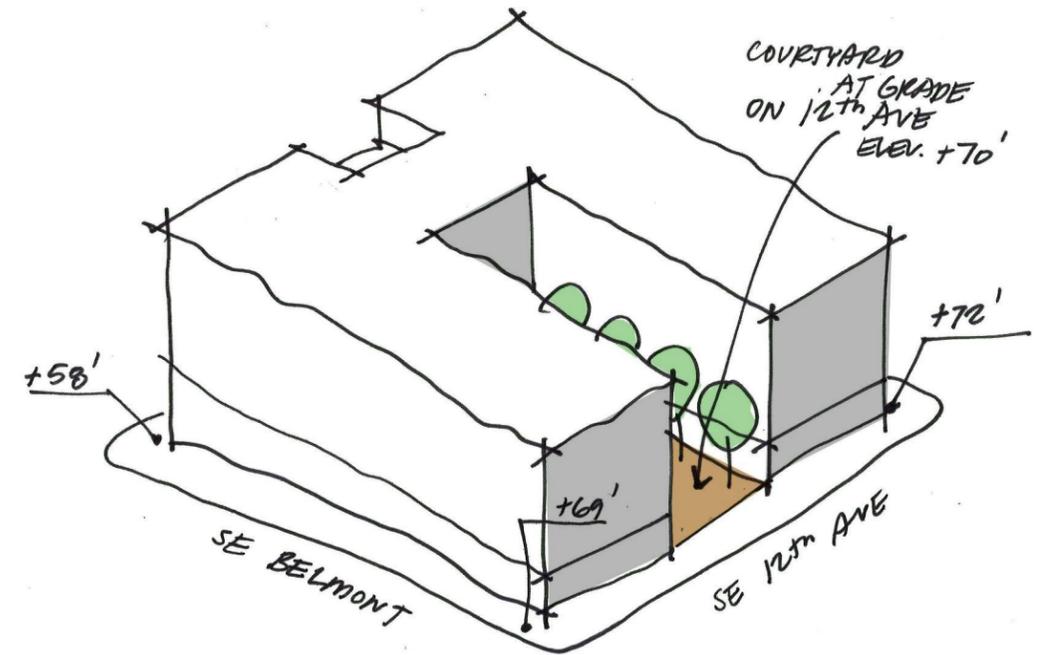
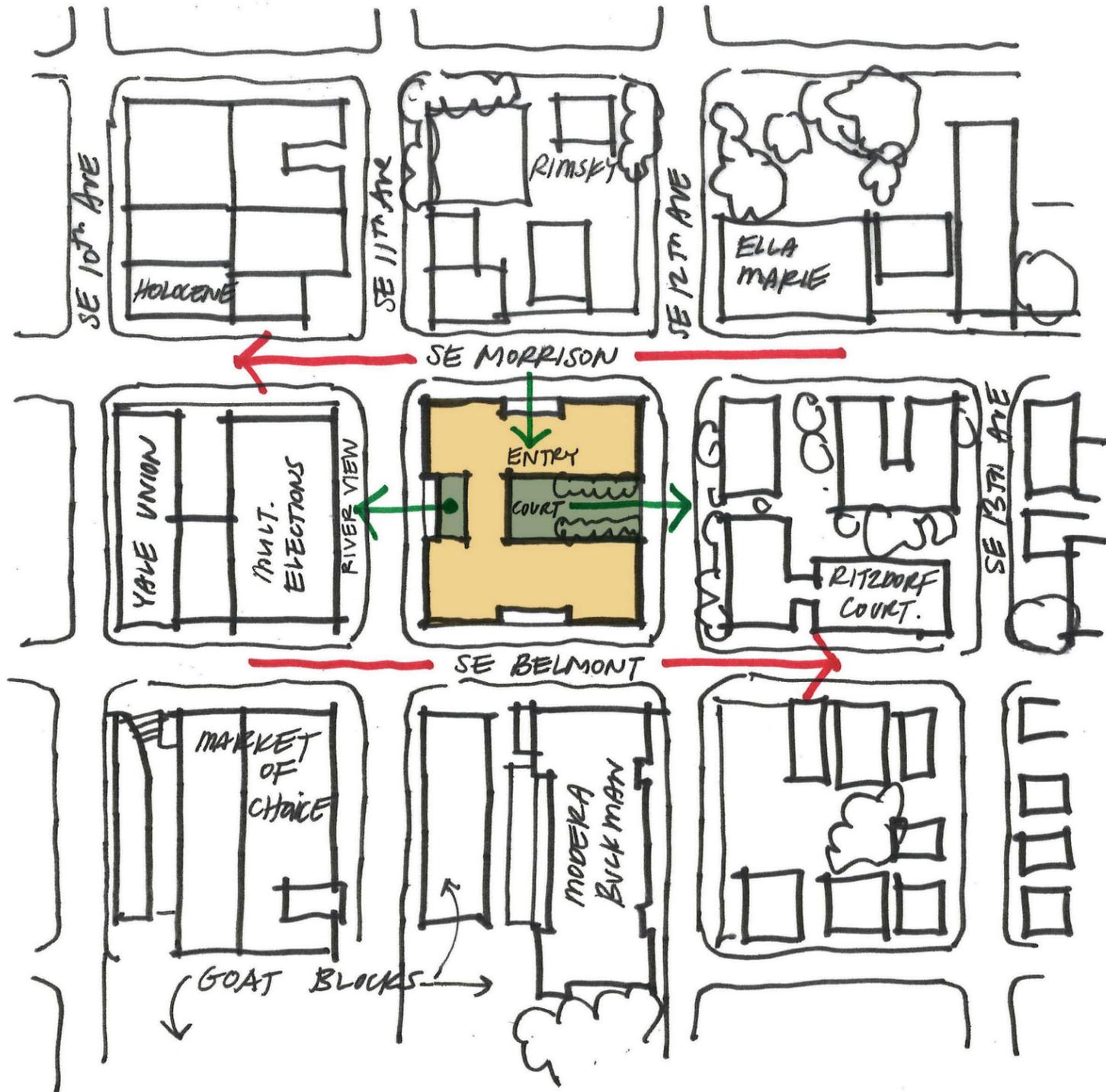
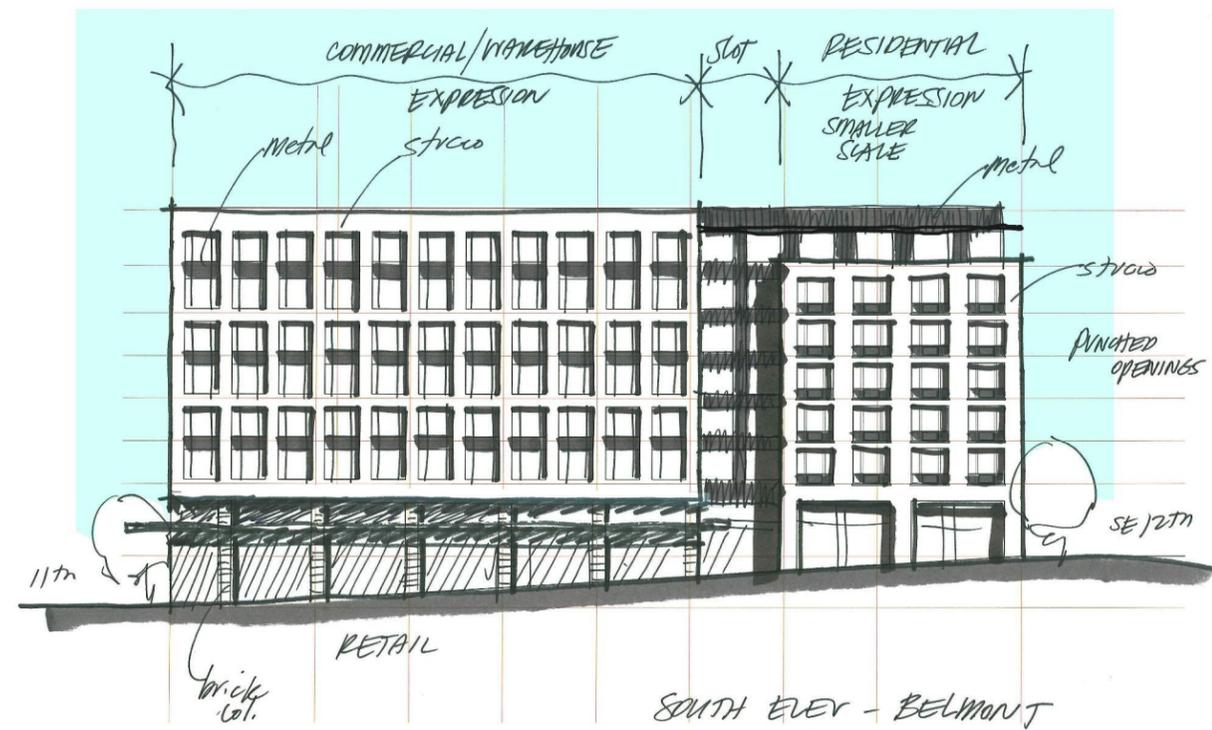
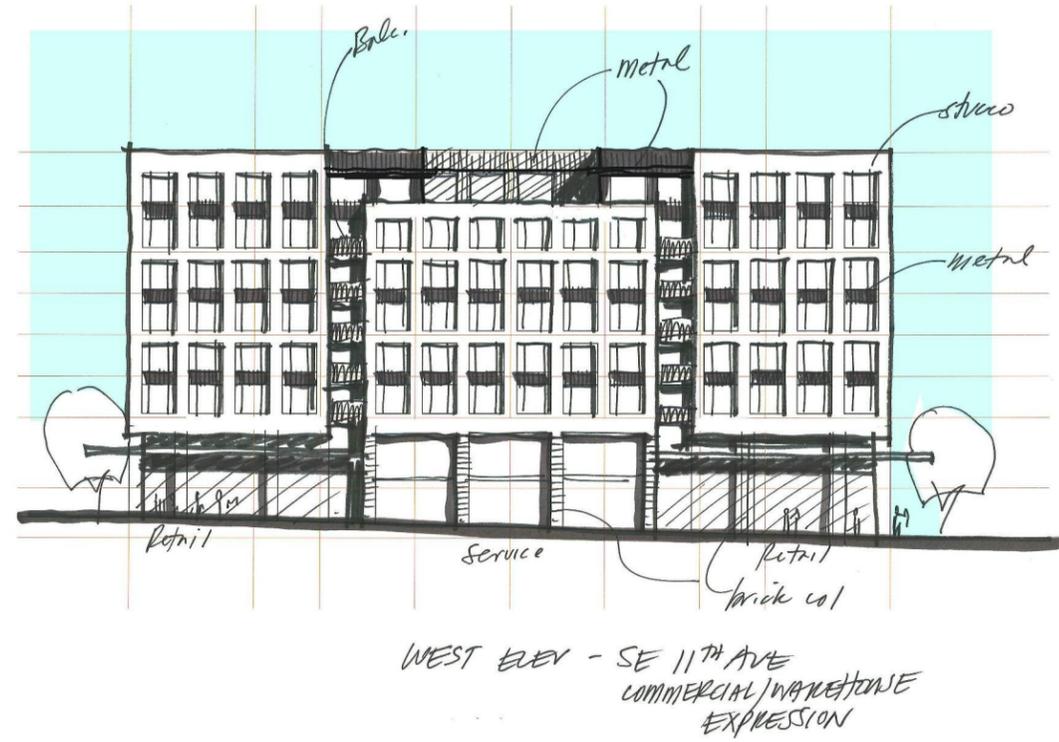
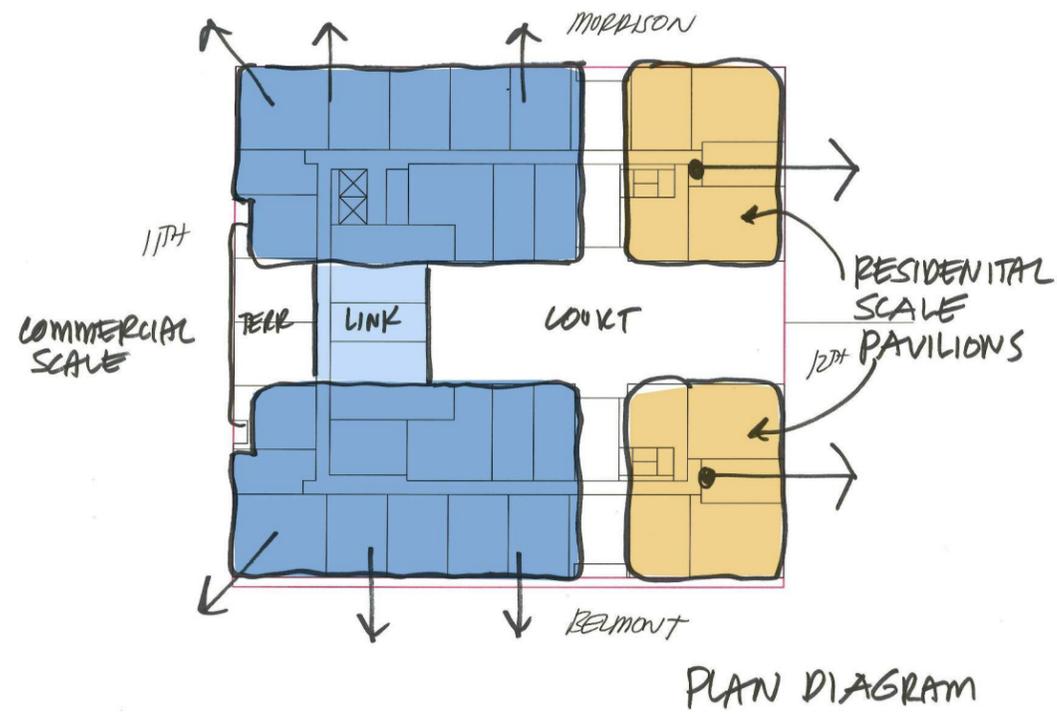






EAST COURTYARD:







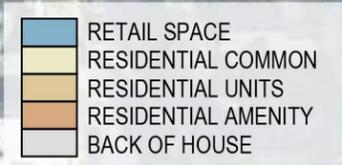
EASTSIDE EXCHANGE

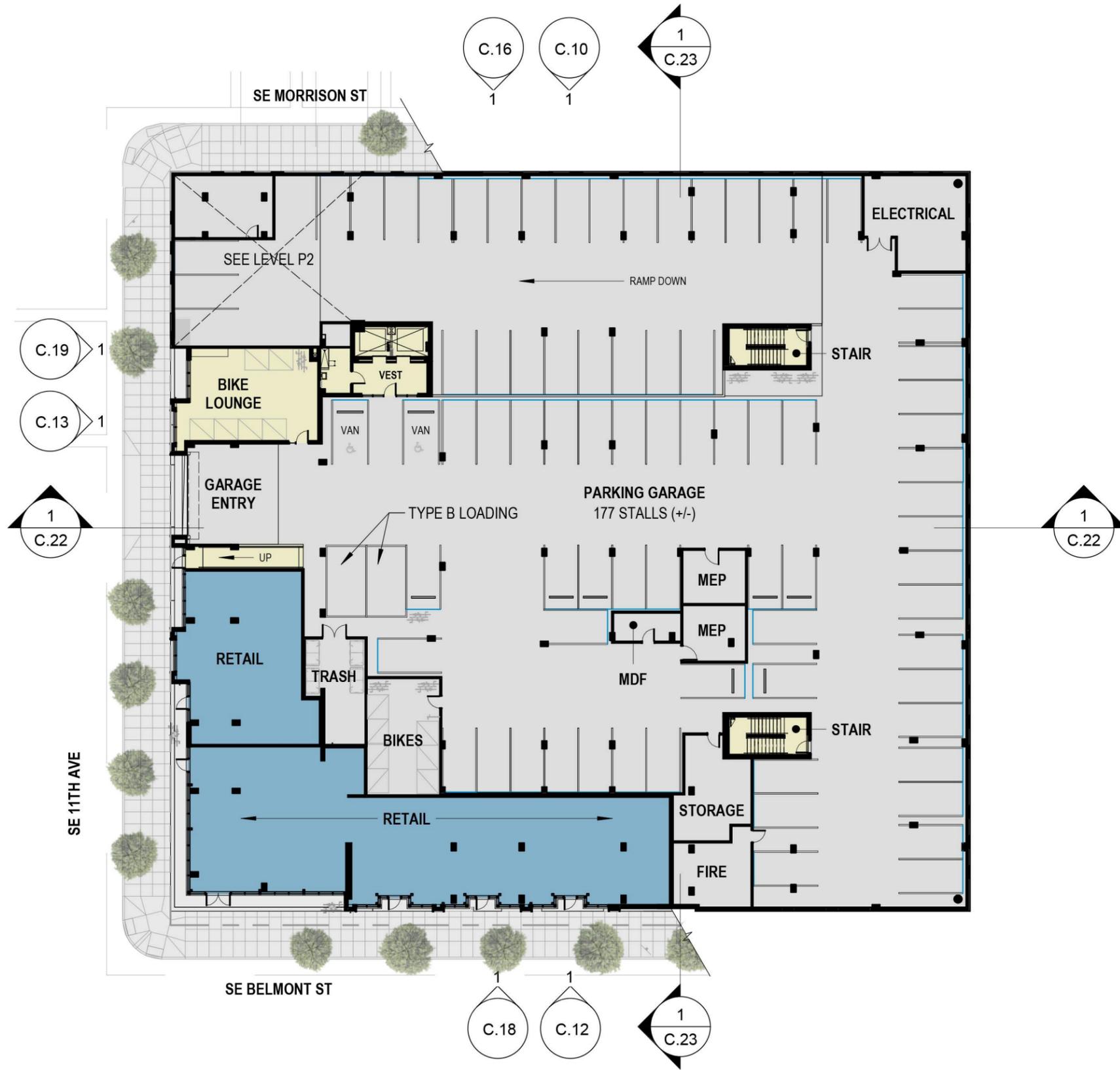


EASTSIDE COMMERCE CENTER



OLYMPIC MILLS

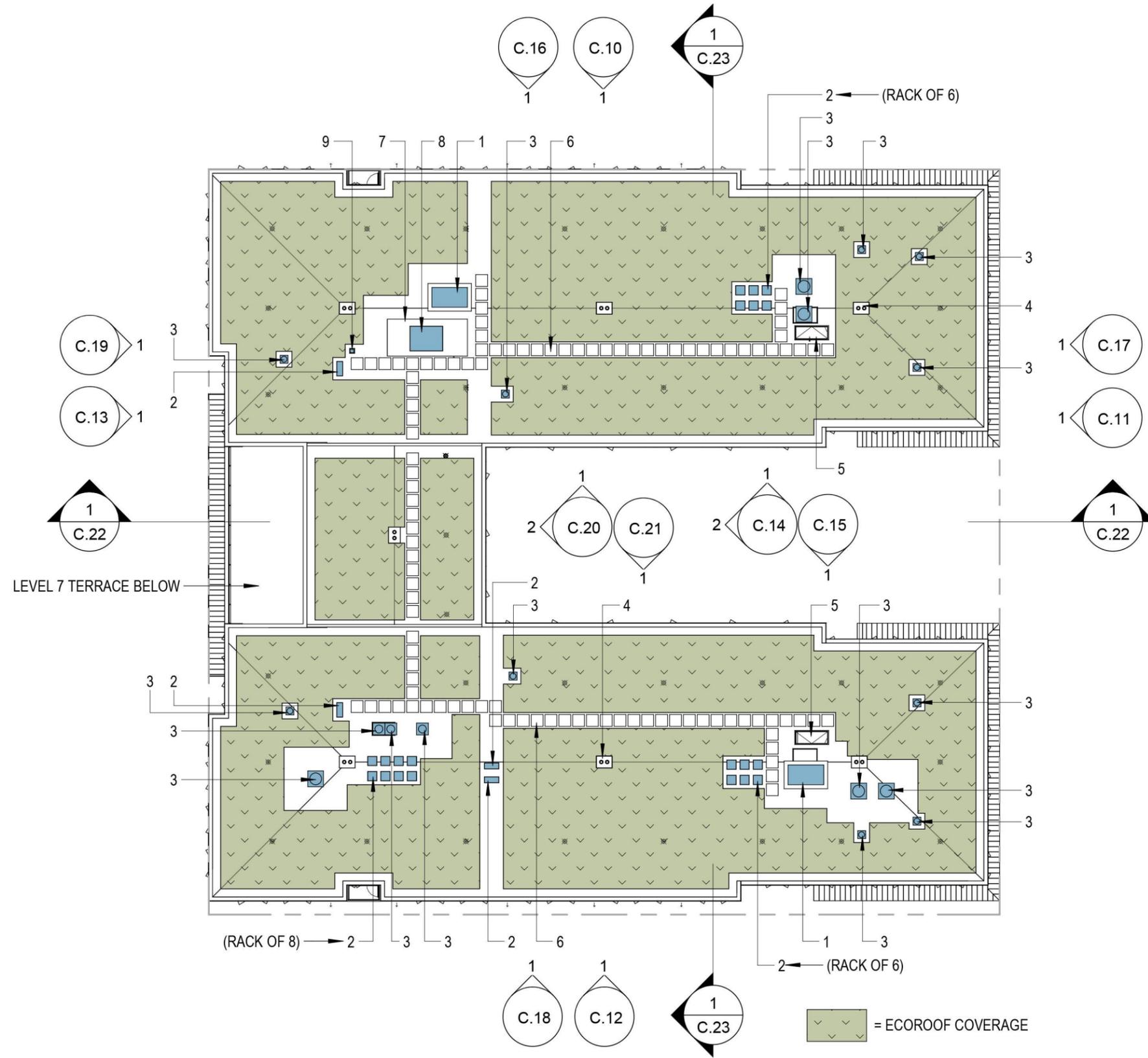












- 1 ROOFTOP UNIT, AIR HANDLING UNIT
- 2 ROOFTOP UNIT, CONDENSING UNIT
- 3 ROOFTOP UNIT, EXHAUST
- 4 ROOF DRAIN, TYPICAL
- 5 ROOF HATCH
- 6 WALKWAY PADS, TYPICAL
- 7 ELEVATOR OVERRUN
- 8 ELEVATOR RELIEF VENT
- 9 DAS SHAFT TERMINATION

