



JANUARY 20, 2014

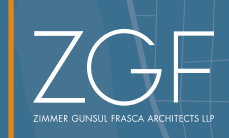
# UNICORN OVERTON

LAND USE  
DESIGN REVIEW  
APPLICATION

FILE NO. LU 13-233011 DZM

OVERTON  
APARTMENTS

Portland, Oregon



# **Project Design Team**

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**Owner's Representative**  
**Unico Properties LLC**

**Architect**  
**ZGF Architects LLP**

**Associate Architect**  
**Ankrom Moisan Architects, Inc.**

**Civil Engineer**  
**Harper Houf Peterson Righellis, Inc.**

**Structural Engineer**  
**KPFF Consulting Engineers**

**Mech, Elec Plumbing Engineer**  
**PAE Consulting Engineers**

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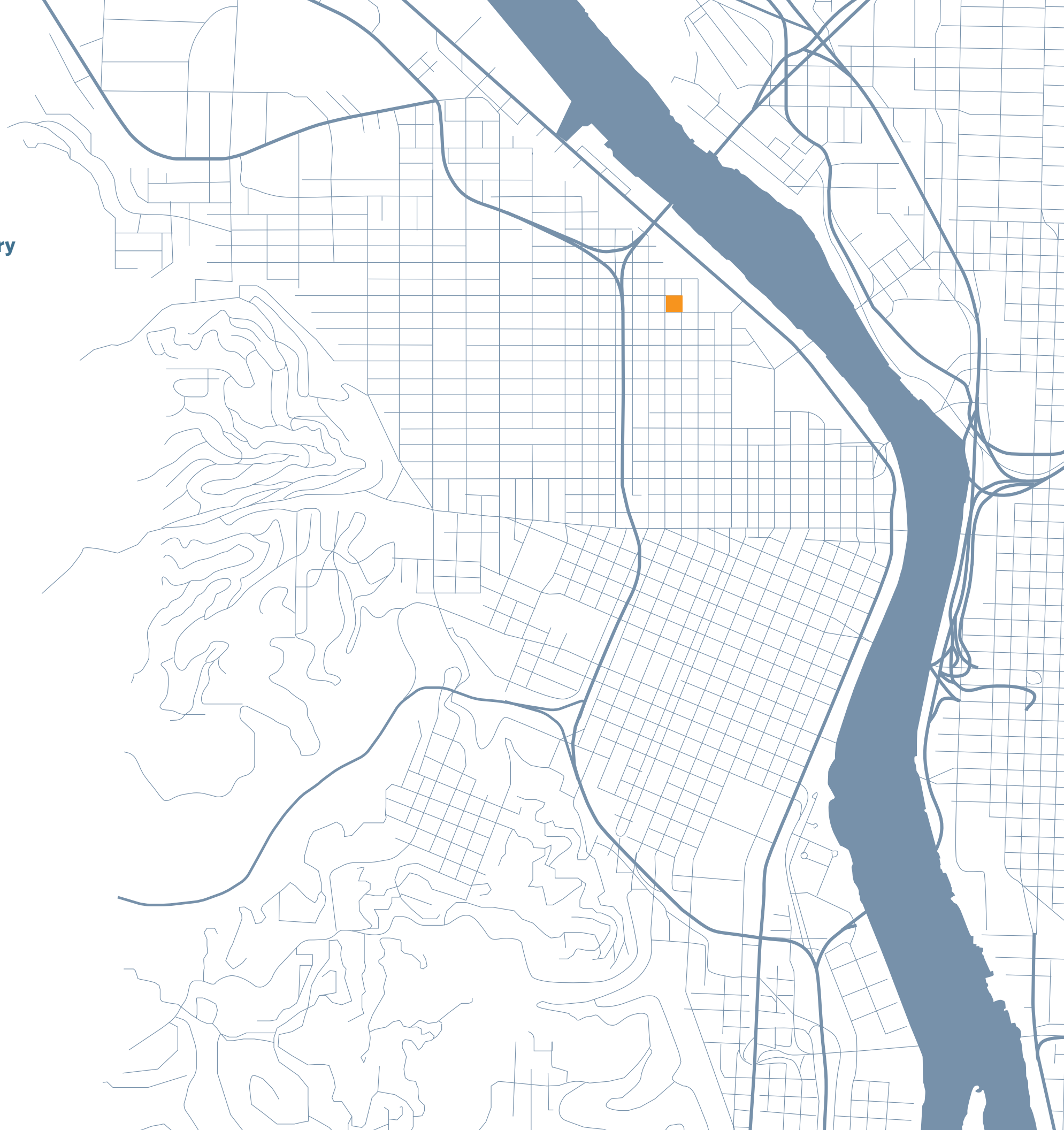
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# FAR AND GROUND FLOOR WINDOW AREA SUMMARY

## FAR AND MASSING SUMMARY

### MASSING

Total Above Grade Building Area

- 302,434 sf
- 7.56 : 1 FAR

Area Above 100'-0" Height Limit

- 180,501 sf

Bonus FAR required

- 180,501 (area above 100') / 40,000 (site area) = 4.51 FAR

### RESIDENTIAL PROGRAM

Below 100'-0" Height Limit

- Square feet attributable to residential = 78,036 sf
- Number of efficient family size 2 bdrm. units = 28 units
- Number of efficient family size 3 bdrm. units = 2 units

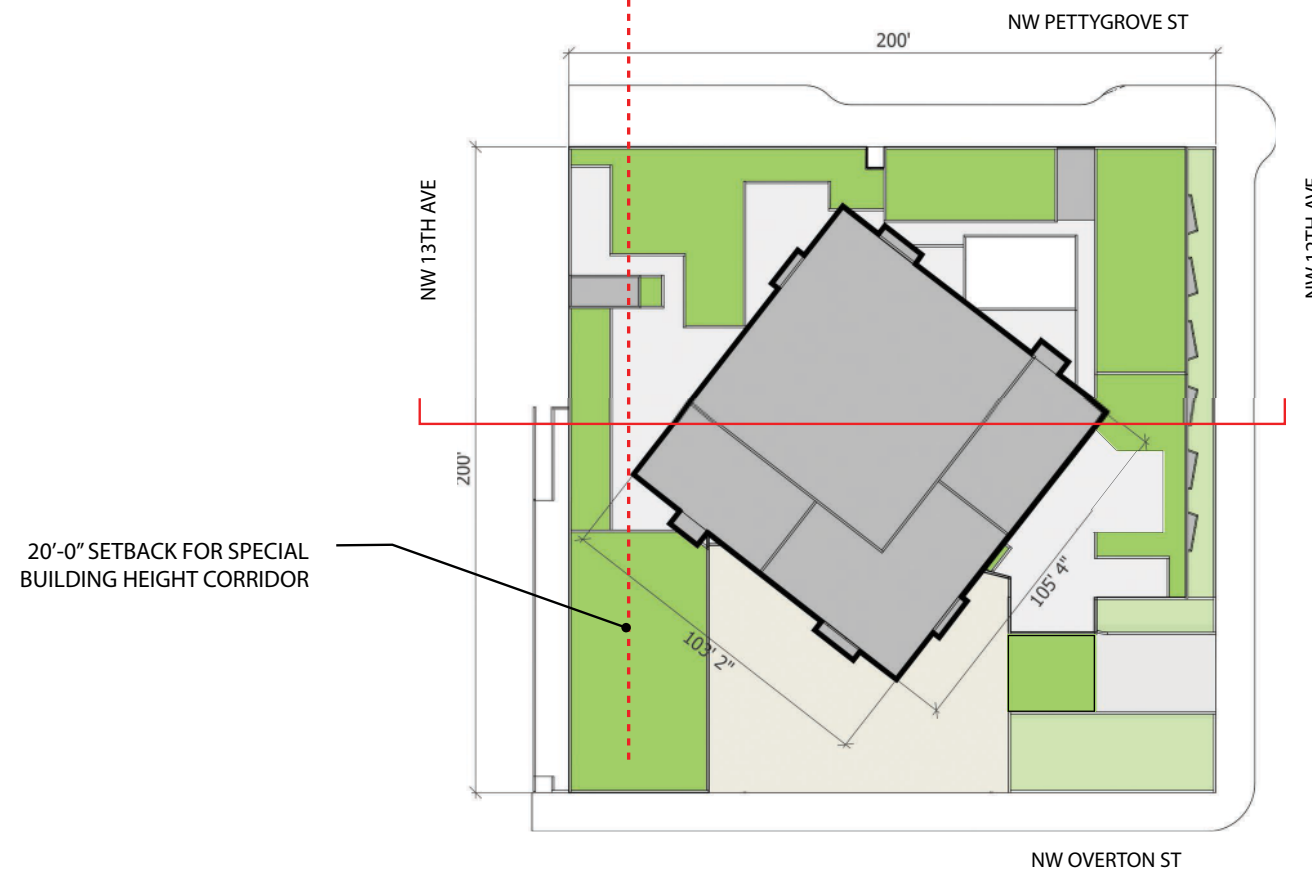
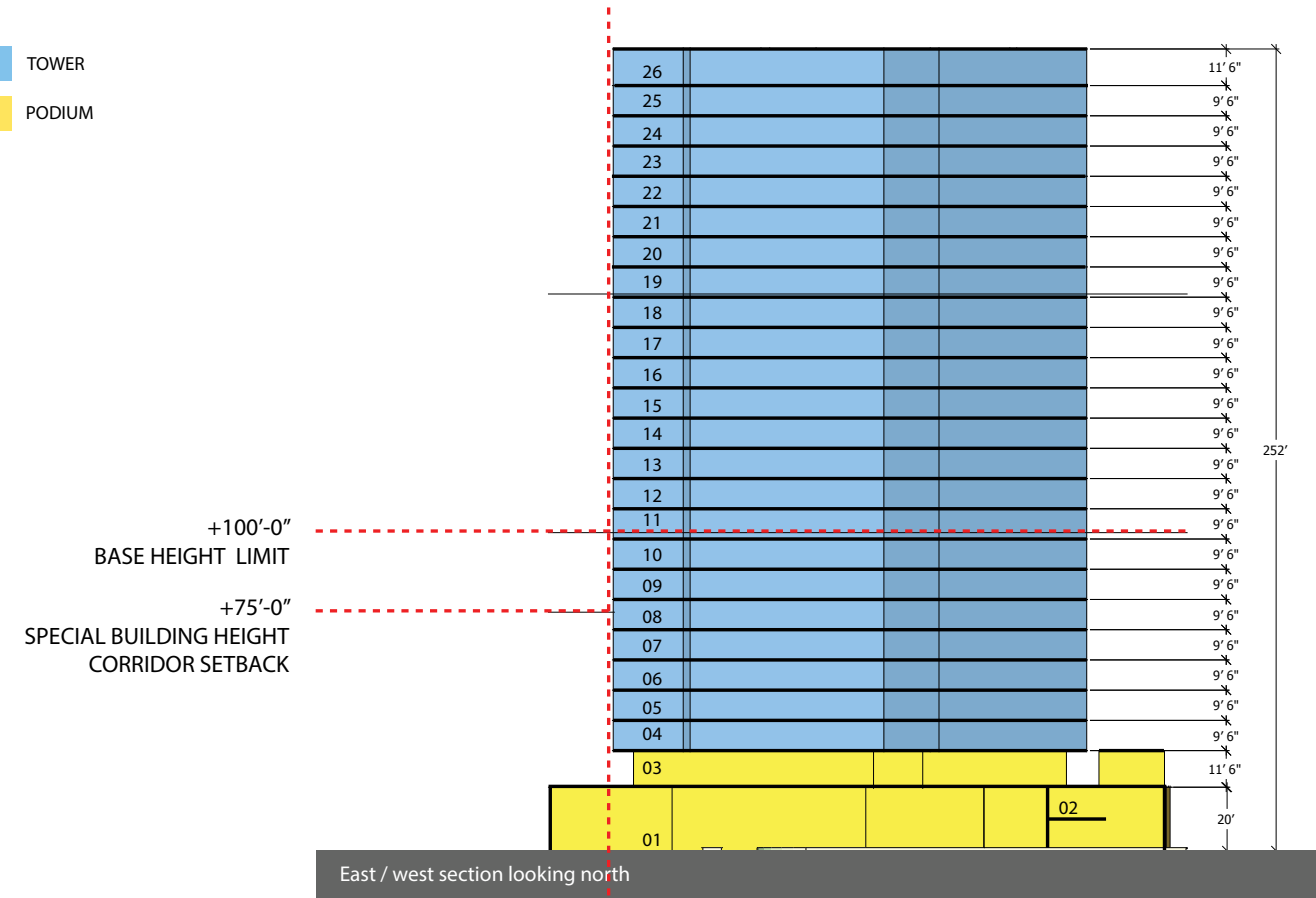
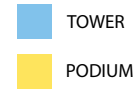
Levels 1-10  
24,430 sf total  
2,400 sf total

### BONUS FAR SCENARIO

FAR Bonus Option

- Residential housing bonus (1:1) 78,036 sf
- Efficient family unit bonus (2:1) 24,430 sf
- Efficient family unit bonus (3:1) 2,400 sf
- Locker room bonus (40:1) 836 sf
- Eco-roof (2:1) 12,864 sf

SF Earned  
78,036 sf  
48,860 sf  
7,200 sf  
33,440 sf  
25,728 sf  
  
TOTAL = 193,264 sf (4.83 FAR)



AREA SUMMARY																								
FLOOR	LIVE / WORK LOFT		1 BDRM TOWNHOME		2 BDRM TOWNHOME		3 BDRM FLAT		1 BDRM FLAT		1 BDRM + DEN		1 BDRM		2 BDRM / 2 BATH		2 BDRM / 1 BATH		3 BDRM			TOTAL UNITS/FLOOR	TOTAL UNIT SF/FLOOR	TOTAL GSF PER FLOOR
	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	TOTAL			
ROOF																						0	0	3,522
26													2	669	7	1,063						9	8,743	11,061
25												2	670	6	669	2	940	2	805			12	8,743	11,061
24												2	670	6	669	2	940	2	805			12	8,743	11,061
23												2	670	6	669	2	940	2	805			12	8,743	11,061
22												2	670	6	669	2	940	2	805			12	8,743	11,061
21												2	670	2	669	2	940	2	805			8	8,015	11,061
20			4	894								2	670	2	669	2	940	2	805			12	8,743	11,061
19												2	670	6	669	2	940	2	805			12	8,743	11,061
18												2	670	6	669	2	940	2	805			12	8,743	11,061
17												2	670	6	669	2	940	2	805			12	8,743	11,061
16												2	670	6	669	2	940	2	805			12	8,743	11,061
15												2	670	6	669	2	940	2	805			12	8,743	11,061
14												2	670	6	669	2	940	2	805			12	8,743	11,061
13												2	670	6	669	2	940	2	805			12	8,743	11,061
12												2	670	6	669	2	940	2	805			12	8,743	11,061
11												2	670	6	669	2	940	2	805			12	8,743	11,061
10												2	670	6	669	2	940	2	805			12	8,743	11,061
9												2	670	6	669	2	940	2	805			12	8,743	11,061
8												2	670	6	669	2	940	2	805			12	8,743	11,061
7												2	670	6	669	2	940	2	805			12	8,743	11,061
6												2	670	6	669	2	940	2	805			12	8,743	11,061
5												2	670	6	669	2	940	2	805			12	8,743	11,061
4												2	670	6	669	2	940	2	805			12	8,743	11,061
3							2	1,200	1	675											3	3,075	11,701	
2																					0	0	5,337	
1	6	970	4	980	3	1,340															13	13,760	27,471	
<b>TOTALS</b>	<b>6</b>	<b>970</b>	<b>8</b>	<b>1,874</b>	<b>3</b>	<b>1,340</b>	<b>2</b>	<b>1,200</b>	<b>1</b>	<b>675</b>	<b>44</b>	<b>14,740</b>	<b>126</b>	<b>15,387</b>	<b>51</b>	<b>21,743</b>	<b>44</b>	<b>17,710</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>285</b>	<b>217,196</b>	<b>302,434</b>

ABOVE GRADE

TYPE A DISTRIBUTION (2% OR 6 REQUIRED BY CODE)											
TYPE A UNITS INCLUDED IN TOTAL UNIT COUNT ABOVE											
FLOOR	LIVE/WORK	1 BDRM TOWN.	2 BDRM TOWN.	3 BEDROOM FLAT	1 BEDROOM FLAT	1 BDRM + DEN	1 BDRM	2 BDRM/2 BATH	2 BDRM /1BATH	3 BDRM	TOTAL
15						1	1				2
9								1			1
5						1	1				2
3				1							1
<b>TOTALS</b>											<b>6</b>

Bike Parking Requirements per 33.266.220:

LONG TERM

- 1.5 spaces per residential unit
- 2, or 1 per 12,000 sf of net building area
- + 110% of total required long term spaces to meet locker room FAR bonus

TOTALS      long term required = (285 units x 1.5 + 2) = 430 spaces  
 110% of total long term required = 473 spaces

SHORT TERM

- 1 per 20 residential units
- 2, or 1 per 5,000 sf of net building area

TOTAL short term required = (285 units/20 + 2) = 17 spaces

PARKING		TOTAL GSF
FLOOR	STALLS	BELOW GRADE
P1	76	40,000
P2	157	40,000
<b>TOTAL SPACES</b>	<b>233</b>	<b>80,000</b>

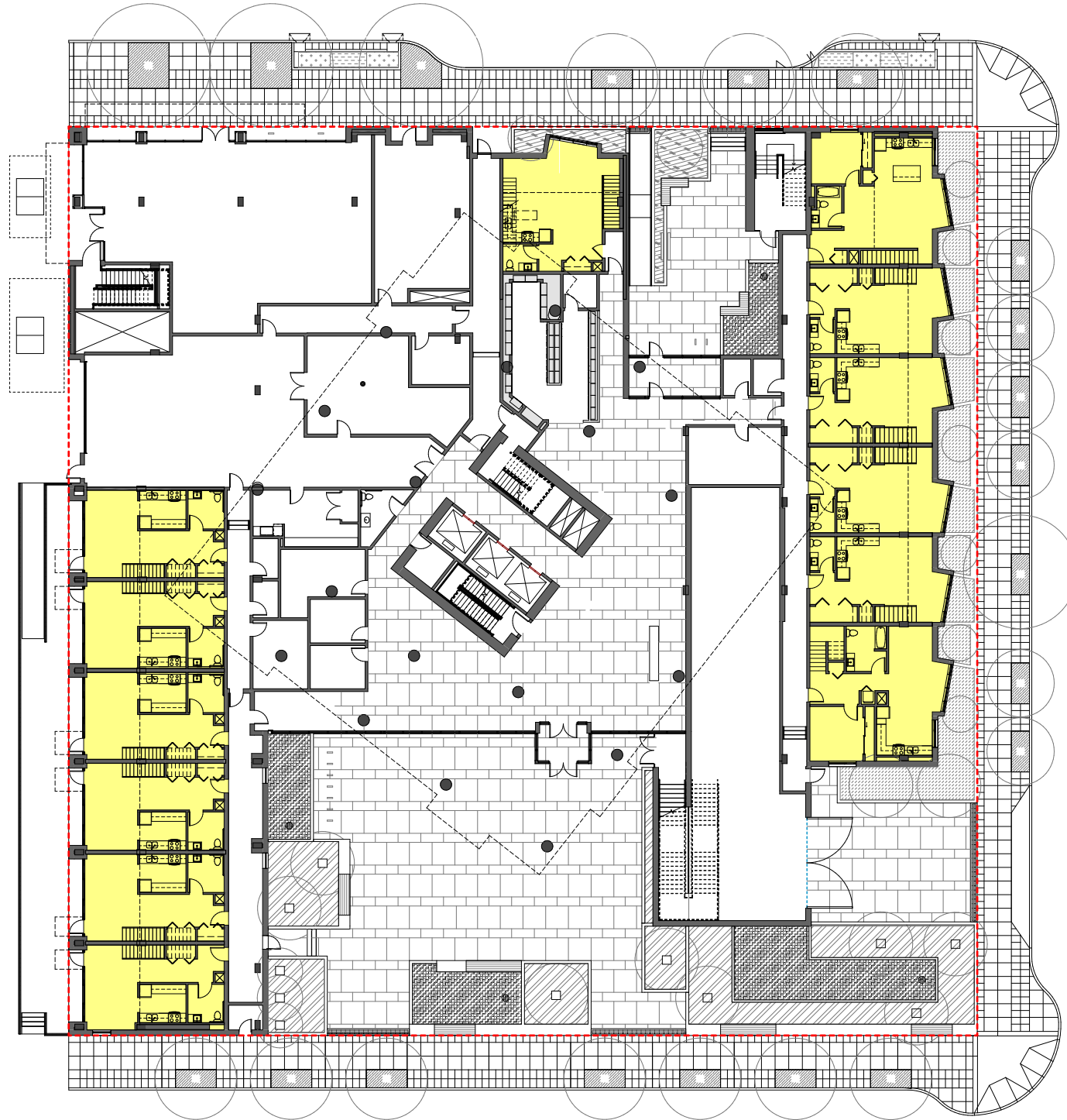
BELOW GRADE

**382,434** BUILDING TOTAL

BIKE PARKING		TOTALS
LONG TERM		474
SHORT TERM		17
<b>TOTAL BIKES</b>		<b>491</b>

UNIT MIX AND AREA SUMMARY

LEVEL 1



Total area at Level 1 counted toward bonus = 8,726 sf

LEVEL 2



Total area at Level 2 counted toward bonus = 5,034 sf

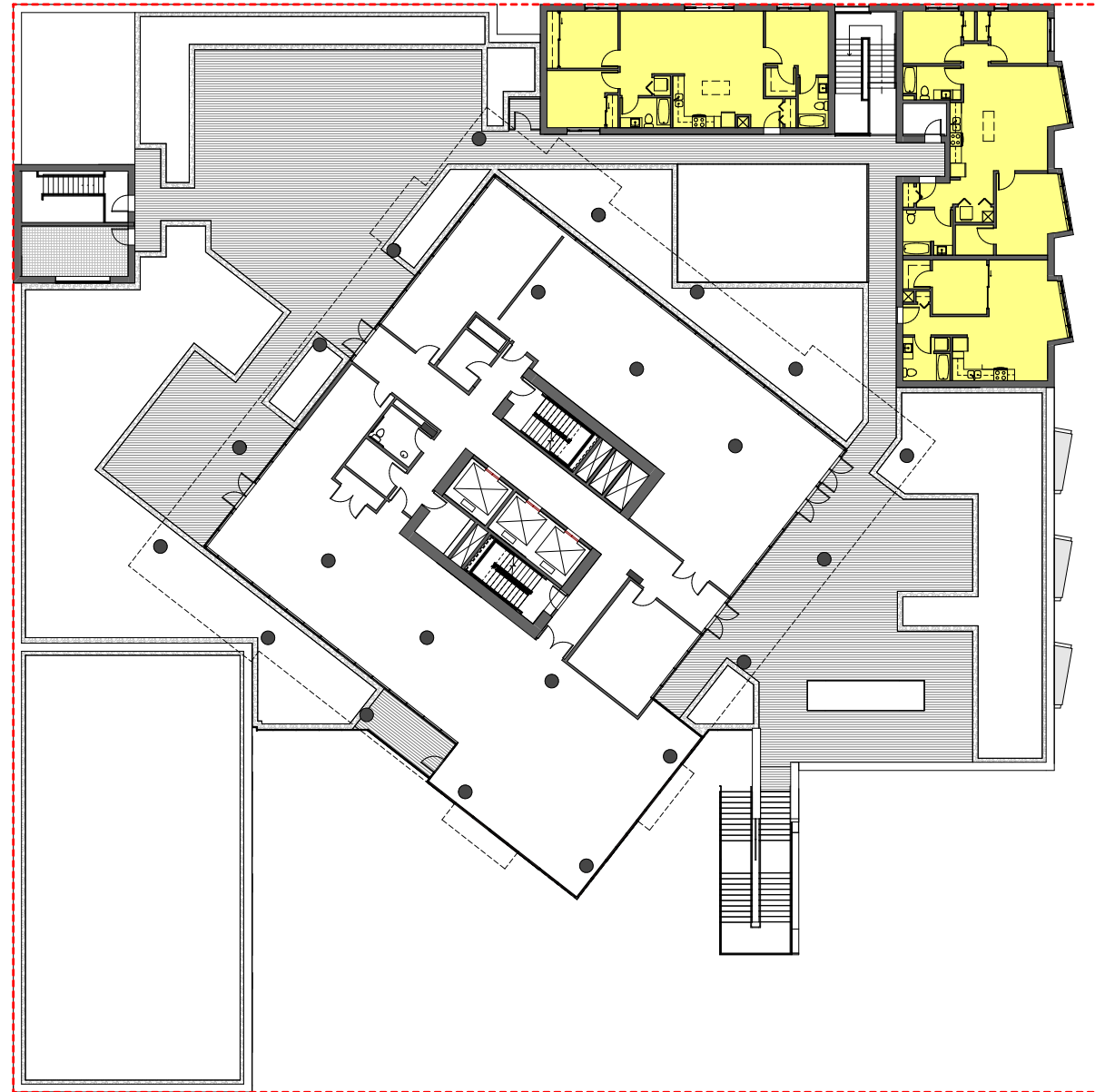
Scale: 1/32" = 1'-0" 0' 16' 32' 64'

RESIDENTIAL HOUSING BONUS (1:1)

- - - PROPERTY LINE
  AREA COUNTED TOWARDS RESIDENTIAL HOUSING BONUS



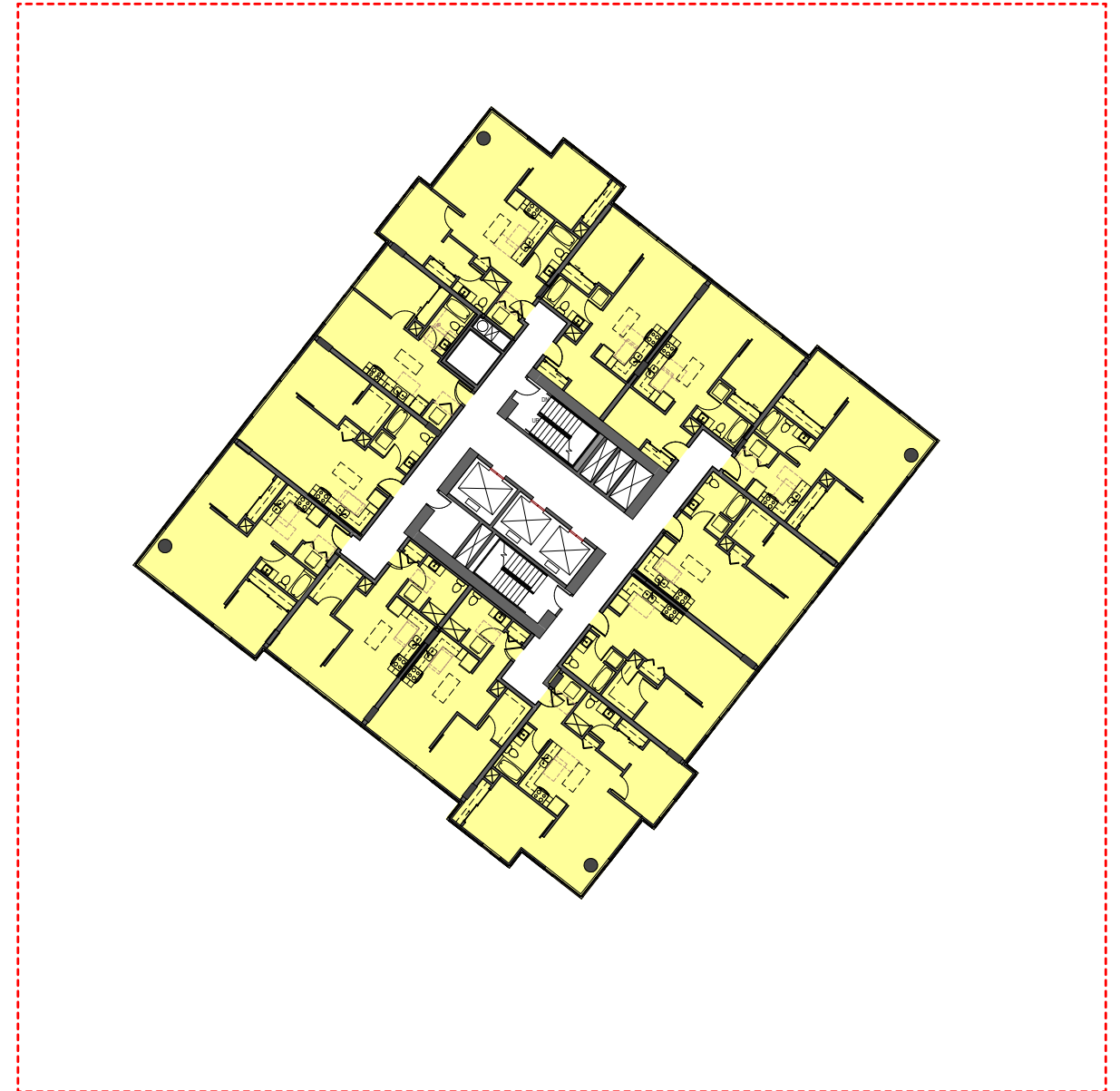
LEVEL 3



Total area at Level 3 counted toward bonus = 3,075 sf

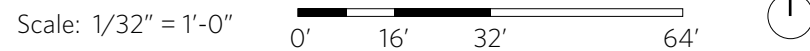
LEVELS 4-10

(NOTE: LEVEL 10 IS COMPLETELY BELOW 100'-0" BASE HEIGHT LIMIT)



Total area at Levels 4-10 counted toward bonus = 7 floors x 8,743 sf per floor = 61,201 sf

**TOTAL RESIDENTIAL AREA, LEVELS 1-10 = 78,036 SF**



RESIDENTIAL HOUSING BONUS (1:1)



LEVEL 3

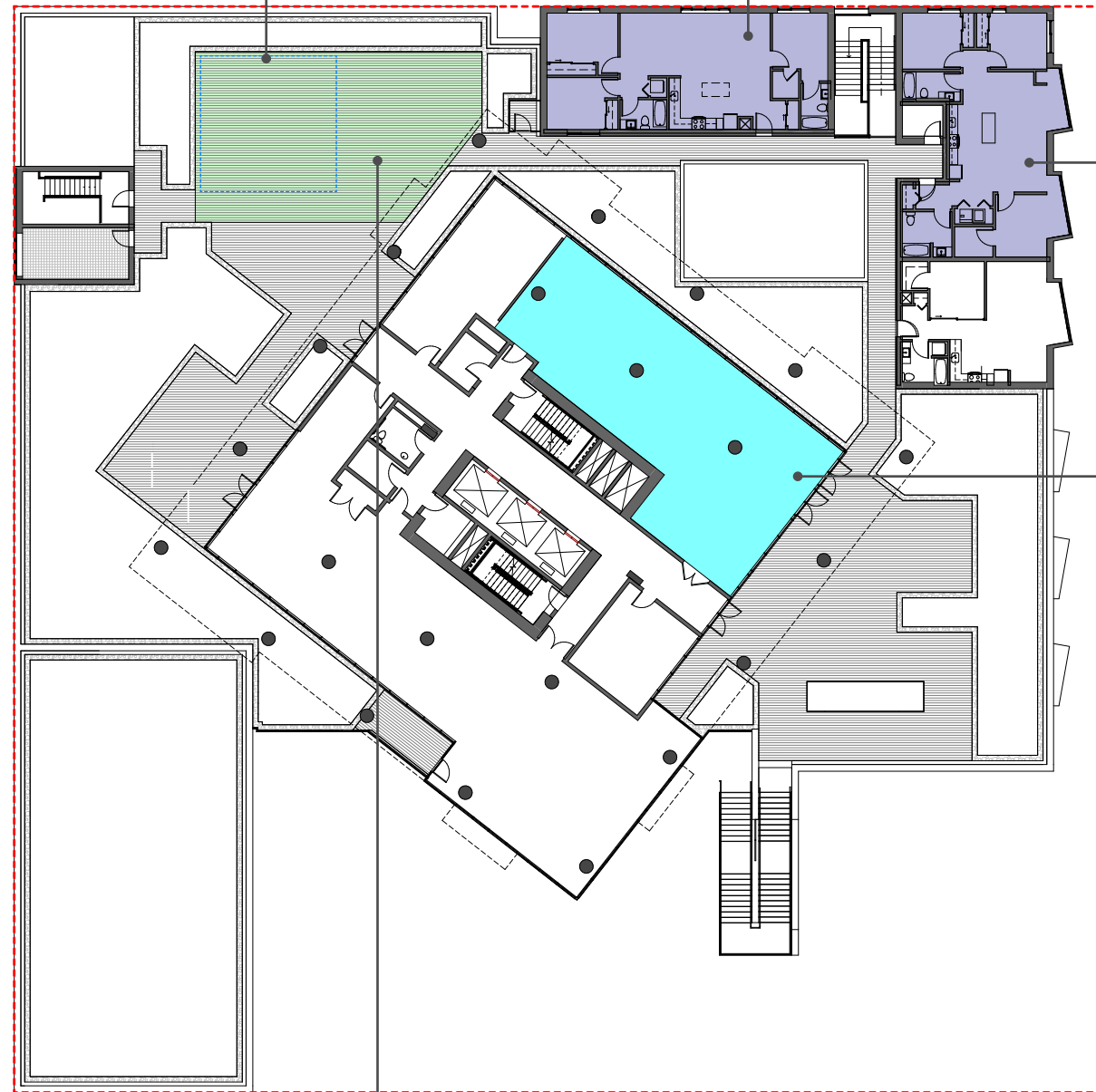
25' x 25' square fits within outdoor play area as required by the efficient family unit bonus

1,200 sf maximum allowed size to meet efficient family unit bonus for 3 bedroom; 1,200 SF provided

1,200 sf maximum allowed size to meet efficient family unit bonus for 3 bedroom; 1,200 SF provided

400 sf minimum size required to meet efficient family unit bonus; 1,145 SF provided

1,400 sf minimum size required to meet efficient family unit bonus; 1,525 SF provided



- PLAY AREA
- COMMON ROOM
- 3 BEDROOM EFFICIENT FAMILY UNIT

PROPERTY LINE

Scale: 1/32" = 1'-0" 
0'
16'
32'
64'






**EFFICIENT FAMILY UNIT BONUS (3:1)**

LEVELS 4-10



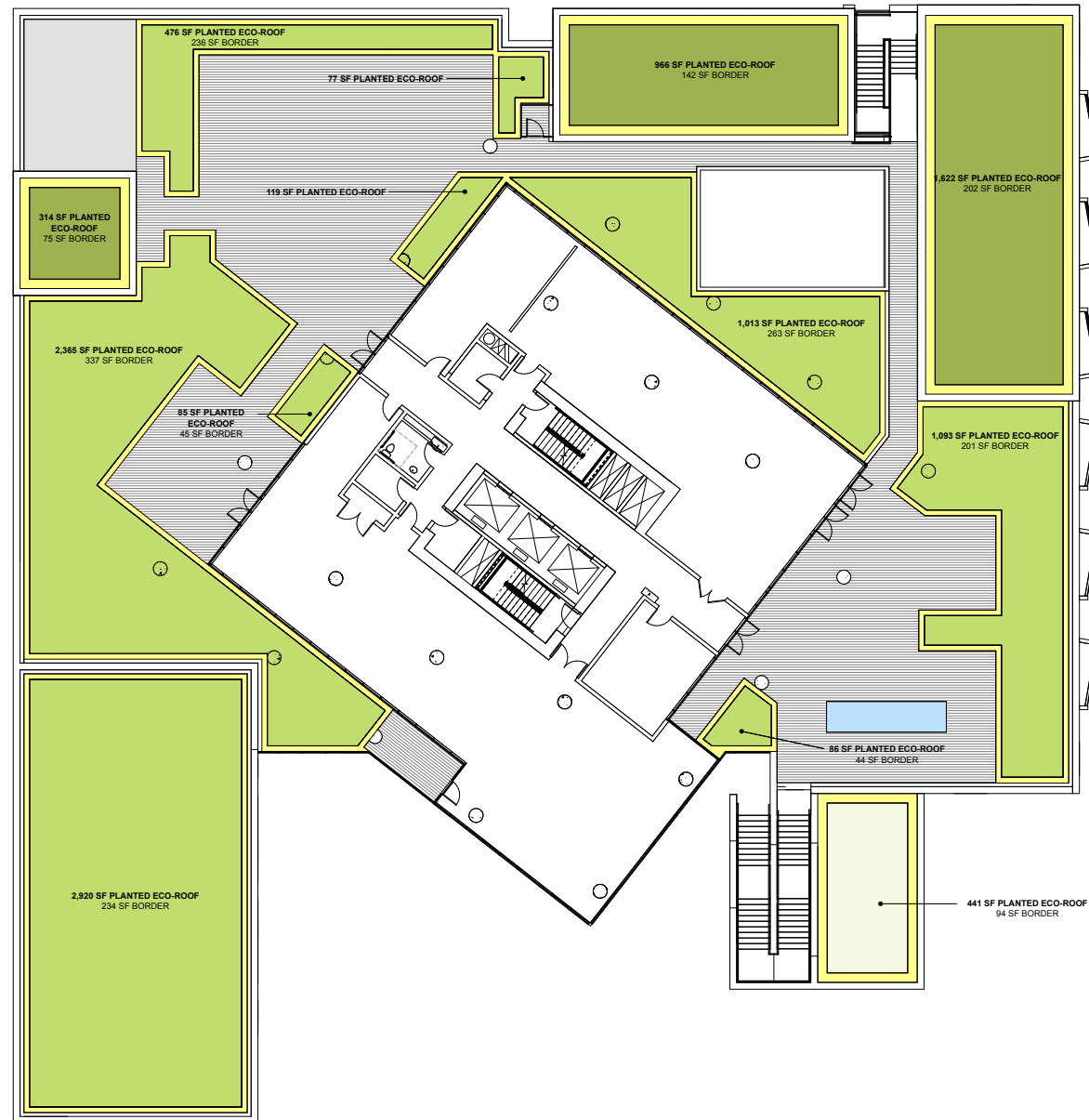
Scale: 1/32" = 1'-0" 0' 16' 32' 64'



-  2 BEDROOM/1 BATH EFFICIENT FAMILY UNIT
-  2 BEDROOM/2 BATH EFFICIENT FAMILY UNIT
-  PROPERTY LINE

EFFICIENT FAMILY UNIT BONUS (2:1)

LEVEL 3,4



LEGEND

- PLANTED ECO-ROOF, LEVEL 3
- PLANTED ECO-ROOF, LEVEL 4
- PLANTED ECO-ROOF, GARAGE ENTRY ROOF
- ECO-ROOF RIVER ROCK BORDER

AREA SUMMARY

AREA OF PLANTED ECO-ROOF	= 11,578 SF
AREA OF RIVER ROCK BOARD AROUND ECO-ROOF	= 1,873 SF
AREA OF PLANTED ECO-ROOF PLUS AREA OF BORDER AROUND ECO-ROOF	= 13,451 SF

**TOTAL AREA OF ECO-ROOF COUNTED TOWARD FAR BONUS = 12,864 SF**

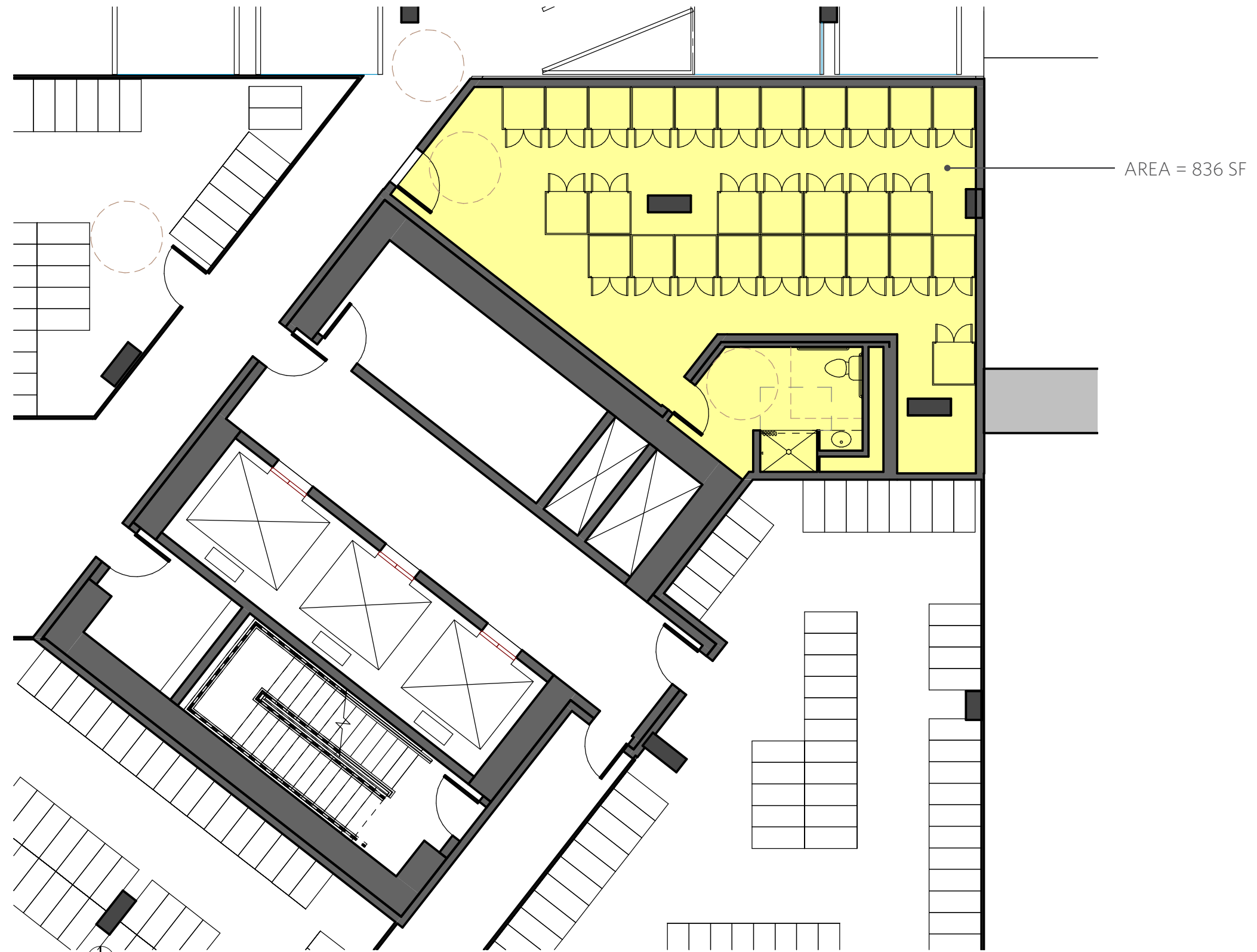
\*Note that per B.E.S. eco-roof FAR bonus certification criteria, 10% of the area of eco-roof counted towards the FAR bonus may be non-planted. The above "total area of eco-roof" includes 11,578 sf of planted eco-roof and 1,286 sf of river rock border (10% of the 12,864 total).

Scale: 1/32" = 1'-0"  0' 16' 32' 64'



ECO-ROOF BONUS

LEVEL P1



Scale: 1/8" = 1'-0"  
0' 4' 8' 16'

LOCKER ROOM BONUS

LOCKER ROOM

**GROUND FLOOR WINDOW STANDARD**

33.140.230.B  
Ground Floor Windows in the EX Zone

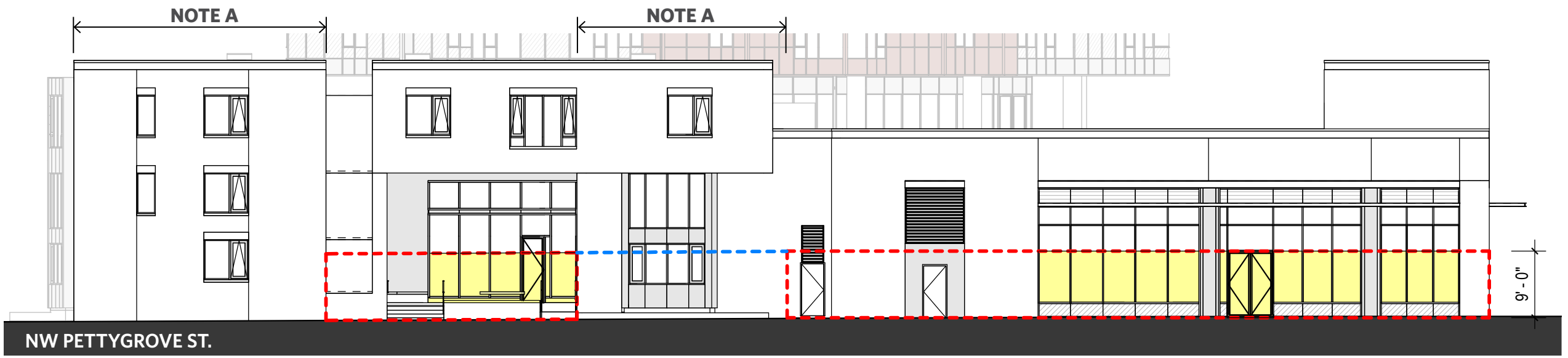
Required amounts of window area. In the EX zone, all exterior walls on the ground level which are 20 feet or closer to a street lot line, sidewalk, plaza, or other public open space or right-of-way must have windows. The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. The requirement does not apply to the walls of residential units, and does not apply to the walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

- KEY**
- = window area counted towards 33.140.230.B
  - = Facade area required to meet 33.140.230.B
  - = Line 9'-0" above grade

**NOTE A:**  
Residential unit, 33.140.230.B does not apply.

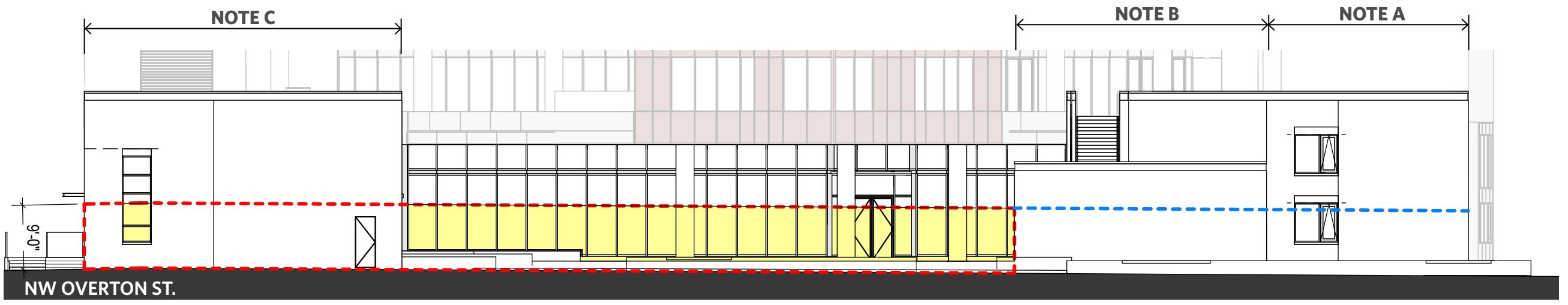
**NOTE B:**  
Parking structure set back 5 feet and landscaped to L2 standard, 33.140.230.B does not apply.

