

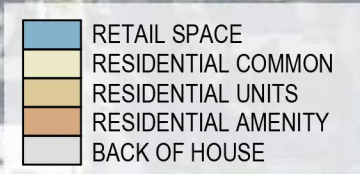


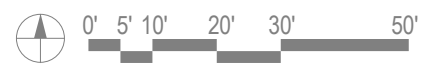
DESIGN REVIEW DRAWINGS

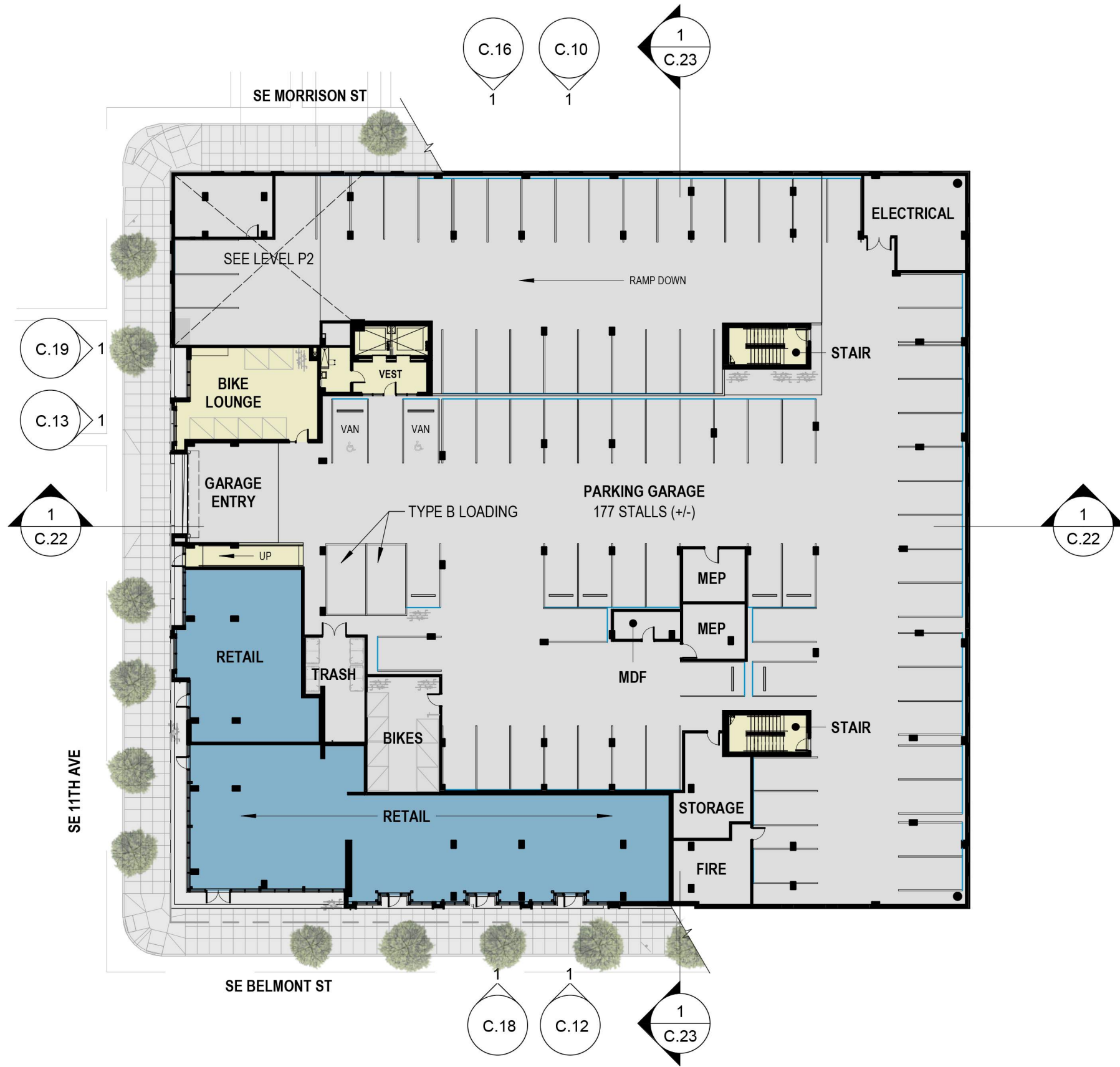
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|------|----------------------------------|
| C.1 | VIEW FROM SOUTHWEST |
| C.2 | TABLE OF CONTENTS |
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| C.4 | FLOOR PLAN - LEVEL P2 |
| C.5 | FLOOR PLAN - LEVEL P1 |
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DESIGN REVIEW APPENDIX

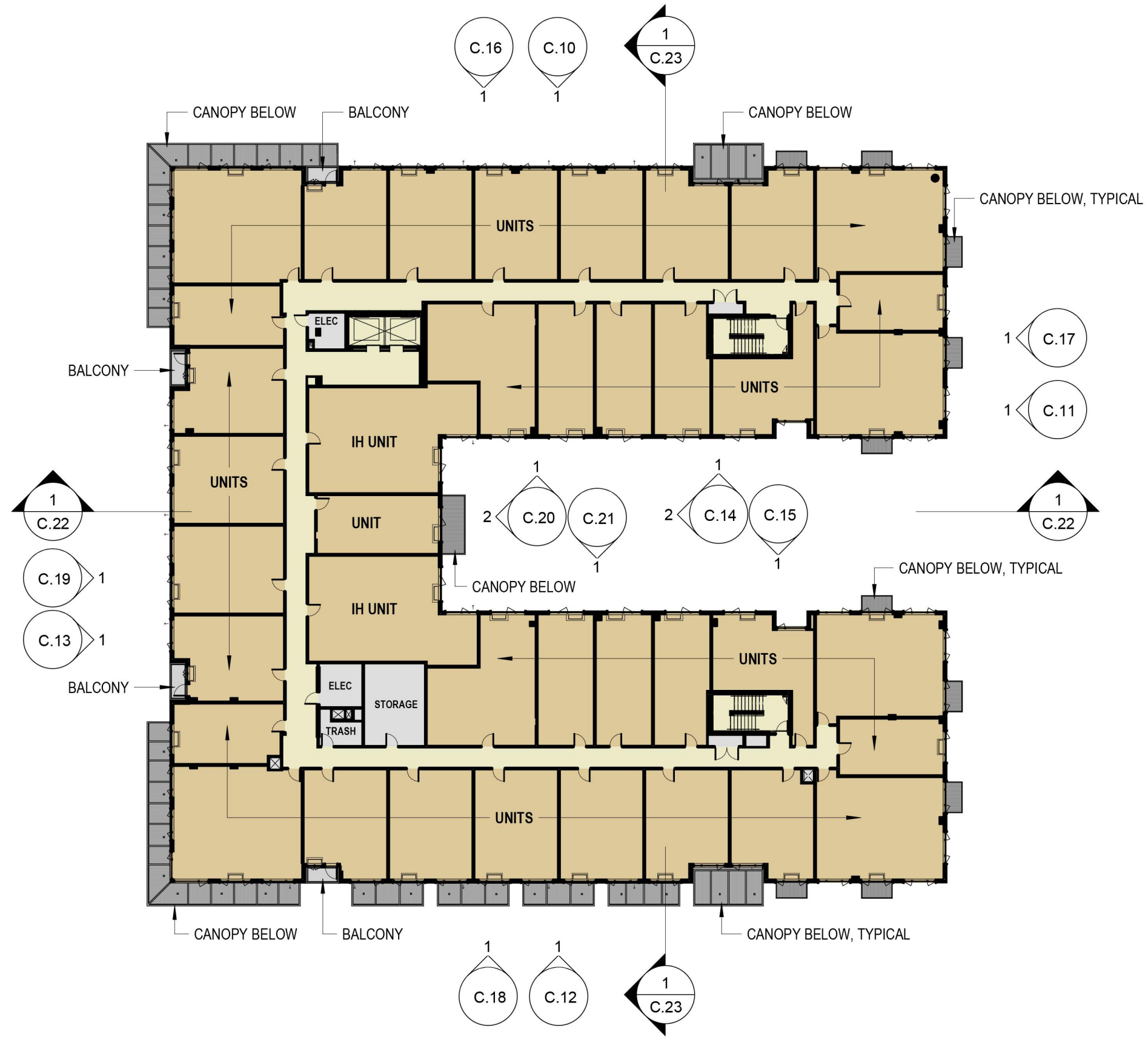
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| APP.3 | VIEW FROM NORTHWEST |
| APP.4 | VICINITY MAP |
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| APP.18 | BIRD-SAFE WINDOWS |
| APP.19 | BIRD-SAFE WINDOWS |



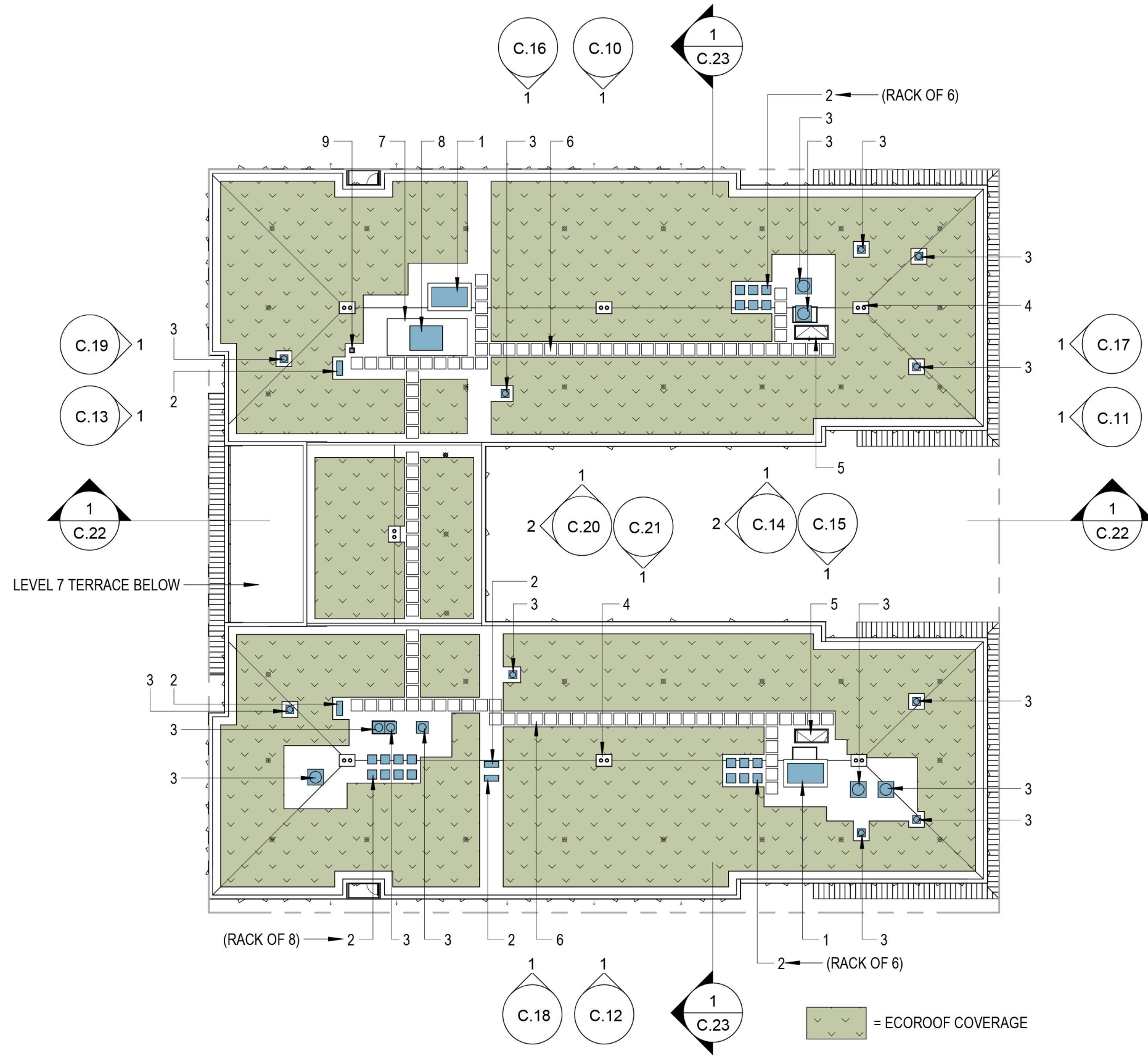




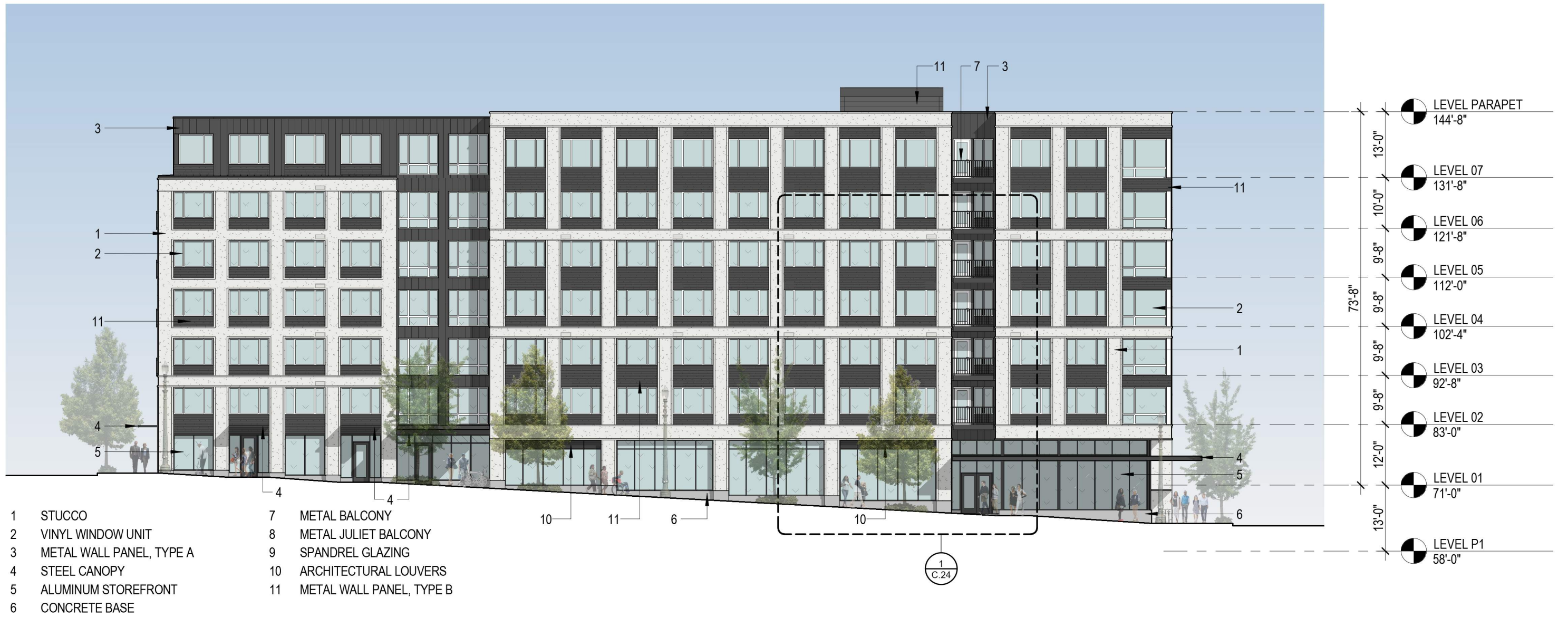








- 1 ROOFTOP UNIT, AIR HANDLING UNIT
- 2 ROOFTOP UNIT, CONDENSING UNIT
- 3 ROOFTOP UNIT, EXHAUST
- 4 ROOF DRAIN, TYPICAL
- 5 ROOF HATCH
- 6 WALKWAY PADS, TYPICAL
- 7 ELEVATOR OVERRUN
- 8 ELEVATOR RELIEF VENT
- 9 DAS SHAFT TERMINATION





- | | | | |
|---|--------------------------|----|--------------------------|
| 1 | STUCCO | 7 | METAL BALCONY |
| 2 | VINYL WINDOW UNIT | 8 | METAL JULIET BALCONY |
| 3 | METAL WALL PANEL, TYPE A | 9 | SPANDREL GLAZING |
| 4 | STEEL CANOPY | 10 | ARCHITECTURAL LOUVERS |
| 5 | ALUMINUM STOREFRONT | 11 | METAL WALL PANEL, TYPE B |
| 6 | CONCRETE BASE | | |





- | | |
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| 6 | CONCRETE BASE | 12 | GARAGE DOOR |





② COURTYARD ELEVATION - FACING WEST
1" = 20'-0"

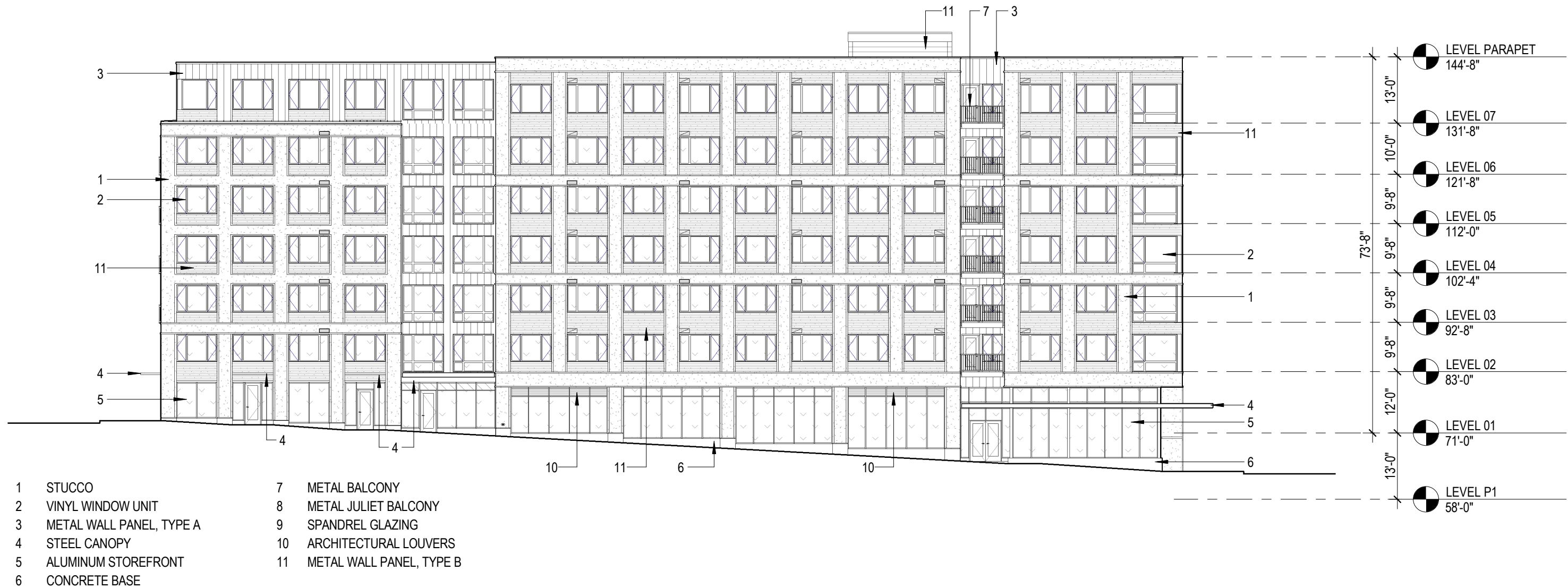
① COURTYARD ELEVATION - FACING NORTH
1" = 20'-0"

- | | |
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| 5 ALUMINUM STOREFRONT | 11 METAL WALL PANEL, TYPE B |
| 6 CONCRETE BASE | 12 GARAGE DOOR |



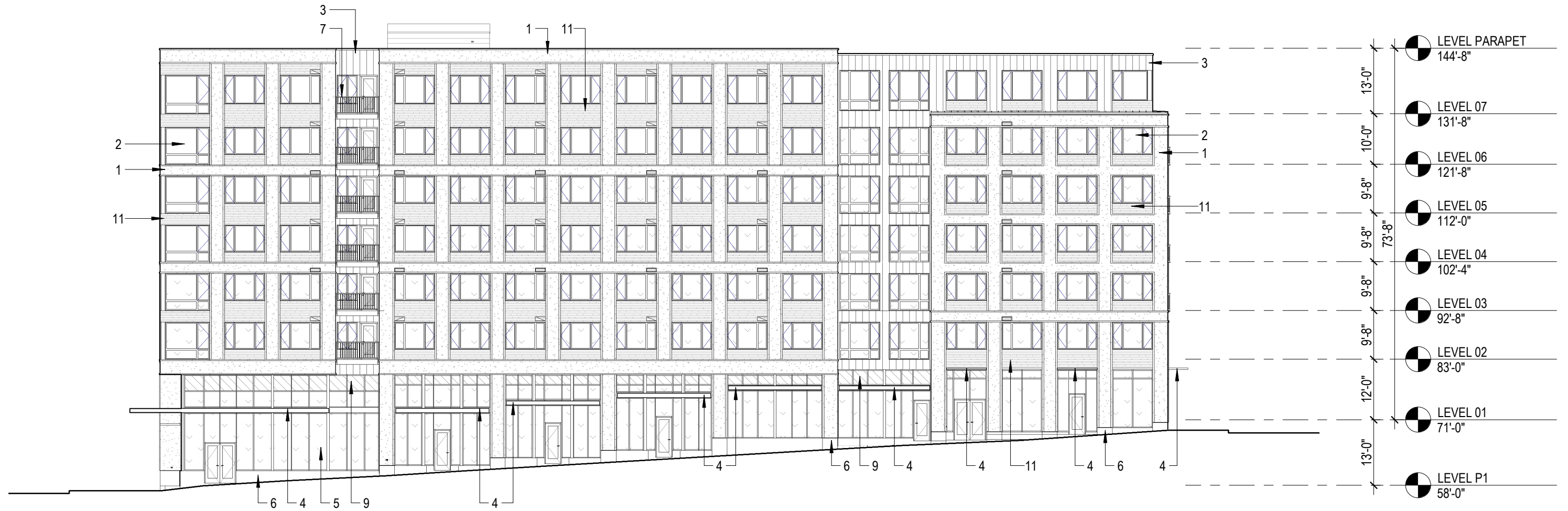
① COURTYARD ELEVATION - FACING SOUTH
1" = 20'-0"

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| 5 | ALUMINUM STOREFRONT | 11 | METAL WALL PANEL, TYPE B |
| 6 | CONCRETE BASE | 12 | GARAGE DOOR |

