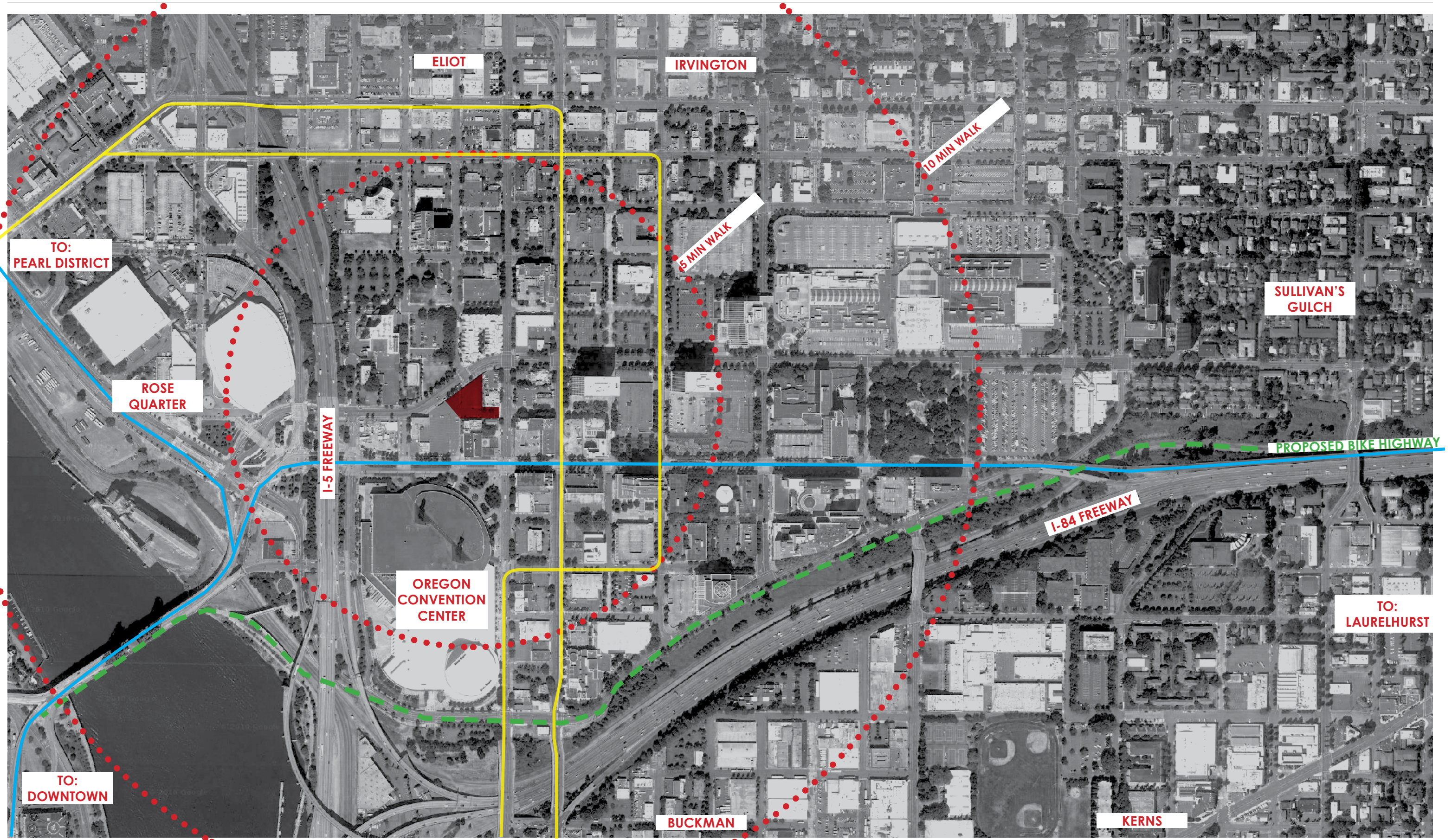


APPENDIX C

DESIGN PLANS AND ELEVATIONS

Block-A Apartments

UPDATES: June 6th, 2013



VICINITY PLAN



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



NORTHWEST ELEVATION-PERSPECTIVE



NORTHWEST ELEVATION-PERSPECTIVE ALTERNATE



SOUTHWEST PERSPECTIVE



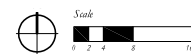
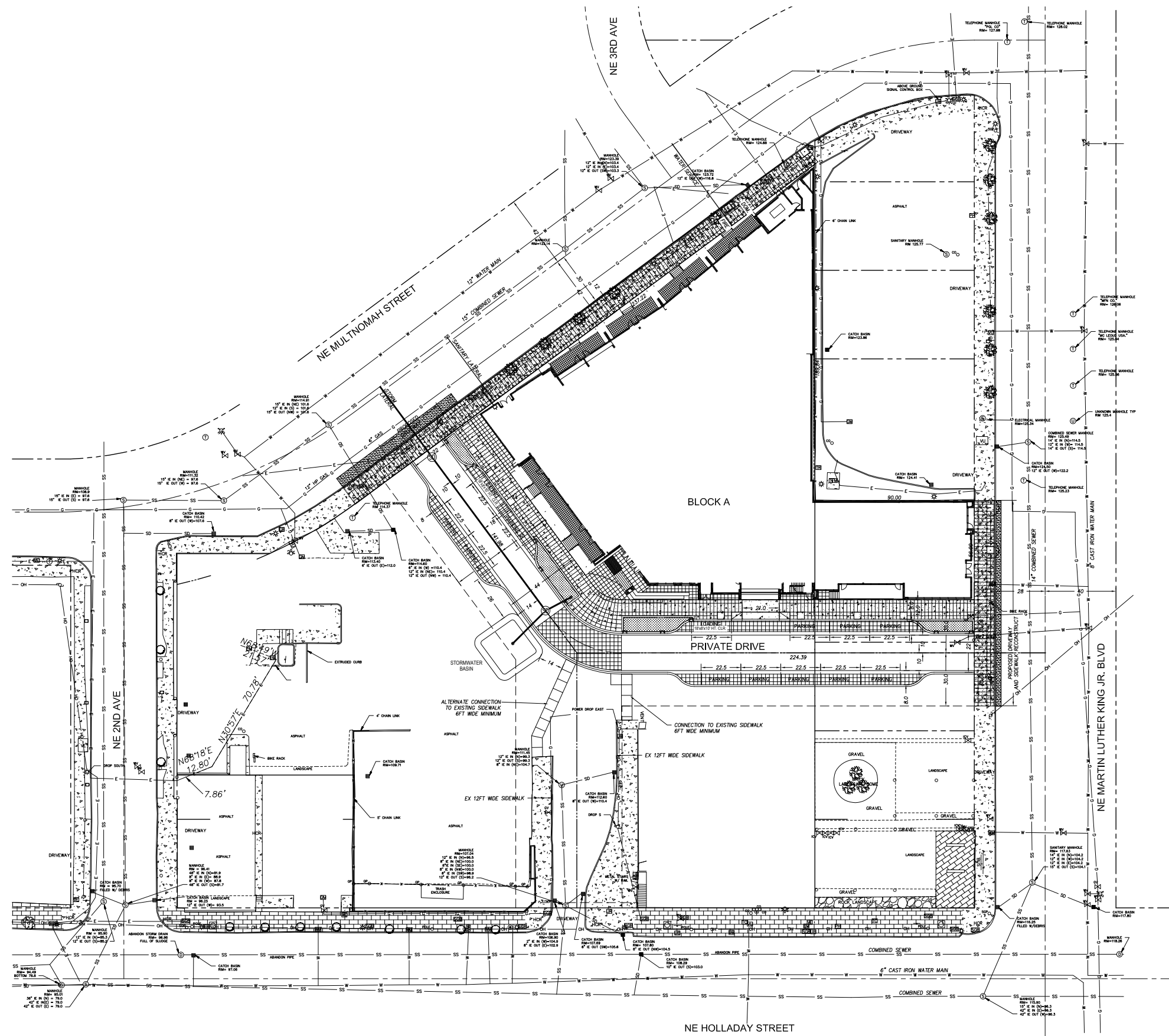
SOUTH ELEVATION-PERSPECTIVE



EAST COURTYARD PERSPECTIVE



PERSPECTIVE VIEW LOOKING AT COURTYARD



SITE PLAN

SUPER BLOCK ANALYSIS TABLE	PROPERTY AREA	PROPERTIES AREA RATIOS		PLAZA (5% PROPERTY AREA REQ)		VACATED STREETS PRO-RATA AREA	WALKWAYS, LANDSCAPE, & PLAZA (REQ: 50% TOT. VACATED STREETS)		
		SUPER BLOCK		PRO-RATA REQ'D	PROVIDED		PRO-RATA REQ'D	WLK + LSCP PROVIDED	WLK + LSCP + PLAZA PROVIDED
TOTAL SUPER BLOCK	145,382	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	-	-
New Developed "SITE"	118,027	81%		5,901	6,360	29,821	14,910	10,603	20,313
Block-A	45,058	31%		2,253	0	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