**NOTE C:**  
Live / work units.



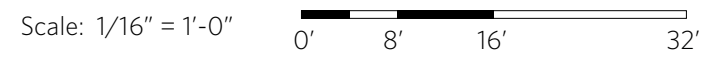
33.140.230.B

• Window length required	= 50% of 129'-0"	= 64'-6"	• Window area required = 25% of 1,159 sf	= 290 sf
• Window length provided	= 72'-3"		• Window area provided	= 515 sf

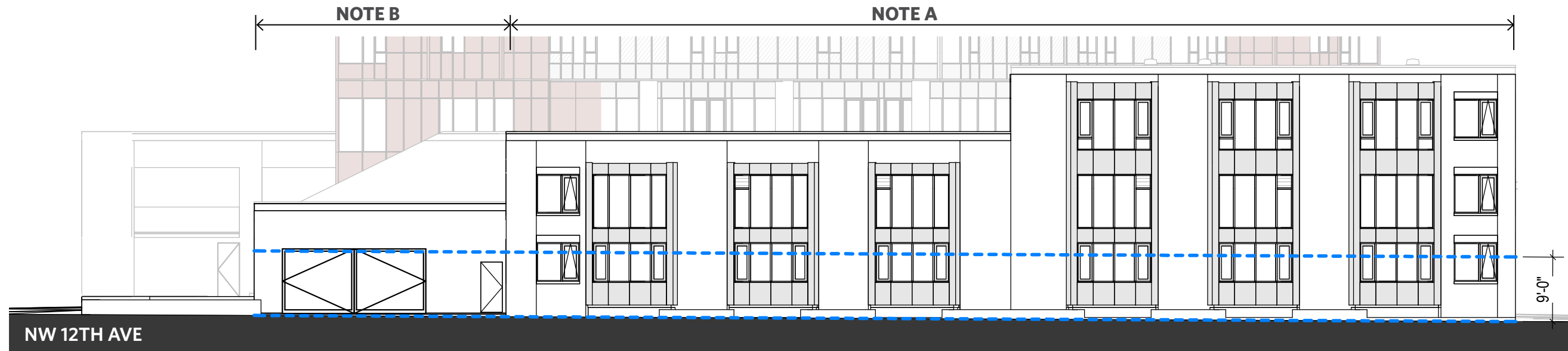


33.140.230.B

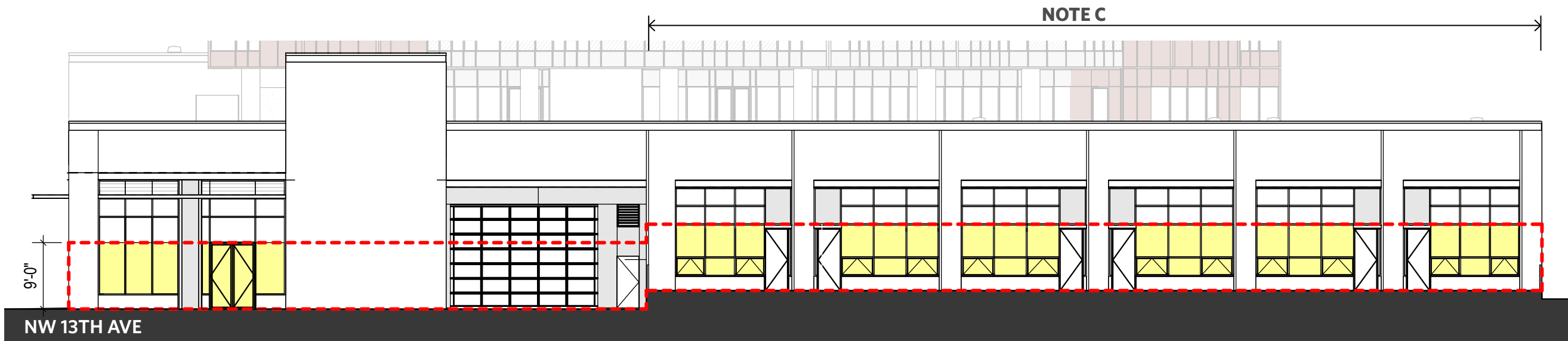
• Window length required	= 50% of 129'-6"	= 64'-9"	• Window area required = 25% of 1,157 sf	= 290 sf
• Window length provided	= 87'-1 1/4"		• Window area provided	= 588 sf



**REQUIRED AMOUNTS OF WINDOW AREA**



33.140.230.B  
 • Window length required = 0 • Window area required = 0 sf



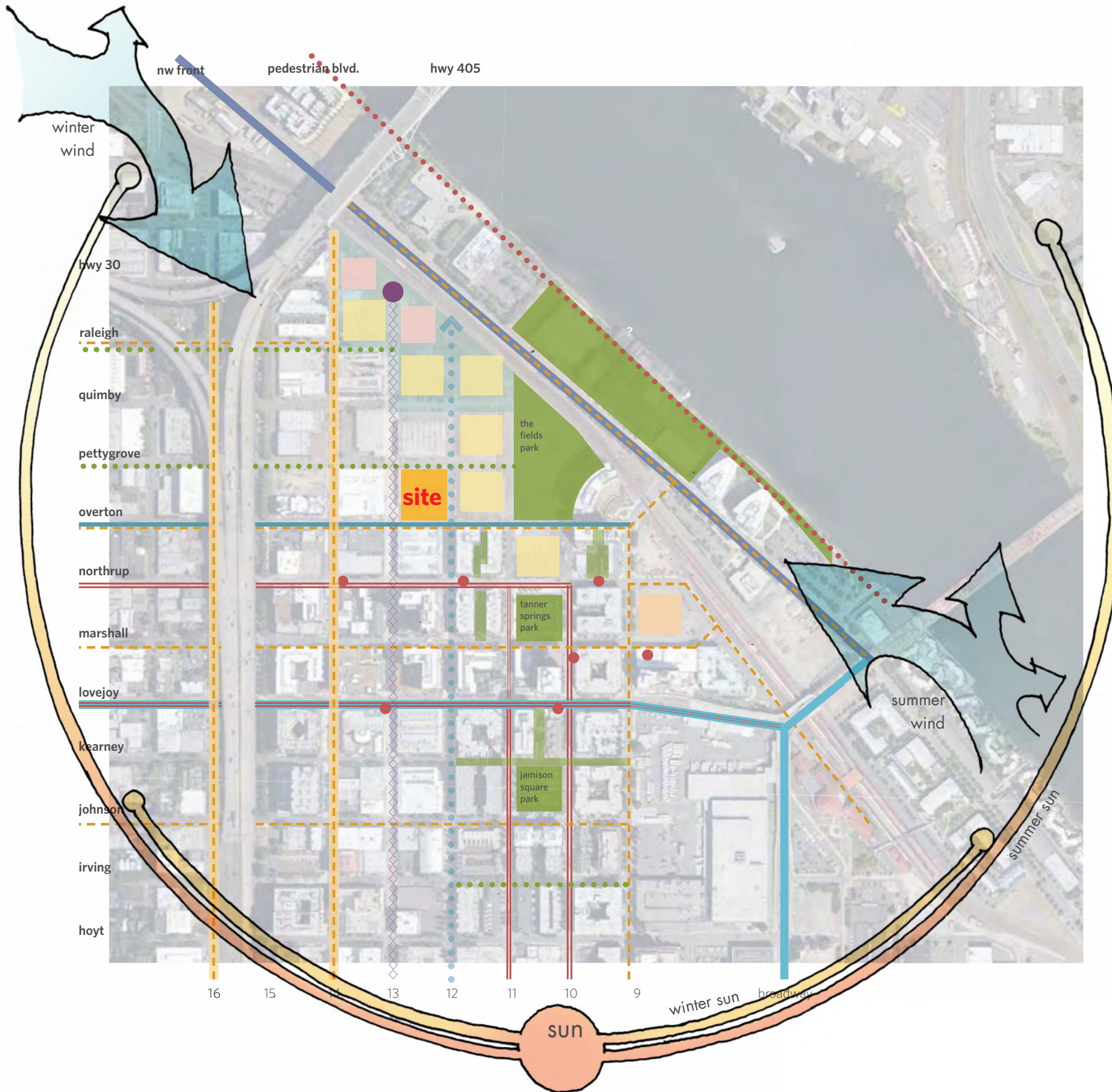
33.140.230.B  
 • Window length required = 50% of 200'-0" = 100'-0" • Window area required = 25% of 1,800 sf = 450 sf  
 • Window length provided = 100'-0" • Window area provided = 708 sf























**REQUIRED AMOUNTS OF WINDOW AREA**

# SITE CONTEXT


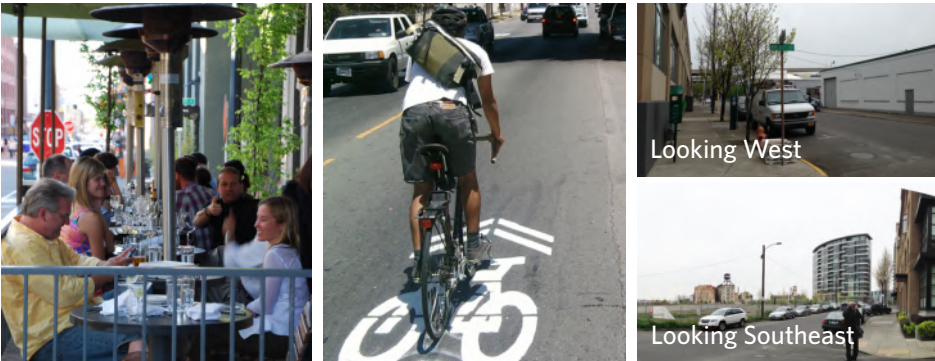
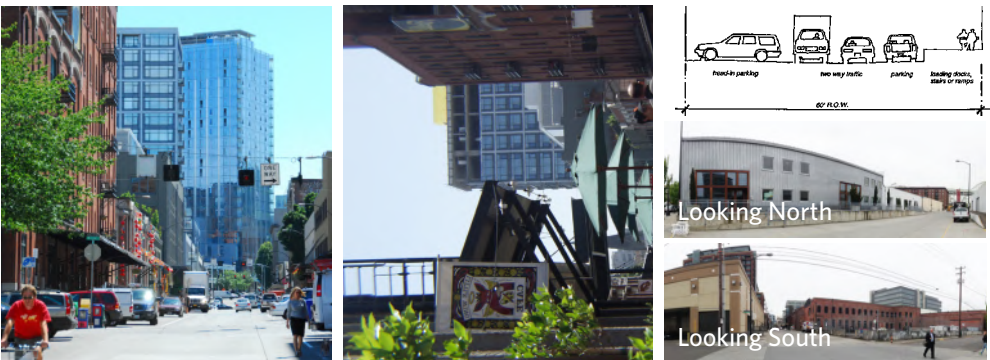





Key

-  main street corridor with loading docks **13th ave**
-  minor main street **overton**
-  green street **pettygrove & raleigh**
-  bikeway
-  tree-lined view corridor street **12th ave**
-  community corridor
-  street car
-  proposed street car
-  urban thoroughway **NW front**
-  community main street **lovejoy st**
-  pedestrian boulevard
-  transit stop
-  parks
-  pedestrian connections
-  future 'universal street'
-  future residential (HOYT)
-  future office (HOYT)
-  future office (HOYT)
-  future focal point
-  SITE

NORTH SOUTH BUILDING SECTION

	Street Type	Traffic	R.O.W.	Road width	Sidewalk	Curbline	Parking	Bicycles	Lights	Trees	St. Setbacks
<b>PETTYGROVE</b> Green Street	<b>Special Function St.</b>	Local Service	60' ROW	22' roadway	13' sidewalks	<b>bioswales</b>	<b>Options A, B or C</b>	bikes share road	<b>3 lights per block face</b>	<b>Mixed Layer Trees</b>	n/a 
<b>OVERTON</b> Minor Main	(E) Typ. Street	<b>Traffic Access St.</b>	60' ROW	36' roadway	12' sidewalks	n/a	allowed both sides	<b>City Bikeway</b>	Twin Ornamental	Uniform Plantings	n/a 
<b>13TH AVE</b> Retail Docks	<b>Special Function St.</b>	Local Service	60' ROW	<b>22' travel lane</b>	<b>dock with 6' clear</b>	n/a	allowed both sides	bicycles share road	<b>Cobra Lights</b>	w/out Street Trees	<b>75' ht w/in 20'</b> 
<b>12TH AVE</b> Buffer/Views	(E) Typ. Street	Local Service	60' ROW	36' roadway	12' sidewalks	n/a	allowed both sides	bicycles share road	Twin Ornamental	<b>Mixed Layer Trees</b>	n/a on site 

EAST-WEST BUILDING SECTION

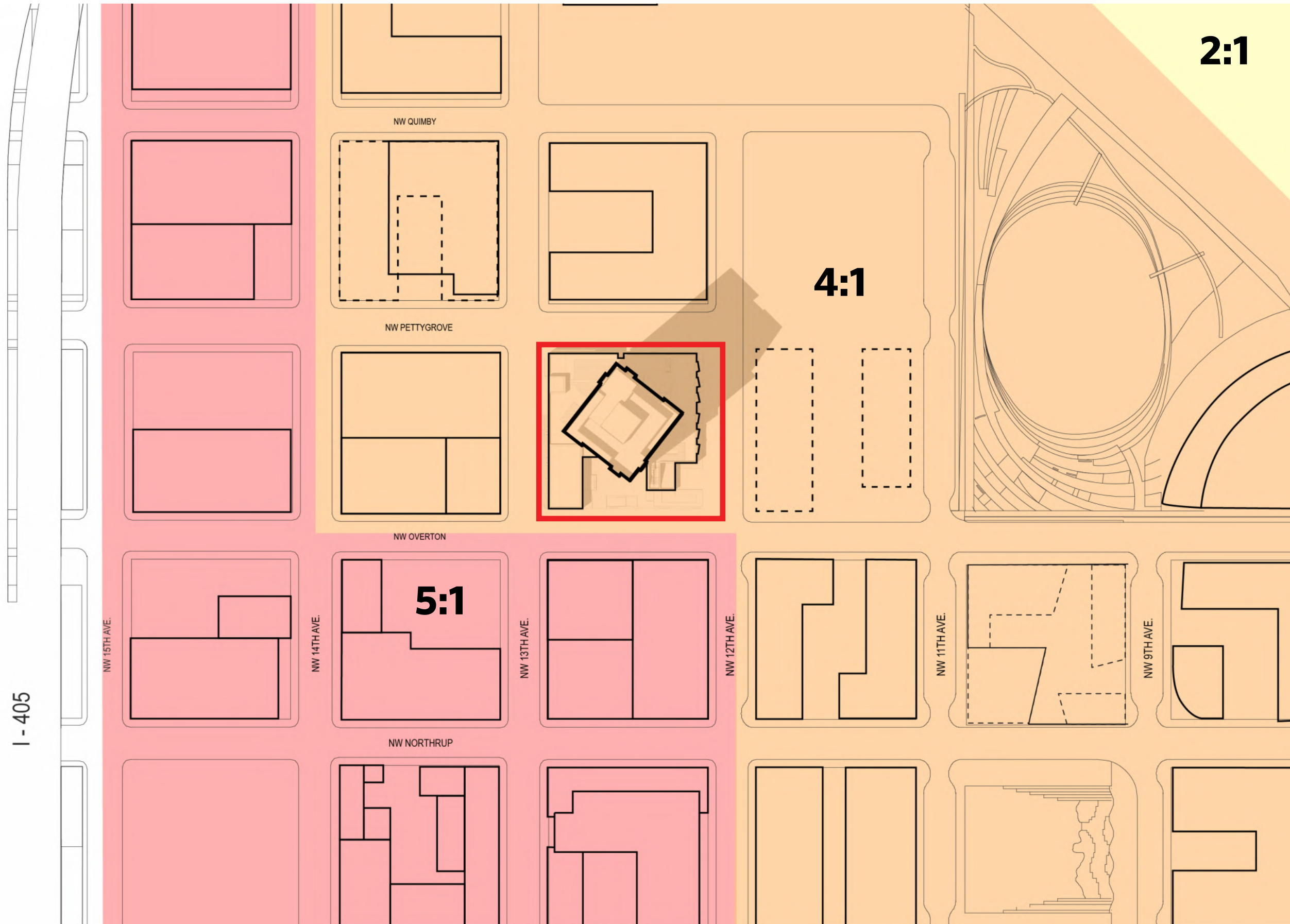


LEGEND

- A Warehouse
- B Future Apartment Building
- C Block 17 Development
- D Warehouse
- E Industrial-Use Building
- F The Sitka
- G Residential Mixed-Use



ADJACENT BUILDINGS



I - 405

NW 15TH AVE.

NW 14TH AVE.

NW 13TH AVE.

NW 12TH AVE.

NW 11TH AVE.

NW 9TH AVE.

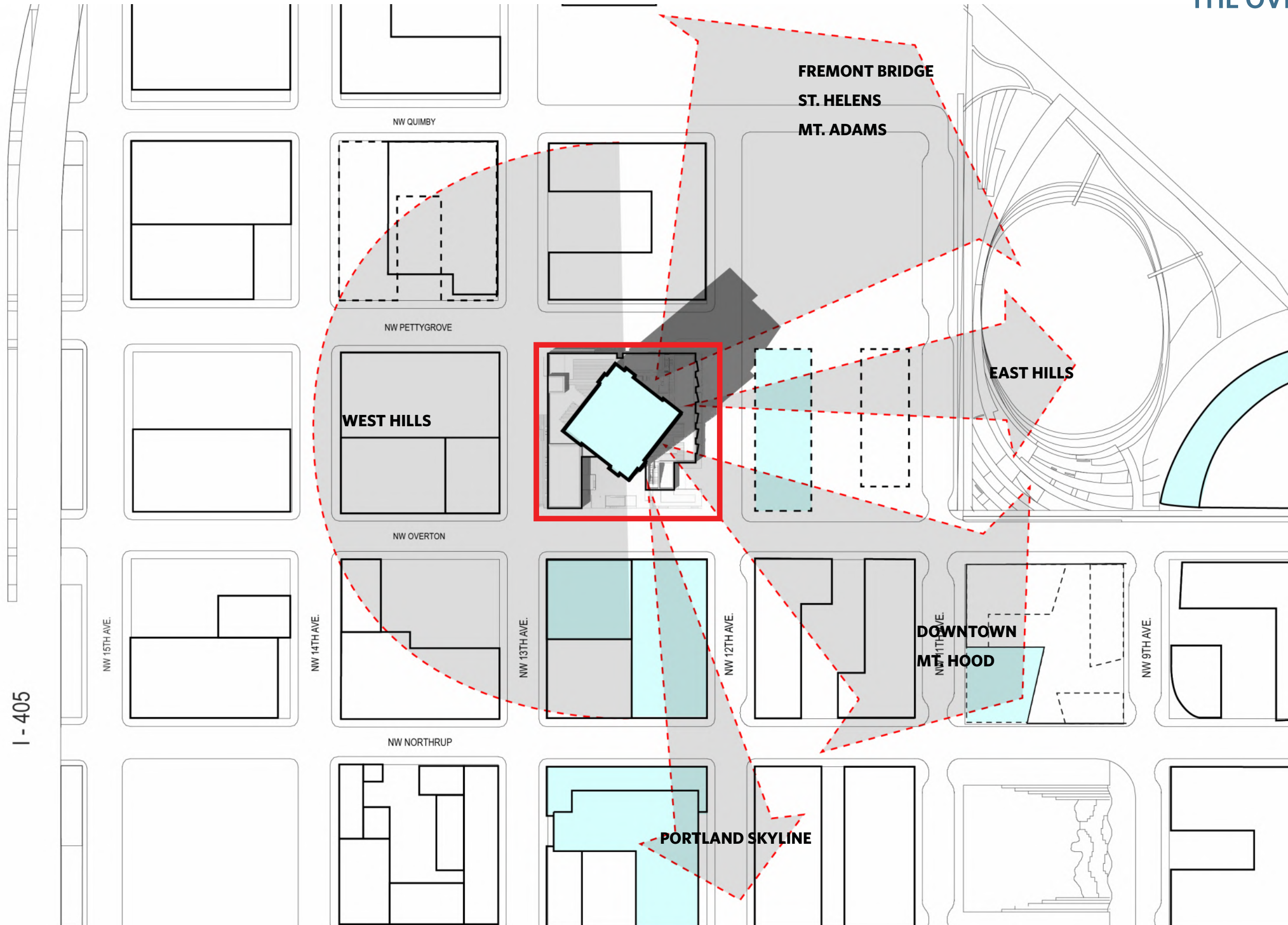
NW QUIMBY

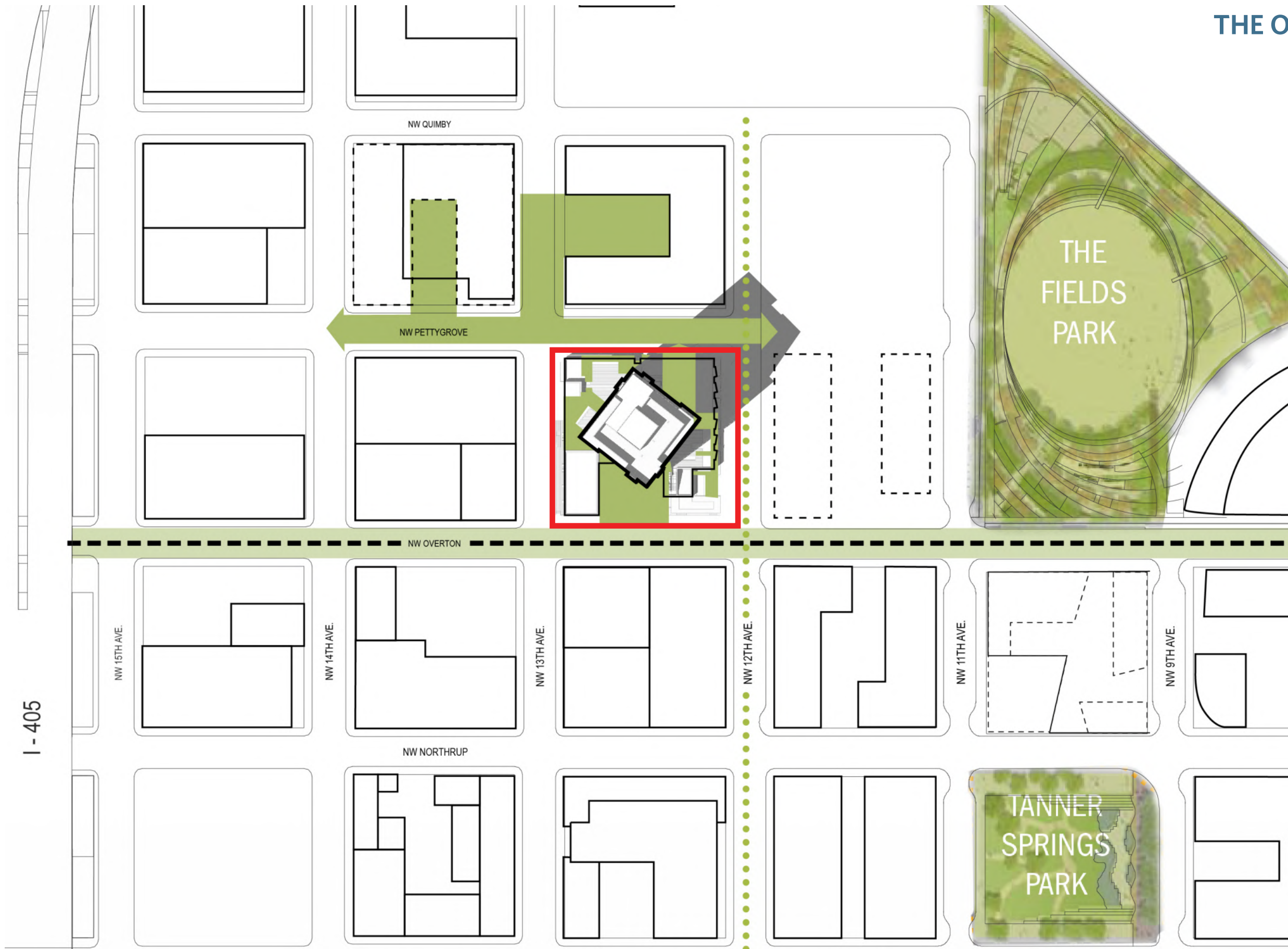
NW PETTYGROVE

NW OVERTON

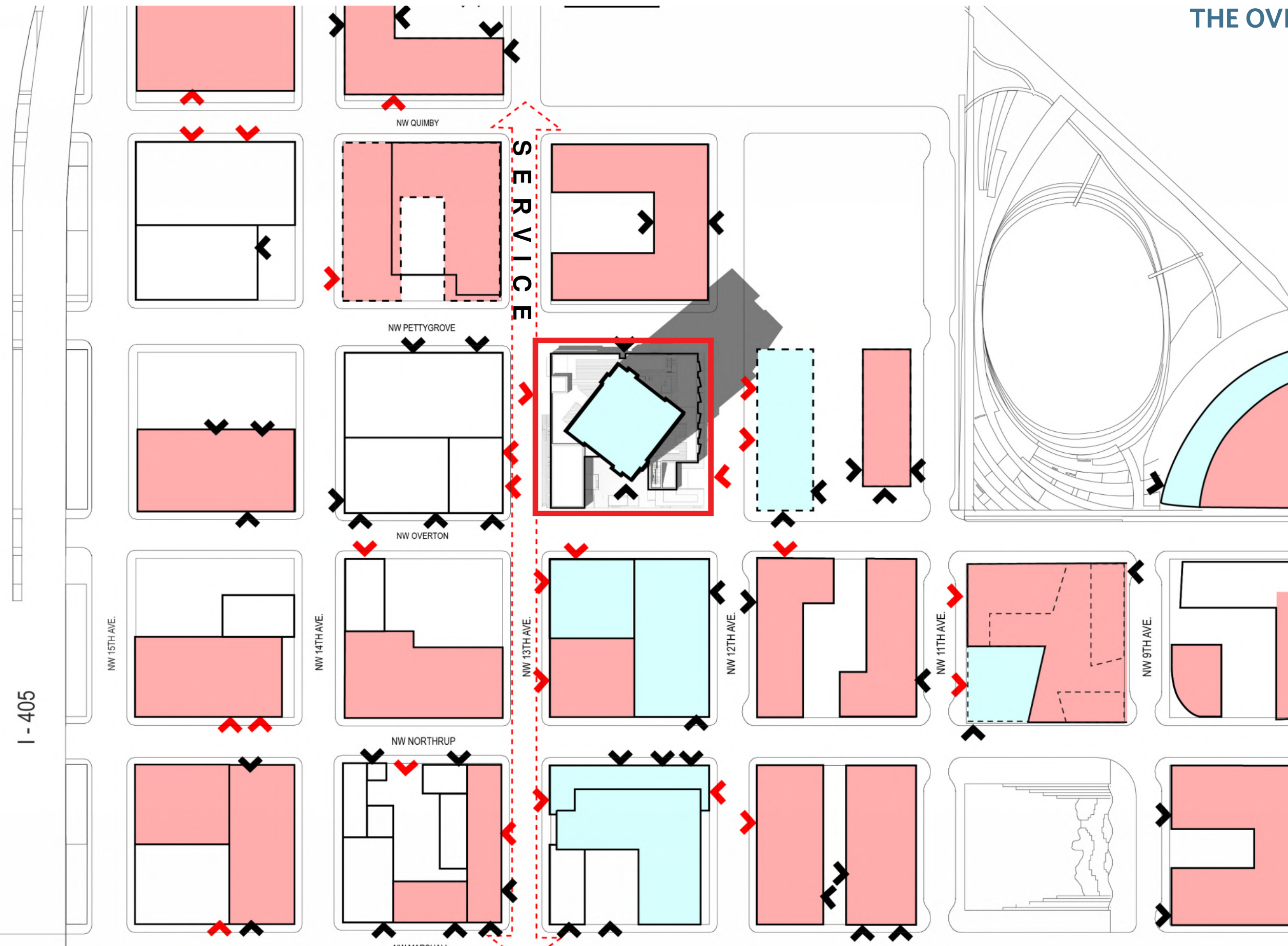
NW NORTHRUP

- 2:1 FAR
- 4:1 FAR
- 5:1 FAR



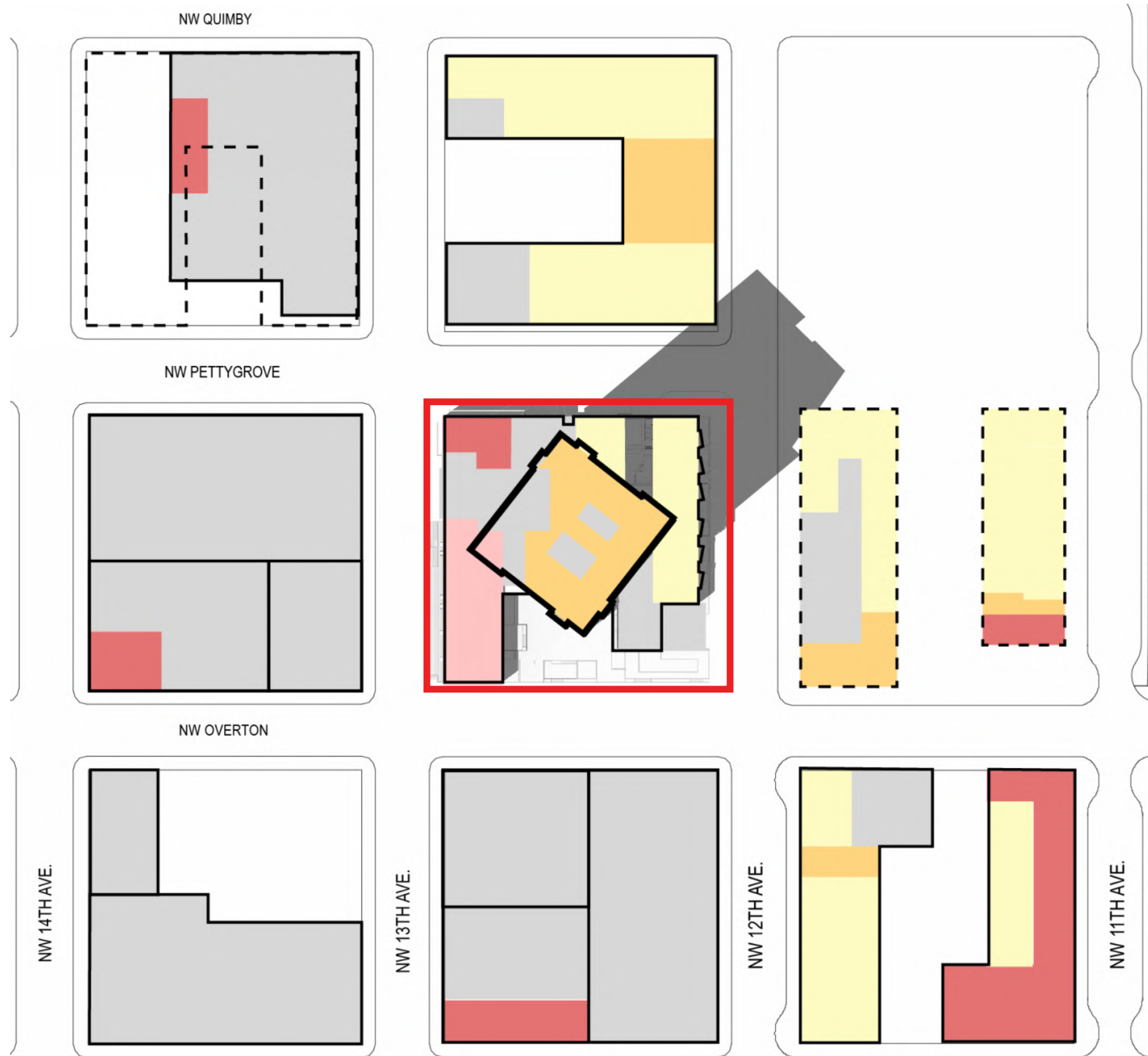


- Greenstreet
- Bikeway
- Tree-Lined View Corridor



- High-Rise
- Mid-Rise
- Service Entry
- Pedestrian Entry

ENTRANCES AND CIRCULATION DIAGRAM



- Residential
- Live/Work Units
- Lobby / Commons
- Services / Core / Parking
- Retail

GROUND FLOOR USE DIAGRAM



# DESIGN RESPONSES TO DAR SUBMITTAL



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

## MEMORANDUM

**Date:** November 19, 2013  
**To:** Julie Currier, Unico Properties  
**From:** Kara Fioravanti, Development Review  
Phone number 503-823-5892  
**Re:** 13-212985 DA – Overton Apartments  
Design Advice Request Summary Memo November 7, 2013

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Design Commission at the November 7, 2013 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit:

[http://efiles.portlandoregon.gov/webdrawer/search/rec?sm\\_class=uri\\_7547&count&rows=50](http://efiles.portlandoregon.gov/webdrawer/search/rec?sm_class=uri_7547&count&rows=50)

These **Design Commission** comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on November 7, 2013. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a pre-application, a land use review application, public notification, a Staff Report and a public hearing] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your formal Type III Design Review application.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents

1900 SW 4th Avenue, Suite # 5000, Portland, OR 97201

This memo summarizes **Design Commission** design direction provided at the November 7, 2013 DAR.

Commissioners in attendance on November 7<sup>th</sup>: Jeff Simpson, David Wark, Gwen Milius, and Jane Hansen.

#### General Feedback:

- The on-site vehicle courtyard is wedging a suburban model into an urban space, and should be reconsidered. A porte-cochere and a generous people space at the main/Overton entry courtyard are incompatible uses: pick one or the other. On-site vehicle courtyard will be difficult or impossible to approve.
- The courtyard is a huge opportunity to create a signature space, but the cars will ruin the effect. Enclose the cars as quickly as possible.
- The base/ground floor of the building should be well-detailed, integrated with the overall design, and pedestrian friendly – this is the critical piece on this project for Design Review purposes.
- Consider canopy designs with dimensions that are unified and consistent for the entire project (e.g. grand main entry vs. retail vs. live/work). The live-work canopies may be too shallow. Dock canopies are typically continuous instead of broken. Consider adding more canopy to the west/13<sup>th</sup> Avenue side.

#### Rotated Tower Concept

- General support for rotated tower concept – like the idea – nice gesture.
- Consider ways to integrate and refine the base of the tower, especially how it interacts with the tower above and the adjacent courtyard spaces – the base/top/courtyard interaction is somewhat awkward today and needs resolution for coherency.
- Moving the entry closer to the street might help with the base/top/courtyard interaction issue.

#### Public Interface at Each Street

- The auto court was described as unfortunate and ‘not a great front door’.
- There are some areas of large solid brick wall expanse, especially on the north elevation and facing NW 13<sup>th</sup> – please reconsider these large blank wall areas.
- Loading docks may be ‘phony’ and in conflict with actual loading functions in new buildings but our standards call for/encourage them. There was general support for the partial dock concept, in that is responsive to the project and surrounding site grades.
- There was considerable discussion about the raised planter at the units fronting on 12<sup>th</sup> Avenue at grade, where the planter exists without outdoor unit space or pedestrian/unit access to the street. Design Commission would like you to explore this condition further, studying the situation to ensure an activated, engaging edge for pedestrian passersby. This could be accomplished by:
  - Do more of a stoop-like condition for these units, providing pedestrian connection to the street;
  - Modifying the plantings in the planter to create a denser, well-considered landscape feature and ‘veil’ that provides some separation for the occupants;
  - Modifying window proportions and height (some of the ground floor windows feel uncomfortably close to the ground); and/or
  - Creating outdoor terrace space for the units with no stoop.
- Explore the idea of moving loading functions to 12<sup>th</sup>, and the live-work/stoop units onto 13<sup>th</sup>, to improve the streetscape conditions for these two elements.

#### NW Overton frontage

- The vehicle area/entry court plan is an undefined area with no edges, leading to use of the site for taxi waiting, parking, and stacking of vehicles in a queue.
- The on-site courtyard should be designed for people, not cars. People would be ‘in the way’ of the cars functionally and visually in the space as designed.
- The courtyard idea has potential as an attractive people space. It has a leftover, in-between feeling today, and should be reconsidered in light of making it a people space.

- The courtyard edge could be improved, increasing connections out to the street. Some felt the planters themselves act as a barrier to visual and pedestrian connections from the sidewalk. Another commented that the landscaped edge could be improved by going deeper and refining the plant materials, to make it more of an amenity.
- Please contain the vehicle area within the building as much as possible, with vehicles entering the building from the street and disappearing from public view.

#### Color and Materials

- The randomized, gradated color concept is nice, the subtler tones and colors may be preferable over the brighter color options.
- There is support for applying color to the north and south corners of the building (2 bedrooms) and leaving the rest in a neutral/primary color.
- Support for the gradation of light from darker base to lighter top. Consider ways to express this concept to the intentional selection of landscape materials, as well.
- Look for formal links in the various landscaped spaces to unify the project. There appears to be good cohesion among the plant materials, with a rich palette, but explore further how to refine the landscaping and integrate it with the overall materials and design of the building.

#### Building Top

- The top should be integrated and intentional given the height of the tower. Integrating the rooftop screening into the design concept for colored north and south corners is one potential approach.

#### Exhibit List

- A. Applicant’s Information
  1. Original drawing set
  2. First revised drawing set, dated Oct. 21, 2013
  3. Second revised drawing set, dated Oct. 28, 2013 – as presented for Nov. 7, 2013 session
- B. Zoning Map
- C. Drawings (see A series above)
- D.
  1. Posting instructions sent to applicant
  2. Posting notice as sent to applicant
  3. Applicant’s statement certifying posting
  4. General information on DAR process included with e-mailed posting/notice
- E.
  1. Public Testimony
- F.
  1. Application form
  2. Staff cover memo for Nov. 7, 2013 session
  3. Staff ‘cheat sheet’ for Nov. 7, 2013 session
  4. Staff powerpoint for Nov. 7, 2013 session



### Pedestrian Plaza -

The concept of the onsite vehicle courtyard has been eliminated in favor of a smaller scale pedestrian plaza. This plaza has been further condensed to support a friendlier pedestrian environment and experience. Scaling down was accomplished through a few different means. The enclosure of the garage entry removes the visual connection to vehicles entering and exiting the garage. Planter areas surrounding the plaza have been increased in size to soften the building edges and offer interest for the pedestrian, and the south glazed wall of the entry lobby has been moved south, closer to the street, to give the building more presence and connection to the streetscape.

### Base / Ground Floor Integration -

The bottom edge or skirt of the tower has been lowered across the south pedestrian plaza to further integrate the tower and podium elements of the building and provide stronger visual connection and presence. Although the rich masonry of the ground floor levels differentiates the base from the lighter window wall point tower above, it also serves as the towers beginning and spring point. The bottom to top, dark to light gradation of the earthy hued panels in the north and south corners of the tower visually grounds the tower to its base.

### Canopies-

Canopies or overhangs are provided above all main entry points to provide shelter from the elements and help to distinguish various program elements within the building. The buildings two main entries are tucked beneath the overhang of the tower above. The NW retail corner is defined with continuous canopies along each façade and the live/work lofts incorporate canopies over the entry doors to help maintain the resident's access to daylight and views. These abbreviated canopies help to differentiate these entries from pure retail and creates a punctuated rhythm along the west façade.

### Rotated Tower Concept

- There is general support for rotated tower concept.
- See 'Base / Ground Floor Integration'
- The south wall of the entry lobby as been moved closer to the street to ensure a stronger visual connection and a more welcoming entry.

### Public Interface at Each Street

- The auto court has been eliminated
- Facades have been further developed and modified. The design approach to the facade has been holistic. A varied rhythm of solid and void along each facade provides visual connection and texture. Additional windows have been added in the NE and SW corners into townhouse and live/work units.
- There was general support for the partial dock concept on 13th
- Planters have been added along 12th Ave to provide some height variation to the softscape and hardscape and serve as a buffer between the townhomes and the street. Lower planter walls along the sidewalk offer places for pedestrians to rest.
- Maintaining loading functions on 13th helps to recreate the original Pearl character along this street. The loading bay on the west side will better support the retail and back of house functions of the building. The design promotes 12th avenue as a pedestrian friendly street by avoiding a second loading area and curb cut on this east side.

### NW Overton Frontage

- See 'Pedestrian Plaza'
- Exterior balconies have been carved out of the east facing wall of the south plaza. These balconies provide further interest to the facade and an opportunity to activate the primary pedestrian space.

### Color and Materials

- Subtler earth red tones have been incorporated into the gradation pattern at the north and south corners to further integrate the tower and podium
- There is support for applying color to the north and south corners of the building, leaving the rest a neutral color.
- There is support for the gradation of light from darker base to a lighter top.
- Native plants of varying texture and height have been incorporated in plazas and planters around the podium to soften the building edges and create pedestrian friendly spaces.

### Building Top

- The rooftop screening has been integrated with the gradated colored metal panel concept at the north and south corners of the building. This creates a continuous singular expression for the full height of the tower.



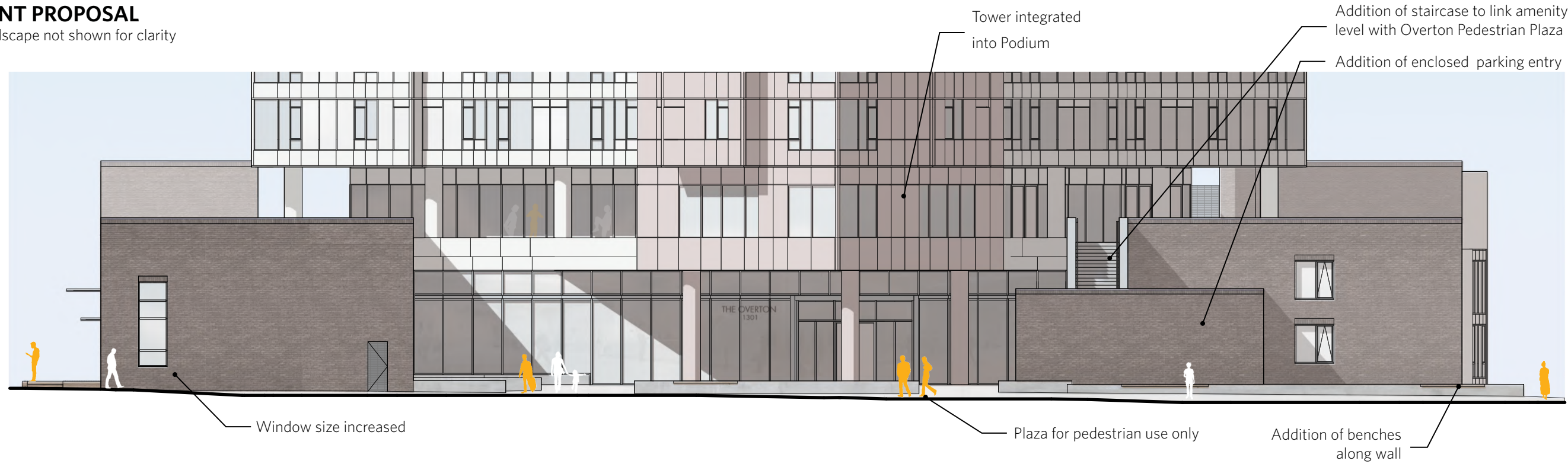
Scale: 1/32" = 1'-0"

LEVEL 1 PLAN



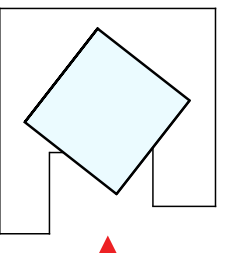
**CURRENT PROPOSAL**

Note: Landscape not shown for clarity



Scale: 1/16" = 1'-0"  
0' 8' 16' 32'

**NW OVERTON ELEVATION**





**CURRENT PROPOSAL**

Note: Landscape not shown for clarity

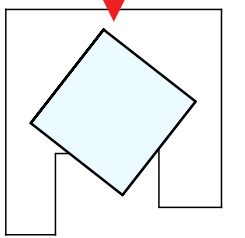
Windows added at residential units



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

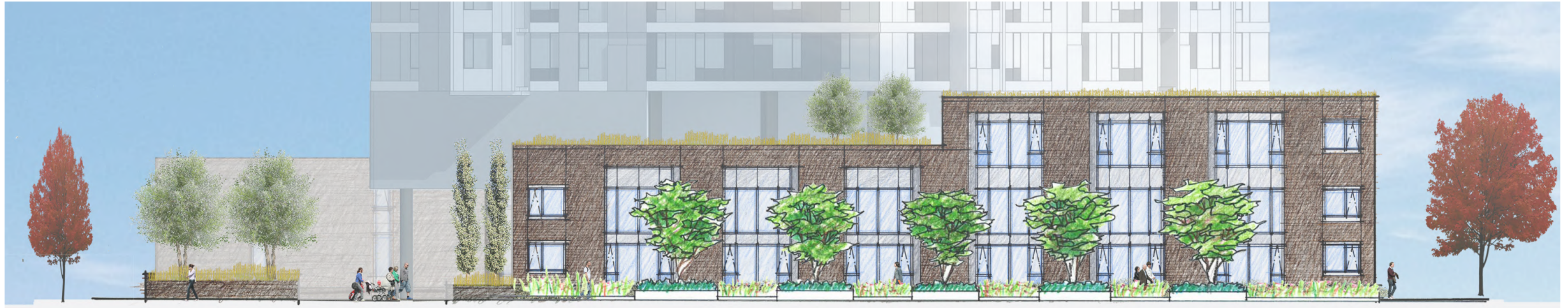


Glazing area increased at retail



**NW PETTYGROVE ELEVATION**





**CURRENT PROPOSAL**

Note: Landscape not shown for clarity

Stair connection added from amenity level to Overton Pedestrian Plaza

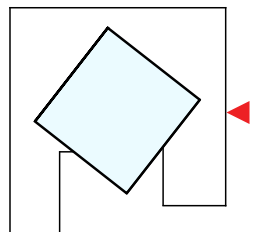


Scale: 1/16" = 1'-0"



**NW 12th AVENUE ELEVATION**

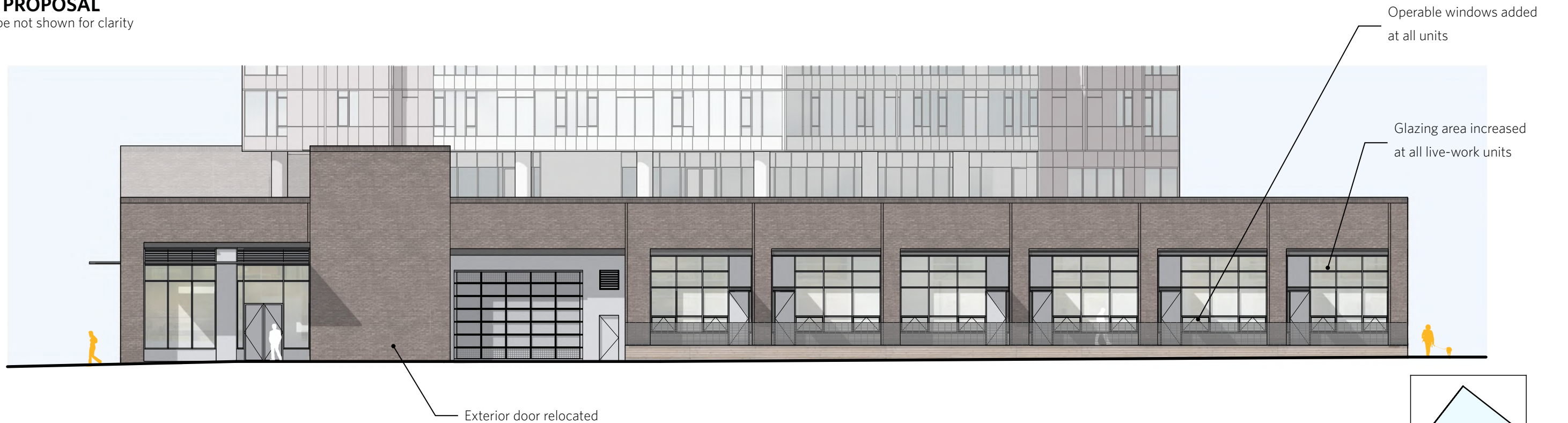
Window height raised at townhomes





**CURRENT PROPOSAL**

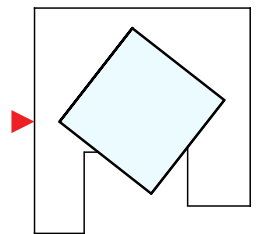
Note: Landscape not shown for clarity



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



**NW 13th AVENUE ELEVATION**



DAR SUBMITTAL



CURRENT PROPOSAL

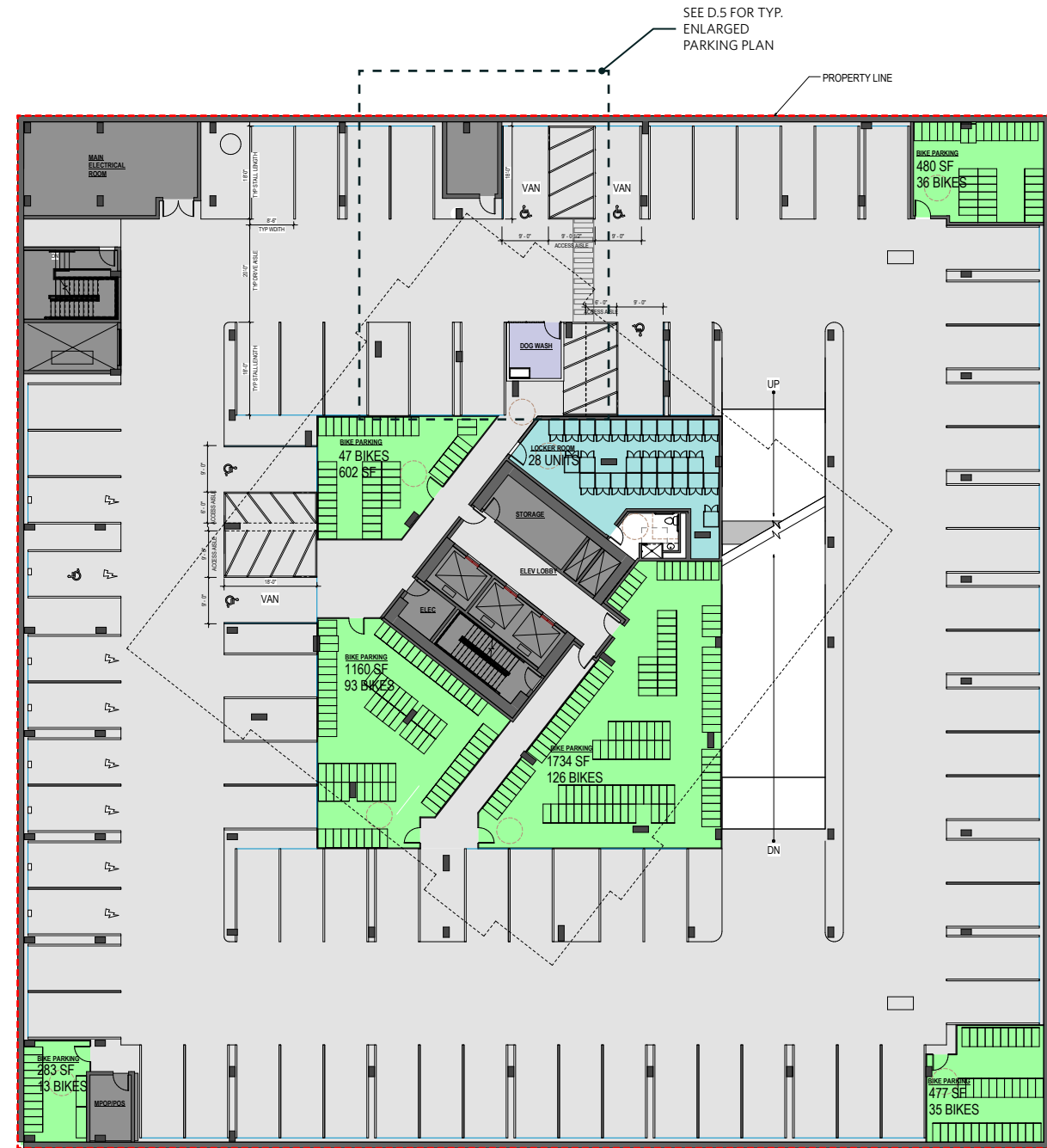


3D VIEWS FROM SOUTHEAST

# BUILDING PLANS

LEVEL P2 — PARKING

LEVEL P1 — PARKING



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



- - - PROPERTY LINE
- SERVICE SPACE / TENANT STORAGE
- LONG TERM BIKE PARKING

LEVEL 01 — LOBBY

NW PETTYGROVE ST.



NW OVERTON ST.

