



ANALOG N FLINT AVE & N HANCOCK ST.

PRESENTED BY WORKS PROGRESS ARCHITECTURE

Submitted: December 6, 2019

Revision 1: January 27, 2020

Revision 2: February 27, 2020

Revision 3: March 3, 2020

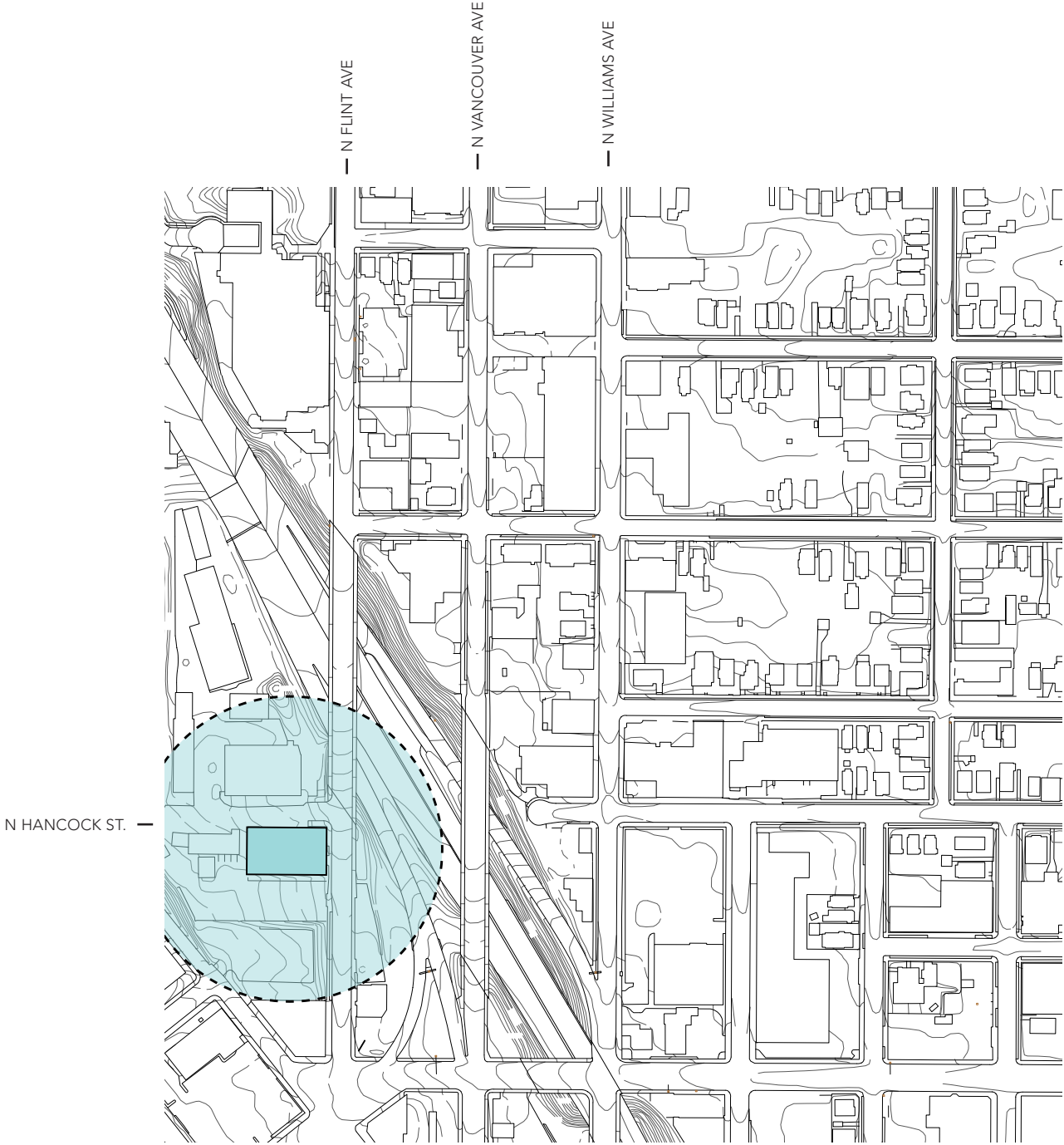
Revision 4: July 23, 2020

Design Review Package

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PROJECT AND SITE INFORMATION



PROJECT SUMMARY

ADDRESS: 1835 N Flint Ave
PROPERTY TAX #: R316267
STATE TAX #: 1N1E27DC 3100
ALT ACCOUNT #: R941270370
TAX ROLL: Section 27 1N 1E, TL 3100
0.36 Acres

The proposed development is for a 7-story multi-family building located at the corner of N Flint Avenue and N Hancock St. The site is currently occupied by a commercial /industrial use structure and parking lot.

The proposed building use includes an open courtyard, lobby, gym, active residential amenity space, four townhouses, tuck under parking at grade, and 6 levels of residential units above. The at-grade amenity is a combination of lobby gathering space, shared courtyard space, meeting space and a gym. Additional amenity for the residents is dispersed throughout the building, with shared laundry at every-other floor and a kitchen and roof top deck located on the 7th floor.

Pedestrian entrances will be located off N Flint, with private residence entrances off N Hancock St, each set back and covered to provide protection at each entry.

Vehicle Parking access to the site will be from N Hancock St., along the north western edge of the site.

The site is located in the EX - Central Employment zone, has a design overlay, and falls within the Central City Plan District. Applicable guidelines include Title 33 Portland Zoning Code Requirements for both Employment and Industrial Zones (33.140) and the Central City Plan District (33.510)

With the site located along the popular N Flint Ave Bikeway, careful consideration has been given to locating public entrances and activating the ground floor along N Flint.

Additional considerations include locating the parking entrance along N Hancock and providing direct access to the bike parking via the parking entrance and open courtyard.

ZONING CODE

Development Standards Summary

Base Zone EX
Overlay d (Design Review)
District CC (Central City)
Subdistrict Lloyd District

Base Zone FAR 3:1
Base Zone Height 65 ft

CC Height 100 ft Allowed
(Per 33.561.210 & Map 516-2)

Base Zone Modifications / Bonuses (Inclusionary Housing)
FAR Bonus 3:1
(Per 33.561.220.D.1)

FAR Total 6:1
Height Total 100 ft

Setbacks Minimum 0' Front/Street
Table 120-4 for Side/Rear

R.O.W. Dedications 2'-0" on N. Flint Ave
3'-0" on N. Hancock St.

Maximum Lot Coverage..... 100% of Site Area

PARKING

Zoning

Central City Parking Sector Lloyd District Subdistrict, 2
Minimum Exempt
33.266.110.D.1.a
Distance from Transit Stop Approx. 450ft Bus, 950ft Street Car
Vehicle Spaces Provided 22 + 1 Accessible

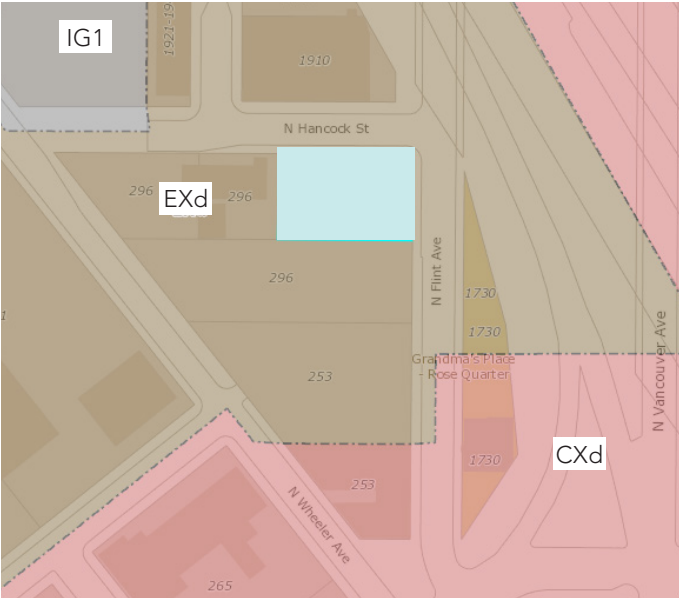
LOADING

Loading Required Two Standard B (Proposed w/ Adjustment)
(18ft x 9ft with clearance of 10ft)

BIKE PARKING

	Household	Total Provided
Long Term Spaces	201	201
Short Term Spaces	007	008

ZONING MAP



C1.3 EXISTING CONDITIONS & ADJACENT CONTEXT



Existing Site, Looking West



Existing Site & Adjacent Property, South Side



Warehouse At Adjacent Property, West



Storage Warehouse Across N Hancock, North



Warehouse Across N Hancock, North

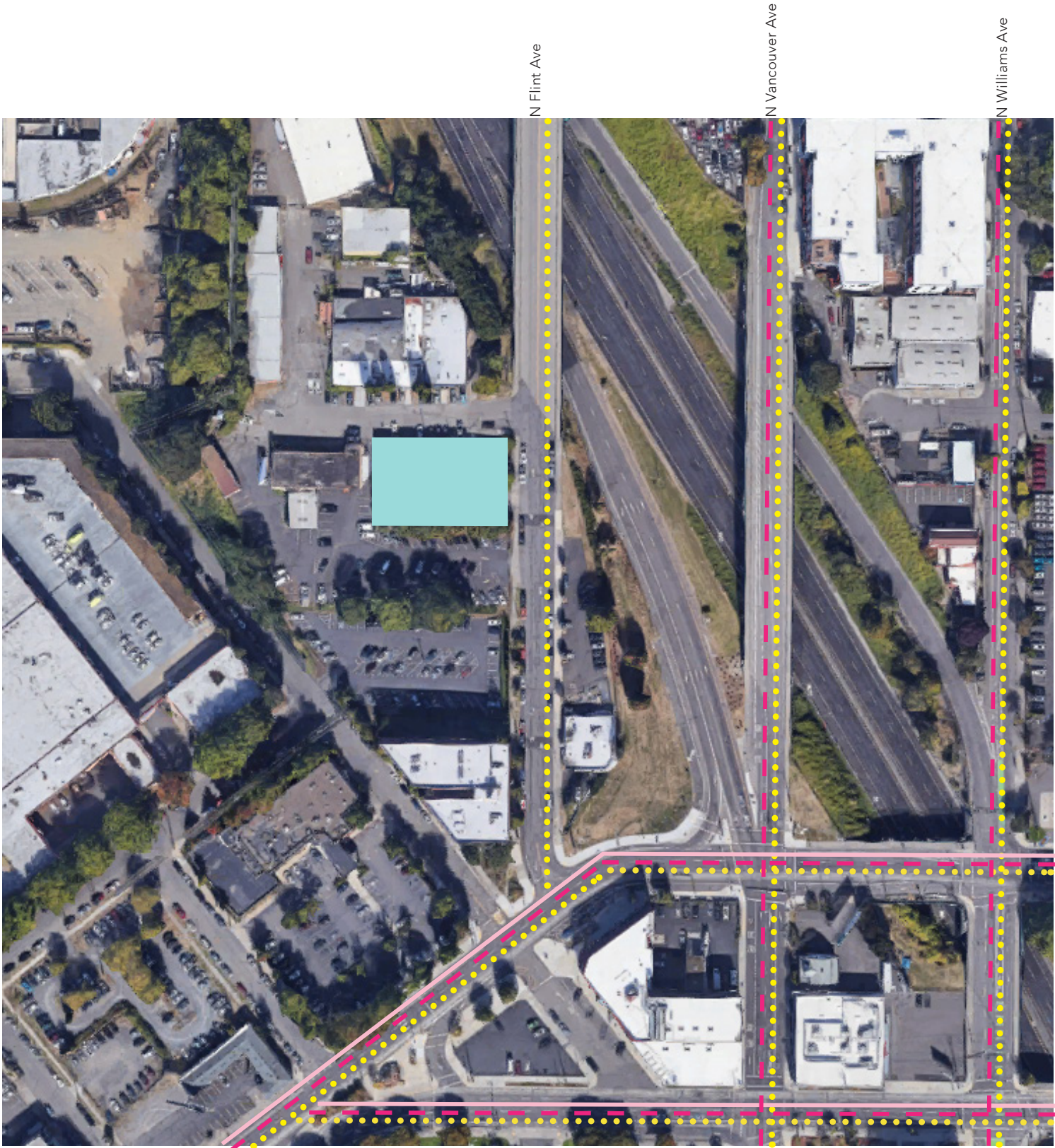


Warehouse



Hotel

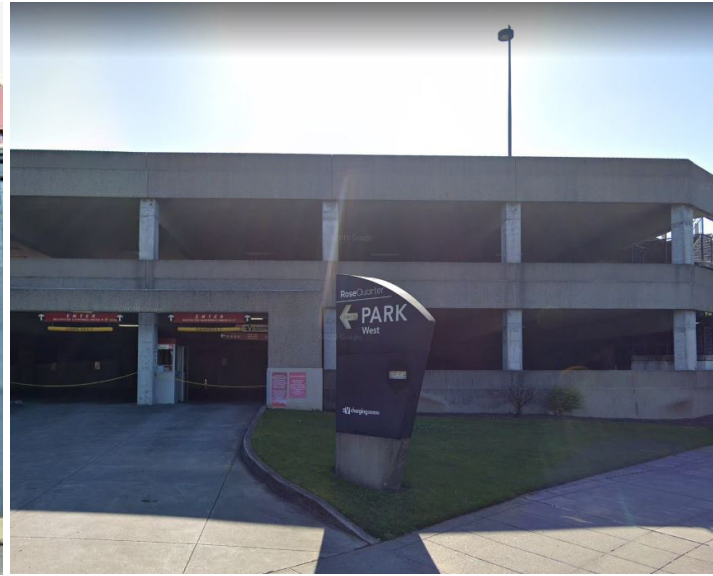
C1.4 NEIGHBORHOOD TRANSIT



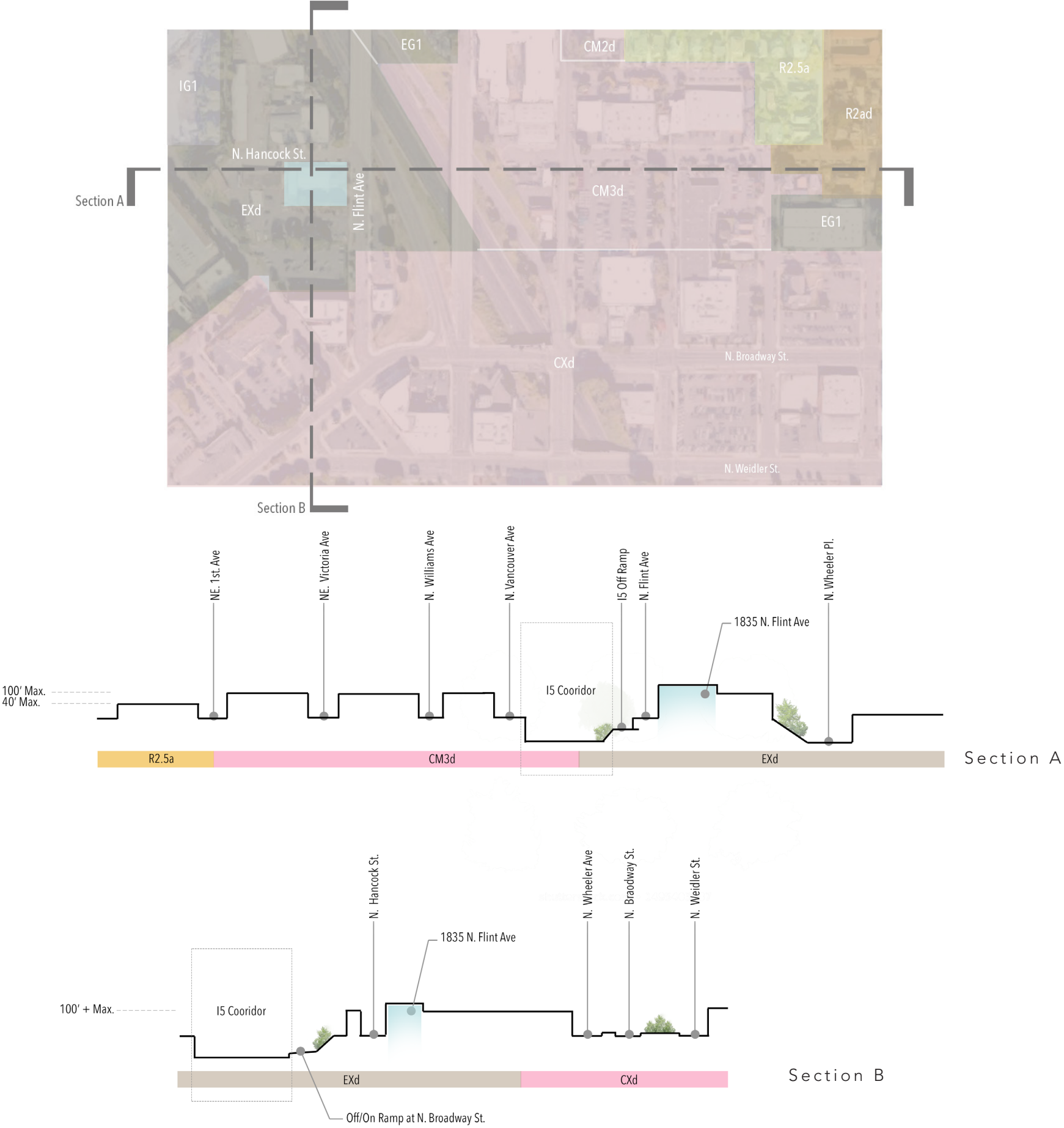
- Site
- Bike Transit
- Bus Transit
- Streetcar



C1.5 NEIGHBORHOOD CONTEXT

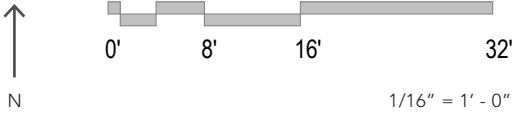
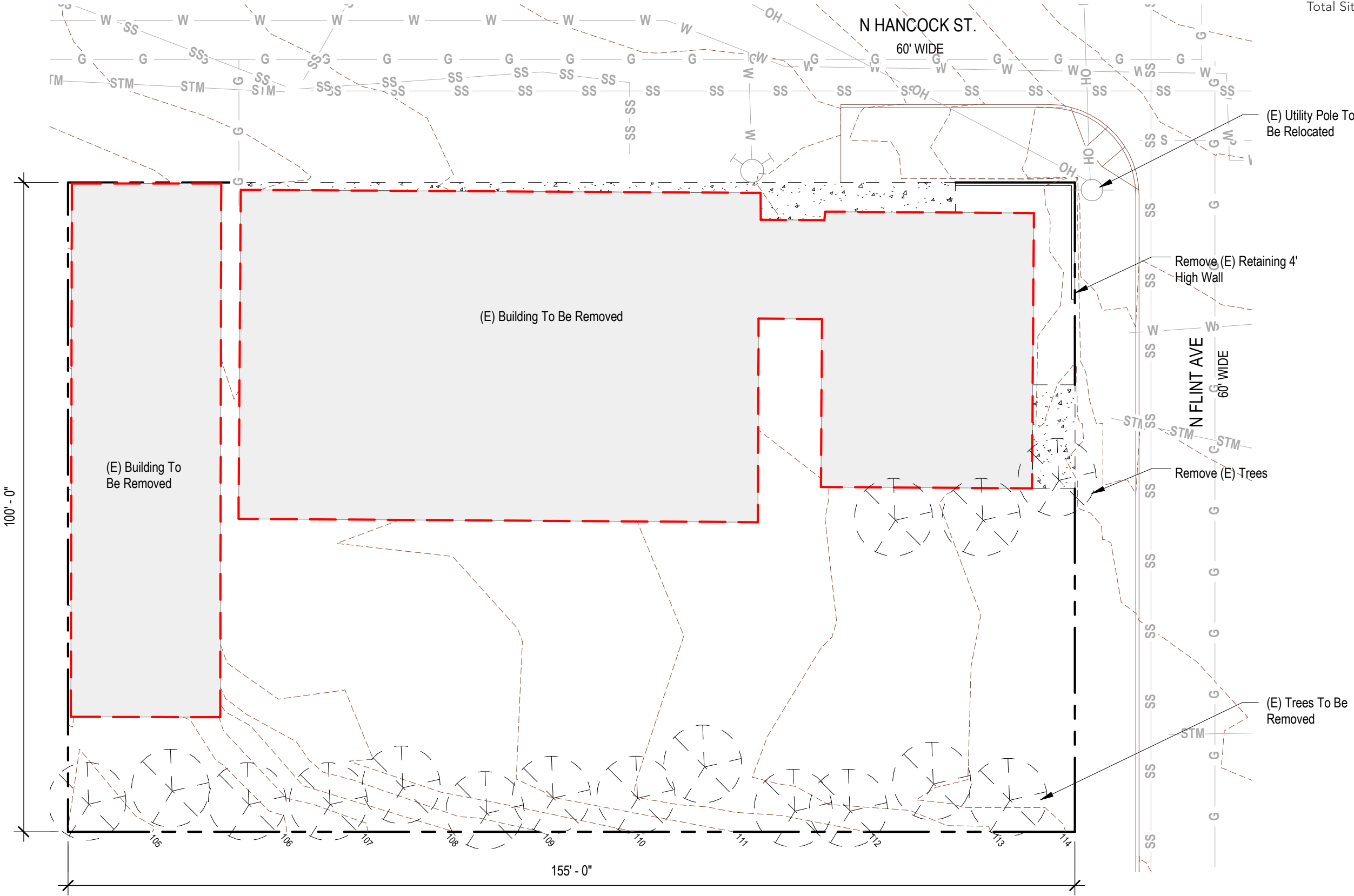






C1.8 EXISTING SITE PLAN

Total Site Area.....15,500 sf

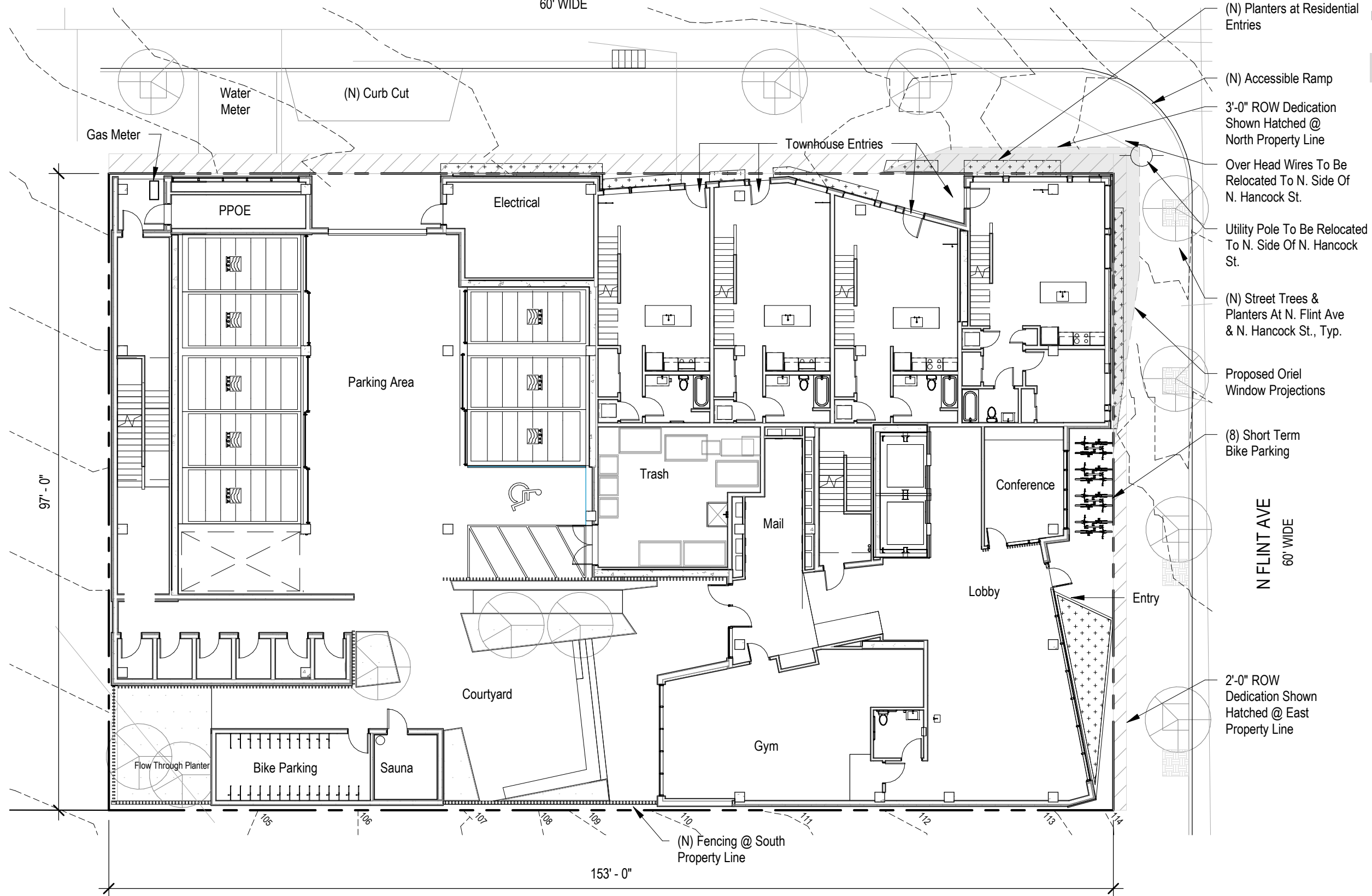


C1.9 PROPOSED SITE PLAN

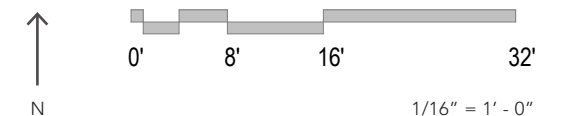
N HANCOCK ST.
60' WIDE

Total Site Area 15,500 sf
Roof Area 11,578 sf

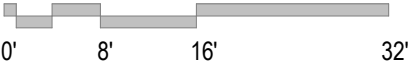
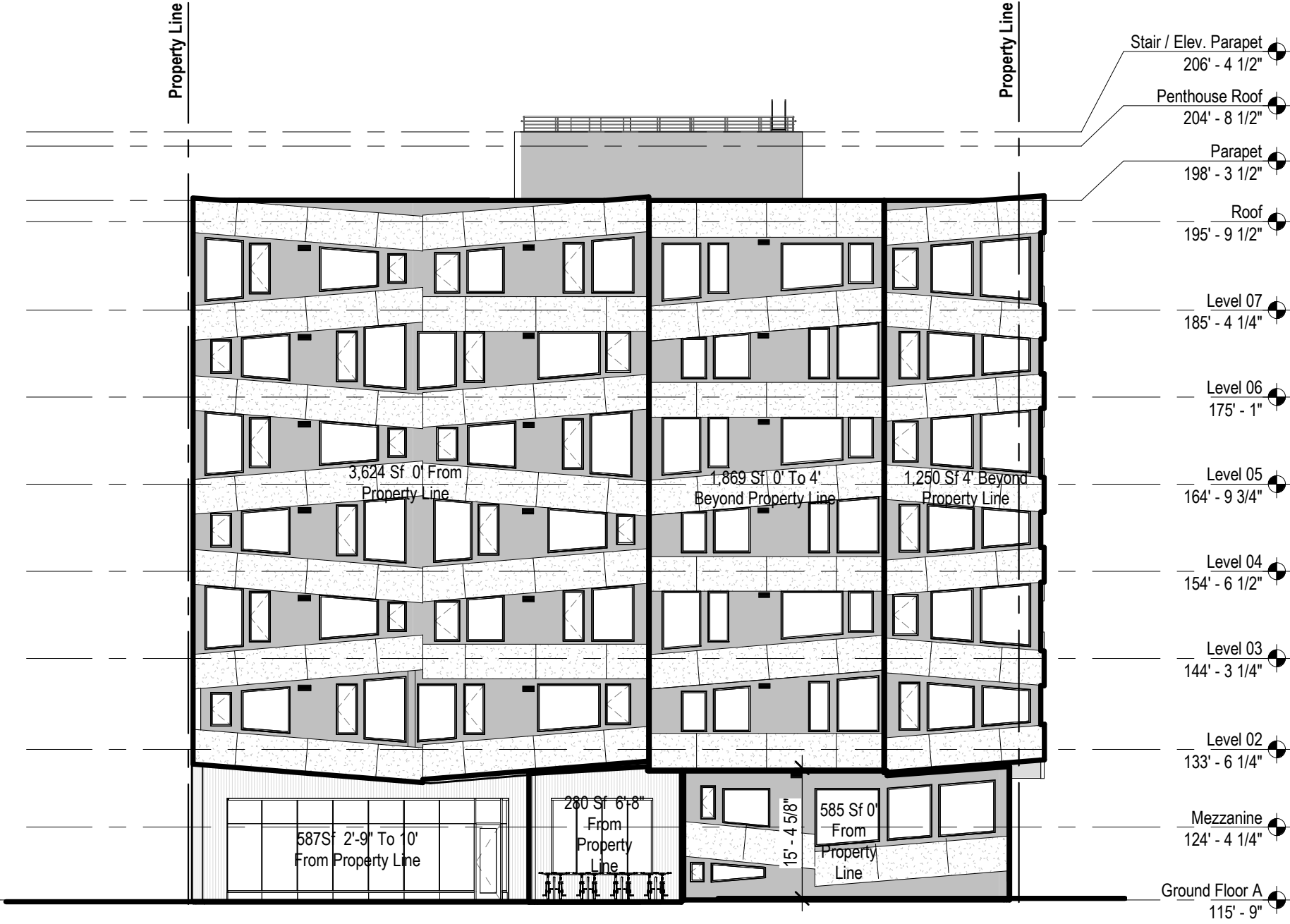
Grey Color Indicates 2nd Floor Building Above.



(E) Parking Lot @ Adjacent Property

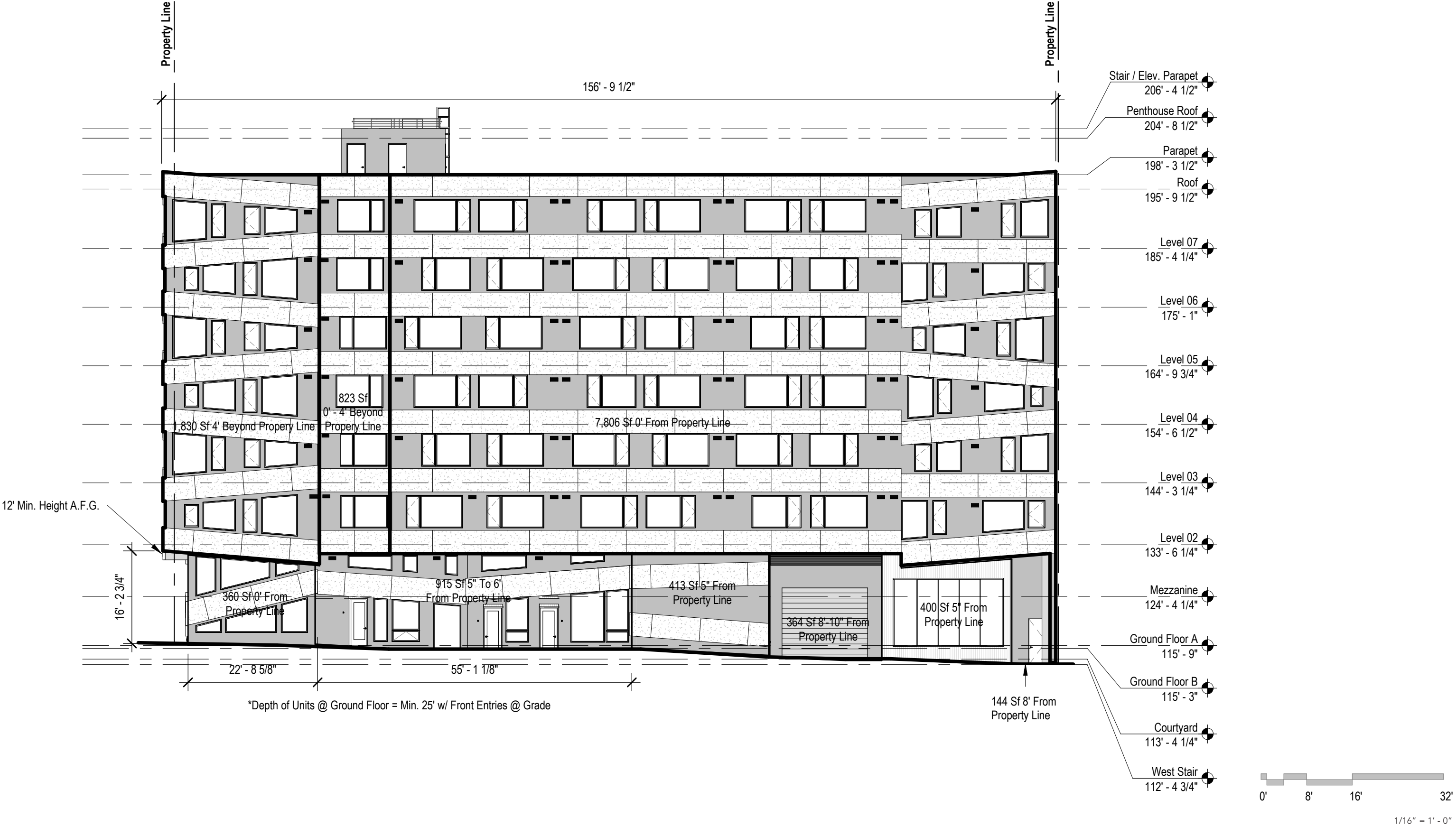


C1.10 EXTERIOR WALL AREA: EAST ELEVATION

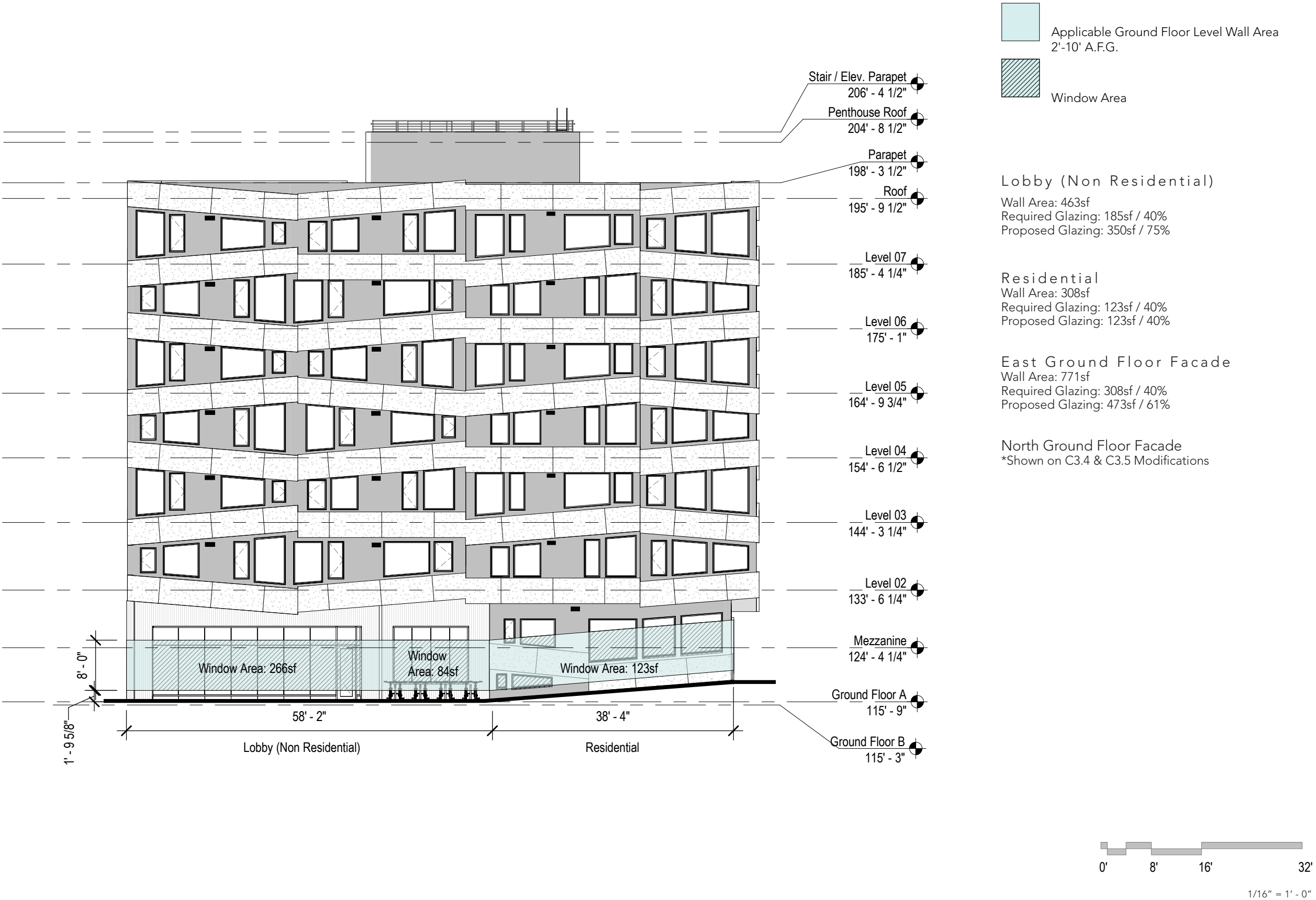


1/16" = 1' - 0"

C1.11 EXTERIOR WALL AREA: NORTH ELEVATION



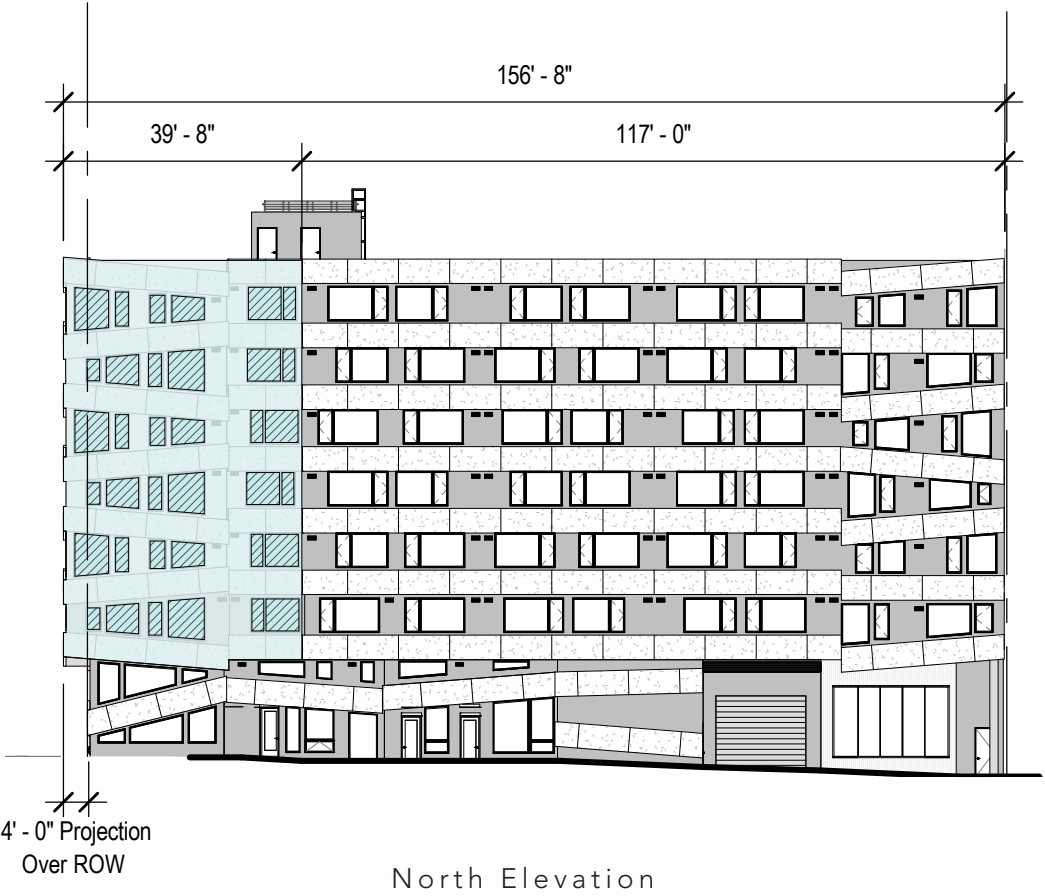
C1.12 GROUND FLOOR RESIDENTIAL WINDOW DIAGRAM



C1.13 ORIEL WINDOW DIAGRAM

Projections

Windows

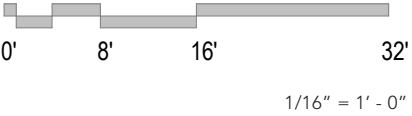


East Elevation

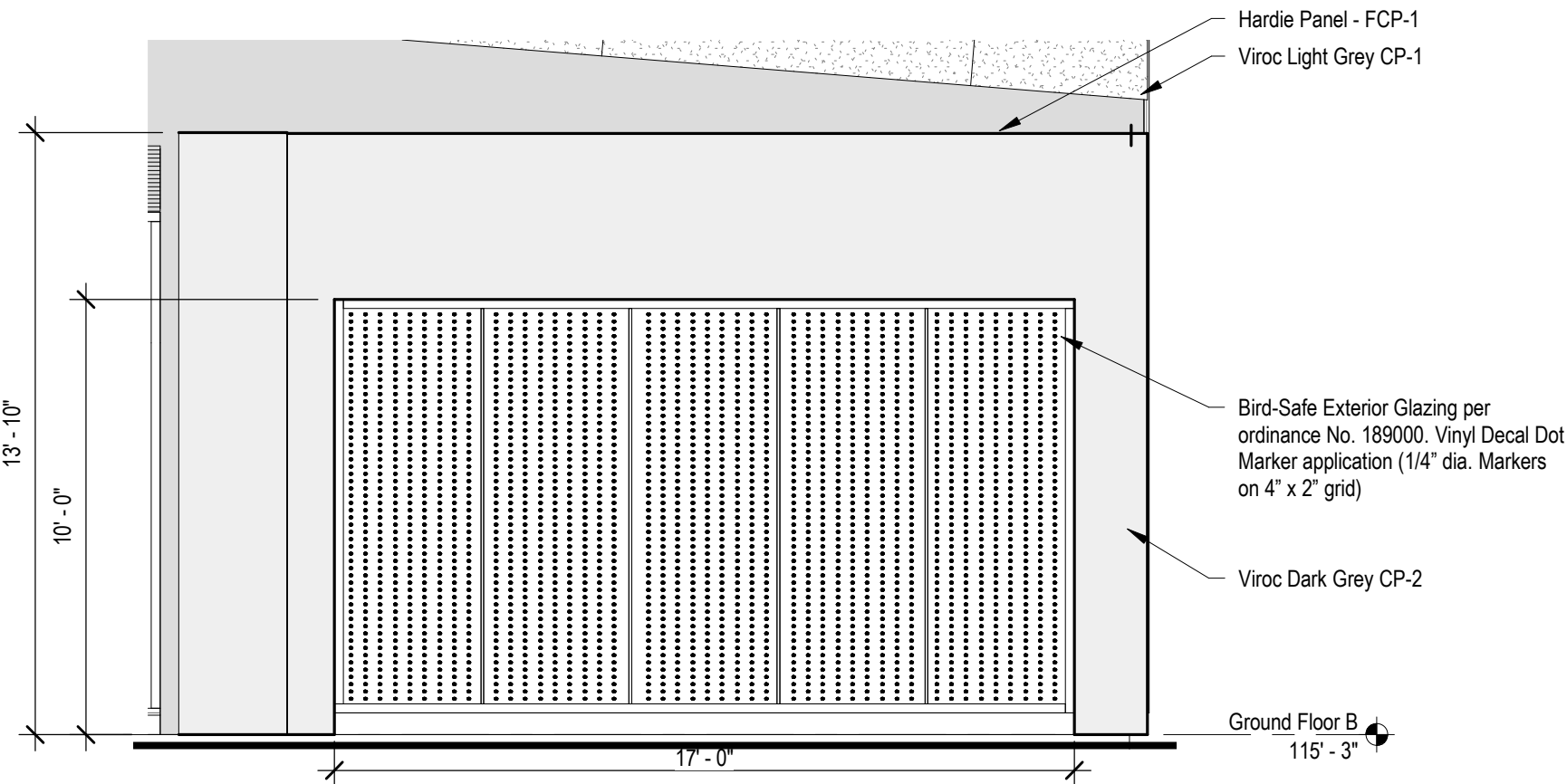
Overall Area:	8,195sf
Oriel Projection:	3,118sf
Allowed Projection:	40%
Proposed Projection:	38%
Required Glazing:	30%
Proposed Glazing:	30%

North Elevation

Overall Area:	13,055sf
Oriel Projection:	2,639sf
Allowed Projection:	40%
Proposed Projection:	20%
Required Glazing:	30%
Proposed Glazing:	30%



C1.14 BIRD SAFE GLAZING



Proposed Bird Safe Glazing At Gym Storefront | West Courtyard Elevation

North Elevation
2780 SF Glazing / 9308 SF Wall Area = 29.8%

South Elevation
1529 SF Glazing / 8746 SF Wall Area = 17.5%

East Elevation
1753 SF Glazing / 5961 SF Wall Area = 29.4%

South Elevation
1529 SF Glazing / 8746 SF Wall Area = 17.5%

West Courtyard Elevation
26 SF Glazing / 4680 SF Wall Area = <1%

East Courtyard Elevation
275 SF Glazing / 938 SF Wall Area = 29.3%

West Courtyard Elevation At
Townhouse Level
172 SF Glazing / 262 SF Wall Area = 65.6%

* Bird Safe Glazing Required at Courtyard
West - Ground Floor

* Percentage Based On Glazing Area At Each
Facade Below 60'.

