



TABLE OF CONTENTS

VIEW FROM SOUTH	C1
TABLE OF CONTENTS	C2
SITE LOCATION	C3
NEIGHBORHOOD	C4
NEIGHBORHOOD	C5
SITE PLAN	C6
CONCEPT DIAGRAMS - STREET ACTIVATION	C7
CONCEPT DIAGRAMS - LIVABILITY	C8
SITE UTILITY PLAN	C9
OVERALL SITE PLANTING PLAN	C10
GROUND LEVEL PLANTING PALETTE	C11
COURTYARD MATERIALS & LAYOUT PLAN	C12
FAR DIAGRAMS	C13
LEVEL 1	C14
BIKE PARKING	C15
BASEMENT	C16
LEVEL 2	C17
LEVEL 3-5	C18
LEVEL 6	C19
ROOF	C20
WEST ELEVATION	C21
NORTH ELEVATION	C22
SOUTH ELEVATION	C23
EAST ELEVATION	C24
WEST COURTYARD ELEVATION	C25
EAST COURTYARD ELEVATION	C26
EAST-WEST BUILDING SECTION	C27
NORTH-SOUTH BUILDING SECTION	C28
EXTERIOR LIGHTING PLAN	C29
WINDOW BAY	C30
TYPICAL WINDOWS	C31
EXTERIOR DETAILS - WINDOWS	C32
EXTERIOR DETAILS - MISC	C33
EXTERIOR DETAILS	C34
EXTERIOR DETAILS	C35
MATERIALS	C36
VIEW FROM NORTHWEST	C37
VIEW FROM SOUTHWEST	C38