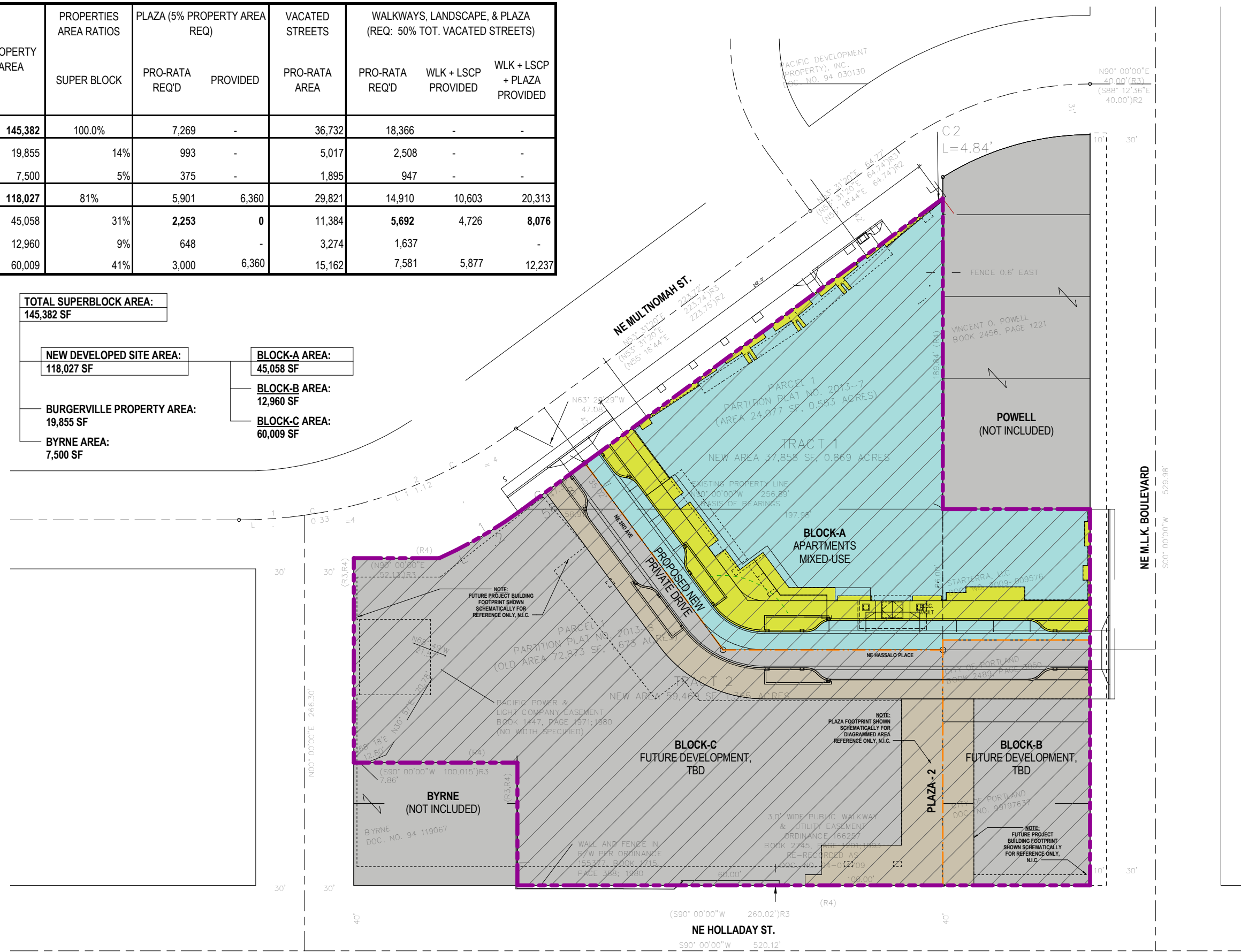
BURGERVILLE PROPERTY AREA:
19,855 SF

BYRNE AREA:
7,500 SF

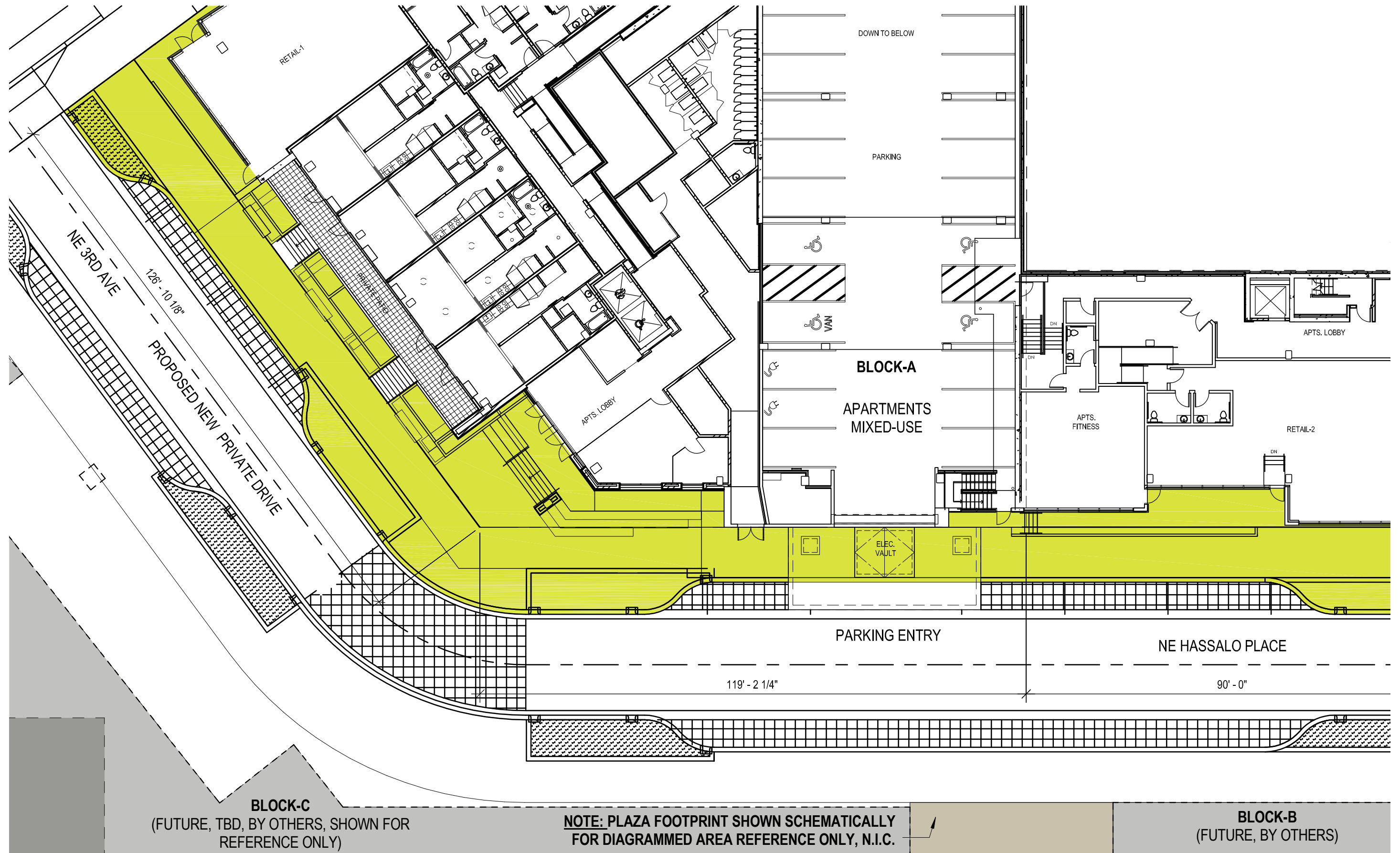
BLOCK-A AREA:
45,058 SF

BLOCK-B AREA:
12,960 SF

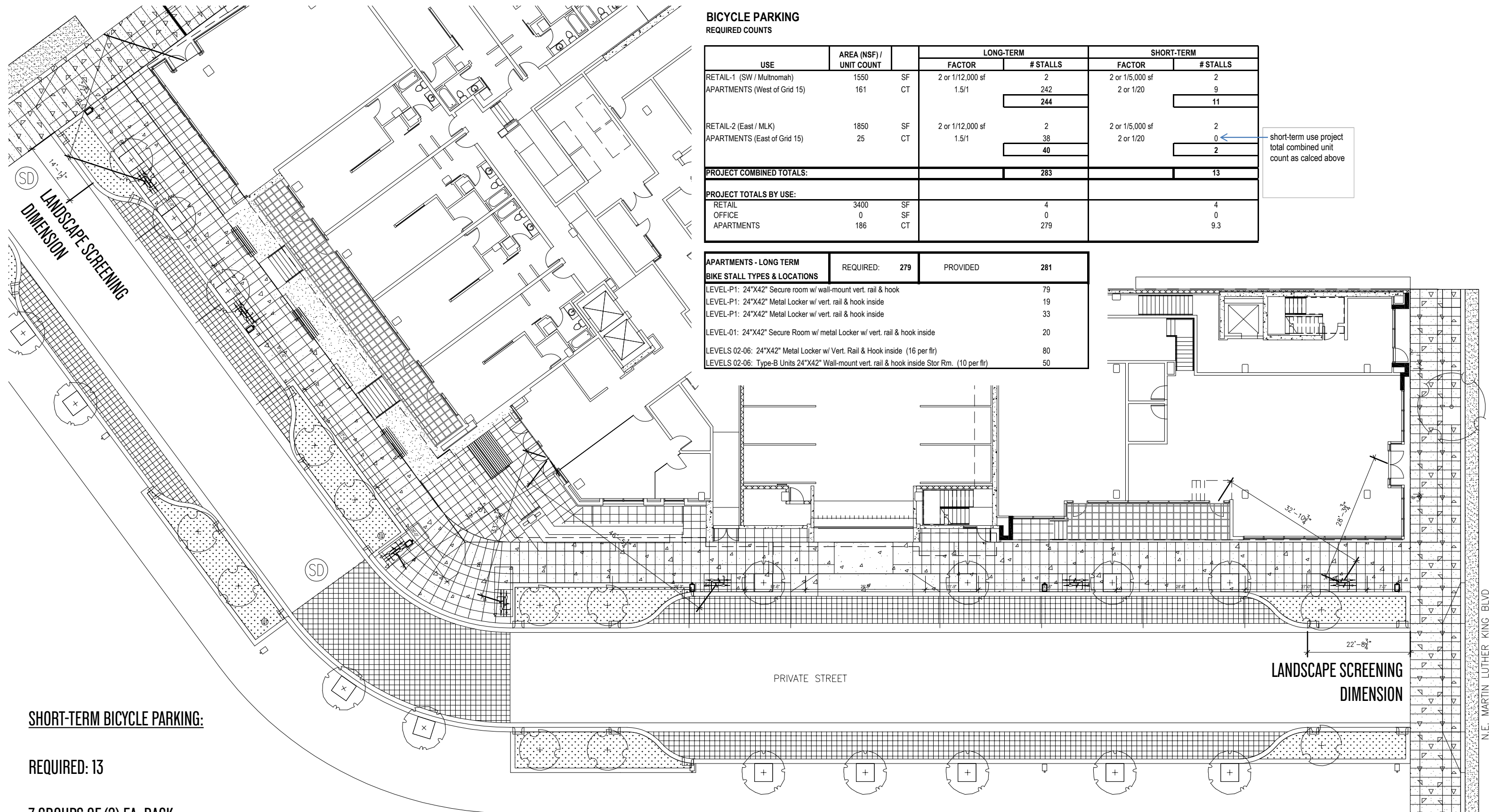
BLOCK-C AREA:
60,009 SF



SUPERBLOCK & SITE AREAS DIAGRAM PLAN



SUPERBLOCK PLAZA, WALKWAYS & 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
				244		11
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
				40		2
PROJECT COMBINED TOTALS:				283		13
PROJECT TOTALS BY USE:						
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

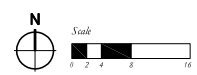
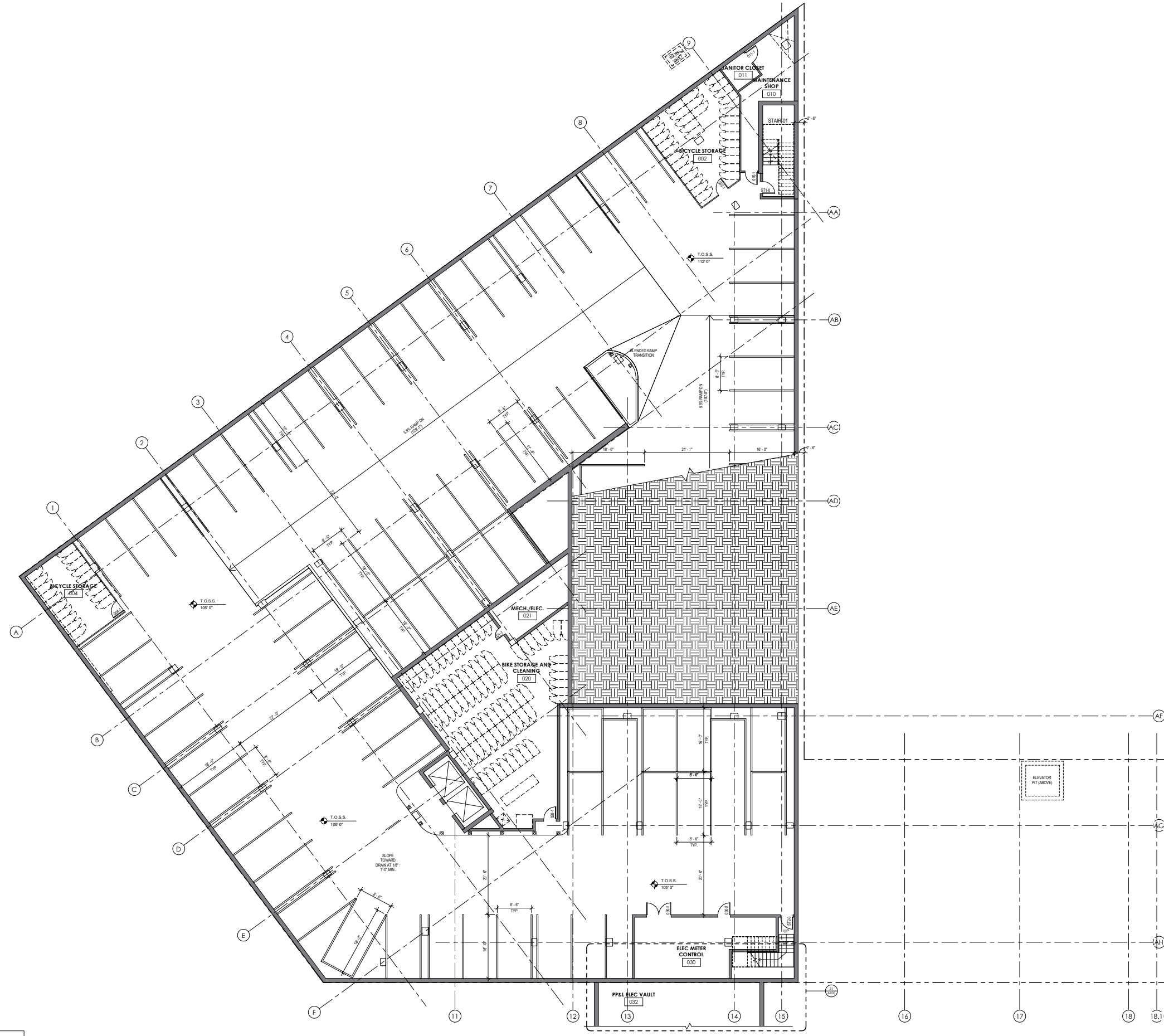
SHORT-TERM BICYCLE PARKING:

REQUIRED: 13

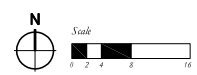
7 GROUPS OF (2) EA. RACK

PROVIDED: 14

BIKE PARKING SITE PLAN & COUNTS SUMMARY



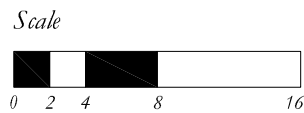
PARKING PLAN



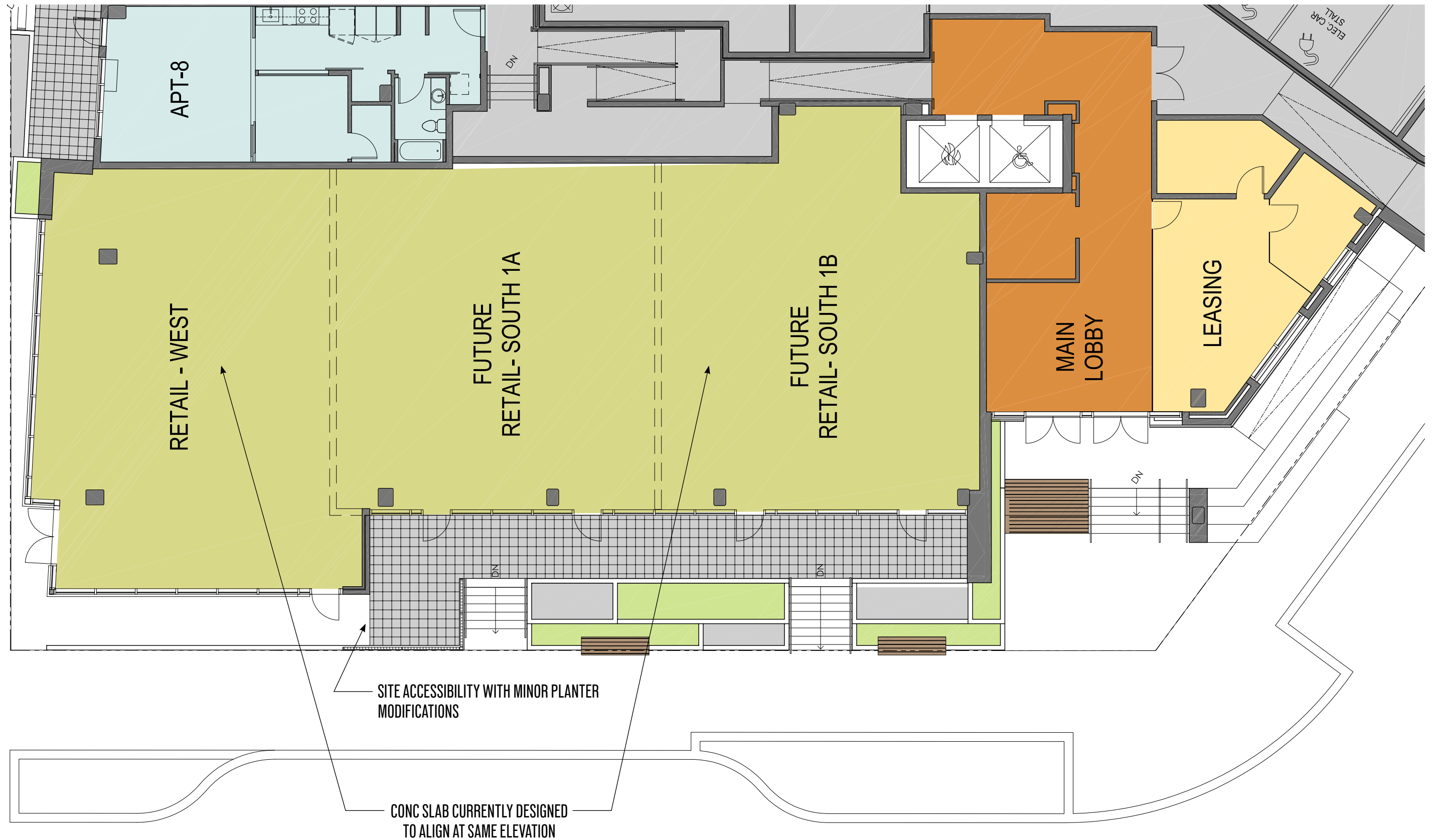
GROUND FLOOR PLAN



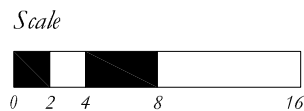
SCALE: 3/16" = 1'-0"



ENLARGED PARTIAL GROUND FLOOR PLAN - CURRENT DESIGN



SCALE: 3/16" = 1'-0"



ENLARGED PARTIAL GROUND FLOOR PLAN - FUTURE RETAIL EXPANSION (TBD)



