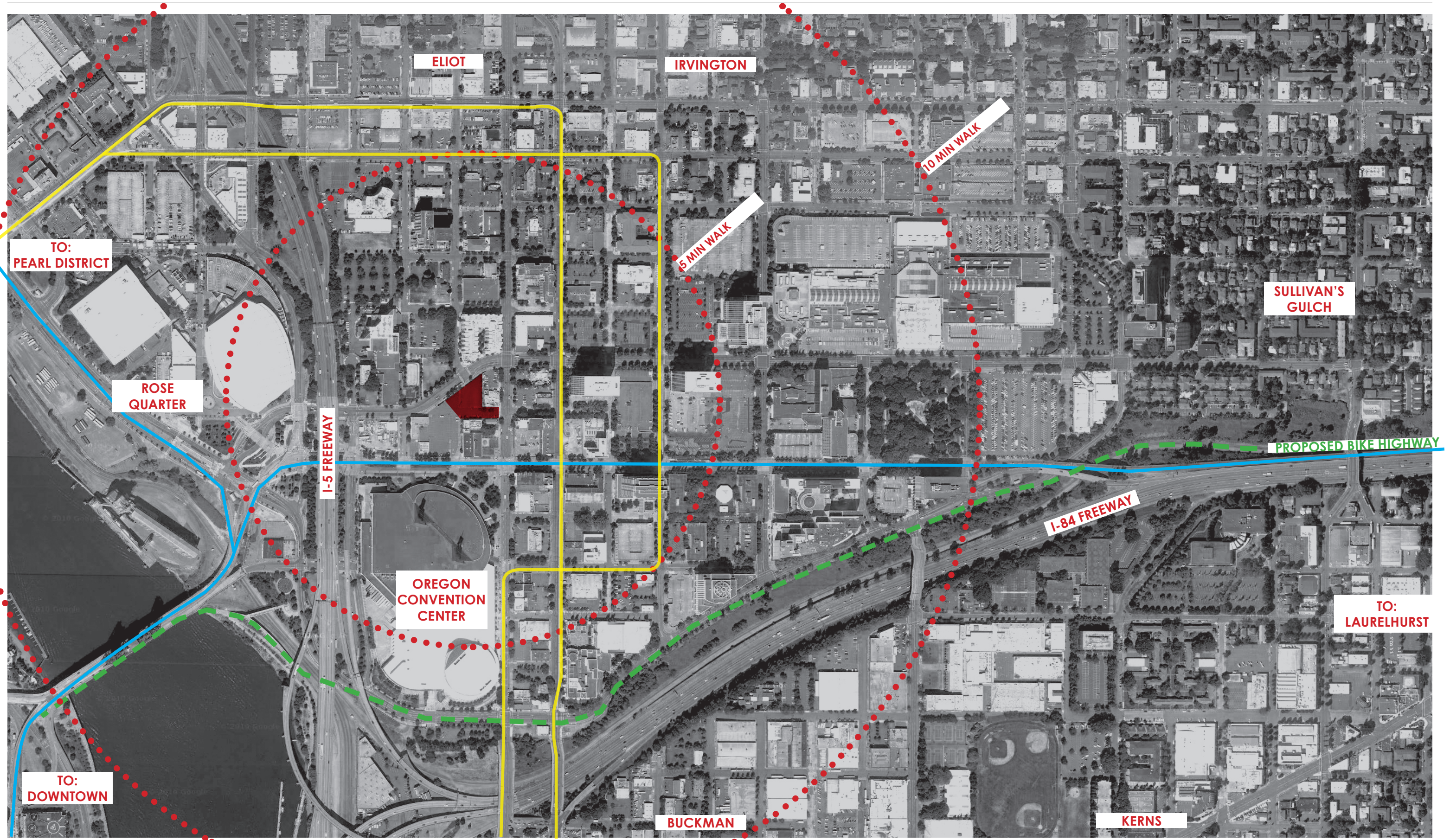


APPENDIX C

# DESIGN PLANS AND ELEVATIONS

*Block-A Apartments*

*UPDATES: April 29th, 2013*



# VICINITY PLAN



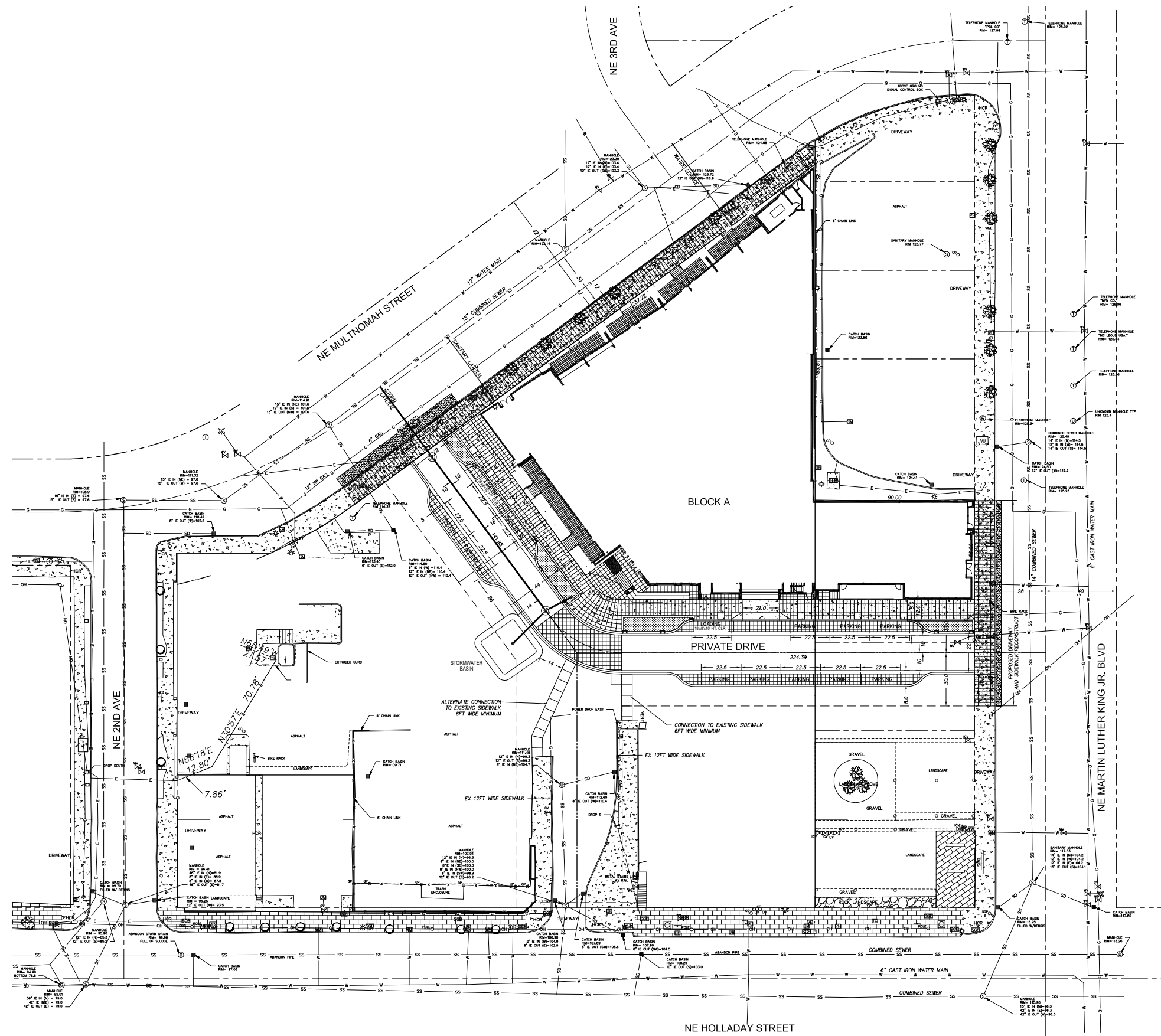
## PERSPECTIVE VIEW LOOKING NORTHWEST



## PERSPECTIVE VIEW LOOKING NORTHEAST



**SOUTHEAST PERSPECTIVE VIEW AT NE M.L.K. BLVD.**



# SITE PLAN

SUPER BLOCK ANALYSIS TABLE	PROPERTY AREA	PROPERTIES AREA RATIOS		PLAZA (5% PROPERTY AREA REQ)		VACATED STREETS		WALKWAYS, LANDSCAPE, & PLAZA (REQ: 50% TOT. VACATED STREETS)		
		SUPER BLOCK	PRO-RATA REQ'D	PROVIDED	PRO-RATA AREA	PRO-RATA REQ'D	WLK + LSCP PROVIDED	WLK + LSCP + PLAZA PROVIDED		
<b>TOTAL SUPER BLOCK</b>	<b>145,382</b>	100.0%	7,269	-	36,732	18,366	-	-		
Powells (Burgerville)	19,855	14%	993	-	5,017	2,508	-	-		
Byrne	7,500	5%	375	-	1,895	947	-	-		
<b>New Developed "SITE"</b>	<b>118,027</b>	81%	5,901	9,710	29,821	14,910	10,603	20,313		
Block-A	45,058	31%	2,253	3,350	11,384	5,692	4,726	8,076		
Block-B	12,960	9%	648	-	3,274	1,637	-	-		
Block-C	60,009	41%	3,000	6,360	15,162	7,581	5,877	12,237		

**TOTAL SUPERBLOCK AREA:**  
145,382 SF

**NEW DEVELOPED SITE AREA:**  
118,027 SF

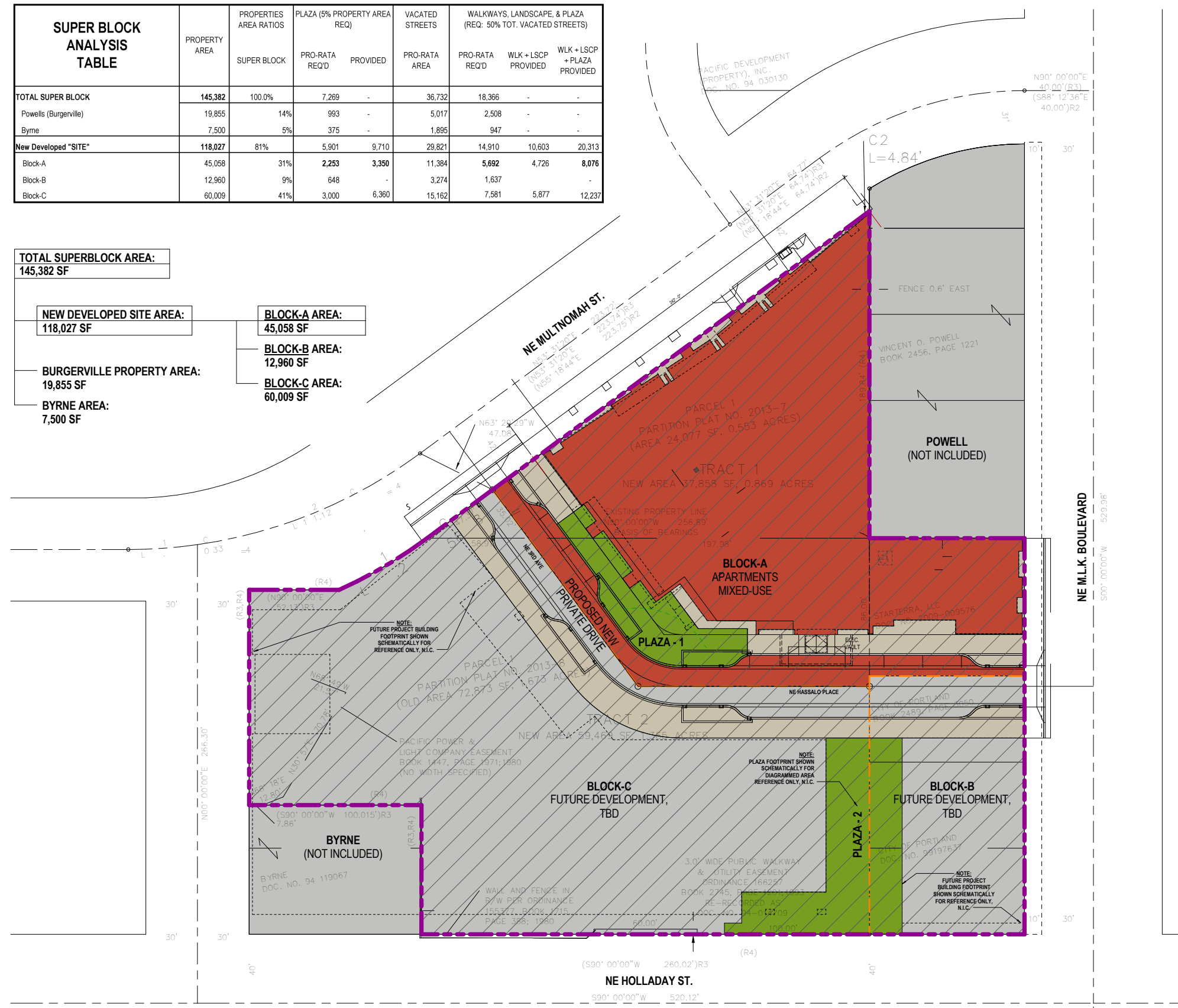
**BLOCK-A AREA:**  
45,058 SF

**BLOCK-B AREA:**  
12,960 SF

**BLOCK-C AREA:**  
60,009 SF

**BURGERVILLE PROPERTY AREA:**  
19,855 SF

**BYRNE AREA:**  
7,500 SF



# SUPERBLOCK & SITE AREAS DIAGRAM PLAN







Proposed Trees

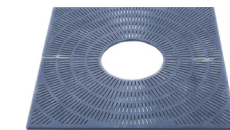
Public Streets



NE Multnomah St - Cleveland II Norway Maple



NE Martin Luther King Jr Blvd - Zelkova serrata



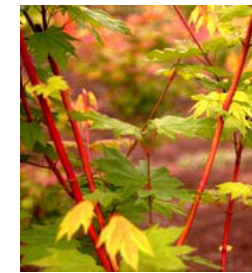
Urban Accessories 'Kiva' Tree Grate

Private Street



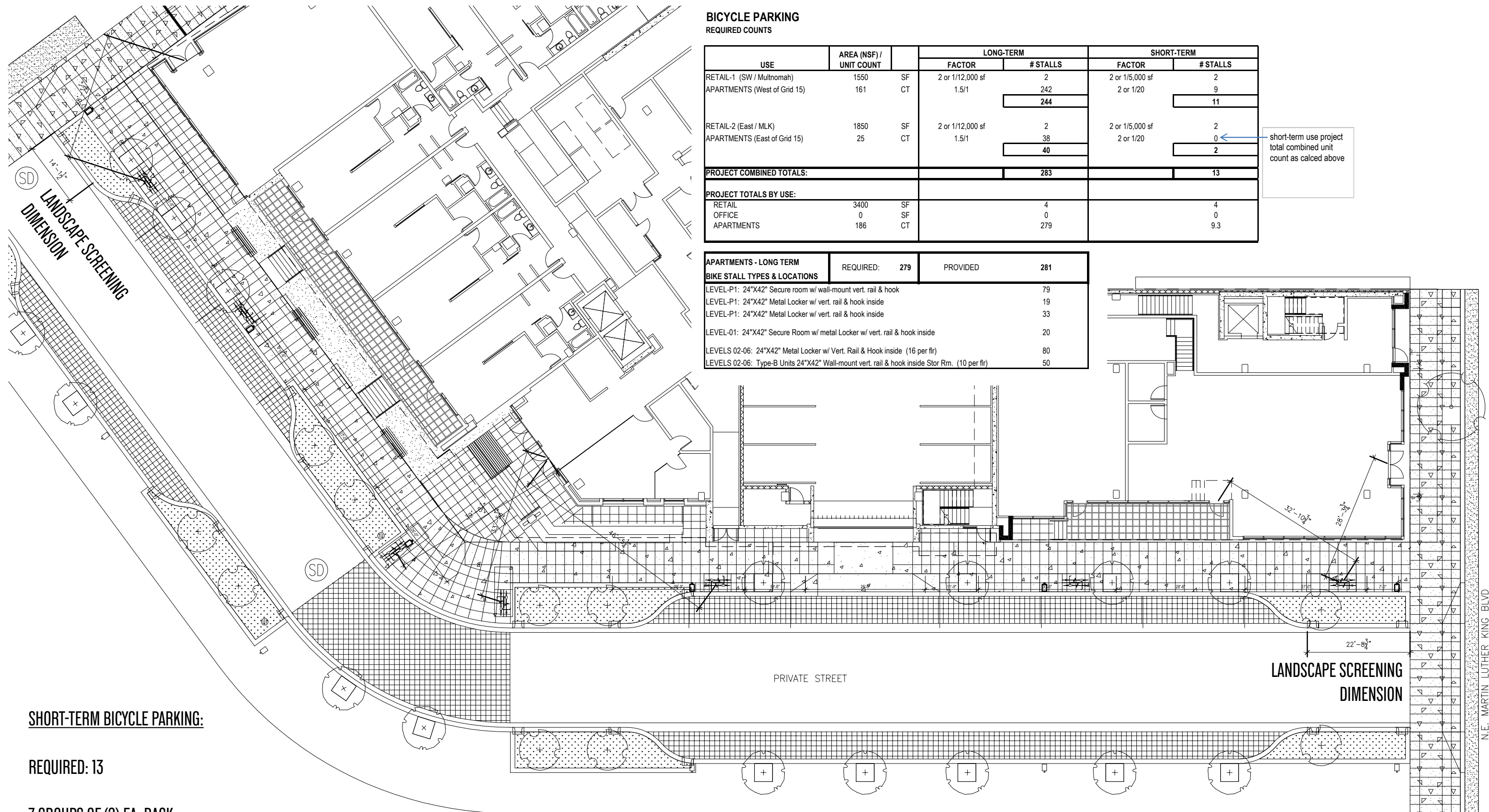
Upright European Beech

Stormwater Planter



Vine Maple

# SITE LANDSCAPING



**BICYCLE PARKING  
REQUIRED COUNTS**

USE	AREA (NSF) / UNIT COUNT		LONG-TERM		SHORT-TERM	
			FACTOR	# STALLS	FACTOR	# STALLS
RETAIL-1 (SW / Multnomah)	1550	SF	2 or 1/12,000 sf	2	2 or 1/5,000 sf	2
APARTMENTS (West of Grid 15)	161	CT	1.5/1	242	2 or 1/20	9
				<b>244</b>		<b>11</b>
RETAIL-2 (East / MLK)	1850	SF	2 or 1/12,000 sf	2	2 or 1/5,000 sf	2
APARTMENTS (East of Grid 15)	25	CT	1.5/1	38	2 or 1/20	0
				<b>40</b>		<b>2</b>
<b>PROJECT COMBINED TOTALS:</b>				<b>283</b>		<b>13</b>
<b>PROJECT TOTALS BY USE:</b>						
RETAIL	3400	SF		4		4
OFFICE	0	SF		0		0
APARTMENTS	186	CT		279		9.3

