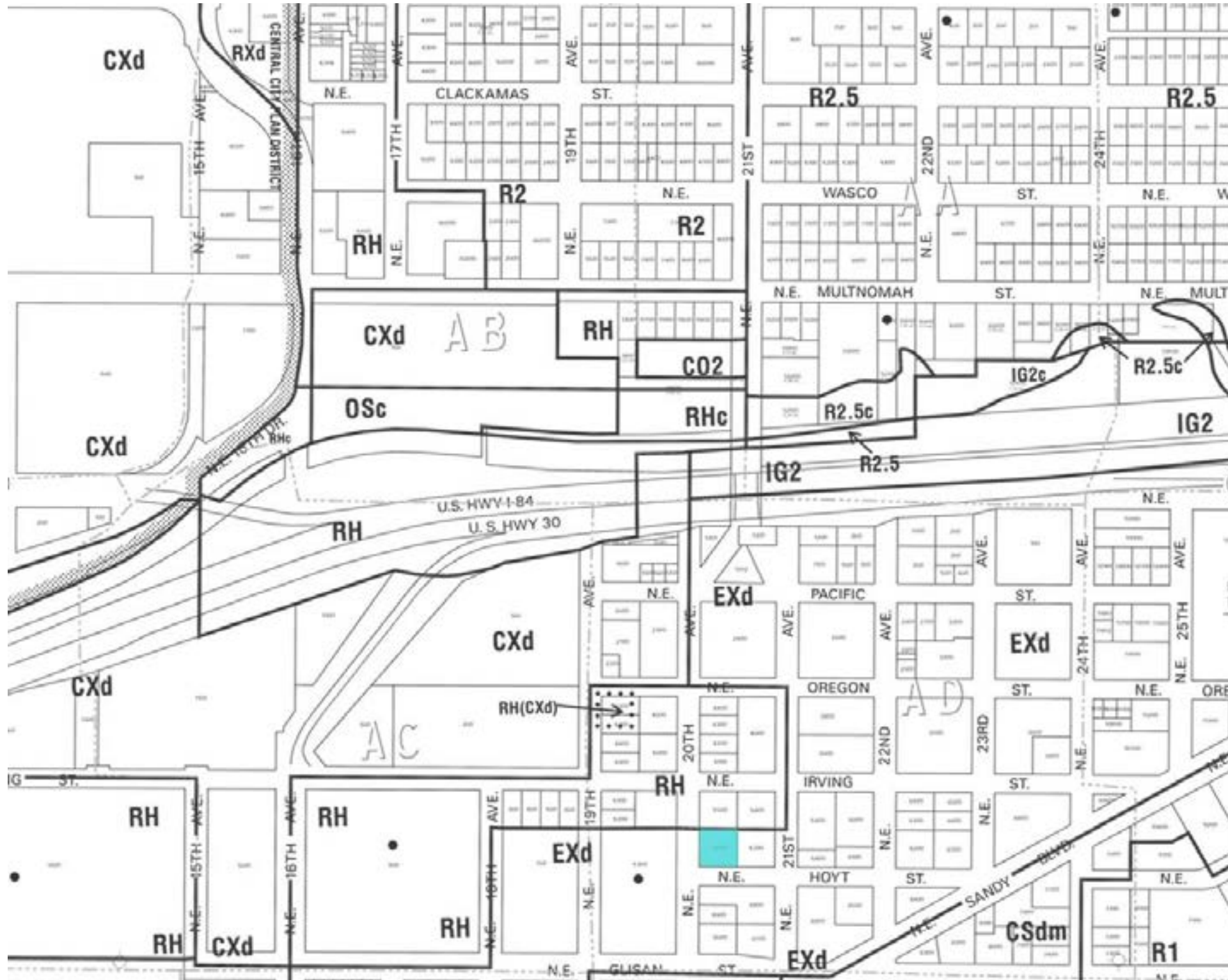


HOYT20 APARTMENTS



VIEW FROM SOUTHWEST



## ZONING ANALYSIS - EXd ZONE

**MAX FAR:** 3:1 PER 33.140.205 TABLE 140-3  
 PROPOSED: 4.9:1

**MAX HEIGHT:** 65'-0" PER 33.140.210 TABLE 140-3  
 PROPOSED: 65'-0" USING BASE POINT 1

**MAX BUILDING COVERAGE:** 100% PER 33.140.220 TABLE 140-3  
 PROPOSED: COVERAGE MEETS STANDARD

**MIN BLDG SETBACK BORDERING LOT LINE/EX ZONE:** 0'-0" PER TABLE 140-3  
 PROPOSED: 0'-0"/0'-6"

**MIN BLDG SETBACK BORDERING R ZONE:** 14'-0", 5'-0" L3 BUFFER PER TABLE 140-4  
 PROPOSED: 14'-0" BLDG SETBACK WITH 5'-0" L3 BUFFER

**MIN LANDSCAPED AREA:** NONE  
 PROPOSED: AREA MEETS STANDARD

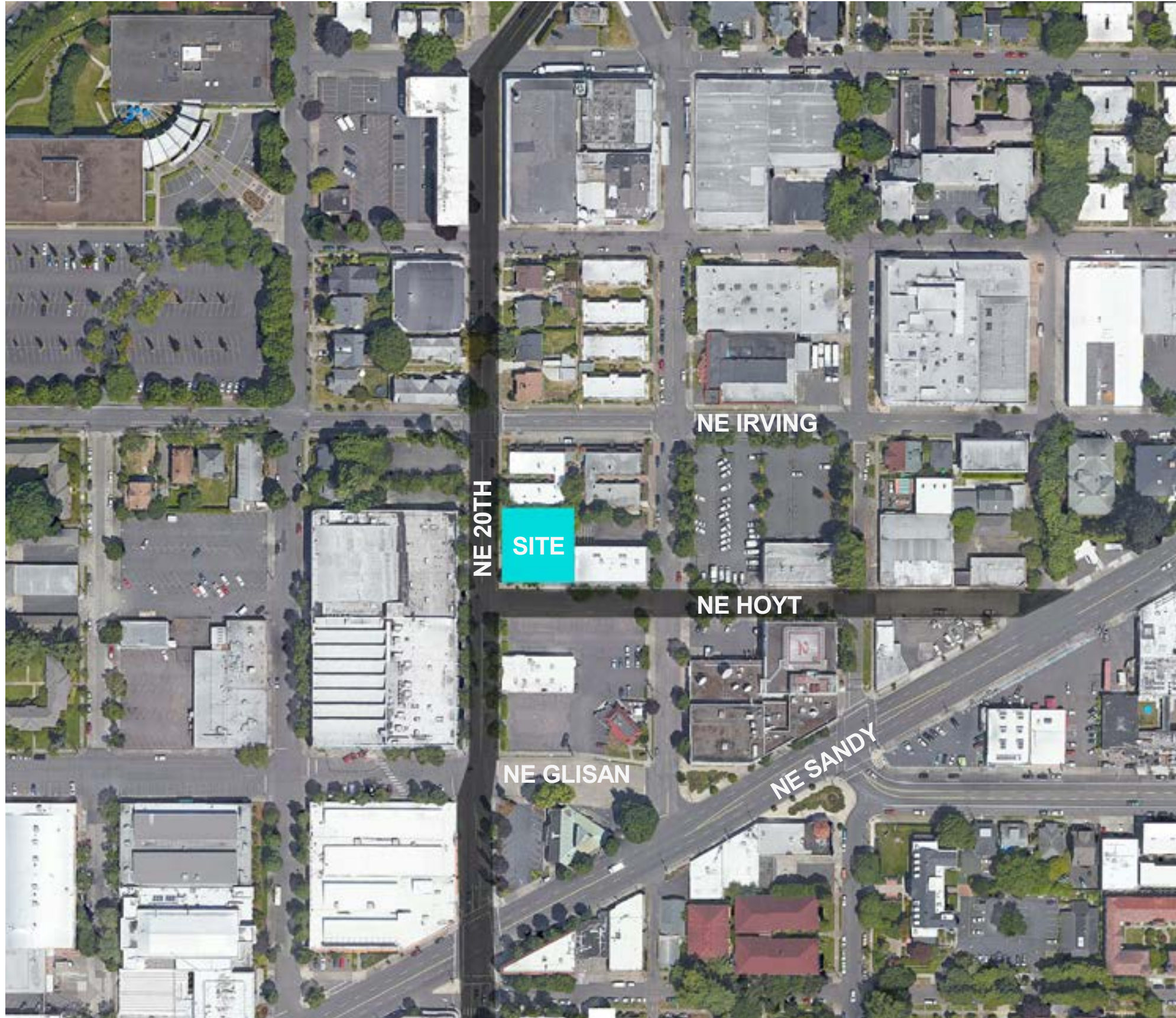
**GROUND FLOOR WINDOW STANDARDS:** 50% OF LENGTH, 25% OF AREA PER 33.140.230  
 PROPOSED: WINDOWS MEET STANDARD THROUGH MODIFICATION

**MINIMUM PARKING:** .33 TO 1 UNIT FOR 51+ UNITS PER 33.266.110, 59 UNITS = 20 SPACES  
 PROPOSED: 17 (3 OFFSET BY 15 ADDITIONAL LONG-TERM BIKE PARKING)

**MINIMUM BICYCLE PARKING:**  
 RESIDENTIAL LONG-TERM: 1.1 TO 1 UNIT PER TABLE 266-6, 59 UNITS = 65 SPACES  
 RESIDENTIAL SHORT-TERM: 1 PER 20 UNITS, 59 UNITS = 3 SPACES  
 RETAIL LONG-TERM: 2 PER TABLE 266-6  
 RETAIL SHORT-TERM: 2 PER TABLE 266-6  
 PROPOSED LONG-TERM: 67 + 15 FOR VEHICLE PARKING OFFSET  
 PROPOSED SHORT-TERM: 5 VIA BIKE FUND

**MINIMUM LOADING ZONES:** 1 MEETING STANDARD B PER 33.266.310.C.1.a  
 PROPOSED: 1 STANDARD B

**SITE DEDICATION:** 1'-0" SITE DEDICATION ALONG SOUTH PROPERTY LINE

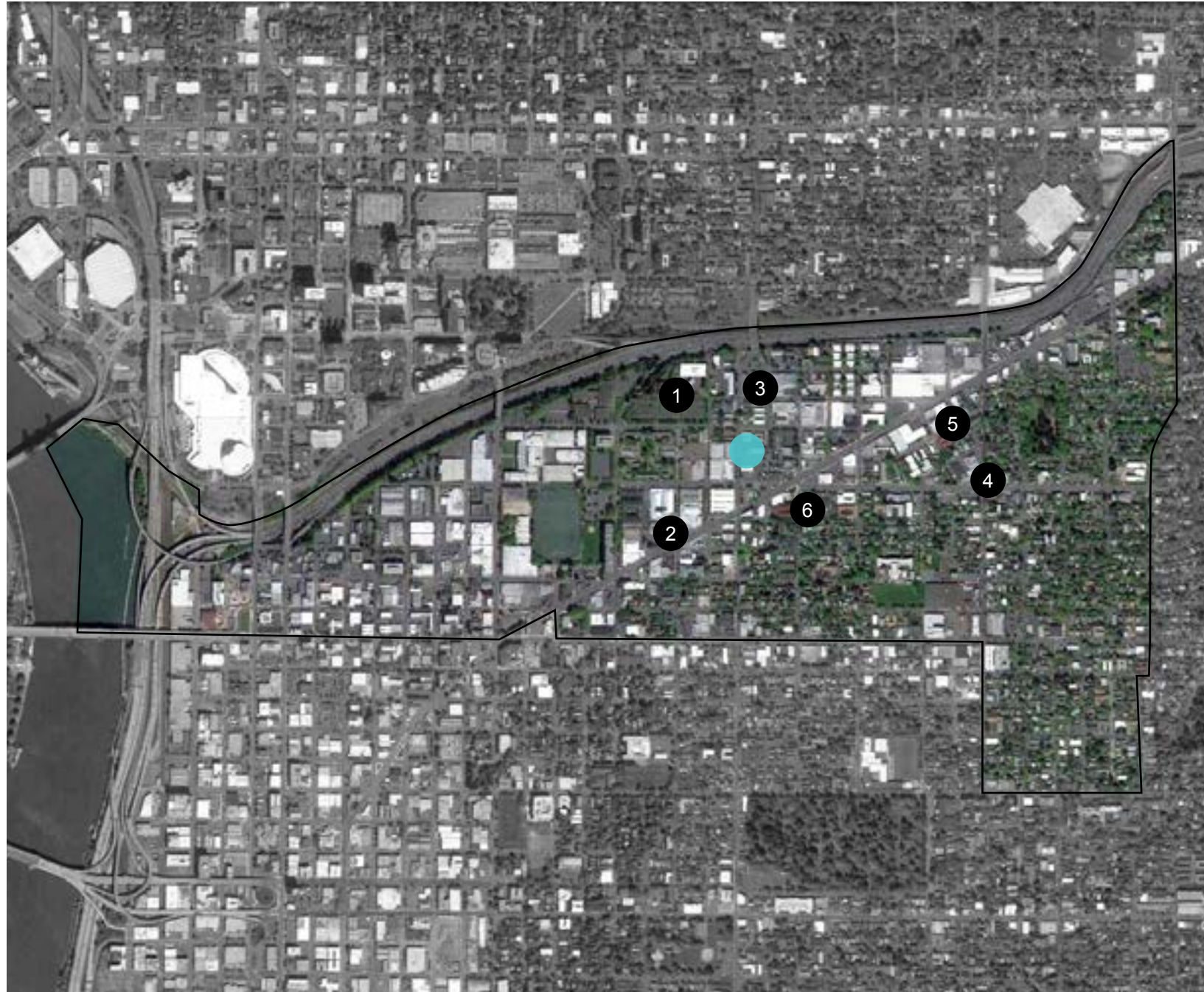


## PROJECT DESCRIPTION

THE PROPOSED PROJECT IS LOCATED AT THE INTERSECTION OF NE 20TH AVE AND NE HOYT ST IN THE KERNS NEIGHBORHOOD OF PORTLAND, OREGON. IT WILL CONSIST OF 5 TYPE IIIIB STORIES OVER 1 TYPE IA STORY ON THE GROUND FLOOR WITH A PARTIALLY ENCLOSED PARKING GARAGE.

THE GROUND LEVEL CONSISTS OF A 750 SF RETAIL SPACE, 17 PARKING SPACES, AND AMENITIES TO SERVE THE RESIDENTIAL UNITS ABOVE. LEVELS 2-6 ARE A MIX OF STUDIOS, 1 BEDROOMS, AND 2 BEDROOMS ADDING A TOTAL OF 59 UNITS TO THE KERNS NEIGHBORHOOD. LEVEL 6 ALSO CONTAINS AN AMENITY DECK FOR RESIDENT USE ALONG THE WESTERN EDGE OF THE BUILDING, OFFERING VIEWS OF DOWNTOWN AND THE WEST HILLS. THE BUILDING'S EXTERIOR FINISHES ARE INTENDED TO BE CONTEMPORARY AND MODERN IN ORDER TO ADD SLIGHT DESIGN DIVERSITY TO THE NEIGHBORHOOD WHILE HIGHLIGHTING THE INTERSECTION OF USES SURROUNDING THE SITE. PRIMARY EXTERIOR MATERIALS CONSIST OF HIGH QUALITY CEMENTITIOUS PANEL, METAL PANEL, AND STOREFRONT. UNITS WILL BE CONDITIONED THROUGH A COMBINATION OF AC PORTS HAVING A FLUSH INTEGRATED LOUVER ON THE EXTERIOR WALL AND MINI-SPLIT SYSTEM DISCHARGING AT THE ROOF. VENTING OF UNITS WILL OCCUR THROUGH A SUBDUCT SYSTEM GOING TO THE ROOF.

