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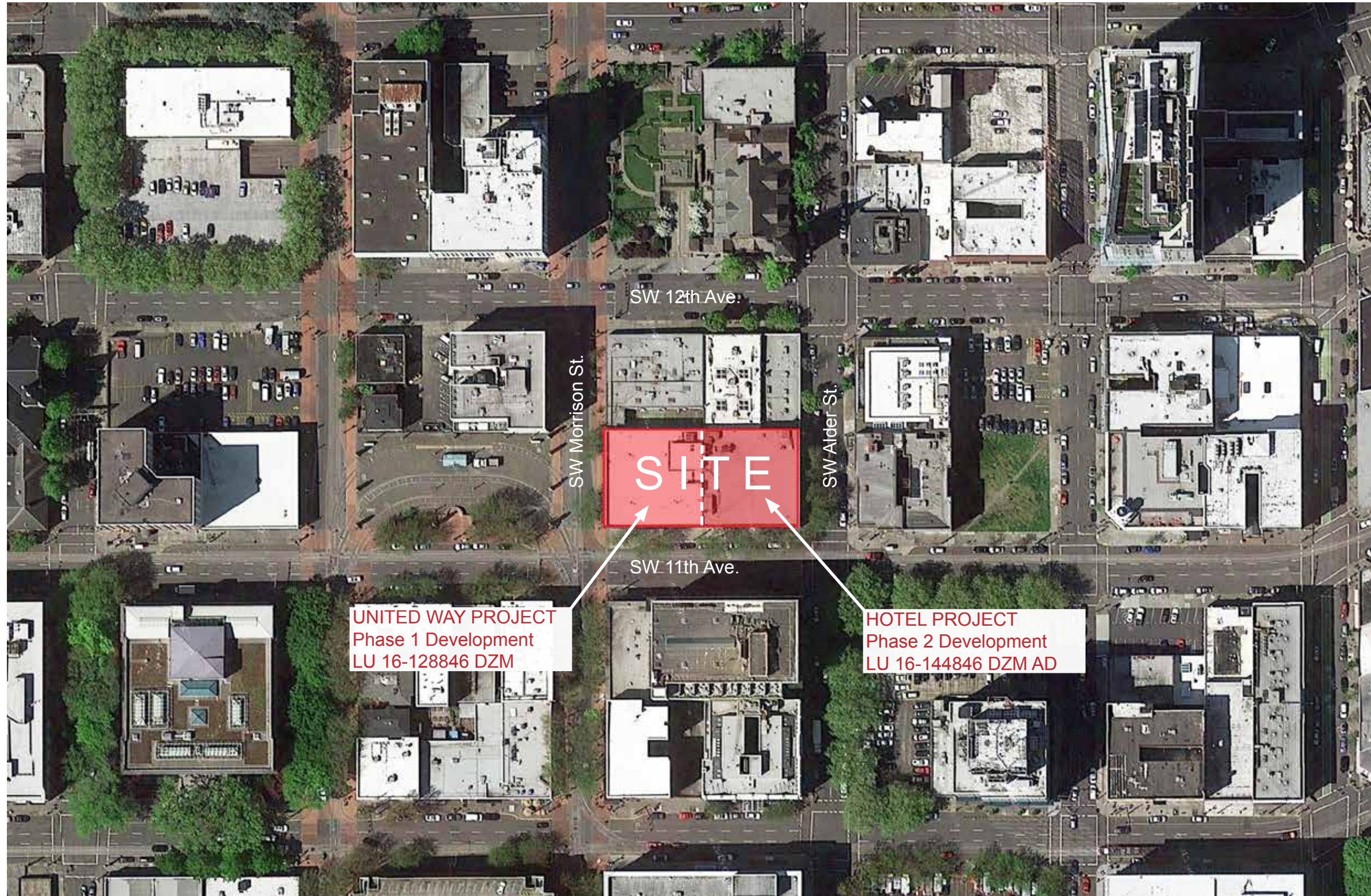
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VIEW FROM NORTH



VIEW FROM WEST



VIEW FROM SOUTH





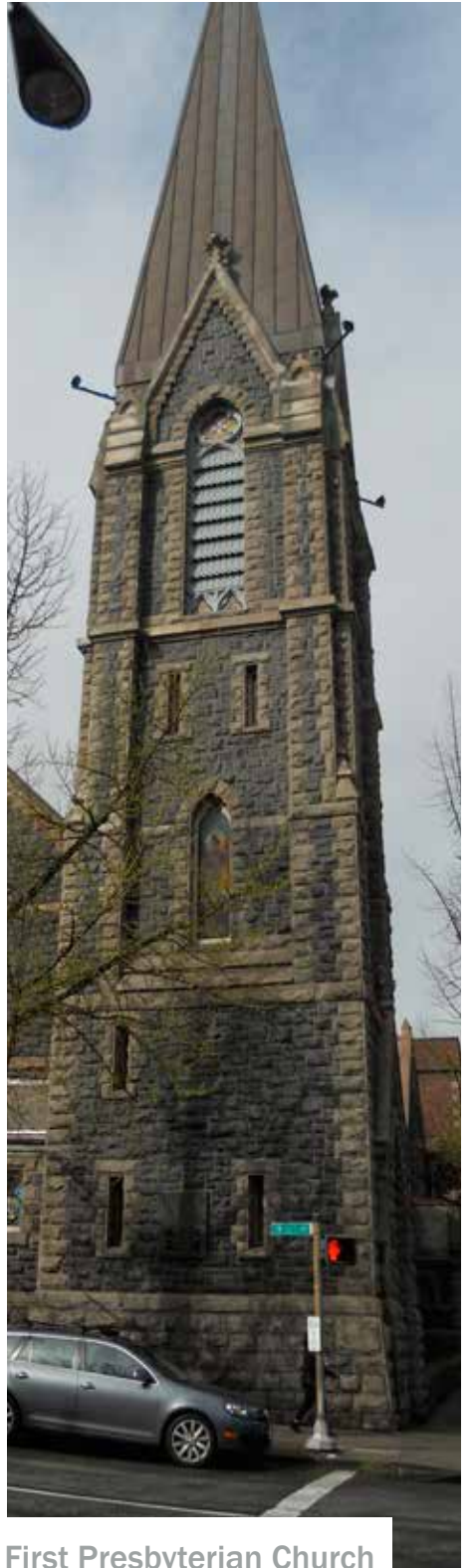
Sentinel Hotel



Skylab

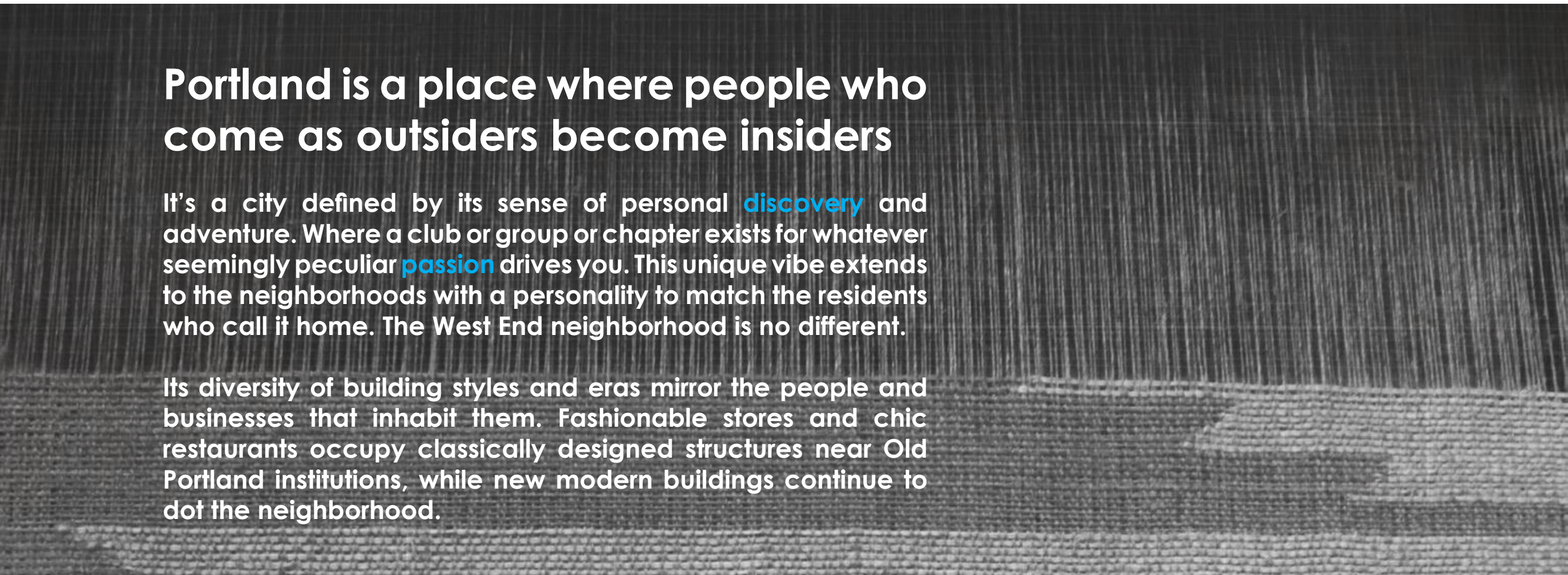


Twelve West



First Presbyterian Church





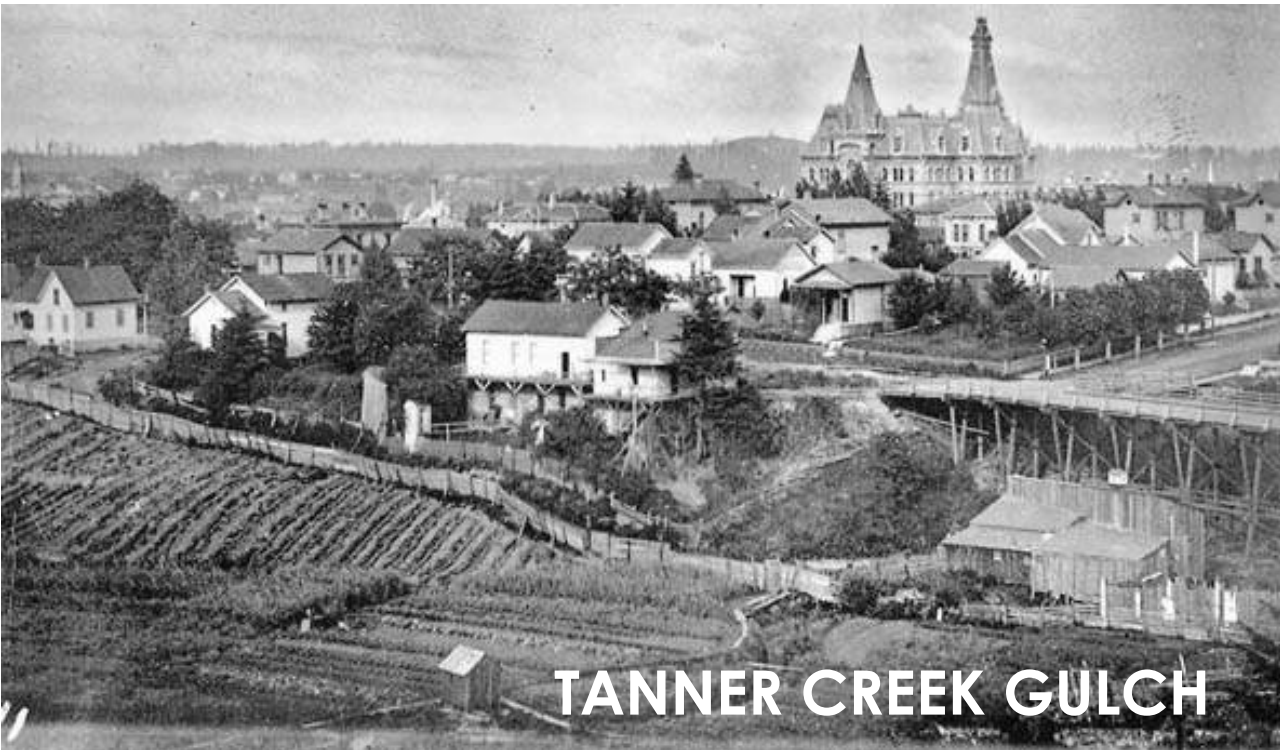
## Portland is a place where people who come as outsiders become insiders

It's a city defined by its sense of personal **discovery** and adventure. Where a club or group or chapter exists for whatever seemingly peculiar **passion** drives you. This unique vibe extends to the neighborhoods with a personality to match the residents who call it home. The West End neighborhood is no different.

