



**OWNER**

**ALLIANCE REALTY PARTNERS, LLC**

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 Seattle, WA 98101  
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 Email: chrisn@encorearchitects.com  
 Contact: **Chris Nagamine**

**LANDSCAPE**

**COMMUNITA ATELIER**

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**CIVIL**

**HUMBER DESIGN GROUP, INC**

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 Portland, OR 97214  
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 Email: martha.williams@hdgpdx.com  
 Contact: **Martha Williams**

# TABLE OF CONTENTS

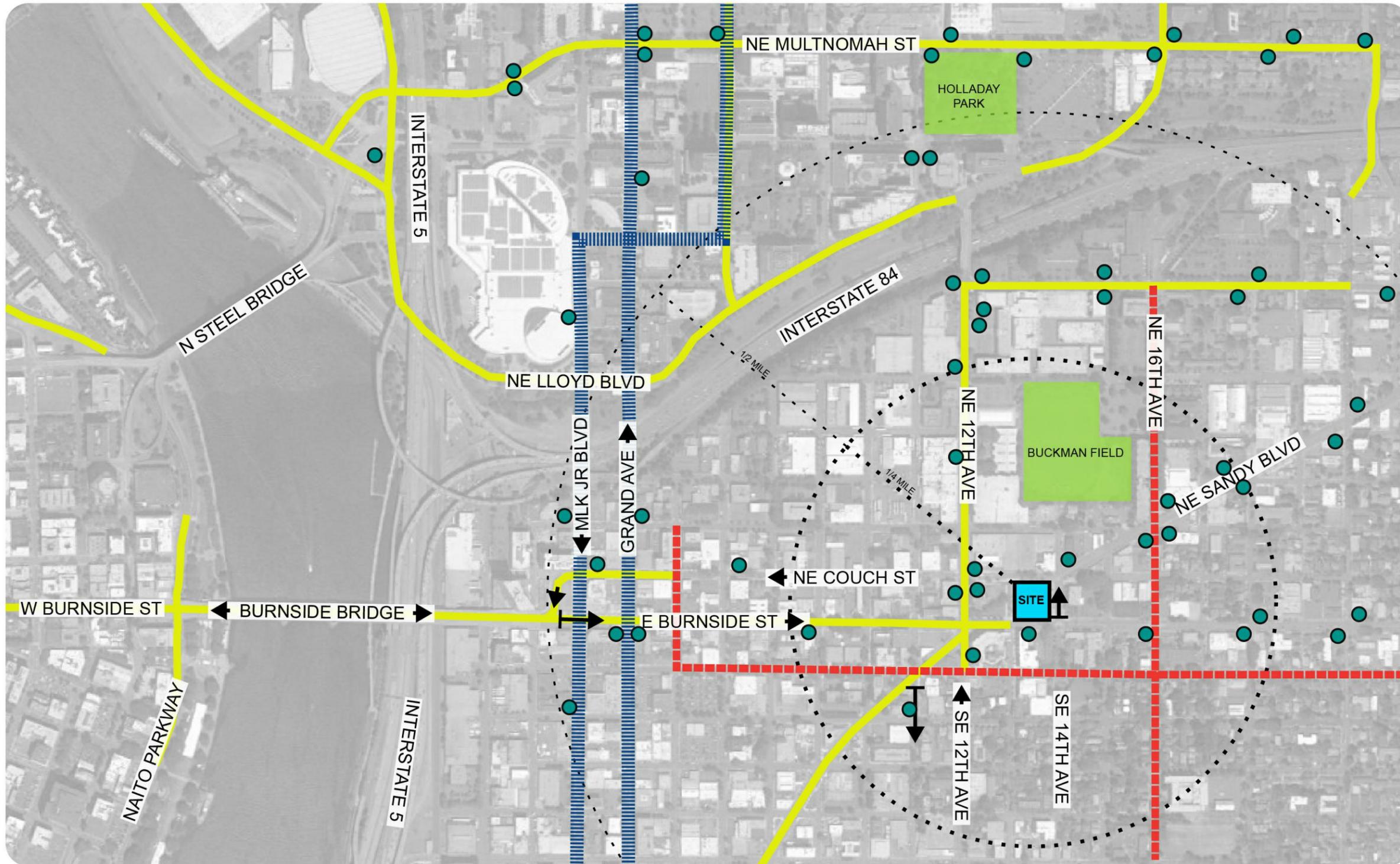
**PART 1: DESIGN**

PROJECT INFORMATION <i>Cover Sheet, Project Team, Table of Contents, Vicinity Map</i>	1.1 - 1.3
SURVEY & SITE INFORMATION <i>Survey, Architectural Site Plan, Utility Plan</i>	1.4 - 1.6
ARCHITECTURAL FLOOR PLANS <i>Level P1, Level 1, Level 2, Levels 3 (4-6), Roof Level</i>	1.7 - 1.11
LANDSCAPE <i>Landscape Materials Plan Level 1, Level 2</i>	1.12 - 1.13
BUILDING ELEVATIONS	1.14 - 1.17
BUILDING SECTIONS	1.18 - 1.19
PROCESS - NE CORNER DEVELOPMENT	1.20
NORTHEAST RESIDENTIAL	1.21
GROUND LEVEL FEATURE SPACE <i>Retail, Live Work, Lounge</i>	1.22 - 1.24
ELEVATION STUDIES	1.25
BUILDING MATERIALS - STUCCO	1.26 - 1.27
MODIFICATIONS <i>Parking Stall Width, Building Height, Stair Setback</i>	1.28 - 1.32

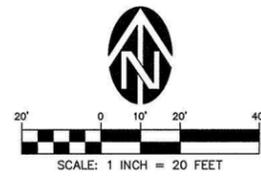
**PART 2: SUPPLEMENTAL INFORMATION**

PROJECT INFORMATION <i>Cover Sheet, Project Team, Table of Contents, Project Summary, Vicinity Map</i>	2.1 - 2.3
ZONING CODE COMPLIANCE <i>Zoning Summary, Site Information, Vicinity Map</i>	2.4 - 2.5
RESPONSE TO DESIGN GUIDELINES	2.6 - 2.8
CONTEXT <i>Site Images, Existing Context Images</i>	2.9 - 2.12
HISTORY AND PARTI DEVELOPMENT <i>Sandy Boulevard Evolution, Parti Development</i>	2.13 - 2.14
RENDERED VIEWS	2.15
BUILDING MATERIALS <i>Brick Veneer, Metal Siding, Material Palette, Vinyl Windows, Aluminum Storefront, Garage Door</i>	2.16 - 2.19
CONCEPTUAL LIGHTING PLAN	2.20

PROJECT INFORMATION | VICINITY MAP

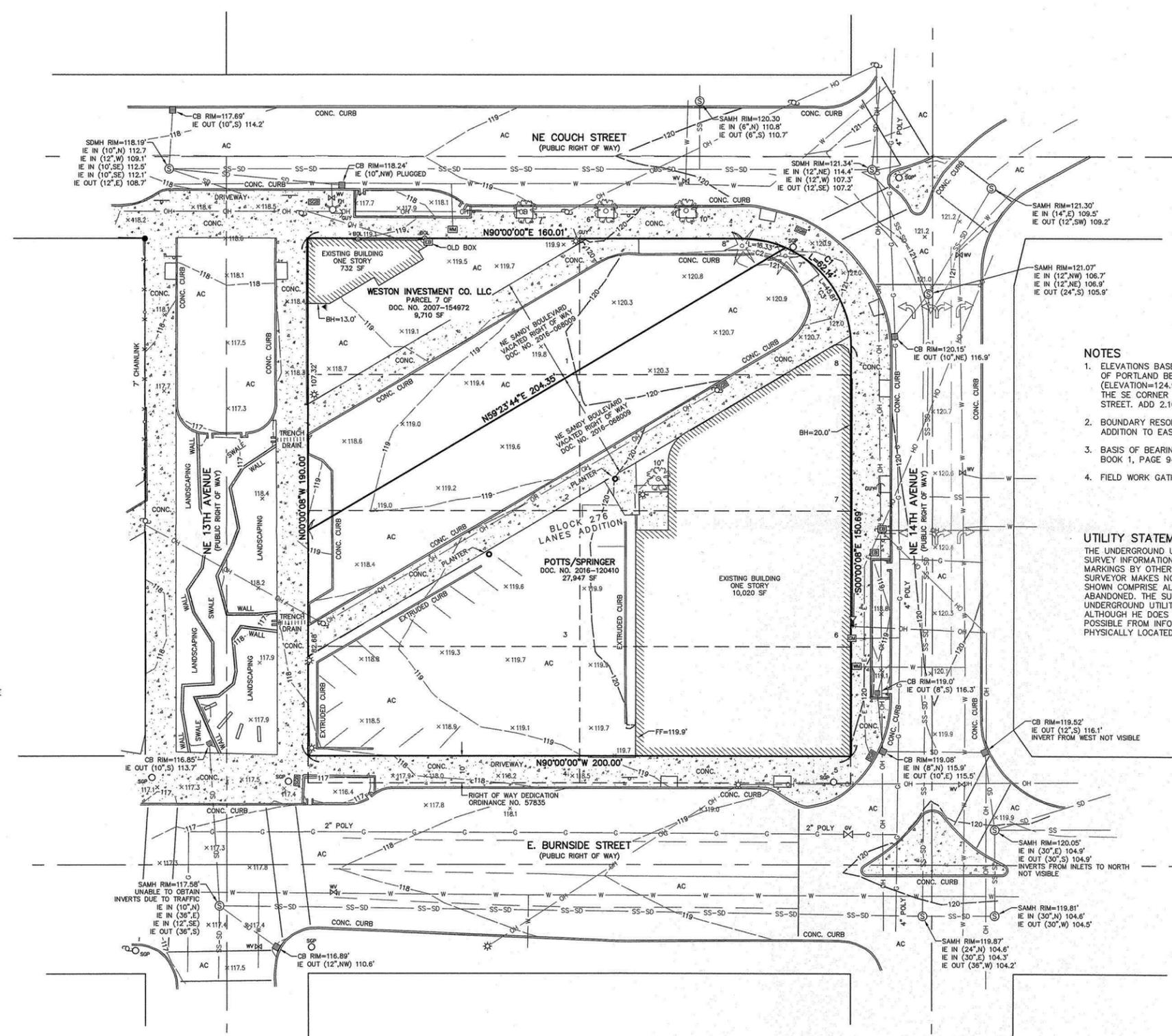


-  STREET CAR
-  NEIGHBORHOOD GREENWAY
-  BIKE LANE
-  BUS STOP



**TOPOGRAPHY LEGEND:**

- FOUND MONUMENT AS NOTED
- ⊙ SANITARY SEWER MANHOLE
- ⊠ CATCH BASIN CENTER
- ▬ TRENCH DRAIN
- ▬ AREA DRAIN
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ HOSE BIB
- ⊕ ELECTRIC BOX
- ⊕ LIGHT POLE
- ⊕ GROUND LIGHT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ UTILITY POLE
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ SIGN
- ⊕ GATE POST
- ⊕ GUY ANCHOR
- ⊕ BOLLARD
- ⊕ CONCRETE
- 12" ○ DECIDUOUS TREE
- 24" ○ EVERGREEN TREE
- OH — OVERHEAD LINES
- SS — UNDERGROUND SANITARY SEWER LINE
- SD — UNDERGROUND STORM DRAIN LINE
- W — UNDERGROUND WATER LINE
- E — UNDERGROUND POWER
- G — UNDERGROUND GAS LINE
- SS-SD — COMBINED SANITARY/STORM LINE
- X — FENCE AS NOTED
- ▬ BUILDING FOOTPRINT LINE
- AC ASPHALT CONCRETE
- CONC. CONCRETE
- FF FINISHED FLOOR
- BH BUILDING HEIGHT
- DOC. DOCUMENT



**NOTES**

1. ELEVATIONS BASED UPON DIFFERENTIAL LEVELS RUN FROM CITY OF PORTLAND BENCHMARK NO. 3475, A 3" BRASS CAP (ELEVATION=124.92' CITY OF PORTLAND DATUM) LOCATED AT THE SE CORNER OF N.E. 16TH AVENUE AND E. BURNSIDE STREET. ADD 2.10 FEET TO CONVERT TO NAVD88.
2. BOUNDARY RESOLUTION PER SN 63652 AND PLAT OF "LANES ADDITION TO EAST PORTLAND".
3. BASIS OF BEARINGS AS PER PLAT OF "MARSHALL'S ADDITION", BOOK 1, PAGE 94, MULTNOMAH COUNTY PLAT RECORDS.
4. FIELD WORK GATHERED AND DATA COMPILED IN NOVEMBER, 2016.