JANTZEN HEADQUARTERS



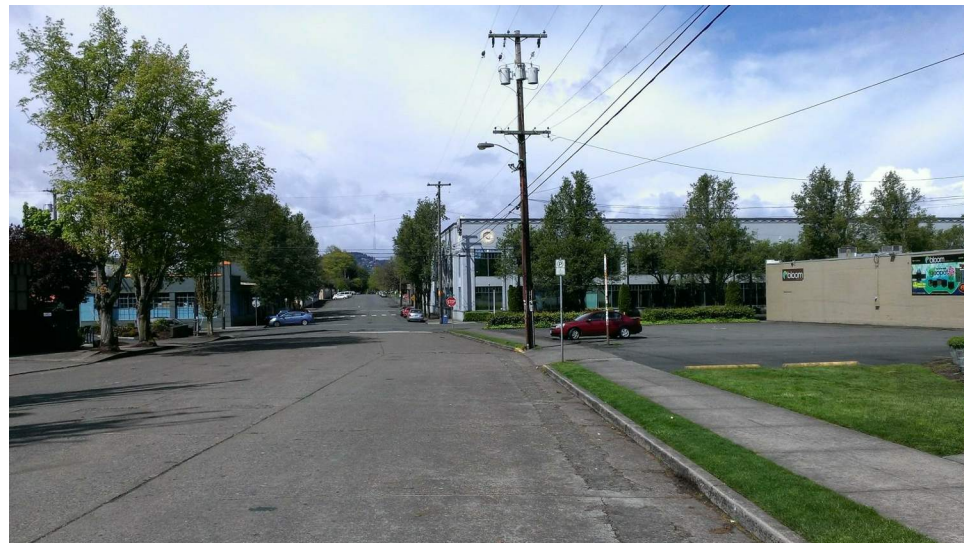
CLUB 21



KATU STUDIOS



JANTZEN KNITTING MILL



NE GLISAN STREET



CONSOLIDATED COMMUNITY CREDIT UNION



CASTLE ROSE APARTMENTS
CARL LINDE



CASTLE ROSE APARTMENTS
CARL LINDE



JANTZEN KNITTING MILL
RICHARD SUNDELEAF



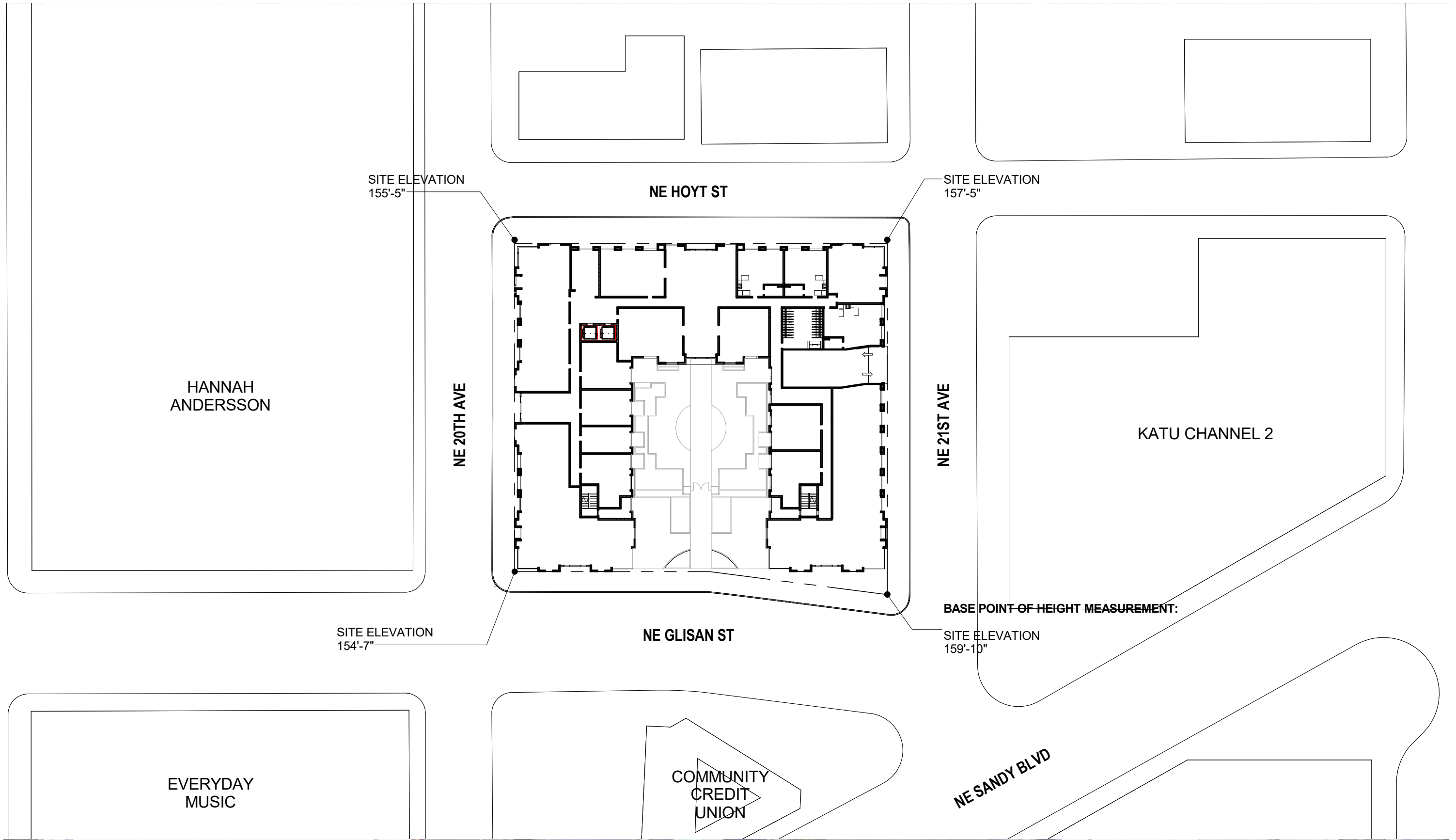
SALVATION ARMY

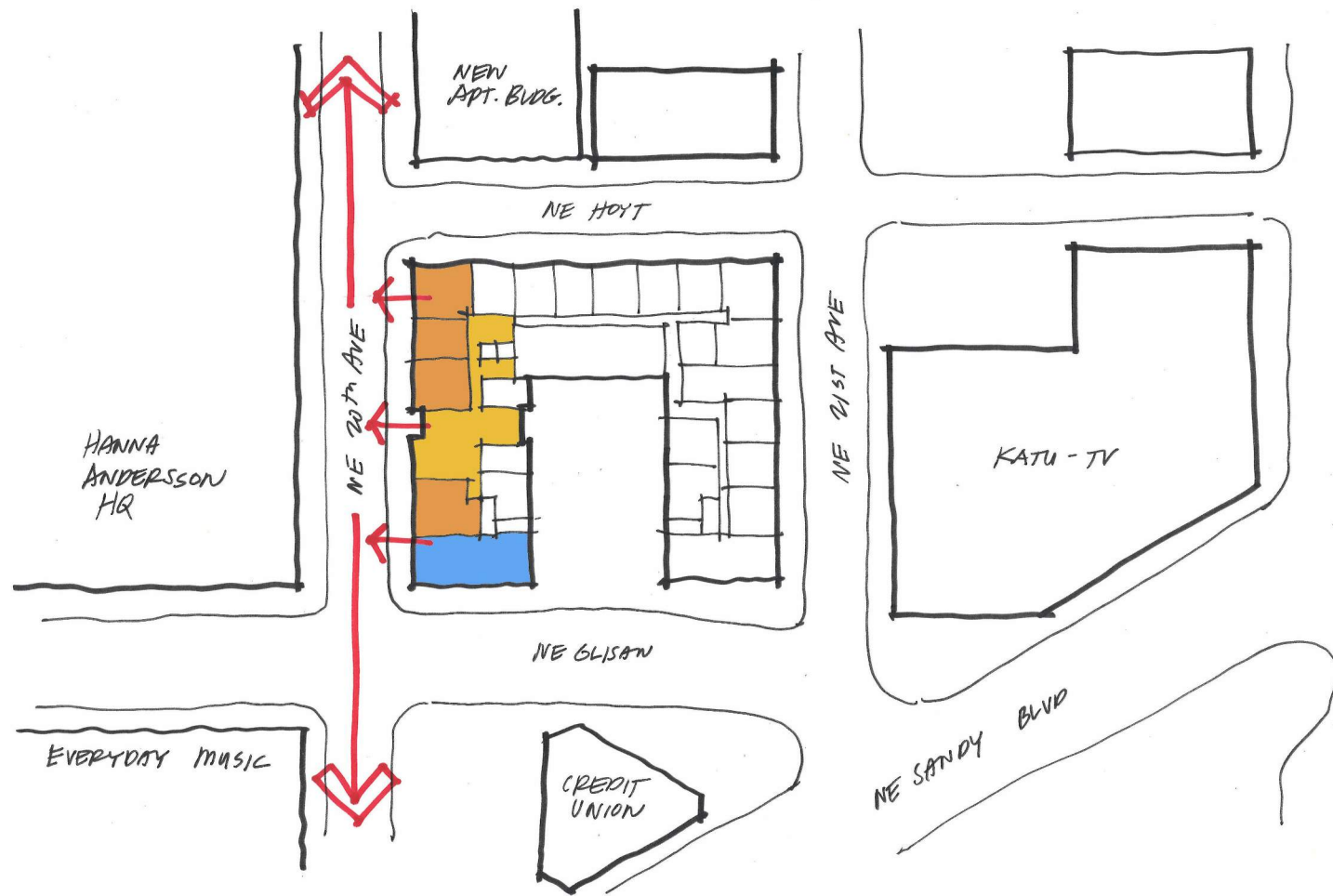


COCA COLA BOTTLING PLANT

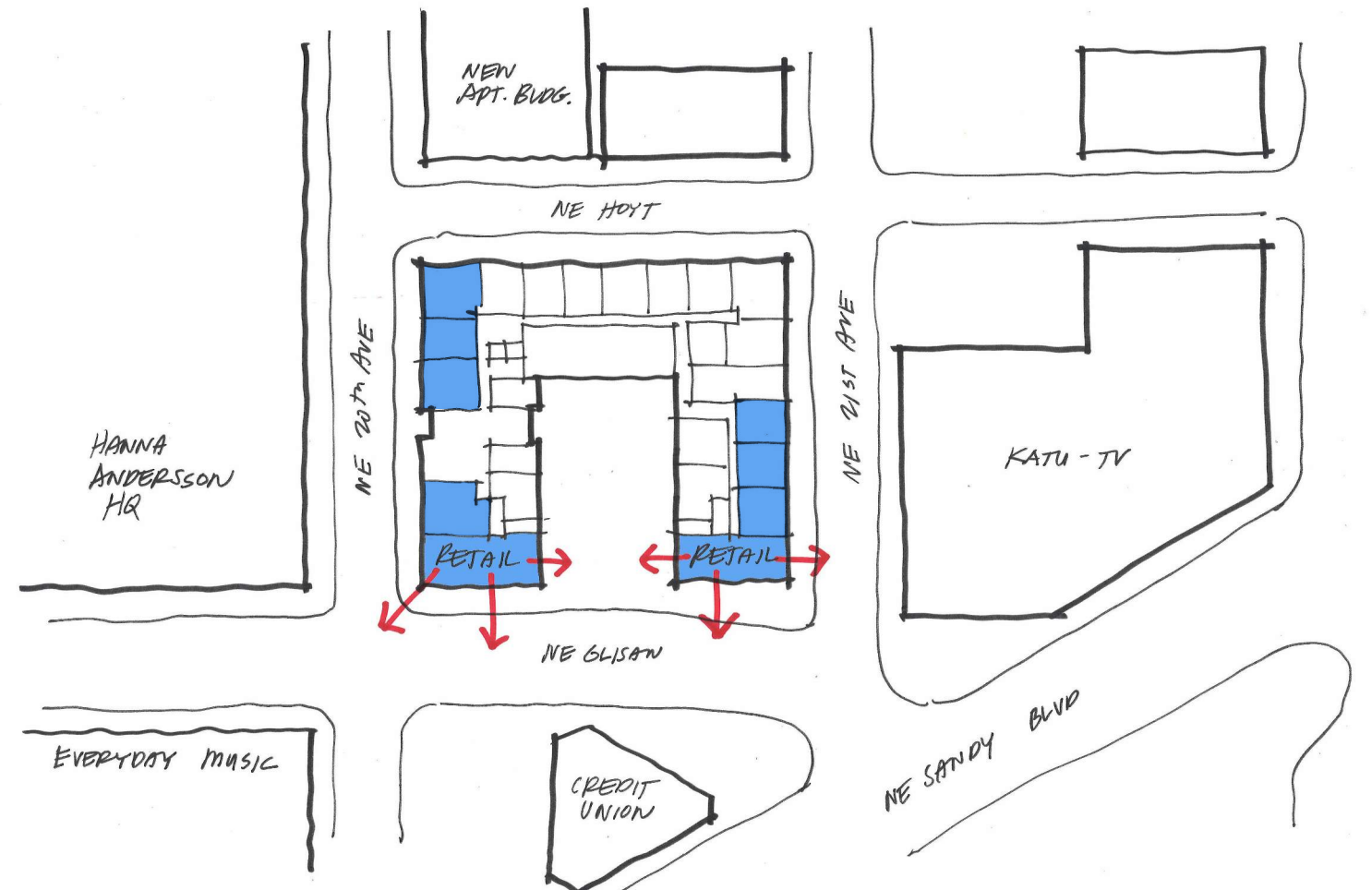


JANTZEN KNITTING MILL
RICHARD SUNDELEAF

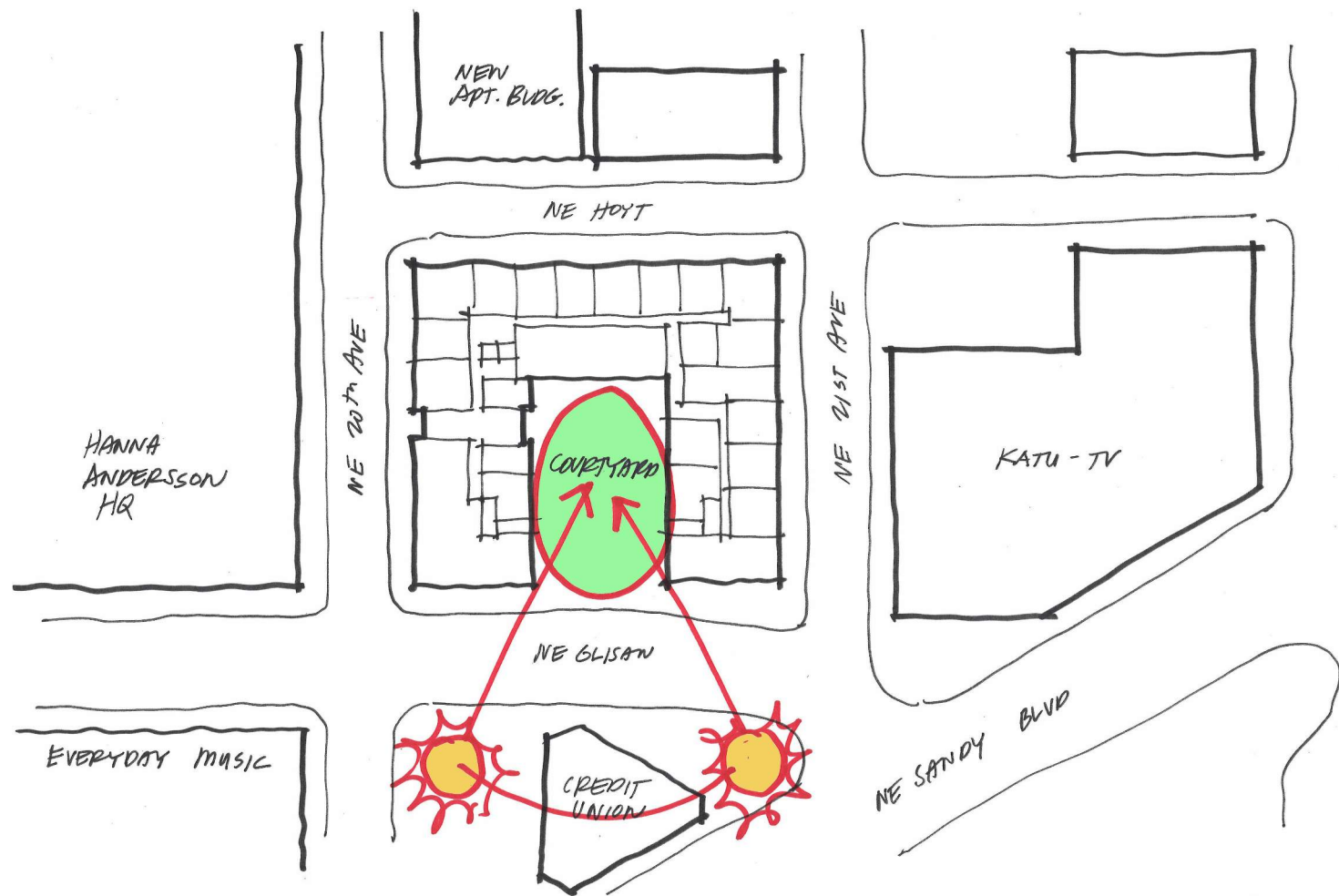




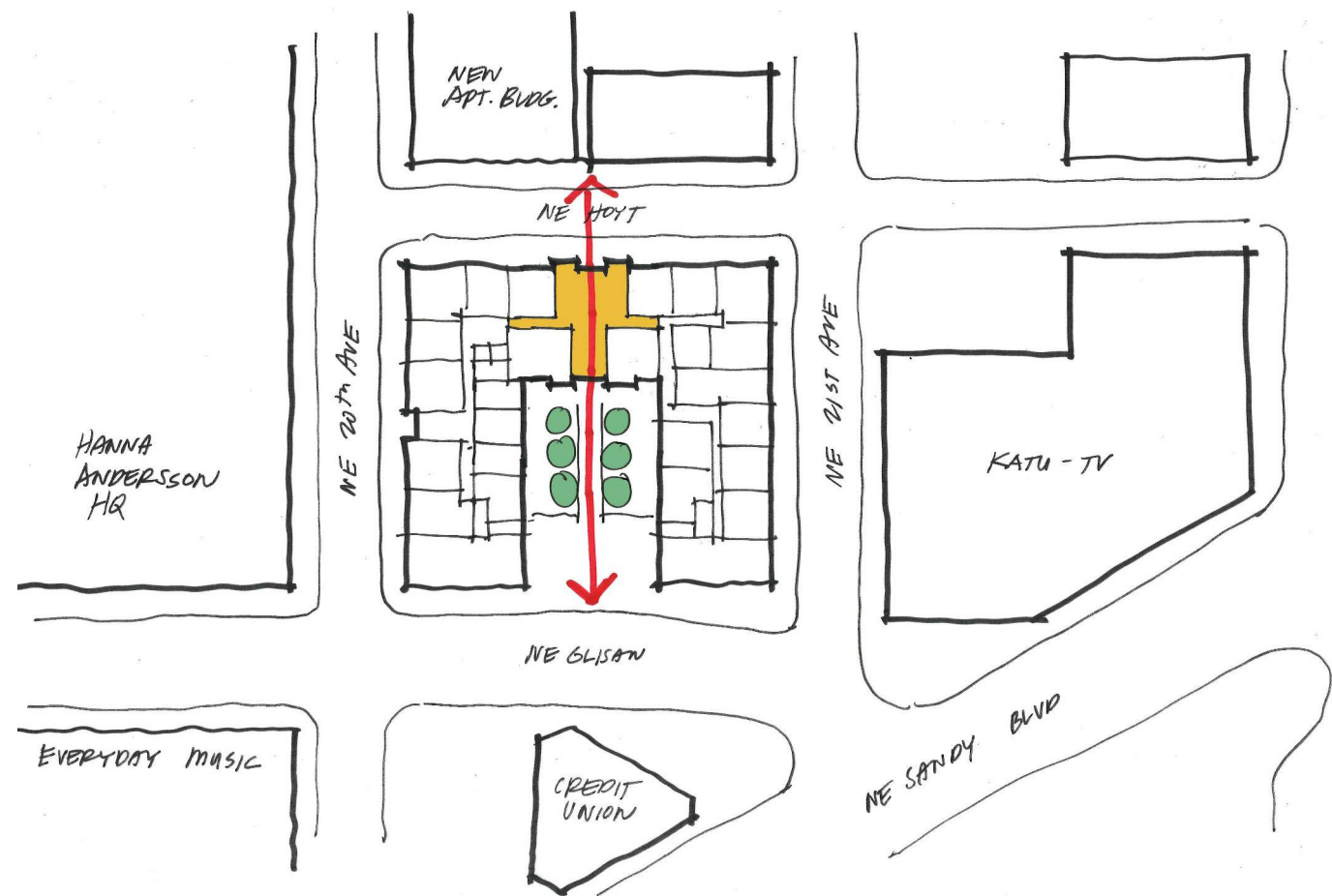
NE 21ST AVE ACTIVATION



RETAIL ACTIVATION



SOUTH FACING COURTYARD



NORTH/SOUTH AXIS

STORMWATER NARRATIVE

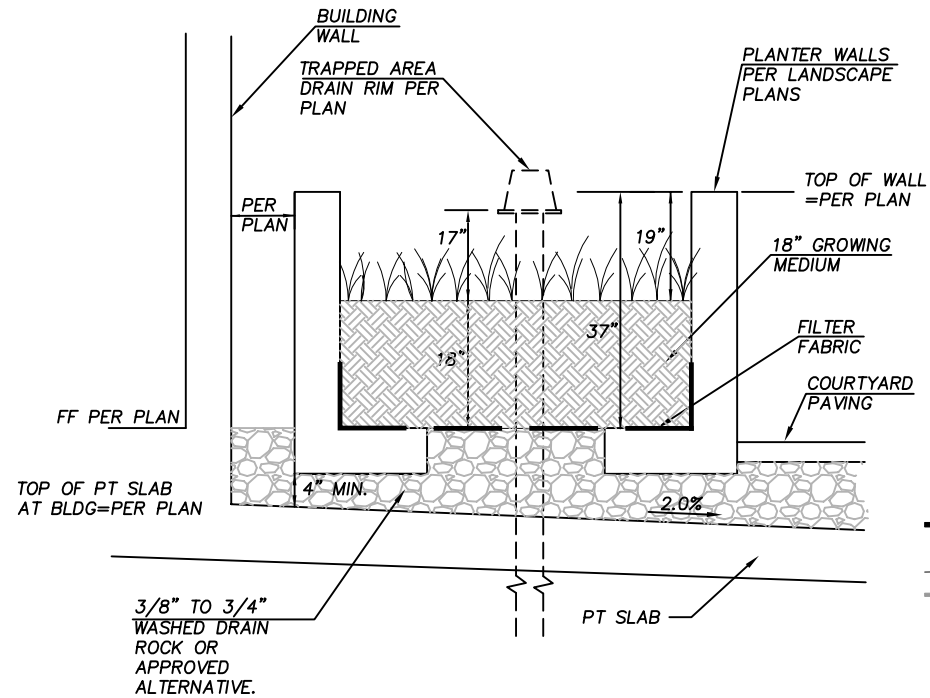
PRIVATE SITE:

WATER QUALITY
WATER QUALITY CONTROL IS MET WITH FLOW-THROUGH PLANTERS. THE PLANTERS ARE SIZED TO TREAT ALL ROOF AREA. A SPECIAL CIRCUMSTANCE WILL BE REQUESTED TO MITIGATE RUNOFF FROM THE COURTYARD.

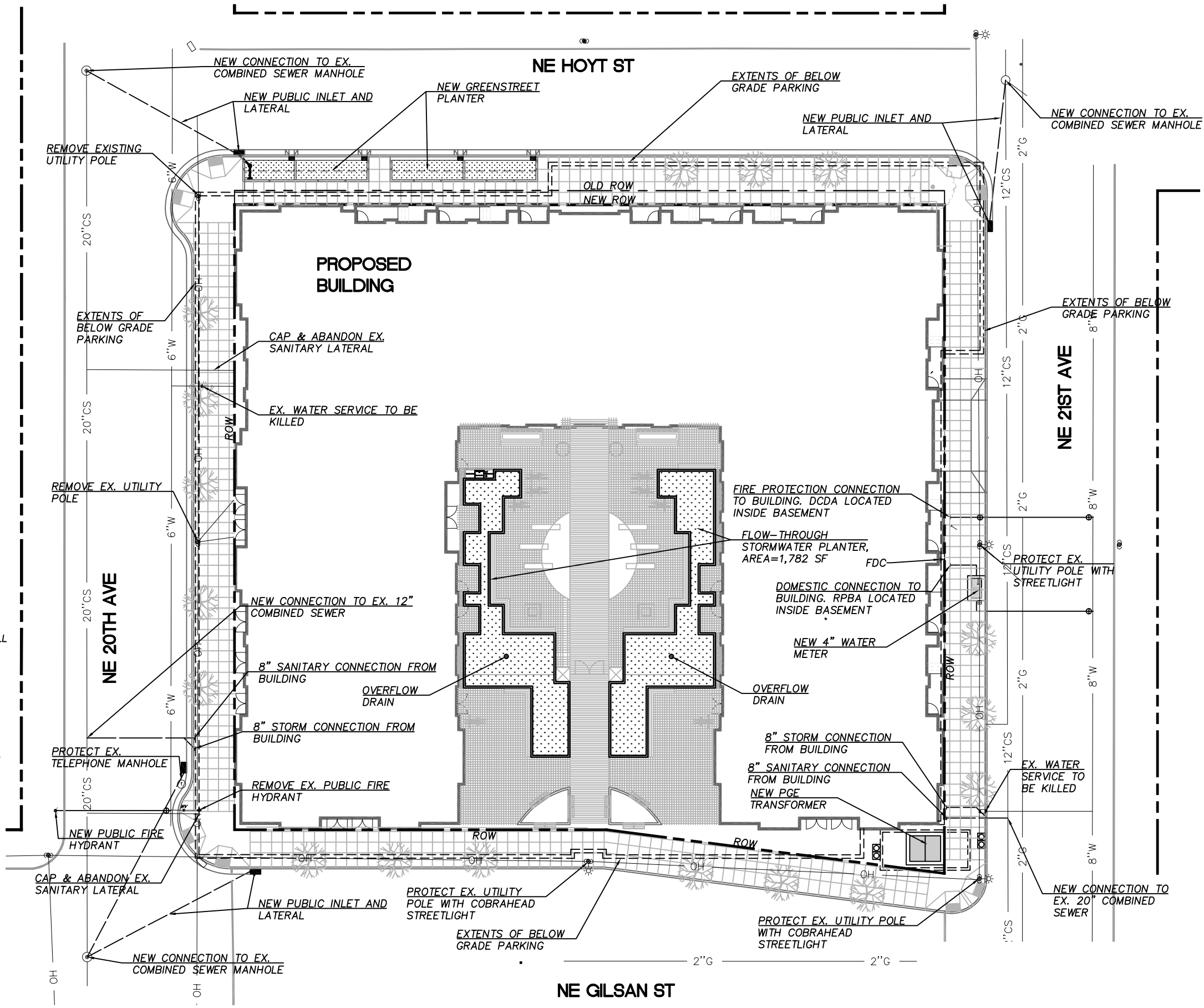
WATER QUANTITY
WATER QUANTITY CONTROL IS ALSO MET WITH FLOW-THROUGH PLANTERS WHICH ARE SIZED TO SLOW DOWN THE PEAK FLOW RATE FOR THE 25 YR STORM EVENT.

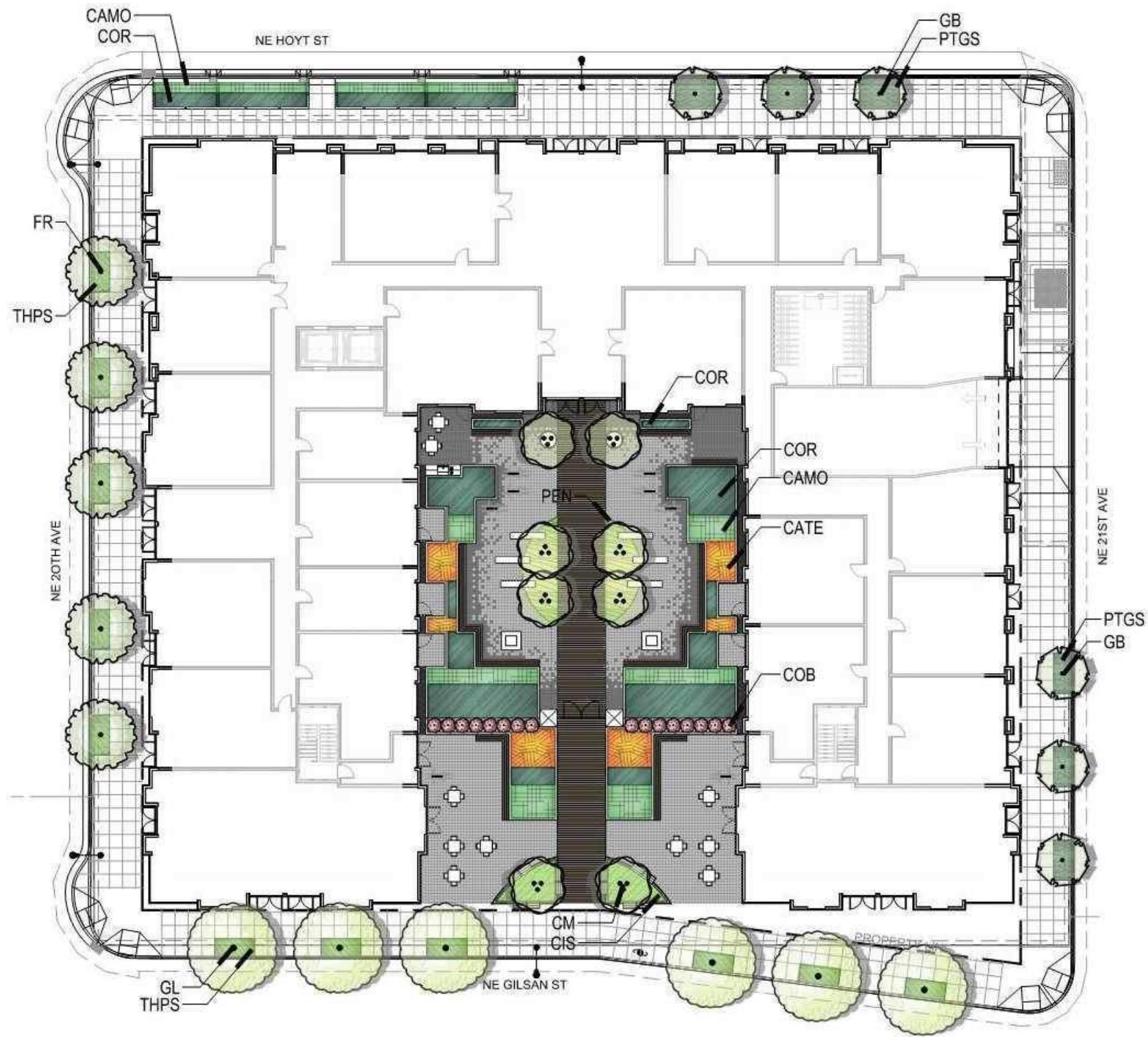
DISPOSAL
INFILTRATION IS NOT POSSIBLE DUE TO BELOW GRADE PARKING GARAGE COVERING ENTIRE SITE AND POOR INFILTRATION RATE. ALL RUNOFF FROM THE SITE WILL BE PIPED TO EITHER THE 20" COMBINED SEWER PIPE IN NE 20TH AVENUE OR THE 12" COMBINED SEWER PIPE IN NE 21ST AVE. THE PROJECT WILL FALL UNDER CATEGORY 4 OF THE STORMWATER DISPOSAL HIERARCHY.

PUBLIC STREET IMPROVEMENTS:
STORMWATER MANAGEMENT IS REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC FRONTAGE ALONG NE HOYT ST. GREENSTREET FLOW-THROUGH PLANTERS WILL MANAGE NEW IMPERVIOUS AREA CONSTRUCTED ALONG NE HOYT ST. STORMWATER MANAGEMENT IS NOT REQUIRED FOR IMPROVEMENTS ALONG THE NE 20TH, NE 21ST, AND NW GILSAN ST FRONTAGES. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

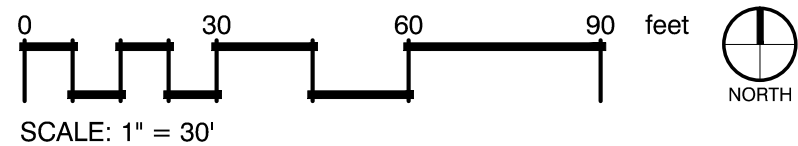


1 STORMWATER FLOW-THROUGH PLANTER
NTS





1 OVERALL SITE / GROUND LEVEL PLANTING PLAN
1" = 30'-0"



PLANT SCHEDULE

TREES	CODE	COMMON NAME	CONT	CAL
	FR	RAYWOOD ASH <i>Fraxinus oxycarpa</i> 'Raywood' TM	B & B	2.5" CAL
	GB	PRINCETON SENTRY GINKGO <i>Ginkgo biloba</i> 'Princeton Sentry'	B & B	2.5" CAL
	GL	SUNBURST COMMON HONEYLOCUST <i>Gleditsia triacanthos inermis</i> 'Sunburst'	B & B	2.5" CAL
	LA	LAVENDER CRAPE MYRTLE MULTI-TRUNK <i>Lagerstroemia x 'Muskogee'</i>	B & B	2" CAL
SHRUBS	CODE	COMMON NAME	CONT	SIZE
	COB	BAILEY'S RED-TWIG DOGWOOD <i>Cornus baileyi</i>	5 GAL	
SHRUB AREAS	CODE	COMMON NAME	CONT	SPACING
	CIS	WHITE ROCKROSE <i>Cistus x hybridus</i>	5 GAL	36" o.c.
GRASSES	CODE	COMMON NAME	CONT	SPACING
	PEN	HAMELN DWARF FOUNTAIN GRASS <i>Pennisetum alopecuroides</i> 'Hameln'	2 GAL	18" o.c.
STORMWATER	CODE	COMMON NAME	CONT	SPACING
	CAMO	ICE DANCE JAPANESE SEDGE <i>Carex morrowii</i> 'Ice Dance' IRIS - ADD 1 GAL IRIS SIBIRICA @ 36" OC	1 GAL	12" o.c.
	CATE	NEW ZEALAND ORANGE SEDGE <i>Carex testacea</i>	1 GAL	18" o.c.
	COR	KELSEY DOGWOOD <i>Cornus sericea</i> 'Kelsey'	5 GAL	24" o.c.
GROUND COVERS	CODE	COMMON NAME	CONT	SPACING
	PTGS	PACHYSANDRA <i>Pachysandra terminalis</i> 'Green Sheen'	1 GAL	12" o.c.
	THPS	WOOLLY THYME <i>Thymus pseudolanuginosus</i>	4" POT	8" o.c.



