

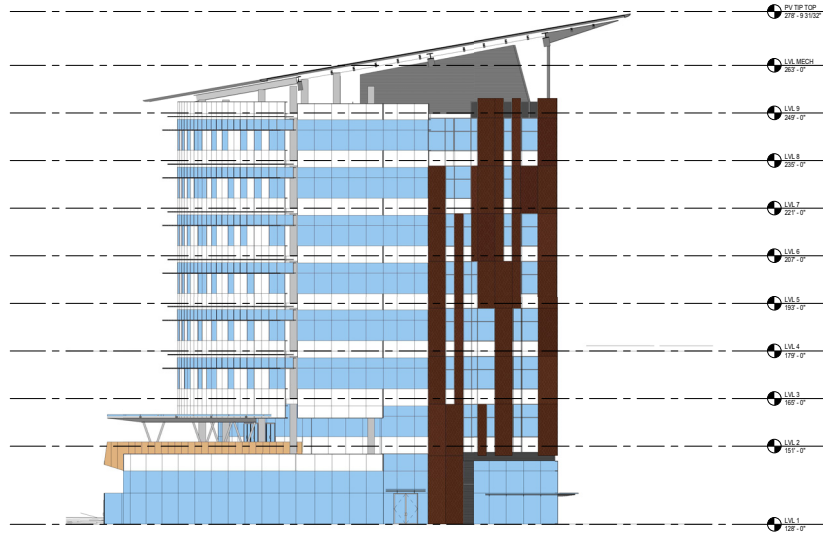
GENERAL NOTES - ELEVATION - EXTERIOR

- A. ELEVATION KEYNOTES APPLY TO SHEETS A301-A304. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE A301 & A302 FOR WALL ASSEMBLIES.
- C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

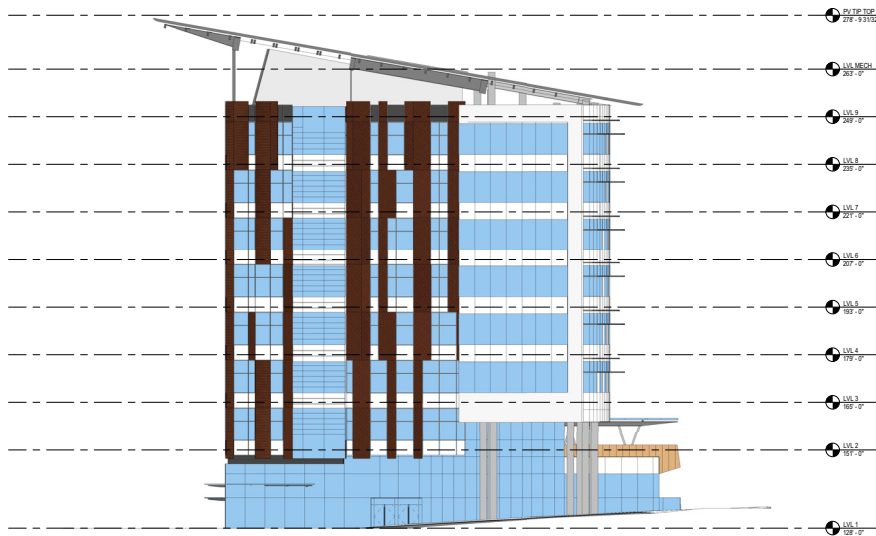
KEYNOTES - EXTERIOR ELEVATIONS

LEGEND - EXTERIOR ELEVATIONS

- GLAZING
- SPANDREL OR OTHER OPAQUE
- PANEL
- WOOD PANEL



ELEV - E - % GLAZING CALC 1
1/16" = 1'-0"



ELEV - W - % GLAZING CALC 2
1/16" = 1'-0"

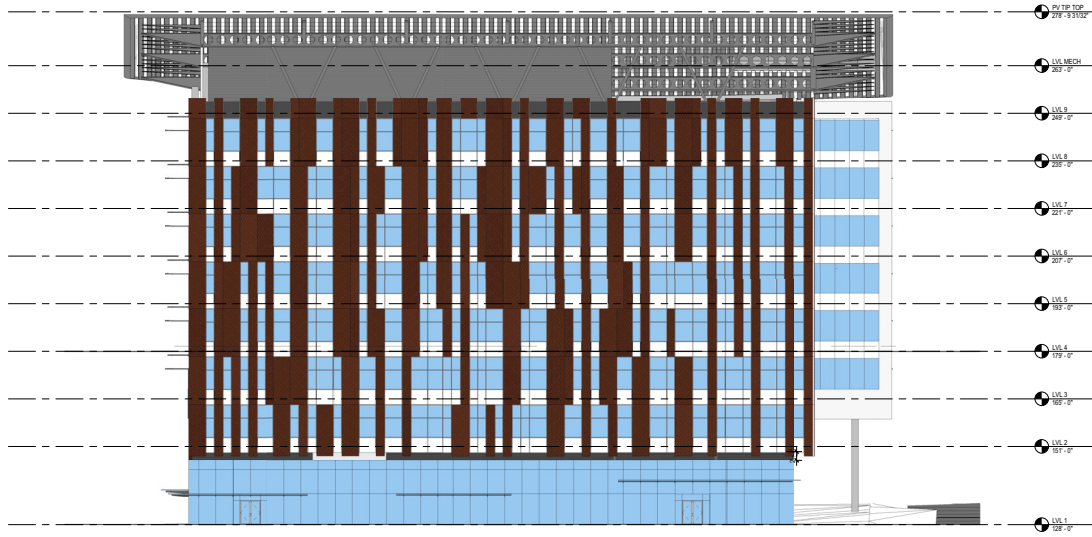
GENERAL NOTES - ELEVATION - EXTERIOR

- A. ELEVATION KEYNOTES APPLY TO SHEETS A501-A504. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE A501 & A502 FOR WALL ASSEMBLIES.
- C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