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



--- PROPERTY LINE

HOUSING UNITS  
RETAIL

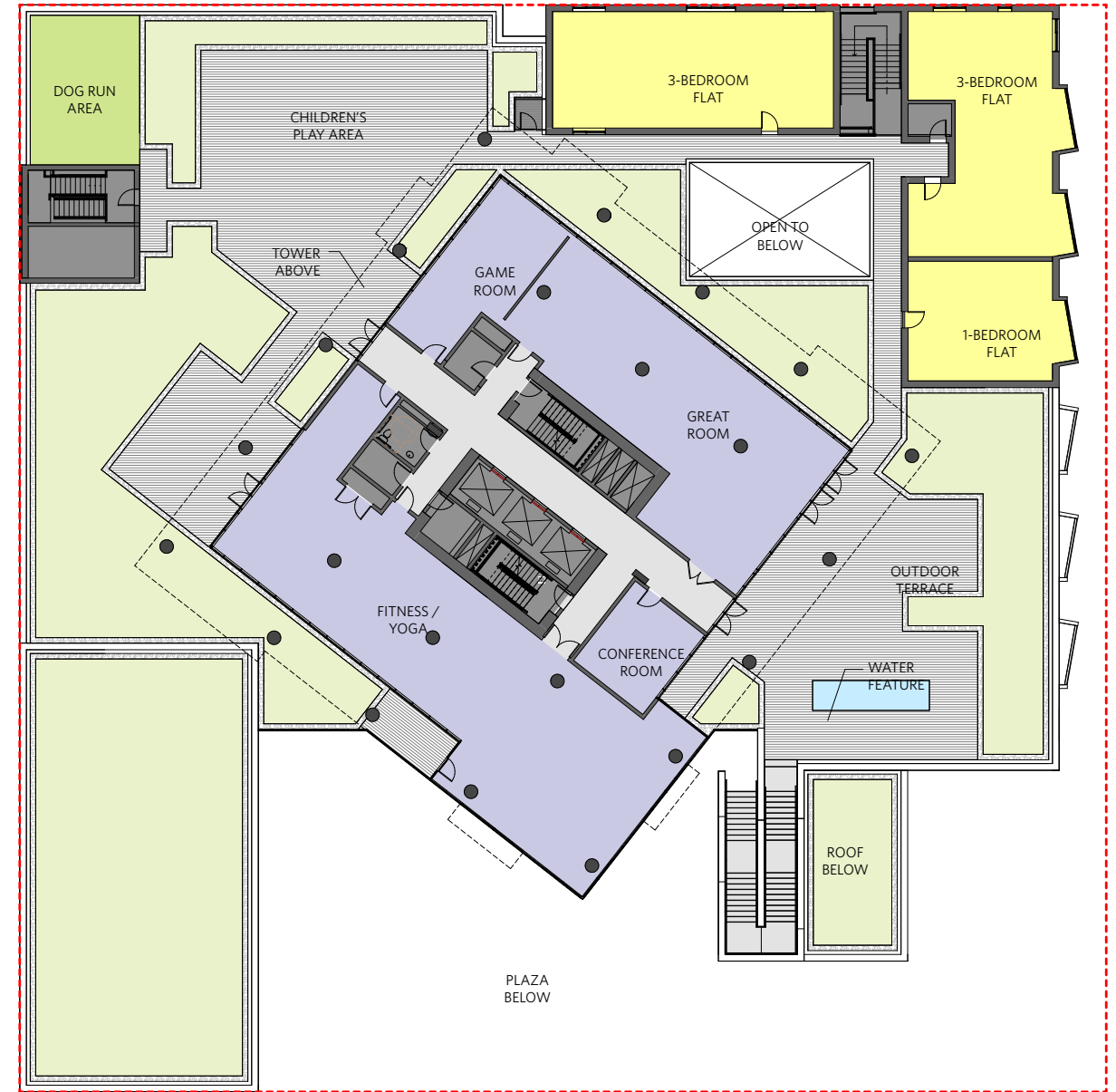
MAIL / LEASING  
SERVICE

CIRCULATION  
GREEN SPACE

AMENITY

LEVEL 03 — AMENITIES / OUTDOOR

NW 12TH AVENUE



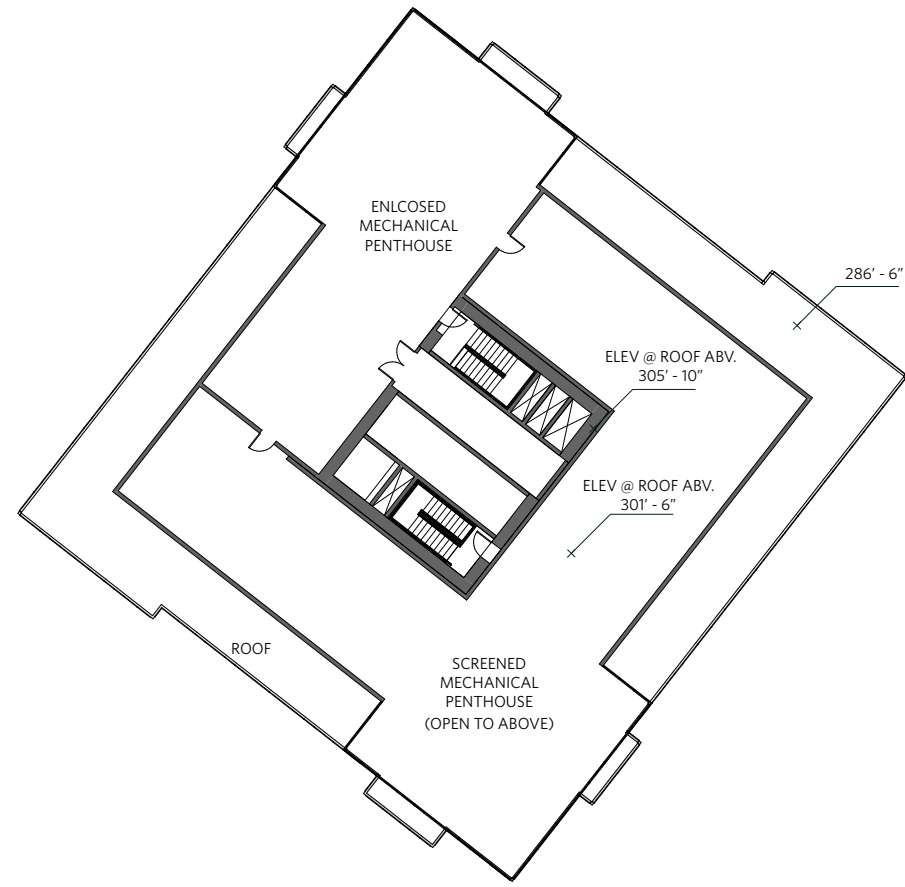
TYPICAL TOWER LEVEL

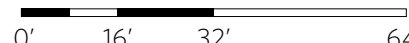



Scale: 1/16" = 1'-0"

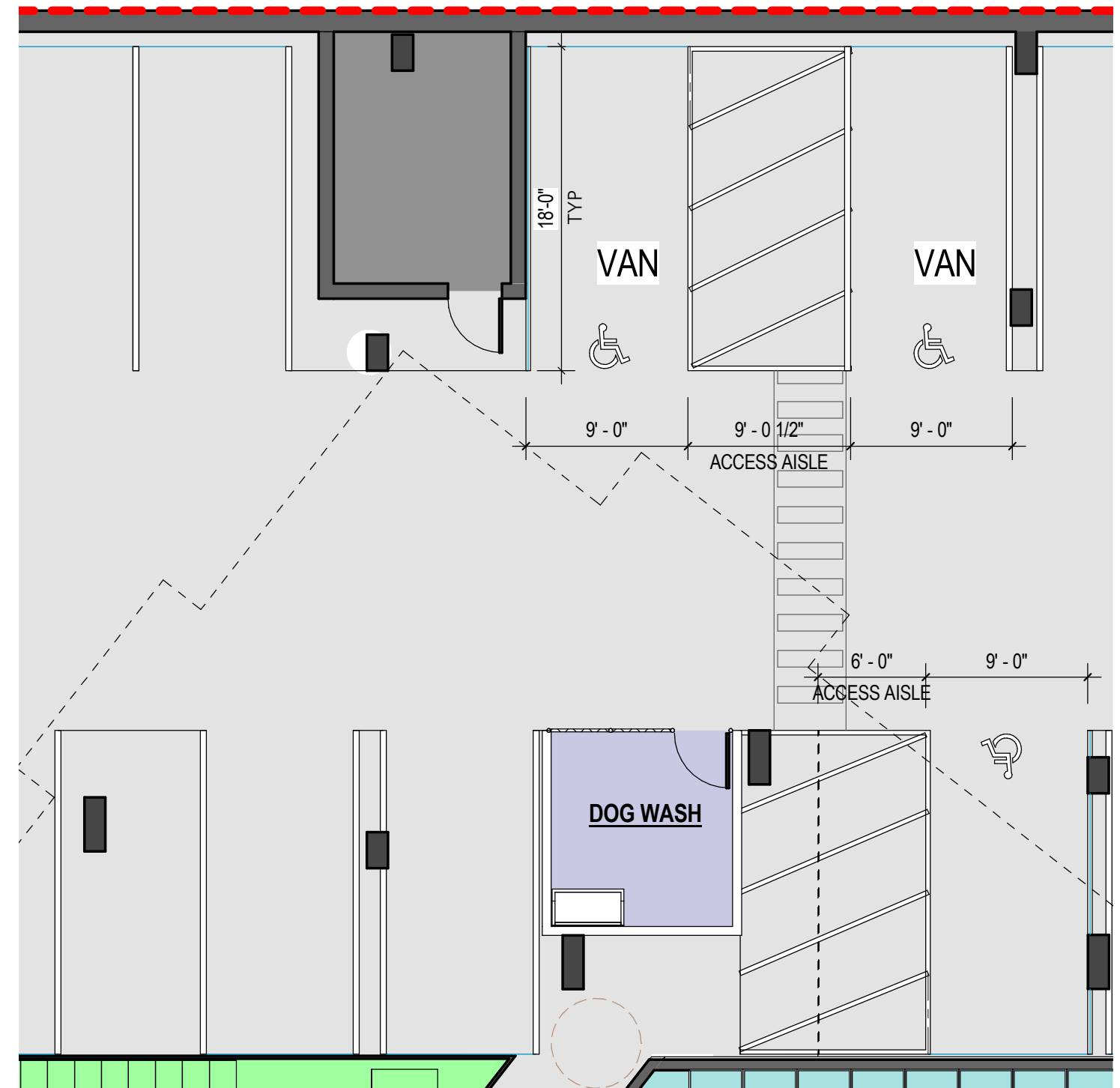


MECHANICAL PENTHOUSE, LEVEL 27



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

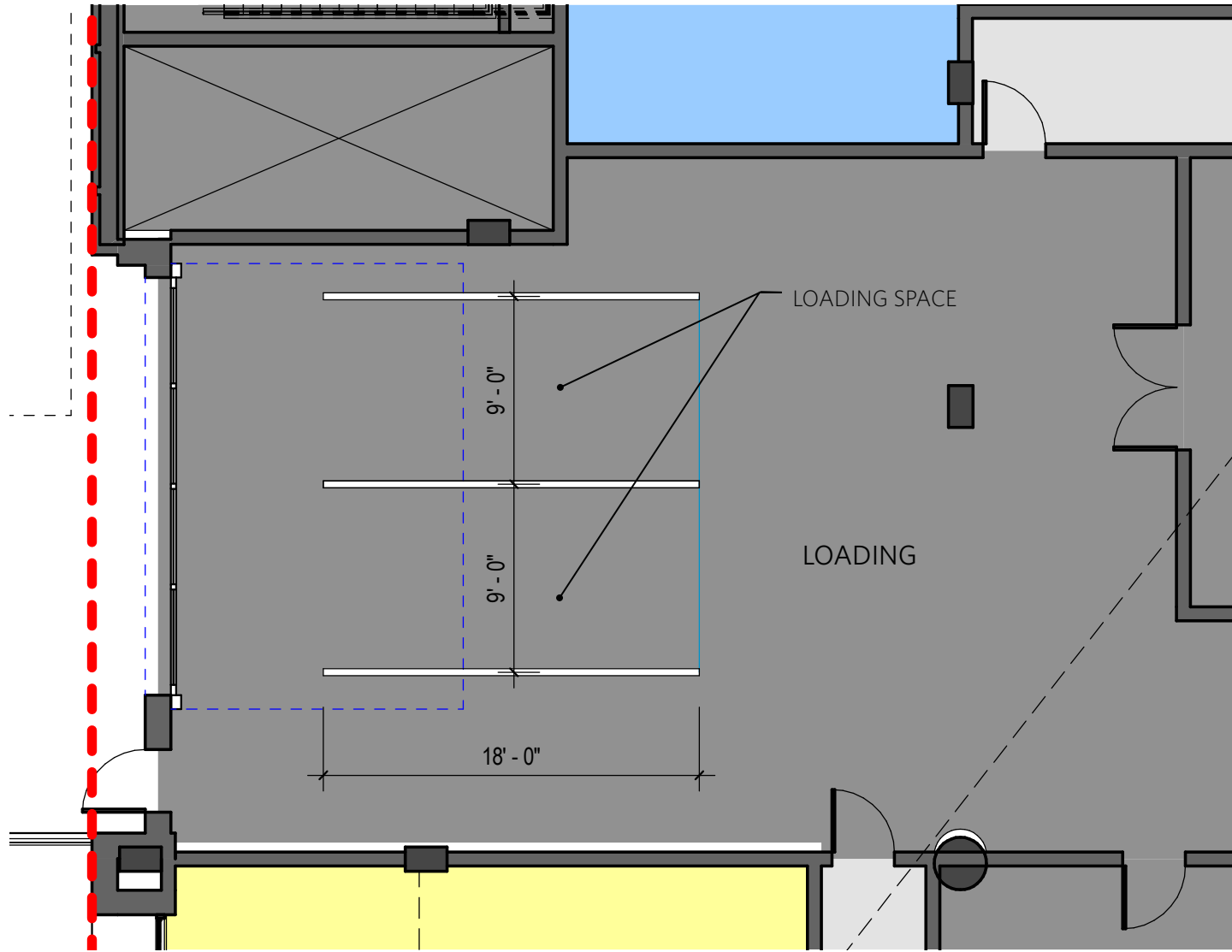
ENLARGED PARKING PLAN, TYPICAL



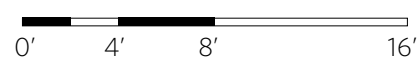
Scale: 1/8" = 1'-0"  



# ENLARGED LOADING DOCK PLAN

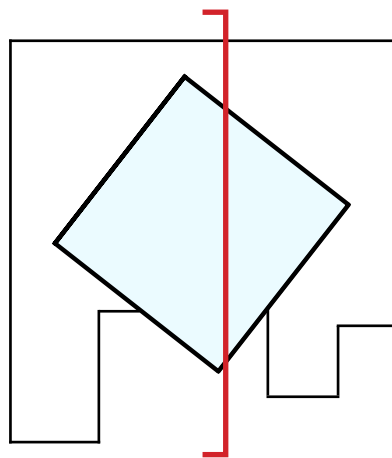


Scale: 1/8" = 1'-0"



# BUILDING SECTIONS

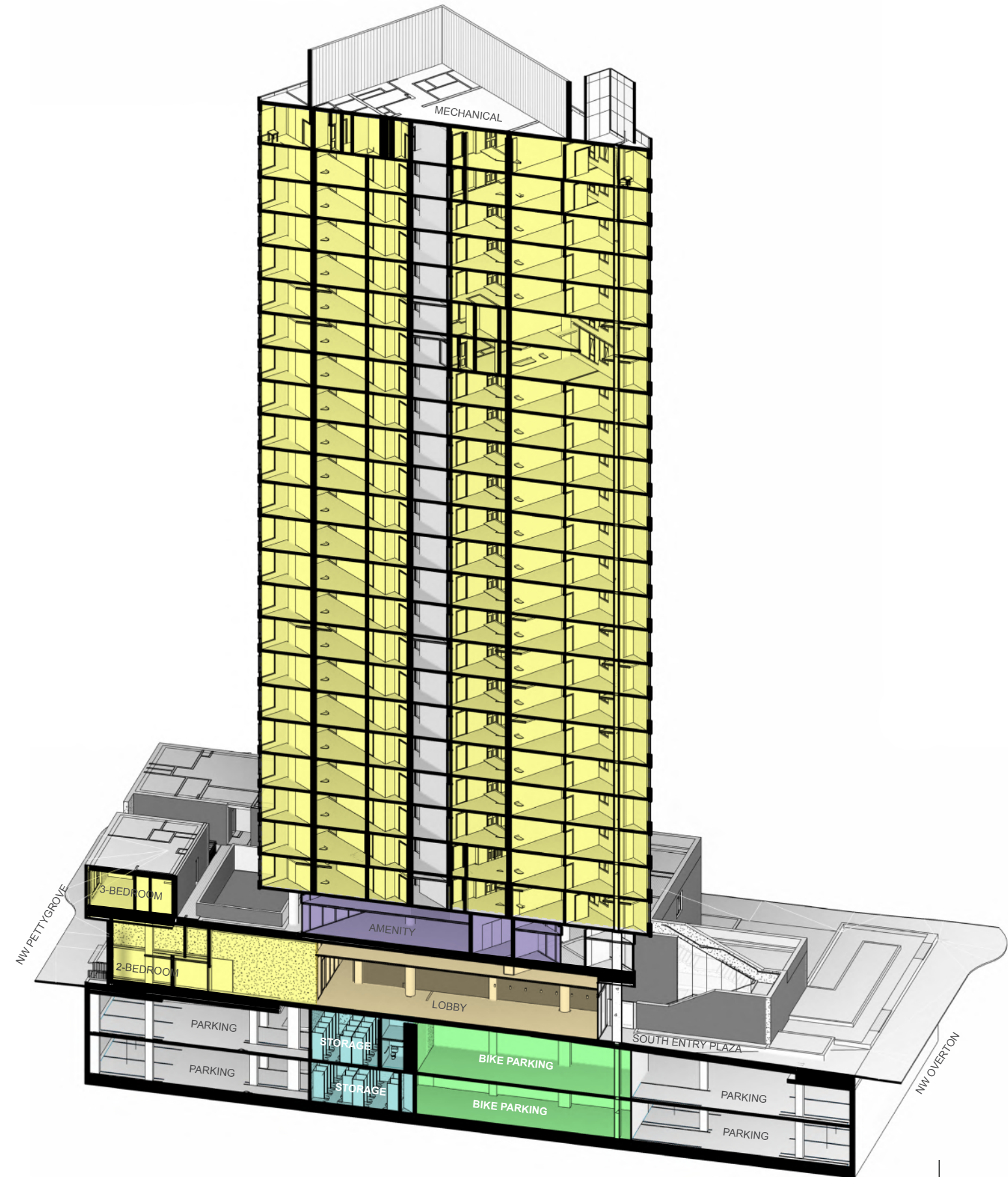
KEY PLAN



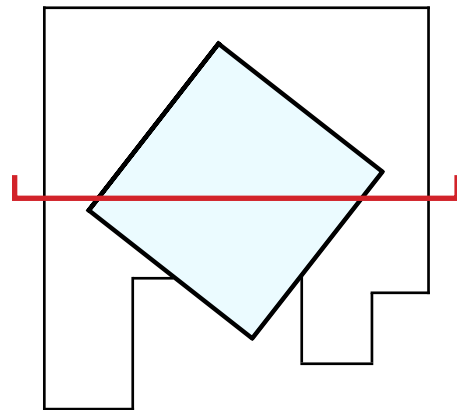
LEGEND

- Circulation
- Residential
- Leasing
- Lobby
- Amenity
- Storage
- Bike Parking
- Retail

NORTH SOUTH BUILDING SECTION



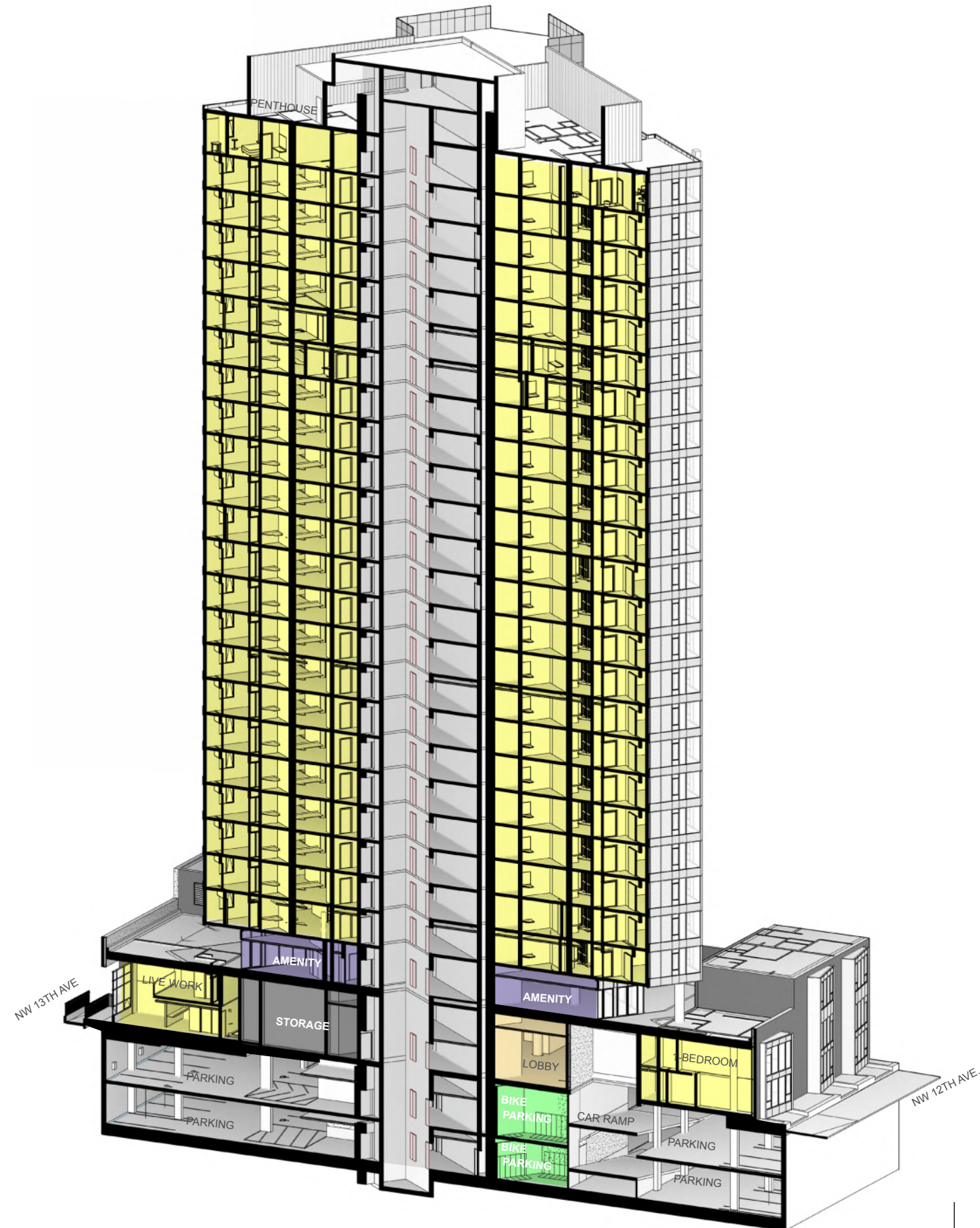
KEY PLAN



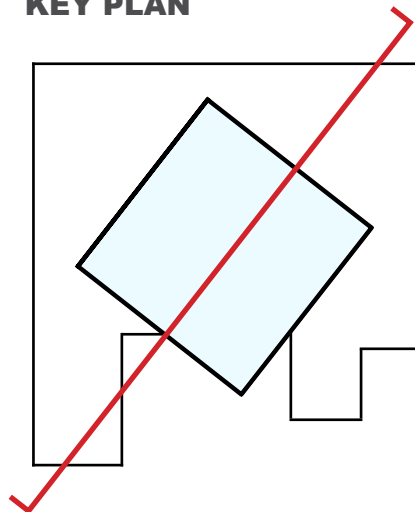
LEGEND

- Circulation
- Residential
- Leasing
- Lobby
- Amenity
- Storage
- Bike Parking
- Retail

EAST-WEST BUILDING SECTION

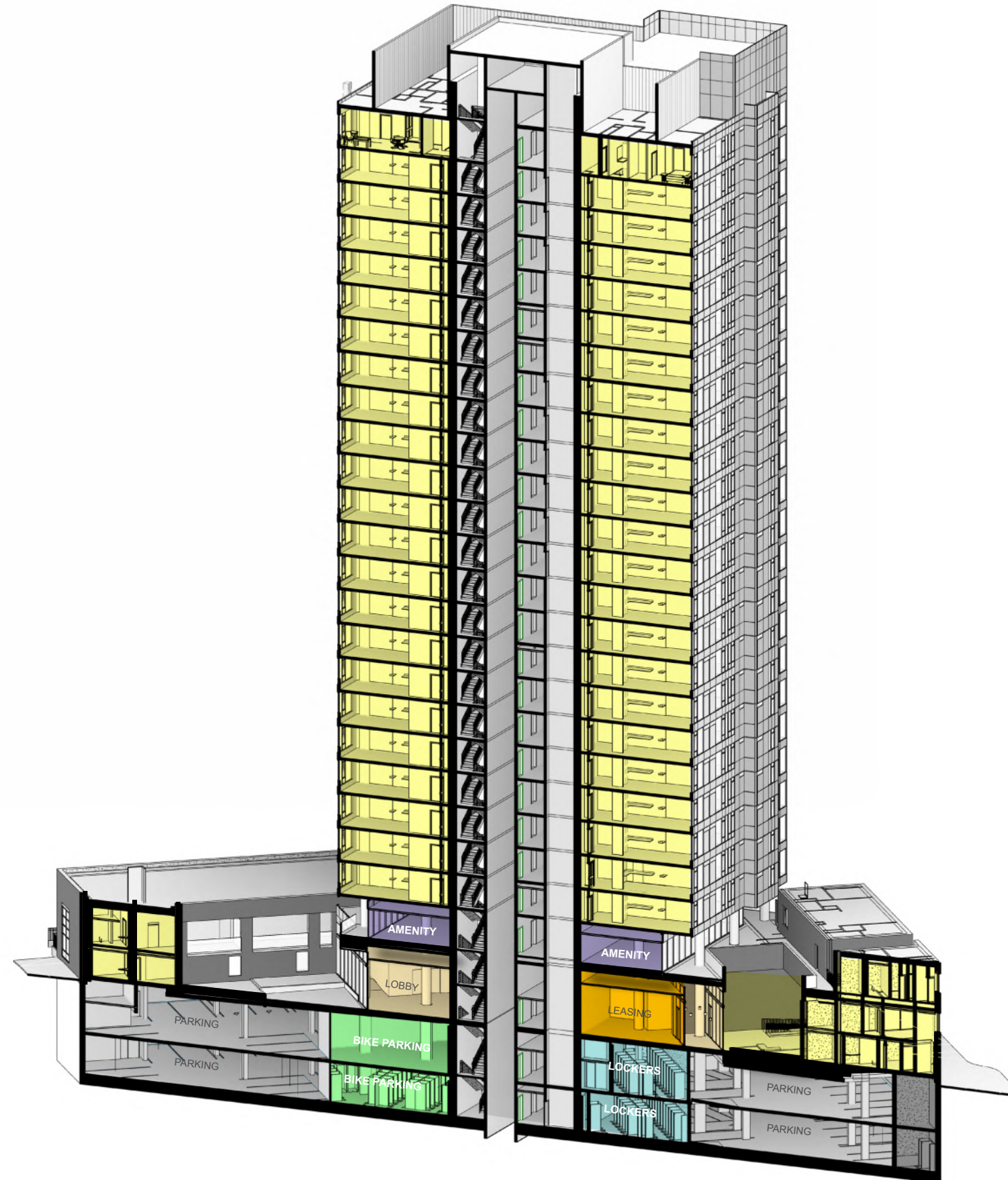


KEY PLAN



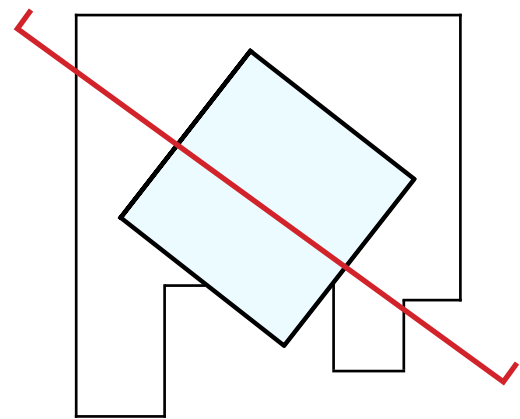
LEGEND

- Circulation
- Residential
- Leasing
- Lobby
- Amenity
- Storage
- Bike Parking
- Retail



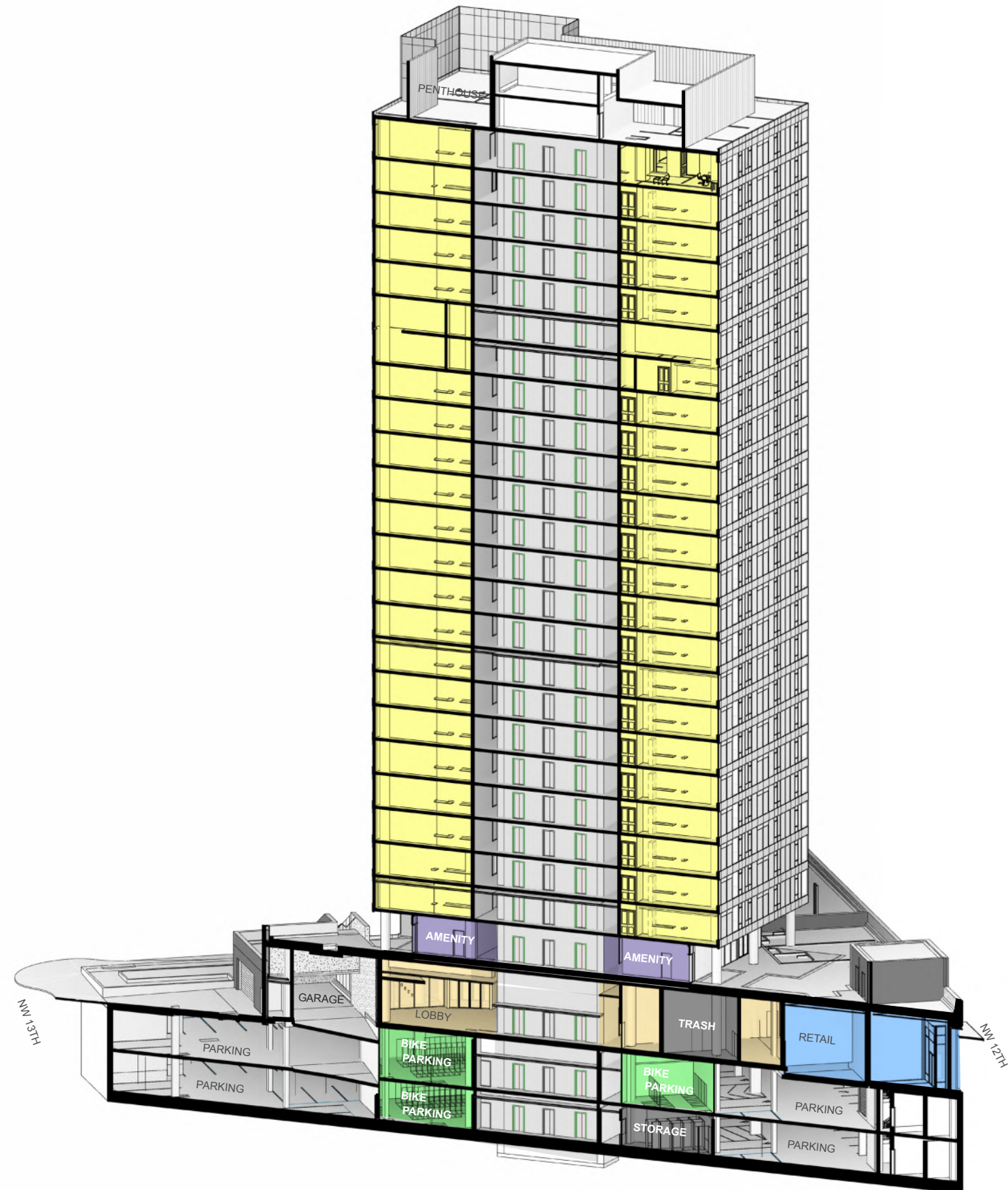
SW-NE BUILDING SECTION

KEY PLAN



LEGEND

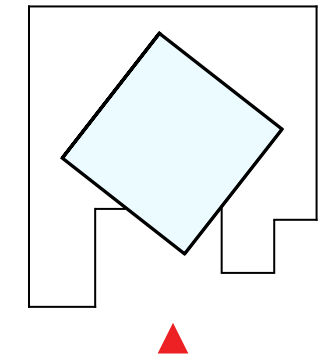
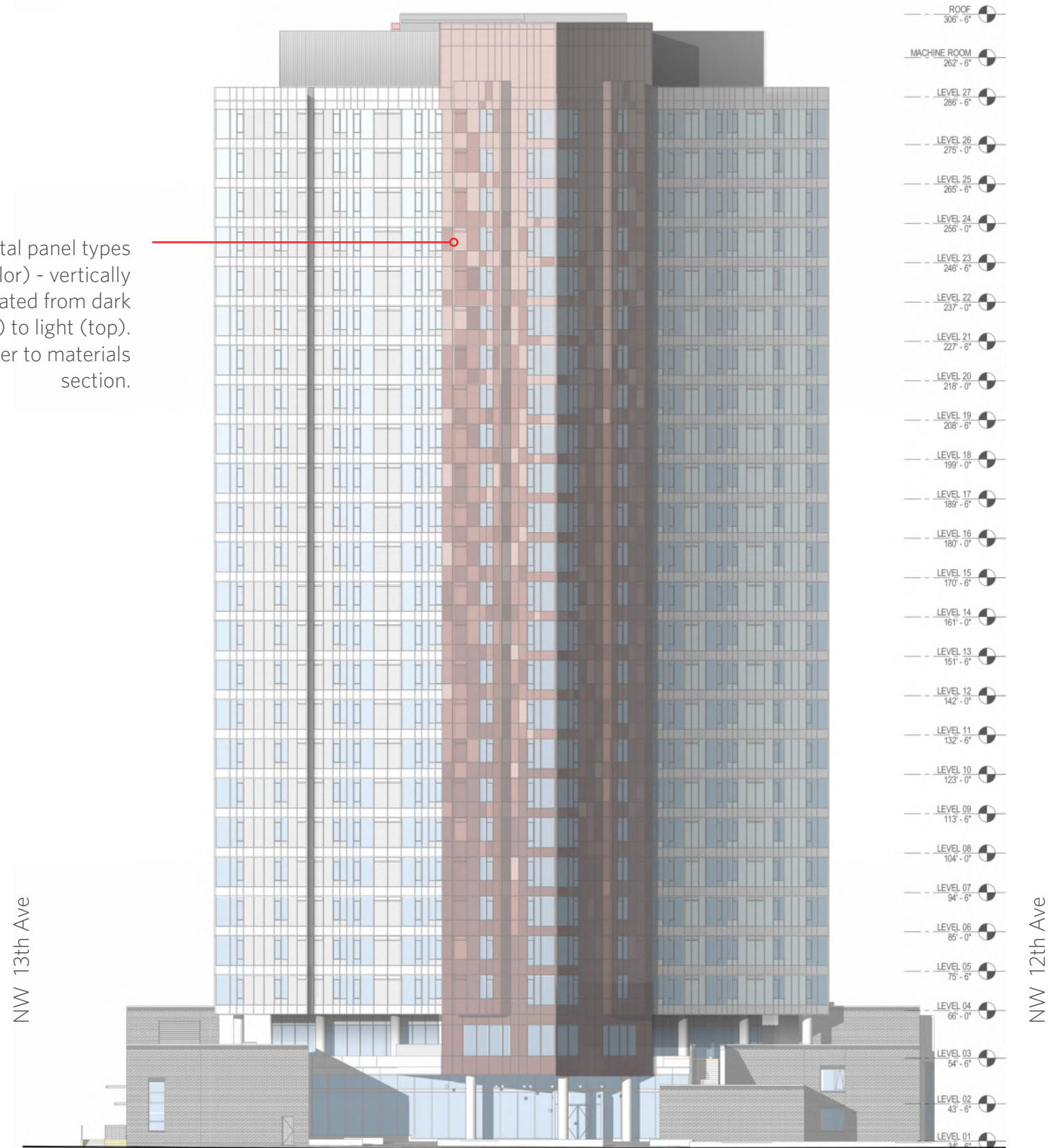
- Circulation
- Residential
- Leasing
- Lobby
- Amenity
- Storage
- Bike Parking
- Retail



NW-SE BUILDING SECTION

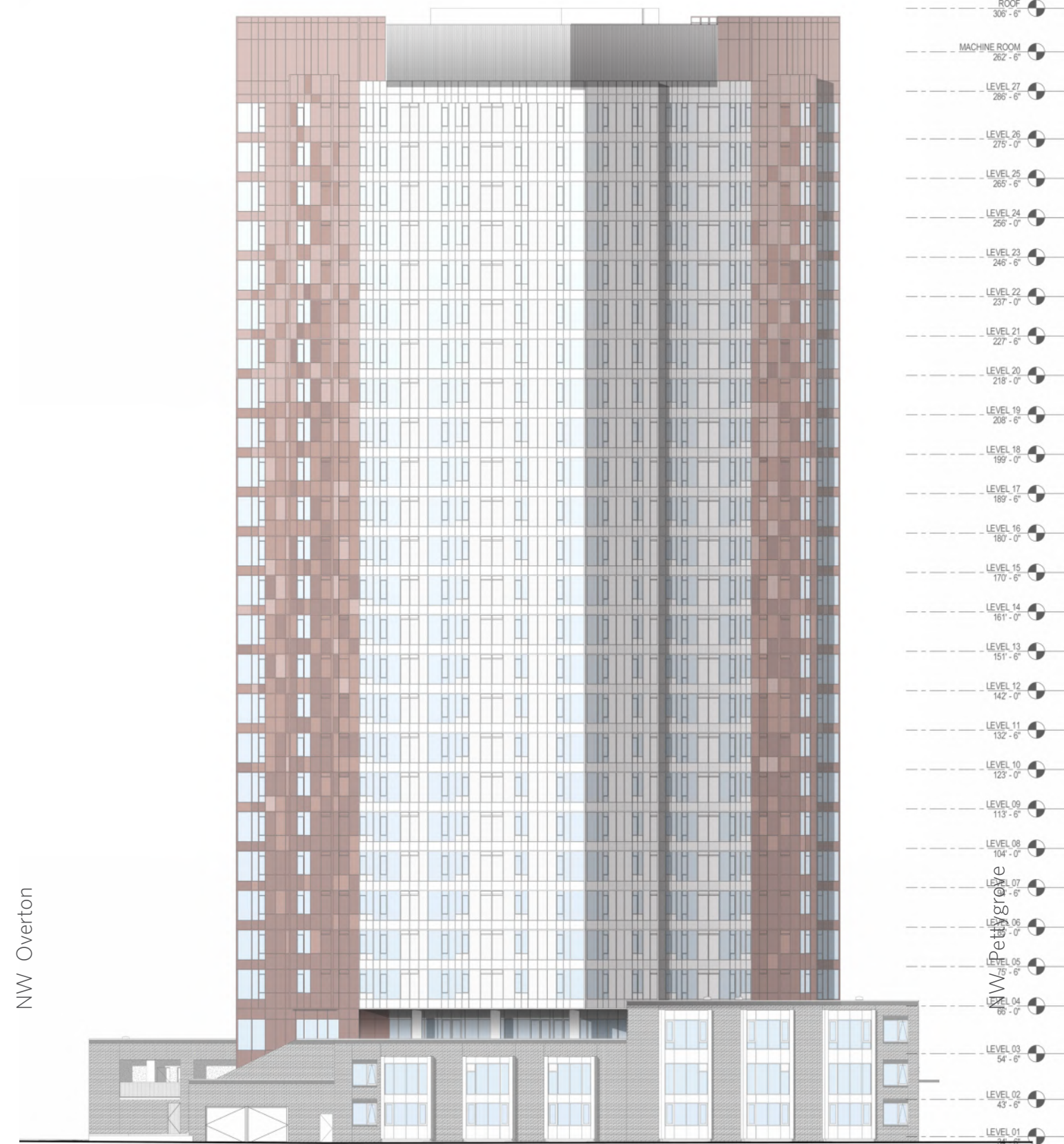
# BUILDING ELEVATIONS

(3) Metal panel types  
(color) - vertically  
gradated from dark  
(base) to light (top).  
Refer to materials  
section.

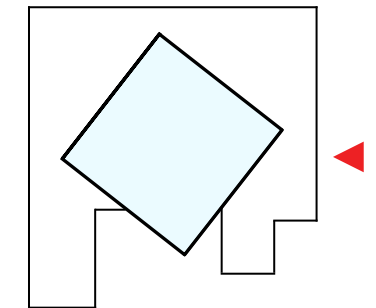


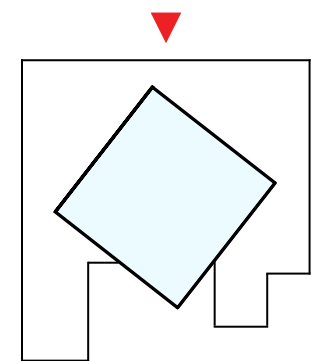
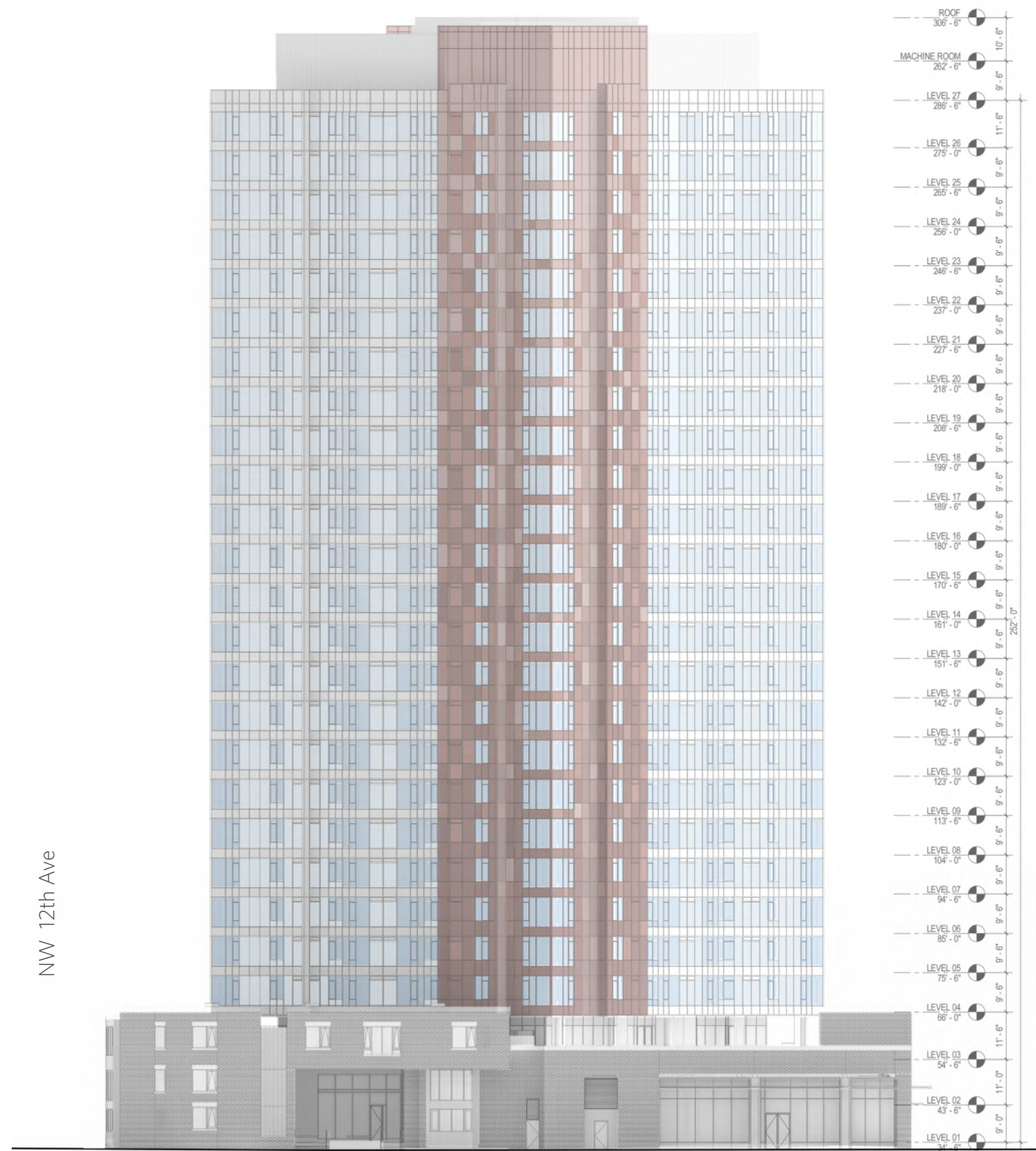
SOUTH ELEVATION





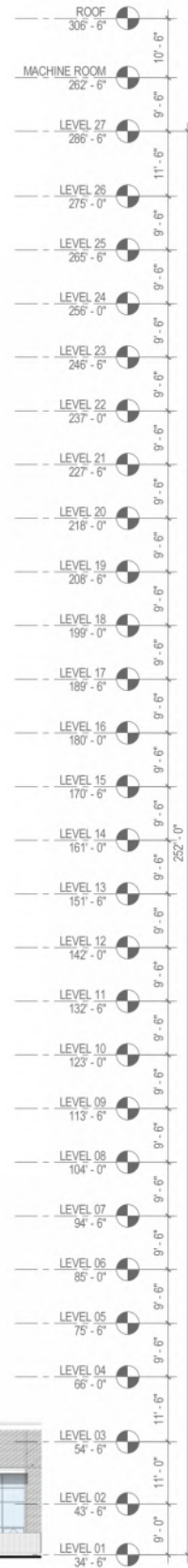
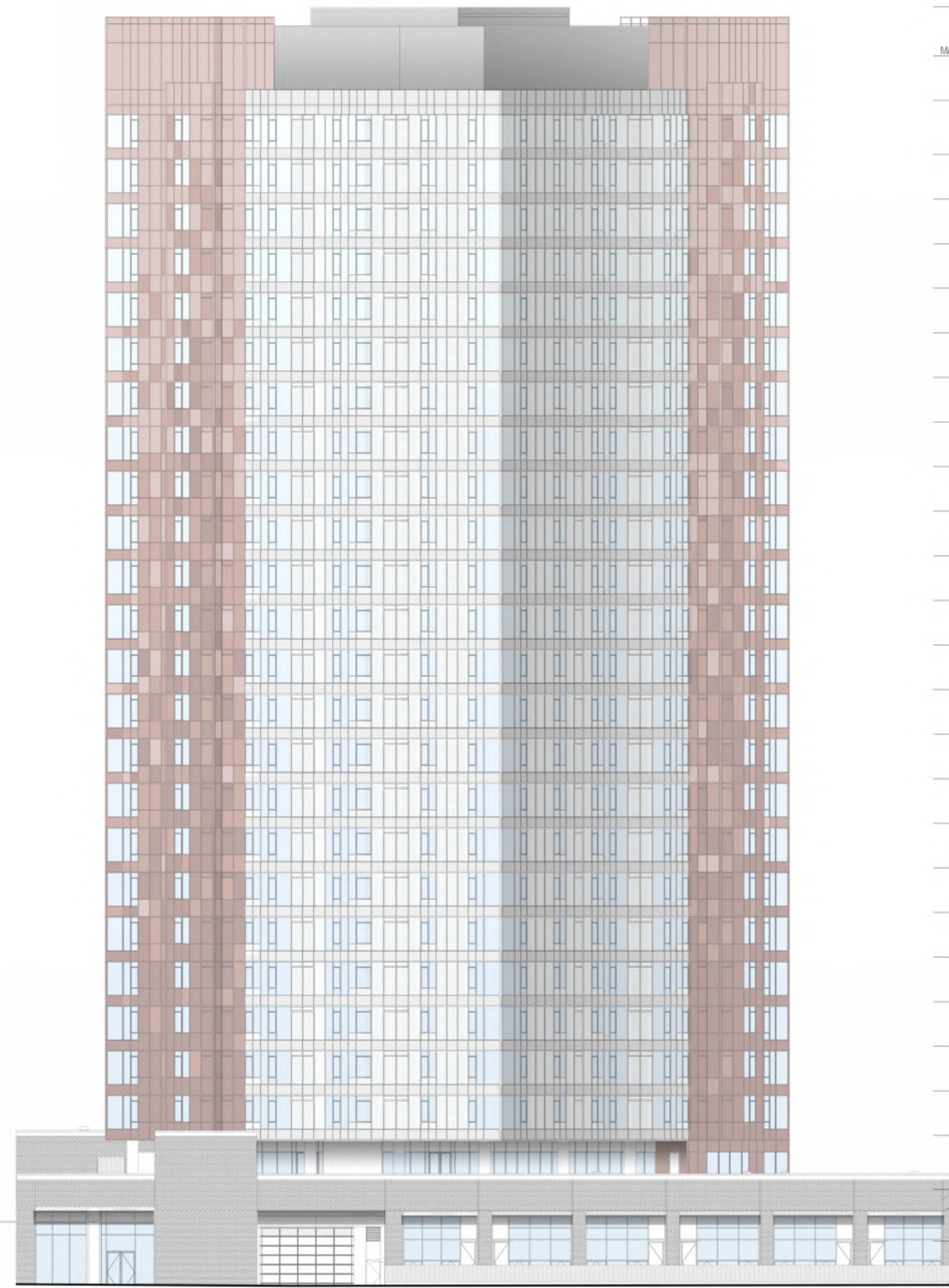
ROOF	306'-6"
MACHINE ROOM	262'-6"
LEVEL 27	286'-6"
LEVEL 26	275'-0"
LEVEL 25	265'-6"
LEVEL 24	256'-0"
LEVEL 23	246'-6"
LEVEL 22	237'-0"
LEVEL 21	227'-6"
LEVEL 20	218'-0"
LEVEL 19	208'-6"
LEVEL 18	199'-0"
LEVEL 17	189'-6"
LEVEL 16	180'-0"
LEVEL 15	170'-6"
LEVEL 14	161'-0"
LEVEL 13	151'-6"
LEVEL 12	142'-0"
LEVEL 11	132'-6"
LEVEL 10	123'-0"
LEVEL 09	113'-6"
LEVEL 08	104'-0"
LEVEL 07	94'-6"
LEVEL 06	84'-0"
LEVEL 05	75'-6"
LEVEL 04	66'-0"
LEVEL 03	54'-6"
LEVEL 02	43'-6"
LEVEL 01	34'-6"



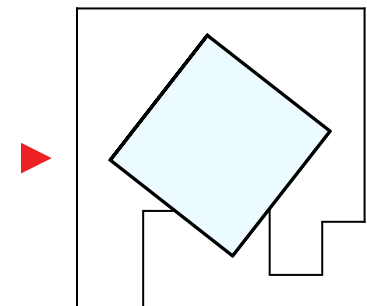


**NORTH ELEVATION**

NW Pettygrove



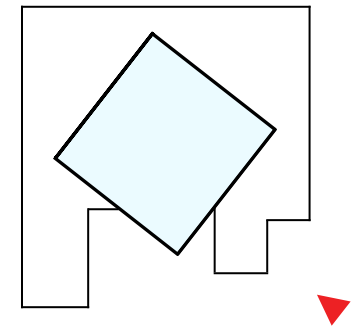
NW Overton



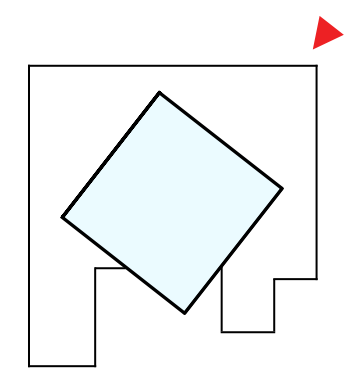
WEST ELEVATION



ROOF	306'-6"
MACHINE ROOM	262'-6"
LEVEL 27	286'-6"
LEVEL 26	275'-0"
LEVEL 25	265'-6"
LEVEL 24	256'-0"
LEVEL 23	246'-6"
LEVEL 22	237'-0"
LEVEL 21	227'-6"
LEVEL 20	218'-0"
LEVEL 19	208'-6"
LEVEL 18	199'-0"
LEVEL 17	189'-6"
LEVEL 16	180'-0"
LEVEL 15	170'-6"
LEVEL 14	161'-0"
LEVEL 13	151'-6"
LEVEL 12	142'-0"
LEVEL 11	132'-6"
LEVEL 10	123'-0"
LEVEL 09	113'-6"
LEVEL 08	104'-0"
LEVEL 07	94'-6"
LEVEL 06	85'-0"
LEVEL 05	75'-6"
LEVEL 04	65'-0"
LEVEL 03	55'-6"
LEVEL 02	45'-0"
LEVEL 01	35'-6"