C1.15 FAR SUMMARY

Allowable FAR

Property Area 15,500 SF

FAR Area

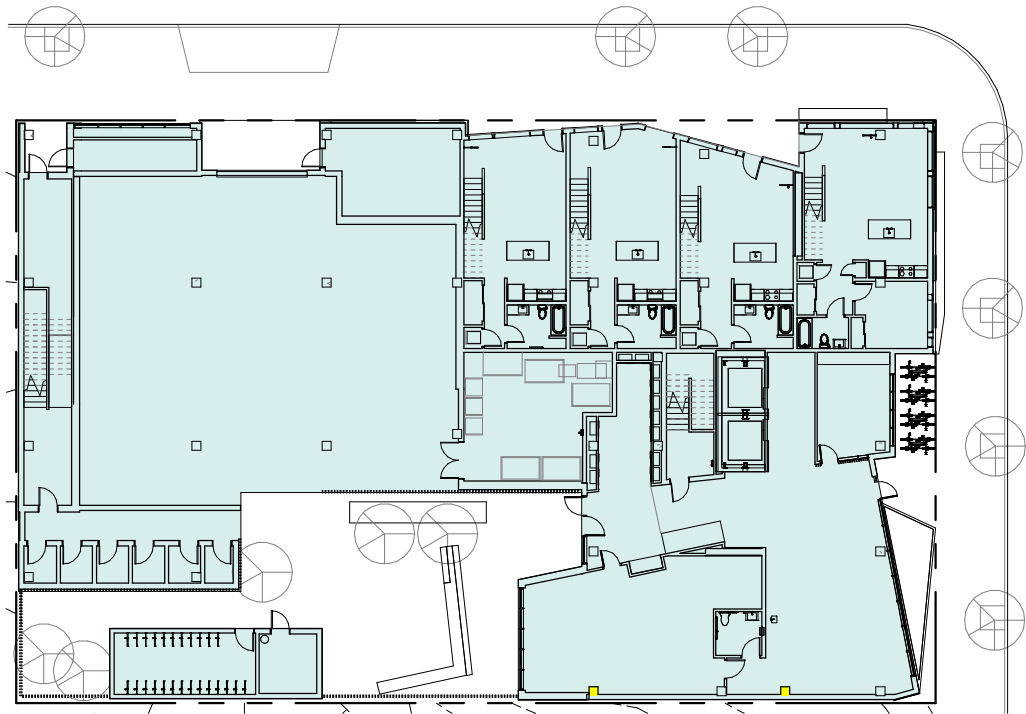
Base FAR Max.:	3:1	46,500 GSF
FAR Bonus:	3:1	46,500 GSF

Allowable Area: 6:1 93,000 GSF

Level 1	12,032GSF
Mezzanine	873GSF
Level 2	12,277GSF
Level 3	12,277GSF
Level 4	12,277GSF
Level 5	12,277GSF
Level 6	12,277GSF
Level 7	11,528GSF
Roof	560GSF

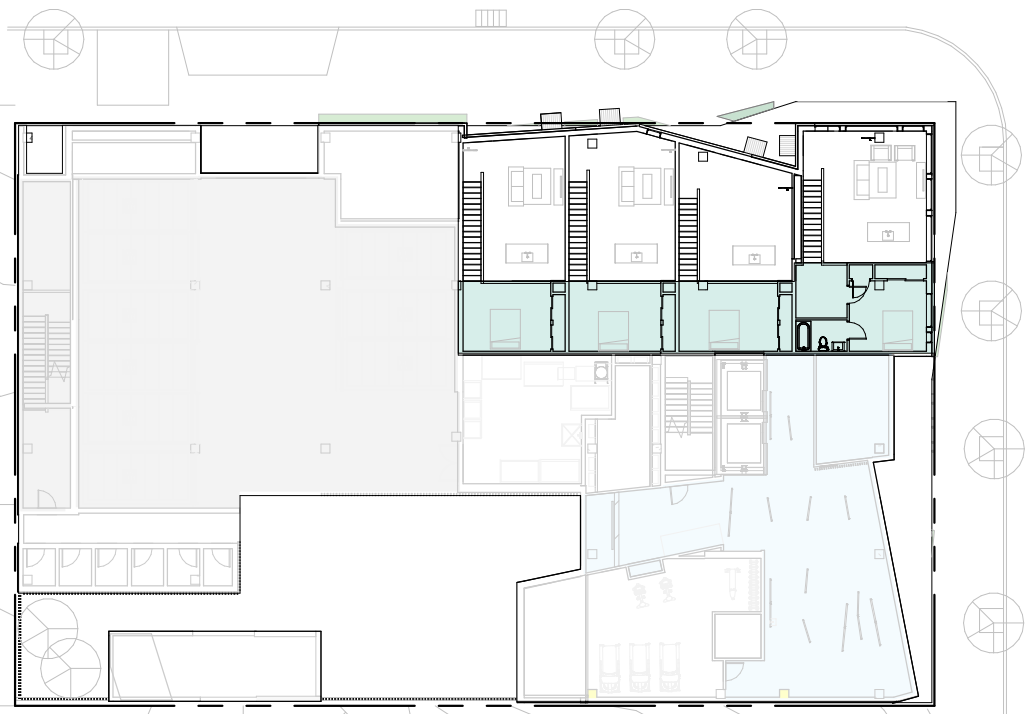
Proposed Area: 85,505 GSF

Proposed FAR: 5.5:1



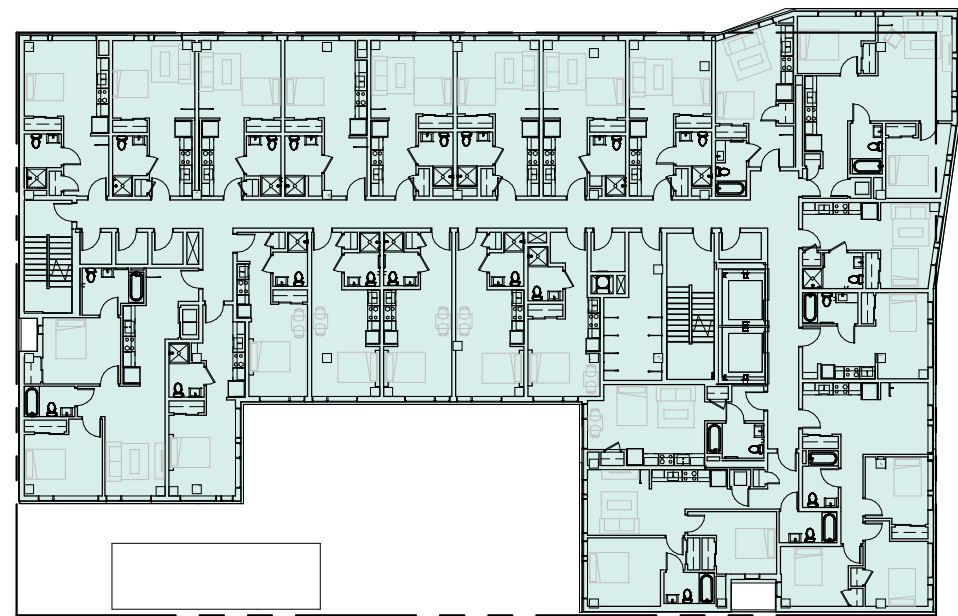
Level 1

GSF: 12,032 SF



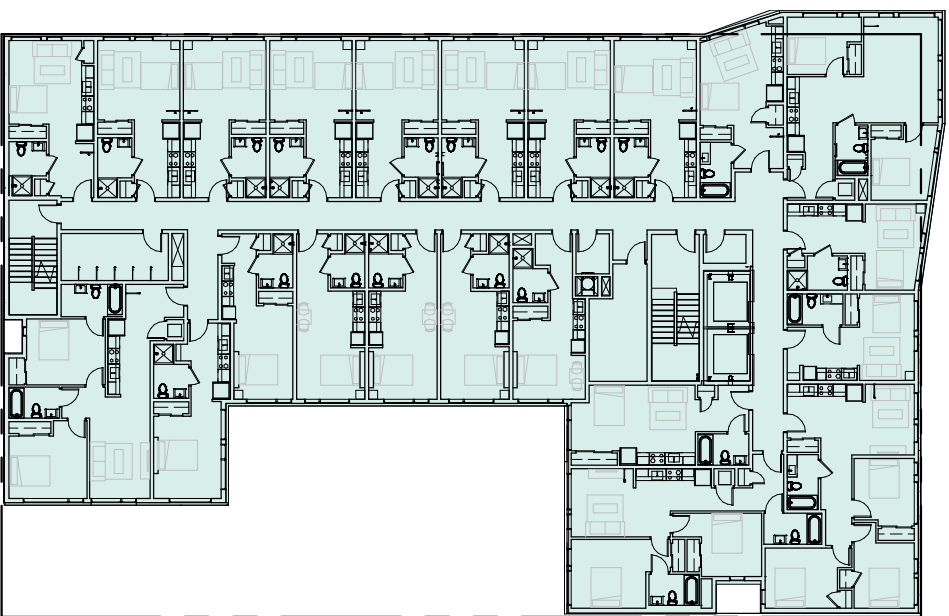
Mezzanine

GSF: 873 SF



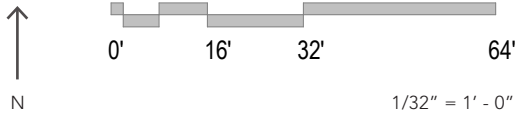
Level 2

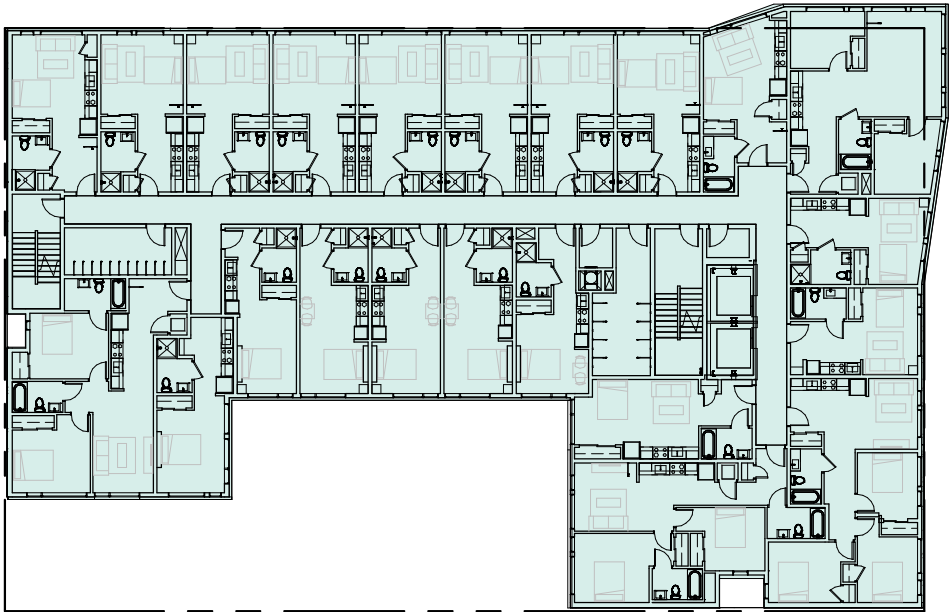
GSF: 12,277 SF



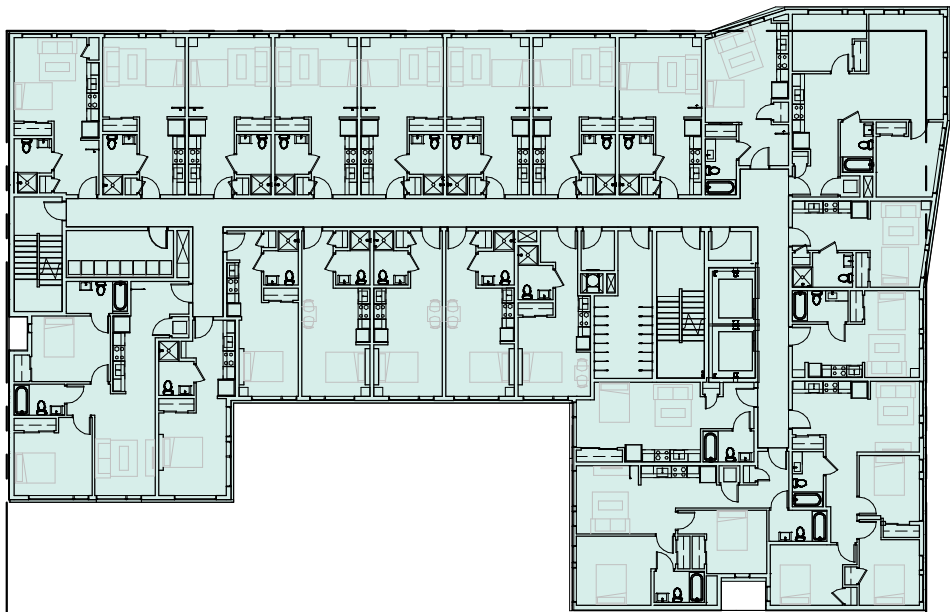
Level 3

GSF: 12,277 SF

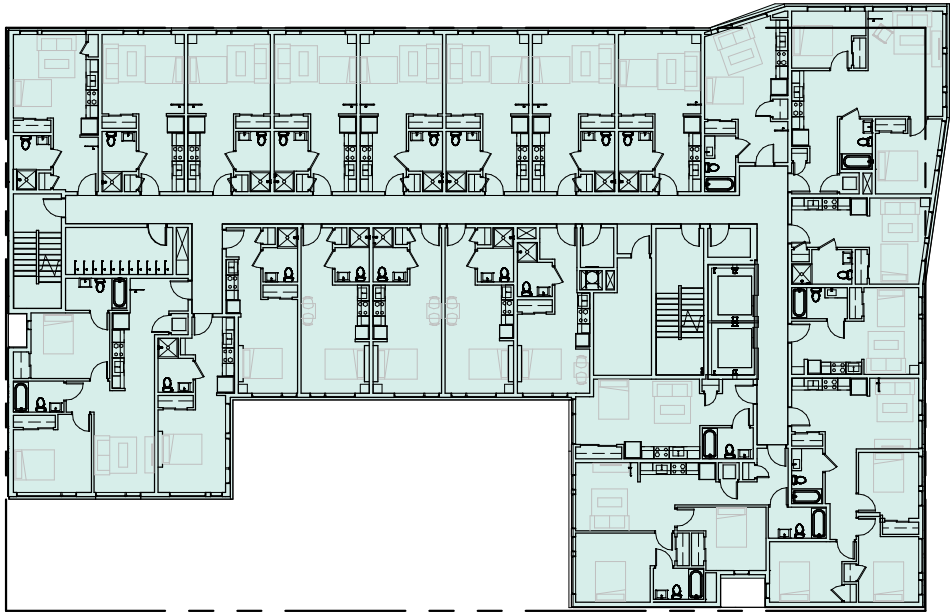




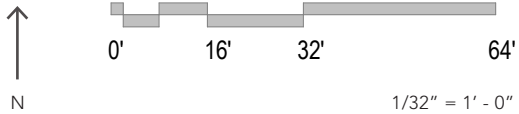
Level 4
GSF: 12,277 SF

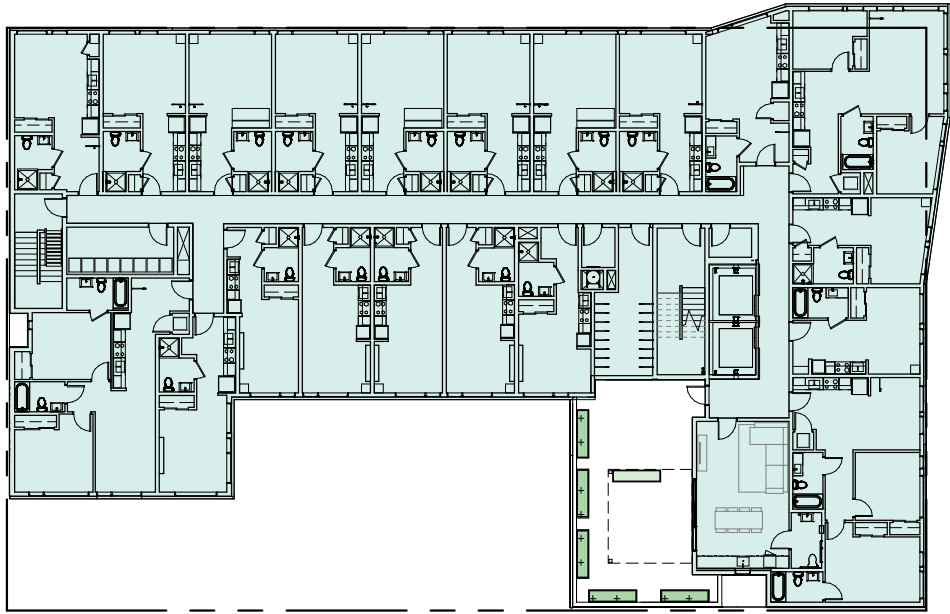


Level 5
GSF: 12,277 SF

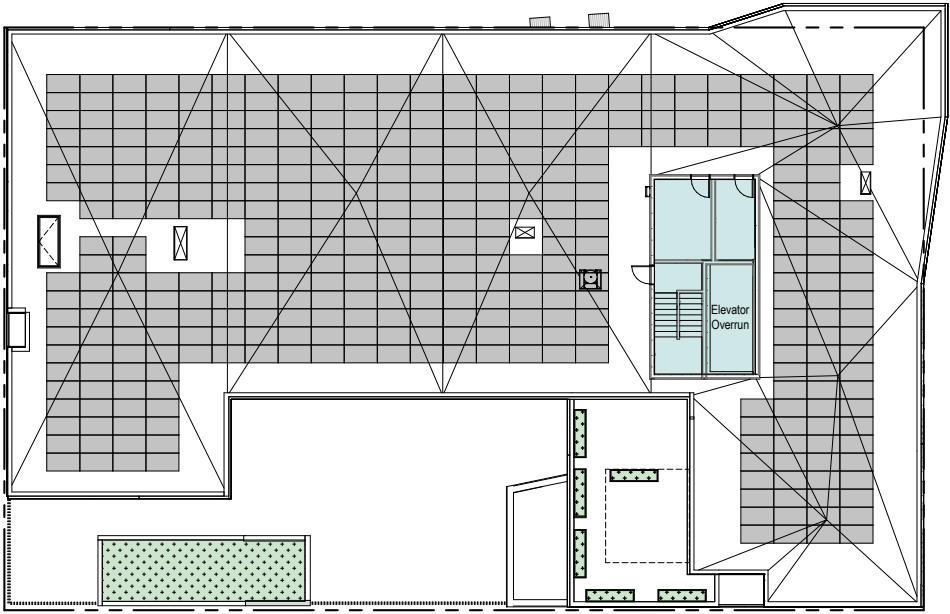


Level 6
GSF: 12,277 SF

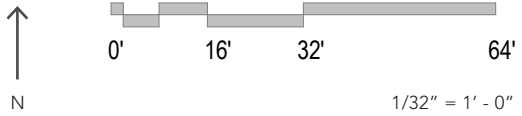




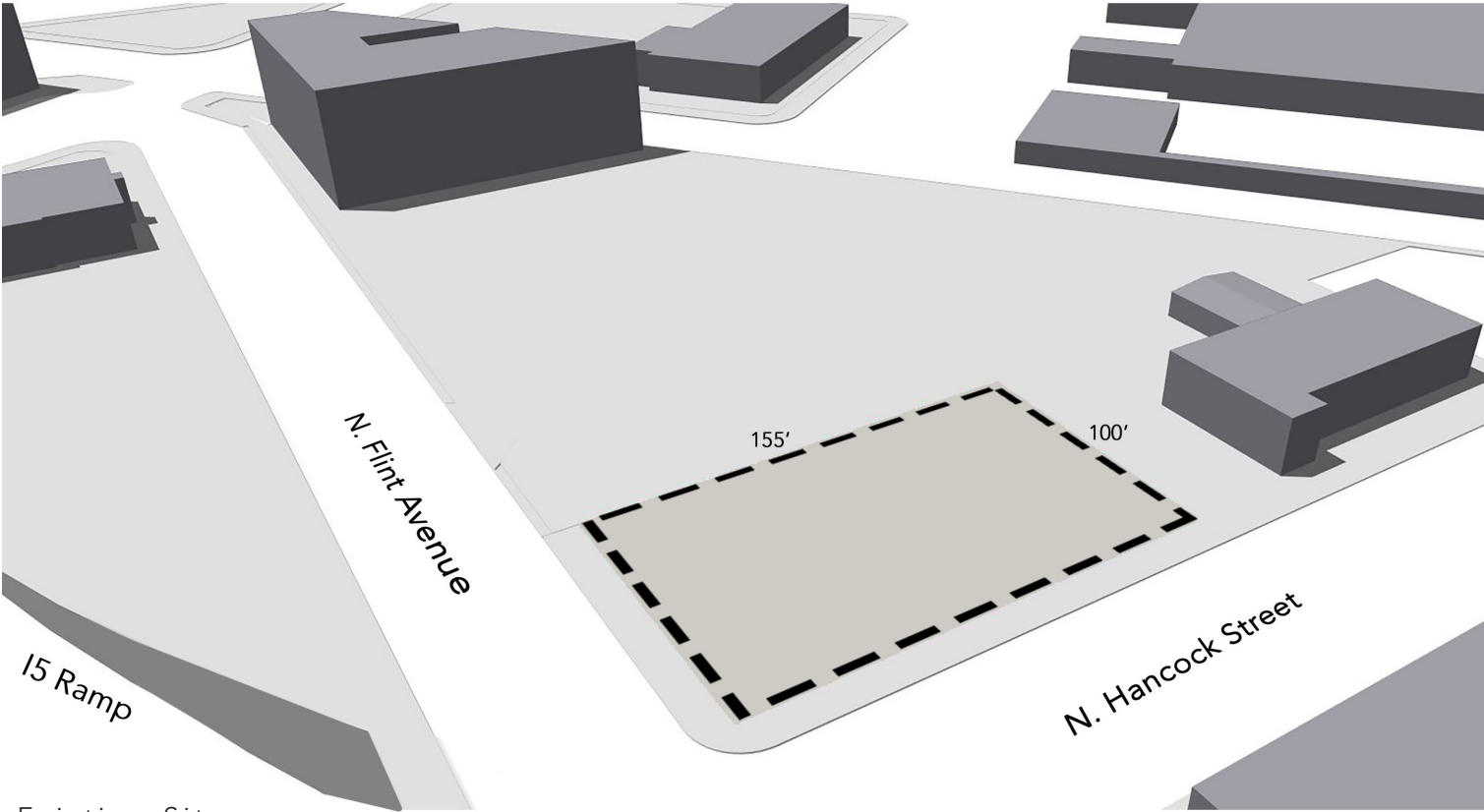
Level 7
GSF: 11,528 SF



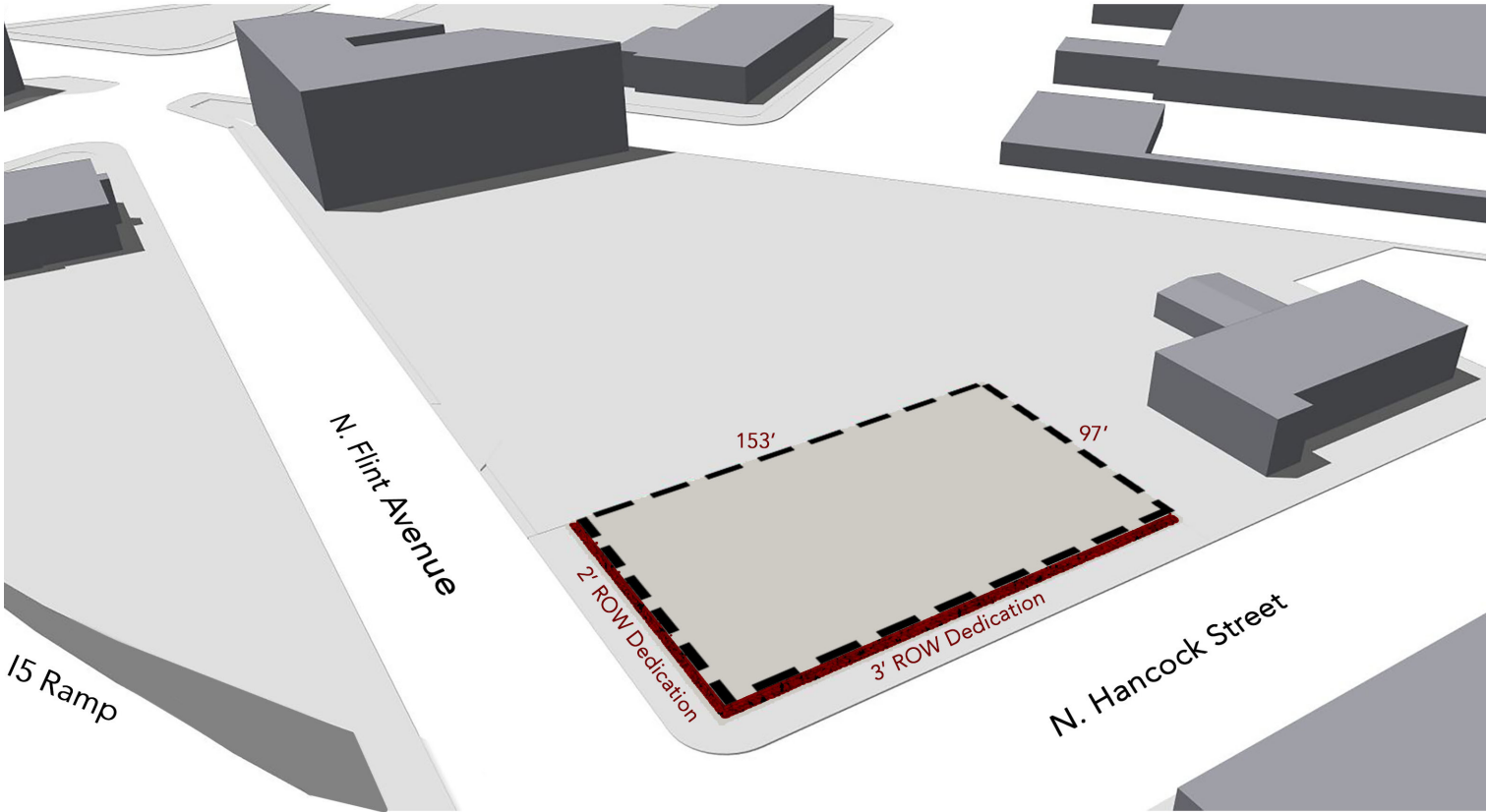
Roof
GSF: 560 sf



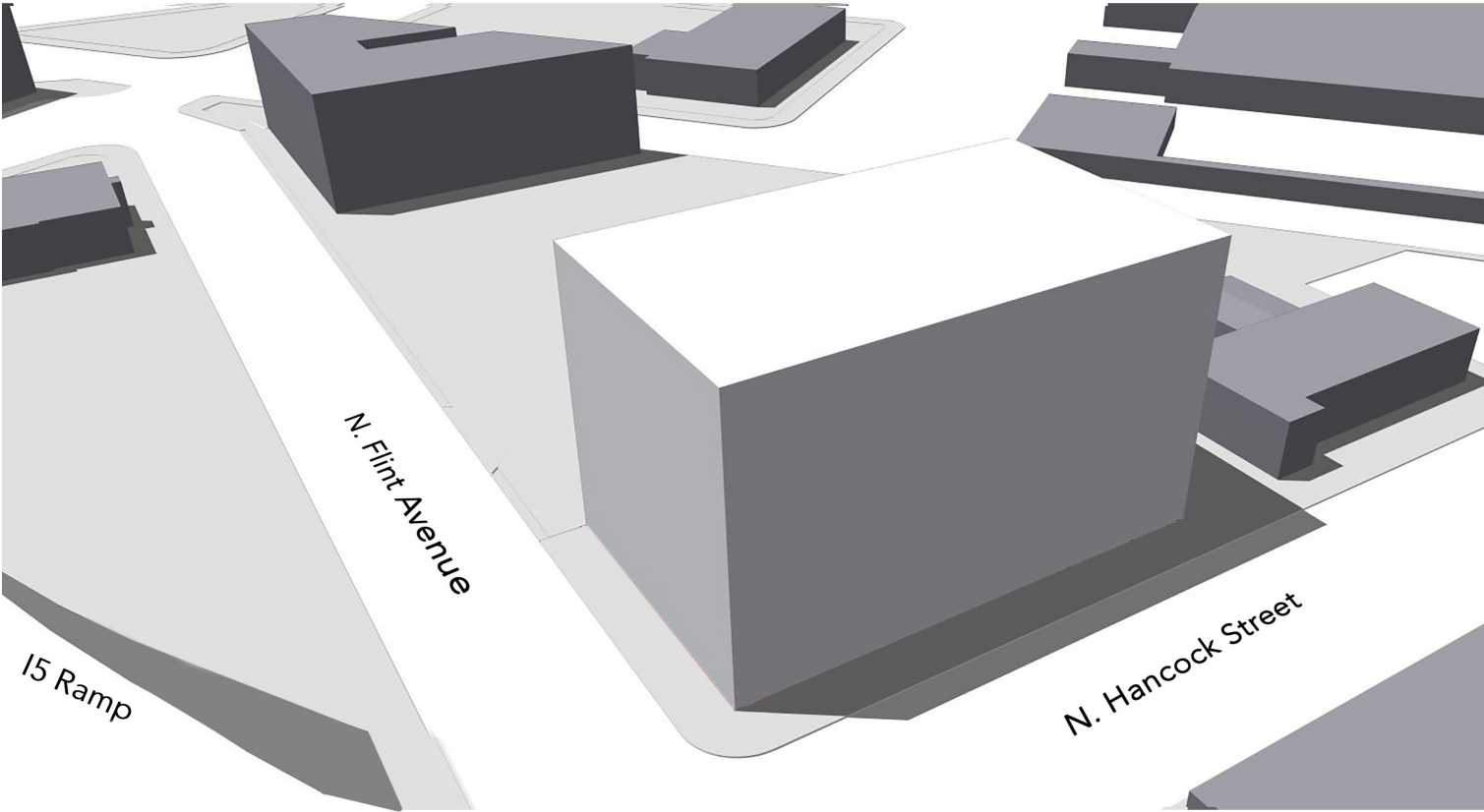
MASSING STRATEGY



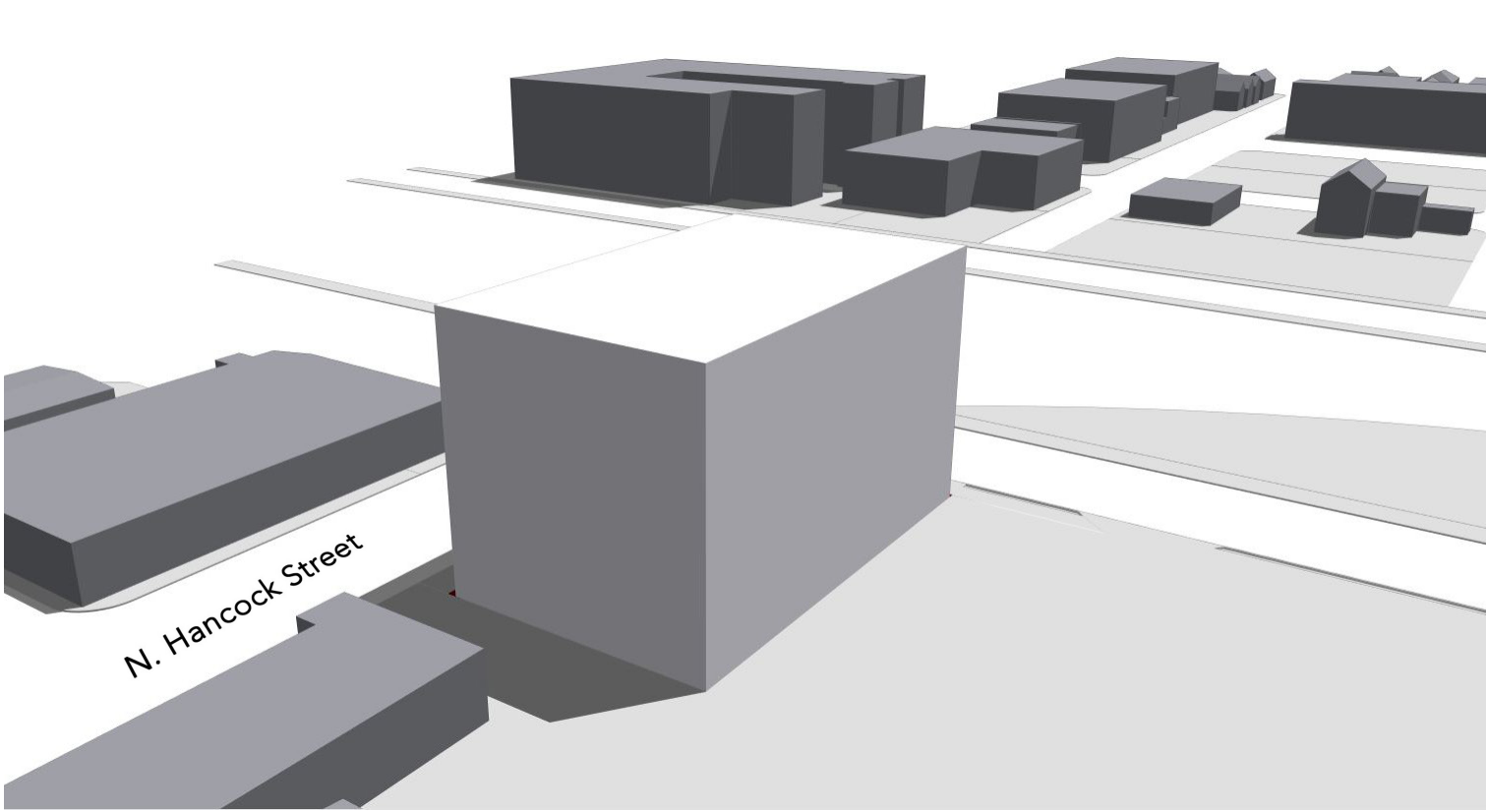
Existing Site



Adjusted Site



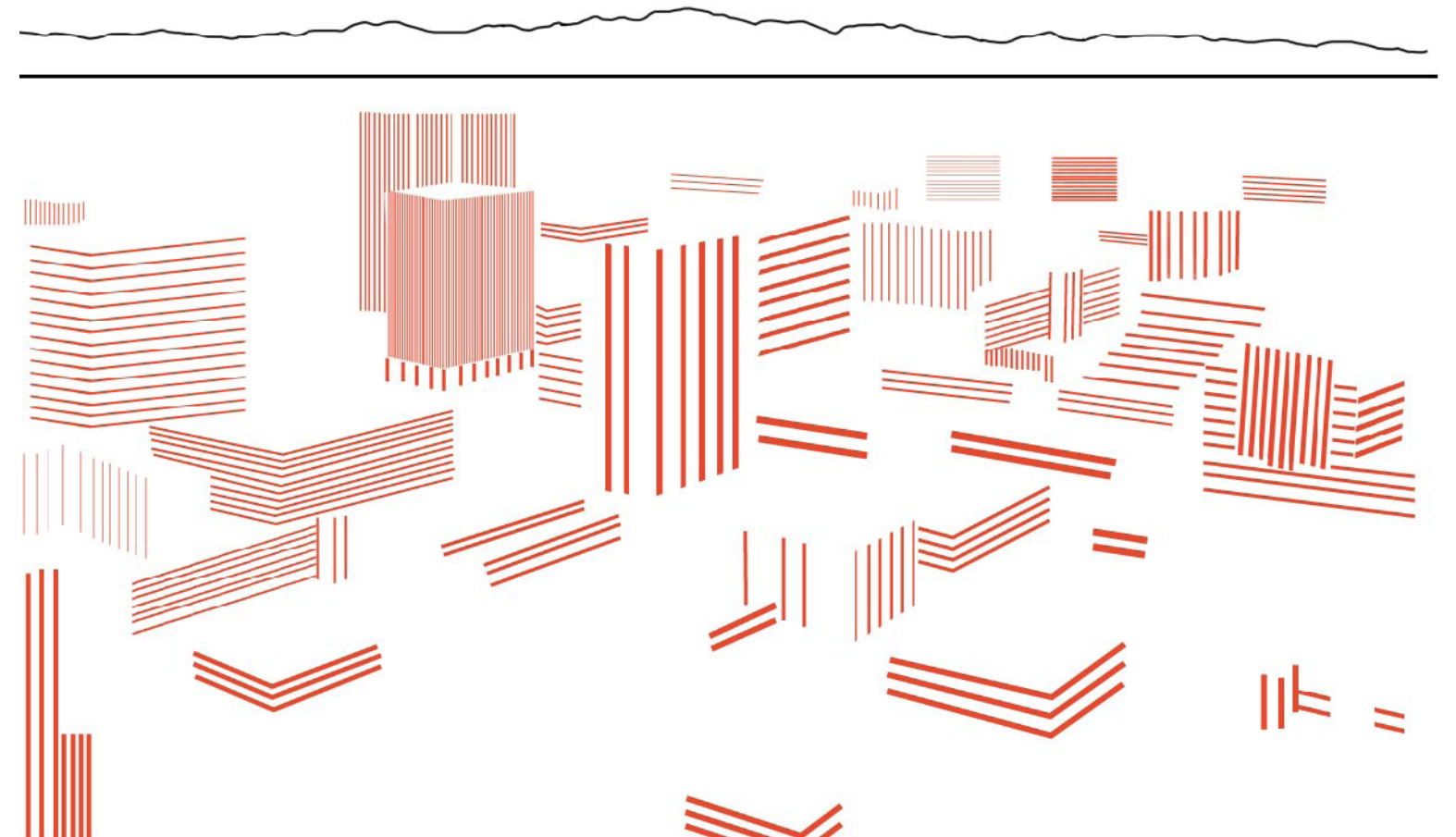
East | North



West | South

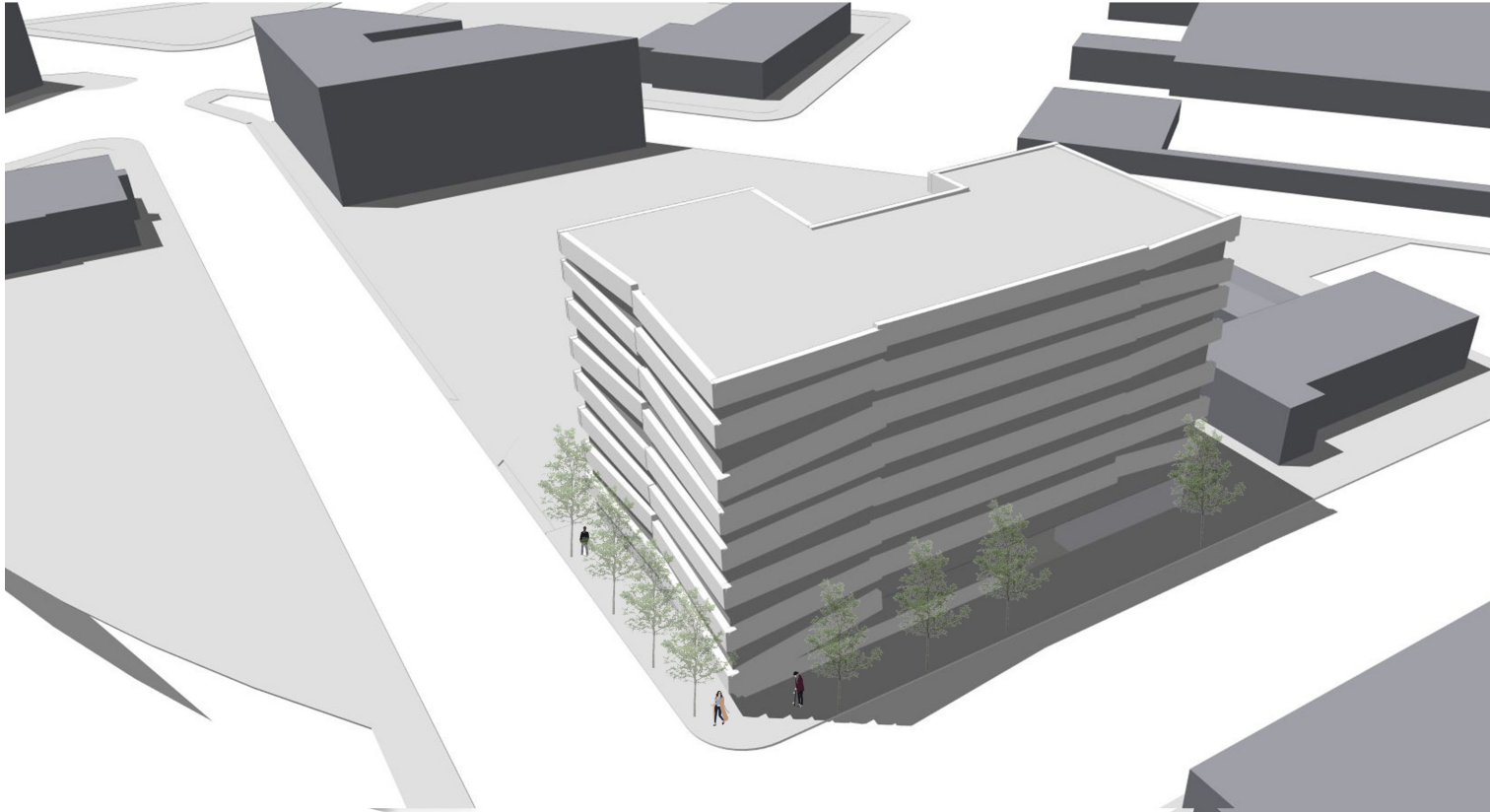


Lloyd District

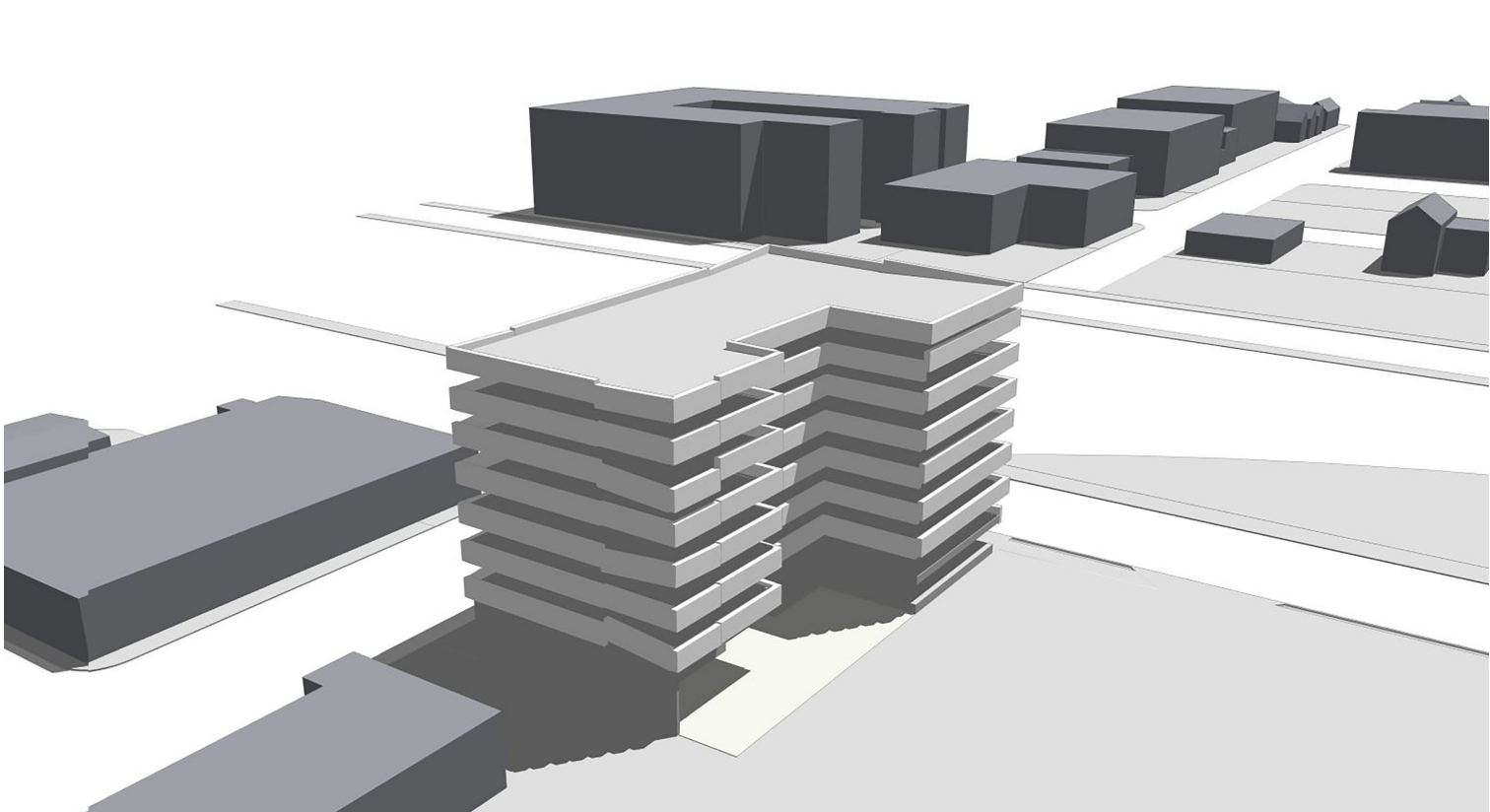


Diagram





East | North



West | South

MODIFICATIONS, ADJUSTMENTS & DESIGN EXCEPTIONS

C3.1 MODIFICATION: NORTH GROUND FLOOR WINDOWS



- Applicable Ground Floor Level Wall Area
2'-10' A.F.G.
- Window Area
- Proposed Vitrine Art Display
*Alternative To Window Requirement

Residential
Wall Area: 688sf
Required Glazing: 275sf / 40%
Proposed Glazing: 315sf / 46%

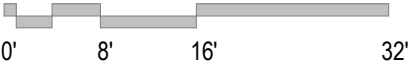
Parking & Utility (Non Residential)
Wall Area: 528sf / 40%
Required Glazing: 211sf
Proposed Art Display Area: 222sf / 42%

33.510.220.B.2 Ground Floor Windows

This proposal seeks a modification to the nonresidential ground level facade standards requiring windows that cover at least 40% of the wall area between 2-10 feet. Because 48% of the ground level north façade is dedicated to infrastructural programs not conducive to windows, this project proposes a large scale vitrine to display a custom art installations in lieu of windows at the non-residential portion of the elevation along N Hancock. Additionally the project requests a calculation modification to include the full window/display area to meet the 40% window requirement in lieu of calculating just the area between 2-10' above finish grade.

The resulting development will better meet the applicable design guidelines with the custom vitrine display meeting the purpose of the activated nonresidential façade. With the art installation being viewed as a whole, it will activate a larger percentage of the façade than any single window could and thus the full area will better meet the intent of the 40% calculation (beyond the 2-10' typical window area).

Refer to accompanying Narrative Packet for more information.



1/16" = 1' - 0"

C3.2 MODIFICATION: VITRINE

As part of the Ground Floor Window Modification of the of North elevation, this proposal includes a Vitrine on the ground floor to be utilized as a window to contain and exhibit a large scale artwork.

Recognizing the building's location both physically and historically, the vitrine is proposed to exhibit and highlight the rich, music-centric history of the Lloyd District and North Portland.

Before the addition of the I-5, Memorial Coliseum and the Rose Garden, this part of town was the center of Portland's African American community and was also home to many jazz clubs, most famously the Dude Ranch. This jazz club attracted Jazz acts from around the world and helped pave the way for other Jazz clubs and artists in Portland.

Although jazz clubs like the Dude Ranch disappeared with the construction of the I-5 the narrative of music continues through the Memorial Coliseum and Rose Garden.

Ethos Development has reached out to the local neighborhood associations to start a discussion for a collaboration to create an artwork representative of the music-based history of the area.