HOYT20 APARTMENTS



OLDER KERNS NEIGHBORHOOD DEVELOPMENT



1 - MULTNOMAH COUNTY LIBRARY OFFICES



4 - NE GLISAN ST AND NE 29TH AVE



2 - SANDY PLAZA BUILDING



5 - LINDQUIST APARTMENT HOUSE

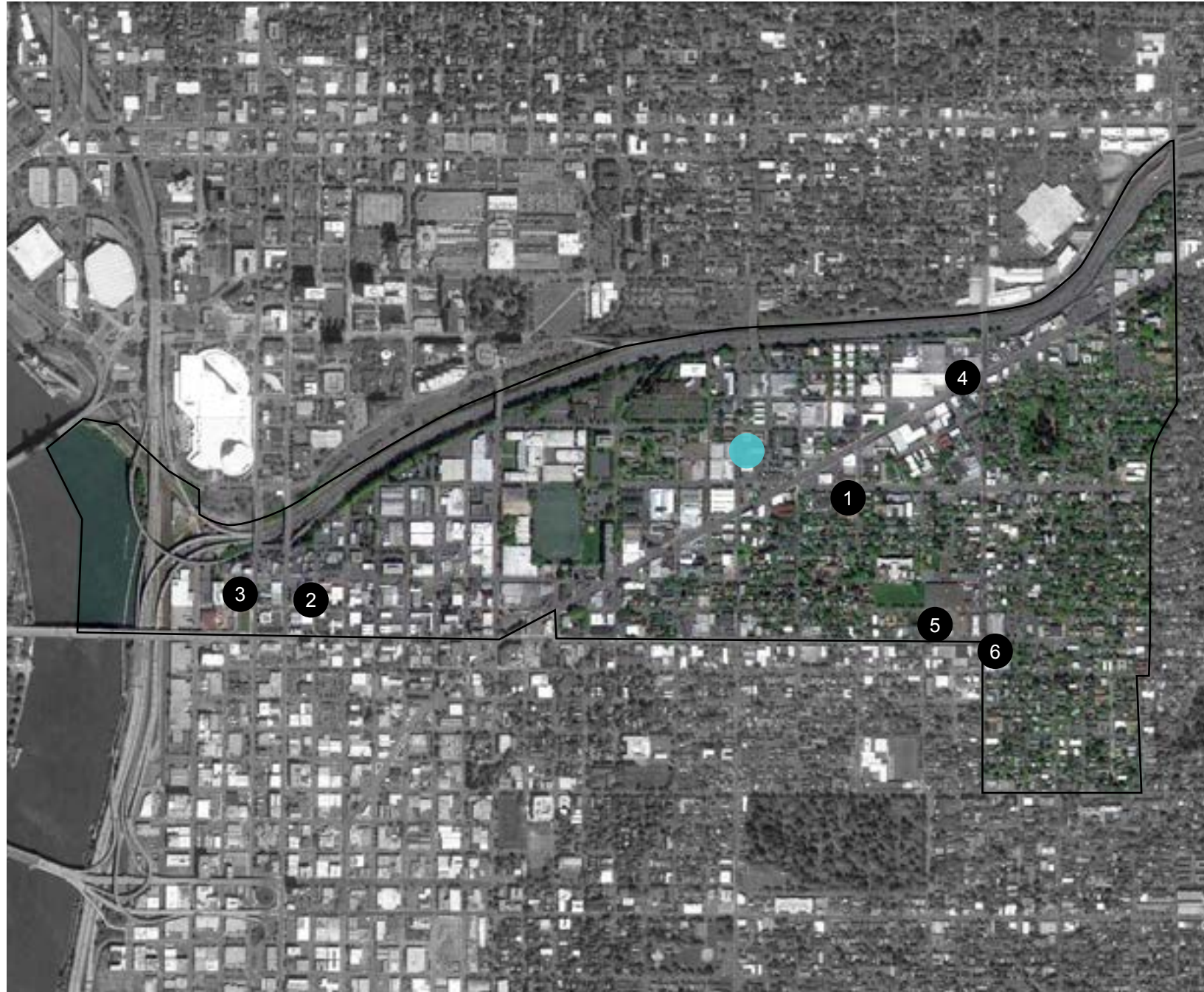


3 - SUNSHINE DAIRY



6 - ALBERTINA KERR NURSERY

HOYT20 APARTMENTS



NEWER KERNS NEIGHBORHOOD DEVELOPMENT



1 - GLEE APARTMENTS



4 - THE ZIPPER



2 - CENTRAL EASTSIDE LOFTS



5 - BURNSIDE 26 APARTMENTS



3 - BLOCK 75



6 - SUNROSE CONDOMINIUMS

HOYT20 APARTMENTS



IMMEDIATE SITE CONTEXT



1 - EXISTING CONDITIONS



4 - PROPERTY TO THE EAST



2 - PROPERTY TO THE WEST - JANTZEN BUILDING



5 - PROPERTY TO THE SOUTHEAST



3 - PROPERTY TO THE NORTH



6 - PROPERTY TO THE SOUTH

HOYT20 APARTMENTS

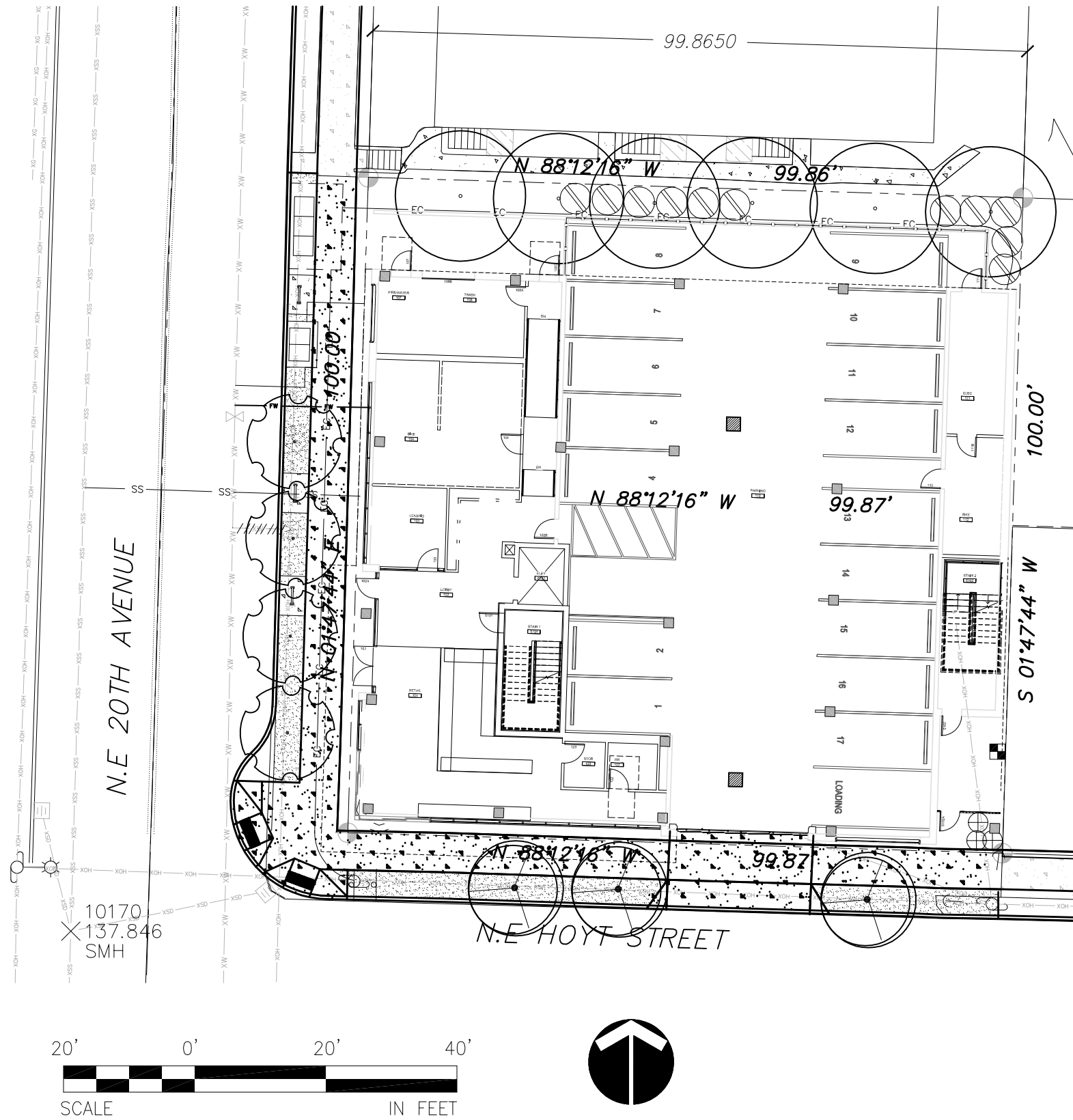


SECTION N/S



SECTION EW

# HOYT20 APARTMENTS



## PLANTING LEGEND

### TREES

SYMBOL	QTY		
	6	AMERICAN HORNBEAM / CARPINUS CAROLINIANA:	B&B 2" Cal.
	3	SARGENT CHERRY / PRUNUS SARGENTII 'COLUMNARIS'	B&B or Cont. 3 Stems, Larger of: A. 1" Cal. Each Stem or B. 10'-0" Tall
	4	ROYAL RAINDROPS CRABAPPLE / MALUS 'JFS-KWS'	B&B 2" Cal.

### SHRUBS

	11	LAURUSTINUS VIBURNUM / VIBURNUM TINUS	5 GAL. 5' O.C.
	12	JAPANESE FATZIA / FATZIA JAPONICA	5 GAL. 6' O.C.
	3	HEAVENLY BAMBOO / NANDINA DOMESTICA 'FIREPOWER'	3 GAL. 3' O.C.

### GROUND COVER

	530 SF LAWN AREA /	Diamond Green Turf Mixture (Extreme Low Maintenance Turf Mix) From Sunmark Seeds International 8lbs./1000 SF
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AMERICAN HORNBEAM