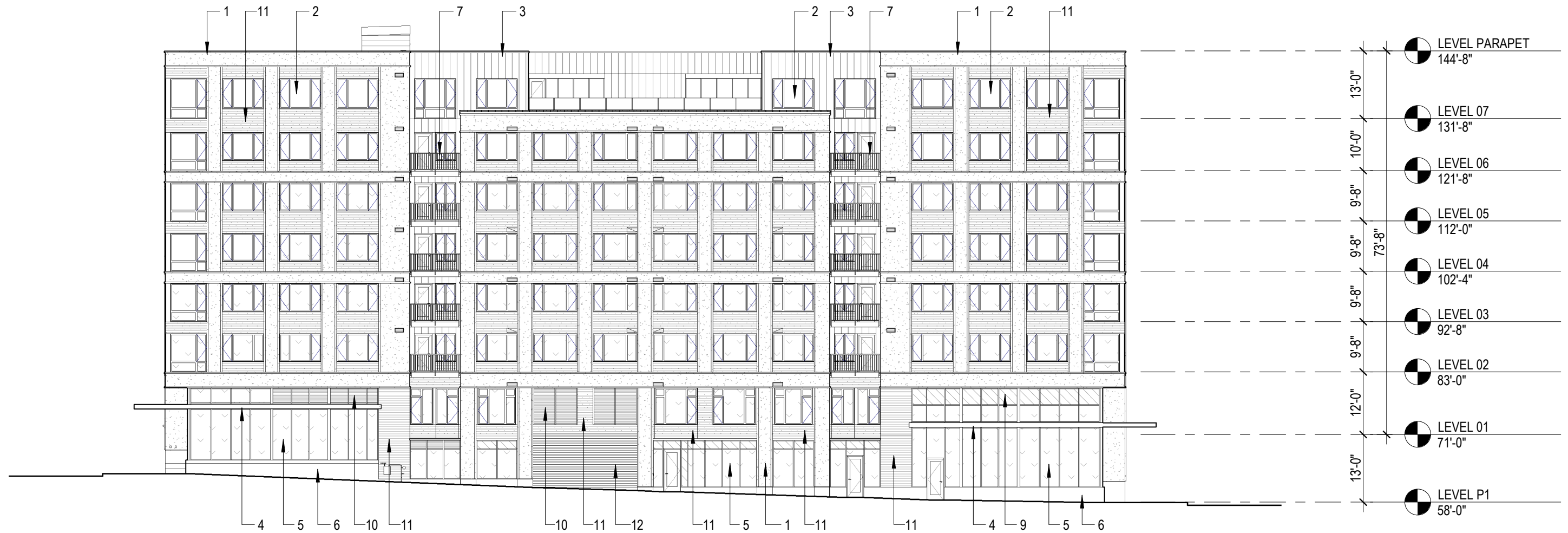




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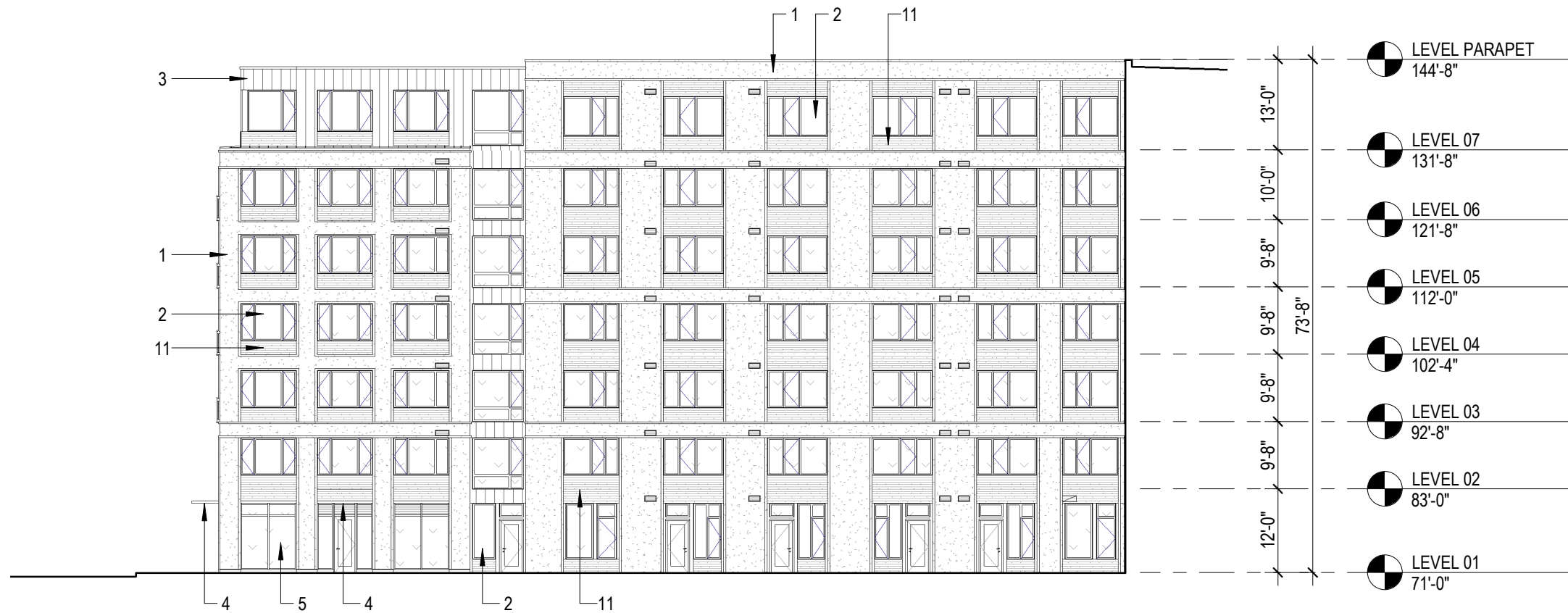
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② COURTYARD ELEVATION - FACING WEST
1" = 20'-0"

① COURTYARD ELEVATION - FACING NORTH
1" = 20'-0"

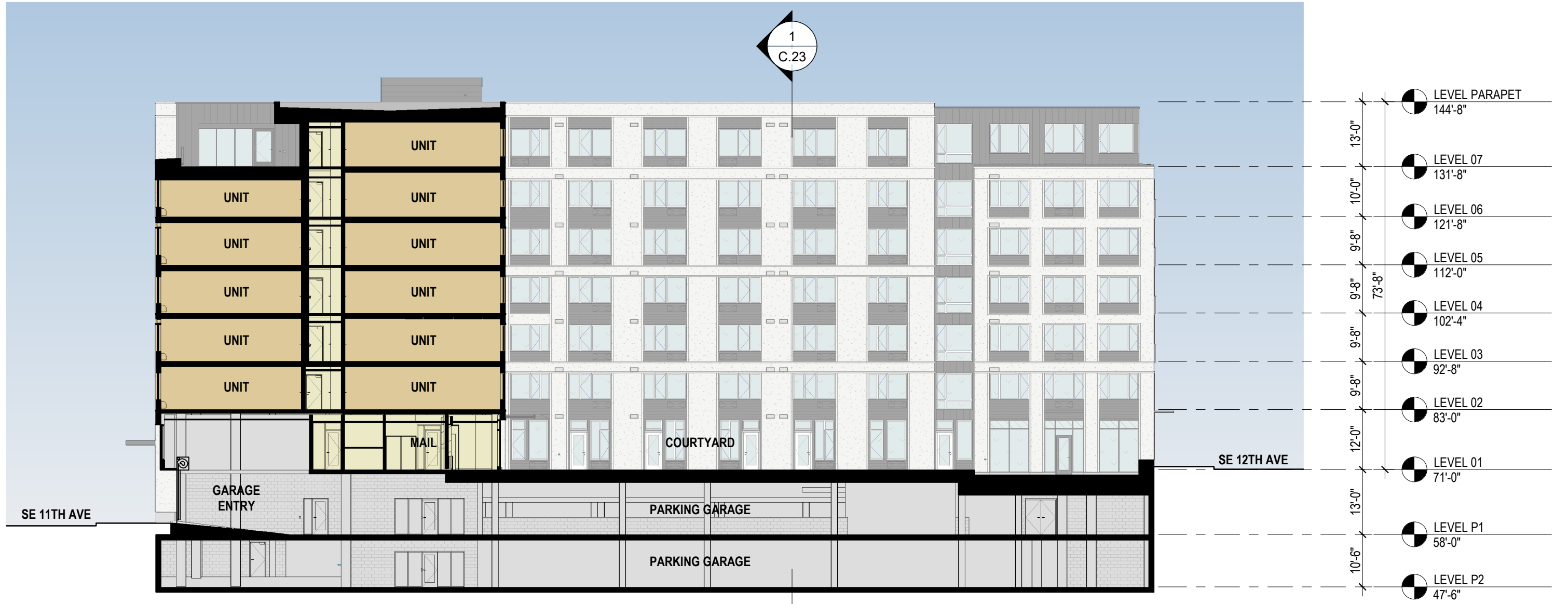
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| 2 VINYL WINDOW UNIT | 8 METAL JULIET BALCONY |
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| 4 STEEL CANOPY | 10 ARCHITECTURAL LOUVERS |
| 5 ALUMINUM STOREFRONT | 11 METAL WALL PANEL, TYPE B |
| 6 CONCRETE BASE | 12 GARAGE DOOR |

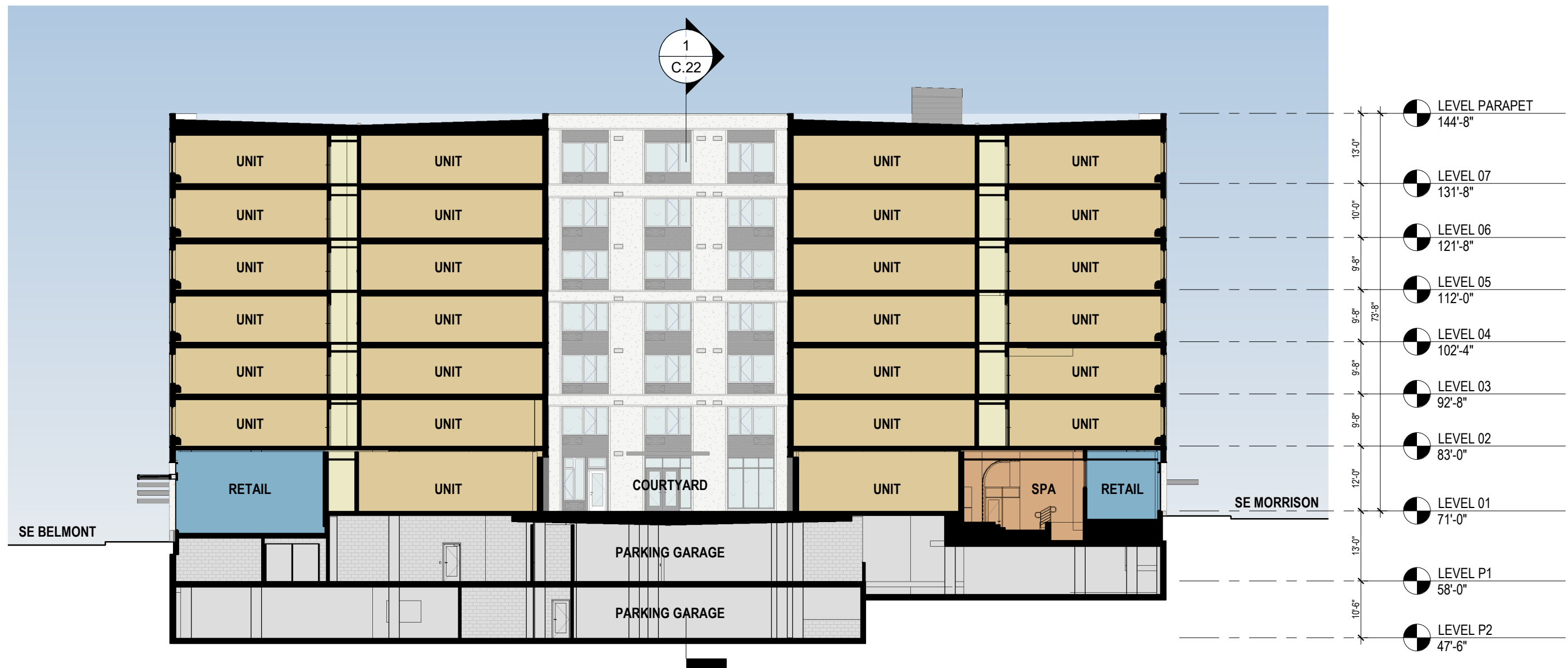


① COURTYARD ELEVATION - FACING SOUTH
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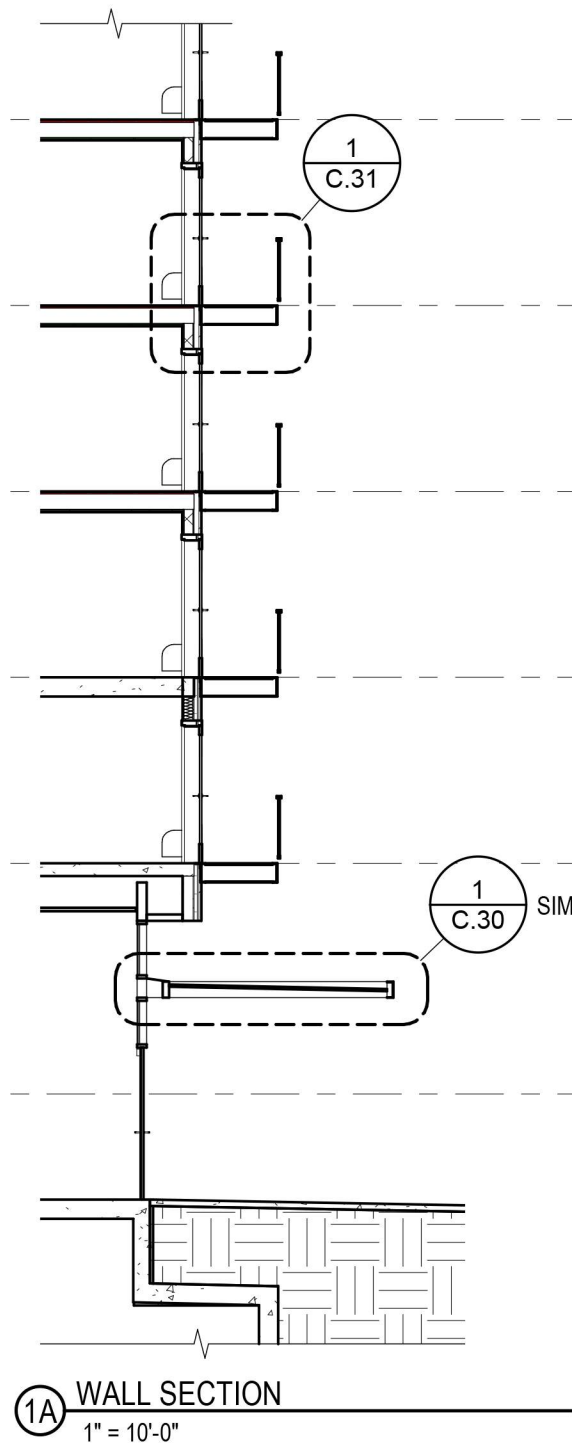
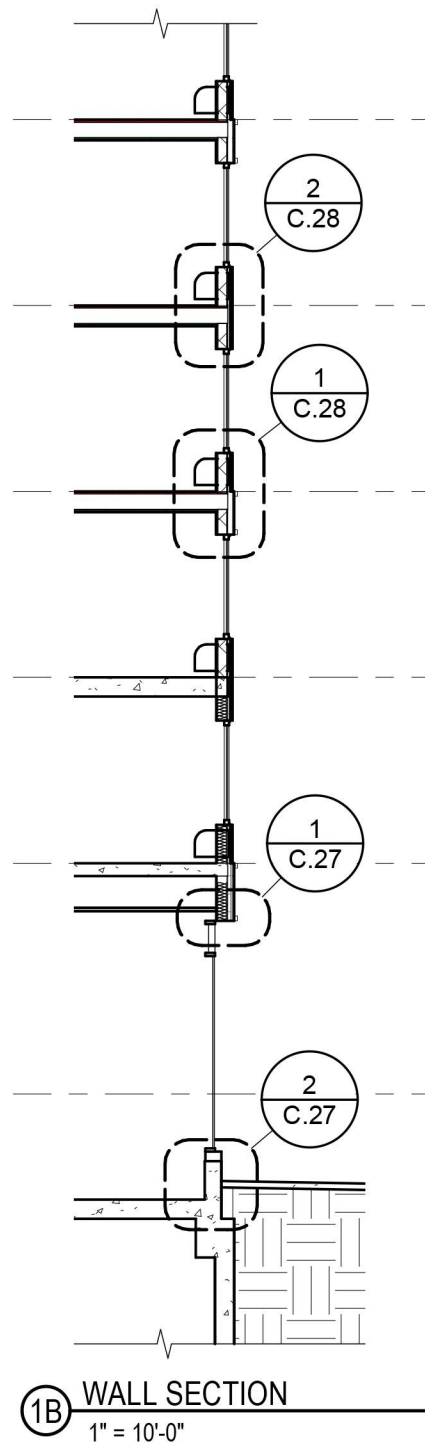
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| 5 | ALUMINUM STOREFRONT | 11 | METAL WALL PANEL, TYPE B |
| 6 | CONCRETE BASE | 12 | GARAGE DOOR |

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C.23

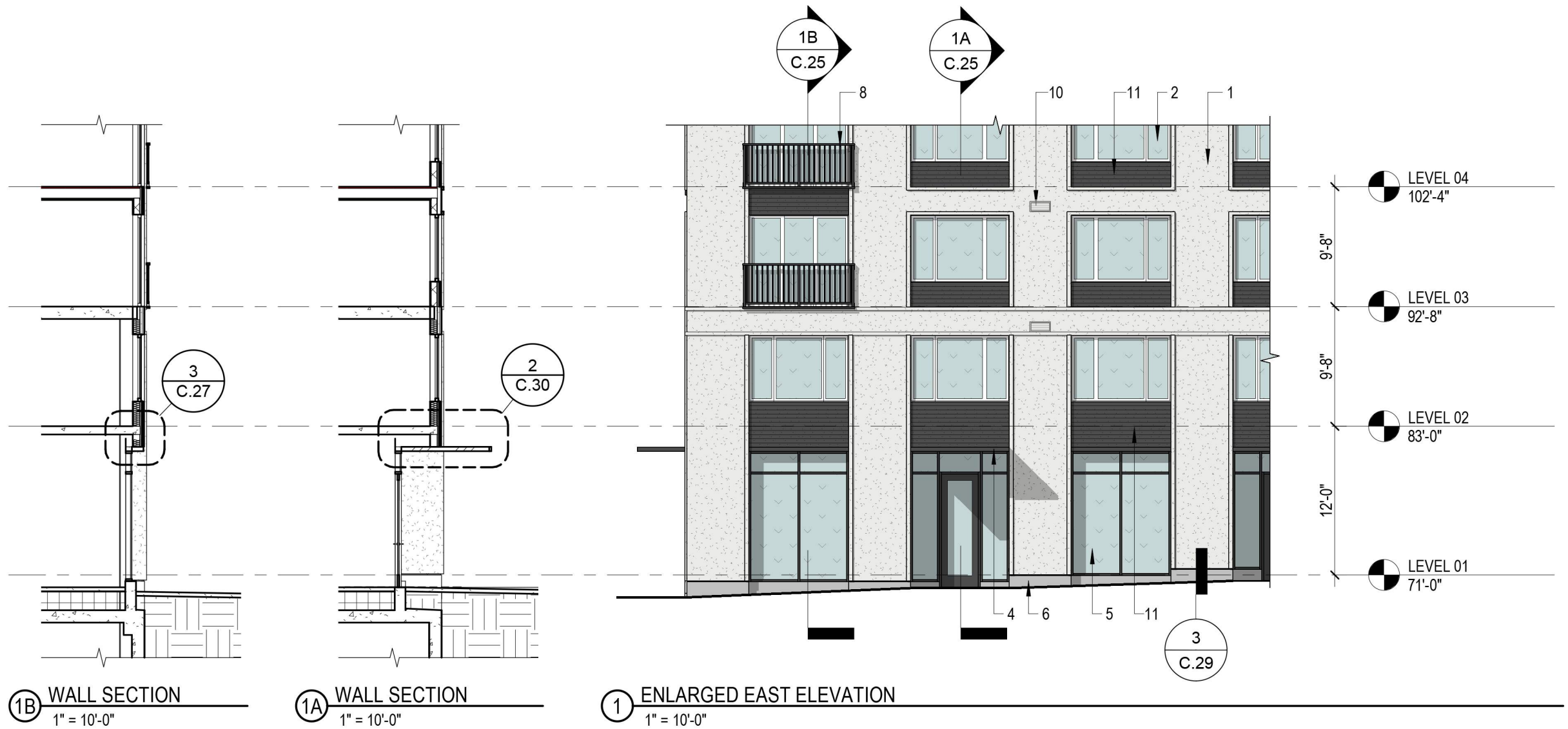




- 1 STUCCO
- 2 VINYL WINDOW UNIT
- 3 METAL WALL PANEL, TYPE A
- 4 STEEL CANOPY
- 5 ALUMINUM STOREFRONT
- 6 CONCRETE BASE
- 7 METAL BALCONY
- 8 METAL JULIET BALCONY
- 9 SPANDREL GLAZING
- 10 ARCHITECTURAL LOUVERS
- 11 METAL WALL PANEL, TYPE B
- 12 GARAGE DOOR



- 1 STUCCO
- 2 VINYL WINDOW UNIT
- 3 METAL WALL PANEL, TYPE A
- 4 STEEL CANOPY
- 5 ALUMINUM STOREFRONT
- 6 CONCRETE BASE
- 7 METAL BALCONY
- 8 METAL JULIET BALCONY
- 9 SPANDREL GLAZING
- 10 ARCHITECTURAL LOUVERS
- 11 METAL WALL PANEL, TYPE B
- 12 GARAGE DOOR





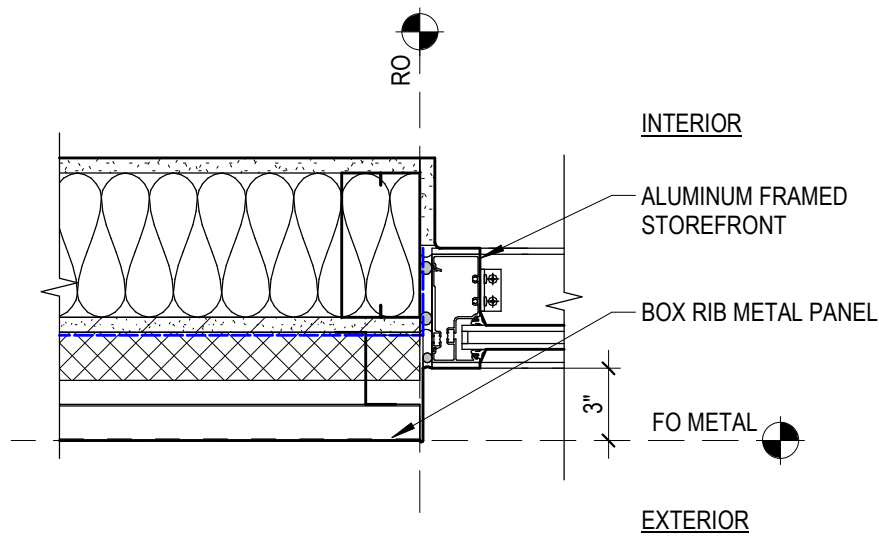
1C WALL SECTION
1" = 10'-0"

1B WALL SECTION
1" = 10'-0"

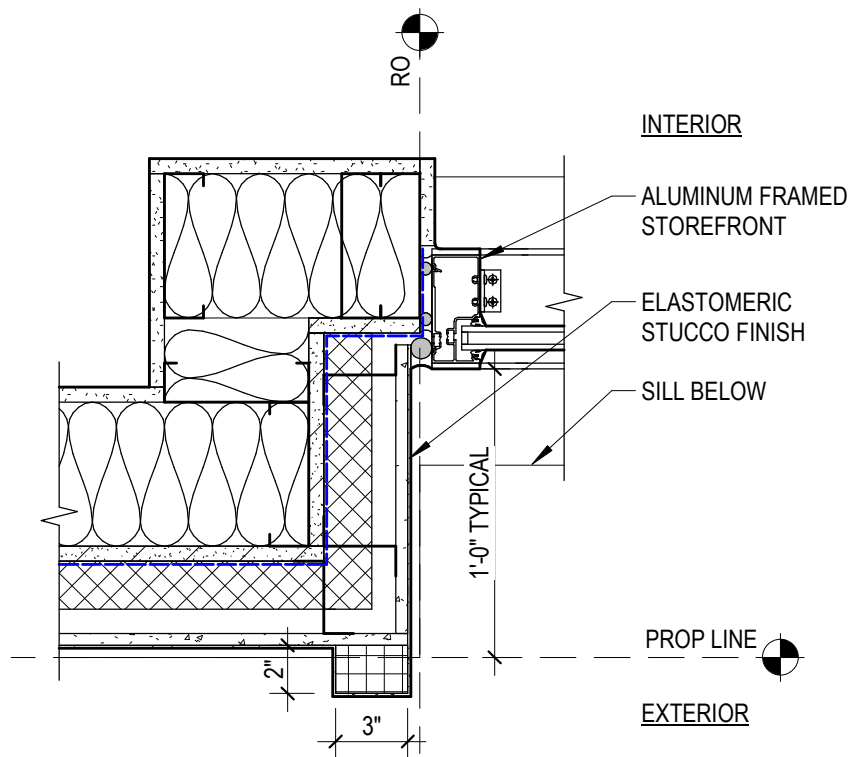
1A WALL SECTION
1" = 10'-0"