LEVEL 7 TERRACE BELOW

= ECOROOF COVERAGE



- | | |
|---------------------------|---|
| 1 STUCCO | 8 METAL JULIET BALCONY WITH SLIDING DOORS |
| 2 VINYL WINDOW UNIT | 9 SPANDREL GLAZING |
| 3 TYPE A METAL WALL PANEL | 10 ARCHITECTURAL LOUVERS |
| 4 STEEL CANOPY | 11 TYPE B METAL WALL PANEL, PERFORATED |
| 5 ALUMINUM STOREFRONT | 12 GARAGE DOOR |
| 6 CONCRETE BASE | 13 ROUND SIDEWALL VENT |
| 7 METAL BALCONY | |





- | | |
|---------------------------|---|
| 1 STUCCO | 8 METAL JULIET BALCONY WITH SLIDING DOORS |
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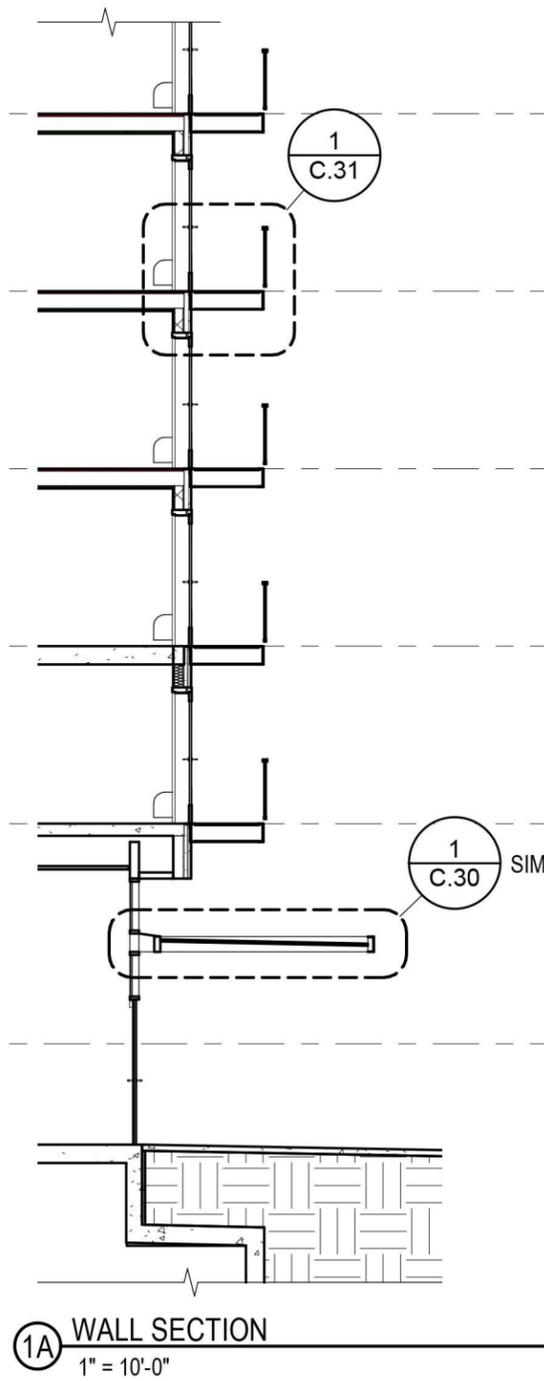
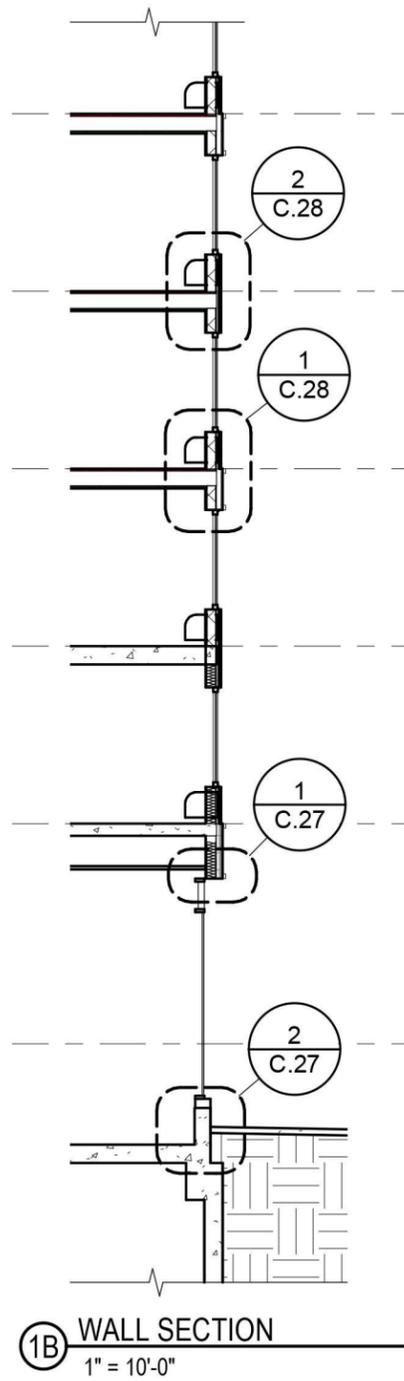
NORTH ELEVATION C.10



- | | |
|---------------------------|---|
| 1 STUCCO | 8 METAL JULIET BALCONY WITH SLIDING DOORS |
| 2 VINYL WINDOW UNIT | 9 SPANDREL GLAZING |
| 3 TYPE A METAL WALL PANEL | 10 ARCHITECTURAL LOUVERS |
| 4 STEEL CANOPY | 11 TYPE B METAL WALL PANEL, PERFORATED |
| 5 ALUMINUM STOREFRONT | 12 GARAGE DOOR |
| 6 CONCRETE BASE | 13 ROUND SIDEWALL VENT |
| 7 METAL BALCONY | |



- 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



Vent Caps

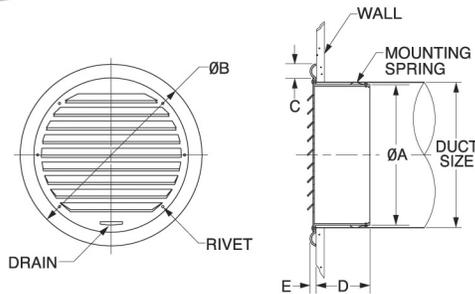
Model: **SX/SFX/SXL**



The SX series of vent caps are perfect for any venting applications such as storage rooms, attics, basements, and bathroom and kitchen exhausts. Beautiful anodized aluminum finish fits many decorating schemes. Insect screens are an option.

Model: **SX**
(Model SX-N: With Screen)

- | MATERIAL | FINISH |
|------------|---------------------------|
| • Aluminum | • Clear Anodized |
| | • Custom Colors Available |



MODEL	DUCT SIZE	A	B	C	D	E	FREE AREA
SX 3	3	2 29/32	4 13/16	19/32	1 3/8	9/32	0.02 sq.ft.
SX 4	4	3 13/16	5 23/32	19/32	1 21/32	9/32	0.04 sq.ft.
SX 5	5	4 3/4	6 21/32	19/32	1 25/32	9/32	0.05 sq.ft.
SX 6	6	5 23/32	8	25/32	2 3/4	9/32	0.08 sq.ft.
SX 7	7	6 11/16	8 31/32	25/32	2 3/4	9/32	0.11 sq.ft.
SX 8	8	7 11/16	10	25/32	2 31/32	9/32	0.14 sq.ft.

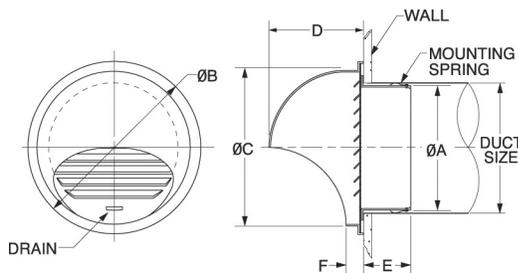
Product information is subject to change without notice. All dimensions in inches.



The SFX vent cap is identical to the SX with an exception of the hood. This model is excellent for exteriors where protection from the elements is necessary and not already carried out by the building design. Insect screens are an option.

Model: **SFX**
(Model SFX-N: With Screen)

- | MATERIAL | FINISH |
|------------|---------------------------|
| • Aluminum | • Clear Anodized |
| | • Custom Colors Available |



MODEL	DUCT SIZE	A	B	C	D	E	F	FREE AREA
SFX 3	3	2 29/32	4 3/4	3 25/32	2 11/16	1 9/16	9/16	0.02 sq.ft.
SFX 4	4	3 13/32	6 3/32	5 1/8	3 17/32	1 9/16	3/4	0.04 sq.ft.
SFX 5	5	4 3/4	6 29/32	5 29/32	3 15/16	1 31/32	3/4	0.05 sq.ft.
SFX 6	6	5 23/32	8 1/16	7 1/16	4 17/32	2 9/16	3/4	0.08 sq.ft.
SFX 7	7	6 11/16	9 15/32	8 9/32	5 1/8	2 9/16	3/4	0.11 sq.ft.
SFX 8	8	7 11/16	10 5/8	9 7/16	5 23/32	2 31/16	3/4	0.14 sq.ft.
SFX10	10	9 21/32	13	11 13/16	6 29/32	3 11/32	3/4	0.24 sq.ft.
SFX12	12	11 19/32	14 1/4	13	7 15/32	2 3/4	3/4	0.31 sq.ft.

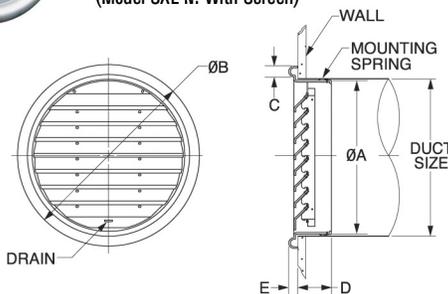
Product information is subject to change without notice. All dimensions in inches.



The SXL vent cap is a large version of the SX. Its main application is as a return air grille, though it can serve in the same purpose as the SX. Its flush face lends a clean look, and its aluminum construction and spring clip mounting makes it easy to install with no screws to mar the surface. Insect screens are an option.

Model: **SXL**
(Model SXL-N: With Screen)

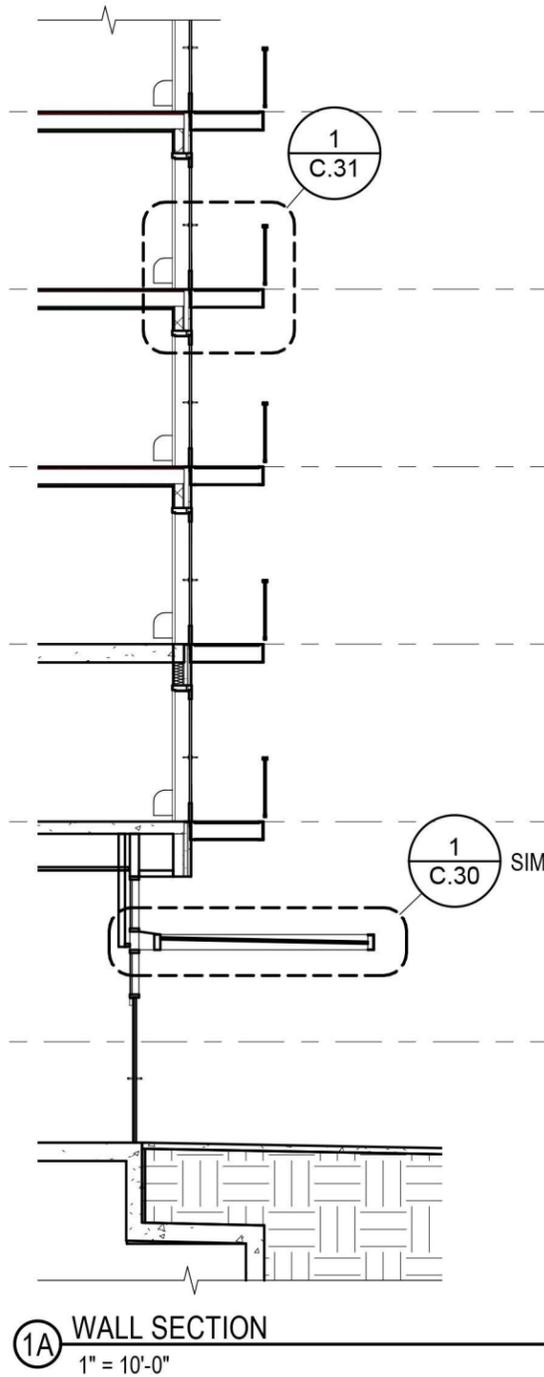
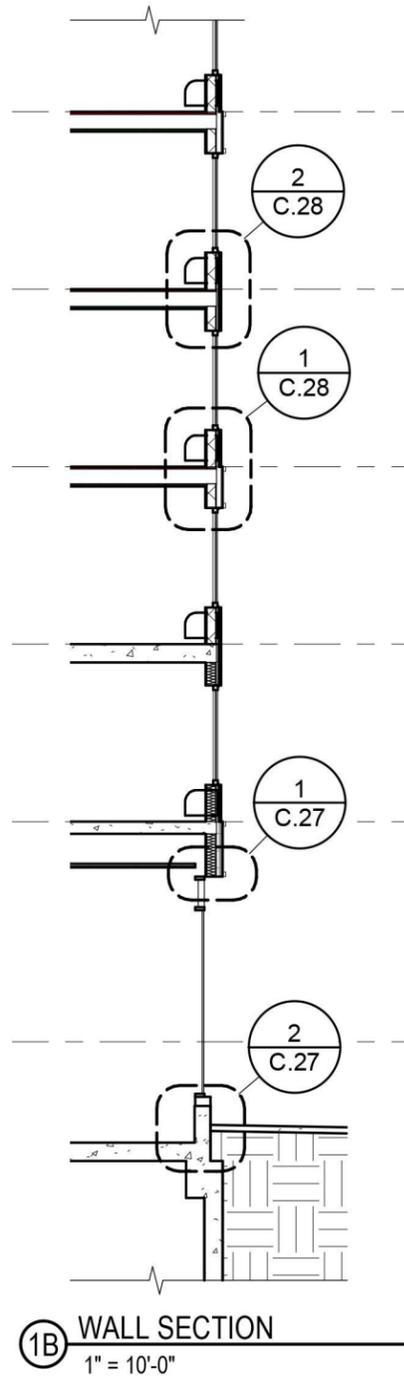
- | MATERIAL | FINISH |
|------------|---------------------------|
| • Aluminum | • Clear Anodized |
| | • Custom Colors Available |



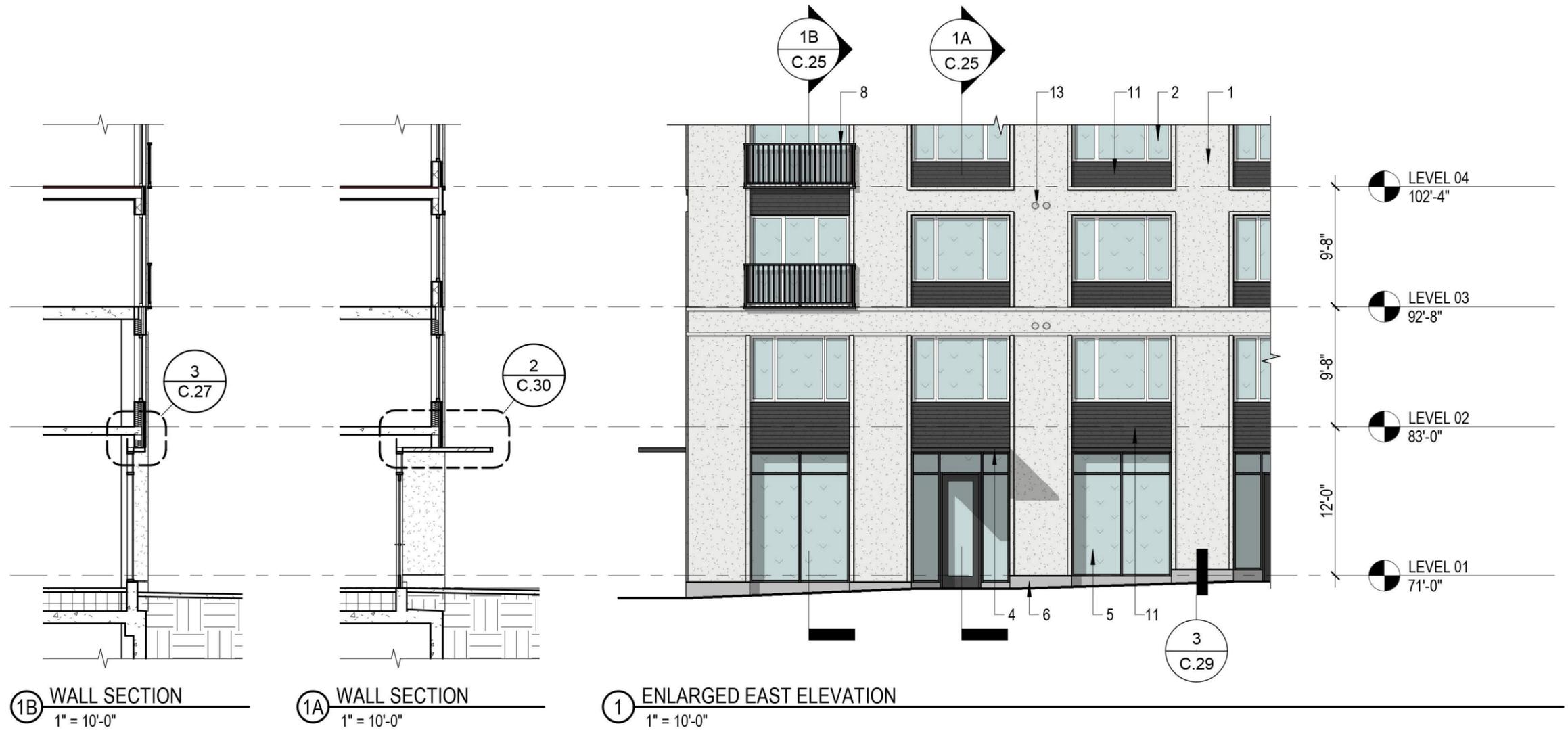
MODEL	DUCT SIZE	A	B	C	D	E	FREE AREA
SXL10	10	9 21/32	12 11/16	1	2 31/32	13/32	0.19 sq.ft.
SXL12	12	11 19/32	14 21/32	1	2 31/32	13/32	0.27 sq.ft.
SXL14	14	13 19/32	16 5/8	1	3 11/32	19/32	0.37 sq.ft.
SXL16	16	15 9/16	18 19/32	1	3 11/32	19/32	0.49 sq.ft.

Product information is subject to change without notice. All dimensions in inches.

