

ZONING

 Site

 Historic Landmark



This site lies within the:
HOLLYWOOD PLAN DISTRICT

File No. EA 11-130204 PC
 1/4 Section 2834
 Scale 1 inch = 200 feet
 State_Id 1N1E25DD 10700

(Apr 19, 2011)

PROPOSED GROUND LEVEL FLOOR PLAN



MyIve Group Architects, Inc.

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Portland, Oregon 97204

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Section 3: Design Proposal

BUILDING DATA:

Gross Building Area: +6,725 SF
Ground Floor: +7,800 SF
2nd-4th Floors: +7,200 SF
5th Floor: +7,200 SF
Total Gross Area: 437,325 SF

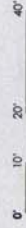
Net Leaseable Area: +3,950 SF
Ground Floor: +6,445 SF
2nd-4th Floors: +5,950 SF
Total Net Leaseable Area: 329,235 SF

Allowable FAR: 4:1
Proposed FAR: 3.4:1

Allowable Building Height: 75'-0"
Proposed Building Height: 65'-0"

Unit Matrix:
Studios: 20
One Bedrooms: 31
Total Unit Count: 51

*Includes 10'-0" bonus for residential use.



PROPOSED SECOND-FOURTH LEVEL FLOOR PLANS



Section 3: Design Proposal

BUILDING DATA:

Gross Building Area: 16,725 SF
Ground Floor: 17,800 SF
2nd-4th Floors: 17,200 SF
5th Floor: 17,200 SF
Total Gross Area: 537,325 SF

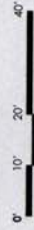
Net Leaseable Area:
Ground Floor: 13,950 SF
2nd-4th Floors: 16,445 SF
5th Floor: 15,950 SF
Total Net Leaseable Area: 529,235 SF

Allowable FAR: 4:1
Proposed FAR: 3.4:1

Allowable Building Height: 75'-0"
Proposed Building Height: 65'-0"

Unit Matrix:
Studios: 20
One Bedrooms: 31
Total Unit Count: 51

*Includes 10'-0" bonus for residential use.



PROPOSED FIFTH LEVEL FLOOR PLAN



Section 3: Design Proposal

BUILDING DATA:

Gross Building Area:
Ground Floor: +6,725 SF
2nd-4th Floors: +7,800 SF
5th Floor: +7,200 SF
Total Gross Area: 337,325 SF

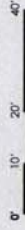
Net Leaseable Area:
Ground Floor: +3,950 SF
2nd-4th Floors: +6,445 SF
5th Floor: +5,950 SF
Total Net Leaseable Area: 329,235 SF

Allowable FAR: 4:1
Proposed FAR: 3.4:1

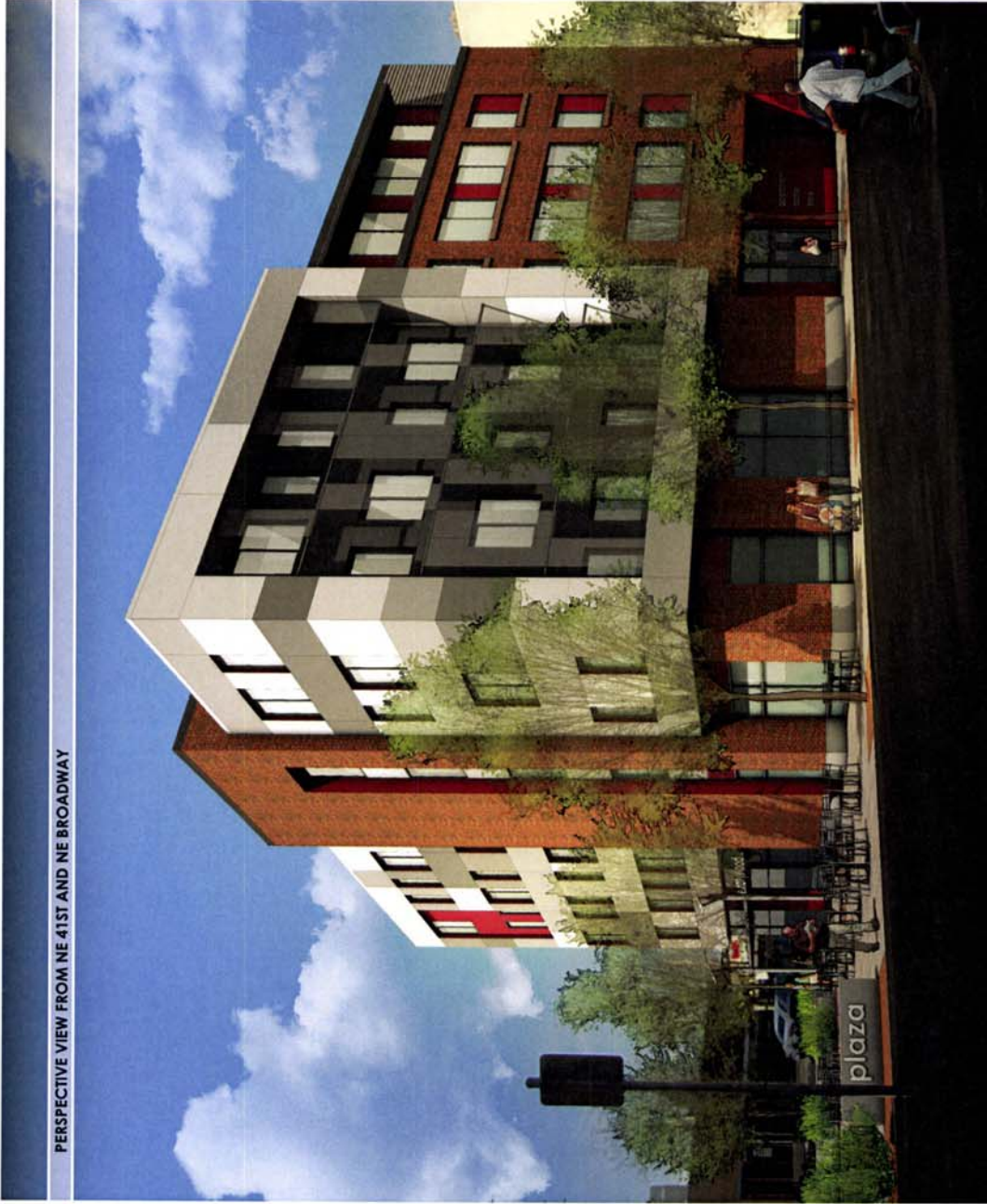
Allowable Building Height: 75'-0"
Proposed Building Height: 65'-0"

