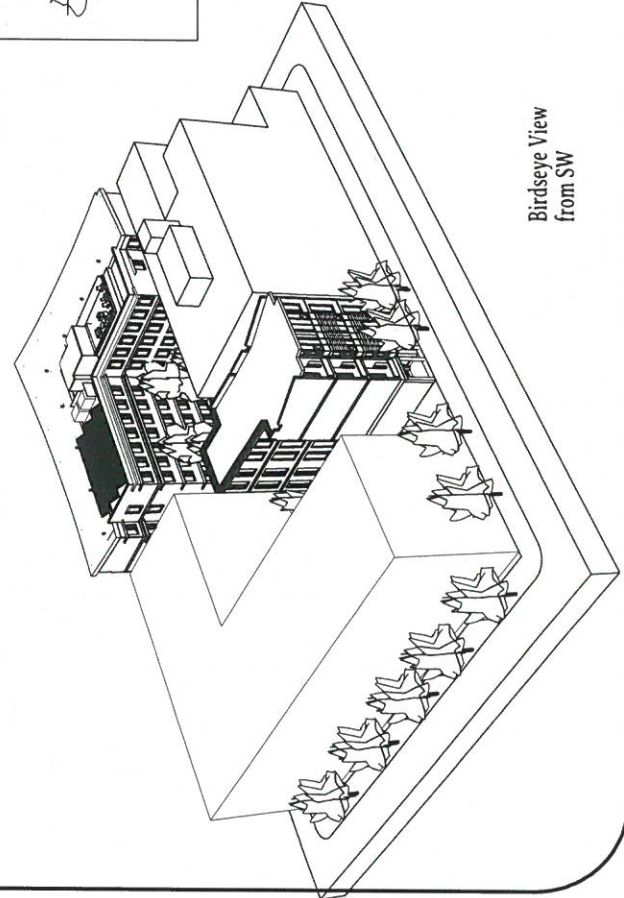
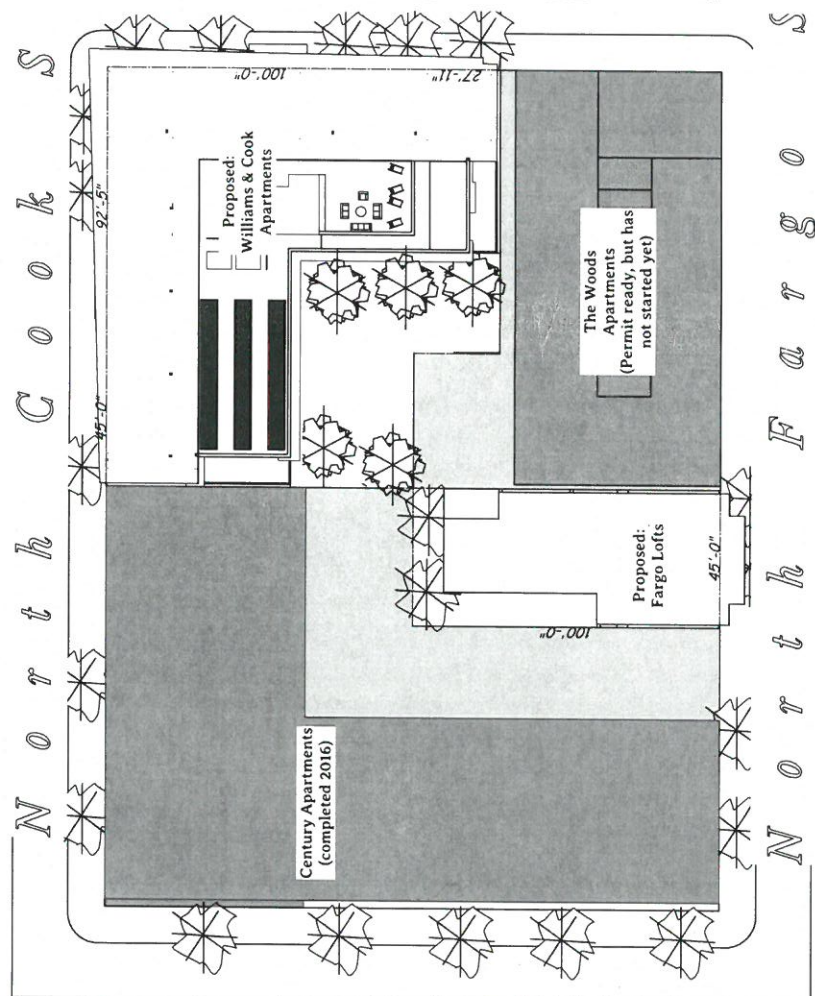
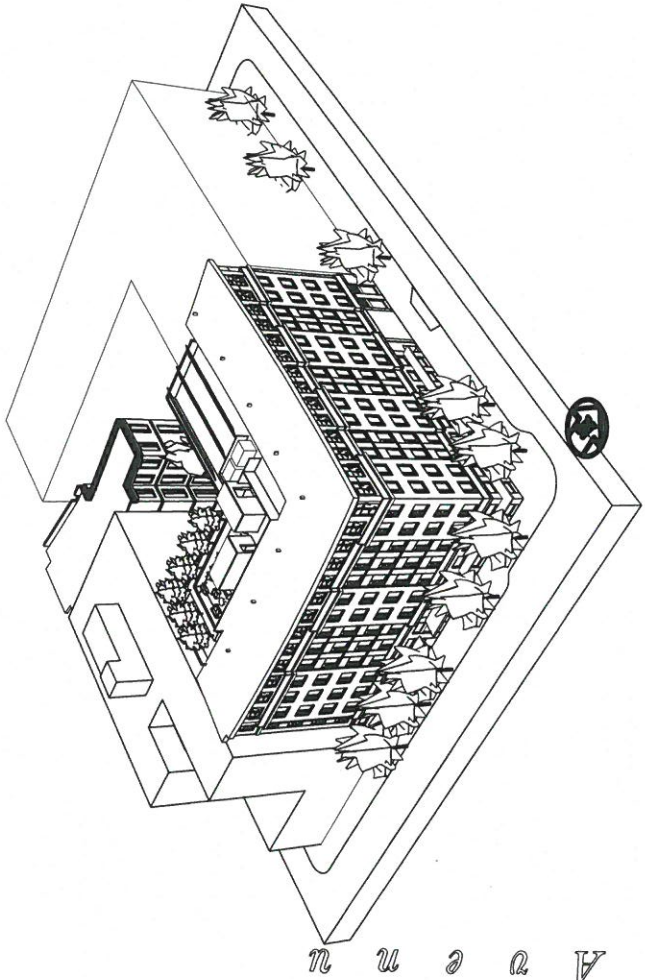


Birdseye View from NE



Birdseye View from SW



Site Information:

Zoning: RXd, Downtown Residential, Albina Community Plan District
 Land Use Process: Located in Albina Community Plan Dist., therefore, per Table 825-1, Type II
 Qtr Section: 2730
 Tax Roll: WILLIAMS AVE ADD, BLOCK 3, LOT 1&2
 Property ID: R308607
 State ID: 1N1E27AB 11100
 Land Area per Survey: 16,325 sq. ft.
 Subtract Sidewalk Dedication on Williams: (639 sq. ft.) = 15,686
 Add Site at 33 N Fargo
 (same owner, located on same block): 4,500 sq ft
 Total Land Area including Fargo Site: 20,925 20,186 sq ft
 Max Height per Zoning: 100 ft
 Min Setbacks: 0 ft
 Max FAR per Zoning: 4 to 1, yields 65,300 62,744 allowable with base site
 With Fargo Site included: 83,300 80,744
 Proposed Building Floor Area (above grade): 68,431 67,178 sq. ft (not including basement below grade, but including ramp down and area for display windows)
 Leaving 44,869 13,566 sq ft for Fargo Site
 Fargo Building is 1514+3384*3 = 11,666 sq. ft. (assuming open parking area does not count. If it does count, then the floor area is 3384*4 = 13,536
 Floor area is slightly (3203 1900 sq. ft.-about 3-8 2.3%) under the max. FAR at this point in the design. (Or if parking at Fargo counts, then it is 30 sq. feet under the max.)
 Number of Units Proposed in Williams/Cook Bldg: 6+16+16+16+11+11= 76 6+15+15+15+11+11= 73
 Fargo Bldg: 6
 Parking Required Williams/Cook Bldg: 76*33=45 73*33=24.09
 Rounded up=>25
 Provided: 24
 Bicycle Parking Required Williams/Cook Bldg: 76*1.5=114 73*1.1=80.3 => 81 rounded up.
 Secure Parking Room Provides 108. Additional 6 in Garden units:

E.L.C.

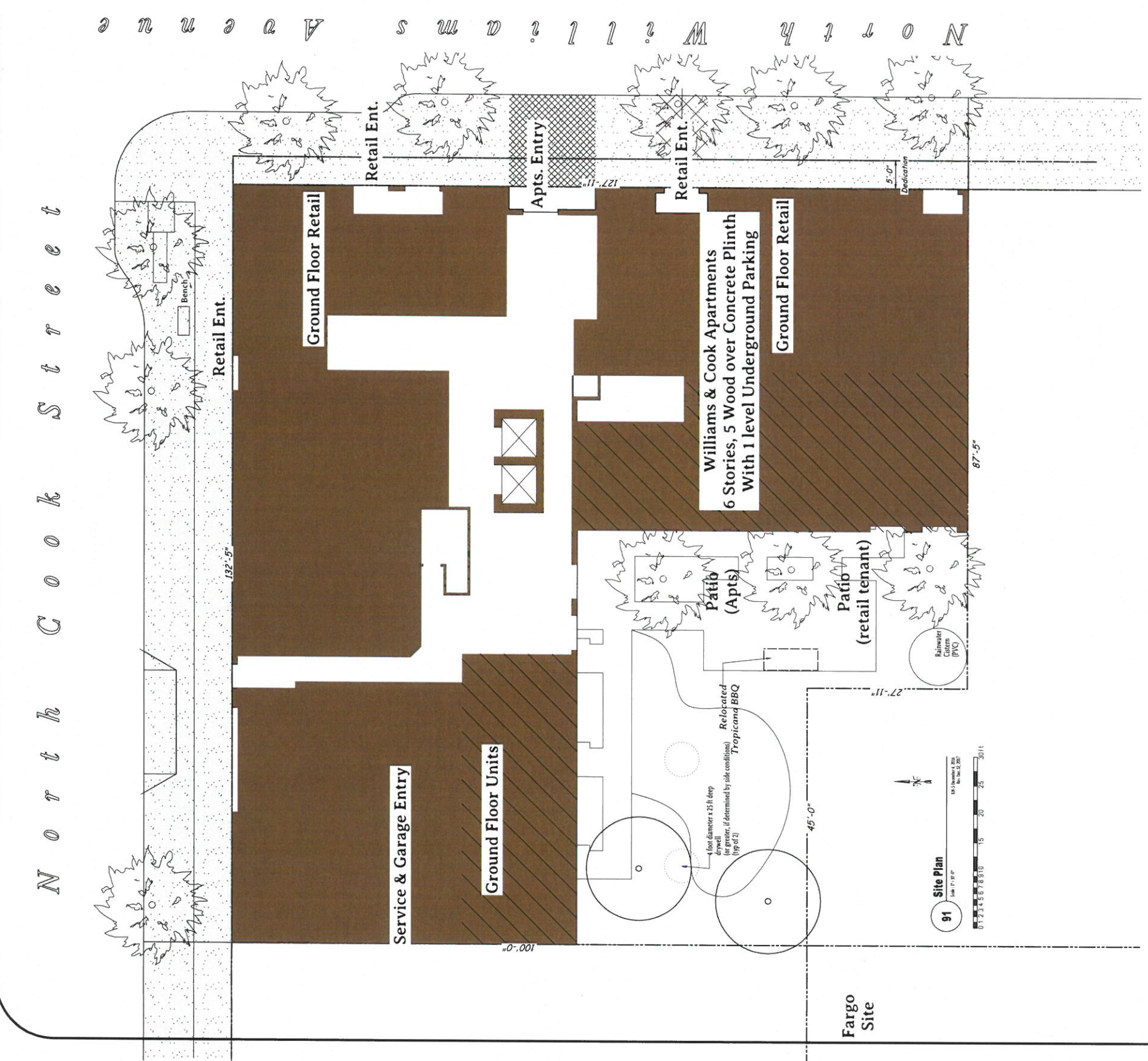
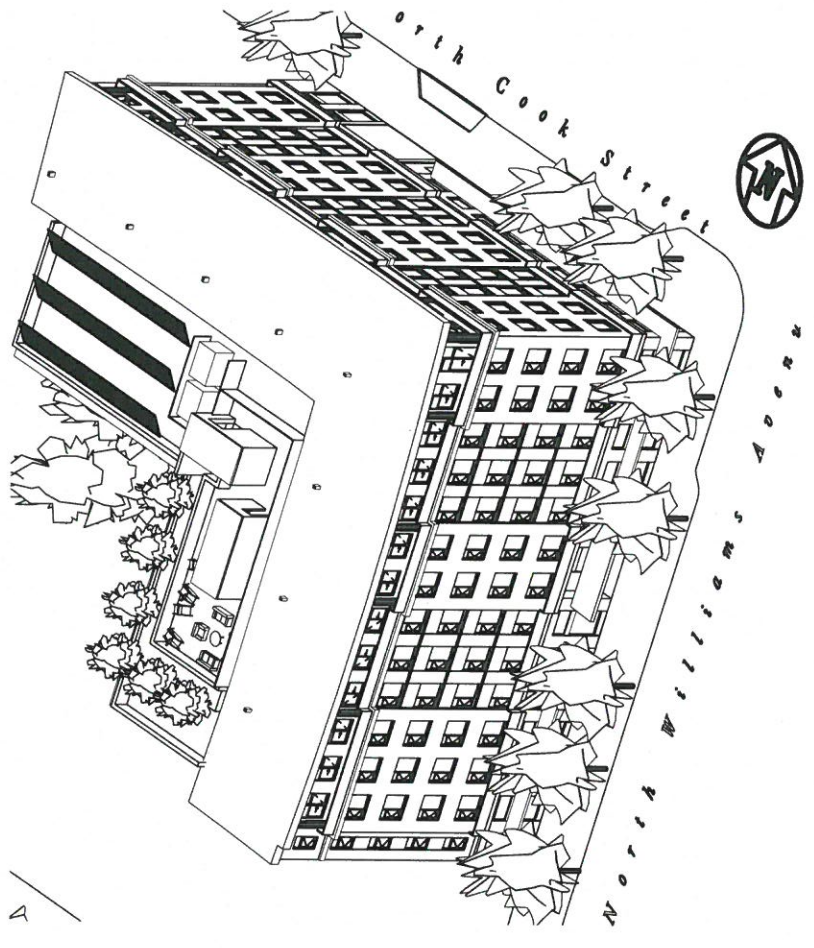
Cover Sheet

Project: Copy of Williams & Cook Apartments ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

