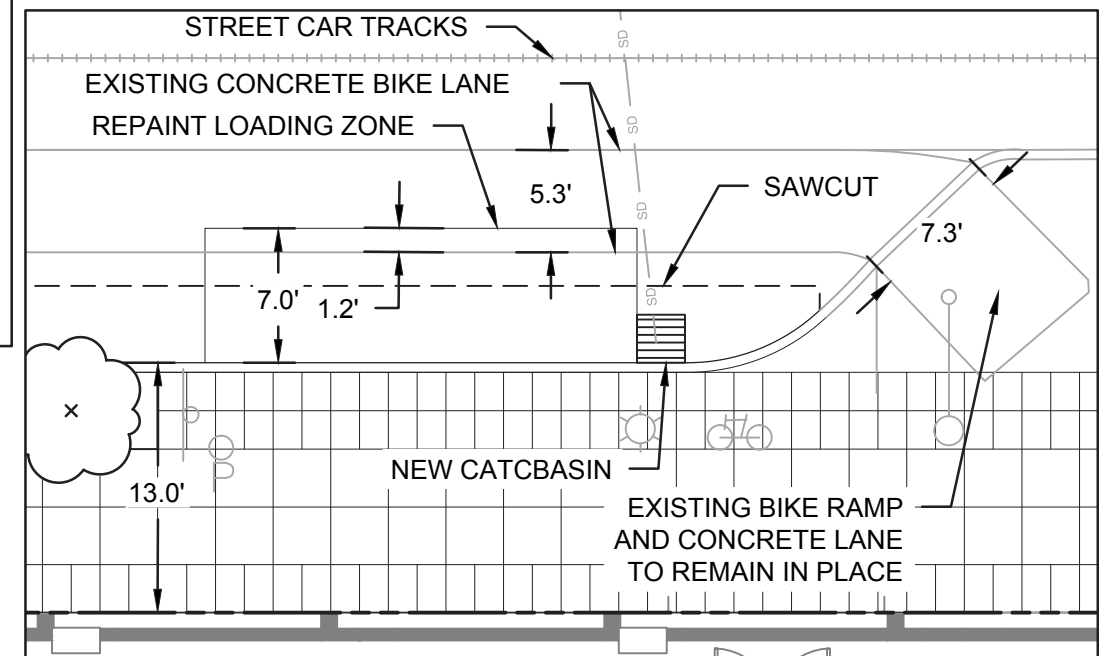


BLOCK 142 OVERALL
SCALE: 1"=30'



LEGEND

- — — — — EXISTING PROPERTY LINE
- — — — — EXISTING CENTER LINE
- XG — XG — XG — EXISTING GAS LINE
- OHP — OHP — OHP — EXISTING OVERHEAD POWER LINE
- T — T — T — EXISTING TELECOM LINE
- SS — SS — SS — EXISTING SANITARY LINE
- SD — SD — SD — EXISTING STORM LINE
- — — — — EXISTING STREETCAR TRACKS
- (W) — — — — EXISTING ASSUMED WATER LINE
- W — W — W — EXISTING WATER LINE
- — — — — EXISTING CURB LINE
- ⊙ EXISTING BUS STOP SIGN
- ⊙ EXISTING PARKING SIGN
- ⊙ EXISTING SIGN
- ⊙ EXISTING JUNCTION BOX
- ⊙ EXISTING UTILITY POLE & GUY WIRE
- ⊙ EXISTING LIGHT FIXTURE
- ⊙ EXISTING TRAFFIC SIGNAL
- ⊙ EXISTING MANHOLE
- ⊙ EXISTING VALVES
- ⊙ EXISTING BIKE RACK
- W — — — — PROPOSED WATER LINE
- SS — — — — PROPOSED WATER LINE
- SD — — — — PROPOSED WATER LINE
- — — — — PROPOSED CURB LINE
- — — — — PROPOSED CONCRETE SCORING
- ○ — — — — PROPOSED HANDRAIL
- ⊙ PROPOSED WATER METER VAULT
- ⊙ PROPOSED STREET TREE



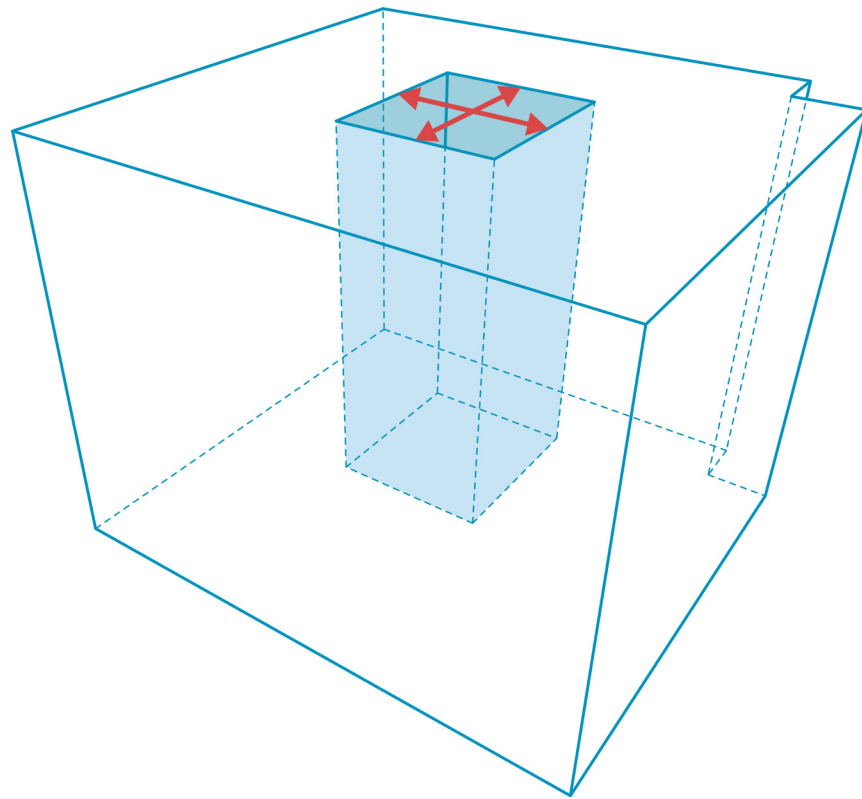
LOVEJOY STREET ENLARGEMENT
SCALE: 1"=10'

THE SITE
Site Context Aerial

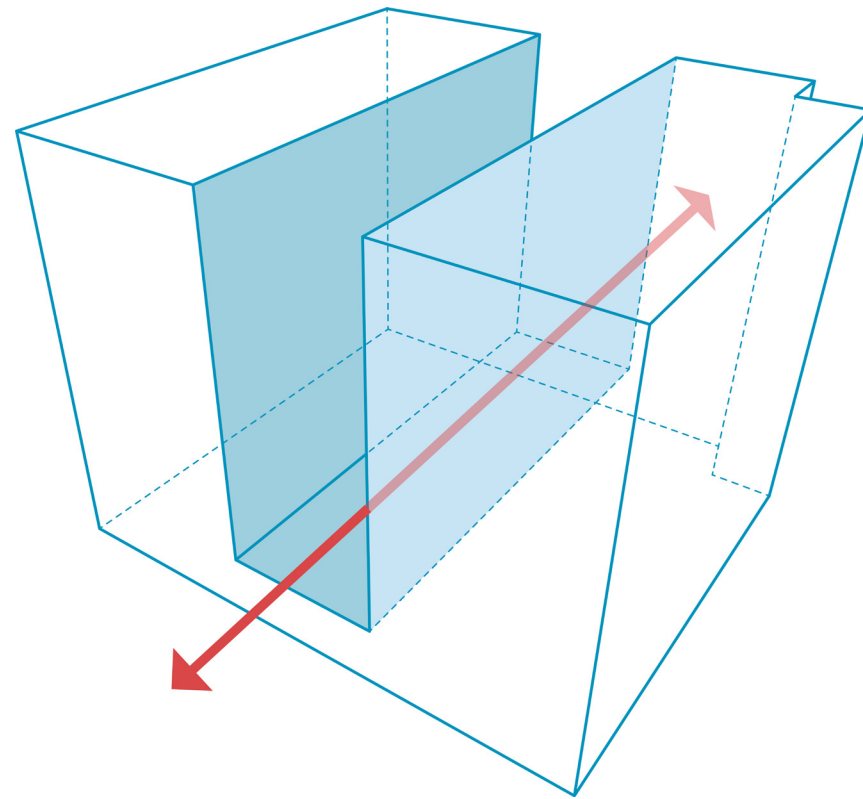


BUILDING DESIGN

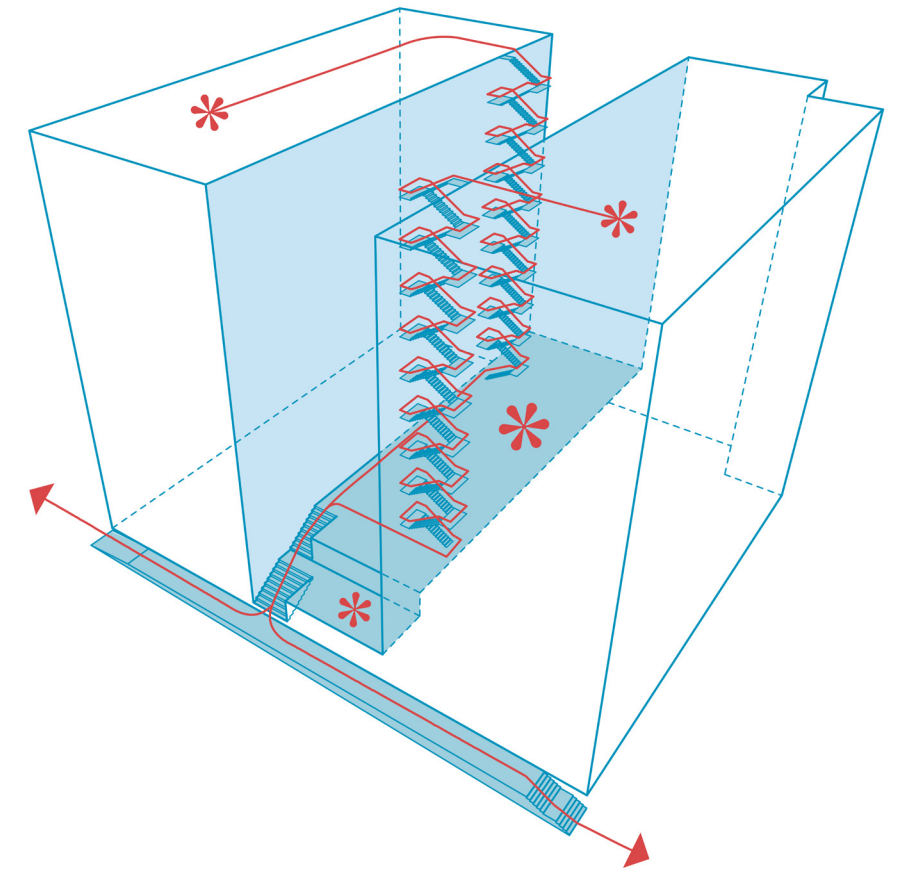
BUILDING DESIGN
Massing Concept



TYPICAL FULL BLOCK BUILDOUT
WITH INTERIOR LIGHT WELL



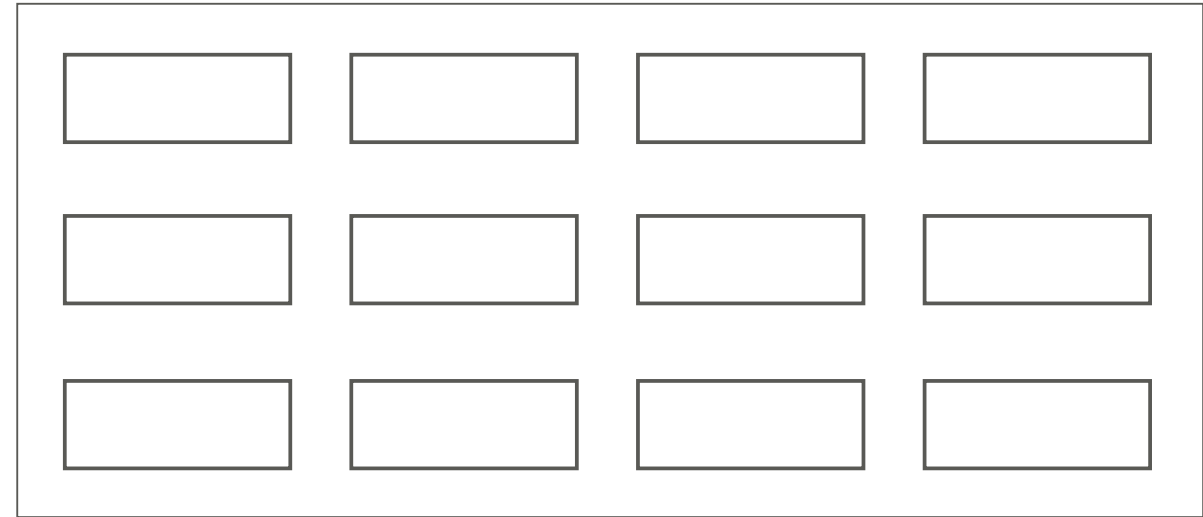
LOVEJOY SQUARE WITH COURTYARD
OPEN TO EAST AND WEST



COURTYARD CONNECTION TO LOADING
DOCK AND ROOF TERRACES



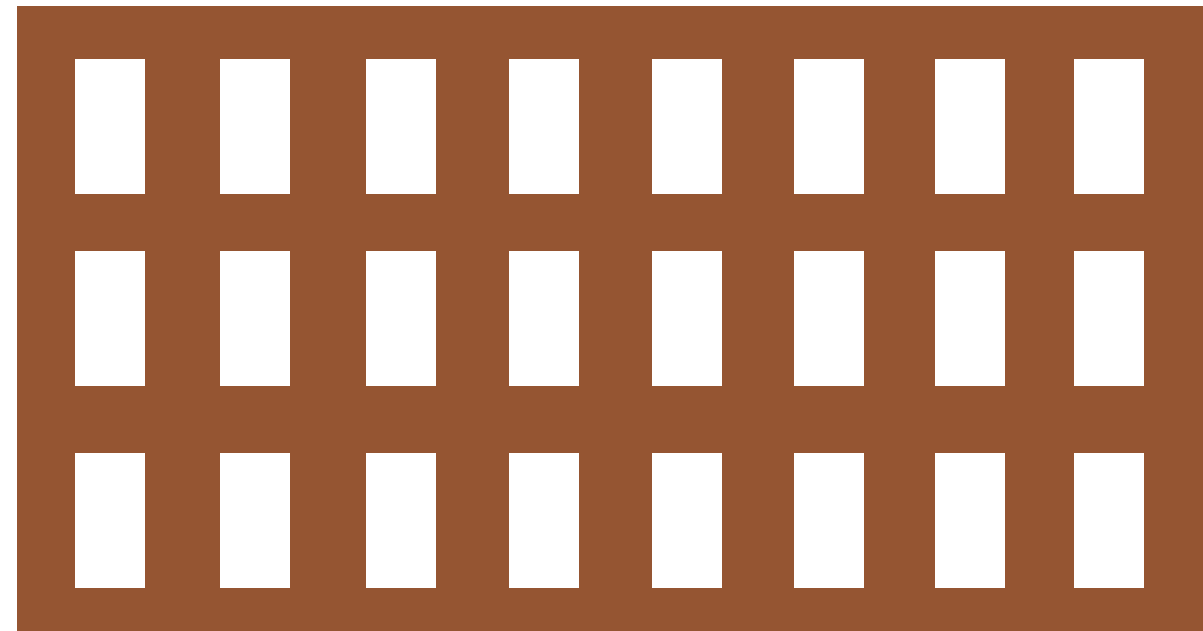
PEARL DISTRICT REINFORCED CONCRETE STRUCTURE



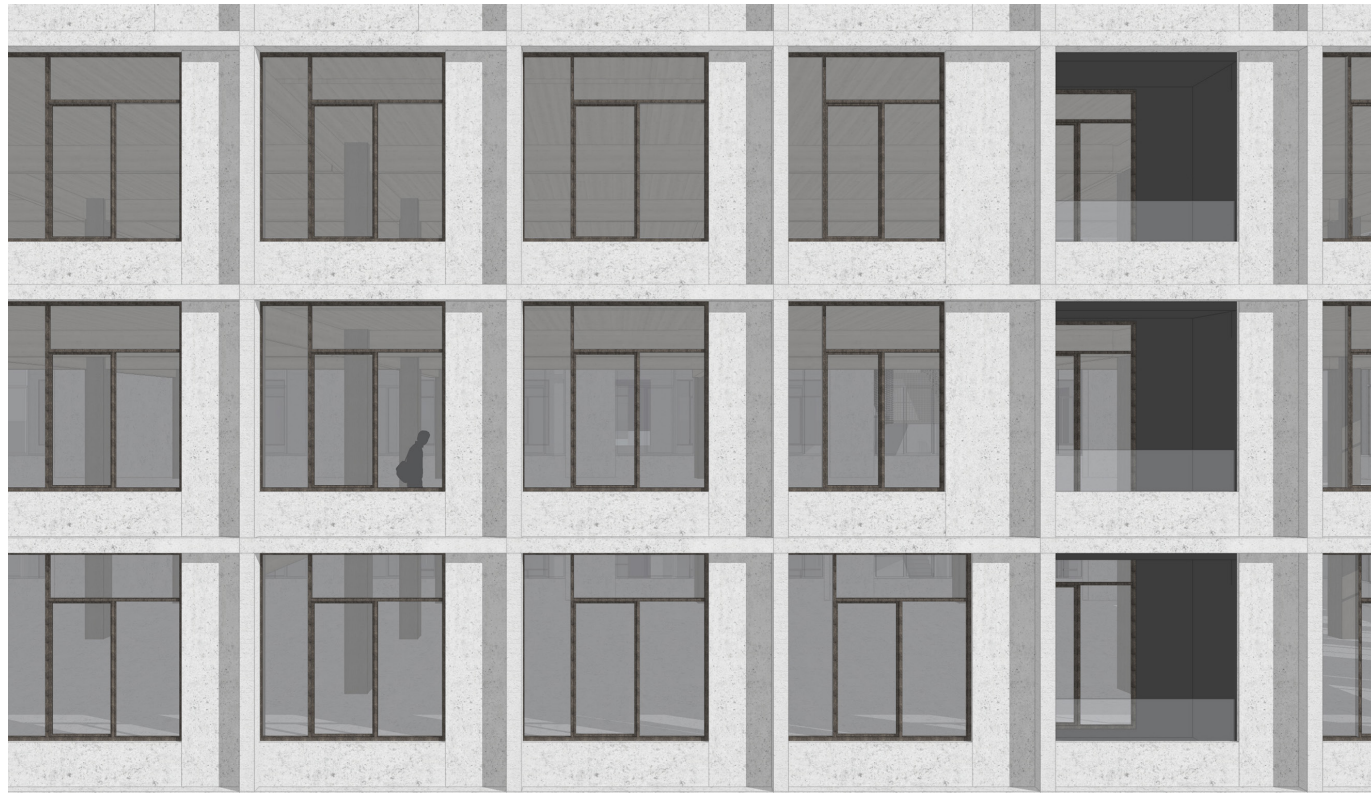
REGULARLY SPACED LARGE HORIZONTAL WINDOWS



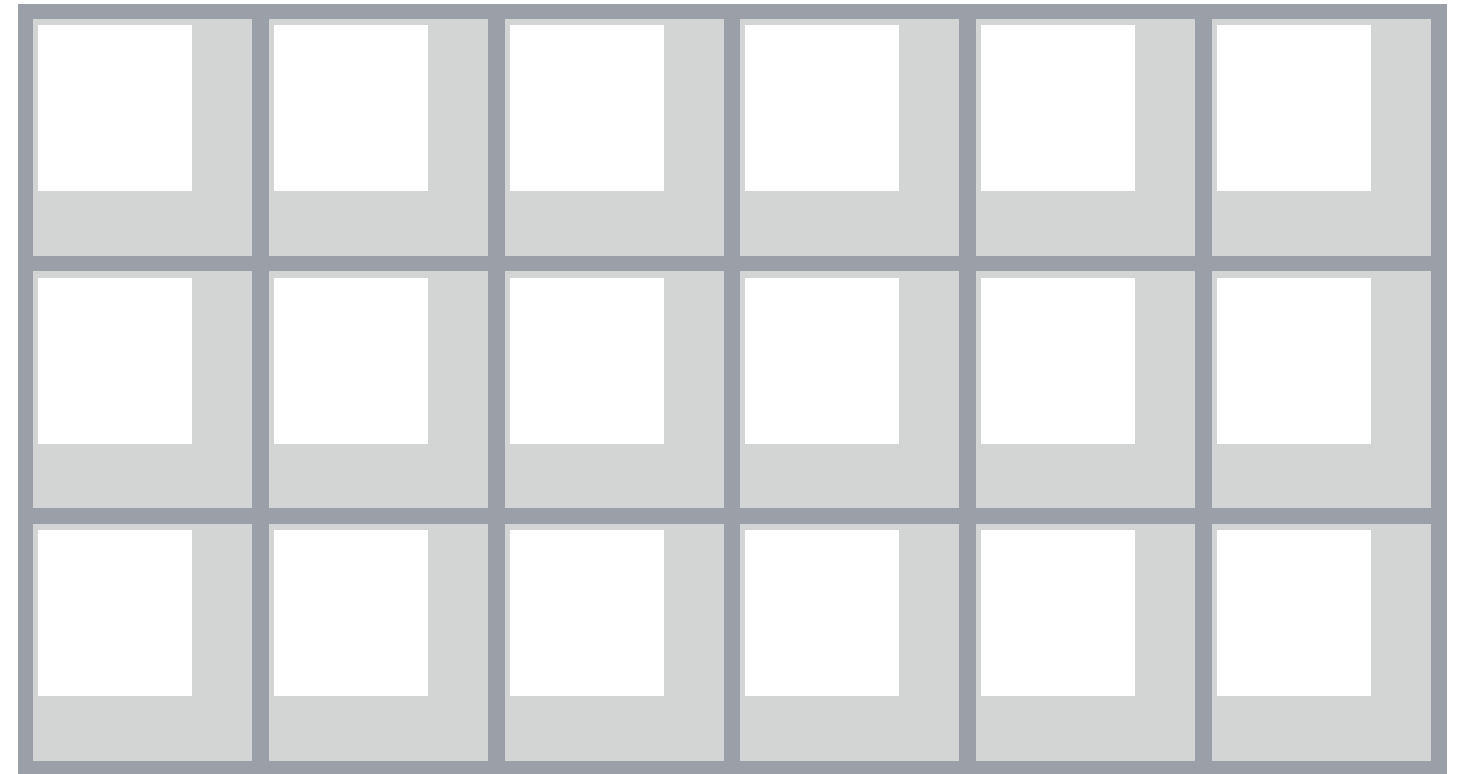
PEARL DISTRICT UNREINFORCED MASONRY STRUCTURE



