

BORA

KILLIAN PACIFIC
Lovejoy Square



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PROJECT TEAM

Owner

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Vancouver, WA 98660
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Architect

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Contractor

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Portland, Oregon 97214
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Structural

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111 SW Fifth Ave, Suite 2500
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MEP

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Portland OR 97204
Ph: 503 227 5280

Civil

DOWL
720 SW Washington St
Suite 750
Portland OR 97205
Ph: 971 280 8641

PROJECT INFORMATION

PROJECT INFORMATION

Project Summary

LOVEJOY SQUARE Proposed Killian Pacific

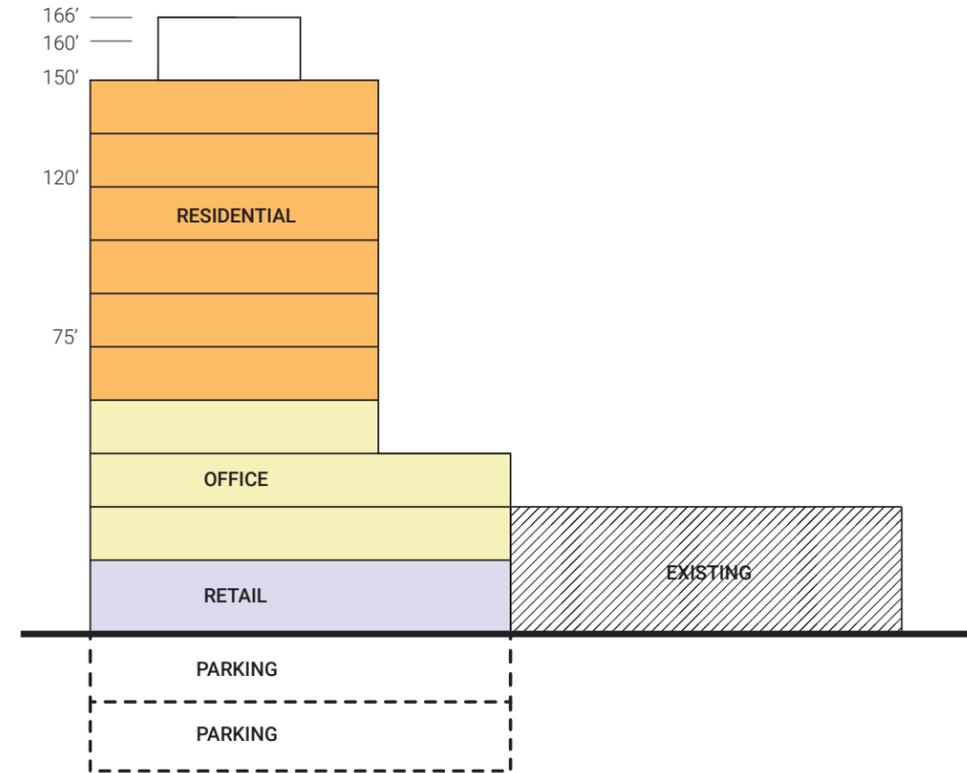
Program Summary
January 15, 2018

Site SF	18,000
Max FAR 8:1	144,000
Base FAR 5:1	90,000
Transfer required	34,044
Total FAR	124,044

Type	Area	Average	Quantity
Retail	7,026		5
Office - Level 2	13,450		1
Office - Level 3	12,465		1
Office - Level 4	7,976		1
Office	33,891		3
Studio	14,814	412	36
One Bedroom	24,252	674	36
Two Bedroom	7,074	1,179	6
Total Units	46,140		78
Lobby/ Amenity	2,684		
Bike Rm	1,078		
Service/ Mech	5,894		
Total Net SF	96,713		

Type	Area	FAR Area	Total FAR	Quantity
Level B2 (Parking)	18,000			
Level B1 (Parking)	18,000			
Level 1 - Retail	17,311	695	18,006	1
Level 2 - Office	15,836	416	16,252	1
Level 3 - Office	14,870	418	15,288	1
Level 4 - Office	10,251	270	10,521	1
Levels 5-10 each - Residential	10,087	434	10,521	6
Levels 5-10 Total	60,522		63,126	
Roof mech	851		851	
Total Gross SF	155,641			10
Total FAR			124,044	
Net/Gross (w/out parking)	77.95%			

Parking	Quantity	Required Bike Parking
Level B1	29	Long-term res (1.5/unit)
Level B2	38	Retail (1/12,000 sf)
Total Parking	67	Office (1/10,000 sf)
		TOTAL
Bike Parking room provided	87	Short-term res (0.05/unit)
+ (1) space in each unit	78	Retail (1/5,000 sf)
TOTAL	165	Office (1/40,000 sf)
		TOTAL



10 Levels

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



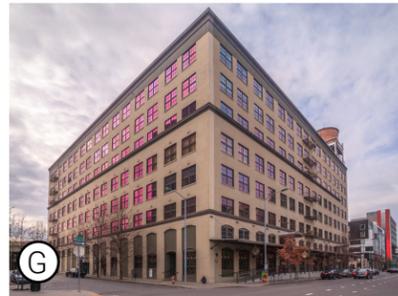
The Lovejoy

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

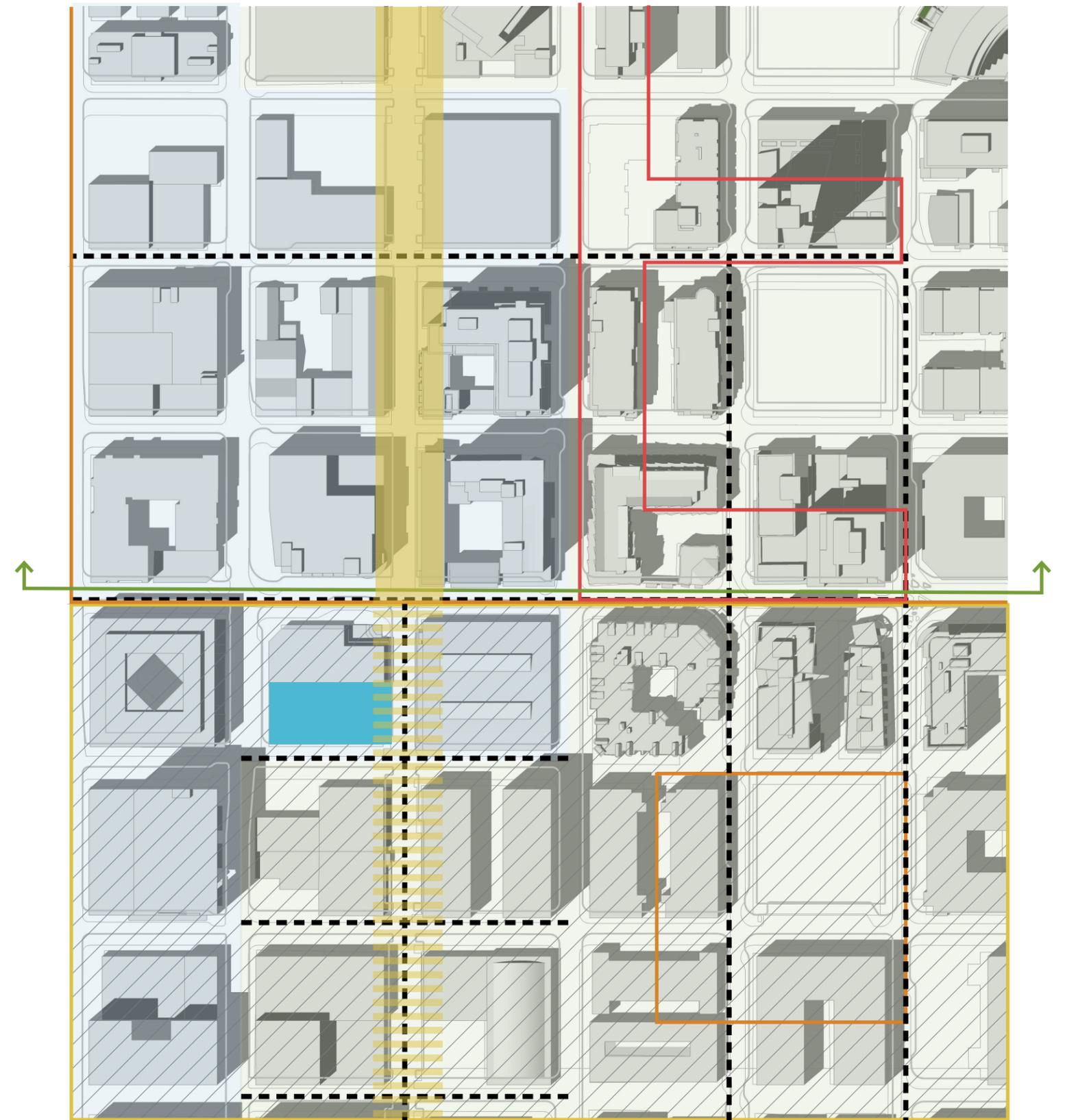


The Dianne

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



SITE CONTEXT
 Planning and Zoning



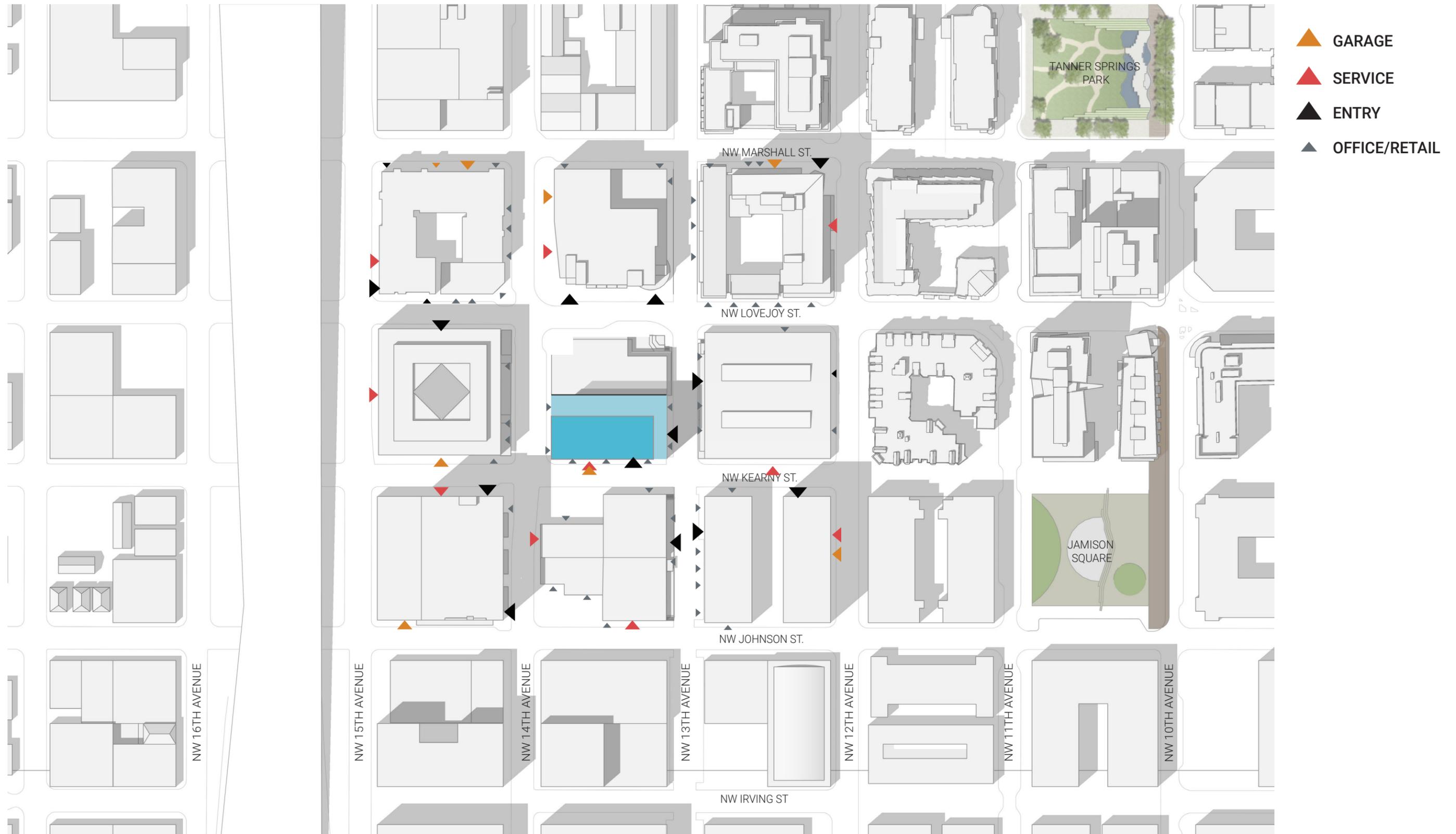
- BLOCK 142
- FAR 5:1
- FAR 4:1
- 225' Max Height
- 100' Max Height
- 75' Max Height
- Eligible for general and housing height bonus
- 75' height limit for 20' from lot line
- Required Building Lines
- North Pearl Height Opportunity District

SITE CONTEXT
Site Plan - Transportation



SITE CONTEXT

Site Plan - Entries



SITE CONTEXT
Site Plan - Building Heights

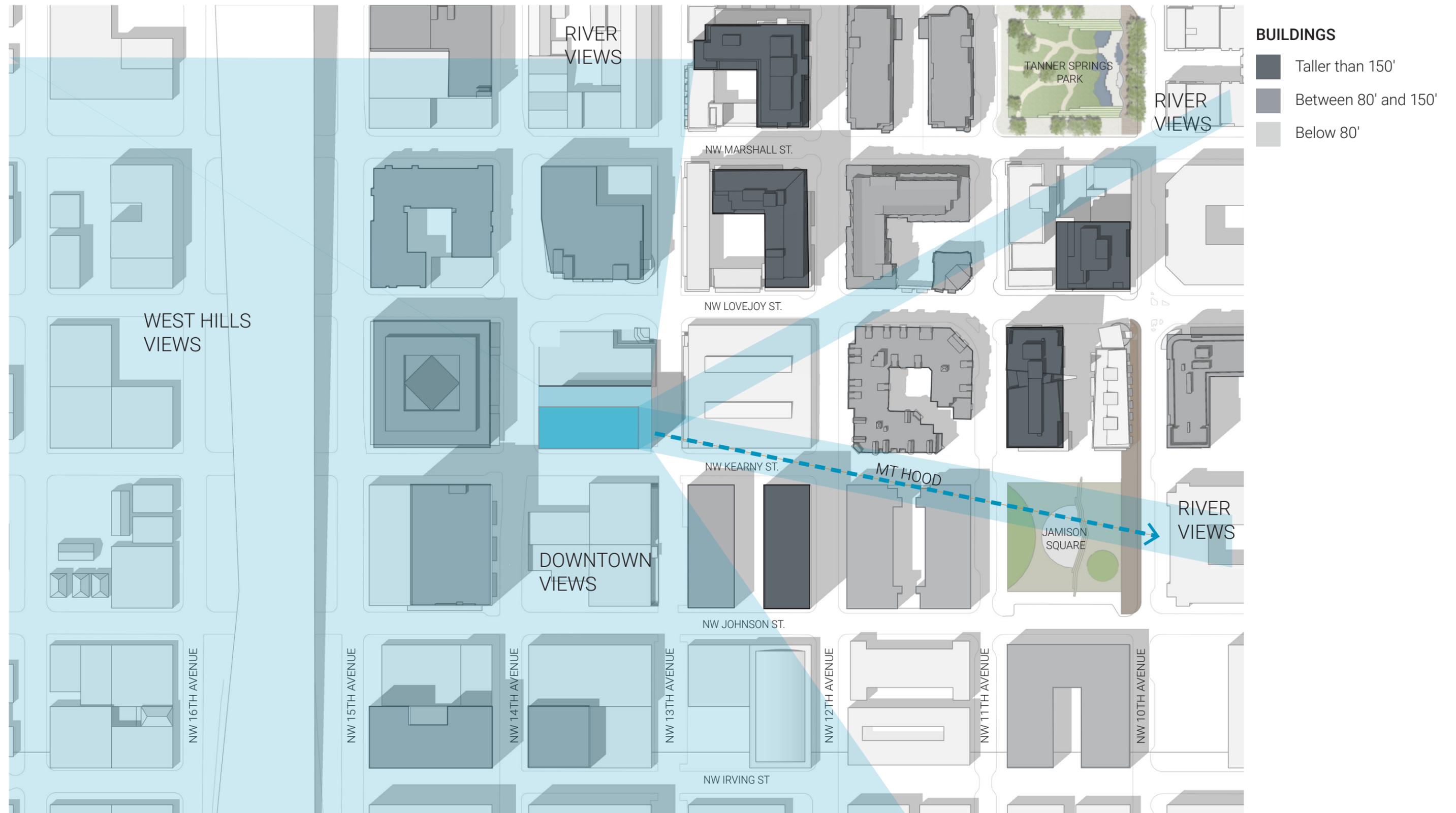


BUILDINGS

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

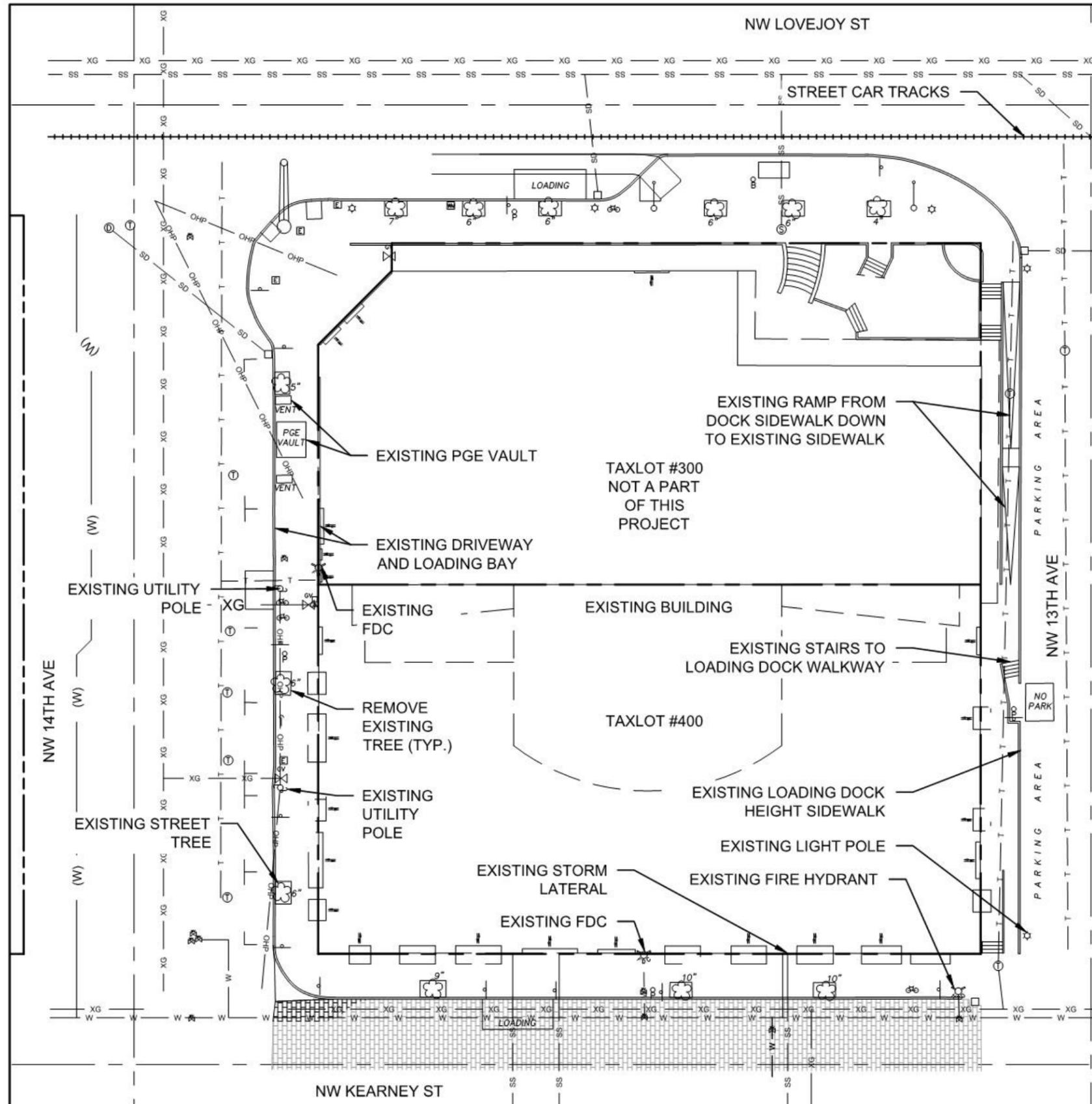
SITE CONTEXT

Site Plan - Views



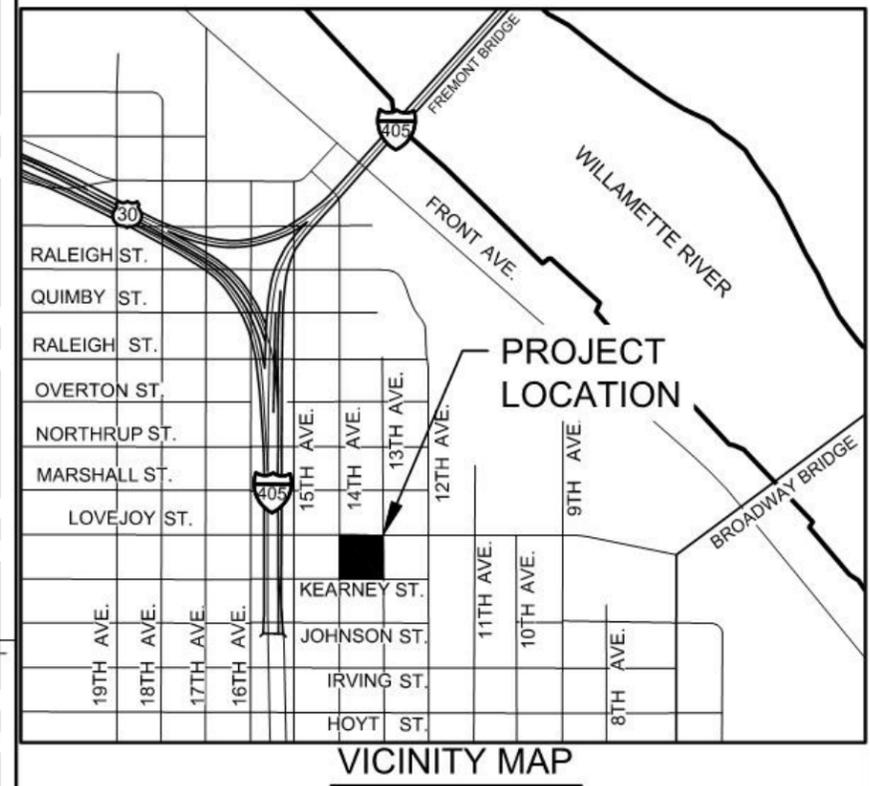
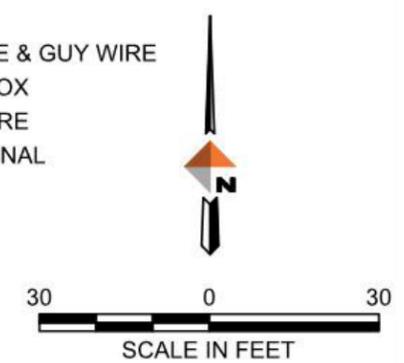
THE SITE

