

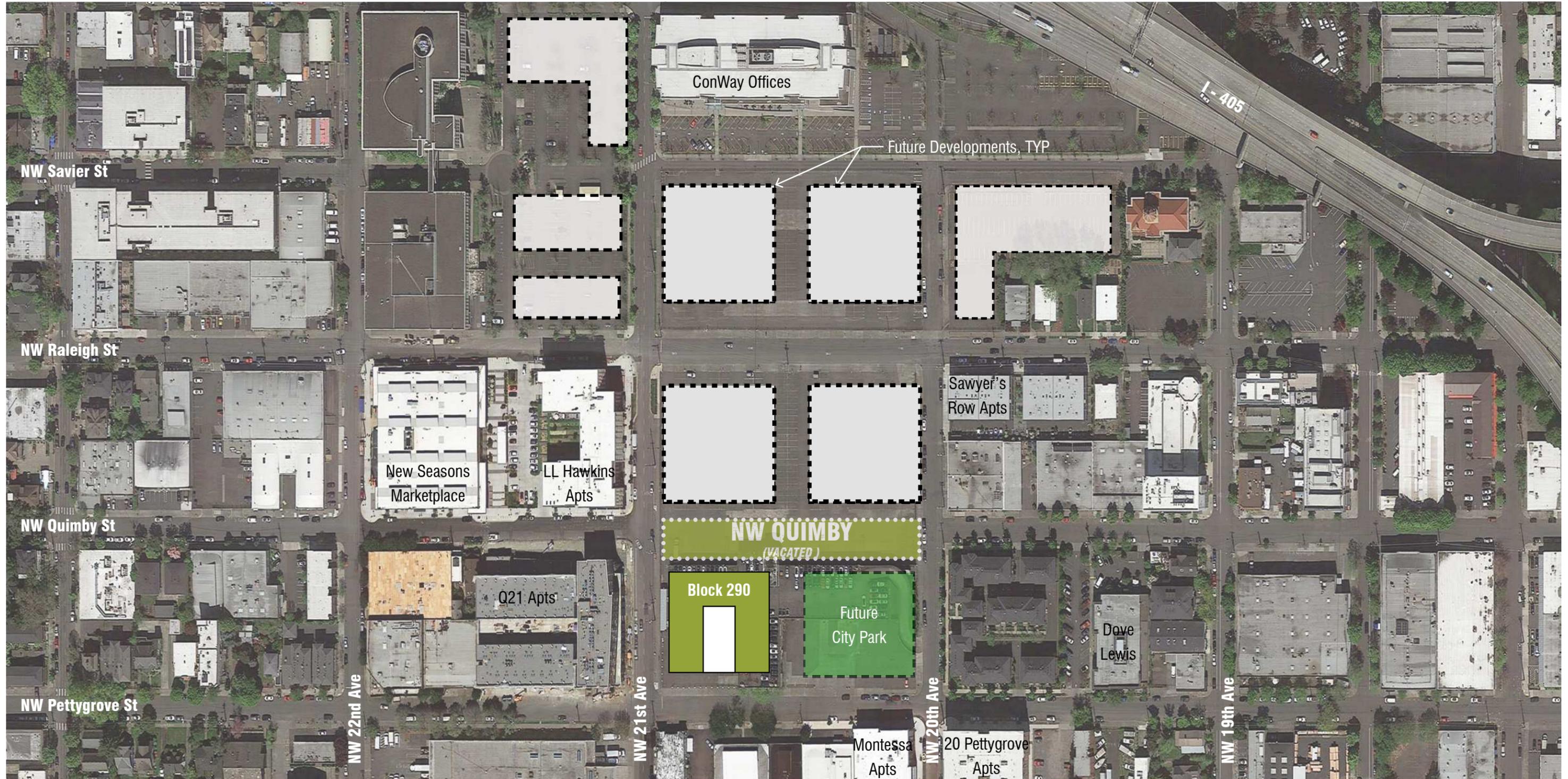
May 04, 2017

KoTi APARTMENTS - BLOCK 290

LAND USE REVIEW TYPE III SUBMITTAL
LU 16-100496 DZM MS



- **Follow the Conway Master Plan to the greatest extent possible.**
- **Provide an Integrated, Holistic, and balanced design solution for both the plaza and the building.**
- **Honor the Portland Urban Block grid (200'x200').**
- **Create a sequence of spatial experiences at the ground plane.**
- **Reinforce the east –west pedestrian access-way.**
- **Create a good transitional edge for the Park.**



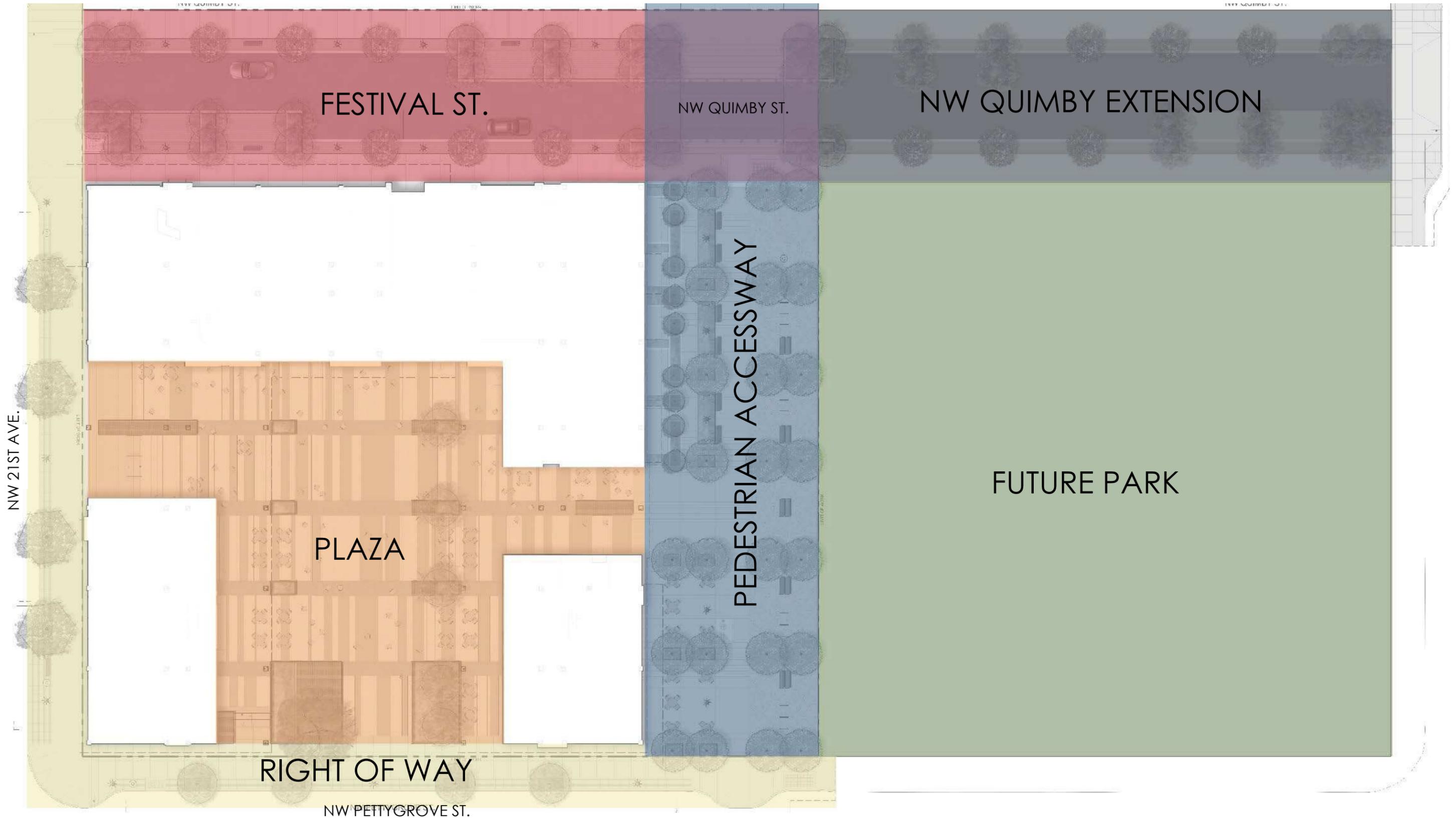


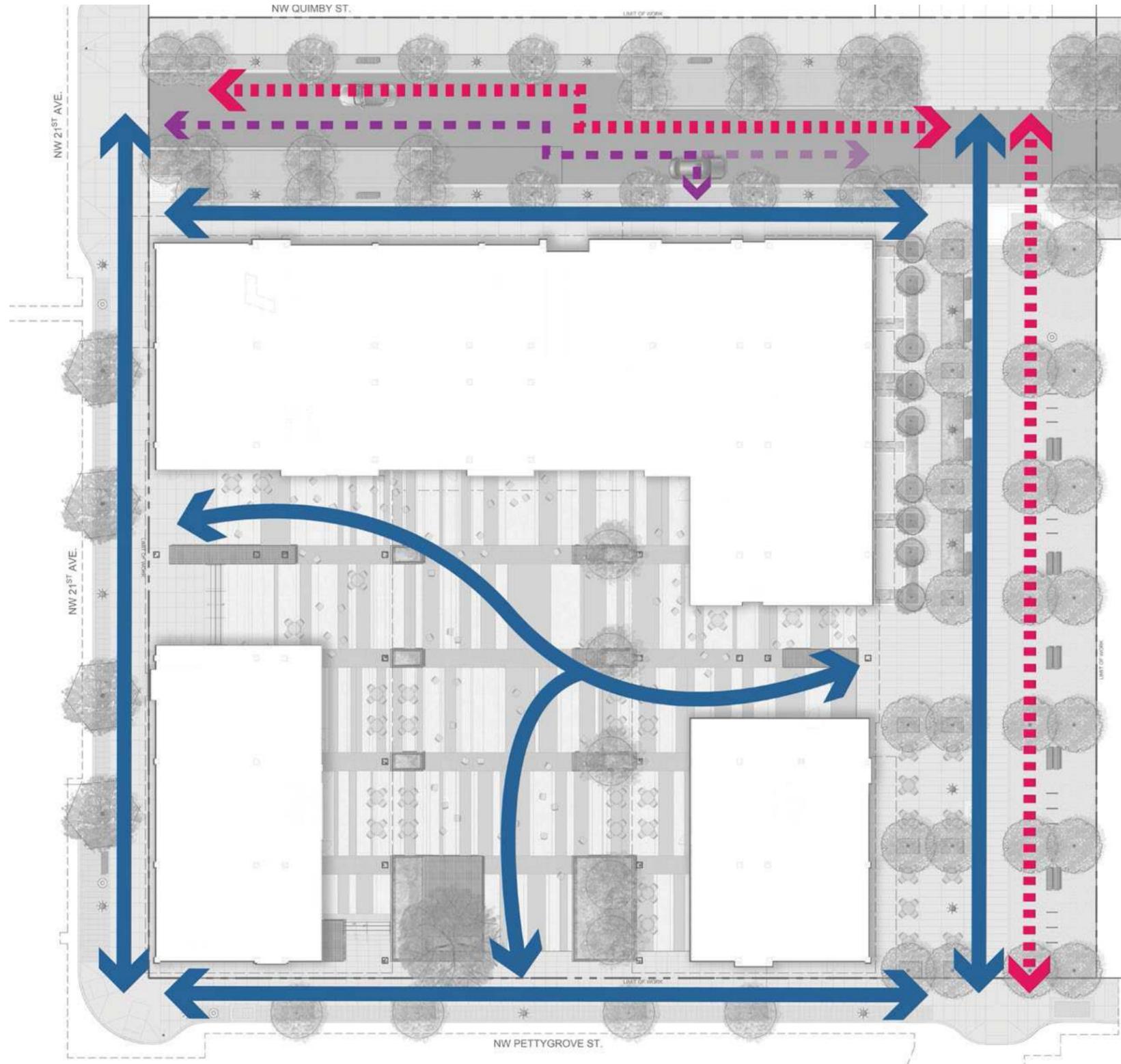
1/32" = 1'-0" 

