



AERIAL PERSPECTIVE -- LOOKING WEST

UDP - NW 21ST AND IRVING APTS.
623-625 NW 21ST AVENUE
PORTLAND, OR 97209
NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

PROJECT 1456

DAR-1

DATE: 04-16-15



ACTIVE STREETScape



RESIDENTIAL CHARACTER



THE NEIGHBORHOOD - ALPHABET DISTRICT



ACTIVE STREETScape

UDP - NW 21ST AND IRVING APTS.

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EMERICK ARCHITECTS

DAR-2

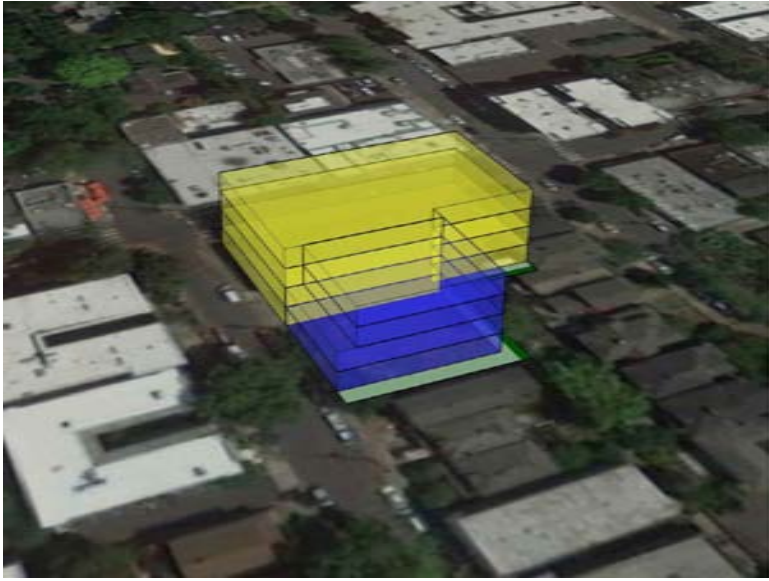
DATE: 04-16-15



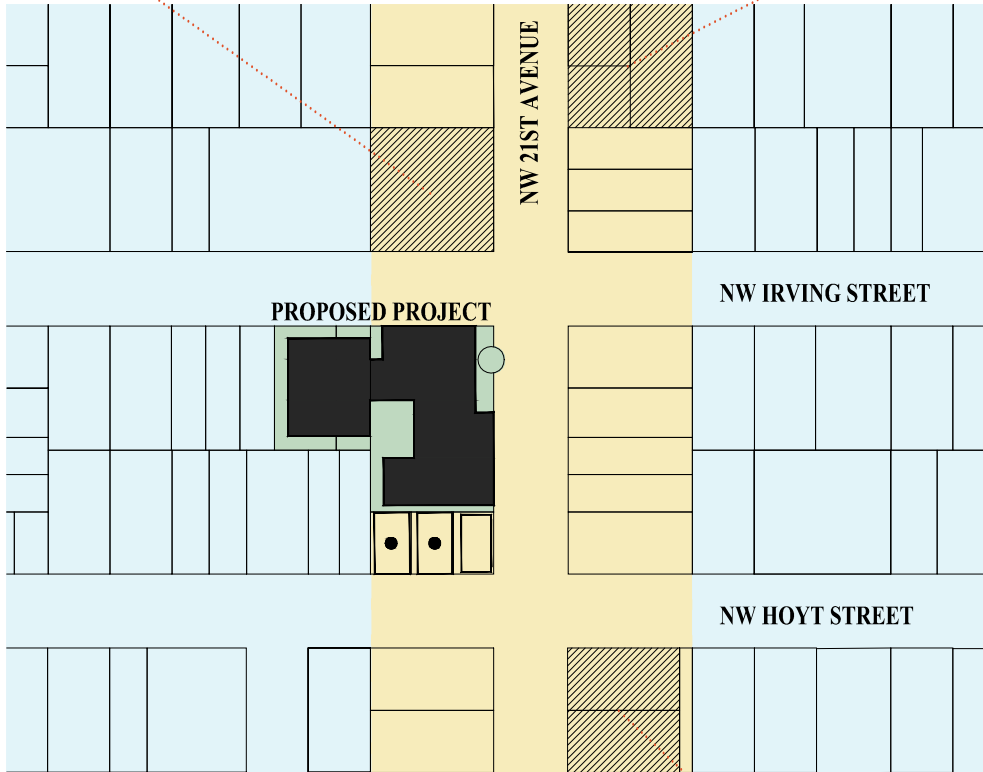
BARKER APARTMENTS (21ST / IRVING)



THE AMERICAN (21ST AND JOHNSON)



MAXIMUM BUILDING ENVELOPE



- CS ZONE
- RH ZONE
- POTENTIAL HISTORIC TRANSFER F.A.R.



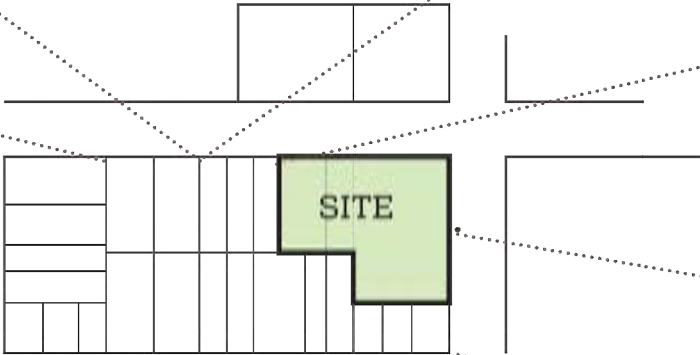
ST. FRANCIS APARTMENTS (21ST / HOYT)