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



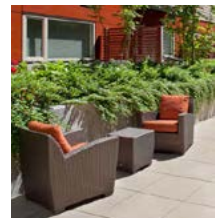
Rush



Sword Fern



MATERIALS



A. Board Form Concrete Stormwater Planter



B. Lightweight Planter with Ornamental Plantings



C. Bench



D. Stormwater Runnel

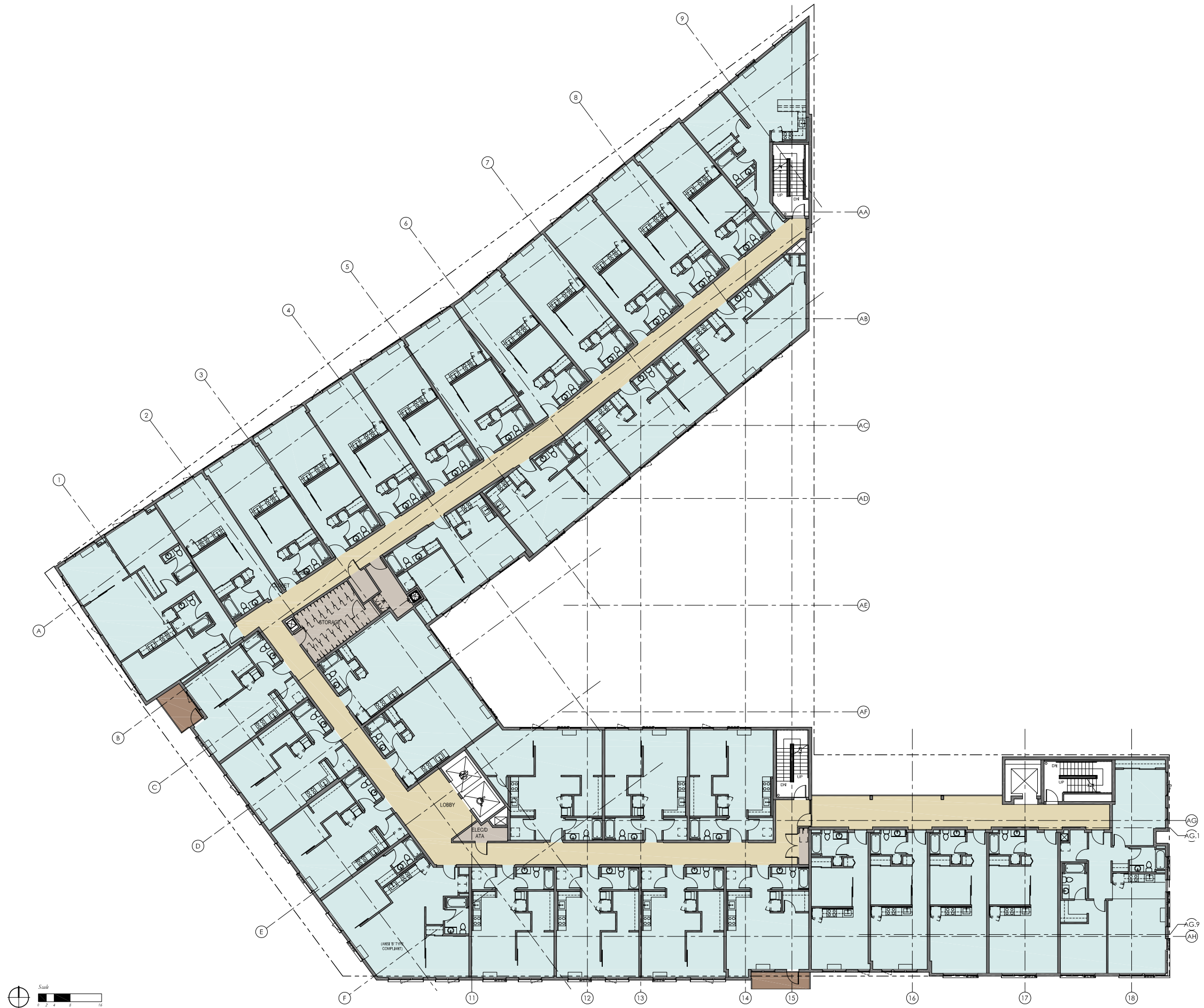


E. Fire Pit

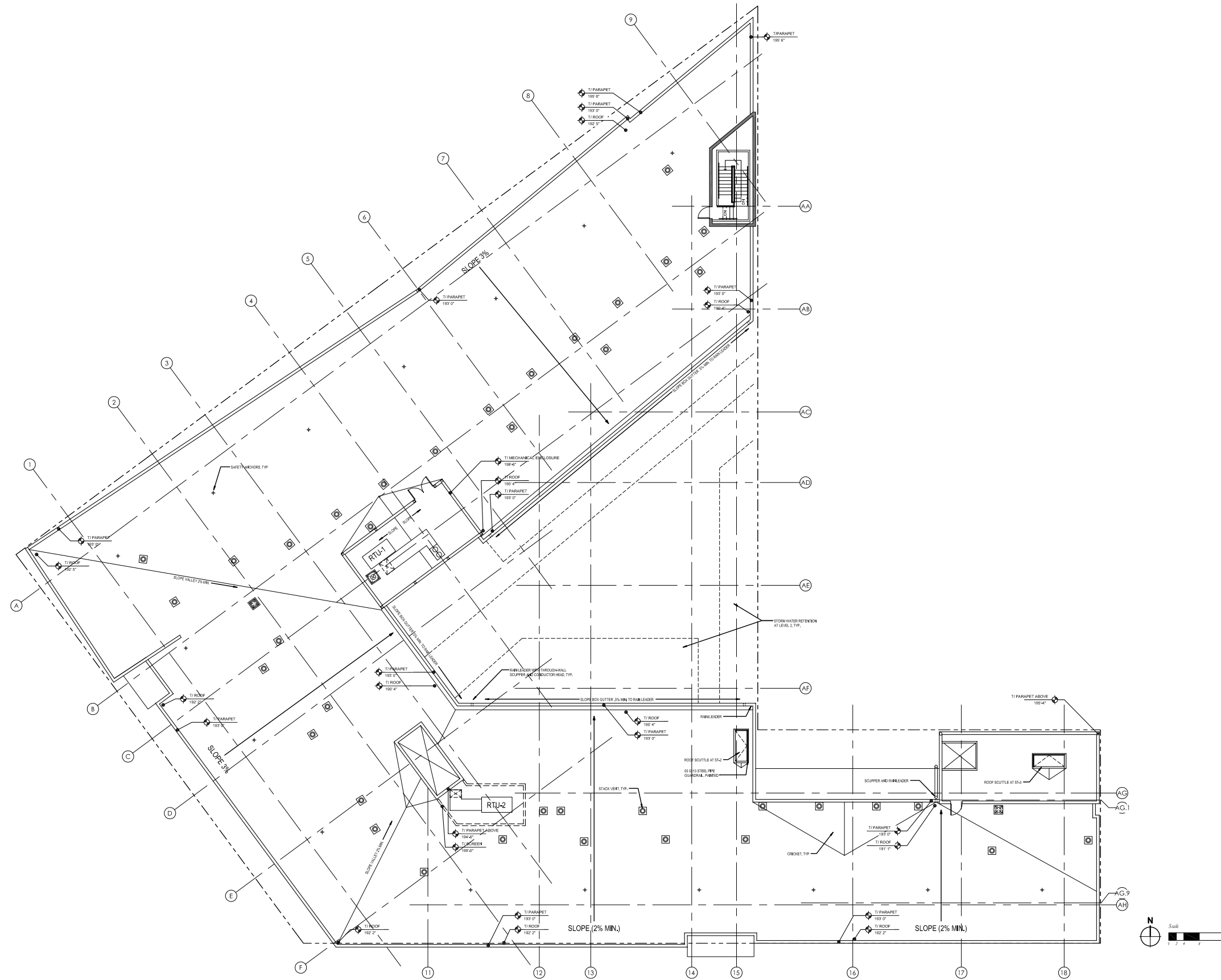


F. 2'x2' Precast Concrete Unit Pavers

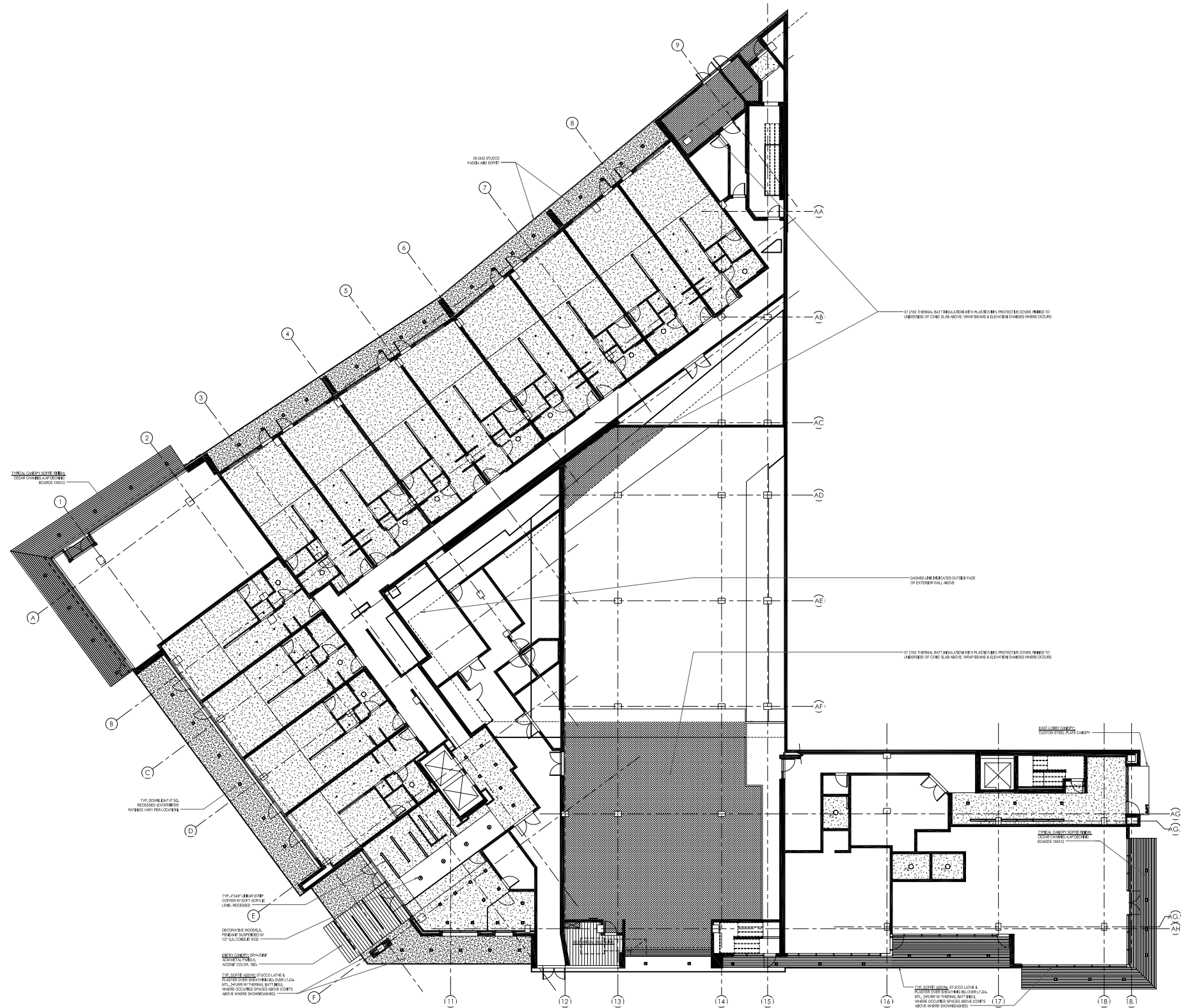
LANDSCAPING PLAN



FIFTH FLOOR PLAN



ROOF PLAN



GROUND FLOOR REFLECTED CEILING & CANOPY PLAN



1. ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

ARTIST INSTALLATION "CANVAS" AREA
PROPOSAL FOR DESIGN BY PETE BEEMAN



2. ELEVATION - SOUTHWEST
SCALE: 3/32" = 1'-0"

ELEVATIONS - SOUTH AND SOUTHWEST



ELEVATIONS - NORTHWEST AND EAST



1. ELEVATION - SOUTH COURTYARD

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



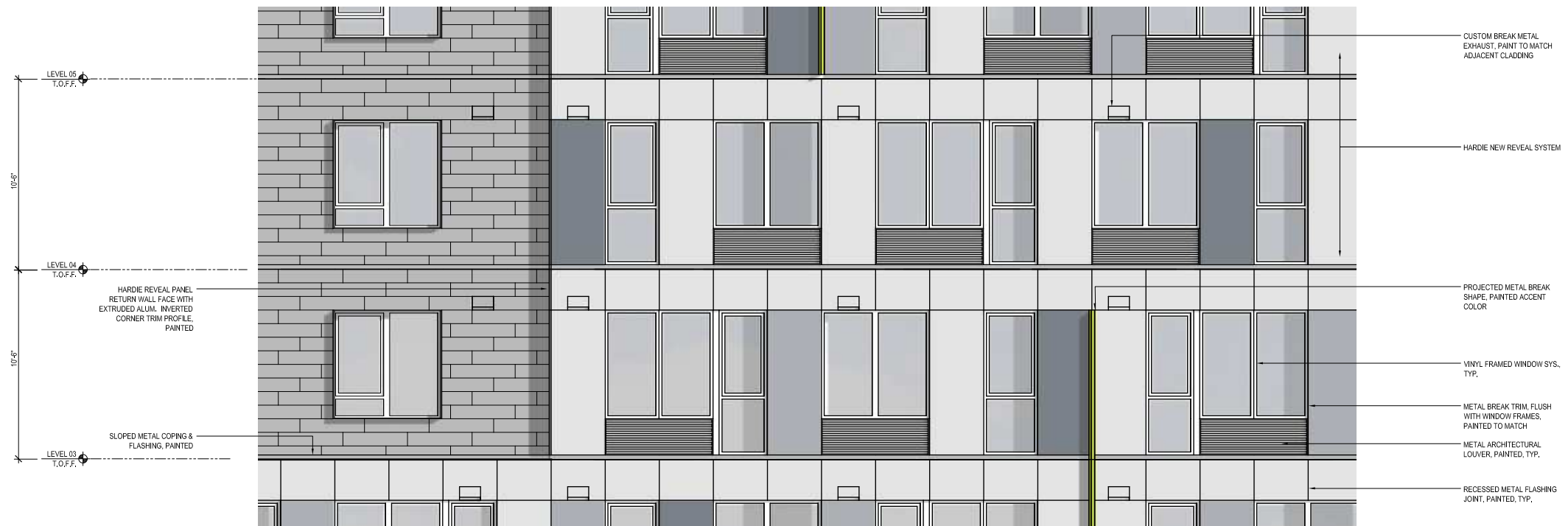
2. ELEVATION - SOUTHWEST AND NORTHWEST COURTYARD

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

ELEVATIONS - COURTYARD



1. ENLARGED PARTIAL EXTERIOR ELEVATION - SOUTHWEST, TYPICAL



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

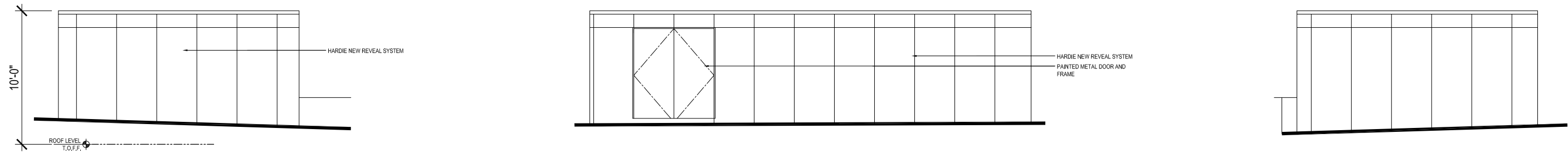
SCALE: 1/4" = 1'-0"



2. ENLARGED PARTIAL EXTERIOR ELEVATION - NORTHWEST ENTRY

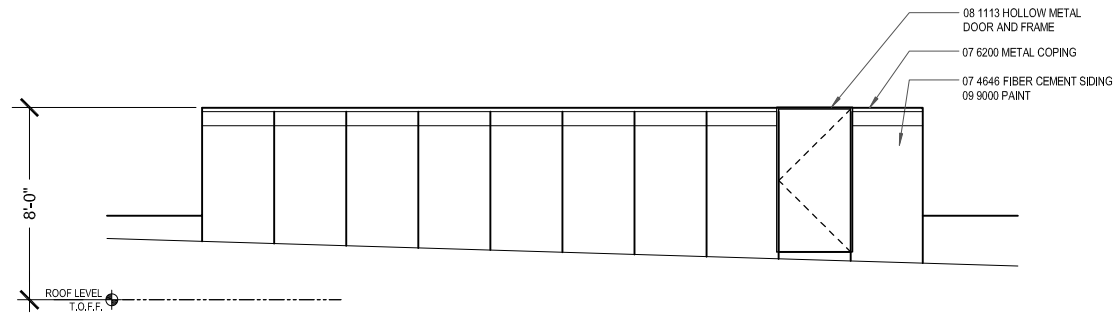
SCALE: 1/4" = 1'-0"

ELEVATIONS - ENLARGED ENTRANCES



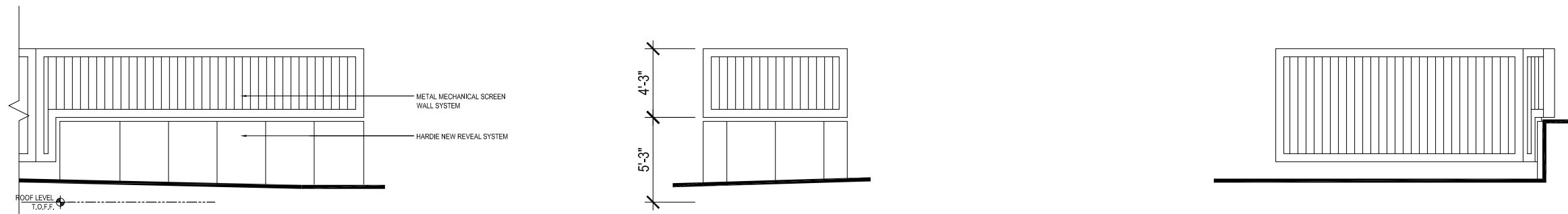
1. ENLARGED PARTIAL EXTERIOR ELEVATION - COURTYARD PENTHOUSE

SCALE: 1/4" = 1'-0"



