



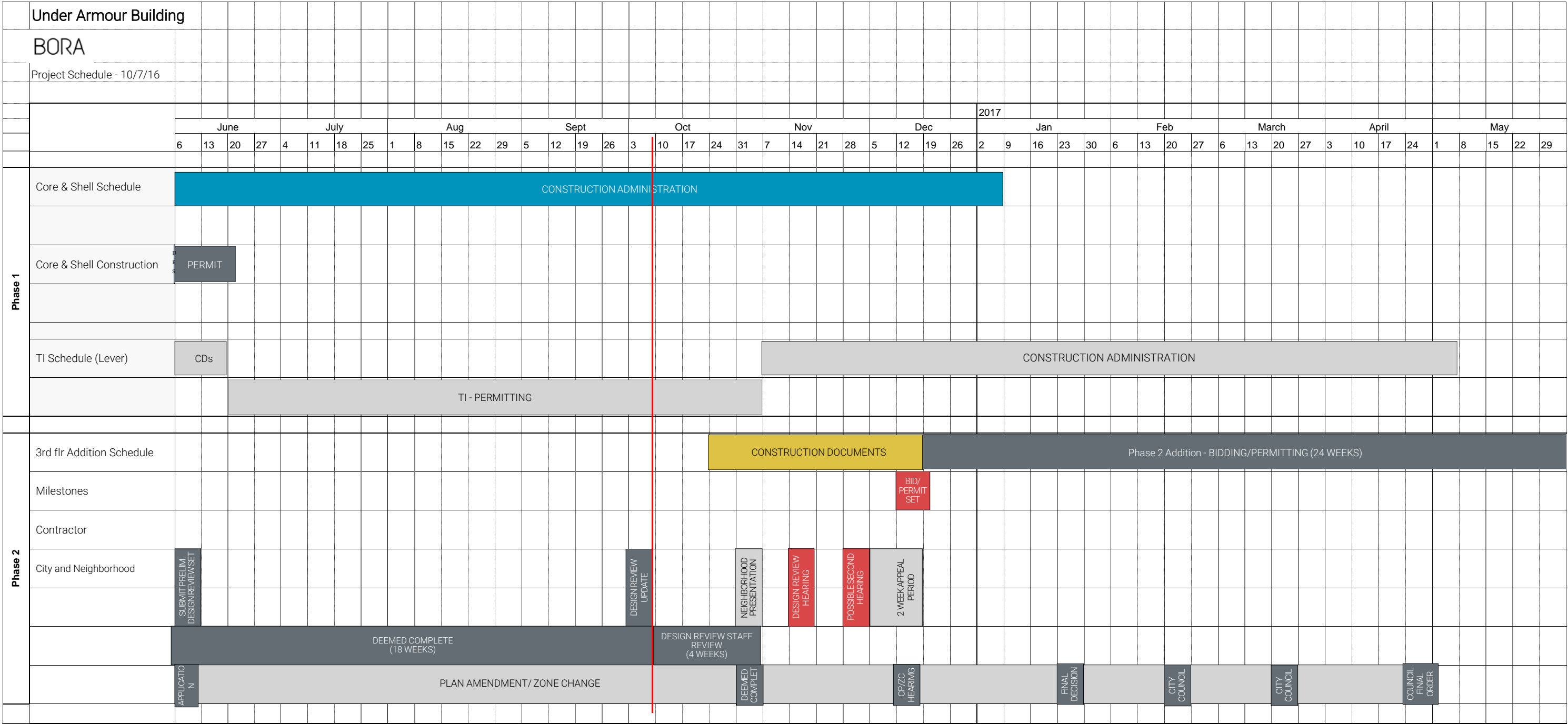
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PROJECT TEAM

OWNER	LANDSCAPE ARCHITECT
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STRUCTURAL ENGINEER	
Grummel Engineering, LLC	
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Portland OR 97204	
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## SCHEDULE



## SITE CONTEXT





This site is currently zoned CN2d (Commercial Neighborhood 2, subject to Design Review), with a small corner designated as R1 (medium density multi-dwelling residential). The Phase 1 core/shell remodel of the building (Land Use Review #LU 15-205150 DZM) was approved on 11/16/2015. The permit review process included structural analysis for the proposed floor addition in Phase 2. This addition exceeds the current FAR and height. Limitations and a Comprehensive Plan Amendment/Zone change will be submitted concurrent with the Design Review submission for this proposed addition. The DR decision will be predicated upon approval of the CP/ZC to allow the proposed height and DAR increases.

PHASE 1

Existing Site	74,590 SF
Existing Bldg.	72,615 SF
Existing Parking	37,147 SF
<b>TOTAL:</b>	<b>109,762 SF</b>
Existing FAR	1.47:1
Existing Height	27'-0"

CURRENT CODE LIMITS

FAR -	0.75:1 Base
Max. height	30' max

PHASE 2

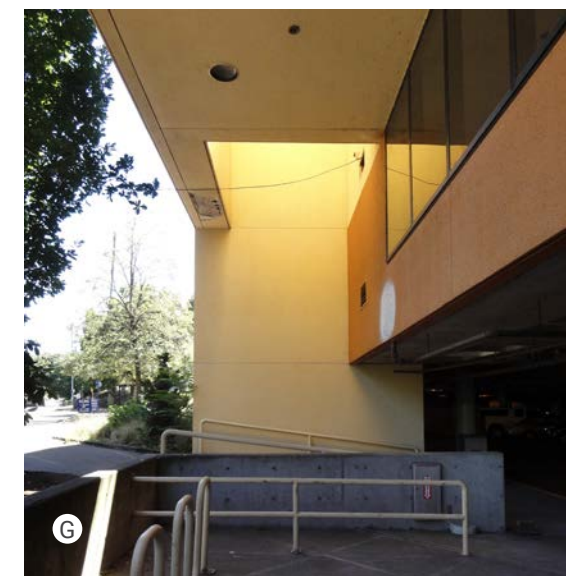
Existing Total	109,762 SF
Addition	41,420 SF
<b>TOTAL</b>	<b>151,182 SF</b>
Proposed FAR	2.03:1
Proposed height	43' - 11"





- |   |                   |   |                                   |
|---|-------------------|---|-----------------------------------|
| A | Duniway Park      | E | Parking Structure                 |
| B | Lair Hill Park    | F | Single Family Homes               |
| C | Terwilliger Plaza | G | Single Family Homes               |
| D | Parking Structure | H | Proposed New Bus Shelter Location |





- A From Duniway Park
- B From Barbur Blvd.
- C NE corner at garage
- D Existing bus shelter at entry stair

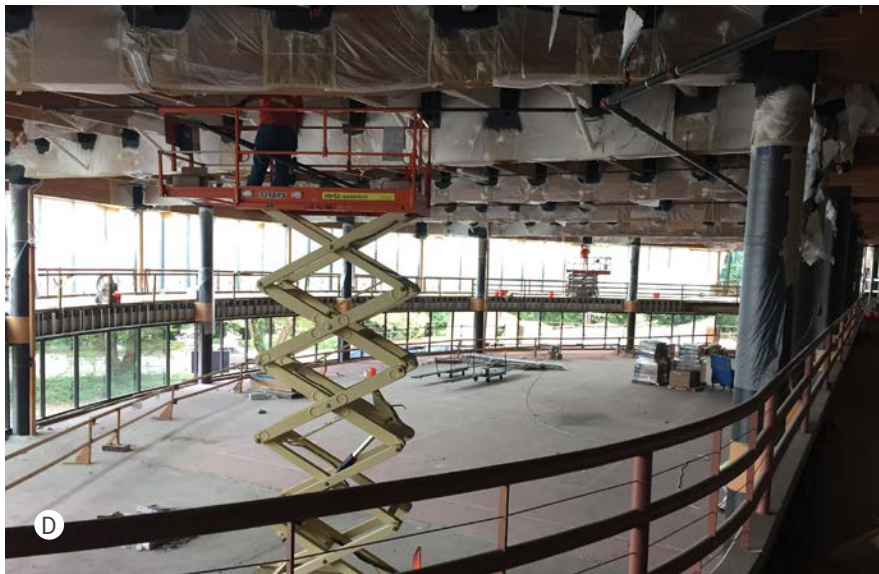
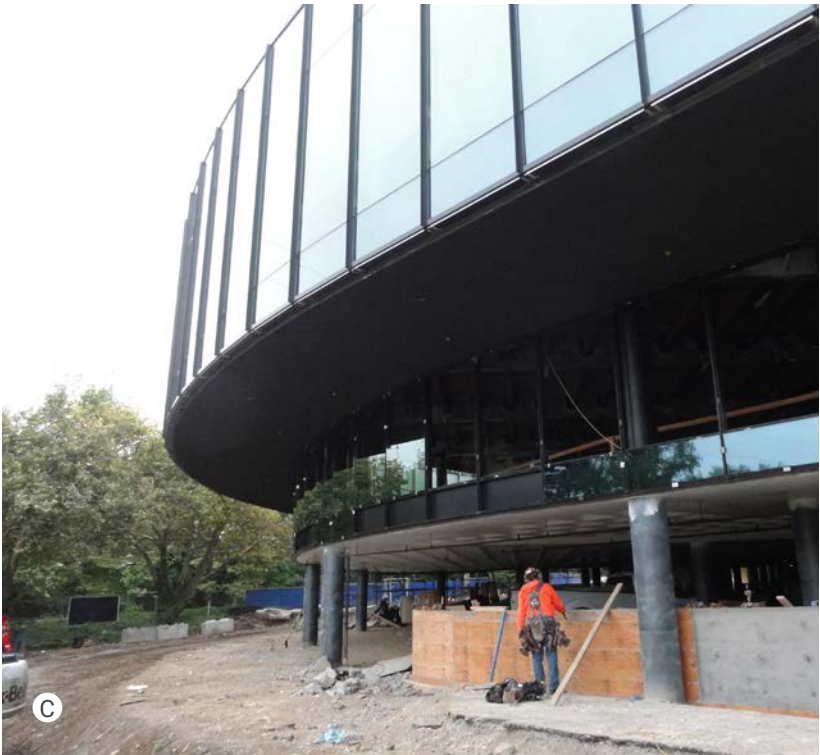
- E Passenger drop-off
- F Parking Entry
- G Ramp to parking

Existing Building

Site Context

FILE # 16 - 143500 - 000 - 00 -EA  
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A From Duniway Park  
B From Barbur Blvd.  
C NE corner at garage  
D Refurbishment of Existing Glulams  
E North at Parking  
F Parking Entry

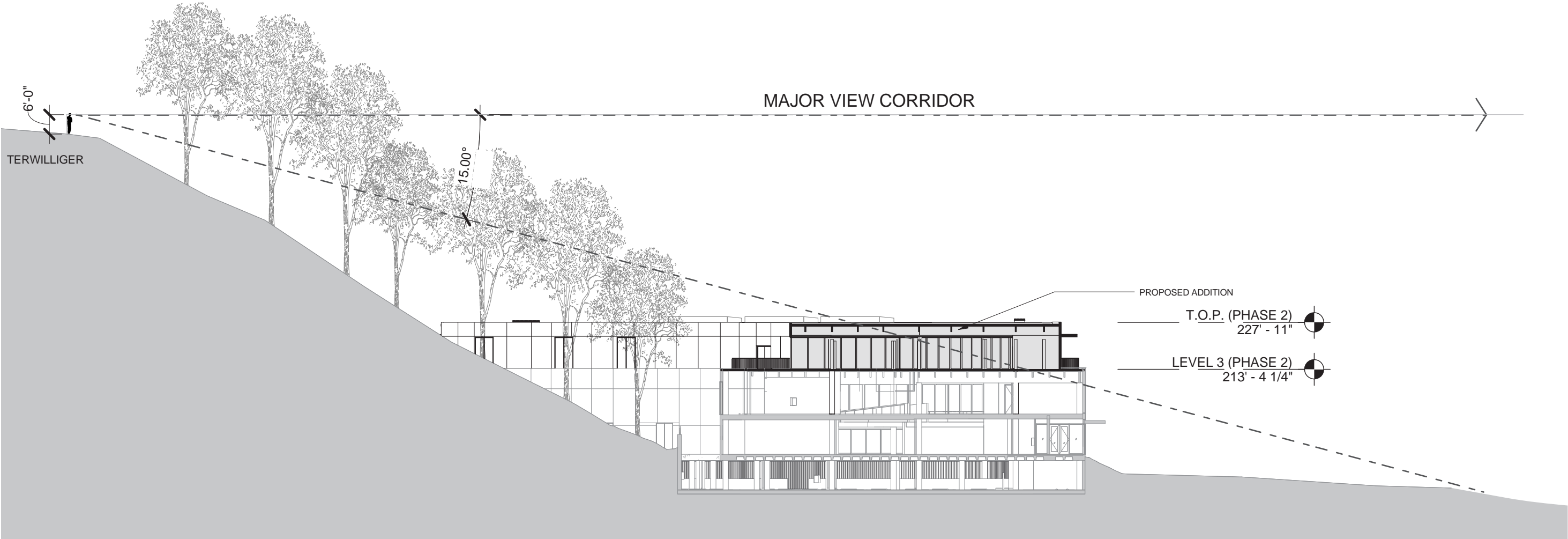
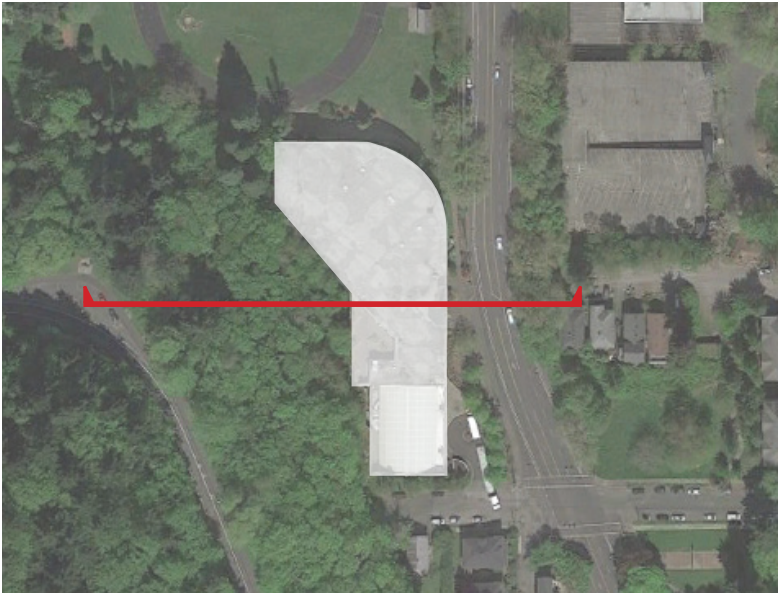
APPROVED UNDER  
LAND USE REVIEW  
#LU 15-205150 DZM  
NOVEMBER 16TH, 2015