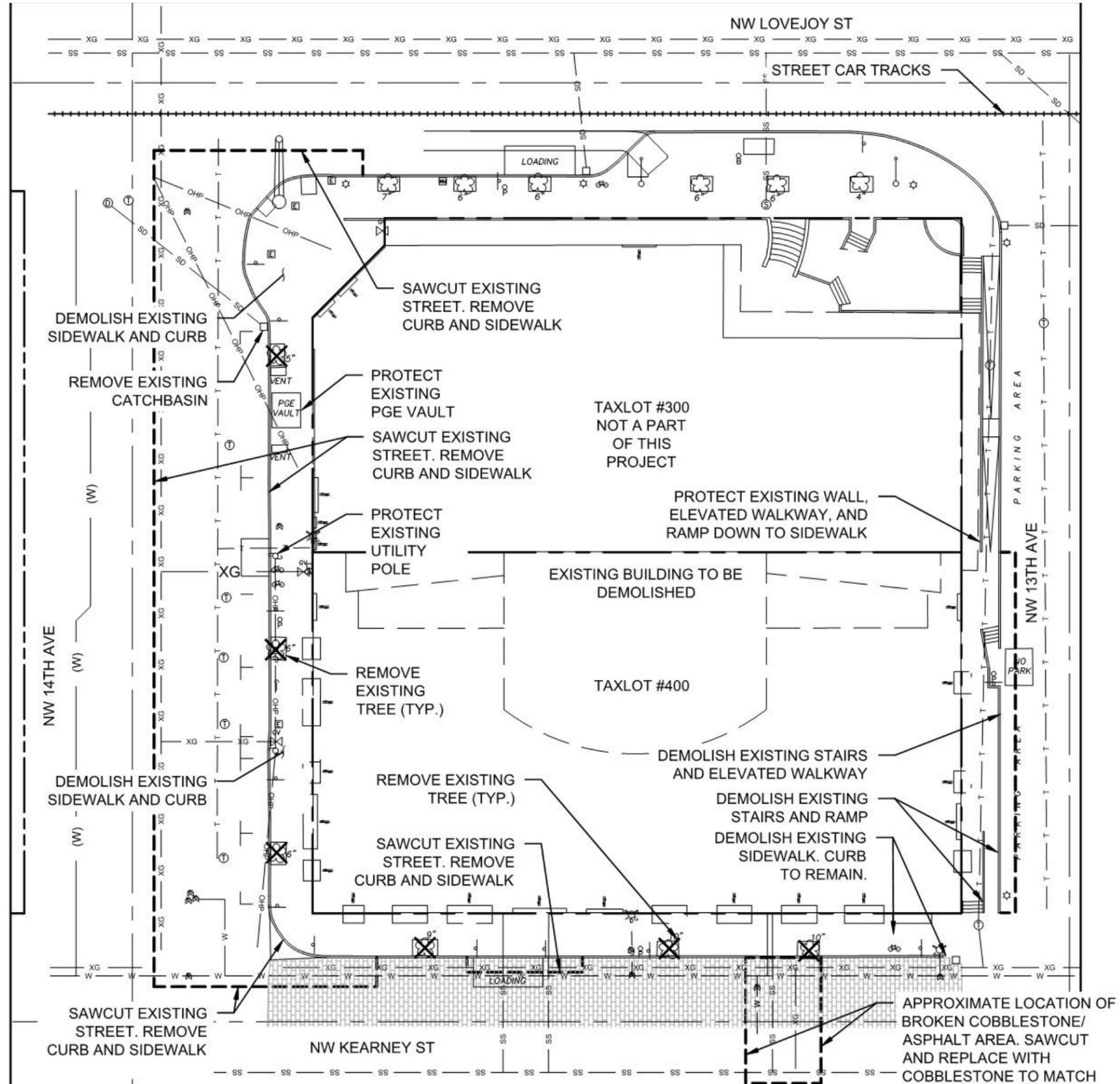
THE SITE
Existing Conditions



LEGEND

- RIGHT OF WAY LINE
- CENTER LINE
- XG- GAS LINE
- OHP- OVERHEAD POWER LINE
- T- TELECOM LINE
- SS- SANITARY LINE
- SD- STORM LINE
- STREETCAR TRACKS
- (W)--- ASSUMED WATER LINE
- 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





LEGEND

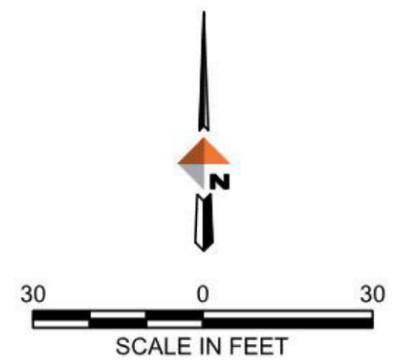
- — — — — RIGHT OF WAY LINE
- — — — — CENTER LINE
- XG — XG — XG — GAS LINE
- OHP — OHP — OHP — OVERHEAD POWER LINE
- T — T — T — TELECOM LINE
- SS — SS — SS — SANITARY LINE
- SD — SD — SD — STORM LINE
- — — — — STREETCAR TRACKS
- (W) — — — — ASSUMED WATER LINE
- W — W — W — WATER LINE
- — — — — CURB 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

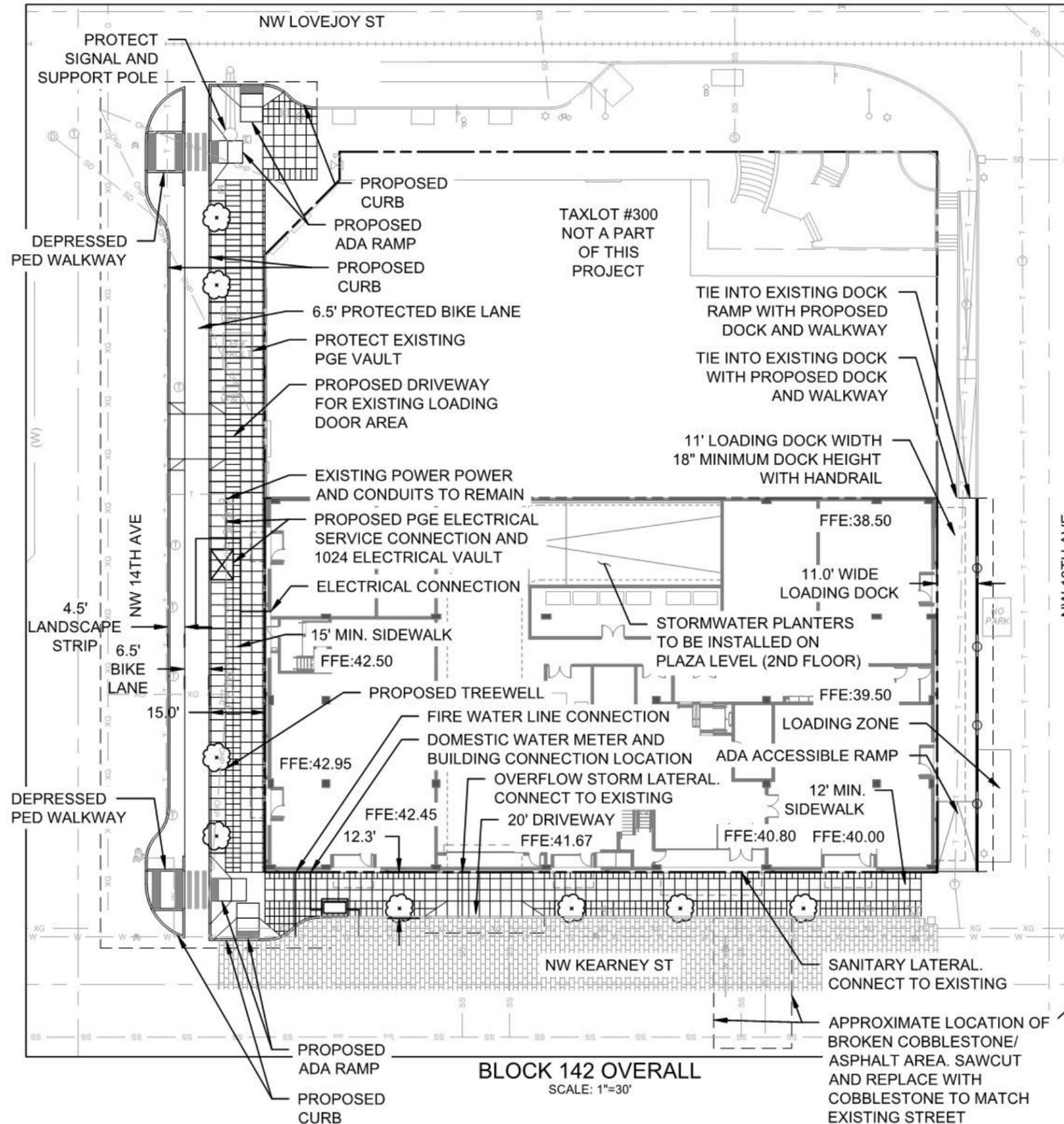
BASIS OF BEARINGS

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

VERTICAL DATUM

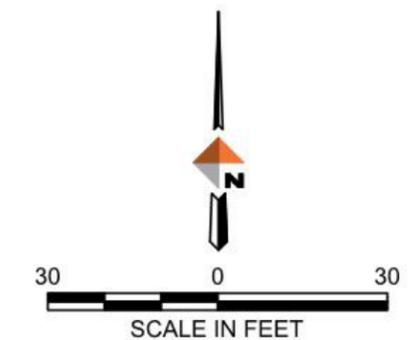
CITY OF PORTLAND BASED UPON BENCHMARK NO. 3621 AT THE NE CORNER OF NW KEARNEY STREET AND NW 15TH AVENUE. ELEV.=49.268'





LEGEND

	EXISTING PROPERTY LINE
	EXISTING CENTER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING TELECOM LINE
	EXISTING SANITARY LINE
	EXISTING STORM LINE
	EXISTING STREETCAR TRACKS
	EXISTING ASSUMED WATER LINE
	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
	PROPOSED WATER LINE
	PROPOSED WATER LINE
	PROPOSED WATER LINE
	PROPOSED CURB LINE
	PROPOSED CONCRETE SCORING
	PROPOSED HANDRAIL
	PROPOSED WATER METER VAULT
	PROPOSED STREET TREE

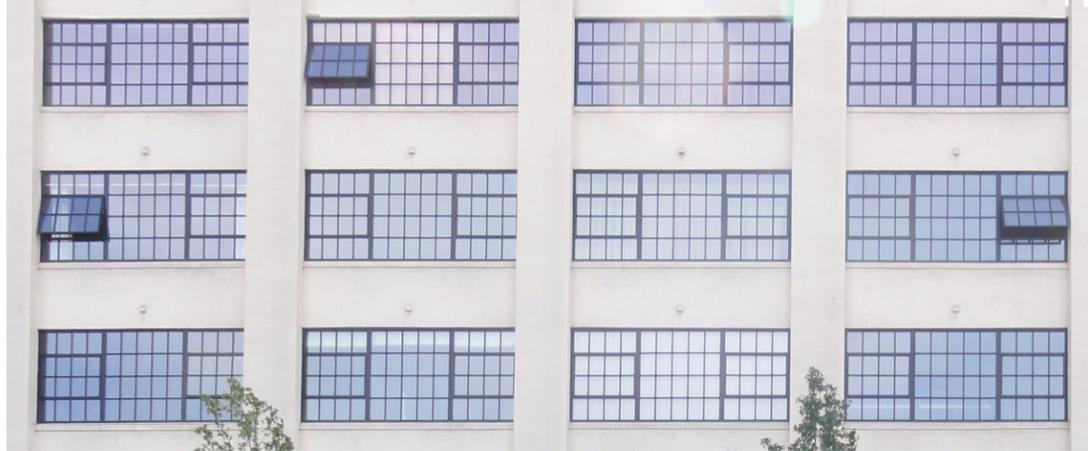


THE SITE
Site Context Aerial

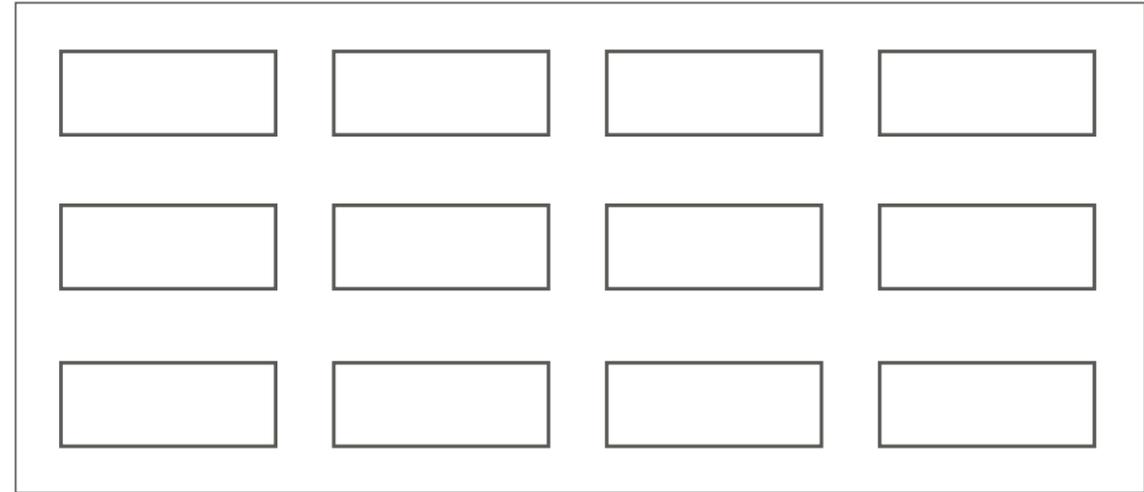


BUILDING DESIGN

BUILDING DESIGN
Facade Concept



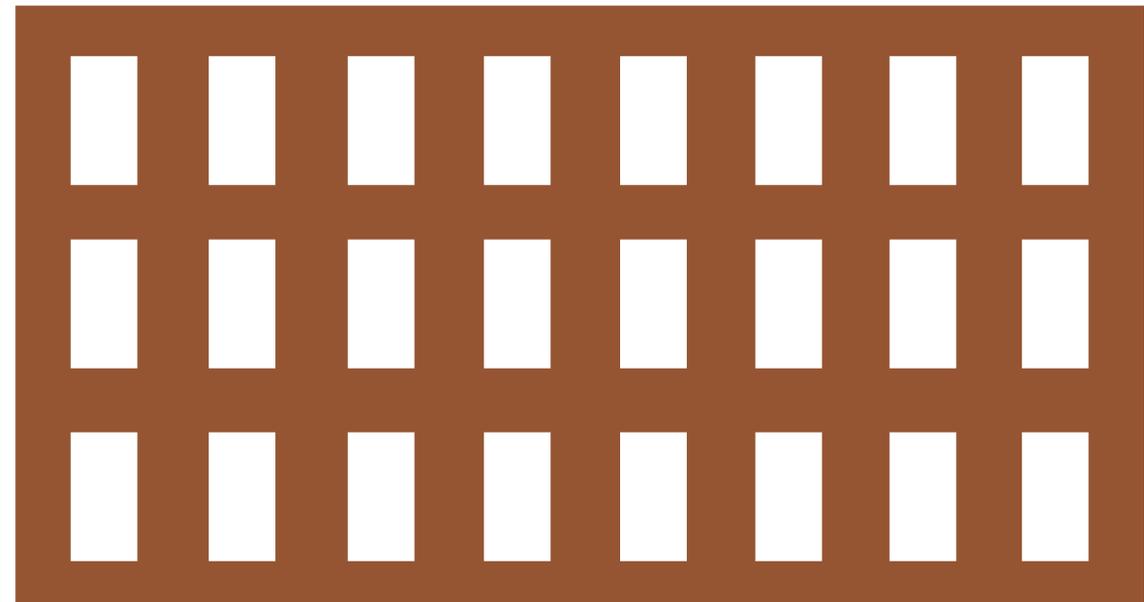
PEARL DISTRICT REINFORCED CONCRETE STRUCTURE



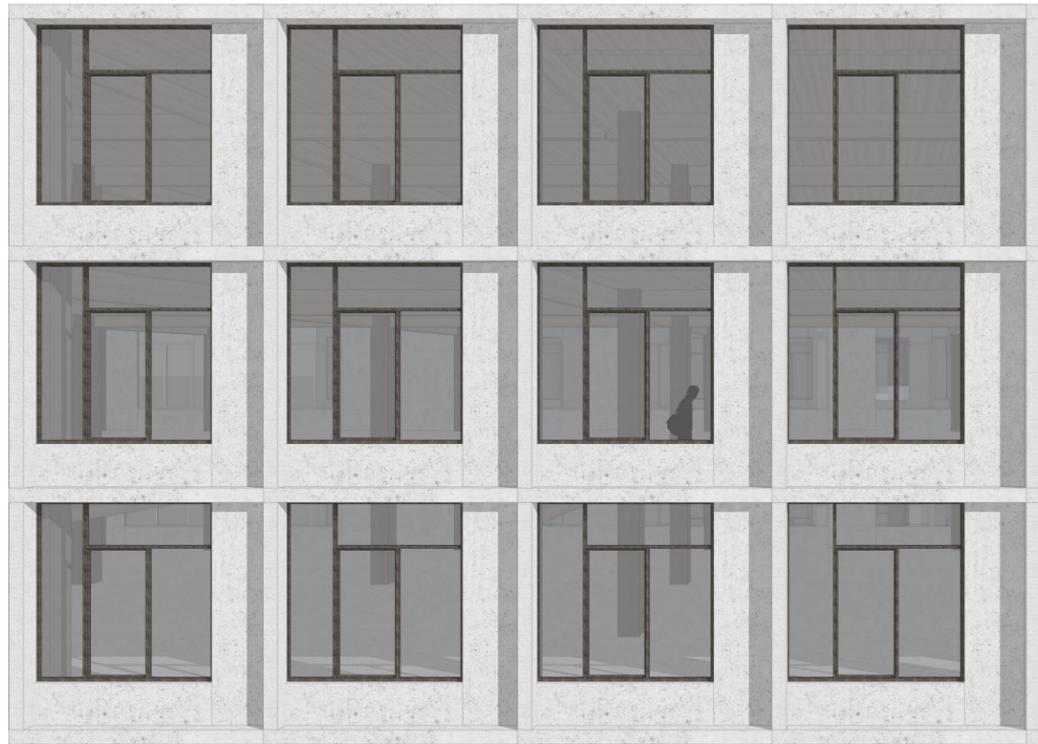
REGULARLY SPACED LARGE HORIZONTAL WINDOWS



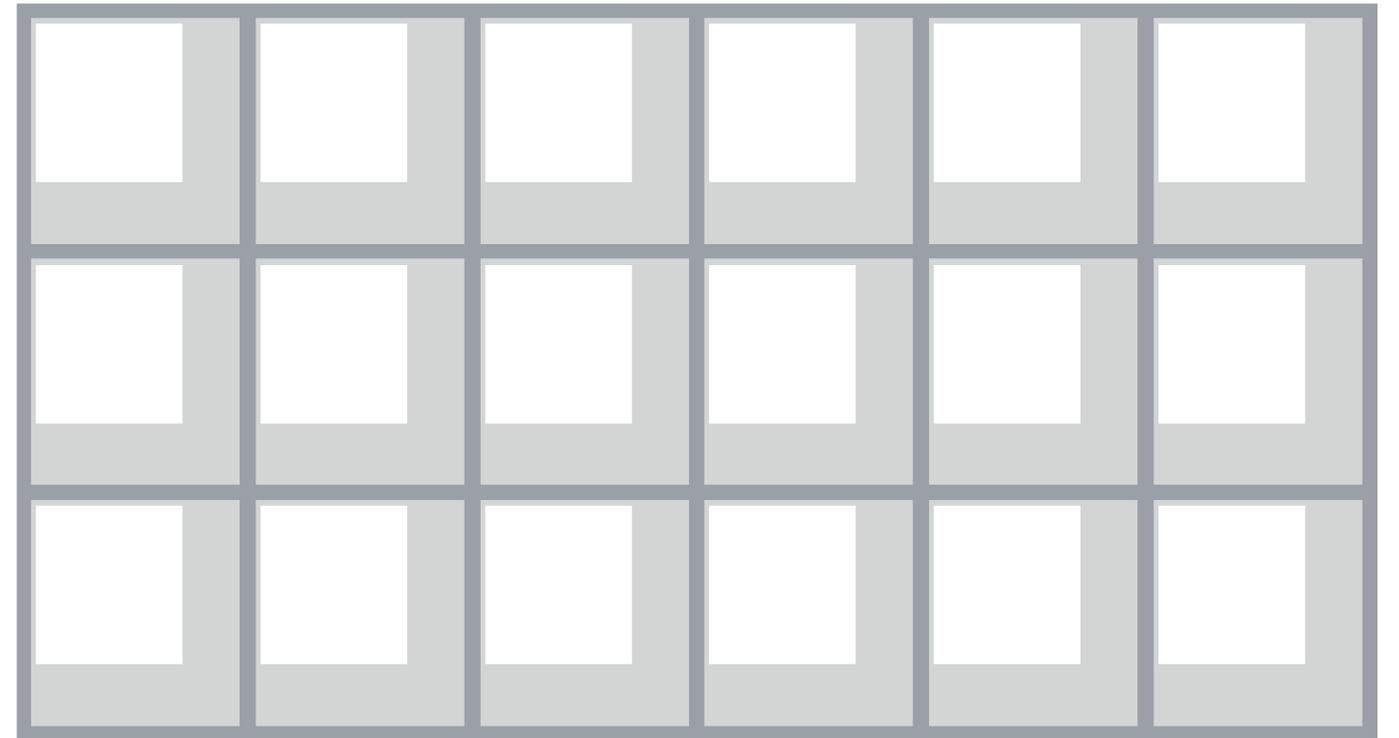
PEARL DISTRICT UNREINFORCED MASONRY STRUCTURE



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

ORIGINAL BUILDING DESIGN PROPOSAL

Aerial Along 13th



Commission Feedback

Pros

- Architectural Character
- Materials

Cons

- Orientation of courtyard/public amenity
- Rooftop program spaces
- Driveway location on 14th (PBOT)
- Exterior Stairs
- Discontinuous canopy on 13th
- No setback on 13th