**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



ENGINEERING • SURVEYING • PLANNING  
 PACIFIC CORPORATE CENTER  
 15115 S.W. SEQUOIA PARKWAY, SUITE 150  
 TIGARD, OREGON 97224  
 (503) 684-0652  
 FAX (503) 684-0107

**TOPOGRAPHIC SURVEY**

FOR: ALLIANCE RESIDENTIAL COMPANY  
 IN THE SW 1/4 OF SECTION 35, T.1N., R.1E., W.M.  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR  
 JULY 13, 1979  
 LEONARD SCHELSKEY 1841  
 REVISIONS: 06-30-2018

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI

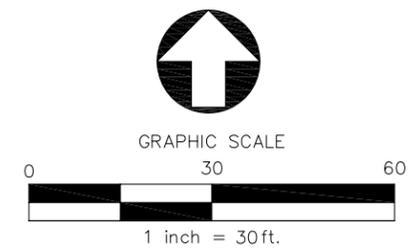
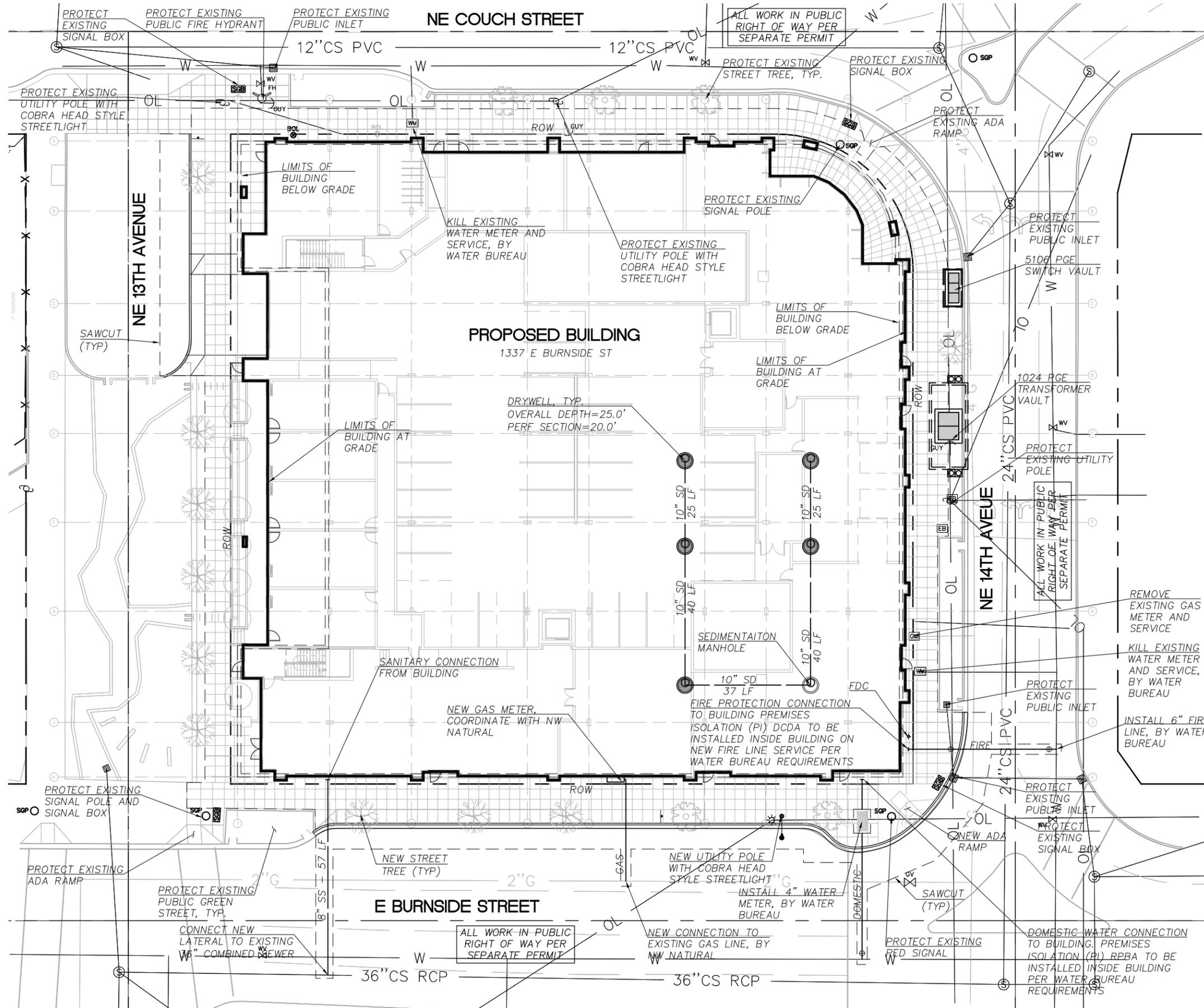
NO.	DATE	INITIAL RELEASE	DESCRIPTION
0	23NOV16		

SHEET  
**1 OF 1**  
 JOB NO.  
**2541-003**

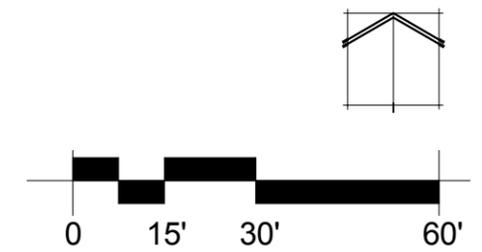
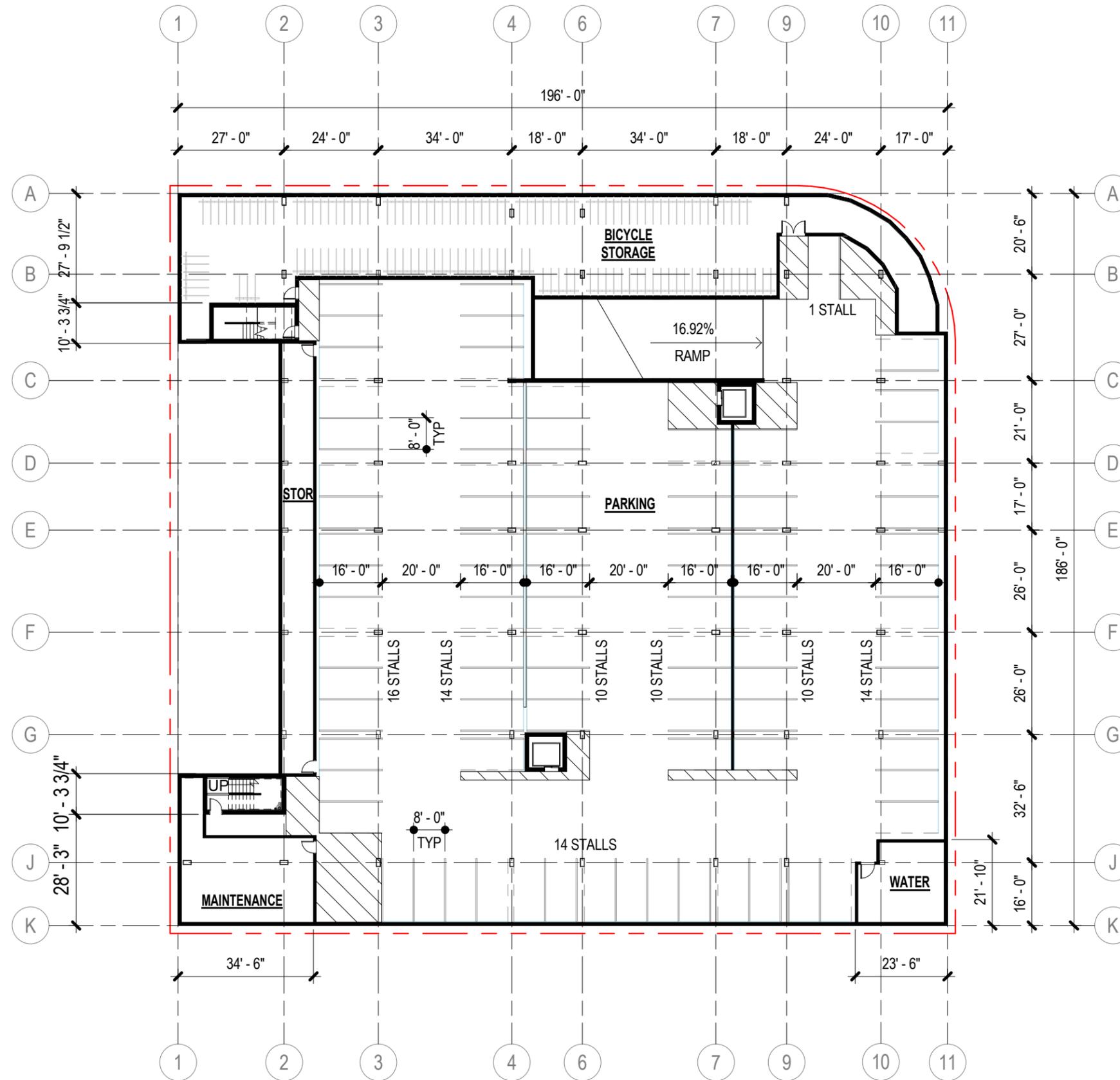
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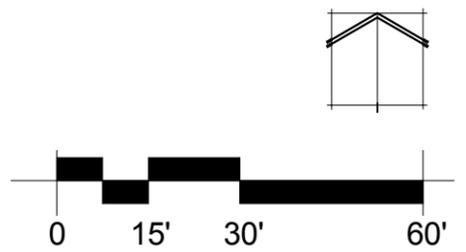
# CIVIL UTILITY PLAN



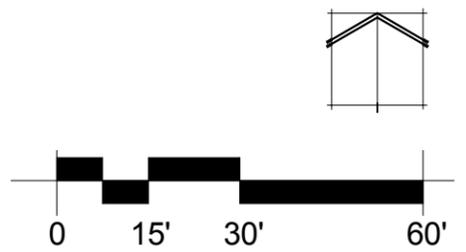
# ARCHITECTURAL FLOOR PLAN | LEVEL P1 (LOWER PARKING)