short-term use project total combined unit count as calced above

APARTMENTS - LONG TERM BIKE STALL TYPES & LOCATIONS	REQUIRED:	279	PROVIDED	281
LEVEL-P1: 24"x42" Secure room w/ wall-mount vert. rail & hook				79
LEVEL-P1: 24"x42" Metal Locker w/ vert. rail & hook inside				19
LEVEL-P1: 24"x42" Metal Locker w/ vert. rail & hook inside				33
LEVEL-01: 24"x42" Secure Room w/ metal Locker w/ vert. rail & hook inside				20
LEVELS 02-06: 24"x42" Metal Locker w/ Vert. Rail & Hook inside (16 per flr)				80
LEVELS 02-06: Type-B Units 24"x42" Wall-mount vert. rail & hook inside Stor Rm. (10 per flr)				50

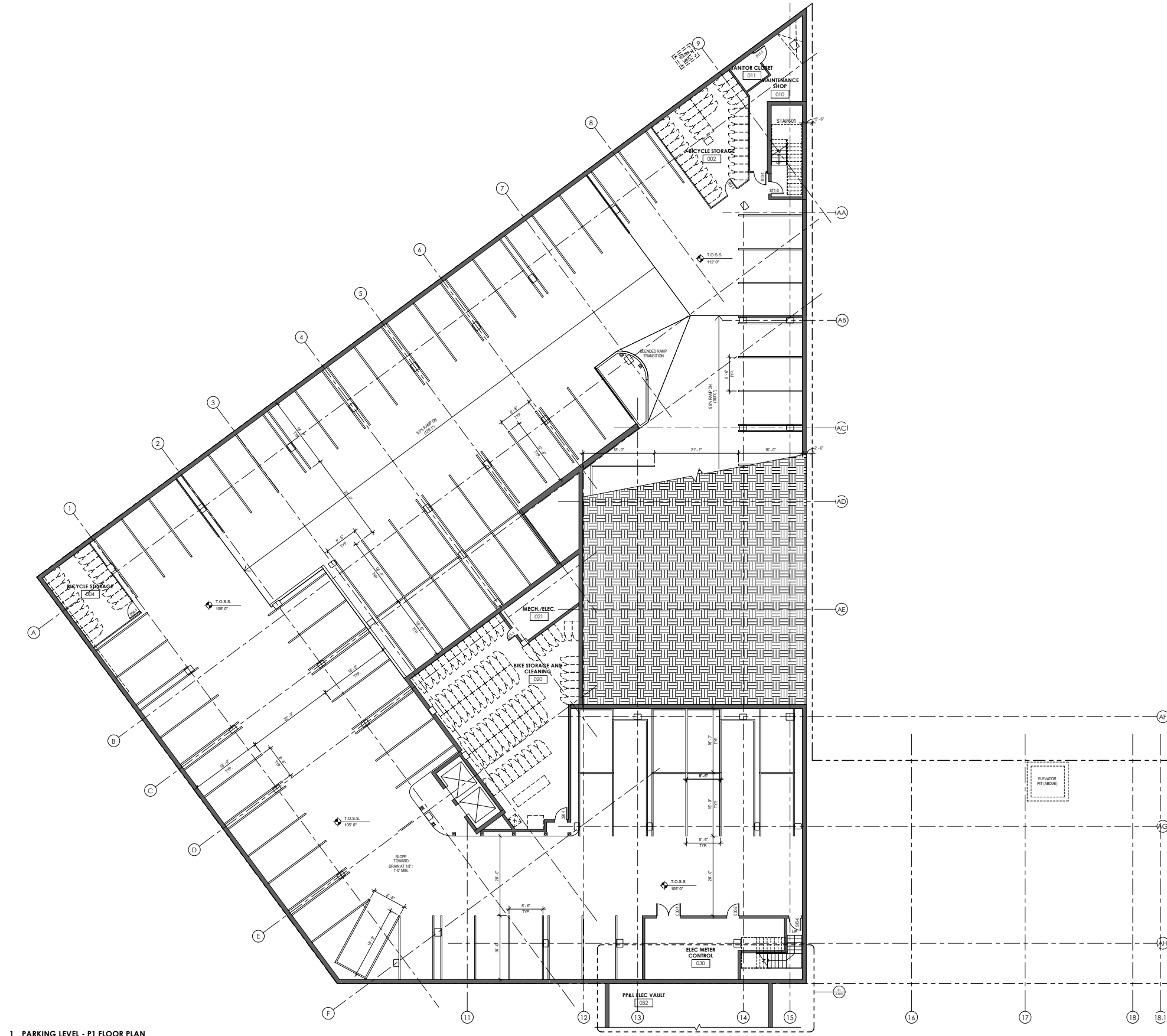
**SHORT-TERM BICYCLE PARKING:**

REQUIRED: 13

7 GROUPS OF (2) EA. RACK

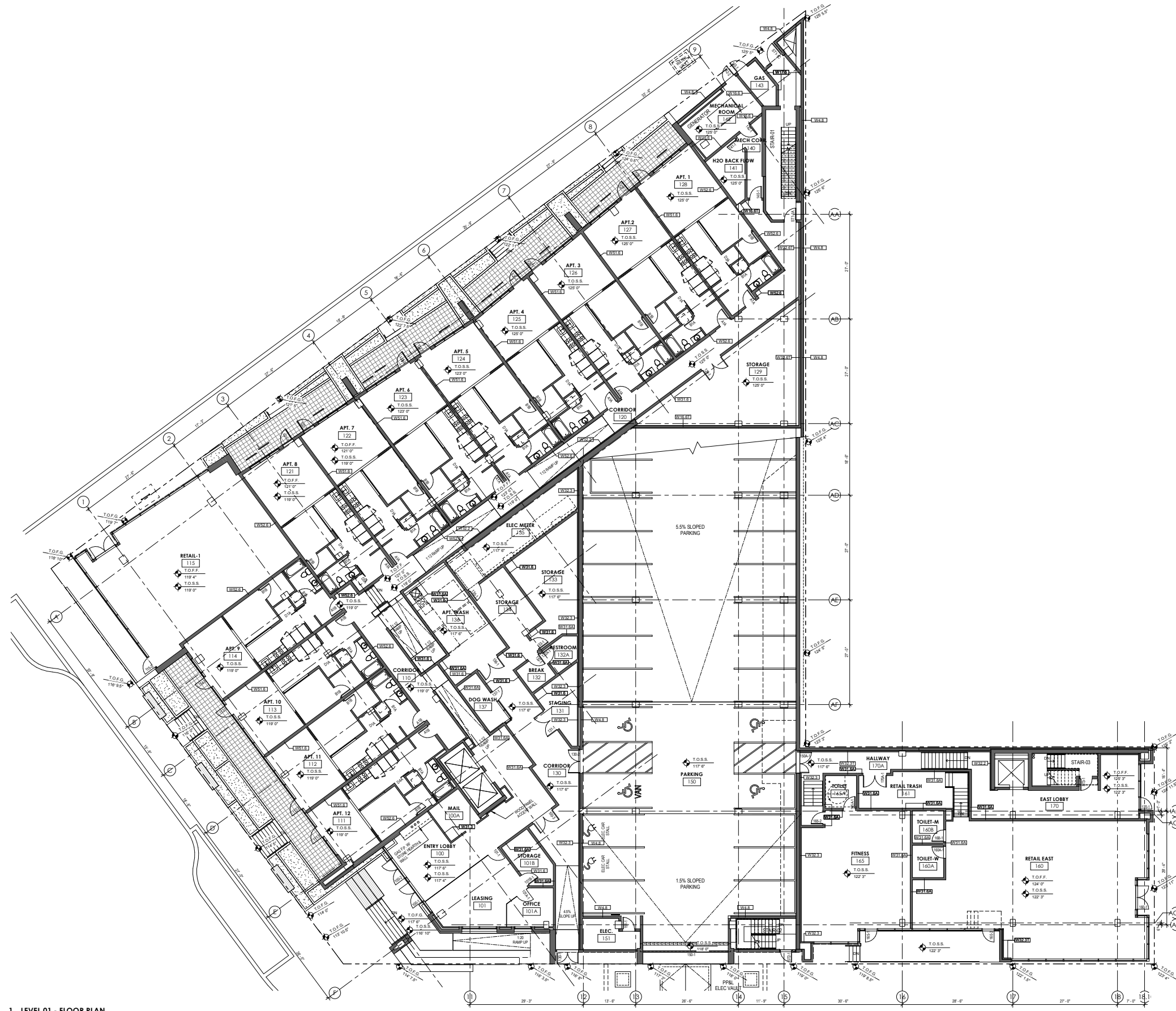
PROVIDED: 14

**BIKE PARKING SITE PLAN & COUNTS SUMMARY**



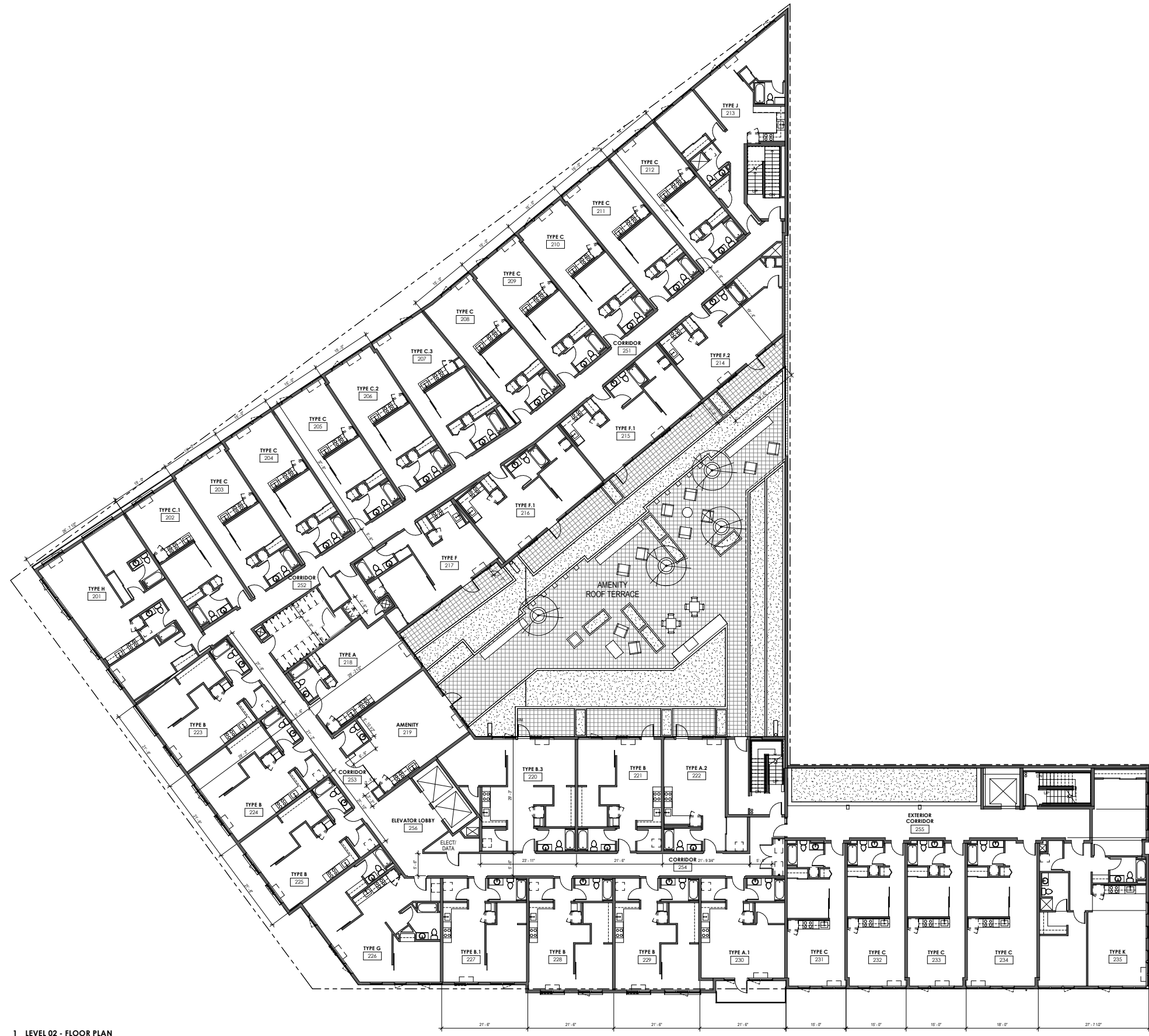
1 PARKING LEVEL - P1 FLOOR PLAN

# PARKING PLAN



1 LEVEL 01 - FLOOR PLAN

# GROUND FLOOR PLAN



1 LEVEL 02 - FLOOR PLAN

# SECOND FLOOR PLAN

PLANT LIST

ORNAMENTAL



Coral Bark Japanese Maple



Blue Oat Grass



Black Mondo Grass



Boxleaf Hebe

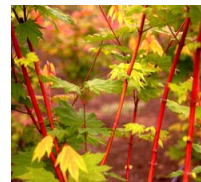


Painted Japanese Fern



Climbing Vine

STORMWATER PLANTER



Vine Maple