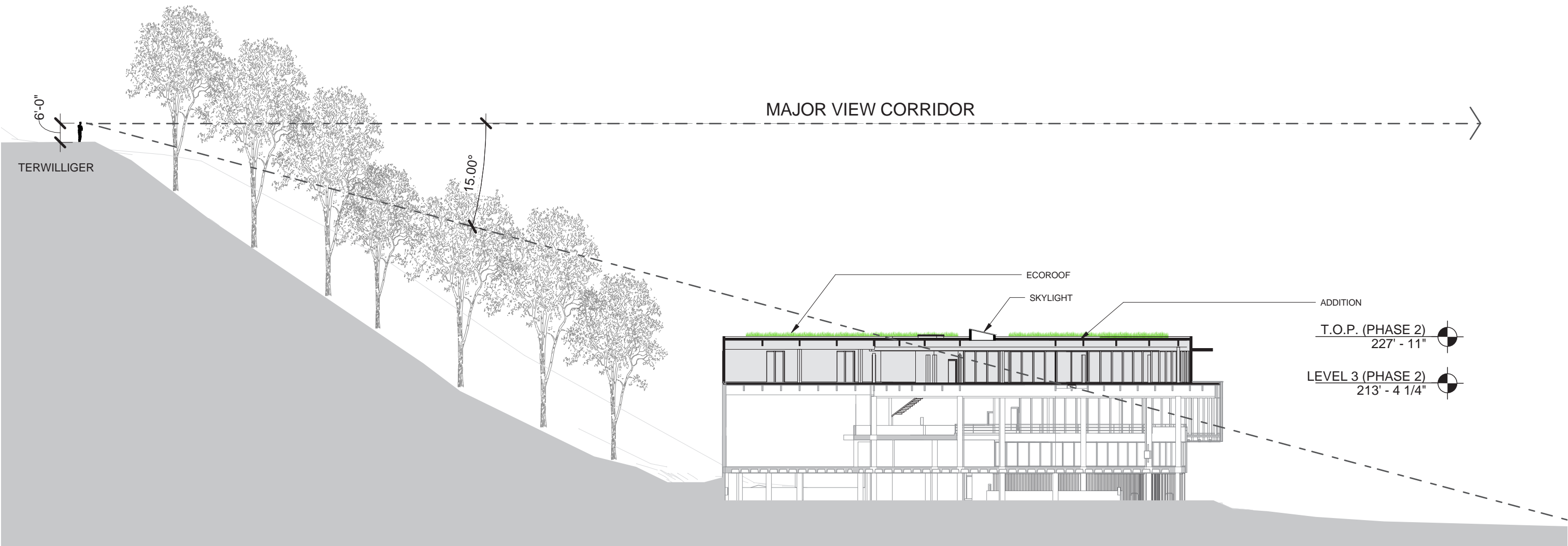
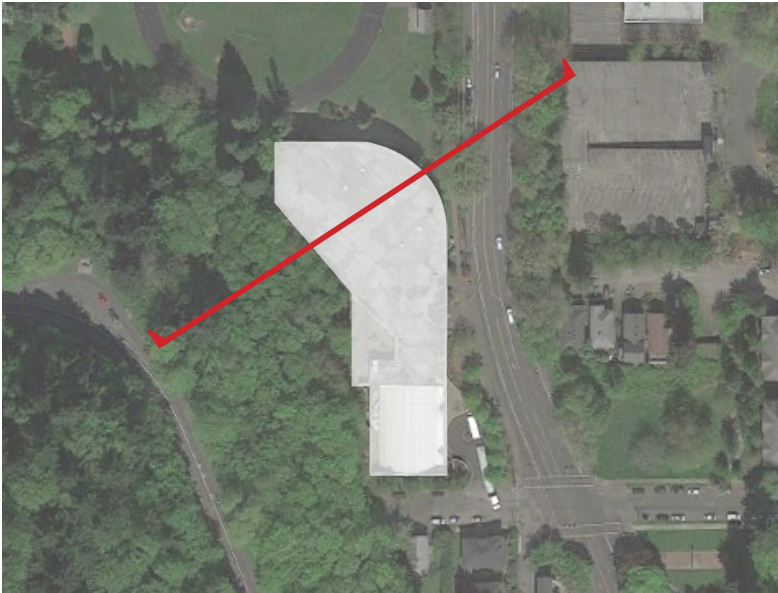
Roofscape From Terwilliger Blvd.





Scale: 1/32" = 1' 0"



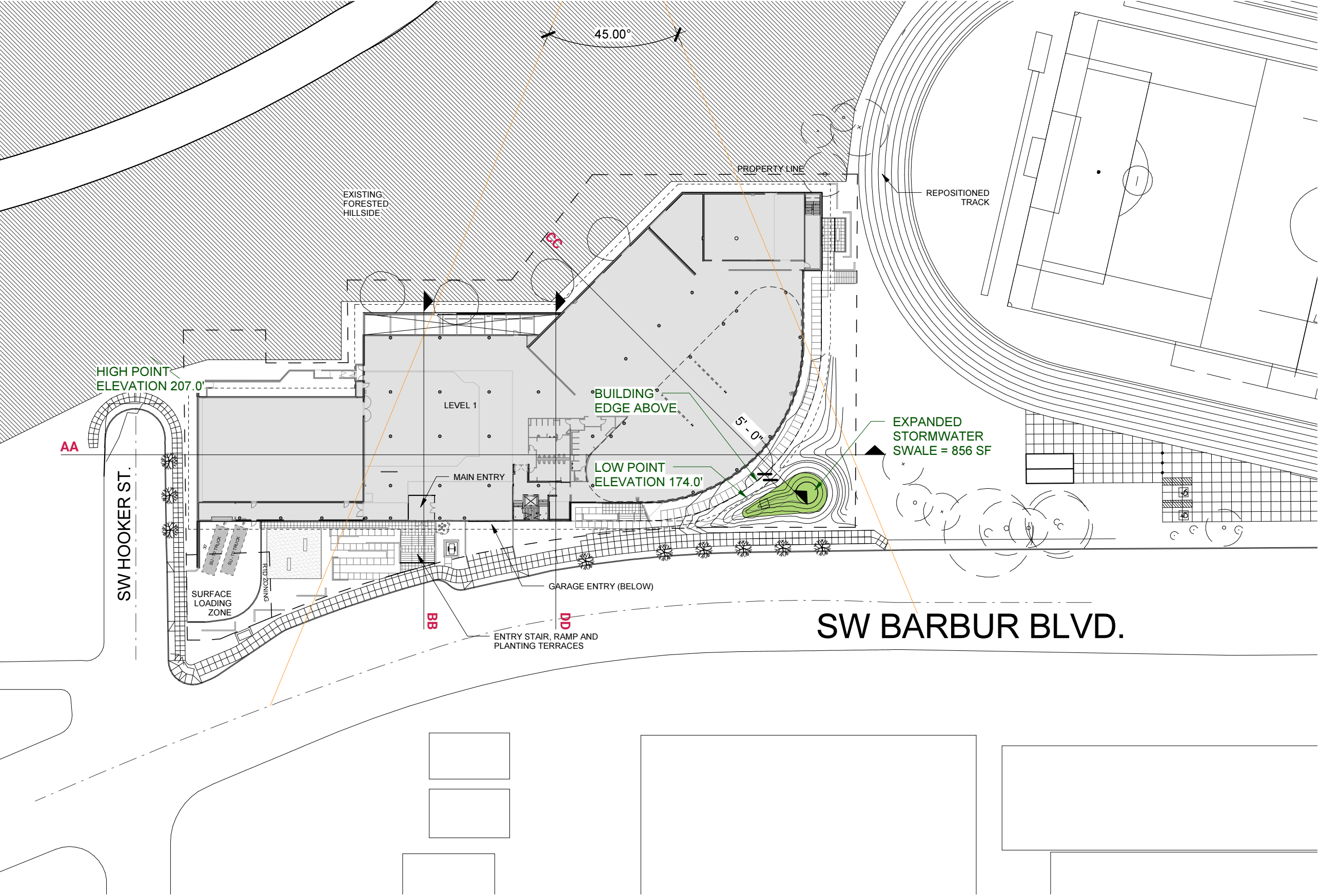


Scale: 1/32" = 1' 0"



## THE SITE





APPROVED UNDER  
LAND USE REVIEW  
#LU 15-205150 DZM  
NOVEMBER 16TH, 2015

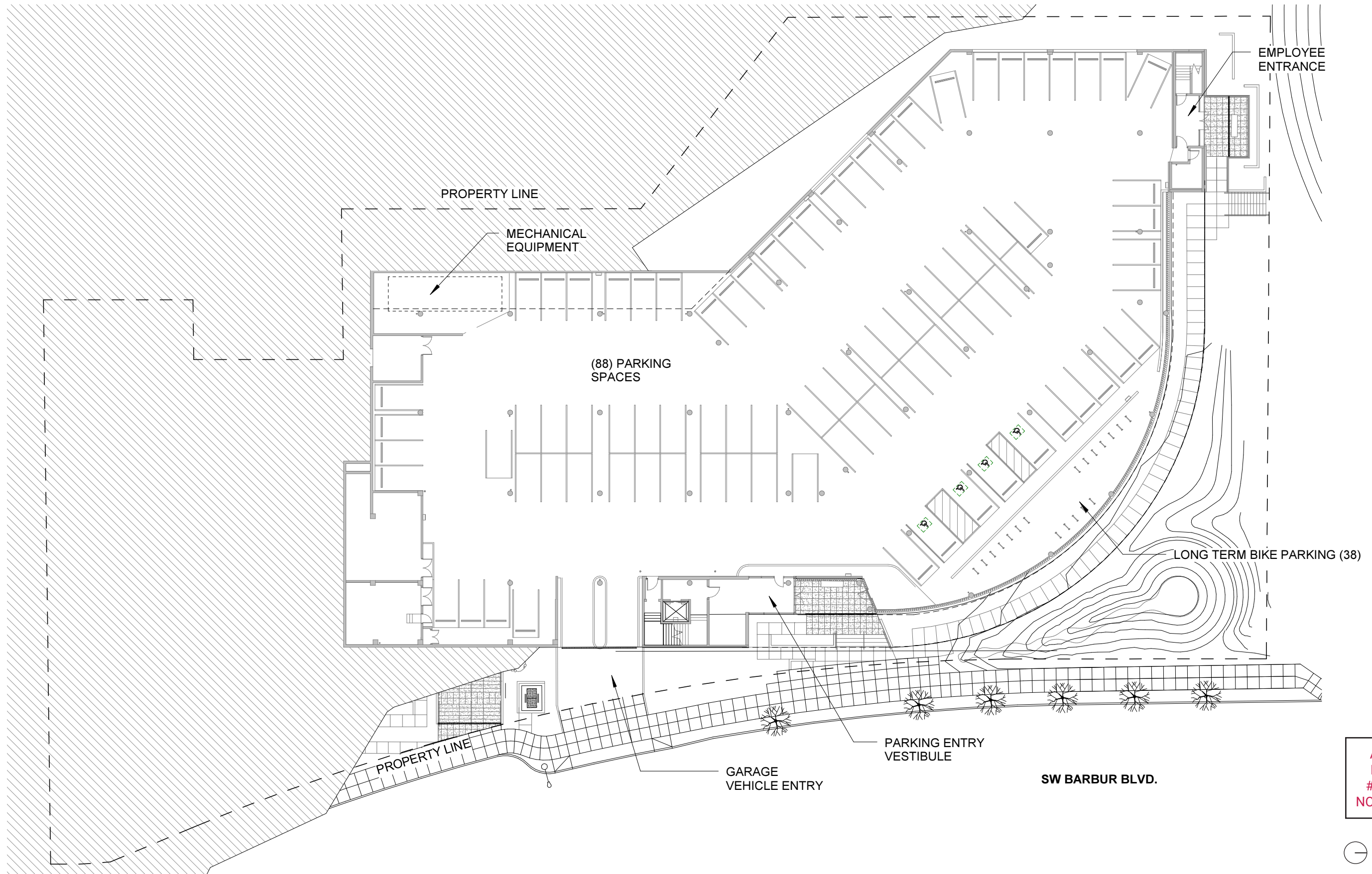
Scale: N.T.S.