PLACE

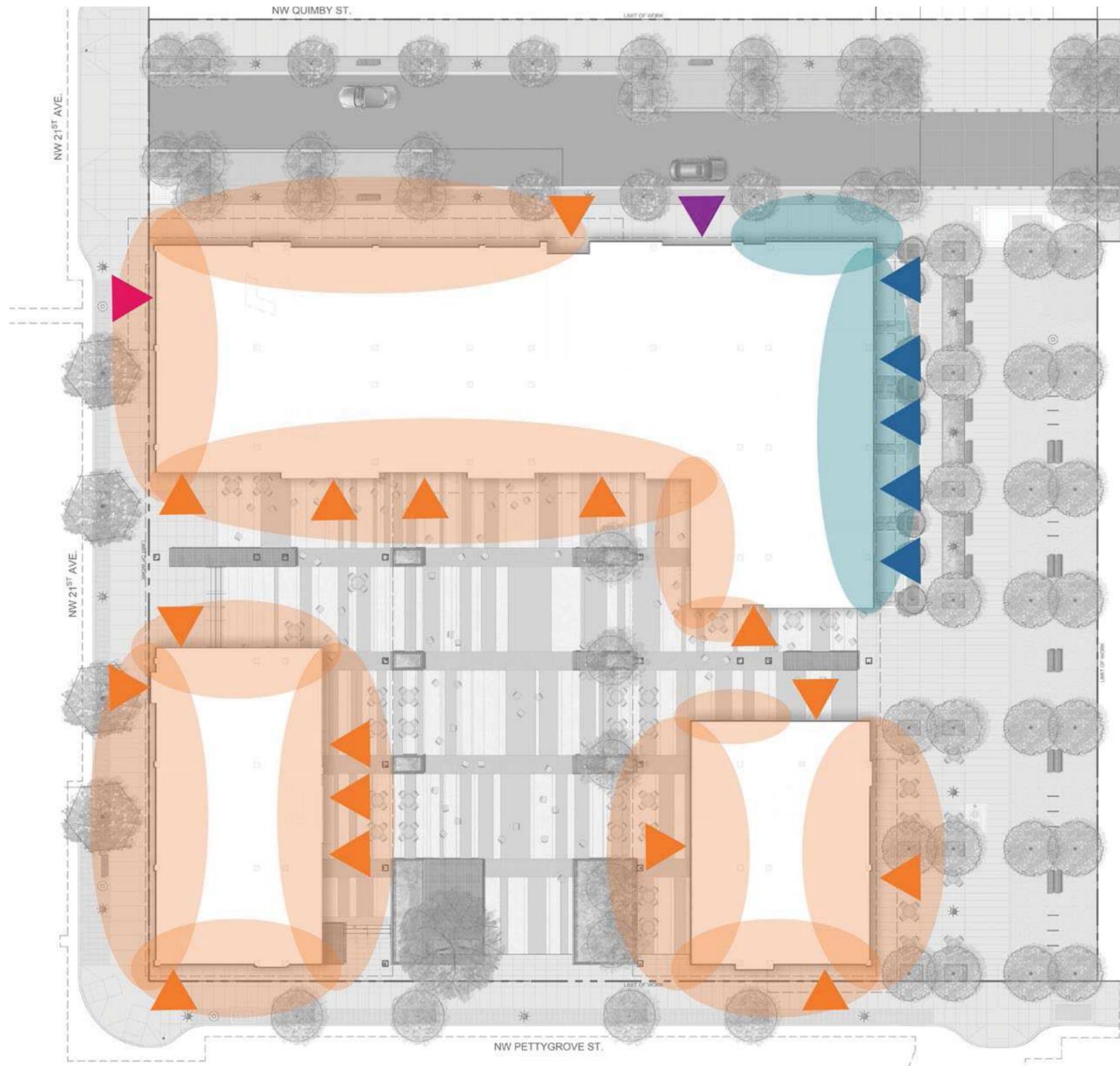
COMPREHENSIVE PLAN

3.6  ARCHITECTS

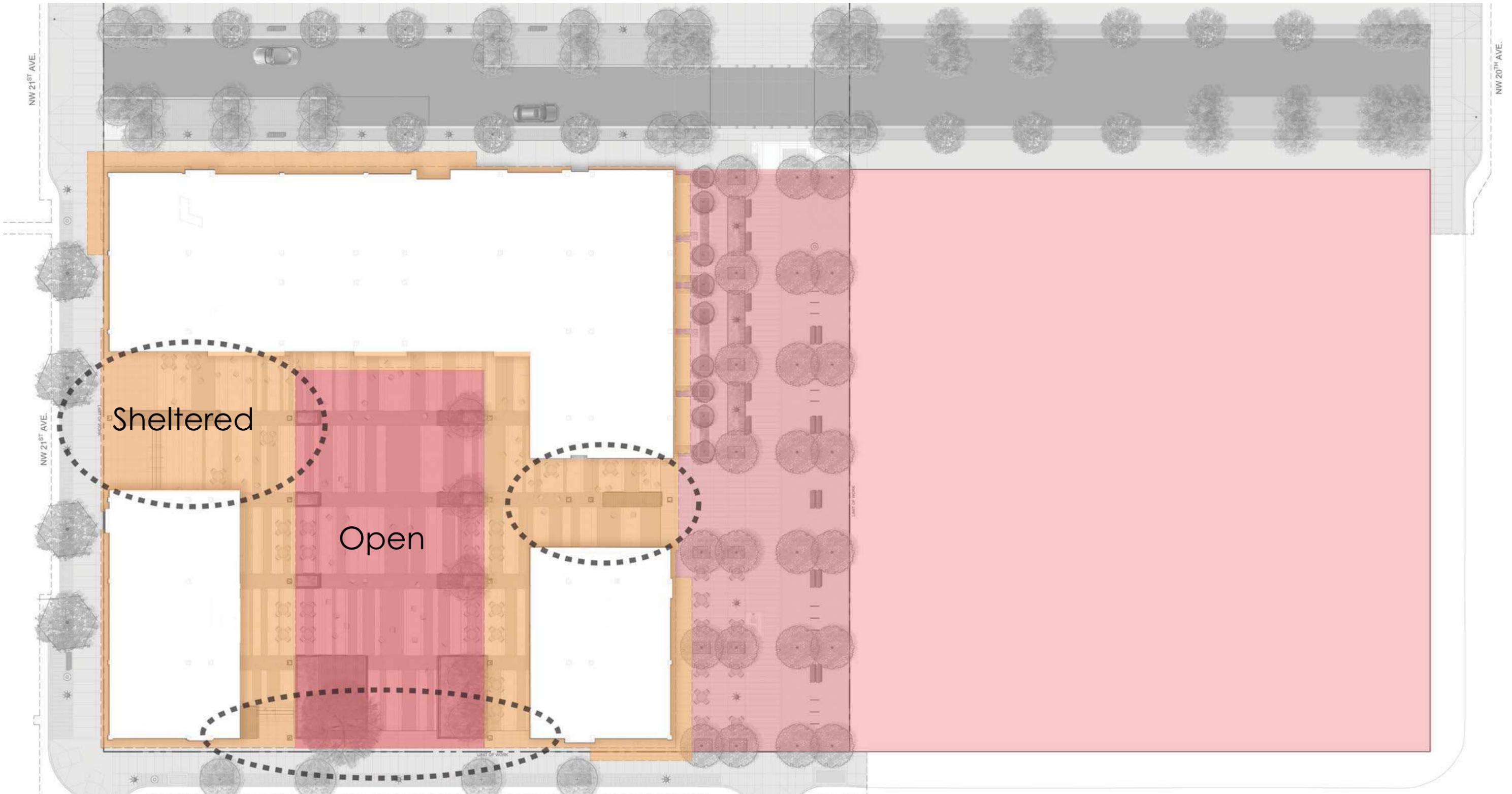


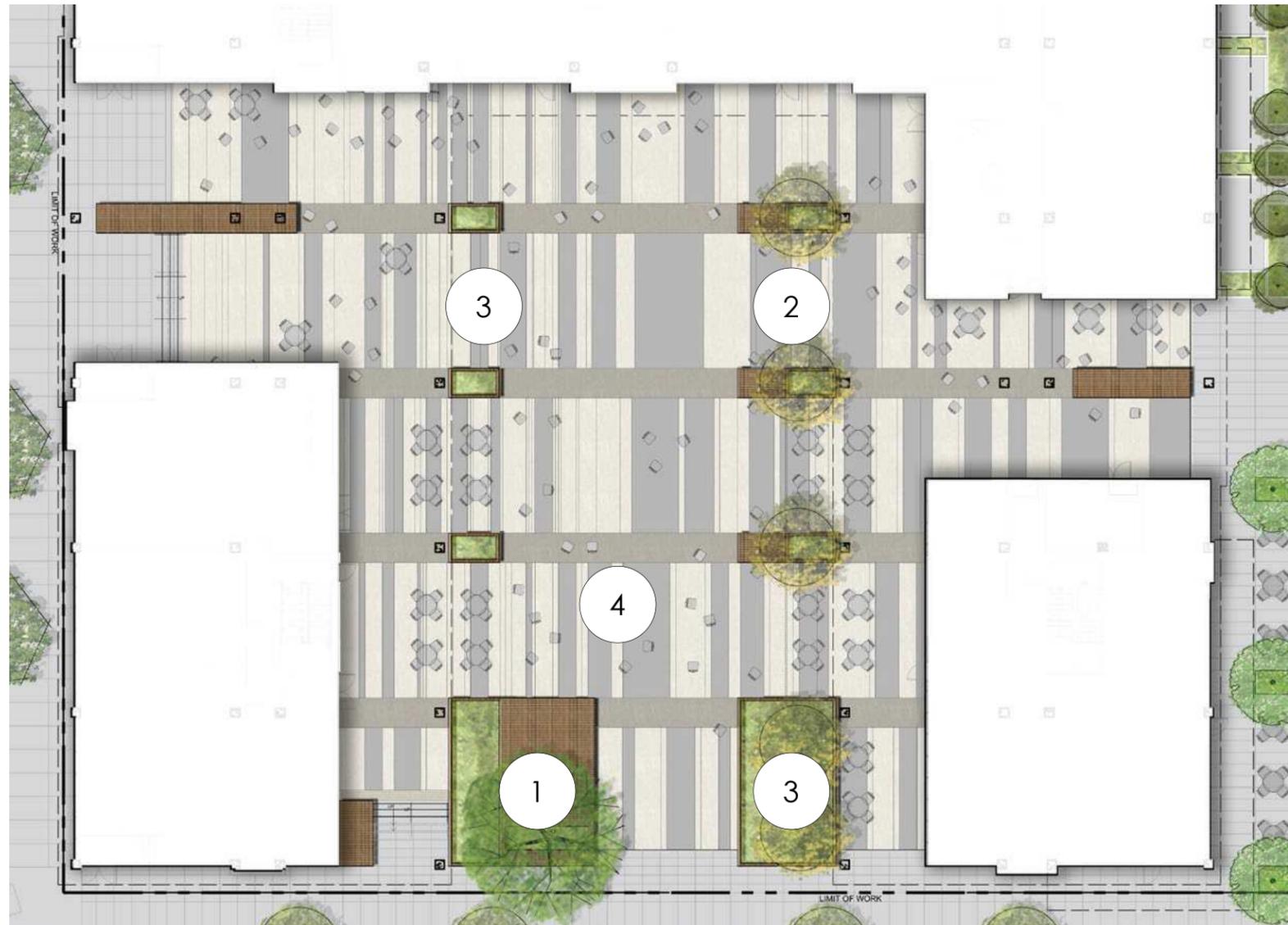
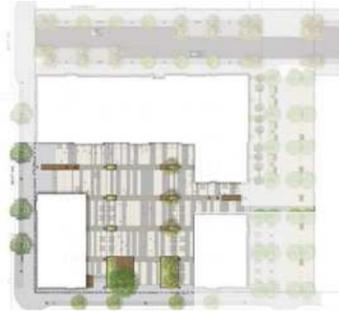