VITRINE CONCEPTS



VITRINE (NORTH ELEVATION)
*SEE C6.2 FOR VITRINE DRAWING DETAILS

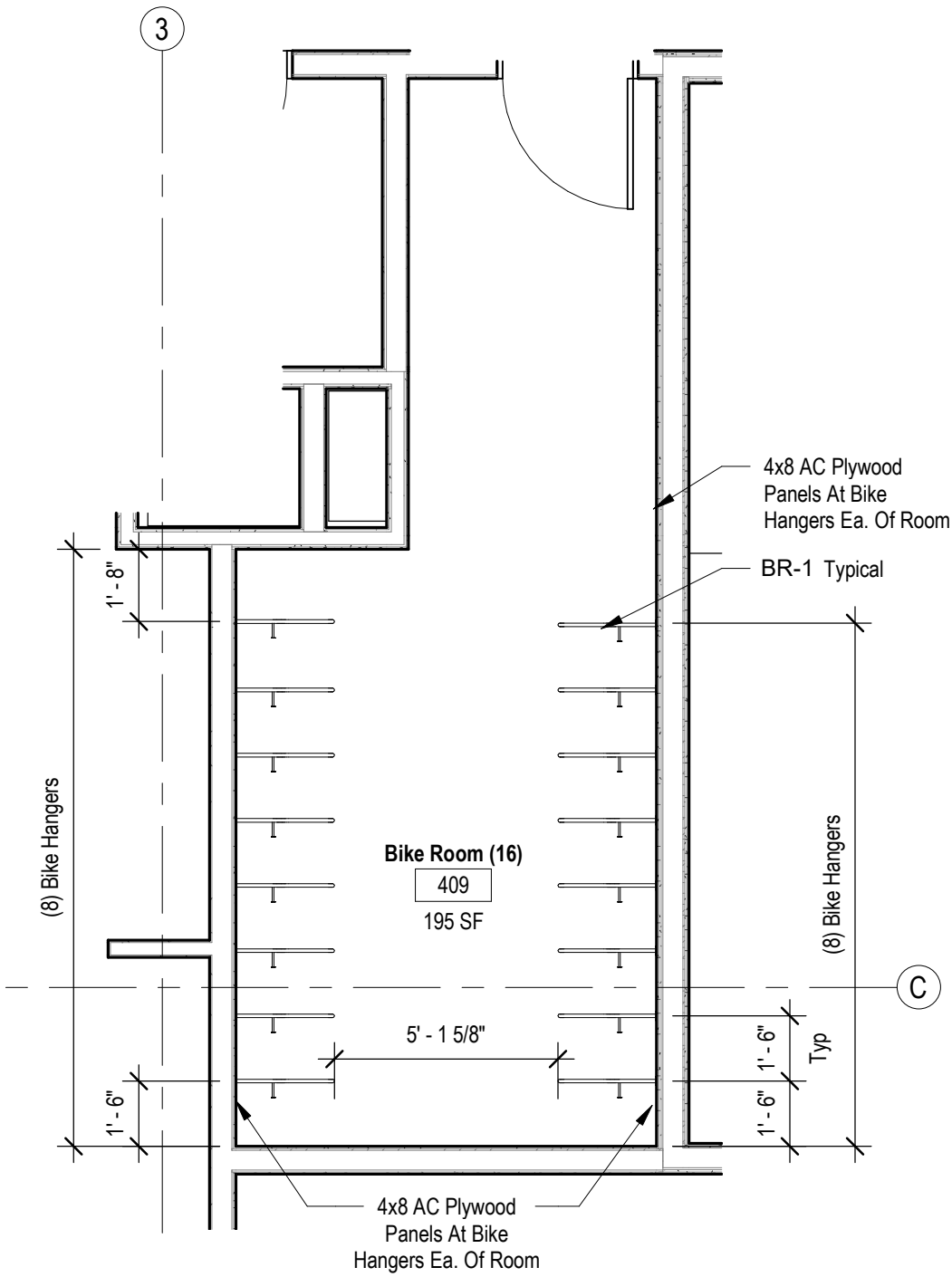
C3.3 MODIFICATION: BICYCLE PARKING STANDARDS

Bike Room on Levels
02, 04, 05, & 07

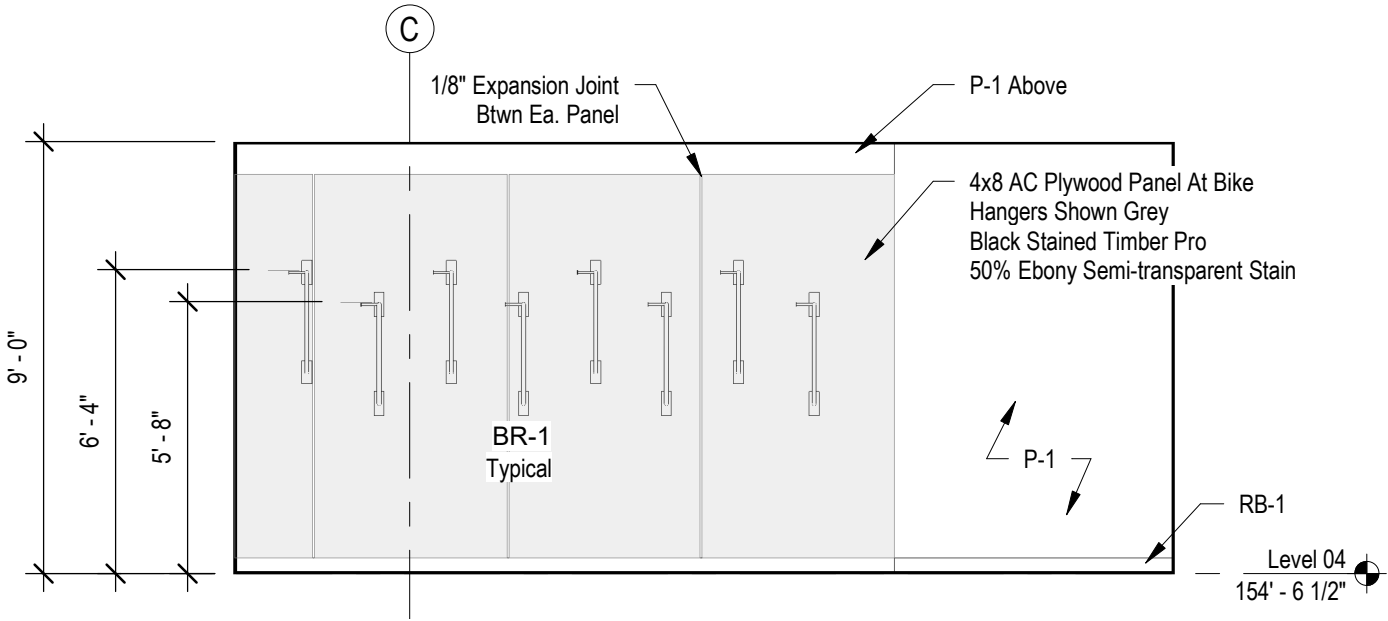
33.266.220 Bicycle Parking Standards (C3b)

This proposal seeks a modification to the 2'0" x 6'0" clear space requirement for staggered wall-mounted bike racks to be reduced to 18" on center. Modification will better meet the standard by providing a greater quantity of bike parking per linear foot, while maintaining manufacturer recommendations for bike rack spacing to ensure the protection of bikes as they are maneuvered.

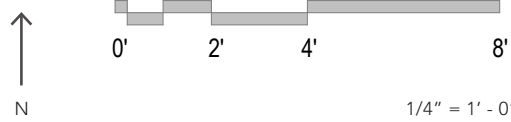
Refer to accompanying Narrative Packet for more information.



PLAN



ELEVATION



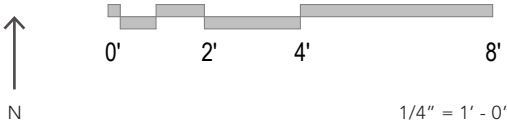
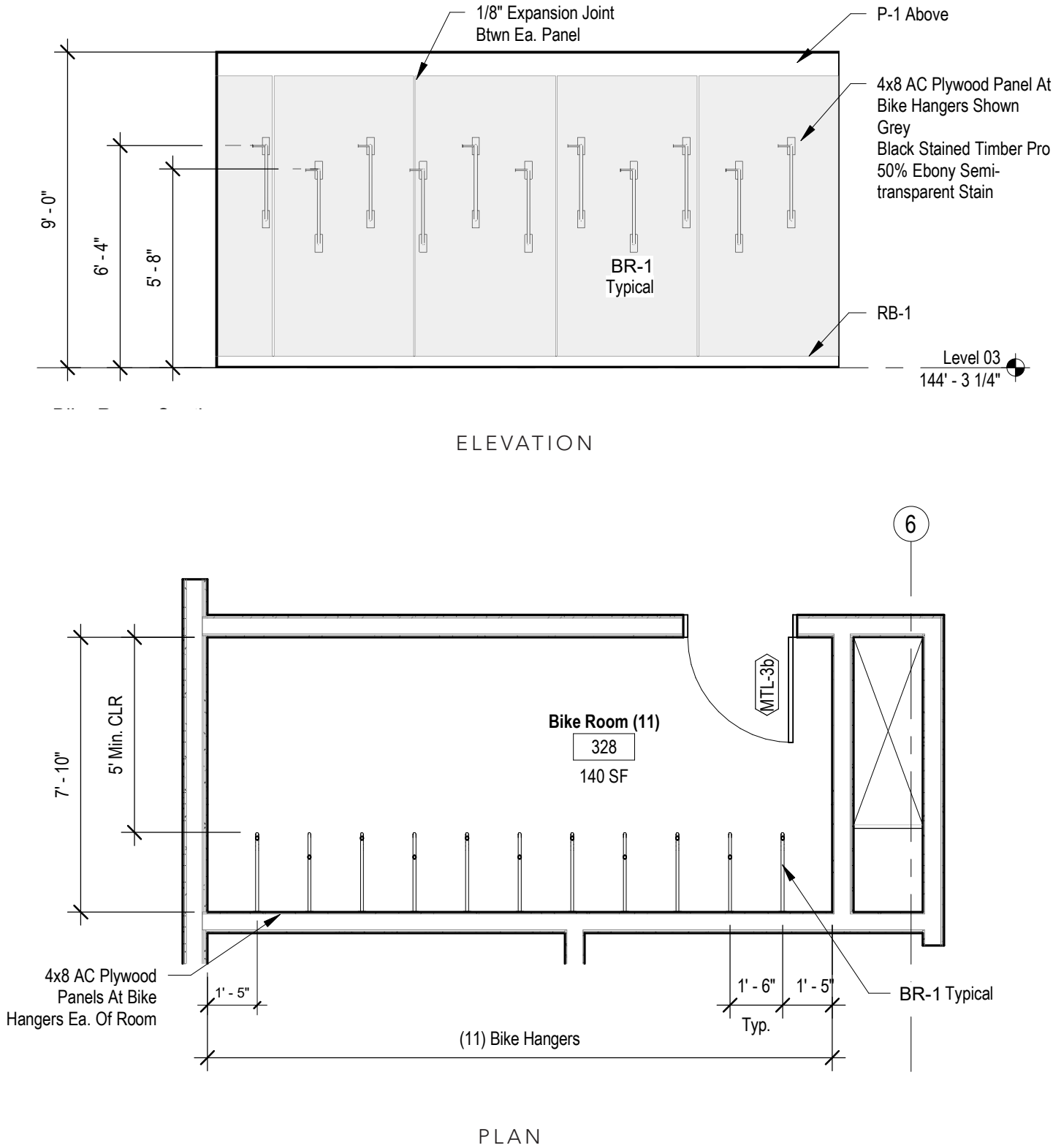
C3.4 MODIFICATION: BICYCLE PARKING STANDARDS

Bike Room on Levels
03, 04, 06

33.266.220 Bicycle Parking Standards (C3b)

This proposal seeks a modification to the 2'0" x 6'0" clear space requirement for staggered wall-mounted bike racks to be reduced to 18" on center. Modification will better meet the standard by providing a greater quantity of bike parking per linear foot, while maintaining manufacturer recommendations for bike rack spacing to ensure the protection of bikes as they are maneuvered.

Refer to accompanying Narrative Packet for more information.



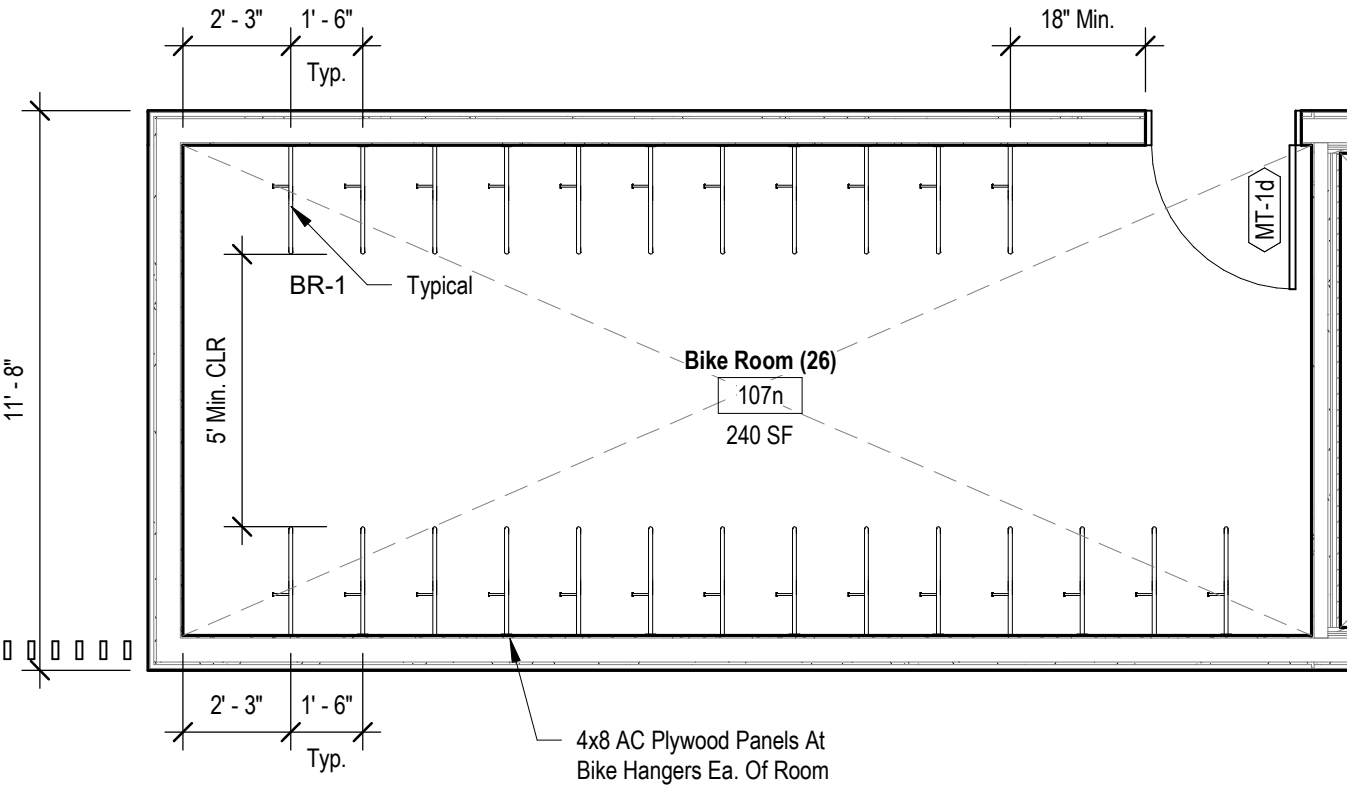
C3.5 MODIFICATION: BICYCLE PARKING STANDARDS

Bike Room on Ground Floor
Courtyard Level

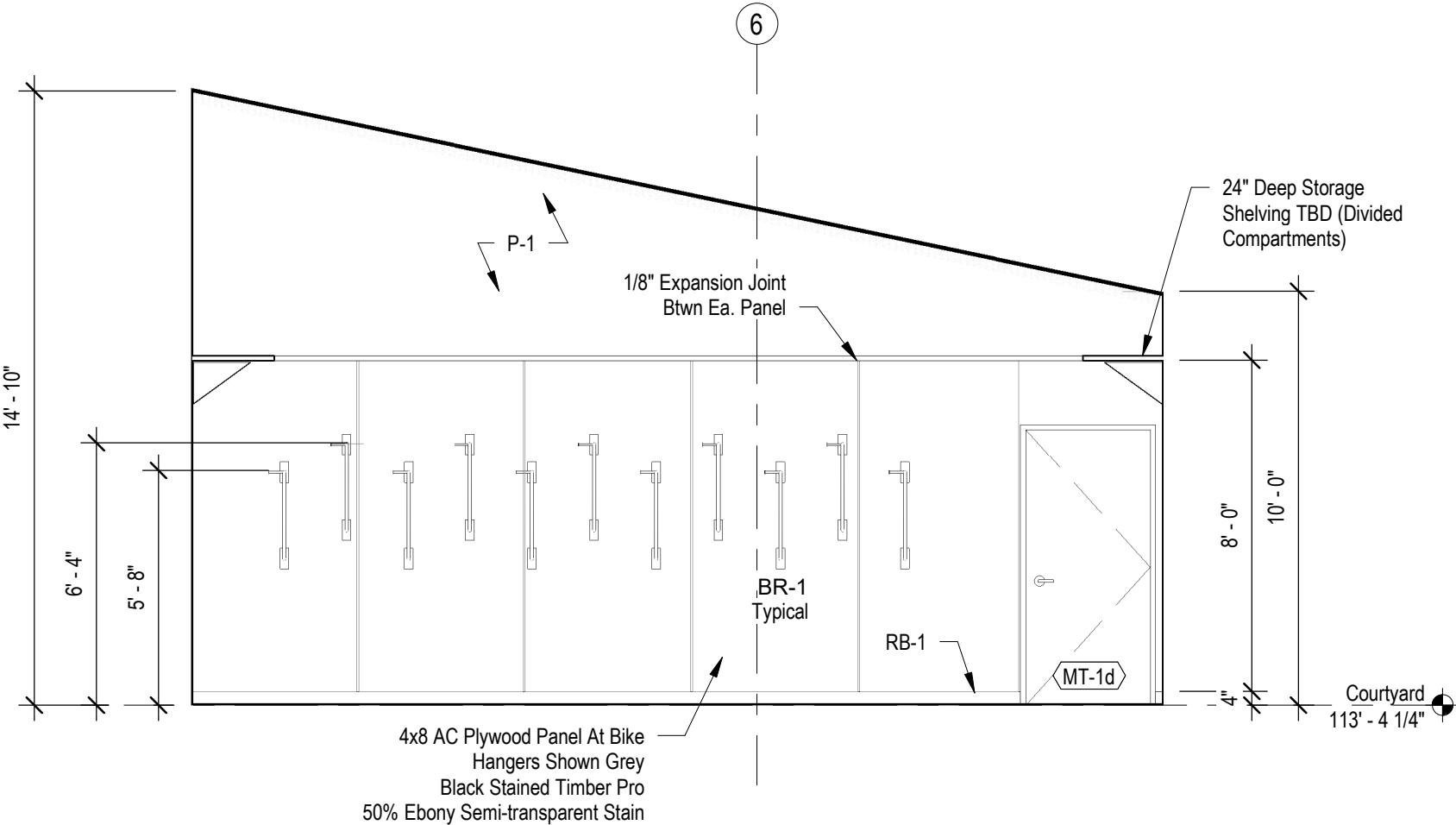
33.266.220 Bicycle Parking Standards (C3b)

This proposal seeks a modification to the 2'0" x 6'0" clear space requirement for staggered wall-mounted bike racks to be reduced to 18" on center. Modification will better meet the standard by providing a greater quantity of bike parking per linear foot, while maintaining manufacturer recommendations for bike rack spacing to ensure the protection of bikes as they are maneuvered.

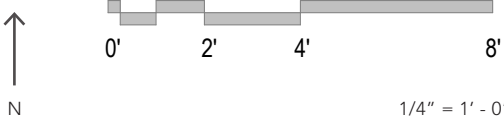
Refer to accompanying Narrative Packet for more information.



PLAN: COURTYARD LEVEL



ELEVATION: COURTYARD LEVEL



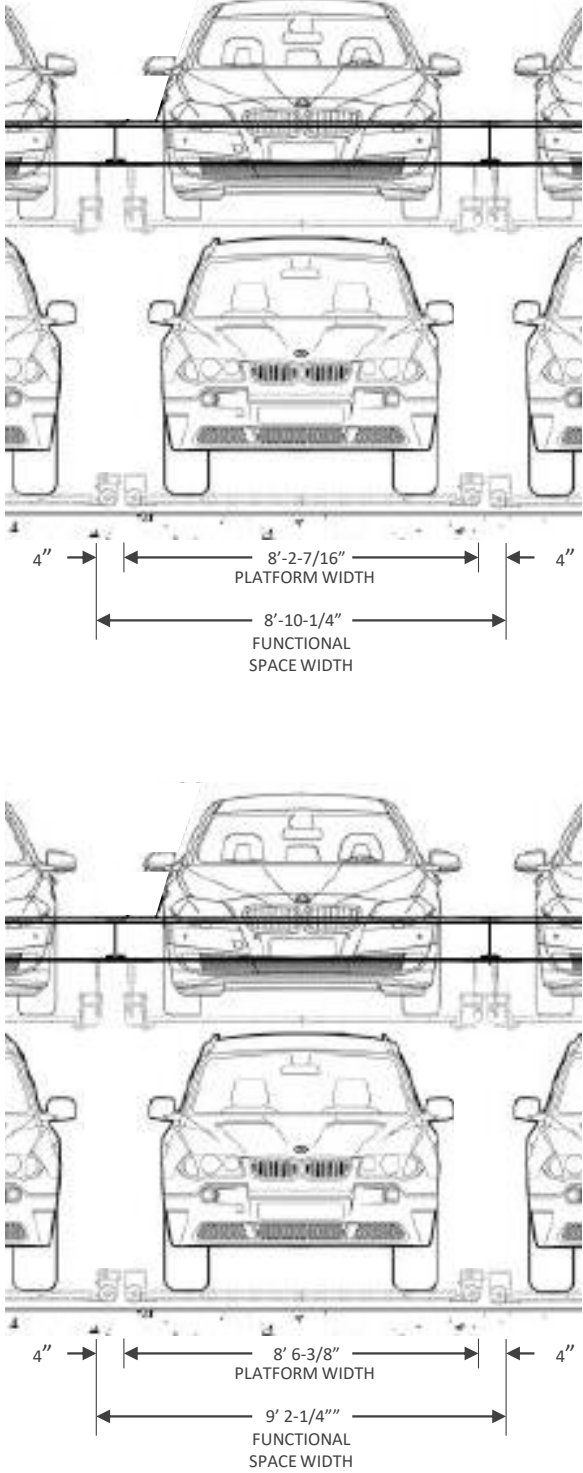
C3.6 MODIFICATION: VEHICLE PARKING SPACE DIMENSIONS

33.266.130 (F2, Table 266-4)

This proposal seeks a modification to the Parking Development Standards requiring the 8'-6" wide by 16' deep parking stalls. The project is employing a mechanically automated parking system that is both more efficient and space saving than standard parking configurations.

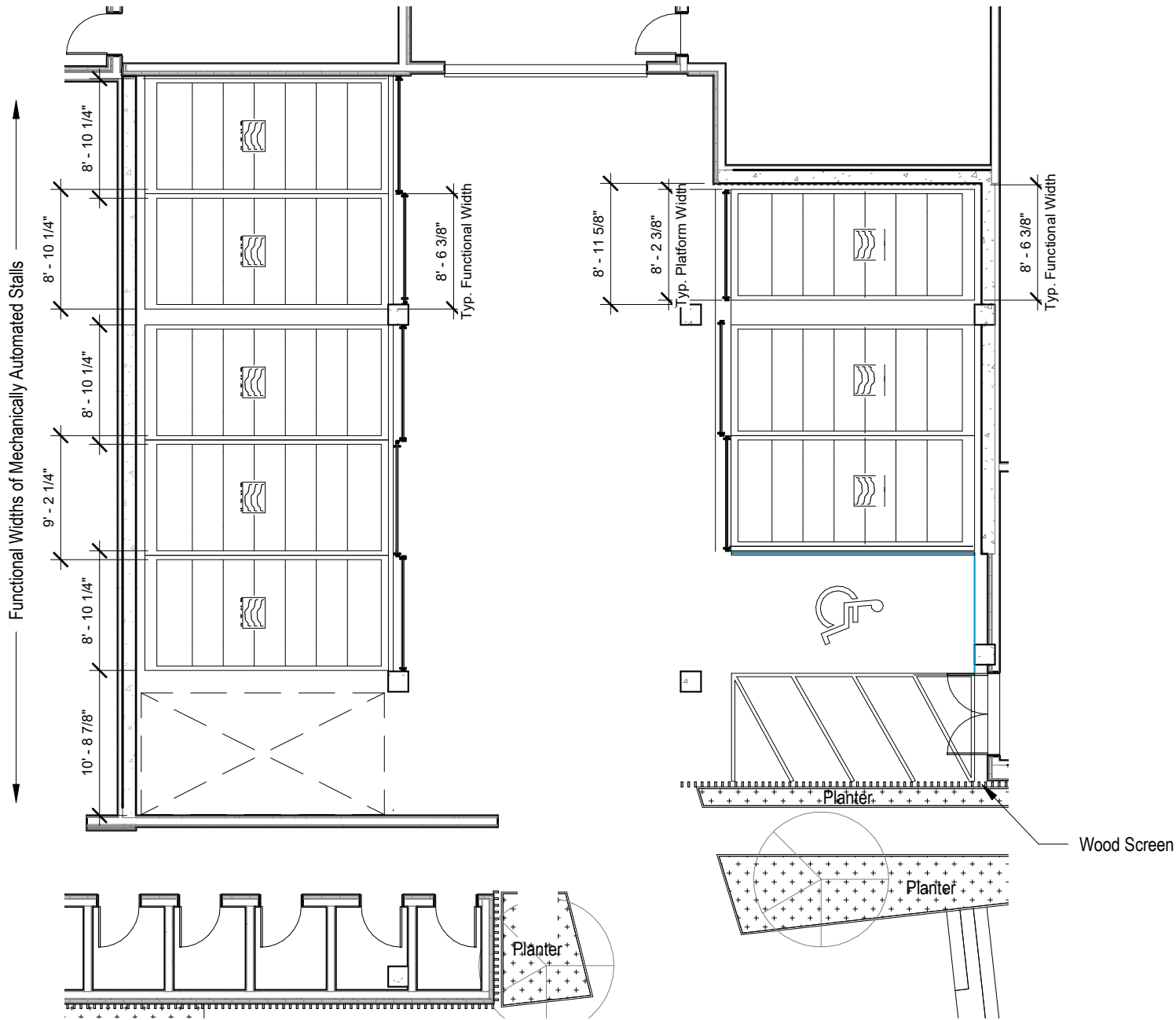
The fully automated system is designed to be unattended with the ability for tenants to access any blocked vehicle via the proprietary shuffling mechanism. Platform widths vary from 8'-2 7/16" on the east side parking bay to 8'-6 3/8" on the west side parking bay. With corresponding functional space widths of associated functional space widths ranging from 8'- 6 3/8" to 9'- 2 1/4", the proposed is both consistent with the purpose of the code and better meets the applicable design guidelines.

Refer to accompanying Narrative Packet for more information.

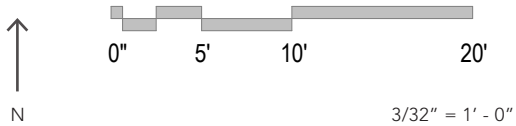


FUNCTIONAL SPACE VS. PLATFORM WIDTH DIAGRAMS

Platforms: DS-543-2.0_230 & ds-543-2.0_240
*Not to scale



PARKING PLAN



C3.7 MODIFICATION: EAST GROUND FLOOR UNIT DEPTH

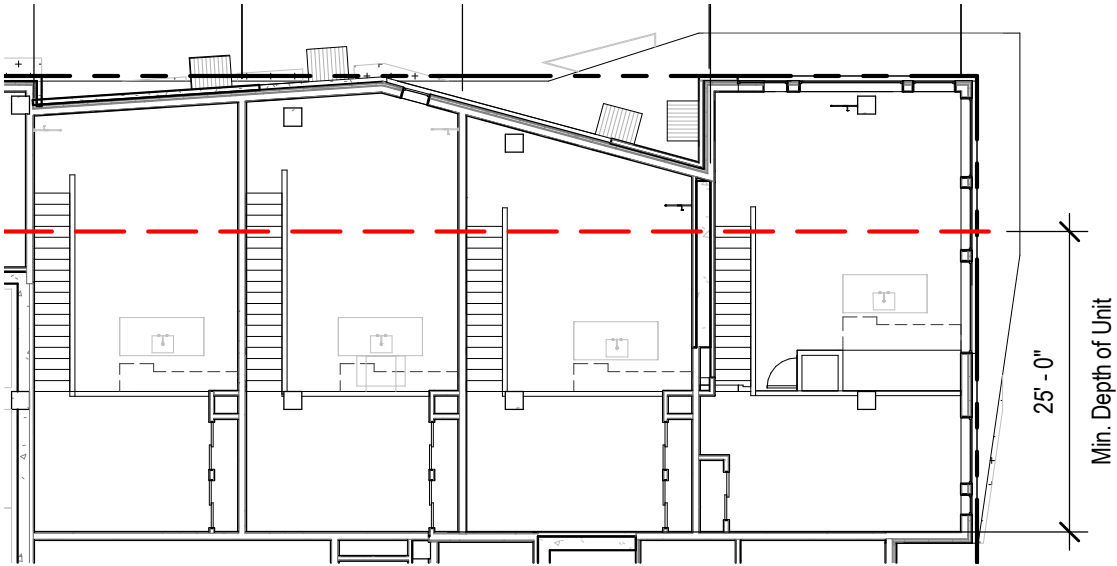
33.130.230.B.4.a.2
The area meeting this standard must be at least 25 feet deep, measured from the street-facing facade.

This proposal seeks a modification to the residential ground floor window and frontage standards for dwelling units, requiring a 25' deep unit. The proposal includes 4 total ground floor units, all accessed from the north, off of N Hancock, and fully compliant with the 25' deep requirement from this direction. There is only one residence at the corner that does not meet this requirement, as the width of the unit in from the N Flint facing facade is 22'-10". The modification is requested for this single unit.

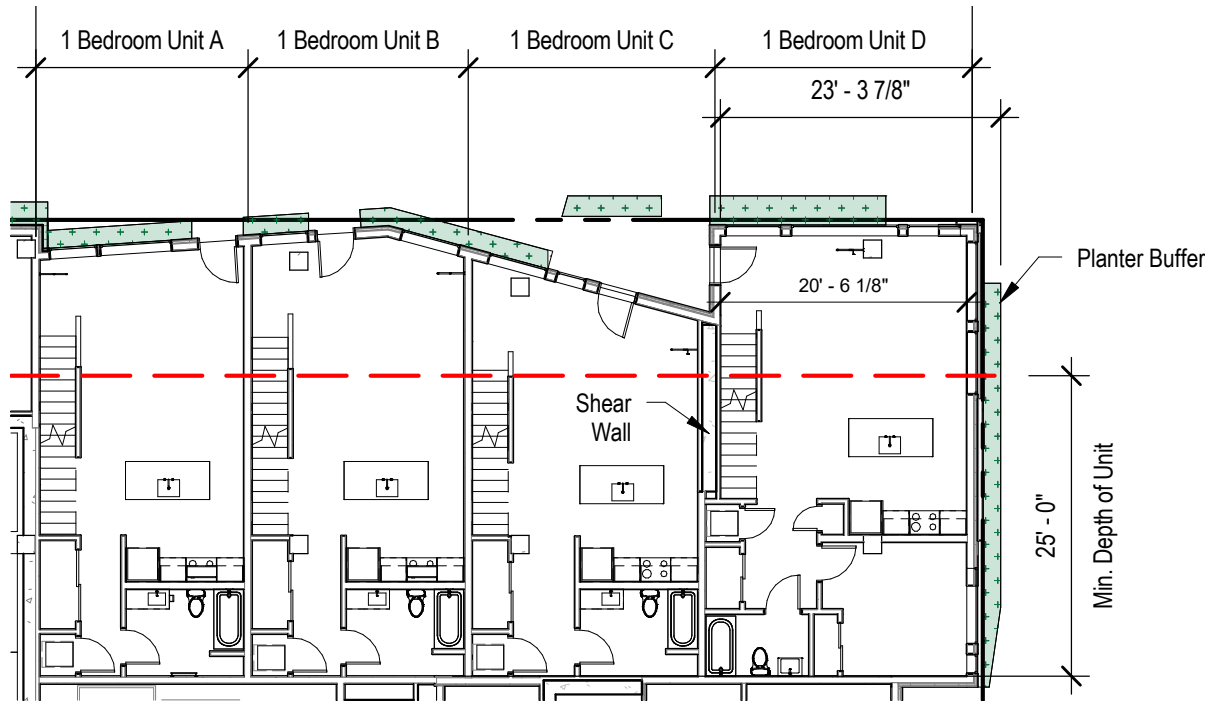
The resulting development will better meet the applicable design guidelines by providing an active, two bedroom unit with an upper floor mezzanine at the corner of the site. All other requirements of the ground floor residential facade are met. The depth requirement is assumed to assure a large enough unit to connect visually and provide an active presence at the ground floor as both a residential unit, and in the instance it should ever be converted to commercial space. As the unit proposed is meeting the depth requirement from N Hancock and provides additional height well over the required 12' (ceiling is proposed at 18'+), along with the added floor area of the mezzanine, the overall presence and engagement of the unit will surpass the base requirements intended for the residential use. Should the project ever desire to convert ground floor area to a commercial space they would convert both easternmost units to provide the full 25' depth requirement.

On balance, the proposal will be consistent with the purpose of the standard due to the items outlined above; the modification will allow for a greater length of living space/active use along the N Flint facade, better engaging pedestrians, encouraging more activity and enhancing public safety by allowing residents to better survey the neighborhood from inside the unit. Combined with the unique and extensive application of residential windows this facade will provide a diverse environment and experience of the building.

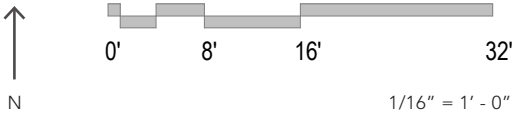
Refer to accompanying Narrative Packet for more information.



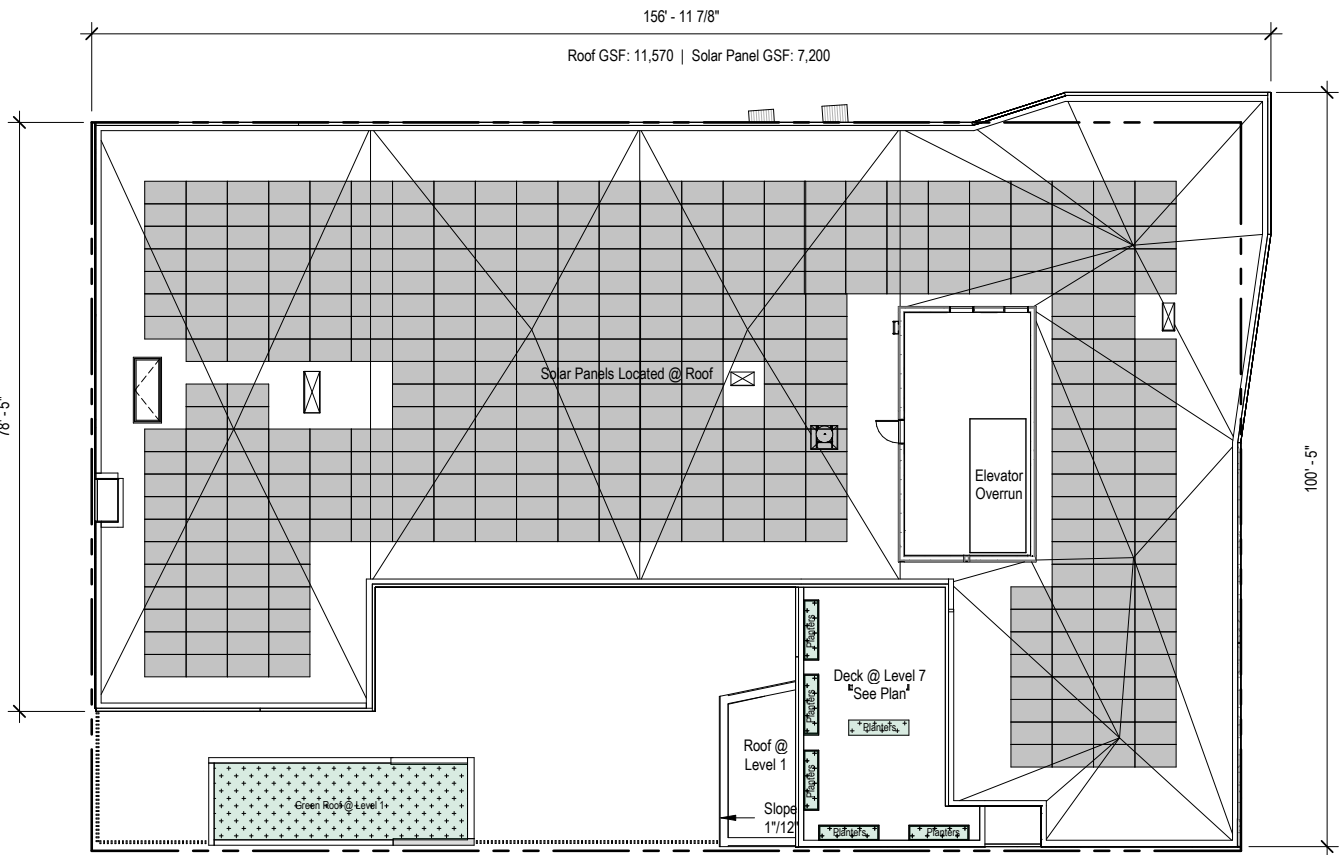
Townhouse Mezzanine Plan



Townhouse Ground Floor Plan

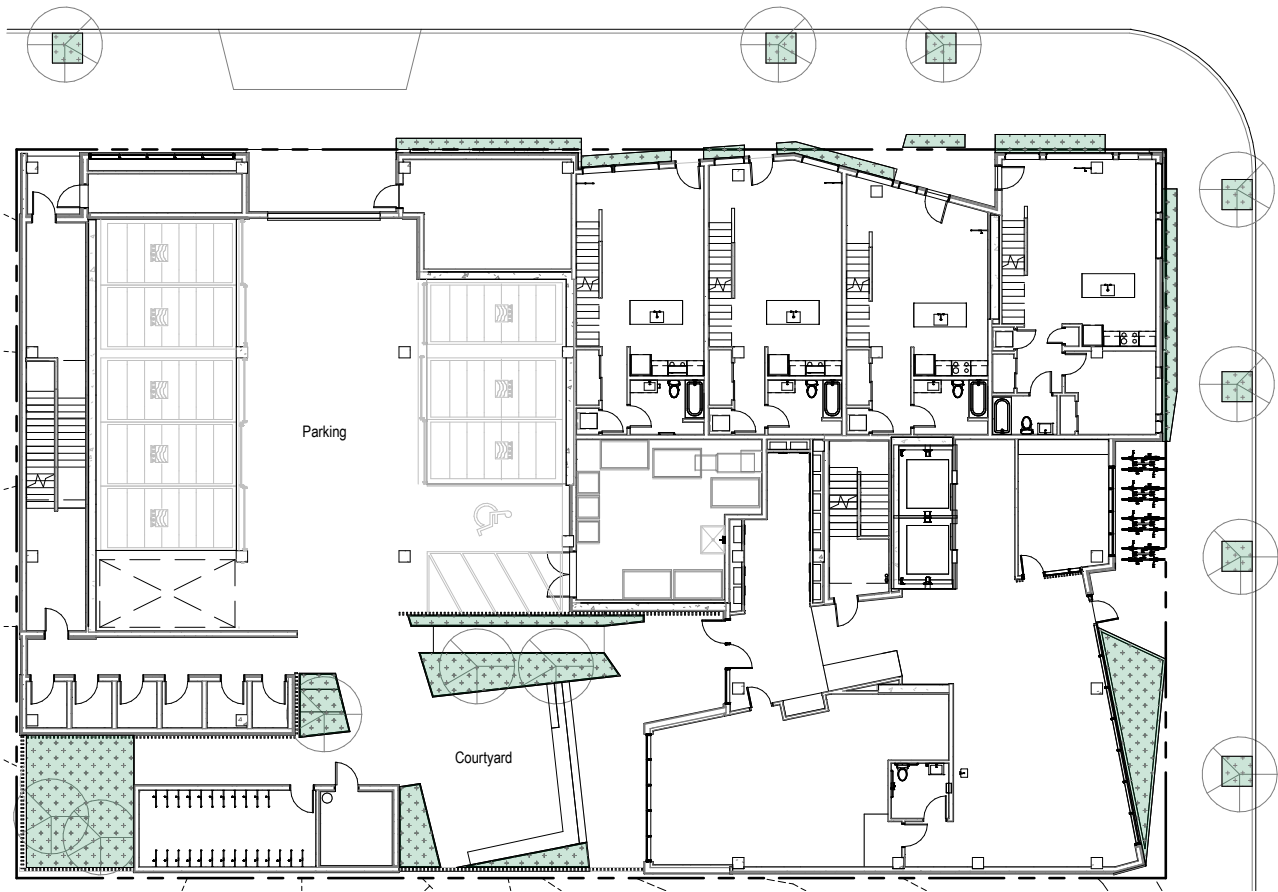


C3.8 MODIFICATION: SOLAR PANELS ON MAIN ROOF



Roof Total GSF: 11,578 sf

- Solar Panel = 6,293sf
- Sauna Roof = 345sf
- x6 Planters (24x72) = 72sf



Ground Floor Landscaping

- Frontages & Courtyard Planters = 988sf
- Courtyard Permeable Paving = 755sf

33.510.243 Ecoroofs

New buildings with a net building area of 20,000 square feet or more must have an ecoroof.

This project seeks a modification to the ecoroof requirement, proposing maximum coverage of roof top solar panels in lieu of an ecoroof. The outbuilding green roof will be maintained, with additional landscaping at the ground floor courtyard, street facades and upper roof deck proposed.

The resulting development will better meet the applicable design guidelines by providing increased energy efficiency through the use of solar. Allowing for the upper roof to fully maximize a horizontally applied solar array will provide for the highest efficiency and output of sustainable energy production. Additionally the project provides extensive landscaping on a site that otherwise has no requirement for green space, providing occupiable urban green space via the landscaped courtyard, planted areas at the roof deck, and inground planting areas at the ground floor while also maintaining the outbuilding green roof to minimize urban heat island, provide improved air quality and habitat for birds, plants and pollinators.

On balance, the proposal will be consistent with the purpose of the standard as noted above. Additionally the maximized solar array will provide long term energy efficiency to the building, and the multitude of landscaped areas along with the outbuilding green roof provide residents a greater experience of the outdoor green space.

Required Green Roof: 6,946 SF = 60%

Proposed Solar & Green Roof + Landscaping = 8,453sf

C3.9 ADJUSTMENT: VEHICLE PARKING, LOADING

33.266.130.F.1.a.

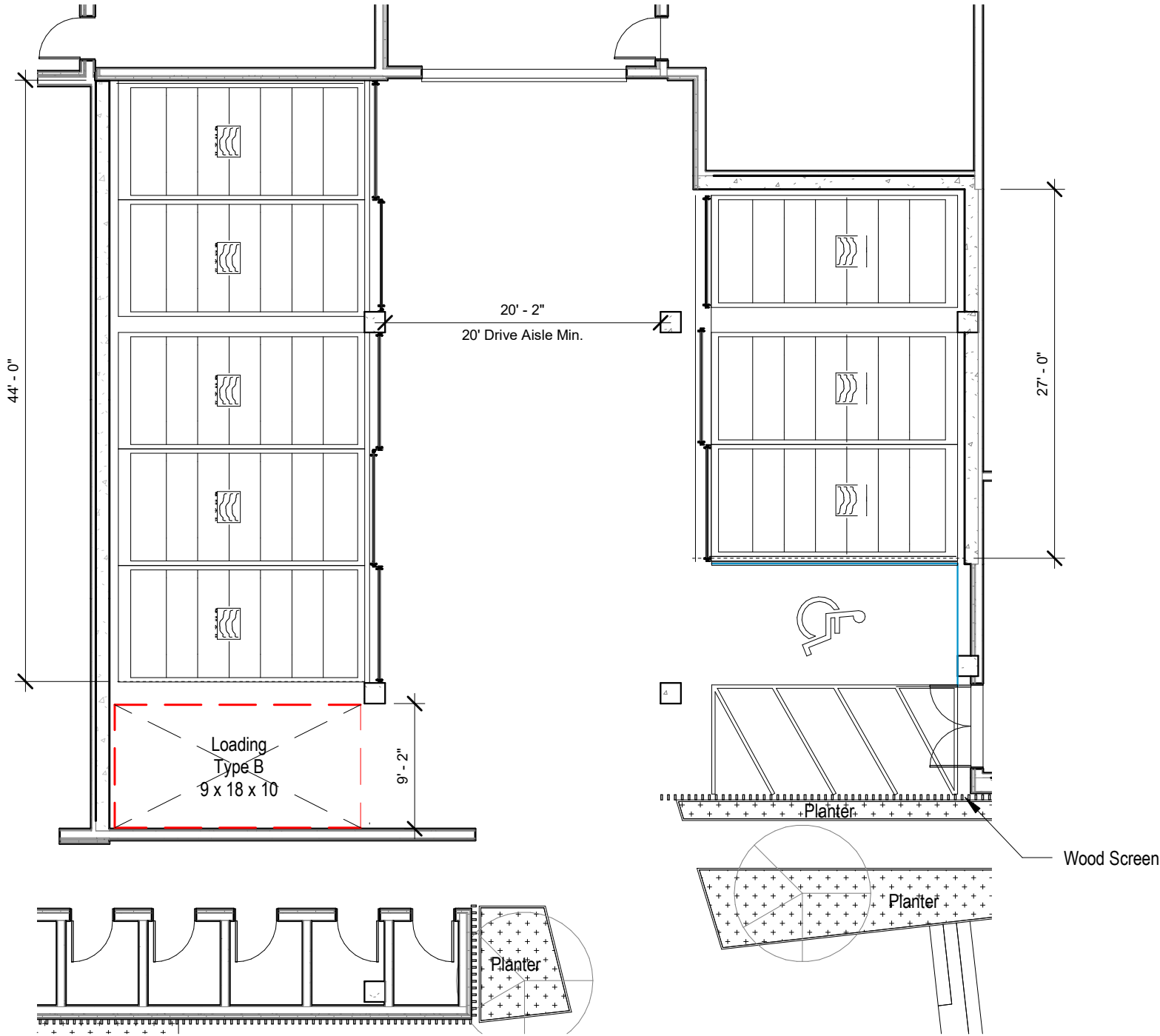
Providing a single dedicated loading space will equally meet the intent of the code, serving the lighter loading needs of residents. The intent of the standard reflects the need for larger vehicle sizes meant to transport such goods in support of business or more intense uses. Because the proposed project is devoted to residential use only, loading frequency will be lower than such higher need non-residential uses.