FR - RAYWOOD ASH



GB - PRINCETON SENTRY
GINKGO



SUNBURST COMMON HONEY
LOCUST



LA - LAVENDER CRAPE
MYRTLE



COB - RED TWIG DOGWOOD



CIS - WHITE ROCKROSE



PEN - HAMLEN DWARF
FOUNTAIN GRASS



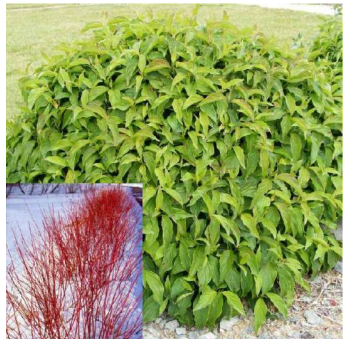
CAMO - ICE DANCE JAPANESE
SEDE



IRIS - SIBERIAN IRIS



CATE - NEW ZEALAND
ORANGE SEDGE



COR - KELSEYI DOGWOOD

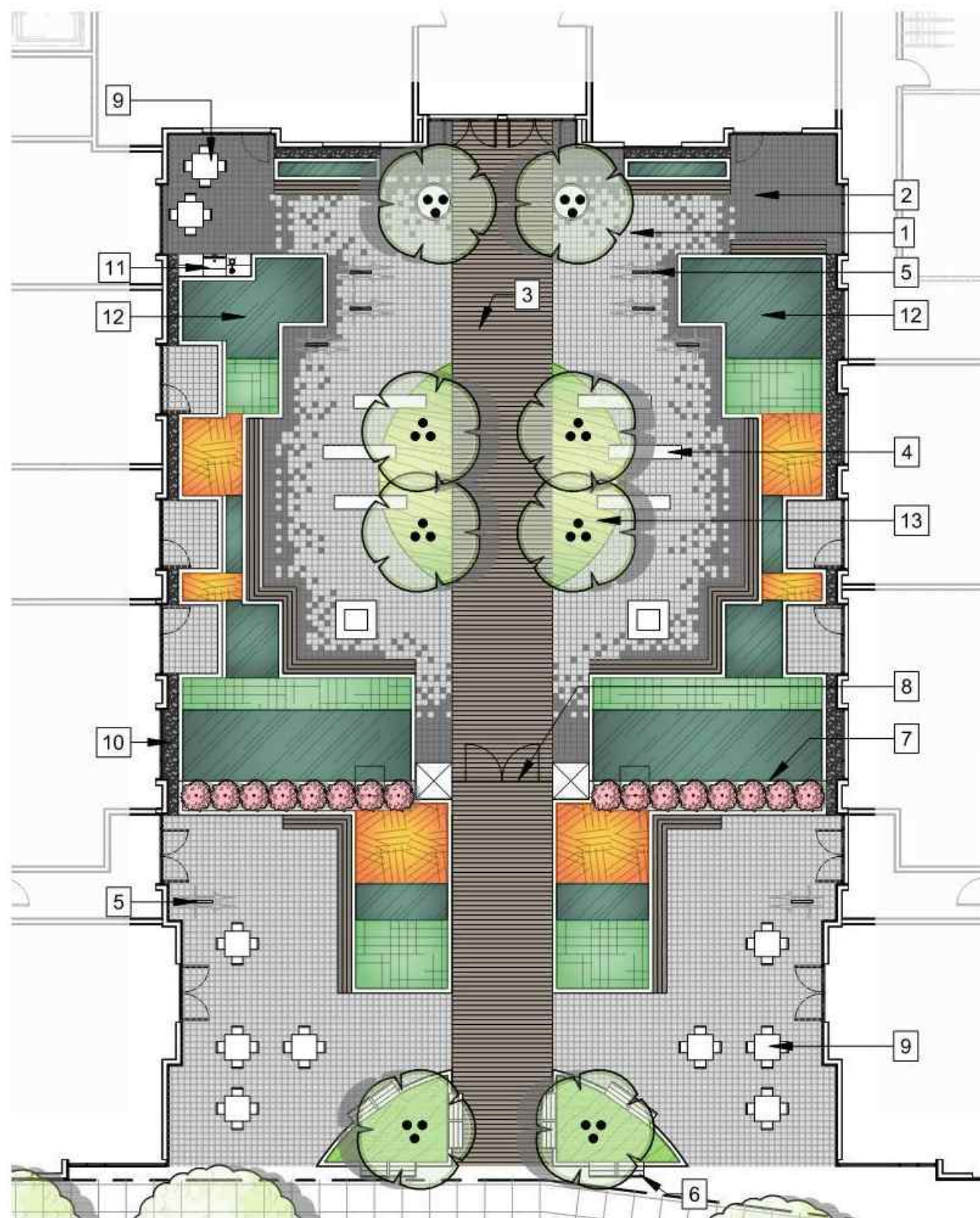


PTGS - PACHYSANDRA



THPS - WOOLLY THYME

1 GROUND LEVEL PLANTING PALETTE



1 PERMEABLE PAVER 1



2 PERMEABLE PAVER 2



3 WOOD DECKING



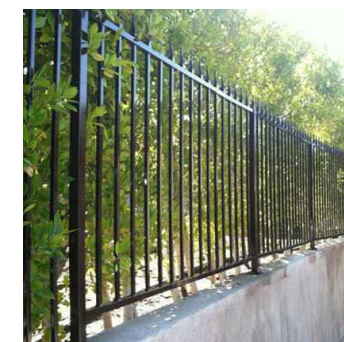
4 CONC. / WOOD BENCH



5 BIKE RACK



6 BENCH



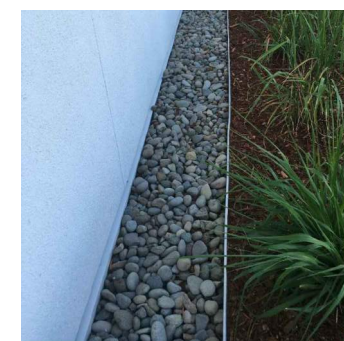
7 METAL FENCE



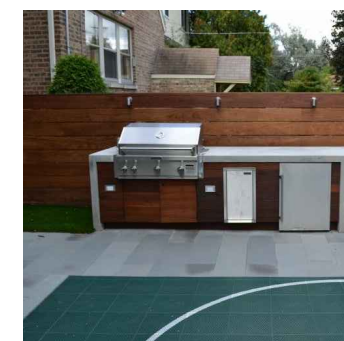
8 ENTRY COLUMNS & GATE



9 SITE FURNISHINGS PER OWNER



10 GRAVEL MAINTENANCE STRIP



11 BBQ GRILL STATION

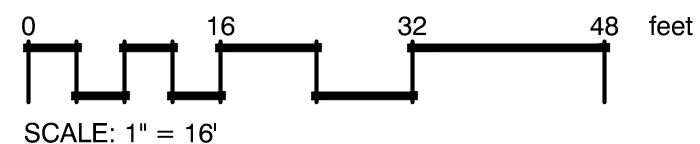


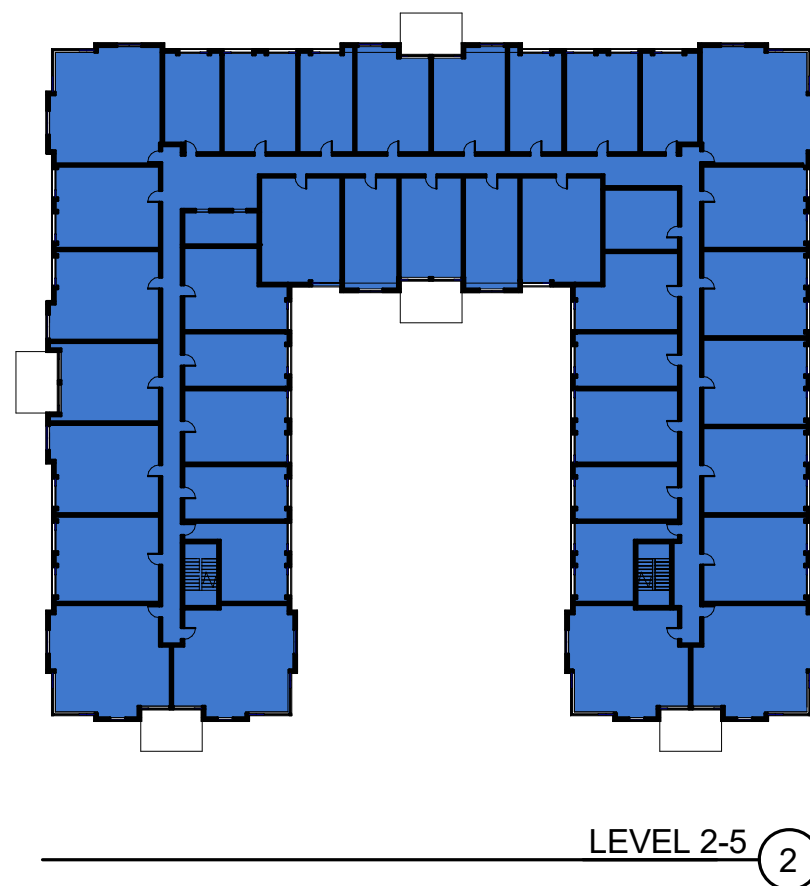
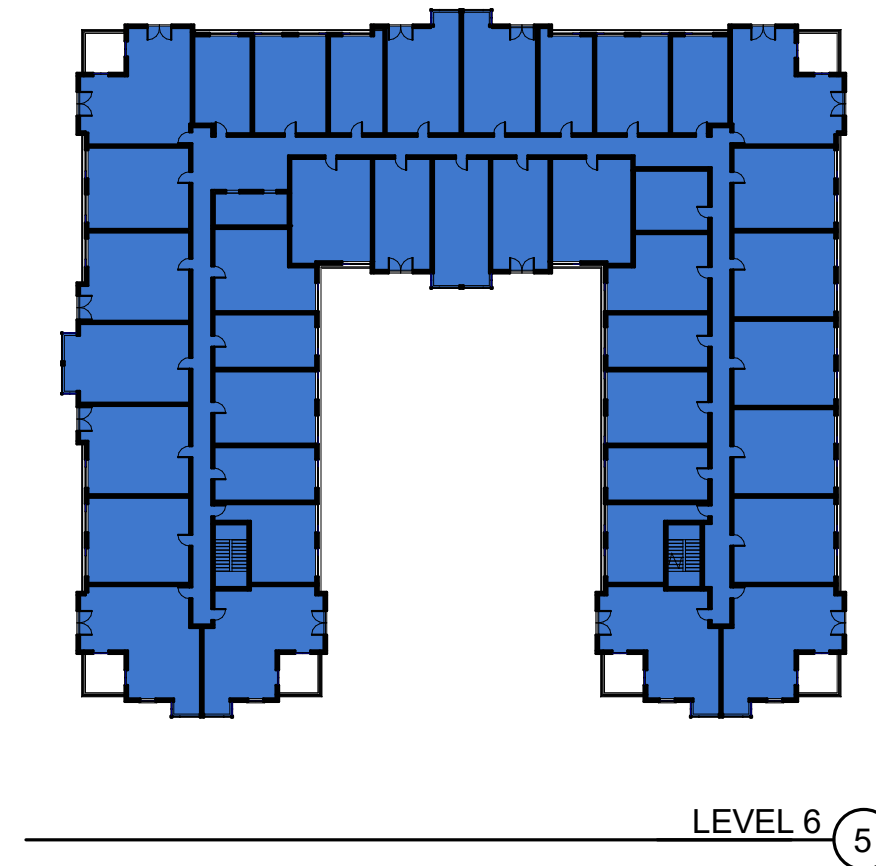
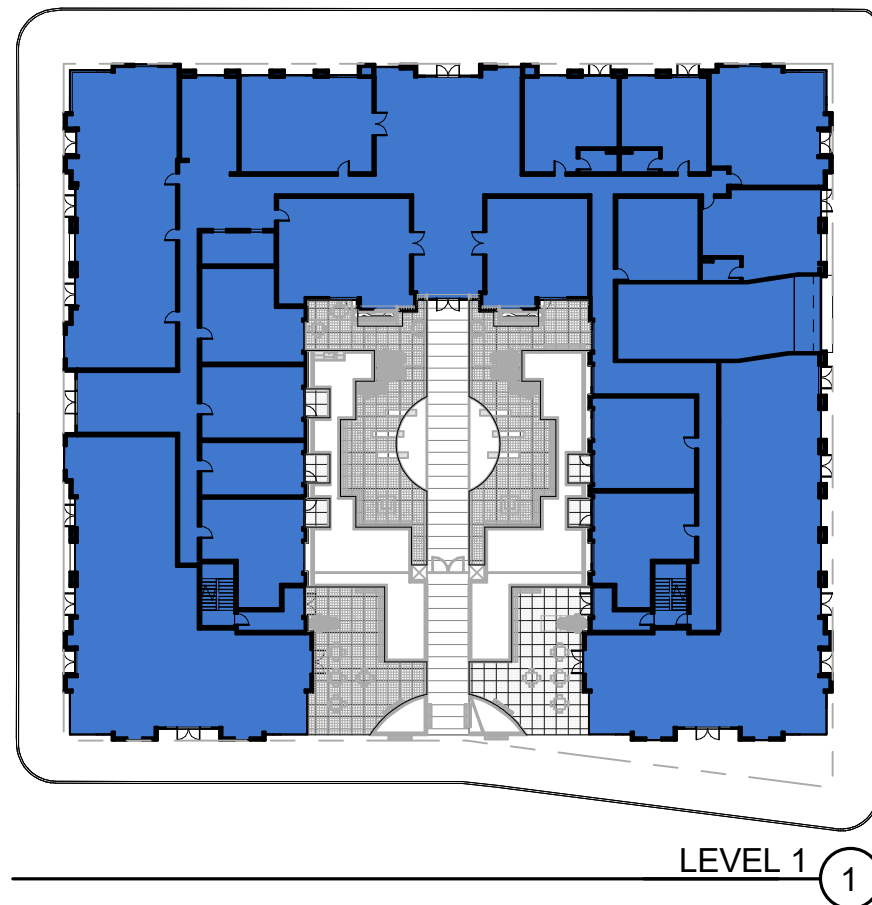
12 STORMWATER PLANTER



13 CENTRAL PLANTER

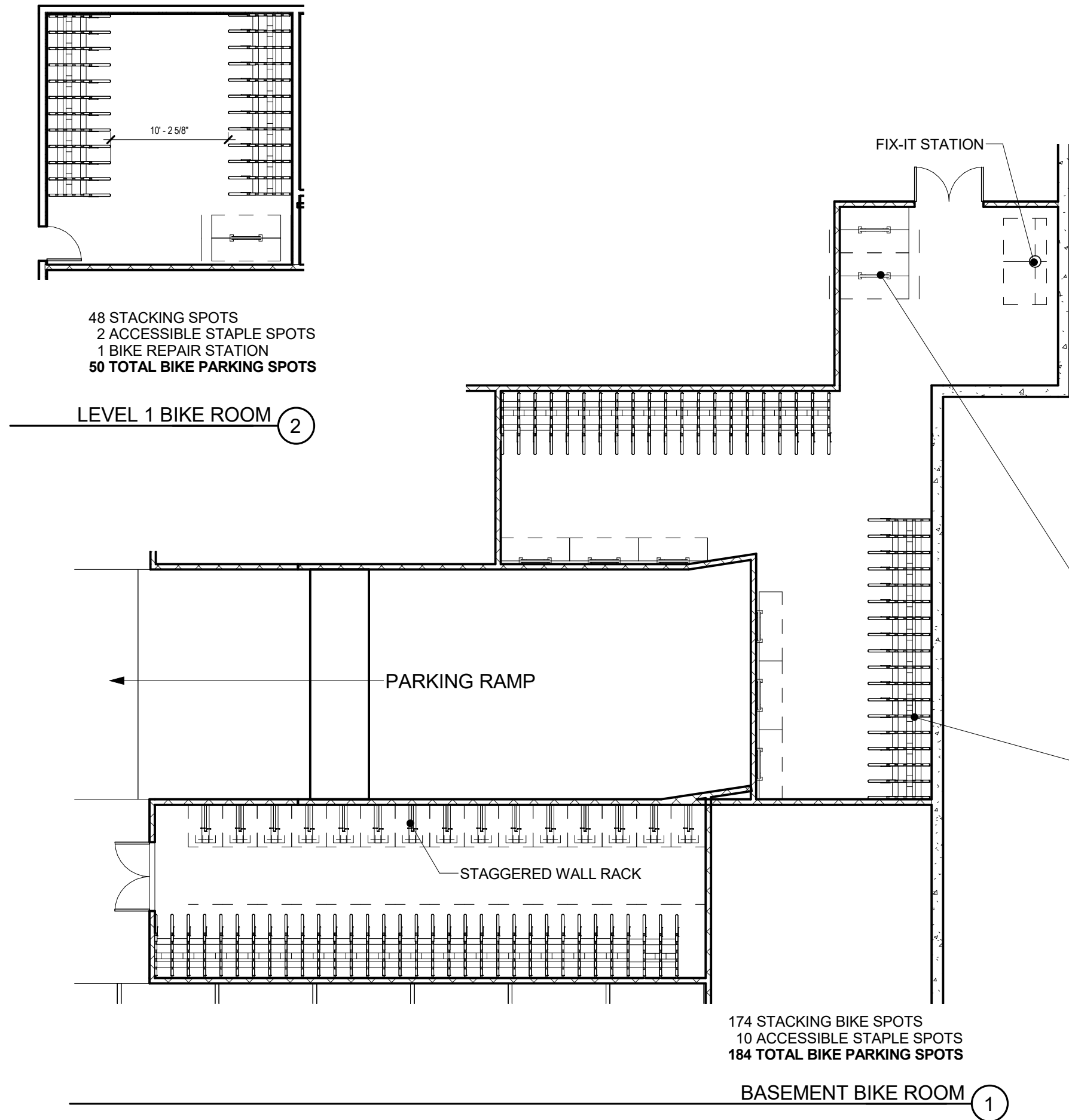
1 COURTYARD MATERIALS AND LAYOUT PLAN
1/16" = 1'-0"





