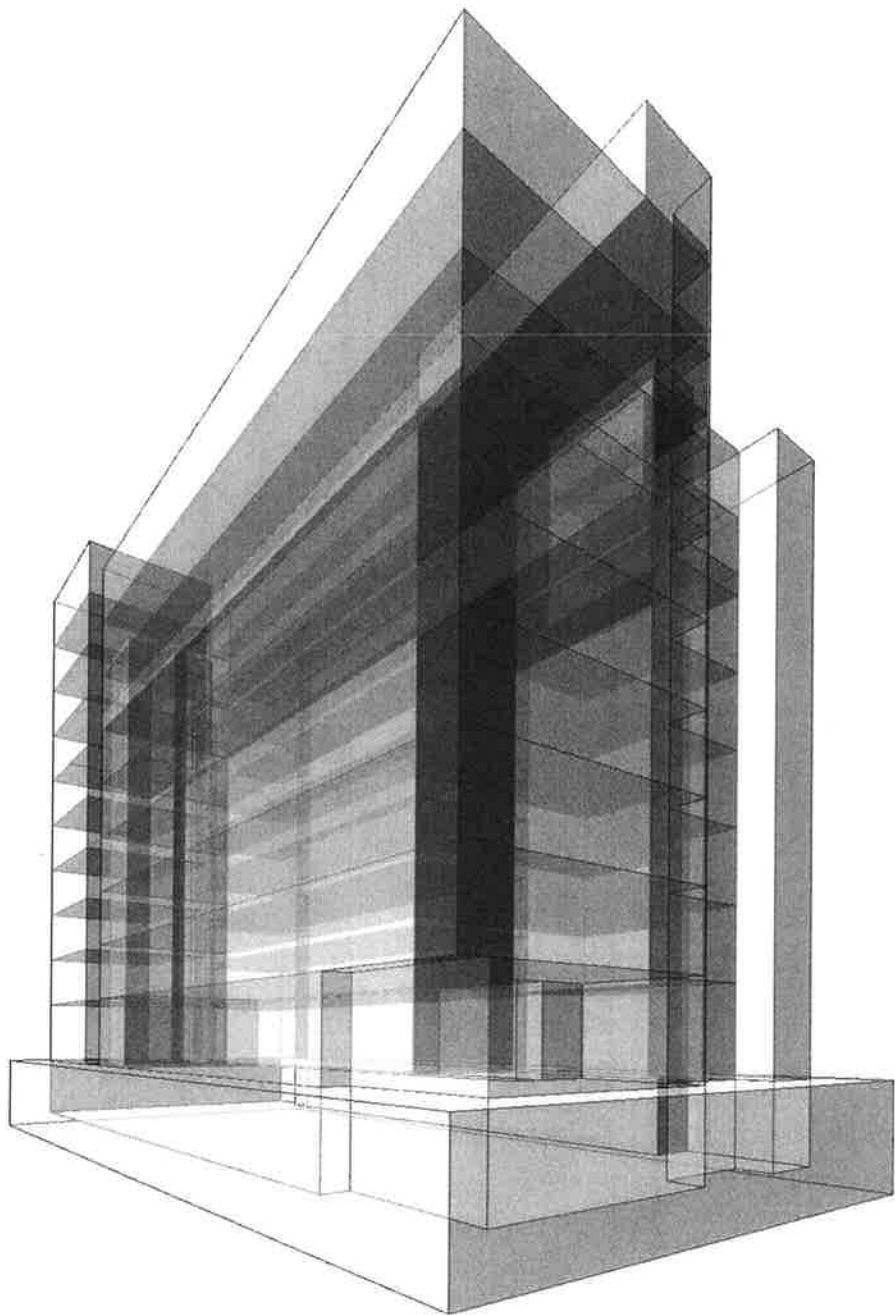
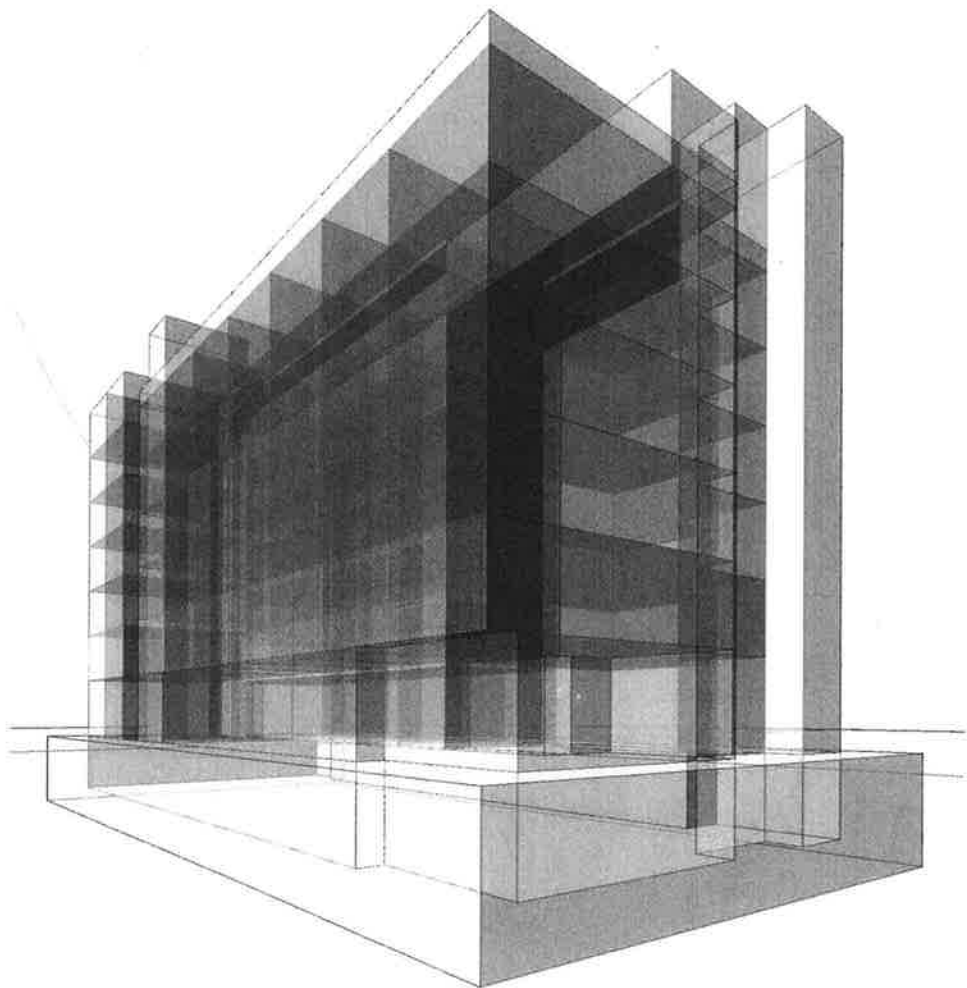