There are multiple precedents of similar adjustment requests having been approved, demonstrating the frequent decision that such requests meet the applicable approval criteria (a few pertinent LU case numbers for reference include the following: 05-177355 DZM, 06-148149 DZM and 06-165863 AD)

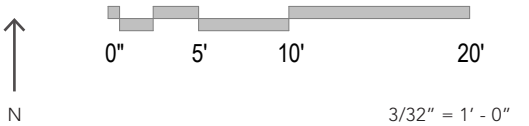
The site is zoned EX (Central Employment), and served by transit stops within 500 ft, with N Hancock classified as a Local Service Street with lower vehicle volumes and N Flint Ave classified as a City Bikeway, Major Emergency Response Street and a Local Service Street. The immediate neighborhood is industrial, and expands into greater mixed-use to the south. With the proposed being 100% residential use, the frequency of loading will be limited to scheduled move in and move out easily accommodated with the proposed one loading spot. Additionally, the amount of street frontage along N Hancock could easily accommodate on-street loading if needed without adversely impacting the surrounding street parking or higher functioning need of N Flint.

The immediate neighborhood is industrial, and expands into greater mixed-use to the south. With the proposed being 100% residential use, the frequency of loading will be limited to scheduled move in and move out easily accommodated with the proposed one loading spot. Additionally, the amount of street frontage along N Hancock could easily accommodate on-street loading if needed without adversely impacting the surrounding street parking or higher functioning need of N Flint.

Refer to accompanying Narrative Packet for more information.



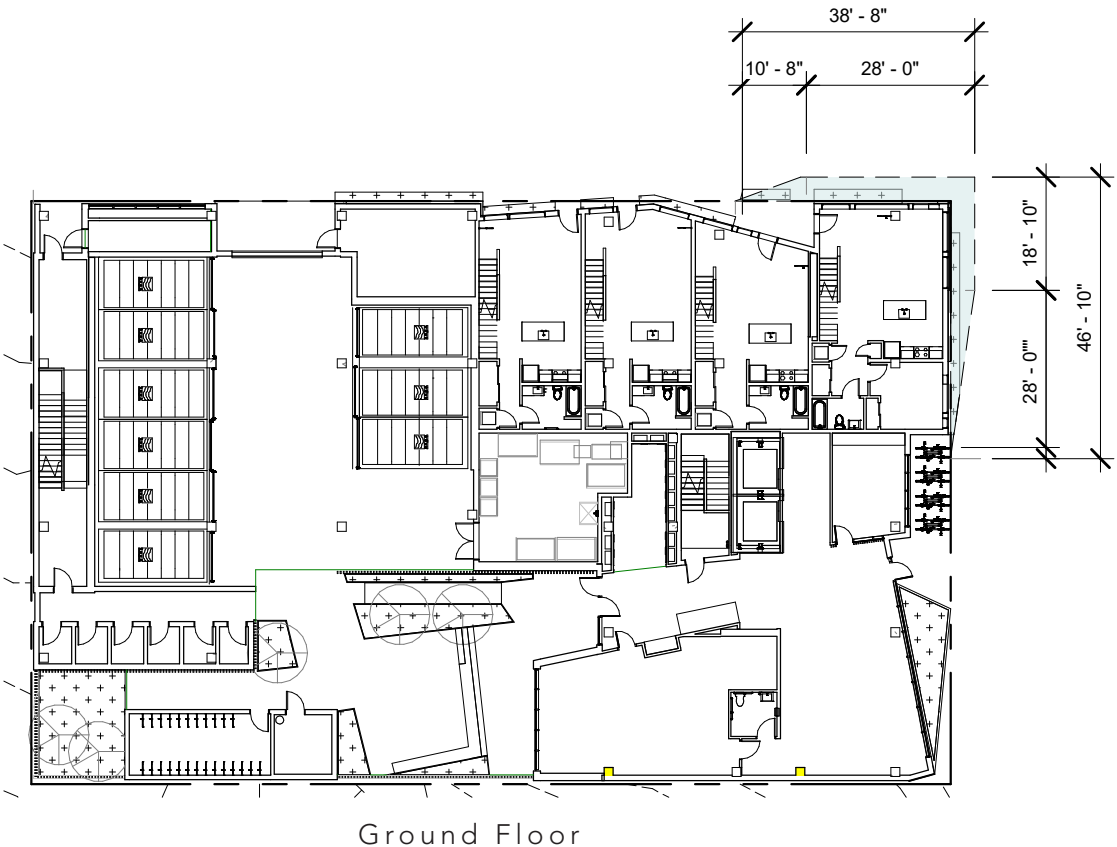
LOADING PARKING PLAN



C3.8 DESIGN EXCEPTION: ORIEL WINDOWS



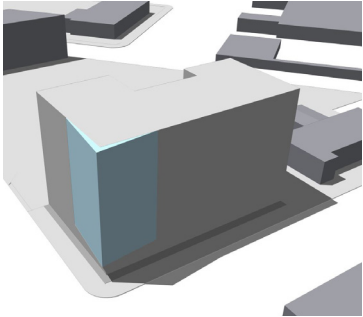
East Elevation



Ground Floor



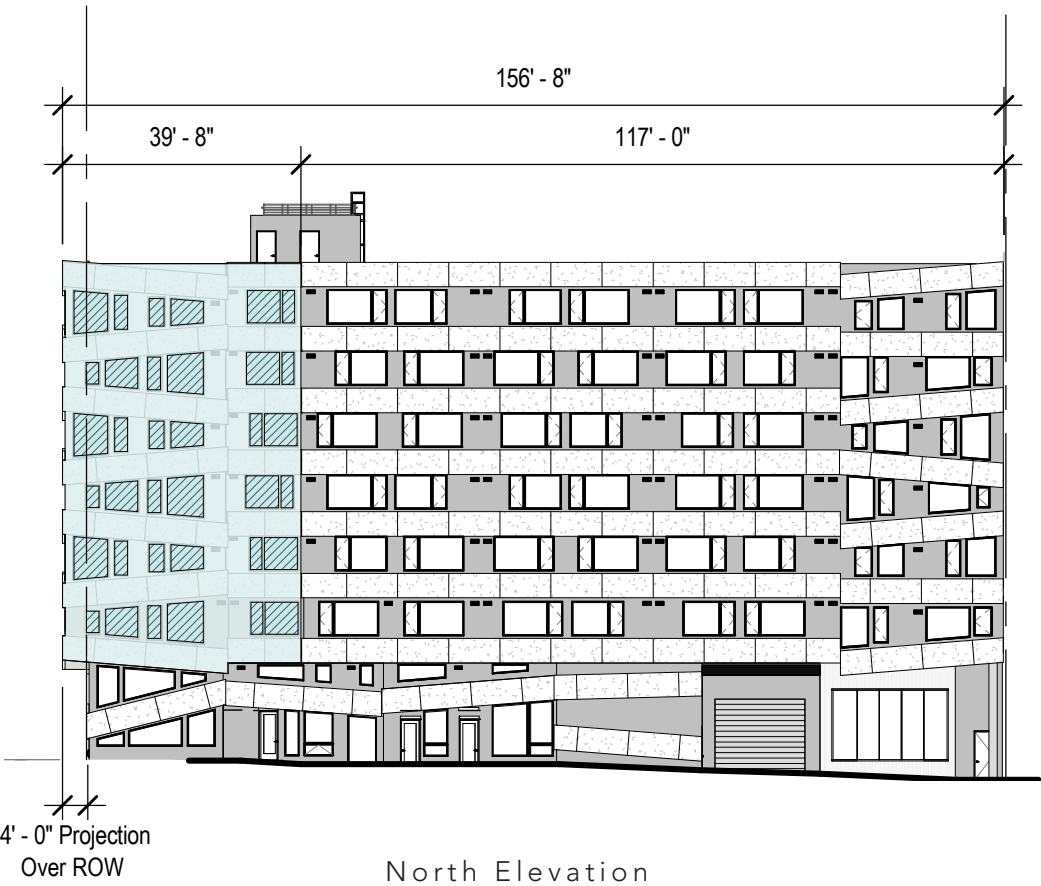
- Per OSSC/32/#1 Criteria
- A. Projections: Met
 - B. Clearance: Met
 - C. Area: Met
 - D. Wall Length: Met
 - E. Window Area: Met
 - F. Width: Design Exception Requested
 - G. Separation: Met



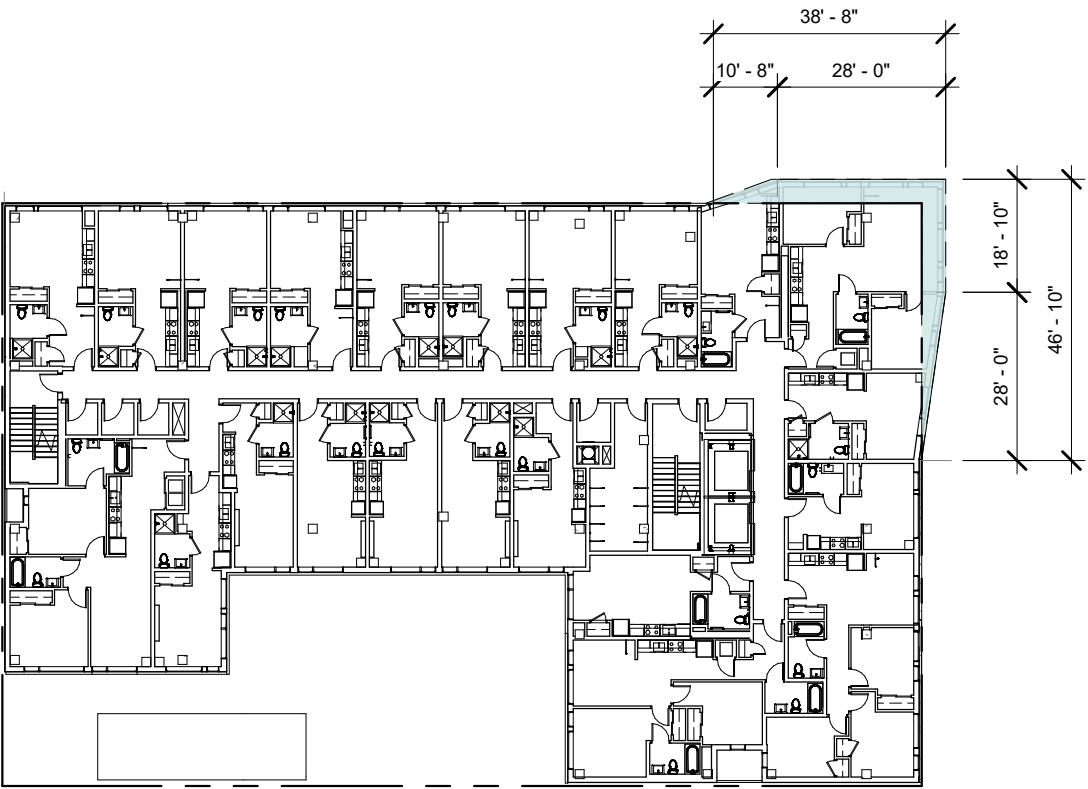
This project is proposing to consolidate the oriel windows into a single expression on the north and east elevations, such that while the total length and area of each projection is less than the allowed, the width of each oriel window proposed exceeds the maximum width for each single window.

This approach will meet the intent of the code, both in terms of massing and proportion, as well as provide a better overall sculptural effect, and enhanced interior unit experience. In addition, the consolidation of the oriel windows will provide canopy protection for the sidewalk and public realm at the most active corner of the site.

Refer to accompanying Narrative Packet for more information.



North Elevation

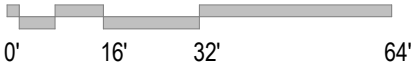


Typical Levels 02 - 07

Proposed Oriel Window Projections

<u>East Elevation</u>	
Total Length:	100'-5"
50% of Length:	50'-2 1/2"
Oriel Window Length:	46'-10"

<u>North Elevation</u>	
Total Length:	156'-8"
50% of Length:	78'-4"
Oriel Window Length:	39'-8"

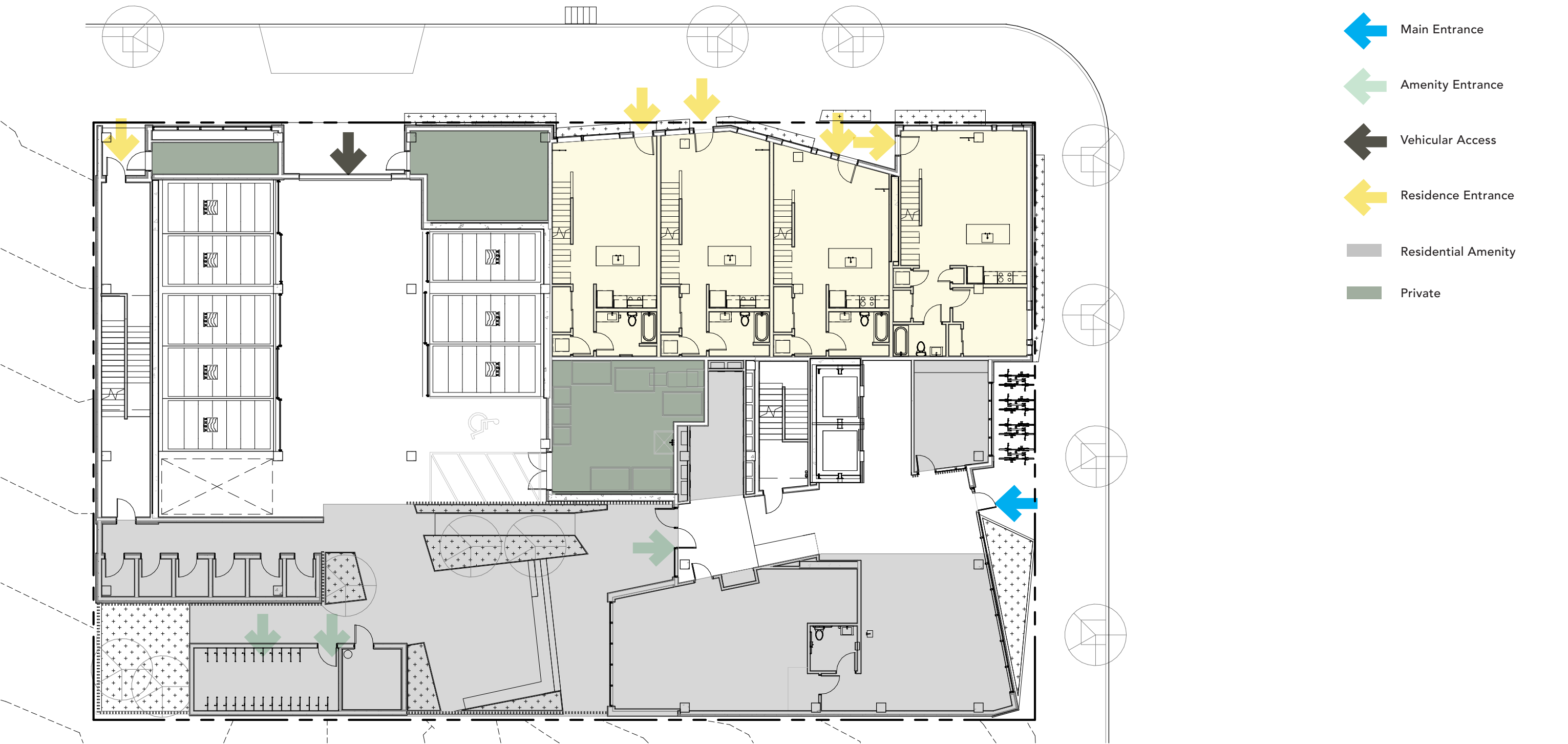


1/32" = 1' - 0"

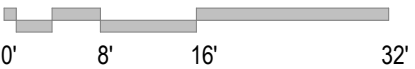
SITE STRATEGY

C4.1 GROUND LEVEL ACCESS

Ground Floor Plan



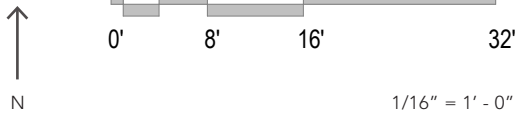
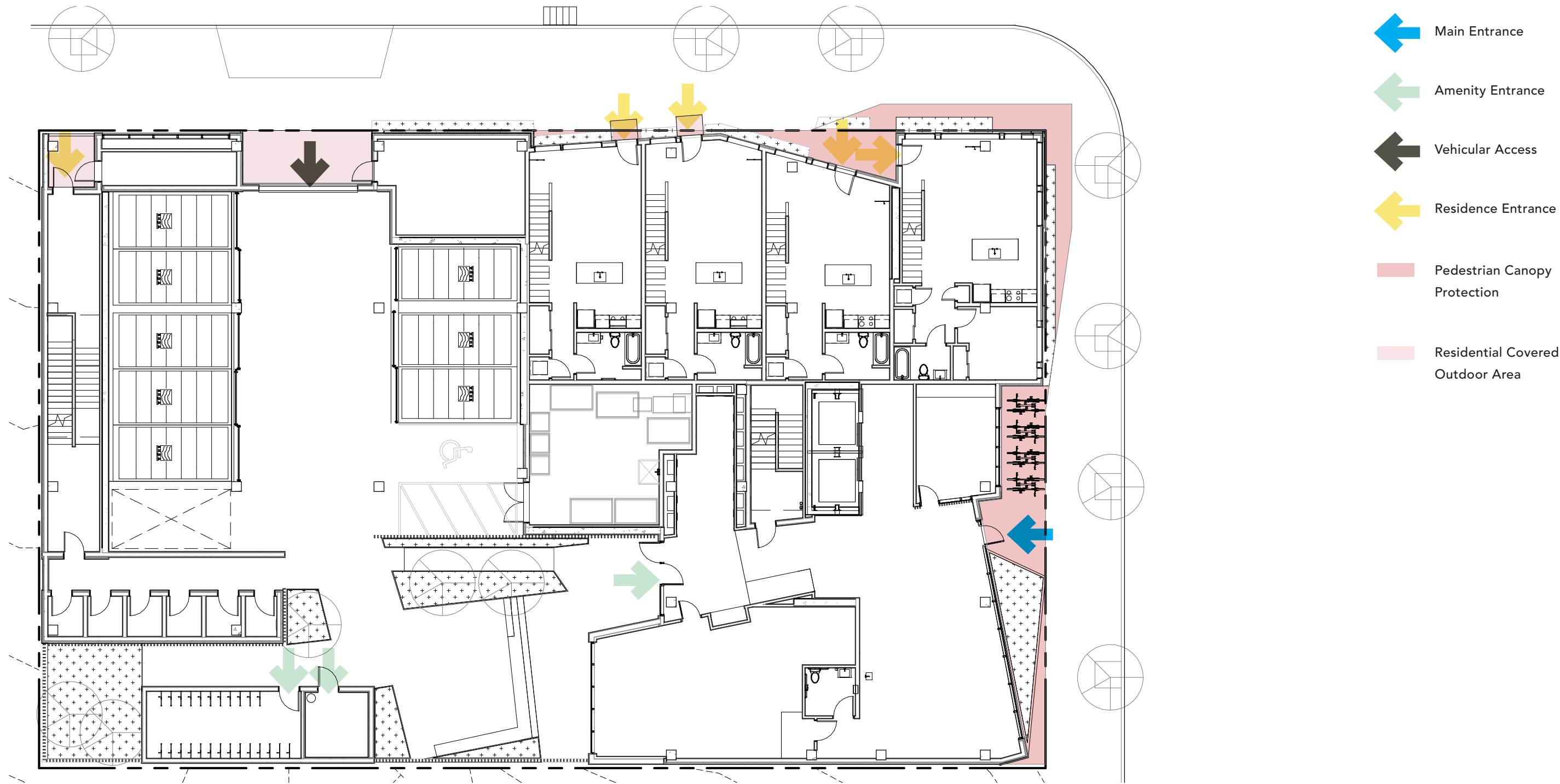
N



1/16" = 1' - 0"

C4.2 PEDESTRIAN CANOPY PROTECTION

Ground Floor Plan



C4.3 BUILDING COVERAGE

Ground Floor Plan

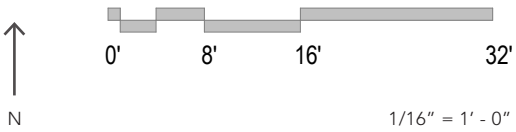
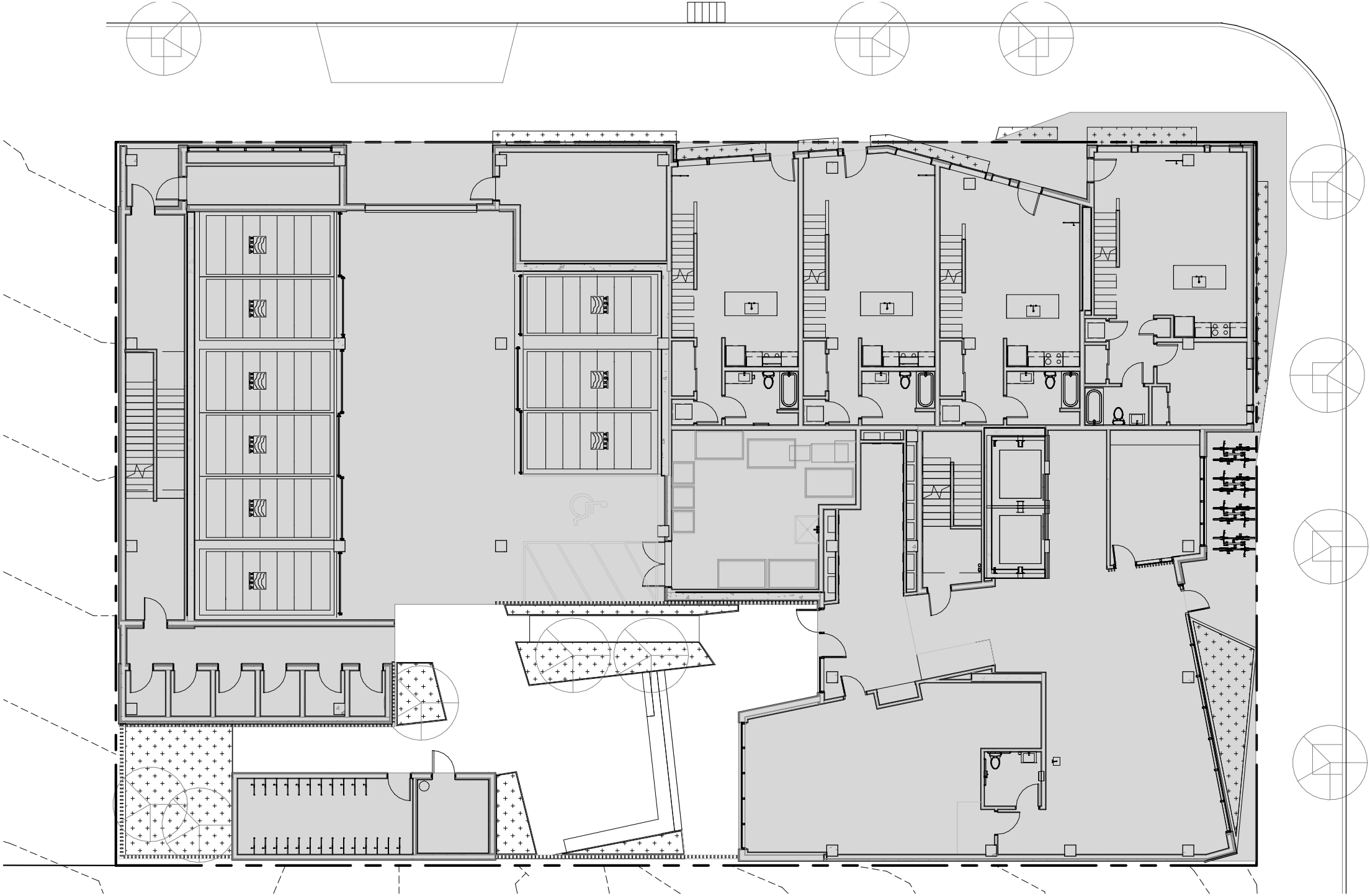
Grey Color Indicates 2nd Floor Building Above.

Per 33.140.220 & Table 140-2:

Max. building coverage can be 100% of site area. No minimum landscape area is required.

Building Coverage Area

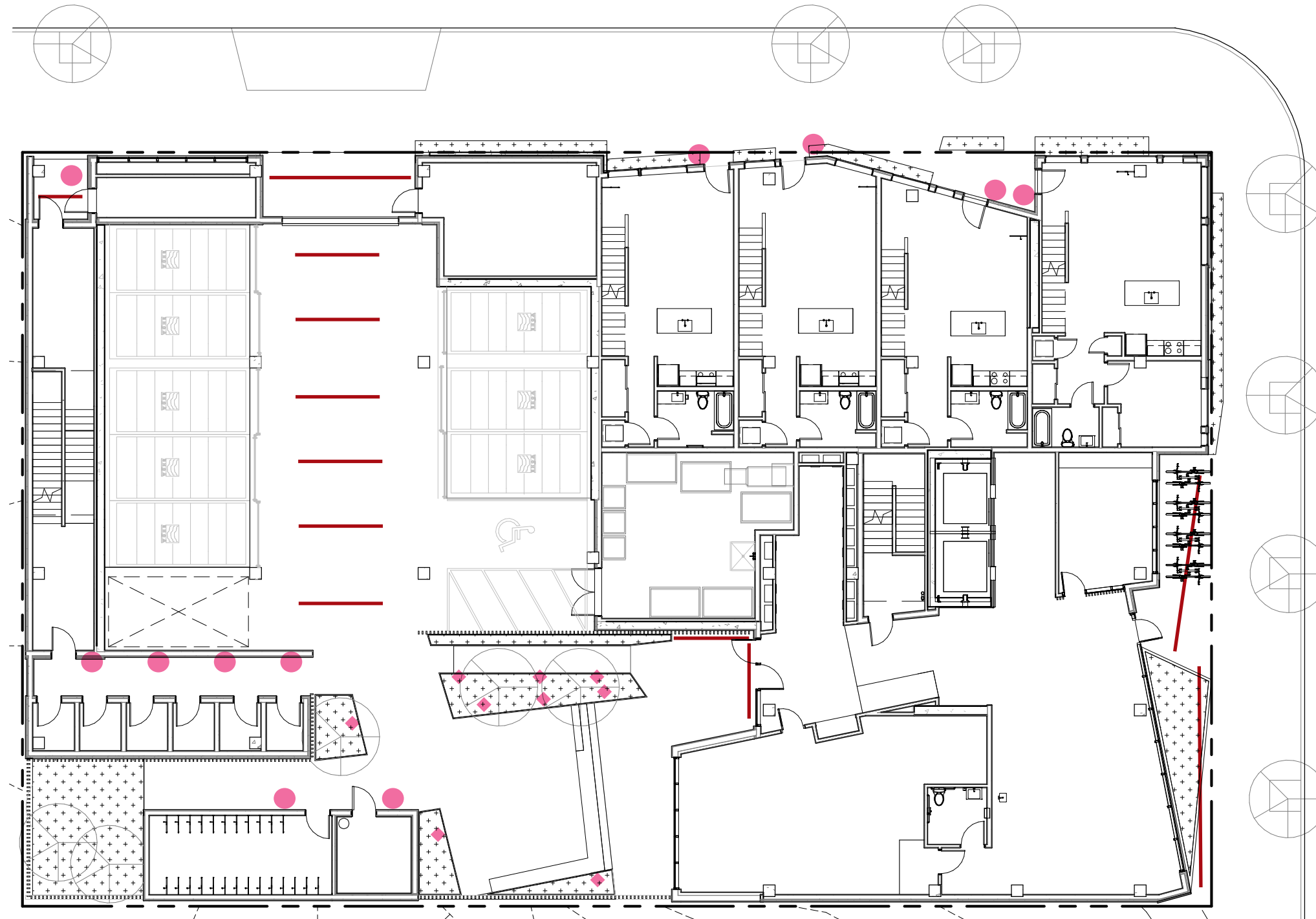
15,500 sf Site Area
12,959 sf Coverage
Total Percentage: 83.3% Coverage



C4.4 SITE LIGHTING PLAN

- Exterior Sconce
- ◆ Exterior Planter Light
- Exterior / Interior Linear Light

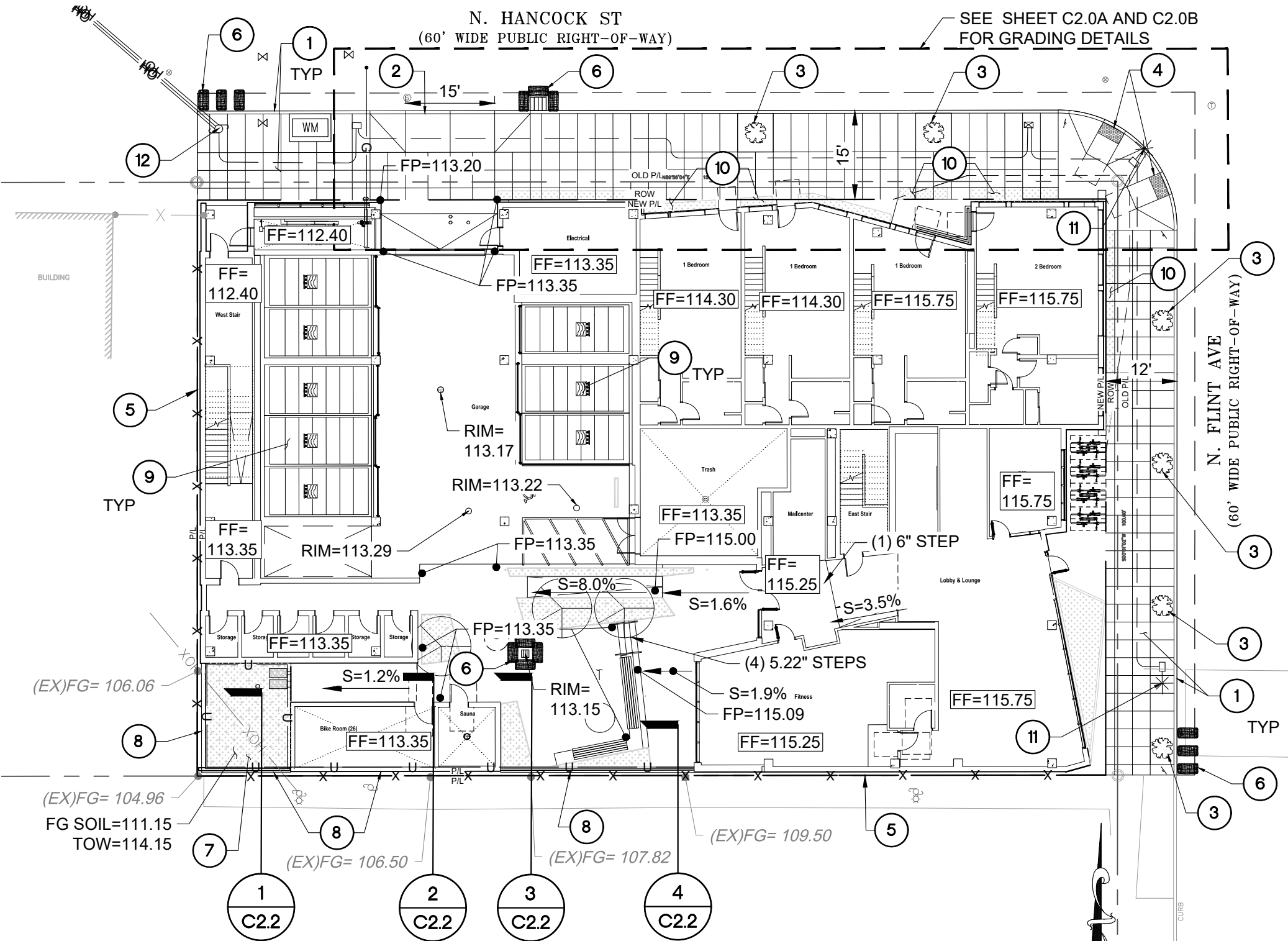
*Reference Narrative Packet for Lighting Fixture Cut Sheets



N

0' 8' 16' 32'

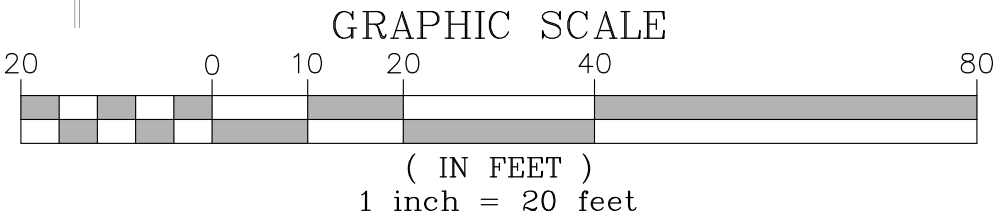
1/16" = 1' - 0"

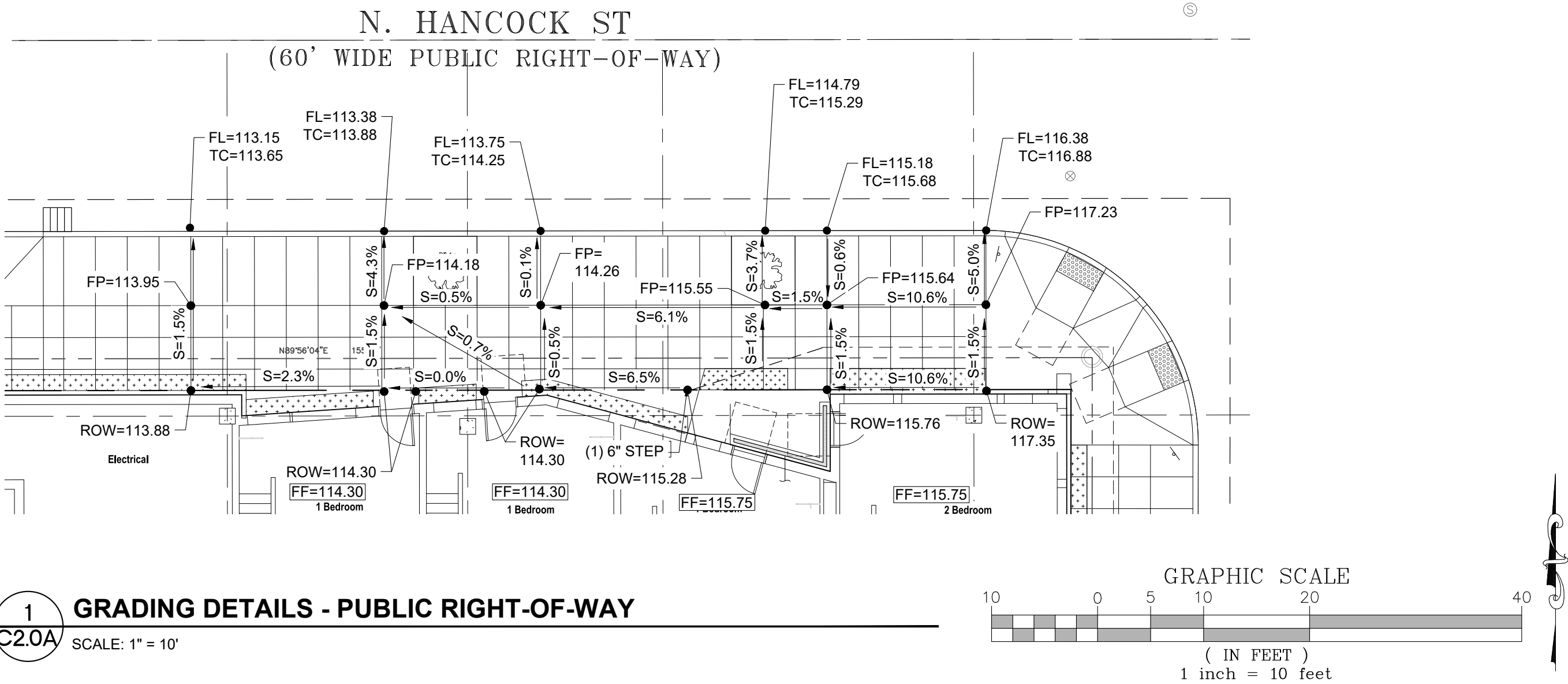


KEYNOTES FOR THIS SHEET	
MARK - DESCRIPTION	
1	NEW CURB AND SIDEWALK, TYP.
2	NEW DRIVEWAY APRON.
3	NEW STREET TREE.
4	NEW ADA CORNER WITH DUAL RAMPS.
5	SEDIMENT FENCE.
6	EROSION CONTROL BIOBAGS.
7	NEW LINED PRIVATE FLOW-THRU STORM PLANTER.
8	NEW RETAINING WALL.
9	NEW STACKED PARKING SPACES, TYP.
10	NEW LANDSCAPE PLANTER STRIPS IN FRONTAGE ZONE.
11	NEW STREET LIGHT.
12	NEW POWER POLE WITH STREET LIGHT.

GENERAL GRADING NOTE:
STACKED PARKING SPACES PIT DEPTH TO BE 74" BELOW FINISH FLOOR ELEVATION.
STACKING PARKING FF=113.35
STACKED PARKING PIT DEPTH=107.18

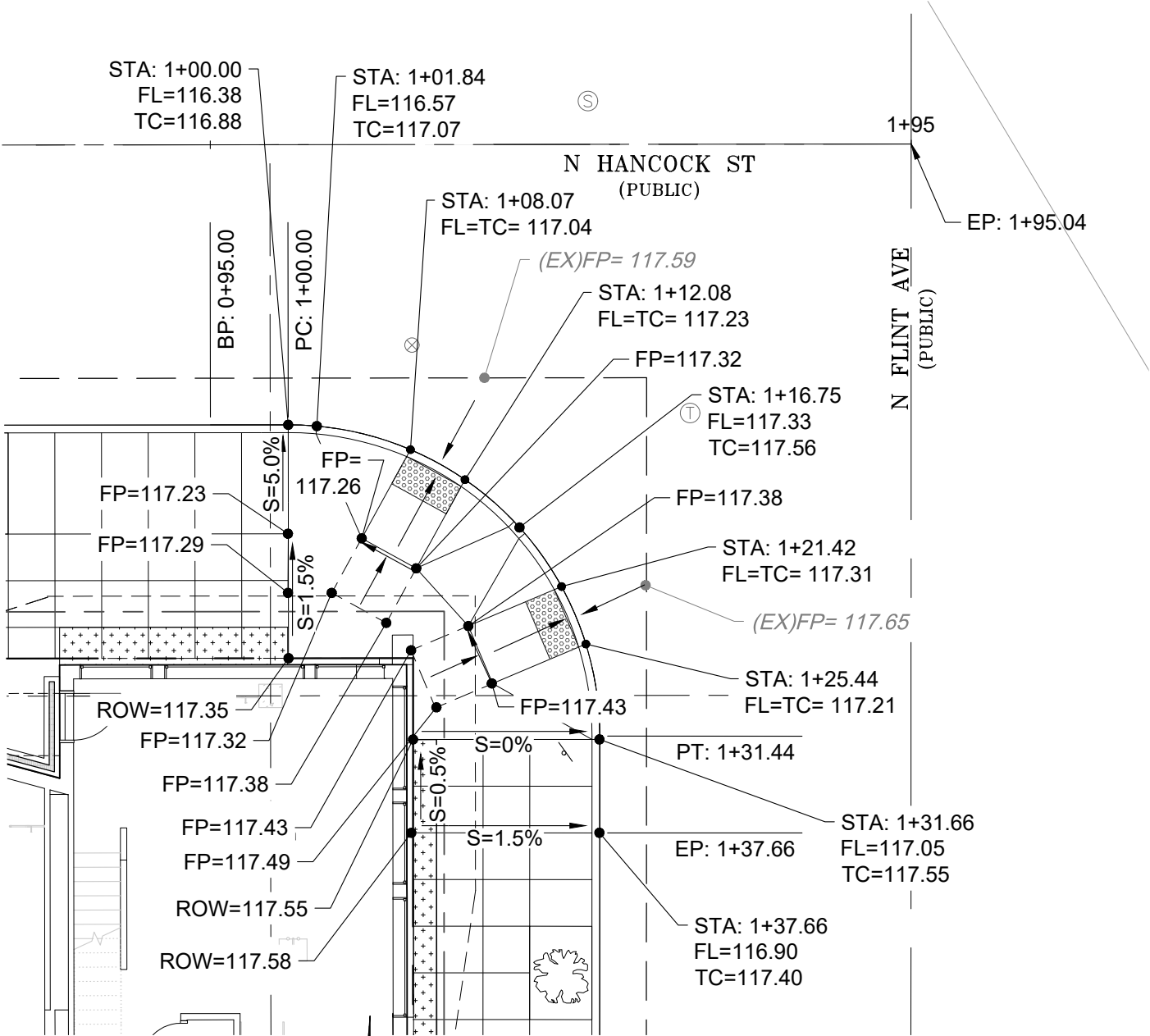
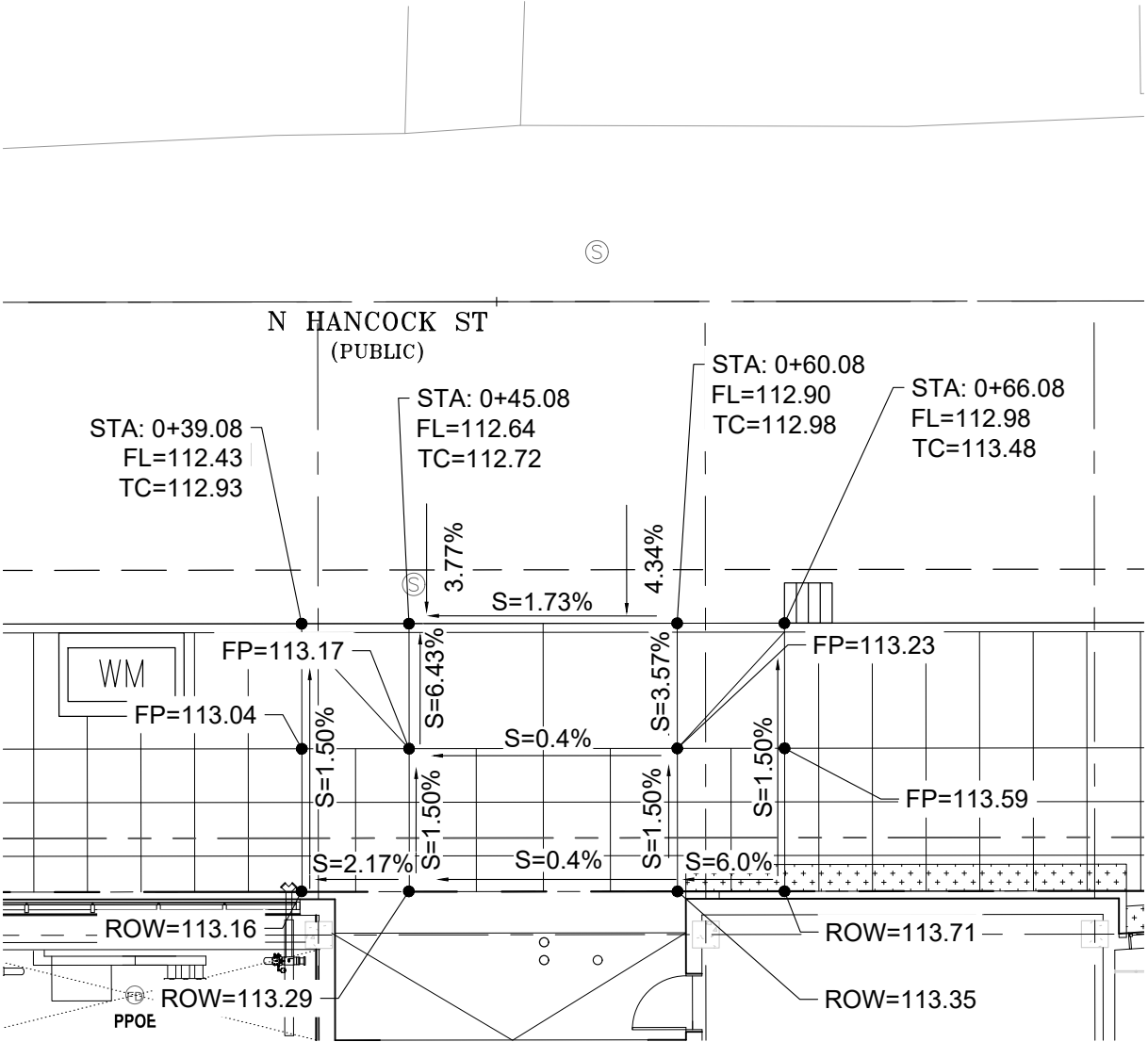
1
C2.0
EROSION CONTROL & GRADING PLAN
SCALE: 1" = 20'



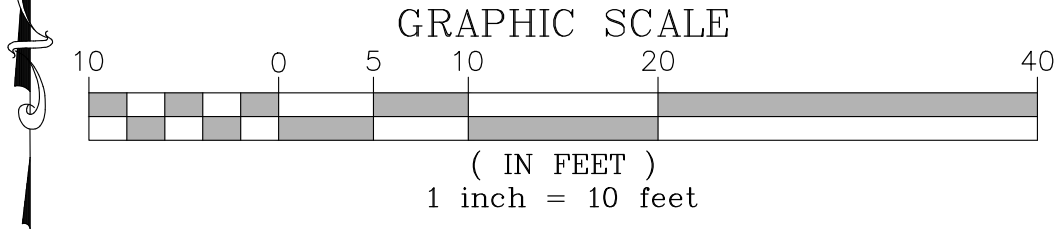


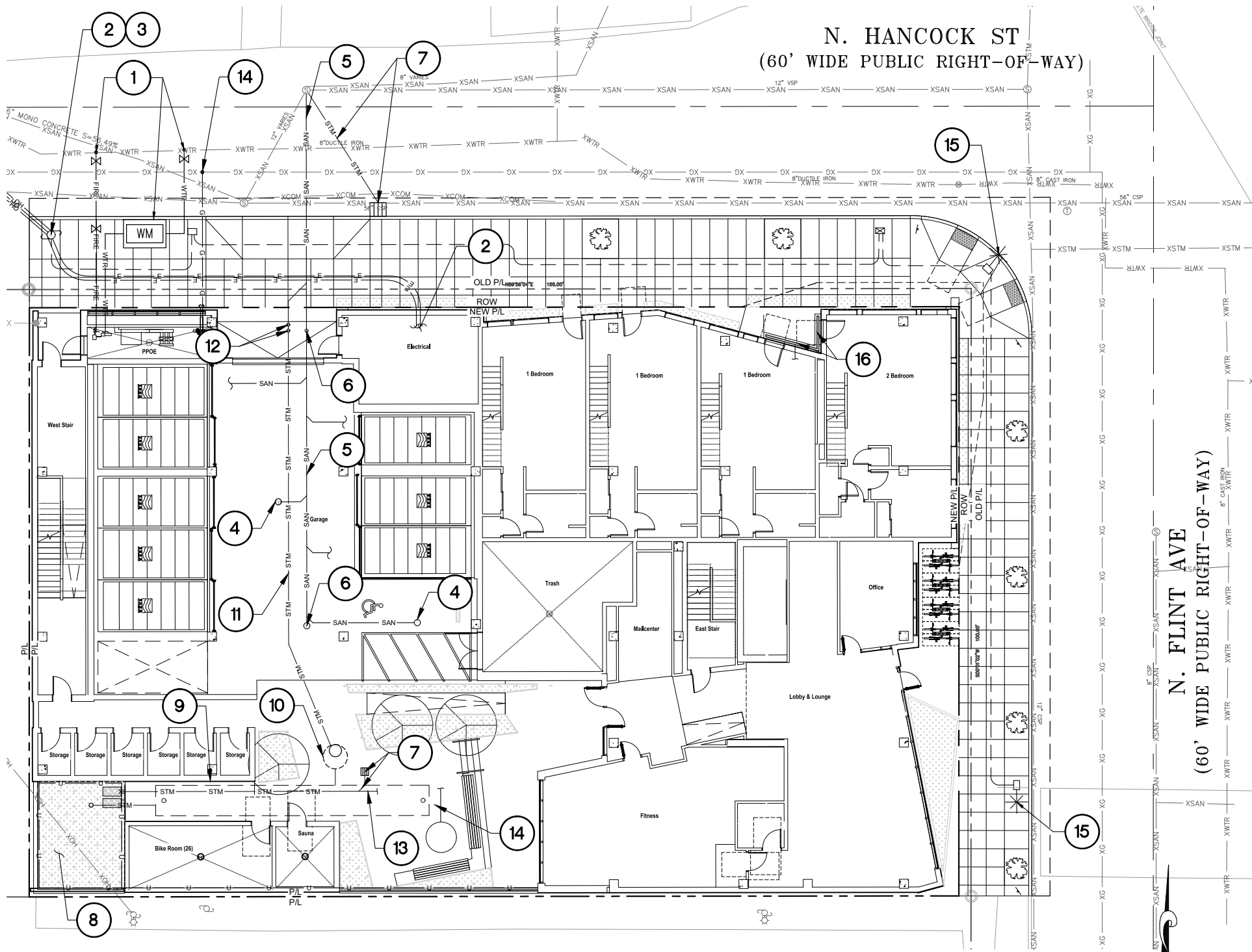
1 GRADING DETAILS - PUBLIC RIGHT-OF-WAY
C2.0A SCALE: 1" = 10'

C4.7 GRADING DETAILS - PUBLIC DRIVEWAY AND CURB RETURN



1 GRADING DETAILS - PUBLIC DRIVEWAY AND CURB RETURN
C2.0B SCALE: 1" = 10'





KEYNOTES FOR THIS SHEET

MARK - DESCRIPTION

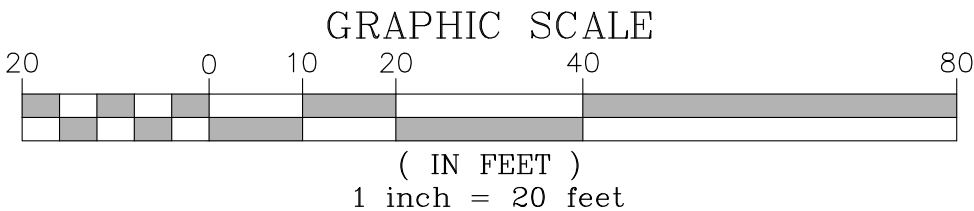
- 1 — NEW FIRE SERVICE AND WATER METER, VALVE, AND LATERAL. DCVA AND DCDA TO BE IN BUILDING.
- 2 — NEW POLE MOUNTED TRANSFORMER WITH UG POWER TO BUILDING.
- 3 — NEW POWER POLE WITH STREET LIGHT. SEE NOTES BELOW.
- 4 — NEW SANITARY DRAIN PER PLUMBING DRAWINGS.
- 5 — NEW 8" SANITARY LATERAL.
- 6 — NEW SANITARY CLEANOUT.
- 7 — NEW CATCH BASIN AND STM PIPE.
- 8 — NEW PRIVATE LINED FLOW THRU STORM PLANTER.
- 9 — NEW 3' DIAMETER HDPE DETENTION PIPE.
- 10 — NEW FLOW CONTROL MANHOLE.
- 11 — NEW 6" STORM LATERAL TO CONNECT TO COMBINED SEWER.
- 12 — NEW STORM CLEANOUT. P-TRAP AND BACK WATER VALVE.
- 13 — NEW 4" (MIN) STM TO COLLECT NON-GREEN ROOF AREA.
- 14 — NEW GAS SERVICE LATERAL. CONNECT TO GAS FIRE PIT.
- 15 — NEW METAL POLE STREET LIGHT WITH UNDERGROUND ELECTRICAL FEED.
- 16 — NEW TRENCH DRAIN.

