







DESIGN REVIEW

C01	VIEW FROM NW 19TH AVE.
C02	VIEW FROM QUIMBY ST.
C03	NIGHT STREET PERSPECTIVE
C04	CONTENT
C05	VICINITY PLAN
C06	SITE ACCESS & TRANSPORTATION PLAN
C07	SITE PHOTOS
C08	NEIGHBORHOOD CONTEXT
C09	FAR DIAGRAMS
C10	CONTEXT PLAN
C11	SITE UTILITY PLAN
C12	LEVEL 2 COURTYARD LANDSCAPE PLAN
C13	LEVEL 2 COURTYARD LANDSCAPE SECTION
C14	LEVEL 6 TERRACE PLAN
C15	LEVEL 6 TERRACE PLANTING
C16	LEVEL 6 TERRACE SECTION
C17	SITE AND FLOOR PLAN - LEVEL 1
C18	FLOOR PLAN - LEVEL 2
C19	FLOOR PLAN - LEVELS 3-5
C20	FLOOR PLAN - LEVEL 6
C21	BIKE PARKING DIAGRAM
C22	ENLARGED BIKE PARKING PLANS
C23	ROOF PLAN
C24	INSPIRATION
C25	SOUTH ELEVATION
C26	WEST ELEVATION
C27	WEST ELEVATION - GROUND FLOOR WINDOW STANDARDS
C28	NORTH ELEVATION
C29	EAST ELEVATION
C30	E-W SECTION THROUGH GARAGE
C31	N-S SECTION THROUGH GARAGE & LOBBY
C31A	ROOF TOP EQUIPMENT - SECTION
C32	ENLARGED SOUTH ELEVATION @ RETAIL
C33	ENLARGED WEST ELEVATION - LOBBY
C34	ENLARGED WEST ELEVATION - GARAGE ENTRY
C35	ENLARGED SOUTH ELEVATION - RESIDENTIAL
C36	ENLARGED ELEVATION & SECTION - COURTYARD (NORTH & EAST)
C37	EXTERIOR DETAILS - WINDOW
C38	EXTERIOR DETAILS - PTHP
C39	EXTERIOR DETAILS - BALCONY
C40	EXTERIOR DETAILS - CORNICE & PARAPET
C41	EXTERIOR DETAILS - LOUVERS & VENTS
C42	EXTERIOR DETAILS - CANOPY
C43	EXTERIOR DETAILS - BRICK
C44	EXTERIOR LIGHTING PLAN - PUBLIC SPACES
C45	EXTERIOR LIGHTING PLAN - PRIVATE SPACES
C46	MATERIALS





NW 19TH AVE. & NW QUIMBY ST. - LOOKING EAST



NW 18TH AVE. & NW QUIMBY ST. - LOOKING WEST



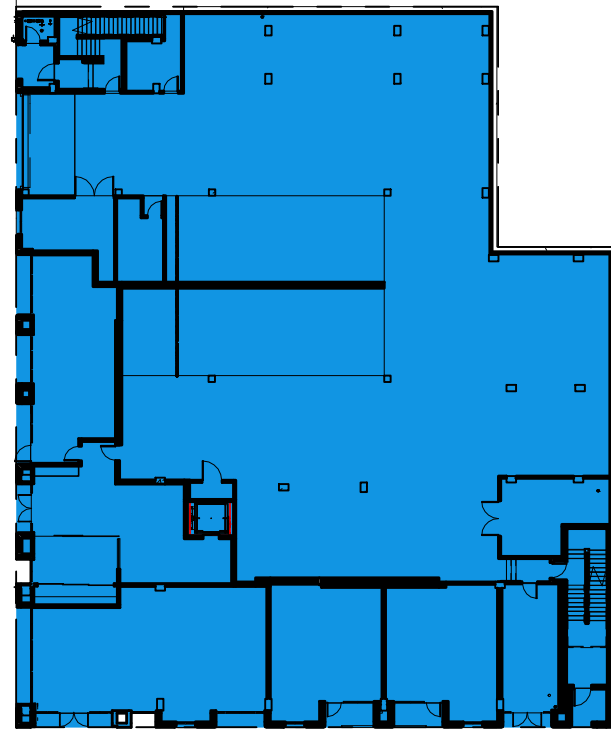
NW 19TH AVE. - LOOKING SOUTH



NW 19TH AVE. - LOOKING NORTH



LEVEL 3-5 ③
1" = 40'-0"



LEVEL 1 ①
1" = 40'-0"

17,200 SF	LEVEL 1
13,726 SF	LEVEL 2
13,726 SF	LEVEL 3
13,726 SF	LEVEL 4
13,726 SF	LEVEL 5
12,741 SF	LEVEL 6
84,845 SF	TOTAL

87,500 SF ALLOWABLE

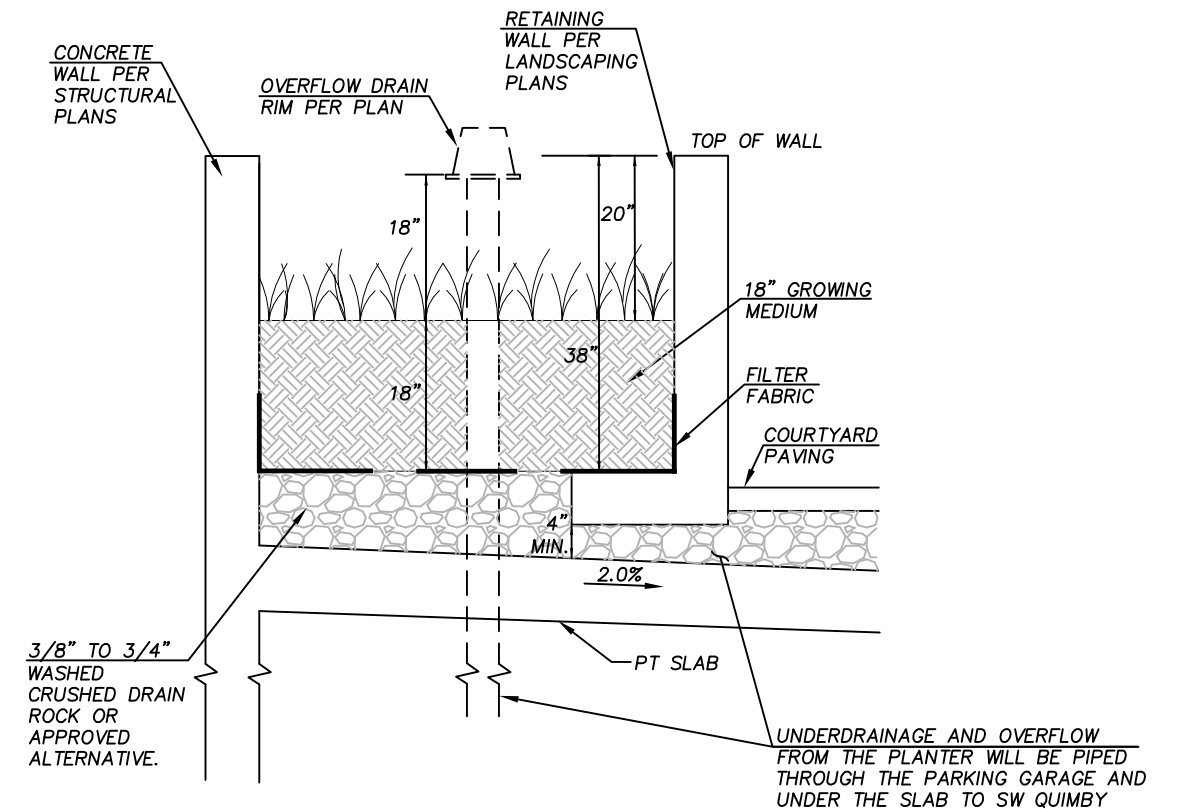
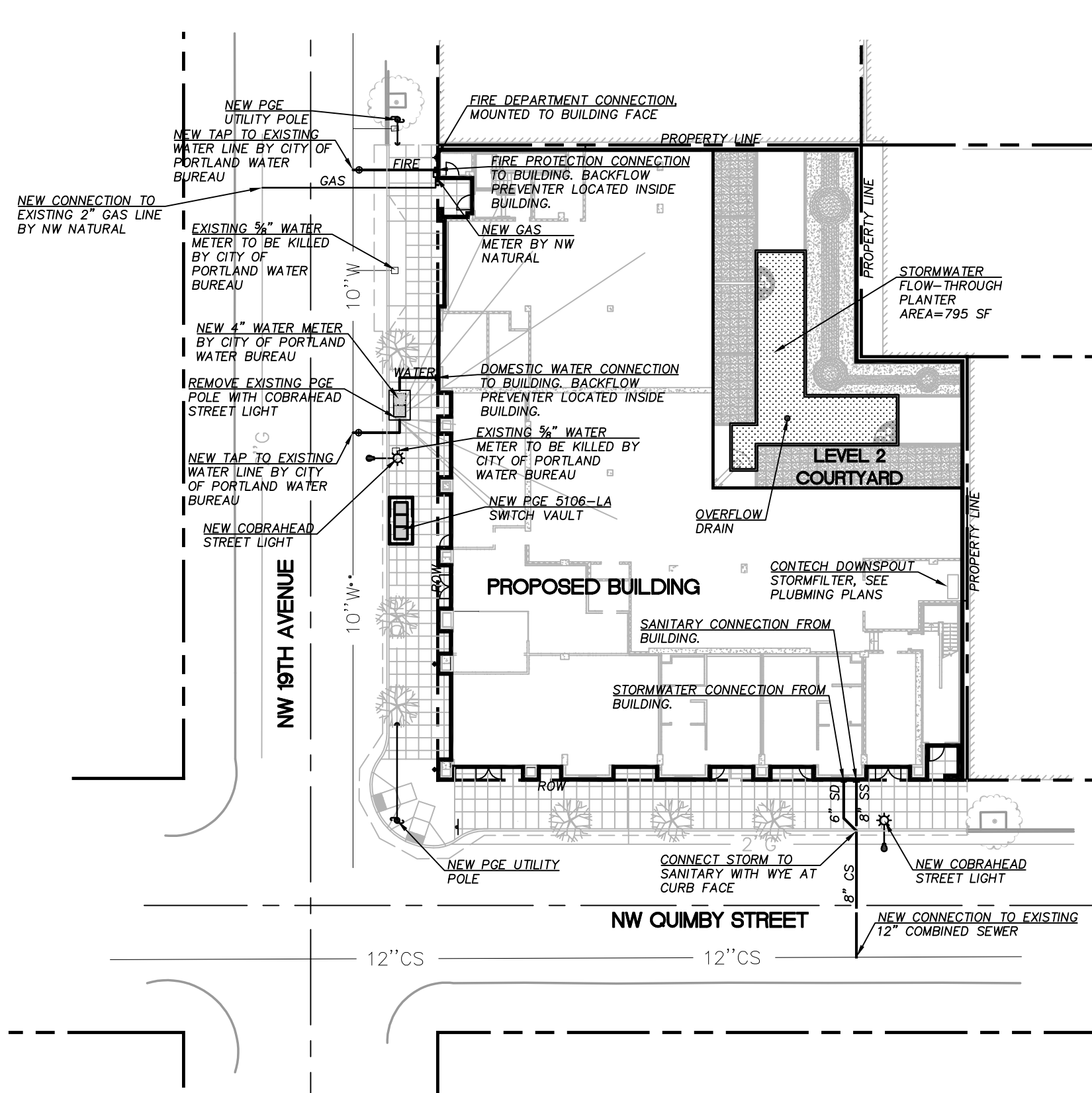


LEVEL 6 ④
1" = 40'-0"



LEVEL 2 ②
1" = 40'-0"





NOTES:

1. PLANTING PER LANDSCAPING PLANS.
2. GROWING MEDIUM PER SPECIFICATIONS.
3. CONSTRUCT ROCK PAD AT DOWNSPOUT OUTFALLS.

1 STORMWATER FLOW-THROUGH PLANTER
NTS

STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY/WATER QUANTITY

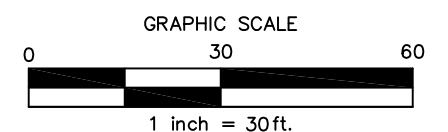
WATER QUALITY AND QUANTITY CONTROL REQUIREMENTS FOR THE ENTIRE SITE ARE MET WITH ONE FLOW-THROUGH PLANTERS AND A CONTECH DOWNSPOUT STORMFILTER. THE FLOW-THROUGH PLANTER IS OVERSIZED TO MITIGATE WATER QUANTITY REQUIREMENTS FOR THE PATIO AREA THAT IS NOT ABLE TO BE PIPED TO THE ABOVE GRADE FLOW-THROUGH PLANTER. WATER QUALITY REQUIREMENTS FOR THE PATIO AREA ARE MET WITH A CONTECH DOWNSPOUT STORMFILTER.

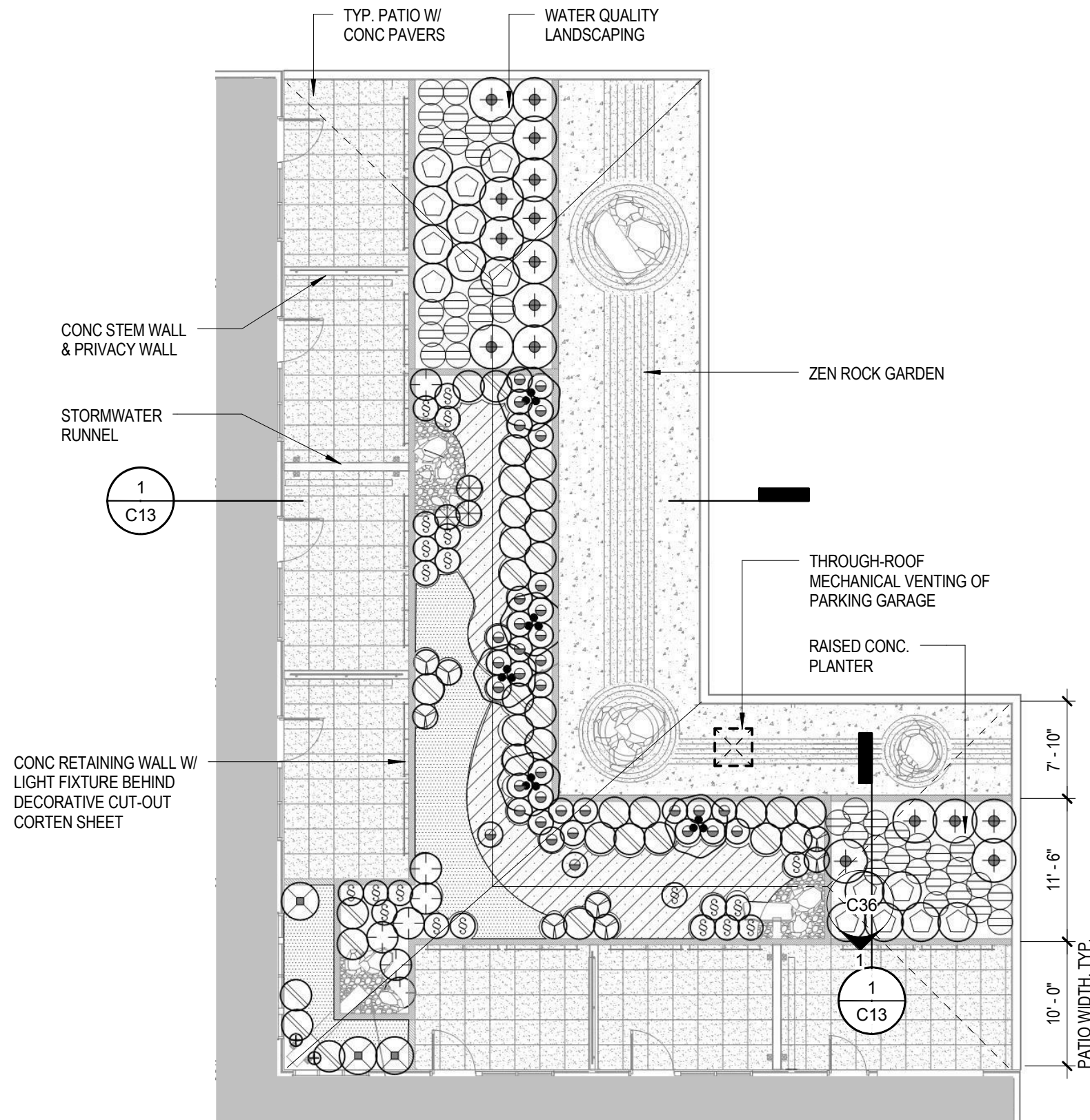
DISPOSAL

INFILTRATION IS NOT POSSIBLE DUE TO LOW PERMEABILITY OF NATIVE SOILS AND HIGH GROUND WATER LEVELS. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE 12" STORM-ONLY PIPE IN NW QUIMBY STREET. THE PROJECT WILL FALL UNDER CATEGORY 4 OF THE STORMWATER DISPOSAL HIERARCHY.

PUBLIC STREET IMPROVEMENTS:

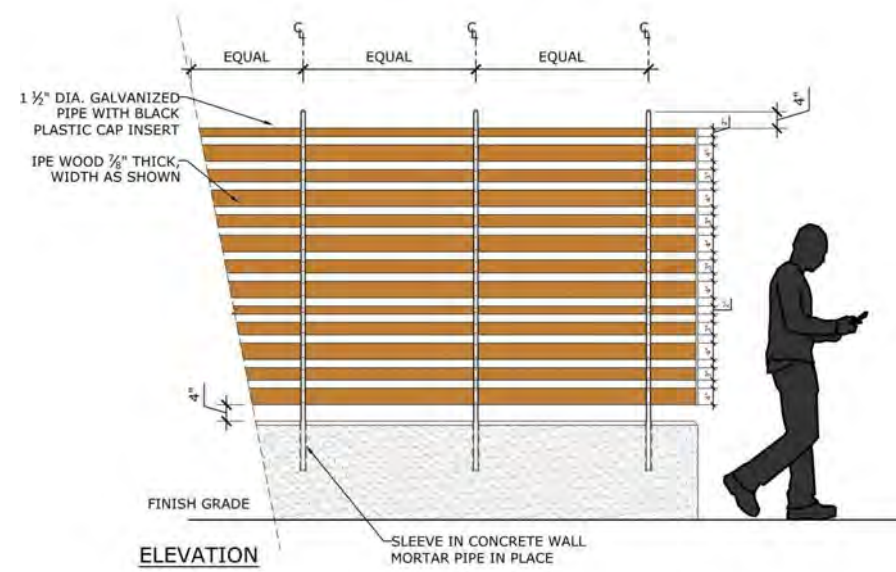
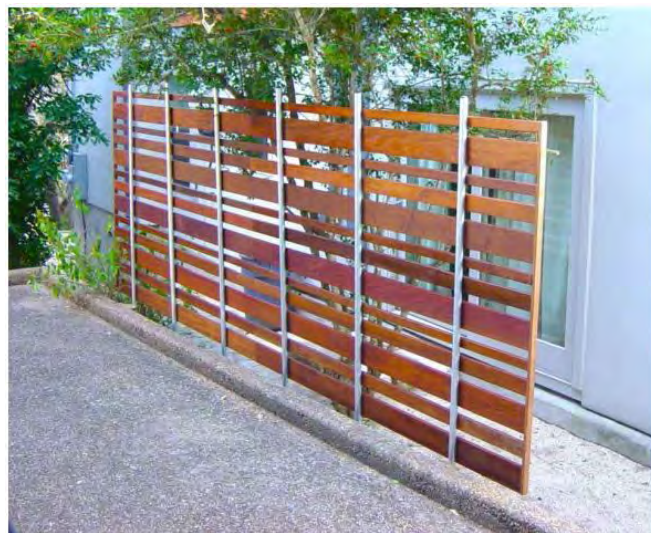
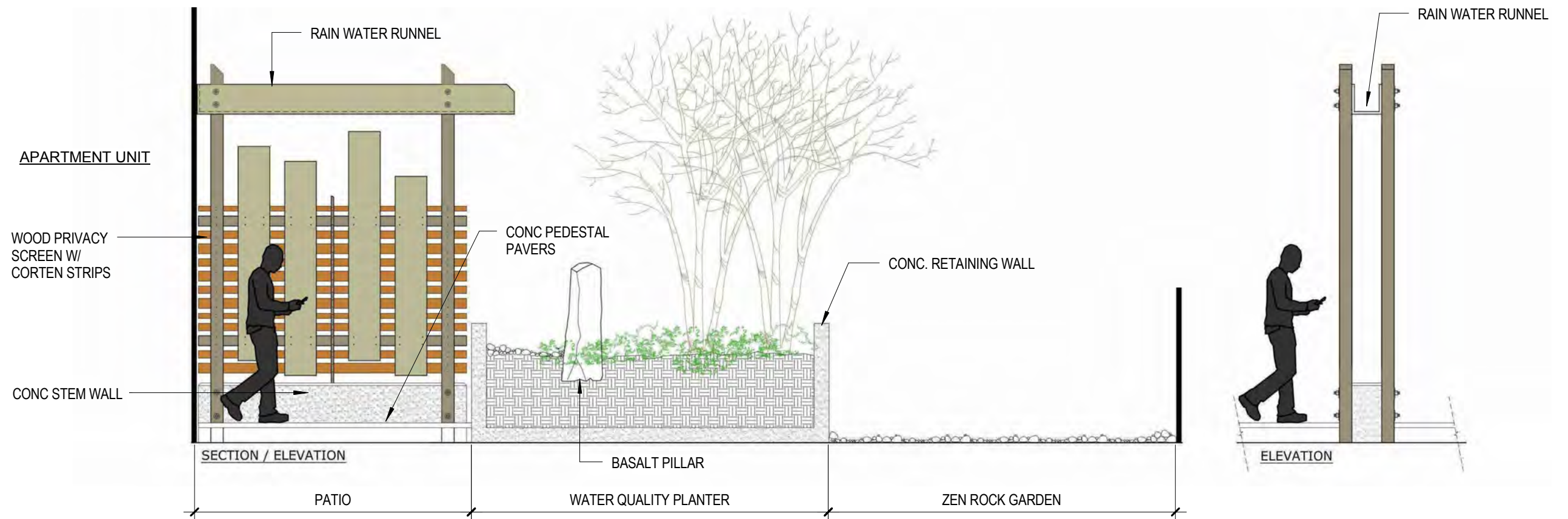
STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT OF WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.