CURRENT PROPOSAL BUILDING DESIGN

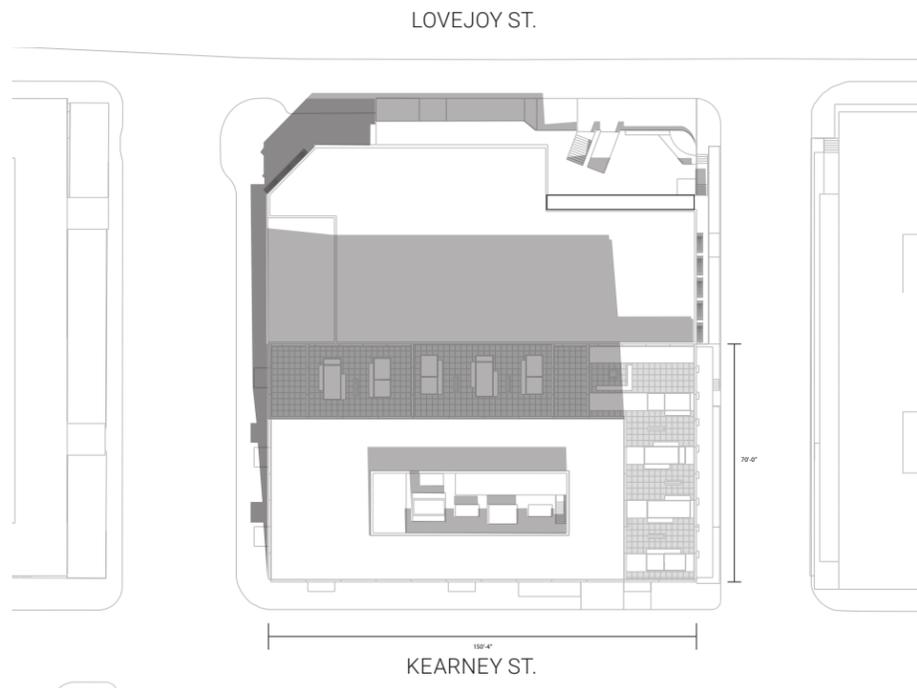
Aerial Along 13th



BUILDING DESIGN
Aerial Along 14th



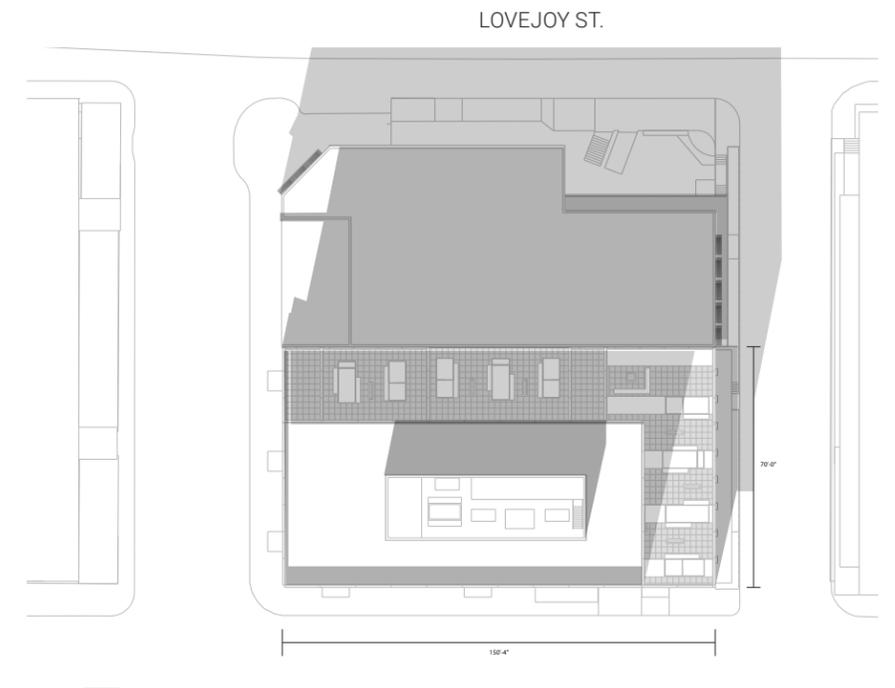
APRIL 21 12:00 PM



APRIL 21 3:00 PM

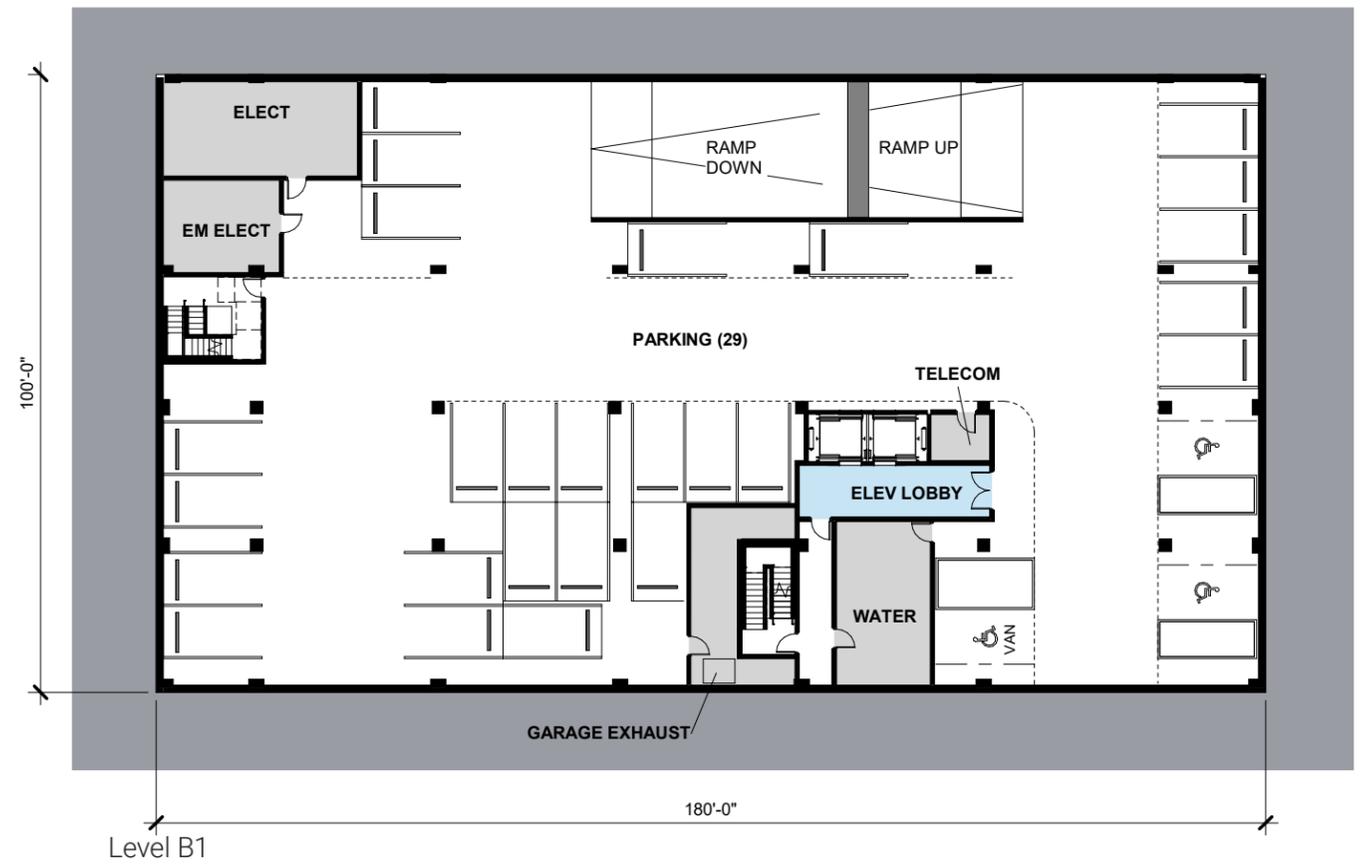
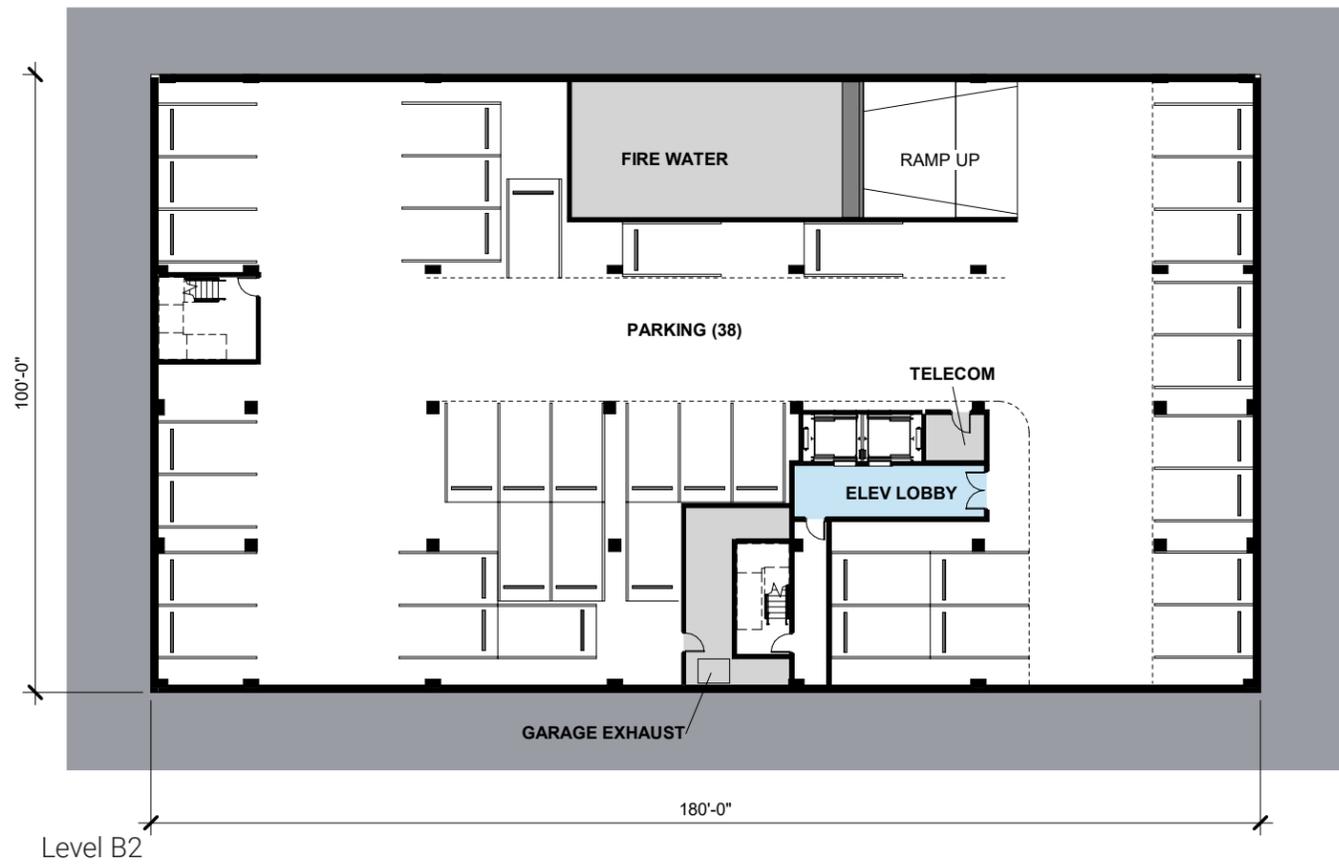


DECEMBER 25 12:00 PM



BUILDING PLANS

BUILDING PLANS
Parking Levels B2 and B1



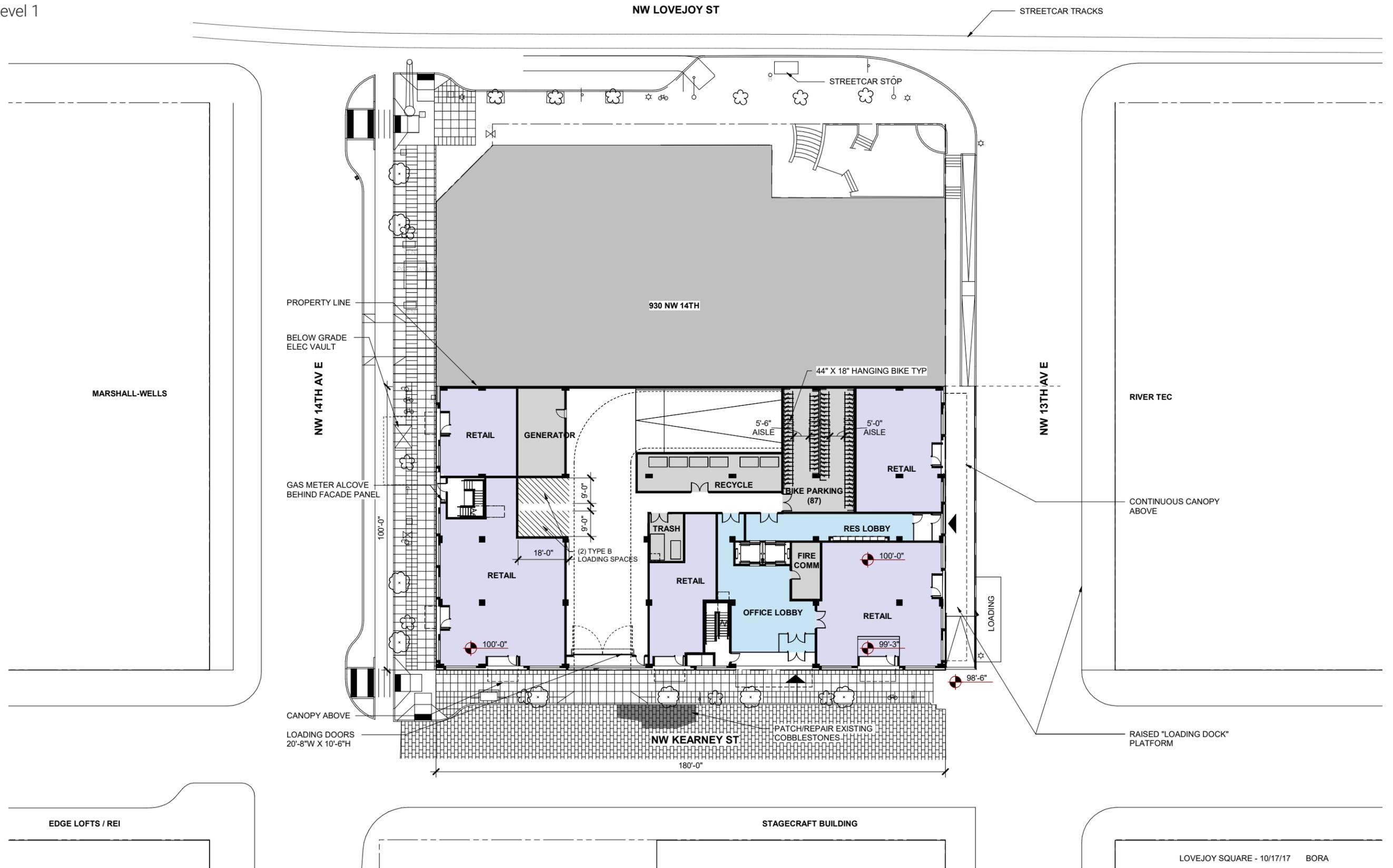
SCALE: 1/32" = 1'-0"

0' 10' 20' 40' 80'



BUILDING PLANS

Site Plan - Level 1



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

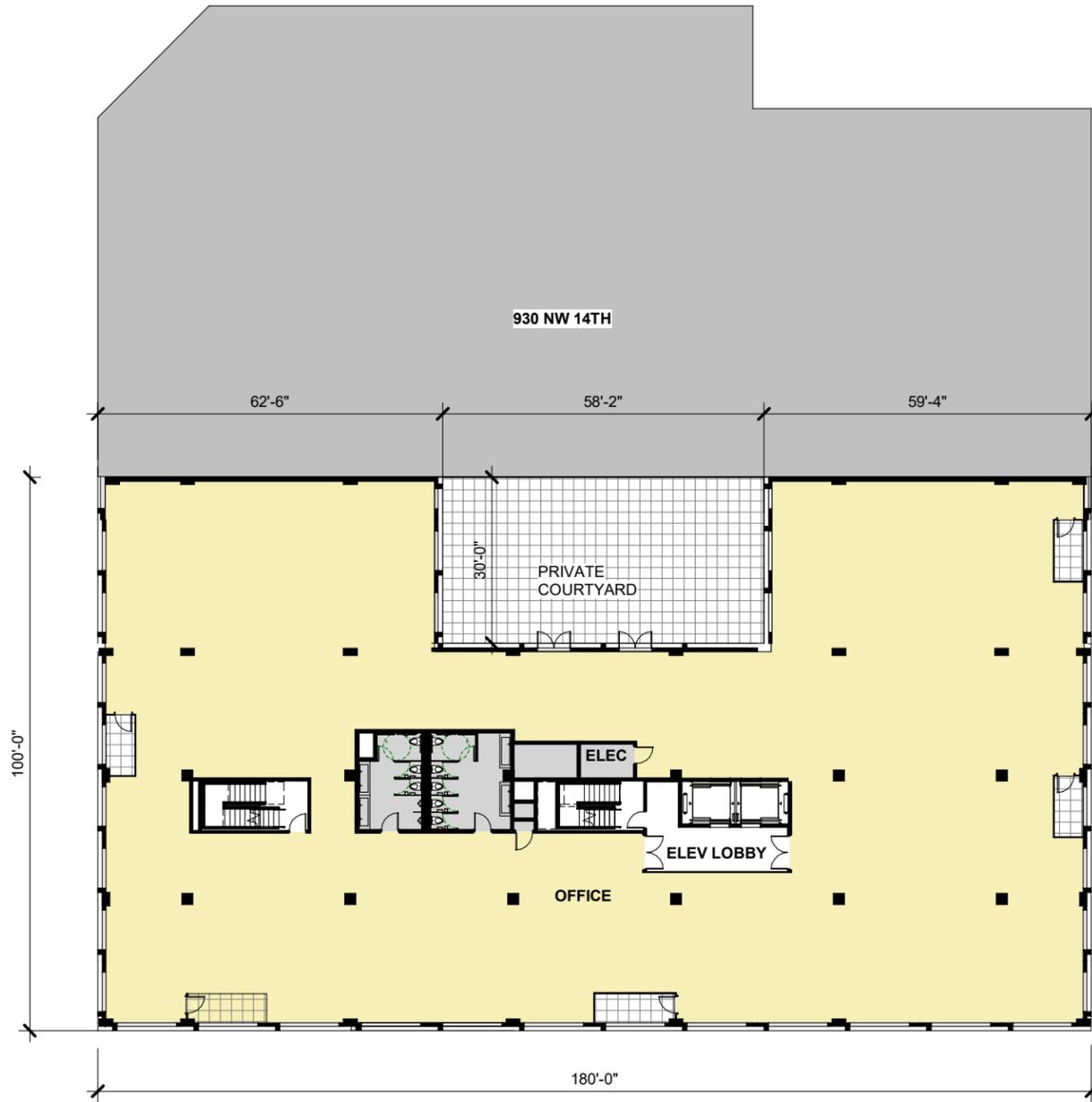
0' 10' 20' 40' 80'



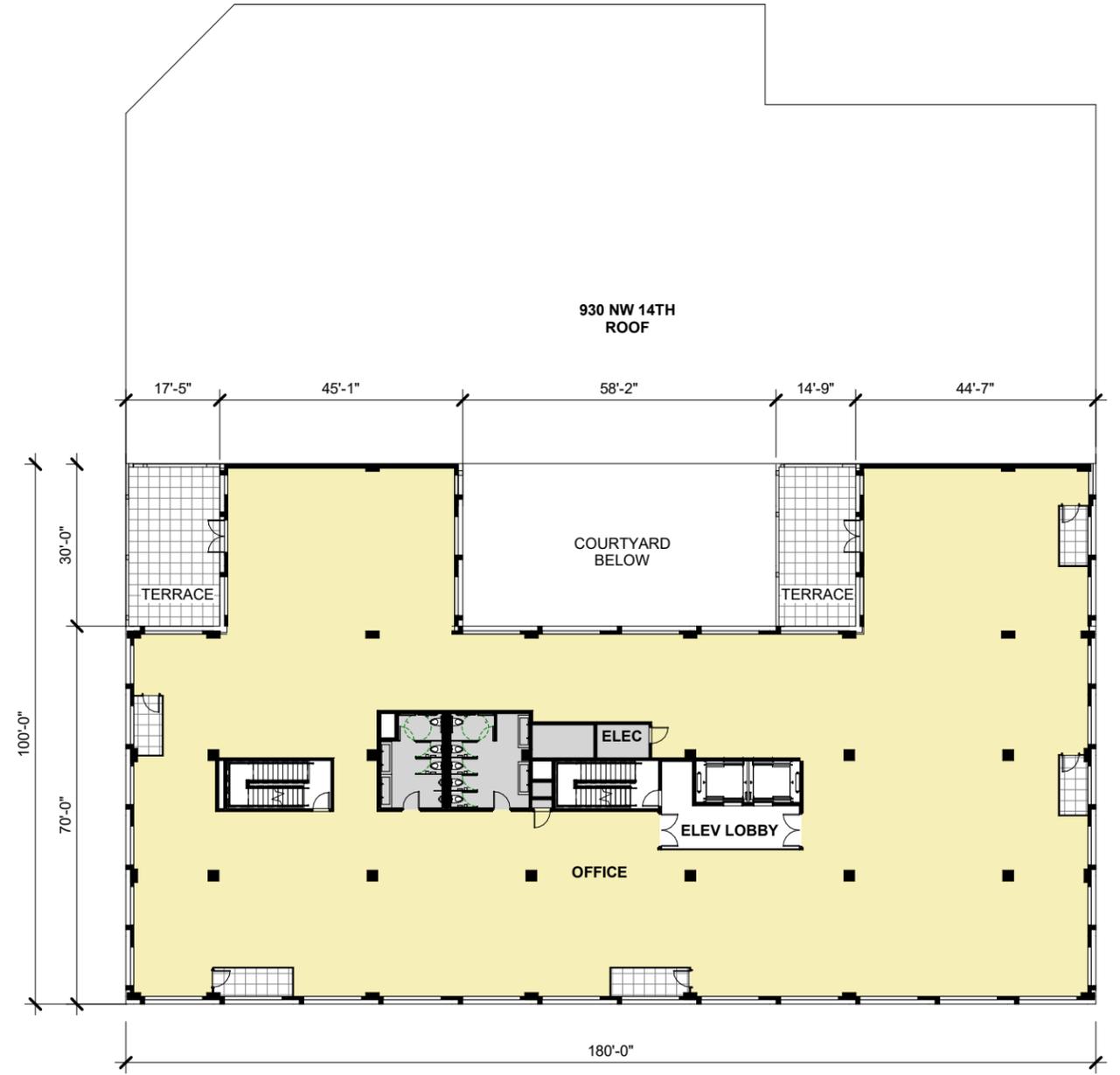
BUILDING PLANS

Level 02 - Courtyard Level

Level 03 - Office and Terraces



Second Floor



Third Floor

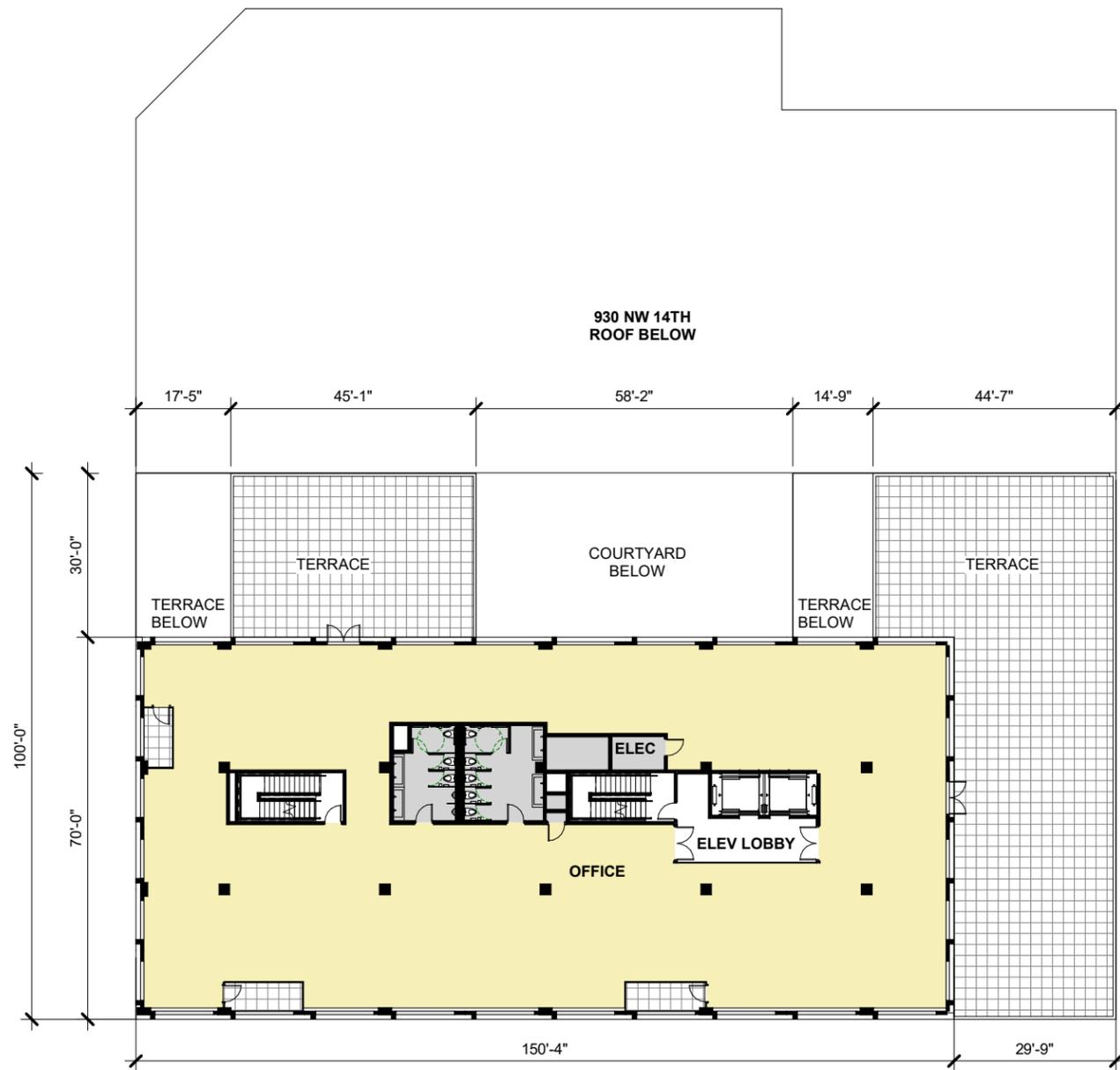
* See C.39 Landscape and Lighting for courtyard and terrace details



BUILDING PLANS

Levels 04 - Offices and Terraces

Levels 5-10 - Residential



04 Office Floor Plan

* See C.39 Landscape and Lighting for courtyard and terrace details



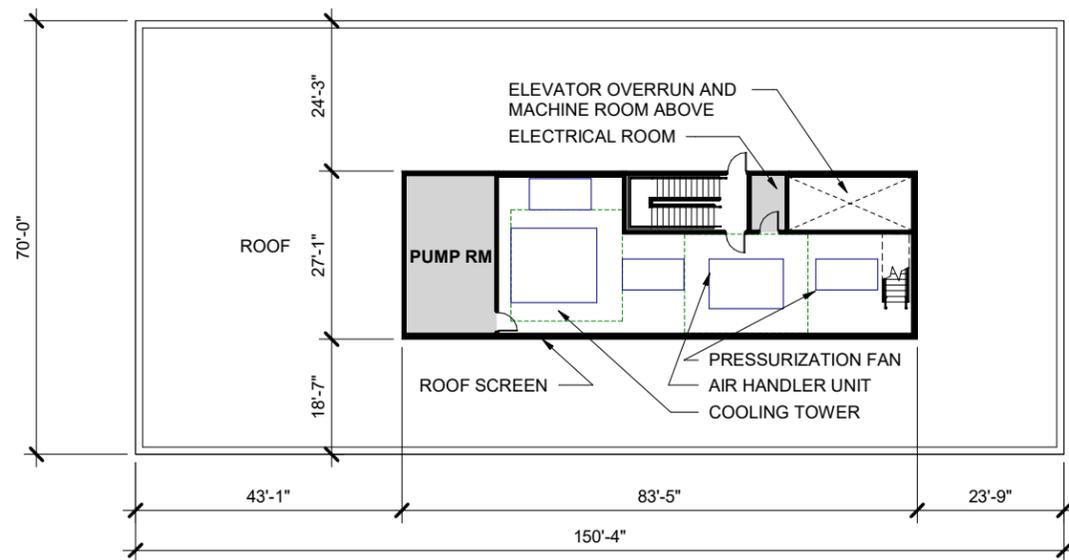
05-10 Typical Residential Floor Plan

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

0' 10' 20' 40' 80'



