

COOK ST. APARTMENTS

115 N. COOK ST. PORTLAND OR 97227

TYPE II - DESIGN REVIEW SUBMITTAL

MARCH 20, 2013 (Rev. 5/30/2013)

PRELIMINARY
NOT FOR
CONSTRUCTION

CONSULTANT:

PROJECT DIRECTORY

OWNER	Collins Investments, Inc. 19900 144th Avenue NE Woodinville, WA 98072	Roger Collins rogerc@sierraind.com
ARCHITECT	LRS Architects 720 NW Davis Street, Suite 300 Portland, Oregon, 97209 Telephone: 503.221.1121 Fax: 503.221.2077	Steve Mileham, Principal Greg Mitchell, Project Designer gmitchell@lrsarchitects.com www.lrsarchitects.com
CIVIL	CARDNO 5415 SW Westgate Dr, Suite 100 Portland, OR 97221 Telephone: 503.419.2500 Fax: 503.419.2600	Jeff Shoemaker, PE Jeff.Shoemaker@cardno.com
GEOTECH	GeoDesign, Inc 15575 SW Sequoia Pkwy, Suite 100 Portland, OR 97224 Telephone: 503.968.8787	George Saunders, PE, GE www.geodesigninc.com
LANDSCAPE	CARDNO 5415 SW Westgate Dr, Suite 100 Portland, OR 97221 Telephone: 503.419.2500 Fax: 503.419.2600	Pat Gaynor Pat.Gaynor@cardno.com
STRUCTURAL	WDY Structural - Civil Engineers 6443 SW Beaverton-Hillsdale Suite 210 Portland, Oregon 97221 Telephone: 503.203.8111	Greg G. Mursell gmursell@wdytl.com

PLUMBING CODE APPEAL

PLUMBING CODE APPEAL ID: 9558
HEARING DATE: 2/27/13
PLUMBING CODE SECTION APPEALED: 1101.5.3.2
APPEAL DECISION: "GRANTED IN CONCEPT"

THIS PROJECT REQUIRES ON-SITE INFILTRATION FOR STORMWATER DRAINAGE.

THIS APPEALED THE PLUMBING CODE THAT PROHIBITS DRYWELLS FROM BEING NO CLOSER THAN 10'-0" TO ANY BUILDING. THE APPEAL WAS "GRANTED IN CONCEPT."

PROJECT SUMMARY

SITE ADDRESS: 115 N. Cook St.
Portland, Oregon 97227

PROJECT DESCRIPTION: A NEW SIX (6) STORY, MIXED-USE BUILDING. THE BUILDING WILL INCLUDE FIVE (5) STORIES OF APARTMENTS CONSISTING OF 206 DWELLING UNITS ABOVE GROUND FLOOR RETAIL. BELOW GRADE PARKING FOR 142 VEHICLES DEDICATED TO RESIDENTS OF THE ABOVE APARTMENTS IS ALSO PROPOSED, WITH AN ADDITIONAL 52 RETAIL PARKING SPACES AT GRADE. ACCESS TO THE PARKING WILL BE VIA A COMMON ACCESS DRIVE THAT BISECTS THE BLOCK.

TOTAL BUILDING AREA:	
SUB GRADE	54,600 SF
1ST FLOOR	22,963 SF
2ND FLOOR	33,684 SF (EXCLUDES DECKS)
3RD FLOOR	33,684 SF (EXCLUDES DECKS)
4TH FLOOR	33,684 SF (EXCLUDES DECKS)
5TH FLOOR	33,684 SF (EXCLUDES DECKS)
6TH FLOOR	28,394 SF (EXCLUDES DECKS)
TOTAL	240,713 SF (186,113 SF ABOVE GRADE)

TOTAL UNITS AND RESIDENTS:

SUB GRADE	RESIDENTIAL PARKING
1ST FLOOR	RETAIL, APARTMENT LOBBIES & RELATED AMENITIES, BUILDING SERVICES
2ND FLOOR	15 STUDIOS 20 ONE BEDROOMS 8 TWO BEDROOMS
3RD FLOOR	15 STUDIOS 20 ONE BEDROOMS 8 TWO BEDROOMS
4TH FLOOR	15 STUDIOS 20 ONE BEDROOMS 8 TWO BEDROOMS
5TH FLOOR	15 STUDIOS 20 ONE BEDROOMS 8 TWO BEDROOMS
6TH FLOOR	13 STUDIOS 13 ONE BEDROOMS 8 TWO BEDROOMS
TOTAL:	206 UNITS

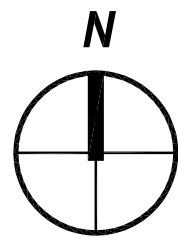
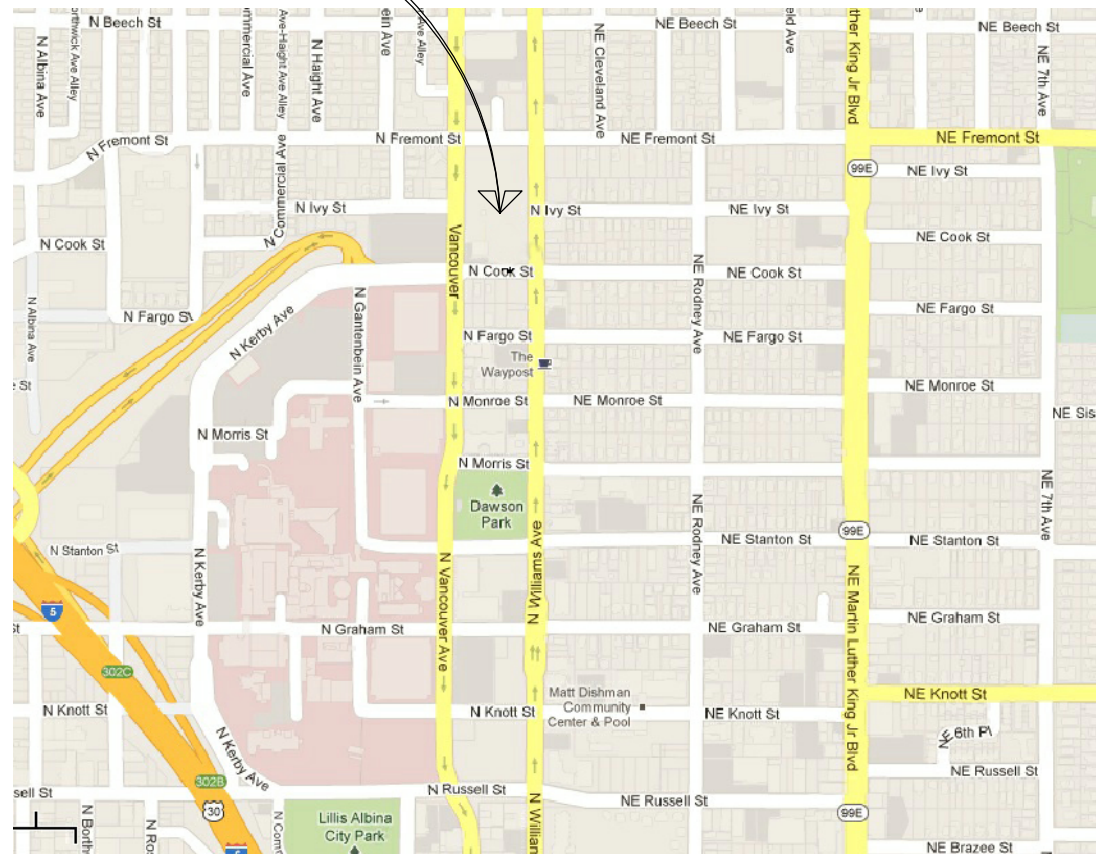
VEHICULAR PARKING:

PARKING PROVIDED	PARKING REQUIRED BY CODE
APARTMENTS: 142 SUB-GRADE PARKING SPACES PROVIDED - INCLUDES (5) ACCESSIBLE PARKING SPACES INCLUDING (1) "VAN ACCESSIBLE" SPACE AND SIDE AISLE) AND (1) "WHEELCHAIR USE ONLY" SPACE	NONE REQUIRED
RETAIL: 52 ON-GRADE PARKING SPACES PROVIDED	EXEMPT BY LOCATION OF TRIMET BUS STOP WITHIN 500' OF PROJECT SITE
LOADING:	
LOADING PROVIDED: (1) 10' x 50' LOADING ZONE	LOADING REQUIRED BY CODE: (1) 10' x 30' LOADING ZONE
BICYCLE PARKING:	
BIKE PARKING PROVIDED:	BIKE PARKING REQUIRED BY CODE:
APARTMENTS: 227 LONG-TERM SPACES 11 SHORT-TERM SPACES	1.1 LONG-TERM BIKE SPACES / UNIT 1.0 SHORT-TERM BIKE SPACE / 20 UNITS
RETAIL: 4 LONG-TERM SPACES 10 SHORT-TERM SPACES	2, OR 1 / 12,000 SF OF NET BLDG. AREA 2, OR 1 / 5,000 SF OF NET BLDG. AREA

VICINITY MAP

NOT TO SCALE

SITE



DRAWING INDEX

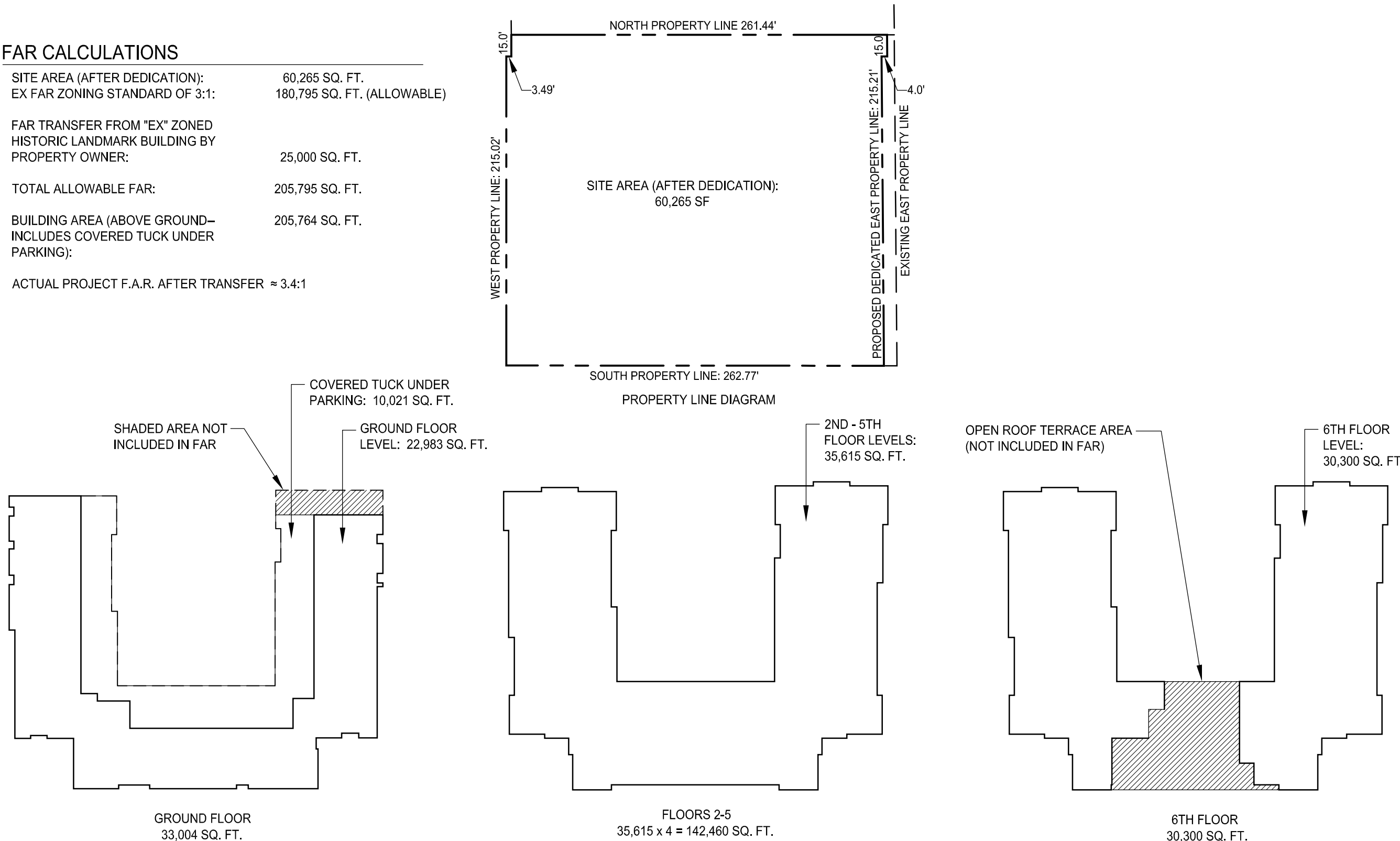
SHEET	TITLE	SET ISSUE AND DATE	Design Review - March 15, 2013	DR Rev. # 1: 5/30/13
CS	COVER SHEET			
SS	SITE SURVEY - PROVIDED FOR REFERENCE ONLY			
	CIVIL			
C1.0	CIVIL EXISTING CONDITIONS PLAN			
C2.0	CIVIL GRADING / STORM PLAN			
	LANDSCAPE			
L100	PLANTING PLAN			
L101	ENLARGED PLANTING PLANS (SHEET L102 OMITTED)			
	ARCHITECTURAL			
A101	SITE PLAN			
A201	SUB-GRADE PARKING LEVEL FLOOR PLAN			
A202	GROUND FLOOR PLAN			
A203	SECOND THRU FIFTH LEVELS FLOOR PLAN			
A204	SIXTH LEVEL FLOOR PLAN			
A301	ROOF PLAN			
A401	EXTERIOR ELEVATIONS			
A402	EXTERIOR ELEVATION WINDOW DIAGRAMS			
A501	BUILDING SECTIONS			
A502	WALL SECTIONS			
A503	WALL SECTIONS			
A508	ENLARGED DETAILS			

PROJECT NUMBER: 212037

**COOK STREET
APARTMENTS**
115 N. COOK ST.
Portland, OR

SHEET TITLE:

COVERSHEET



F.A.R. DIAGRAM

SCALE: NTS

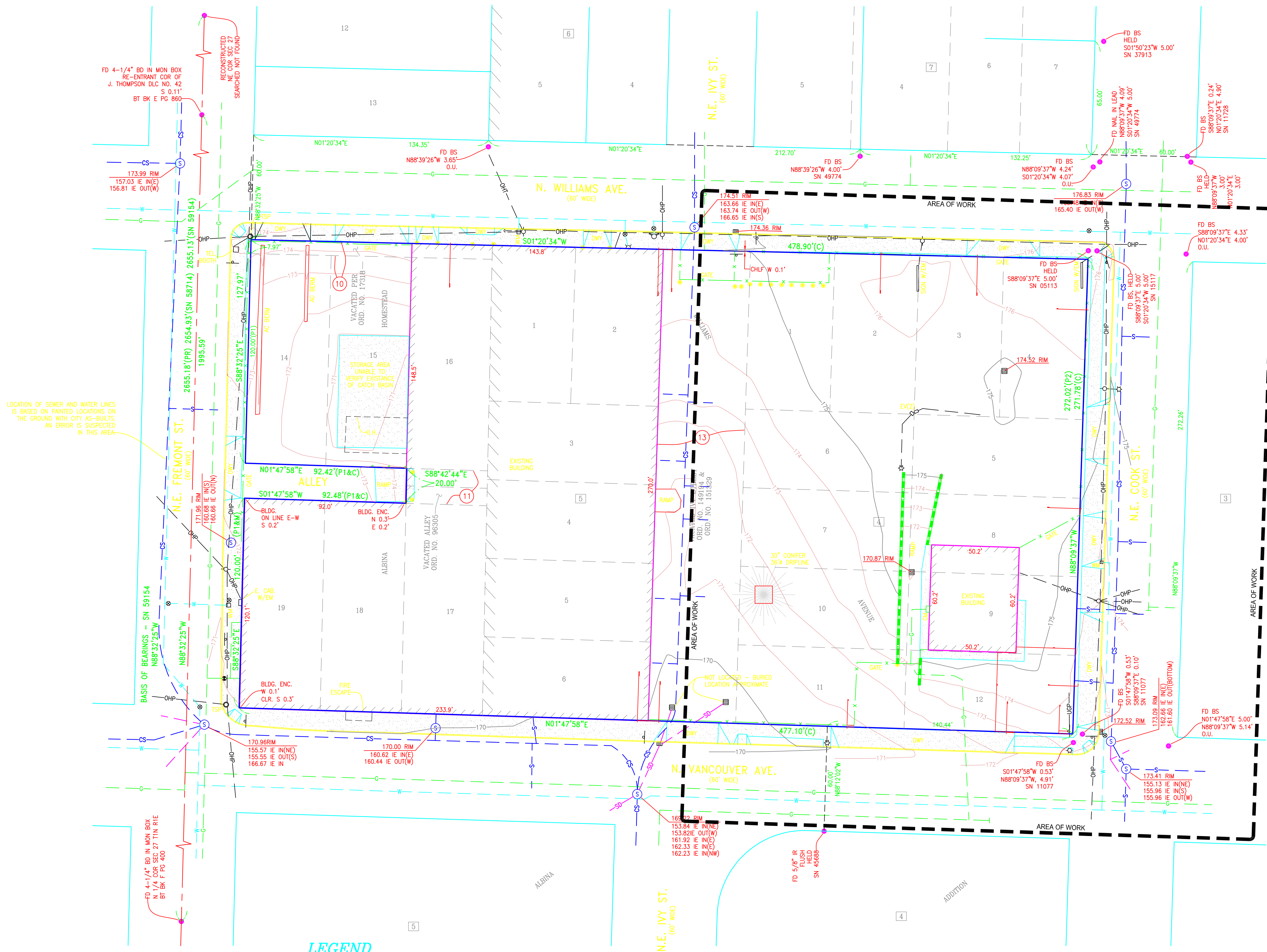
DRAWN BY: GAA

DATE ISSUED: 3.20.2013

REVISION #1 5.30.2013

SHEET:

PROVIDED FOR REFERENCE ONLY



- LEGEND**
- | | | |
|---|------------------------------|---------------------------------|
| ● FOUND MONUMENT AS SHOWN | AC ASPHALTIC CONCRETE | — x — 6" CHAIN LINK FENCE |
| FD FOUND | DWY DRIVEWAY | — — — RETAINING WALL |
| BD BRASS DISC | EM ELECTRIC METER | — OHP — OVERHEAD POWER LINE |
| BS BRASS SCREW | GM ELECTRIC METER | — OHT — OVERHEAD TELEPHONE LINE |
| IR IRON ROD | IE INVERT ELEVATION | — USP — UNDERGROUND POWER LINE |
| W/YPC WITH YELLOW PLASTIC CAP MARKED | O.H. OVERHANG | — S — SANITARY SEWER LINE |
| MON MONUMENT | TSP TRAFFIC SIGNAL POLE | — CS — COMBINED SEWER LINE |
| — PLAT BOUNDARY | ● BOLLARD | — SD — STORM DRAIN LINE |
| O.U. ORIGIN UNKNOWN | ● FIRE DEPARTMENT CONNECTION | — W — WATER LINE |
| S.F. SQUARE FEET | ● FIRE HYDRANT | ⊙ SANITARY SEWER MANHOLE |
| SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS | ● POWER POLE | ● GAS VALVE |
| (C) CALCULATED | — GUY ANCHOR | ● WATER VALVE |
| (P1) RECORD PER PLAT OF "ALBINA HOMESTEAD ADDITION" | WM □ WATER METER | ■ ASPHALT |
| (M) MEASURED | ● STREET LIGHT | ■ GRAVEL |
| (P2) RECORD PER PLAT OF "WILLIAMS AVENUE ADDITION" | ● CATCH BASIN | ■ CONCRETE |
| (PR) PRORATED | — SIGN | ■ BLOCK NUMBER |

NOTES

- THE UNDERGROUND UTILITY LINES SHOWN HEREON ARE FROM A COMBINATION OF FIELD VERIFICATIONS AND VARIOUS UTILITY AND GOVERNMENT SUPPLIED "AS-BUILT" MAPS AND ARE APPROXIMATE ONLY.
- THE SITE IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA MAP, COMMUNITY PANEL NO. 410183 0091E, DATED OCTOBER 19, 2004.
- SITE AREA = 127,143 SQUARE FEET, 2.92 ACRES
- N.E. FREMONT STREET, HAVING A BEARING OF S 88°32'25" E, PER SN 59154, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

CERTIFICATION

TO: IVY STREET PARTNERS, LLC; _____; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND CONTAINS NO ITEMS OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1994
THOMAS P. BENHAUER
#2654
EXPIRES 12-31-07

LEGAL DESCRIPTION

ALL OF BLOCKS 4 AND 5, "WILLIAMS AVENUE ADDITION", AND LOTS 14-19, INCLUSIVE, "ALBINA HOMESTEAD ADDITION", IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

TOGETHER WITH A STRIP OF LAND LYING BETWEEN THE EAST LINE OF SAID LOTS 14-16, "ALBINA HOMESTEAD ADDITION", AND THE WEST LINE OF NORTH WILLIAMS AVENUE AND VACATED BY ORDINANCE NO. 17318 OF SAID CITY OF PORTLAND.

ALSO TOGETHER WITH THAT PORTION OF THE VACATED ALLEY EXTENDING FROM THE SOUTH LINE OF "ALBINA HOMESTEAD ADDITION", TO THE NORTH LINE OF LOT 16, WHICH INURED TO SAID LOTS 16 AND 17, "ALBINA HOMESTEAD ADDITION", BY ORDINANCE NO. 96305, RECORDED AUGUST 5, 1952 IN BOOK 1551, PAGE 164.

AND ALSO TOGETHER WITH THAT PORTION OF VACATED N. IVY STREET LYING BETWEEN SAID LOTS 2-8, BLOCK 5, AND LOTS 1, 6, 7, 10, AND 11, BLOCK 4, "WILLIAMS AVENUE ADDITION", WHICH INURED THERETO BY ORDINANCE NO. 149194 AND AMENDED BY ORDINANCE NO. 151329, RECORDED APRIL 23, 1981 IN BOOK 1518, PAGE 2195.

EASEMENT NOTES:

NOTE: ITEM NUMBERS CORRESPOND TO THE ITEM NUMBERS LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S PRELIMINARY TITLE REPORT ORDER NO. NCS-212824-CH1 DATED JANUARY 11, 2006.

- RESERVATION OF UTILITIES IN VACATED N. WILLIAMS AVENUE AND THE RIGHT TO MAINTAIN SAME, IF ANY, PER UNRECORDED ORDINANCE NO. 17318, DATED JANUARY 27, 1908.
- RESERVATION OF UTILITIES IN VACATED STREET AREA AND THE RIGHT TO MAINTAIN THE SAME, PER ORDINANCE NO. 96305, RECORDED AUGUST 7, 1952 IN BOOK 1551, PAGE 164.
- RESERVATION OF UTILITIES IN VACATED STREET AREA AND THE RIGHT TO MAINTAIN THE SAME, PER ORDINANCE NO. 151329, RECORDED APRIL 23, 1981 IN BOOK 1518, PAGE 2195.

OTHER RECORDED DOCUMENTS

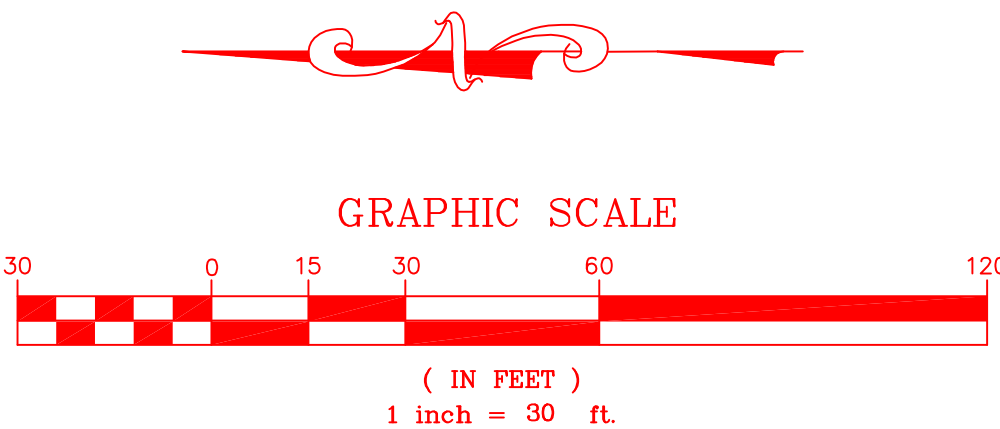
NOTE: ITEM NUMBERS CORRESPOND TO THE ITEM NUMBERS LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S PRELIMINARY TITLE REPORT ORDER NO. NCS-212824-CH1 DATED JANUARY 11, 2006.

- CONDITIONS AND RESTRICTIONS CONTAINED IN ORDINANCE NO. 107378 OF THE CITY OF PORTLAND, RECORDED DECEMBER 29, 1958 IN BOOK 1934, PAGE 482.
- CONDITIONS AND RESTRICTIONS CONTAINED IN ORDINANCE NO. 151959 OF THE CITY OF PORTLAND, RECORDED JULY 23, 1981 IN BOOK 1539, PAGE 992.

BENCHMARK

CITY OF PORTLAND BENCHMARK NO. 406
N.E. COOK ST. & WILLIAMS AVE.
S.W. COR.; 2' S.

ELEVATION: 176.627 COP



A.L.T.A./A.C.S.M. LAND TITLE SURVEY

FOR
IVY STREET PARTNERS, LLC

103 N. IVY STREET
LOCATED IN THE NE 1/4 OF SECTION 27, T1N, R1E, W.M.,
IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

W.B. WELLS
& associates, Inc.
ENGINEERS/SURVEYORS/PLANNERS
4230 NE FREMONT STREET
PORTLAND, OREGON 97213
PHONE (503) 284-8888 FAX (503) 284-8830
e-mail address: info@wbwells.com

OREGON
JULY 17, 1994
THOMAS P. BENHAUER
#2654
EXPIRES 12-31-07

SHEET 1 OF 1



LEGEND

- BOLLARD
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POWER POLE
- GUY ANCHOR
- WATER METER
- STREET LIGHT
- CATCH BASIN
- SIGN
- FOUND MONUMENT AS SHOWN
- GAS VALVE
- WATER VALVE
- 6" CHAIN LINK FENCE
- RETAINING WALL
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND POWER LINE
- SANITARY SEWER LINE
- COMBINED SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- GAS LINE
- SANITARY SEWER MANHOLE
- ASPHALT
- CONCRETE

BENCHMARK

CITY OF PORTLAND BENCHMARK NO. 406
N.E. COOK ST. & WILLIAMS AVE.
S.W. COR.; 2" S.

ELEVATION: 176.627 COT

LOT LOCATED IN TAX MAP 1E 27AA

UTILITY STATEMENT

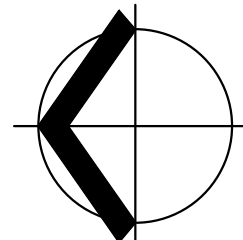
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH (S)HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. DUE TO THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS CARDNO WRG POLICY TO NOT SEND FIELD STAFF INTO UTILITY MANHOLES TO RETRIEVE DEPTH AND SIZE INFORMATION. INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES.

COMBINED SEWER TABLE

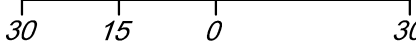
1	COMBINED SEWER MANHOLE RIM=173.99' IE IN (E)=157.03' IE OUT (W)=156.81'	2	COMBINED SEWER MANHOLE RIM=170.96' IE IN (NE)=155.57' IE OUT (S)=155.55' IE IN (N)=166.67	3	COMBINED SEWER MANHOLE RIM=170.00' IE IN (E)=160.62' IE OUT (W)=160.44'
4	COMBINED SEWER MANHOLE RIM=169.22' IE IN (NE)=153.84' IE OUT (W)=153.82' IE IN (E)=161.92' IE IN (E)=162.33 IE IN (NW)=162.23'	5	COMBINED SEWER MANHOLE RIM=171.96' IE IN (S)=160.68' IE OUT (N)=160.66'	6	SANITARY SEWER MANHOLE RIM=174.51' IE IN (E)=163.66' IE OUT (W)=163.74' IE IN (S)=166.65'

SANITARY SEWER TABLE

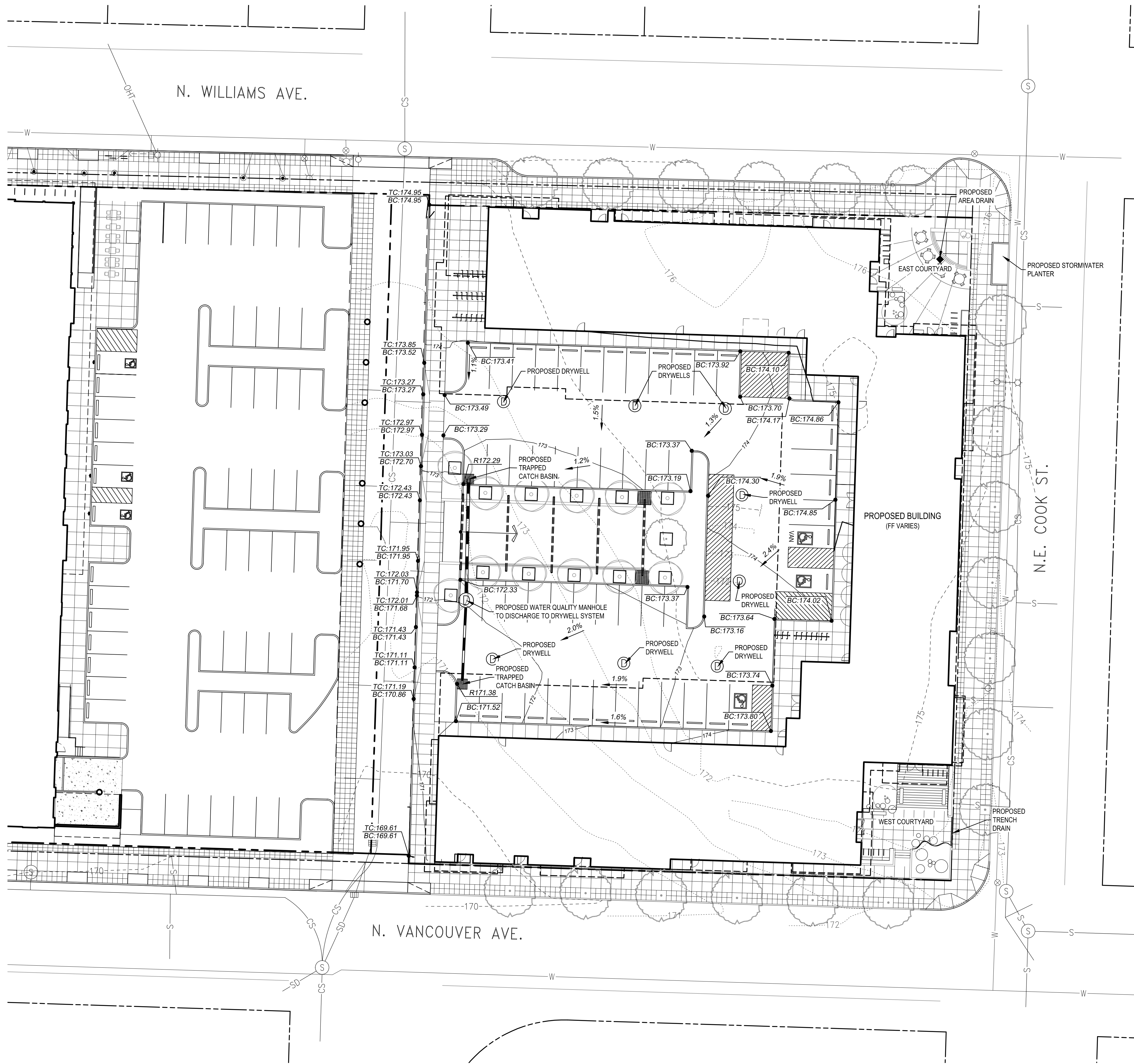
1	SANITARY SEWER MANHOLE RIM=173.41' IE IN (NE)=155.13' IE IN (S)=155.96' IE OUT (W)=155.96'	2	SANITARY SEWER MANHOLE RIM=173.09' IE IN (E)=162.66' IE OUT (W)=161.60'	3	SANITARY SEWER MANHOLE RIM=176.83' IE IN (E)=165.48' IE OUT (W)=165.40'
---	--	---	--	---	--



SCALE: 1"=30'

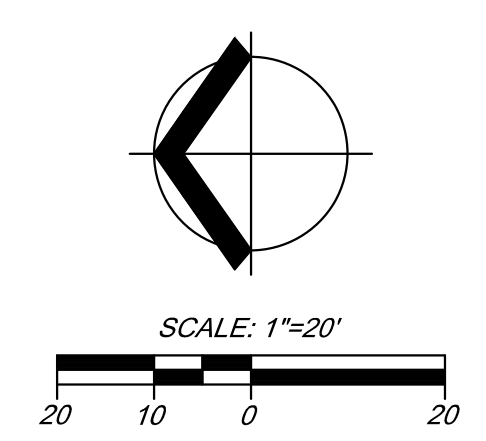


BASIS OF BEARINGS - SN 59154
N88°32'25"W



LEGEND

---	EXISTING PROPERTY LINE
- - - - -175-	EXISTING MAJOR CONTOUR
.....174.....	EXISTING MINOR CONTOUR
---CS---	EXISTING COMBINED SEWER LINE
⊙	EXISTING SEWER MANHOLE
---SD---	EXISTING STORM LINE
▢	EXISTING STORM CATCH BASIN
---	EXISTING WATER LINE
⊗	EXISTING WATER VALVE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING POWER POLE
⊙	EXISTING STREET LIGHT
- - - - -	PROPOSED ACCESS EASEMENT
- - - - -	PROPOSED PROPERTY LINE
---	PROPOSED BUILDING
- - - - -	PROPOSED BUILDING OVERHANG
---	PROPOSED STORM PIPE
⊙	PROPOSED WATER QUALITY MANHOLE
⊙	PROPOSED DRYWELL
▢	PROPOSED TRAPPED CATCH BASIN
1.8%	PROPOSED SLOPE ARROW
-173-	PROPOSED CONTOUR
-175-	PROPOSED CONTOUR
BC:174.27	PROPOSED BOTTOM OF CURB SPOT GRADE
TC:174.60	PROPOSED TOP OF CURB SPOT GRADE
R174.14	PROPOSED RIM SPOT GRADE
⊙	PROPOSED TREES



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5415 SW WESTGATE DR. STE 100, PORTLAND, OR 97221
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www.cardno.com

PRELIMINARY GRADING AND STORM PLAN
COOK STREET APARTMENTS
SIERRA
Portland, Oregon

REVISION # 1: 5.30.2013

PROJECT NO.:	213029500
DATE:	03/19/2013
DESIGNED BY:	BCH
DRAWN BY:	BCH
CHECKED BY:	JRS

GRADE/STM
PLAN
C2.0

Architectural site plan of a building complex. The plan shows a central courtyard area with a building footprint in the center. Surrounding the courtyard are parking lots and other building footprints. The plan includes labels for "VAN" and "VAN" near the bottom center, and "VAN" near the top right. It also features a dashed line indicating a boundary or path. The plan is oriented with North at the top.