REGULARLY SPACED SMALL VERTICAL WINDOWS



LOVEJOY SQUARE HEAVY TIMBER STRUCTURAL SYSTEM



REGULARLY SPACED LARGE SQUARE FRAMES WITH OFFSET OPENINGS
PROVIDES LAYERS OF DEPTH AND REFLECTS BEAMS AND COLUMNS WITHIN

BUILDING DESIGN

Aerial Along 13th



BUILDING DESIGN

Aerial Along 13th

PHASE 1



BUILDING DESIGN
Aerial Along 14th



BUILDING DESIGN

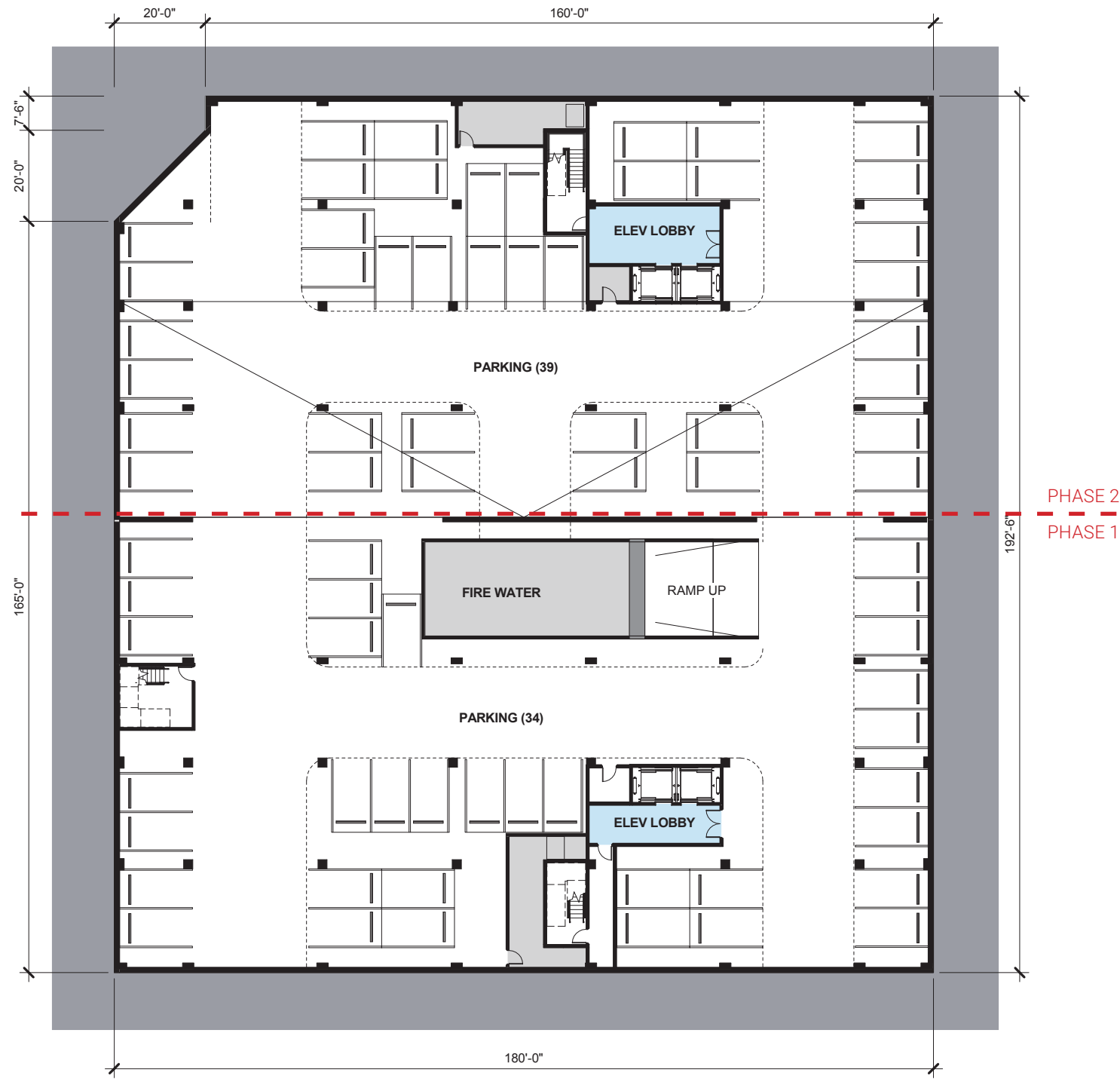
Aerial Along 14th

PHASE 1



BUILDING PLANS

BUILDING PLANS
Parking Levels B2 and B1



Level B2

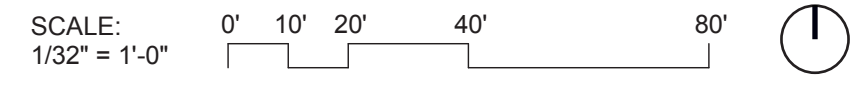
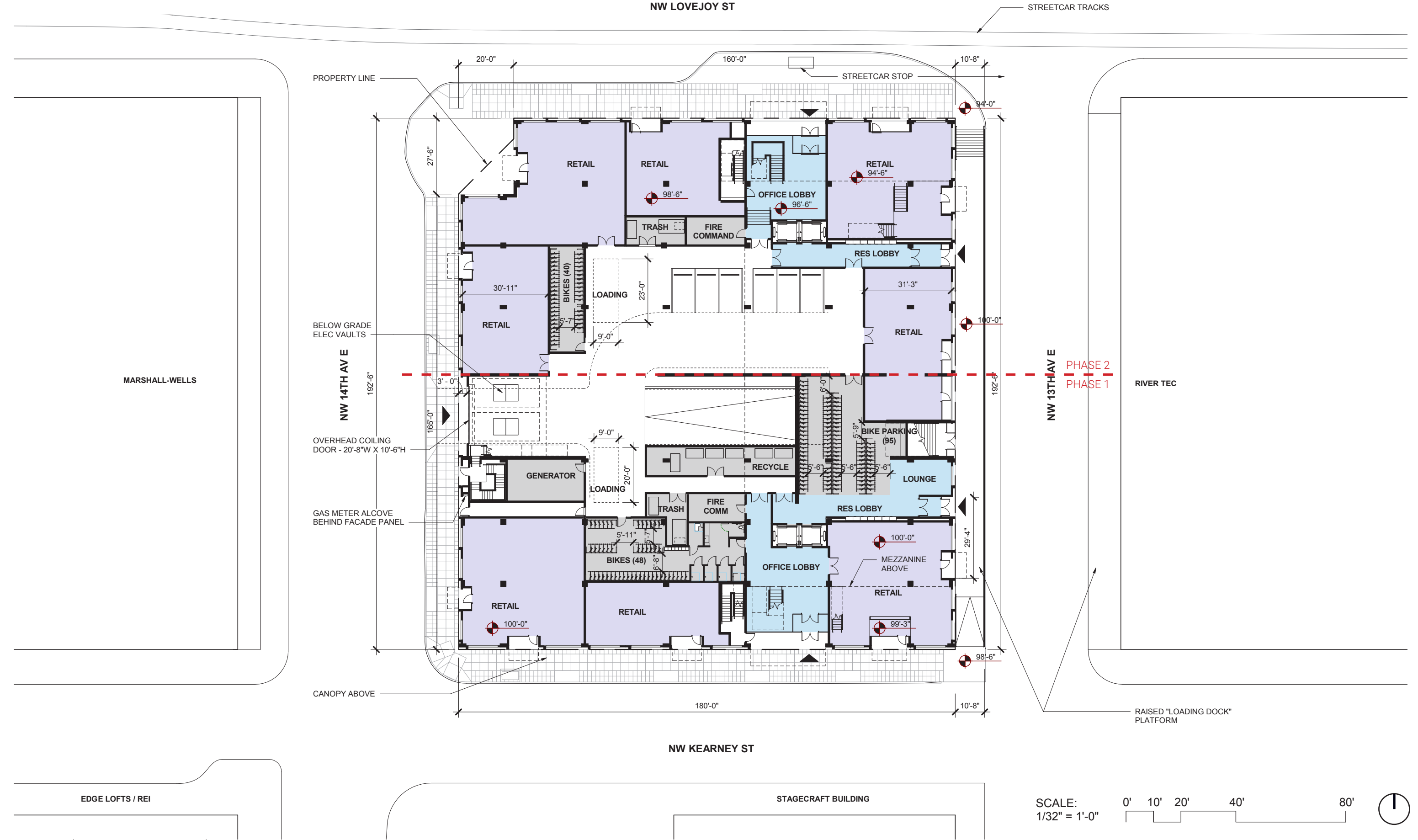