1 ENLARGED SOUTH ELEVATION
1" = 10'-0"

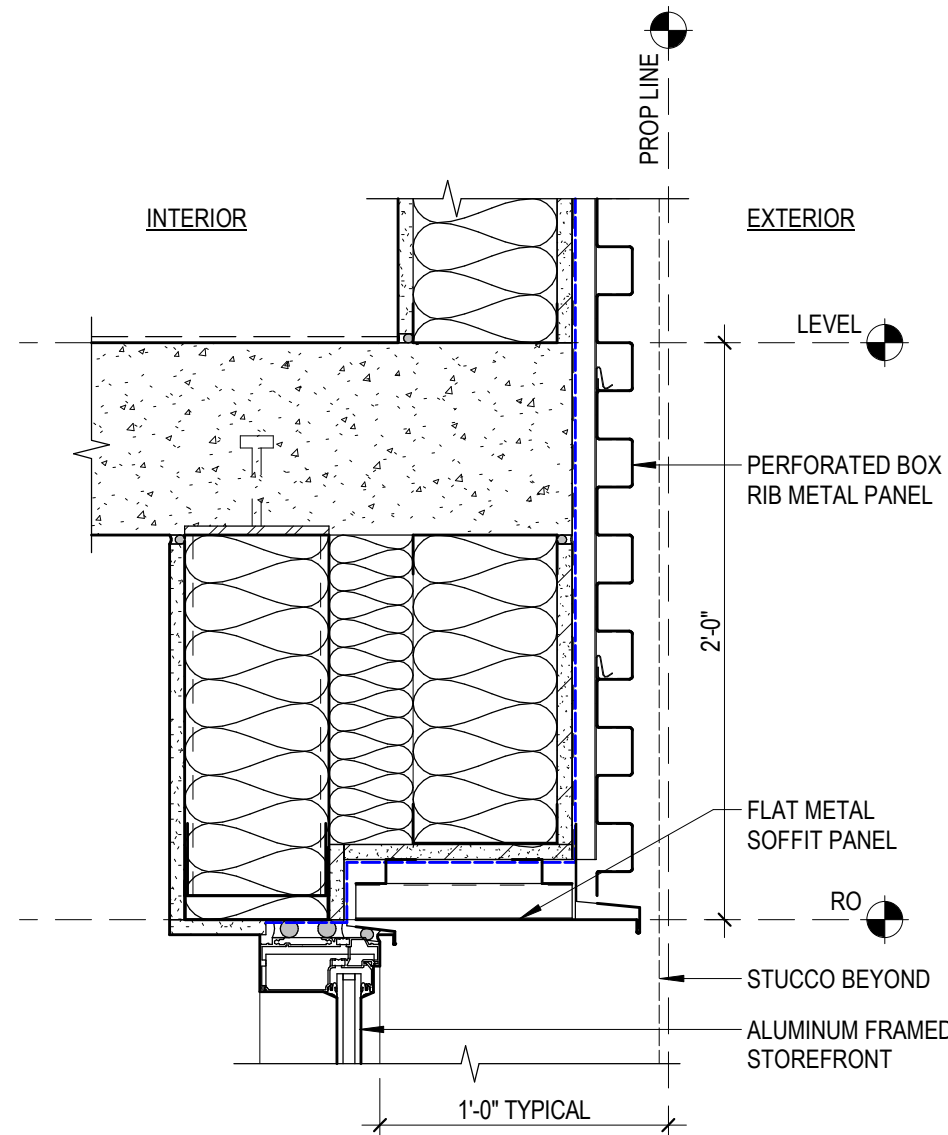
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| 1 STUCCO | 7 METAL BALCONY |
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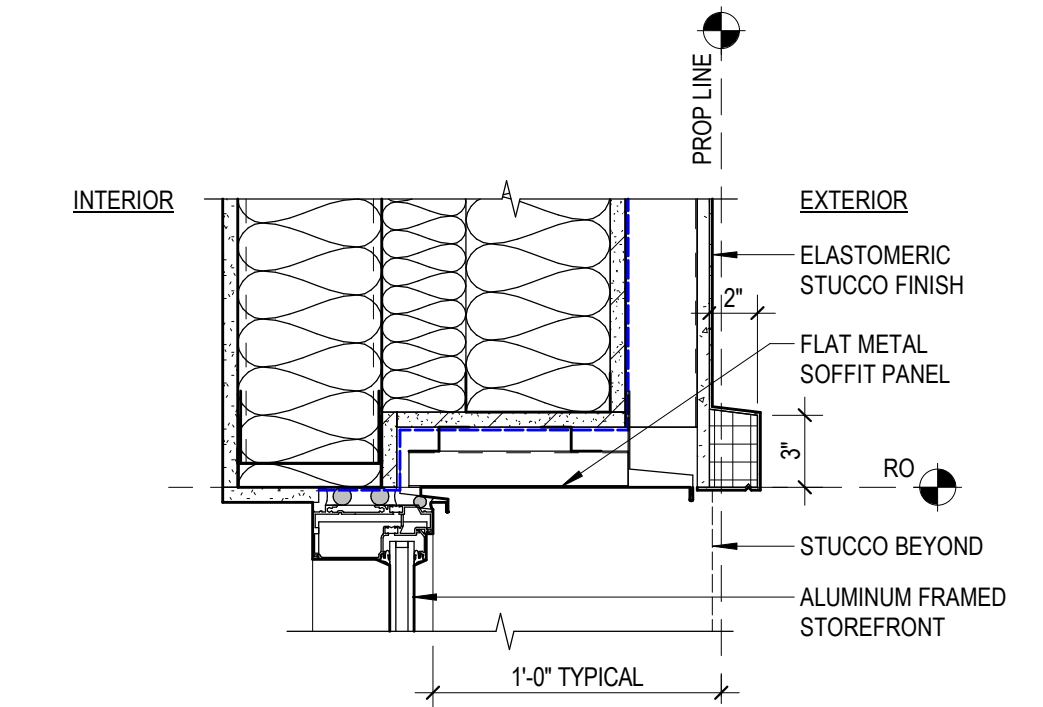
④ STOREFRONT JAMB AT METAL PANEL
1 1/2" = 1'-0"



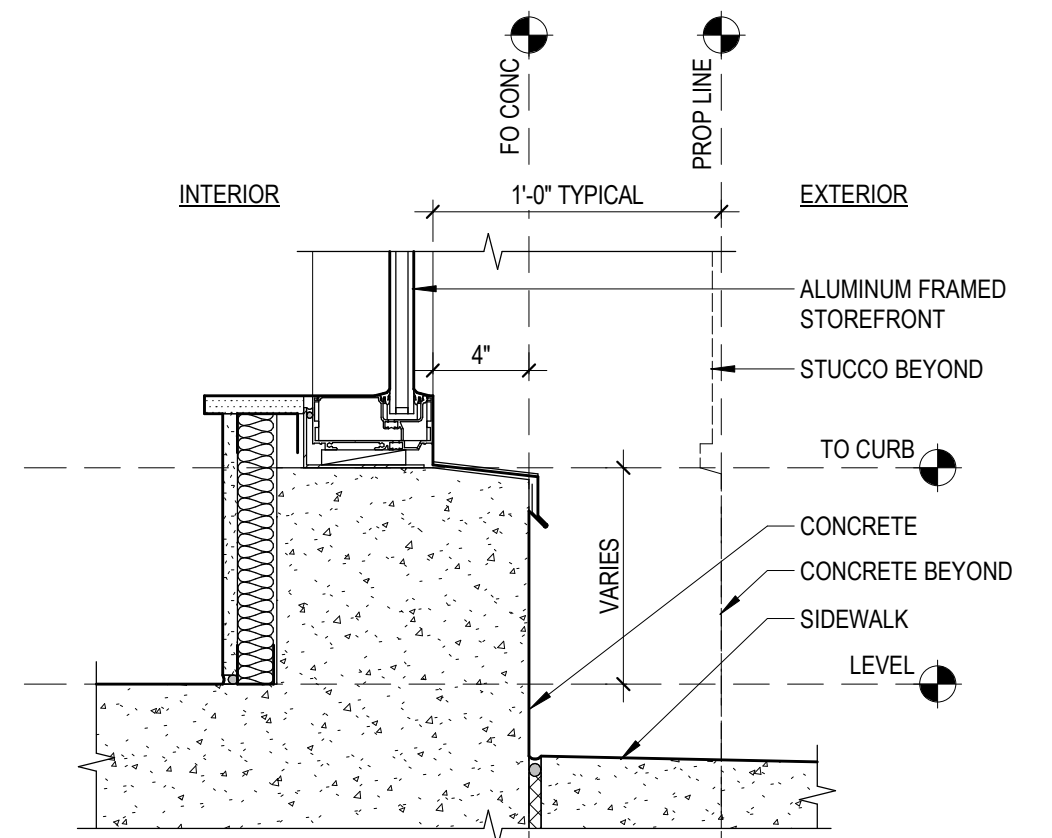
⑤ STOREFRONT JAMB AT STUCCO
1 1/2" = 1'-0"



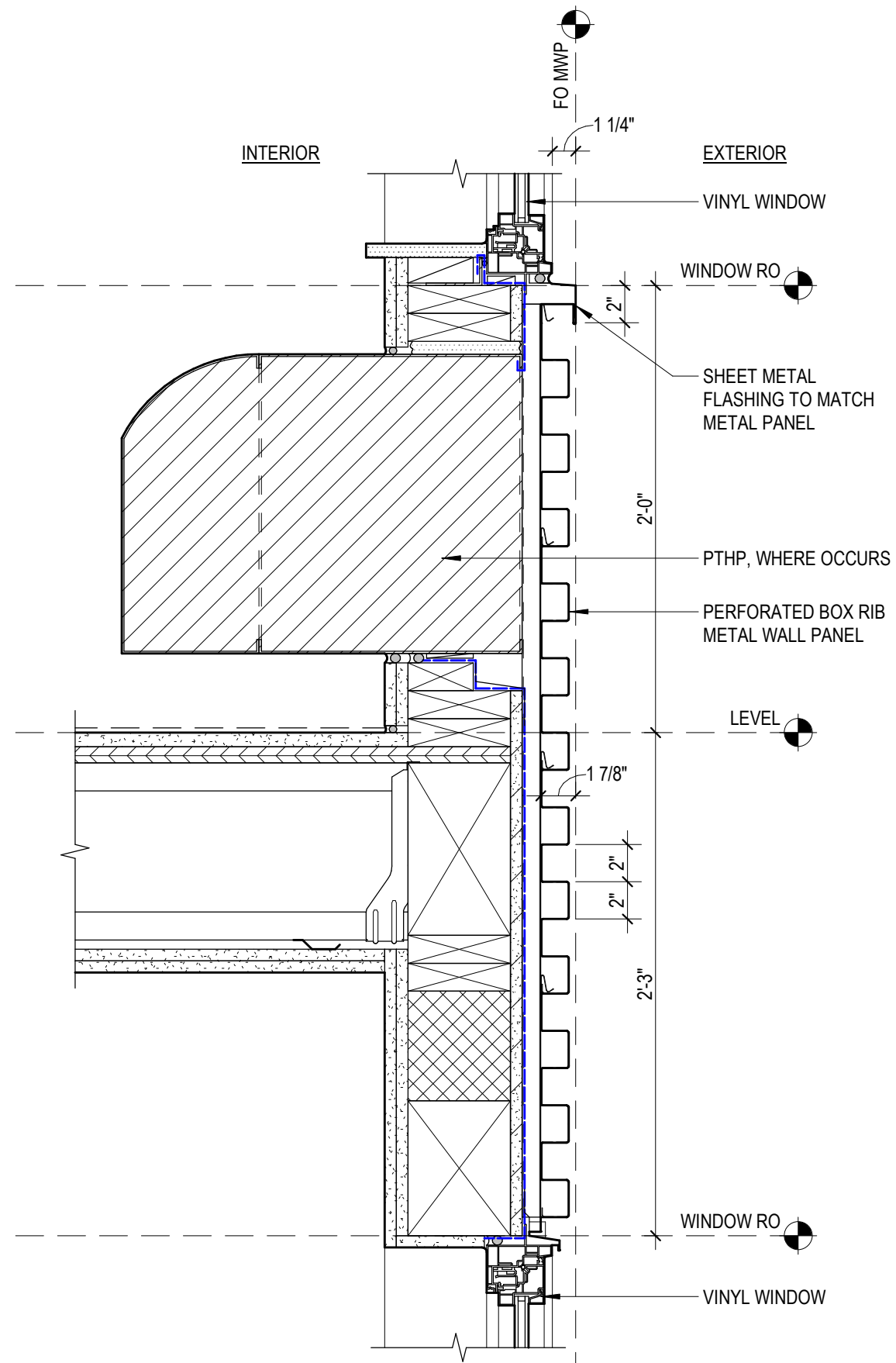
③ STOREFRONT HEAD AT METAL PANEL
1 1/2" = 1'-0"



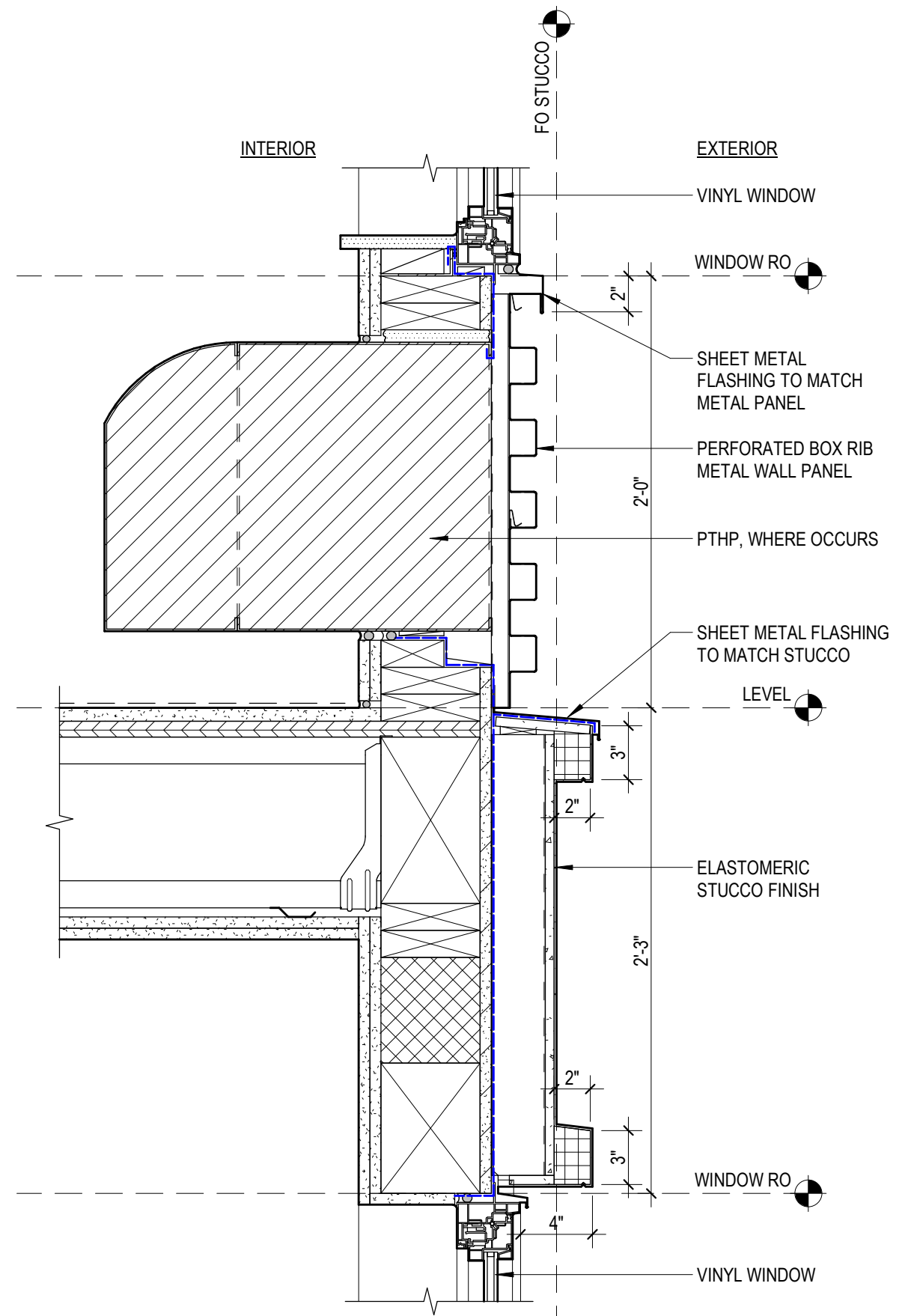
① STOREFRONT HEAD AT STUCCO
1 1/2" = 1'-0"



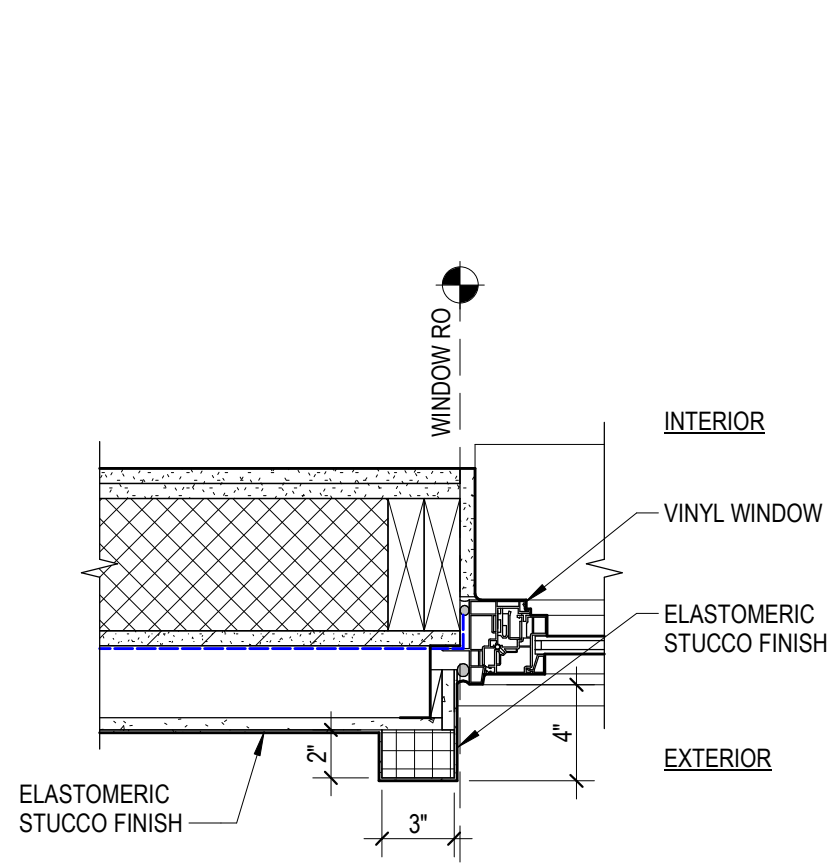
② STOREFRONT SILL
1 1/2" = 1'-0"



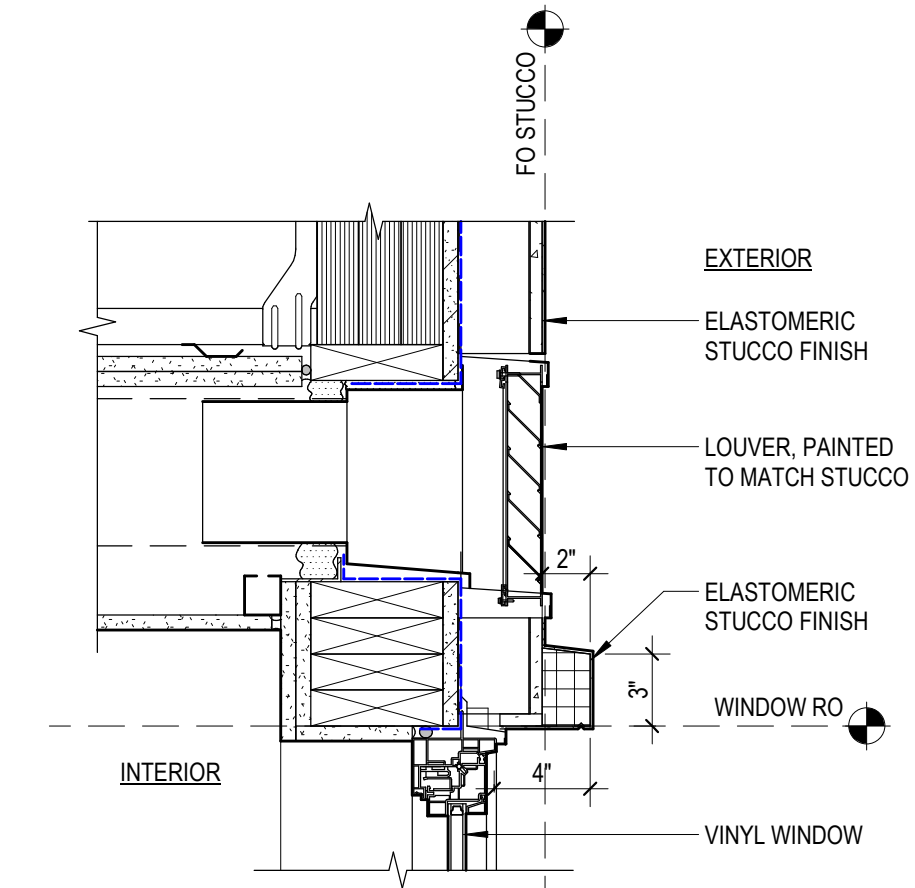
② SPANDREL AT BOX RIB MWP
1 1/2" = 1'-0"



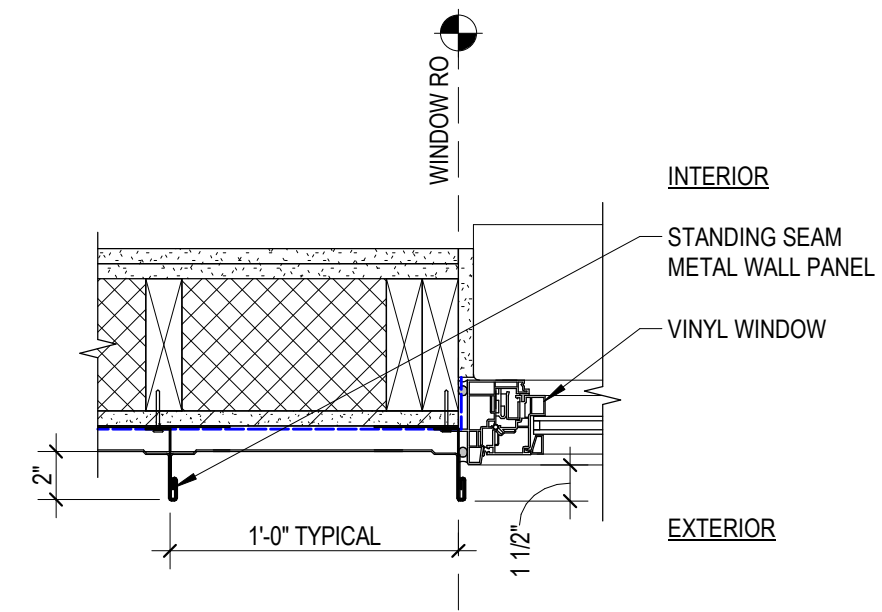
① TYPICAL SPANDREL
1 1/2" = 1'-0"



