



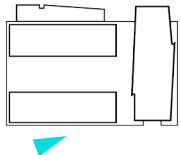
# Townhomes

**DR 01 recommendation: remove one material from the porches**

**Response: deleted the CMU**



# perspective nw pettygrove



street trees omitted for clarity





# **Stucco Detailing** north & south buildings

**DR 01 recommendation: all stucco in the same plane should be the same color**

**Response: color changes in same plane eliminated**

**DR 01 recommendation: recess windows in the north & south bar at least 4" (glazing to face of exterior wall)**

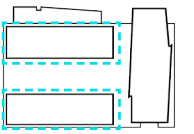
**Response: windows and spandrel panels recessed 4"**

**DR 01 recommendation: consider fewer control joints**

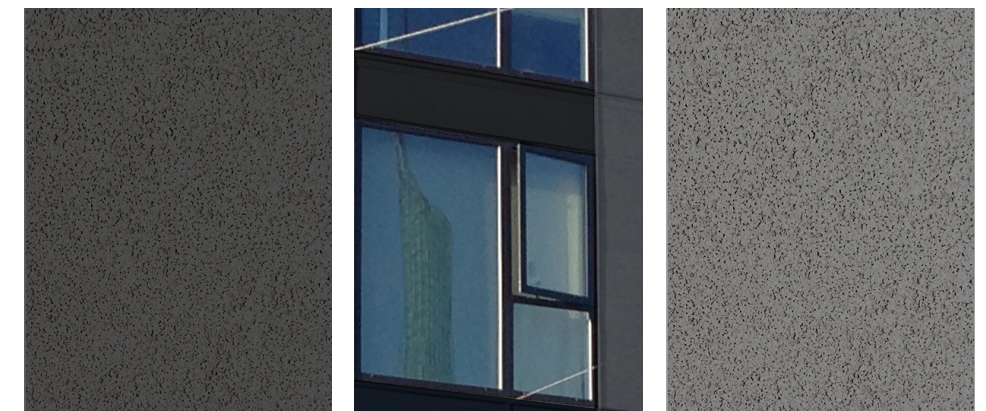
**Response: control joints simplified**



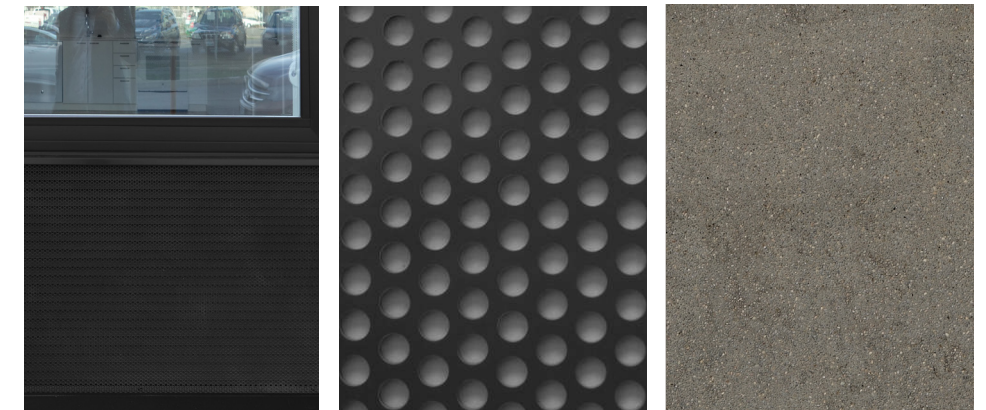
# materials north and south buildings



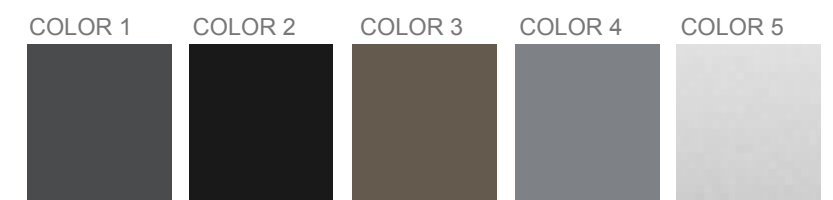
TYPICAL BAY AT SOUTH BAR, NW PETTYGROVE STREET