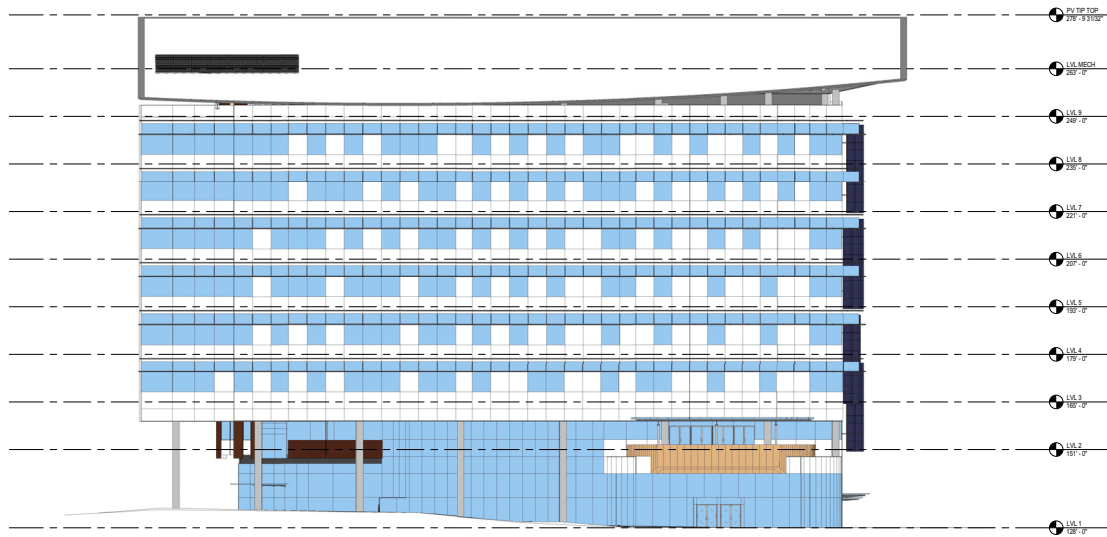
KEYNOTES - EXTERIOR ELEVATIONS

LEGEND - EXTERIOR ELEVATIONS

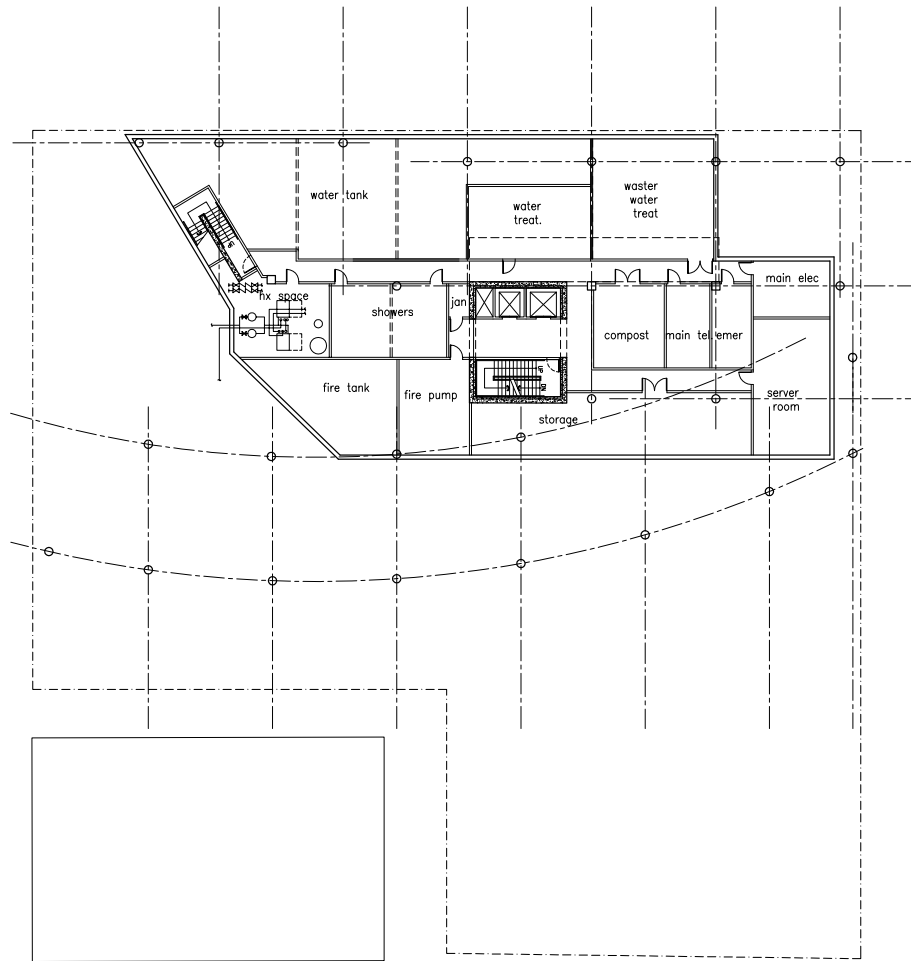
- GLAZING
- SPANDREL OR OTHER OPAQUE
- PANEL
- WOOD PANEL