Unit Matrix:
Studios: 20
One Bedrooms: 31
Total Unit Count: 51

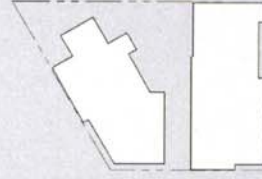
*Includes 10'-0" bonus for residential use.



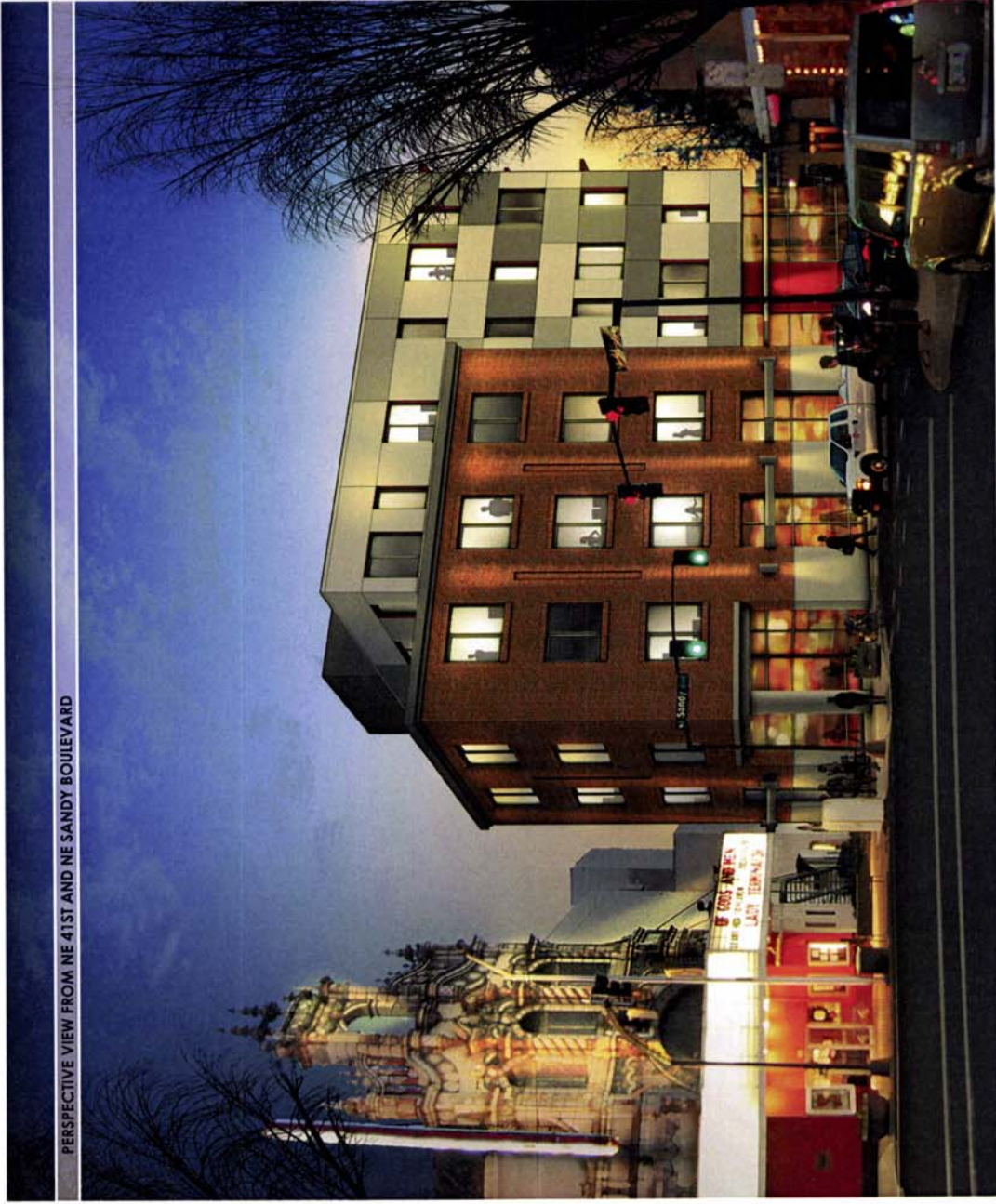
PERSPECTIVE VIEW FROM NE 41ST AND NE BROADWAY



Section 3: Design Proposal



PERSPECTIVE VIEW FROM NE 41ST AND NE SANDY BOULEVARD



Section 3: Design Proposal