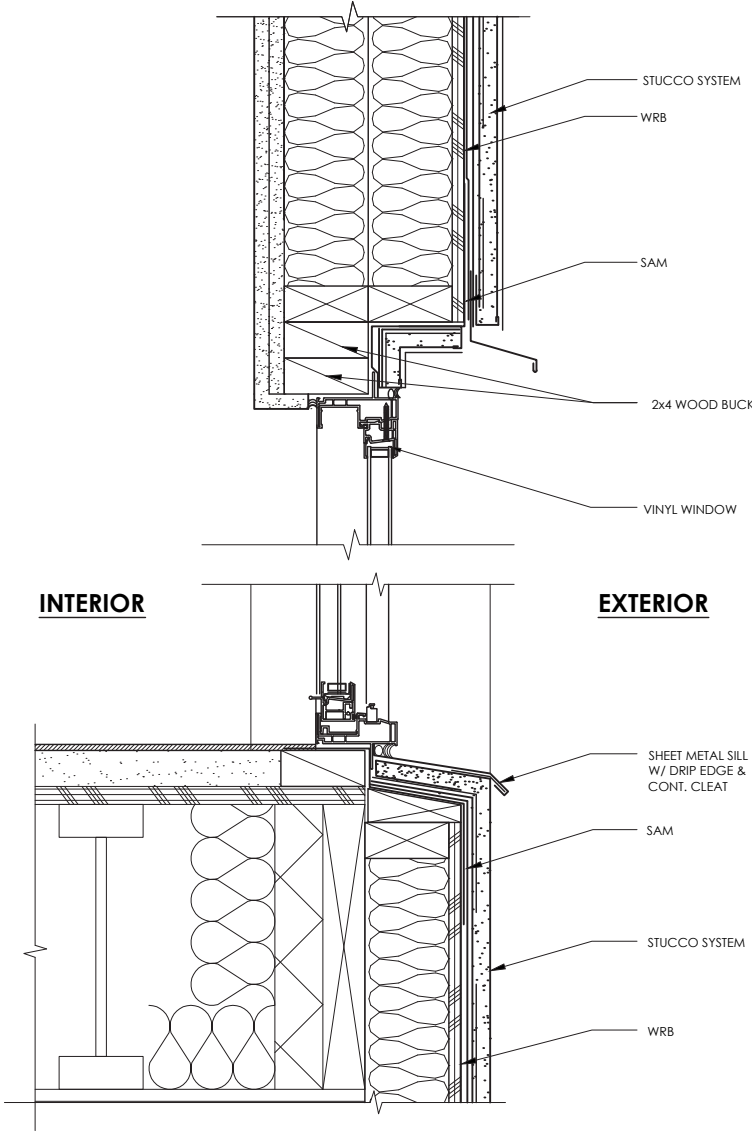
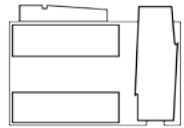


1 STUCCO, COLOR 1      2 VINYL WINDOWS AND DOORS, COLOR 2      3 STUCCO, COLOR 4

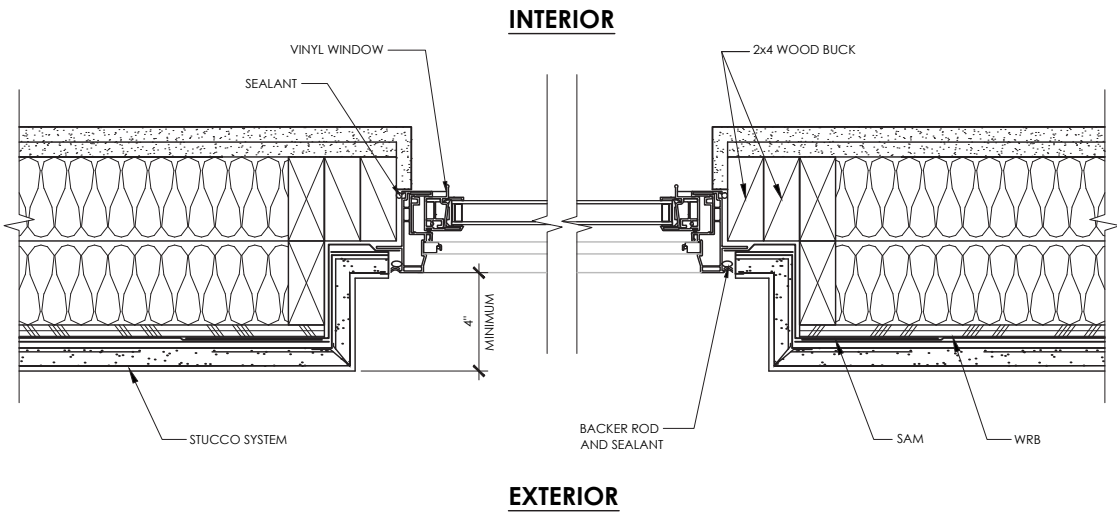


4 POWDER COATED PERFORATED METAL PTAC SCREEN      5 POWDER COATED PERFORATED METAL GUARDRAIL / SUNSCREEN      6 (E) TILT UP CONCRETE, STAINED COLOR 3, CUT AND POLISHED EDGE