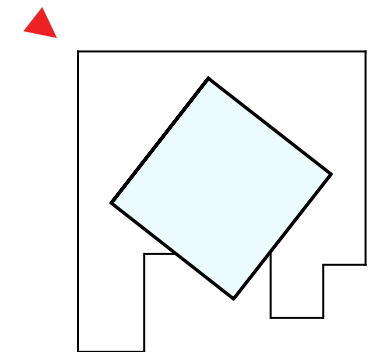


SE TOWER ELEVATION

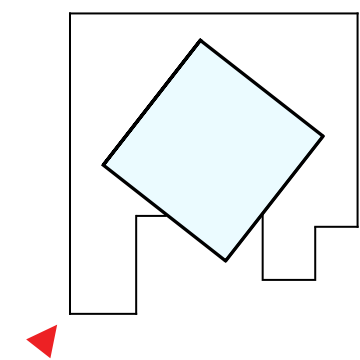
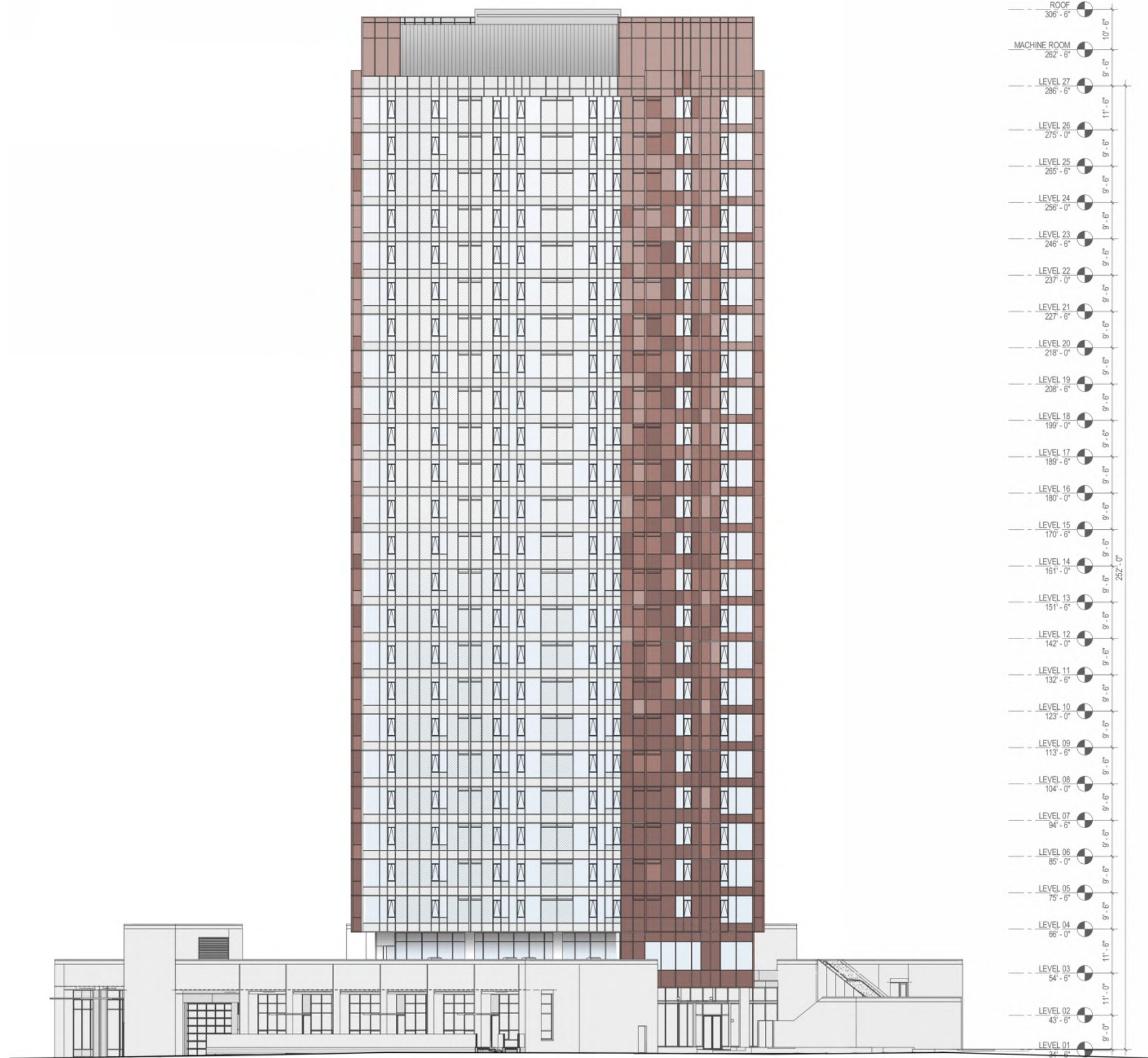


NE TOWER ELEVATION

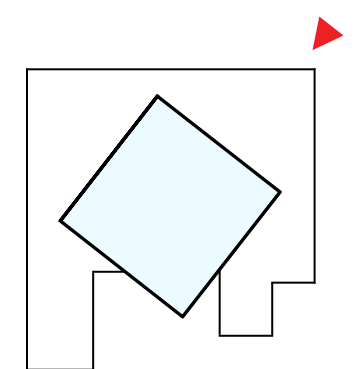
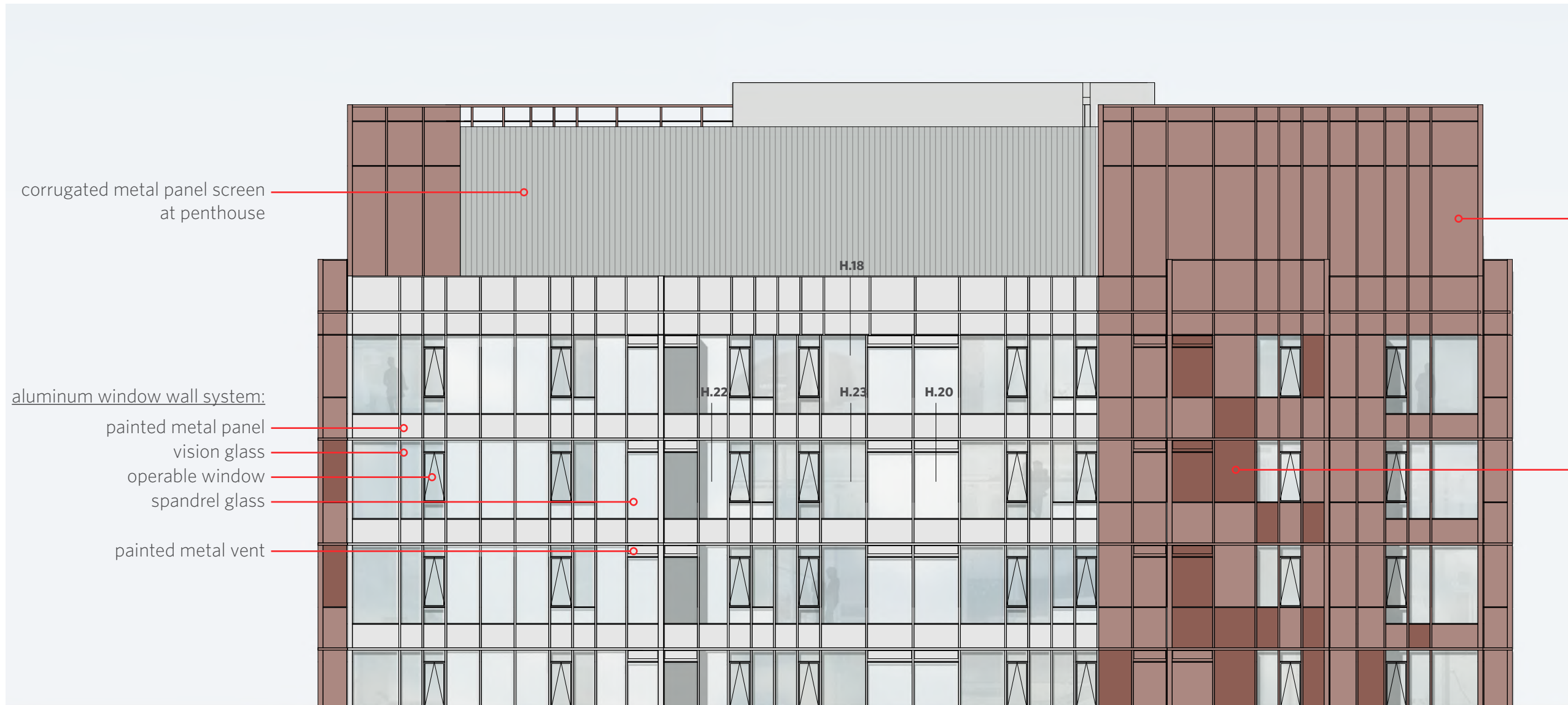
BUILDING ELEVATIONS



NW TOWER ELEVATION

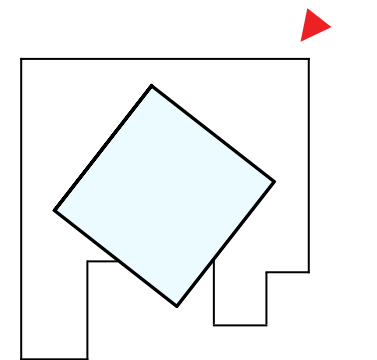
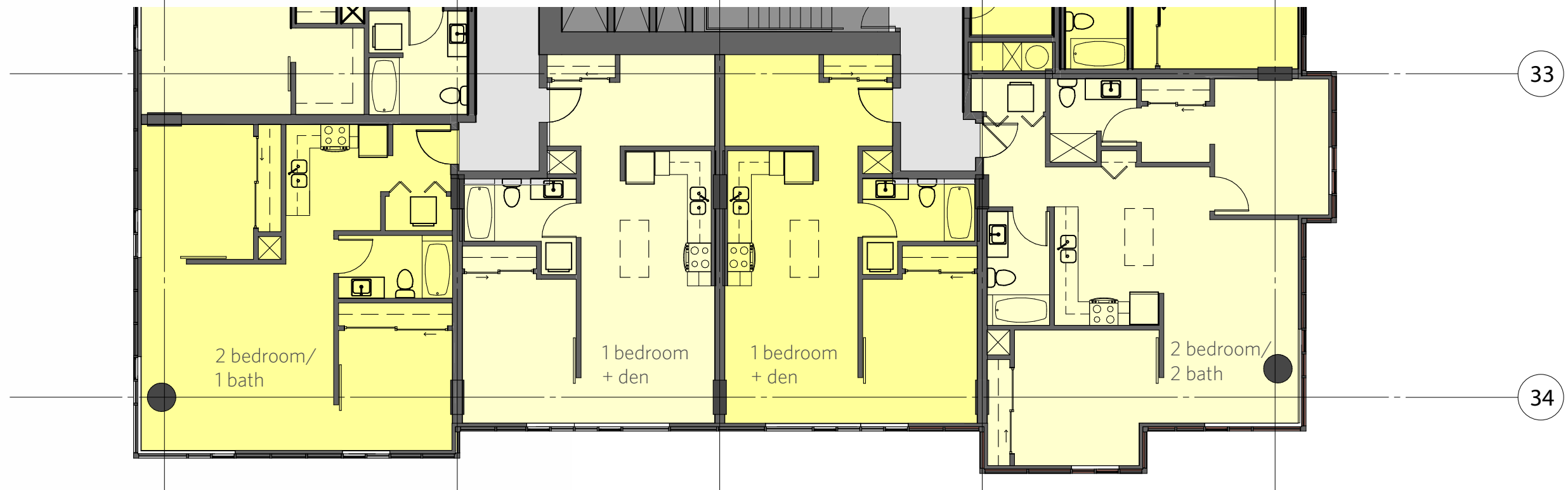
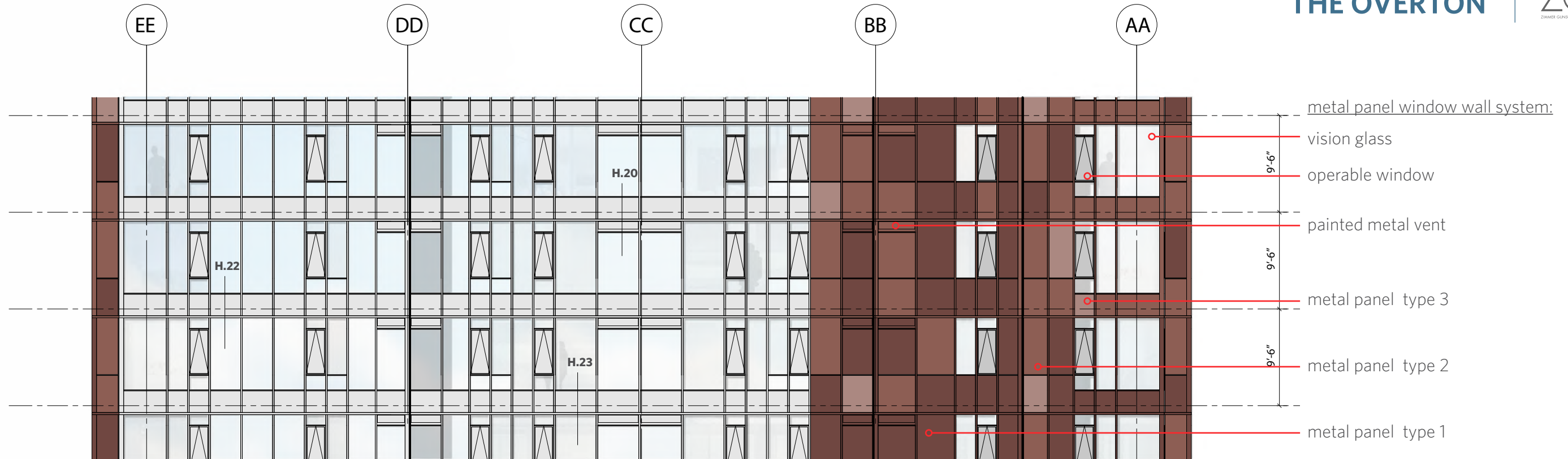


SW TOWER ELEVATION

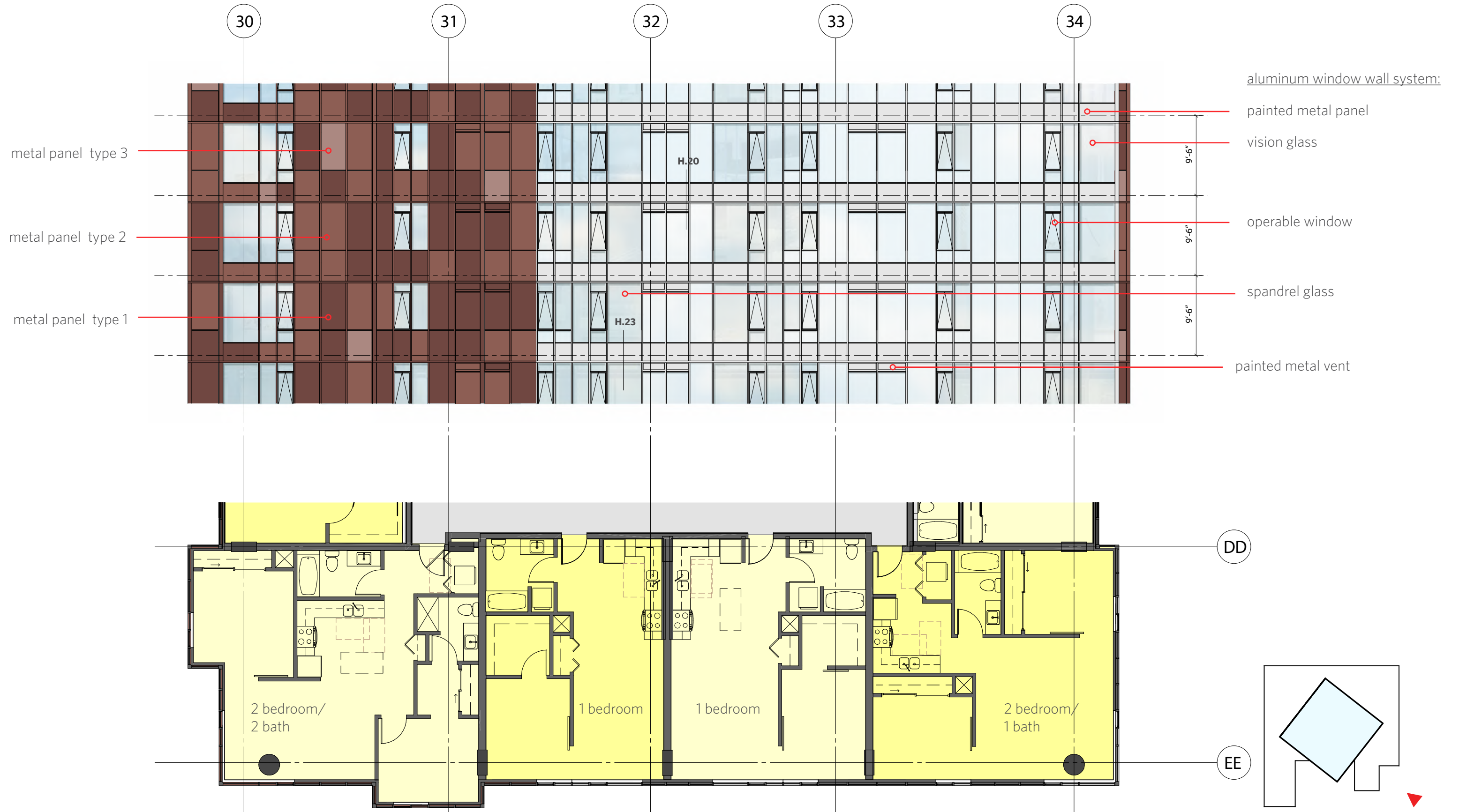


UPPER TOWER ELEVATION

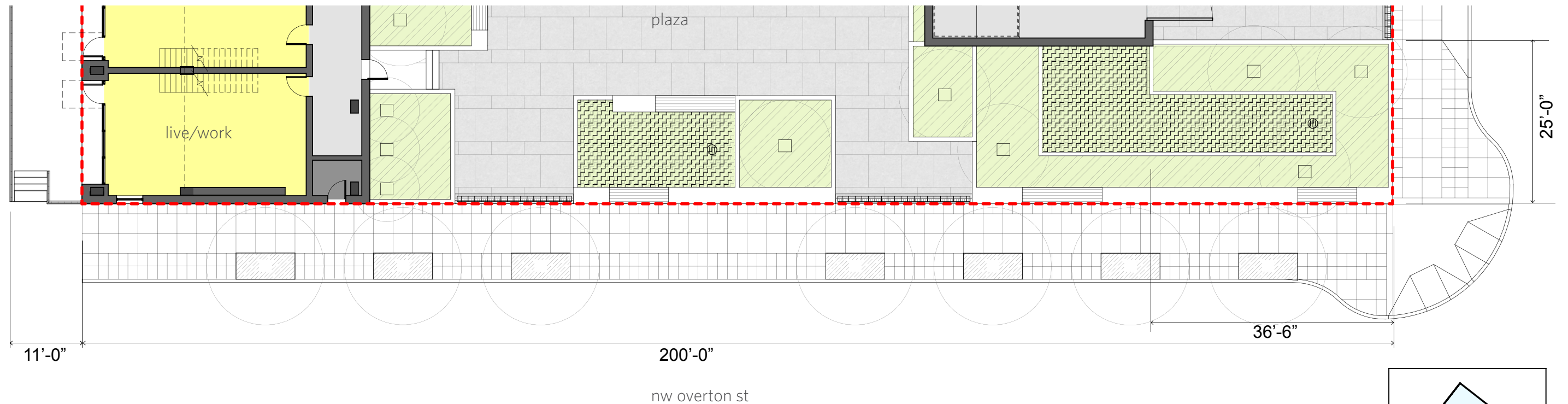




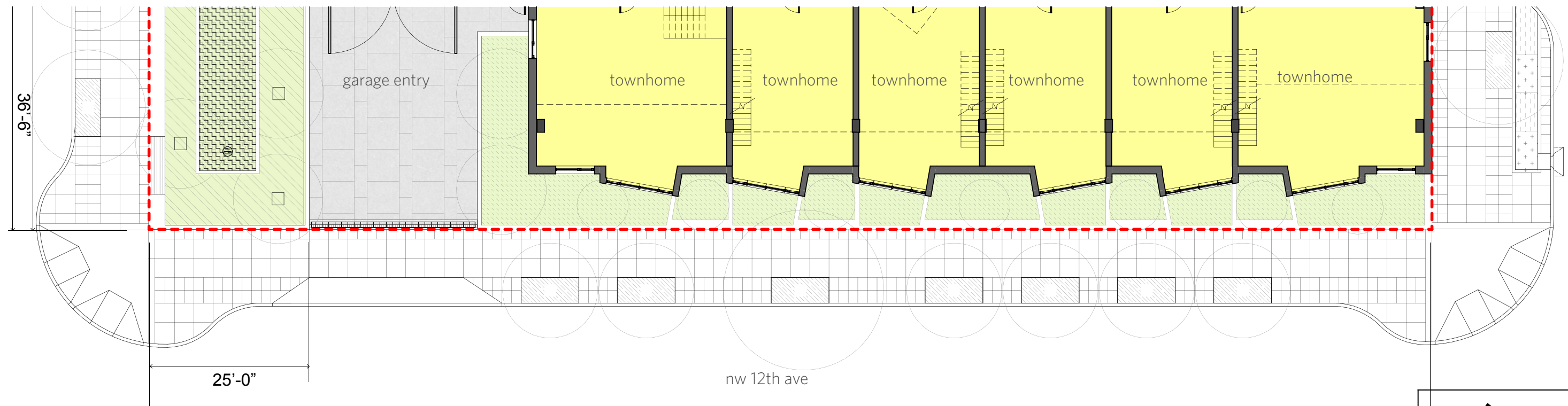
TYPICAL NE AND SW MID TOWER ELEVATION



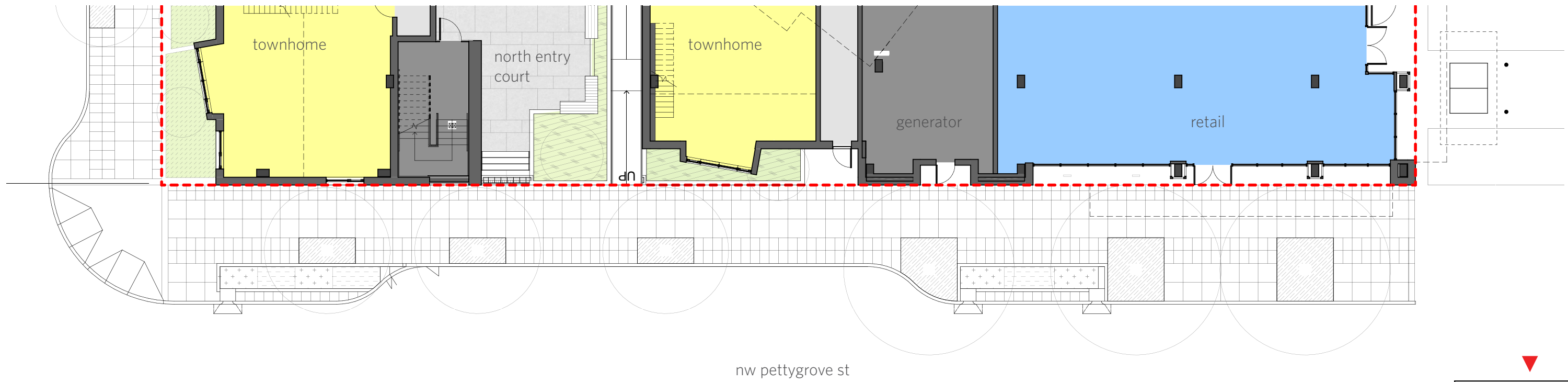
TYPICAL NW AND SE MID TOWER ELEVATION



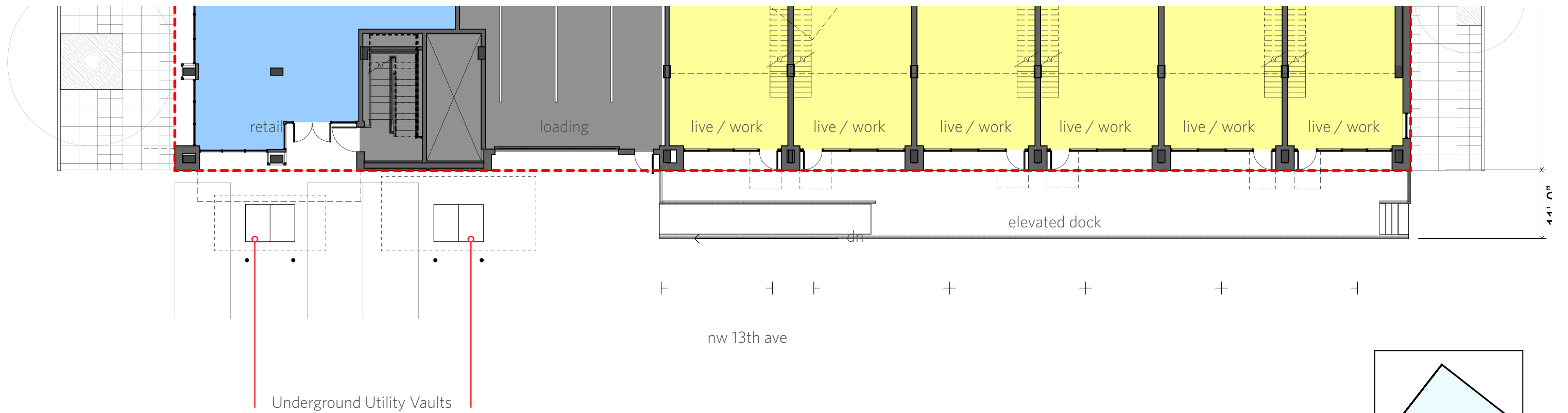
SOUTH PODIUM ELEVATION AND PLAN



EAST PODIUM ELEVATION AND PLAN

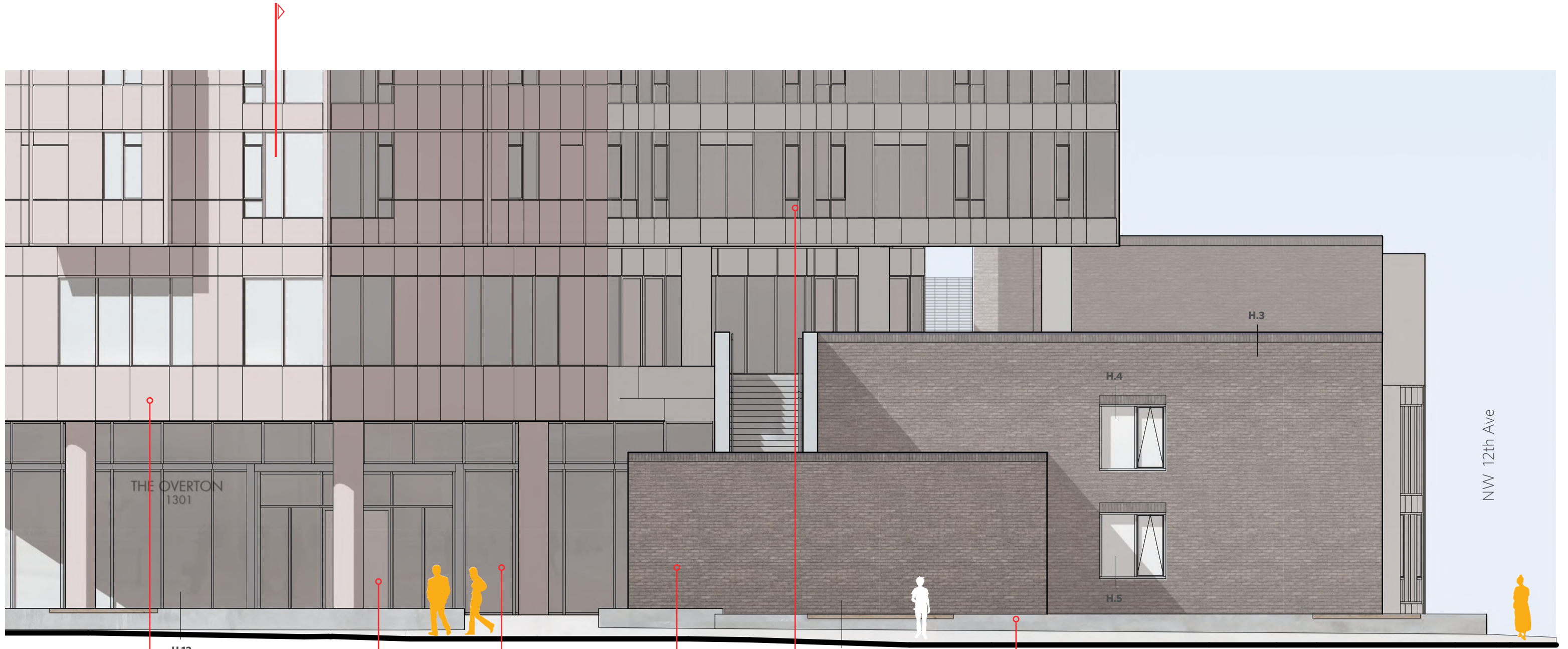


NORTH PODIUM ELEVATION AND PLAN



WEST PODIUM ELEVATION AND PLAN

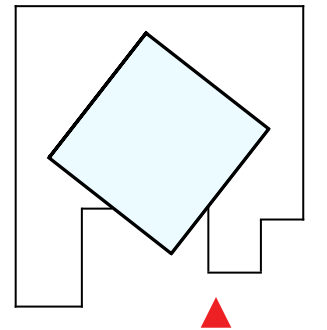
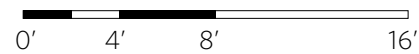
# ENLARGED ELEVATIONS AND SECTIONS



elevation

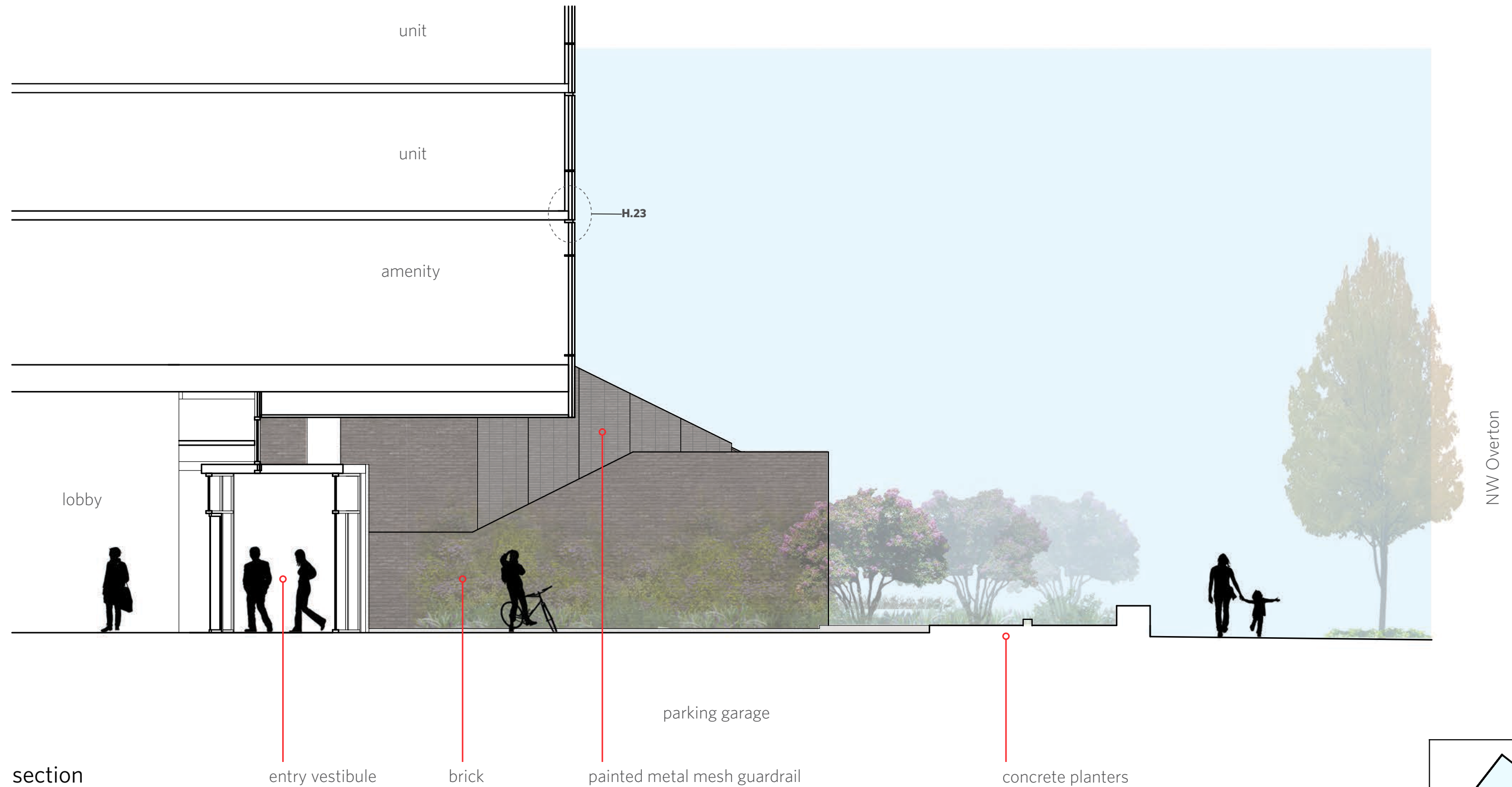
- H.12  
painted metal panel
- building entry
- painted fiberglass or  
painted aluminum  
storefront
- brick
- H.26  
aluminum window wall
- concrete planters

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



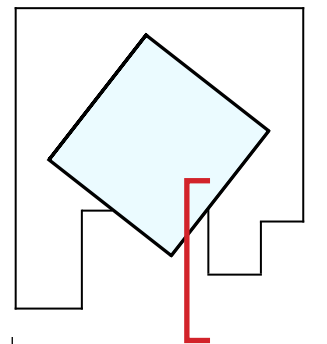
**MAIN LOBBY ENTRY**

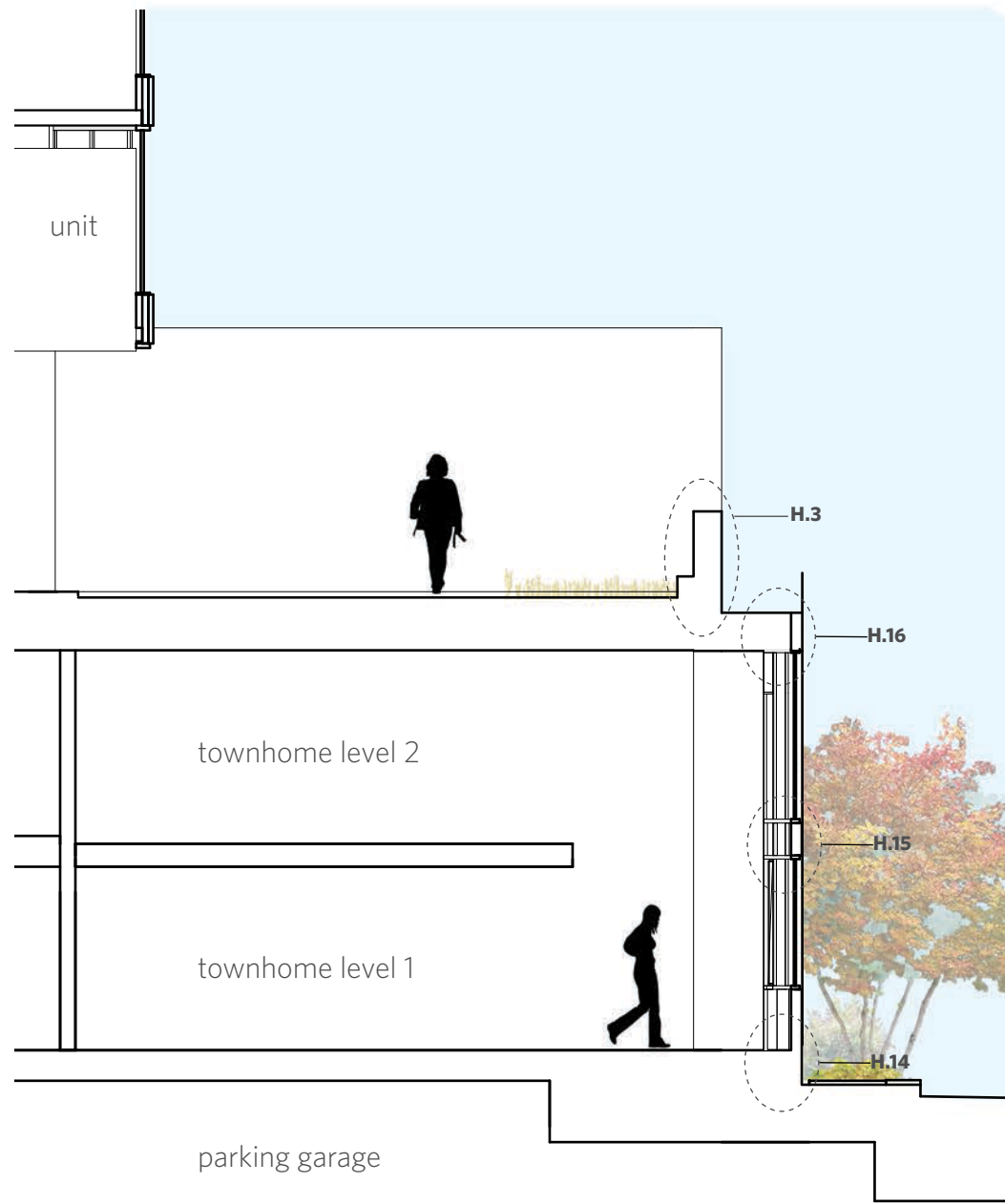




Scale: 1/8" = 1'-0"  
0' 4' 8' 16'

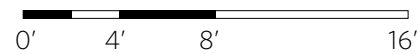
MAIN LOBBY ENTRY





section

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



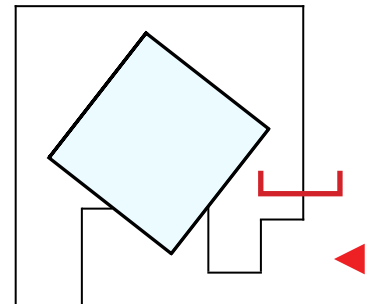
nw 12th ave elevation

swing gate

brick

painted fiberglass  
or painted aluminum  
windows

painted metal  
panel





nw 12th ave elevation

brick

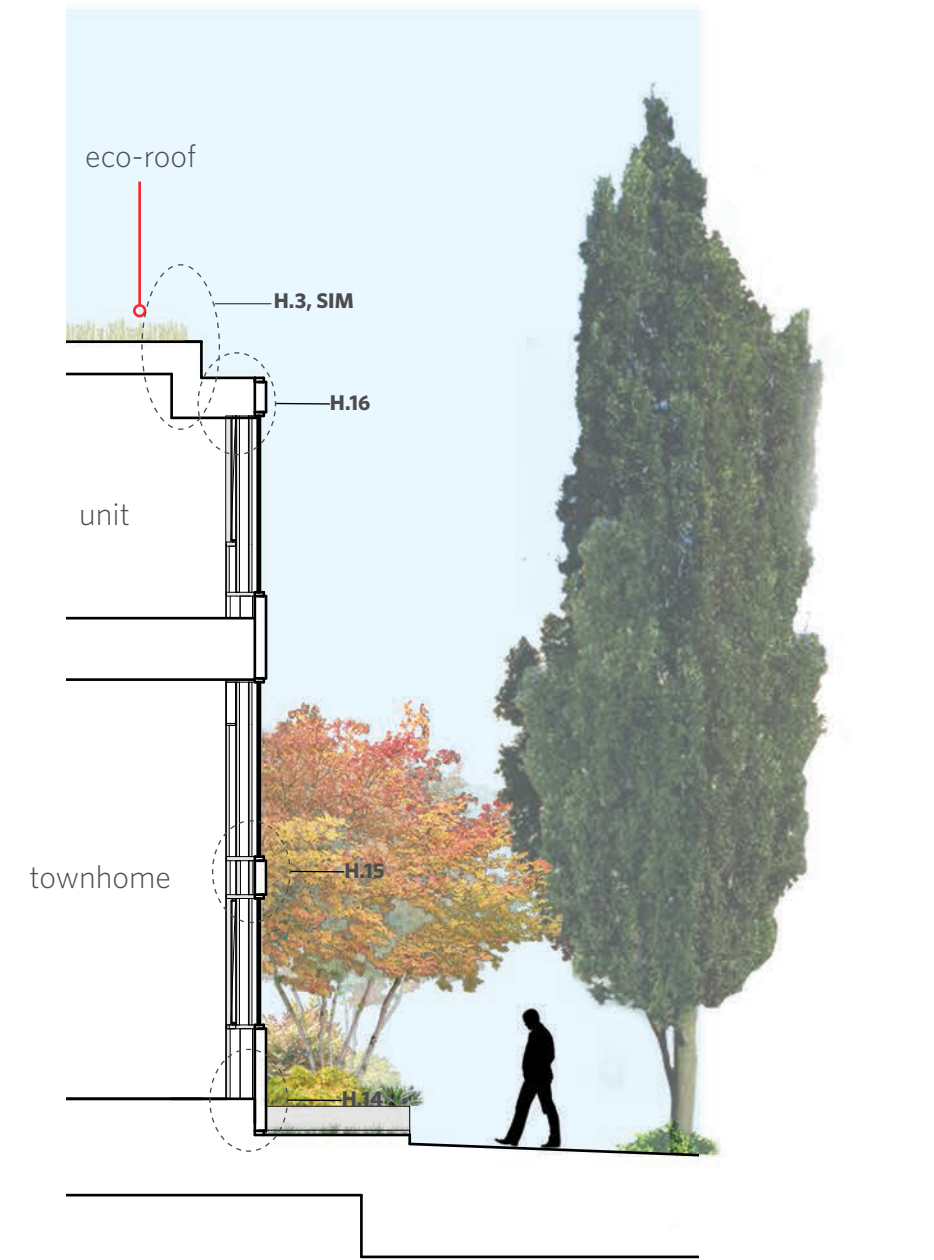
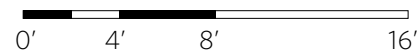
painted fiberglass  
or painted  
aluminum window  
system

concrete  
planter

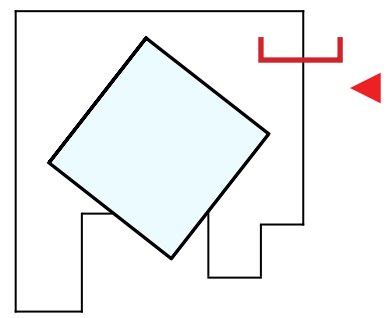
painted metal  
panel

painted fiberglass  
or painted aluminum  
windows

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



section



EAST TOWNHOMES

ENLARGED ELEVATIONS AND SECTIONS



nw pettygrove elevation

height marker H.13  
painted fiberglass or painted aluminum windows

height marker H.26  
painted metal mesh screen at exit stair

height marker H.13  
steps to entry

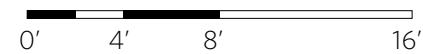
height marker H.13  
painted fiberglass or painted aluminum storefront

height marker H.13  
ramp to entry

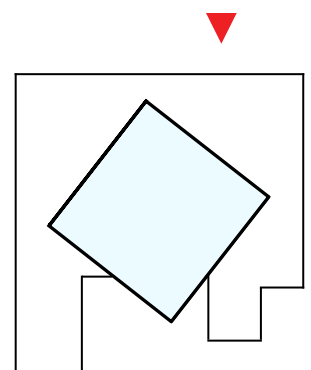
height marker H.13  
painted fiberglass or painted aluminum window system

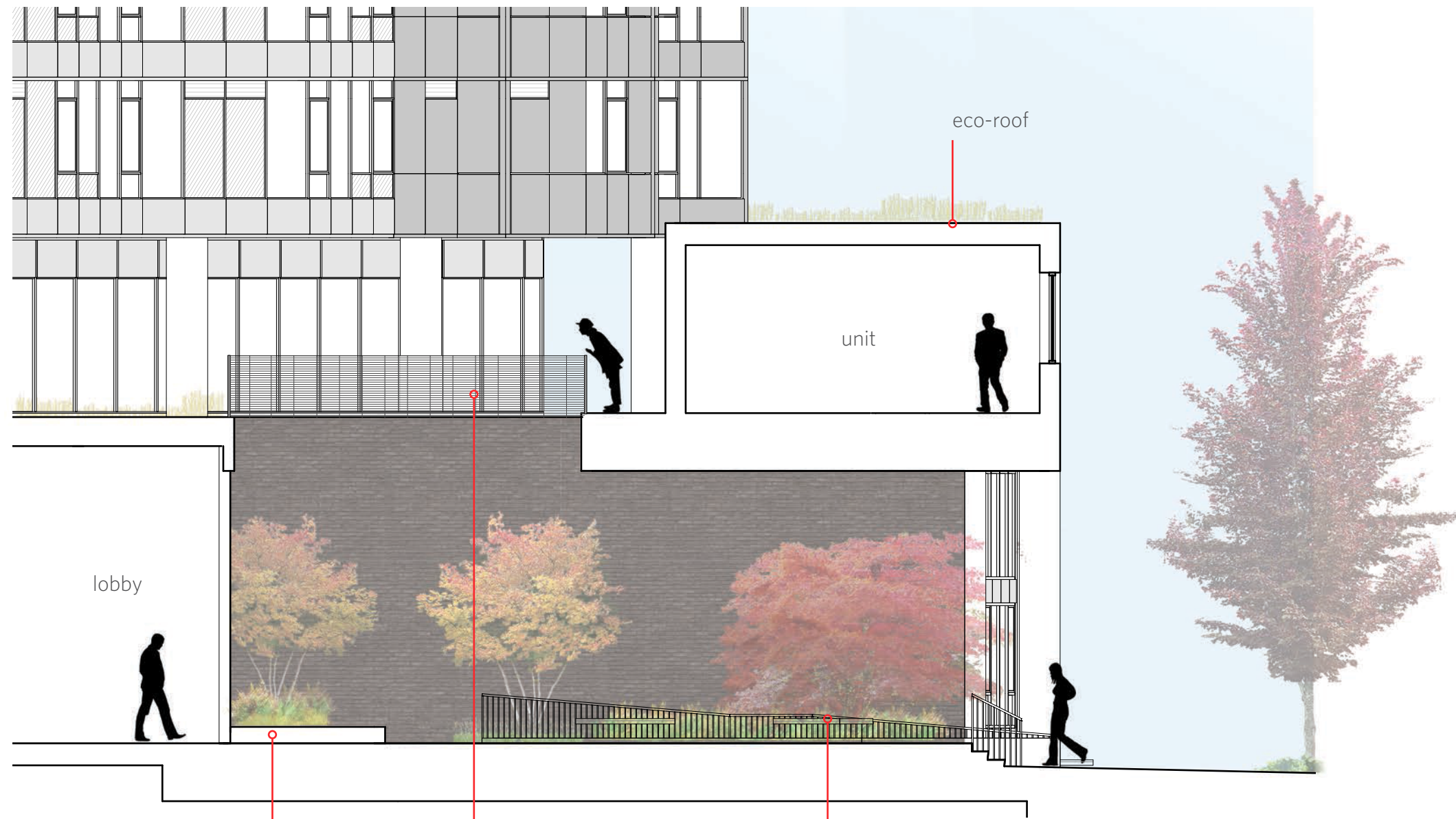
height marker H.13  
brick

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



NORTH LOBBY ENTRY





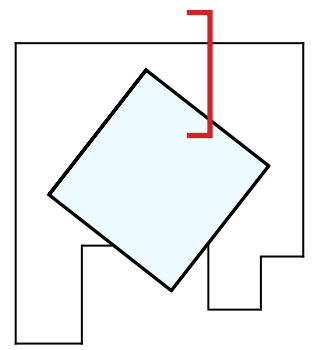
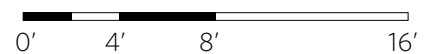
section

concrete planters

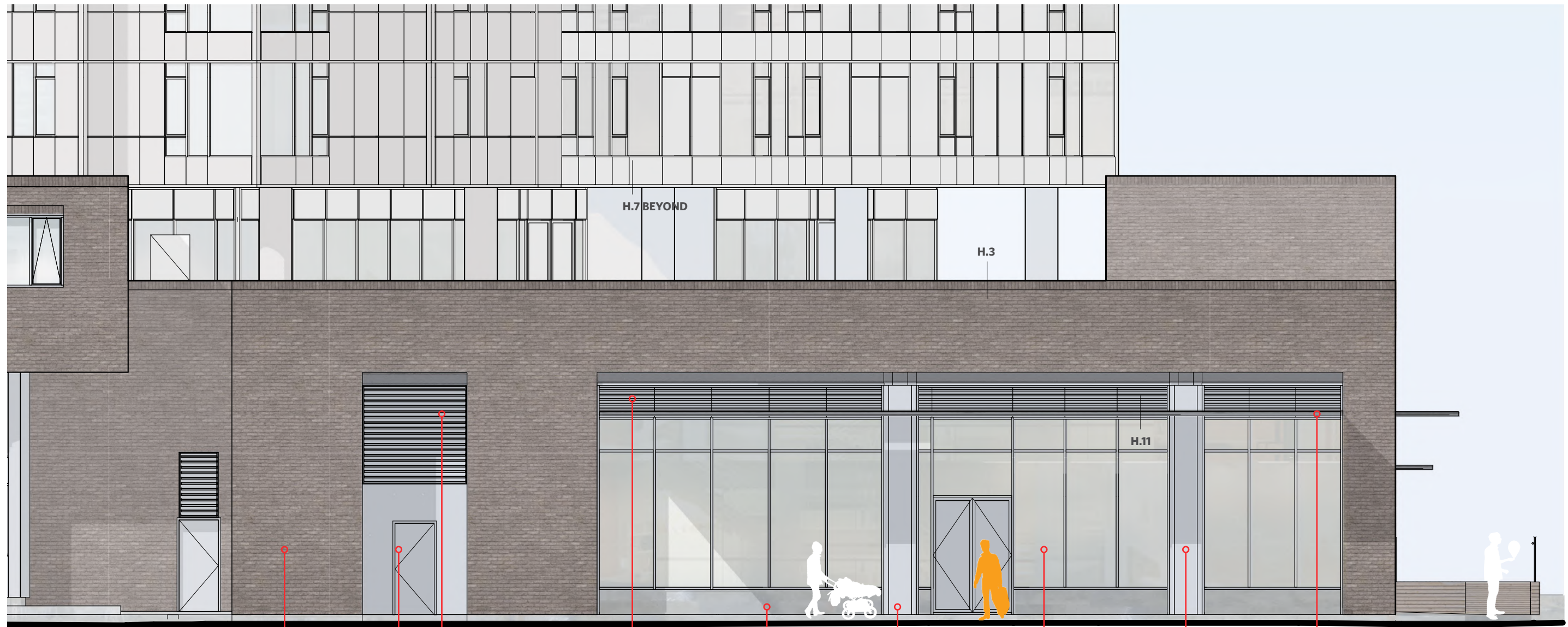
painting metal mesh  
guardrail

wood bench

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



**NORTH LOBBY ENTRY**



nw pettygrove elevation

brick

brick  
painted metal  
doors

painted metal  
louver

painted metal  
louver

concrete  
stemwall

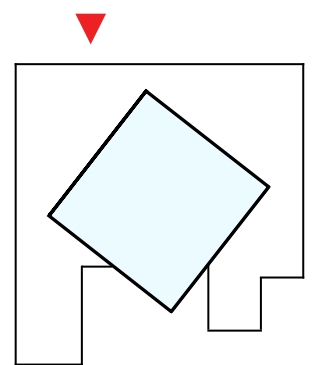
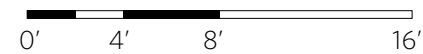
painted metal  
panel