25,900 SF	LEVEL 1
26,223 SF	LEVEL 2
26,783 SF	LEVEL 3
26,783 SF	LEVEL 4
26,783 SF	LEVEL 5
25,761 SF	LEVEL 6
158,233 SF	FAR TOTAL
107,349 SF	BASE FAR ALLOWABLE
50,884 SF	FAR FROM HANNA ANDERSSON BUILDING
158,233 SF	FAR TOTAL ALLOWED





BICYCLE PARKING

PER CITY OF PORTLAND PLANNING AND ZONING CODE -
CHAPTER 33.266, TABLE 266-6

LONG TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL: 1.1 SPACES PER UNIT ∴
212 UNITS X 1.1 = 234 SPACES REQUIRED
COMMERCIAL : 3,500 SF = 1 SPACES REQUIRED

SHORT TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL : 1 SPACE PER 20 UNITS ∴
210 UNITS/ 20 = 11 SPACES REQUIRED
COMMERCIAL : 5,000 SF = 2 SPACES REQUIRED

BIKE PARKING - LONG TERM	
TYPE	BIKE COUNT
BASEMENT BIKE ROOM	
DUPLEX 6 BIKE STACKING	12
DUPLEX 12 BIKE STACKING	132
LONG TERM - WALL MOUNT	30
STAPLE RACK	4
STAPLE RACK SINGLE	6
LEVEL 1 BIKE ROOM	
DUPLEX 12 BIKE STACKING	48
STAPLE RACK	2
TOTAL LONG TERM BIKE RACKS	234

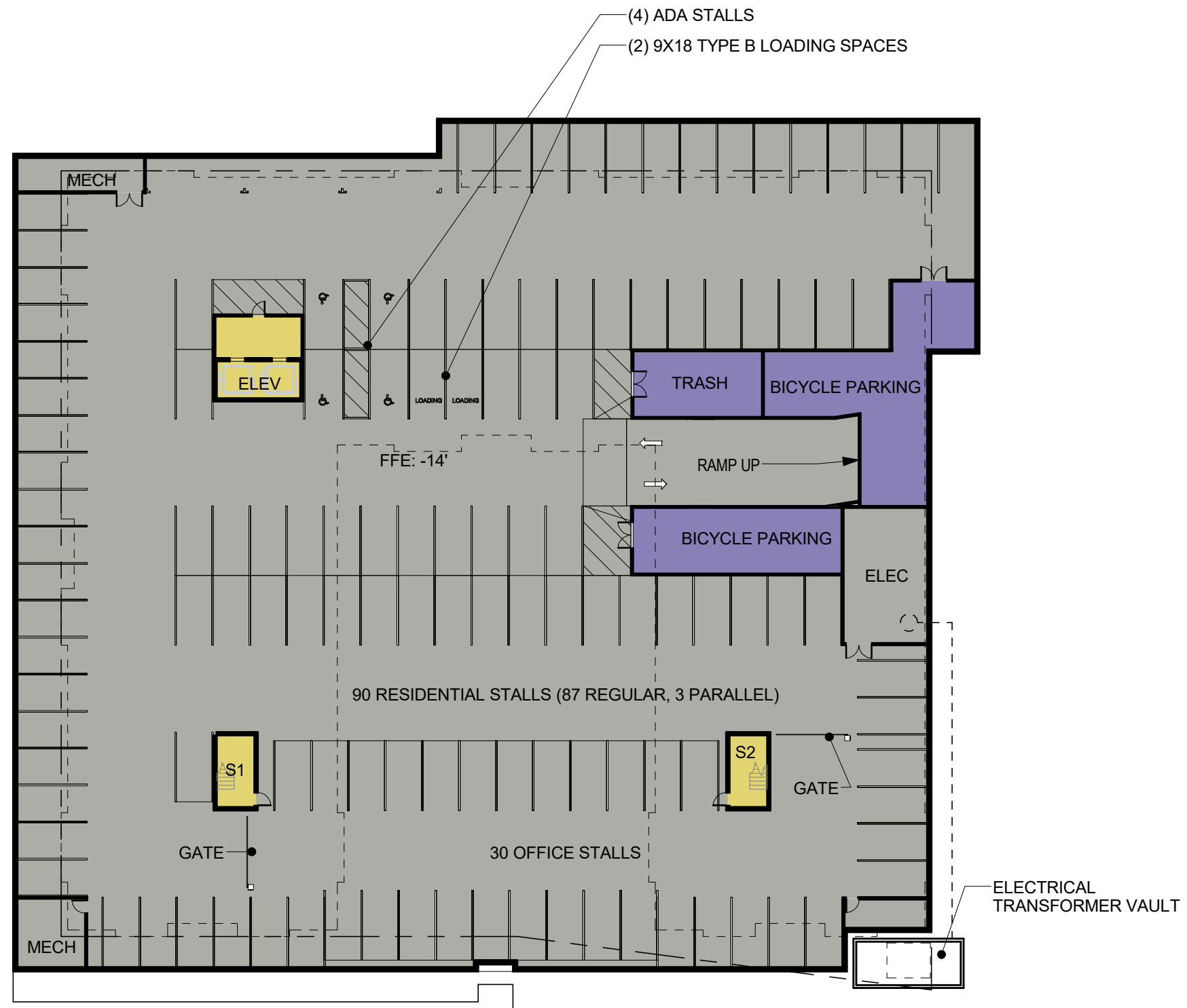
BIKE PARKING - SHORT TERM - COURTYARD	
TYPE	BIKE COUNT
SHORT TERM STAPLE RACK	16
TOTAL SHORT TERM BIKE RACKS	16
SEE LANDSCAPE PLANS FOR SHORT TERM PARKING	