SHT No. A1
 2/15/2018

Kenneth Moholt-Siebert, Architect
 PO Box 4690, Santa Rosa, Calif. 95402
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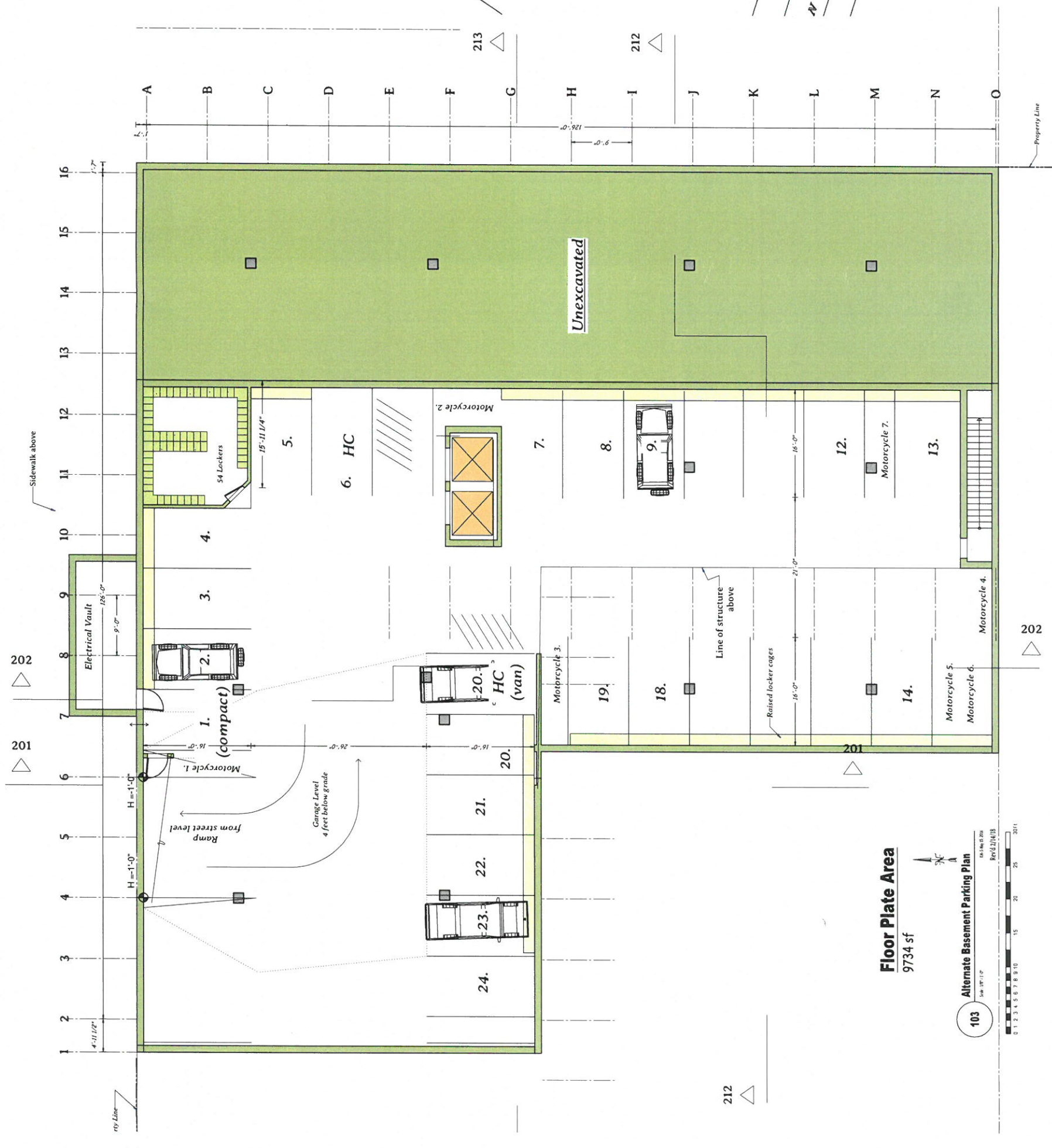
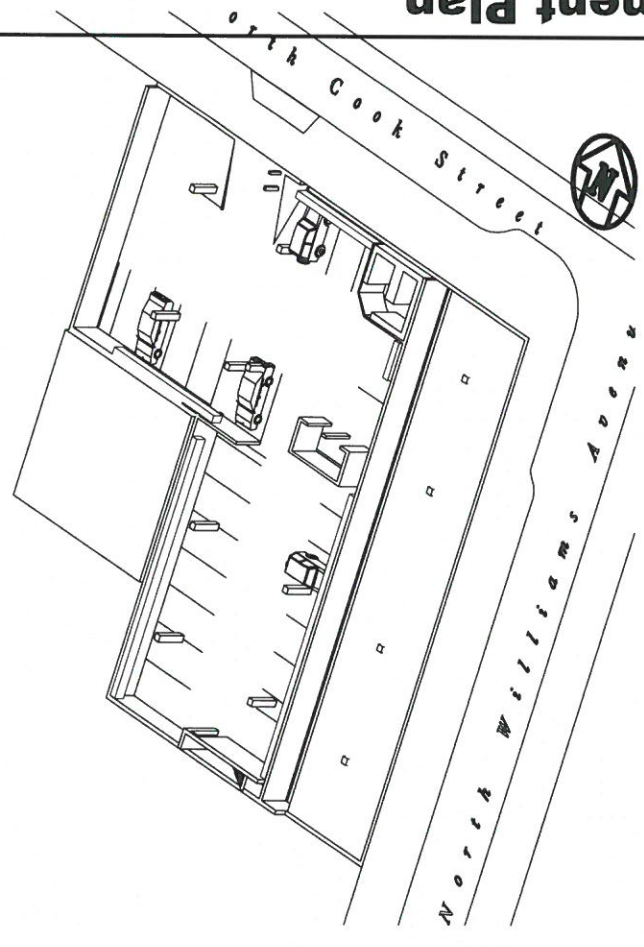


Client: Deborah Parker
 Location: N. Williams Avenue and Cook Street
 Project: Copy of Williams & Cook Apartments Ver d

SHT No. **A3**
 2/15/2018

Basement Plan

EXH.C.3

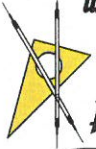


Floor Plate Area
 9734 sf

103
 Alternate Basement Parking Plan



03/06/2018
 Rev(2)/10/18



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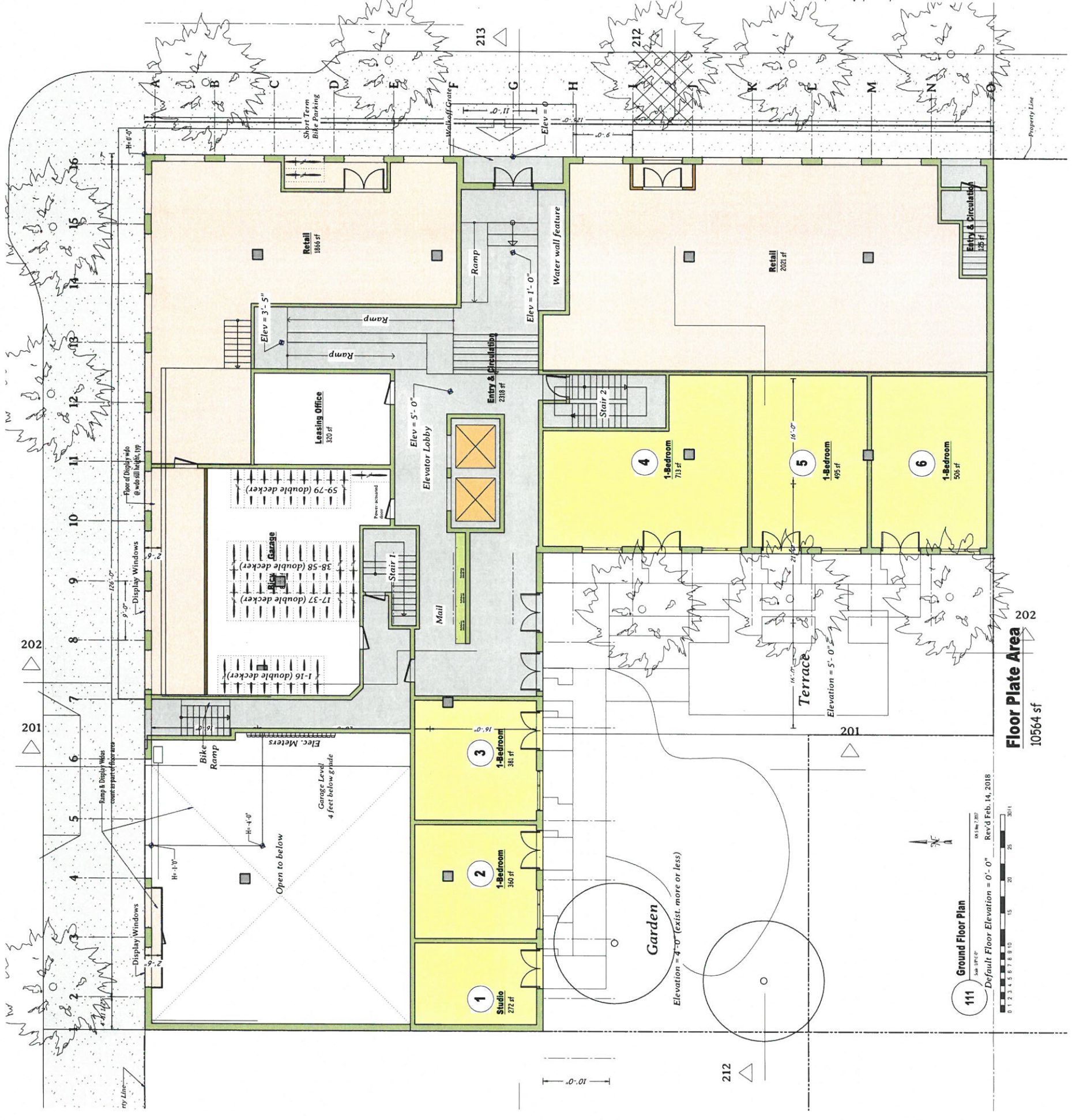
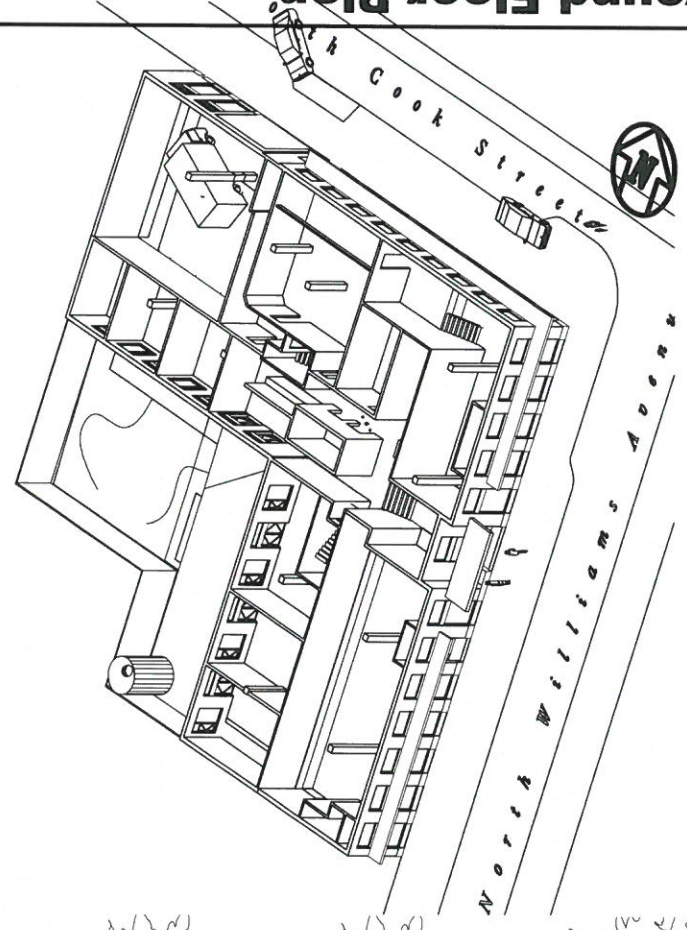


Project: Copy of Williams & Cook Apartments ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

SHT No. **A4**
 2/15/2018

Ground Floor Plan

EXH. C-4



Floor Plate Area
 10564 sf

111 Ground Floor Plan
 04/16/2017
 Default Floor Elevation = 0'-0"
 Rev'd Feb. 14, 2018



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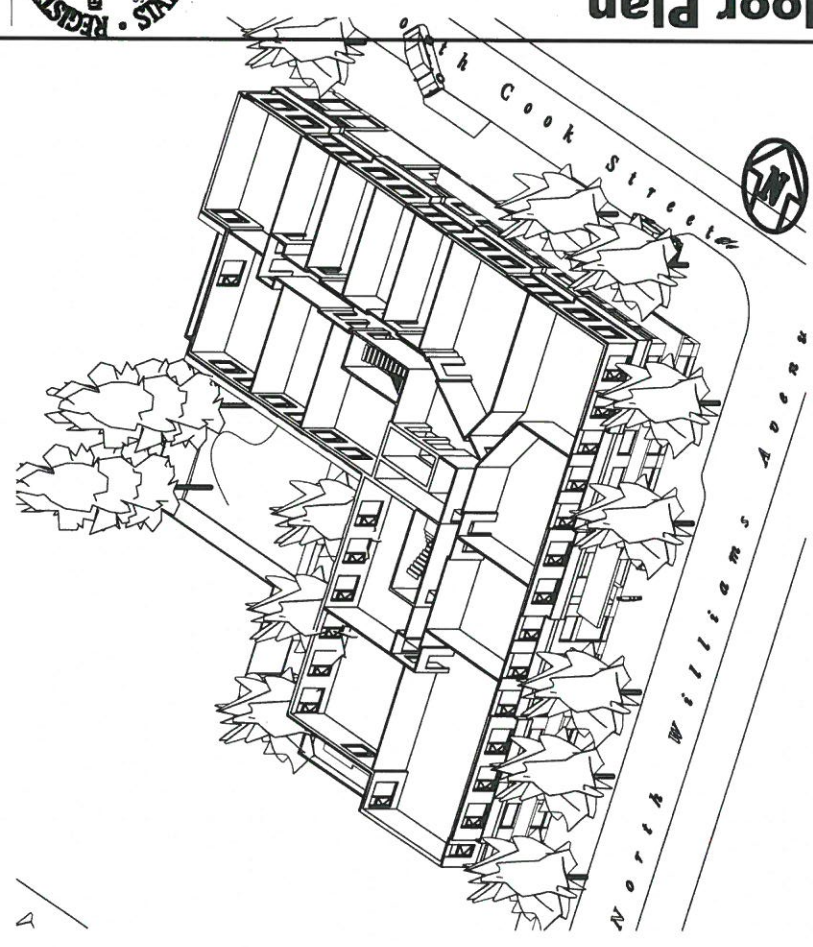


Project: Copy of Williams & Cook Apartments ver d
Location: N. Williams Avenue and Cook Street
Client: Deborah Parker

A5
 SFT No. 2/15/2018

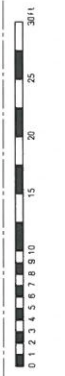
Second Floor Plan

EXH. C.5



Floor Plate Area
 11355 sf

121 Second Floor
 113,555 sq. ft.





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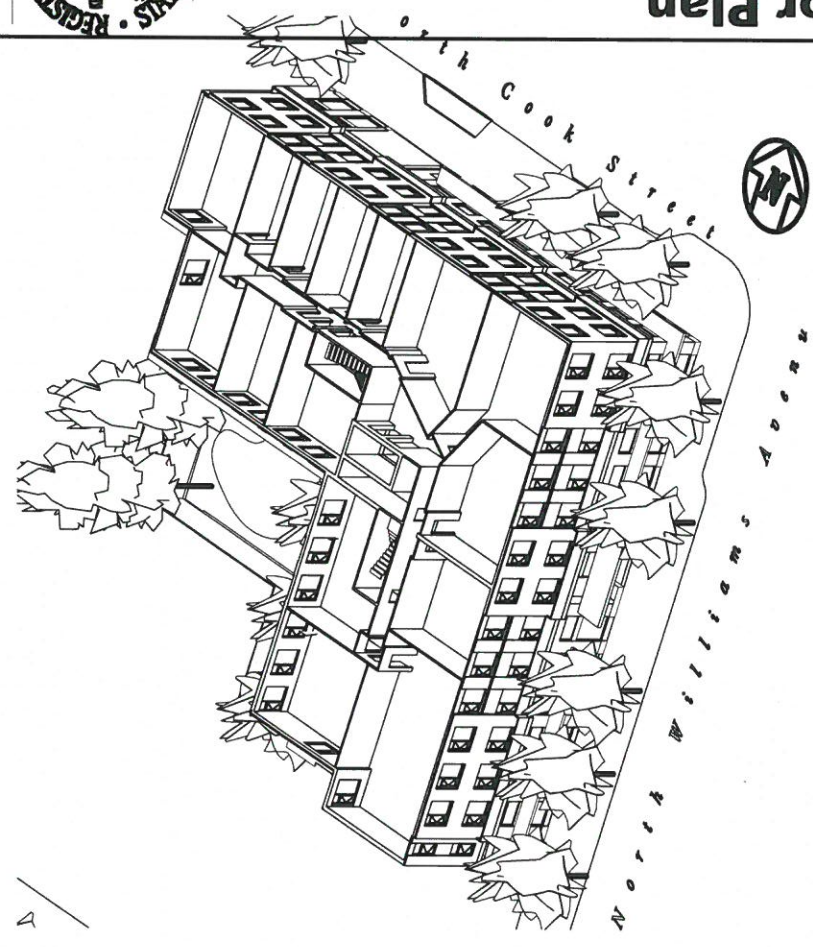


Project: Copy of Williams & Cook Apartments ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

A6
 SHT No. 2/15/2018

EXH. C. 9

Third Floor Plan



Floor Plate Area
 11355 sf

131 Third Level Plan
 10/1/2017





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 (503) 227-0321 (p) (815) 346-2618 (fax) kmsarchitect@gmail.com

