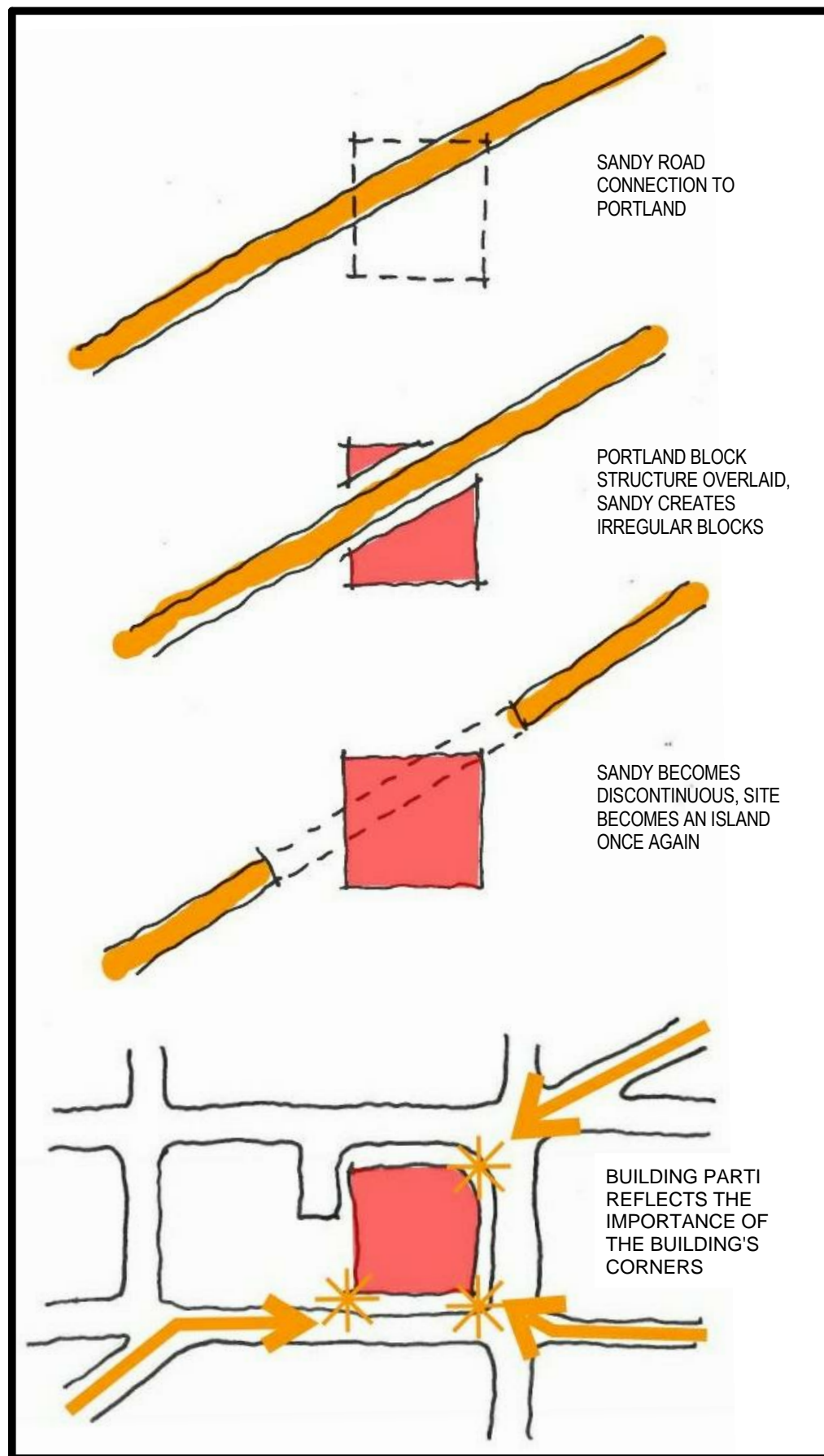


SITE

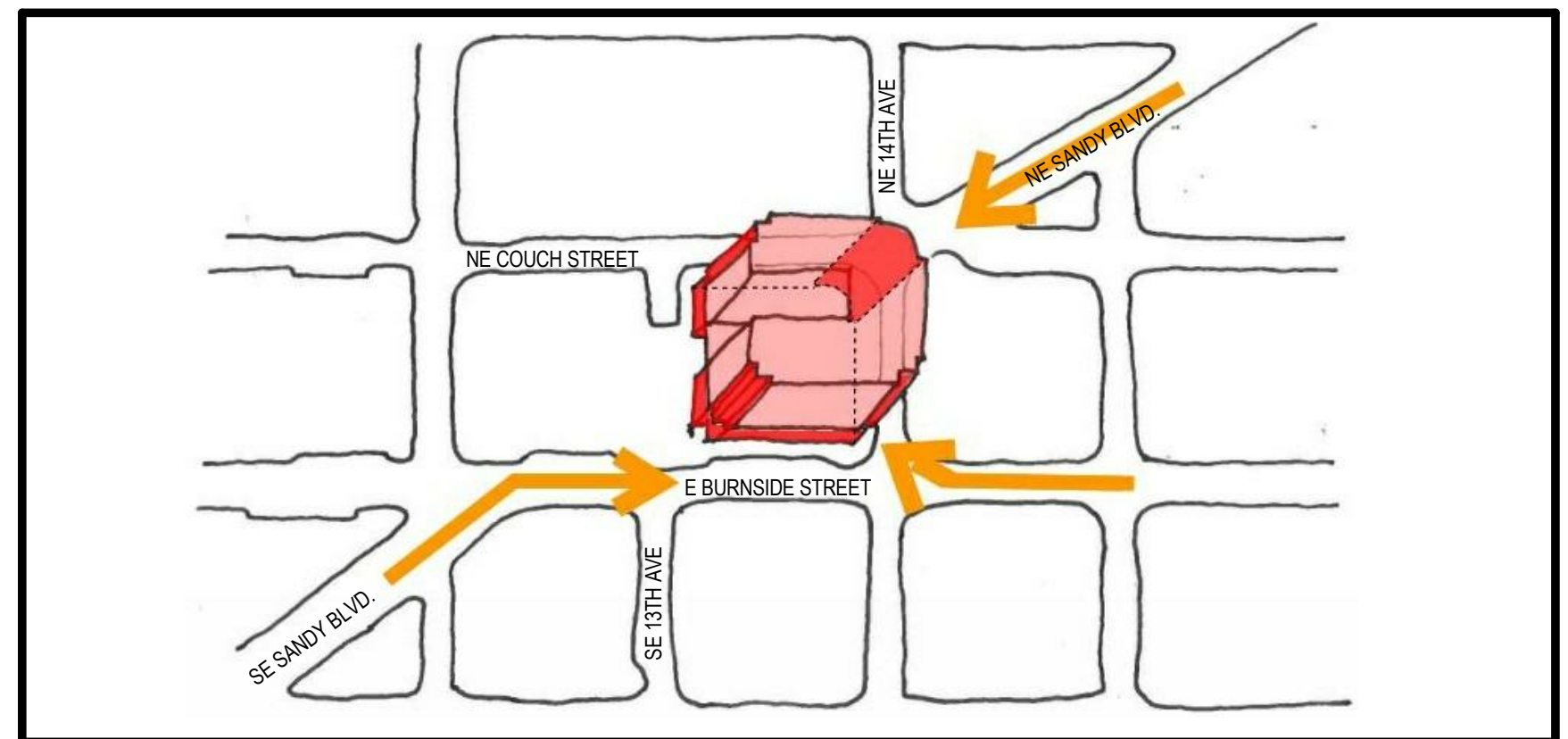


SITE





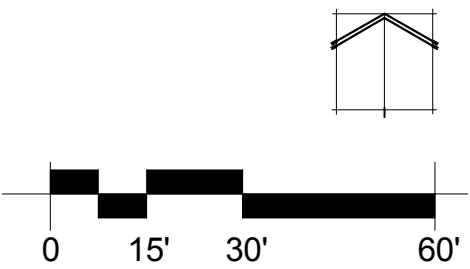