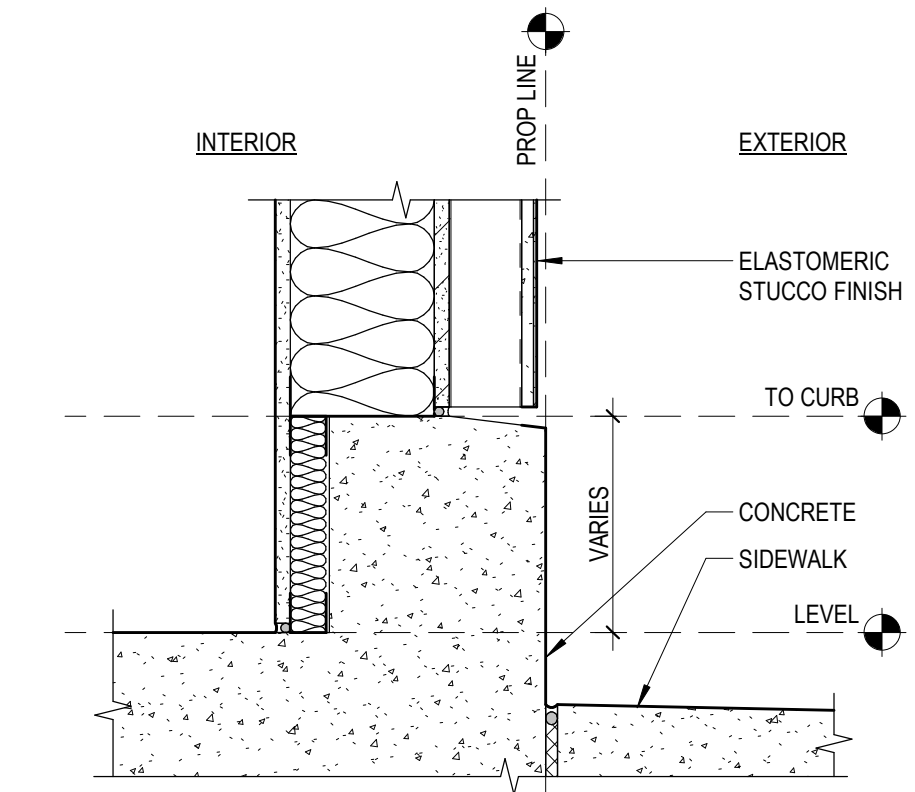
④ VINYL WINDOW JAMB AT STUCCO
1 1/2" = 1'-0"



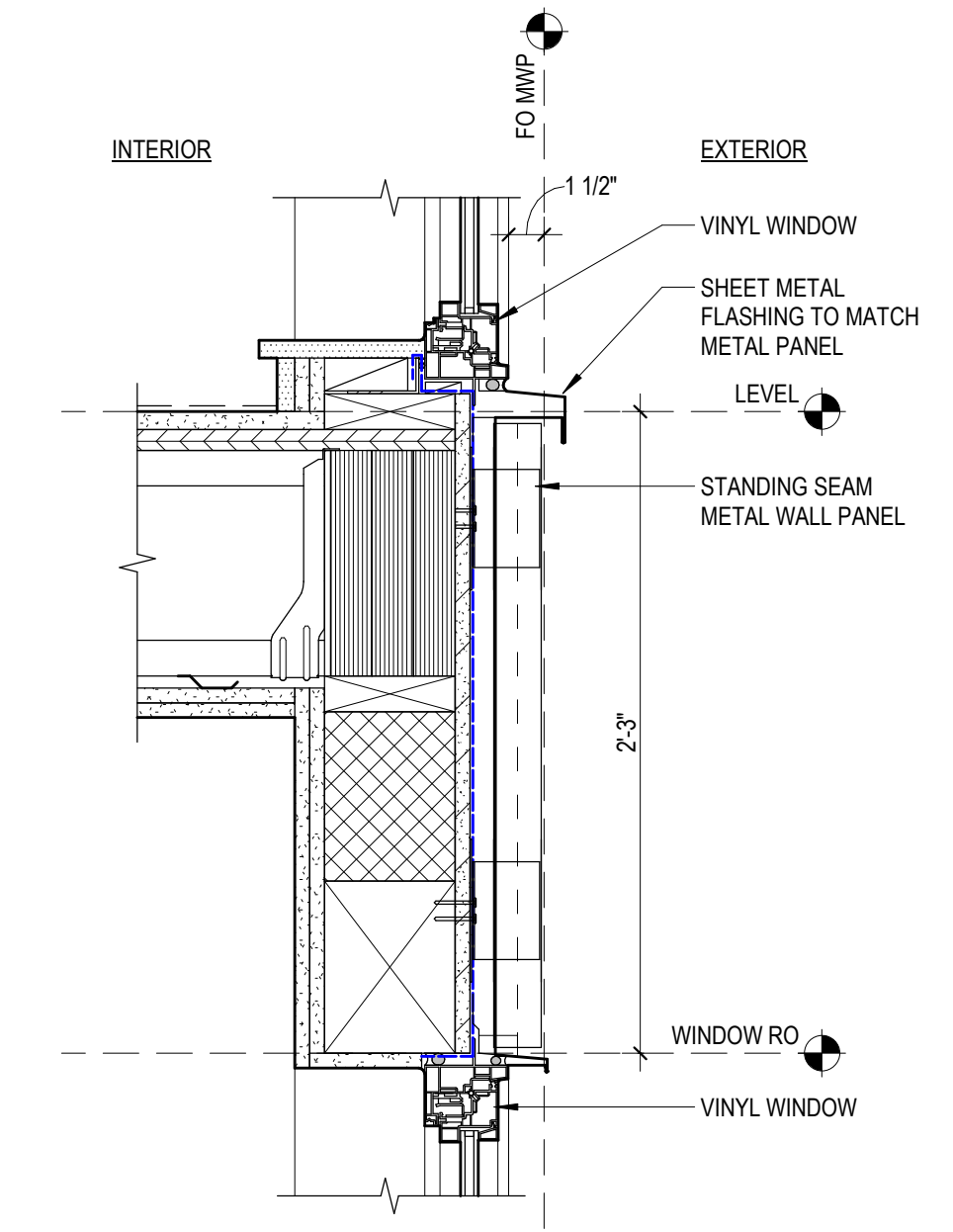
② SIDEWALL LOUVER
1 1/2" = 1'-0"



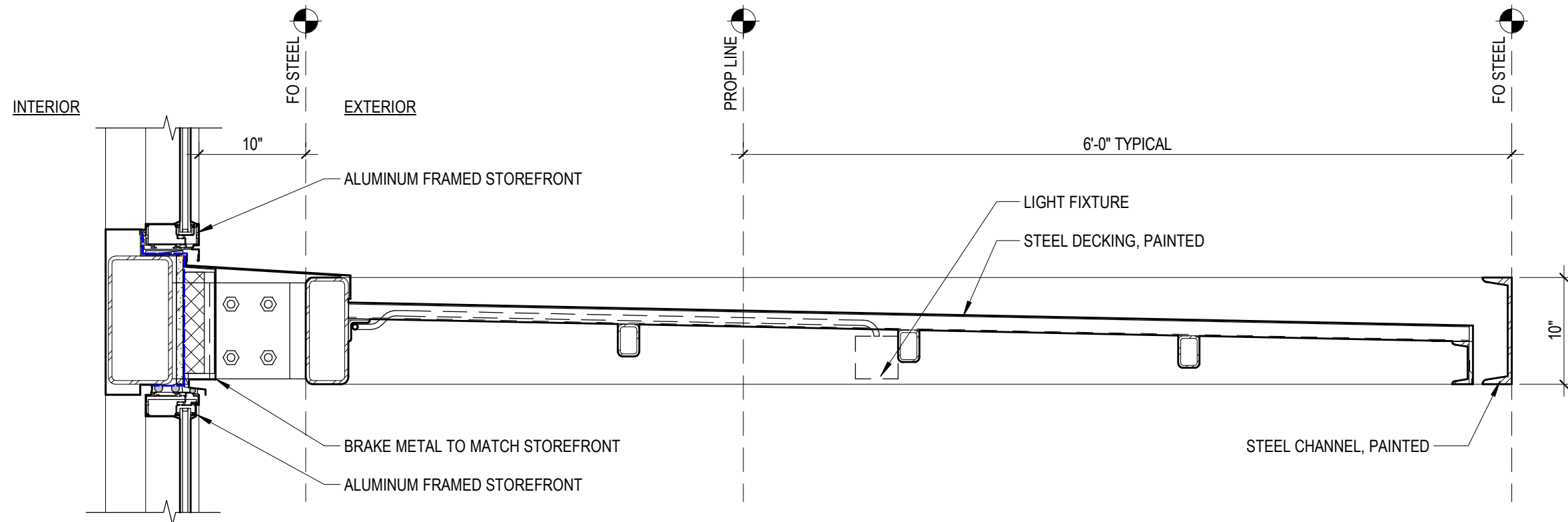
⑤ VINYL WINDOW JAMB AT STANDING SEAM MWP
1 1/2" = 1'-0"



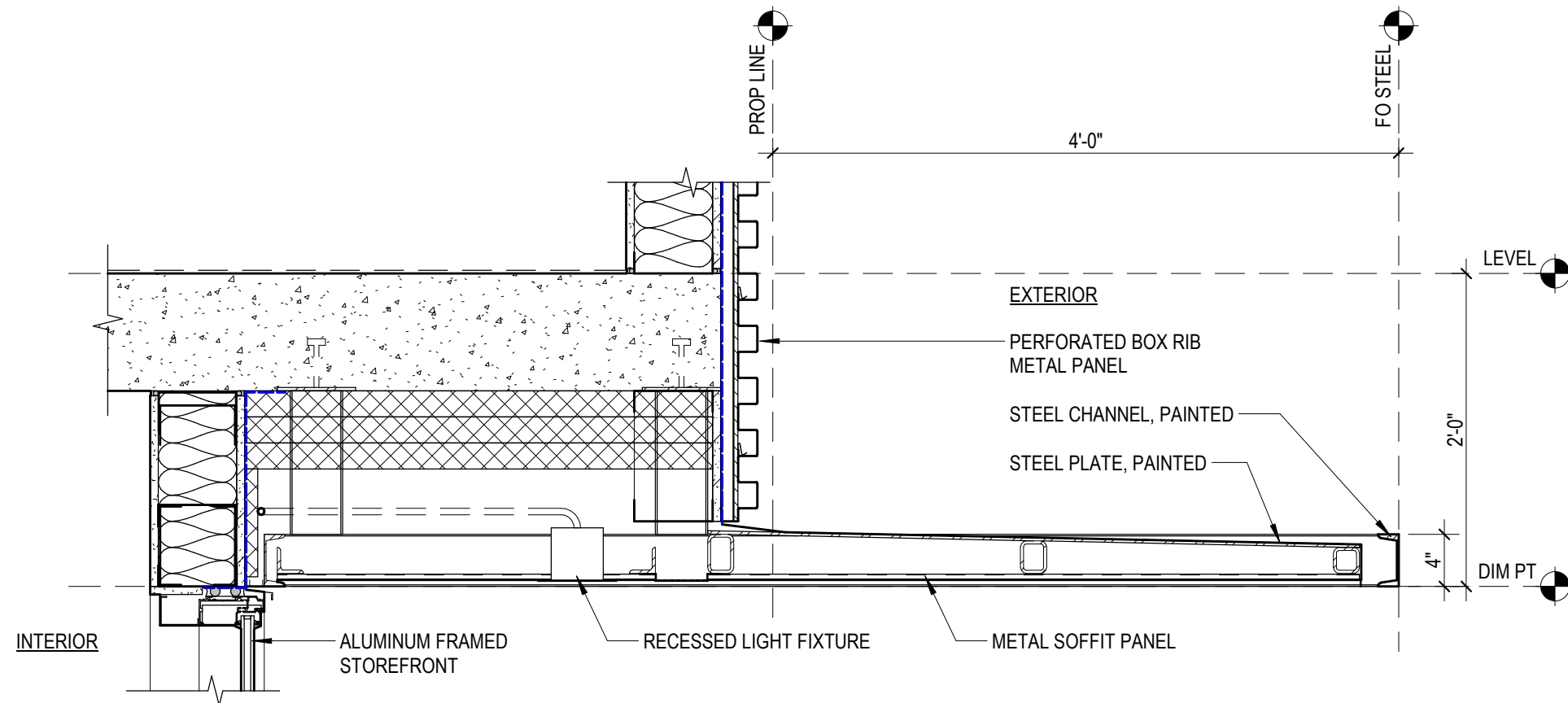
③ STUCCO AT GRADE
1 1/2" = 1'-0"



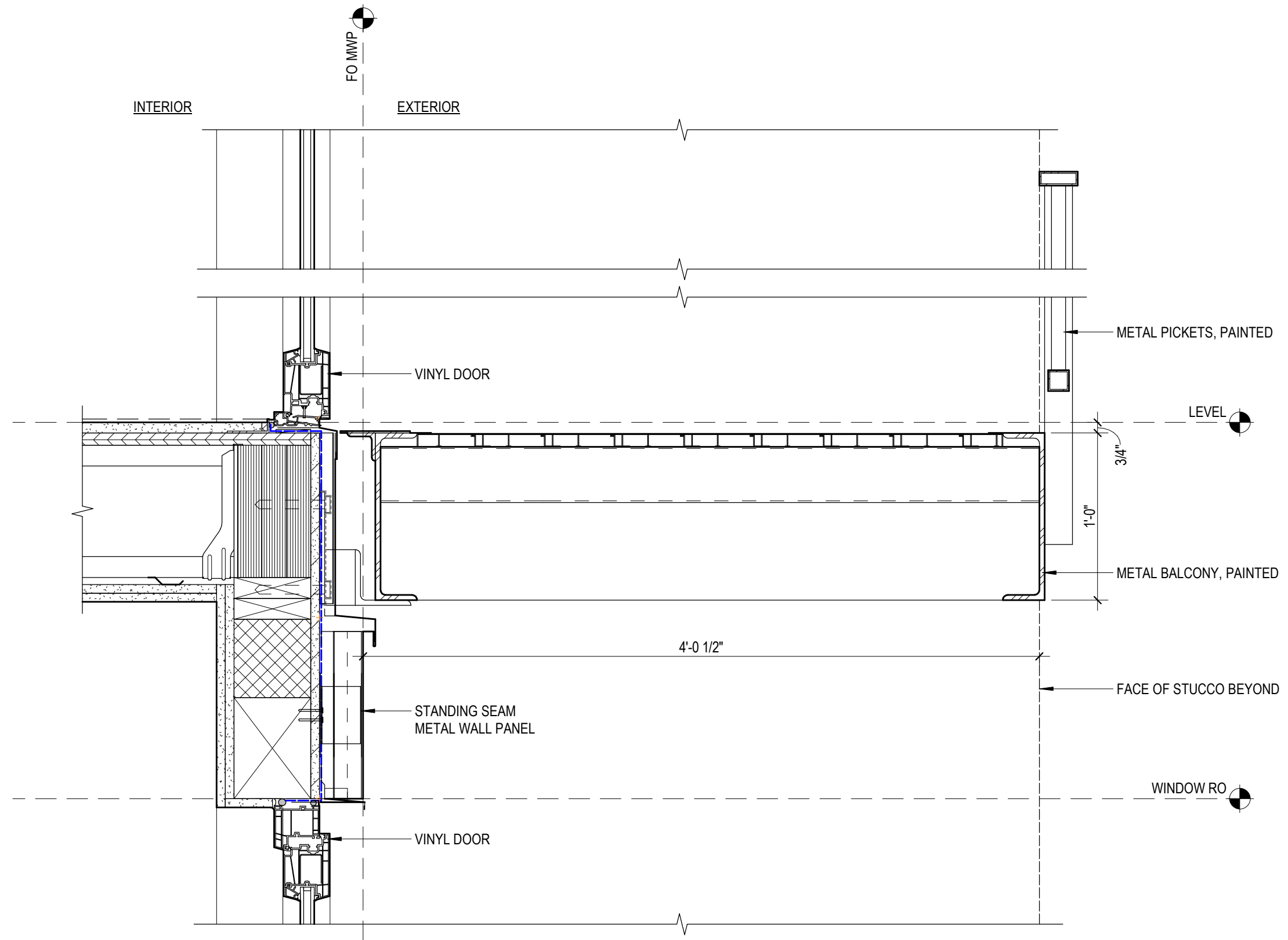
① SPANDREL AT STANDING SEAM MWP
1 1/2" = 1'-0"



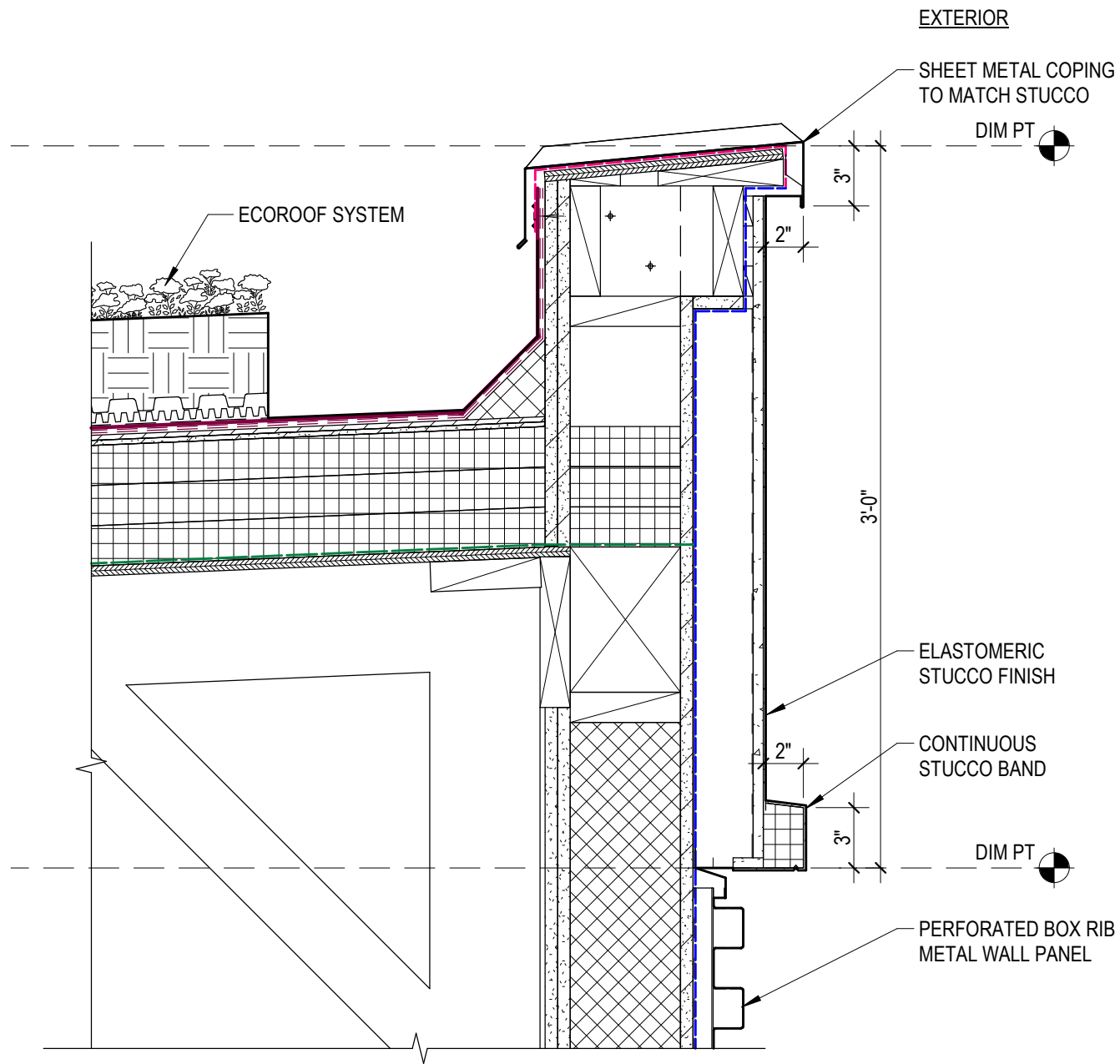
① CANOPY AT STOREFRONT, TYPICAL
1" = 1'-0"



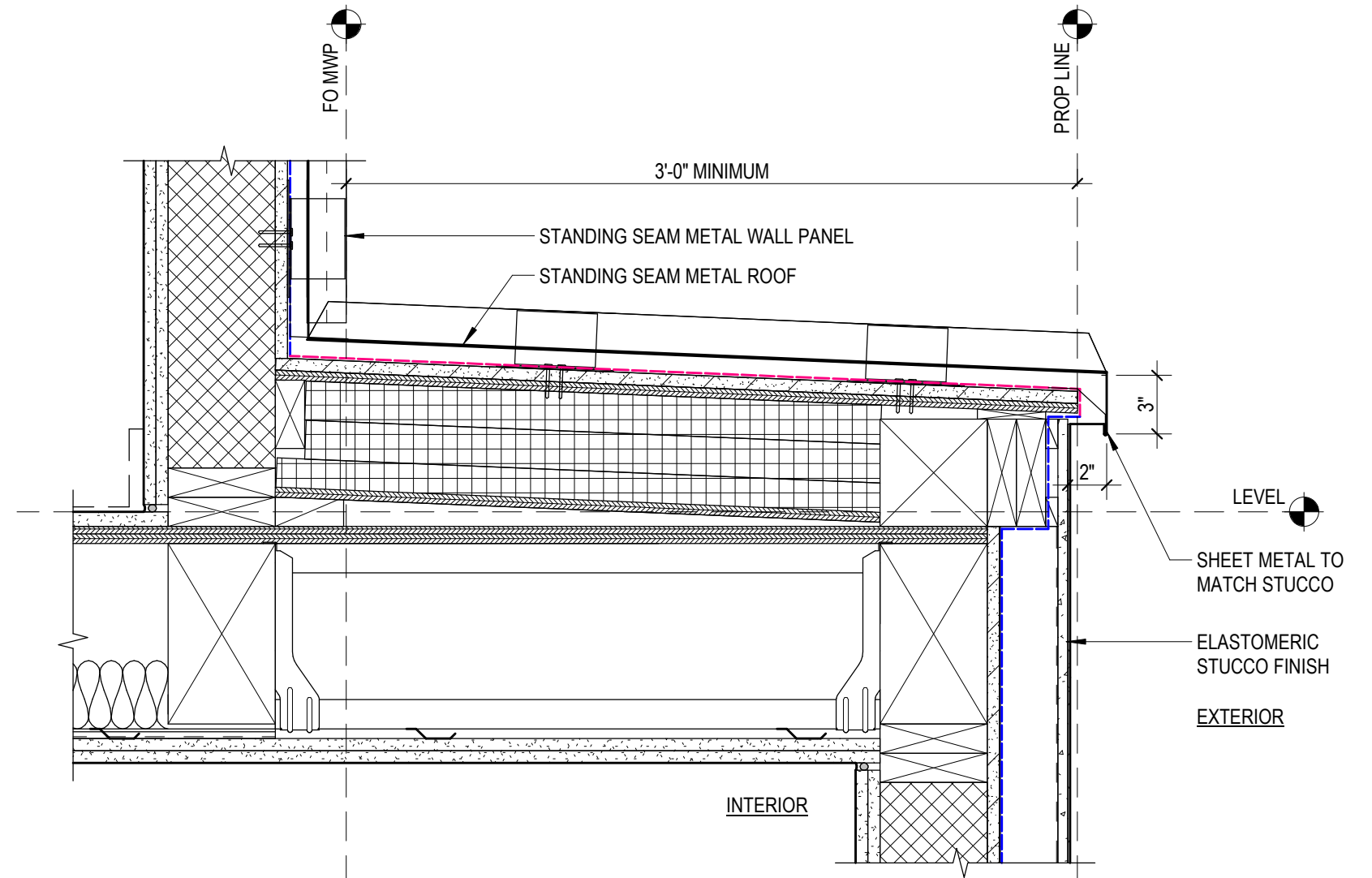
② CANOPY AT STOREFRONT, LOW PROFILE
1" = 1'-0"