Its diversity of building styles and eras mirror the people and businesses that inhabit them. Fashionable stores and chic restaurants occupy classically designed structures near Old Portland institutions, while new modern buildings continue to dot the neighborhood.



# HISTORICAL CONTEXT



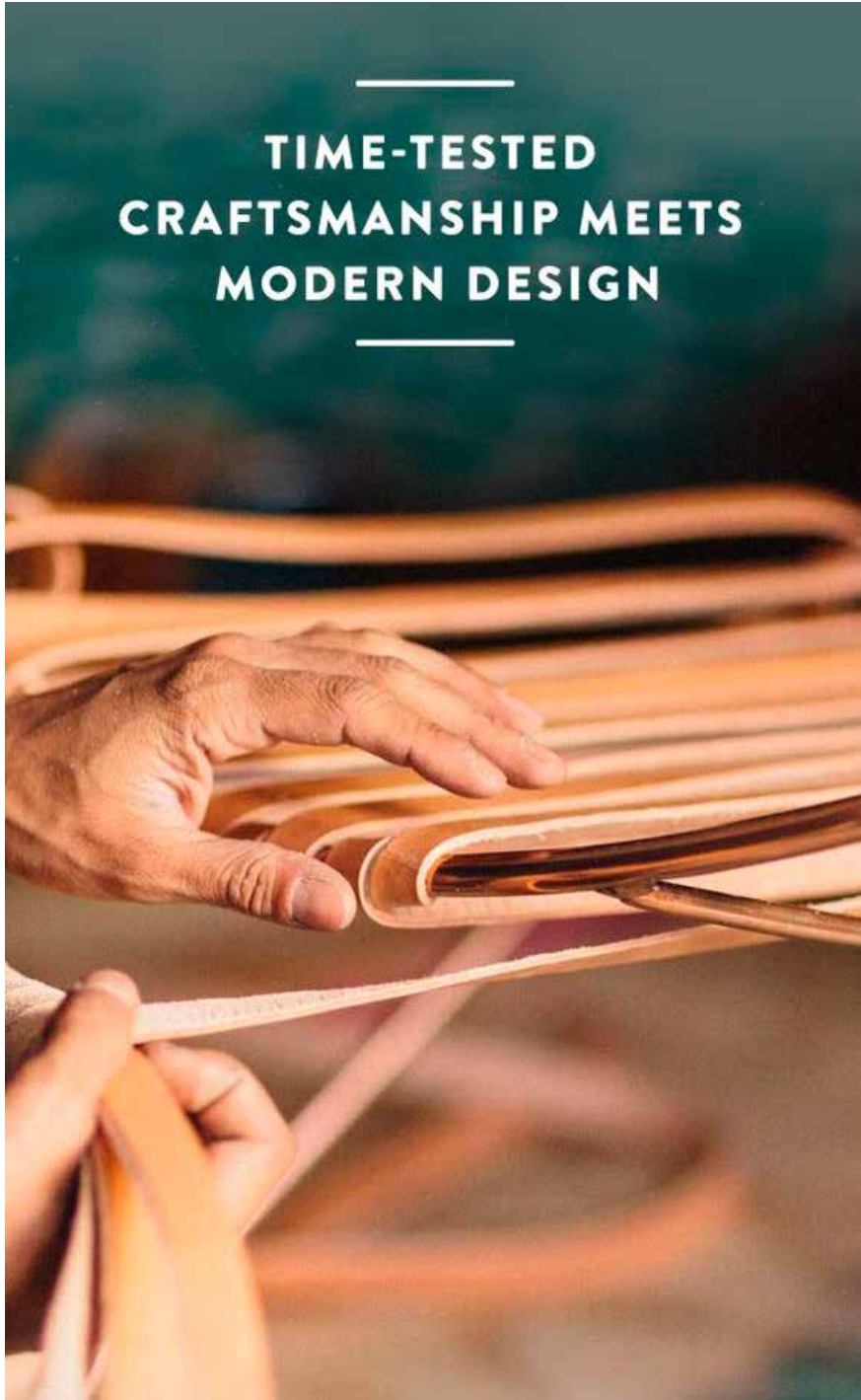
TANNER CREEK GULCH



SW 11TH AND ALDER LOOKING WEST - 1963

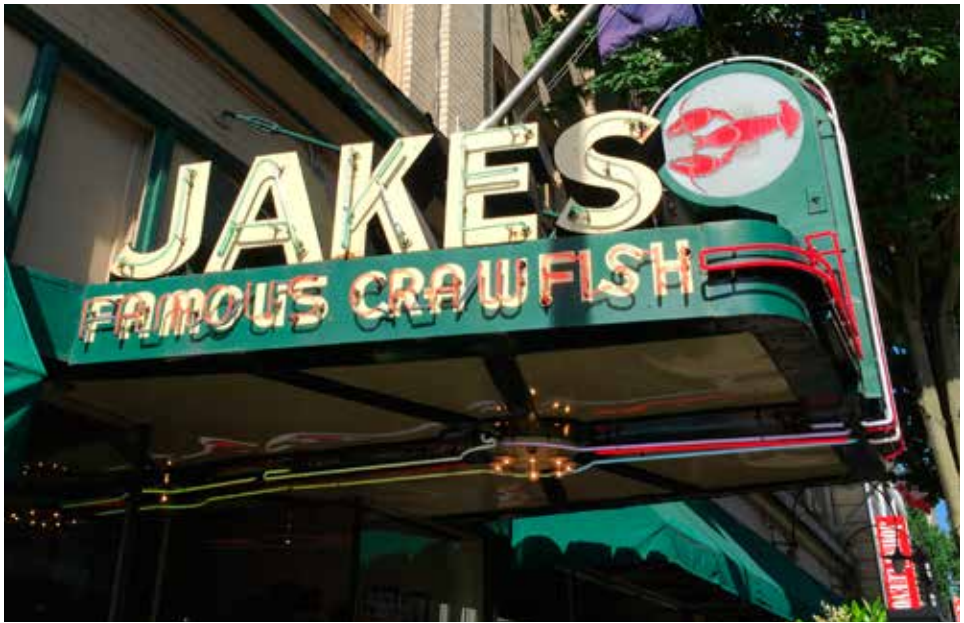


# RANGE OF CRAFT





# CONTEMPORARY AND CLASSIC

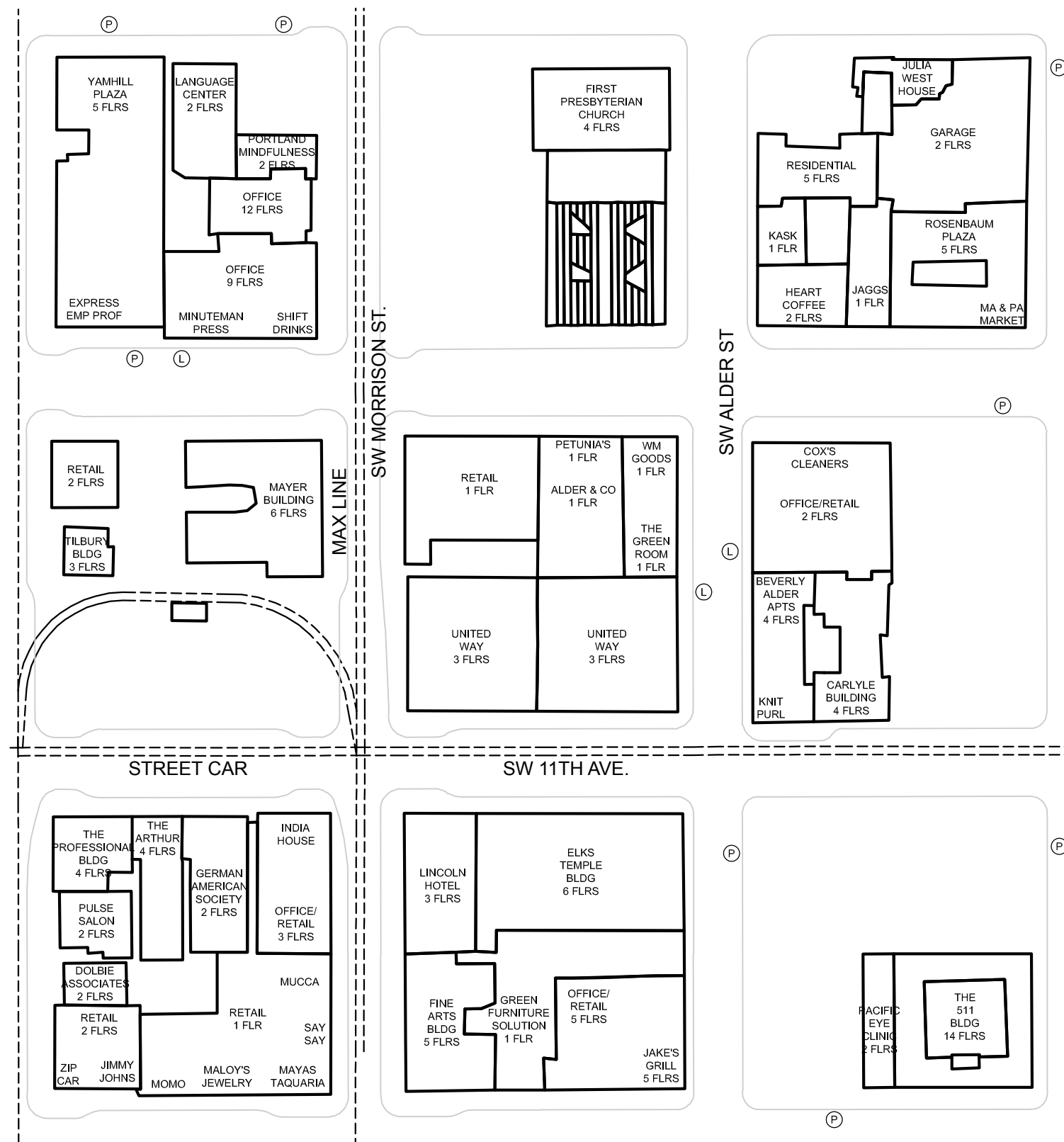




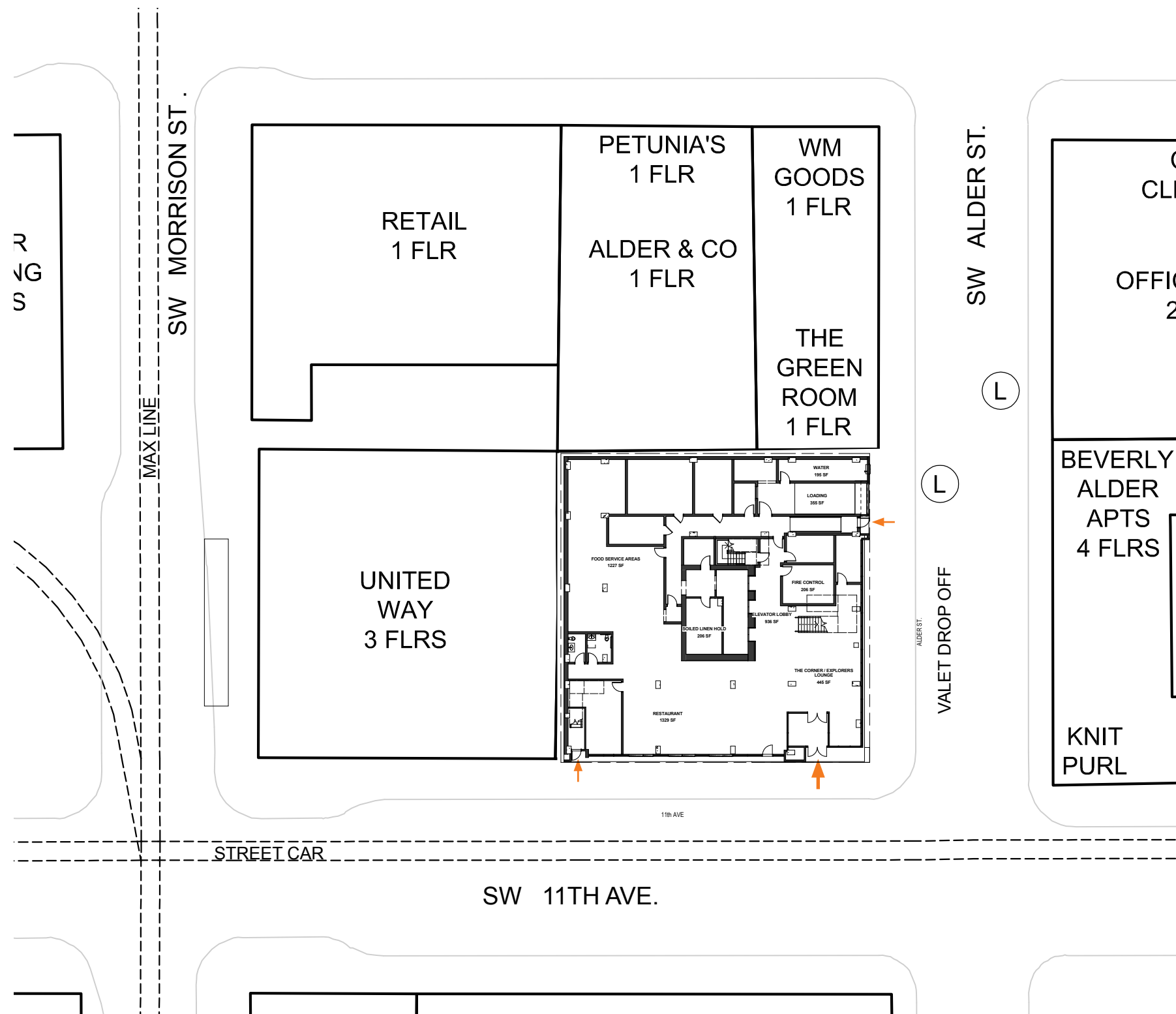
# CONNECTION TO NATURE









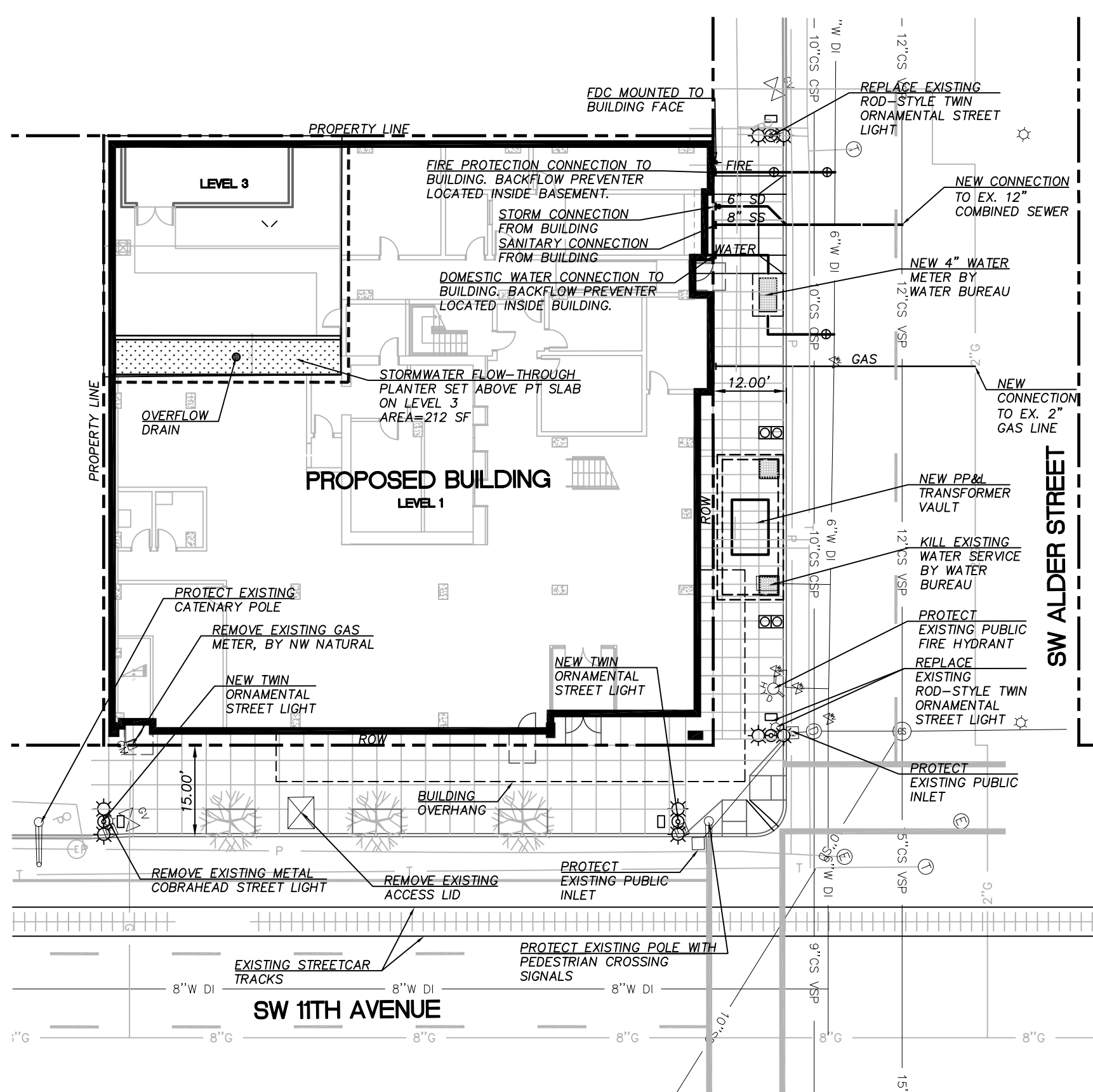


## BUILDING NARRATIVE

THIS PROJECT IS A NEW 15 STORY HOTEL AT THE INTERSECTIONS OF SW 11TH AVENUE AND SW ALDER STREET IN THE CENTRAL CITY PLAN DISTRICT AND WEST END SUBDISTRICT IN PORTLAND, OREGON. THE PROJECT CONSISTS OF TWO PUBLIC/SERVICE LEVELS WITH 13 GUEST ROOM LEVELS ABOVE. THE STRUCTURE IS CAST IN PLACE AND POST TENSIONED CONCRETE.

- (L) LOADING ACCESS
- (P) PARKING ACCESS





## STORMWATER NARRATIVE

### PRIVATE SITE:

#### WATER QUALITY & WATER QUANTITY

WATER QUANTITY CONTROL IS MET FOR THE ENTIRE SITE WITH ONE FLOW-THROUGH PLANTER AND ECOROOF. WATER QUALITY CONTROL IS NOT REQUIRED FOR CONNECTIONS TO THE COMBINED SEWER SYSTEM.

