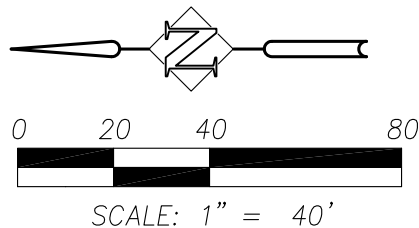


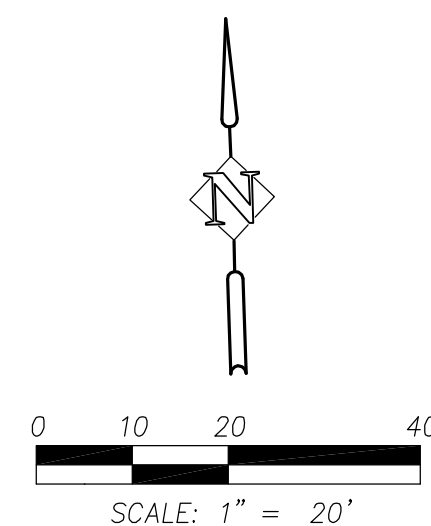
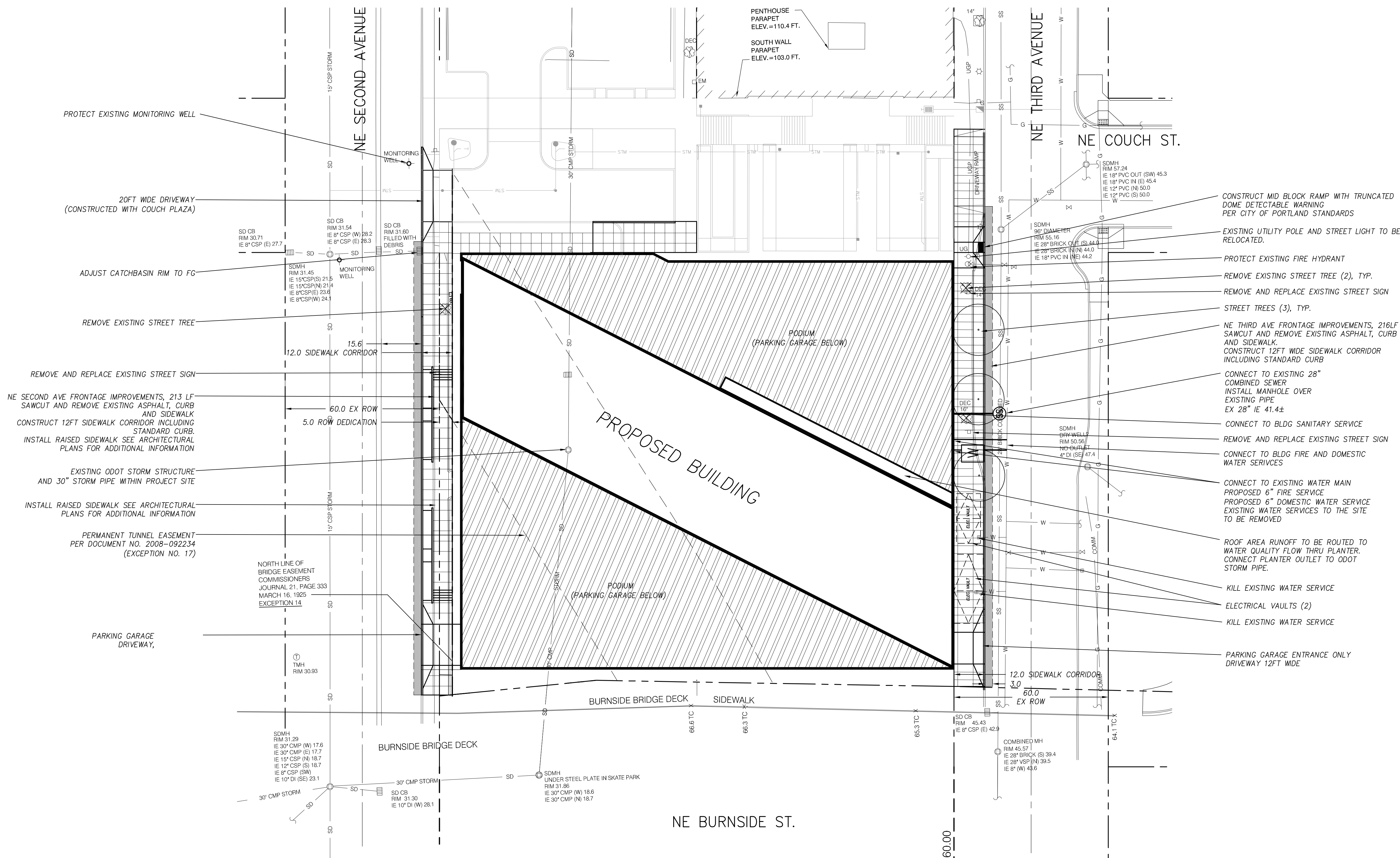
NOTES:

- 1.) CONTOUR INTERVAL IS 1 FOOT WITH 5 FOOT INDEX CONTOURS.
- 2.) THIS IS NOT A BOUNDARY SURVEY.
- 3.) PROJECT CONTROL WAS ESTABLISHED USING GPS OBSERVATIONS REFERENCED TO NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).
- THE HORIZONTAL DATUM IS A LOCAL DATUM PLANE. TO CONVERT COORDINATE VALUES TO OREGON STATE PLANE OF 1983, NORTH ZONE, MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.99991458.
- ELEVATIONS ARE REFERENCED TO CITY OF PORTLAND DATUM.
- 4.) FIELD WORK WAS PERFORMED BETWEEN NOVEMBER 14 AND DECEMBER 2007.
- 5.) SUBSURFACE FEATURES ARE SHOWN AS MARKED BY ONE- CALL UTILITY LOCATE SERVICE AND PER CITY OF PORTLAND GIS MAPPING. UNDERGROUND UTILITIES MAY EXIST WITHIN THE PROJECT AREA THAT ARE NOT SHOWN ON THIS MAP. CALL 1-800-332-2344 BEFORE YOU DIG.

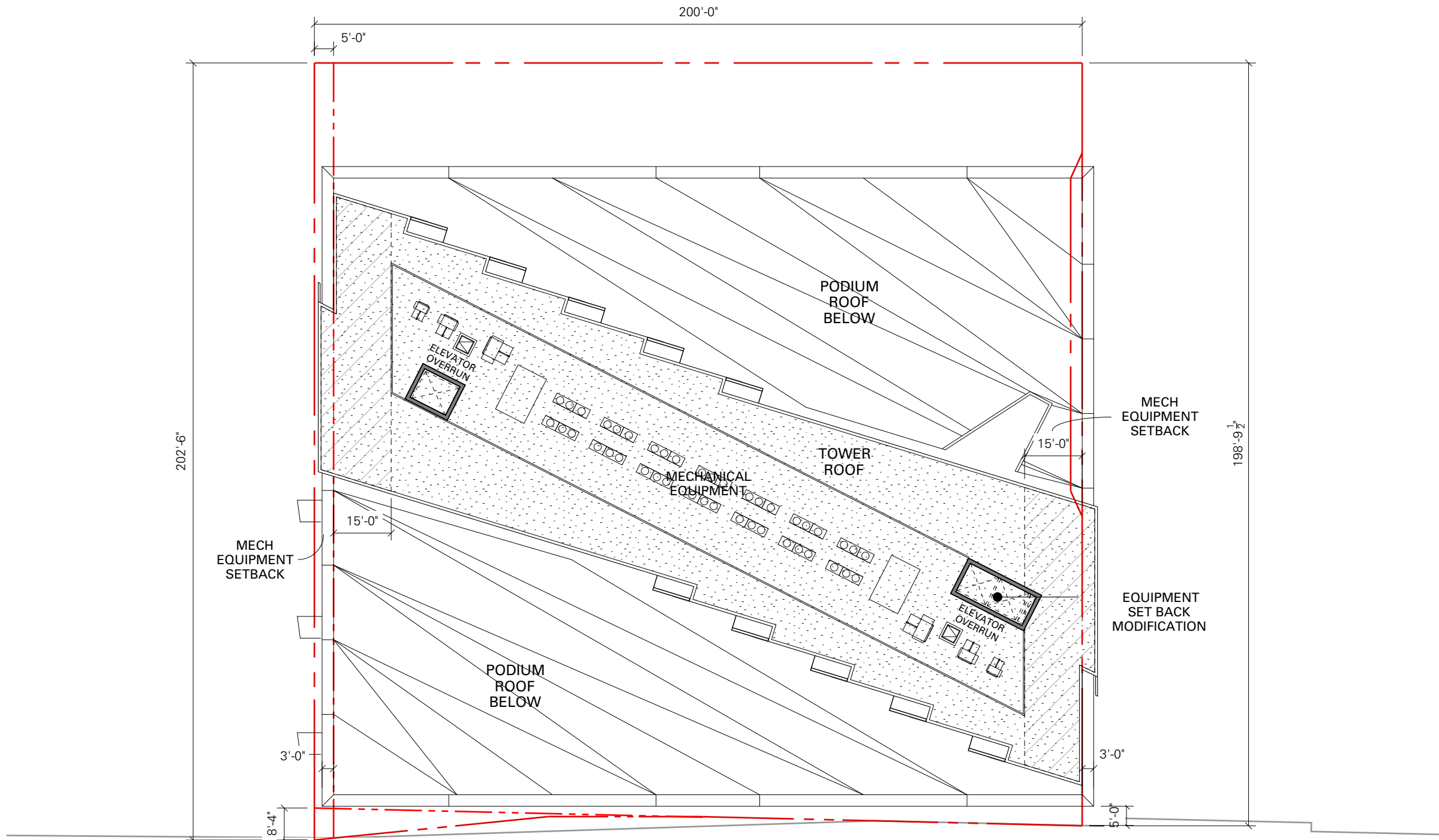
LEGEND:

- |                              |                           |          |                             |
|------------------------------|---------------------------|----------|-----------------------------|
| SD CB                        | CATCH BASIN               | SD       | STORM DRAIN                 |
| ◉ RIM = 55.85                |                           |          |                             |
| ◉ SDMH<br>RIM 999.99         | STORM DRAIN<br>MANHOLE    | ◉        | WATER VALVE                 |
| ◉ SSMH<br>RIM 999.99         | SANITARY<br>MANHOLE       | ◉        | FIRE HYDRANT                |
| ◉ SSCO<br>RIM 99.99          | SANITARY<br>CLEANOUT      | W        | WATER METER                 |
|                              |                           |          | WATERLINE                   |
| VSP=VITRIFIED CLAY PIPE      |                           | ◉        | GAS VALVE                   |
| CSP=CONCRETE SEWER PIPE      |                           | ◉        | GAS METER                   |
| PVC=POLYVINYLCHLORATE PIPE   |                           | — G —    | UNDERGROUND GAS LINE        |
| CMP=CORRUGATED METAL PIPE    |                           | ◉        | TELEPHONE PEDESTAL          |
| RCP=REINFORCED CONCRETE PIPE |                           | — COMM — | UNDERGROUND TELEPHONE DUCTS |
| ★ CONF<br>99'                | CONIFEROUS TREE           | ★        | LUMINAIRE                   |
| ★ DEC<br>99'                 | DECIDUOUS TREE            | ★ UG     | POWER POLE                  |
|                              |                           | ★ UG     | POWER POLE W/DROP           |
|                              |                           | ★ UG     | POWER POLE W/LIGHT          |
|                              |                           | UGP      | UNDERGROUND POWER DUCTS     |
|                              |                           | OH/L     | OVERHEAD WIRES              |
|                              |                           | ◉ EM     | GUY WIRE ANCHOR             |
|                              |                           | ◉        | ELECTRIC METER              |
| ⊠                            | SIGN                      | ◉        | CHAIN LINK FENCE            |
| ⊠                            | TRAFFIC CONTROL PEDESTAL  | ●        | BOLLARD                     |
| ⊠                            | PEDESTRIAN CROSSWALK POLE |          |                             |
| TRF —                        | TRAFFIC CONTROL LOOP      |          |                             |

[illegible]

[illegible]

# PRELIMINARY



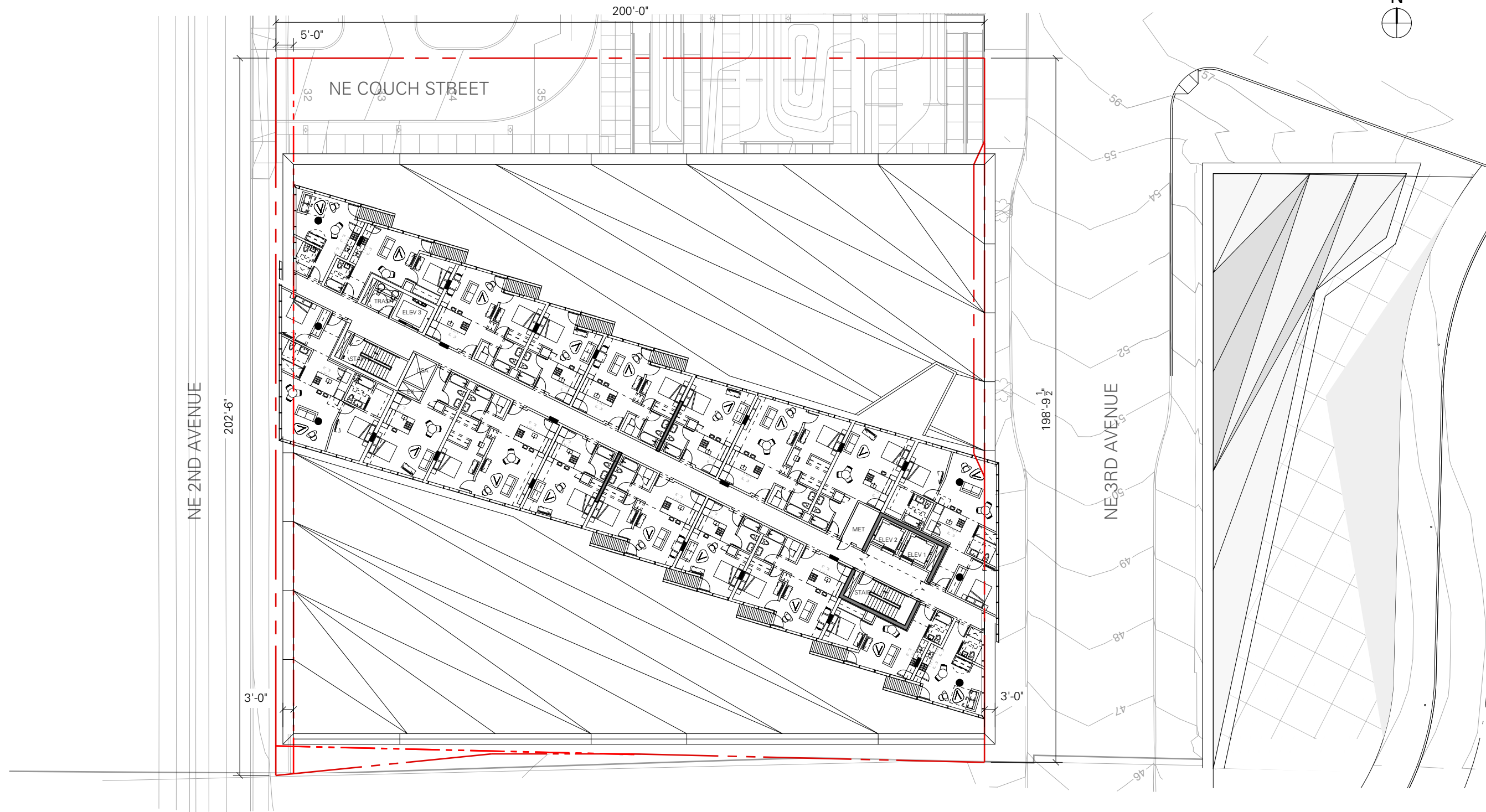
**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013



**LRS**  
ARCHITECTS  
www.lrsarchitects.com  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



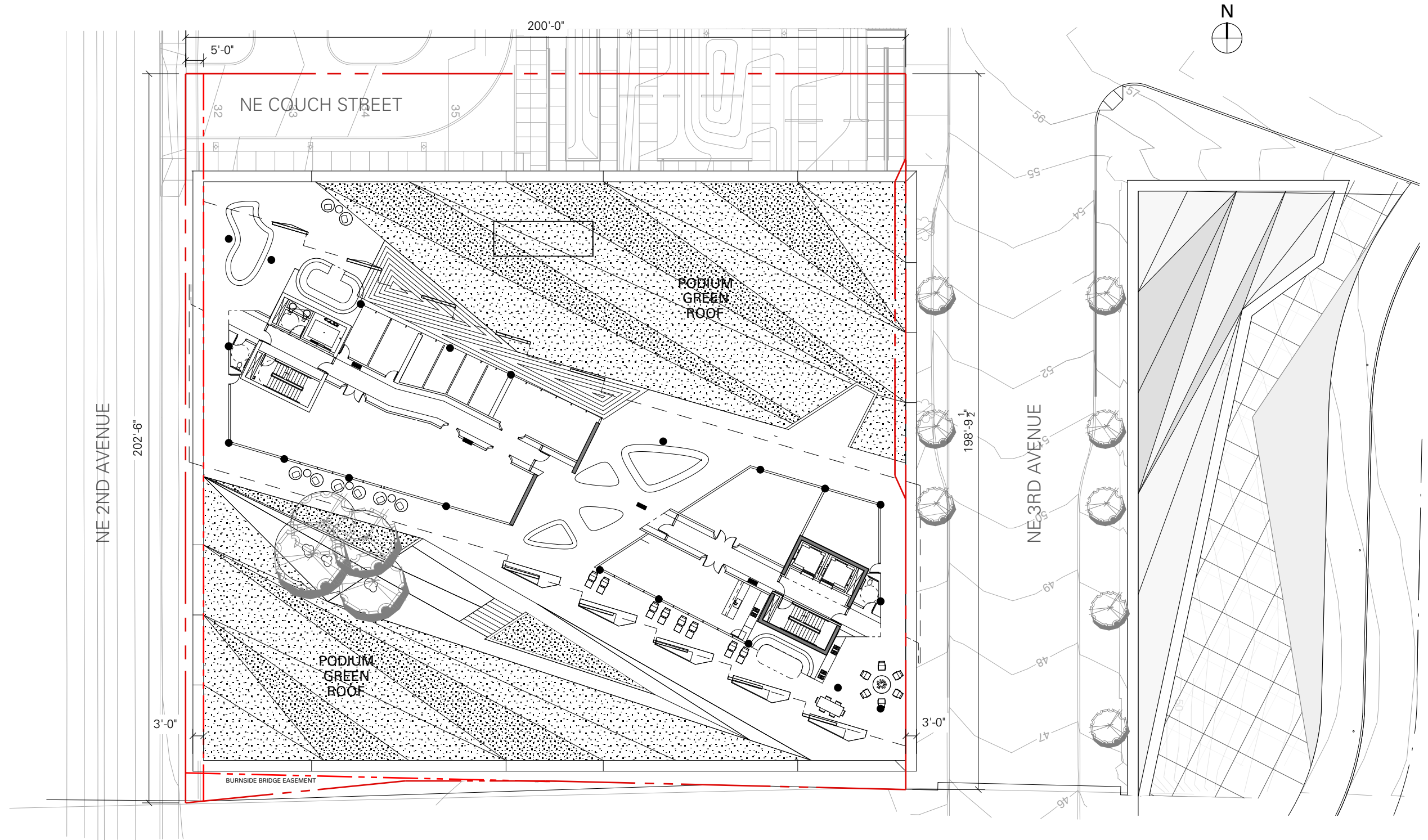
**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013



**LRS**  
ARCHITECTS  
www.lrsarchitects.com  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121 ☎  
503.221.2077 📠