Level B1



BUILDING PLANS

Level 1

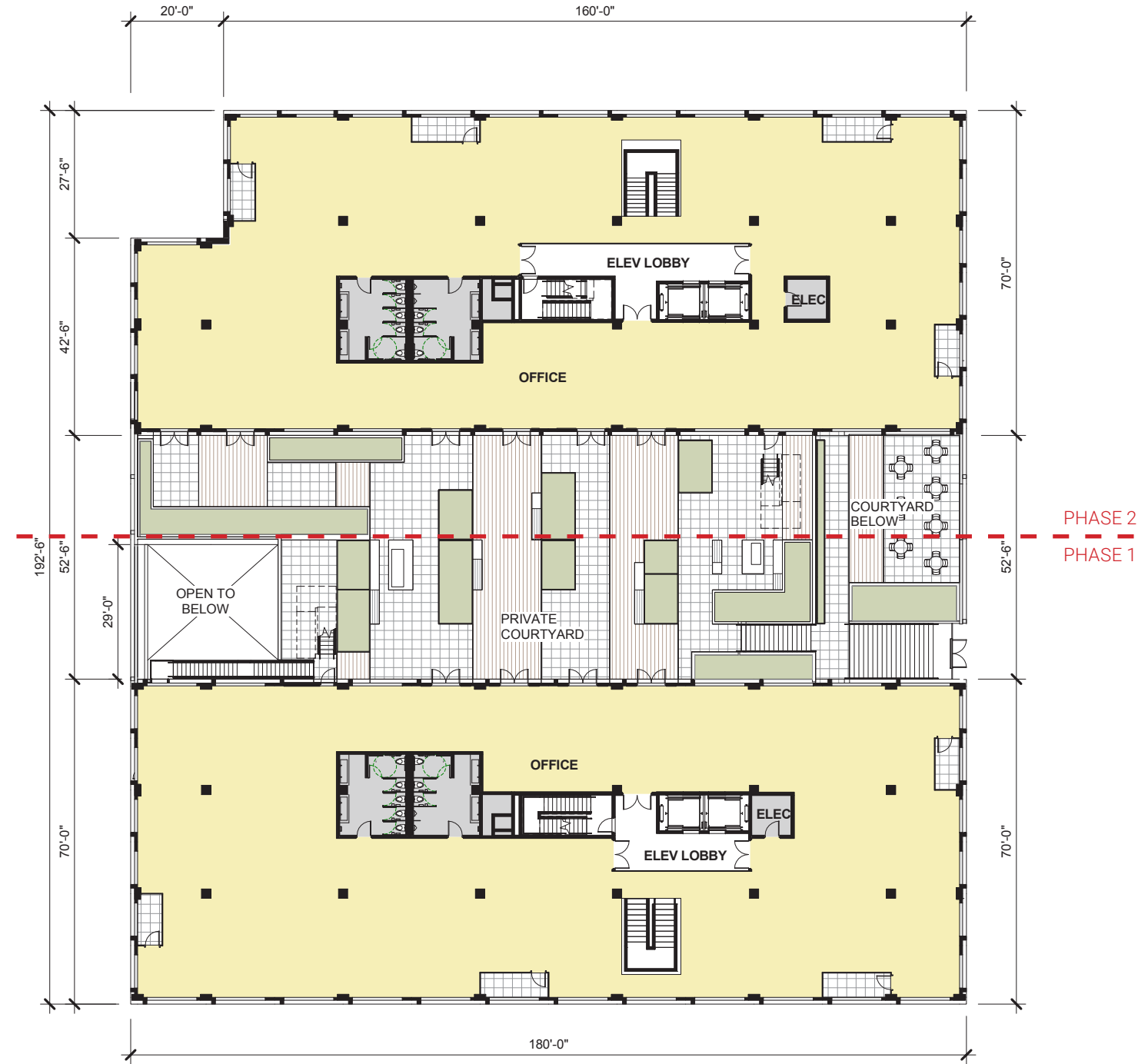


BUILDING PLANS

Mezzanine Level
Level 2 - Courtyard Level



Mezzanine Floor Plan



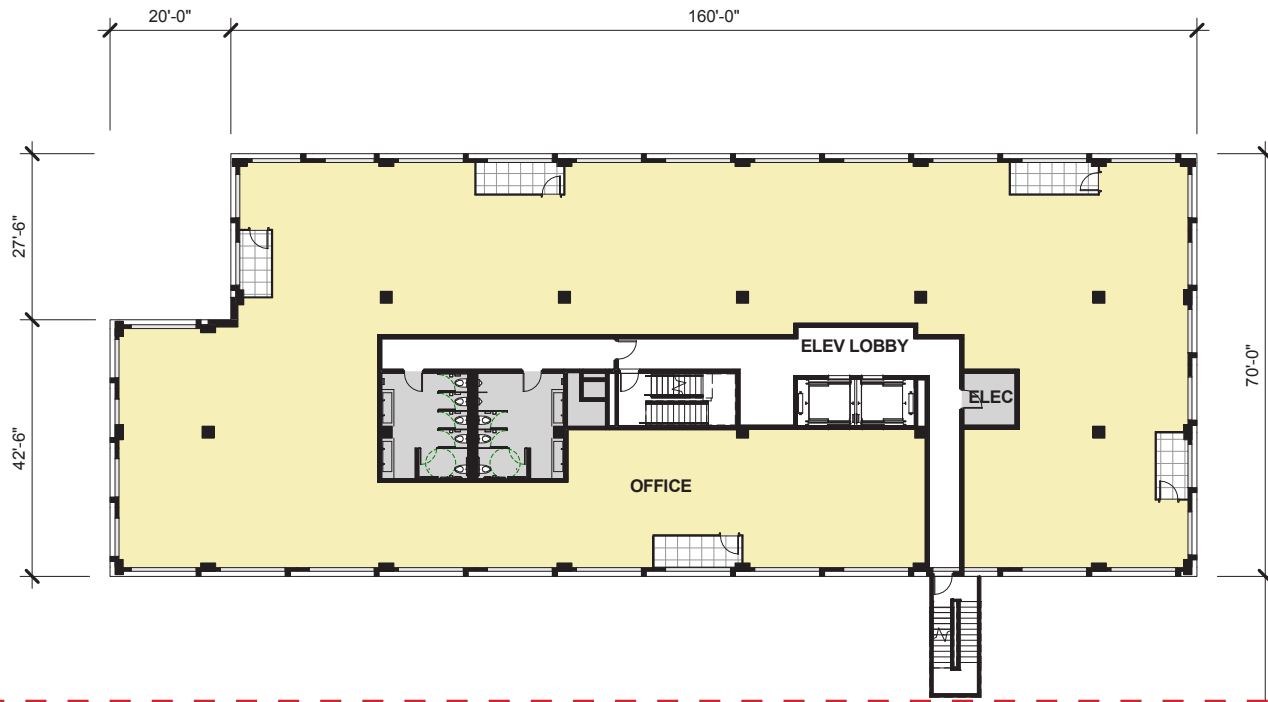
Typical Single Tenant Office Floor Plan



BUILDING PLANS

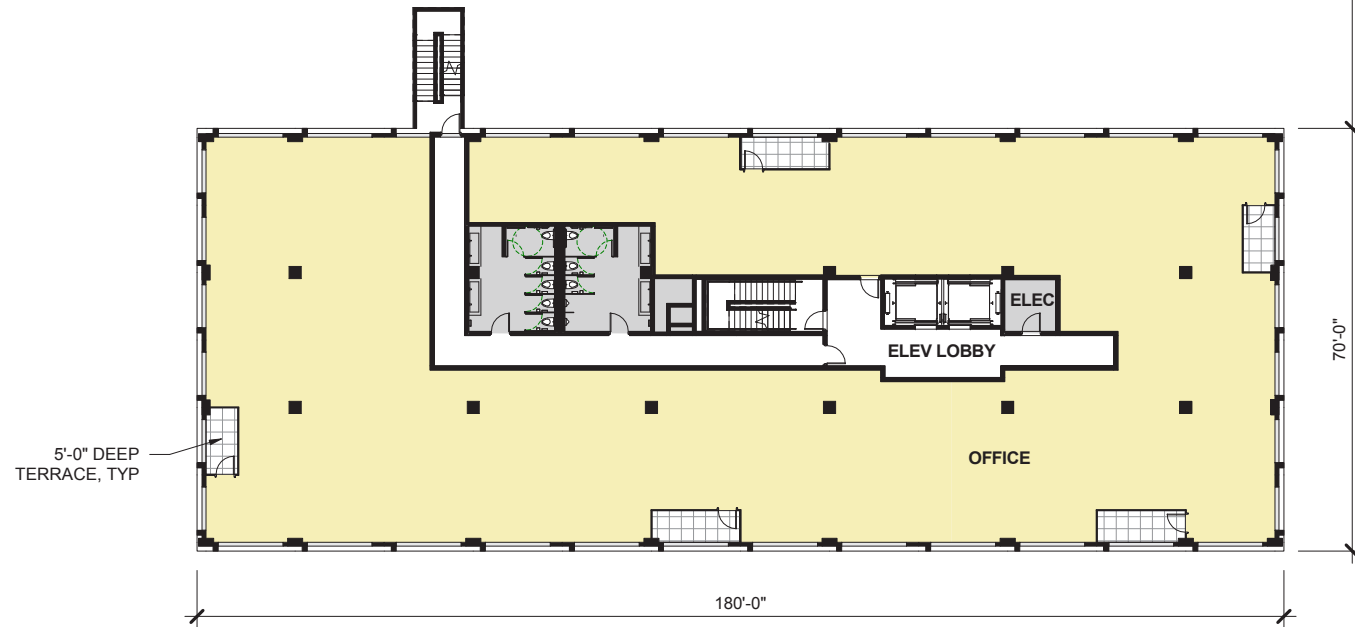
Levels 3-4 - Office

Levels 5-10 - Residential



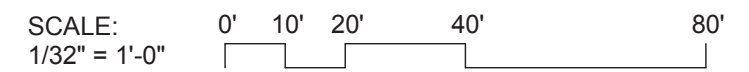
PHASE 2
PHASE 1

PHASE 2
PHASE 1



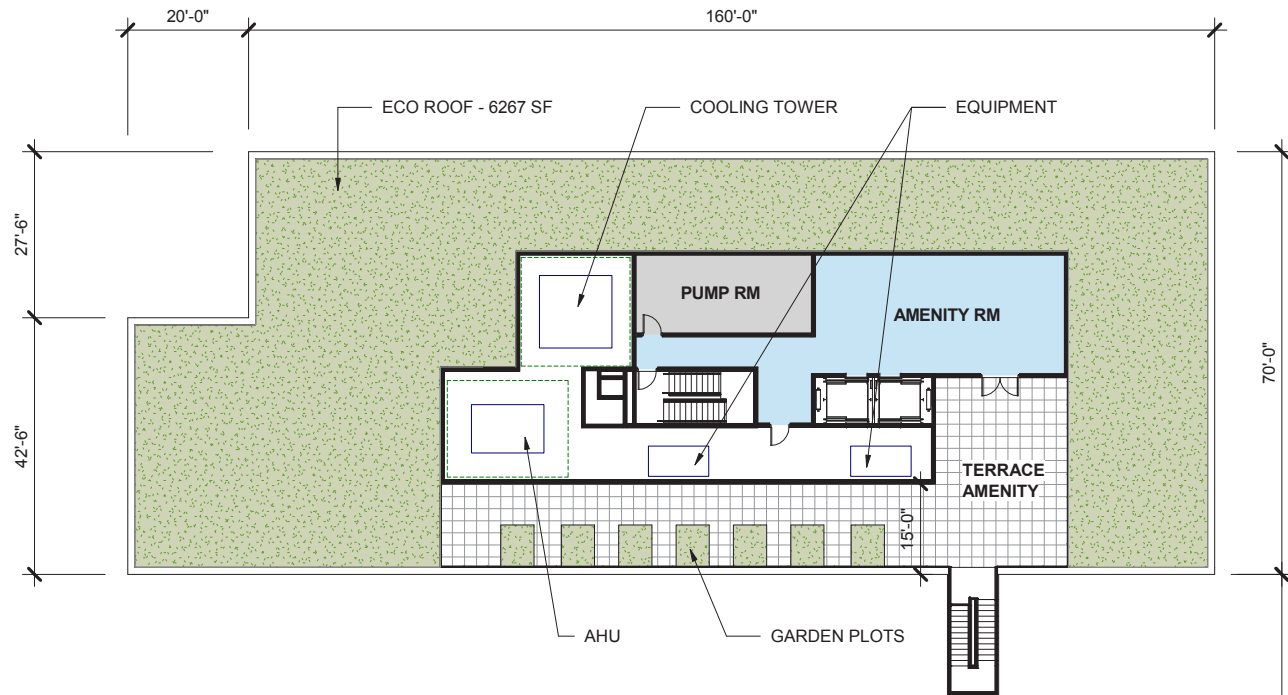
Typical Multi-Tenant Office Floor Plan

Typical Residential Floor Plan

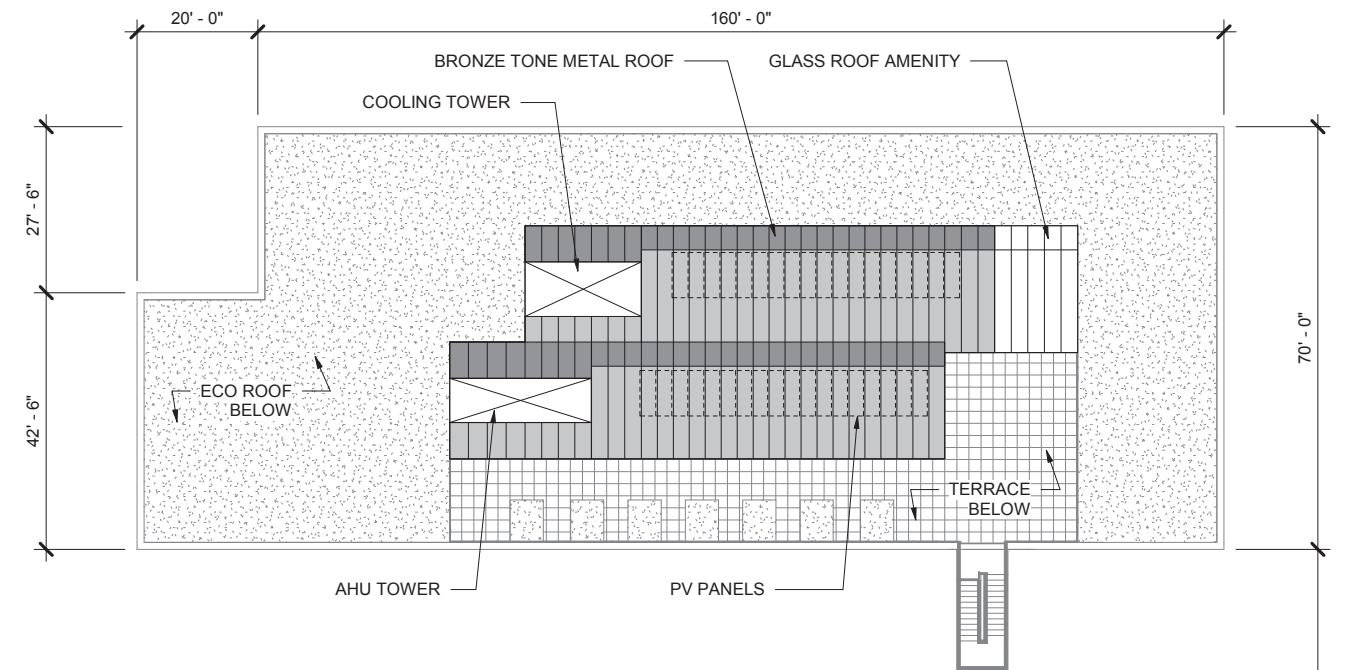


BUILDING PLANS

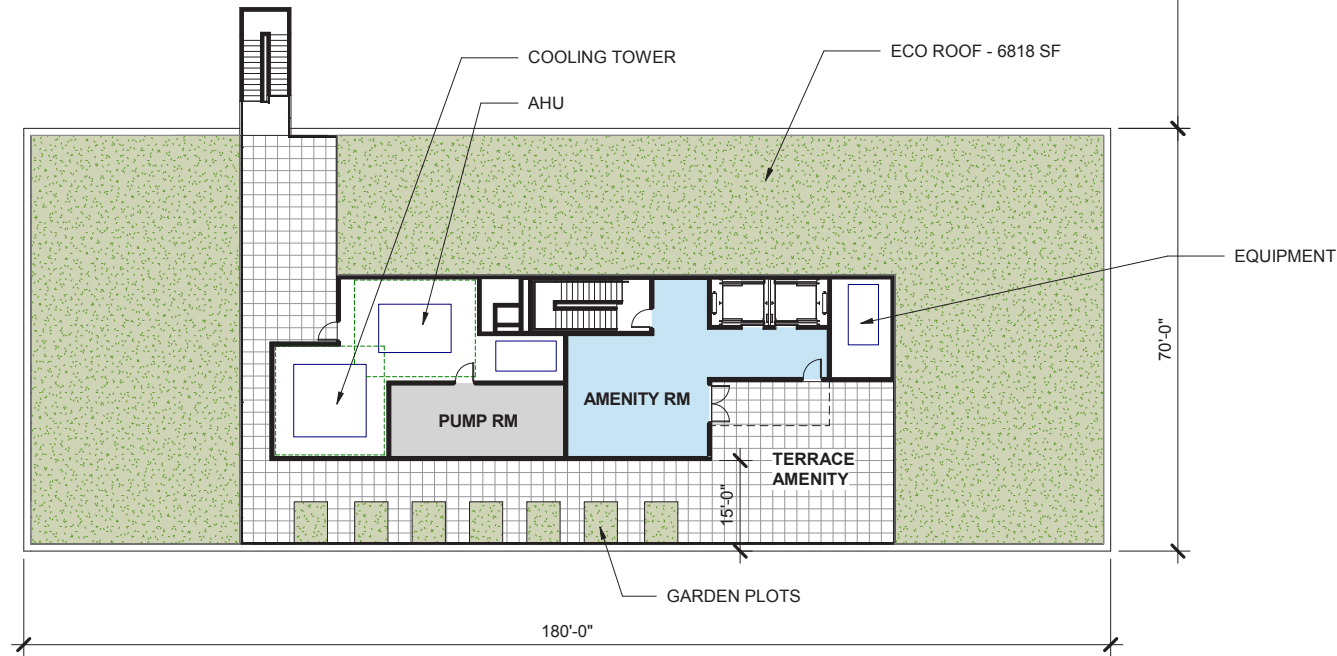
Mechanical/Amenity Plan
Roof Level



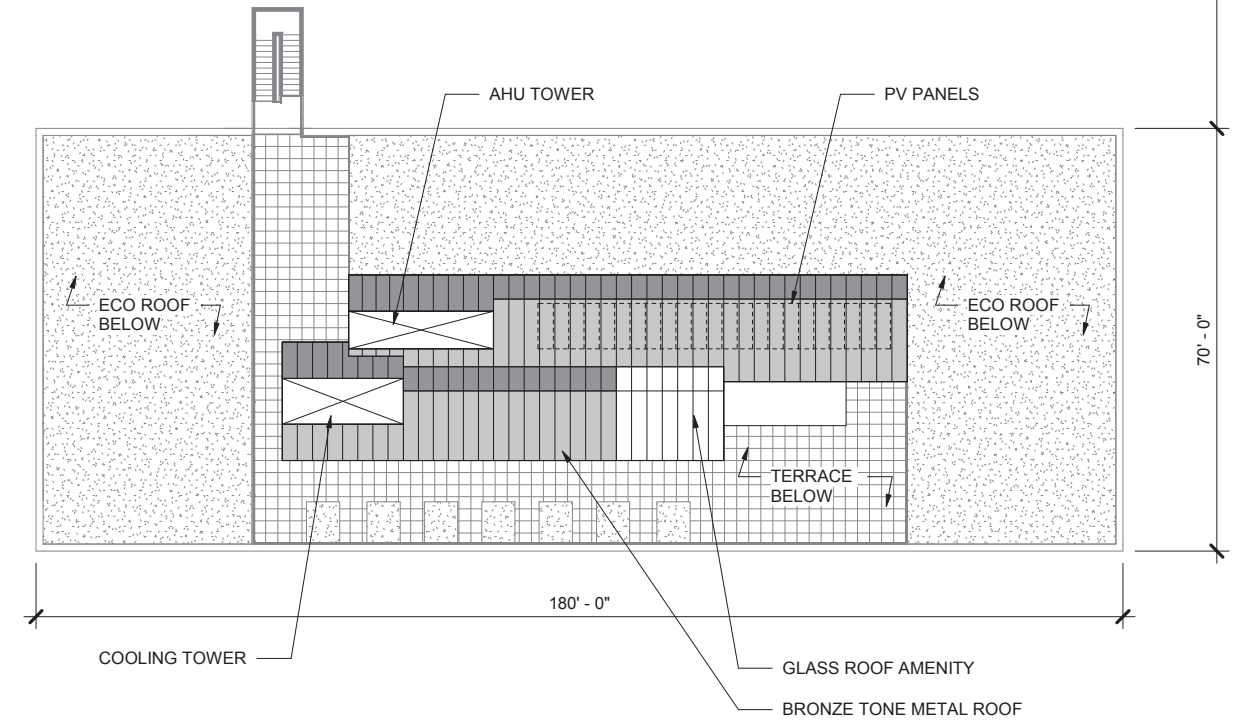
PHASE 2
PHASE 1



PHASE 2
PHASE 1



Mechanical/Amenity Plan



Roof Plan

SCALE: 1/32" = 1'-0"
0' 10' 20' 40' 80'

BUILDING SECTIONS

EXTERIOR

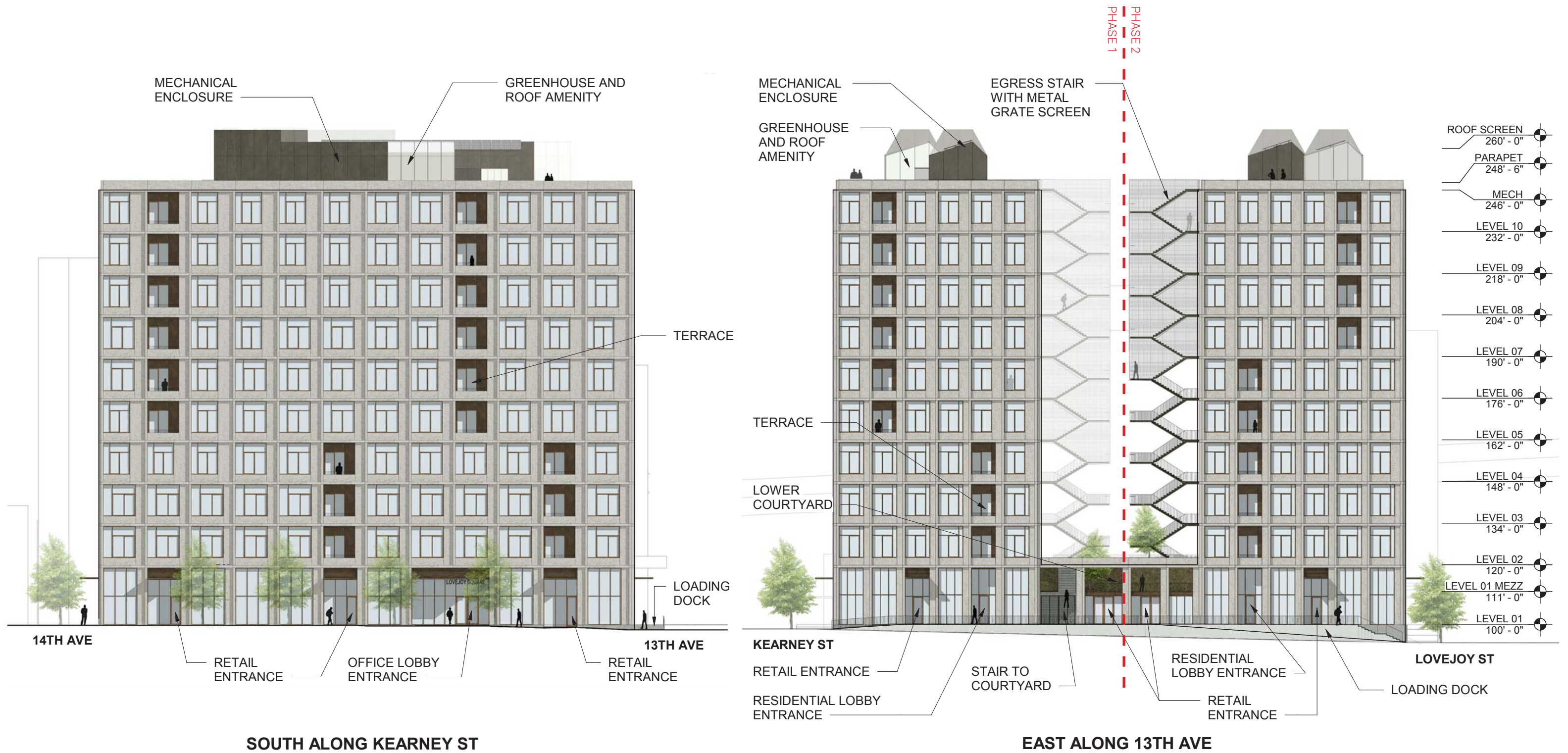
Elevations

Materials

Street Elevations

Perspectives

EXTERIOR
North and East Elevations

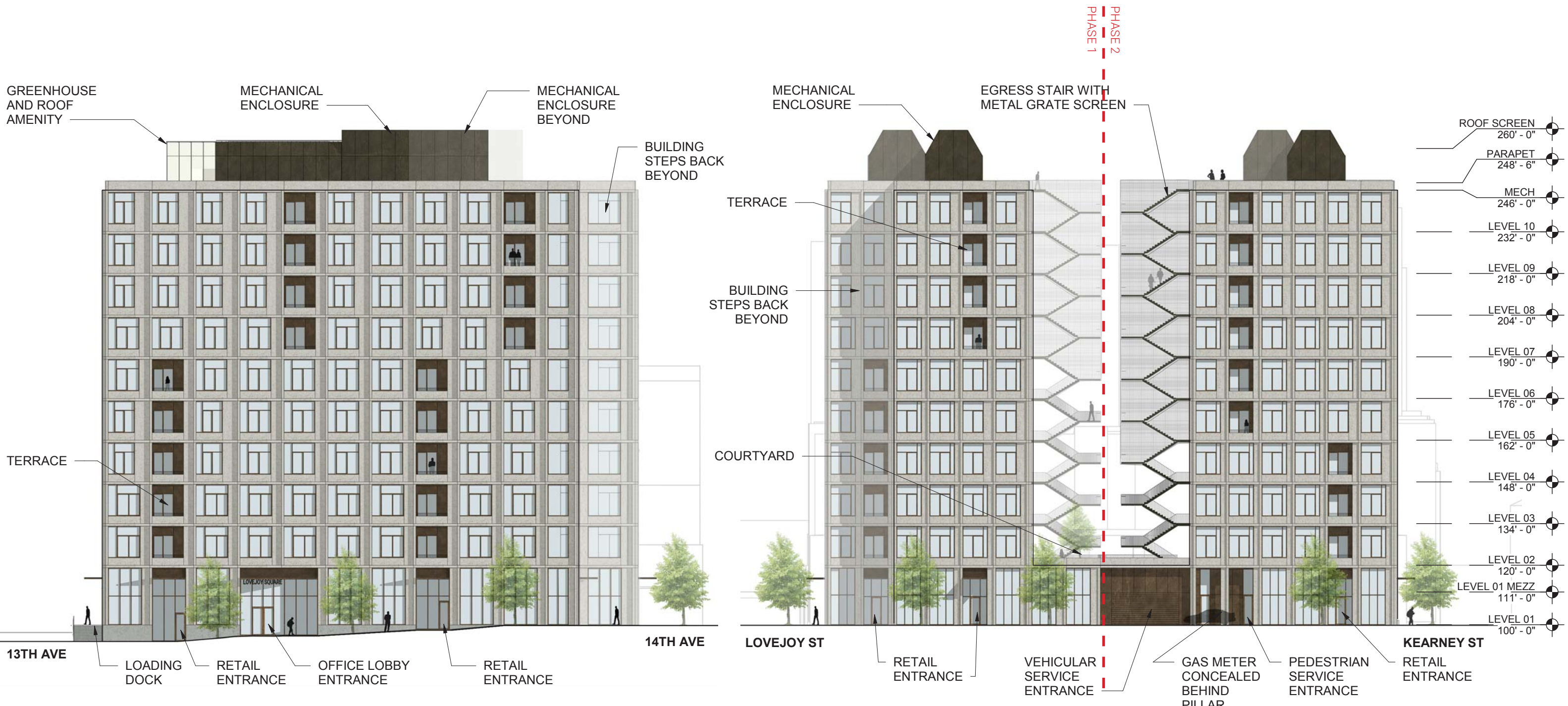


SOUTH ALONG KEARNEY ST

EAST ALONG 13TH AVE

SCALE: 1/32" = 1'-0"
0' 10' 20' 40' 80'

EXTERIOR
South and West Elevations

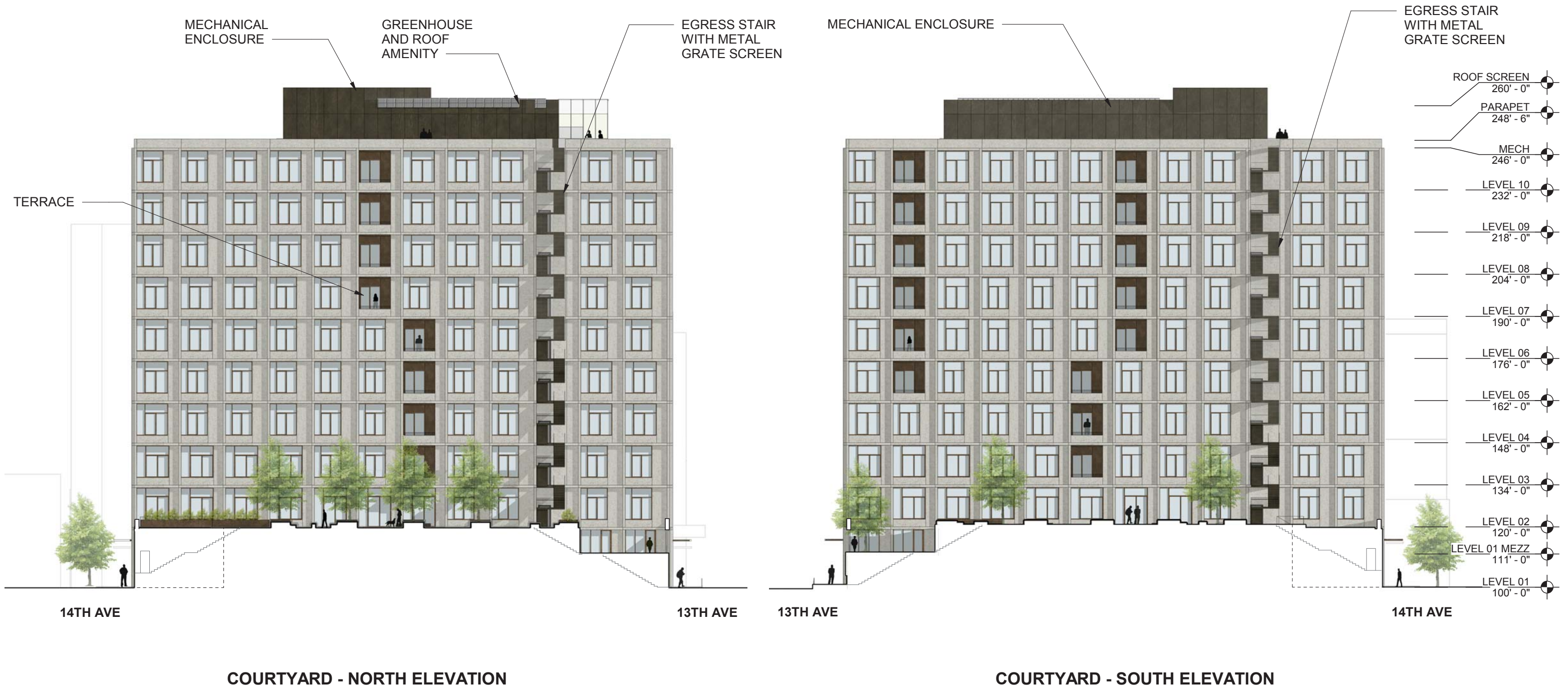


NORTH ALONG LOVEJOY ST

WEST ALONG 14TH AVE

SCALE: 1/32" = 1'-0"
0' 10' 20' 40' 80'

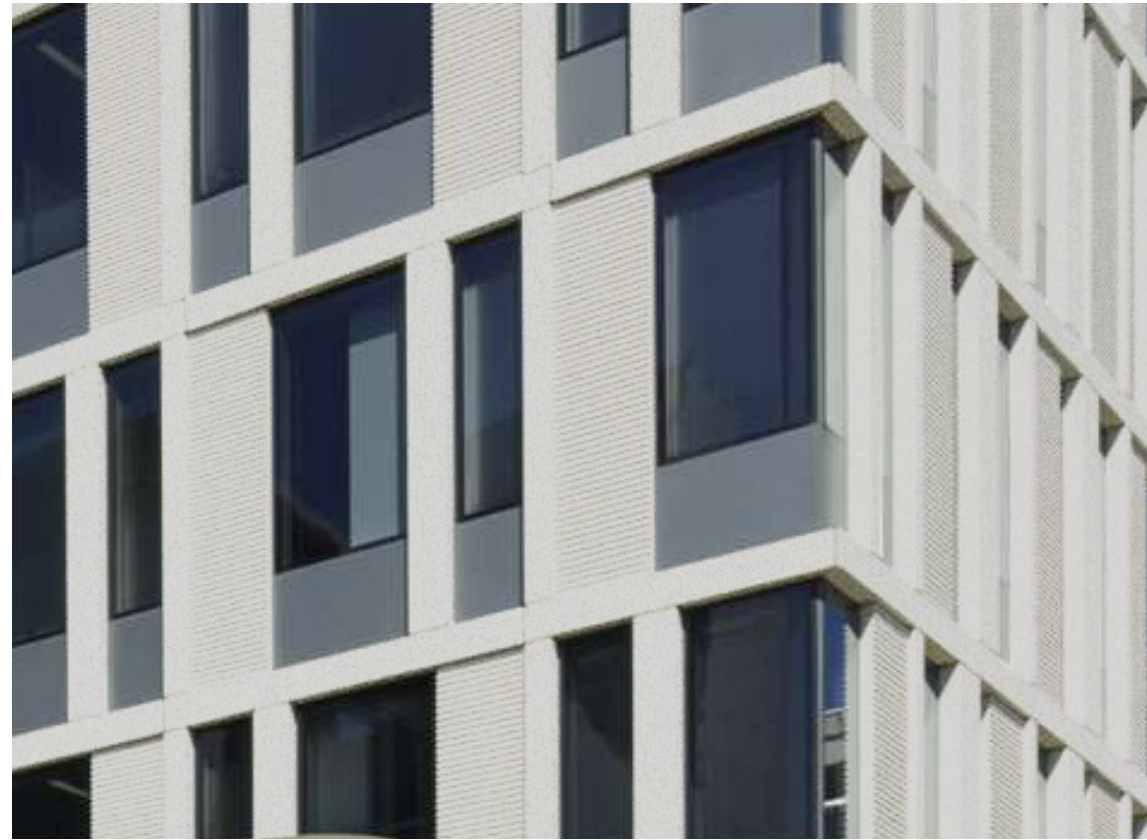
EXTERIOR
Courtyard - North and South Elevations