Red-twig Dogwood



Douglas Spiraea



Sedge



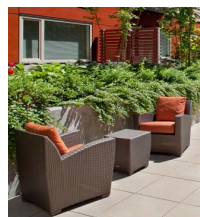
Rush



Sword Fern



MATERIALS



A. Board Form Concrete Stormwater Planter



B. Lightweight Planter with Ornamental Plantings



C. Bench



D. Stormwater Runnel

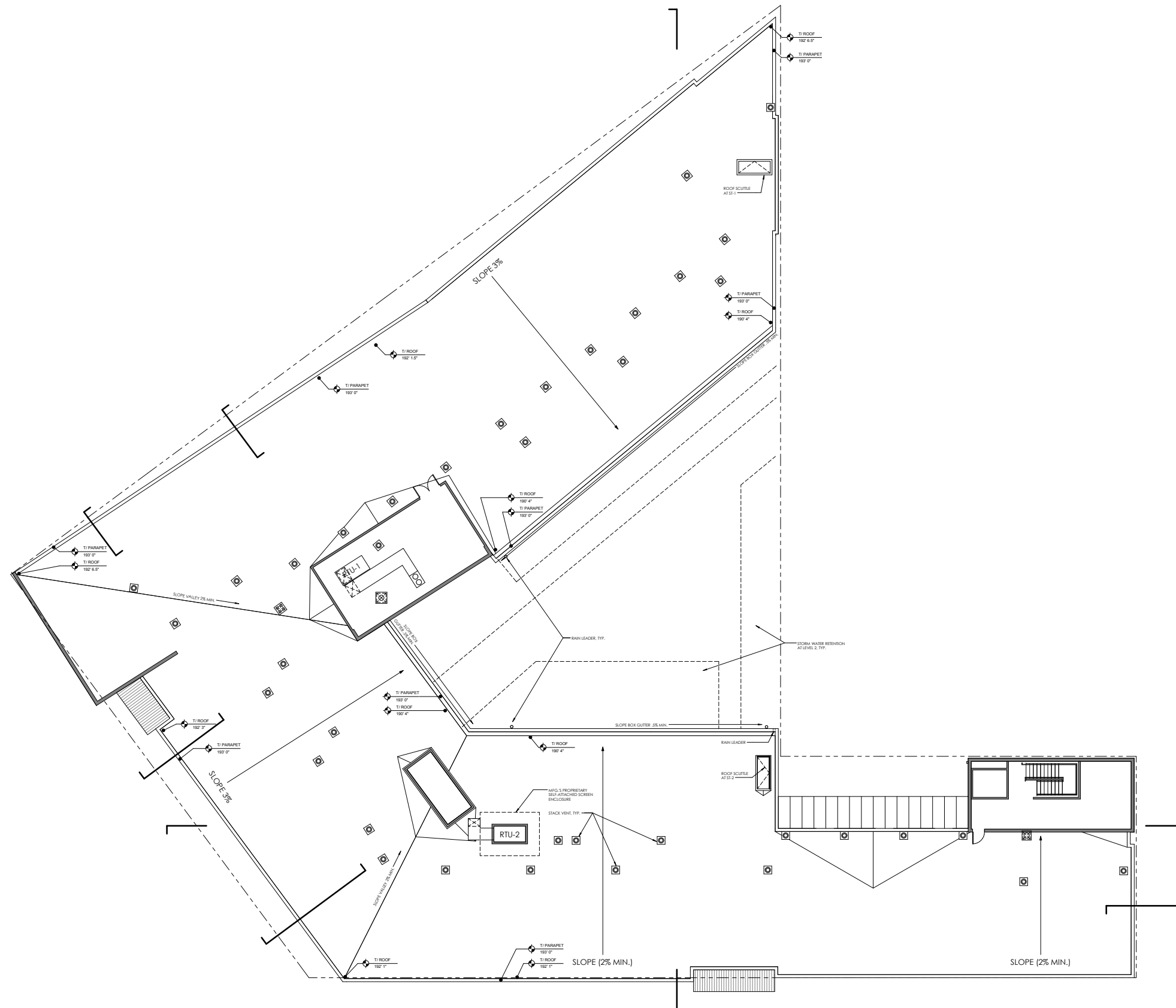


E. Fire Pit

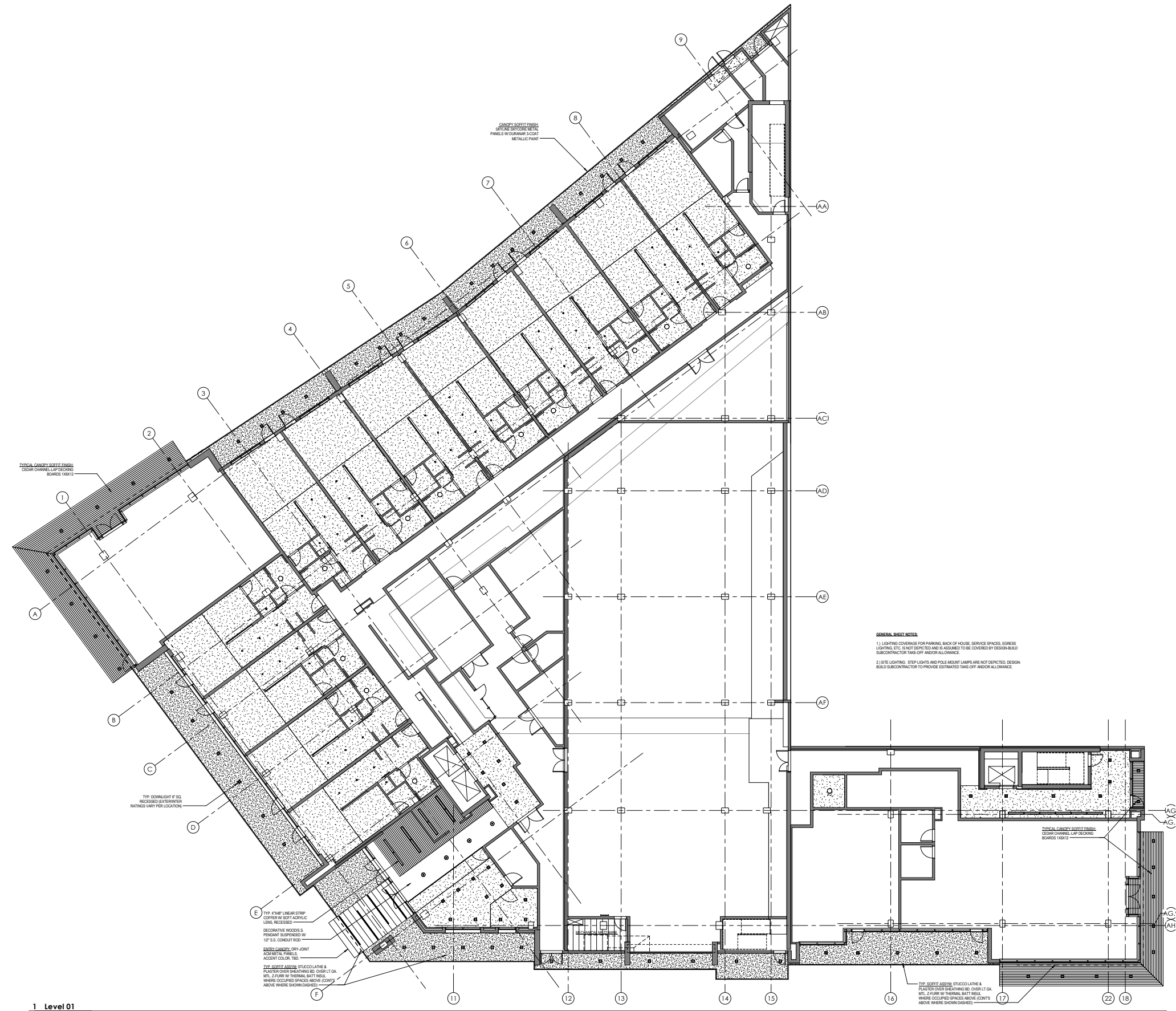


F. 2'x2' Precast Concrete Unit Pavers

# LANDSCAPING PLAN



# ROOF PLAN



**GENERAL SHEET NOTES**

- 1.) LIGHTING COVERAGE FOR PARKING, BACK OF HOUSE, SERVICE SPACES, USES, LIGHTING, ETC. IS NOT SPECIFIED AND IS ASSUMED TO BE COVERED BY DESIGN-BUILD SUBCONTRACTOR TAKE-OFF AND/OR ALLOWANCE.
- 2.) SITE LIGHTING, STEP LIGHTS AND POLE MOUNT LAMPS ARE NOT SPECIFIED. DESIGN-BUILD SUBCONTRACTOR TO PROVIDE ESTIMATED TAKE-OFF AND/OR ALLOWANCE.

**1 Level 01**  
1/8" = 1'-0"

# GROUND FLOOR REFLECTED CEILING & CANOPY PLAN



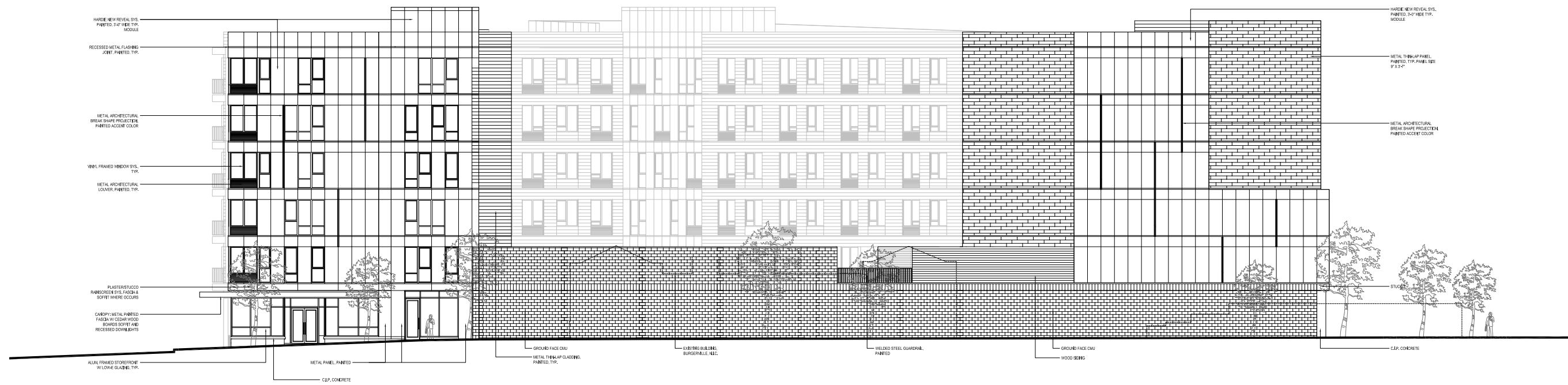


# ELEVATIONS - SOUTH AND SOUTHWEST



1. ELEVATION - NORTHWEST

SCALE: 3/32" = 1'-0"

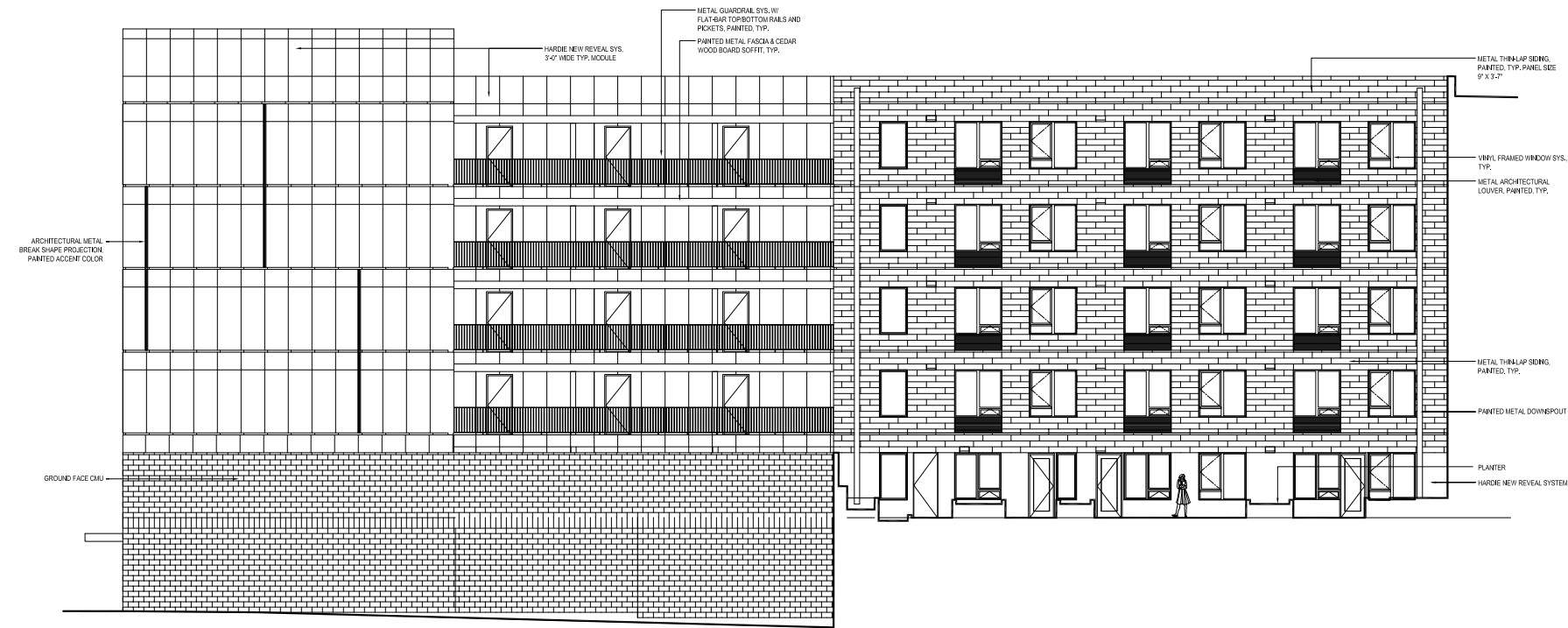


2. ELEVATION - EAST

SCALE: 3/32" = 1'-0"



# ELEVATIONS - NORTHWEST AND EAST



**1. ELEVATION - SOUTH COURTYARD**

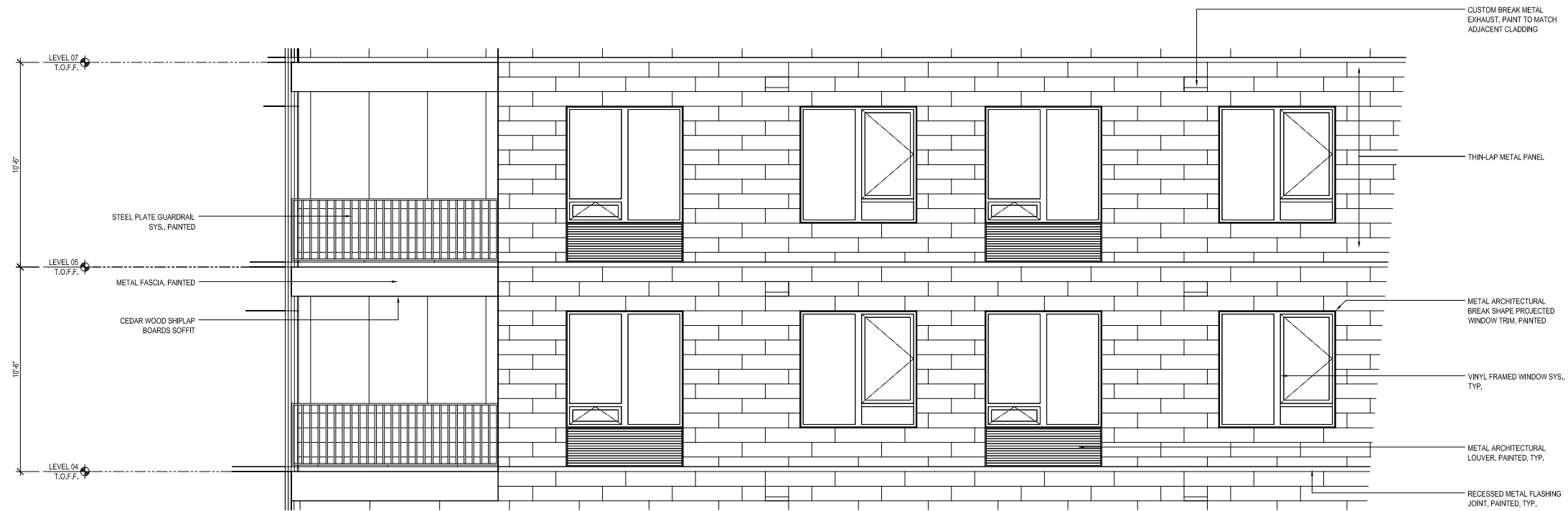
SCALE: 3/32" = 1'-0"