SARGENT CHERRY



ROYAL RAINDROPS CRABAPPLE



LAURUSTINUS VIBURNUM



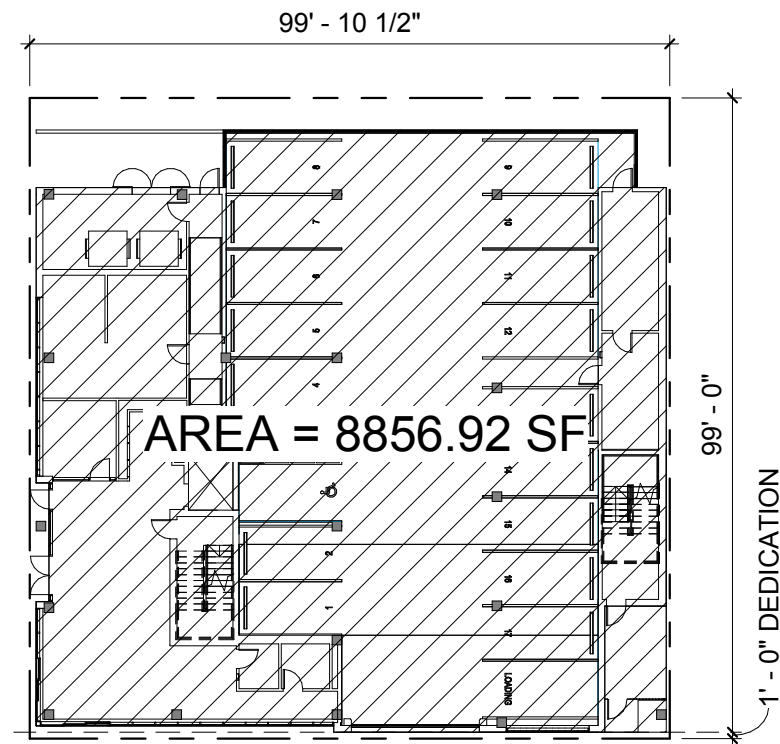
JAPANESE FATZIA



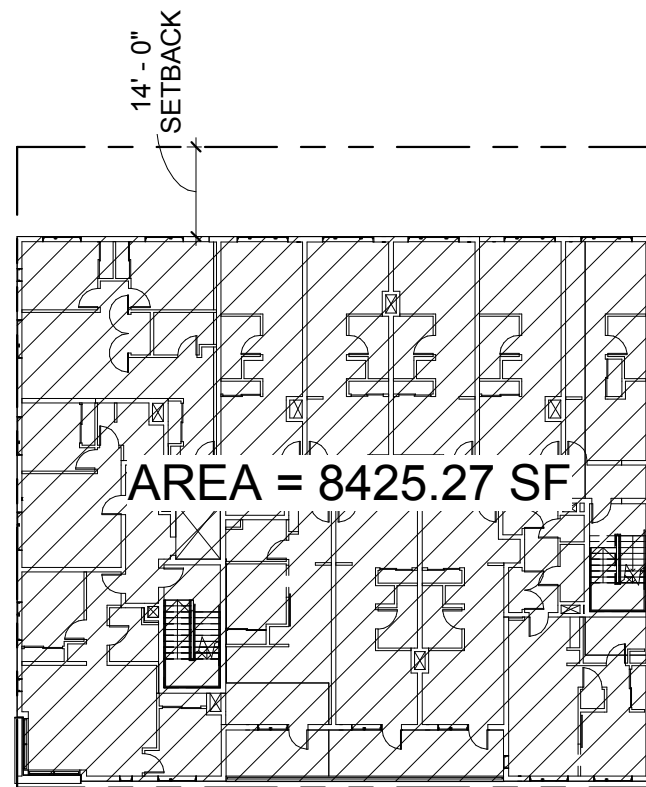
HEAVENLY BAMBOO



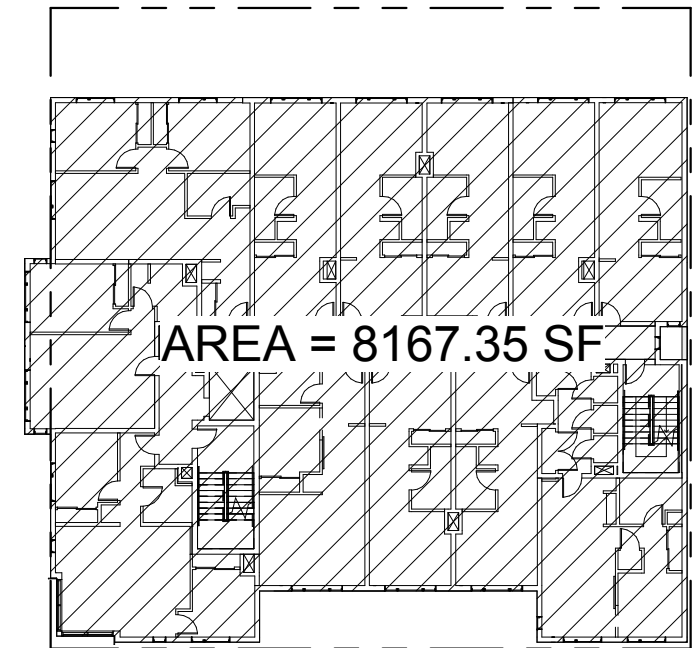
HOYT20 APARTMENTS



1 LEVEL 1 FAR  
D16 1" = 30'-0"



2 LEVEL 2 FAR  
D16 1" = 30'-0"



3 LEVEL 3-6 FAR  
D16 1" = 30'-0"

**ALLOWABLE FAR**

SITE	9,887.63 SF
<u>FAR (3:1)</u>	<u>X3</u>
ALLOWABLE FAR	29,662.88 SF

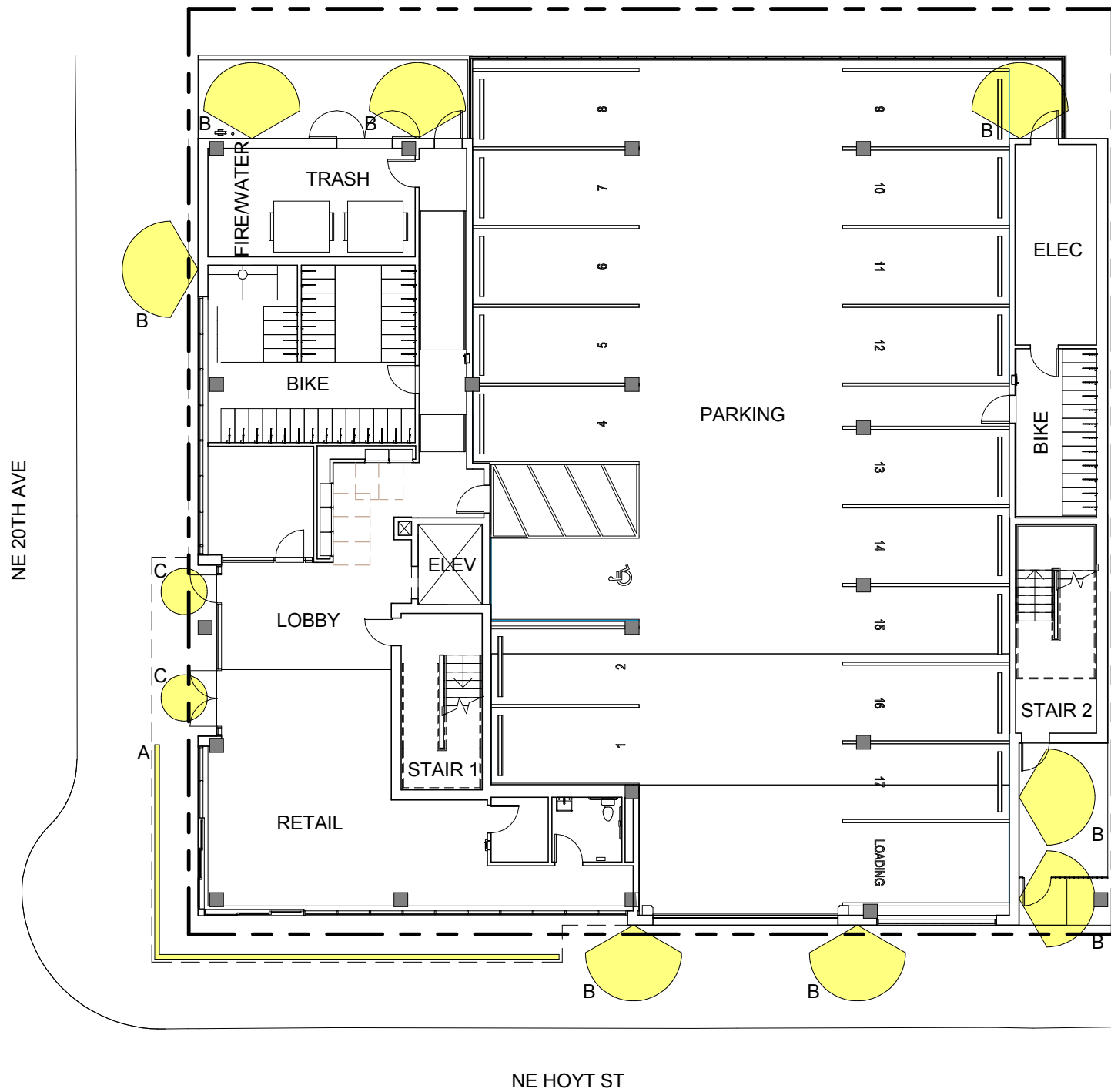
**FAR CALCULATIONS**

GROUND FLOOR	8,856.92 SF
LEVEL 2	8,425.27 SF
LEVEL 3	8,167.35 SF
LEVEL 4	8,167.35 SF
LEVEL 5	8,167.35 SF
<u>LEVEL 6</u>	<u>8,167.35 SF</u>
PROPOSED AREA	49,951.59 SF