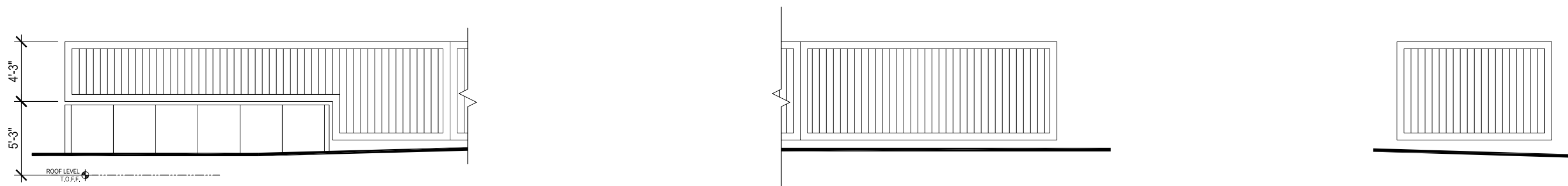
2. ENLARGED PARTIAL EXTERIOR ELEVATION - STAIR 1 PENHOUSE

SCALE: 1/4" = 1'-0"



3. ENLARGED PARTIAL EXTERIOR ELEVATION - ELEVATOR PENTHOUSE

SCALE: 1/4" = 1'-0"



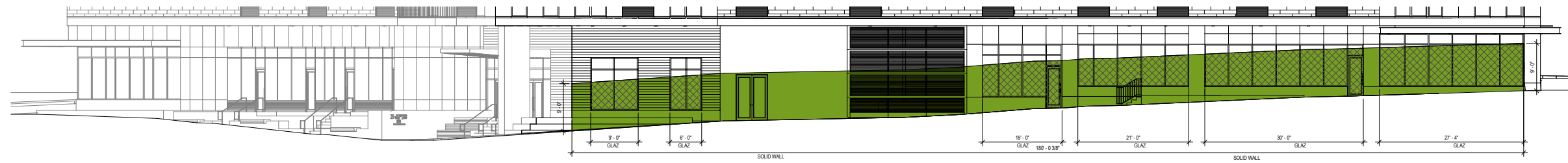
4. ENLARGED PARTIAL EXTERIOR ELEVATION - ELEVATOR PENTHOUSE

SCALE: 1/4" = 1'-0"

ELEVATIONS - ENLARGED MECH. SCREENING AT ROOF



SOUTHWEST

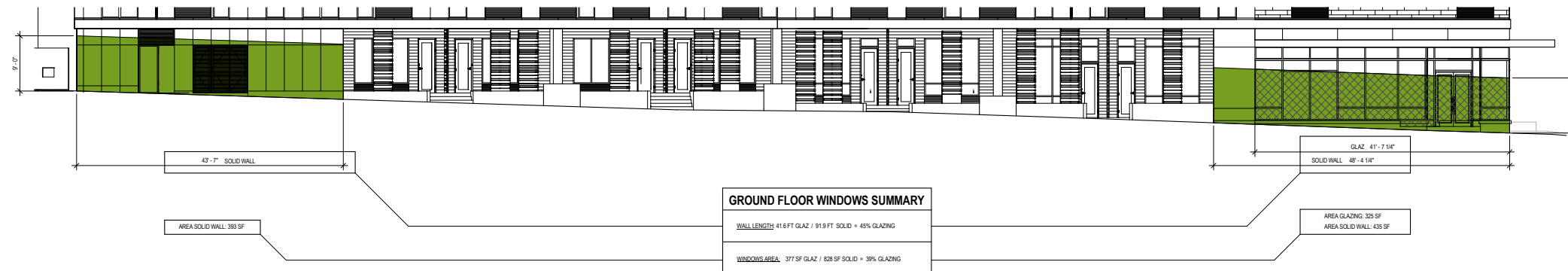


SOUTH



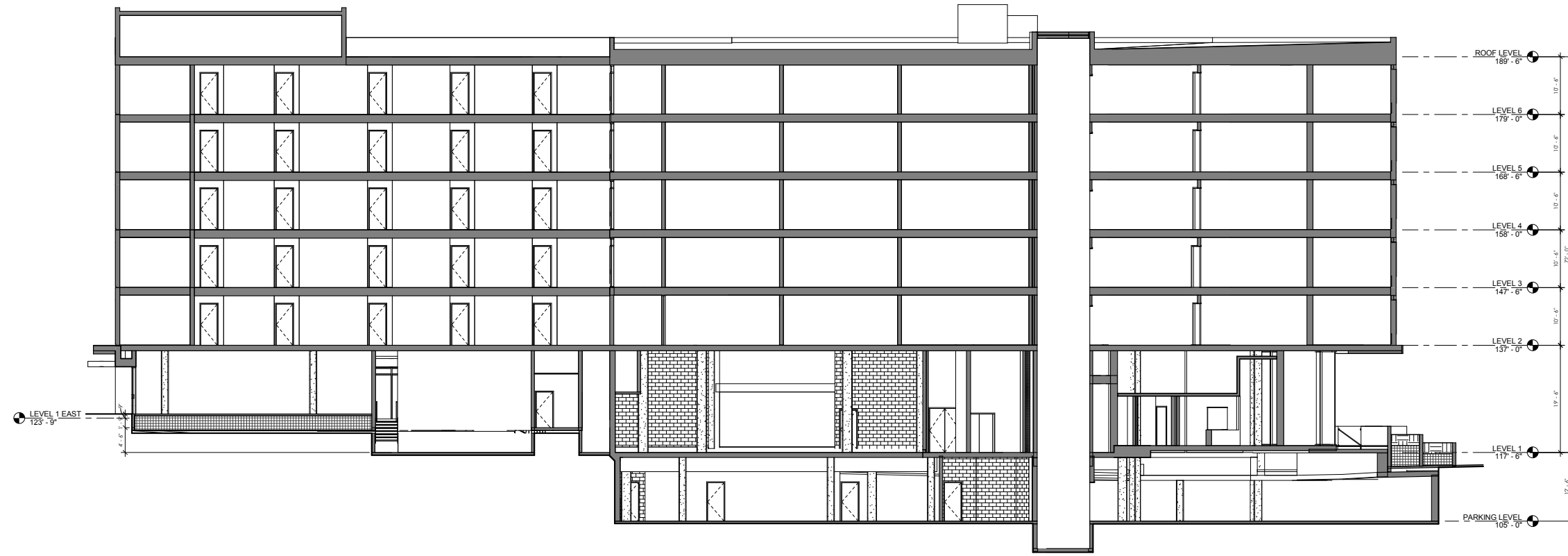
1 DR Elev East

EAST

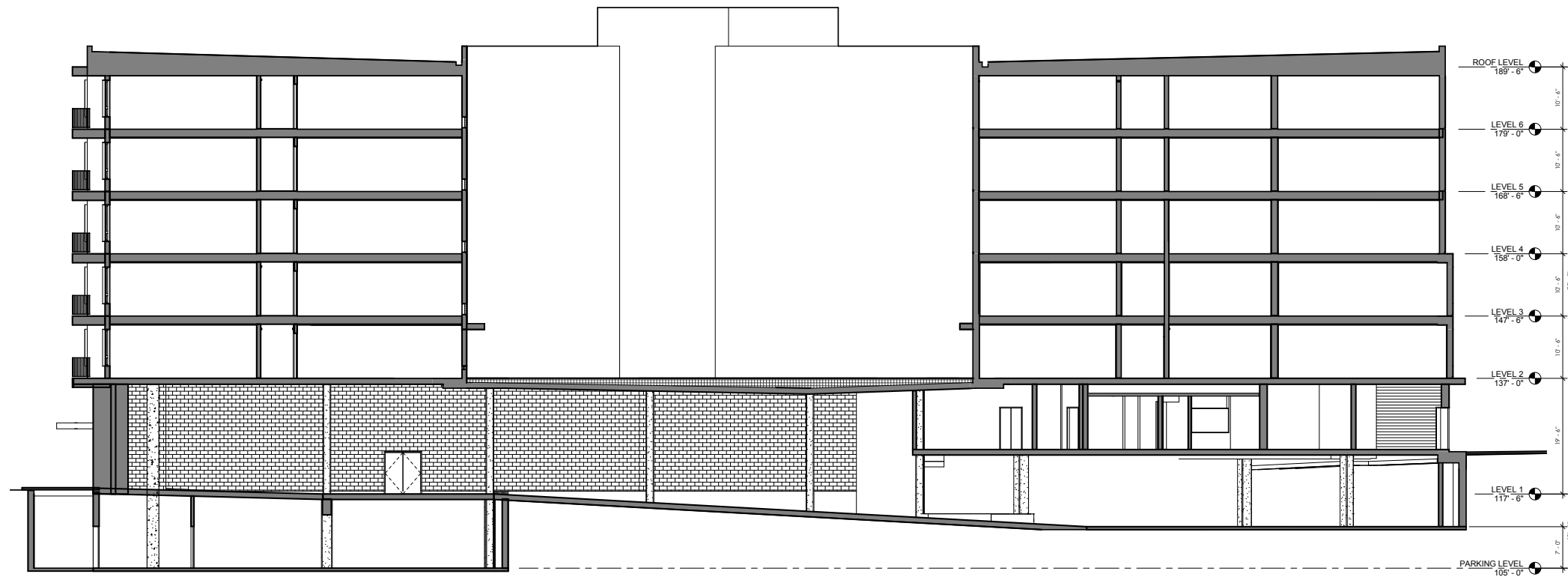


NORTHWEST

ELEVATIONS - GROUND FLOOR WINDOWS

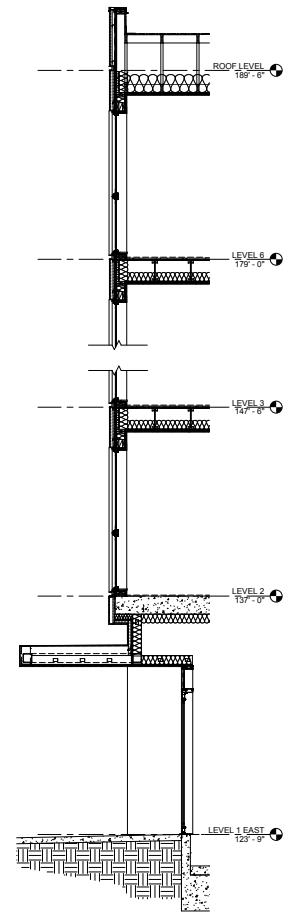


18 BUILDING SECTION - SOUTH FACING
1/8" = 1'-0"

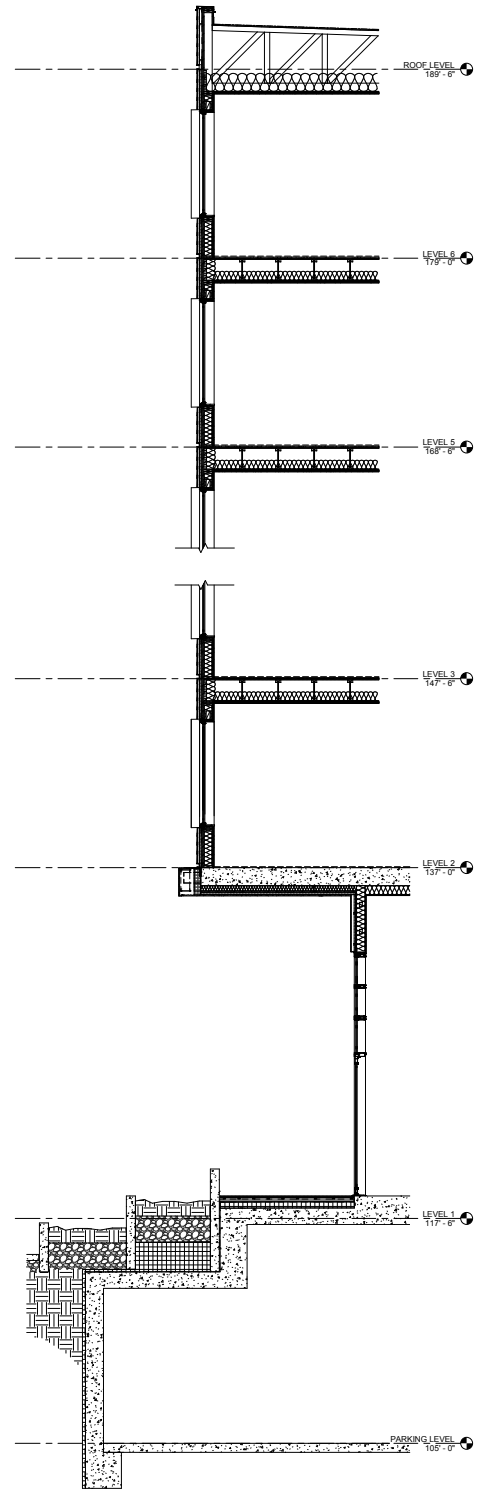


36 BUILDING SECTION - WEST FACING
1/8" = 1'-0"

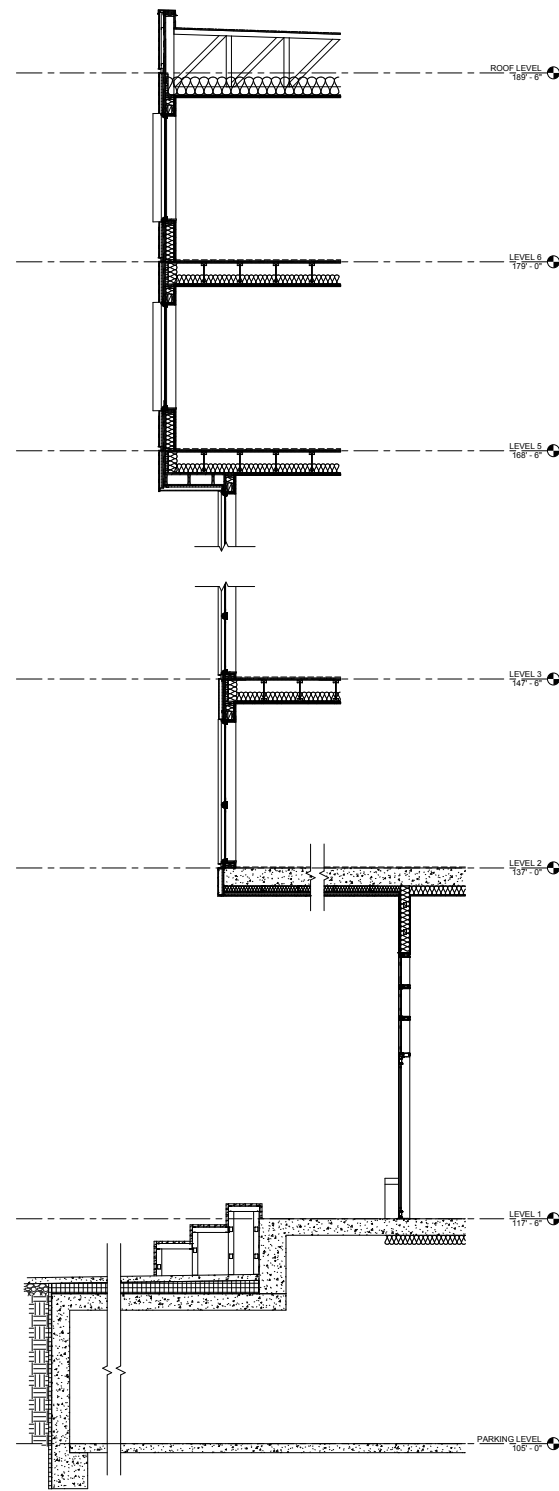
BUILDING SECTIONS



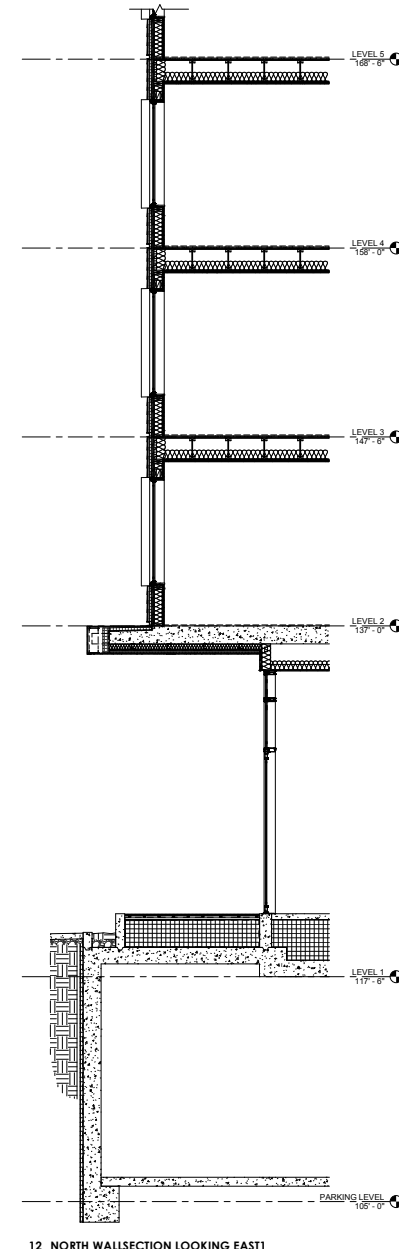
6 EAST WALLSECTION LOOKING SOUTH
3/8" = 1'-0"