**2. ELEVATION - SOUTHWEST AND NORTHWEST COURTYARD**

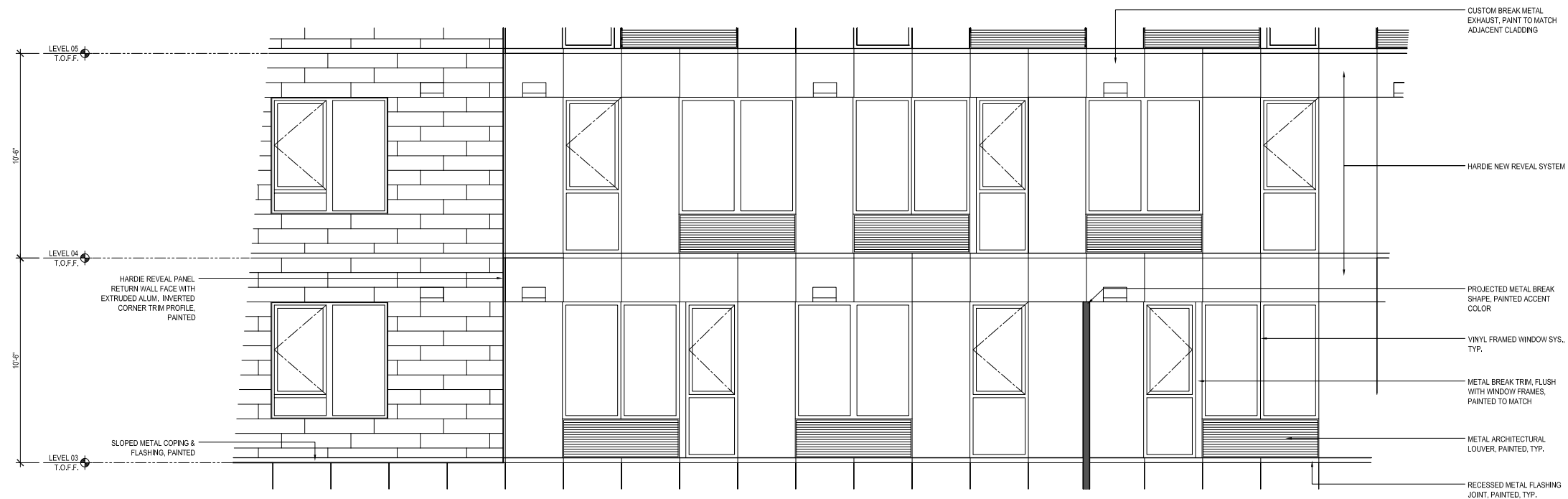
SCALE: 3/32" = 1'-0"

# ELEVATIONS - COURTYARD



**1. ENLARGED PARTIAL EXTERIOR ELEVATION - SOUTHWEST, TYPICAL**

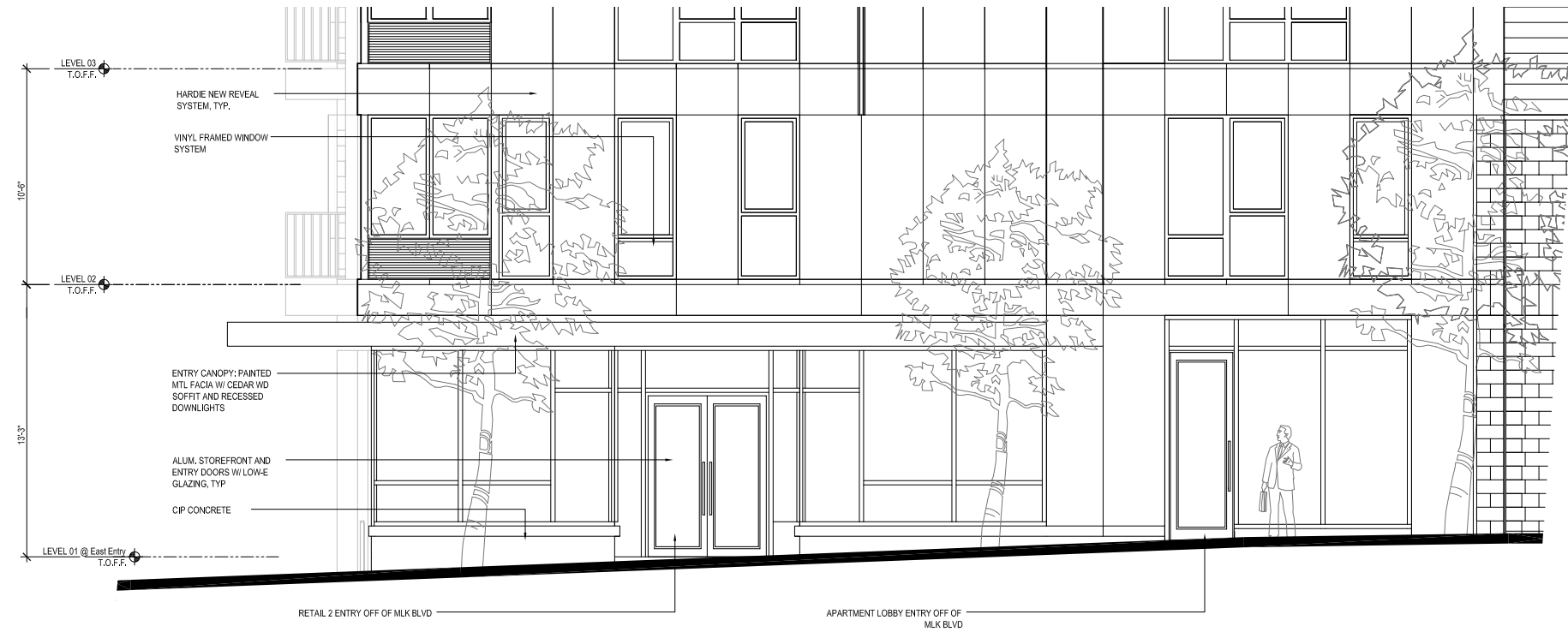
SCALE: 1/2" = 1'-0"



**2. ENLARGED PARTIAL EXTERIOR ELEVATION - NORTHWEST, TYPICAL**

SCALE: 1/2" = 1'-0"

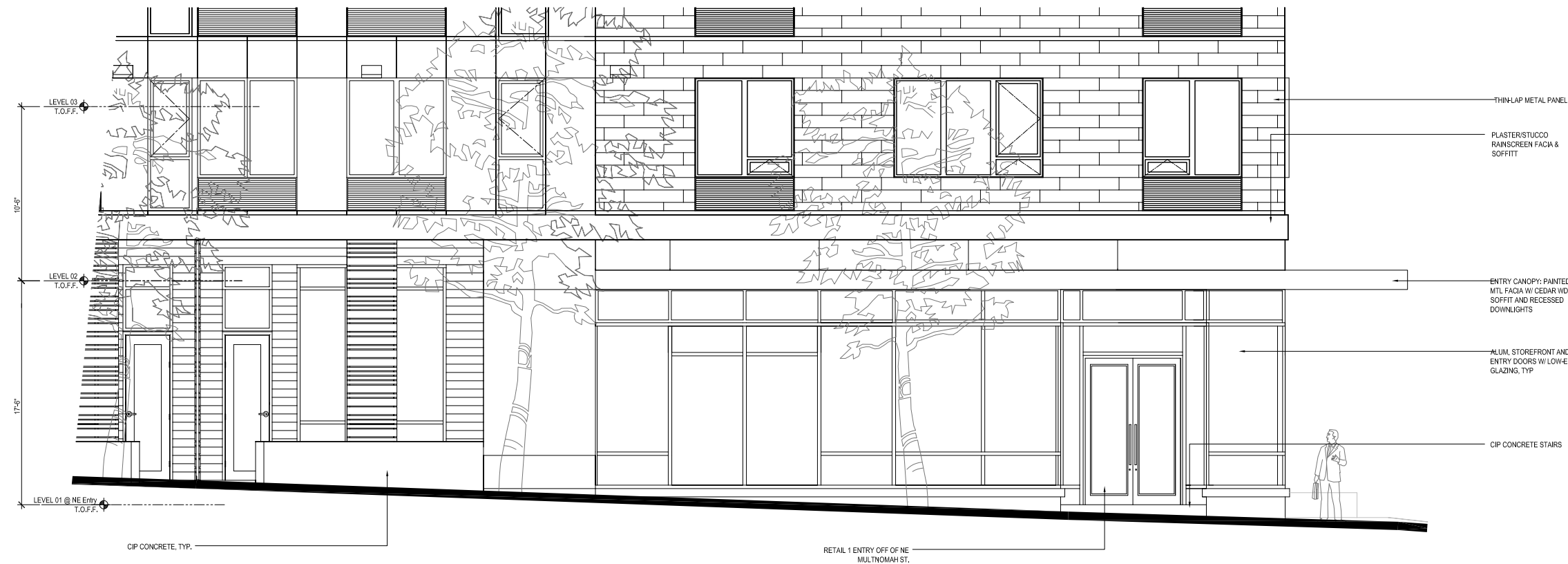
# ELEVATIONS - ENLARGED, TYP.



**1. ENLARGED PARTIAL EXTERIOR ELEVATION - EAST ENTRY**  
SCALE: 1/4" = 1'-0"

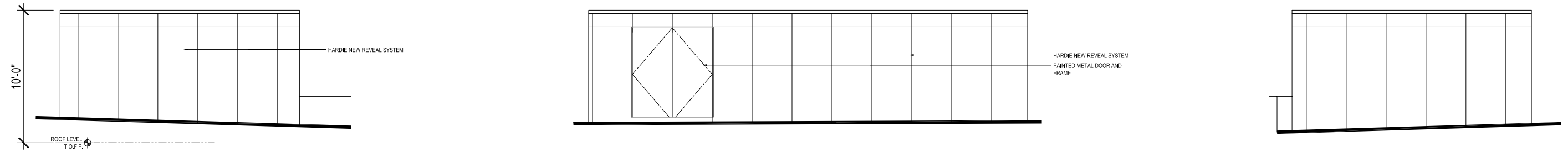


**1. ENLARGED PARTIAL EXTERIOR ELEVATION AT APARTMENTS MAIN LOBBY ENTRY**  
SCALE: 1/4" = 1'-0"

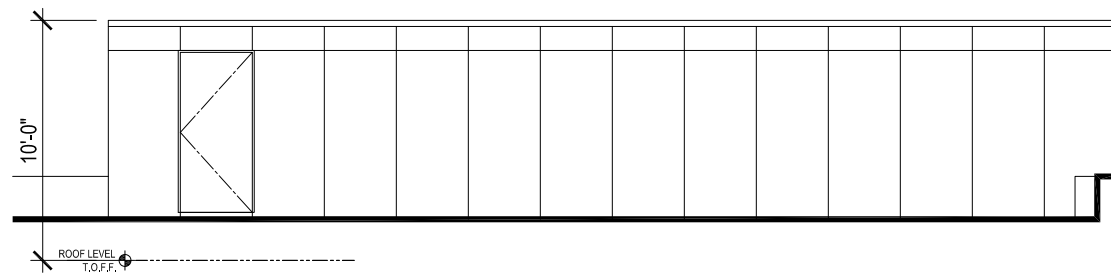


**2. ENLARGED PARTIAL EXTERIOR ELEVATION - NORTHWEST ENTRY**  
SCALE: 1/4" = 1'-0"

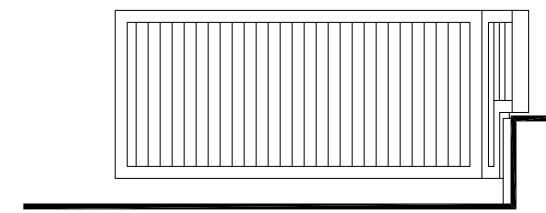
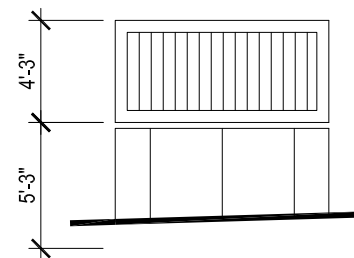
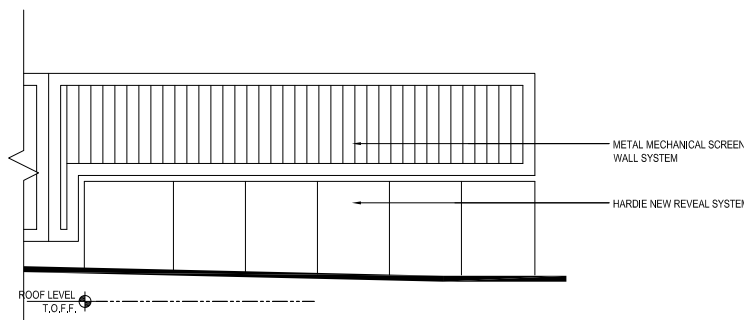
# ELEVATIONS - ENLARGED ENTRANCES



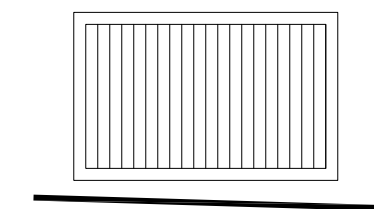
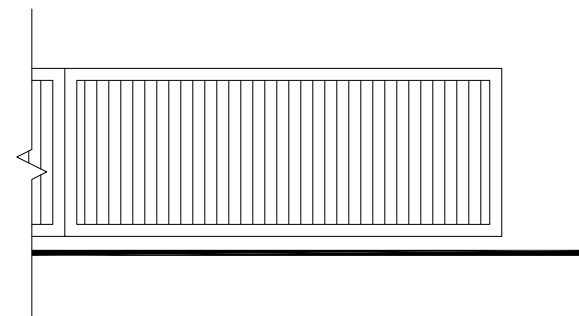
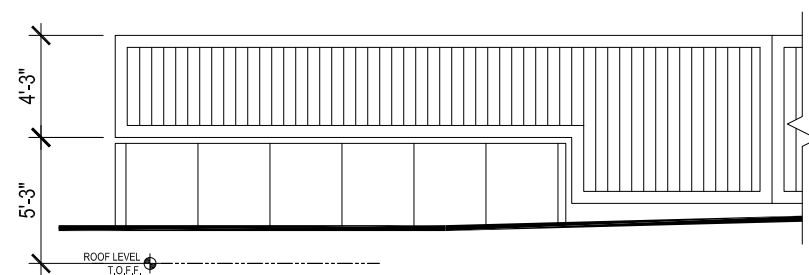
**1. ENLARGED PARTIAL EXTERIOR ELEVATION - COURTYARD PENTHOUSE**  
SCALE: 1/4" = 1'-0"



**2. ENLARGED PARTIAL EXTERIOR ELEVATION - STAIR 3 PENHOUSE**  
SCALE: 1/4" = 1'-0"



**3. ENLARGED PARTIAL EXTERIOR ELEVATION - ELEVATOR PENTHOUSE**  
SCALE: 1/4" = 1'-0"

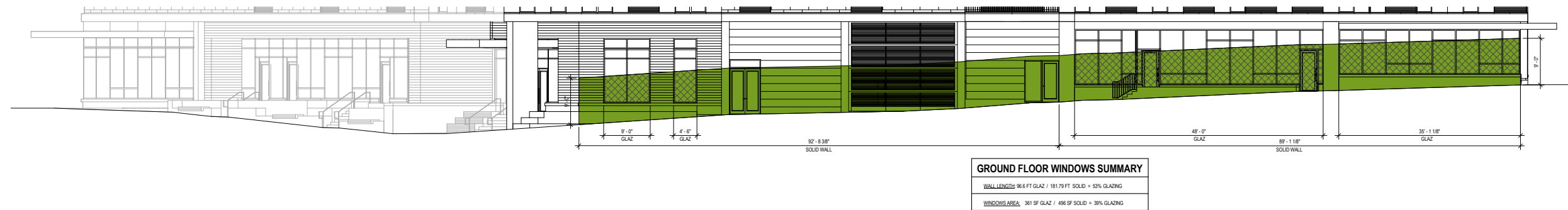


**4. ENLARGED PARTIAL EXTERIOR ELEVATION - ELEVATOR PENTHOUSE**  
SCALE: 1/4" = 1'-0"

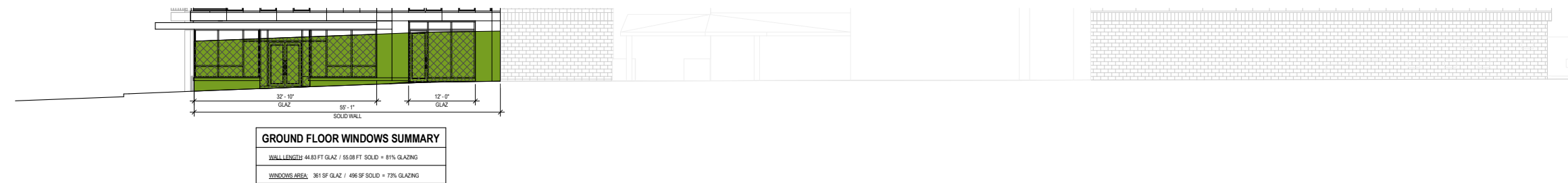
# ELEVATIONS - ENLARGED MECH. SCREENING AT ROOF