Shrub and Perennial Schedule				
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY
§	Astilbe 'Fanal'*	Fanal Astilbe	3 Gal	21
⊗	Canna 'Fire Cracker'*	Fire Cracker Canna	3 Gal	8
⊗	Cornus 'Kelsey'**	Kelsey Dogwood	5 Gal	33
⊕	Euonymus 'Emerald Gaiety'	Wintercreeper	1 Gal	14
⊕	Hydrangea 'Cityline'	Dwarf Hydrangea	5 Gal	6
⊕	Hydrangea 'Pinky Winky'	Pinky Winky Hydrangea	5 Gal	23
⊗	Iris siberica	Siberian Iris	1 Gal	3
⊗	Lonicera pileata	Box Honeysuckle	3 Gal	15
⊗	Ligularia 'Little Rocket'***	Rocket Ligularia	3 Gal	7
⊕	Hydrangea anomala	Climbing Hydrangea	5 Gal	2
⊕	Polystichum munitum	Sword Fern	3 Gal	35
⊗	Pennisetum 'Hameln'	Hameln Fountain Grass	3 Gal	16
⊕	Rudbeckia 'Goldsturm'	Black Eyed Susan	1 Gal	38
⊕	Spiraea 'Little Princess'	Little Princess Spirea	5 Gal	8
⊗	Carex morrowii 'Ice Dance' +	Ice Dance Sedge	1 gal 12" oc	
⊗	Liriope spicata ++	Lily Turf	1 gal 12" oc	
Plant quantities in legend are provided as a courtesy only. Landscape contractor responsible for installing plants as shown on drawing.				

Tree Schedule				
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY
⊗	Acer circinatum	Vine Maple	6-8' 8-10'	2 3
ON STREET LEVEL	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	2.5" Cal.	8