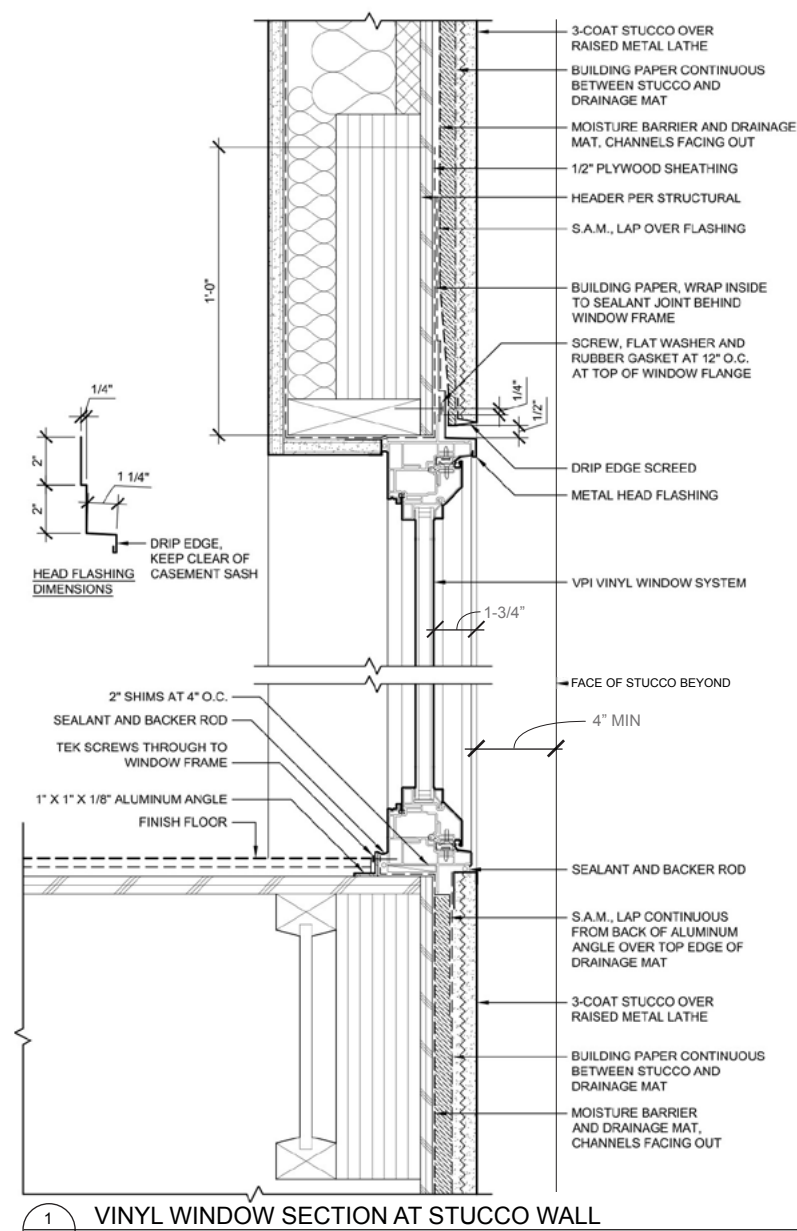


1 VINYL WINDOW HEAD & SILL DETAIL AT STUCCO

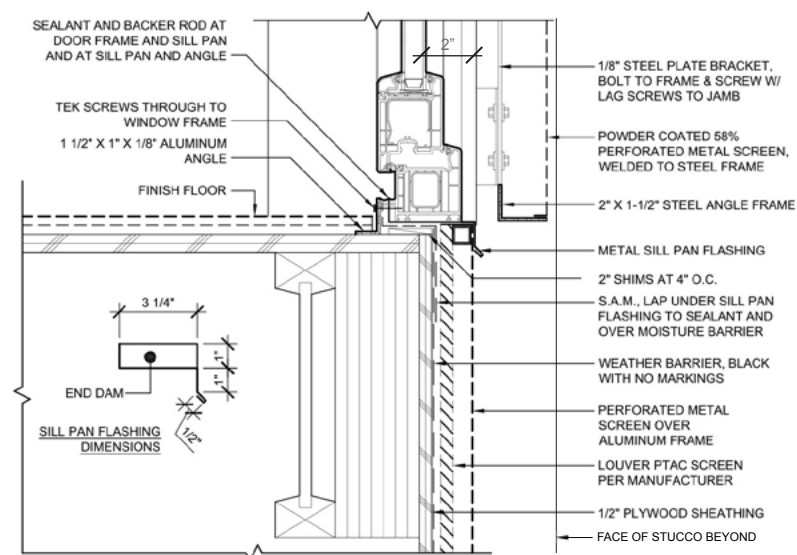


2 VINYL JAMB DETAIL AT STUCCO

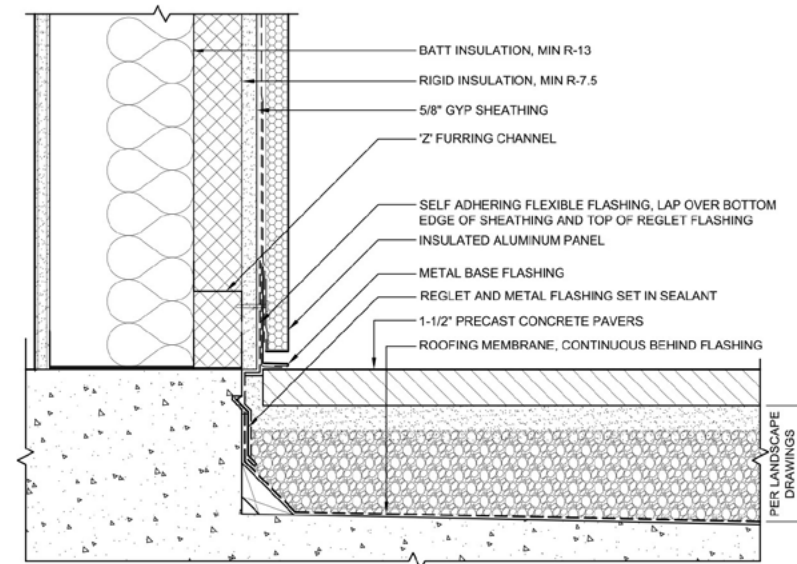