#### DISPOSAL

INFILTRATION IS NOT POSSIBLE DUE TO LOW PERMEABILITY OF NATIVE SOILS. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE 12" COMBINED SEWER PIPE IN SW ALDER STREET. THE PROJECT WILL FALL UNDER CATEGORY 4 OF THE STORMWATER DISPOSAL HIERARCHY.

### PUBLIC STREET IMPROVEMENTS:

STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT OF WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

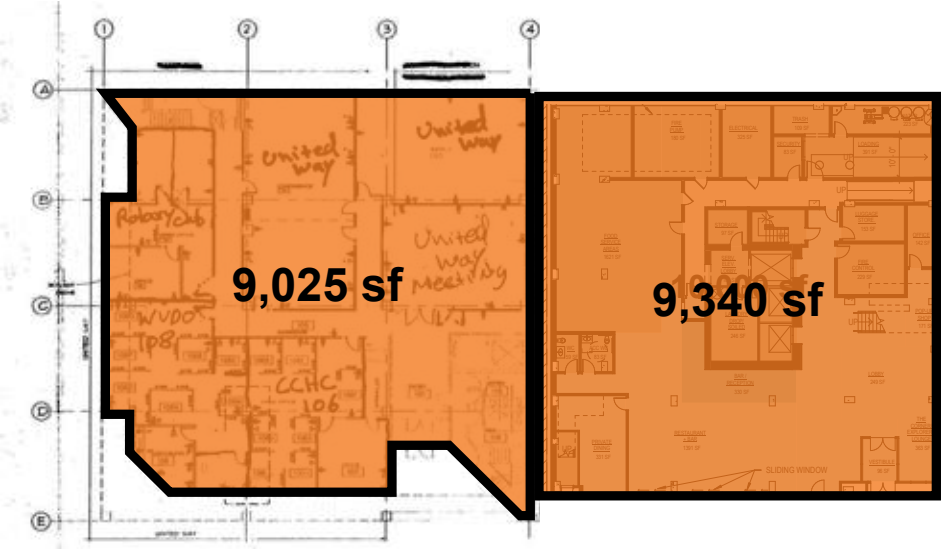
GRAPHIC SCALE  
20

1 inch = 20ft.

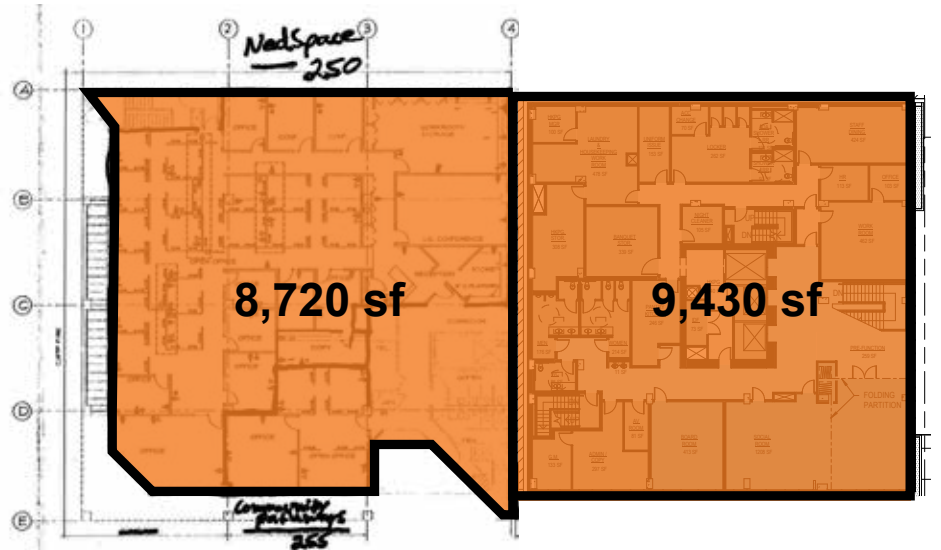




LEVEL	FLOOR	Gross Floor Area sf			FAR Floor Area Ratio sf		
		Office	Hotel	Total	Office	Hotel	Total
B	Basement	10,000					
1	Ground	9,025	9,340	18,365	9,025	9,340	18,365
2	2nd Floor	8,720	9,430	18,150	8,720	9,430	18,150
3	3rd Floor	9,700	8,290	17,990	9,700	8,290	17,990
4	4th Floor		8,290	8,290		8,290	8,290
5	5th Floor		8,290	8,290		8,290	8,290
6	6th Floor		8,290	8,290		8,290	8,290
7	7th Floor		8,290	8,290		8,290	8,290
8	8th Floor		8,290	8,290		8,290	8,290
9	9th Floor		8,290	8,290		8,290	8,290
10	10th Floor		8,290	8,290		8,290	8,290
11	11th Floor		8,290	8,290		8,290	8,290
12	12th Floor		8,290	8,290		8,290	8,290
13	13th Floor		8,290	8,290		8,290	8,290
14	14th Floor		8,290	8,290		8,290	8,290
15	15th Floor		8,290	8,290		8,290	8,290
	Parapet						
	TOTAL	37,445	126,540	153,985	27,445	126,540	153,985