**ADDITIONAL FAR**

PROPOSED AREA	49,951.59 SF
<u>ALLOWABLE FAR</u>	<u>-29,662.88 SF</u>
ADDITIONAL FAR	20,288.71 SF

HOYT20 APARTMENTS



**FIXTURE A:**  
RECESSED LINEAR

MANUFACTURER: TIVOLI  
MODEL: TIVOTAPE LED



**FIXTURE B:**  
WALL SCONCE

MANUFACTURER: EON  
MODEL: 303-W1-LEDB1

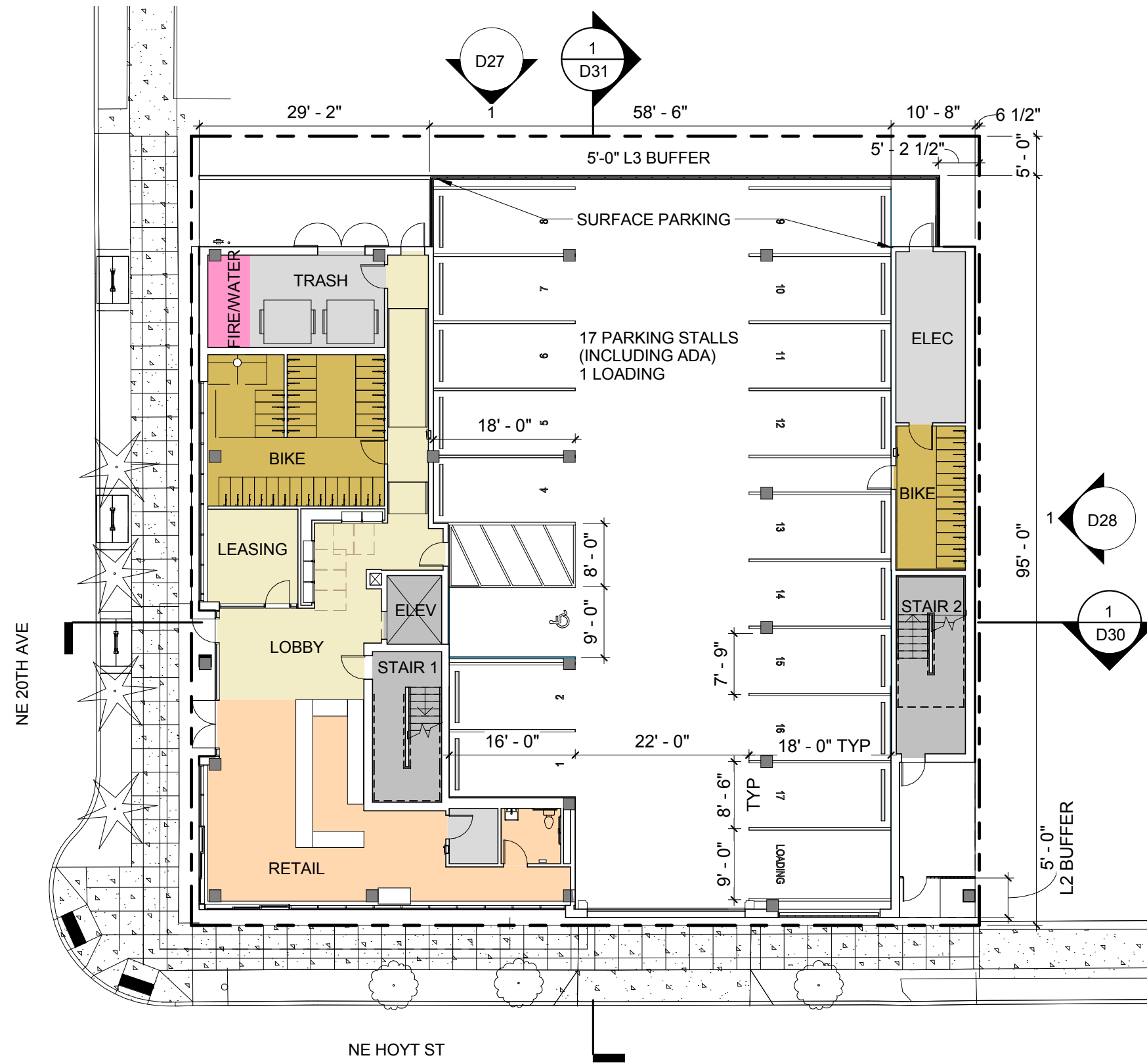


**FIXTURE C:**  
RECESSED DOWNLIGHT

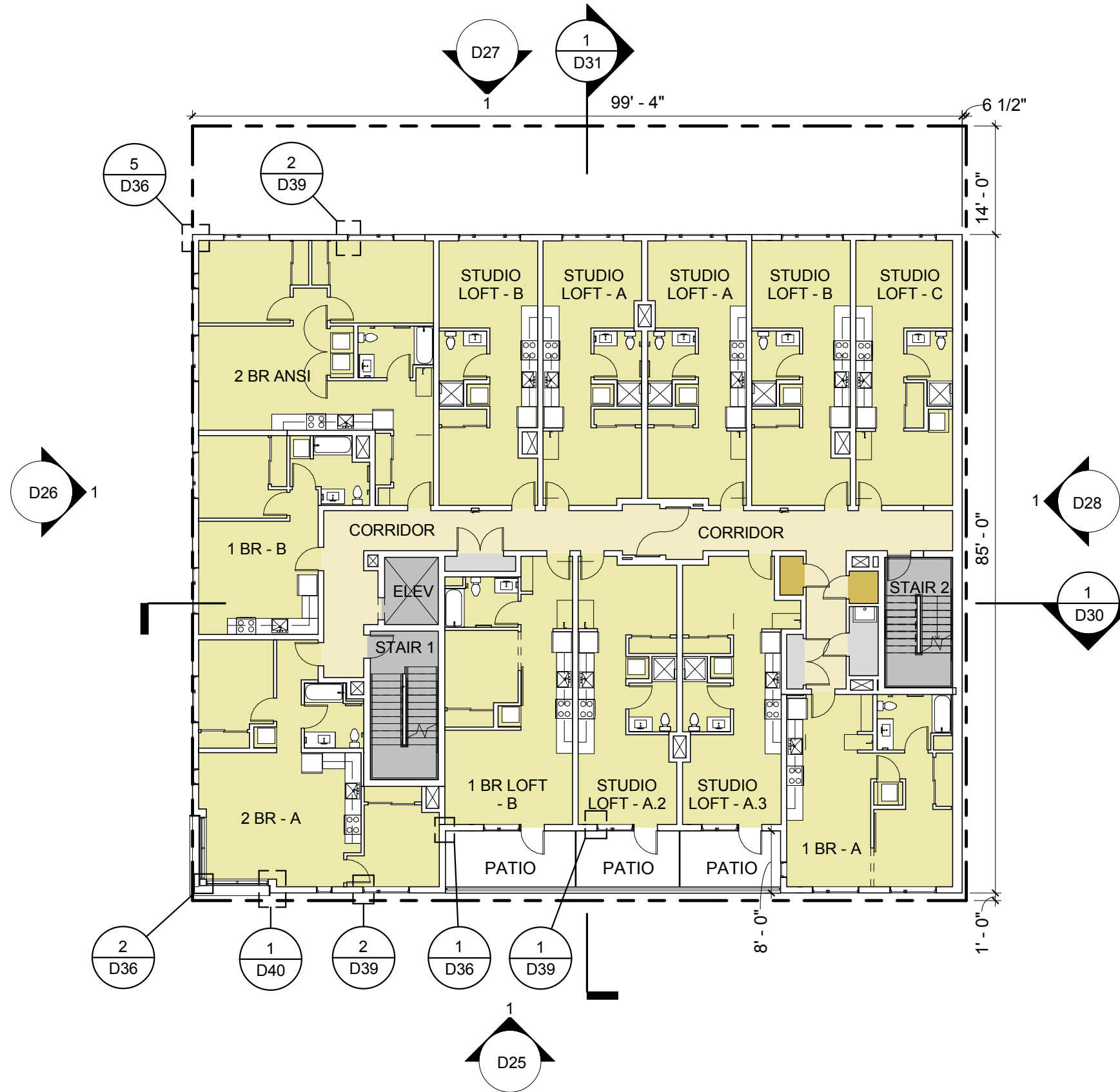
MANUFACTURER: KIRLIN  
MODEL: LRR-04006



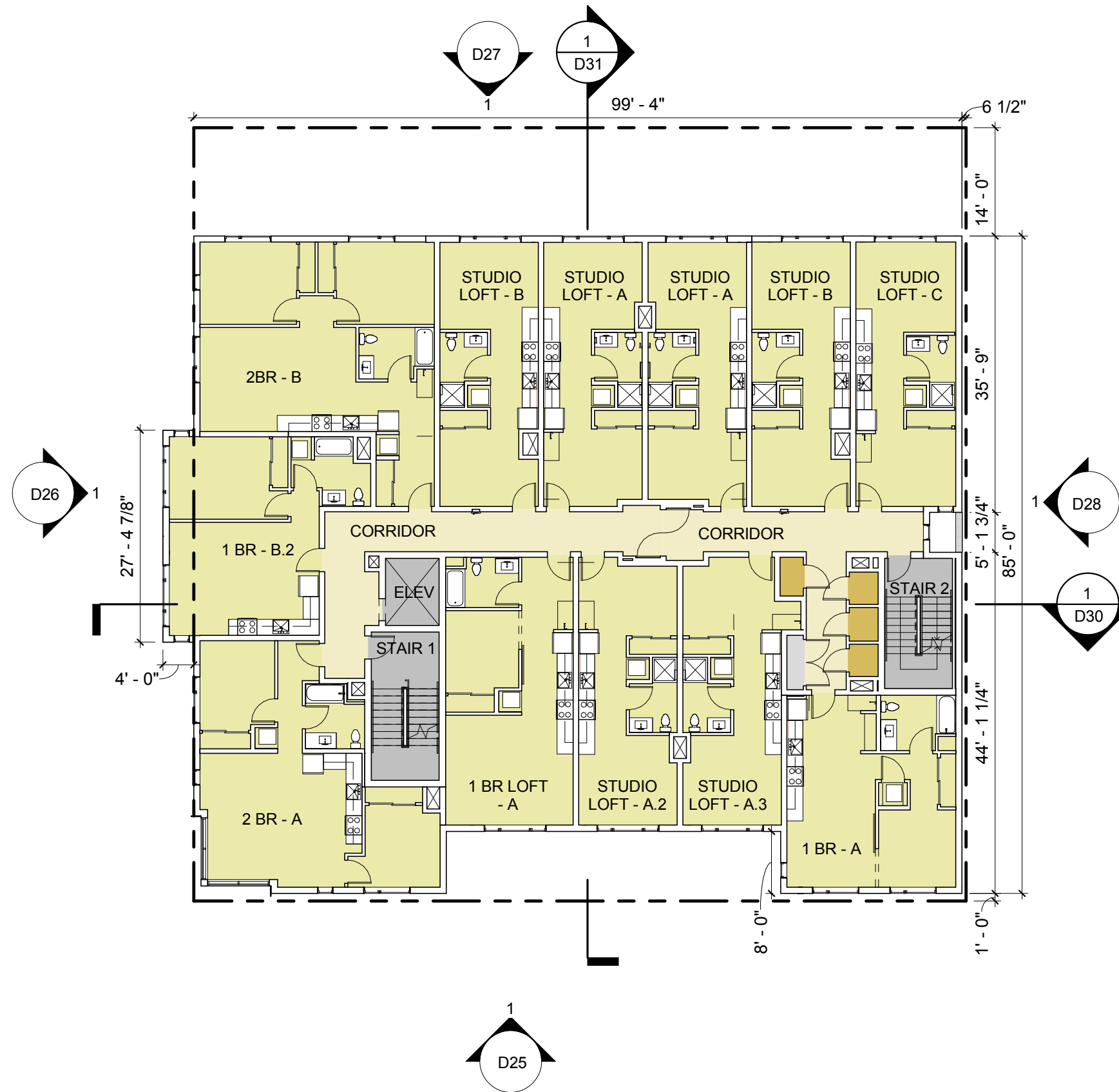
HOYT20 APARTMENTS



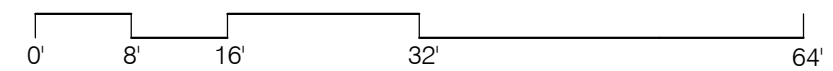
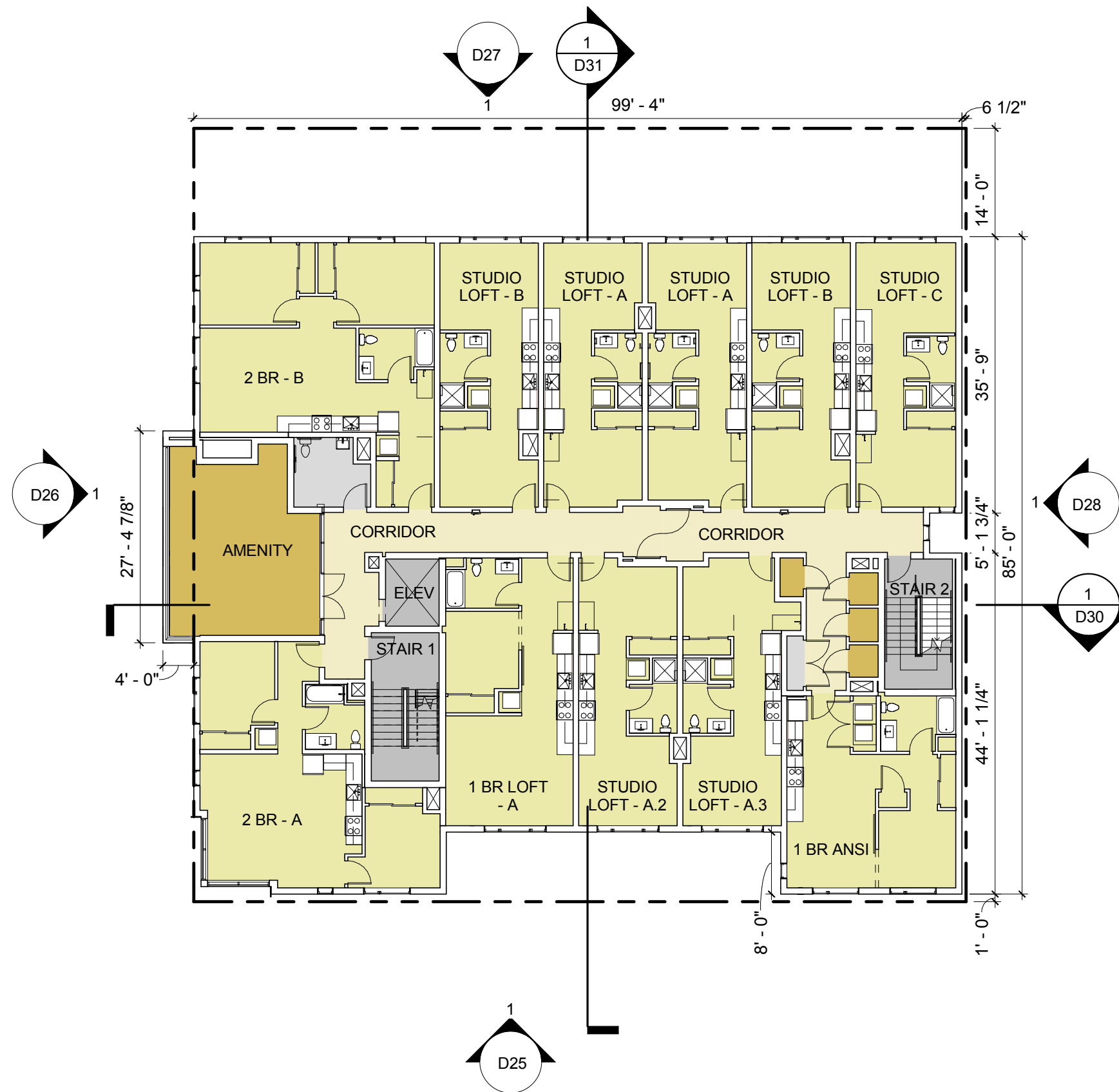
PLAN - LEVEL 1



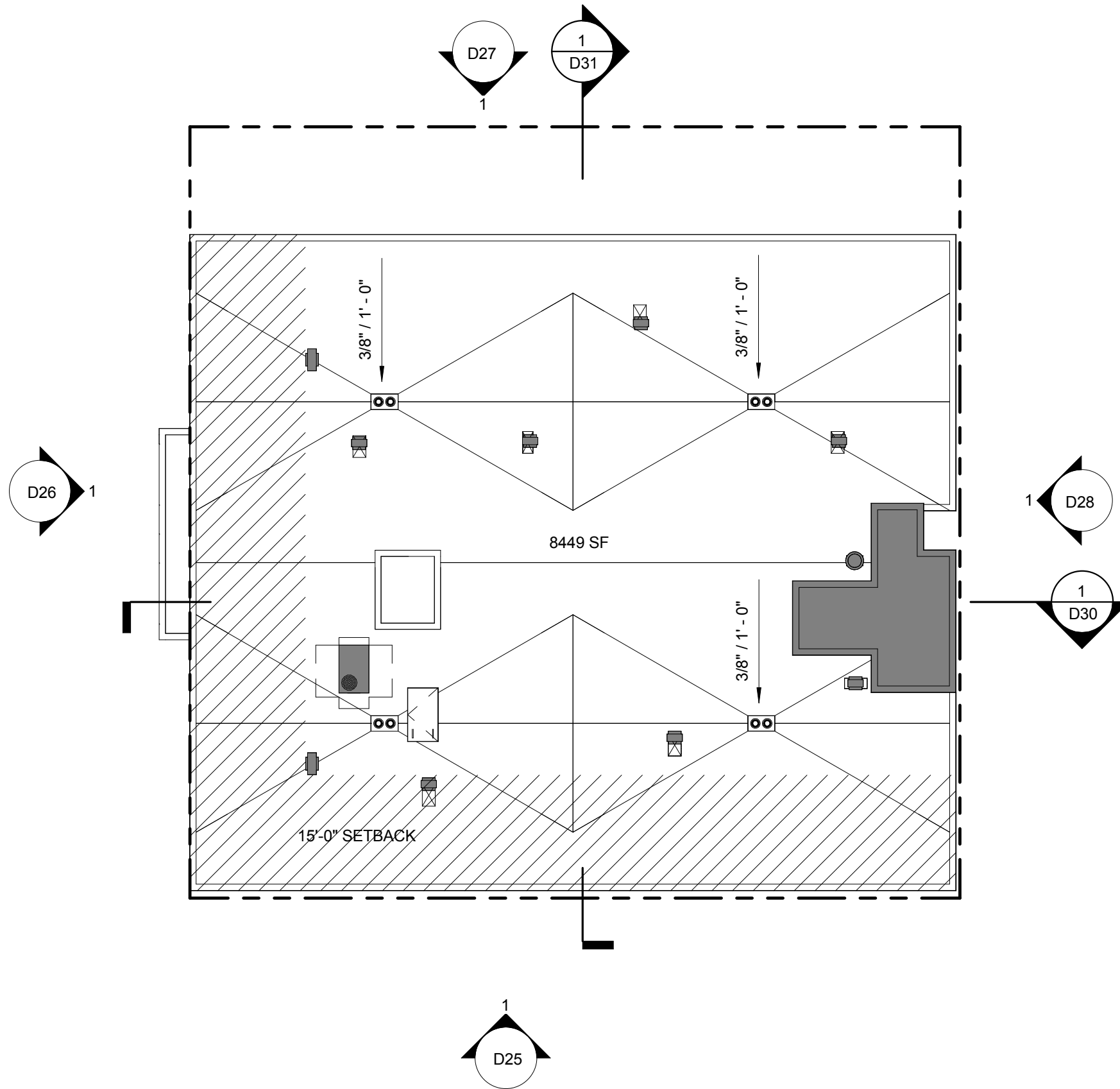
PLAN - LEVEL 2



PLAN - LEVEL 3-5



PLAN - LEVEL 6



**PERCENTAGE OF ROOF COVERED BY MECH EQUIPMENT AND STAIRS**

MECH EQUIPMENT & STAIRS ENCLOSURE = 398.54 SF

ROOF = 8449 SF

398.54 SF / 8449 SF = 4.7% OF ROOF COVERED BY MECH. & STAIRS ENCLOSURES

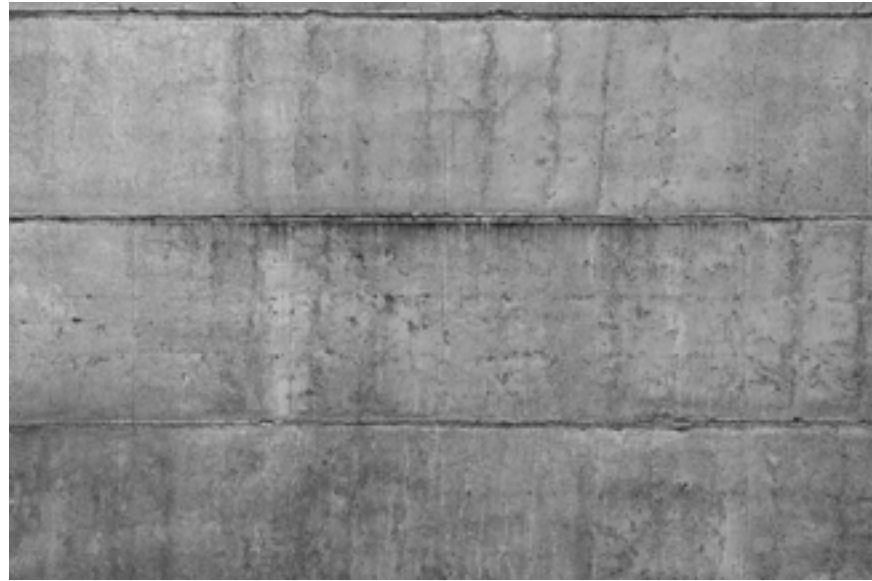
Title 33, Planning and Zoning Chapter 33.140  
1/1/16 Employment and Industrial Zones

140-11

2. Rooftop mechanical equipment and stairwell enclosures that provide rooftop access may extend above the height limit as follows, provided that the equipment and enclosures are set back at least 15 feet from all roof edges on street facing facades:

- a. Elevator mechanical equipment may extend up to 16 feet above the height limit; and
  - b. Other mechanical equipment and stairwell enclosures that cumulatively cover no more than 10 percent of the roof area may extend up to 10 feet above the height limit.
3. Antennas, utility power poles, and public safety facilities are exempt from the height limit.
4. Small wind turbines are subject to the standards of Chapter 33.299.
5. Roof mounted solar panels are not included in height calculations, and may exceed the maximum height limit if the following are met:
- a. For flat roofs or the horizontal portion of mansard roofs, they may extend up to 5 feet above the top of the highest point of the roof.
  - b. For pitched, hipped, or gambrel roofs, they must be mounted no more than 12 inches from the surface of the roof at any point, and may not extend above the ridgeline of the roof. The 12 inches is measured from the upper side of the solar panel.

HOYT20 APARTMENTS



BOARD FORM CONCRETE - TEXTURE/COLOR



CEMENTITIOUS PANEL - TEXTURE/COLOR



METAL PANEL - TEXTURE/COLOR



BOARD FORM CONCRETE - JOINT



CEMENTITIOUS PANEL - JOINT

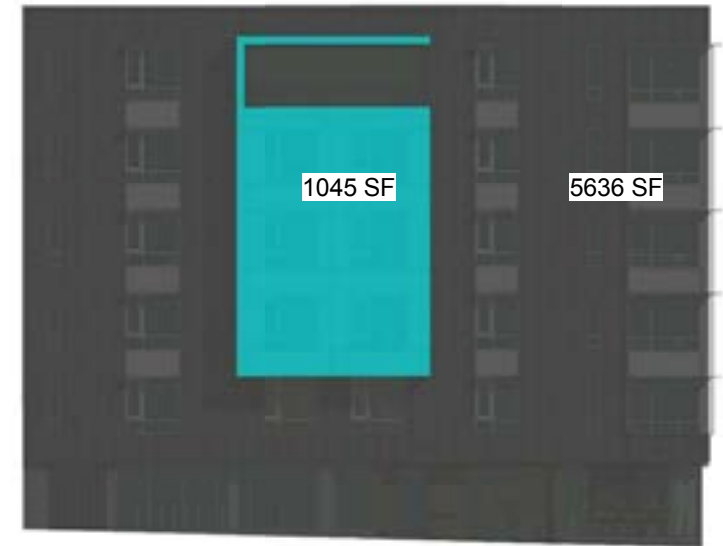


METAL PANEL - JOINT



HOYT20 APARTMENTS





**CODE: OSSC/32/#1**

B. Clearance. Clearance above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code. (The 2014 edition of the Oregon Structural Specialty Code states that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.)

C. Area. Maximum wall area of all windows which project into public right-of-way on a wall is 40% of the wall's area.

D. Wall Length. Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.

E. Window Area. Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides, and required side windows must be a minimum of 10% of side walls. When approved through design review, the window requirement for side walls may vary. Side windows must meet the requirements of Table 705.8 of the current Oregon Structural Specialty Code, maximum area of exterior wall openings based on fire separation distance and degree of opening protection. The separation distance is measured from the continuation of the property line. No openings will be allowed within 3 feet of the property line continuation.

F. Width. Maximum width of 12 feet for each projecting window element. When approved through design review, the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.

**Window Area Calculation**

Oriel Window Area: 386 SF

Oriel Facade Area: 1045 SF

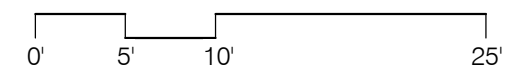
Calculation: 386 SF / 1045 SF= 37% (Min 30%)

**Area Calculation**

West Facade Area: 5636 SF

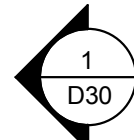
Oriel Facade Area: 1045 SF

Calculation: 1045 SF / 5636 SF= 18.5% (Max 40%)



ELEVATION - WEST

# HOYT20 APARTMENTS



CEMENTITIOUS PANEL

VINYL WINDOW

METAL PANEL

TRELLIS



PARAPET

67' - 6"

LEVEL 6

54' - 9"

LEVEL 5

44' - 6"

LEVEL 4

34' - 3"

LEVEL 3

24' - 0"

LEVEL 2

13' - 9"

BOARD FORM CONCRETE

BASE POINT 1

2' - 6"