SECONDARY CONTRIBUTOR



PRIMARY CONTRIBUTORS



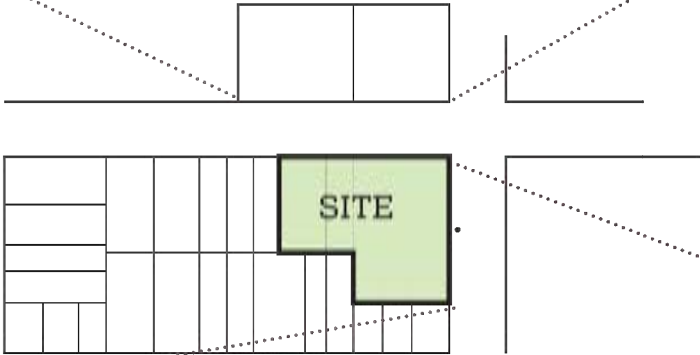
AWESOME TREE



NW HOYT STREET



NW CORNER OF 21ST AND IRVING



EXISTING STRUCTURE ON SITE



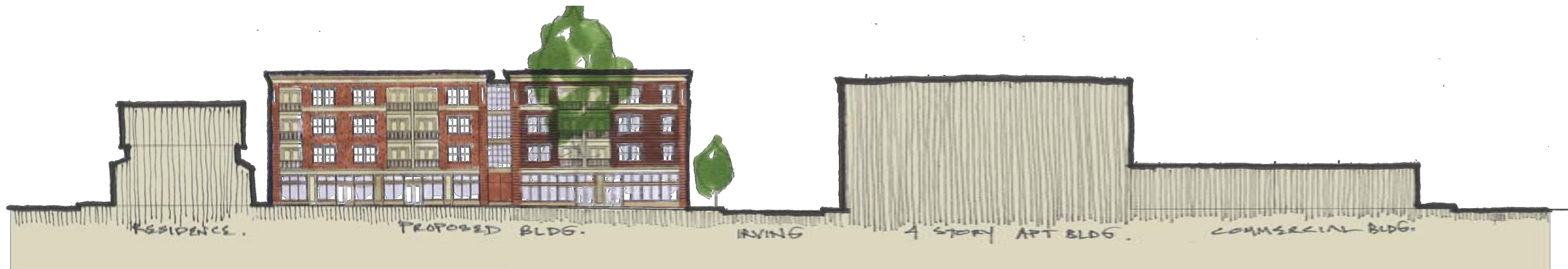
HISTORIC CONTEXT PLAN



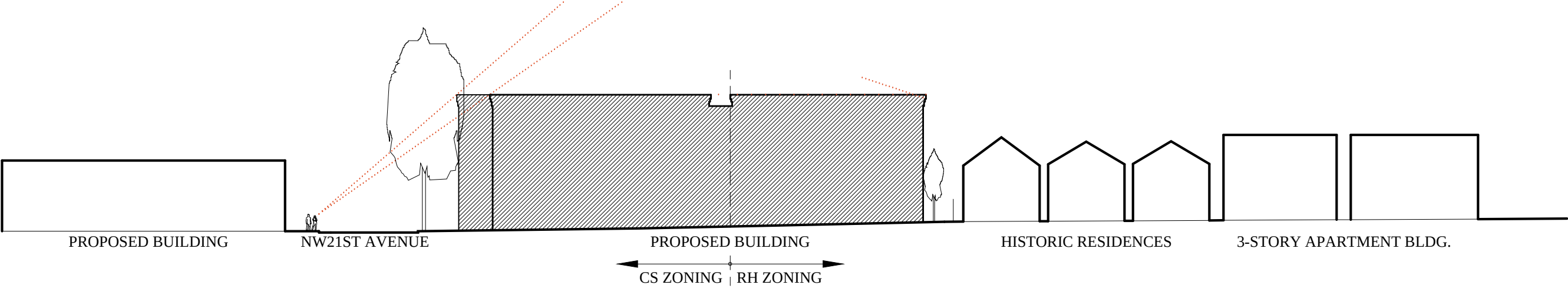
- PROPOSED BLDG.
- NON-CONTRIBUTING
- CONTRIBUTING



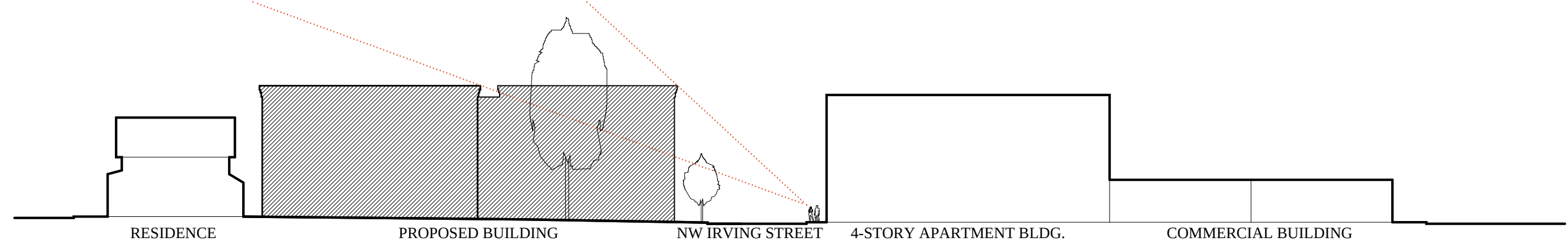
IRVING STREET ELEVATION



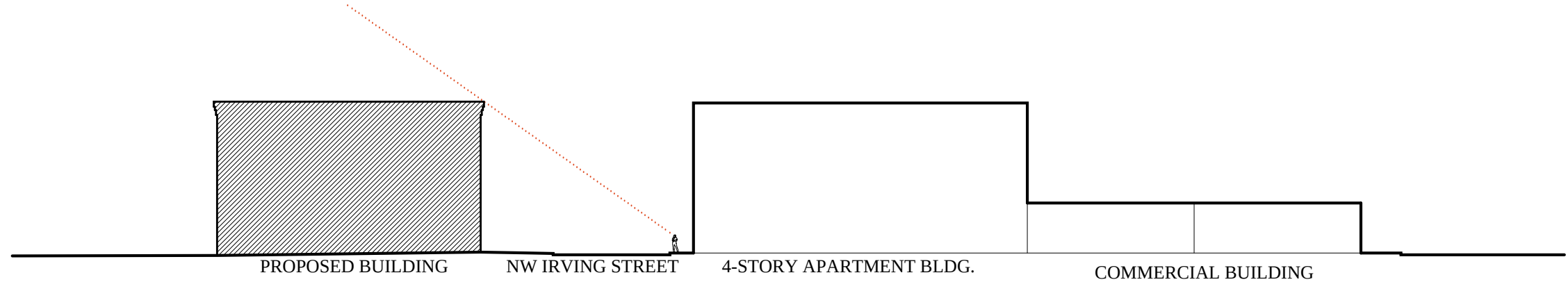
NW 21ST AVENUE ELEVATION



SECTION AT 21ST AVENUE



SECTION AT PLAZA CORNER



SECTION THROUGH PARKING GARAGE



NW 21ST AVENUE AND IRVING STREET PERSPECTIVE -- LOOKING SOUTHWEST

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PROJECT 1456

DAR-9
DATE: 04-16-15



NW IRVING STREET PERSPECTIVE -- LOOKING SOUTHEAST

UDP - NW 21ST AND IRVING APTS.
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EMERICK ARCHITECTS

PROJECT 1456

DAR-10
DATE: 04-16-15



NW 21ST AVENUE PERSPECTIVE -- LOOKING NORTHWEST

UDP - NW 21ST AND IRVING APTS.