- Pedestrian
- - - Bicycle
- - - Vehicle

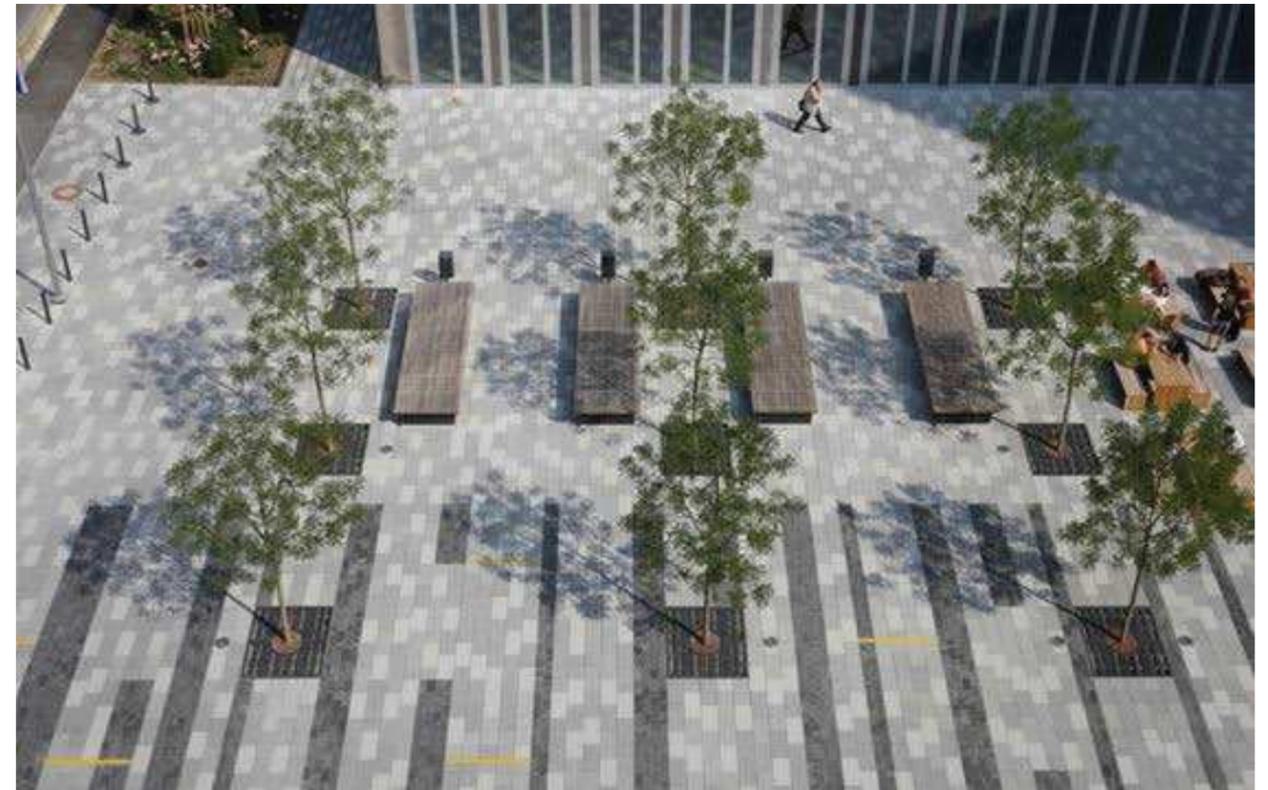


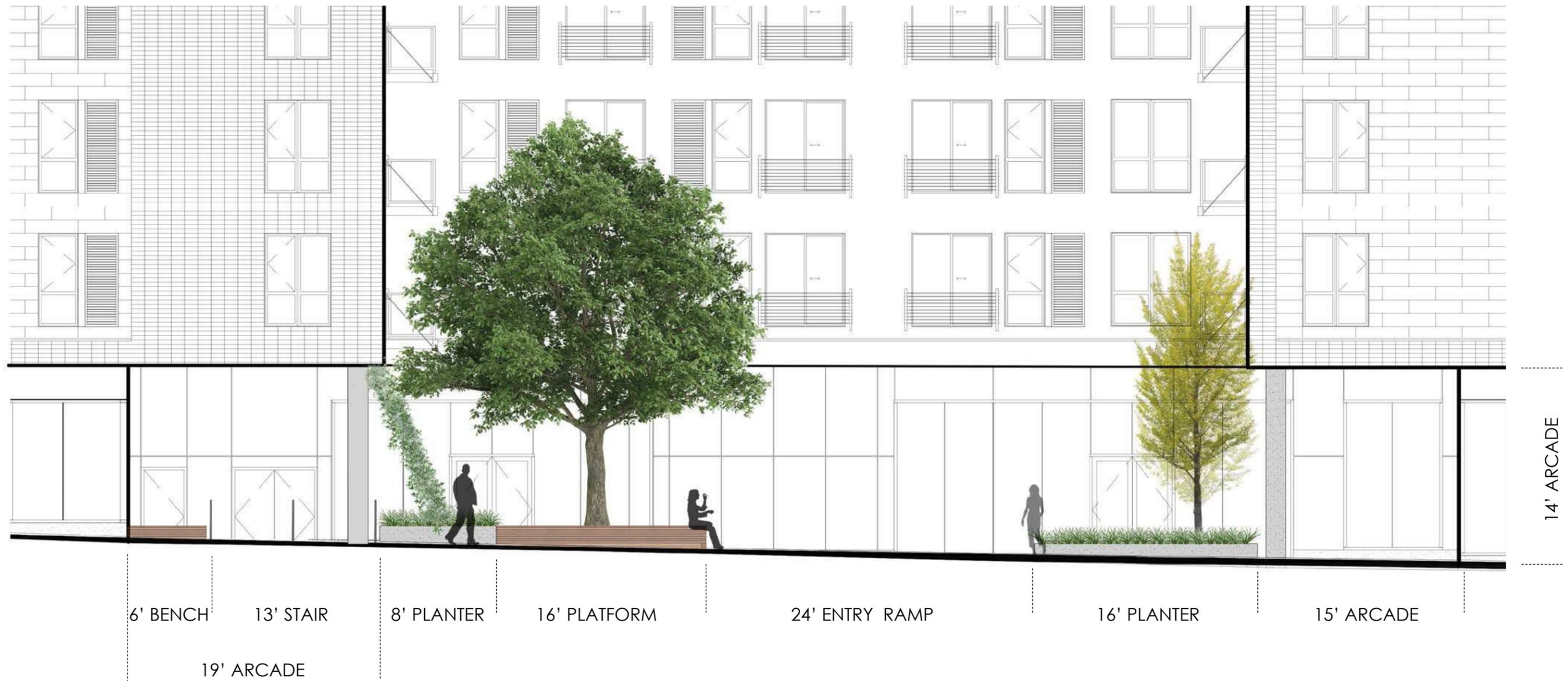
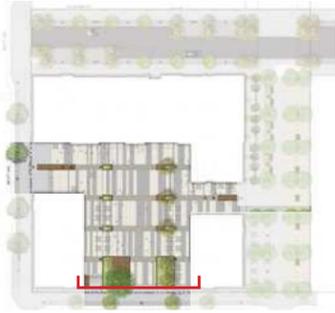
- ▲ Active Use
- ▲ Residential
- ▲ Lobby
- ▲ Garage





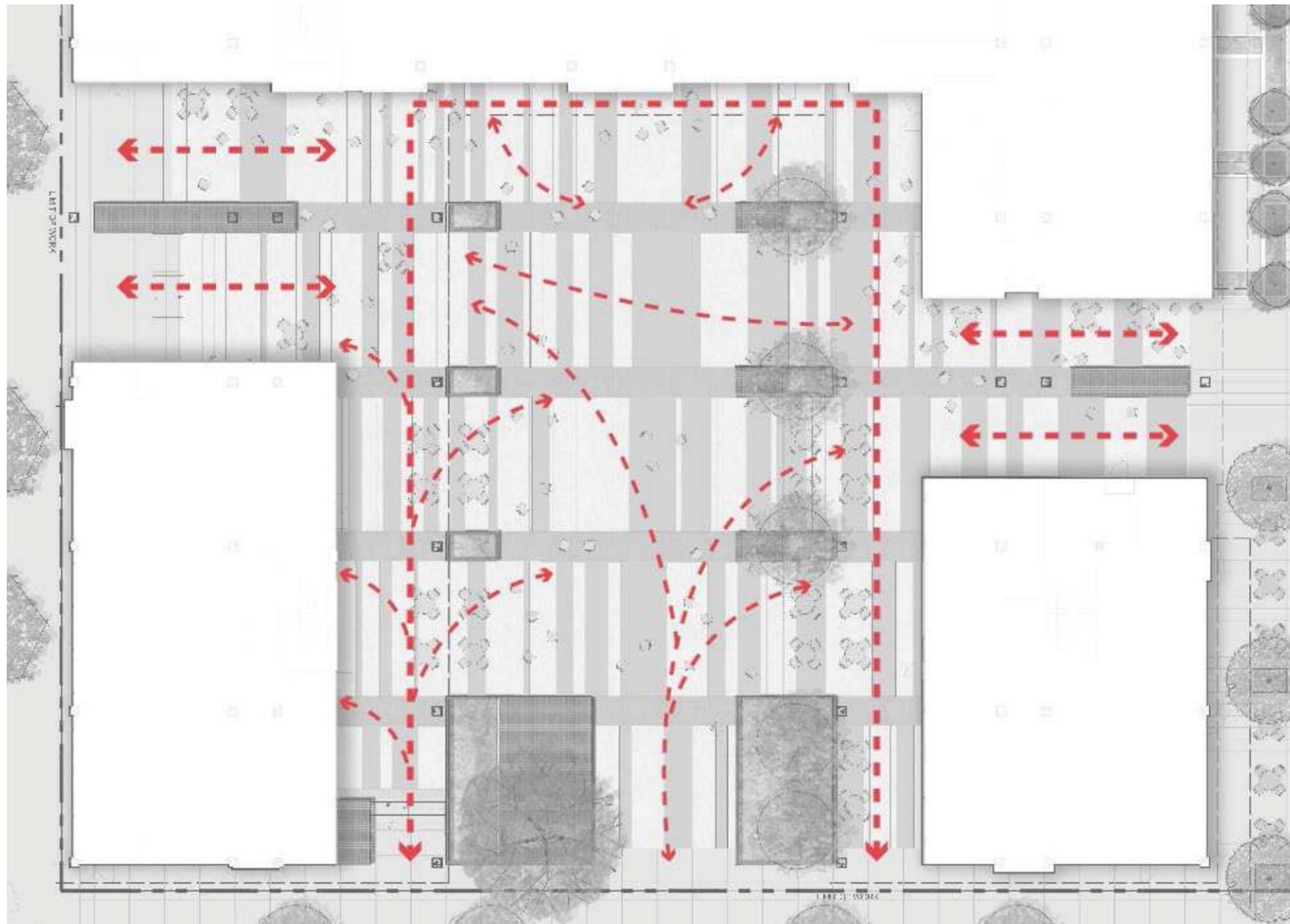
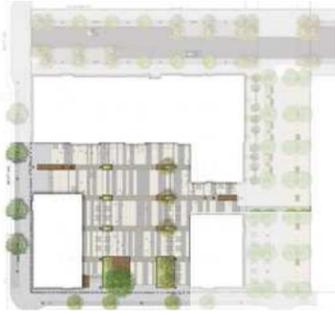
1. Platform & Specimen Tree
2. Planter Benches
3. Planters
4. Moveable Tables & Chairs