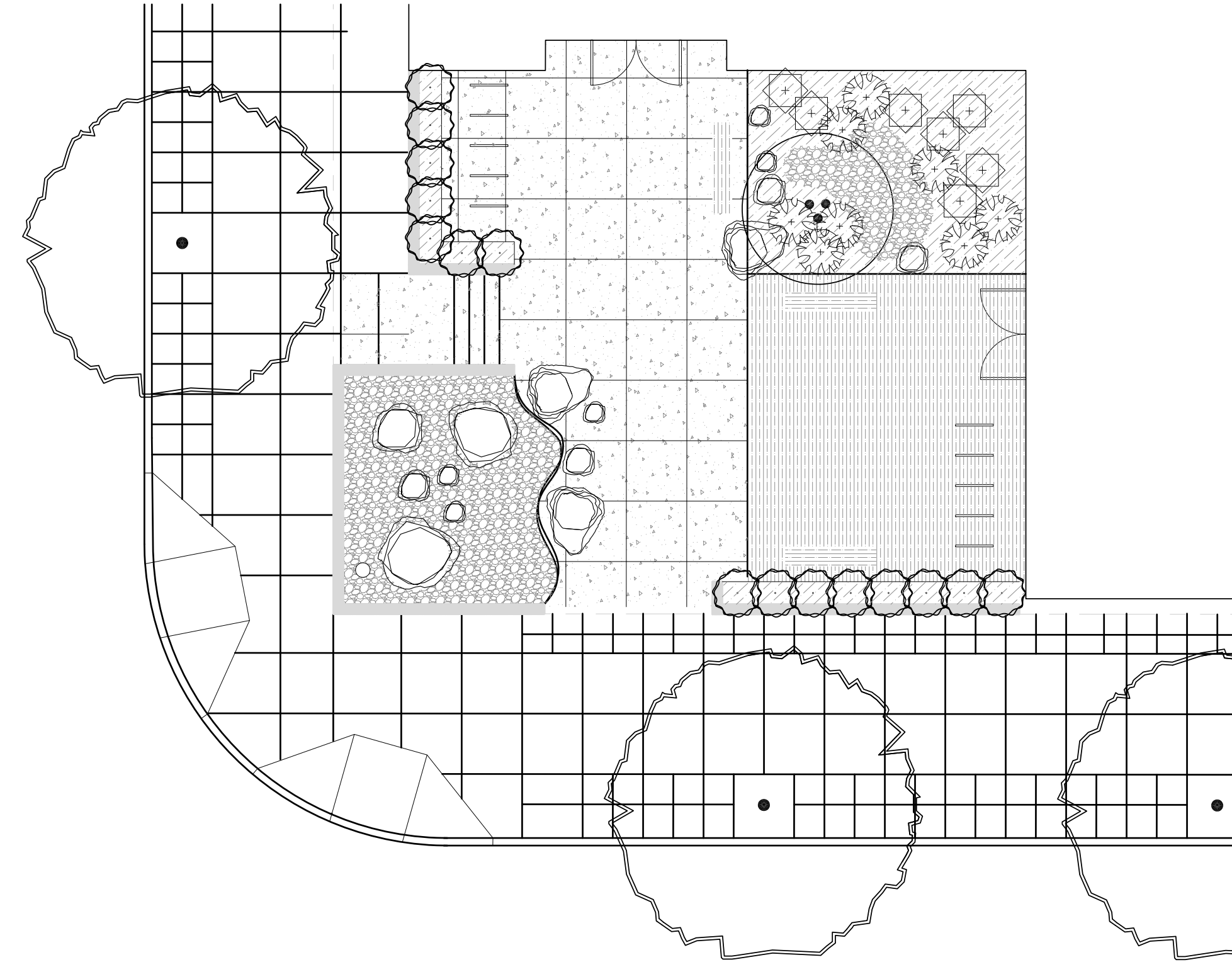
SEE ENLARGEMENT 1 ON SHEET L101

SEE ENLARGEMENT 2 ON SHEET L101

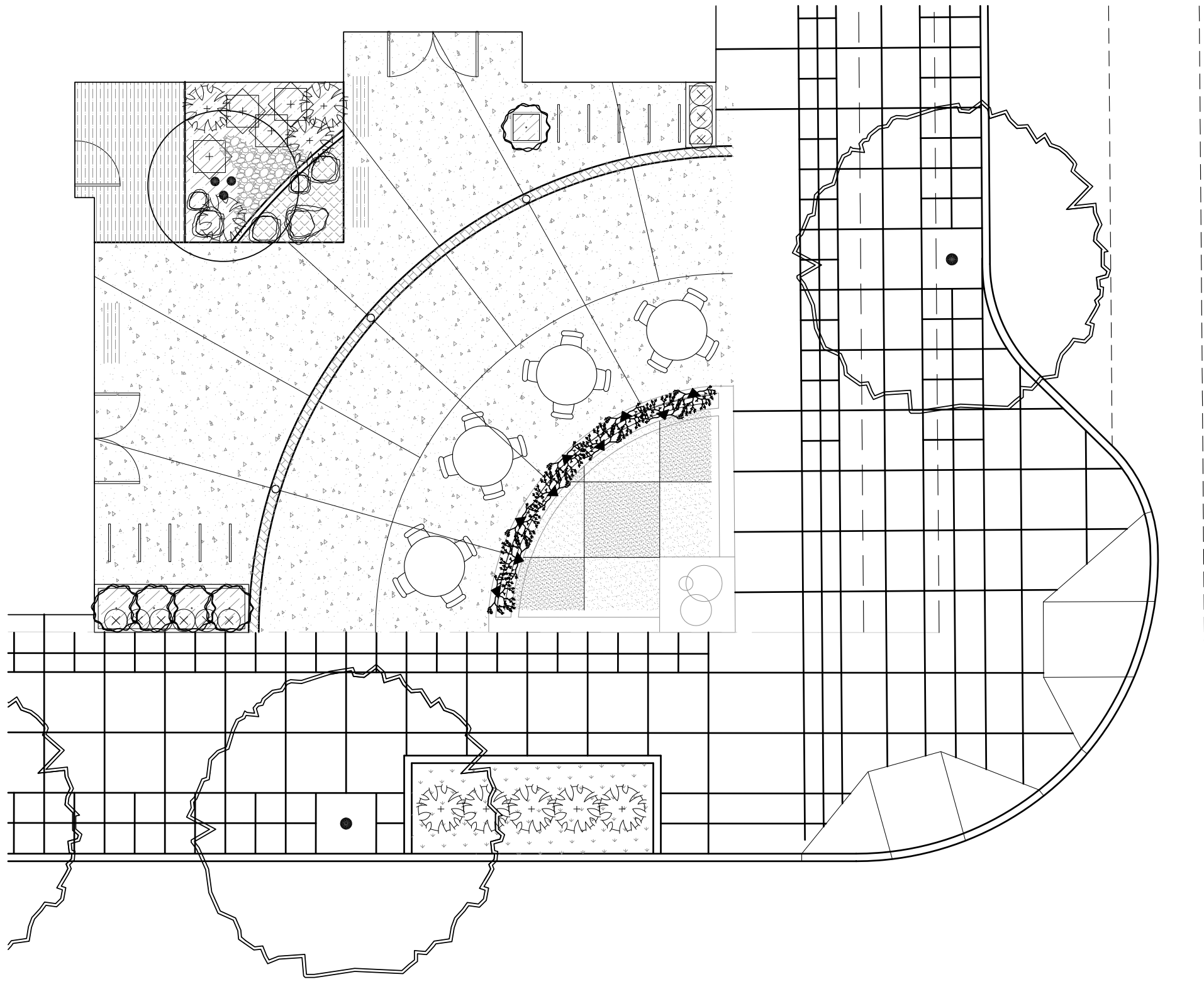
1. LANDSCAPE PLANTING SHALL CONFORM TO THE STANDARDS ESTABLISHED UNDER CITY OF PORTLAND PLANNING DEPT.
2. ALL PLANT BEDS SHALL HAVE A 3" DEPTH OF BARK MULCH.
3. LANDSCAPE AREAS SHALL HAVE A COMPLETE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH FULL HEAD TO HEAD COVERAGE.
4. ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN NURSERYMAN'S ASSOCIATION STANDARDS.
5. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.



PLANTING
PLAN
L100



1 PLAN: WEST COURTYARD PLAZA GARDEN
SCALE: 1"=8'-0"



2 PLAN: EAST COURTYARD PLAZA GARDEN
SCALE: 1"=8'-0"

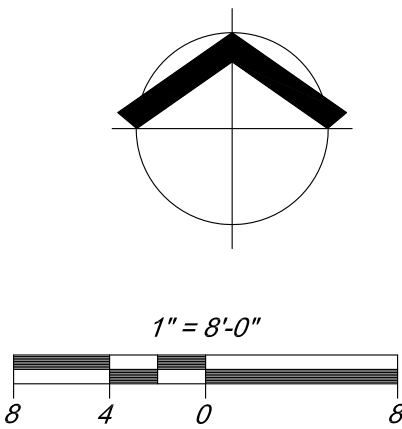
LANDSCAPE PLANT MATERIAL SCHEDULE

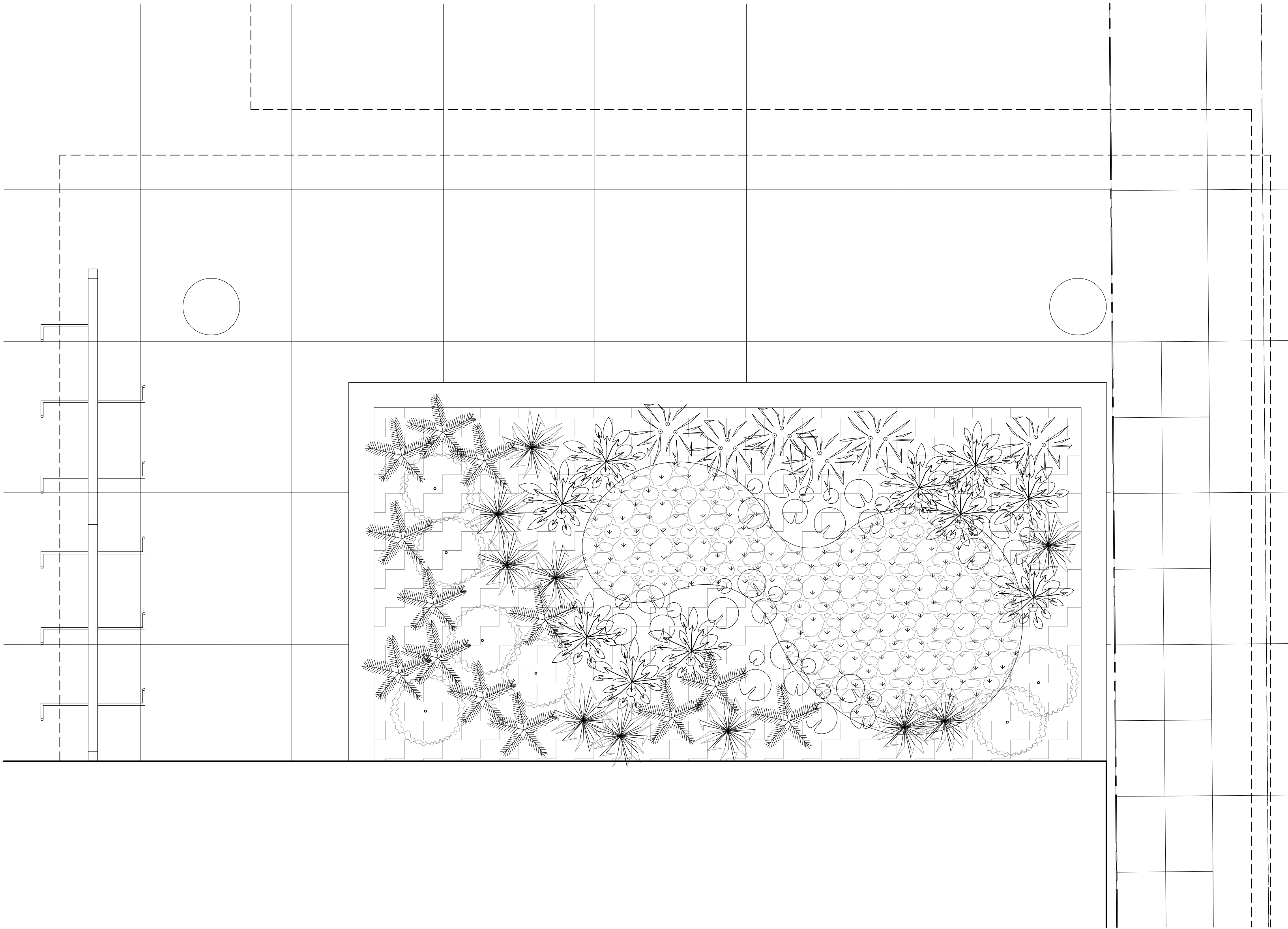
SYMBOL	TREES ITEM	SIZE	QTY.
	ACER NIGRUM 'GREENCOLUMN' GREEN COLUMN MAPLE	2" CAL. / B&B	12
	ACER GRISEUM PAPERBARK MAPLE	2" CAL. / B&B	23
	CORNUS FLORIDA 'CHEROKEE CHIEF' FLOWERING DOGWOOD	1.5" CAL. / B&B	2
	EXISTING DECIDUOUS TREE TO REMAIN		
	EXISTING EVERGREEN TREE TO REMAIN		
SHRUBS & ACCENTS			
ITEM	SIZE	QTY.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL	3 GAL. / 15-18" HT.	22
	VIBURNUM DAVIDII DAVID'S VIBURNUM	3 GAL.	12
	EUONYMUS ALATUS 'COMPACTA' COMPACT WINGED EUONYMUS	5 GAL.	6
	NANDINA DOMESTICA 'MOON BAY' MOON BAY HEAVENLY BAMBOO	3 GAL.	32
	BERBERIS THUNBERGII 'ADMIRATION' ADMIRATION JAPANESE BARBERRY	1 GAL.	24
	MAHONIA AQUIFOLIUM TALL OREGON GRAPE	3 GAL.	11
	ROSA NOOTKANA NOOTKA ROSE	1 GAL.	17
	PENNISETUM ALOPECURIODES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	77
	TRACHELOSPERMUM JASMINOIDES CLIMBING JASMINE	1 GAL.	25
GROUNDCOVERS			
ITEM	SIZE	QTY.	
	ARCTOSTAPHYLOS UVA-URSI BEARBERRY	1 GAL. @ 2'-0" O.C.	244
	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BERRY	1 GAL. @ 2'-0" O.C.	305
	PROTIME SUN MIX HOBBS & HOPKINS	8 LBS / 1,000 SF	1,775
	SEDGE / RUSH MIX 50% CAREX STIPATA 50% JUNCUS PATENS	1 GAL. @ 1'-0" O.C.	96 SF 110 PLANTS 55 EACH
MISCELLANEOUS			
ITEM	SIZE	QTY.	
	WASHED ROUND RIVER ROCK	1"-2" DIAMETER	270 SF 3.25 CY

SWALE PLANTING REQUIREMENTS:

TREATMENT AREA = 96 SF

ZONE 'A':
REQUIRED = 115 HERBACEOUS PLANTS / 100 SF
PROPOSED = 110 HERBACEOUS



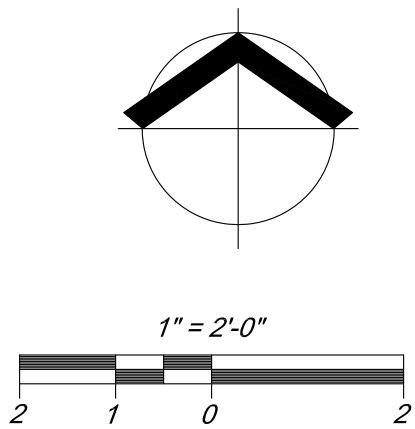


3

PLAN: NORTHERN PLAZA GARDEN
SCALE: 1"=2'-0"