9919 NE Glisan Concept Design Package

COVER SHEET	1
SITE INFORMATION	2
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ROOF FLOOR	11
BASEMENT FLOOR	12



10 story type 1B option



7 story, 2 floors type 1A and 5 floors type 3B option

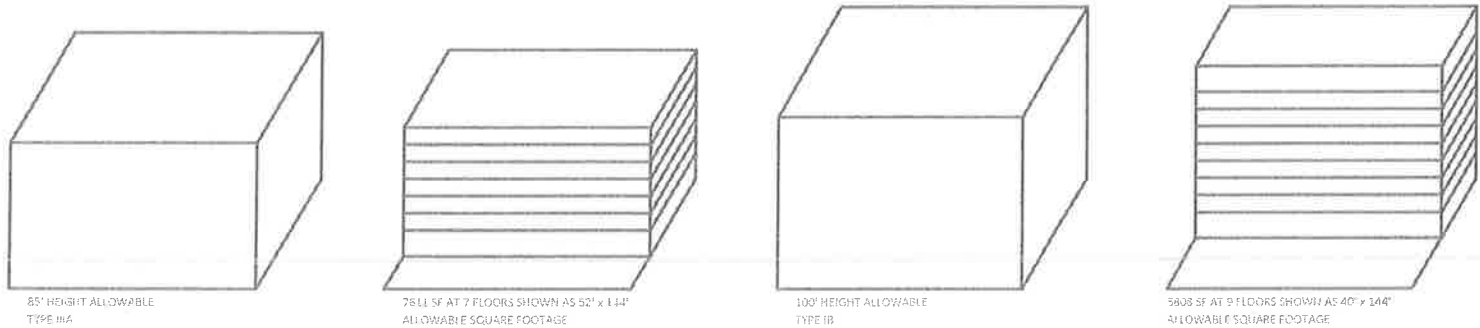
9919 NE Glisan Street, Portland, OR 97220

FAR 5:1
Site Dimensions: 74' x 144'
Site Area: 10,656 SF
Allowable Area: 53,280 SF
Zone: RX - Central Residential
Setbacks Front: 0' Side: 0'
Lot Coverage: 100%
Landscape Requirements: None

Allowable Height: 100 FT per Portland Zoning Code

Unit Count at 300 SF: 140 units
Unit Count at 360 SF: 116 units

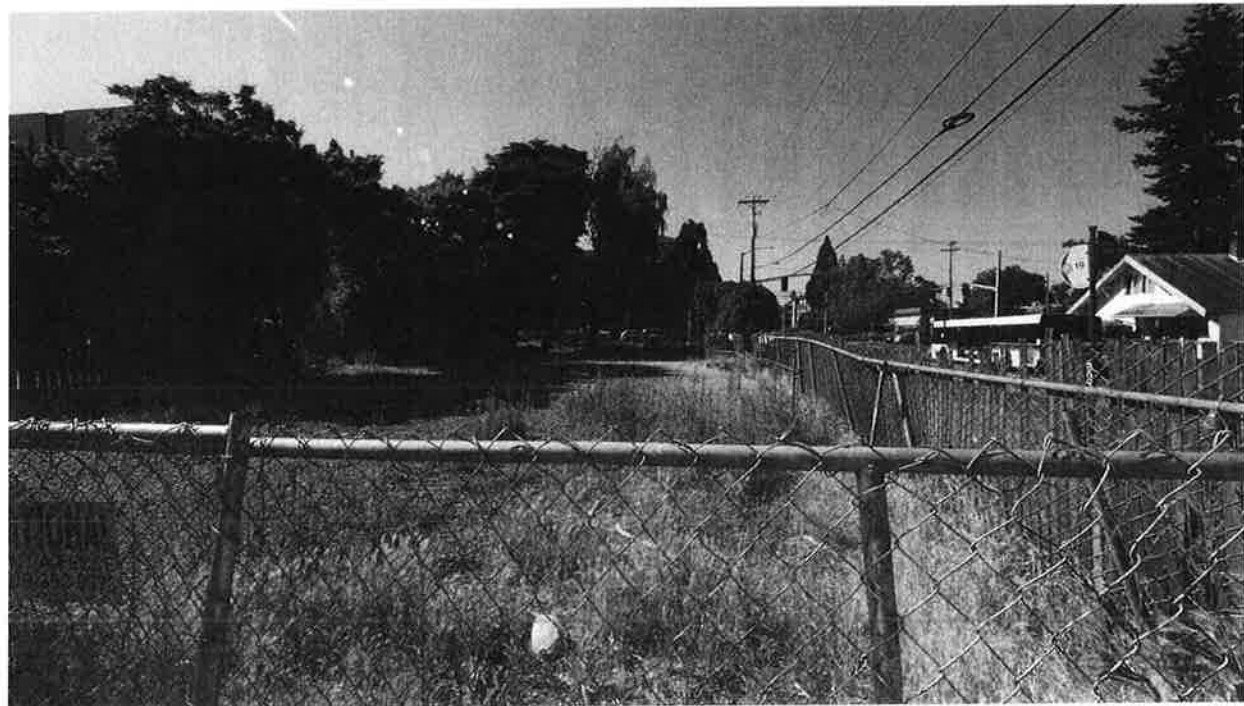
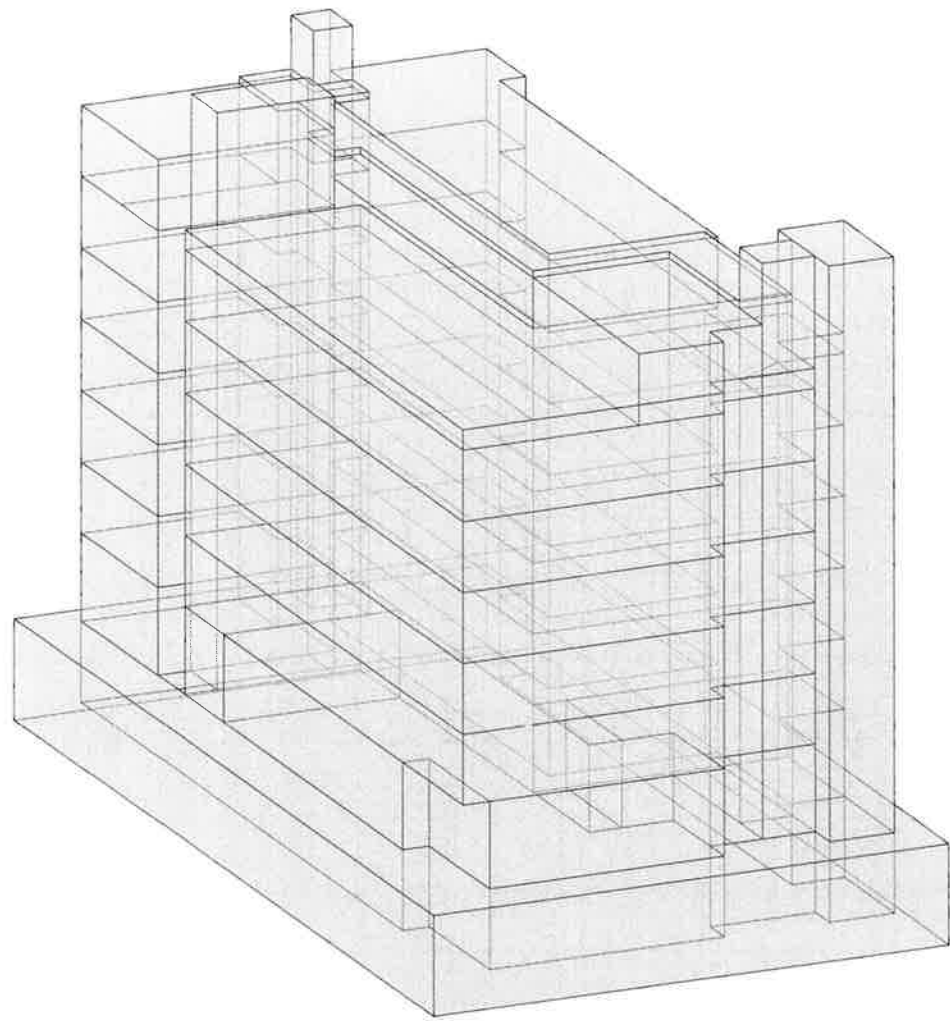
Program Requirements:
All studio apartments: 300 sf to 360 st approximately
Common kitchen each floor / full appliances
Bathroom room with walk-in shower
Sink / Microwave / undercounter refrigerator / eletrical hotplate
No parking