BUILDING PLANS
Mechanical/Amenity Plan
Roof Level



Mechanical Roof Plan

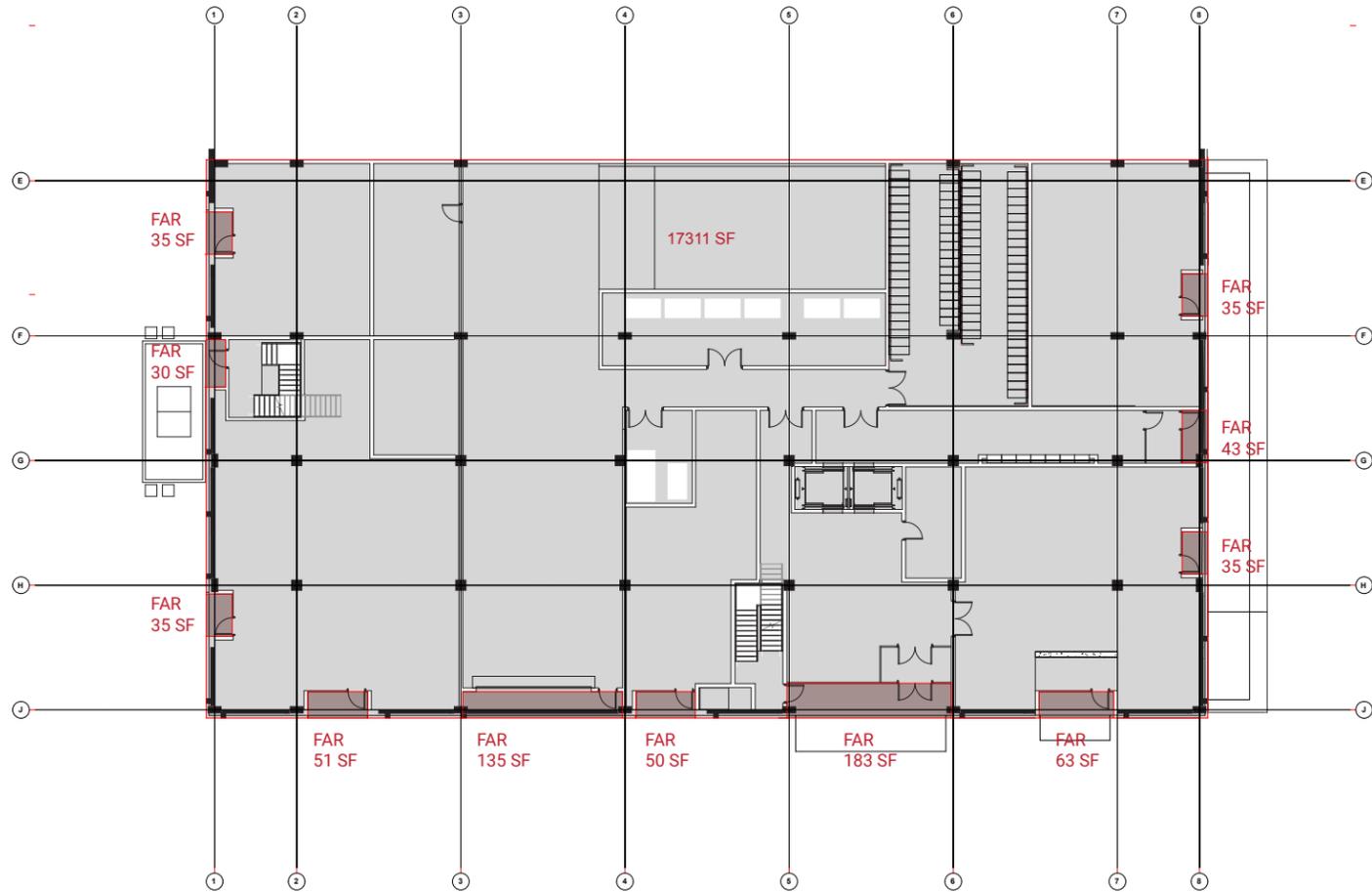
SCALE:
1/32" = 1'-0"



FAR DIAGRAMS

Level 01

Level 02 Courtyard

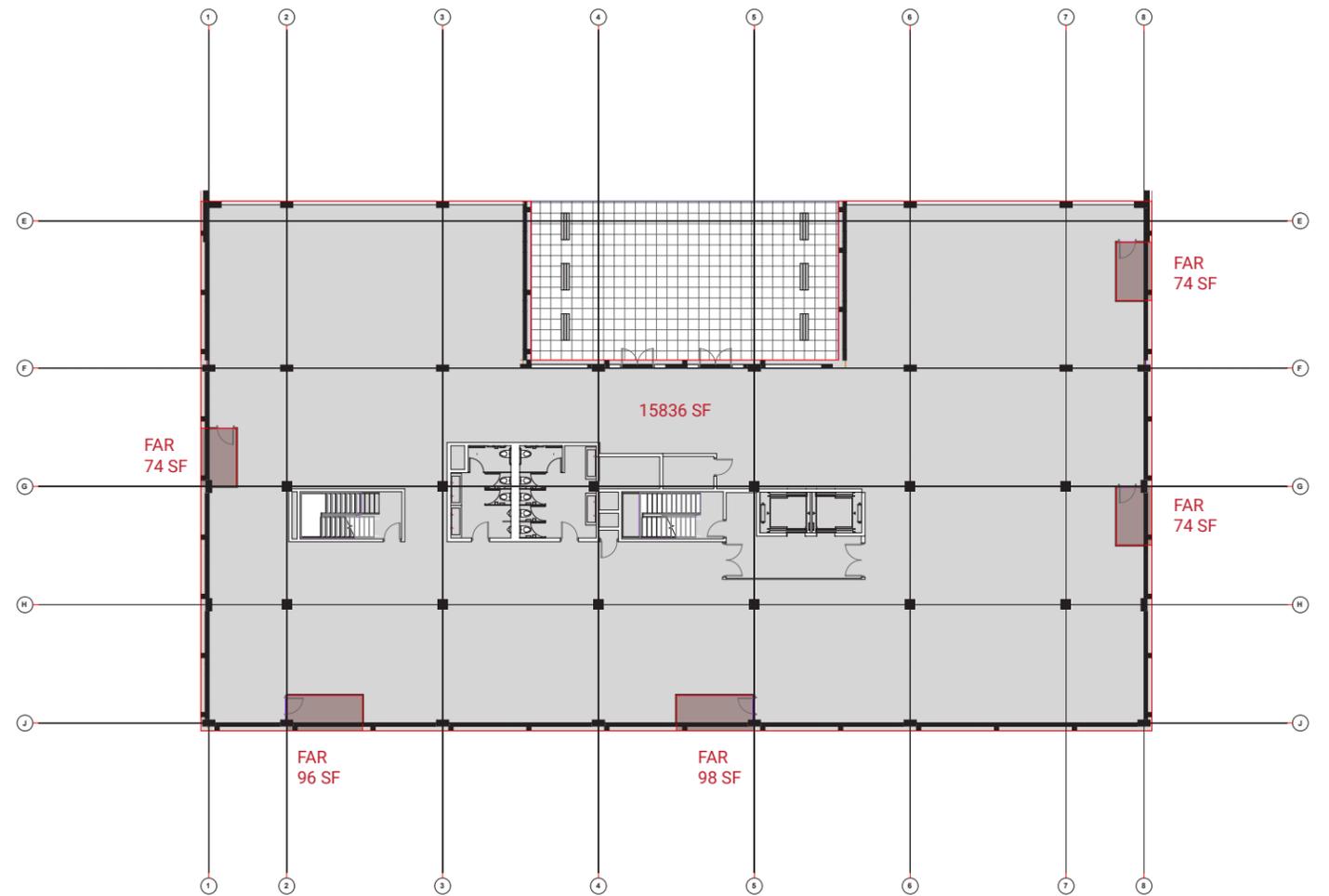


LEVEL 01 - RETAIL

Total Area: 17,311

FAR Area: 695

Total FAR: 18,006



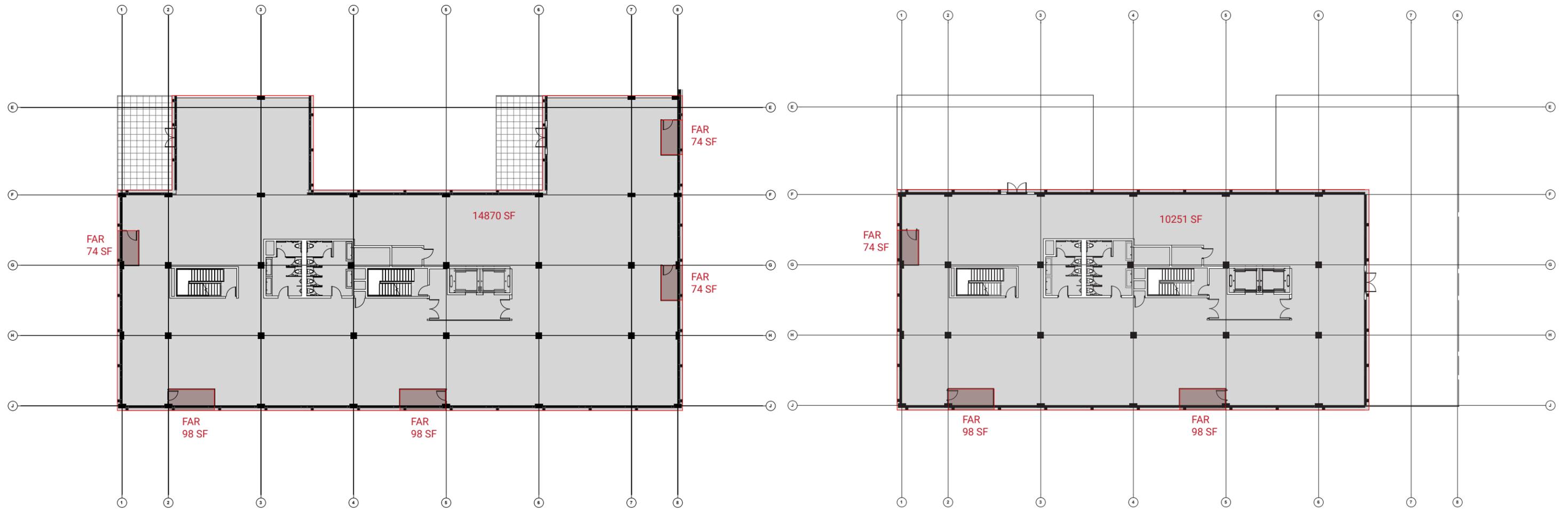
LEVEL 02 - Office

Total Area: 15,836

FAR Area: 416

Total FAR: 16,252

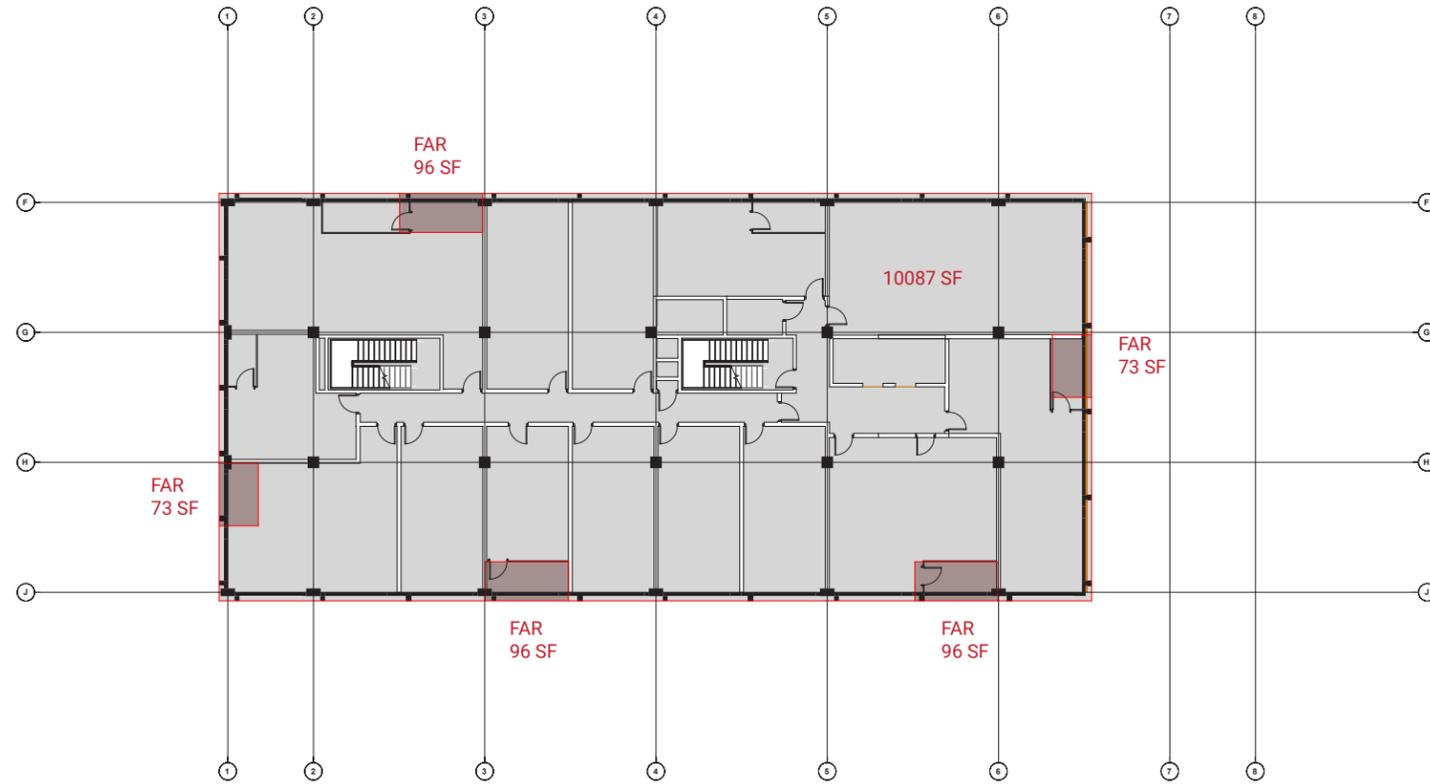
FAR DIAGRAMS
 Level 03 Courtyard Terrace
 Level 04-Office



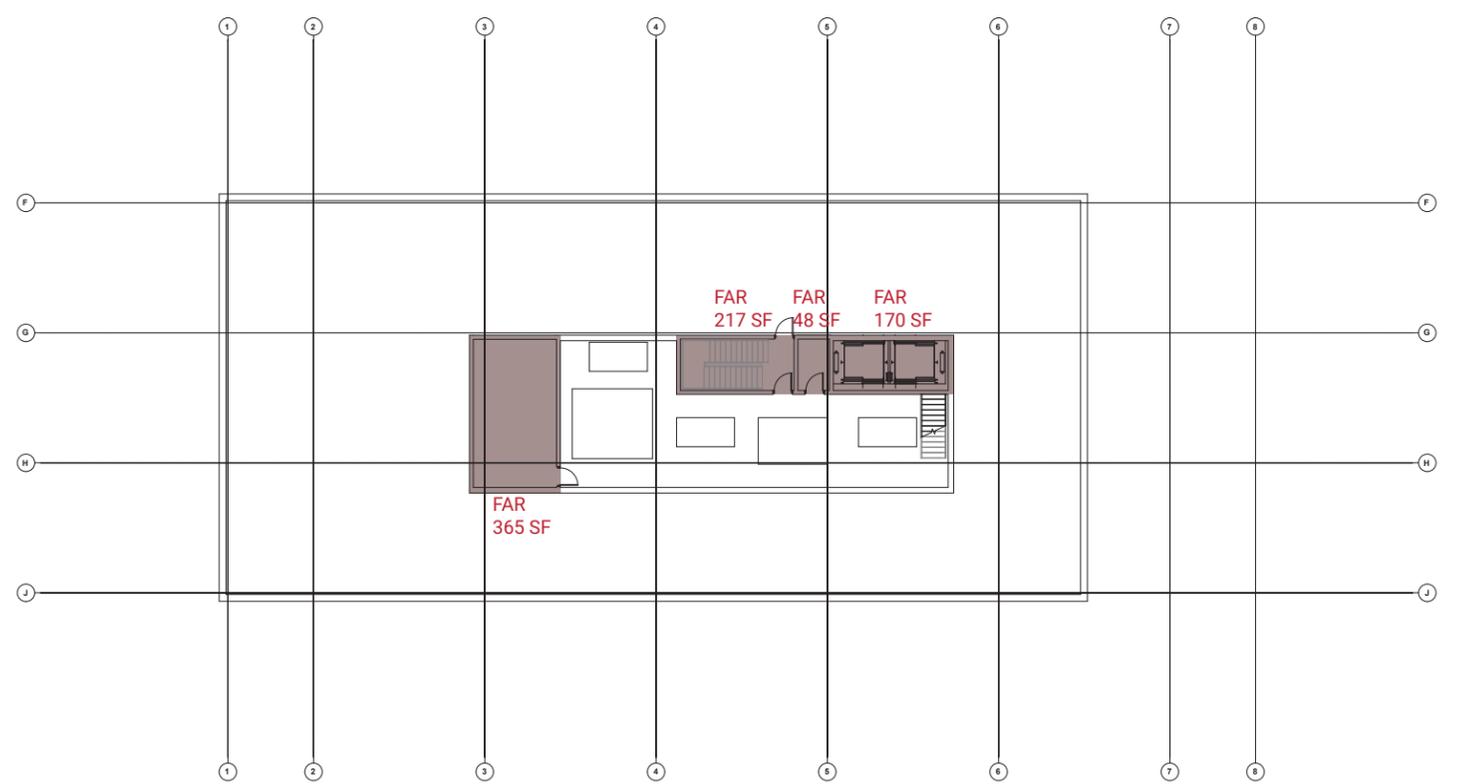
LEVEL 03
 Total Area: 14,870
 FAR Area: 418
 Total FAR: 15,288

LEVEL 04 - Courtyard Terrace
 Total Area: 10,251
 FAR Area: 270
 Total FAR: 10,521

FAR DIAGRAMS
 Levels 05-10 Residential
 Level Rooftop-Mechanical



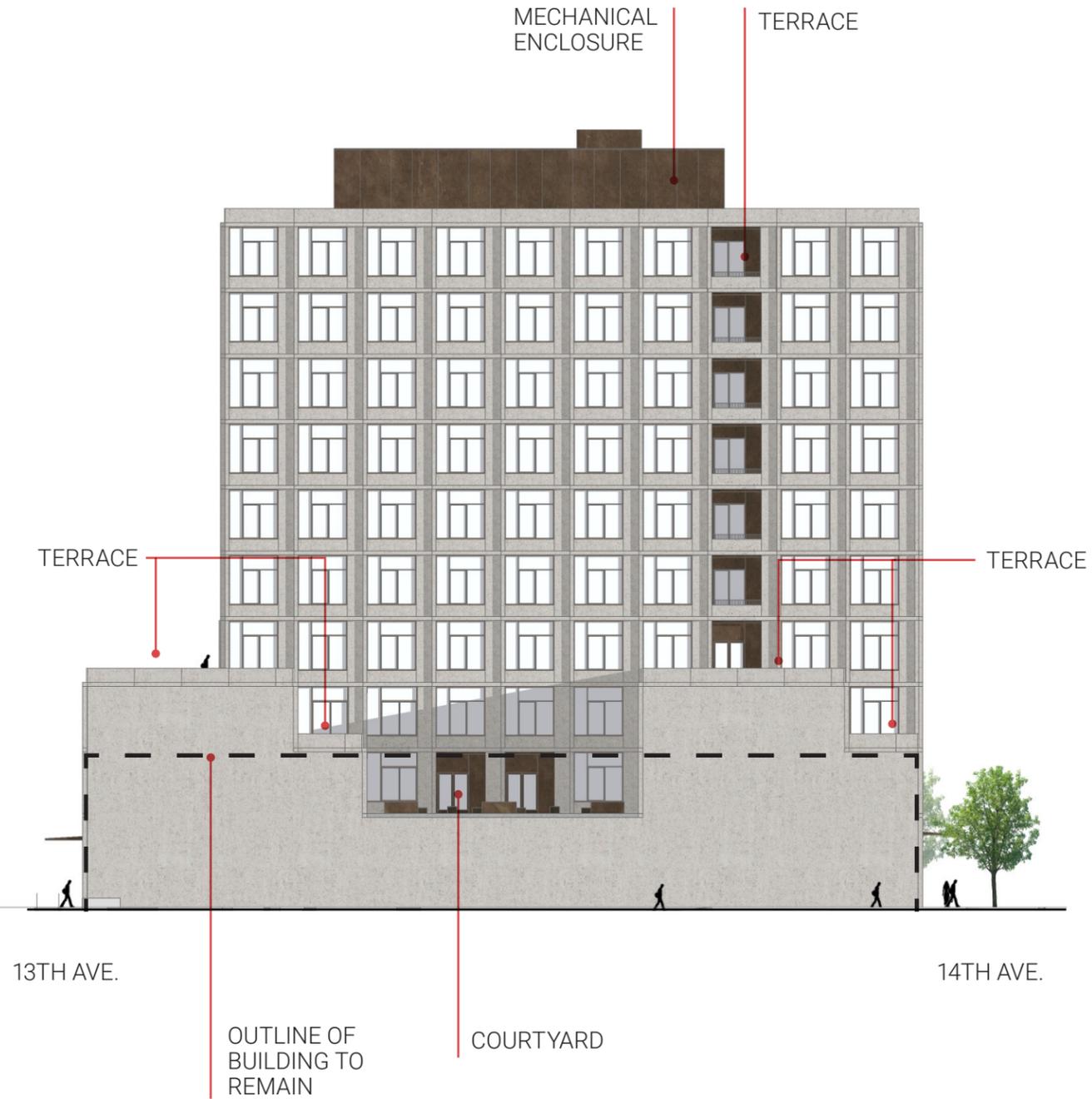
LEVEL 05-10 Residential
 Total Area: 10,087
 FAR Area: 434
 Total FAR: 10,521



LEVEL Rooftop Mechanical
 Total Area: 851
 Total FAR: 851

PROPOSAL EXTERIOR

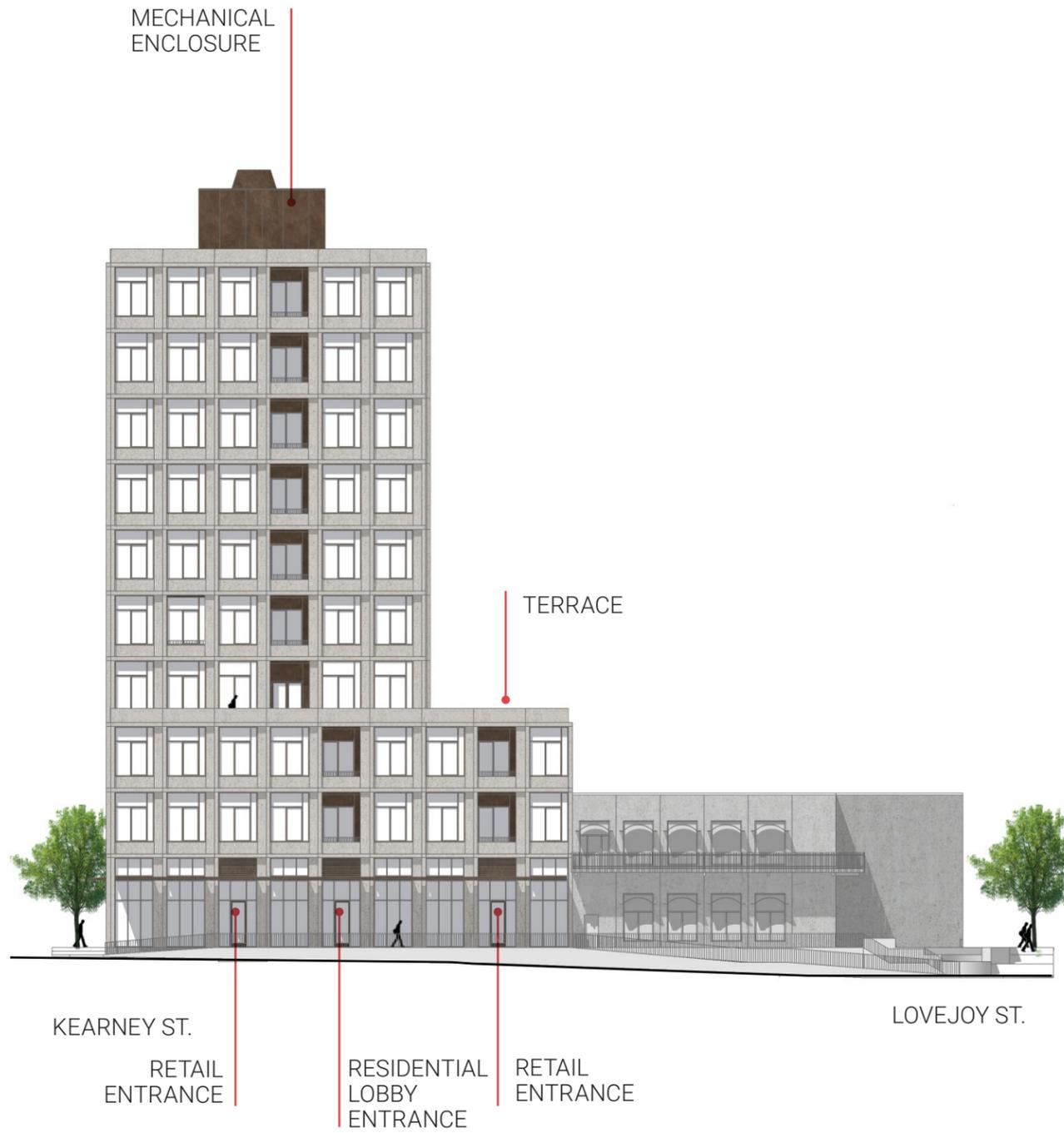
North and West Elevations



ROOF SCREEN	262' - 0"
PARAPET	248' - 6"
MECH	246' - 0"
LEVEL 10	232' - 0"
LEVEL 09	218' - 0"
LEVEL 08	204' - 0"
LEVEL 07	190' - 0"
LEVEL 06	176' - 0"
LEVEL 05	162' - 0"
LEVEL 04	148' - 0"
LEVEL 03	134' - 0"
LEVEL 02	120' - 0"
LEVEL 01	100' - 0"