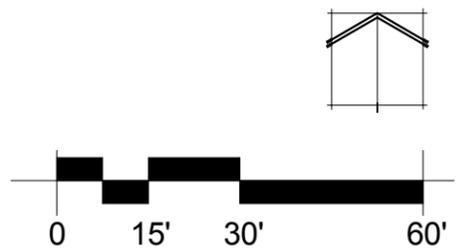
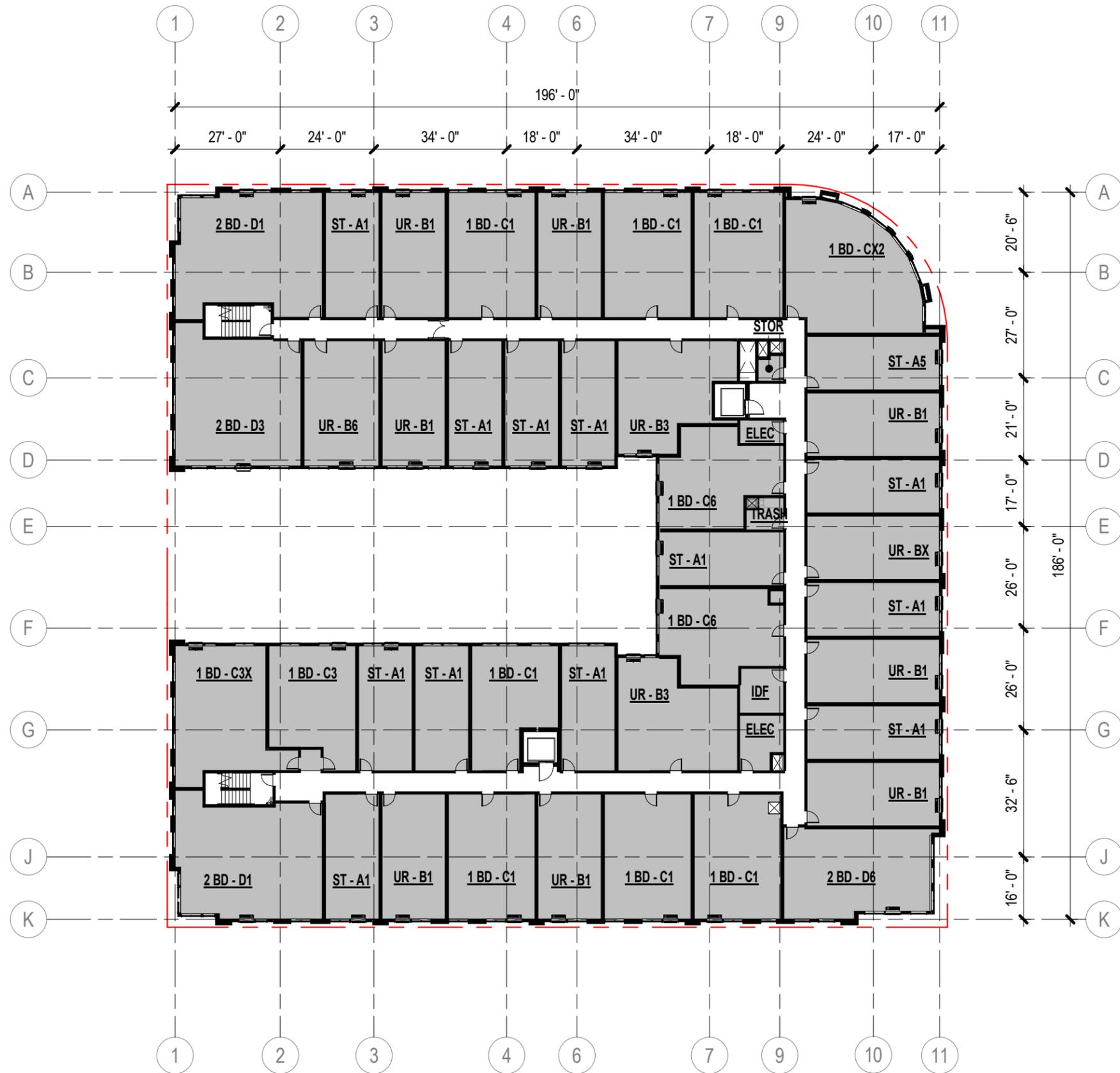
# ARCHITECTURAL FLOOR PLAN | LEVEL 1



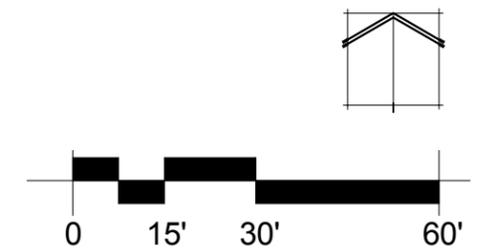
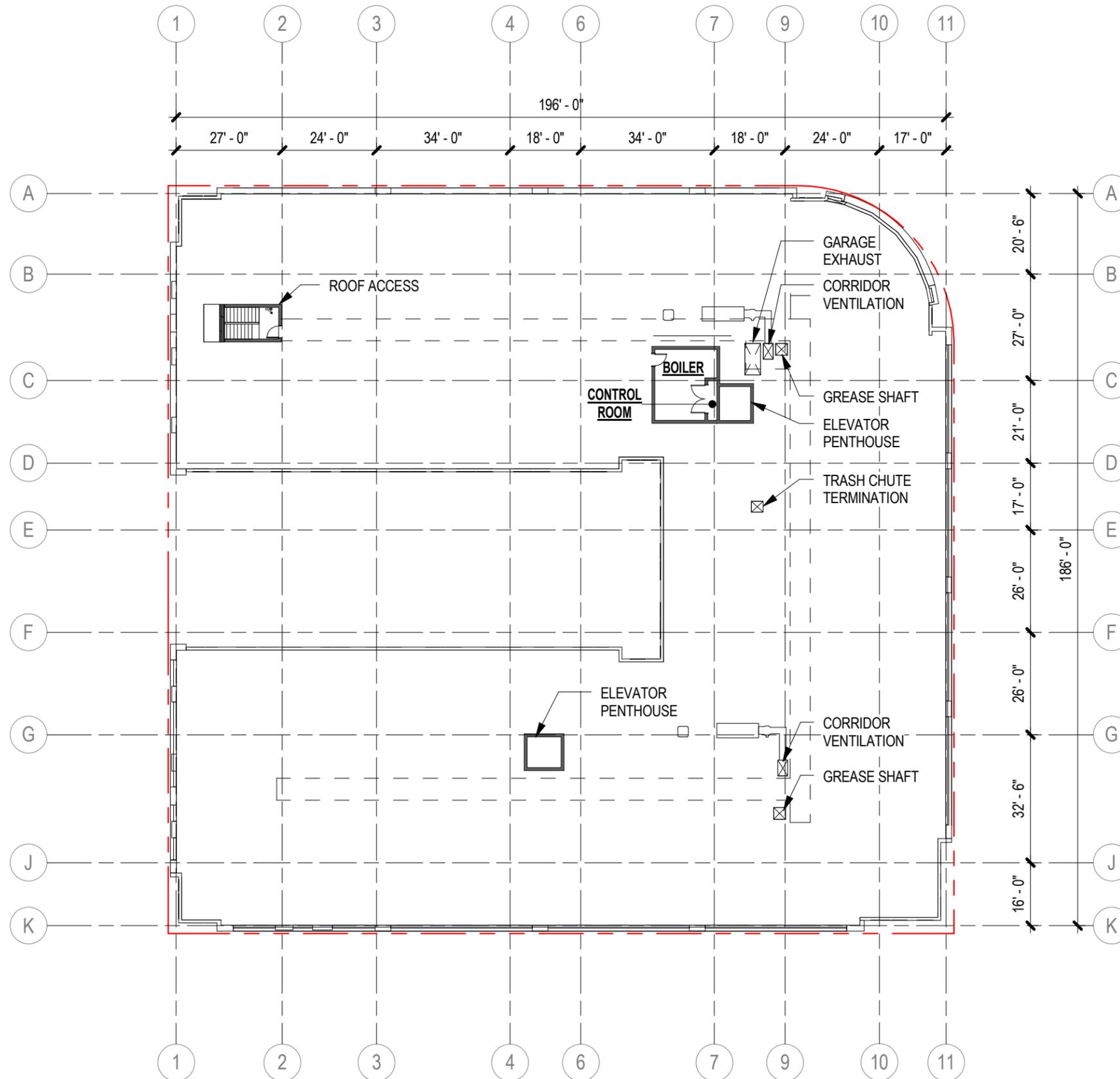
# ARCHITECTURAL FLOOR PLAN | LEVEL 2



# ARCHITECTURAL FLOOR PLAN | LEVEL 3 (4 - 6 SIM)



# ARCHITECTURAL FLOOR PLAN | ROOF LEVEL





NOTES:

1 EXISTING STORMWATER PLANTERS TO BE RETAINED (NO NEW PLANTING).

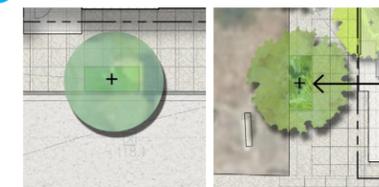


2 EXISTING STREET TREES TO BE RETAINED AT NE COUCH ST, NE 13TH AVE, & NE BURNSIDE ST



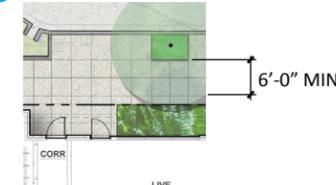
EXISTING TREE, TYP.

3 NEW STREET TREES TO MATCH EXISTING SPECIES



PROPOSED TREE, TYP.

4 MIN. 6'-0" CLEAR SIDEWALK WITH 3' SCORING, TYP.



6'-0" MIN.

5 C.I.P. CONCRETE PLANTERS WITH ACCENT TREES AT UNIT ENTRIES.



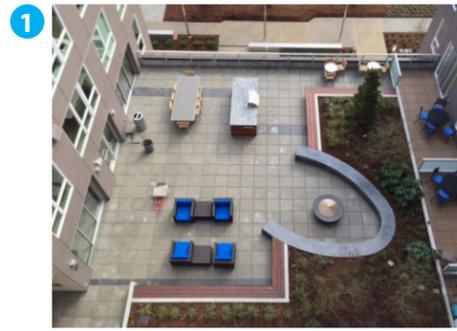
6 SPECIAL PLANTING WITH SPECIMEN TREE AND PLINTH SEATING.



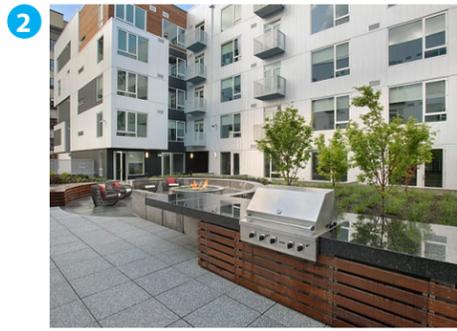
7 CAFE SEATING SPACE.