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



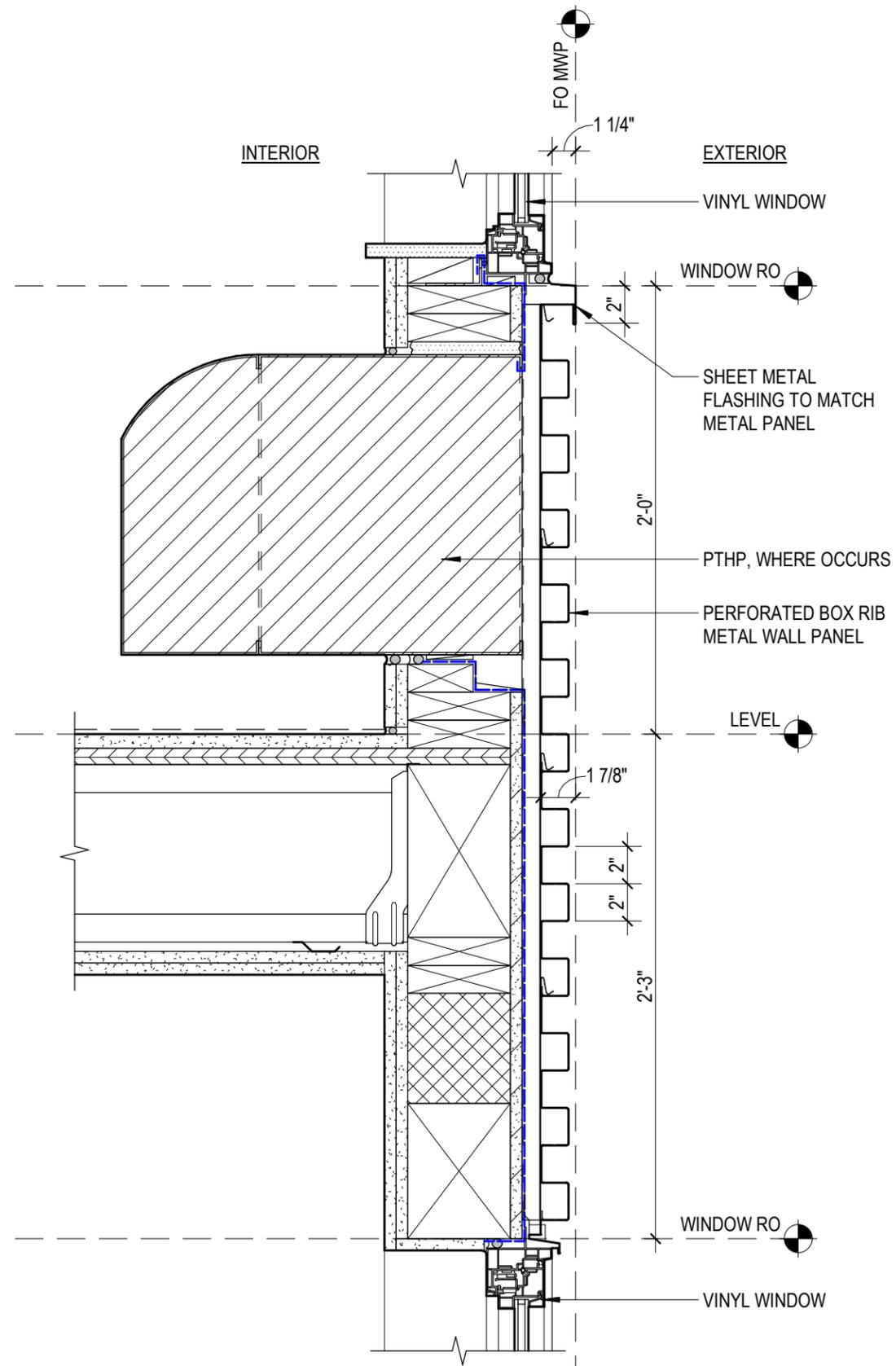
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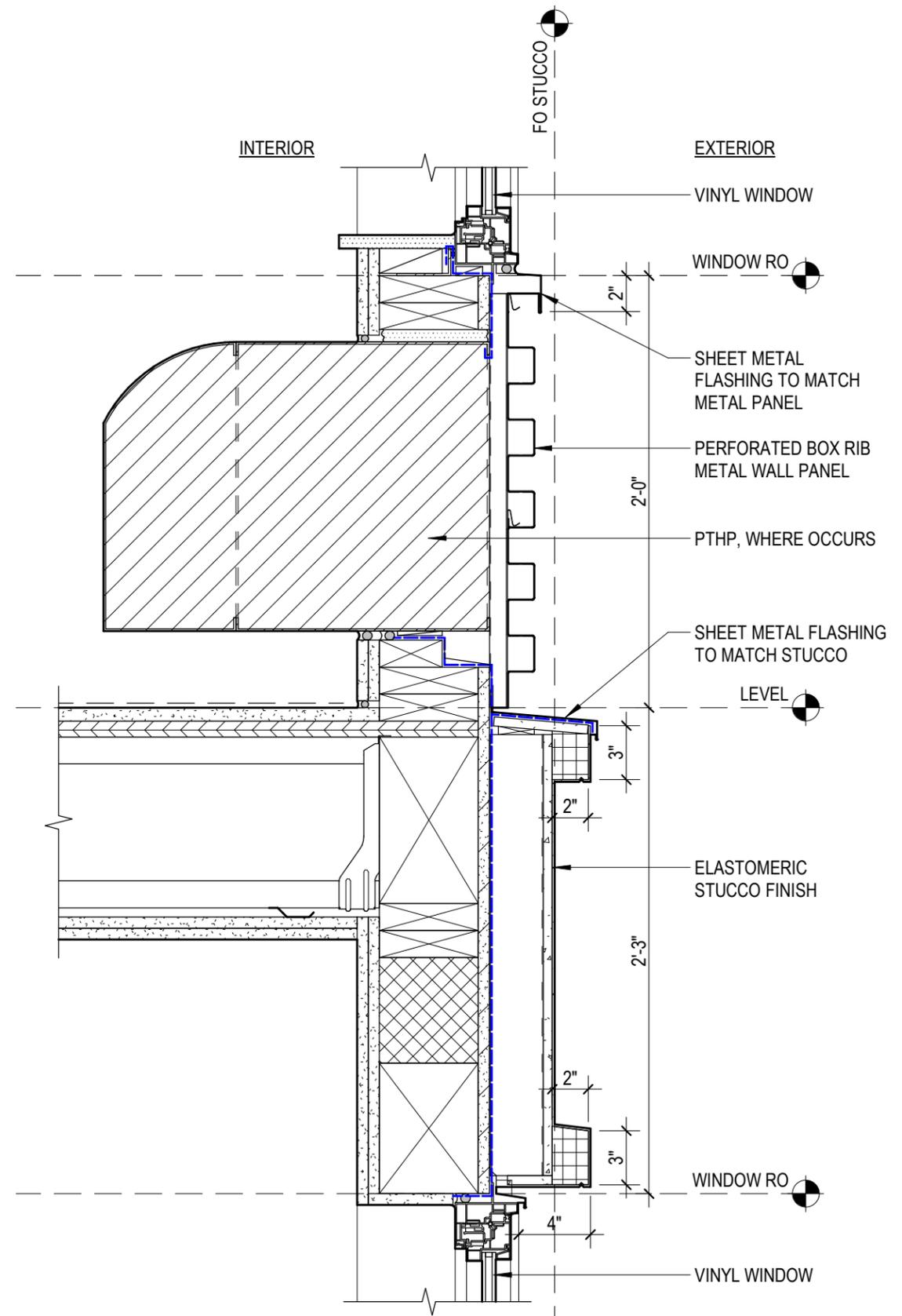
1B WALL SECTION
1" = 10'-0"

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

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

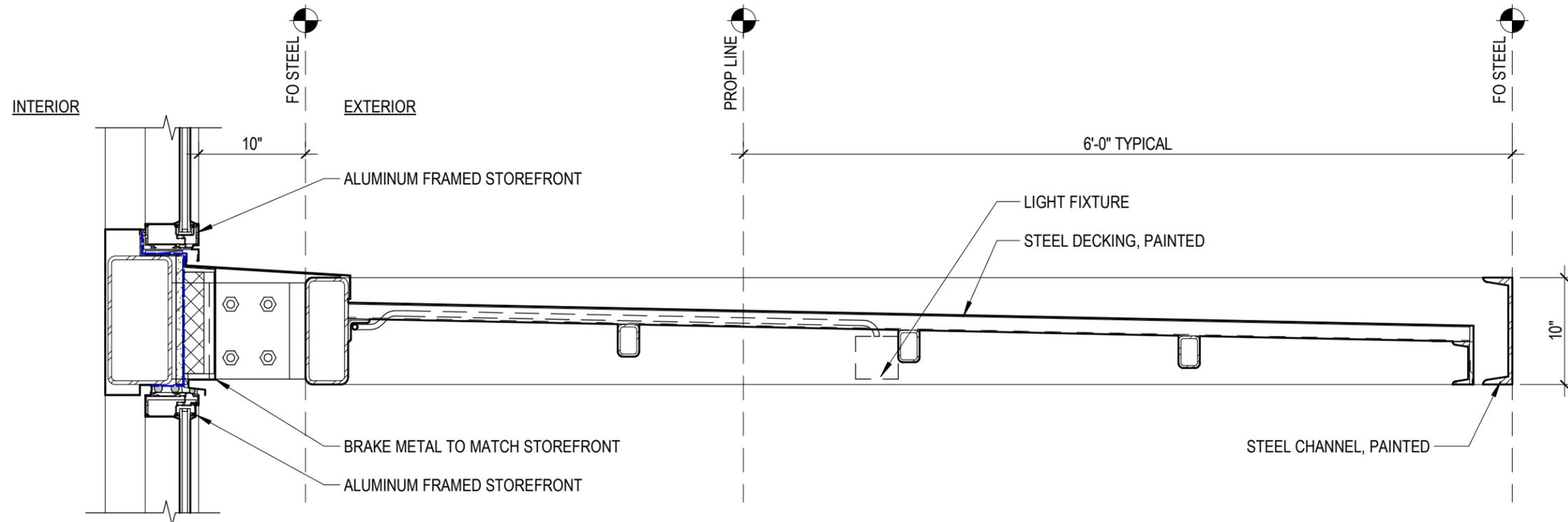


② SPANDREL AT BOX RIB MWP
1 1/2" = 1'-0"

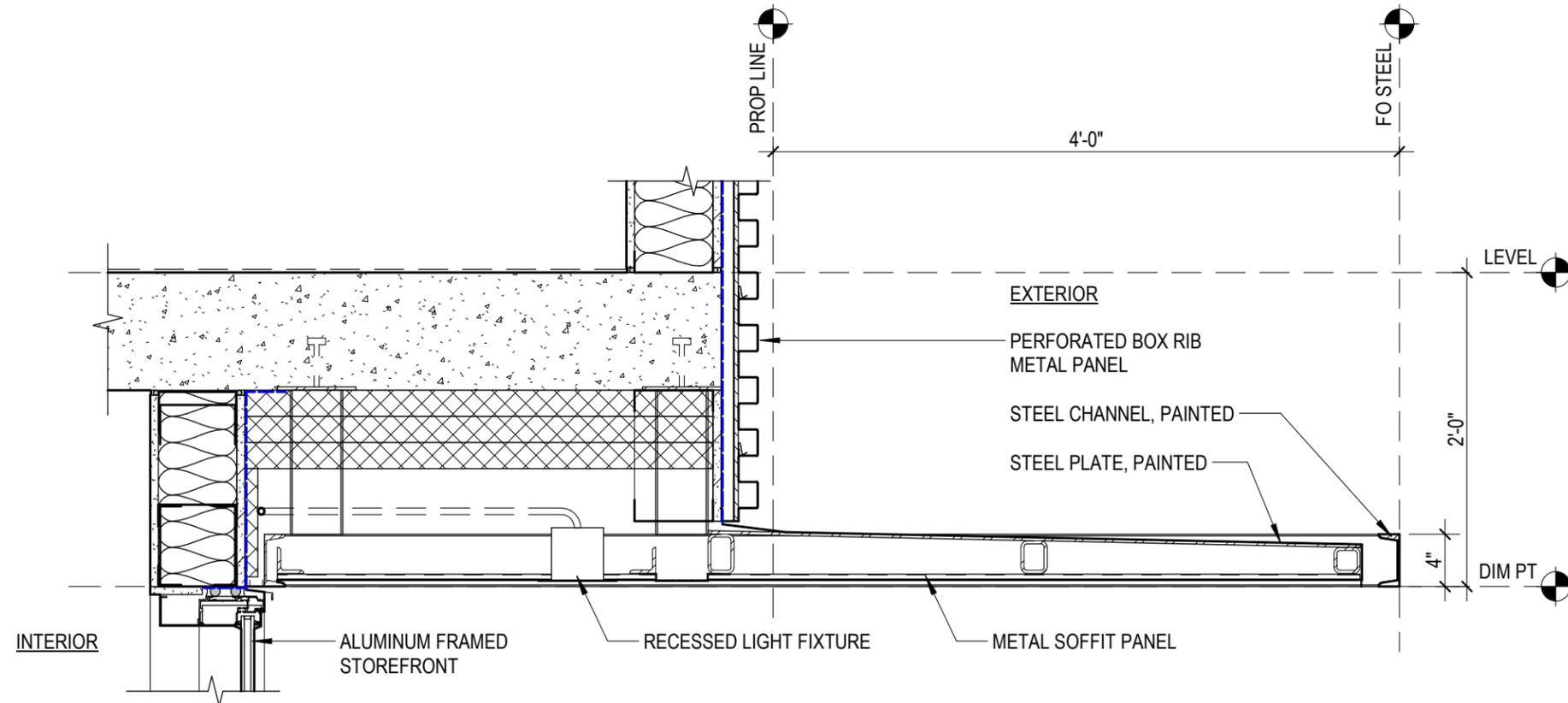


① TYPICAL SPANDREL
1 1/2" = 1'-0"

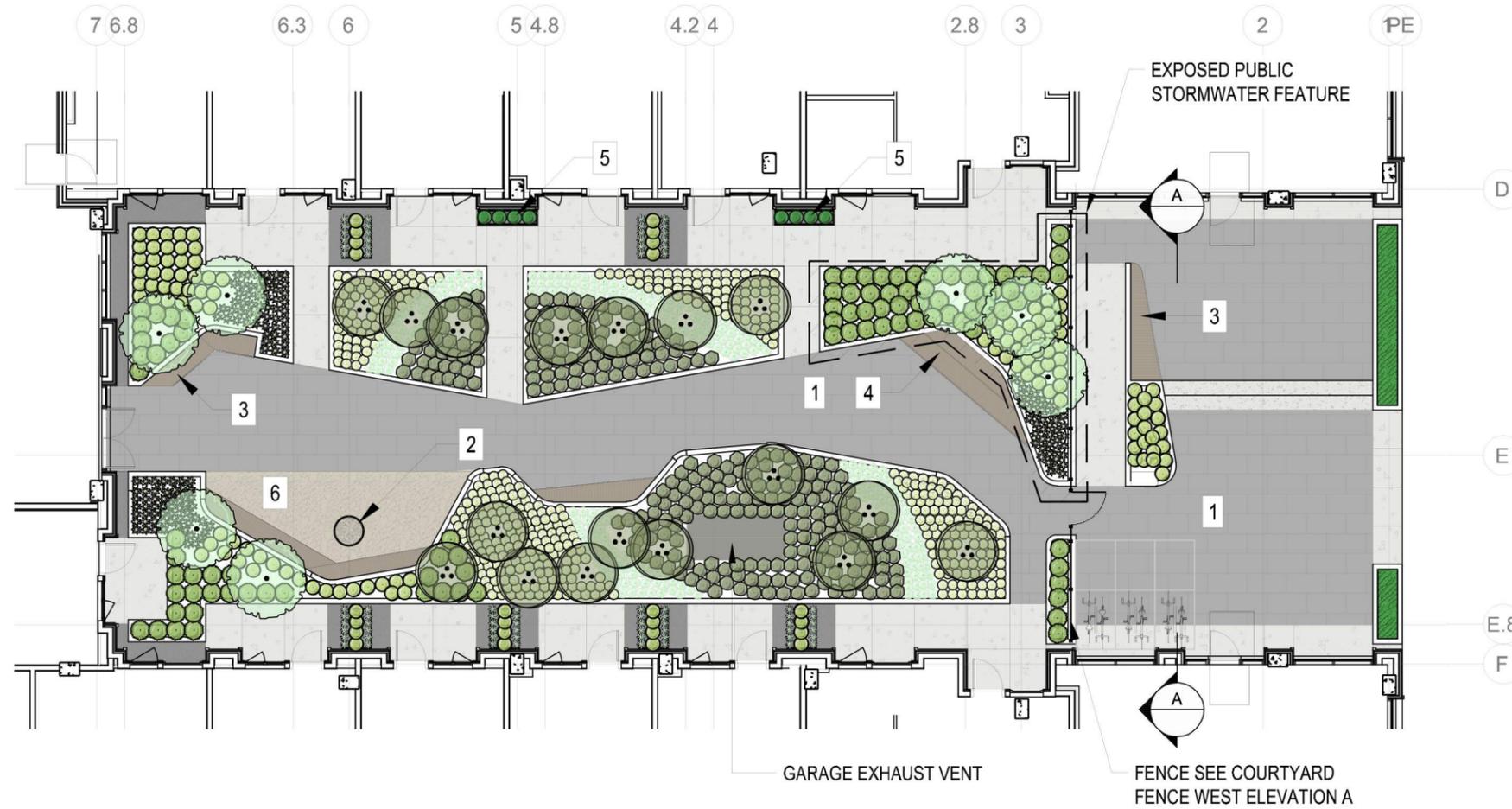




① CANOPY AT STOREFRONT, TYPICAL
1" = 1'-0"



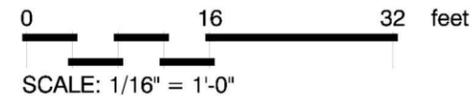
② CANOPY AT STOREFRONT, LOW PROFILE
1" = 1'-0"



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



SINGLE LARGE WATER POINT OF INTEREST



MULTIPLE ANGLES OF INTEREST

STEEL RUNNEL, COLOR TO BE SELECTED TO MATCH PROJECT COLOR PALETTE



1 STORMWATER FEATURE



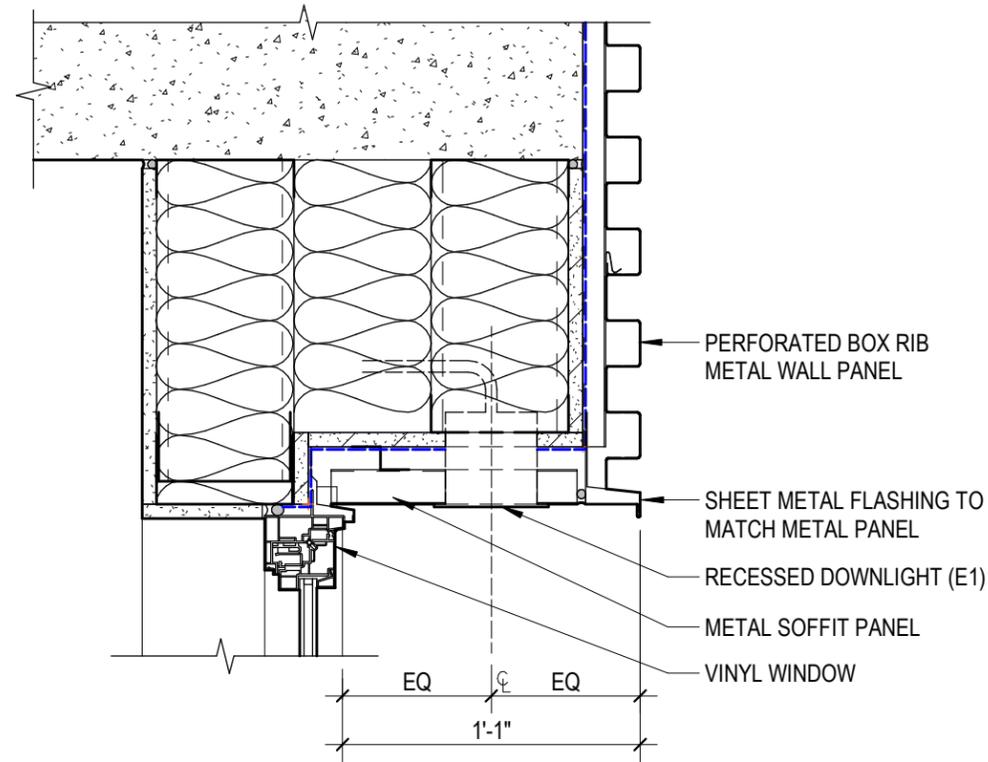
DECORATIVE STEEL FENCE BY ARTIST (TO BE SELECTED BY OWNER)

STEEL RUNNEL, COLOR TO BE SELECTED TO MATCH PROJECT COLOR PALETTE



FENCE IMAGES ARE FOR REFERENCE ONLY, FINAL DESIGN IS SUBJECT TO CHANGE.