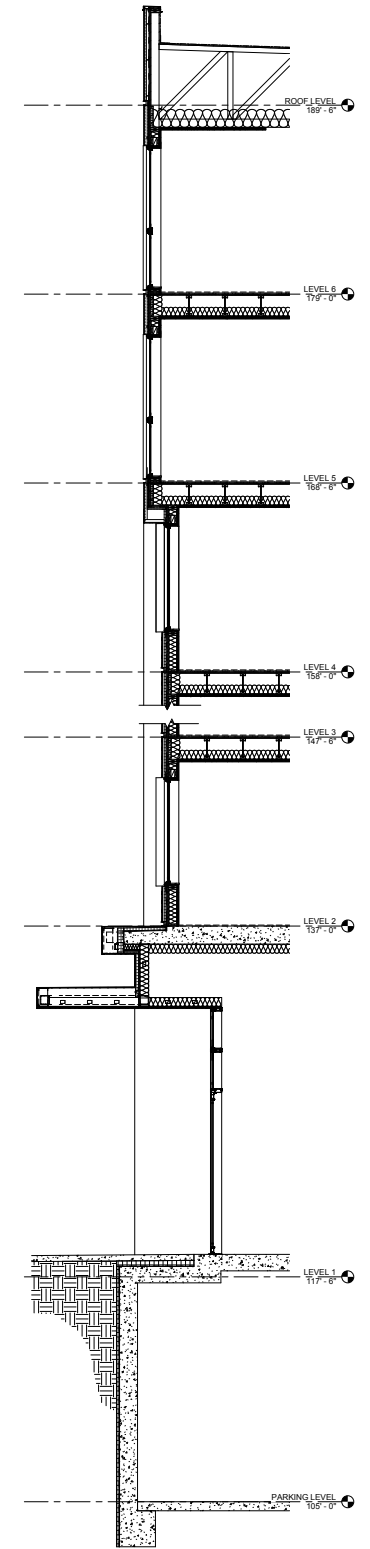
18 WEST WALLSECTION LOOKING NORTH2
3/8" = 1'-0"



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

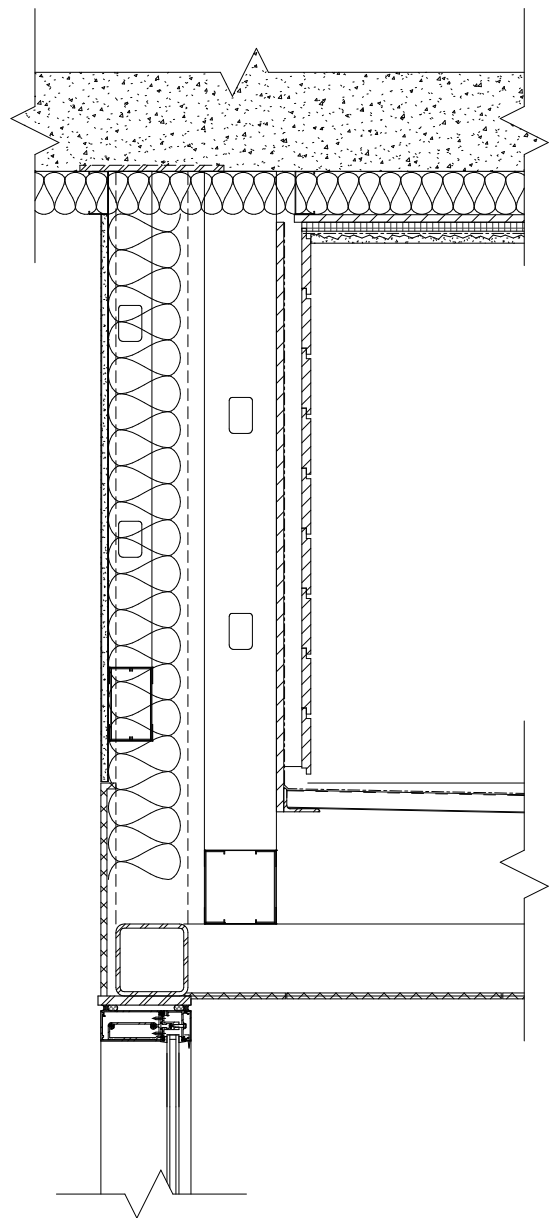


12 NORTH WALLSECTION LOOKING EAST1
3/8" = 1'-0"

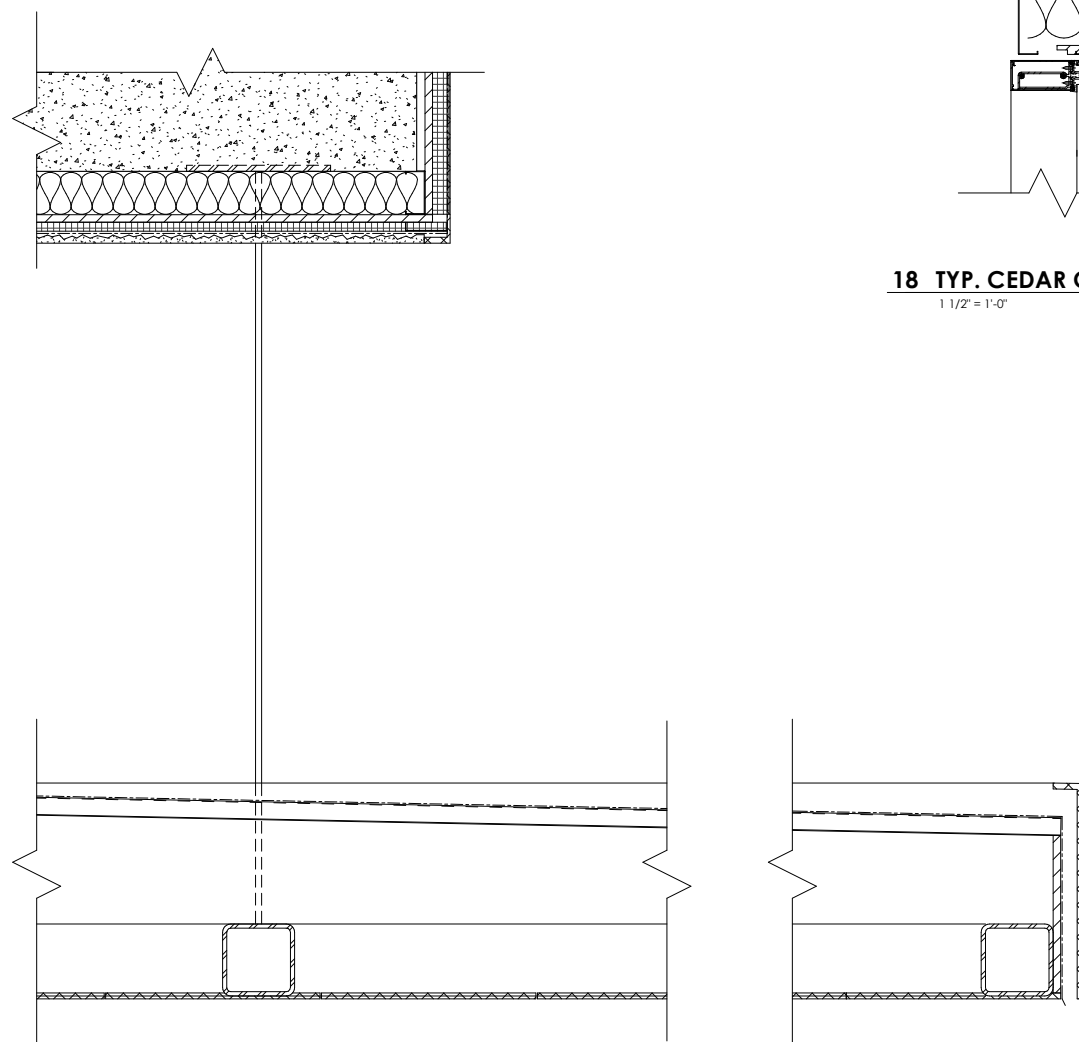


6 NORTH WALLSECTION LOOKING EAST
3/8" = 1'-0"

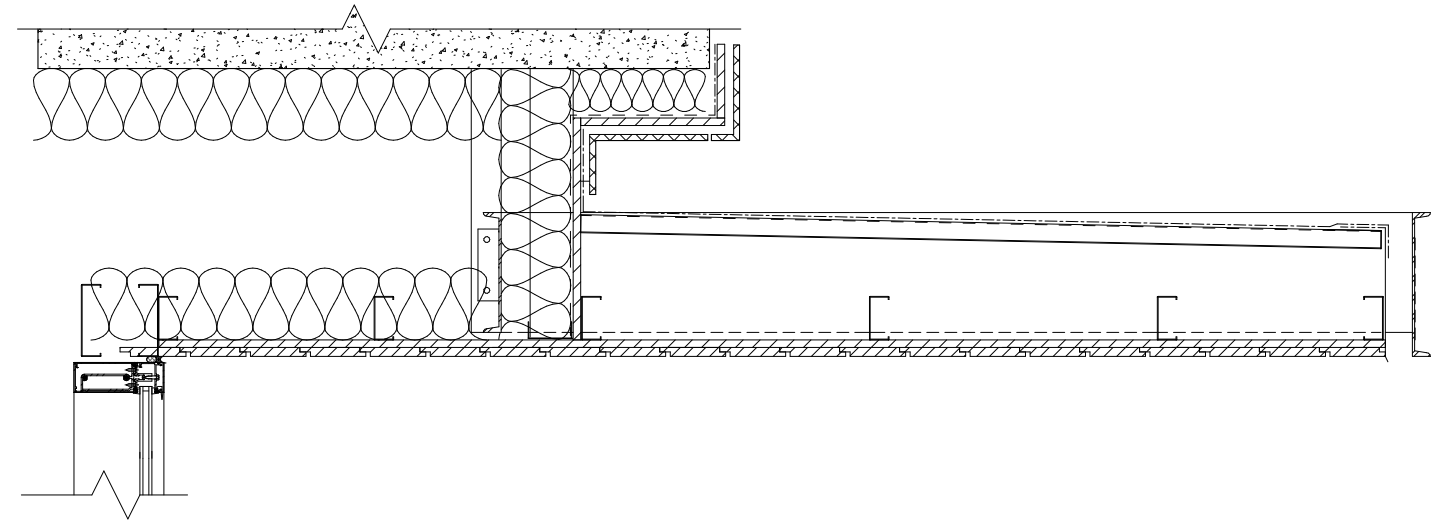
WALL SECTIONS



15 ENTRY CANOPY
1 1/2" = 1'-0"

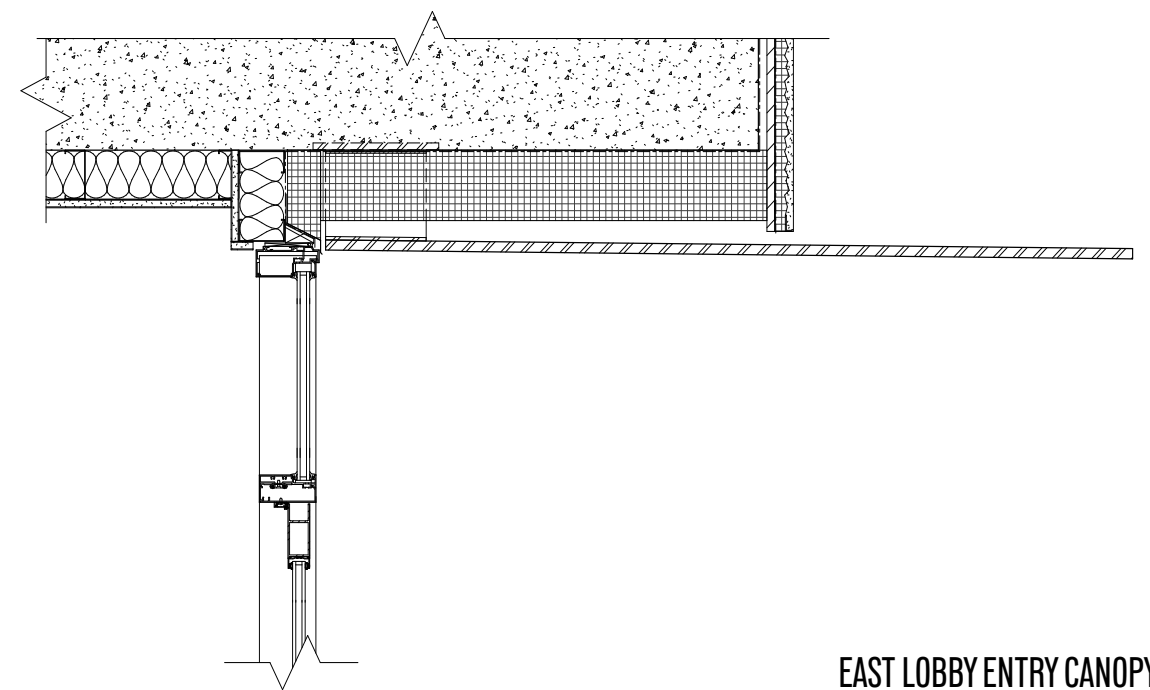


METAL PANEL (ACM) DRY-JOINT FASCIA AND SOFFIT, 3-COAT METALLIC ACCENT COLOR, OVER CONCEALED STEEL TUBE AND LT.GA. GALV. MTL. FRAMING RECESSED FLUSH LINEAR STRIP LIGHTS WITH LENS (NOT SHOWN)