**SANDY EVOLUTION**



**SITE PARTI DIAGRAM  
'CORNERS'**

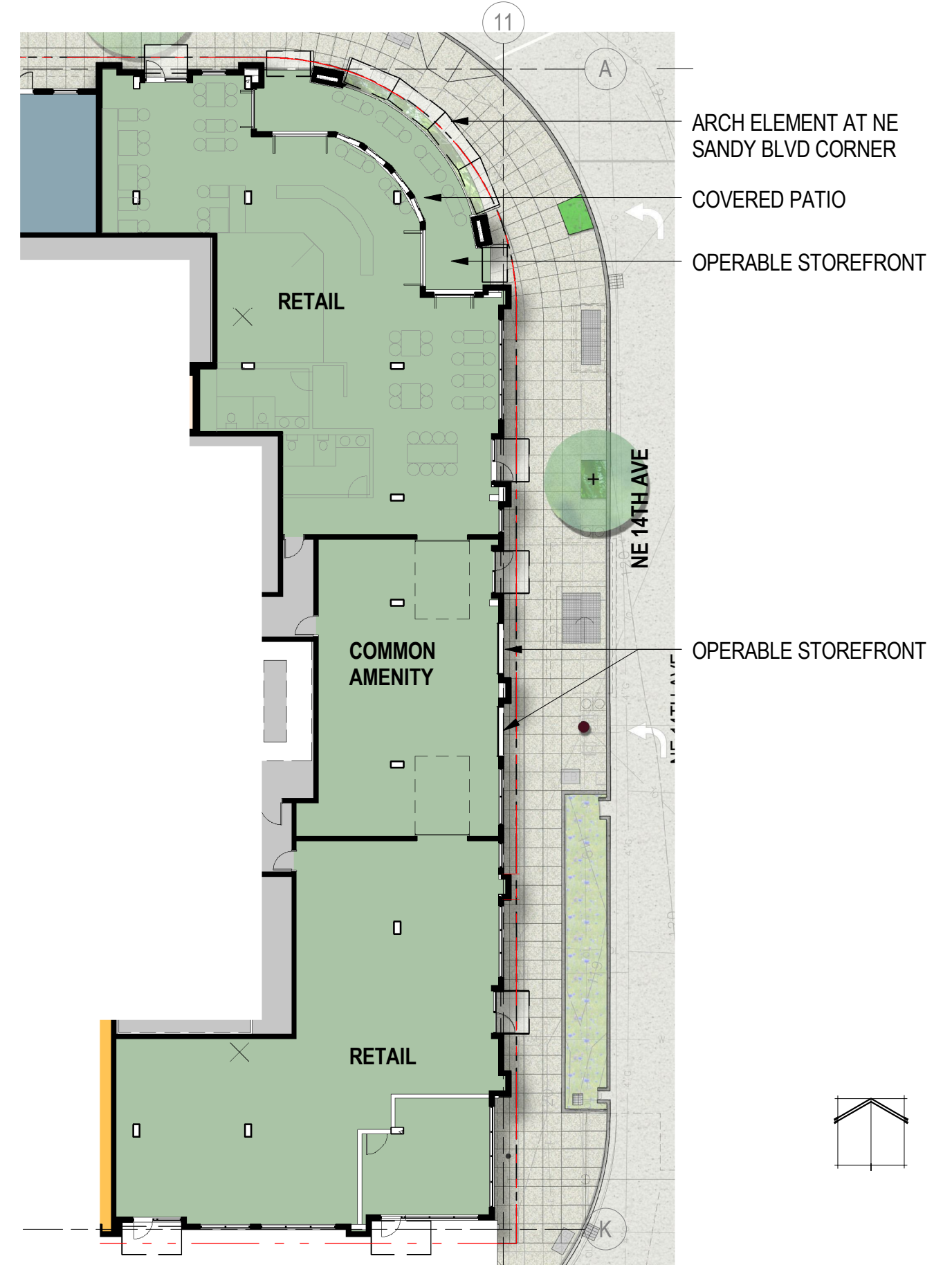
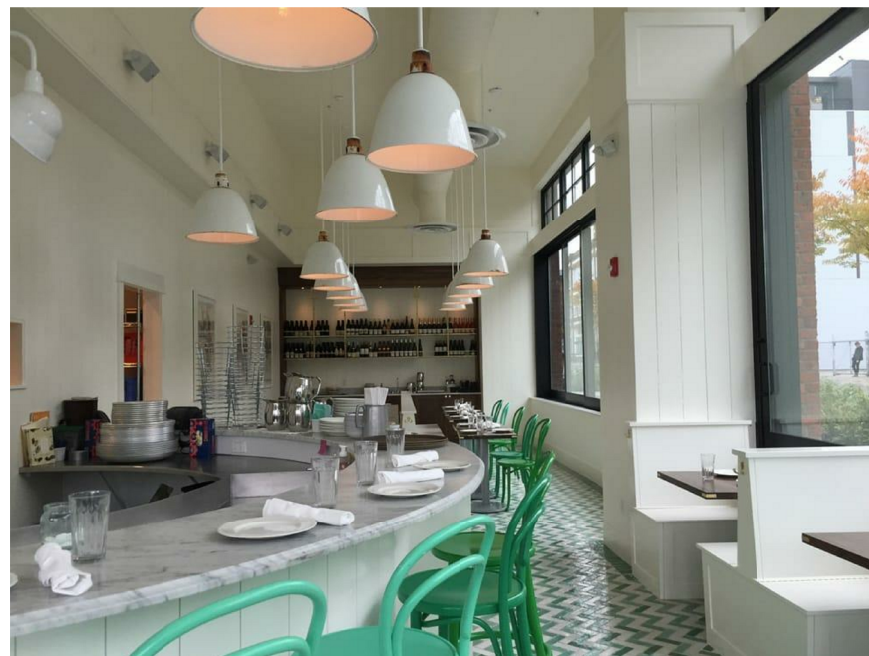