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

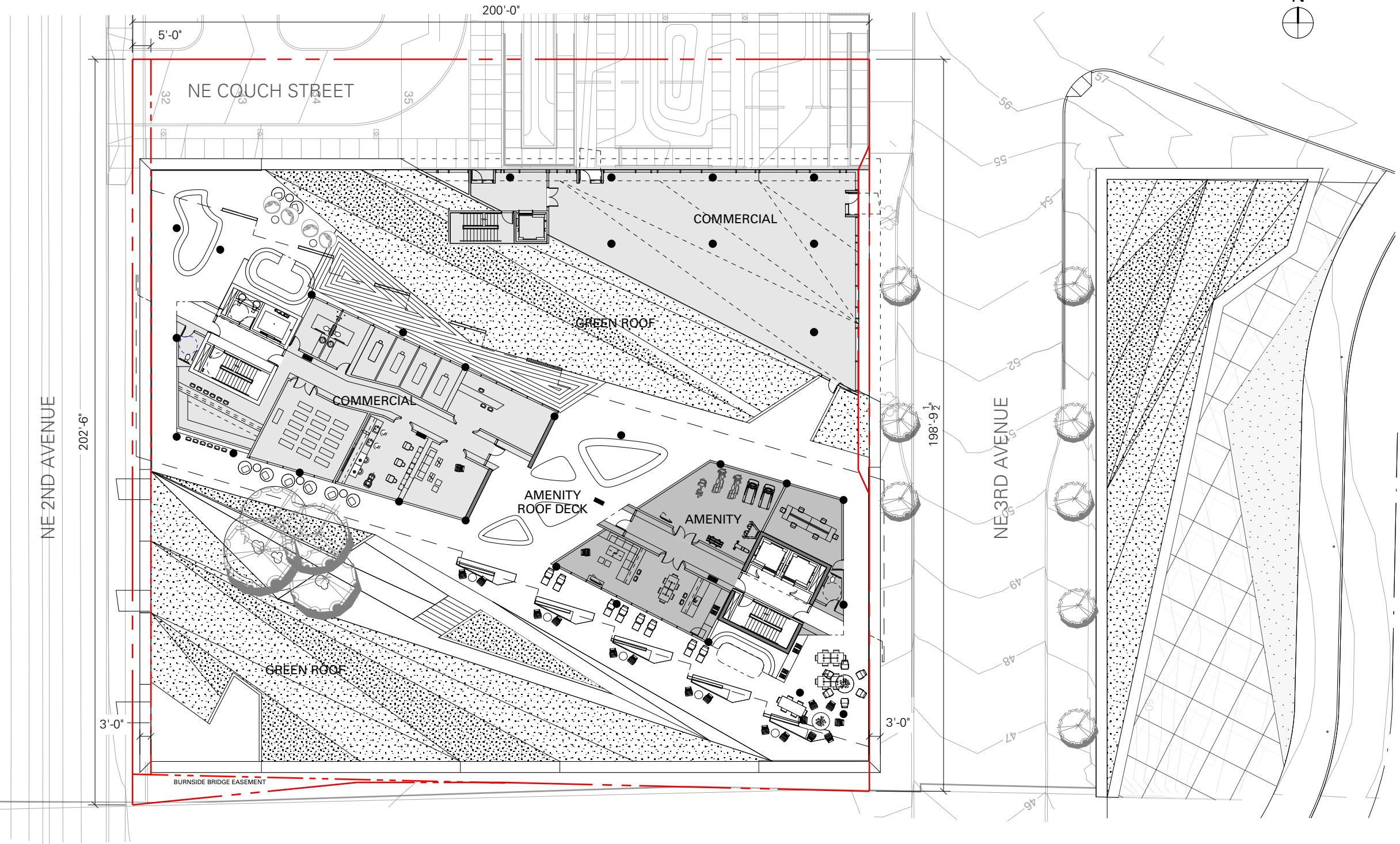
LU 13-111743 PC  
DAR Submittal  
May 20 2013

**KEY**  
DEVELOPMENT  
CORPORATION

**LRS**  
ARCHITECTS  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
www.lrsarchitects.com  
503.221.2077

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com

Skylab Architecture



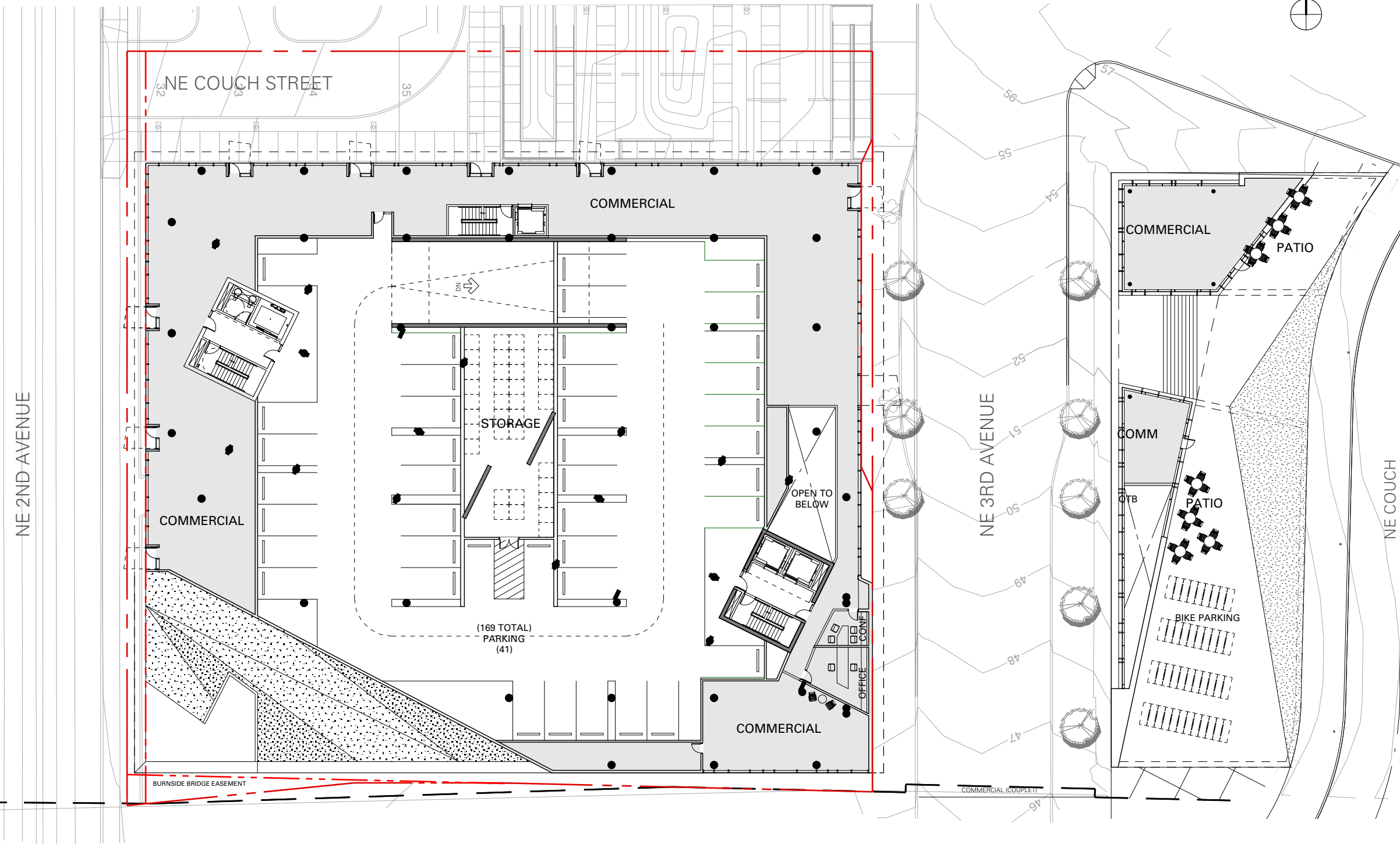
**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013



**LRS**  
ARCHITECTS  
www.lrsarchitects.com  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



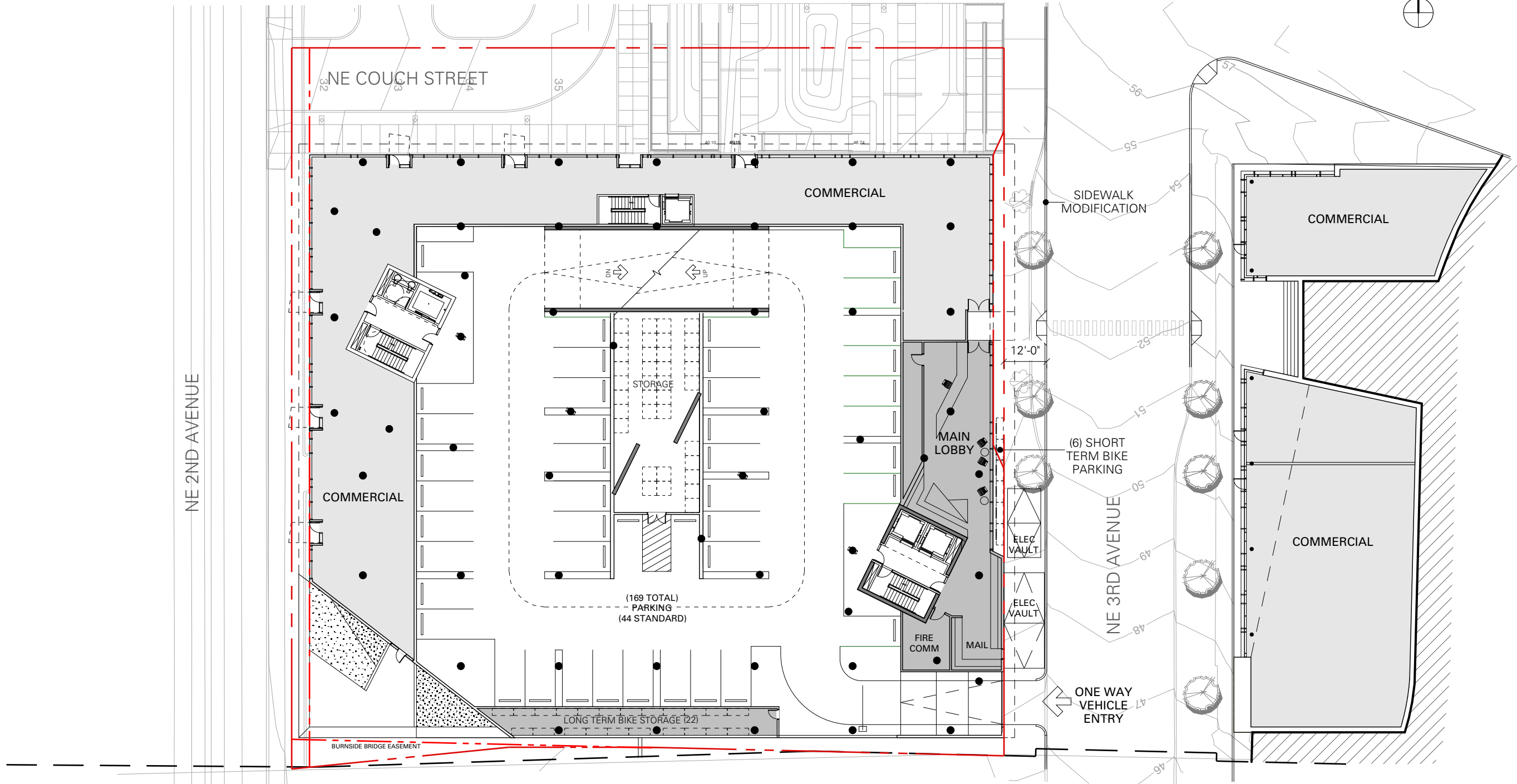
**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013



