

JUNE 08, 2017

# KoTi APARTMENTS - BLOCK 290

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



**Site Design**

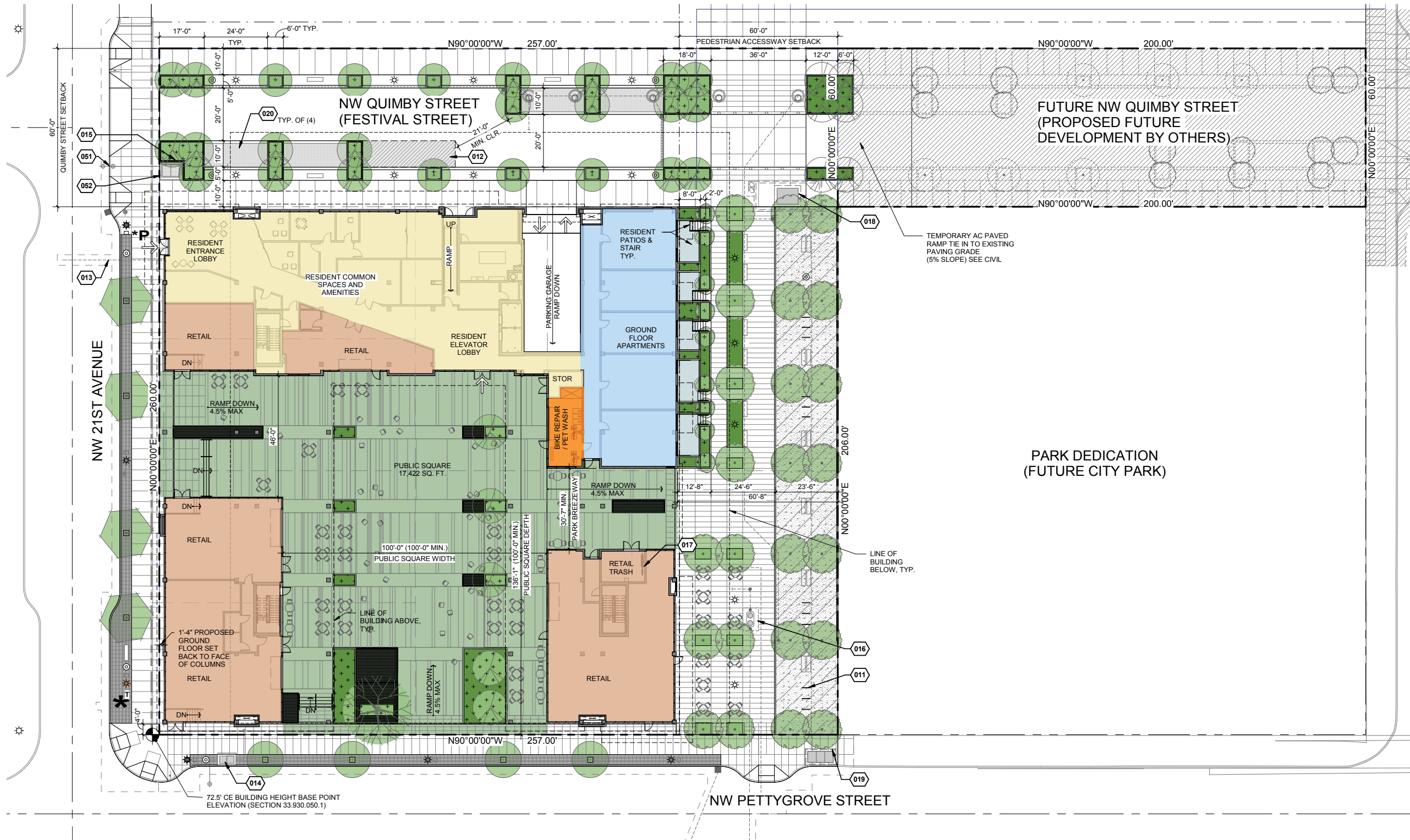
**Sect 1.0**

Site Plan  
 Design Review # 1..... 1.1  
 Response..... 1.2  
Landscape - Comprehensive Plan  
 Design Review # 1..... 1.3  
 Response..... 1.4  
Landscape - Square Looking North  
 Design Review # 1..... 1.5  
 Response..... 1.6