ARCHITECTURAL FLOOR PLAN | LEVEL 1



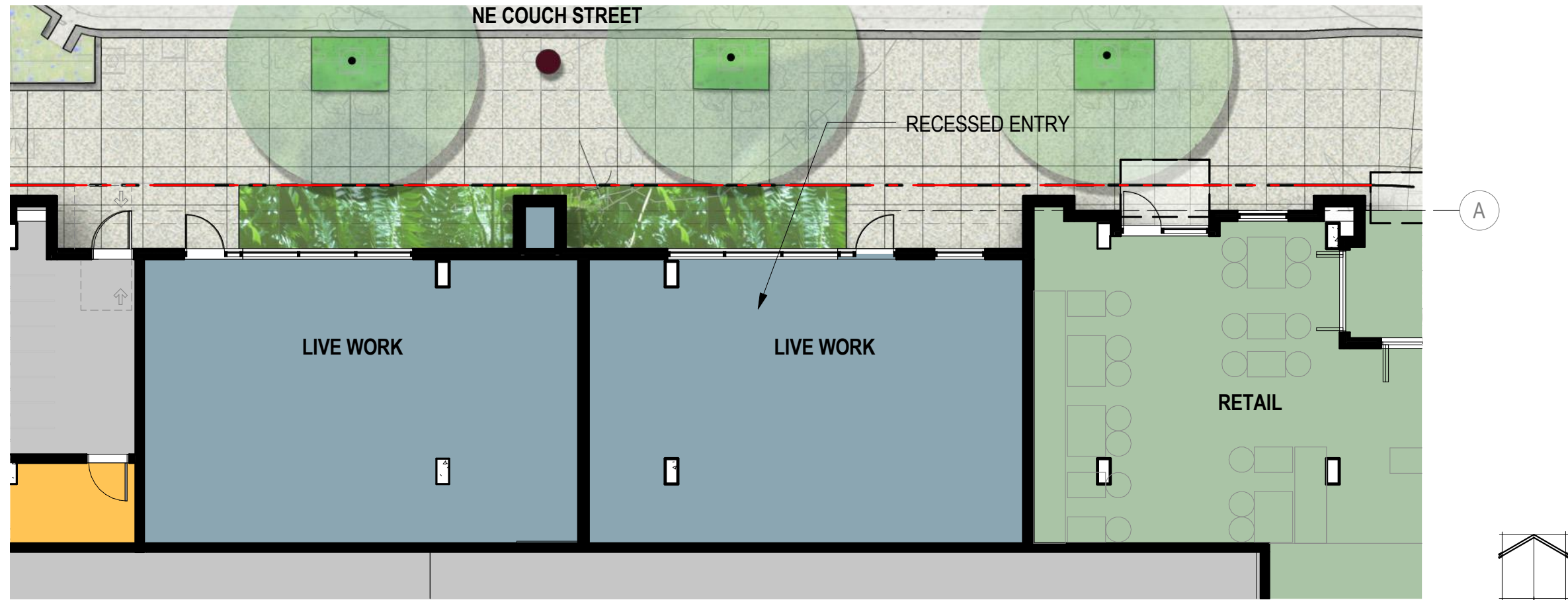


# GROUND LEVEL FEATURE SPACE | NORTHEAST SANDY BOULEVARD - LEVEL 1 RETAIL AND COMMON AMENITY

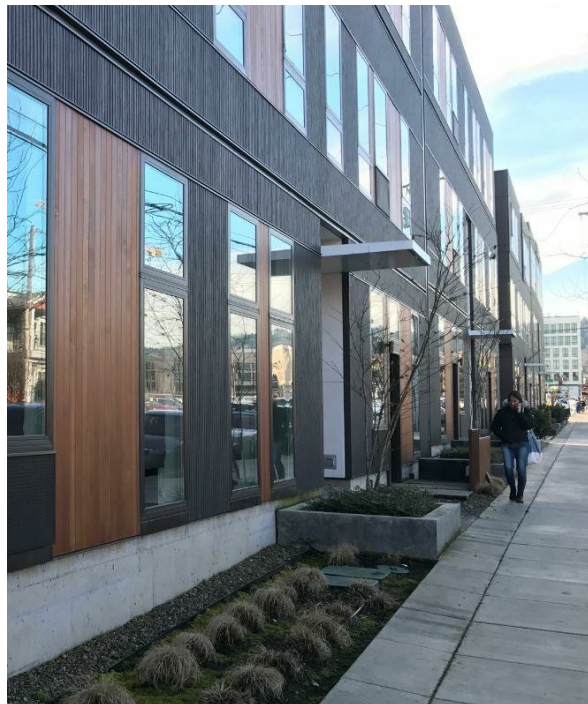




# GROUND LEVEL FEATURE SPACE | NORTHEAST COUCH STREET - LIVE WORK UNITS



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

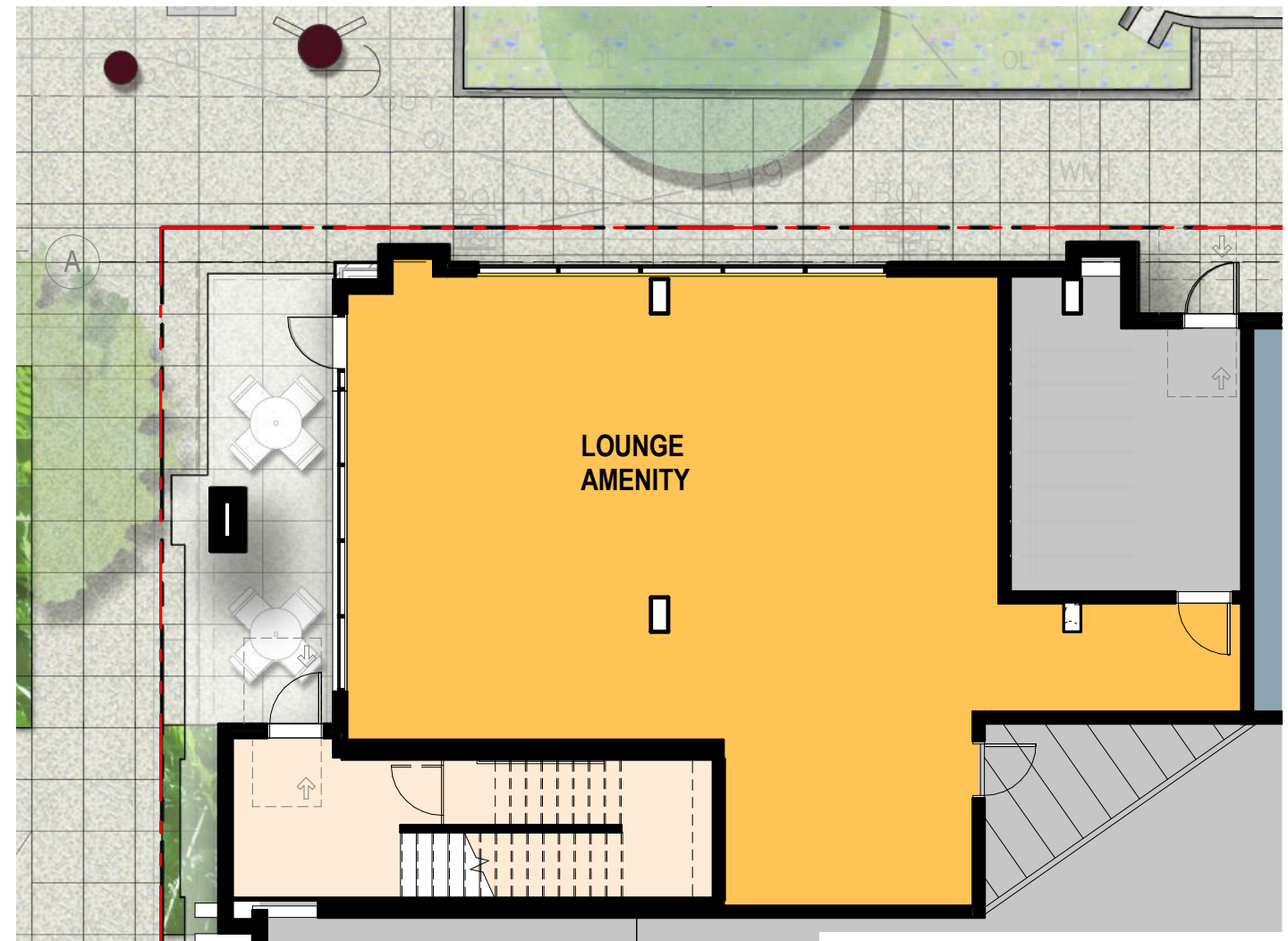
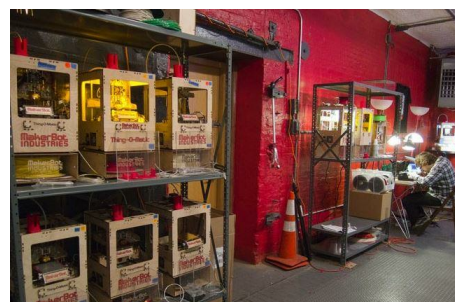




# GROUND LEVEL FEATURE SPACE | NORTHEAST 13TH AVENUE - LOUNGE AMENITY



## LOUNGE CHARACTER

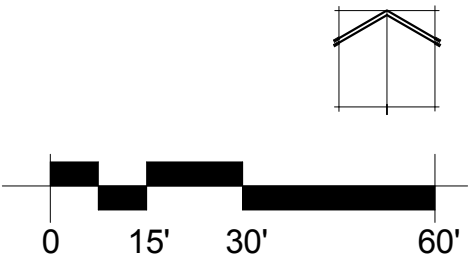
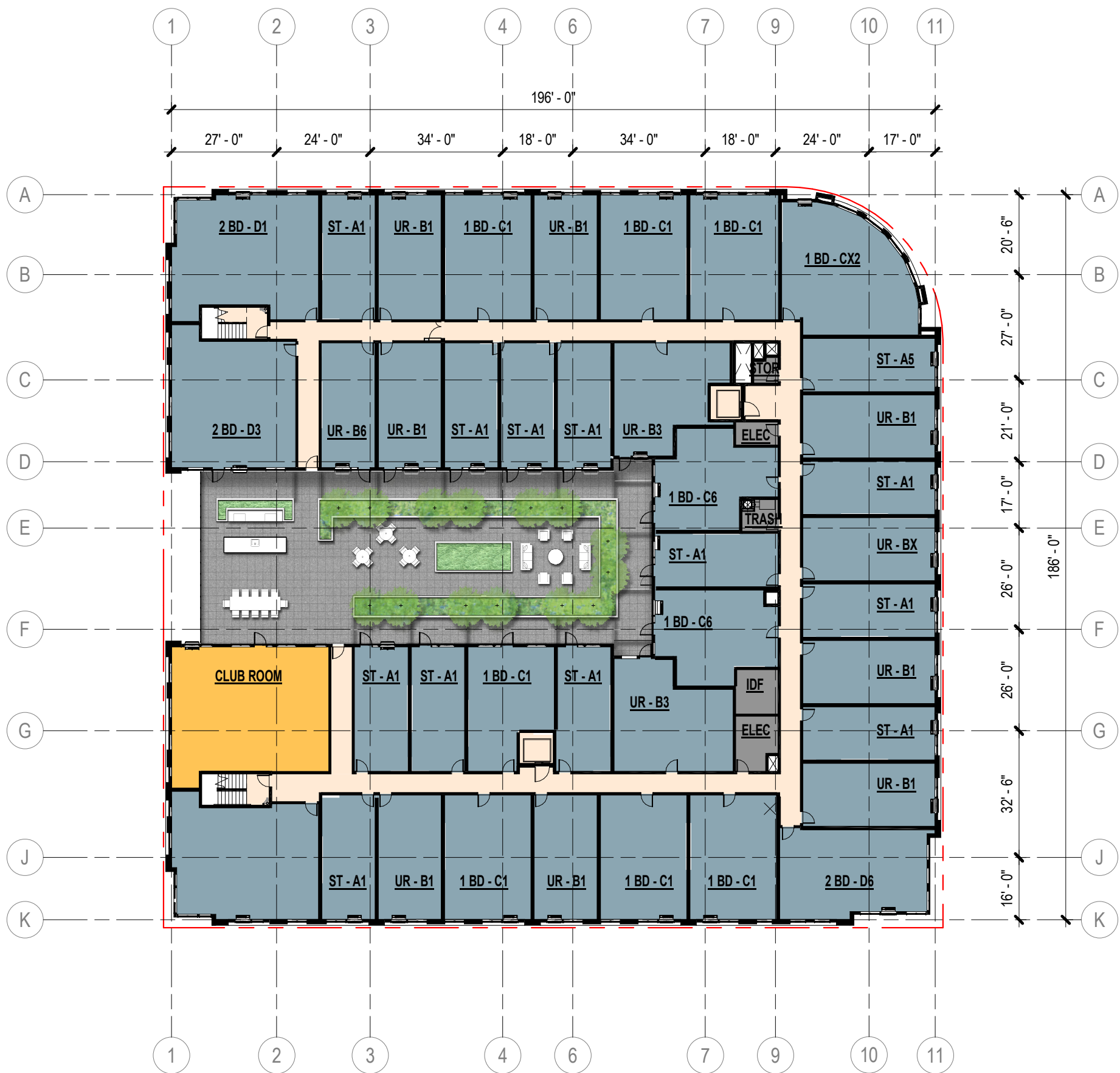