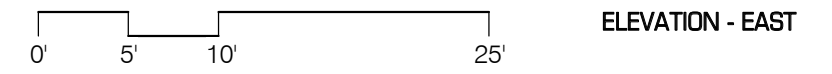
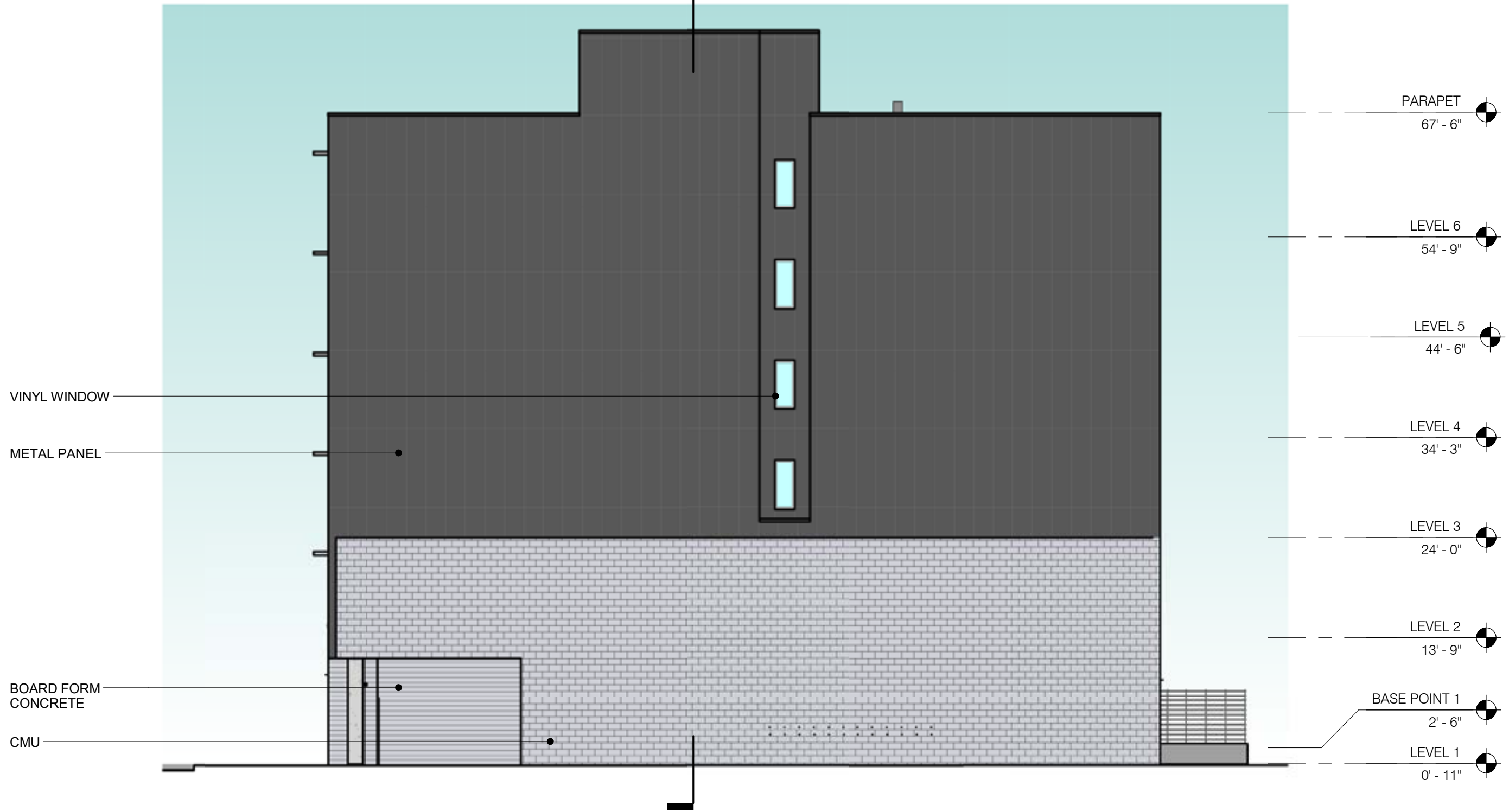
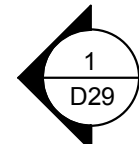
LEVEL 1

0' - 11"



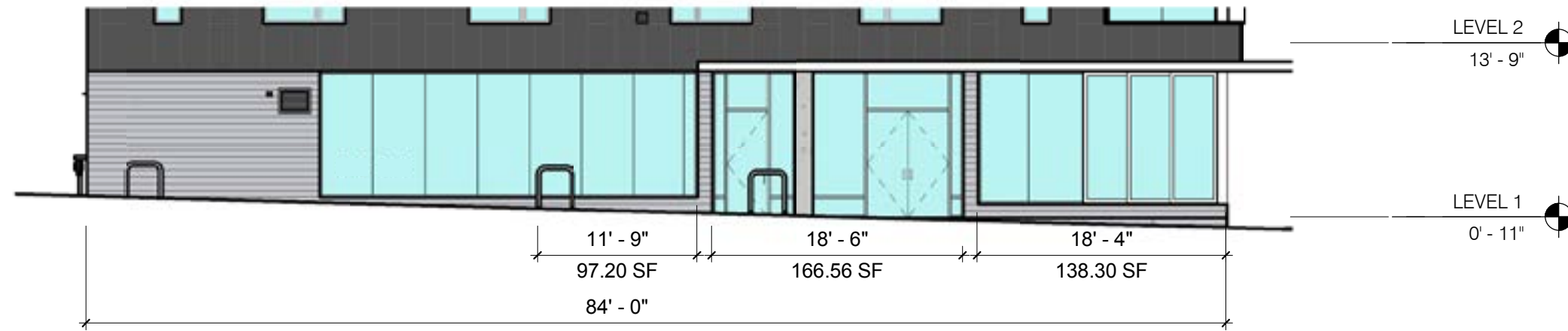
ELEVATION - NORTH

HOYT20 APARTMENTS

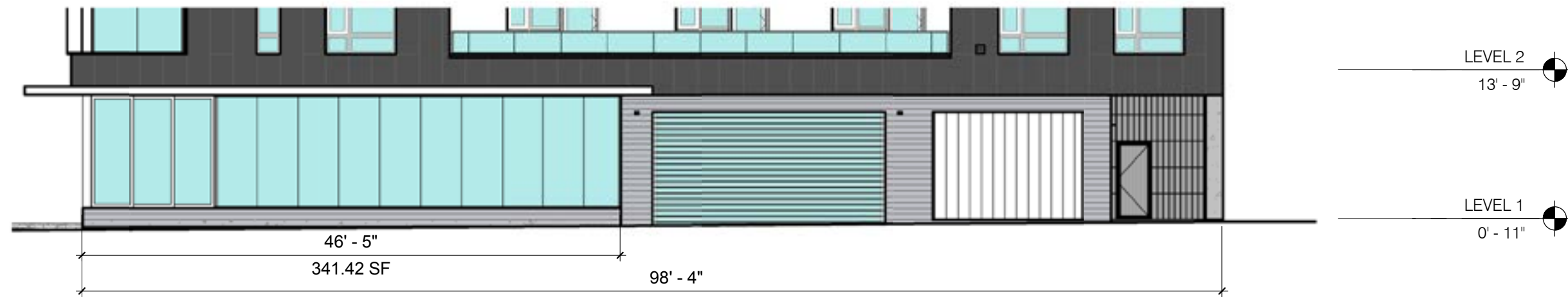




# HOYT20 APARTMENTS



**2**  
D28 ELEVATION - WEST GLAZING  
3/32" = 1'-0"



**1**  
D28 ELEVATION - SOUTH GLAZING  
3/32" = 1'-0"

### Chapter 33.130.230 Ground Floor Windows

#### **General standard**

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 walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

#### **Qualifying window features**

Required window areas must be either windows that allow views into working areas or lobbies, pedestrian or entrances. The bottom of the windows must be no more than 4 feet above the adjacent exterior grade.

### West Elevation Ground Floor Glazing

Ground Floor Facade Area: 734.41 SF  
Ground Floor Glazing Area: 402.06 SF

Calculation:  $402.06 \text{ SF} / 734.41 \text{ SF} = 54.74\%$  (Min 25%)

Ground Floor Facade Length: 84' - 0"  
Ground Floor Glazing Length: 48' - 9 1/2"

Calculation:  $48' - 9 \frac{1}{2}'' / 84' - 0'' = 58.1\%$  (Min 50%)

### South Elevation Ground Floor Glazing

Ground Floor Facade Area: 885.00 SF  
Ground Floor Glazing Area: 338.84 SF

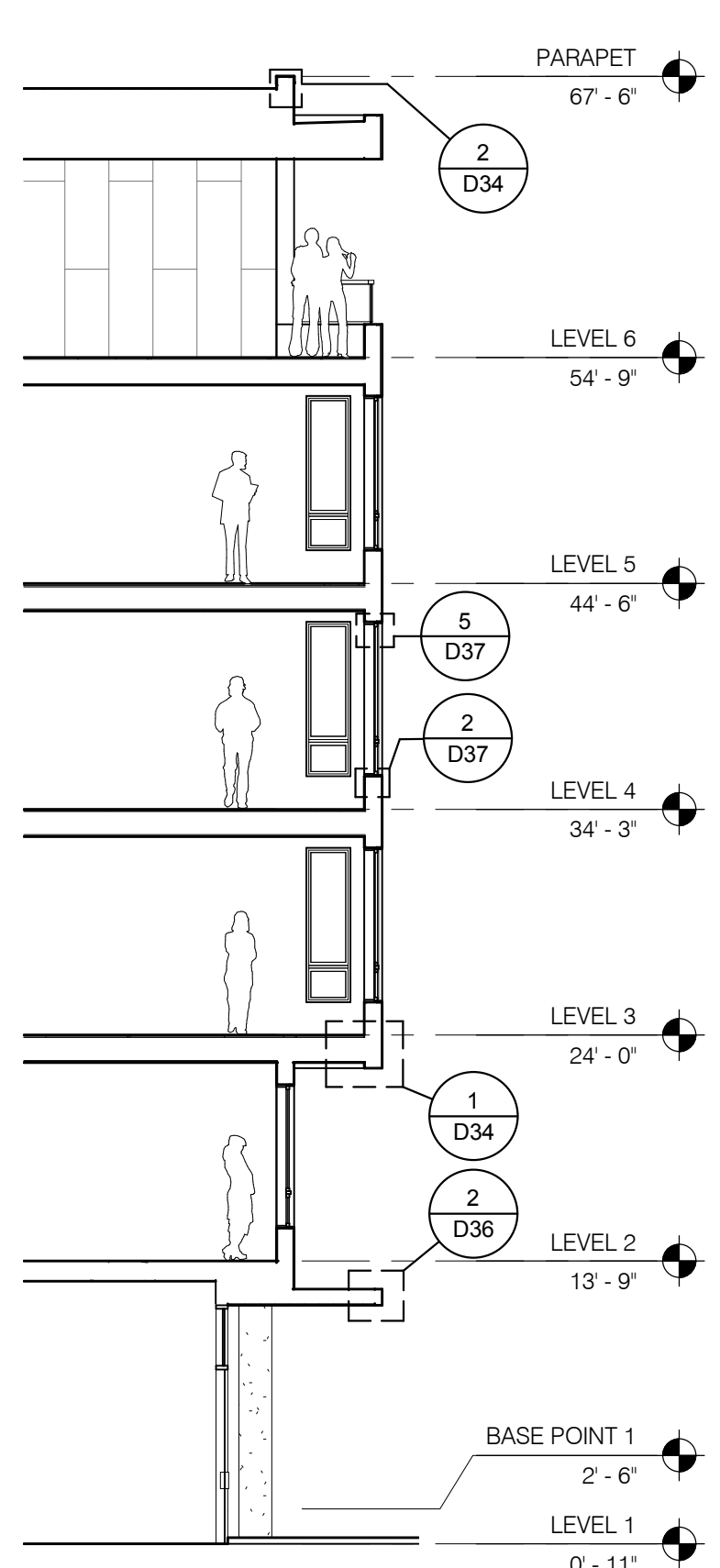
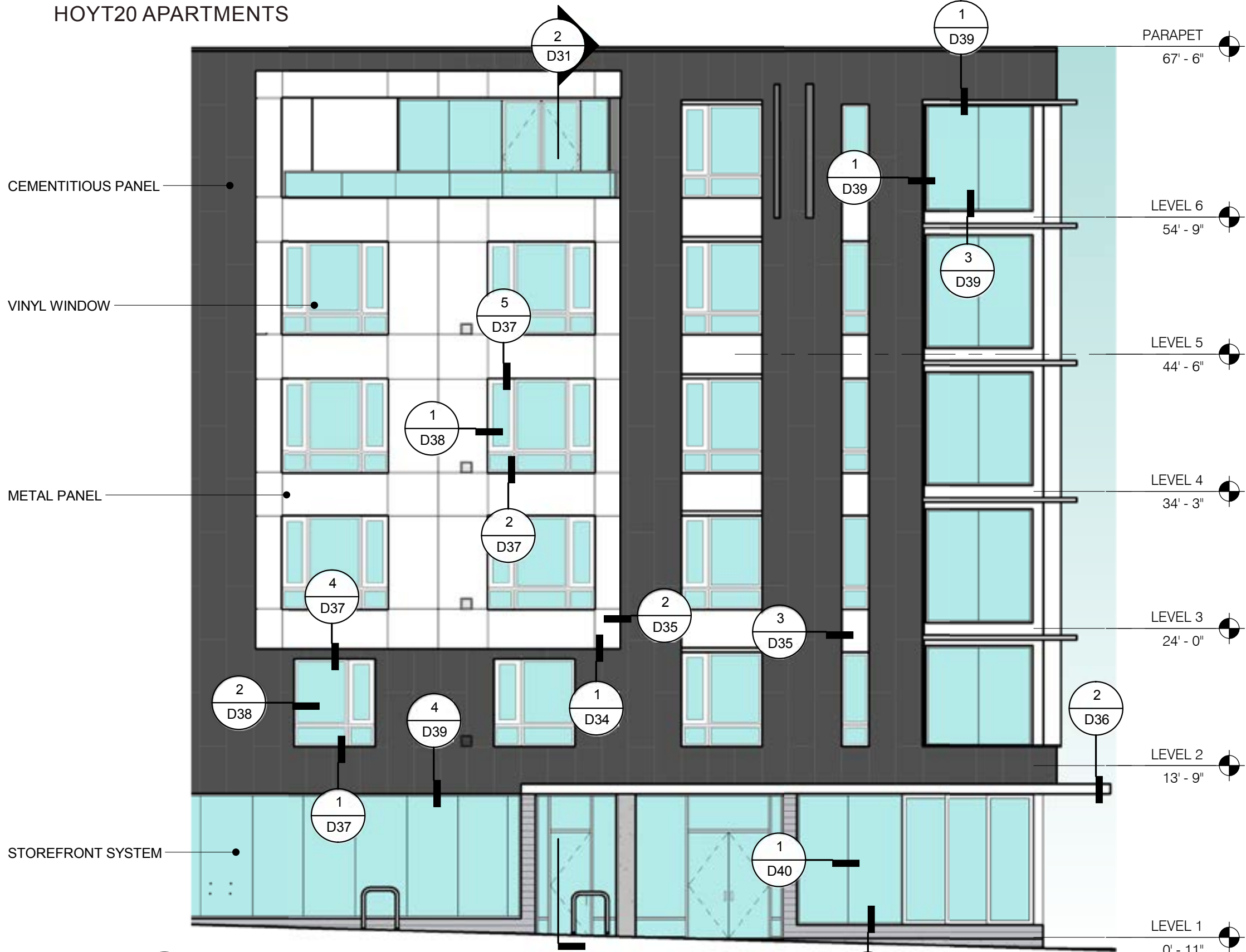
Calculation:  $338.84 \text{ SF} / 885.00 \text{ SF} = 38.3\%$  (Min 25%)

Ground Floor Facade Length: 98' - 4"  
Ground Floor Glazing Length: 46' - 5"

Calculation:  $46' - 5'' / 98' - 4'' = 47.2\%$  (Min 50%)

