

JUNE 08, 2017

KoTi APARTMENTS - BLOCK 290

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



Site Design

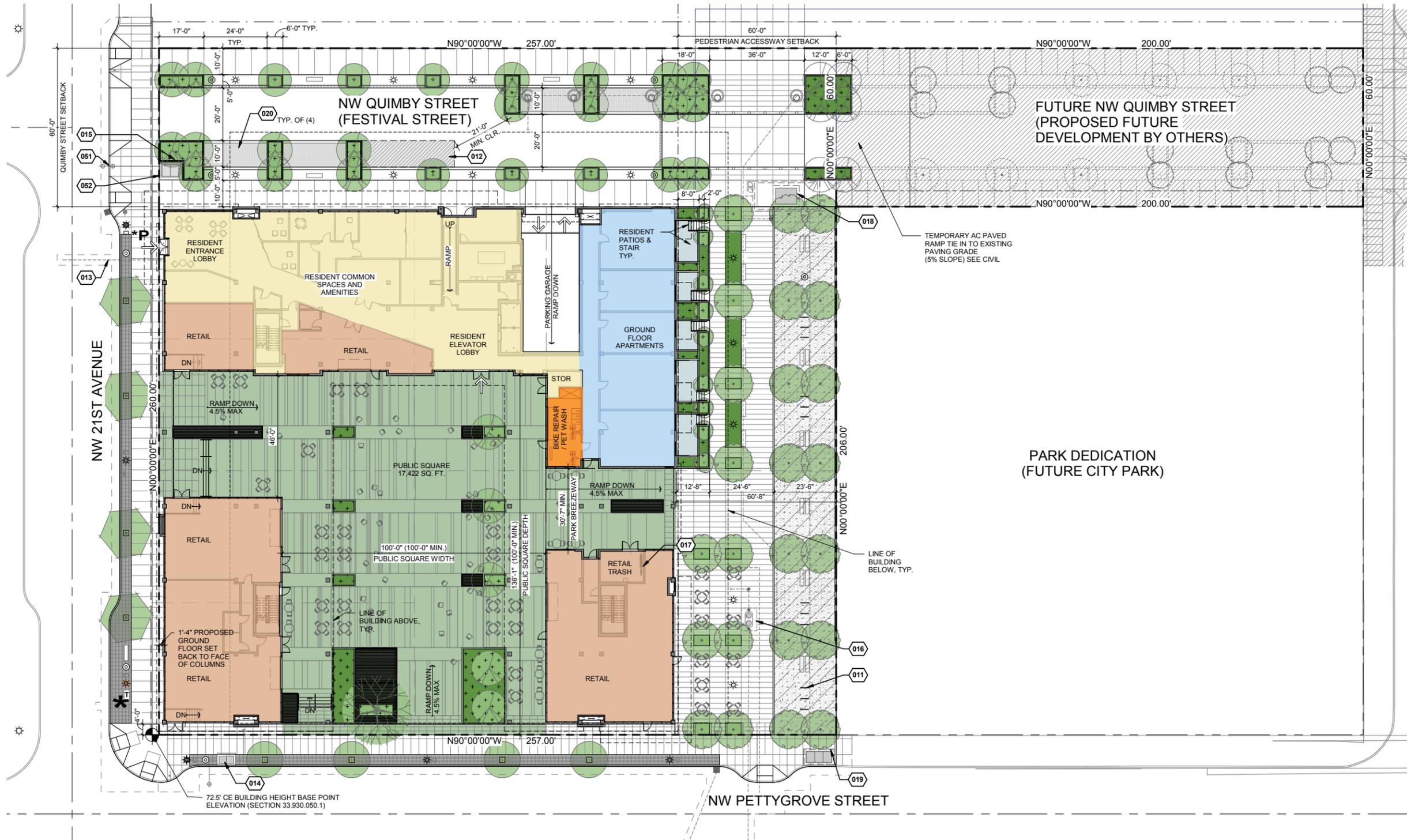
Sect 1.0

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
Square Elevations - Looking West
 Design Review # 1..... 2.11
 Response..... 2.12
Square Elevations - Looking North
 Design Review # 1..... 2.13
 Response..... 2.14
Square Elevations - Looking East
 Design Review # 1..... 2.15
 Response..... 2.16
Building Section - Through Square
 Design Review # 1..... 2.17
 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