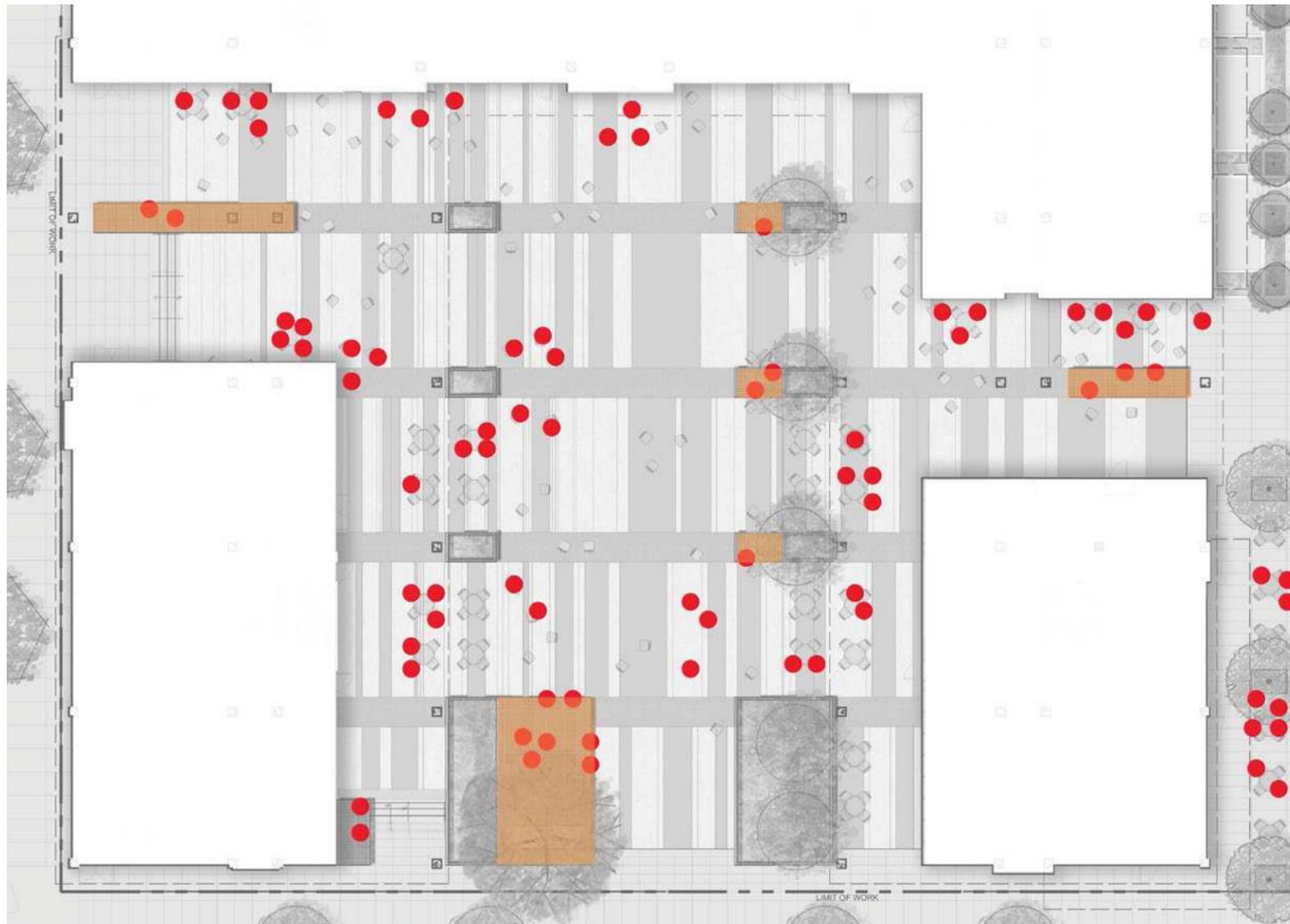
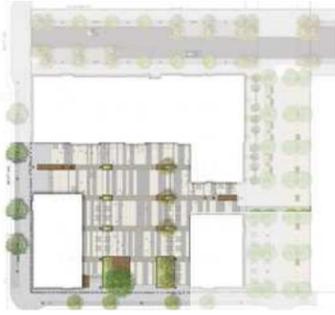


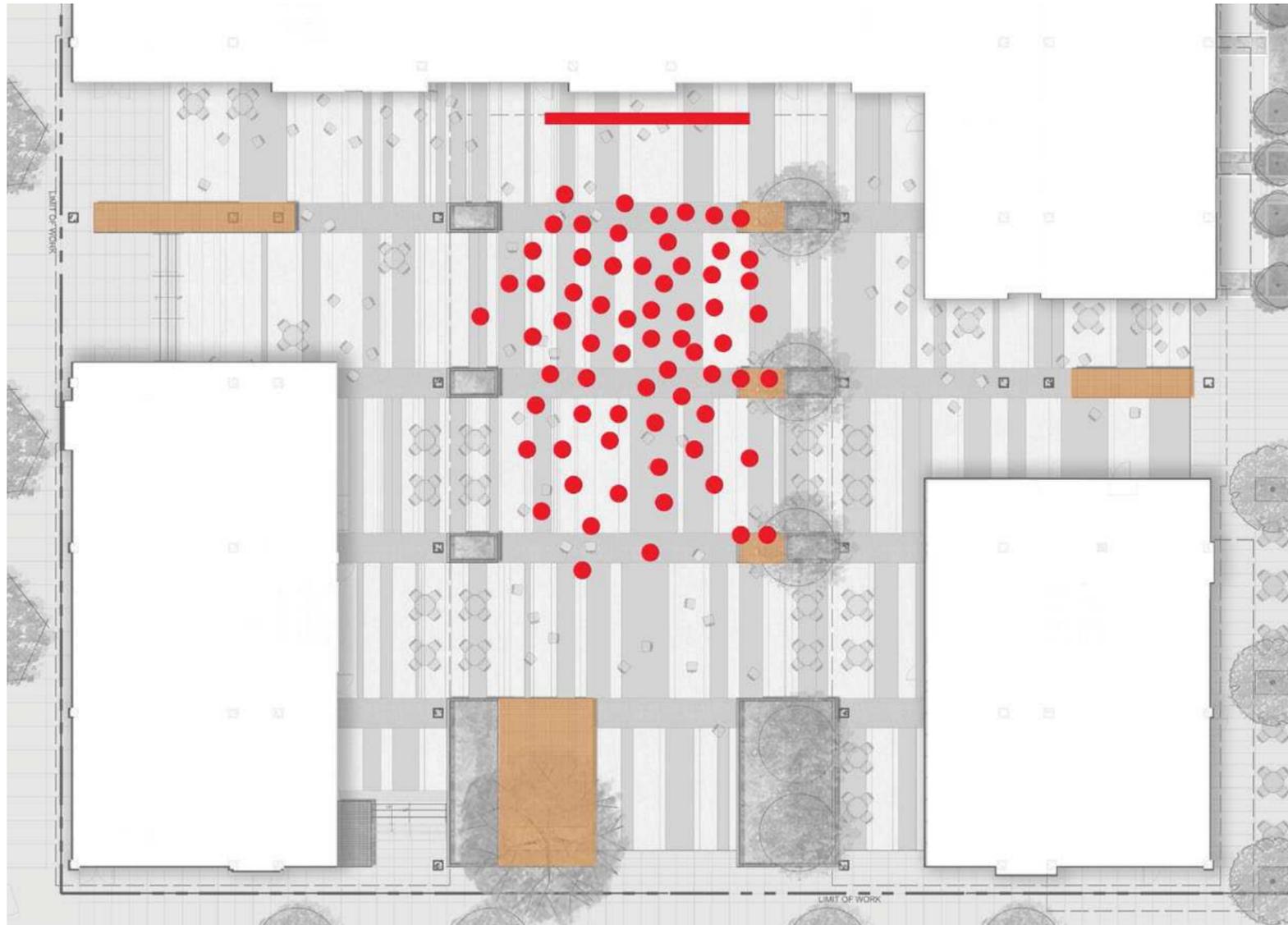
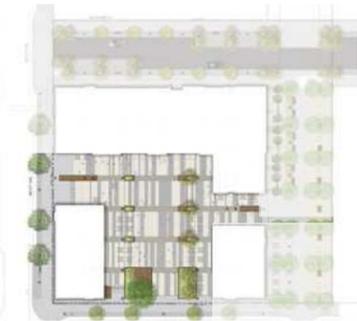


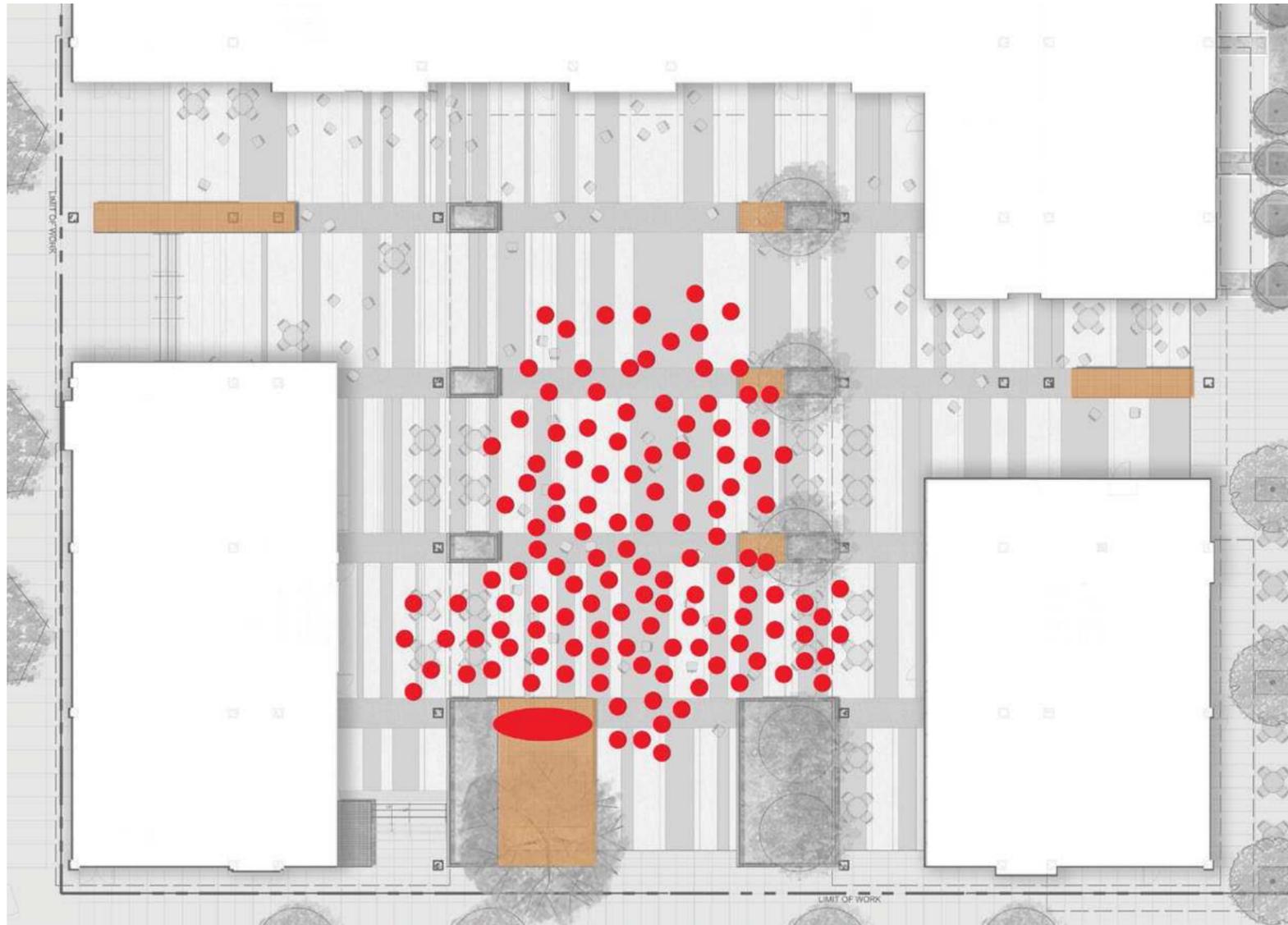
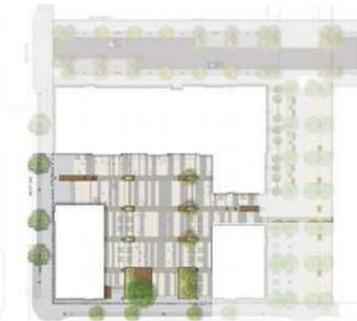
1/8" = 1'-0"