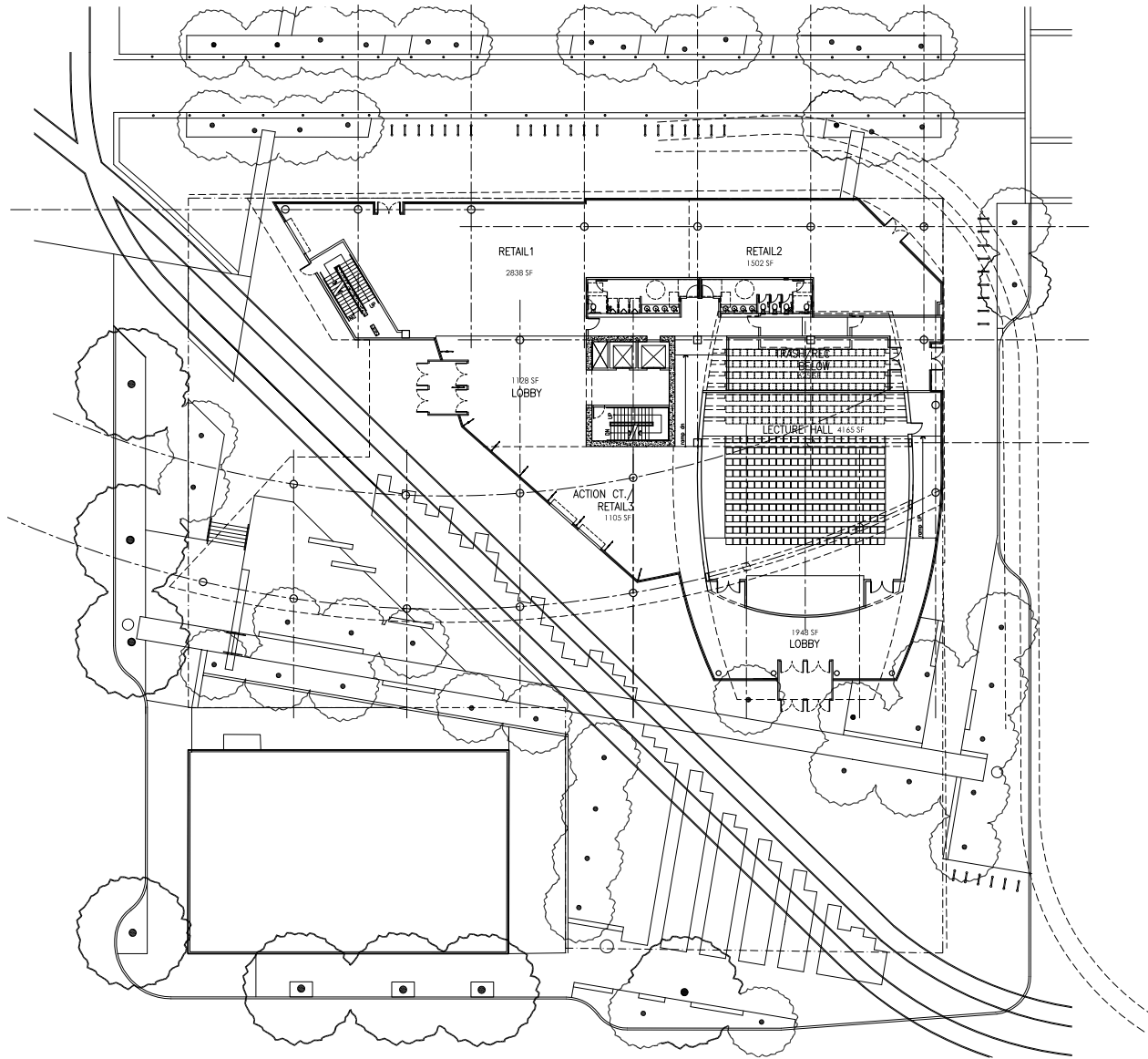


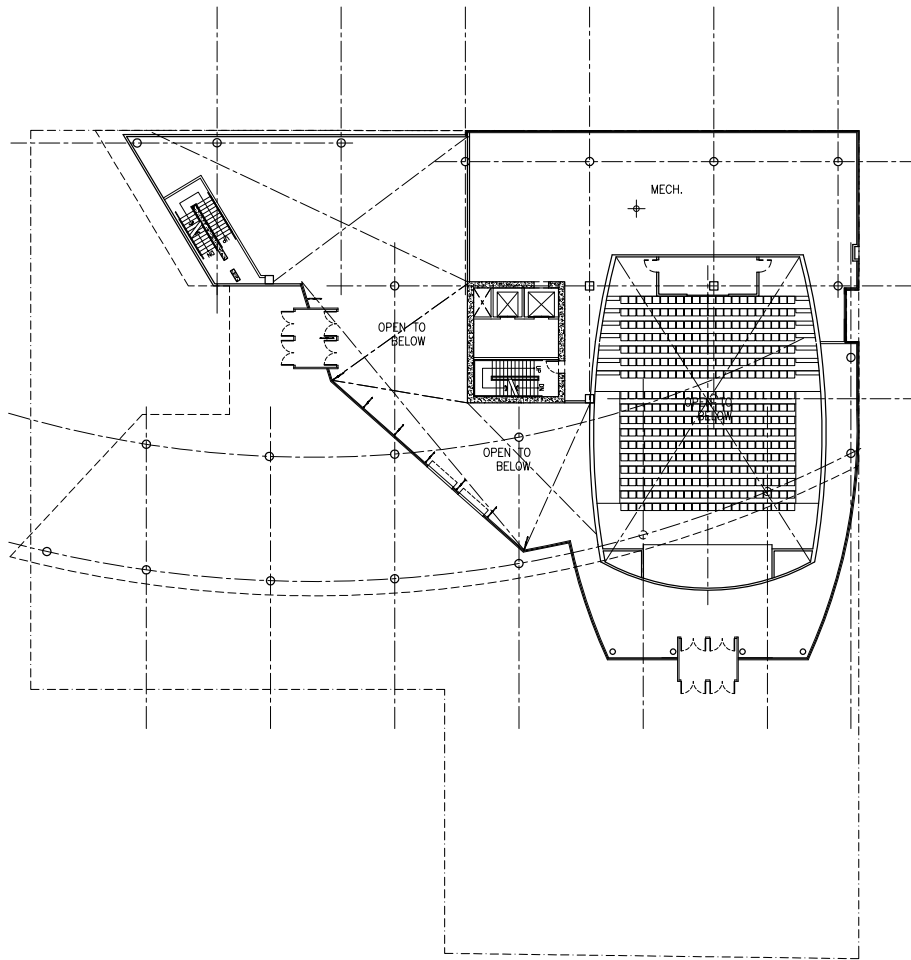
ELEV - N - % GLAZING CALC 1
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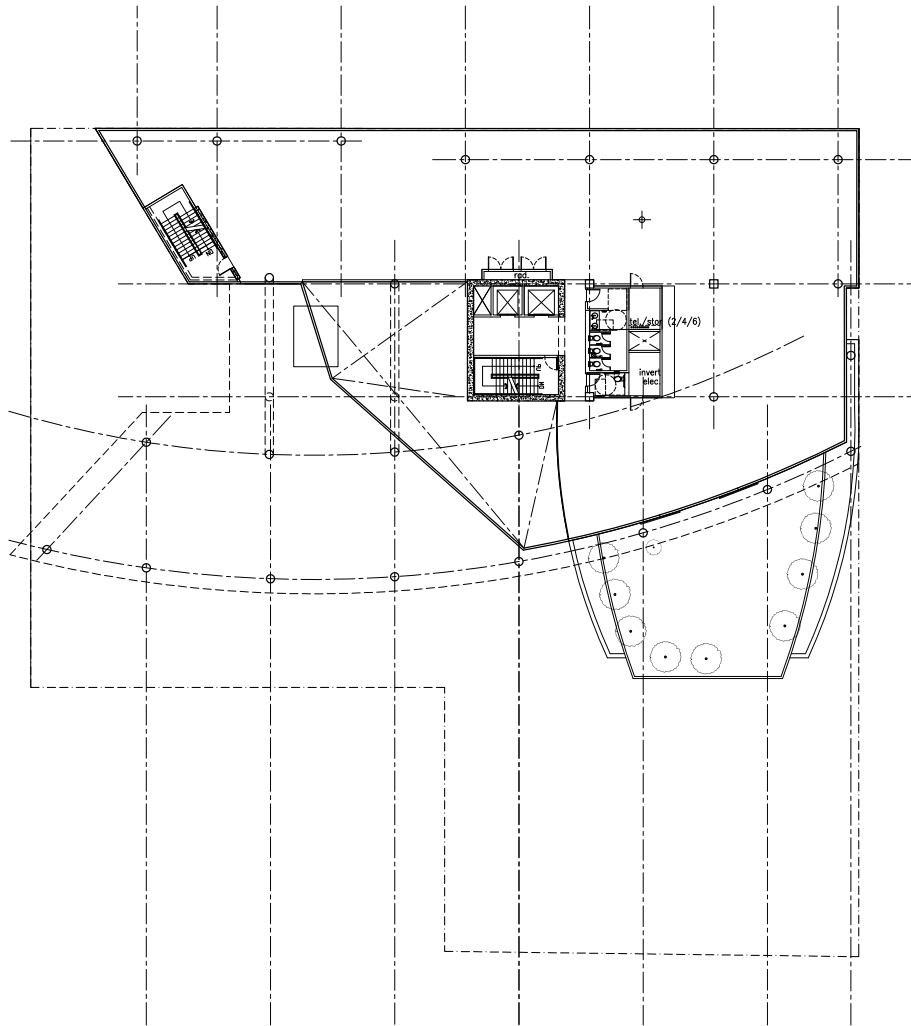