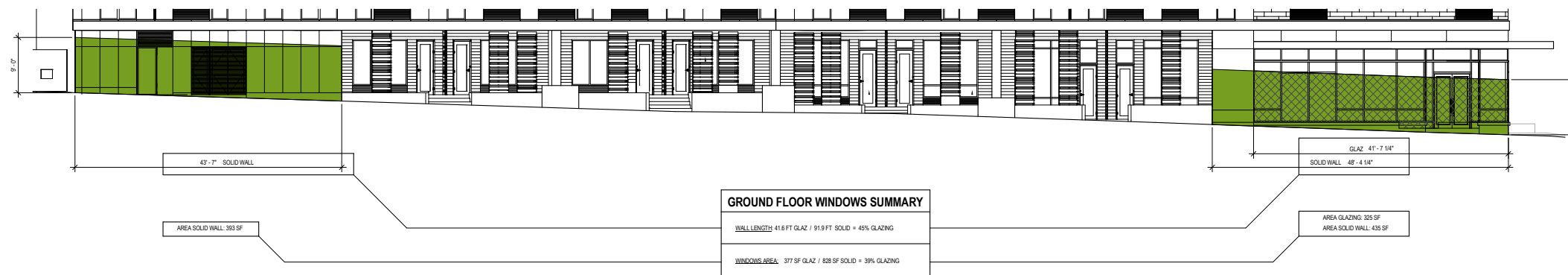
SOUTHWEST



SOUTH

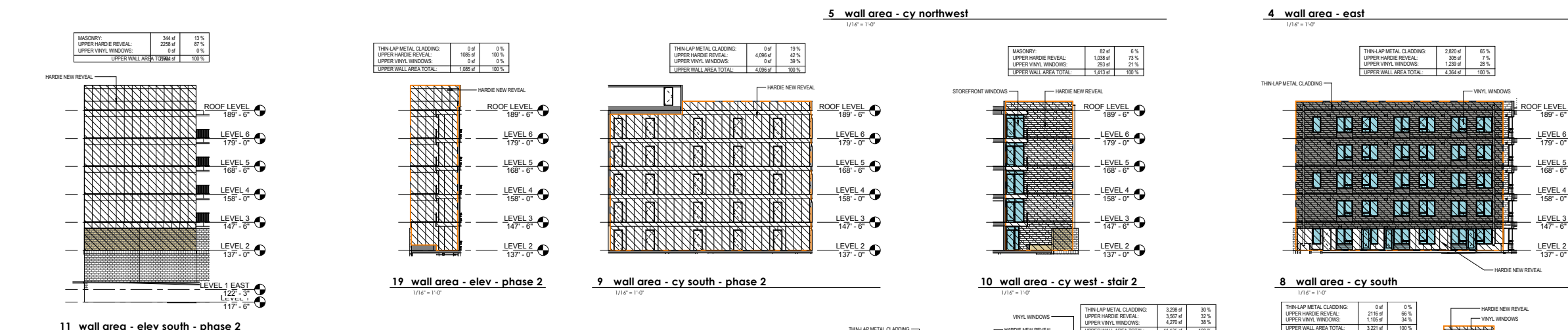
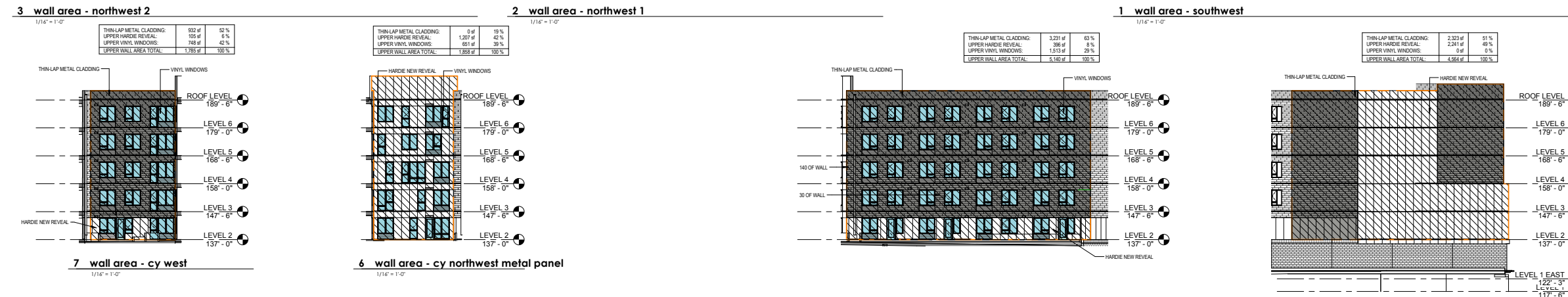
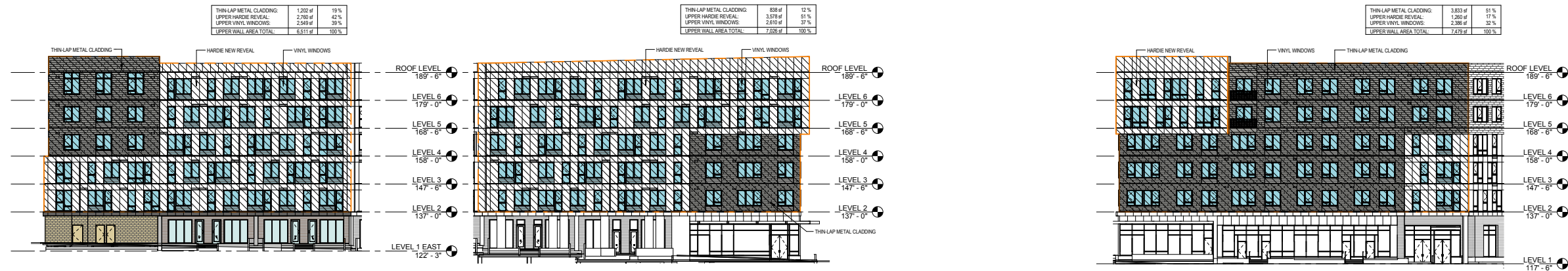