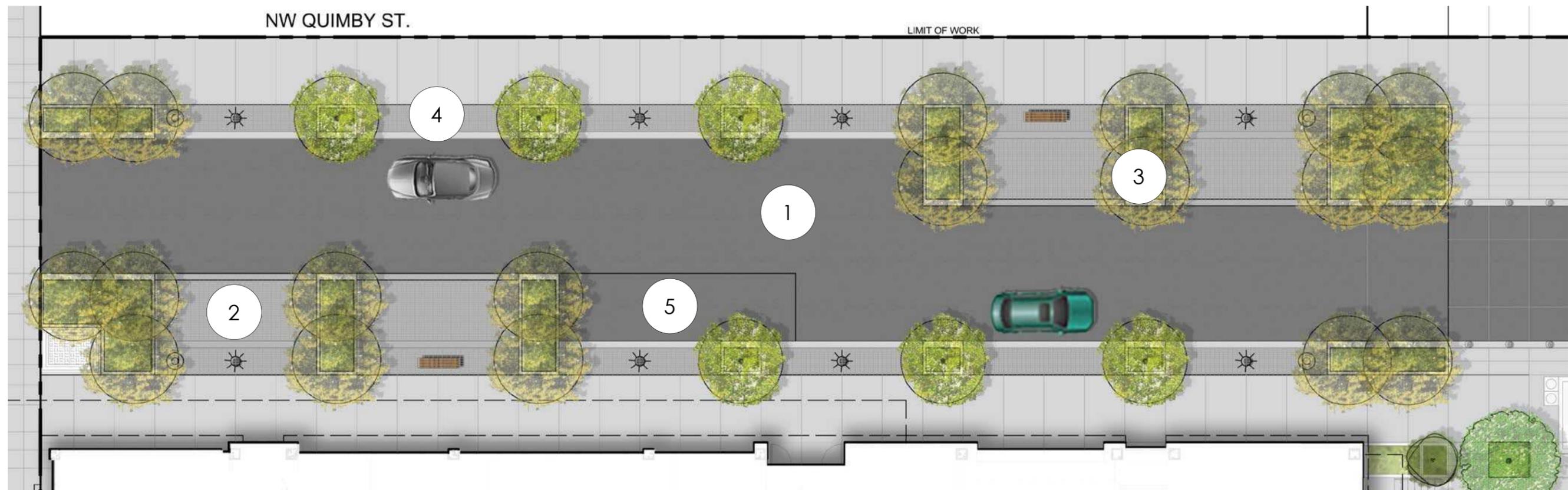
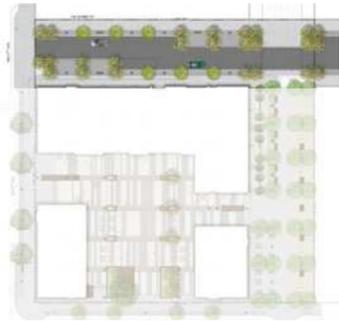




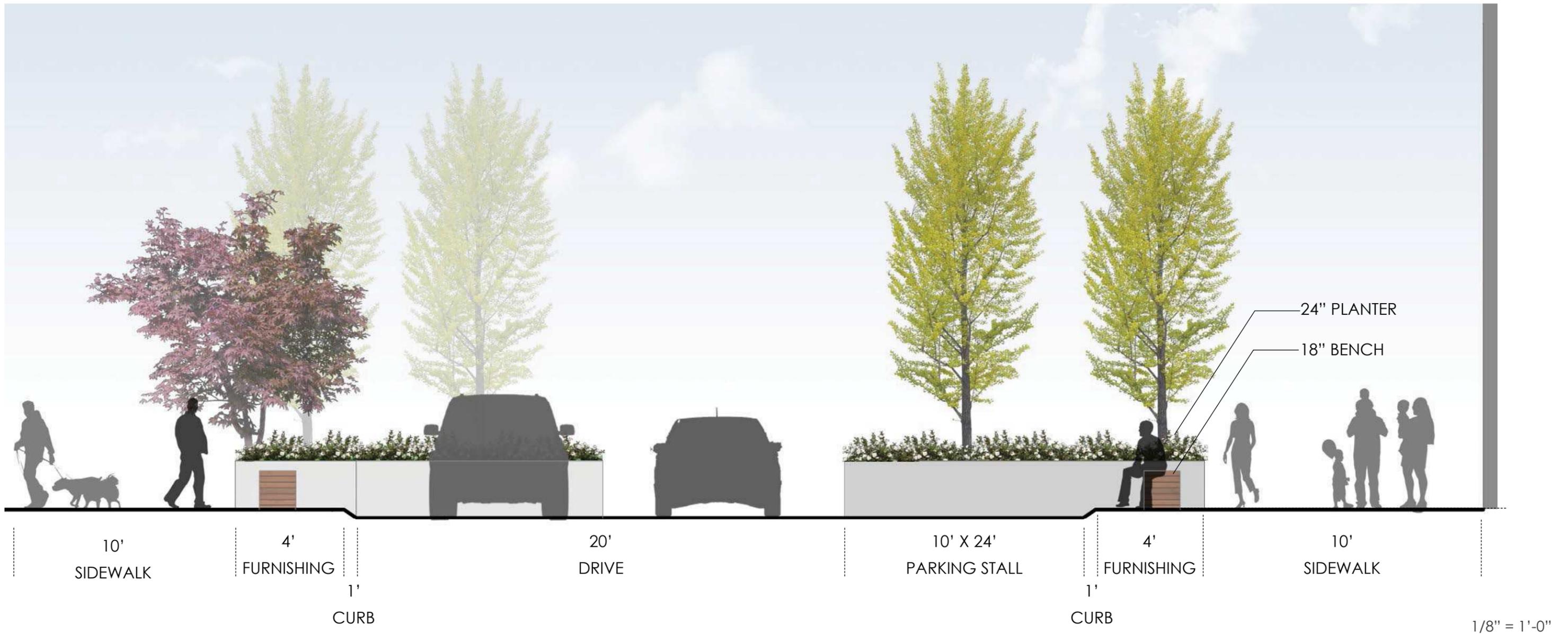
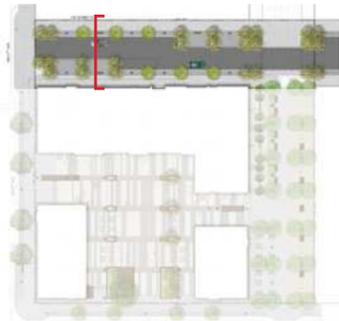


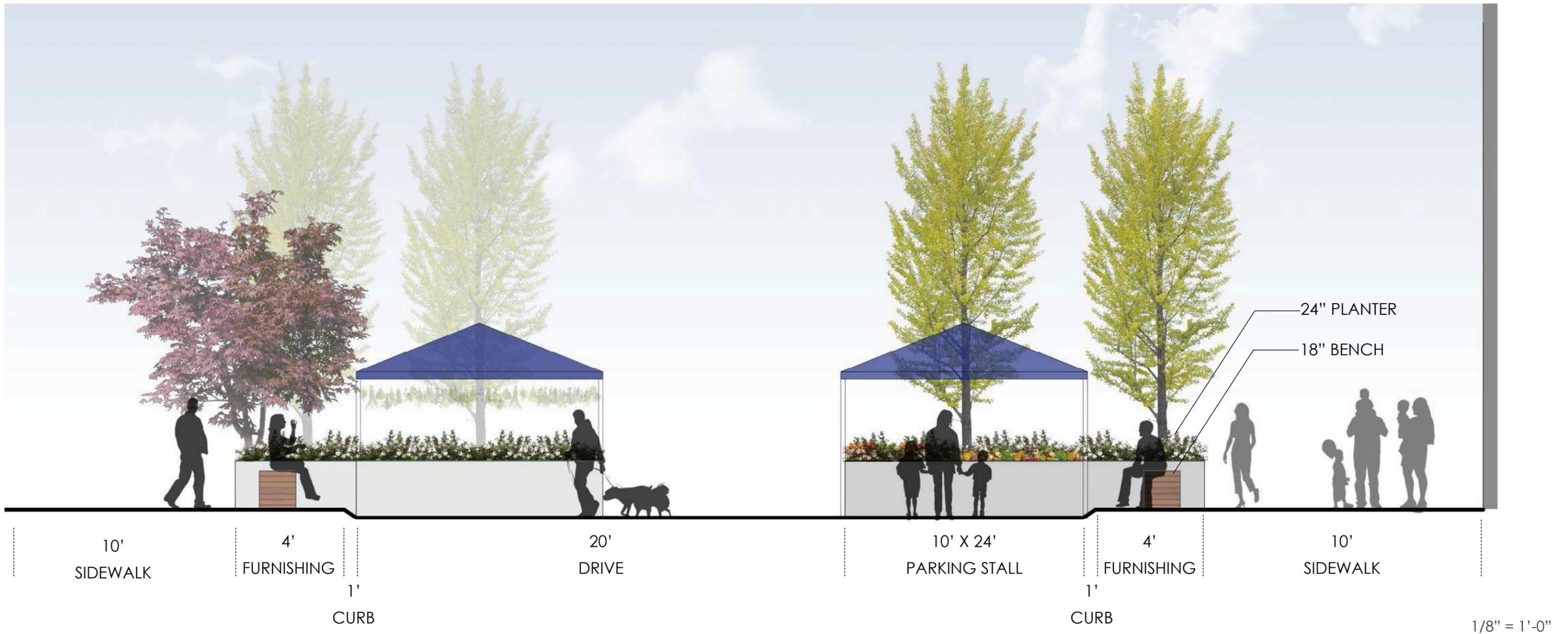
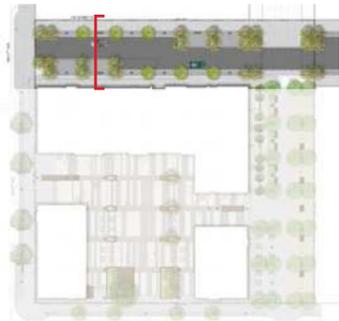


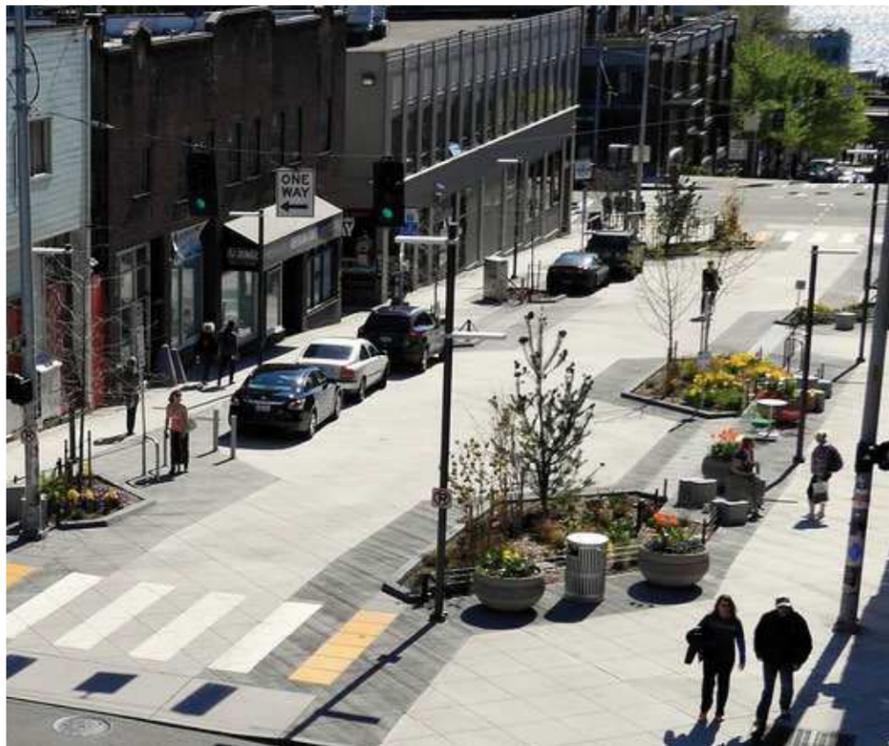


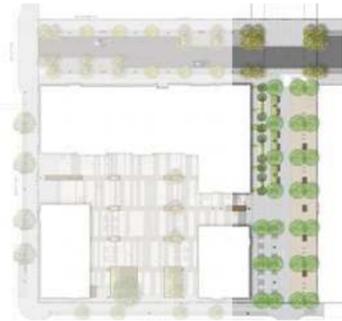


- 1. Woonerf Street
- 2. Parking Stalls
- 3. Raised Planters
- 4. Benches
- 5. Loading Zone