18 TYP. CEDAR CHANNEL LAP CANOPY
1 1/2" = 1'-0"

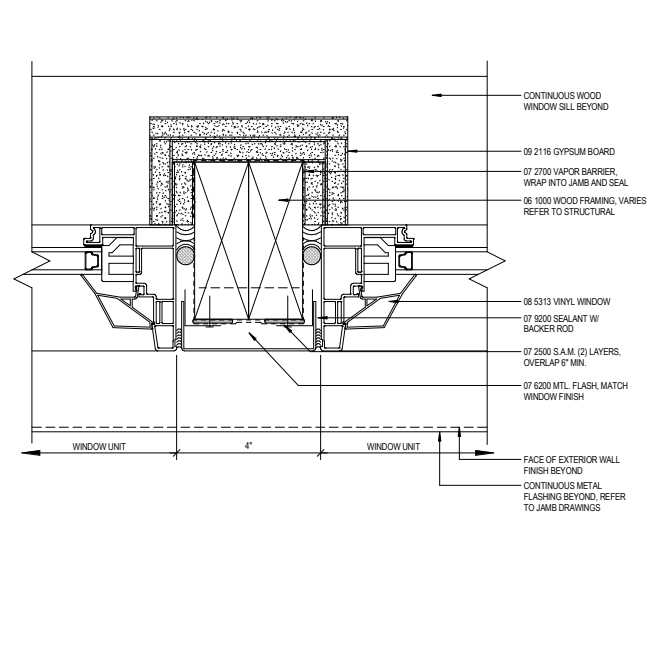
RETAIL CANOPIES, TYPICAL:
PAINTED STEEL C-CHANNEL FASCIA ALL SIDES, WITH SHIPLAP CEDAR WD. SOFFIT BOARDS, OVER CONCEALED STEEL TUBE AND LT.GA. GALV. MTL. FRAMING RECESSED DOWNLIGHTS (NOT SHOWN, WHERE OCCURS)



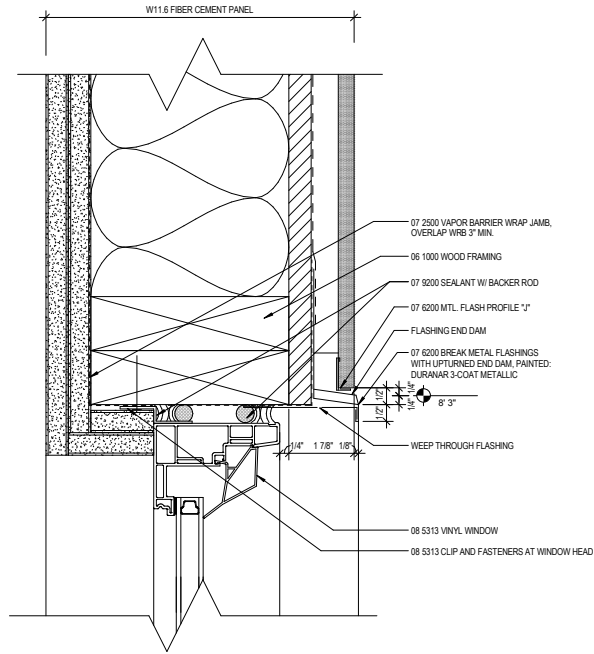
22 EAST LOBBY CANOPY
1 1/2" = 1'-0"

EAST LOBBY ENTRY CANOPY:
FLAT METAL PLATE CANOPY SUPPORTED BY CONCEALED STEEL KNIFE PLATE

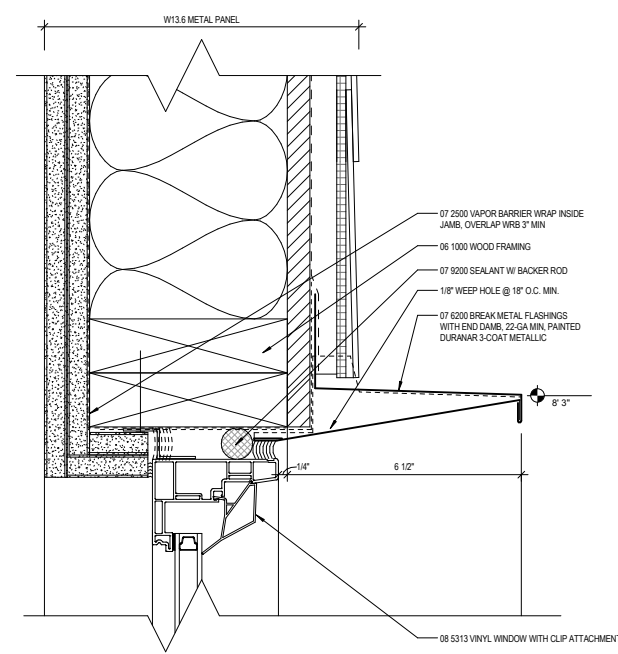
CANOPY DETAILS



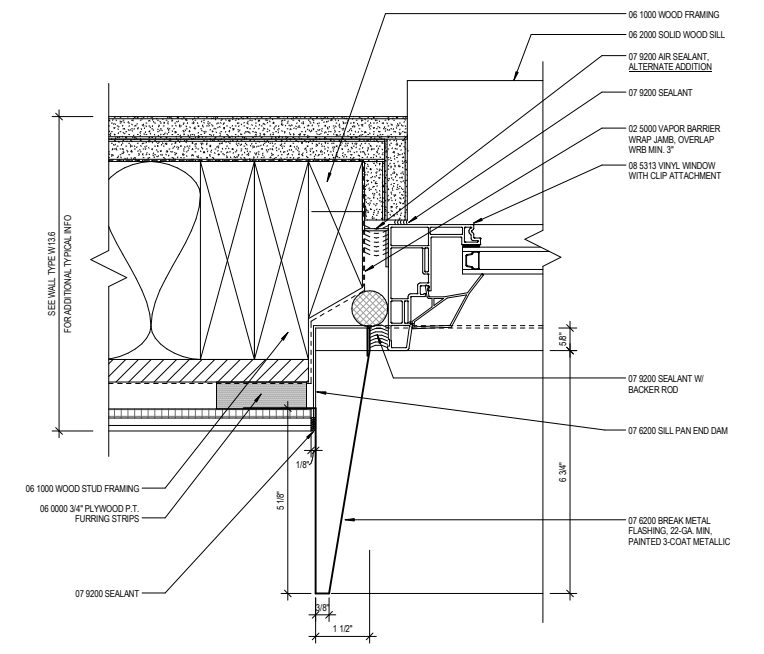
31 TYPICAL STRUCTURAL MULLION
6" = 1'-0"



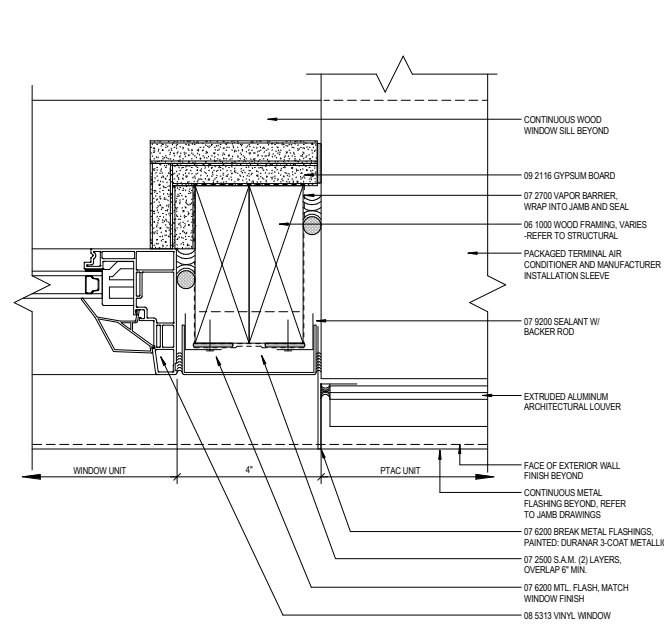
9 TYP. WINDOW HEAD AT CEMENT PANEL
6" = 1'-0"



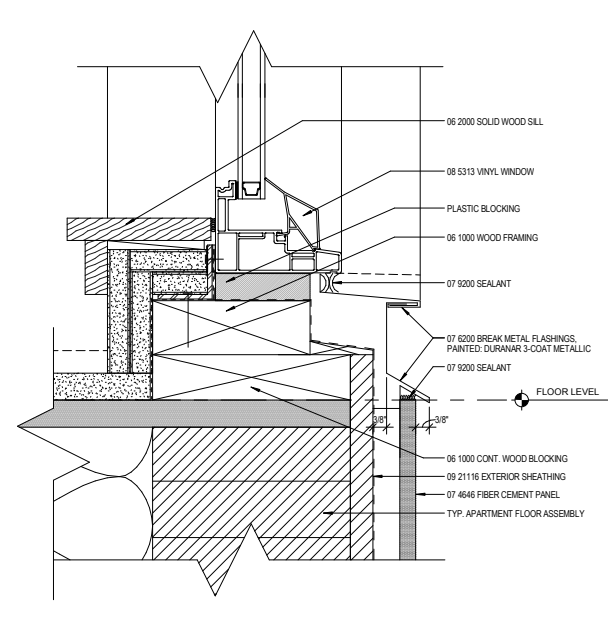
3 TYP. WINDOW HEAD AT METAL PANEL
6" = 1'-0"



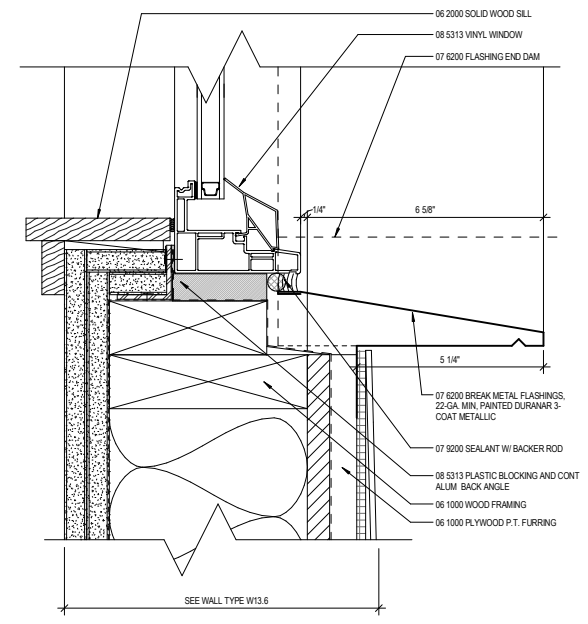
1 TYP. WINDOW JAMB AT METAL PANEL
6" = 1'-0"



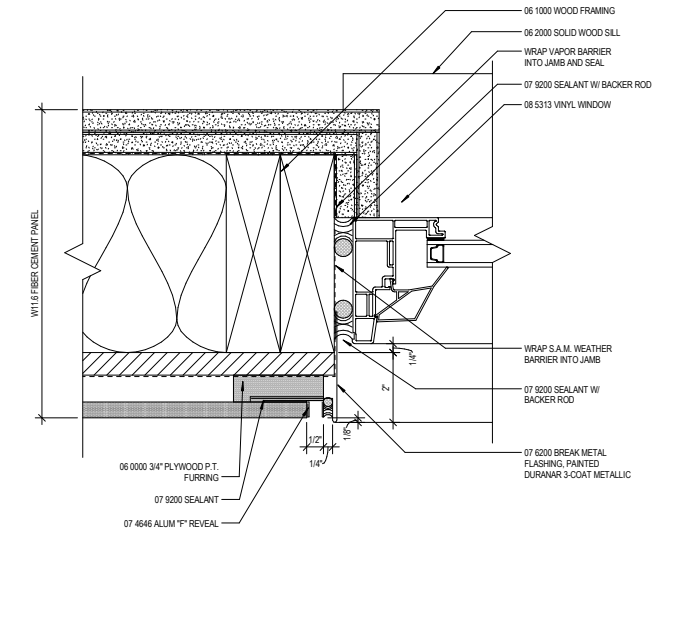
33 LOUVER AND WINDOW MULLION
6" = 1'-0"



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

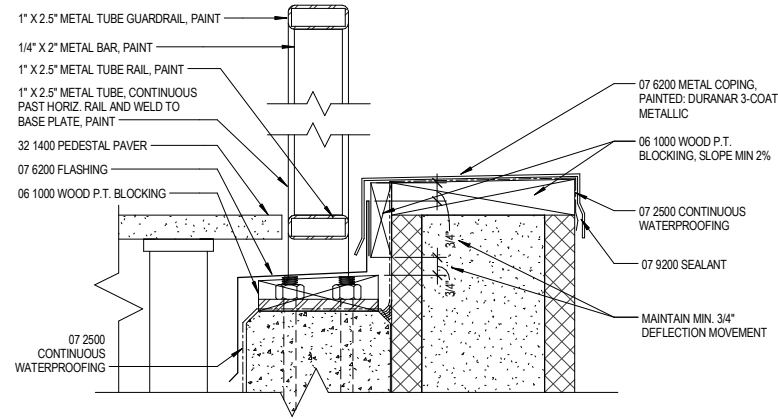


6 TYP. WINDOW SILL AT METAL PANEL
6" = 1'-0"



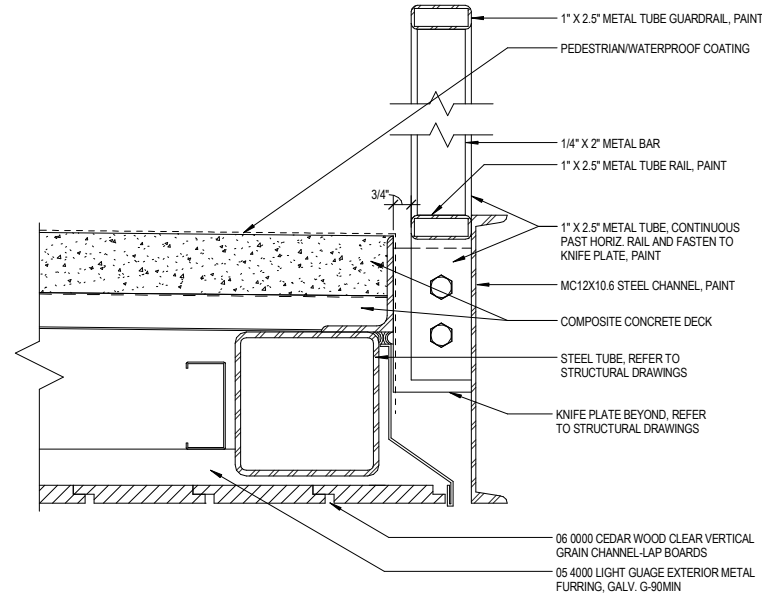
7 TYP. WINDOW JAMB AT CEMENT PANEL
6" = 1'-0"

EXTERIOR DETAILS



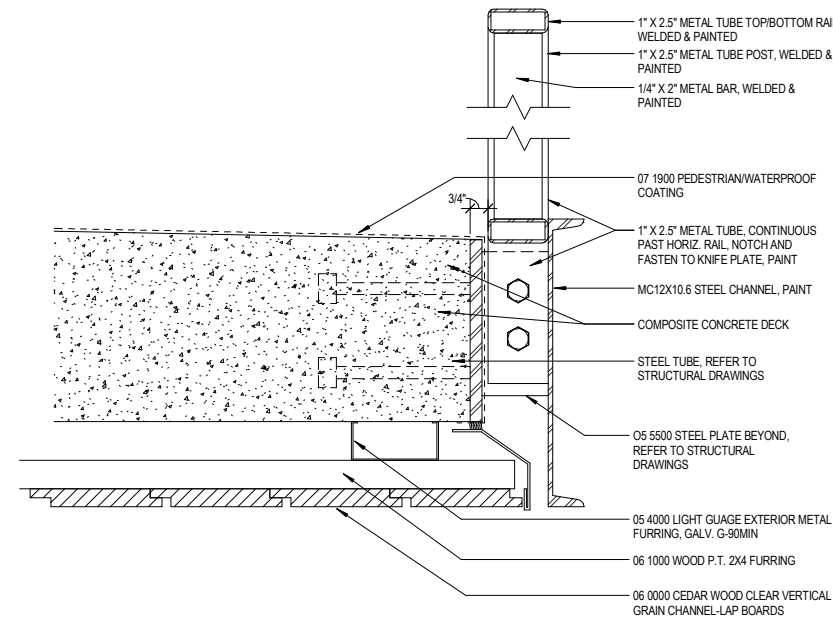
6 RAILING AT TERRACE

3" = 1'-0"