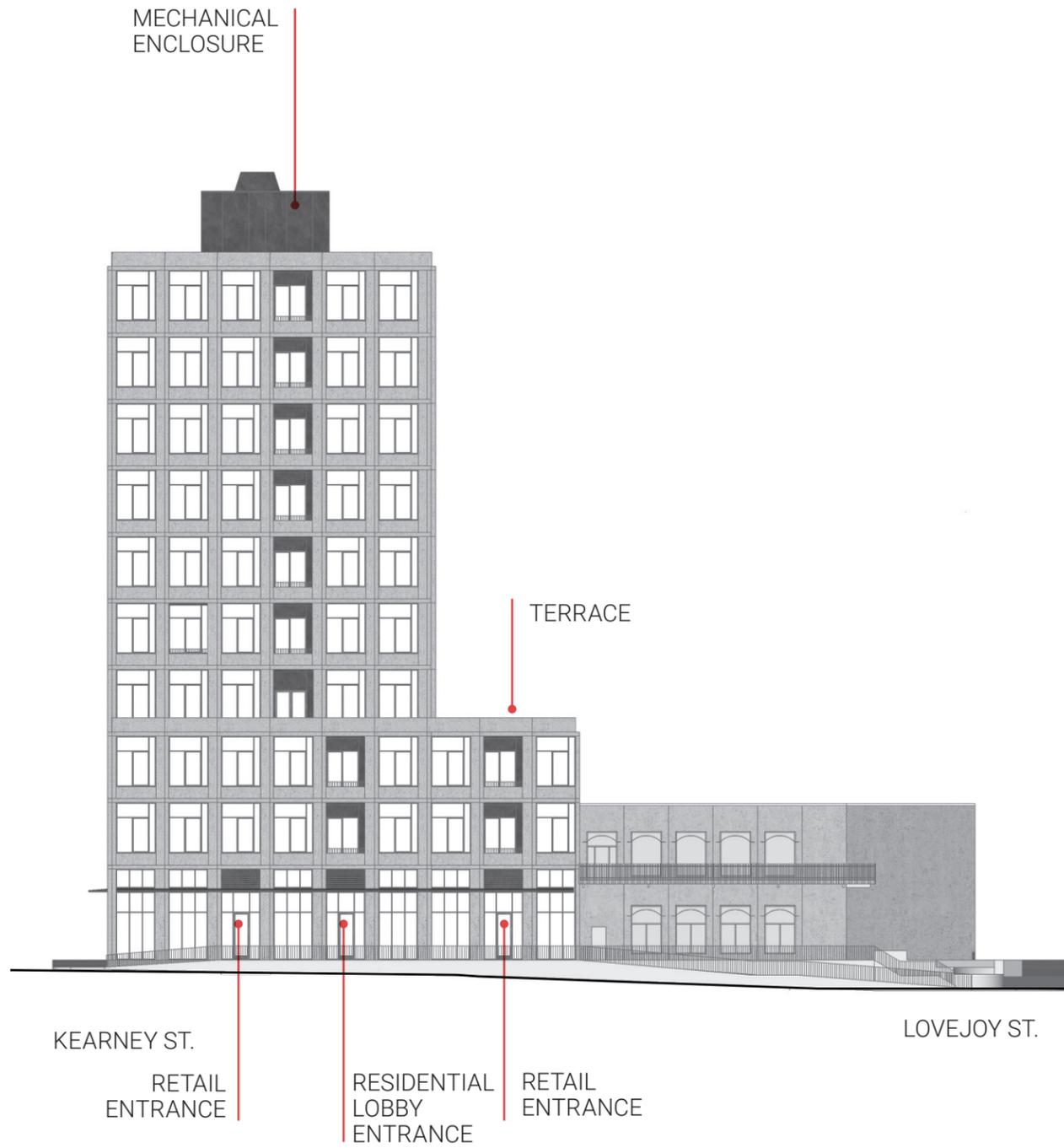
PROPOSAL EXTERIOR

East and South Elevations



PROPOSAL EXTERIOR

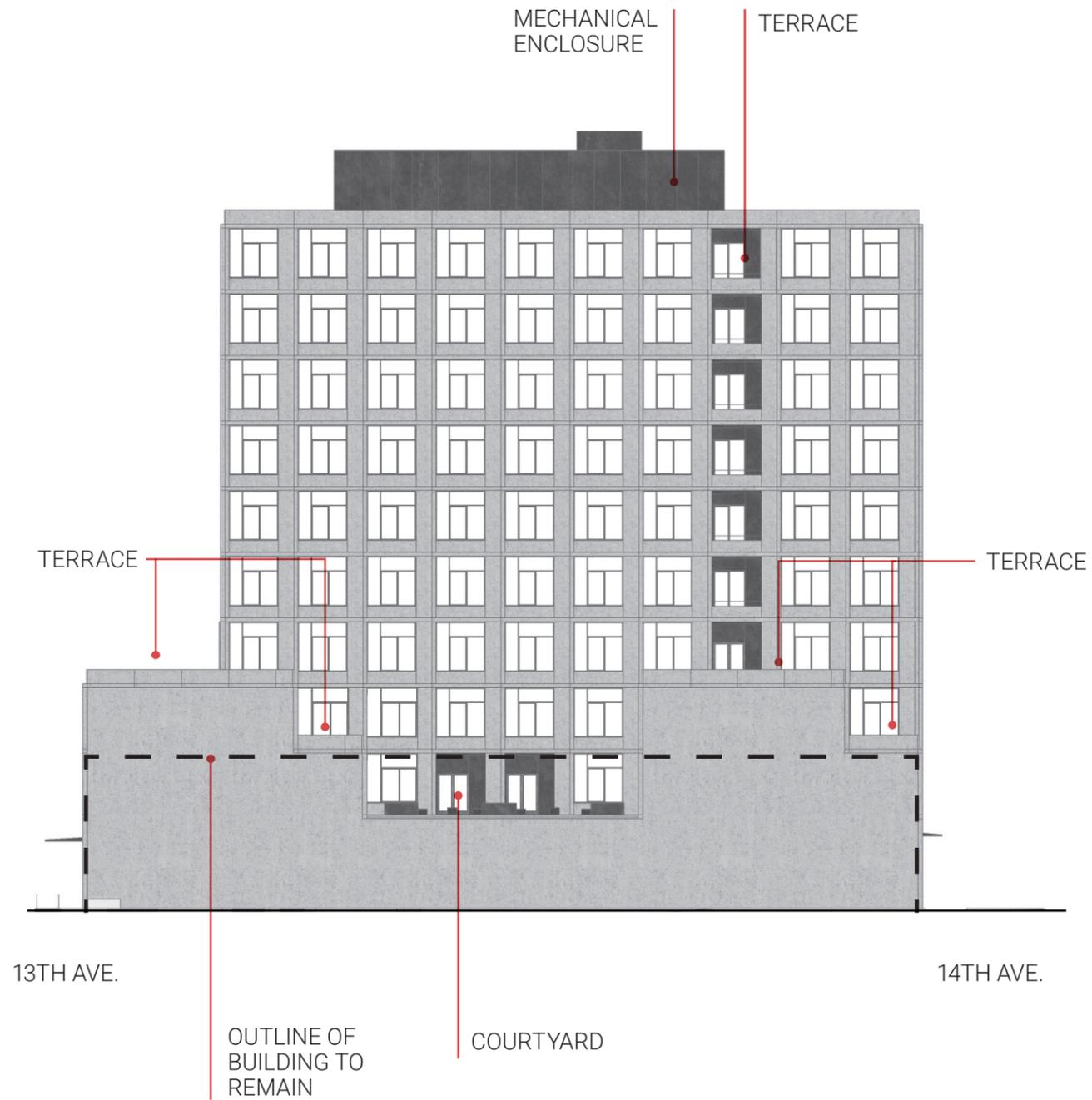
East and South Elevations Black and White



- ROOF SCREEN 262' - 0"
- PARAPET 248' - 6"
- MECH 246' - 0"
- LEVEL 10 232' - 0"
- LEVEL 09 218' - 0"
- LEVEL 08 204' - 0"
- LEVEL 07 190' - 0"
- LEVEL 06 176' - 0"
- LEVEL 05 162' - 0"
- LEVEL 04 148' - 0"
- LEVEL 03 134' - 0"
- LEVEL 02 120' - 0"
- LEVEL 01 100' - 0"

PROPOSAL EXTERIOR

North and West Elevations Black and White

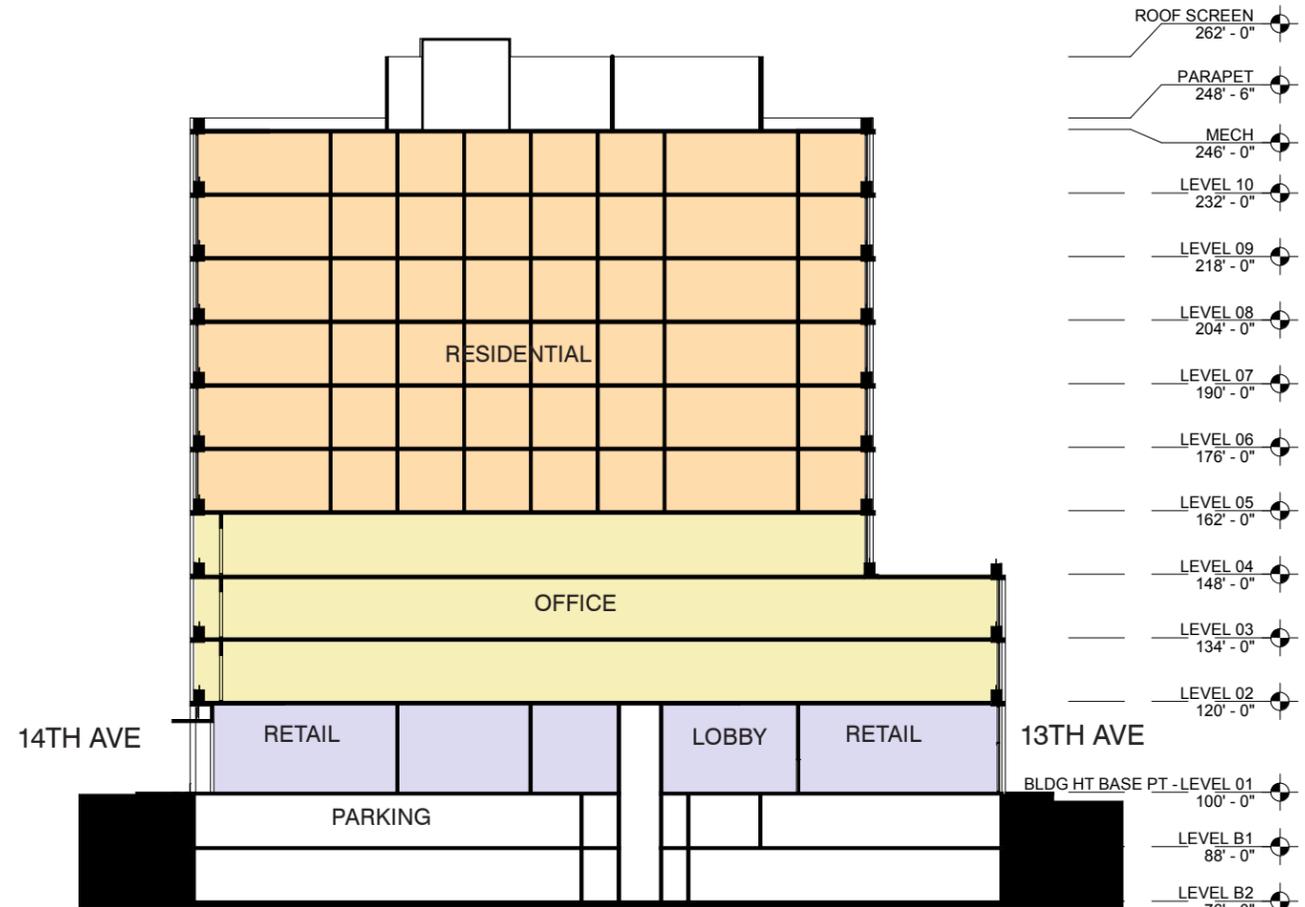
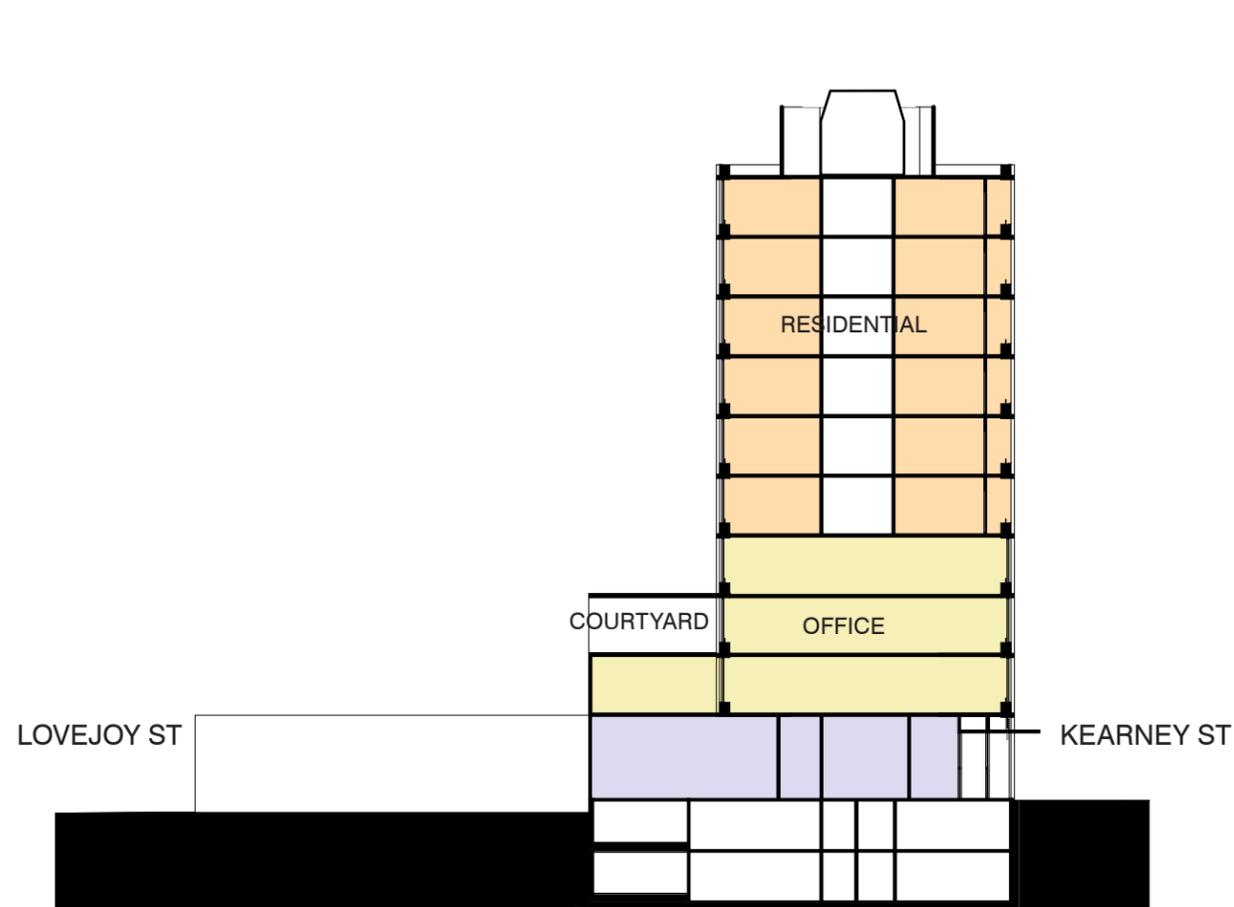


- ROOF SCREEN 262' - 0"
- PARAPET 248' - 6"
- MECH 246' - 0"
- LEVEL 10 232' - 0"
- LEVEL 09 218' - 0"
- LEVEL 08 204' - 0"
- LEVEL 07 190' - 0"
- LEVEL 06 176' - 0"
- LEVEL 05 162' - 0"
- LEVEL 04 148' - 0"
- LEVEL 03 134' - 0"
- LEVEL 02 120' - 0"
- LEVEL 01 100' - 0"

BUILDING SECTIONS

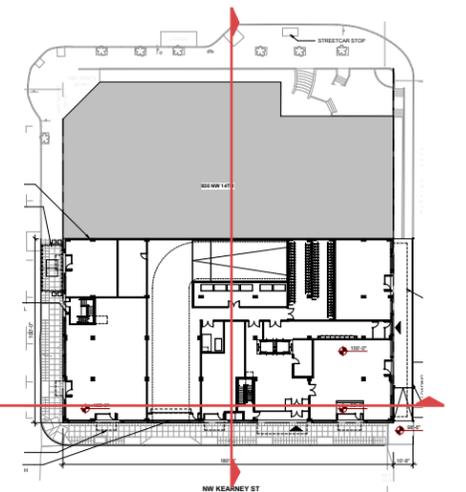
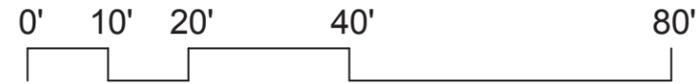
BUILDING SECTIONS

N/S and E/W



- ROOF SCREEN 262' - 0"
- PARAPET 248' - 6"
- MECH 246' - 0"
- LEVEL 10 232' - 0"
- LEVEL 09 218' - 0"
- LEVEL 08 204' - 0"
- LEVEL 07 190' - 0"
- LEVEL 06 176' - 0"
- LEVEL 05 162' - 0"
- LEVEL 04 148' - 0"
- LEVEL 03 134' - 0"
- LEVEL 02 120' - 0"
- BLDG HT BASE PT - LEVEL 01 100' - 0"
- LEVEL B1 88' - 0"
- LEVEL B2 76' - 0"

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



EXTERIOR

Elevations

Materials

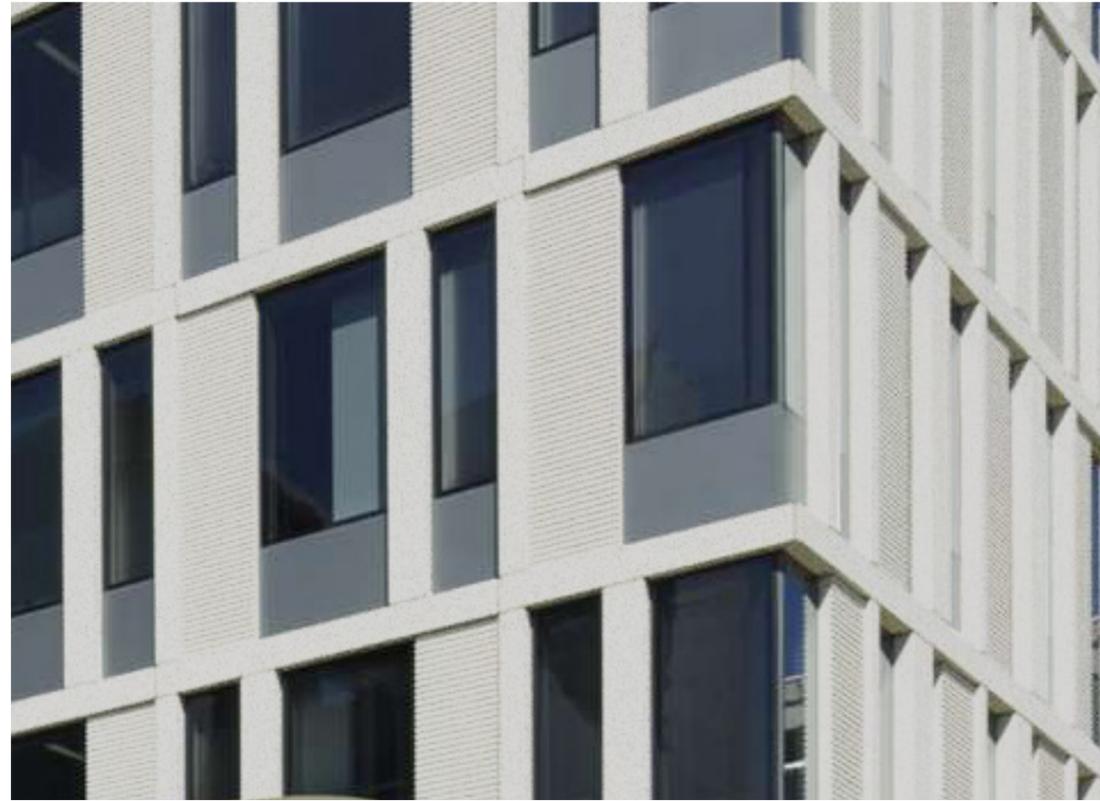
Street Elevations

Perspectives

EXTERIOR
Materials



Frame Material - GFRC



Exposed Wood Through Glass



Bronze Tone Mullions



Bronze Tone Metal Panel

EXTERIOR
Street Level Studies



Bronze Tone Aluminum
Slider Window System with
Internal Glass Rail

GFRC Panel

Curtainwall

Extent of Patterned Art Piece
at Garage Door and Pedestrian
Entry 50% Open For Ventilation

Glass Exit Door

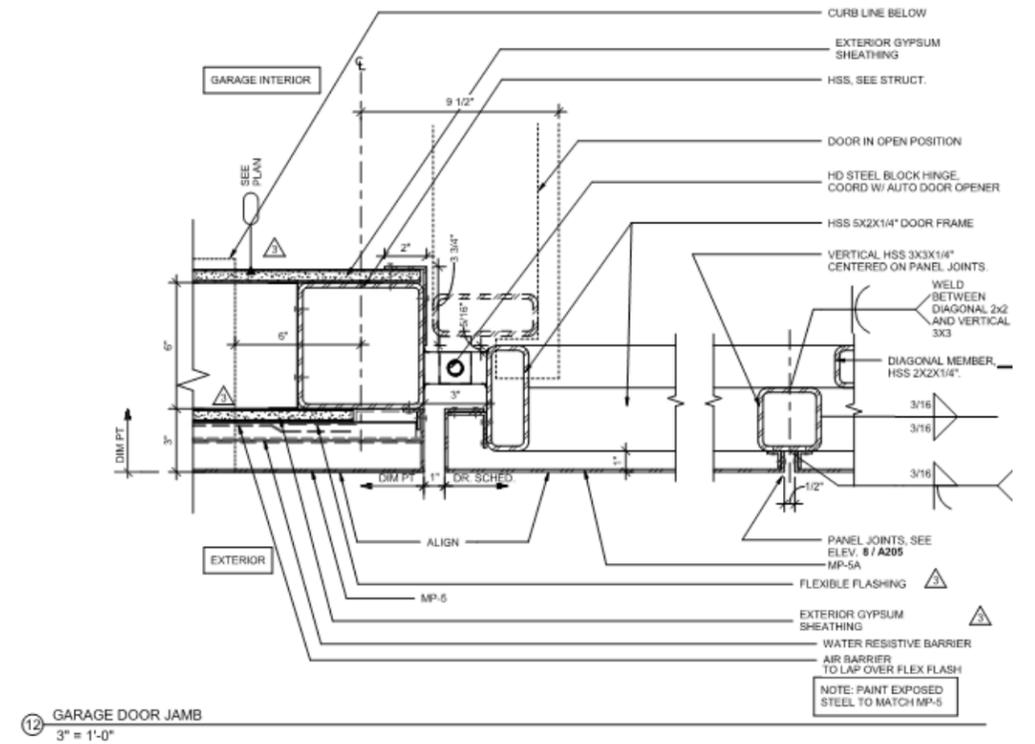
Bronze Tone
Metal Panel

South Elevation @ Service Entrance

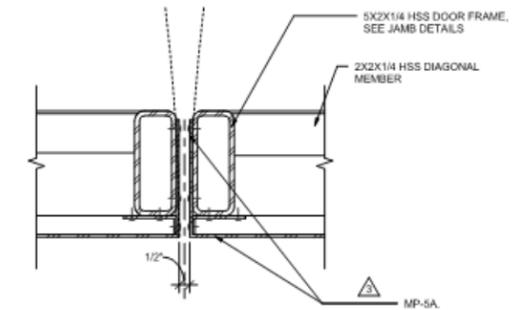
Scale: 3/32" = 1' - 0"