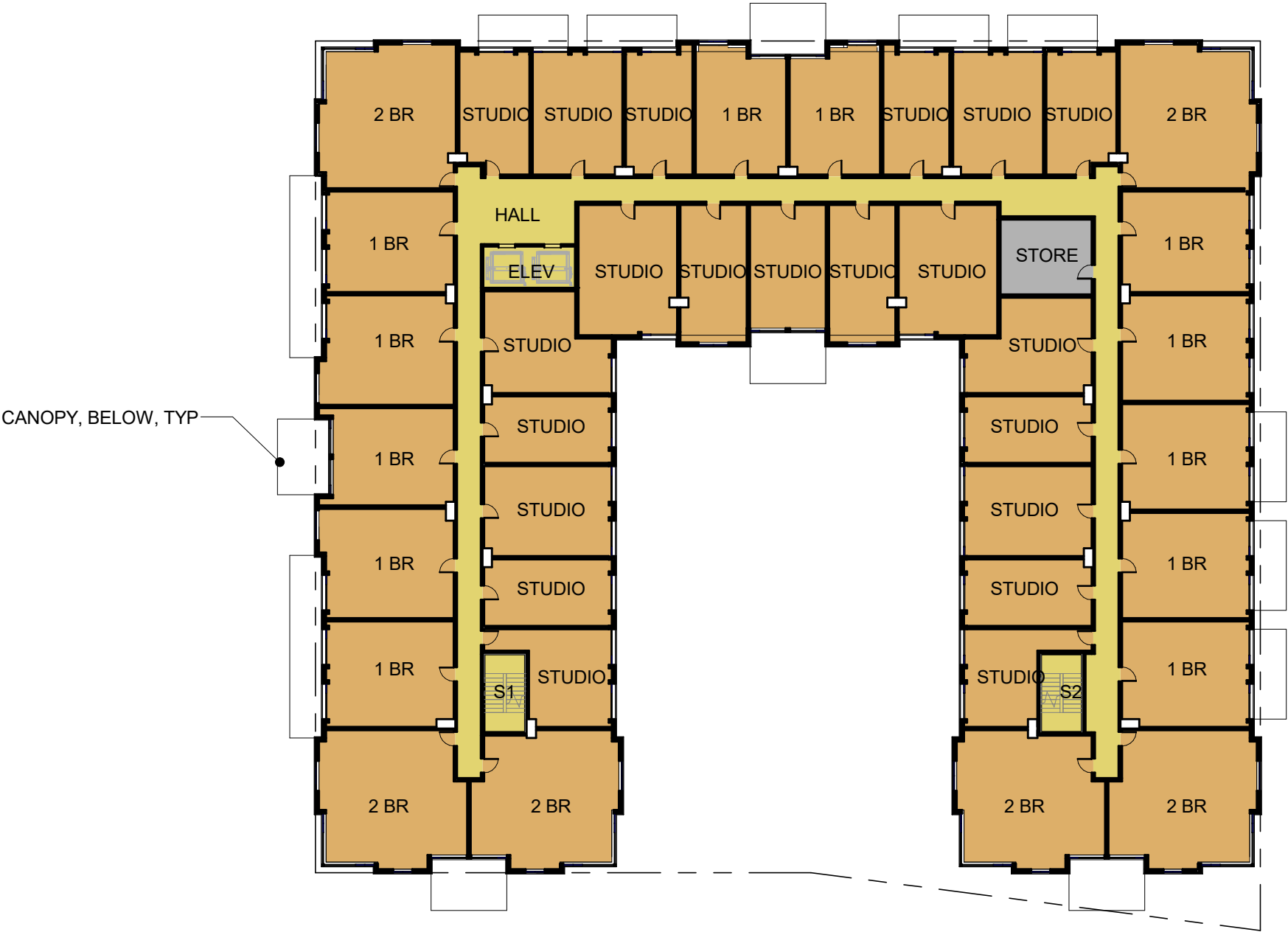


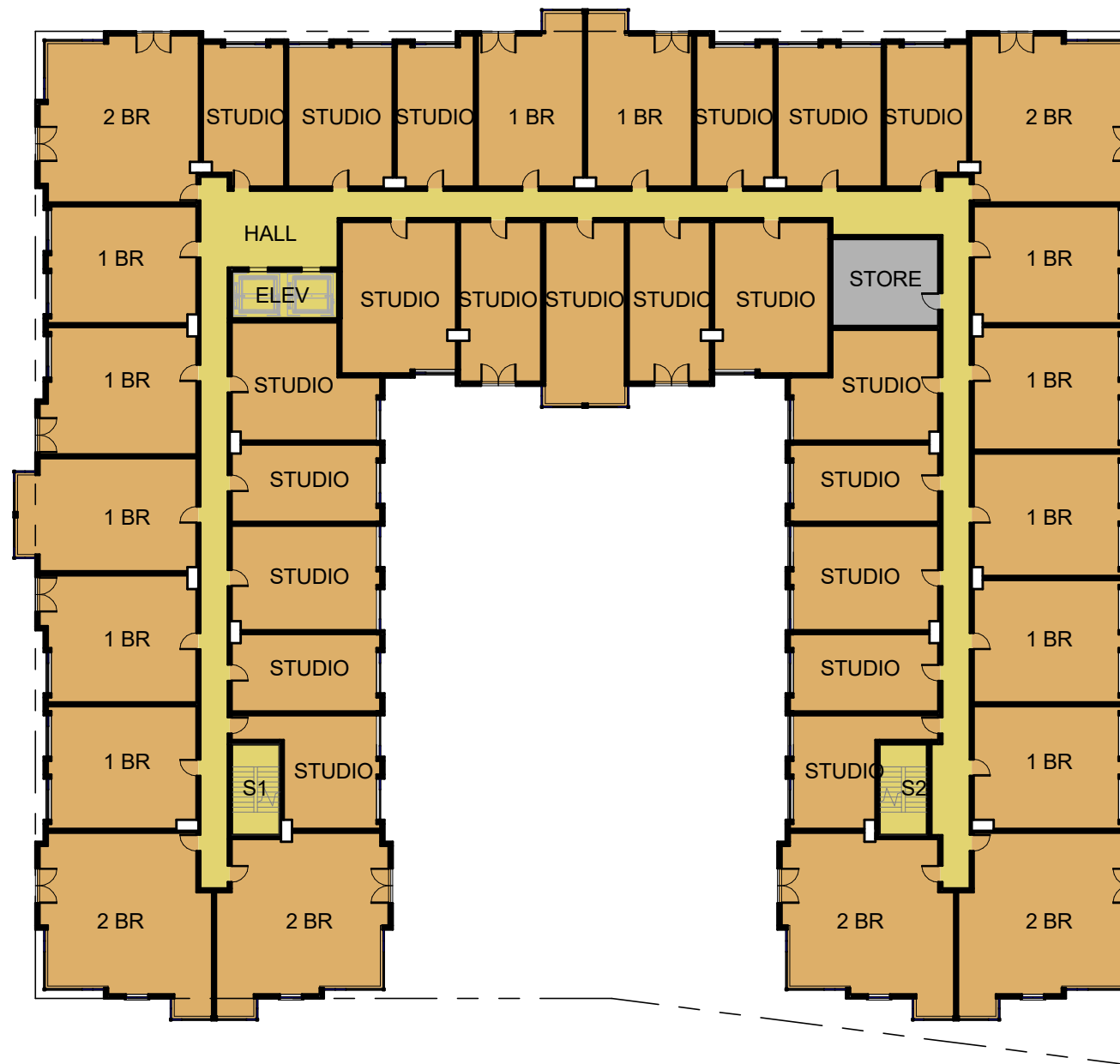
DUPLEX STACKING RACK

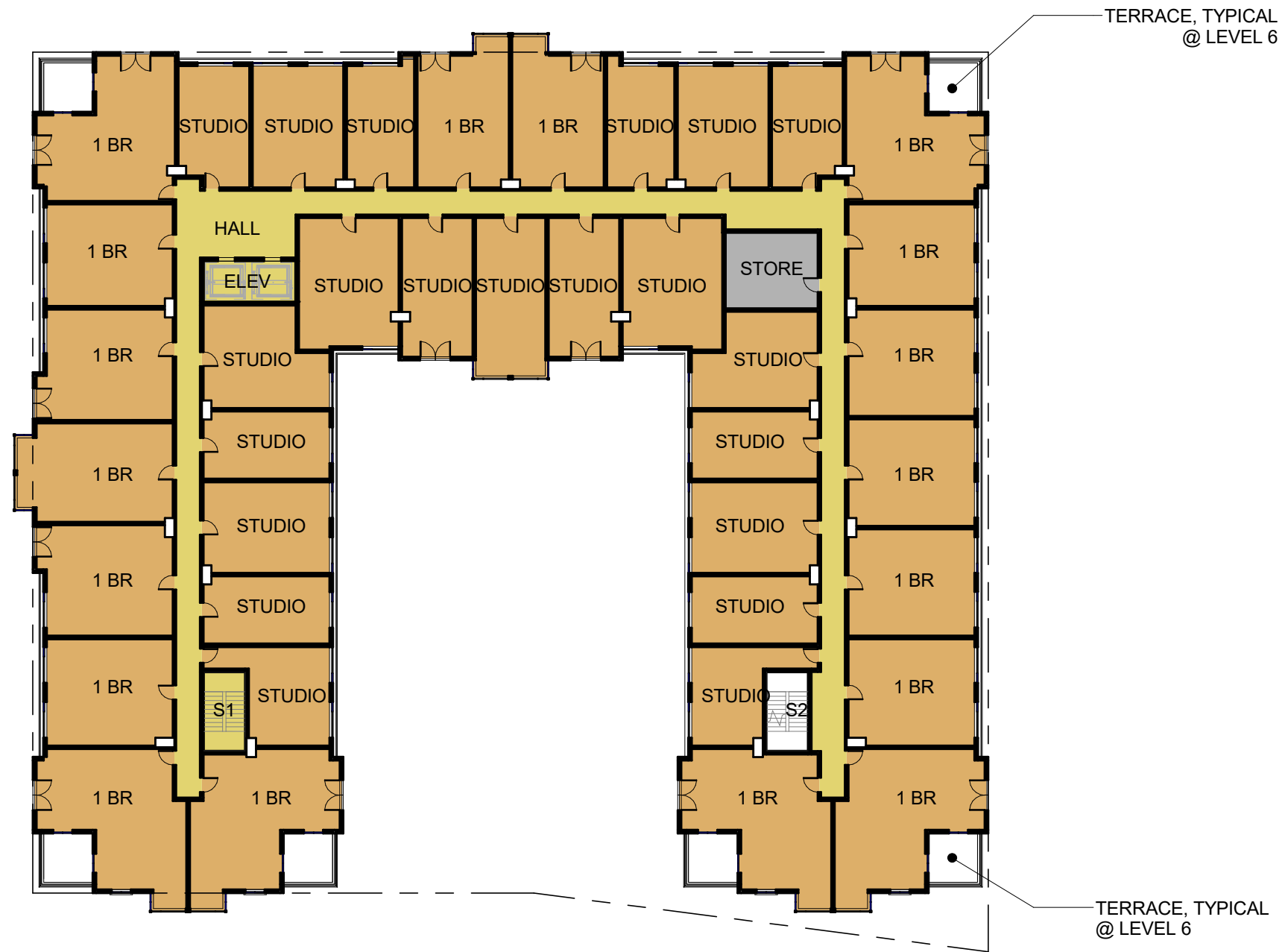


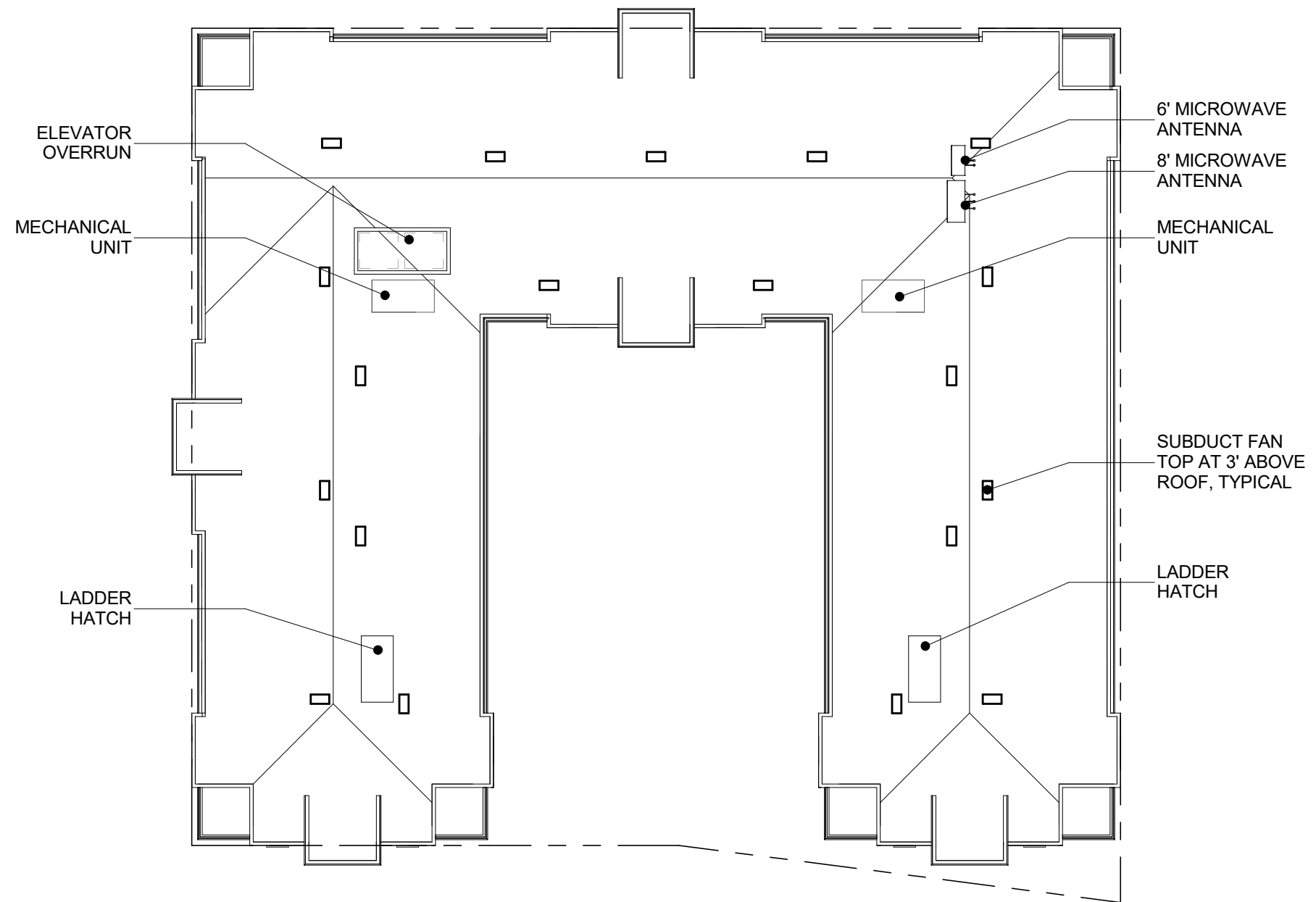
STAPLE RACK

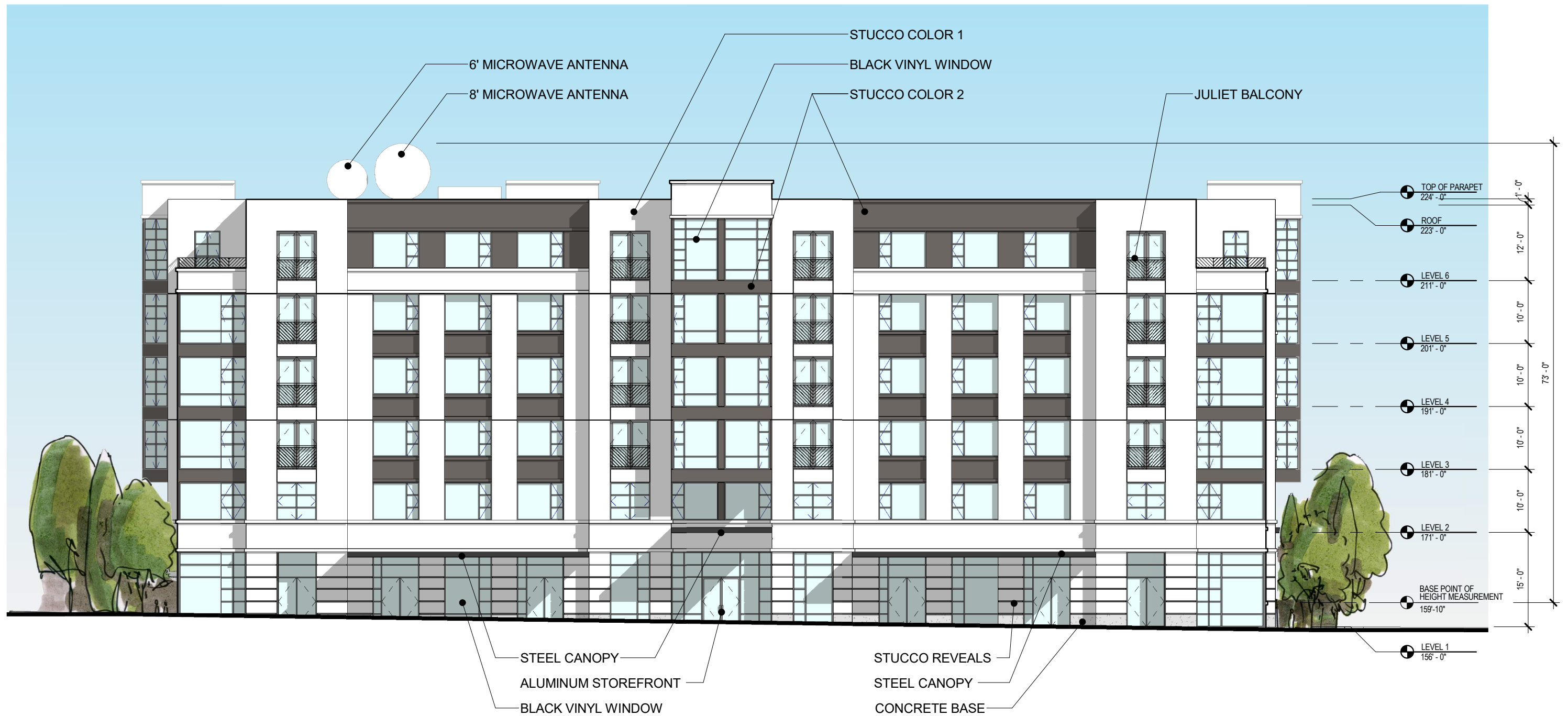


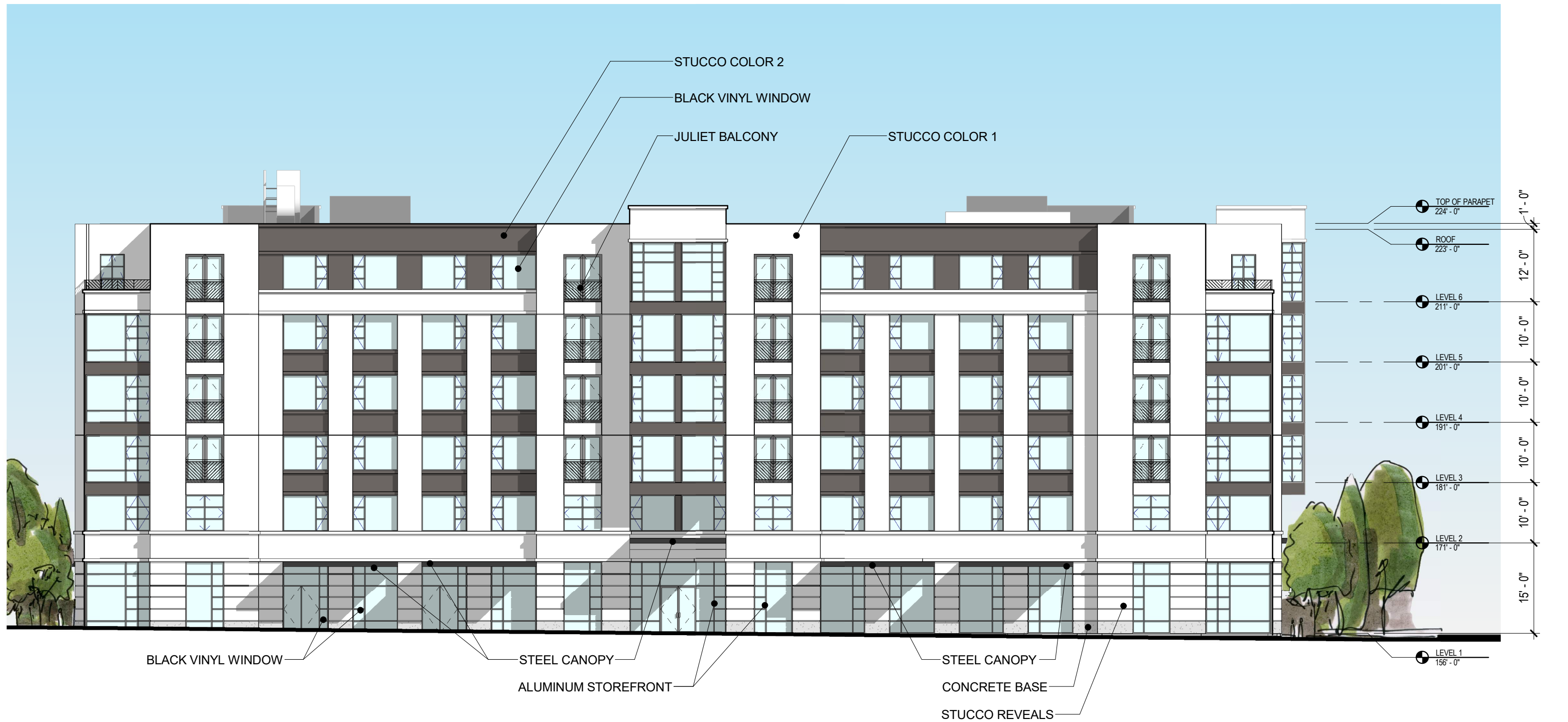




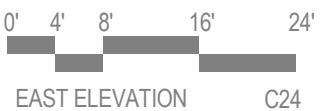
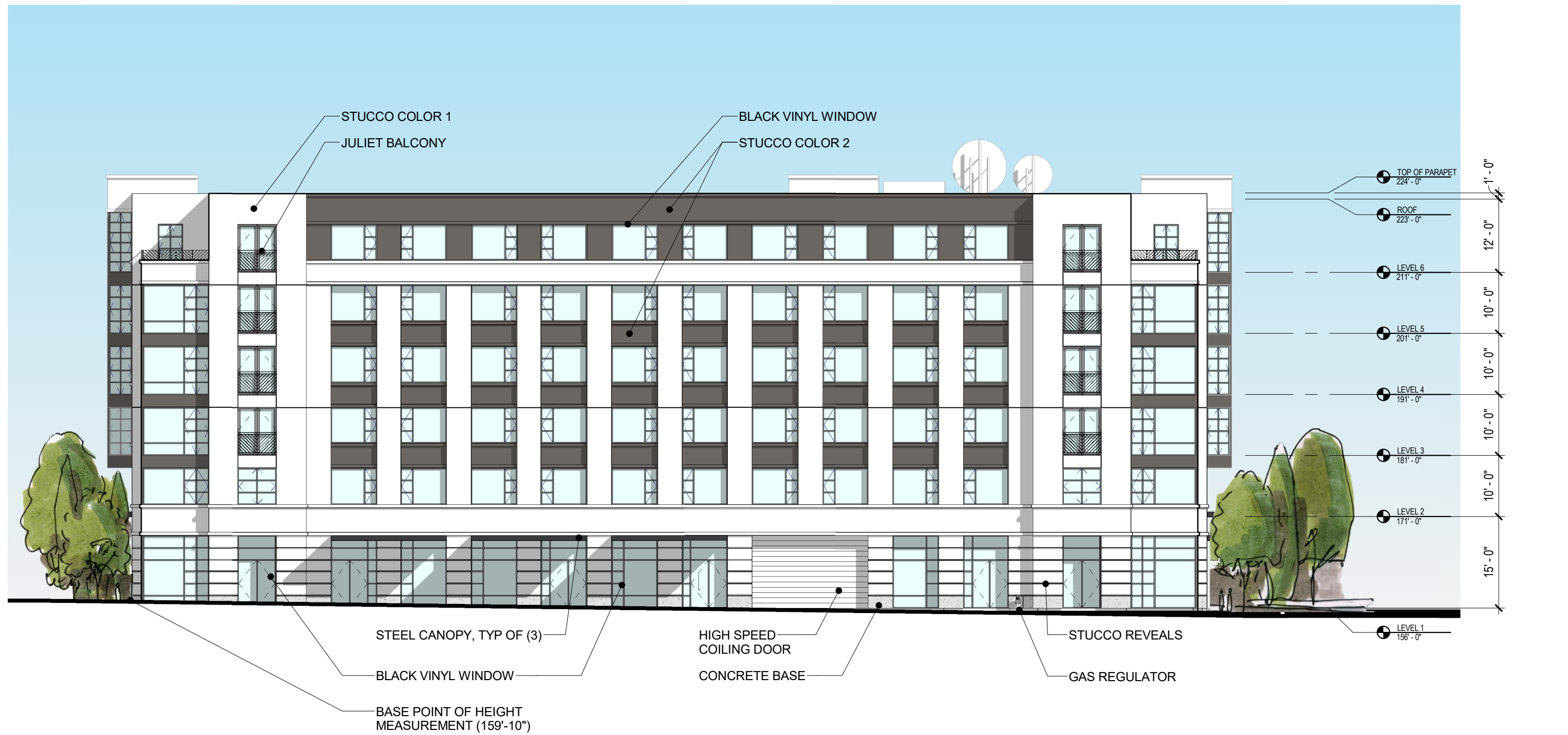