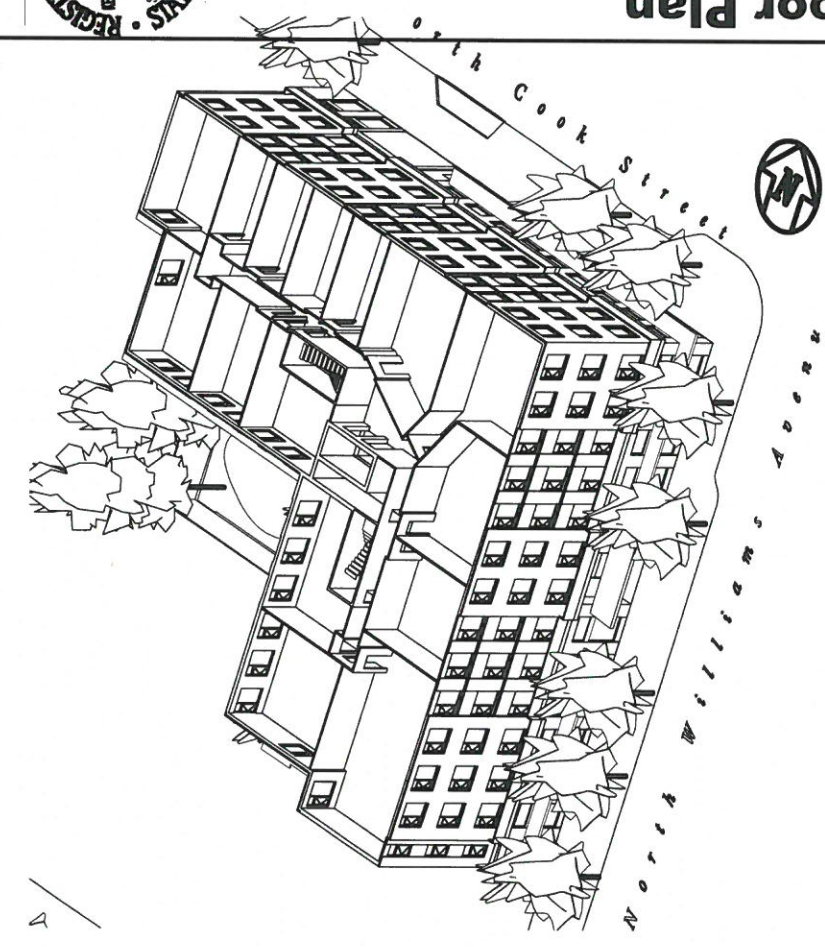


Project: Copy of Williams & Cook Apartments ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

A7
 SFT No.
 2/15/2018

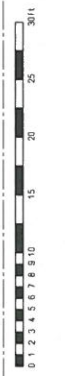
Fourth Floor Plan

EXH.C.7



Floor Plate Area
 11355 sf

Fourth Floor Plan
 141



202

201

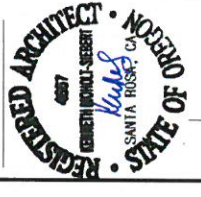
212

Exterior Roller Blind
 In pocket at window head,
 typical at West windows

Property Line



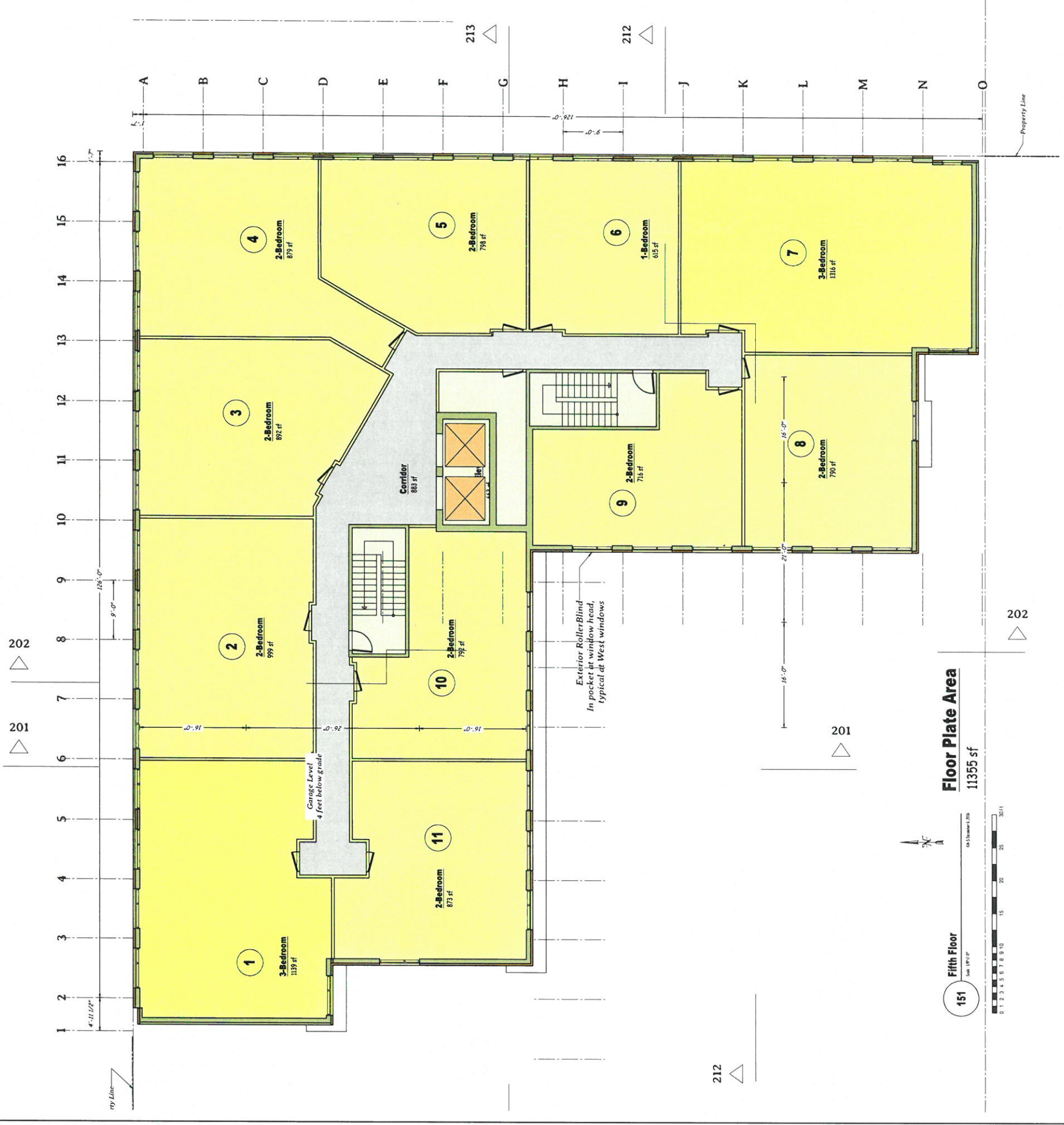
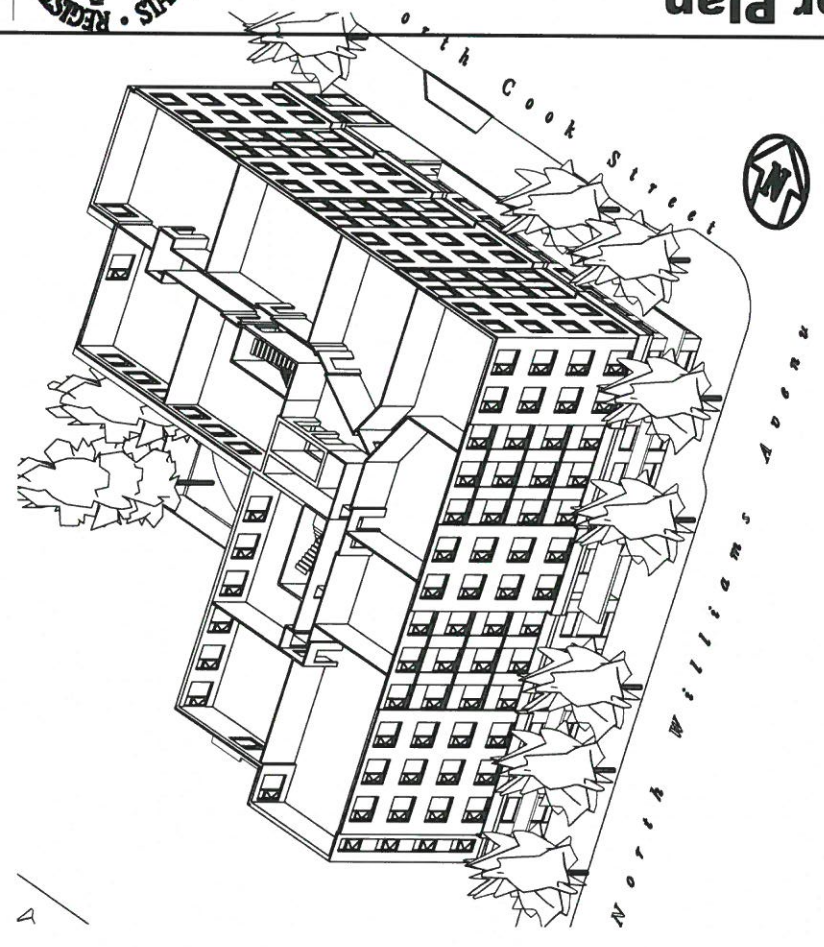
Kenneth Moholt-Siebert, Architect
 PO Box 4690, Santa Rosa, Calif. 95402
 (503) 227-0321 (p) (815) 346-2618 (fax) kmsarchitect@gmail.com



Fifth Floor Plan
 Project: Copy of Williams & Cook Apartments Ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

SHT No. **A 8**
 2/15/2018

EXH. C-8





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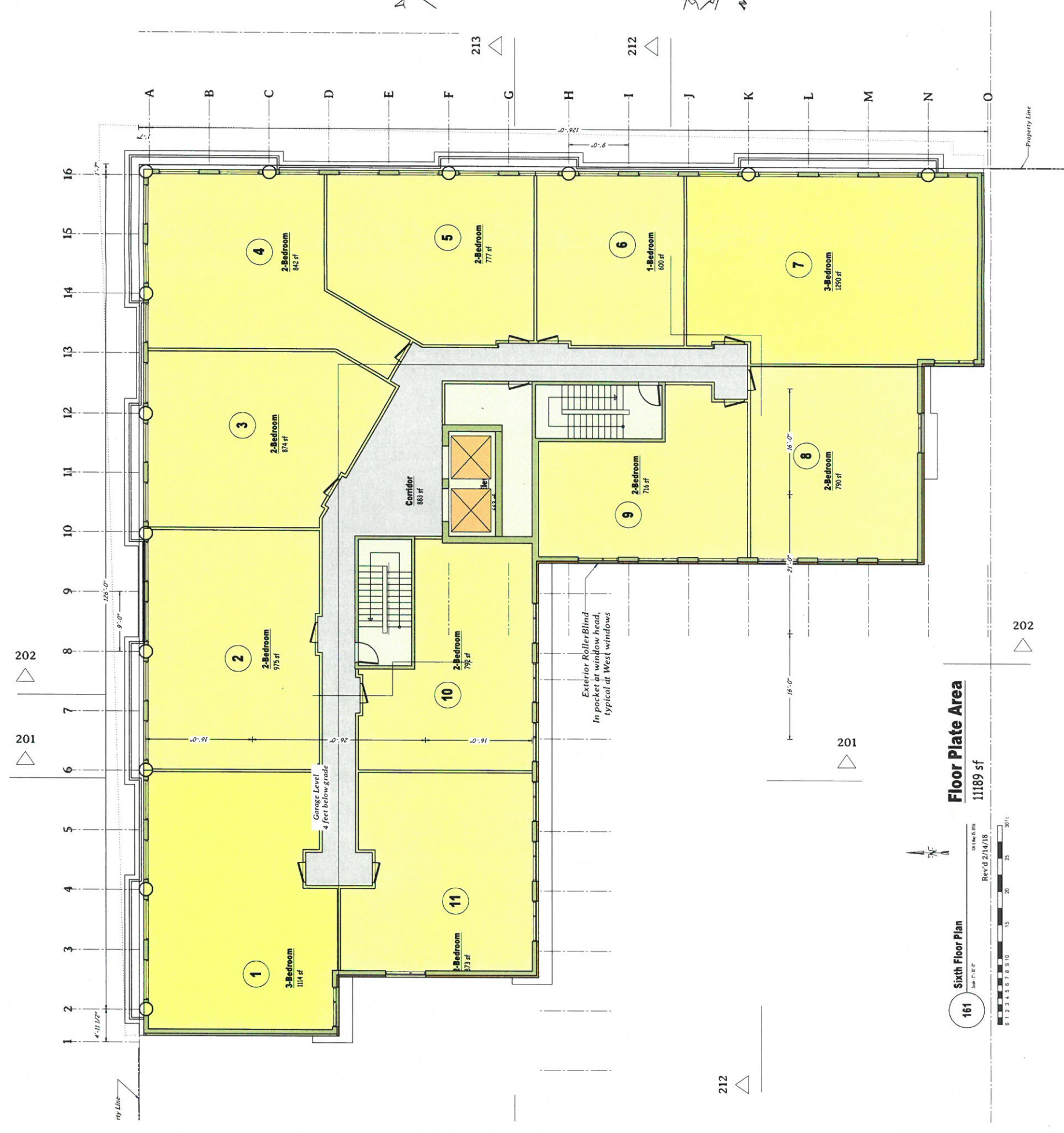
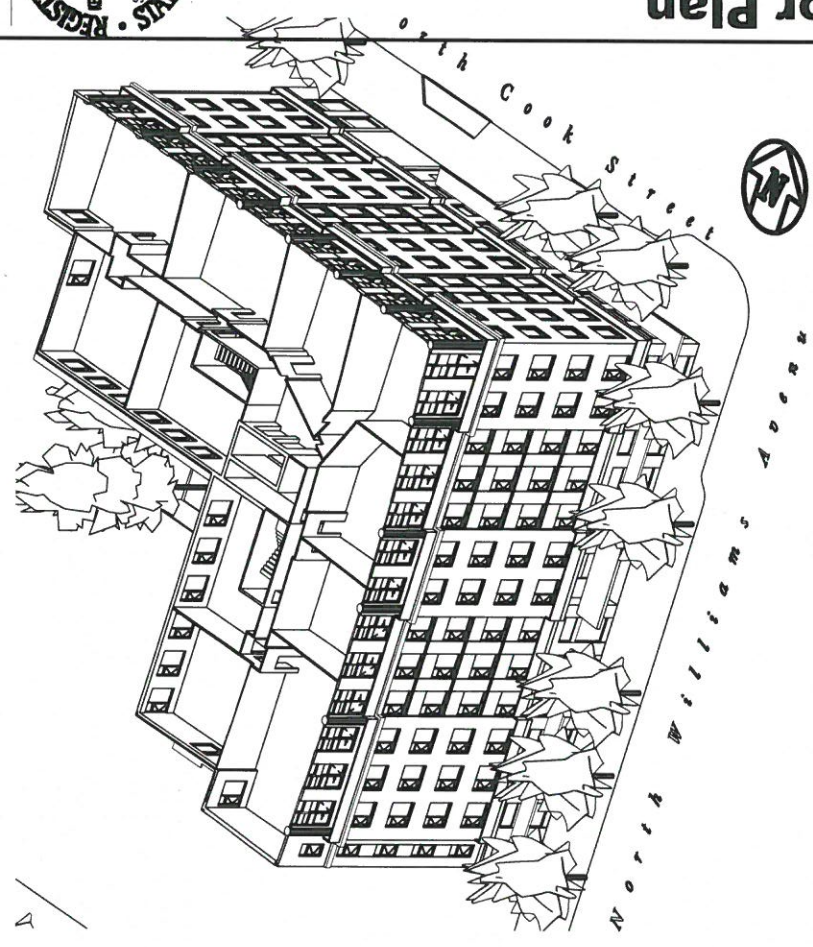


Project: Copy of Williams & Cook Apartments Ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