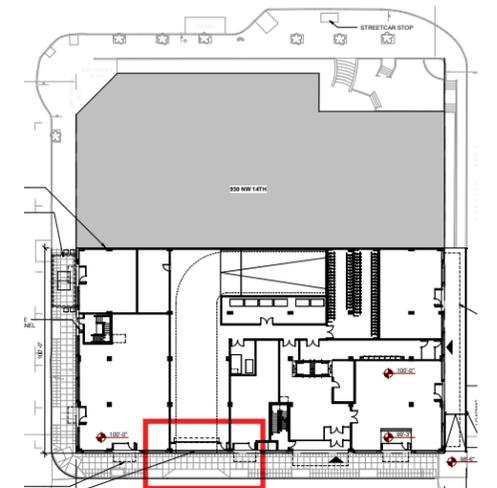
Garage Entry Art Piece Precedent



12 GARAGE DOOR JAMB
3" = 1'-0"



11 GARAGE GATE DETAIL
3" = 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

Bronze Tone
Metal Louver

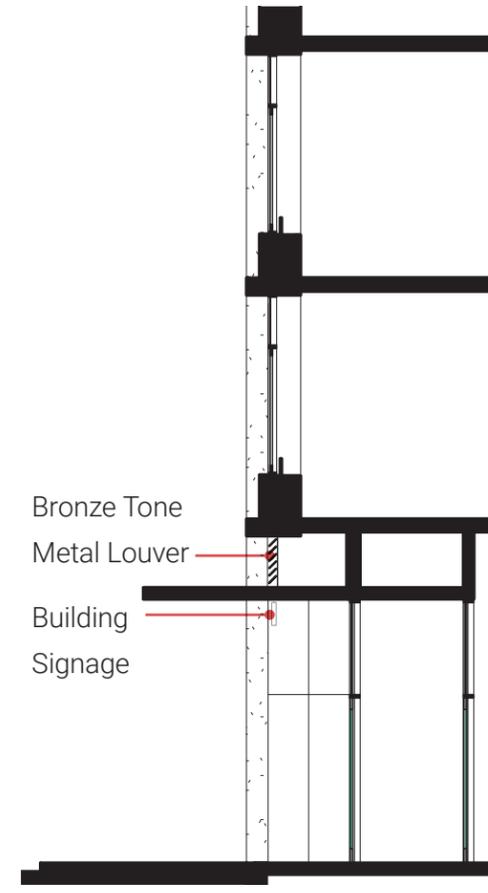
Entry
Canopy

Building Signage

Bronze Tone
Metal Louver

South Elevation @ Lobby Entrance

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

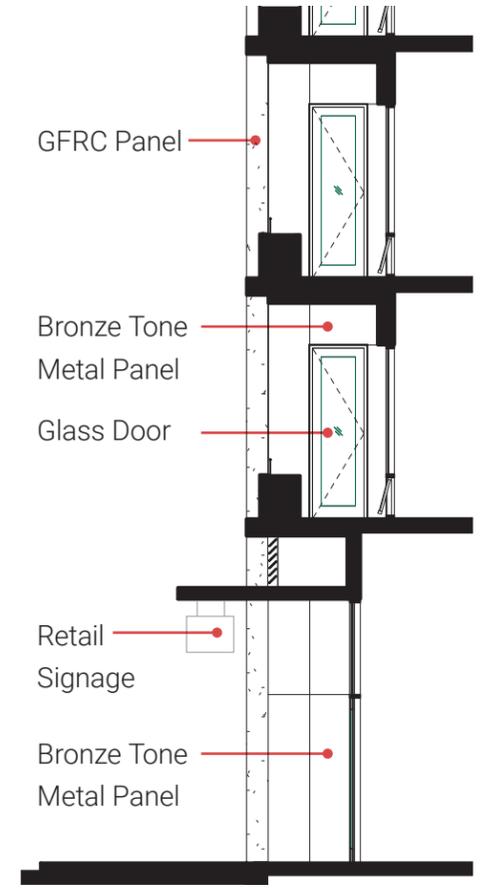


Bronze Tone
Metal Louver

Building
Signage

Lobby Section

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



GFRC Panel

Bronze Tone
Metal Panel

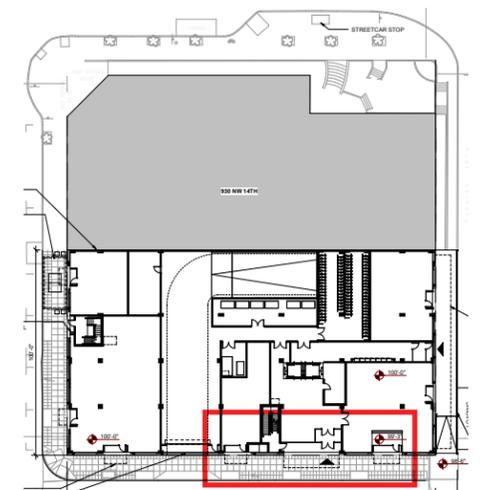
Glass Door

Retail
Signage

Bronze Tone
Metal Panel

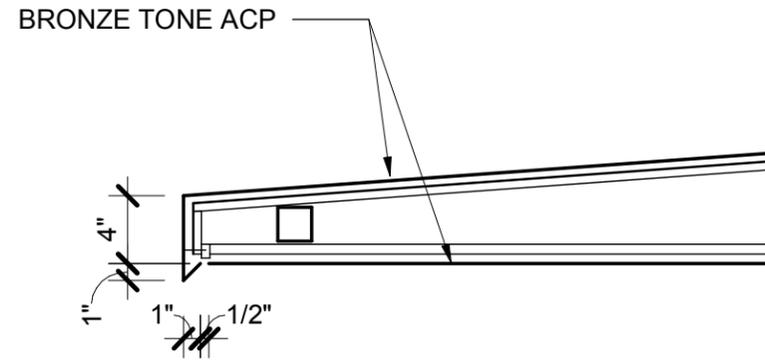
Retail Section

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

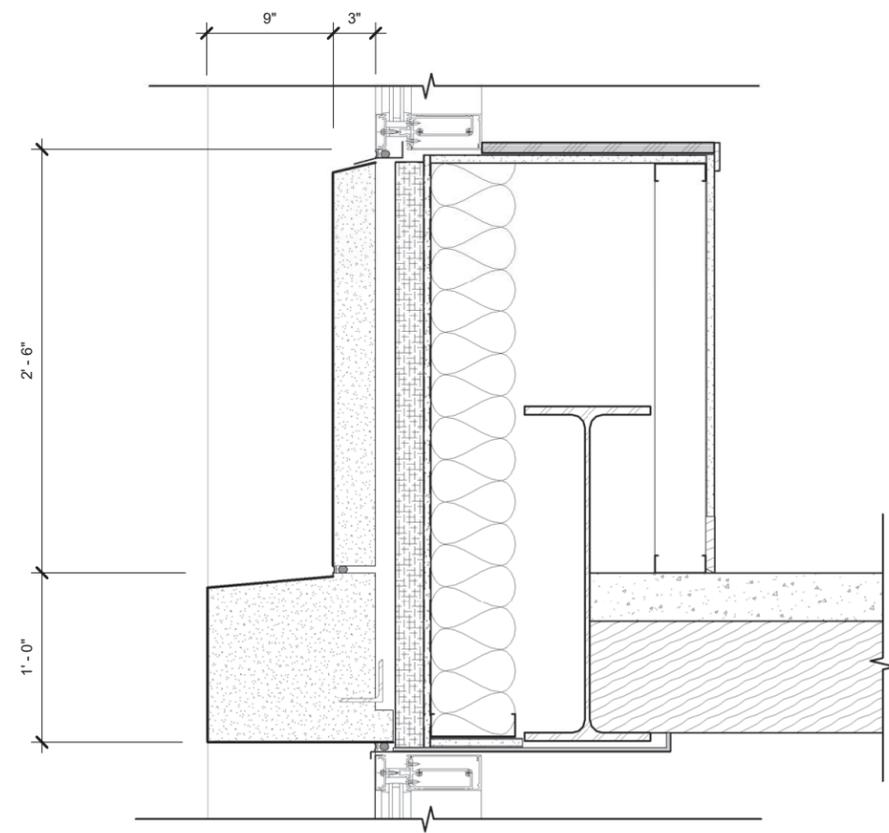


DETAILS

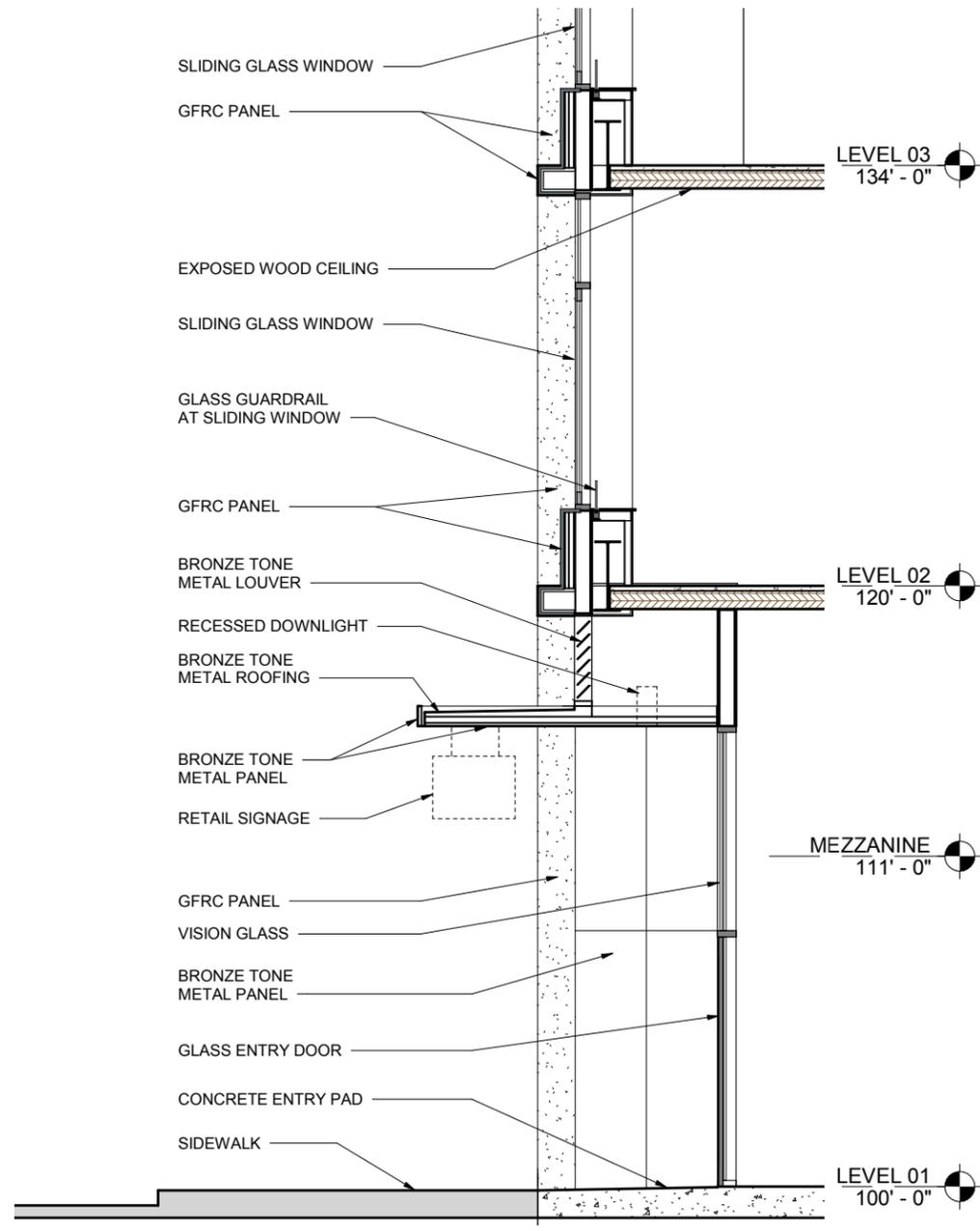
Wall Section @ Retail Entry and Canopy Edge Detail



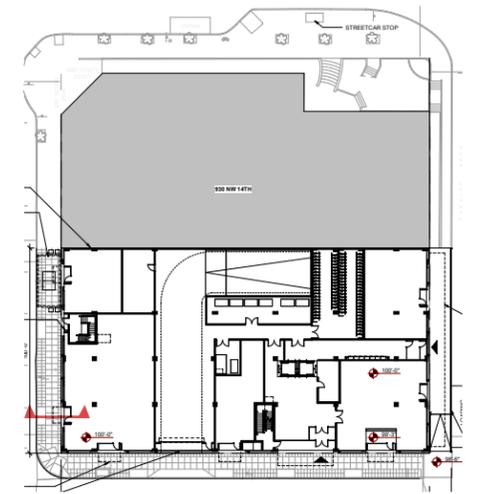
Canopy Edge Detail



Typical Window Sill at GFRC Detail

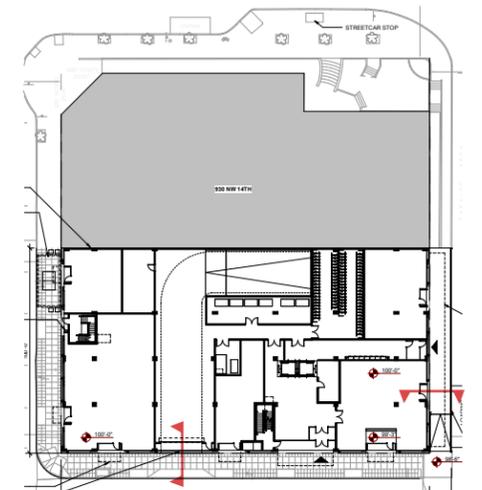
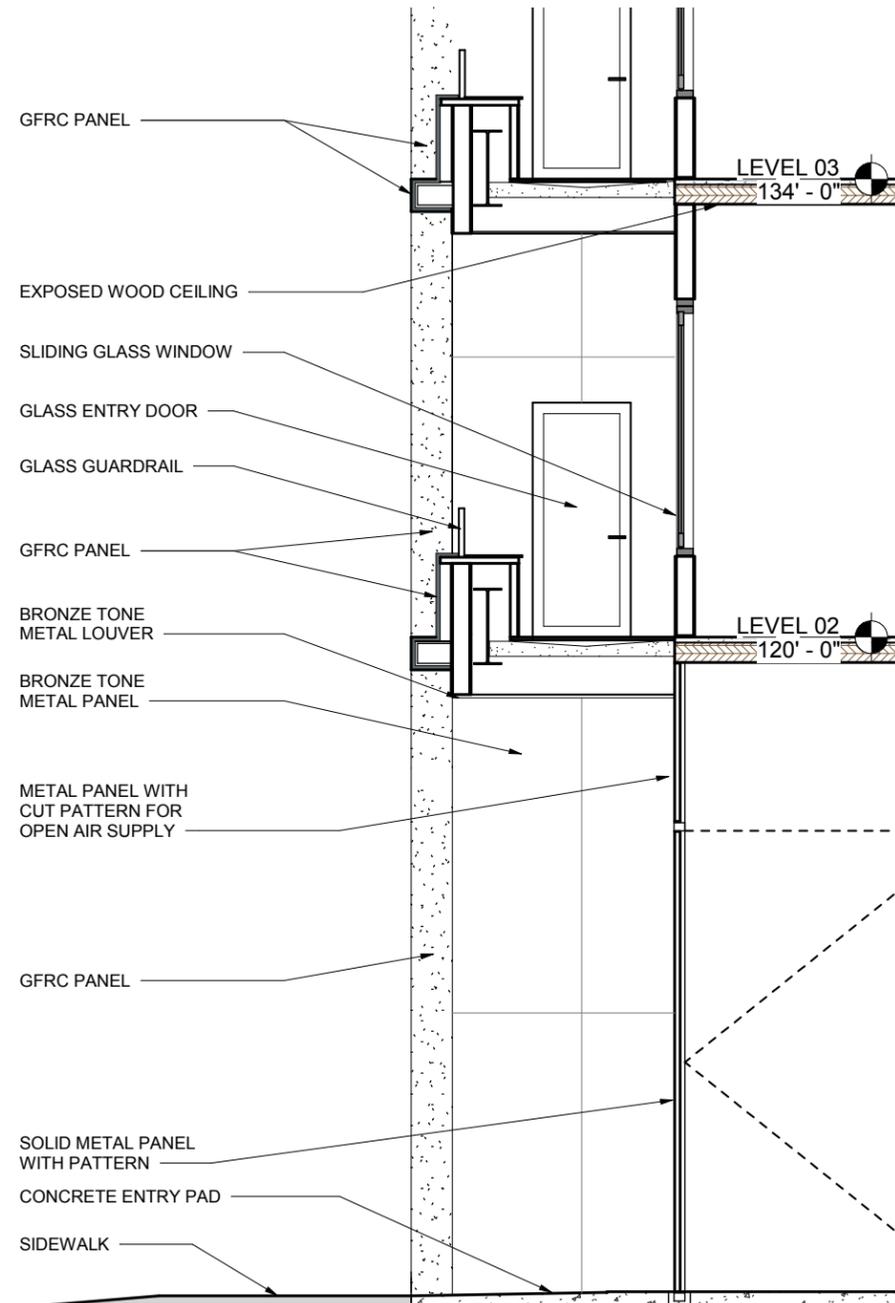
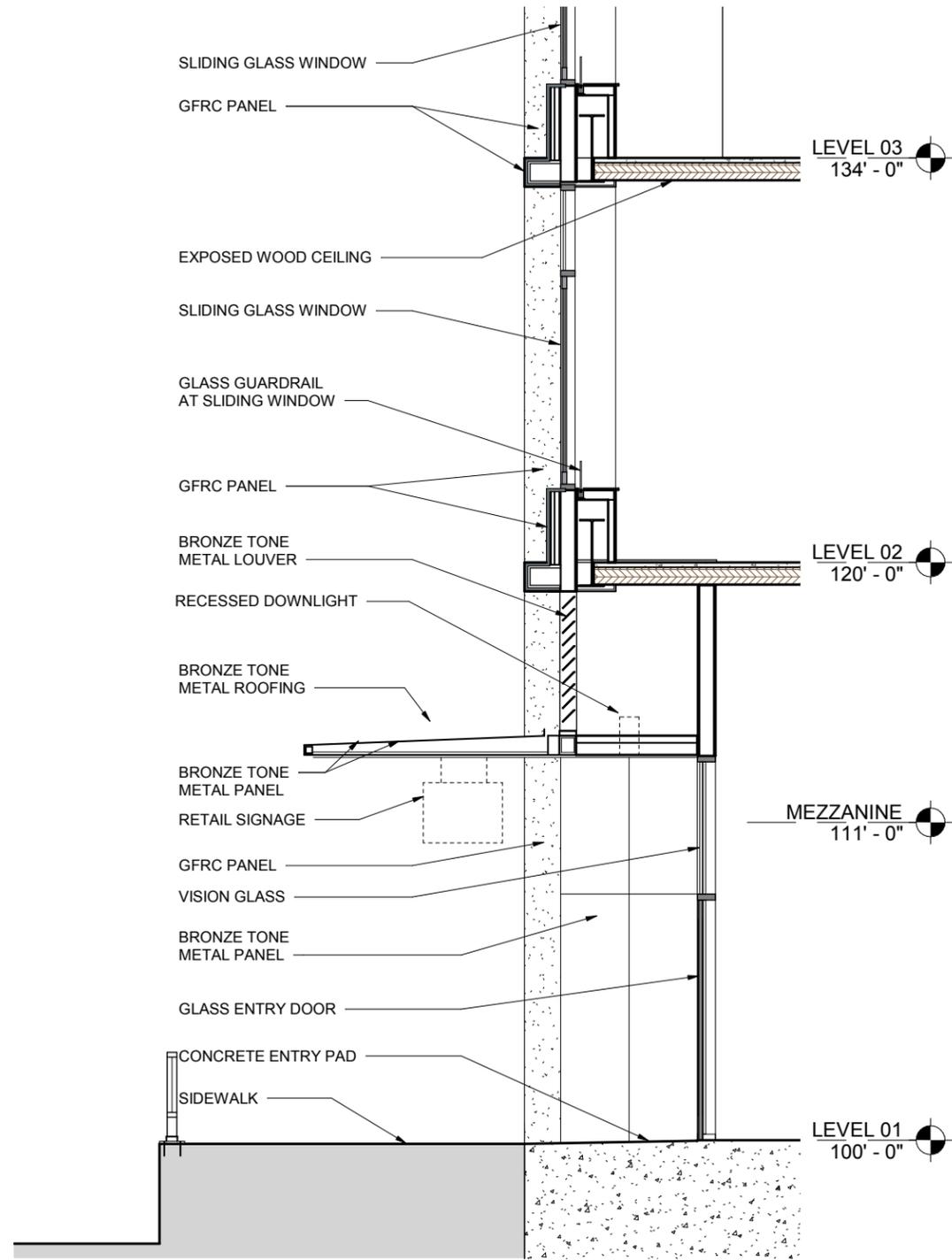


Retail Entry Detail

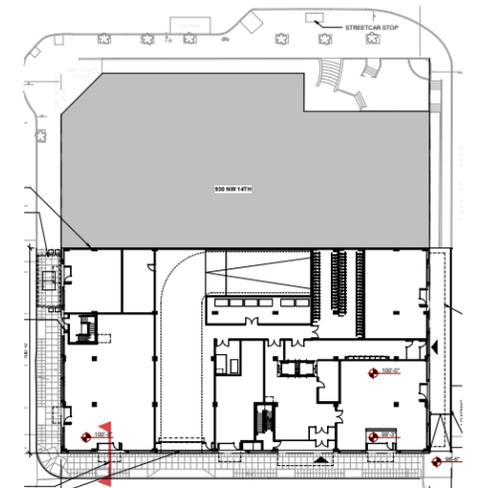
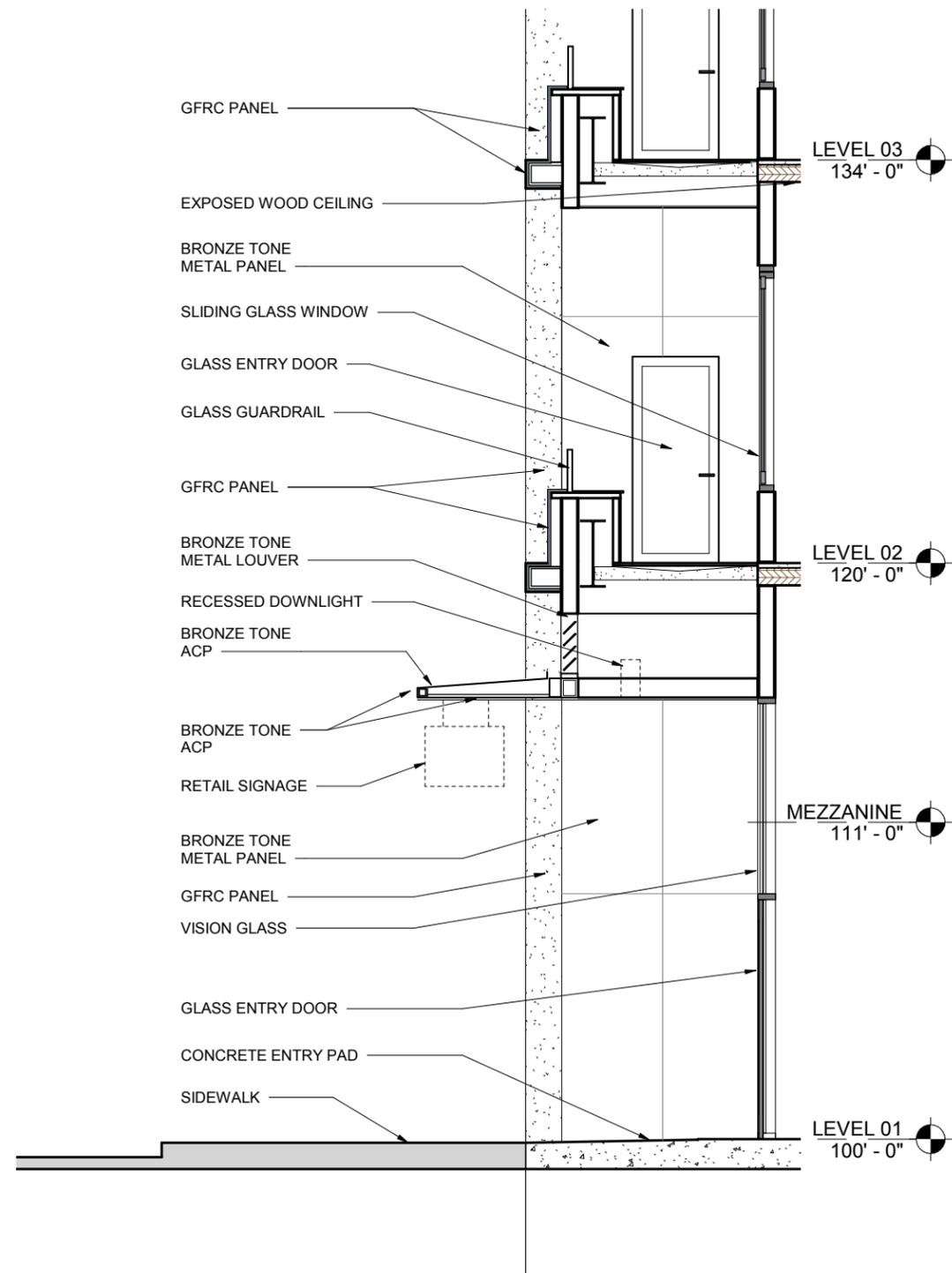