623-625 NW 21ST AVENUE

PORTLAND, OR 97209

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PROJECT 1456

EMERICK ARCHITECTS

DAR-11

DATE: 04-16-15

- T.O. PARAPET
ELEV. 47'-10"
- 4TH FLOOR FIN. FL.
ELEV. +33'-10"
- 3RD FLOOR FIN. FL.
ELEV. +22'-10"
- 2ND FLOOR FIN. FL.
ELEV. +12'-7"
- 1ST FLOOR FIN. FL.
ELEV. 0'-0"
- BASEMETN FIN. FL.
ELEV. -11'-0"



1 PROPOSED EAST ELEVATION (NW 21ST AVE)
SCALE: 1/16" = 1'-0"

- T.O. PARAPET
ELEV. 47'-10"
- 4TH FLOOR FIN. FL.
ELEV. +33'-10"
- 3RD FLOOR FIN. FL.
ELEV. +22'-10"
- 2ND FLOOR FIN. FL.
ELEV. +12'-7"
- 1ST FLOOR FIN. FL.
ELEV. 0'-0"
- BASEMETN FIN. FL.
ELEV. -11'-0"



2 PROPOSED NORTH ELEVATION (IRVING STREET)
SCALE: 1/16" = 1'-0"

- T.O. PARAPET
ELEV. 47'-10"
- 4TH FLOOR FIN. FL.
ELEV. +33'-10"
- 3RD FLOOR FIN. FL.
ELEV. +22'-10"
- 2ND FLOOR FIN. FL.
ELEV. +12'-7"
- 1ST FLOOR FIN. FL. IRVING ST.
ELEV. 0'-0"
- BASEMETN FIN. FL.
ELEV. -11'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"

- T.O. PARAPET
ELEV. 47'-10"
- 4TH FLOOR FIN. FL.
ELEV. +33'-10"
- 3RD FLOOR FIN. FL.
ELEV. +22'-10"
- 2ND FLOOR FIN. FL.
ELEV. +12'-7"
- 1ST FLOOR FIN. FL.
ELEV. 0'-0"
- BASEMETN FIN. FL.
ELEV. -11'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

PROJECT 1456

EMERICK ARCHITECTS

UDP - NW 21ST AND IRVING APTS.