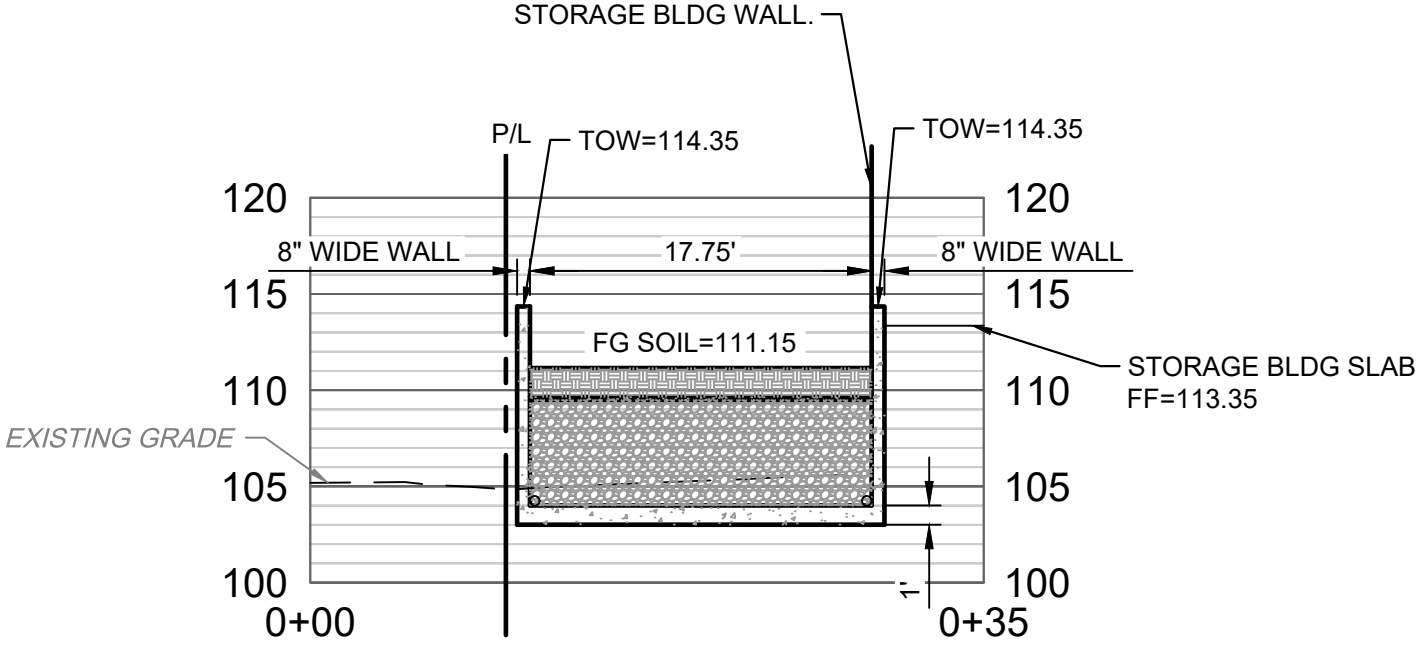
ELECTRICAL NARRATIVE CONDITION OF APPROVAL REQUEST

THE LOCATION OF THE POWER TRANSFORMER IS TBD. THE TRANSFORMER WILL BE POLE MOUNTED ON THE NEW NW POWER POLE IF ELECTRICAL NEEDS ALLOW FOR IT. IF THE TRANSFORMER IS NOT ABLE TO BE POLE MOUNTED, IT WILL BE PLACED IN AN UNDERGROUND VAULT. THE VAULT WILL BE PLACED TO ENSURE CITY REQUIREMENTS ARE MET INCLUDING BES SKIN TO SKIN CLEARANCES AND A UTILITY VAULT EXCEPTION IS BEING PROCESSED. NO ELECTRICAL VAULT APPURTENANCES WILL BE ABOVE GRADE. ALL ELECTRICAL VAULT ACCESS HATCHES WILL BE PROVIDED CITY APPROVED NON-SLIP LID/ACCESS HATCH. LIDS WILL BE OF CONCRETE MATERIAL IF WITHIN THE PEDESTRIAN THROUGH ZONE. ELECTRICAL VAULT LID WILL BE PROVIDED WITH SUMP PUMP DISCHARGE CONNECTED TO COMBINED SEWER. THE TRANSFORMER SIZE IS STILL TBD BASED ON FIRE PUMP AND ELECTRICAL NEEDS. EITHER TRANSFORMER OPTION WILL MEET CITY REQUIREMENTS.

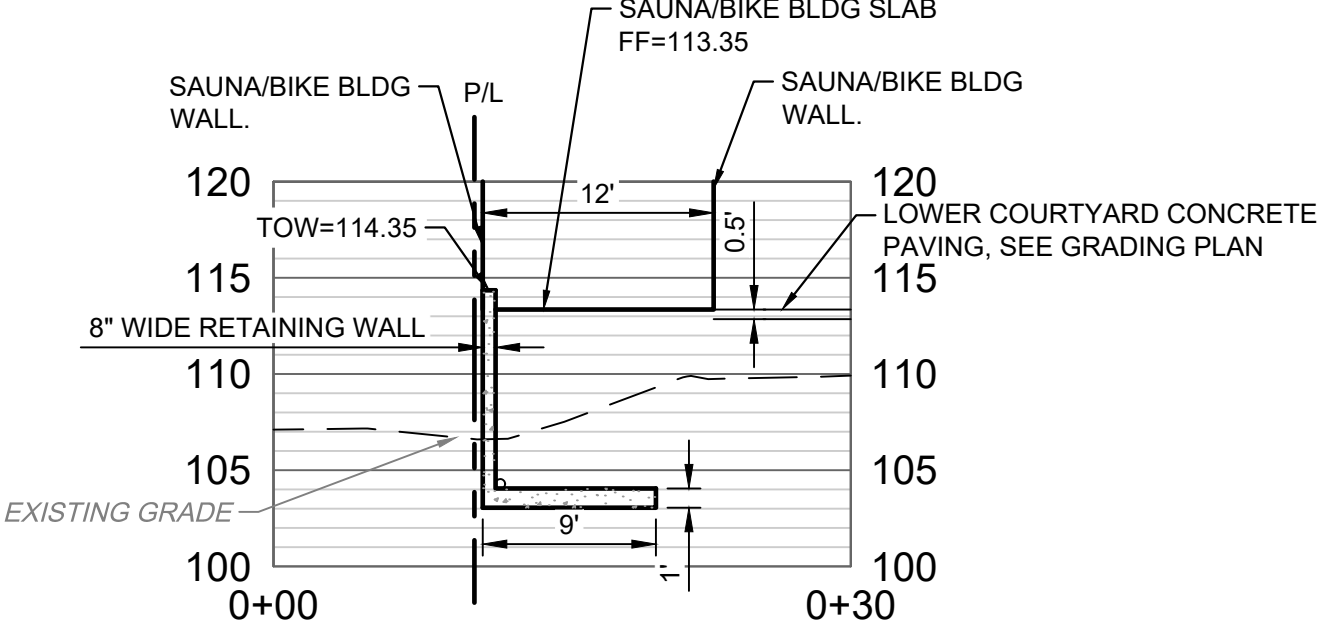
1 UTILITY PLAN
C2.1

SCALE: 1" = 20'

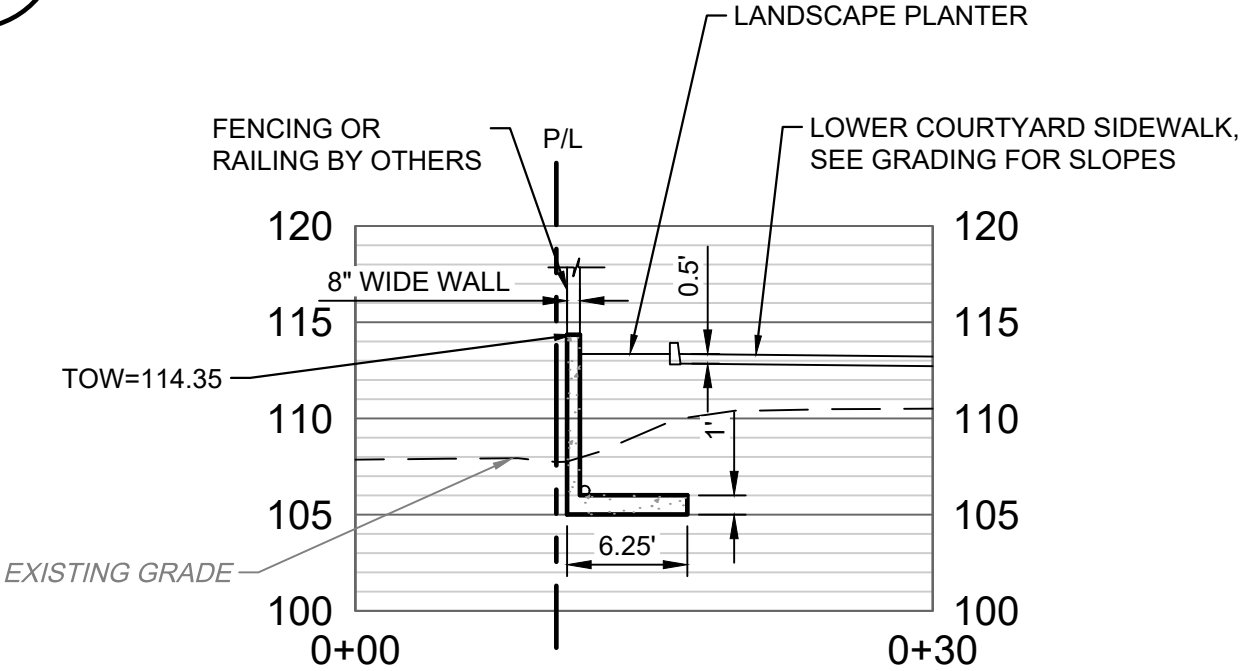




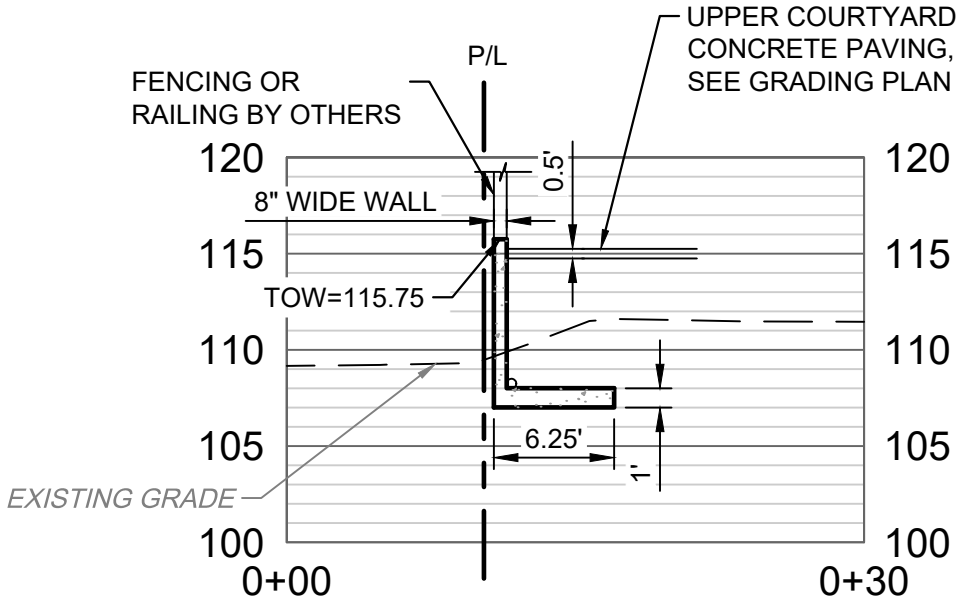
1
C2.2 **CROSS SECTIONS - PLANTER**
SCALE: 1" = 10'-0"



2
C2.2 **CROSS SECTIONS - SAUNA/BIKE BLDG**
SCALE: 1" = 10'-0"

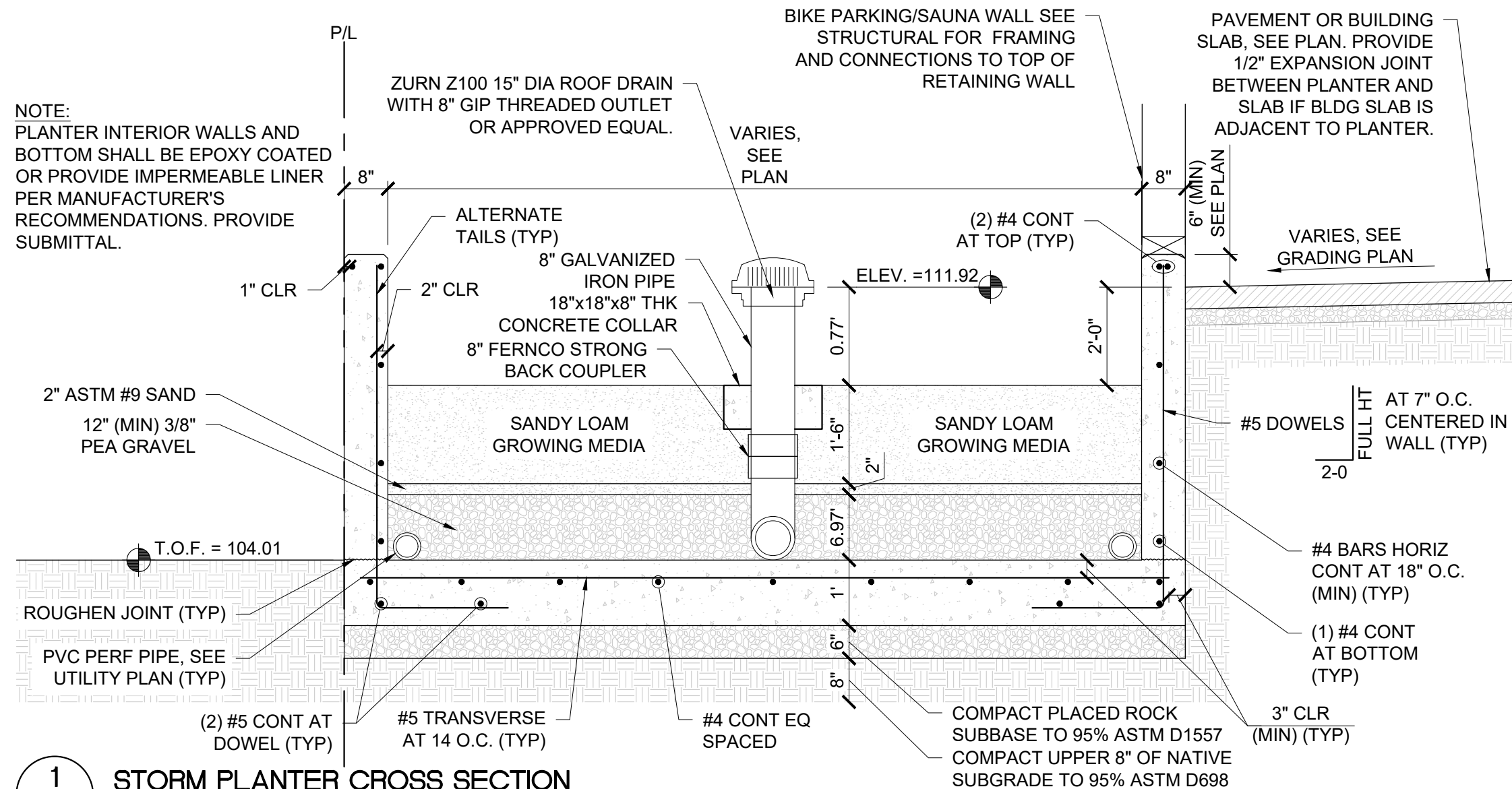


3
C2.2 **CROSS SECTIONS - LOWER COURTYARD**
SCALE: 1" = 10'-0"



4
C2.2 **CROSS SECTIONS - UPPER COURTYARD**
SCALE: 1" = 10'-0"

C4.10 STORM PLANTER CROSS SECTION



1
C3.0

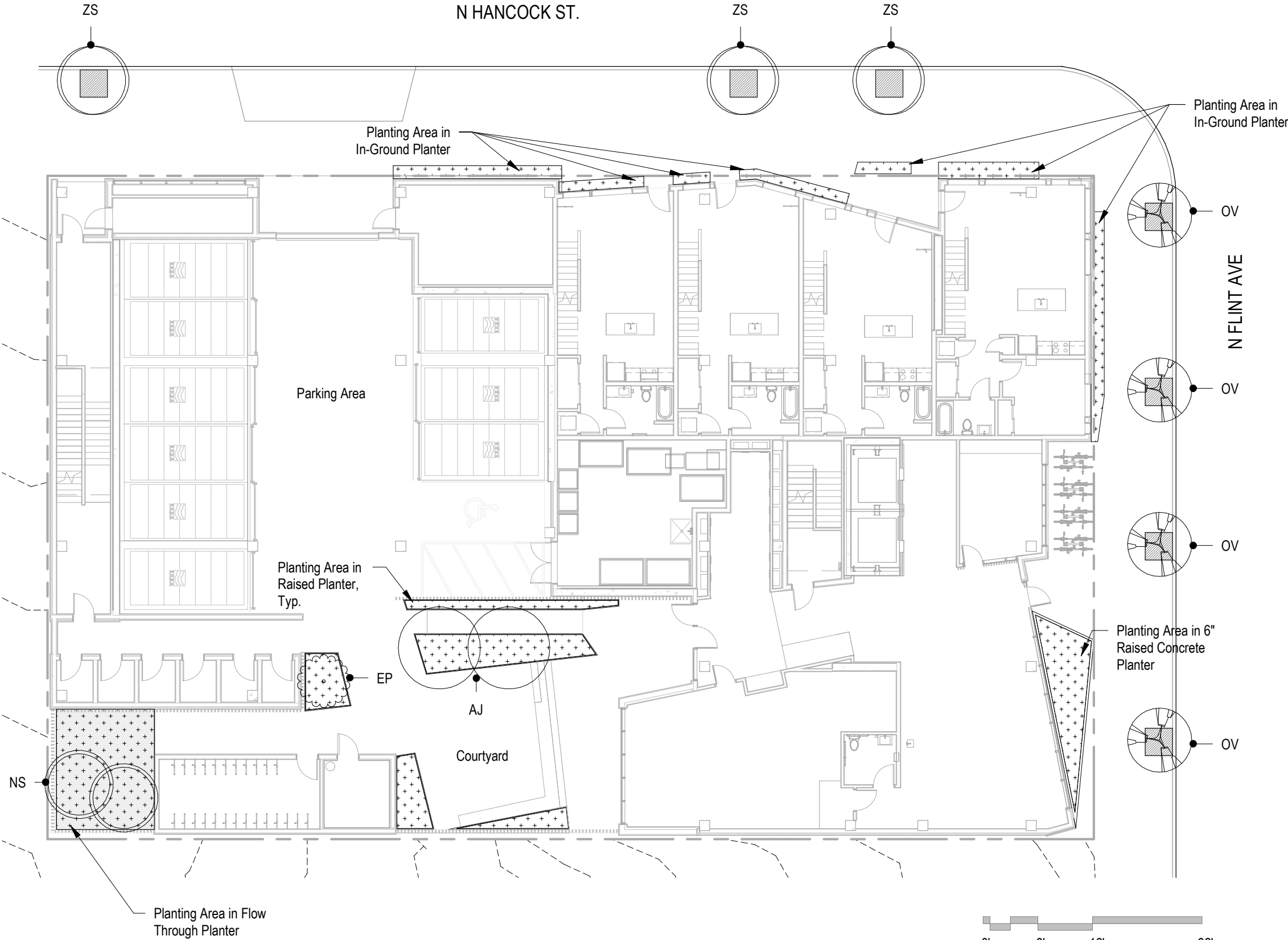
STORM PLANTER CROSS SECTION

NTS

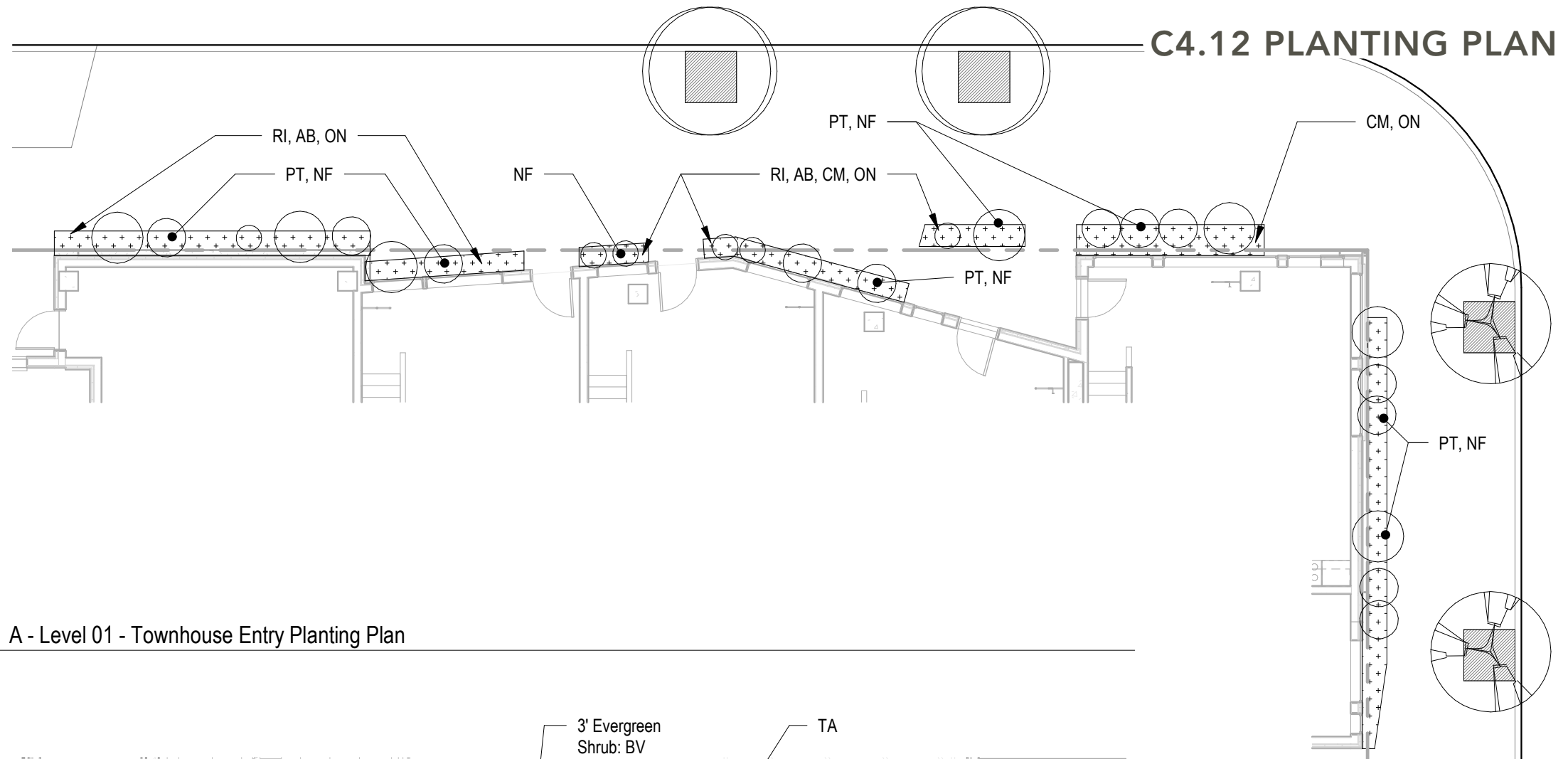
C4.11 PLANTING AREA DIAGRAM & TREE PLAN

Planting Legend

- Public R.O.W. Planting Area
- Planting Area
- Planting Area in Flow Through Planter
- Large Trees
- ZS Zelkova Serrata "Green Vase"
Green Vase Japanese Zelkova
- AJ Albizia Julibrissen "Summer Chocolate"
Mimosa
- Medium Trees
- OV Ostrya Virginiana American
Hophornbeam
- NS Nyssa Sylvatica
Tupelo
- Medium Trees
- EP Eucalyptus Pauciflora SPP. Niphophila
Snow Gum

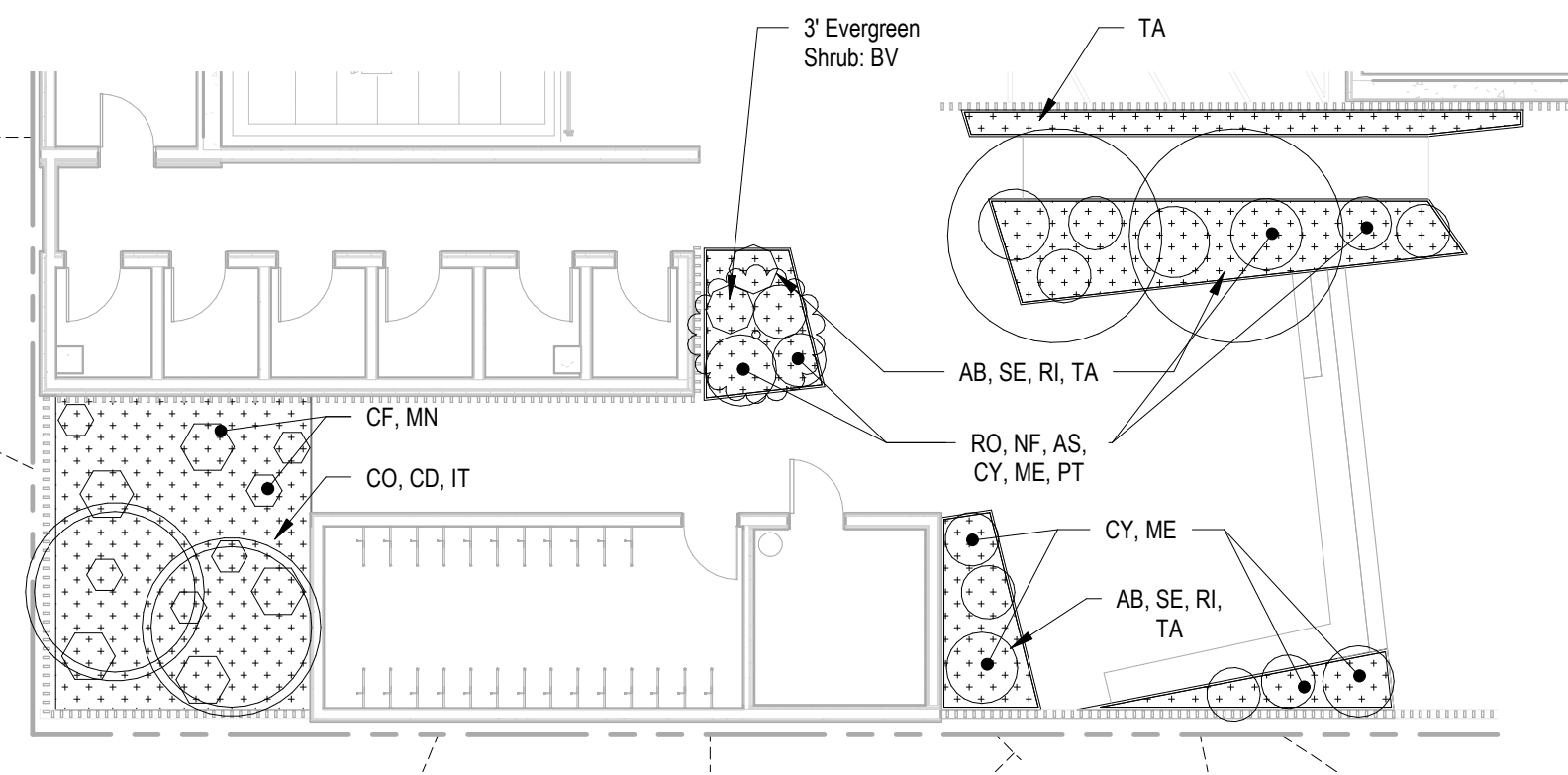


Planting Area Diagram and Tree Planting Plan

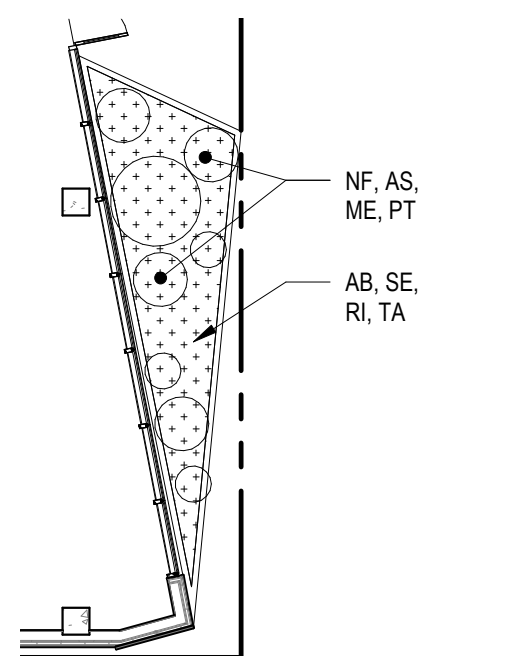


C4.12 PLANTING PLAN

A - Level 01 - Townhouse Entry Planting Plan

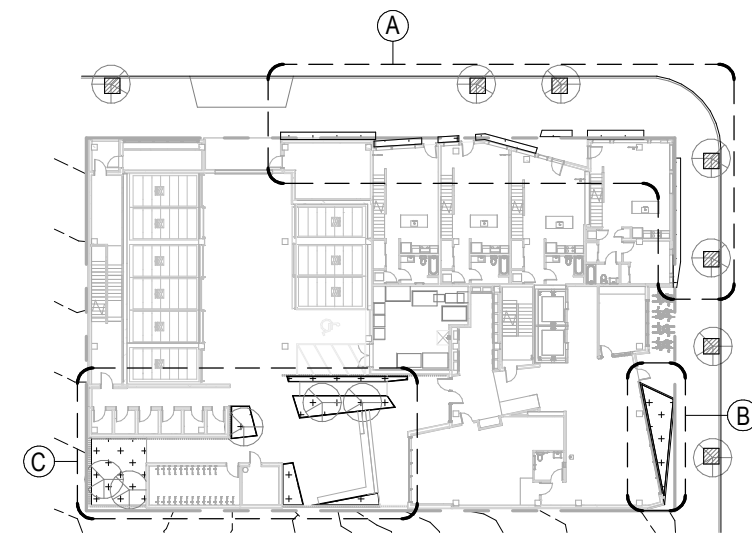


C - Level 1 - Courtyard Planting Plan

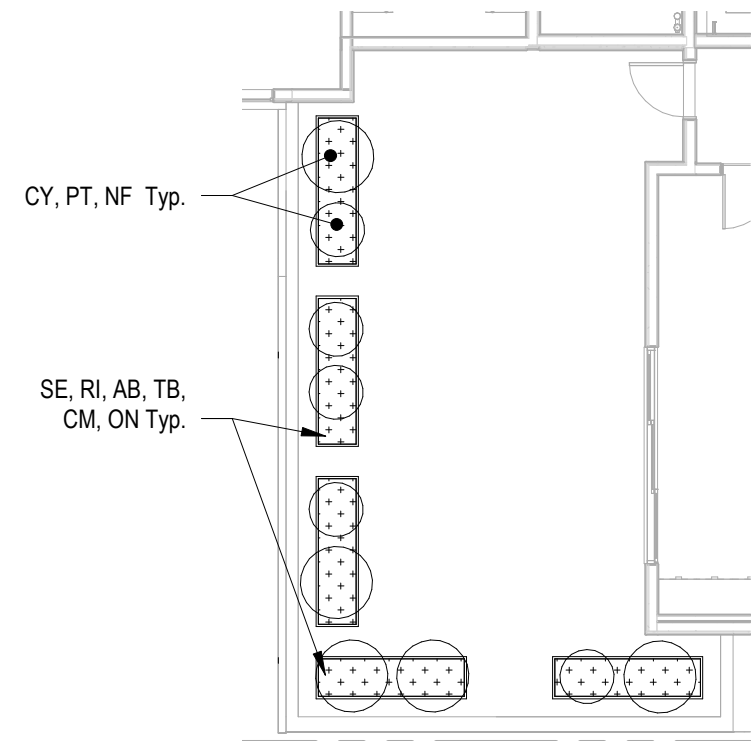


B - Level 1 - Building Entry Planting Plan

3/32" = 1' - 0"
N








Planting Key Plan



Level 7 - Amenity Deck Planting Plan

PLANT SCHEDULE

LARGE TREES								SHRUBS ON SWMM PLANT LIST	HT/ CONT SPACING		
CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SWMM	QTY	STREET TREE			CODE	BOTANICAL NAME / COMMON NAME	CONT
	ZS <i>ZELKOVA SERRATA</i> 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	B & B	2.5"	Y	5	Y		CF	<i>CORNUS SERICEA</i> RED OSIER DOGWOOD	1 GAL	6' / 6'
	AJ <i>ALBIZIA JULIBRISSIN</i> 'SUMMER CHOCOLATE' MIMOSA	B & B	2"		2			NM	<i>NANDINA DOMESTICA</i> 'MOON BAY' HEAVENLY BAMBOO	1 GAL	6' / 3'O.C.
MEDIUM TREES								GROUNDCOVER	CONT SPACING		
CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SWMM	QTY	STREET TREE			CODE	BOTANICAL NAME / COMMON NAME	CONT
	OV <i>OSTRYA VIRGINIANA</i> AMERICAN HOPHORNBEAM	B & B	2.5"		4	Y		AB	<i>AGAVE BRACTEOSA</i> SPIDER AGAVE	1 GAL	24" O.C.
	NS <i>NYSSA SYLVATICA</i> TUPELO	B & B	2"	Y	2			RI	<i>ROSMARINUS OFFICINALIS</i> 'IRENE' ROSEMARY IRENE	1 GAL	36" O.C.
SMALL TREES								GROUNDCOVER ON SWMM PLANT LIST	CONT SPACING		
CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SWMM	QTY				CODE	BOTANICAL NAME / COMMON NAME	CONT
	EP <i>EUCALYPTUS PAUCIFLORA SPP.</i> <i>NIPHOPHILA</i> SNOW GUM	B & B	2"		1			SE	<i>SEDUM HISPANICUM</i> SPANISH STONECROP	4" POT	12" O.C.
	SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	HT/ SPACING						
		AS	<i>ACANTHUS SYRIACUS</i> BEAR'S BREECH	1 GAL	1-2' / 24"						
		BV	<i>BERBERIS VERRUCULOSA</i> WARTY BARBERRY	5 GAL	3' / 4'						
		CY	<i>CALLISTEMON PITYOIDES</i> 'MOONLIGHT' ALPINE BOTTLEBRUSH	3 GAL	3' / 4'						
		CP	<i>CORYLOPSIS PAUCIFLORA</i> WINTER HAZEL	5 GAL	4-6' / 5'						
		ME	<i>MAHONIA EURYOBRACTEATA</i> 'SILVER SEEDLINGS' MAHONIA	3 GAL	3-4' / 3'						
		NF	<i>NANDINA DOMESTICA</i> 'FILAMENTOSA' THREAD-LEAF HEAVENLY BAMBOO	1 GAL	2-3' / 30"						
		PT	<i>PHORMIUM TENAX</i> 'PINK STRIPE' NEW ZEALAND FLAX	3 GAL	4-5' / 4'						
		RO	<i>ROSMARINUS OFFICINALIS</i> 'TICONDEROGA' ROSEMARY	3 GAL	3-4' / 5'						

C4.14 PLANTING MATERIALS



Zelkova
ZS



Mimosa
AJ



Tupelo
NS



Snow Gum
EP



American Hophornbeam
OV



Warty Barberry
BV



Red Osier Dogwood
CF



Alpine Bottlebrush
CY



Mahonia
ME



Winter Hazel
CP



New Zealand Flax
PT



Rosemary
RO



Oregon Iris
IT



Heavenly Bamboo
NM



Bear's Breech
AS



Thread-Leaf Heavenly
Bamboo NF



Rosemary Irene
RI



Star Jasmine
TA



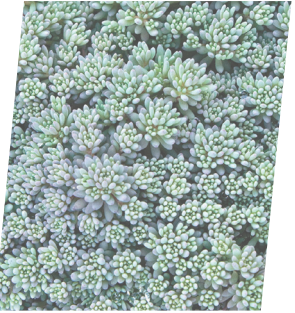
Agave
AB



Dewey Sedge
CD



Black Mondo Grass
ON



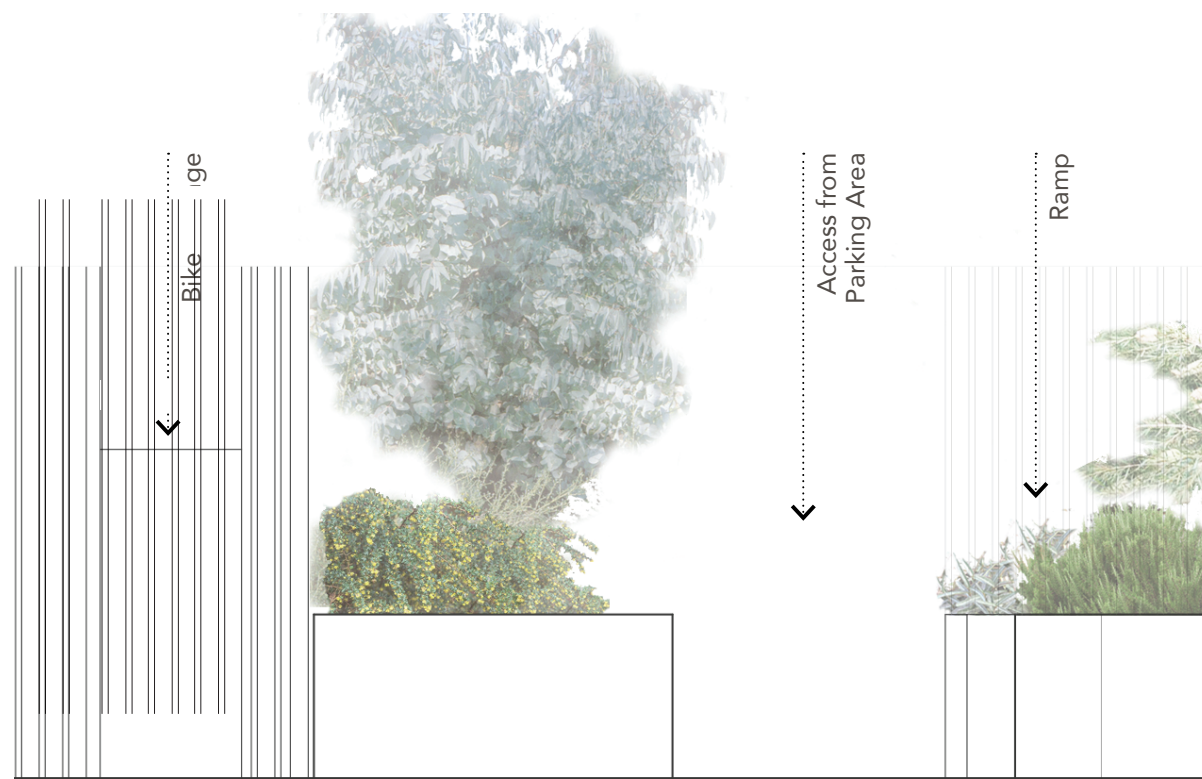
Spanish Stonecrop
SE



Slew Sedge
CO



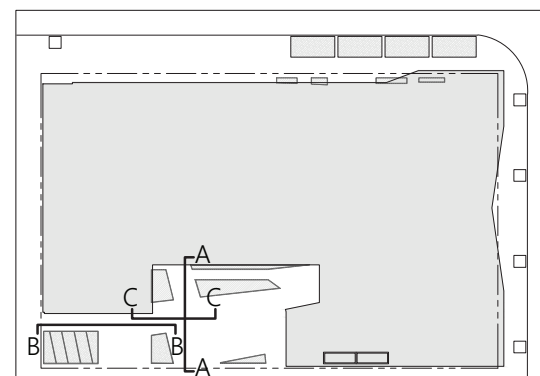
Ice Dance Sedge
CM



ELEVATION CC- PARKING AREA, FACING NORTH

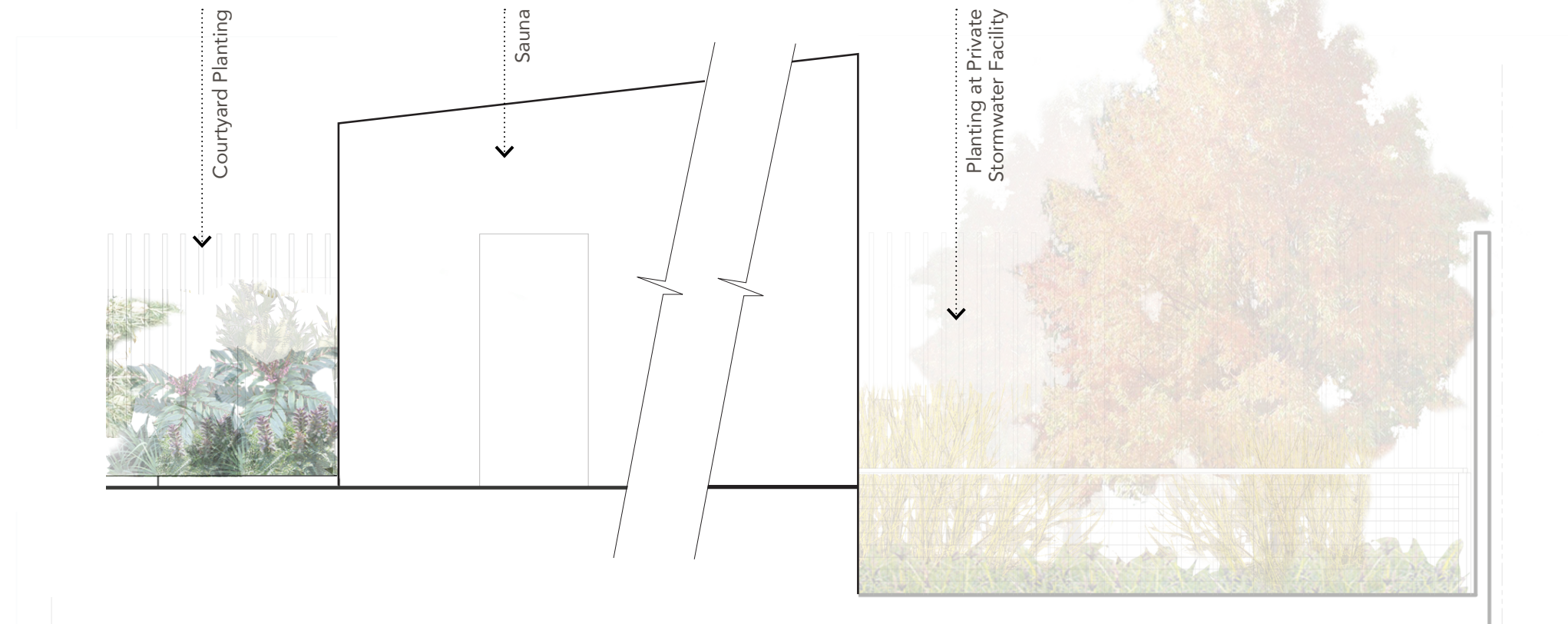


SECTION AA - COURTYARD FACING GYM ENTRANCE



KEY MAP

NTS
0 2 4 8 FEET
Scale: 1/4" = 1'-0"