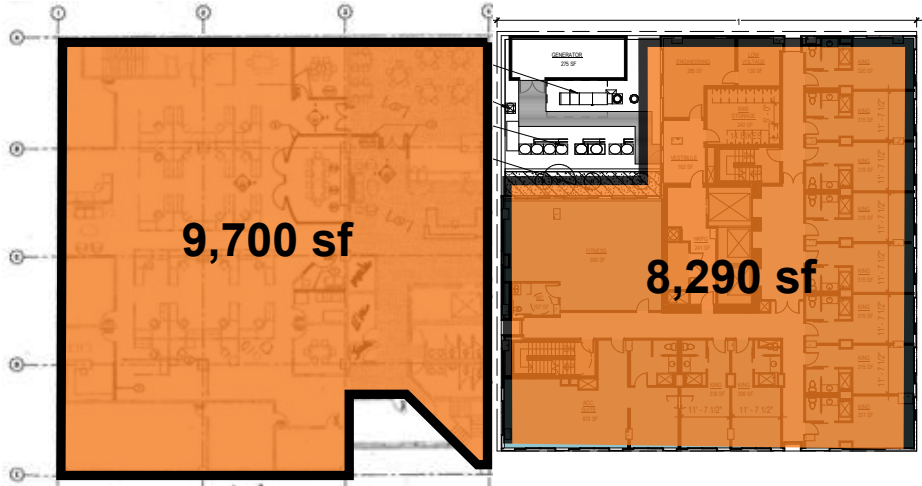


LEVEL 1 FLOOR PLAN

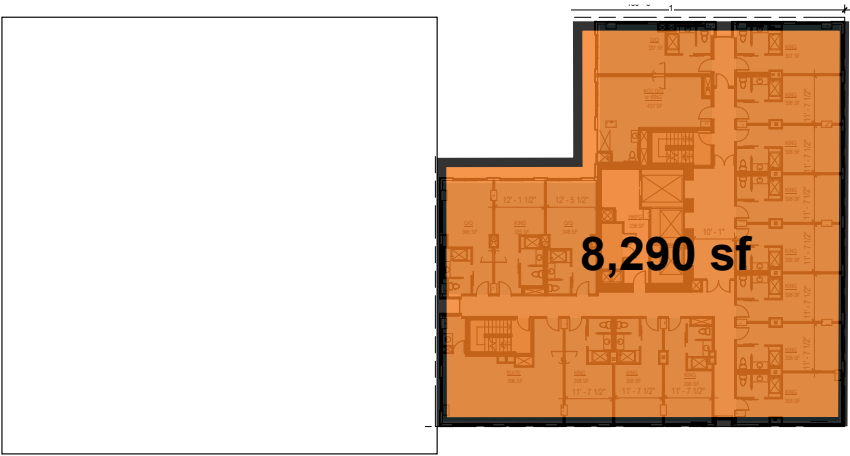


LEVEL 2 FLOOR PLAN

	FAR	1/2 block - 20,000 sf
FAR allowed (Map 510-2)	6:1	120,000
FAR max - bonus (33.510.200.C.1)	3:1	60,000
FAR max - total w/ bonuses	9:1	180,000
FAR proposed-office		27,445
FAR proposed-hotel		126,540
FAR proposed-total	7.9:1	153,985
FAR proposed-remaining	1.1:1	26,015
FAR Required Bonus Area		33,985



LEVEL 3 FLOOR PLAN

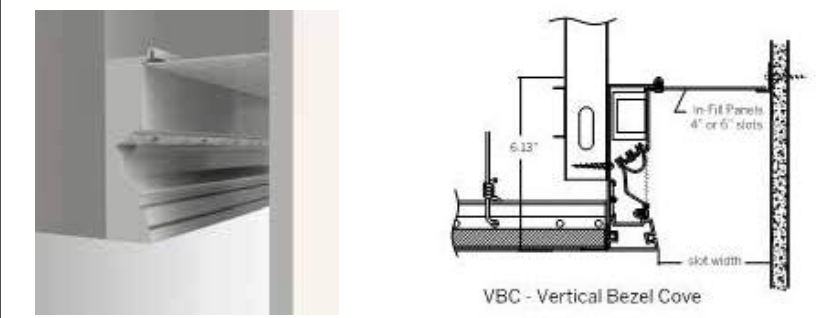


LEVELS 4-15 FLOOR PLAN

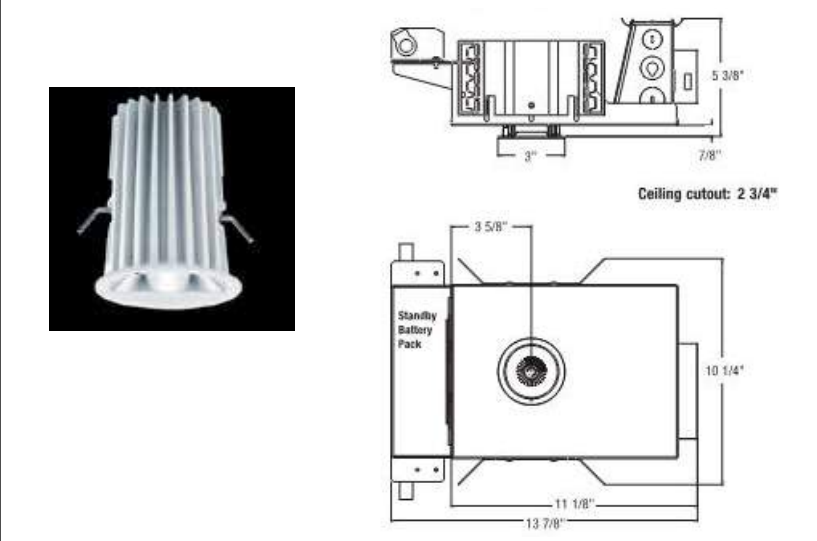




FIXTURE TYPE SD1



FIXTURE TYPE SD2



EXTERIOR LUMINAIRE SCHEDULE														
TYPE	DESCRIPTION	HOUSING	SHIELDING	MOUNTING	FINISH	UL/IP RATING	BALLAST	LAMP(S)	INPUT WATTS	VOLTAGE	DESIGN LUMINAIRE MFG/CATALOG #	ALTERNATE LUMINAIRE OPTIONS	EMERGENCY	NOTES
SD1	LINEAR LED RECESSED WALLWASH	EXTRUDED ALUMINUM NOMINAL 4-INCH APERTURE AND 6-INCH HEIGHT	FROST FLAT LENS	RECESSED	WHITE	DAMP	ELECTRONIC 0-10V DIM	LED 3000K 80+ CRI NOMINAL 285 LUMENS PER FOOT	3 W/FT		WHITEGOODS LIGHTING V-COVE-LED SERIES			MAIN ENTRY OPTION 1
SD2	RECESSED DOWNLIGHT	NOMINAL 2-INCH APERTURE	28 DEGREE FLOOD DISTRIBUTION	RECESSED	WHITE	DAMP	ELECTRONIC 0-10V DIM REMOTE TRANSFORMER	LED 3000K 80+ CRI	21		ZUMTOBEL DIAMO SERIES			