EXTERIOR
Materials



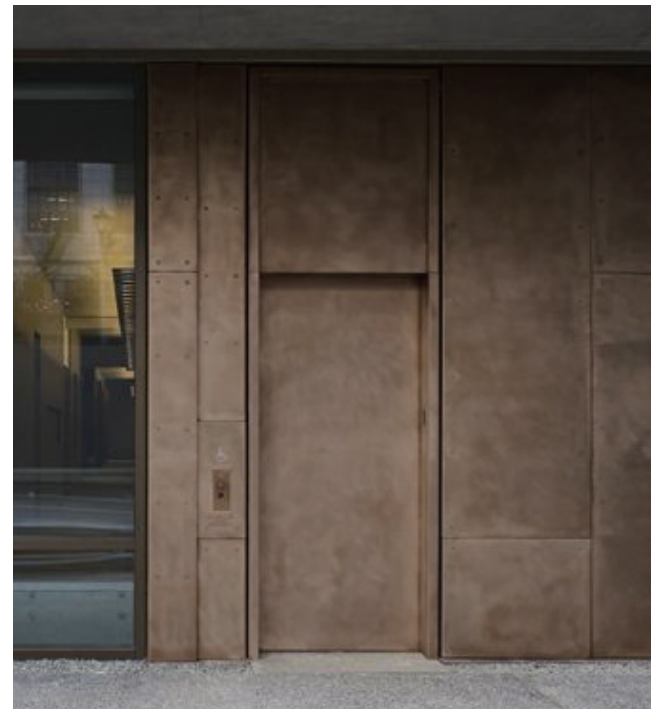
Frame Material - GFRC



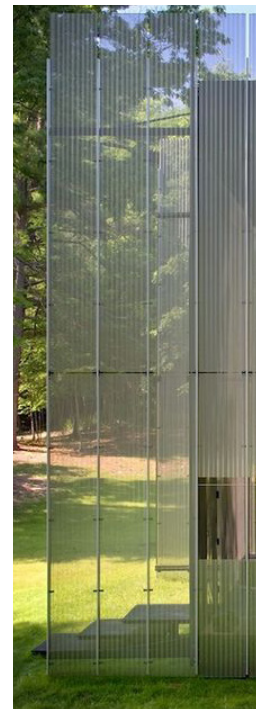
Exposed Wood Through Glass



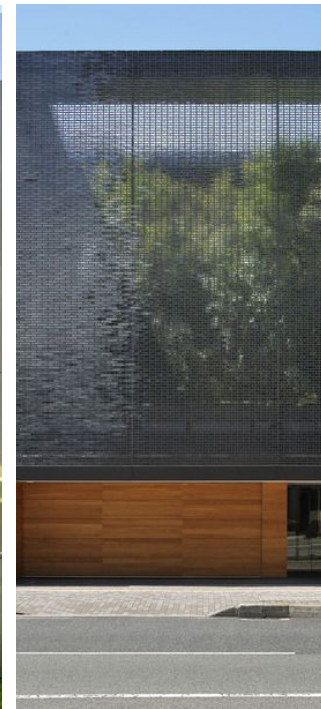
Bronze Tone Mullions and Picket Rail



Bronze Tone Metal Panel

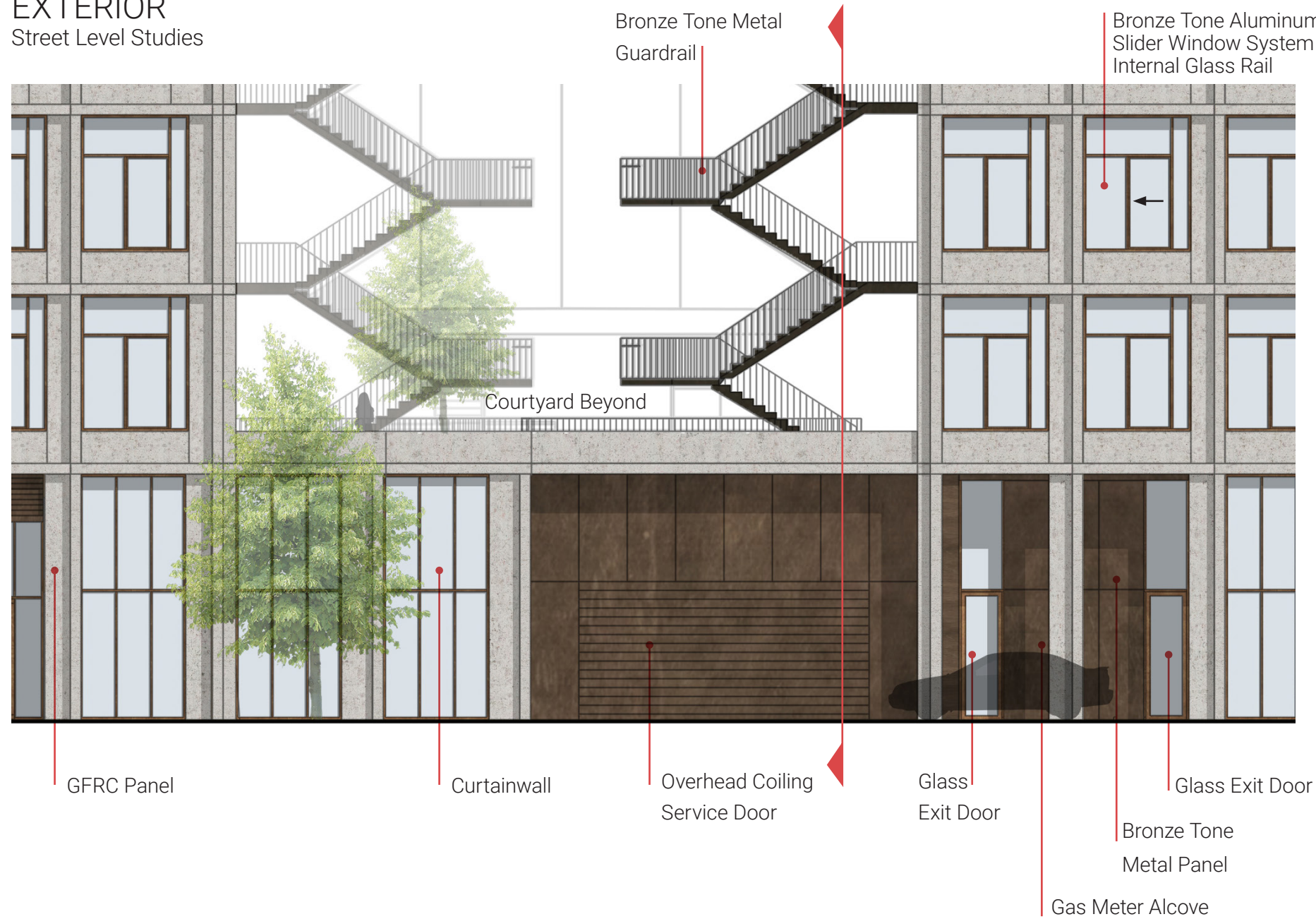


Metal Grate Screen @ Stairs



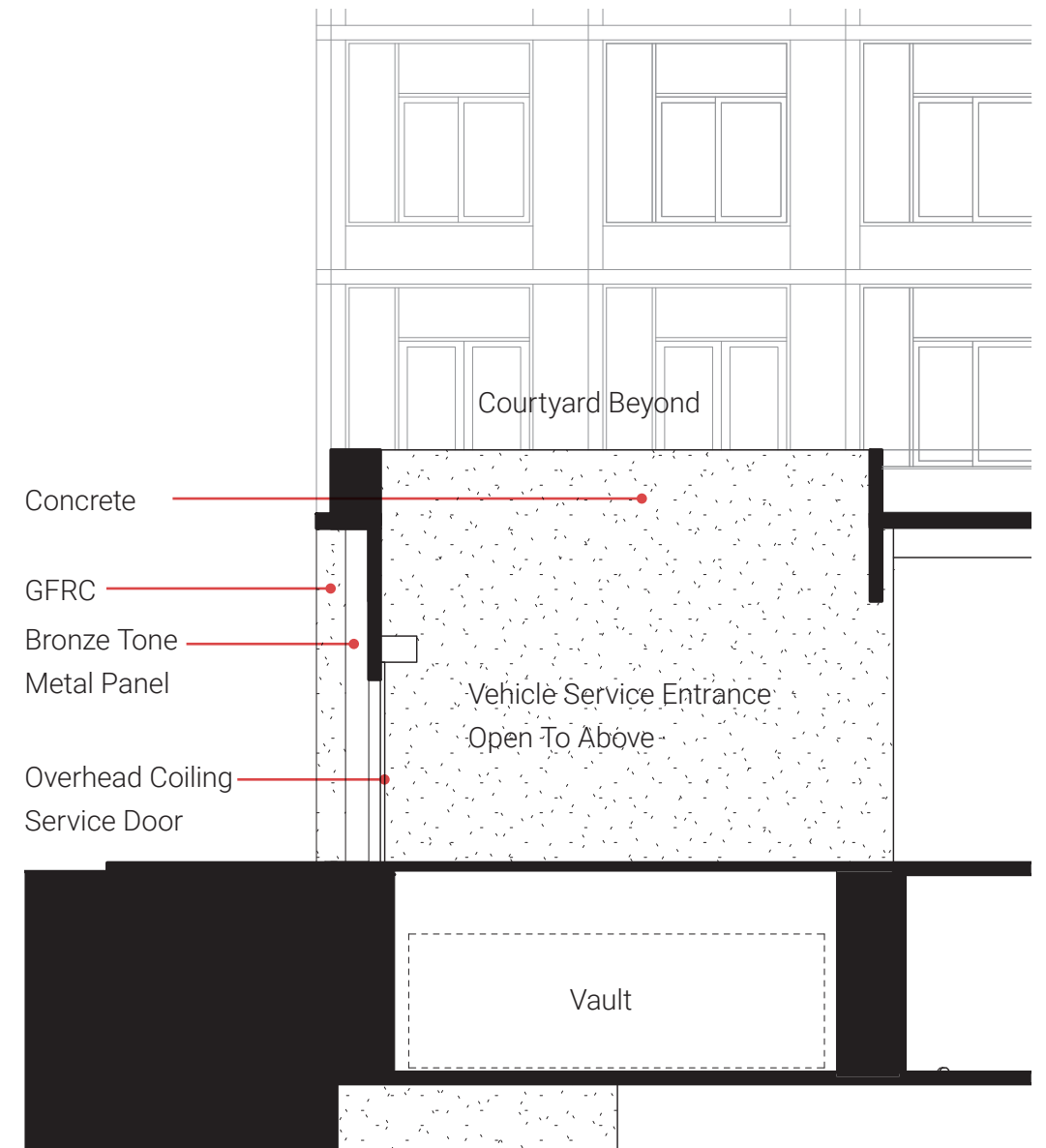
Overhead Coiling Door w/
Custom Bronze Tone

EXTERIOR
Street Level Studies



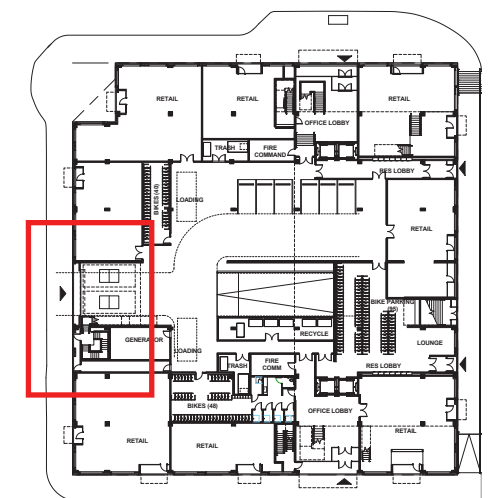
West Elevation @ Service Entrance

Scale: 3/32" = 1' - 0"



Section

Scale: 3/32" = 1' - 0"



EXTERIOR
Street Level Studies

Bronze Tone Aluminum Slider
Window System with Internal
Glass Rail

Bronze Tone
Metal Panel



Curtainwall

Entry Canopy

GFRC Panel

Glass Entry Doors

Glass Entry
Door

South Elevation @ Lobby Entrance

Scale: 3/32" = 1' - 0"

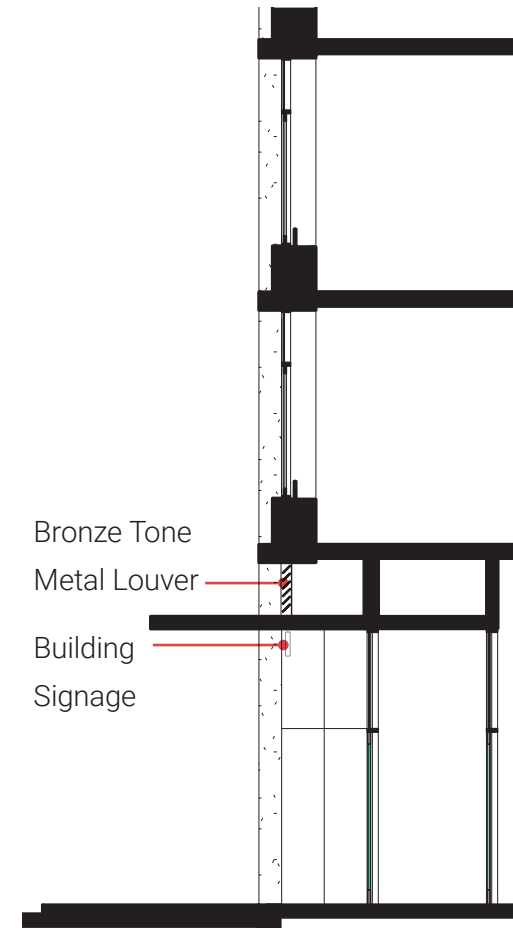
Bronze Tone
Metal Louver

Entry
Canopy

Building Signage

Bronze Tone
Metal Louver

Entry Canopy

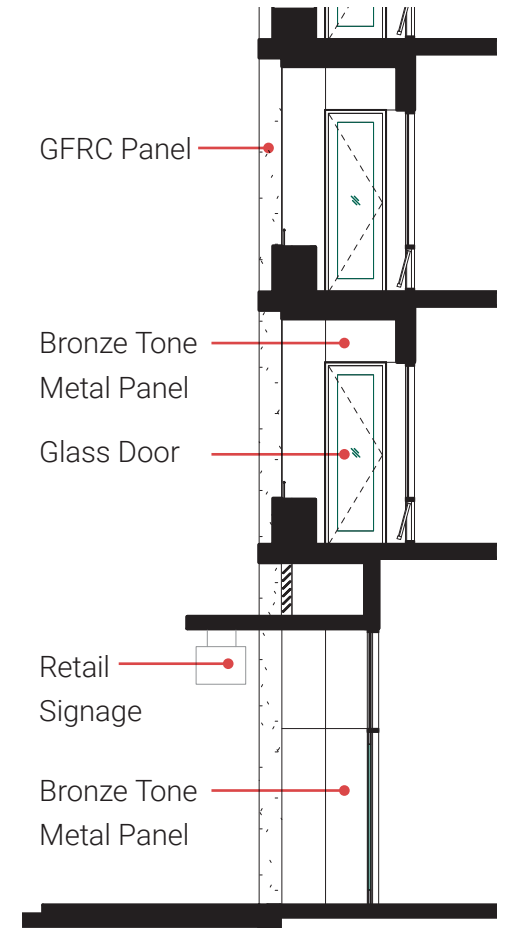


Bronze Tone
Metal Louver

Building
Signage

Lobby Section

Scale: 3/32" = 1' - 0"



GFRC Panel

Bronze Tone
Metal Panel

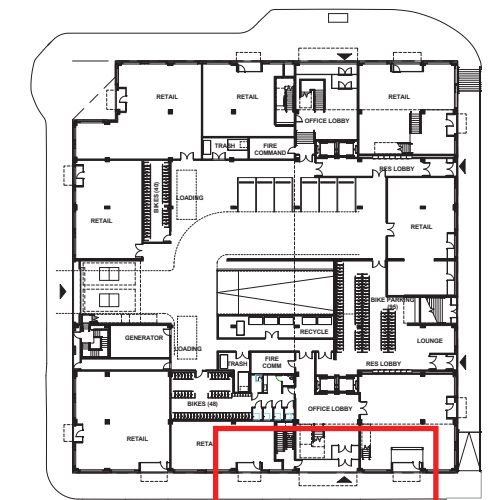
Glass Door

Retail
Signage

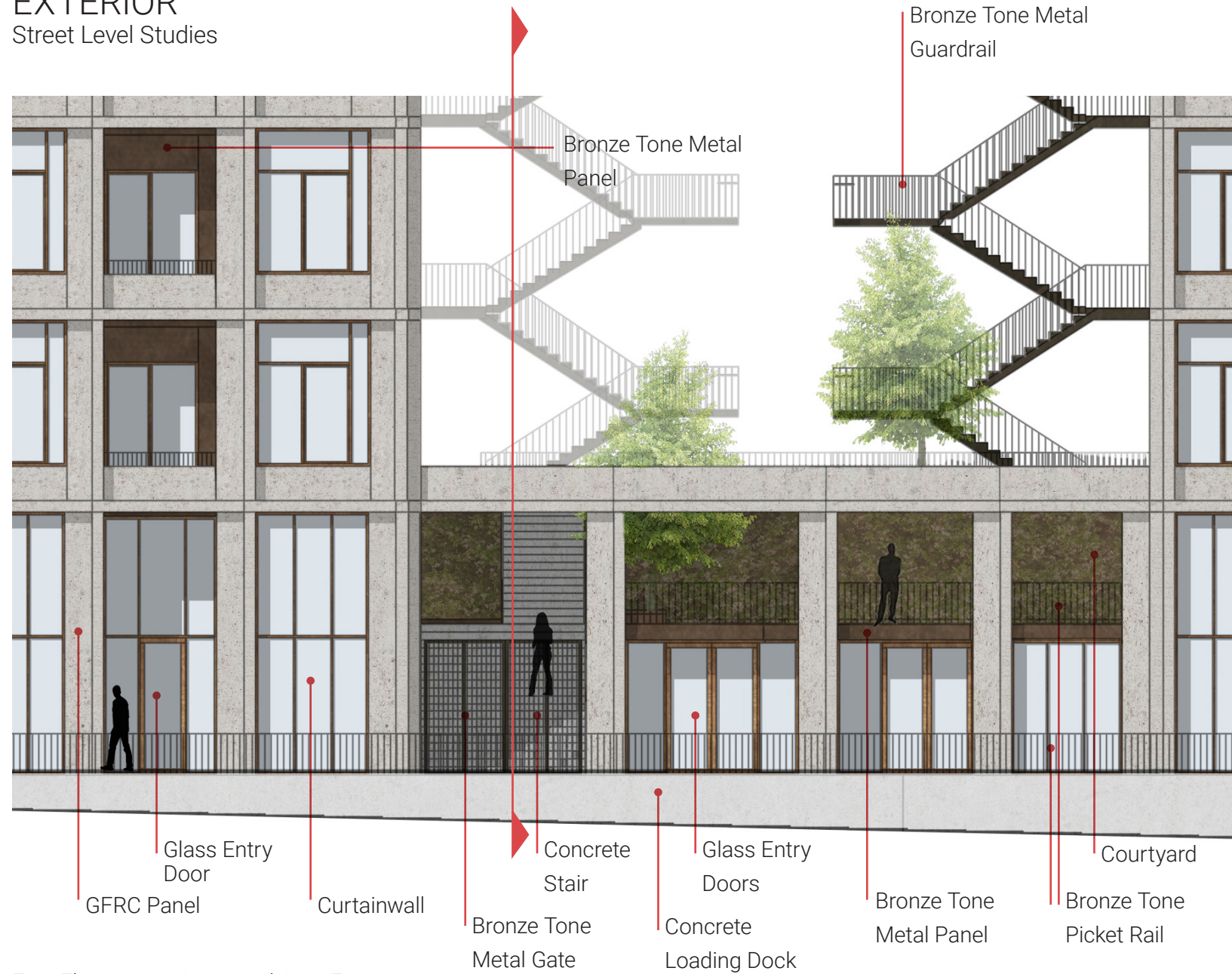
Bronze Tone
Metal Panel

Retail Section

Scale: 3/32" = 1' - 0"

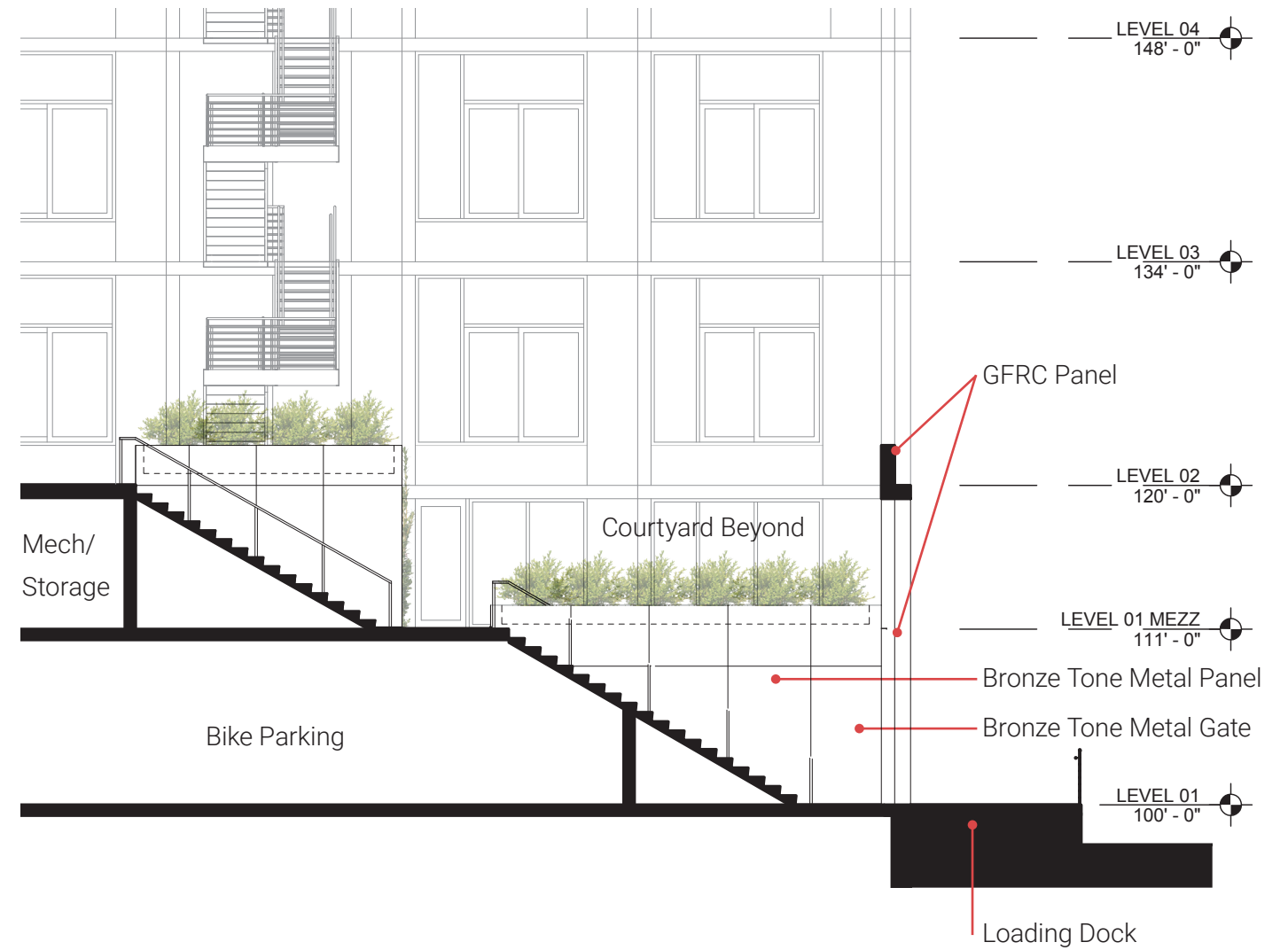


EXTERIOR
Street Level Studies



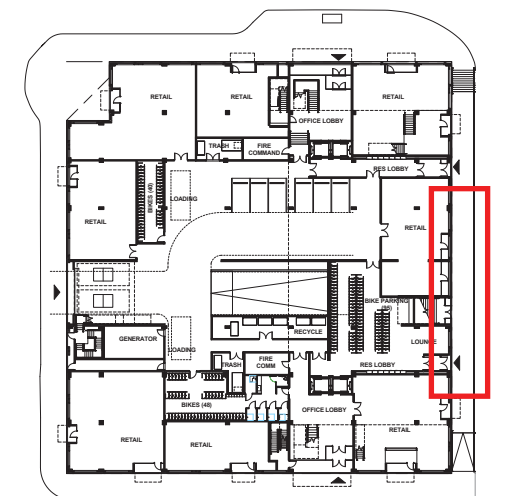
East Elevation @ Courtyard Stair Entry

Scale: 3/32" = 1' - 0"