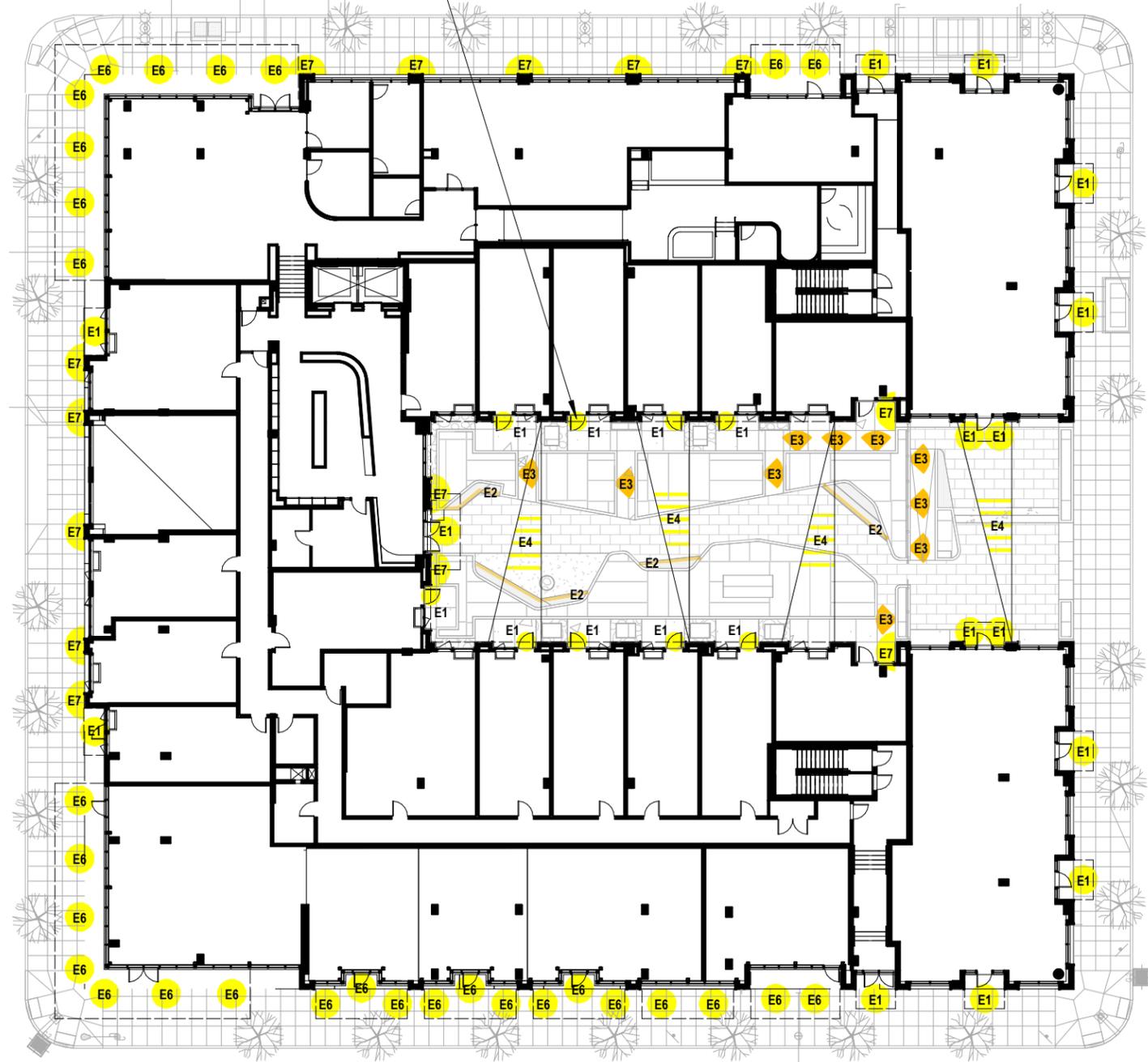
1 COURTYARD FENCE WEST ELEVATION - A



① RECESSED LIGHT FIXTURE AT PATIO
1 1/2" = 1'-0"

- FIXTURE TYPES:
- E1 RECESSED DOWNLIGHT
 - E2 LED TAPE LIGHT
 - E3 STEP LIGHT
 - E4 CATENARY LOOP FIXTURES
 - E6 SURFACE-MOUNT DOWNLIGHT
 - E7 WALL SCONCE

RECESSED PATIO DOWNLIGHT, SEE DETAIL 1/C.39







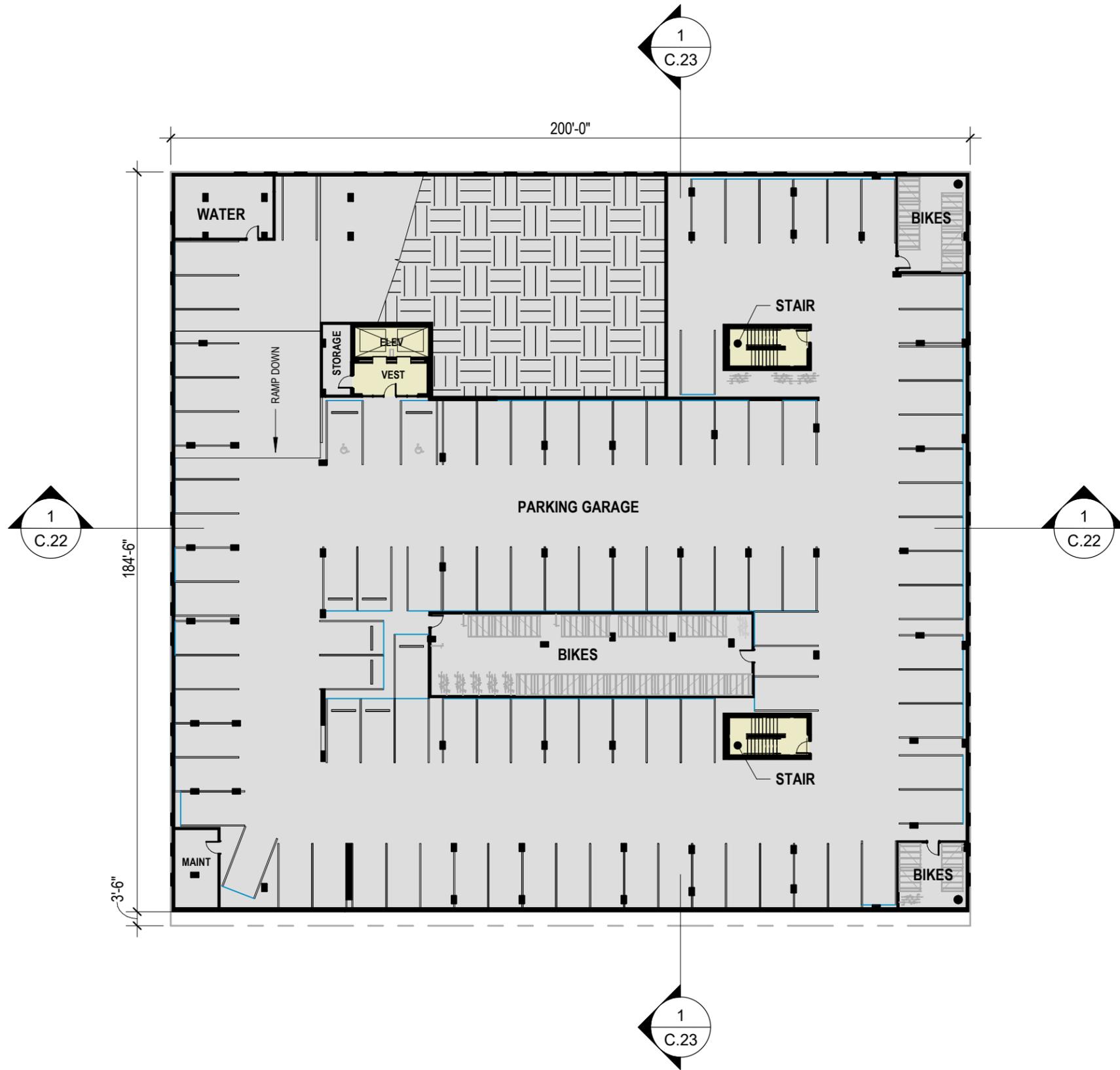


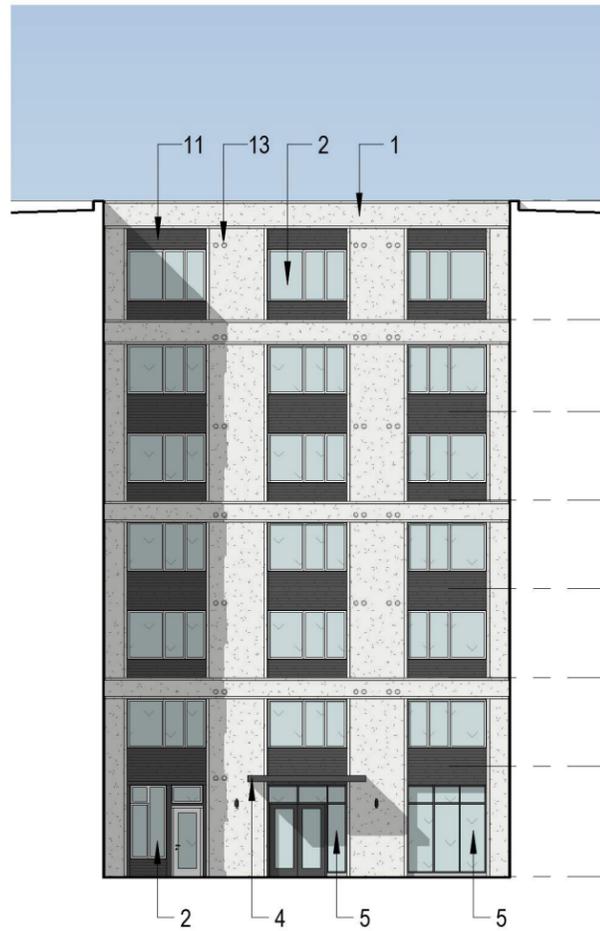
DESIGN REVIEW DRAWINGS

C.1	VIEW FROM SOUTHWEST
C.2	TABLE OF CONTENTS
C.3	SITE PLAN
C.4	FLOOR PLAN - LEVEL P2
C.5	FLOOR PLAN - LEVEL P1
C.6	FLOOR PLAN - LEVEL 1
C.7	FLOOR PLAN - LEVELS 2-6
C.8	FLOOR PLAN - LEVEL 7
C.9	ROOF PLAN
C.10	NORTH ELEVATION
C.11	EAST ELEVATION
C.12	SOUTH ELEVATION
C.13	WEST ELEVATION
C.14	COURTYARD ELEVATIONS
C.15	COURTYARD ELEVATIONS
C.16	NORTH ELEVATION - B/W
C.17	EAST ELEVATION - B/W
C.18	SOUTH ELEVATION - B/W
C.19	WEST ELEVATION - B/W
C.20	COURTYARD ELEVATIONS - B/W
C.21	COURTYARD ELEVATIONS - B/W
C.22	EAST/WEST SECTION
C.23	NORTH/SOUTH SECTION
C.24	ENLARGED NORTH ELEVATION
C.25	ENLARGED EAST ELEVATION
C.26	ENLARGED SOUTH ELEVATION
C.27	EXTERIOR DETAILS - STOREFRONT
C.28	EXTERIOR DETAILS - VINYL WINDOWS
C.29	EXTERIOR DETAILS - CLADDING
C.30	EXTERIOR DETAILS - CANOPIES
C.31	EXTERIOR DETAILS - BALCONIES
C.32	EXTERIOR DETAILS - ROOF
C.33	MATERIALS
C.34	LANDSCAPE - COURTYARD PLAN
C.35	LANDSCAPE - PLANT SCHEDULE
C.36	LANDSCAPE - COURTYARD SECTIONS
C.37	LANDSCAPE - COURTYARD FENCE
C.38	LANDSCAPE - STORMWATER FEATURE
C.39	LANDSCAPE - LEVEL 7 PLAN
C.40	EXTERIOR LIGHTING PLAN
C.41	CIVIL - EXISTING CONDITIONS
C.42	CIVIL - GRADING PLAN
C.43	CIVIL - UTILITY PLAN

DESIGN REVIEW APPENDIX

APP.1	VIEW FROM SOUTHWEST
APP.2	VIEW FROM SOUTHEAST
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APP.5	PROJECT SITE
APP.6	CONTEXT - CENTRAL EASTSIDE
APP.7	CONTEXT - CENTRAL EASTSIDE
APP.8	CONTEXT - BUCKMAN
APP.9	SERA STUCCO BUILDINGS
APP.10	URBAN DESIGN DIAGRAMS
APP.11	DAR MASSING UPDATES
APP.12	FAR DIAGRAMS
APP.13	GROUND FLOOR WINDOWS
APP.14	SHORT-TERM BIKE PARKING
APP.15	GROUND FLOOR ACTIVE USE
APP.16	GROUND FLOOR ACTIVE USE
APP.17	BIRD-SAFE WINDOWS
APP.18	BIRD-SAFE WINDOWS
APP.19	BIRD-SAFE WINDOWS





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



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

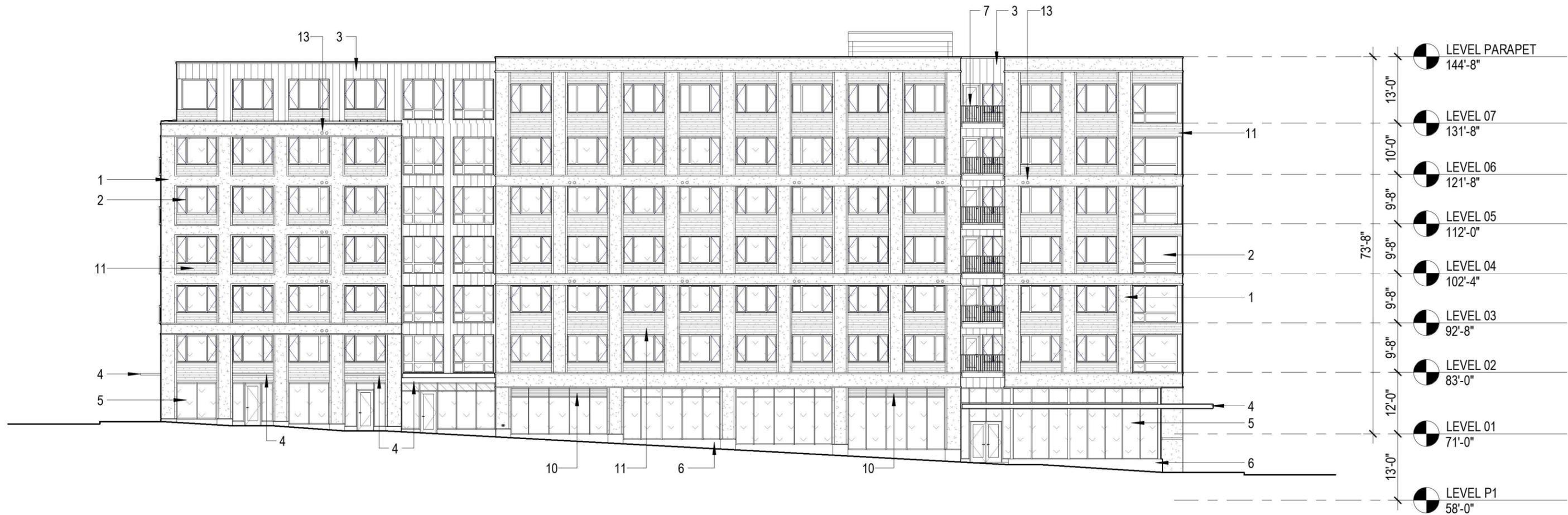
13'-0"	● LEVEL PARAPET 144'-8"
10'-0"	● LEVEL 07 131'-8"
9'-8"	● LEVEL 06 121'-8"
9'-8"	● LEVEL 05 112'-0"
9'-8"	● LEVEL 04 102'-4"
9'-8"	● LEVEL 03 92'-8"
9'-8"	● LEVEL 02 83'-0"
12'-0"	● LEVEL 01 71'-0"

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

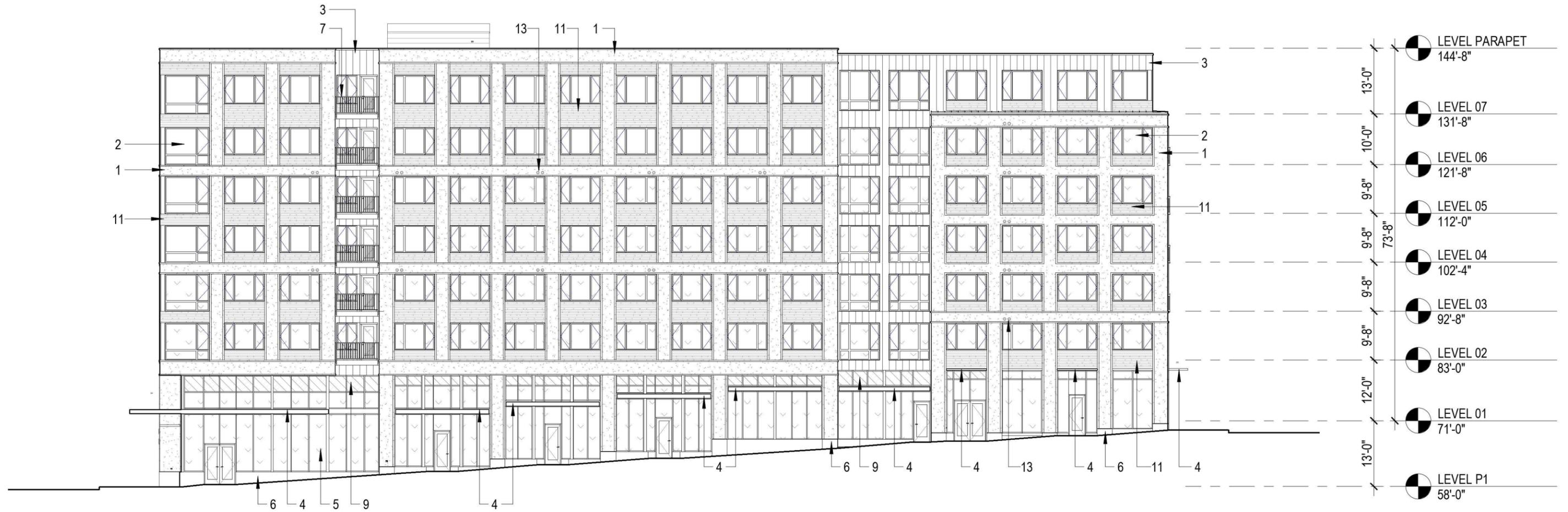
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② COURTYARD ELEVATION - FACING WEST
1" = 20'-0"

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

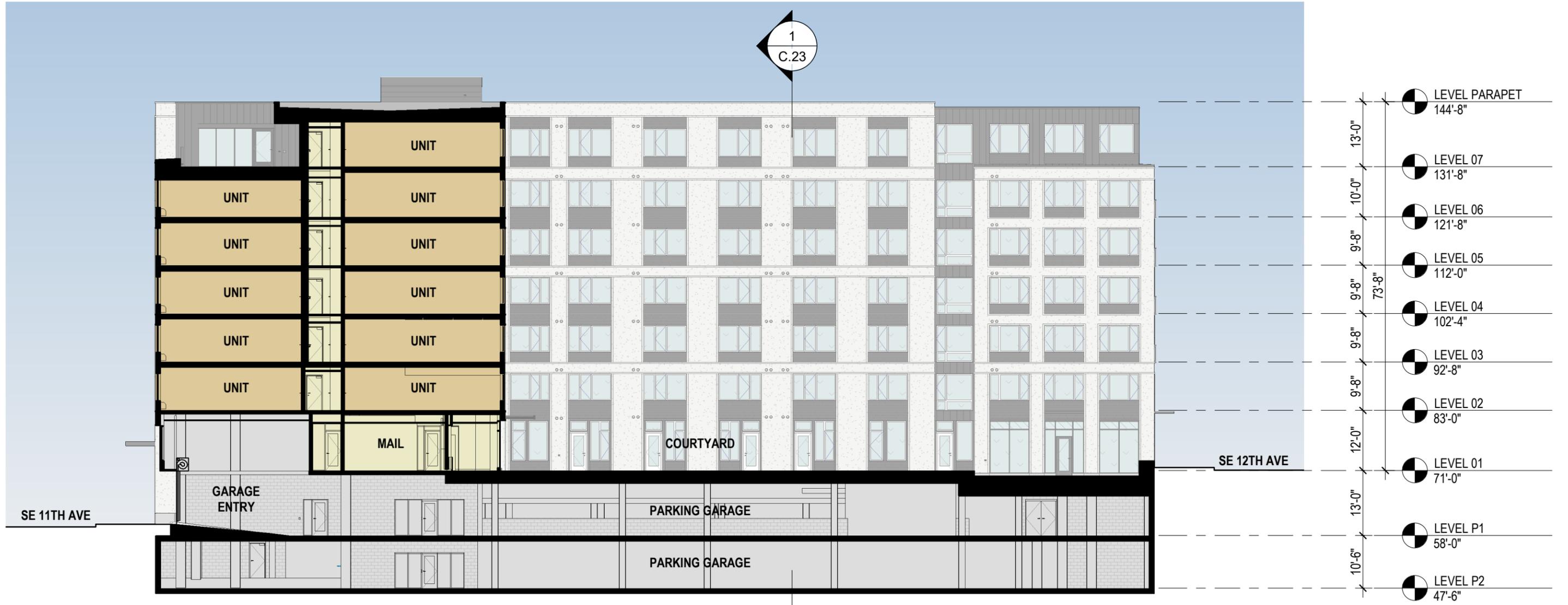
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1" = 20'-0"

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| 3 TYPE A METAL WALL PANEL | 10 ARCHITECTURAL LOUVERS |
| 4 STEEL CANOPY | 11 TYPE B METAL WALL PANEL, PERFORATED |
| 5 ALUMINUM STOREFRONT | 12 GARAGE DOOR |
| 6 CONCRETE BASE | 13 ROUND SIDEWALL VENT |
| 7 METAL BALCONY | |