painted fiberglass  
or painted  
aluminum  
storefront

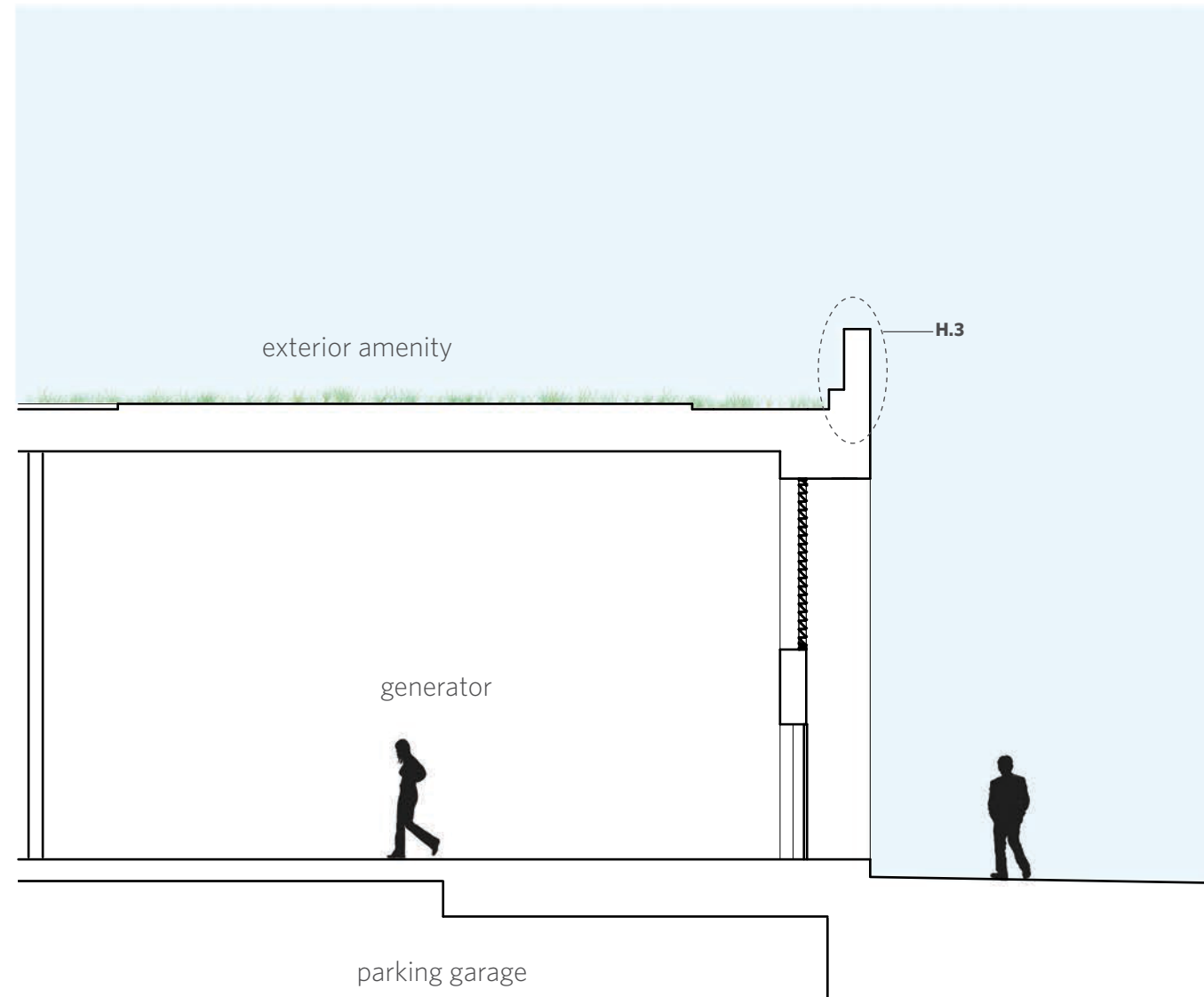
painted metal  
panel

painted steel  
channel canopy

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

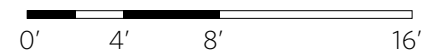


**NORTH PODIUM**

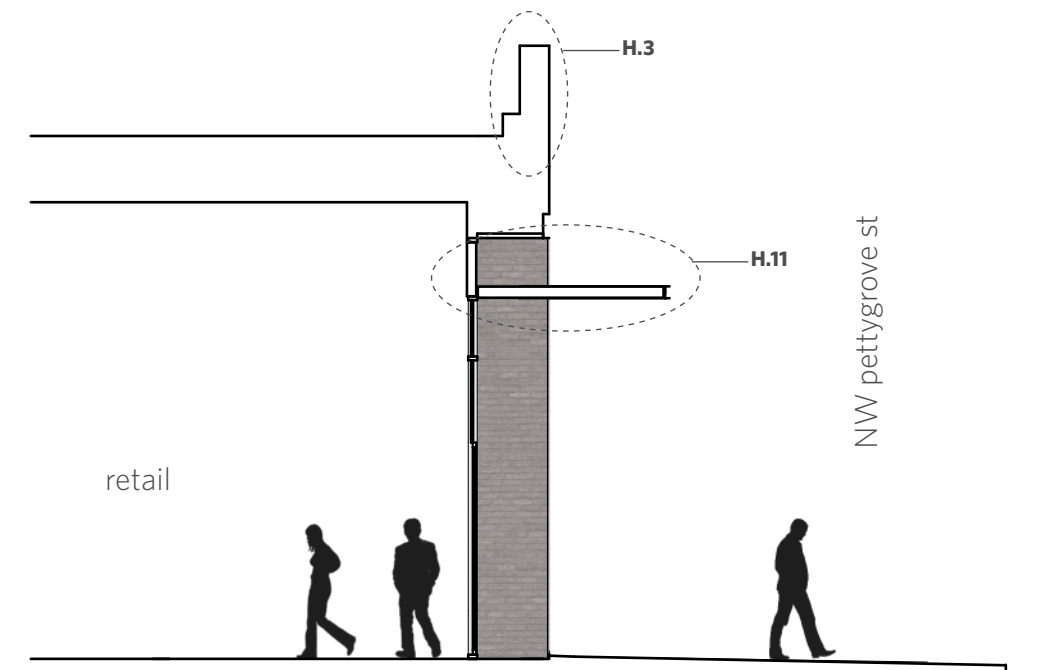


section

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

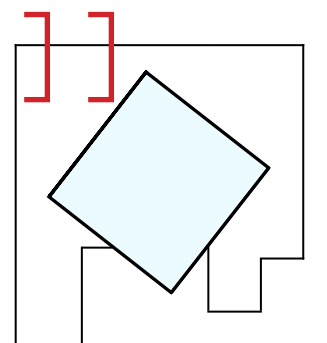


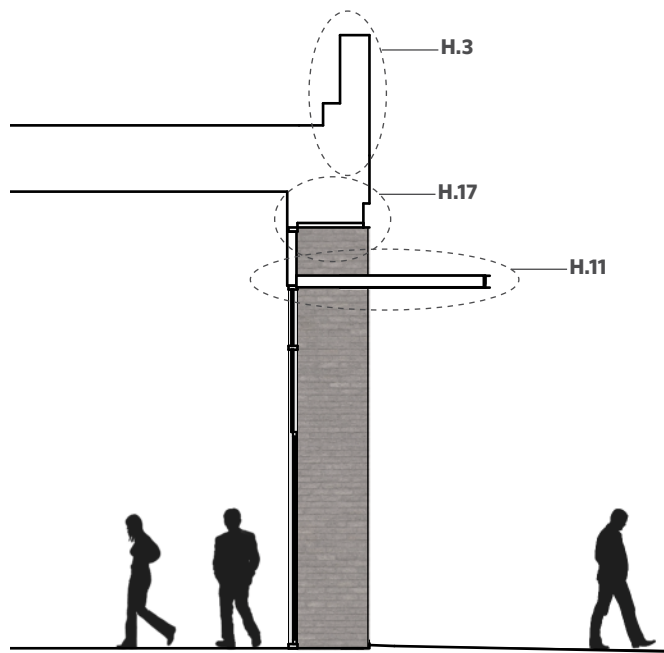
**NORTH PODOIUM**



section

1/8" = 1'-0"



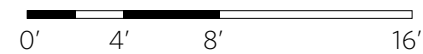


section

nw 13th ave elevation

1/8" = 1'-0"

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

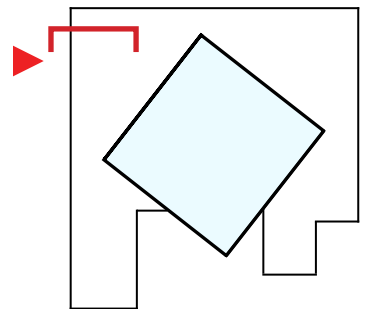


painted fiberglass or  
painted aluminum  
-storefront

painted metal  
louvers

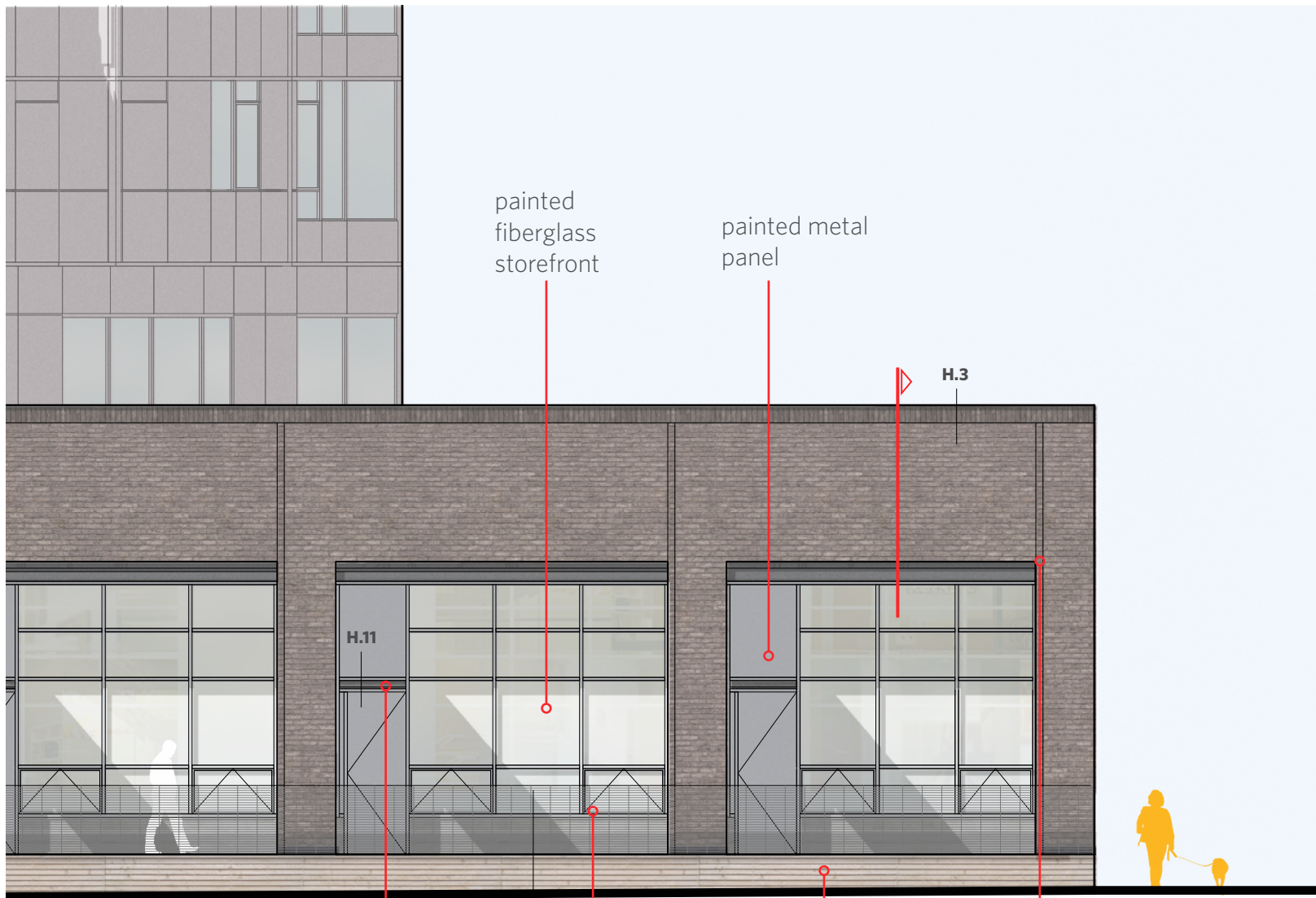
painted channel  
metal canopy

sectional overhead  
loading door



WEST RETAIL ENTRY

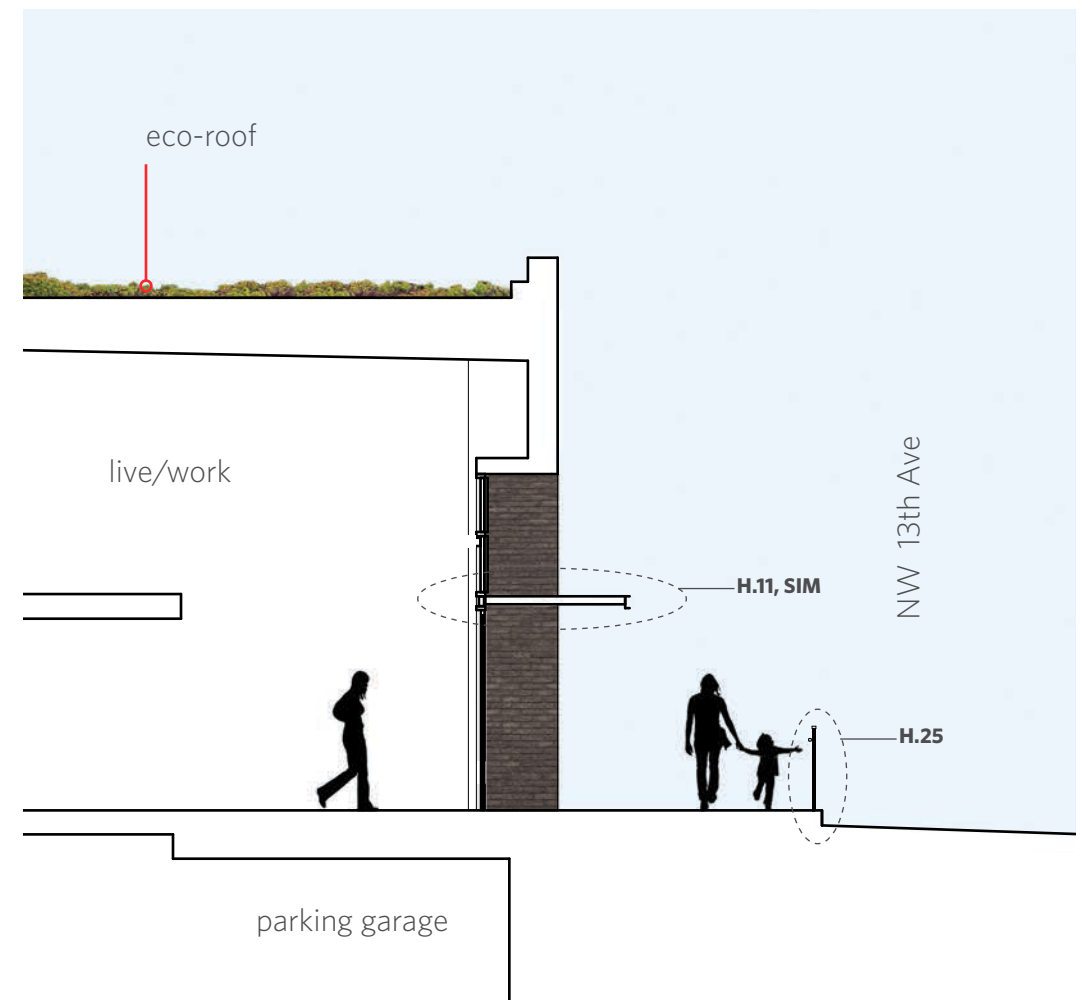
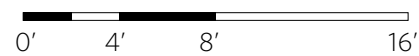




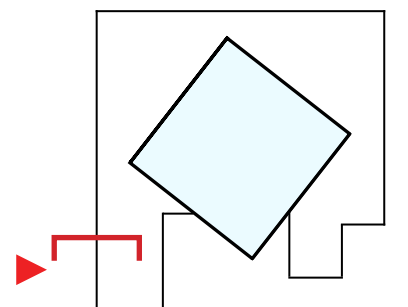
nw 13th ave elevation

- painted channel steel canopy
- painted metal mesh guardrail at dock
- wood fascia at elevated dock
- recessed brick

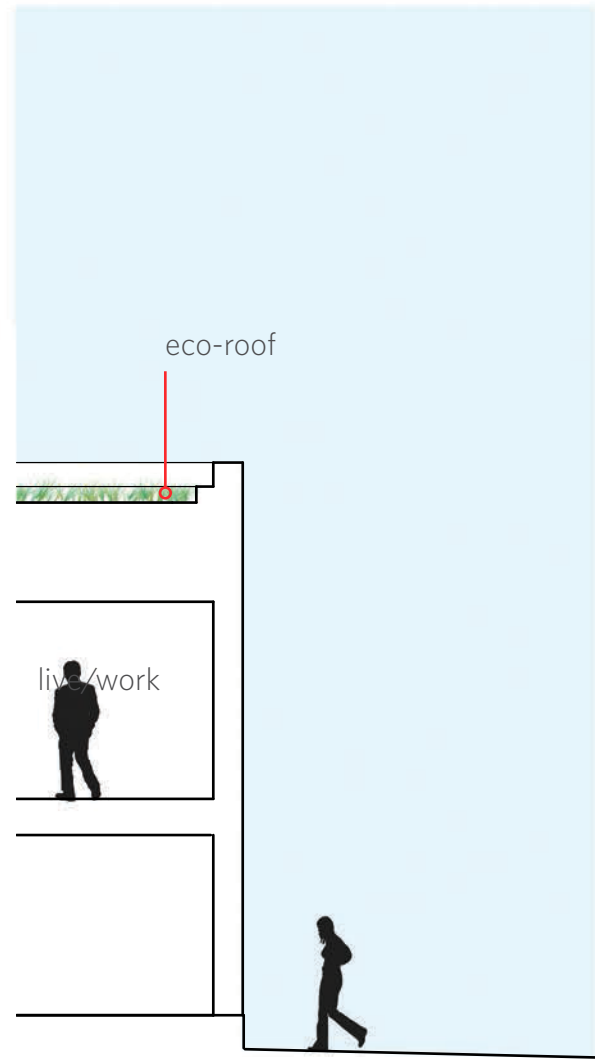
Scale: 1/8" = 1'-0"



section

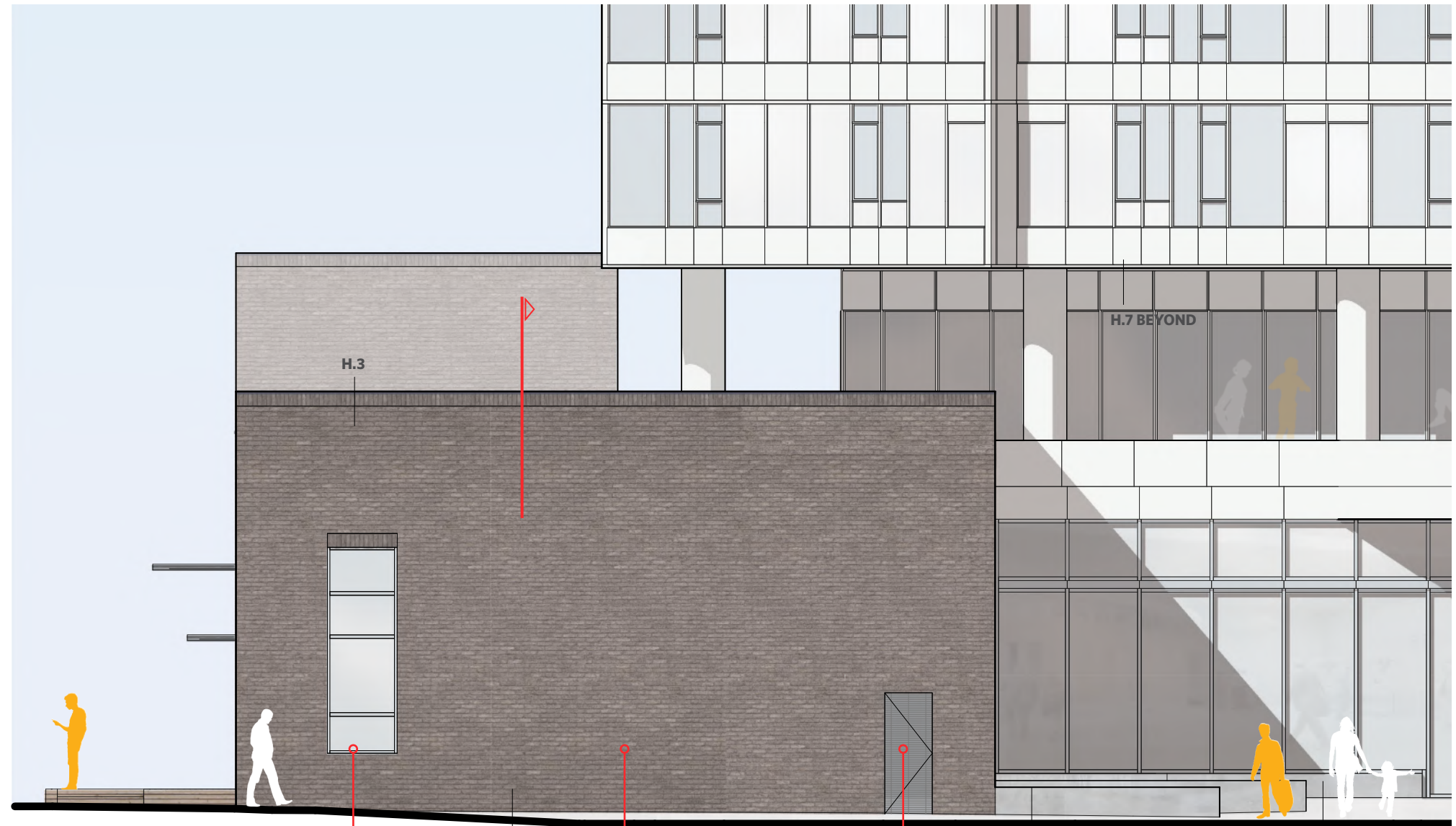
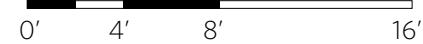


LIVE WORK UNITS



section

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

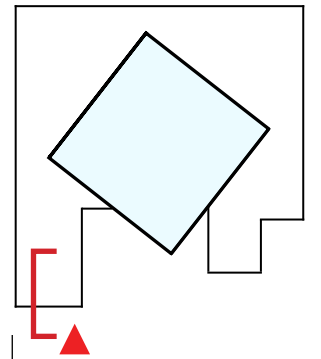


nw overton elevation

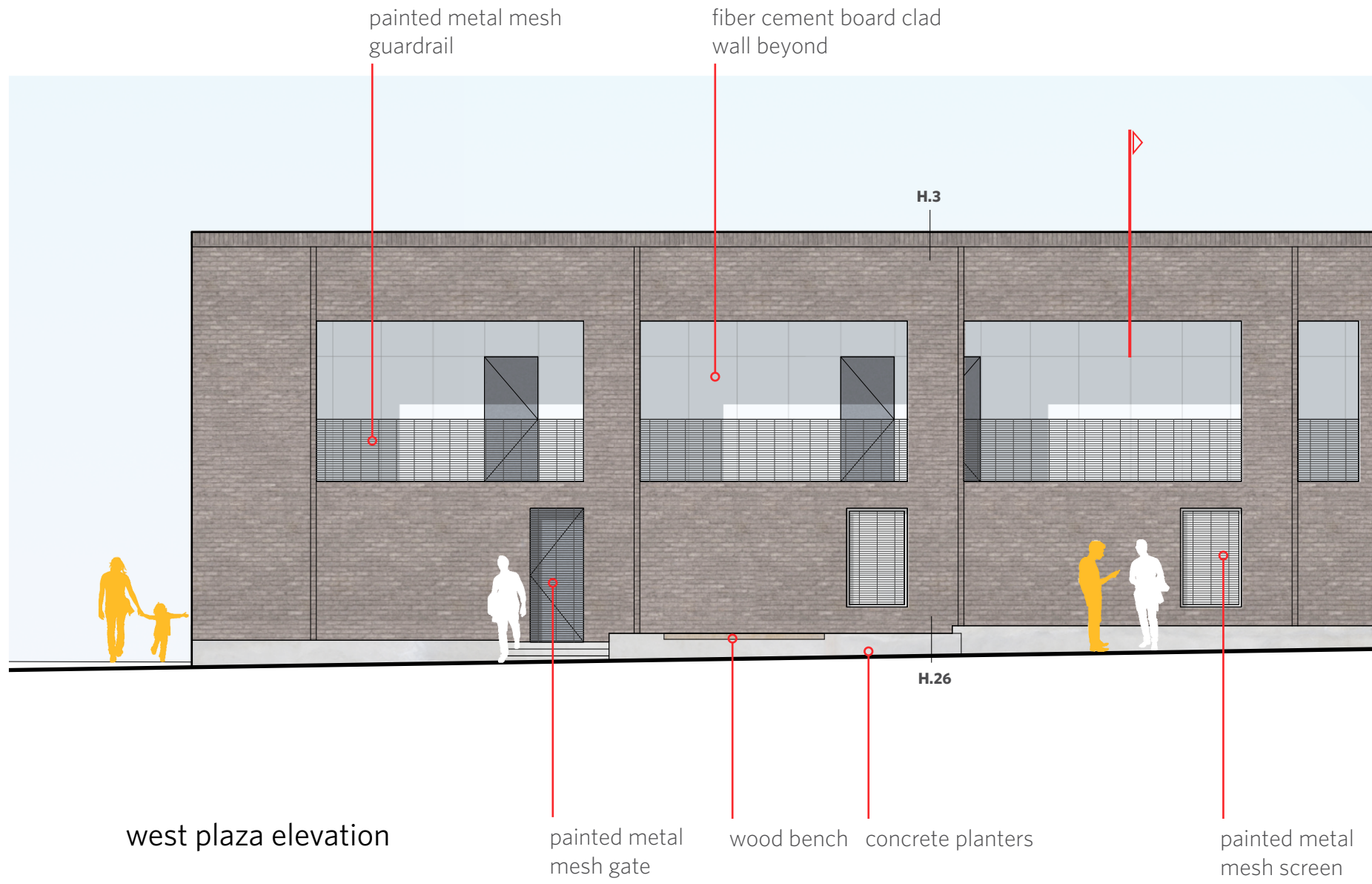
painted fiberglass  
or painted aluminum  
window system

brick

aluminum grate  
gate



**SOUTH PODIUM**



west plaza elevation

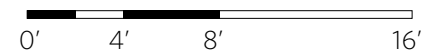
painted metal mesh gate

wood bench

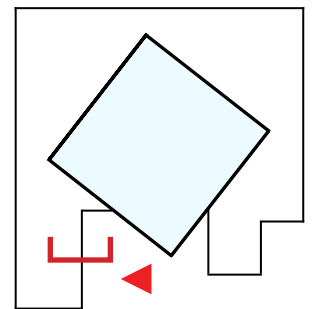
concrete planters

painted metal mesh screen

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



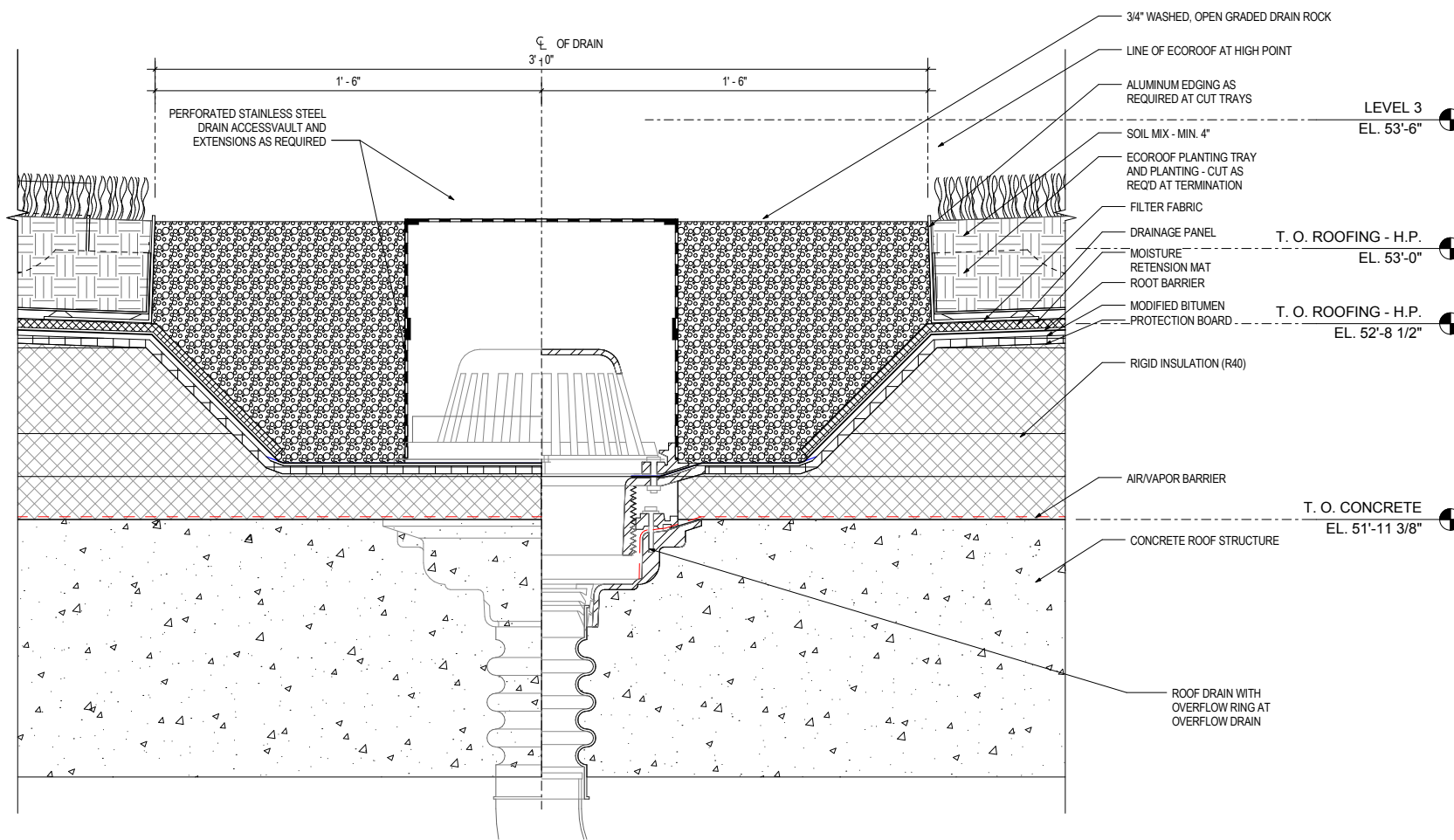
section



WEST PLAZA AT OVERTON

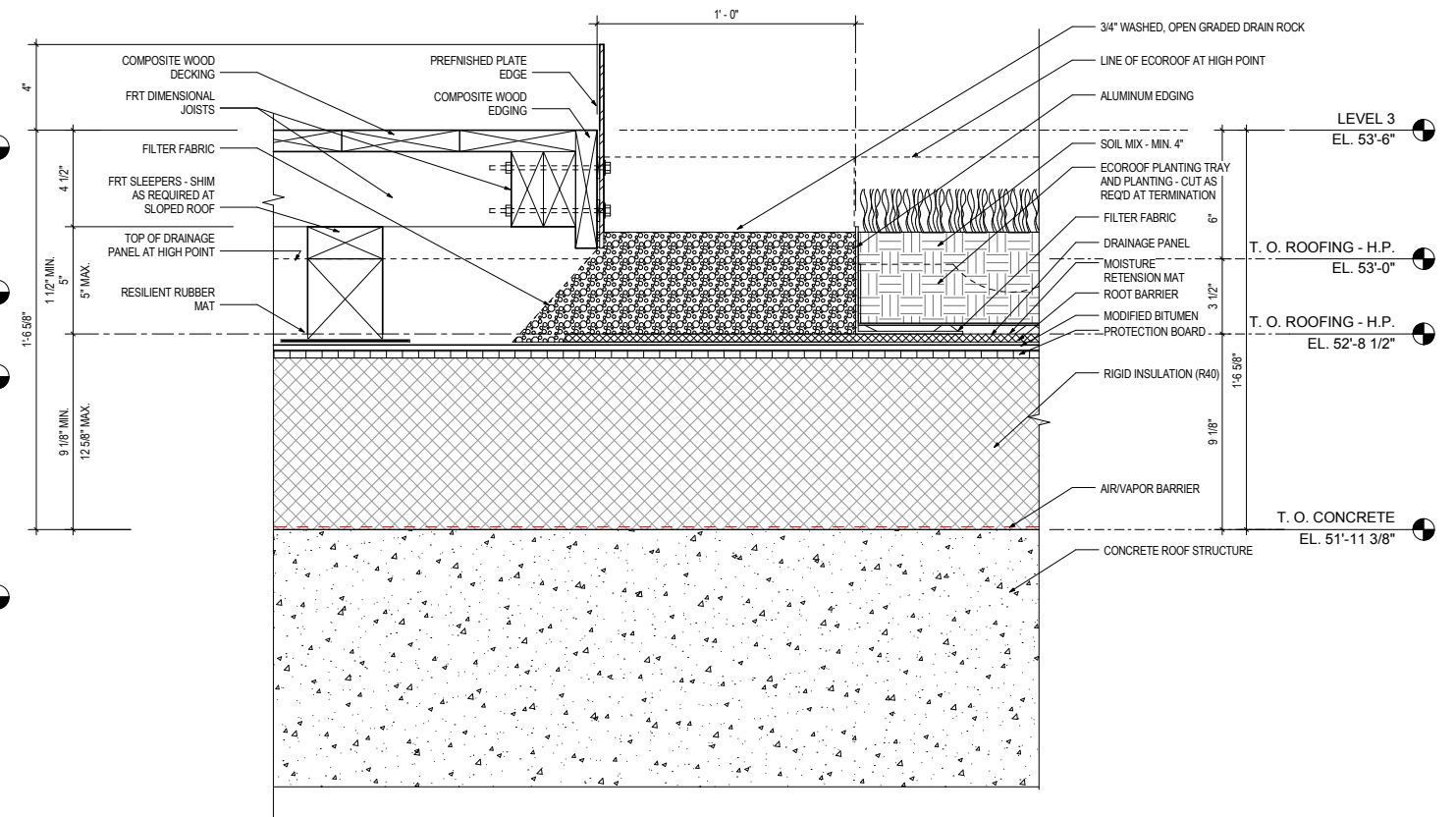
ENLARGED ELEVATIONS AND SECTIONS

# DETAILS



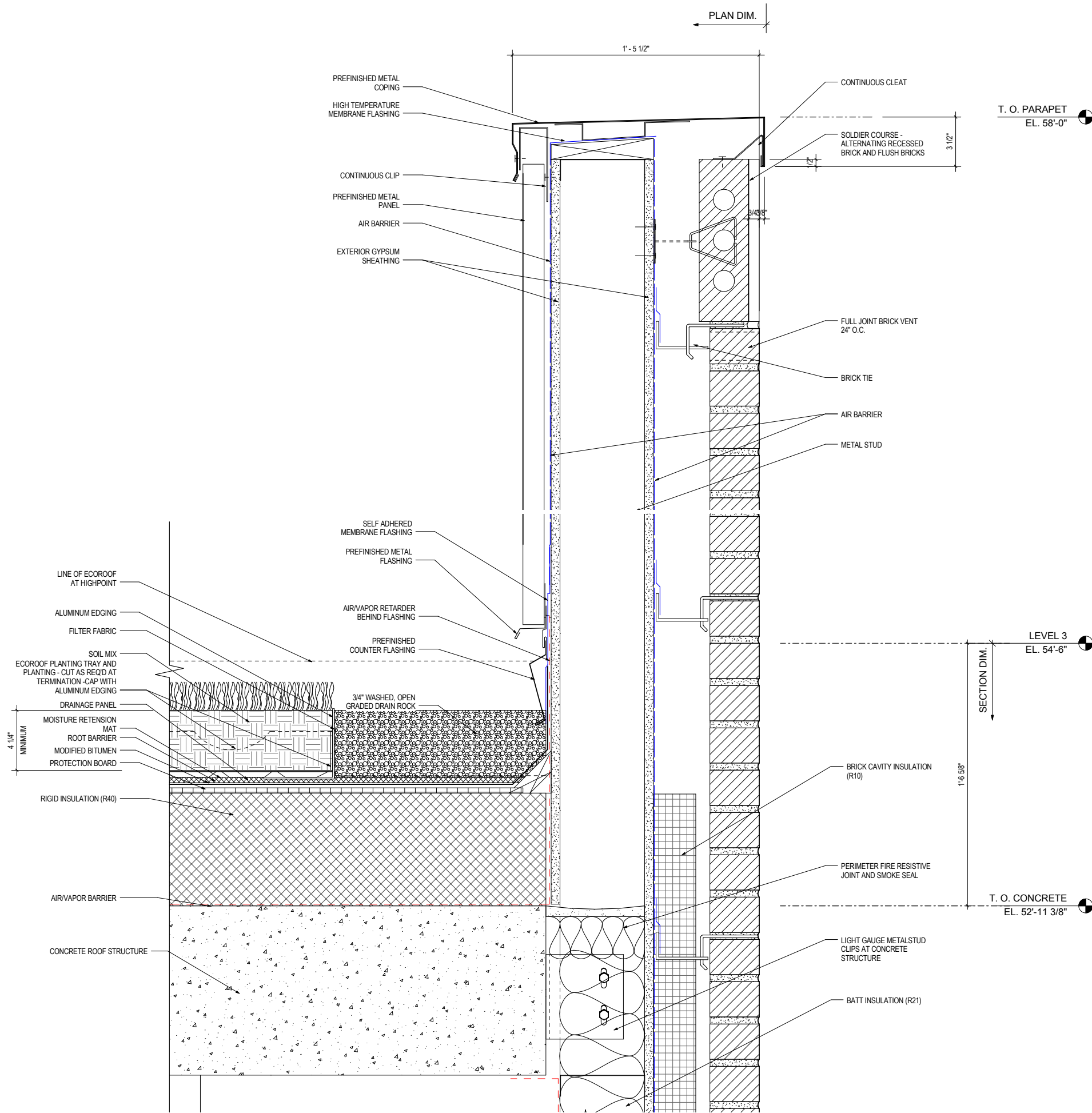
**ROOF DRAIN AT ECOROOF**

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



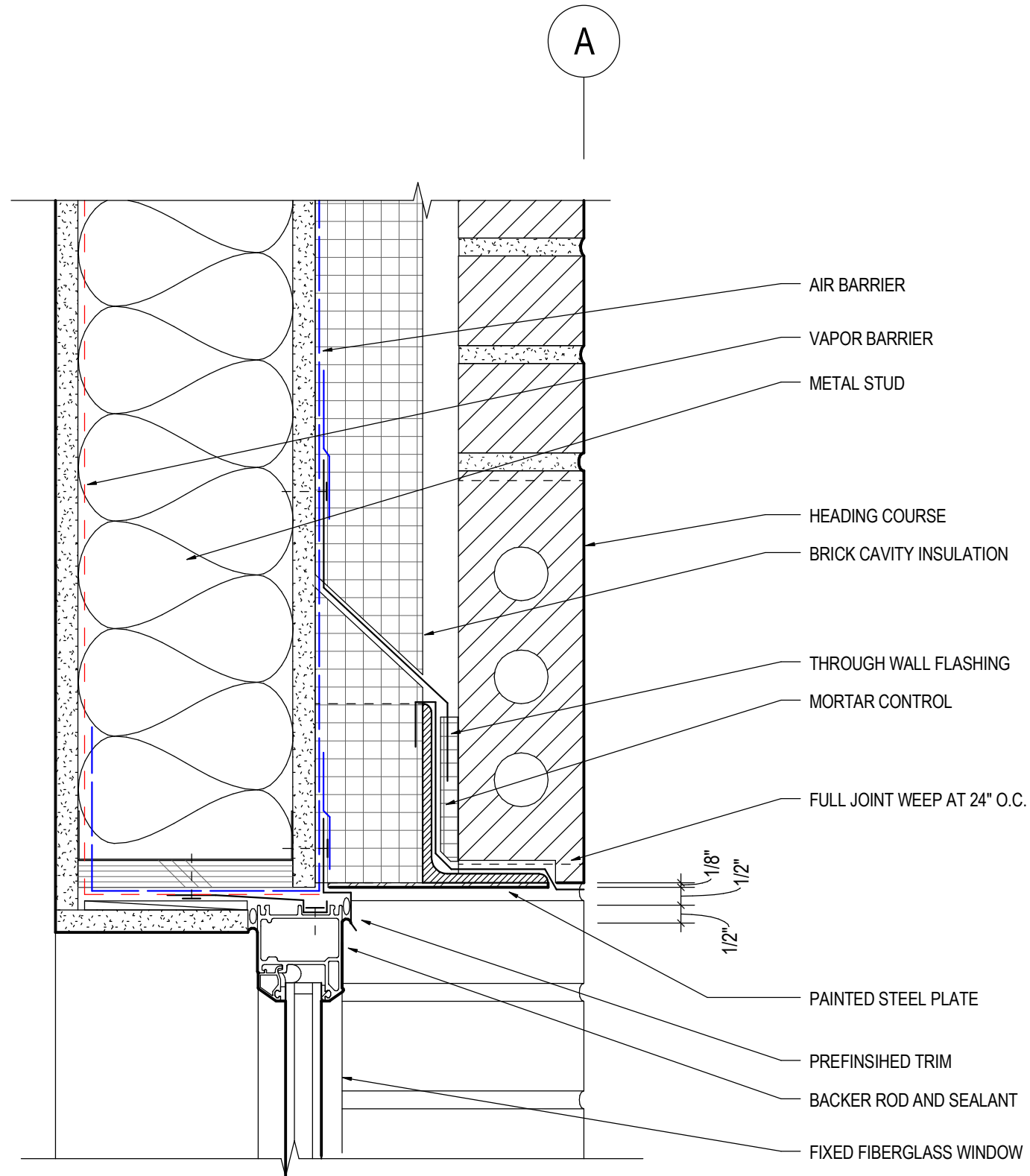
**TERRACE AT ECOROOF**

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



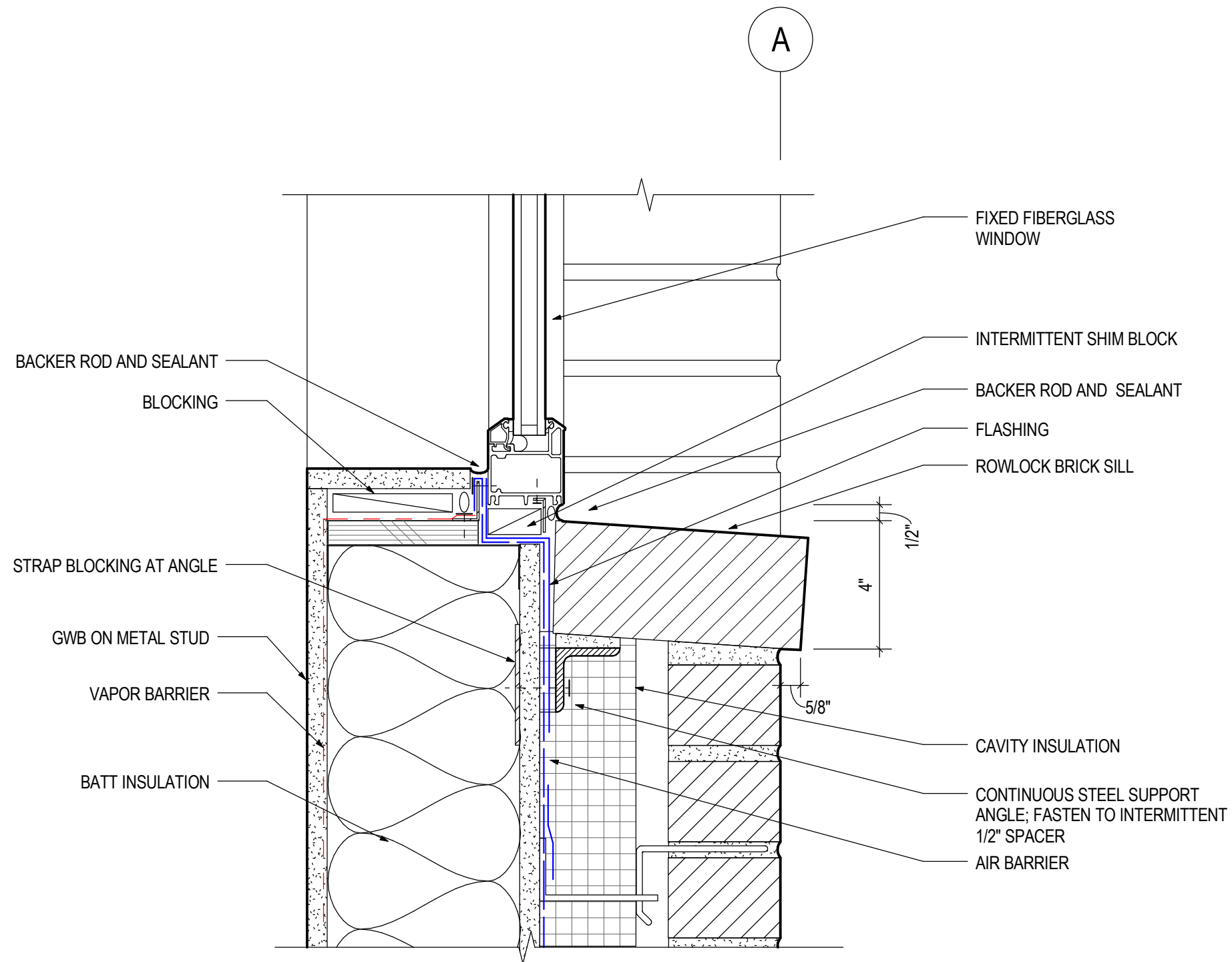
**PARAPET AT ECOROOF**

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



**FIXED WINDOW HEAD**

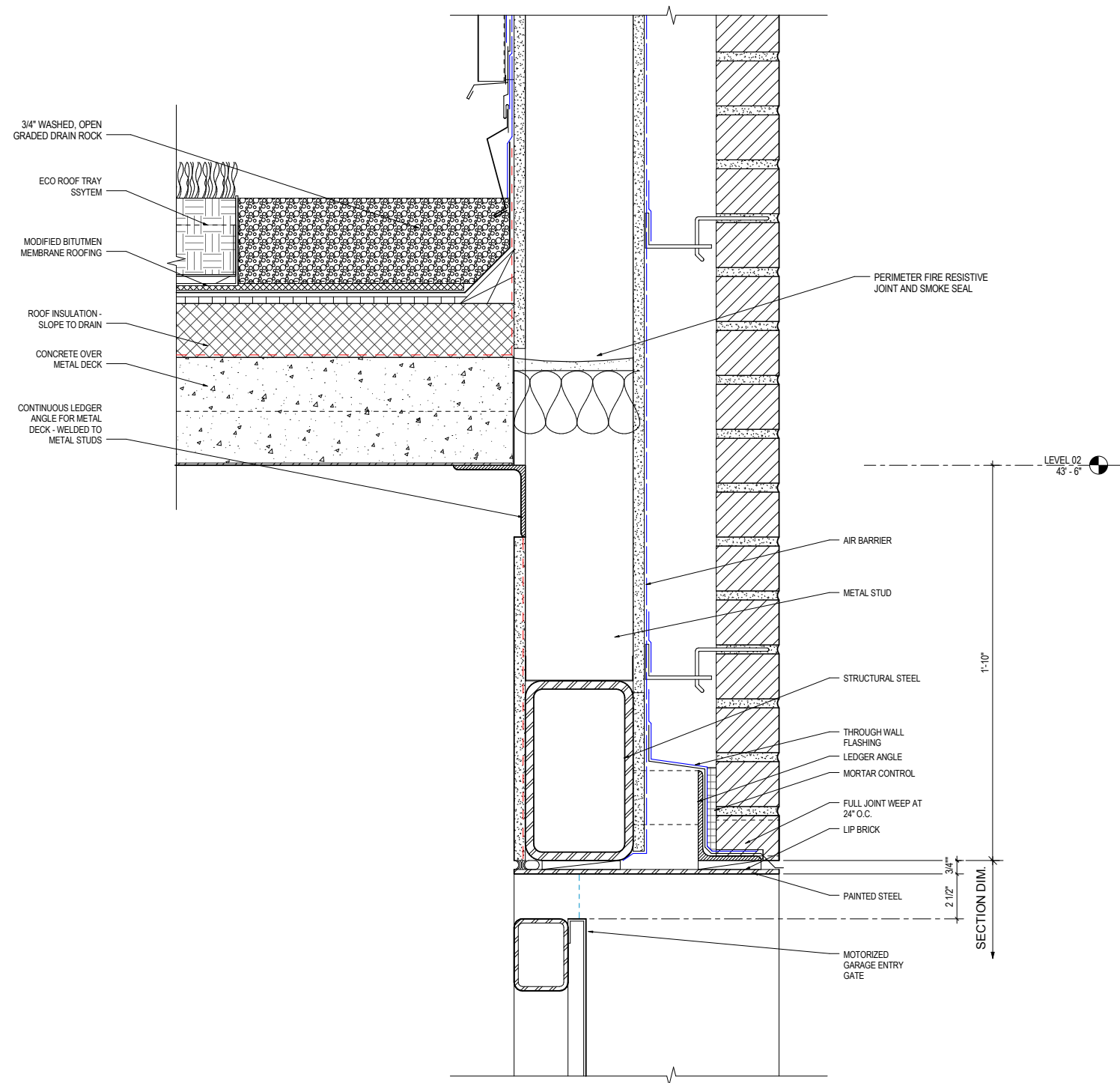
Scale: 3" = 1'-0"