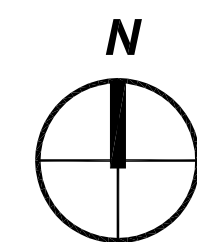
NORTH PLAZA SHADE GARDEN PLANT LIST

SYMBOL	SHRUBS & ACCENTS ITEM	SIZE	QTY.	COMMENTS
	MAHONIA AQUIFOLIUM OREGON GRAPE HOLLY	1 GAL.	7	REFER TO DETAILS 2, 5 & 6 / SHEEET L3.0
	GAULTHERIA PROCUMBENS WINTERGREEN	1 GAL.	10	REFER TO DETAILS 2, 5 & 6 / SHEEET L3.0
	ROSA NOOTKANA NOOTKA ROSE	1 GAL.	10	REFER TO DETAILS 2, 5 & 6 / SHEEET L3.0
	HOSTA 'MANHATTAN' MANHATTAN HOSTA	1 GAL.	7	REFER TO DETAILS 2, 5 & 6 / SHEEET L3.0
	POLYSTICHUM MUNITUM SWORD FERN	1 GAL.	13	REFER TO DETAILS 2, 5 & 6 / SHEEET L3.0
	MAHONIA NERVOSA CREEPING MAHONIA	1 GAL.	6	REFER TO DETAILS 2, 5 & 6 / SHEEET L3.0
GROUNDCOVERS				
ITEM	SIZE	QTY.	COMMENTS	
	AJUGA REPENS CREEPING BUGLE	4" POT @ 1'-0" O.C.	128	REFER TO DETAILS 1 & 5 / SHEET L3.0
	SEDGE / RUSH MIX 50% CAREX STIPATA 50% JUNCUS PATENS	ROOTED PLUGS 6 PER SF	45 SF 270 PLUGS 135 EACH	REFER TO DETAIL 1 / SHEET L3.0
MISCELLANEOUS				
ITEM	SIZE	QTY.	COMMENTS	
	WASHED ROUND RIVER ROCK	2"-4" DIAMETER 4" LAYER	45 SF .75 CY	REFER TO DETAIL 8 / SHEET L3.0



- UNDER CANOPY SOFFIT AND TUCK-UNDER PARKING LIGHTING
- BOLLARD
- WALL SCONCE - SEE ELEVATIONS FOR MOUNTING HEIGHTS
- COLUMN MOUNTED LIGHTING
- STEP WALL LIGHTING

— 金剛經卷第一 阿若多羅三藐三菩提經



N. COOK SREET

GENERAL NOTES

COOK STREET APARTMENTS 115 N. COOK ST. Portland, OR

KEYNOTES

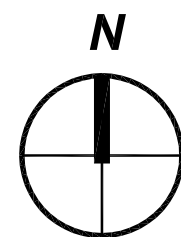
FLOOR PLAN LEVEL P-1

LEGEND

---	CONC. WALLS
///	CONC. SHEAR WALL
SW	

1. LEVEL P-1 FLOOR PLAN AREA = 54,600 SF

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



CONSULTANT:

PROJECT NUMBER: 212037

**COOK STREET
APARTMENTS**
115 N. COOK ST.
Portland, OR

SHEET TITLE:

**GROUND FLOOR
PLAN**

KEYNOTES

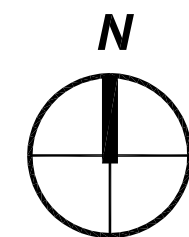
- 4'-0" DEEP METAL CANOPY ABOVE STOREFRONT WINDOW SYSTEM
- GLASS CANOPY ABOVE APARTMENT LOBBY ENTRANCE
- OUTLINE OF 2ND FLOOR ABOVE
- OPTIONAL ACCESSIBLE RAMP SHOULD RETAIL SPACE 'C' BE SUBDIVIDED. 30' RAMP @ 1:12 SLOPE IS MAX. ALLOW W/OUT INTERMEDIATE LANDING.

LEGEND

- CONC. WALLS
- CONC. WALL
W/ 4" NOM BRICK VENEER
- CONC. SHEAR WALL

1. GROUND FLOOR PLAN AREA = 22,983 SF

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



DRAWN BY: TNK
DATE ISSUED: 3.20.2013
REVISION #1 5.30.2013

SHEET:

A202
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Floors 2 - 5)
: INCLUDES 1 ACCESSIBLE UNIT EACH AT 2ND
& 3RD FLOORS

CONSULTANT:



PROJECT NUMBER: 212037

**COOK STREET
APARTMENTS**
115 N. COOK ST.
Portland, OR

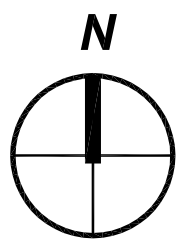
KEYNOTES

SHEET TITLE:

LEVEL 2-5 FLOOR PLAN

LEGEND

1. LEVEL 2-5 FLOOR PLAN AREA = 33,684 SF (EA. FLOOR)
SCALE: 1/16" = 1'-0"



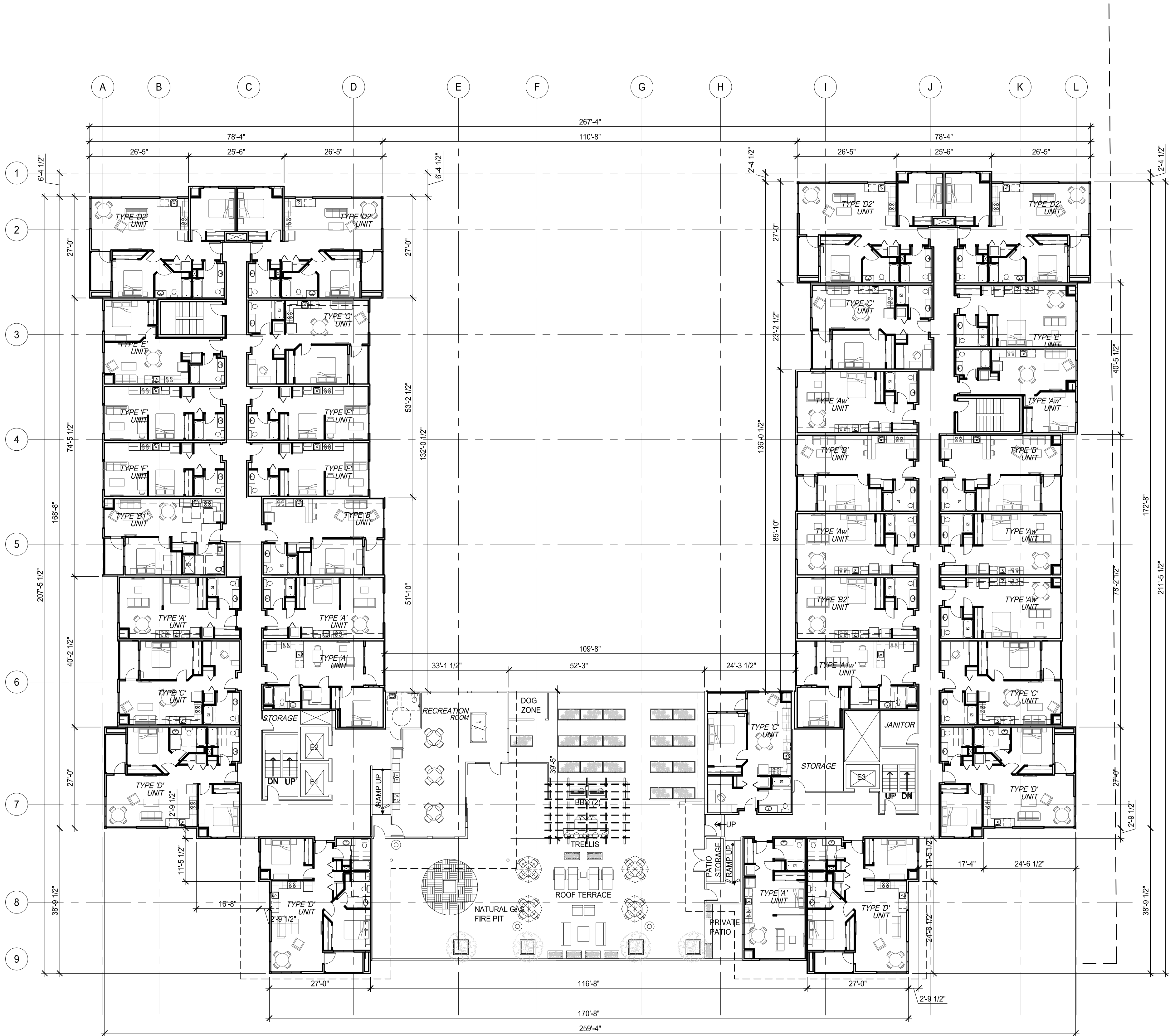
DRAWN BY: TNK
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PRELIMINARY
NOT FOR
CONSTRUCTION

6TH FLOOR UNIT TYPE	UNIT WIDTH	QTY./ FLR
A UNITS (STUDIOS):	17'	9
B UNITS (ONE BR):	21'	4
B2 UNITS (ONE BR):	18'	2
C UNITS (ONE BR + DEN):	23'	5
D UNITS (TWO BR):	30'	4
D2 UNITS (TWO BR):	12'	4
E UNITS (ONE BR):	23'	2
F UNITS (STUDIOS):	15'	4
TOTAL 6TH FLOOR UNITS:		34

CONSULTANT:



GENERAL NOTES

PROJECT NUMBER: 212037

COOK STREET
APARTMENTS
115 N. COOK ST.
Portland, OR

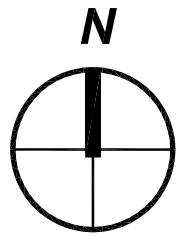
KEYNOTES

SHEET TITLE:

LEVEL 6
FLOOR PLAN

LEGEND

1. LEVEL 6 FLOOR PLAN AREA = 28,394 SF
SCALE: 1/16" = 1'-0"



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DATE ISSUED: 3.20.2013
REVISION #1 5.30.2013

CONSULTANT:

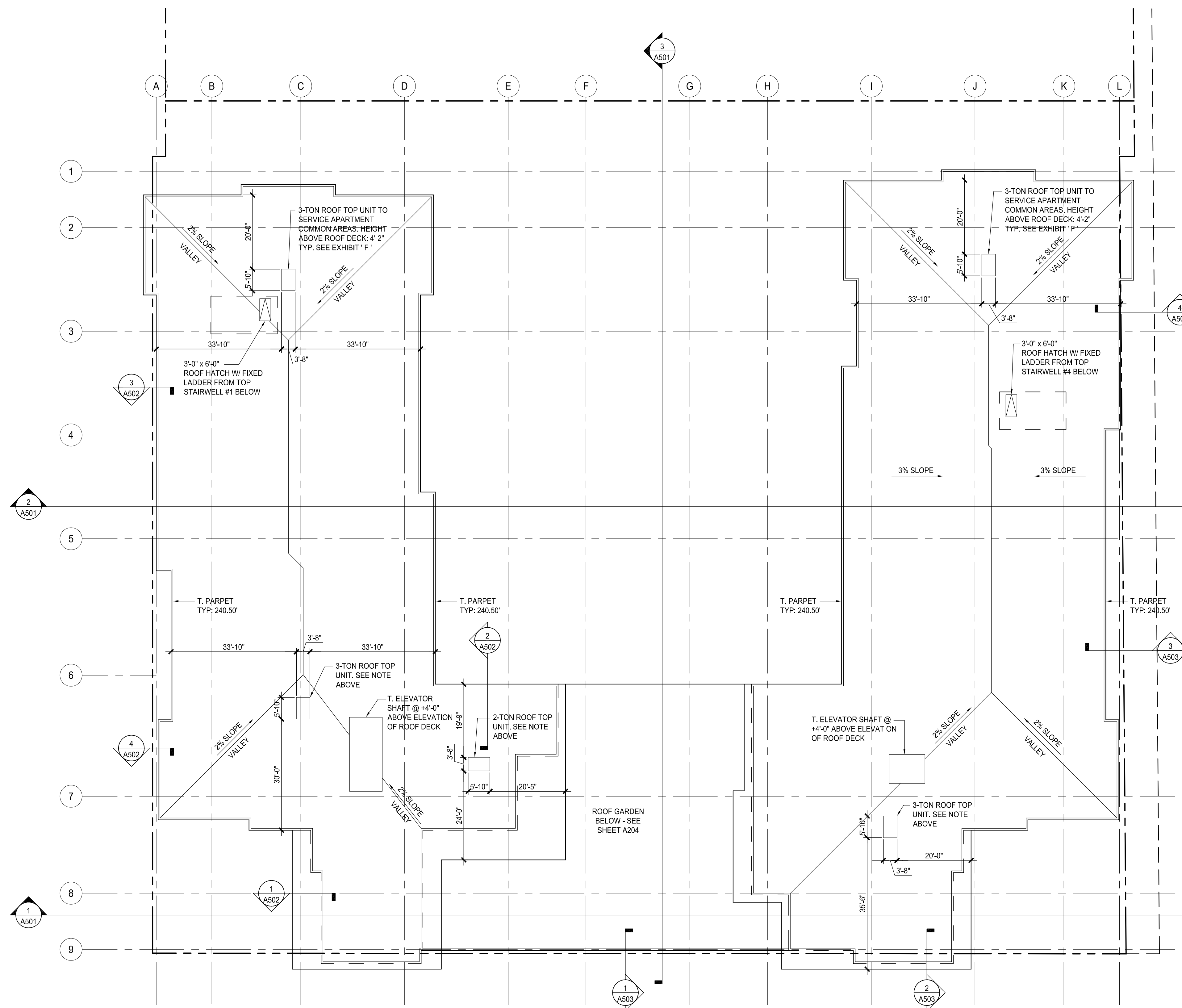
PROJECT NUMBER: 212037

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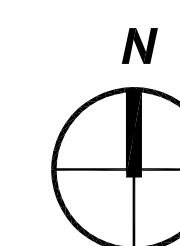
ROOF PLAN

DRAWN BY:	JMB
DATE ISSUED:	3.20.2013
REVISION #1	5.30.2013

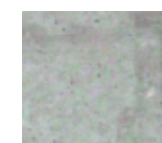
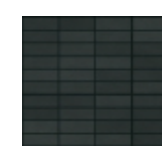
SHEET: **A301**
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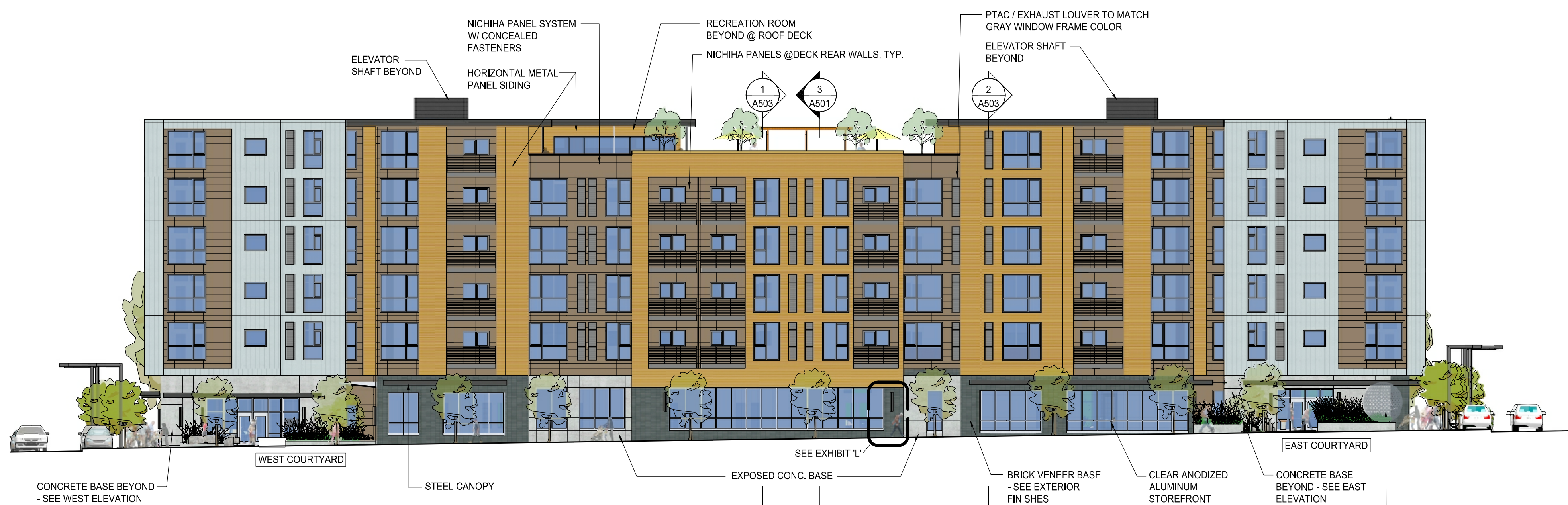


SCALE: 1/16" = 1'-0"