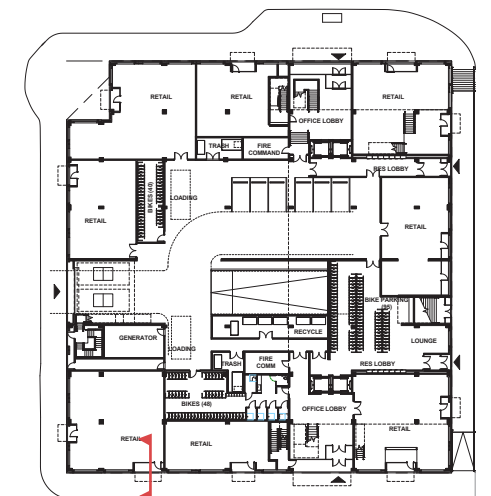
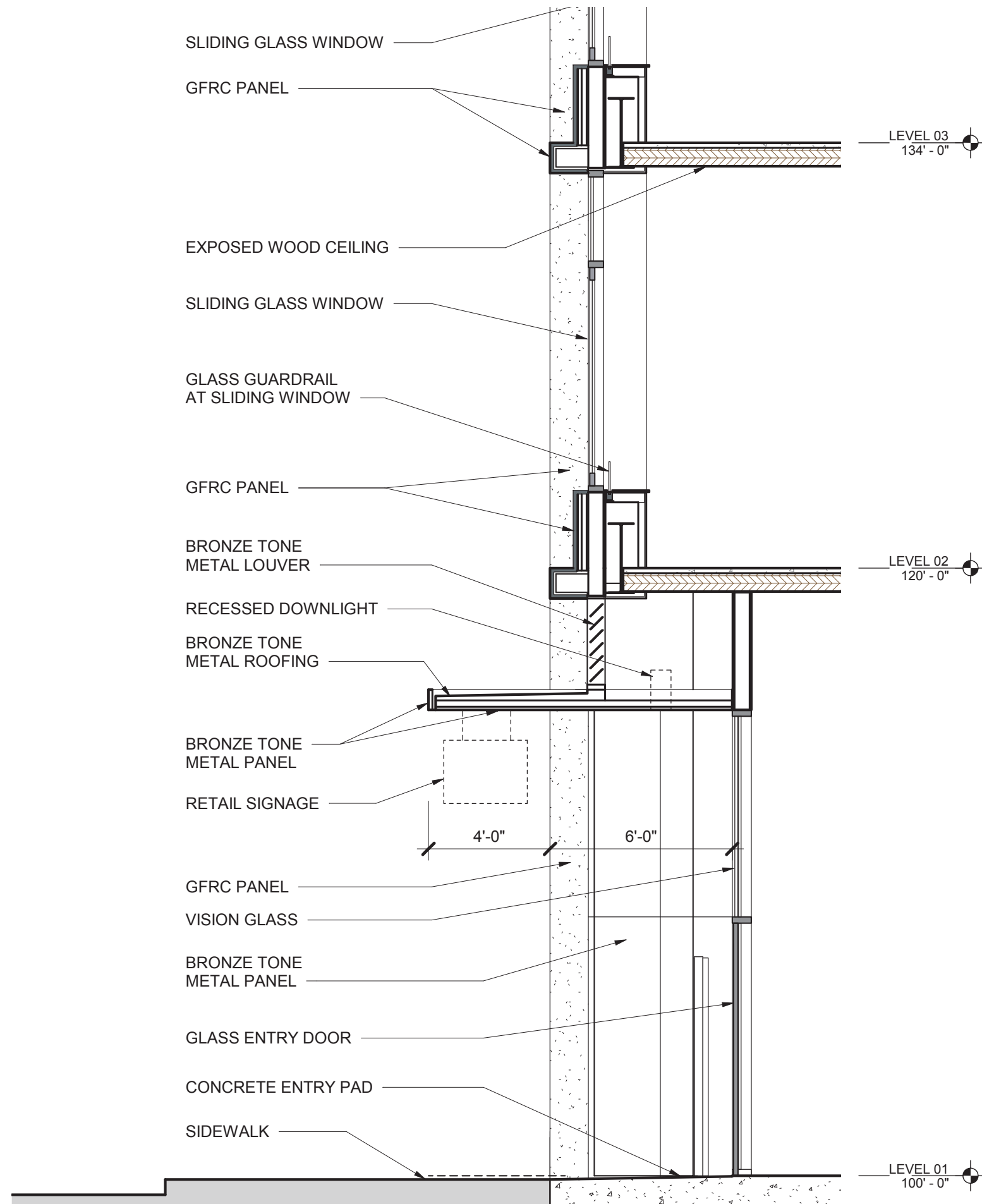


Section

Scale: 3/32" = 1' - 0"

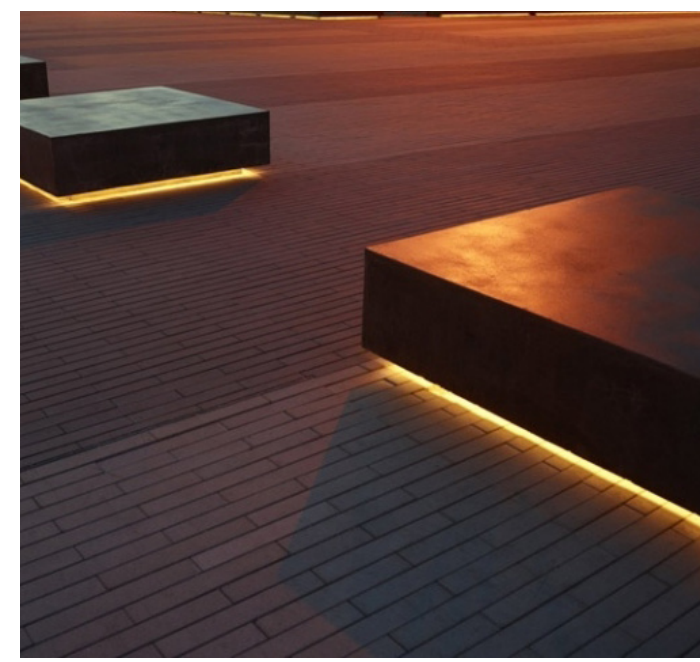
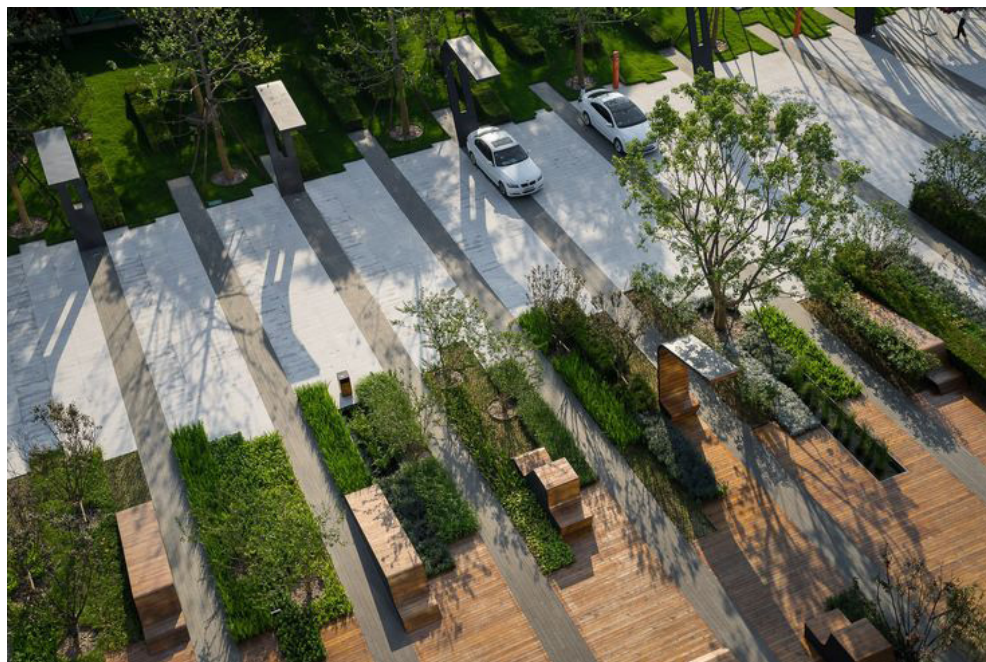
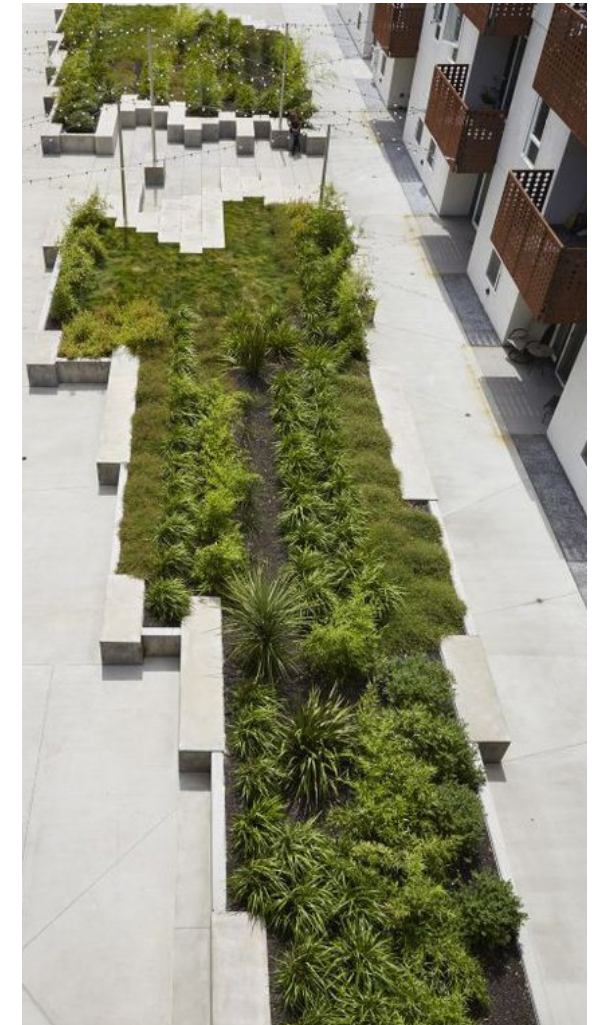
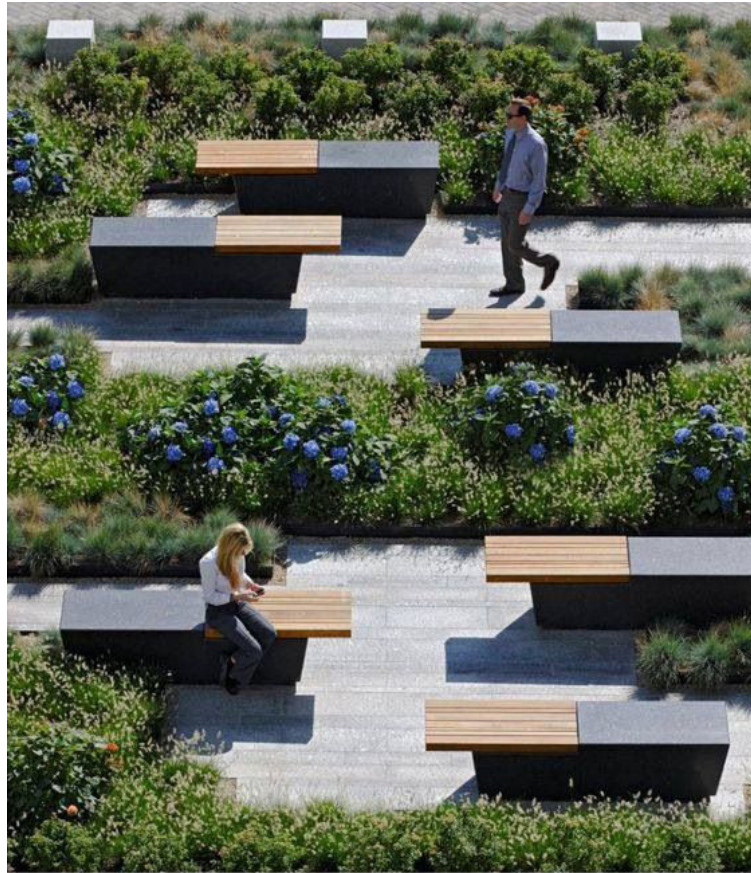


EXTERIOR
Wall Section @ Retail Entry



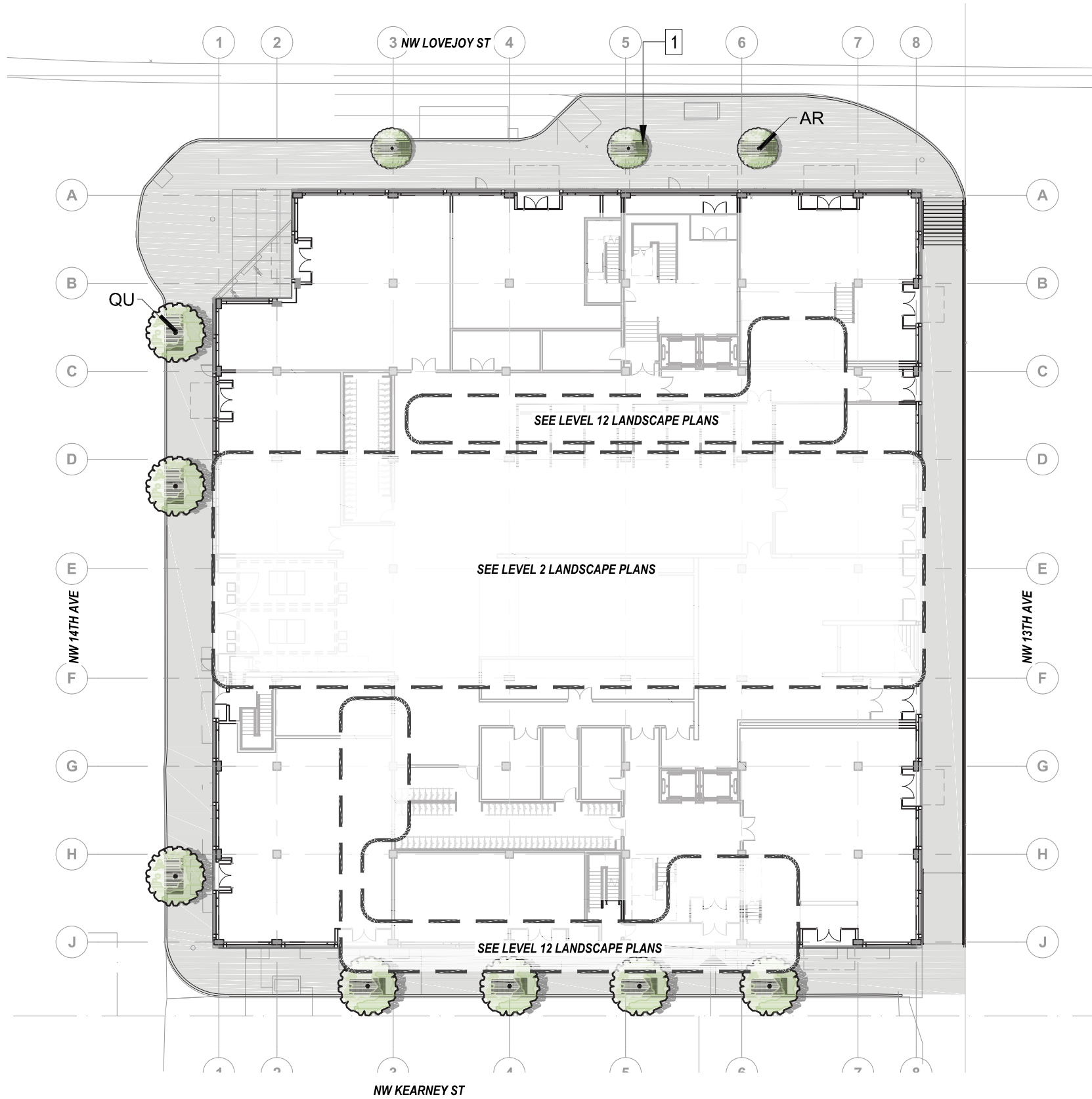
LANDSCAPE
AND LIGHTING

LANDSCAPE
Design Inspiration





LANDSCAPE AND LIGHTING

Level 1 Planting and Materials Plan



PLANT SCHEDULE

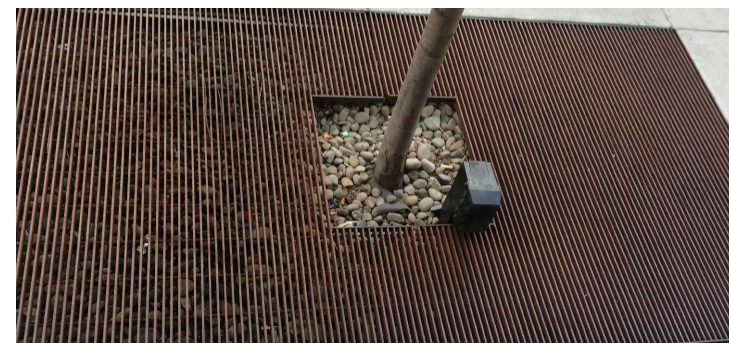
TREES	CODE	COMMON NAME	CONT	CAL
	AR	BOWHALL MAPLE Acer rubrum 'Bowhall'	B & B	2.5" CAL
	QU	FOREST GREEN OAK Quercus frainetto 'Forest Green'	B & B	2.5" CAL



AR - BOWHALL MAPLE

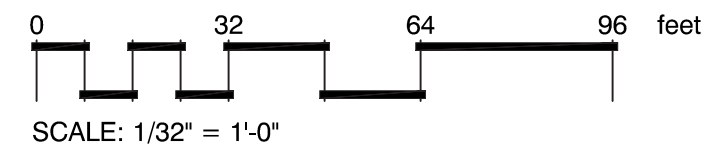


QU - FOREST GREEN OAK



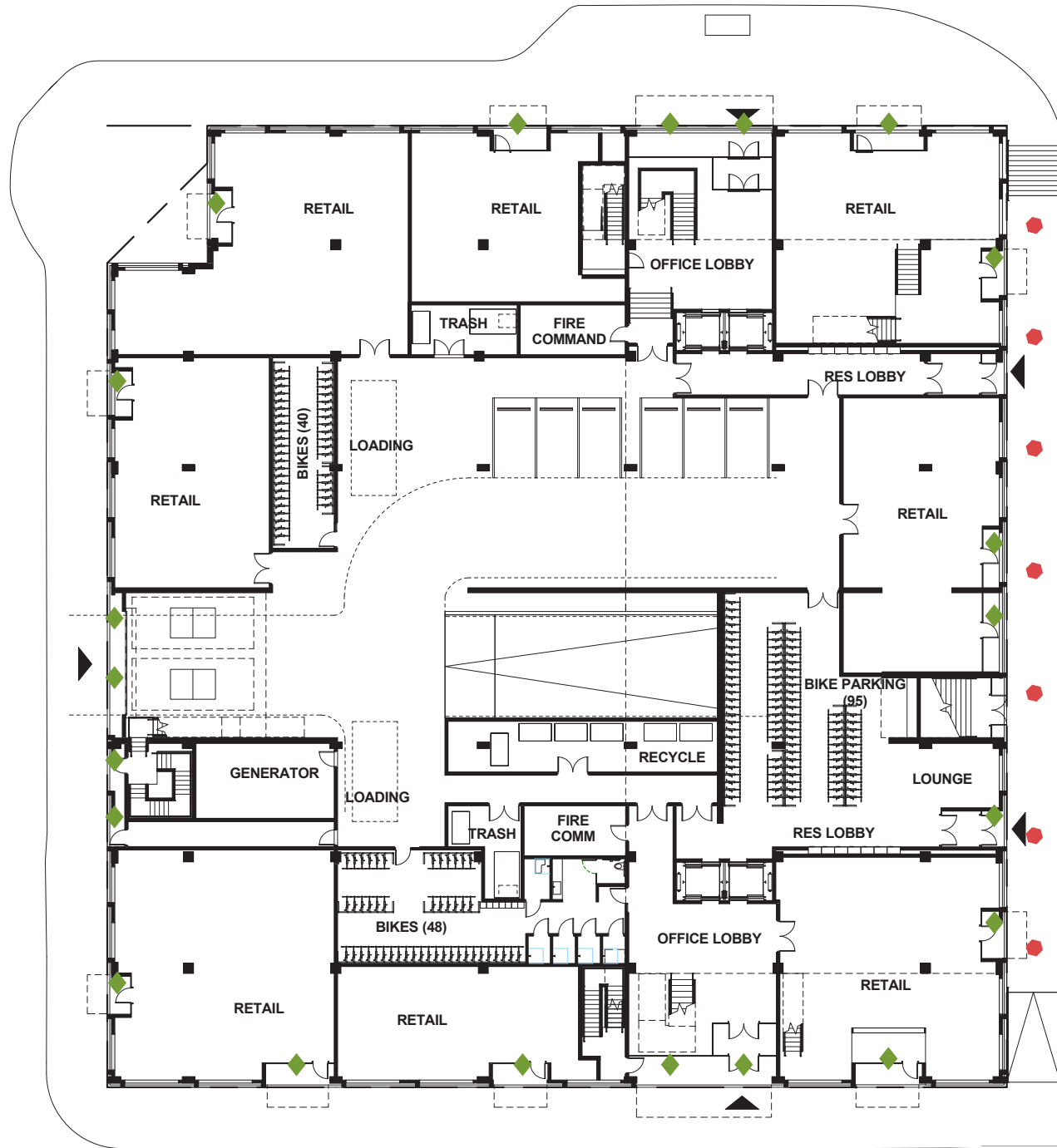
1 TREE GRATE W / GRAVEL, TYP.