**LRS**  
ARCHITECTS  
720 NW Davis  
Suite 300  
Portland OR 97209  
www.lrsarchitects.com  
503.221.1121  
503.221.2077

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



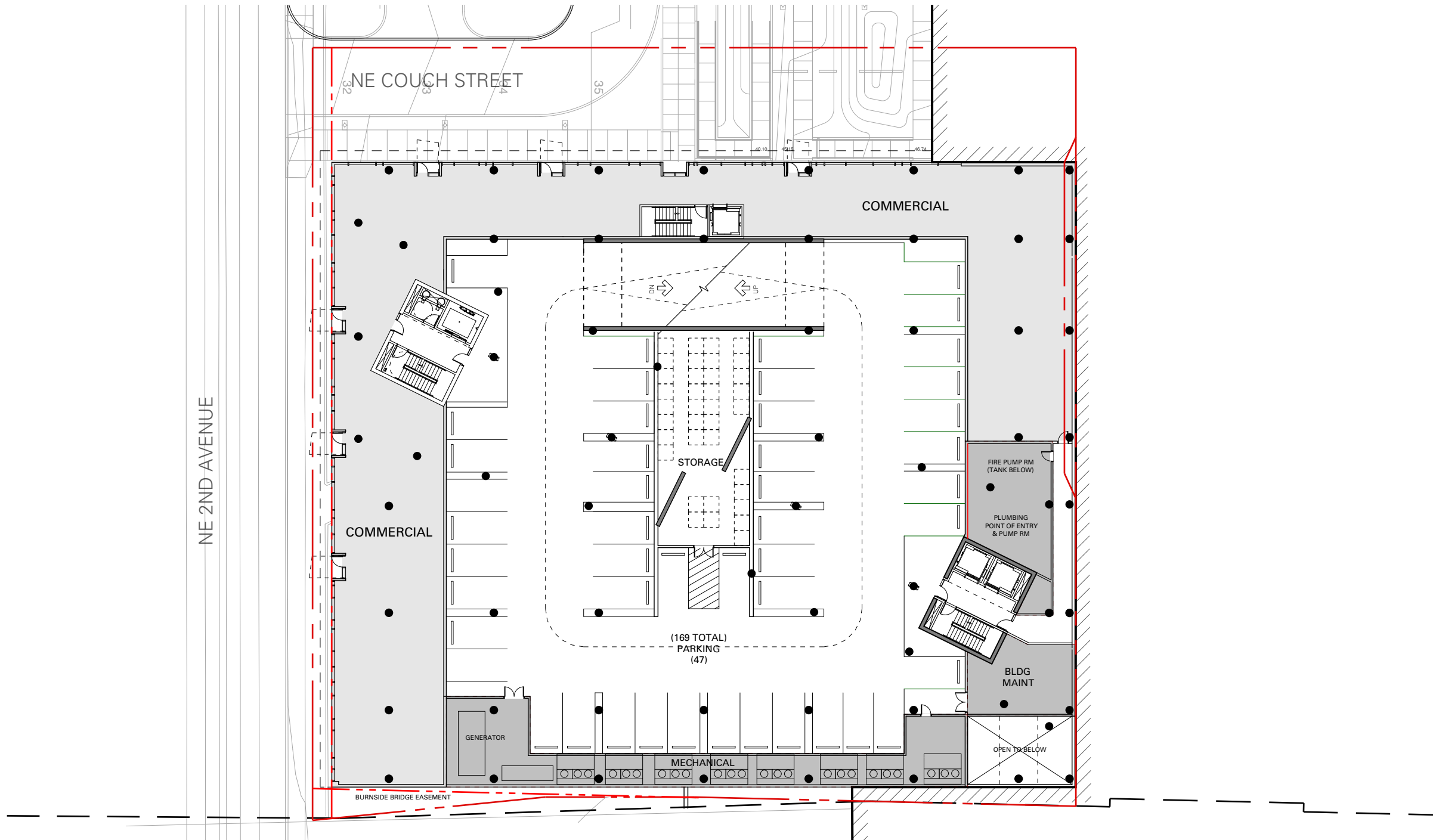
**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013



**LRS**  
ARCHITECTS  
www.lrsarchitects.com  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121 ☎  
503.221.2077 📠

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



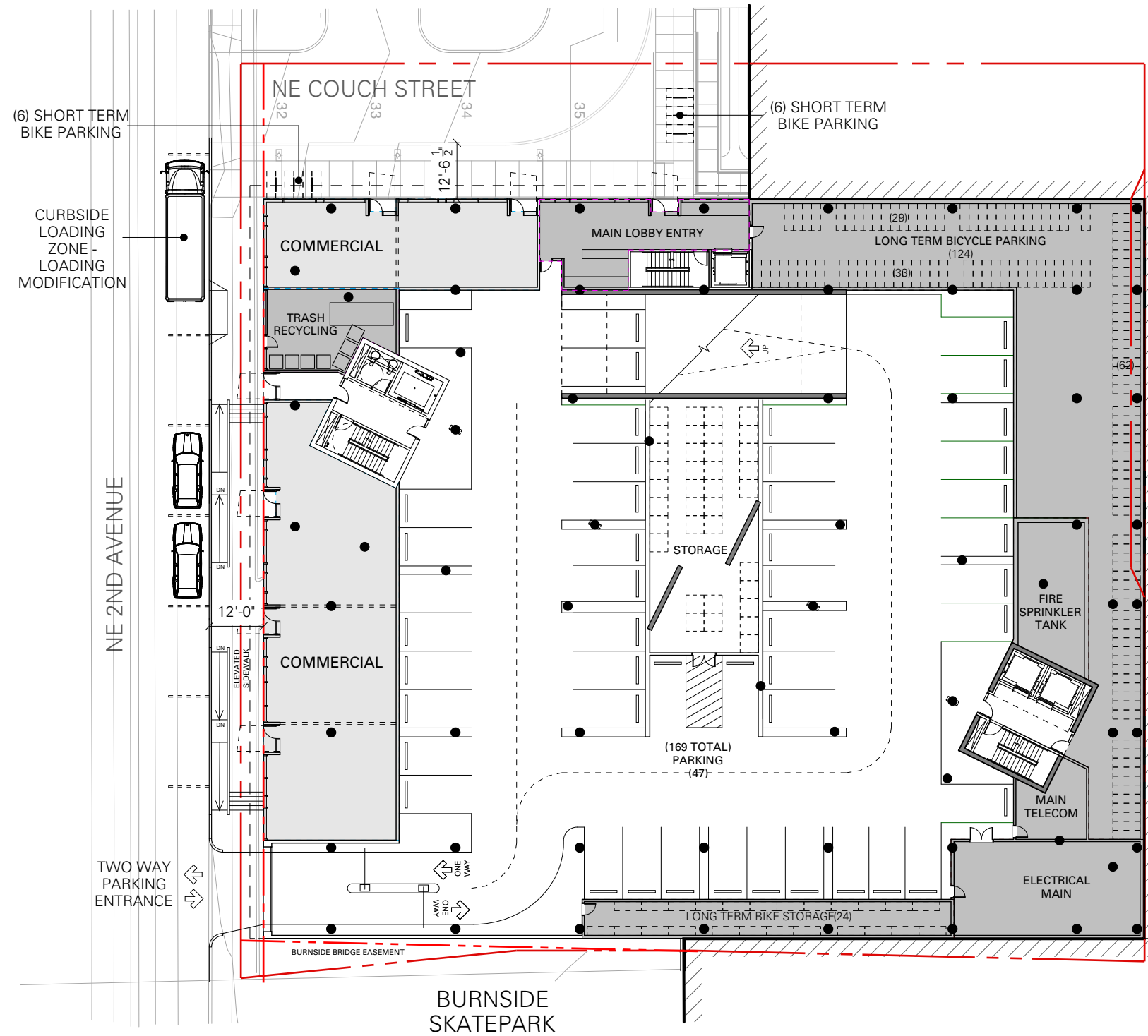
**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013