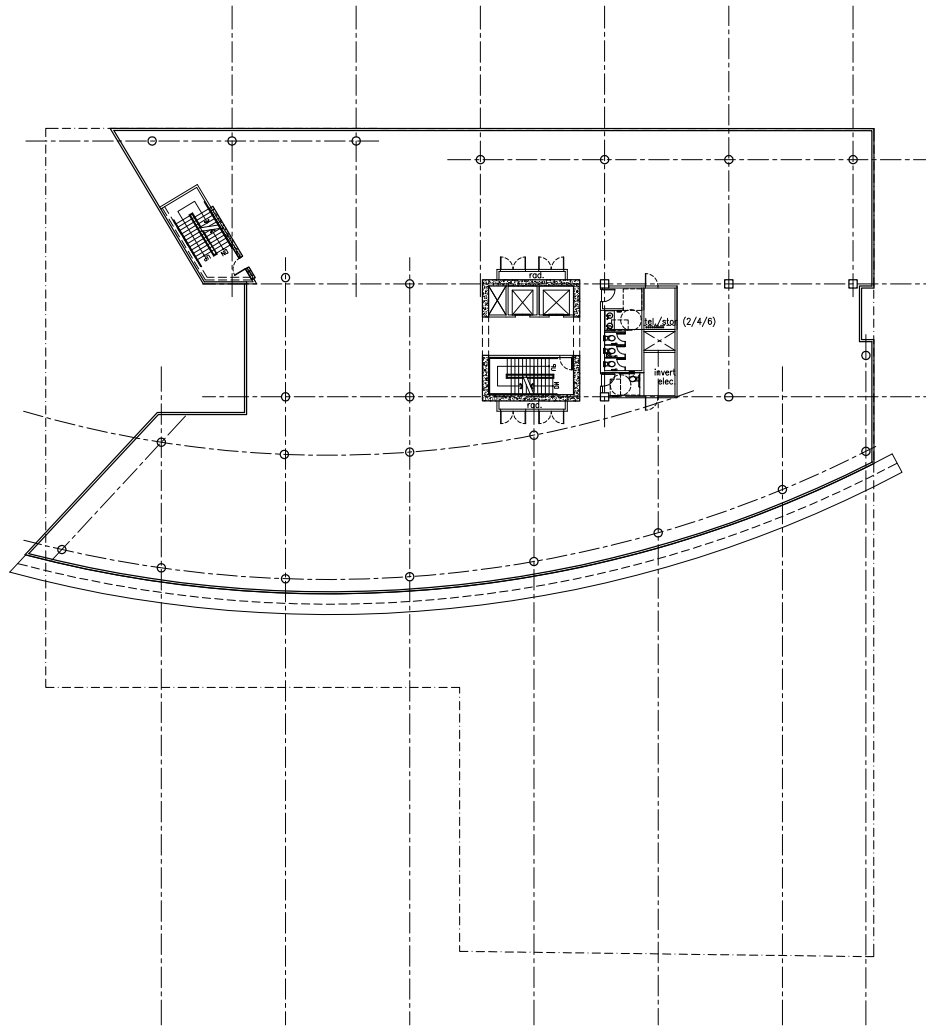
ELEV - S - % GLAZING CALC 2
 1/16" = 1'-0"