EAST



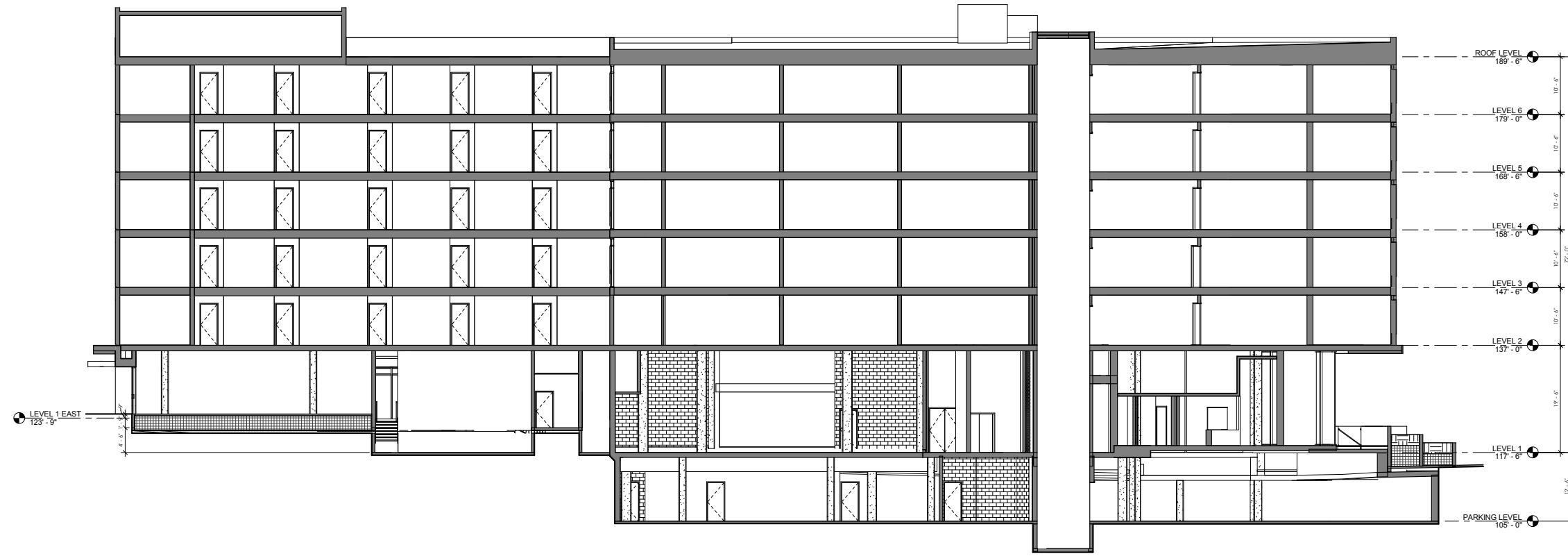
NORTHWEST

# ELEVATIONS - GROUND FLOOR WINDOWS

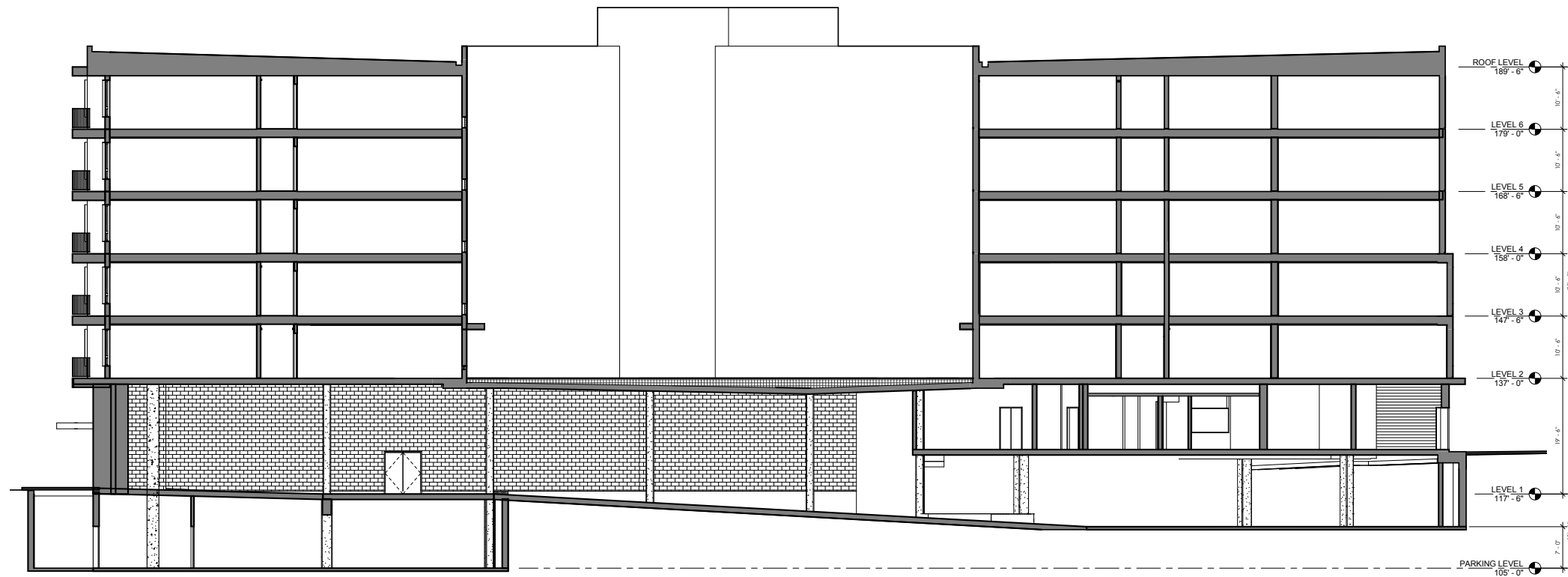


# ELEVATIONS - FACADE MATERIALS AREA DIAGRAM



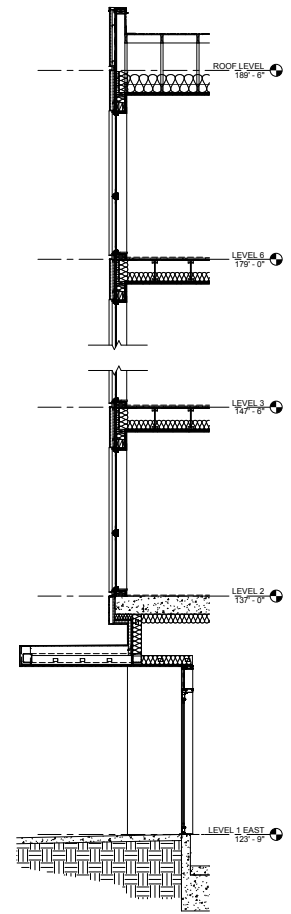


18 BUILDING SECTION - SOUTH FACING  
1/8" = 1'-0"

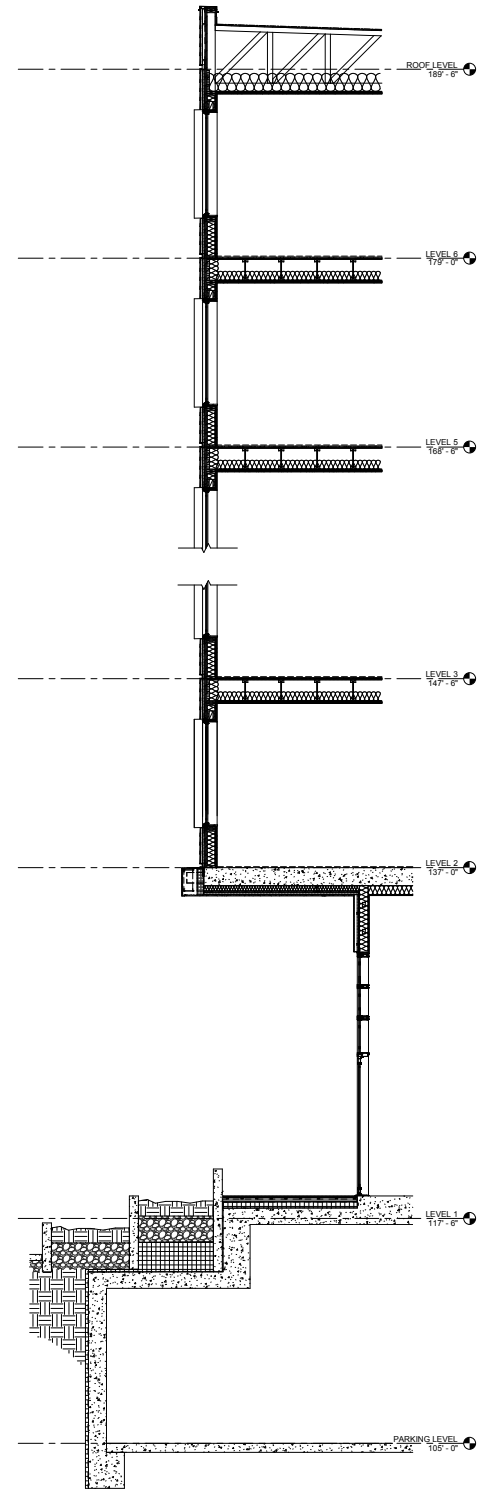


36 BUILDING SECTION - WEST FACING  
1/8" = 1'-0"

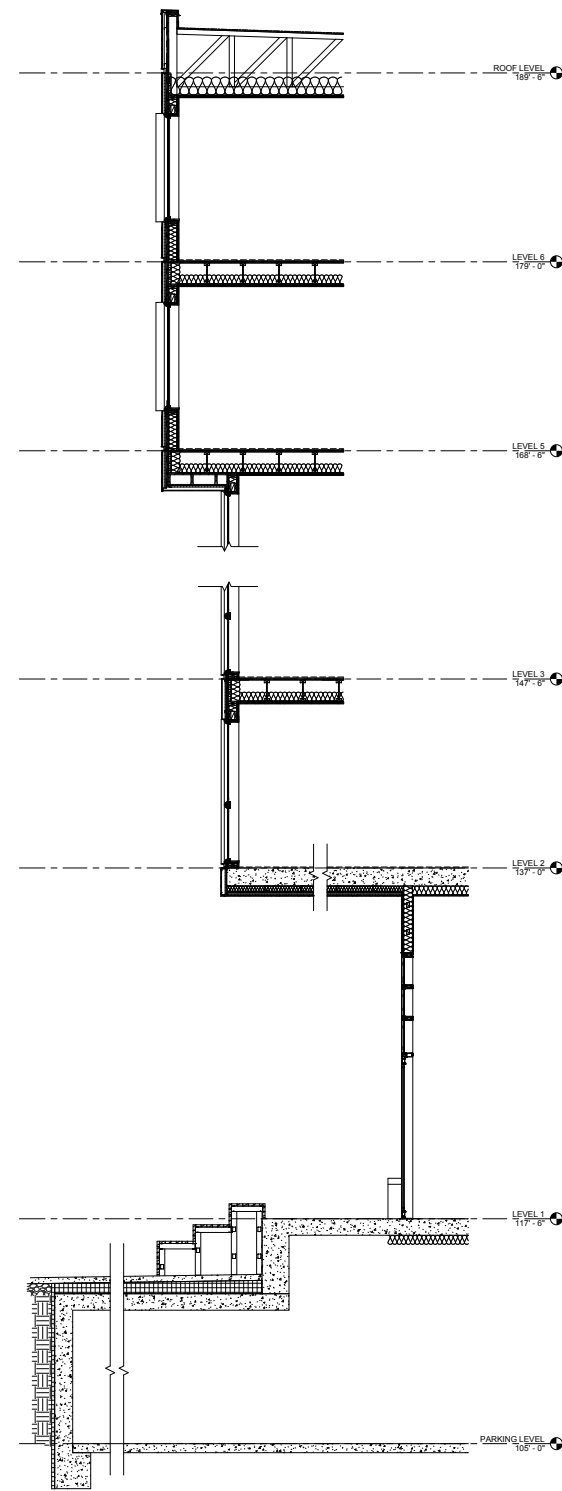
# BUILDING SECTIONS



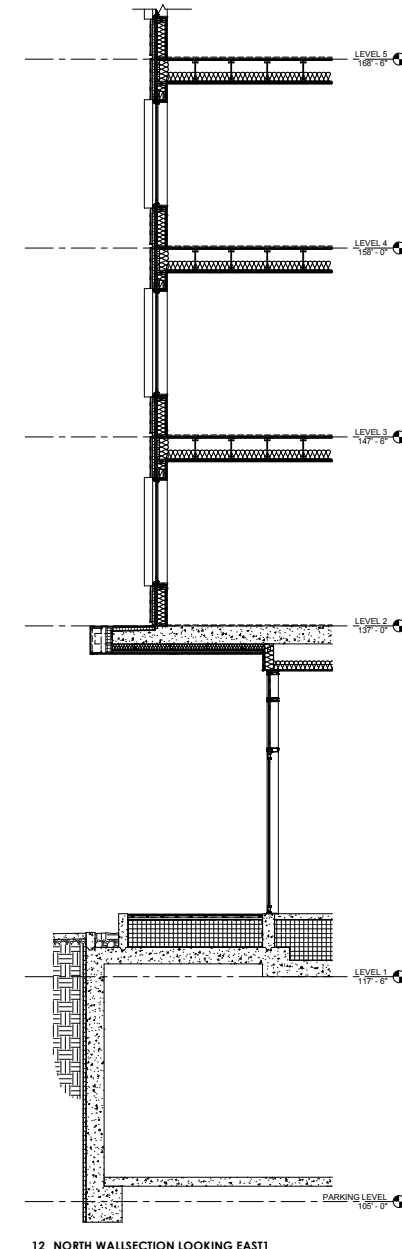
6 EAST WALLSECTION LOOKING SOUTH  
3/8" = 1'-0"



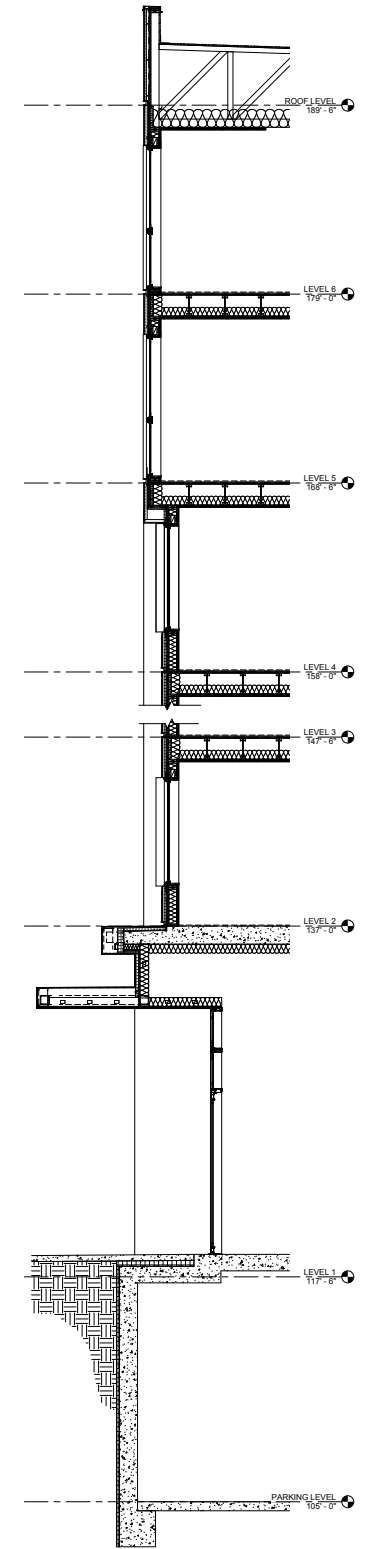
18 WEST WALLSECTION LOOKING NORTH2  
3/8" = 1'-0"



12 WEST WALLSECTION LOOKING NORTH3  
3/8" = 1'-0"

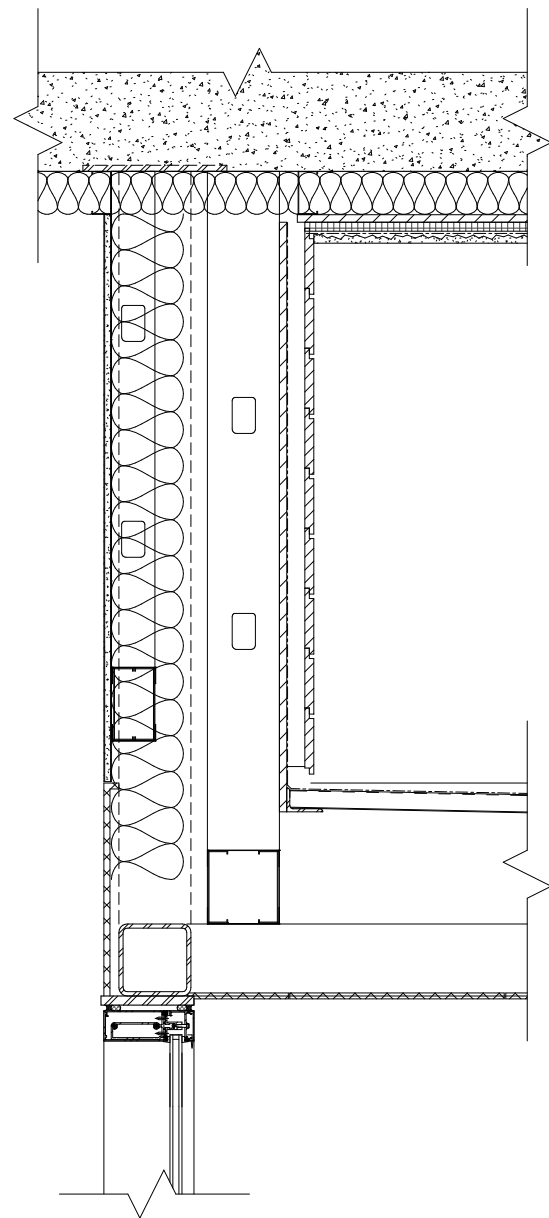


12 NORTH WALLSECTION LOOKING EAST1  
3/8" = 1'-0"



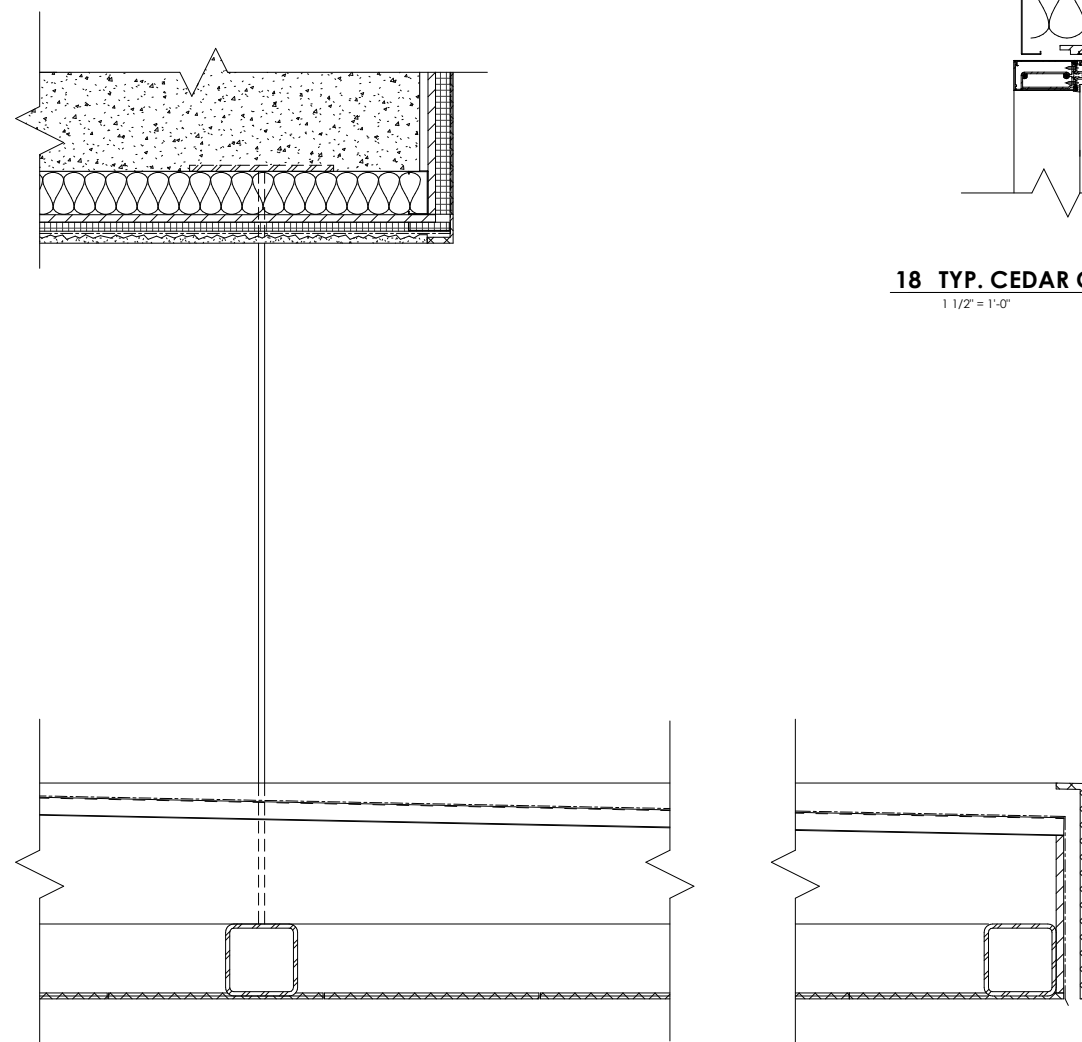
6 NORTH WALLSECTION LOOKING EAST  
3/8" = 1'-0"

# WALL SECTIONS

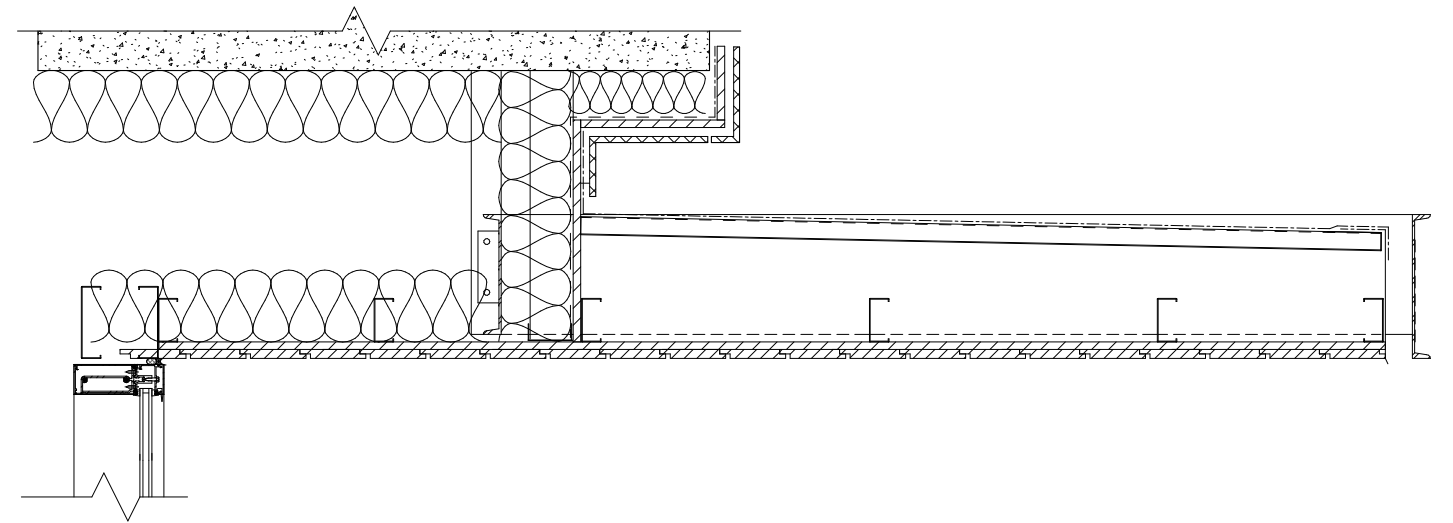


**15 ENTRY CANOPY**

1 1/2" = 1'-0"



**METAL PANEL (ACM) DRY-JOINT FASCIA AND SOFFIT, 3-COAT METALLIC ACCENT COLOR,  
OVER  
CONCEALED STEEL TUBE AND LT.GA. GALV. MTL. FRAMING  
RECESSED FLUSH LINEAR STRIP LIGHTS WITH LENS (NOT SHOWN)**

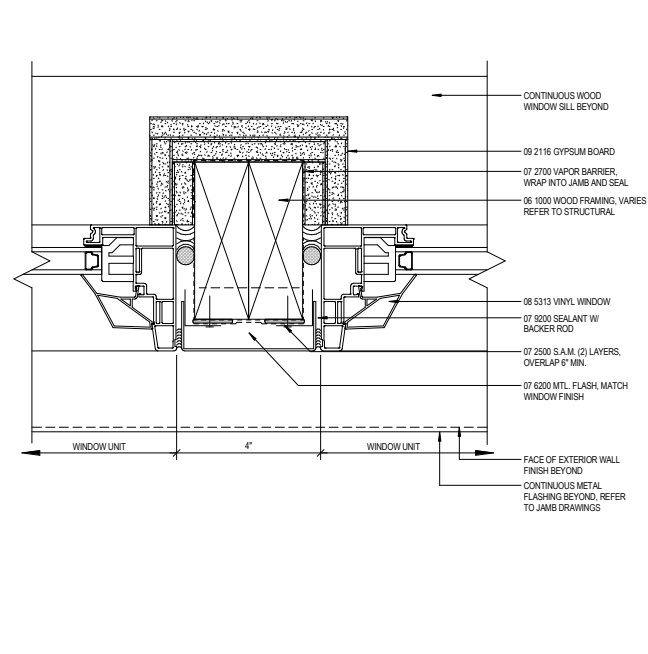


**18 TYP. CEDAR CHANNEL LAP CANOPY**

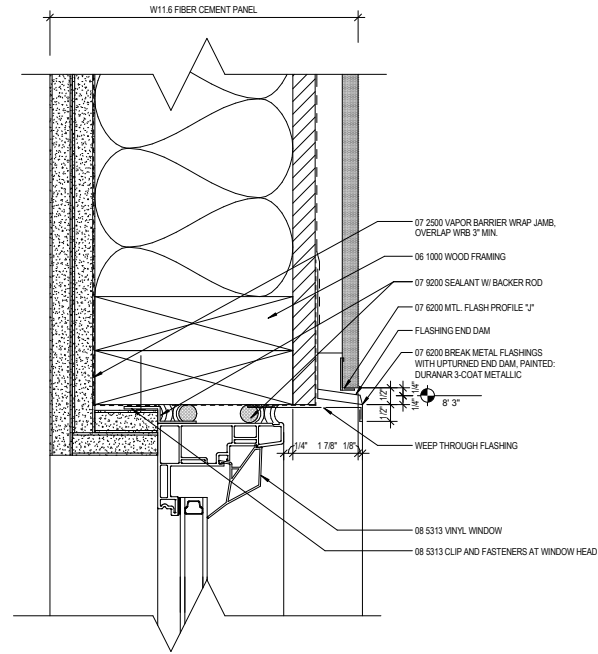
1 1/2" = 1'-0"

