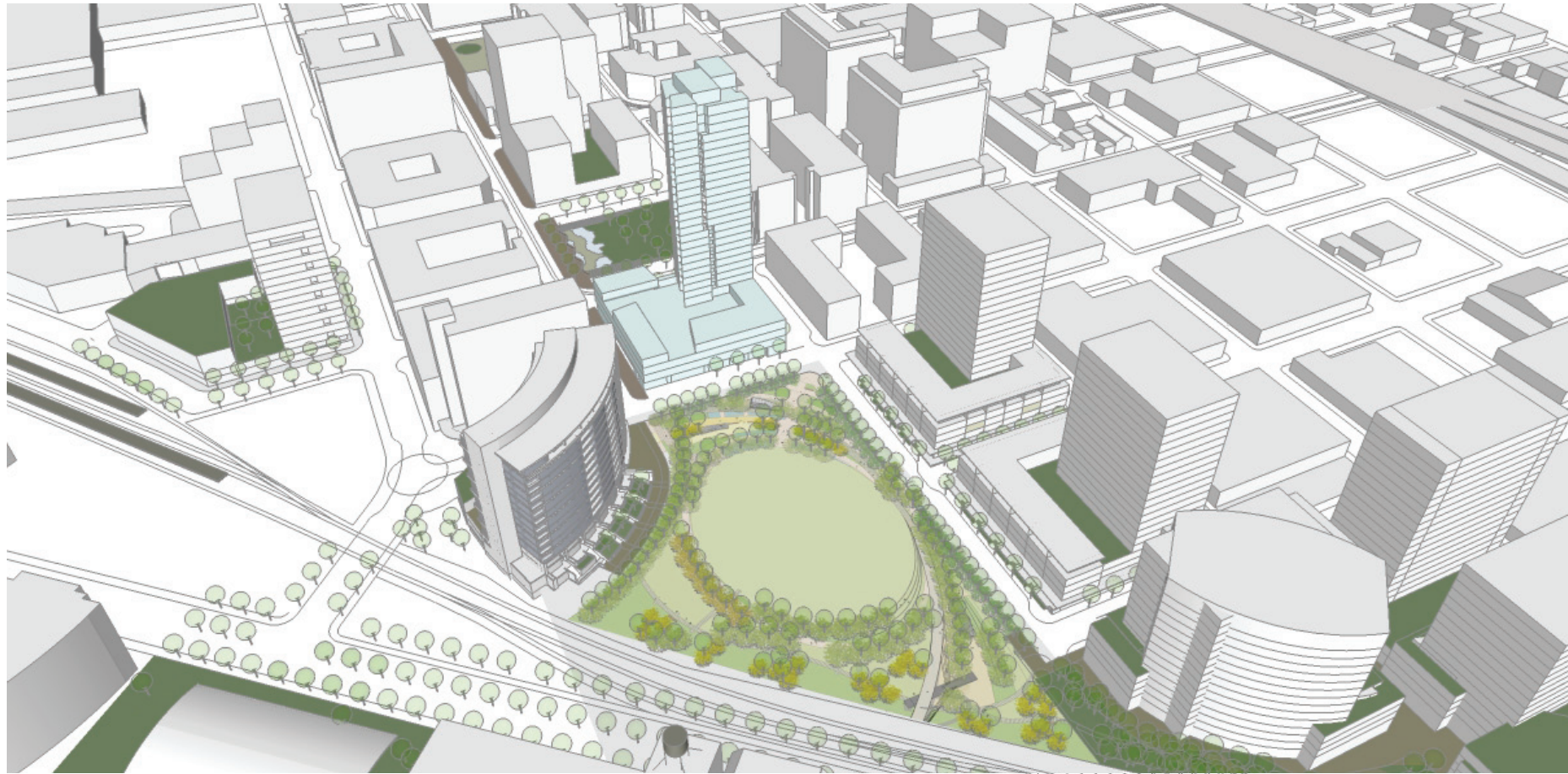




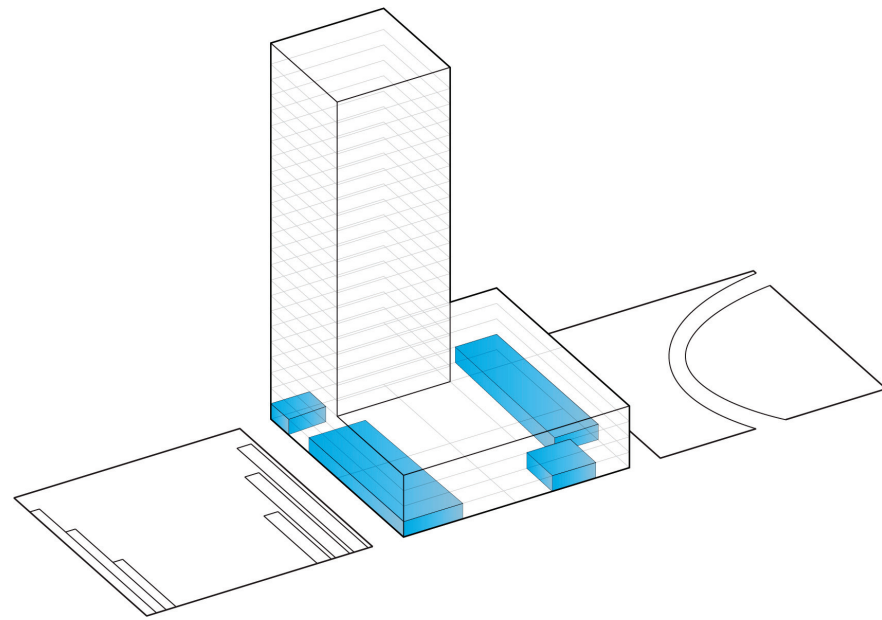
HOYT. BLOCK 15
boora



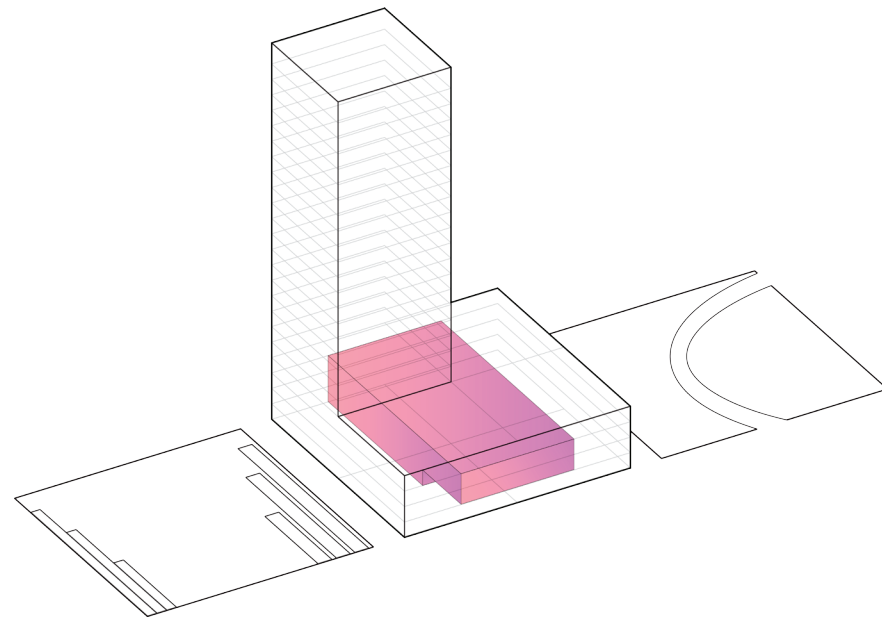
Potential Future Context - View from North



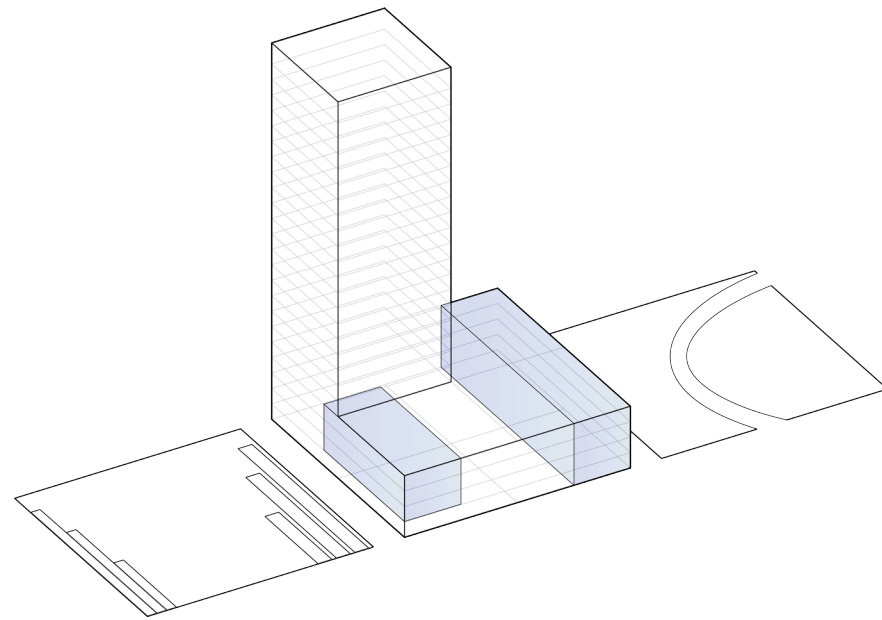
Potential Future Context - View from South



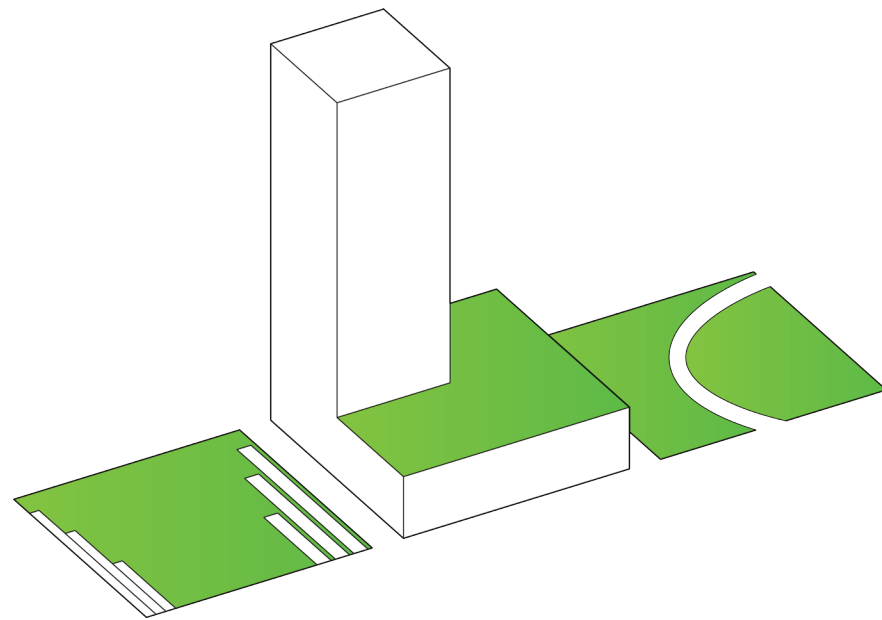
Retail / Work



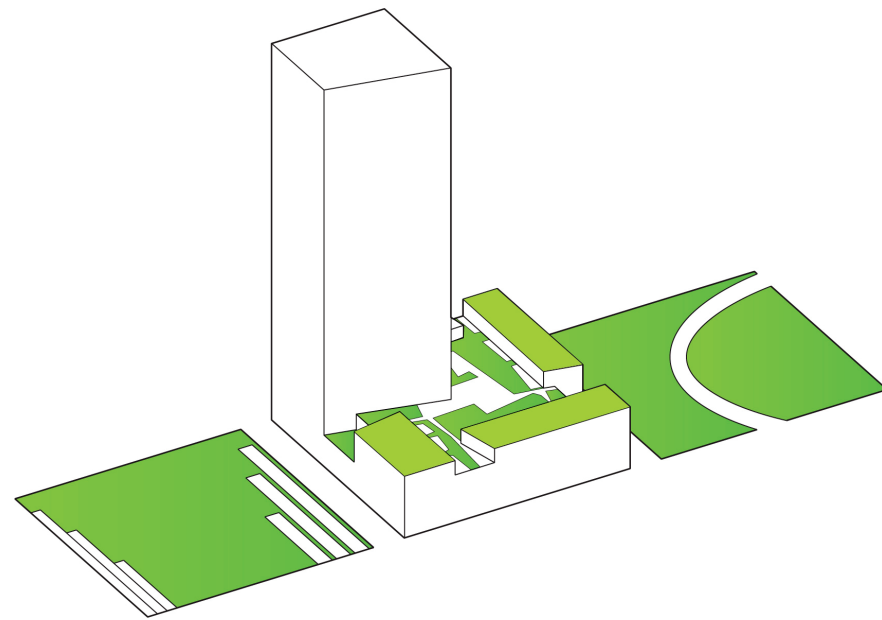
Parking



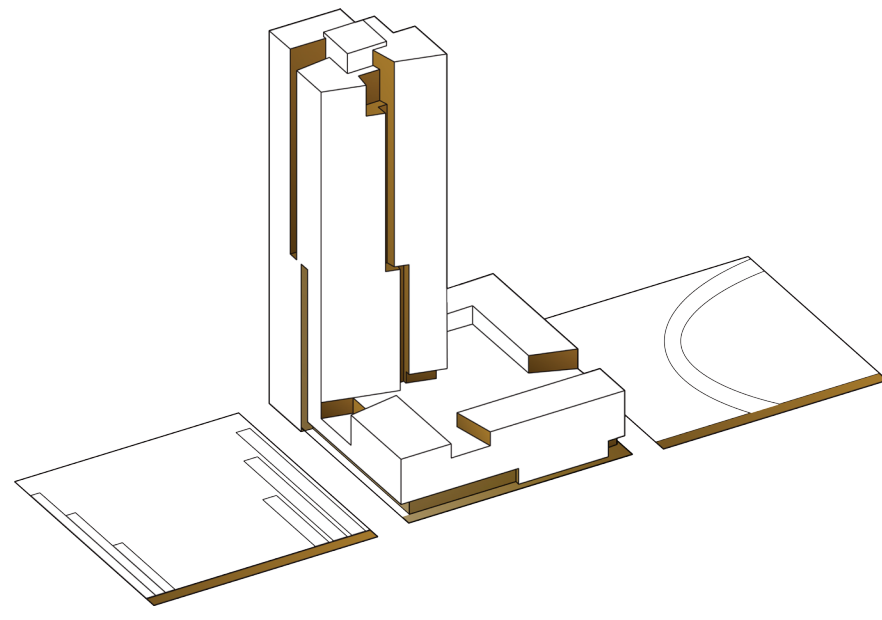
Residential Wrap



Continuous Landscape

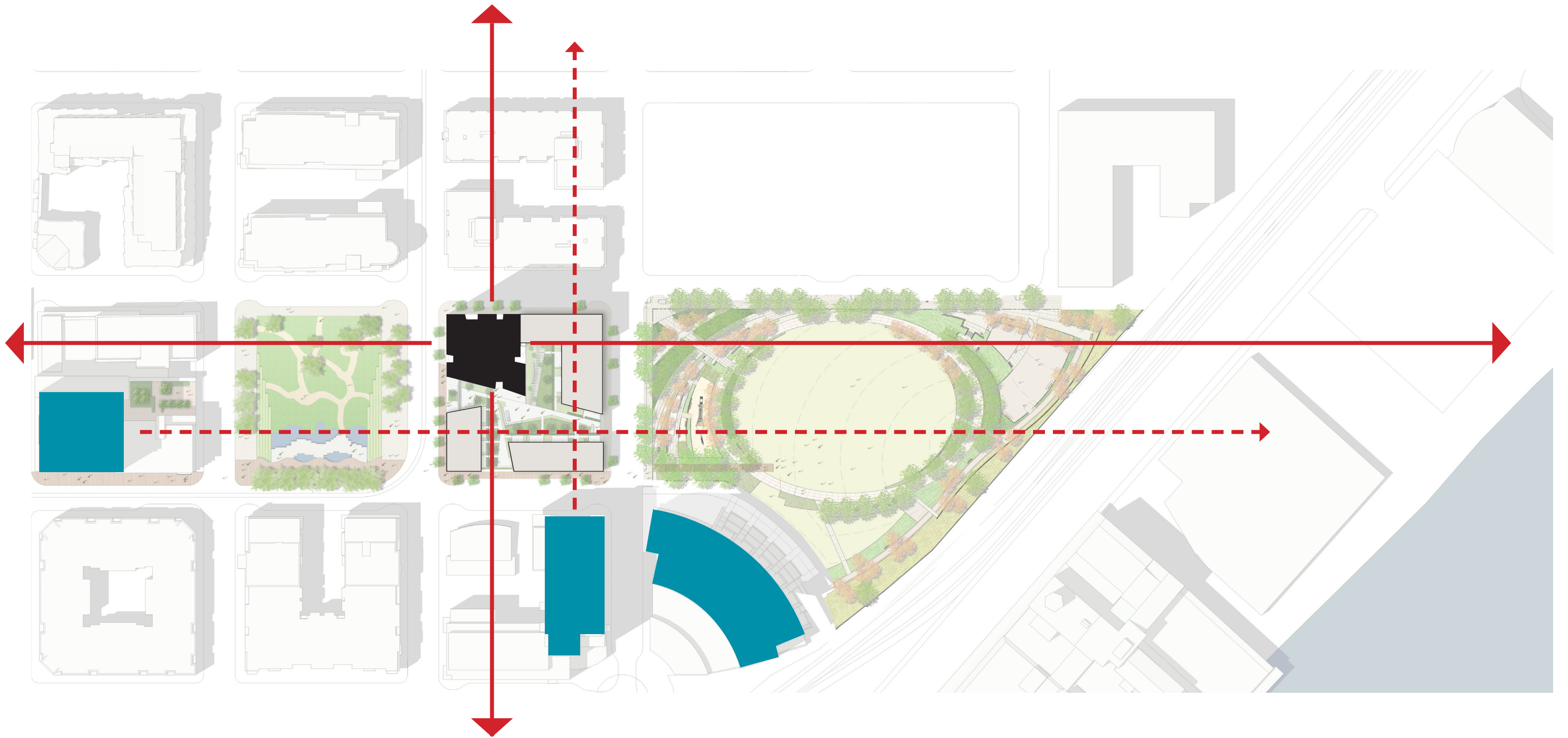


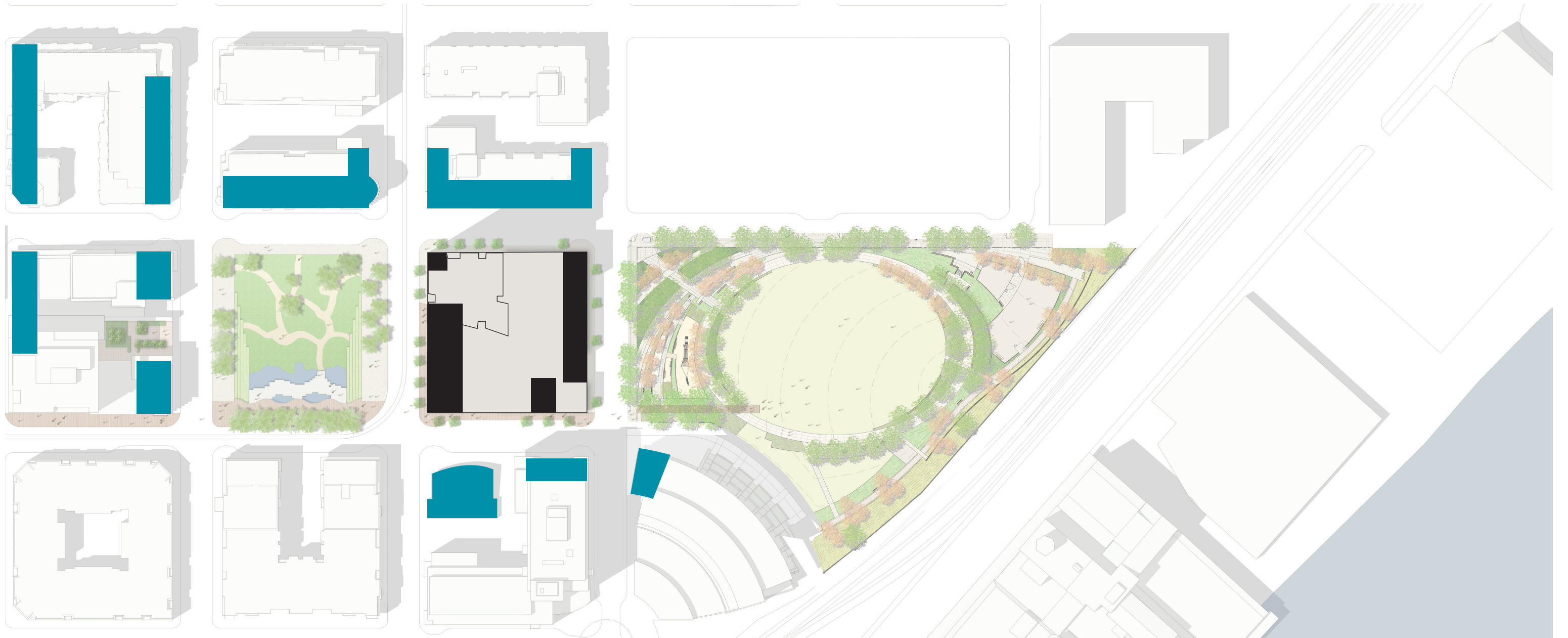
Landscape Within

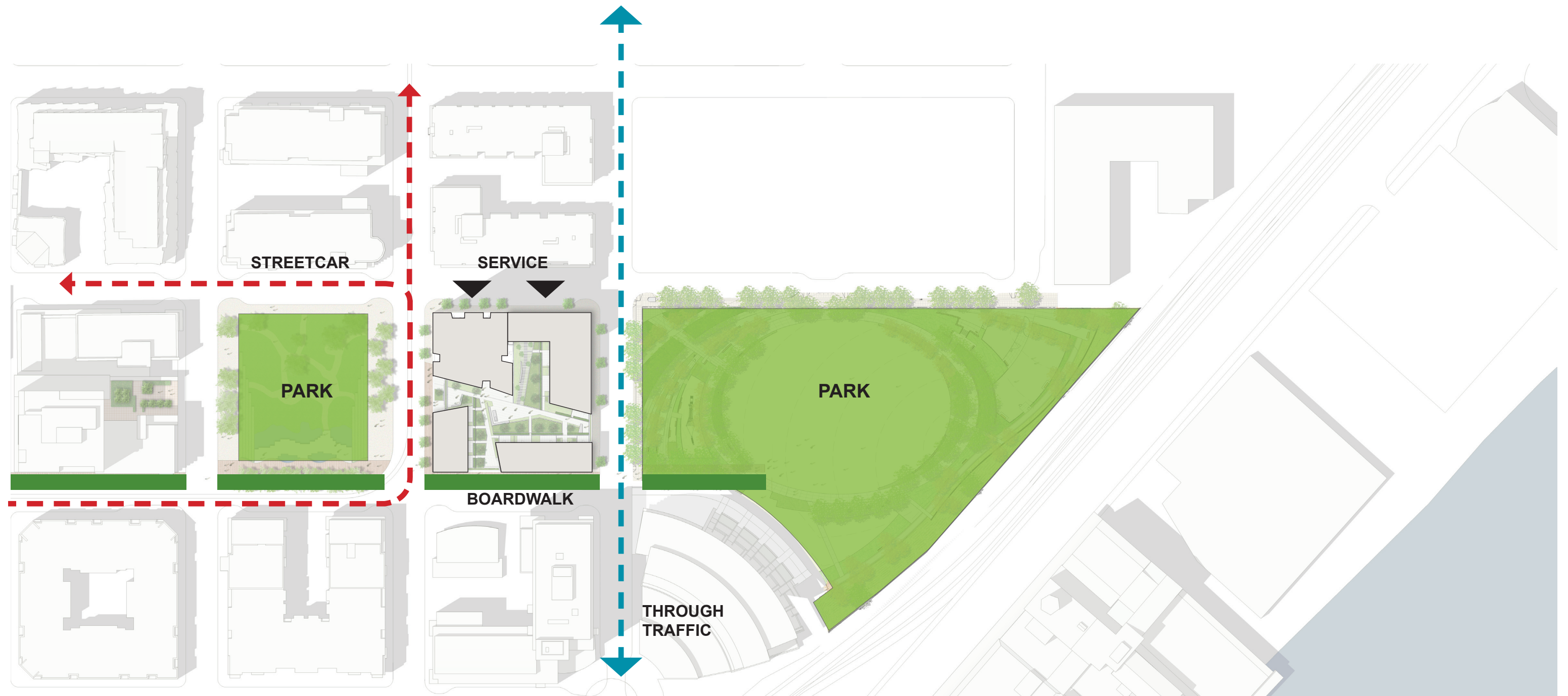


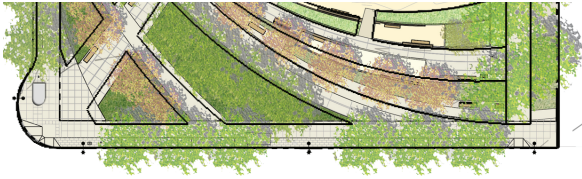
Verticality



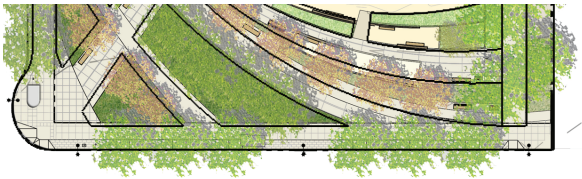
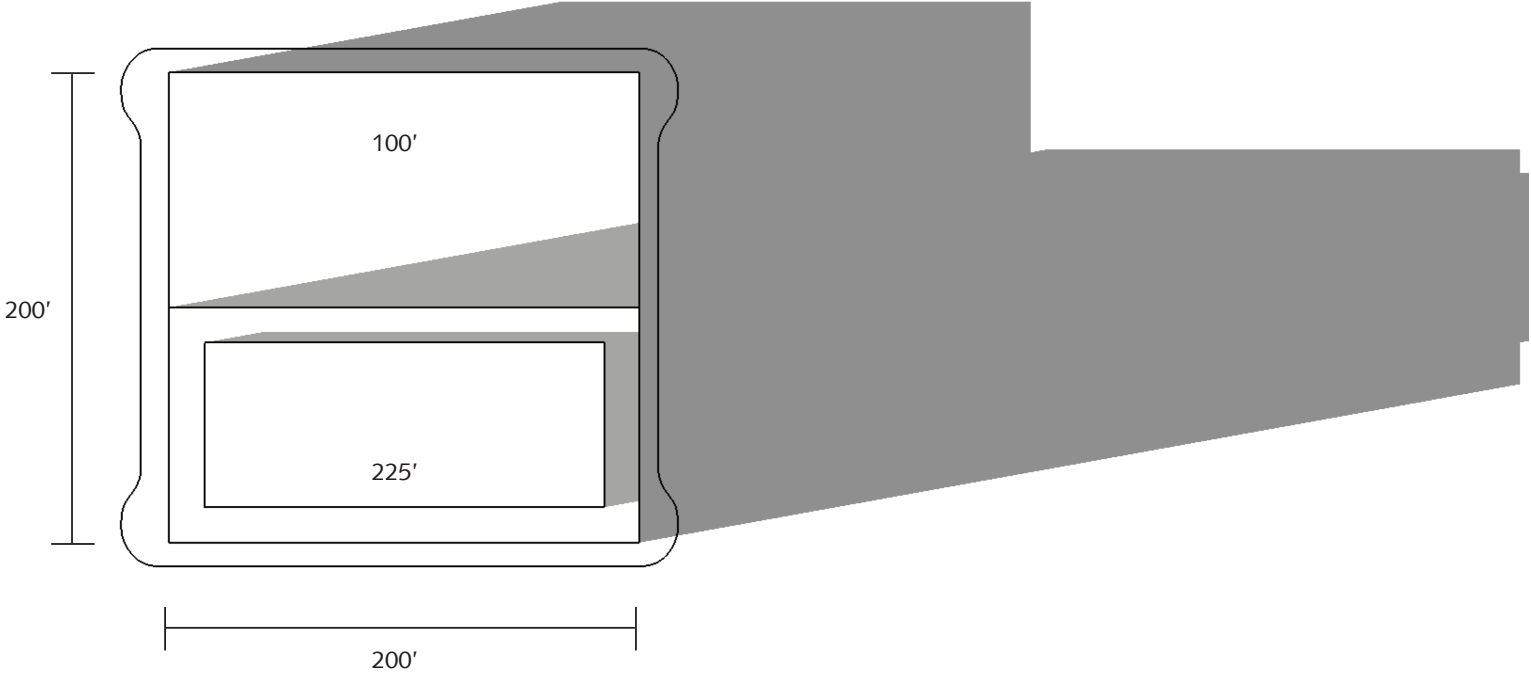