**Building Design**

**Sect 2.0**

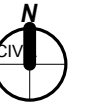
Floor Plans  
 Design Review # 1..... 2.1  
 Response..... 2.2  
Exterior Elevations - North  
 Design Review # 1..... 2.3  
 Response..... 2.4  
Exterior Elevations - East  
 Design Review # 1..... 2.5  
 Response..... 2.6  
Exterior Elevations - South  
 Design Review # 1..... 2.7  
 Response..... 2.8  
Exterior Elevations - West  
 Design Review # 1..... 2.9  
 Response..... 2.10  
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 Design Review # 1..... 2.11  
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Square Elevations - Looking North  
 Design Review # 1..... 2.13  
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 Response..... 2.18  
Aerial View - South West  
 Design Review # 1..... 2.19  
 Response..... 2.20  
Aerial View - North East  
 Design Review # 1..... 2.21  
 Response..... 2.22

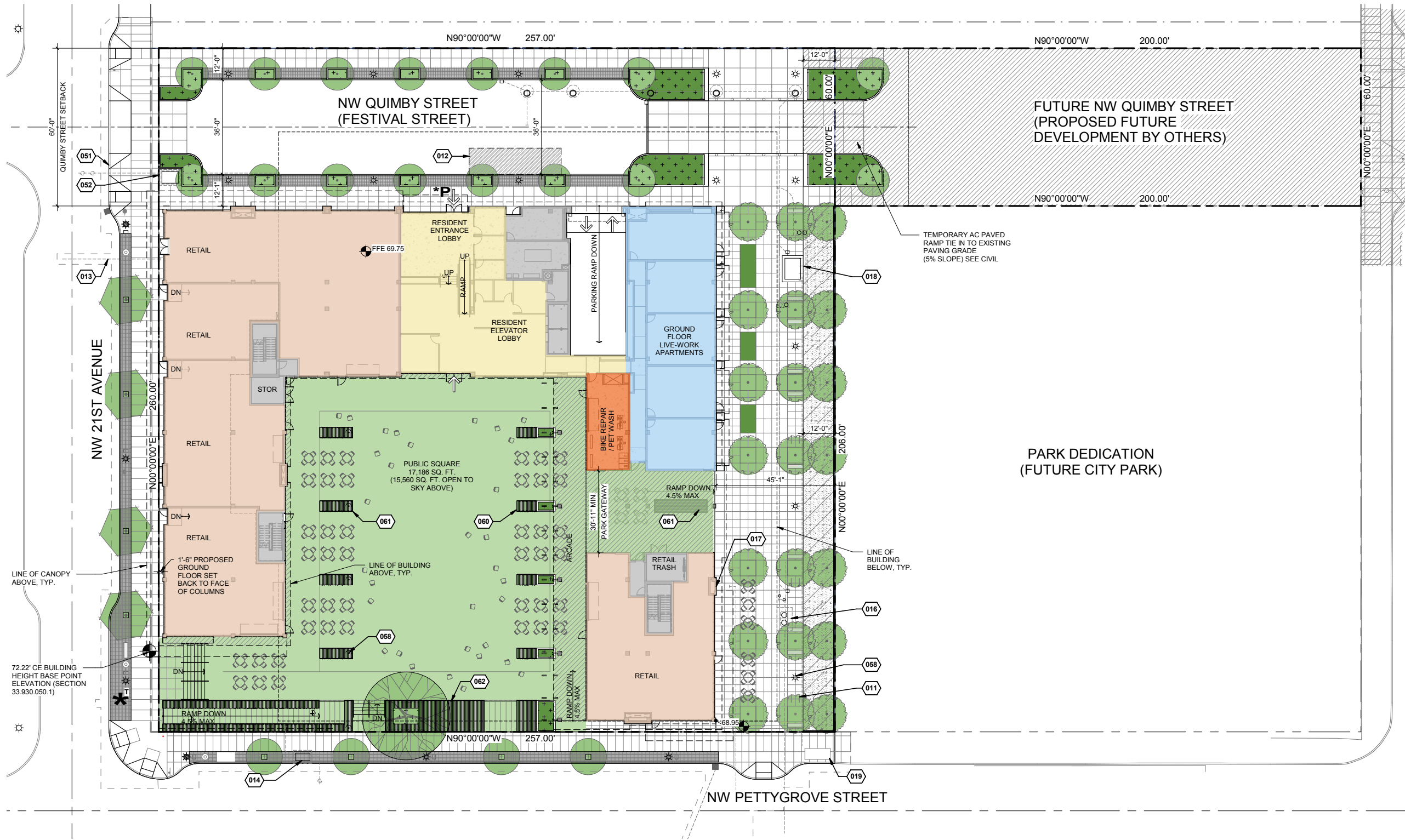


- GENERAL NOTES:**
- SITE INFORMATION IS BASED ON OWNER'S SURVEY DATED 10/21/16, BY HARPER HOUF PETERSON RIGHELLI INC.
  - TYPICAL CURB RADIUS IS 3'-0" AT ASPHALT SIDE OF CURB, UON.
  - BUILDING AND CURBS ARE PARALLEL OR PERPENDICULAR TO THE WEST PROPERTY LINE.
  - REFER TO LANDSCAPE AND CIVIL DRAWINGS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





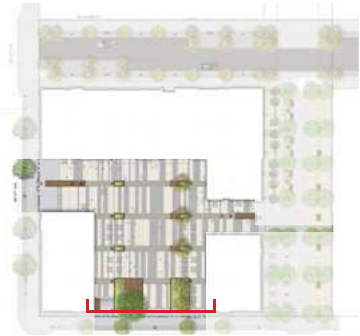
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- LEGEND**
- SITE EASEMENTS
  - - - SITE PROPERTY BOUNDARY
  - RESIDENT COMMON BUILDING AREA
  - LIVE / WORK APARTMENT UNITS
  - NEIGHBORHOOD FACILITY (BIKE REPAIR/PET WASH)
  - RETAIL BUILDING AREA
  - PUBLIC SQUARE
  - LANDSCAPE PLANTER AREA - SEE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