SHT No. **A 9**
 2/15/2018

Sixth Floor Plan

EX-H.C.9

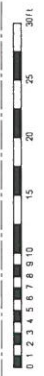


Floor Plate Area

11189 sf

161 Sixth Floor Plan

Rev'd 2/14/18



212

202

202

201

201



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 PO Box 4690, Santa Rosa, Calif. 95402
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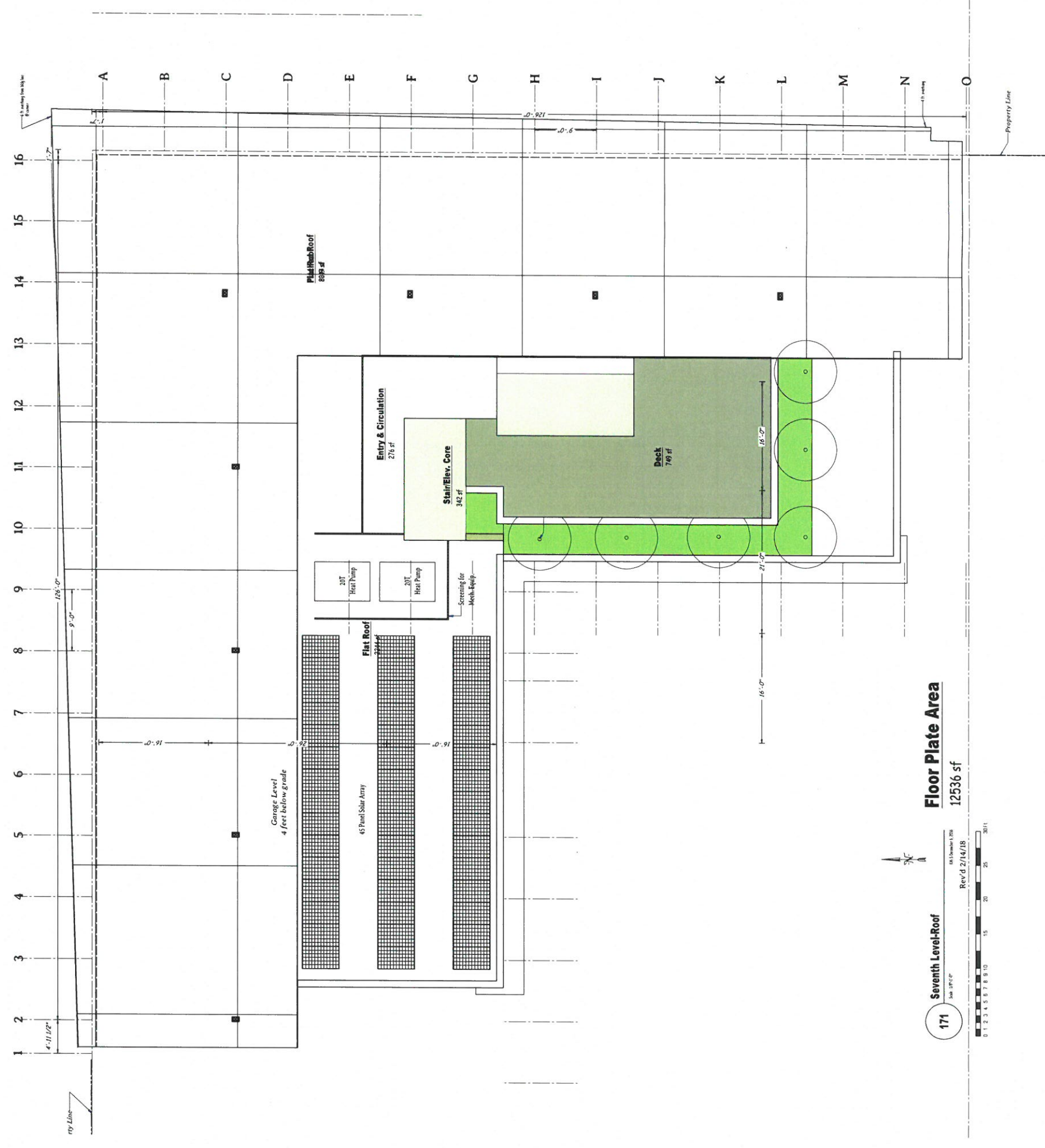
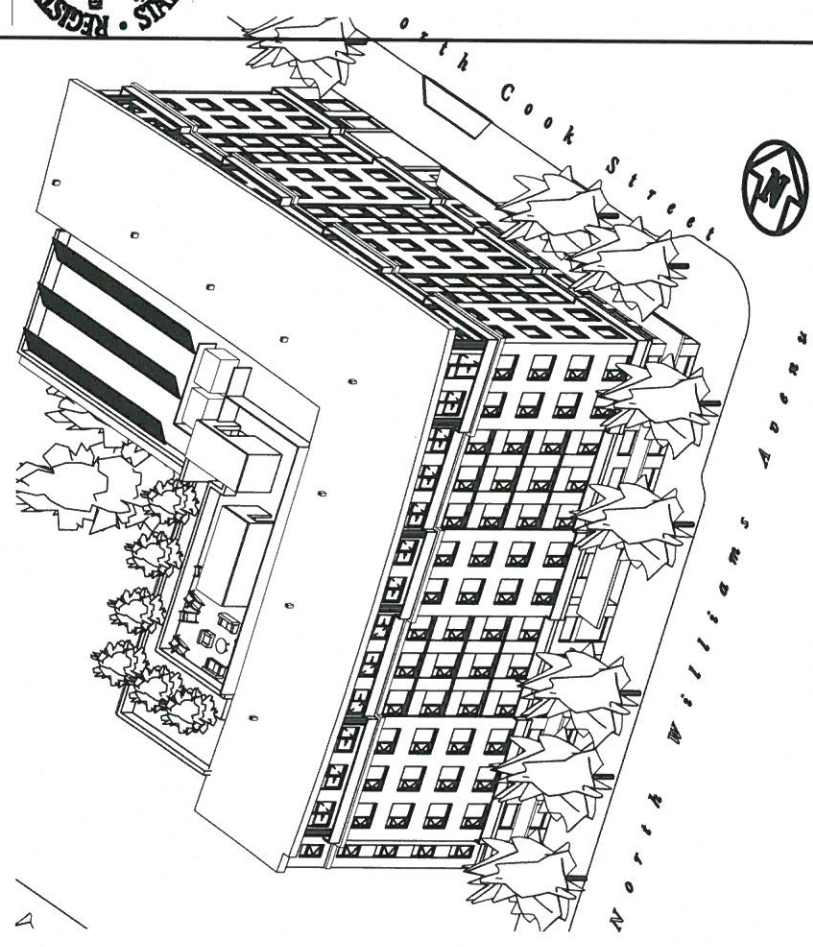


Project: Copy of Williams & Cook Apartments ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

A 70
 SFT No. 2/15/2018

EXH. C.10

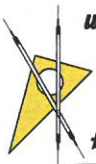
Roof Plan



Floor Plate Area
 12536 sf

171 Seventh Level-Roof
 See SPT-07

05/13/2018
 Rev'd 2/14/18
 0 15 20 25 30/1



Kenneth Moholt-Siebert, Architect
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East Elevation
 Project: Copy of Williams & Cook Apartments ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

A 11
 SHT No. 2/15/2018

EXH. C.11



252 East Elevation
 Scale: 1/8" = 1'-0"
 DW-3 June 6, 2017
 Rev 0 2/14/18
 0 1 2 3 4 5 6 7 8 9 10 15 20 25 30 ft



Kenneth Moholt-Siebert, Architect
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North Elevation
 Project: Copy of Williams & Cook Apartments ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

SHT No. **A 12**
 2/15/2018

EXH. C.12





Kenneth Moholt-Siebert, Architect
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West Elevation
 Project: Copy of Williams & Cook Apartments ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

A 13
 SHT. No.
 2/15/2018

EXH. C. 13



254
West Elevation
 Scale: 1/8" = 1'-0"

Revised: Feb. 14, 2018
 01 02 03 04 05 06 07 08 09 10 15 20 25 30 31 1'

EXH.C.1A

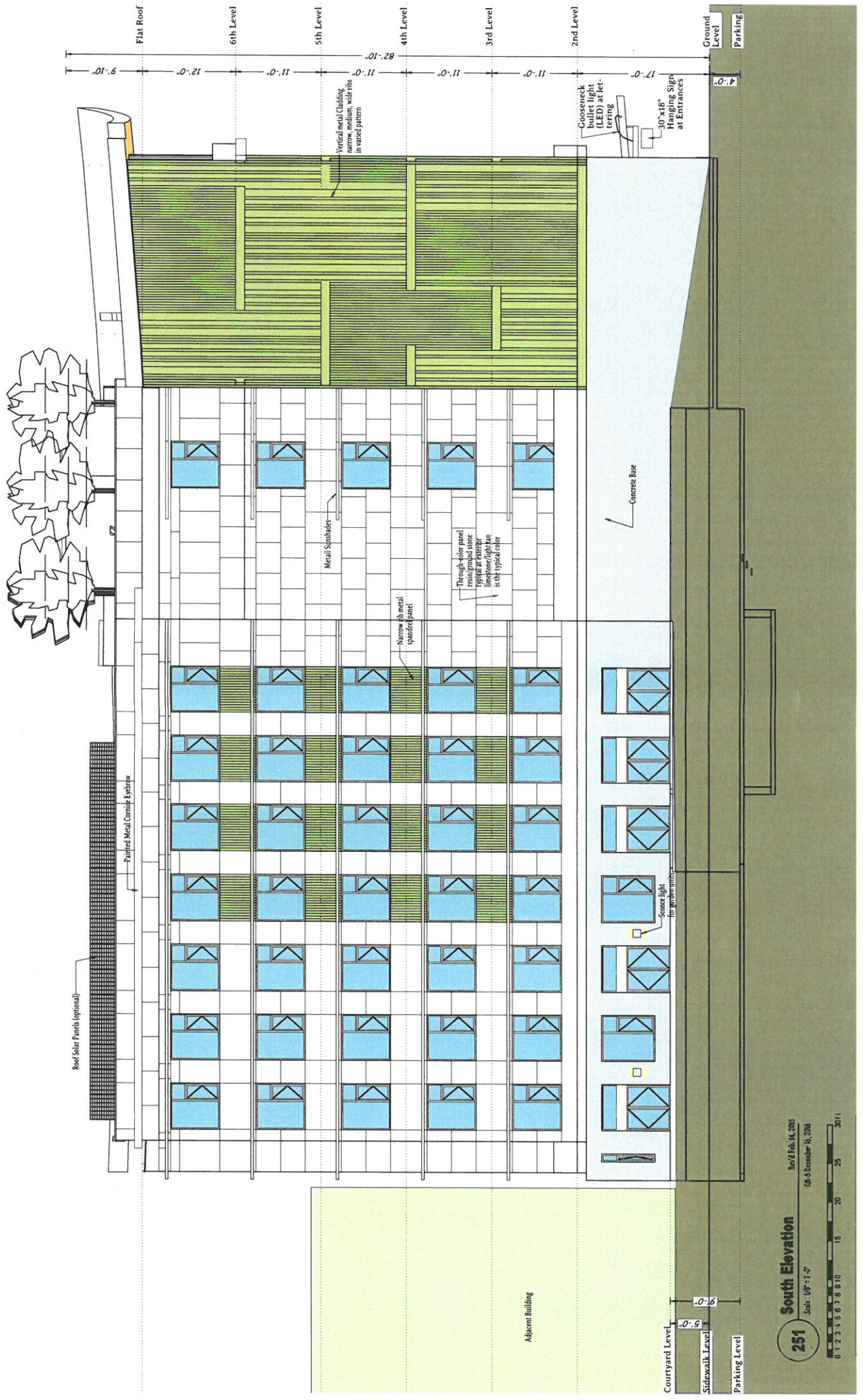
SHT No. A14
2/15/2018

South Elevation

Project: Copy of Williams & Cook Apartments ver d
Location: N. Williams Avenue and Cook Street
Client: Deborah Parker



Kenneth Moholt-Siebert, Architect
PO Box 4690, Santa Rosa, Calif. 95402
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251 Scale: 1/8" = 1'-0"
 Rev'd Feb. 14, 2018
 08.5 December 16, 2006
 0 1 2 3 4 5 6 7 8 9 10 15 20 25 30 ft



Kenneth Moholt-Siebert, Architect
 PO Box 4690, Santa Rosa, Calif. 95402
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Project: Copy of Williams & Cook Apartments Ver d
Location: N. Williams Avenue and Cook Street
Client: Deborah Parker

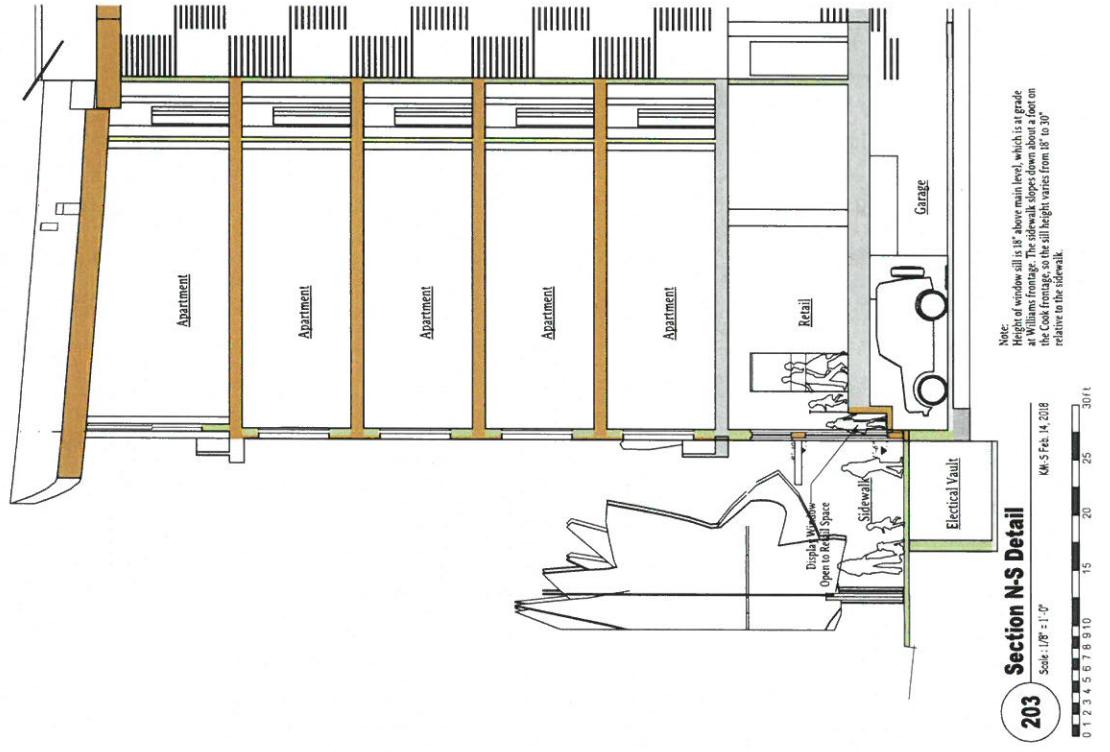
Section N-S

SHT No. **A 15**
 2/16/2018

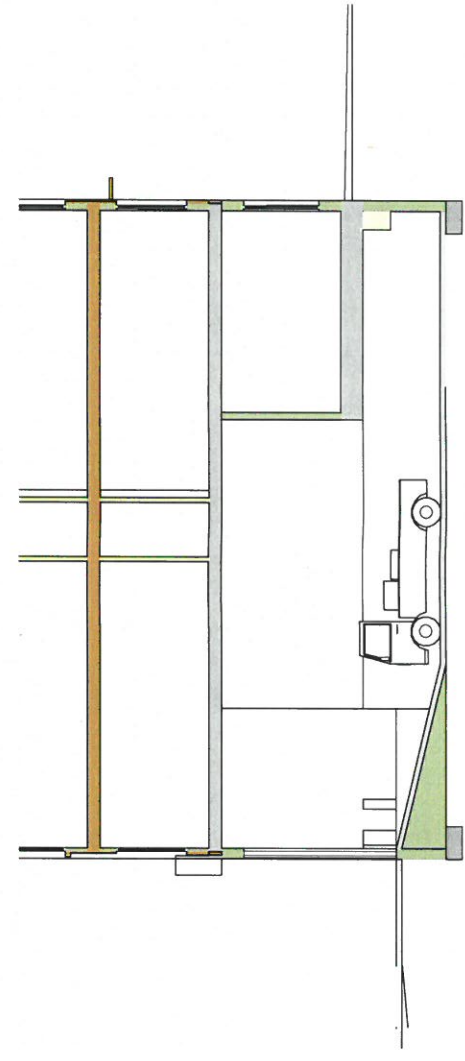
CXL. C.15



202 Section N-S Stair & Court
 Scale: 1/8" = 1'-0"
 OK-5 Jan 6, 2017



203 Section N-S Detail
 Scale: 1/8" = 1'-0"
 OK-5 Feb. 14, 2018



201 Section @ Garage
 Scale: 1/8" = 1'-0"
 OK-5 Feb. 14, 2018



Note: Height of window sill is 18" above main level, which is at grade at Williams frontage. The sidewalk slopes down about a foot on the Cook frontage, so the sill height varies from 18" to 30" relative to the sidewalk.