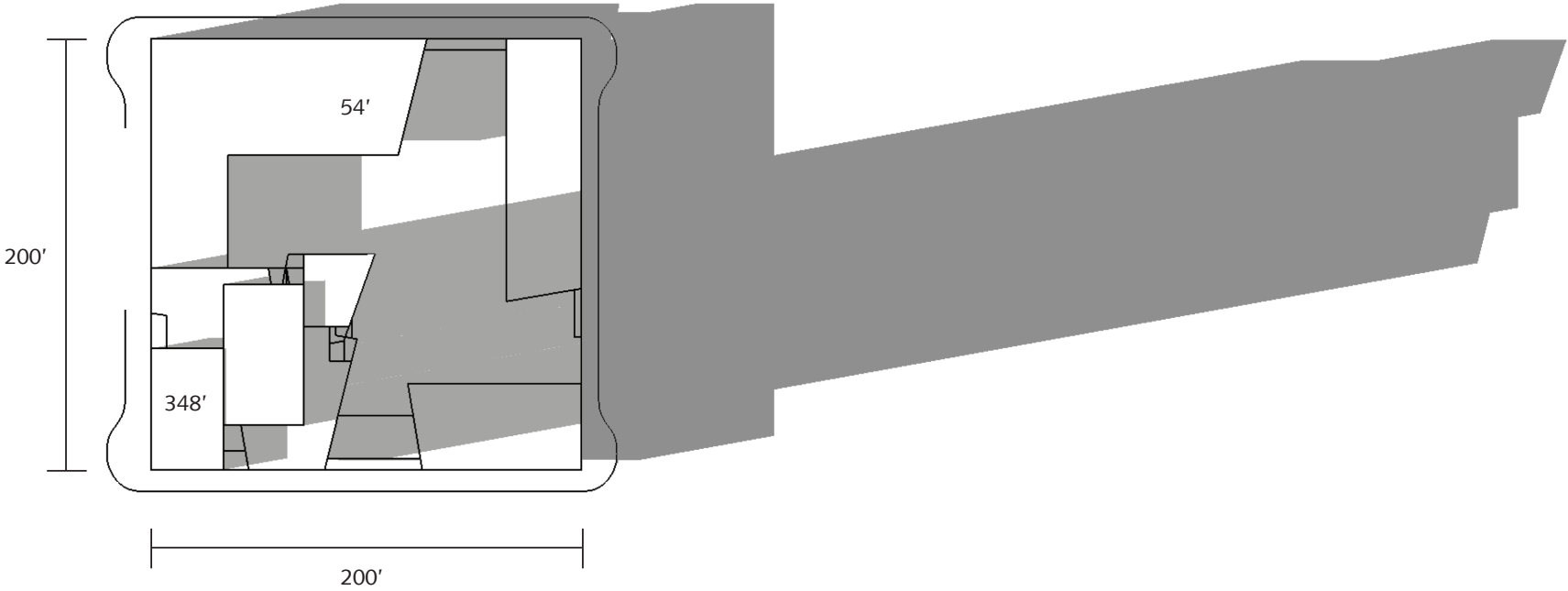




Zoning
63,837 SF

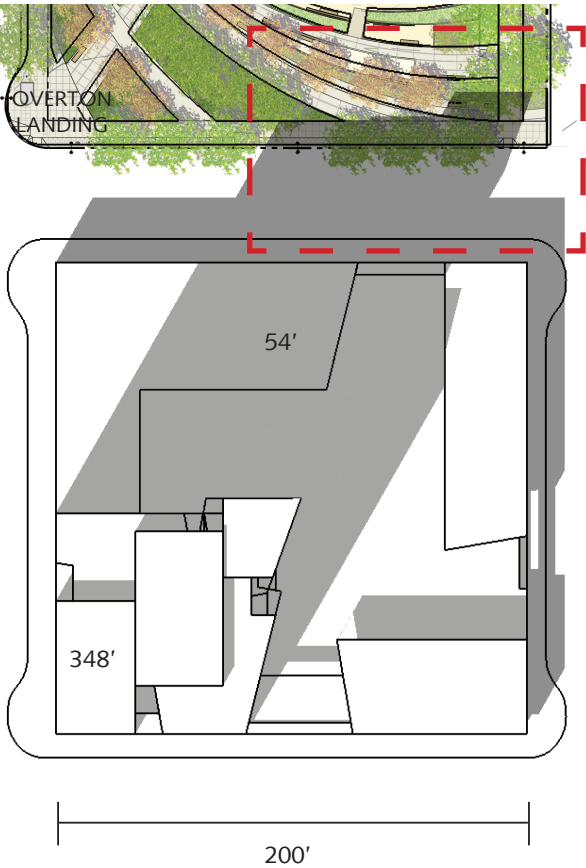
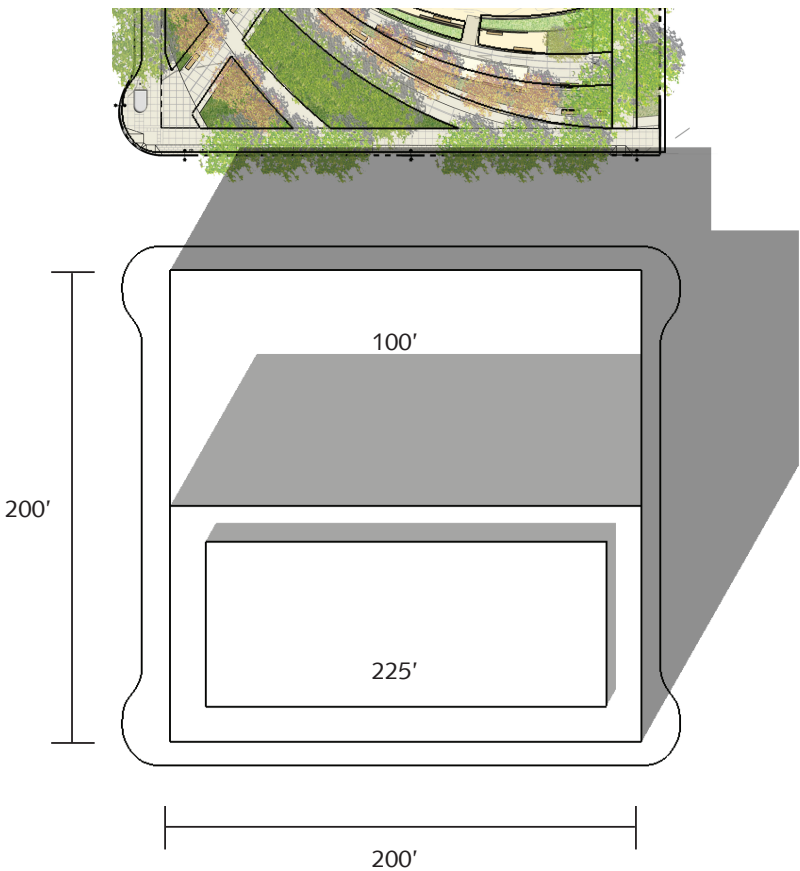


Block 15
58,420 SF

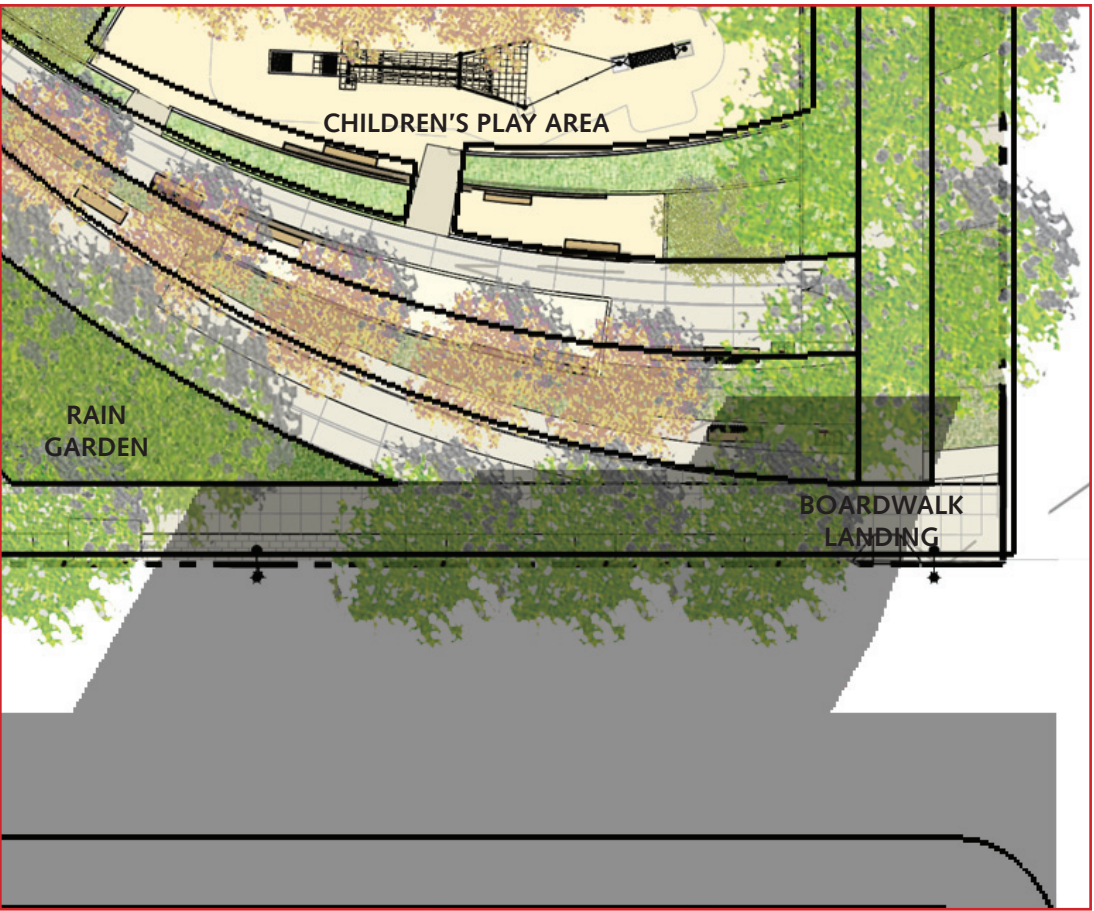


April 21, 2013
NOON

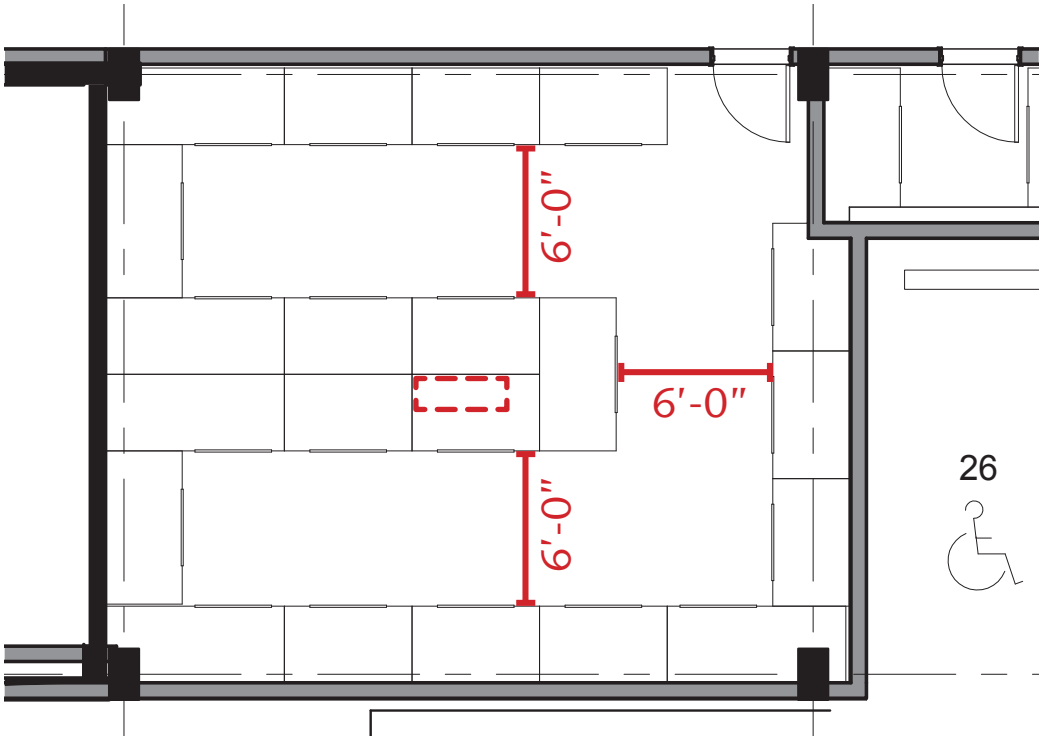
Zoning
21,268 SF



Block 15
12,450 SF
470 SF on Park



Auxillary Bike Storage (3' - 8" X 1' - 4" space)

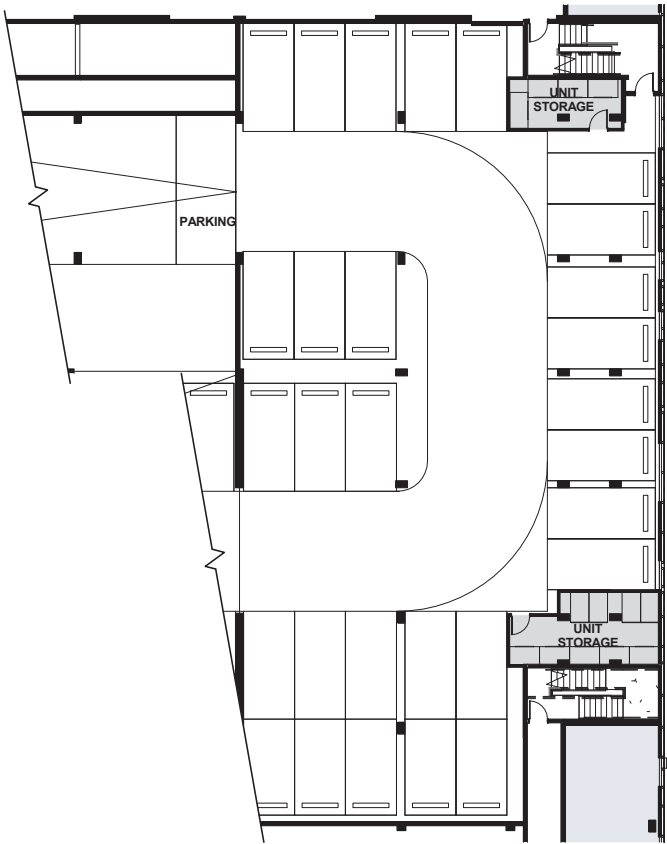


South Half of Block: 18,645 SF
Active Use: 9099 SF - 48%

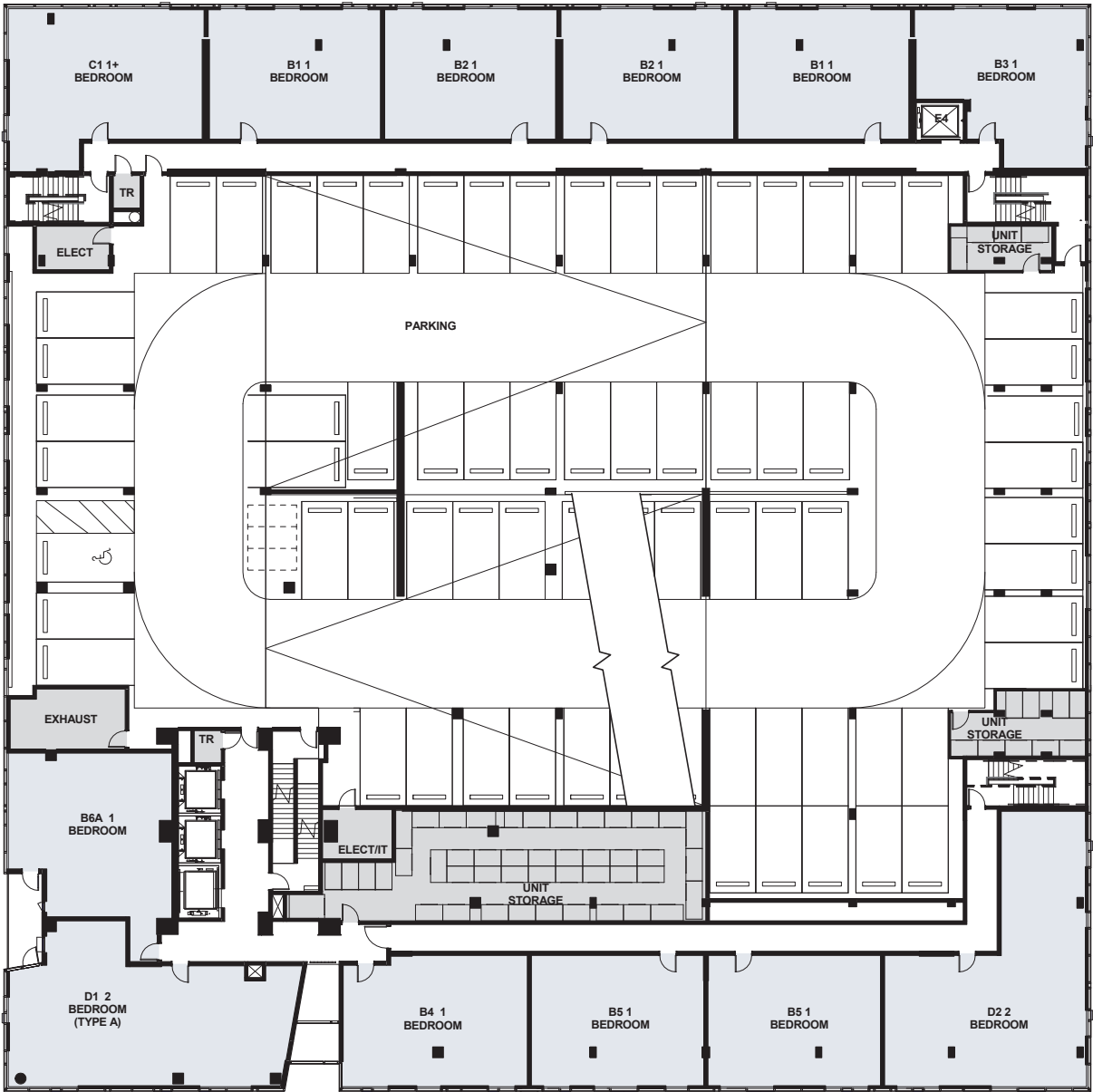
- Residential
- Lobby
- Retail
- Common
- Active Use
- Outdoor Landscape