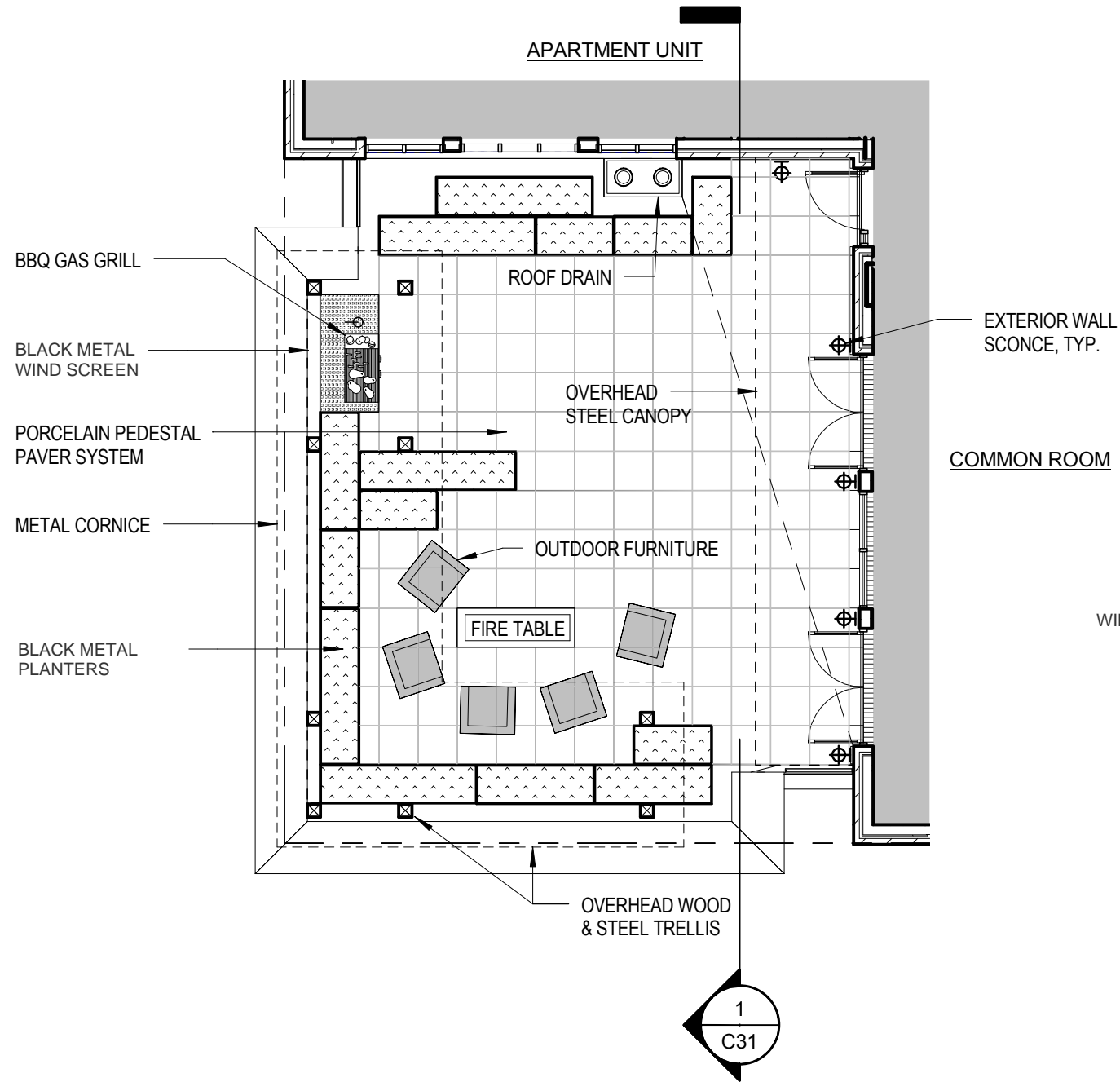




FIRE TABLE



PORCELAIN WOOD GRAIN PAVERS



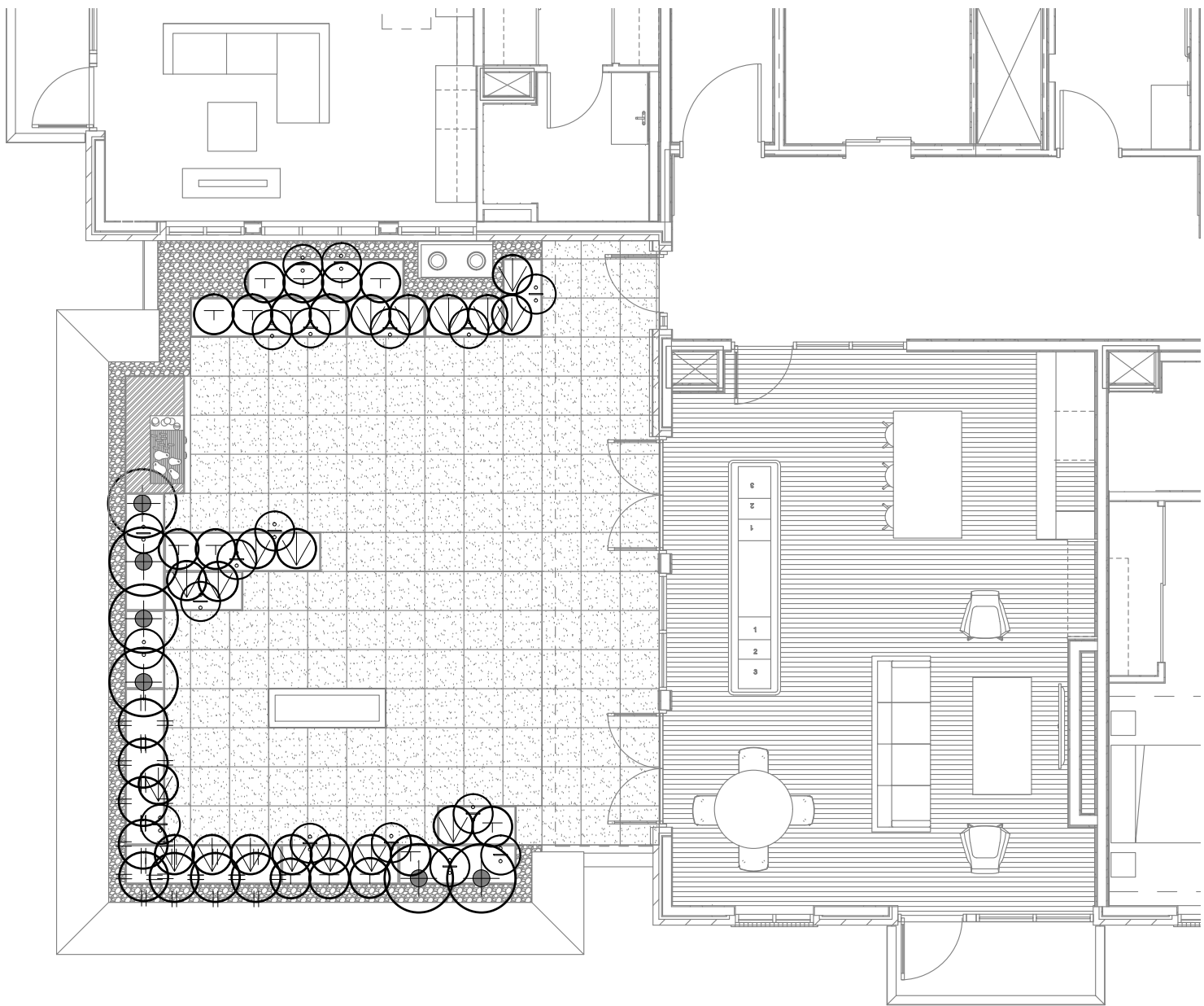
PLANTERS



WIND SCREEN

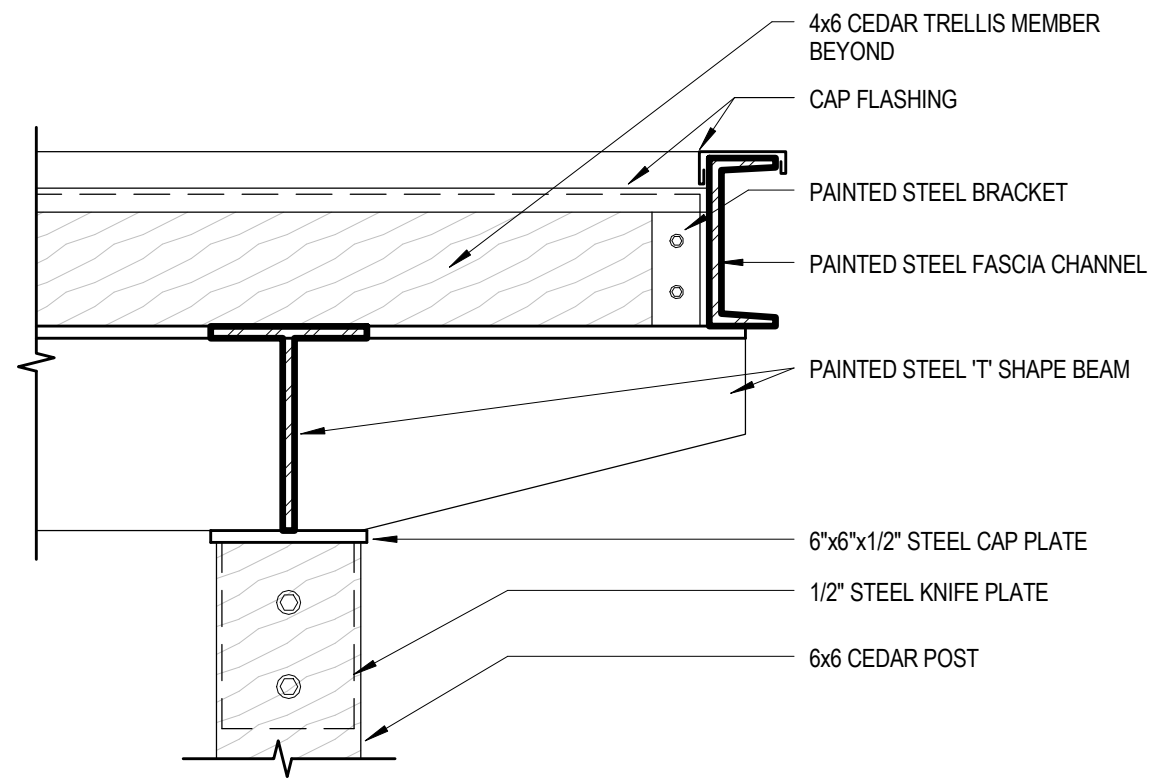


VARYING HEIGHTS

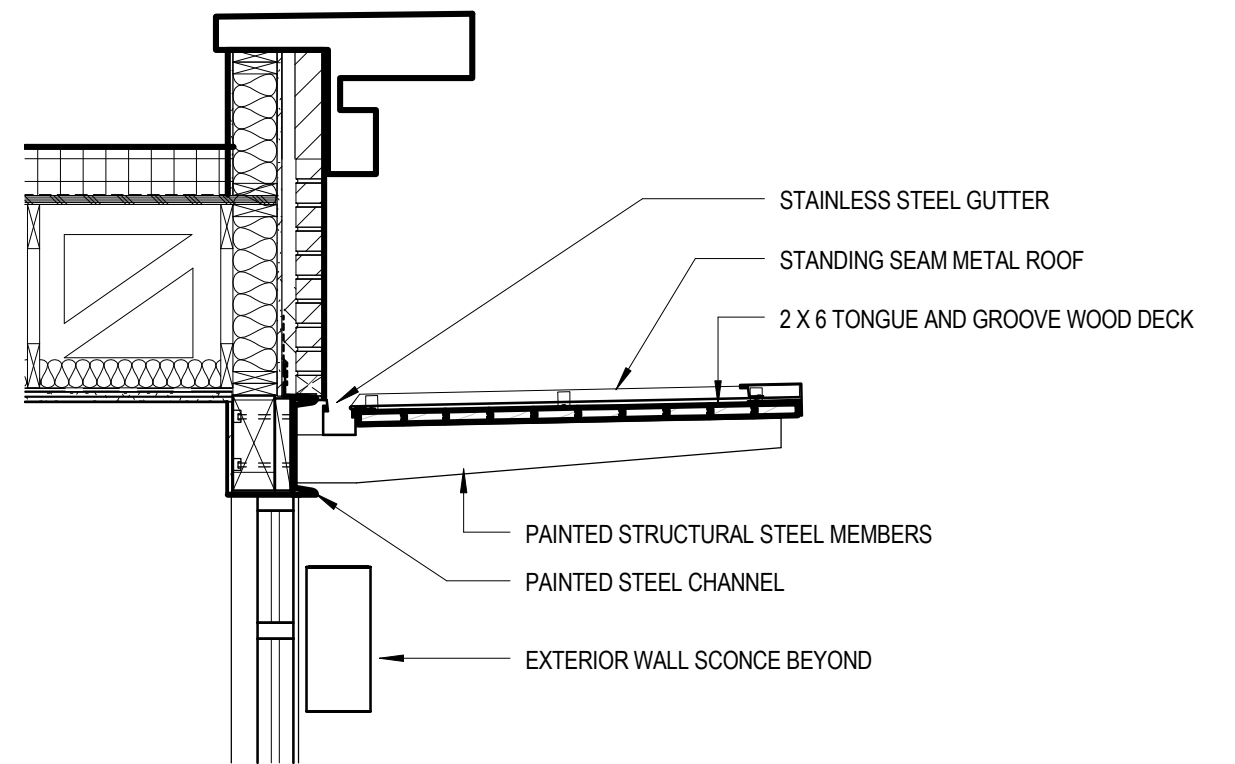


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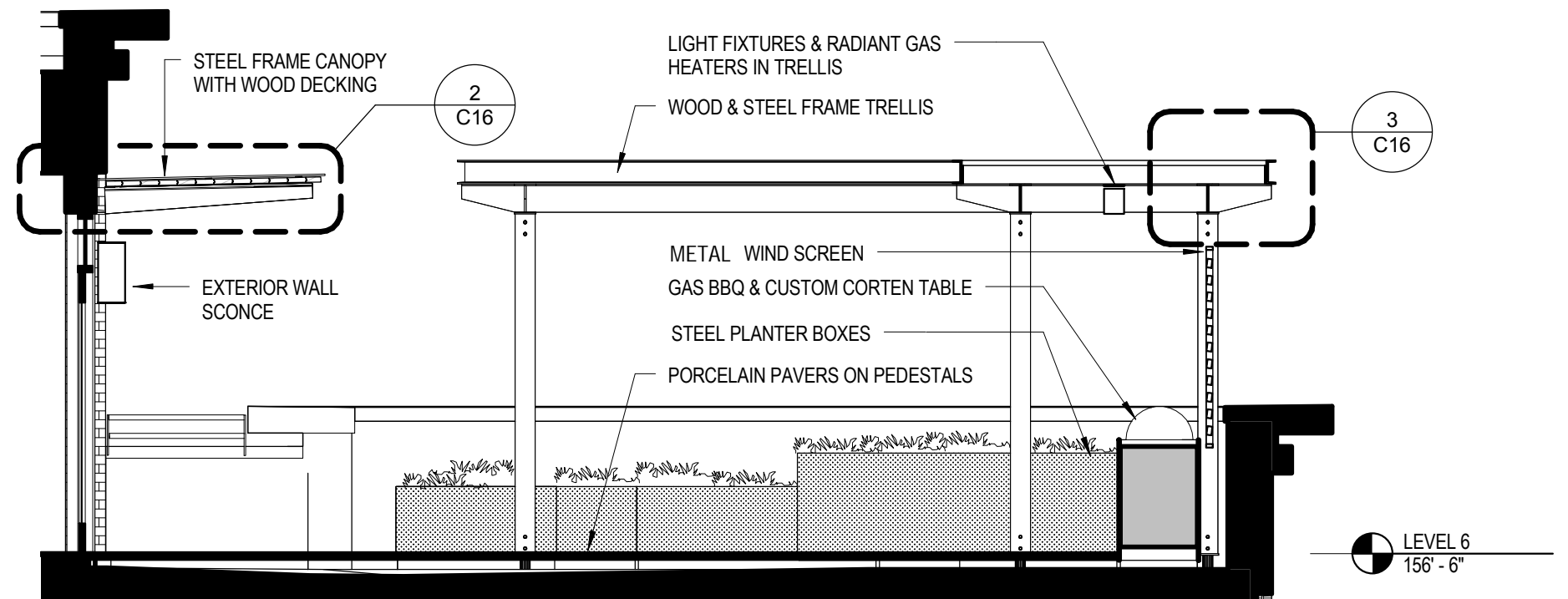
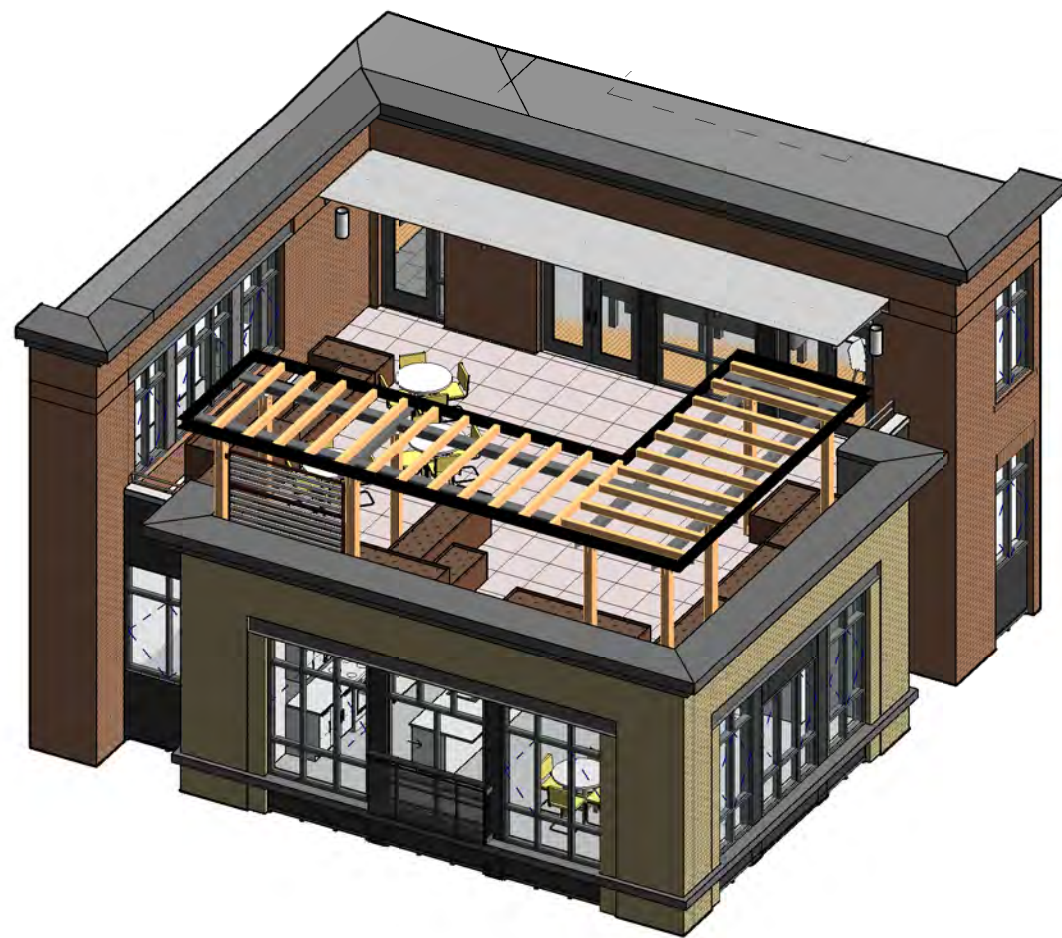
Tree Schedule				
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY
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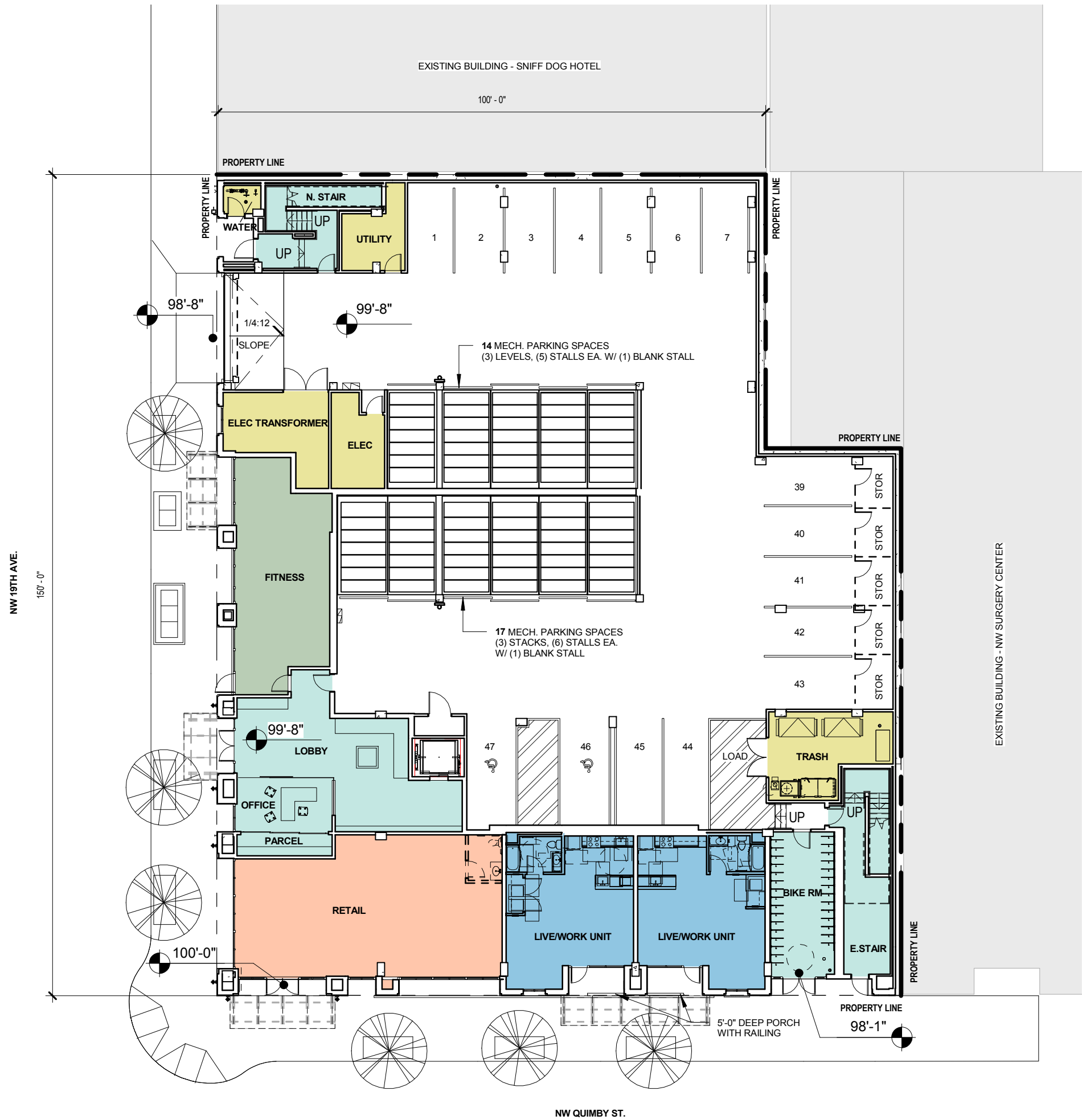
TRELLIS DETAIL SECTION ③
1 1/2" = 1'-0"



LEVEL 6 TERRACE CANOPY SECTION ②
1/2" = 1'-0"

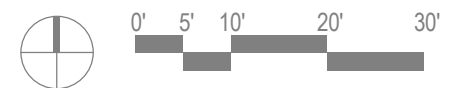


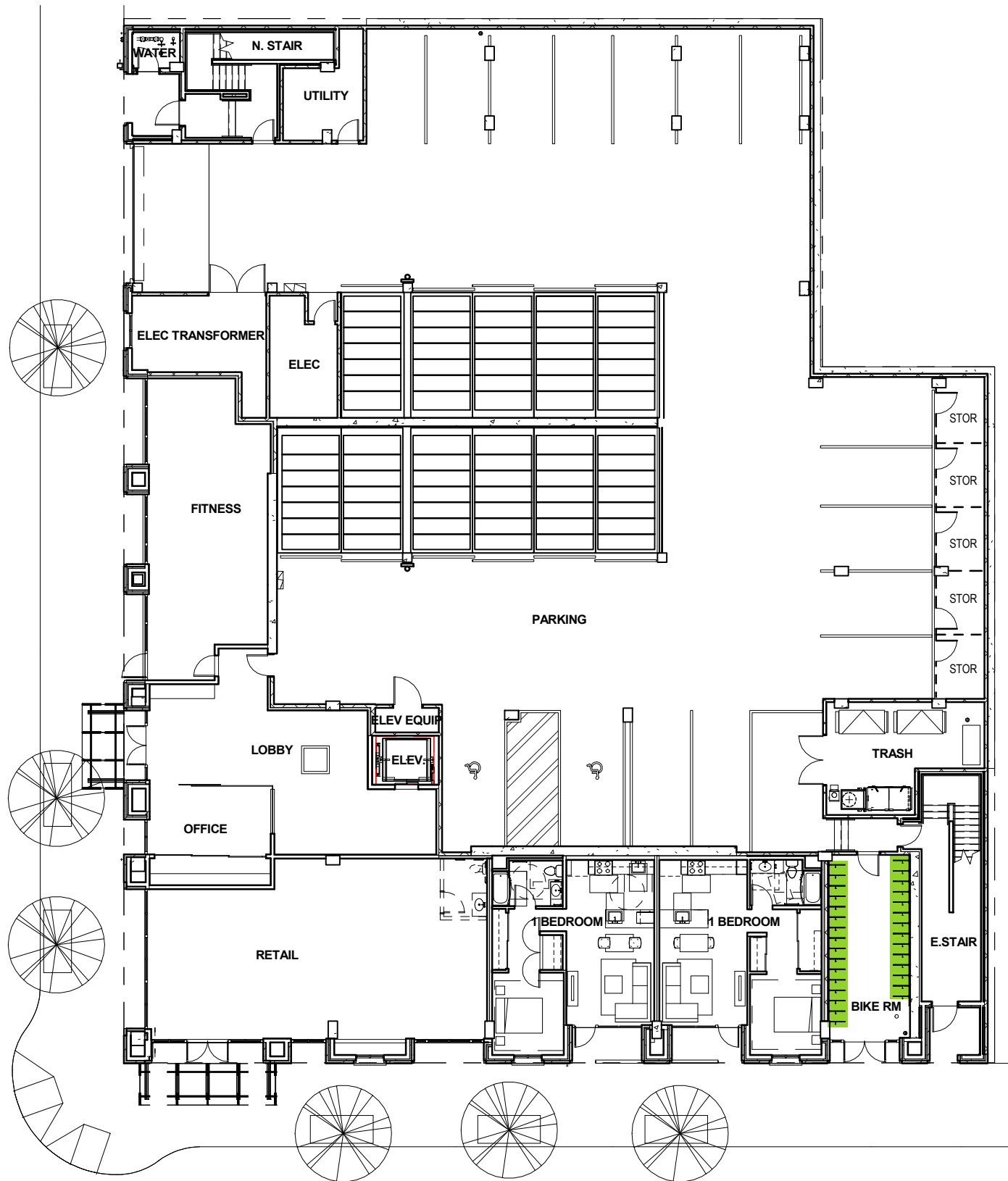
6TH LEVEL ROOF TERRACE SECTION - LOOKING SOUTH ①
1/4" = 1'-0"



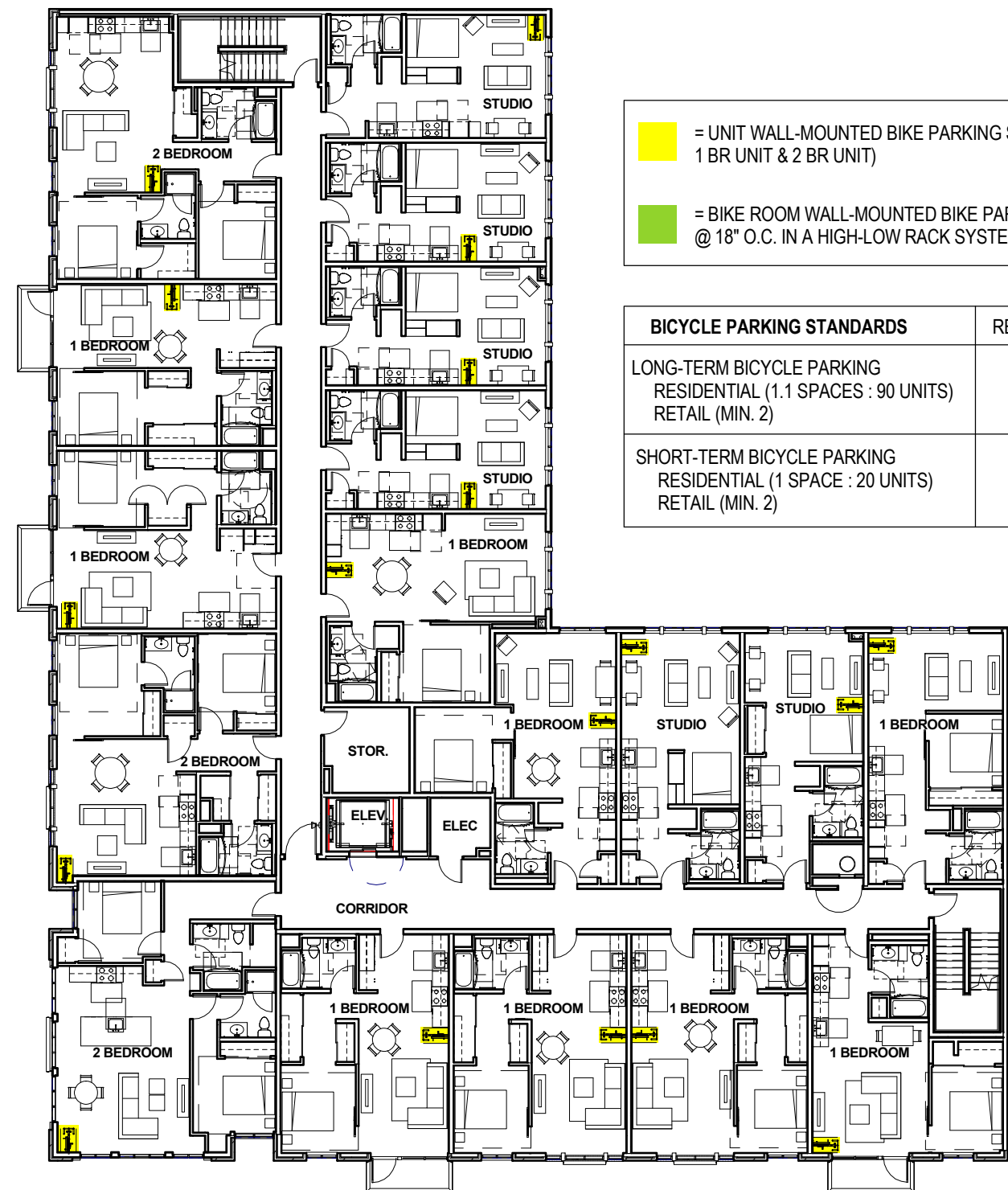








BIKE PARKING PLAN - LEVEL 1 ①
1" = 20'-0"



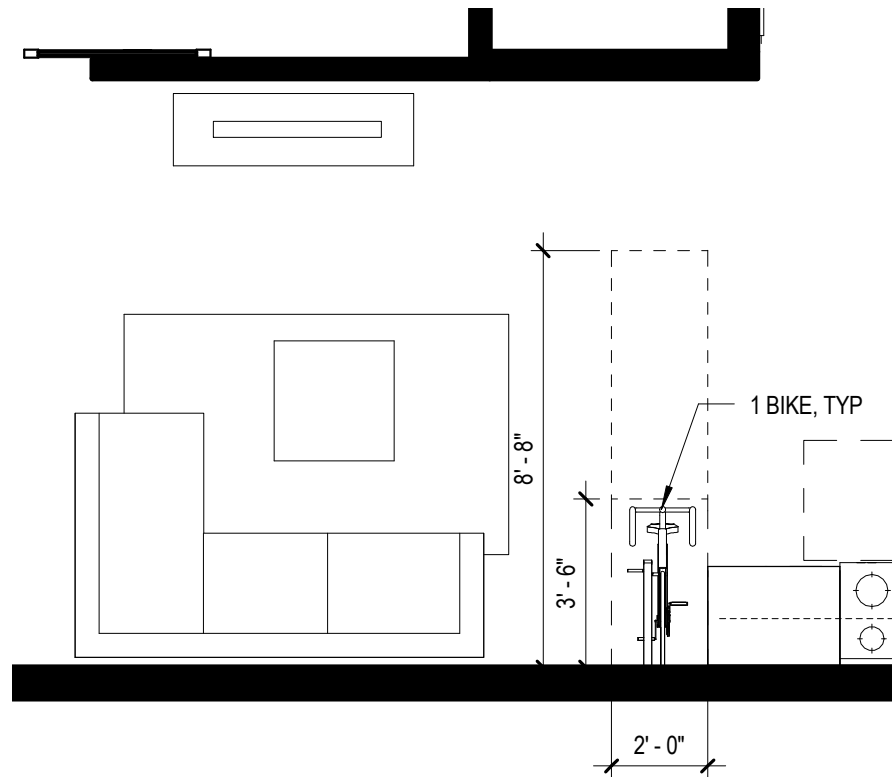
NOTE: LEVEL 6 EXCLUDES (1) 2 BEDROOM AND (1) 1 BEDROOM UNIT AT SW CORNER OF BUILDING

BIKE PARKING PLAN - TYP. LEVELS 2-6 ②
1" = 20'-0"

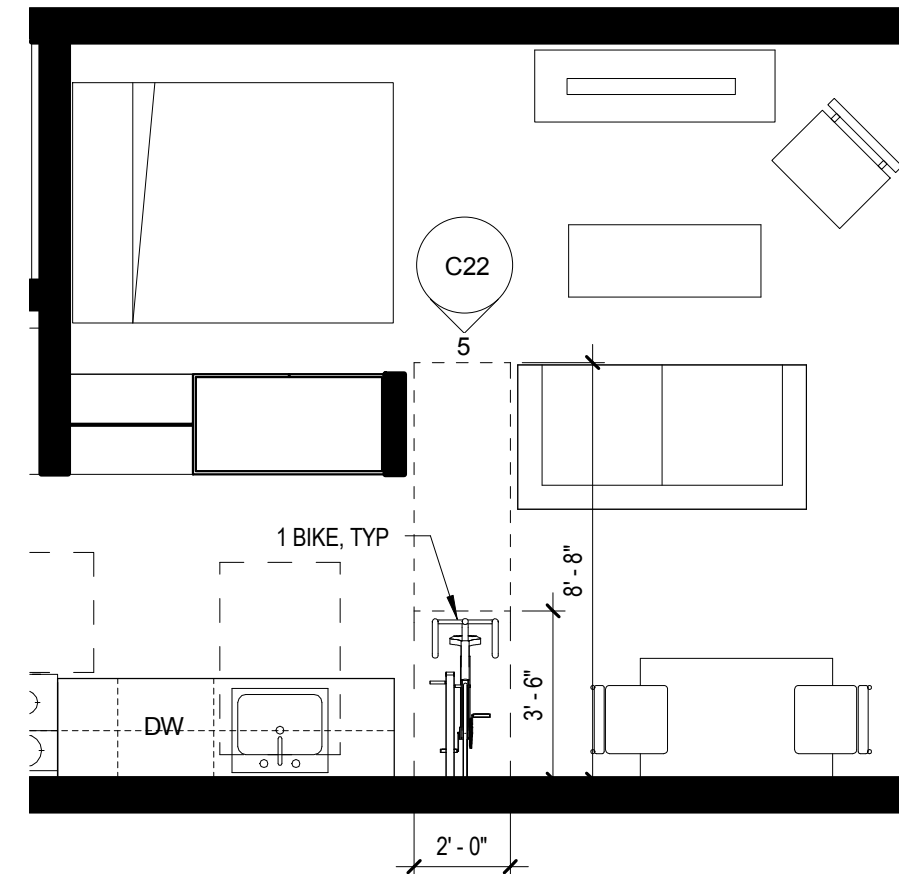
- = UNIT WALL-MOUNTED BIKE PARKING SPACES (1 : EA. STUDIO, 1 BR UNIT & 2 BR UNIT)
- = BIKE ROOM WALL-MOUNTED BIKE PARKING SPACES (33 TOTAL @ 18" O.C. IN A HIGH-LOW RACK SYSTEM)