## 1 DAR - LEVEL 1 LOUNGE AMENITY 1" = 10'-0"



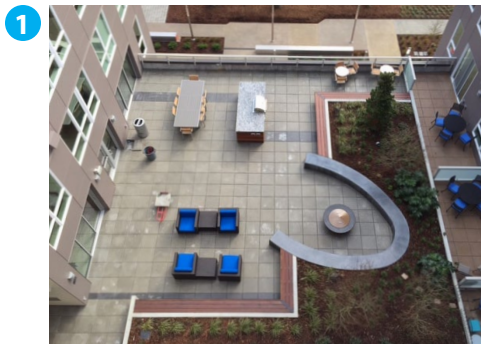


ARCHITECTURAL FLOOR PLAN | LEVEL 2

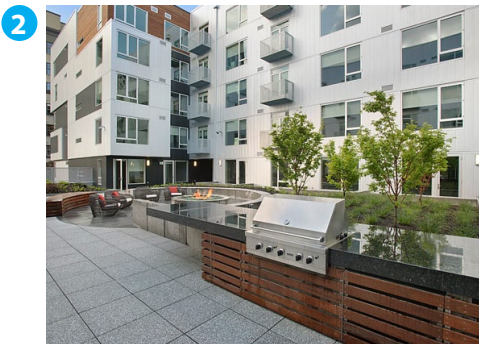




COURTYARD CHARACTER



SEATING COVES AND GATHERING AREAS



GRILL STATION AND DINING AREA



CAST-IN-PLACE CONCRETE PLANTER



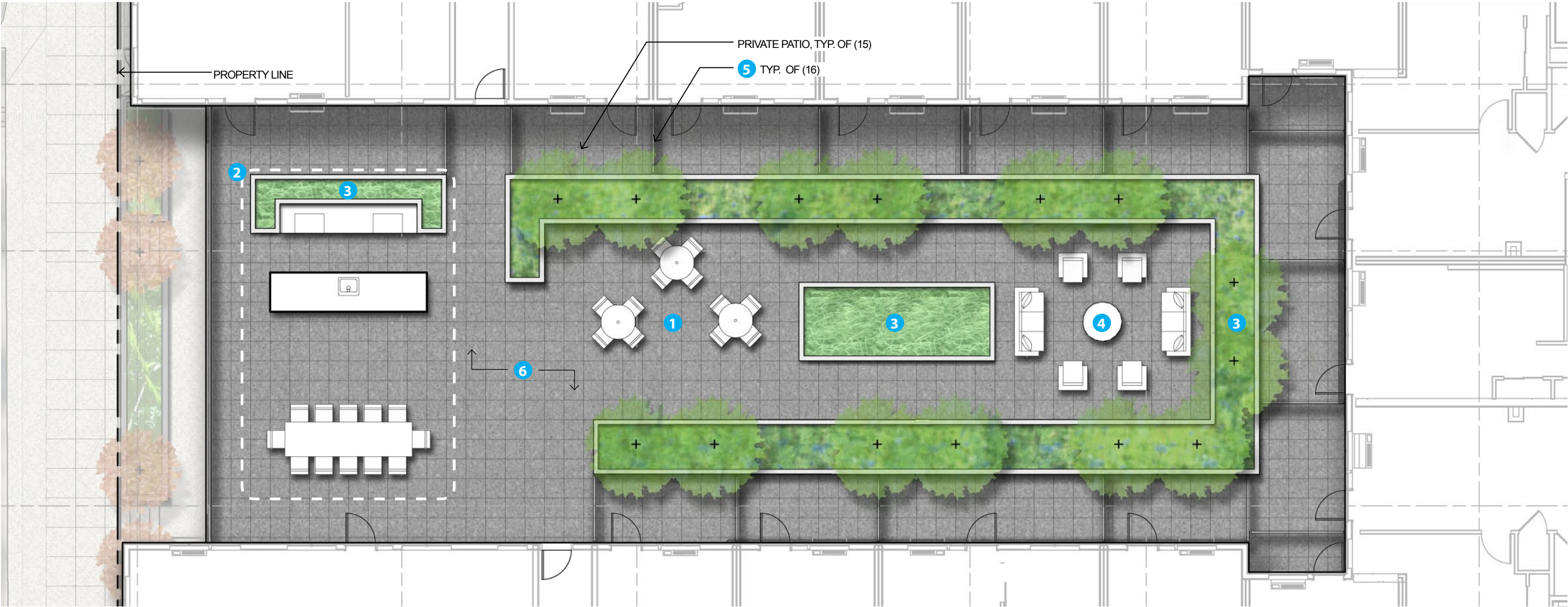
FIRE BOWL



PRIVACY SCREENS AT UNIT PATIOS

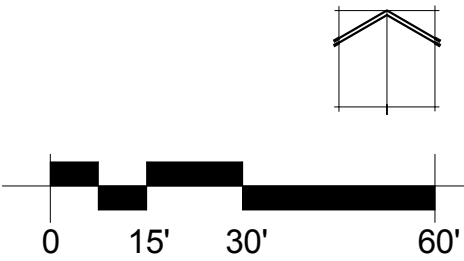
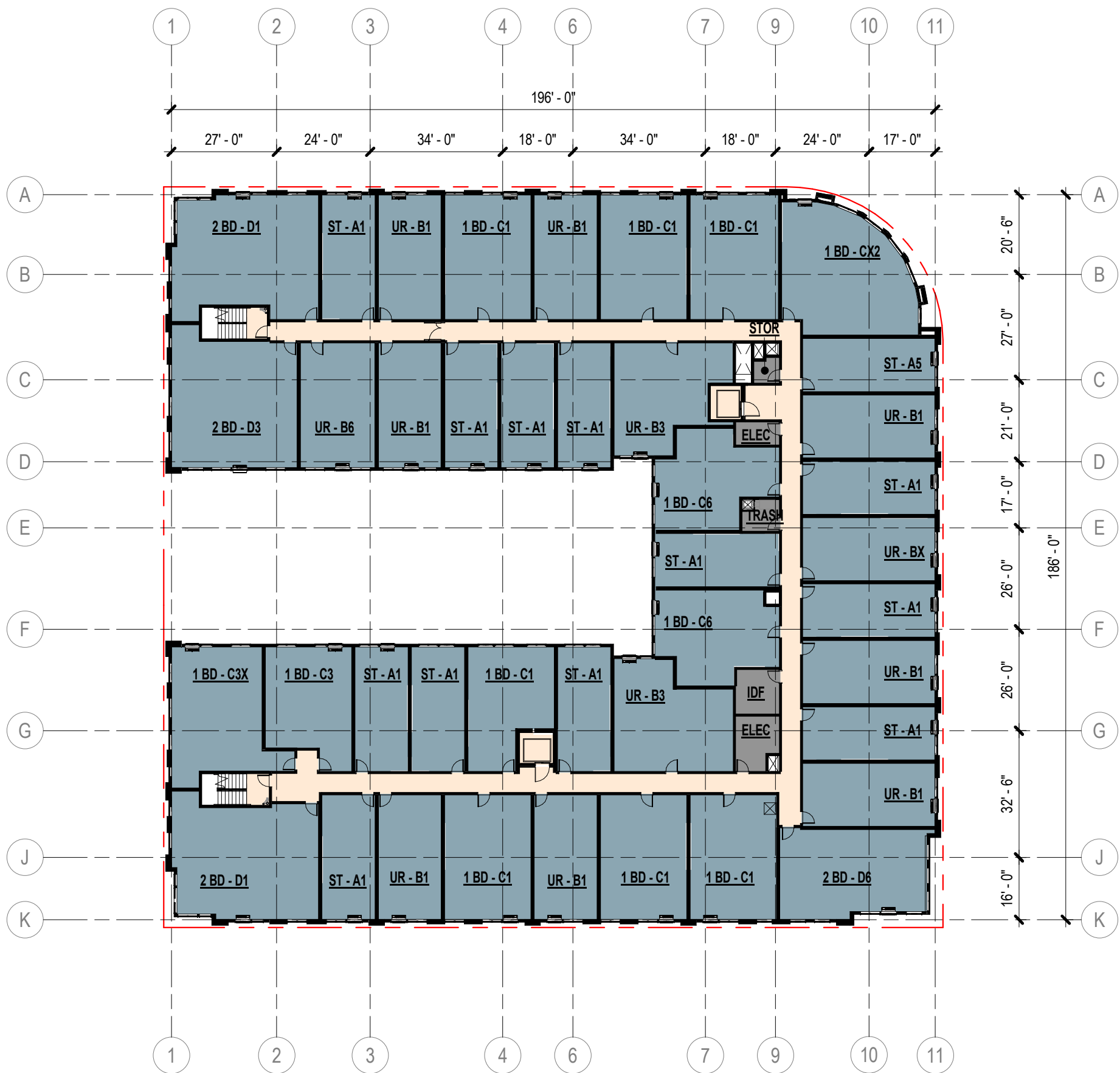


CONCRETE PEDESTAL PAVERS



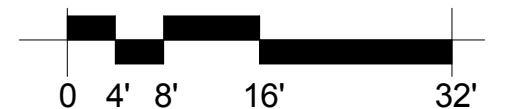


ARCHITECTURAL FLOOR PLAN | LEVEL 3 (4 - 6 SIM)