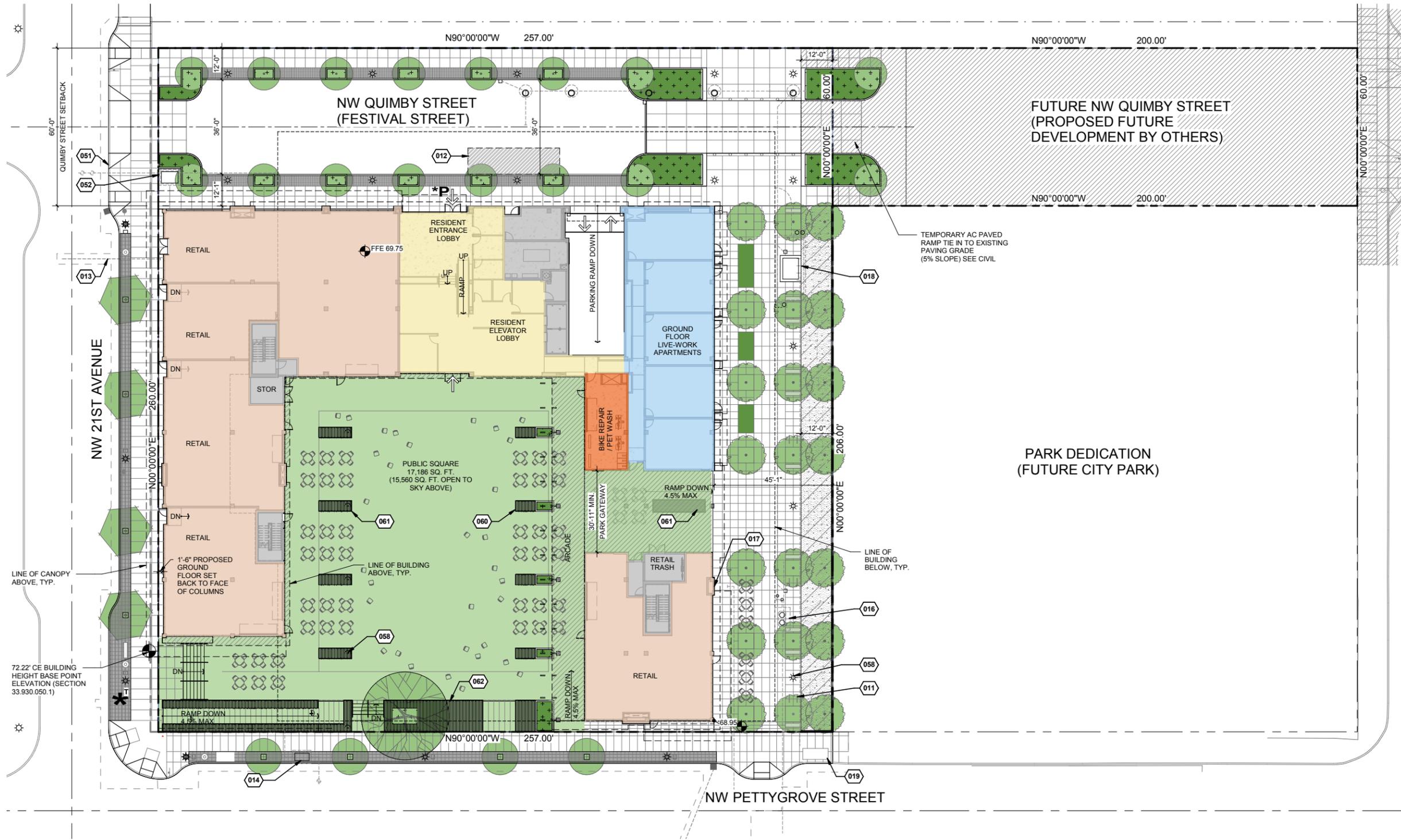


- GENERAL NOTES:**
- SITE INFORMATION IS BASED ON OWNER'S SURVEY DATED 10/21/16, BY HARPER HOUF PETERSON RIGHELLI INC.
 - TYPICAL CURB RADIUS IS 3'-0" AT ASPHALT SIDE OF CURB, UON.
 - BUILDING AND CURBS ARE PARALLEL OR PERPENDICULAR TO THE WEST PROPERTY LINE.
 - REFER TO LANDSCAPE AND CIVIL DRAWINGS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