BIKE PARKING STANDARDS	REQUIRED	PROPOSED
LONG-TERM BICYCLE PARKING RESIDENTIAL (1.1 SPACES : 90 UNITS) RETAIL (MIN. 2)	99 + 2	120
SHORT-TERM BICYCLE PARKING RESIDENTIAL (1 SPACE : 20 UNITS) RETAIL (MIN. 2)	7 SPACES REQUIRED, PROVIDED VIA BICYCLE PARKING FUND	

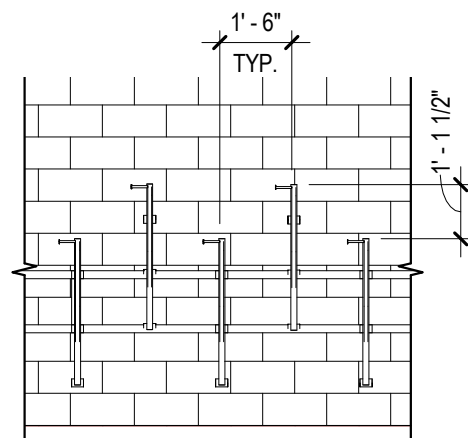




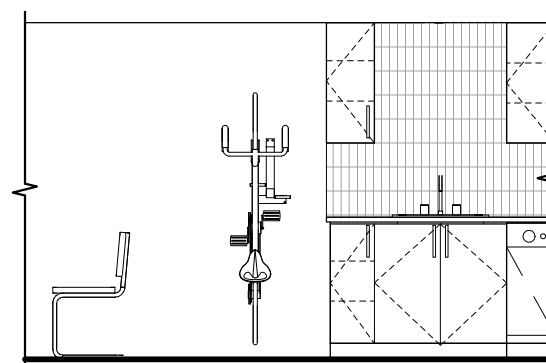
TYP 1 BR BIKE PARKING ④
1/4" = 1'-0"



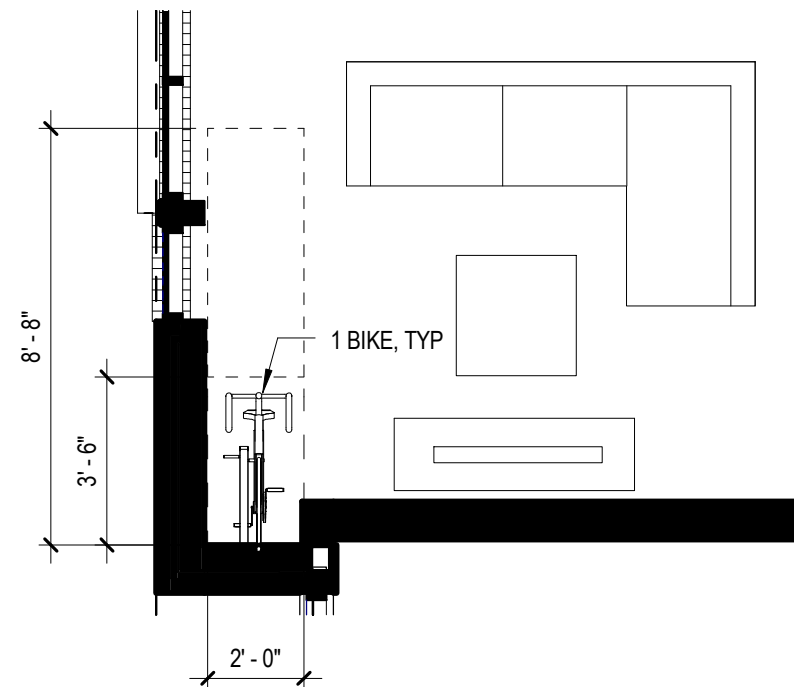
TYP STUDIO BIKE PARKING ②
1/4" = 1'-0"



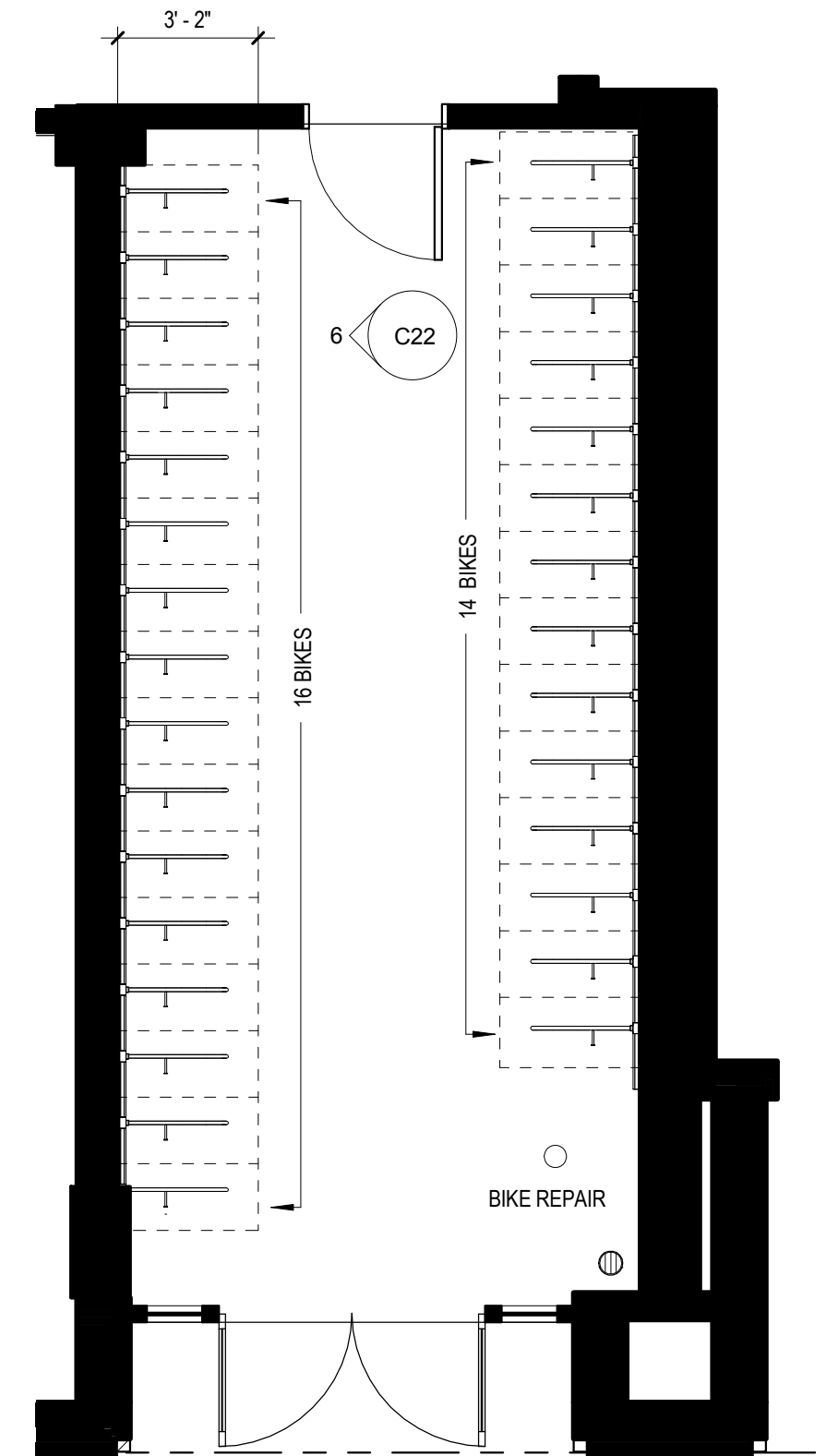
TYP LEVEL 1 BIKE RACK - FRONT ⑥
1/4" = 1'-0"



TYP UNIT BIKE PARKING - FRONT ⑤
1/4" = 1'-0"



TYP 2 BR BIKE PARKING ③
1/4" = 1'-0"



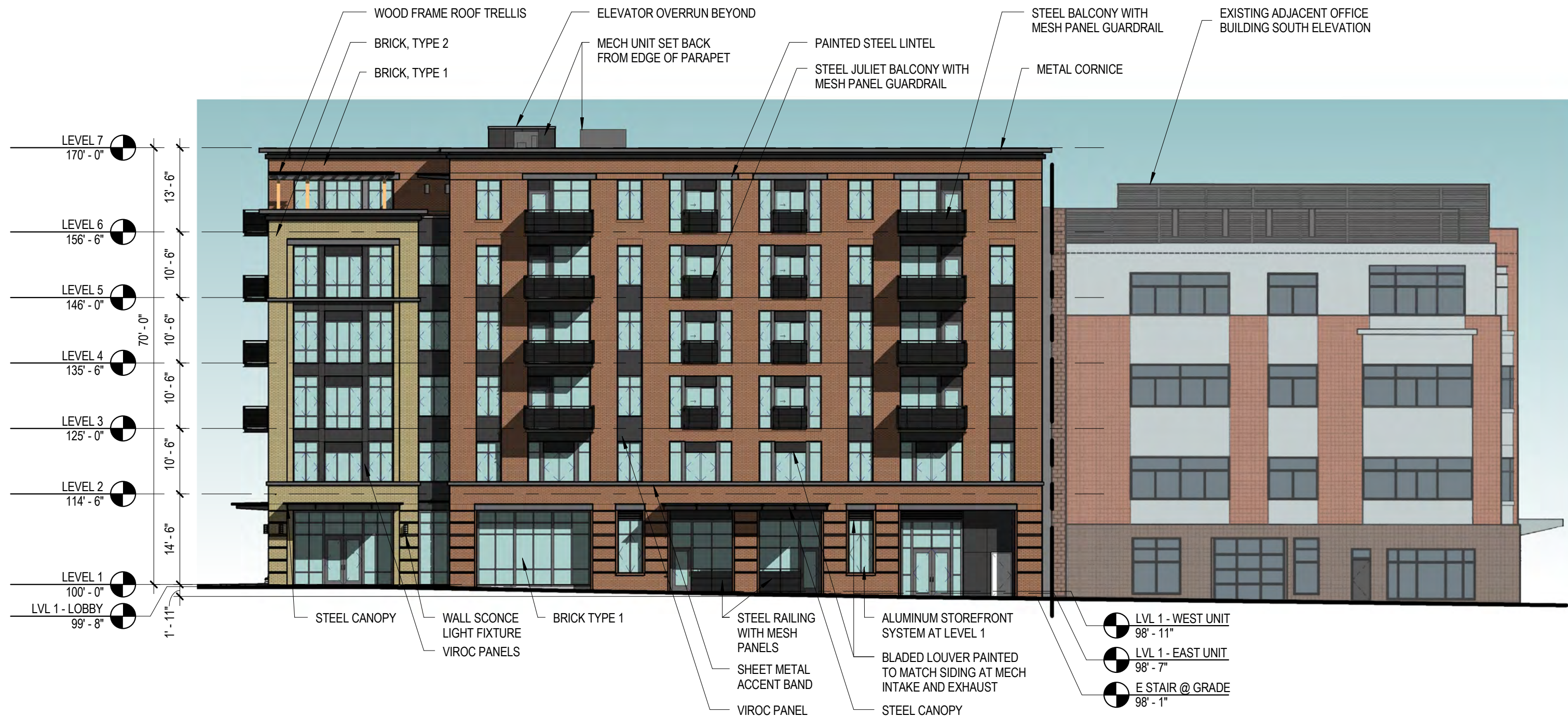
LEVEL 1 BIKE PARKING PLAN ①
1/4" = 1'-0"