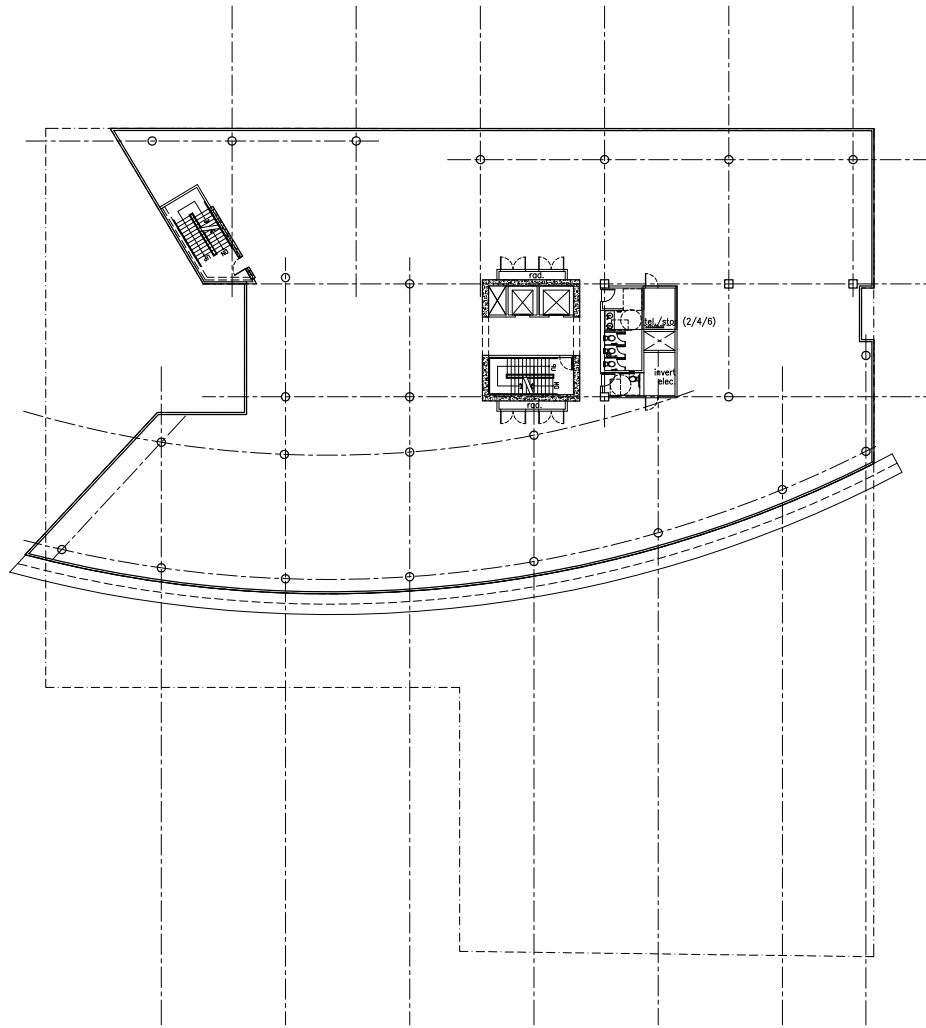


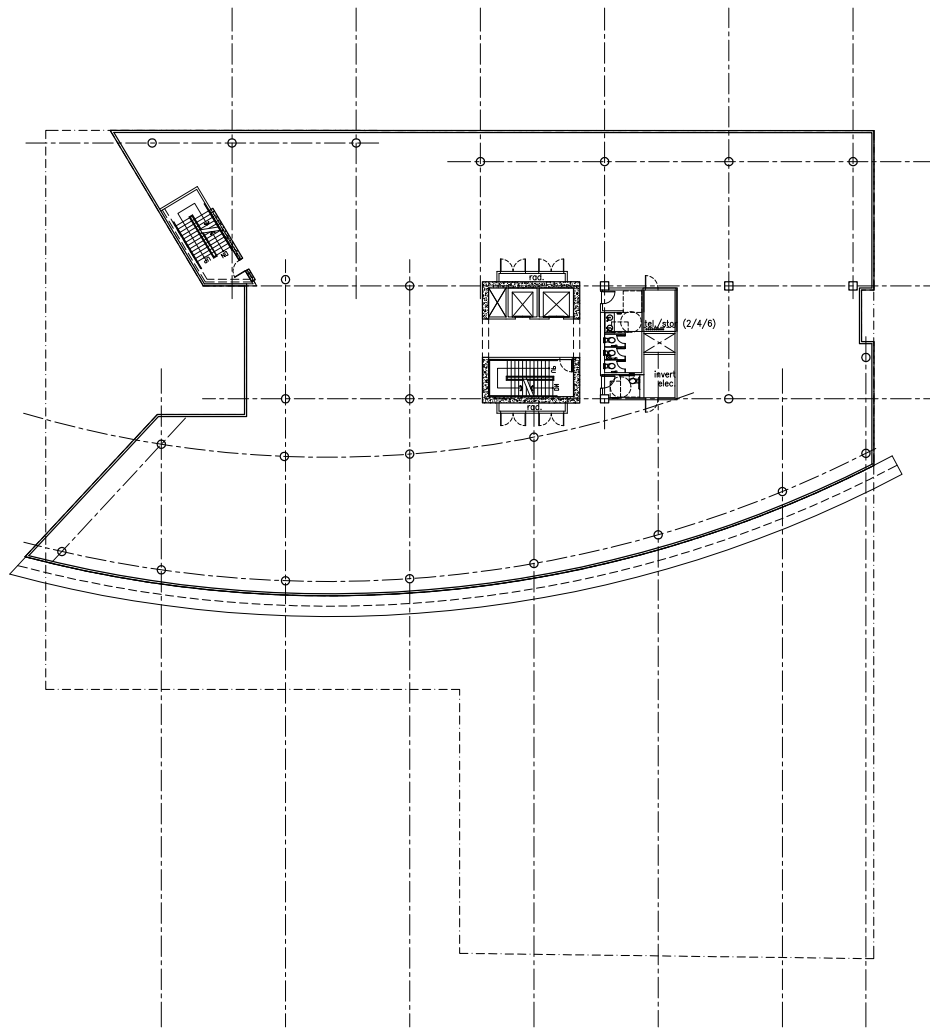


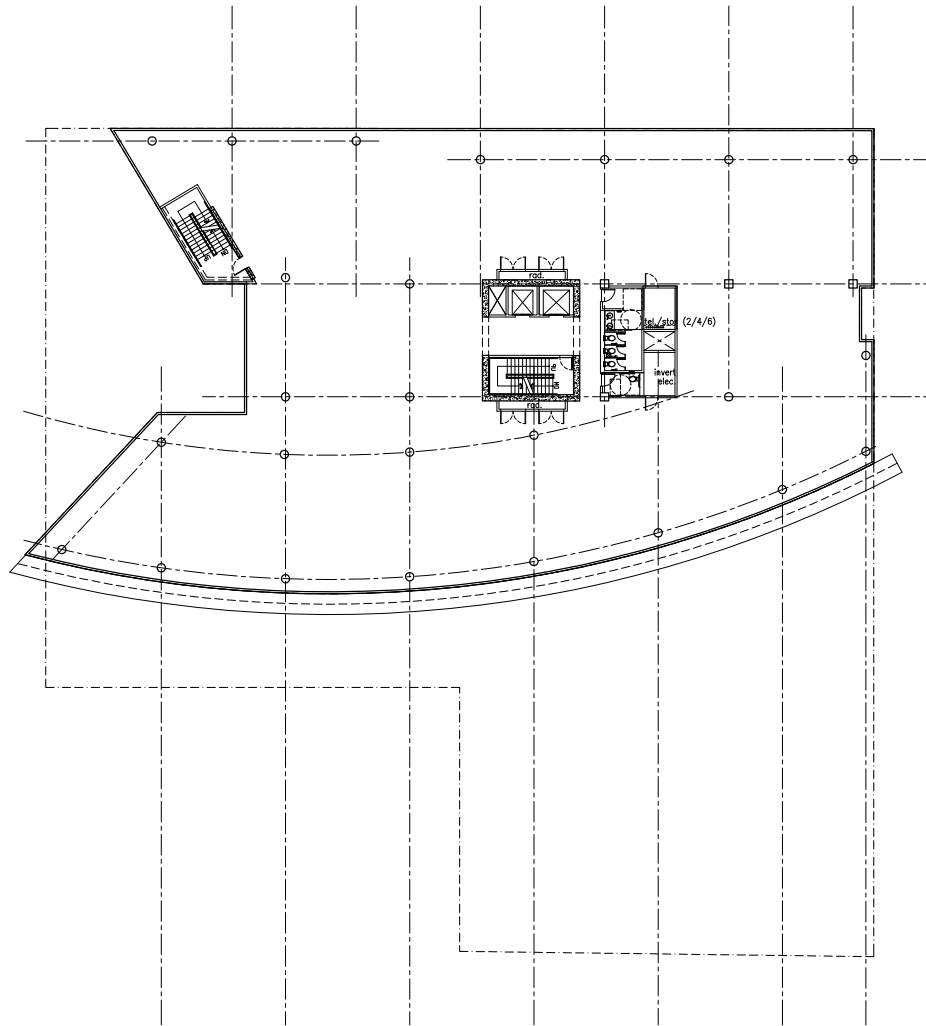


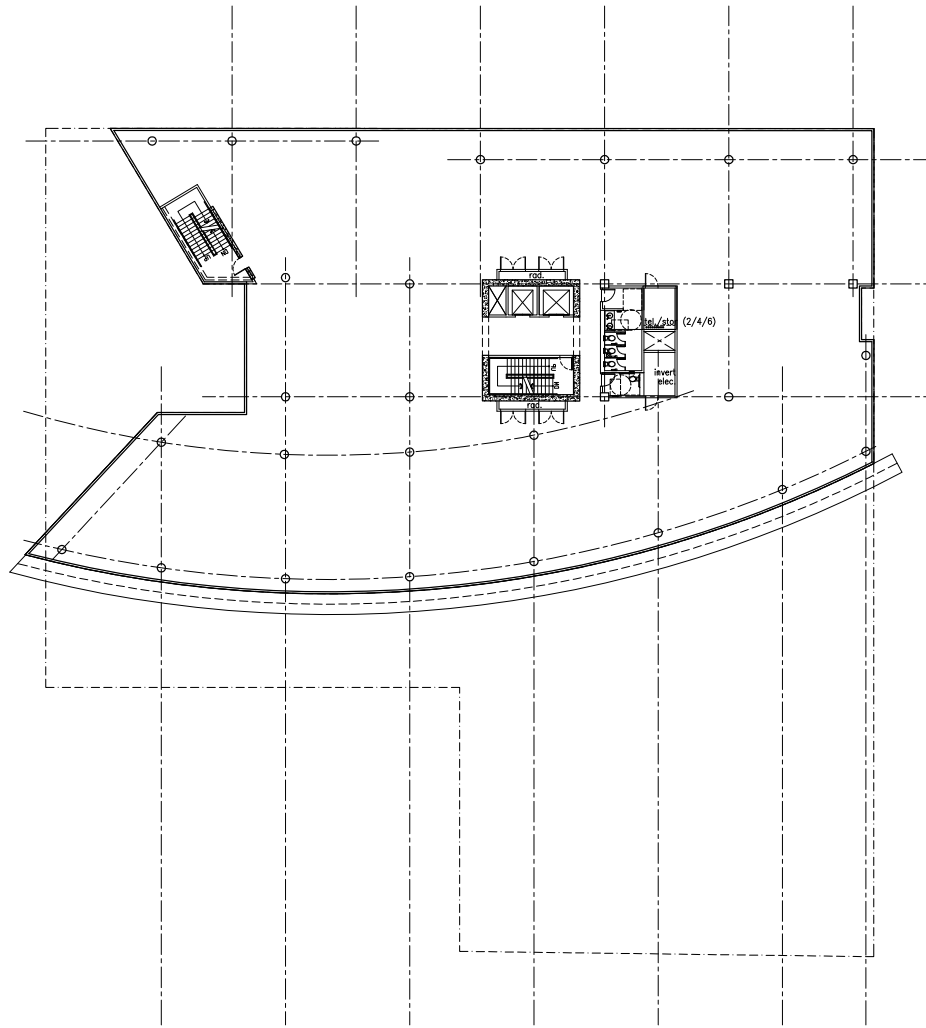


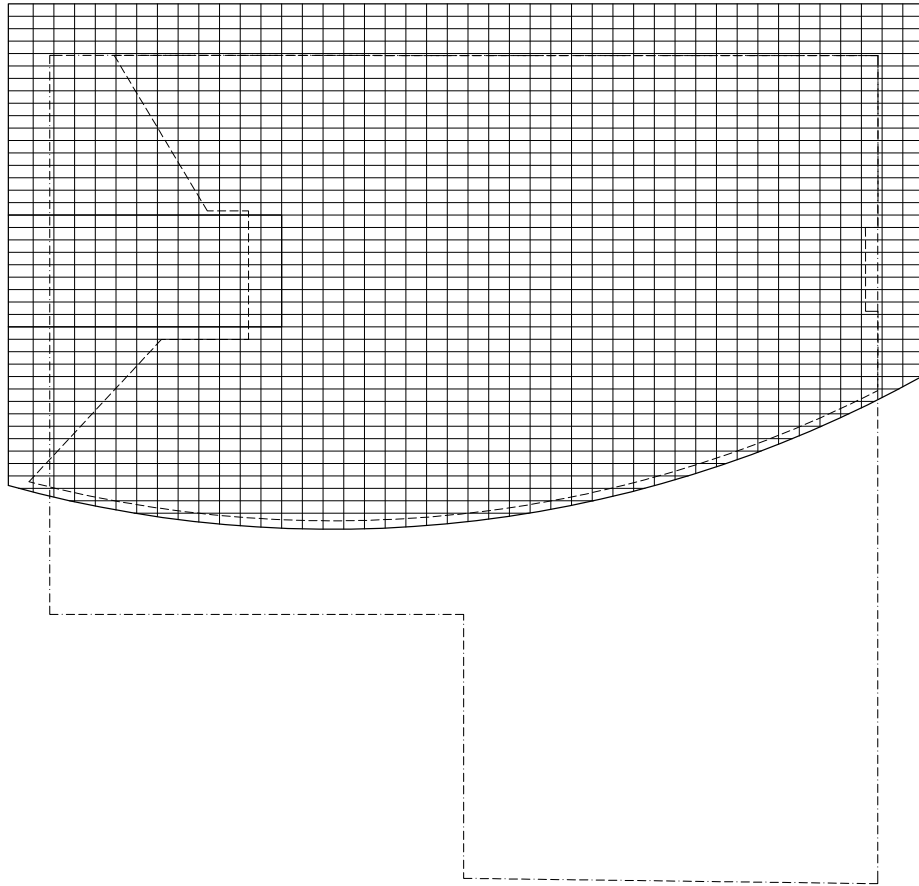


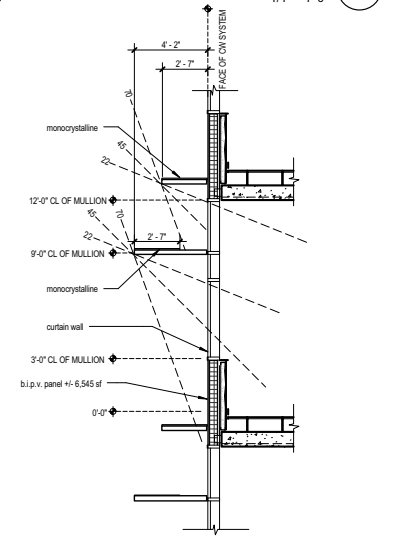