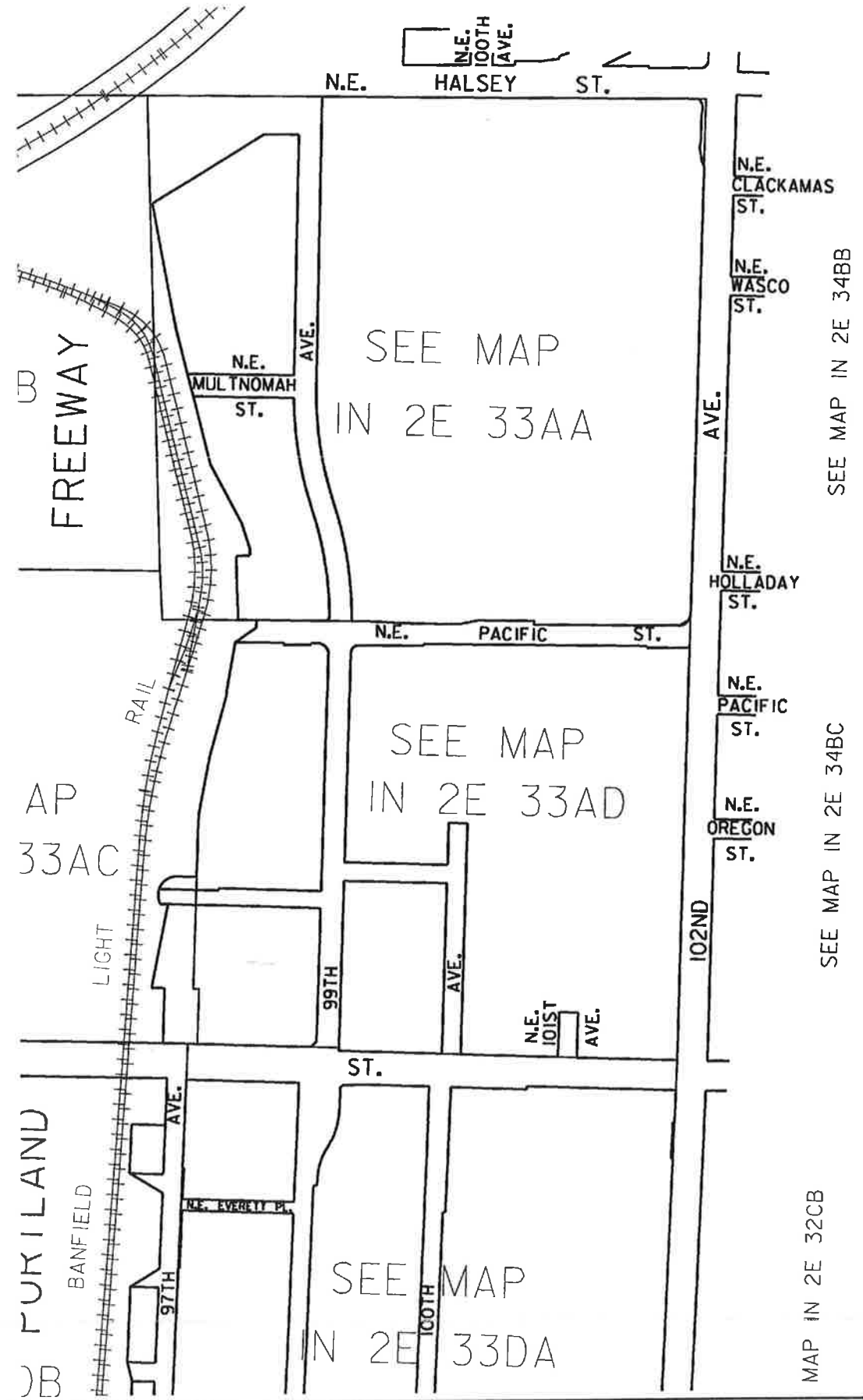
9919 NE Glisan

Code Analysis for site	
Option A	
IB	Non sprinklered non combustable: concrete or steel 2 hour primary structural frame, exterior and interior bearing walls Non rated walls and partitions 2 hour floor and roof Height allowance 160 ft, see zoning restrictions 100' max per zoning code
Option B	
Type 1A	Non combustable sprinklered concrete 3 hour podium - 2 floors
Type IIIB	Light gauge metal frame on Concrete Basement Not rated primary structural frame 2 hour exterior bearing wall and non rated interior Non rated floor and roof 4 Floor + 1 Floor with Sprinkler bonus = 5 floors 7 stories total (5+2), 85' max per OSSC
Option C	
Type 1A	Non combustable sprinklered concrete 3 hour podium - 2 floors
Type IVB	CLT Heavy Timber construction Heavy Timber structural frame 2 hour exterior walls Heavy Timber roof and floor 4 Floor + 1 Floor with Sprinkler bonus = 5 floors 7 stories total (5+2), 85' max per OSSC