# BUILDING SECTION | NORTH / SOUTH





## CONTEXT | EXISTING CONTEXT IMAGES



1



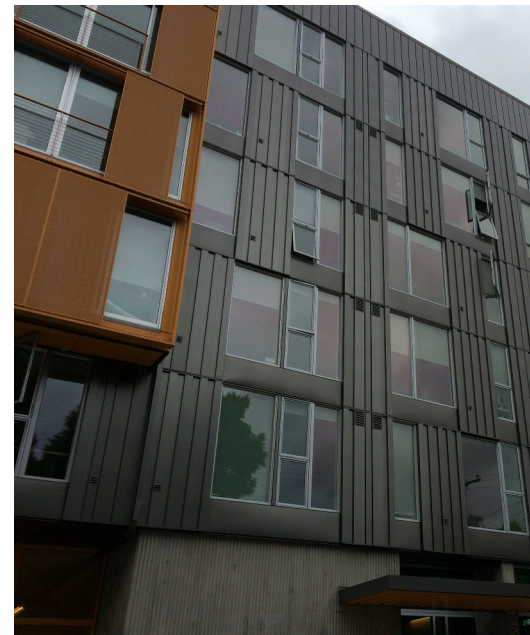
2



3



4



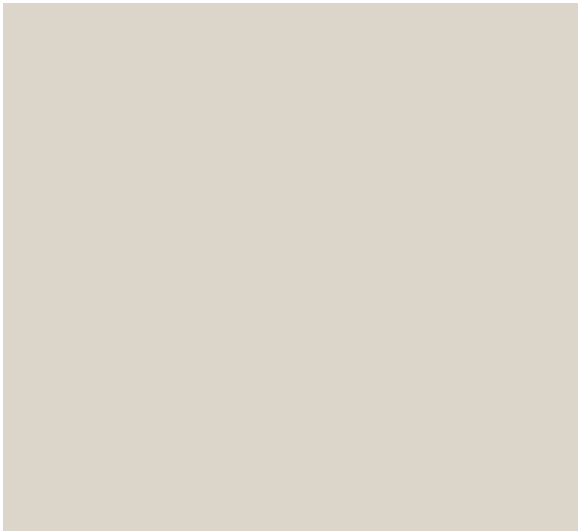
5



6

SEE EXISTING CONTEXT MAP  
(NEXT PAGE) FOR LOCATIONS





STUCCO 1 - OYSTER WHITE



STUCCO 2 - CHELSEA GRAY



STUCCO 4 - PERLE NOIR



SUCCO FACADE - BLOCK 37 EXAMPLE



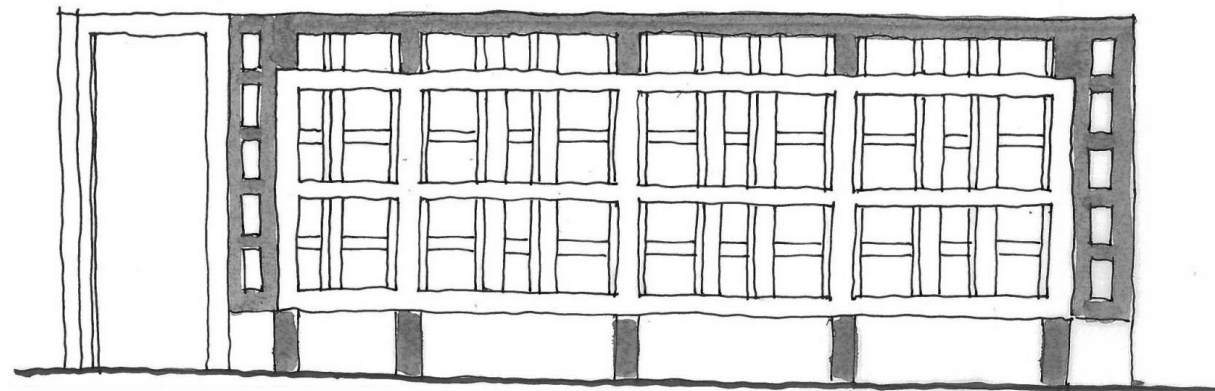
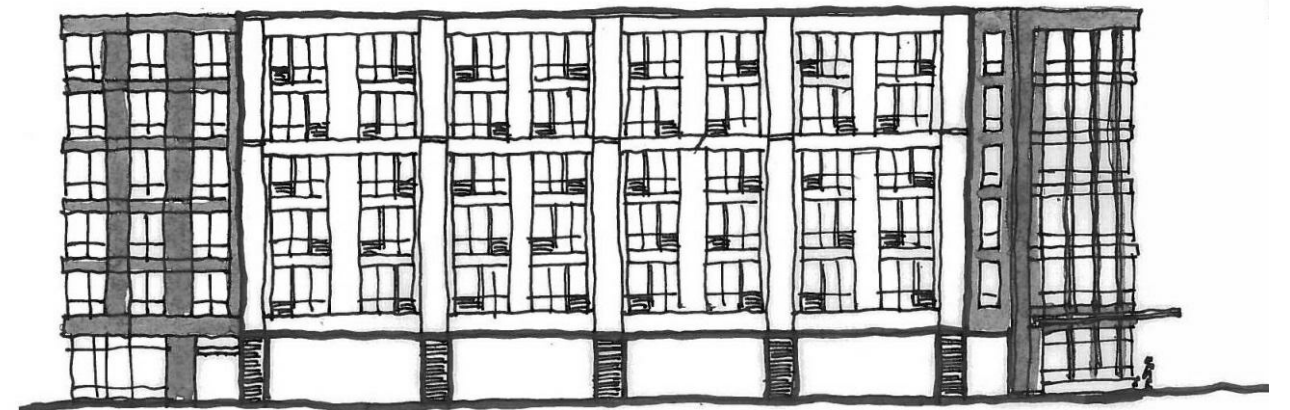
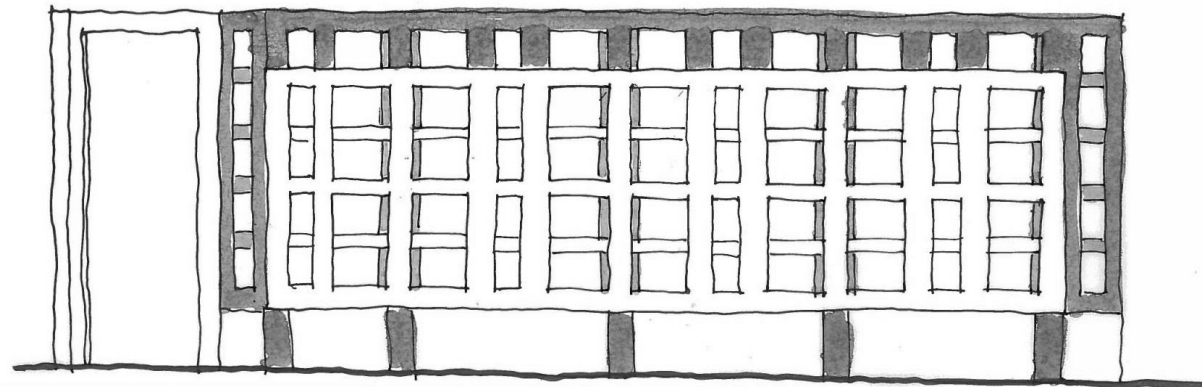
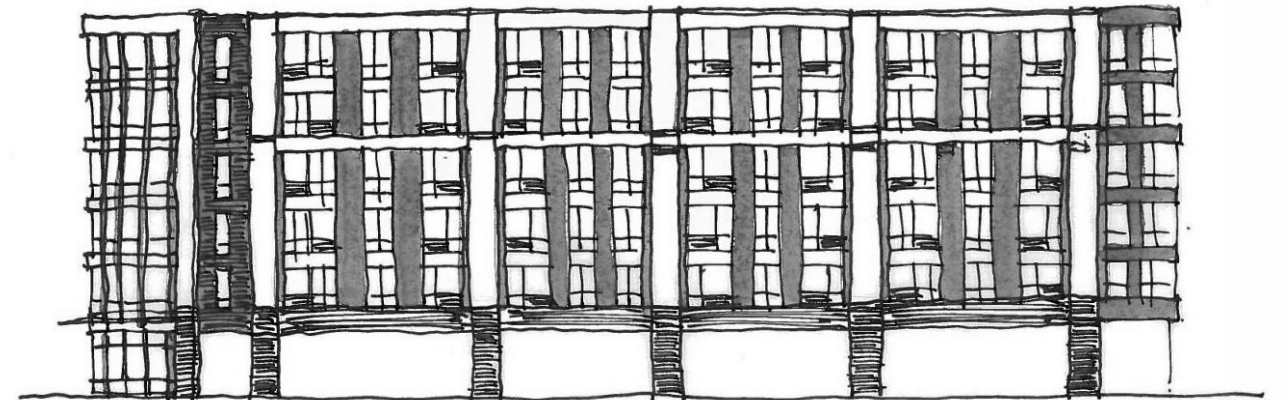
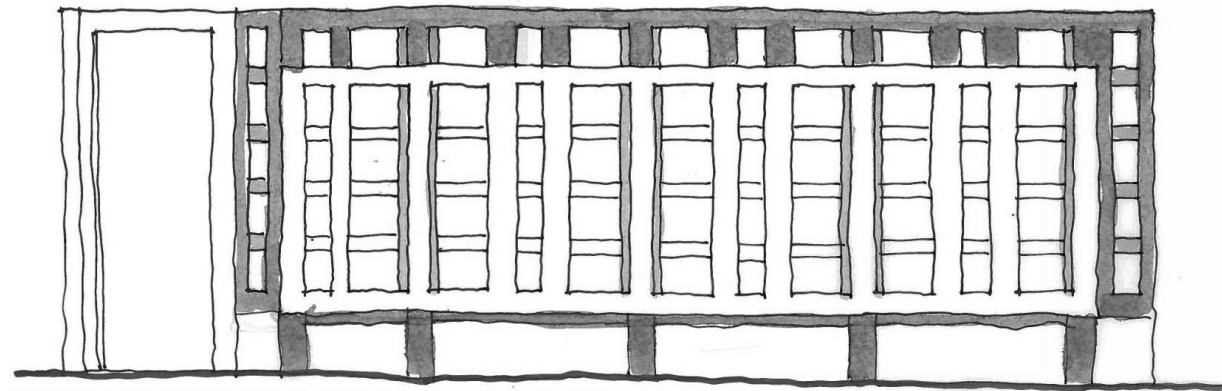
COLOR - DARK IRON SPOT

**NORMAN**  
3-1/2" x 2-3/16" x 11-1/2"  
(Cored/Solid, Velour Texture)  
Weight: Cored - 6.2 lbs. each  
Solid - 6.6 lbs. each  
Coverage: Veneer 4.5 pcs. per sq. ft. (using 1/2" grout line)  
Paving 3.0 pcs. per sq. ft. (using 1/2" grout line)

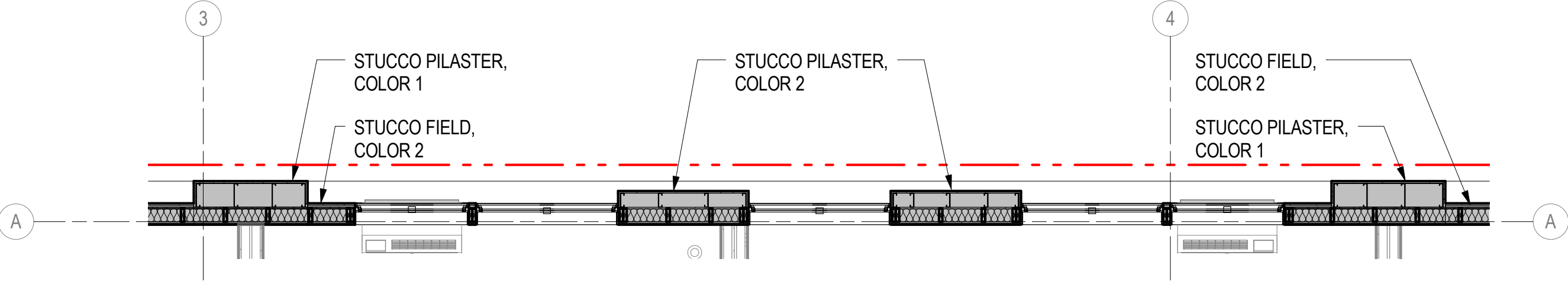
PRODUCT DESCRIPTION

Pacific Clay modular dark iron spot face brick offers a classic style that fits any architectural project. Combining a unique blend of clays and high temperature firing process, this clay face brick offers superior strength and durability to provide a lifetime of beauty. Also, with its low absorption and severe weather rating, this face brick can be installed virtually anywhere for a low maintenance, durable surface.