**LRS**  
ARCHITECTS  
www.lrsarchitects.com  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



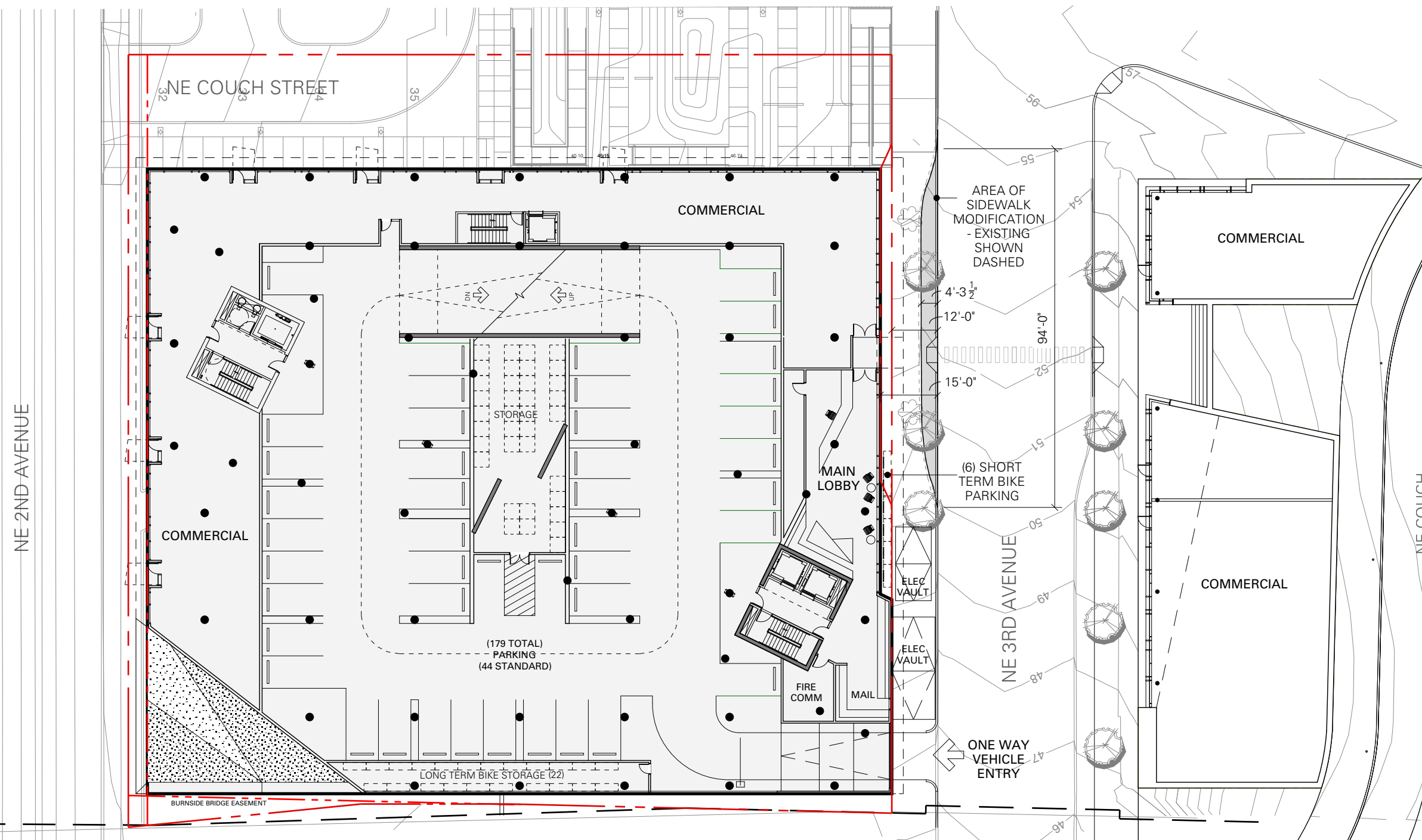
**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013



**LRS**  
ARCHITECTS  
www.lrsarchitects.com  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



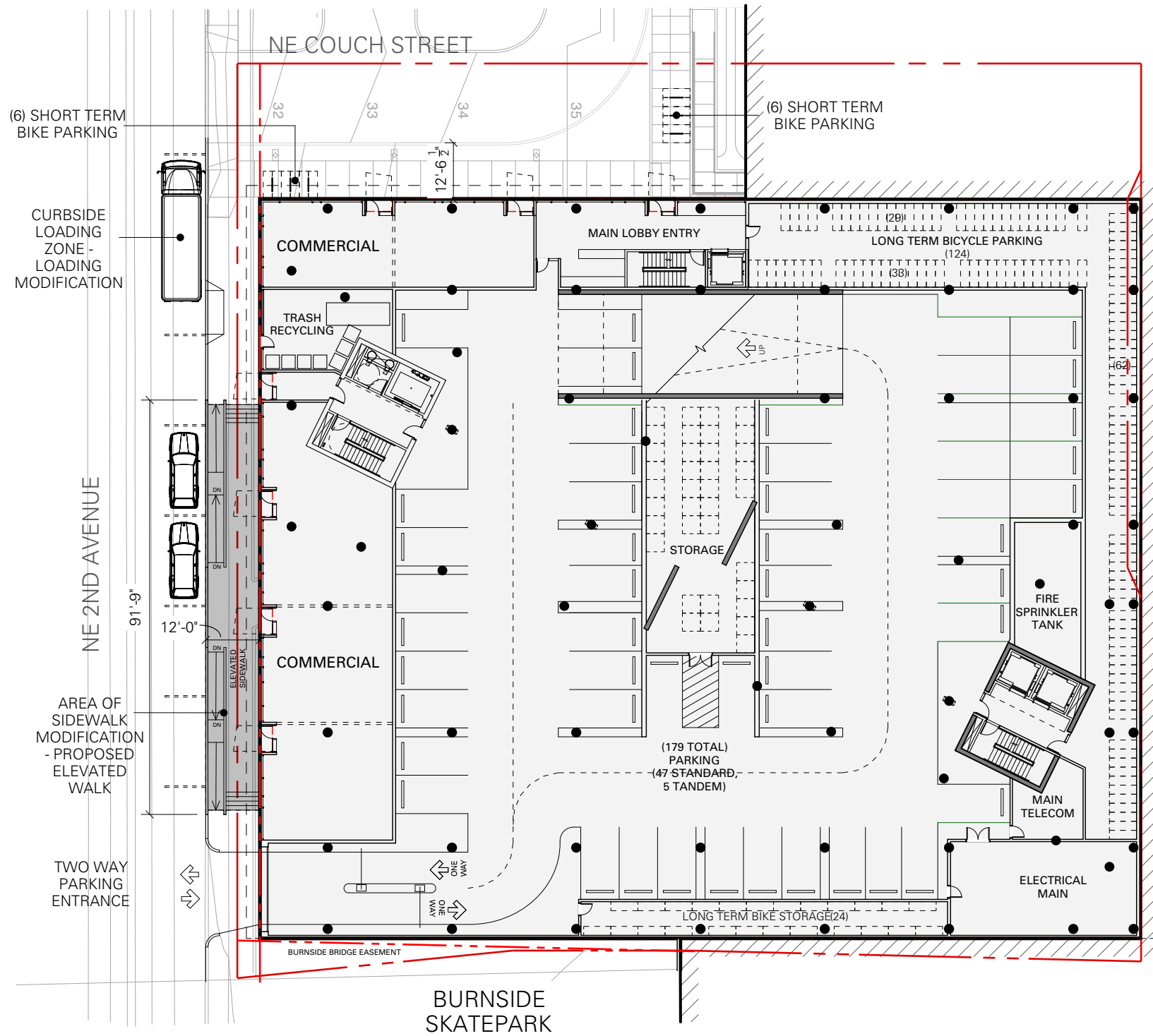
**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013



**LRS**  
ARCHITECTS  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077  
www.lrsarchitects.com

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



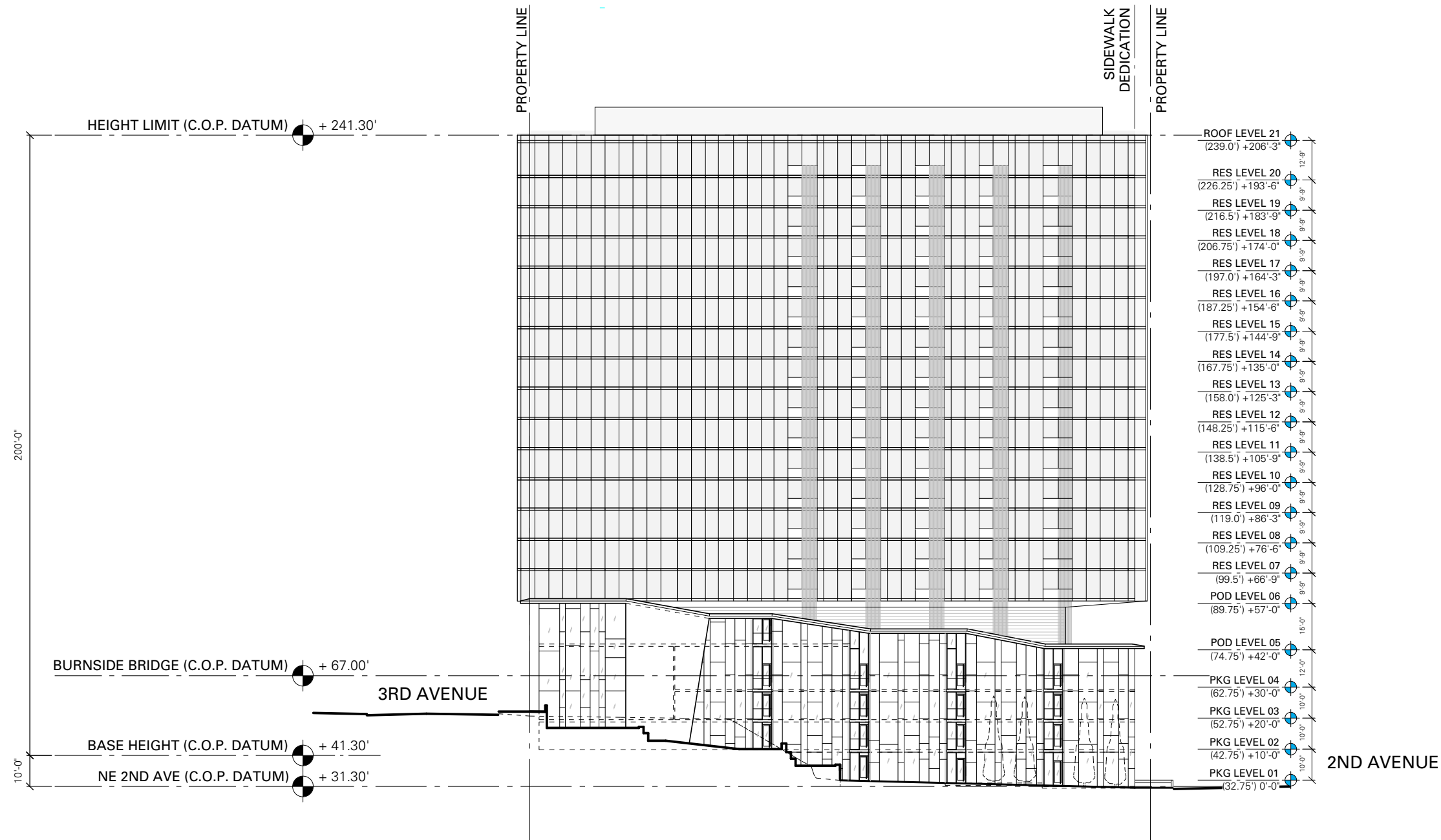
**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013