1 STREET LEVEL - PLANTINGS AND MATERIALS PLAN
1/32" = 1'-0"



LANDSCAPE AND LIGHTING

Level 1 Exterior Lighting Plan

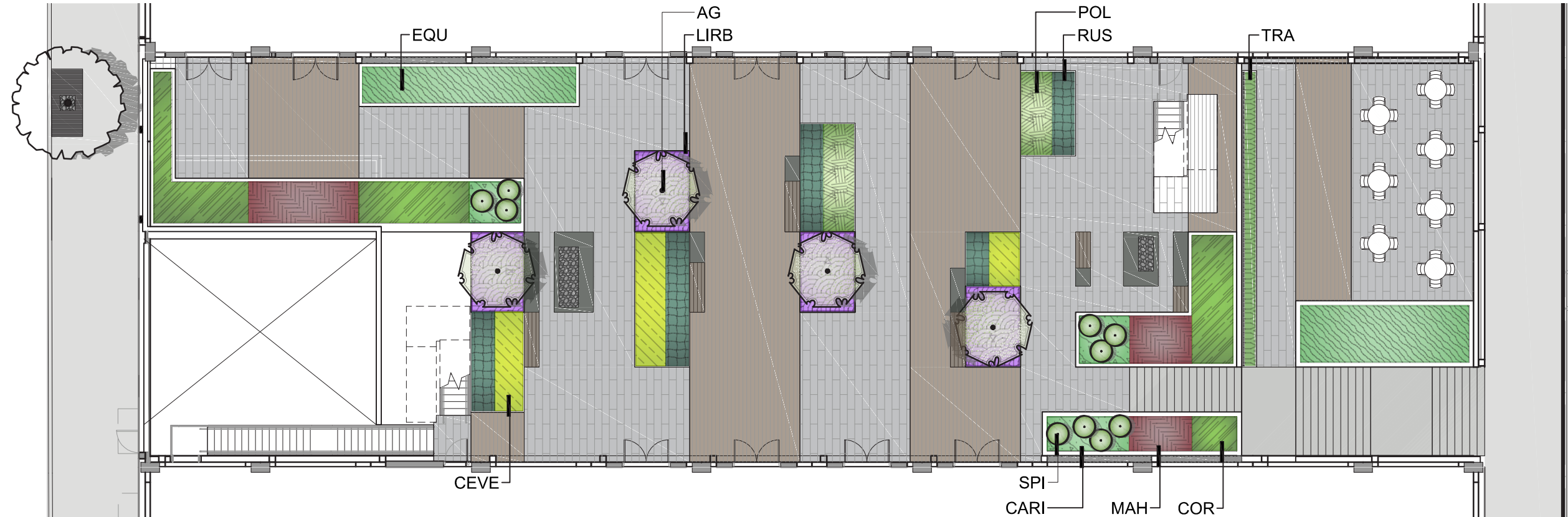


- ◆ Recessed Downlight
- ⬡ Recessed Uplight

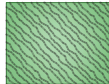


LANDSCAPE AND LIGHTING

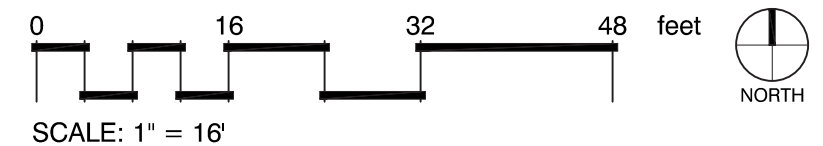
Level 2 - Courtyard Planting Plan



PLANT SCHEDULE

TREES	CODE	COMMON NAME	CONT	CAL	STORMWATER	CODE	COMMON NAME	CONT	SPACING	STORMWATER	CODE	COMMON NAME	CONT	SPACING
	AG	PAPERBARK MAPLE <i>Acer griseum</i>	B & B	2" CAL		COR	KELSEYI DOGWOOD <i>Cornus sericea 'Kelseyi'</i>	5 GAL	24" o.c.		CARI	ICE DANCE JAPANESE SEDGE <i>Carex morrowii 'Ice Dance'</i>	1 GAL	12" o.c.
SHRUBS	CODE	COMMON NAME	CONT	SIZE										
	SPI	WESTERN SPIREA <i>Spiraea douglasii</i>	2 GAL			EQU	HORSETAIL REED GRASS <i>Equisetum hyemale</i>	1 GAL						
SHRUB AREAS	CODE	COMMON NAME	CONT	SPACING										
	POL	JAPANESE TASSEL FERN <i>Polystichum polyblepharum</i>	1 GAL	24" o.c.		MAH	COMPACT OREGON GRAPE <i>Mahonia aquifolium 'Compacta'</i>	2 GAL	18" o.c.					
					GROUND COVERS	CODE	COMMON NAME	CONT	SPACING					
	RUS	FRAGRANT SARCOCOCCA <i>Sarcococca ruscifolia</i>	5 GAL	30" o.c.		CEVE	EVERILLO JAPANESE SEDGE <i>Carex oshimensis 'Everillo'</i>	1 GAL	12" o.c.					
	TRA	STAR JASMINE TRELIS <i>Trachelospermum jasminoides</i>	5 GAL	24" o.c.		LIRB	BIG BLUE LILYTURF <i>Liriope muscari 'Big Blue'</i>	1 GAL	12" o.c.					

1 LEVEL 2 COURTYARD - PLANTING PLAN
1/16" = 1'-0"



LANDSCAPE AND LIGHTING

Plant Images



AG - PAPER BARK MAPLE



SPI - WESTERN SPIREA



POL - JAPANESE TASSEL FERN



RUS - FRAGRANT SARCOCOCCA



TRA - STAR JASMINE



COR - KELSEYI DOGWOOD



EQU - HORSE TAIL



MAH - COMPACT OREGON GRAPE



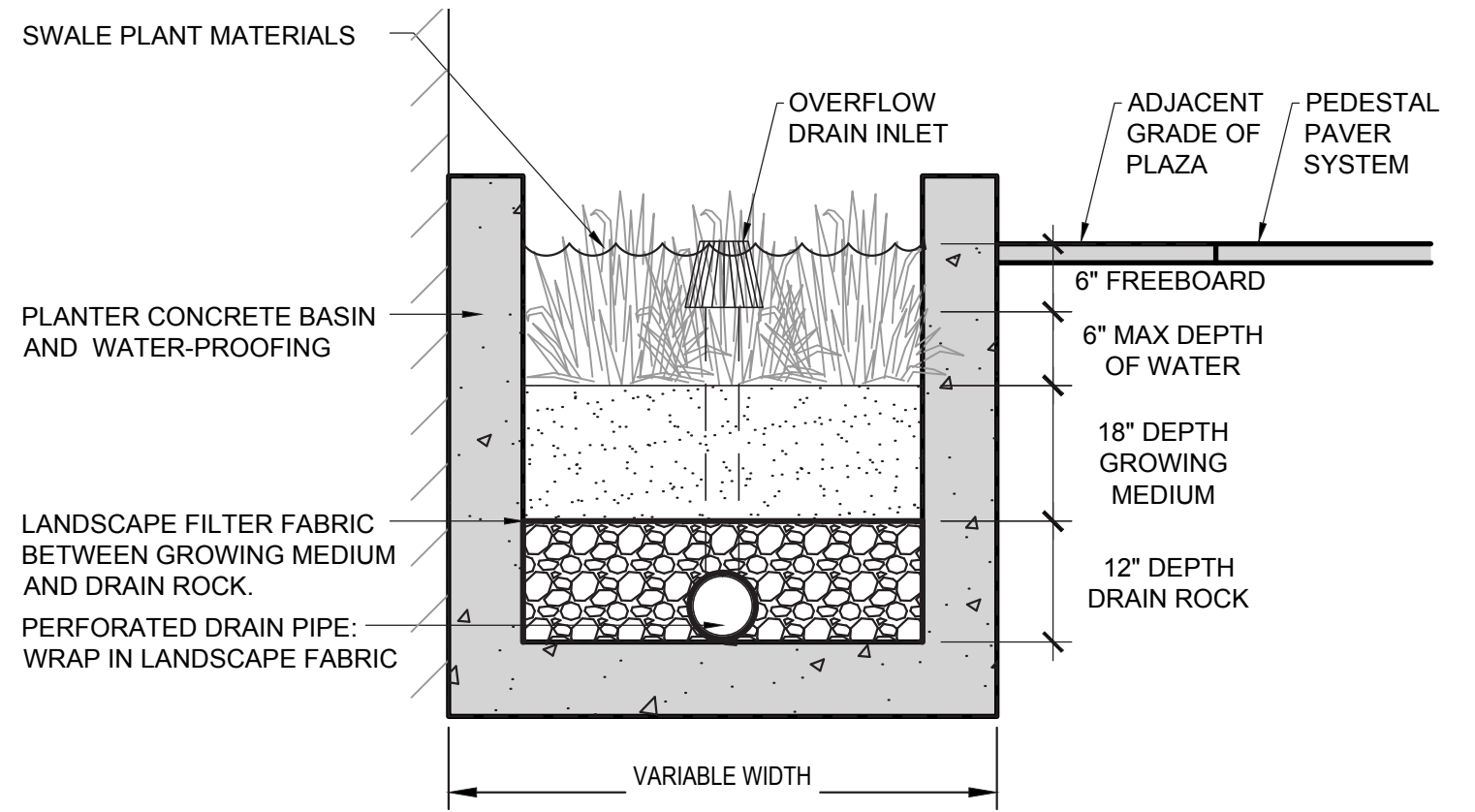
CEVE - EVERILLO JAPANESE SEDGE



LIRB - BIG BLUE LILY TURF

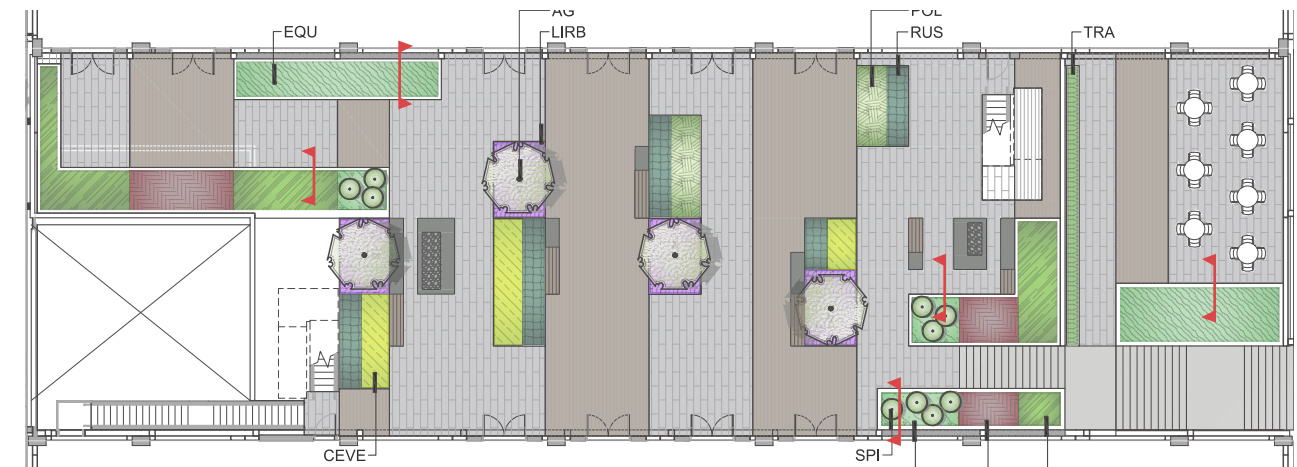


CARI - ICE DANCE JAPANESE SEDGE



PLAZA STORMWATER PLANTER FACILITY WITH DRAIN ROCK

Scale: 3/32" = 1' - 0"

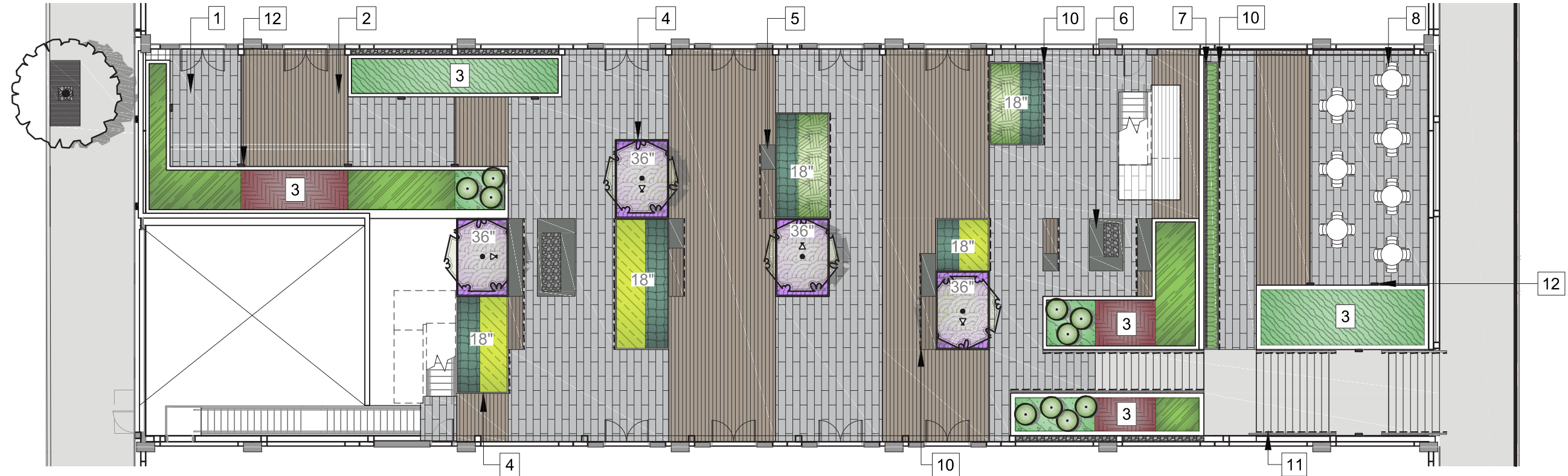


PLAZA STORMWATER PLANTER LOCATION KEYPLAN

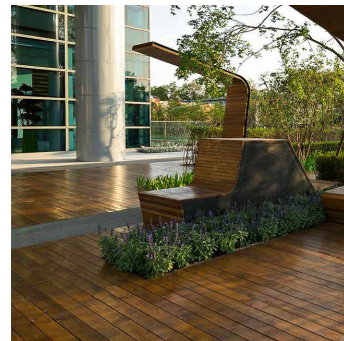
Scale: 3/32" = 1' - 0"

1 LEVEL 2 COURTYARD - PLANT IMAGES

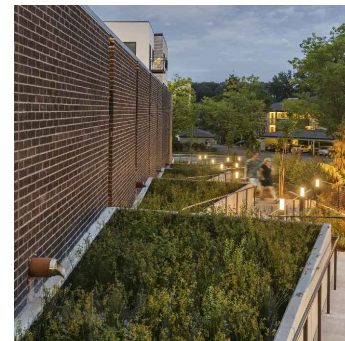
LANDSCAPE AND LIGHTING
Level 2 - Courtyard Materials and Lighting Plan



1 CONCRETE PLANK PAVER



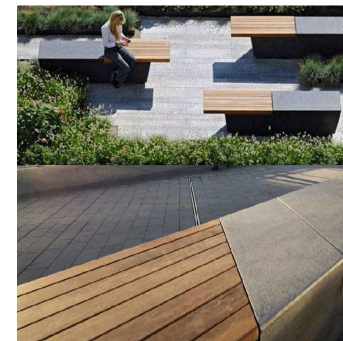
2 WOOD DECKING



3 STORMWATER PLANTER (STRMW)



4 36" / 18" TALL STEEL PLANTER



5 CONC / WOOD BENCH W/ BUILT IN LED LIGHT



6 FIRE TABLE



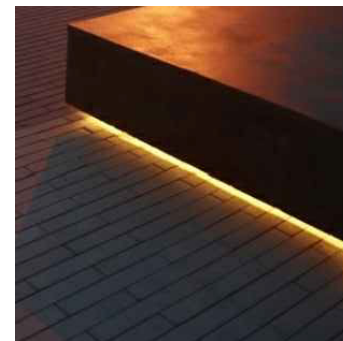
7 GREENSCREEN



8 SITE FURNISHINGS



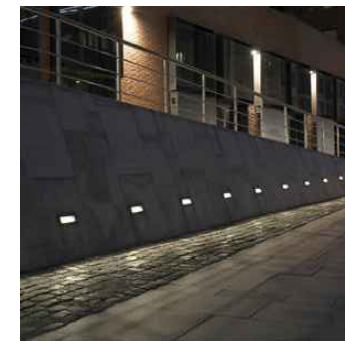
9 TREE UPLIGHT



10 RECESSED LED LIGHT STRIP

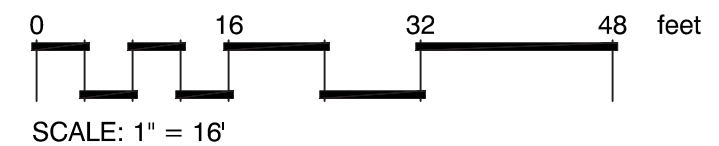


11 LED HANDRAIL



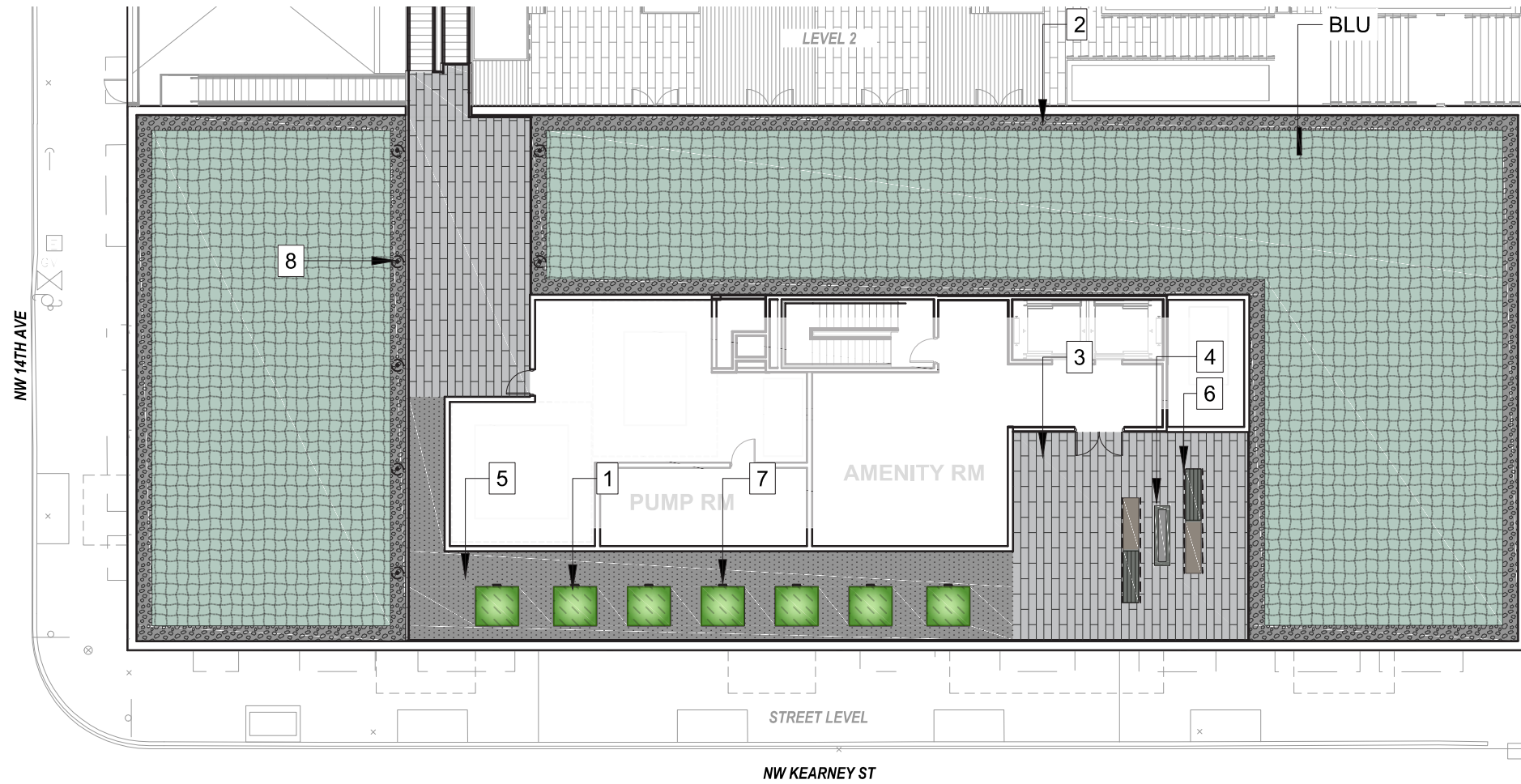
12 LED RECESSED LIGHT

1 LEVEL 2 COURTYARD - MATERIALS PLAN
1/16" = 1'-0"



LANDSCAPE AND LIGHTING

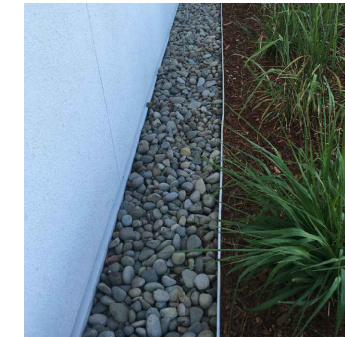
Roof Plan - South Tower Planting, Materials, and Lighting