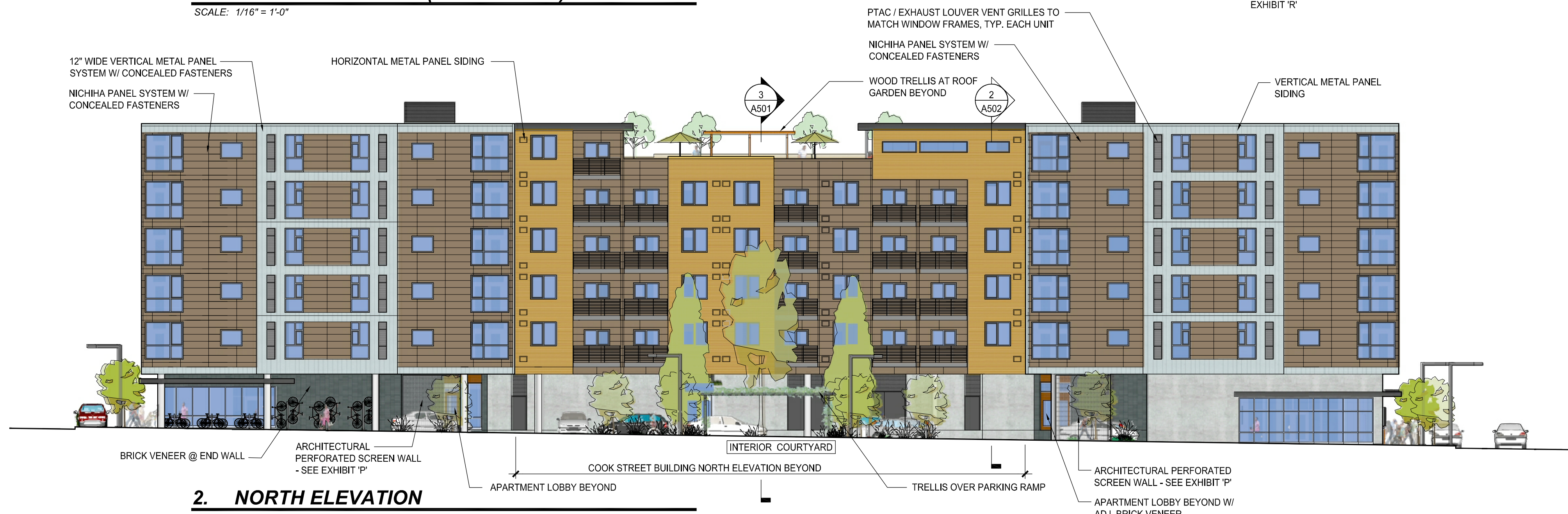
EXTERIOR FINISHES

 CAST-IN-PLACE CONCRETE	 HORIZONTAL METAL PANEL MANUF: CENTRIA PROFILE: CS-200 COLOR: CUSTOM TO MATCH PPG # 216-5 "LIONS MANE" SEE MATERIAL BOARD
 EBONY BRICK VENEER ECONOMY SIZE 4x4x12 STACKED BOND SEE MATERIAL BOARD	 VERTICAL METAL PANEL MANUF: CENTRIA PROFILE: IW-13A COLOR: #733 "GREEN SHIMMER" SEE MATERIAL BOARD
 RESIDENTIAL DOORS / SURROUNDS WOOD, CLEAR FINISH	 FIBER CEMENT PANEL MANUF: NICHHA STYLE: ILLUMINATION SERIES COLOR: ED425 "MOCHA" SEE MATERIAL BOARD



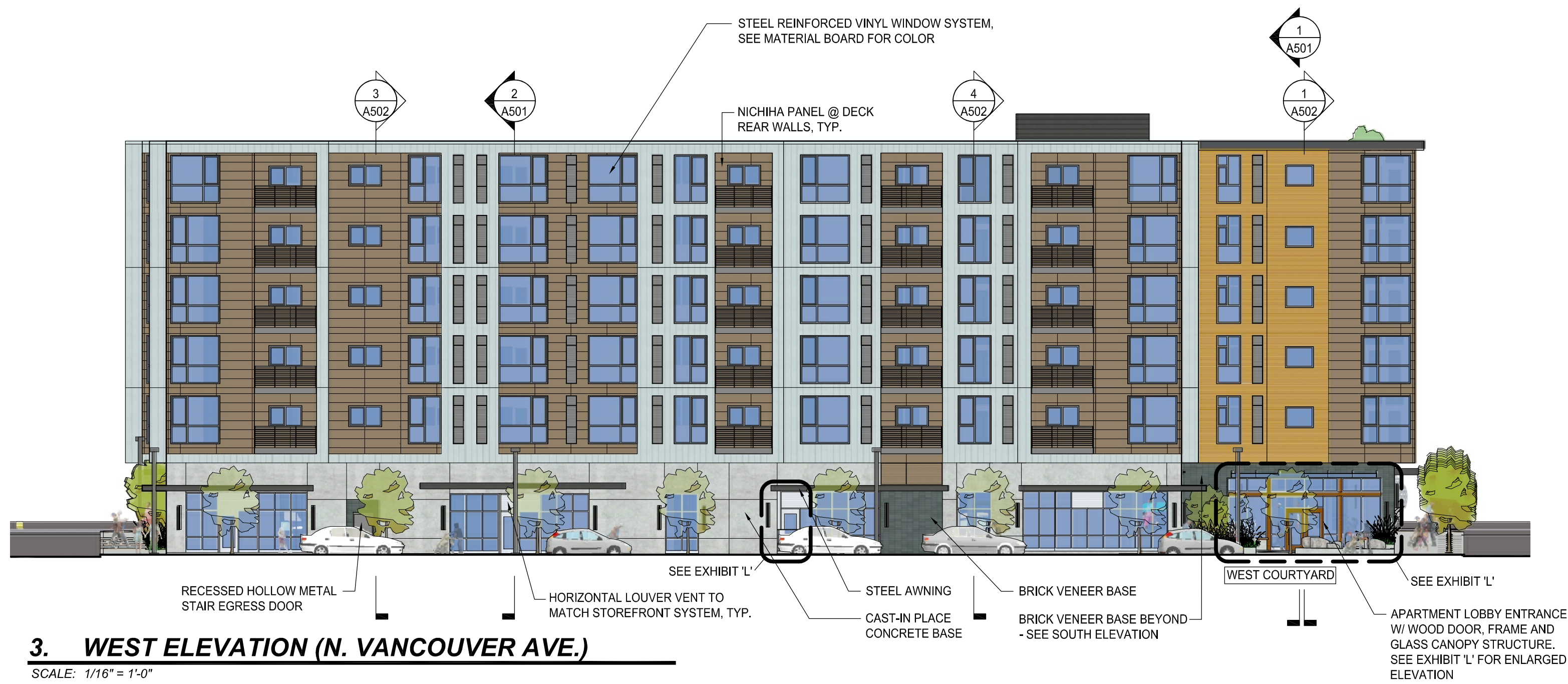
1. SOUTH ELEVATION (NE COOK ST.)

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



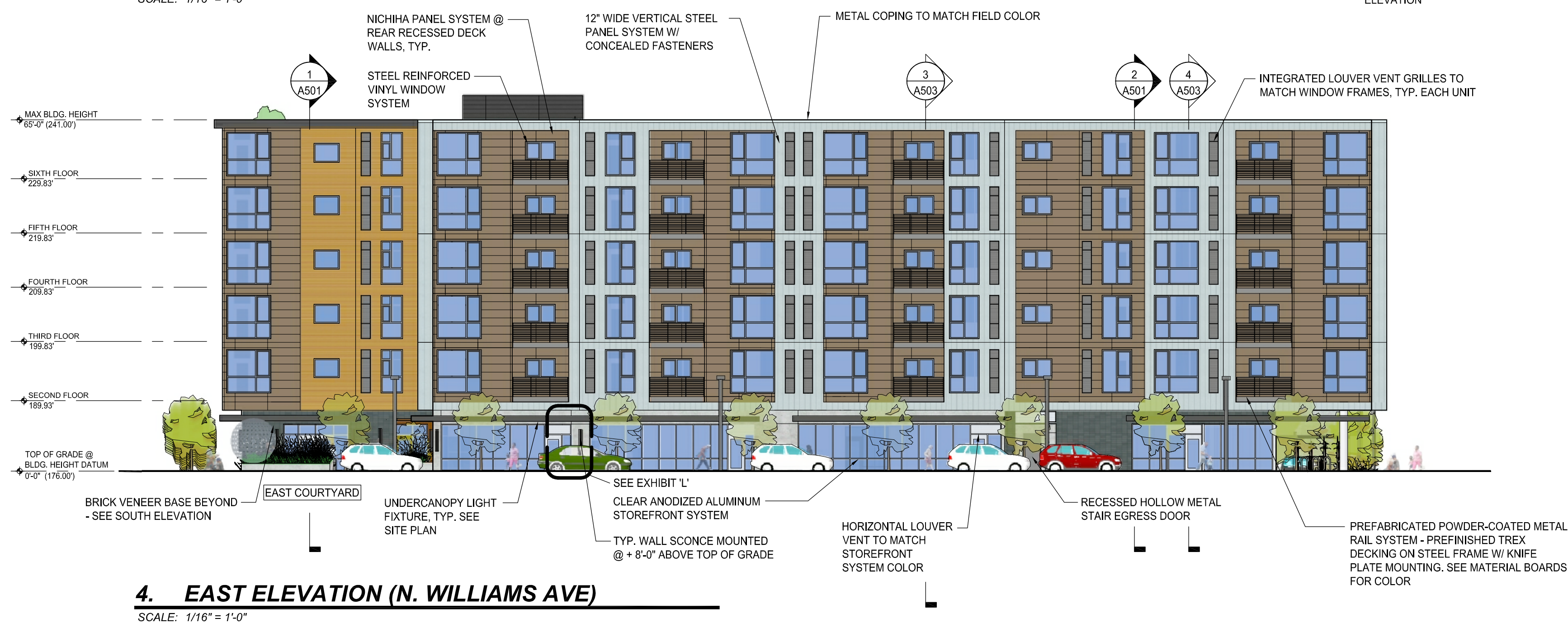
2. NORTH ELEVATION

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



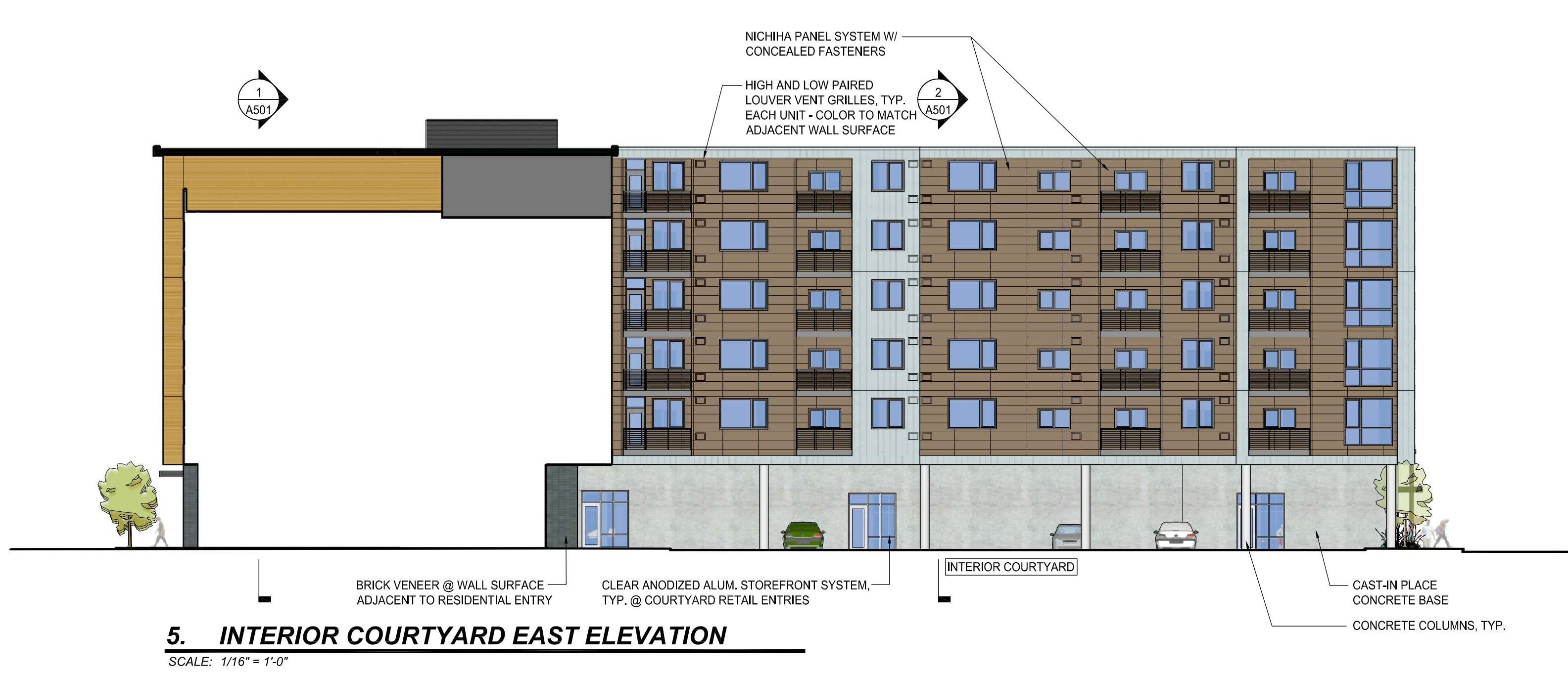
3. WEST ELEVATION (N. VANCOUVER AVE.)

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



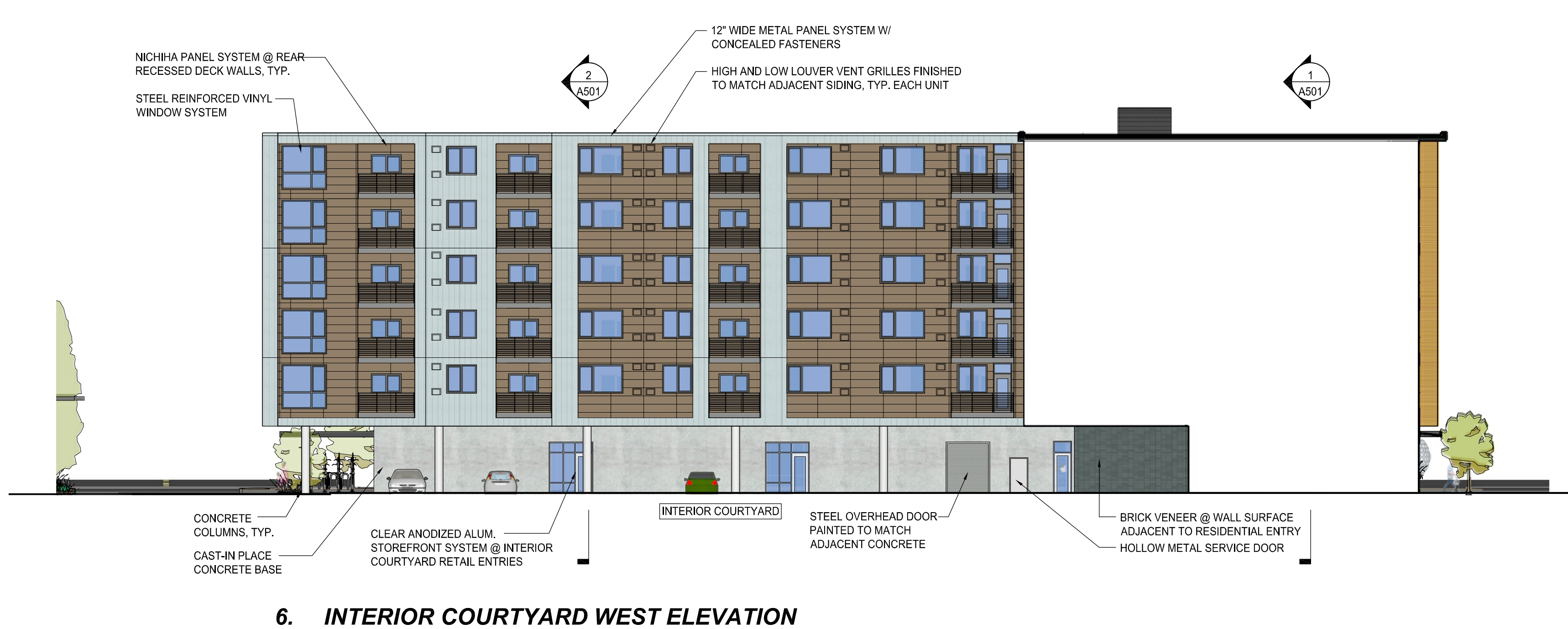
4. EAST ELEVATION (N. WILLIAMS AVE)

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



5. INTERIOR COURTYARD EAST ELEVATION

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



6. INTERIOR COURTYARD WEST ELEVATION

THESE DRAWINGS PROVIDED AS DIAGRAMS ONLY.
GROUND FLOOR WINDOW PLACEMENT AND
CALCULATIONS ARE CORRECT. UPPER FLOOR
ELEVATIONS DO NOT REFLECT CURRENT DESIGN. FOR
ACCURATE UPPER FLOOR ELEVATIONS, PLEASE SEE A401.