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November 8, 2016



## BUILDING PLANS



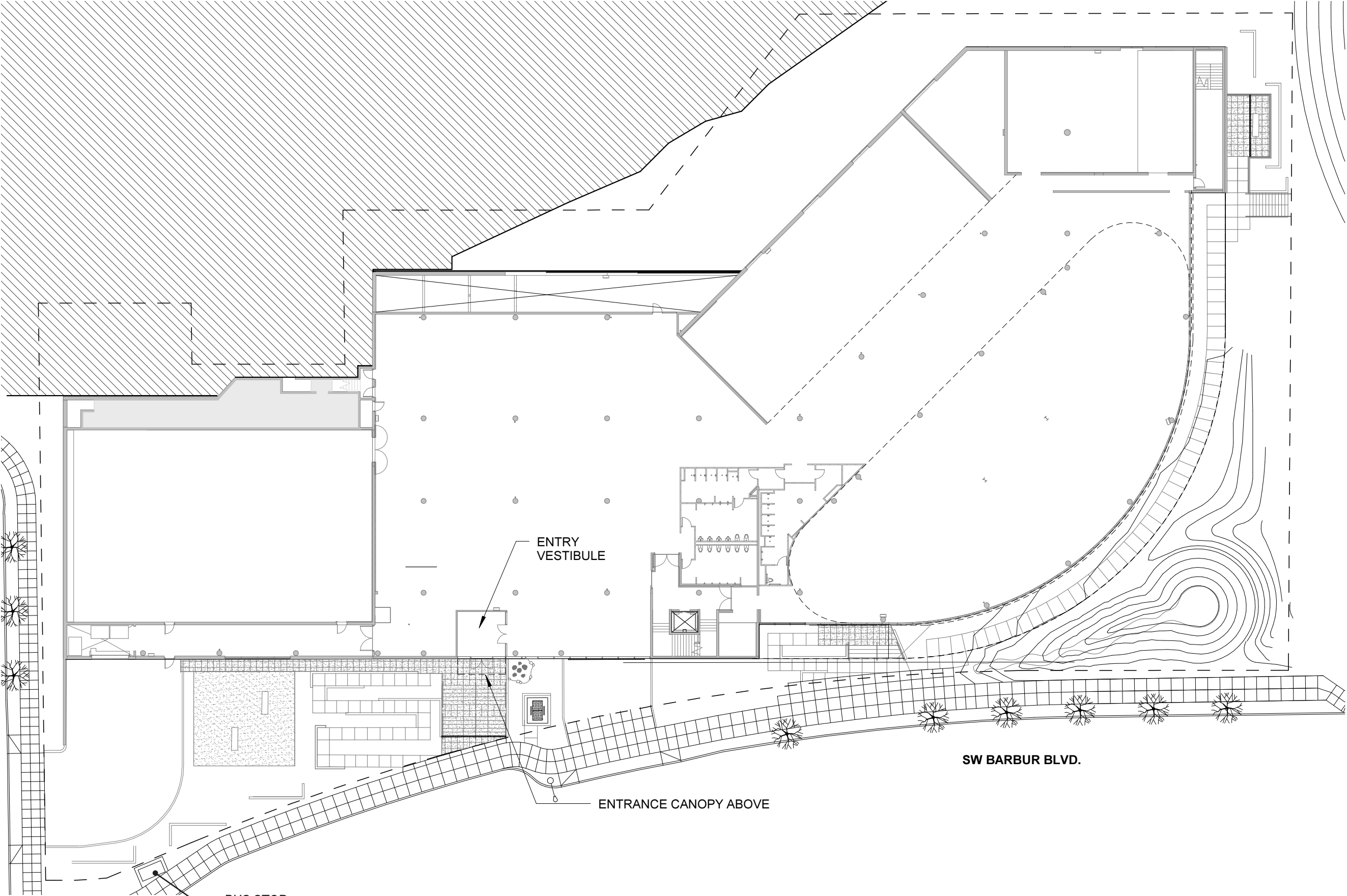


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LAND USE REVIEW  
#LU 15-205150 DZM  
NOVEMBER 16TH, 2015

Scale: 1/32" = 1' 0"

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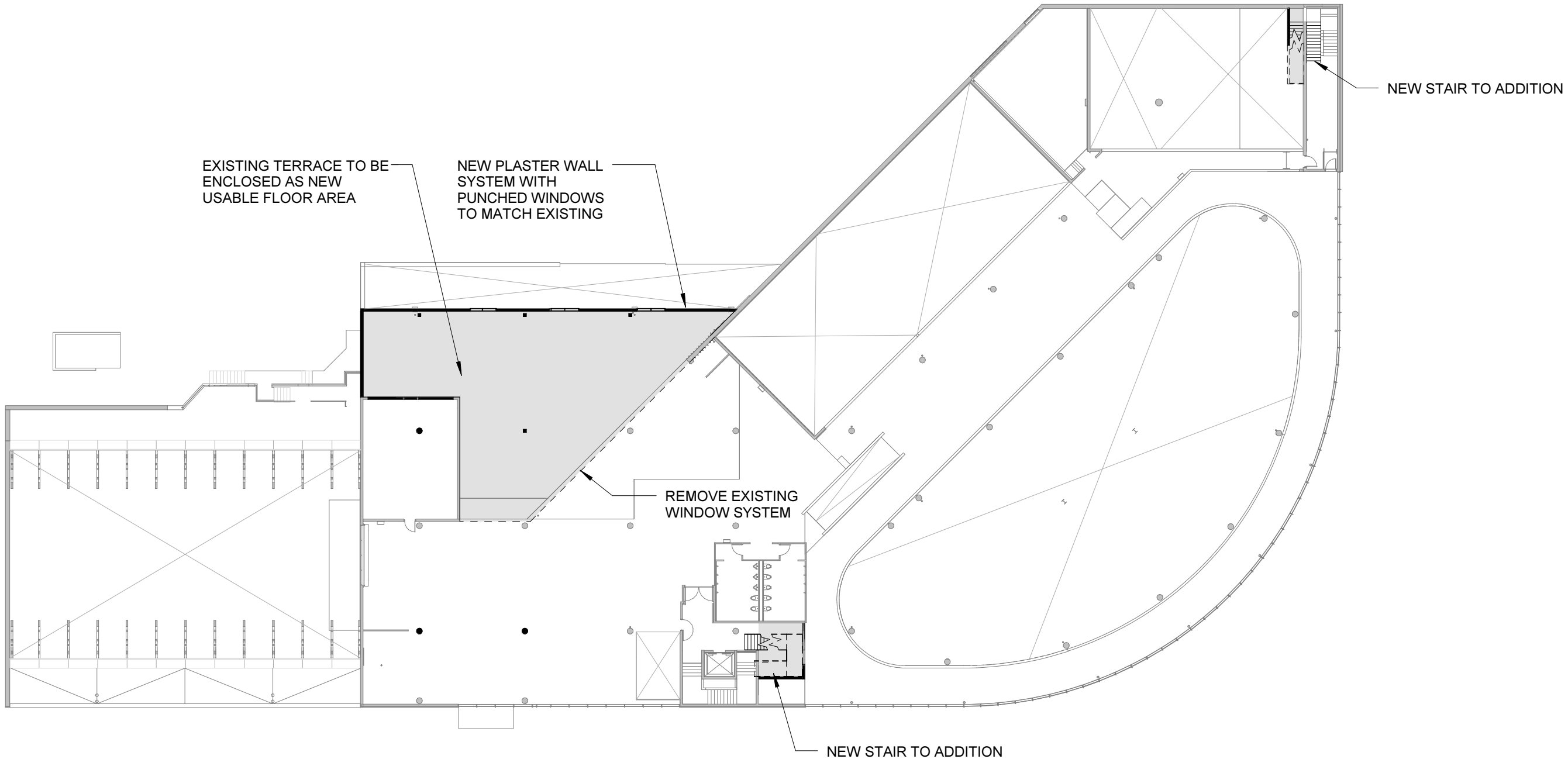
Level 1  
Building Plans

APPROVED UNDER  
LAND USE REVIEW  
#LU 15-205150 DZM  
NOVEMBER 16TH, 2015

Scale: 1/32" = 1' 0"

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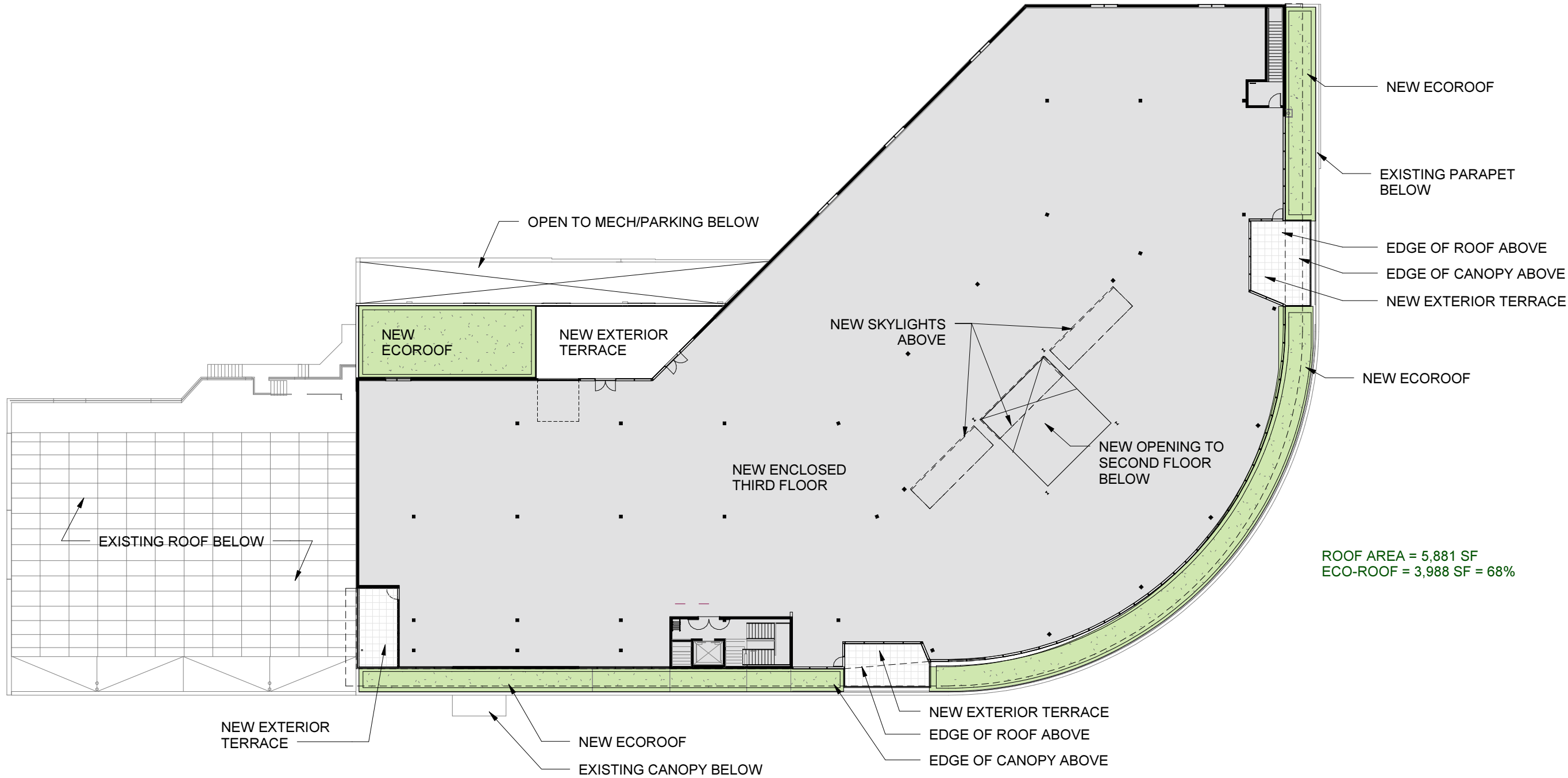




⊖ Scale: 1/32" = 1' 0"