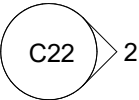




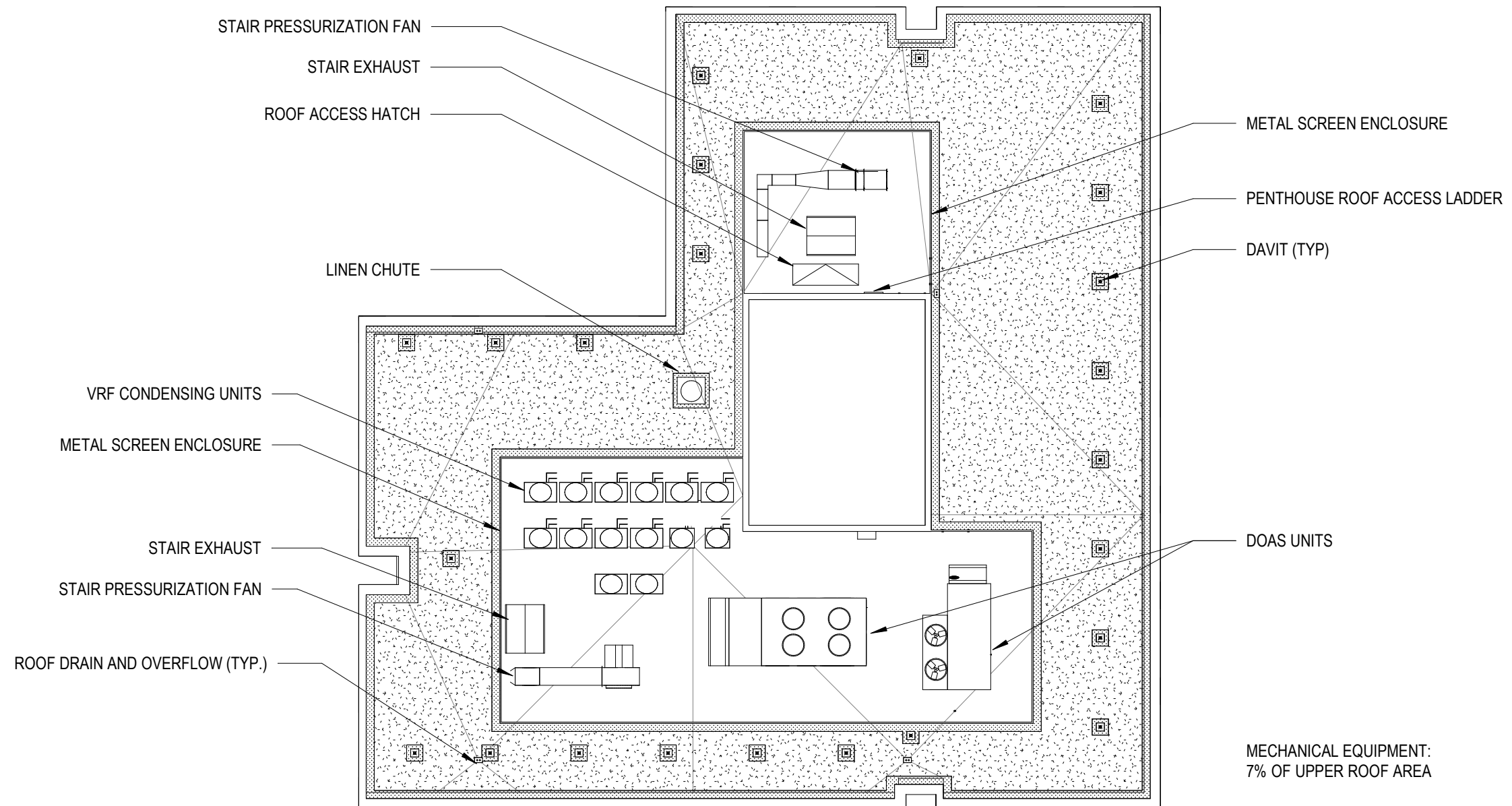




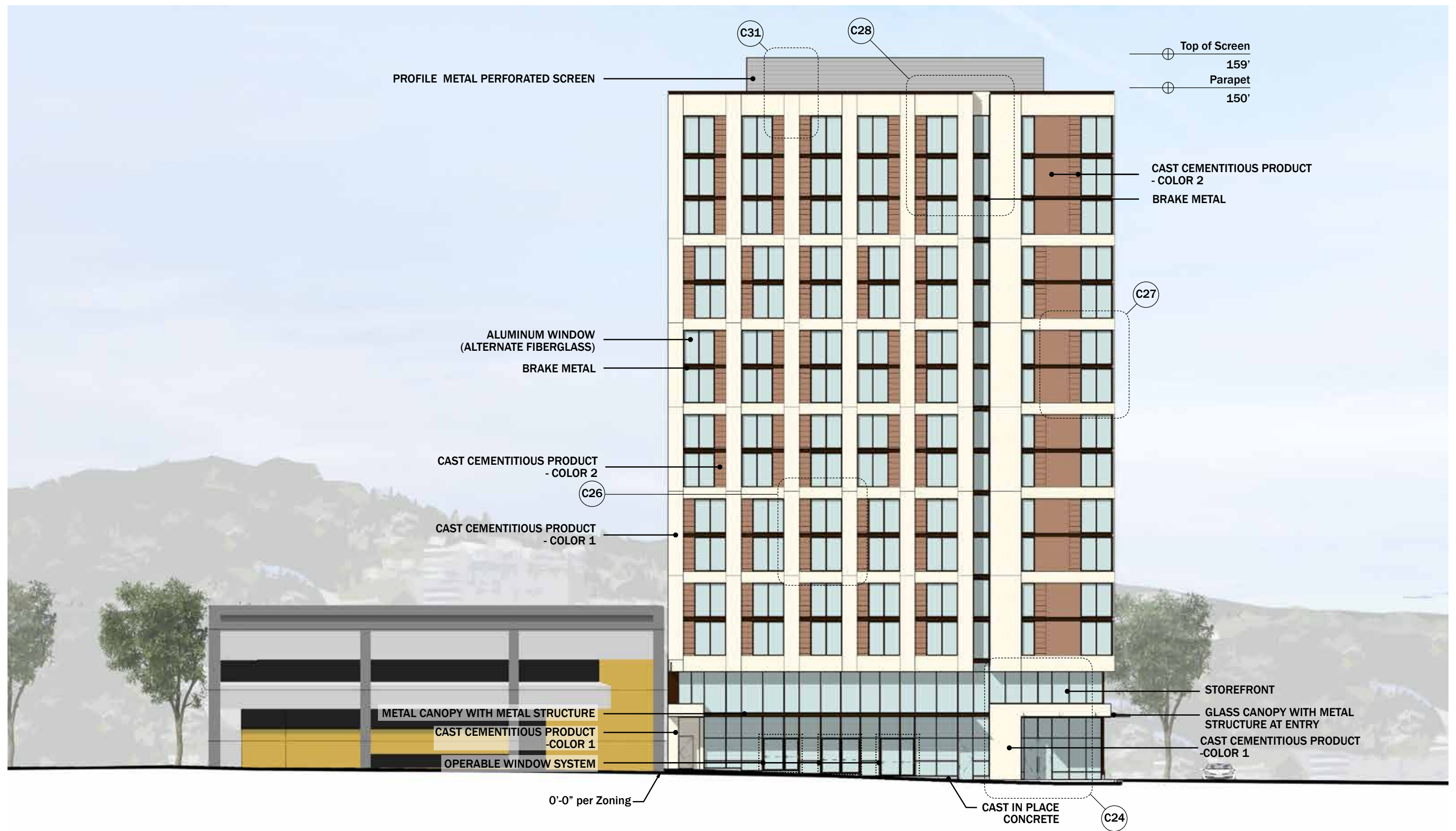








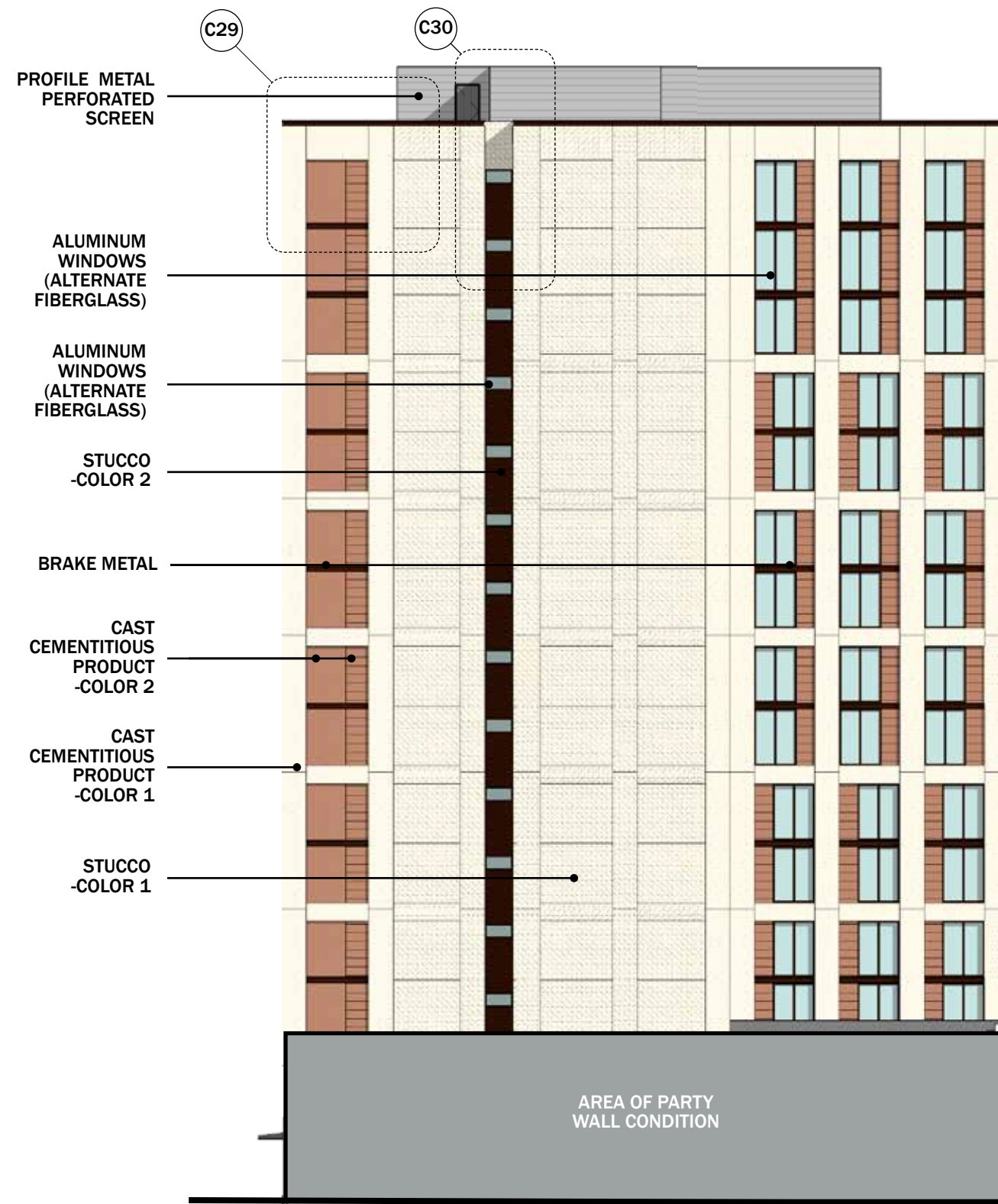




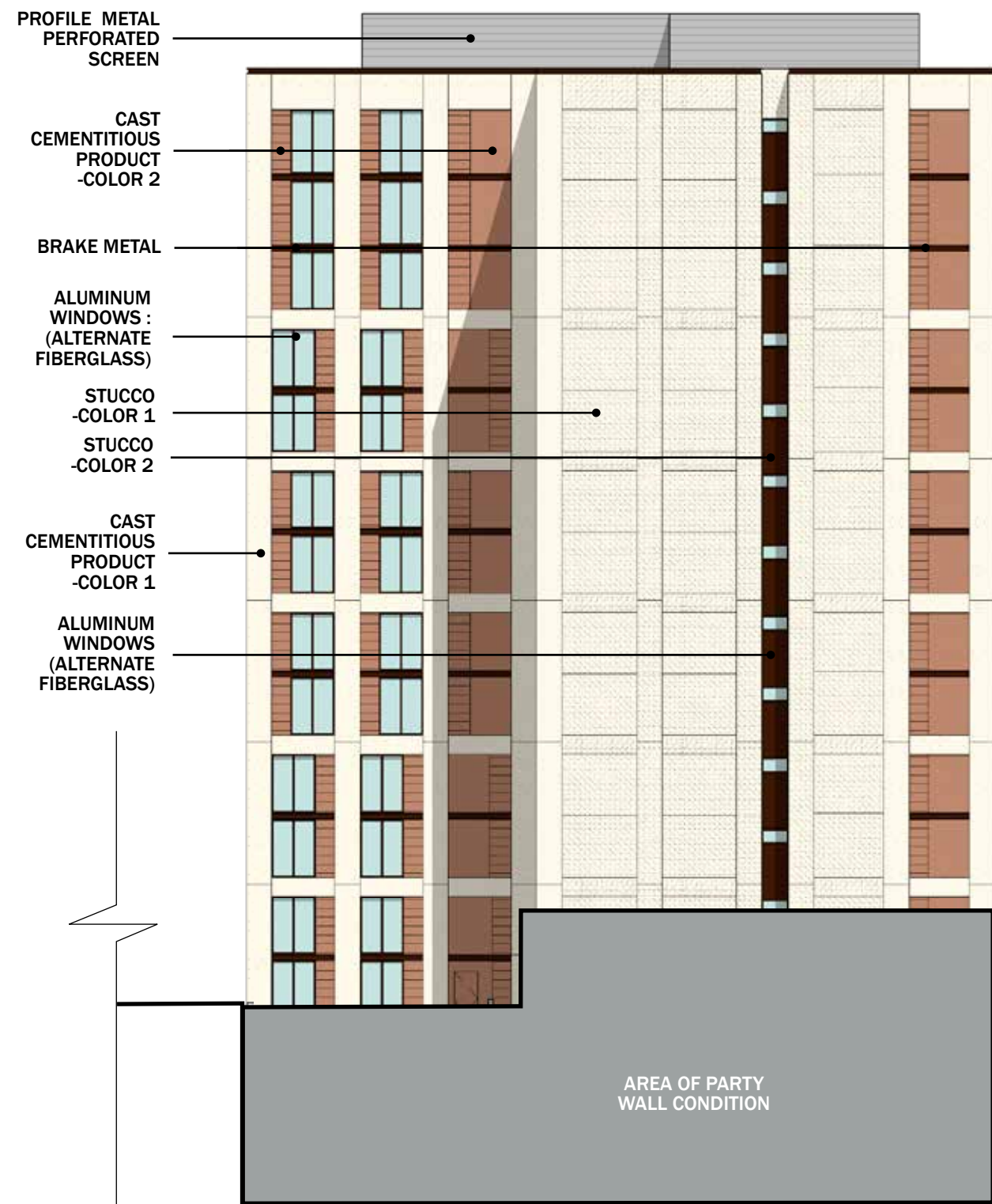








WEST ELEVATION



SOUTH ELEVATION

Top of Screen  
159'  
Parapet  
150'