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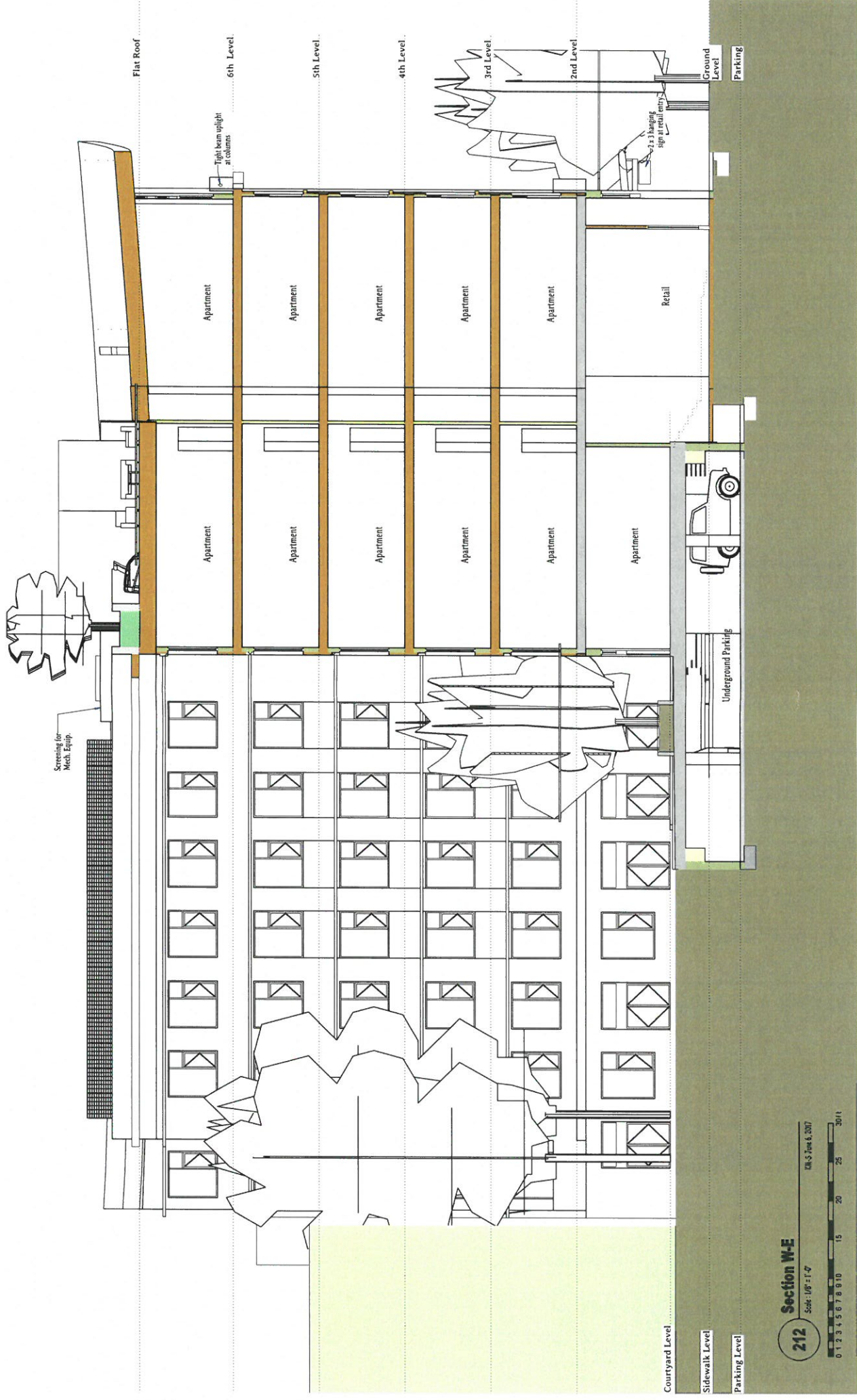


Project: Copy of Williams & Cook Apartments ver d
Location: N. Williams Avenue and Cook Street
Client: Deborah Parker

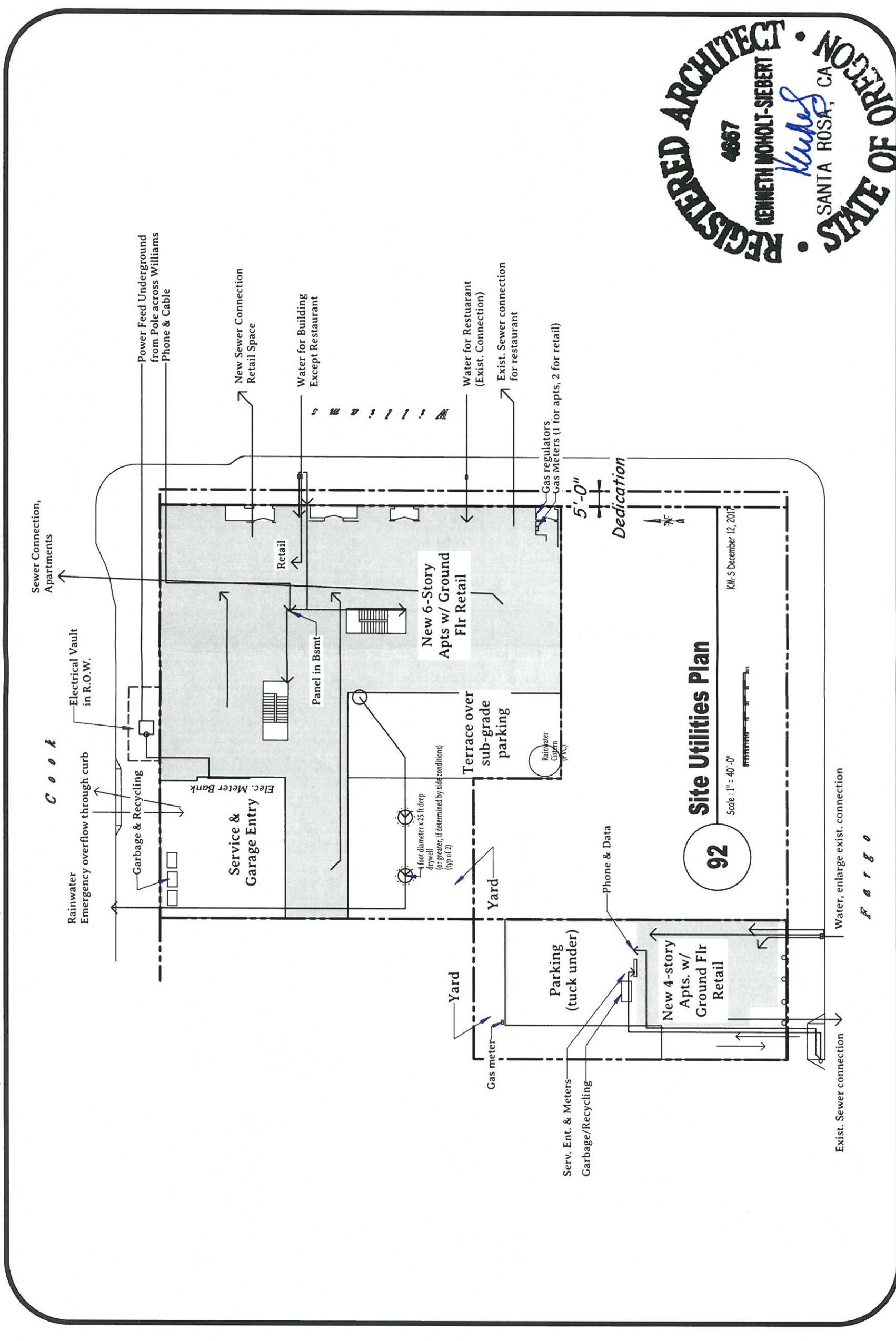
A 16
 2/16/2018
 SFT No.

Section W-E

EXH. C. 16



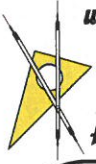
212 Section W-E
 Scale: 1/8" = 1'-0"
 0 1 2 3 4 5 6 7 8 9 10 15 20 25 30 ft
 ENR 5/10/04 1.2007



Kenneth Moholt-Siebert, Architect
 PO Box 4690, Santa Rosa, California
 (503) 227-0321 (815) 346-2618 (fax) kmsarchitect@gmail.com

Site Utility Plan
 Project: Copy of Williams & Cook Apartments ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

SHT No.
A 17
 2/16/2018



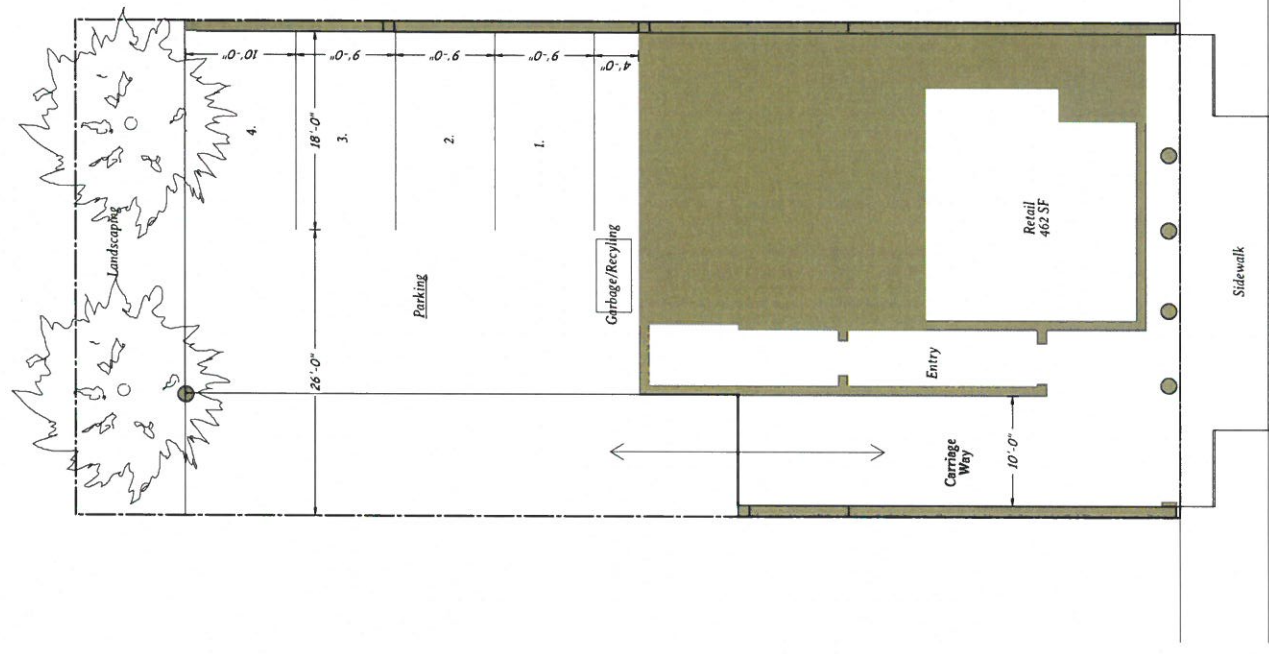
Kenneth Moholt-Siebert, Architect
 PO Box 4690, Santa Rosa, Calif. 95402
 (503) 227-0321 (p) (815) 346-2618 (fax) kmsarchitect@gmail.com



Fargo-Plans
 Project: Copy of Williams & Cook Apartments ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

SHT No
A 18
 2/16/2018

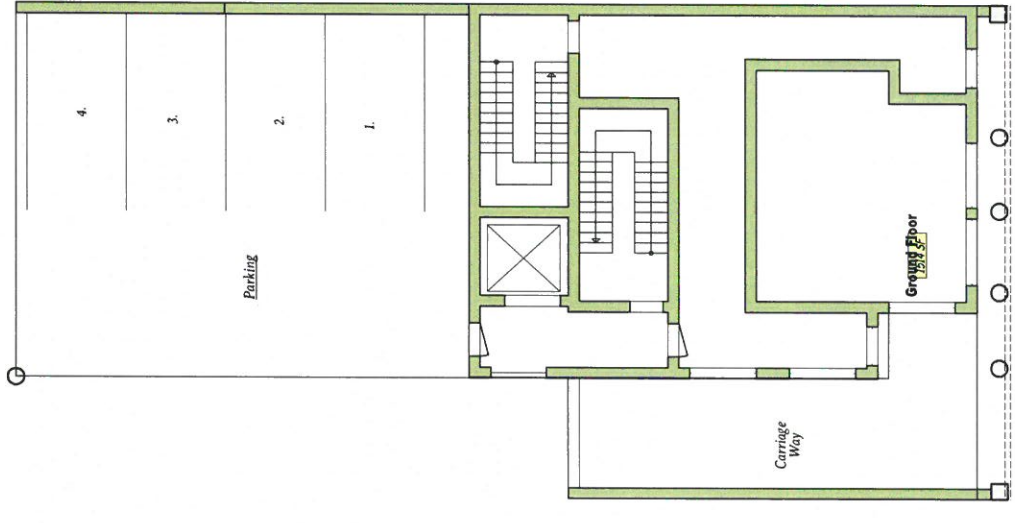
EXH.C.10



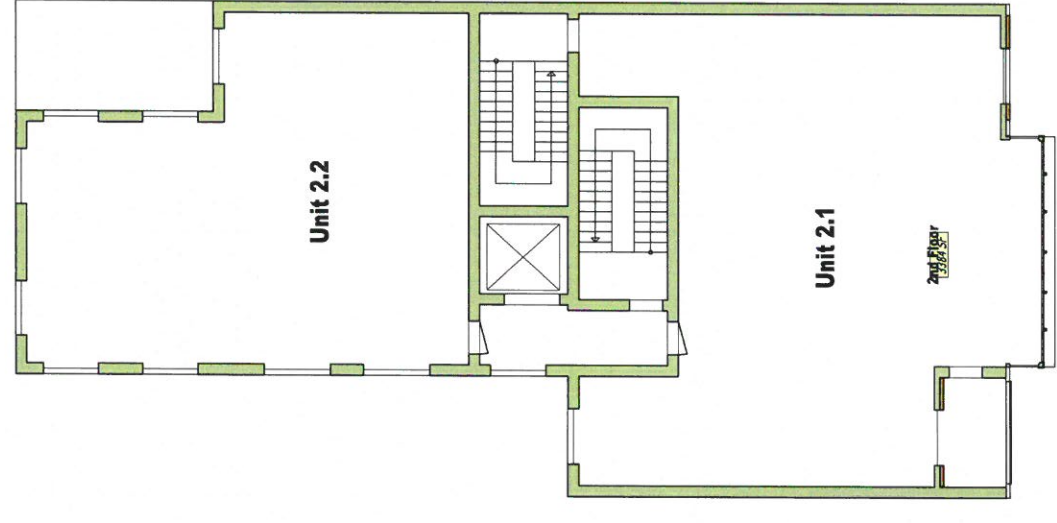
North Fargo Street

98 Site Plan
 Scale: 1/8" = 1'-0"
 KM-S December 12, 2015
 Rev. Feb 14, 2018

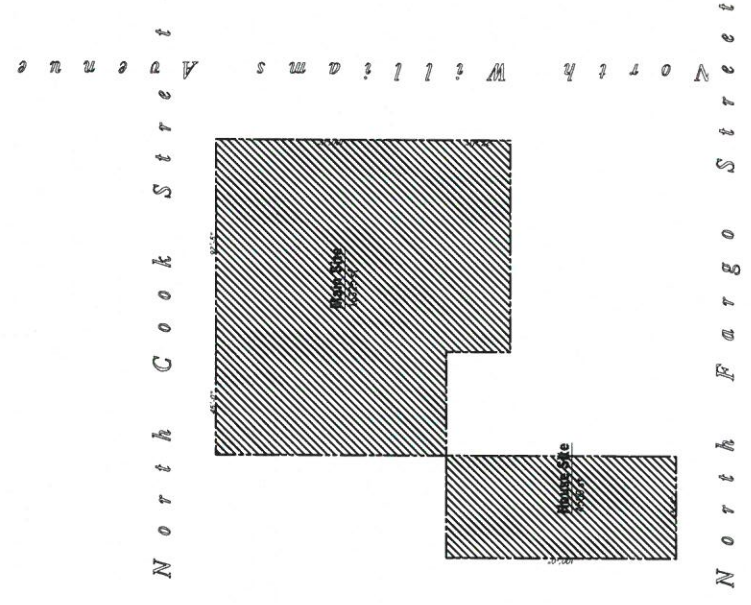
Building Area:
 1514-3843 = 1,566 SF



119 Ground Floor-Fargo
 Scale: 1/8" = 1'-0"
 KM-S December 12, 2015
 Rev. Feb 14, 2018



129 2nd Floor
 Scale: 1/8" = 1'-0"
 KM-S December 12, 2015





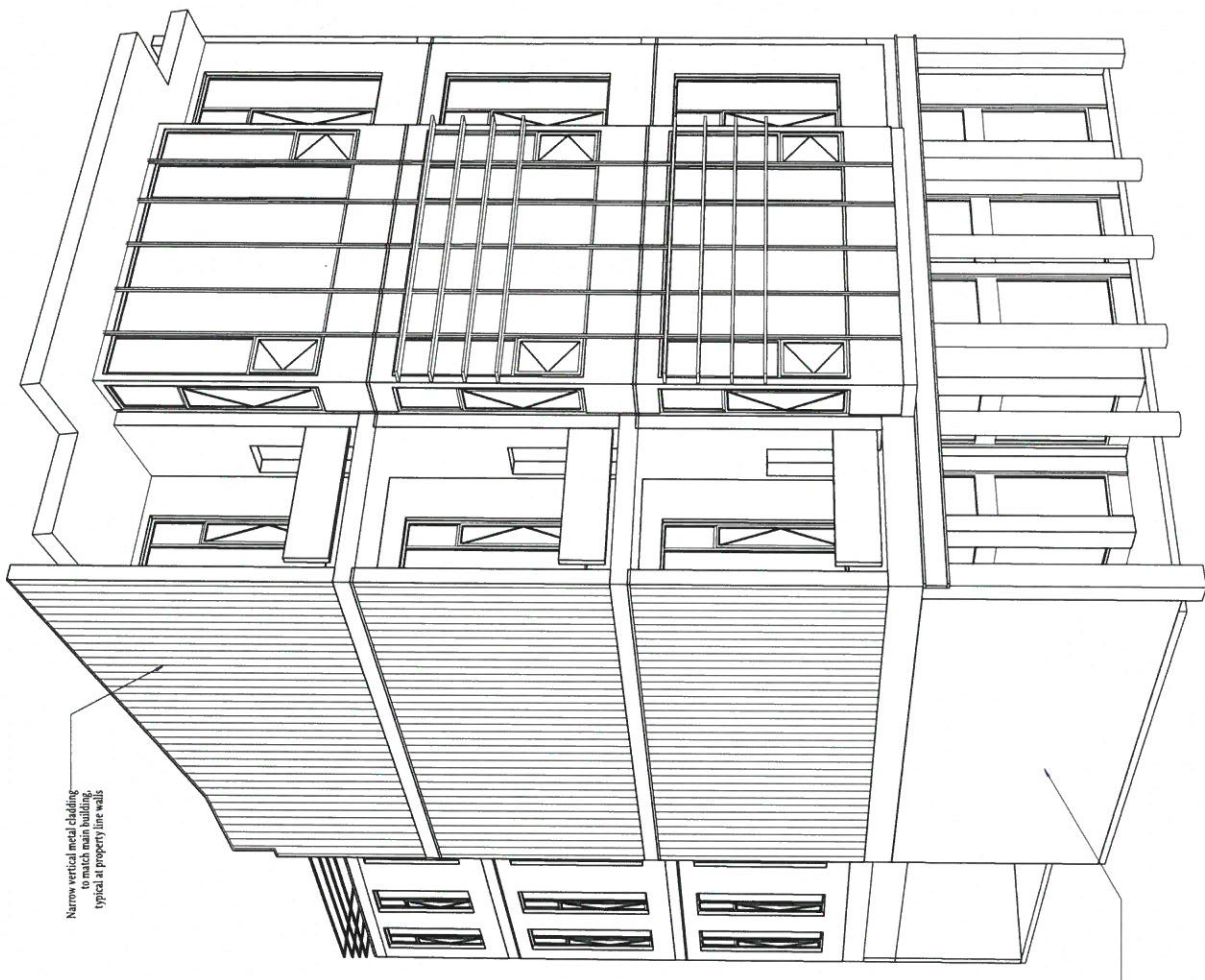
Kenneth Moholt-Siebert, Architect
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Fargo-Elevations
 Project: Copy of Williams & Cook Apartments ver d
 Location: N. Williams Avenue and Cook Street
 Client: Deborah Parker