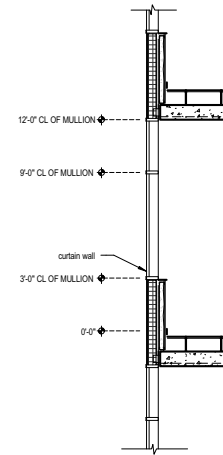
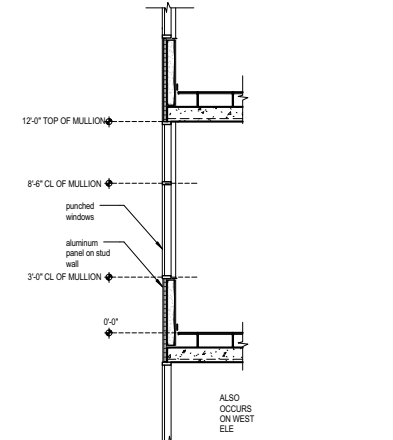
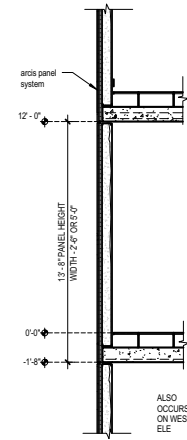
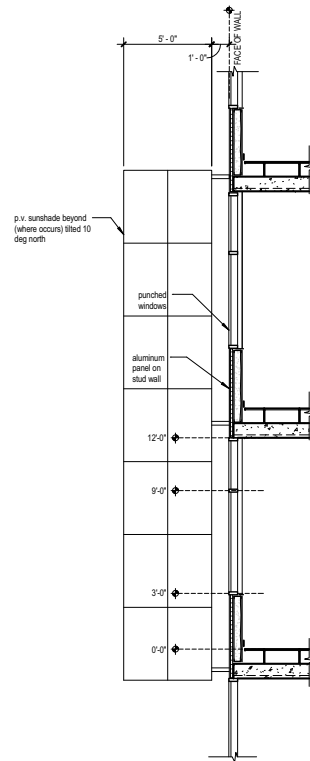
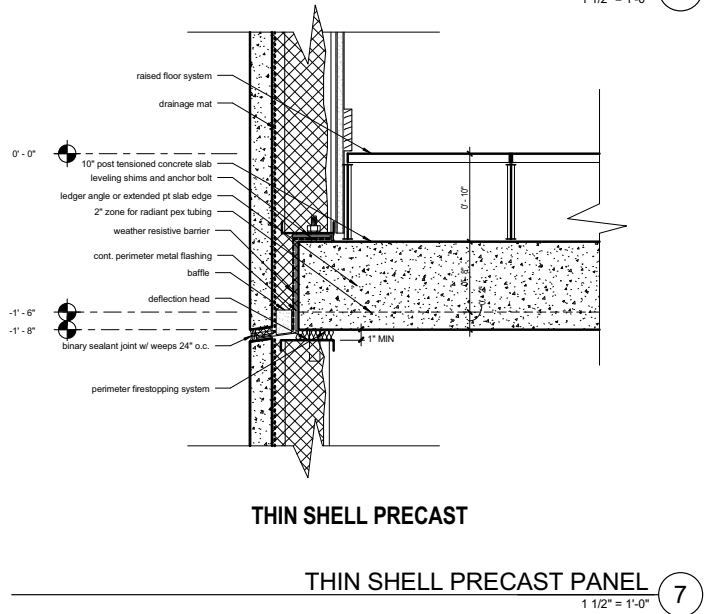
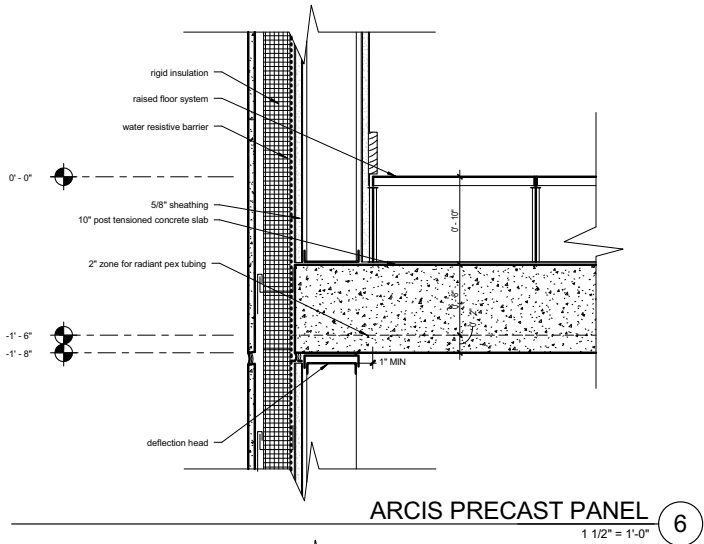