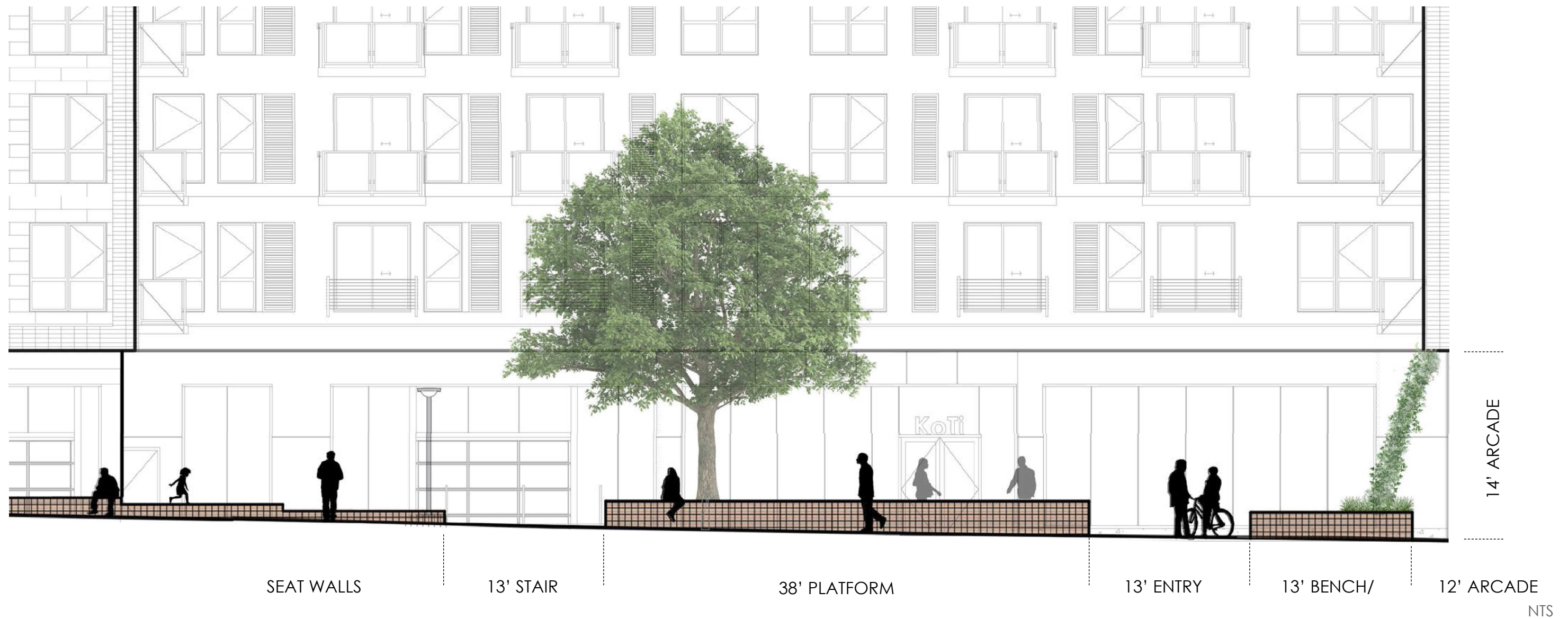
- KEYNOTES**
- 011 BICYCLE RACK, SHORT TERM. SEE DETAIL
  - 012 LOADING ZONE - (1) STANDARD 'A' SPACE. 35'-0" X 10'-0" W/ 13'-0" OF VERTICAL CLEARANCE, PER PORTLAND ZONING CODE 33.266.310.
  - 013 SANITARY SEWER CONNECTION. SEE CIVIL.
  - 014 DOMESTIC WATER LINE CONNECTION AND METER. SEE CIVIL.
  - 016 GREASE INTERCEPTOR. SEE CIVIL.
  - 017 GAS METER. SEE CIVIL.
  - 018 PGE TRANSFORMER VAULT. SEE CIVIL.
  - 019 PGE VAULT. SEE CIVIL.
  - 051 FIRE LINE CONNECTION. SEE CIVIL
  - 052 FIRE LINE BACKFLOW PREVENTER VAULT. SEE CIVIL
  - 058 ORNAMENTAL SITE LIGHT FIXTURE. SEE LANDSCAPE
  - 060 CUSTOM PLANTER AND WOOD BENCH
  - 061 CUSTOM WOOD BENCH, SEE LANDSCAPE
  - 062 CUSTOM PLANTER AND WOOD