COURTYARD CHARACTER



1 SEATING COVES AND GATHERING AREAS



2 GRILL STATION AND DINING AREA



3 CAST-IN-PLACE CONCRETE PLANTER



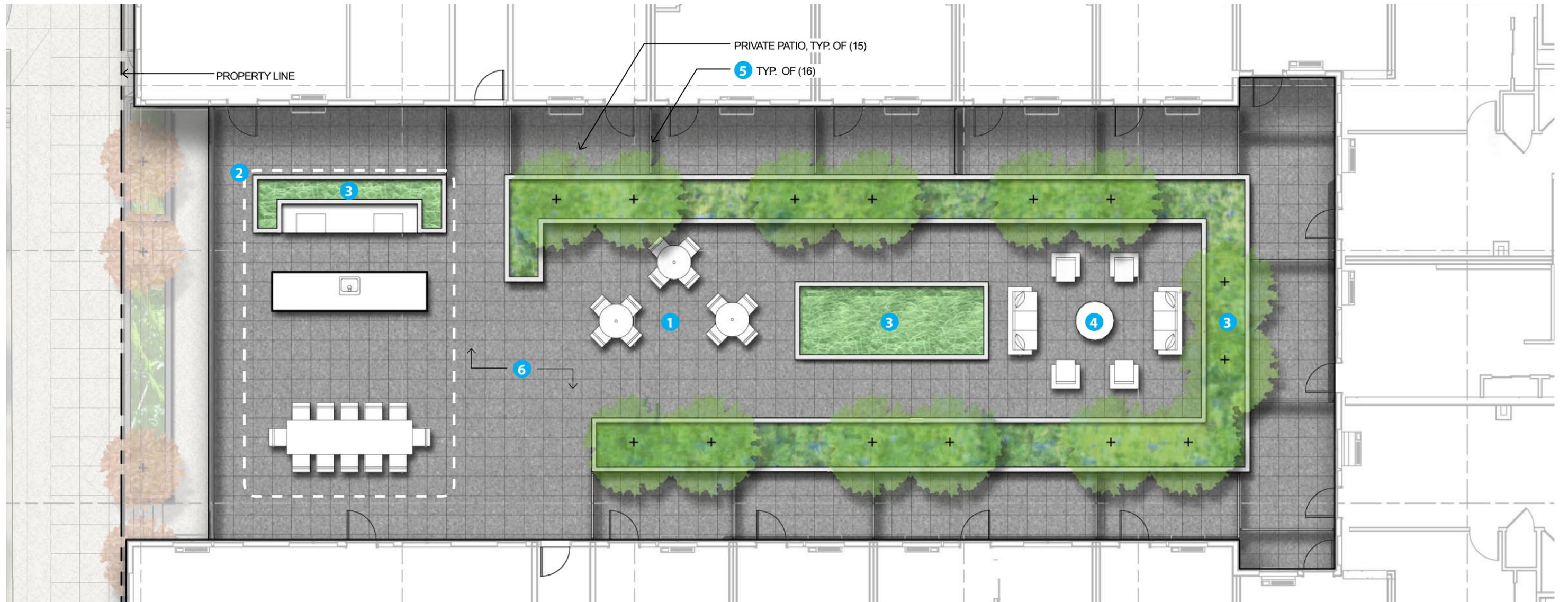
4 FIRE BOWL



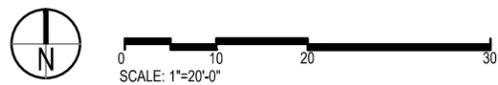
5 PRIVACY SCREENS AT UNIT PATIOS



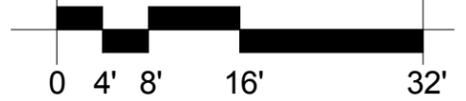
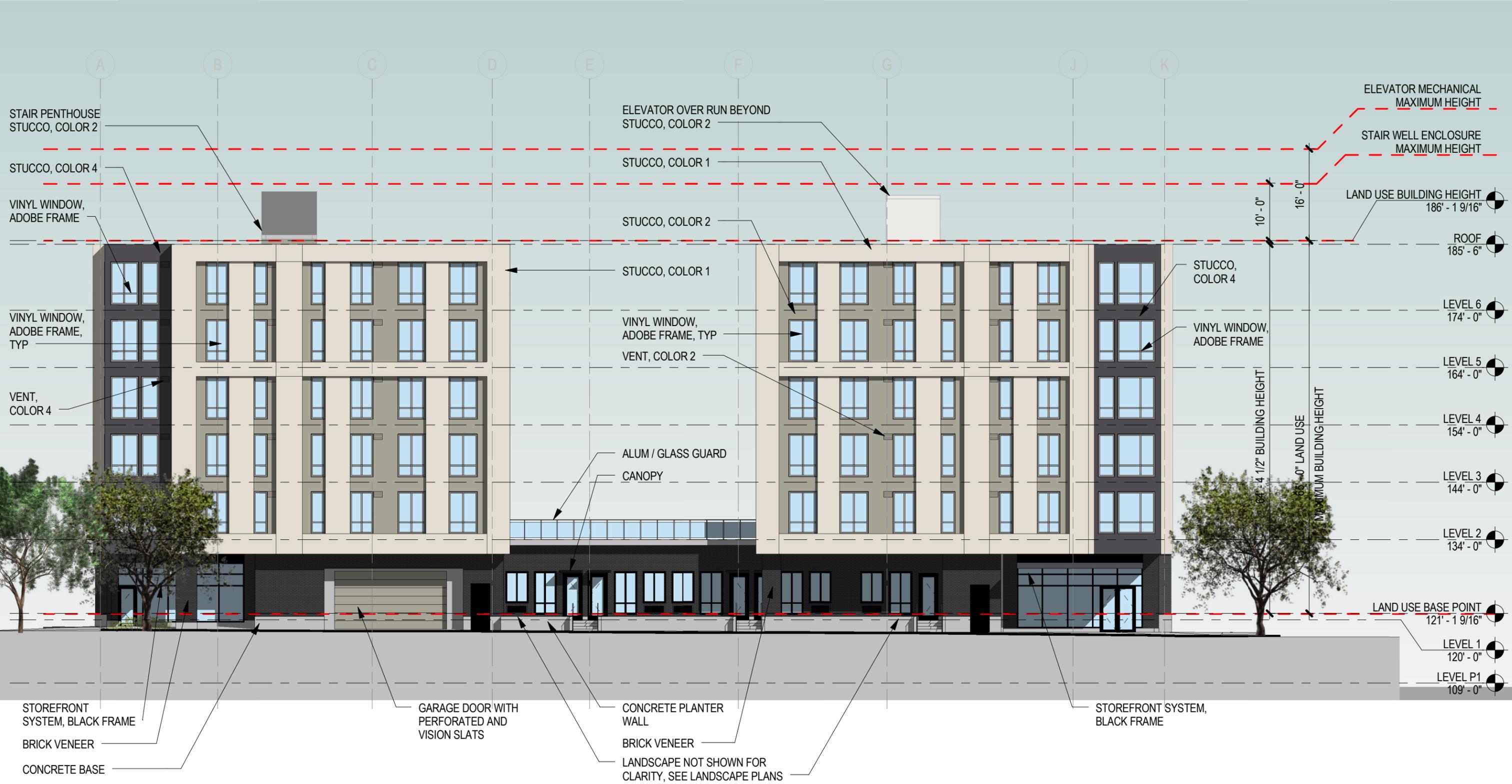
6 CONCRETE PEDESTAL PAVERS



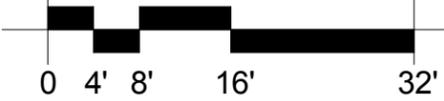
1 LANDSCAPE MATERIALS PLAN - LEVEL 2  
SCALE: 1"=20'-0"



BUILDING ELEVATION | WEST



BUILDING ELEVATION | SOUTH

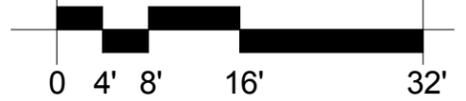


# BUILDING ELEVATION | EAST

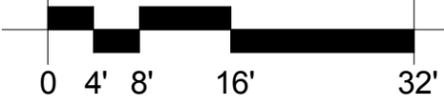


VINYL WINDOW, ADOBE FRAME  
 STUCCO, COLOR 4  
 VINYL WINDOW, ADOBE FRAME, TYP  
 VENT, COLOR 2  
 PTAC UNIT  
 STUCCO, COLOR 1  
 STUCCO, COLOR 2  
 ELEVATOR OVERRUN, MECHANICAL SCREEN, STUCCO 2  
 STUCCO, COLOR 4  
 STUCCO, COLOR 2  
 ELEVATOR MECHANICAL MAXIMUM HEIGHT  
 STAIR WELL ENCLOSURE MAXIMUM HEIGHT  
 LAND USE BUILDING HEIGHT 186' - 1 9/16"  
 ROOF 185' - 6"  
 LEVEL 6 174' - 0"  
 LEVEL 5 164' - 0"  
 LEVEL 4 154' - 0"  
 LEVEL 3 144' - 0"  
 LEVEL 2 134' - 0"  
 LAND USE BASE POINT 121' - 1 9/16"  
 LEVEL 1 120' - 0"  
 LEVEL P1 109' - 0"  
 64' - 4 1/2" BUILDING HEIGHT  
 65' - 0" LAND USE MAXIMUM BLDG HEIGHT  
 10' - 0"  
 16' - 0"

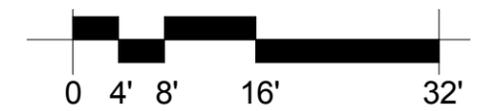
METAL CANOPY  
 METAL CANOPY  
 SECTIONAL DOORS  
 BRICK VENEER  
 ALUMINUM WINDOW SYSTEM, BLACK FRAME  
 METAL CANOPY  
 CONCRETE BASE  
 METAL CANOPY  
 CONCRETE WALL



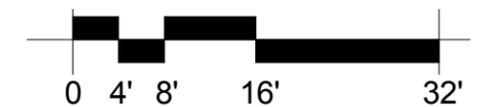
# BUILDING ELEVATION | NORTH



# BUILDING SECTION | EAST / WEST



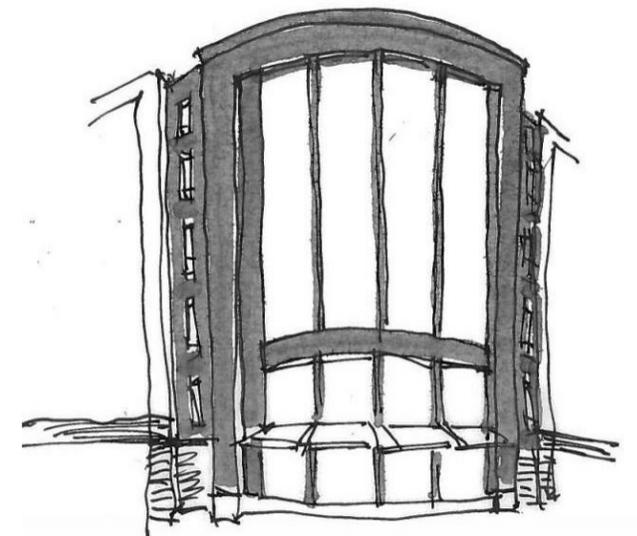
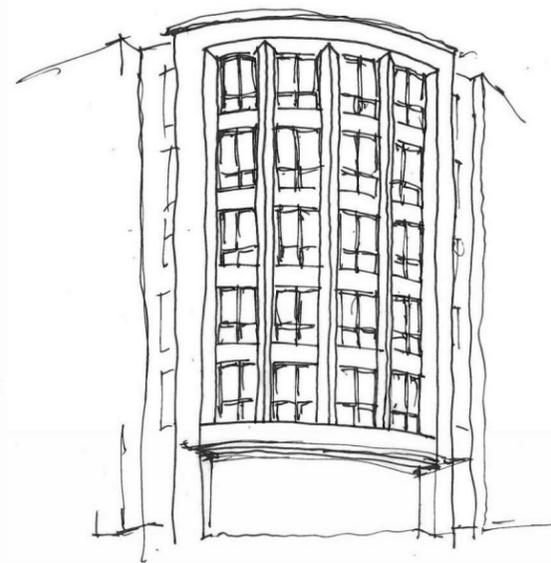
BUILDING SECTION | NORTH / SOUTH