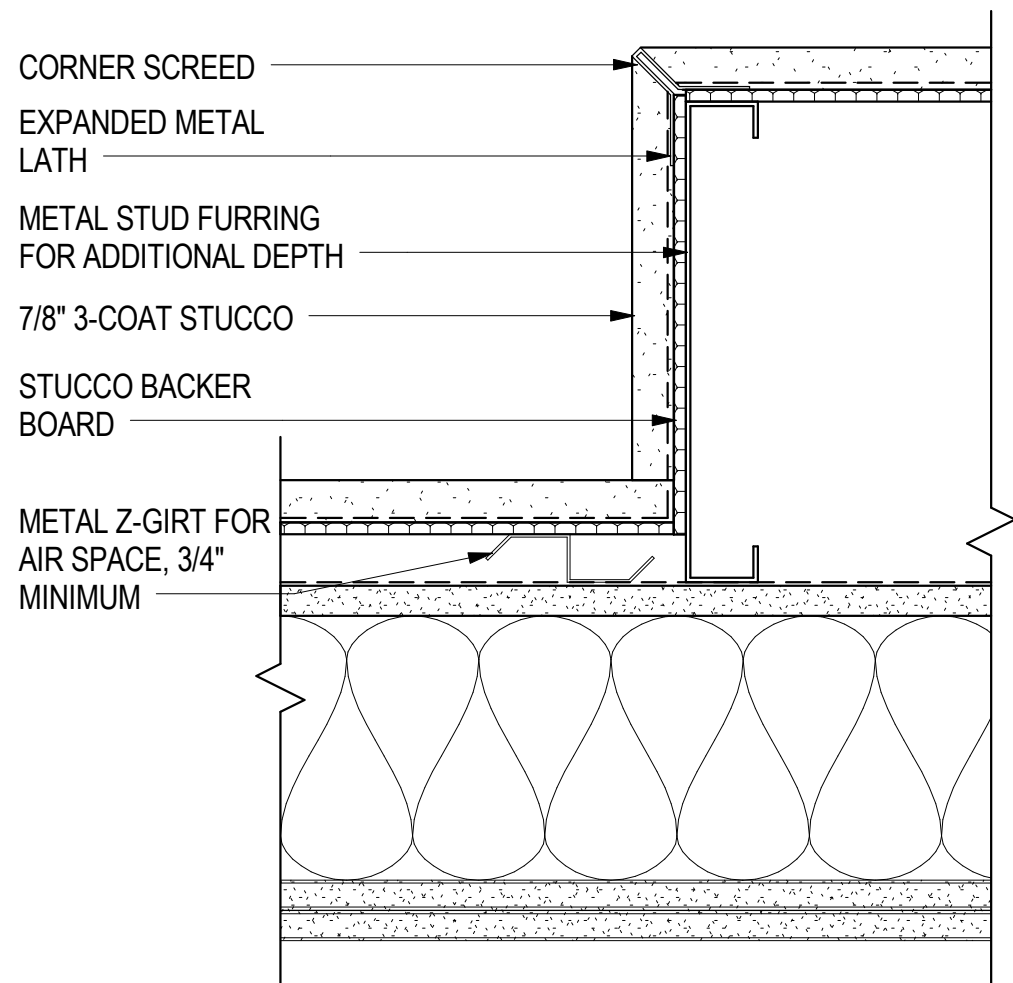








**1 DAR - RAINSCREEN STUCCO WALL**  
1/4" = 1'-0"



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



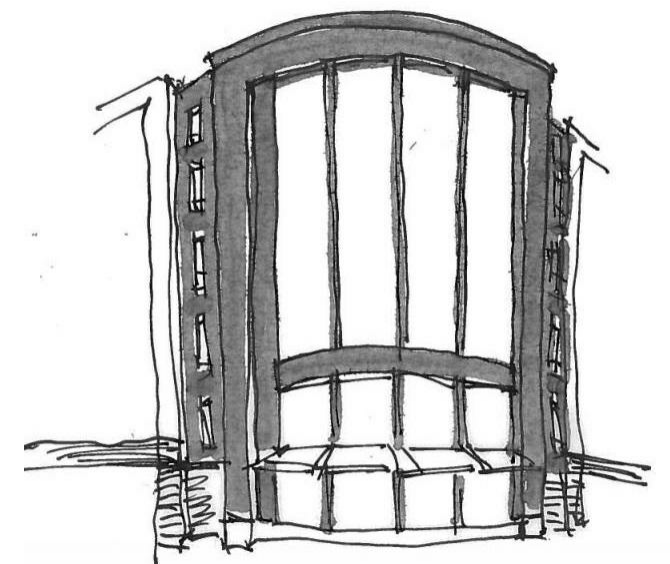
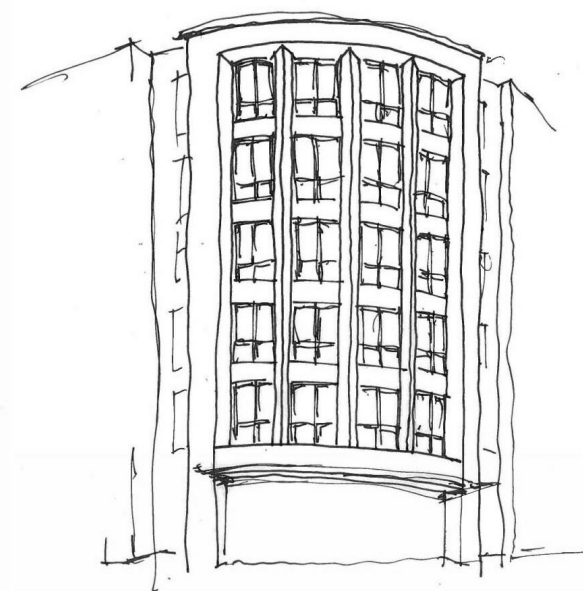




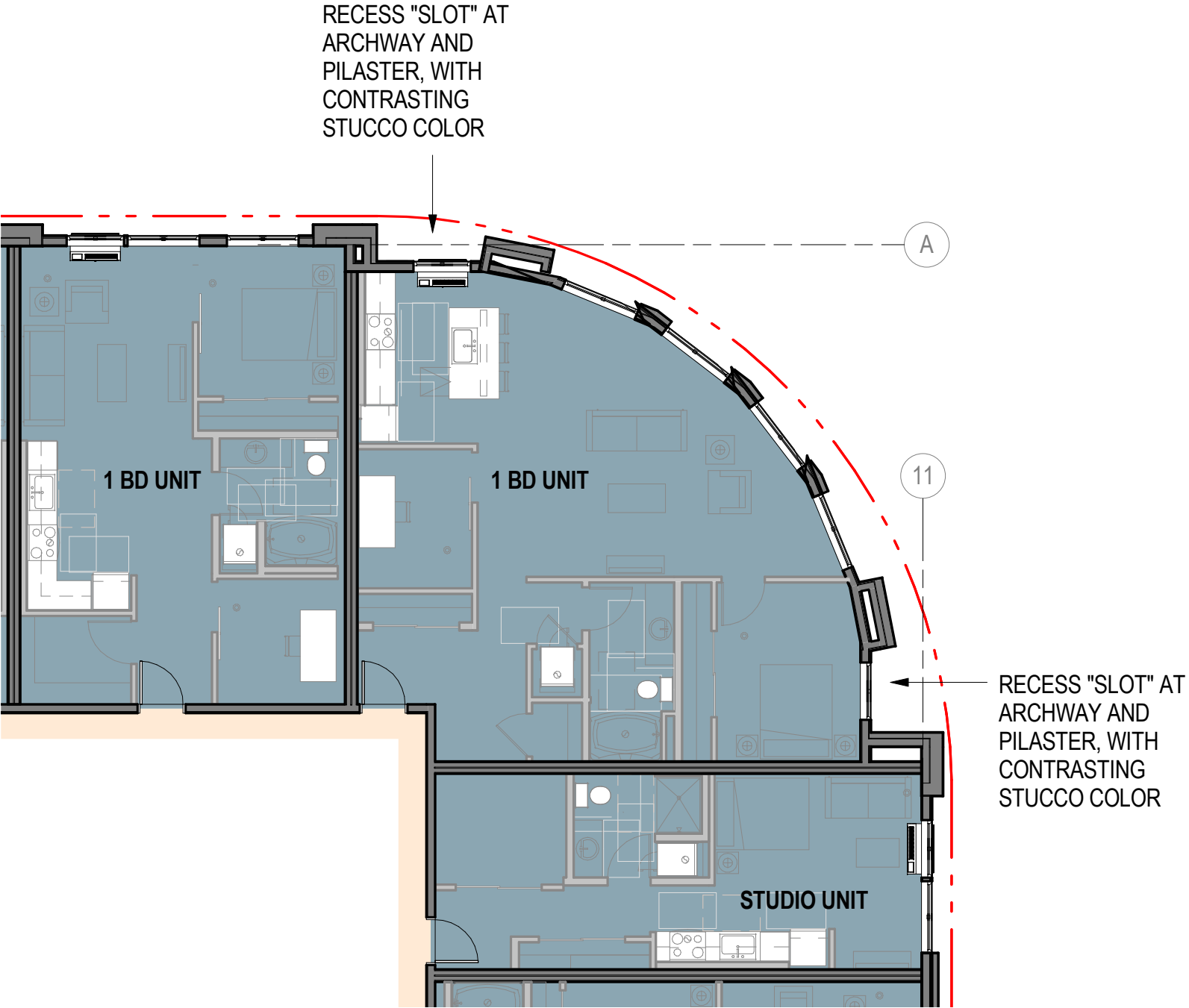
NE SANDY BLVD CORNER CONDITIONS



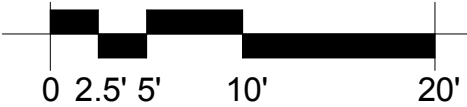
VIEW FROM NE SANDY BLVD





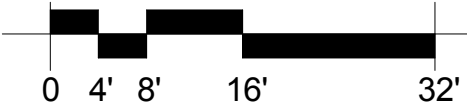
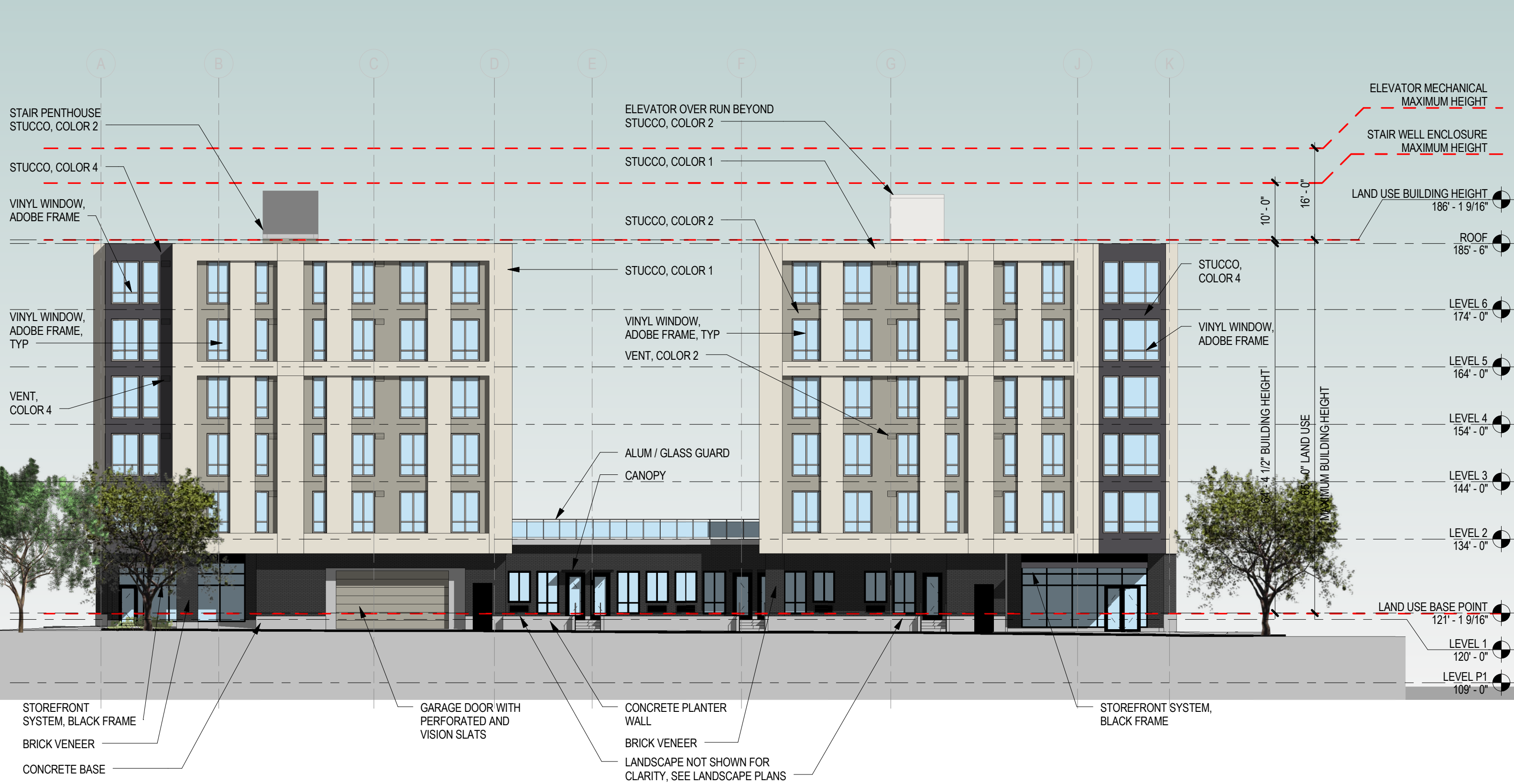