NTS



SEAT WALLS

13' STAIR

38' PLATFORM

13' ENTRY

13' BENCH/

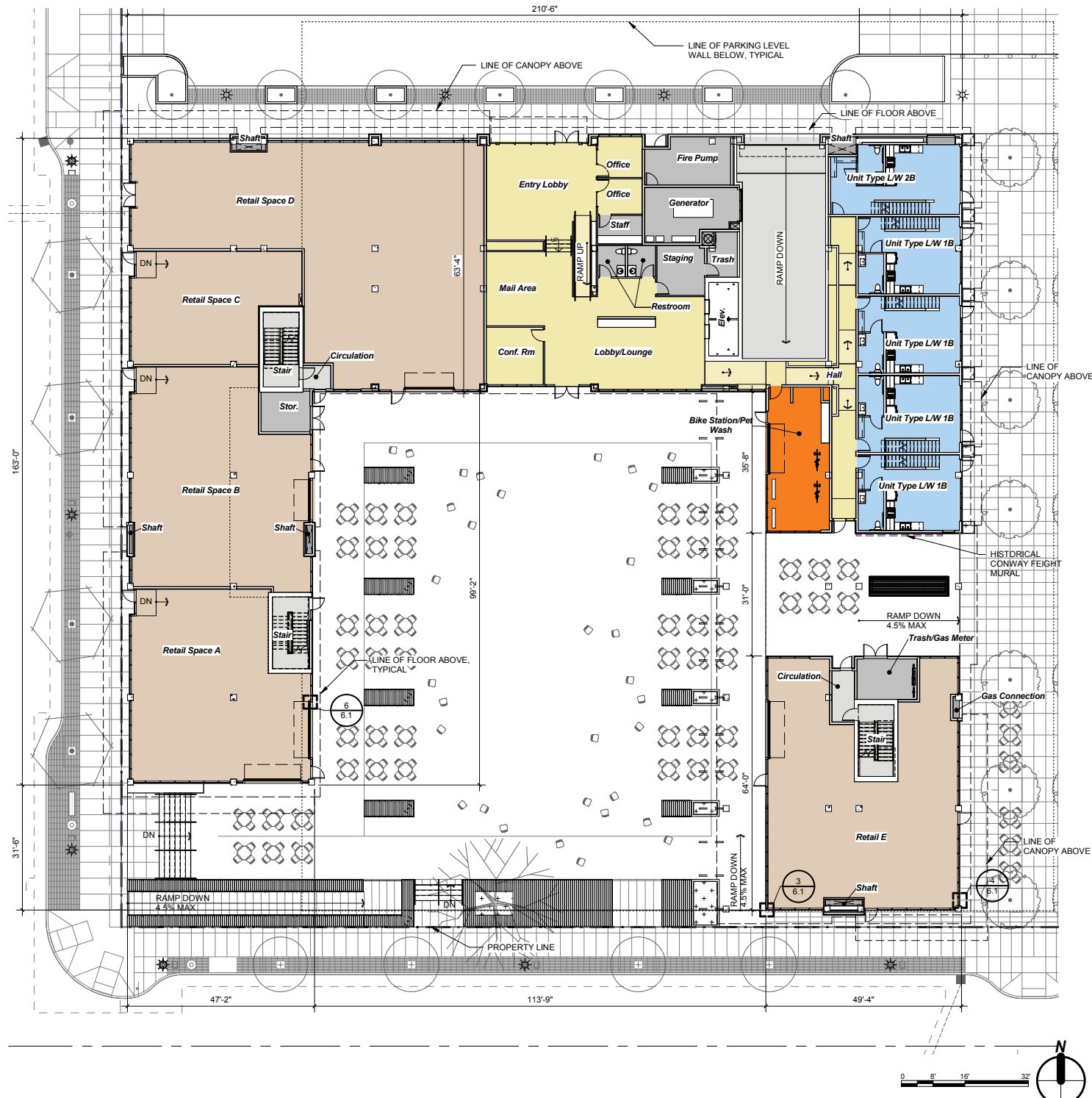
12' ARCADE  
NTS





**1. LEVEL 1**

**2. LEVEL 5**



**1. LEVEL 1**



**2. LEVEL 5**

**Floor Plan Legend**

- Building Circulation/Common Space
- Mech/Shaft
- Roof
- Units - 1 Bed
- Units - 2 Bed
- Units - Studio
- Utility/Storage
- Vertical Circulation/Common Space
- Neighborhood Facility