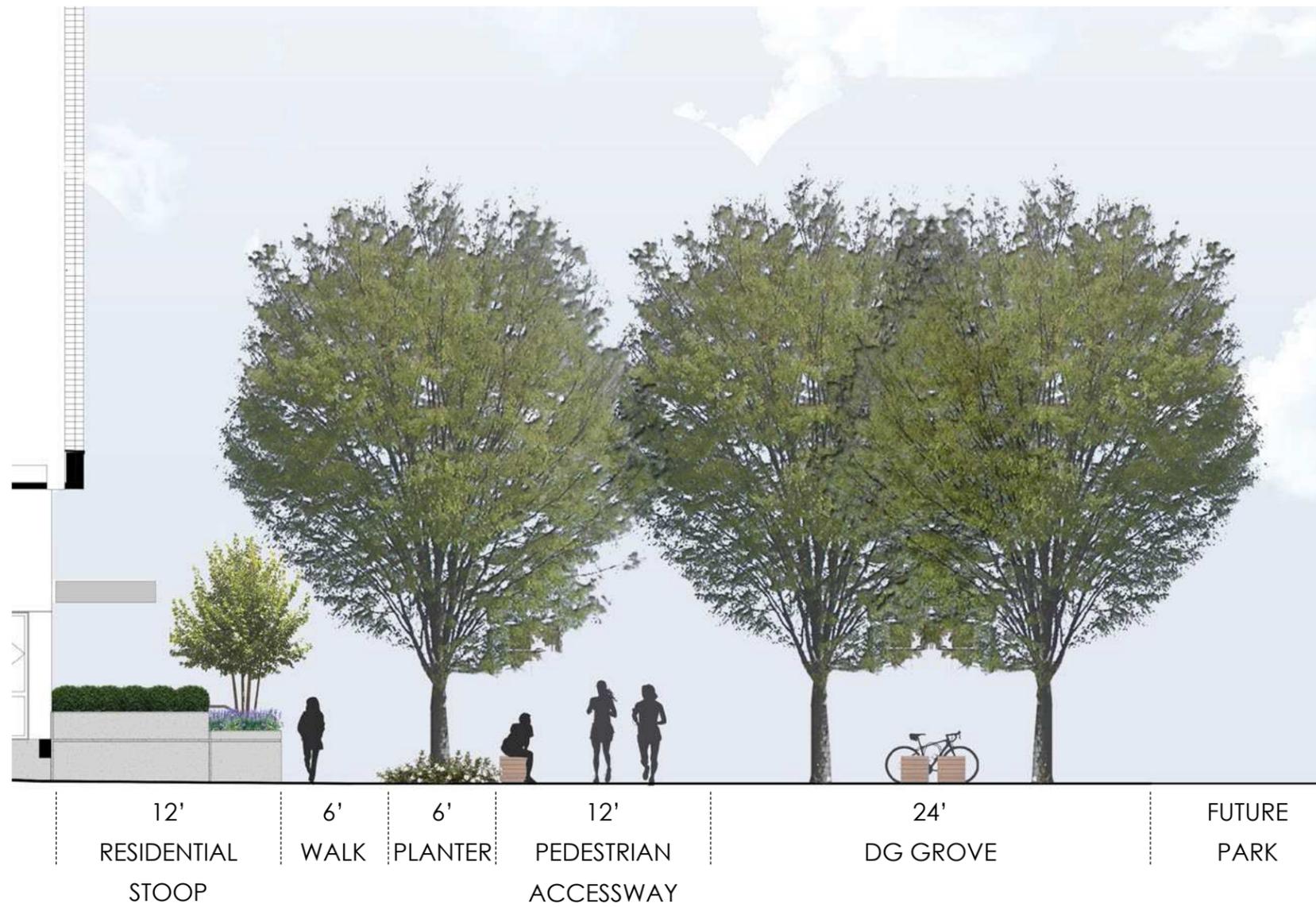
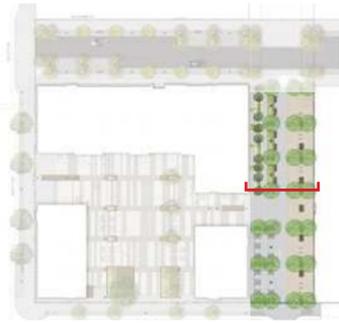








1. Pedestrian and Bicycle Accessway
2. Decomposed Granite Grove
3. Residential Stoops
4. Moveable Tables & Chairs
5. Benches
6. Bike Racks



12'
RESIDENTIAL
STOOP

6'
WALK

6'
PLANTER

12'
PEDESTRIAN
ACCESSWAY

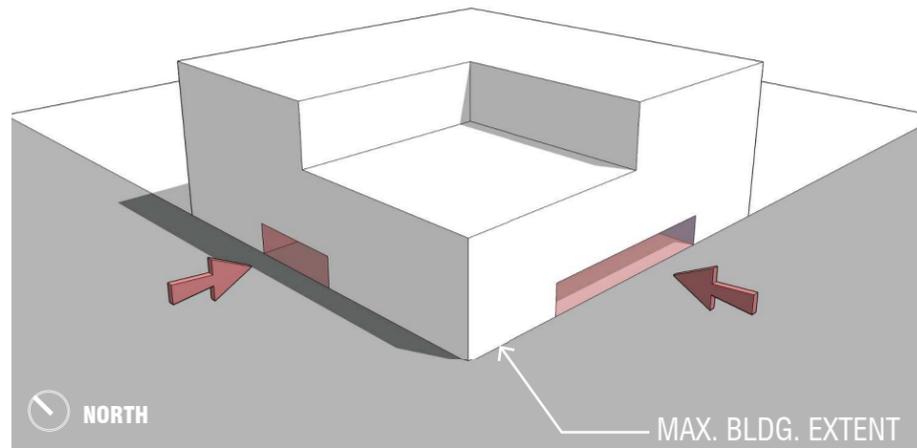
24'
DG GROVE

FUTURE
PARK

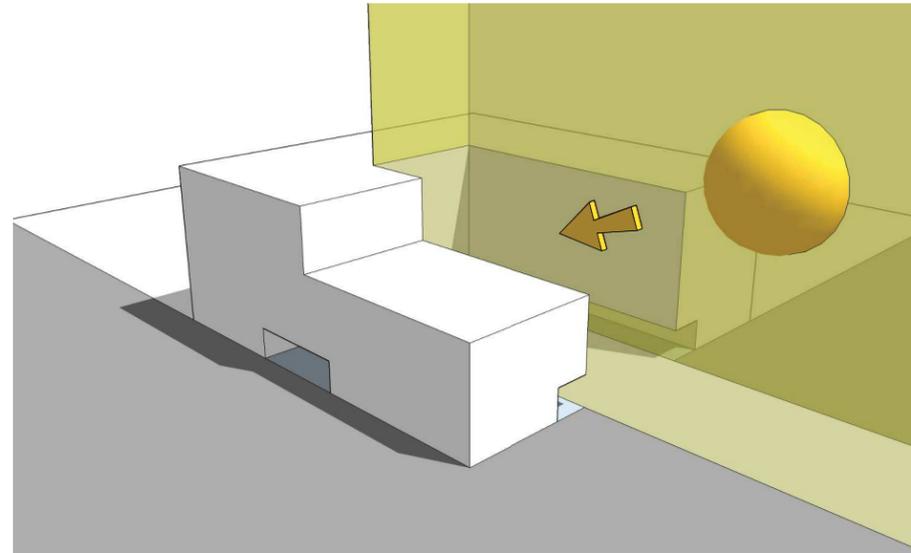
1/8" = 1'0"



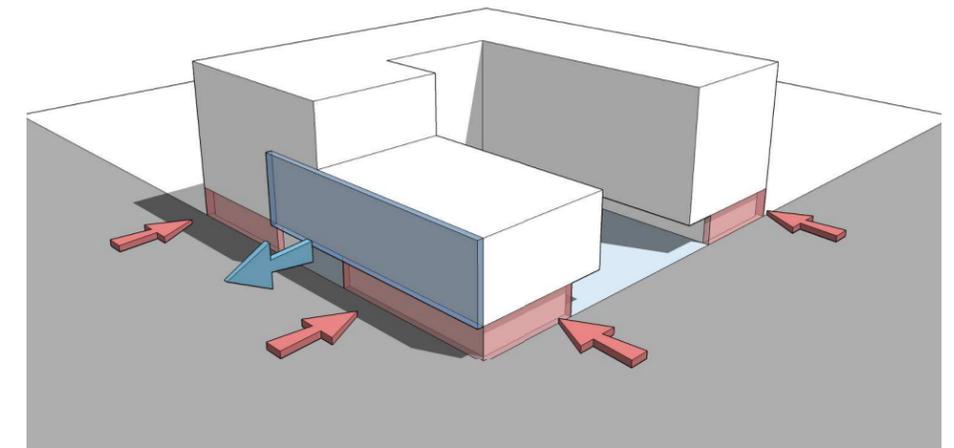
REMOVE SPACE FOR PUBLIC SQUARE AND PEDESTRIAN THROUGH ACCESS TO SQUARE AND PARK



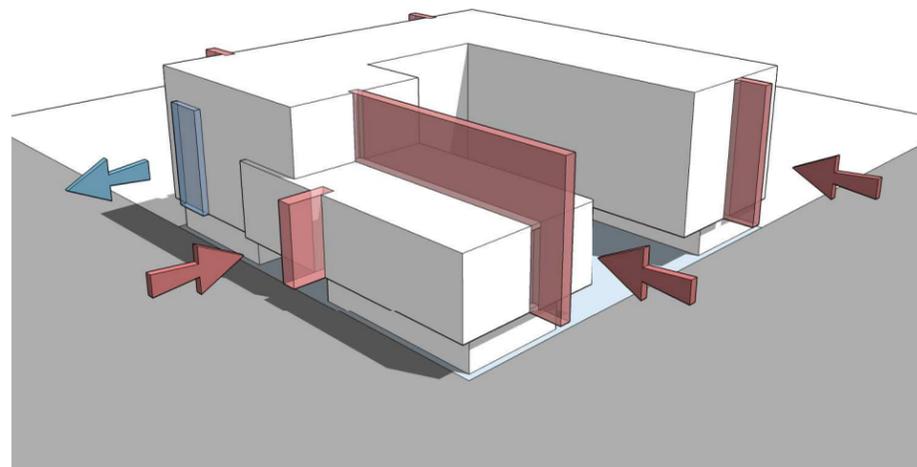
MAXIMIZE WINTER SOLAR ACCESS IN THE SQUARE