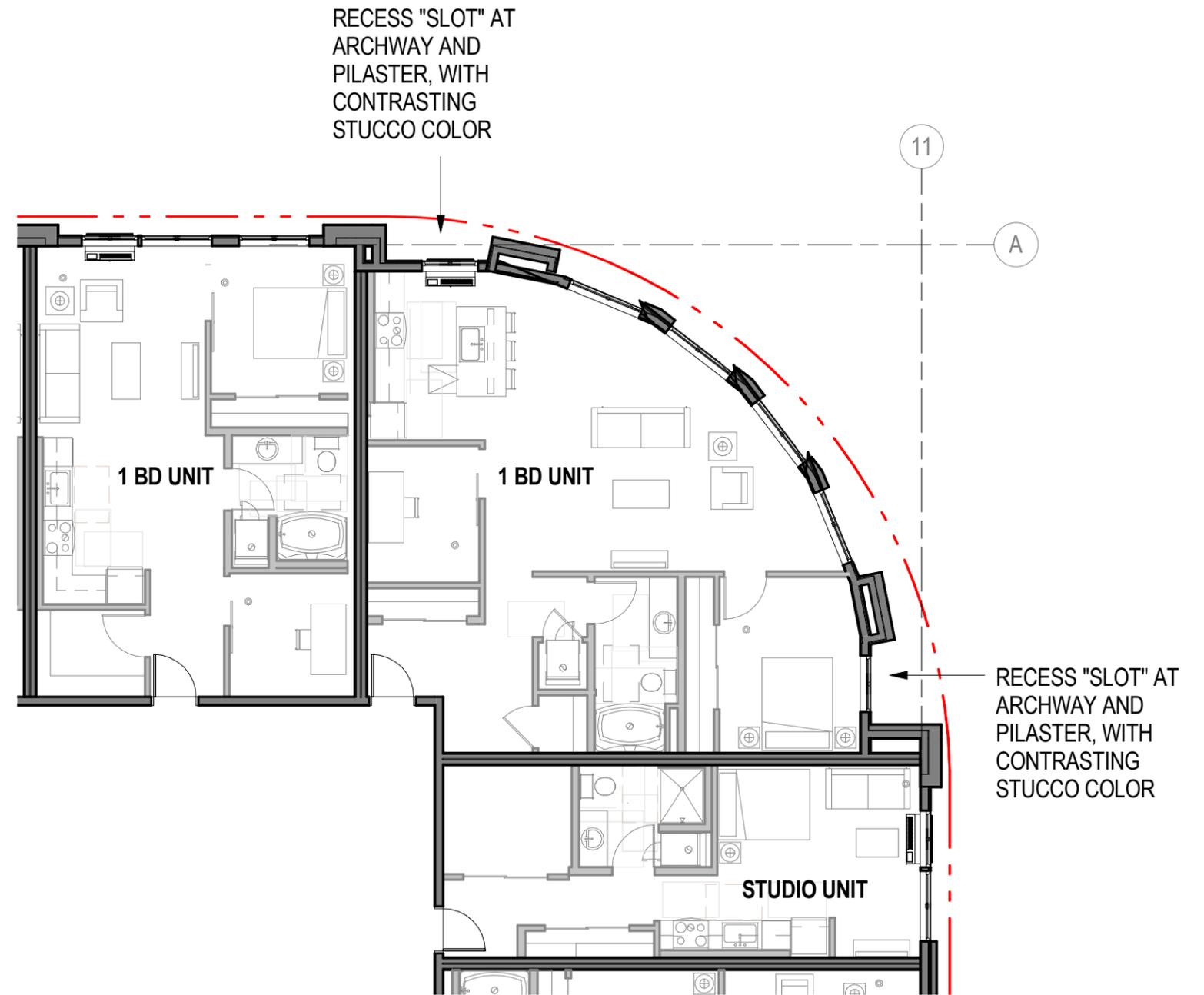




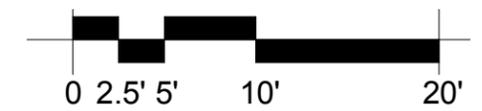
NE SANDY BLVD CORNER CONDITIONS

VIEW FROM NE SANDY BLVD

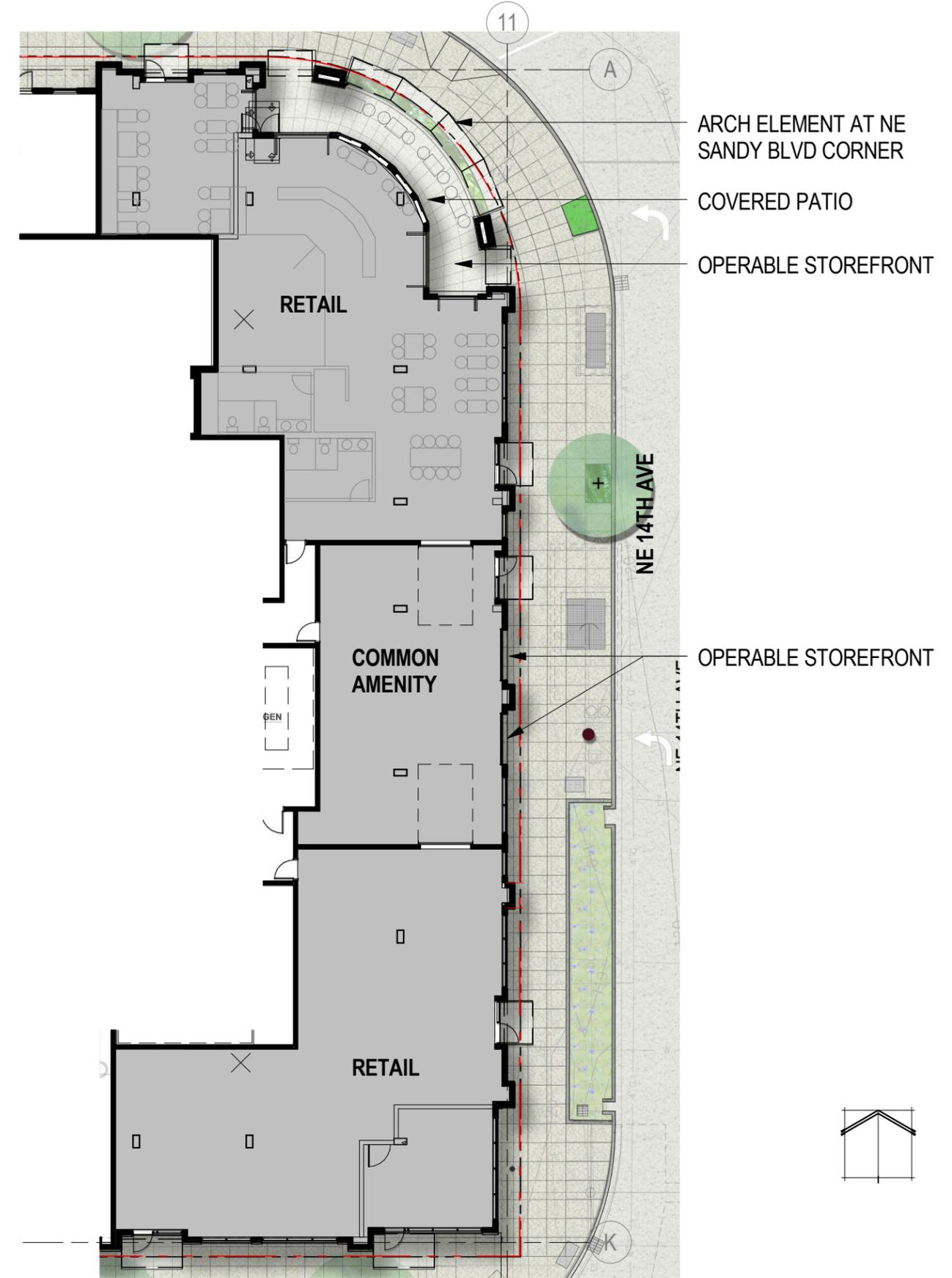




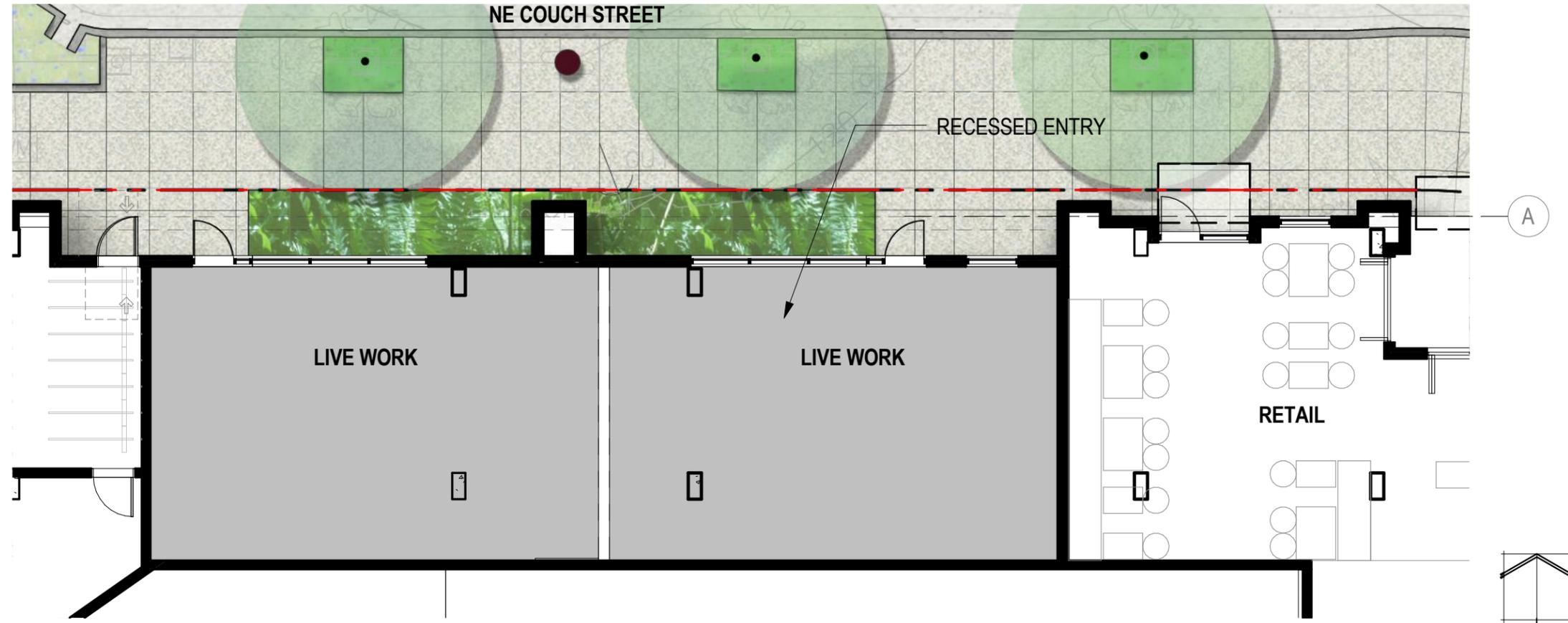
**1** DAR - NE CORNER RESIDENTIAL UNIT  
1" = 10'-0"