**FIXED WINDOW SILL**

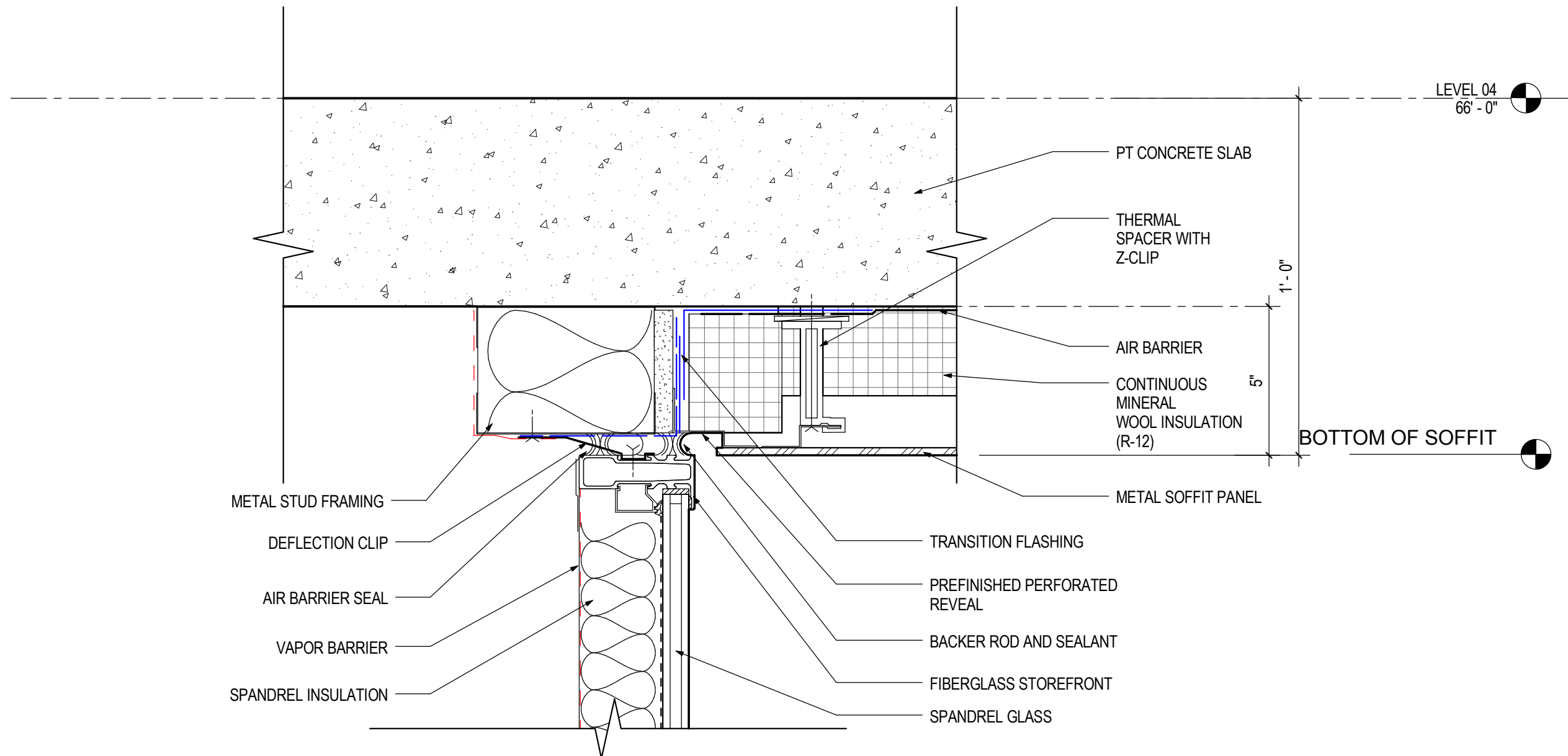
Scale: 3" = 1'-0"





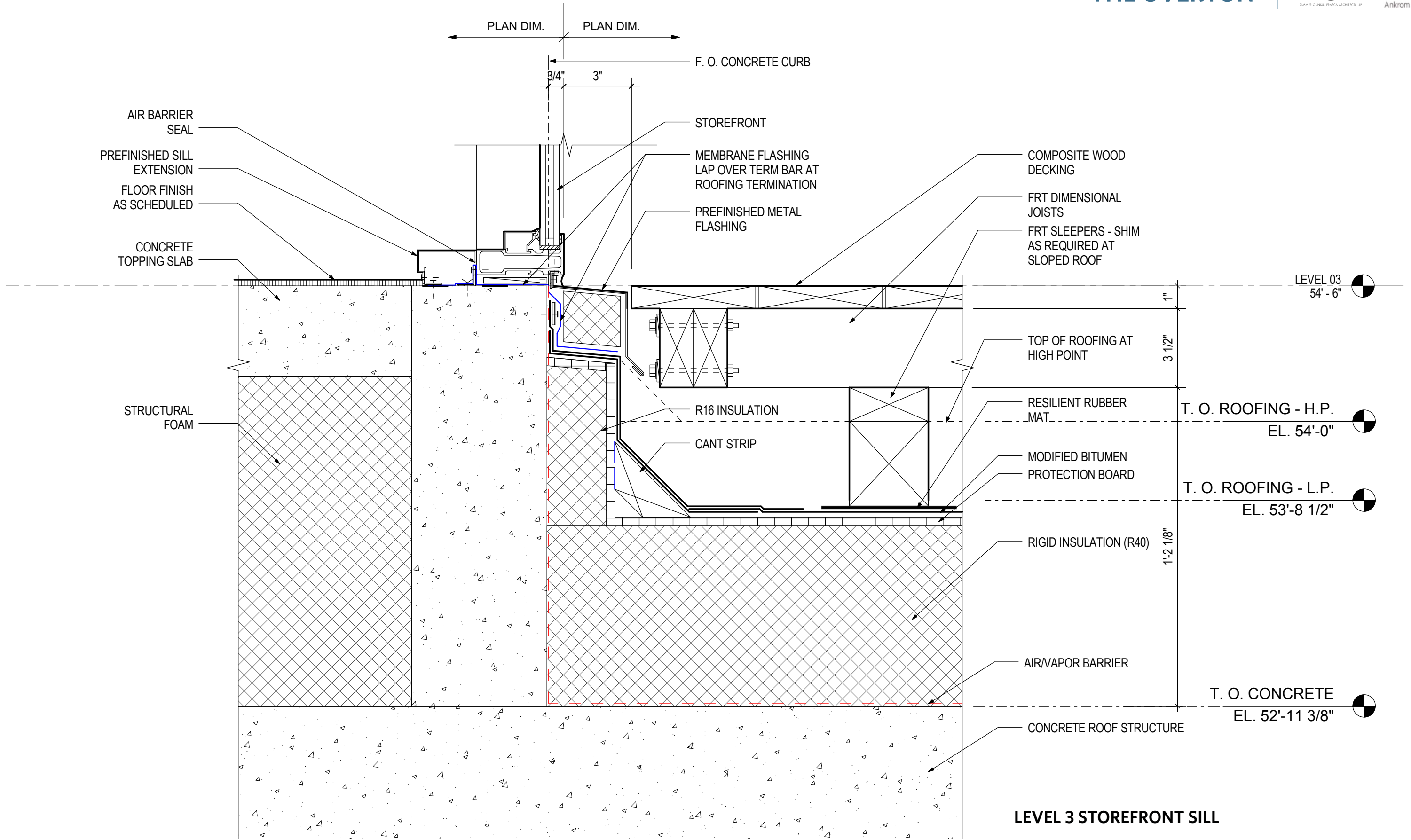
**GARAGE ENTRY HEAD**

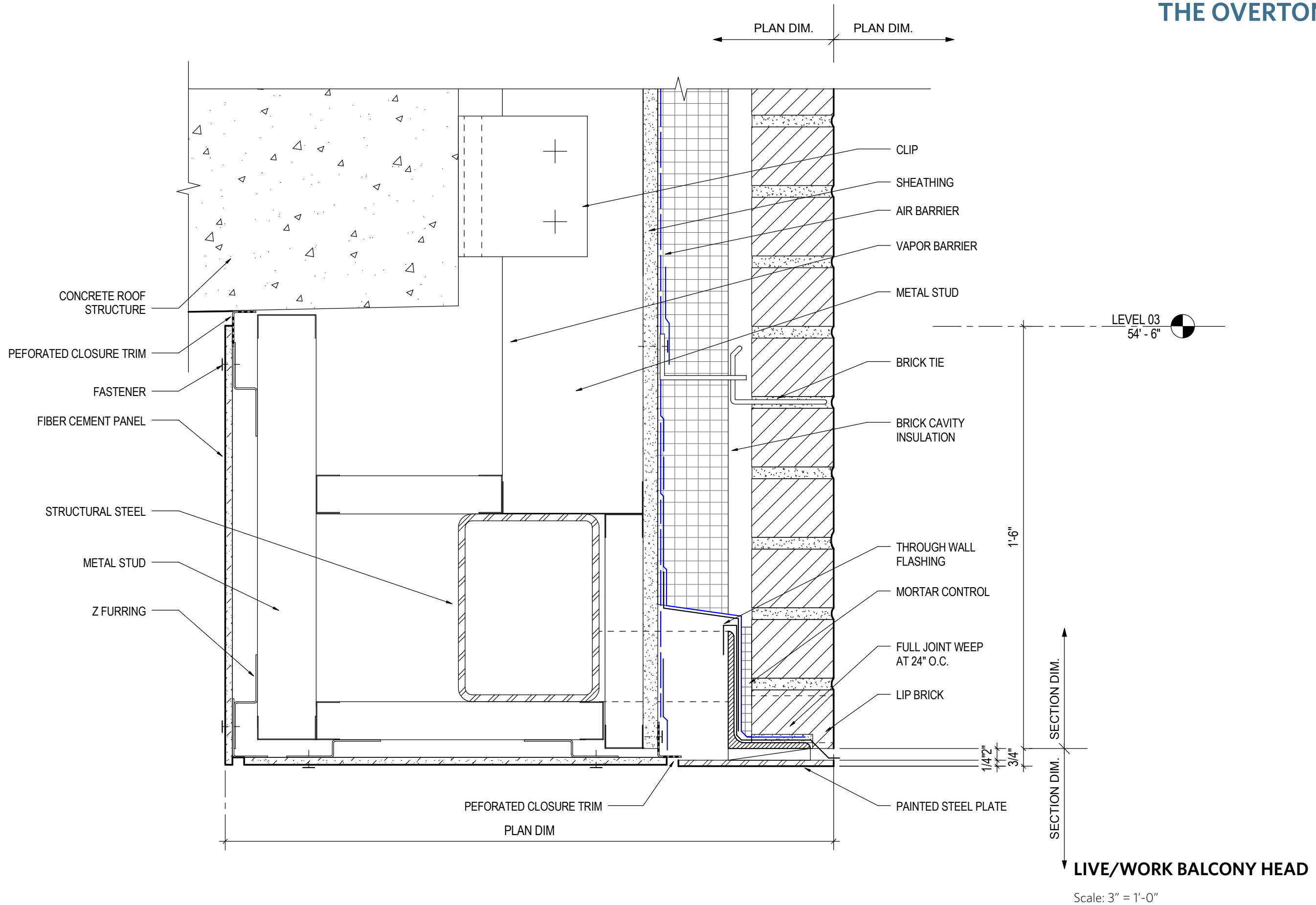
Scale: 1 1/2" = 1'-0"

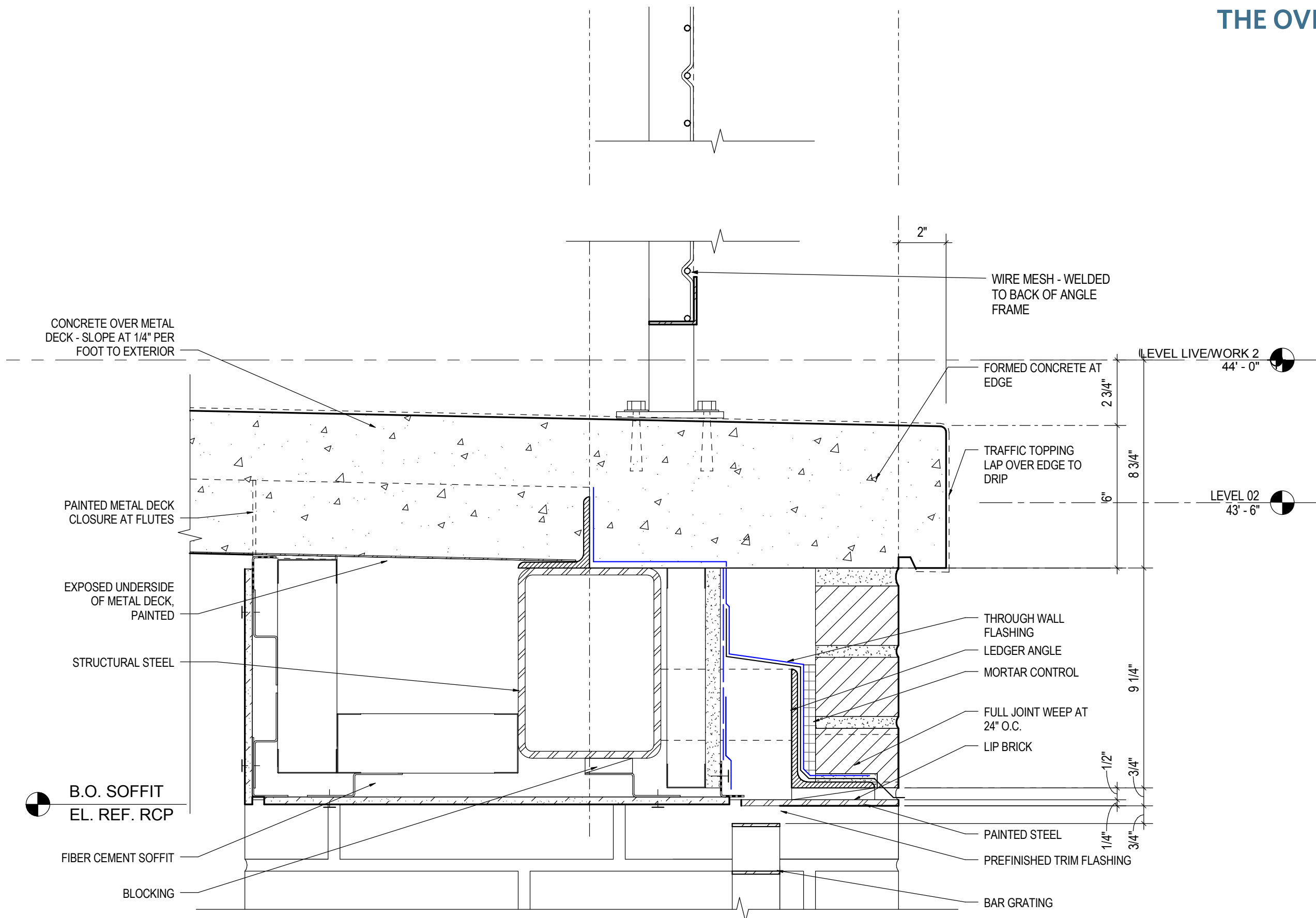


**LEVEL 3 STOREFRONT HEAD**

Scale: 3" = 1'-0"

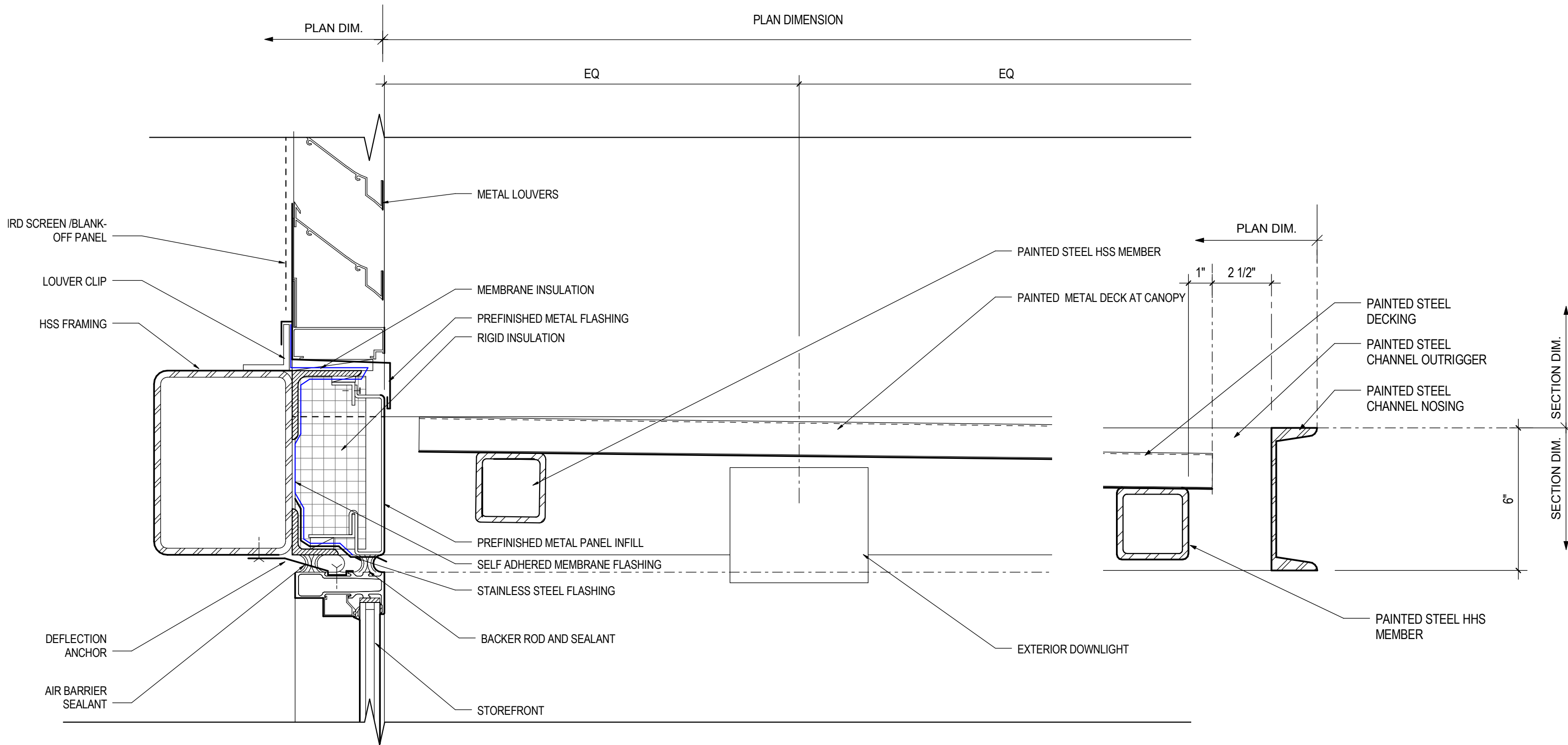






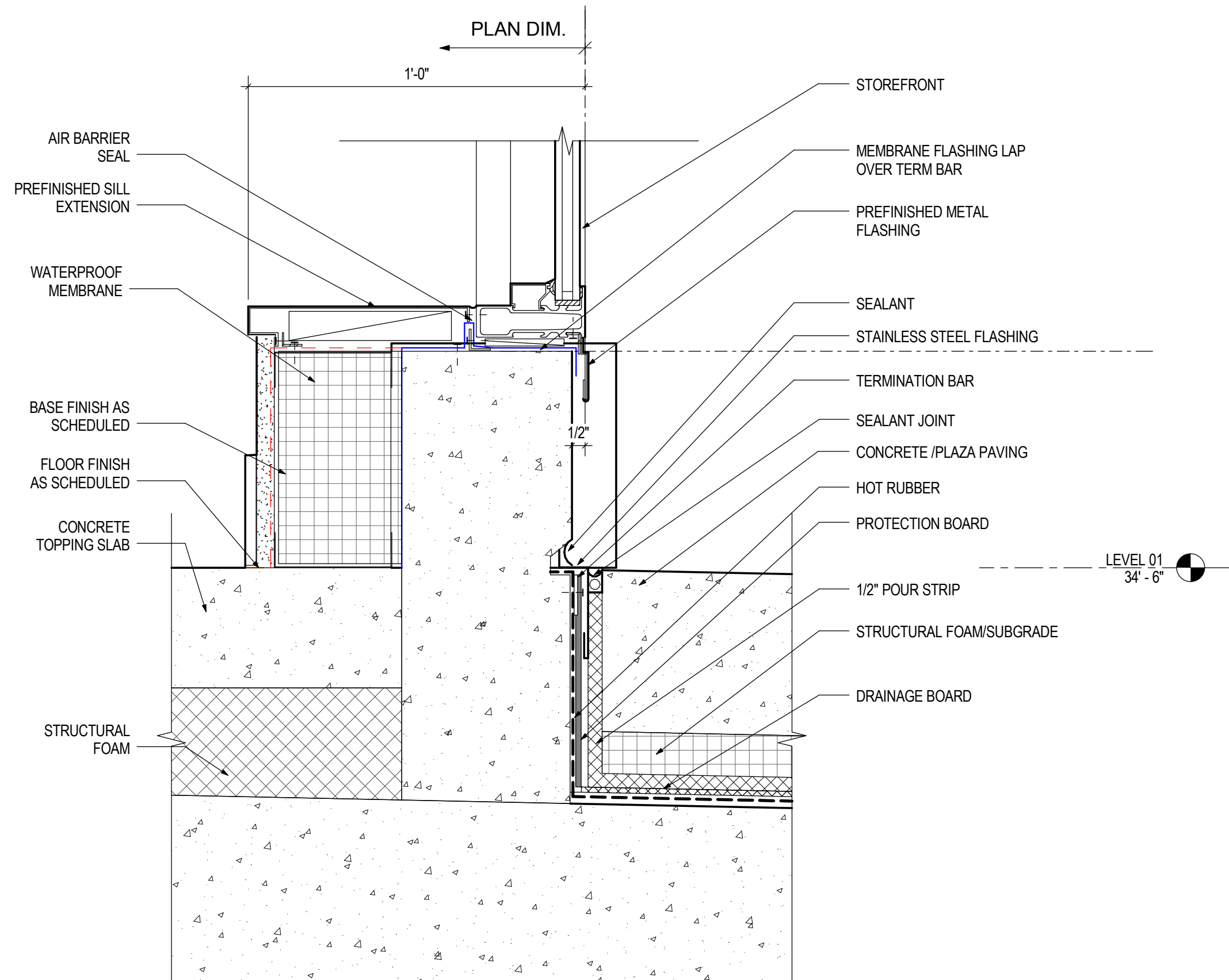
**LIVE/WORK BALCONY SILL**

Scale: 3" = 1'-0"



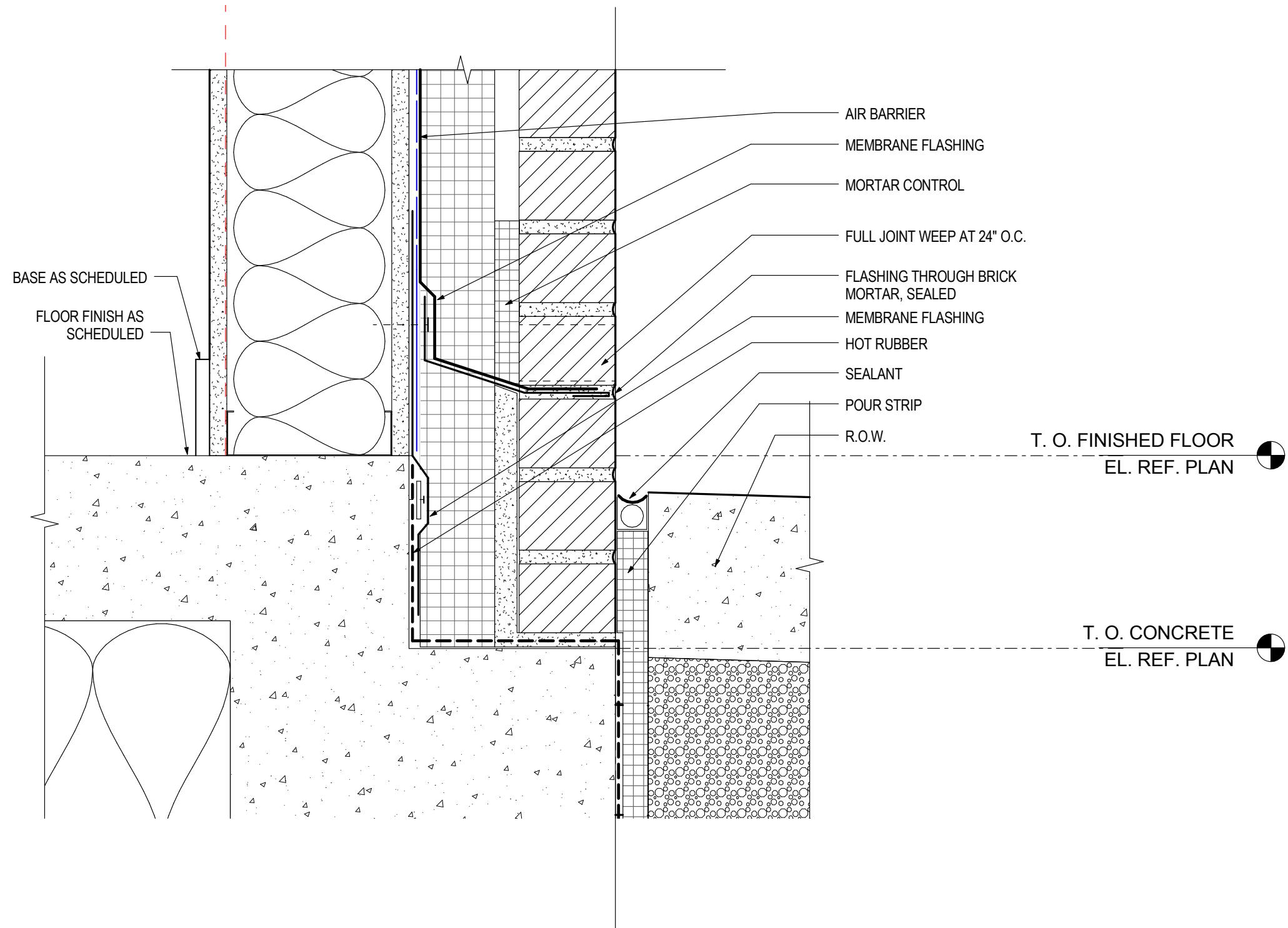
**RETAIL STOREFRONT HEAD AND CANOPY**

Scale: 3" = 1'-0"



**STOREFRONT SILL AT SOUTH LOBBY**

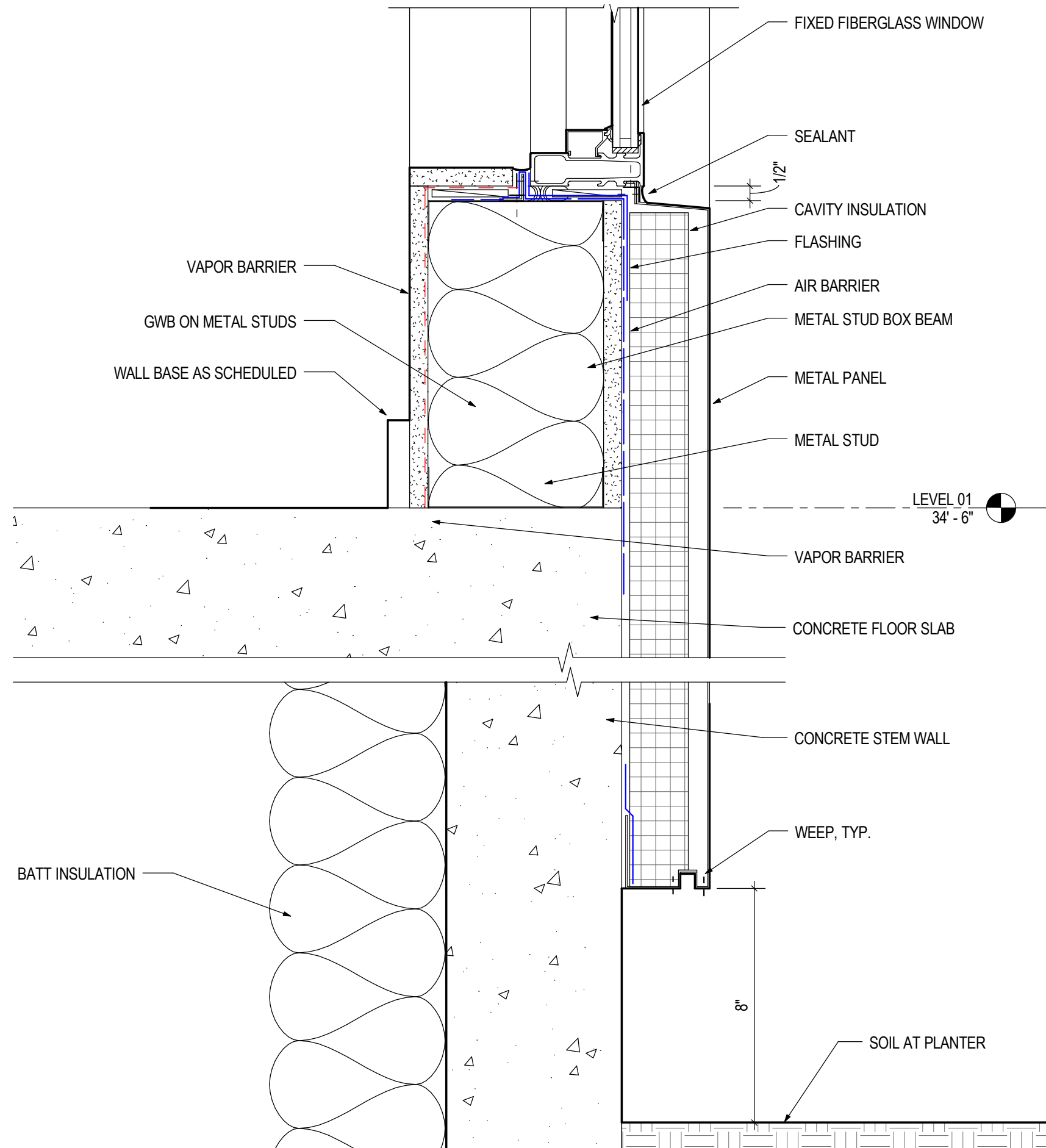
Scale: 3" = 1'-0"



**TYPICAL BASE OF WALL AT R.O.W.**

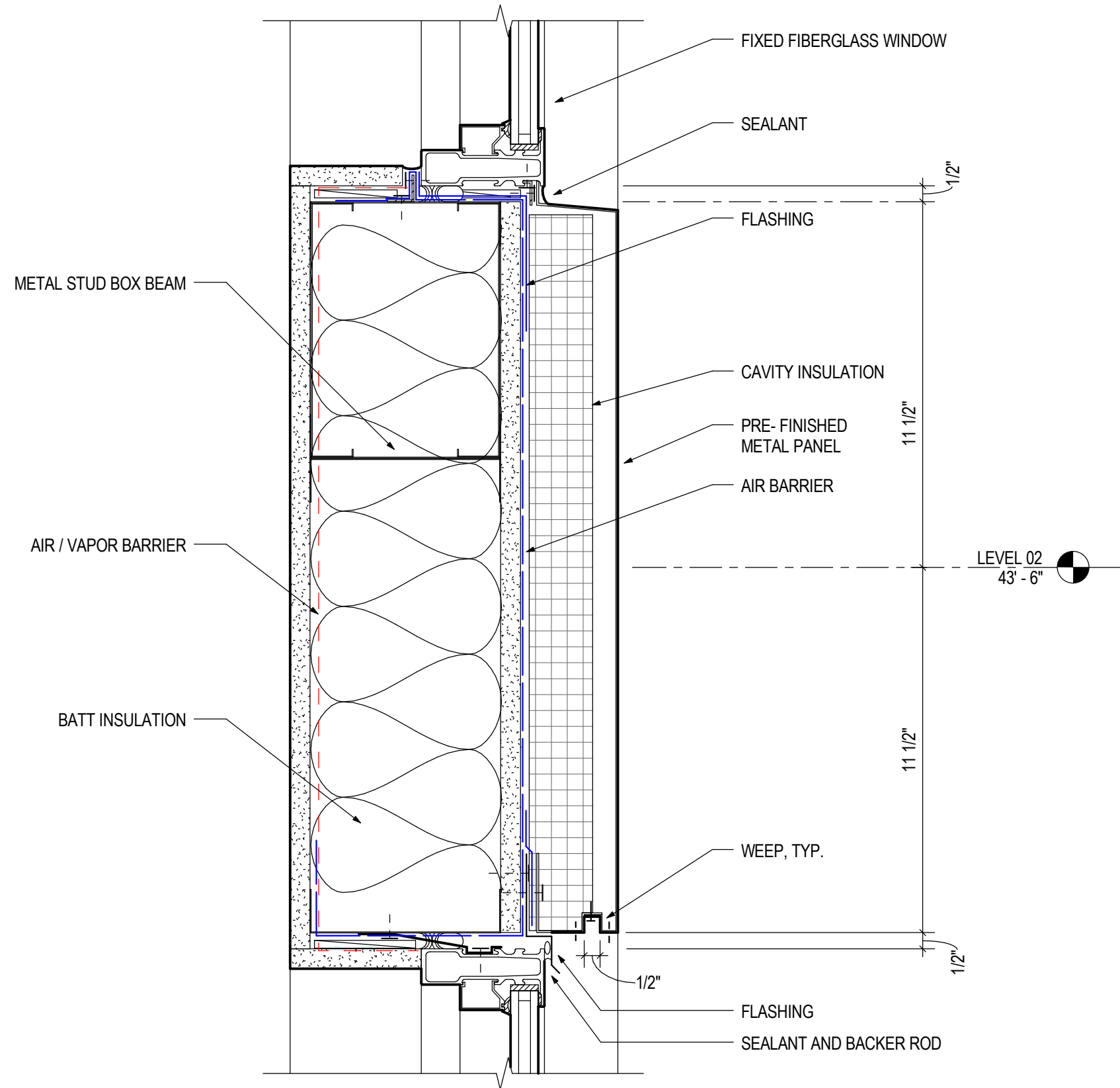
Scale: 3" = 1'-0"





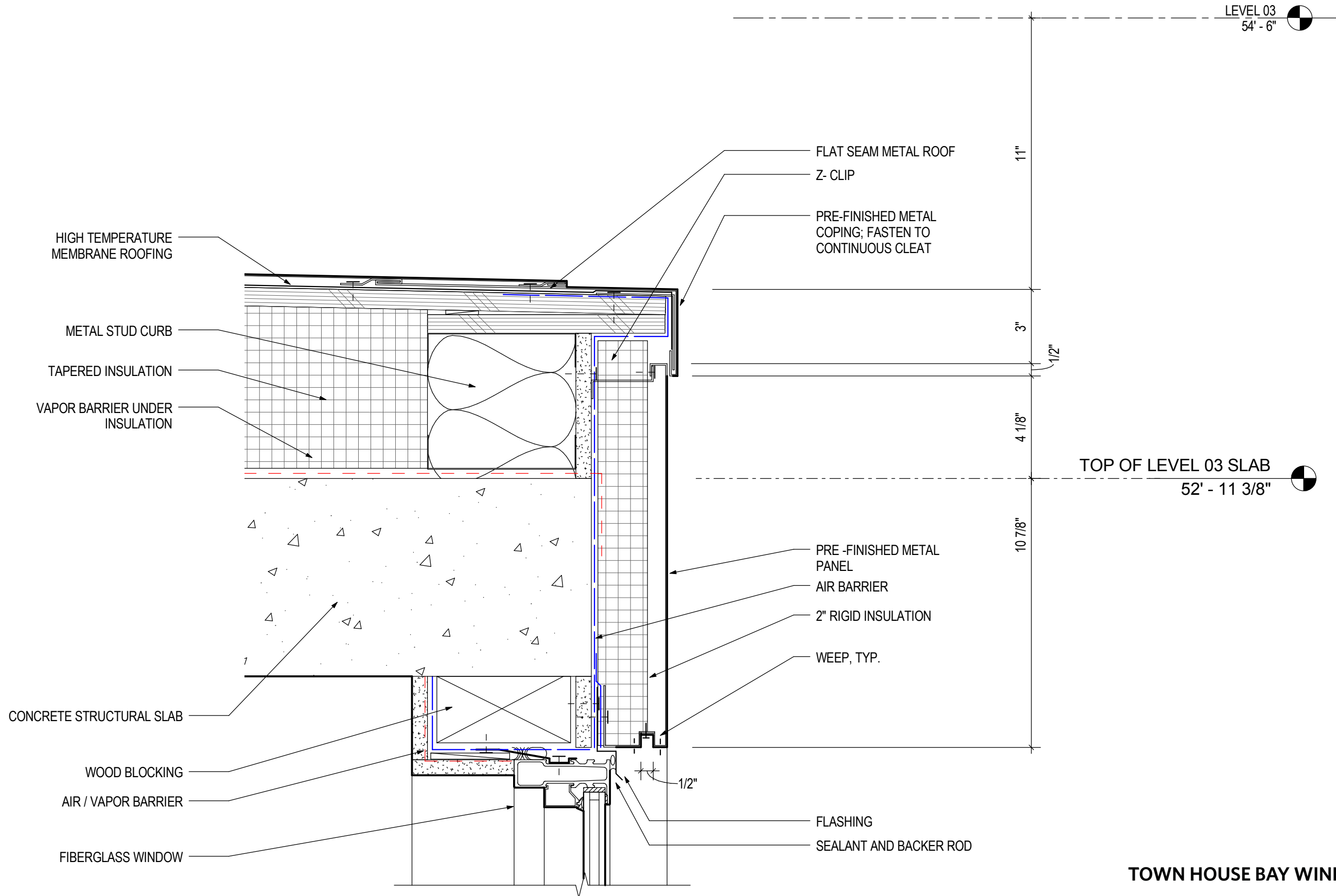
**TOWN HOUSE BAY WINDOW SILL**

Scale: 3" = 1'-0"



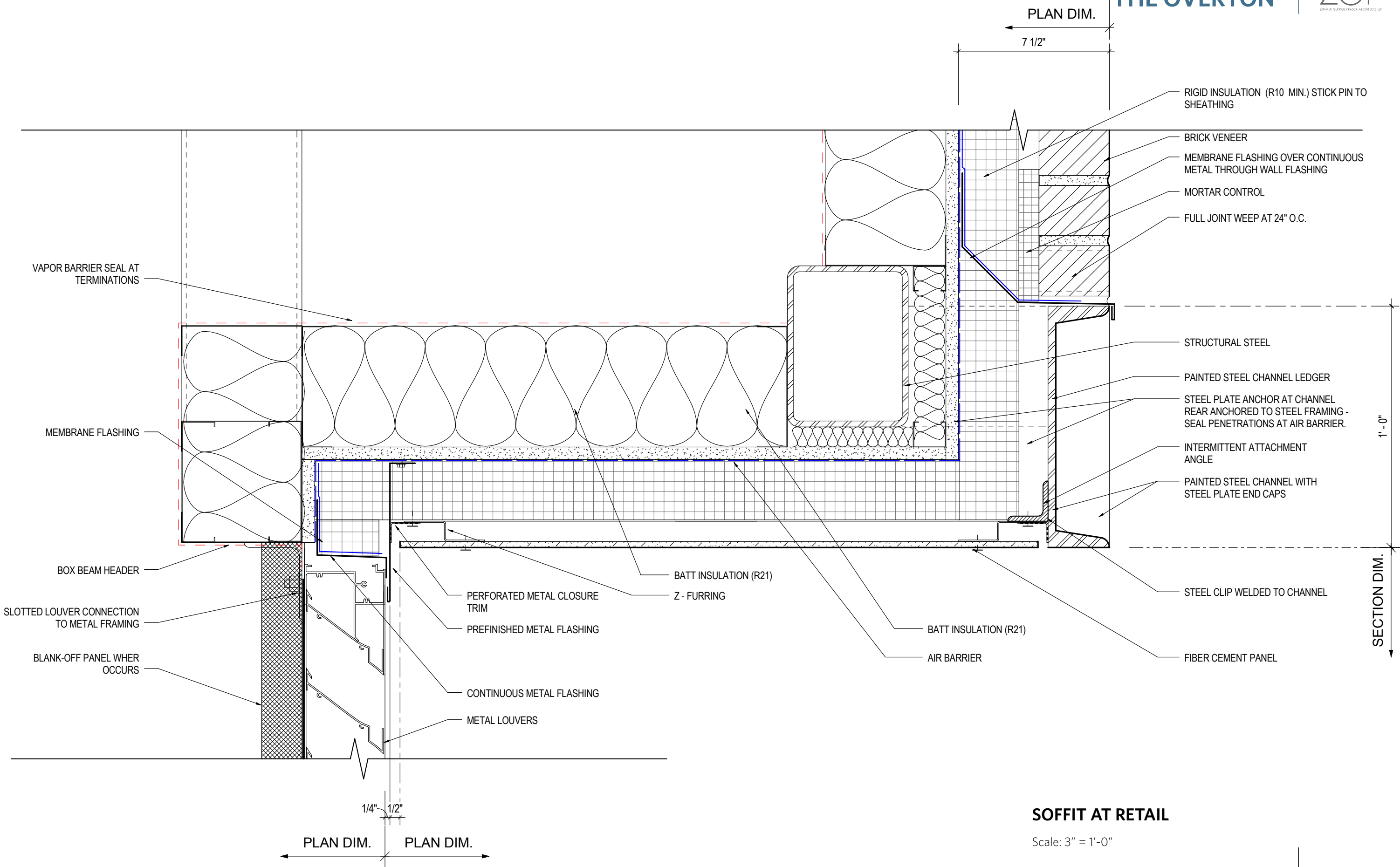
**TOWN HOUSE BAY WINDOW HORIZONTAL MULLION**

Scale: 3" = 1'-0"



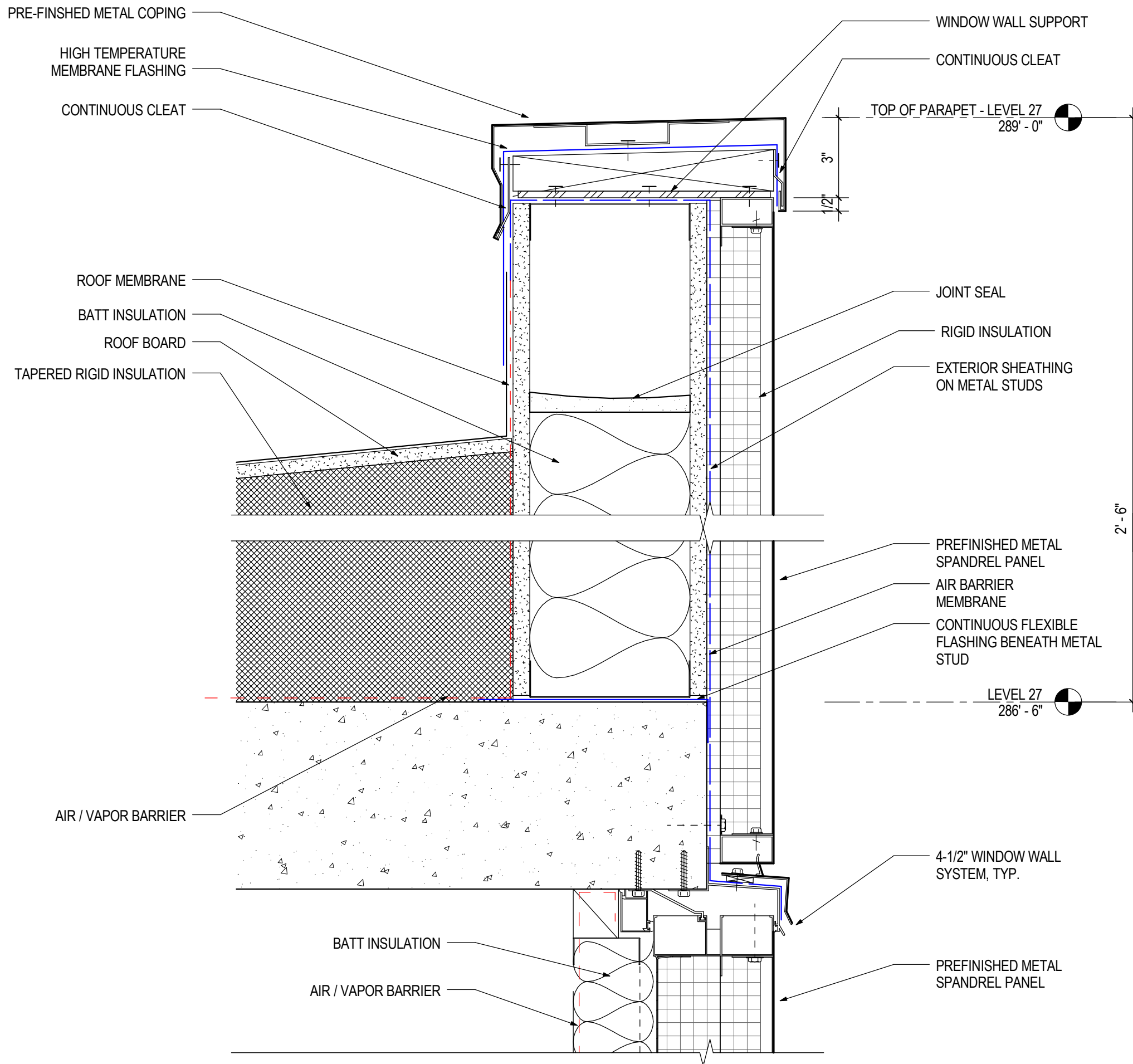
**TOWN HOUSE BAY WINDOW ROOF**

Scale: 3" = 1'-0"



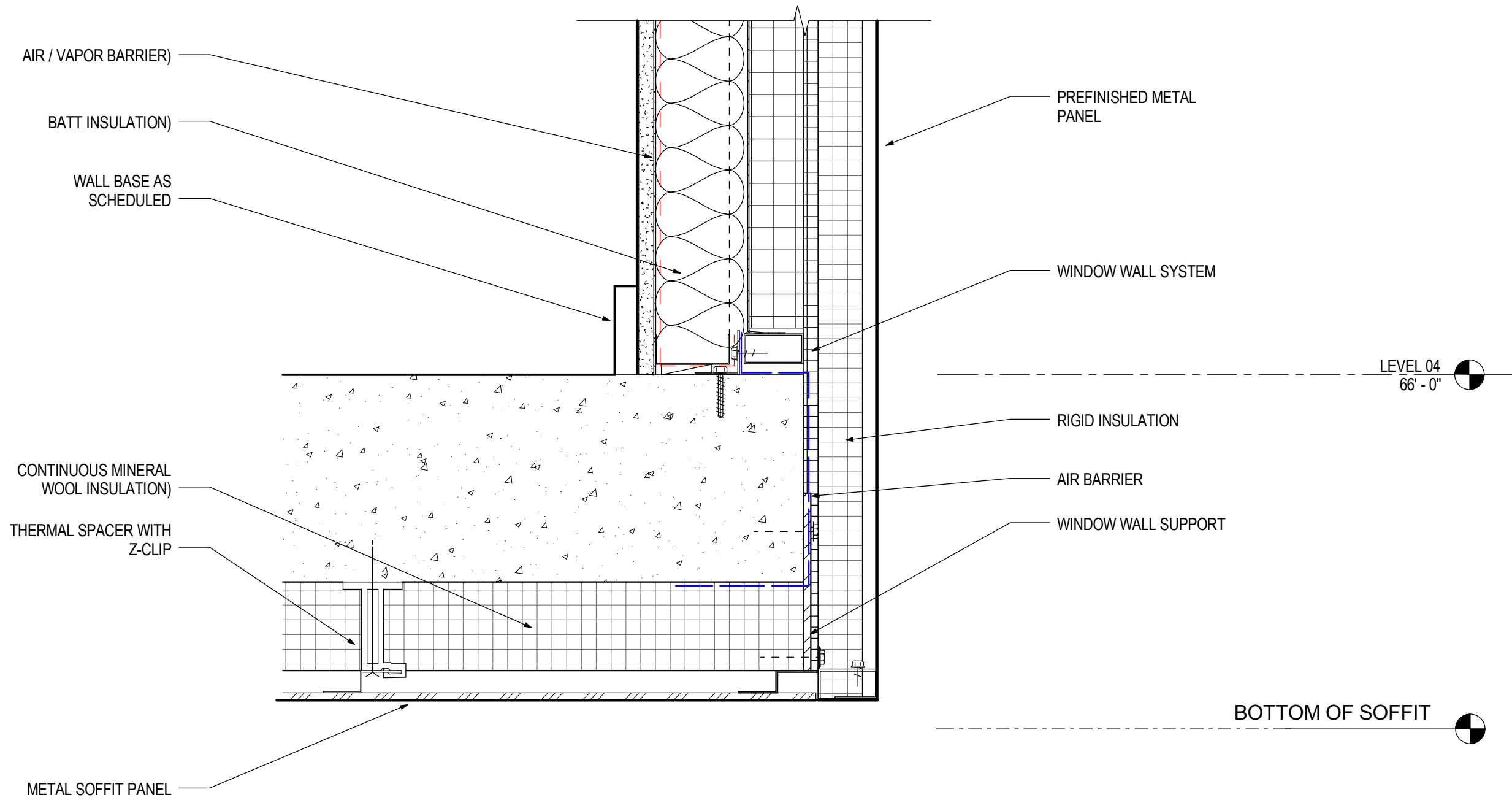
**SOFFIT AT RETAIL**

Scale: 3" = 1'-0"



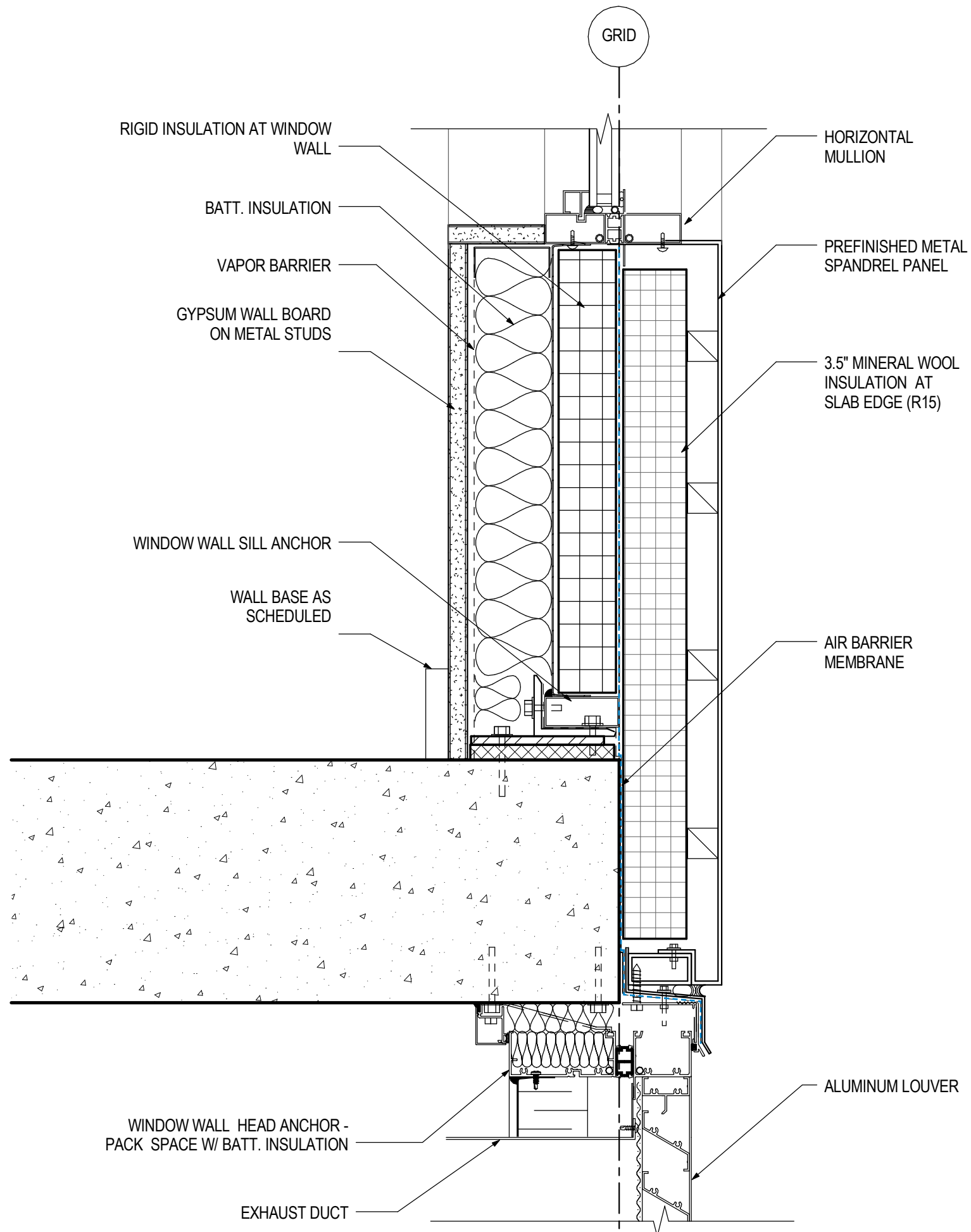
**TOWER ROOF PARAPET**

Scale: 3" = 1'-0"