1 BALCONY, TYPICAL
 1 1/2" = 1'-0"



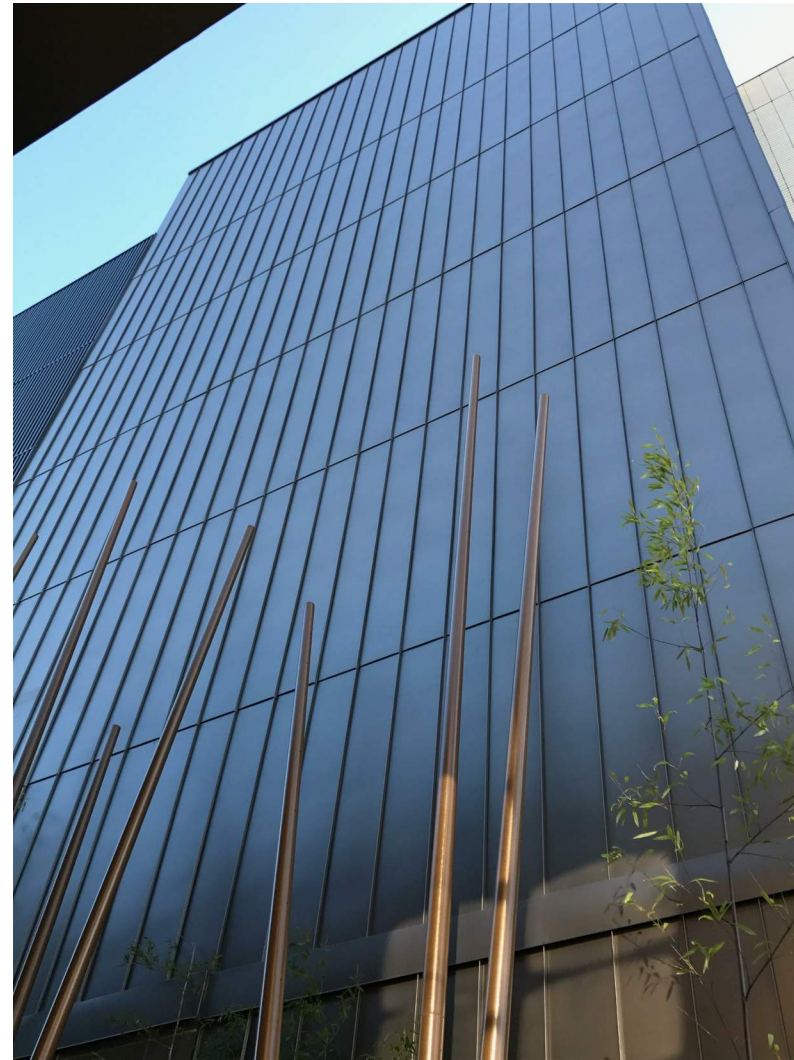
② PARAPET AT STUCCO
1 1/2" = 1'-0"



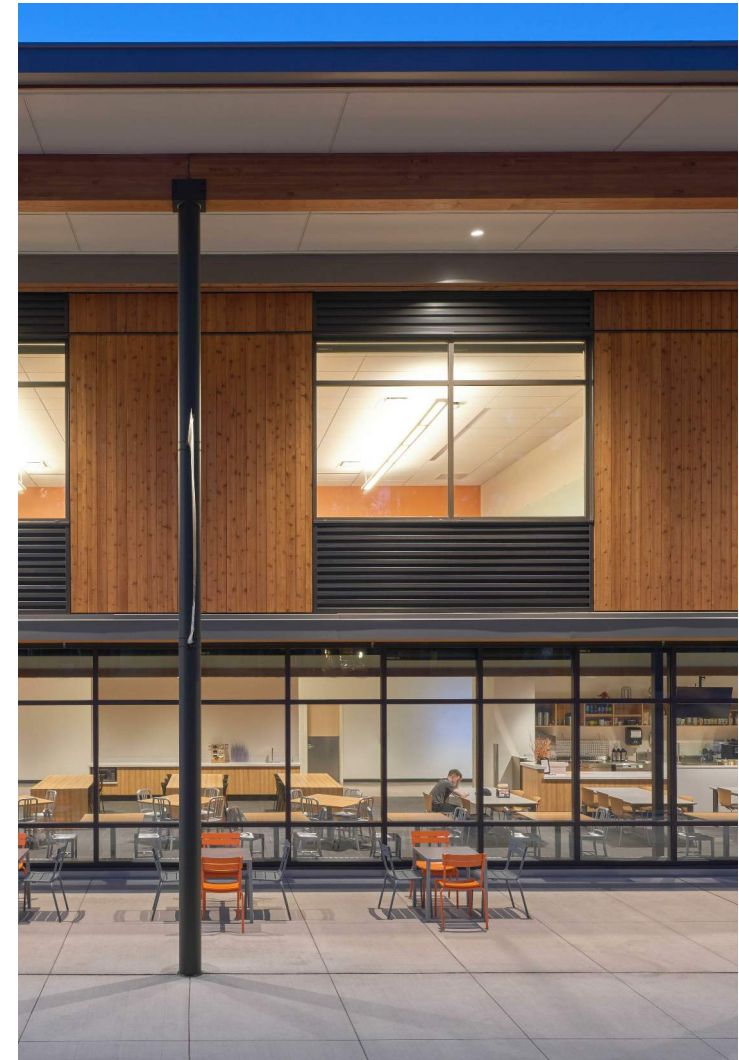
① LEVEL 7 SETBACK
1 1/2" = 1'-0"



WHITE VINYL WINDOW AND STUCCO



METAL WALL PANEL TYPE A - STANDING SEAM



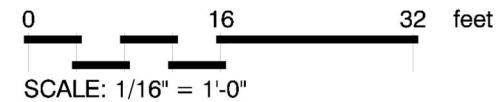
METAL WALL PANEL TYPE B - HORIZONTAL PROFILE



PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME |
|------------------------------|------|---|
| | ACPA | ACER CIRCINATUM 'PACIFIC FIRE' VINE MAPLE |
| | POTR | POPULUS TREMULOIDES QUAKING ASPEN |
| SHRUBS | CODE | BOTANICAL / COMMON NAME |
| | SAHO | SARCOCOCCA HOOKERIANA HUMILIS SWEET BOX |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME |
| | EUFO | EUONYMUS FORTUNEI 'WOLONG GHOST' WOLONG GHOST WINTERCREEPER |
| ORNAMENTAL GRASSES AND FERNS | CODE | BOTANICAL / COMMON NAME |
| | BLSP | BLECHNUM SPICANT DEER FERN |
| | CACO | CAREX COMANS 'FROSTY CURLS' NEW ZEALAND HAIR SEDGE |
| | CATE | CAREX TESTACEA - NEW ZEALAND ORANGE SEDGE |
| | JUPA | JUNCUS PATENS CALIFORNIA GRAY RUSH |
| PERENNIALS | CODE | BOTANICAL / COMMON NAME |
| | ASCH | ASTILBE CHINENSIS SNOWDRIFT SNOWDRIFT ASTILBE |
| VINES | CODE | BOTANICAL / COMMON NAME |
| | TRJA | TRACHELOSPERMUM JASMINOIDES STAR JASMINE TRELLIS |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME |
| | LIMU | LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF |

1 COURTYARD PLAN



1 24" X 48" SLAB PAVERS



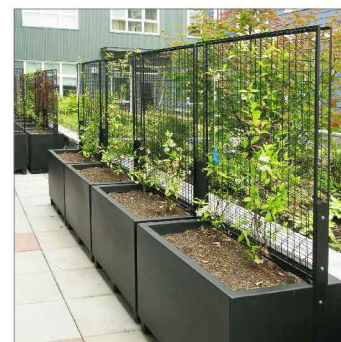
2 ROUND FIRE TABLE



3 WOOD TOPPED BENCH



4 STEPPED SEATING














5 PRE FAB PLANTERS WITH GREENSCREEN



6 DECOMPOSED GRANITE

PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | CONT | CAL |
|---|------|--|--------|----------|
|  | ACPA | ACER CIRCINATUM 'PACIFIC FIRE' VINE MAPLE | 15 GAL | |
|  | POTR | POPULUS TREMULOIDES QUAKING ASPEN | B & B | 1.5" CAL |
| SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE | HT. |
|  | SAHO | SARCOCOCCA HOOKERIANA HUMILIS SWEET BOX | 1 GAL | |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | SIZE | HT. |
|  | EUFO | EUONYMUS FORTUNEI 'WOLONG GHOST' WOLONG GHOST WINTERCREEPER | 1 GAL | |
| ORNAMENTAL GRASSES AND FERNS | CODE | BOTANICAL / COMMON NAME | SIZE | HT. |
|  | BLSP | BLECHNUM SPICANT DEER FERN | 1 GAL | |
|  | CACO | CAREX COMANS 'FROSTY CURLS' NEW ZEALAND HAIR SEDGE | 1 GAL | |
|  | CATE | CAREX TESTACEA - NEW ZEALAND ORANGE SEDGE | 1 GAL | |
|  | JUPA | JUNCUS PATENS CALIFORNIA GRAY RUSH | 1 GAL | |
| PERENNIALS | CODE | BOTANICAL / COMMON NAME | SIZE | HT. |
|  | ASCH | ASTILBE CHINENSIS SNOWDRIFT SNOWDRIFT ASTILBE | 1 GAL | |
| VINES | CODE | BOTANICAL / COMMON NAME | SIZE | HT. |
|  | TRJA | TRACHELOSPERMUM JASMINOIDES STAR JASMINE TRELLIS | 1 GAL | |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | CONT | |
|  | LIMU | LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF | 1 GAL | |



ACPA - VINE MAPLE



POTR - QUAKING APEN



SAHO - SARCOCOCCA



EUFO - WOLONG GHOST
WINTER CREEPER



BLSP - DEER FERN



CATE - NEW ZEALAND
ORANGE CAREX



JUPA - GREY RUSH



ASCH - SNOWDRIFT ASTILBE



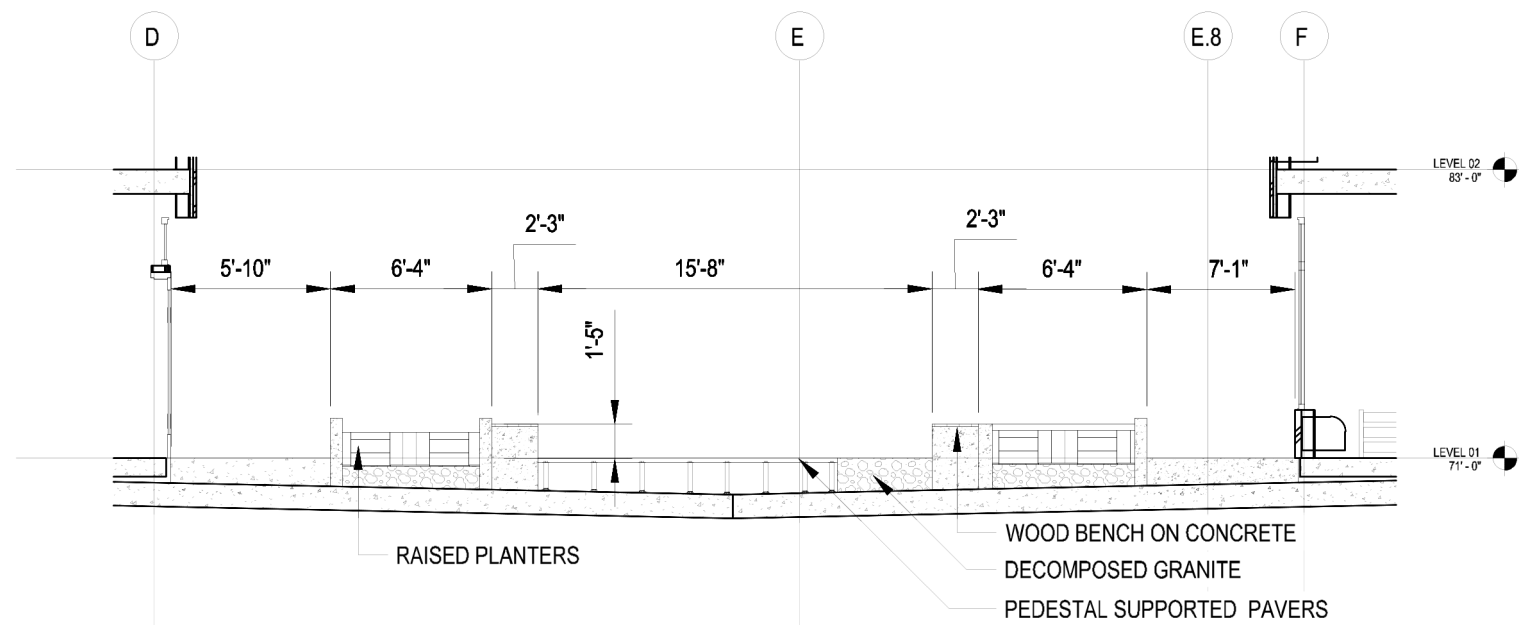
TRJA - STAR JASMINE



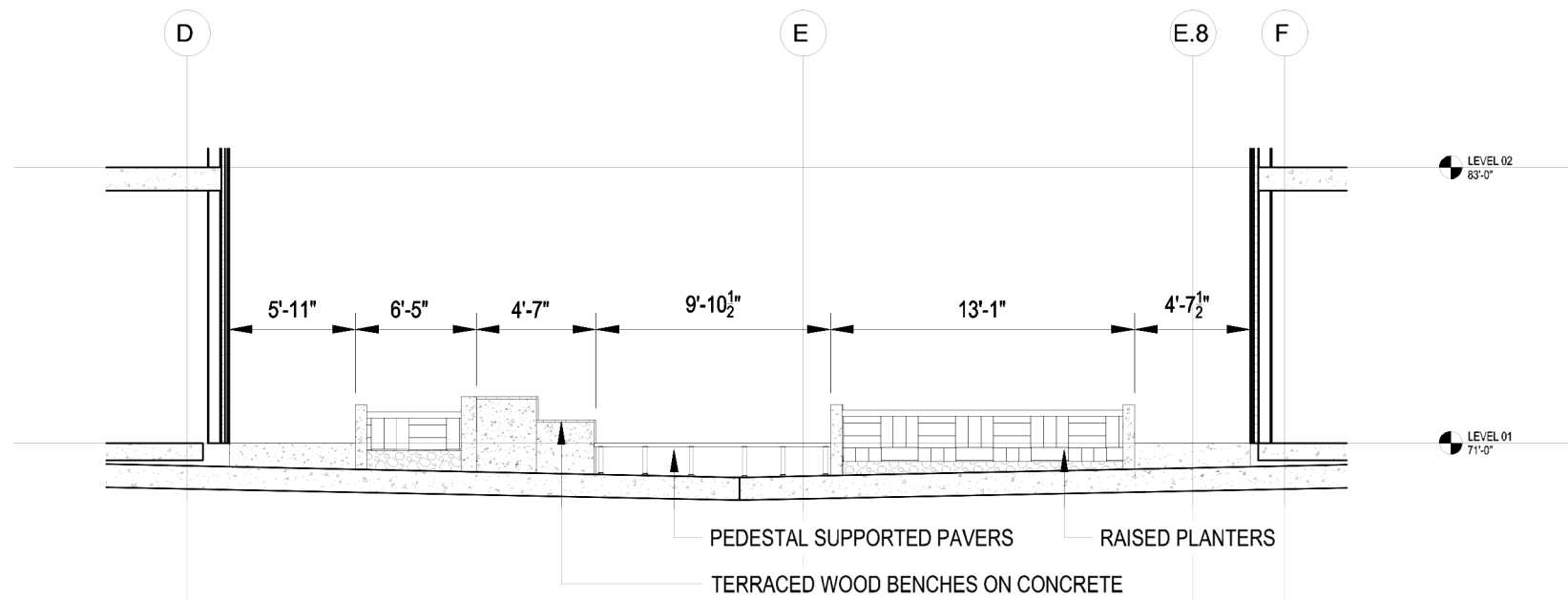
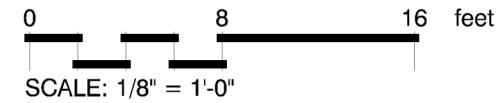
LIMU - BIG BLUE LIRIOPE



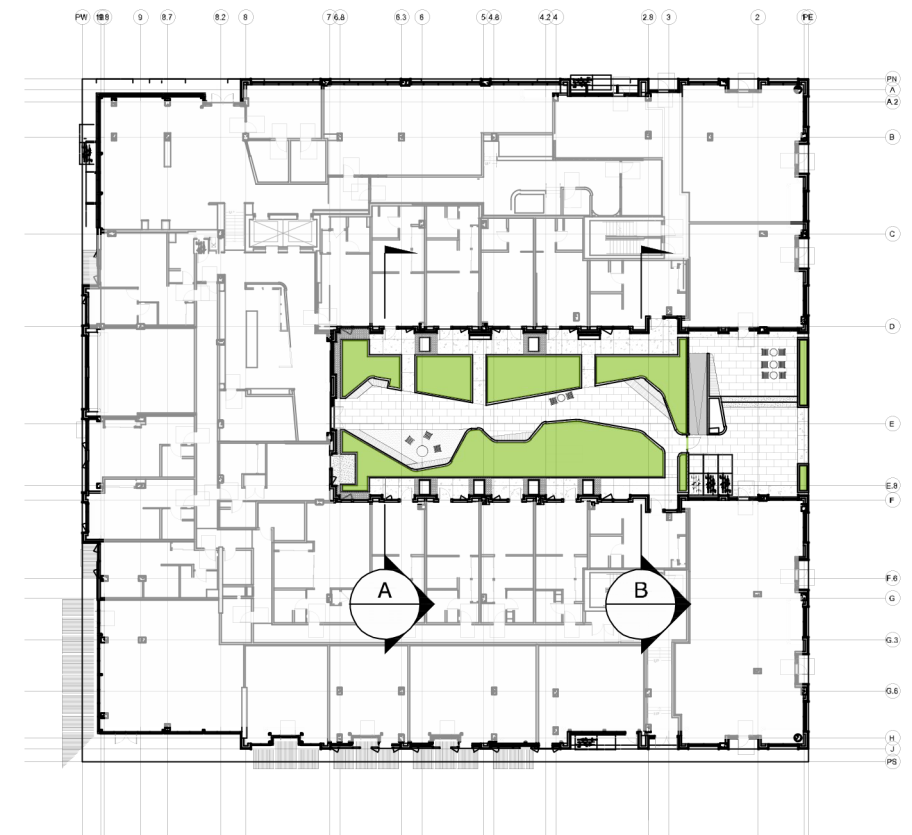
CACO - NEW ZEALAND
HAIR SEDGE

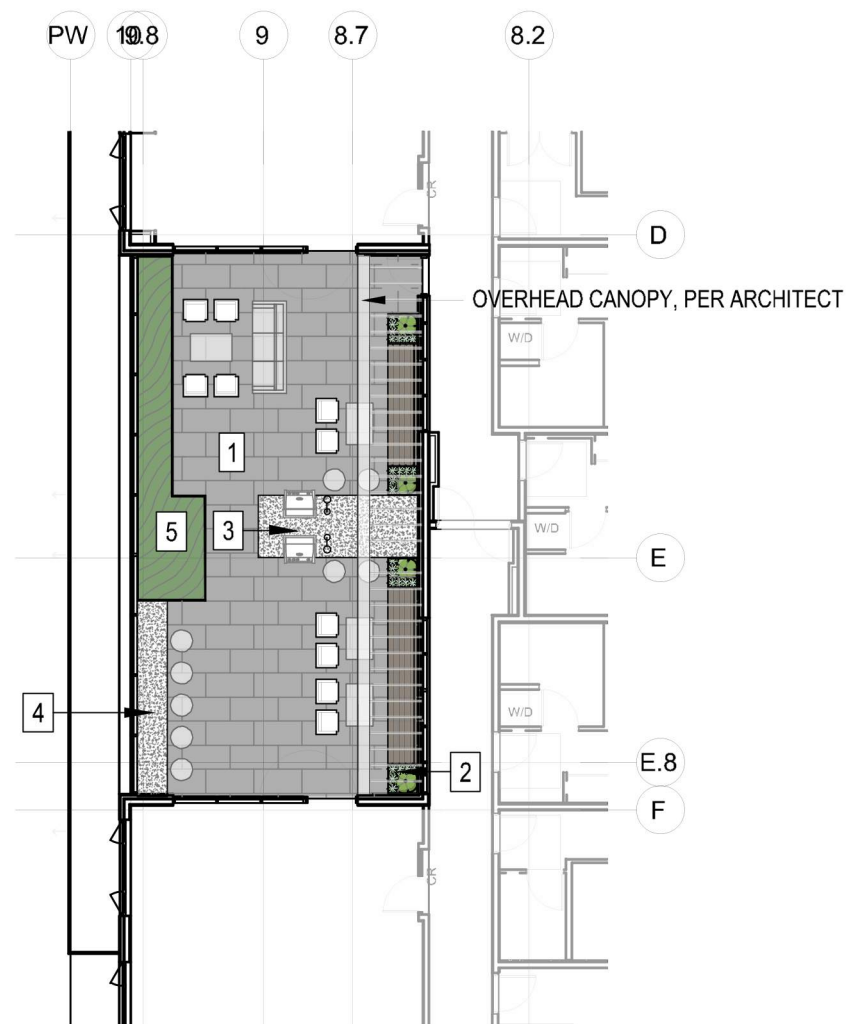


1 COURTYARD SECTION A






2 COURTYARD SECTION B

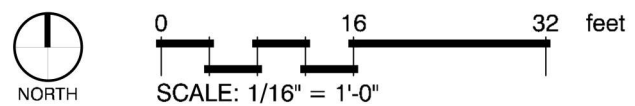




PLANT SCHEDULE LEVEL 7

| SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE |
|--|------|--|-------|
|  | DALA | DAPHNE X 'LAWRENCE CROCKER' LAWRENCE CROCKER DAPHNE | 5 GAL |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | SIZE |
|  | EUFO | EUONYMUS FORTUNEI 'WOLONG GHOST' WOLONG GHOST WINTERCREEPER | 1 GAL |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | CONT |
|  | SEED | SEED SEED PRO-TIME CUSTOM MIX NATIVE SEED MIX | SEED |