Mezzanine



Level 02 Plan



- Residential

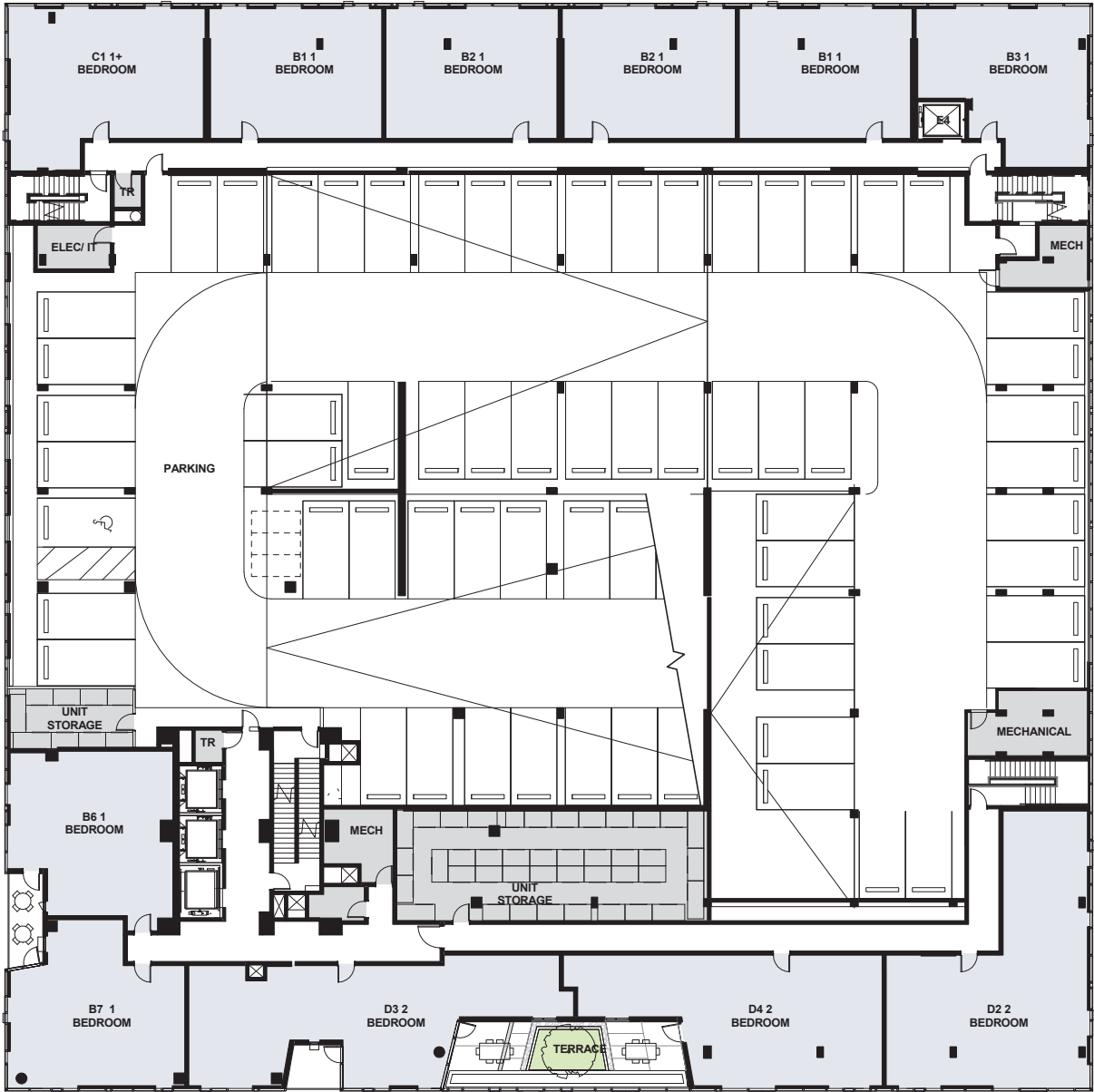
Lobby
- Retail

Common
- Active Use

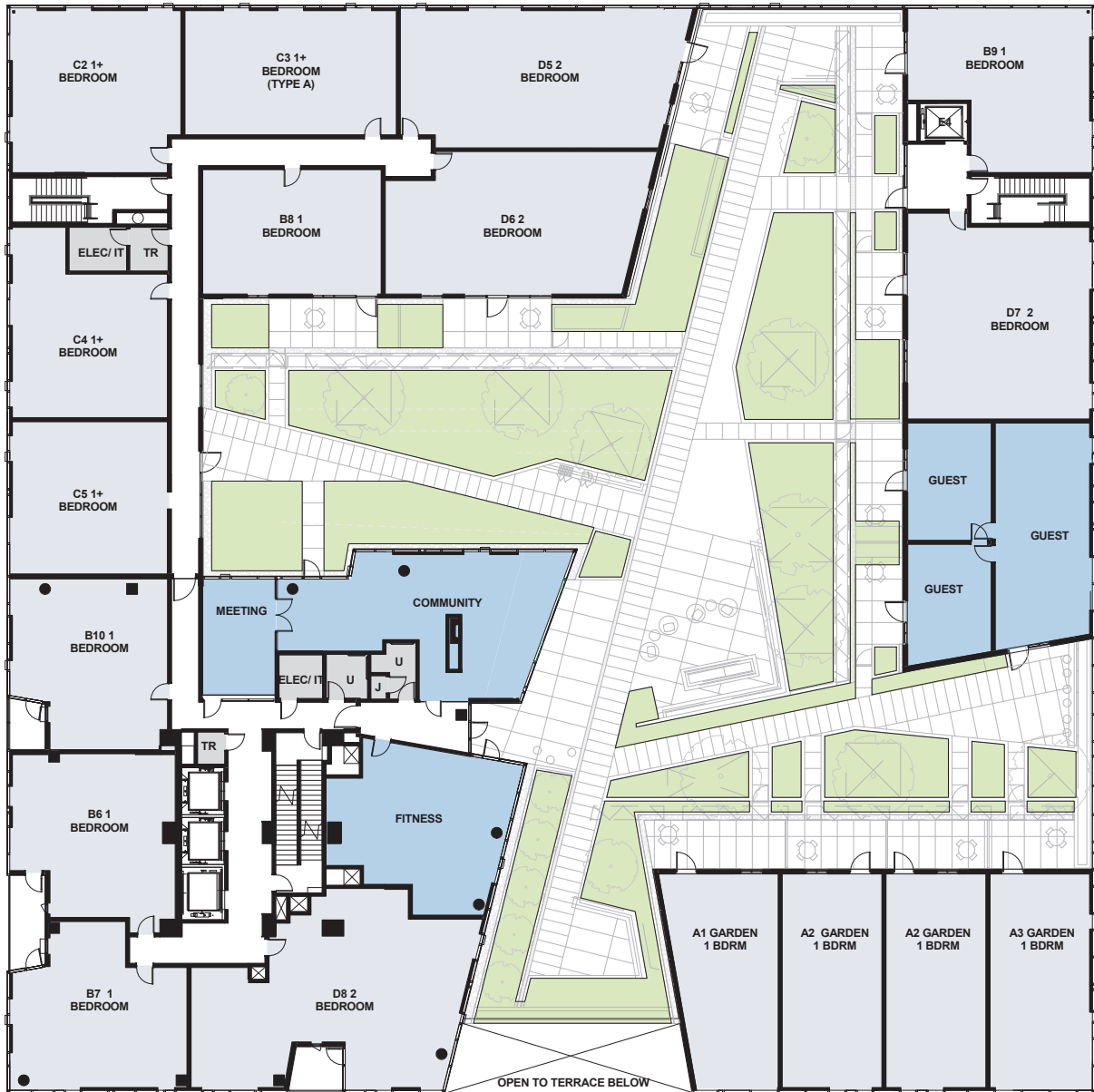
Outdoor Landscape



Level 03 Plan



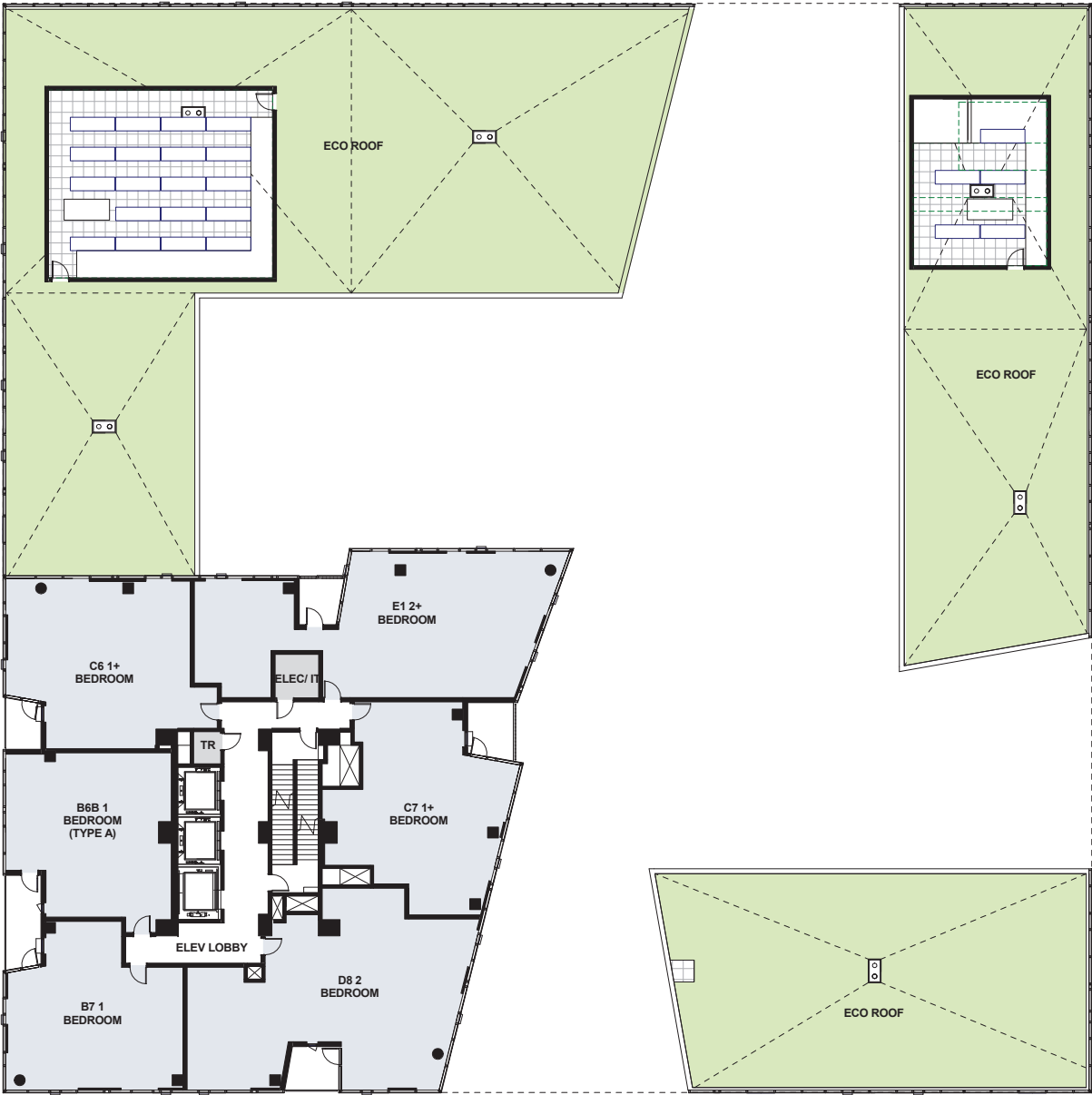
Level 04 Plan



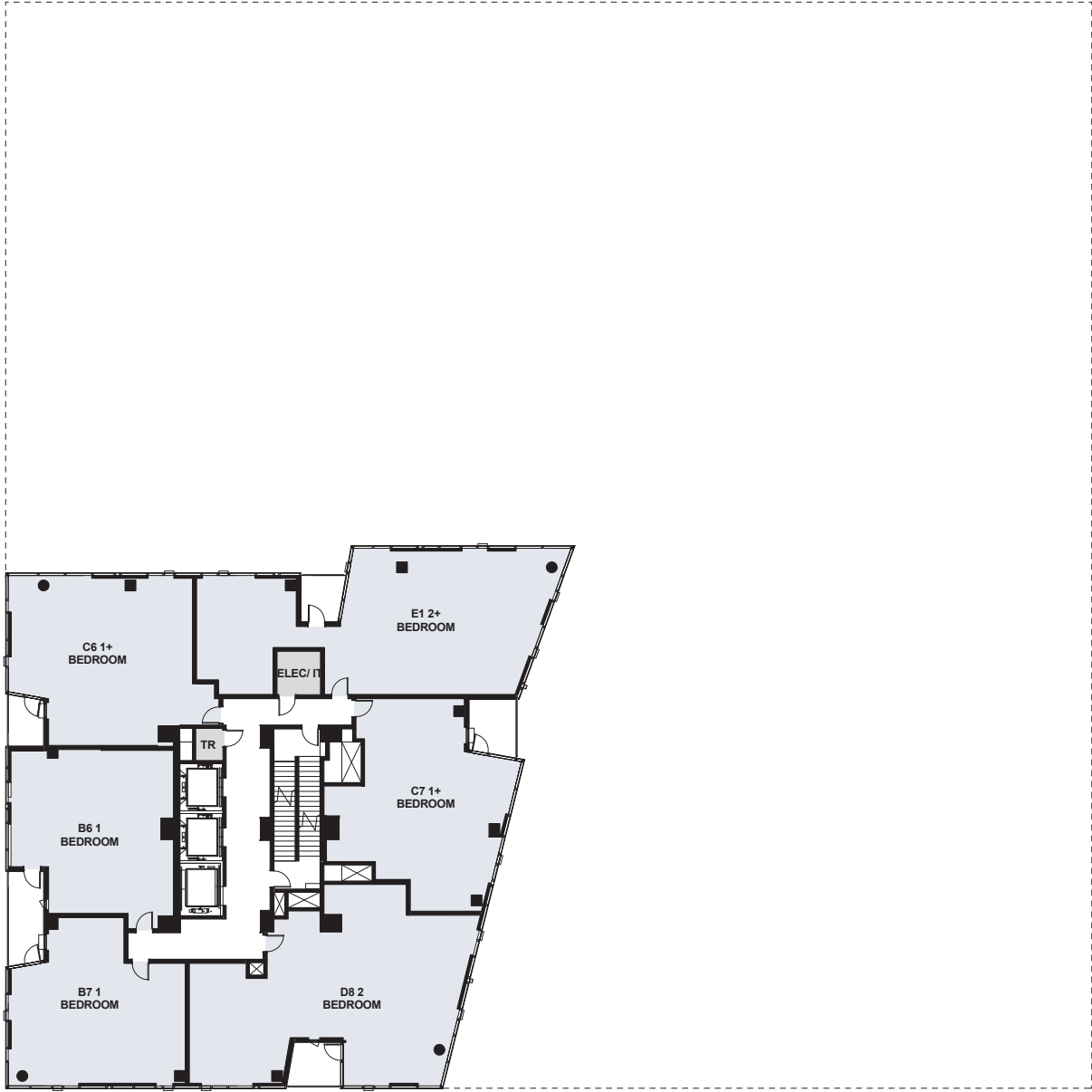
Residential

Active UseLobbyCommonOutdoor Landscape

Level 5



Typical Lower Tower (Levels 5-13)



Residential

Lobby

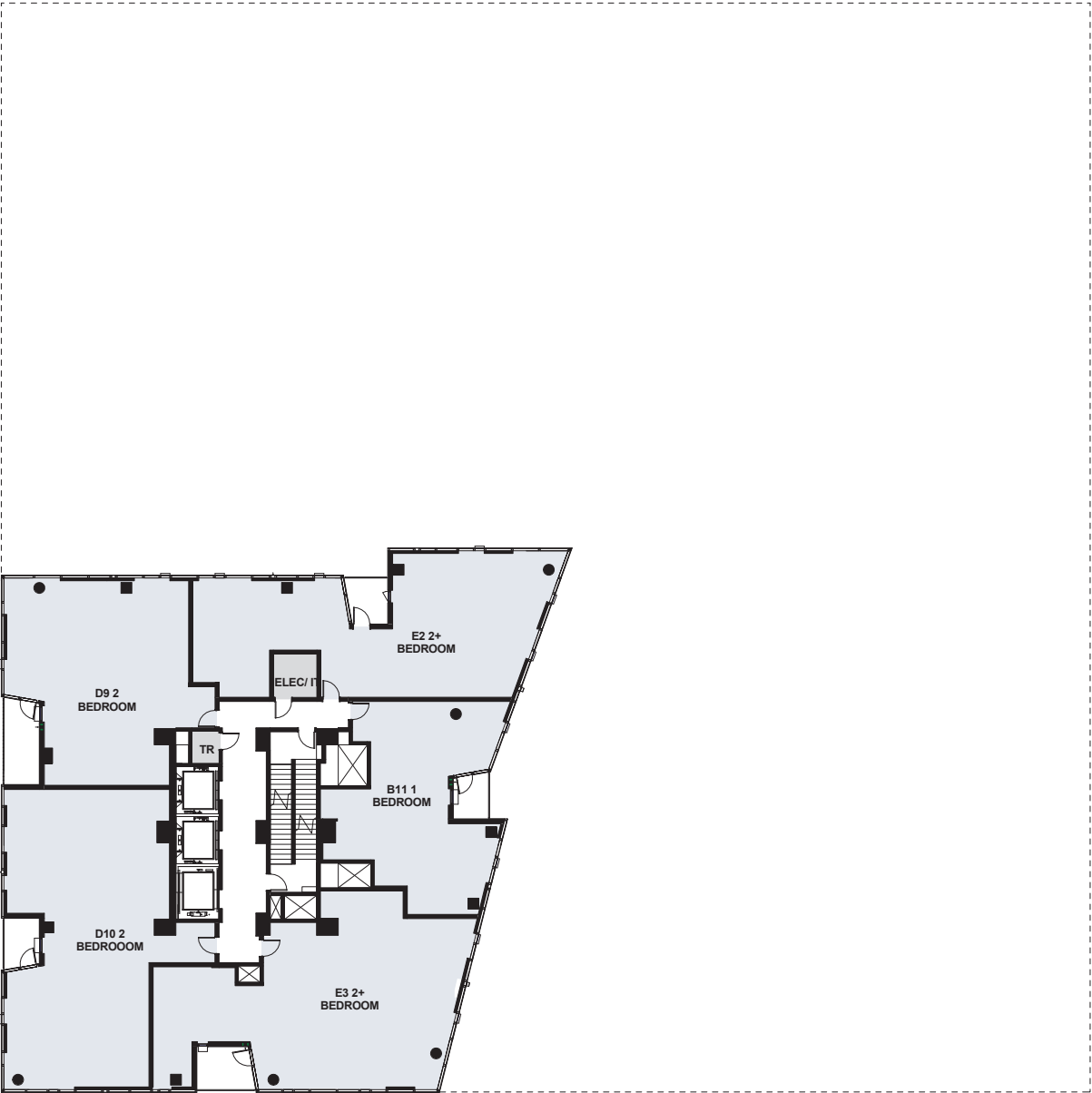
Retail

Common

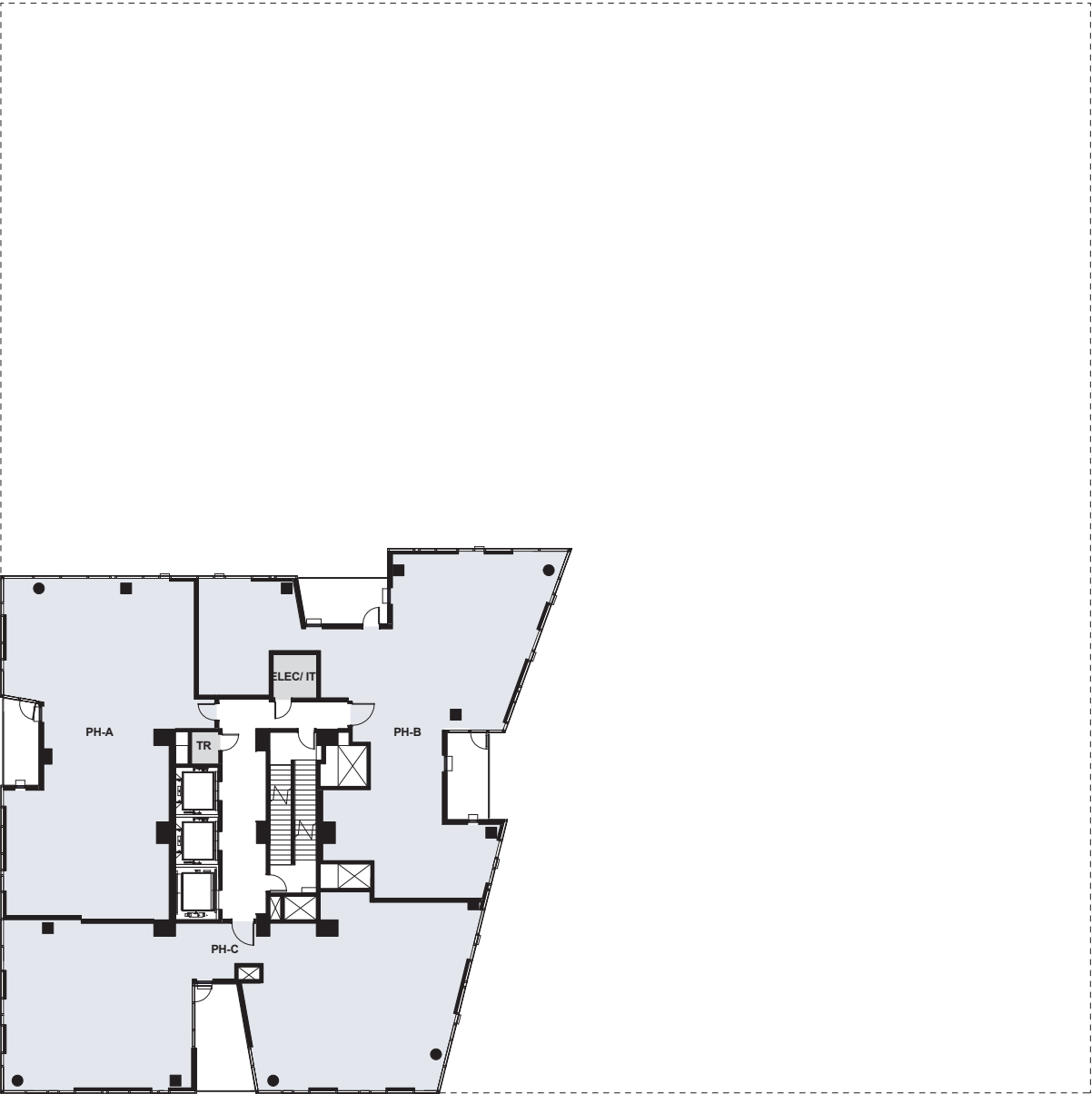
Active Use

Outdoor Landscape

Typical Upper Tower (Levels 14-25)



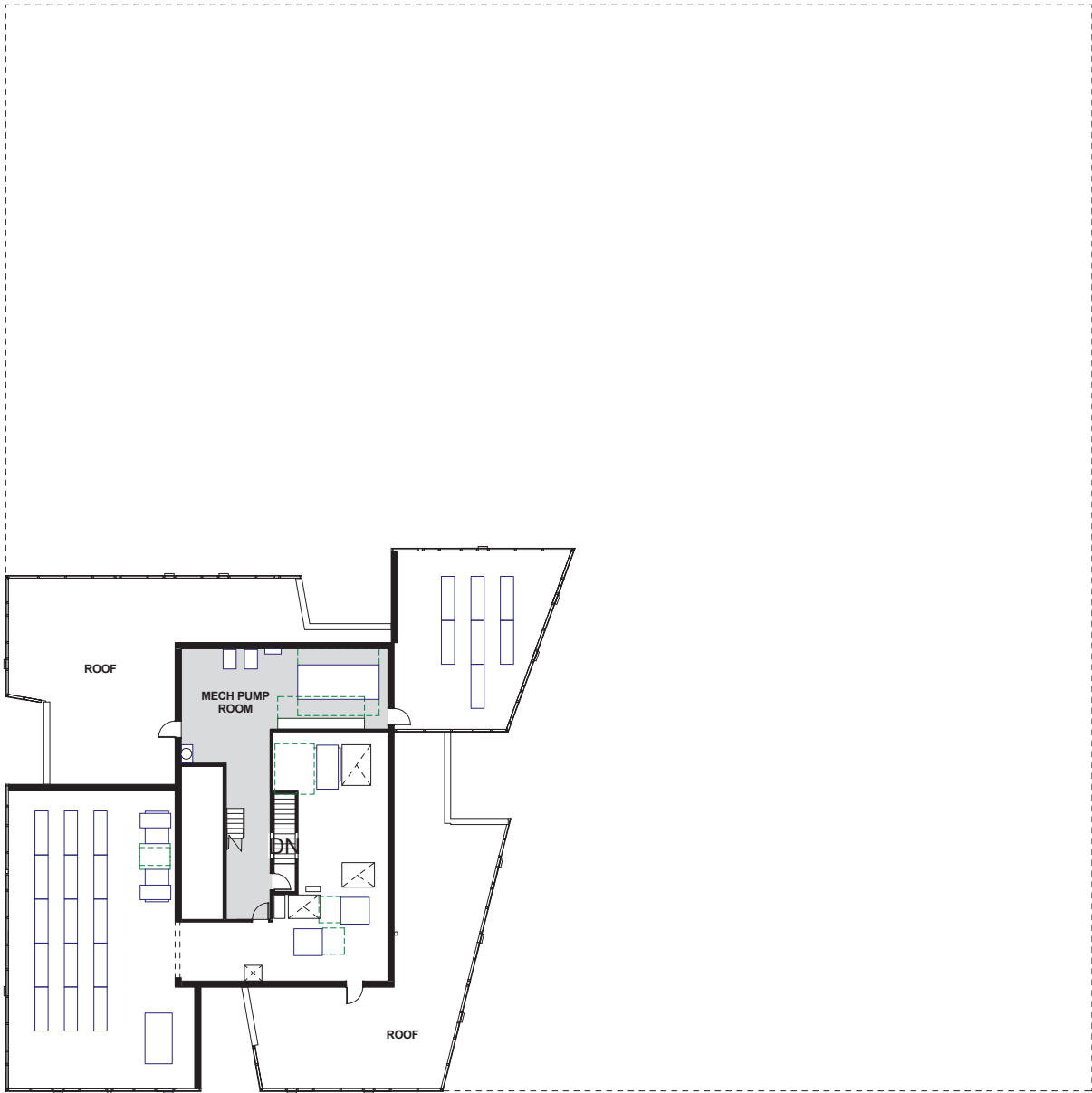
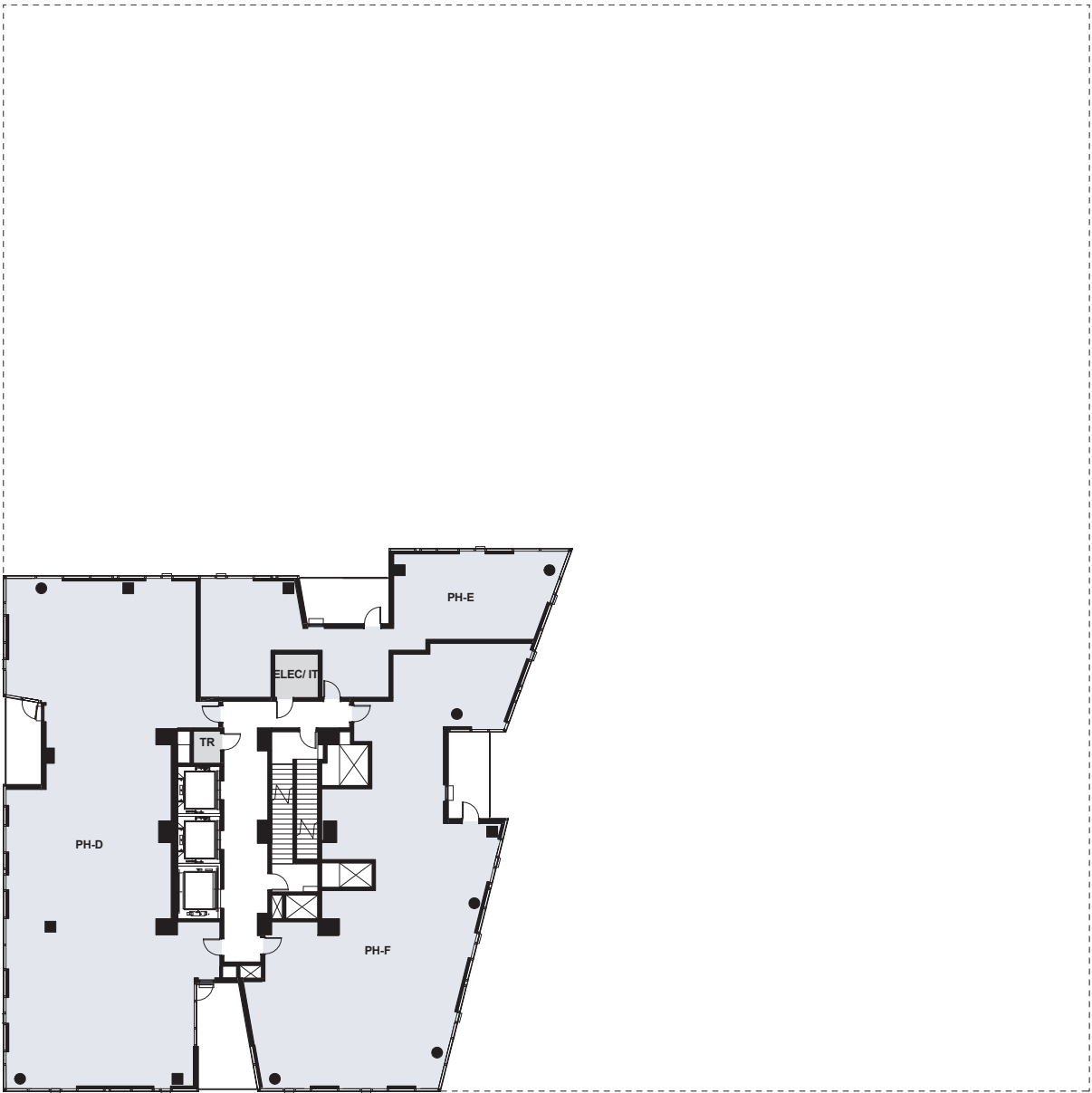
Typical Penthouse Plan (Levels 26-27)



- Residential
- Lobby
- Retail
- Common
- Active Use
- Outdoor Landscape







Residential

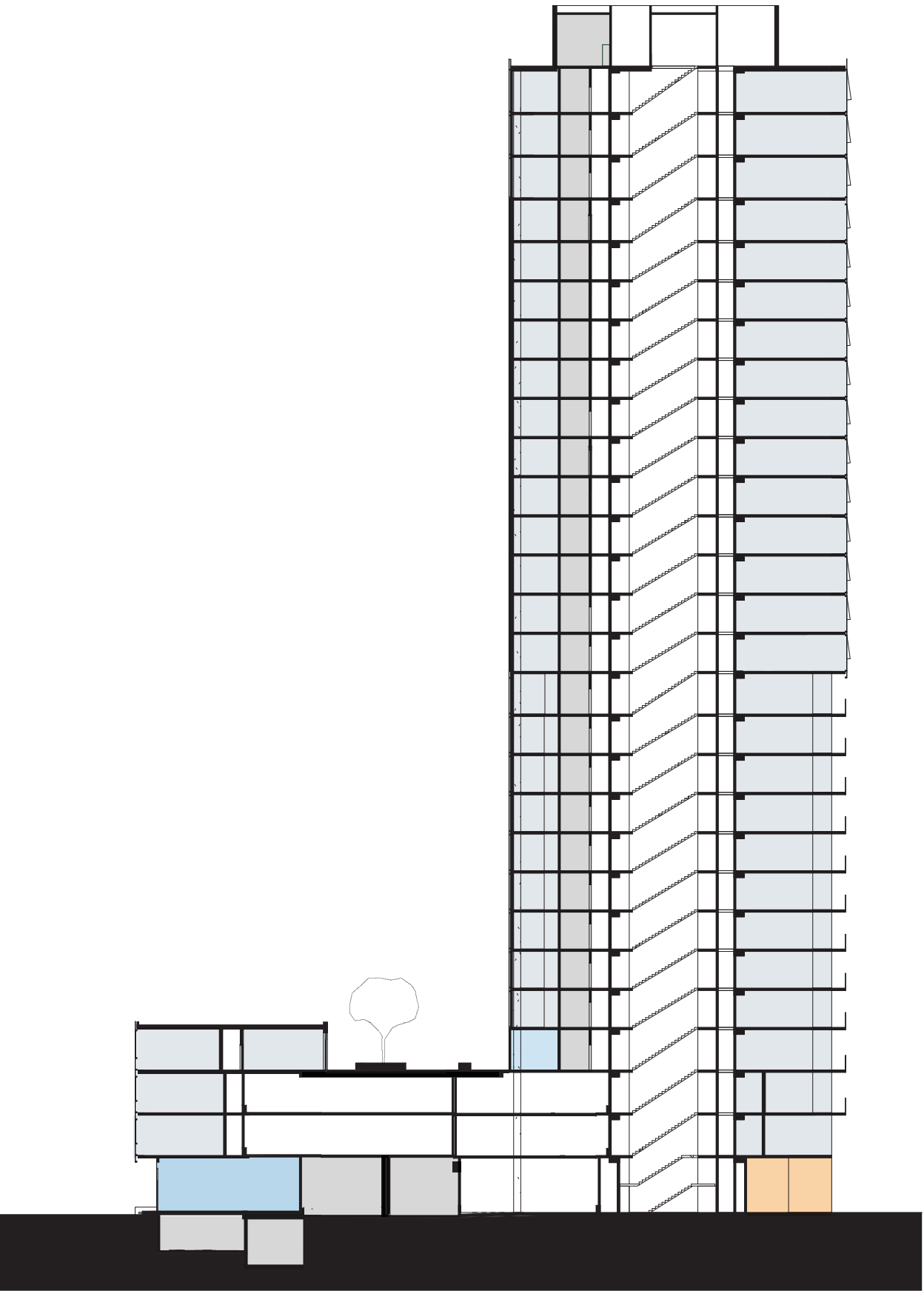
Lobby

Retail

Common

Active Use

Outdoor Landscape



--- TO ROOF SCREEN
440' - 0"

--- TO PARAPET
424' - 0"

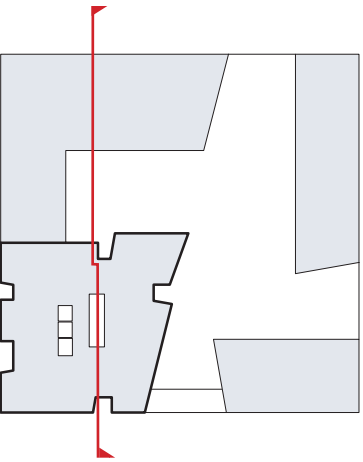
--- T.O.P. PODIUM
153' - 6"

--- LEVEL 04
140' - 0"

--- LEVEL 01
100' - 0"

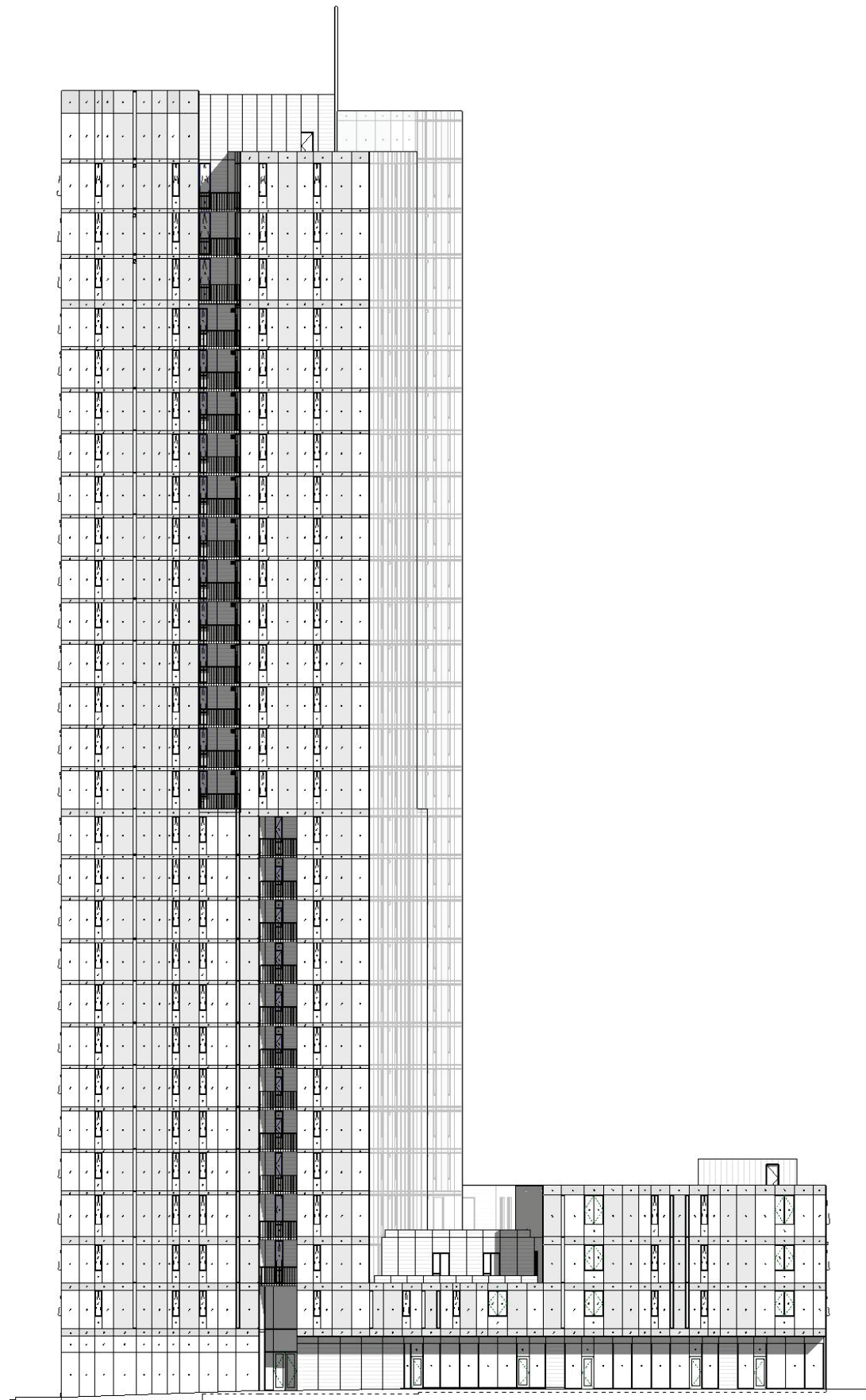
--- LEVEL 0B1
89' - 3"

- Residential
- Lobby
- Retail
- Active Use
- Common
- Service/Storage, Typ.