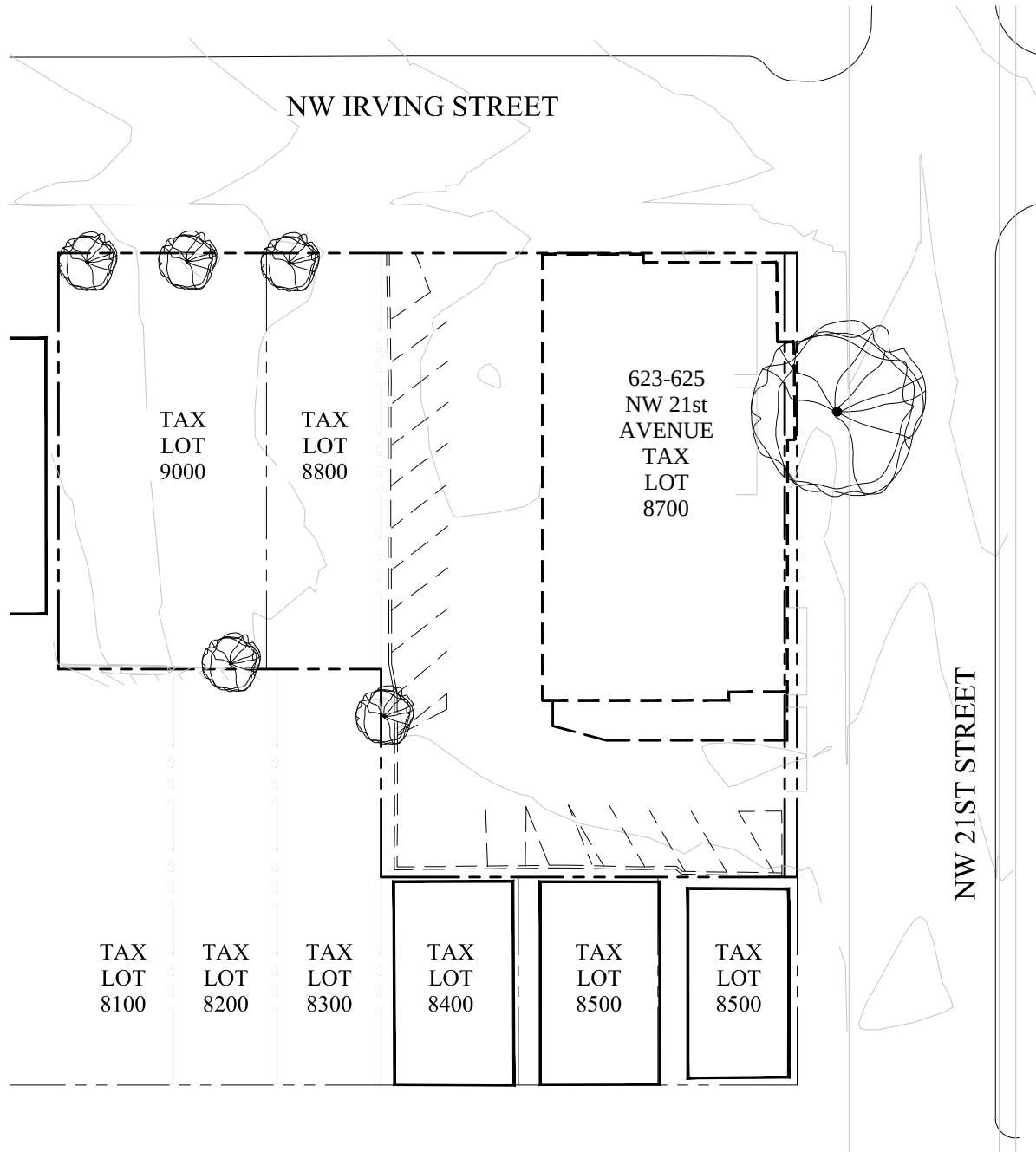
623-625 NW 21ST AVENUE

PORTLAND, OR 97209

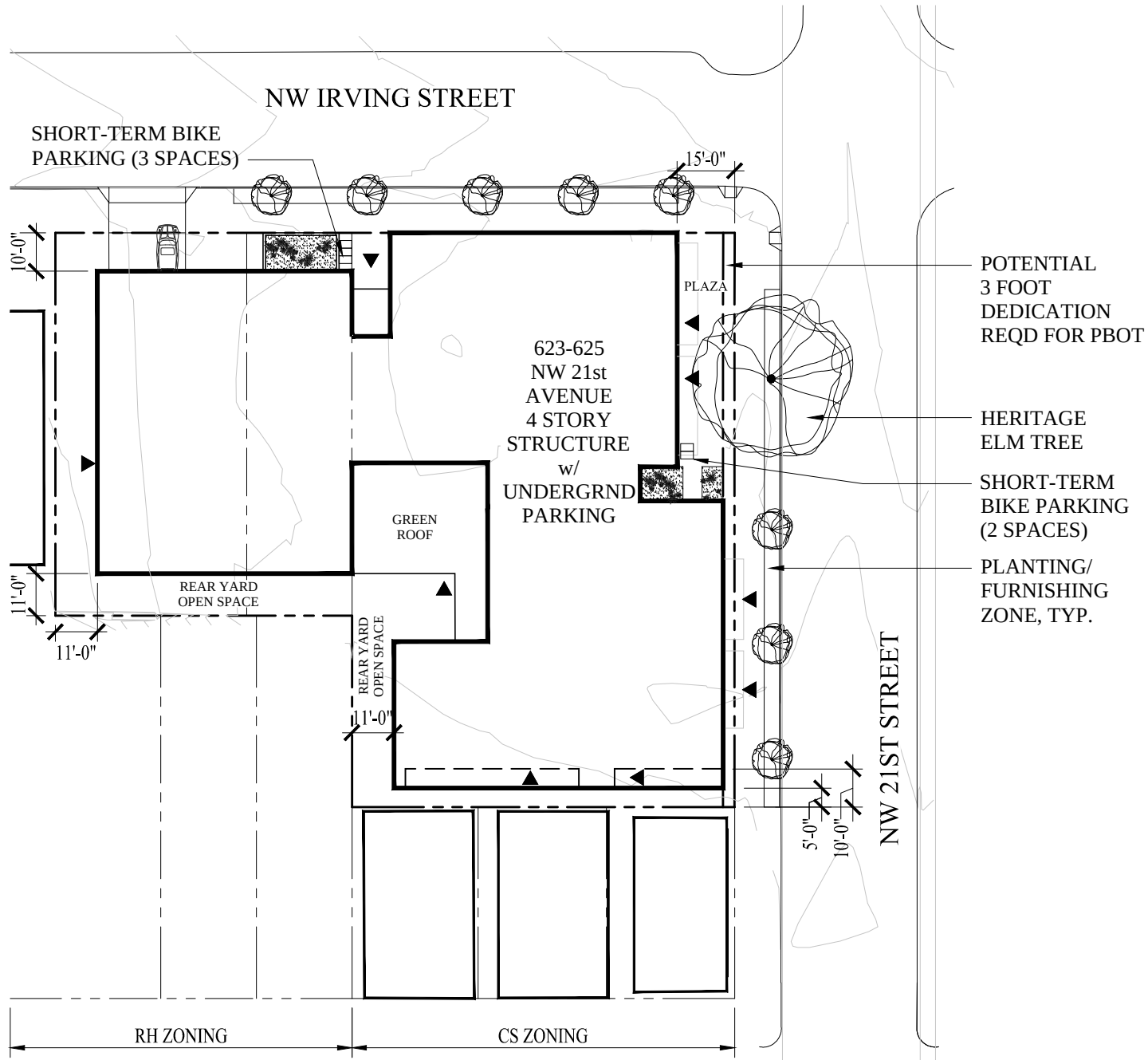
NOT FOR CONSTRUCTION

DAR-13

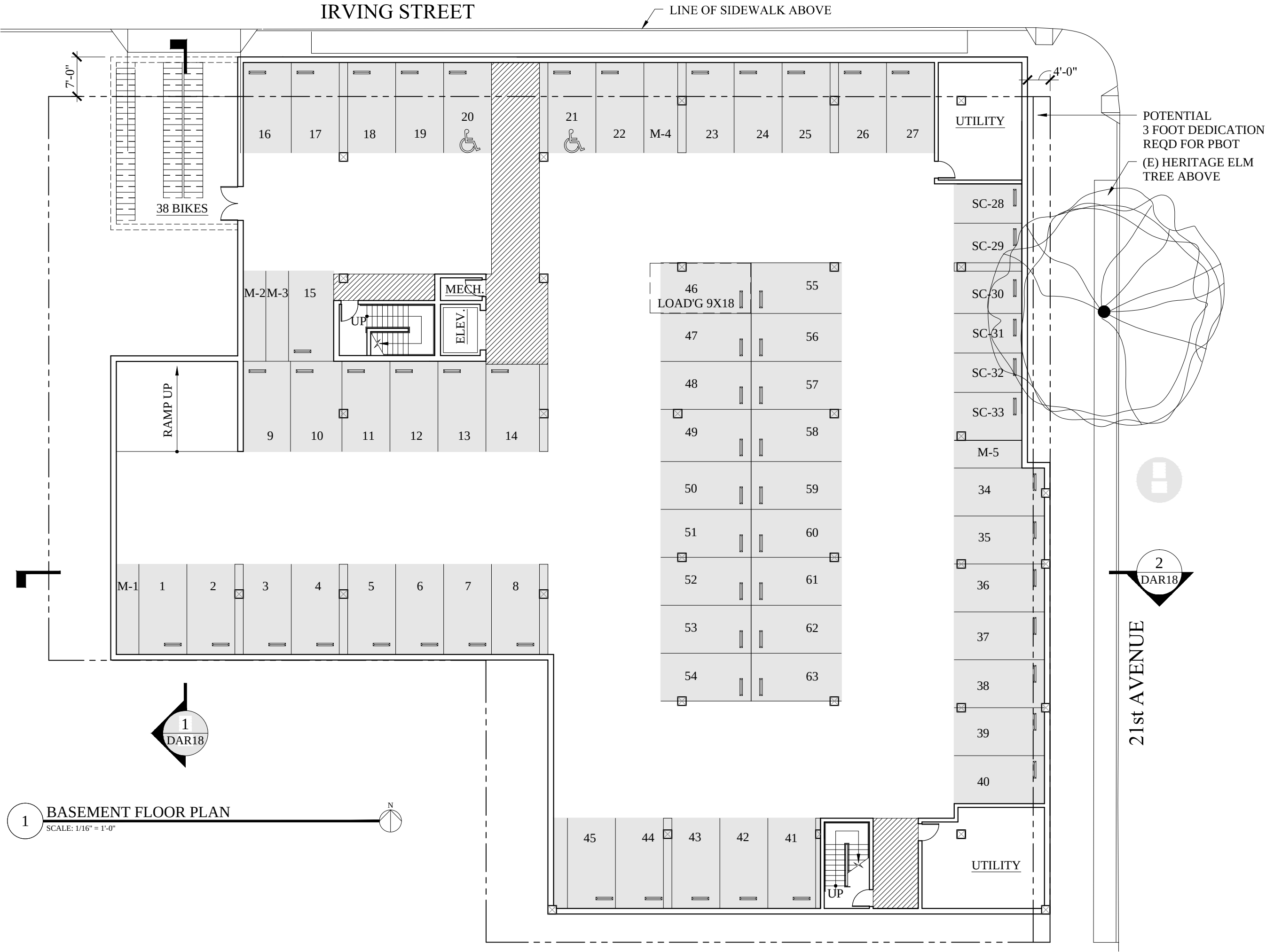
DATE: 04-16-15



1 EXISTING SITE PLAN
SCALE: 1" = 40'-0"



2 PROPOSED SITE PLAN
SCALE: 1" = 40'-0"



IRVING STREET

LINE OF SIDEWALK ABOVE

7'-0"