GROUND LEVEL FEATURE SPACE | **NORTHEAST SANDY BOULEVARD -  
LEVEL 1 RETAIL AND COMMON AMENITY**



GROUND LEVEL FEATURE SPACE | NORTHEAST COUCH STREET -  
LIVE WORK UNITS



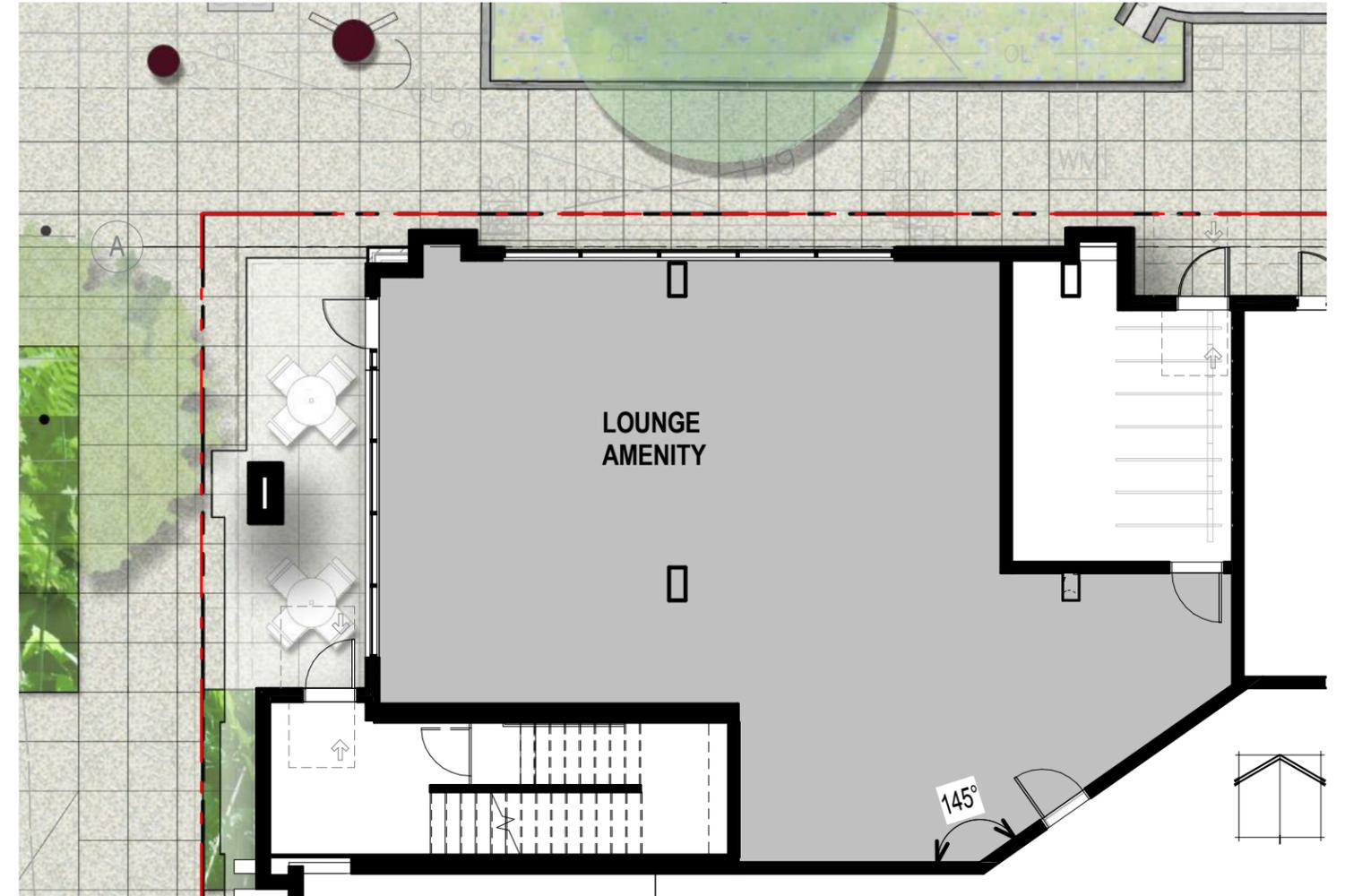
1 DAR - LEVEL 1 LIVE WORK UNITS  
1" = 10'-0"



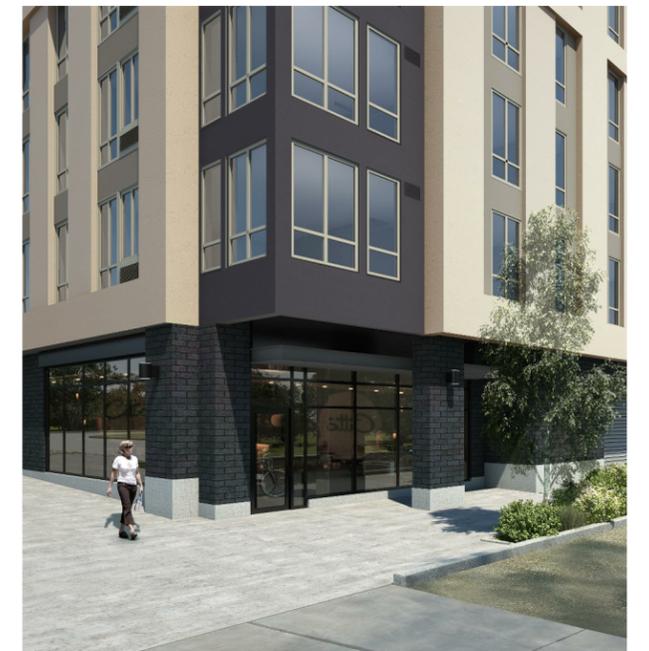
GROUND LEVEL FEATURE SPACE | **NORTHEAST 13TH AVENUE - LOUNGE AMENITY**

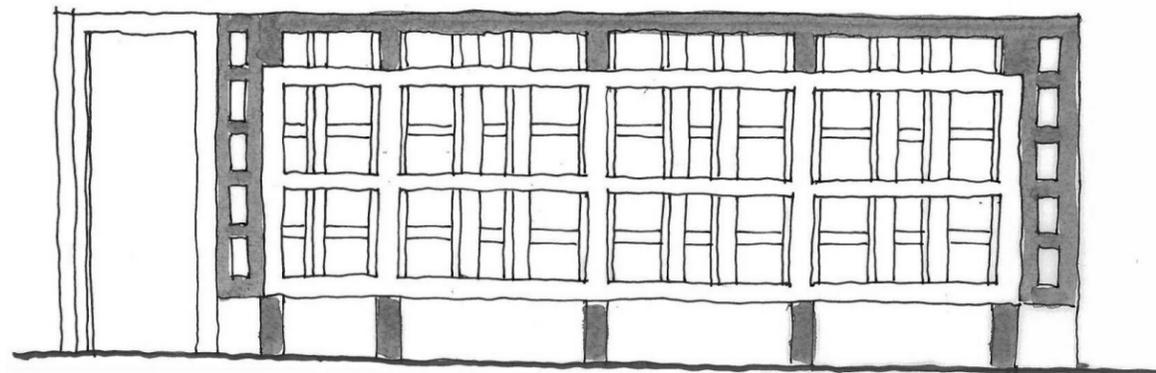
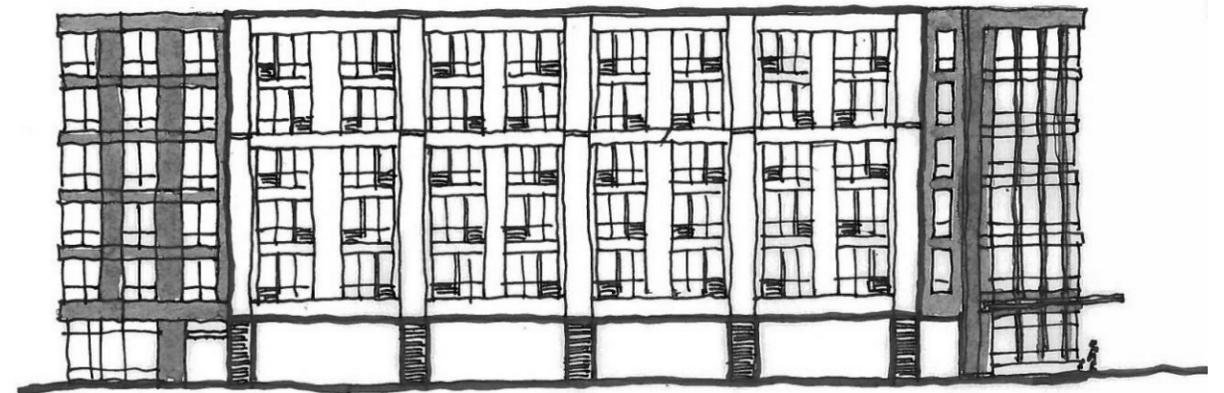
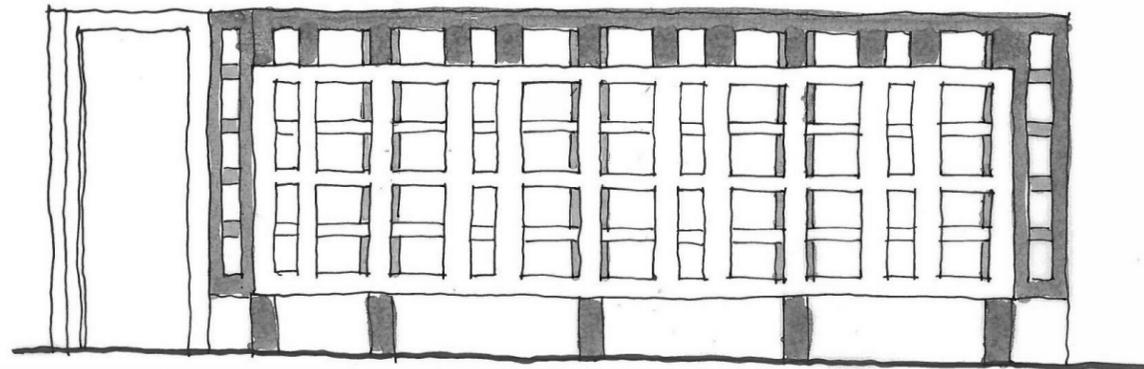
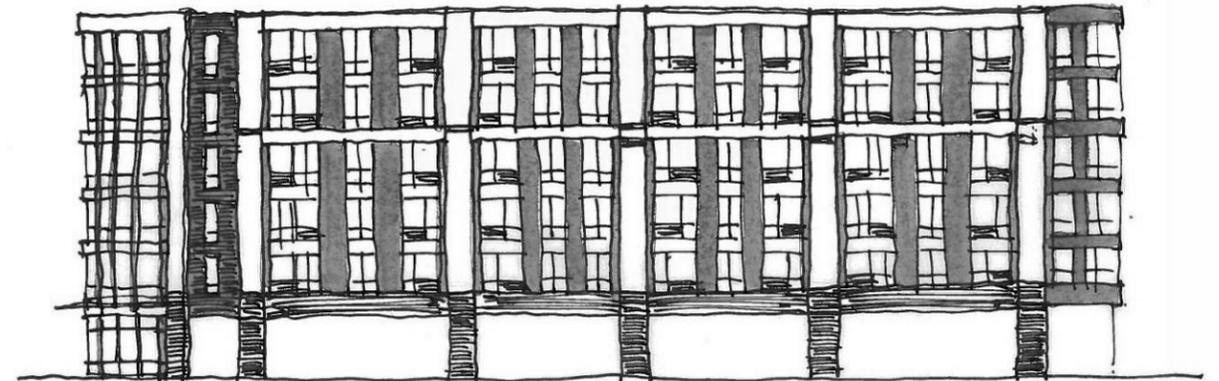
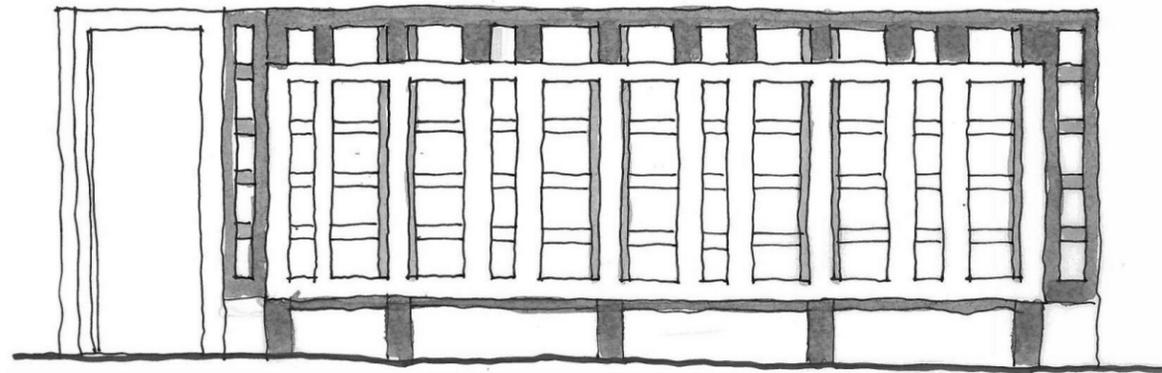