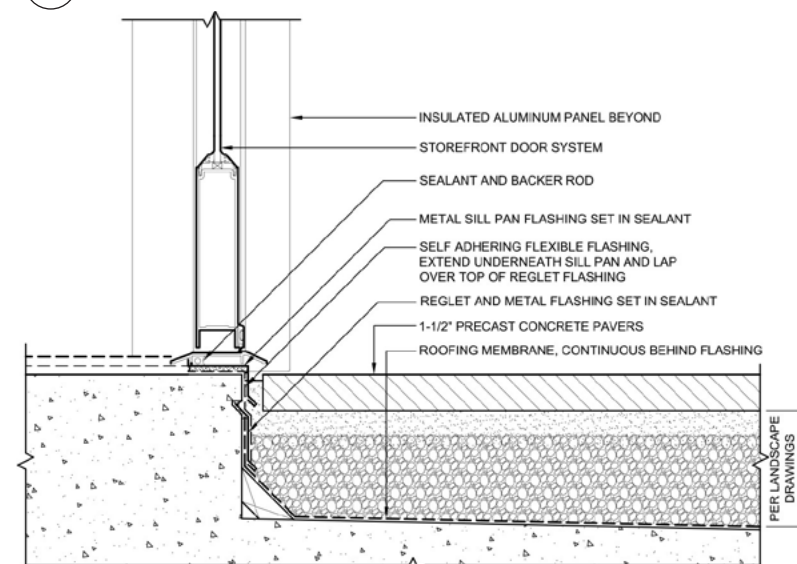
1 VINYL WINDOW SECTION AT STUCCO WALL



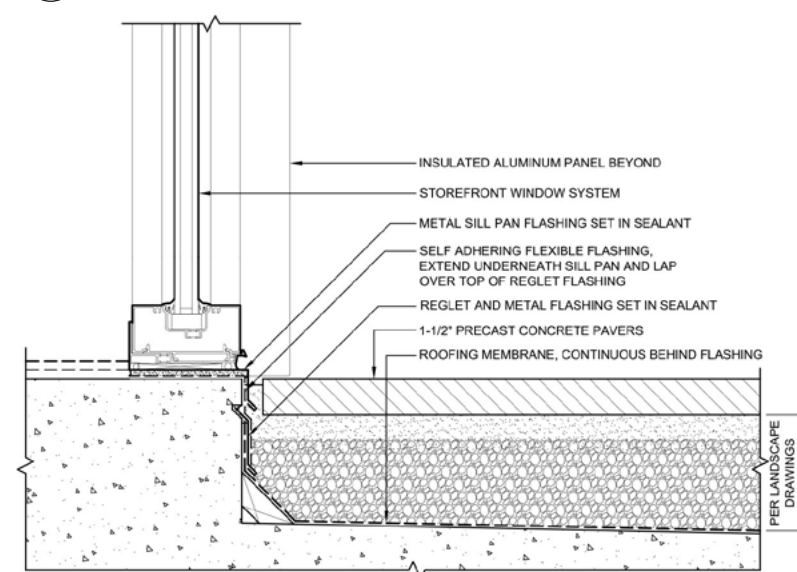
2 VINYL DOOR SILL AT PTAC SCREEN



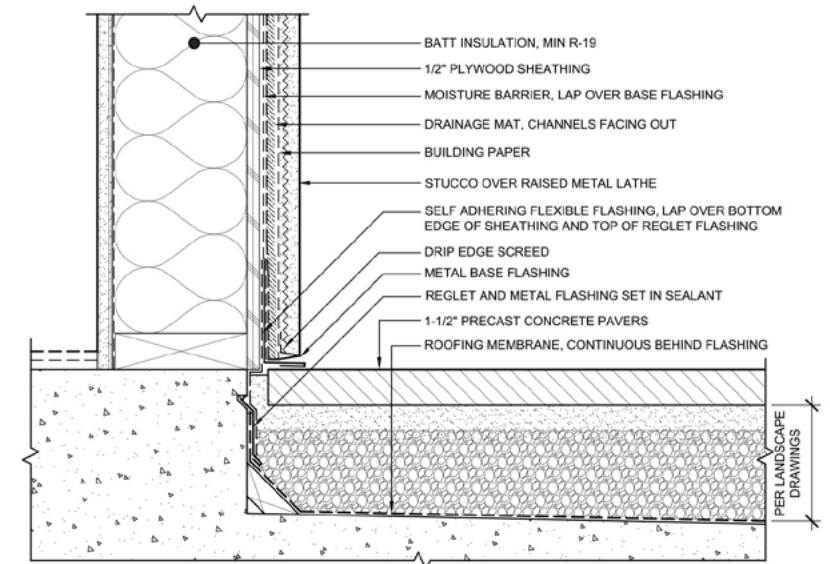