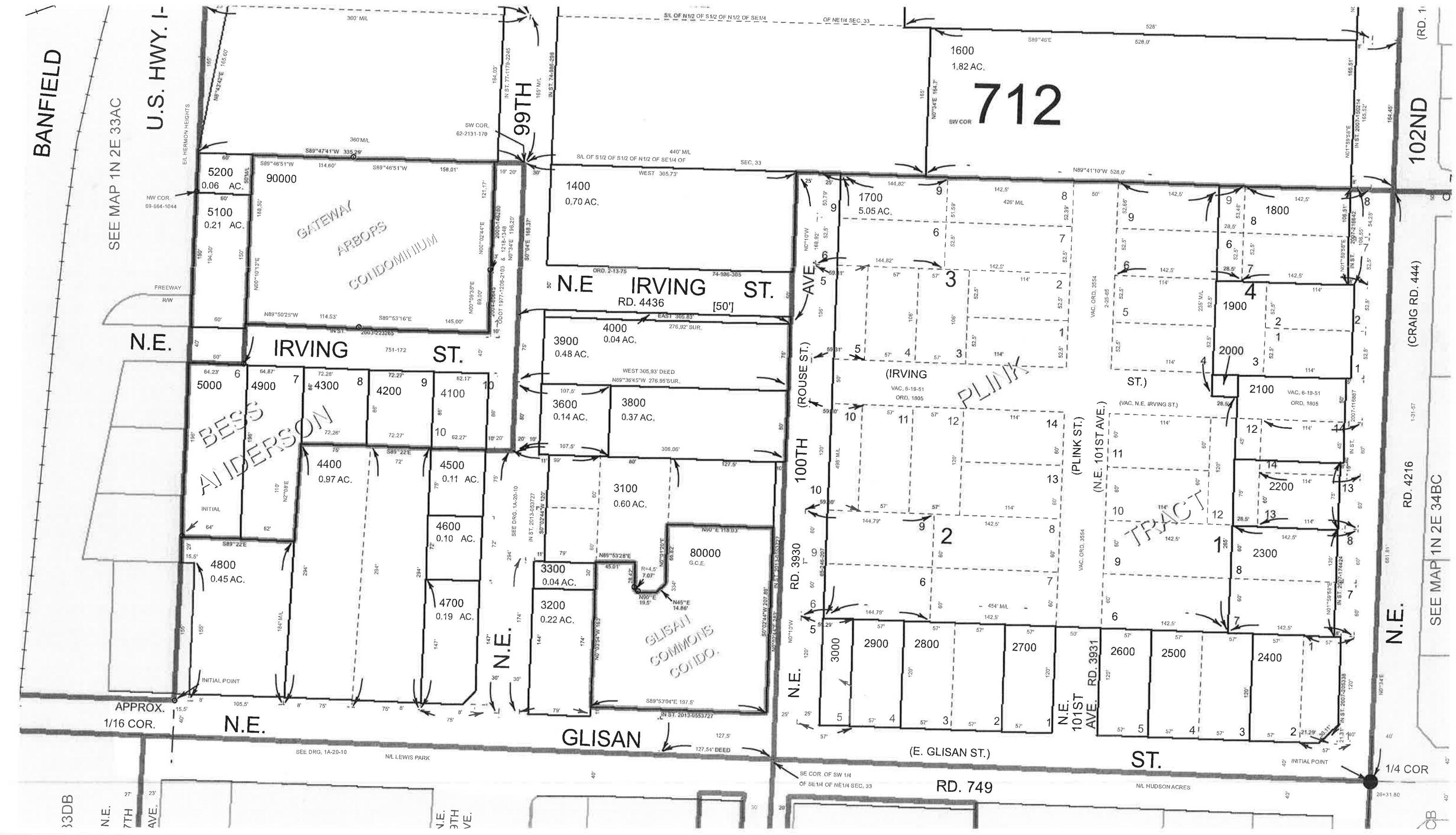
Option D (in approval for OSSC)	
Type IVB	CLT Heavy Timber construction Variance approval for 9 stories Heavy Timber structural frame 2 hour exterior walls Heavy Timber roof and floor 4 Floor + 1 Floor with Sprinkler bonus = 5 floors 7 stories total (5+2), 85' max per OSSC