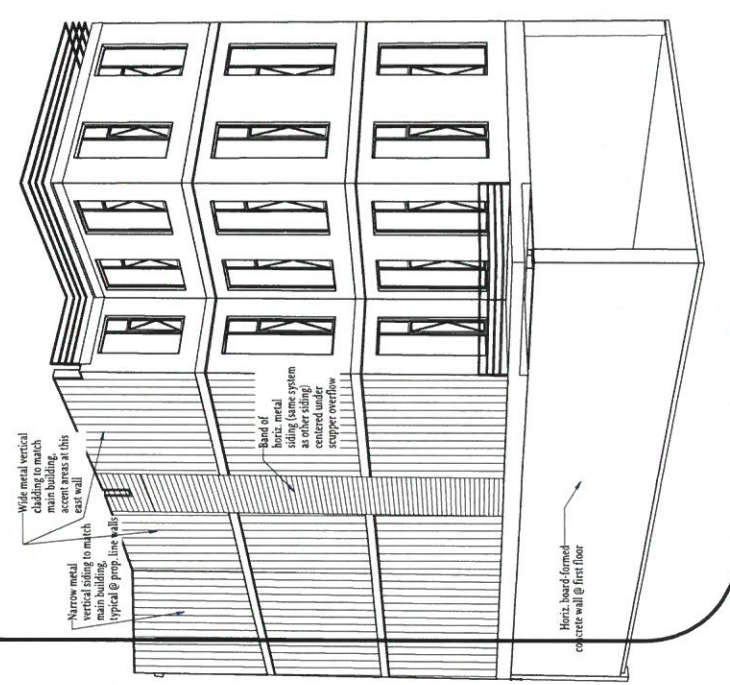
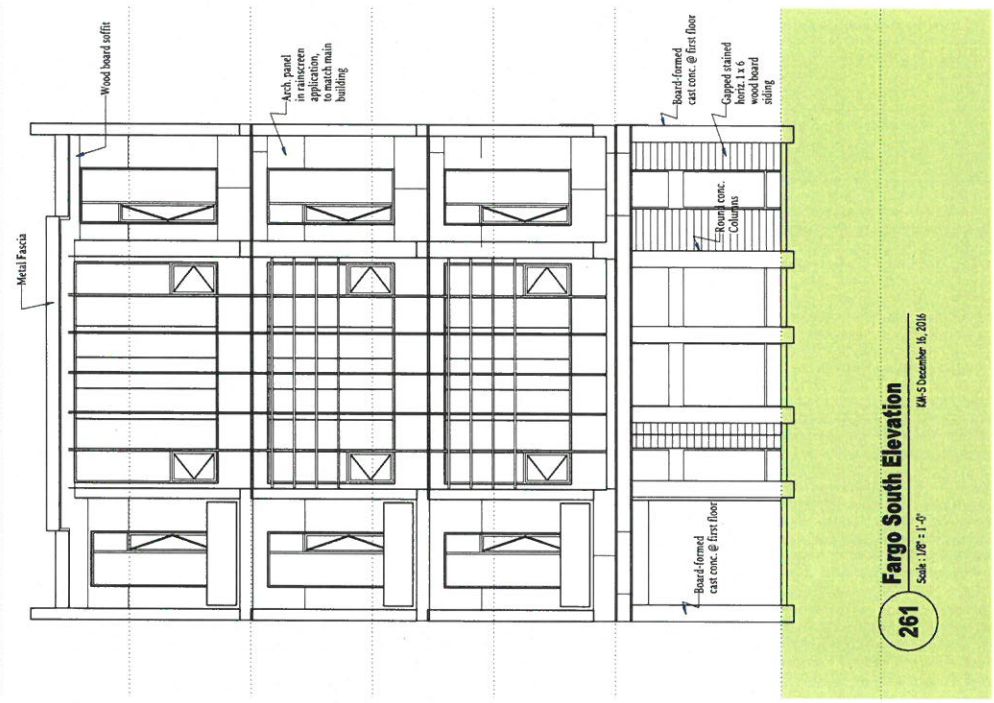
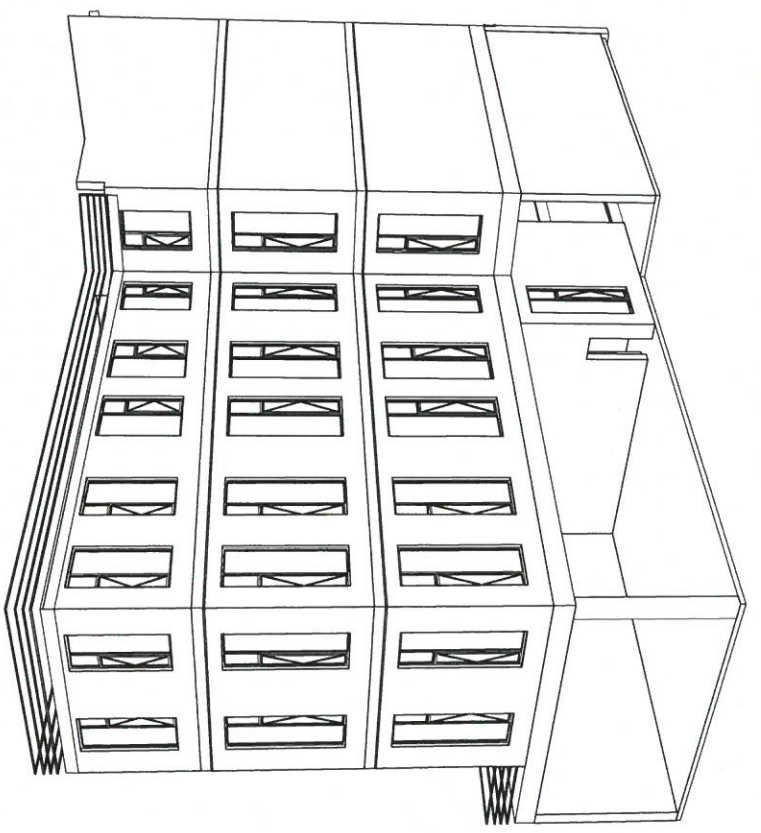
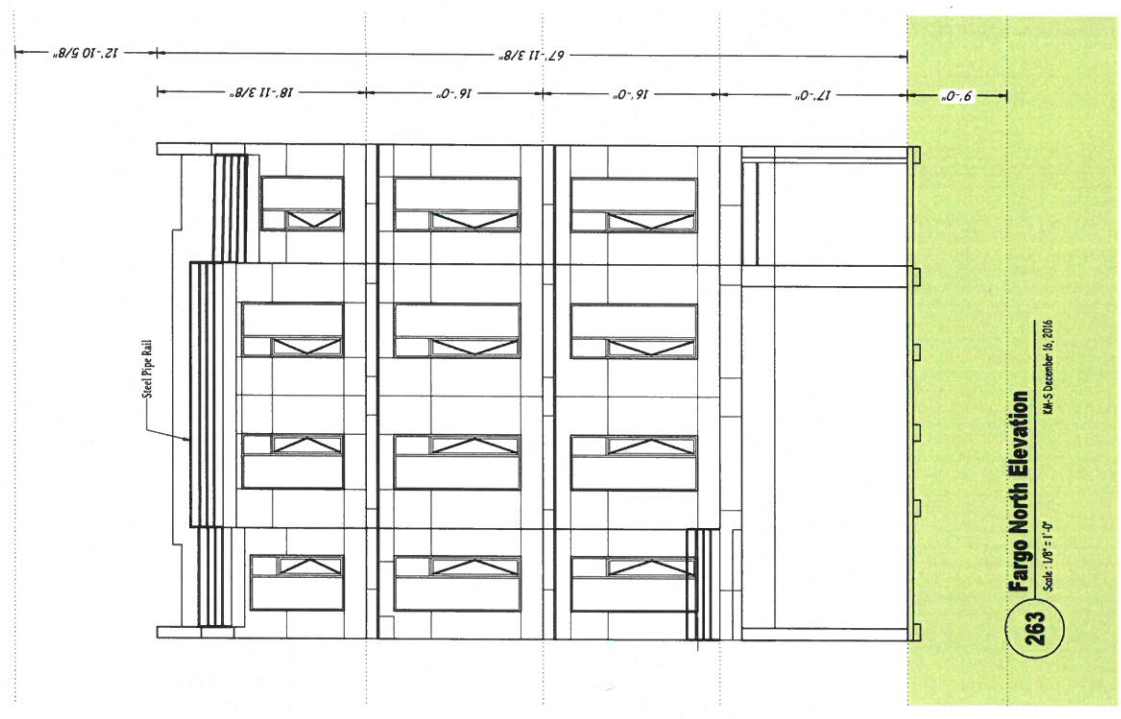
SHT No. **A 19**
 2/16/2018

EXH.C.19



Narrow vertical metal cladding
 which matches
 typical at property line walls

Board-formed
 (terra.) concrete
 @ first floor

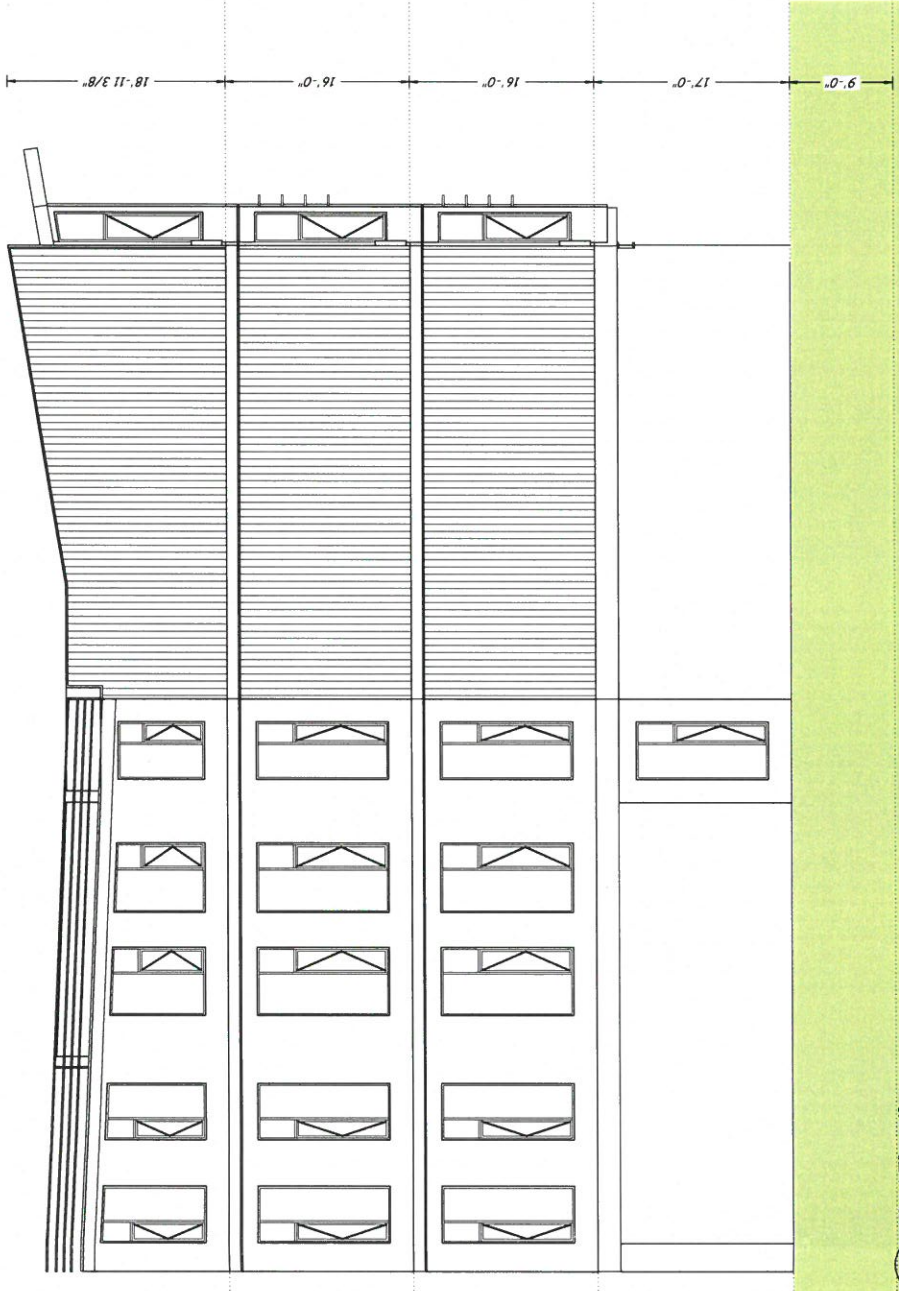


Fargo-Elevations

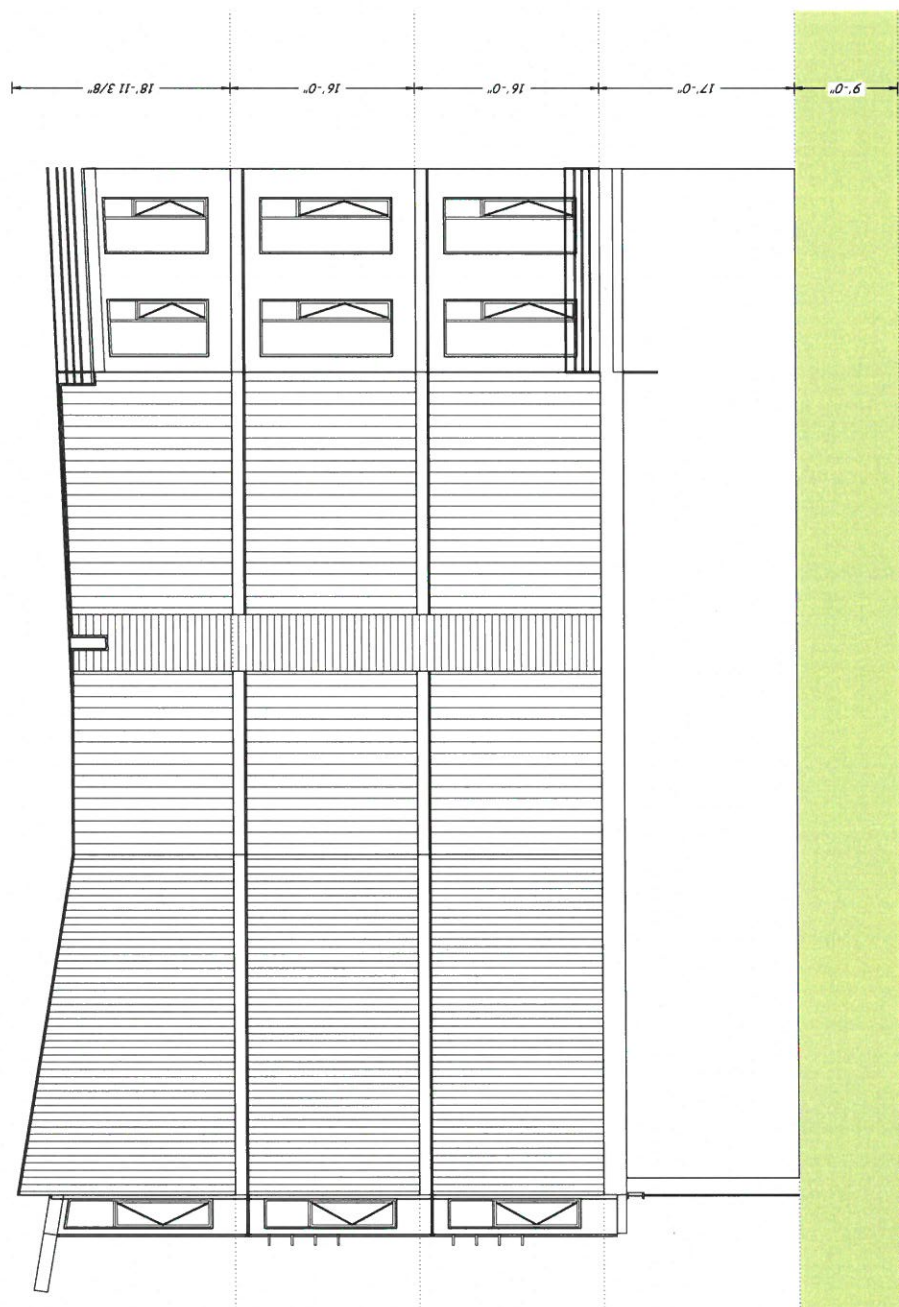
Project: Copy of Williams & Cook Apartments ver d
Location: N. Williams Avenue and Cook Street
Client: Deborah Parker