1 LEVEL 7 DECK PLAN



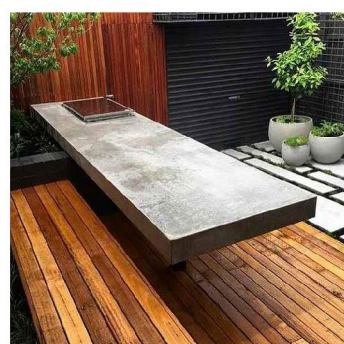
1 24" X 48" SLAB PAVERS



2 PRE FAB PLANTER



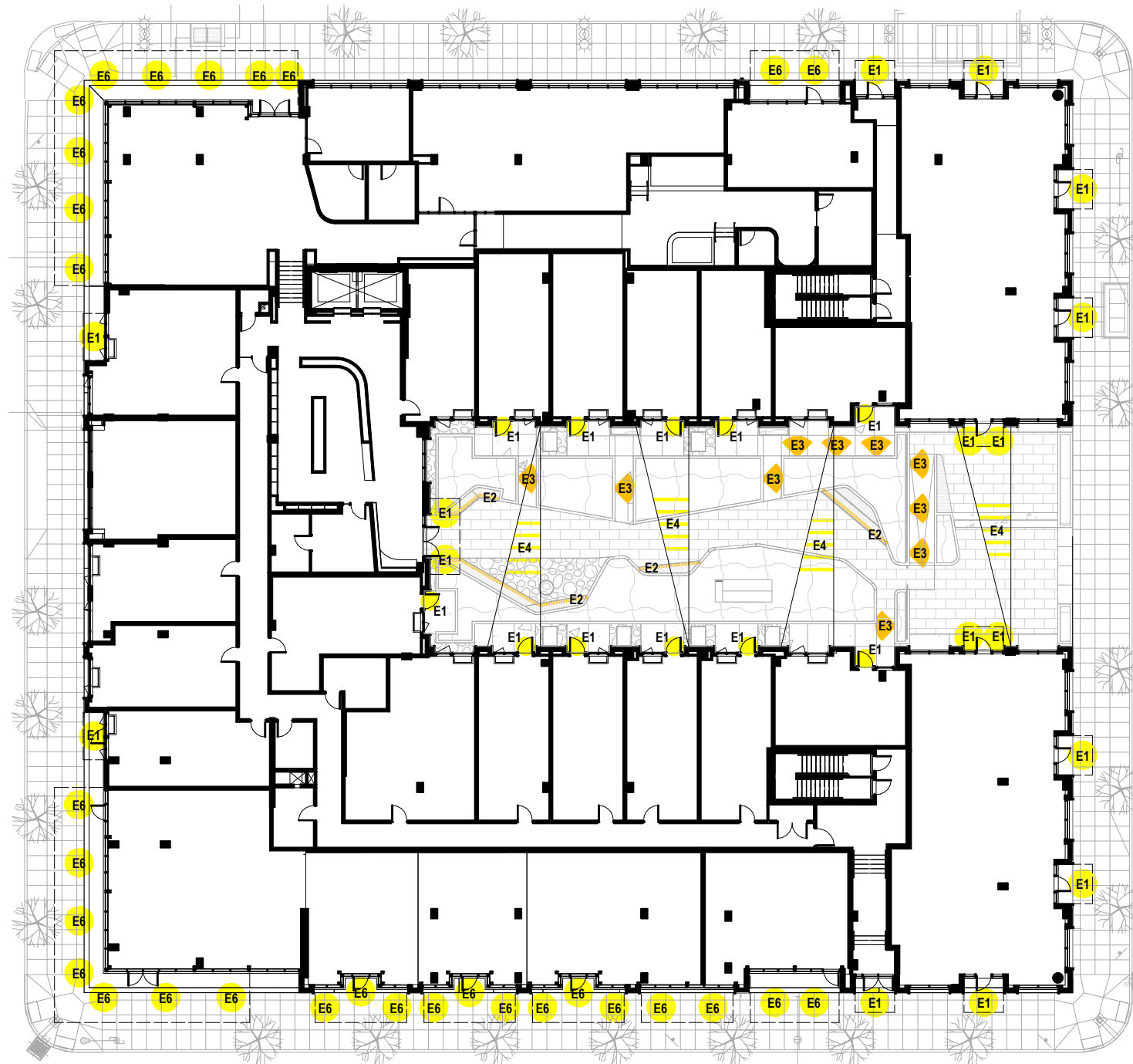
3 FLOATING BARBEQUE STATION



4 FLOATING BAR COUNTER

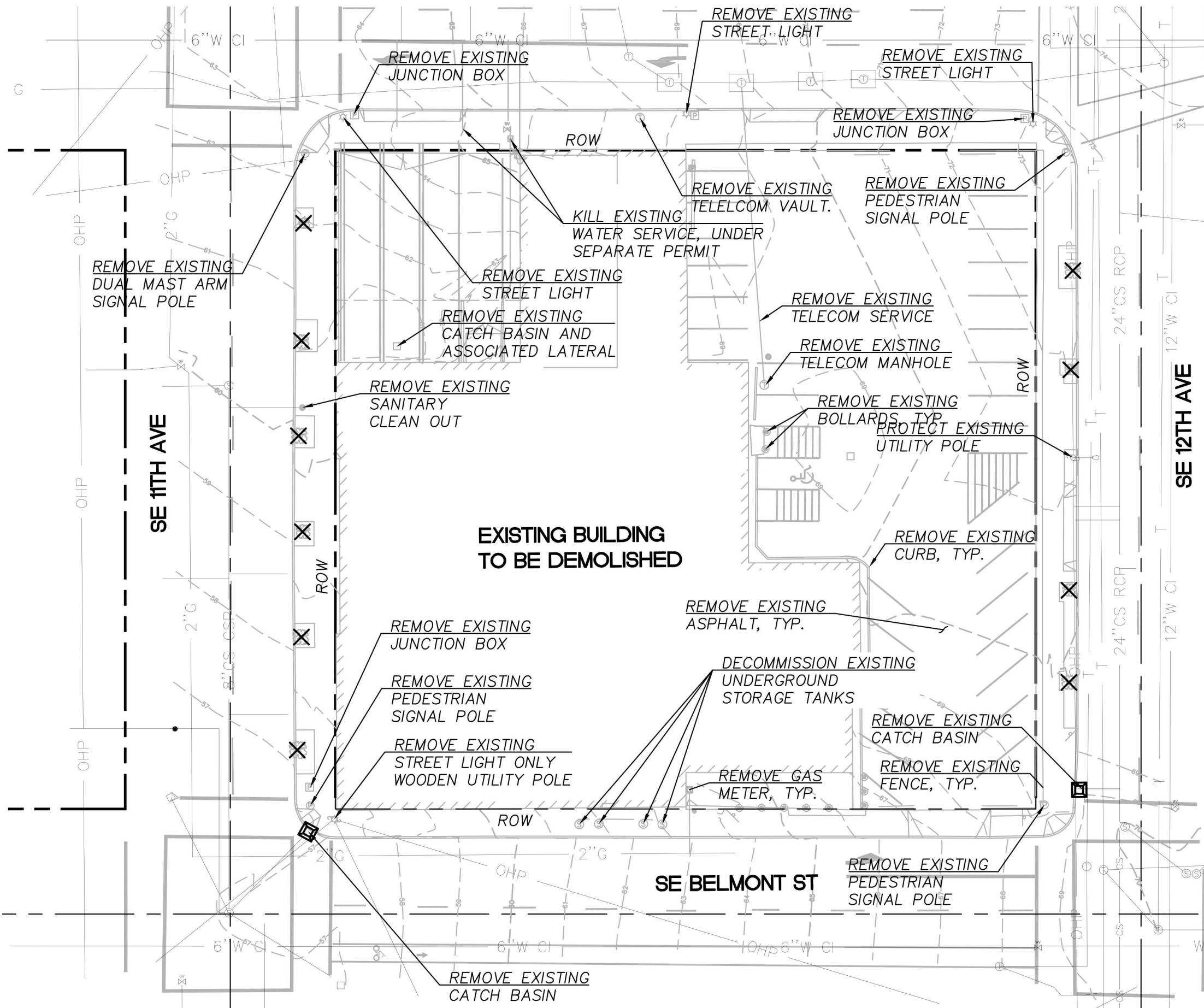


5 PLANTING CONCEPT

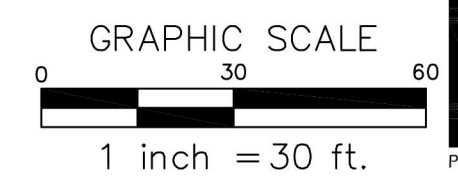


FIXTURE TYPES:

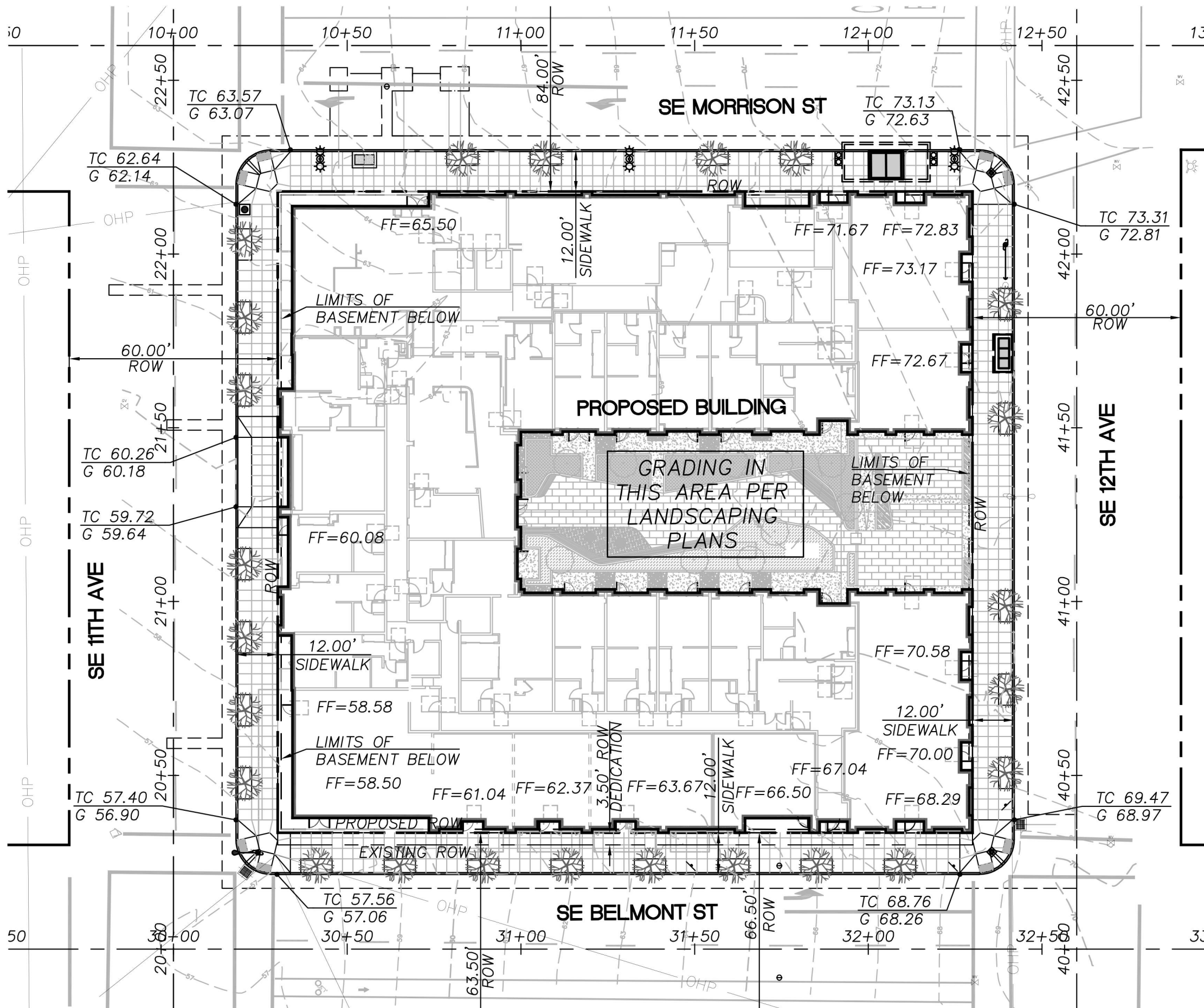
- E1 RECESSED DOWNLIGHT
- E2 LED TAPE LIGHT
- E3 STEP LIGHT
- E4 CATENARY LOOP FIXTURES
- E6 SURFACE-MOUNT DOWNLIGHT



| SHEET LEGEND | |
|--|--------------------------------|
| ITEM | DESCRIPTION |
| ---146--- | EXISTING CONTOUR |
| □ | FILTER FABRIC INLET PROTECTION |
| X | DEMO EXISTING TREE |
| NOTES: | |
| 1. INSTALL SEDIMENT FENCE PER DETAIL 6/C500 ALONG PERIMETER OF SITE PRIOR TO START OF CONSTRUCTION. FENCE SHALL BE PLACE ON PROPERTY SIDE OF ROW LINE. | |



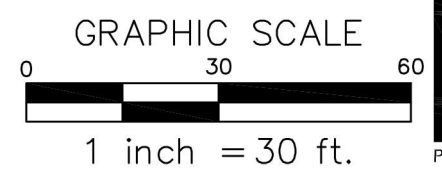
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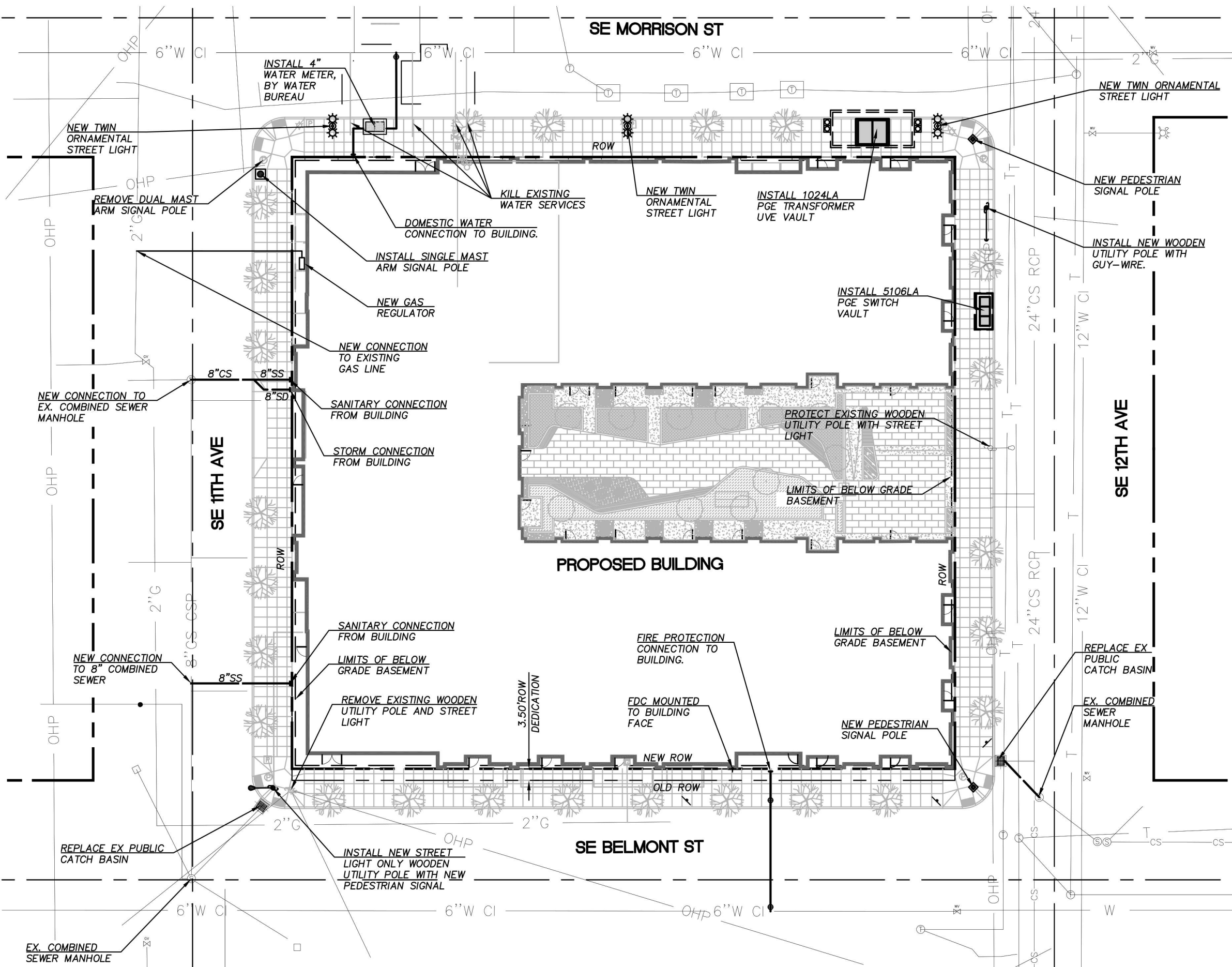


SHEET LEGEND

| ITEM | DESCRIPTION |
|-----------|--------------------------|
| EG XXX.XX | EXISTING GRADE |
| FF XXX.XX | FINISH FLOOR GRADE |
| FG XXX.XX | FINISHED GRADE |
| G XXX.XX | GRADE AT GUTTER |
| TC XXX.XX | GRADE AT TOP OF GUTTER |
| TP XXX.XX | GRADE AT TOP OF PAVEMENT |
| (E) | EXISTING |
| --- | EXISTING CONTOUR |

NOTES:
 1. ALL WORK IN PUBLIC RIGHT OF WAY UNDER SEPARATE PUBLIC WORKS PERMIT WITH SEPARATE SET OF PLANS.






| PRIVATE UTILITY CONTACT LIST | |
|--|---|
| PGE: TIBERIU BEC (503) 672-5415 Tiberiu.Bec@pgn.com | NW NATURAL: JODI WRIGHT (503) 367-4984 jodi.wright@nwnatural.com |
| CENTURY LINK: DENNIS ERICKSON (503) 242-6222 dennis.erickson@centurylink.com | PORTLAND BES: ABIGAIL CERMAK (503) 823-7577 abigail.cermak@portlandoregon.gov |
| PORTLAND WATER BUREAU: ANDREW MELLOTT (503) 823-7171 andrew.mellott@portlandoregon.gov | AT&T: SHAWN DALBEC (503) 495-0112 sd1461@att.com |
| | COMCAST: LEROY SOUMOKIL (971)801-5723 LEROY_SOUMOKIL@COMCAST.COM |

STORMWATER NARRATIVE


PRIVATE SITE:
WATER QUALITY & WATER QUANTITY
 WATER QUALITY AND QUANTITY CONTROL REQUIREMENTS ARE MET WITH 24,113 SF ECO ROOF COVERAGE ON THE ROOF OF THE PROPOSED BUILDING.

DISPOSAL
 ALL RUNOFF FROM THE SITE WILL BE CONVEYED TO THE EXISTING 8" COMBINED SEWER IN SW 11TH AVE. THE PROJECT WILL FALL UNDER CATEGORY 4 OF THE STORMWATER DISPOSAL HIERARCHY.


PUBLIC STREET IMPROVEMENTS:
 STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT OF WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.



GRAPHIC SCALE



1 inch = 30 ft.



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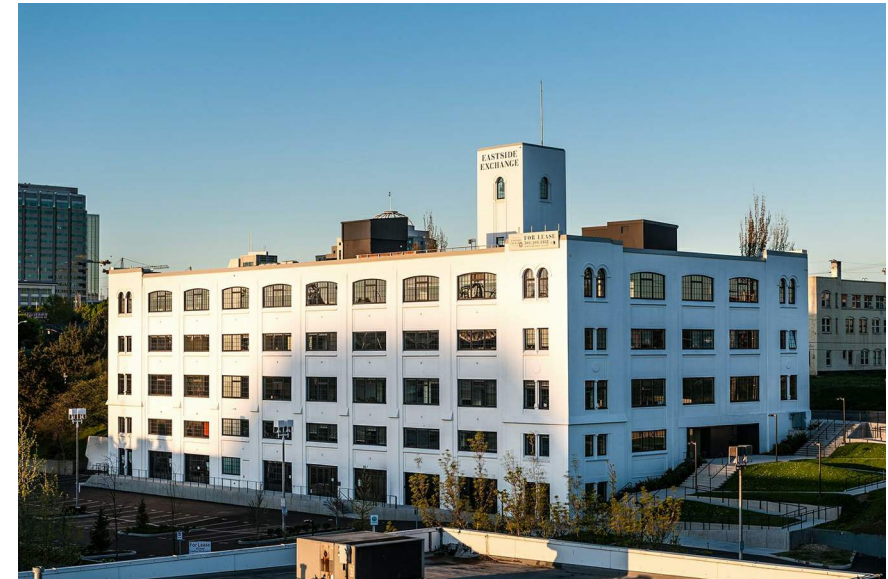
VIEW OF SITE FROM NORTHEAST