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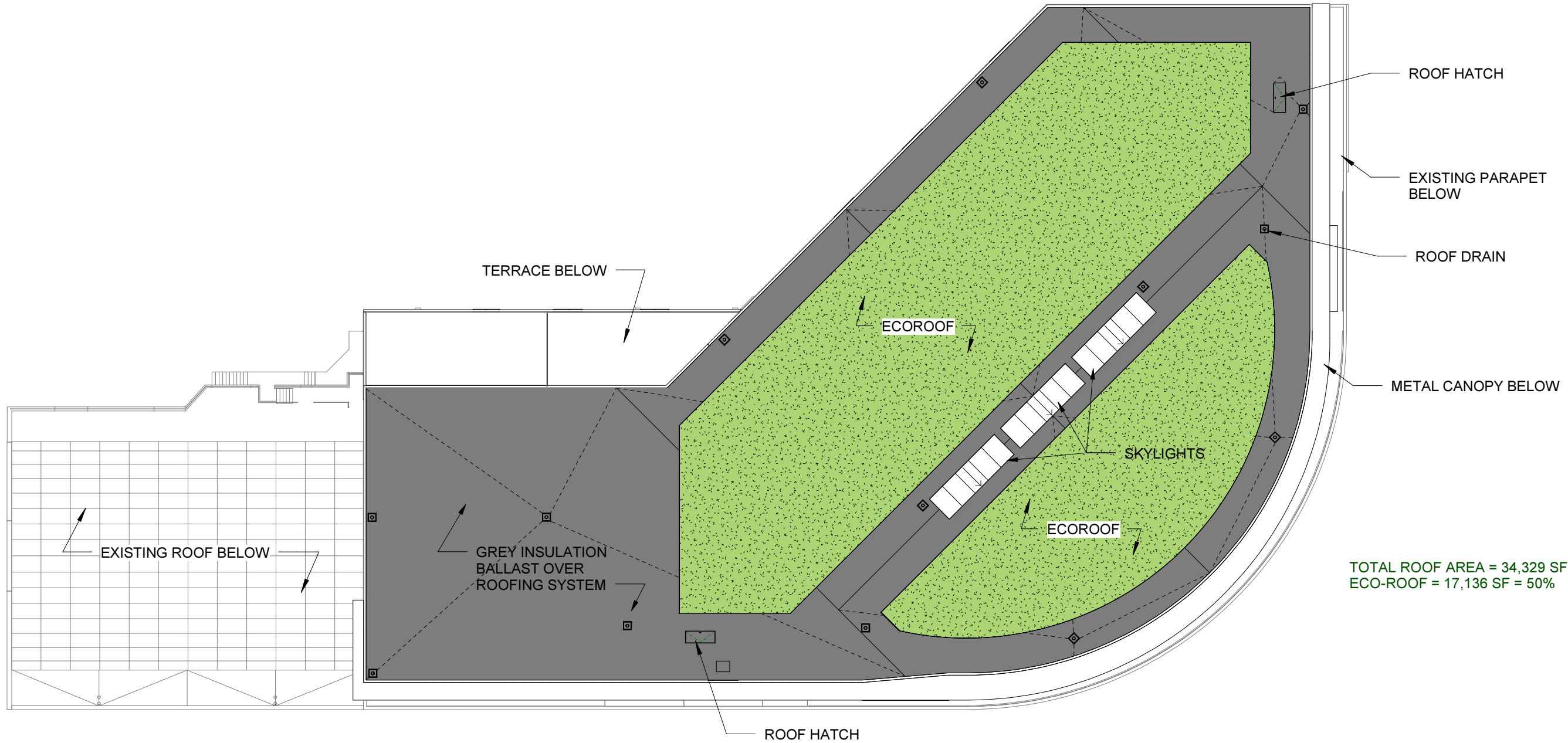




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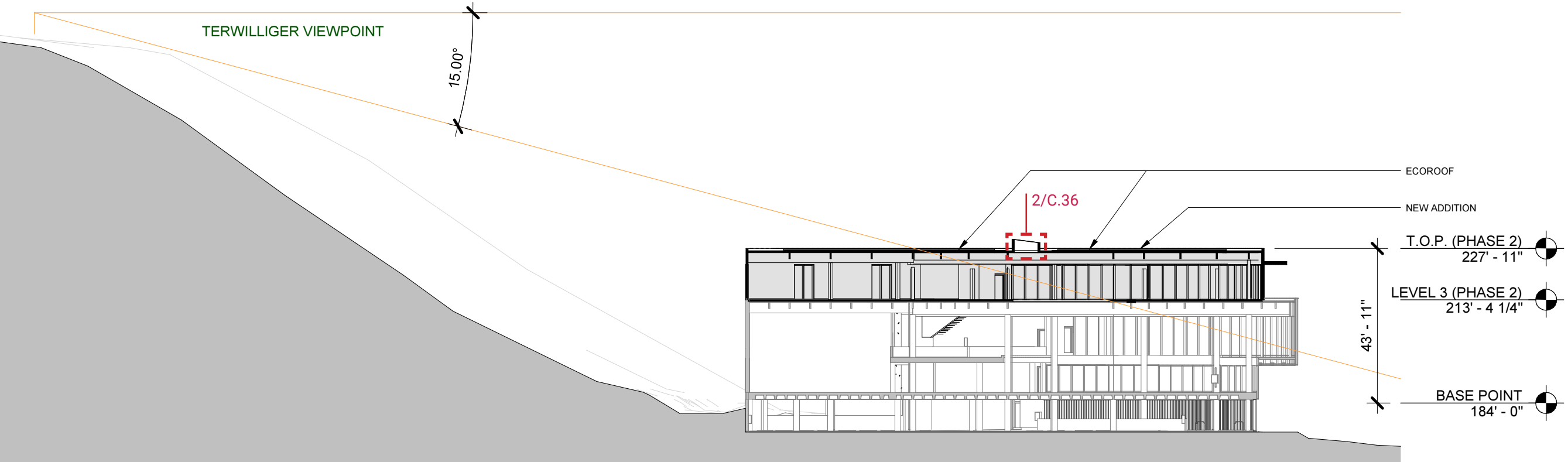


## BUILDING SECTIONS

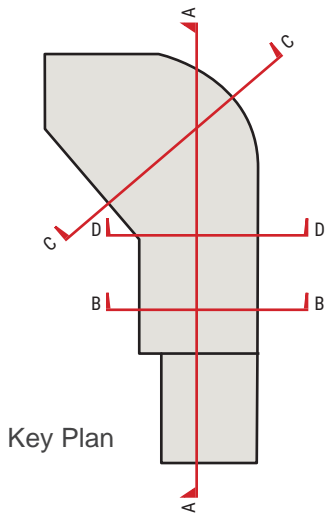




Section AA

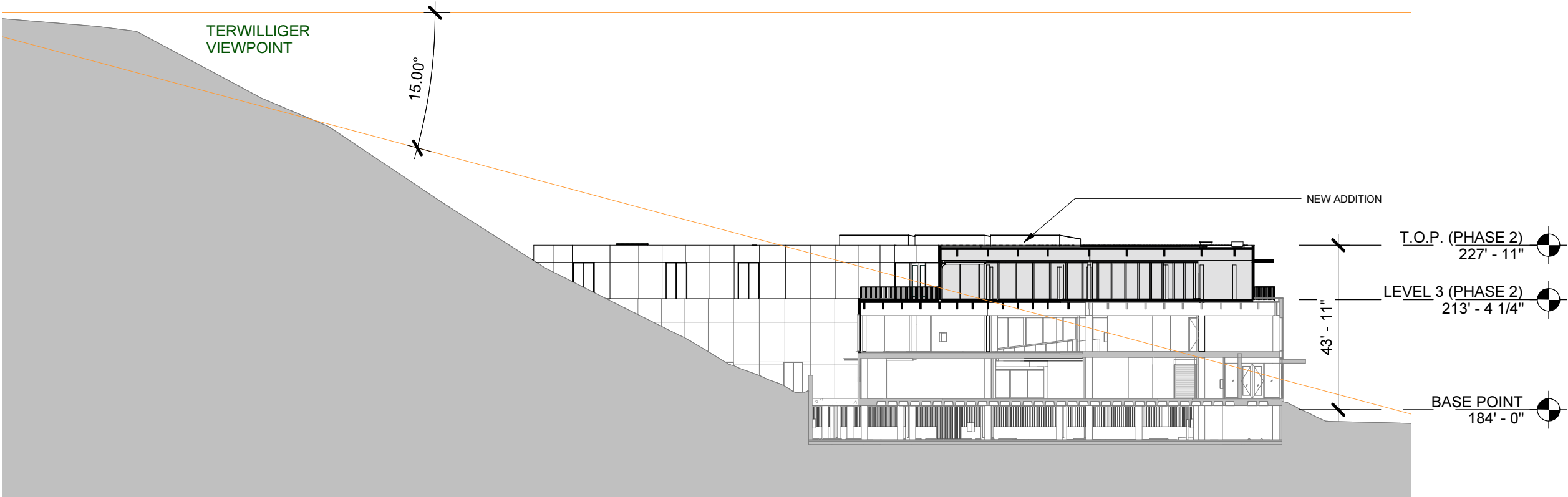


Section CC

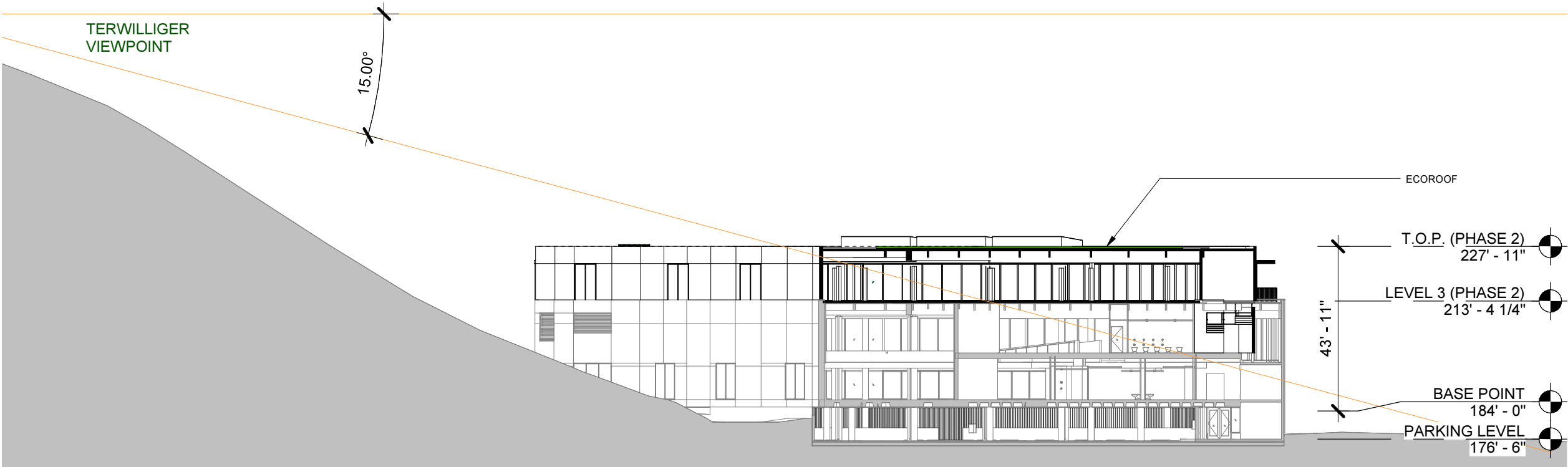


Key Plan

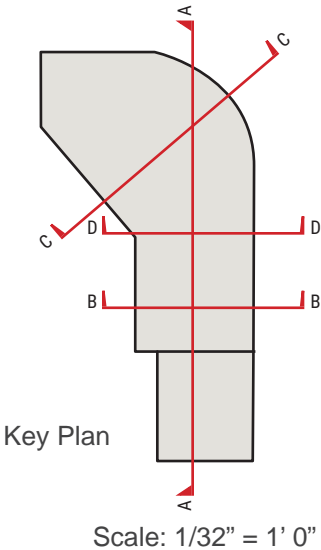
Scale: 1/32" = 1' 0"