SECTION BB - WALKWAY AT SAUNA, LOOKING SOUTH

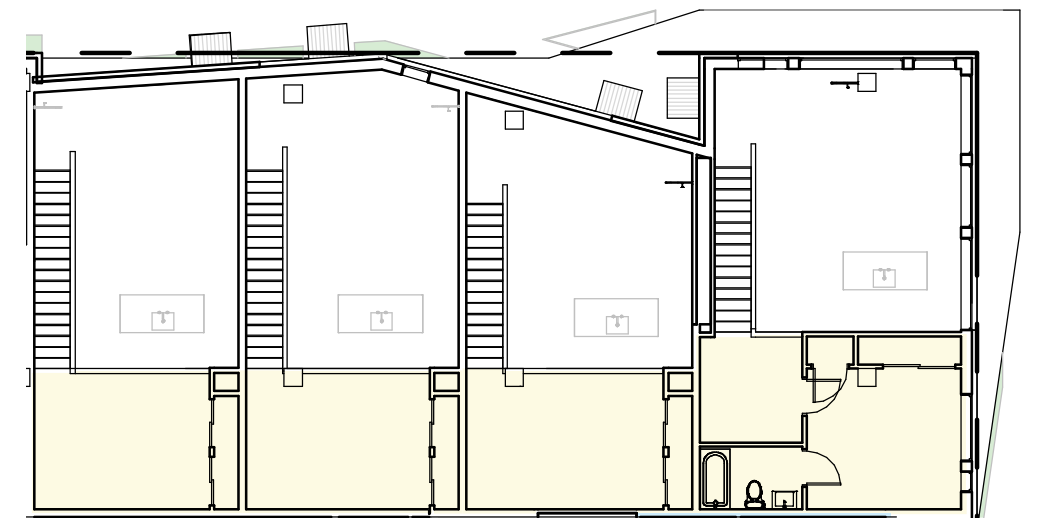
BUILDING DRAWINGS

C5.1 BUILDING PLANS

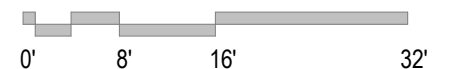
Ground Floor



- Residential
- Core & Support
- Residential Amenity
- Landscape Planting



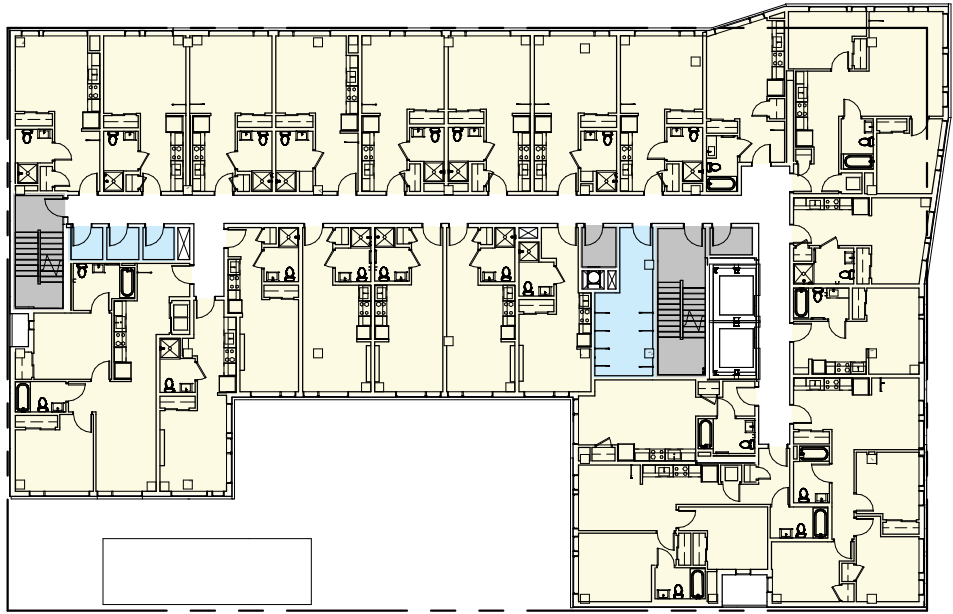
Mezzanine
Scale: 1/8" = 1'-0"



1/16" = 1' - 0"

C5.2 BUILDING PLANS

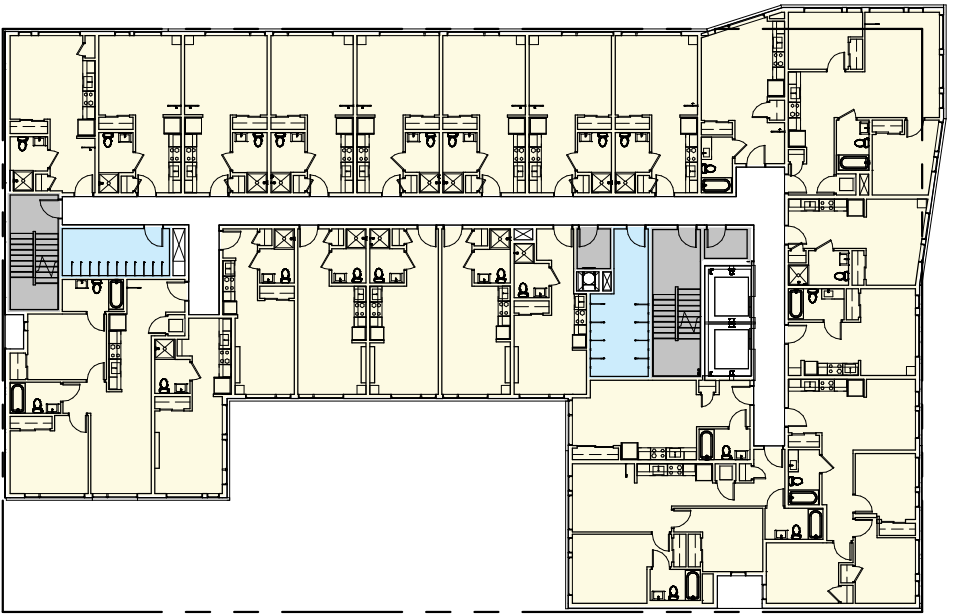
- Residential
- Core & Support
- Residential Amenity
- Landscape Planting



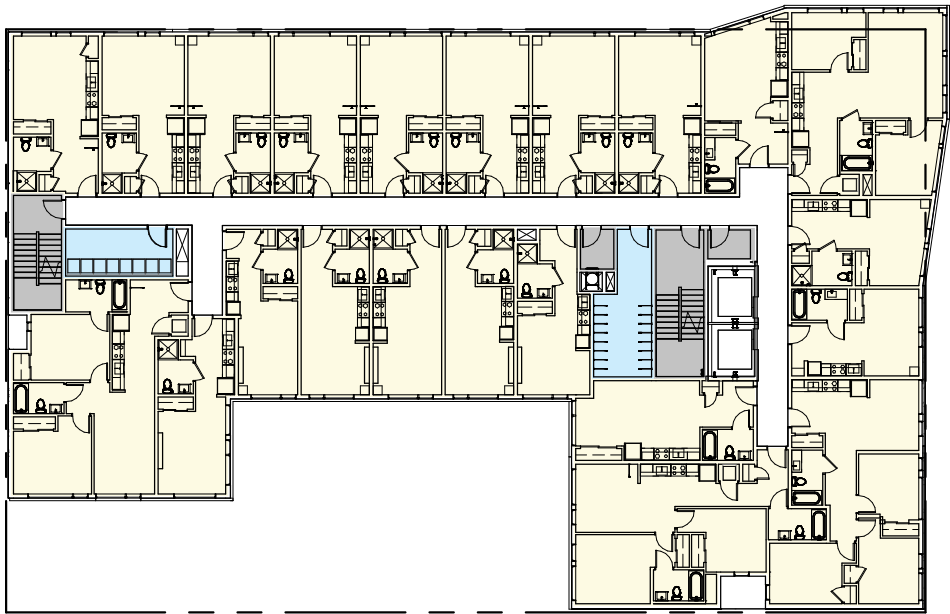
Level 2
GSF: 12,293 sf



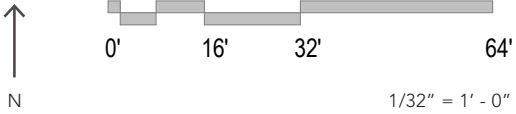
Level 3
GSF: 12,293 sf



Level 4
GSF: 12,293 sf

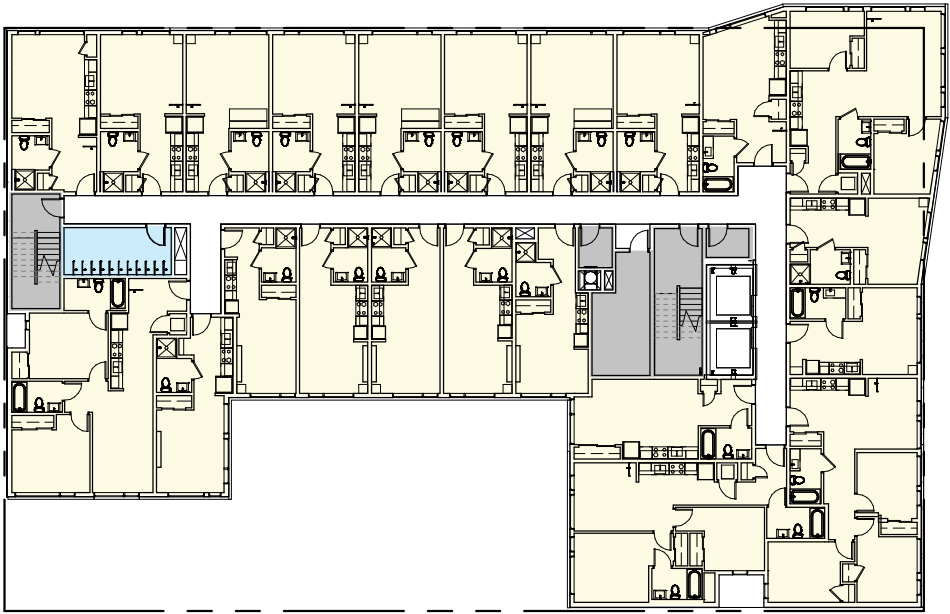


Level 5
GSF: 12,293 sf

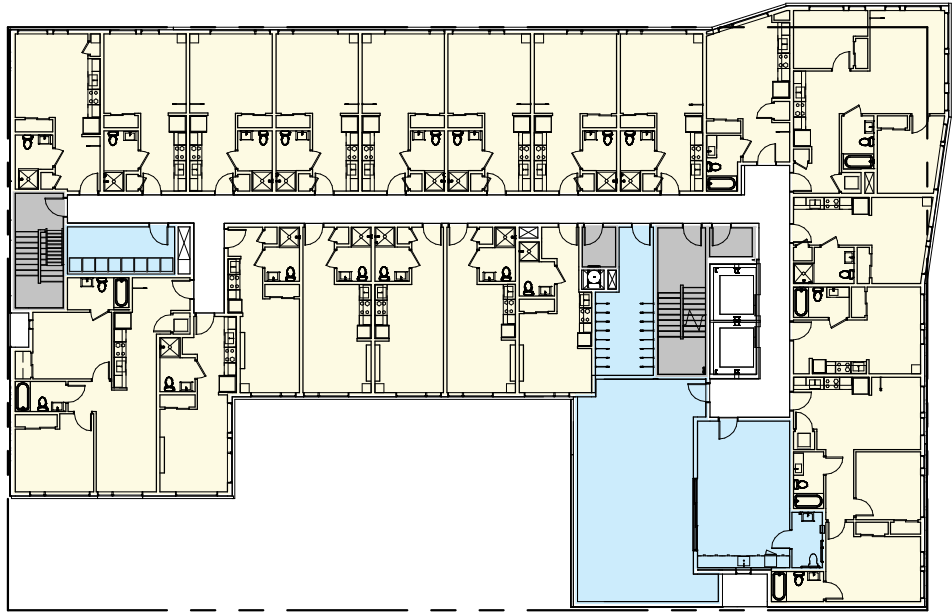


C5.3 BUILDING PLANS

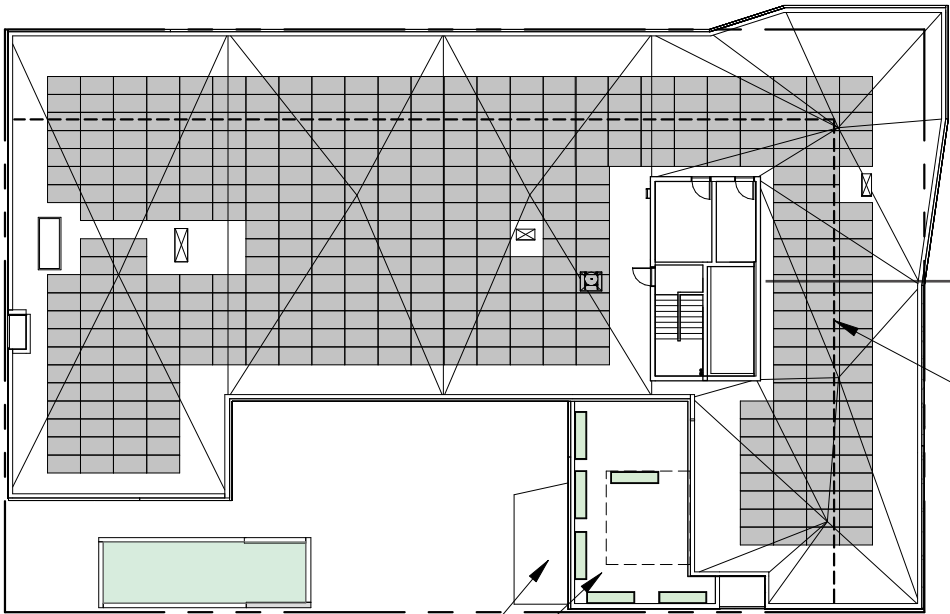
- Residential
- Core & Support
- Residential Amenity
- Landscape Planting
- *Alternate: See Modification C3.7



GSF: 12,293 sf



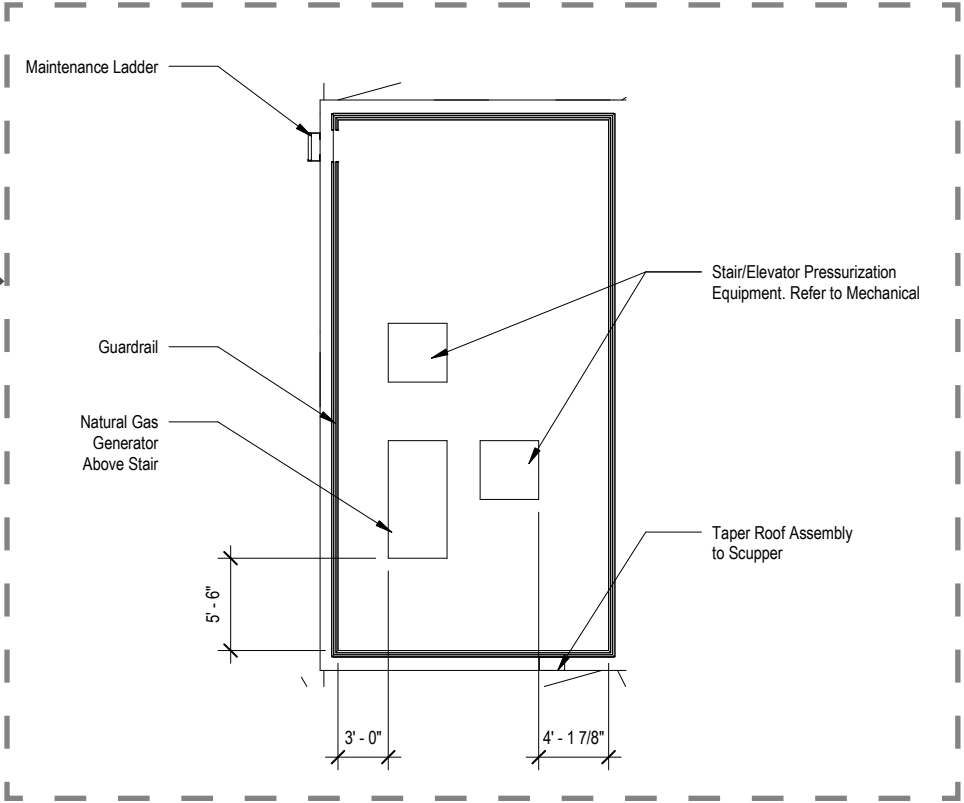
GSF: 11,420 sf



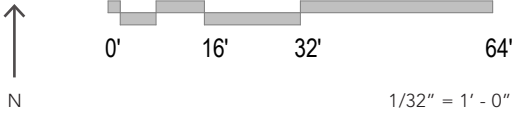
GSF: 11,578 sf

Max Extent of Mechanical Units Located In This Area 15' From Outside Face Of Exterior Wall Facing Streets.

Final Mechanical Unit Layout to Maintain 60% Of Eco Roof Min.

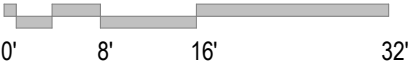


Per 33.140.210 and 33.140.235: Rooftop mechanical equipment and stairwell enclosures are set back at least 15' from all roof edges on street facing facades. No rooftop mechanical equipment is proposed within 50' of an R-zoned property.



C5.4 BUILDING SECTIONS

North to South Section



1/16" = 1' - 0"

C5.5 BUILDING SECTIONS

West To East Section

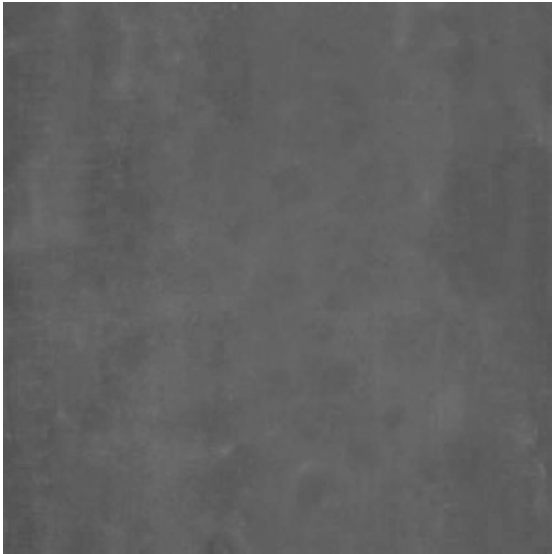


C5.6 MATERIAL PALETTE



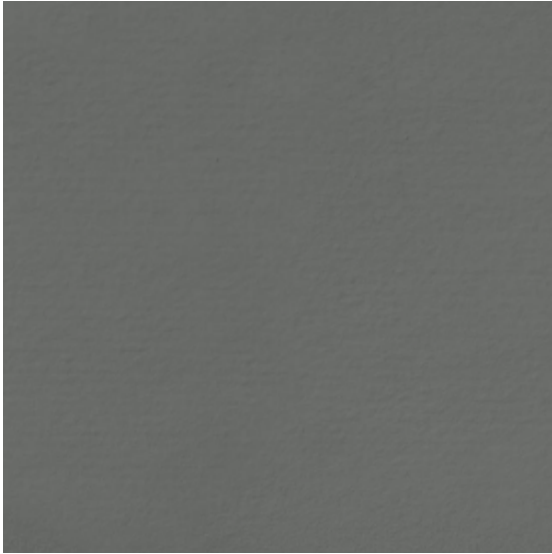
1. Viroc (Cementitious Panel) - Wall

Finish: Gray
Thickness: 3mm
Sizing: 4.10ftx8.5ft



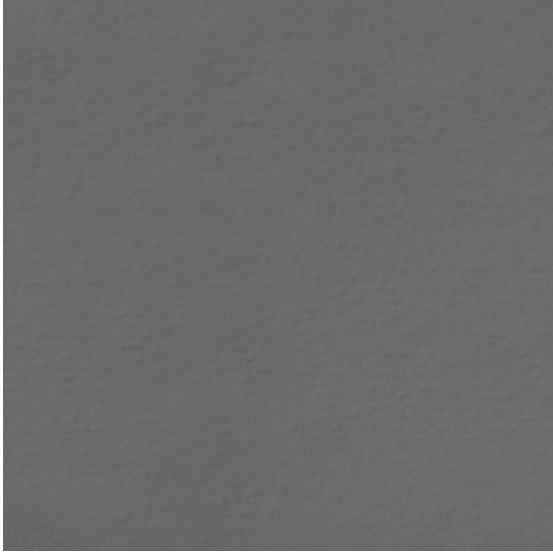
2. Viroc (Cementitious Panel) - Wall

Finish: Dark Gray
Thickness: 3mm
Sizing: 4.10ftx8.5ft



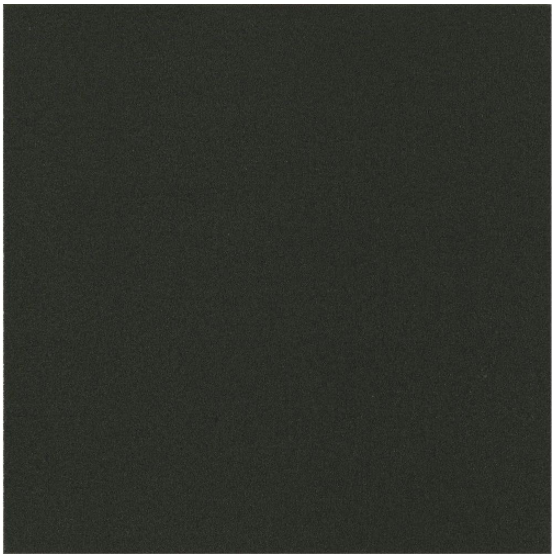
3. Hardie Panel Smooth (Fiber Cement Board) - Wall

Paint Finish: Black
Sizing: 8ftx4ft
Notes: 20ga steel furring



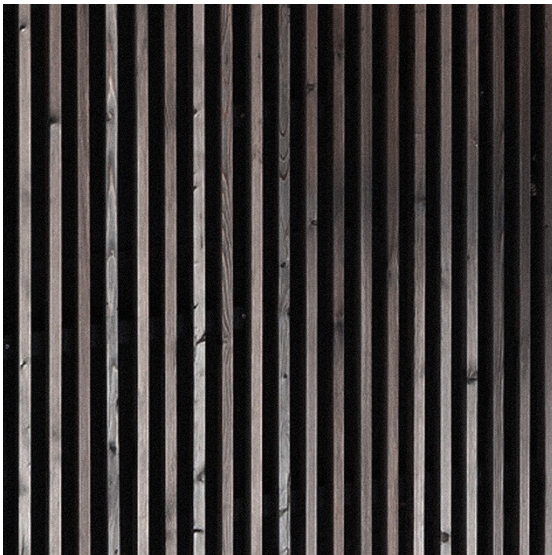
4. Hardie Panel Smooth (Fiber Cement Board) - Soffit

Finish: Painted, Black
Sizing: 1/4" Thick, 8ftx4ft
Notes: Non-vented, Smooth



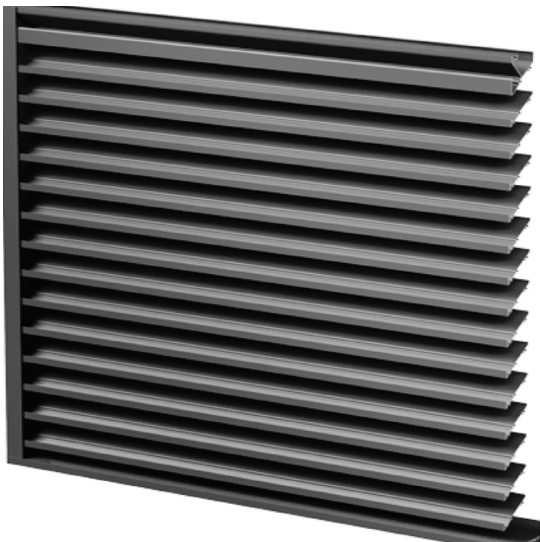
5. Vinyl Window

Finish: Black
Notes: Awning, Casement & Fixed Windows, w/ IGU



6. Wood Slat

Finish: Black Stain
Sizing: 2x2 @ 4" O.C.
Material: Tight knot cedar
Notes: 20-gauge steel furring



7. Exhaust Vent

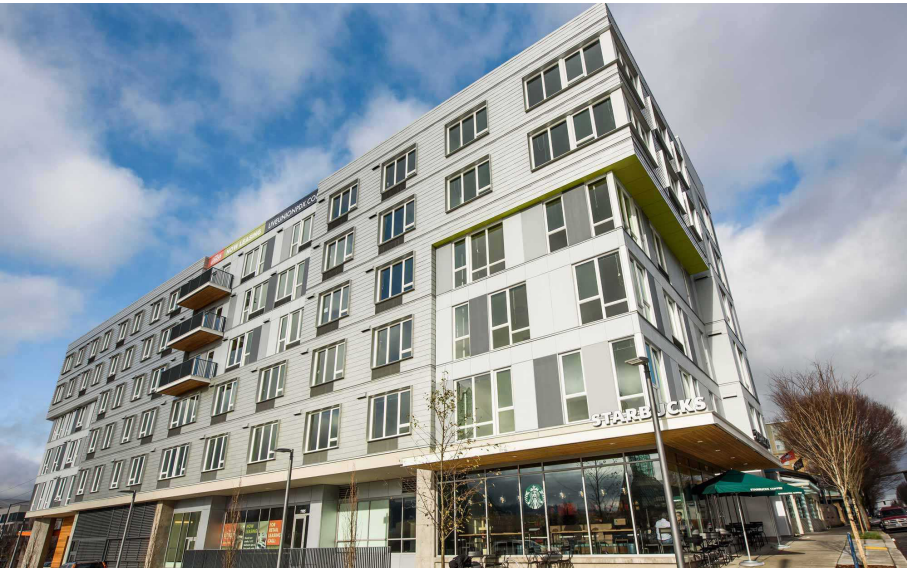
Finish: Black
Louver Spacing: 1-1/2"
Notes: 1 per unit, sizing varies 8x8 - 8x18



Viroc Examples

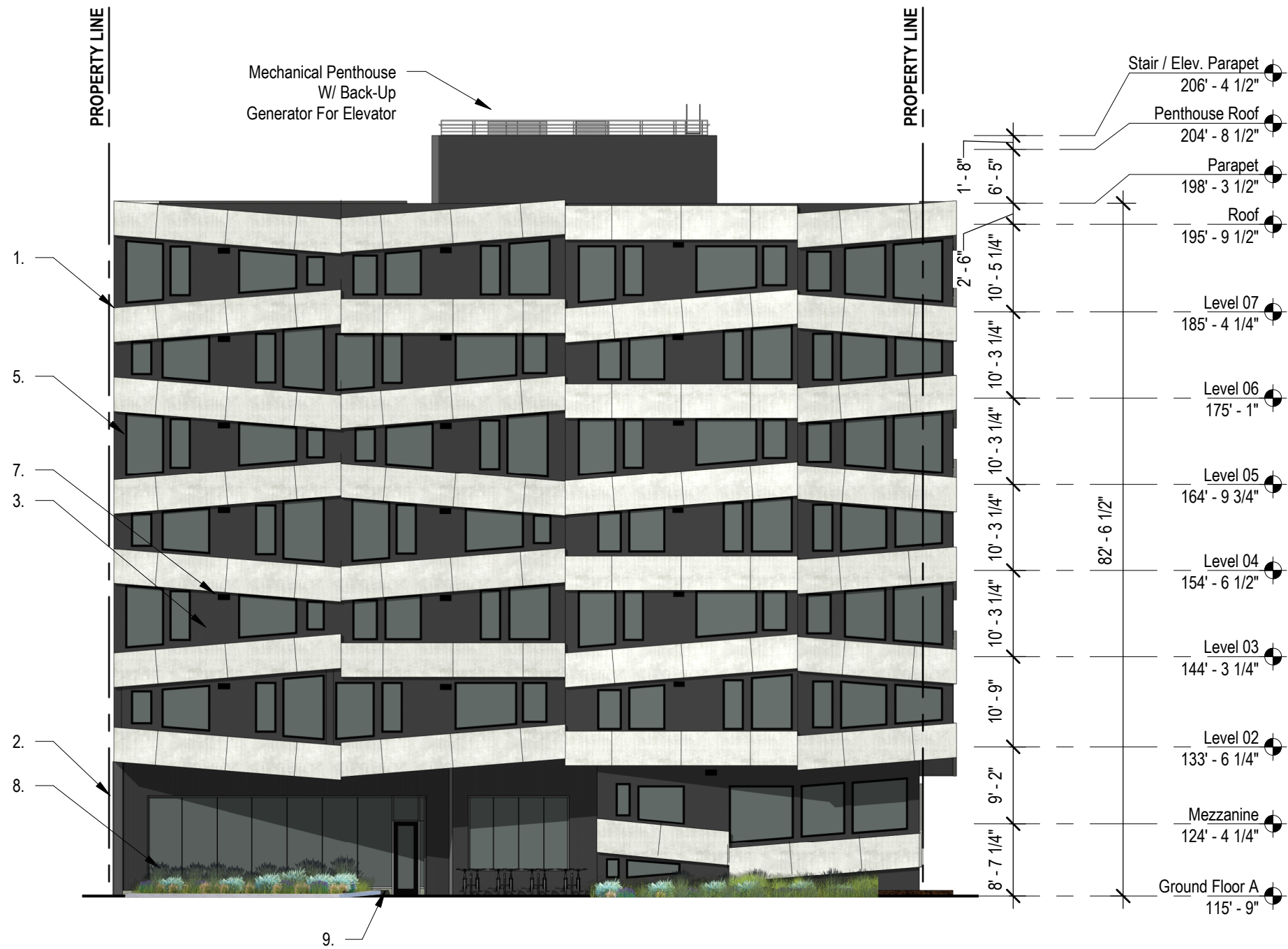


Lloyd District Precedents - Non-Masonry Examples



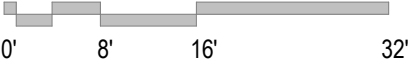
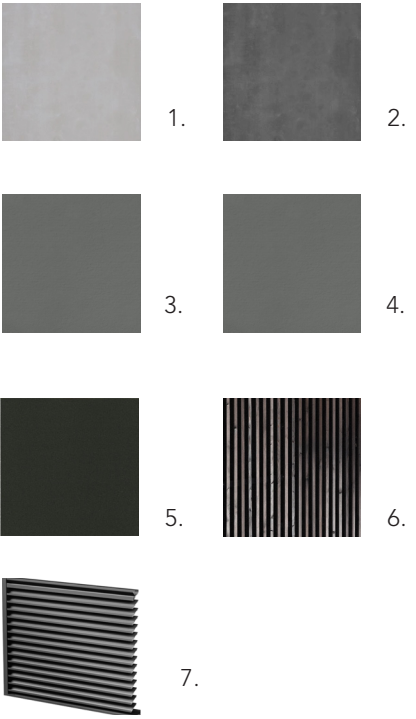
C5.8 BUILDING ELEVATIONS

East Elevation



MATERIAL KEY

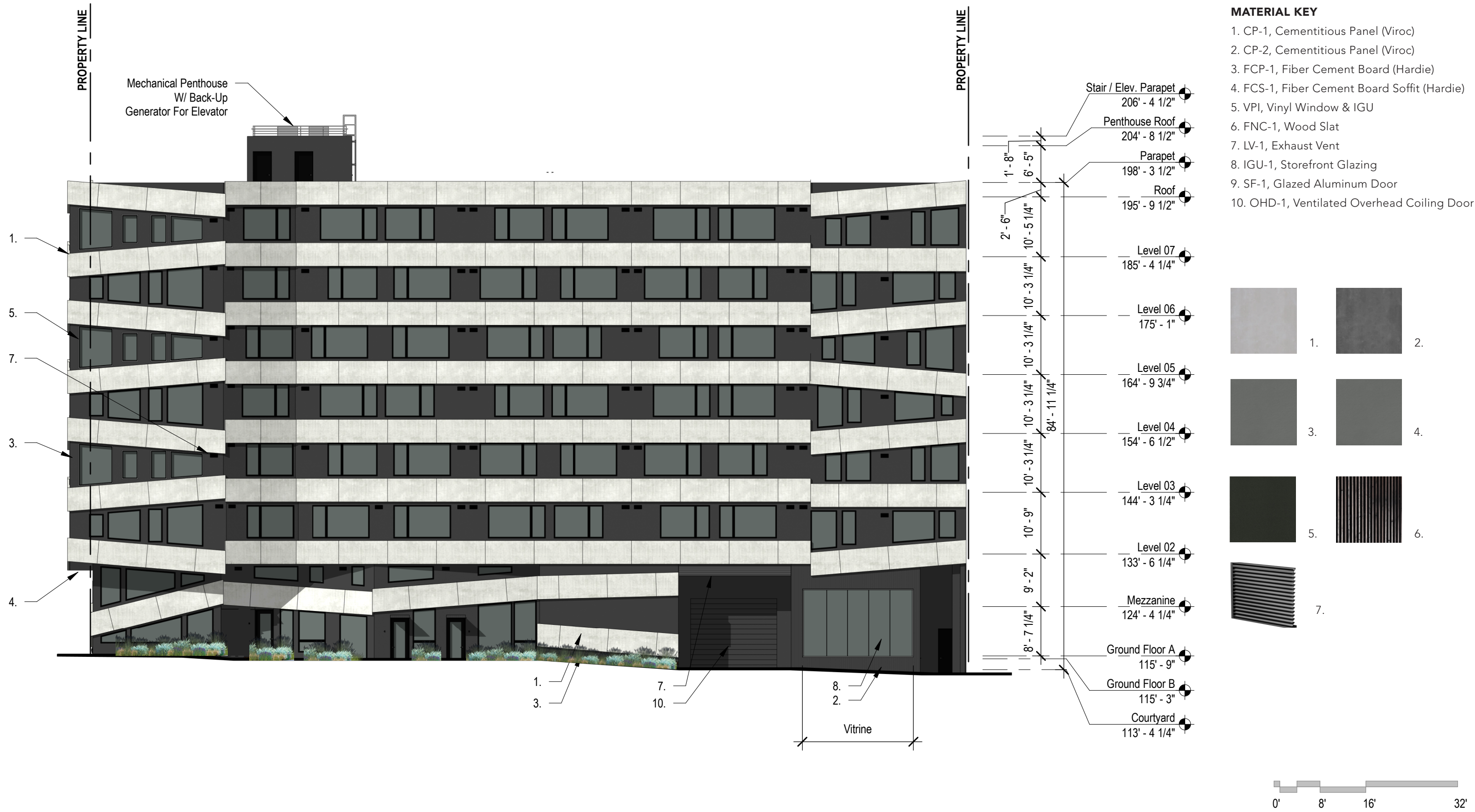
- 1. CP-1, Cementitious Panel (Viroc)
- 2. CP-2, Cementitious Panel (Viroc)
- 3. FCP-1, Fiber Cement Board (Hardie)
- 4. FCS-1, Fiber Cement Board Soffit (Hardie)
- 5. VPI, Vinyl Window & IGU
- 6. FNC-1, Wood Slat
- 7. LV-1, Exhaust Vent
- 8. IGU-1, Storefront Glazing
- 9. SF-1, Glazed Aluminum Door
- 10. OHD-1, Ventilated Overhead Coiling Door



1/16" = 1' - 0"

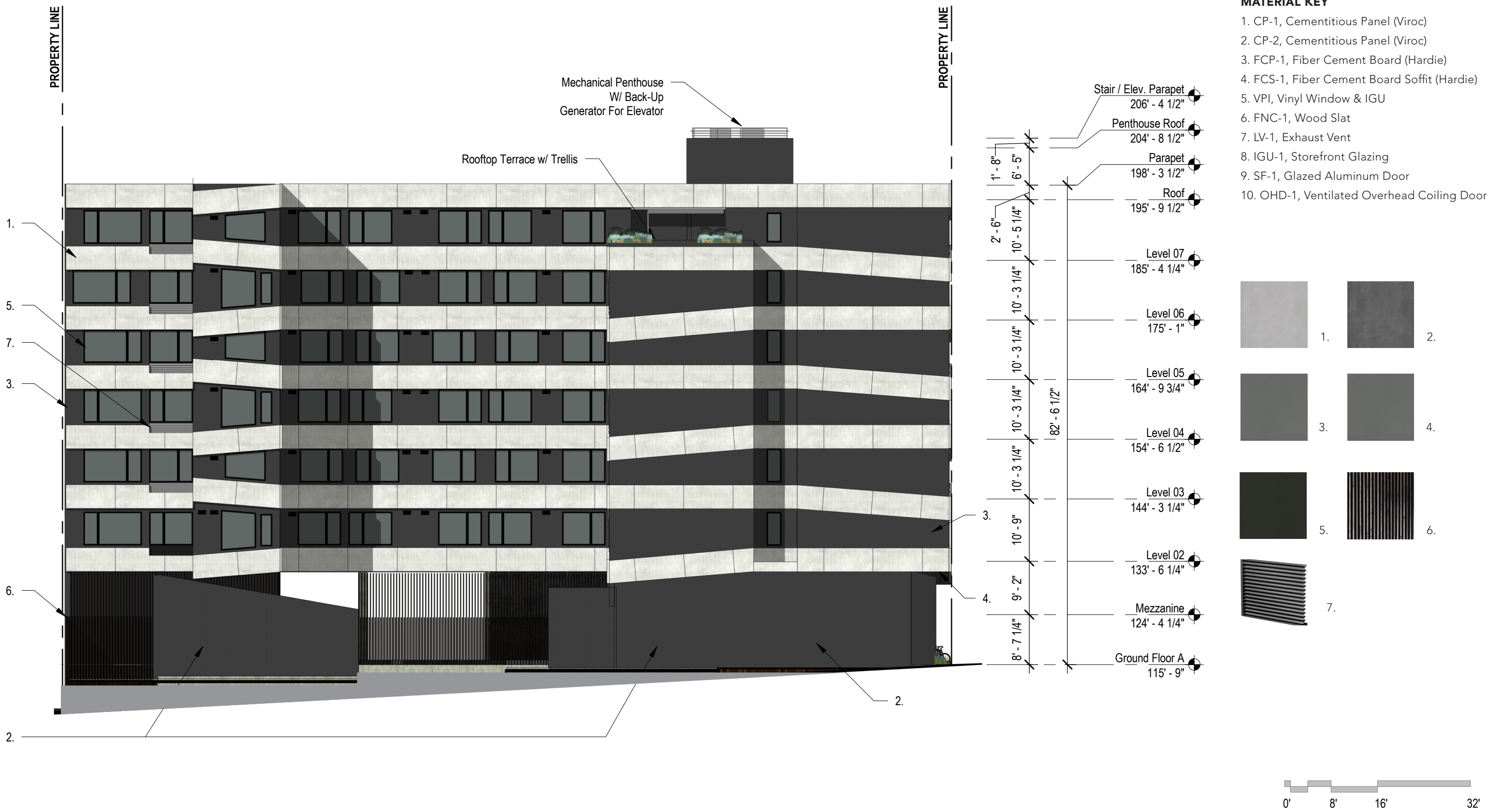
C5.9 BUILDING ELEVATIONS

North Elevation



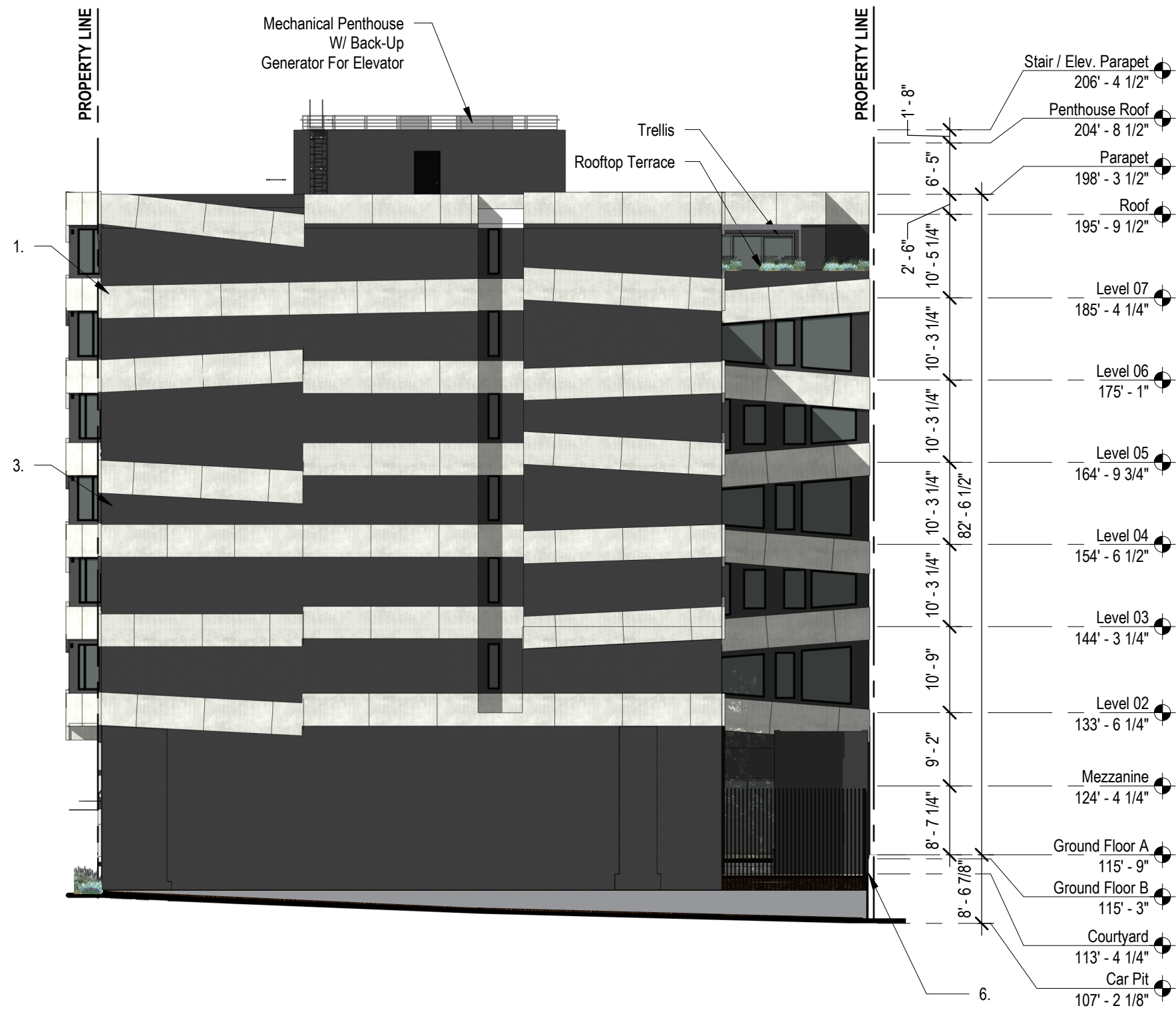
C5.10 BUILDING ELEVATIONS

South Elevation

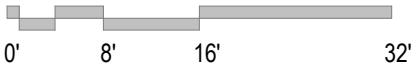
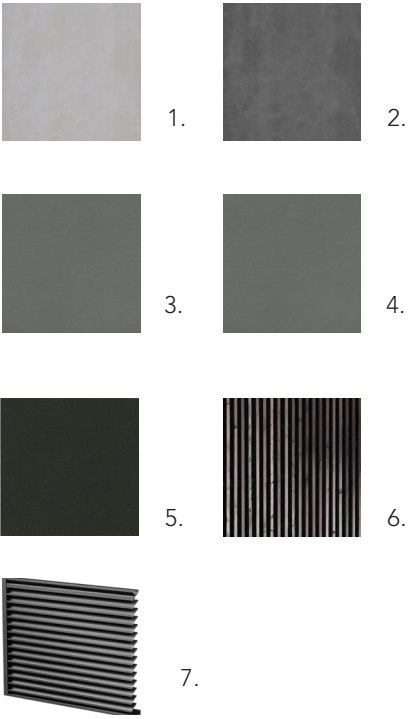


C5.11 BUILDING ELEVATIONS

West Elevation



- MATERIAL KEY**
- 1. CP-1, Cementitious Panel (Viroc)
 - 2. CP-2, Cementitious Panel (Viroc)
 - 3. FCP-1, Fiber Cement Board (Hardie)
 - 4. FCS-1, Fiber Cement Board Soffit (Hardie)
 - 5. VPI, Vinyl Window & IGU
 - 6. FNC-1, Wood Slat
 - 7. LV-1, Exhaust Vent
 - 8. IGU-1, Storefront Glazing
 - 9. SF-1, Glazed Aluminum Door
 - 10. OHD-1, Ventilated Overhead Coiling Door