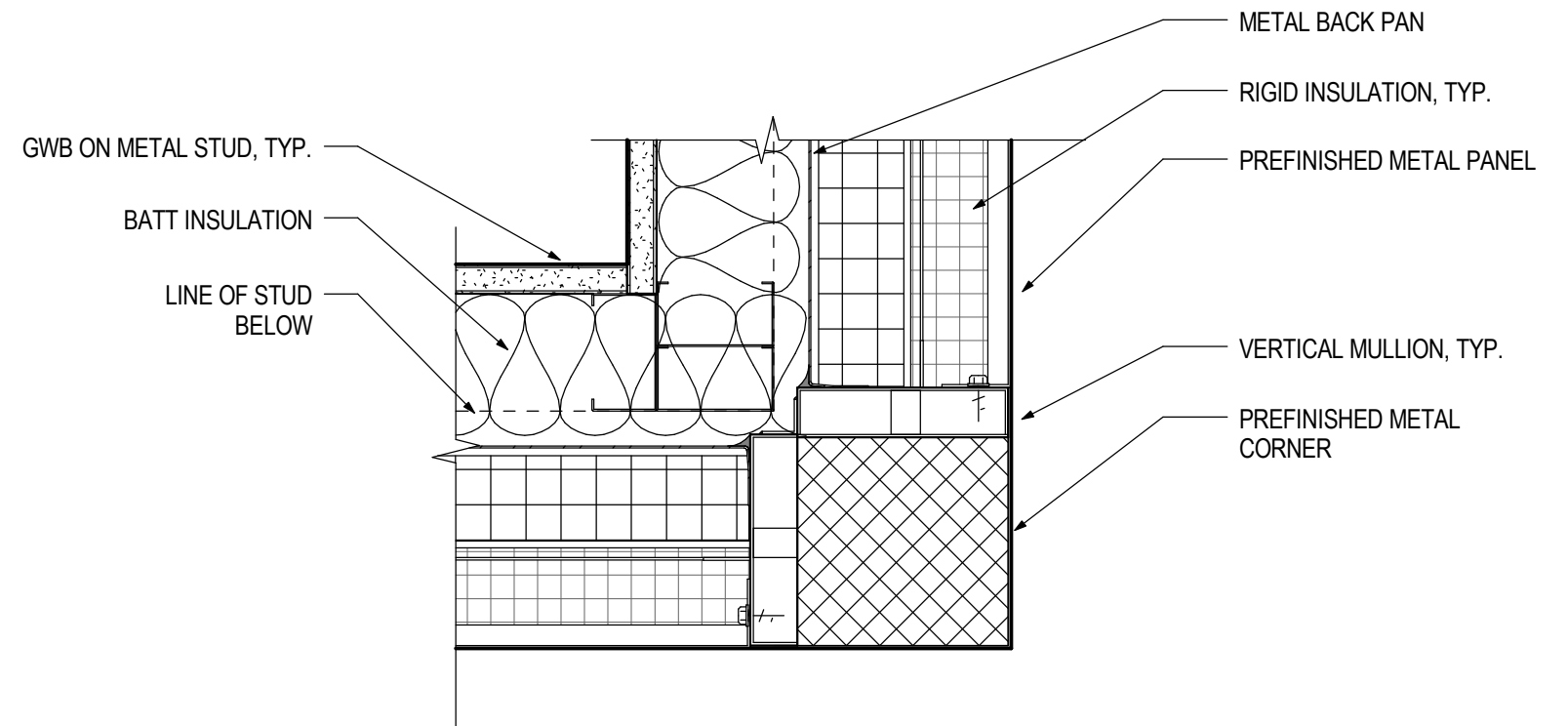
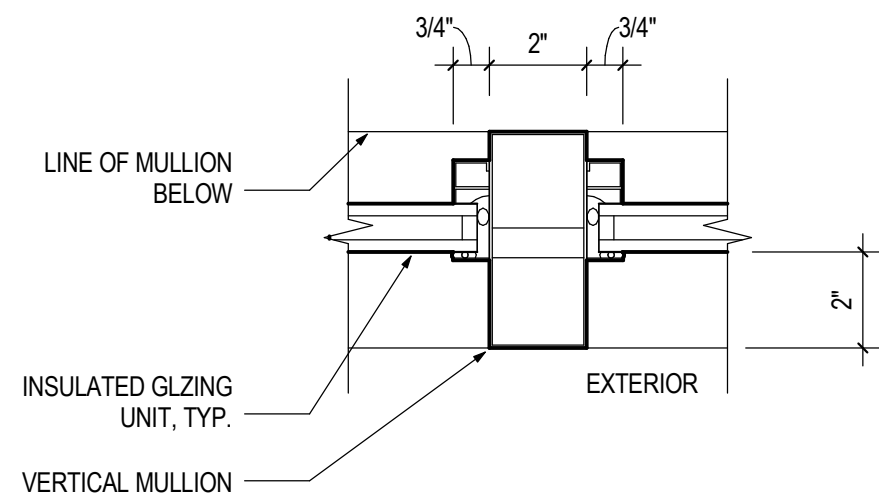
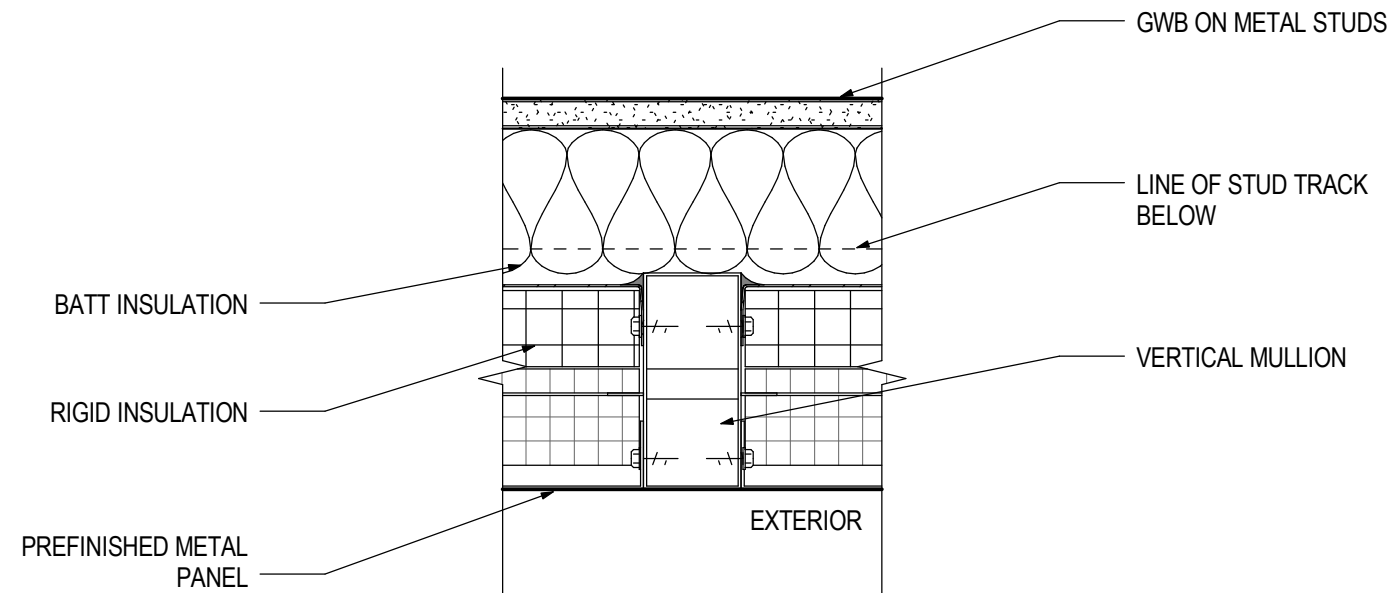
**LEVEL 3 SOFFIT**

Scale: 3" = 1'-0"



**WINDOW WALL AT RESIDENTIAL UNIT, TYP**

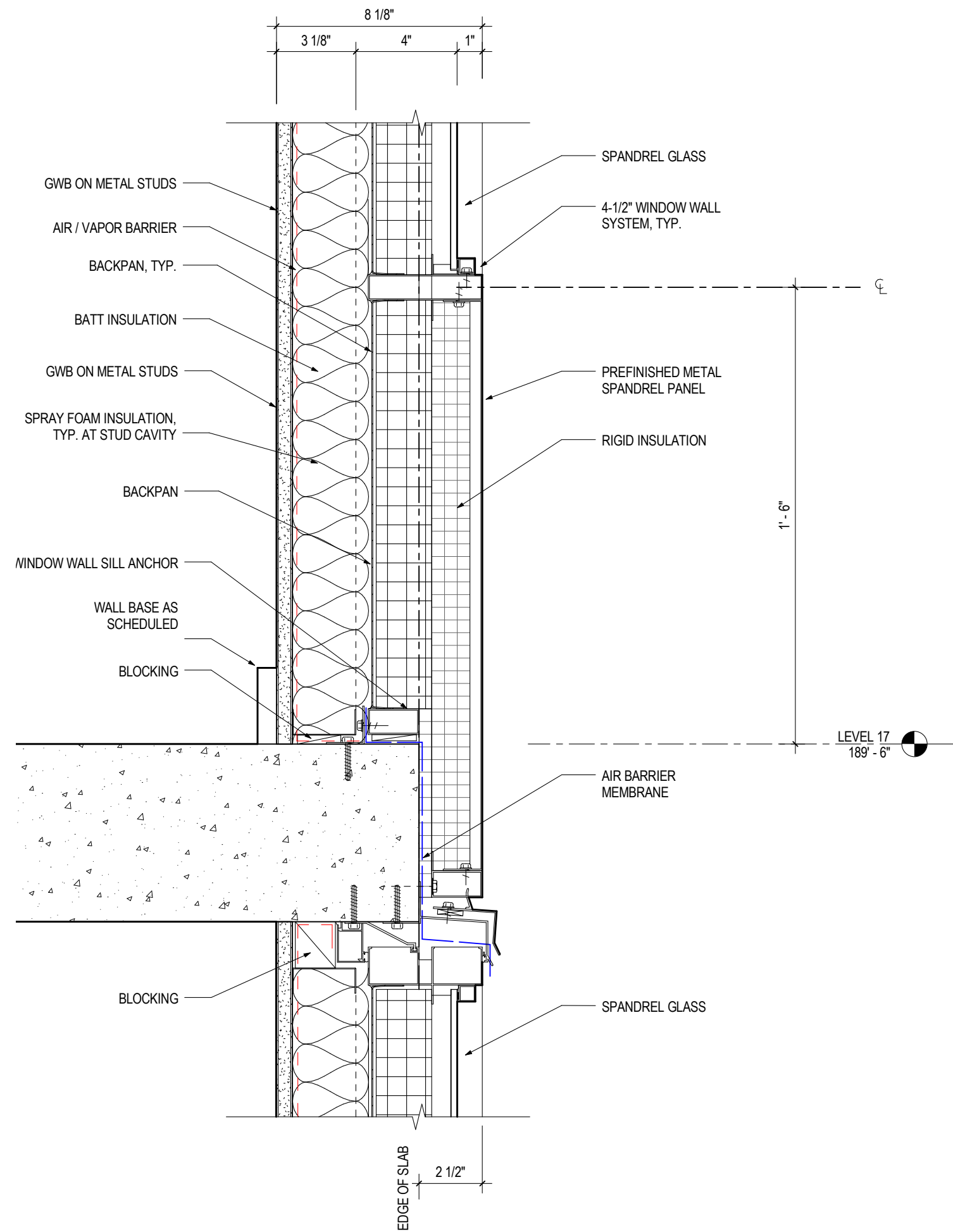
Scale: 3" = 1'-0"



**WINDOW WALL MULLION DETAILS, TYPICAL**

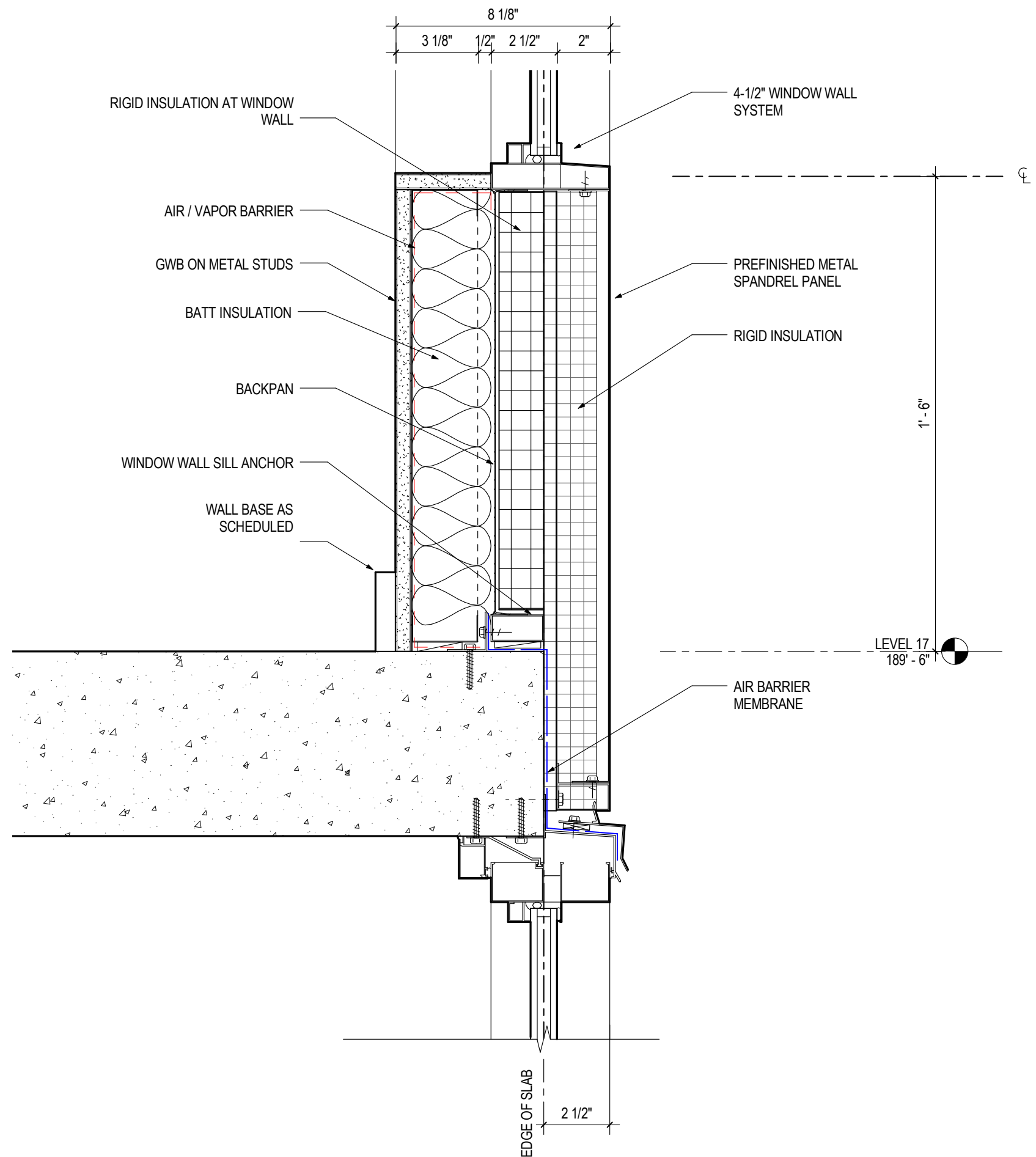
Scale: 3" = 1'-0"





**METAL PANEL TO SPANDREL GLASS TRANSITION**

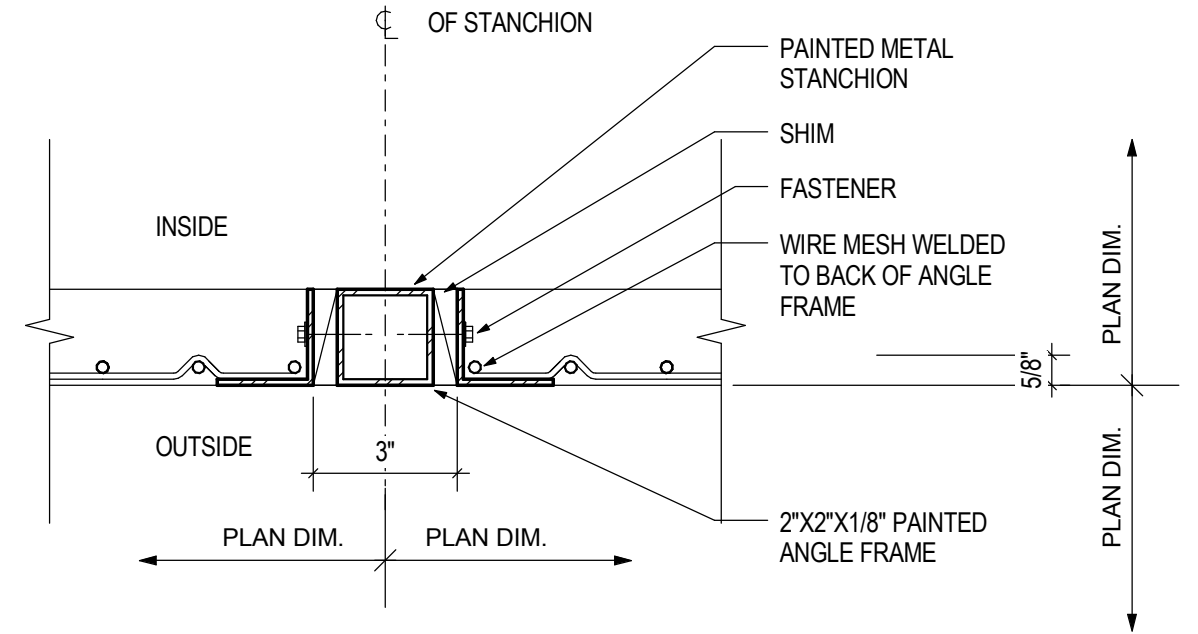
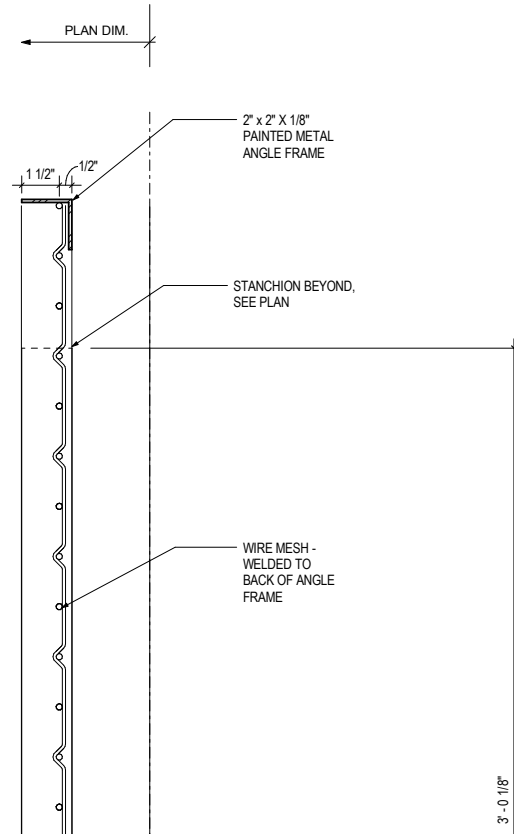
Scale: 3" = 1'-0"



**METAL PANEL TO VISION GLASS TRANSITION**

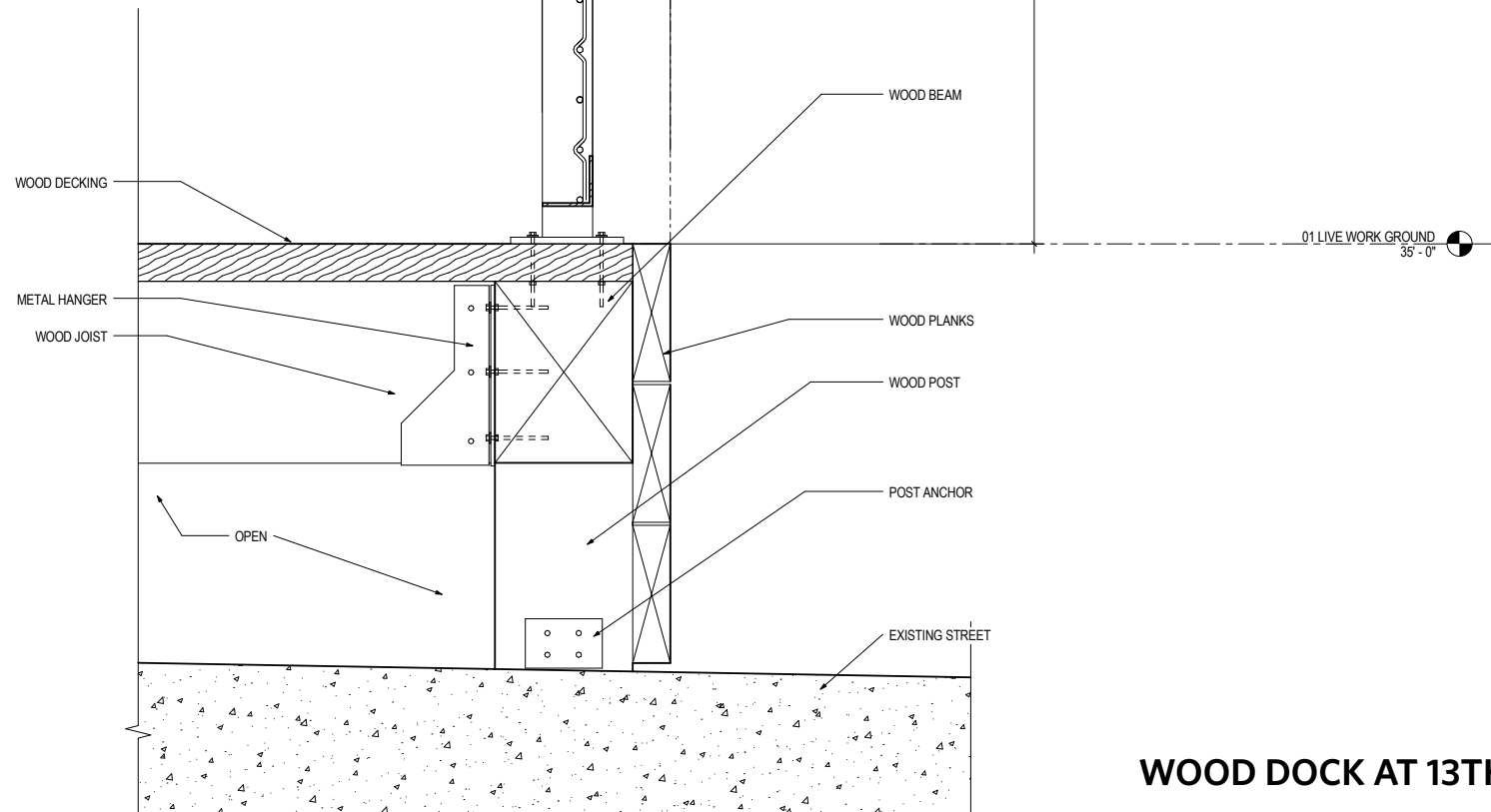
Scale: 3" = 1'-0"

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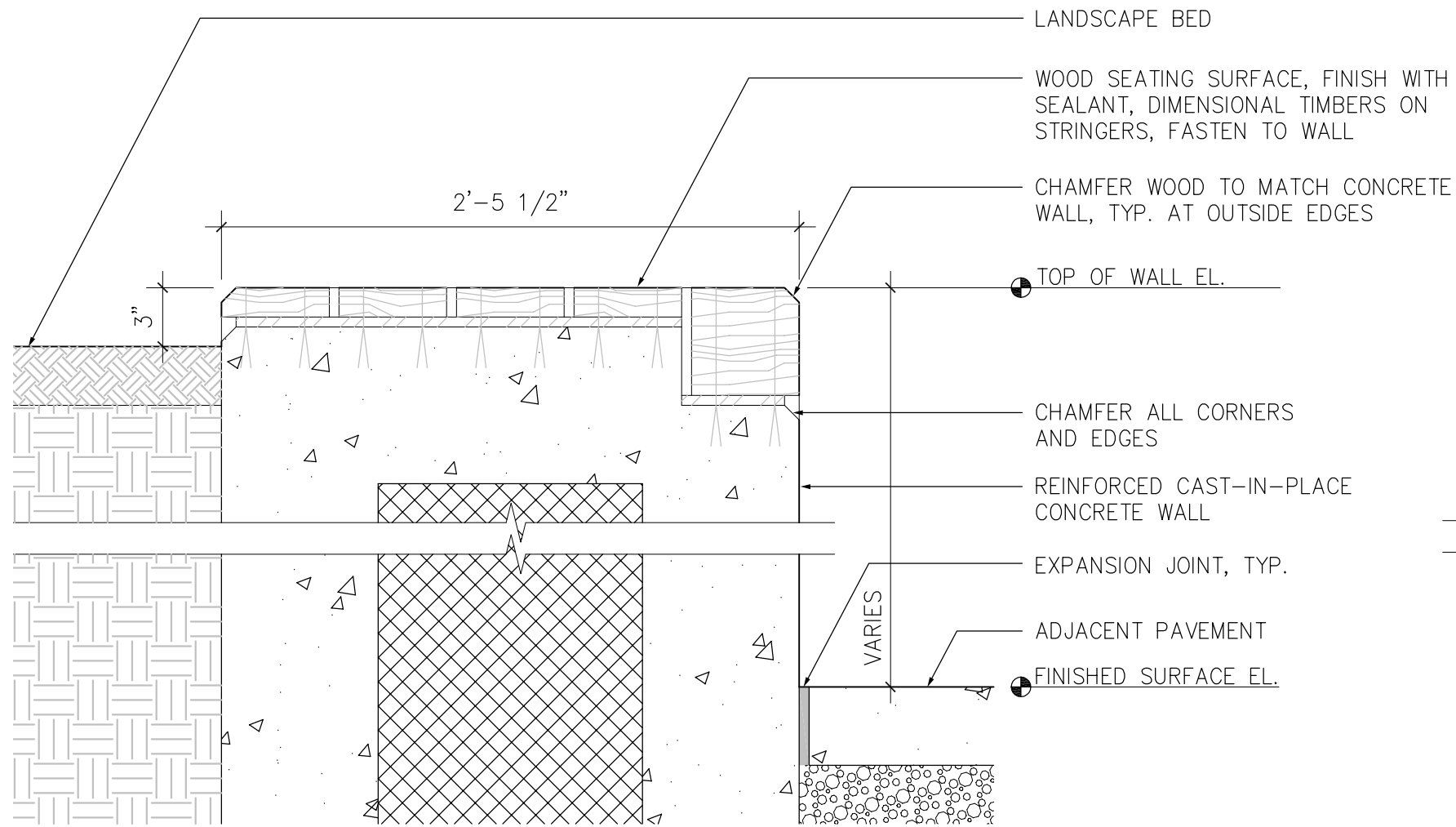
**GUARDRAIL STANCHION - PLAN**

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



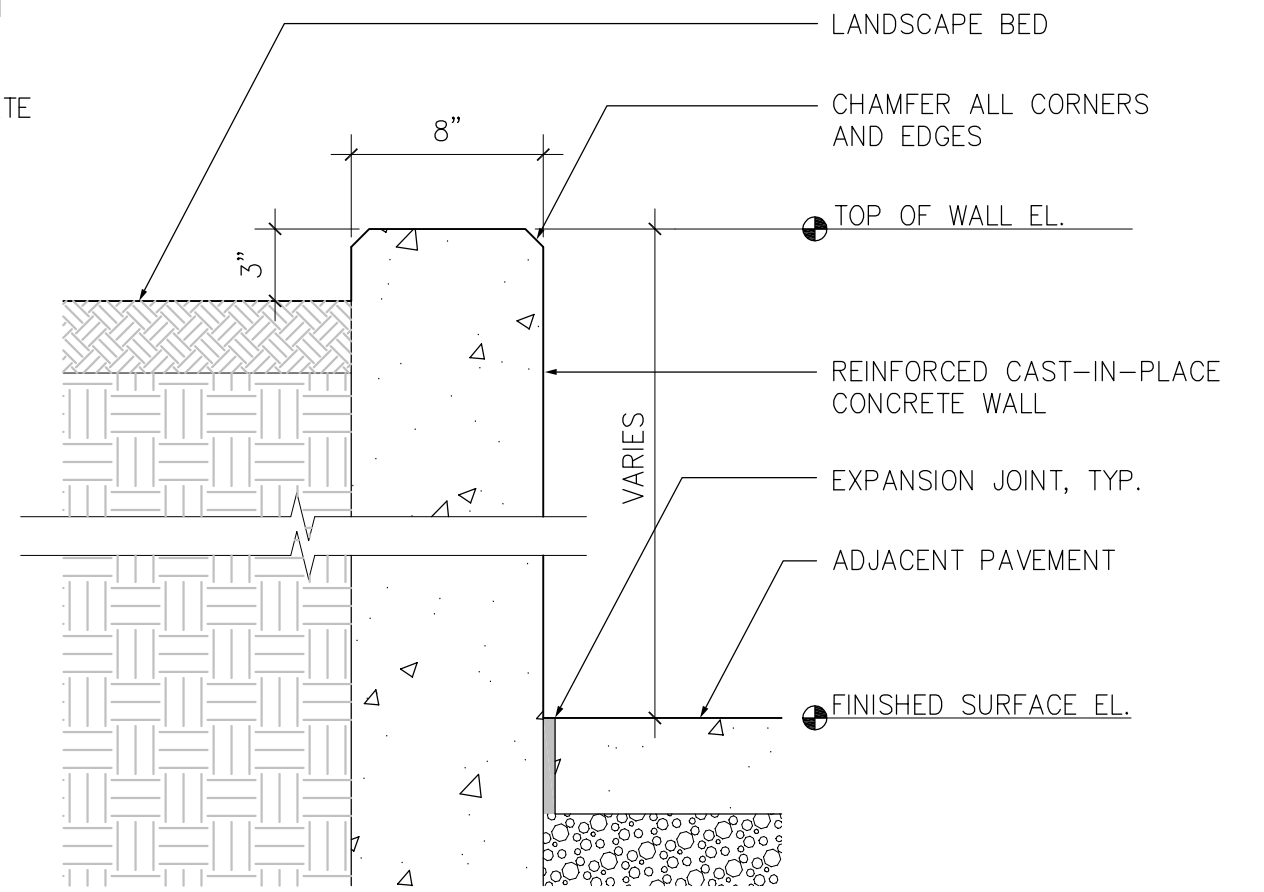
**WOOD DOCK AT 13TH STREET**

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



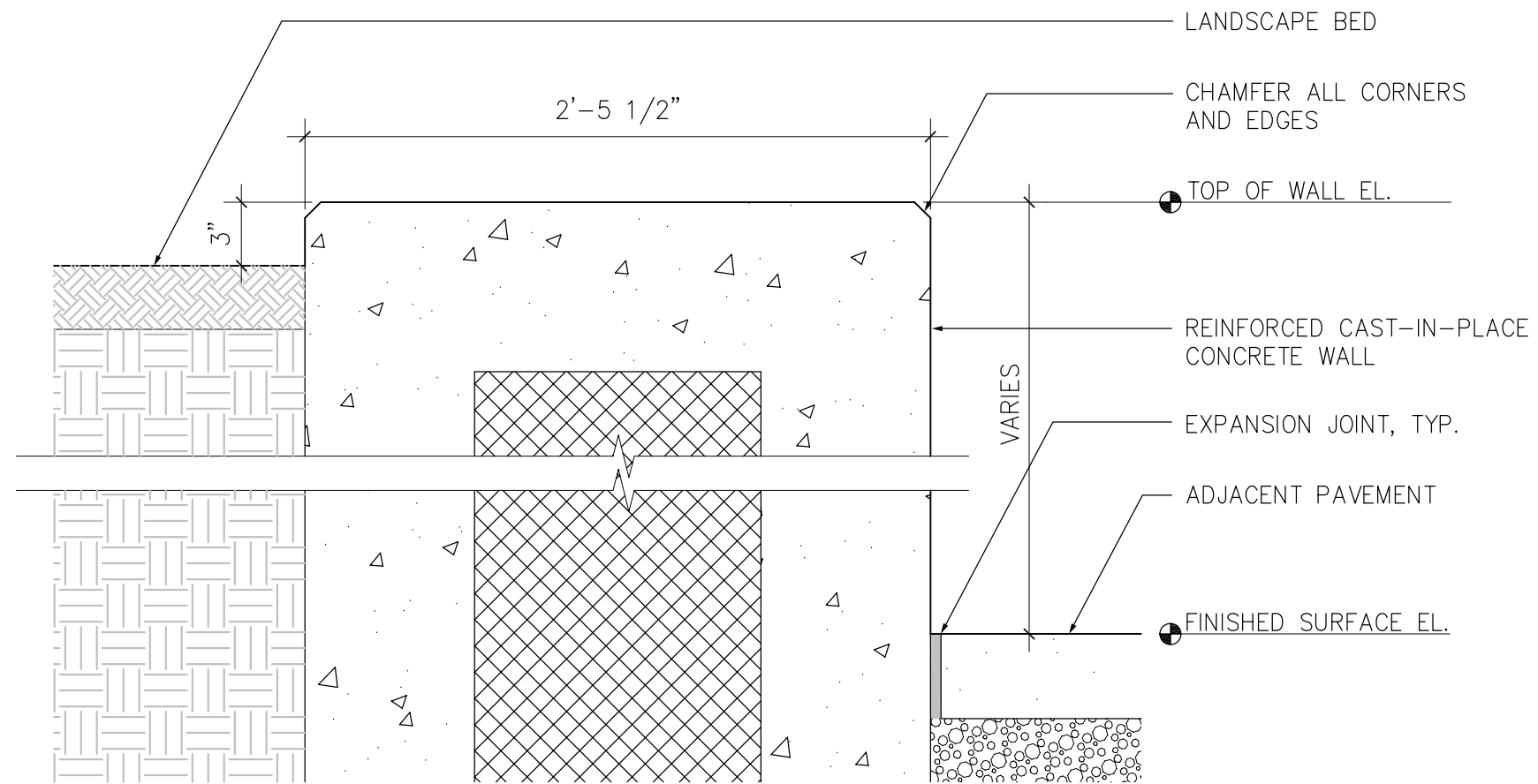
**SITE WALL - 30 INCH WITH SEAT**

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



**SITE WALL - 8 INCH**

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



**SITE WALL - 30 INCH**

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

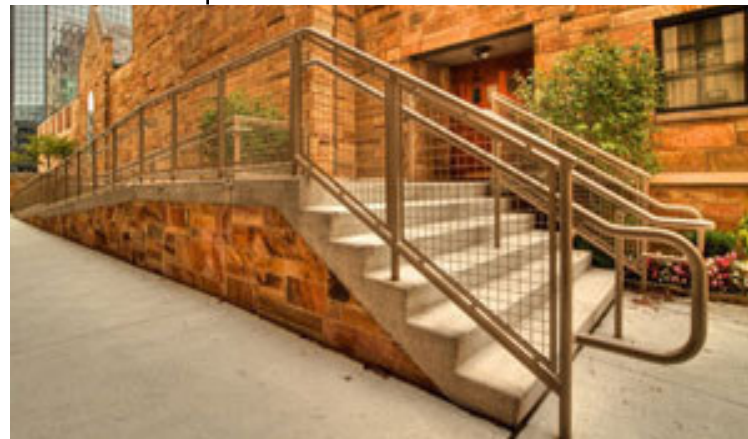
# MATERIALS



Clinker Brick



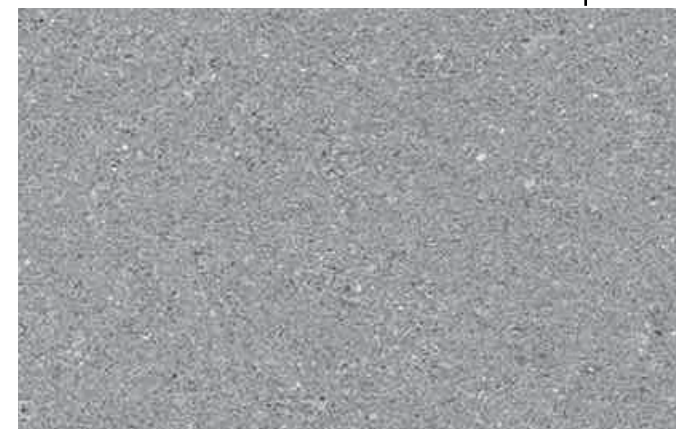
Painted Metal at Podium = "Dark Grey" to match PPG "Silverstorm" or similar. To be used at metal mesh guardrails, metal louvers, metal panel, metal doors, and metal canopy.



Mesh Guardrails

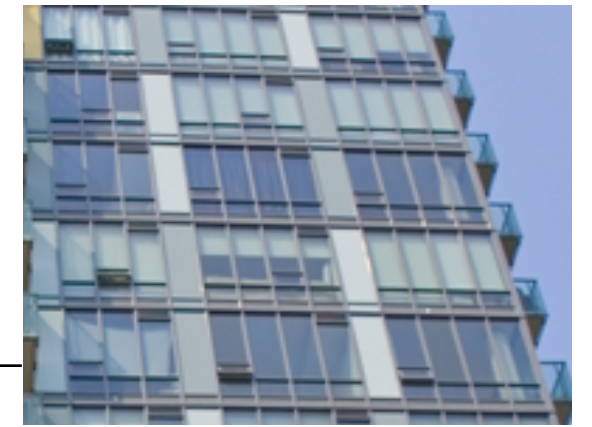
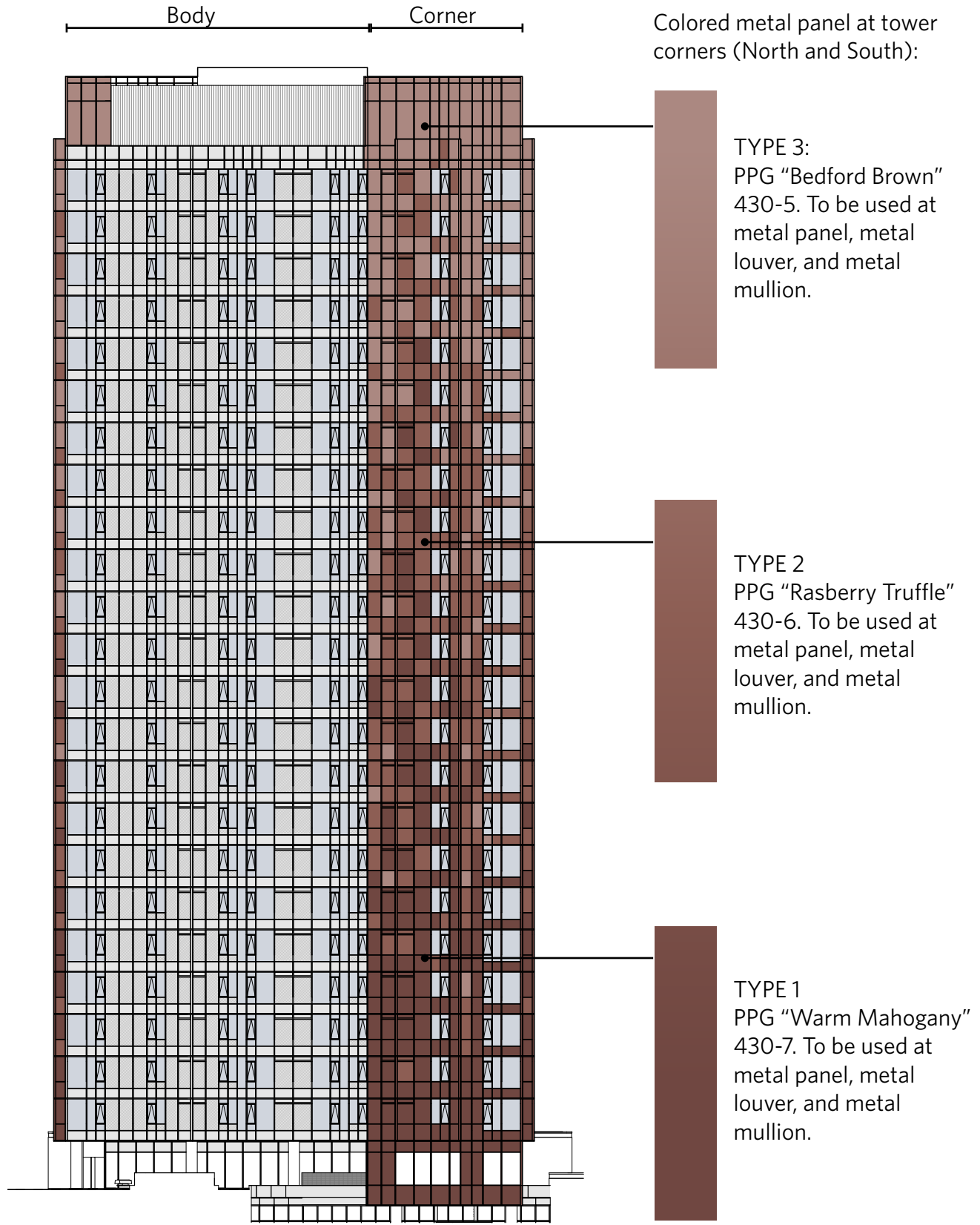


Exterior Painted Metal Louver



Concrete Planters

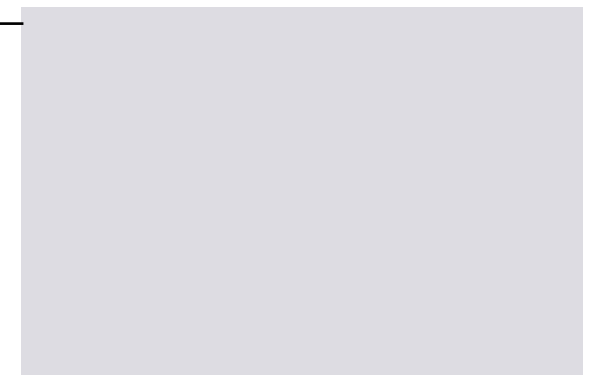




Allan Window Wall System at body



Vented Metal Panel at body and corners

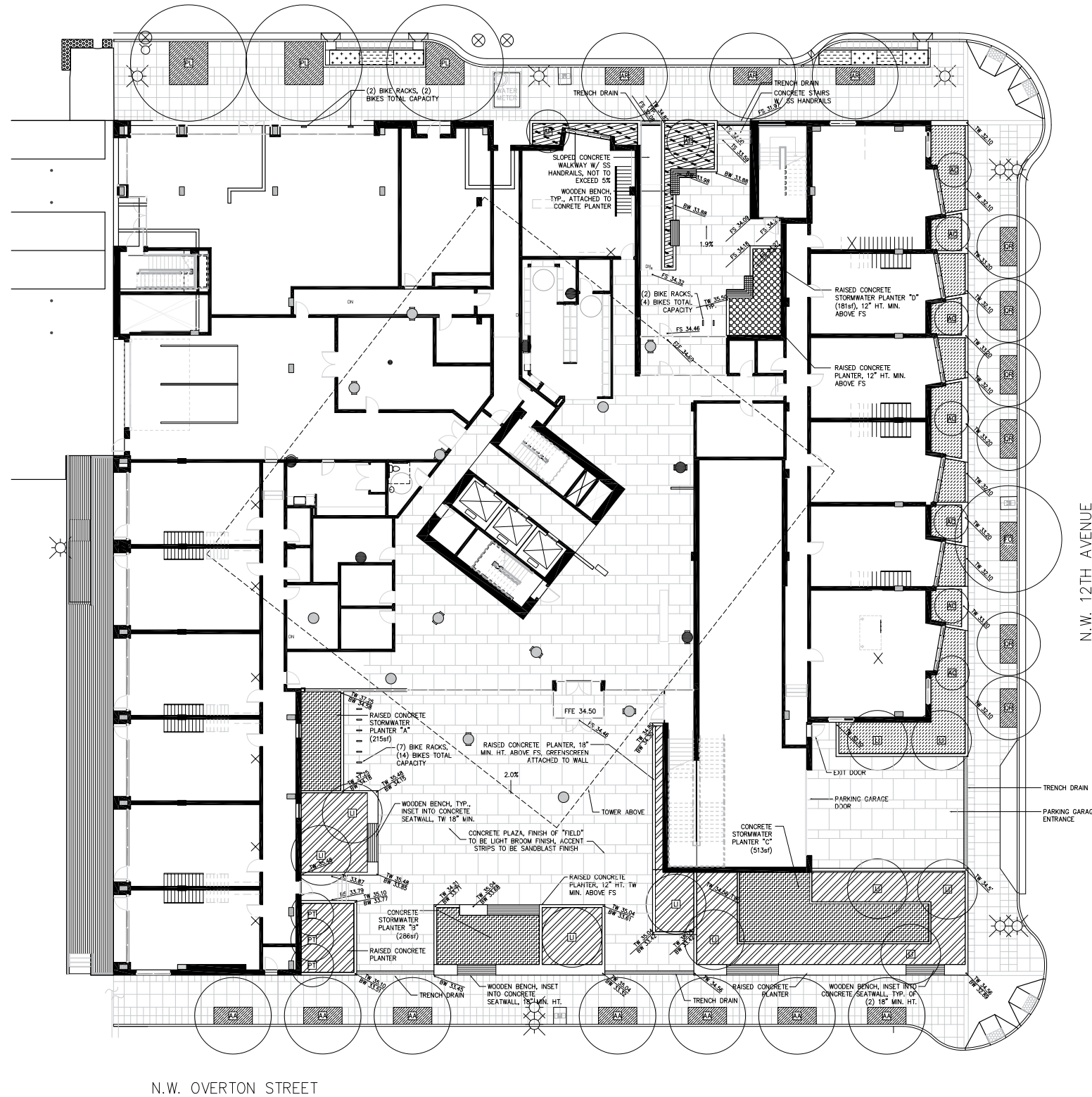


Painted Metal Panel at tower body  
 "Light Grey" to match PPG "Satin Nickel" or similar. To be used at slab edge, louver, and mullion.

# LANDSCAPE



N.W. PETTYGROVE STREET



N.W. OVERTON STREET

SYMBOL	CODE	BOTANIC NAME	COMMON NAME	SIZE AND SPACING
<b>TREES</b>				
⊙	AC	ACER ORINATUM	VINE MAPLE	3.5" CALIPER, B&B
⊙	AP	ACER PALMATUM 'SANGO KAKU'	SANGO KAKU JAPANESE MAPLE	3.5" CALIPER, B&B
⊙	AA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3.5" CALIPER, B&B
⊙	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	3.5" CALIPER, B&B
⊙	BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	3.5" CALIPER, B&B
⊙	BP	BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE BIRCH	3.5" CALIPER, B&B
⊙	FD	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	3.5" CALIPER, B&B
⊙	LI	LAGERSTROEMIA INDICA 'RED ROCKET'	RED ROCKET CRAPE MYRTLE	8'-10' HT., MS, B&B
⊙	PL	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	4" CALIPER, B&B
⊙	PT	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	3" CALIPER, B&B
⊙	QR	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET OAK	3.5" CALIPER, B&B

<b>NORTH NATIVE WINTER GARDEN</b>				
⊞	DRW	DRYOPTERIS WALLICHIANA	HIMALAYAN WOOD FERN	1 GALLON, 18" O.C.
⊞	HAM	HAKONECHLOA MACRA 'AUREOLA'	VARIEGATED HAKONE GRASS	1 GALLON, 18" O.C.
⊞	HAI	HAMAMELIS X INTERMEDIA 'DIANA'	DIANA WITCHHAZEL	5 GALLON, 3 TOTAL
⊞	HOS	HOSTA	HOSTA	1 GALLON, 18" O.C.
⊞	LIS	LIRIOPE SPICATA 'SILVER DRAGON'	SILVER DRAGON LIRIOPE	1 GAL., 12" O.C.
⊞	NAD	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	2 GALLON, 24" O.C.
⊞	POM	POLYSTICHUM MUNITUM	SWORD FERN	1 GALLON, 24" O.C.
⊞	SAH	SARCOCOCCA HOOKERIANA 'HUMILIS'	SARCOCOCCA	2 GALLON, 18" O.C.
⊞	SPB	SPIRAEA BETULIFOLIA 'TOR'	COMPACT BIRCHLEAF SPIRAEA	2 GALLON, 24" O.C.

<b>12TH STREET COURTYARDS</b>				
⊞	COB	CORNUS SERICEA 'BAILEY'	RED-TWIG DOGWOOD	3 GALLON, 36" O.C.
⊞	DRW	DRYOPTERIS WALLICHIANA	HIMALAYAN WOOD FERN	1 GALLON, 18" O.C.
⊞	HED	HEBE DECUMBENS	HEBE	2 GALLON, 24" O.C.
⊞	HES	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON, 18" O.C.
⊞	LIM	LIRIOPE MUSCARI	LIRIOPE	1 GALLON, 18" O.C.
⊞	MIS	MISCANTHUS SINENSIS ADAGIO	ADAGIA MAIDEN GRASS	2 GALLON, 24" O.C.
⊞	NAD	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	2 GALLON, 24" O.C.
⊞	SAH	SARCOCOCCA HOOKERIANA 'HUMILIS'	SARCOCOCCA	2 GALLON, 18" O.C.
⊞	VO	VBURNUM OPULIS 'NANUM'	DWARF CRANBERRY BUSH VBURNUM	3 GAL., 24" O.C.

<b>STREET TREE PLANTERS</b>				
⊞	MAC	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GALLON, 18" O.C.

<b>OVERTON COURTYARD PLANTERS</b>				
⊞	HAI	HAMAMELIS MOLLIS	CHINESE WITCHHAZEL	5 GALLON, 5 TOTAL
⊞	HYI	HYDRANGEA INTEGRIFOLIA	EVERGREEN CLIMBING HYDRANGEA	5 GAL., 12 TOTAL
⊞	LIM	LIRIOPE MUSCARI	LIRIOPE	1 GALLON, 18" O.C.
⊞	SAH	SARCOCOCCA HOOKERIANA 'HUMILIS'	SARCOCOCCA	2 GALLON, 18" O.C.
⊞	HYI	SCHIZOPHRAGMA HYDRANGEODES 'MOONLIGHT'	JAPANESE HYDRANGEA VINE	5 GAL., 6 TOTAL

<b>N.W. PETTYGROVE ST. STORMWATER PLANTERS, 166 SF TOTAL AREA (115 HERBACEOUS PLANTS PER 100SF)</b>				
⊞	CAO	CAREX OBNUPTA	SLOUGH SEDGE	1 GALLON, 12" O.C.
⊞	JUP	JUNCUS PATENS	SPREADING RUSH	1 GALLON, 12" O.C.