Section BB

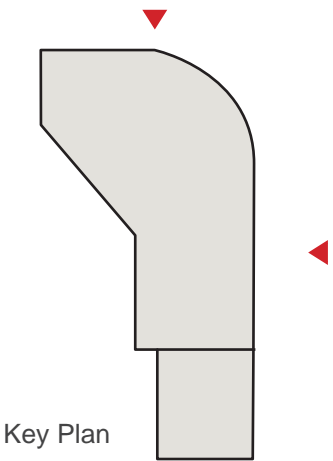
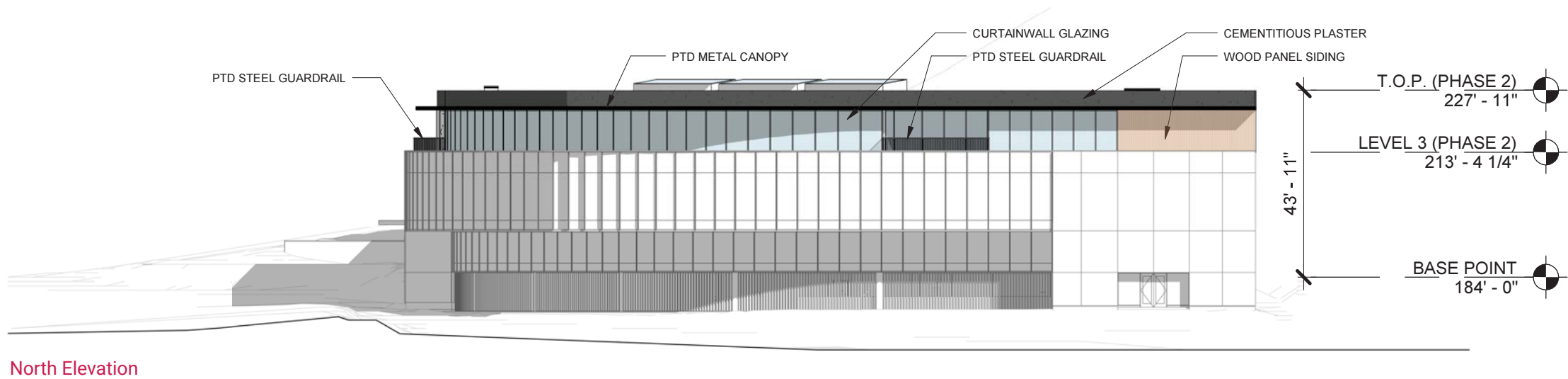
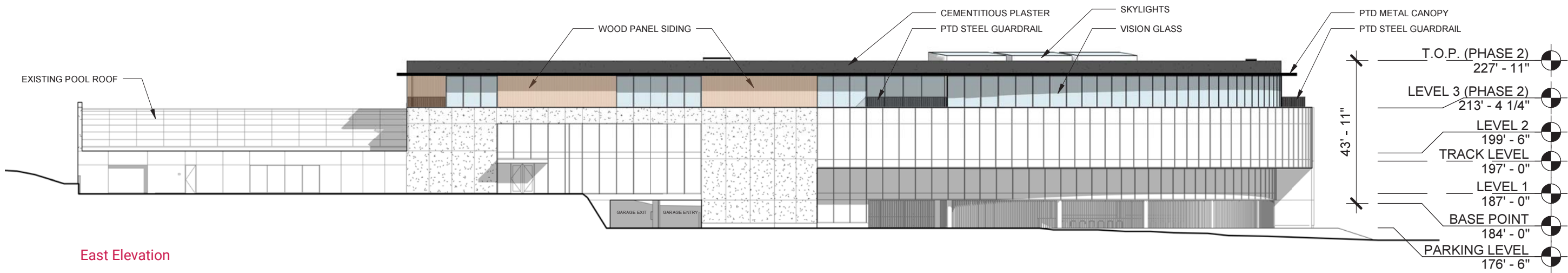


Section DD





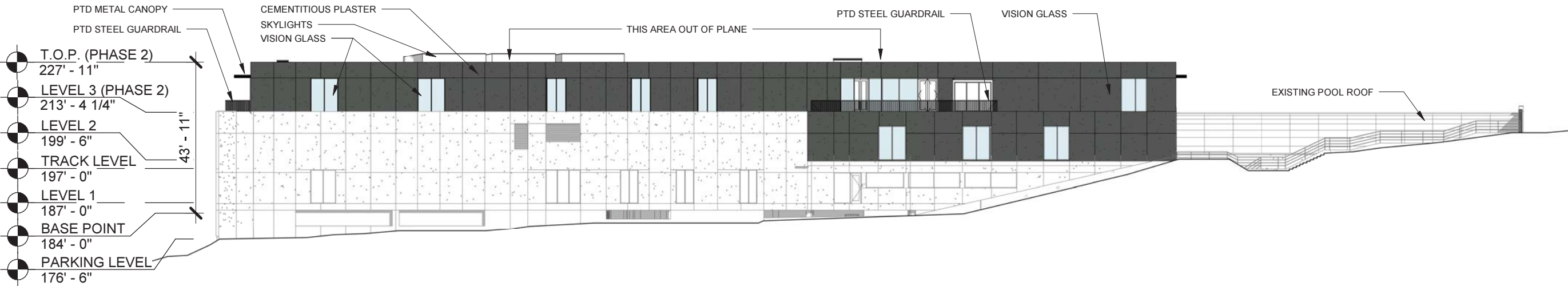
## BUILDING ELEVATIONS



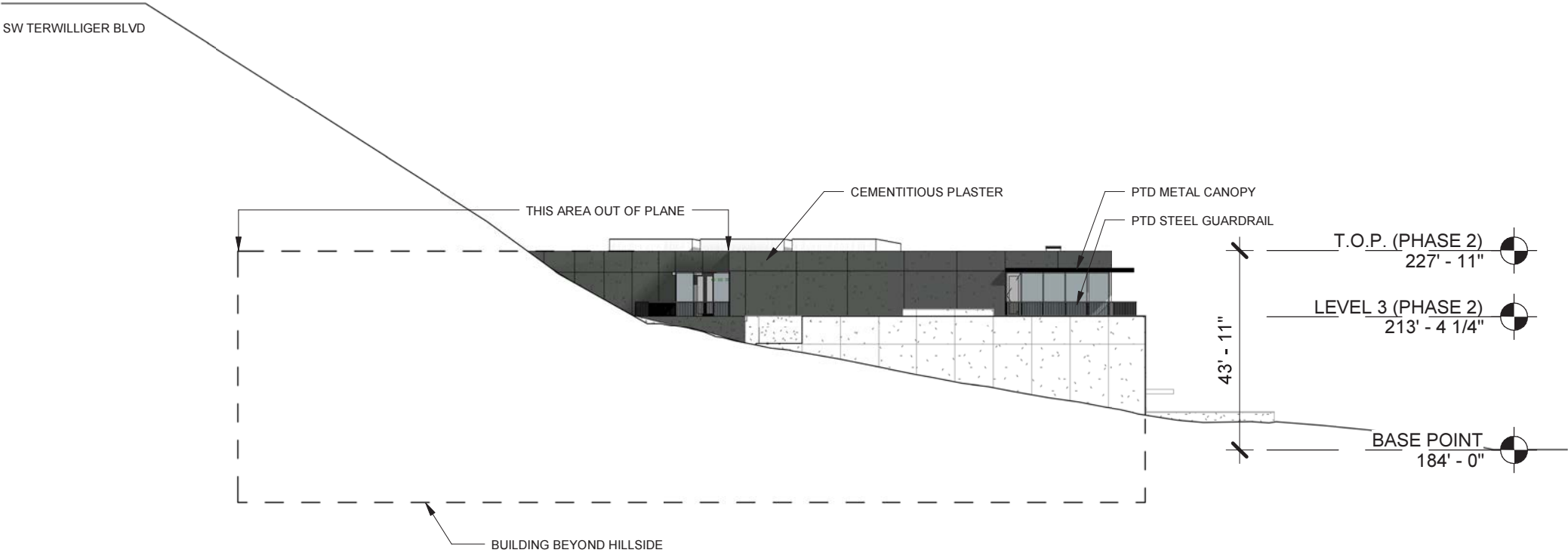
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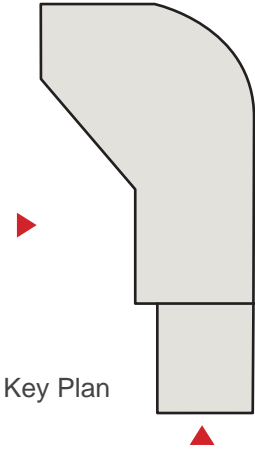




West Elevation



South Elevation



Key Plan

Scale: 1/32" = 1' 0"

## BUILDING MATERIALS

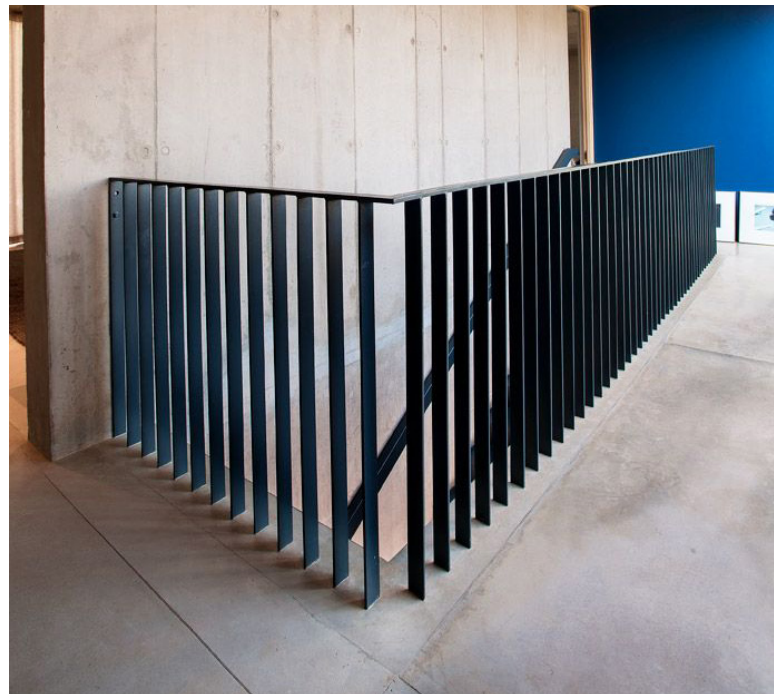




Integral Color Cementitious Plaster



Wood Siding



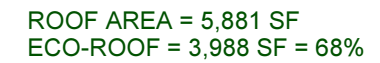
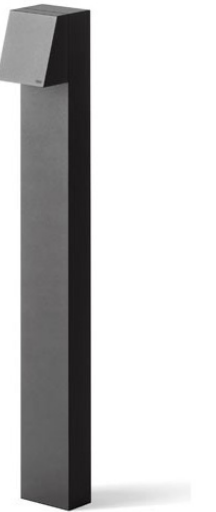
Flat Bar Rail