1
C.23





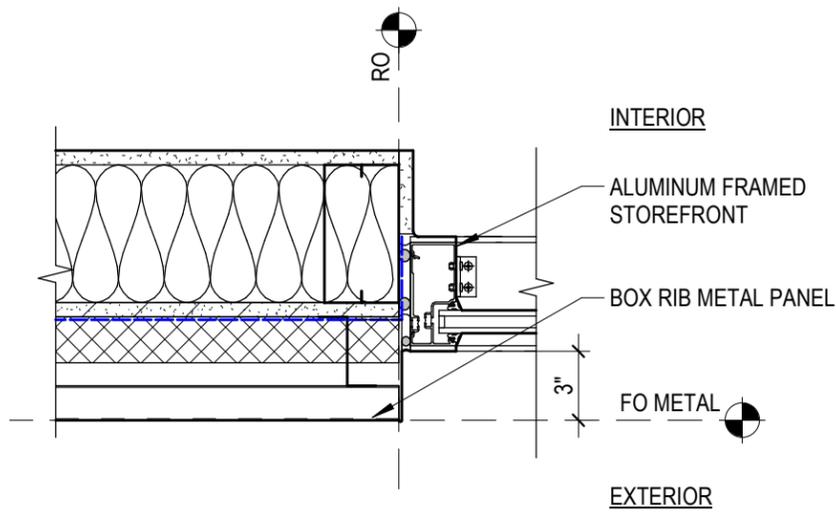
1C WALL SECTION
1" = 10'-0"

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

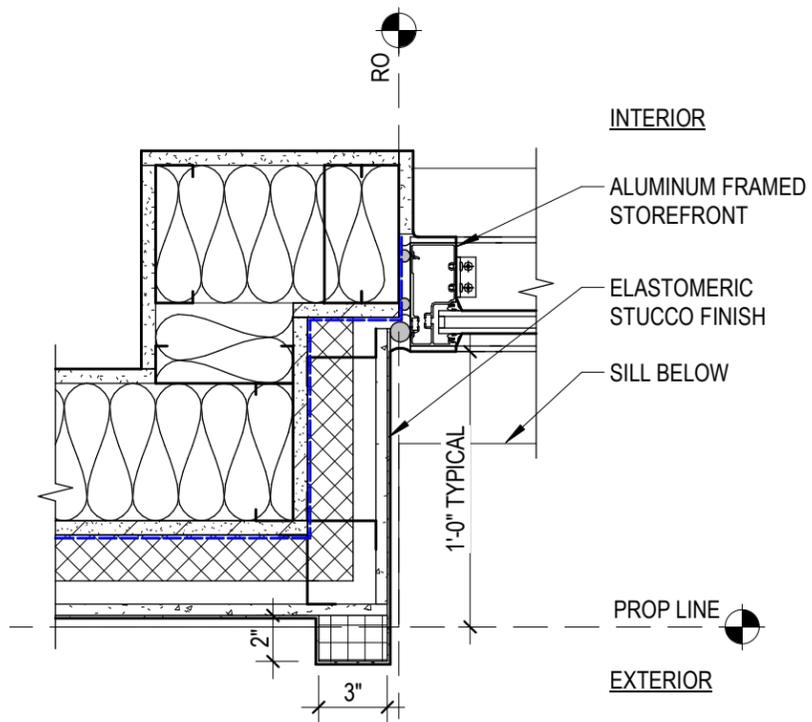
1A WALL SECTION
1" = 10'-0"

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

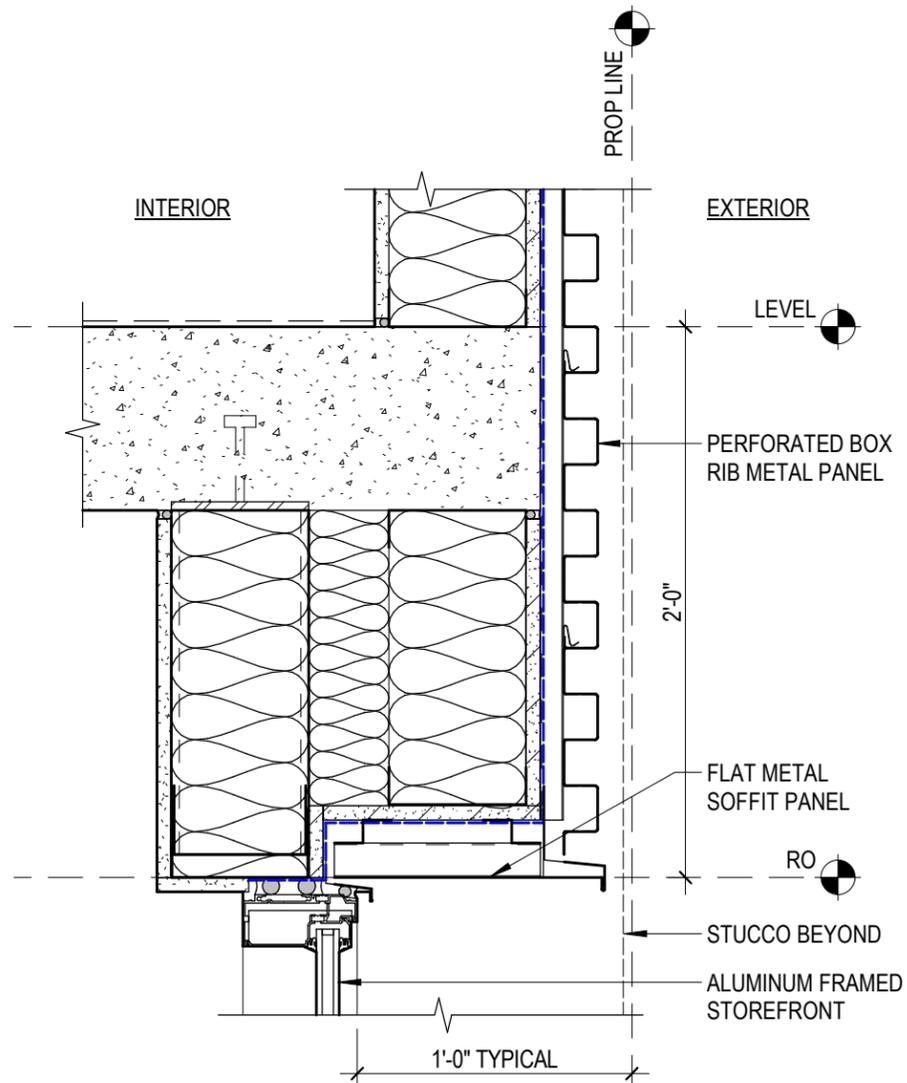
- | | |
|---------------------------|---|
| 1 STUCCO | 8 METAL JULIET BALCONY WITH SLIDING DOORS |
| 2 VINYL WINDOW UNIT | 9 SPANDREL GLAZING |
| 3 TYPE A METAL WALL PANEL | 10 ARCHITECTURAL LOUVERS |
| 4 STEEL CANOPY | 11 TYPE B METAL WALL PANEL, PERFORATED |
| 5 ALUMINUM STOREFRONT | 12 GARAGE DOOR |
| 6 CONCRETE BASE | 13 ROUND SIDEWALL VENT |
| 7 METAL BALCONY | |



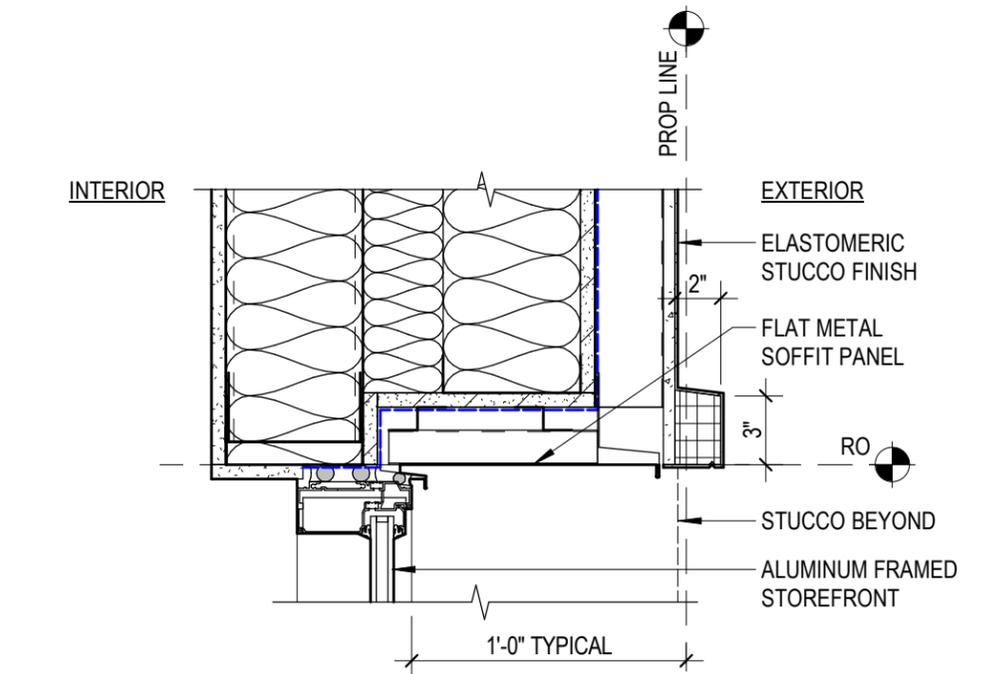
④ STOREFRONT JAMB AT METAL PANEL
1 1/2" = 1'-0"



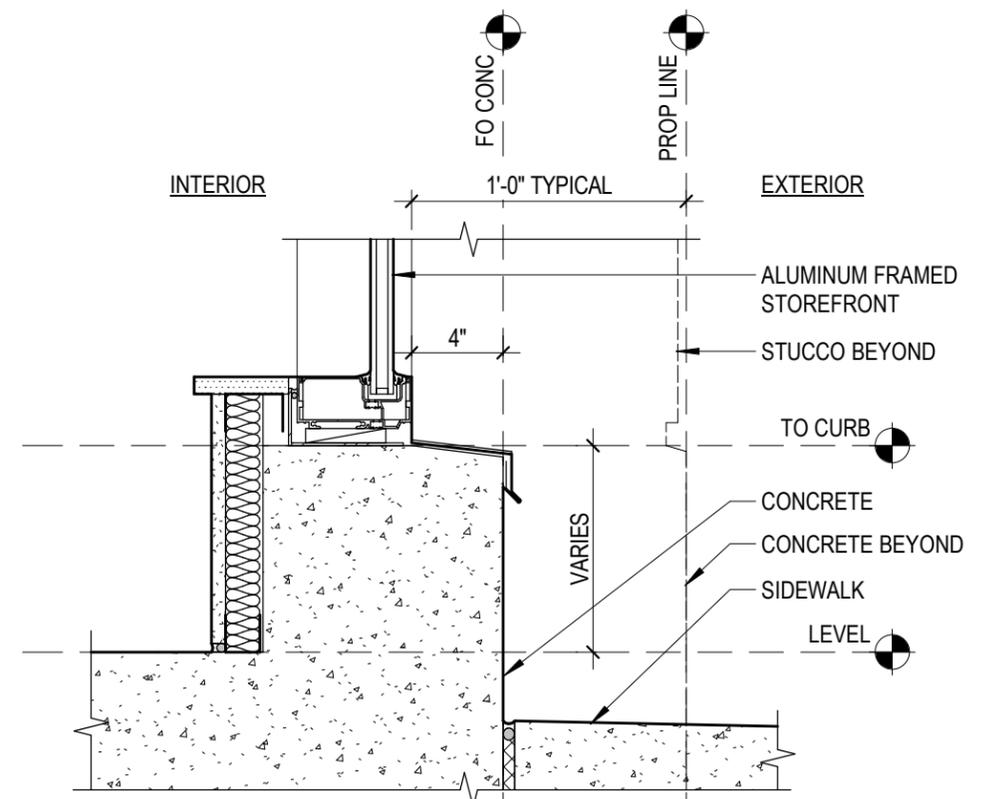
⑤ STOREFRONT JAMB AT STUCCO
1 1/2" = 1'-0"



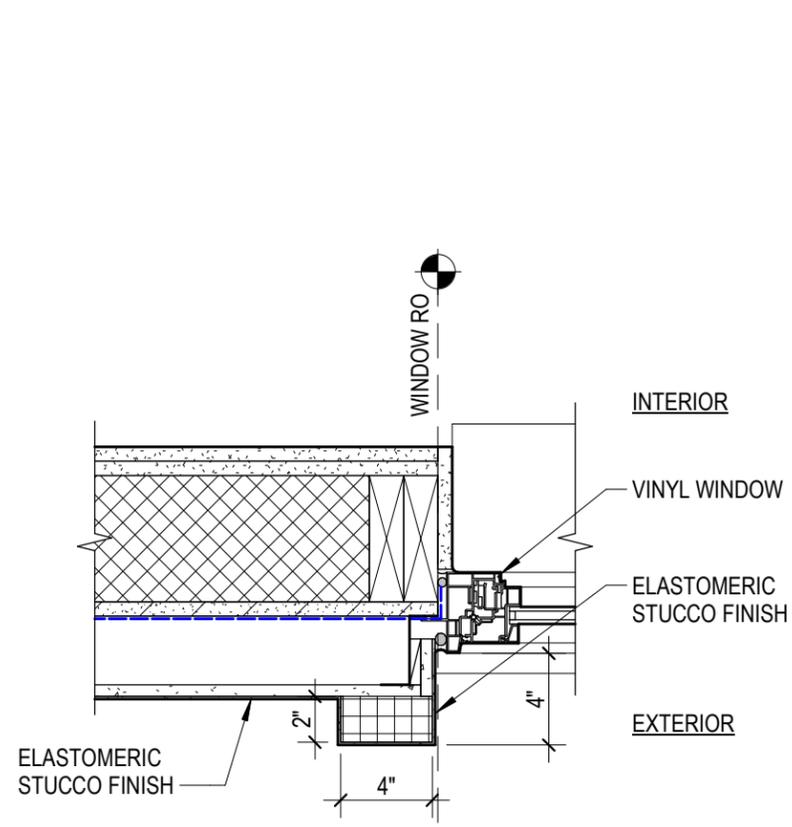
③ STOREFRONT HEAD AT METAL PANEL
1 1/2" = 1'-0"



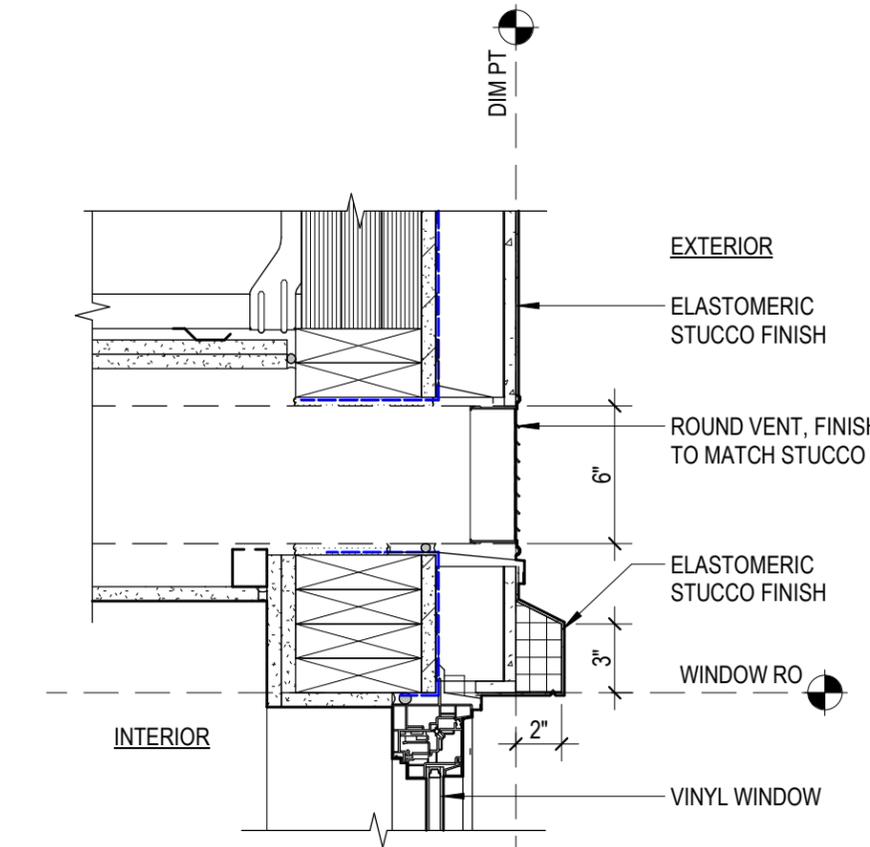
① STOREFRONT HEAD AT STUCCO
1 1/2" = 1'-0"



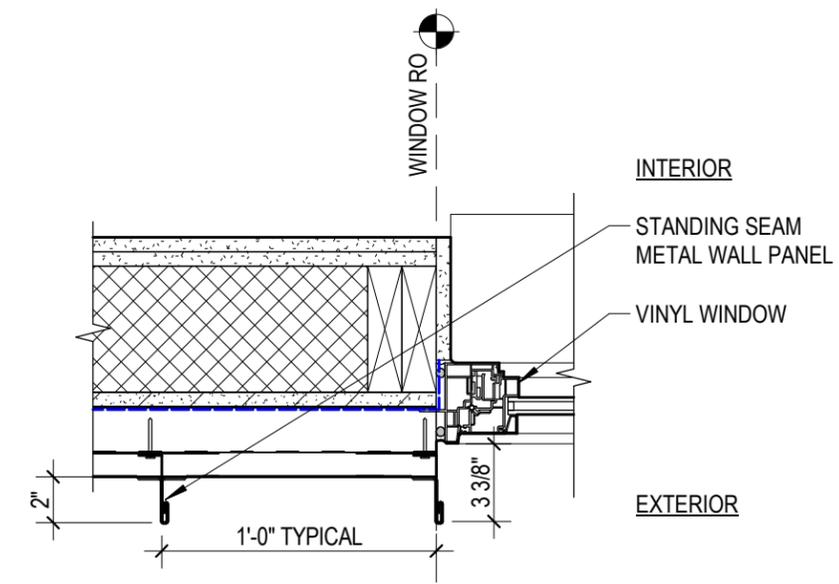
② STOREFRONT SILL
1 1/2" = 1'-0"



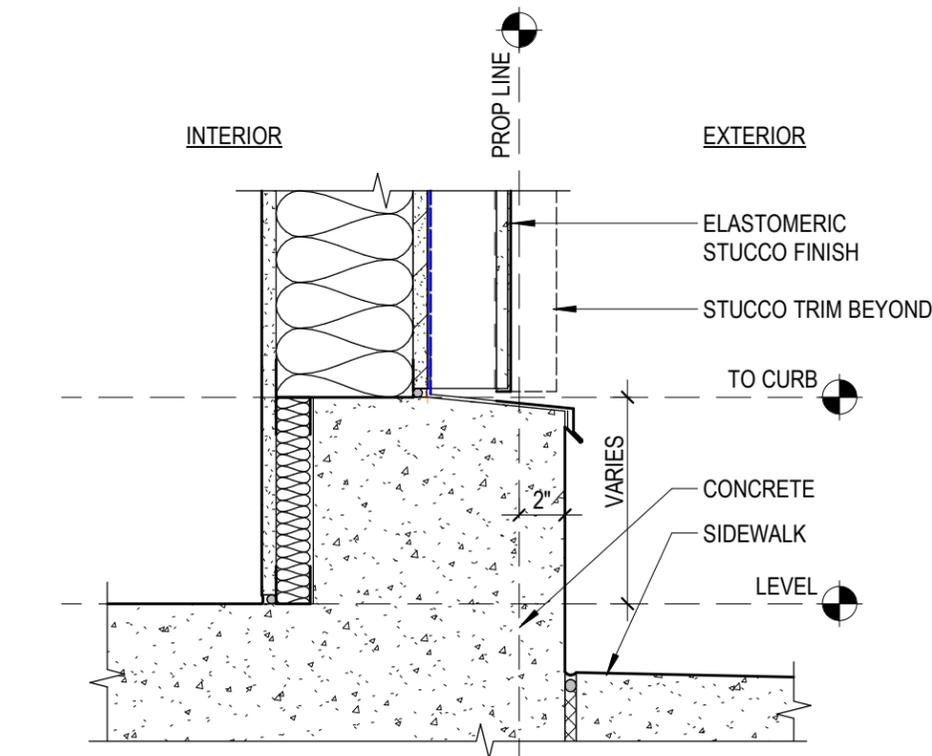
④ VINYL WINDOW JAMB AT STUCCO
1 1/2" = 1'-0"