**LOUNGE CHARACTER**



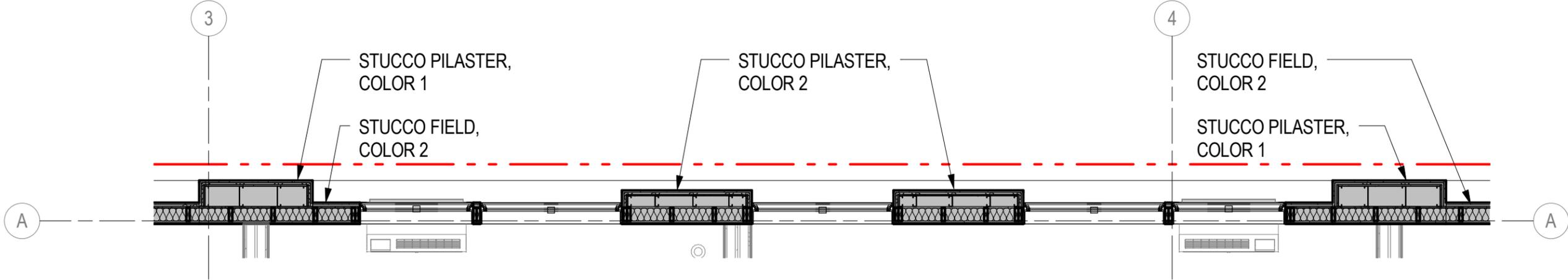
**1** **DAR - LEVEL 1 LOUNGE AMENITY**  
1" = 10'-0"



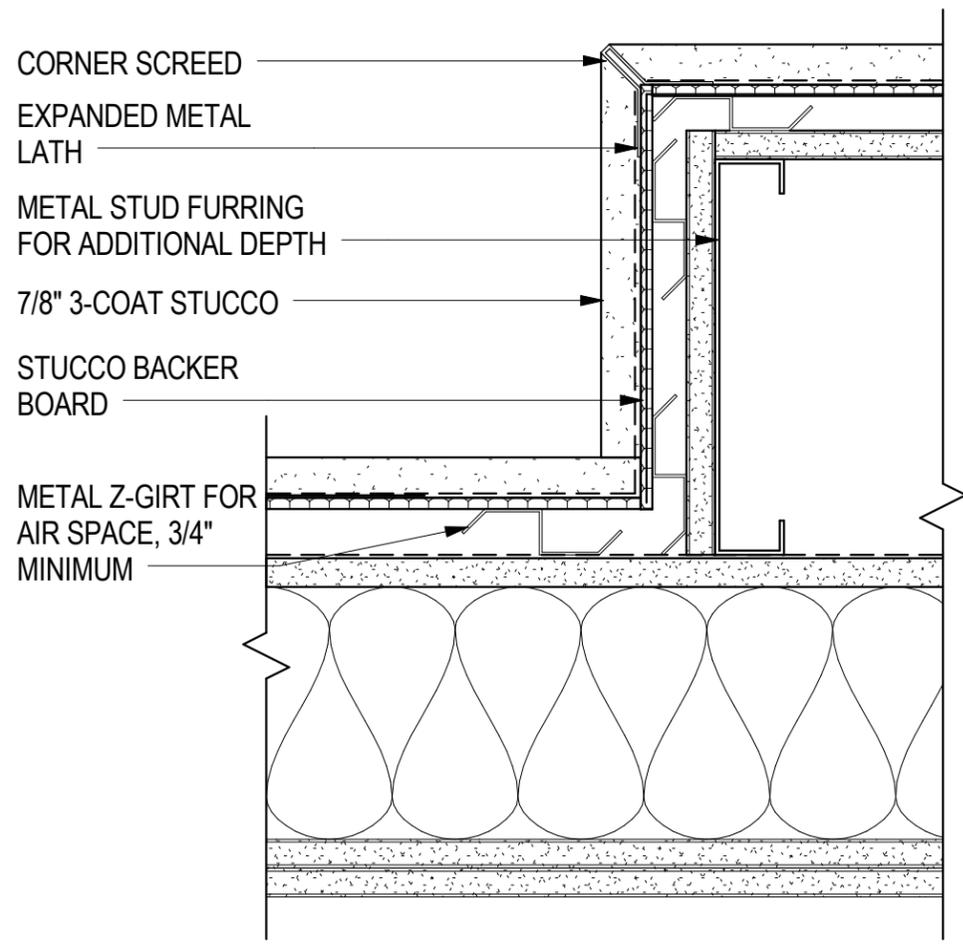


BUILDING MATERIALS | STUCCO



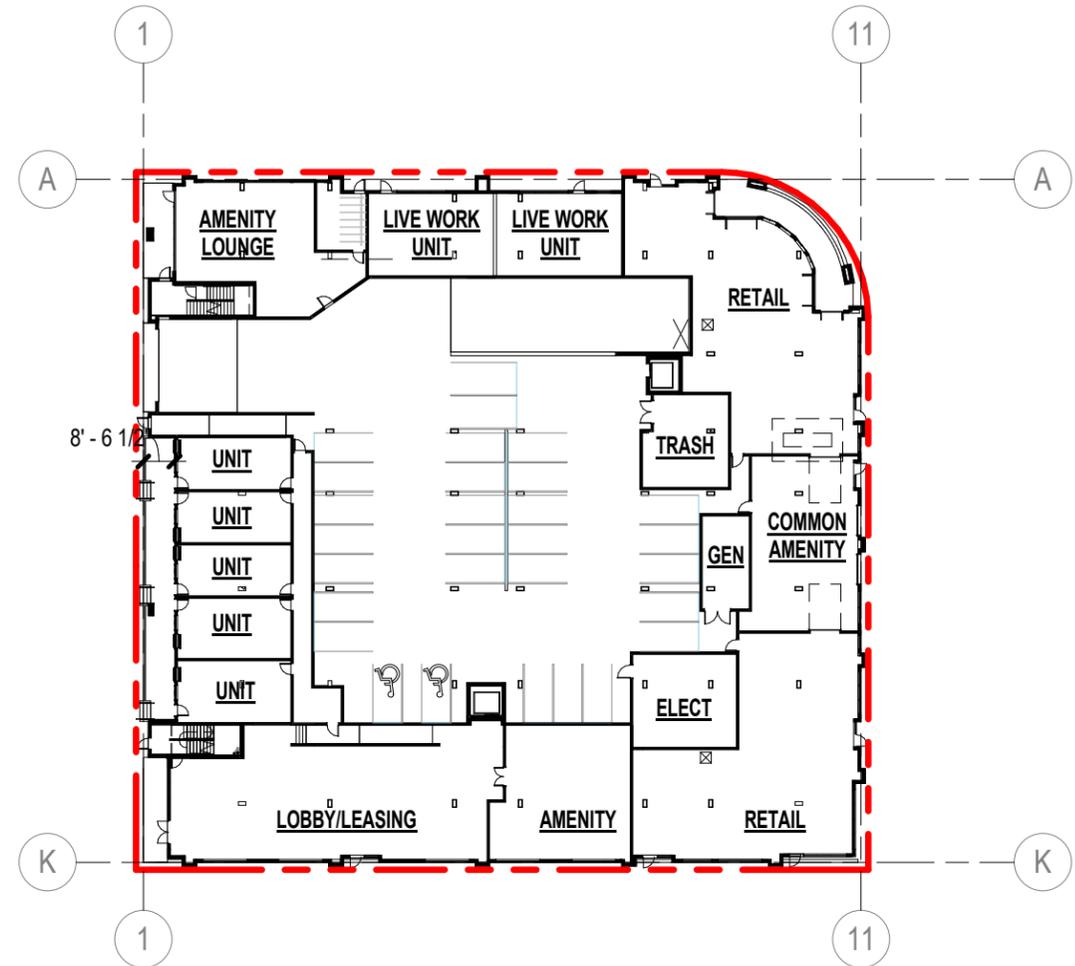
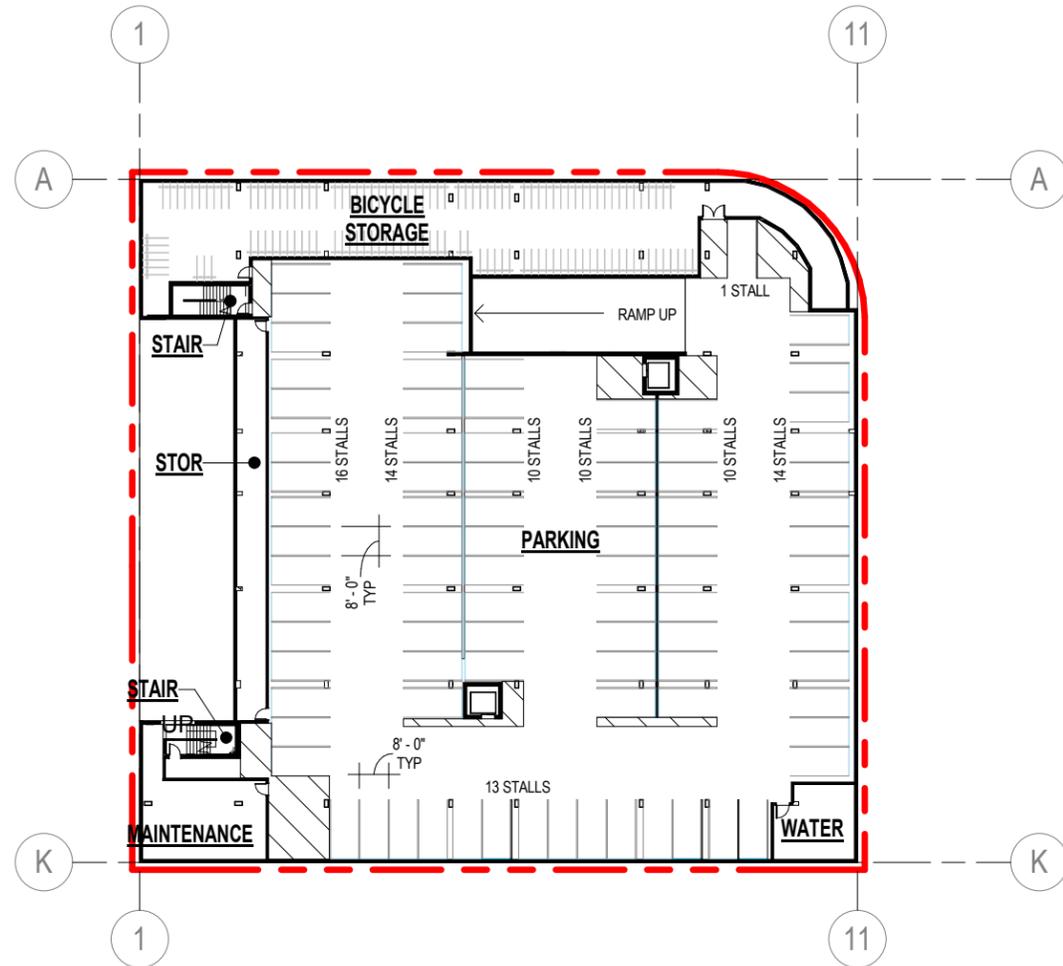


**1** DAR - RAINSCREEN STUCCO WALL  
1/4" = 1'-0"



**2** STUCCO - PILASTER DETAIL  
3" = 1'-0"





**1** DAR - LEVEL P1 - PARKING MODIFICATION  
1" = 50'-0"

**2** DAR - LEVEL 1 - PARKING MODIFICATION  
1" = 50'-0"

**MODIFICATION:**  
33.266.130 DEVELOPMENT STANDARDS  
TABLE 266-4 PARKING SPACE WIDTH

**REQUIRED SPACE DIMENSIONS:  
(90 DEGREE PARKING)**

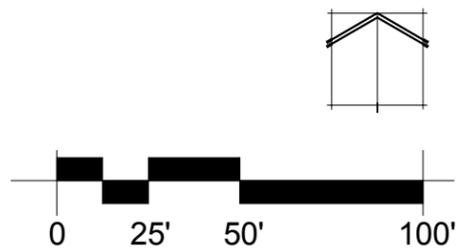
WIDTH = 8' - 6"  
STALL DEPTH = 16' - 0"  
2-WAY AISLE = 20' - 0"