NW SLABTOWN INDUSTRIAL AREA

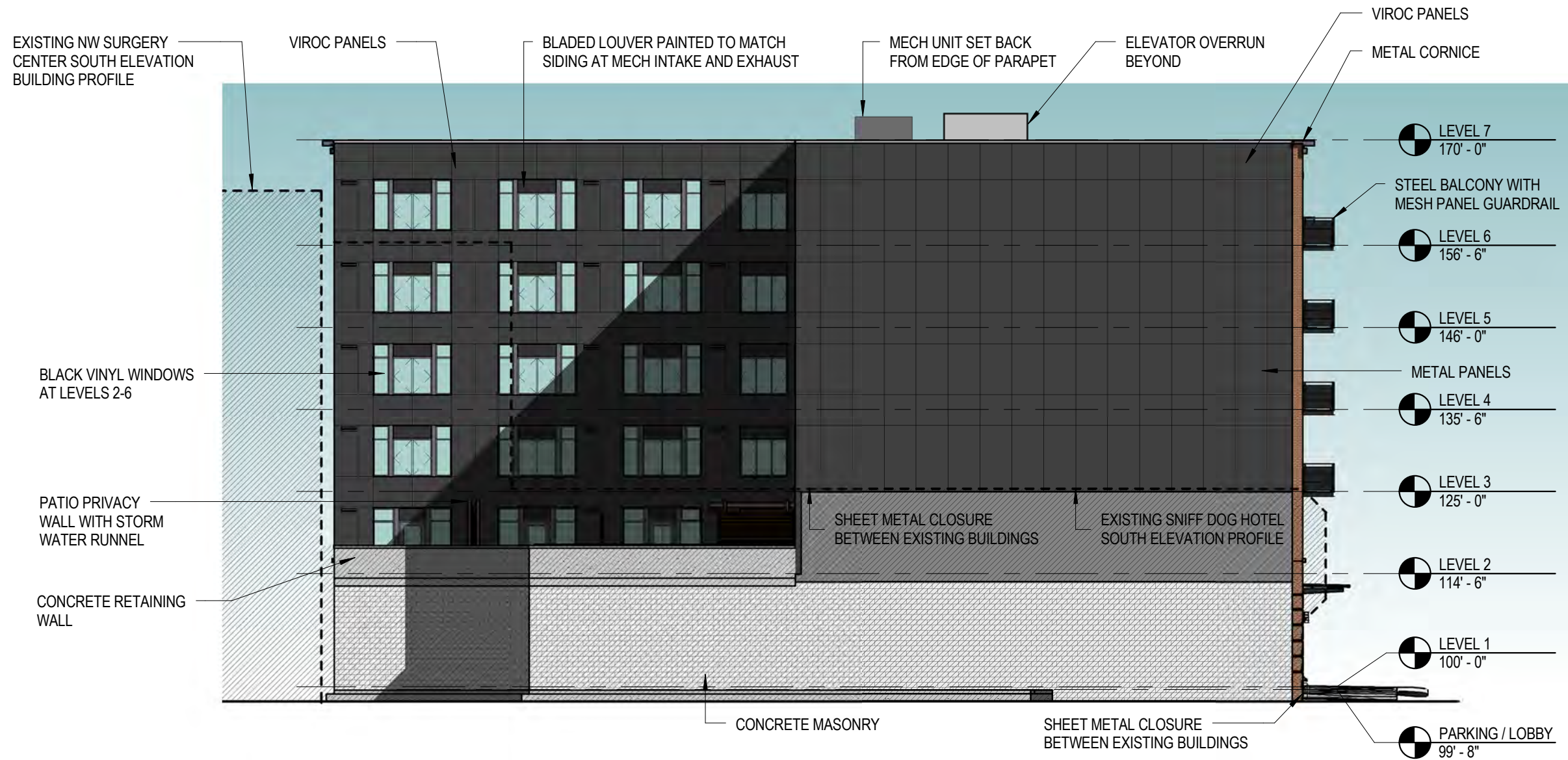


NW 13TH AVE HISTORIC DISTRICT

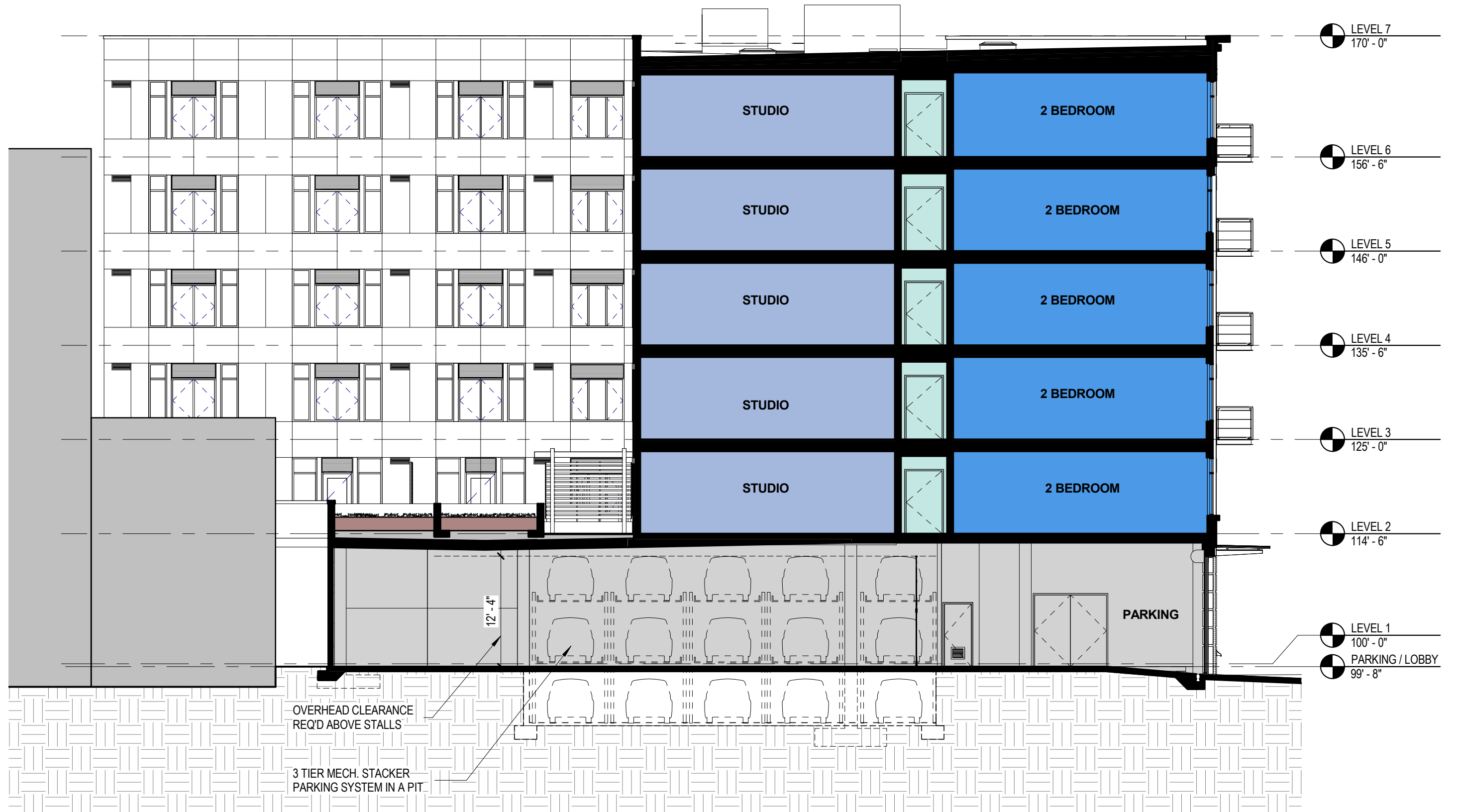


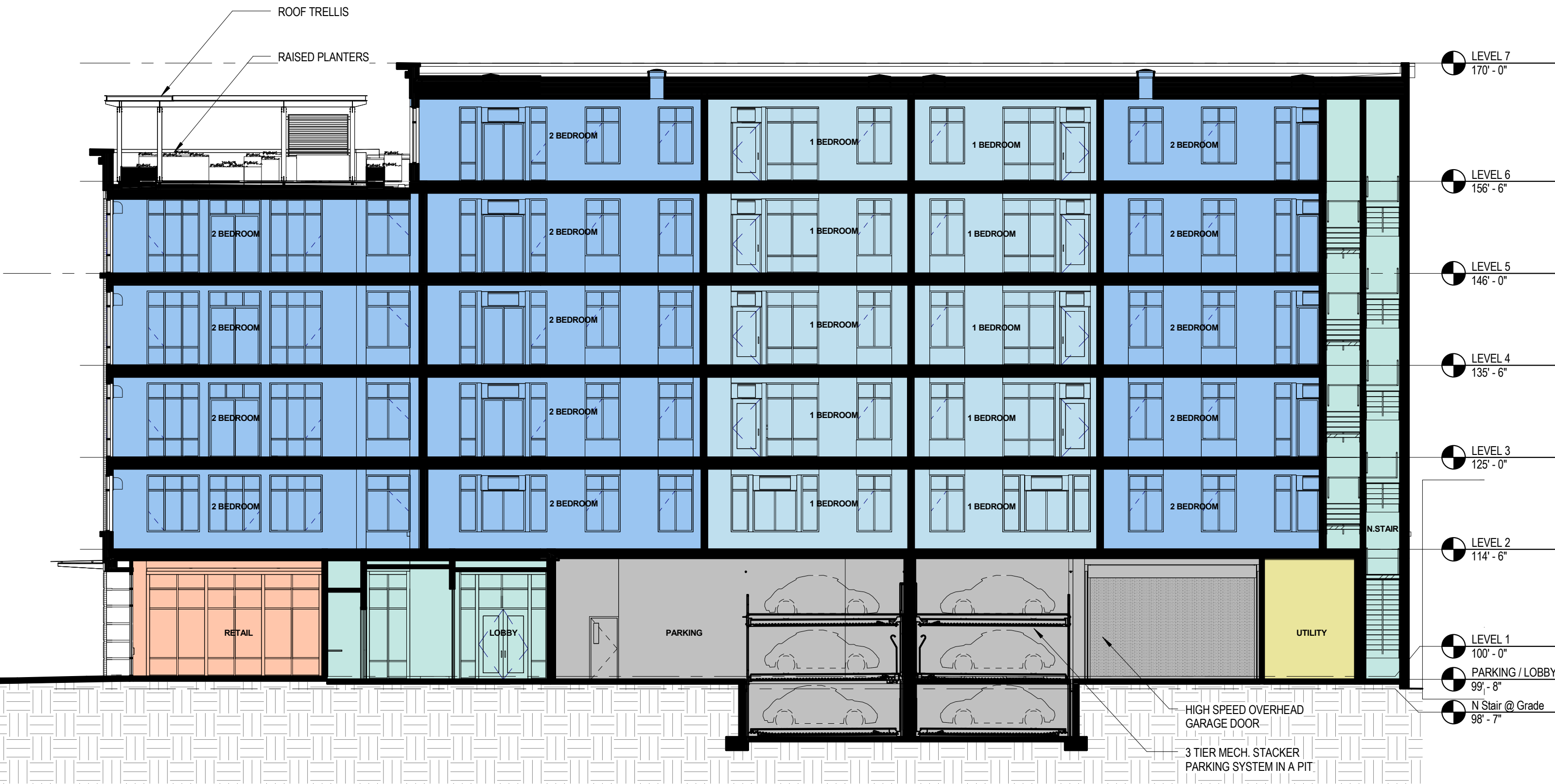


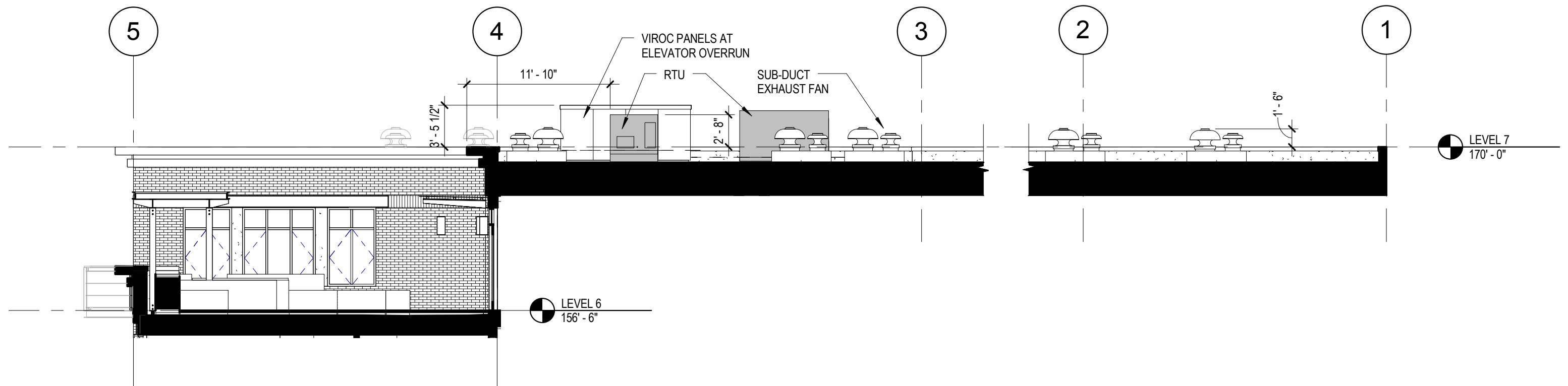




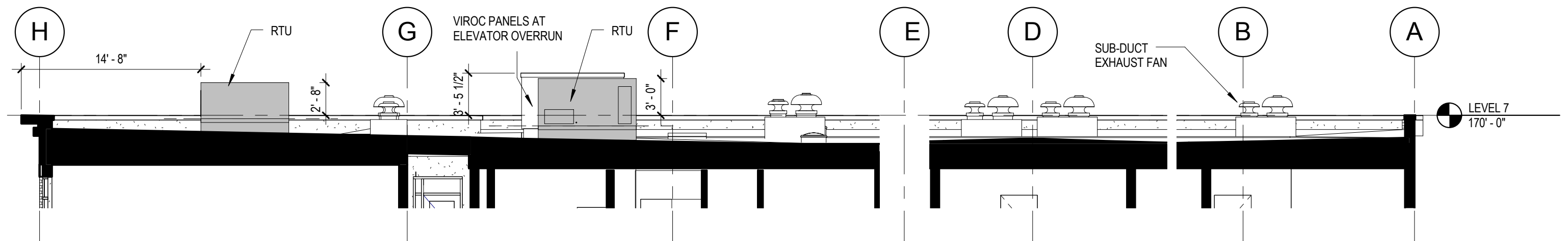




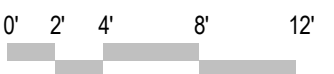


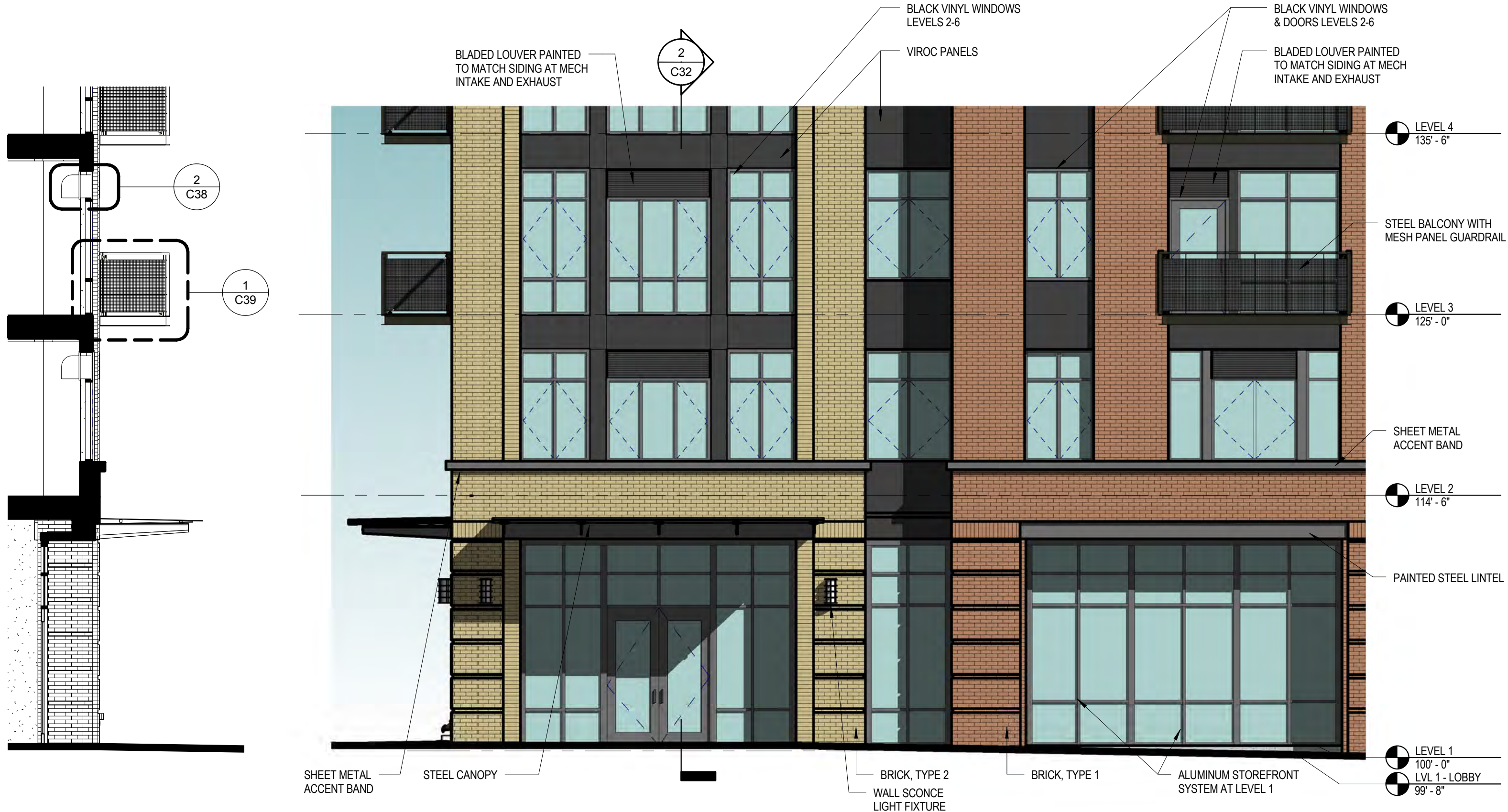


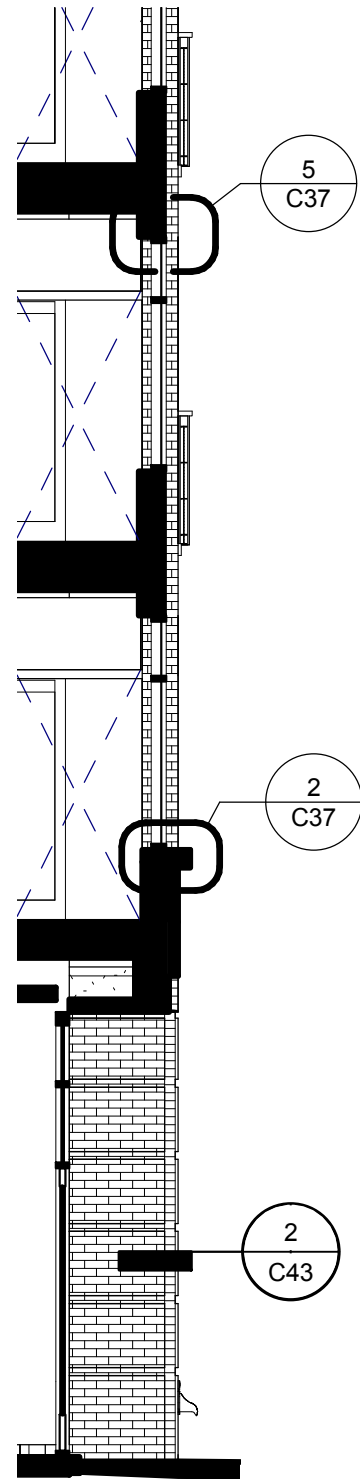
PARTIAL ROOF SECTION - EAST / WEST ①
1/8" = 1'-0"



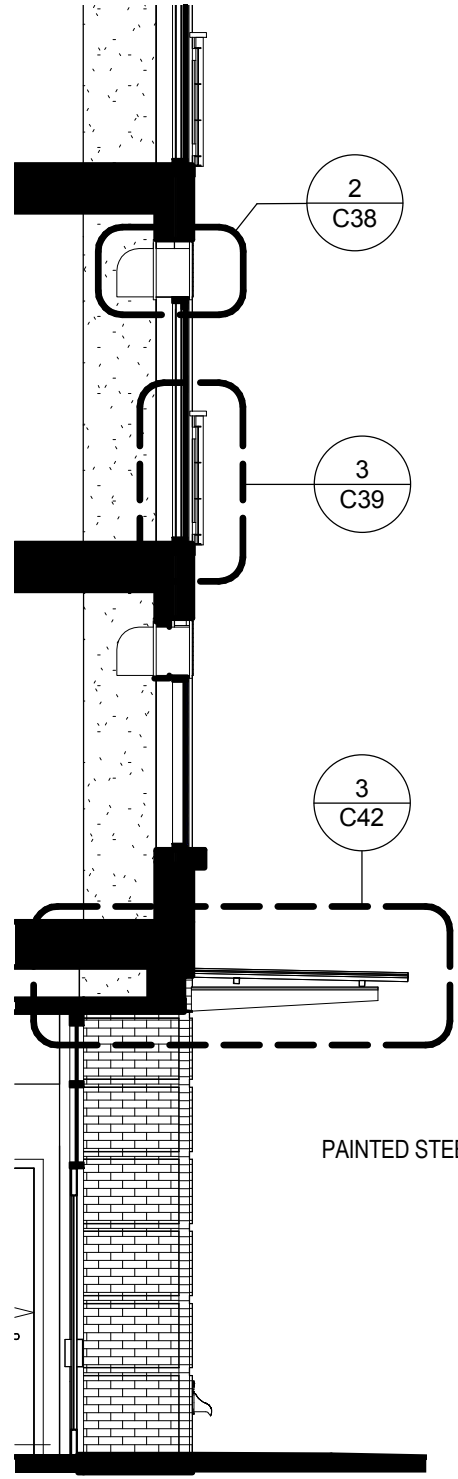
PARTIAL ROOF SECTION - EAST / WEST ②
1/8" = 1'-0"







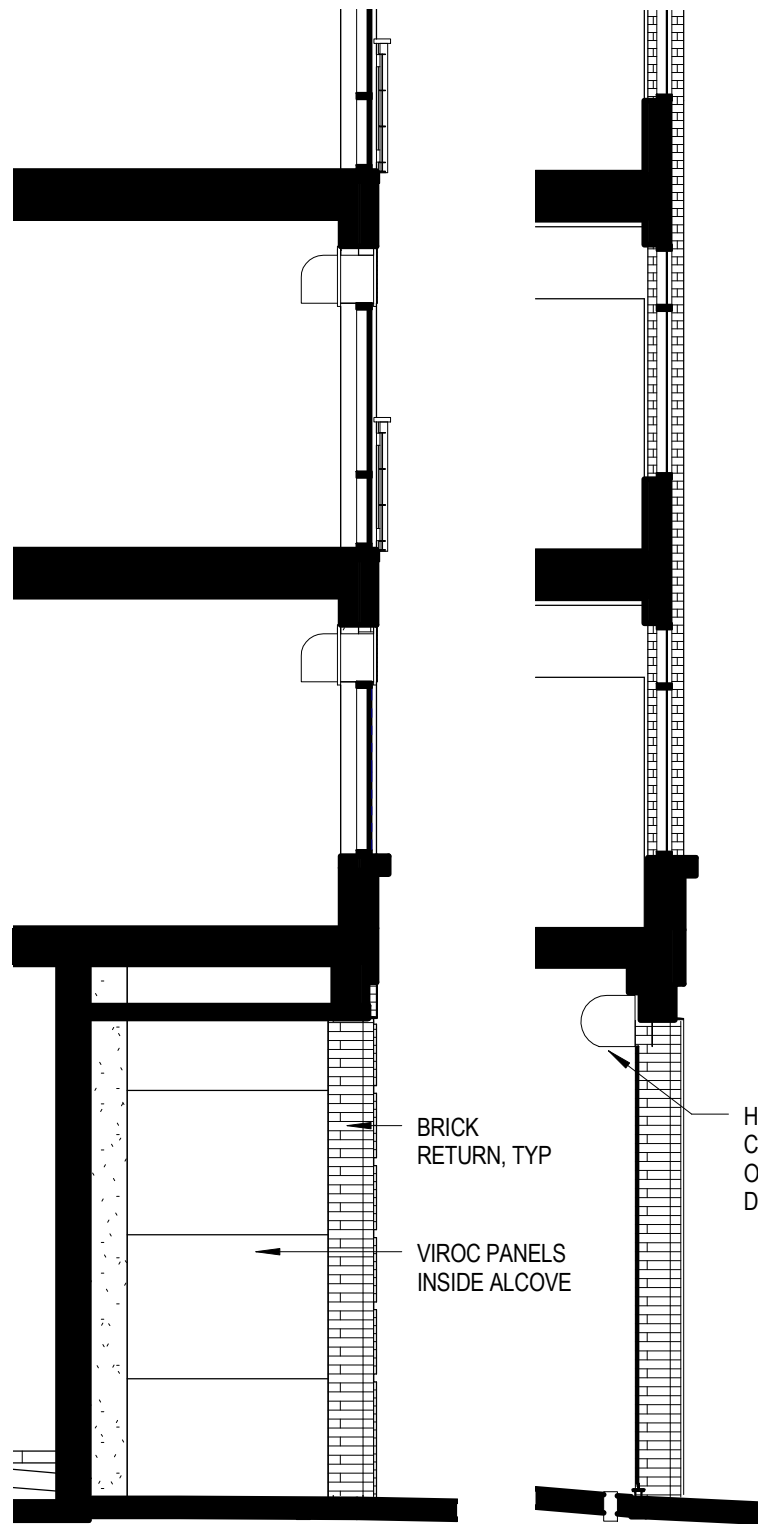
WALL SECTION ③
3/16" = 1'-0"



WALL SECTION ②
3/16" = 1'-0"



ENLARGED WEST ELEVATION ①
3/16" = 1'-0"