38 BIKES

RAMP UP

1
DAR18

UTILITY

POTENTIAL
3 FOOT DEDICATION
REQD FOR PBOT
(E) HERITAGE ELM
TREE ABOVE

SC-28

SC-29

SC-30

SC-31

SC-32

SC-33

M-5

34

35

36

37

38

39

40

UTILITY

21st AVENUE

2
DAR18

1

BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

UDP - NW 21ST AND IRVING APTS.

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PORTLAND, OR 97209

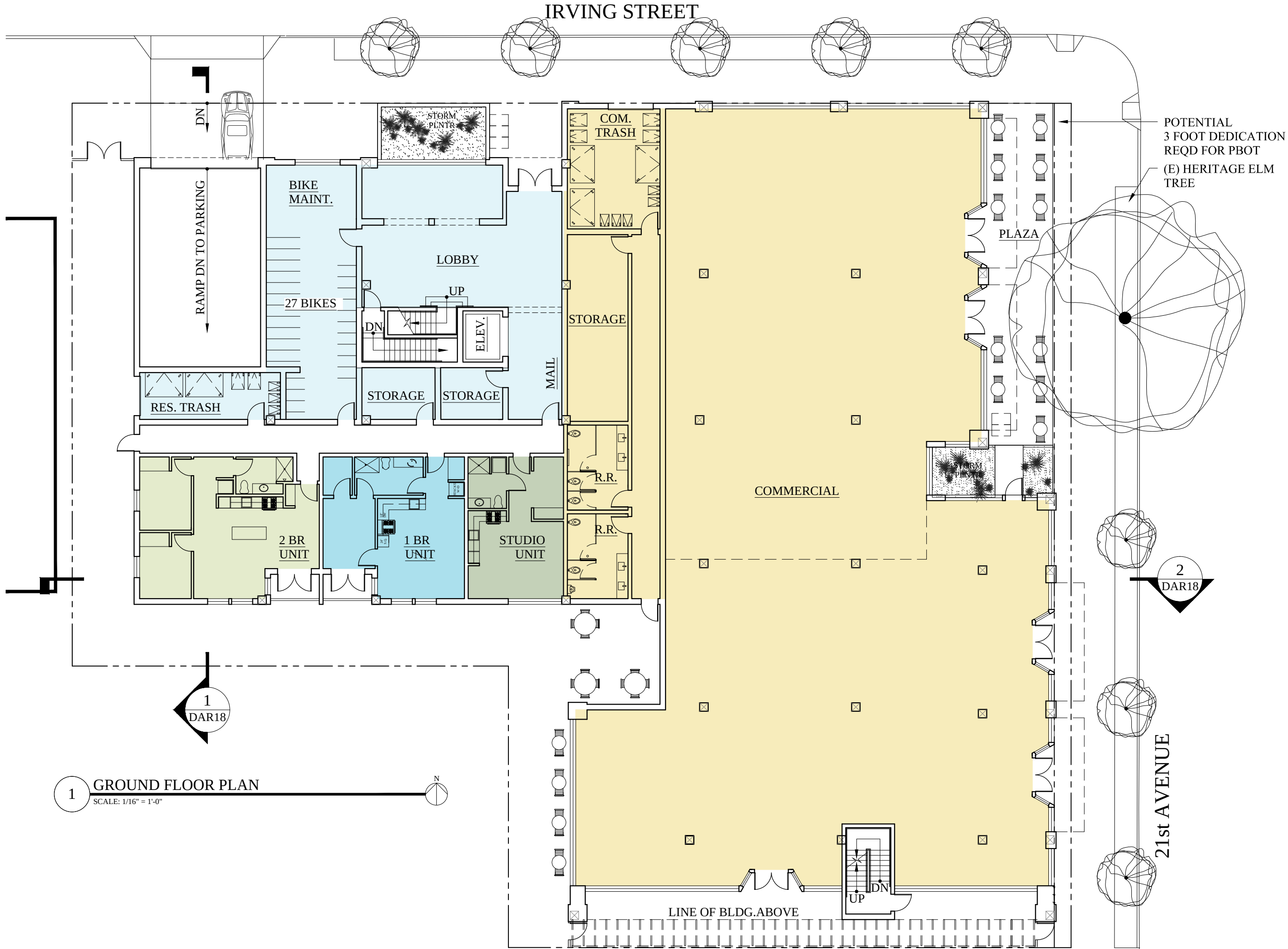
NOT FOR CONSTRUCTION

PROJECT 1456

EMERICK ARCHITECTS

DAR-15

DATE: 04-16-15



1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

UDP - NW 21ST AND IRVING APTS.

623-625 NW 21ST AVENUE

PORTLAND, OR 97209

NOT FOR CONSTRUCTION

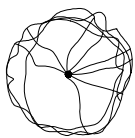
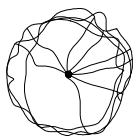
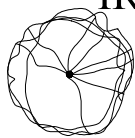
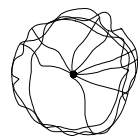
PROJECT 1456

EMERICK ARCHITECTS

DAR-16

DATE: 04-16-15

IRVING STREET



POTENTIAL
3 FOOT DEDICATION
REQD FOR PBOT
(E) HERITAGE ELM
TREE

CANOPY

CANOPY

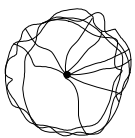
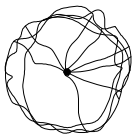
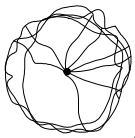
CANOPY

CANOPY

CANOPY

2
DAR18

21st AVENUE



UDP - NW 21st AND IRVING APTS.