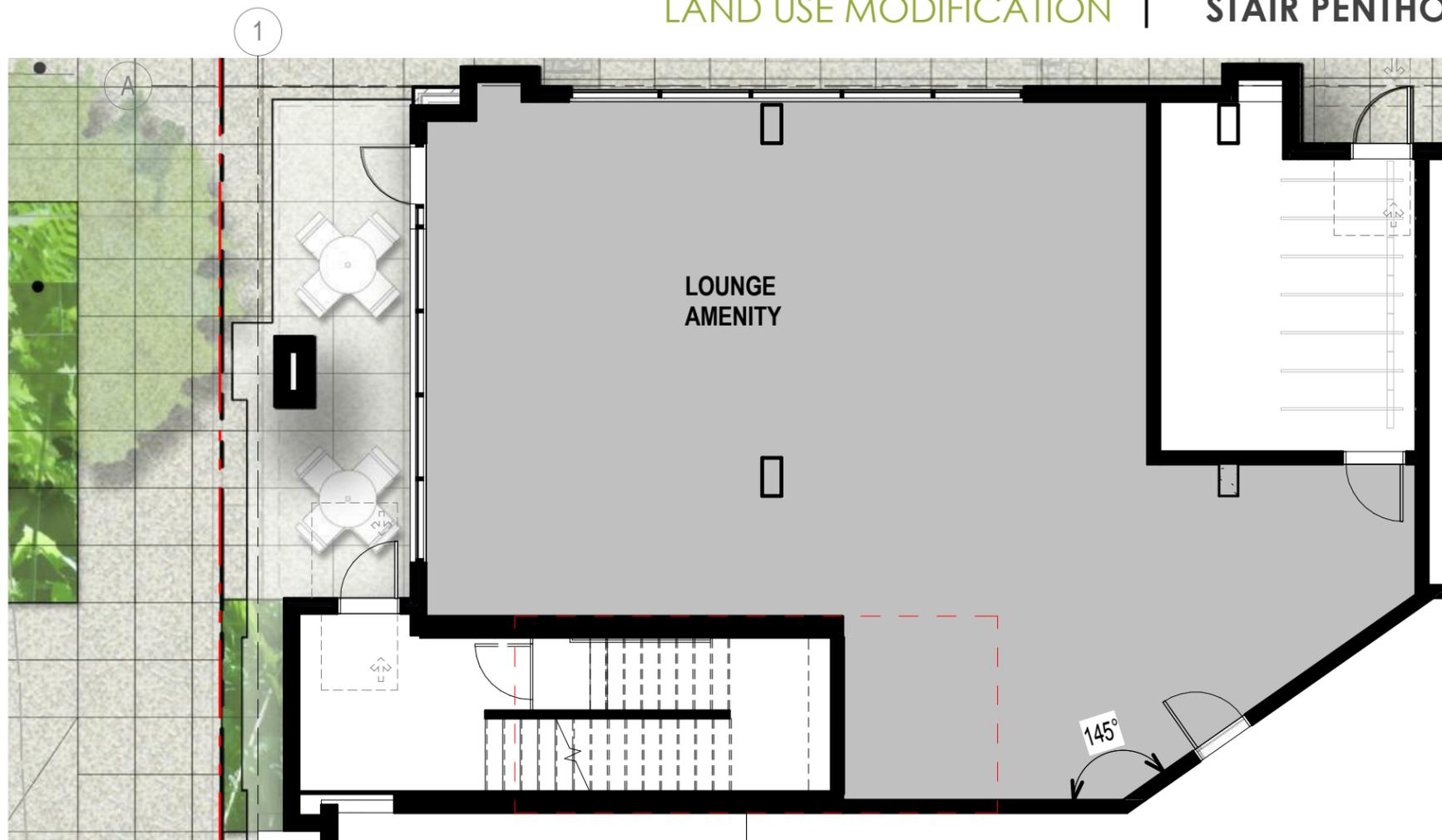
**JUSTIFICATION FOR ALTERNATE PROPOSAL:**

THE DESIGN INTENT IS TO PROVIDE ADEQUATE CAR PARKING FOR THE BUILDING RESIDENTS AND MINIMIZE THE USE OF STREET SPACE FOR PARKING. OF THE PROVIDED 126 STALLS, WE PROPOSE TO REDUCE THE PARKING SPACE WIDTHS OF 121 RESIDENTIAL STALLS IN THE GARAGE FROM THE REQUIRED 8' - 6" WIDE TO 8' - 0" WIDE DUE TO STRUCTURAL COLUMN PLACEMENT. THE REMAINING 5 SPACES WILL MEET THE REQUIRED MINIMUM DIMENSIONS FOR LOADING AND FOR ACCESSIBLE PARKING SPACES. THE PARKING SPACES PROVIDED IN THE BUILDING WILL ALLEVIATE SOME OF THE PARKING BURDEN ON THE ADJACENT STREETS. THE SIZES OF STALL IS SIMILAR TO OTHER PARKING GARAGES OF THIS TYPE. PLEASE NOTE THAT 8' - 0" IS PROVIDED CENTERLINE TO CENTERLINE OF STALLS, WITH NO STRUCTURAL COLUMN ENCROACHMENT DECREASING THE WIDTH OF STALLS. AISLES AND OTHER MANUVERING SPACES WILL COMPLY WITH CODE REQUIREMENTS SO VEHICLES CAN ENTER AND EXIT WITHIN THE PARKING GARAGE IN A SAFE MANNER. THIS SELECTION OF PARKING SPACE SIZE IS COMMON IN PARKING GARAGES THROUGHOUT THE CITY, AND ALLOWS FOR MORE SPACES TO BE PROVIDED WITHIN THE DEVELOPMENT.

**ALTERNATE PROPOSAL: (90 DEGREE PARKING)**

WIDTH = 8' - 0"  
STALL DEPTH = 16' - 0"  
2-WAY AISLE = 20' - 0"





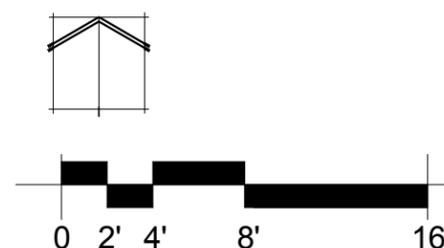
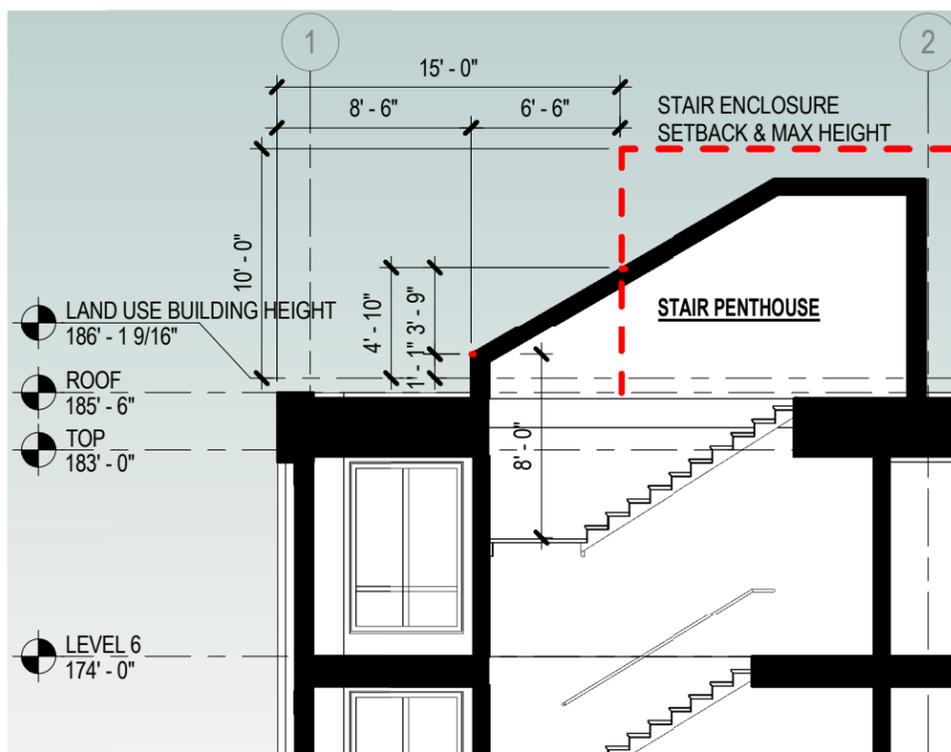
**MODIFICATION:**  
33.140.210.B HEIGHT - ROOFTOP ACCESS AND MECHANICAL EQUIPMENT

**REQUIREMENT:**  
ROOFTOP ACCESS MUST BE SET BACK AT LEAST 15 FEET FROM ALL ROOF EDGES THAT ARE PARALLEL TO THE STREET LOT LINE.

**JUSTIFICATION FOR ALTERNATE PROPOSAL:**

IN ORDER TO PROVIDE FOR A DEPPER LOUNGE, WE REQUEST ALLOWING THE ROOFTOP ACCESS BE CLOSER THAN 15'-0" FROM ROOF EDGES. A DEEPER LOUNGE PROVIDES MORE ACTIVE GROUND LEVEL USES THAN OTHERWISE WOULD BE PROVIDED.

OUR PROPOSAL MINIMIZED THE IMPACT OF BEING CLOSER TO THE EDGE BY ANGLING THE ROOF TO FOLLOW THE STAIR RUN. THE MAXIMUM HEIGHT AT THE 15 FOOT SETBACK IS 4'-10" ABOVE LAND USE BUILDING HEIGHT AND WELL UNDER THE MAXIMUM STAIR WELL ENCLOSURE. THIS ALLOWS TWO MORE PARKING STALLS TO BE ADDED TO THE PROJECT, LESSENING THE IMPACT TO STREET PARKING.





**NORTH ELEVATION - CODE COMPLIANT**



**NORTH ELEVATION - MODIFICATION**



**WEST ELEVATION - CODE COMPLIANT**



**WEST ELEVATION - MODIFICATION**

LAND USE MODIFICATION | BUILDING HEIGHT - NORTH ELEVATION

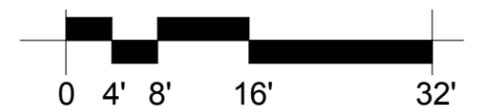


**MODIFICATION:**  
33.140.210 HEIGHT

**JUSTIFICATION FOR ALTERNATE PROPOSAL:**

IN ORDER TO PROVIDE A HIGHER QUALITY STREET-LEVEL RETAIL SPACE, AND A BETTER PROPORTION AND BALANCED BUILDING FACADE, WE REQUEST A 4'-0" INCREASE IN ALLOWABLE BUILDING HEIGHT (LAND USE). A 1'-6" ADDITIONAL HEIGHT AT THE BASE CREATES AN IMPROVED CEILING HEIGHT FOR THE RETAIL, AND PROVIDES A MORE SUBSTANTIAL AND STRONGER BASE OF THE BUILDING. ADDITIONAL HEIGHT AT THE PARAPET CREATES A TALLER BROW THAT BETTER BALANCES THE OVERALL PROPORTIONS OF THE BUILDING, ESPECIALLY ON THE NE SANDY BLVD FACADE.

**REQUIREMENT:**  
PER TABLE 140-3 - 65 FEET



LAND USE MODIFICATION | BUILDING HEIGHT - WEST ELEVATION