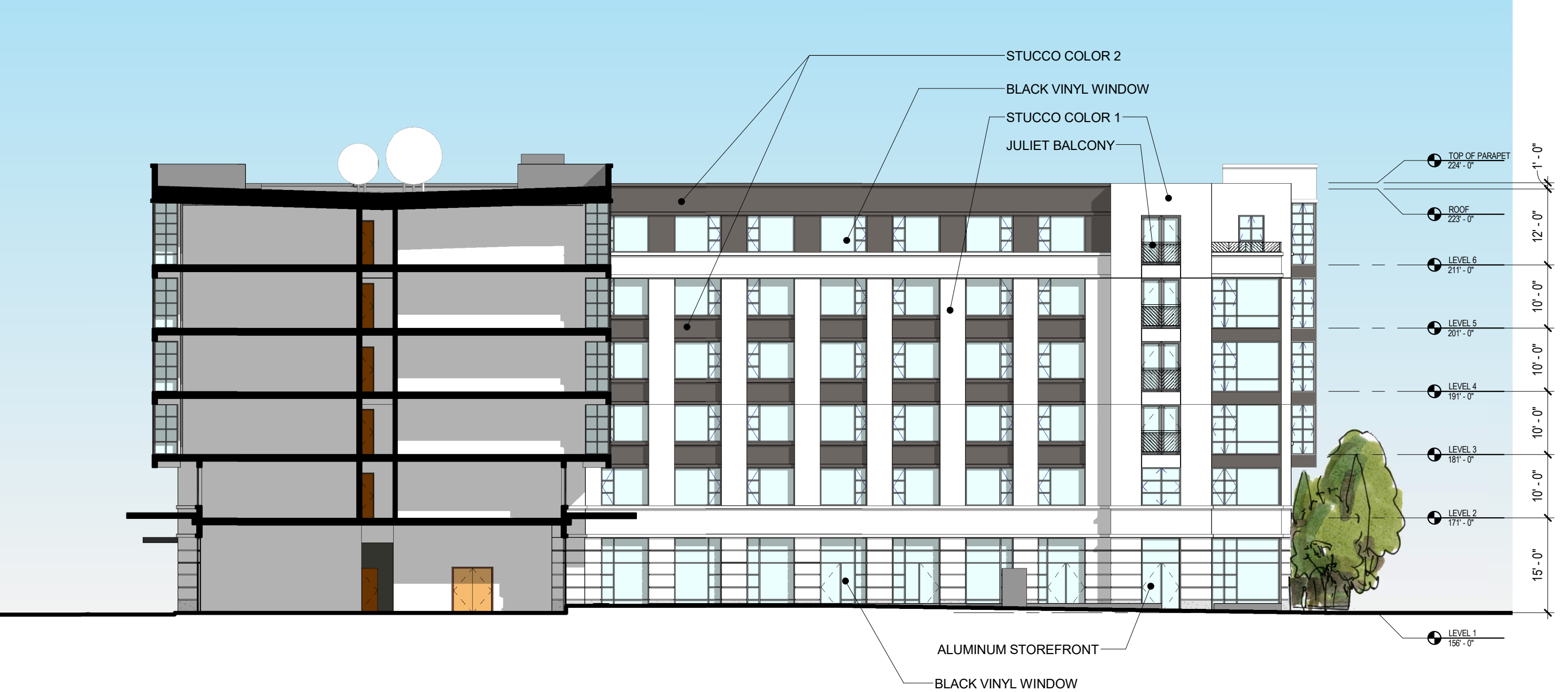


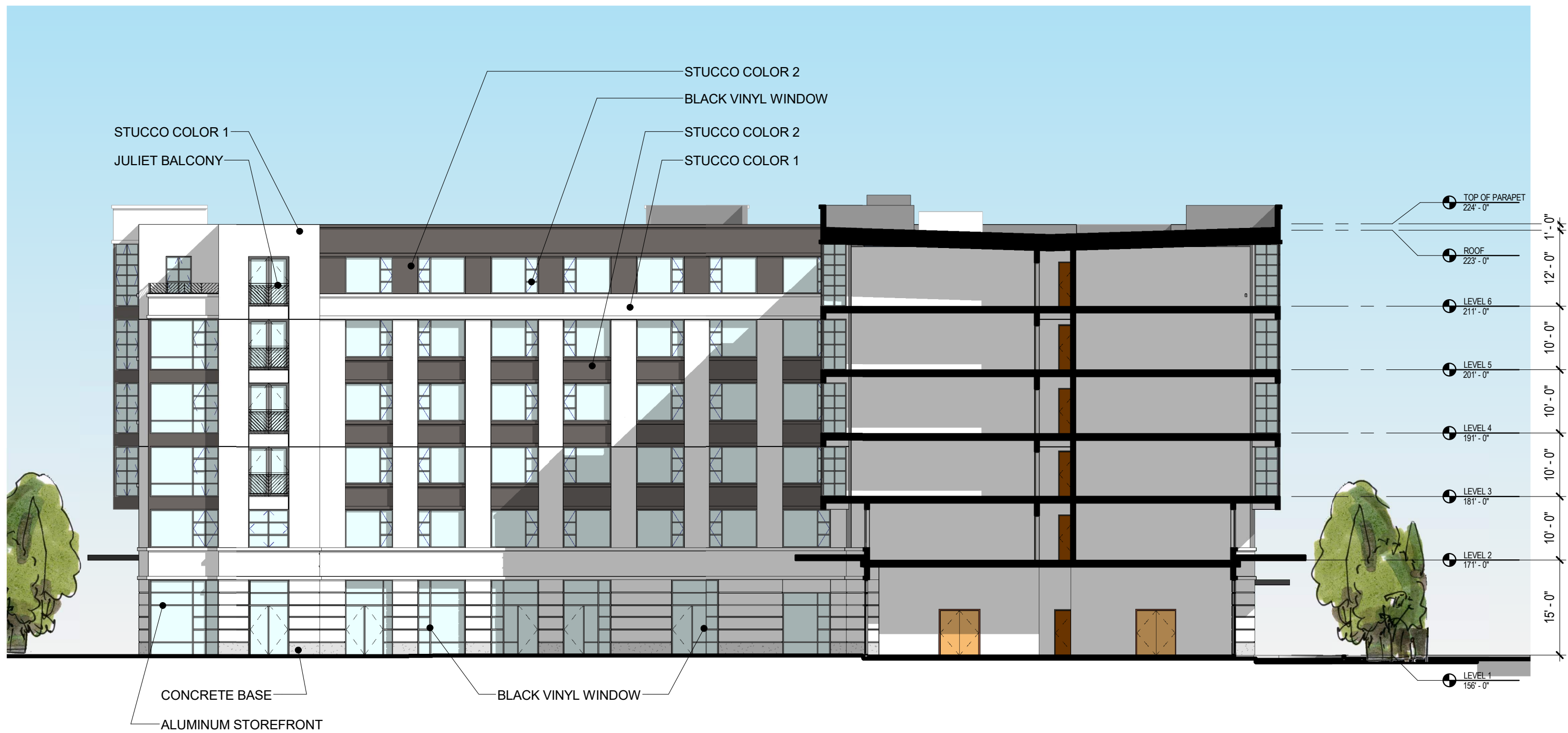


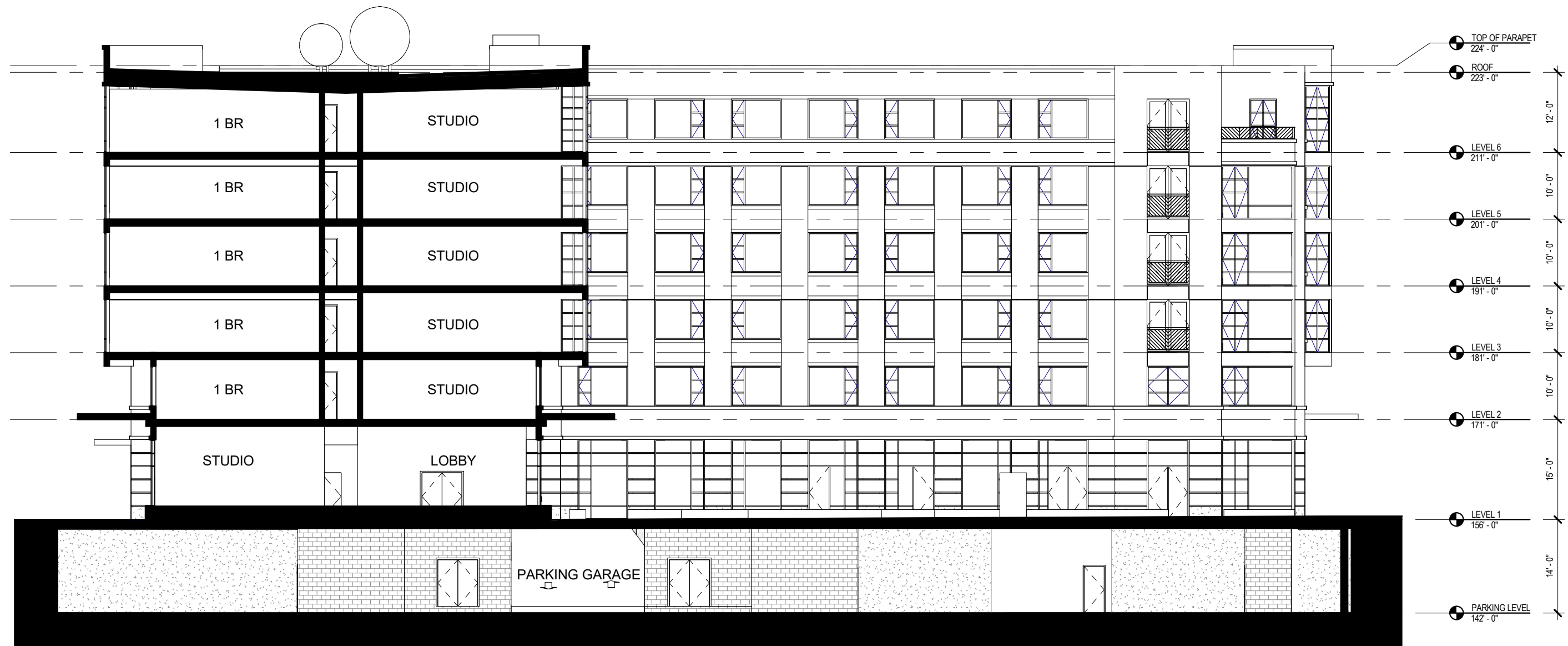












FIXTURE TYPE G-1
SURFACE-MOUNTED
DOWNLIGHT AT CANOPIES



FIXTURE TYPE G-5
WALL-MOUNTED
AIMABLE FIXTURE



FIXTURE TYPE G-2
WALL-MOUNTED



FIXTURE TYPE G-6
WALL-MOUNTED UPLIGHT



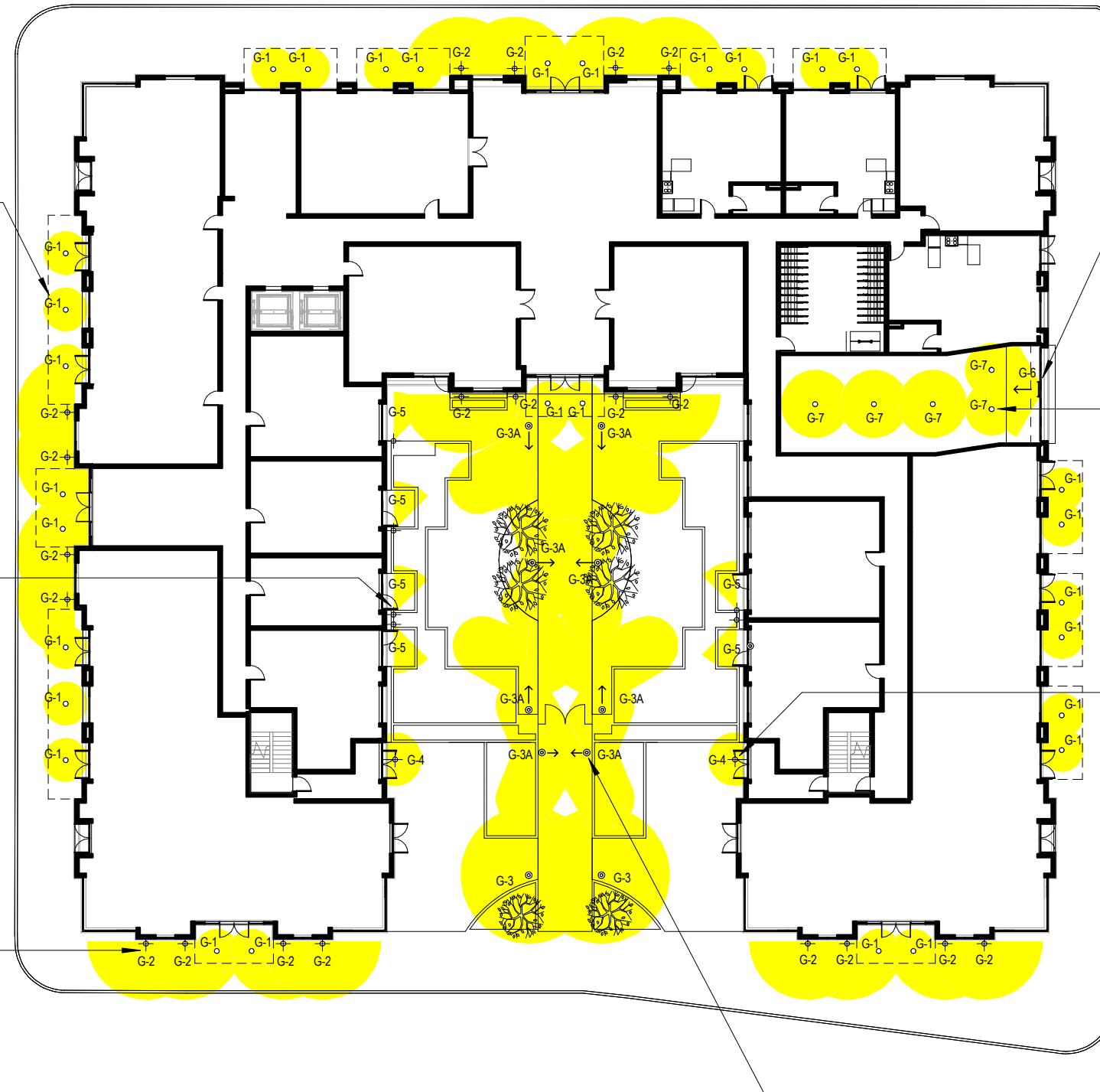
FIXTURE TYPE G-7
CEILING-MOUNTED DOWNLIGHT



FIXTURE TYPE G-4
WALL-MOUNTED
DOWNLIGHT



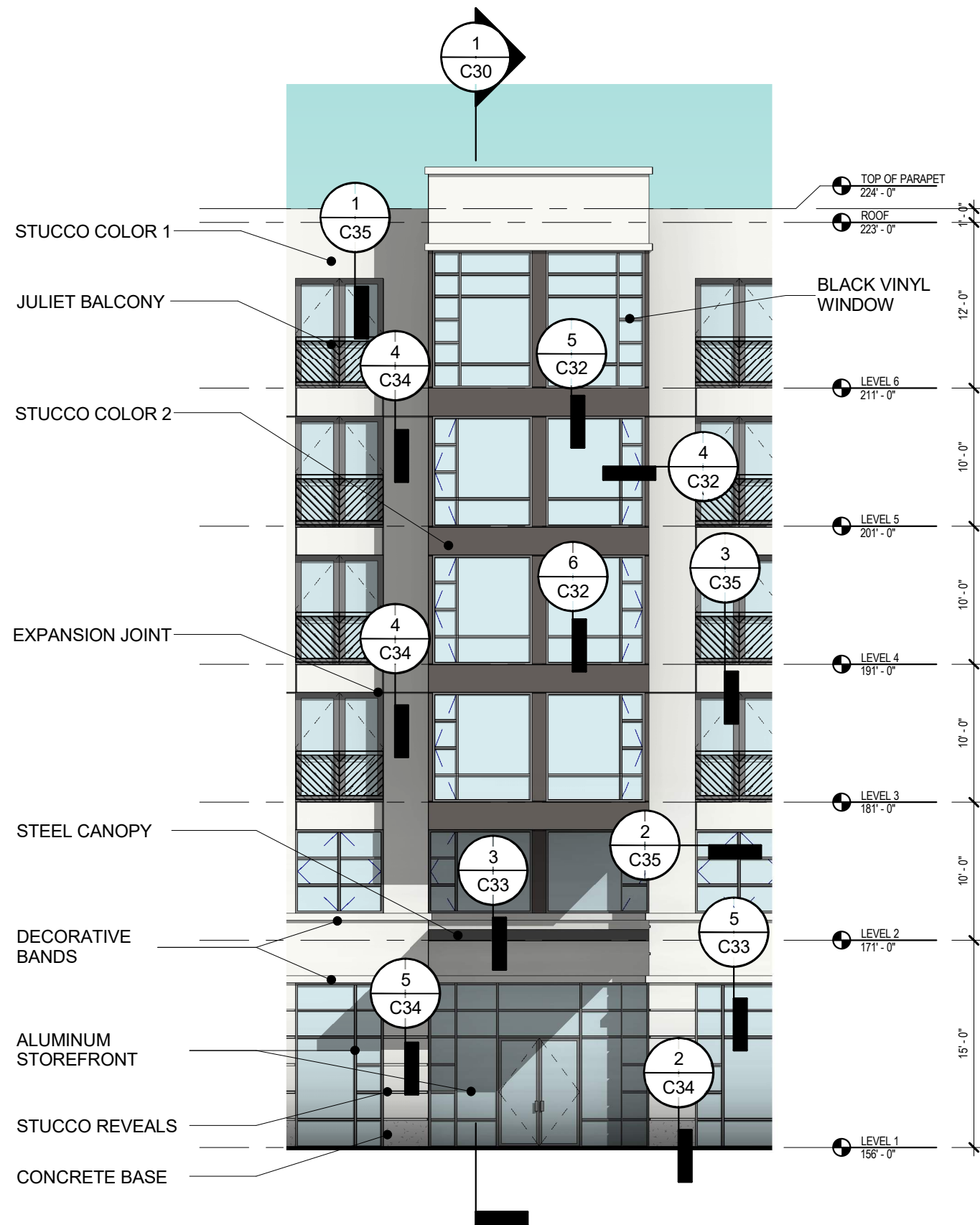
FIXTURE TYPE G-3 / G-3A
LIGHT POLE



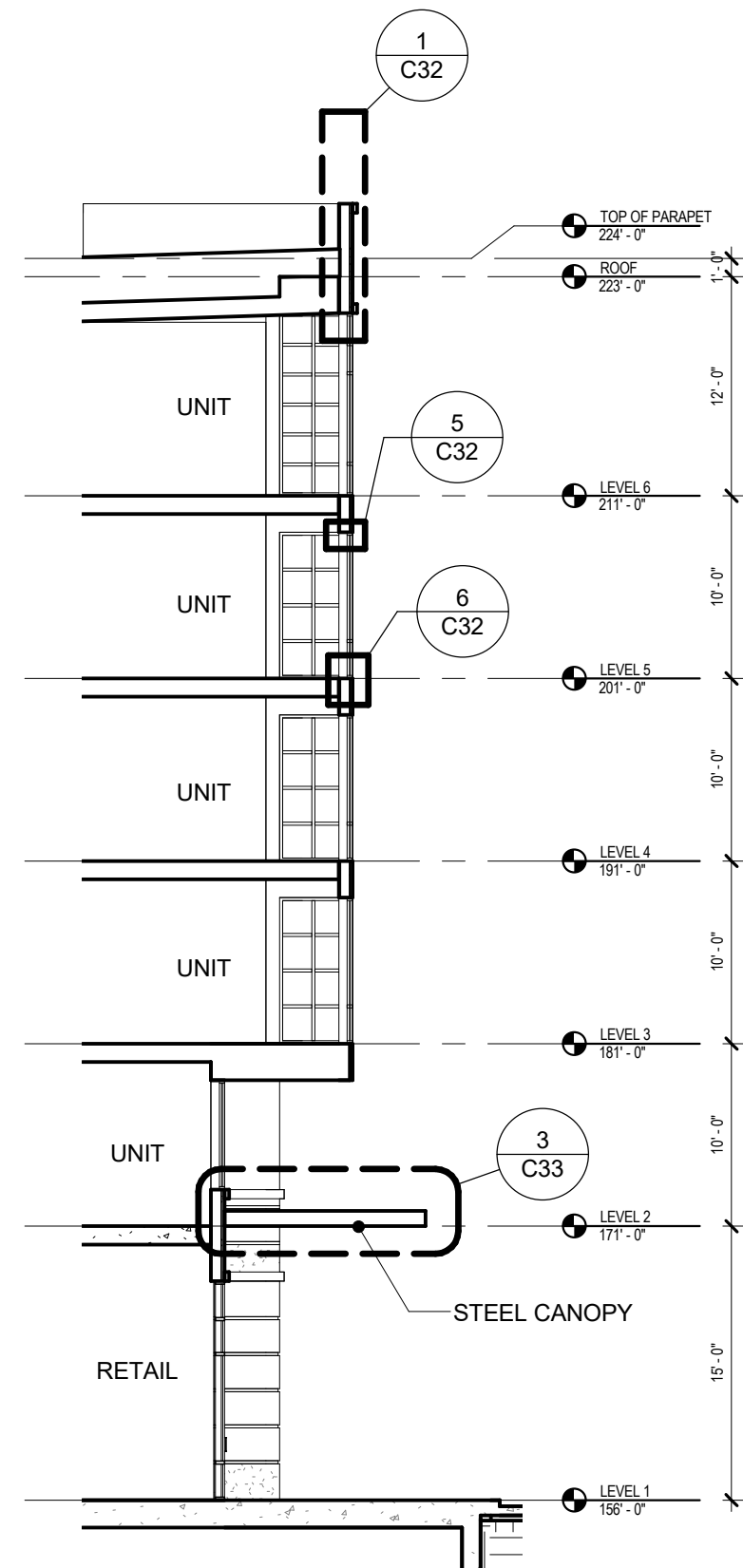
0' 5' 10' 20' 30'