623-625 NW 21st AVENUE

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EMERICK ARCHITECTS

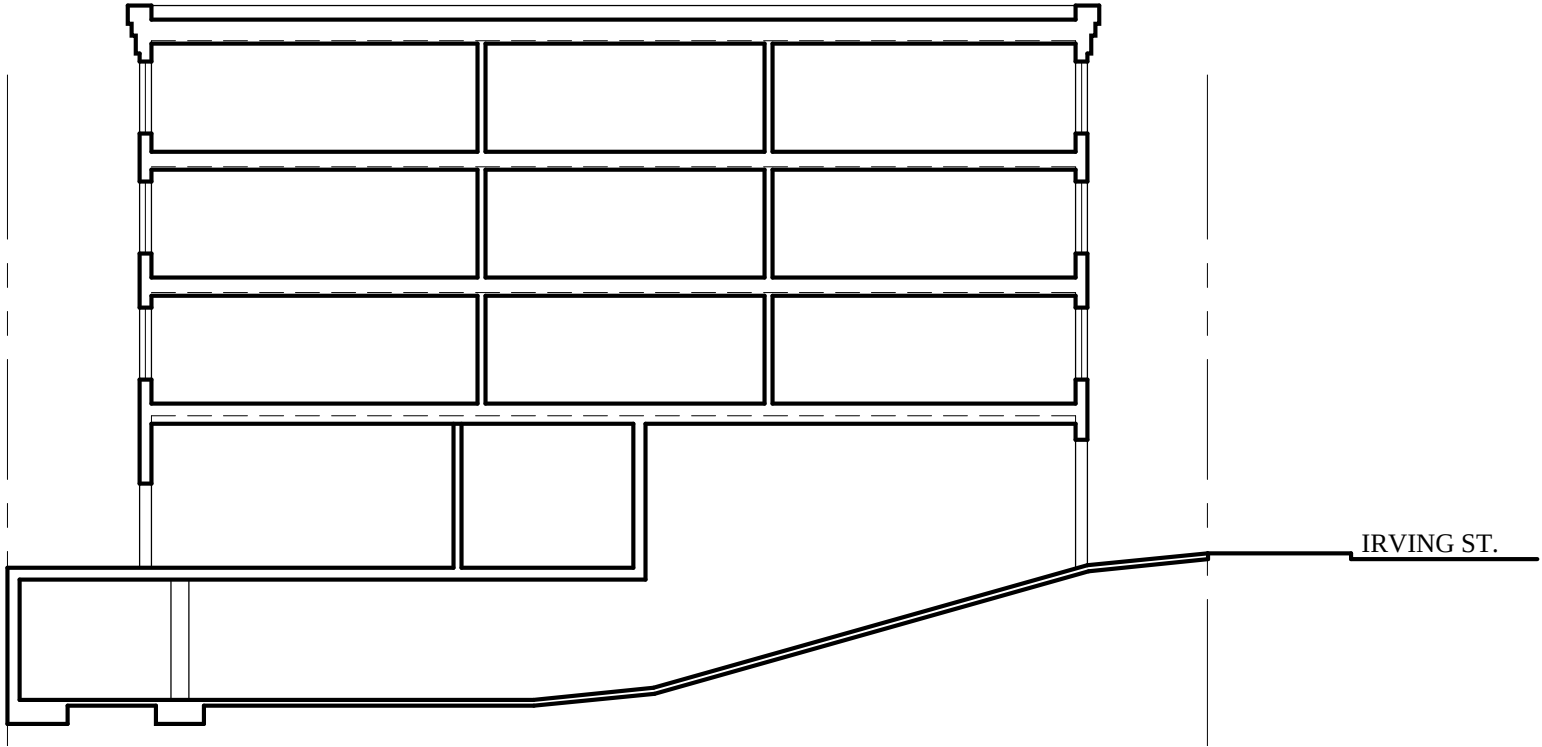
DAR-17

DATE: 04-16-15

1 TYPICAL RESIDENTIAL FLOOR PLAN (2-4)
SCALE: 1/16" = 1'-0"

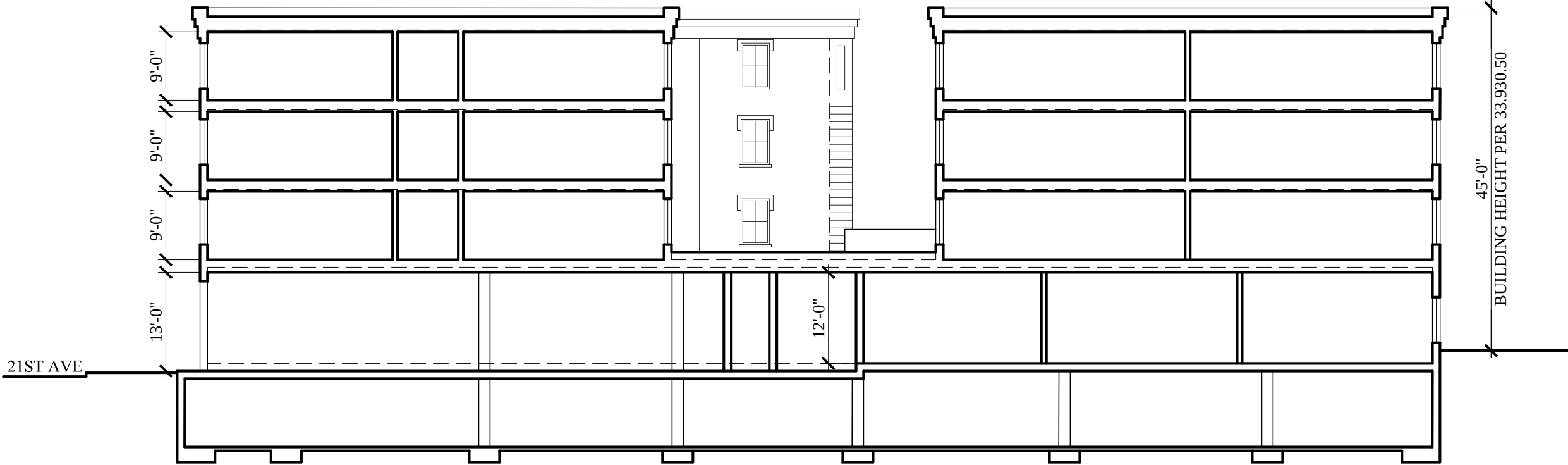
1
DAR18

- T.O. PARAPET
ELEV. 47'-10"
- 4TH FLOOR FIN. FL.
ELEV. +33'-10"
- 3RD FLOOR FIN. FL.
ELEV. +22'-10"
- 2ND FLOOR FIN. FL.
ELEV. +12'-10"
- 1ST FLOOR FIN. FL.
ELEV. 0'-0"
- BASEMETN FIN. FL.
ELEV. -10'-0"



1 NORTH-SOUTH SECTION @ PARKING RAMP
SCALE: 1/16" = 1'-0"

- T.O. PARAPET
ELEV. 47'-10"
- 4TH FLOOR FIN. FL.
ELEV. +36'-4"
- 3RD FLOOR FIN. FL.
ELEV. +25'-6"
- 2ND FLOOR FIN. FL.
ELEV. +14'-8"
- 1ST FLOOR FIN. FL.
ELEV. 0'-0"
- BASEMETN FIN. FL.
ELEV. -10'-0"



2 EAST-WEST SECTION
SCALE: 1/16" = 1'-0"

PROJECT 1456

EMERICK ARCHITECTS

UDP - NW 21ST AND IRVING APTS.