3 METAL PANEL AT THIRD FLOOR PAVERS



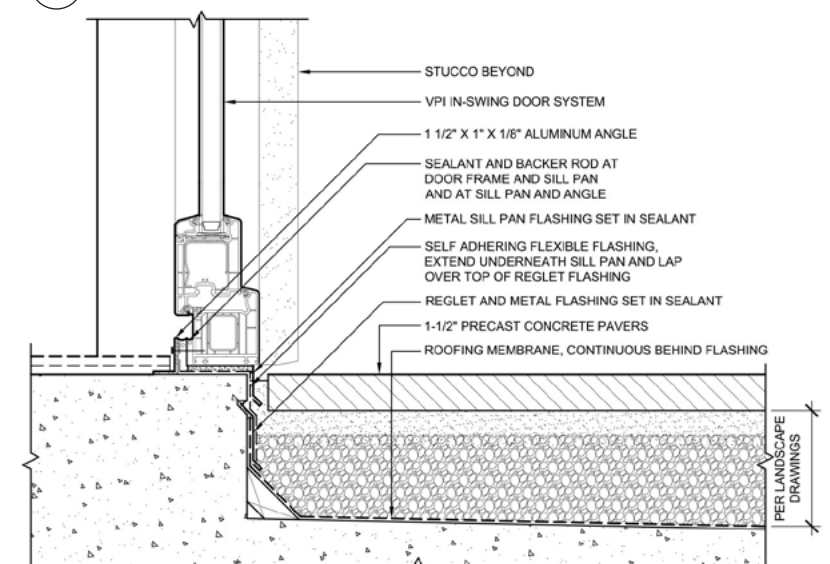
4 STOREFRONT DOOR AT THIRD FLOOR PAVERS



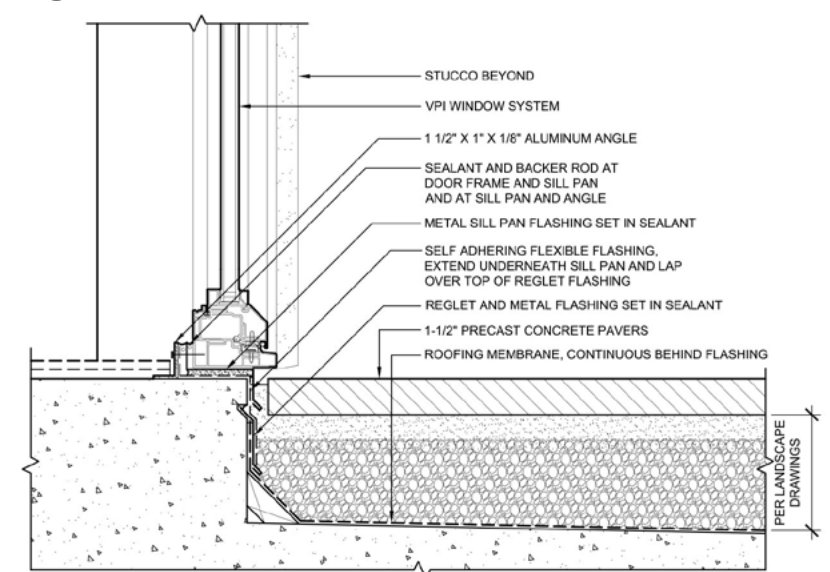
5 STOREFRONT WINDOW AT THIRD FLOOR PAVERS