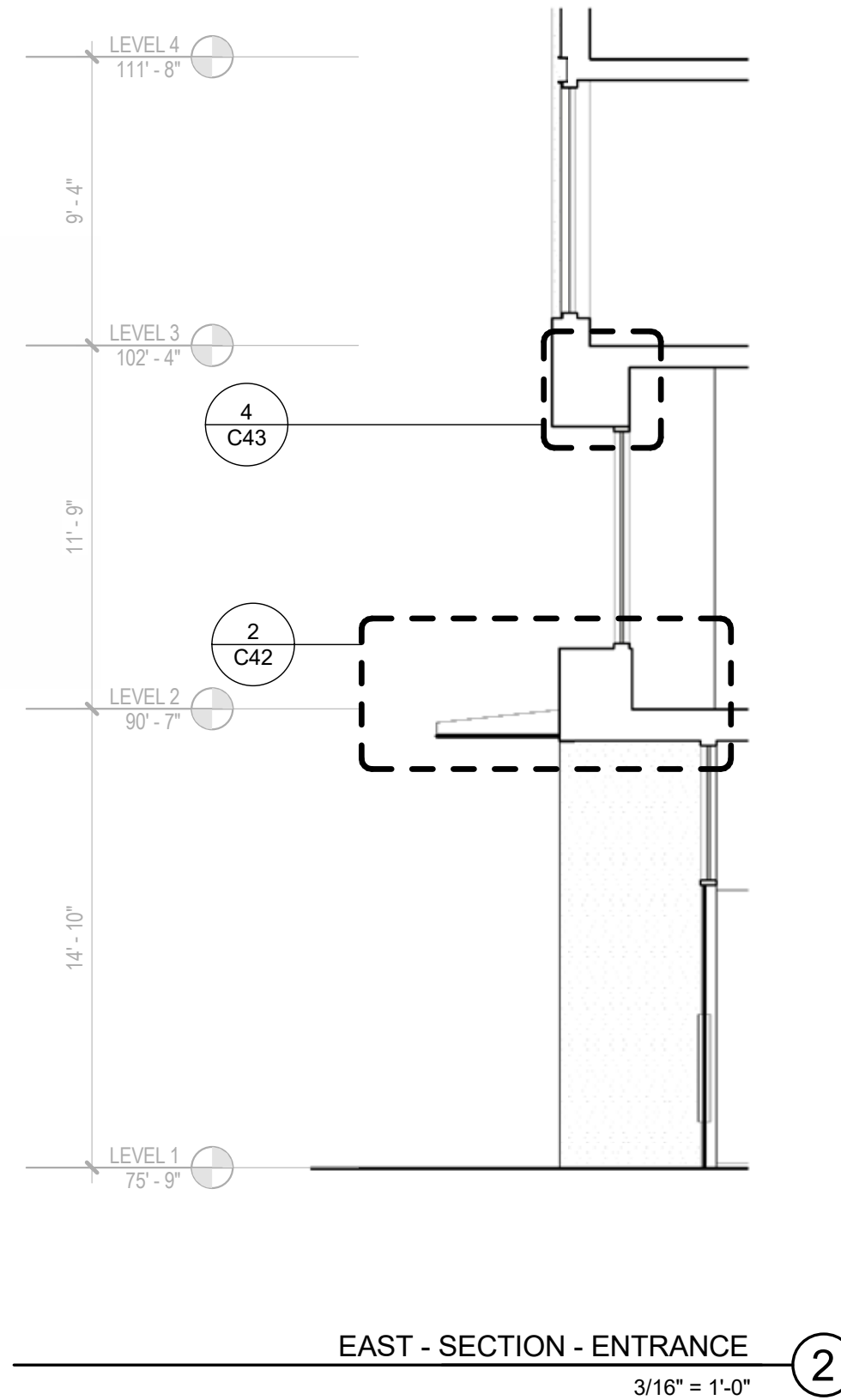
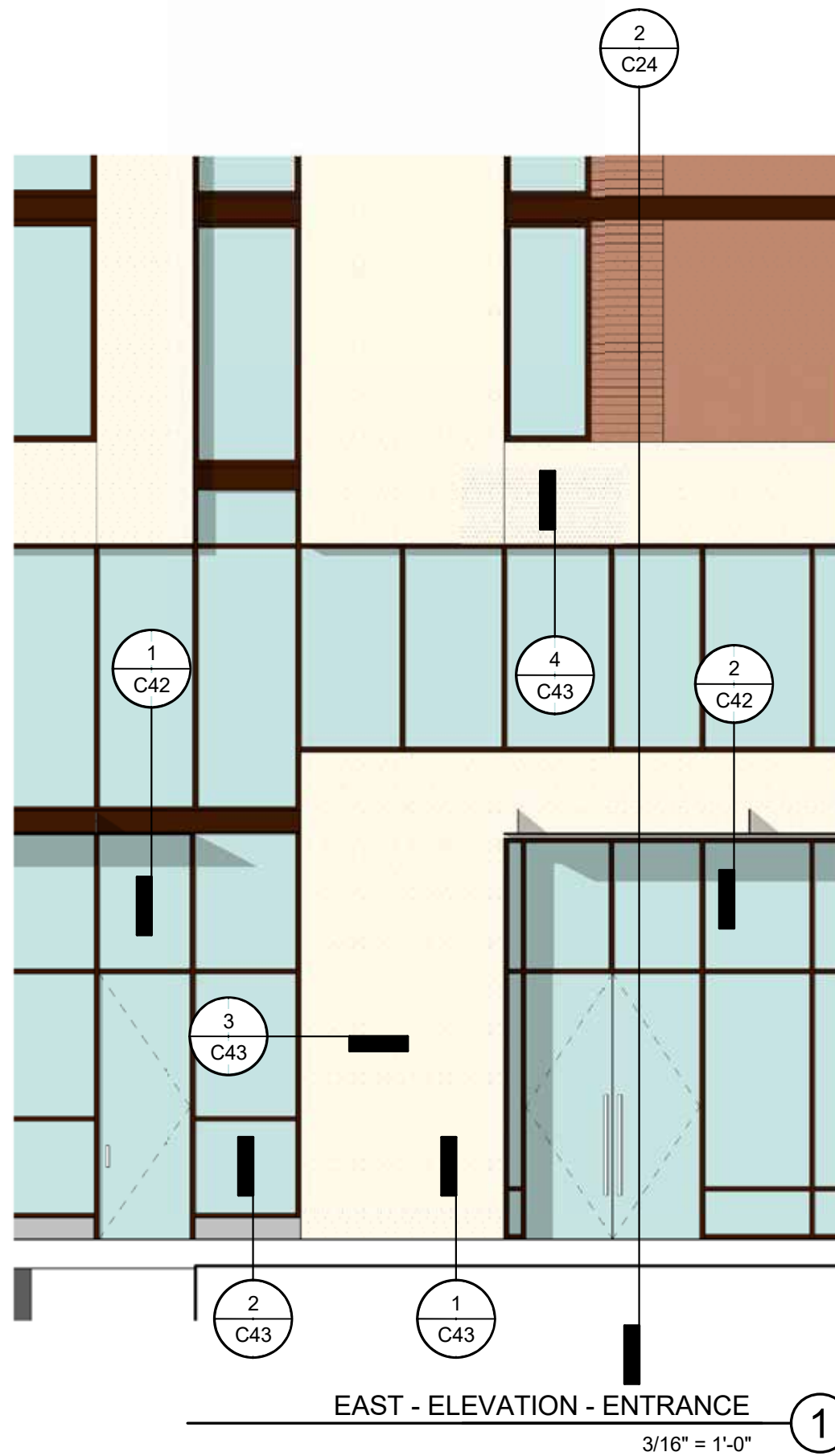
ELEVATIONS

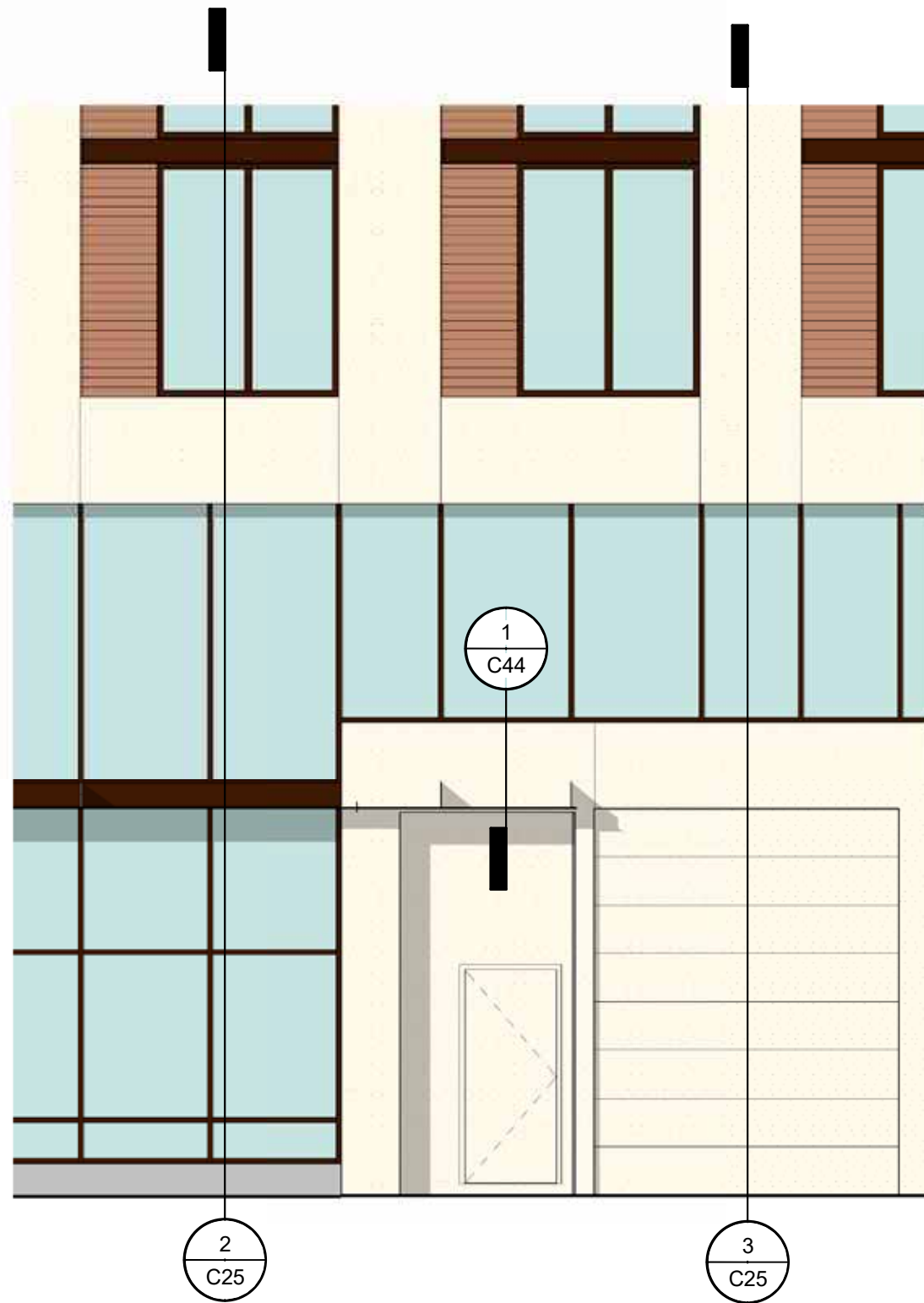
0' 5' 10' 20'