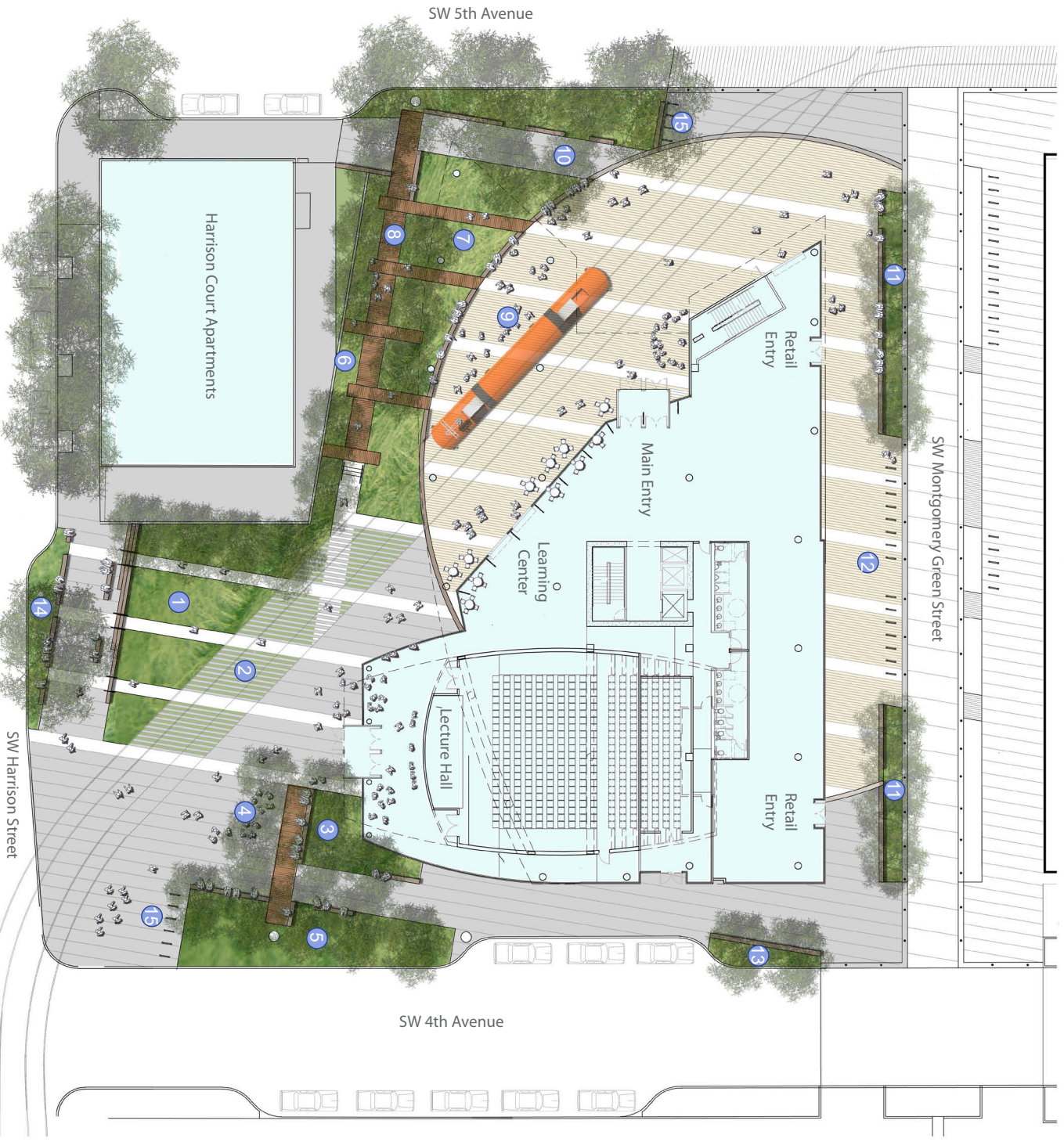












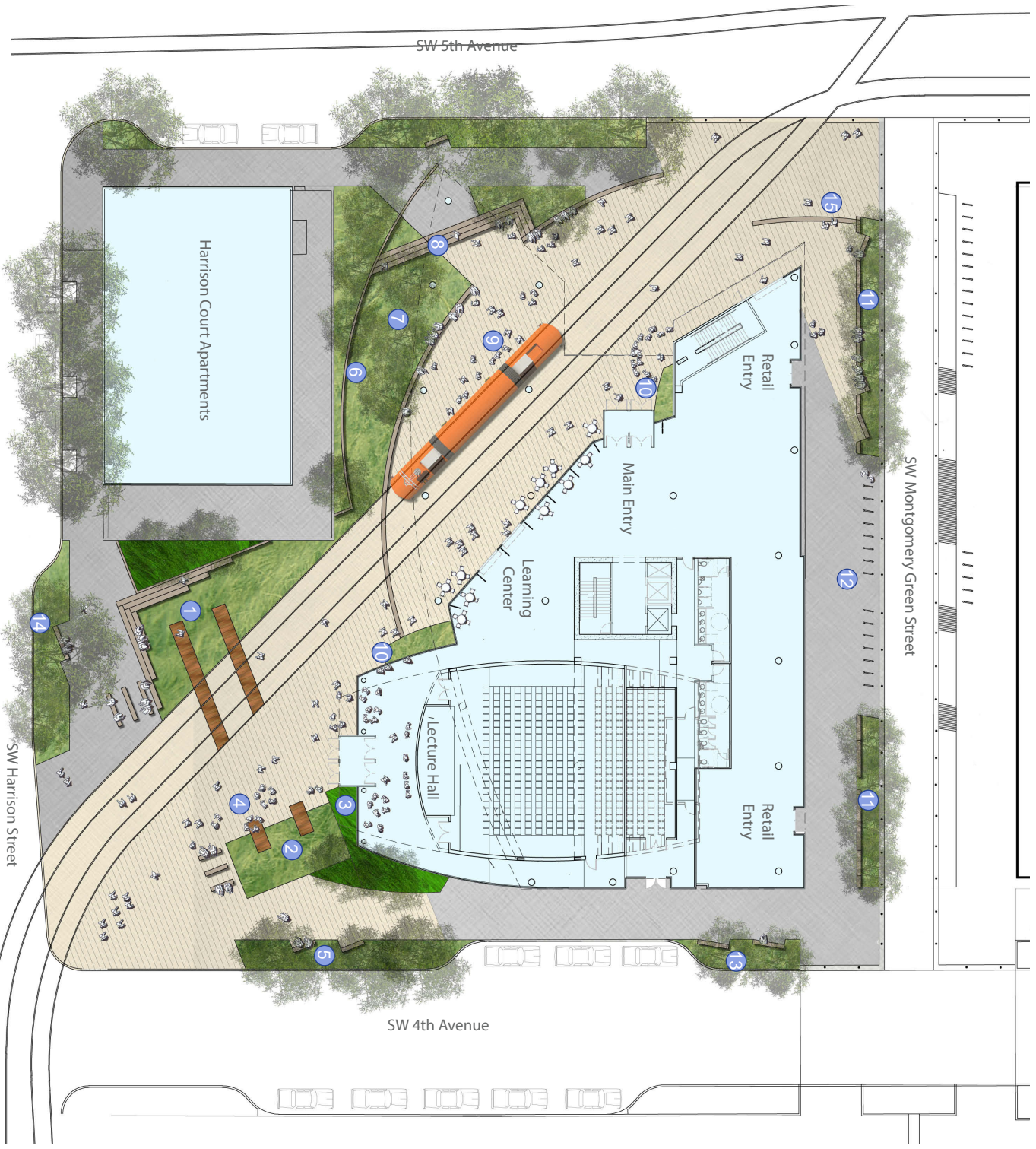
- 1 Constructed wetland with elevated pedestrian pathways.
- 2 Landscaped strips through streetcar tracks intercept track stormwater.
- 3 Rain garden accepts runoff from OSC South Plaza.
- 4 OSC South Plaza and seating with pedestrian boardwalk. SW 4th Avenue is realigned.
- 5 SW 4th Avenue stormwater curb extension accepts stormwater overflow from OSC site and SW 4th Avenue.