**Ground Floor Glazing requirement to be met through modification.**

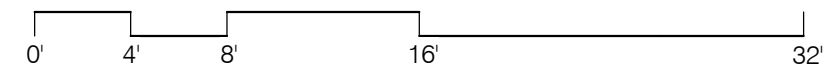
HOYT20 APARTMENTS



**1**  
D31  
ENLARGED ELEVATION @ ENTRY / AMENITY DECK  
1/8" = 1'-0"

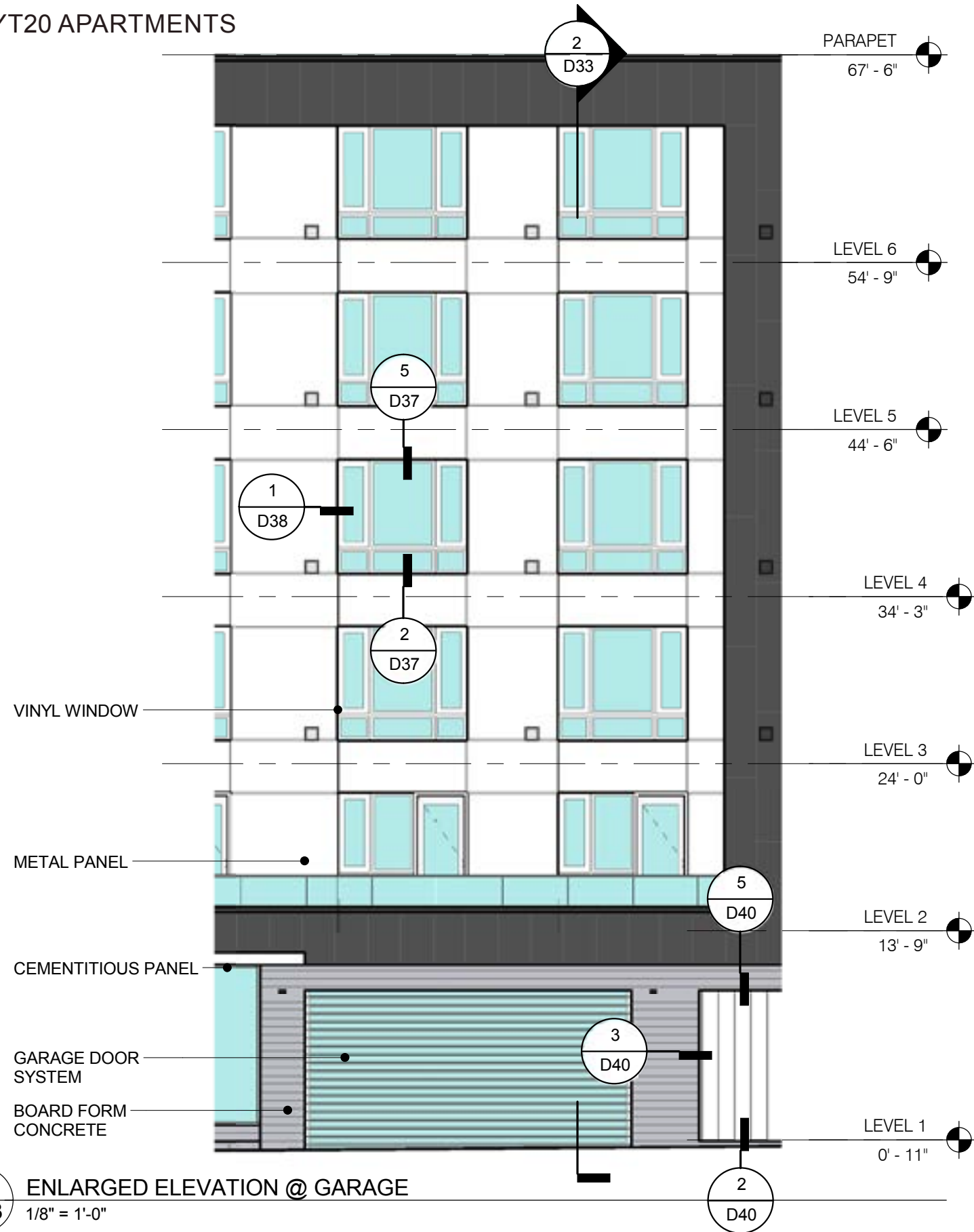
**2**  
D39

**2**  
D31  
WALL SECTION  
1/8" = 1'-0"

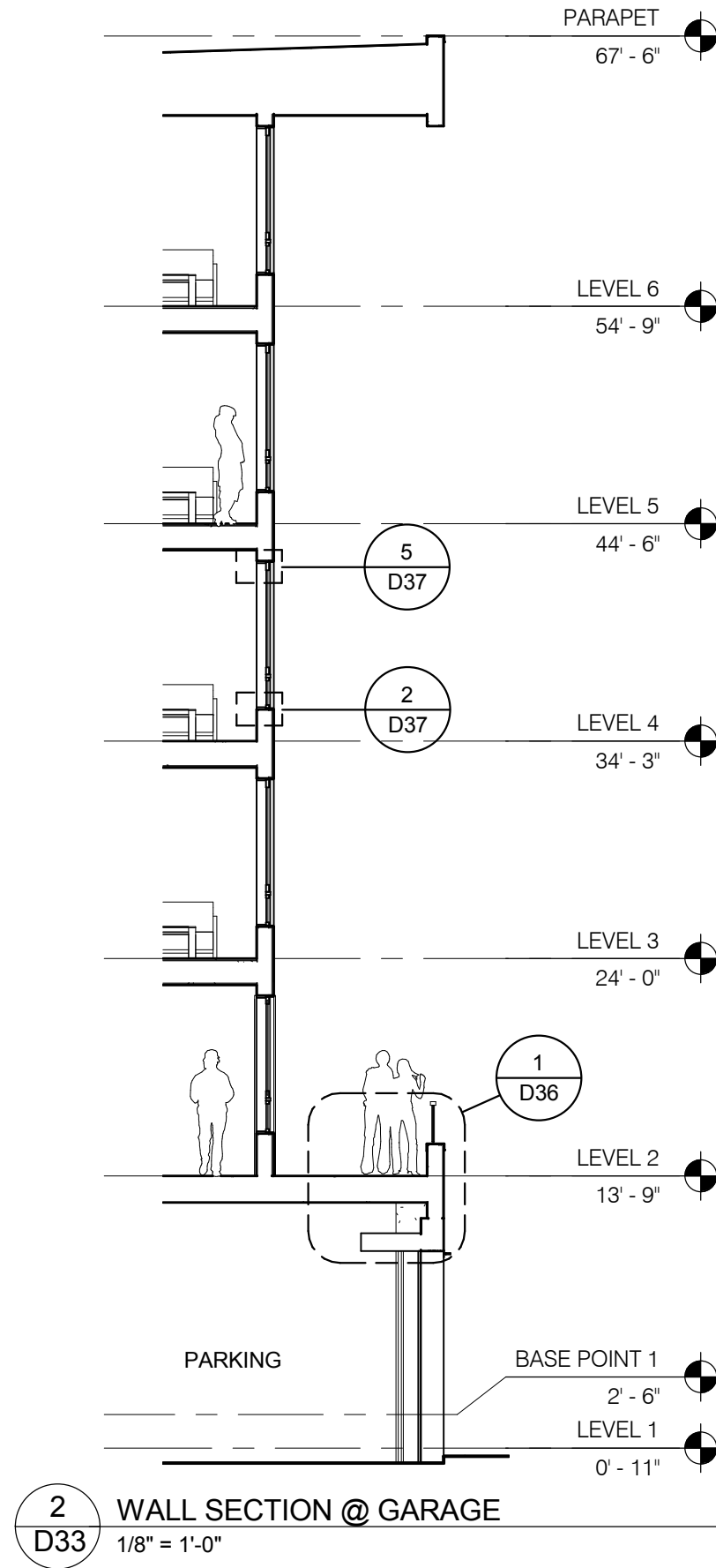


ENLARGED ELEVATION AND SECTION

HOYT20 APARTMENTS



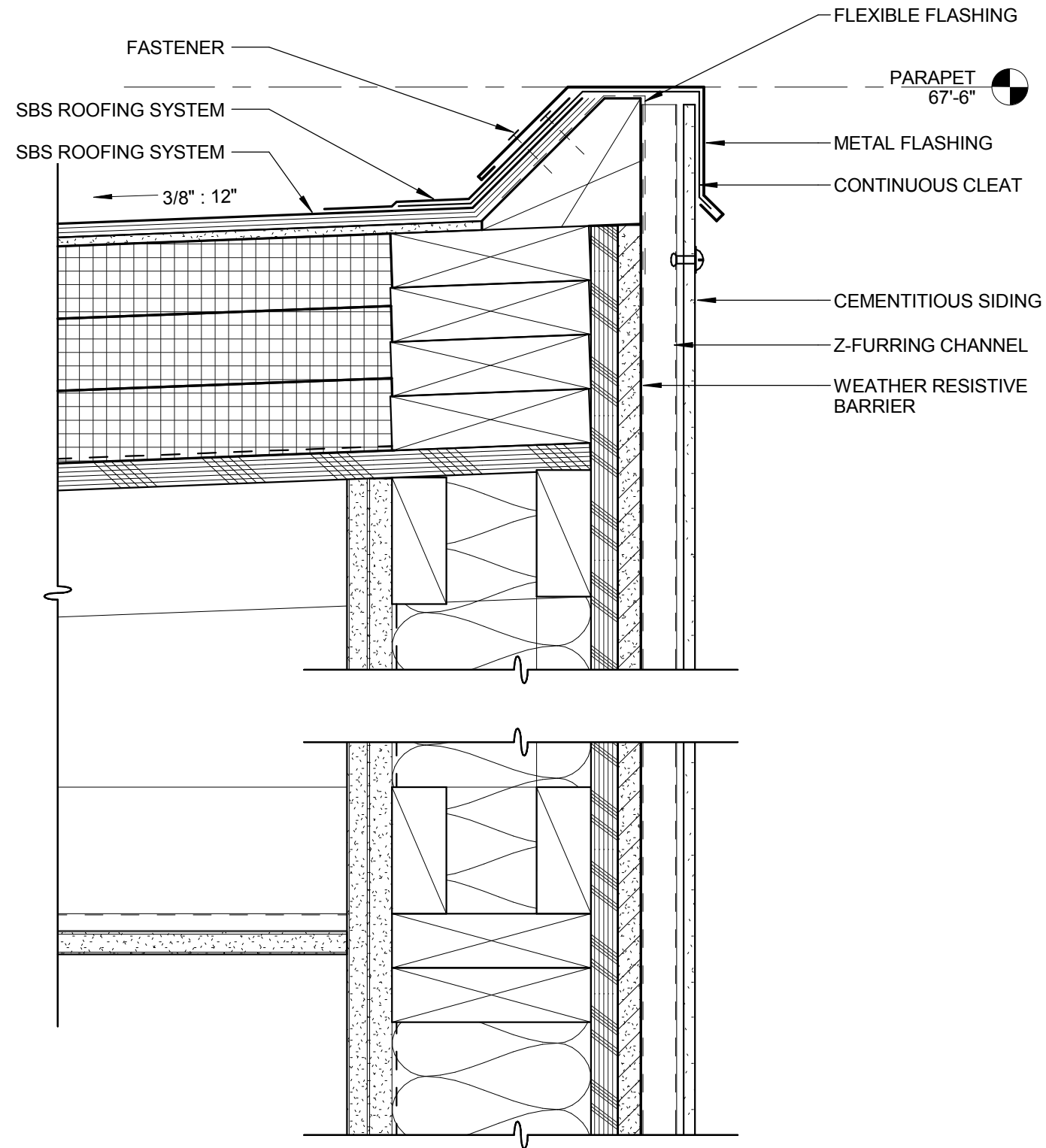
1 ENLARGED ELEVATION @ GARAGE  
D33 1/8" = 1'-0"



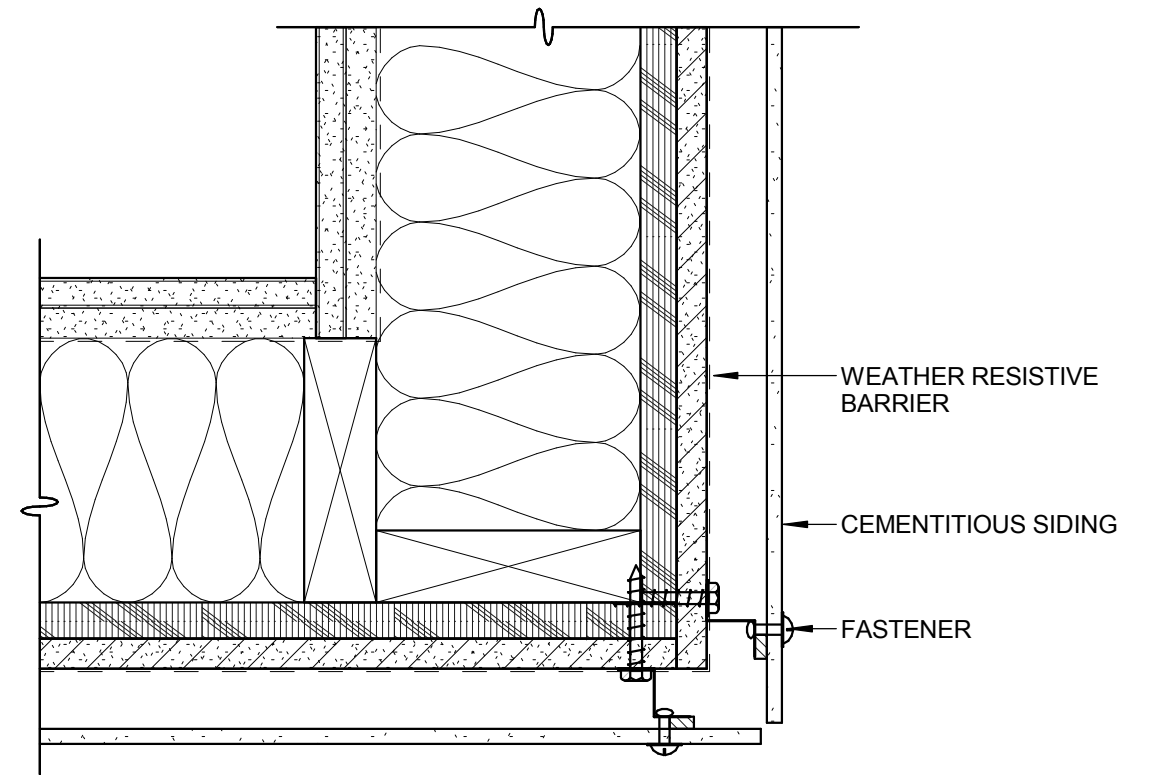
2 WALL SECTION @ GARAGE  
D33 1/8" = 1'-0"