**RETAIL CANOPIES, TYPICAL:  
PAINTED STEEL C-CHANNEL FASCIA ALL SIDES, WITH  
SHIPLAP CEDAR WD. SOFFIT BOARDS, OVER  
CONCEALED STEEL TUBE AND LT.GA. GALV. MTL. FRAMING  
RECESSED DOWNLIGHTS (NOT SHOWN, WHERE OCCURS)**

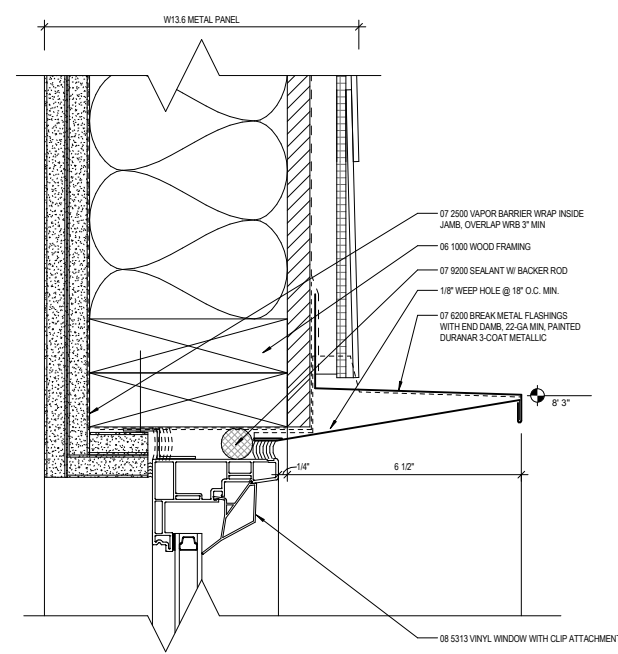
# CANOPY DETAILS



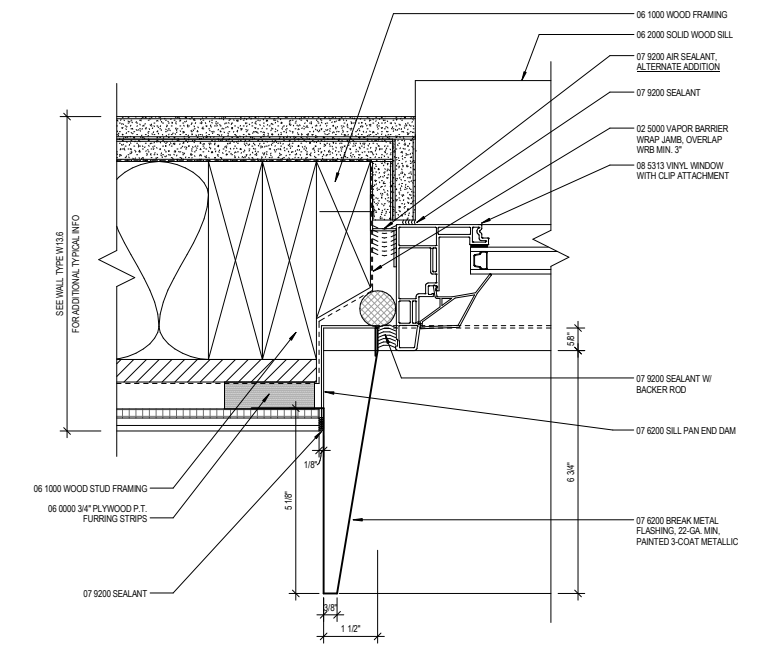
**31 TYPICAL STRUCTURAL MULLION**  
6" = 1'-0"



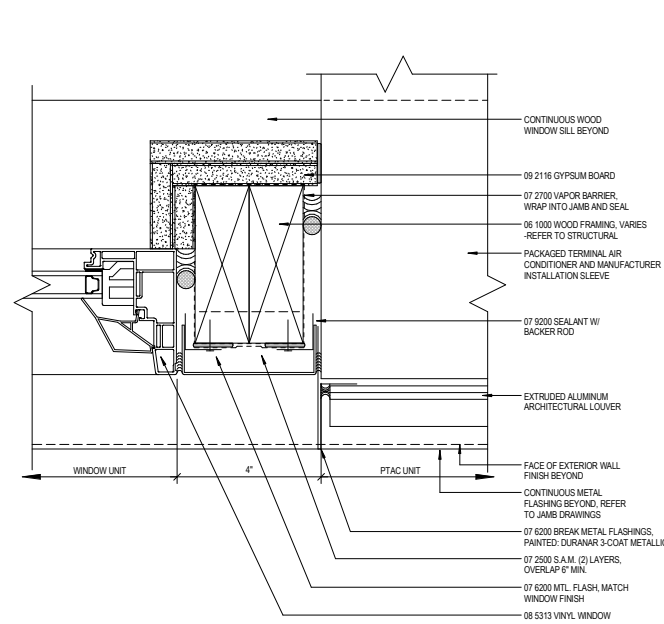
**9 TYP. WINDOW HEAD AT CEMENT PANEL**  
6" = 1'-0"



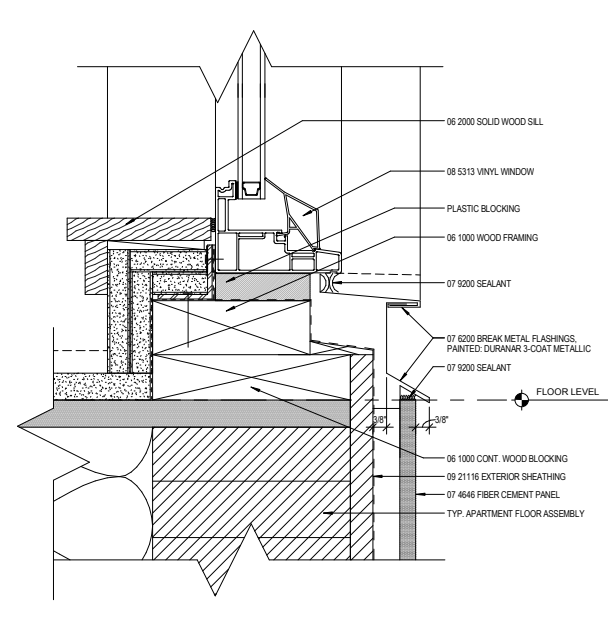
**3 TYP. WINDOW HEAD AT METAL PANEL**  
6" = 1'-0"



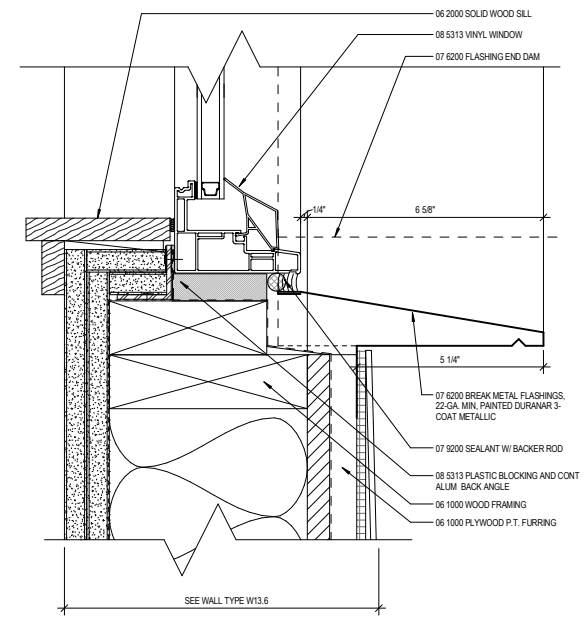
**1 TYP. WINDOW JAMB AT METAL PANEL**  
6" = 1'-0"



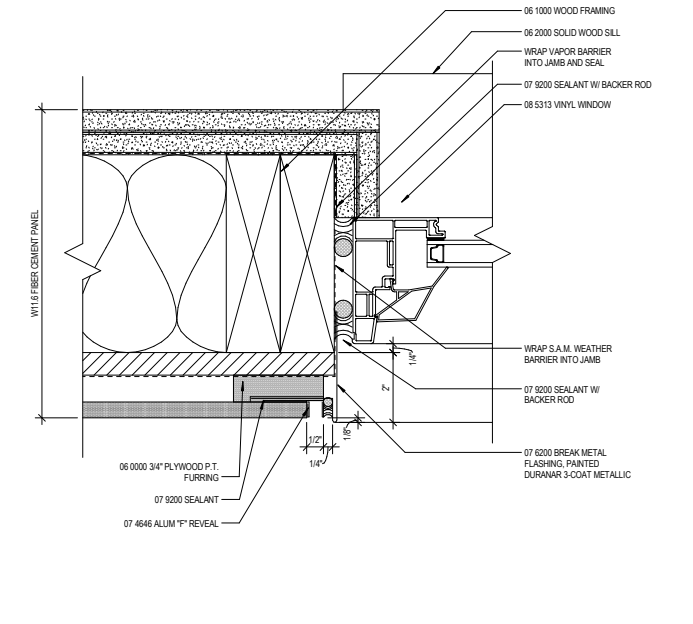
**33 LOUVER AND WINDOW MULLION**  
6" = 1'-0"



**12 TYP. WINDOW SILL AT CEMENT PANEL**  
6" = 1'-0"

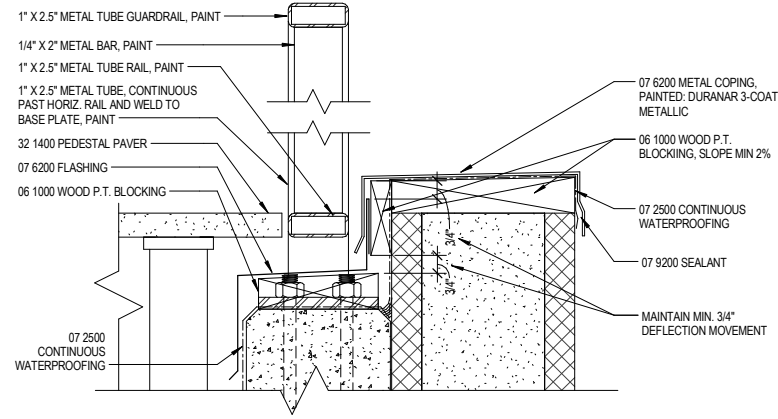


**6 TYP. WINDOW SILL AT METAL PANEL**  
6" = 1'-0"



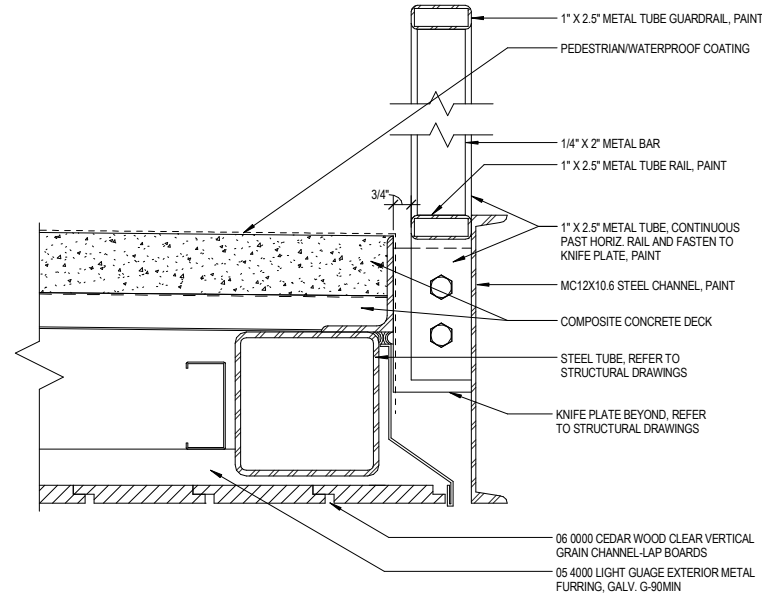
**7 TYP. WINDOW JAMB AT CEMENT PANEL**  
6" = 1'-0"

# EXTERIOR DETAILS



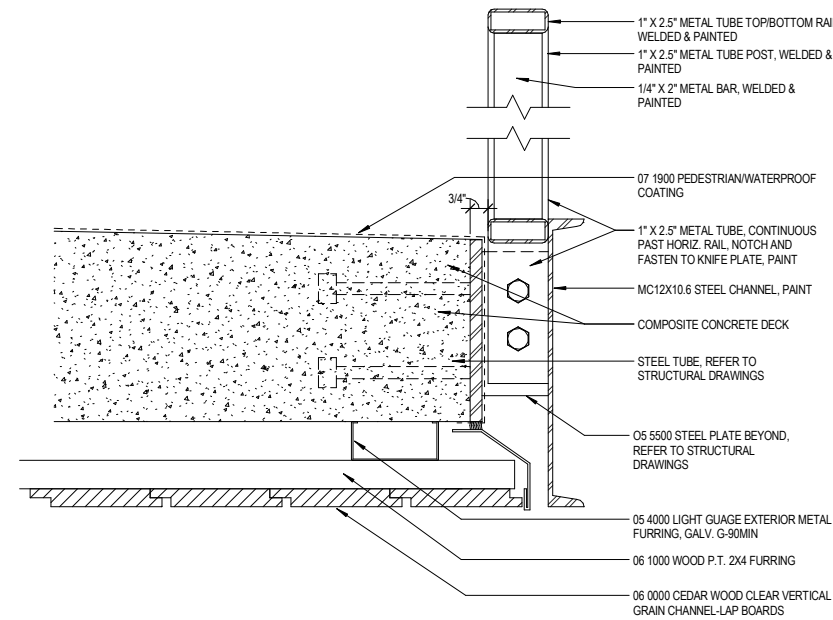
**6 RAILING AT TERRACE**

3" = 1'-0"



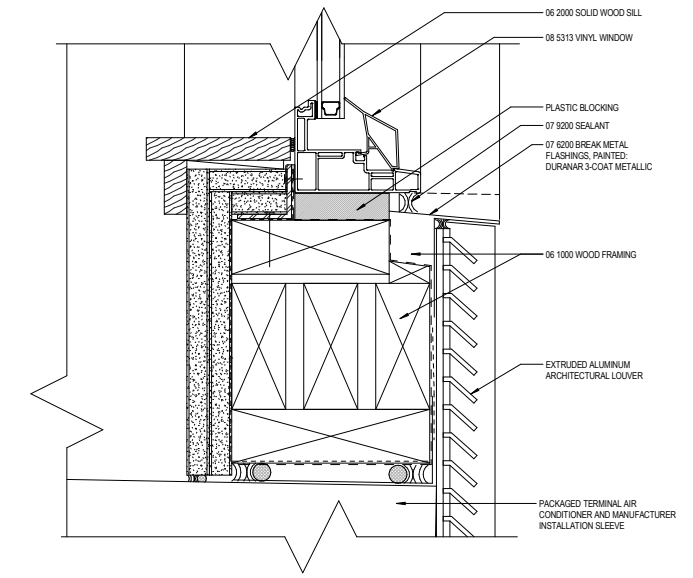
**2 BALCONY RAILING AT WOOD ASSEMBLY**

3" = 1'-0"



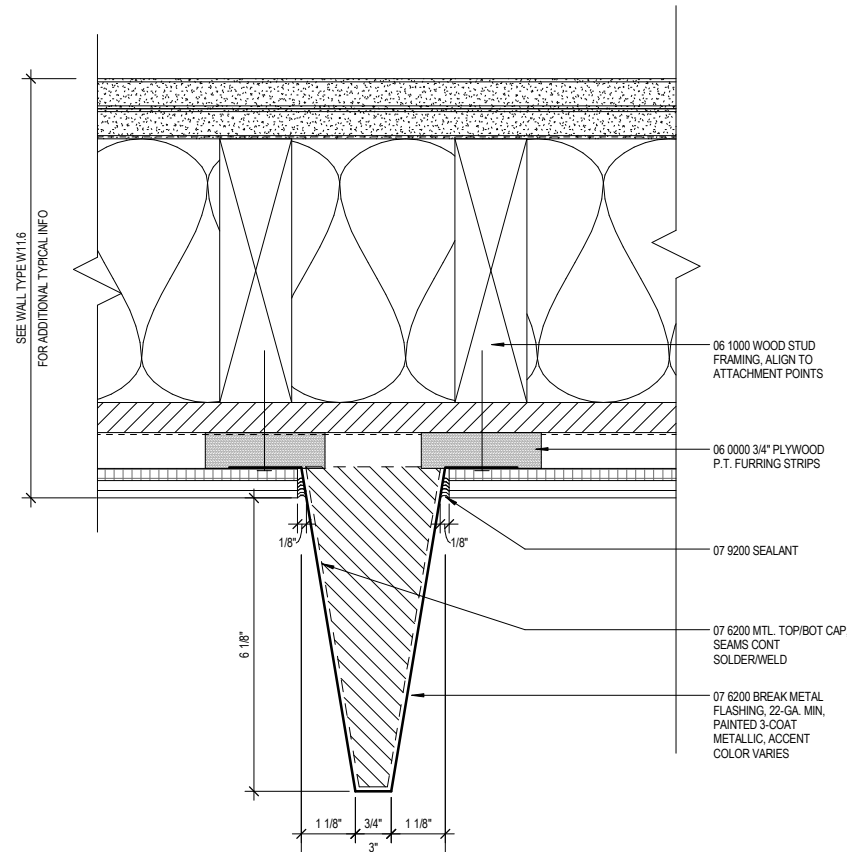
**1 BALCONY RAILING AT CONCRETE ASSEMBLY**