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DAR-18

DATE: 04-16-15

PROJECT INFORMATION

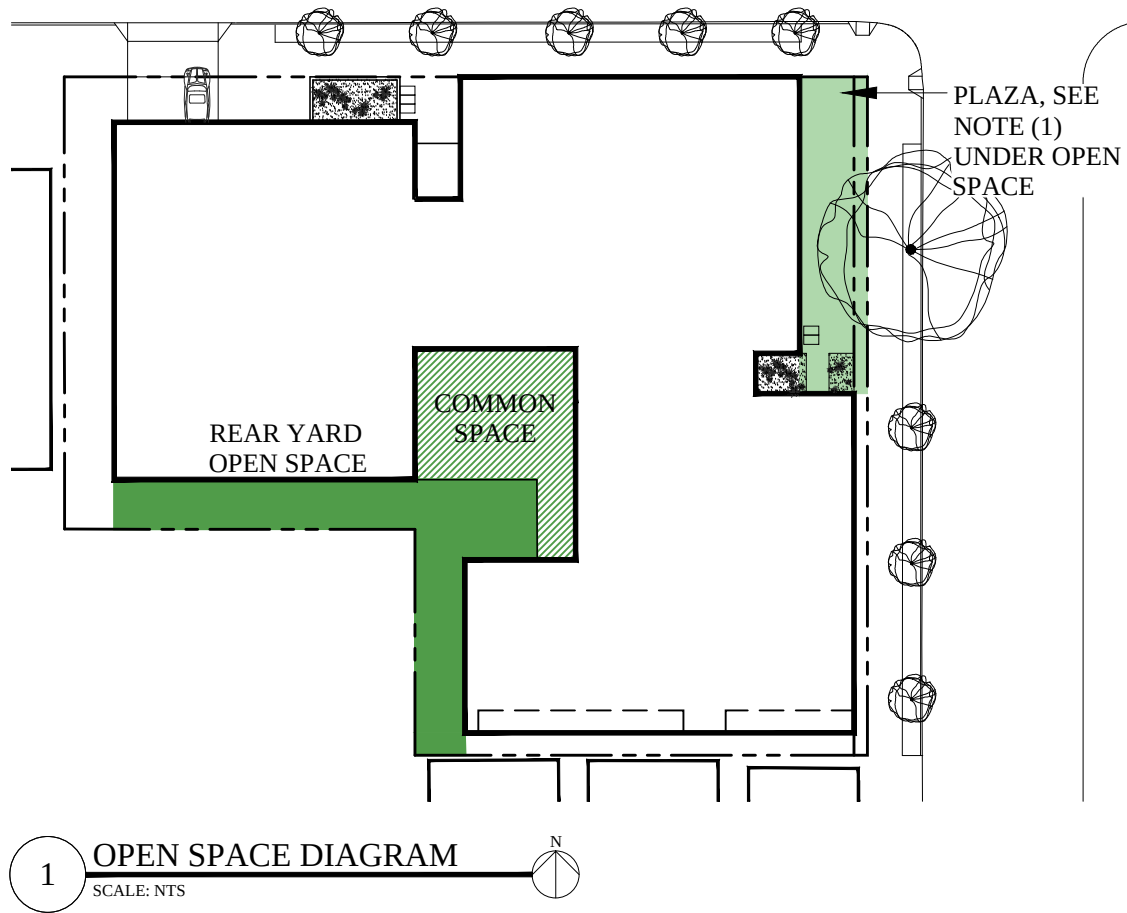
PROJECT ADDRESS:	623-623 NW 21ST AVENUE (AT IRVING) PORTLAND, OR 97209		
	CORNER LOT TAX LOT 8700	MID- LOT TAX LOT 8800	END- LOT TAX LOT 8900
TAX DESCRIPTION:	KINGS 2ND ADD, BLOCK 11, LOT 1-3	PARTITION PLAT 1992-112, LOT 3	PARTITION PLAT 1992-112, LOT 2
PROPERTY I.D. #:	R198492	R237608	R237607
STATE ID	1N1E33BD 8700	1N1E33BD 8800	1N1E33BD 8900
ZONING DESIGNATION:	CS	RH	RH
ZONE DESCRIPTION:	STOREFRONT COMMERCIAL	HIGH-DENSITY, MULTI-DWELLING	HIGH-DENSITY, MULTI-DWELLING
SITE DIMENSION:	100' x 150'	27.5' x 100'	50' x 100'
SITE AREA:	15,000 SF	2,750 SF	5,000 SF
SITE TOTAL AREA:	22,750 SF		
SITE COVERAGE:	75.5%		
PLAN DISTRICT:	NORTHWEST		
HISTORIC DISTRICT:	ALPHABET HISTORIC		
URBAN RENEWAL DISTRICT:	NO		
PEDESTRIAN DISTRICT:	YES		
PEDESTRIAN WAYS:	21ST: LOCAL SERVICE WALKWAY IRVING: LOCAL SERVICE WALKWAY		
BICYCLE CLASSIFICATION:	21ST: LOCAL SERVICE BIKEWAY IRVING: LOCAL SERVICE BIKEWAY		
TRANSIT STREETS:	21ST: TRANSIT ACCESS STREET IRVING: LOCAL SERVICE TRANSIT STREET		
STREET DESIGN CLASSIFICATION:	21ST: COMMUNITY CORRIDOR IRVING: LOCAL STREET		
BUILDING OCCUPANCY:	A2: RESTAURANT/BAR (OR M: MERCANTILE) B: RESIDENTIAL (COMMON AREA) R2: APARTMENTS S2: ENCLOSED PARKING		
TYPE OF CONSTRUCTION	SECOND THRU 4TH STORIES: TBD BASEMENT + FIRST: TYPE 1A		
STORIES / HEIGHT:	4 STORIES + BASEMENT / 45'-0"		

APPLICABLE BUILDING & ZONING CODES:

- 2014 OREGON STRUCTURAL SPECIALTY CODE
- 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE
- CITY OF PORTLAND ZONING ORDINANCE TITLE 33, TITLE 11