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C23



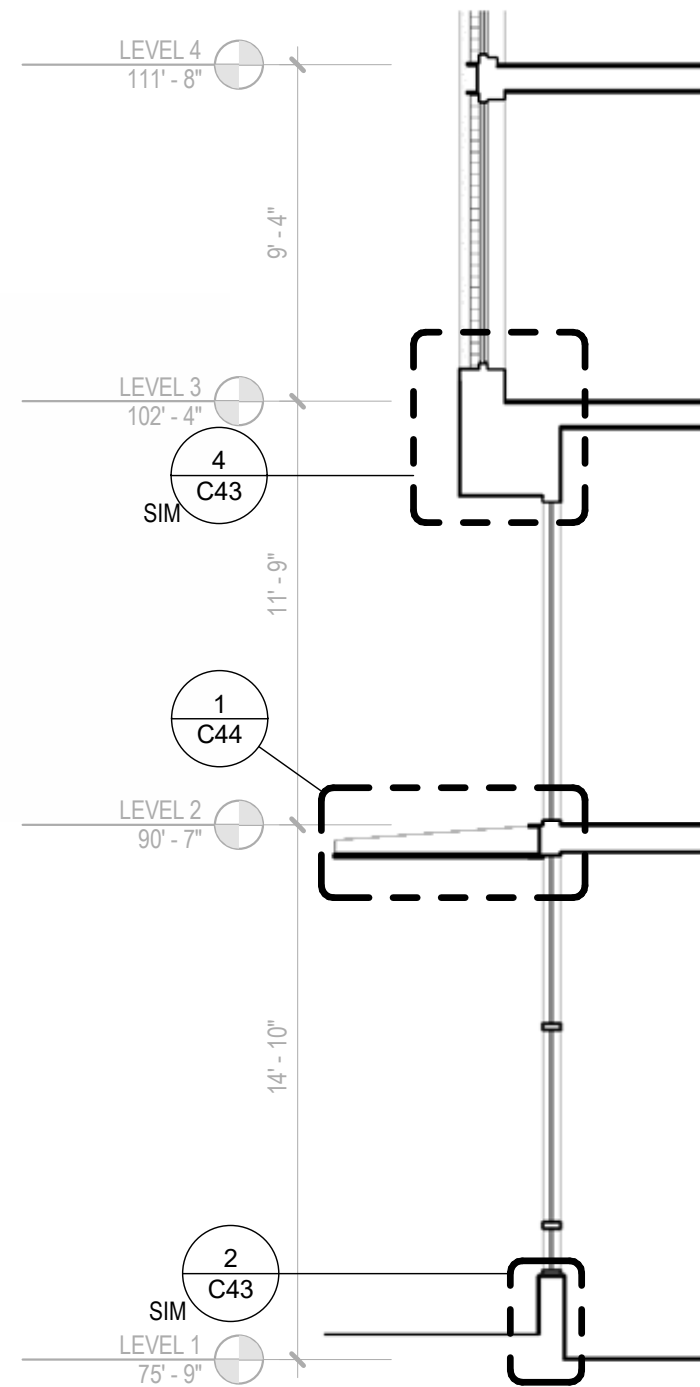




NORTH - ELEVATION - OFFICE + LOADING

3/16" = 1'-0"

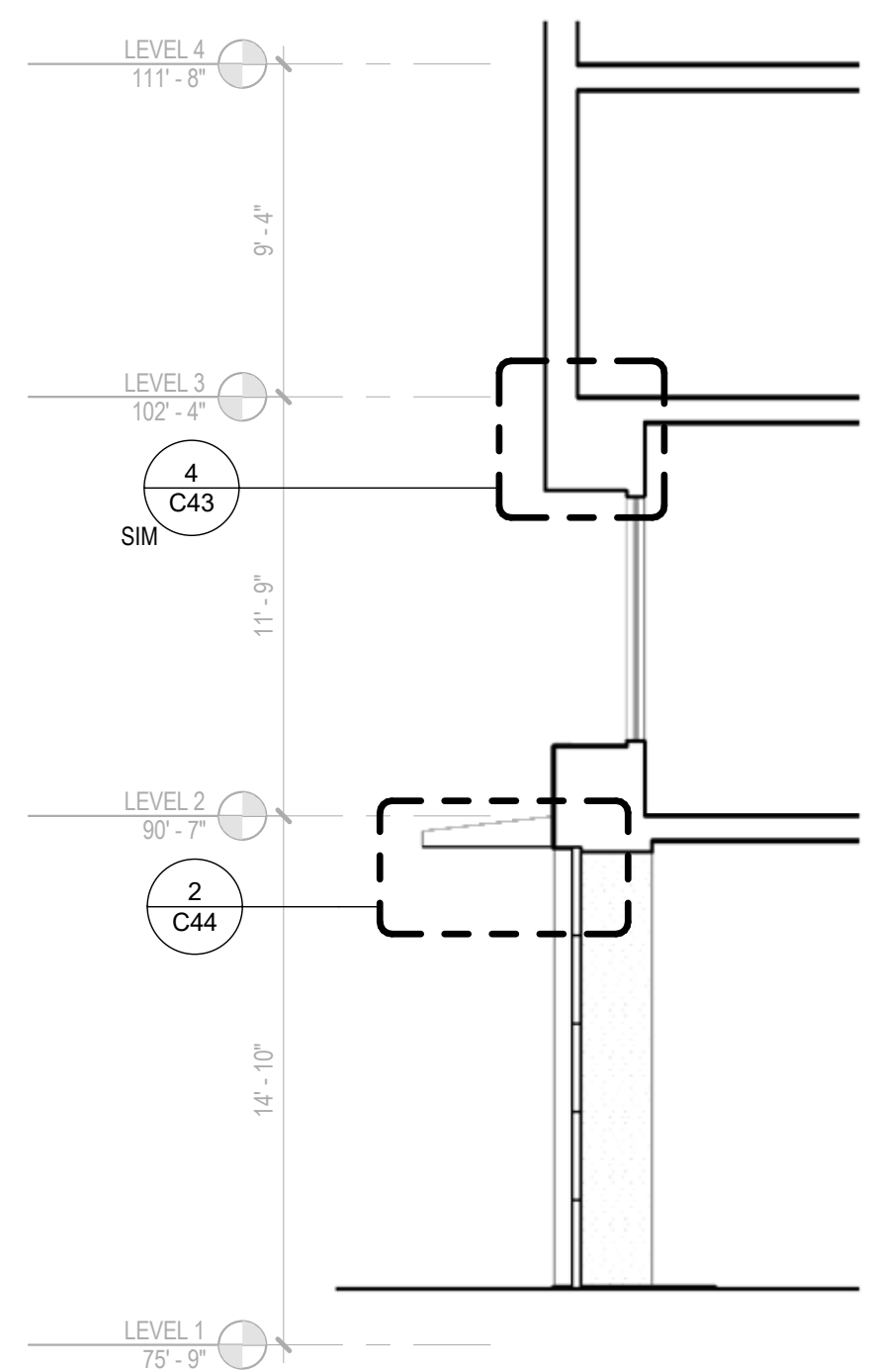
1



NORTH - SECTION - OFFICE

3/16" = 1'-0"

2



NORTH - SECTION - LOADING

3/16" = 1'-0"

3

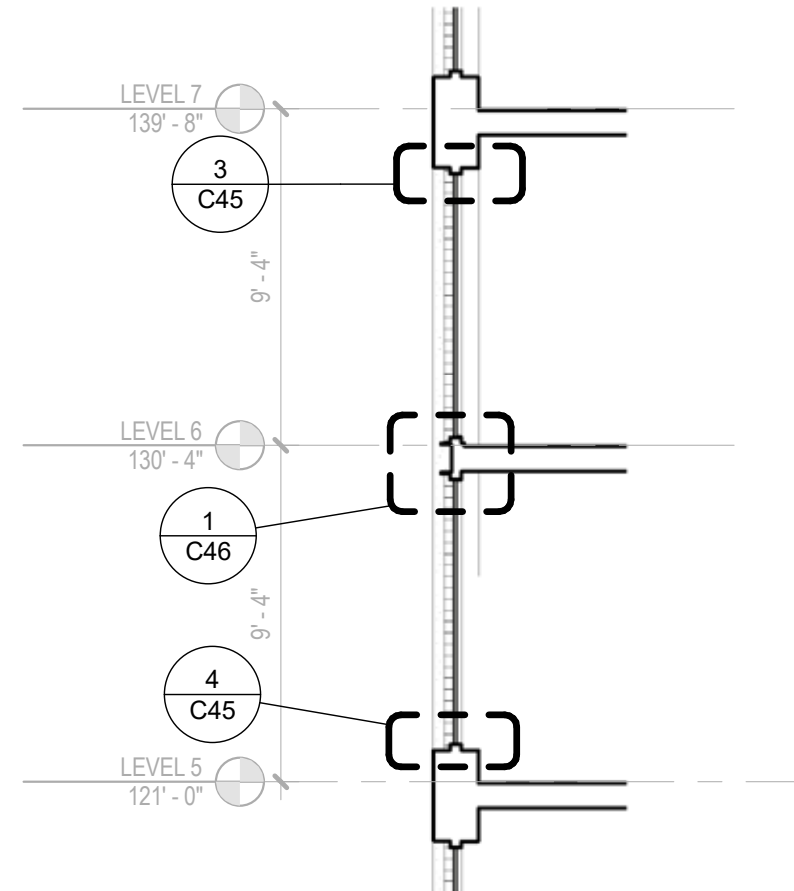




EAST - ELEVATION - WINDOW

3/16" = 1'-0"