TOTAL WALL AREA 9'-0" ABOVE SIDEWALK = 1,536 SF
TOTAL GLASS AREA 9'-0" ABOVE SIDEWALK = 858 SF
858 SF / 1,536 SF = 56% (25% REQUIRED)
TOTAL LENGTH OF WALL = 170'-8" (170.667')
TOTAL LENGTH OF GLASS = 121'-10" (121.833')
121.833' / 170.667' = 71% (50% REQUIRED)



TOTAL WALL AREA 9'-0" ABOVE SIDEWALK = 1,516 SF
TOTAL GLASS AREA 9'-0" ABOVE SIDEWALK = 790 SF
790 SF / 1,516 SF = 52% (25% REQUIRED)
TOTAL LENGTH OF WALL = 168'-8" (168.667')
TOTAL LENGTH OF GLASS = 95'-3" (95.250')
95.250' / 168.667' = 56% (50% REQUIRED)

1. SOUTH ELEVATION WINDOW DIAGRAM

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

3. WEST ELEVATION WINDOW DIAGRAM

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



TOTAL WALL AREA 9'-0" ABOVE SIDEWALK = 882 SF
TOTAL GLASS AREA 9'-0" ABOVE SIDEWALK = 392 SF
392 SF / 882 SF = 44% (25% REQUIRED)
TOTAL LENGTH OF WALL = 98'-0" (98.0')
TOTAL LENGTH OF GLASS = 51'-0" (51.0')
51.0' / 98.0' = 52% (50% REQUIRED)

2. NORTH ELEVATION WINDOW DIAGRAM

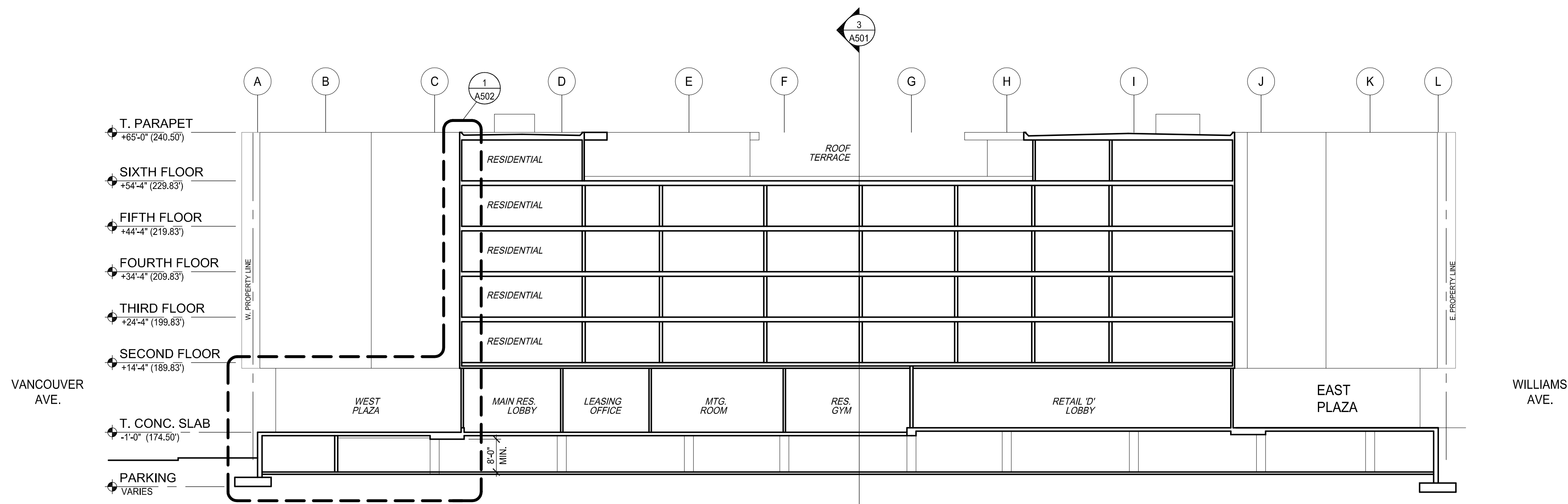
SCALE: 1/32" = 1'-0"



TOTAL WALL AREA 9'-0" ABOVE SIDEWALK = 1,396 SF
TOTAL GLASS AREA 9'-0" ABOVE SIDEWALK = 1,026 SF
1,026 SF / 1,396 SF = 73% (25% REQUIRED)
TOTAL LENGTH OF WALL = 155'-1 1/2" (155.125')
TOTAL LENGTH OF GLASS = 117'-10" (117.833')
117.833' / 155.125' = 76% (50% REQUIRED)

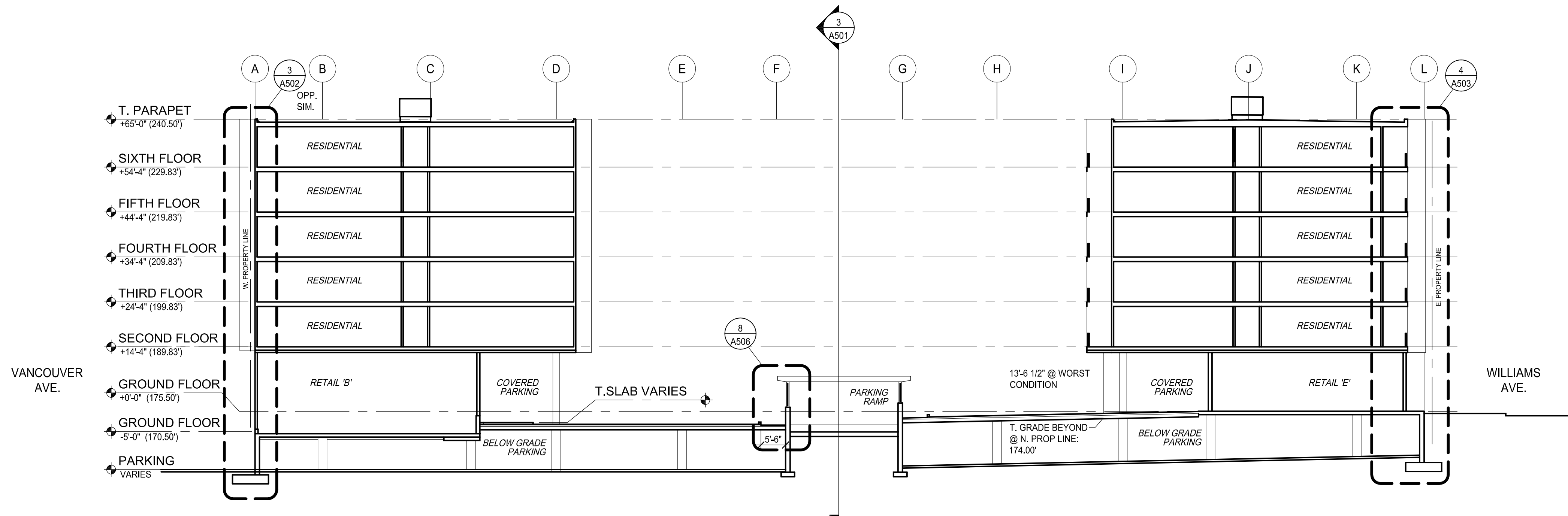
4. EAST ELEVATION WINDOW DIAGRAM

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



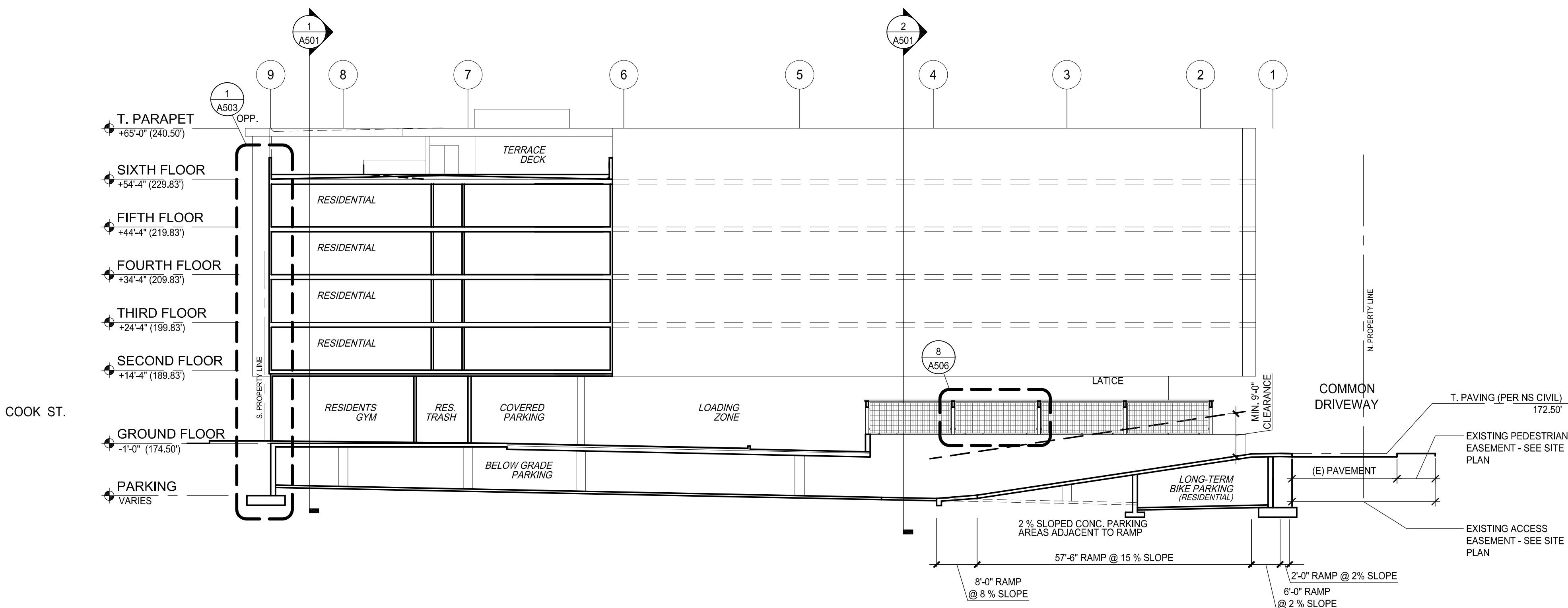
1. CROSS SECTION THROUGH ENTRY PLAZAS

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



2. CROSS SECTION @ PARKING RAMP LOOKING NORTH

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



3. SECTION @ PARKING RAMP LOOKING WEST

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

CONSULTANT:

PROJECT NUMBER: 212037

SHEET TITLE:

WALL SECTIONS

SHEET: **A502**
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CONSULTANT

PROJECT NUMBER: 212037

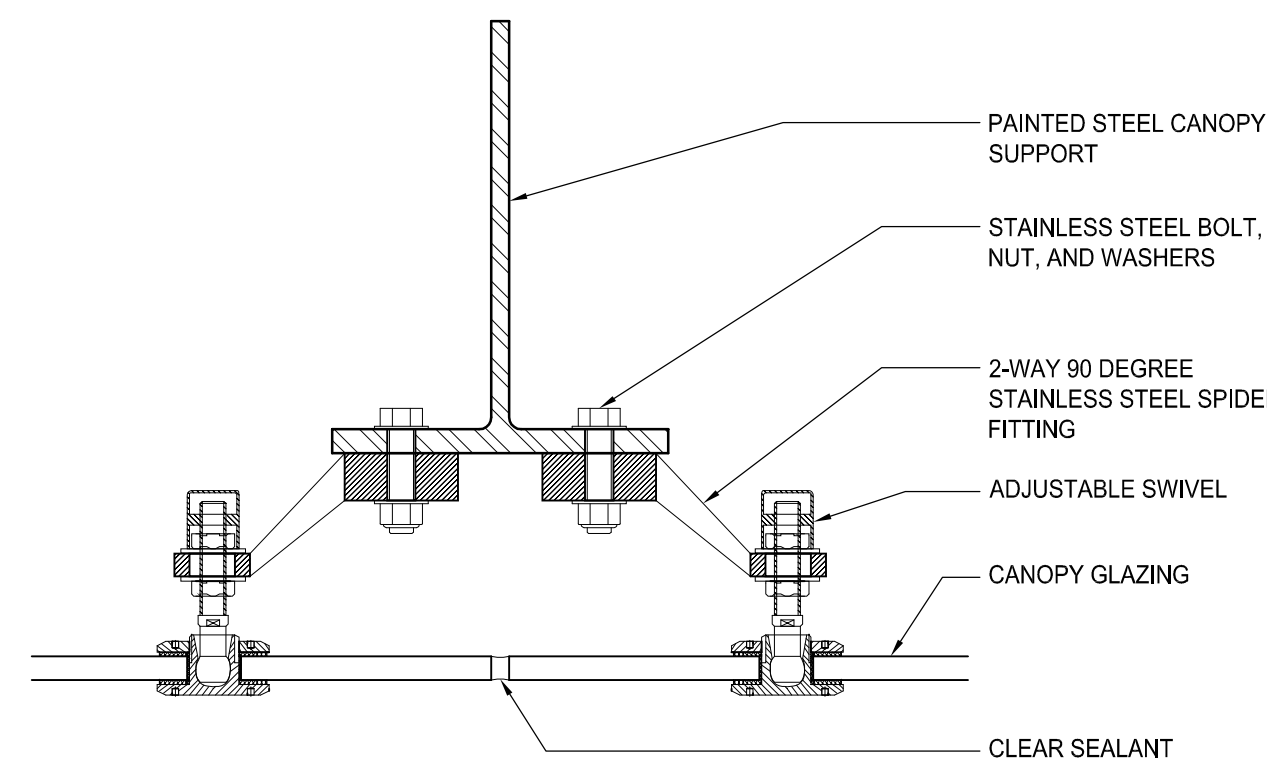
SHEET TITLE:

WALL SECTIONS

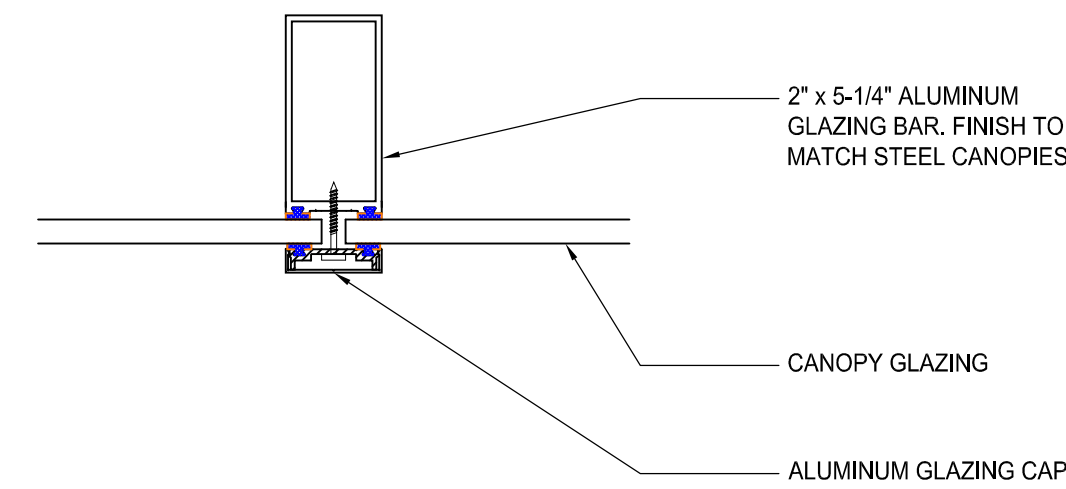
DRAWN BY: TNP
DATE ISSUED: 03.20.2013
REVISION #1 5.30.2013

SHEET: **A503**
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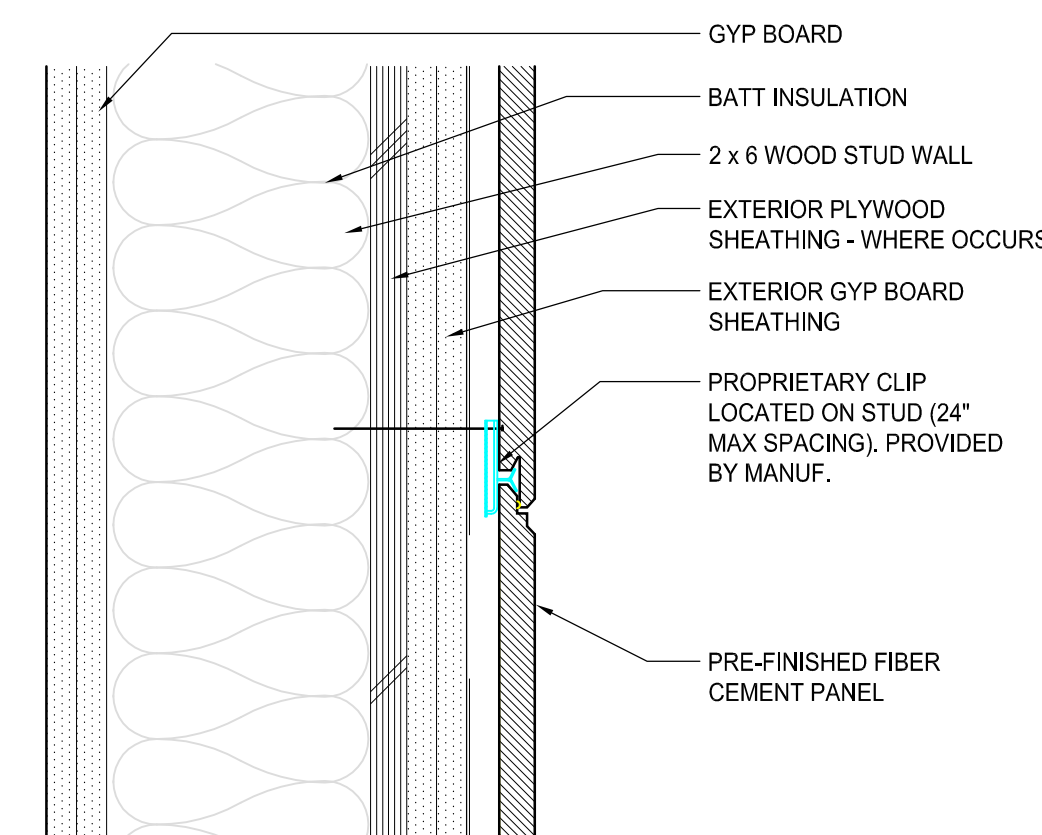