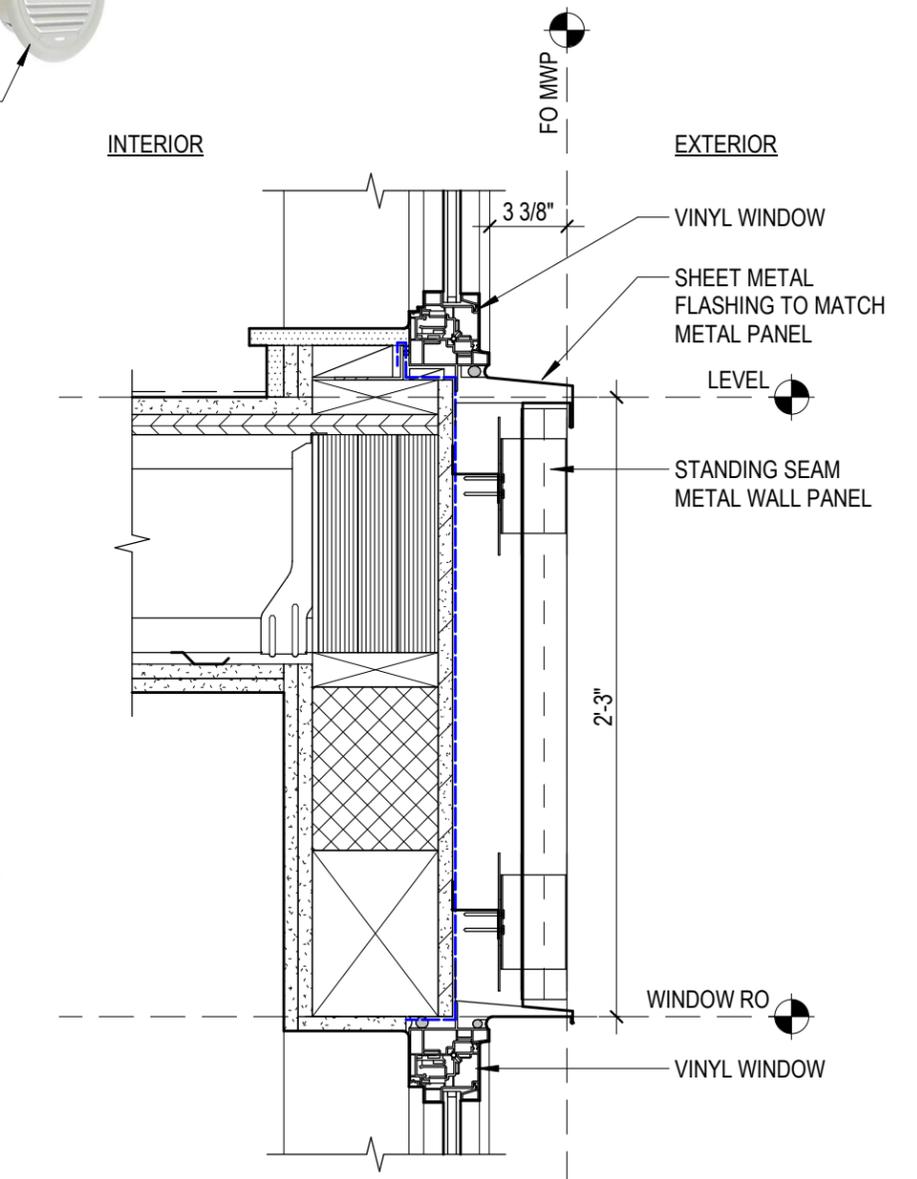
② SIDEWALL LOUVER
1 1/2" = 1'-0"



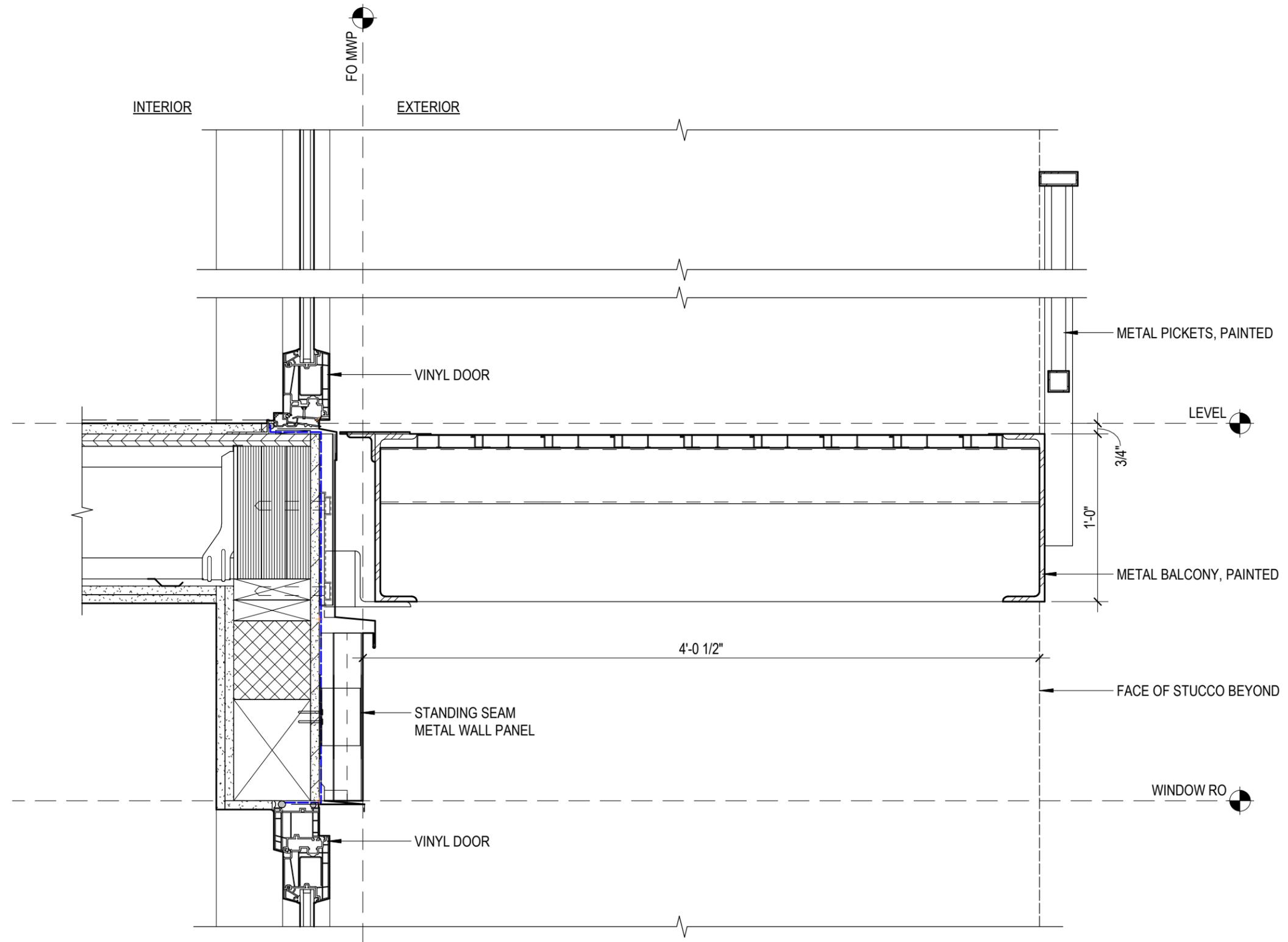
⑤ VINYL WINDOW JAMB AT STANDING SEAM MWP
1 1/2" = 1'-0"



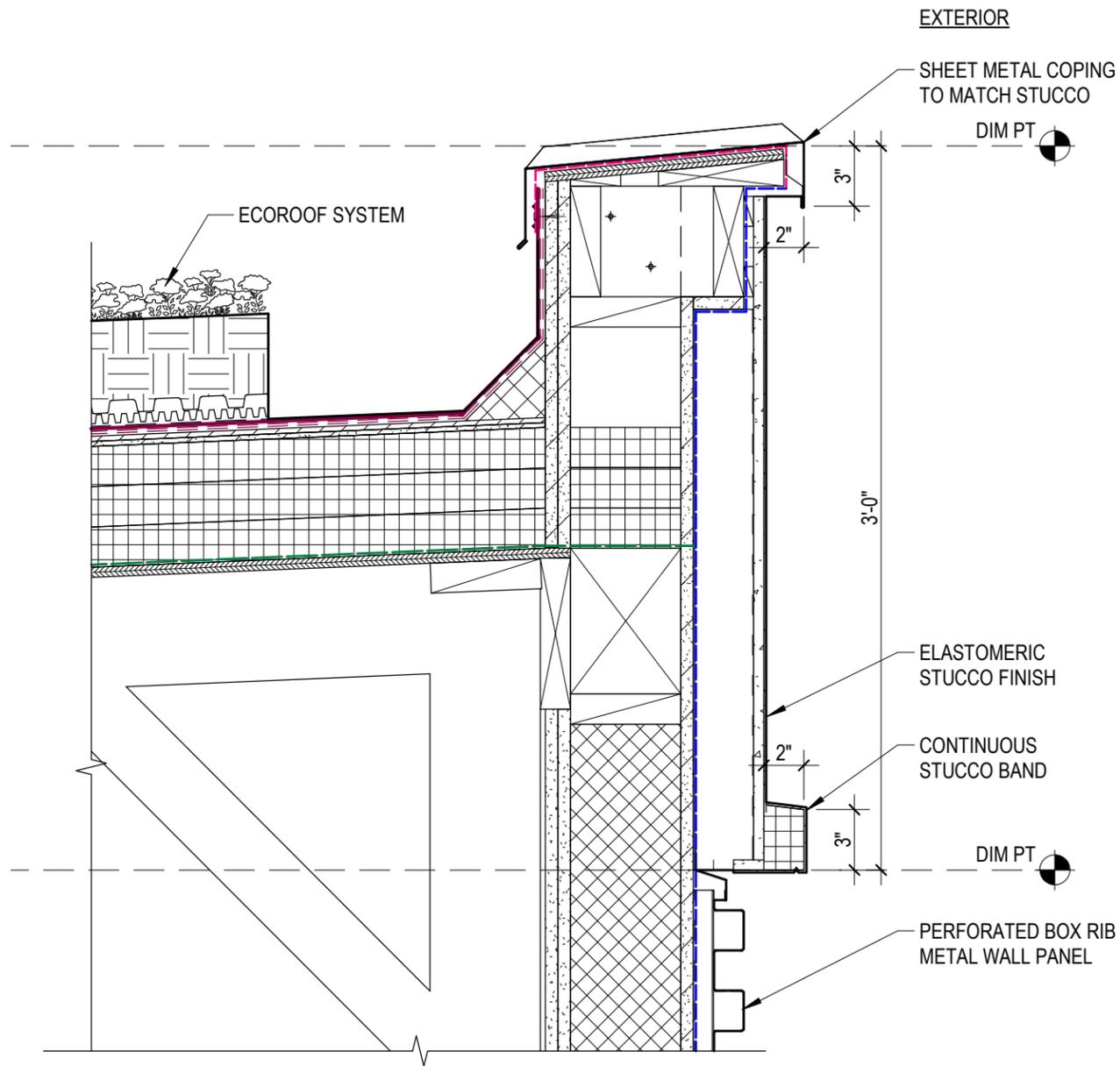
③ STUCCO AT GRADE
1 1/2" = 1'-0"



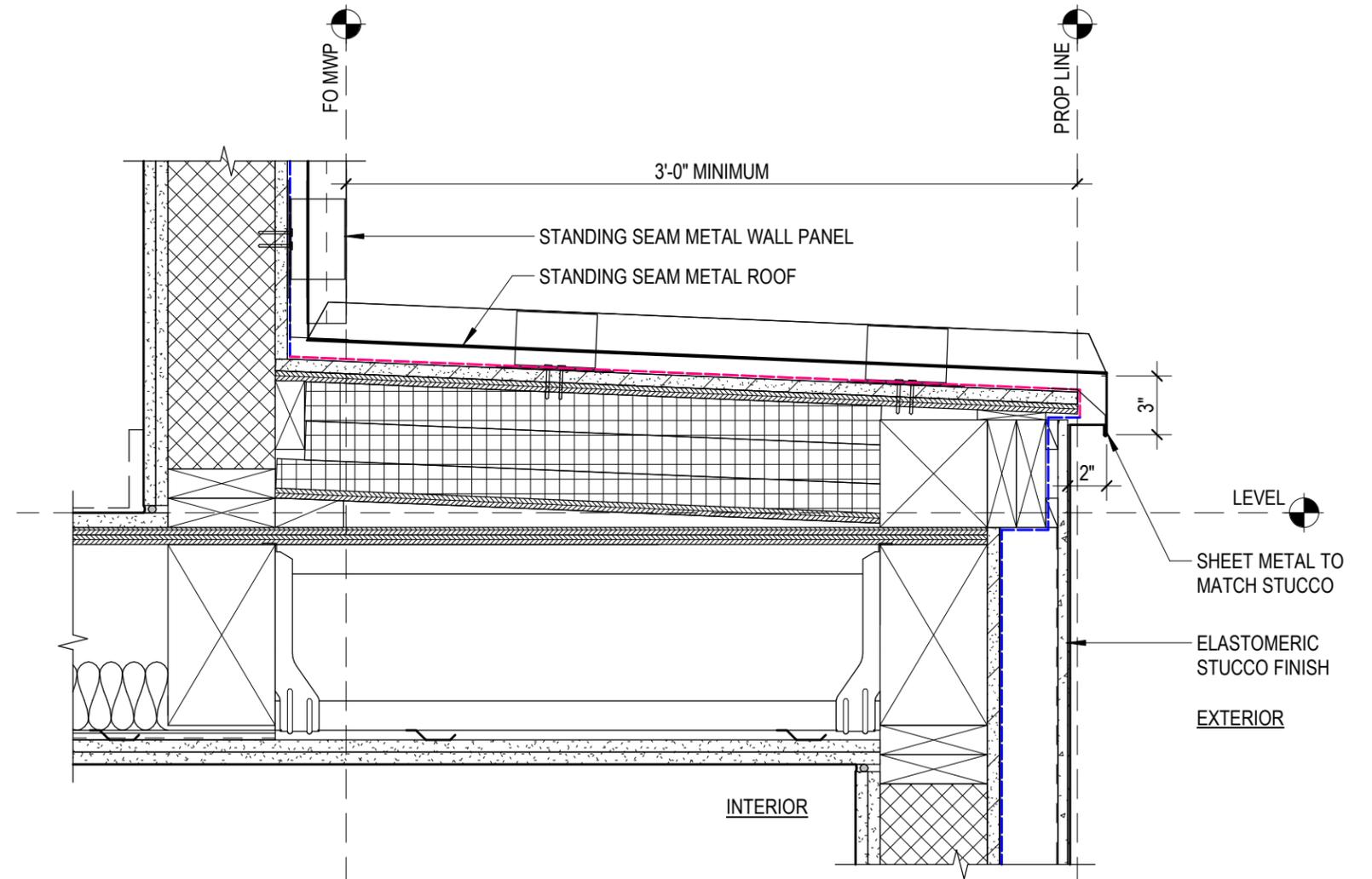
① SPANDREL AT STANDING SEAM MWP
1 1/2" = 1'-0"



① BALCONY, TYPICAL
 1 1/2" = 1'-0"



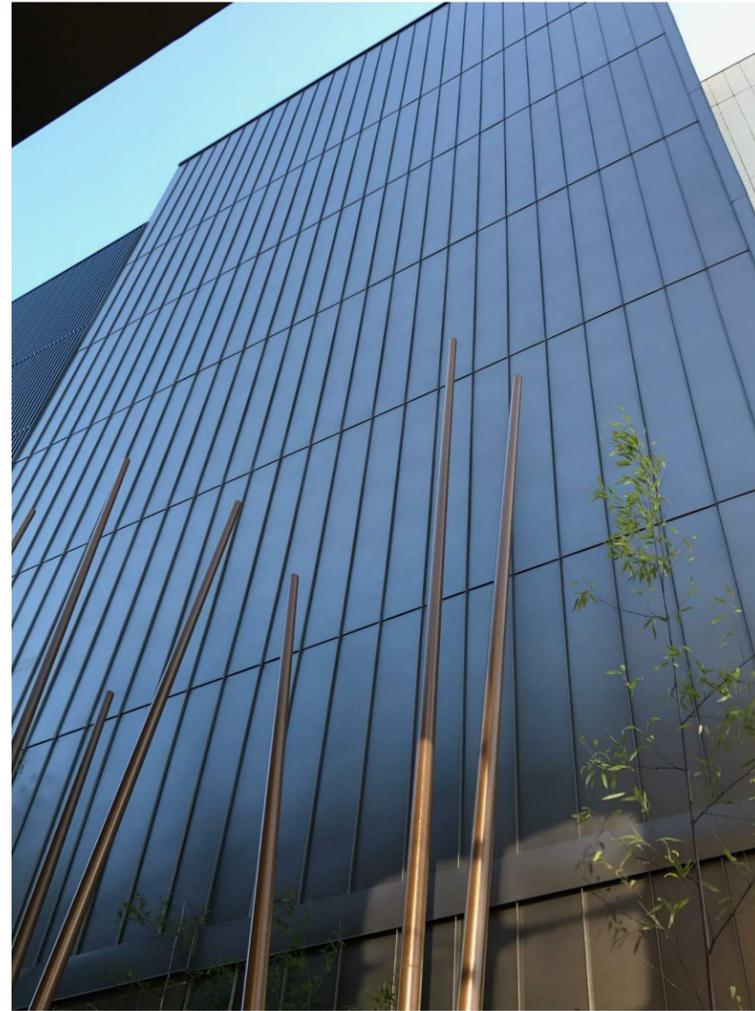
② PARAPET AT STUCCO
1 1/2" = 1'-0"



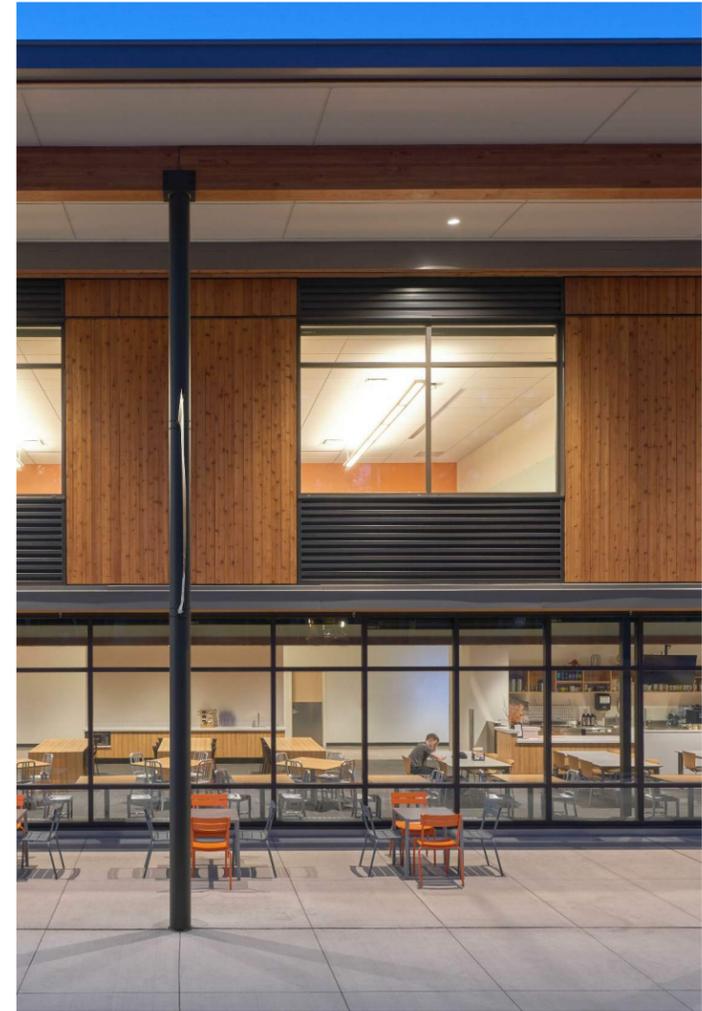
① LEVEL 7 SETBACK
1 1/2" = 1'-0"



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	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