**LRS**  
ARCHITECTS  
www.lrsarchitects.com  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com

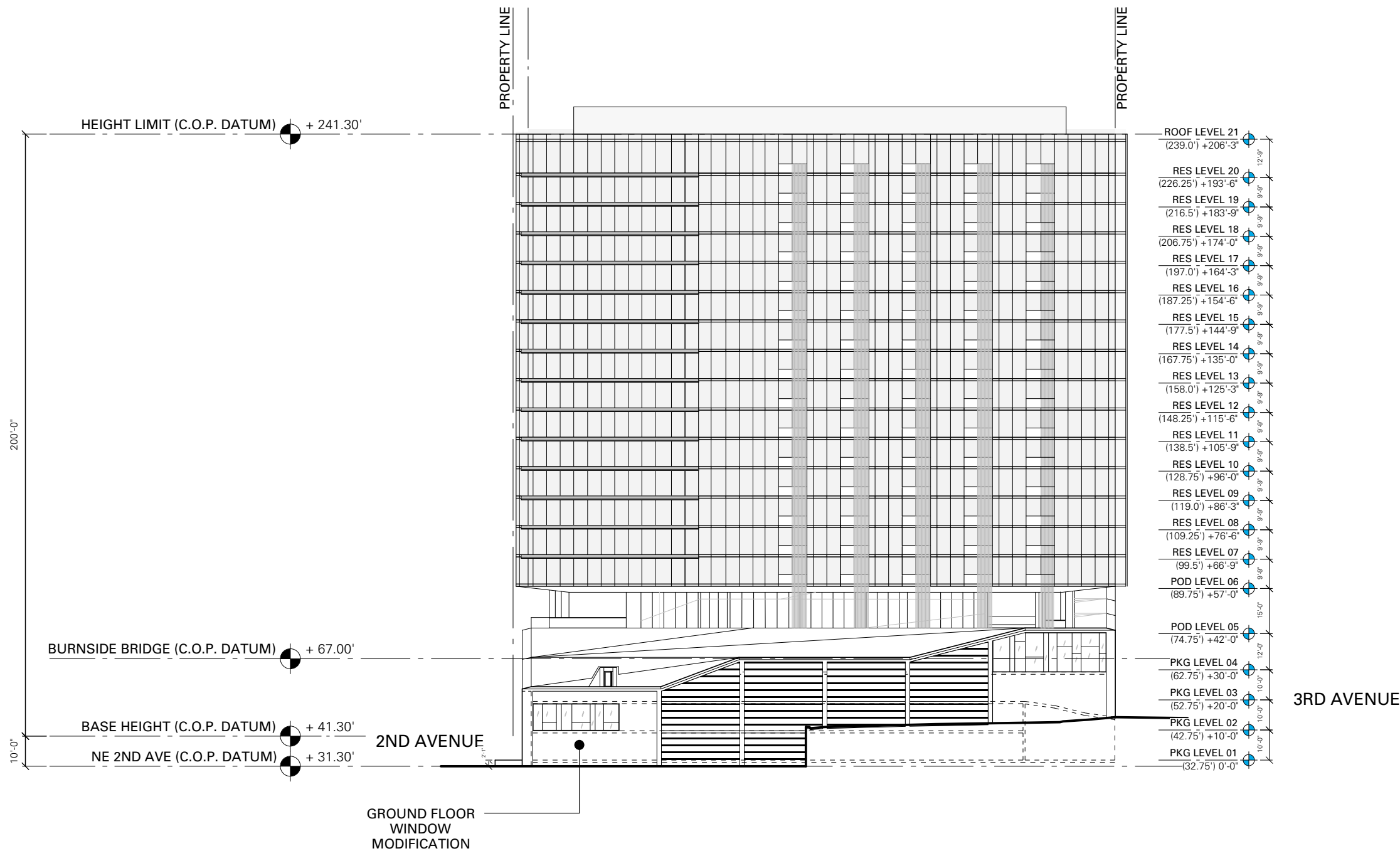


**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013



413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



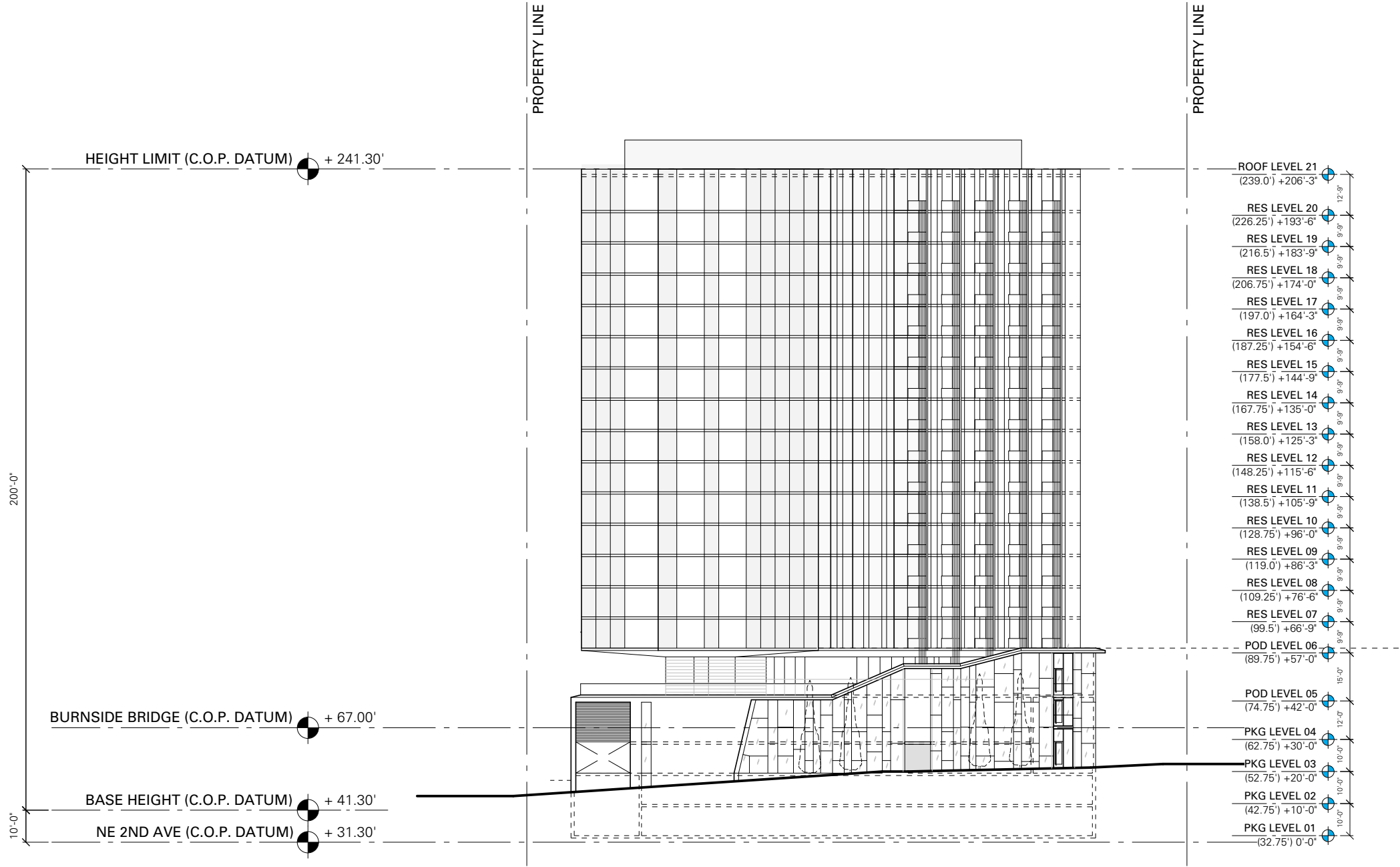
**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013