DETAILS

Wall Section Canopy, Loading Dock and Garage Entry

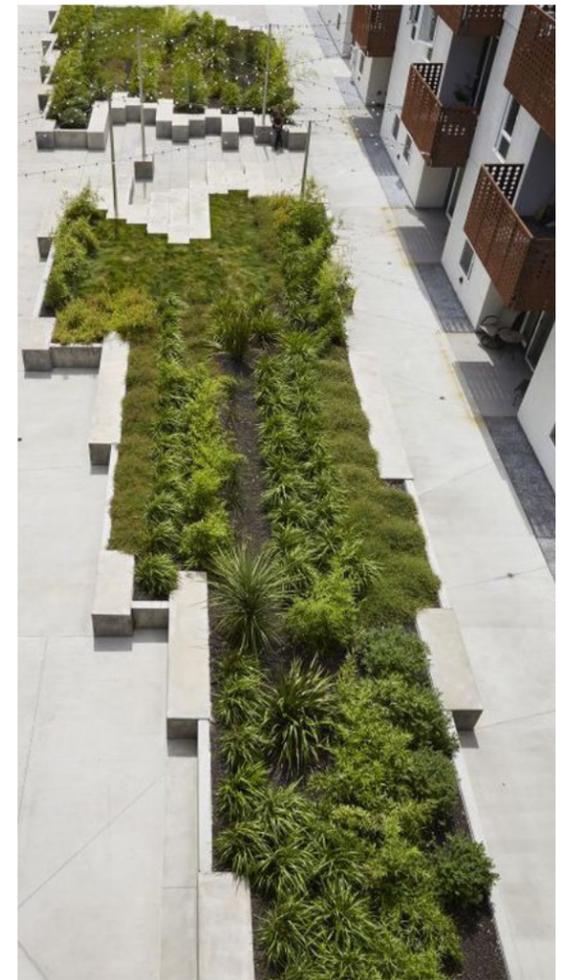
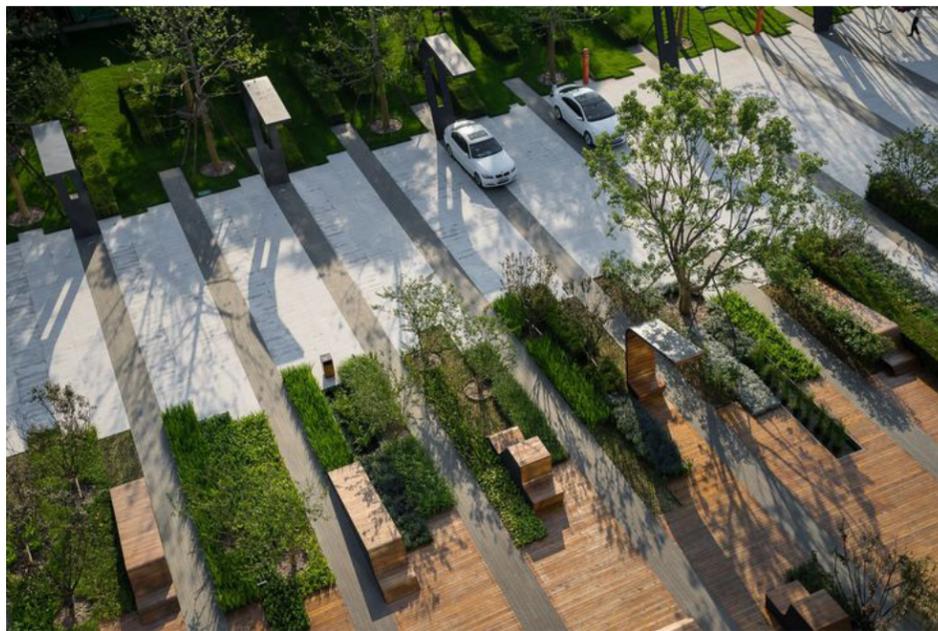
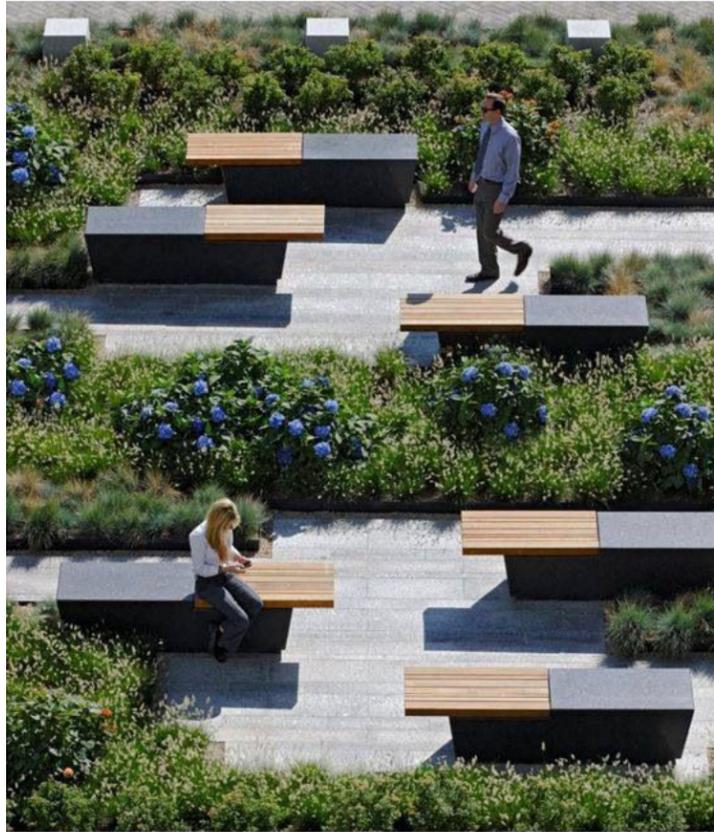


DETAILS
Wall Section Balcony



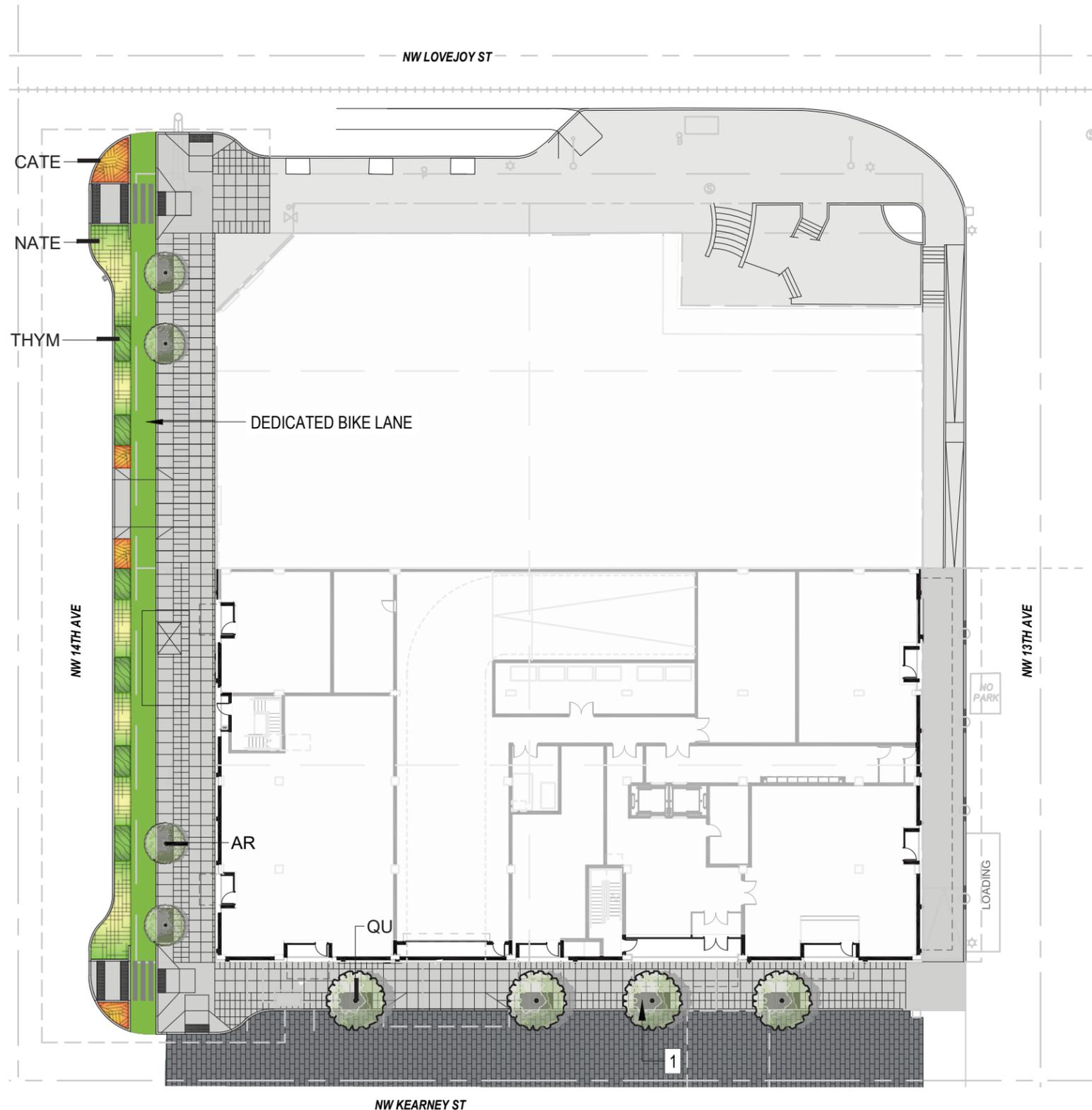
LANDSCAPE
AND LIGHTING

LANDSCAPE
Design Inspiration



LANDSCAPE

Street Level



PLANT SCHEDULE

TREES	CODE	COMMON NAME	SIZE	CALIPER	
	AR	BOWHALL MAPLE ACER RUBRUM 'BOWHALL'	B & B	2.5" CAL	
	QU	FOREST GREEN OAK QUERCUS FRAINETTO 'FOREST GREEN'	B & B	2.5" CAL	
GROUND COVERS	CODE	COMMON NAME	SIZE	BULB/SF	SPACIN
	CATE	NEW ZEALAND ORANGE SEDGE CAREX TESTACEA	2 GAL		18" o.c.
	NATE	TEXAS NEEDLE GRASS NASSELLA TENUISSIMA	2 GAL		18" o.c.
	THYM	WOOLLY THYME THYMUS PSEUDOLANUGINOSUS	4" POT		8" o.c.



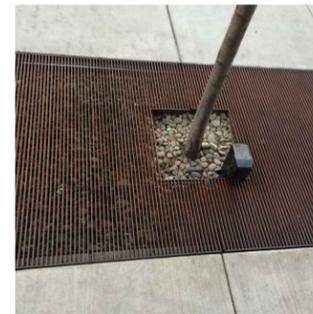
AR - BOWHALL MAPLE



QU - FOREST GREEN OAK



CATE - ORANGE SEDGE



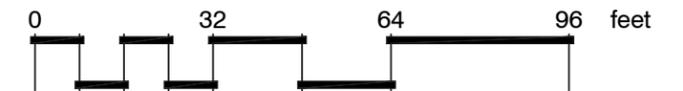
1 TREE GRATE W/
GRAVEL, TYP.



NATE - NEEDLE GRASS



THYM - WOOLLY THYME

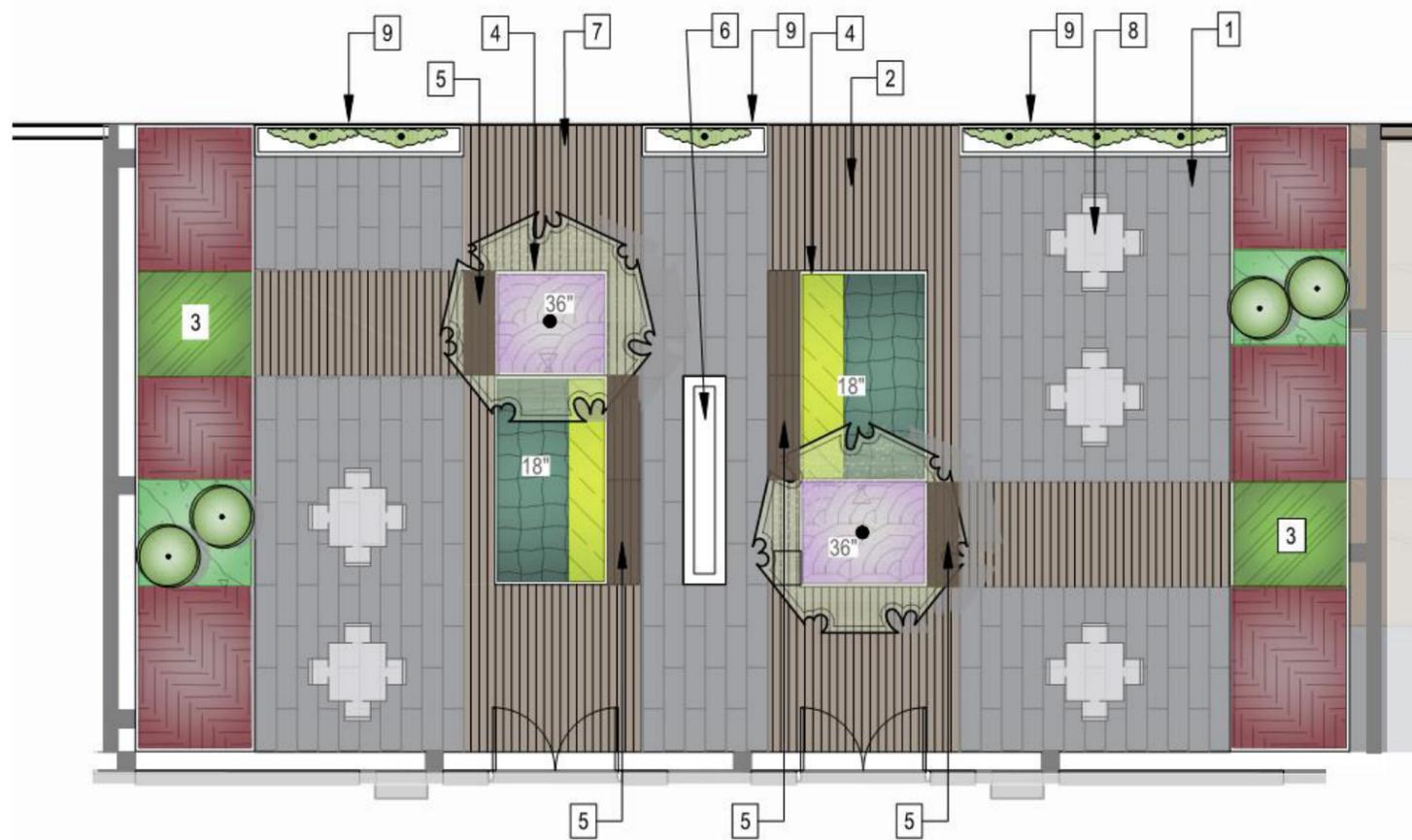


SCALE: 1/32" = 1'-0"

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

LANDSCAPE AND LIGHTING

Courtyard Level



1 CONCRETE PLANK PAVER



2 WOOD DECKING



3 STORMWATER PLANTER (STRMW)



4 36" / 18" TALL STEEL PLANTER



5 WOOD BENCH



6 FIRE TABLE



7 LED UPLIGHT



8 SITE FURNISHINGS

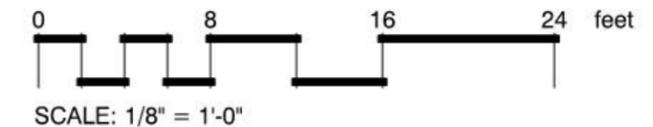


9 GREEN SCREEN

PLANT SCHEDULE

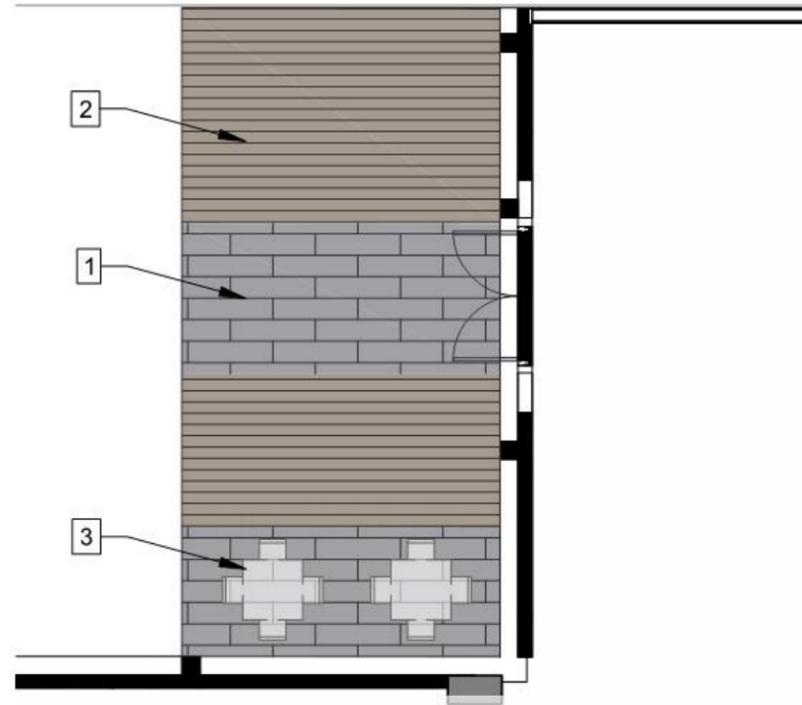
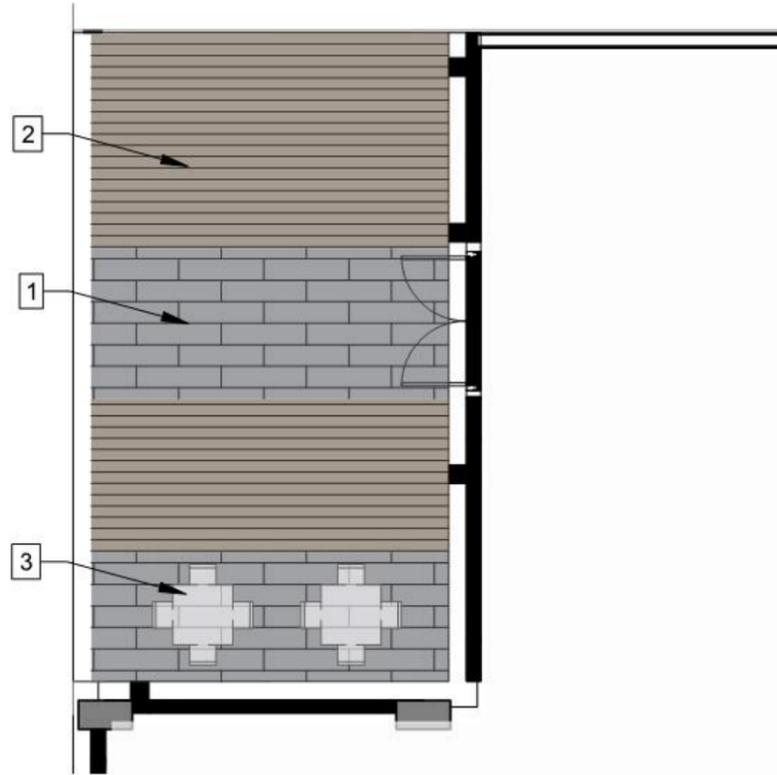
TREES	CODE	COMMON NAME	SIZE	CALIPER	STORMWATER	CODE	COMMON NAME	SIZE	HT.	SPACING	
	AG	PAPERBARK MAPLE ACER GRISEUM	B & B	2" CAL		COR	KELSEYI DOGWOOD CORNUS SERICEA 'KELSEYI'	5 GAL		24" o.c.	
SHRUBS	CODE	COMMON NAME	SIZE	HT.	GROUND COVERS	CODE	COMMON NAME	SIZE	BULB/SF	SPACING	
	SPI	WESTERN SPIREA SPIRAEA DOUGLASII	2 GAL			MAH	COMPACT OREGON GRAPE MAHONIA AQUIFOLIUM 'COMPACTA'	2 GAL		18" o.c.	
	TRA ESP	STAR JASMINE TRELLIS TRACHELOSPERMUM JASMINOIDES	5 GAL			CEVE	EVERILLO JAPANESE SEDGE CAREX OSHIMENSIS 'EVERILLO'	1 GAL		12" o.c.	
SHRUB AREAS	CODE	COMMON NAME	SIZE	HT.	SPACING	GROUND COVERS	CODE	COMMON NAME	SIZE	BULB/SF	SPACING
	RUS	FRAGRANT SARCOCOCCA SARCOCOCCA RUSCIFOLIA	5 GAL		30" o.c.		LIRB	BIG BLUE LILYTURF LIRIOPE MUSCARI 'BIG BLUE'	1 GAL		12" o.c.
STORMWATER	CODE	COMMON NAME	SIZE	BULB/SF	SPACING	STORMWATER	CODE	COMMON NAME	SIZE	BULB/SF	SPACING
	CARI	ICE DANCE JAPANESE SEDGE CAREX MORROWII 'ICE DANCE'	1 GAL		12" o.c.						