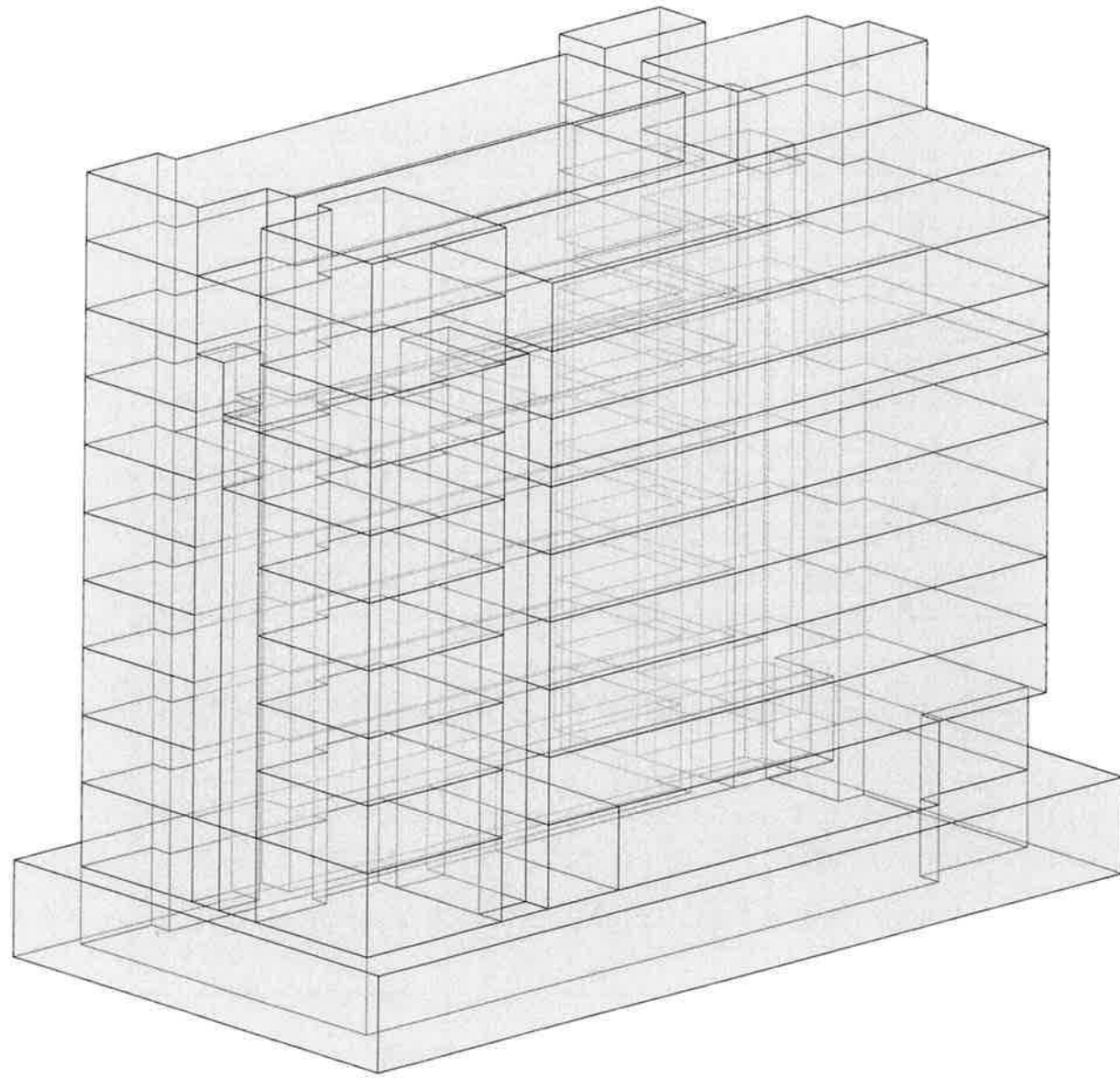
9919 NE Glisan Street, Portland, OR 97220



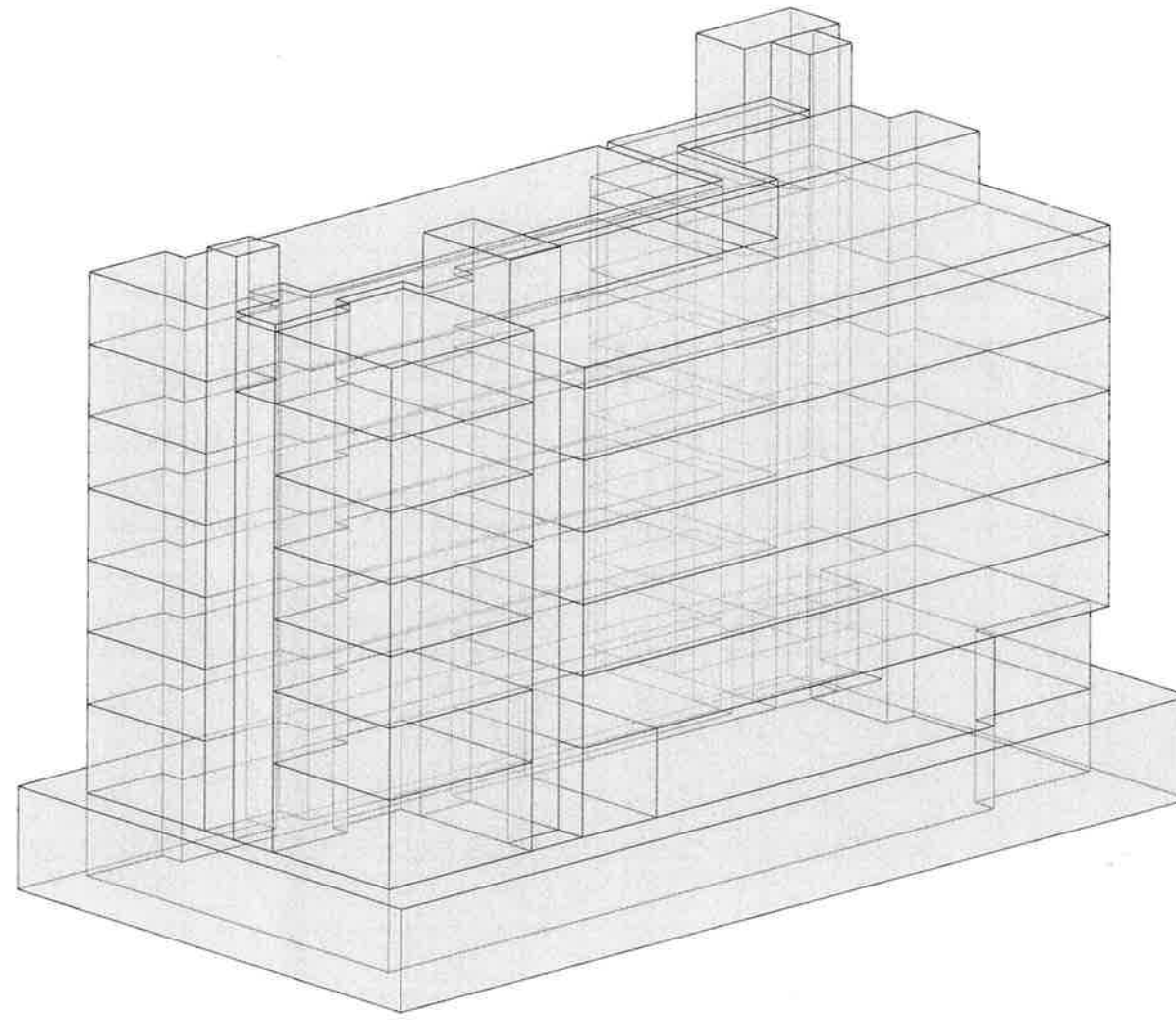
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9919 NE Glisan Street, Portland, OR 97220