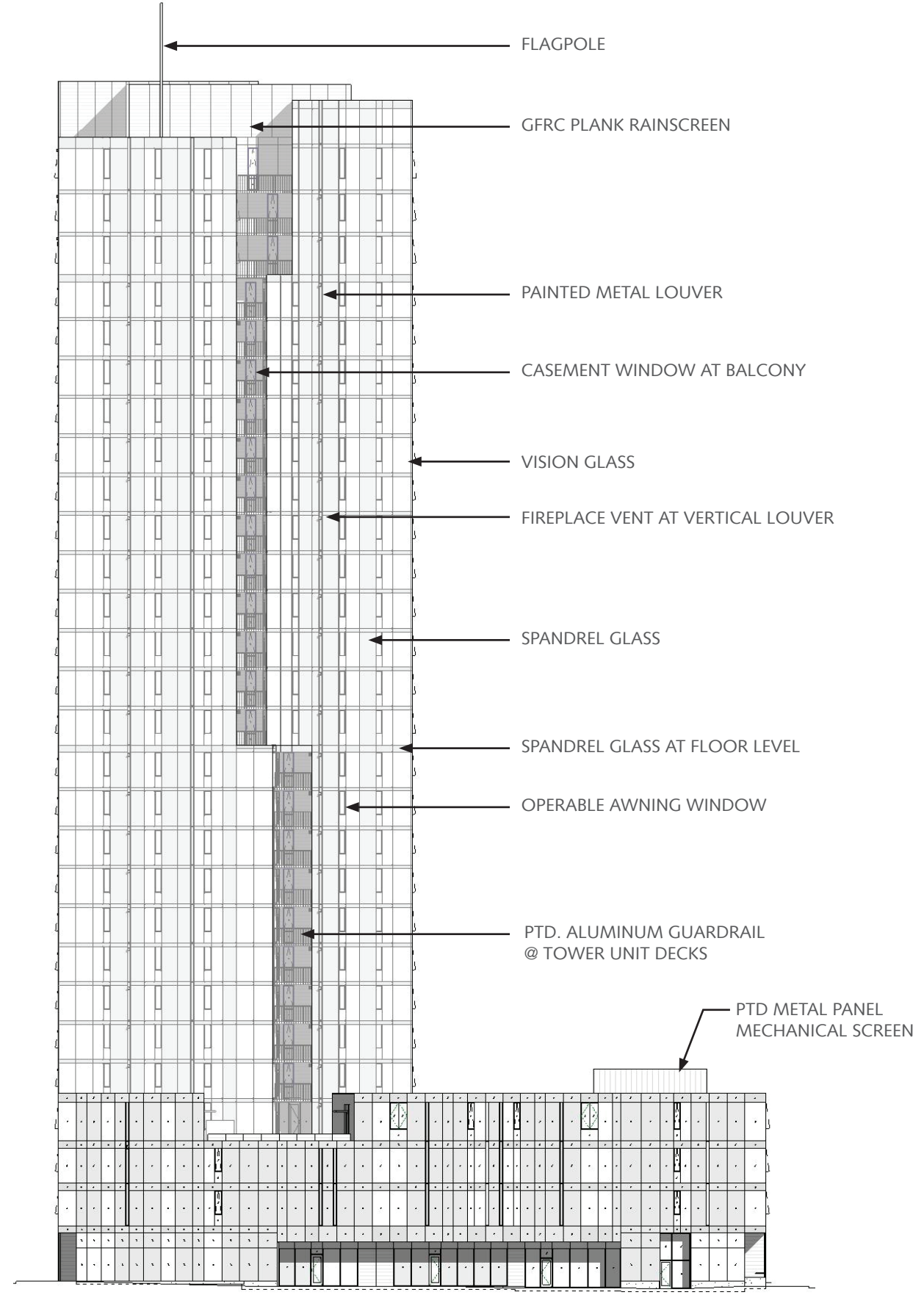


Key Plan

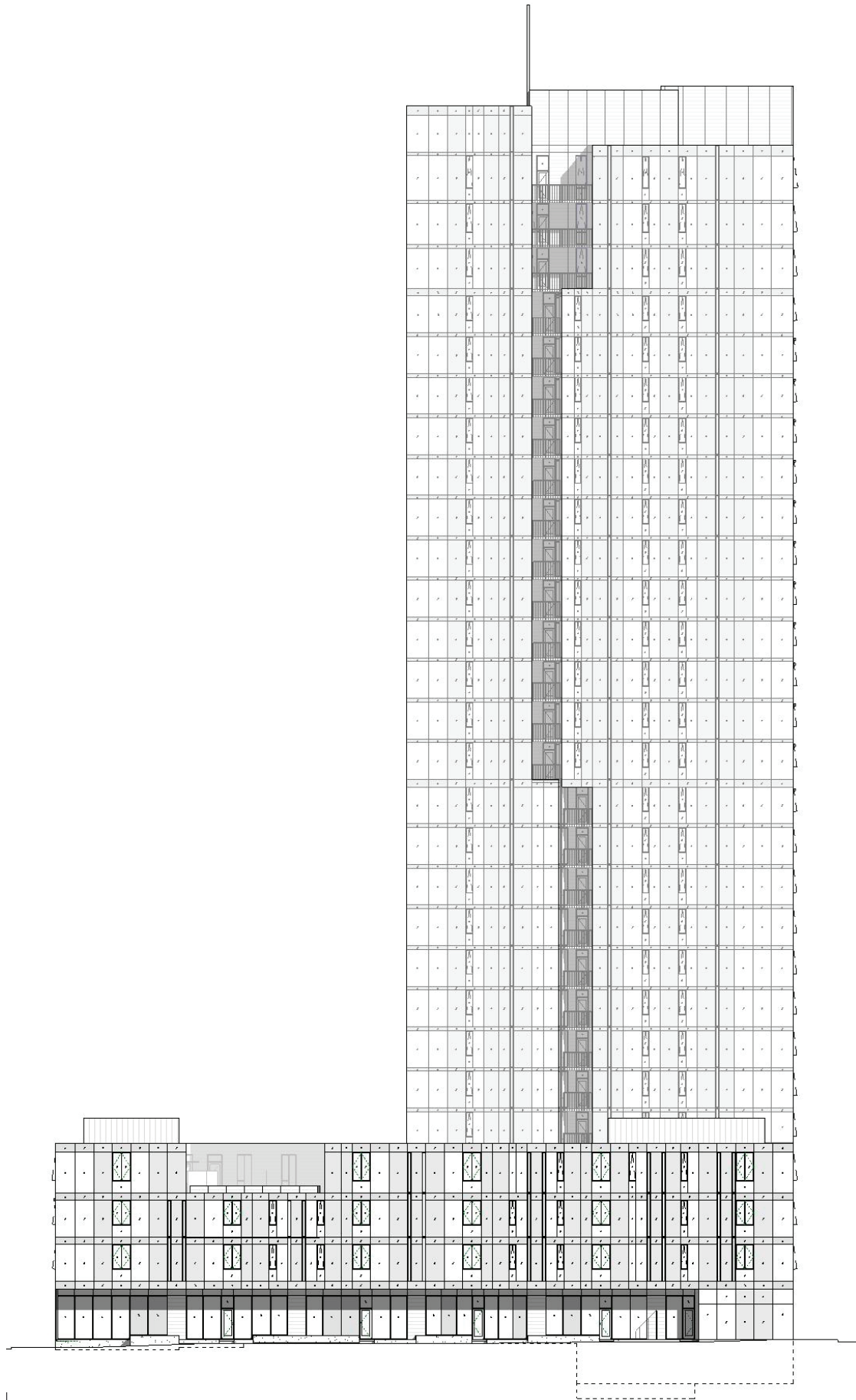
Scale 1" = 40'



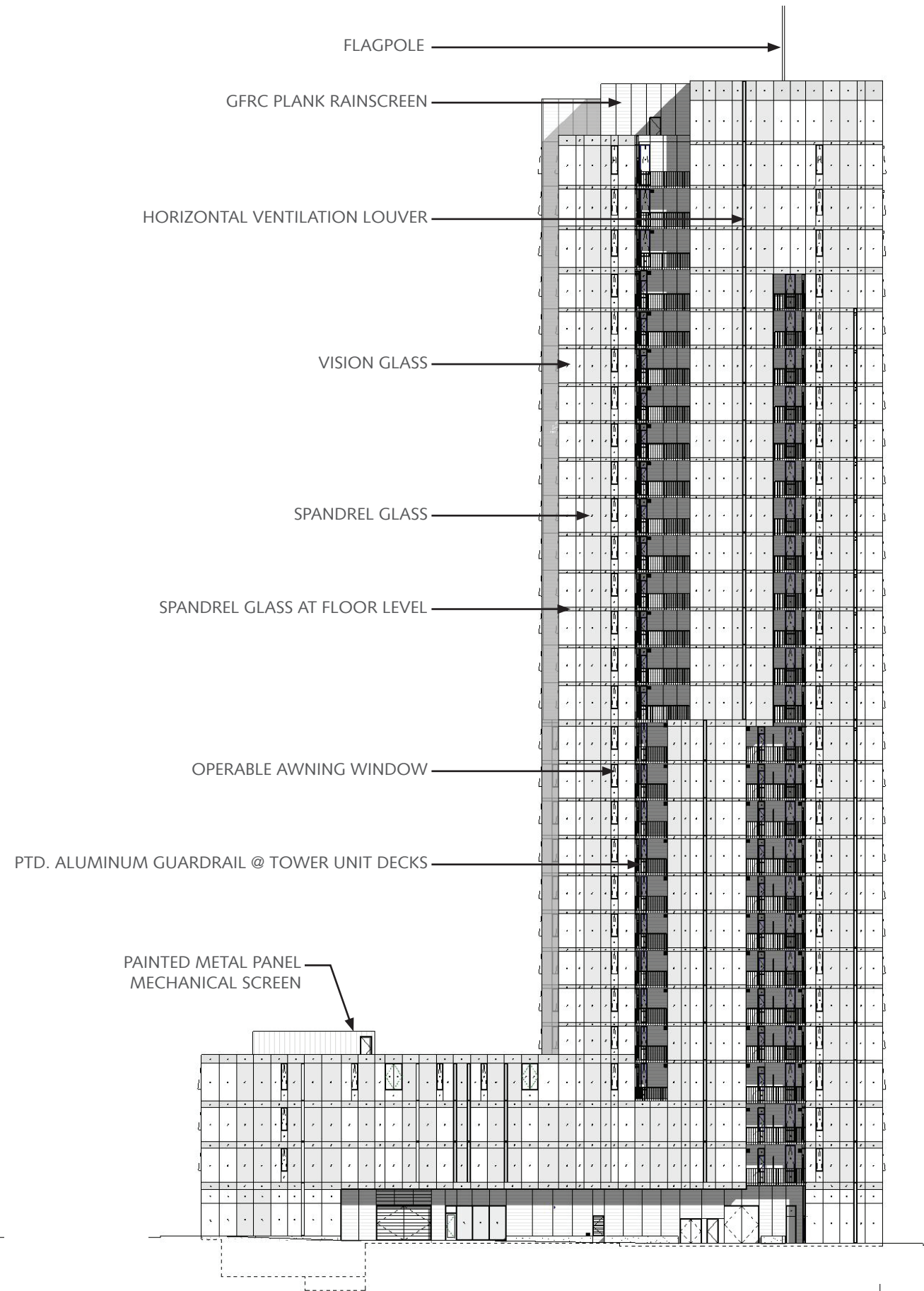
South Elevation
Building Elevations



East Elevation



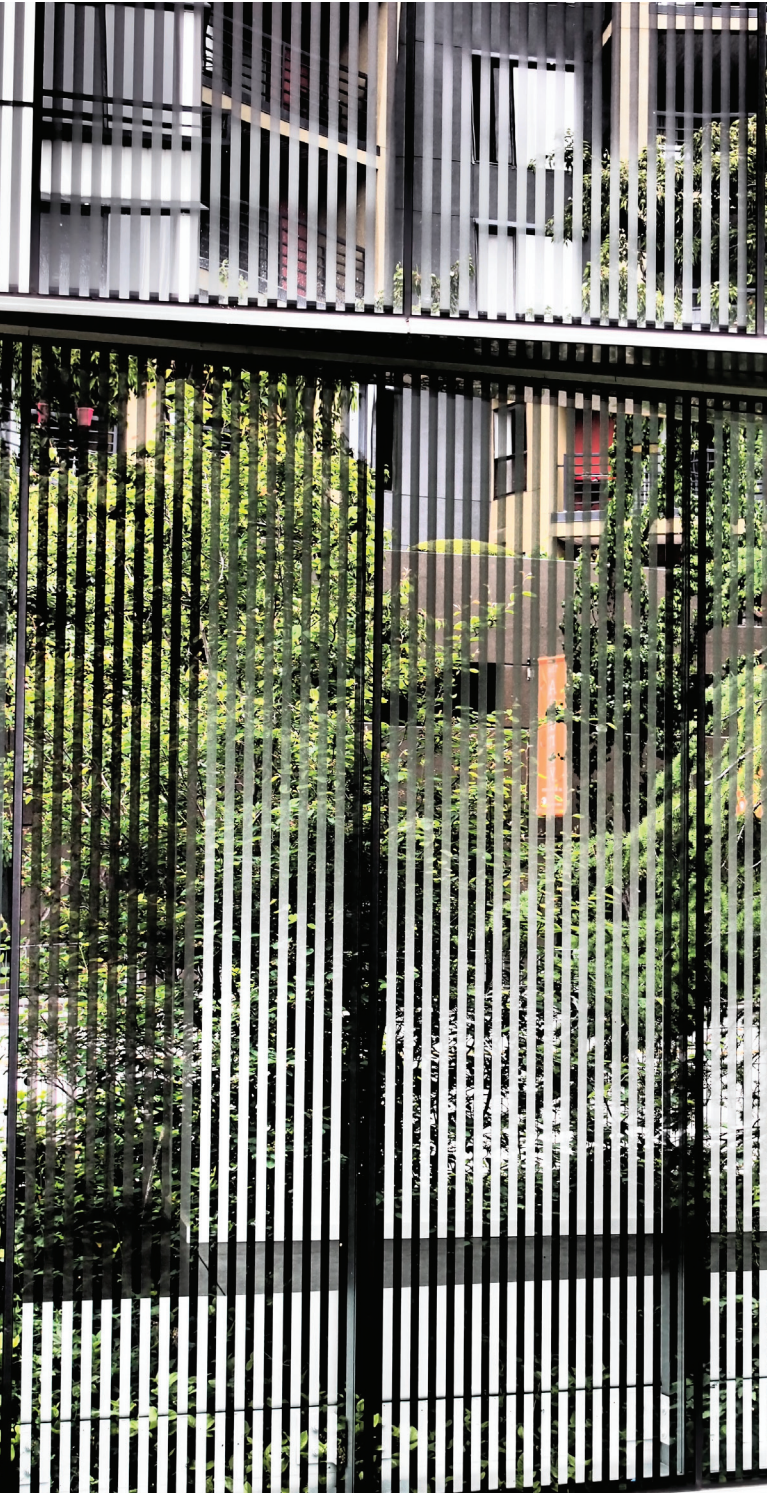
North Elevation
Building Elevations



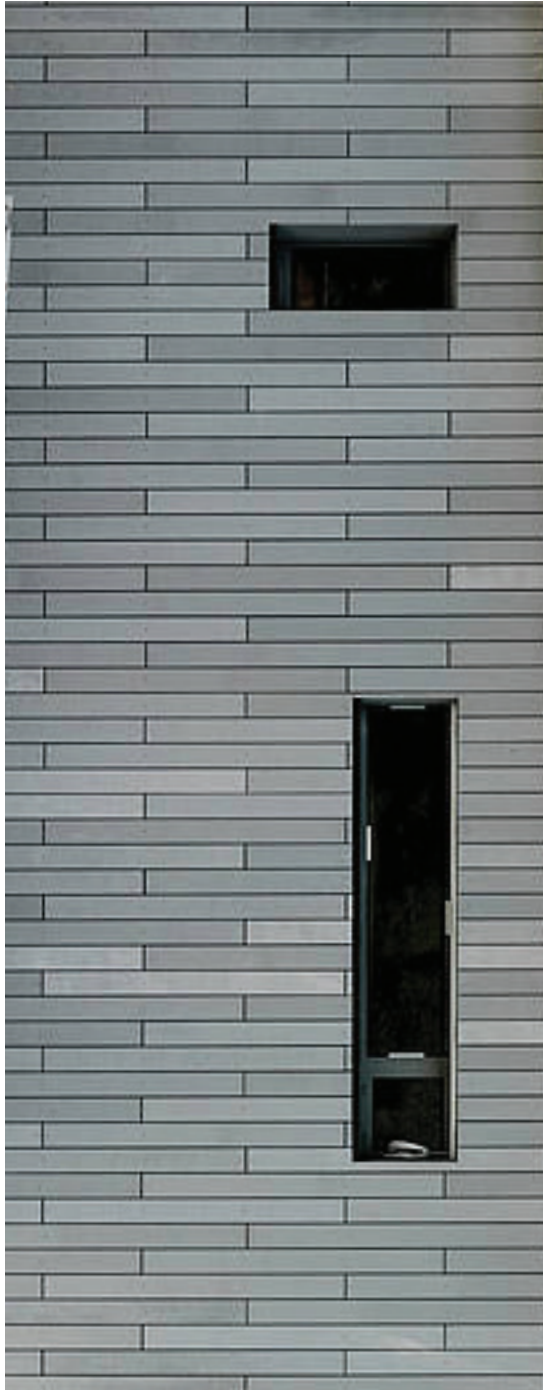
West Elevation



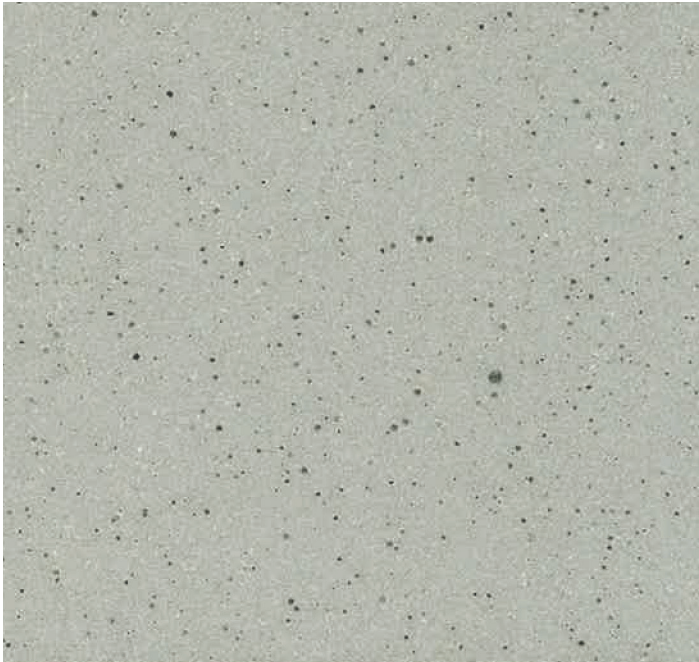
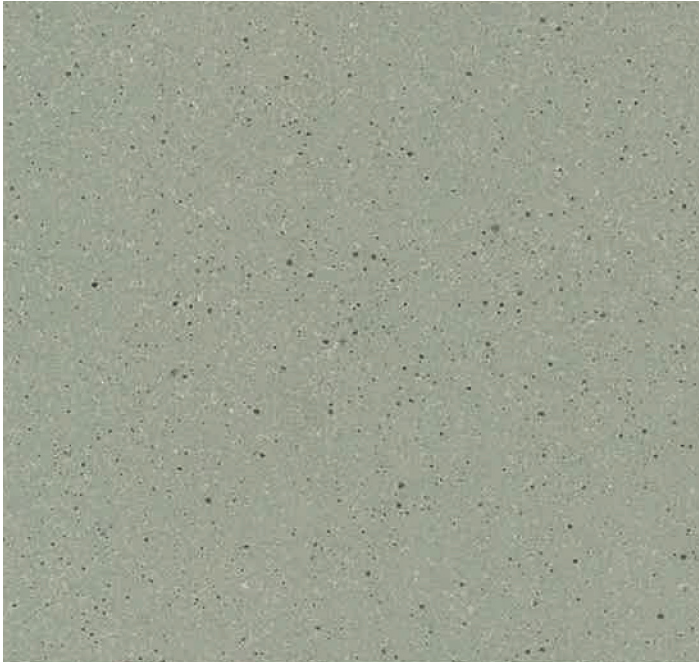
Glass (Viracon - VRE1-54)



Mirrored Fritted Glass @ Bike Room



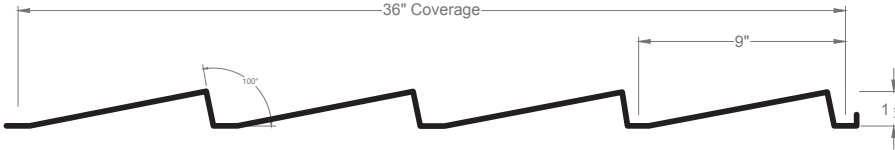
Fiber - Cement Boards (Rieder, OKO skin in Silvergrey)



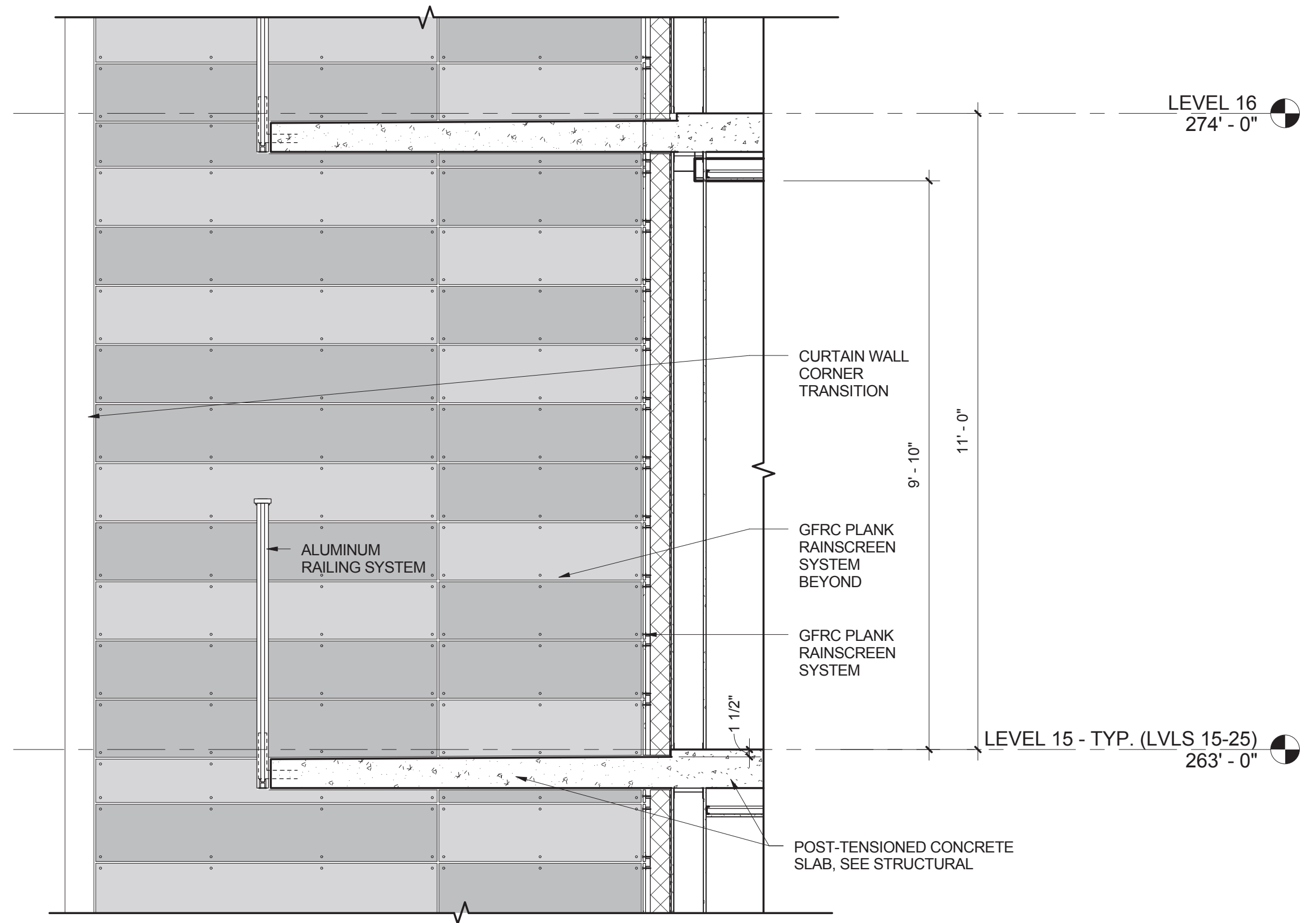
Painted Metal @ 4th Level Terrace Window System