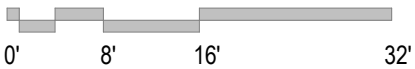
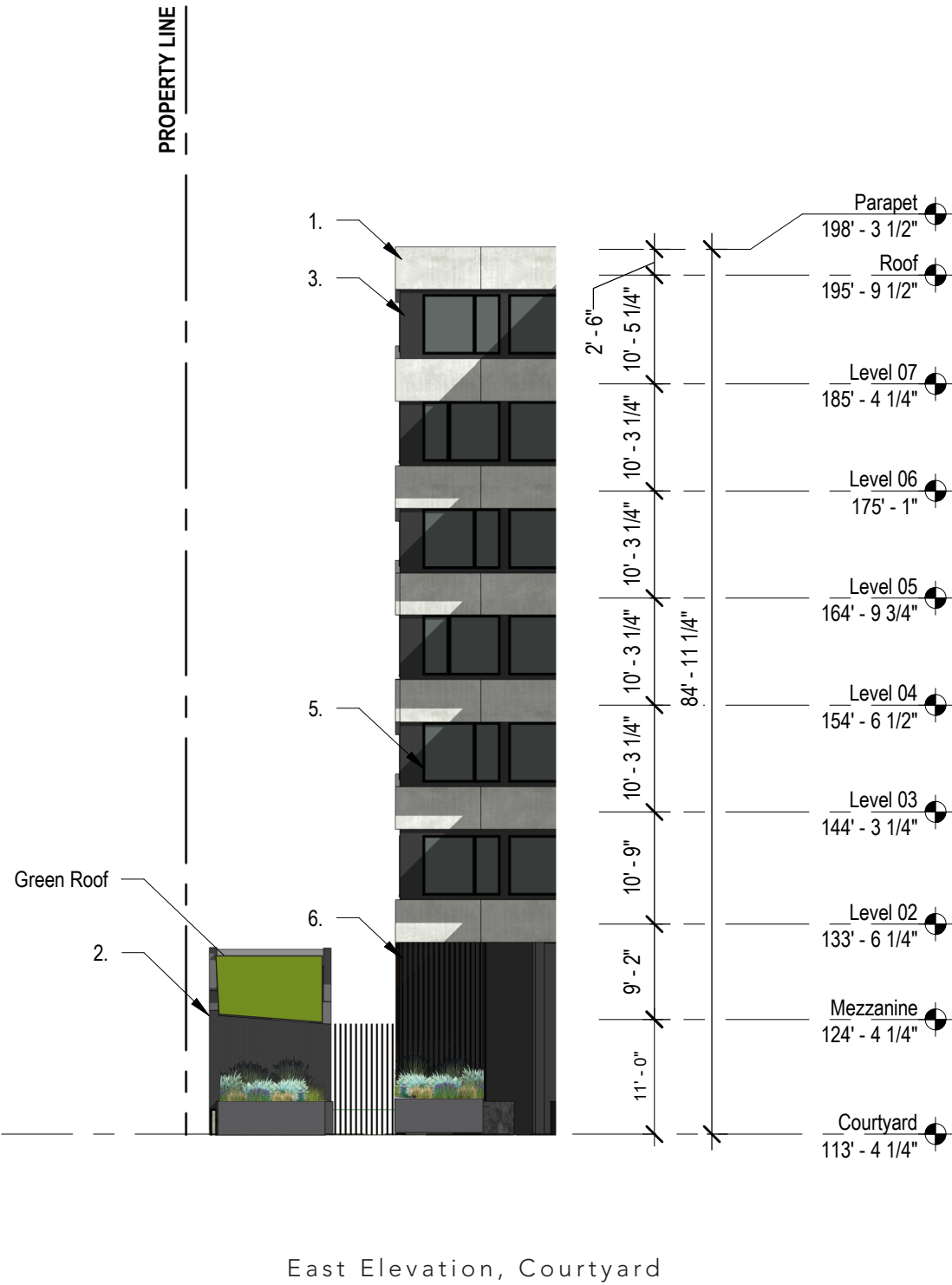
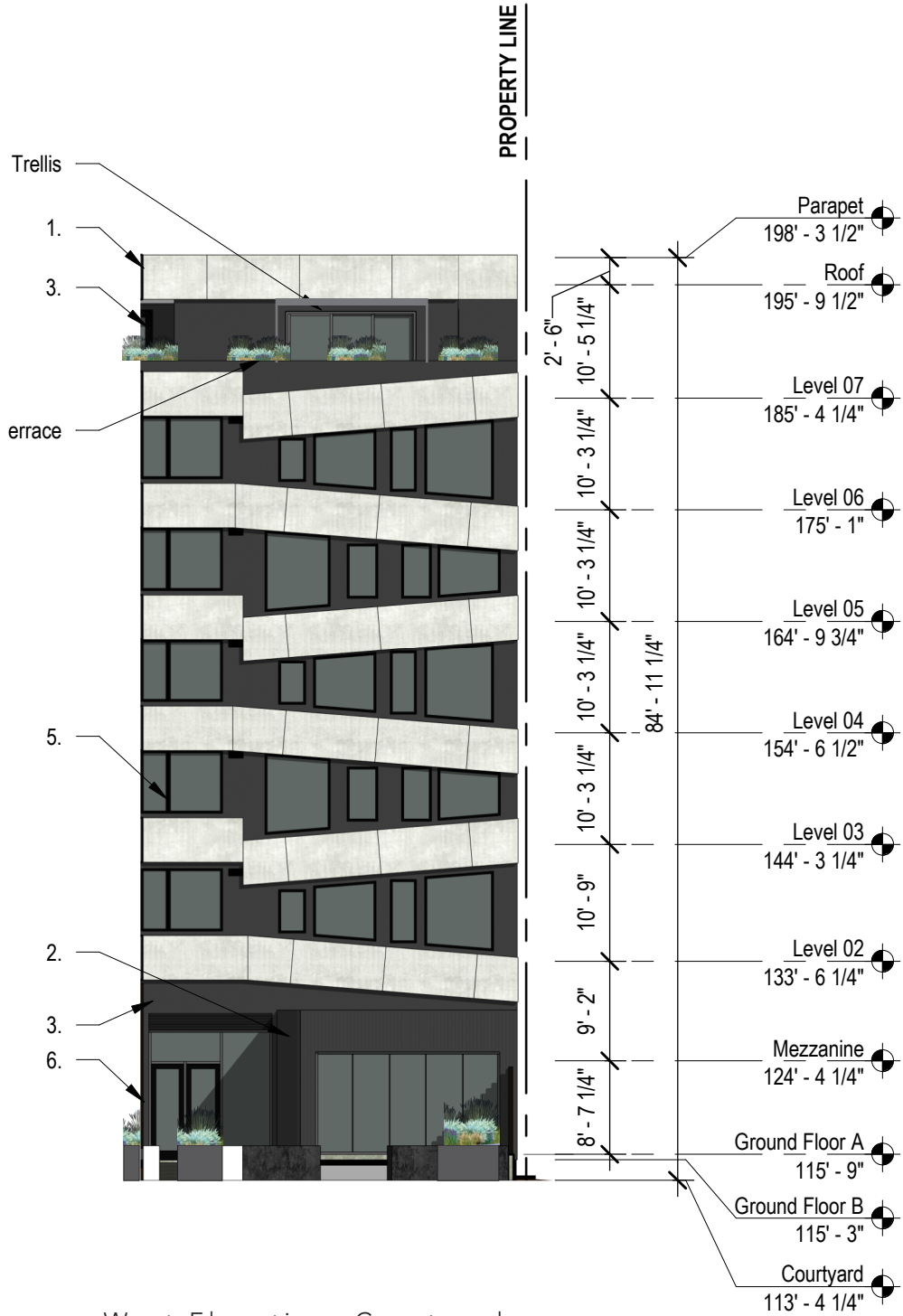
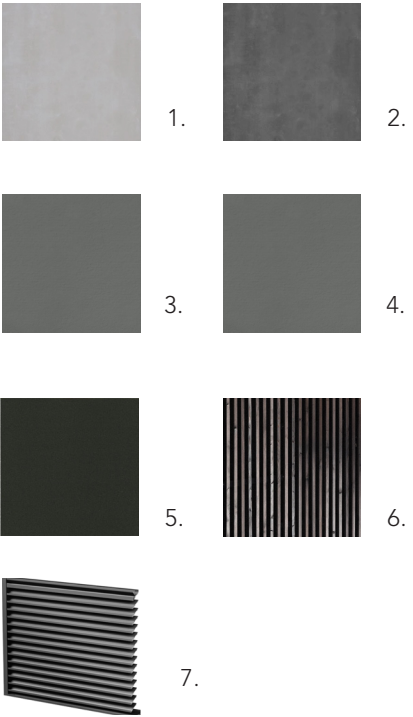


1/16" = 1' - 0"

C5.12 BUILDING ELEVATIONS

Courtyard Elevation

- MATERIAL KEY**
- 1. CP-1, Cementitious Panel (Viroc)
 - 2. CP-2, Cementitious Panel (Viroc)
 - 3. FCP-1, Fiber Cement Board (Hardie)
 - 4. FCS-1, Fiber Cement Board Soffit (Hardie)
 - 5. VPI, Vinyl Window & IGU
 - 6. FNC-1, Wood Slat
 - 7. LV-1, Exhaust Vent
 - 8. IGU-1, Storefront Glazing
 - 9. SF-1, Glazed Aluminum Door
 - 10. OHD-1, Ventilated Overhead Coiling Door



1/16" = 1' - 0"

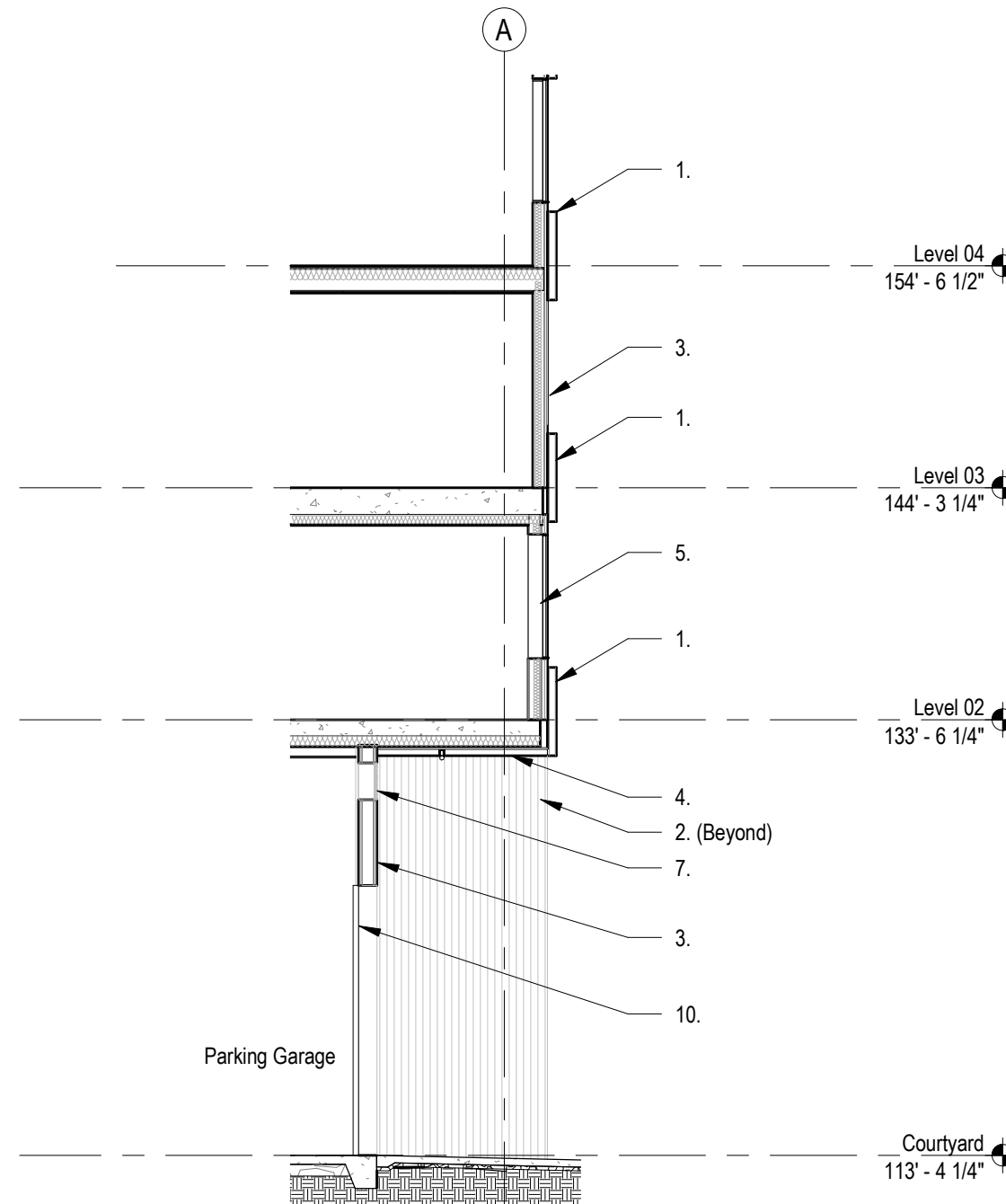
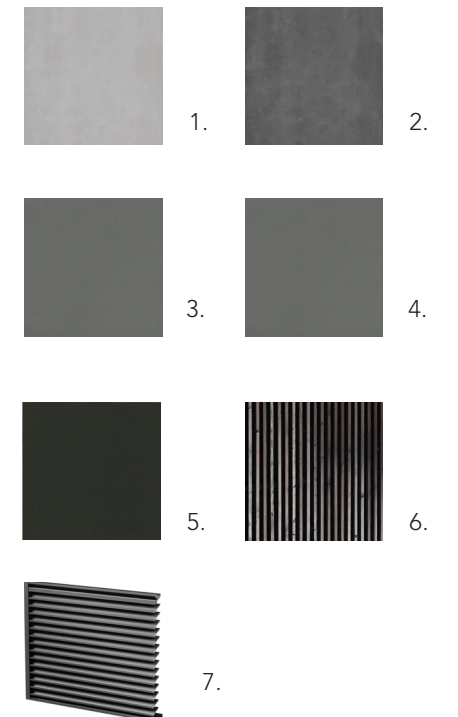
DETAILS AND PERSPECTIVES

C6.1 BUILDING DETAILS

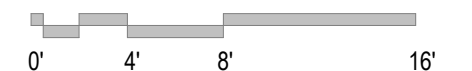
Garage Elevation | Wall Section

MATERIAL KEY

1. CP-1, Cementitious Panel (Viroc)
2. CP-2, Cementitious Panel (Viroc)
3. FCP-1, Fiber Cement Board (Hardie)
4. FCS-1, Fiber Cement Board Soffit (Hardie)
5. VPI, Vinyl Window & IGU
6. FNC-1, Wood Slat
7. LV-1, Exhaust Vent
8. IGU-1, Storefront Glazing
9. SF-1, Glazed Aluminum Door
10. OHD-1, Ventilated Overhead Coiling Door



Section A: Garage Entrance



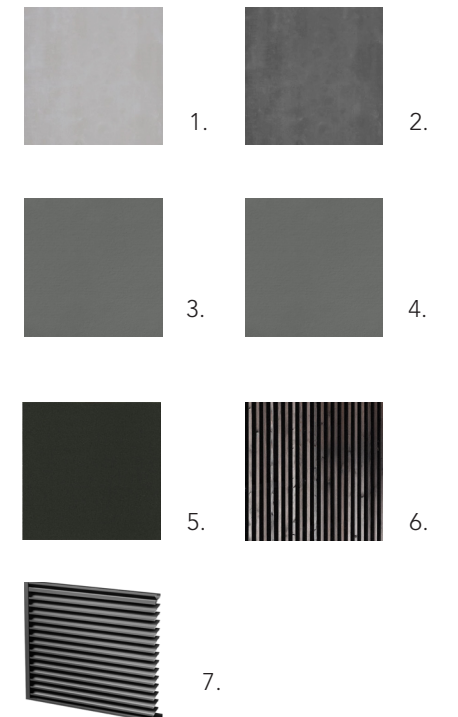
1/8" = 1' - 0"

C6.2 BUILDING DETAILS

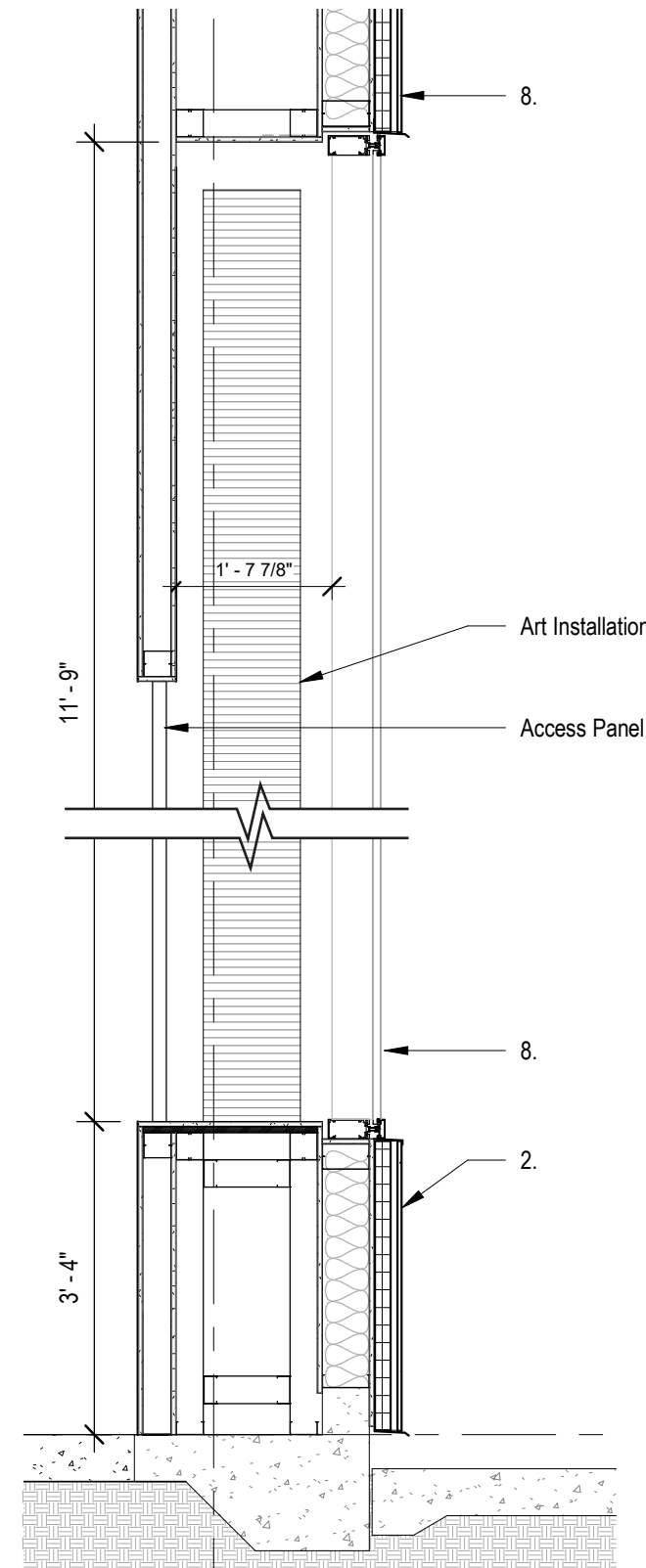
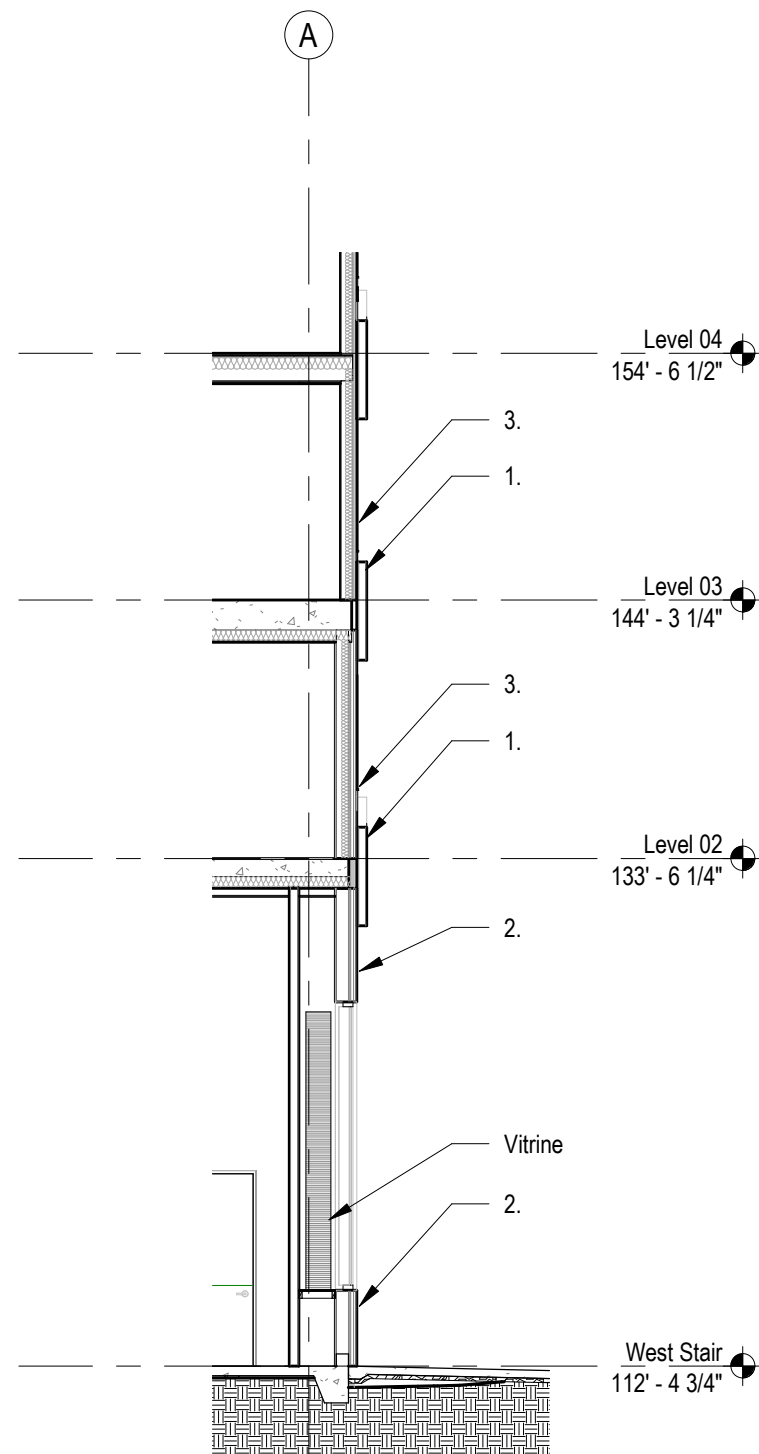
Vitrine Elevation | Wall Section

MATERIAL KEY

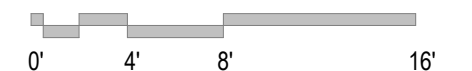
1. CP-1, Cementitious Panel (Viroc)
2. CP-2, Cementitious Panel (Viroc)
3. FCP-1, Fiber Cement Board (Hardie)
4. FCS-1, Fiber Cement Board Soffit (Hardie)
5. VPI, Vinyl Window & IGU
6. FNC-1, Wood Slat
7. LV-1, Exhaust Vent
8. IGU-1, Storefront Glazing
9. SF-1, Glazed Aluminum Door
10. OHD-1, Ventilated Overhead Coiling Door



Section B: Vitrine



Vitrine - Section Detail
1/2" = 1'-0"



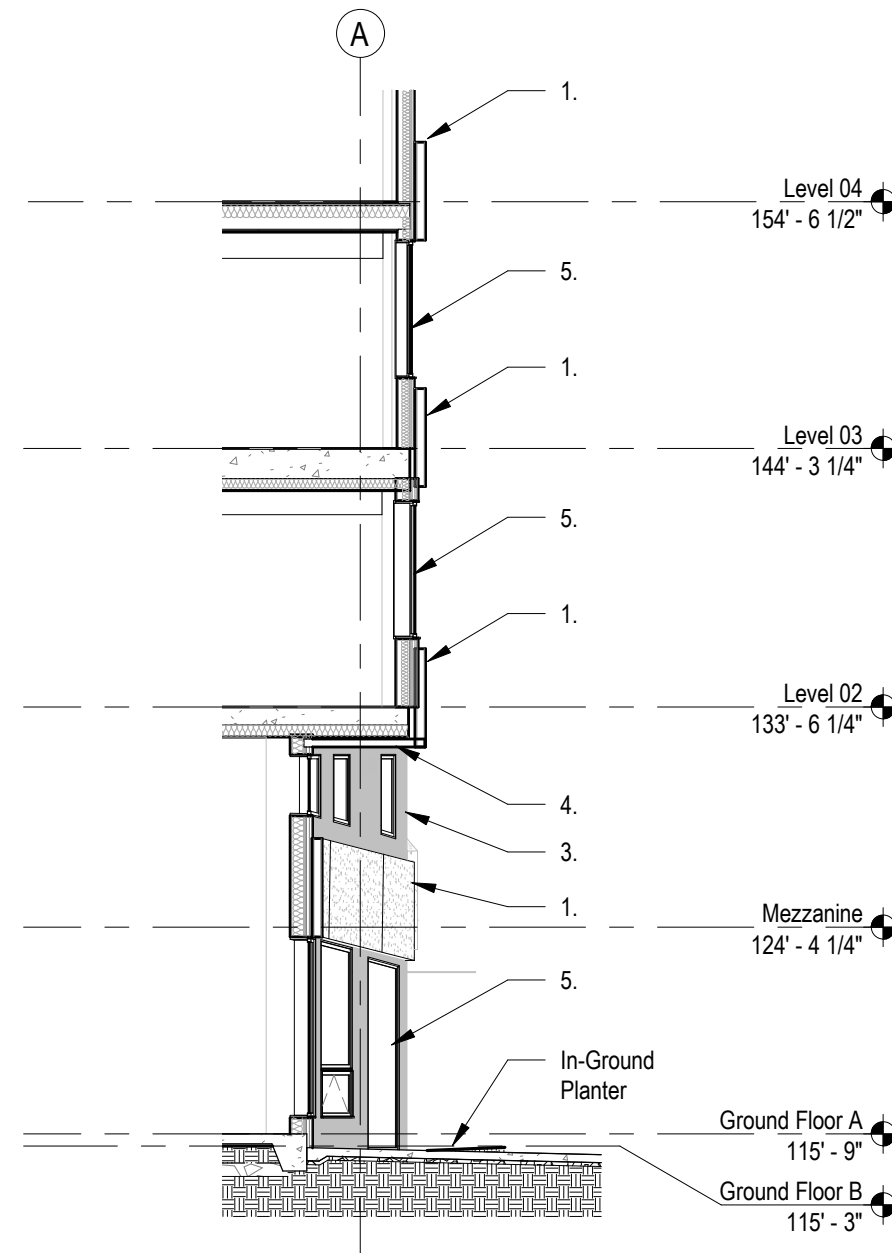
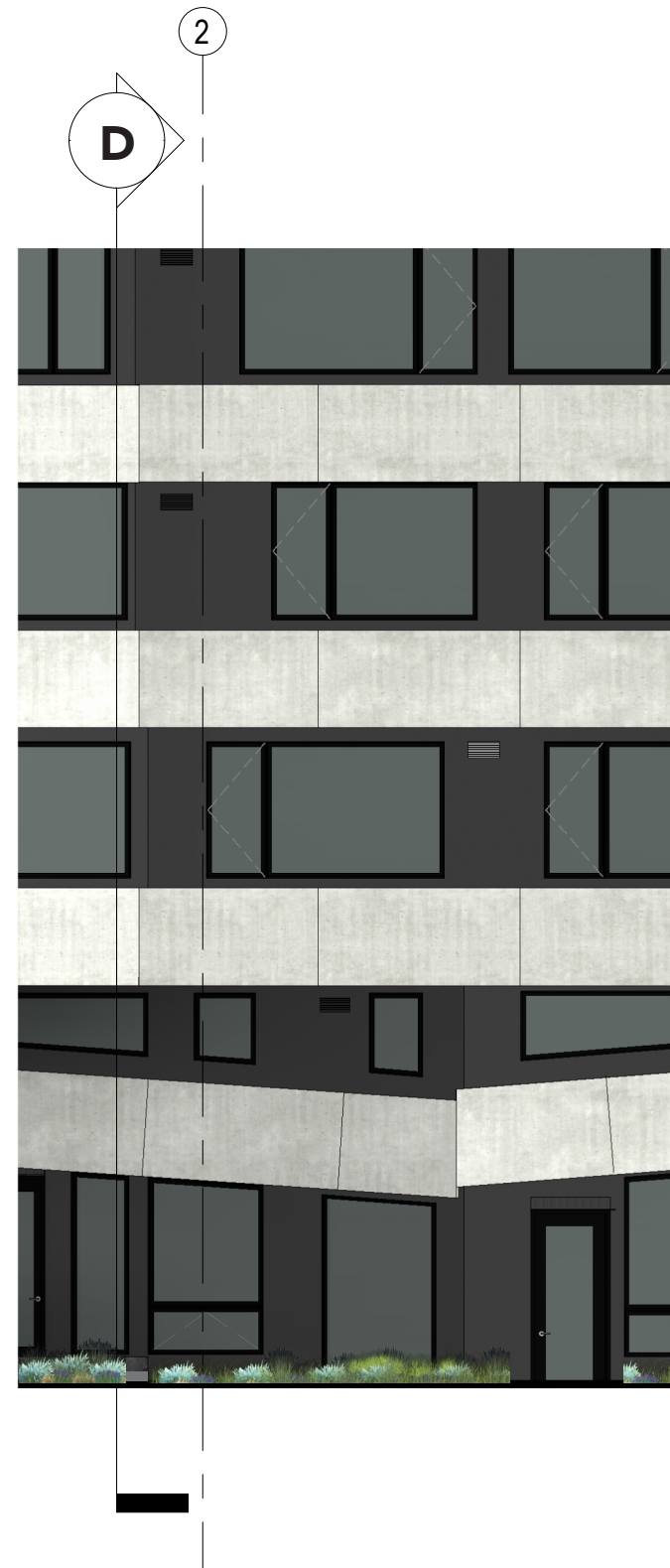
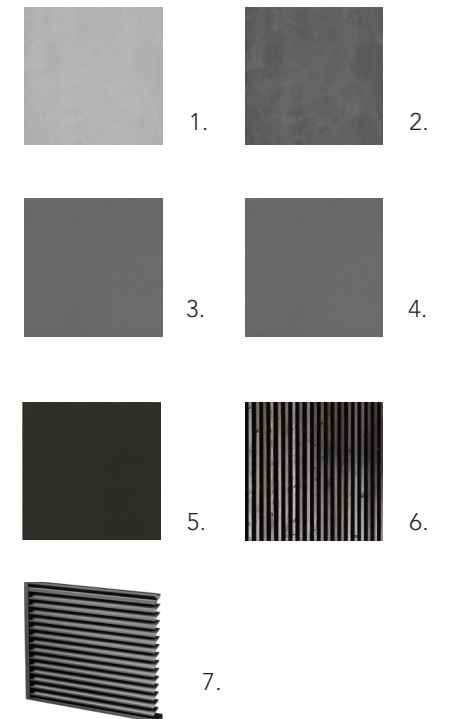
1/8" = 1' - 0"

C6.3 BUILDING DETAILS

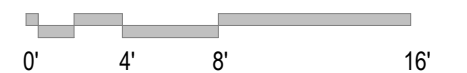
Townhouse Entry | Wall Section

MATERIAL KEY

1. CP-1, Cementitious Panel (Viroc)
2. CP-2, Cementitious Panel (Viroc)
3. FCP-1, Fiber Cement Board (Hardie)
4. FCS-1, Fiber Cement Board Soffit (Hardie)
5. VPI, Vinyl Window & IGU
6. FNC-1, Wood Slat
7. LV-1, Exhaust Vent
8. IGU-1, Storefront Glazing
9. SF-1, Glazed Aluminum Door
10. OHD-1, Ventilated Overhead Coiling Door

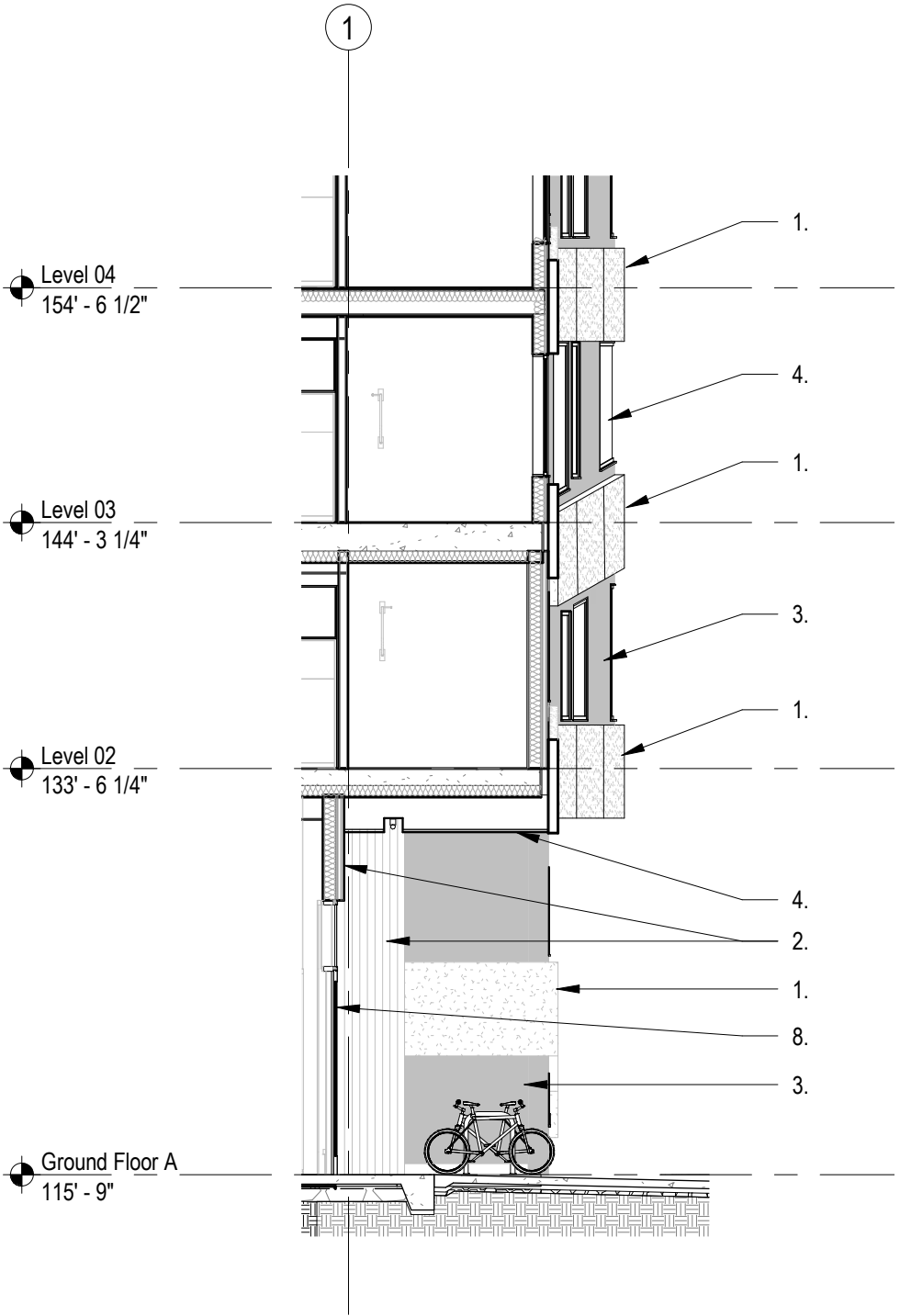


Section D: Townhouse Entry

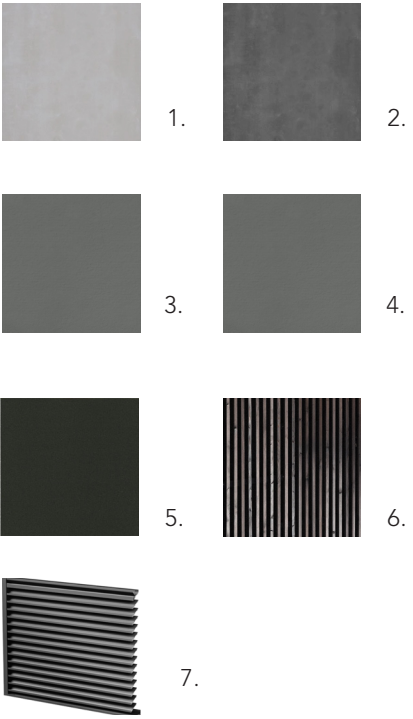

$$/8'' = 1' - 0''$$

C6.4 BUILDING DETAILS

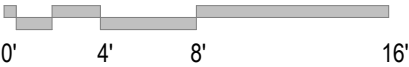
Entry Elevation | Wall Section



- MATERIAL KEY**
- 1. CP-1, Cementitious Panel (Viroc)
 - 2. CP-2, Cementitious Panel (Viroc)
 - 3. FCP-1, Fiber Cement Board (Hardie)
 - 4. FCS-1, Fiber Cement Board Soffit (Hardie)
 - 5. VPI, Vinyl Window & IGU
 - 6. FNC-1, Wood Slat
 - 7. LV-1, Exhaust Vent
 - 8. IGU-1, Storefront Glazing
 - 9. SF-1, Glazed Aluminum Door
 - 10. OHD-1, Ventilated Overhead Coiling Door



Section E: Building Entry



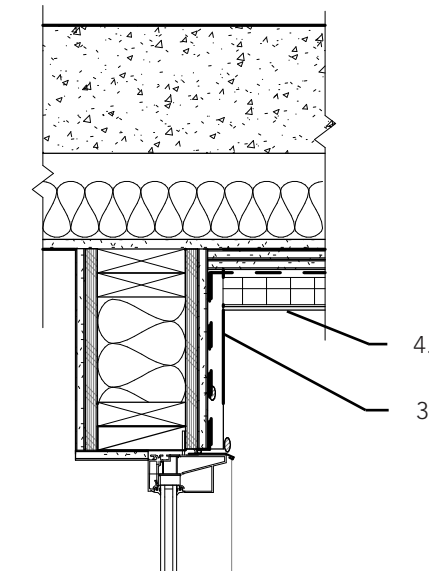
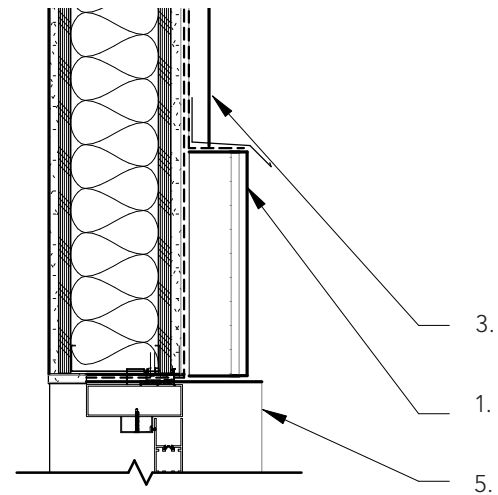
1/8" = 1' - 0"

C6.5 BUILDING DETAILS

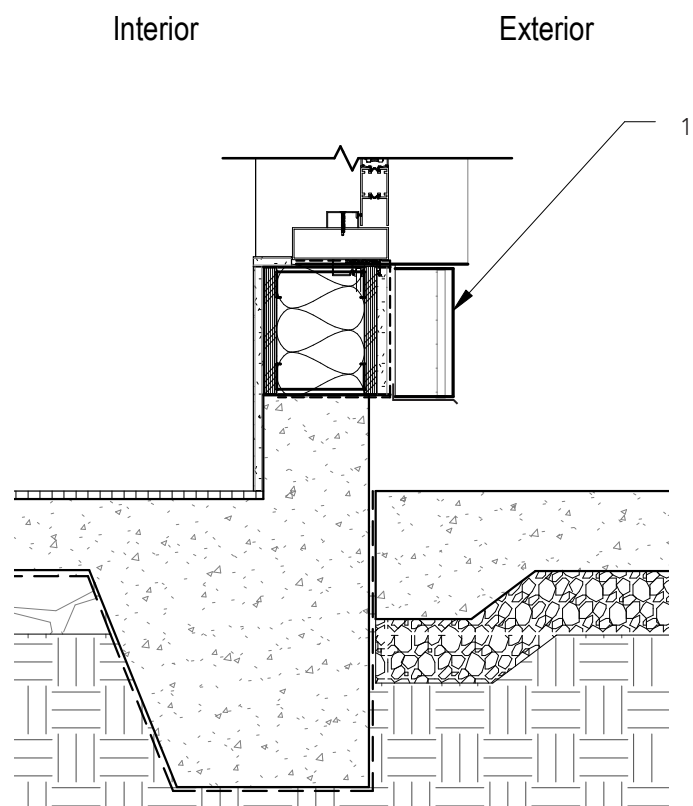
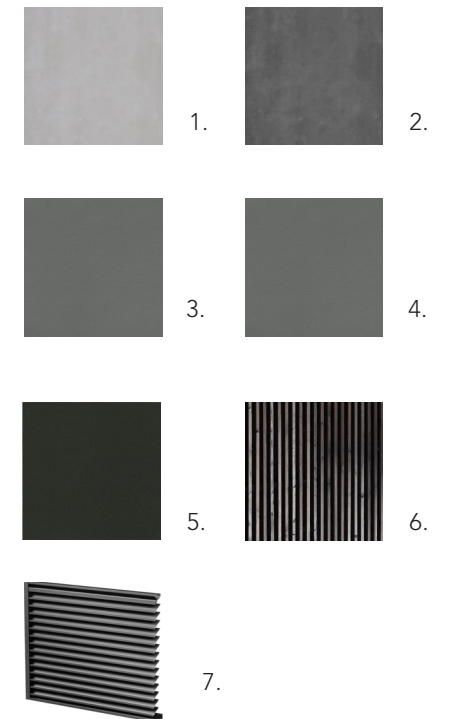
Exterior Detail Sections

MATERIAL KEY

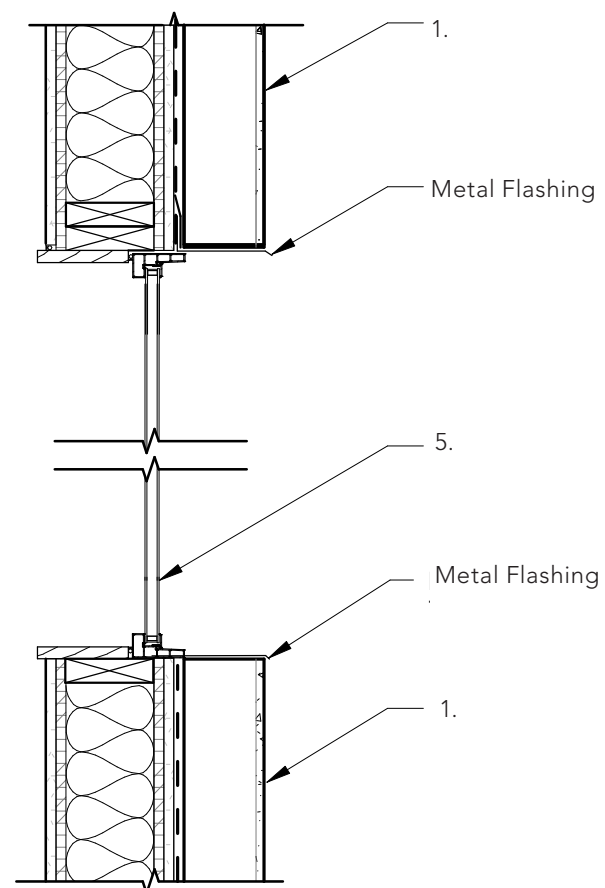
1. CP-1, Cementitious Panel (Viroc)
2. CP-2, Cementitious Panel (Viroc)
3. FCP-1, Fiber Cement Board (Hardie)
4. FCS-1, Fiber Cement Board Soffit (Hardie)
5. VPI, Vinyl Window & IGU
6. FNC-1, Wood Slat
7. LV-1, Exhaust Vent
8. IGU-1, Storefront Glazing
9. SF-1, Glazed Aluminum Door
10. OHD-1, Ventilated Overhead Coiling Door



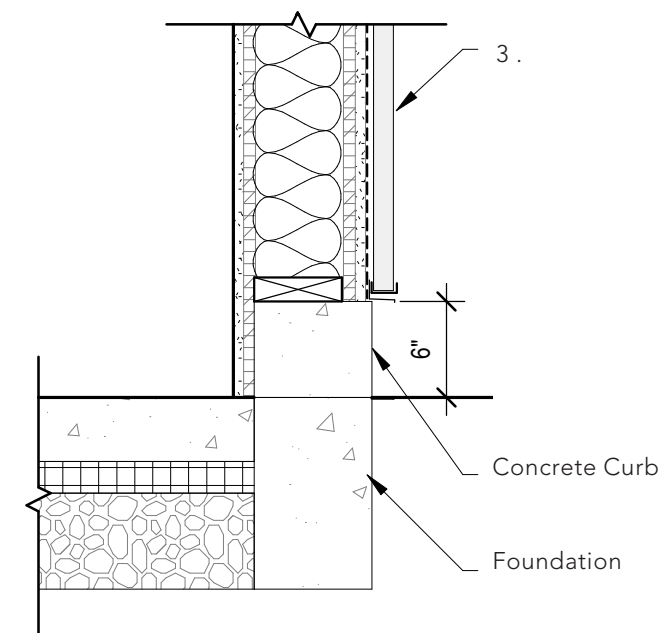
Detail Section | Soffit



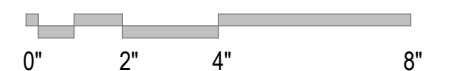
Detail Section	Ground Floor Windows
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Detail Section | Typical Residential Window



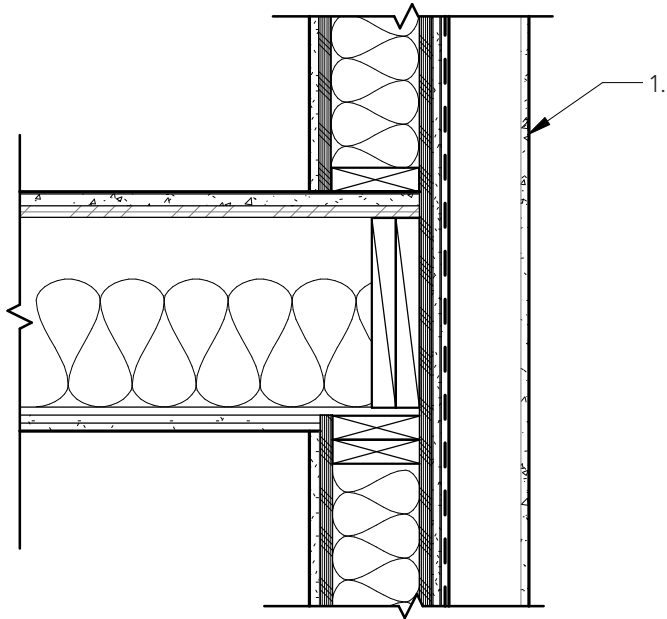
Detail Section | Ground Floor


$$1\frac{1}{2}'' = 1' - 0''$$

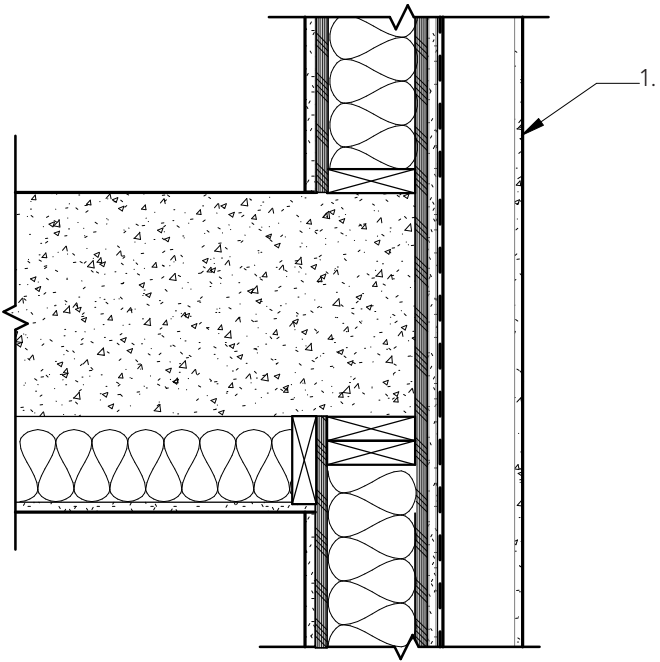
C6.6 BUILDING DETAILS

Exterior Detail Sections

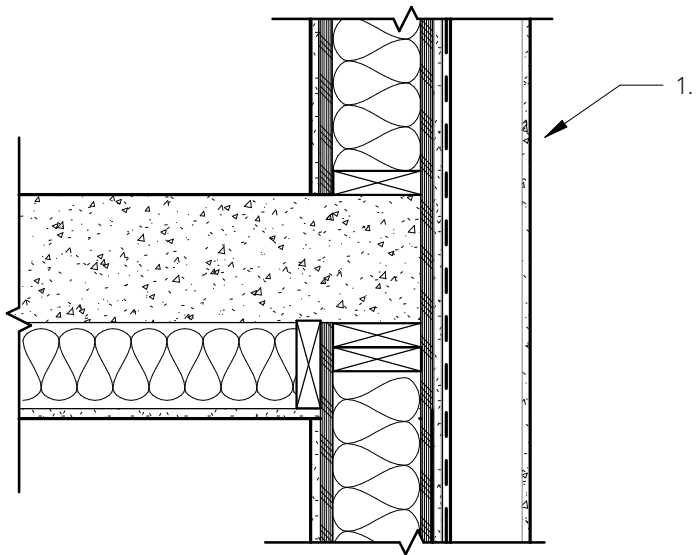
- MATERIAL KEY**
- 1. CP-1, Cementitious Panel (Viroc)
 - 2. CP-2, Cementitious Panel (Viroc)
 - 3. FCP-1, Fiber Cement Board (Hardie)
 - 4. FCS-1, Fiber Cement Board Soffit (Hardie)
 - 5. VPI, Vinyl Window & IGU
 - 6. FNC-1, Wood Slat
 - 7. LV-1, Exhaust Vent
 - 8. IGU-1, Storefront Glazing
 - 9. SF-1, Glazed Aluminum Door
 - 10. OHD-1, Ventilated Overhead Coiling Door