1 LEVEL 2 COURTYARD - LANDSCAPE PLAN
1/8" = 1'-0"



LANDSCAPE AND LIGHTING

Level 3 Terraces



1 CONCRETE PLANK
PAVER



2 WOOD DECKING

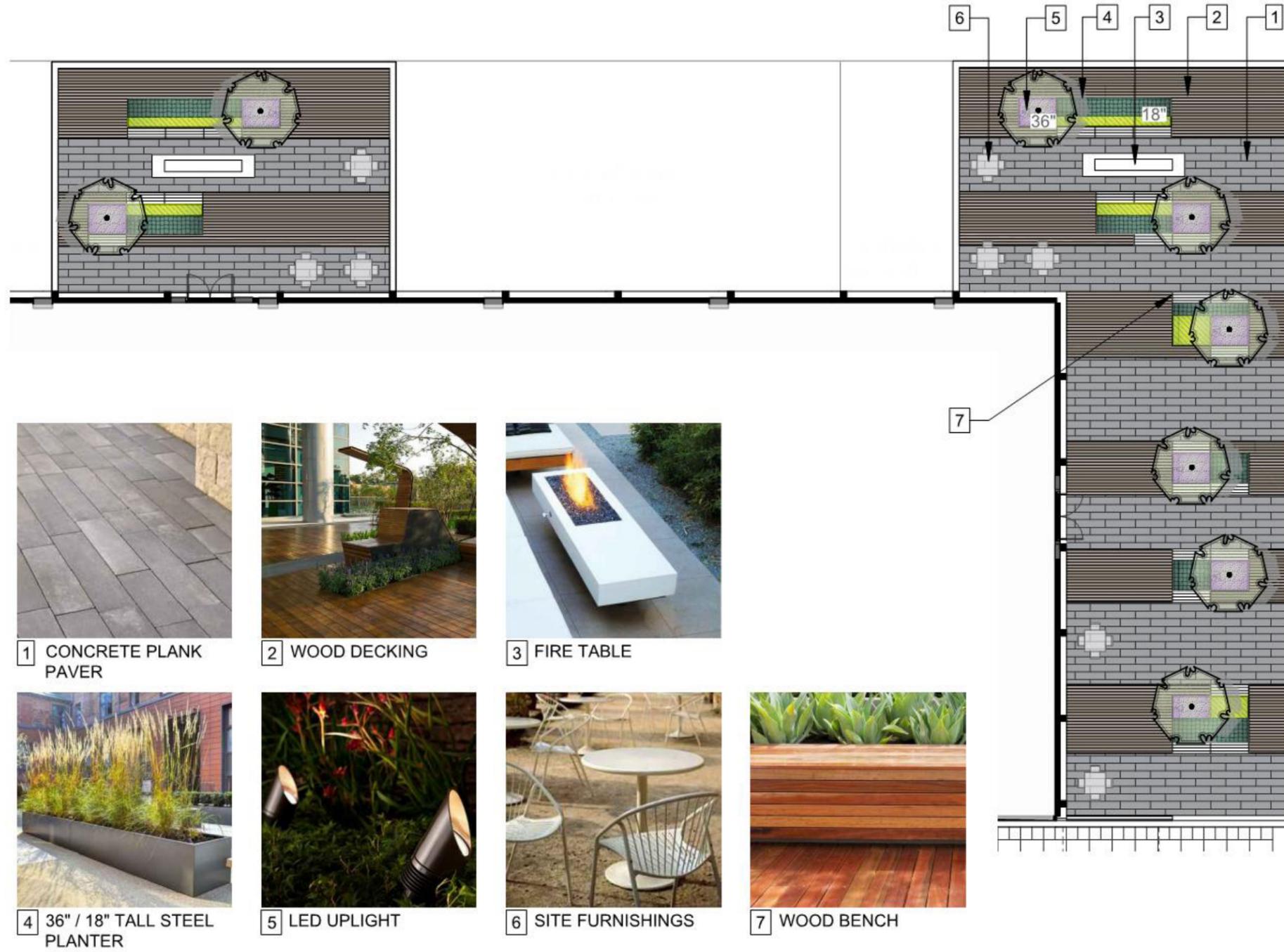


3 SITE FURNISHINGS

① LEVEL 3 TERRACES - LANDSCAPE PLAN

LANDSCAPE AND LIGHTING

Level 4 Courtyard Terrace



PLANT SCHEDULE LEVEL 4

TREES	CODE	COMMON NAME	SIZE	CALIPER	
	AG	PAPERBARK MAPLE ACER GRISEUM	B & B	2" CAL	
SHRUB AREAS	CODE	COMMON NAME	SIZE	HT.	SPACING
	RUS	FRAGRANT SARCOCOCCA SARCOCOCCA RUSCIFOLIA	5 GAL		30" o.c.
GROUND COVERS	CODE	COMMON NAME	SIZE	BULB/SF	SPACING
	CEVE	EVERILLO JAPANESE SEDGE CAREX OSHIMENSIS 'EVERILLO'	1 GAL		12" o.c.
	LIRB	BIG BLUE LILYTURF LIRIOPE MUSCARI 'BIG BLUE'	1 GAL		12" o.c.



1 CONCRETE PLANK PAVER



2 WOOD DECKING



3 FIRE TABLE



4 36" / 18" TALL STEEL PLANTER



5 LED UPLIGHT

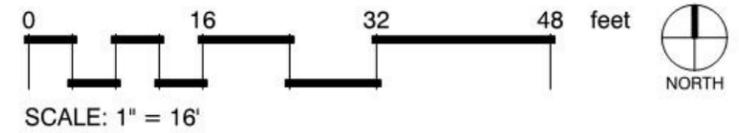


6 SITE FURNISHINGS



7 WOOD BENCH

1 LEVEL 4 COURTYARD - LANDSCAPE PLAN
1/16" = 1'-0"



LANDSCAPE AND LIGHTING

Level 4 Courtyard Terrace



AG - PAPER BARK MAPLE



SPI - WESTERN SPIREA



RUS - FRAGRANT
SARCOCOCCA



TRA - STAR JASMINE



COR - KELSEYI DOGWOOD



MAH - COMPACT
OREGON GRAPE



CEVE - EVERILLO
JAPANESE SEDGE



LIRB - BIG BLUE LILY
TURF



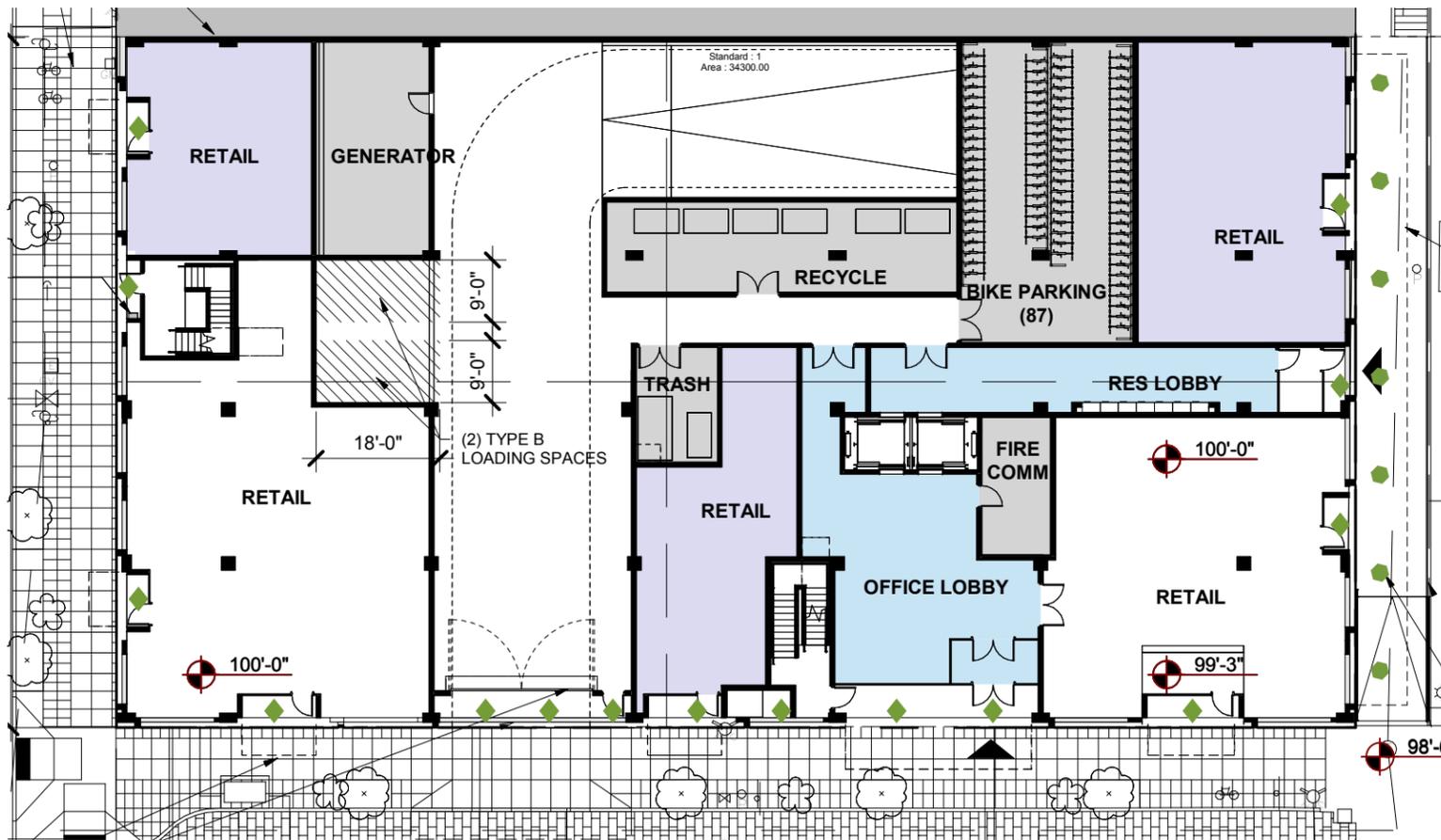
CARI - ICE DANCE
JAPANESE SEDGE

① PLANT IMAGES

LANDSCAPE AND LIGHTING

Level 1 Exterior Lighting Plan

◆ Recessed Downlight



ADJUSTMENTS / MODIFICATIONS

MODIFICATION

Height



PARTIAL SOUTH ELEVATION



EAST ELEVATION ALONG 13TH

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.

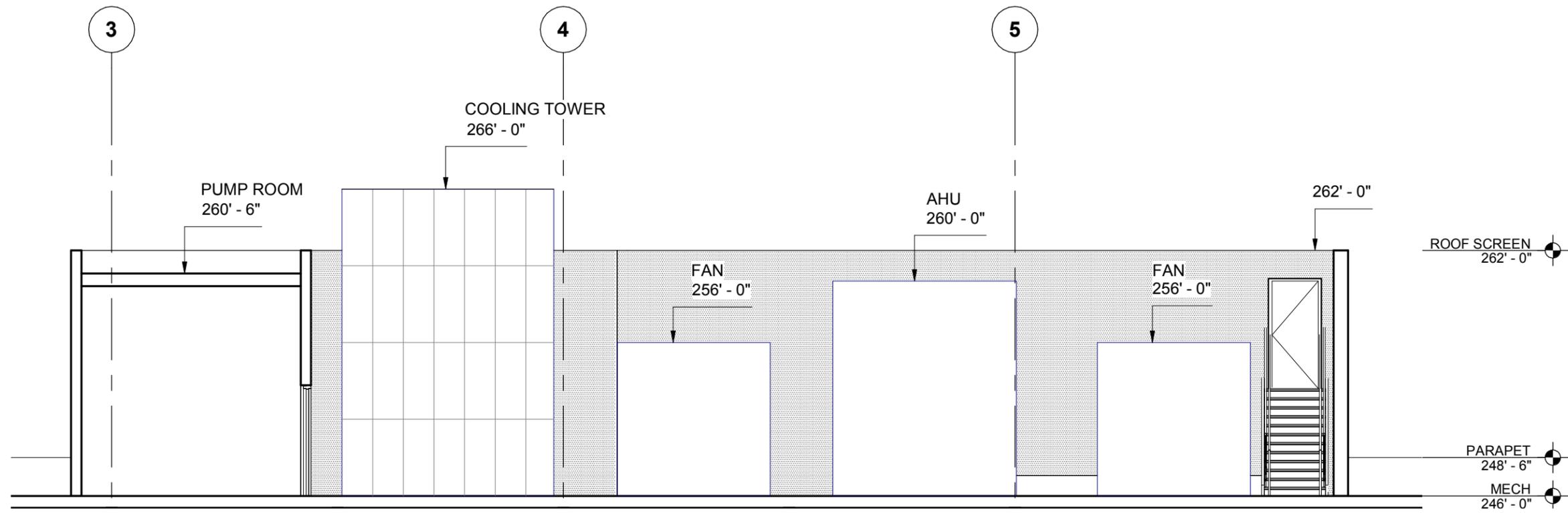
- Base height is 75'-0" + 45'-0" general bonus = 120'-0" + 30'-0" of housing extends to 150'-0" max.
- Building height is 148'-6" from the highest point on the site to the top of parapet.
- The rooftop mechanical screen extends to 162'-0". The cooling tower extends to 166'-0". The total roof area is 10,520 sf. The screened area is 2,262 sf = 4.5% of the roof area. The screened area is set back more than 15'-0" from each roof edge.
- The modification request is to extend the mechanical equipment screening to 16'-0" above the height limit to align with the elevator mechanical equipment. Additionally, the modification requires an increase to 21.5% roof coverage due to the small footprint of the tower.

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



MODIFICATION

Section of Rooftop Mechanical Enclosure



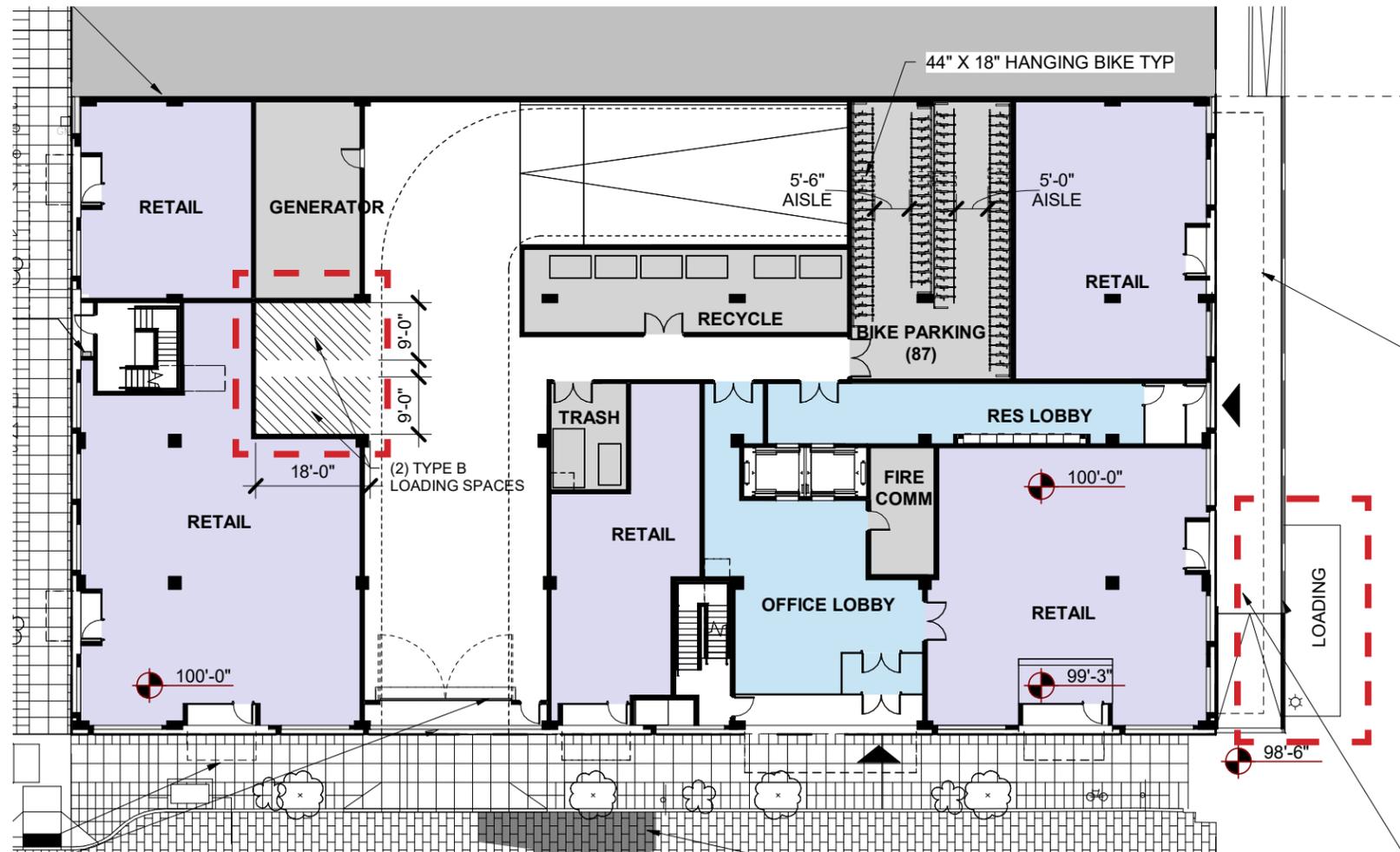
MODIFICATIONS

Loading Zones

MODIFICATION:

33.266.310 Loading Standards - In mixed use buildings with more 50,000square feet in floor area in uses other than dwelling units, two Standard A spaces are required. Standard A spaces are 25 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 Square has 33,891 sf of office use and provides two Type B loading spaces 18-0"long x 9"wide x 10'-6" high.
- Both Type B spaces are located on the Ground Level adjacent to the driveway and the corridor to the elevators.
- 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.
- The intent of the requirement is to accommodate loading within the footprint of the building to limit the impact to surrounding streets. The loading spaces provided are adequate for the anticipated loading needs of the building. The proposed design better meets the Design Review requirements by providing adequate loading while maximizing the Retail area for improved street activity.
- Additionally, a Type A loading space is to be provided at NW 13th.



MODIFICATION
Bicycle Parking

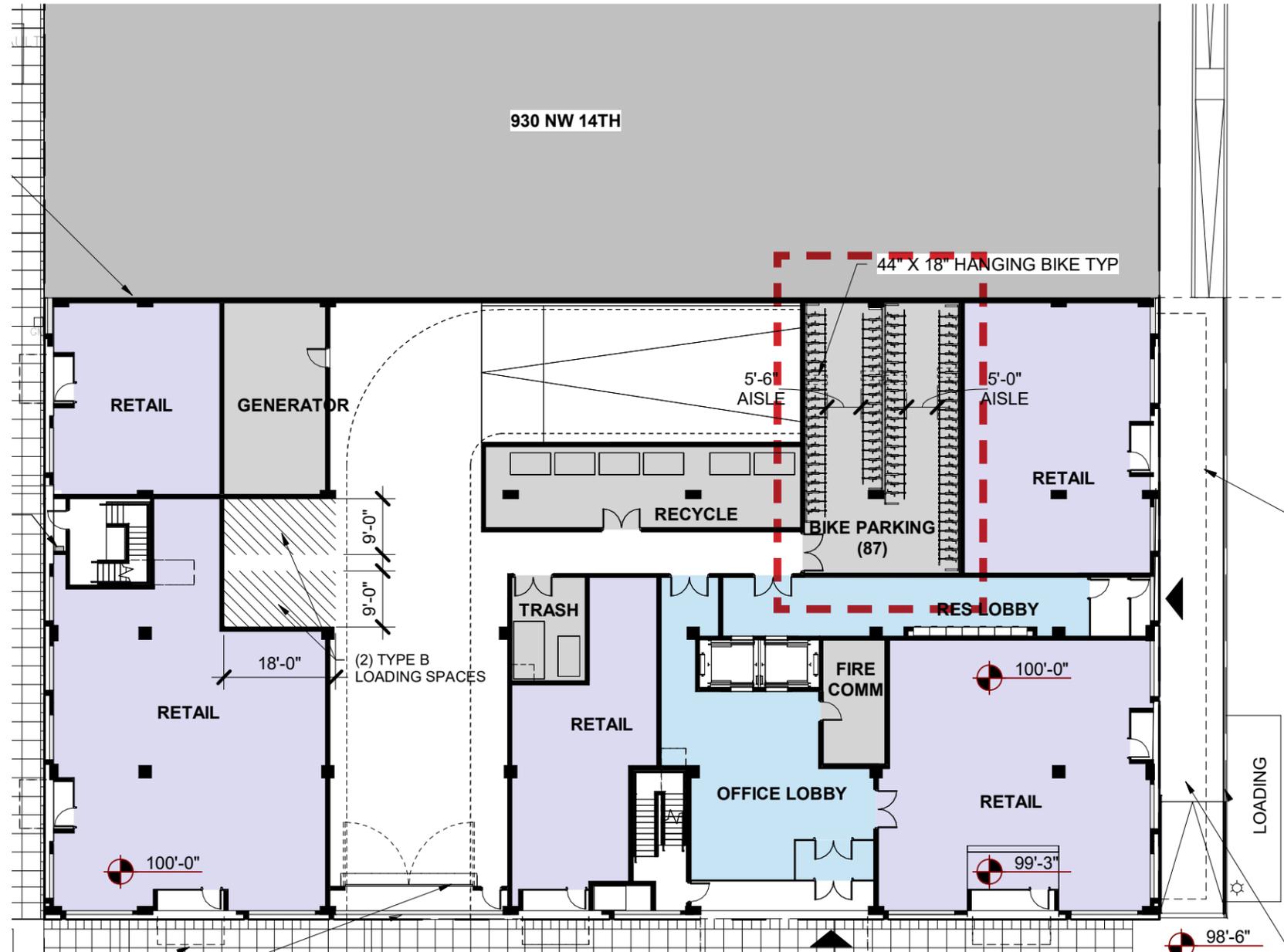
MODIFICATION:

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.

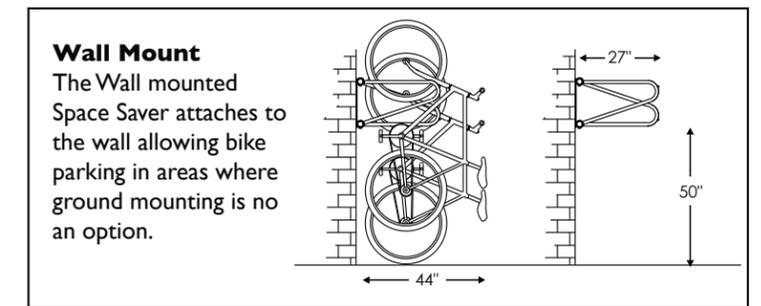
All bike storage includes use of a vertical hanging system that allows bikes to be staggered to optimize space requirements. A Modification is requested, identical to that previously approved for the Block 15 and Block 17 projects, allowing for the clearance for this system. Clearance includes a 44"x18" 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.

See program summary for total Req'd Long Term Bicycle Parking Spaces:

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

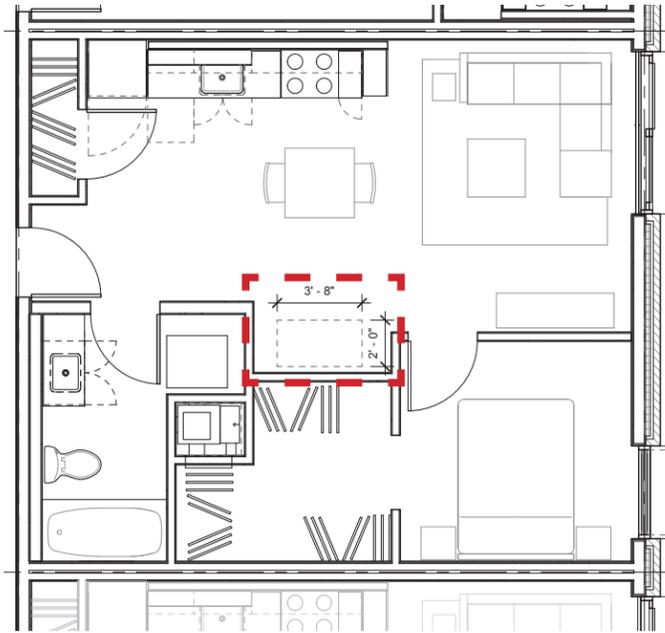


LEVEL 1 PLAN



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

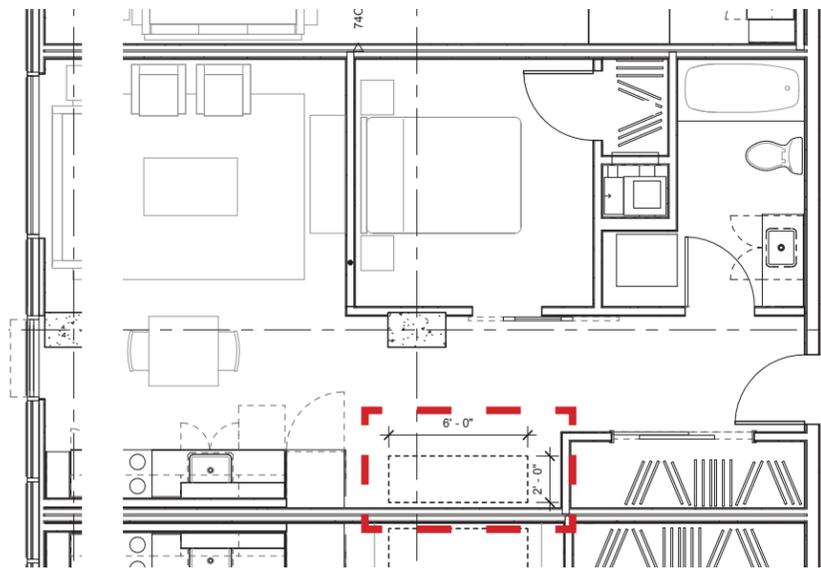
MODIFICATION
Bicycle Parking



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

RENDERINGS

RENDERED VIEW
Towards West Hills



RENDERED VIEW
From 14th Ave



RENDERED VIEW
From 13th Ave



RENDERED VIEW
South on 13th Ave