UNIT/COMMERCIAL AREA CALCULATIONS

GROSS AREA CALCULATIONS			FLOORS 02-04: 15,840 GSF GROUND FLOOR: 17,178 GSF BASEMENT: 20,875 GSF		
AREA CALCULATIONS (GSF = GROSS SQUARE FEET)					
GROSS BUILDING AREA (WITHOUT BASEMENT)			64,700 GSF		
GROSS BUILDING AREA (WITH BASEMENT)			85,575 GSF		
AREA PER USE			UNIT COUNT		
			STUDIO	1BDRM	2BDRM
FLOOR 04 RESIDENTIAL (R2)	15,950	GSF	4	8	6
FLOOR 03 RESIDENTIAL (R2)	15,950	GSF	4	8	6
FLOOR 02 RESIDENTIAL (R2)	15,950	GSF	4	8	6
FLOOR 01	15,958	GSF	-	-	-
RESIDENTIAL COMMON (B)	3,216	GSF	-	-	-
RESIDENTIAL UNITS (R2)	2,020	GSF	1	1	1
COMMERCIAL (A2 OR M)	10,722	GSF			
PARKING RAMP (INCLUDED BELOW)	0	GSF			
BASEMENT PARKING (S2)	22,438	GSF			
SUBTOTAL (RESIDENTIAL UNITS R2+COMMON B)	53,086	GSF	13	25	19
SUBTOTAL COMMERCIAL (A2 OR M)	10,722	GSF		57	
SUBTOTAL (PARKING S2)	22,438	GSF			
TOTALS	86,250	GSF			



OPEN SPACE CALCULATIONS

REQUIRED OUTDOOR AREAS 33.120.240	MINIMUM: 48 SF PER UNIT
	INDIVIDUAL AND / OR COMMON SPACE OR COMBINATION OF BOTH: INDIVIDUAL UNIT: 48 SF (WITH 6' x 6' CLEAR SQUARE) COMMON AREAS: 500 SF (WITH 15' x 15' CLEAR SQUARE)
CALCULATION	57 UNITS x 48 SF = 2,736 SF
COMMON SPACE (2ND FLOOR)	1,211 GSF
REAR YARD	1,837 GSF
TOTAL	3,048 GSF SEE NOTE (1) AND (2)
NOTES (1) IF REQUIRED, THE PROJECT PROPOSES TO USE THE PLAZA AREA (SETBACK AT THE HERITAGE TREE (1043 GSF) TO INCREASE THE OPEN SPACE. (2) NOT INCLUDED: EACH UNIT HAS 34 GSF - 44 GSF BALCONY WITH TOTAL 1,875 GSF.	

PARKING CALCULATIONS

REQUIRED PARKING (MINIMUM) 33.562.280.B	NO MINIMUM PARKING REQUIREMENTS.
REQUIRED PARKING (MAXIMUM) 33.562.280.C	NO MORE THAN 20,000 SF OF SURFACE PARKING IS ALLOWED ON A SITE.
PROPOSED PARKING	
TYPICAL (8'X16'):	55
SMART CAR (7'X12'):	7
REQUIRED LOADING ZONE (9'X18')	1
TOTAL CAR PARKING	60-64
PROPOSED MOTORCYCLE PARKING	5

BIKE PARKING CALCULATIONS

REQUIRED LONG-TERM BIKE PARKING TABLE 266-6	CS (RETAIL/SERVICE): 2 OR 1 PER 12,000 SF CS (RESTAURANT/BAR): NO REQUIREMENT RH: 1.1 PER UNIT OUTSIDE CENTRAL CITY
REQUIRED SHORT-TERM BIKE PARKING TABLE 266-6	CS (RETAIL/SERVICE): 2 OR 1 PER 5,000 SF CS (RESTAURANT/BAR): NO REQUIREMENT RH: 2 OR 1 PER 20 UNITS
CALCULATION LONG-TERM	CS: 10,722 SF / 12,000 SF = 2 MINIMUM RH: 57 UNITS x 1.1 = 63 SPACES LONG-TERM BIKE PARKING TOTAL: 65 SPACES
CALCULATION SHORT-TERM	CS: 10,722 SF / 5,000 SF = 2 RH: 57 UNITS / 1 PER 20 UNITS = 3 SPACES SHORT-TERM BIKE PARKING TOTAL: 5 SPACES
PROPOSED BIKE PARKING	65 SPACES (LONG-TERM BIKE PARKING) 5 SPACES (SHORT-TERM BIKE PARKING)

HEIGHT AND F.A.R. CALCULATIONS

HEIGHT TABLE 130-3AND 120-3	CS: 45'-0" RH: 65'-0" EXCEPT ON THE PORTION OF A SITE WITHIN 10 FEET OF A FRONT PROPERTY LINE, WHERE THE MAXIMUM HEIGHT IS 25 FEET.
PROPOSED MAXIMUM HEIGHT	45'-0" WITH 10'-0" SETBACK AT RH
REQUIRED MAXIMUM F.A.R. SECTION 33.562.220.C.1 MAP 562-5	TOTAL F.A.R. IS DETERMINED BY THE BASE ZONE
BASE ZONE F.A.R. TABLE 130-3 BASE ZONE F.A.R. TABLE 120-3	CS: 3 TO 1 AND UNLIMITED FOR RESIDENTIAL USES RH: 2 TO 1 SEE NOTE (1)
AREA CALCULATIONS GROSS SQUARE FEET (GSF)	86,250 GSF
F.A.R. (CS ZONE - LOT 8700)	10,722 GSF COMMERCIAL / 15,000 GSF = 0.71 SEE NOTE (2)
F.A.R. (RH ZONE - LOT'S 8800 & 8900) ROUNDING PER SECTION 33.930.020 B.2.A (1)	21,052 GSF RESIDENTIAL / 7,750 GSF = 2.71 2.71 F.A.R. = 2 TO 1 F.A.R. SEE NOTE (2)
F.A.R. (TOTAL SITE) ROUNDING PER SECTION 33.930.020 B.2.a (1)	64,700 GSF / 22,750 GSF = 2.84 2.84 F.A.R. = 2 TO 1 F.A.R. SEE NOTE (2)

NOTES
(1) MAP 562-5 INDICATES THE SITE IS LOCATED WITH IN THE 2:1 BASE ZONE. THE 4:1 UPGRADE IS NOT ALLOWED.
(2) IF REQUIRED, THE PROJECT PROPOSES TO USE HISTORIC TRANSFER F.A.R. FROM THE TWO PROPERTIES LOCATED ADJACENT TO THE SITE. SEE DRAWING 1/DAR-4.