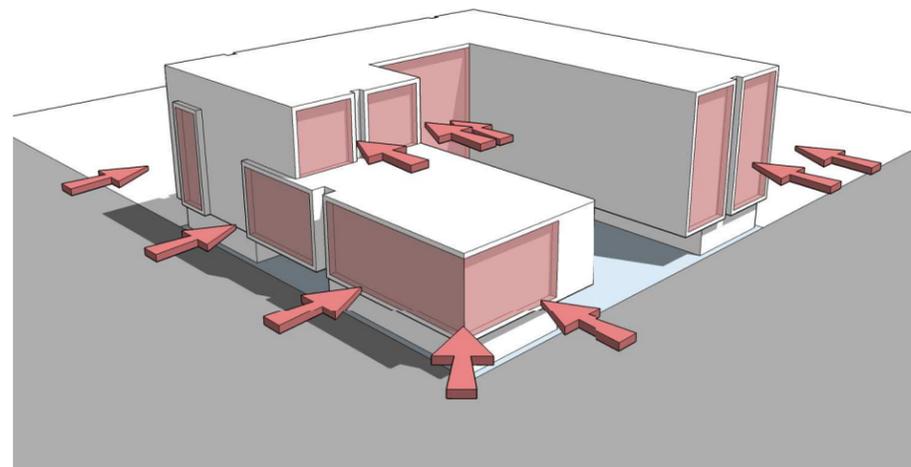
SHIFT BUILDING PLANES TO EMPHASIZE SITE CONSTRAINTS AND PEDESTRIAN EXPERIENCE



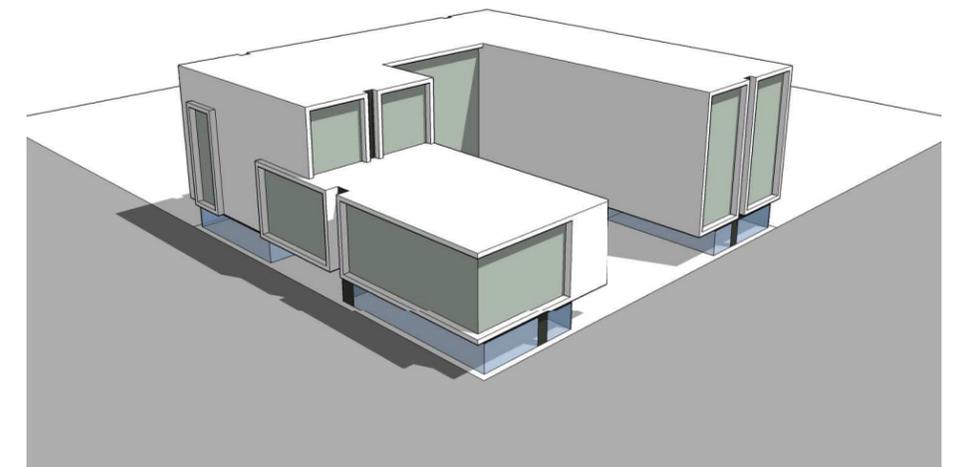
EXPRESS BUILDING CIRCULATION AND SITE ACCESS POINT

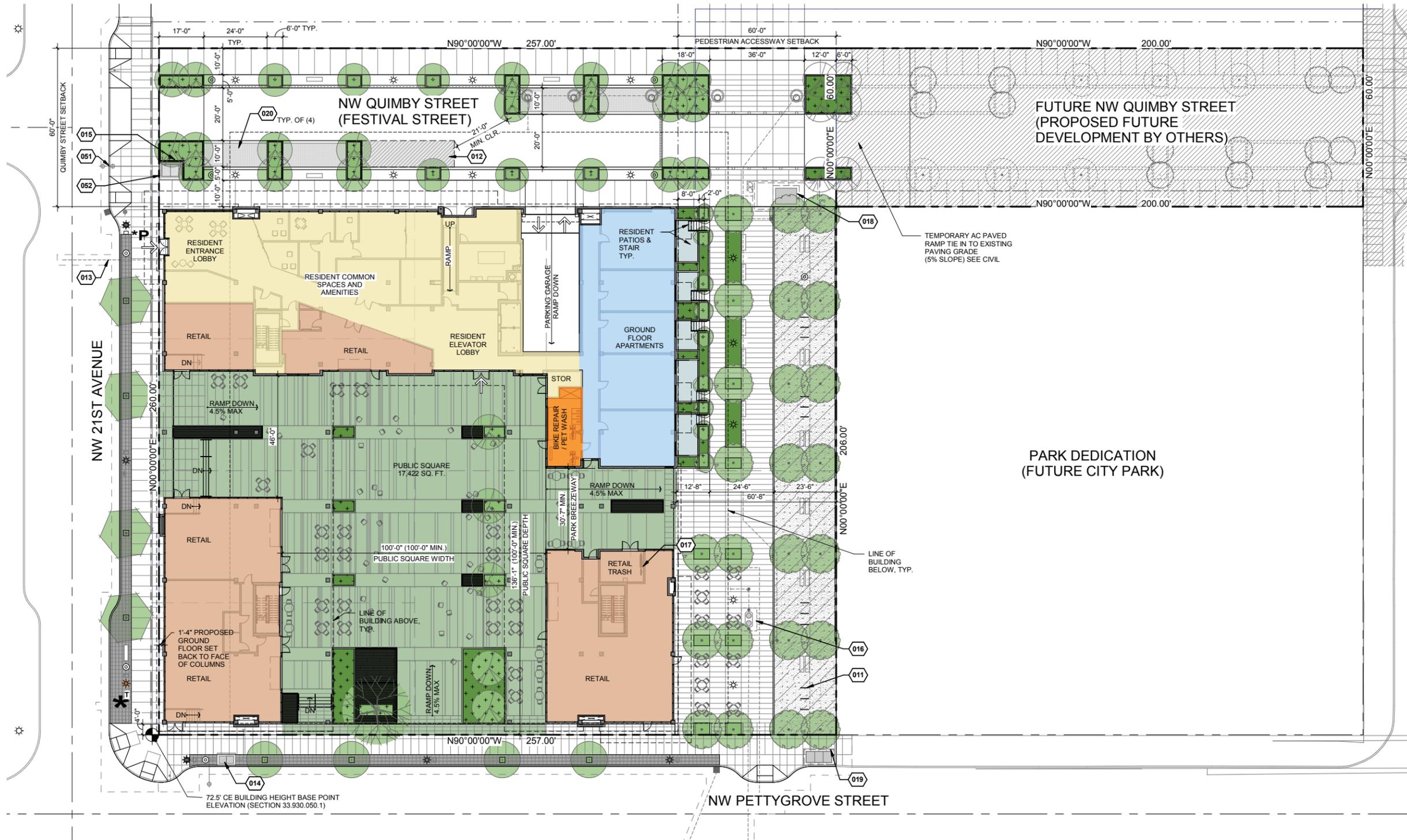


FRAME THE RESIDENTIAL PROGRAMMING



FINAL BUILDING MASSING

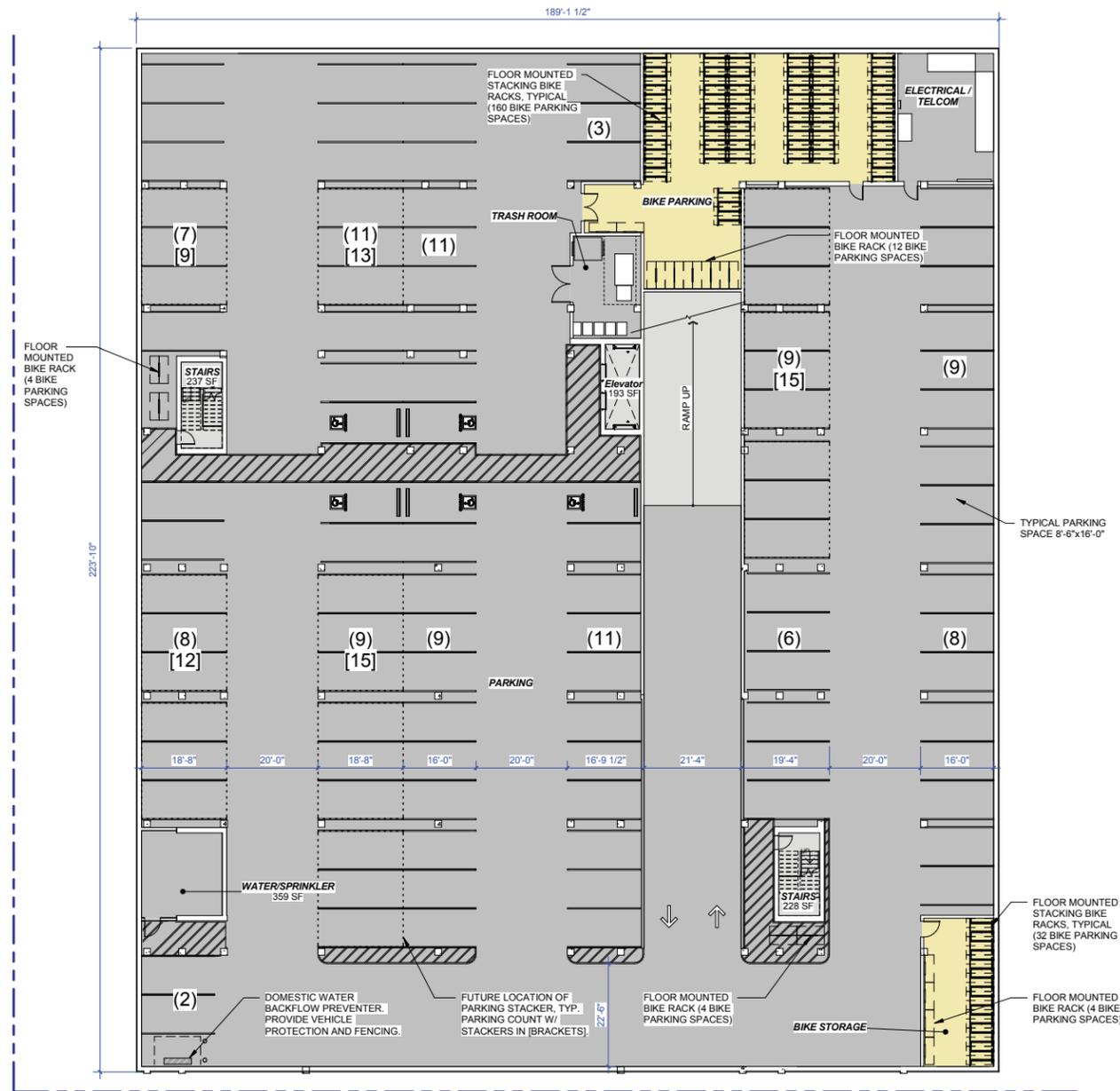




- GENERAL NOTES:**
- SITE INFORMATION IS BASED ON OWNER'S SURVEY DATED 10/21/16, BY HARPER HOUFF PETERSON RIGHELLI INC.
 - TYPICAL CURB RADIUS IS 3'-0" AT ASPHALT SIDE OF CURB, UON.
 - BUILDING AND CURBS ARE PARALLEL OR PERPENDICULAR TO THE WEST PROPERTY LINE.
 - REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR SIDEWALK AND PAVING LAYOUT INFORMATION.
 - LANDSCAPE AND STREET TREES SHOWN FOR REFERENCE ONLY, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

- LEGEND**
- SITE EASEMENTS
 - - - SITE PROPERTY BOUNDARY
 - RESIDENT COMMON BUILDING AREA
 - RESIDENTIAL APARTMENT UNITS
 - NEIGHBORHOOD FACILITY (BIKE REPAIR/PET WASH)
 - RETAIL BUILDING AREA
 - APARTMENT UNIT PATIOS
 - PUBLIC SQUARE
 - LANDSCAPE PLANTER AREA - SEE LANDSCAPE PLANS
 - LANDSCAPE AND STREET TREES - SEE LANDSCAPE PLANS
 - *T TRANSIT STOP
 - ➔ BUILDING/TENANT ENTRANCE
 - *P PRIMARY PUBLIC BUILDING ENTRANCE

- KEYNOTES**
- BICYCLE RACK, SHORT TERM. SEE DETAIL
 - LOADING ZONE - (1) STANDARD 'A' SPACE. 35'-0" X 10'-0" W/ 13'-0" OF VERTICAL CLEARANCE, PER PORTLAND ZONING CODE 33.266.310.
 - SANITARY SEWER CONNECTION. SEE CIVIL.
 - DOMESTIC WATER LINE CONNECTION AND METER. SEE CIVIL.
 - FIRE DEPARTMENT CONNECTION (FDC). SEE CIVIL.
 - GREASE INTERCEPTOR. SEE CIVIL.
 - GAS METER. SEE CIVIL.
 - PGE TRANSFORMER VAULT. SEE CIVIL.
 - PGE VAULT. SEE CIVIL.
 - PARKING SPACE WITH CONCRETE UNIT PAVERS, SEE LANDSCAPE
 - FIRE LINE CONNECTION. SEE CIVIL
 - FIRE LINE BACKFLOW PREVENTER VAULT. SEE CIVIL