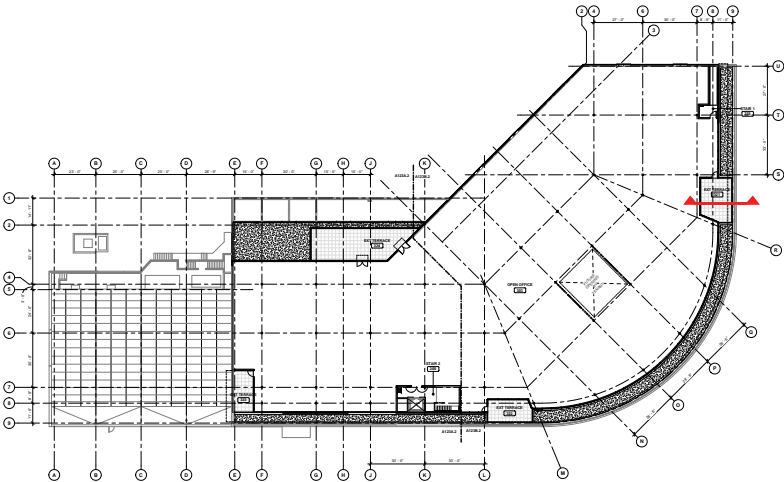
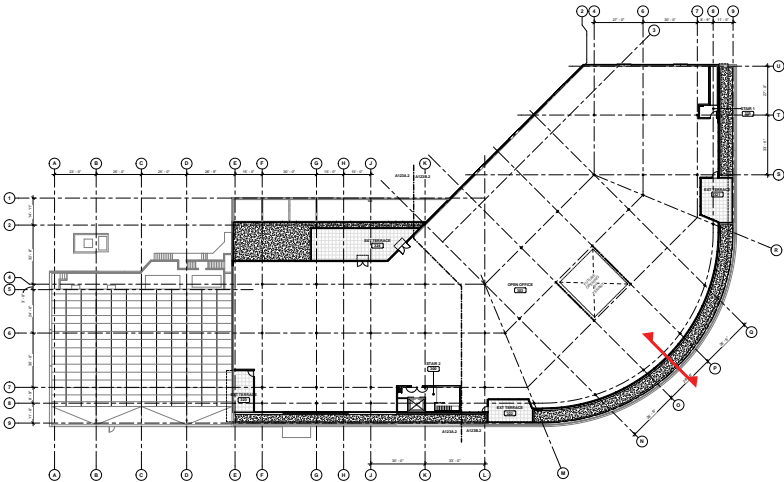
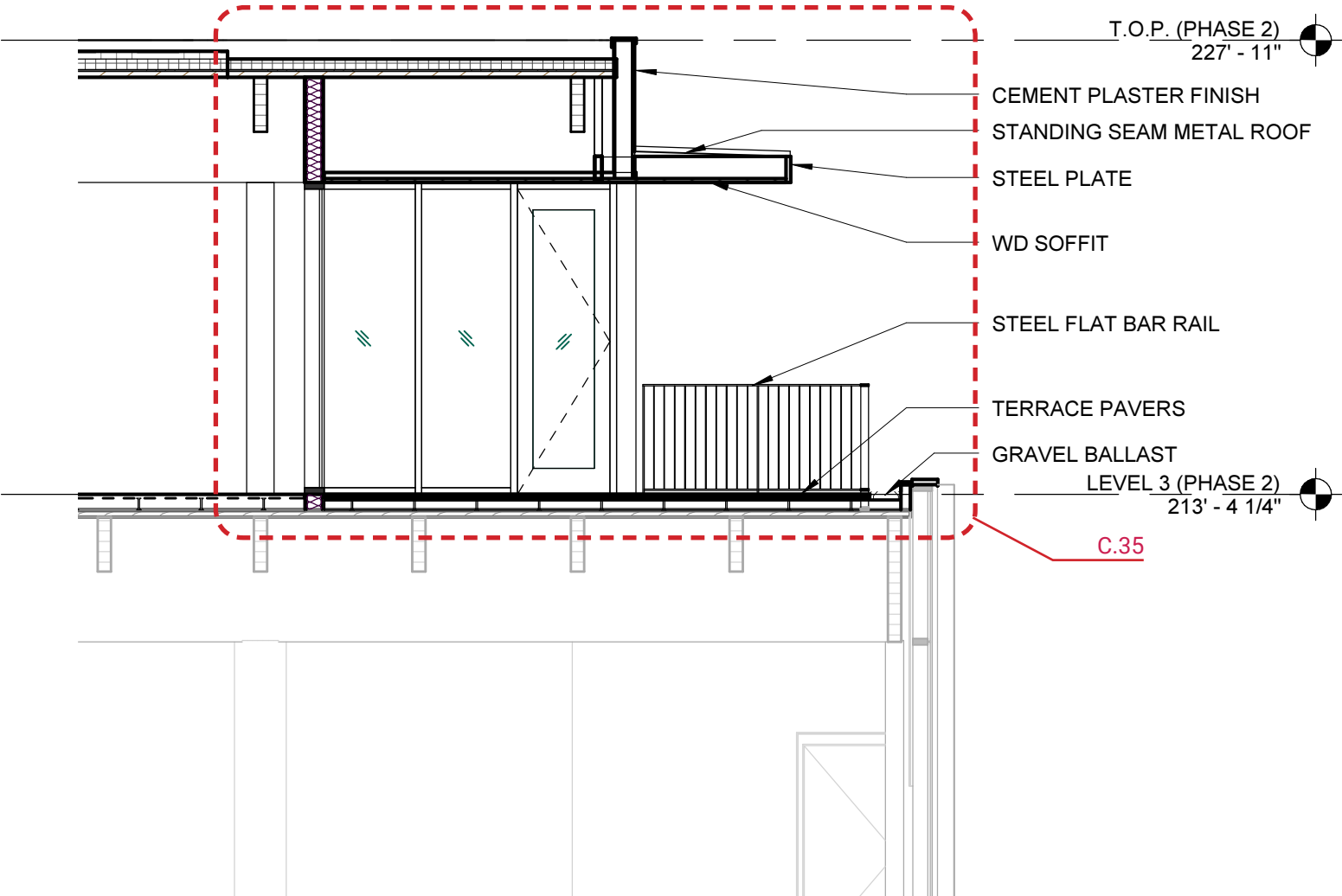
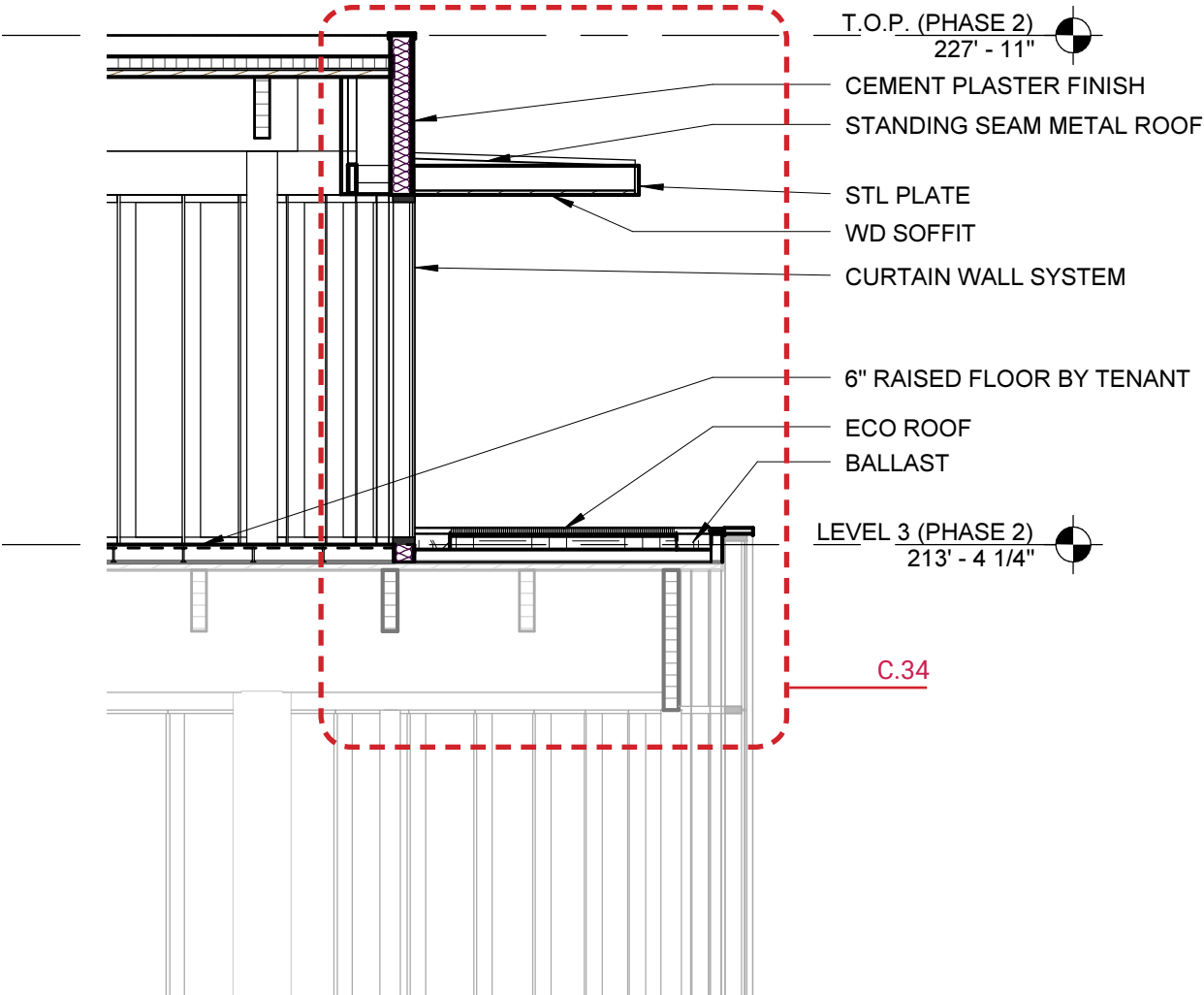
Glulam Columns, Beams, and Wood Ceilings - Butt-glazed mullions

## LIGHTING





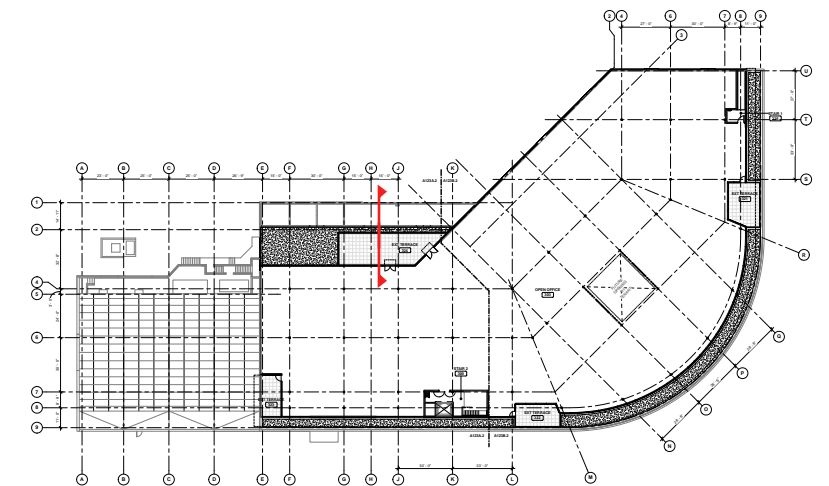
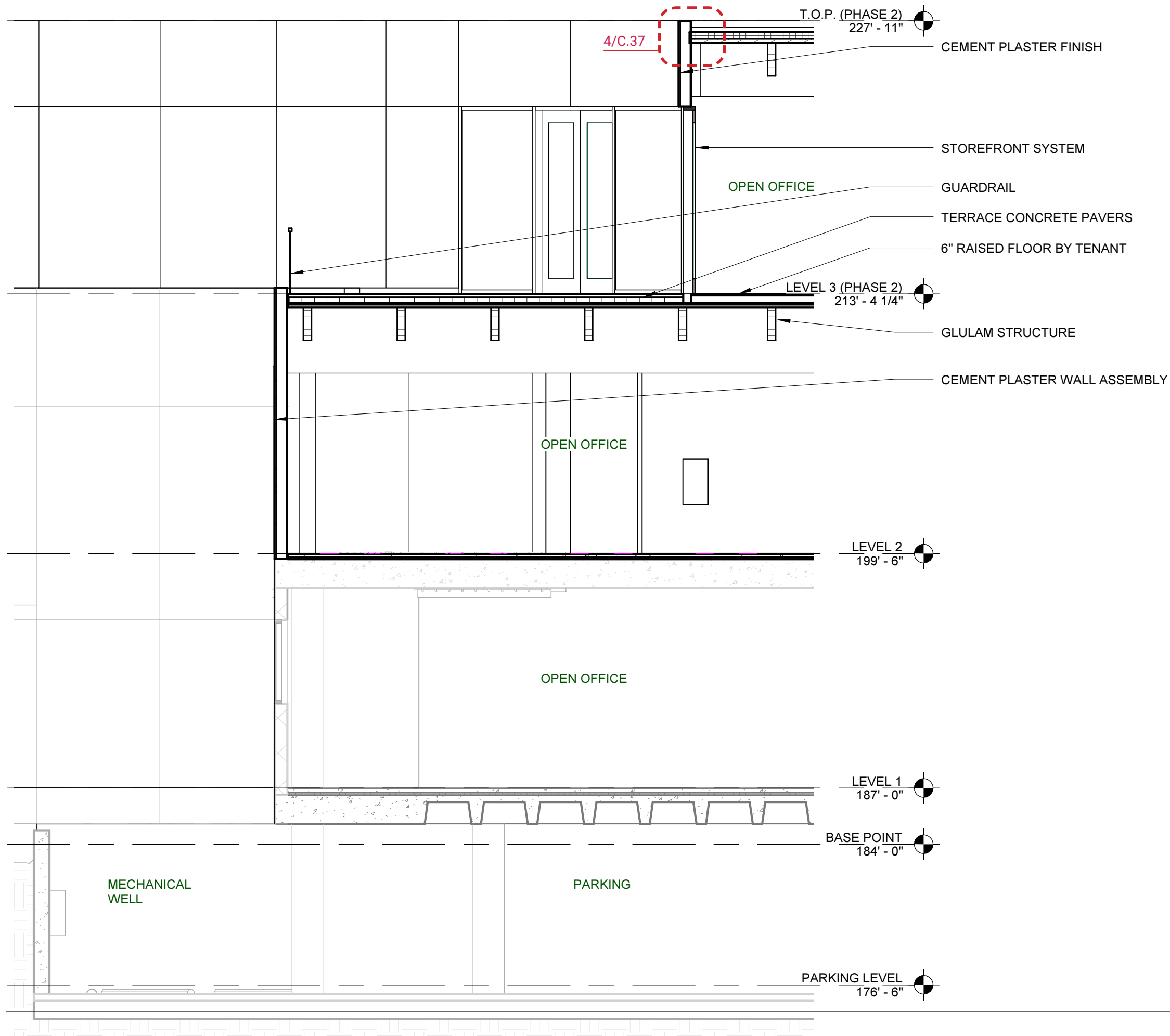
## WALL SECTIONS & DETAILS



Scale: 3/16" = 1' 0"