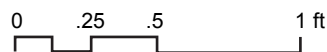
6 STUCCO AT THIRD FLOOR PAVERS



7 VINYL DOOR AT THIRD FLOOR PAVERS

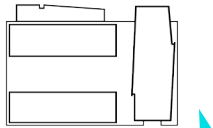


8 VINYL WINDOW AT THIRD FLOOR PAVERS





# perspective nw 21st + nw pettygrove

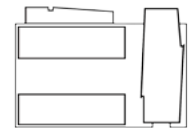


street trees omitted for clarity





# townhome overview nw pettygrove



street trees omitted for clarity





# perspective nw pettygrove



street trees omitted for clarity





# Garage Entrances

**DR 01 recommendation: recess garage doors maximum 4 feet**

**Response: garage doors shifted so that recess is 4 feet**







# Entry Plaza

DR 01 recommendation: consider re-ordering tilt-up accent blocks

**Response: accent block layout given more order**

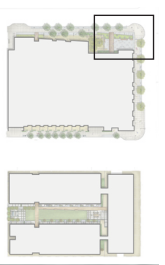
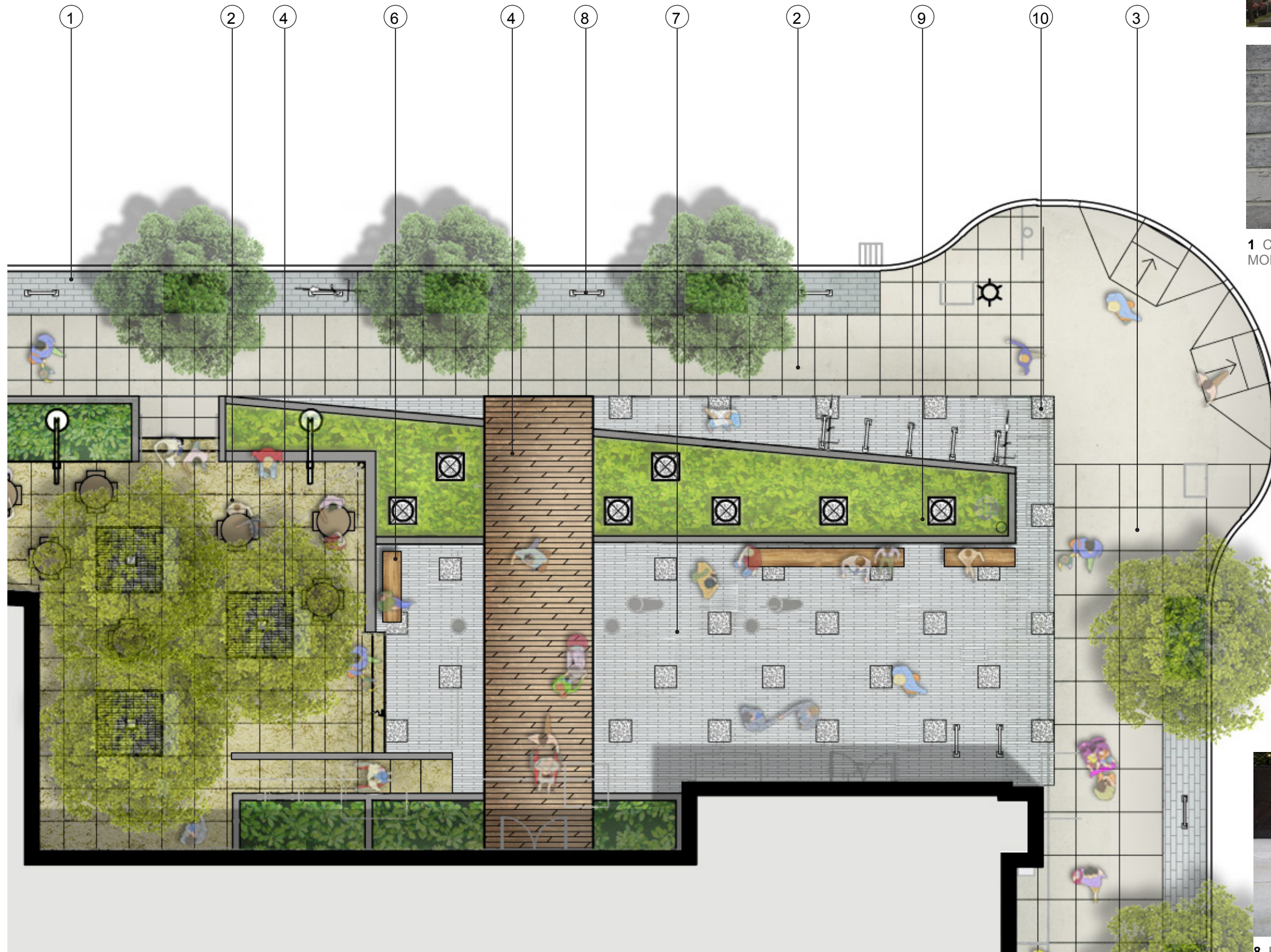