1 DAR - NE CORNER RESIDENTIAL UNIT  
1" = 10'-0"



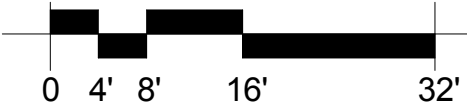


BUILDING ELEVATION | WEST



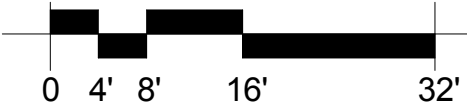


BUILDING ELEVATION | SOUTH



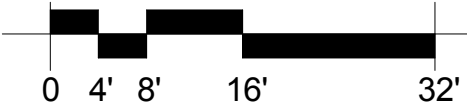


BUILDING ELEVATION | EAST





BUILDING ELEVATION | NORTH







NORTH ELEVATION - CODE COMPLIANT



NORTH ELEVATION - MODIFICATION



WEST ELEVATION - CODE COMPLIANT



WEST ELEVATION - MODIFICATION



## BUILDING HEIGHT - NORTH ELEVATION

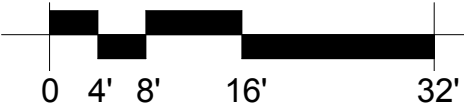


**MODIFICATION:**  
33.140.210 HEIGHT

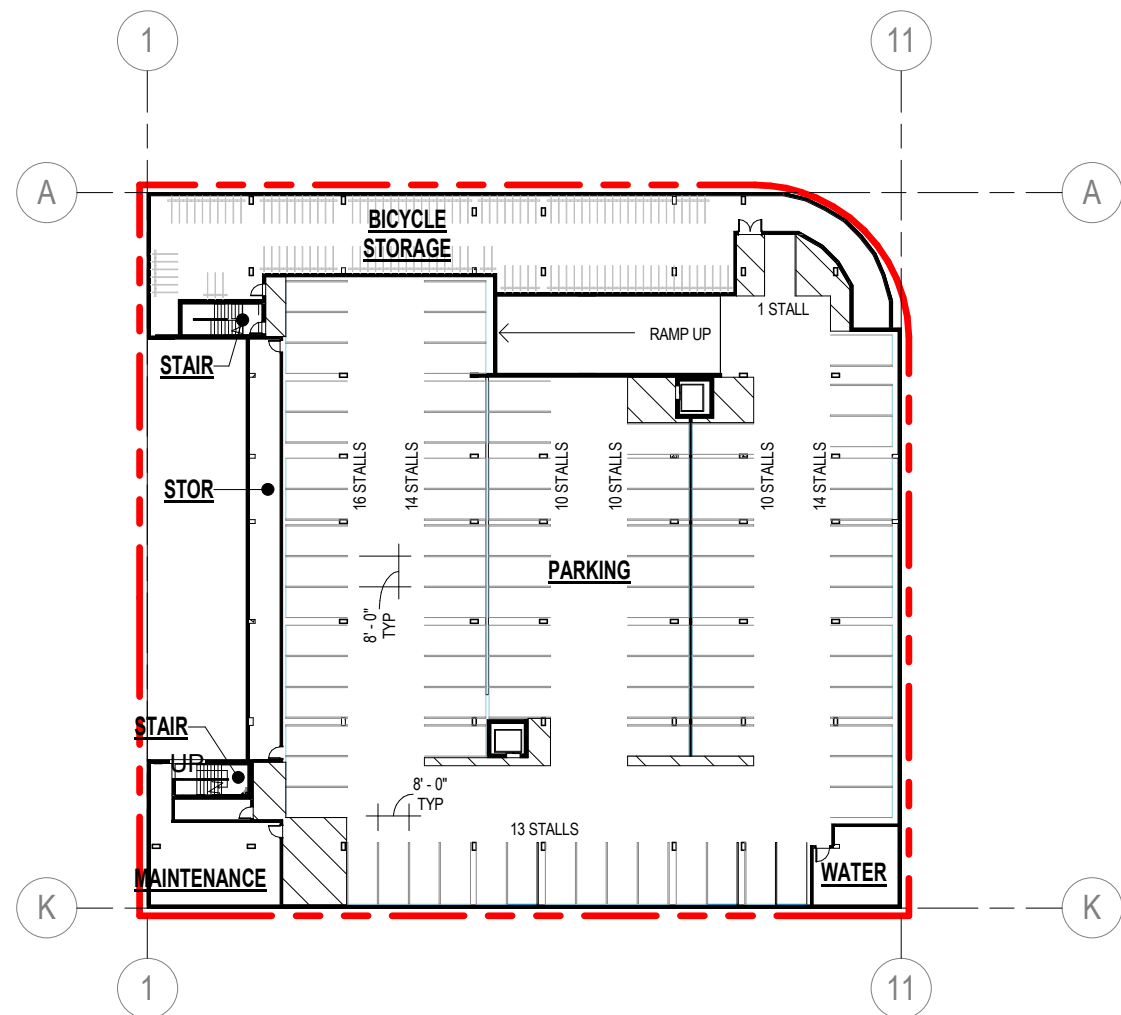
**REQUIREMENT:**  
PER TABLE 140-3 - 65 FEET

**JUSTIFICATION FOR ALTERNATE PROPOSAL:**

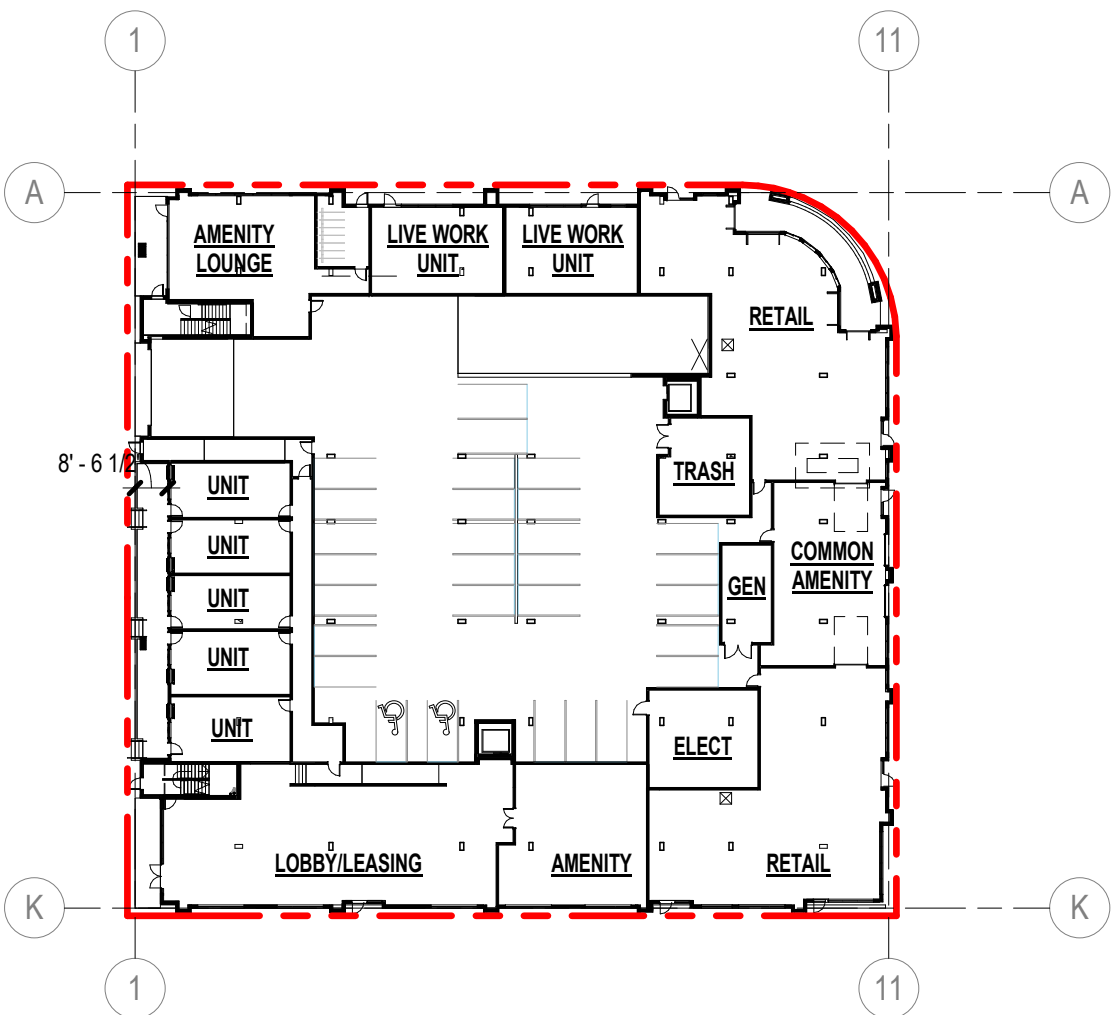
IN ORDER TO PROVIDE A HIGHER QUALITY STREET-LEVEL RETAIL SPACE, AND A BETTER PROPORTION AND BALANCED BUILDING FACADE, WE REQUEST A 4'-0" INCREASE IN ALLOWABLE BUILDING HEIGHT (LAND USE). A 1'-6" ADDITIONAL HEIGHT AT THE BASE CREATES AN IMPROVED CEILING HEIGHT FOR THE RETAIL, AND PROVIDES A MORE SUBSTANTIAL 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.