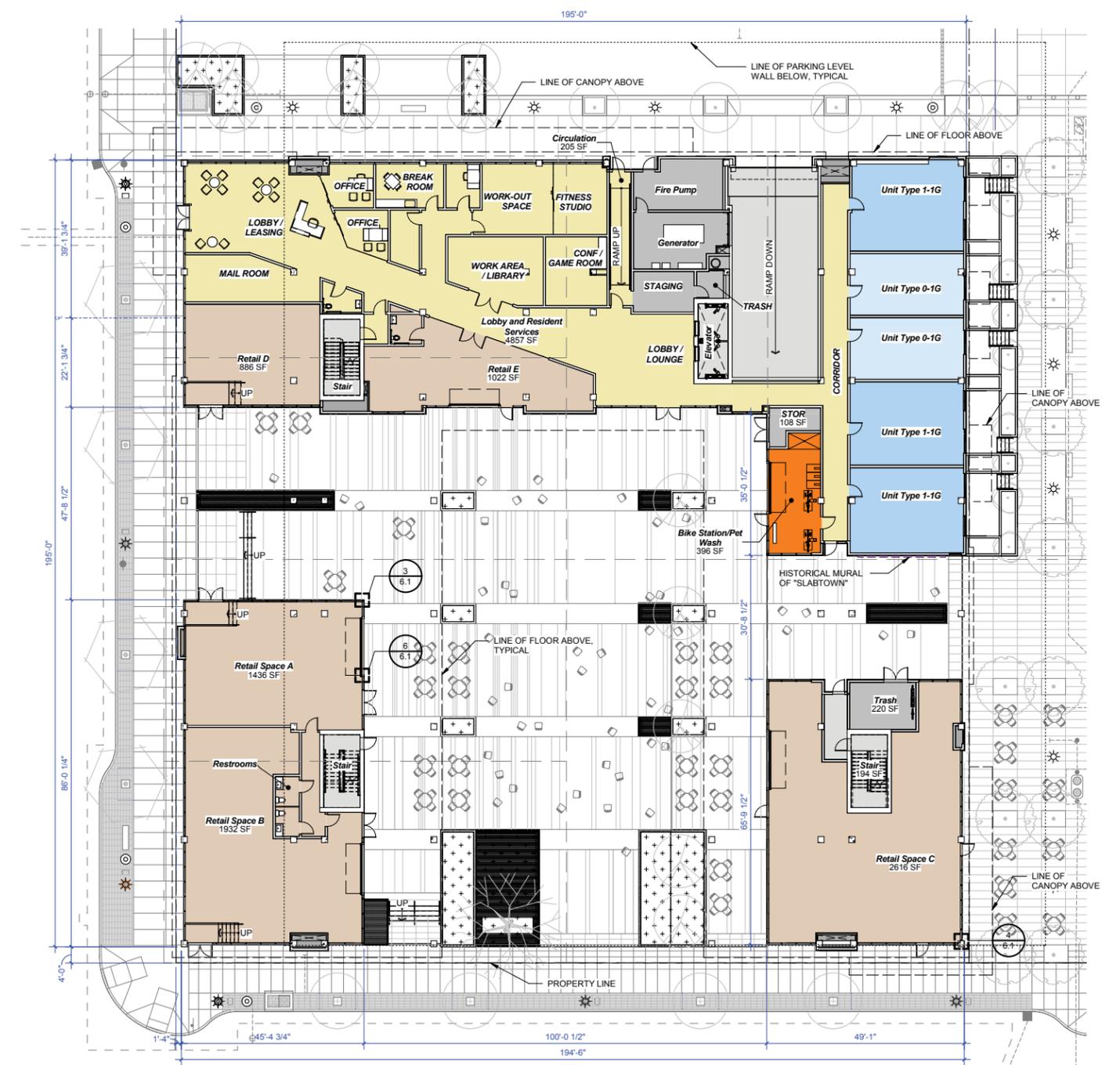


PARKING COUNT:

STANDARD PARKING STALLS:	98
ACCESSIBLE PARKING STALLS:	5
TOTAL:	103
ADDITIONAL FUTURE SPACES FROM STACKED PARKING STALLS:	
FROM STACKED PARKING STALLS:	20
TOTAL:	123

Floor Plan Legend

	Building Circulation/Common Space		Units - 1 Bed
	Mech/Shaft		Units - Studio
	Neighborhood Facility		Utility/Storage
	Retail		Vertical Circulation/Common Space



1. PARKING LEVEL

2. LEVEL 1



1. LEVEL 2

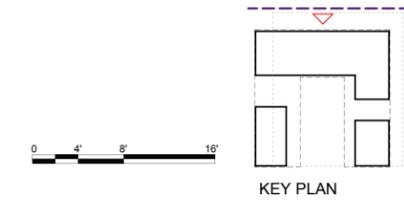


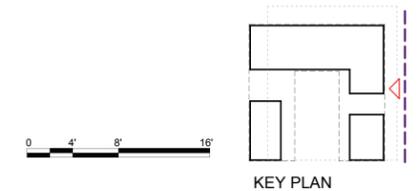
2. LEVEL 3 & 4

Floor Plan Legend

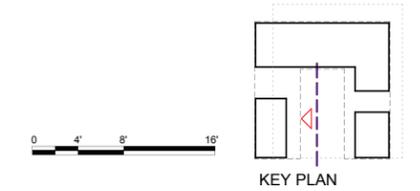
- Building Circulation/Common Space
- Units - 1 Bed
- Units - 2 Bed
- Units - Studio
- Utility/Storage
- Vertical Circulation/Common Space



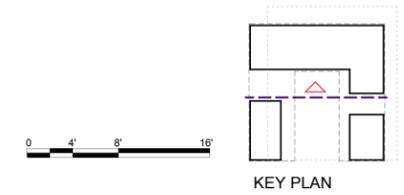
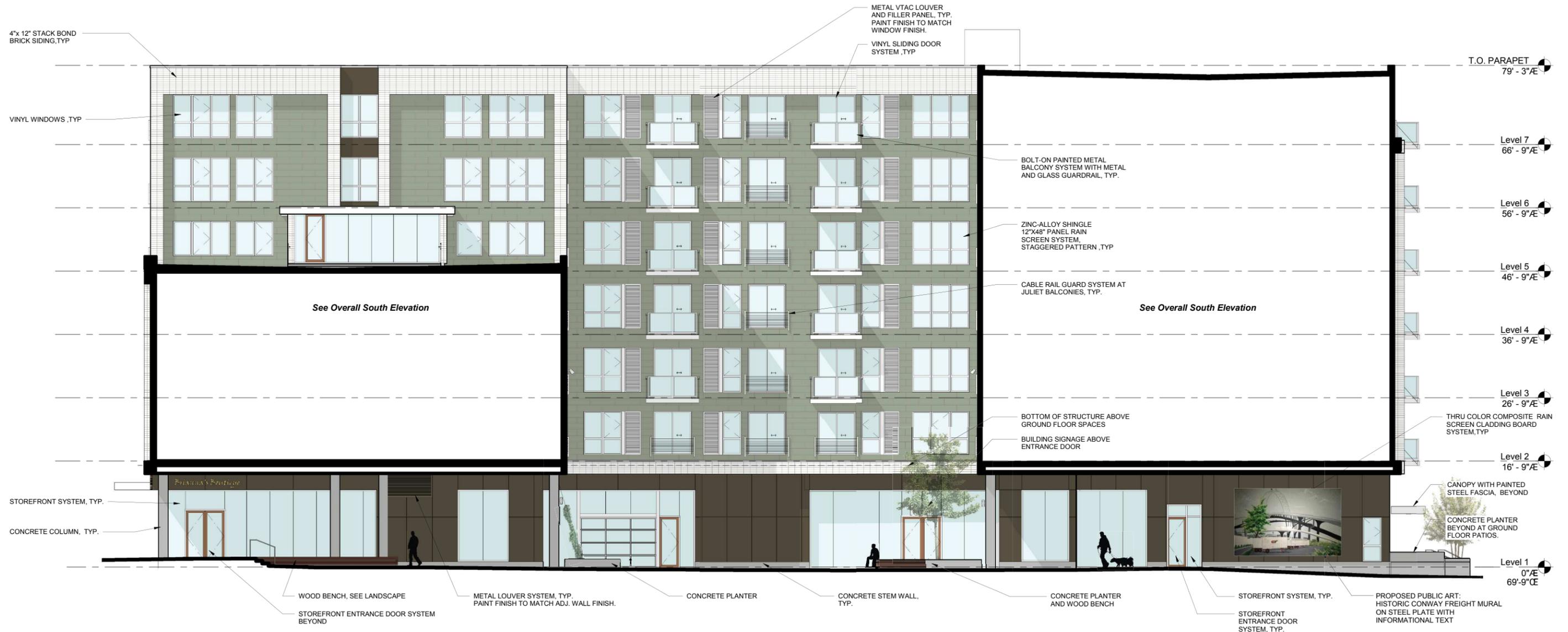




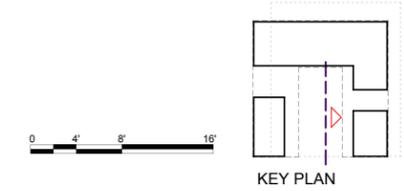




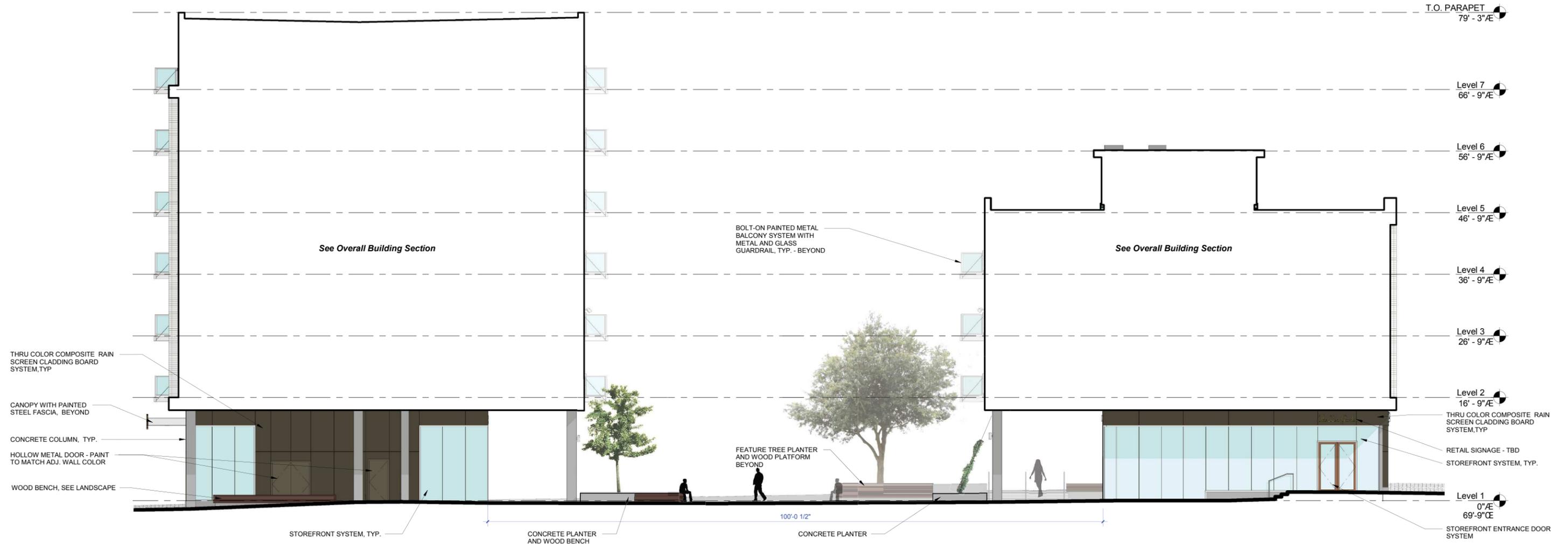
SQUARE ELEVATIONS - LOOKING WEST



SQUARE ELEVATIONS - LOOKING NORTH



SQUARE ELEVATIONS - LOOKING EAST



SQUARE ELEVATION - LOOKING SOUTH



PERSPECTIVE - THE SQUARE DURING THE DAY



AERIAL VIEW - SW CORNER



PERSPECTIVE - SE CORNER ACROSS NW PETTYGROVE



PERSPECTIVE - NW CORNER ACROSS NW 21ST









PERSPECTIVE - SE CORNER ALONG PEDESTRIAN WAY





PERSPECTIVE - THE SQUARE DURING THE EVENING