# landscape site plan plaza

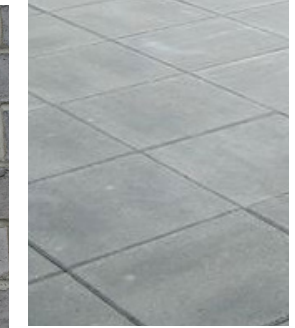




# detail plan plaza



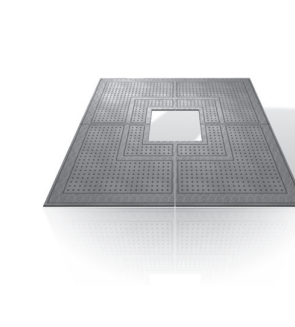
**1** CONCRETE MODULAR PAVERES



**2** 3x3 CONCRETE PAVING



**3** 4x4 CONCRETE PAVING



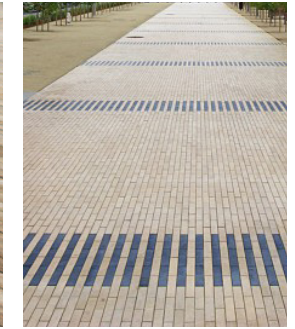
**4** URBAN ACCESSORIES "BOSTON" TREE GRATE



**5** IPE DECKING



**6** CUSTOM TIMBER BENCH



**7** PLANK PAVERS



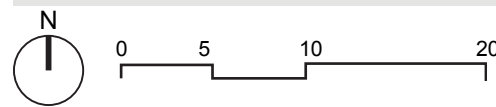
**8** BIKE RACK



**9** SALVAGED TILT-UP BLOCK

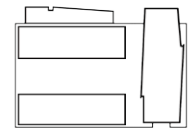


**10** SALVAGED TILT-UP PAVER





# facade analysis nw quimby



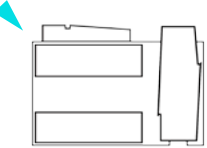
PERSPECTIVE -  
QUIMBY FACADE ELEMENTS



SITE PLAN -  
QUIMBY ACCESSWAY



# perspective nw quimby





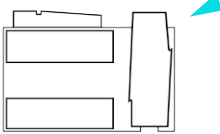
# east elevation NW 21st Ave



0 10 20 30

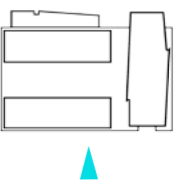


# perspective nw 21st + the future plaza



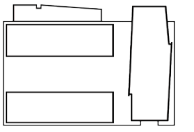


# facade breaks nw pettygrove



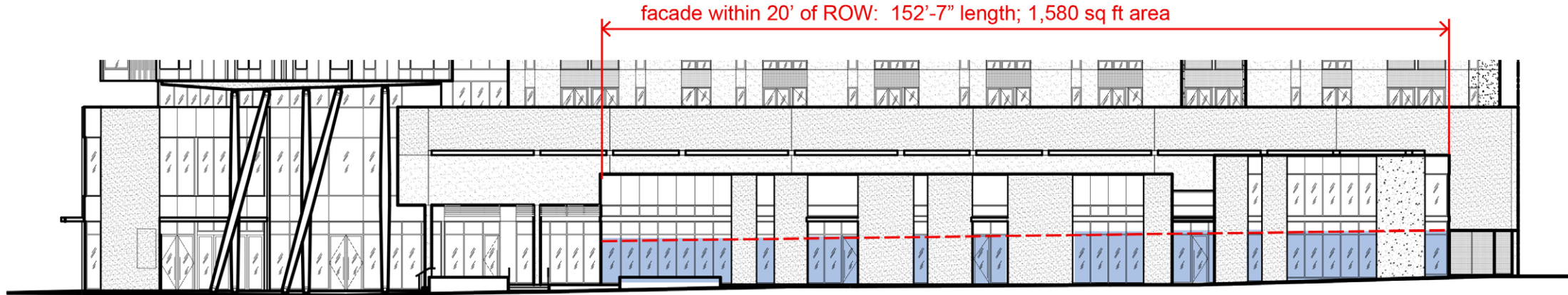


# south elevation NW Pettygrove St

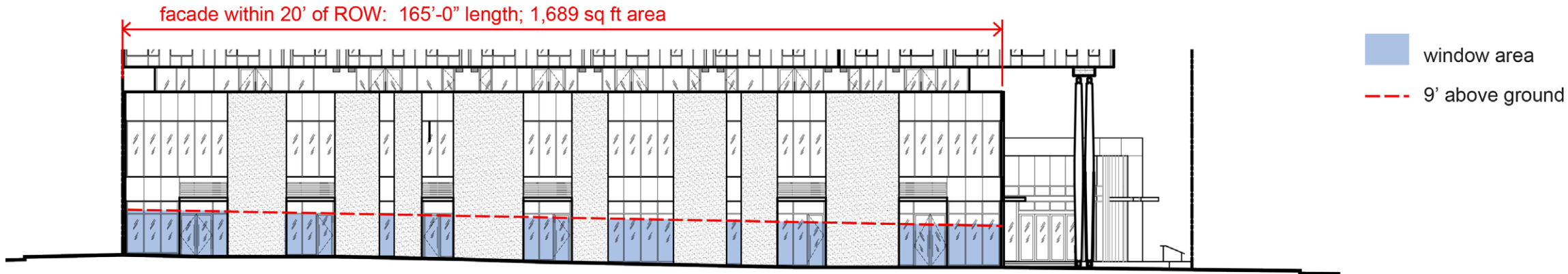




# ground floor window analysis



**NW QIMBY ELEVATION**  
 total glazing length: 87'-5" (57.3%) total glazing area: 855 sq ft (54%)



**NW 21st ELEVATION**  
 total glazing length: 86'-10" (52.6%) total glazing area: 902 sq ft (52.6%)

■ window area  
 - - - 9' above ground



**NW PETTYGROVE ELEVATION**  
 total glazing length: 25'-0" (20.8%) total glazing area: 235 sq ft (18.5%) applicable facade: 120'-0" length; 1,270 sq ft area