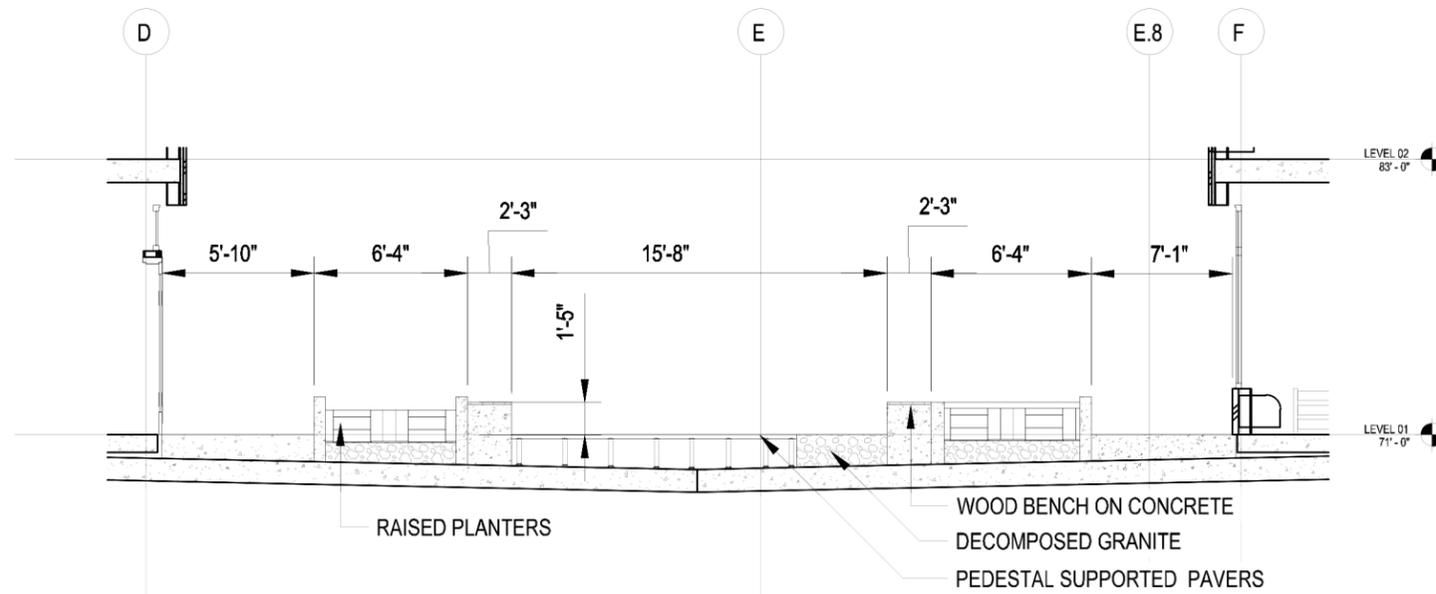
TRJA - STAR JASMINE



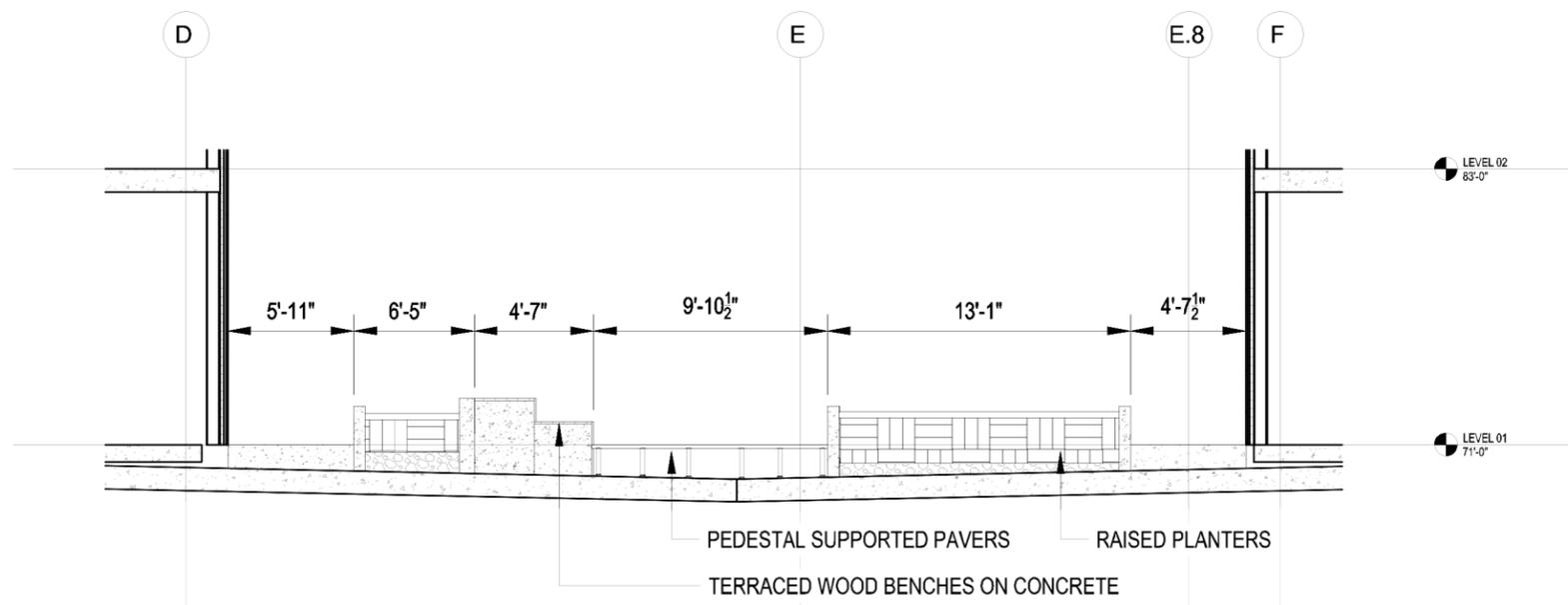
LIMU - BIG BLUE LIRIOPE



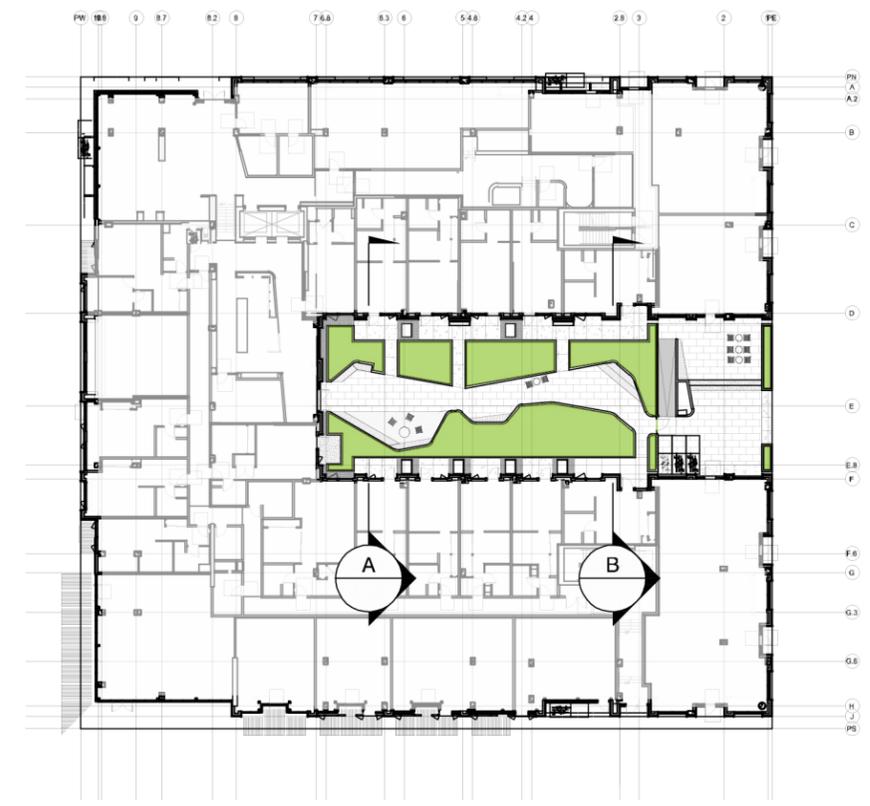
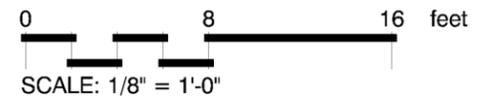
CACO - NEW ZEALAND
HAIR SEDGE

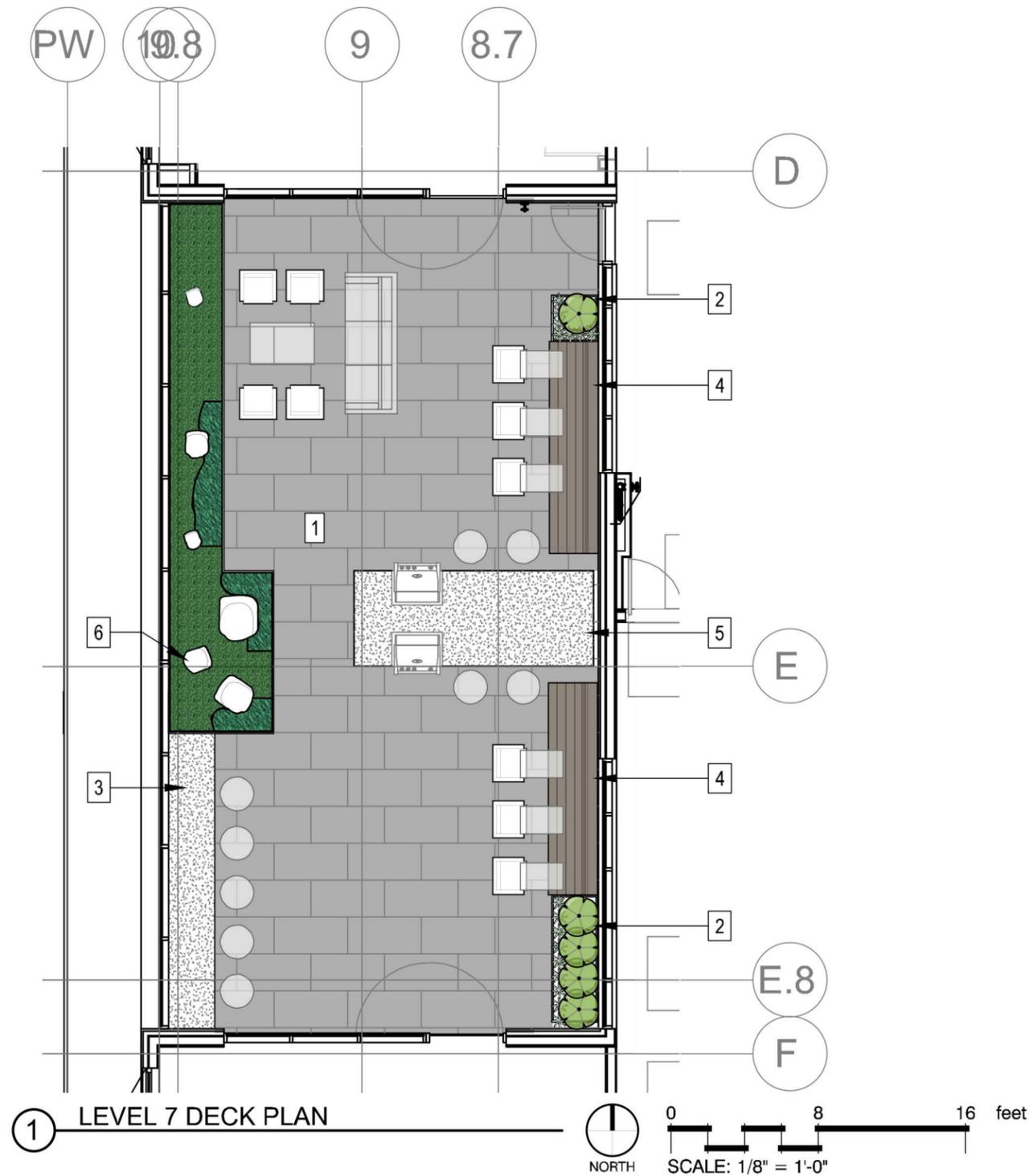


1 COURTYARD SECTION A



2 COURTYARD SECTION B





PLANT SCHEDULE LEVEL 7

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	DALA	DAPHNE X 'LAWRENCE CROCKER' LAWRENCE CROCKER DAPHNE	5 GAL	5	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	EUFO	EUONYMUS FORTUNEI 'WOLONG GHOST' WOLONG GHOST WINTERCREEPER	1 GAL	16	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	ACMI	ACHILLEA MILLEFOLIUM COMMON YARROW	1 GAL	12" o.c.	83
	PHST	PHLOX STOLONIFERA CREEPING PHLOX	4"POT	6" o.c.	94



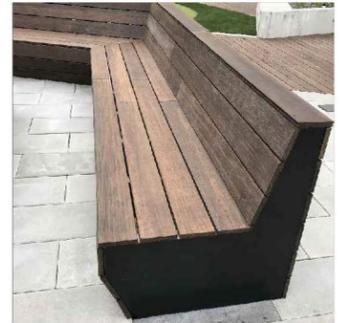
1 24" X 48" SLAB PAVERS



2 PRE FAB PLANTER



3 FLOATING BAR COUNTER



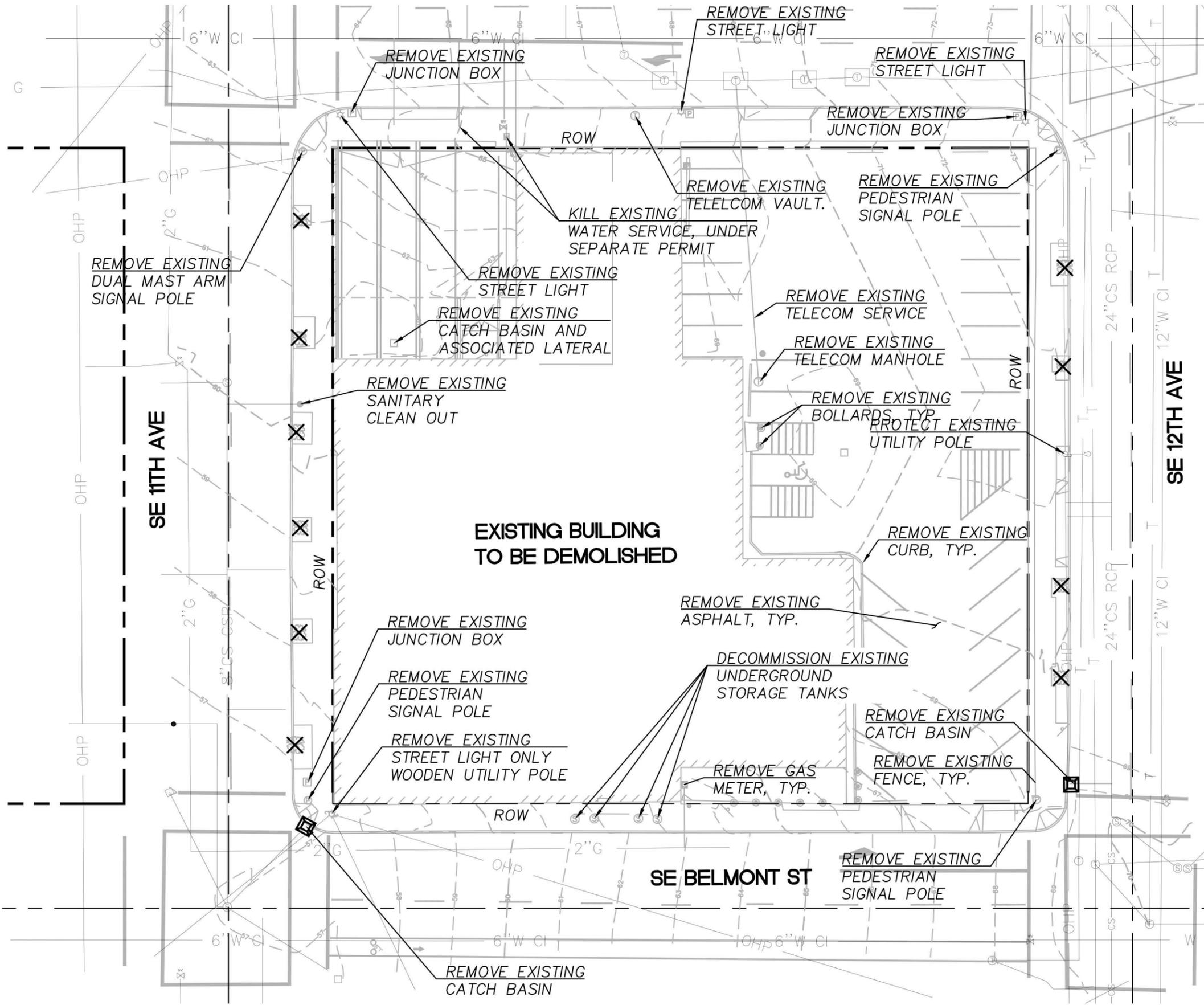
4 BUILD-IN WOOD CLAD BENCH



5 FLOATING BARBEQUE STATION



6 PLANTING CONCEPT WITH BOULDERS

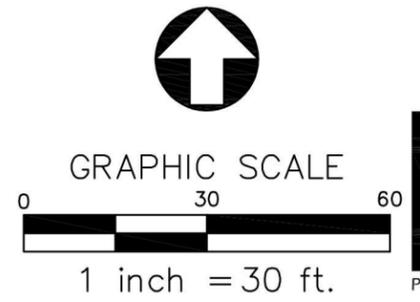


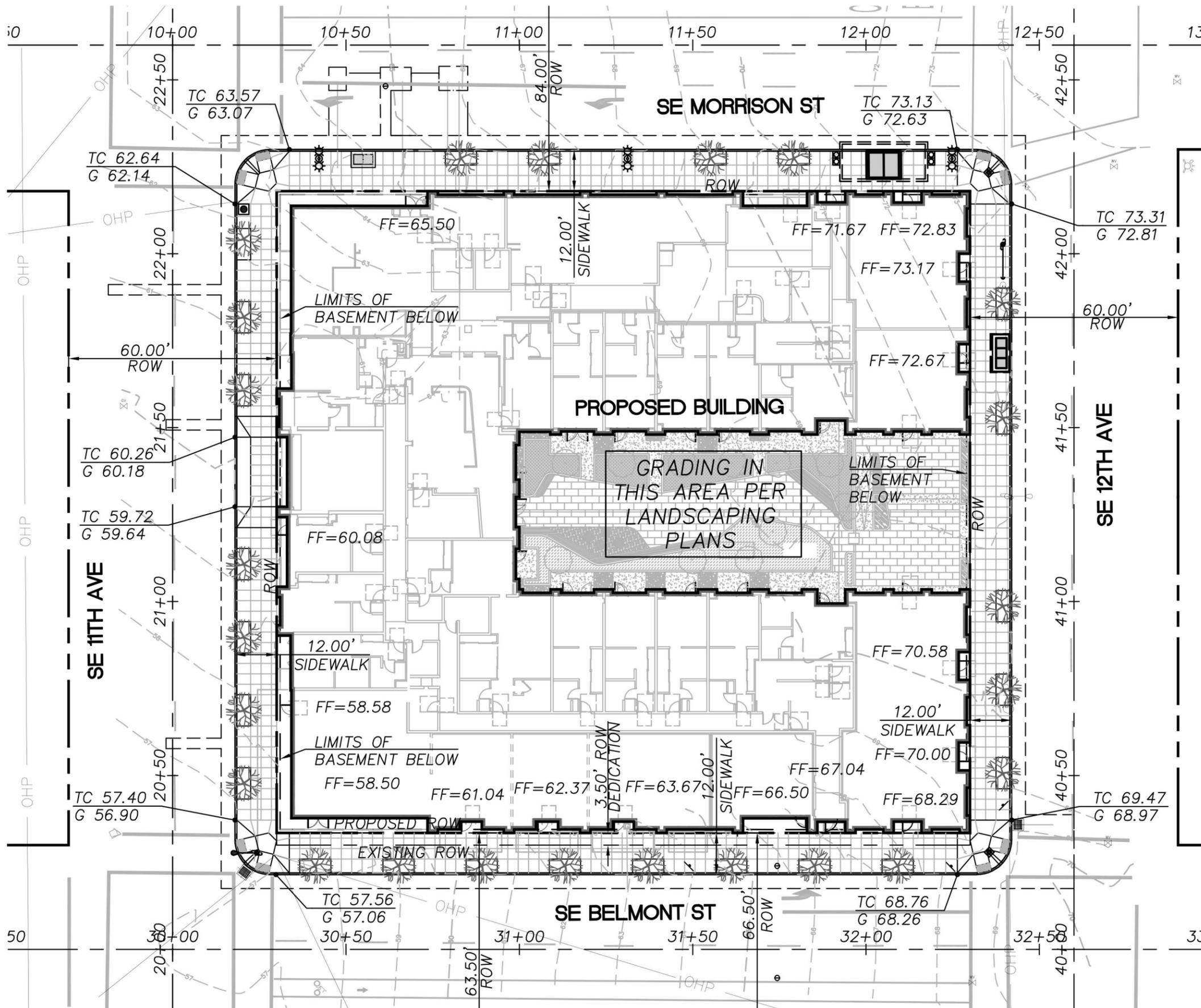
SHEET LEGEND

ITEM	DESCRIPTION
---146---	EXISTING CONTOUR
□	FILTER FABRIC INLET PROTECTION
X	DEMO EXISTING TREE

NOTES:

- 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.