MULTNOMAH COUNTY ELECTIONS



YALE UNION



EASTSIDE EXCHANGE



GRAND CENTRAL BOWL



GOAT BLOCKS



MODERA BUCKMAN



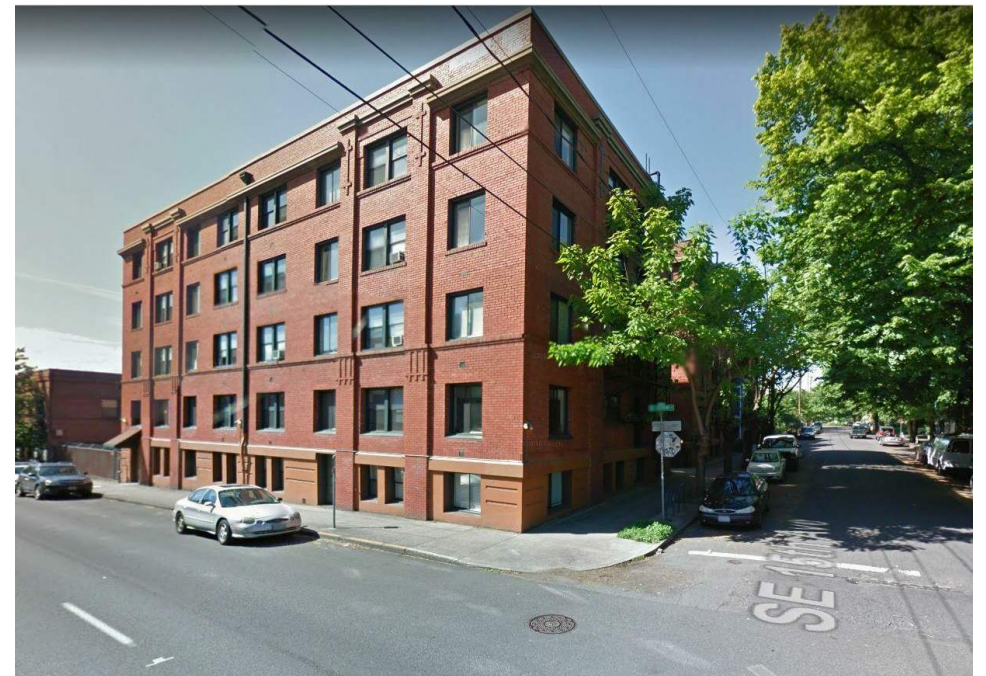
EASTSIDE EXCHANGE



EASTSIDE COMMERCE CENTER

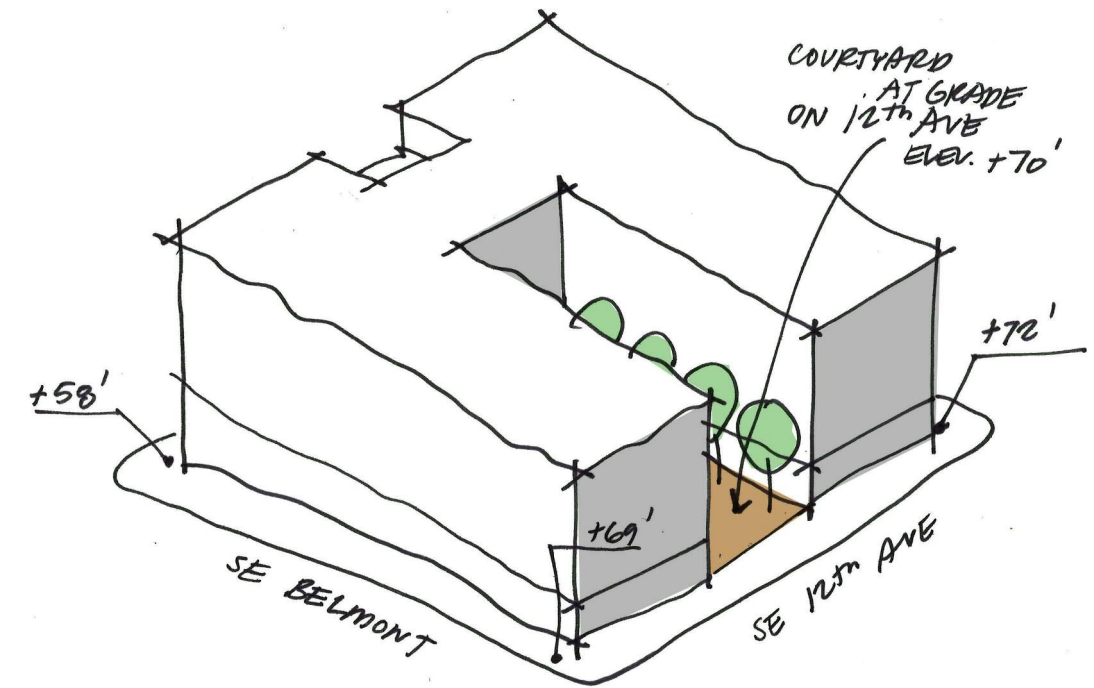
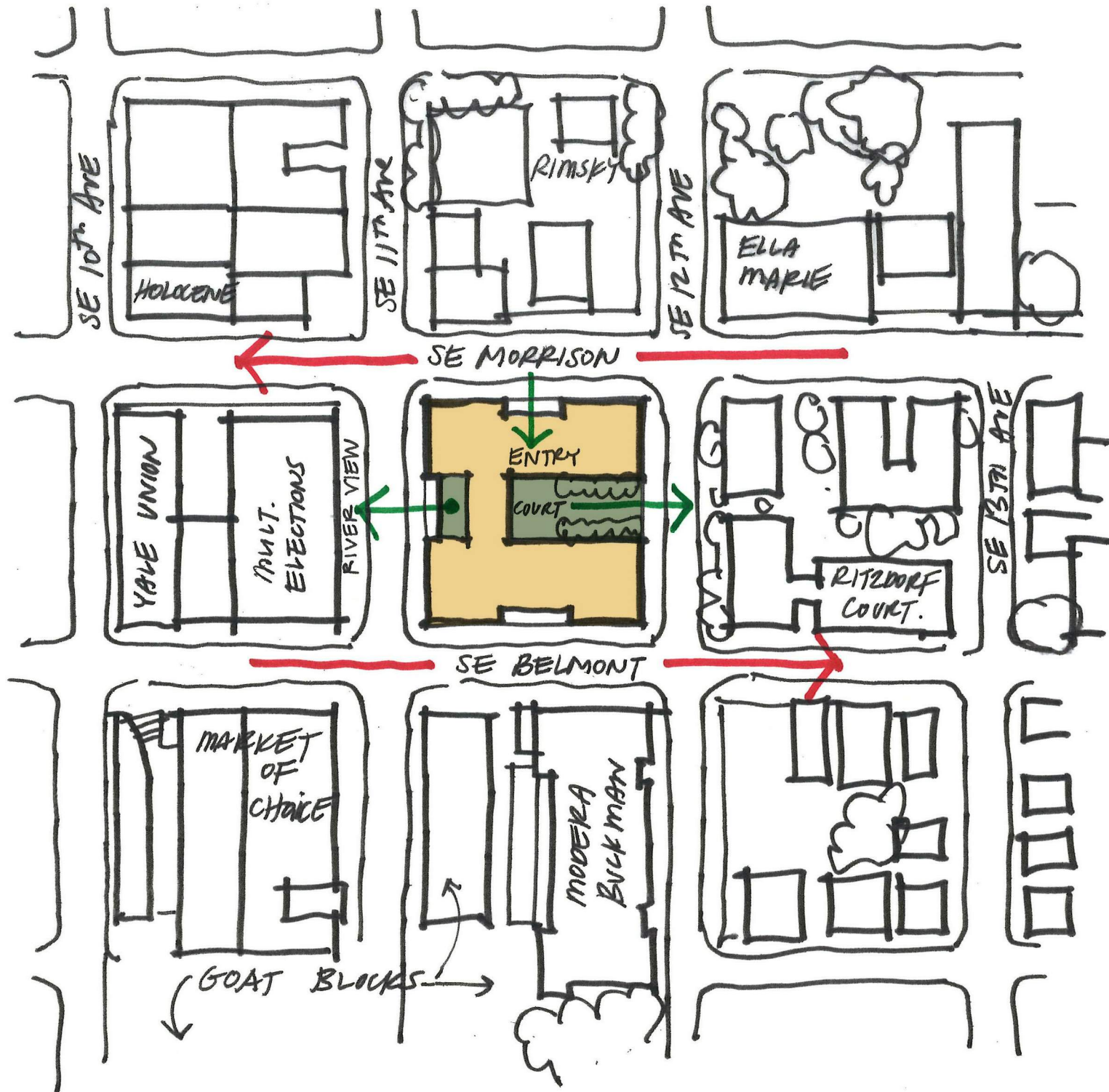


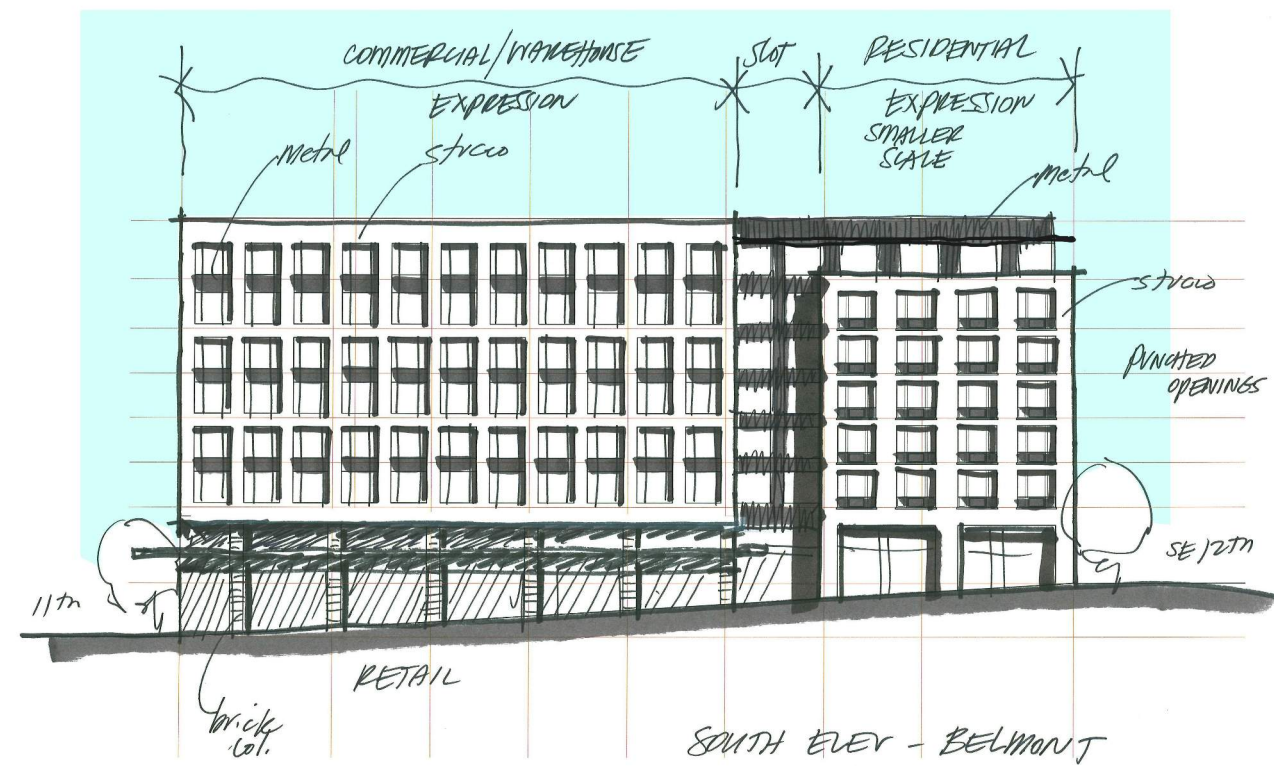
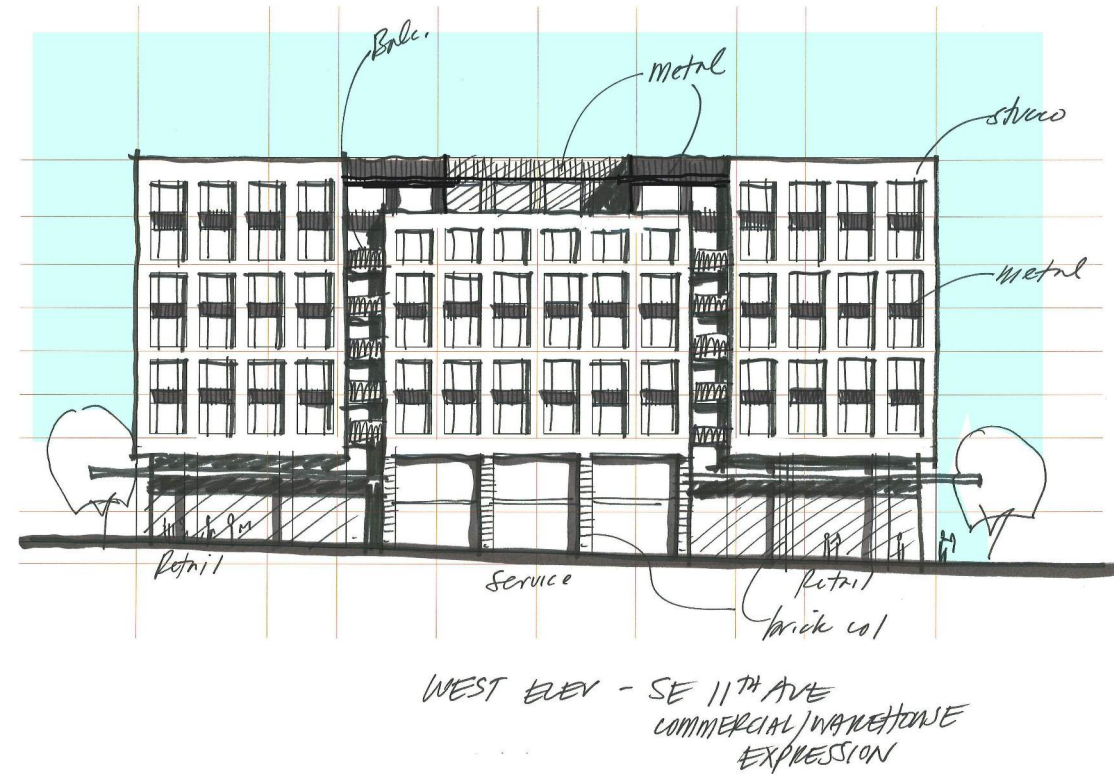
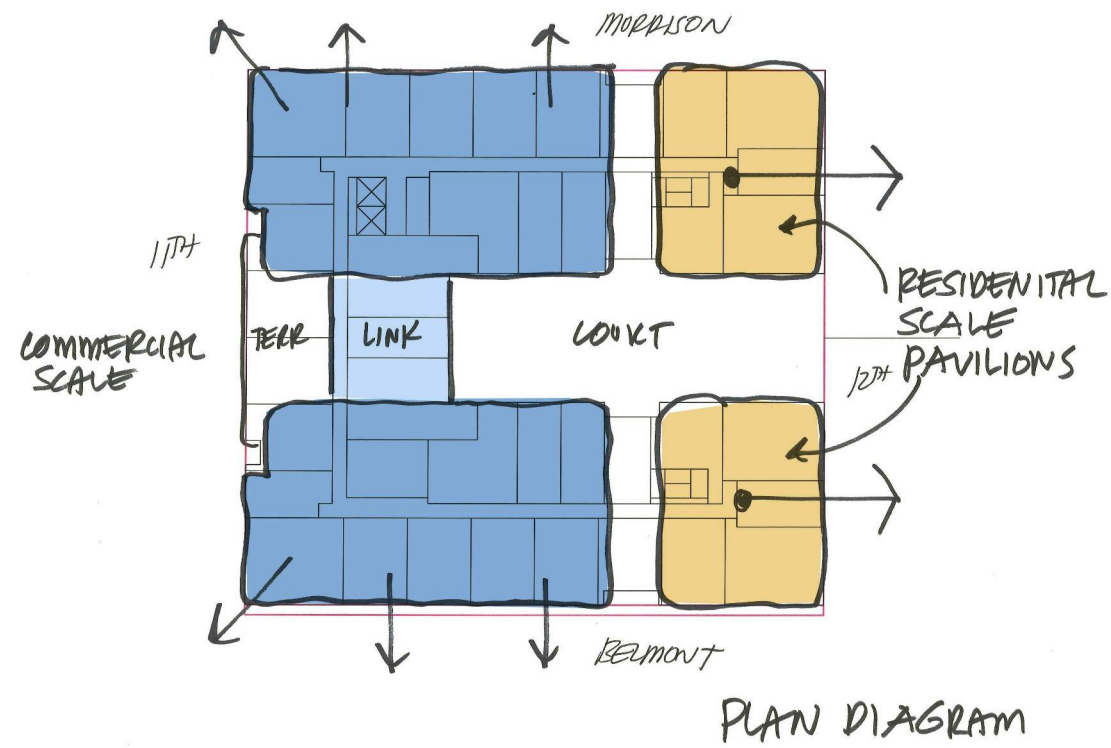
OLYMPIC MILLS

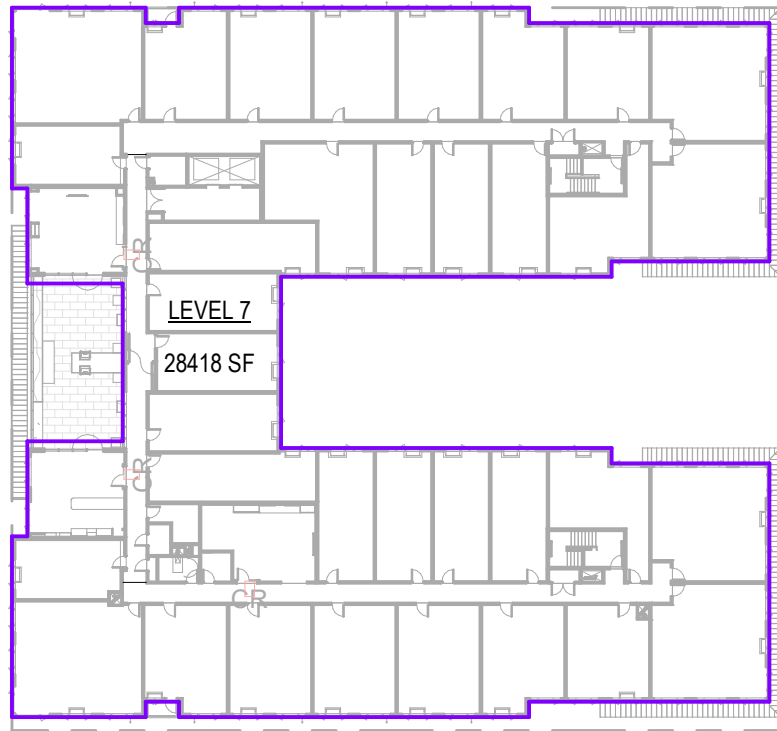




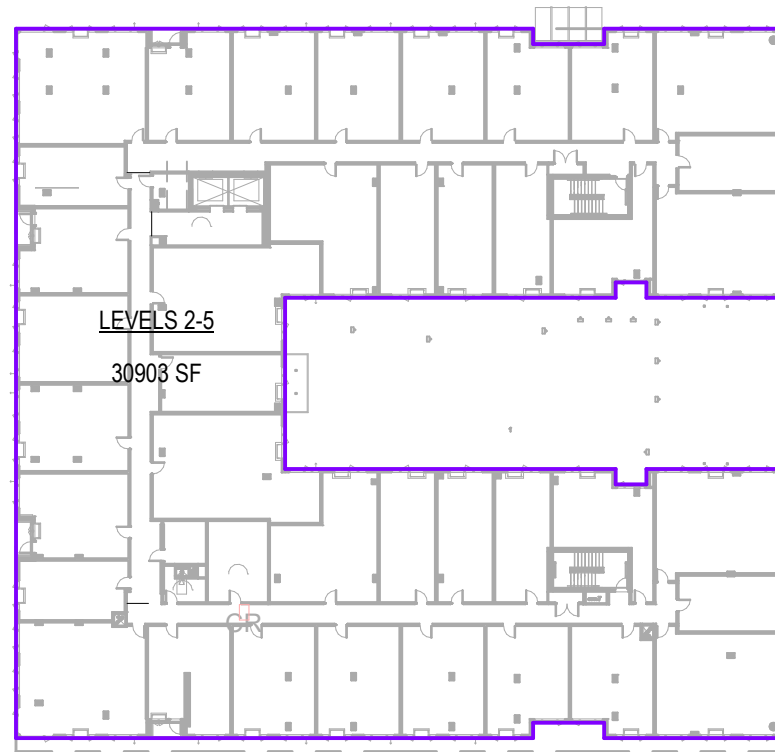
EAST COURTYARD:



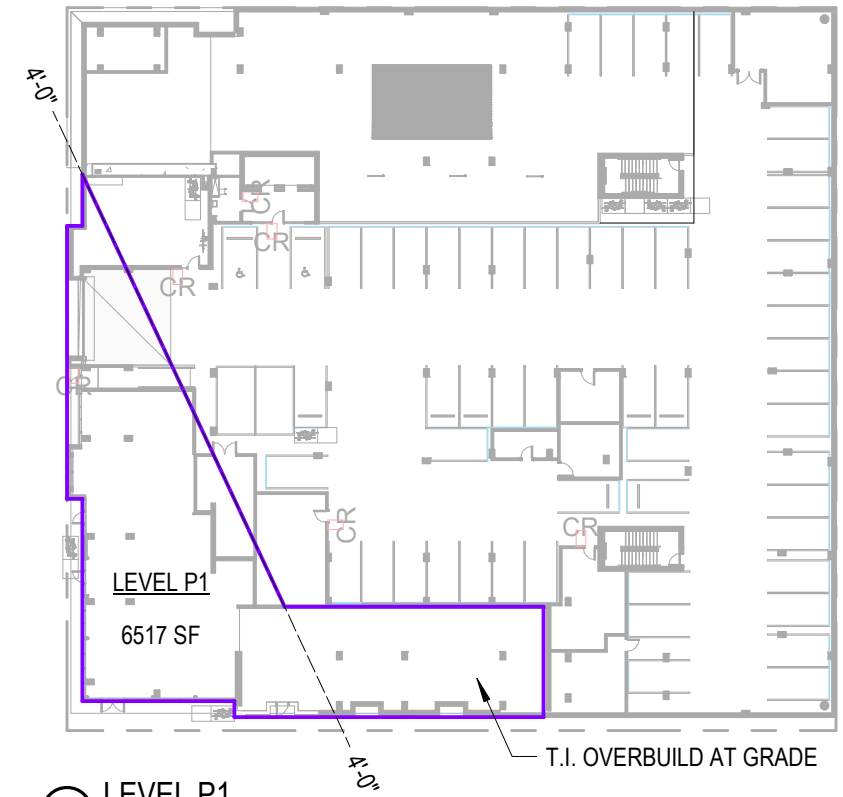




④ LEVEL 7
1" = 50'-0"

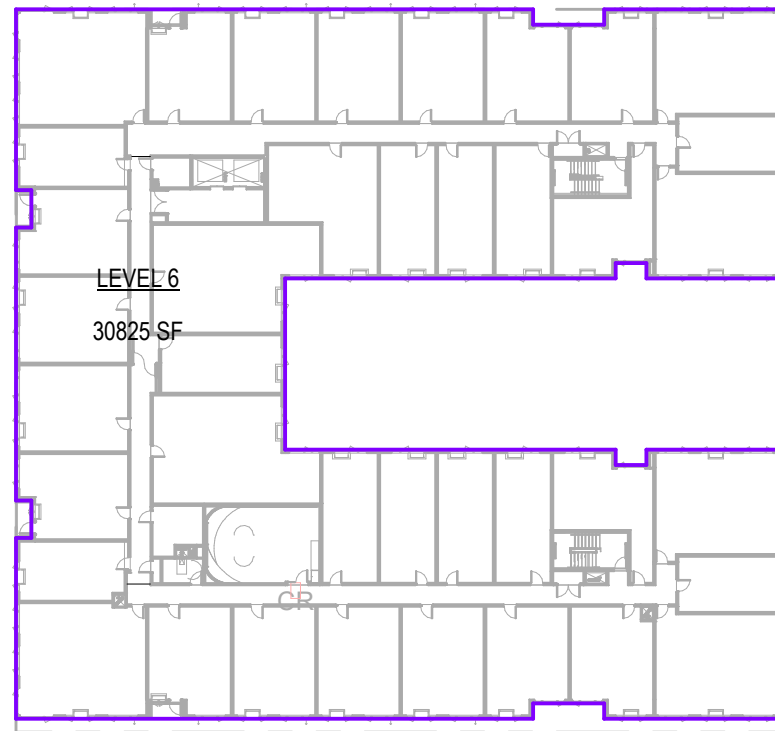


③ LEVELS 2-5
1" = 50'-0"

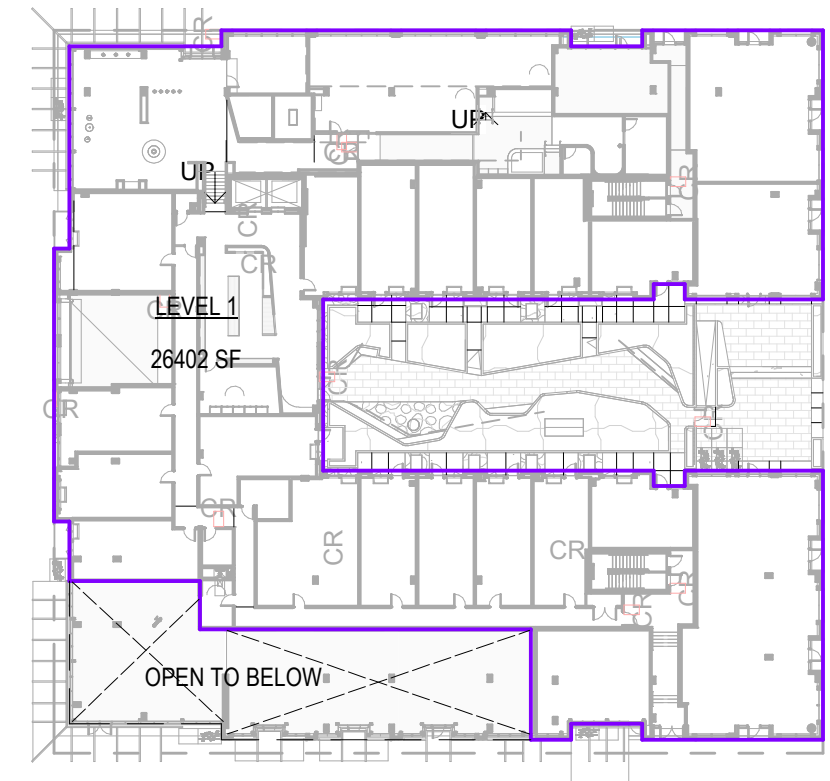


① LEVEL P1
1" = 50'-0"


| | |
|----------------------------|-------------------|
| SITE AREA | 37,600 SF |
| BASE FAR (3:1) | 112,800 SF |
| MAX WITH BONUS FAR (6:1) | 225,600 SF |
| LEVEL P1 FLOOR AREA | 6,517 SF |
| LEVEL 1 FLOOR AREA | 26,402 SF |
| LEVEL 2 FLOOR AREA | 30,903 SF |
| LEVEL 3 FLOOR AREA | 30,903 SF |
| LEVEL 4 FLOOR AREA | 30,903 SF |
| LEVEL 5 FLOOR AREA | 30,903 SF |
| LEVEL 6 FLOOR AREA | 30,825 SF |
| LEVEL 7 FLOOR AREA | 28,418 SF |
| TOTAL BUILDING AREA | 215,774 SF |



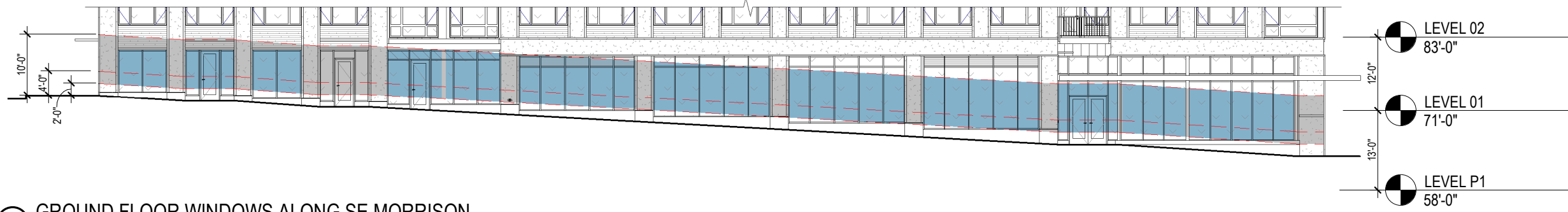
⑤ LEVEL 6
1" = 50'-0"