BLU - SEDUM TILE



1 STEEL VEGETABLE BEDS



2 GRAVEL MAINTENANCE STRIP



3 CONCRETE PLANK PAVER

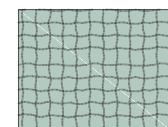


4 FIRE TABLE



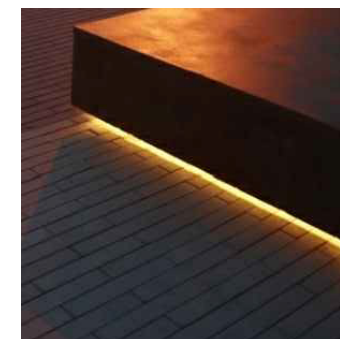
5 1/4 CLEAN GRAVEL

GROUND COVERS CODE COMMON NAME CONT

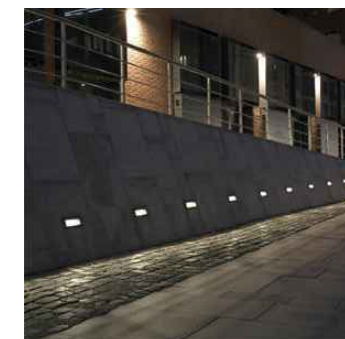


BLU SEDUM BLUE MIX
COLUMBIA GREEN Sedum Blue Mix

TILE



6 RECESSED LED LIGHT STRIP

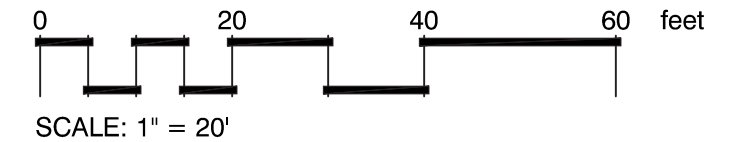


7 LED RECESSED LIGHT



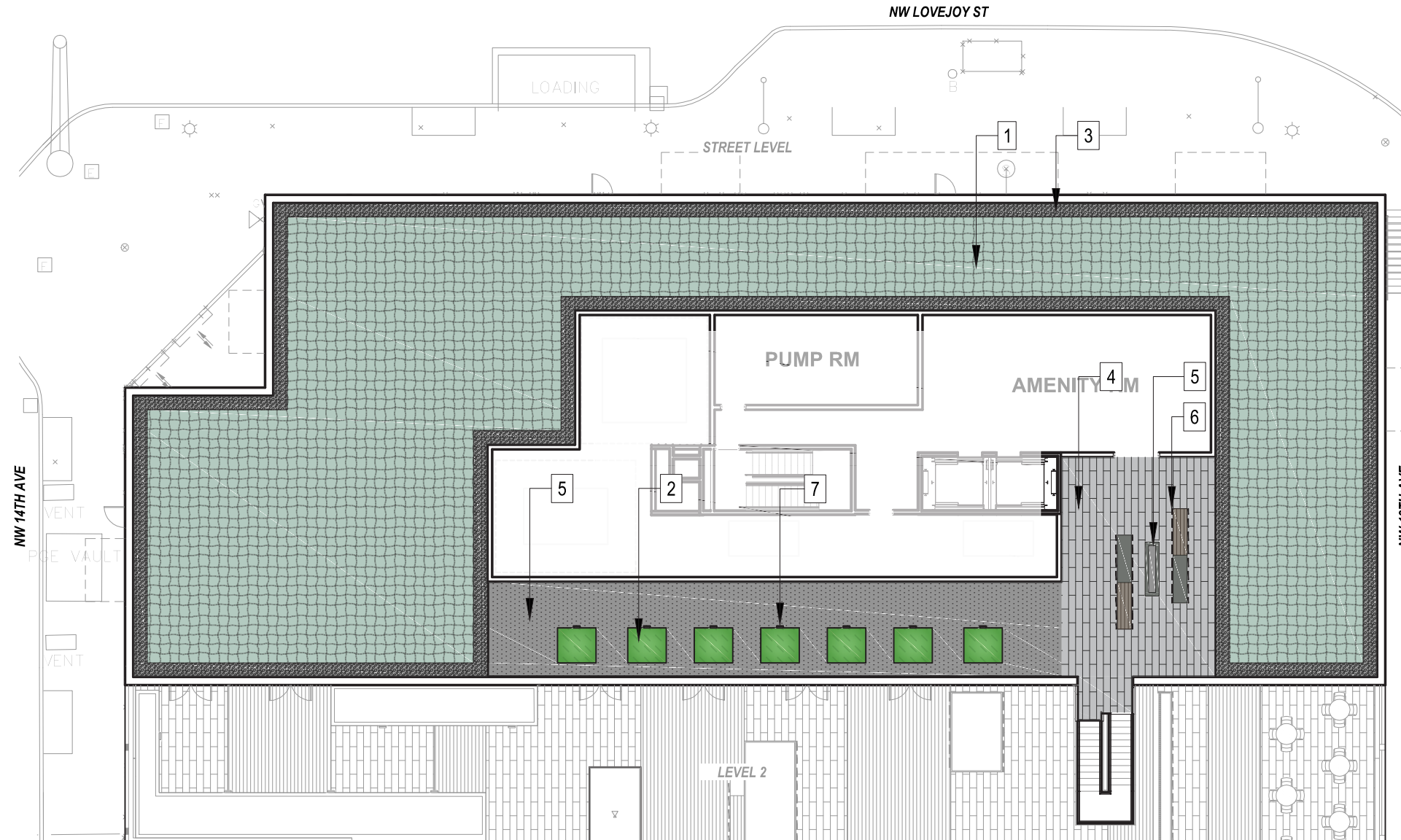
8 LIGHT BOLLARD

1 LEVEL 12 SOUTH ROOF DECK - PLANTINGS AND MATERIALS PLAN
1" = 20'-0"



LANDSCAPE AND LIGHTING

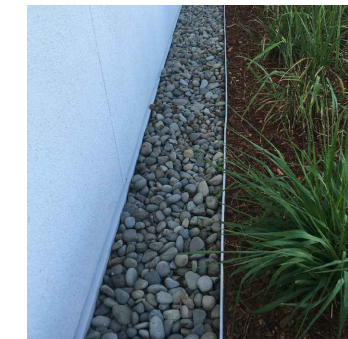
Roof Plan - North Tower Planting, Materials, and Lighting



BLU - SEDUM TILE



1 STEEL VEGETABLE BEDS



2 GRAVEL MAINTENANCE STRIP



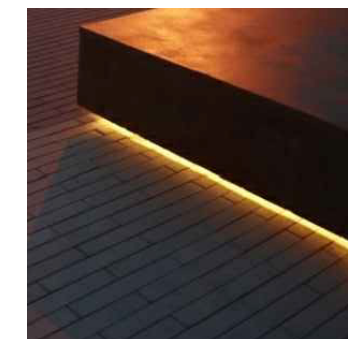
3 CONCRETE PLANK PAVER STRIP



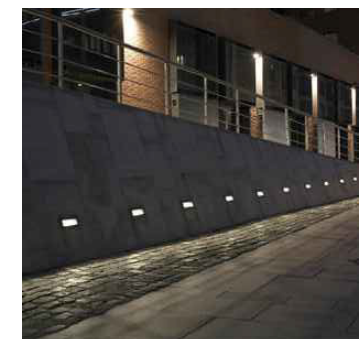
4 FIRE TABLE



5 1/4 CLEAN GRAVEL



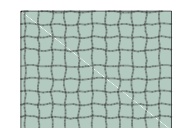
6 RECESSED LED LIGHT STRIP



7 LED RECESSED LIGHT

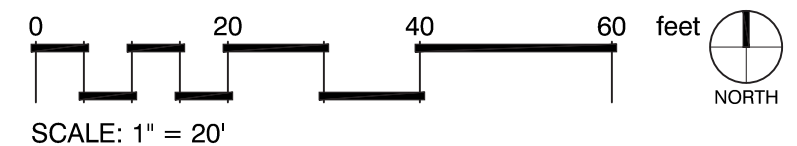
PLANT SCHEDULE

GROUND COVERS	CODE	COMMON NAME	CONT
---------------	------	-------------	------



BLU	SEDUM BLUE MIX COLUMBIA GREEN Sedum Blue Mix	TILE
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1 LEVEL 12 NORTH ROOF DECK - PLANTINGS AND MATERIALS PLAN
1" = 20'-0"



LANDSCAPE AND LIGHTING

Eco-roof Notes

Ecoroofs are vegetated systems that retain and filter stormwater and provide aesthetic and energy conservation benefits. The extensive ecoroof filters stormwater with a plant palette composed primarily of sedum plants.

Soil medium, vegetation, irrigation, and drains shall be inspected for proper operations throughout the life of the ecoroof. All elements shall be inspected annually. Facilities personnel shall keep a log, recording all inspection dates, observations, and maintenance activities. Work orders and invoices shall be kept on file and made available to City inspector upon request. The following items shall be inspected and maintained as stated:

Soil Substrate / Growing Medium shall sustain healthy plant cover and infiltrate within 48 hours.

- Growing medium shall be inspected for evidence of erosion from wind, water or settlement. If erosion channels are evident, they shall be stabilized with additional soil substrate/growth medium and covered with additional plants. All depressions as the result of maintenance foot traffic activity, settlement, etc. shall be filled flush with adjacent medium. Plant mortality as a result of foot traffic shall be replaced immediately. Bare soil shall be planted per the planting design. Soil shall drain within 48 hours.

Eco-roof System shall be operated and maintained in accordance with manufacturer's requirements. Drain inlets shall be kept unrestricted.

- Inlet pipe shall be cleared when soil substrate, vegetation, debris, litter or other materials clog the drain inlet. Sources of sediment and debris shall be identified and corrected.
- Determine if drain inlet pipe is in good condition and correct as needed.
- contact membrane manufacturer if tears or perforations are found in the membrane.

Vegetation shall be maintained to provide 95% plant cover.

- During the Establishment Period, dead or damaged plants shall be replaced by contractor once per month as needed until expiration of warranty after which the Owner or building facilities shall be responsible for maintenance. During the long-term period, dead plants shall generally be replaced once per year in the fall months.
- Fallen leaves and debris from deciduous plant foliage shall be removed.
- Nuisance and prohibited vegetation from the Portland Plant List shall be removed when discovered.
- Weeding shall be manual with no herbicides or pesticides used. Weeds shall be removed regularly and not allowed to accumulate.

Irrigation of Extensive eco-roof

- During the Establishment period (2 years), the irrigation timer shall be set to assure plant establishment at a rate of .25 inch every 14th day during the months of June and September (warm periods) and .25 inch every seventh day during July and August (hot dry periods).
- During the long-term period (after 2 full years), water at a rate of .25 inch every 14th day during the months of July and August to maintain plant cover. No irrigation is allowed from the beginning of November through the end of April.
- Irrigation watering times shall be modified as needed to accommodate fluctuations in dry and wet periods with the exception that at no time shall the irrigation exceed .5 inches per ten days. Accurate monitoring and assessment of temperature and rainfall shall dictate schedule and watering lengths. Automatic rain shut off devices are to be inspected and any debris removed during irrigation regime.

Spill prevention measures from mechanical systems located on roofs shall be exercised when handling substances that can contaminate stormwater.

- Release of pollutants shall be corrected as soon as identified.
- Best management practices shall be implemented to prevent hazardous wastes from contaminating stormwater. Record time, date, weather, and site conditions when site activities contaminate stormwater.

Training and/or written guidance information

- A copy of O&M Plan for maintaining ecoroofs shall be provided to the Owner's maintenance personnel for reference. Building facilities / maintenance personnel shall receive instruction as to needs and regular schedules for properly maintaining the health and vigor of the eco-roof plantings and associated drainage surface.

Access and Safety to the eco-roof

- No tenant circulation or egress routes are proposed or allowed on extensive ecoroof areas. Maintenance personnel shall access roof via utility access points and tie into safety points as needed when inspecting or maintaining perimeter areas that pose a safety concern.

Aesthetics of the eco-roof shall be maintained as an asset to the property owner and community.

- Evidence of damage or vandalism shall be repaired and accumulation of trash debris shall be removed upon discovery.

Insects shall not be harbored at the eco-roof.

- Standing water creating an environment for development of insect larvae shall be eliminated by manual means. Chemical sprays shall not be used.
- Record time, date, weather, and site conditions when insect or rodent activity is observed. Record when insect or rodent activity abated or ended.

Annual Maintenance Schedule:

Summer: Make necessary repairs. Improve growing medium as needed. Clear drains. Irrigate as described above.

Fall: Replace exposed soil and dead plants. Remove sediment and debris from drains. Provide erosion control for base soil if necessary.

Winter: Monitor infiltration/flow rates. Clear drains as needed.

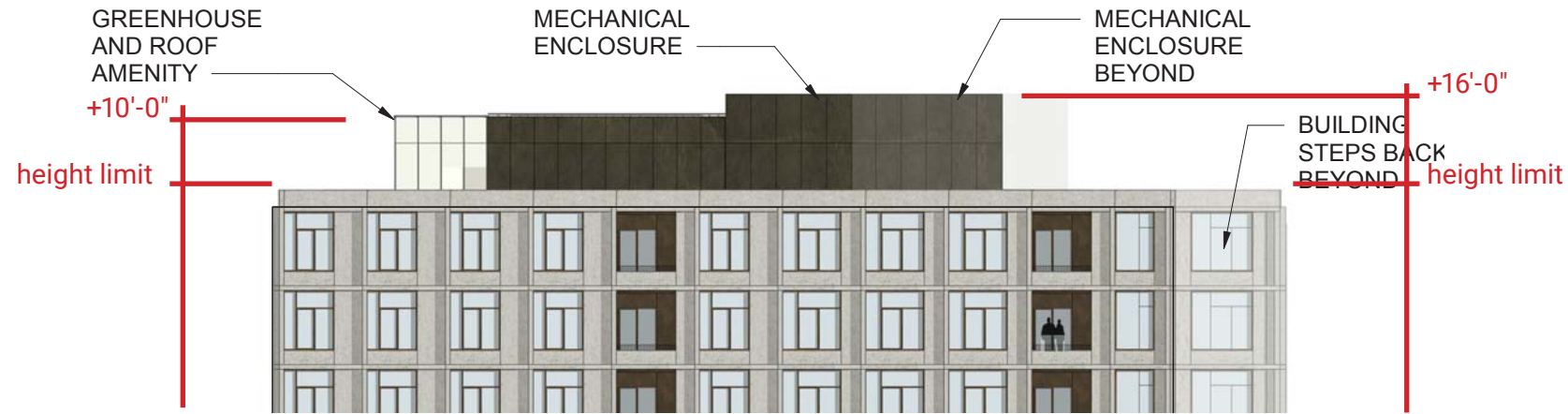
Spring: Replant exposed soil and dead plants. Removed sediment and debris from drains.

All Seasons: Weed as necessary.

ADJUSTMENTS / MODIFICATIONS

MODIFICATION

Height



PARTIAL NORTH ELEVATION ALONG LOVEJOY

MODIFICATION:

33.140.210 Height -

B.2 Rooftop mechanical equipment and stairwell enclosures that provide rooftop access may extend above the height limit provided that are set back at least 15 feet from roof edges on street facing facades:

- a. Elevator mechanical equipment may extend 16' above the height limit.
- b. Other equipment and stairwell enclosures that cumulatively cover not more than 10 percent of the roof area may extend up to 10 feet above the height limit.

- Base height is 75'-0" + 45'-0" general bonus = 120'-0" + 30'-0" of housing extends to 150'-0" max.

- Building height is 147'-0" from the highest point on the site to the top of parapet.

- The roof top mechanical extends to 160'-0" = 10' above the height limit. The total roof area is 24,650 sf. The portion that extends above the parapet is 6,039 sf = 24.5% of the roof area. The modification request is an increase from 10% to 24.5% roof coverage.

- **Additionally a cooling tower on each building roof extends to approx. 166'-0". This 16' extension over the height limit is permitted only for elevator equipment. The modification request is to allow the two architecturally screened cooling towers to extend to the 16' limit.**

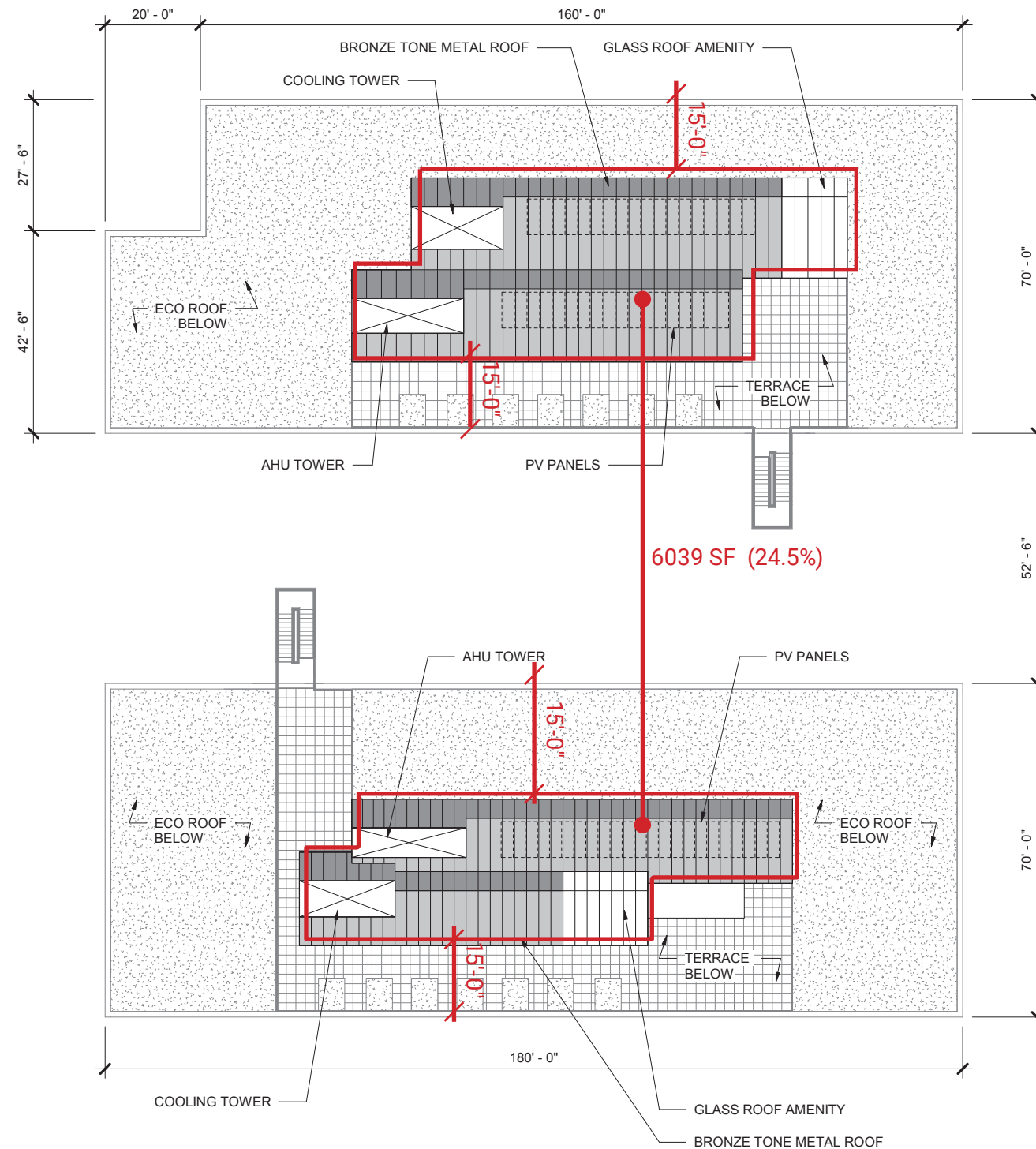


WEST ELEVATION ALONG 14TH

SCALE: 1/32" = 1'-0"
 0' 10' 20' 40' 80'

MODIFICATION

Height continued



LEVEL 11 - MECHANICAL/AMENITY PLAN

SCALE: 1/32" = 1'-0"
 0' 10' 20' 40' 80'

MODIFICATION:

33.140.210 Height -

B.2 Rooftop mechanical equipment and stairwell enclosures that provide rooftop access may extend above the height limit provided that are set back at least 15 feet from roof edges on street facing facades:

- a. Elevator mechanical equipment may extend 16' above the height limit.
- b. Other equipment and stairwell enclosures than cumulatively cover not more than 10 percent of the roof are may extend up to 10 feet above the height limit.

- Base height is 75'-0" + 45'-0" general bonus = 120'-0" + 30'-0" of housing extends to 150'-0" max.

- Building height is 147'-0" from the highest point on the site to the top of parapet.

- **The roof top mechanical extends to 160'-0" = 10' above the height limit. The total roof area is 24,650 sf. The portion that extends above the parapet is 6,039 sf = 24.5% of the roof area. The modification request is an increase from 10% to 24.5% roof coverage.**

- Additionally a cooling tower on each building roof extends to approx. 166'-0". This 16' extension over the height limit is permitted only for elevator equipment. The modification request is to allow the two architecturally screened cooling towers to extend to the 16' limit.

MODIFICATION

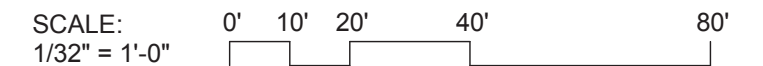
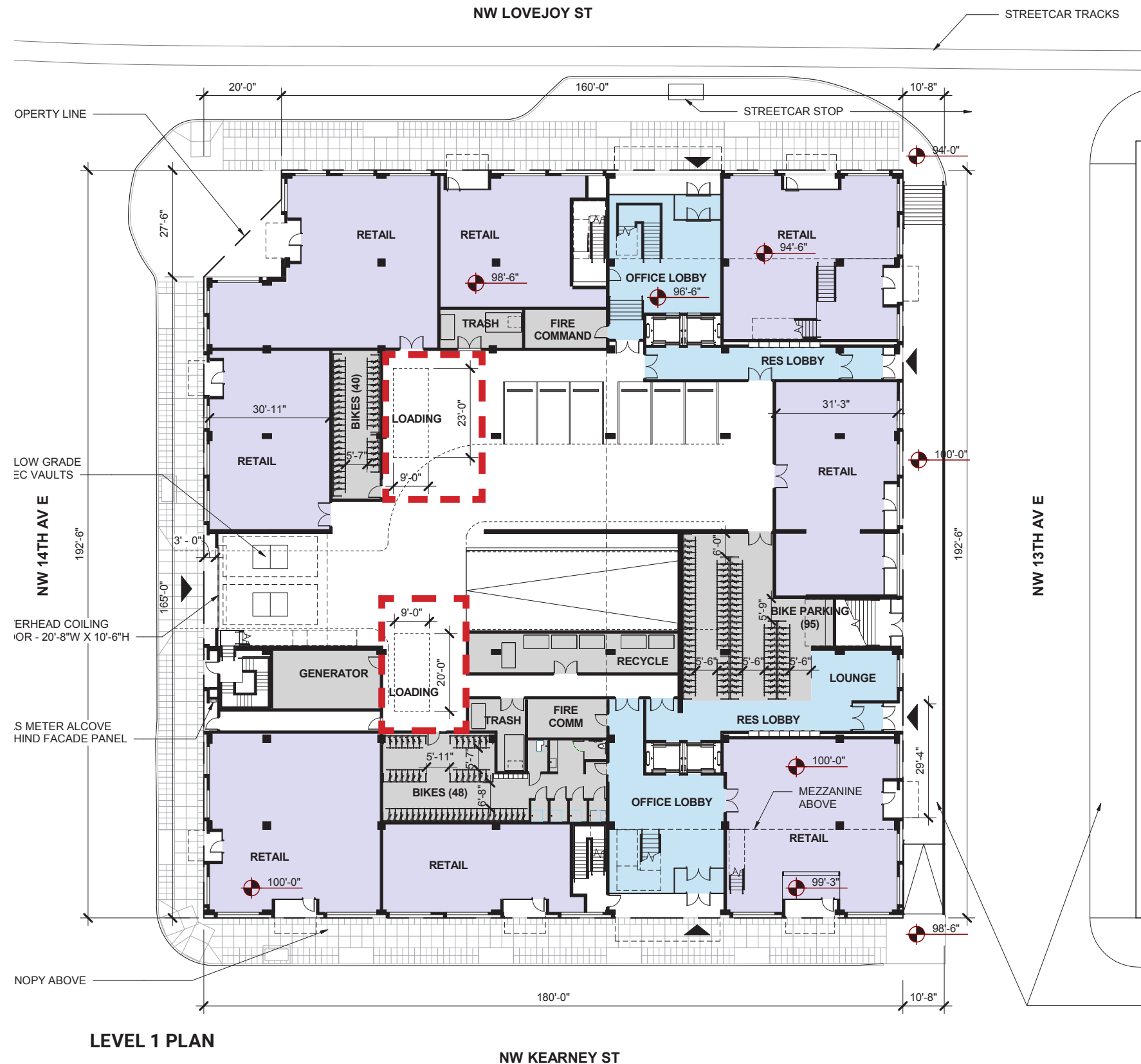
Loading Standards

MODIFICATION:

33.266.310 Loading Standards –

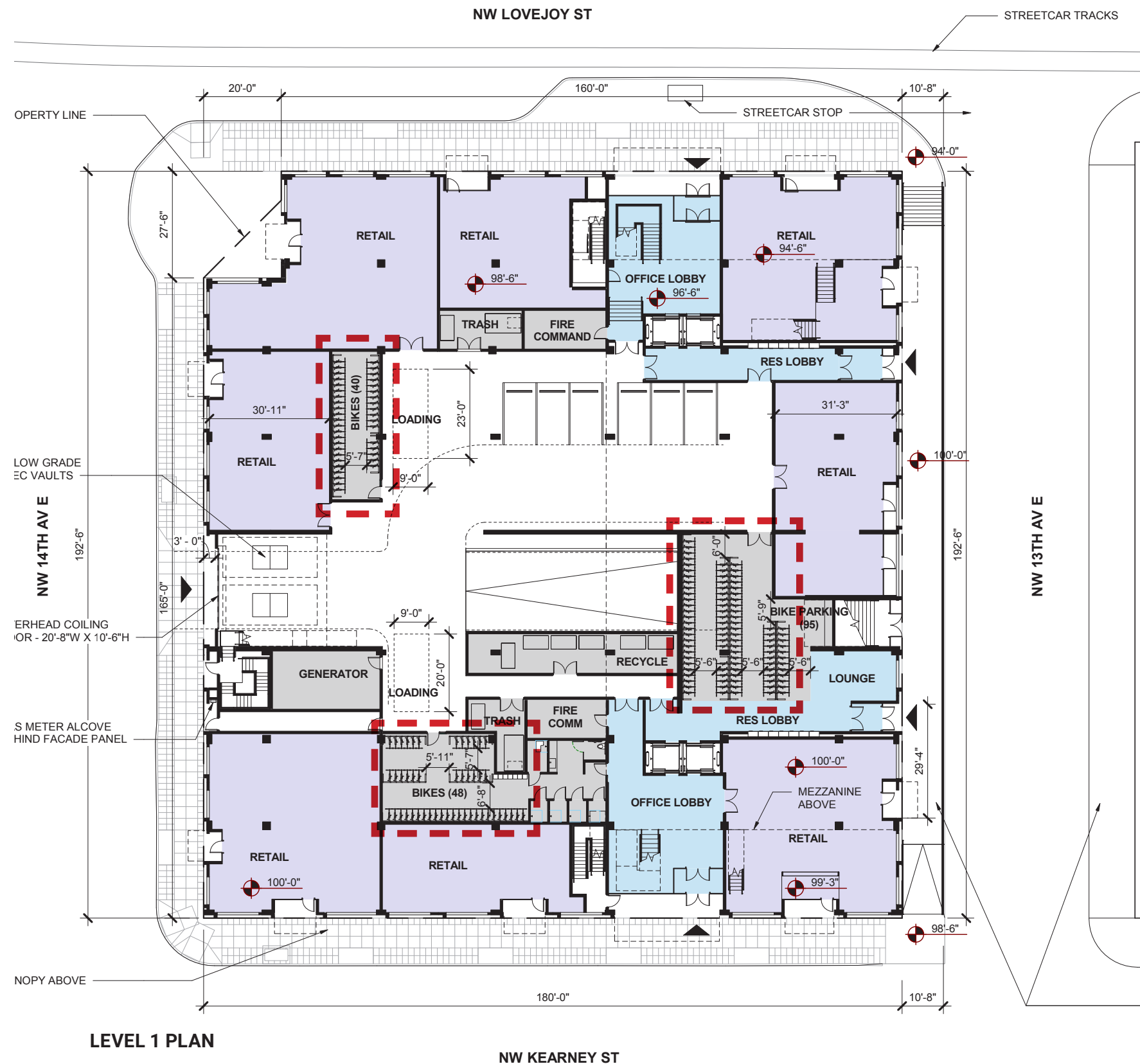
In mixed use buildings with more 50,000 square feet in floor area in uses other than dwelling units, two Standard A spaces are required. Standard A spaces are 35 feet long, 10 feet wide and have a vertical clearance of 13 feet. In the Central City Plan District forward motion enter/exit loading spaces are only required on light rail or streetcar alignments.

- Lovejoy Station has 56,425 sf of office use and provides two loading spaces – one is 20' long x 9' wide x 15' high and the second is 23' long x 9' wide x 15' high. Both are within the Ground Floor auto court area.
- A 10' U-haul moving truck is 20' long x 6'-6" wide x 8'-7" high. A 15' truck is 22'-6" long x 7'-8" wide x 10'-0" high. Both loading spaces will be available for tenants, so both size trucks can be accommodated.
- The location chosen is adjacent to a staging area and back hallway with elevator access and does not take away from the total parking count required for the building.
- The spaces will serve tenants of the building as well as provide a space for building service and maintenance vehicles to park. Access to the loading area will be coordinated through the building manager.
- Storage and staging areas are provided inside the building separate from the lobby entrance. This staging area is accessible to the tower elevators. The staging area will allow for faster truck unloading and will not require trucks to continue at the curb while waiting for the elevator to move goods into the building.



MODIFICATION

Bicycle Parking



MODIFICATION:

33.266.220.C Standards for Bicycle Parking:

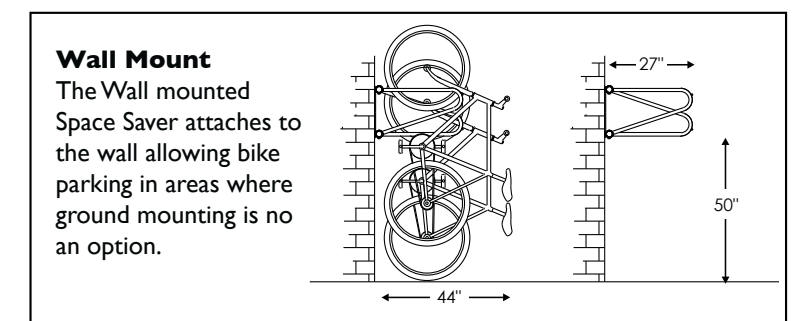
Bicycle racks. A space 2 feet by 6 feet must be provided for each bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.

All bike storage includes use of a vertical hanging system that allows bikes to be staggered to optimize space requirements. A Modification is requested, identical to that previously approved for the Block 15 and Block 17 projects, allowing for the clearance for this system. Clearance includes a 44"x18" space for each bike with bike hangars staggered vertically 6" min, and mounted at 18" o.c. min. A 5'-0" aisle is provided behind each bicycle rack for ease of storage and removal.

Total Req'd Long Term Bicycle Parking Spaces:

• Residential		
	1.5 spaces per unit required	= 279
	1 space will be designated in each residential unit: Located within the bike room located along 13th Ave.	=186 =95
• Retail and Office		
	1/12,000 sf retail	= 2
	1/10,000 sf office	=6
	Provided in two bike room locations. (One bike room includes shower facilities.)	=88
	Total Bicycle Parking Spaces Provided:	=369

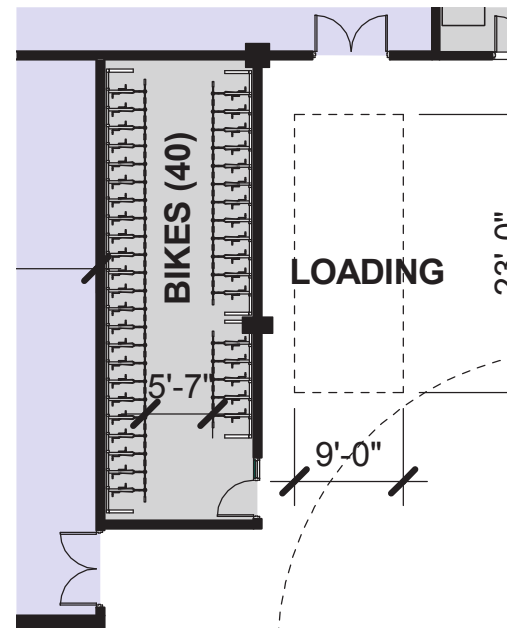
• Short term bike parking requirements will be met by paying into the City of Portland Bike Fund for sidewalk bike rack installation.



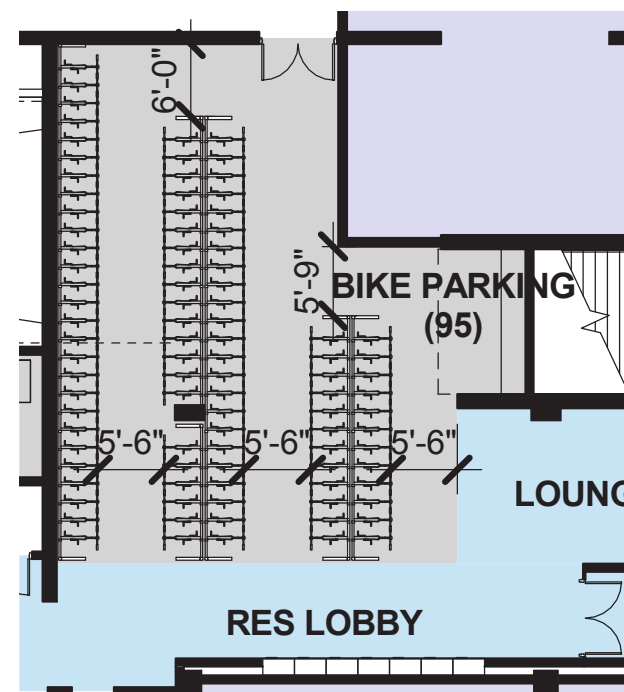
SCALE: 1/32" = 1'-0"
 0' 10' 20' 40' 80'

FAR BONUS

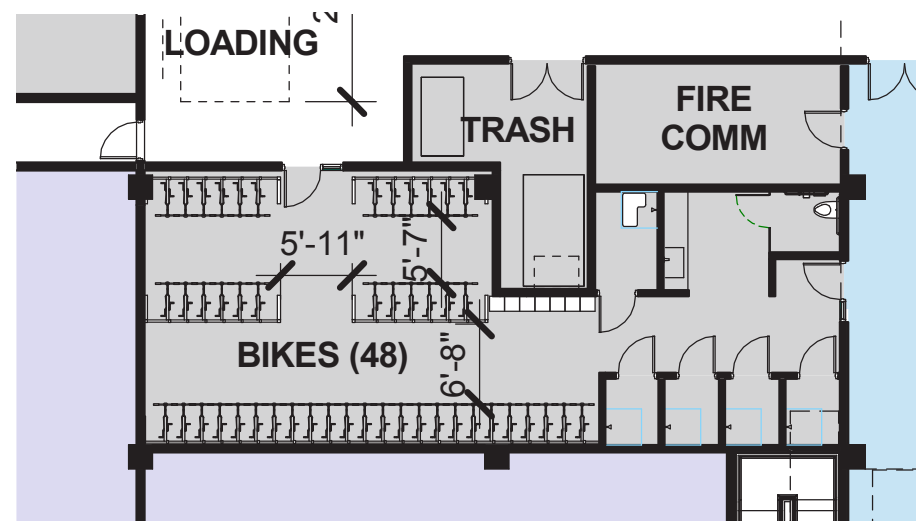
Bicycle Parking



BIKE ROOM 3 469 sf



BIKE ROOM 1 1,326 sf



BIKE ROOM 2 1,056 sf

BONUS:

33.510.210.C. 9. Locker Room Bonus:

In EX zones, projects that provide locker room facilities and extra long-term bicycle parking receive bonus floor area. For each square foot of area developed and committed to locker room facilities, a bonus of 40 square feet of additional floor area is earned. To qualify for the bonus, the following must be met:

- The locker room facility must include showers, a dressing area, and lockers;
- All tenants of the building must be able to use the locker room facility; and
- At least 110% of required long-term bicycle parking for the site must be provided.

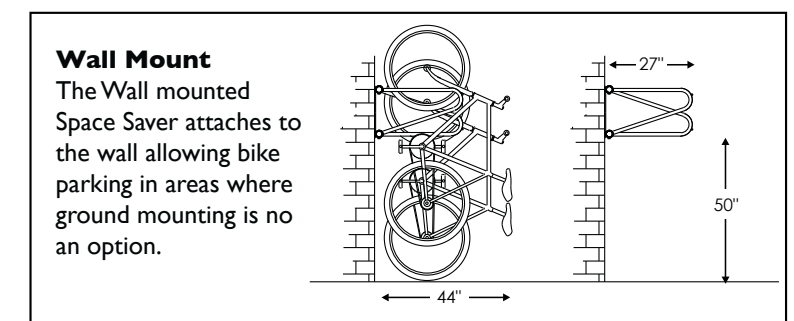
Per calculation below, the project exceeds the 316 minimum bike parking spaces required (110%). Locker Room square footage = 424 sf. Total square footage of bike parking and locker rooms = 2,851 sf.

Total bonus = 424 x 40 = 16,960 sf

Total Req'd Long Term Bicycle Parking Spaces:

• Residential		
1.5 spaces per unit required		= 279
1 space will be designated in each residential unit:		= 186
Located within the bike room located along 13th Ave.		= 95
• Retail and Office		
1/12,000 sf retail		= 2
1/10,000 sf office		= 6
Provided in two bike room locations. (One bike room includes shower facilities.)		= 88
Total Bicycle Parking Spaces Provided:		= 369

- Short term bike parking requirements will be met by paying into the City of Portland Bike Fund for sidewalk bike rack installation.

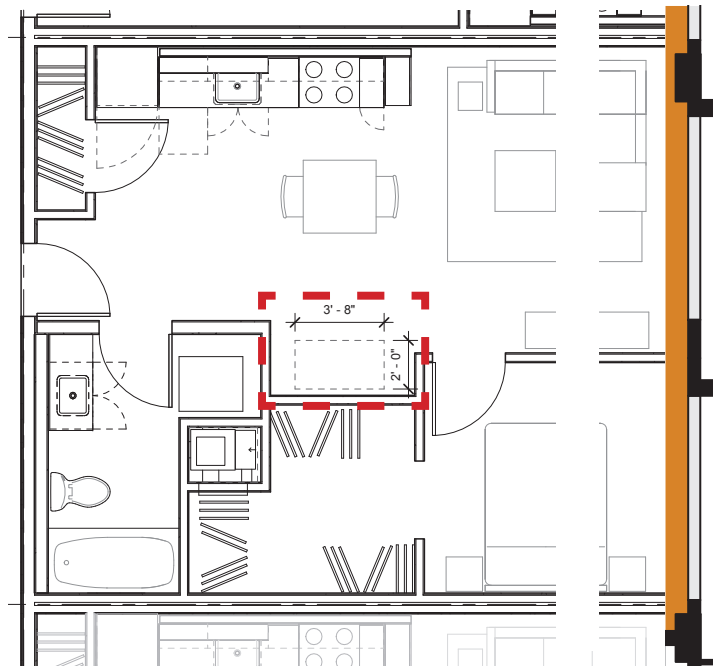


Wall Mount

The Wall mounted Space Saver attaches to the wall allowing bike parking in areas where ground mounting is no an option.

SCALE: 1/32" = 1'-0"

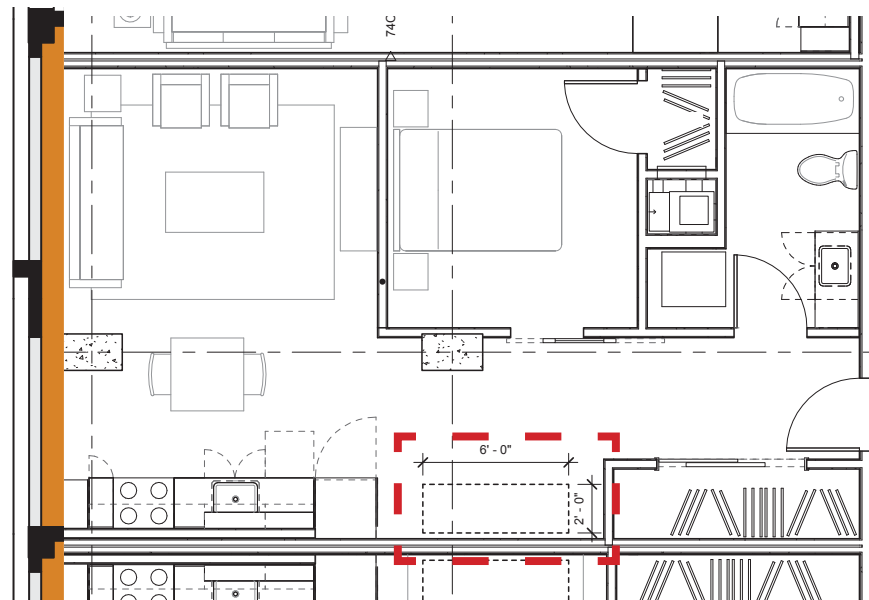
MODIFICATION
Bicycle Parking



TYPICAL UNIT
UNITS WITH WALL-MOUNTED BIKE HANGER



UNIT WALL-MOUNTED BIKE
HANGER EXAMPLE



TYPICAL UNIT
UNITS WITH 2'-0" x 6'-0" FLOOR SPACE

MODIFICATION:

33.266.220.C Standards for Bicycle Parking:
Bicycle racks. A space 2 feet by 6 feet must be provided for each bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.

All bike storage includes use of a vertical hanging system that allows bikes to be staggered to optimize space requirements. A Modification is requested, identical to that previously approved for the Block 15 and Block 17 projects, allowing for the clearance for this system. Clearance includes a 44"x18" space for each bike with bike hangars staggered vertically 6" min, and mounted at 18" o.c. min. A 5'-0" aisle is provided behind each bicycle rack for ease of storage and removal.

Total Req'd Long Term Bicycle Parking Spaces:

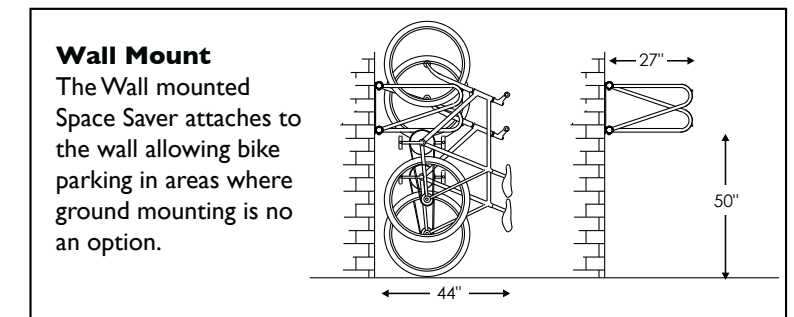
- Residential

1.5 spaces per unit required	= 279
1 space will be designated in each residential unit: Located within the bike room located along 13th Ave.	=186 =95

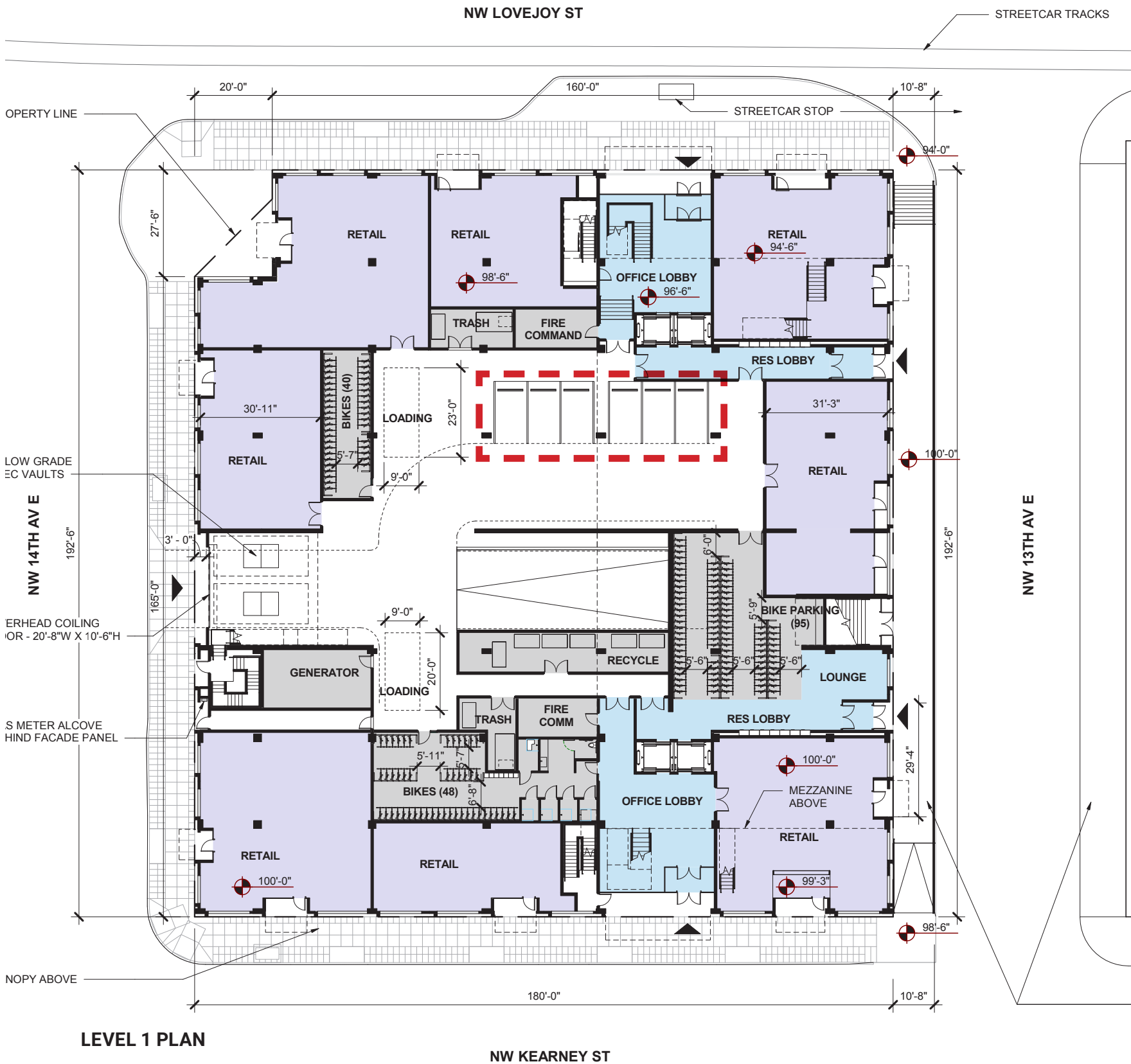
- Retail and Office

1/12,000 sf retail	= 2
1/10,000 sf office	=6
Provided in two bike room locations. (One bike room includes shower facilities.)	=88
Total Bicycle Parking Spaces Provided:	=369

• Short term bike parking requirements will be met by paying into the City of Portland Bike Fund for sidewalk bike rack installation.



MODIFICATION
Ground Floor Active Use



MODIFICATION:

33.510.225.E.2

Ground Floor Active Use –

In the River District, on the portion of a site within 100 feet of a streetcar alignment, parking is not allowed in a building that is required to meet the ground floor active use standard.

- The parking extends to the property line at NW Lovejoy at the below grade parking levels and a small section of parking occurs approx. 54'-6" from the property line on the Ground Floor. The parking/loading driveway is 94'-0" from the Lovejoy property line.
- The parking is concealed by retail on all sides where it occurs above grade.
- Locating the parking below grade is preferable to maintain the pedestrian environment desired while also helping to address the on-street parking issues in the district.

SCALE:
1/32" = 1'-0"



RENDERINGS

RENDERED VIEW
Towards West Hills



RENDERED VIEW
From 14th Ave



RENDERED VIEW
From 13th Ave