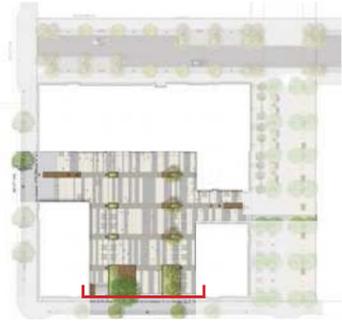
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- LEGEND**
- SITE EASEMENTS
 - - - SITE PROPERTY BOUNDARY
 - RESIDENT COMMON BUILDING AREA
 - LIVE / WORK APARTMENT UNITS
 - NEIGHBORHOOD FACILITY (BIKE REPAIR/PET WASH)
 - RETAIL BUILDING AREA
 - PUBLIC SQUARE
 - LANDSCAPE PLANTER AREA - SEE LANDSCAPE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

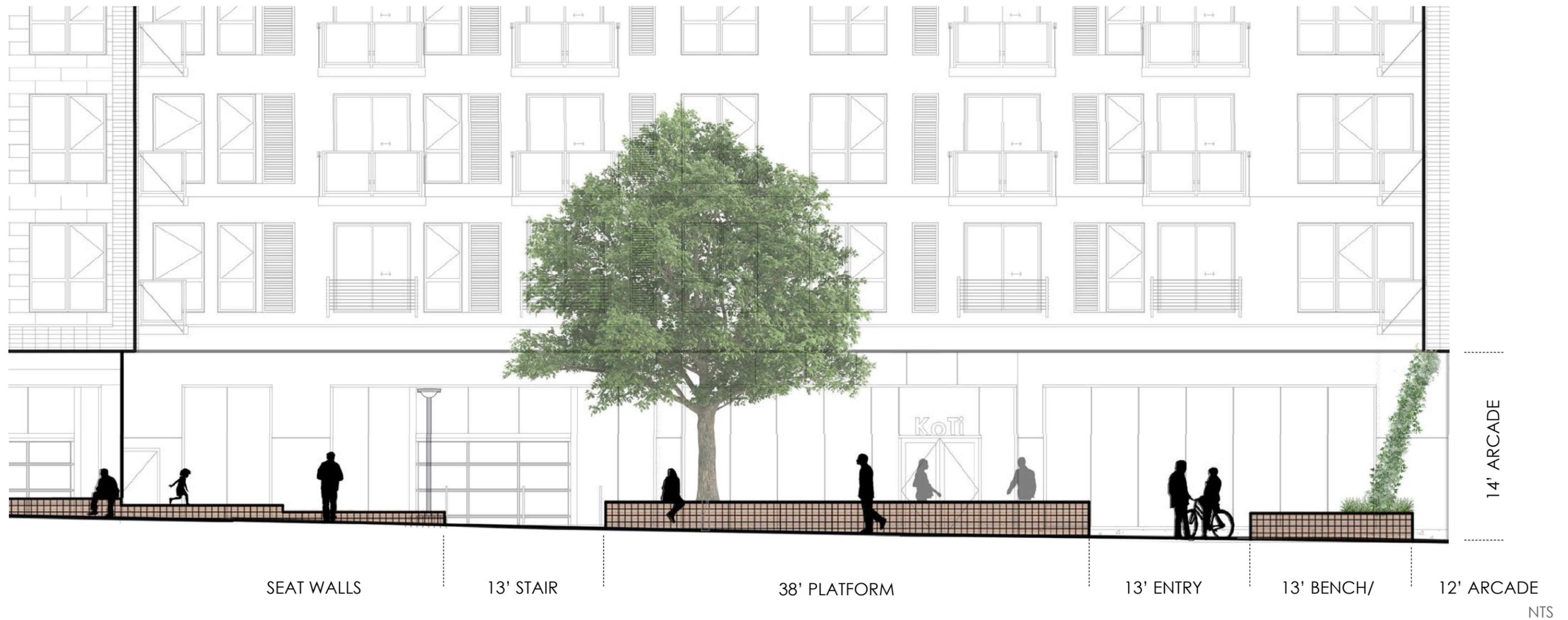
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- 011 BICYCLE RACK, SHORT TERM. SEE DETAIL
 - 012 LOADING ZONE - (1) STANDARD 'A' SPACE. 35'-0" X 10'-0" W/ 13'-0" OF VERTICAL CLEARANCE, PER PORTLAND ZONING CODE 33.266.310.
 - 013 SANITARY SEWER CONNECTION. SEE CIVIL.
 - 014 DOMESTIC WATER LINE CONNECTION 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

14' ARCADE