ENLARGED ELEVATION AND SECTION

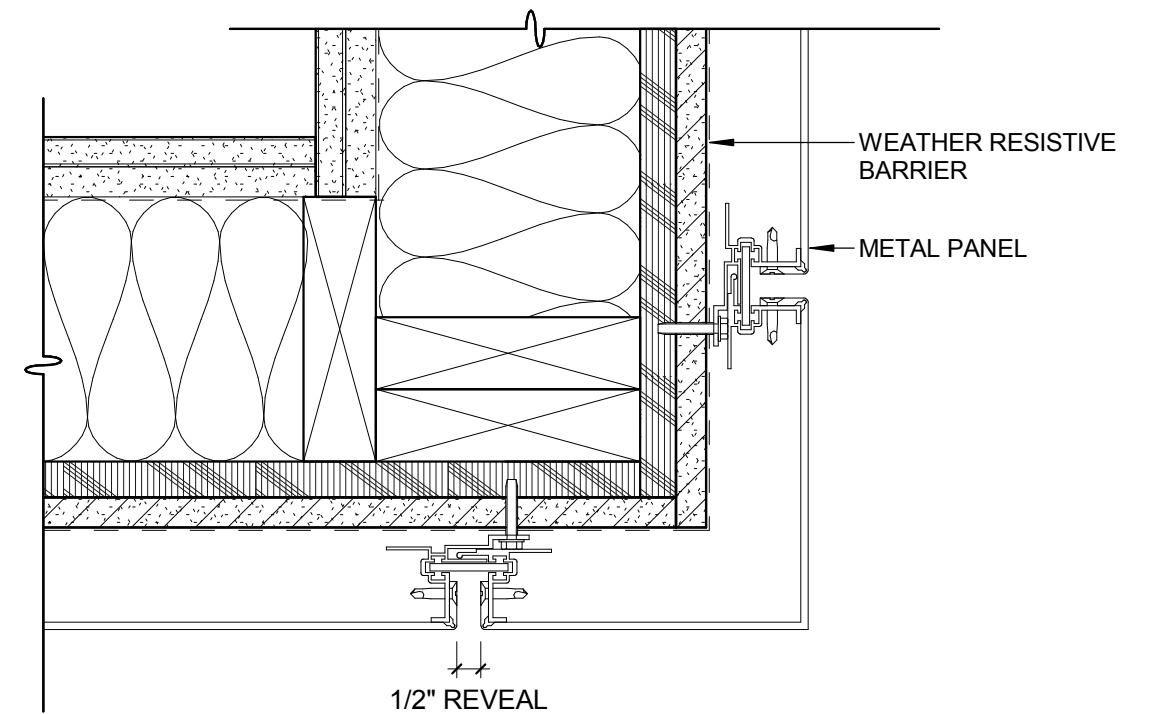




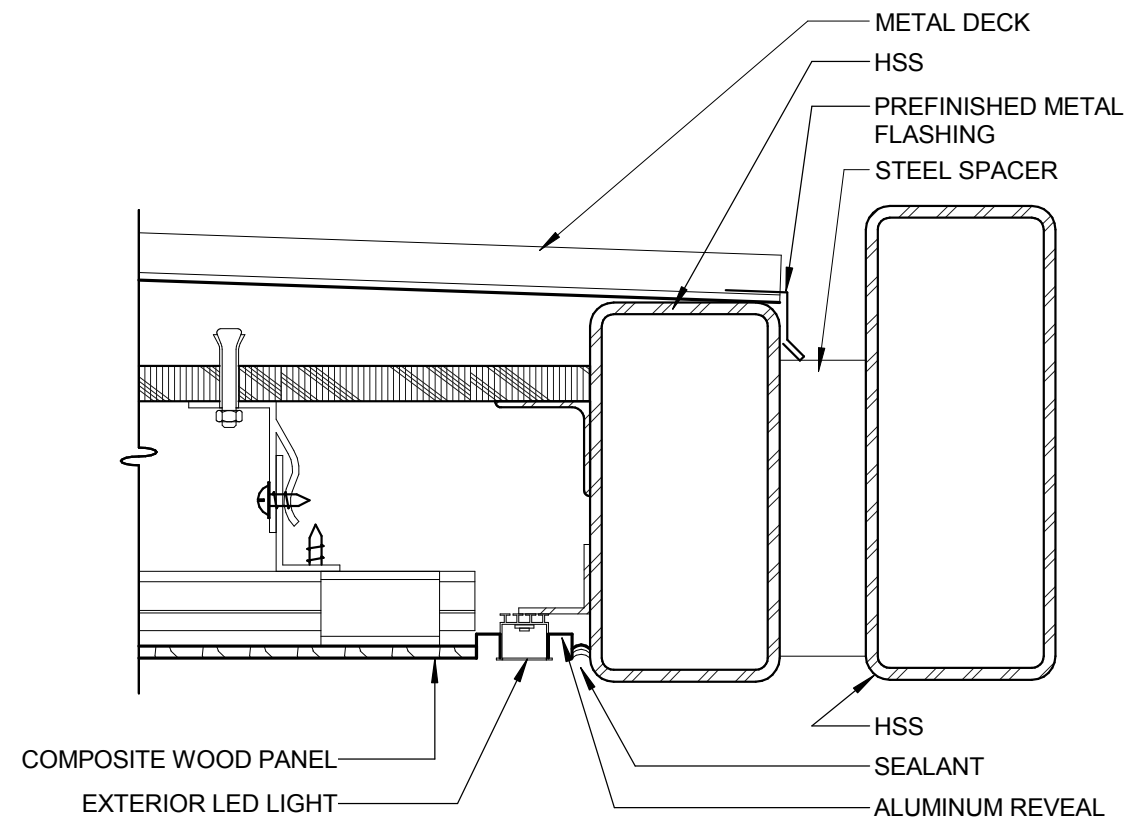
2 TYPICAL ROOF EDGE  
D34 3" = 1'-0"



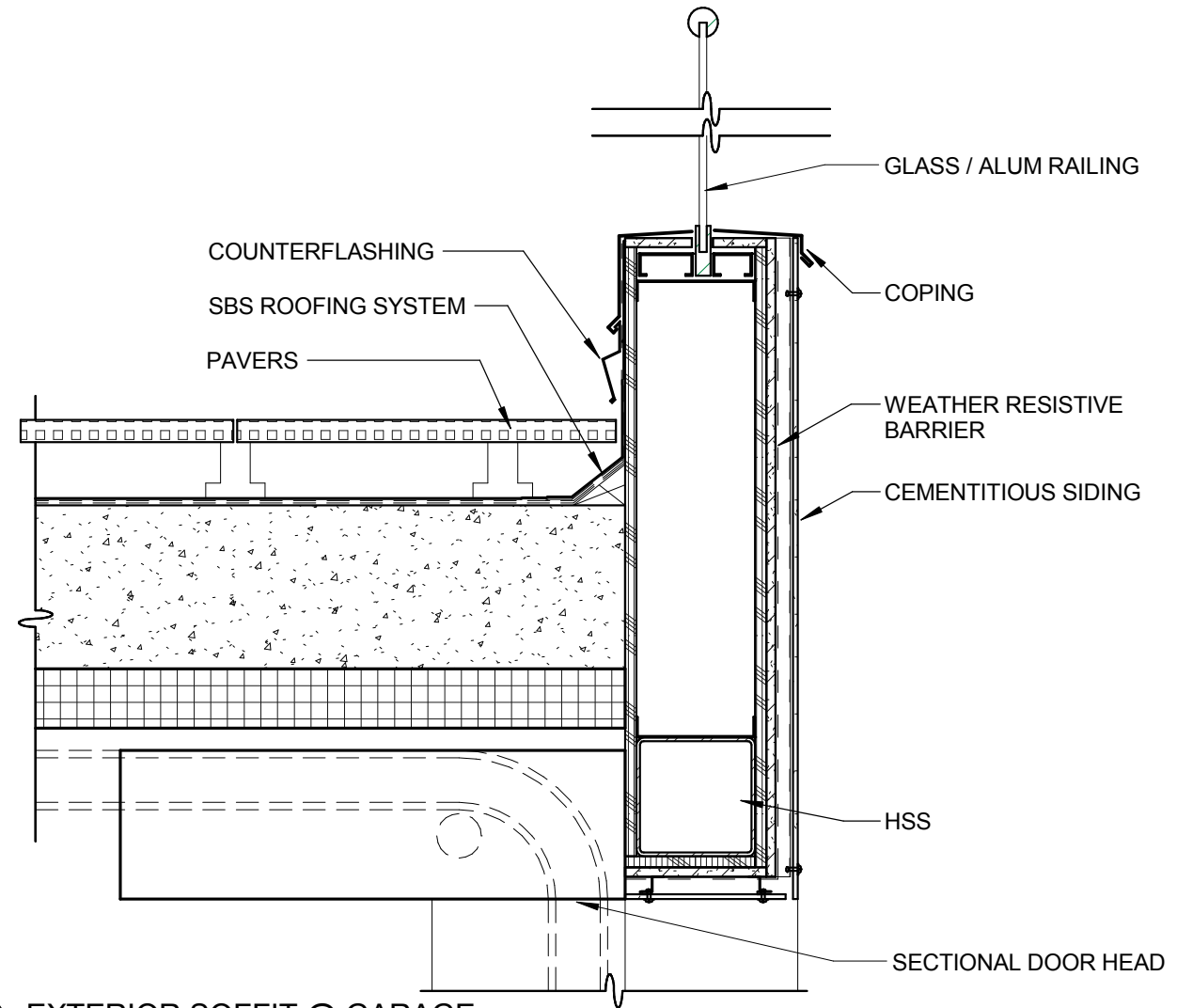
5 EXTERIOR CORNER @ CEMENTITIOUS PANEL  
D35 3" = 1'-0"



2 EXTERIOR CORNER @ METAL PANEL  
D35 3" = 1'-0"

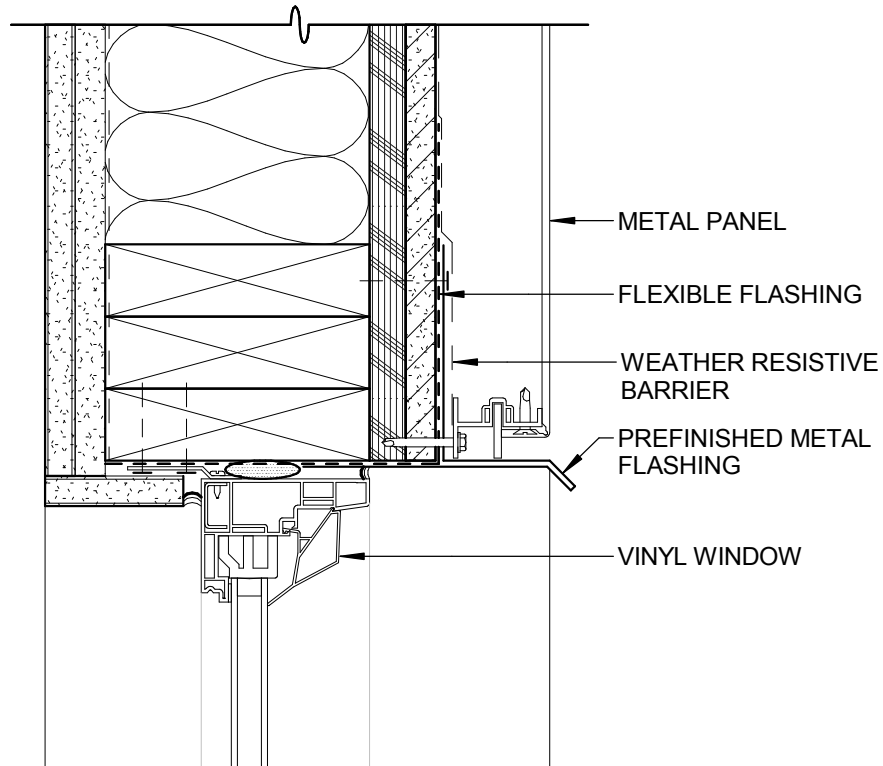


**2** CANOPY EDGE DETAIL  
 D36 3" = 1'-0"

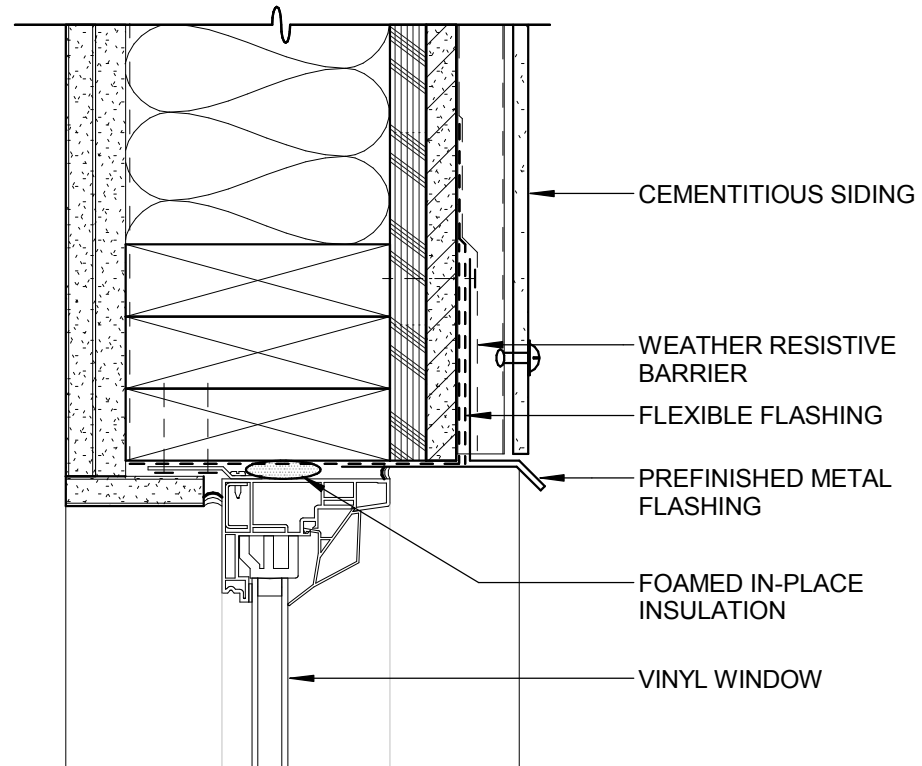


**1** EXTERIOR SOFFIT @ GARAGE  
 D36 1" = 1'-0"

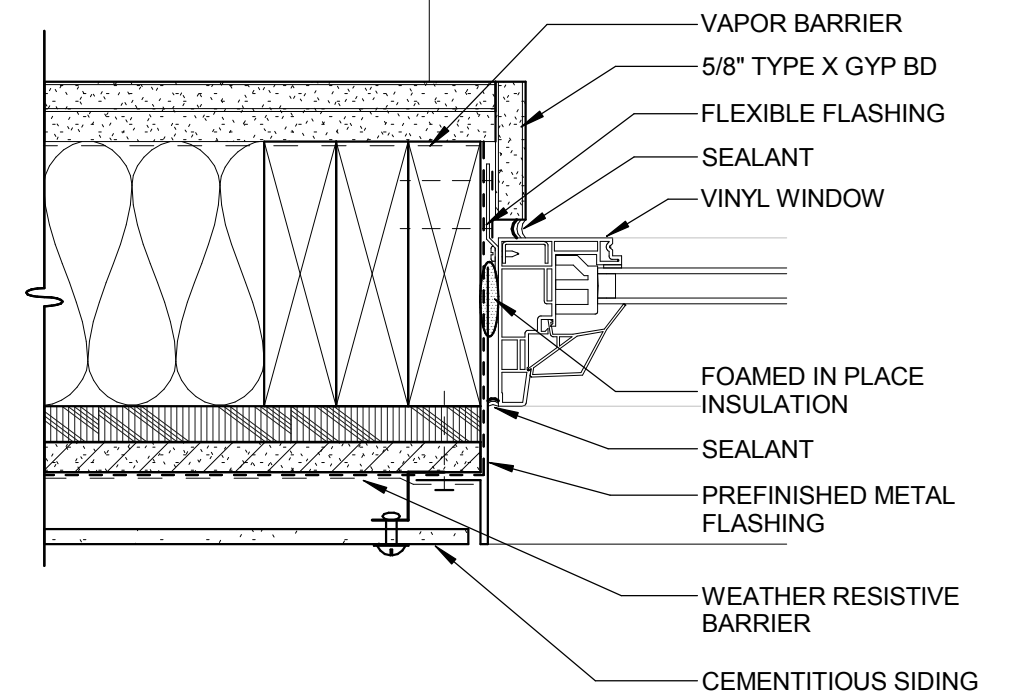
HOYT20 APARTMENTS



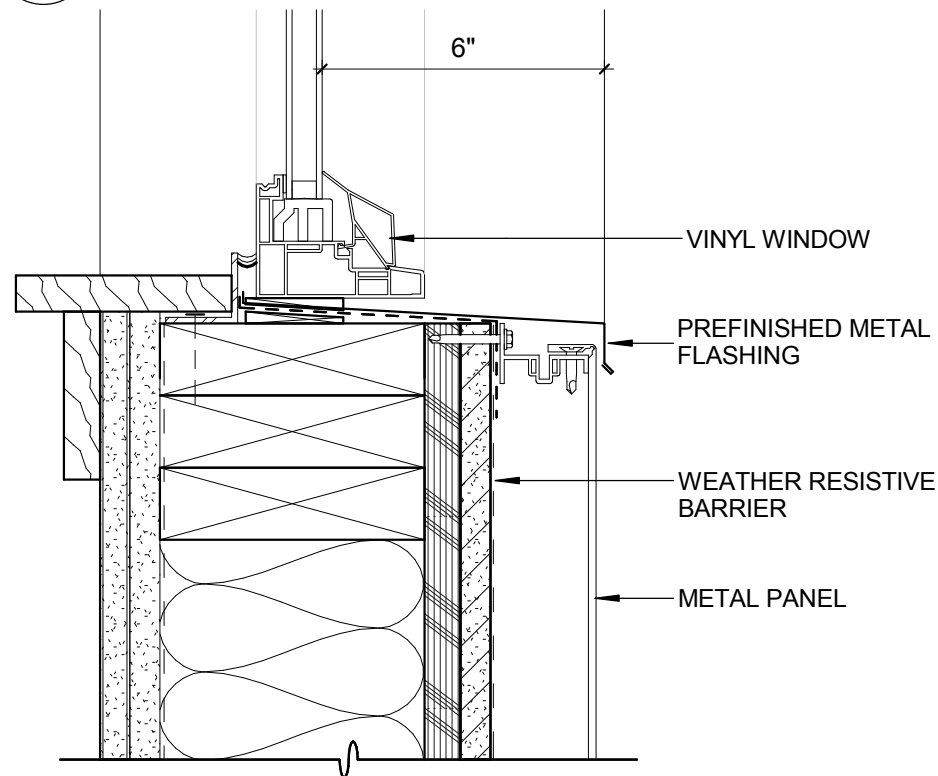
5 WINDOW HEAD @ METAL PANEL  
D37 3" = 1'-0"