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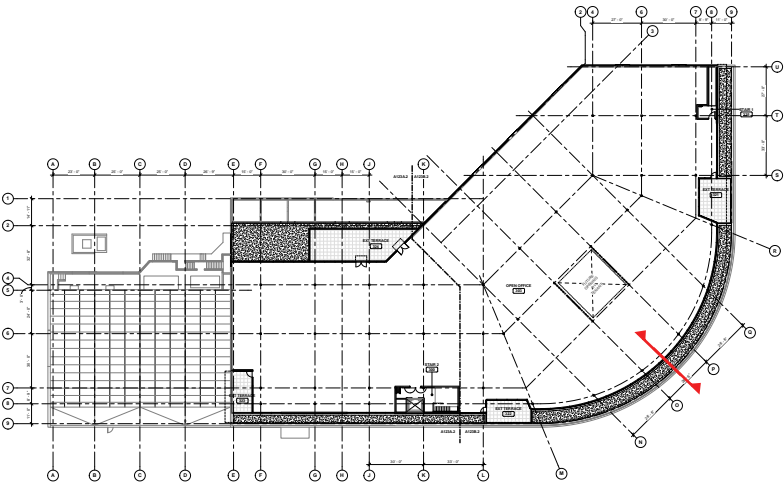
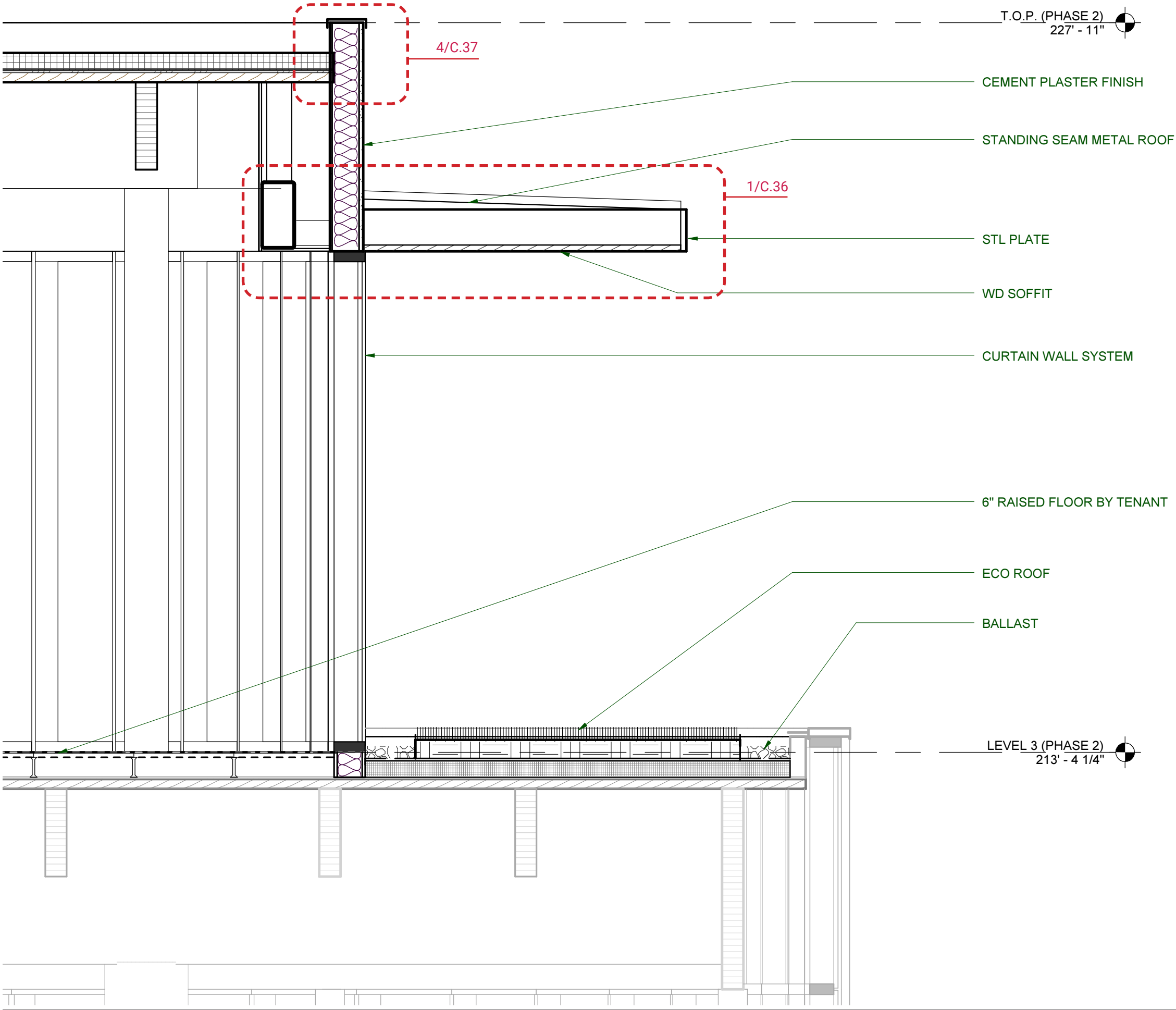




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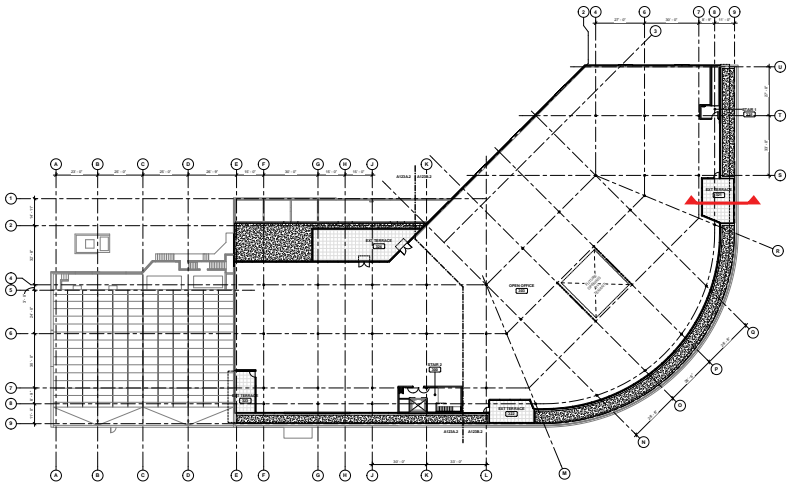
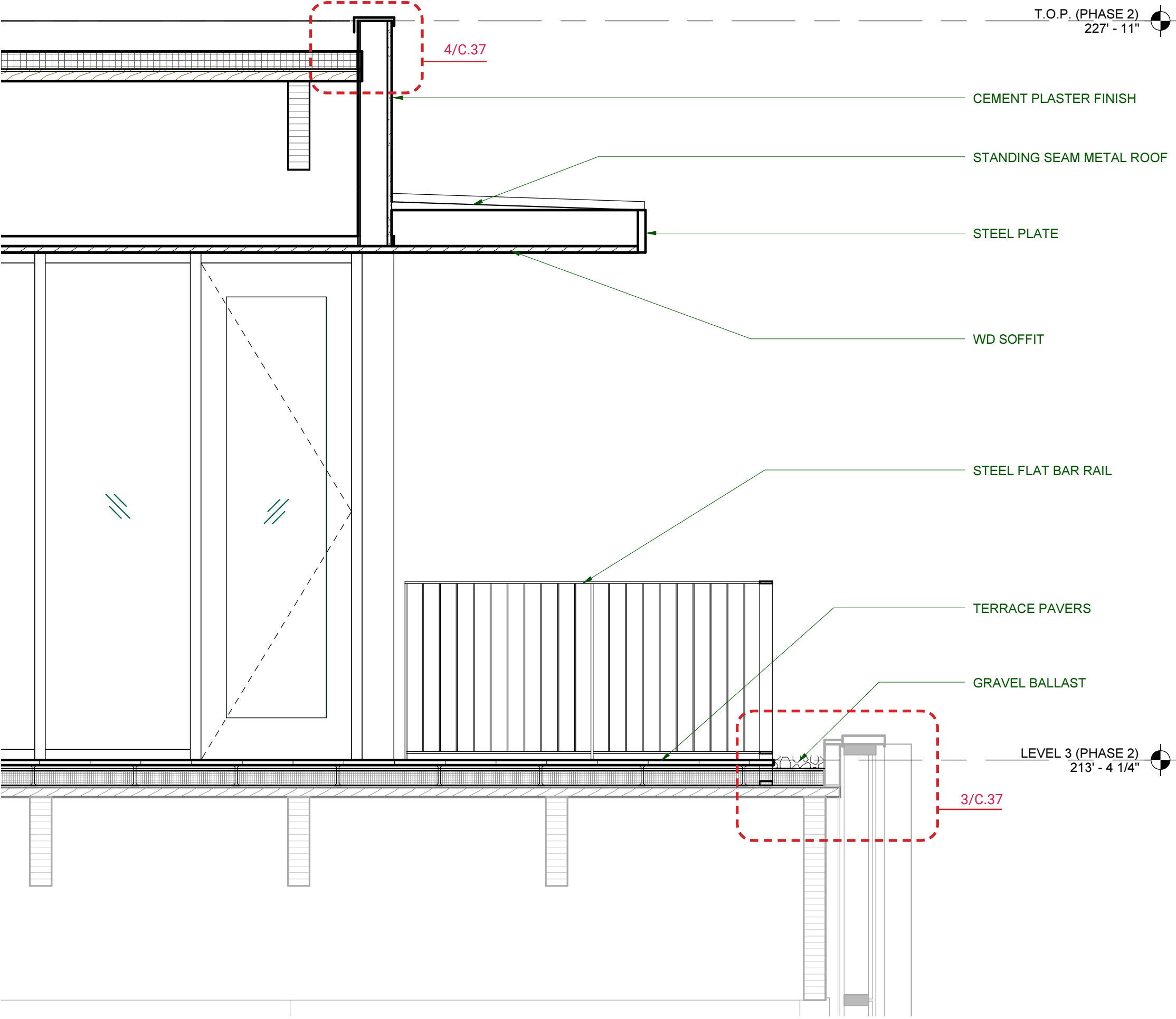
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November 8, 2016

T.O.P. (PHASE 2)  
227' - 11"



Scale: 1/2" = 1' 0"

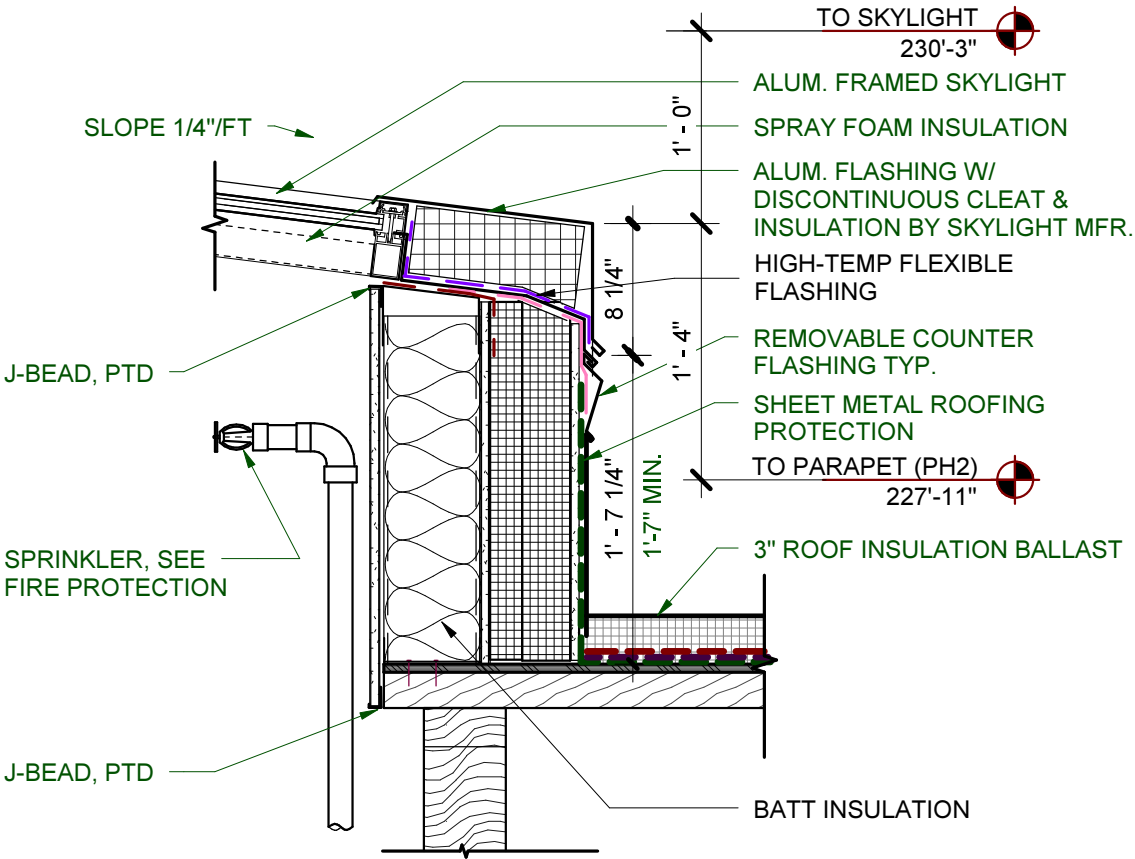
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November 8, 2016