10 story type 1B option



7 story, 2 floors type 1A and 5 floors type 3B option

9919 NE Glisan Street, Portland, OR 97220

9919 NE Glisan		Option A and B		
		Count	Unit SF	Total
Level 1	Units	7	325	2,379 SF
	Circulation			1,262 SF
	Retail			2,338 SF
	Office / Amenity			1,641 SF
	Floor Total			7,620 SF
Subtotal of Floor Units			7 units	
Intermediate Levels	Units	20	325	6,343 SF
	Circulation			1,382 SF
	Amenity			0 SF
	Floor Total			7,725 SF
	Number of Intermediate Floors		7	
	Subtotal of Floors Units		140 units	
Subtotal of Floors Circulation				9,674 SF
Subtotal of Floors		140		54,075 SF
Roof	Units	8	325	2,027 SF
	Floor Total			2,027 SF
	Circulation (Not Enclosed)			1,346
	Roof Amenity Total			3,499 SF
	Subtotal of Floor Units		8 units	
Floor Total (Enclosed and Not Enclosed)				6,872 SF
Unit Total			155 units	
Floor Totals			9	
Unit SF Total			58,481 SF	
Enclosed Circulation Total			10,936 SF	
Not Enclosed Circulation Total			1,346 SF	
Amenity Total			1,641 SF	
Roof Amenity Total			3,499 SF	
Site Area	Dimensions (W x H)	74	144	10,656 SF
FAR Allowable	5:1			53,280 SF
FAR Per city variance	6:1			63,936 SF
FAR Allowable + IH Bonus	8:1			85,248 SF
Total SF			63,722 SF	
Circulation Percent			17%	

9 story type 1B option

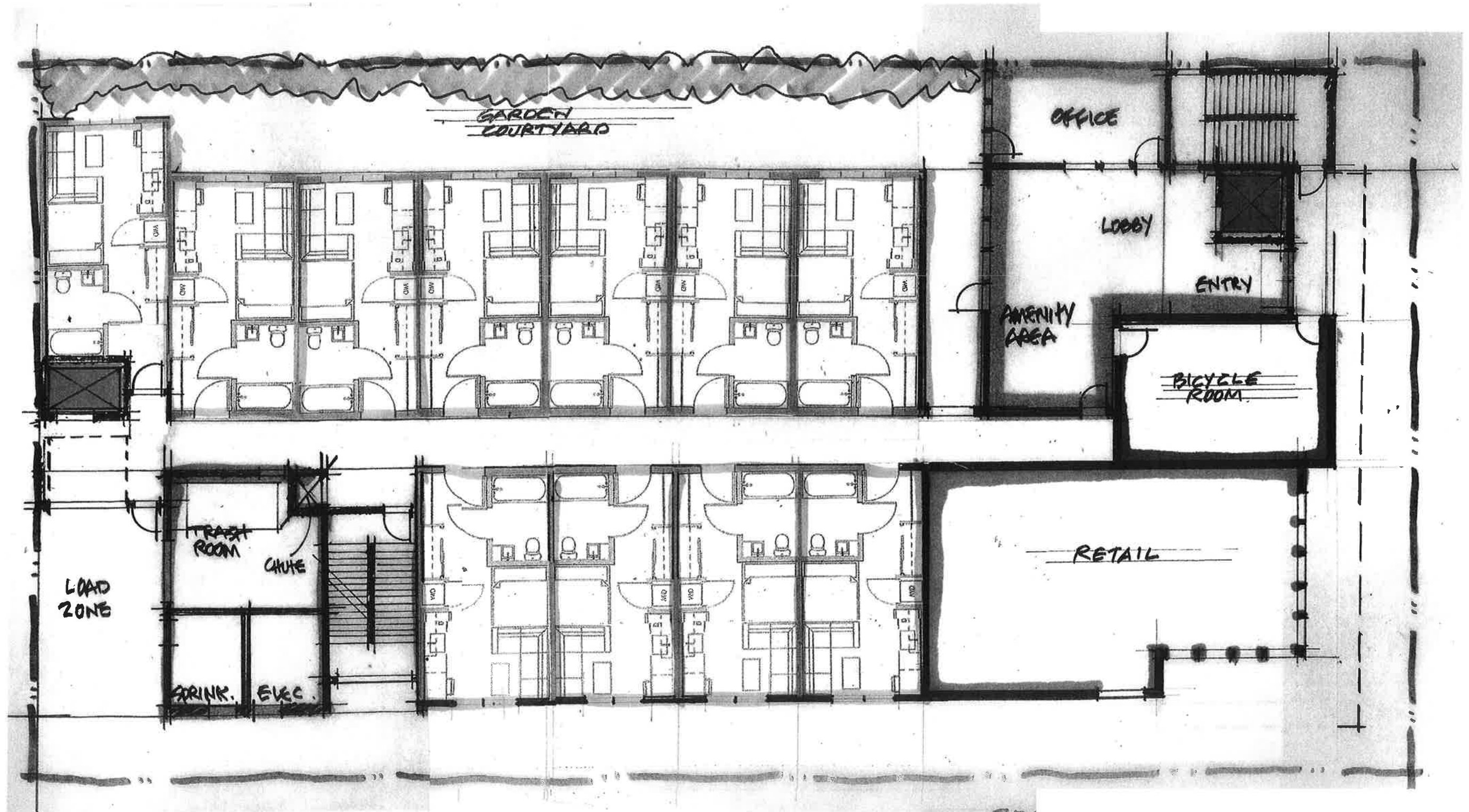
9919 NE Glisan		Option B and C (FAR bonus)		
		Count	Unit SF	Total
Level 1	Units	7	325	2,379 SF
	Circulation			1,262 SF
	Retail			2,338 SF
	Office / Amenity			1,641 SF
	Floor Total			7,620 SF
Subtotal of Floor Units			7 units	
Intermediate Levels	Units	20	325	6,343 SF
	Circulation			1,382 SF
	Amenity			0 SF
	Floor Total			7,725 SF
	Number of Intermediate Floors		5	
	Subtotal of Floors Units		100 units	
Subtotal of Floors Circulation				6,910 SF
Subtotal of Floors		100		38,625 SF
Roof (Level 7)	Units	11	325	2,927 SF
	Floor Total			2,927 SF
	Circulation (Not Enclosed)			1,346
	Roof Amenity Total			3,499 SF
	Subtotal of Floor Units		11 units	
Floor Total (Enclosed and Not Enclosed)				7,772 SF
Unit Total			118 units	
Floor Totals			7	
Unit SF Total			43,931 SF	
Enclosed Circulation Total			8,172 SF	
Not Enclosed Circulation Total			1,346 SF	
Amenity Total			1,641 SF	
Roof Amenity Total			3,499 SF	
Site Area	Dimensions (W x H)	74	144	10,656 SF
FAR Allowable	5:1			53,280 SF
FAR new city variance	6:1			63,936 SF
FAR Allowable + IH Bonus	8:1			85,248 SF
Total SF			49,172 SF	
Circulation Percent			17%	