Painted Metal @ Building Skin and Soffits

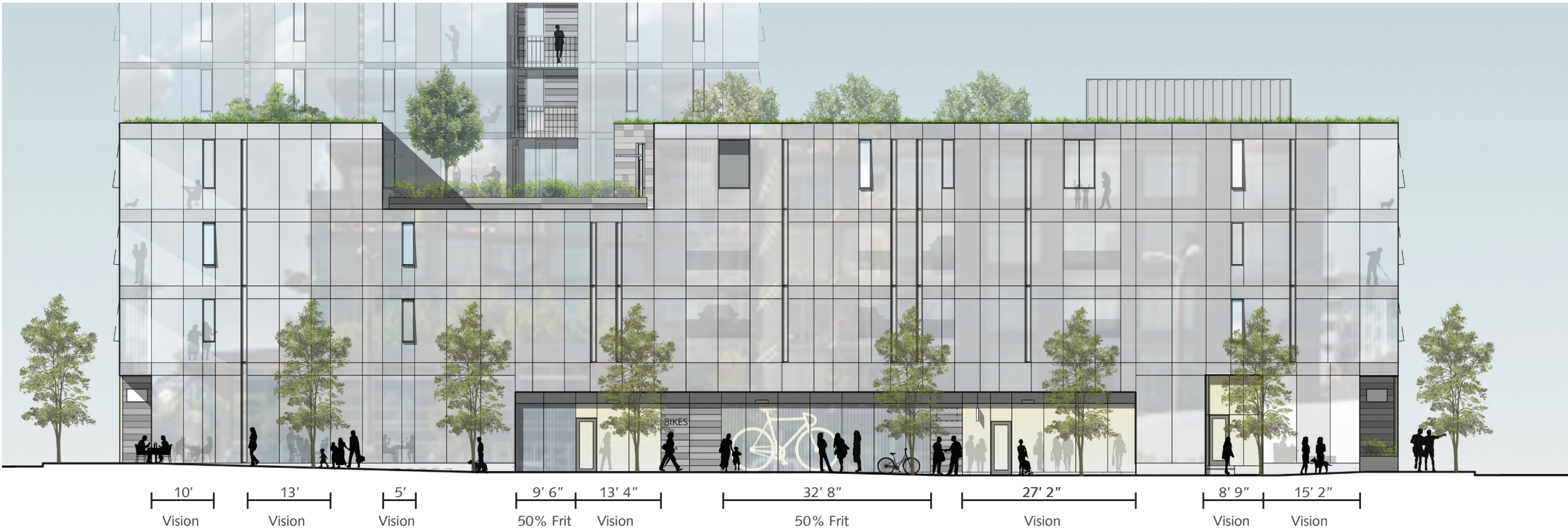


Painted Metal Panel @ 5th Level Mechanical Screen



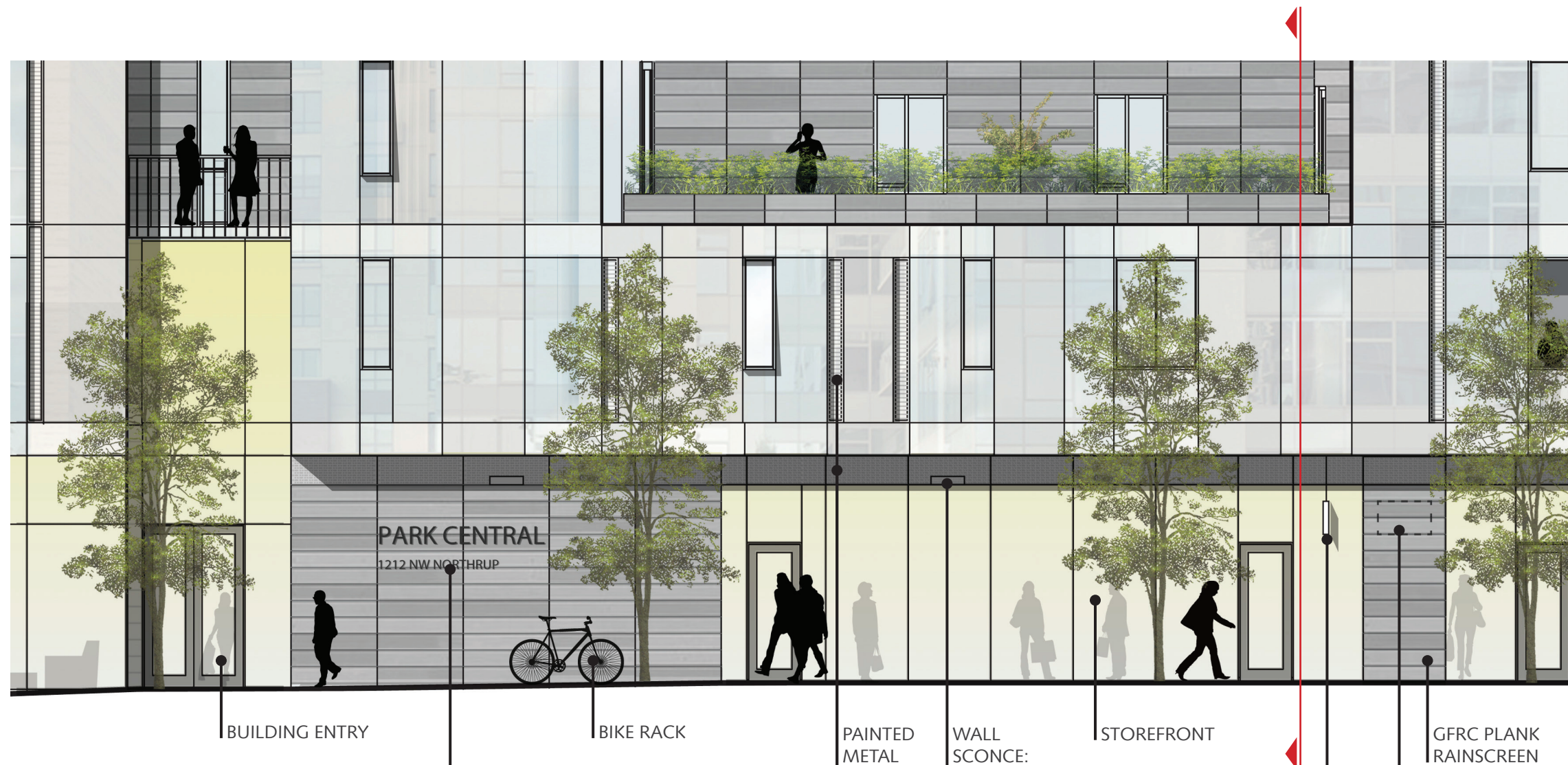


Enlarged Street Level Elevation - South Elevation



Enlarged Street Level Elevation - East Elevation

Length of East Facade: 189' LF
Vision: 113' LF - 60%

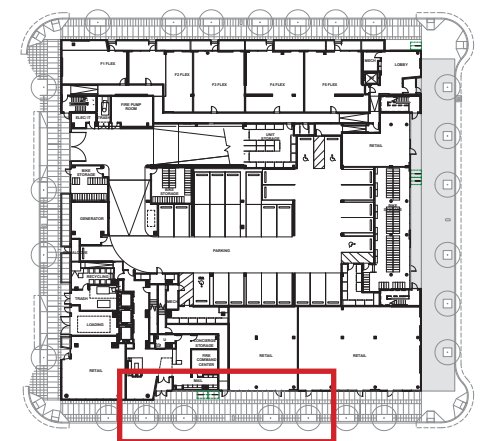
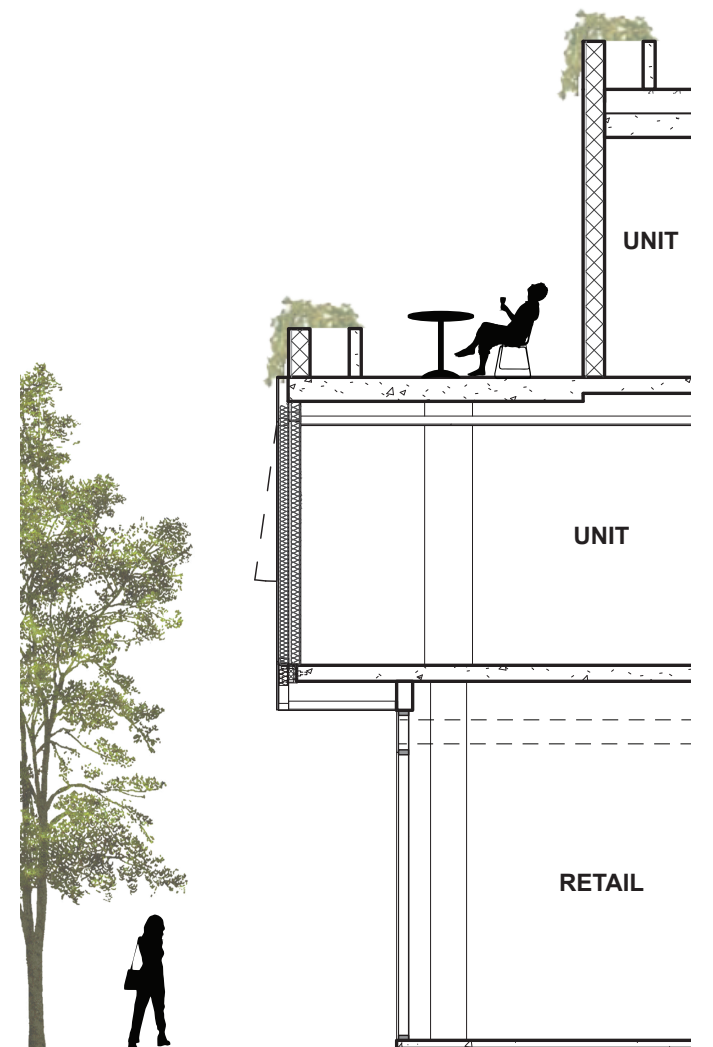


South Elevation @ Lobby and Retail

MATTE BLACK 3-DIMENSIONAL BUILDING
SIGNAGE @ OKO SKIN BOARDS

FUTURE RETAIL SIGNAGE – SUSPENDED BLADE SIGN
– UNDER SEPARATE PERMIT

FUTURE RETAIL SIGNAGE – WALL MOUNTED SIGN
– UNDER SEPARATE PERMIT





CURTAINWALL

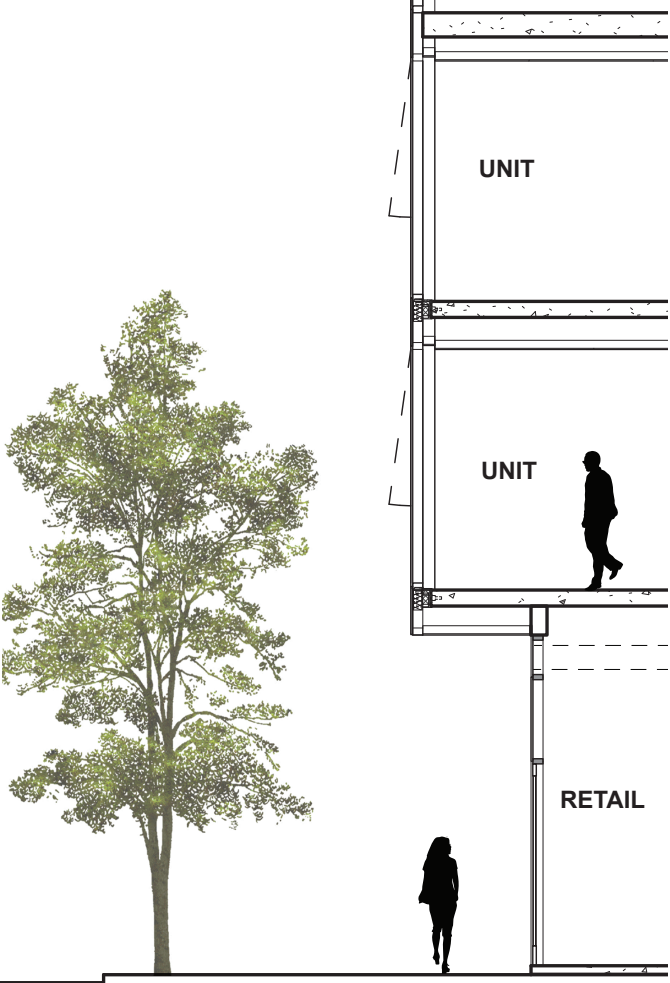
PAINTED
METAL
LOUVER

GFRC PLANK
RAINSCREEN

WALL SCONCE:
UPLIGHT

STOREFRONT

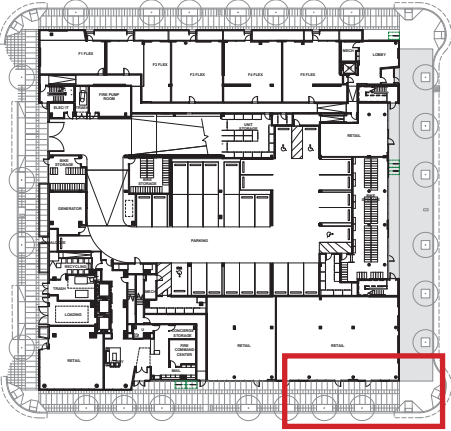
South Elevation @ Retail



UNIT

UNIT

RETAIL





Perspective from corner of 10th and Northrup

Renderings

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July 11th, 2013







CURTAINWALL

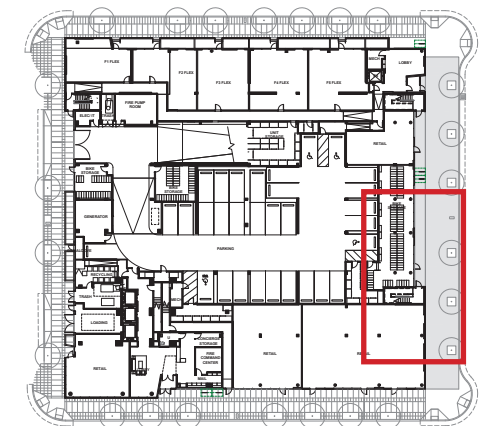
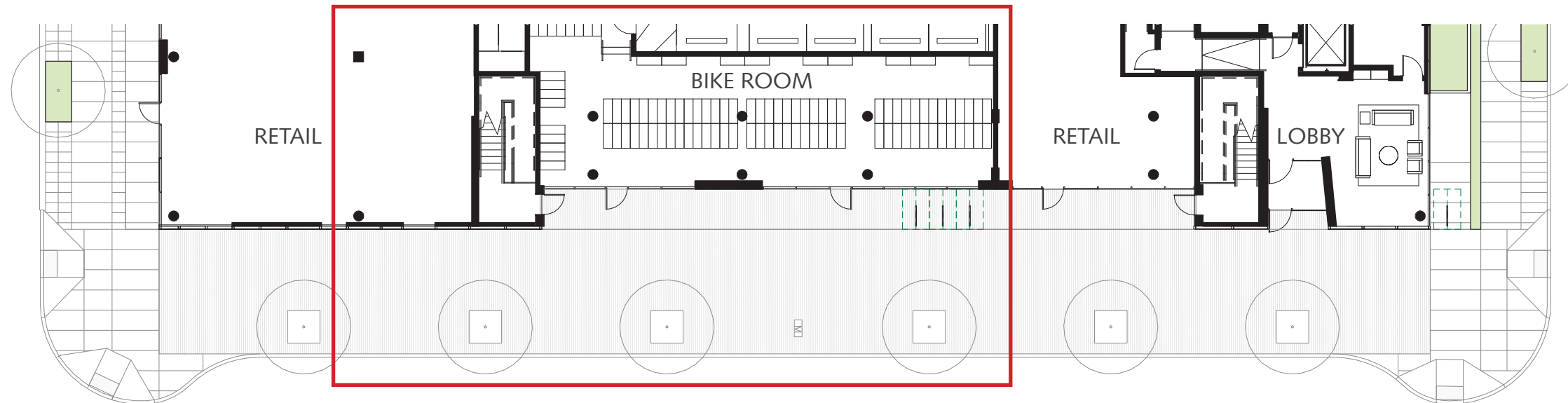
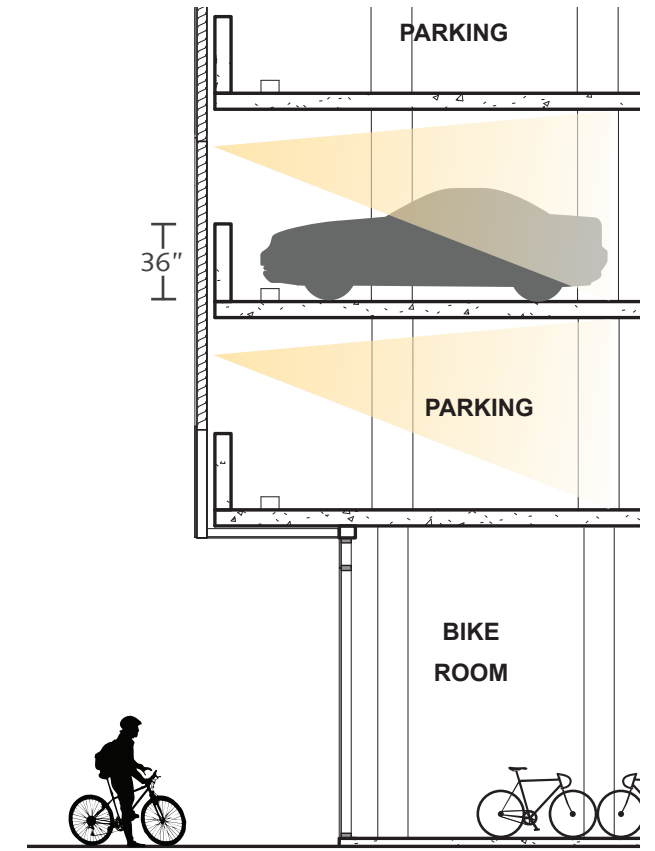
PAINTED
METAL
LOUVER

GFRC PLANK
RAINSOON

BIKE GRAPHIC AT
FRITTED GLASS

FRITTED GLASS

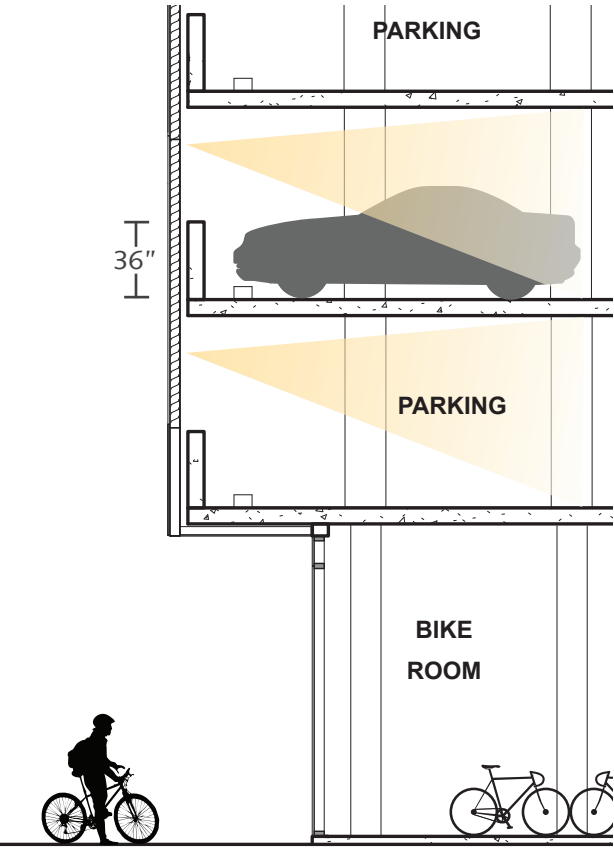
East Elevation @ Bike Room / Parking



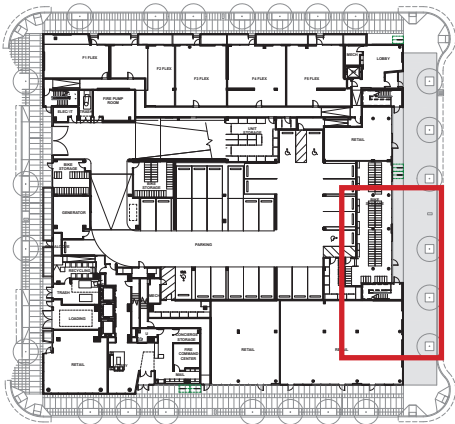
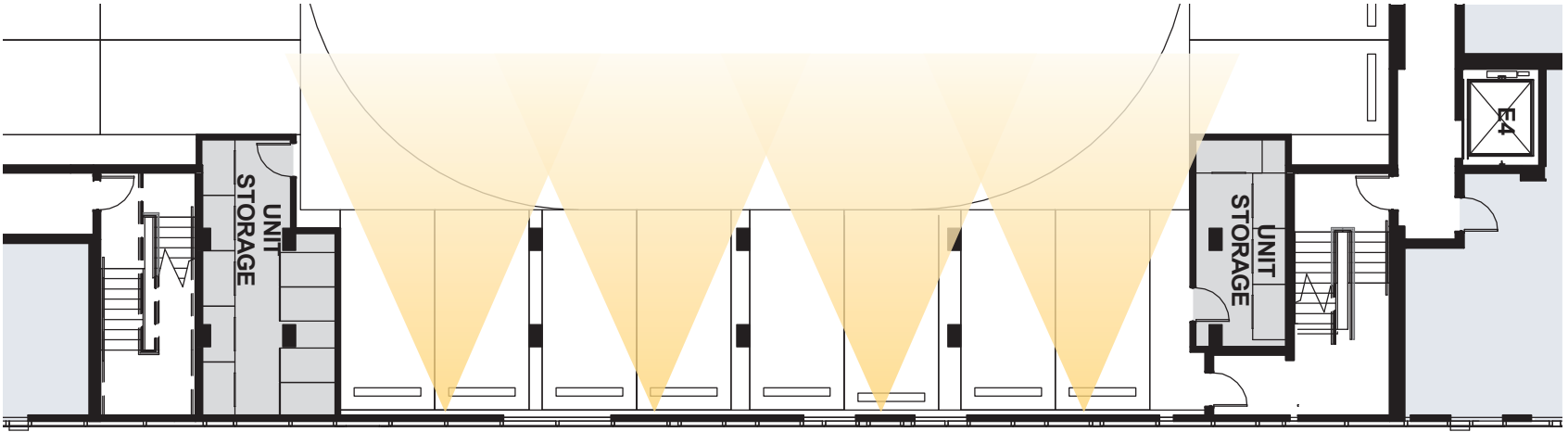


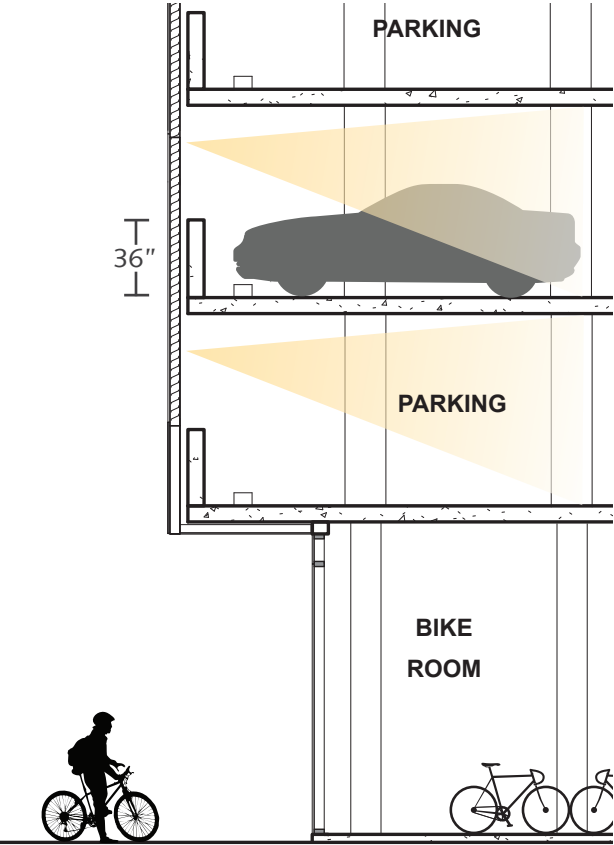
CURTAINWALL
PAINTED METAL LOUVER
GFRC PLANK RAINSCREEN
BIKE GRAPHIC AT FRITTED GLASS
FRITTED GLASS

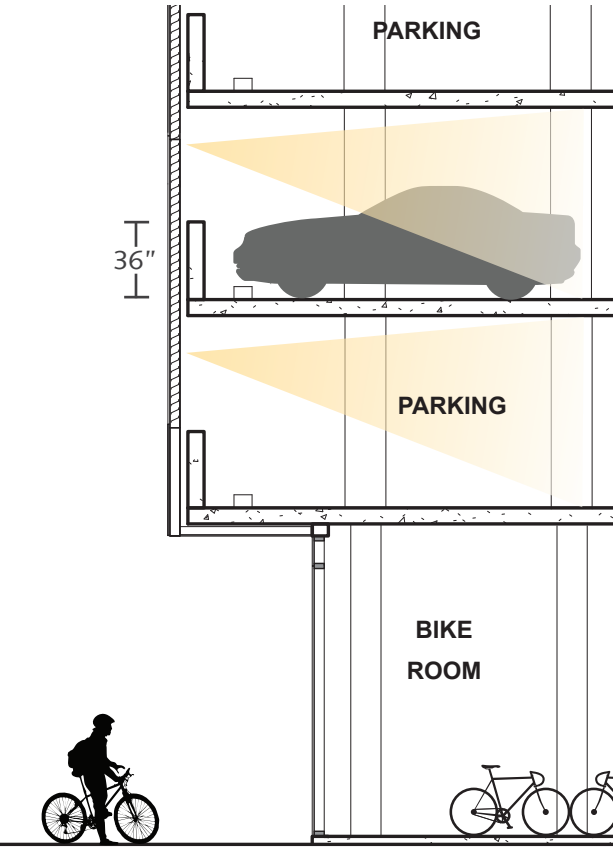
East Elevation @ Bike Room / Parking



Surface Mounted Lighting - On Spandrel Panels Aimed Toward Garage Interior

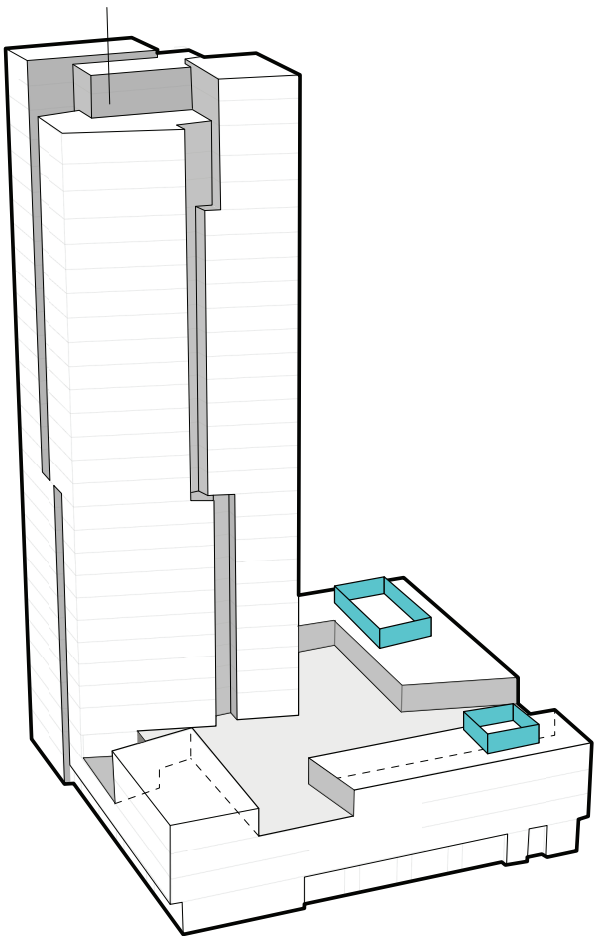






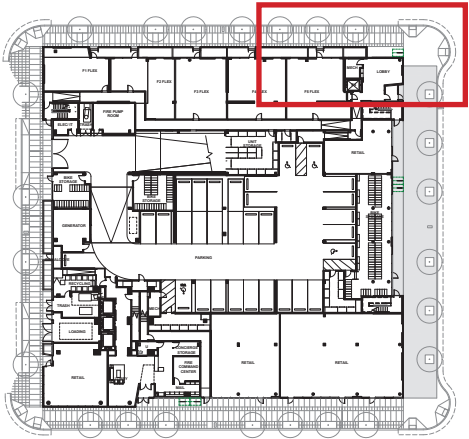
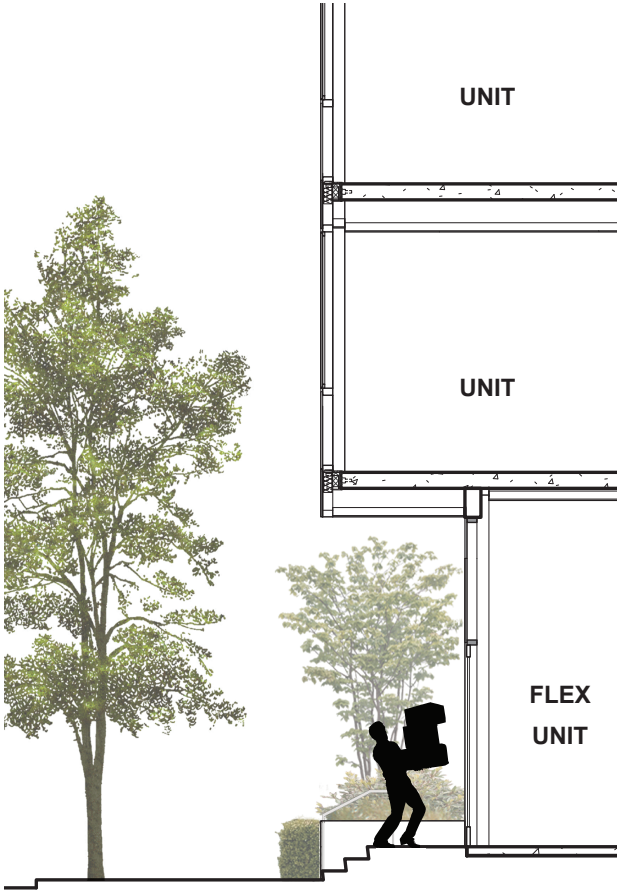
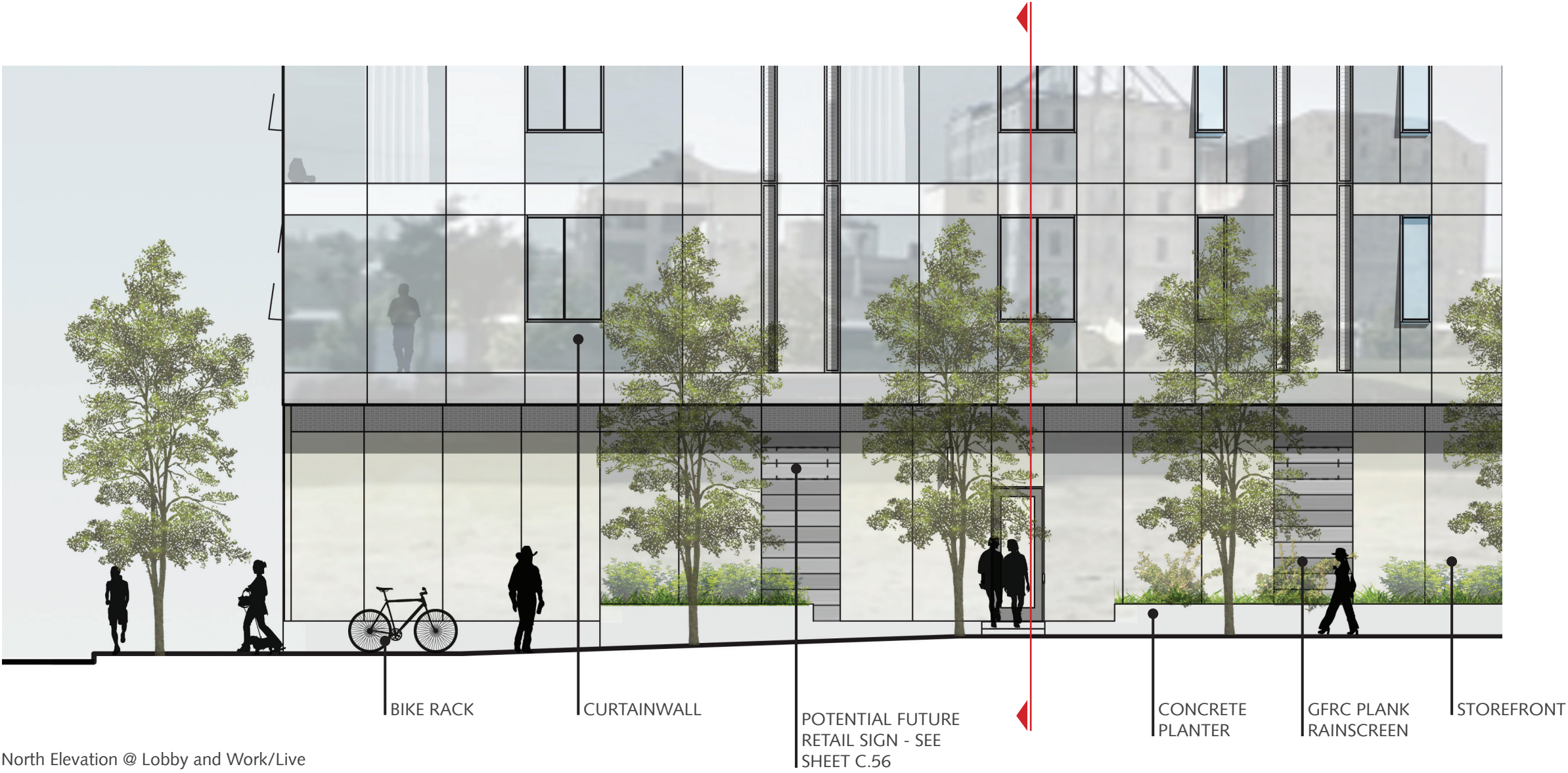