- 6 New diagonal green wall and stormwater conveyance fill provides an edge treatment between the OSC Site and the Harrison Court Apartments.
- 7 OSC Rain Garden accepts overflow stormwater runoff from building systems.
- 8 Elevated pedestrian boardwalks allow people to move through the Rain Garden and access the streetcar platform and lecture hall.
- 9 OSC Streetcar Platform and Entry Plaza.
- 10 SW 5th Avenue is realigned.

- 11 SW Montgomery Green Street stormwater planters (not in OSC scope of work).
- 12 SW Montgomery Green Street flexible space frontage and bike parking (not in OSC scope of work).
- 13 SW 4th Avenue stormwater curb extension accepts runoff from street and sidewalk surfaces.
- 14 SW Harrison Street stormwater curb extension accepts runoff from street and sidewalk surfaces.
- 15 Covered bike parking stalls.

LANDSCAPE SITE PLAN - OPTION 1

March 22, 2001



- 1 Upper constructed wetland with elevated pedestrian pathways.
- 2 Lower constructed wetland with elevated pedestrian pathways.
- 3 Rain garden accepts runoff from OSC South Plaza.
- 4 OSC South Plaza and seating.
- 5 SW 4th Avenue stormwater curb extension accepts stormwater overflow from OSC site and SW 4th Avenue.
- 6 New curved green wall and stormwater conveyance fill provides an edge treatment between the OSC Site and the Harrison Court Apartments.
- 7 OSC Rain Garden accepts overflow stormwater runoff from building systems.
- 8 OSC 5th Avenue entry steps and seatwalls.
- 9 OSC Streetcar Platform and Entry Plaza.
- 10 Secondary landscape space against OSC building.
- 11 SW Montgomery Green Street stormwater planters (not in OSC scope of work).
- 12 SW Montgomery Green Street flexible space frontage and bike parking (not in OSC scope of work).
- 13 SW 4th Avenue stormwater curb extension accepts runoff from street and sidewalk surfaces.
- 14 SW Harrison Street stormwater curb extension accepts runoff from street and sidewalk surfaces.
- 15 Trench drain conveys any residual surface runoff to the SW Montgomery Green Street.

LANDSCAPE SITE PLAN - OPTION 2

March 22, 2001



BUILDING, CODE, AND ZONING SUMMARY

The following summarizes a preliminary review of the project criteria for fire and life safety codes and zoning. The project must conform to the State of Oregon 2007 Edition of the Structural Specialty Code, based on the International Building Code, 2006 Edition and the City of Portland Codes, Title 33, Planning and Zoning, various dates.

A. BUILDING SUMMARY

Gross Building Area	129,015 sf	Above Grade
	141,756 sf	Total
Floors	8	
Building Height	129'-6" @ top of parapet, 156'-6" @ PV roof	
Leasable Floor Area		
Office	95,602 sf	Net Square Feet
Retail	5,644 sf	Gross Square Feet
Classrooms	6,173 sf	

B. CODE SUMMARY

Seismic	Zone 3
Wind Design	80mph, Exposure B
Construction Type	1A - Exception 403.3 Allowed ¹
Occupancy Groups	B - Office M - Retail A - Assembly
Allowable Area	Unlimited Building Height Unlimited Floor Area
Resistance Rating	(using type 1B - exception 403.3)
Structural Frame	2 hours
Bearing Walls Exterior	2 hours
Bearing Walls Interior	2 hours
Non-bearing Exterior Walls	1 hour
Floors	2 hours
Roofs	1 hours

C. ZONING SUMMARY

¹ Classification to type 1B allowed with installation of an Automatic Fire Sprinkler system equipped with "supervisory initiating devices and water floor initiating devices are installed at each floor (403.3).

Allowed Floor Area Ratio	6:1 33,437 x 6 = 200,622 allowed
Lot Area	33,437 sf
Above Grade GSF	141,756 sf;
Zoning	Rxd - Central City, Design review overlay ²
Allowed Building Height	125 ft; Height Bonus allowed ³
Building Line	75% ⁴
Ground Floor	50% of west half ⁵
Lot Coverage	No limit
Parking No minimum	
	Maximums are as follows:
	Office: 1.0/1000 sf
	Retail: 1.0/1000 sf
	University/Schools: 1.0/1000 sf
	Residential: 1.35/unit
Parking/Loading Access	Limited ⁶

² This zoning classification does not support the proposed development of the OSC because residential is not being contemplated as a component of the development, except perhaps in very limited capacities. Either a zone change or conditional use approval gained via a Central city master Plan land use process will be required to enable the current building program to be developed as proposed. This issue is described in more detail on the attached letter dated 3.19.09, (amended 4.1.09).

³ A 45' (maximum) height bonus may be earned via FAR bonus provisions for non-residential uses. An FAR bonus earned of 1:1 earns 15' of height bonus. A 75' (maximum) height bonus may be earned via FAR bonus provisions for residential uses. All of the bonus height above 170' (125'+45') must be housing to qualify for this height bonus. A zone change will be required if development is proposed to exceed these height criteria.

⁴ The building must extend to the property line along at least 75% of the lot line on the west, north and south frontages (4th Ave is exempt).

⁵ The westerly half of the site is subject to the ground floor active use standard. This includes 5th Ave and the west half of Montgomery Street.

⁶ Restricted on north, west, and south sides unless an adjustment is granted.