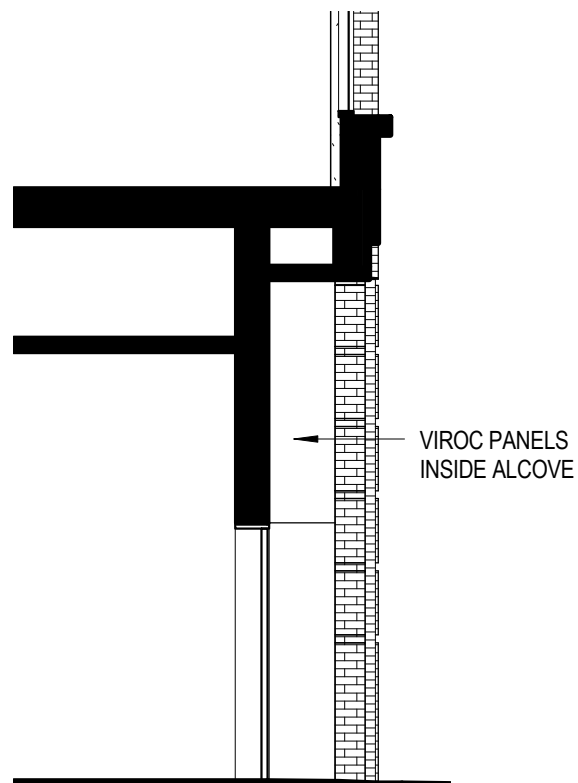
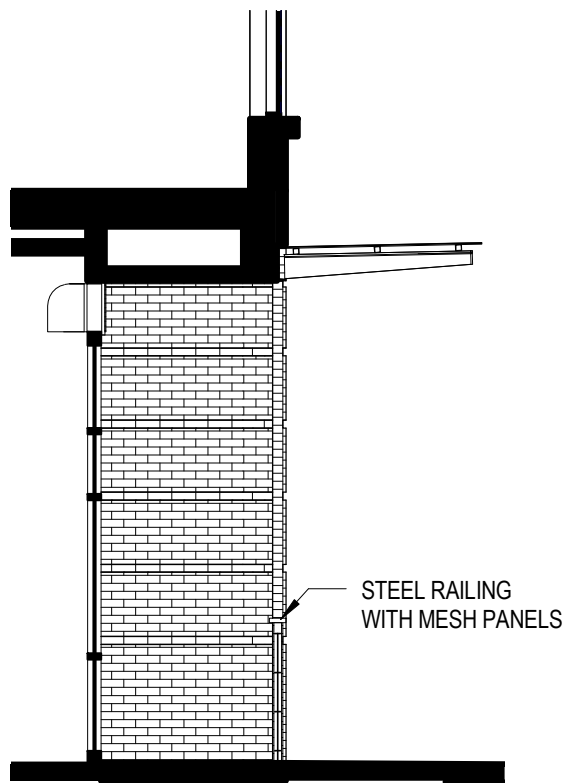
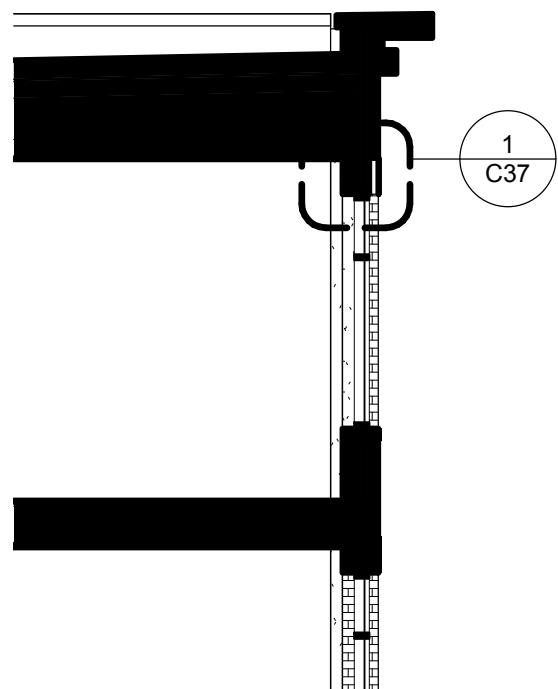
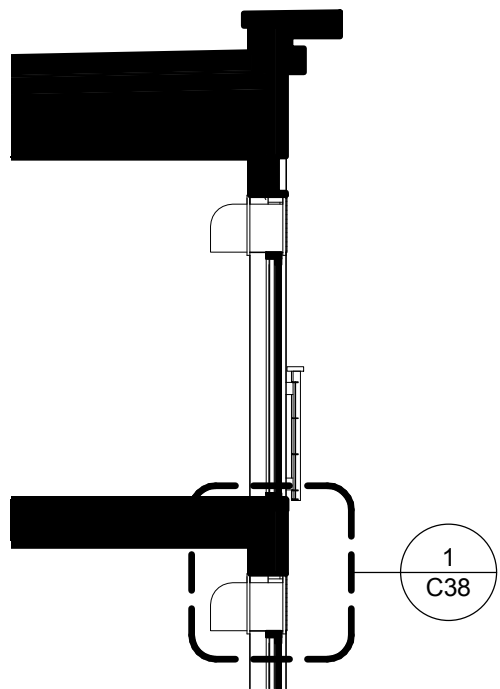


- LEVEL 4
135' - 6"
- LEVEL 3
125' - 0"
- LEVEL 2
114' - 6"
- LEVEL 1
100' - 0"
- PARKING / LOBBY
99' - 8"
- N Stair @ Grade
98' - 7"

WALL SECTION ③
3/16" = 1'-0"

WALL SECTION ②
3/16" = 1'-0"

ENLARGED WEST ELEVATION ①
3/16" = 1'-0"



WALL SECTION ④
3/16" = 1'-0"

WALL SECTION ③
3/16" = 1'-0"



ENLARGED SOUTH ELEVATION ②
3/16" = 1'-0"

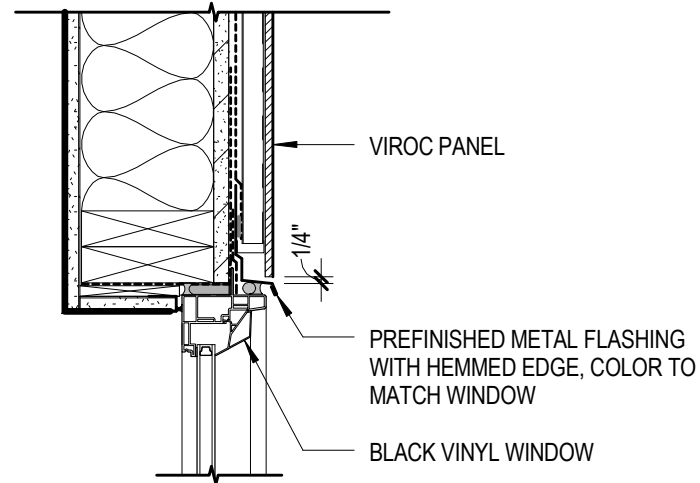
ENLARGED SOUTH ELEVATION ①
3/16" = 1'-0"



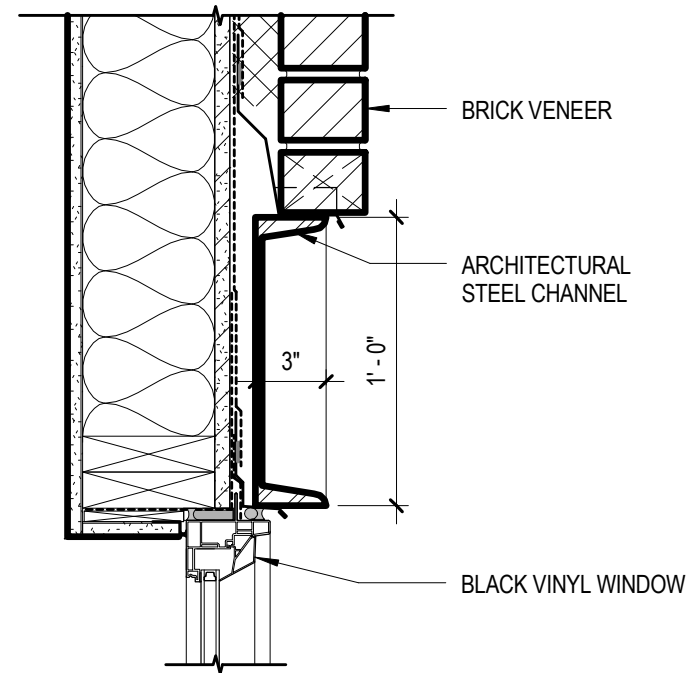
EAST ELEVATION ②
3/16" = 1'-0"



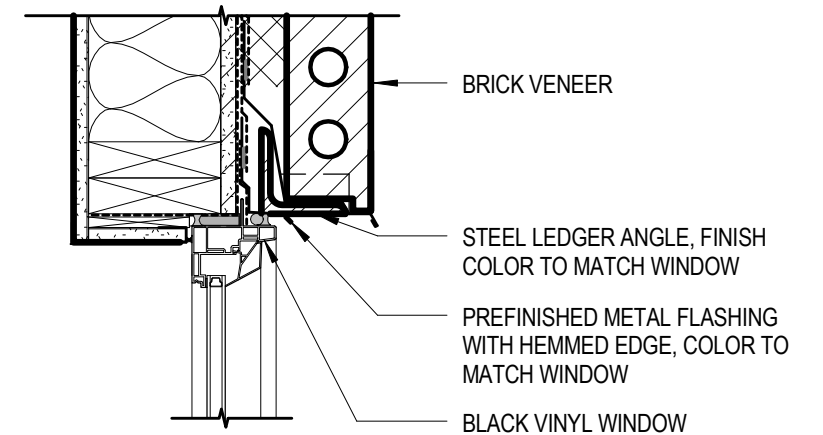
NORTH ELEVATION ①
3/16" = 1'-0"



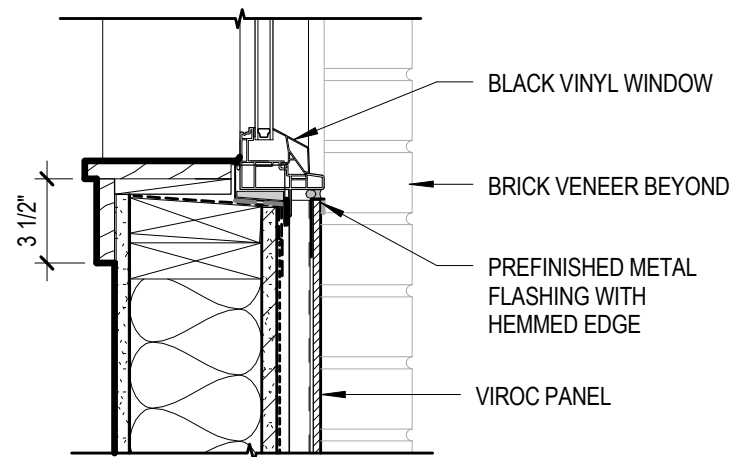
WINDOW HEAD @ VIROC ⑤
1 1/2" = 1'-0"



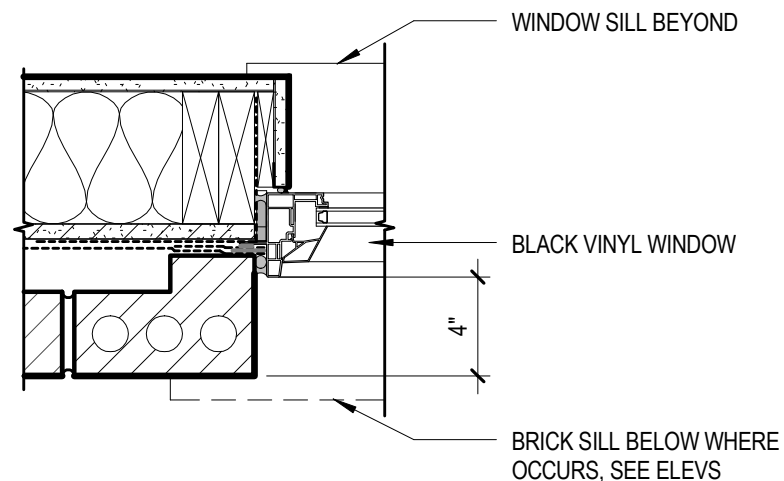
WINDOW HEAD @ STEEL CHANNEL ③
1 1/2" = 1'-0"



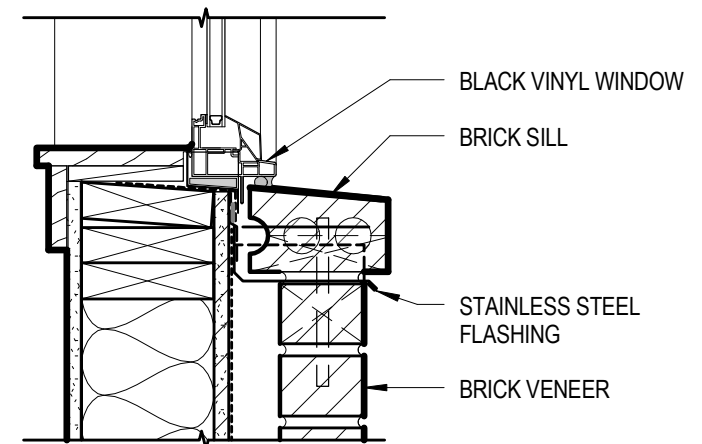
WINDOW HEAD @ BRICK ①
1 1/2" = 1'-0"



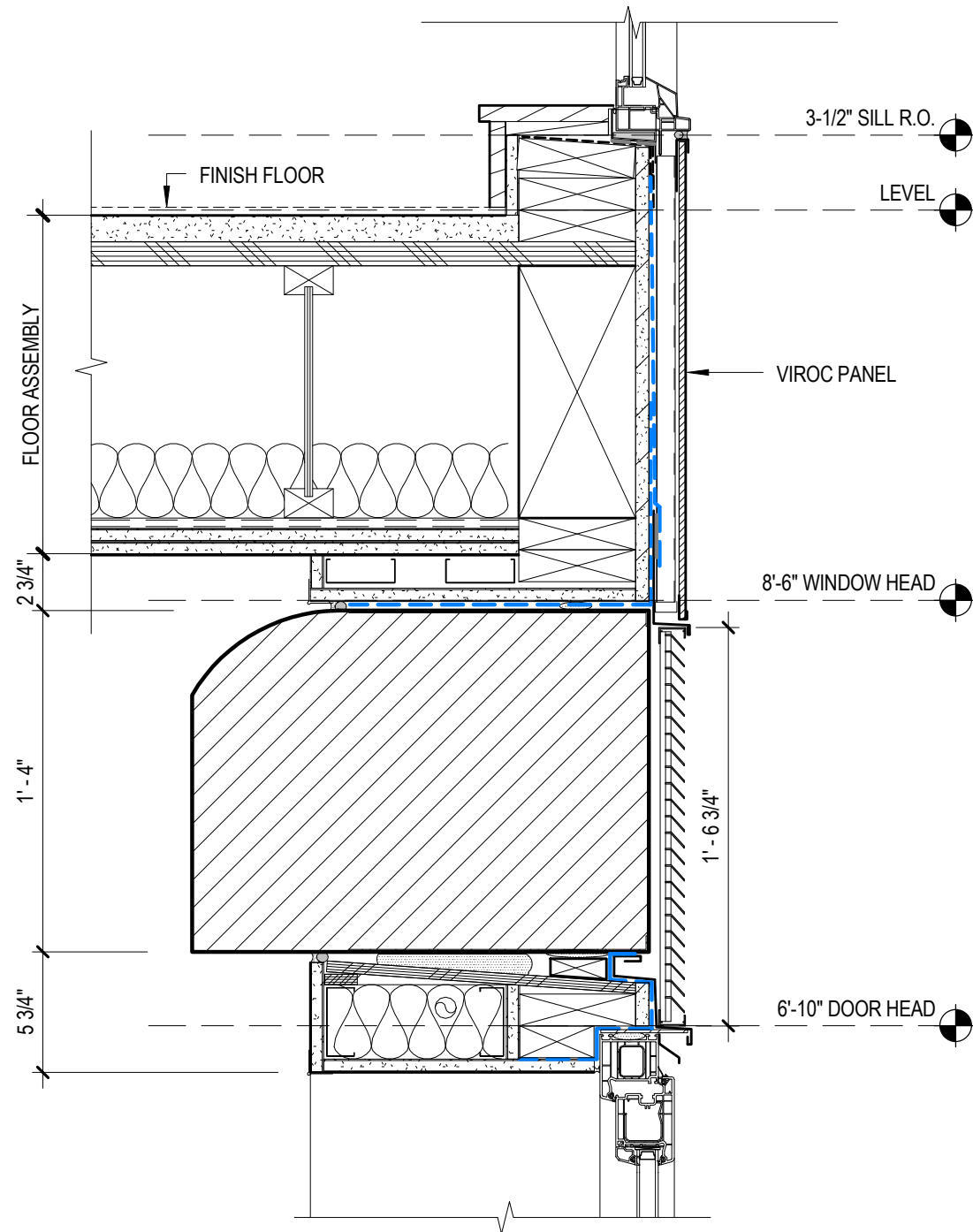
WINDOW SILL @ VIROC ⑥
1 1/2" = 1'-0"



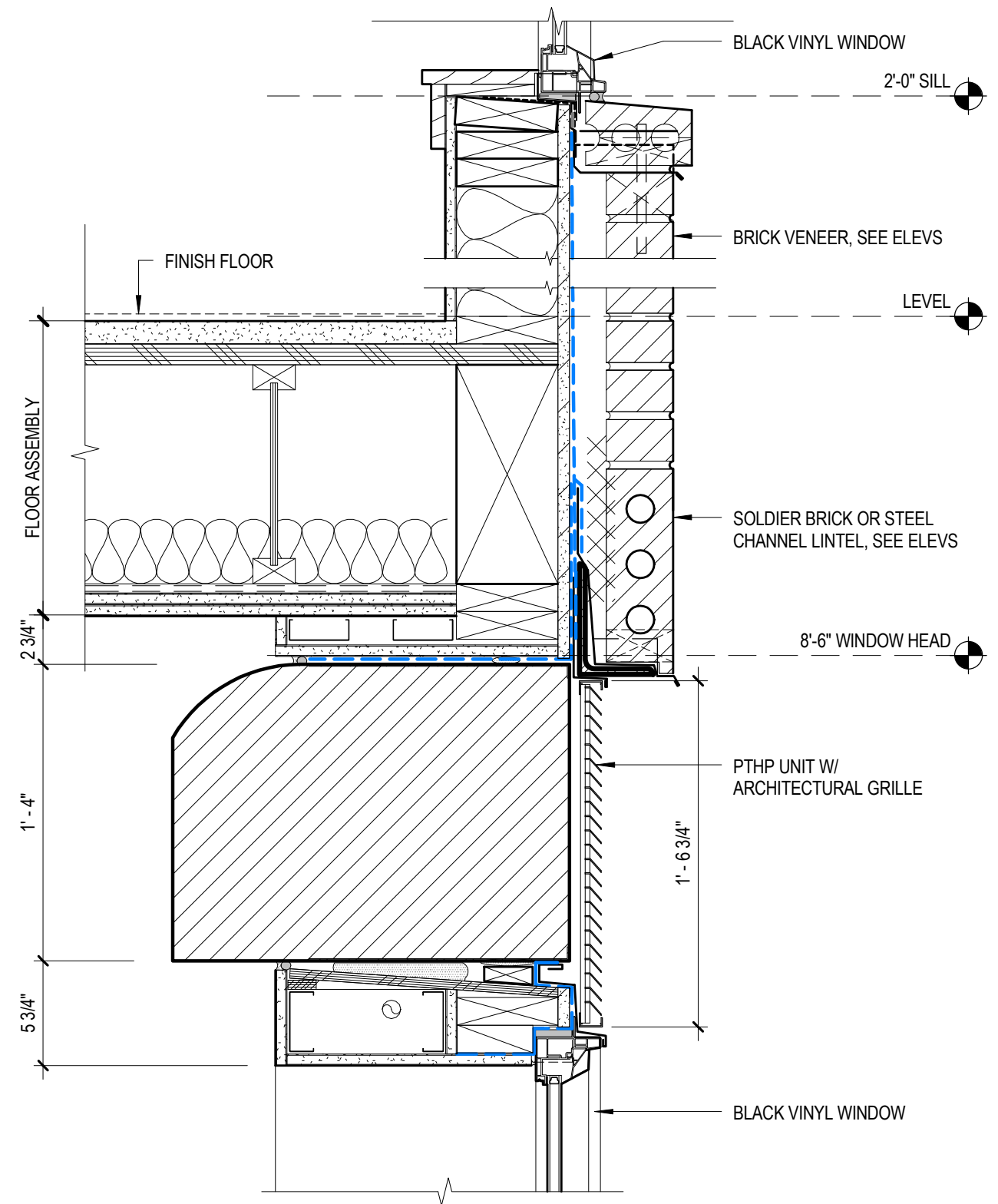
WINDOW JAMB @ BRICK ④
1 1/2" = 1'-0"



WINDOW SILL @ BRICK ②
1 1/2" = 1'-0"



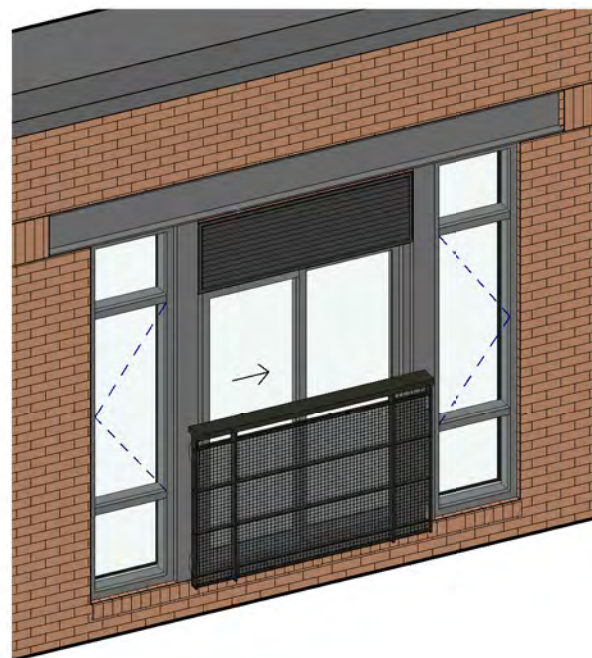
SECTION - PTHP AT VIROC ②
1 1/2" = 1'-0"