Enlarged Street Level Elevation - North Elevation



Enlarged Street Level Elevation - West Elevation

Length of West Facade: 200' LF
Vision: 66' 2" LF - 33%





North Elevation

COLUMNAR STREET TREE

36" H EVERGREEN HEDGE

PRIVATE STOOP

RAISED PLANTER BETWEEN PRIVATE STOOPS

SCREENING PLANTS AT RAISED PLANTER

STAIR AND RAILING AT PRIVATE STOOP

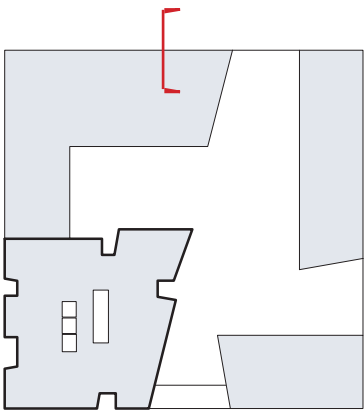


COLUMNAR STREET TREE AND
PLANTING AT TREE WELL

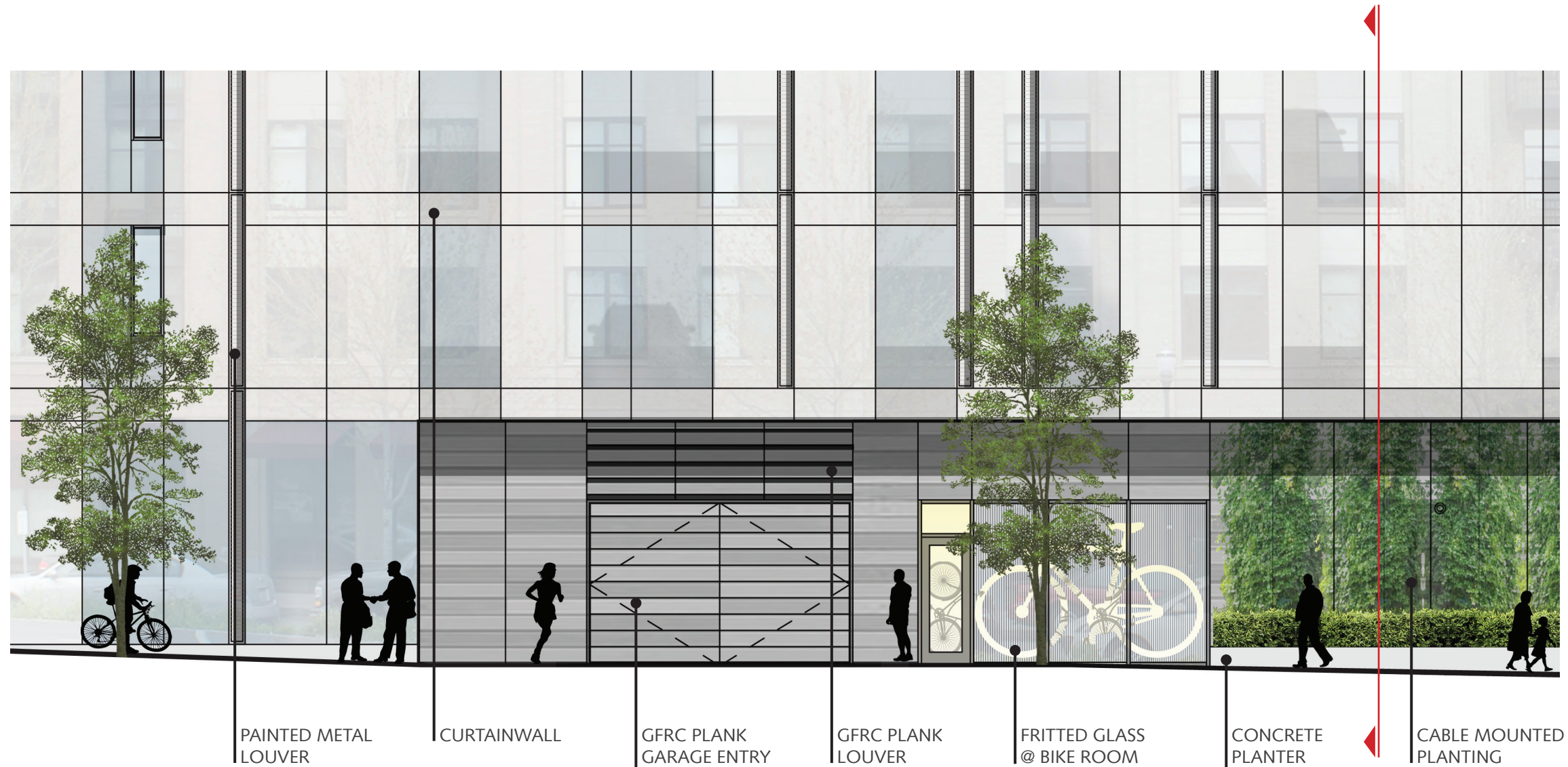
36" H EVERGREEN HEDGE

RAISED PLANTER AT STOOP

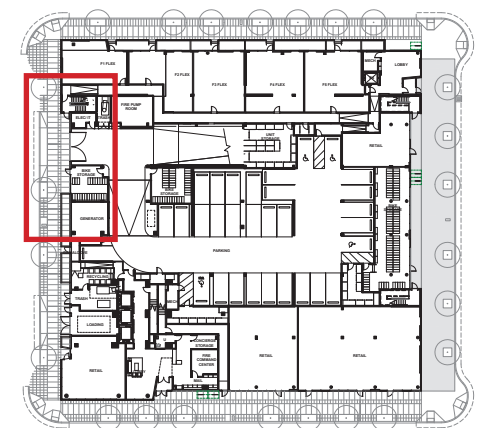
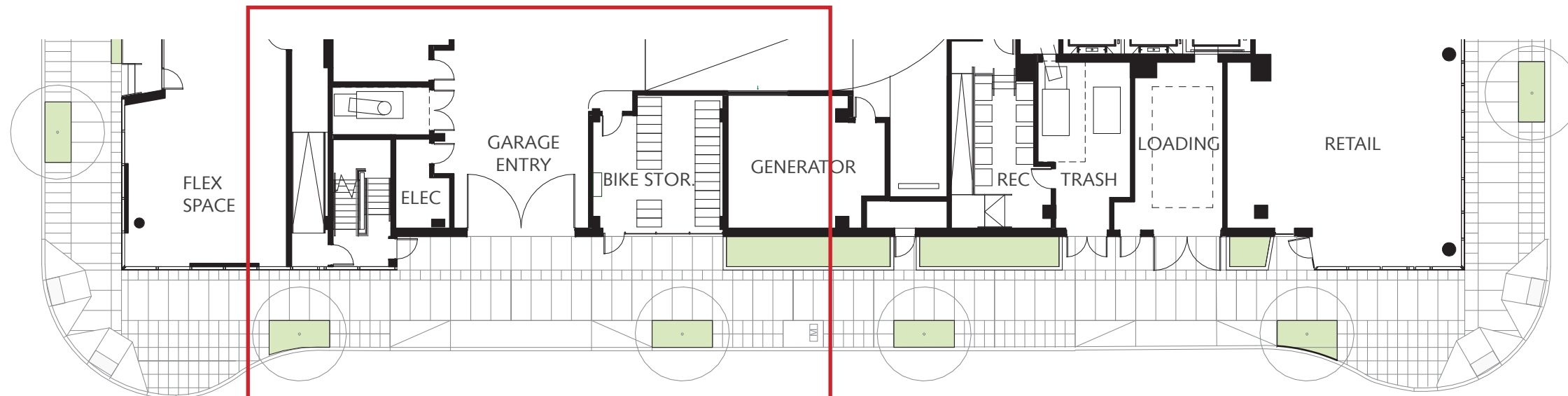
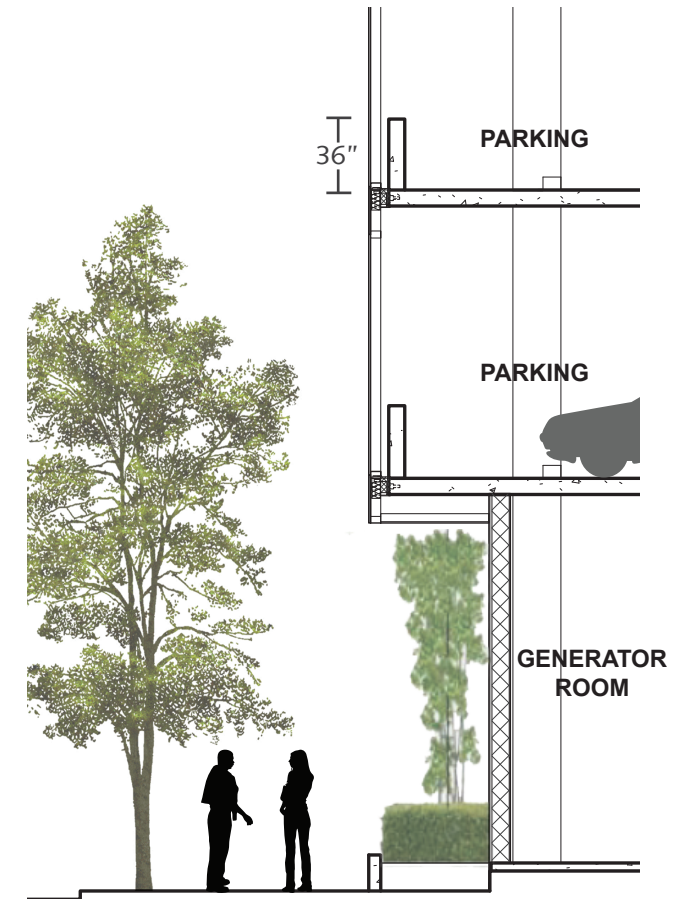
STAIR AT PRIVATE STOOP

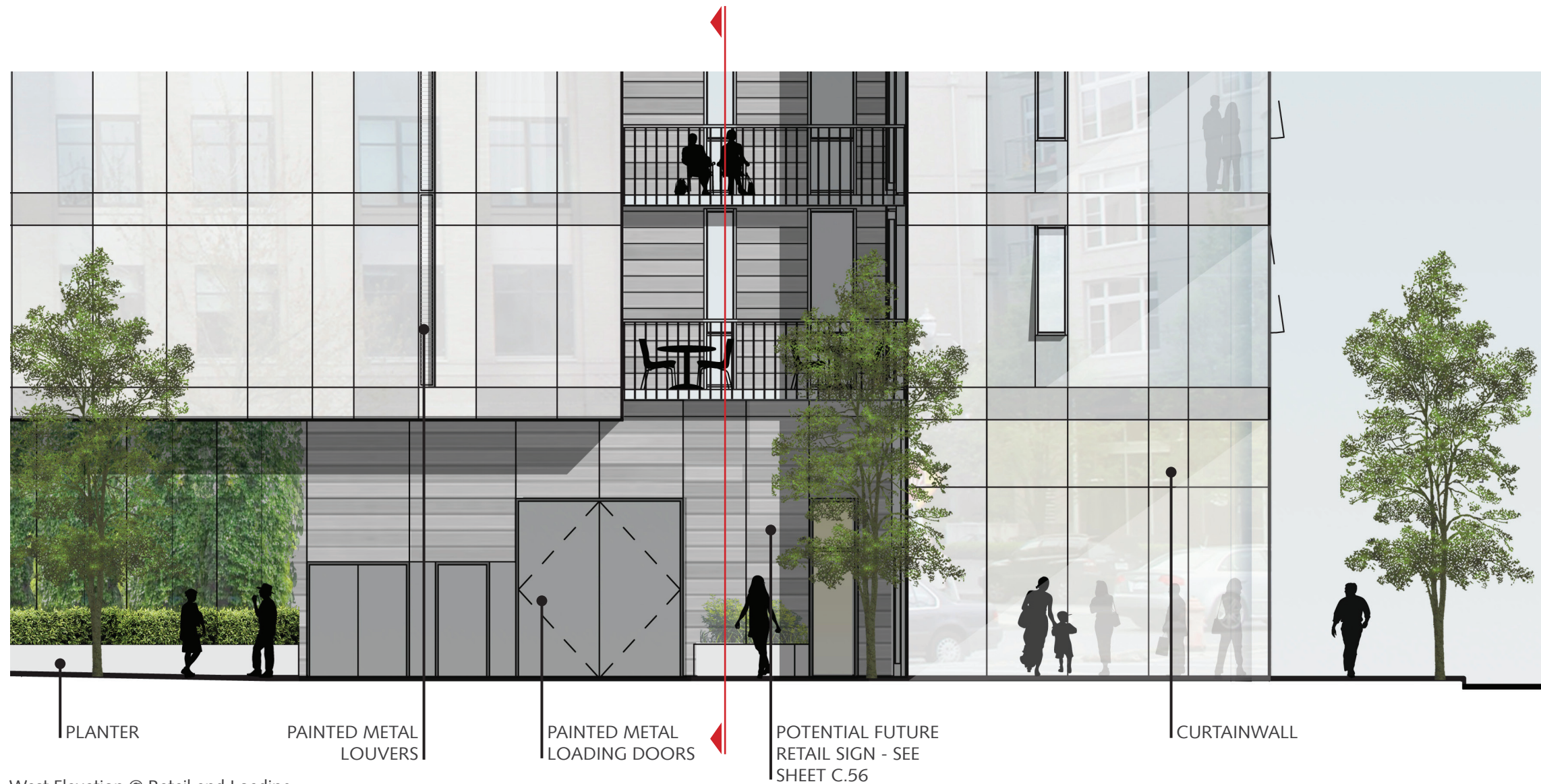


Key Plan

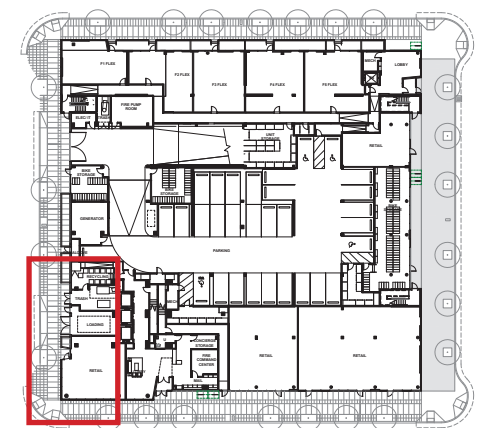
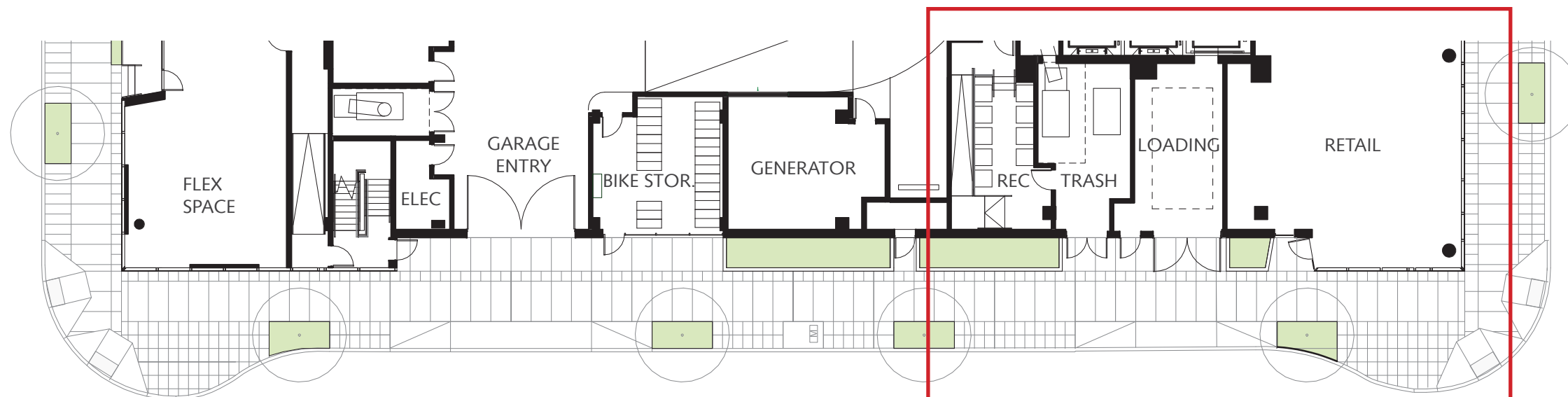
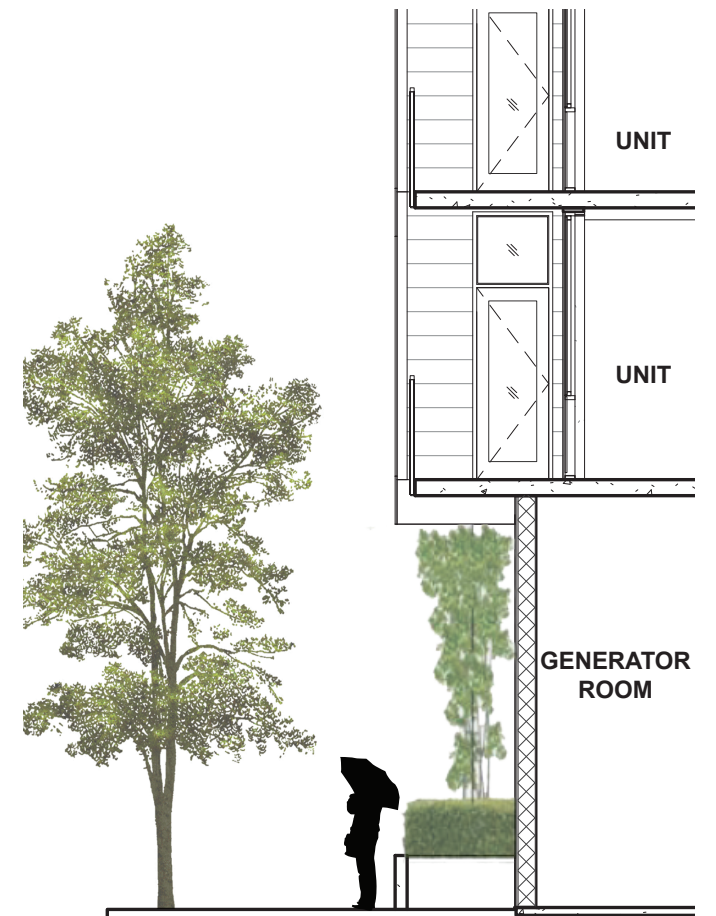


West Elevation @ Garage Entry





West Elevation @ Retail and Loading





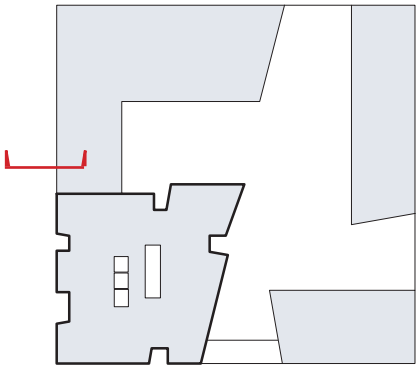
West Elevation

BROAD HEADED STREET TREE AND
PLANTING AT TREE WELL
PUBLIC WALK

RAISED CONCRETE PLANTER
36" H EVERGREEN HEDGE
VINE PLANTING ON VERTICAL CABLES

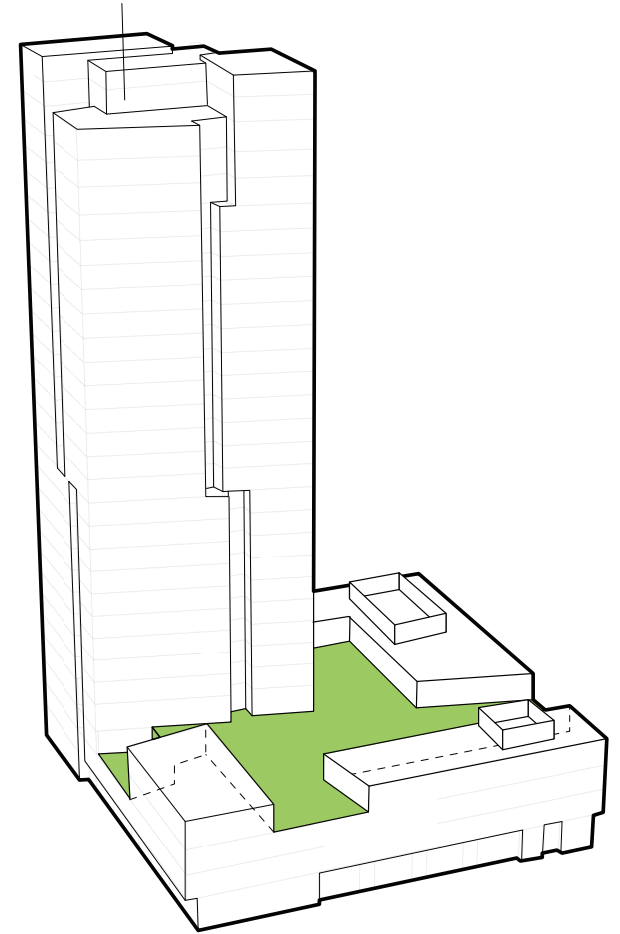


BROAD HEADED STREET TREE AND
PLANTING AT TREE WELL
VINE PLANTING AT VERTICAL CABLES
36" H EVERGREEN HEDGE
RAISED CONCRETE PLANTER

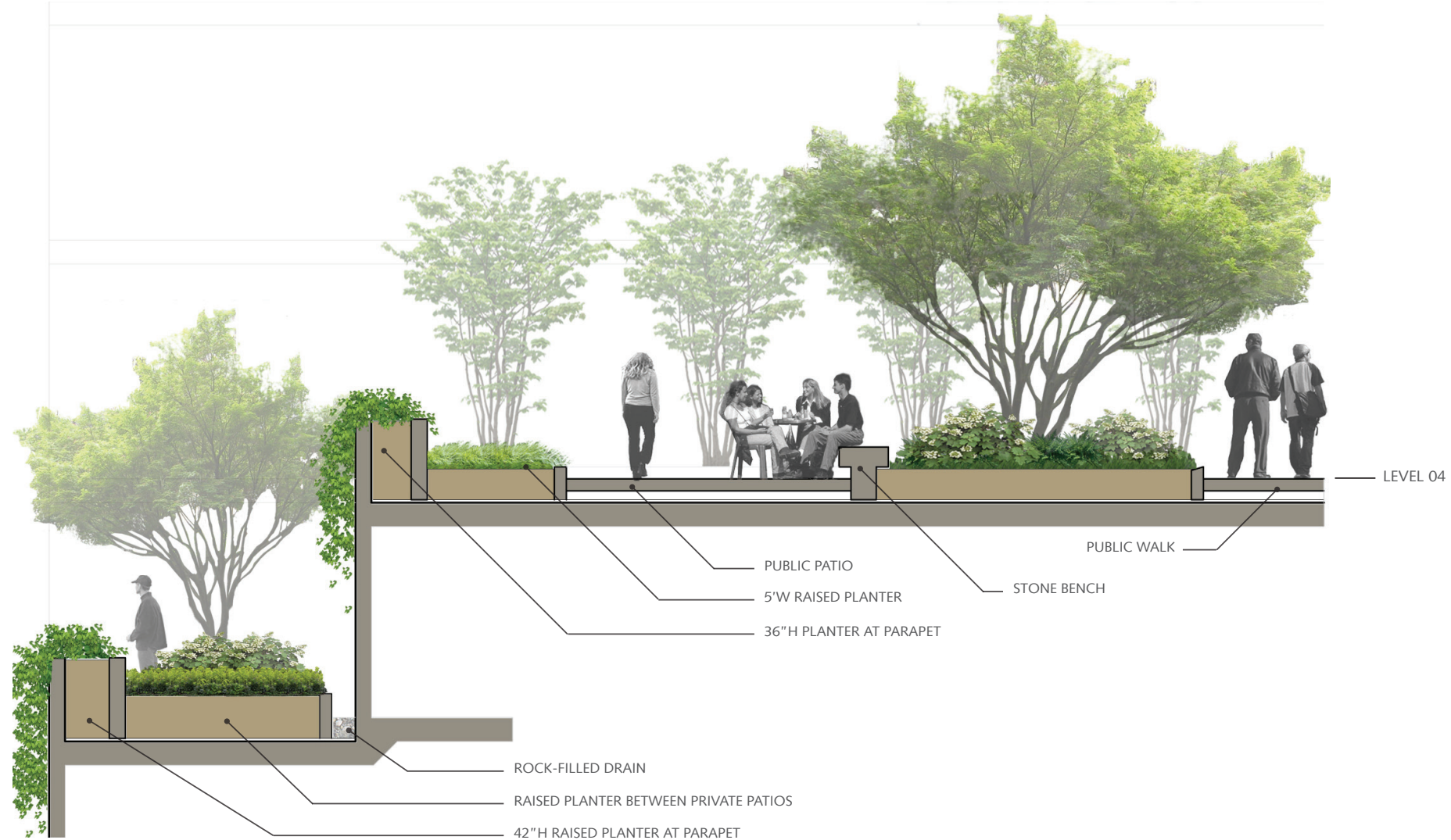


Key Plan

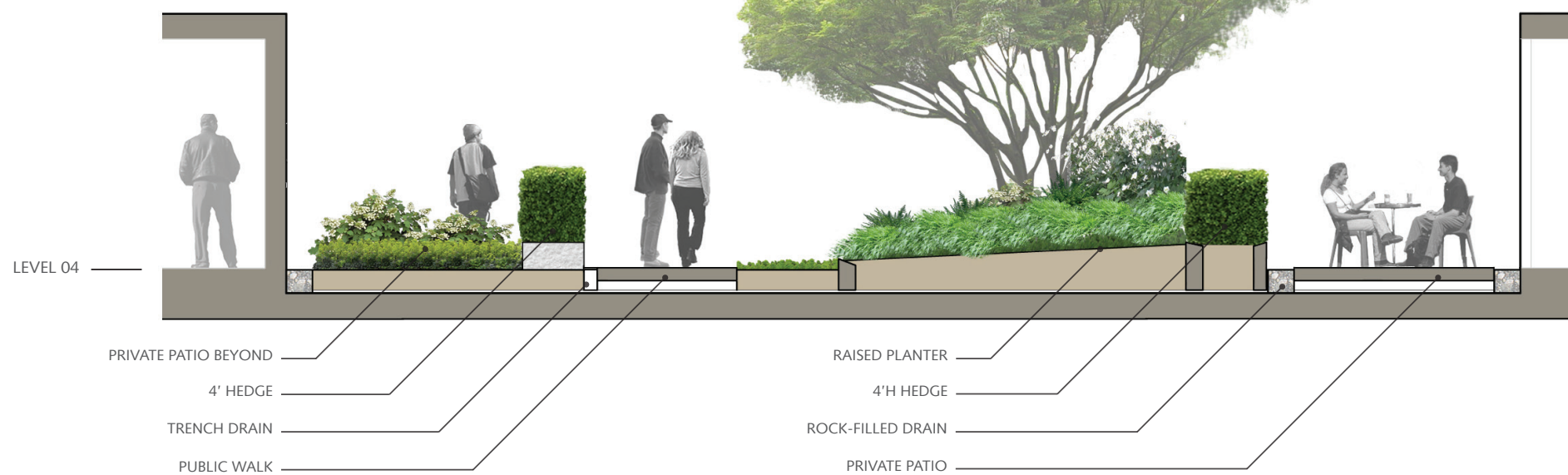
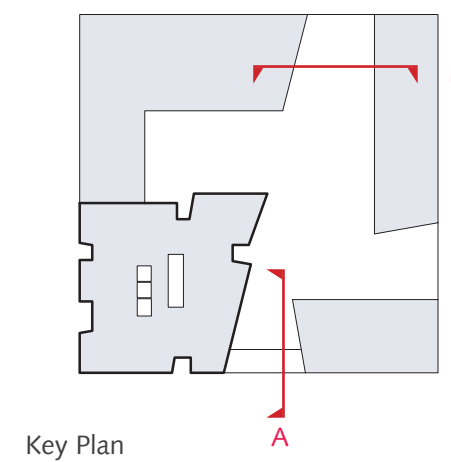