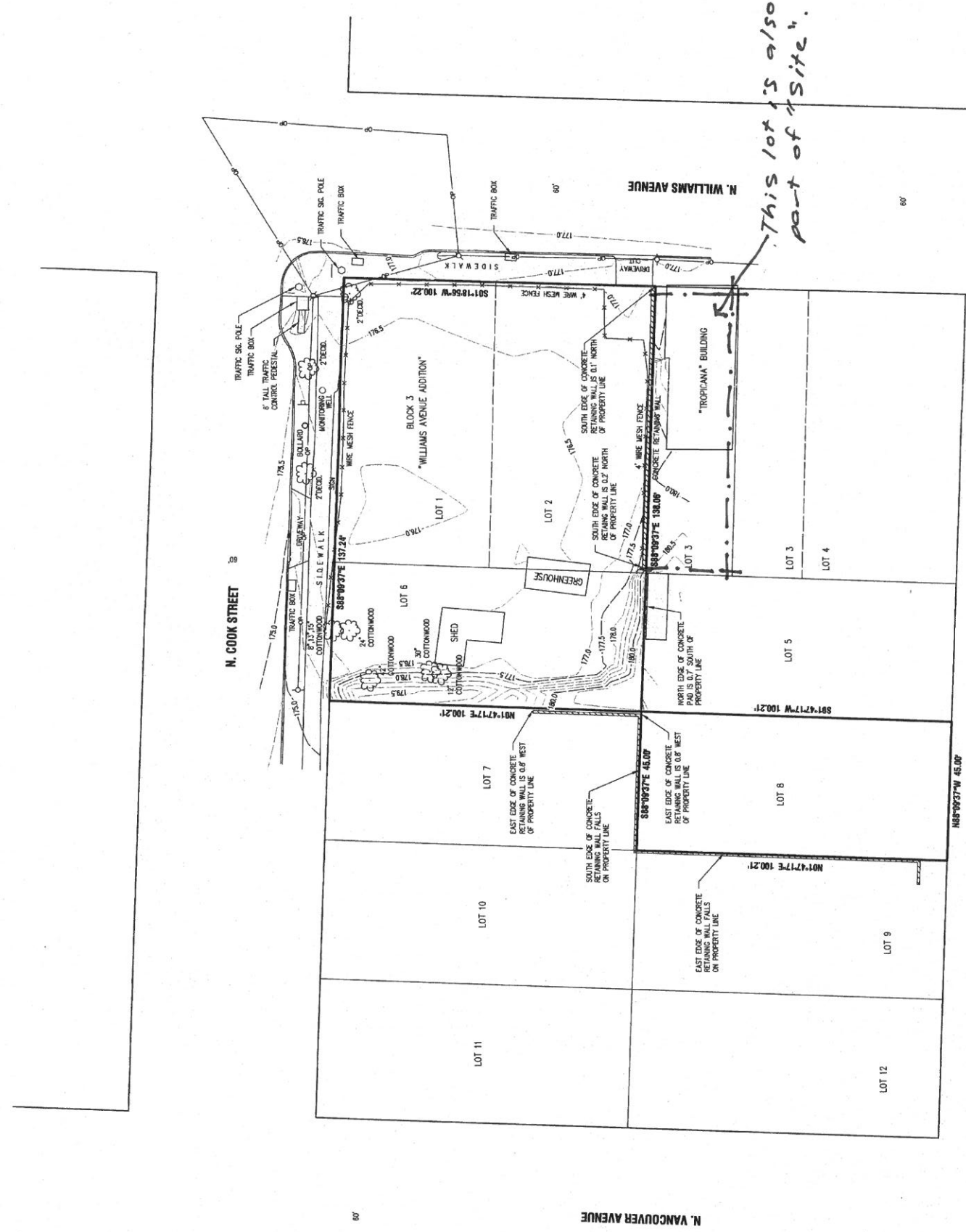
PO Box 4690, Santa Rosa, Calif. 95402
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264 West Elevation
Scale: 1/8" = 1'-0"
Rev. 5 December 18, 2016
0 1 2 3 4 5 6 7 8 9 10 15 20 25 30 ft



262 East Elevation
Scale: 1/8" = 1'-0"
Rev. 5 December 18, 2016



- Notes:**
1. TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING THIS MAP FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED HEREIN, REGARDING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION, CONTACT COMPASS LAND SURVEYORS FOR FURTHER INFORMATION. FURTHERMORE, COMPASS LAND SURVEYORS WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.
 2. ONLY VISIBLE UTILITIES HAVE BEEN SHOWN. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
 3. FROM FIELD SURVEY TAKEN IN APRIL, 2015.
 4. BASIS OF ELEVATIONS: CITY OF PORTLAND BENCH MARK NO. 406, ELEVATION = 176.827.
 5. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSIDERED AS SUCH. PROPERTY LINES SHOWN ARE BASED ON EXISTING MONUMENTS AND SURVEYS OF RECORD.
 6. CONTOURS ARE ONE-HALF FOOT.

REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL A. REISBACH
 JULY 16, 1987
 LICENSE NO. 2303
 DATE OF SIGNATURE: 4-14-15
 EXPIRES: 12/31/2018

EXH. C.21

TOPOGRAPHIC SITE MAP

DATE	NO.	REVISION	DESIGN	AMAM	DESIGN	CHECK	MAR
SCALE	1" = 20'	DATE	APRIL, 2015				
P:JAN		6628 Topo 2013.dwg					
COMPASS Land Surveyors 4107 SE International Way, Suite 705 Milwaukie, Oregon 97222 503-653-9093							
				DEBORAH PARKER PO BOX 861441 LOS ANGELOS, CA 90086-1441			
				TAX LOTS 11000 & 11100, MAP 1N-1E-27AB CITY OF PORTLAND MULTNOMAH COUNTY, OREGON			

N. FARGO STREET

8/5/11

12" SANITARY/STORM SEWER LINE

6" WATER LINE

OVERHEAD ELECTRIC LINE

STANDARD CURB

WATER METER

SIDEWALK

SIDEWALK

RETAINING WALL

OVERHEAD PHONE LINE

EXH. C. 27

TWO-STORY HOUSE WITH BASEMENT

FINISHED FLOOR ELEV. 183.23

TAX LOT 1500

TAX LOT 11400

LOT 11600

N01°47'17"E 100.21'

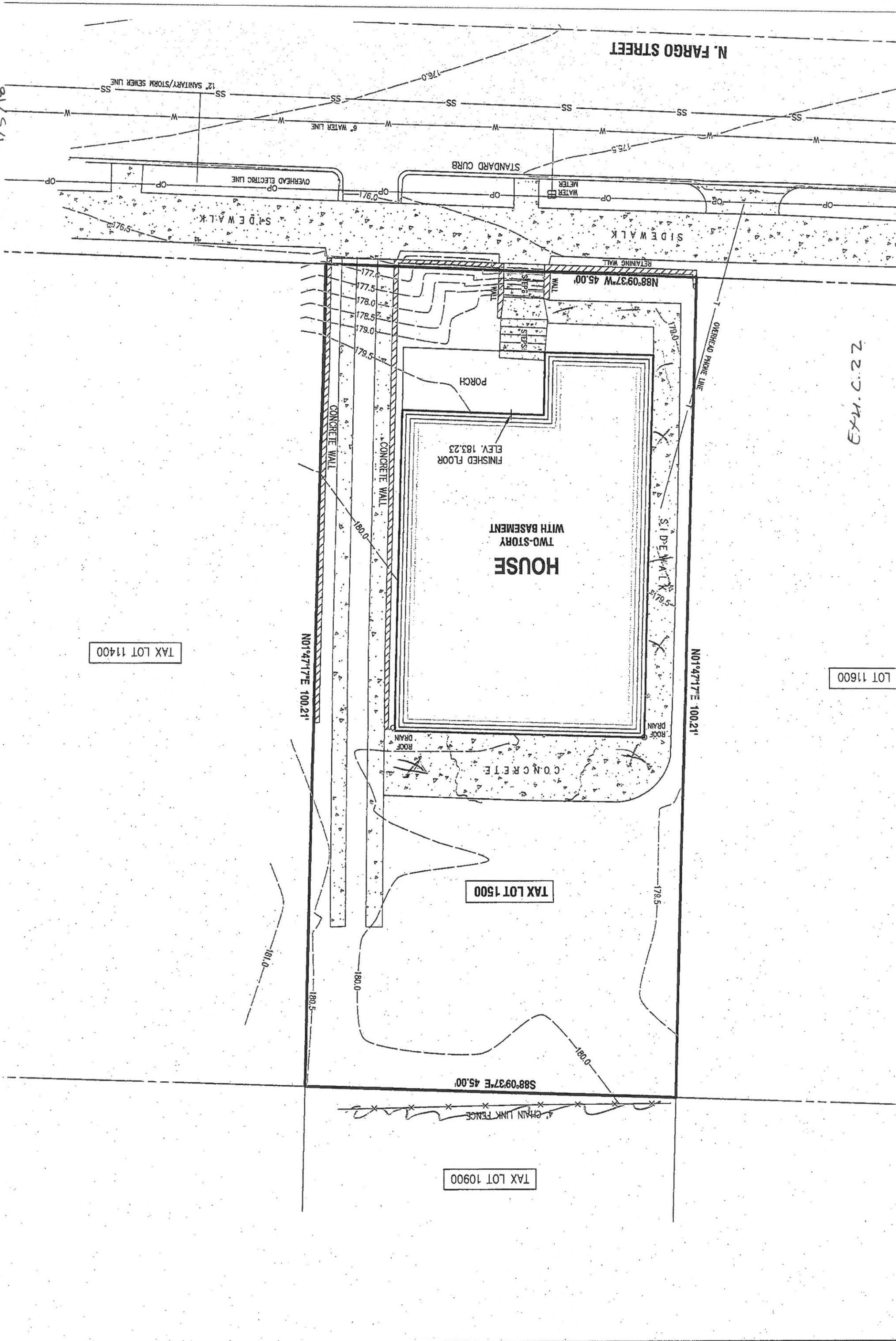
N01°47'17"E 100.21'

TAX LOT 10900

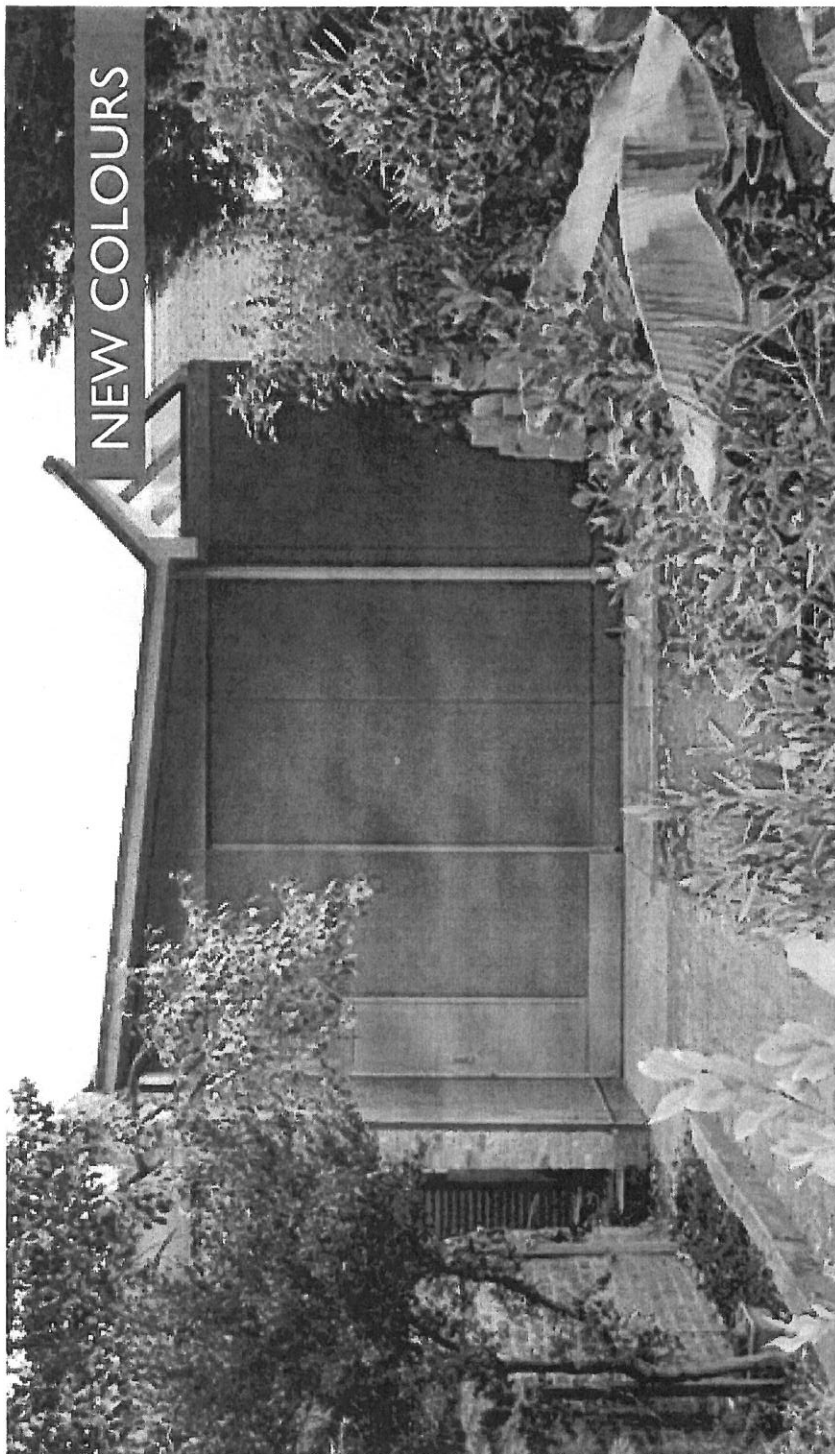
S88°09'37"E 45.00'

4" CHAIN LINK FENCE

11/5/18



CEMBRIT CEMBONIT

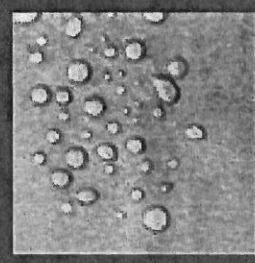


Cembrit Cembonit

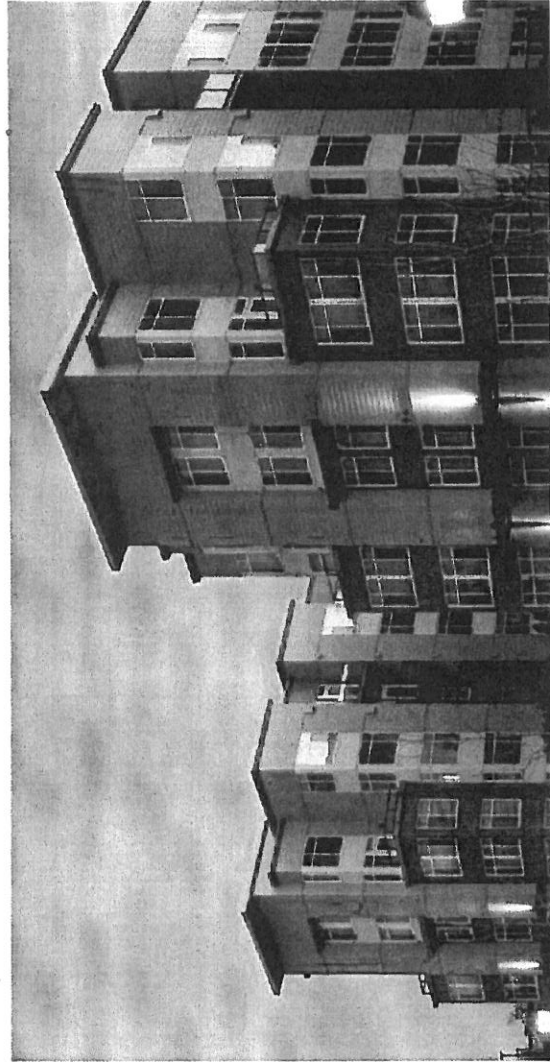
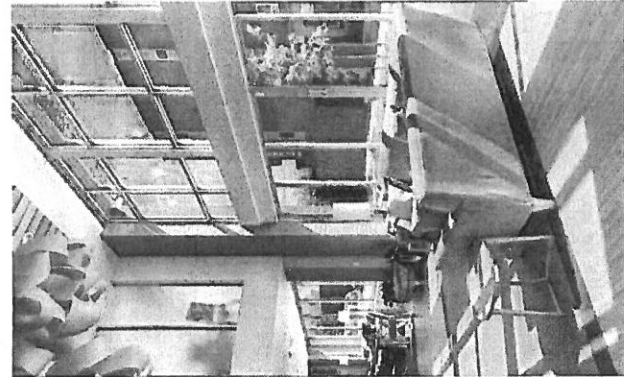
Through-coloured classics with attractive matt finish

Cembonit is a range of strong, autoclaved cladding sheets characterised by its subtle, matt finish. The sheets are through coloured in eleven attractive, muted natural colours.