**LRS**  
ARCHITECTS  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077  
www.lrsarchitects.com

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



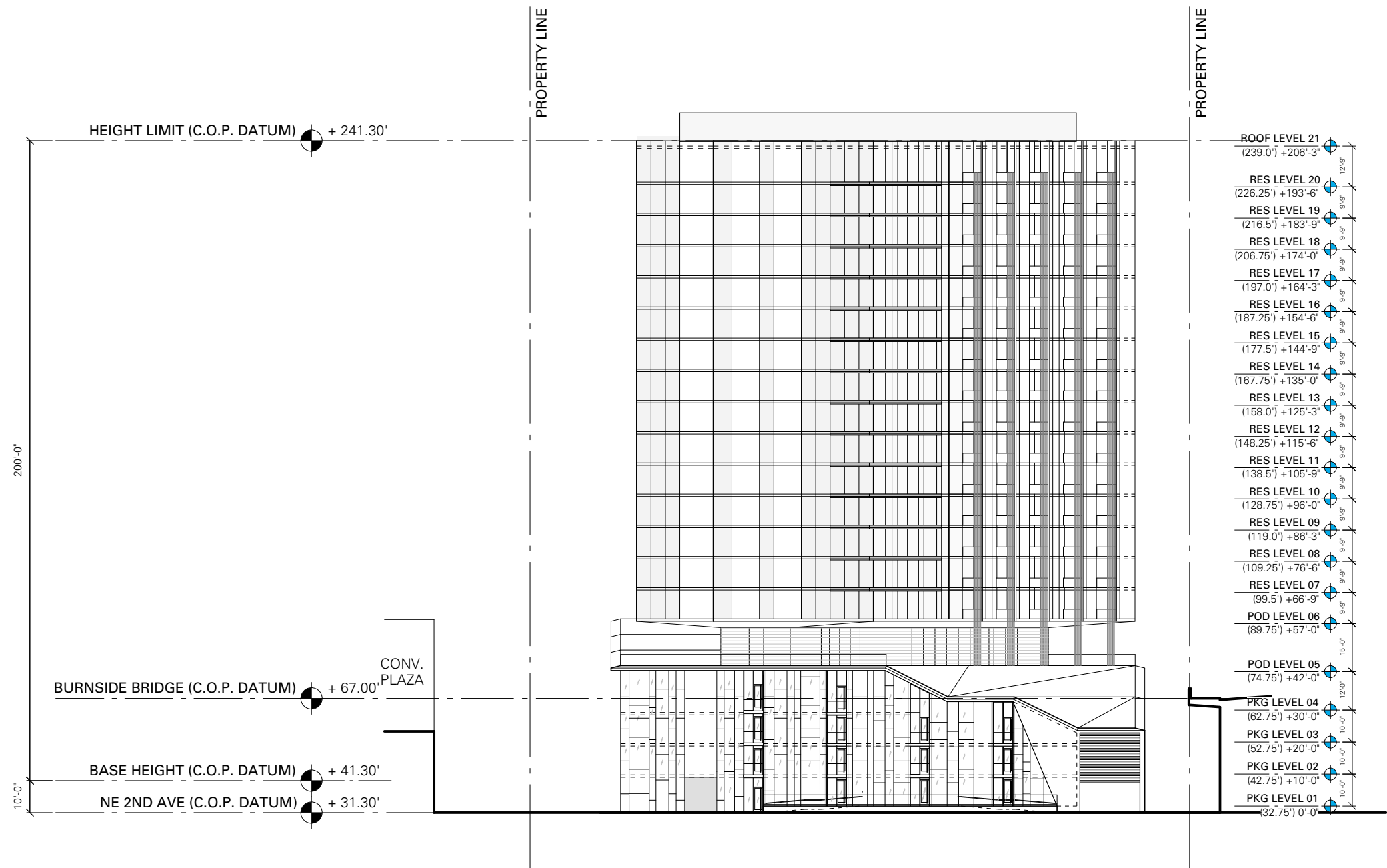
**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

**LU 13-111743 PC**  
DAR Submittal  
May 20 2013



**LRS**  
ARCHITECTS  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077  
www.lrsarchitects.com

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013

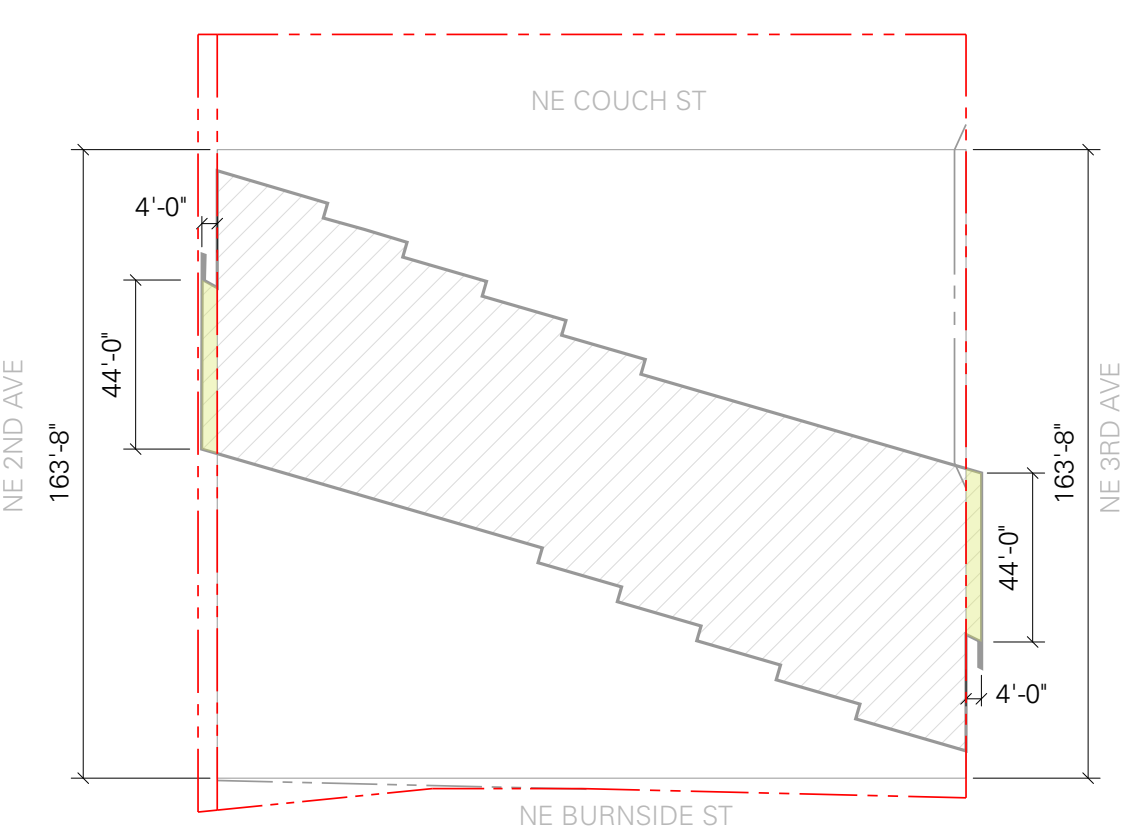


**LRS**  
ARCHITECTS  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077  
www.lrsarchitects.com

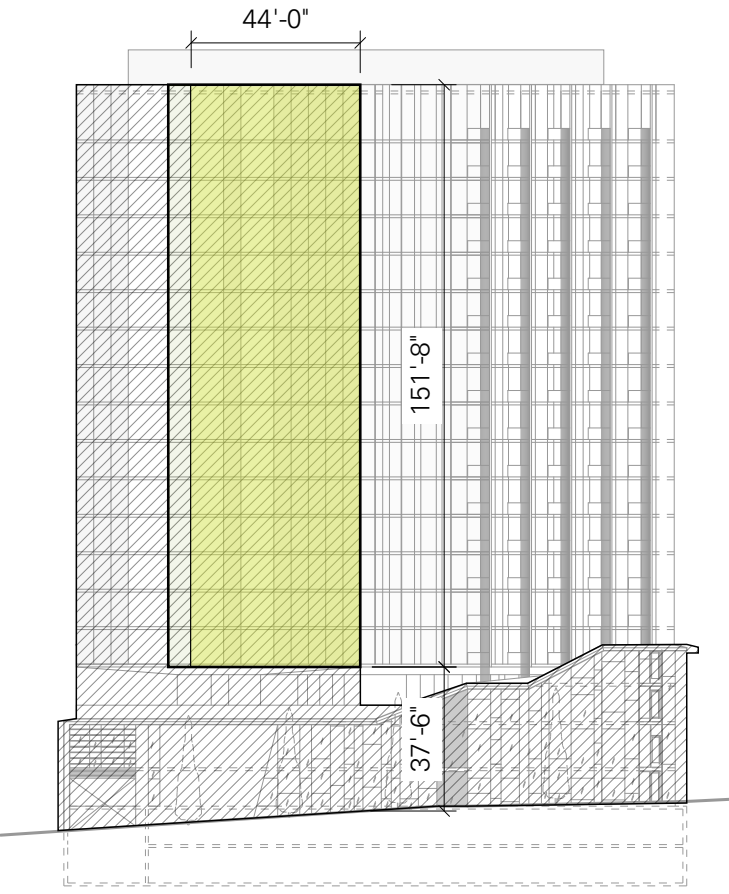
413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com

Window Projections Into Public Right Of Way  
(per City of Portland BDS Code Guide 6/01/2005)

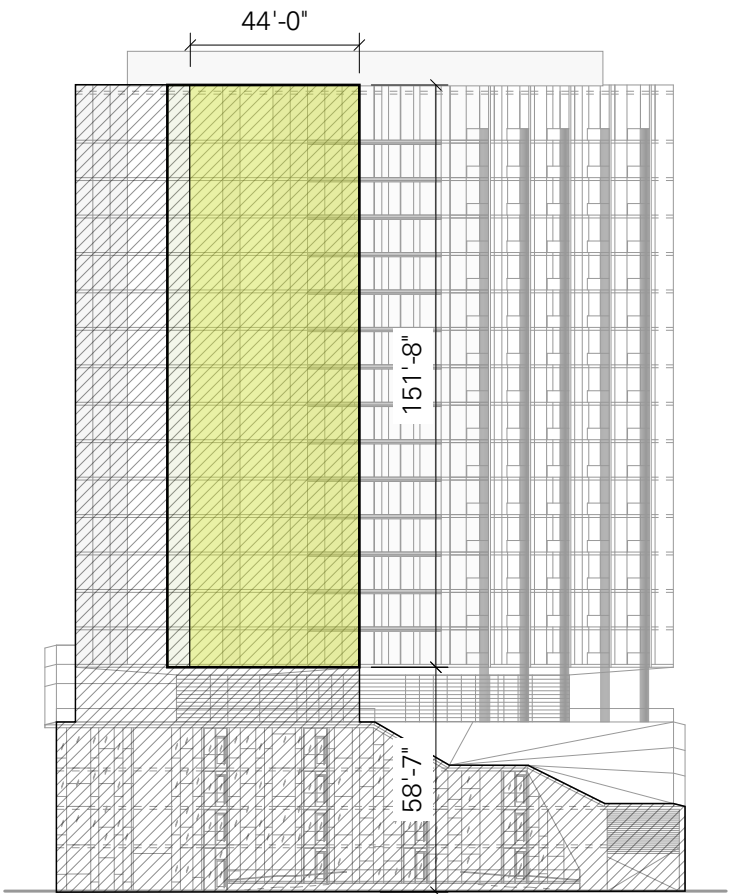
**F. Width** "When approved through design review, the width may vary provided the area of all windows on a wall which project into the public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length."