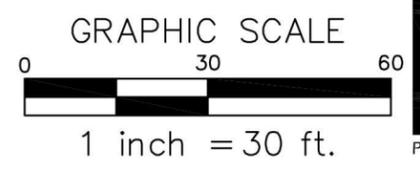


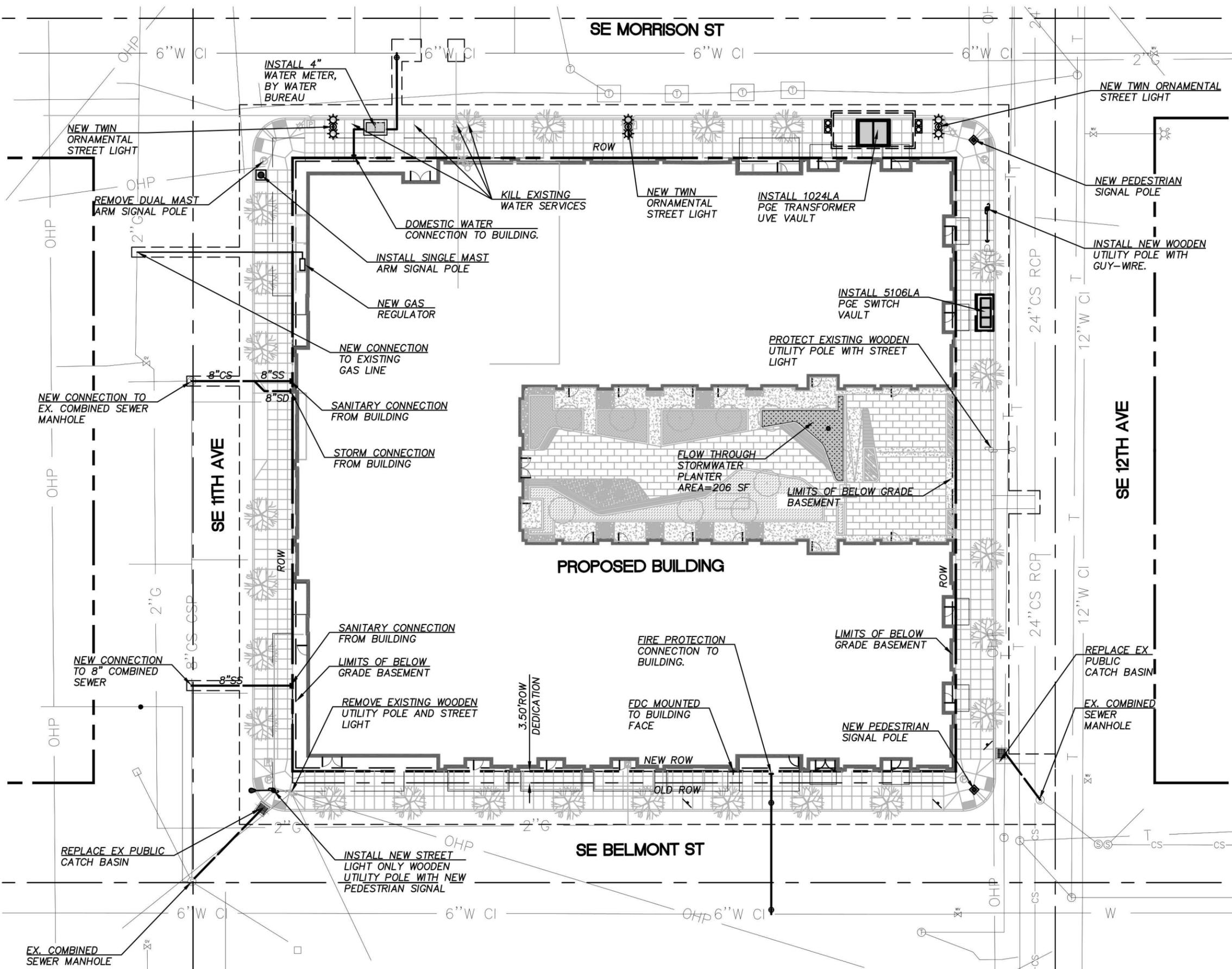
SHEET LEGEND

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:

- 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 22,180 SF ECO ROOF COVERAGE ON THE ROOF OF THE PROPOSED BUILDING. IN ADDITION, A 206 SF FLOW THROUGH PLANTER LOCATED IN THE COURTYARD WILL MANAGE REMAINING NON-ECOROOF IMPERVIOUS AREA.

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.



Humber Design Group, Inc.
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VIEW OF SITE FROM NORTHEAST



MULTNOMAH COUNTY ELECTIONS



YALE UNION



EASTSIDE EXCHANGE



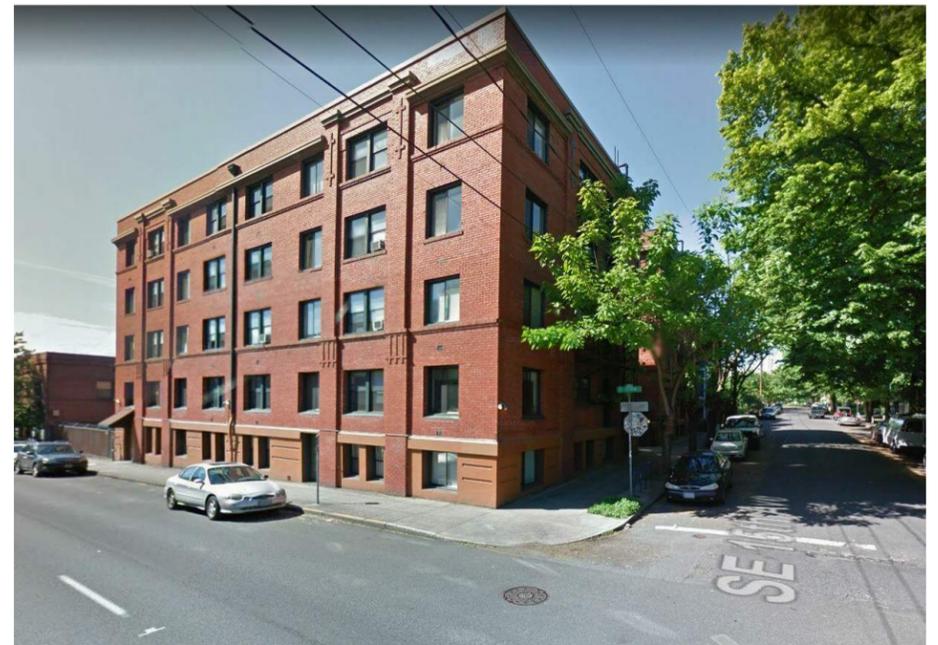
GRAND CENTRAL BOWL



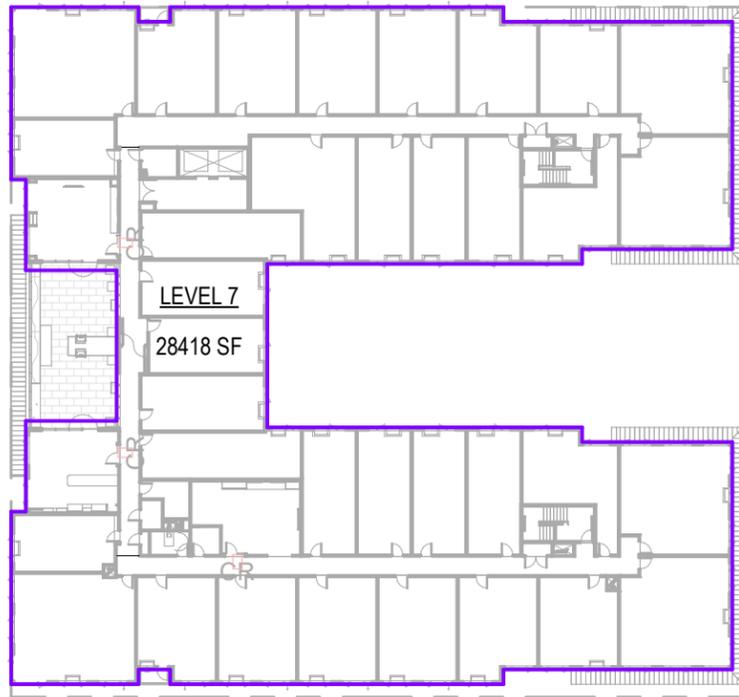
GOAT BLOCKS



MODERA BUCKMAN



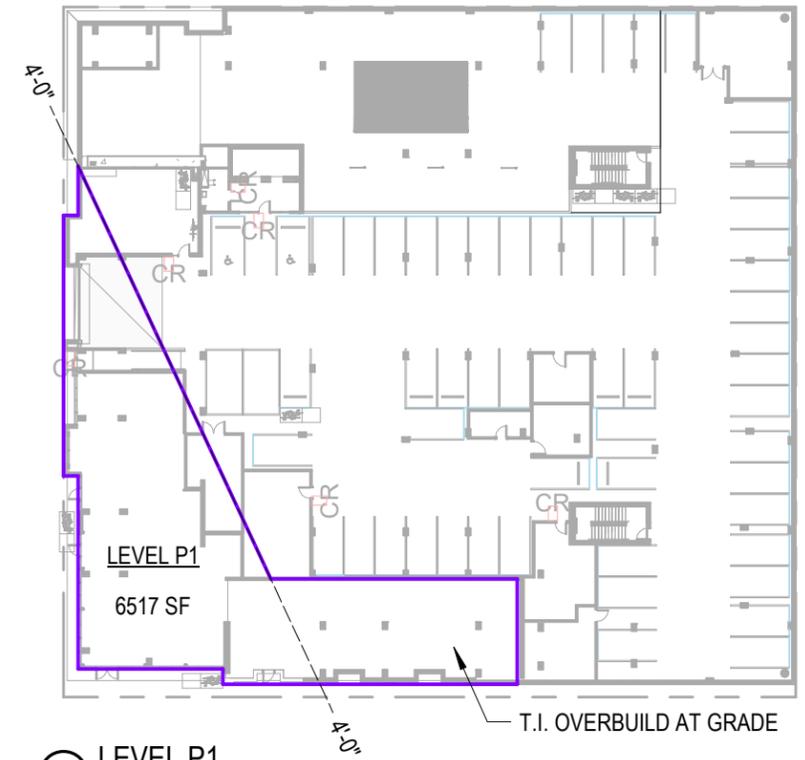




④ LEVEL 7
1" = 50'-0"

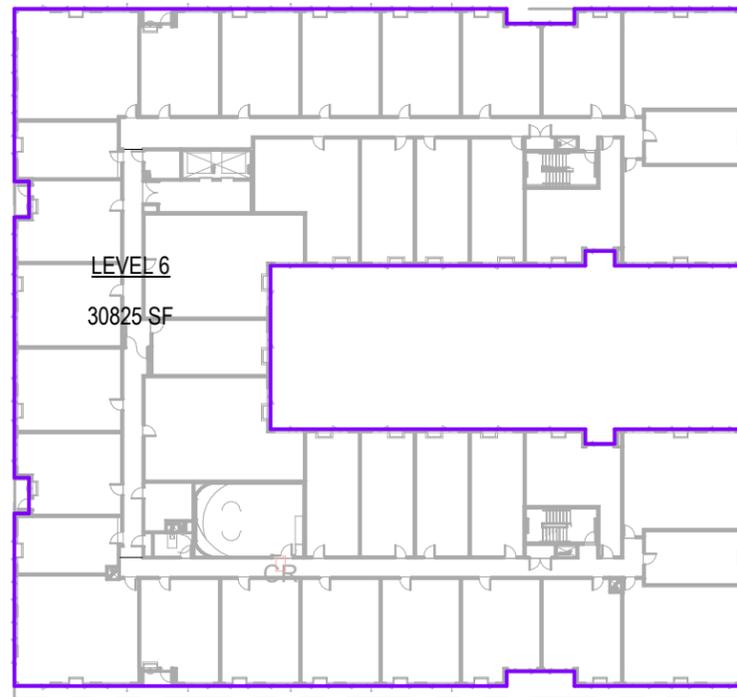


③ LEVELS 2-5
1" = 50'-0"

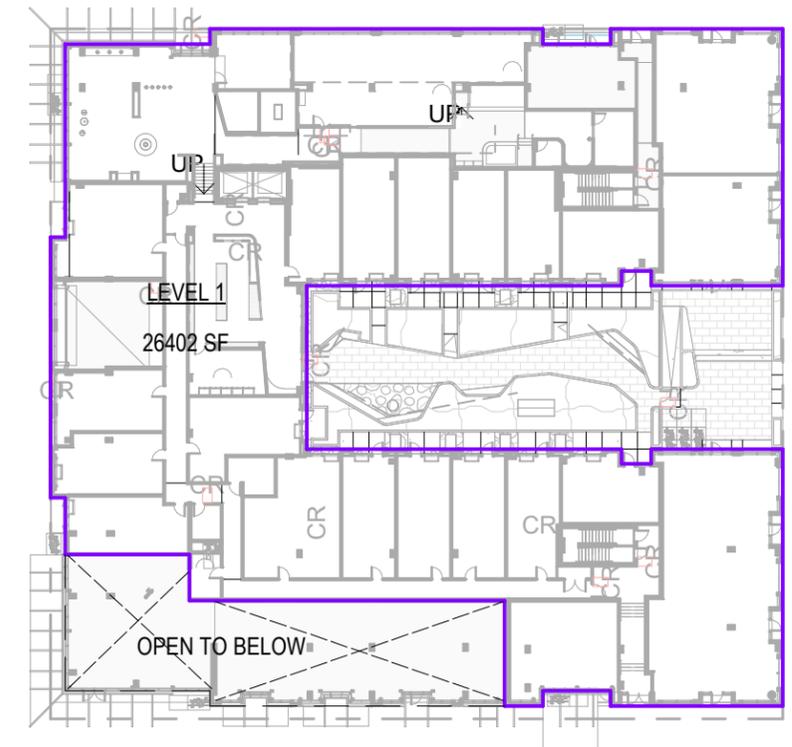


① LEVEL P1
1" = 50'-0"

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



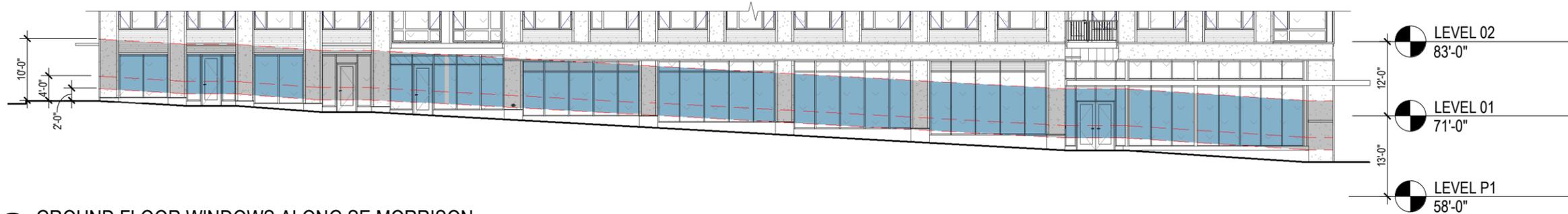
⑤ LEVEL 6
1" = 50'-0"



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"

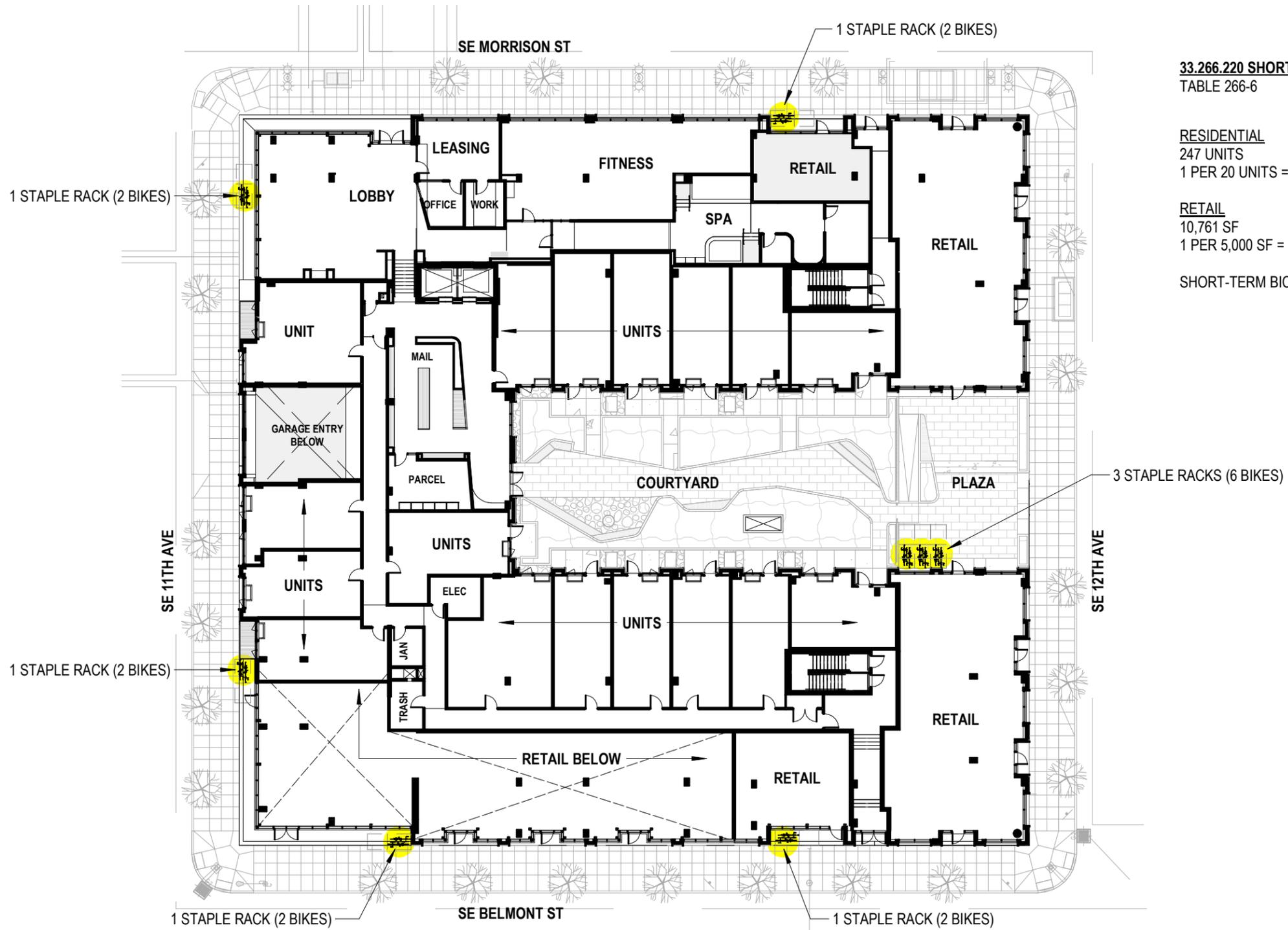


BIKE LOUNGE WINDOWS: 85 SF
10.84% OF ELIGIBLE WINDOWS ALONG FACADE

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%		

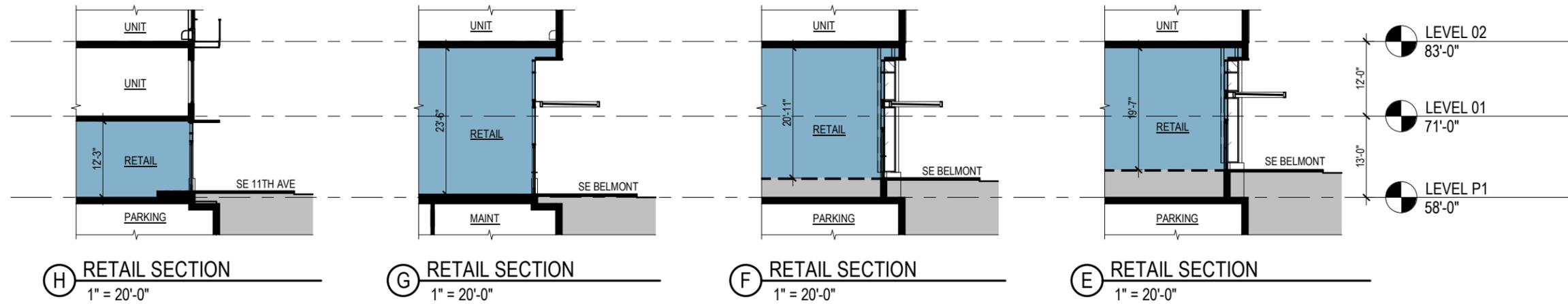
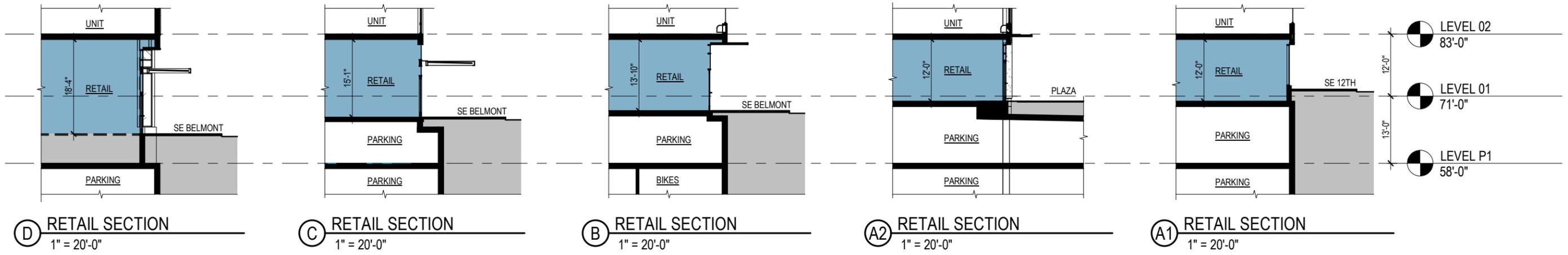


② GROUND FLOOR ACTIVE USE - LEVEL P1
 1" = 30'-0"



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





LOBBY & MAILROOM ENLARGED PLAN



L1 KEY PLAN