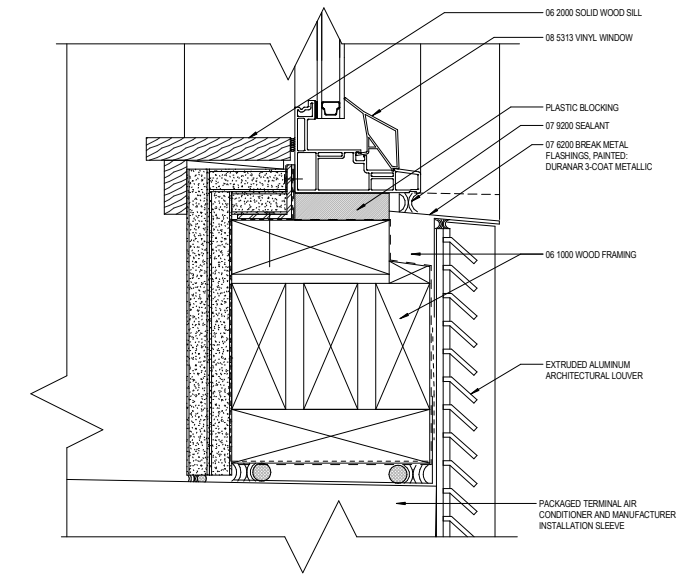
2 BALCONY RAILING AT WOOD ASSEMBLY

3" = 1'-0"



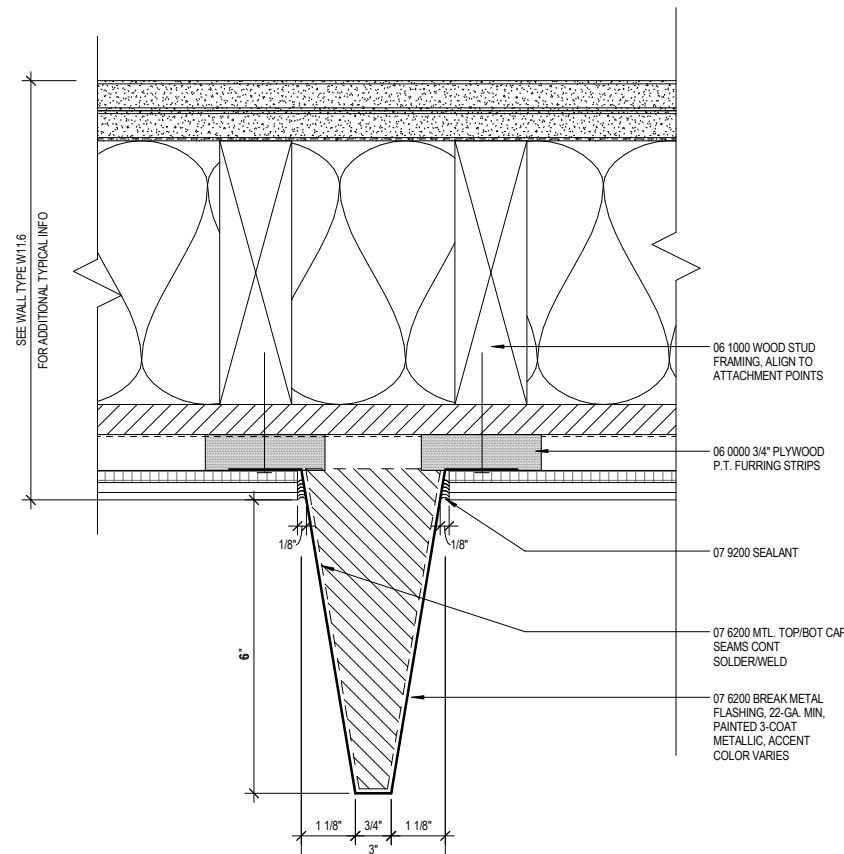
1 BALCONY RAILING AT CONCRETE ASSEMBLY

3" = 1'-0"



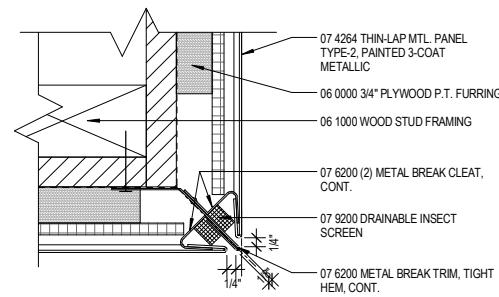
13 TYP. WINDOW SILL AT LOUVER

4" = 1'-0"



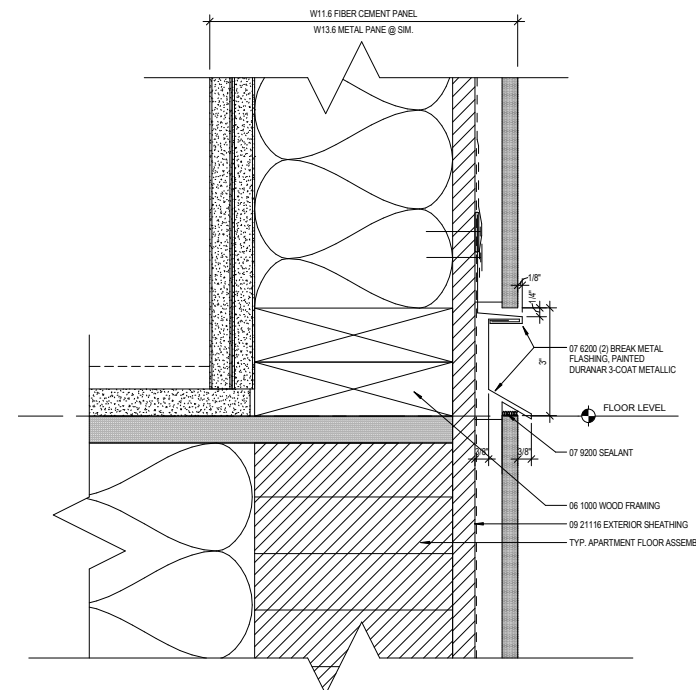
3 DECORATIVE METAL FIN AT CEMENT PANEL

6" = 1'-0"



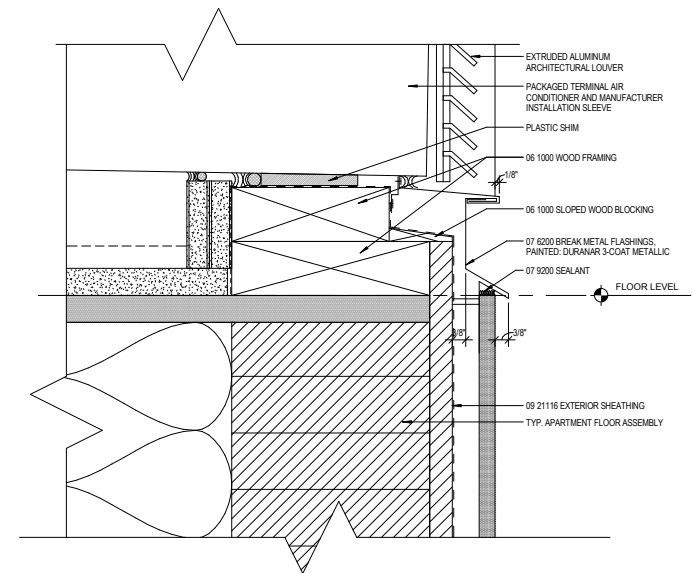
1 THIN-LAP METAL PANEL OUTSIDE CORNER

6" = 1'-0"



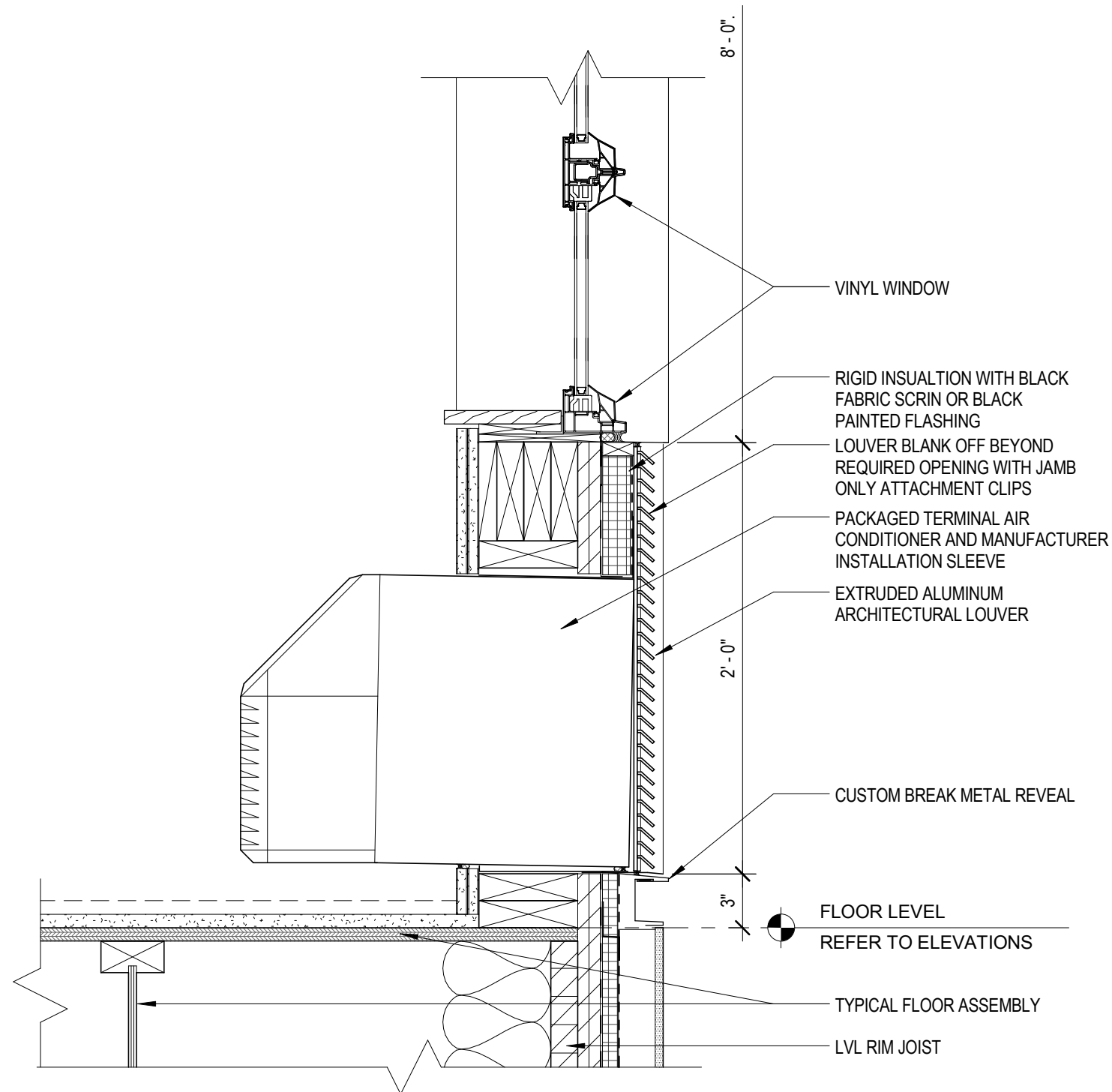
18 CEMENT PANEL HORIZONTAL WEEP

6" = 1'-0"

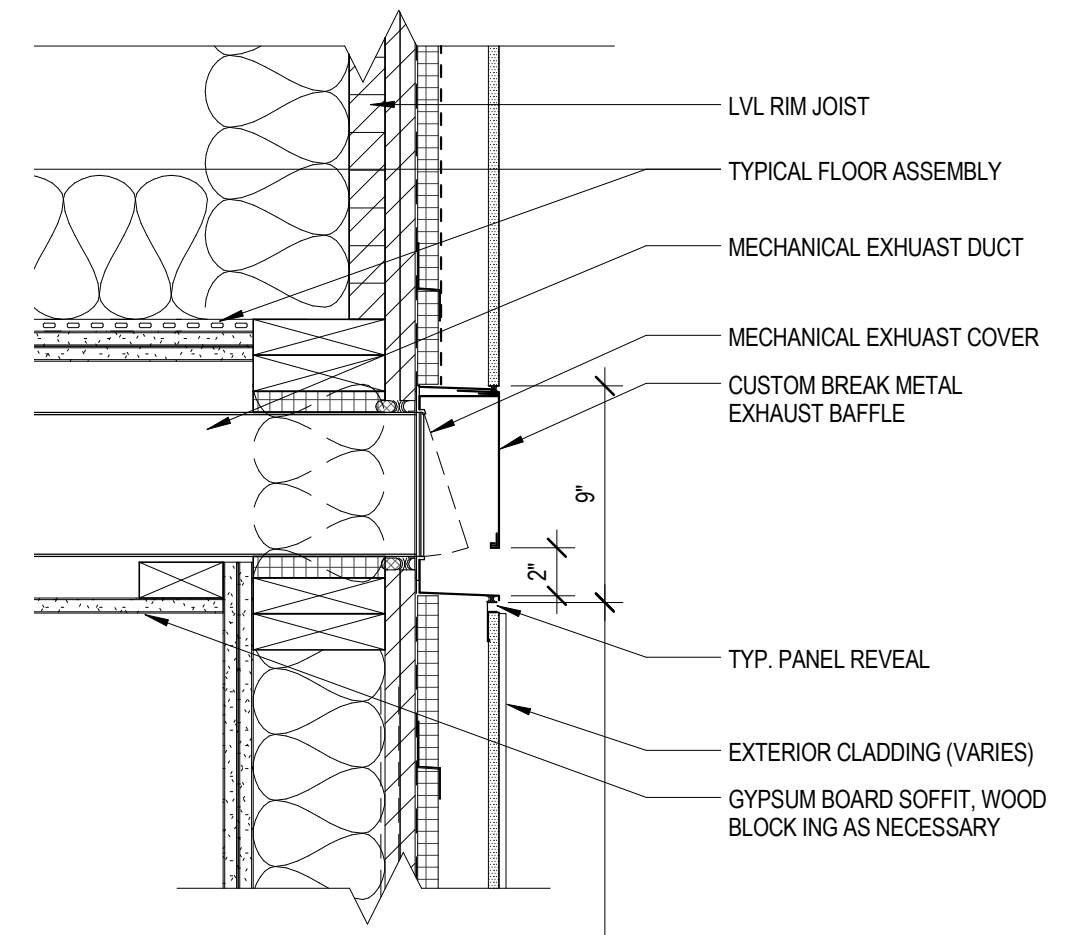


15 TYP. LOUVER SILL

6" = 1'-0"



2. SECTION DETAIL AT MECH. PTAC LOUVER



1. DETAIL AT TYPICAL EXHAUST LOUVER

EXTERIOR LOUVER DETAILS



SITE LANDSCAPE PLAN

PLANT LIST

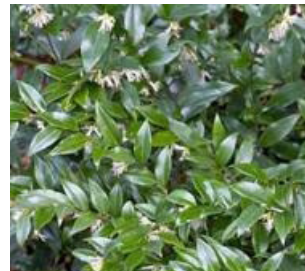
ORNAMENTAL
PLANTER



Witch Hazel



Kalmia 'Elf'