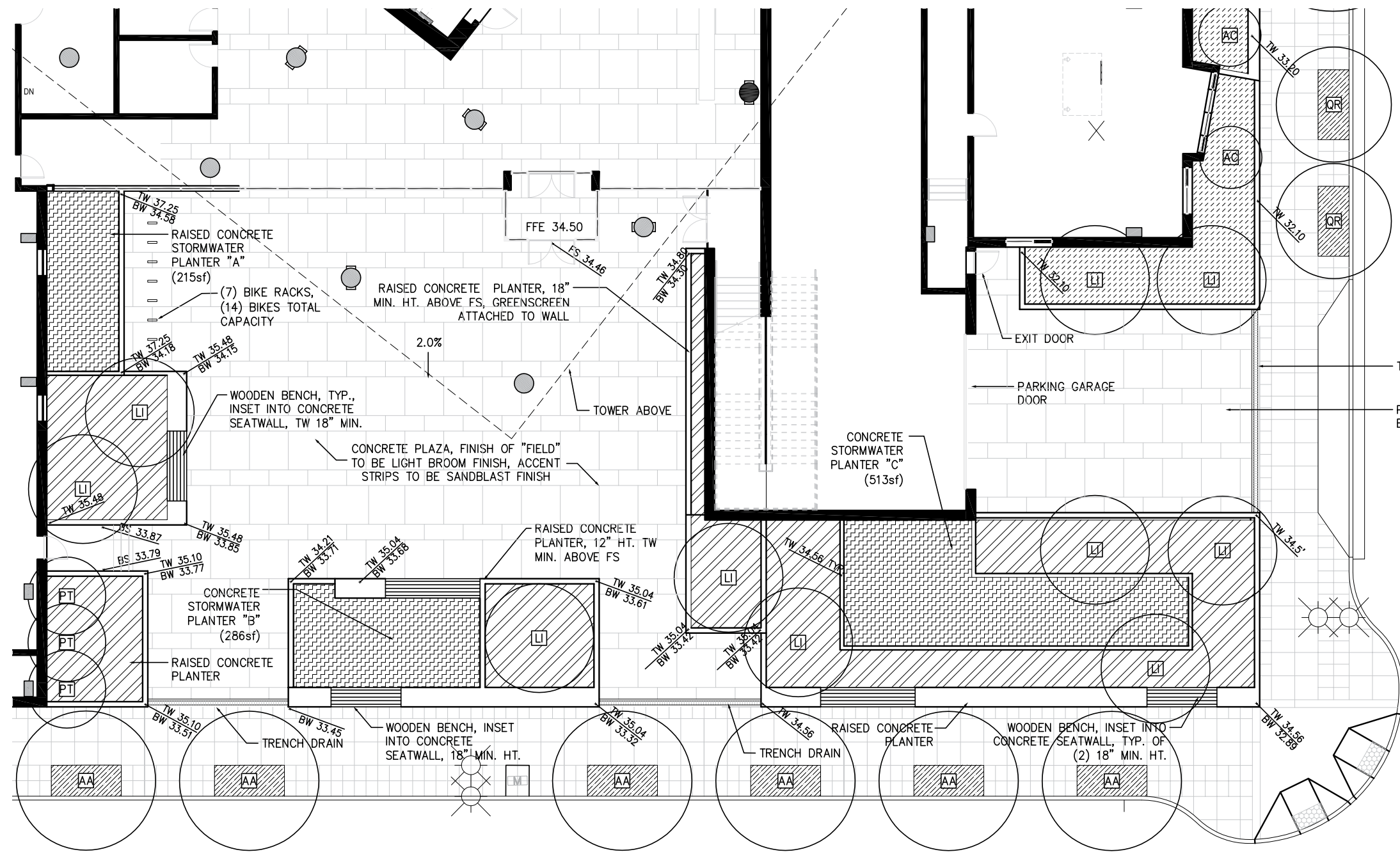
<b>OVERTON COURTYARD STORMWATER PLANTERS, 877 SF TOTAL AREA (115 HERBACEOUS PLANTS PER 100SF)</b>				
⊞	CAO	CAREX OBNUPTA	SLOUGH SEDGE	1 GALLON, 12" O.C.
⊞	COS	CORNUS SERICEA ARTIC SUN	ARTIC SUN DOGWOOD	5 GALLON, 12 TOTAL
⊞	JUP	JUNCUS PATENS	SPREADING RUSH	1 GALLON, 12" O.C.



nw overton street

nw 12th avenue

OVERTON STREET / PLAZA LANDSCAPE



SYMBOL CODE BOTANIC NAME COMMON NAME SIZE AND SPACING

TREES

AC	ACER CROCATUM	VINE MAPLE	3.5" CALIPER, BAB
AP	ACER PALMATUM 'SANGO KAKU'	SANGO KAKU JAPANESE MAPLE	3.5" CALIPER, BAB
AA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3.5" CALIPER, BAB
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	3.5" CALIPER, BAB
BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	3.5" CALIPER, BAB
BP	BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE BIRCH	3.5" CALIPER, BAB
FO	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	3.5" CALIPER, BAB
LI	LAGERSTROEMIA INDICA 'RED ROCKET'	RED ROCKET CRAPE MYRTLE	8'-10' HT., MS, BAB
PL	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	4" CALIPER, BAB
PT	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	3" CALIPER, BAB
QR	QUERUS ROBUR 'SKYROCKET'	SKYROCKET OAK	3.5" CALIPER, BAB

NORTH NATIVE WINTER GARDEN

DRW	DRYOPTERIS WALLICHIANA	HIMALAYAN WOOD FERN	1 GALLON, 18" O.C.
HAM	HAKONECHLOA MACRA 'AUREOLA'	VARIEGATED HAKONE GRASS	1 GALLON, 18" O.C.
HAI	HAMAMELIS X INTERMEDIA 'DIANA'	DIANA WITCHHAZEL	5 GALLON, 3 TOTAL
HOS	HOSTA	HOSTA	1 GALLON, 18" O.C.
LIS	LIRIOPE SPICATA 'SILVER DRAGON'	SILVER DRAGON LIRIOPE	1 GAL., 12" O.C.
NAD	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	2 GALLON, 24" O.C.
POM	POLYSTICHUM MUNITUM	SWORD FERN	1 GALLON, 24" O.C.
SAH	SARCOCOCCA HOOKERIANA 'HUMILIS'	SARCOCOCCA	2 GALLON, 18" O.C.
SPB	SPIRAEA BETULIFOLIA 'TOR'	COMPACT BIRCHLEAF SPIRAEA	2 GALLON, 24" O.C.

12TH STREET COURTYARDS

COB	CORNUS SERICEA 'BAILEY'	RED-TWIG DOGWOOD	3 GALLON, 36" O.C.
DRW	DRYOPTERIS WALLICHIANA	HIMALAYAN WOOD FERN	1 GALLON, 18" O.C.
HED	HEBE DECLUBENS	HEBE	2 GALLON, 24" O.C.
HES	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON, 18" O.C.
LIM	LIRIOPE MUSCARI	LIRIOPE	1 GALLON, 18" O.C.
MIS	MISCANTHUS SINENSIS ADAGIO	ADAGIA MAIDEN GRASS	2 GALLON, 24" O.C.
NAD	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	2 GALLON, 24" O.C.
SAH	SARCOCOCCA HOOKERIANA 'HUMILIS'	SARCOCOCCA	2 GALLON, 18" O.C.
VO	VIORNIUM OPULUS 'NANUM'	DWARF CRANBERRY BUSH VIBURNUM	3 GAL., 24" O.C.

STREET TREE PLANTERS

MAC	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GALLON, 18" O.C.
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OVERTON COURTYARD PLANTERS

HAI	HAMAMELIS MOLLIS	CHINESE WITCHHAZEL	5 GALLON, 5 TOTAL
HYI	HYDRANGEA INTEGRIFOLIA	EVERGREEN CLIMBING HYDRANGEA	5 GAL., 12 TOTAL
LIM	LIRIOPE MUSCARI	LIRIOPE	1 GALLON, 18" O.C.
SAH	SARCOCOCCA HOOKERIANA 'HUMILIS'	SARCOCOCCA	2 GALLON, 18" O.C.
HYI	SCHIZOPHRAGMA HYDRANGEODES 'MOONLIGHT'	JAPANESE HYDRANGEA VINE	5 GAL., 6 TOTAL

NW PETTYGROVE ST. STORMWATER PLANTERS, 166 SF TOTAL AREA (115 HERBACEOUS PLANTS PER 100SF)

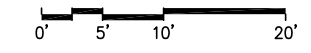
CAO	CAREX OBNUPTA	SLOUGH SEDGE	1 GALLON, 12" O.C.
JUP	JUNCUS PATENS	SPREADING RUSH	1 GALLON, 12" O.C.

OVERTON COURTYARD STORMWATER PLANTERS, 44 SF TOTAL AREA (115 HERBACEOUS PLANTS PER 100SF)

CAO	CAREX OBNUPTA	SLOUGH SEDGE	1 GALLON, 12" O.C.
COS	CORNUS SERICEA ARTIC SUN	ARTIC SUN DOGWOOD	5 GALLON, 12 TOTAL
JUP	JUNCUS PATENS	SPREADING RUSH	1 GALLON, 12" O.C.

NORTH COURTYARD STORMWATER PLANTERS, 940 SF TOTAL AREA (4 SHRUBS & 100 HERBACEOUS PLANTS PER 100SF)

CAM	CAREX MORROWII	ICE DANCE SEDGE	1 GALLON, 12" O.C.
EUJ	EUONYMUS JAPONICUS 'MICROPHYLLUS'	BOXLEAF EUONYMUS	2 GALLON, 24" O.C.
JUP	JUNCUS PATENS	SPREADING RUSH	1 GALLON, 12" O.C.



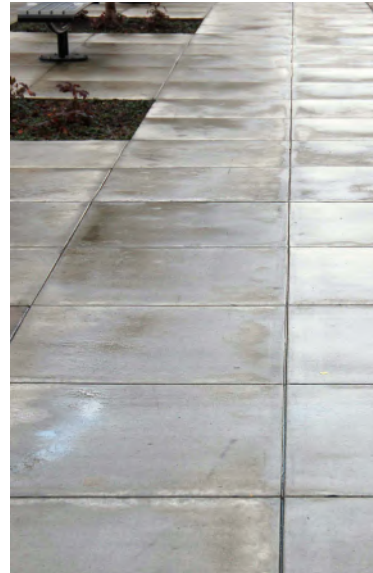
OVERTON STREET PLANTING PLAN



RED MAPLE



OREGON GRAPE



HAKONE GRASS



CRAPE MYRTLE



CRAPE MYRTLE



WITCH HAZEL



LIRIOPE



RUSH



SLOUGH SEDGE

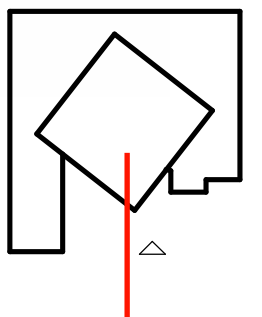


DOGWOOD



ICE DANCE SEDGE

OVERTON STREET PLANTINGS AND FURNISHINGS



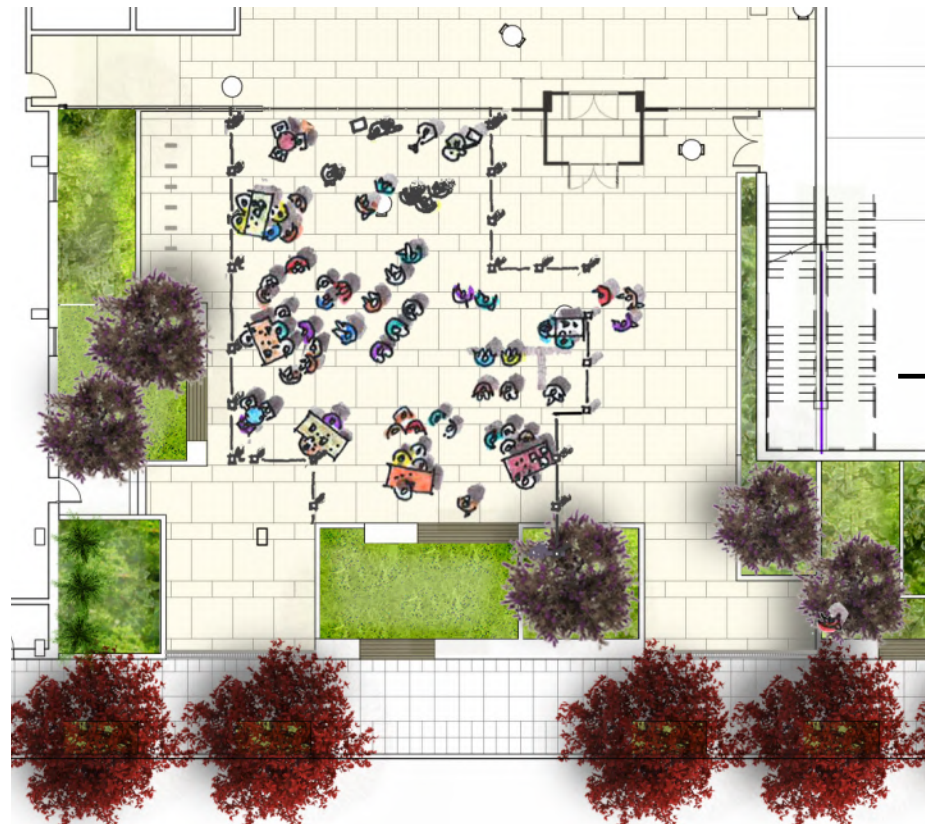
**OVERTON PLAZA SECTION**





OVERTON STREET PLAZA

LANDSCAPE



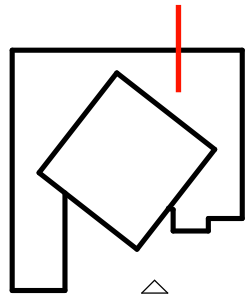
Wine Tasting



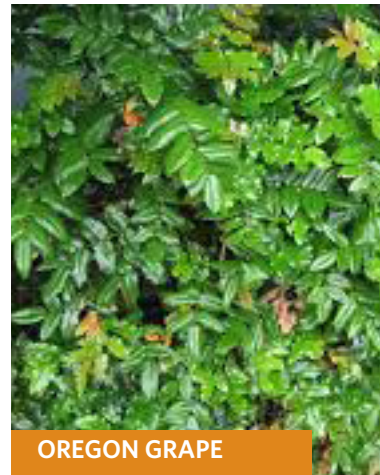
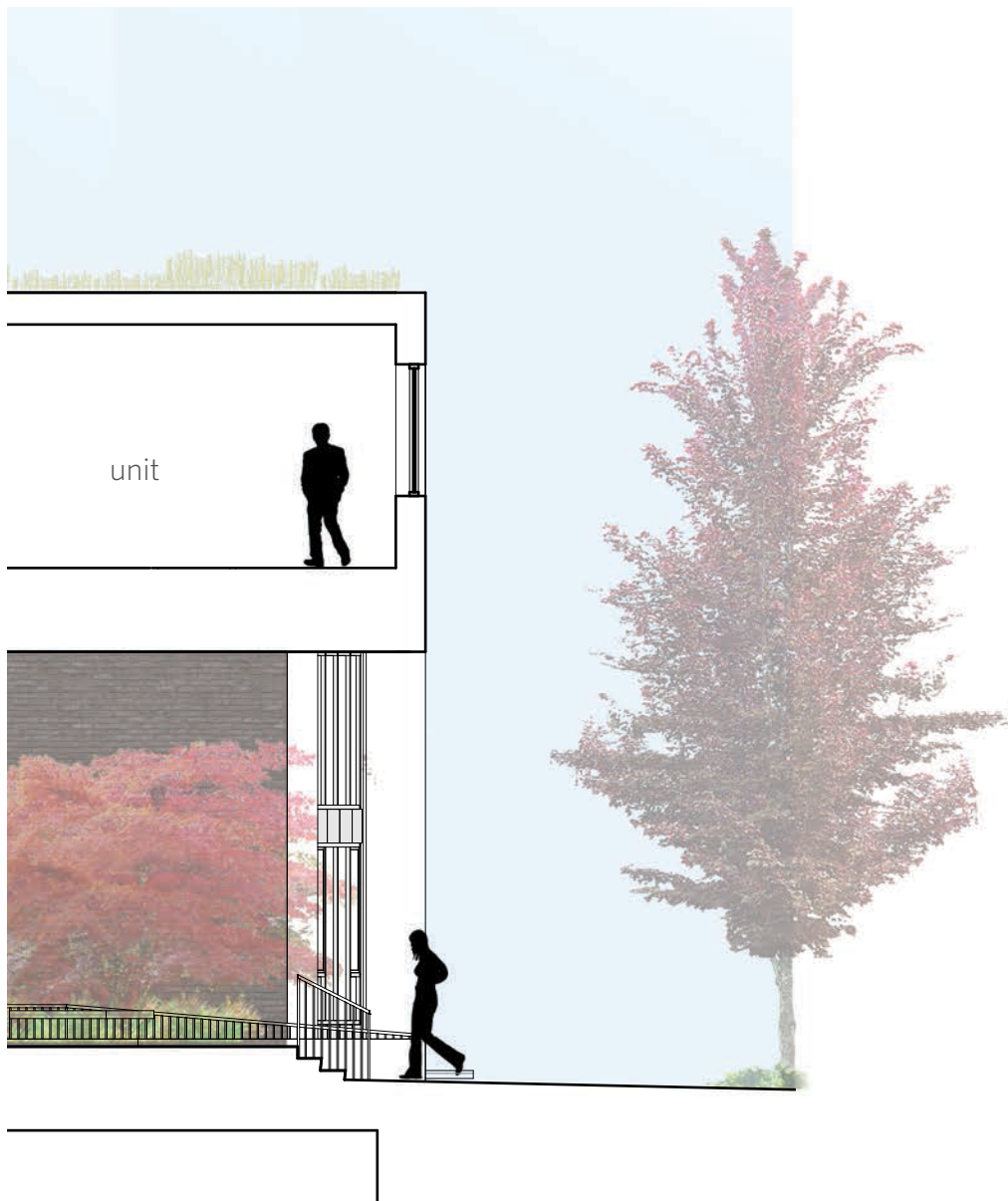
Farmer's Market



OVERTON PLAZA SPACE USES



ELEVATION at NW PETTYGROVE



OREGON GRAPE

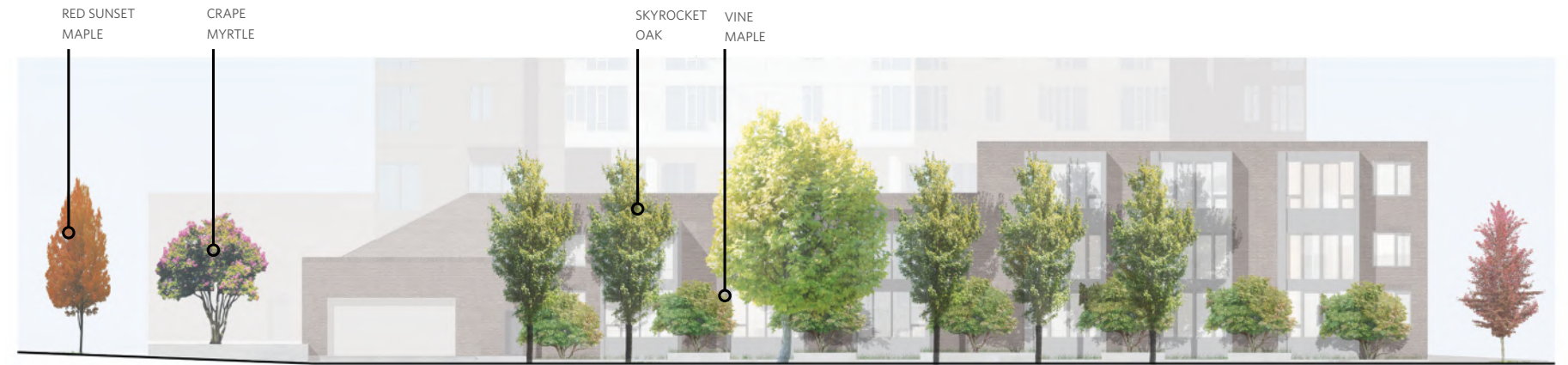
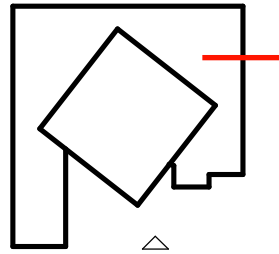


LONDON PLANETREE

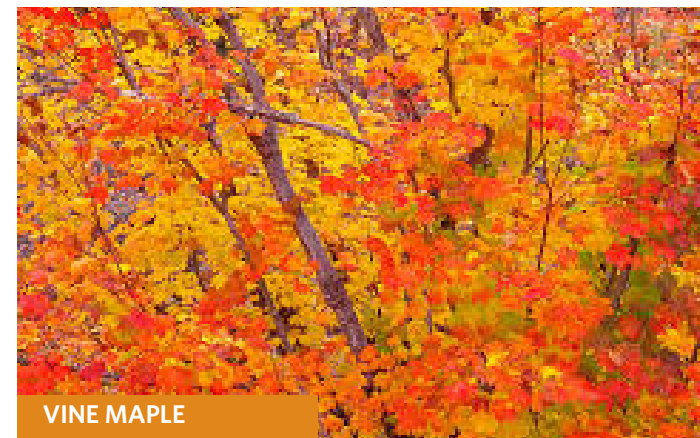


RED SUNSET MAPLE

PLANTINGS AND PAVEMENT on NW PETTYGROVE ST

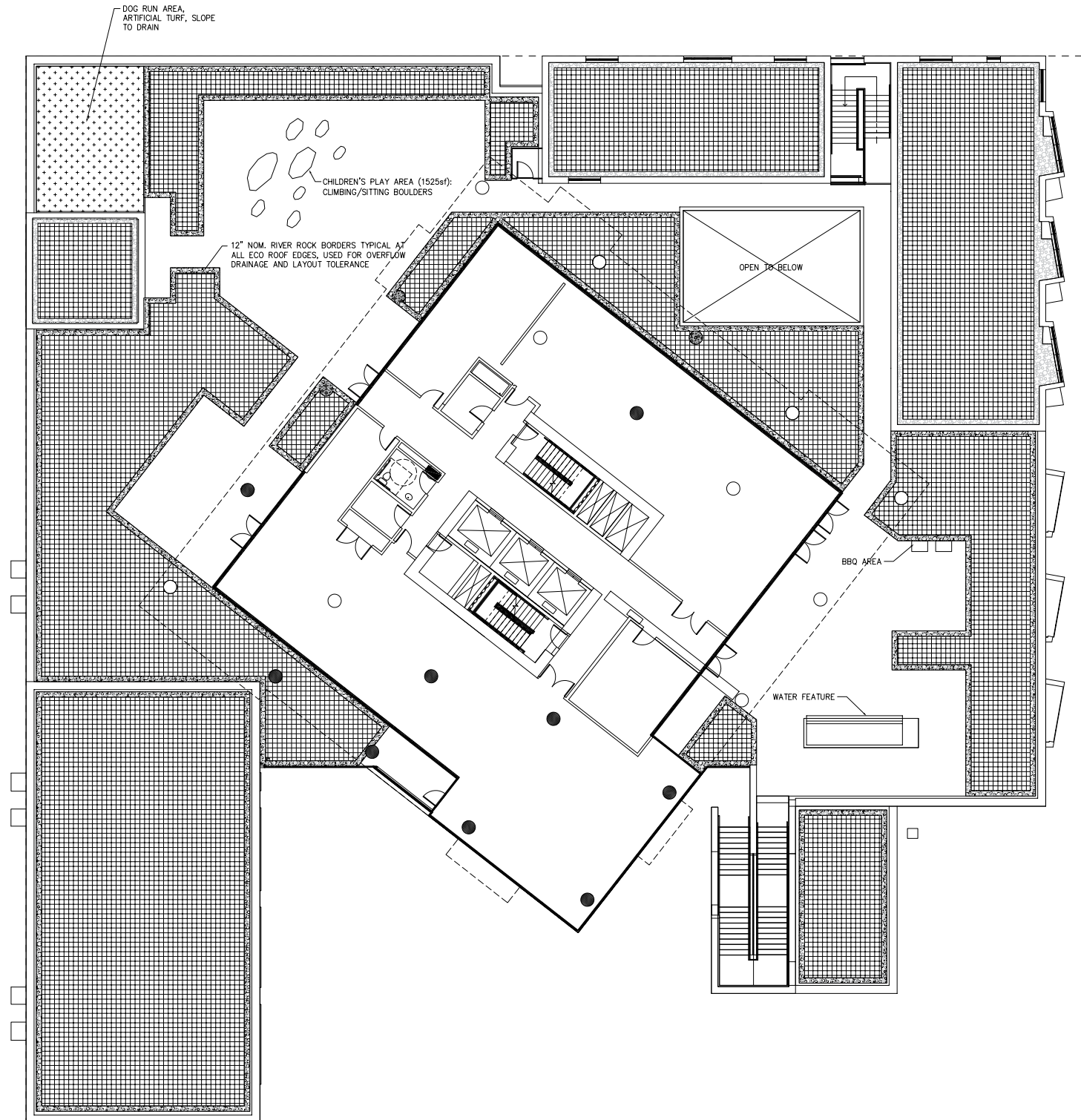


ELEVATION at NW 12th AVE.



PLANTINGS on NW 12TH AVE.





PLANT LIST

SYMBOL	CODE	BOTANIC NAME	COMMON NAME	SIZE AND SPACING	COMMENTS
<b>EAST SIDE TERRACE (INTENSIVE PLANTER AREA)</b>					
	CAK	CALAMAGROSTIS KARL FOERSTER	KARL FOERSTER REED GRASS	1 GALLON, 18" O.C.	
	DEF	DESCHAMPSIA FLEXUOSA	CRINKLED HAIR GRASS	1 GALLON	
	DRE	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	1 GALLON	
	ERC	ERICA CINERA	TWISTED HEATH	1 GALLON, 18" O.C.	
	HEO	HEBE ODORA 'NEW ZEALAND'	NEW ZEALAND GOLDEN HEBE	2 GALLON, 24" O.C.	
	HES	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON, 18" O.C.	
	LAA	LAVANDULA ANGUSTIFOLIA 'BUENA VISTA'	BUENA VISTA ENGLISH LAVENDER	2 GALLON, 24" O.C.	
	MOC	MOLINIA CAERULEA 'DAUERSTRAUL'	PURPLE MOOR GRASS	2 GALLON	
	NAT	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON, 18" O.C.	
	NAD	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	2 GALLON, 24" O.C.	
	NAT	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON, 18" O.C.	
	SPJ	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	2 GALLON, 24" O.C.	
<b>NORTH SIDE TERRACE, SHADE ZONE (INTENSIVE PLANT AREA)</b>					
	DRW	DRYOPTERIS WALLUCHIANA	HIMALAYAN WOOD FERN	1 GALLON, 18" O.C.	
	HAM	HAKONECHLOA MACRA 'AUREOLA'	VARIEGATED HAKONE GRASS	1 GALLON, 18" O.C.	
	HAI	HAMAMELIS X INTERMEDIA 'DIANA'	DIANA WITCHHAZEL	5 GALLON, 3 TOTAL	
	HOS	HOSTA	HOSTA	1 GALLON, 18" O.C.	
	LIS	LIRIOPE SPICATA 'SILVER DRAGON'	SILVER DRAGON LIRIOPE	1 GAL., 12" O.C.	
	NAD	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	2 GALLON, 24" O.C.	
	POM	POLYSTICHUM MUNITUM	SWORD FERN	1 GALLON, 24" O.C.	
	SAH	SARCOCOCCA HOOKERIANA 'HUMILIS'	SARCOCOCCA	2 GALLON, 18" O.C.	
	SPB	SPIRAEA BETULIFOLIA 'TOR'	COMPACT BIRCHLEAF SPIRAEA	2 GALLON, 24" O.C.	
<b>EXTENSIVE GREEN ROOF</b>					
		DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	4" POT, 6" O.C.	
		FESTUCA GLAUCA	BLUE FESCUE	4" POT, 6" O.C.	
		POLYPODIUM GLYCRRHIZA	LICORICE FERN	4" POT, 6" O.C.	
		SEDUM ALBUM	WHITE STONECROP	4" POT, 6" O.C.	
		SEDUM DIVERGENS	PACIFIC STONECROP	4" POT, 6" O.C.	
		SEDUM ELLACOMBIANUM	ELLACOMBIANUM STONECROP	4" POT, 6" O.C.	
		SEDUM KAMTSCHATICUM	KIRINSO STONECROP	4" POT, 6" O.C.	
		SEDUM OREGANUM	OREGON STONECROP	4" POT, 6" O.C.	
		SEDUM REFLEXUM	YELLOW STONECROP	4" POT, 6" O.C.	
		SEDUM SEXANGULAR	TASTELESS STONECROP	4" POT, 6" O.C.	
		SEDUM SPURIMUM	TWO-ROW STONECROP	4" POT, 6" O.C.	
		SEDUM TETRACINUM	CORAL REEF STONECROP	4" POT, 6" O.C.	
		POLYPODIUM GLYCRRHIZA	LICORICE FERN	4" POT, 6" O.C.	

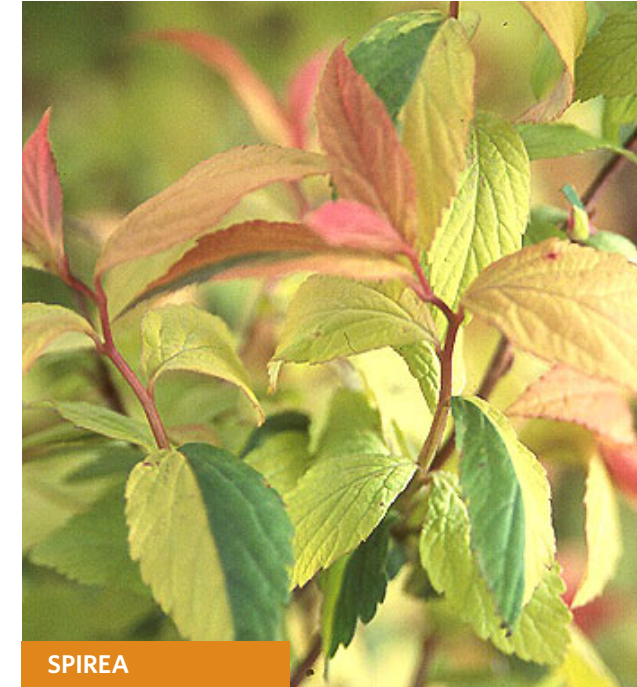




SERVICEBERRY



SERVICEBERRY



SPIREA



HOSTA



BLUE OAT GRASS



WITCH HAZEL



LIRIOPE



SEDUM



HEBE



WOOD FERN



SEDUM

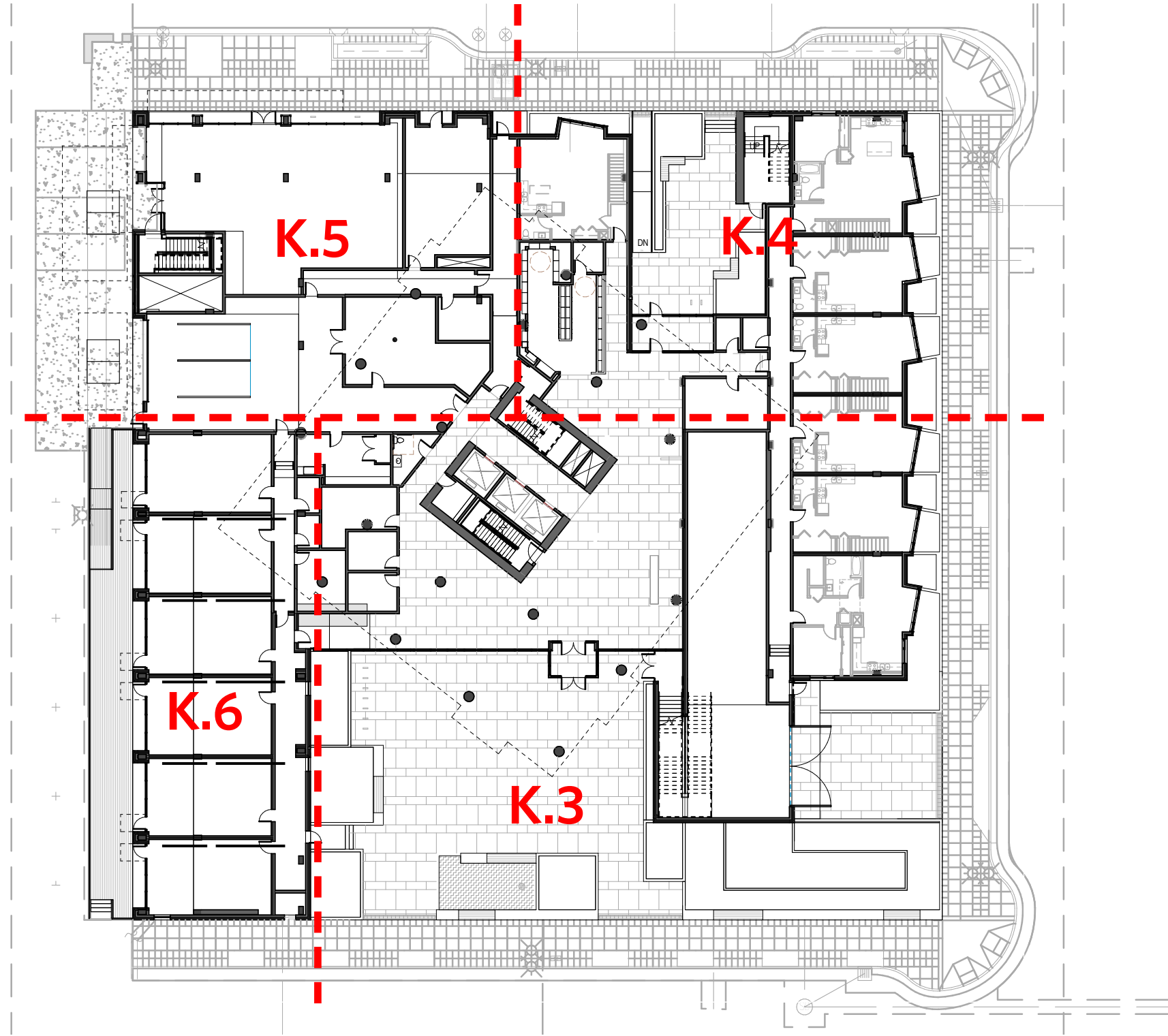


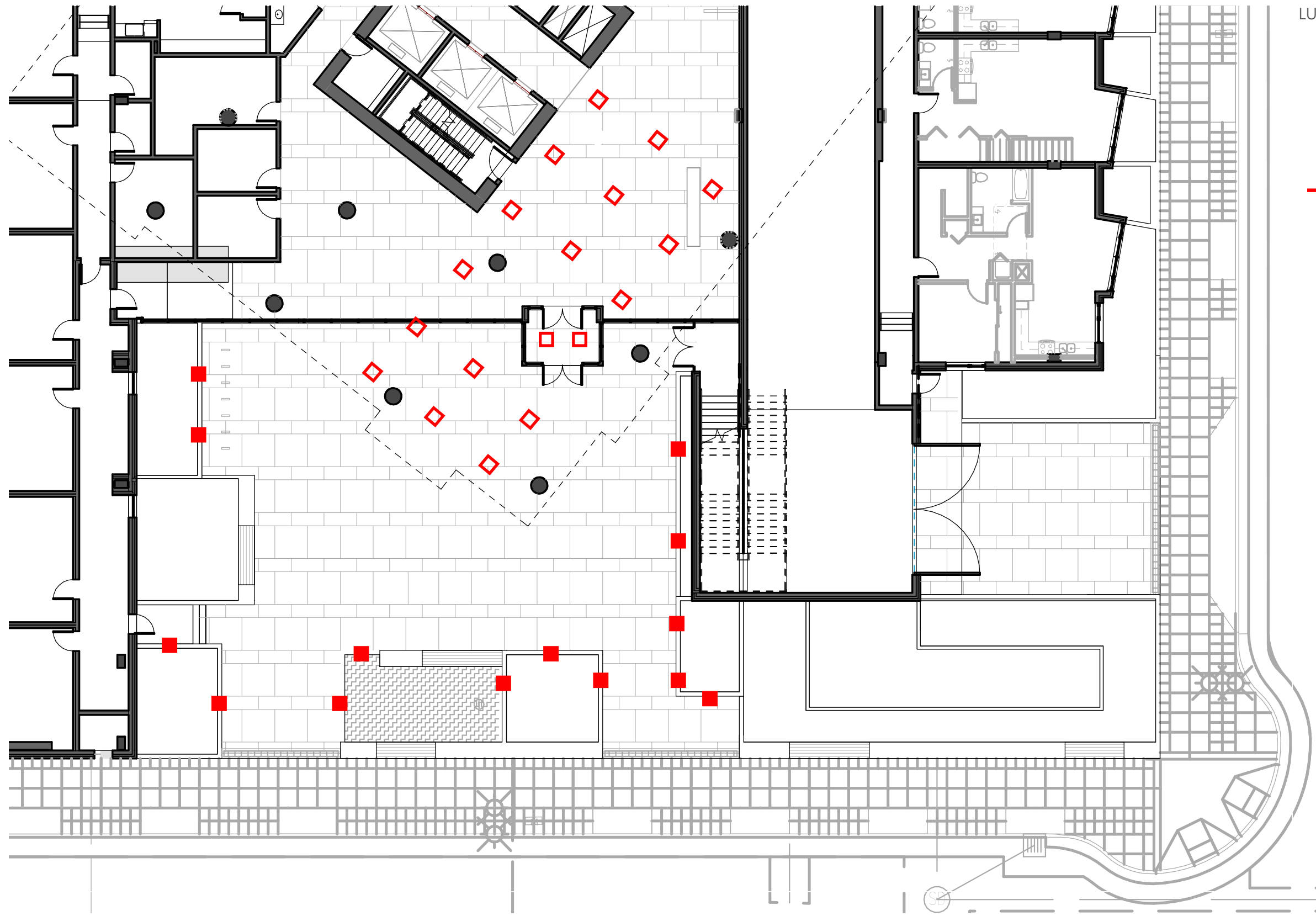
SEDUM

PODIUM LEVEL LANDSCAPE











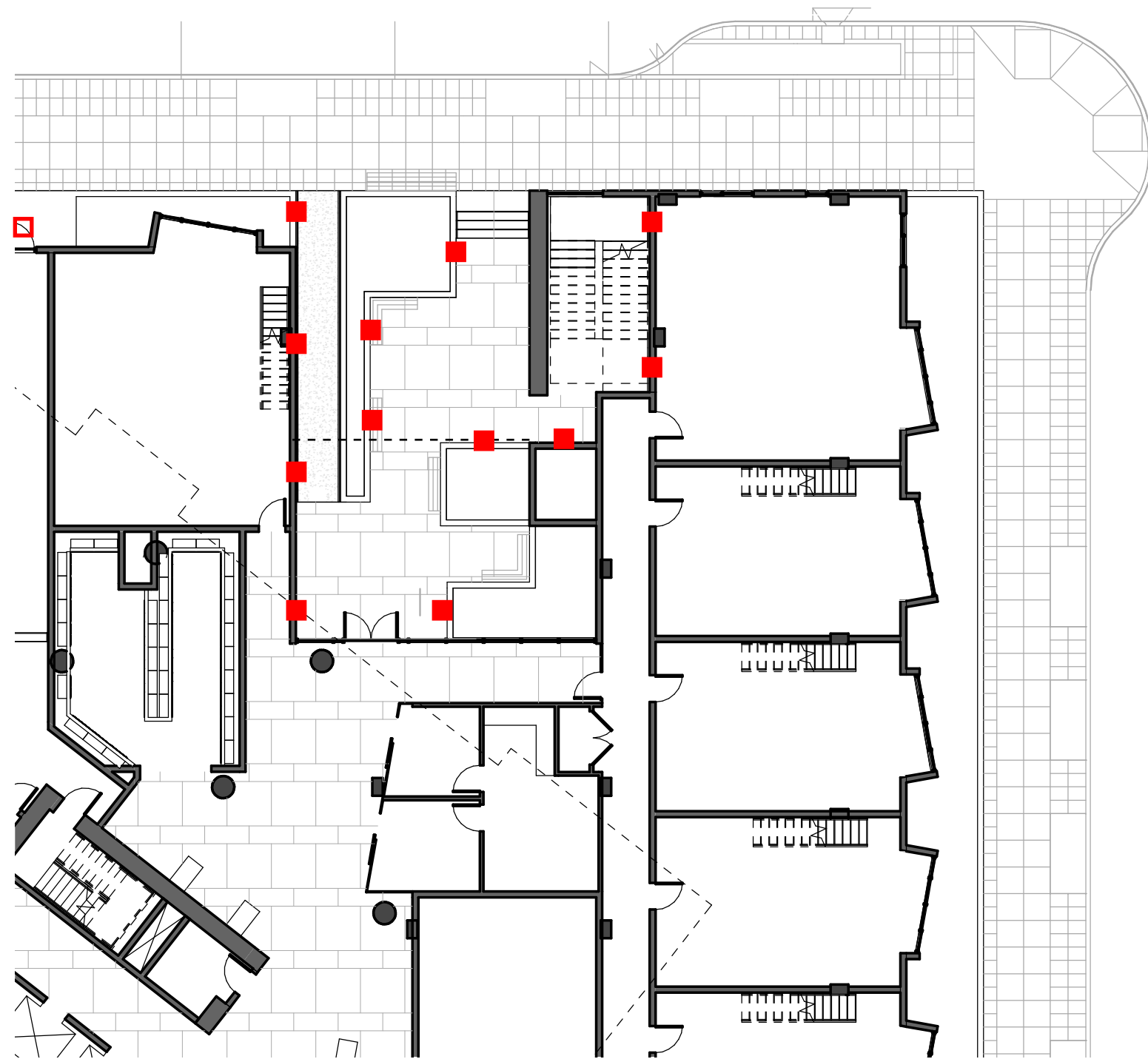
# LIGHTING













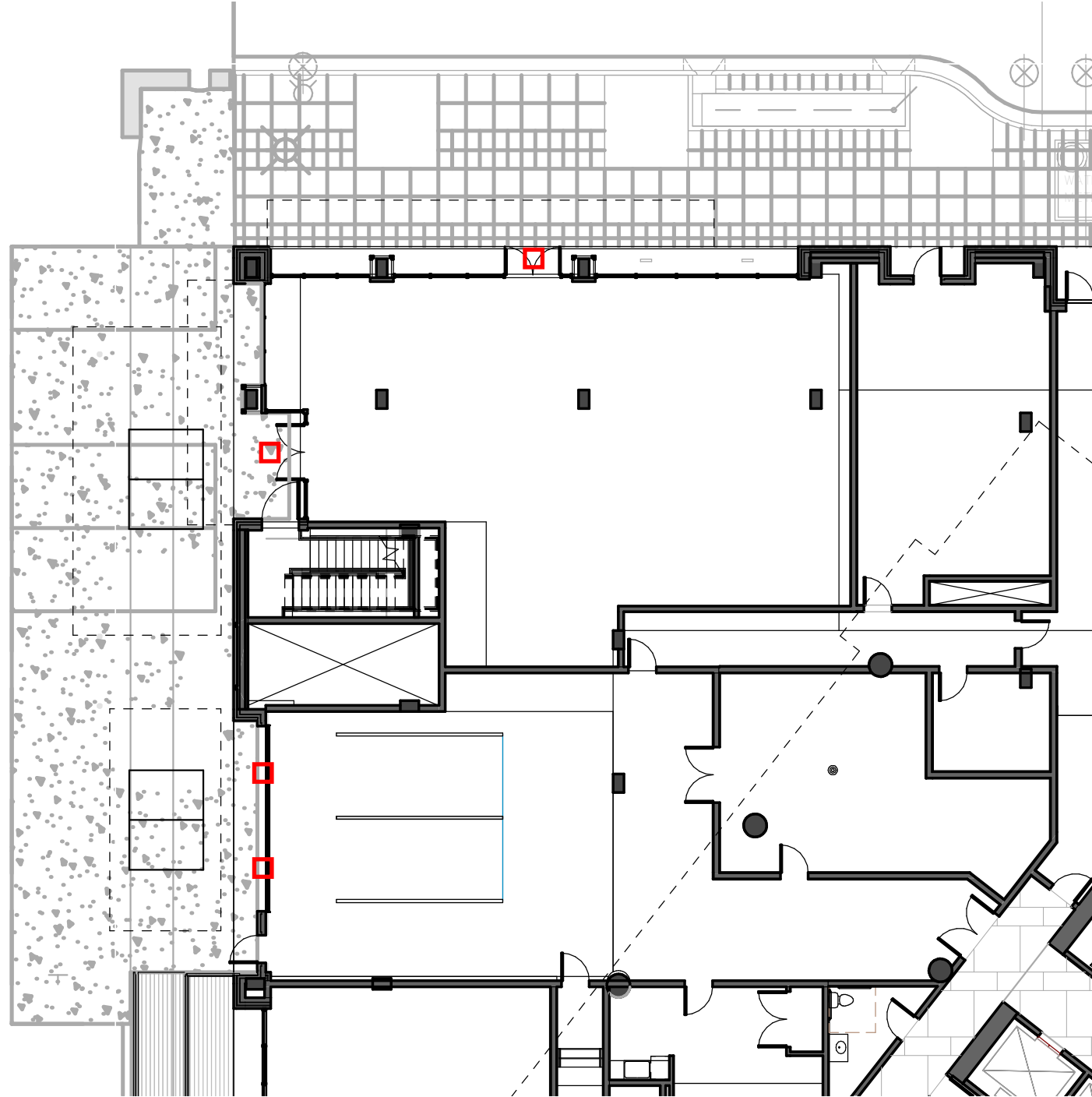
LUMINAIRE SCHEDULE

-  S1  SQUARE SURFACE DOWNLIGHT
-  S2  LINEAR SURFACE DOWNLIGHT
-  S3  SQUARE RECESSED WALL MOUNTED
-  S4  ROUND SURFACE DOWNLIGHT











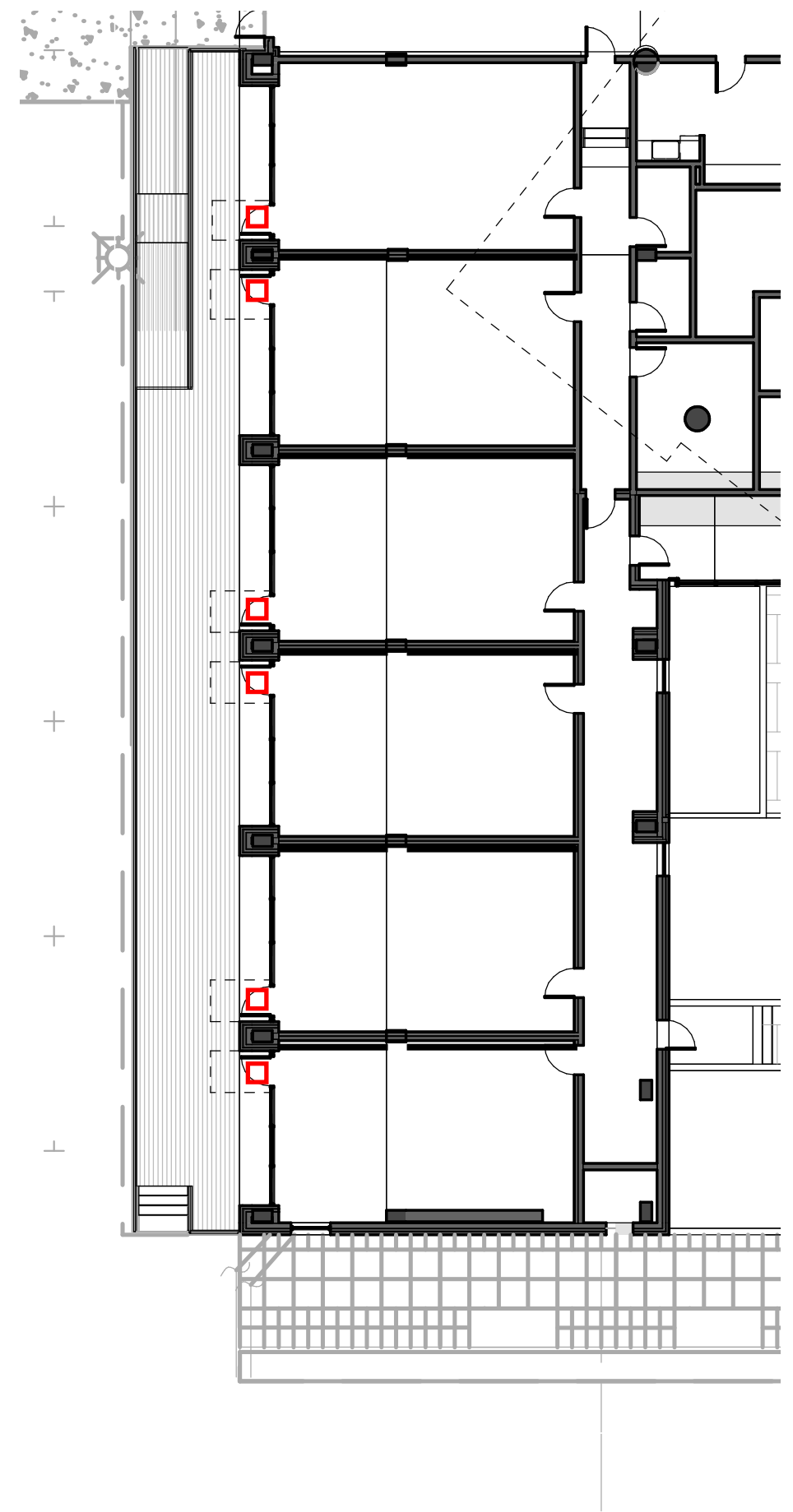
LUMINAIRE SCHEDULE

-  S1  SQUARE SURFACE DOWNLIGHT
-  S2  LINEAR SURFACE DOWNLIGHT
-  S3  SQUARE RECESSED WALL MOUNTED
-  S4  ROUND SURFACE DOWNLIGHT











LUMINAIRE SCHEDULE

-  S1  SQUARE SURFACE DOWNLIGHT
-  S2  LINEAR SURFACE DOWNLIGHT
-  S3  SQUARE RECESSED WALL MOUNTED
-  S4  ROUND SURFACE DOWNLIGHT



LUMINAIRE SCHEDULE

-  S1  SQUARE SURFACE DOWNLIGHT
-  S2  LINEAR SURFACE DOWNLIGHT
-  S3  SQUARE RECESSED WALL MOUNTED
-  S4  ROUND SURFACE DOWNLIGHT

# PERSPECTIVE VIEWS



VIEW FROM SOUTHEAST





VIEW OF PLAZA FROM SOUTHEAST





VIEW LOOKING NORTHWEST ALONG 12TH AVENUE



VIEW LOOKING NORTHEAST ALONG 13TH AVENUE



VIEW LOOKING NORTHEAST ALONG OVERTON STREET