EXTERIOR LIGHTING PLAN

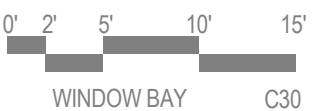
C29

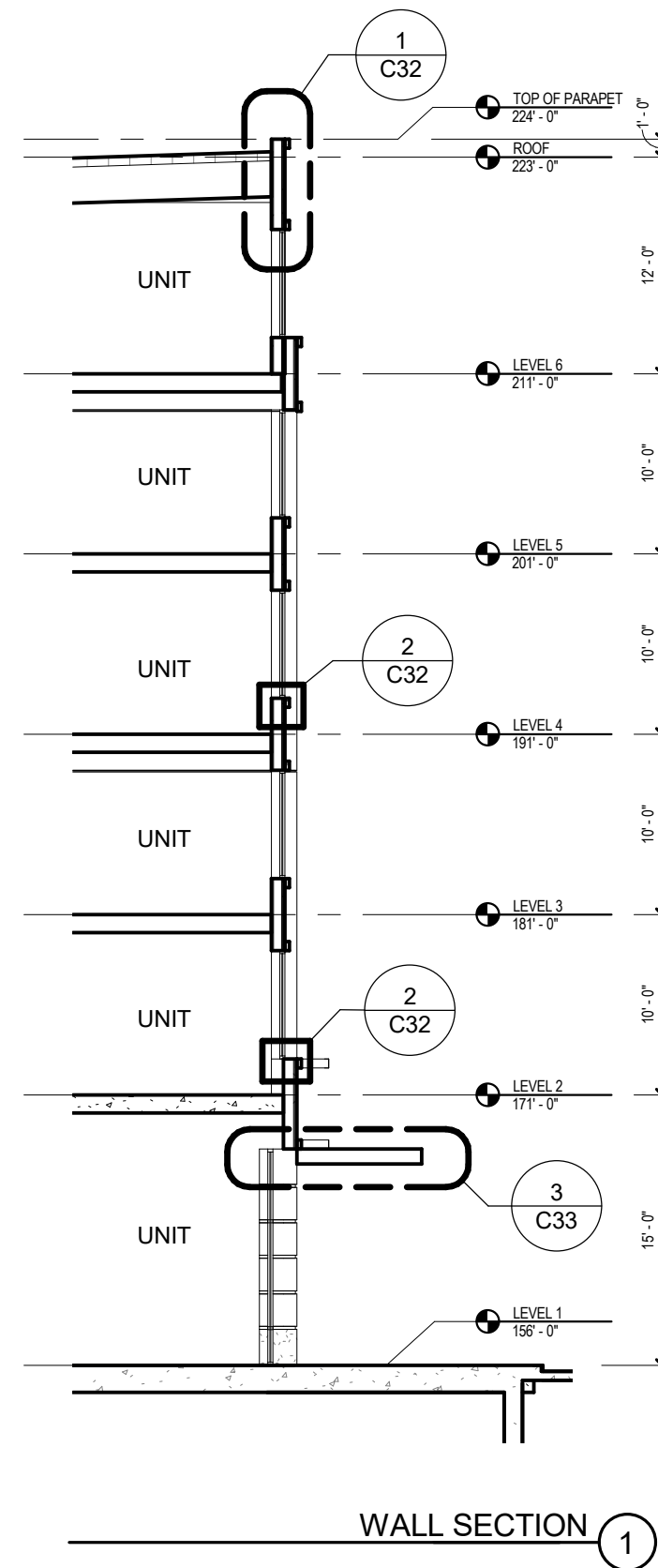
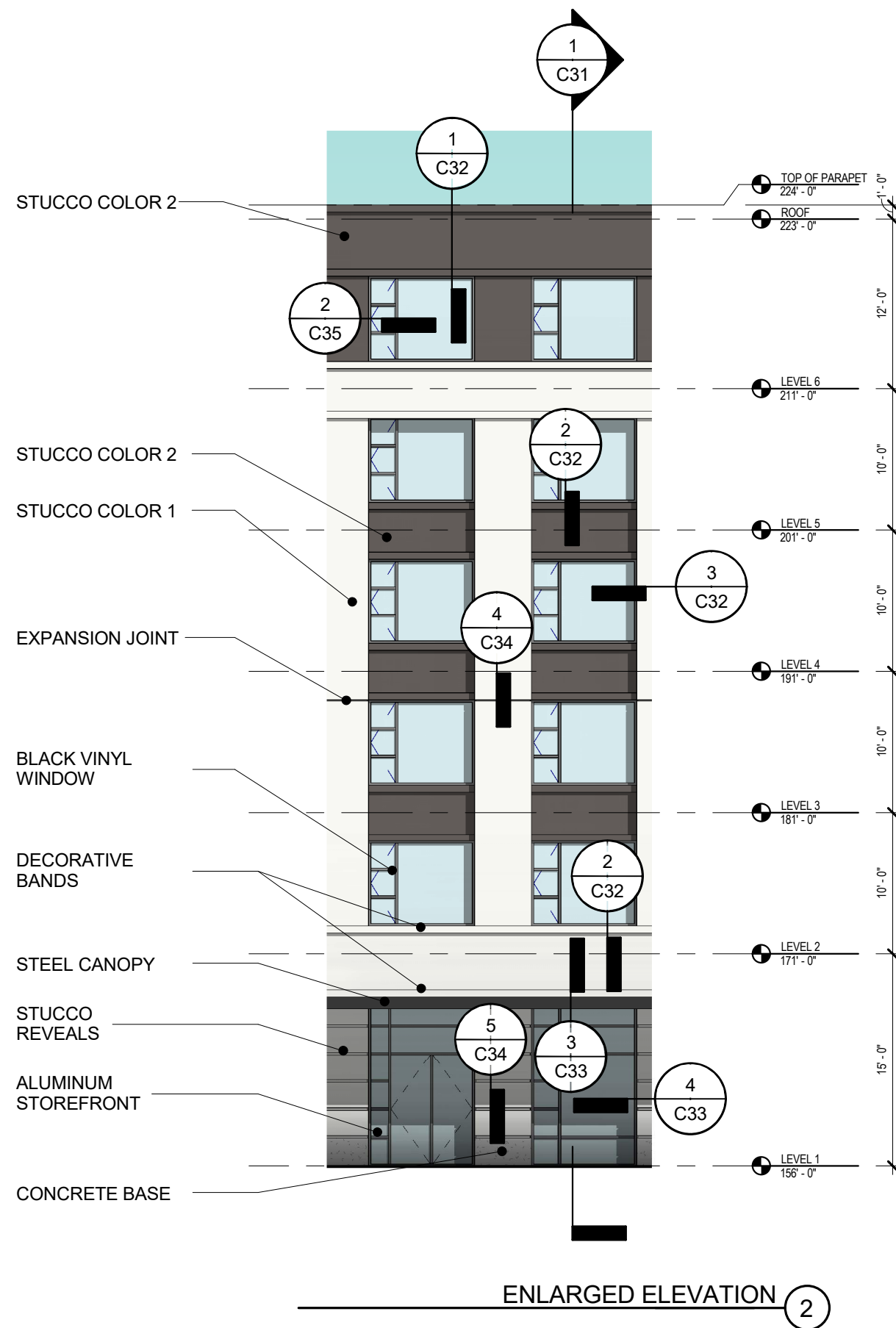


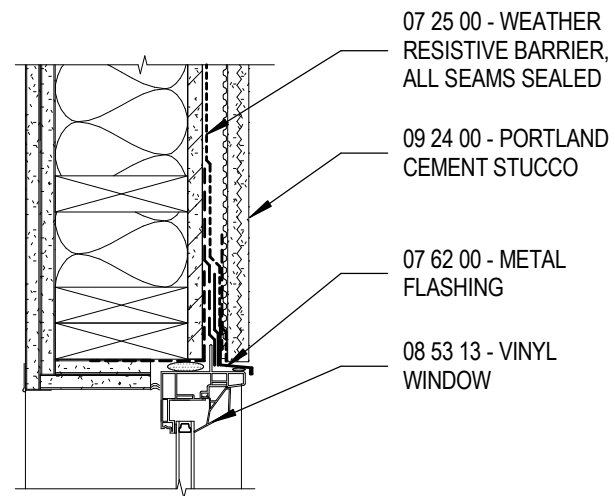
ENLARGED ELEVATION 2



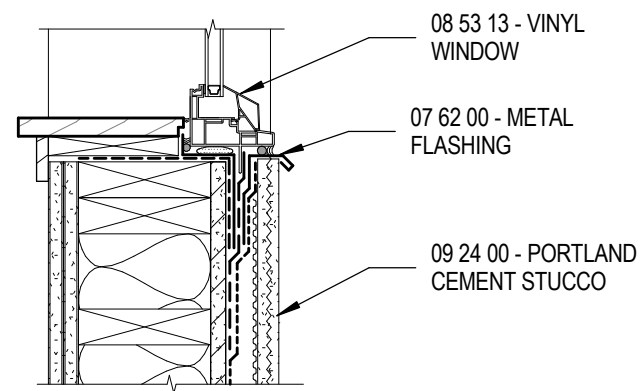
WALL SECTION 1



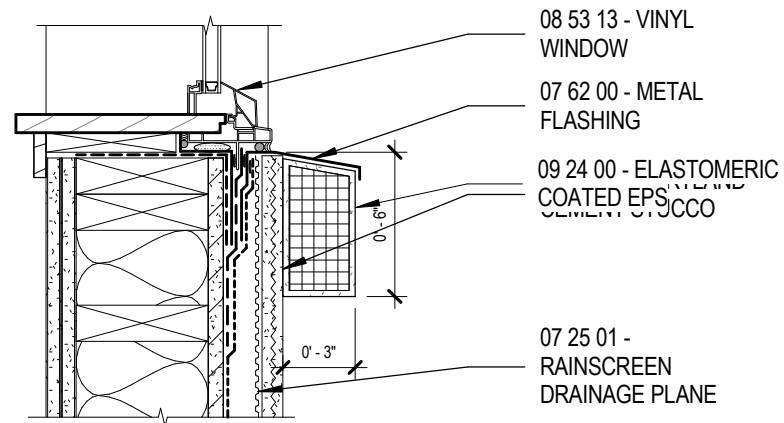




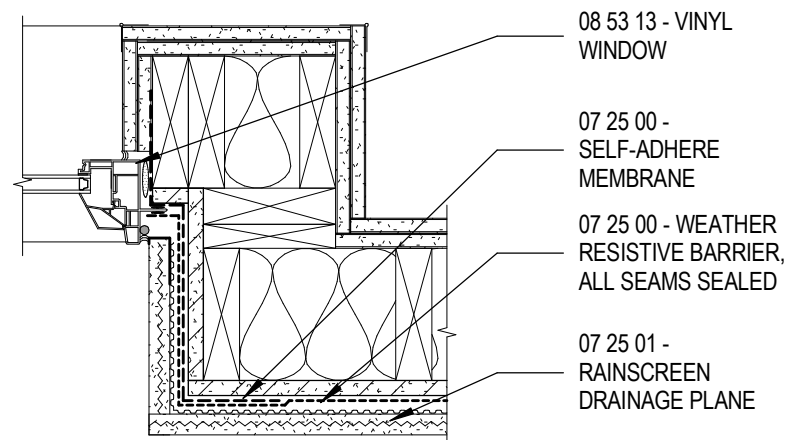
WINDOW HEAD AT BAY WINDOW 5



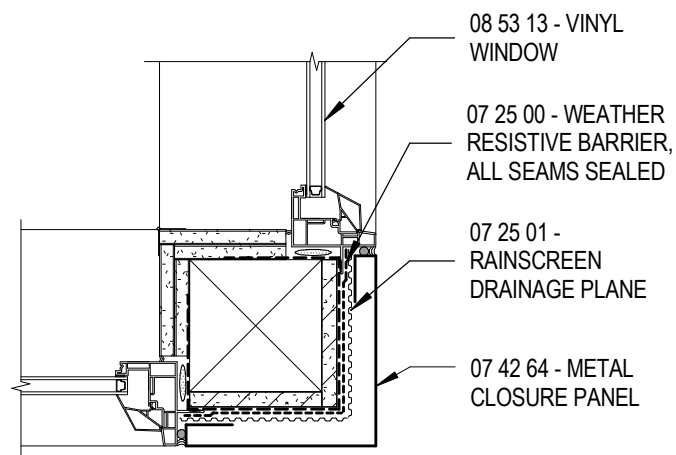
WINDOW SILL AT BAY WINDOW 6



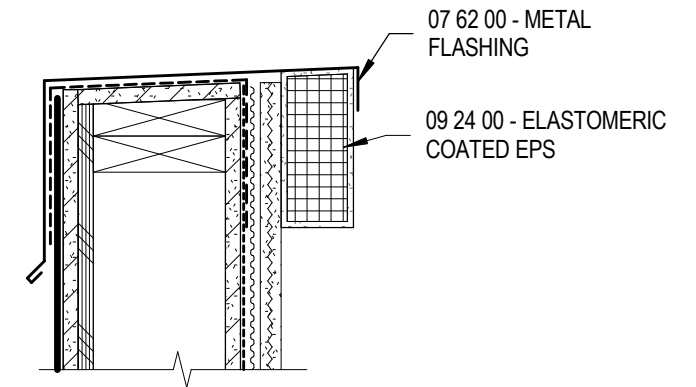
WINDOW SILL AT STUCCO BAND 2



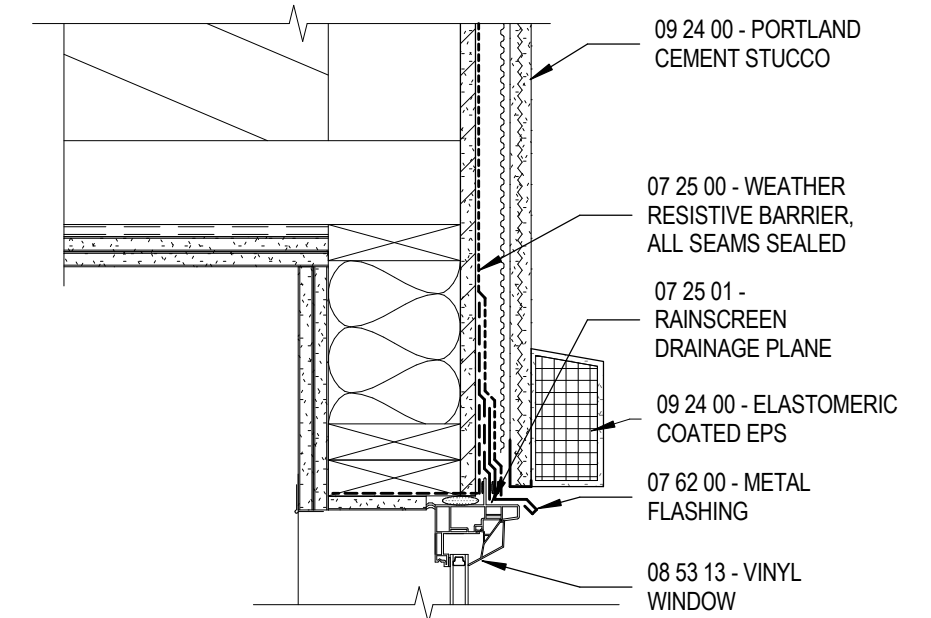
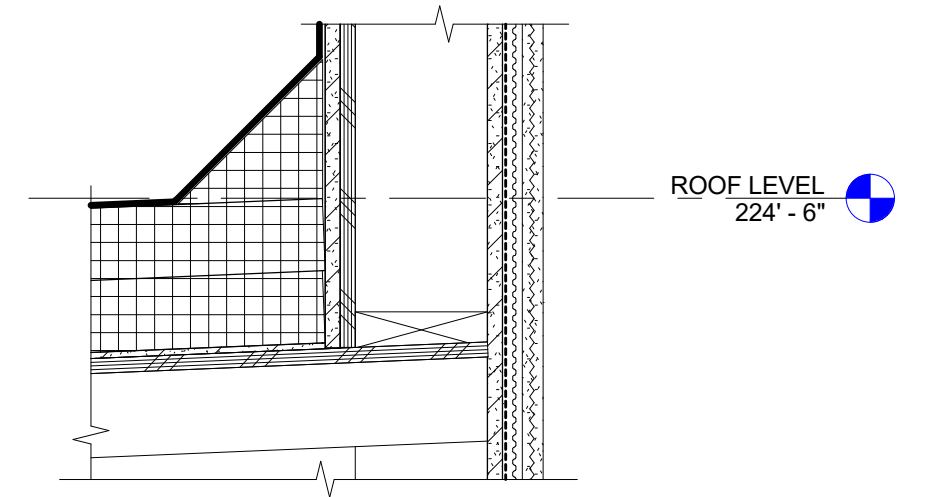
TYPICAL WINDOW JAMB 3