10. WEST RESIDENTIAL CANOPY SUPPORT SECTION
SCALE: 3/8"=1'-0"



11. EAST RESIDENTIAL CANOPY SUPPORT SECTION
SCALE: 3/8"=1'-0"



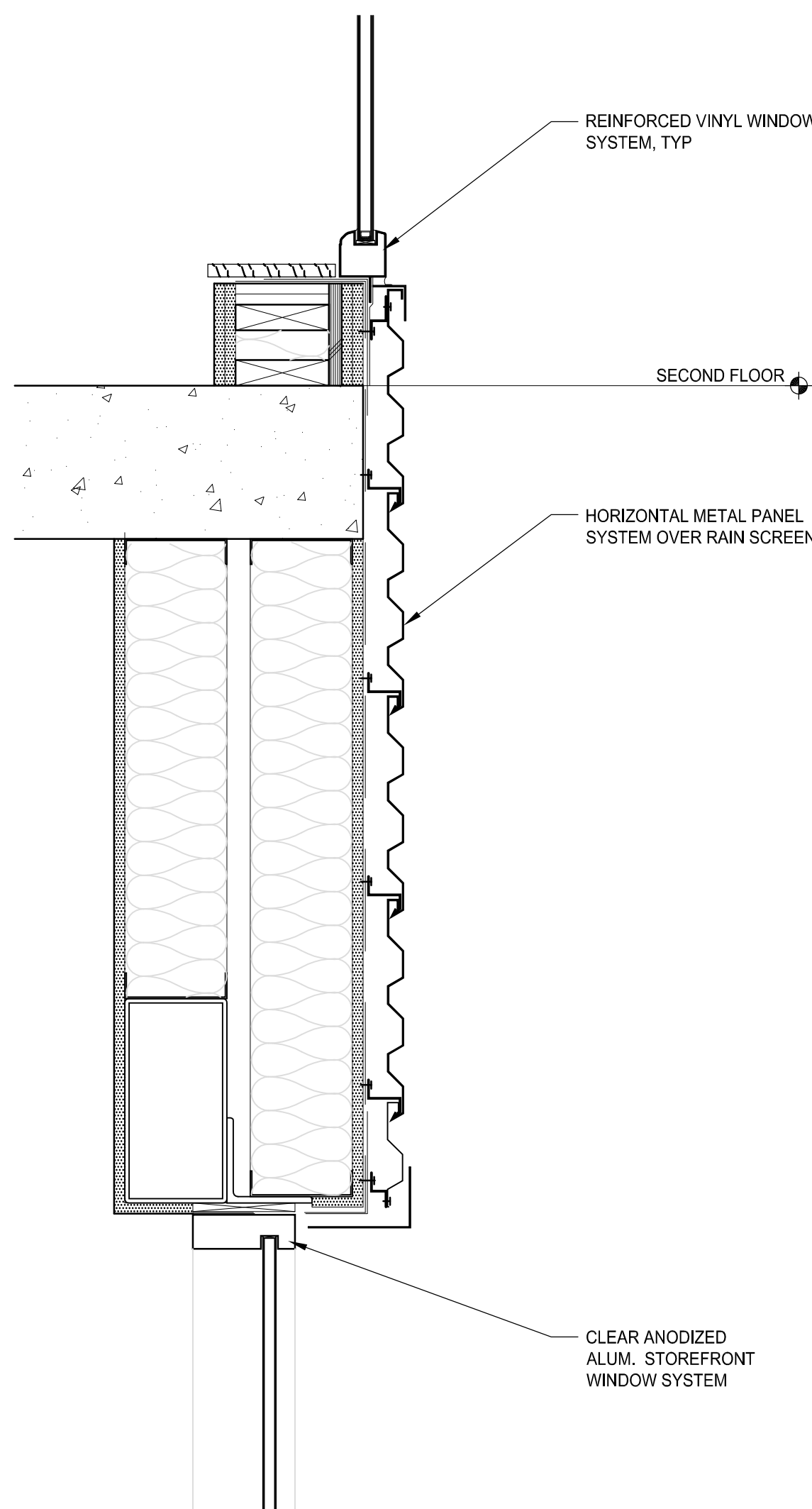
12. HORIZONTAL JOINT DETAIL (VERT SIM.)
SCALE: 3/8"=1'-0"

SHEET TITLE:
**ENLARGED
DETAILS**

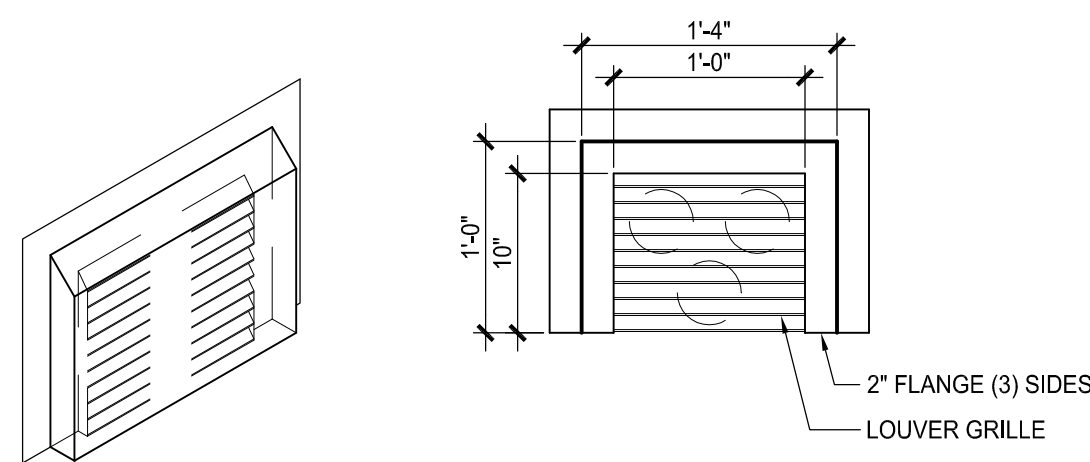
DRAWN BY: JMB
DATE ISSUED: 03.20.2013
REVISION #1 5.30.2013

SHEET:

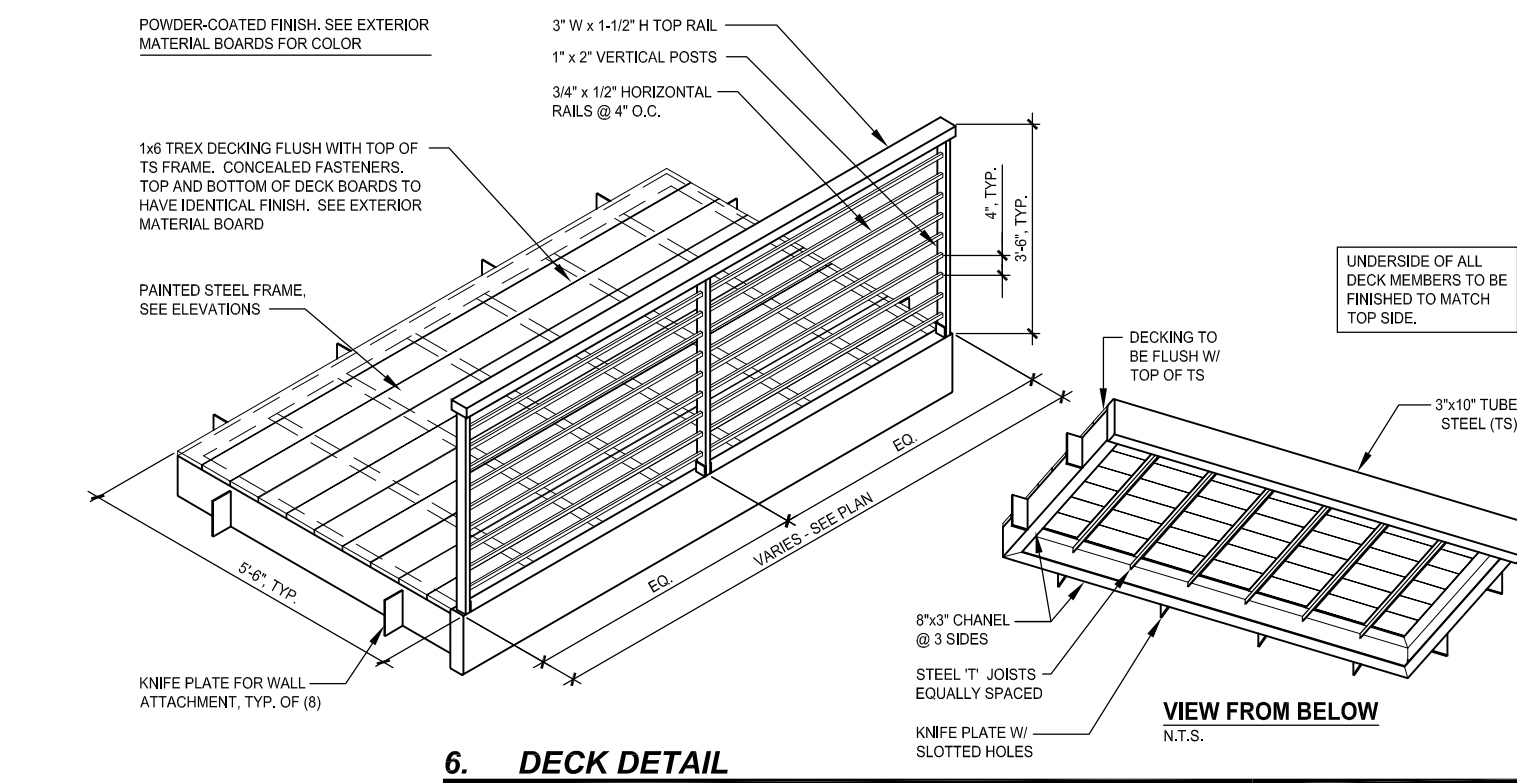
A506
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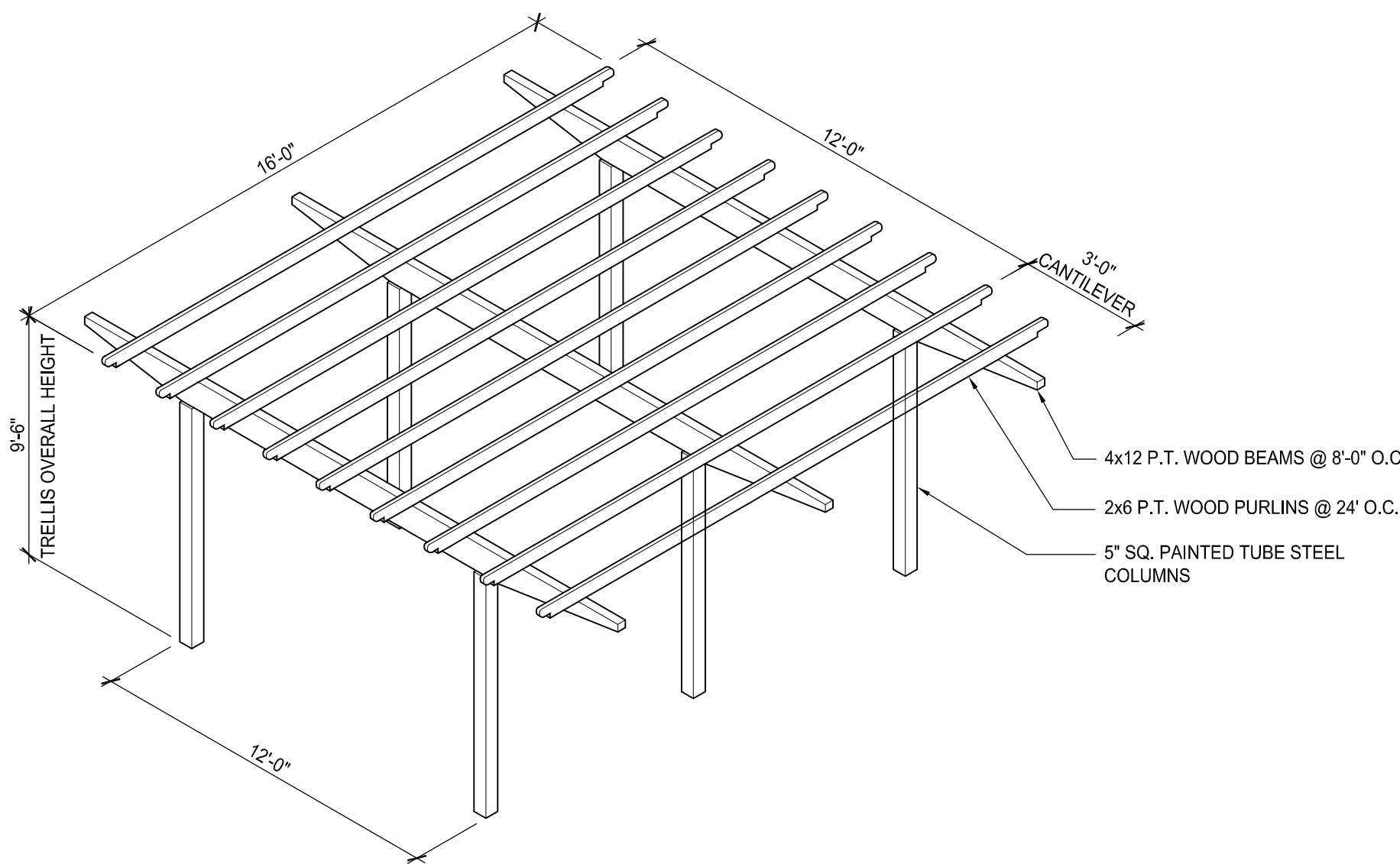
1. DETAIL
SCALE: 1 1/2"=1'-0"



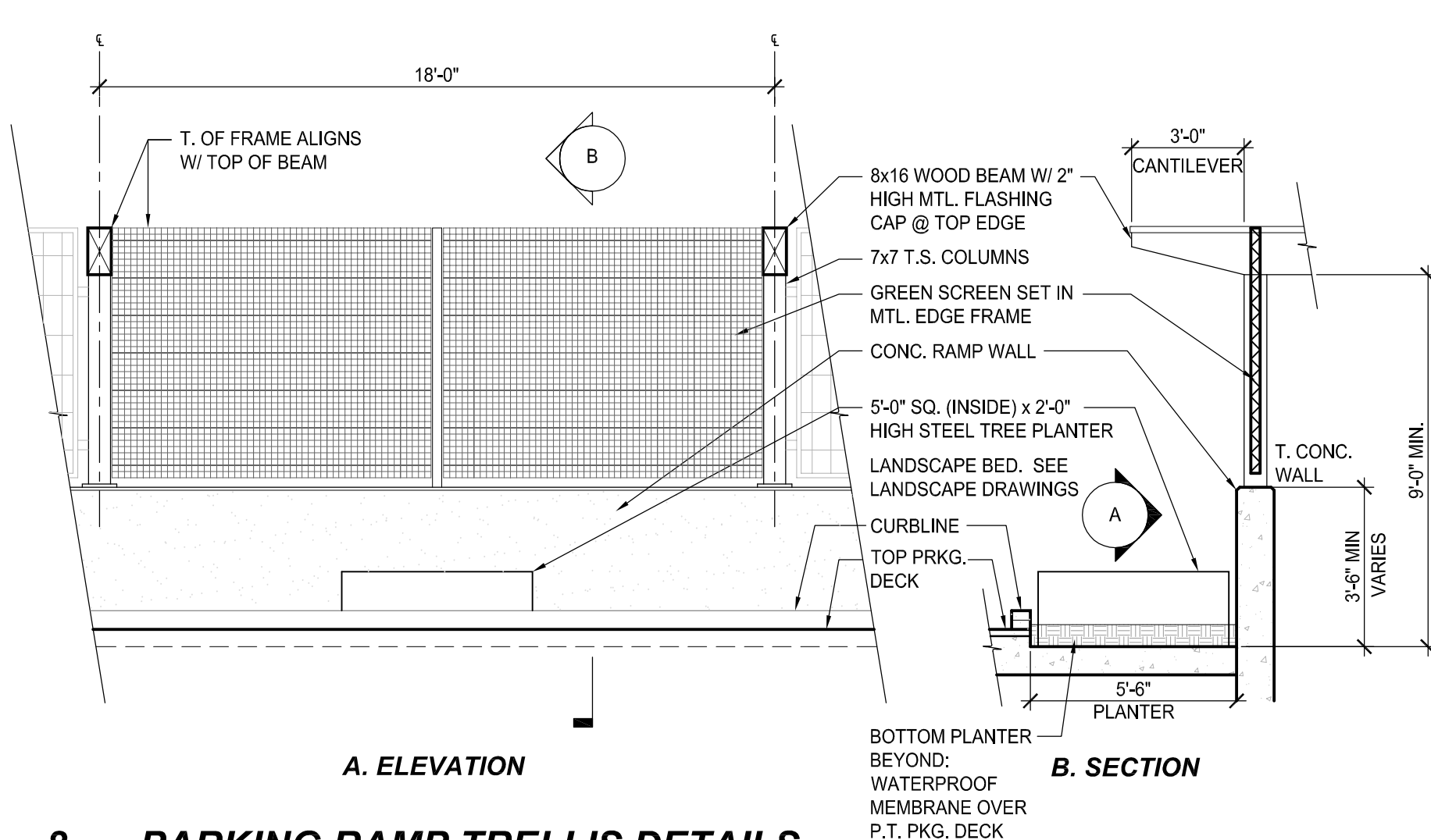
4. LOUVER & HOOD @ INTERIOR COURTYARD
SCALE: 1"=1'-0"