The percentage of glazing length and area along NW Pettygrove is below the minimum required by 33.140.230 B. when the residential frontage is excluded. See Modification 5 in design narrative.





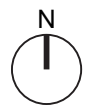
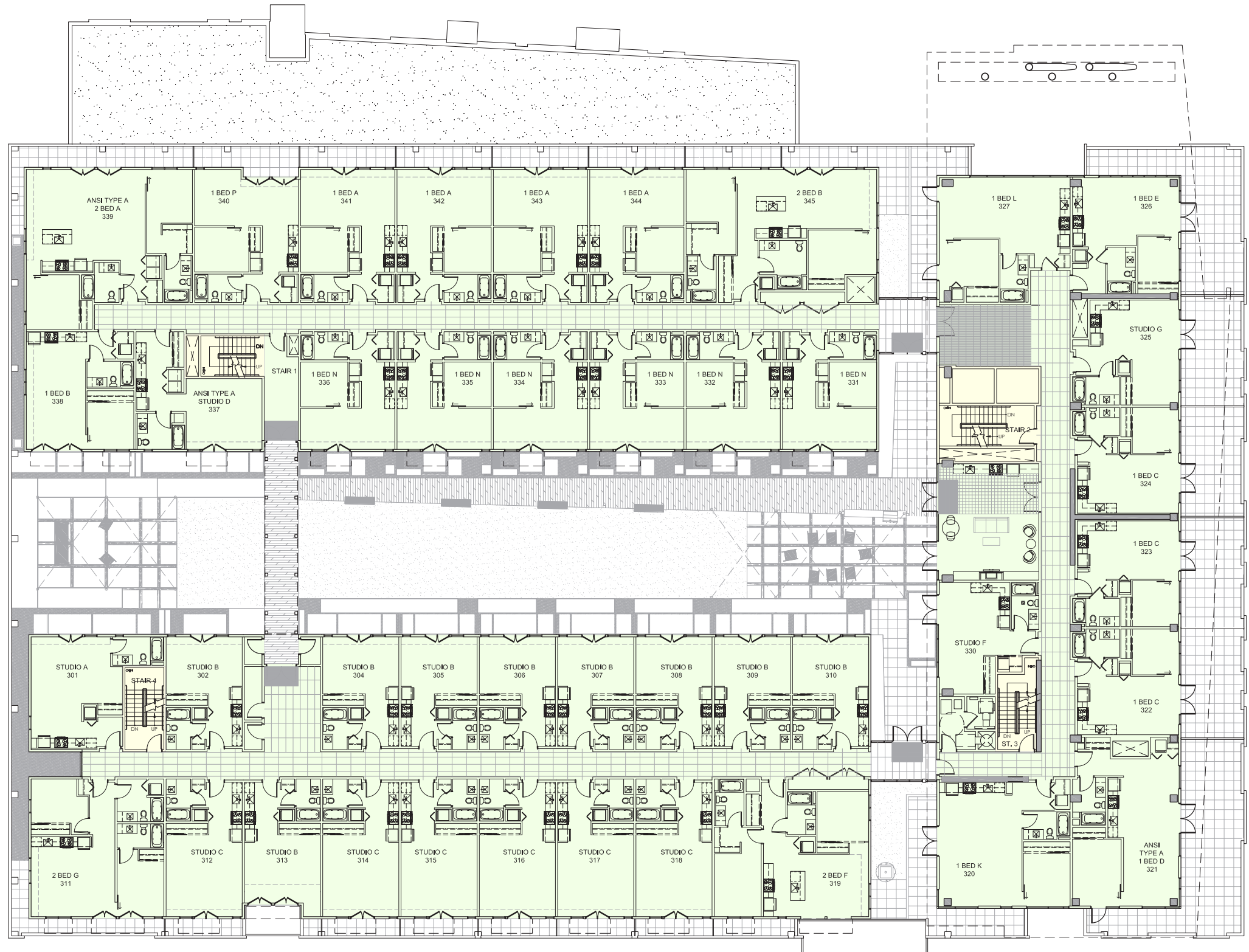
# floor plans



N  
SECOND FLOOR PLAN  
0 10 20 30



# floor plans



THIRD FLOOR PLAN