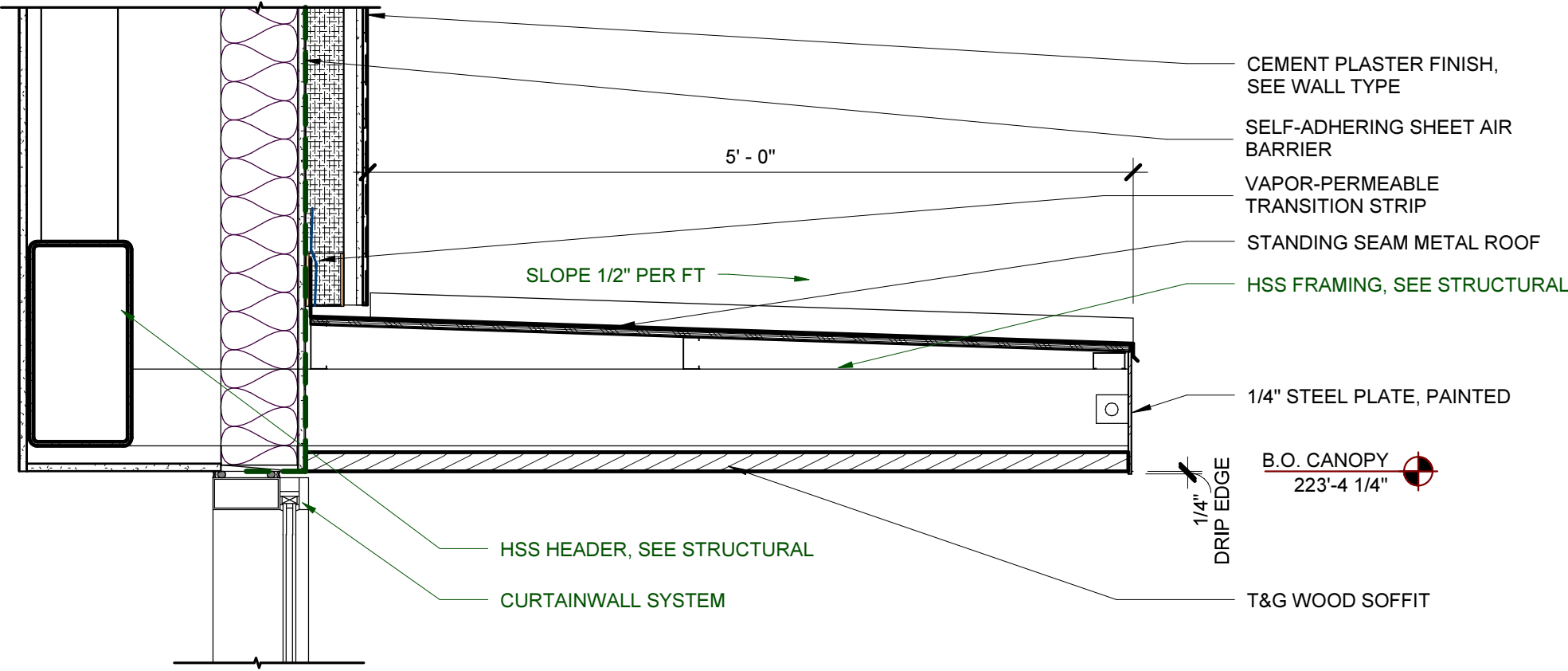
Scale: 1/2" = 1' 0"

FILE # 16 - 143500 - 000 - 00 -EA  
November 8, 2016





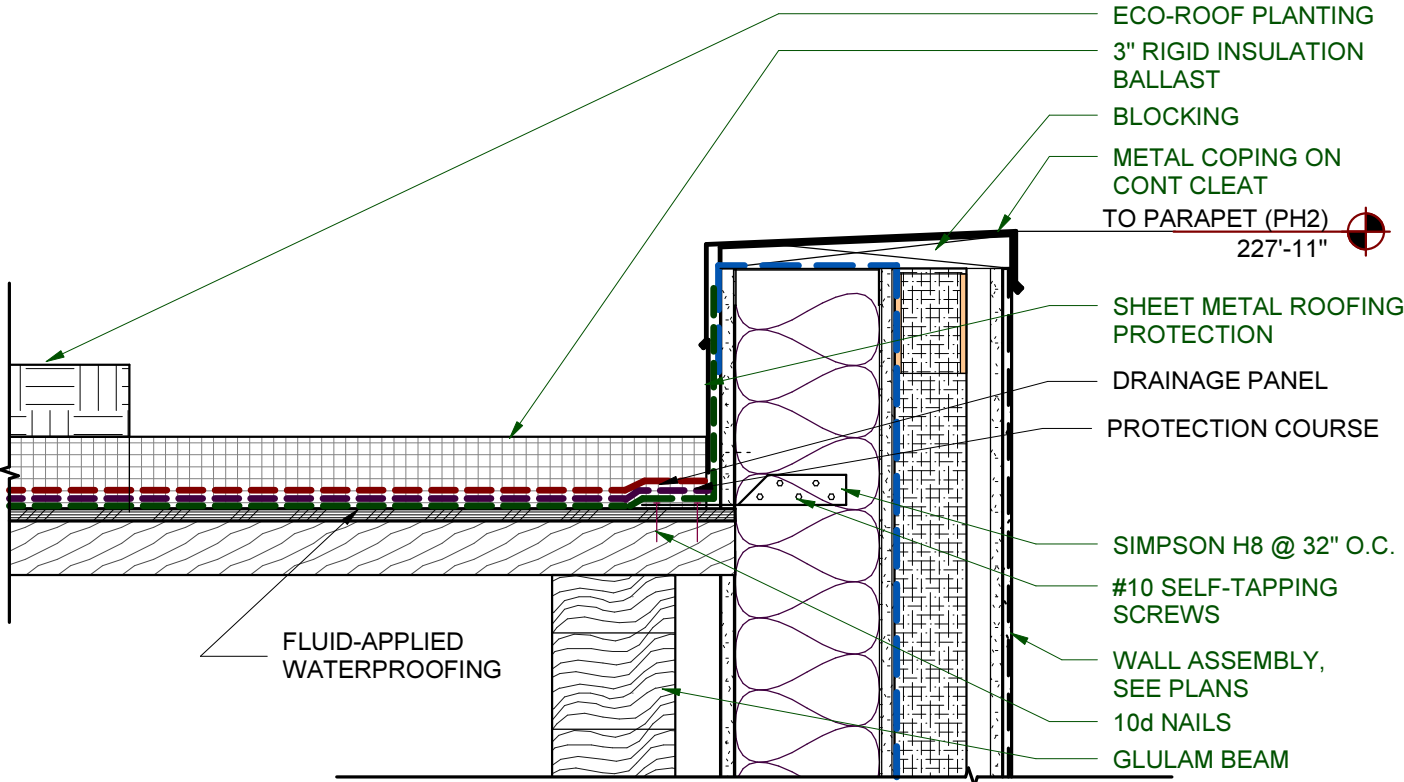
② PH2 - SKYLIGHT  
1" = 1'-0"



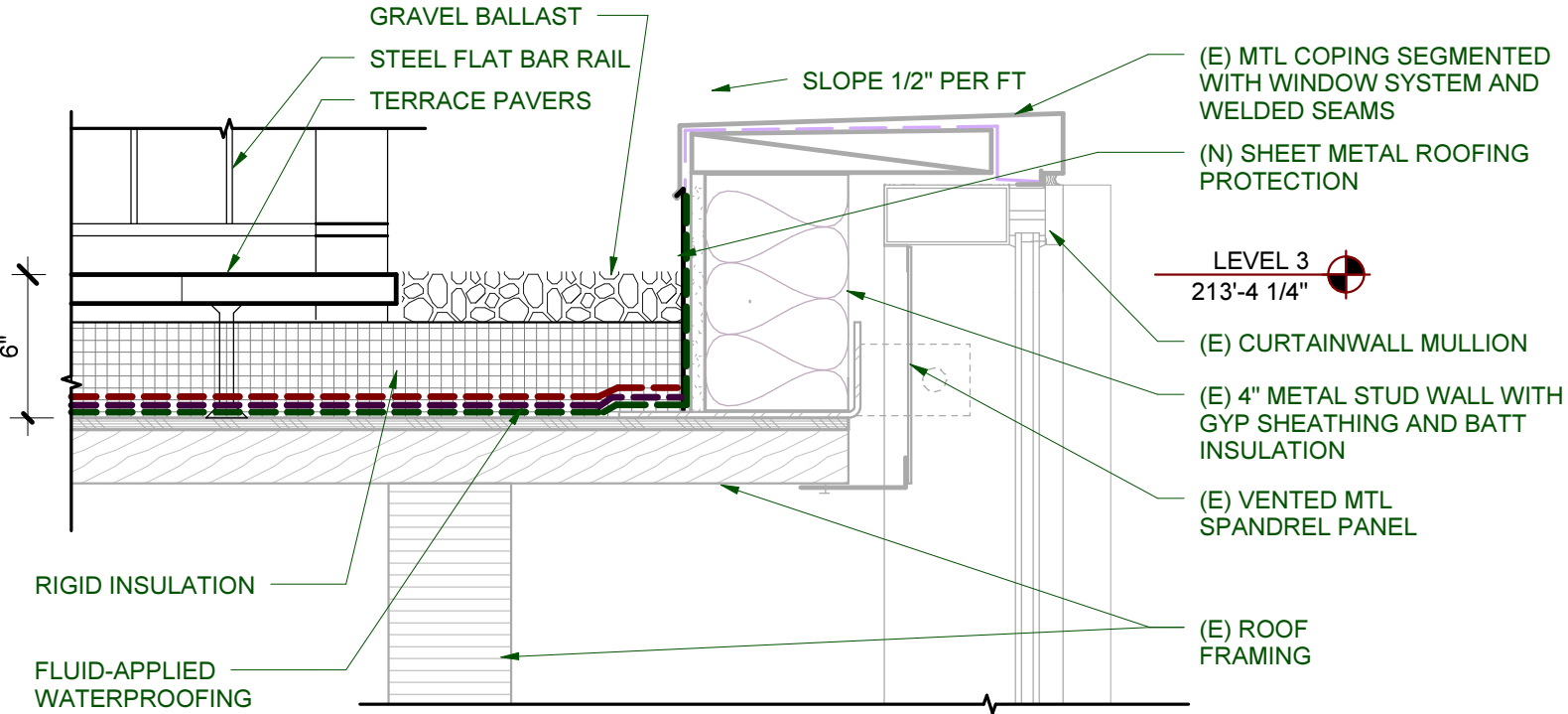
① PH2 - CANOPY  
1" = 1'-0"

Scale: 1/2" = 1' 0"

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④ PH 2 - PARAPET  
1 1/2" = 1'-0"



③ PH2 - CURTAIN WALL HEAD AT TERRACE  
1 1/2" = 1'-0"

Scale: 1/2" = 1' 0"

## RENDERINGS

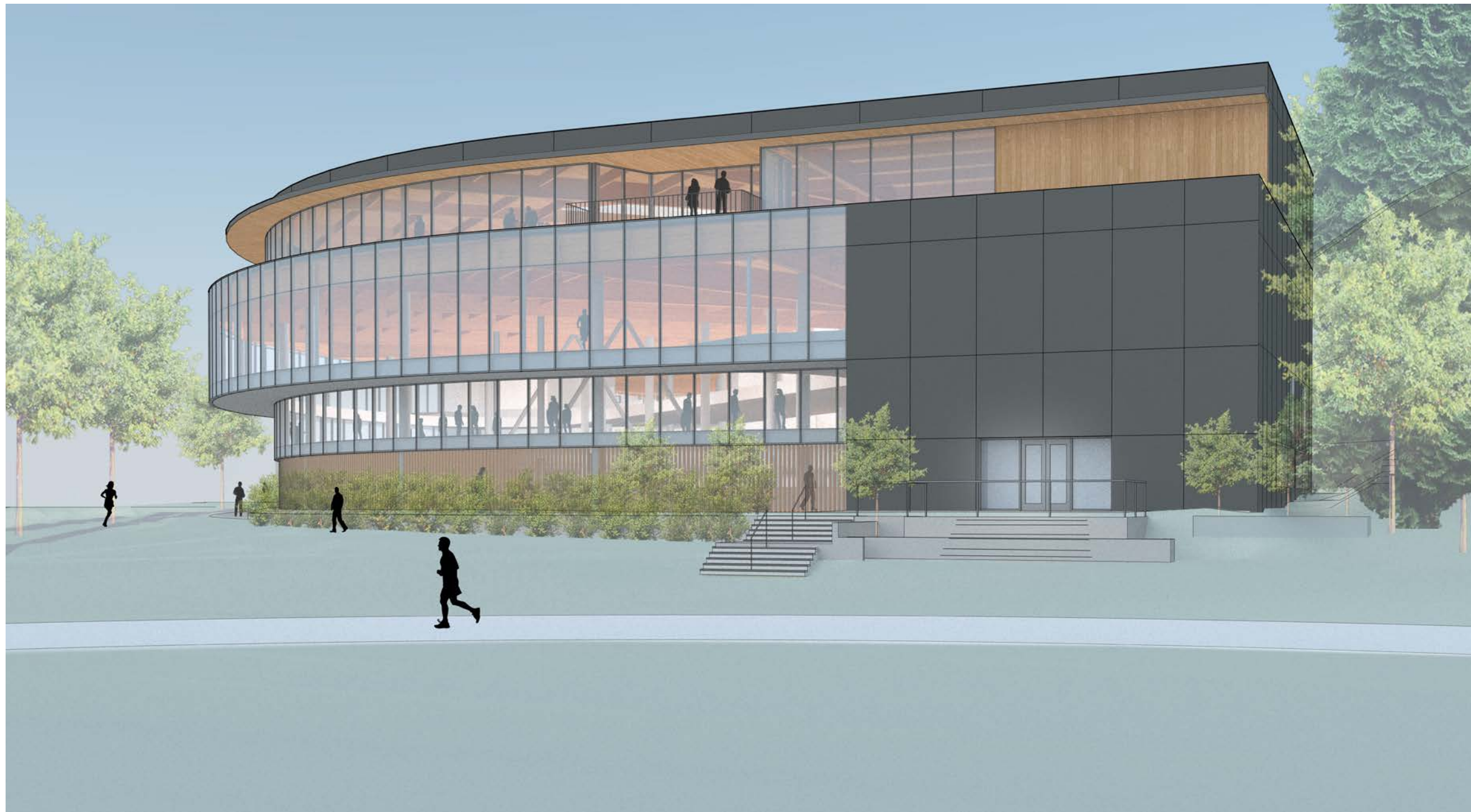




Night View from Duniway Park

Renderings





Perspective from Duniway Park



View from Barbur Blvd. Travelling North

Renderings