During the production process, Cembonit receives a unique impregnation treatment which protects throughout the sheet. Being impregnated, Cembonit sheets are effectively protected against water staining and dirt, ensuring that the facade retains its attractive appearance in both dry and wet weather conditions. The combination of colour stability with a class 0 fire rating to BS 476 part 6 and a class 1 rating to BS 476 part 7 makes Cembonit ideal for overlaid rainscreen applications.



Performance that Exceeds Expectations



Just Ask Our Customers

*"VPI performance is better and more consistent than any of the vinyl window products we've used."
Lake Washington Windows.*

*"Thornton Place was the largest project to date for Walsh Seattle and was full of challenges. Your dedication and collaboration were instrumental... On behalf of a grateful Company, we thank you."
Walsh Construction.*

*"We are very satisfied with VPI. VPI window products demonstrate a blend of solid performance, high quality manufacturing and color options that are unique in the industry."
The Soltner Group, Architects Inc.*

The Proof is in Our Performance

Backed by one of the strongest warranties in the business including twenty year seal failure coverage, project owners can be confident that the Endurance Series™ will stand the test of time.



EXH. C.23
www.vpiwindows.com
(800) 634-1478 | info@vpiwindows.com
3420 E. Ferry, Spokane, WA 99202

LASER CUT STEEL
(ENAMEL FINISH).
DESIGN IS PRELIMI-
NARY.

2 BOARD FORMED CONCL.
REVEAL

4'-0"

FE

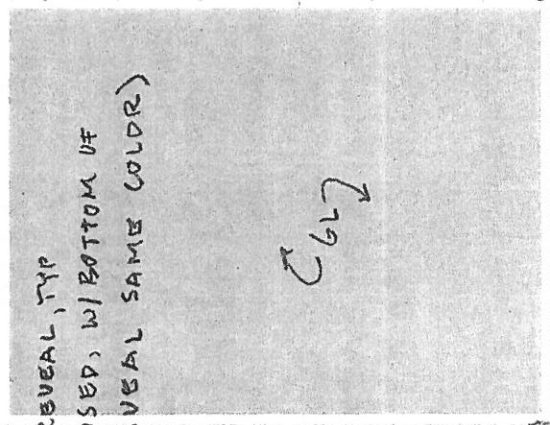
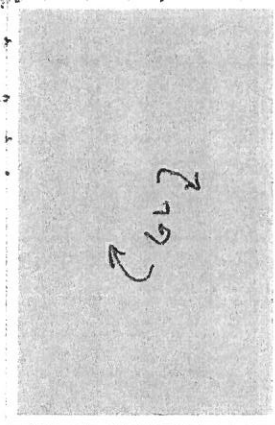
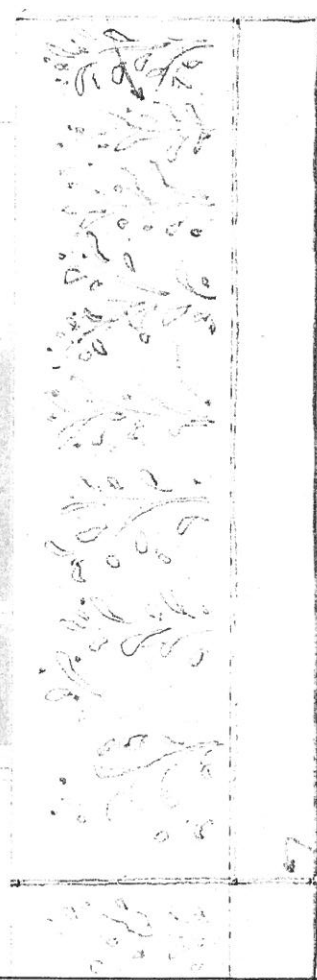
1/4" REVEAL, TYP
(CLOSED, W/ BOTTOM OF
REVEAL SAME COLOR)

1/4" REVEAL, TYP
(CLOSED, W/ BOTTOM OF
REVEAL SAME COLOR)

Awning:
Metal fascia
Wood board

2 BOARD FORMED
CONC.

2 GRANITE BASE



METAL GAL. WRAP

Wood board so
(may be alumin
grain finish fo

Smooth metal

Metal fascia/co

1/4" REVEAL @ MTL
(CLOSED W/ BOT. OF REVEAL SAME
COLOR)

4" MITER

MTL WRAP @
(BROWN INTEREST-
LY HERE, SHOULD
BE OFF-WHITE
SAME AS FASCIA)

3/8" REVEAL
WHERE SEFFIT
MEETS WALL/COL.

3/8" REVEAL
TYS @ CEM.
SIDING.
(BLACK (OUR
& REVEAL)

CEMENTI-
TIOUS
CLADDING

SLOPE TO DRAIN

DRIP

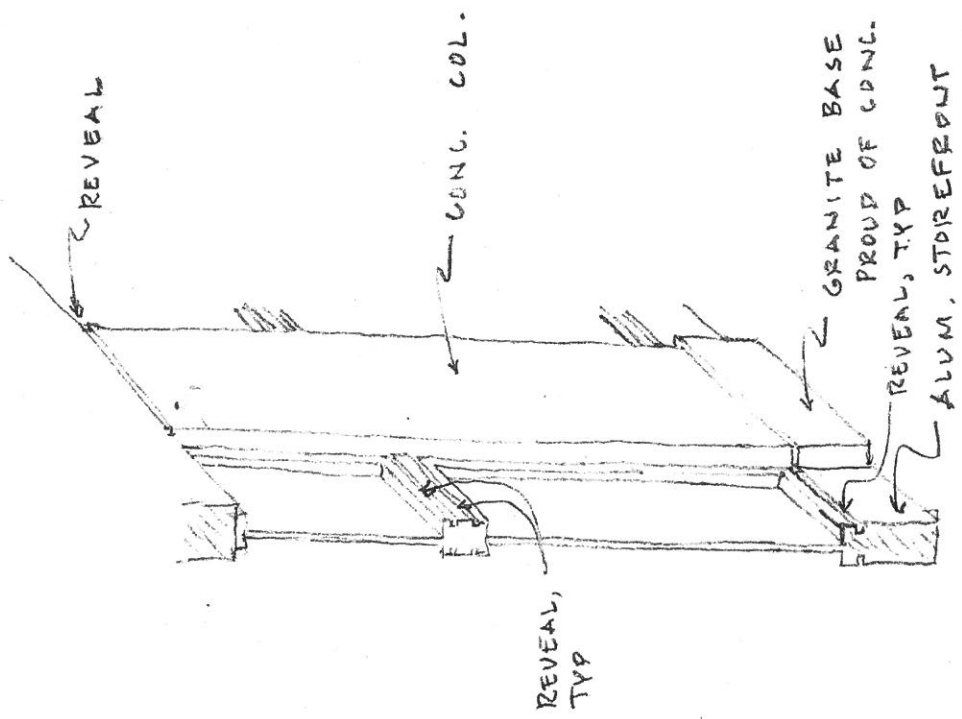
2 MIN. 2
PROFILE
VINYL
WOOD
FRAME

2 WOOD
MULLIONS

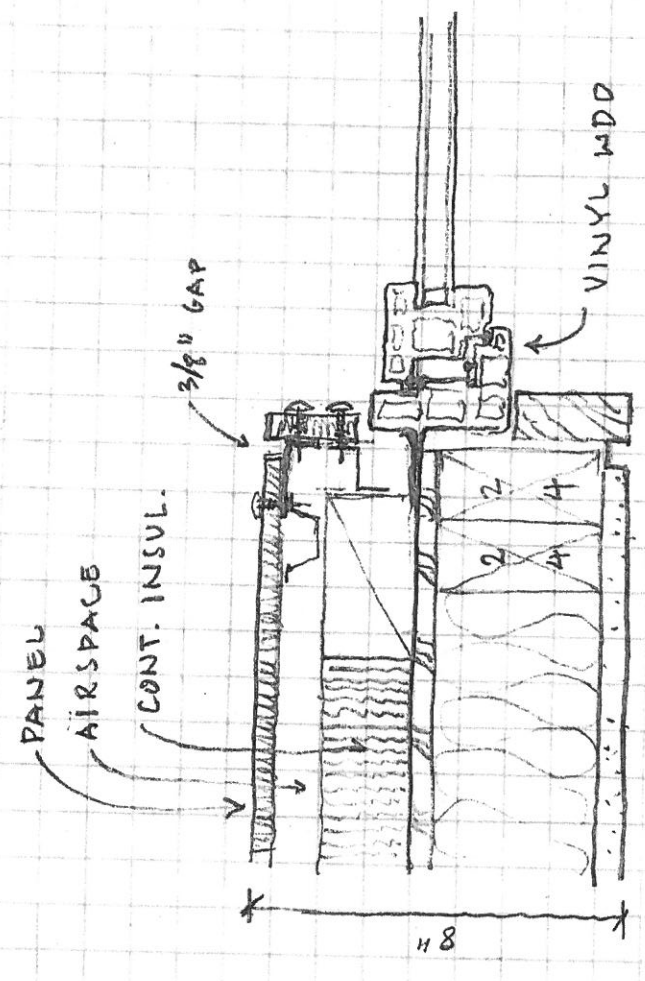
MTL
INSUL.
PANEL

2 VINYL
FRAME

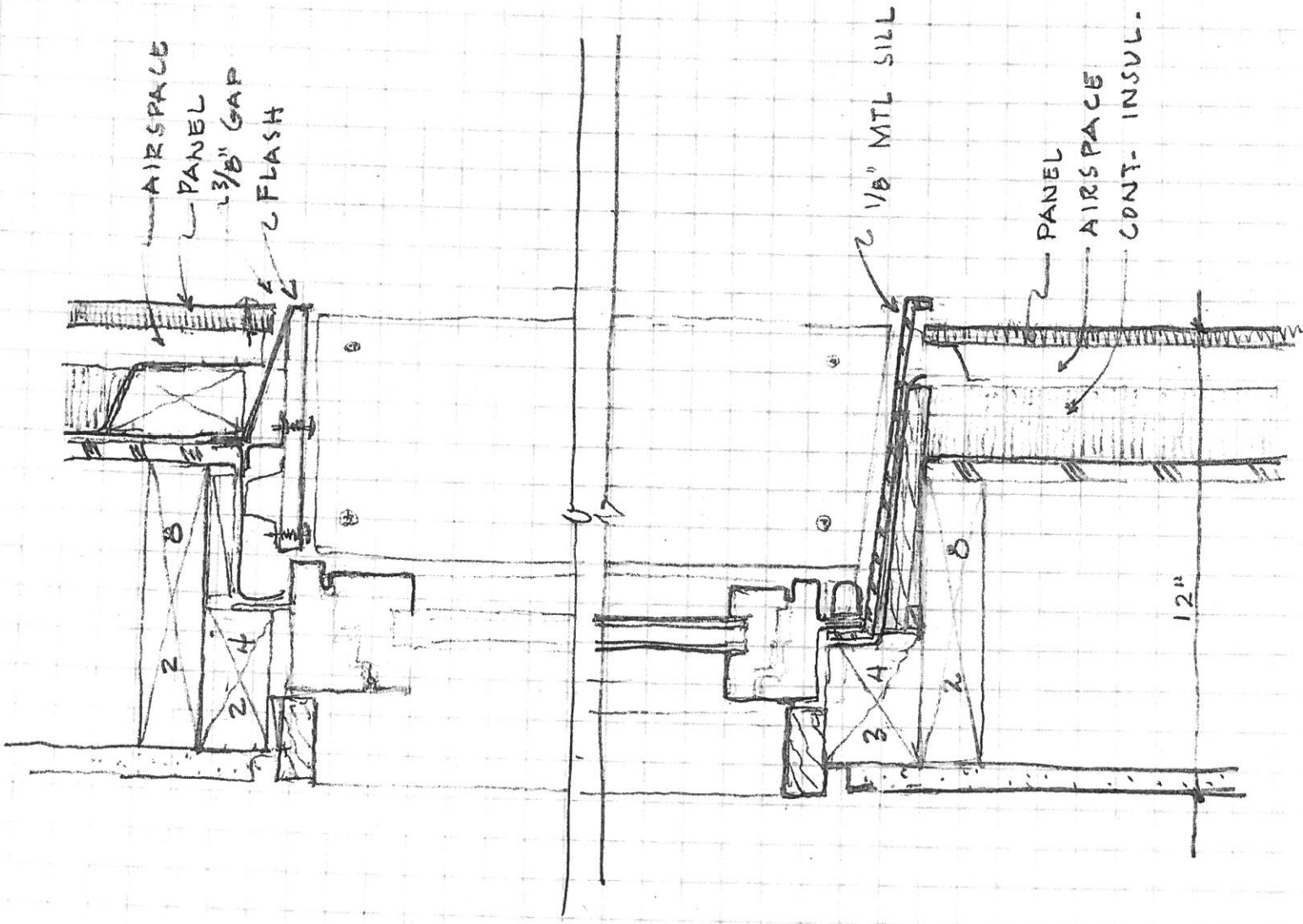




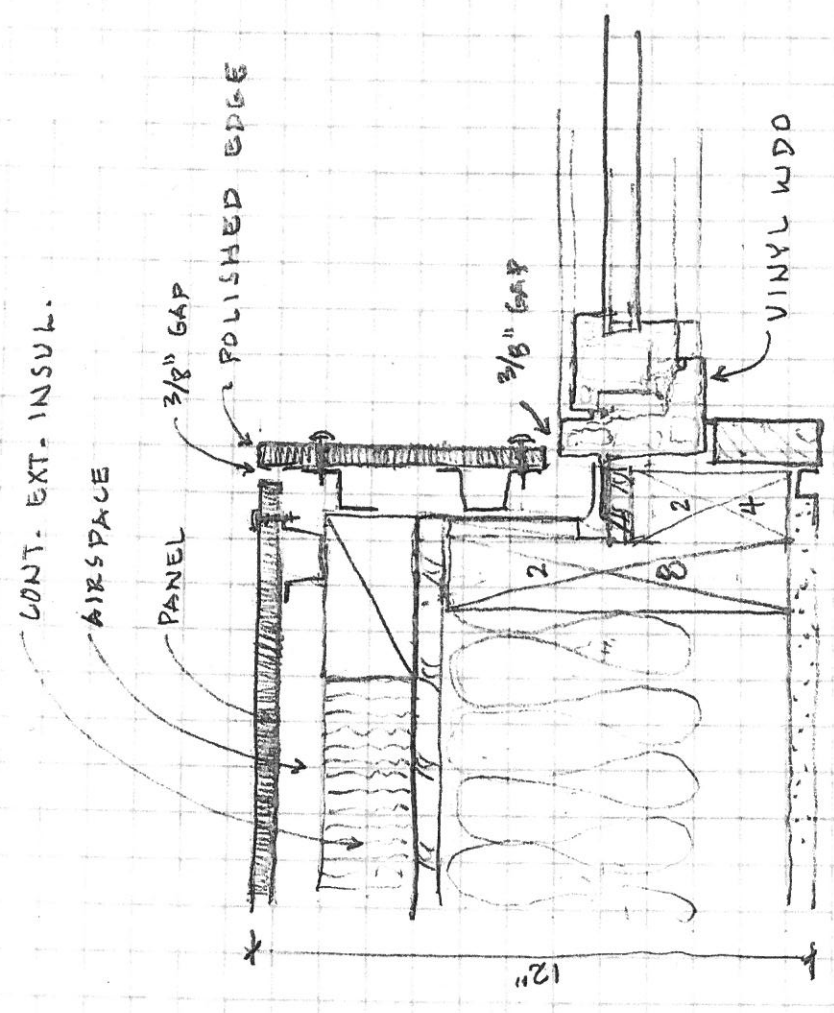
SECTION DTL @ STOREFRONT
NTS



WDD JAMB - SHALLOW



WDO HEAD/SILL - DEEP



WDO JAMB - DEEP