West Frontage / East Frontage (same each side)	
Total Wall Length:	163'-8"
Proposed Wall Projection Length:	50'-0" (30.5%)



East Frontage / NE 3rd Avenue	
Total Wall Area:	17,224 sf
Proposed Window Projection Area:	6,681 sf (39%)
Unenclosed Screen Area:	882 sf



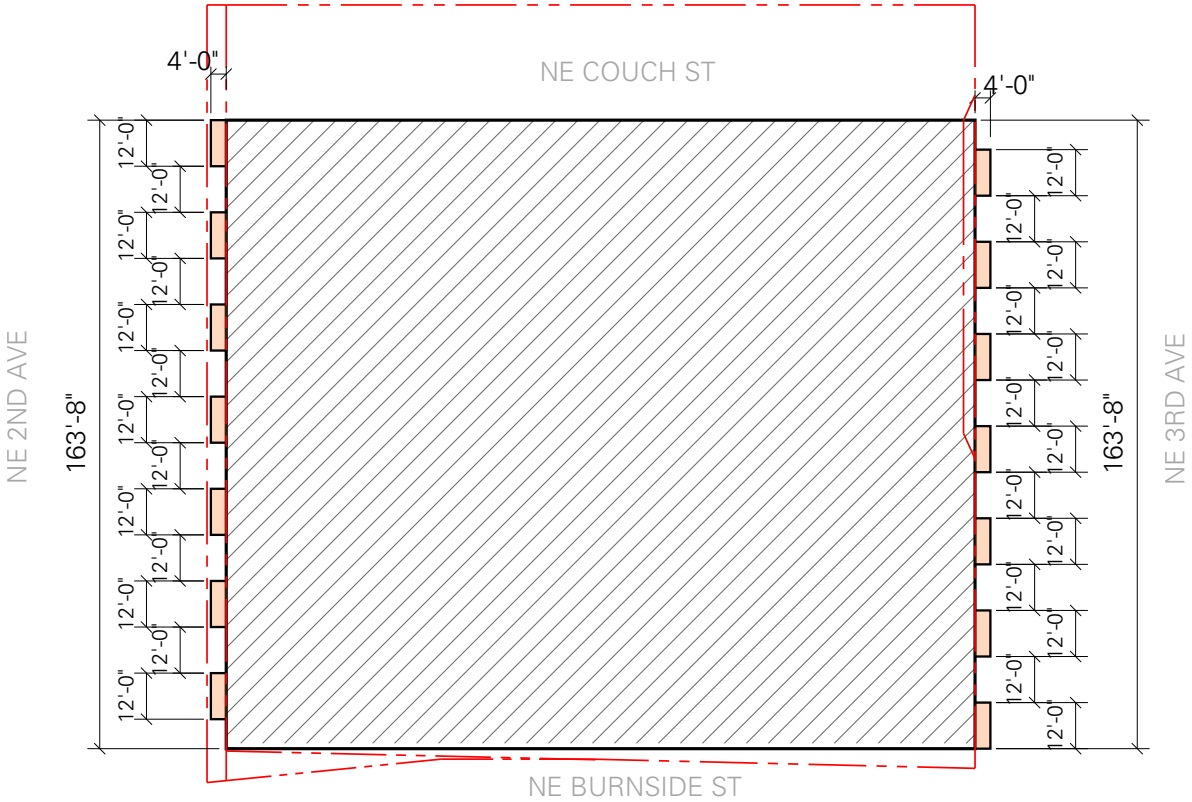
West Frontage / NE 2nd Avenue	
Total Wall Area:	18,392 sf
Proposed Window Projection Area:	6,681 sf (36%)
Unenclosed Screen Area:	882 sf

**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013

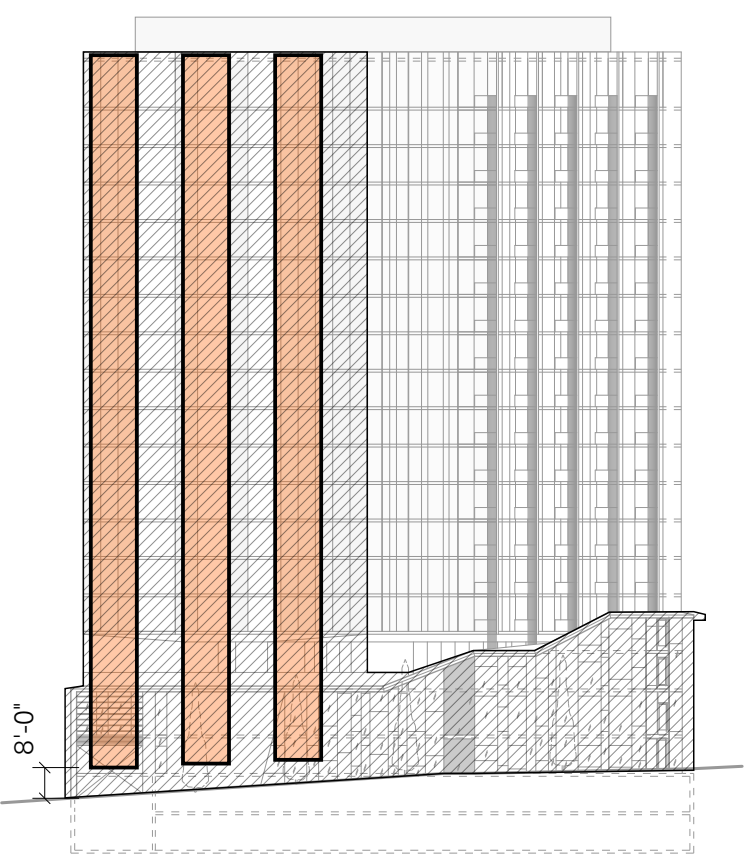


413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



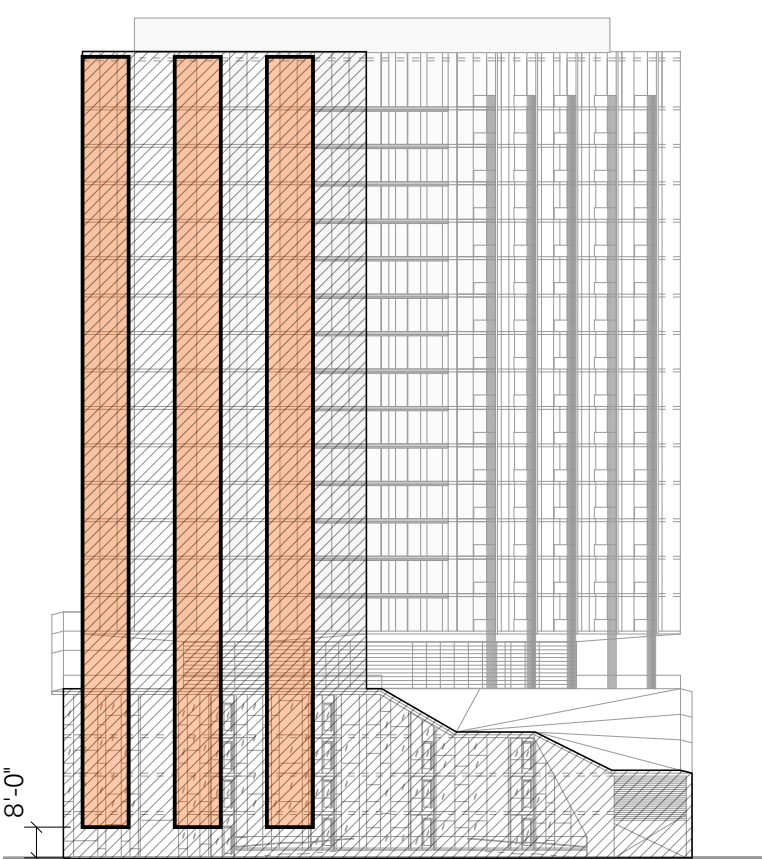
West Frontage / East Frontage (same each side)

Total Wall Length:	163'-8"
Allowable Wall Projection Length:	84'-0"



East Frontage / NE 3rd Avenue

Total Wall Area:	17,224 sf
Allowable Wall Projection Area:	6,890 sf (40.0%)



West Frontage / NE 2nd Avenue

Total Wall Area:	18,392 sf
Allowable Wall Projection Area:	7,357 sf (40.0%)

Burnside Bridgehead

NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC

DAR Submittal  
May 20 2013



413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013

**KD** KEY  
DEVELOPMENT  
CORPORATION

**LRS**  
ARCHITECTS  
www.lrsarchitects.com  
© 2009 LRS Architects, Inc.

720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121 ☎  
503.221.2077 📠

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com

Skylab Architecture



**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

**LU 13-111743 PC**  
DAR Submittal  
May 20 2013

**KD** **KEY**  
**DEVELOPMENT**  
**CORPORATION**

**LRS**  
**ARCHITECTS**  
www.lrsarchitects.com  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121 ☎  
503.221.2077 📠  
© 2009 LRS Architects, Inc.

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com

Skylab Architecture



**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013

**KD** **KEY**  
DEVELOPMENT  
CORPORATION

**LRS**  
ARCHITECTS  
www.lrsarchitects.com  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121 ☎  
503.221.2077 📠  
© 2009 LRS Architects, Inc.

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com

Skylab Architectu



**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013

**KD** KEY  
DEVELOPMENT  
CORPORATION

**LRS**  
ARCHITECTS  
www.lrsarchitects.com  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121 ☎  
503.221.2077 📠

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com



**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013

**KD** KEY  
DEVELOPMENT  
CORPORATION

**LRS**  
ARCHITECTS  
www.lrsarchitects.com  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121 ☎  
503.221.2077 📠  
© 2009 LRS Architects, Inc.

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com

Skylab Architecture

**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

**LU 13-111743 PC**  
DAR Submittal  
May 20 2013



413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
[www.skylabarchitecture.com](http://www.skylabarchitecture.com)

**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

LU 13-111743 PC  
DAR Submittal  
May 20 2013



413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
[www.skylabarchitecture.com](http://www.skylabarchitecture.com)