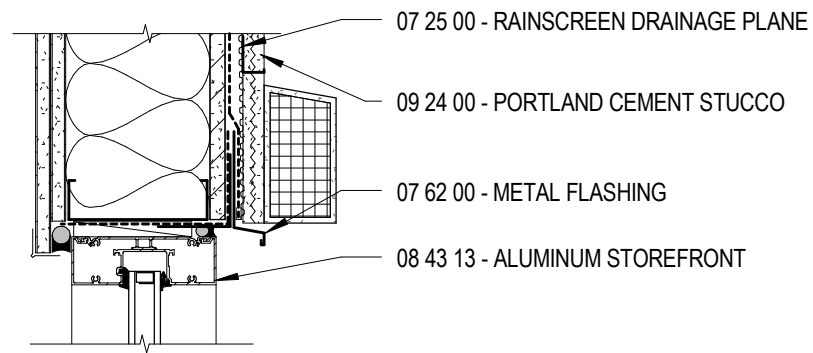


WINDOW BAY CORNER 4

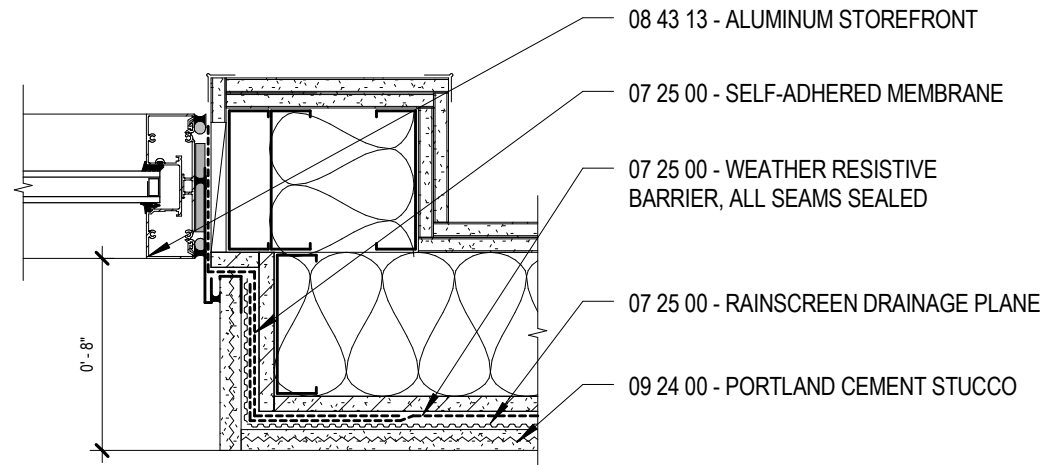


PARAPET AND WINDOW HEAD AT STUCCO 1

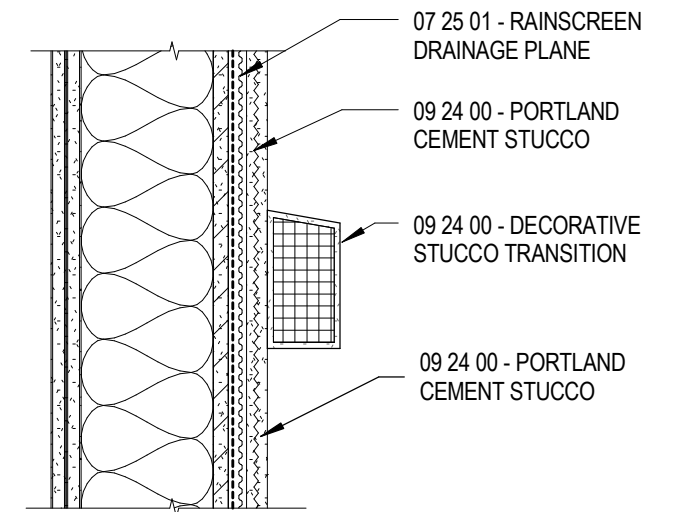




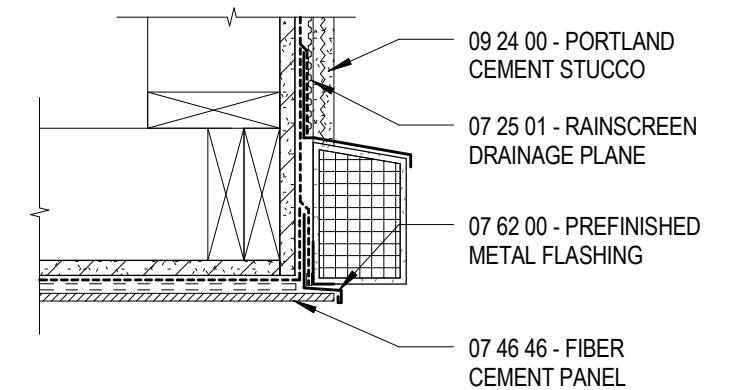
TYPICAL STOREFONT HEAD 5



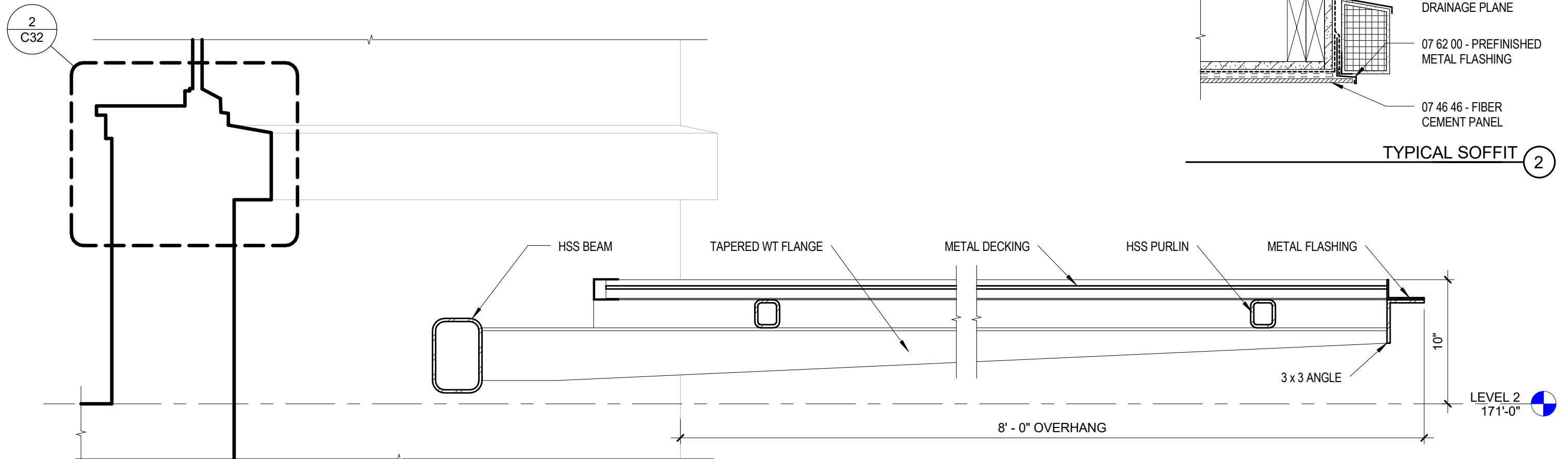
TYPICAL STOREFONT JAMB 4



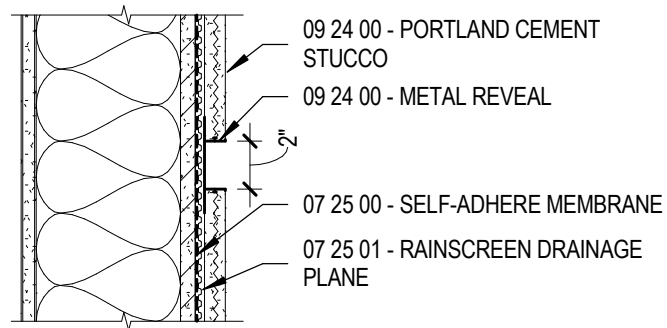
STUCCO TO METAL PANEL 1



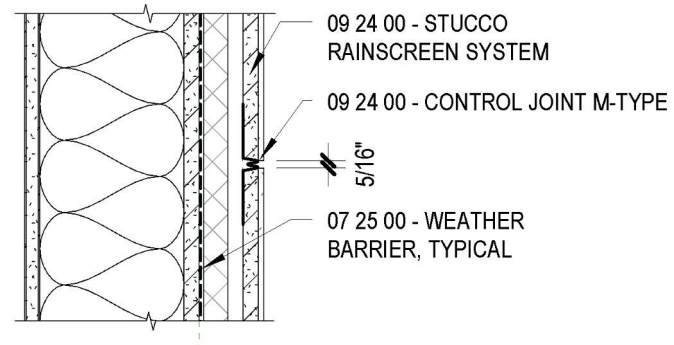
TYPICAL SOFFIT 2



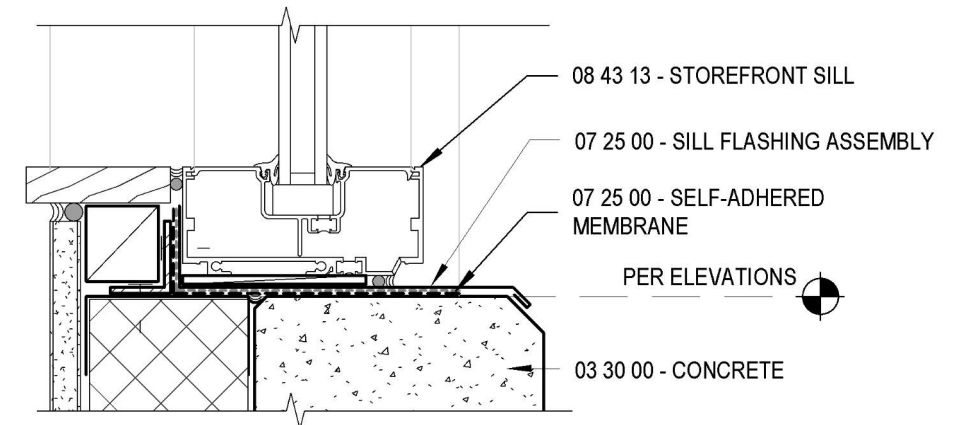
CANOPY SECTION 3



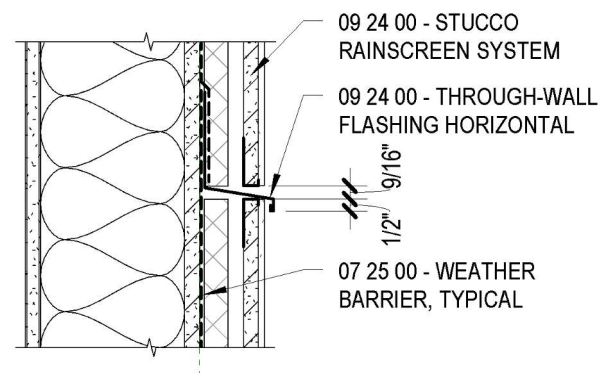
STUCCO LV1 REVEAL 5



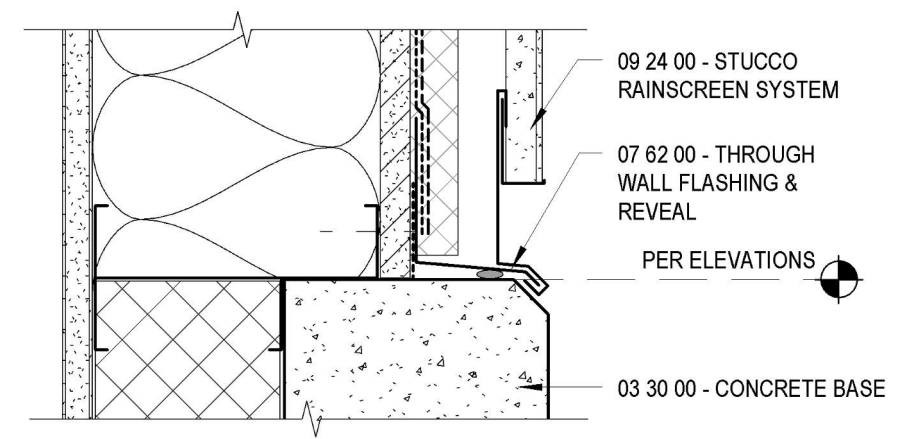
STUCCO - CONTROL JOINT 3



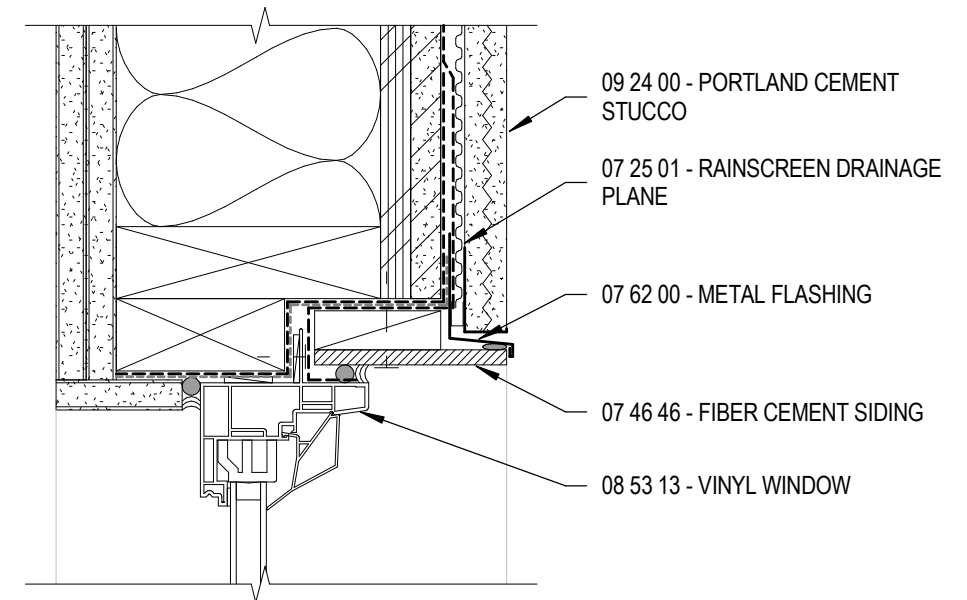
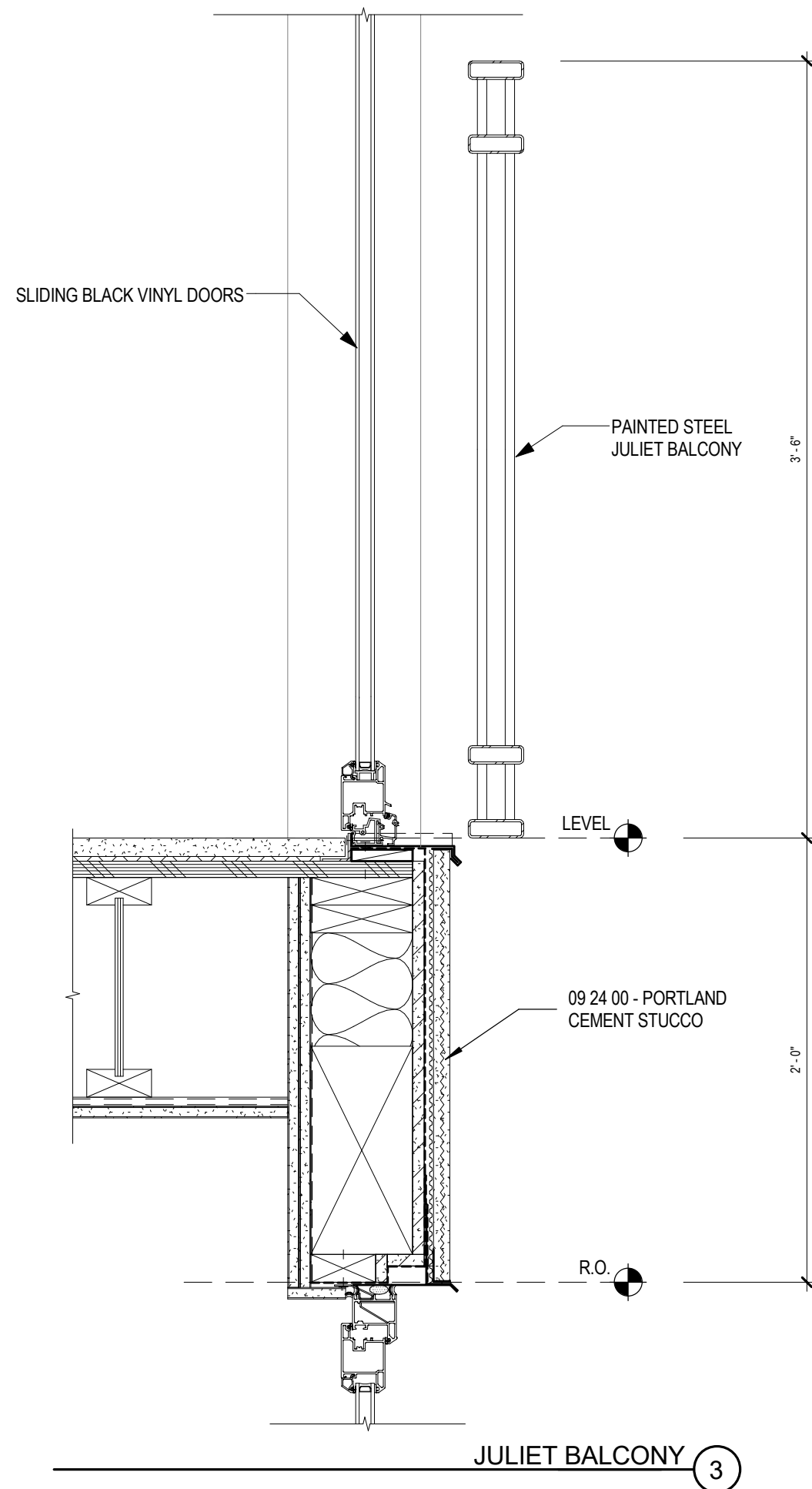
STOREFRONT SILL @ CONC BASE 1



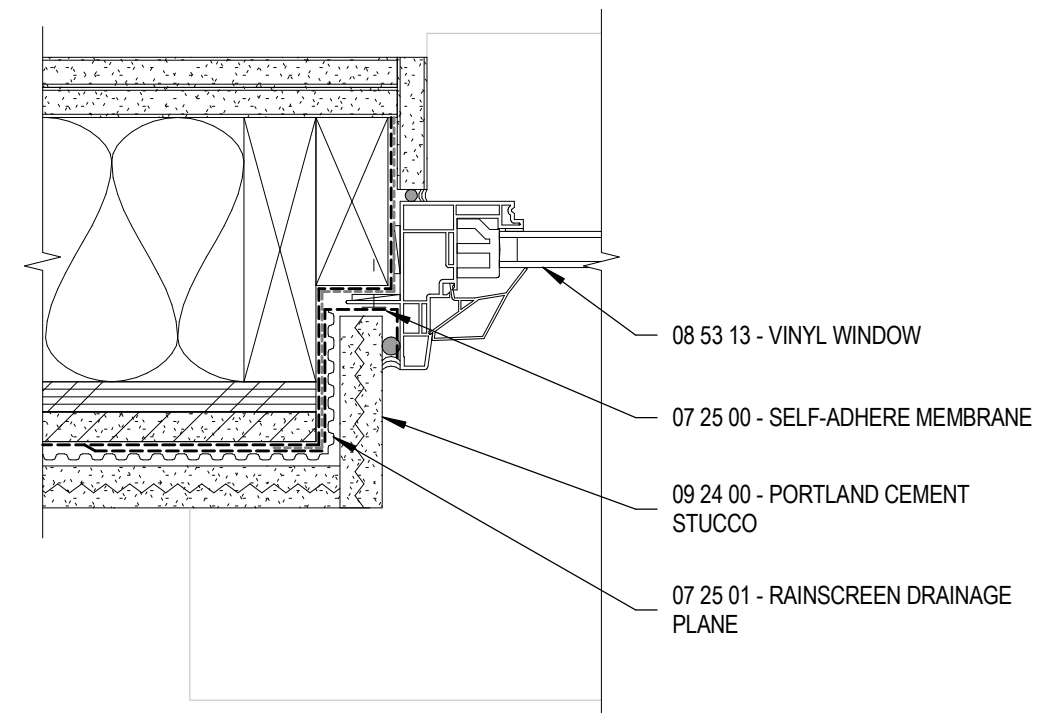
STUCCO - EXPANSION JOINT 4



STUCCO @ CONC BASE 2



WINDOW HEAD @ STUCCO 1



WINDOW JAMB @ STUCCO 2



- HIGH SPEED COLING DOOR



- 3 COAT STUCCO
- BLACK VINYL WINDOWS