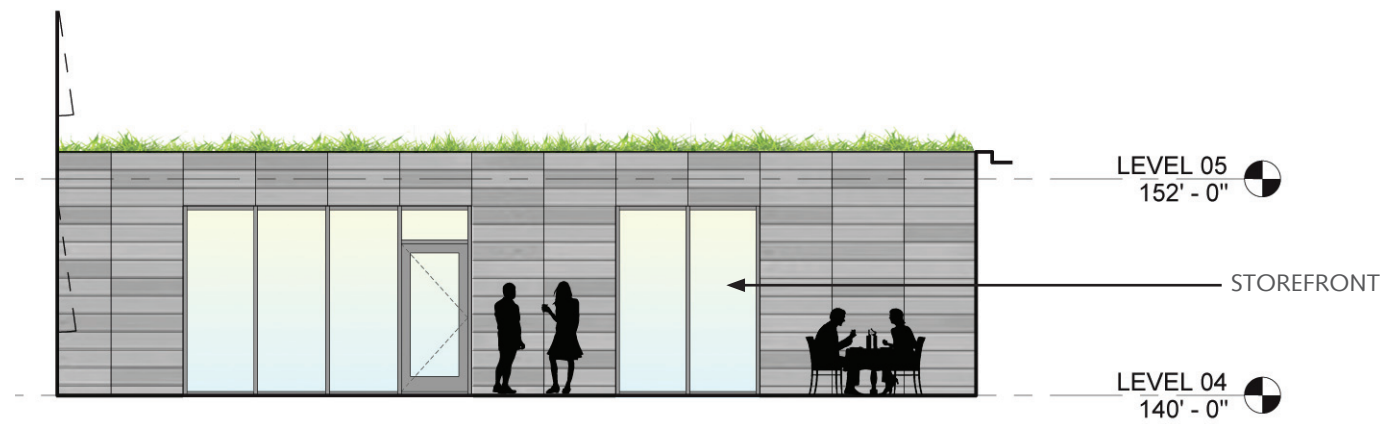




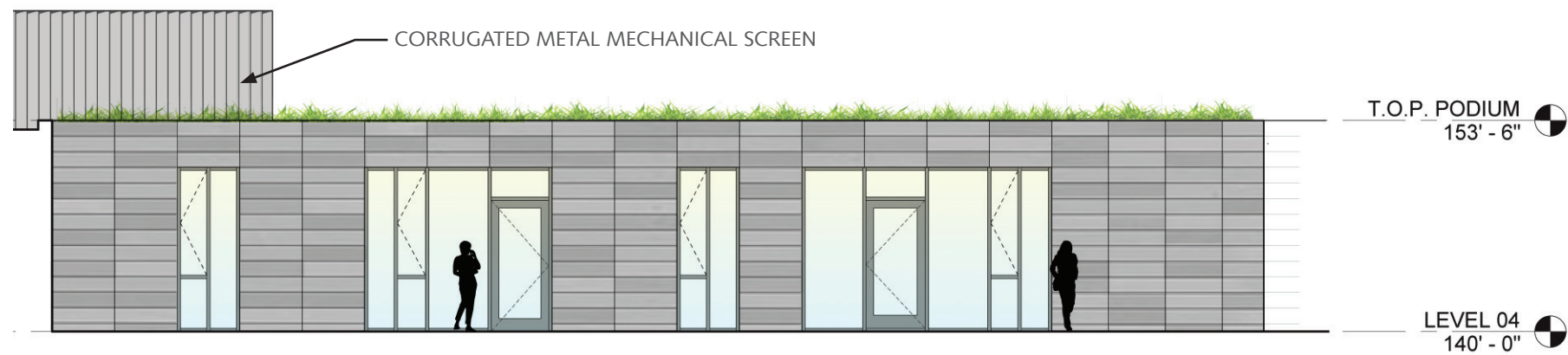
Section A



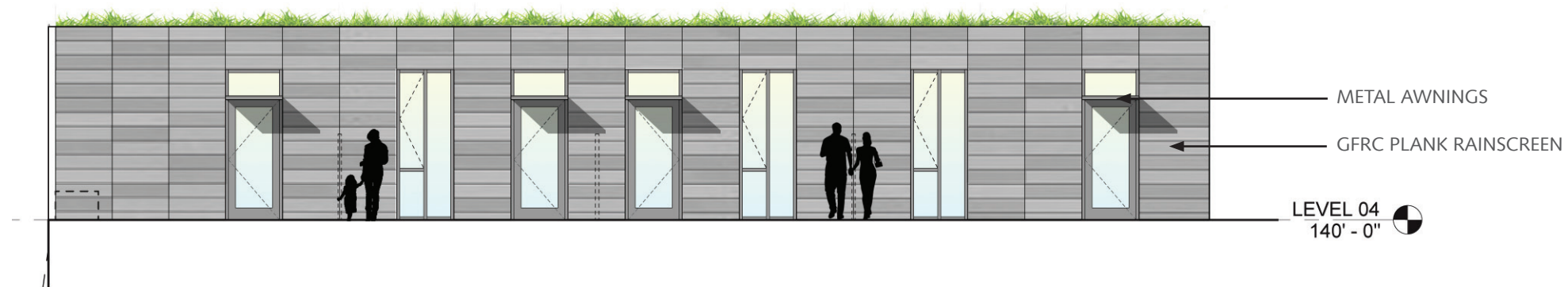
Section B



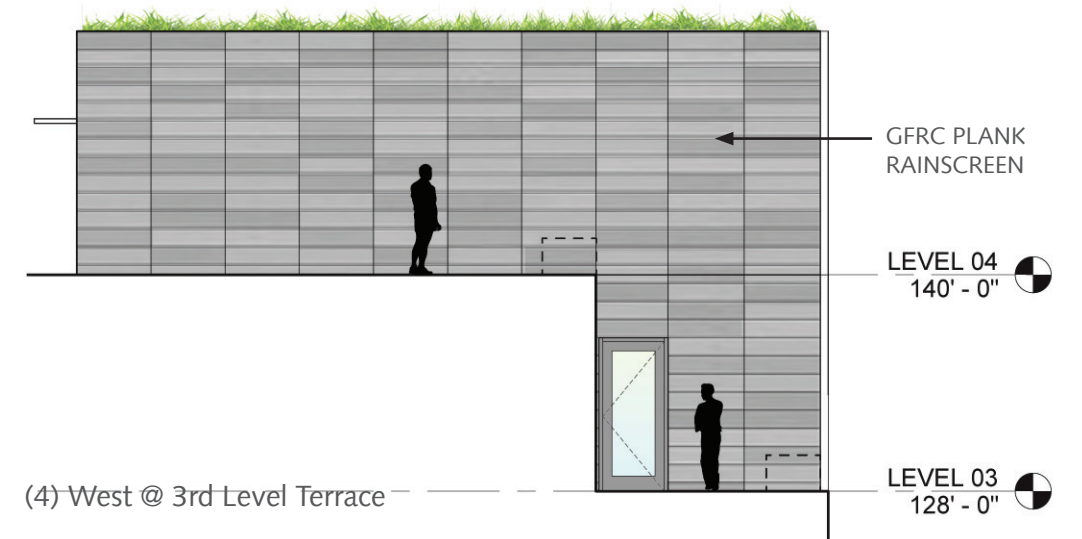
(1) East @ Terrace Corridor



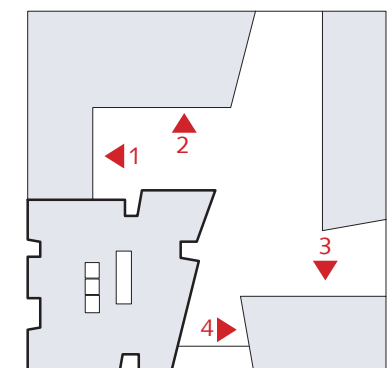
(2) South @ Terrace Units



(3) North @ Terrace Garden Units



(4) West @ 3rd Level Terrace



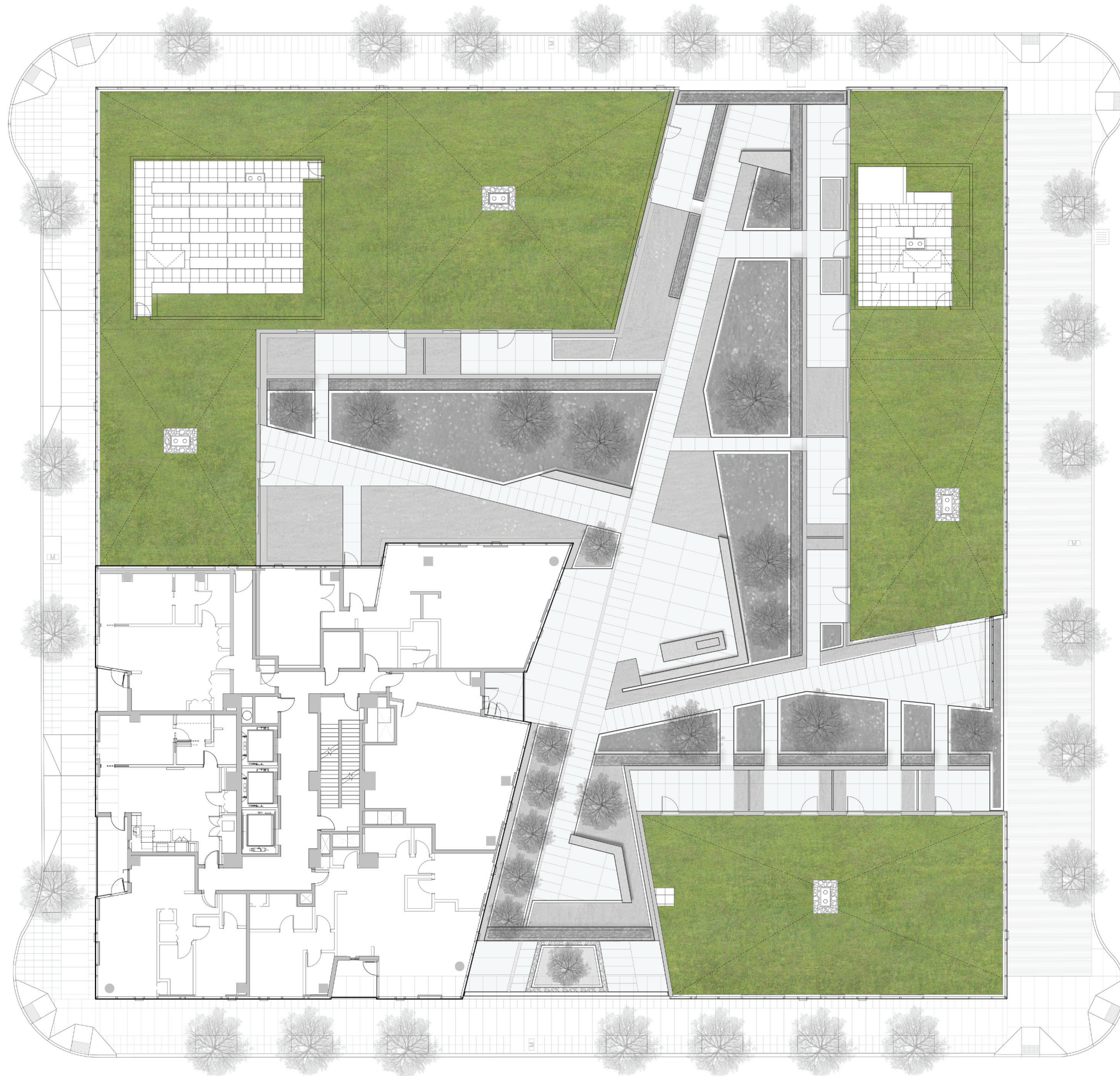
Key Plan

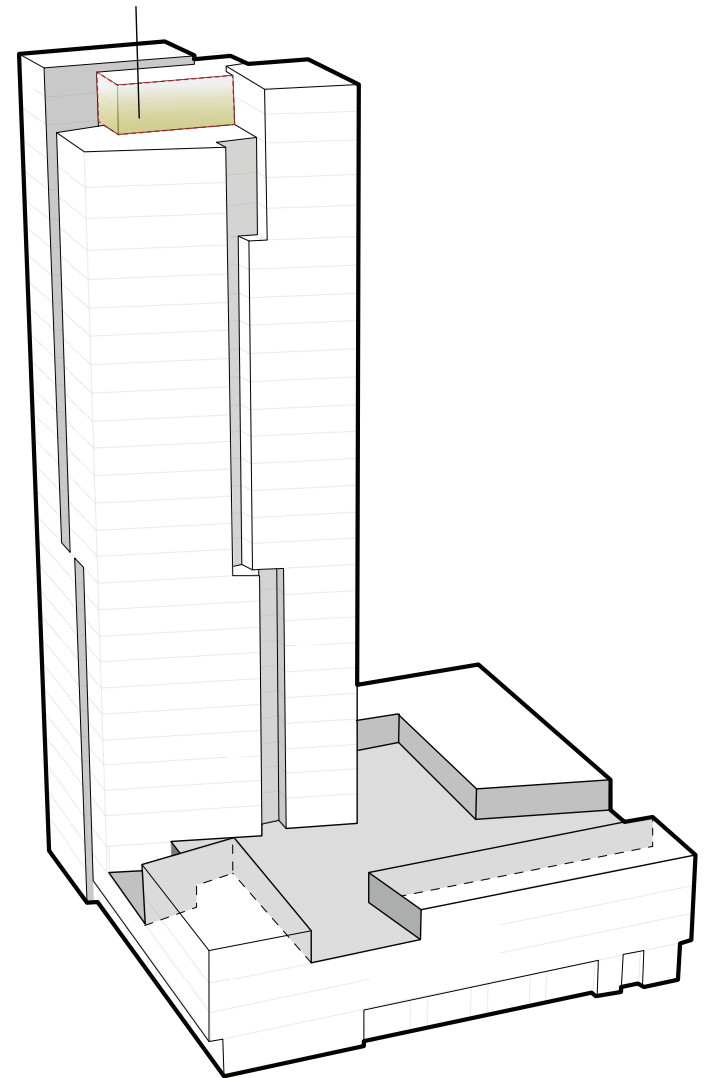



Perspective of Terrace

Renderings

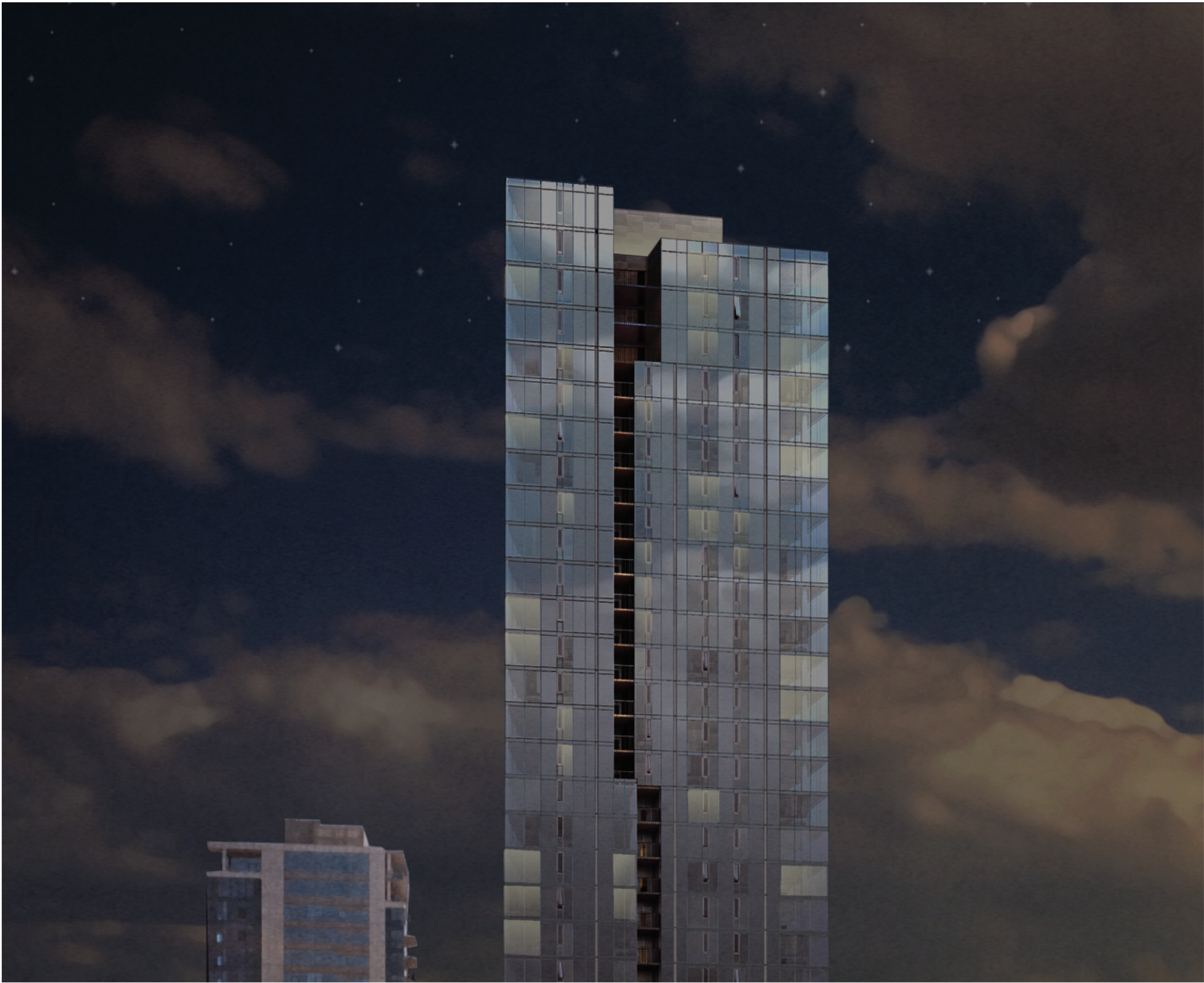
FILE # LU 13-139762 DZM AD
July 11th, 2013





 Facade Washer (@ Mechanical Level)





<p>Night View From North</p>	<p>FILE # LU 13-139762 DZM AD July 11th, 2013</p>
<p>Lighting</p>	









Perspective from NW 11th and Marshall

Renderings

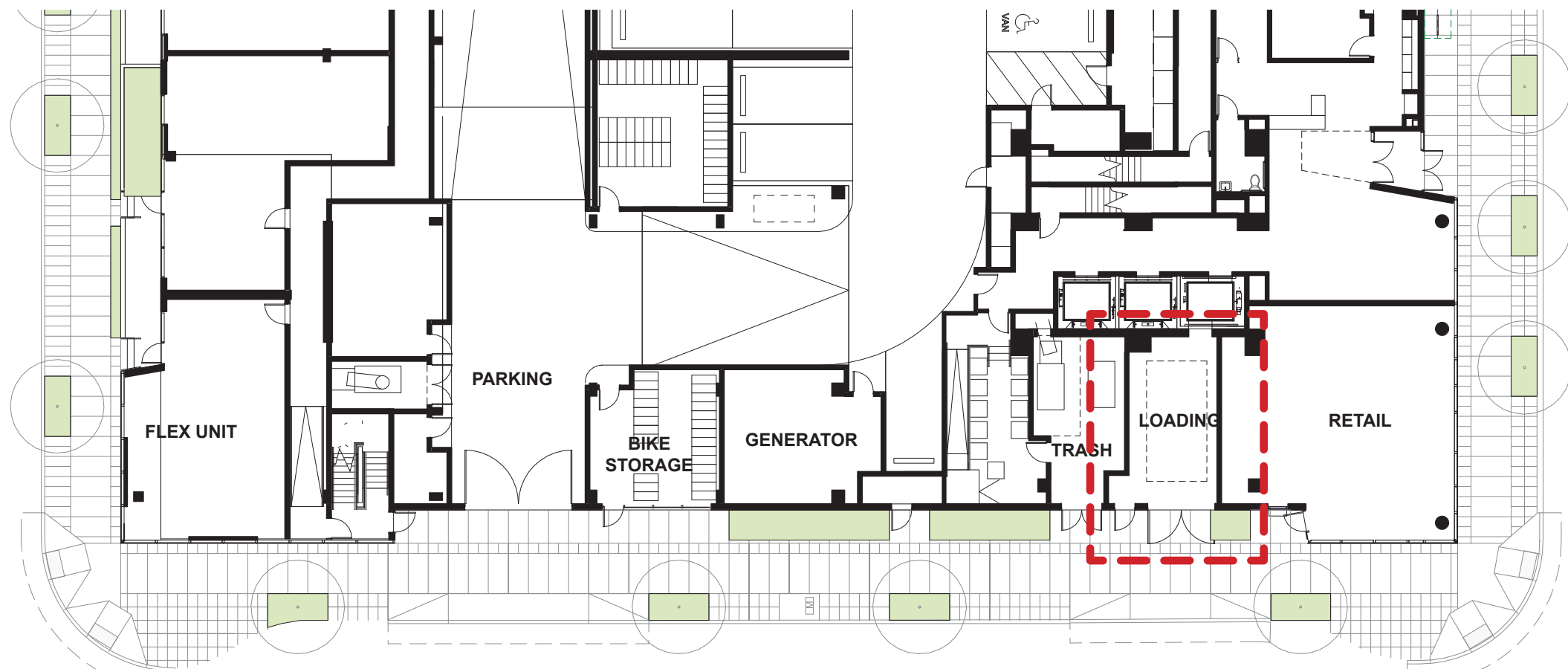
FILE # LU 13-139762 DZM AD
July 11th, 2013





- | | | |
|---|--|---|
|  Residential |  Retail |  Active Use |
|  Lobby |  Common |  Outdoor Landscape |





Ground Floor Plan

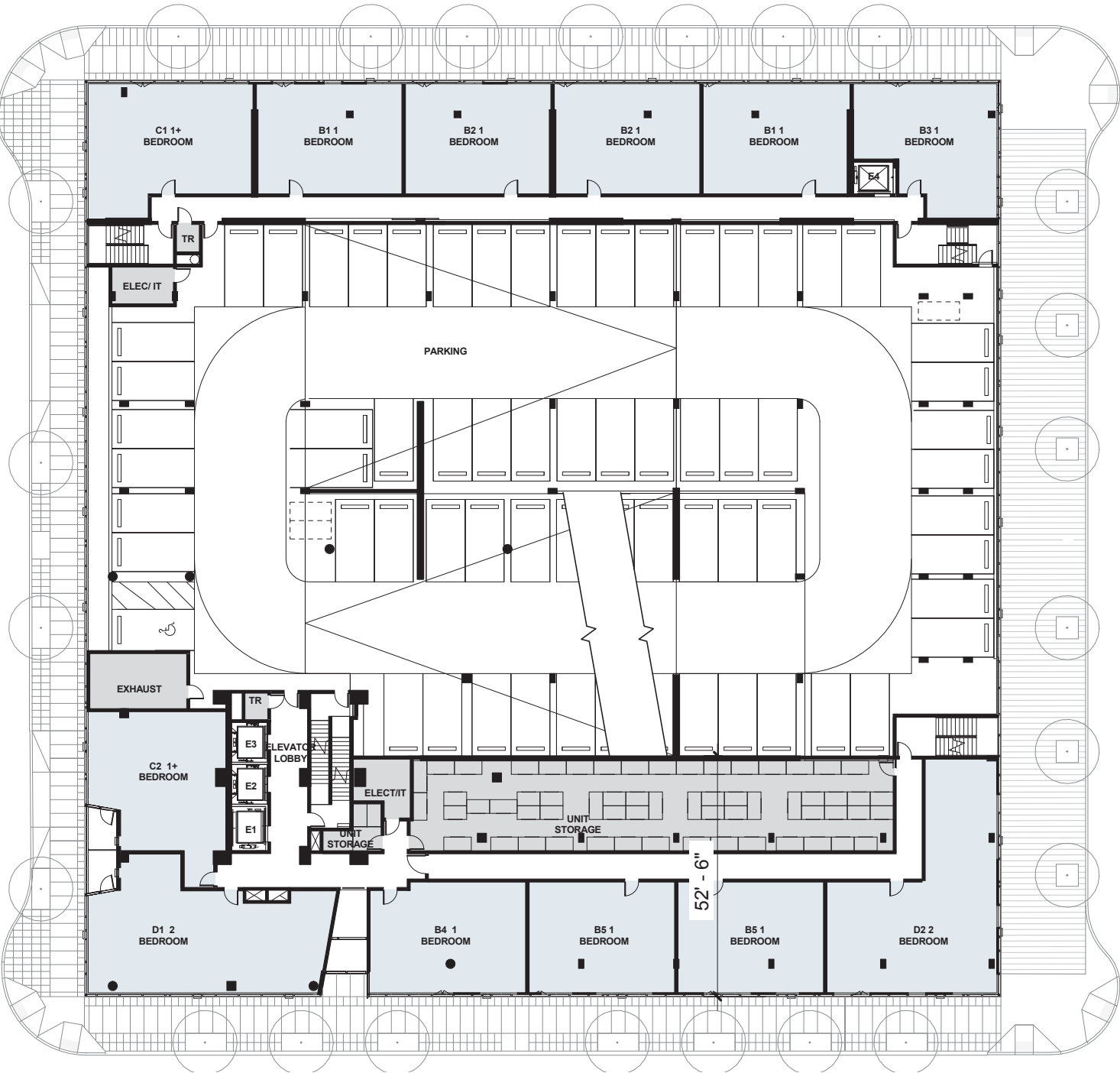
ADJUSTMENTS:

33.266.310 Loading Standards – Two loading spaces are required for buildings over 50,000 square feet in floor area with more than 100 dwelling units. The loading spaces must be either Standard A - one space 35 feet long, 10 feet wide and have a clearance of 13 feet, or Standard B - two spaces 18 feet long, 9 feet wide with a clearance of 10 feet. There is an exception in the Central City Plan District for forward motion loading spaces if they abut a traffic street.

- One 18' x 9' x 10' high loading space is provided in the parking garage.
- The location chosen is adjacent to the staging area and elevator and does not take away from the total parking count required for the building.
- This space will serve tenants of the building as well as provide a space for building service and maintenance vehicles to park. Access to the private parking garage will be coordinated through the building maintenance company or provided by an individual tenant.
- There are 171 standard spaces to serve the 153 units.
- Storage and staging areas are provided inside the building separate from the lobby entrance. This staging area is accessible to the tower elevators. The staging area will allow for faster truck unloading and will not require trucks to continue at the curb while waiting for the elevator to move goods into the building. As move in and move out for condominiums occurs less frequently than rental housing and the types of moving trucks are larger than will fit in a standard City loading space, residential move in is anticipated at the curb on NW 11th.
- Service to the small retail spaces is expected to be at the curb on NW 11th Avenue. Service will either be at metered spaces or in a designated loading zone. This is typical throughout the Pearl District.
- One loading space rather than two is provided as HOYT has found that the interior loading spaces are not required and seldom used by retail tenants. These retail tenants in smaller boutique type retail spaces generally load through the front door during off hours whether there are indoor loading facilities or not.
- While the North Pearl District will not be very suitable for robust high traffic retail due to the lack of pedestrian and vehicular traffic, it will also generally have low traffic streets, especially on NW 10th and 11th. The quietness of these streets is an amenity for this largely residential neighborhood and the park. It also allows for ease of off hours service and delivery as delivery trucks are not competing with high traffic areas in the off hours.