② LEVEL 1
1" = 50'-0"

 = TOTAL WALL AREA FROM 2 FEET TO 10 FEET ABOVE FINISH GRADE
 = ELIGIBLE WINDOWS

33.510.220 GROUND FLOOR WINDOWS
MINIMUM 40% WINDOW COVERAGE



ALONG SE MORRISON
 WALL AREA (2'<X<10') 1600 SF
 ELIGIBLE WINDOW AREA 1195 SF
 WINDOW COVERAGE 74.69%

ALONG SE 11TH AVE
 WALL AREA (2'<X<10') 1476 SF
 ELIGIBLE WINDOW AREA 784 SF
 WINDOW COVERAGE 53.12%

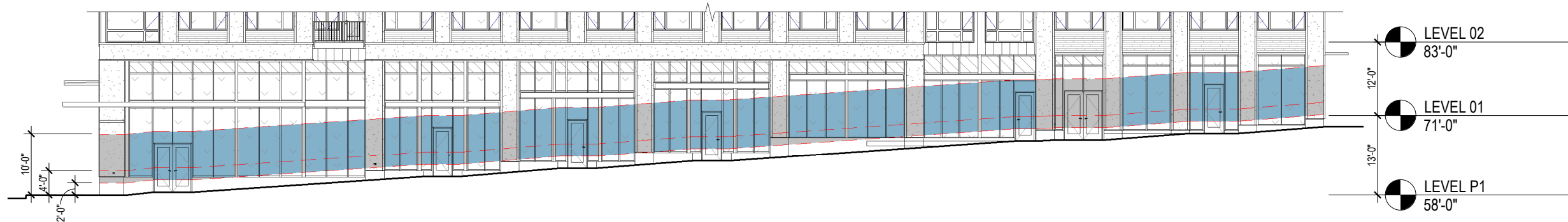
ALONG SE BELMONT
 WALL AREA (2'<X<10') 1600 SF
 ELIGIBLE WINDOW AREA 1191 SF
 WINDOW COVERAGE 74.44%

① GROUND FLOOR WINDOWS ALONG SE MORRISON
1" = 20'-0"

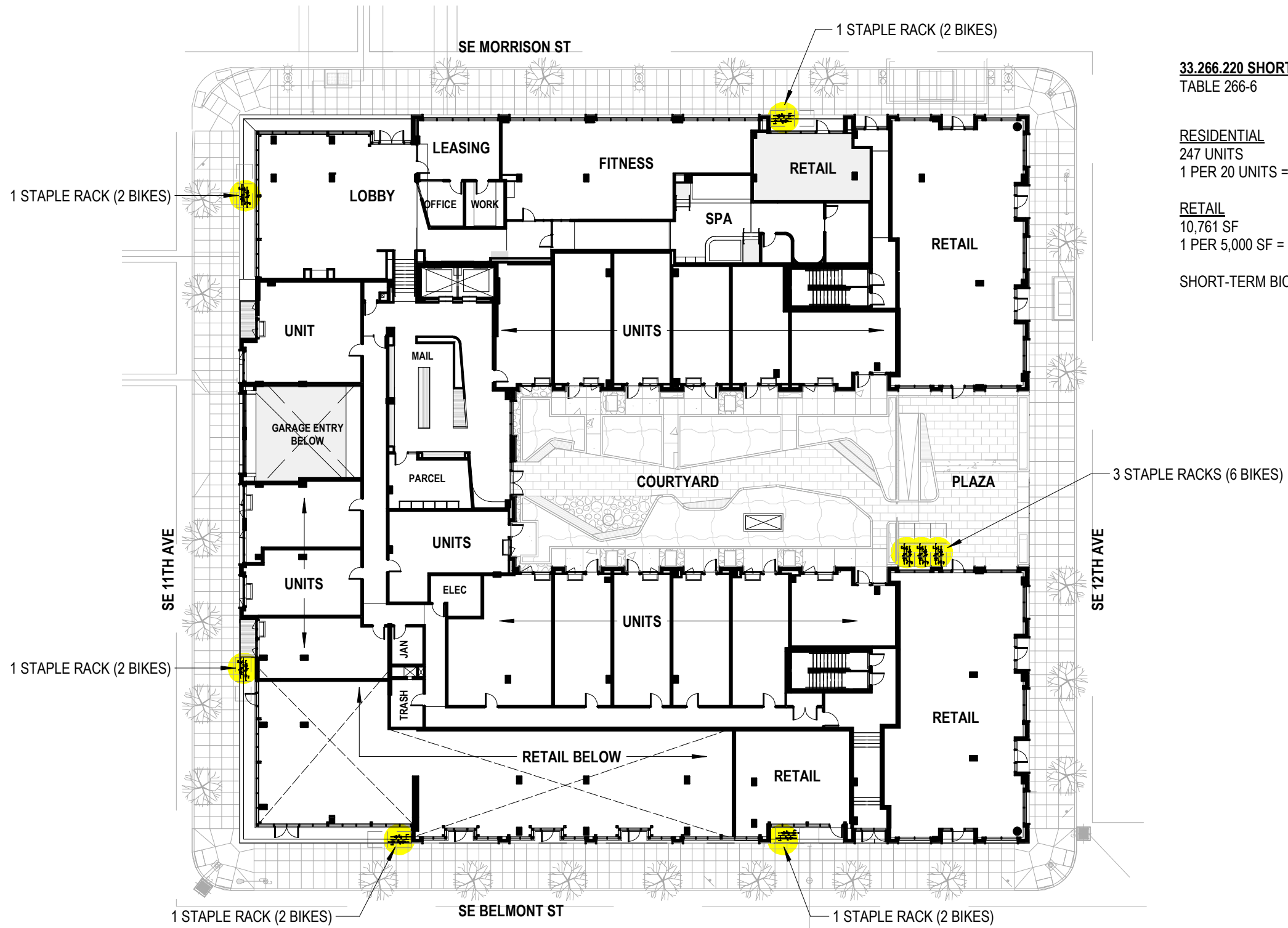


BIKE LOUNGE WINDOWS: 85 SF
10.84% OF ELIGIBLE WINDOWS ALONG FACADE

③ GROUND LEVEL WINDOWS ALONG SE 11TH AVE
1" = 20'-0"



② GROUND FLOOR WINDOWS ALONG SE BELMONT
1" = 20'-0"



33.266.220 SHORT-TERM BICYCLE PARKING
TABLE 266-6

RESIDENTIAL
247 UNITS
1 PER 20 UNITS = 13 SPACES

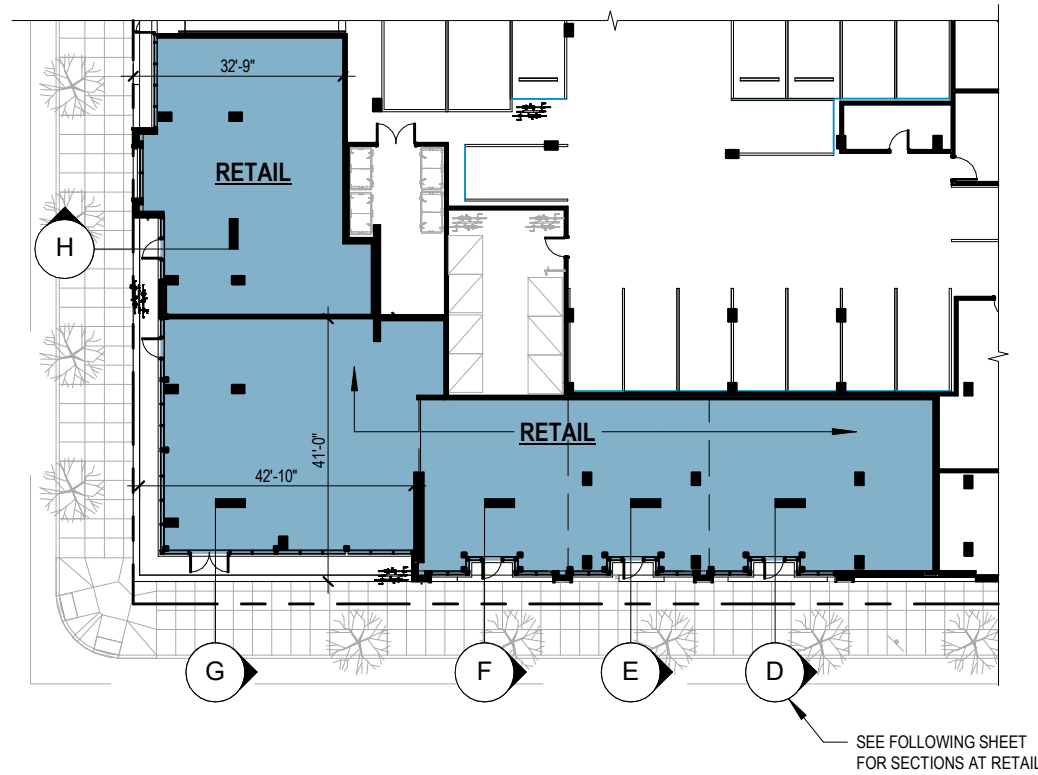
RETAIL
10,761 SF
1 PER 5,000 SF = 3 SPACES

SHORT-TERM BICYCLE SPACES PROVIDED: 16

① SHORT-TERM BICYCLE PARKING
1" = 30'-0"

33.510.225 GROUND FLOOR ACTIVE USE
 MINIMUM 50% OF GROUND FLOOR WALLS FRONTING A
 SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE

| | | | |
|------------------------|---------|-------------------------|---------|
| NORTH ELEVATION | | WEST ELEVATION | |
| TOTAL FRONTAGE | 200'-0" | TOTAL FRONTAGE | 184'-6" |
| ACTIVE USE FRONTAGE | 123'-0" | ACTIVE USE FRONTAGE | 126'-6" |
| PERCENTAGE | 61.5% | PERCENTAGE | 68.56% |
| EAST ELEVATION | | PLAZA ELEVATIONS | |
| TOTAL FRONTAGE | 140'-0" | TOTAL FRONTAGE | 72'-0" |
| ACTIVE USE FRONTAGE | 140'-0" | ACTIVE USE FRONTAGE | 72'-0" |
| PERCENTAGE | 100% | PERCENTAGE | 100% |
| SOUTH ELEVATION | | | |
| TOTAL FRONTAGE | 200'-0" | | |
| ACTIVE USE FRONTAGE | 192'-0" | | |
| PERCENTAGE | 96% | | |

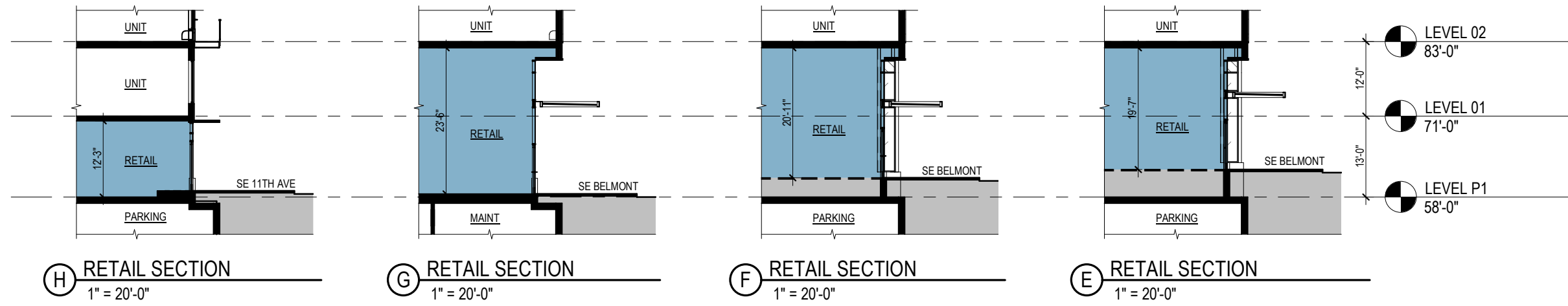
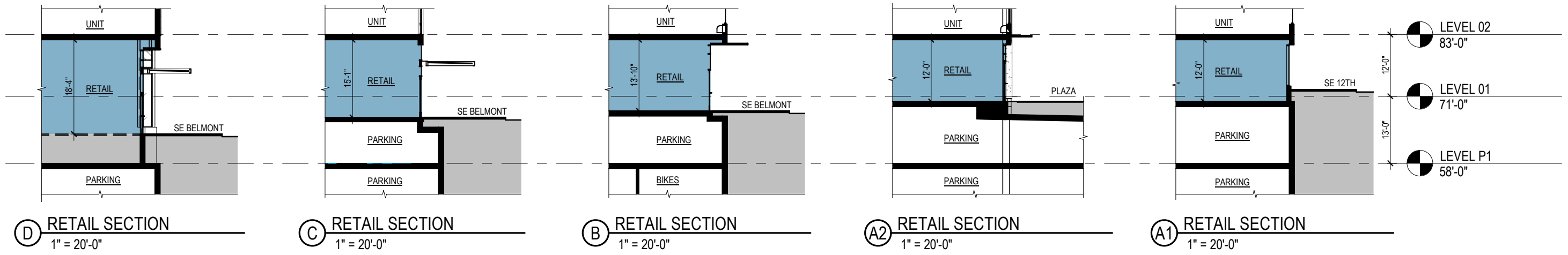


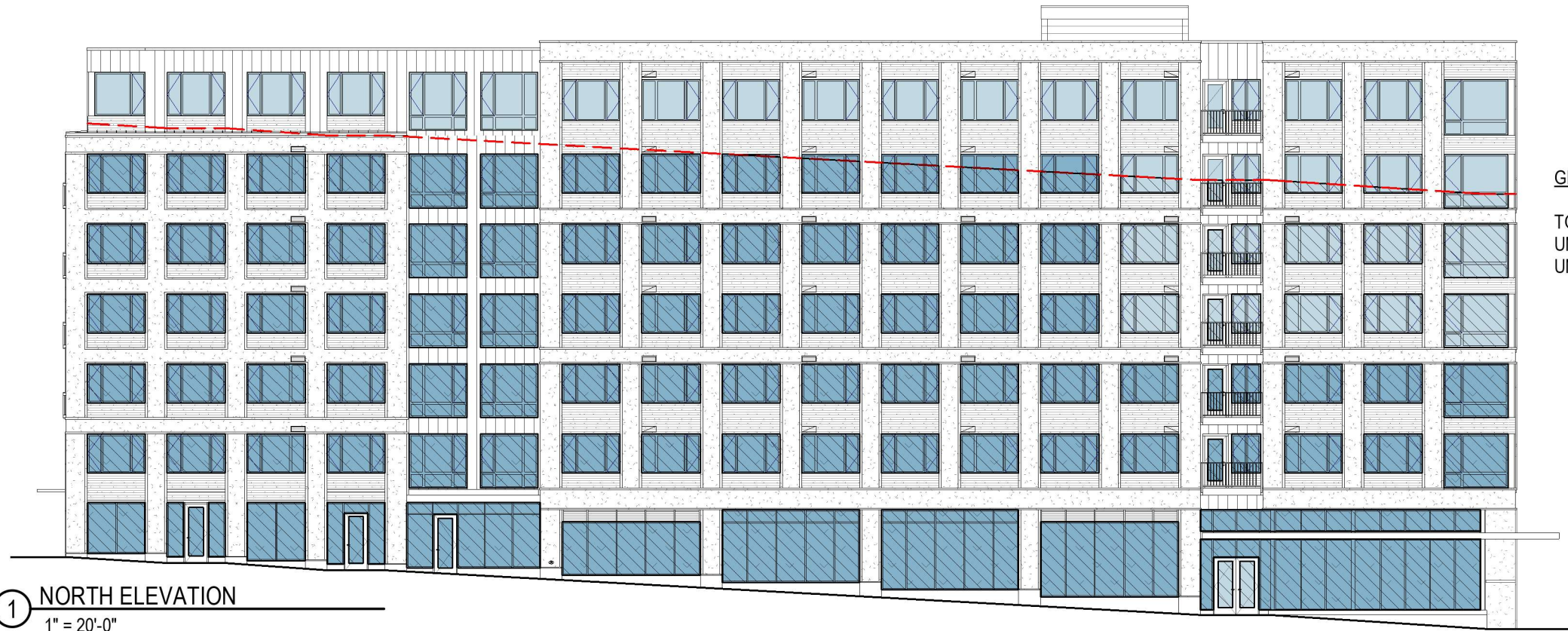
② GROUND FLOOR ACTIVE USE - LEVEL P1
 1" = 30'-0"



① GROUND FLOOR ACTIVE USE - LEVEL 1
 1" = 30'-0"

33.510.225 GROUND FLOOR ACTIVE USE
 MINIMUM 12 FEET FROM FINISH FLOOR TO
 UNDERSIDE OF STRUCTURE ABOVE





GLAZING WITHIN 60 FEET OF GRADE

TOTAL GLAZING: 5494 SF
 UNTREATED ALLOWED: 549 SF
 UNTREATED PROPOSED: 549 SF

① NORTH ELEVATION
 1" = 20'-0"



GLAZING WITHIN 60 FEET OF GRADE

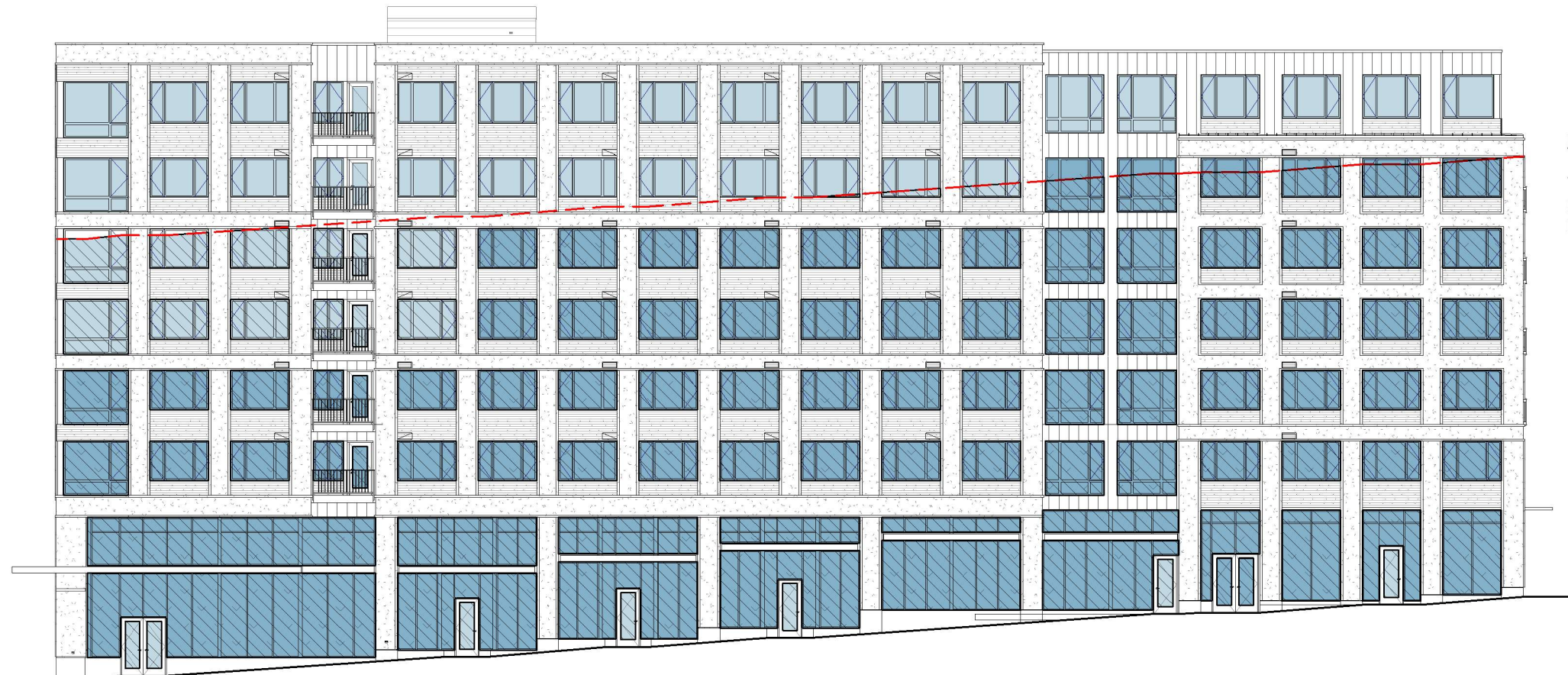
TOTAL GLAZING: 3074 SF
 UNTREATED ALLOWED: 307 SF
 UNTREATED PROPOSED: 231 SF

SEE COURTYARD
 ELEVATIONS

② EAST ELEVATION
 1" = 20'-0"

| | |
|---|---------------------|
|  | = 60 FT ABOVE GRADE |
|  | = BIRD-SAFE GLAZING |
|  | = UNTREATED GLAZING |





GLAZING WITHIN 60 FEET OF GRADE

TOTAL GLAZING: 5865 SF
 UNTREATED ALLOWED: 587 SF
 UNTREATED PROPOSED: 552 SF

① SOUTH ELEVATION
 1" = 20'-0"



GLAZING WITHIN 60 FEET OF GRADE

TOTAL GLAZING: 4625 SF
 UNTREATED ALLOWED: 463 SF
 UNTREATED PROPOSED: 400 SF

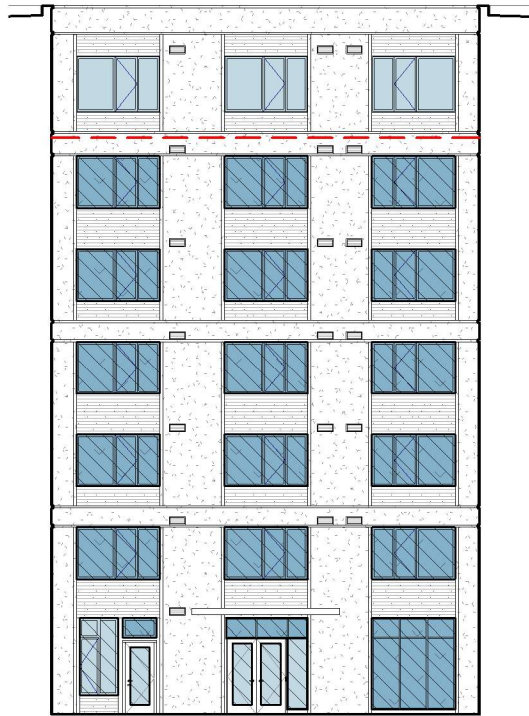
② WEST ELEVATION
 1" = 20'-0"

- - - = 60 FT ABOVE GRADE
 [Blue shaded box] = BIRD-SAFE GLAZING
 [Light blue shaded box] = UNTREATED GLAZING



GLAZING WITHIN 60 FEET OF GRADE

TOTAL GLAZING: 893 SF
UNTREATED ALLOWED: 89 SF
UNTREATED PROPOSED: 86 SF



② COURTYARD ELEVATION - FACING WEST
1" = 20'-0"

GLAZING WITHIN 60 FEET OF GRADE

TOTAL GLAZING: 2893 SF
UNTREATED ALLOWED: 289 SF
UNTREATED PROPOSED: 287 SF



① COURTYARD ELEVATION - FACING NORTH
1" = 20'-0"

GLAZING WITHIN 60 FEET OF GRADE

TOTAL GLAZING: 2842 SF
UNTREATED ALLOWED: 284 SF
UNTREATED PROPOSED: 264 SF



③ COURTYARD ELEVATION - FACING SOUTH
1" = 20'-0"

- - - = 60 FT ABOVE GRADE
- = BIRD-SAFE GLAZING
- = UNTREATED GLAZING