3" = 1'-0"



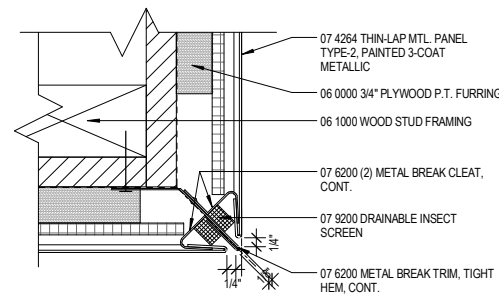
**13 TYP. WINDOW SILL AT LOUVER**

4" = 1'-0"



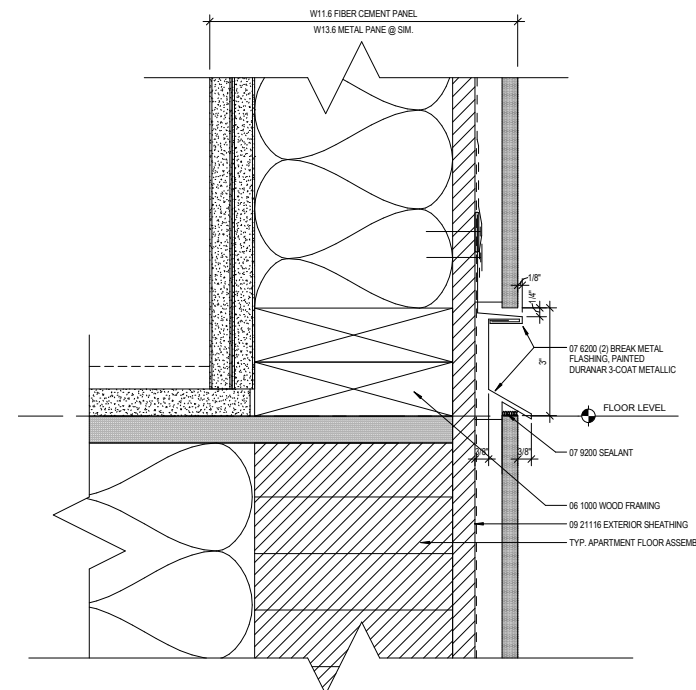
**3 DECORATIVE METAL FIN AT CEMENT PANEL**

6" = 1'-0"



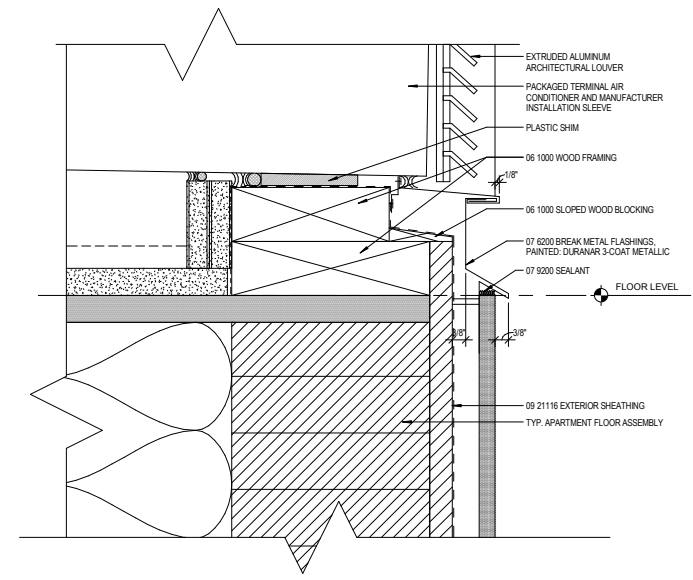
**1 THIN-LAP METAL PANEL OUTSIDE CORNER**

6" = 1'-0"



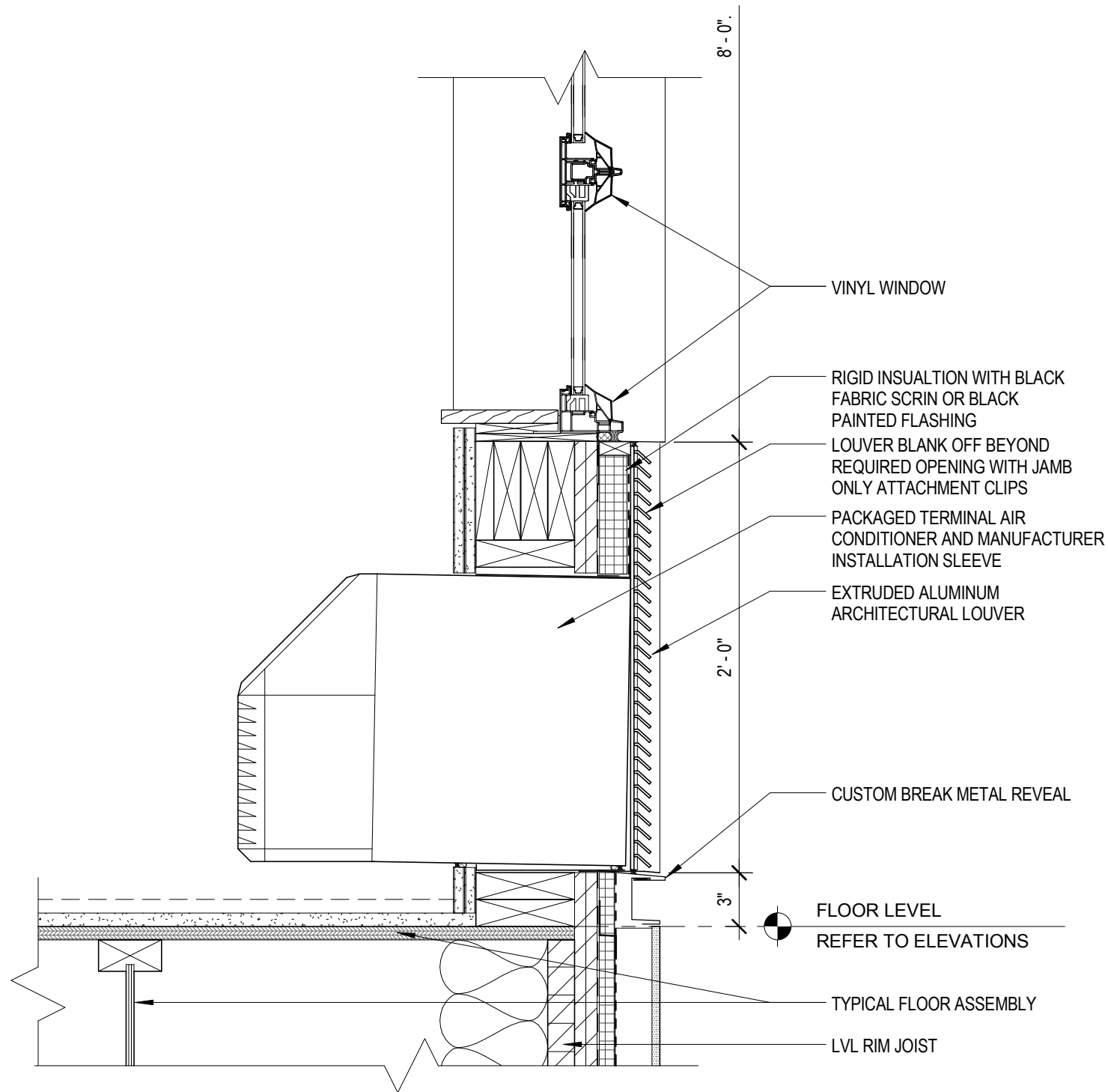
**18 CEMENT PANEL HORIZONTAL WEEP**

6" = 1'-0"

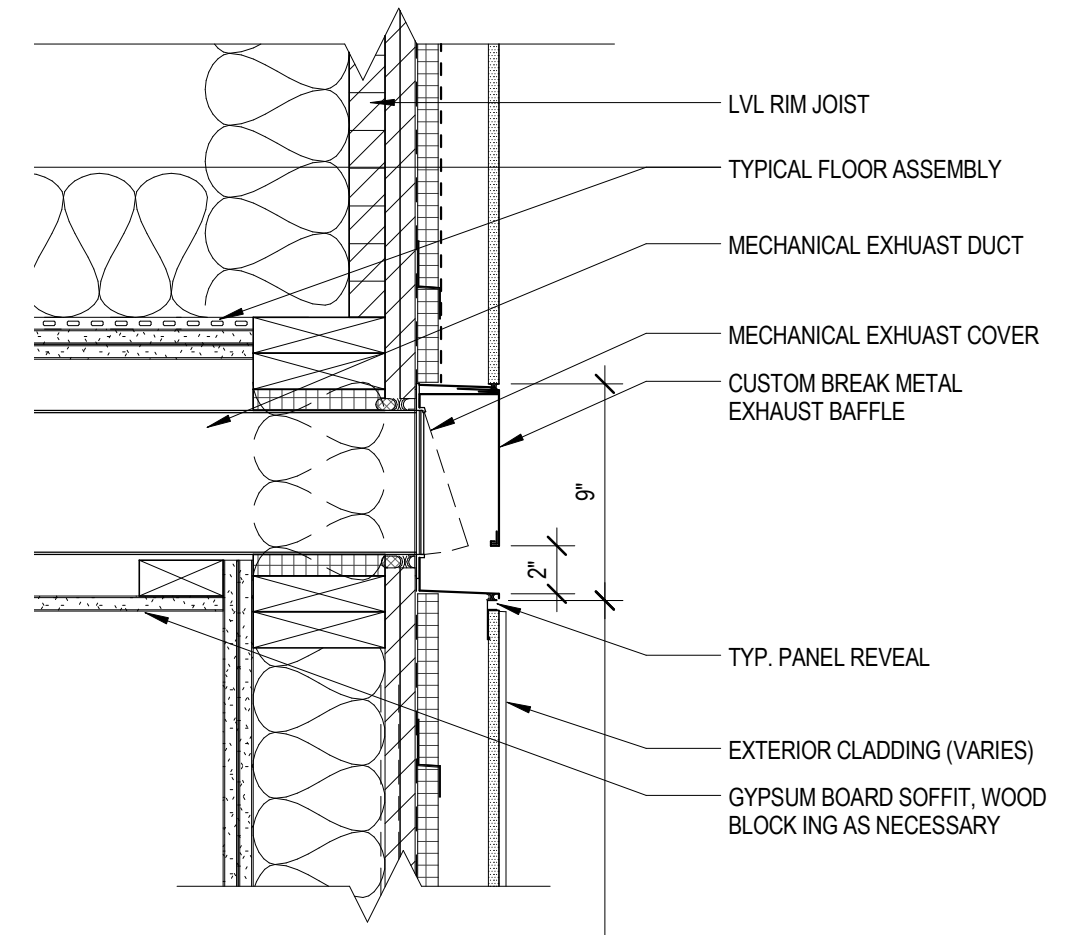


**15 TYP. LOUVER SILL**

6" = 1'-0"



2. SECTION DETAIL AT MECH. PTAC LOUVER



1. DETAIL AT TYPICAL EXHAUST LOUVER

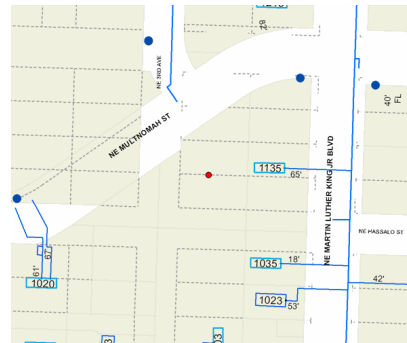
# EXTERIOR LOUVER DETAILS



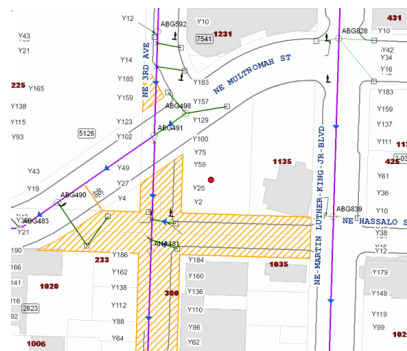
EXISTING SITE AERIAL PHOTO



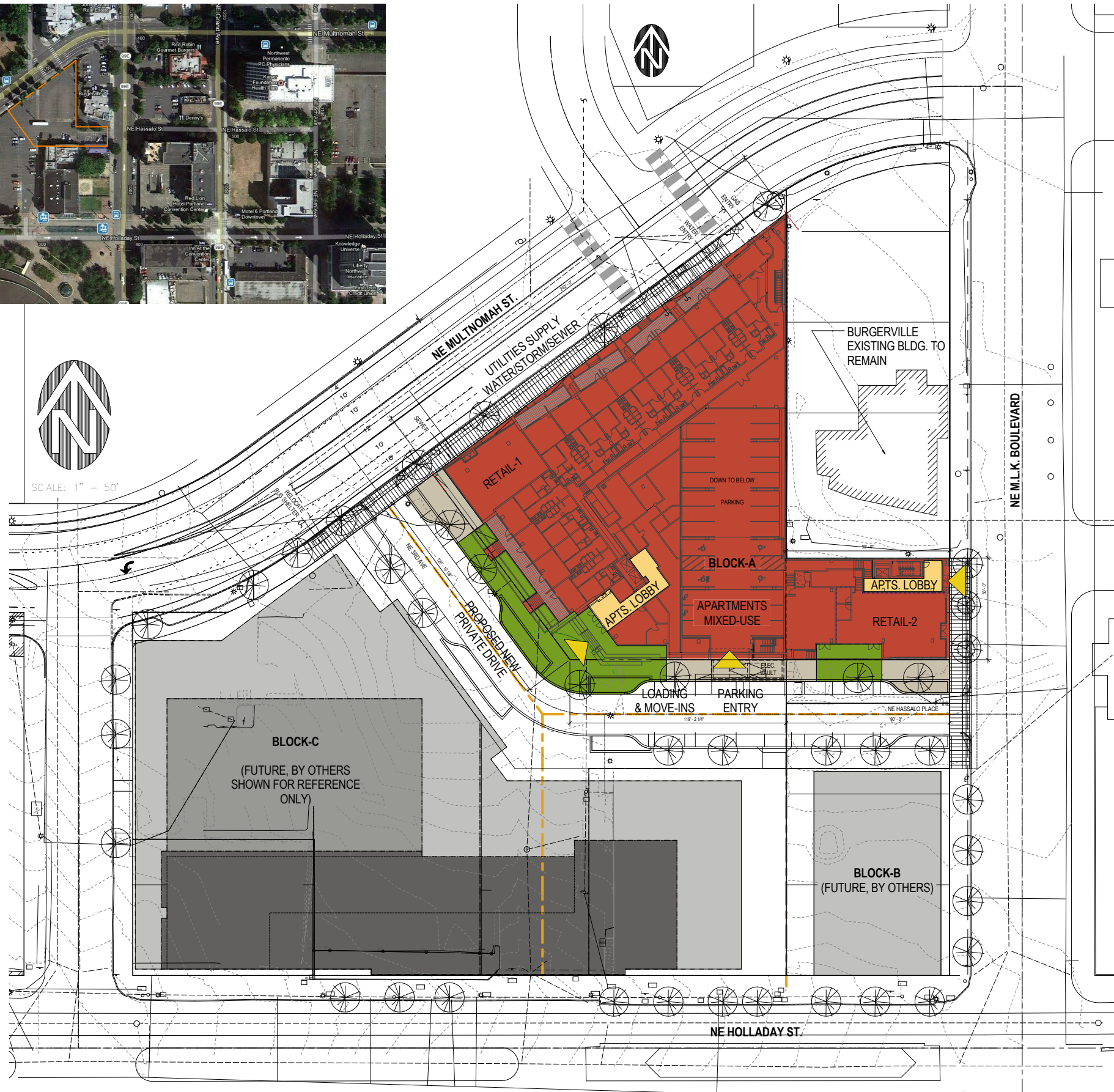
SCALE: 1" = 50'



UTILITIES MAP - WATER



UTILITIES MAP - SEWER



# MASTERPLAN