**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)**

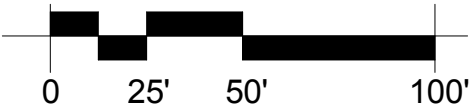
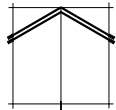
WIDTH = 8' - 6"  
STALL DEPTH = 16' - 0"  
2-WAY AISLE = 20' - 0"

**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.

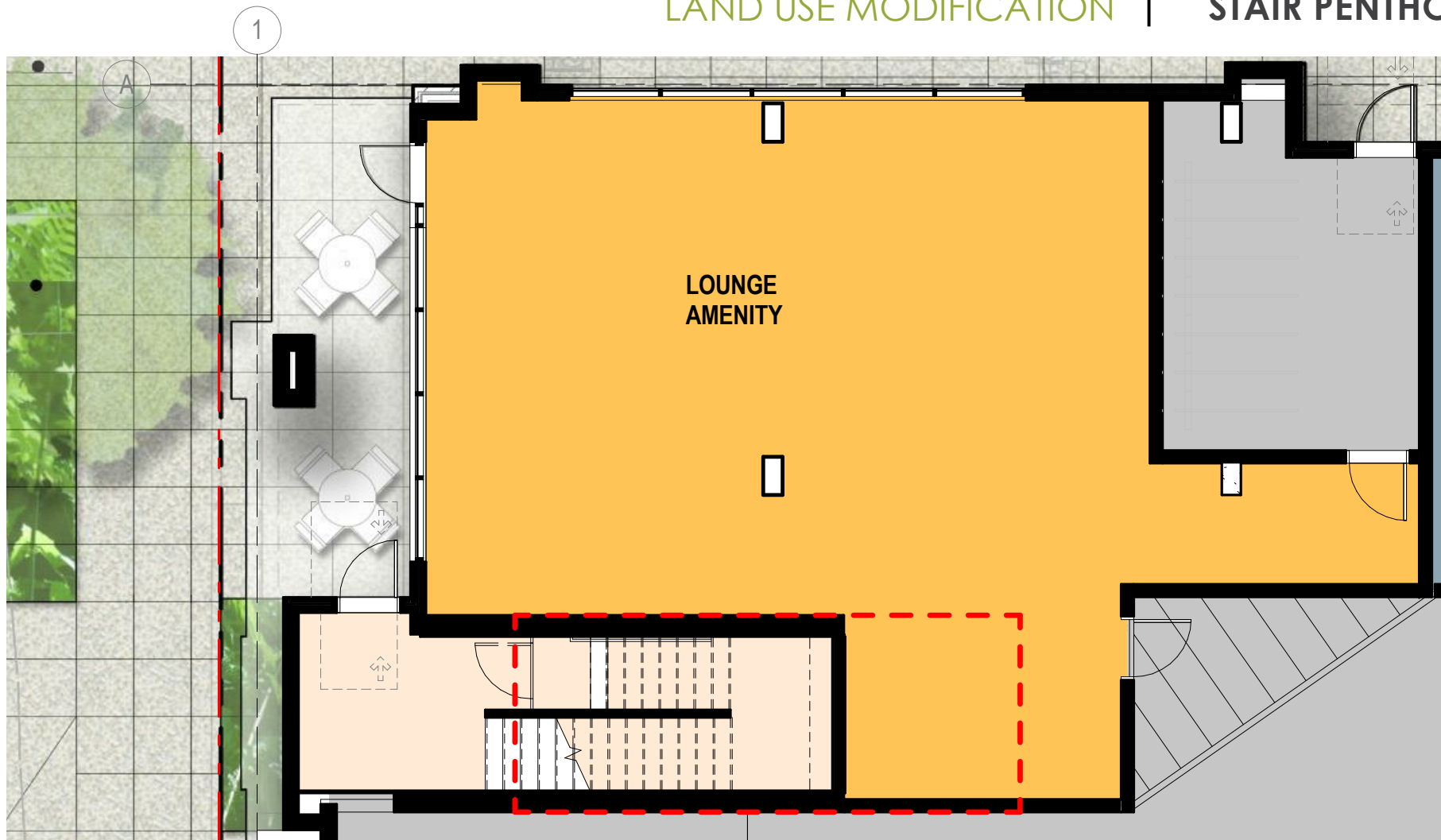
**ALTERNATE PROPOSAL: (90 DEGREE PARKING)**

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





## STAIR PENTHOUSE SETBACK



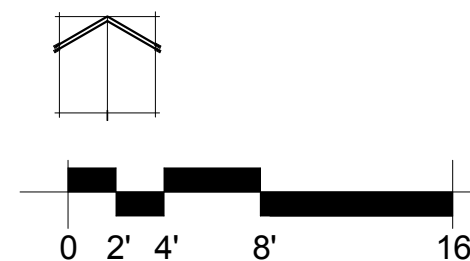
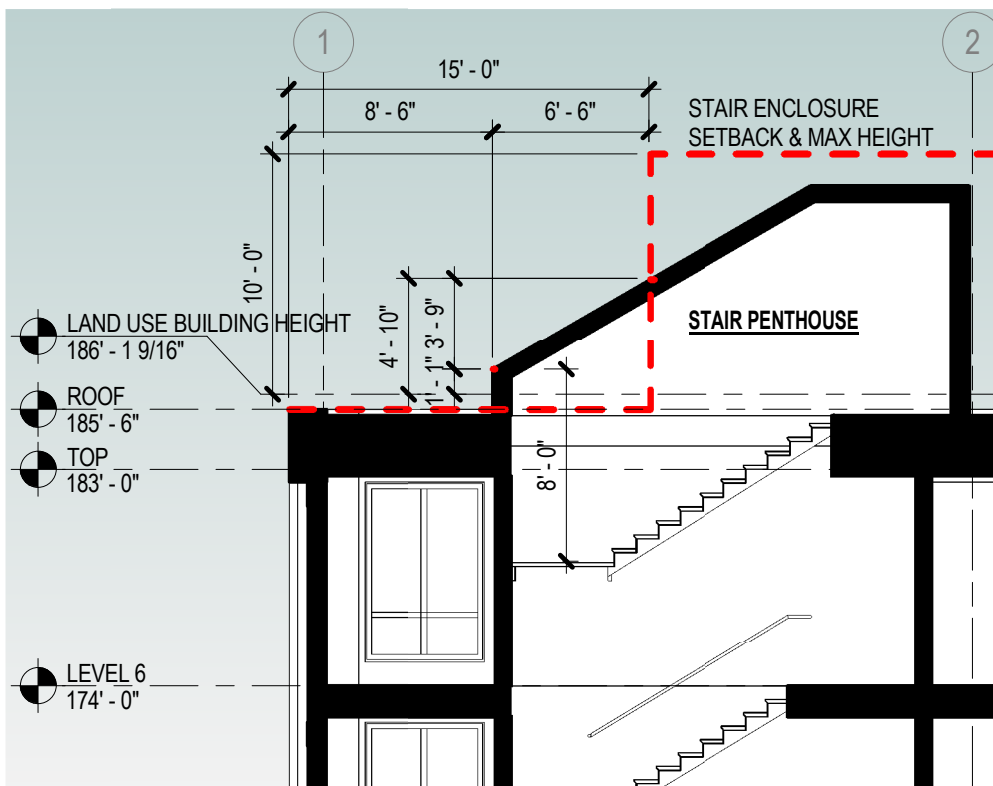
### 33.140.210.B HEIGHT - ROOFTOP ACCESS AND MECHANICAL EQUIPMENT

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 DEEPER 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.















1 NE 14th AVENUE - VIEW NORTH



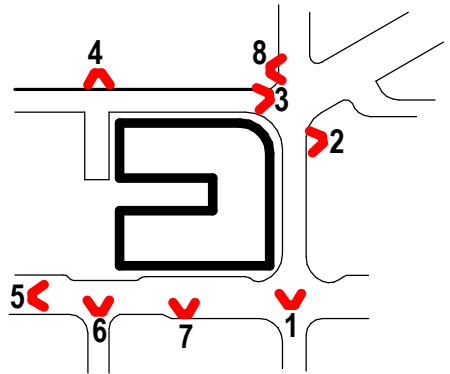
2 INTERSECTION NE 14th AVENUE AND NE COUCH STREET - VIEW WEST



3 NE COUCH STREET - VIEW WEST



4 NE 13TH AVENUE - VIEW SOUTH







5 E BURNSIDE STREET - VIEW EAST



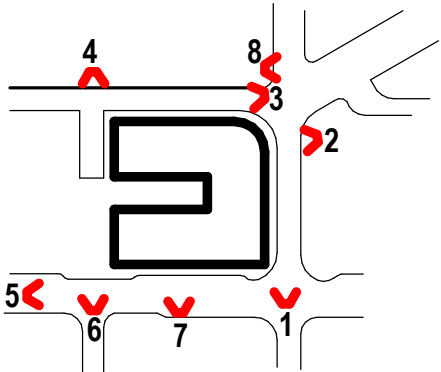
6 NE 13TH AVENUE - VIEW NORTH



7 MIDBLOCK E BURNSIDE STREET - VIEW NORTH



8 INTERSECTION NE COUCH SREET & NE SANDY BLVD - VIEW EAST





ARCHITECTURAL FLOOR PLAN | LEVEL P1 (LOWER PARKING)