7 story, 2 floors type 1A and 5 floors type 3B option

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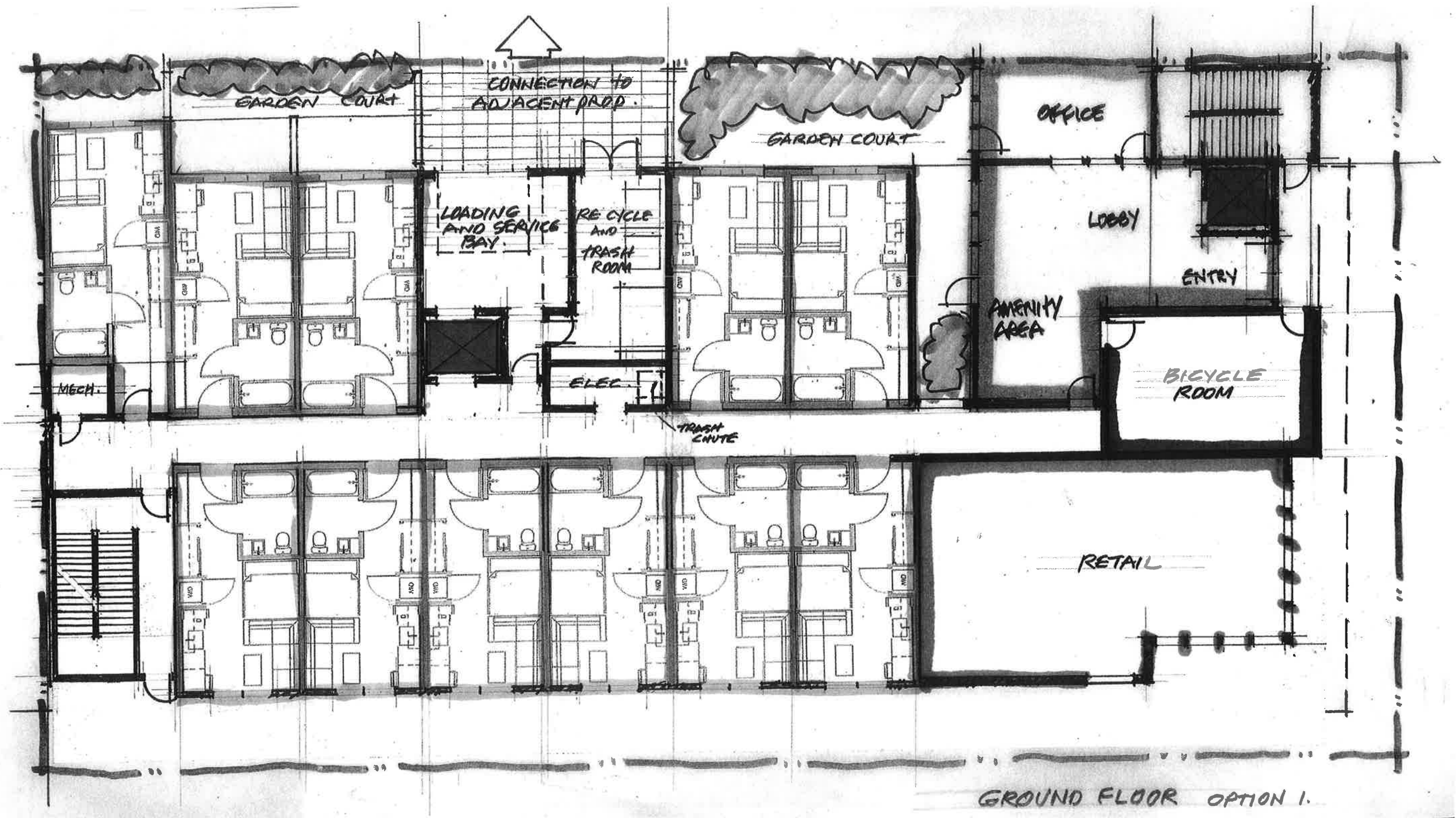
9919 NE Glisan		Option A and B		
		Count	Unit SF	Total
Level 1	Units	7	325	2,379 SF
	Circulation			1,262 SF
	Retail			2,338 SF
	Office / Amenity			1,641 SF
	Floor Total			7,620 SF
Subtotal of Floor Units				7 units
Intermediate Levels	Units	20	325	6,343 SF
	Circulation			1,382 SF
	Amenity			0 SF
	Floor Total			7,725 SF
	Number of Intermediate Floors			8
	Subtotal of Floors Units			160 units
Subtotal of Floors Circulation				11,056 SF
Subtotal of Floors		160		61,800 SF
Roof	Units	11	325	2,927 SF
	Amenity			1,120 SF
	Floor Total			4,047 SF
	Circulation (Not Enclosed)			1,346 SF
	Roof Amenity Total			2,332 SF
	Subtotal of Floor Units			11 units
Floor Total (Enclosed and Not Enclosed)				7,725 SF
Unit Total				178 units
Floor Totals				10
Unit SF Total				67,106 SF
Enclosed Circulation Total				12,318 SF
Not Enclosed Circulation Total				1,346 SF
Amenity Total				1,641 SF
Roof Amenity Total				2,332 SF
Green Roof for bonus				4,635 SF
FAR Bonus for green roof				13,905 SF
Site Area	Dimensions (W x H)	74	144	10,656 SF
FAR Allowable	5:1			53,280 SF
FAR Per city variance	6:1			63,936 SF
FAR Allowable + Bonus	6:1 + Bonus of 3sf for 1sf of green roof			77,841 SF
Total SF				73,467 SF
Circulation Percent				17%