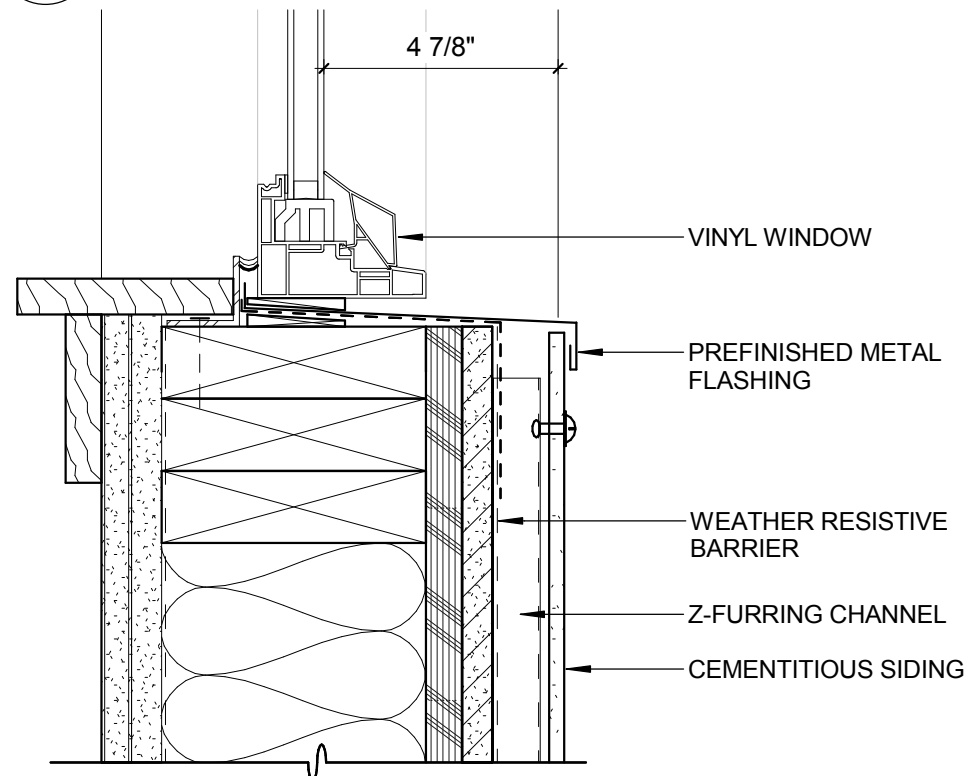
4 WINDOW HEAD @ CEMENTITIOUS SIDING  
D37 3" = 1'-0"



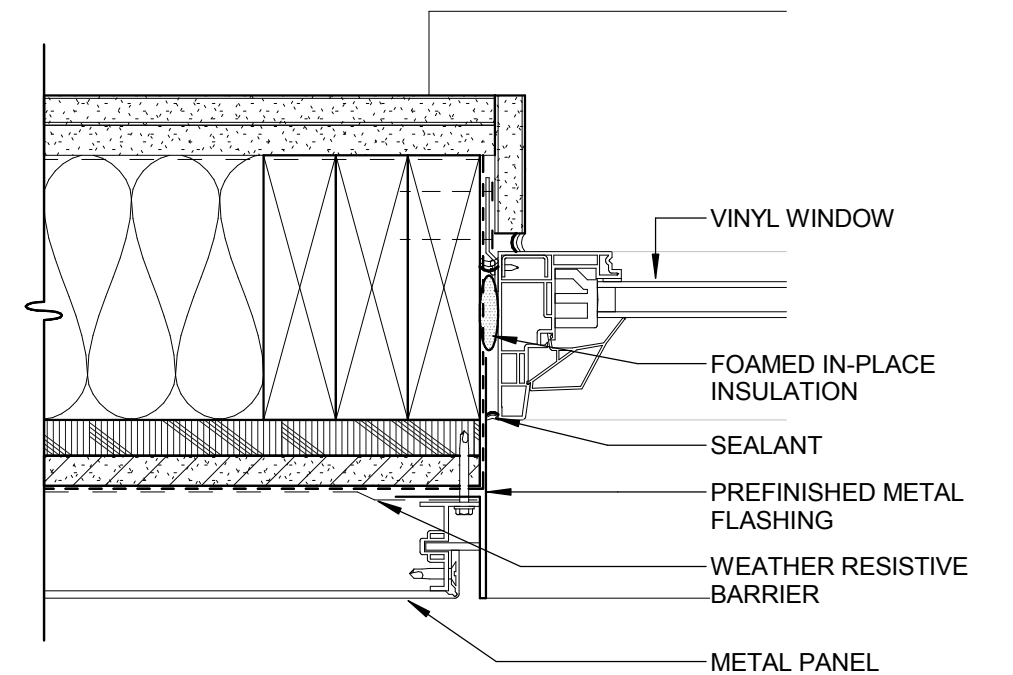
2 WINDOW JAMB @ CEMENTITIOUS SIDING  
D38 3" = 1'-0"



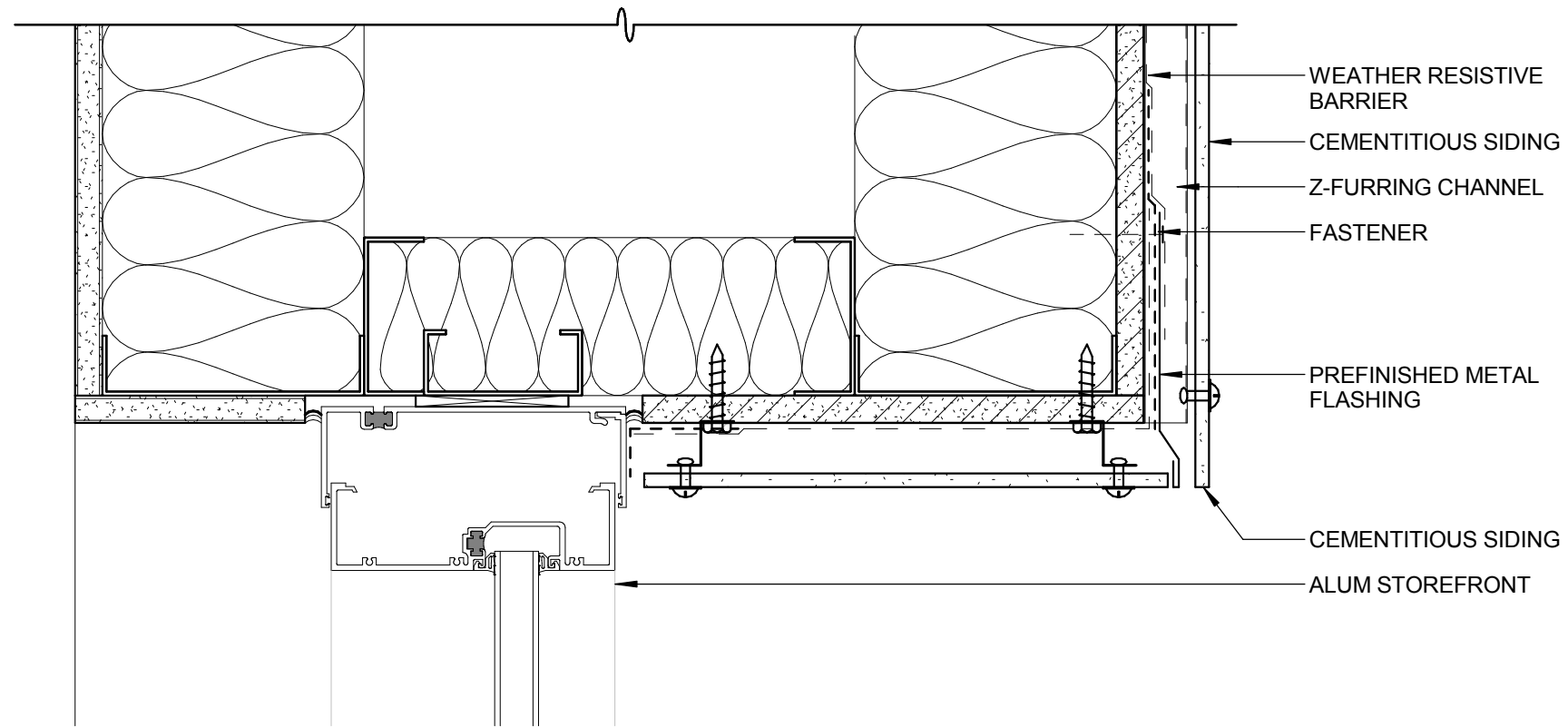
2 WINDOW SILL @ METAL PANEL  
D37 3" = 1'-0"



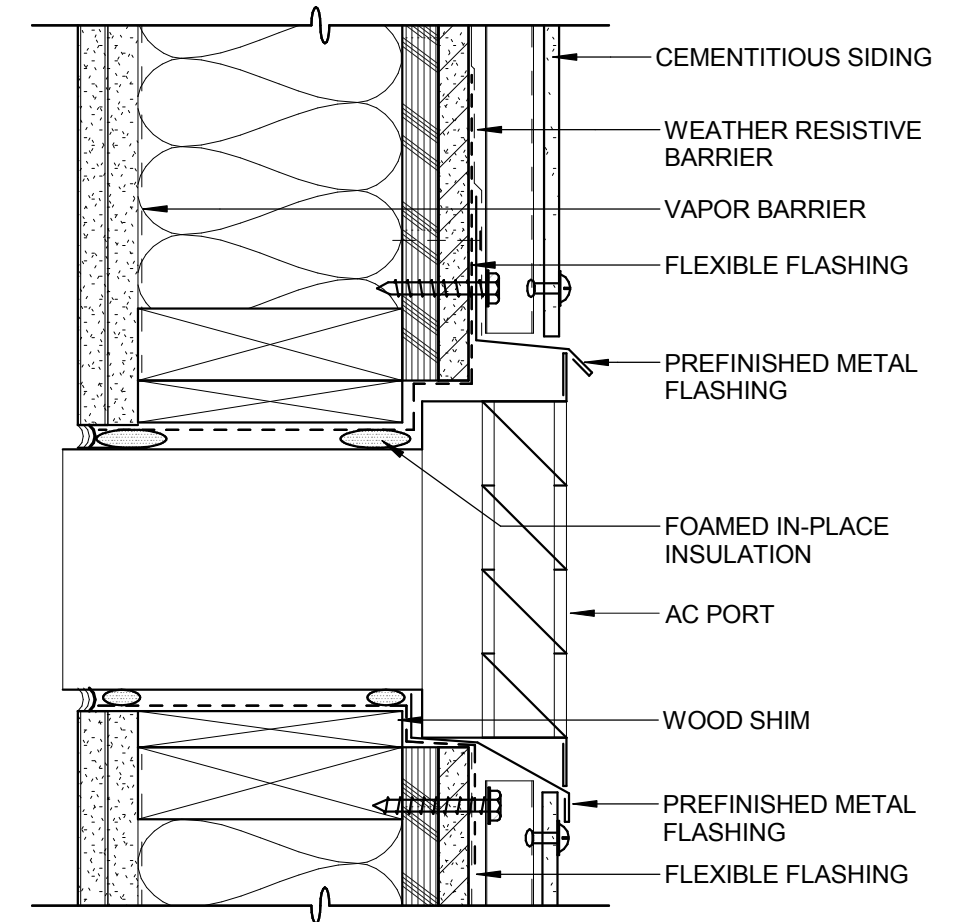
1 WINDOW SILL @ CEMENTITIOUS SIDING  
D37 3" = 1'-0"



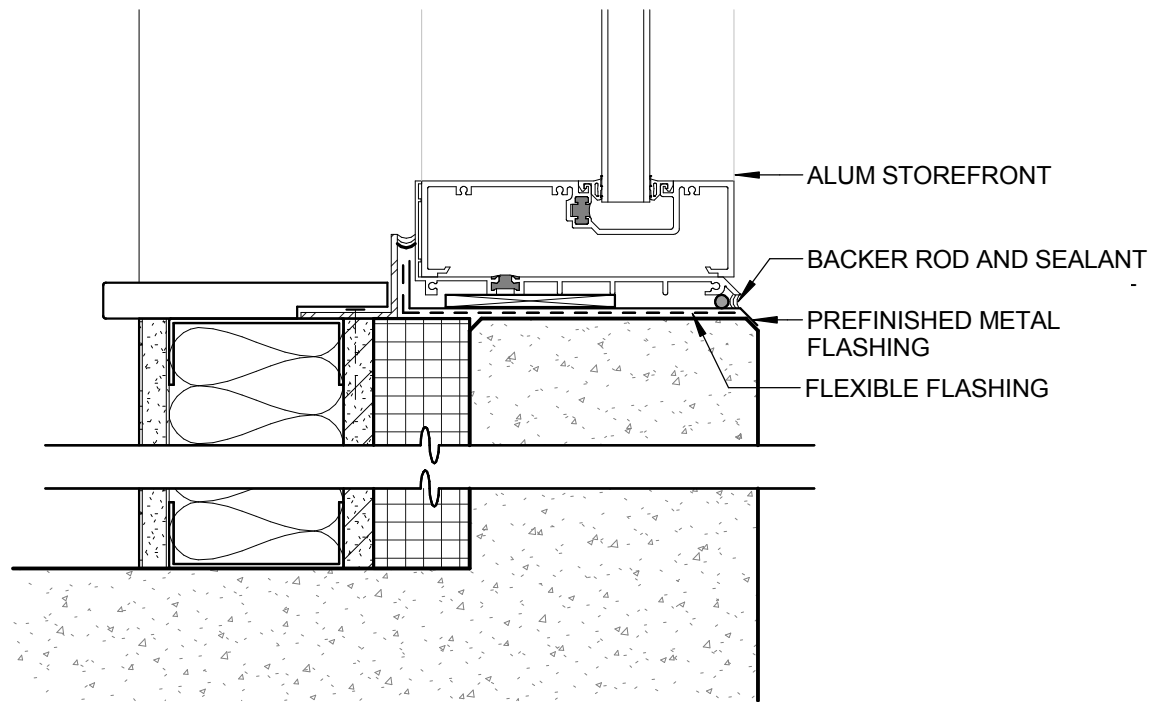
1 WINDOW JAMB @ METAL PANEL  
D38 3" = 1'-0"



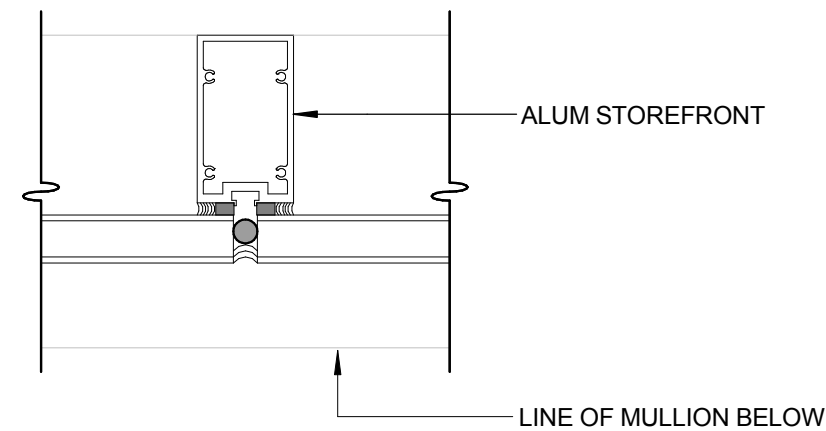
4 STOREFRONT HEAD @ SLAB  
D39 3" = 1'-0"



1 AC PORT @ CEMENTITIOUS SIDING  
D41 3" = 1'-0"



2 STOREFRONT SILL @ CURB  
D39 3" = 1'-0"



1 STOREFRONT BUTT-GLAZING JOINT  
D40 3" = 1'-0"



NIGHT VIEW FROM SOUTHWEST