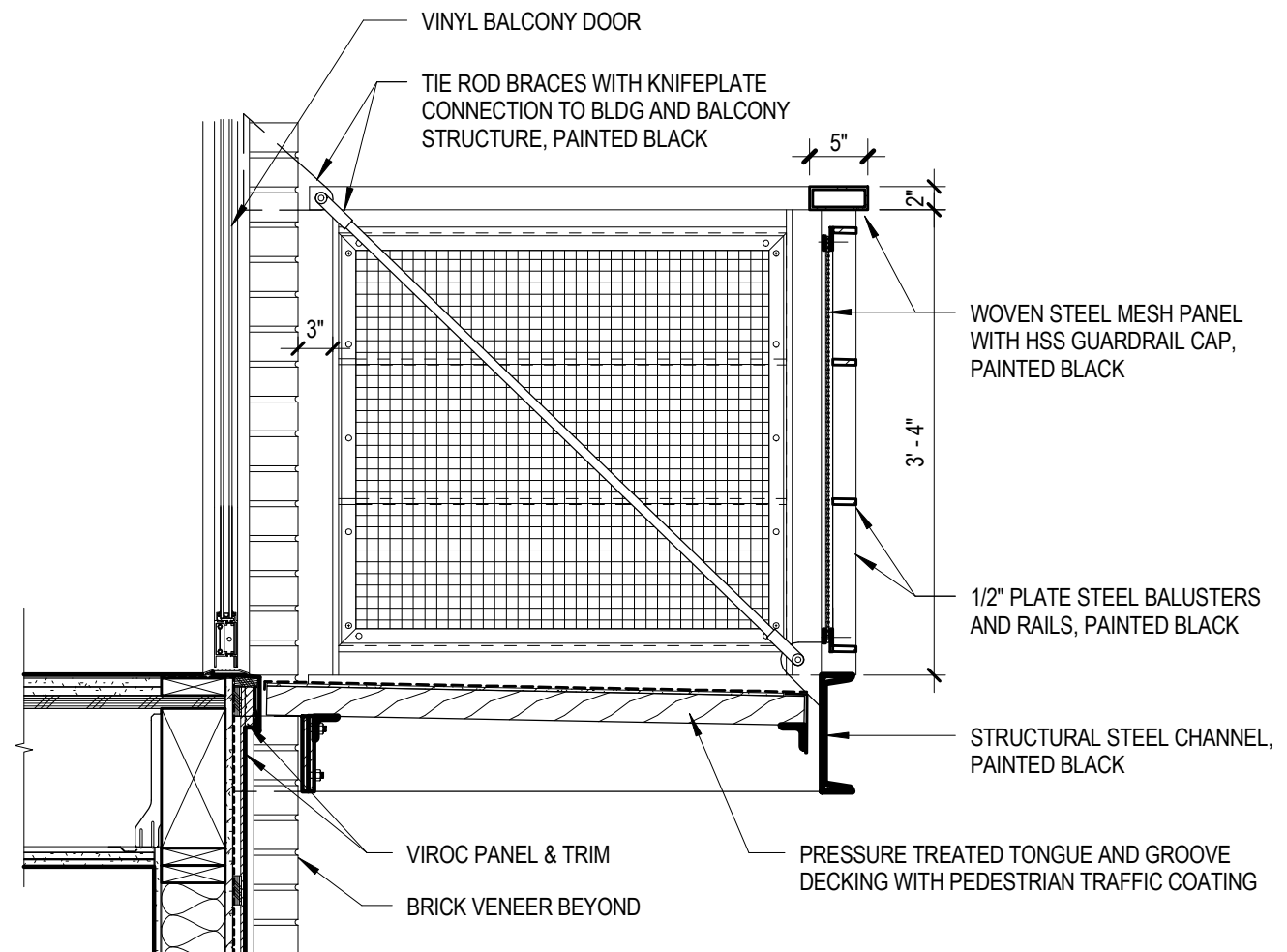
SECTION - PTHP AT BRICK ①
1 1/2" = 1'-0"



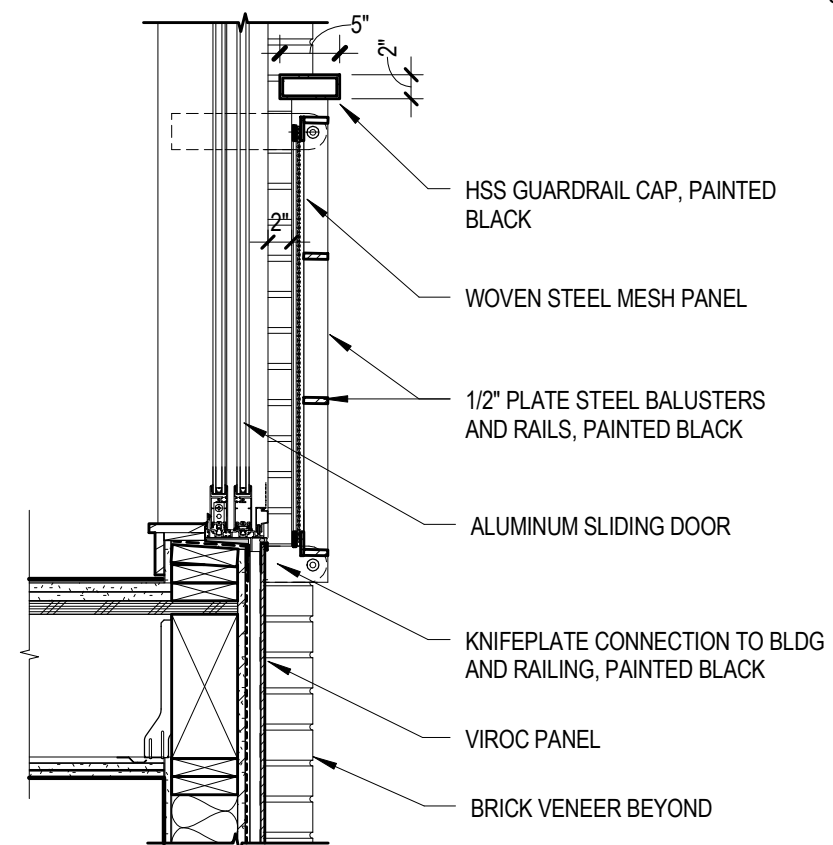
BALCONY PERSPECTIVE ②



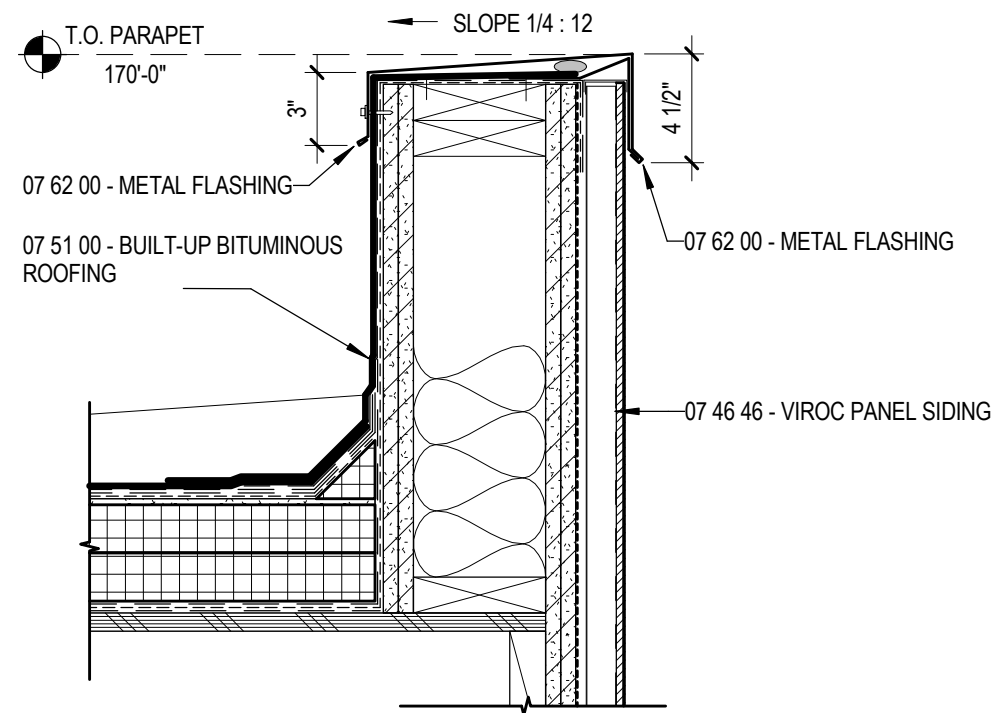
JULIETTE BALCONY PERSPECTIVE ④



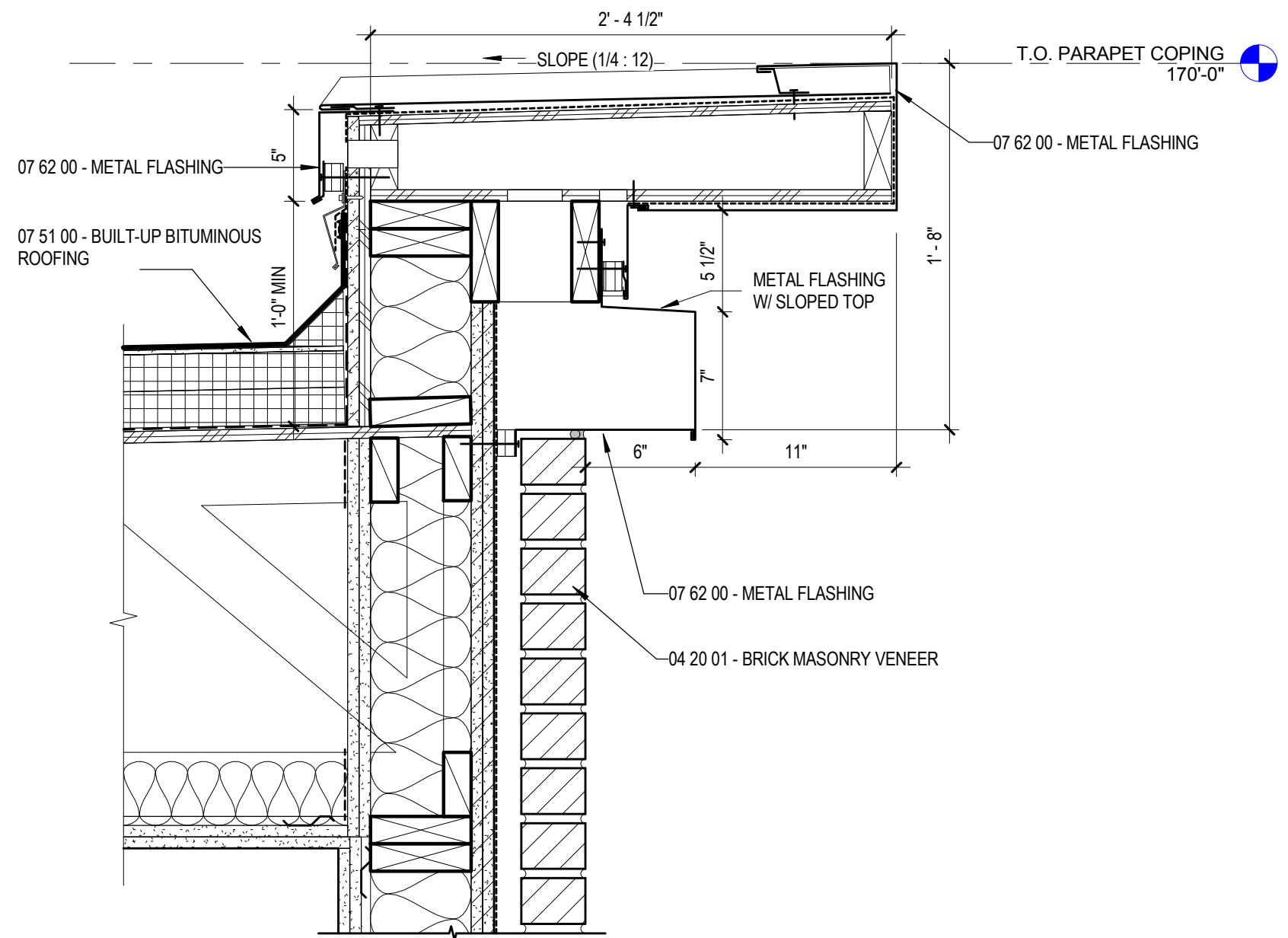
BALCONY - SECTION ①
3/4" = 1'-0"



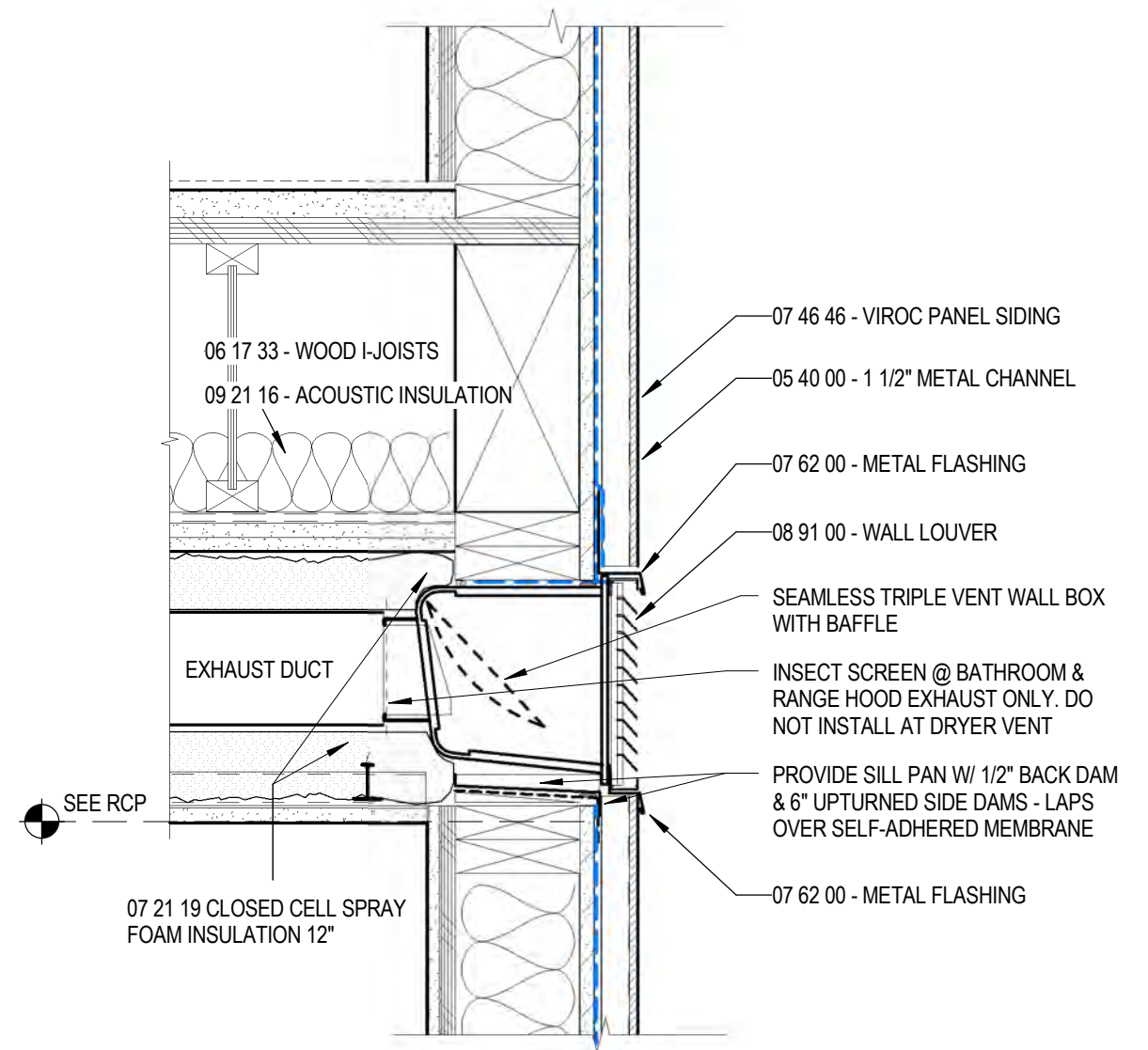
JULIETTE BALCONY - SECTION ③
3/4" = 1'-0"



PARAPET AT VIROC PANEL SIDING ②
1 1/2" = 1'-0"



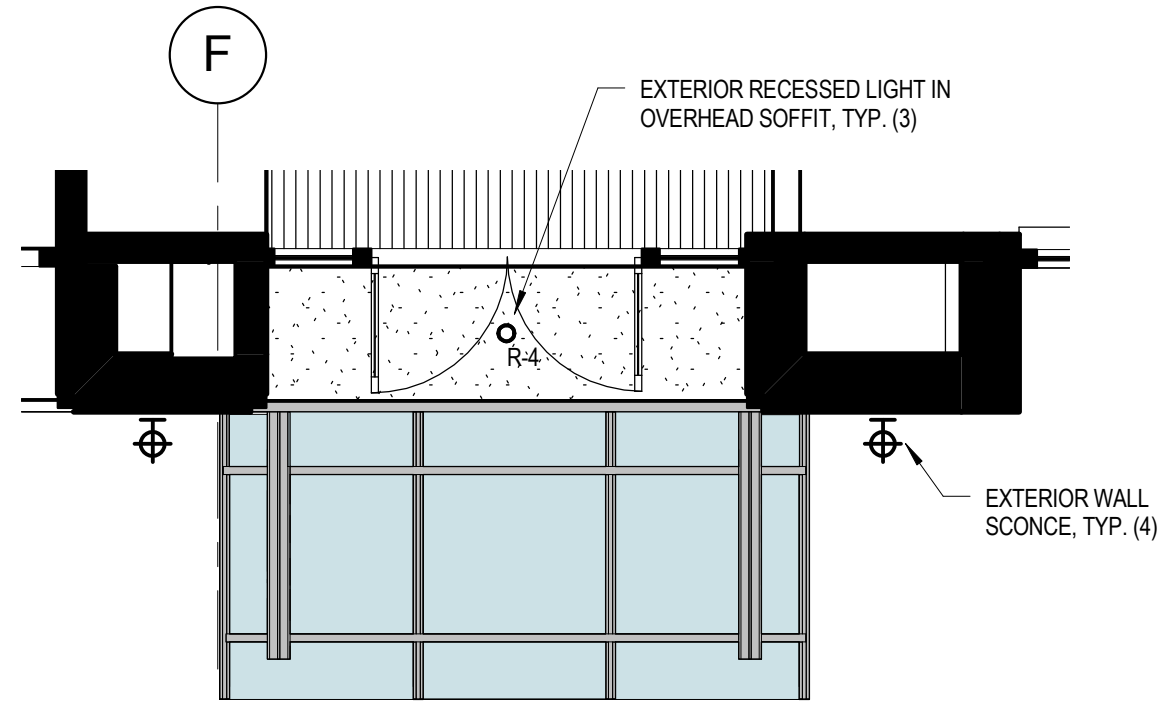
TYPICAL CORNICE DETAIL ①
1 1/2" = 1'-0"



SECTION AT EXHAUST VENT ①
1 1/2" = 1'-0"