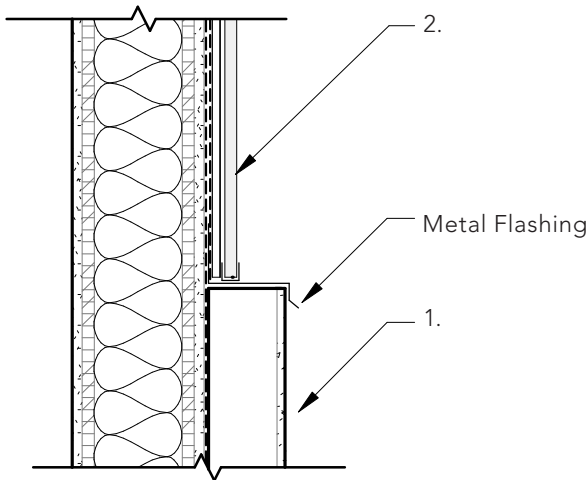
Detail Section | Level 04 to 07



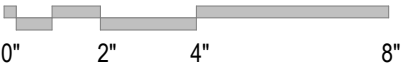
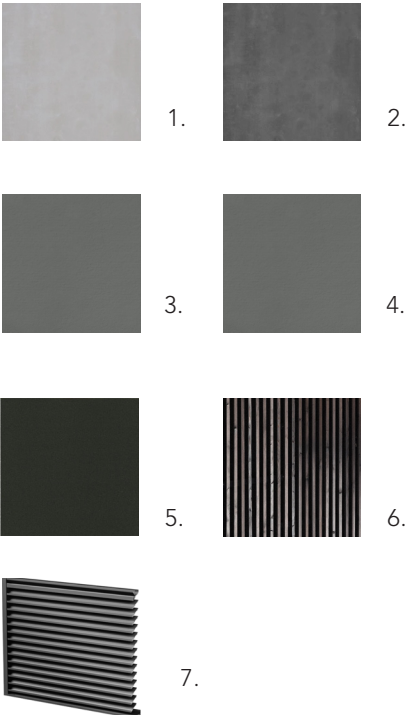
Detail Section | Level 03



Detail Section | Level 02



Detail Section | Exterior Material Transition

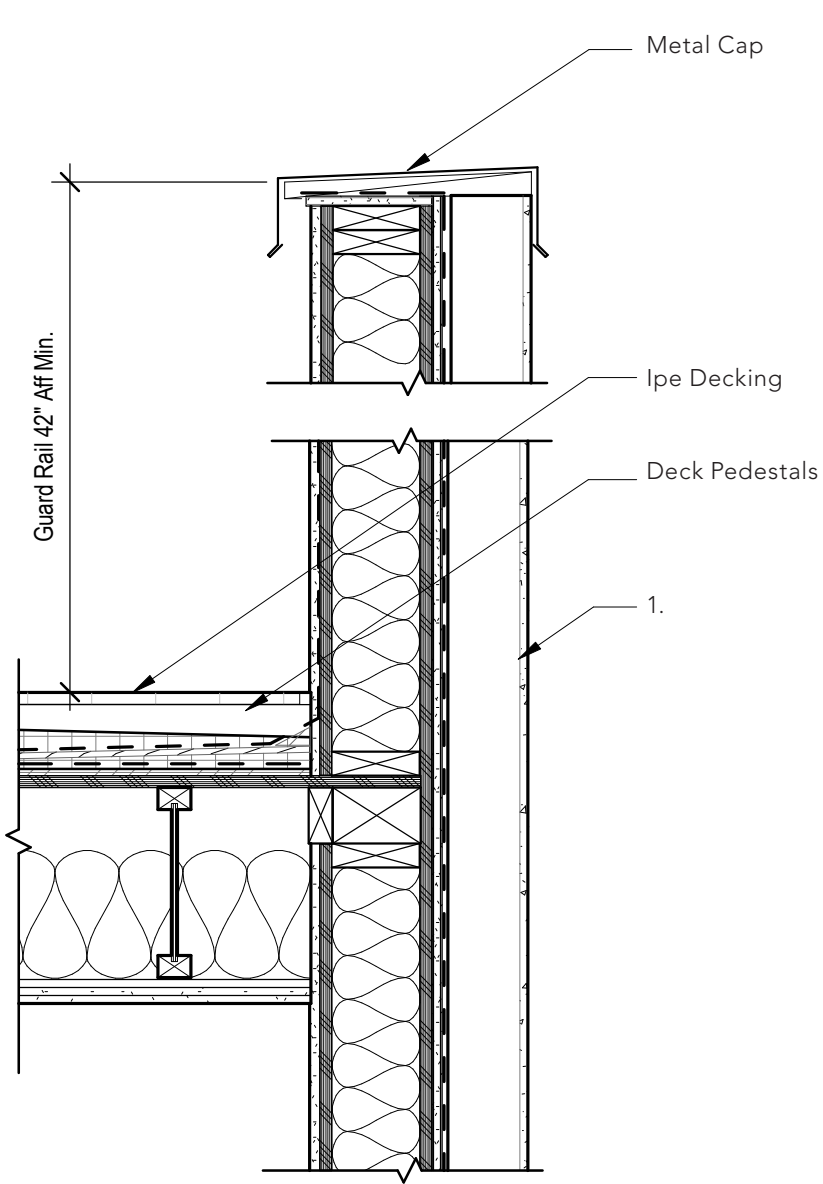
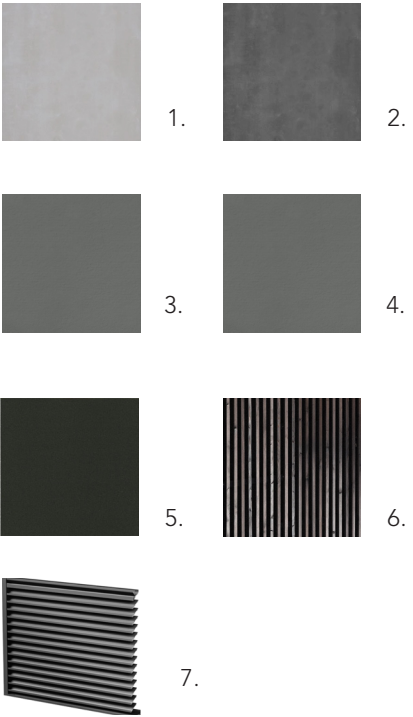


1 1/2\" = 1' - 0"

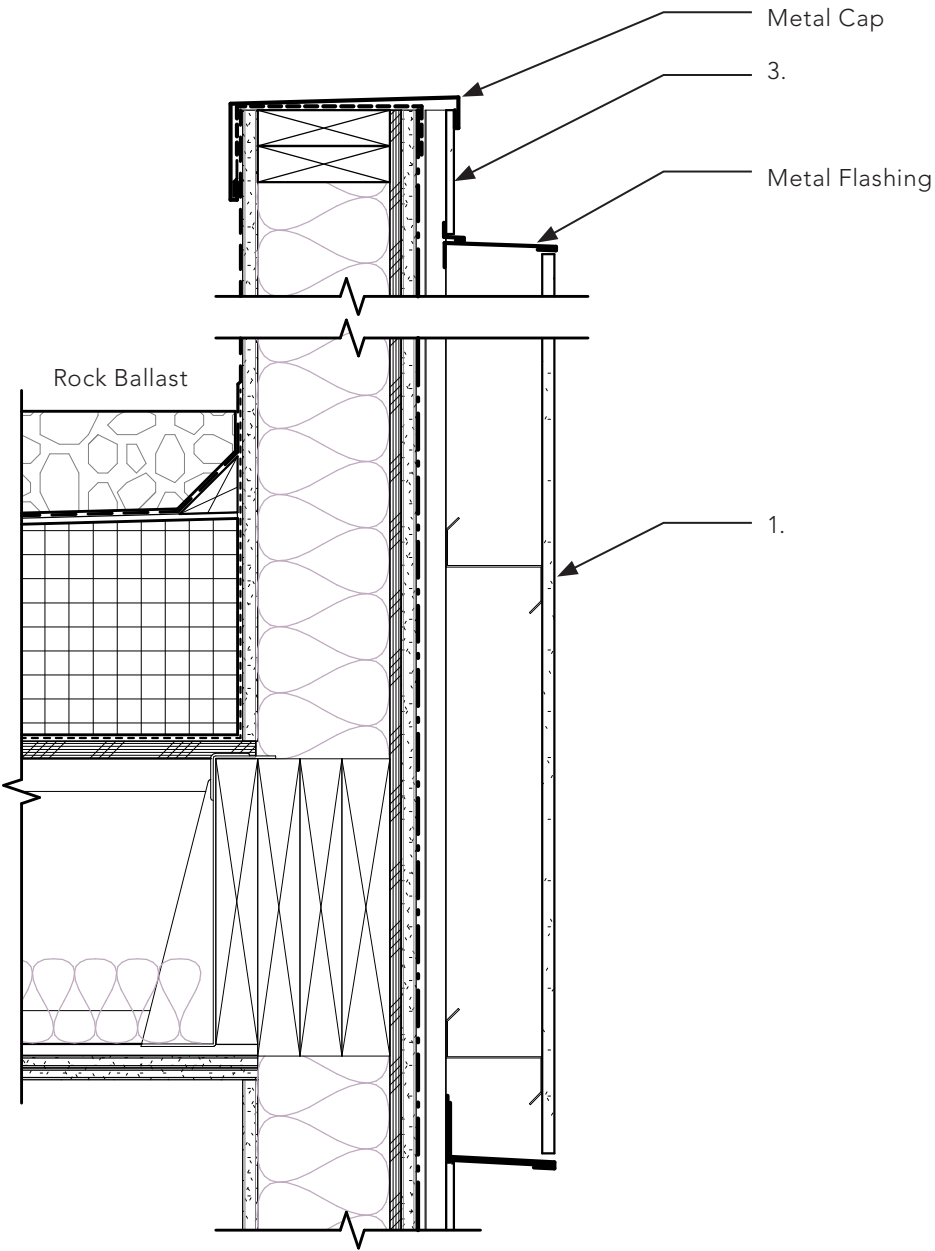
C6.7 BUILDING DETAILS

Exterior Detail Sections

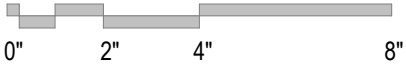
- MATERIAL KEY**
- 1. CP-1, Cementitious Panel (Viroc)
 - 2. CP-2, Cementitious Panel (Viroc)
 - 3. FCP-1, Fiber Cement Board (Hardie)
 - 4. FCS-1, Fiber Cement Board Soffit (Hardie)
 - 5. VPI, Vinyl Window & IGU
 - 6. FNC-1, Wood Slat
 - 7. LV-1, Exhaust Vent
 - 8. IGU-1, Storefront Glazing
 - 9. SF-1, Glazed Aluminum Door
 - 10. OHD-1, Ventilated Overhead Coiling Door



Detail Section | Level 07 Rooftop Deck



Detail Section | Rooftop Parapet



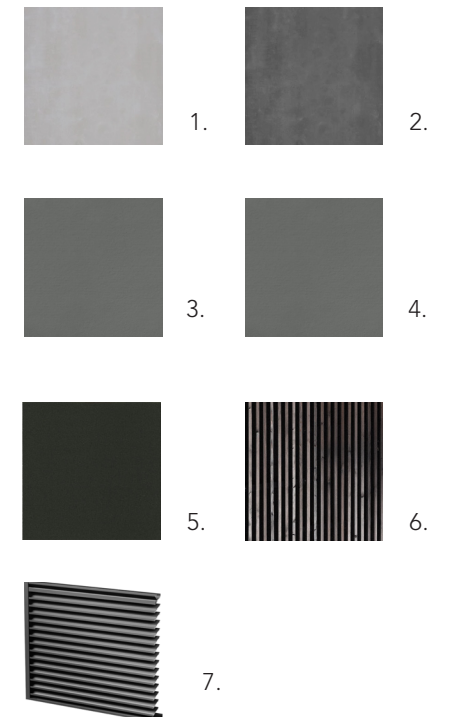
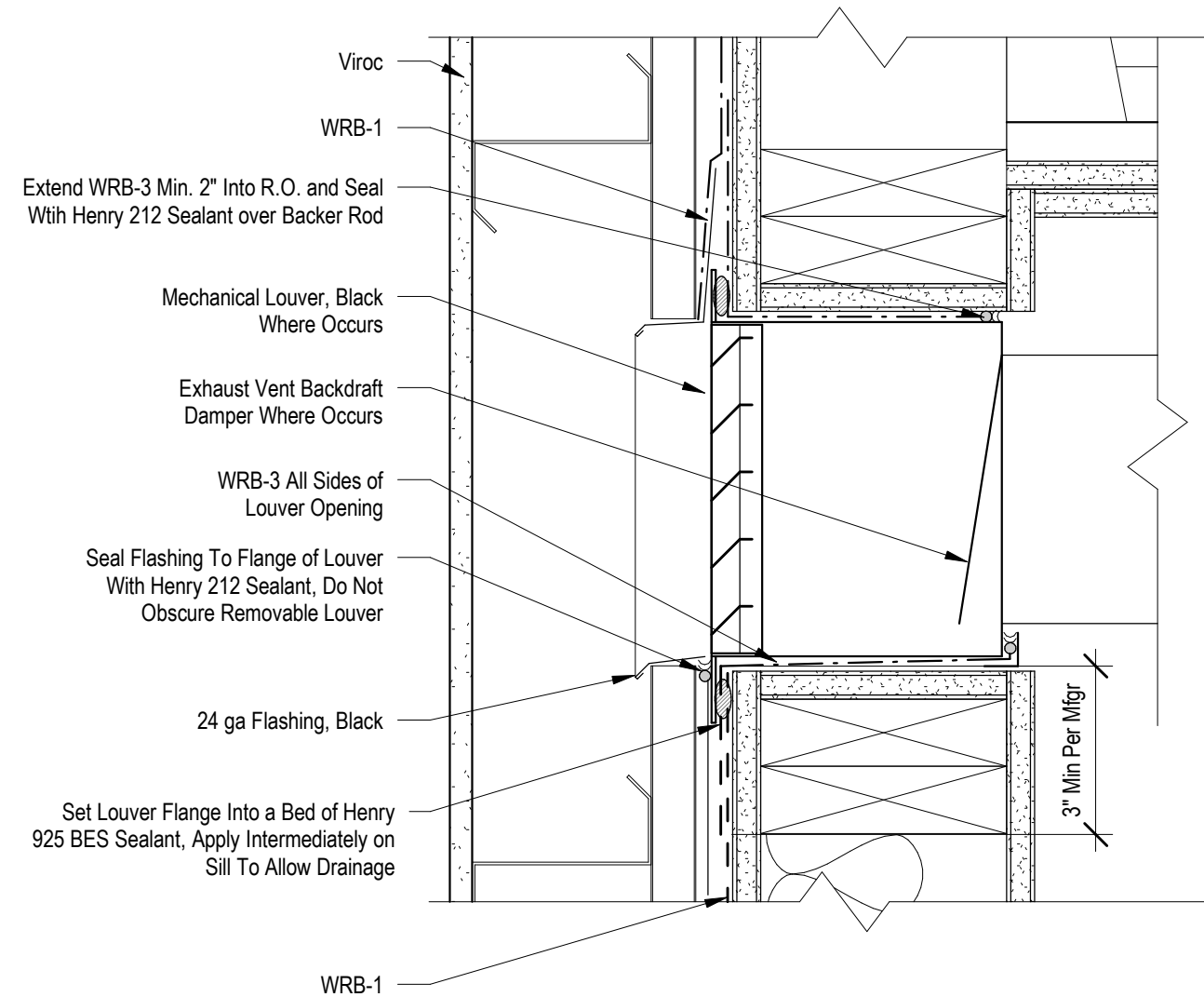
1 1/2" = 1' - 0"

C6.8 BUILDING DETAILS

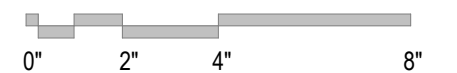
Exterior Detail Sections

MATERIAL KEY

1. CP-1, Cementitious Panel (Viroc)
2. CP-2, Cementitious Panel (Viroc)
3. FCP-1, Fiber Cement Board (Hardie)
4. FCS-1, Fiber Cement Board Soffit (Hardie)
5. VPI, Vinyl Window & IGU
6. FNC-1, Wood Slat
7. LV-1, Exhaust Vent
8. IGU-1, Storefront Glazing
9. SF-1, Glazed Aluminum Door
10. OHD-1, Ventilated Overhead Coiling Door



Detail Section | Typical Louvers @ Fiber Cement Board



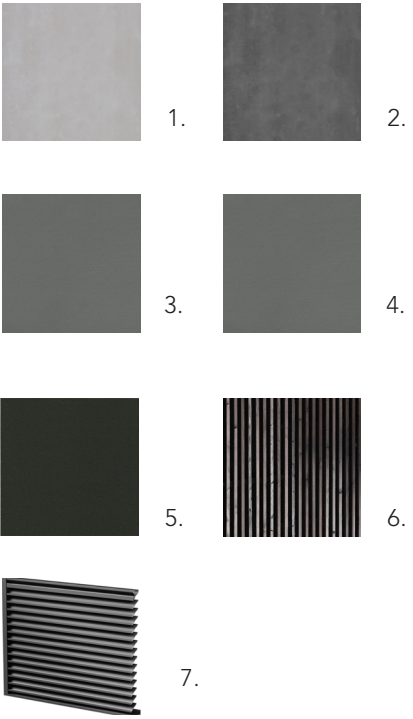
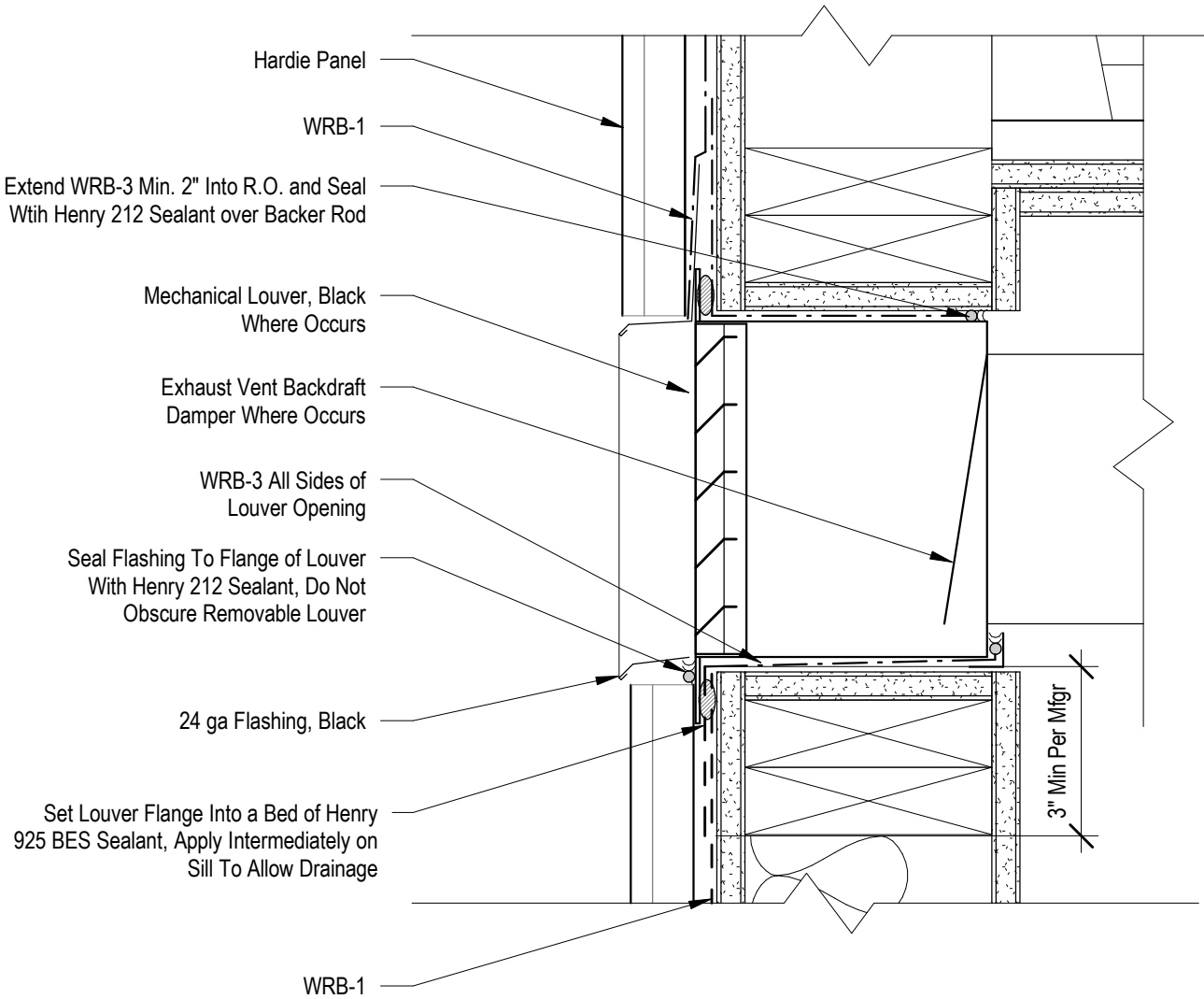
1 1/2" = 1' - 0"

C6.9 BUILDING DETAILS

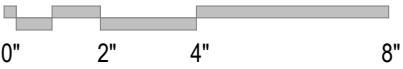
Exterior Detail Sections

MATERIAL KEY

- 1. CP-1, Cementitious Panel (Viroc)
- 2. CP-2, Cementitious Panel (Viroc)
- 3. FCP-1, Fiber Cement Board (Hardie)
- 4. FCS-1, Fiber Cement Board Soffit (Hardie)
- 5. VPI, Vinyl Window & IGU
- 6. FNC-1, Wood Slat
- 7. LV-1, Exhaust Vent
- 8. IGU-1, Storefront Glazing
- 9. SF-1, Glazed Aluminum Door
- 10. OHD-1, Ventilated Overhead Coiling Door



Detail Section | Typical Louvers @ Cementitious Banding



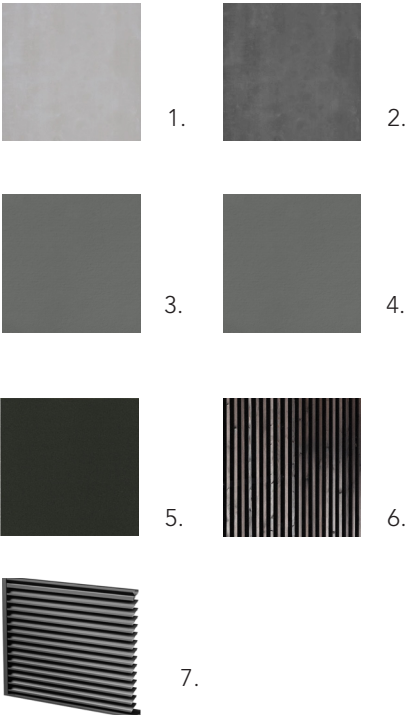
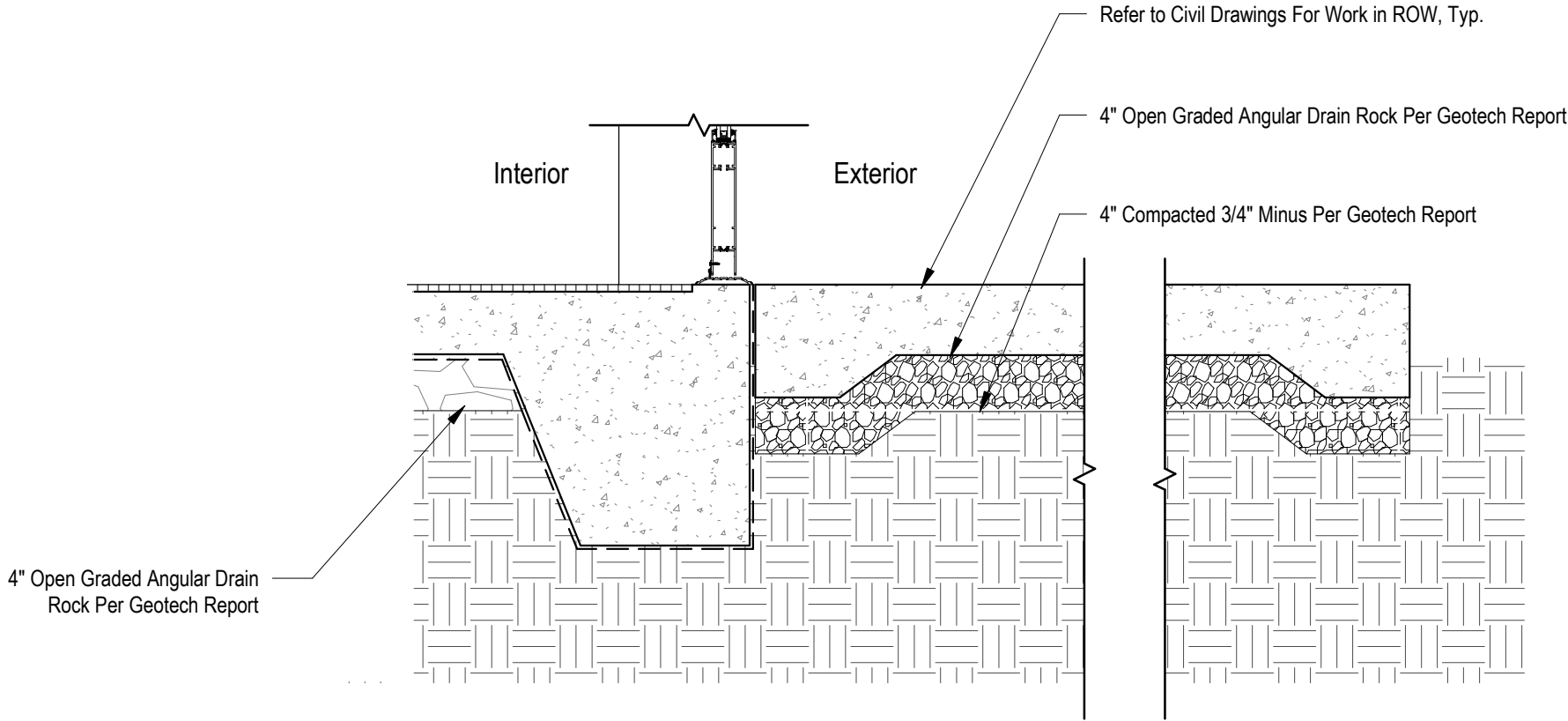
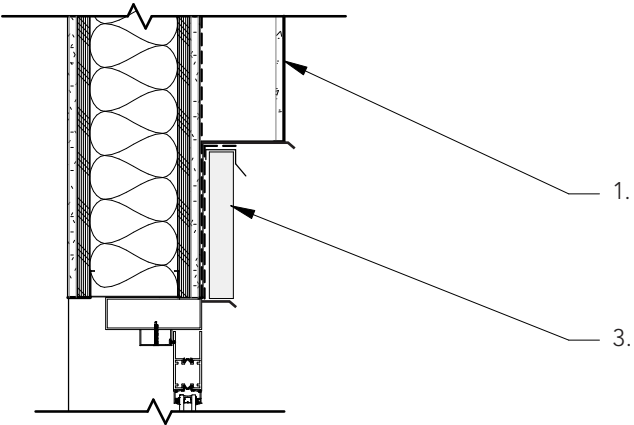
1 1/2" = 1' - 0"

C6.10 BUILDING DETAILS

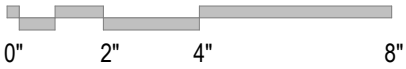
Exterior Detail Sections

MATERIAL KEY

- 1. CP-1, Cementitious Panel (Viroc)
- 2. CP-2, Cementitious Panel (Viroc)
- 3. FCP-1, Fiber Cement Board (Hardie)
- 4. FCS-1, Fiber Cement Board Soffit (Hardie)
- 5. VPI, Vinyl Window & IGU
- 6. FNC-1, Wood Slat
- 7. LV-1, Exhaust Vent
- 8. IGU-1, Storefront Glazing
- 9. SF-1, Glazed Aluminum Door
- 10. OHD-1, Ventilated Overhead Coiling Door



Detail Section | Townhouse Entrance

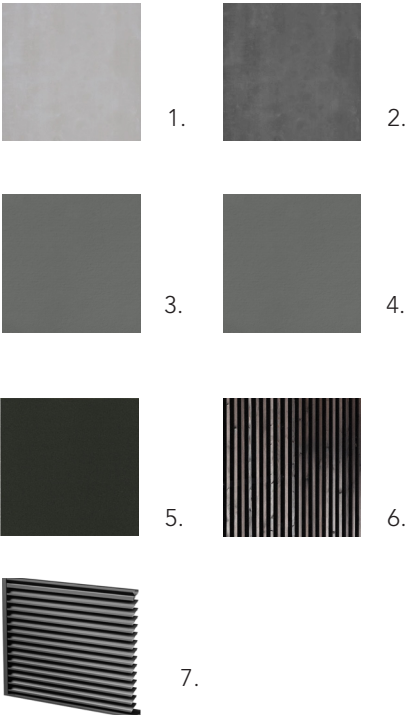
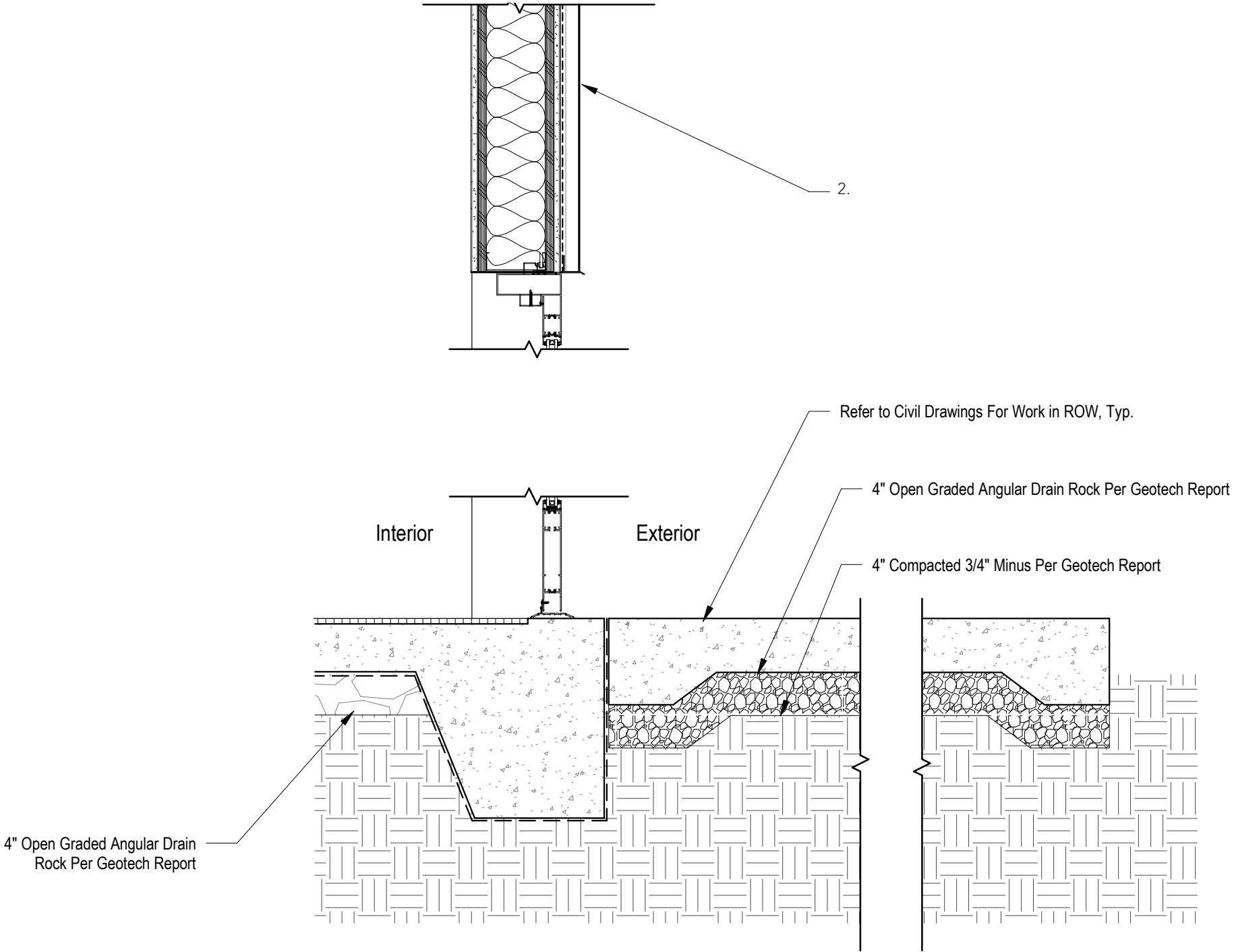


1 1/2" = 1' - 0"

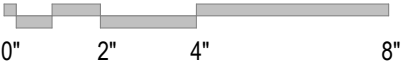
C6.11 BUILDING DETAILS

Exterior Detail Sections

- MATERIAL KEY**
- 1. CP-1, Cementitious Panel (Viroc)
 - 2. CP-2, Cementitious Panel (Viroc)
 - 3. FCP-1, Fiber Cement Board (Hardie)
 - 4. FCS-1, Fiber Cement Board Soffit (Hardie)
 - 5. VPI, Vinyl Window & IGU
 - 6. FNC-1, Wood Slat
 - 7. LV-1, Exhaust Vent
 - 8. IGU-1, Storefront Glazing
 - 9. SF-1, Glazed Aluminum Door
 - 10. OHD-1, Ventilated Overhead Coiling Door



Detail Section | Storefront Building Entrance



1 1/2" = 1' - 0"

C6.12 RENDERINGS

Ground Level View from N Flint Ave



C6.13 RENDERINGS

Overall View from the Corner of
N Flint and N Hancock



C6.14 RENDERINGS

Ground Level View from the Corner of
N Flint and N Hancock



C6.15 RENDERINGS

Overall View from N Flint, Looking Northwest





C6.17 RENDERINGS

Residential Entries and Garage Entry off N Hancock



C6.18 RENDERINGS

Residential Entries off N Hancock

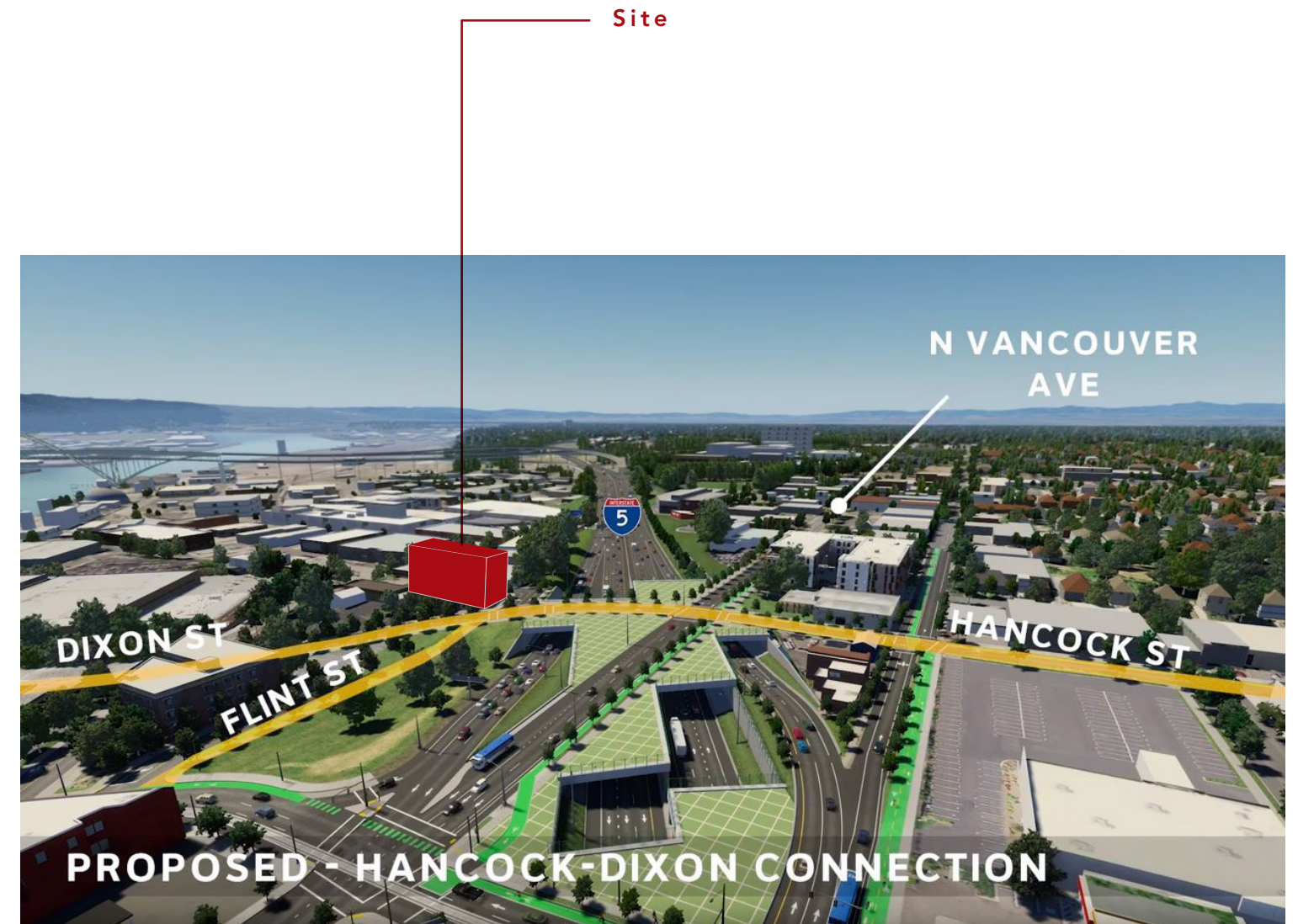
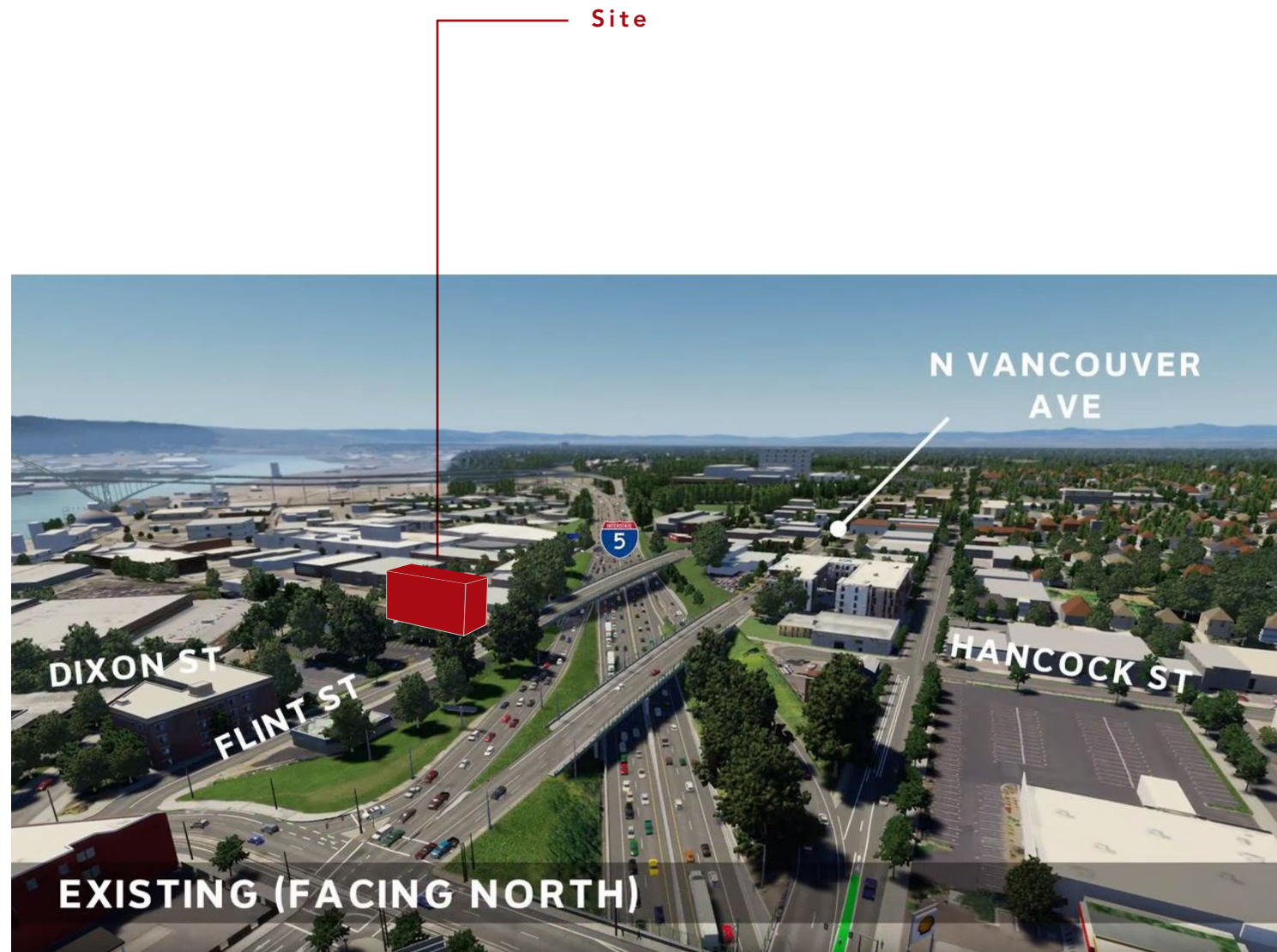


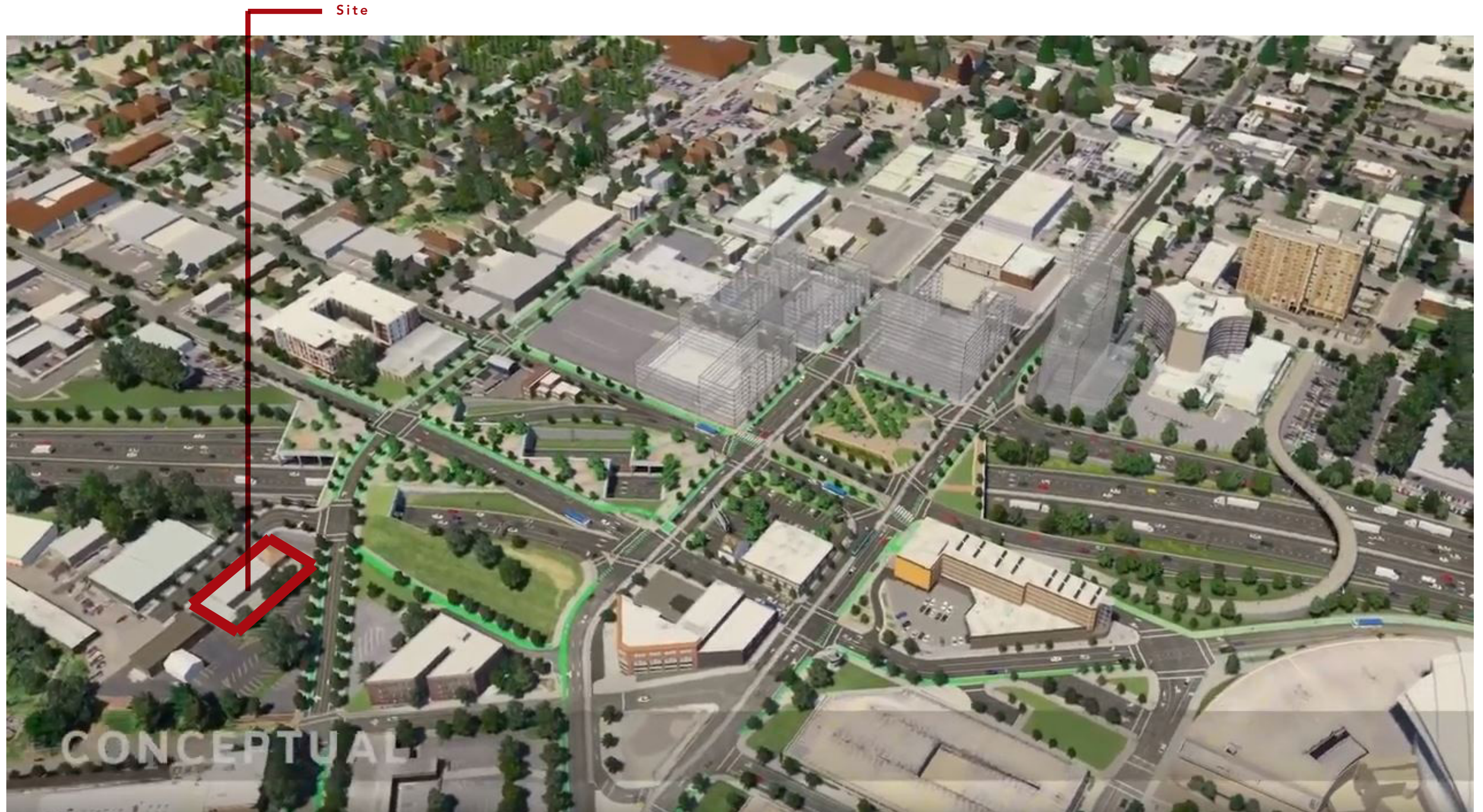
C6.19 RENDERINGS

Overall View from the North East



APPENDIX







Proposed New Storefront Windows
To Engage Hancock-Dixon
Connection Shown In Blue

Proposed Hancock-Dixon Connection