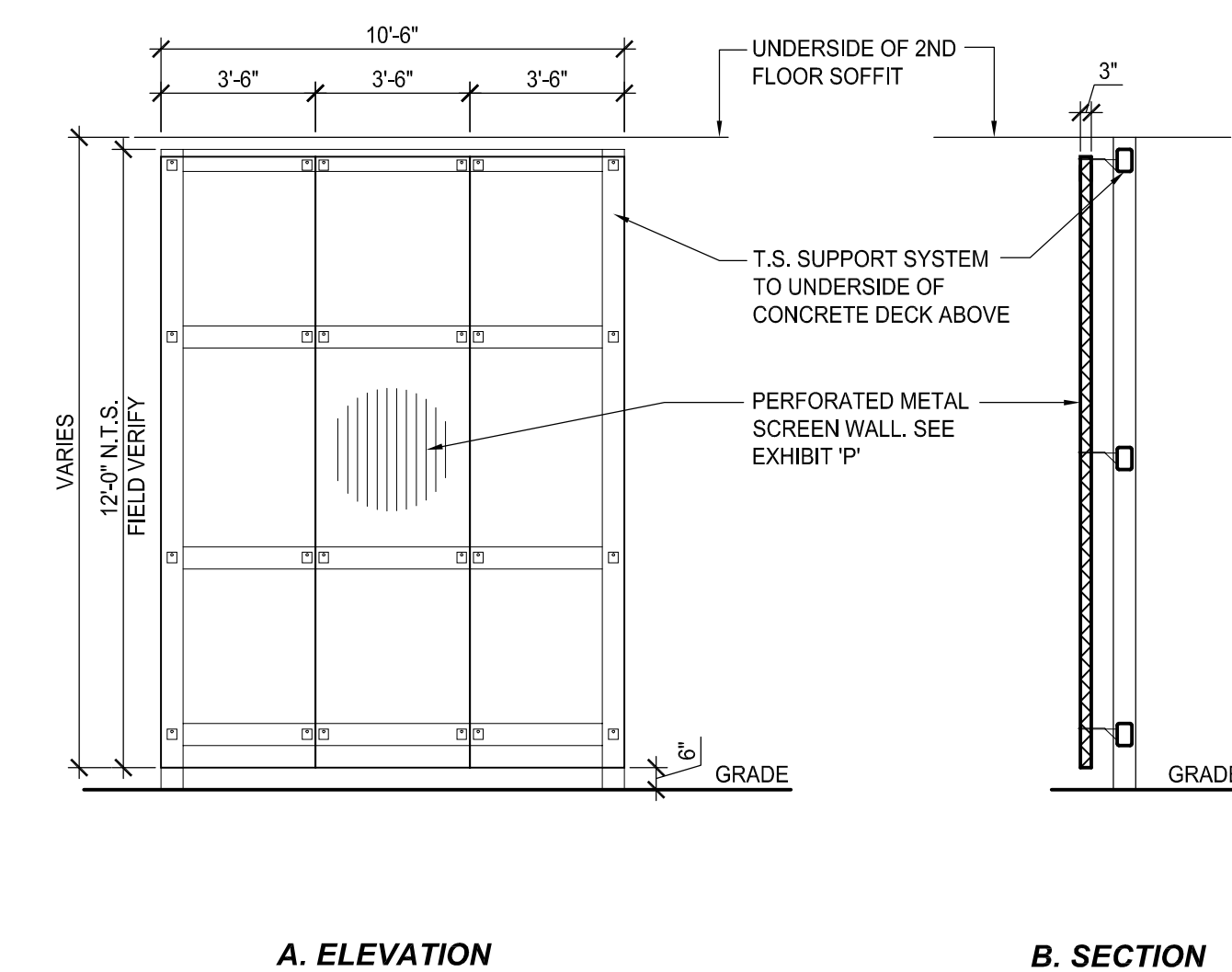
6. DECK DETAIL



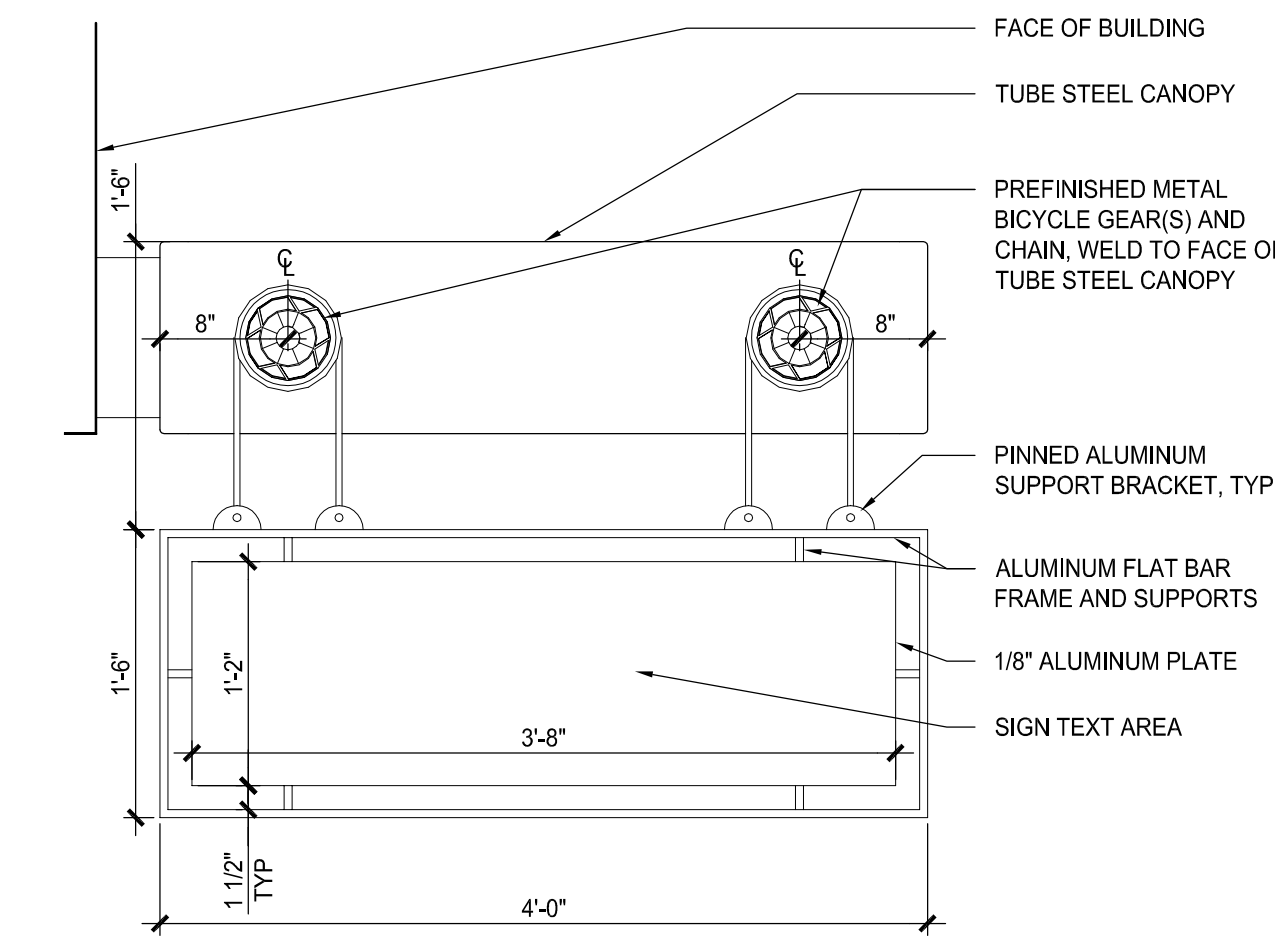
7. ROOF GARDEN TRELLIS
SCALE: 1/4"=1'-0"



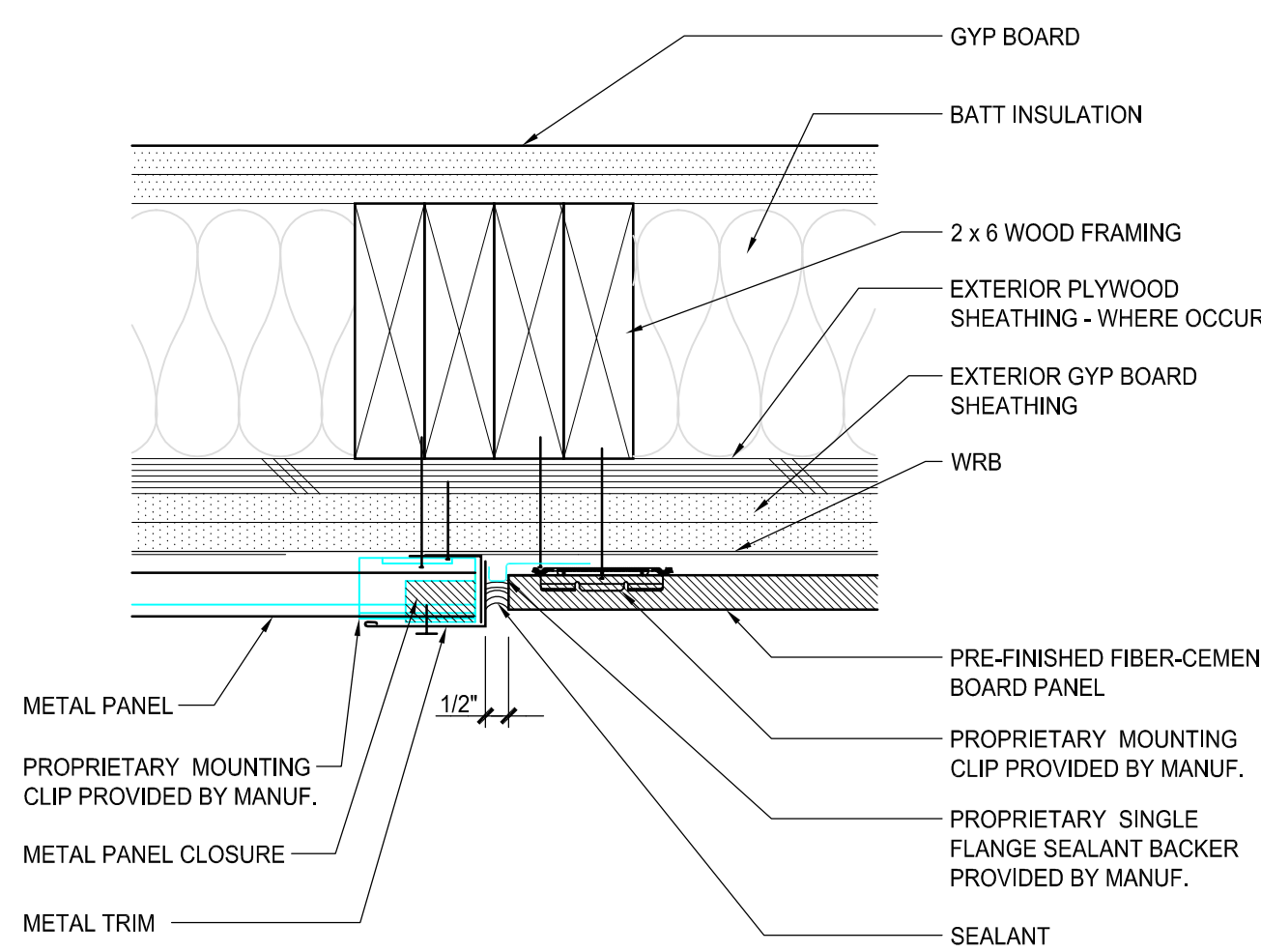
8. PARKING RAMP TRELLIS DETAILS
SCALE: 1/4"=1'-0"



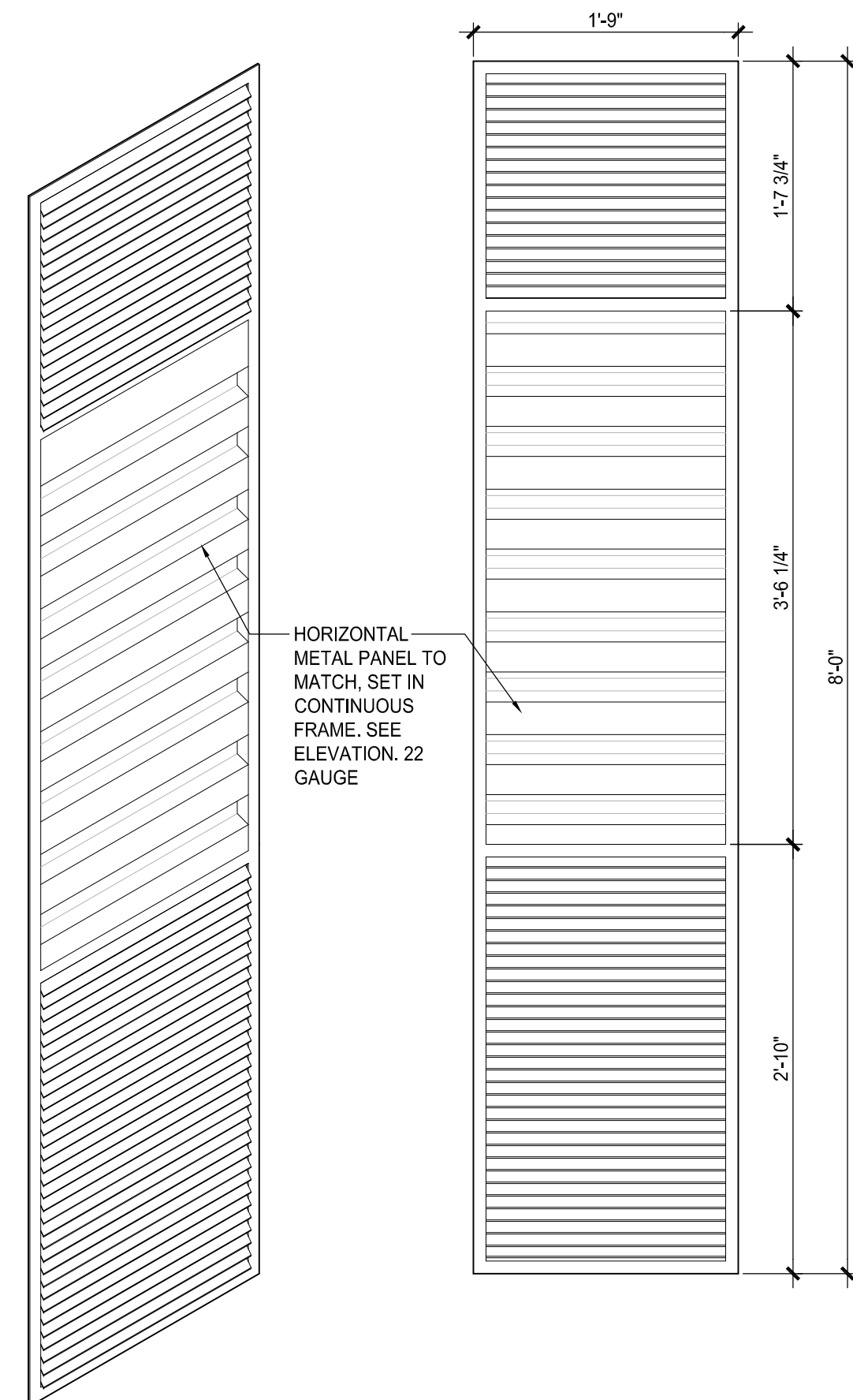
9. TRELLIS @ RETAIL PARKING DETAILS, SIM.
SCALE: 1/4"=1'-0"



2. TYPICAL RETAIL BLADE SIGN DETAIL
SCALE: 1"=1'-0"



3. FIBER CEMENT PNL./ METAL PNL. TRANS., TYP.
SCALE: 3/8"=1'-0"



5. INTEGRATED PTAC / EXHAUST LOUVER
SCALE: 1"=1'-0"