10 story type 1B option



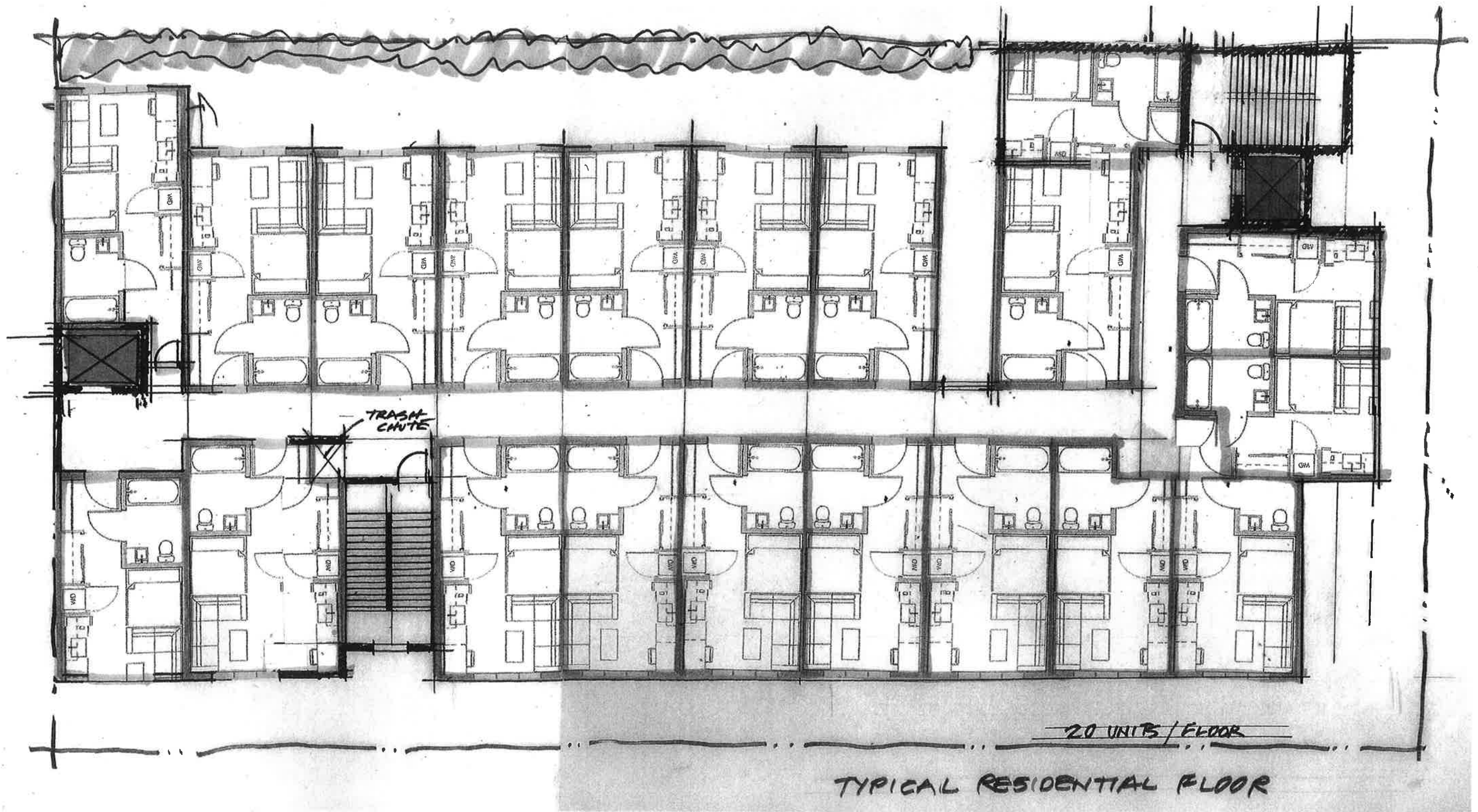
GROUND FLOOR - 3/32"=1'-0"

9919 NE Glisan Street, Portland, OR 97220



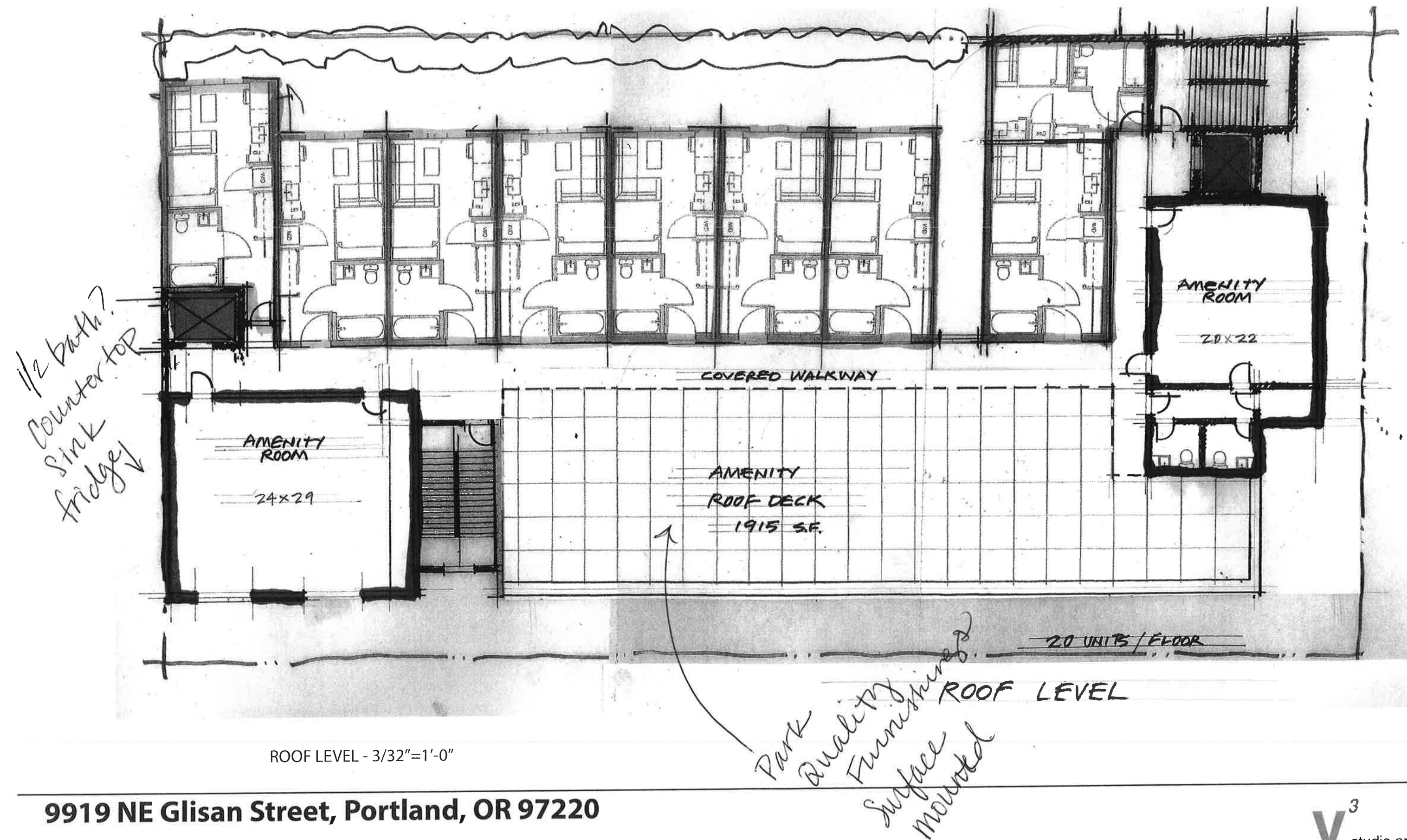
GROUND FLOOR OPTION 1 - 3/32"=1'-0"

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TYPICAL RESIDENTIAL FLOOR - 3/32"=1'-0"

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9919 NE Glisan Street, Portland, OR 97220