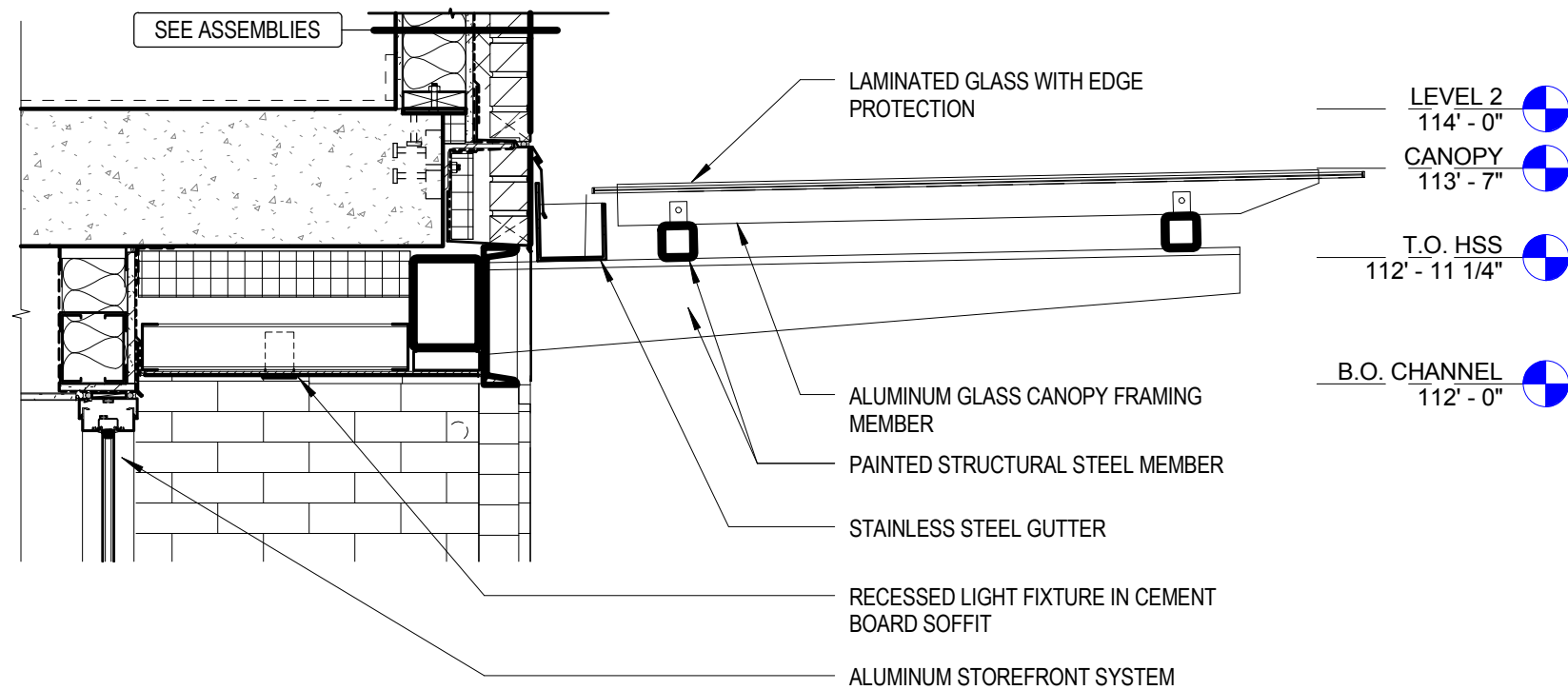


GLASS CANOPY AXONOMETRIC ②



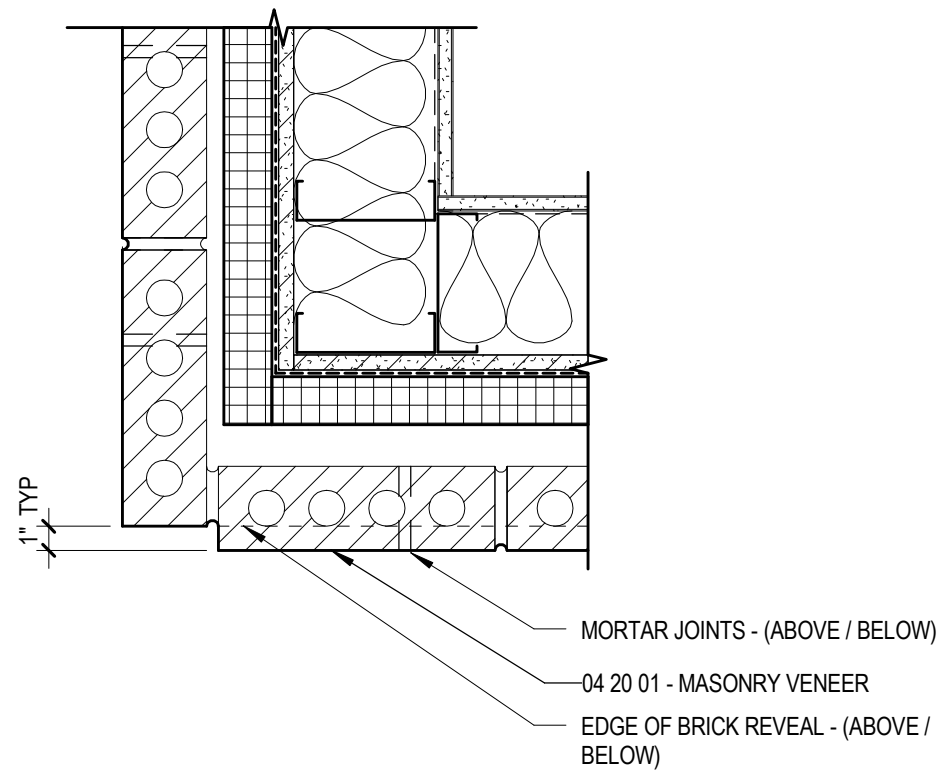
GLASS CANOPY @ RESIDENTIAL ENTRY ①

1/4" = 1'-0"

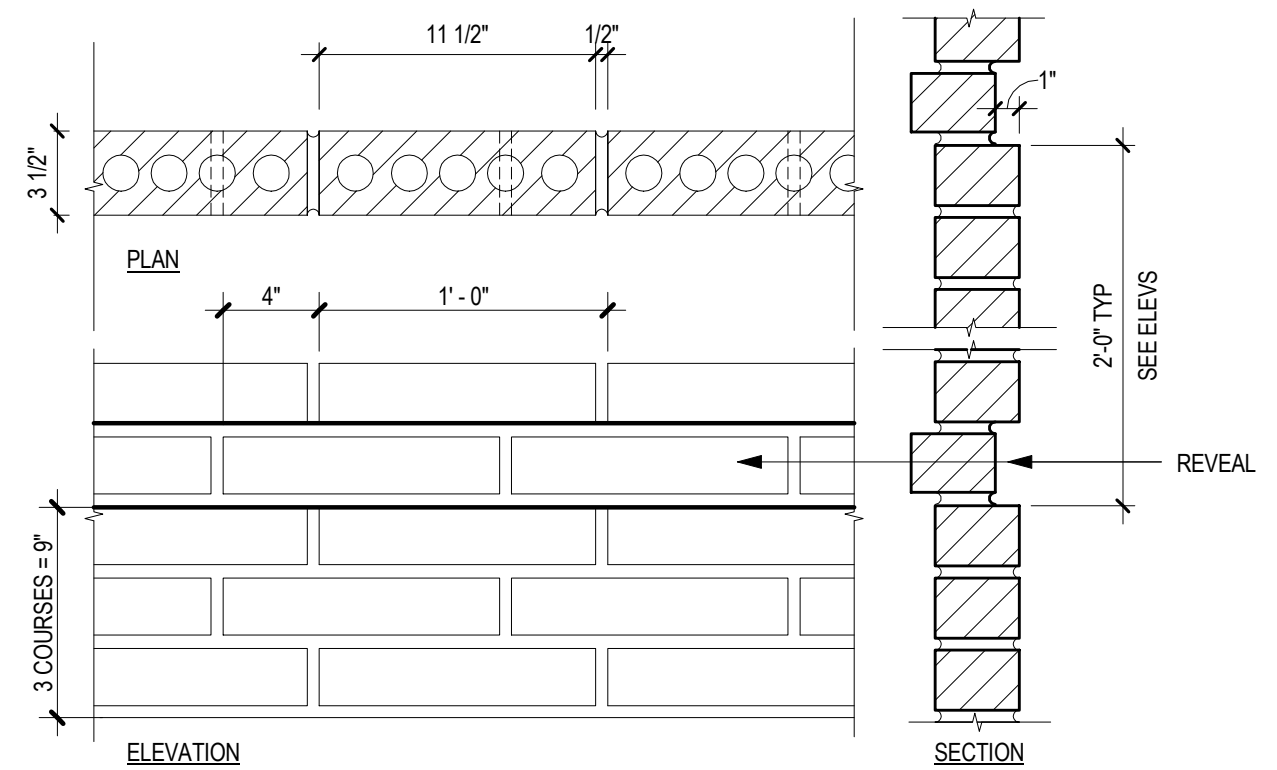


GLASS CANOPY SECTION ③

3/4" = 1'-0"



BRICK CORNER - PLAN DETAIL ②
1 1/2" = 1'-0"



TYPICAL BRICK COURSING & REVEAL ①
1 1/2" = 1'-0"

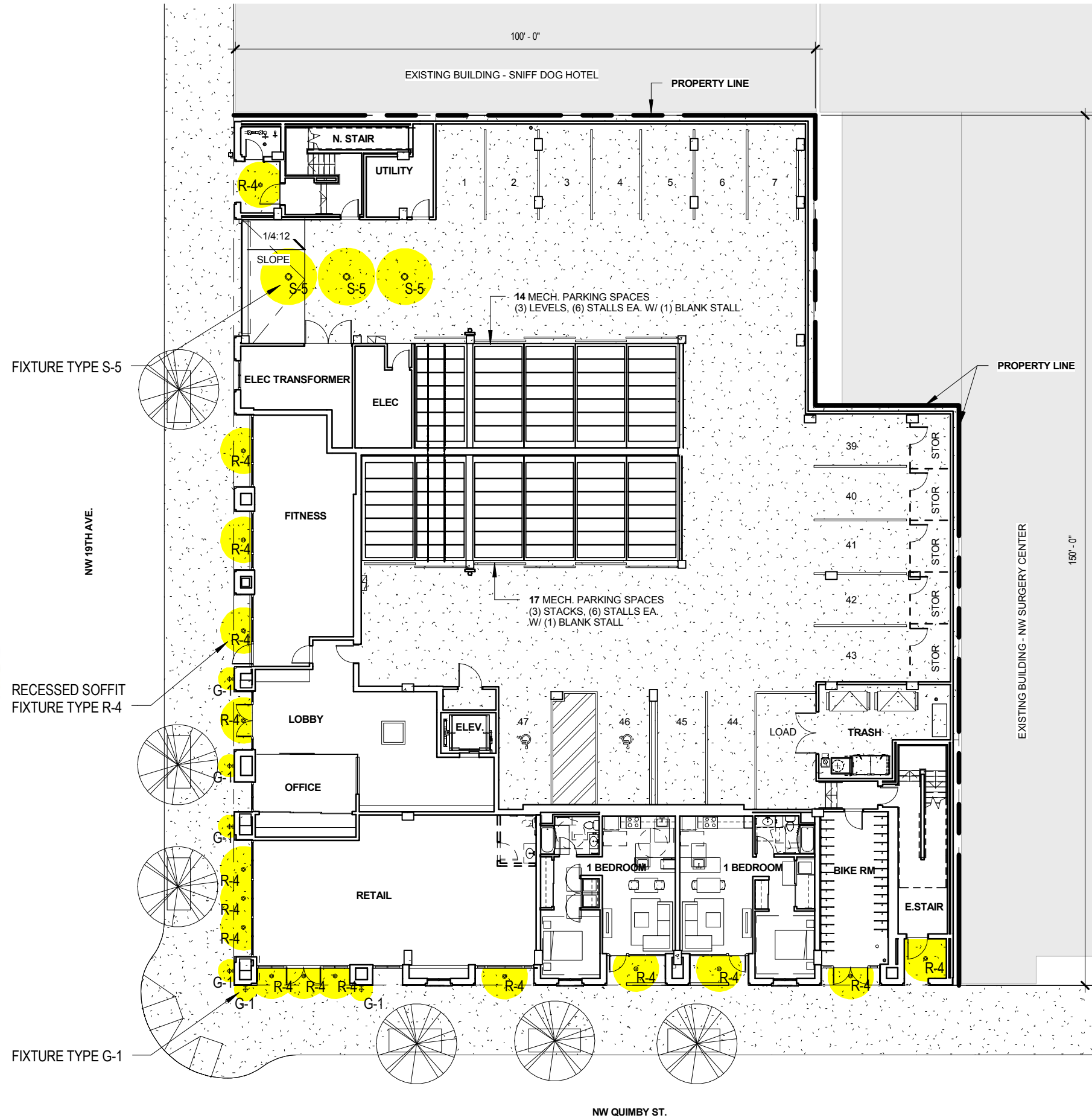


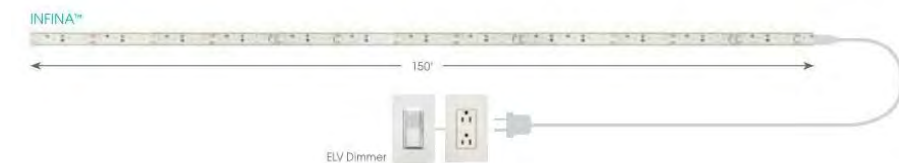
FIXTURE TYPE S-5

NW 19TH AVE.

RECESSED SOFFIT
FIXTURE TYPE R-4

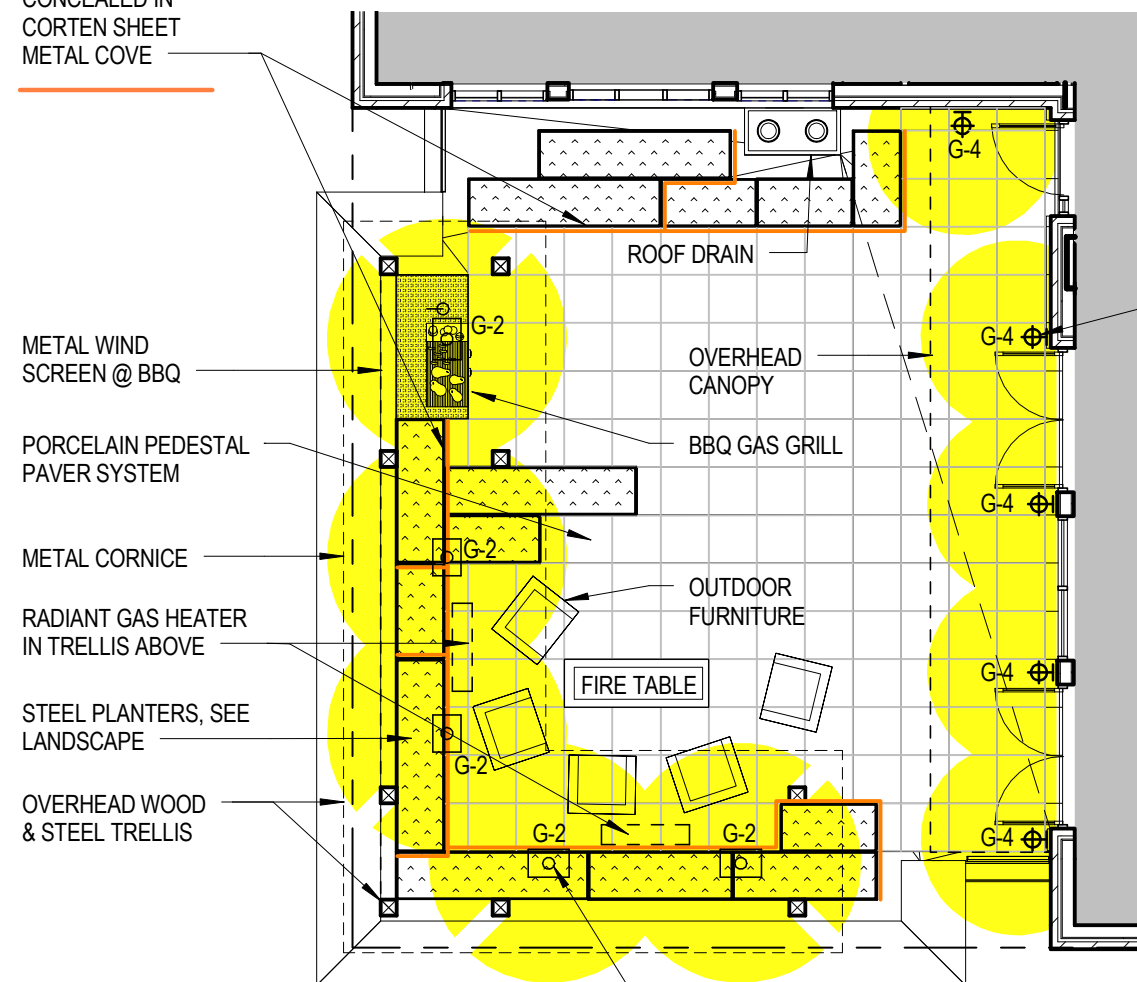
FIXTURE TYPE G-1





FIXTURE TYPE L-8
AT PLANTER EDGE -
CONCEALED IN
CORTEN SHEET
METAL COVE

APARTMENT UNIT



METAL WIND
SCREEN @ BBQ

PORCELAIN PEDESTAL
PAVER SYSTEM

METAL CORNICE

RADIANT GAS HEATER
IN TRELLIS ABOVE

STEEL PLANTERS, SEE
LANDSCAPE

OVERHEAD WOOD
& STEEL TRELLIS

ROOF DRAIN

OVERHEAD
CANOPY

BBQ GAS GRILL

OUTDOOR
FURNITURE

FIRE TABLE

FIXTURE TYPE G-2
IN TRELLIS ABOVE

COMMON ROOM



G-4 EXTERIOR WALL
SCONCE, TYP.

FIXTURE TYPE L-11 BEHIND
DECORATIVE, WATER JET-
CUT CORTEN SHEET, TYP



CONC RETAINING WALL

TYP. PATIO W/
CONC PAVERS

CONC STEM WALL
& PRIVACY WALL

STORMWATER
RUNNEL

RAISED CONC.
PLANTER

ZEN ROCK GARDEN,
SEE LANDSCAPE

WATER QUALITY
LANDSCAPING, SEE
LANDSCAPE & CIVIL

THROUGH-ROOF
MECHANICAL VENTING OF
PARKING GARAGE

RAISED CONC.
PLANTER

7'-10"

11'-6"

10'-0"

PATIO WIDTH, TYP.

LEVEL 6 ROOF TERRACE PLAN

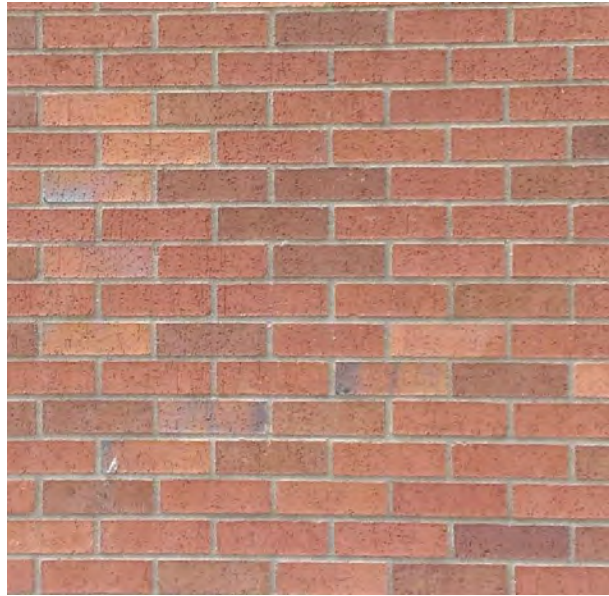
1/8" = 1'-0"

2

LEVEL 2 COURTYARD PLAN

3/32" = 1'-0"

1



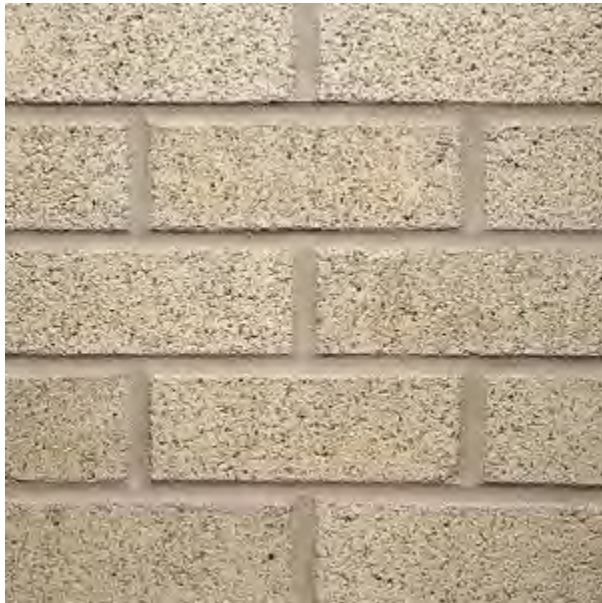
BRICK TYPE 1
MUTUAL MATERIALS BLEND -
MISSION TEXTURE



STEEL GUARDRAIL WITH MESH PANEL



STEEL AND GLASS CANOPY



BRICK TYPE 2
MUTUAL MATERIALS MEDITERRANEAN -
SMOOTH TEXTURE



VIROC PANEL - BLACK



PERFORATED HIGH SPEED COILING DOOR



VPI WINDOW - BLACK