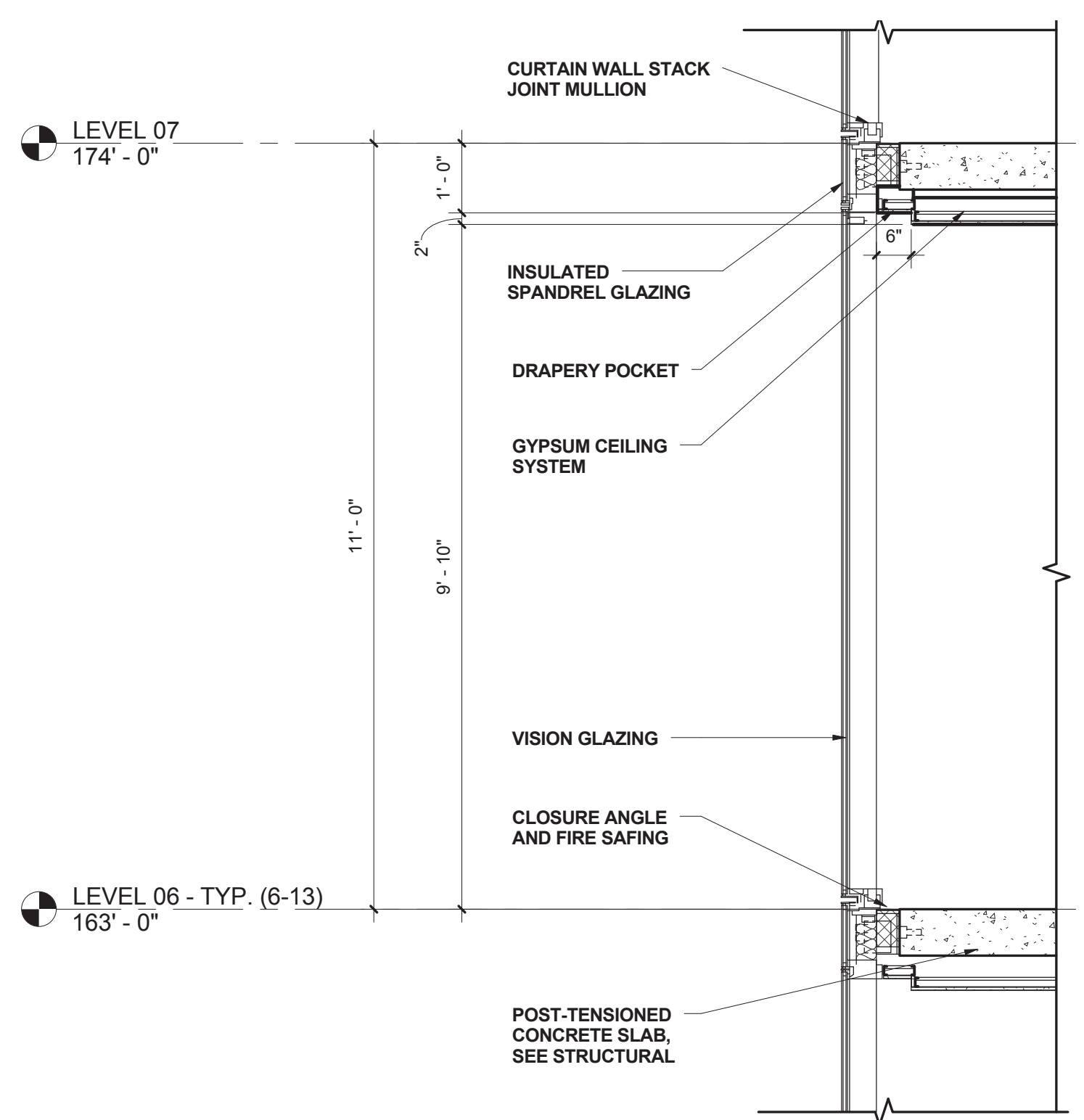
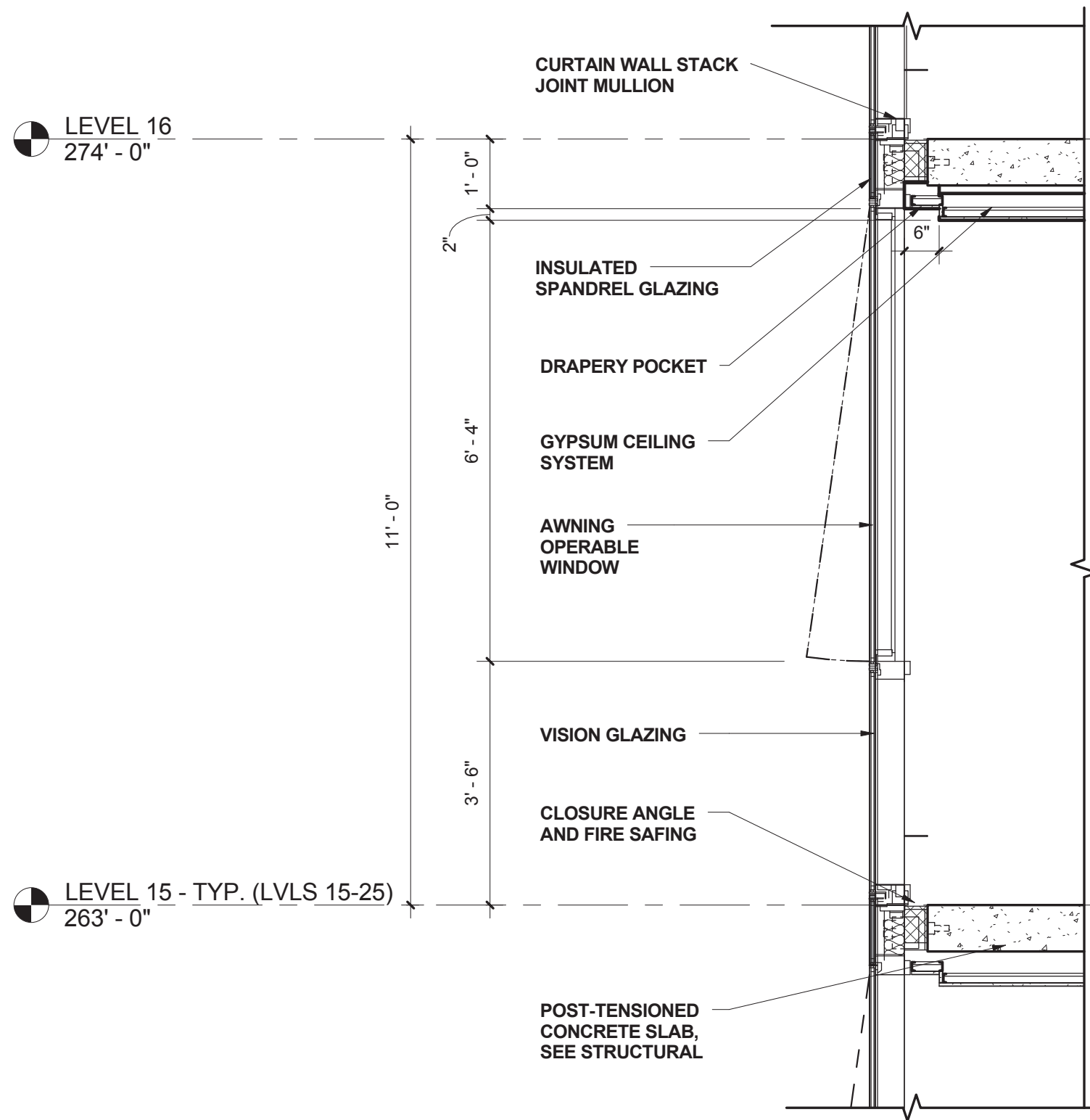
Level 02



MODIFICATIONS:

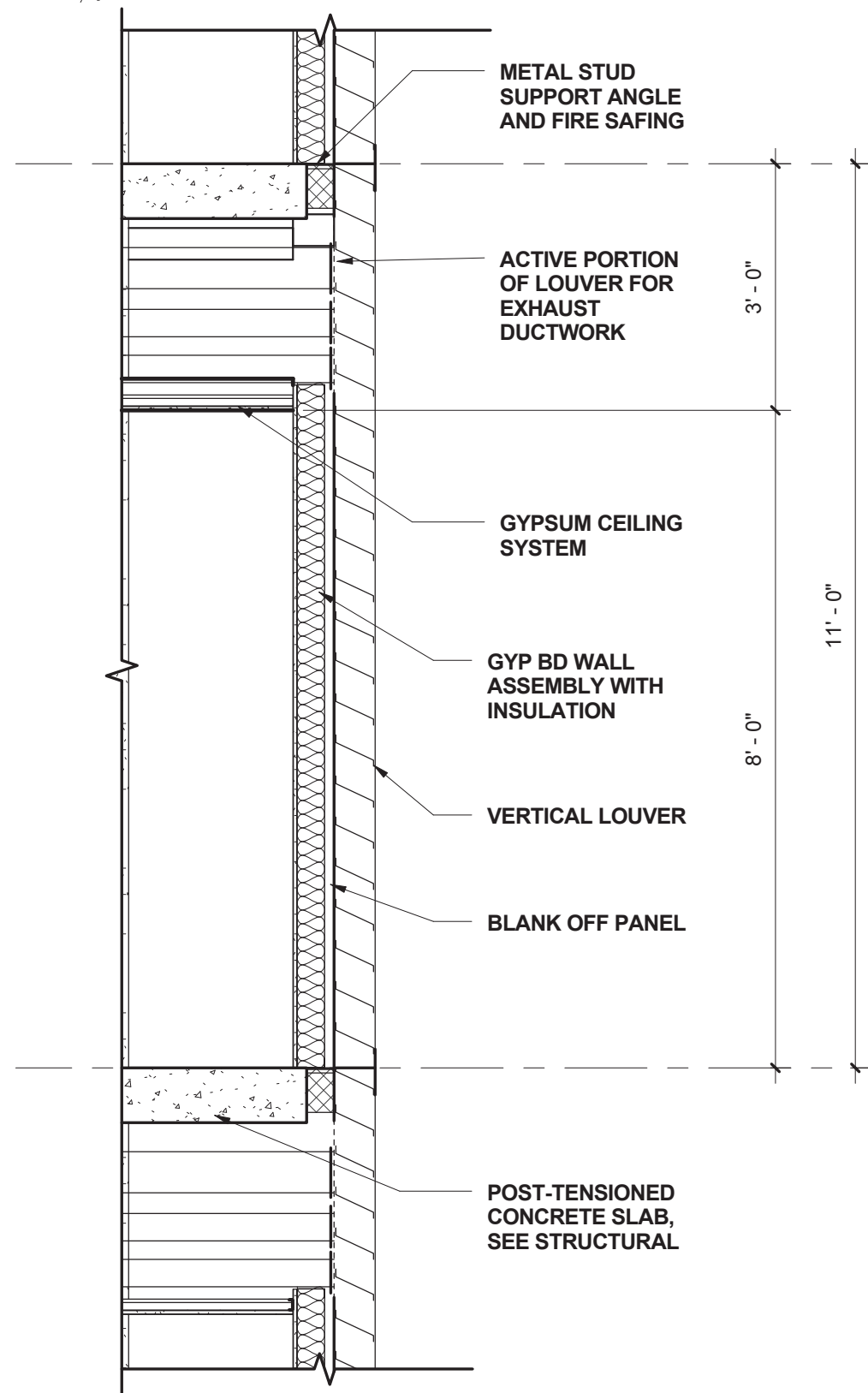
33.510.225,E,2 Ground Floor Active Use – In the River District, on the portion of a site within 100 feet of a streetcar alignment parking is not allowed.

- The parking extends to approx. 50 feet from the property line on Northrup.
- The parking is above grade and concealed by units on Northrup and Overton. Concealing the parking was done to screen the parking from Tanner Springs Park and The Fields Park at the south and north facades.

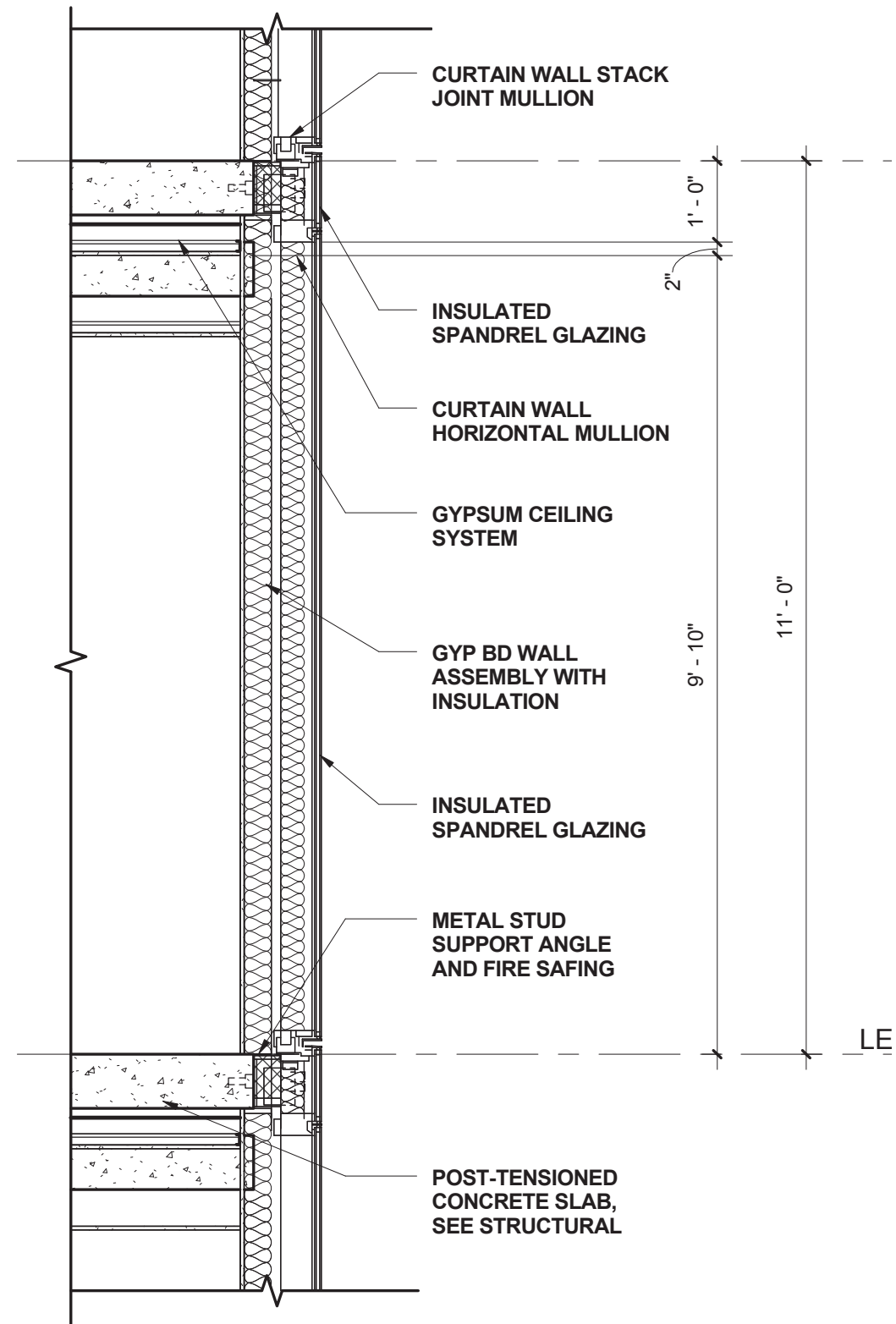


25 TYPICAL WALL SECTION AT OPERABLE WINDOW
1/2" = 1'-0"

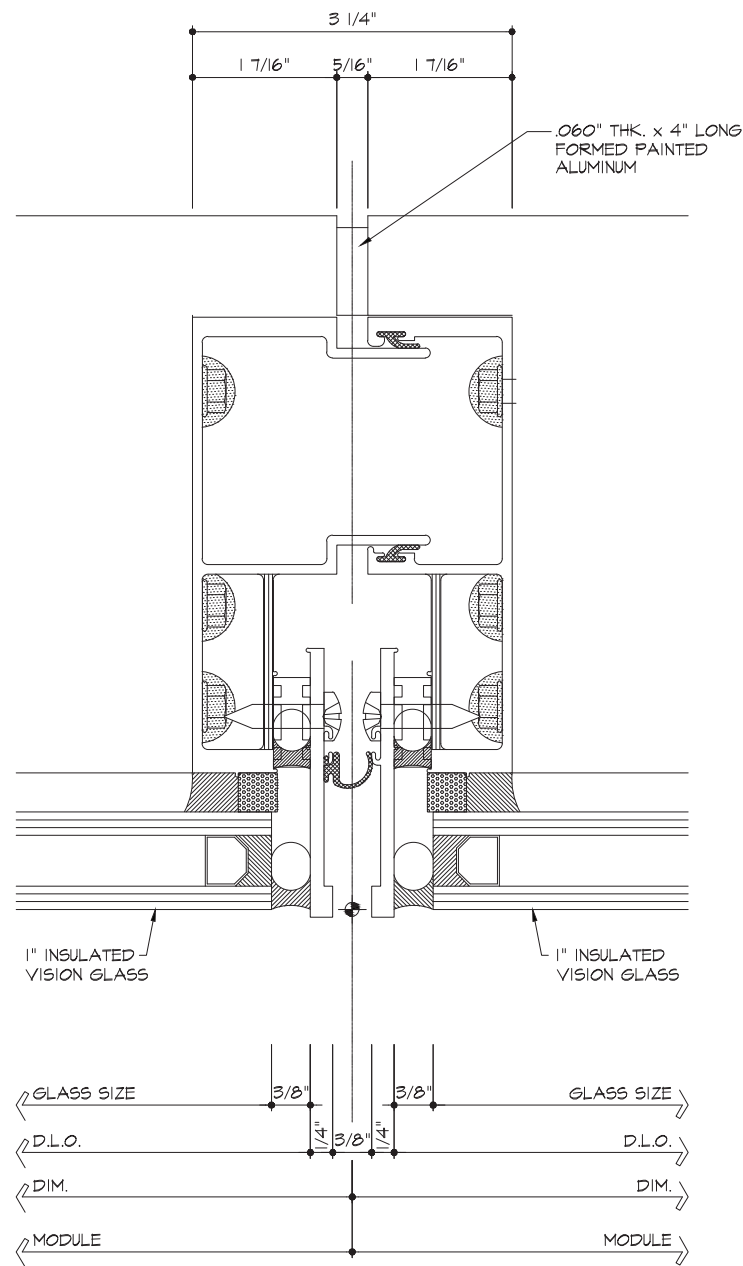
15 TYPICAL WALL SECTION AT FULL HEIGHT GLAZING
1/2" = 1'-0"



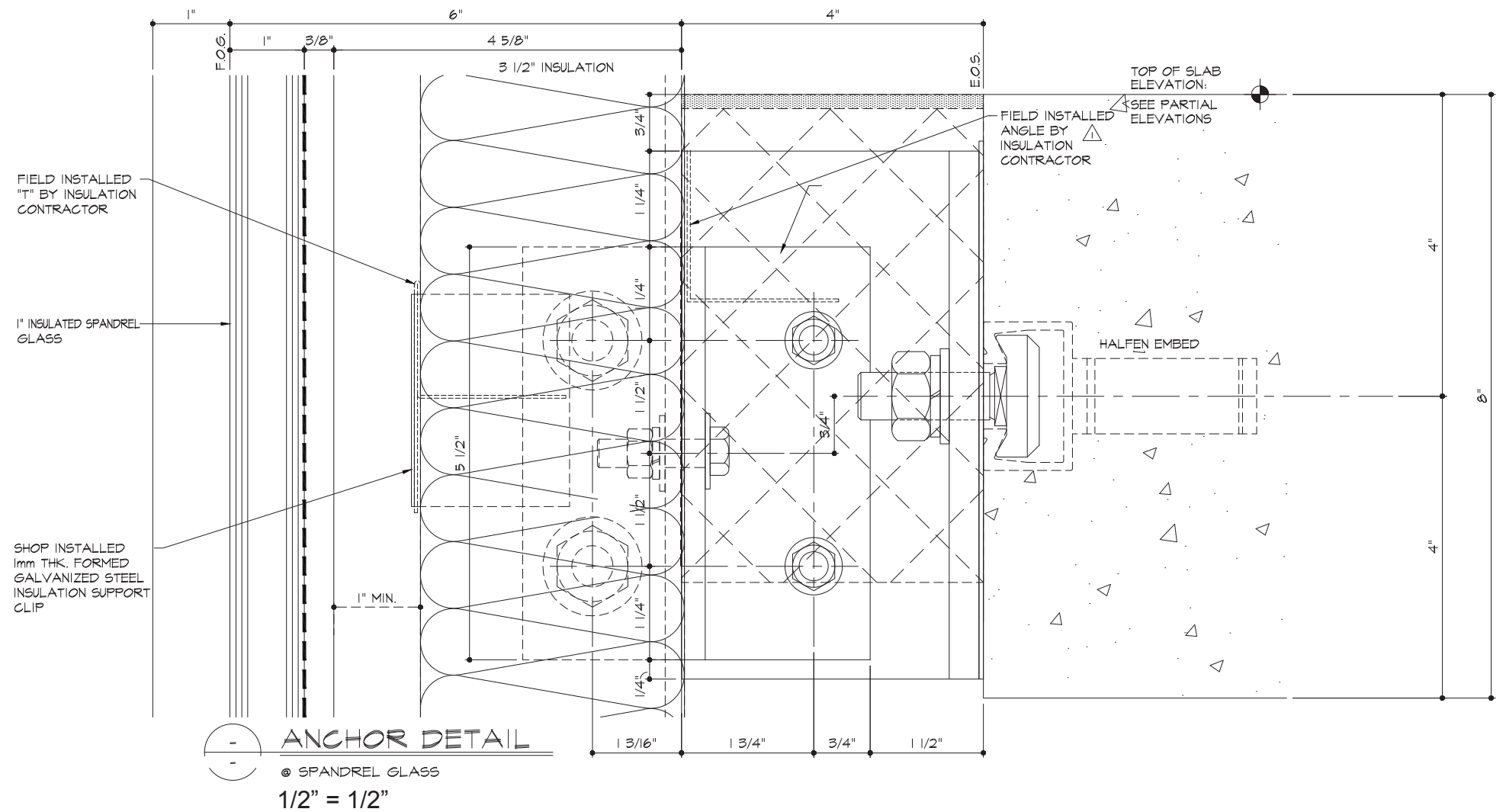
45 TYPICAL WALL SECTION AT VERTICAL LOUVER
1/2" = 1'-0"

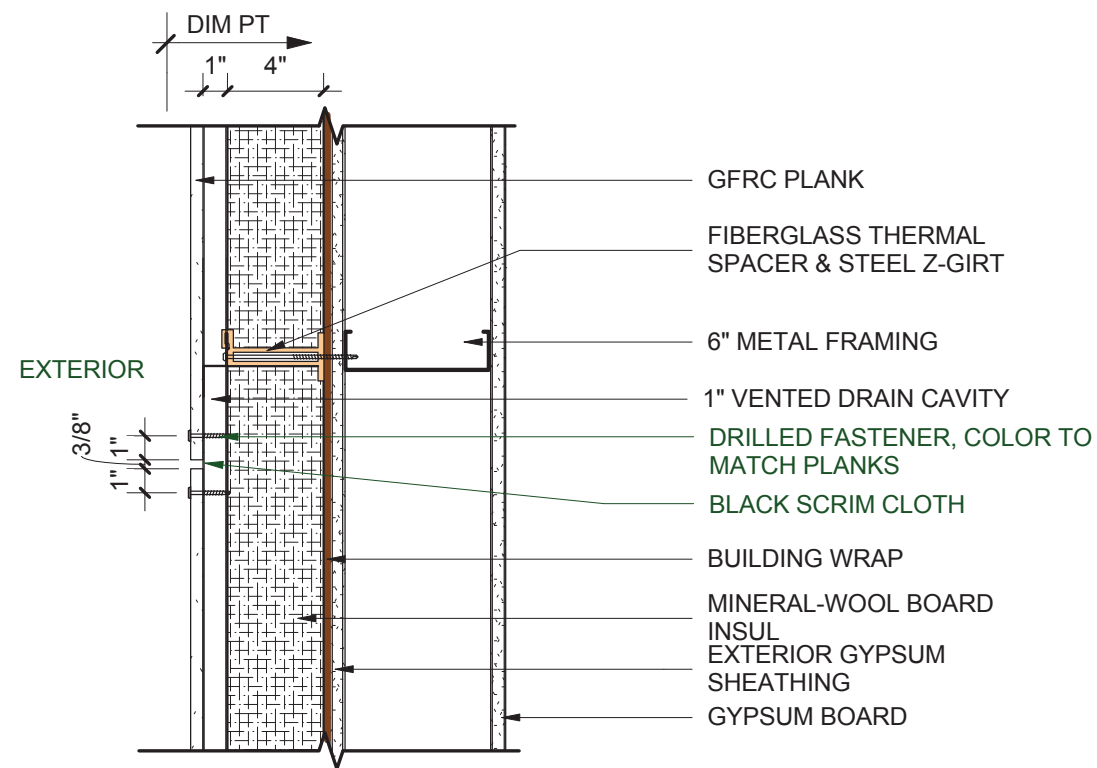


35 TYPICAL WALL SECTION AT SPANDREL
1/2" = 1'-0"



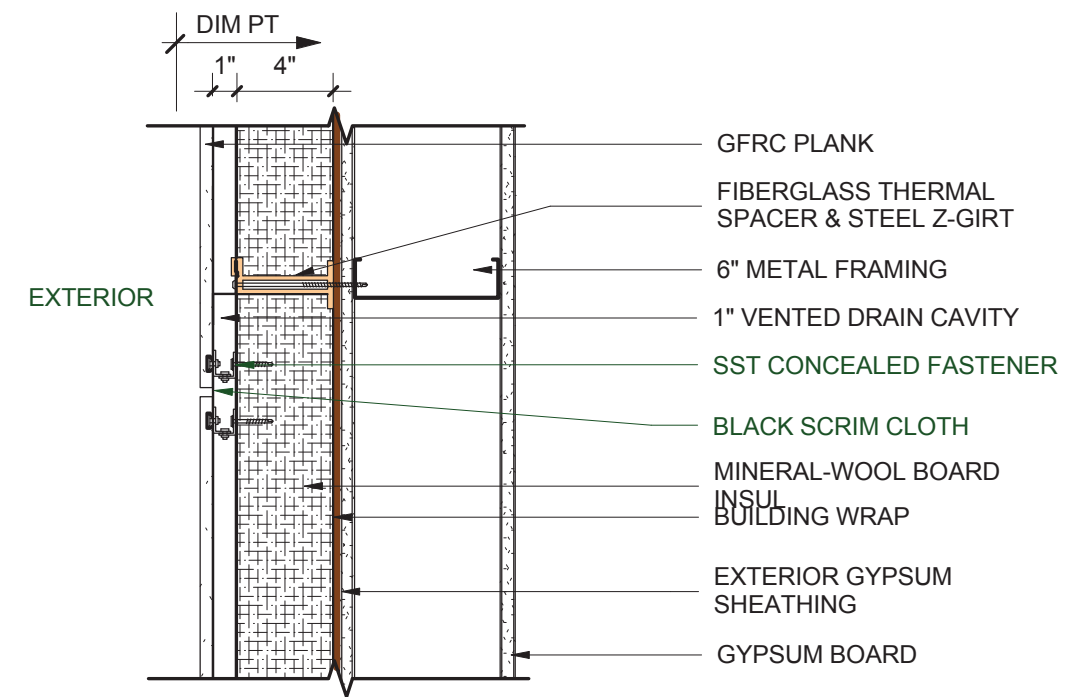
3 VISION TO VISION @ MODULE
 D-10
 @ RESIDENTIAL
 1/2" = 1/2"





E03 EXTERIOR WALL - GFRC PLANK RAINSCREEN

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



E03A EXTERIOR WALL - GFRC PLANK CONCEALED FASTENER

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



Scale: NTS