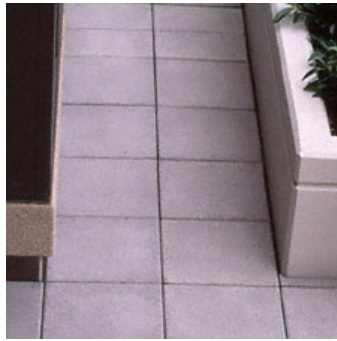


Sarcococca

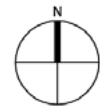


Liriope

MATERIALS



A. 18"x18" Precast
Concrete Unit Paver



SECTION B

MULTNOMAH ENLARGED LANDSCAPE PLAN

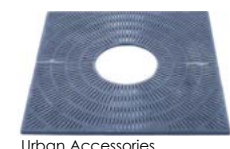


Proposed Trees

Public Streets



Zelkova serrata



Urban Accessories 'Kiva' Tree Grate

Private Street



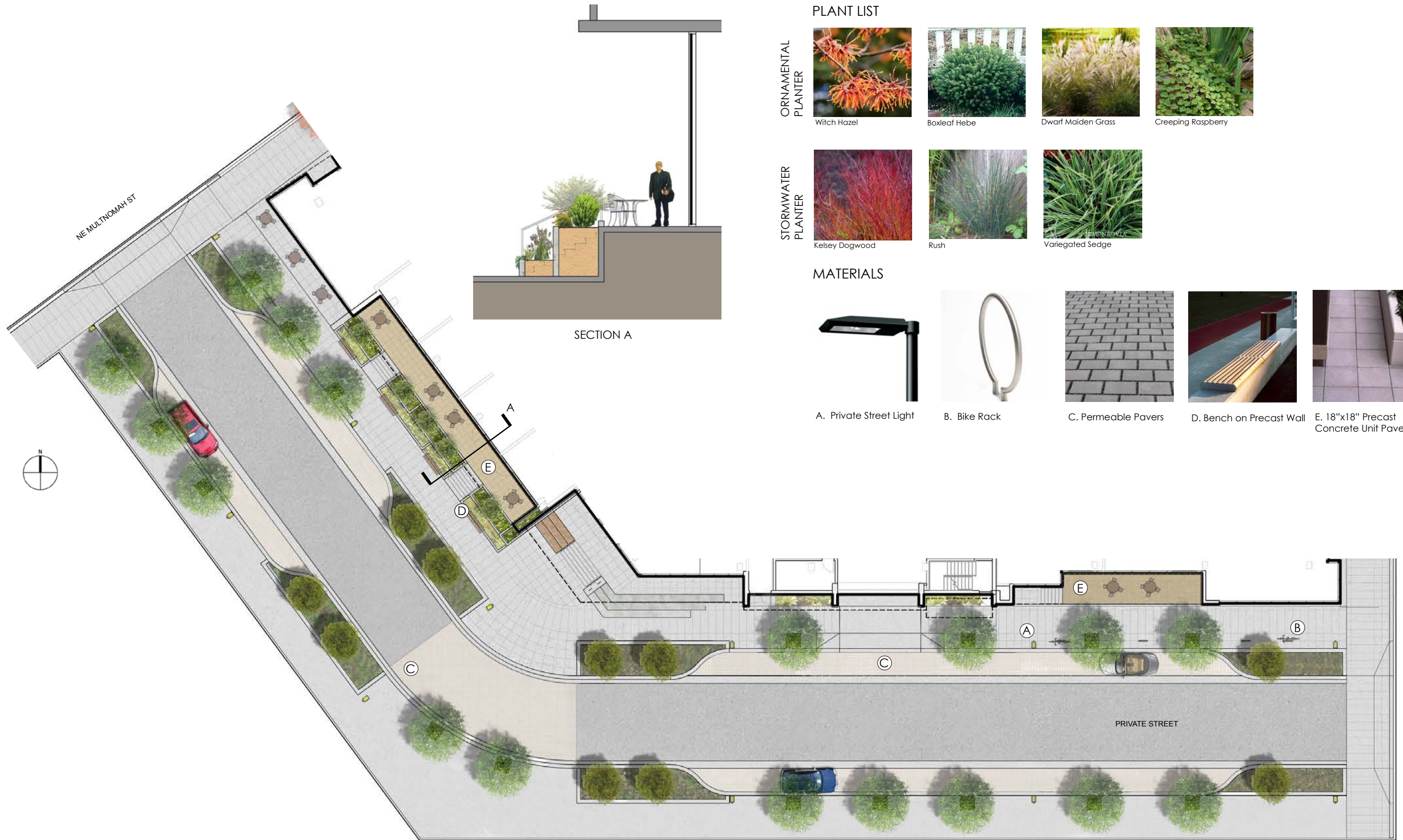
Upright European Beech

Stormwater Planter

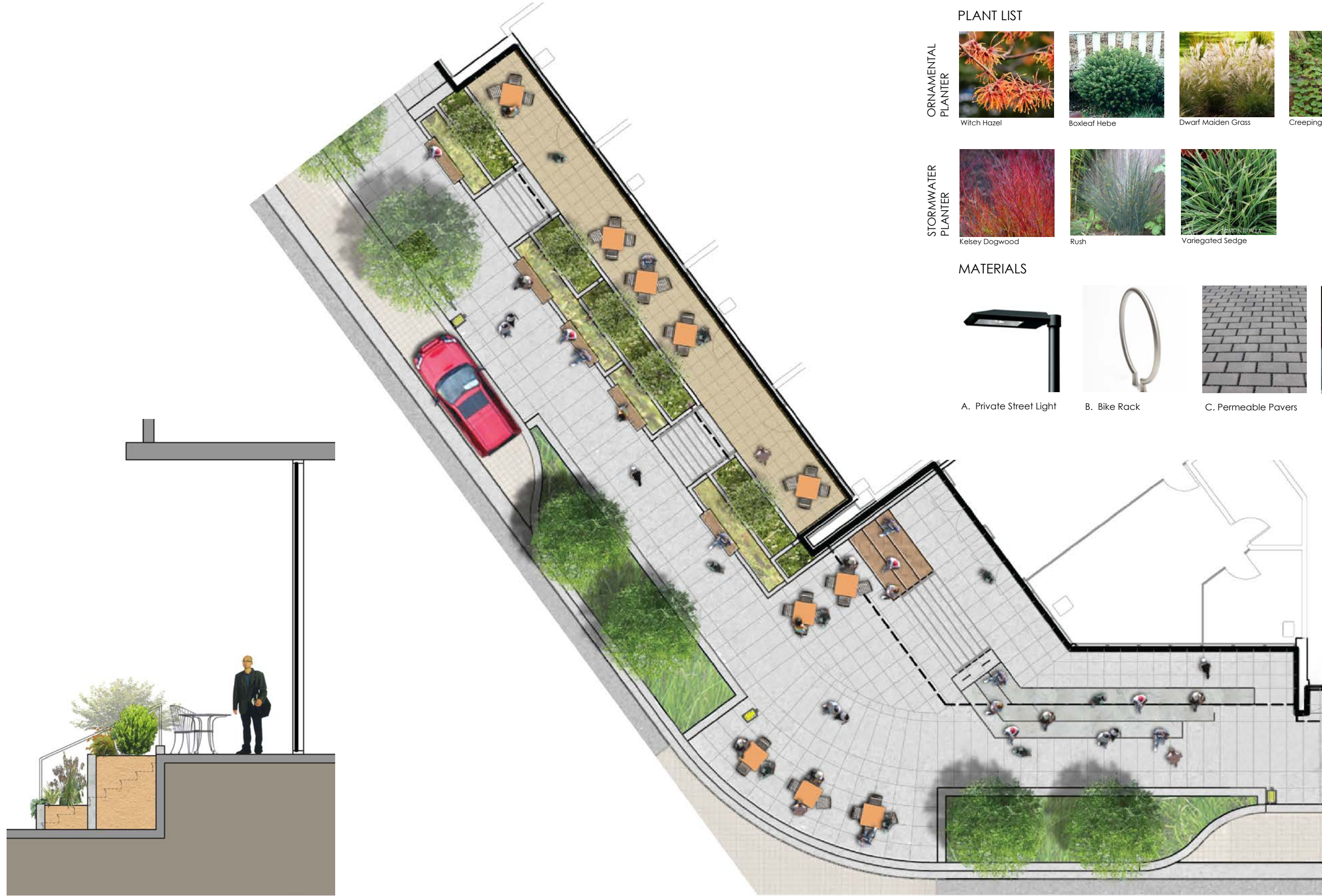


Red Alder

OPTION-1: BLOCK-A PREMISES LANDSCAPING



OPTION-1: LANDSCAPE PLAN



PLANT LIST

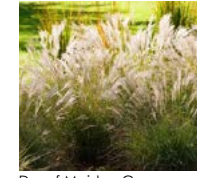
ORNAMENTAL
PLANTER



Witch Hazel



Boxleaf Hebe



Dwarf Maiden Grass



Creeping Raspberry

STORMWATER
PLANTER



Kelsey Dogwood



Rush



Variegated Sedge

MATERIALS



A. Private Street Light



B. Bike Rack



C. Permeable Pavers



D. Bench on Precast Wall



E. 18"x18" Precast Concrete Unit Paver

SECTION A

OPTION-1: ENLARGED SOUTH LANDSCAPE PLAN

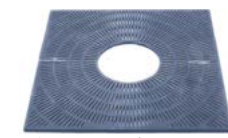


Proposed Trees

Public Streets



Zelkova serrata



Urban Accessories 'Kiva' Tree Grate

Private Street



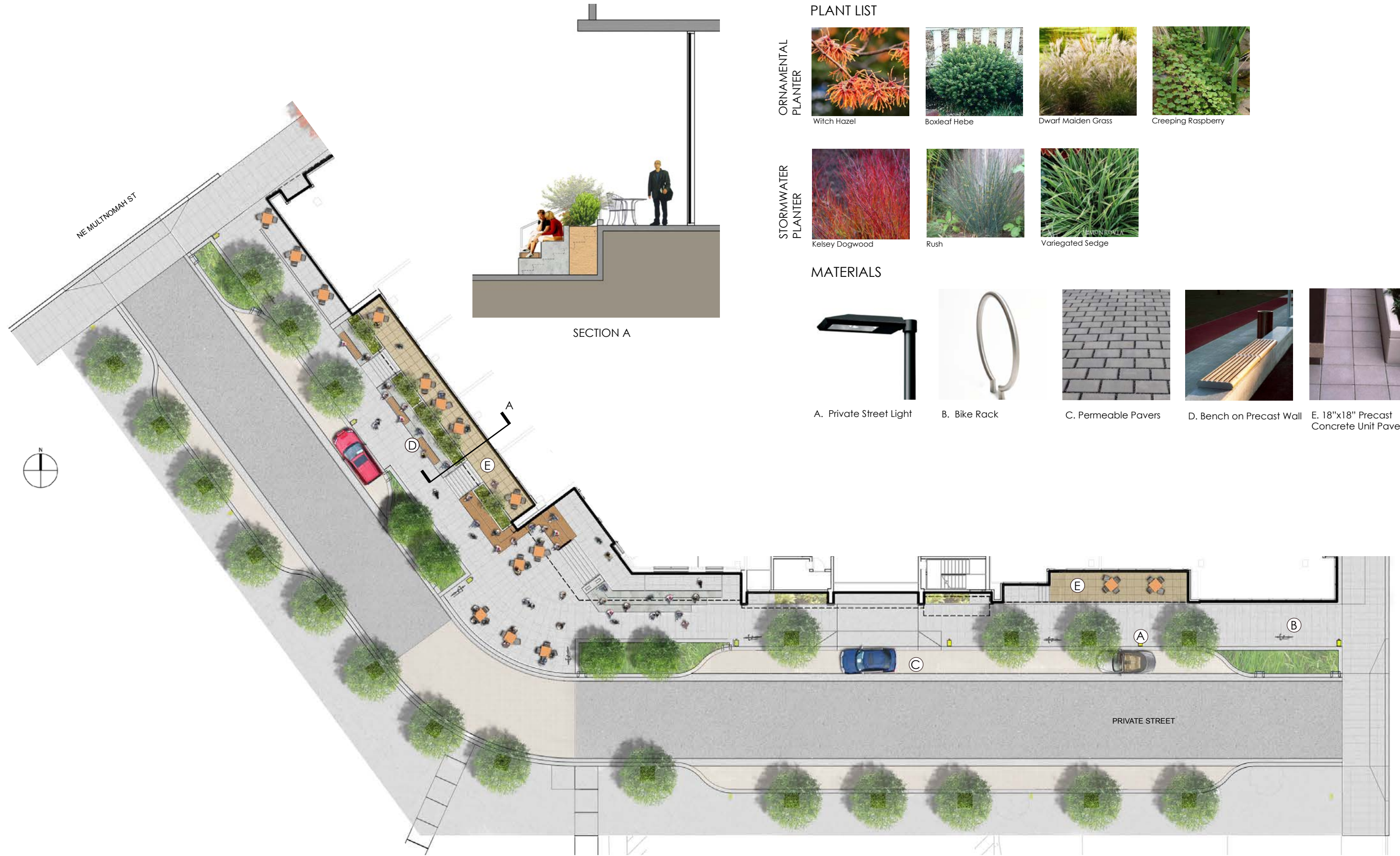
Upright European Beech

Stormwater Planter



Red Alder

OPTION-2: BLOCK-A PREMISES LANDSCAPING



PLANT LIST

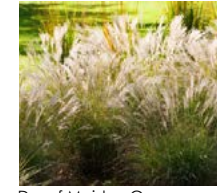
ORNAMENTAL PLANTER



Witch Hazel



Boxleaf Hebe



Dwarf Maiden Grass



Creeping Raspberry

STORMWATER PLANTER



Kelsey Dogwood



Rush



Variegated Sedge

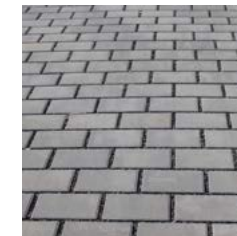
MATERIALS



A. Private Street Light



B. Bike Rack



C. Permeable Pavers



D. Bench on Precast Wall



E. 18"x18" Precast Concrete Unit Paver

OPTION-2: LANDSCAPE PLAN

PLANT LIST

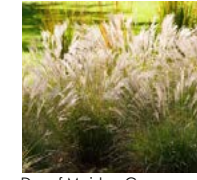
ORNAMENTAL
PLANTER



Witch Hazel



Boxleaf Hebe



Dwarf Maiden Grass



Creeping Raspberry

STORMWATER
PLANTER



Kelsey Dogwood



Rush



Variegated Sedge

MATERIALS



A. Private Street Light



B. Bike Rack



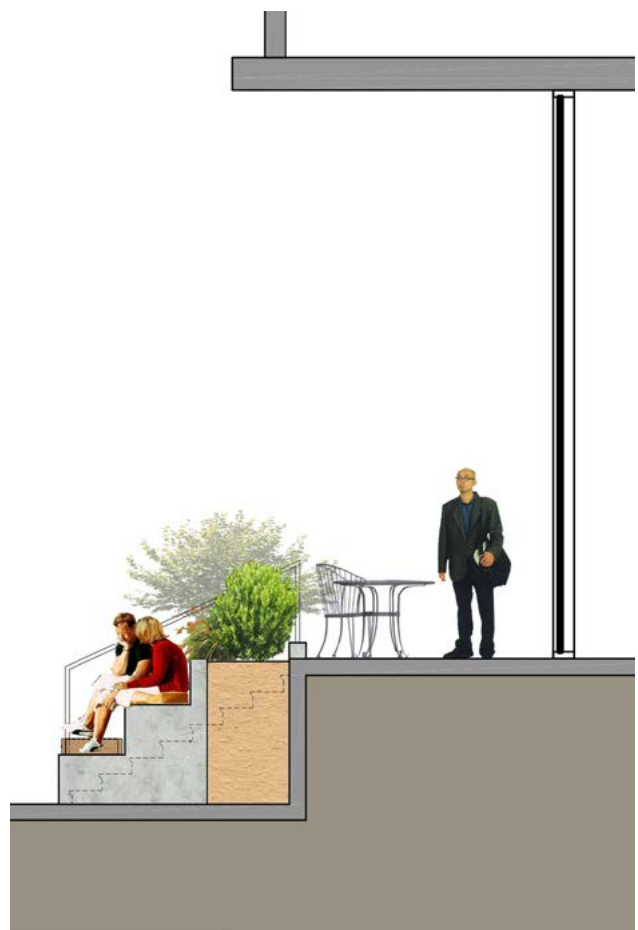
C. Permeable Pavers



D. Bench on Precast Wall



E. 18"x18" Precast Concrete Unit Paver



SECTION A

OPTION-2: ENLARGED SOUTH LANDSCAPE PLAN