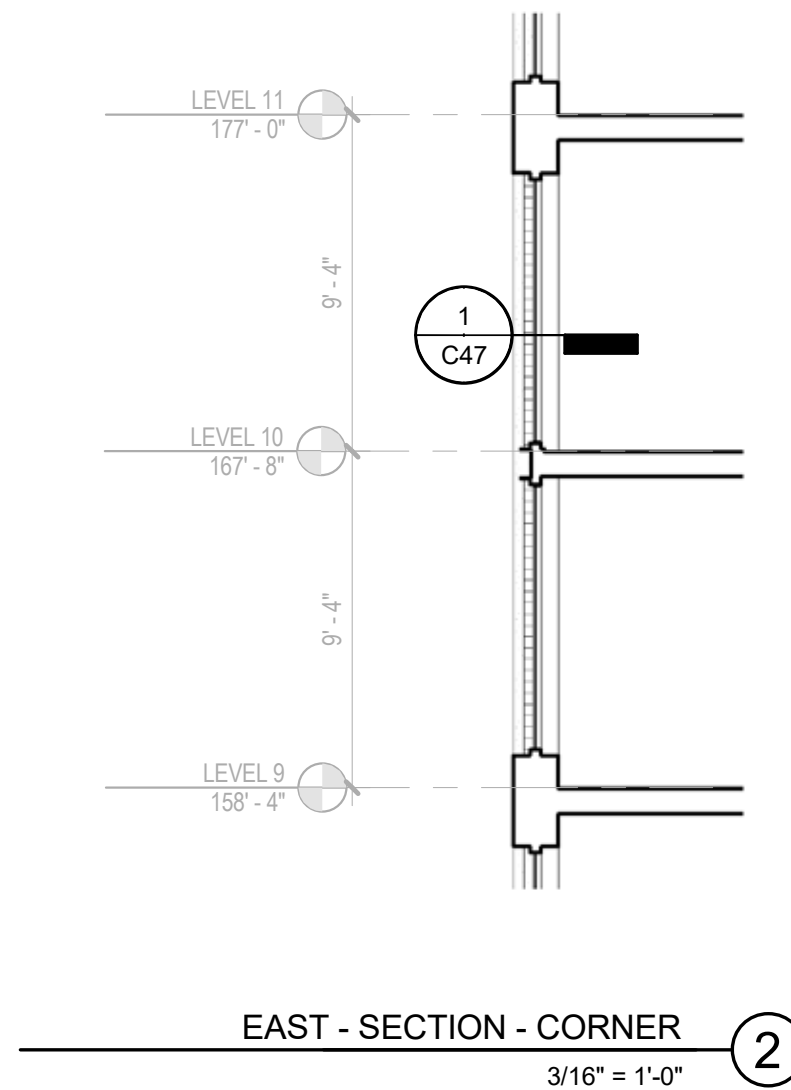
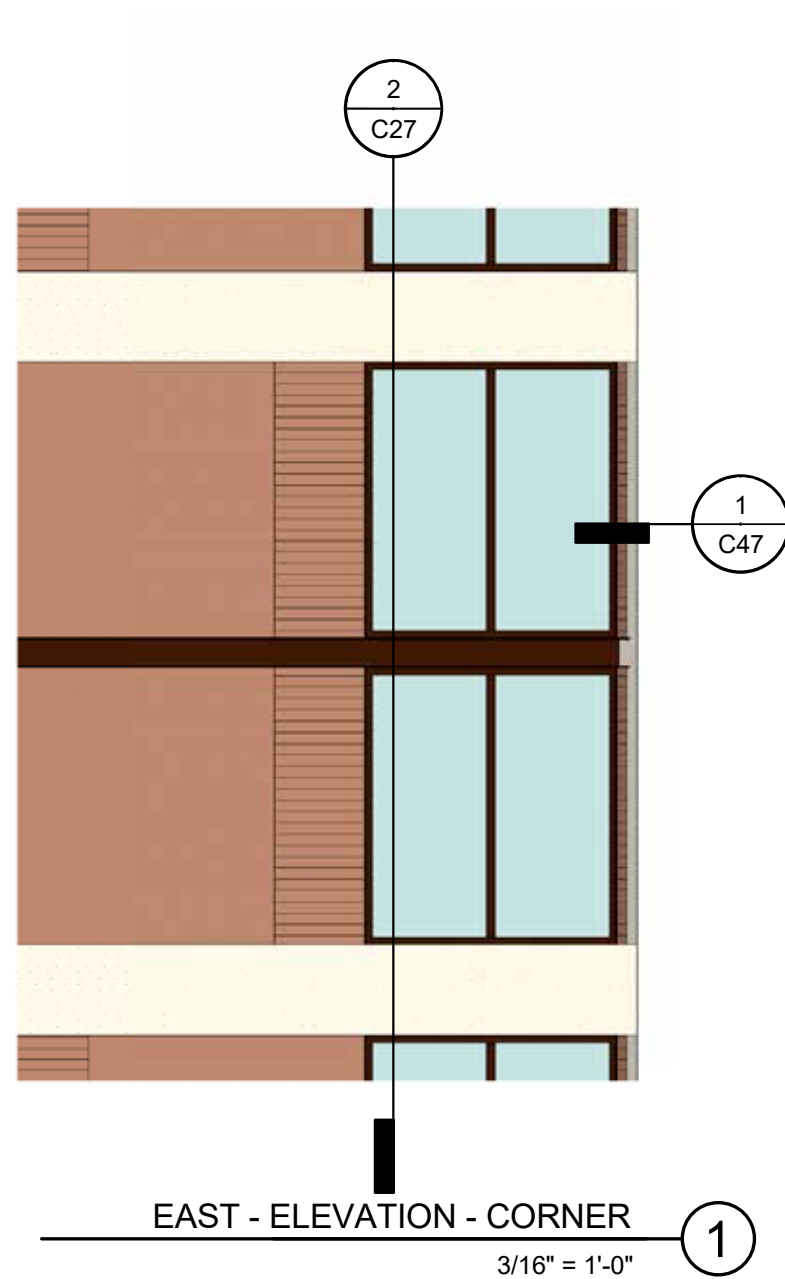
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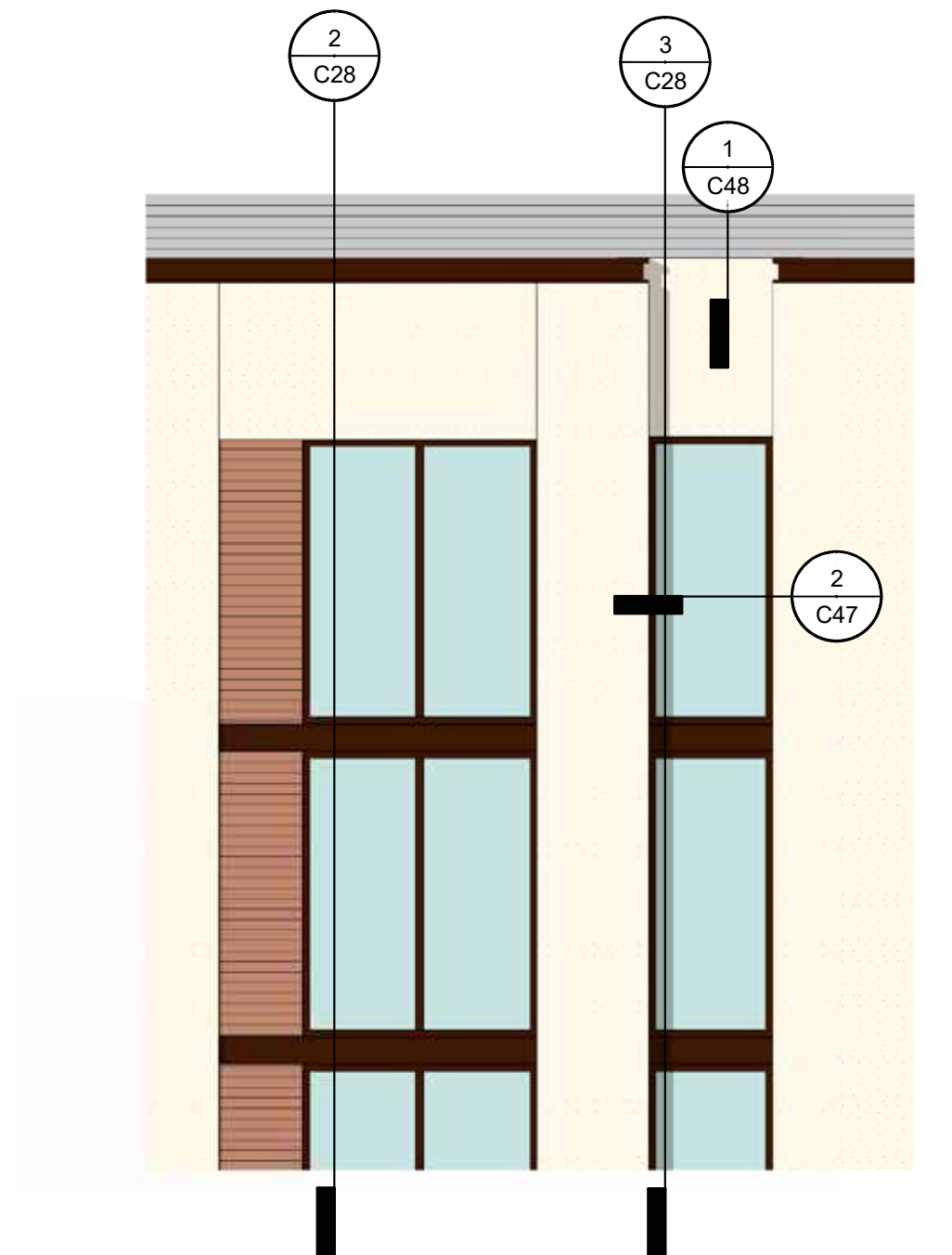
EAST - SECTION - WINDOW

3/16" = 1'-0"

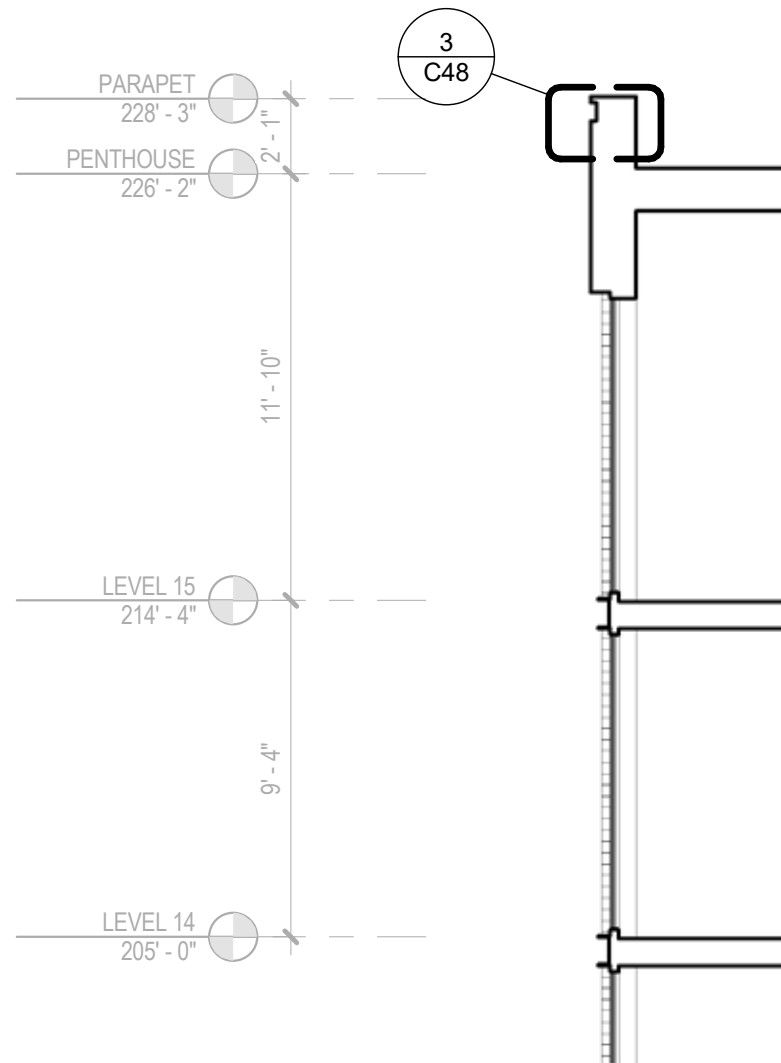
2



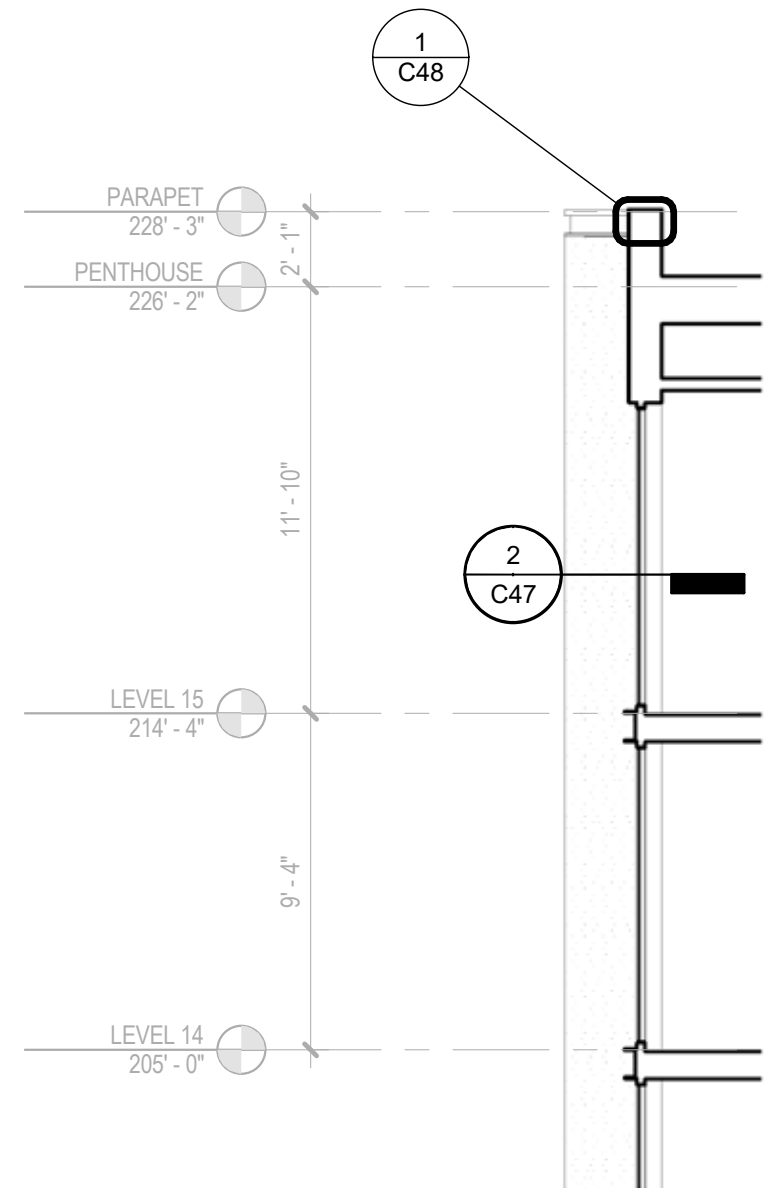




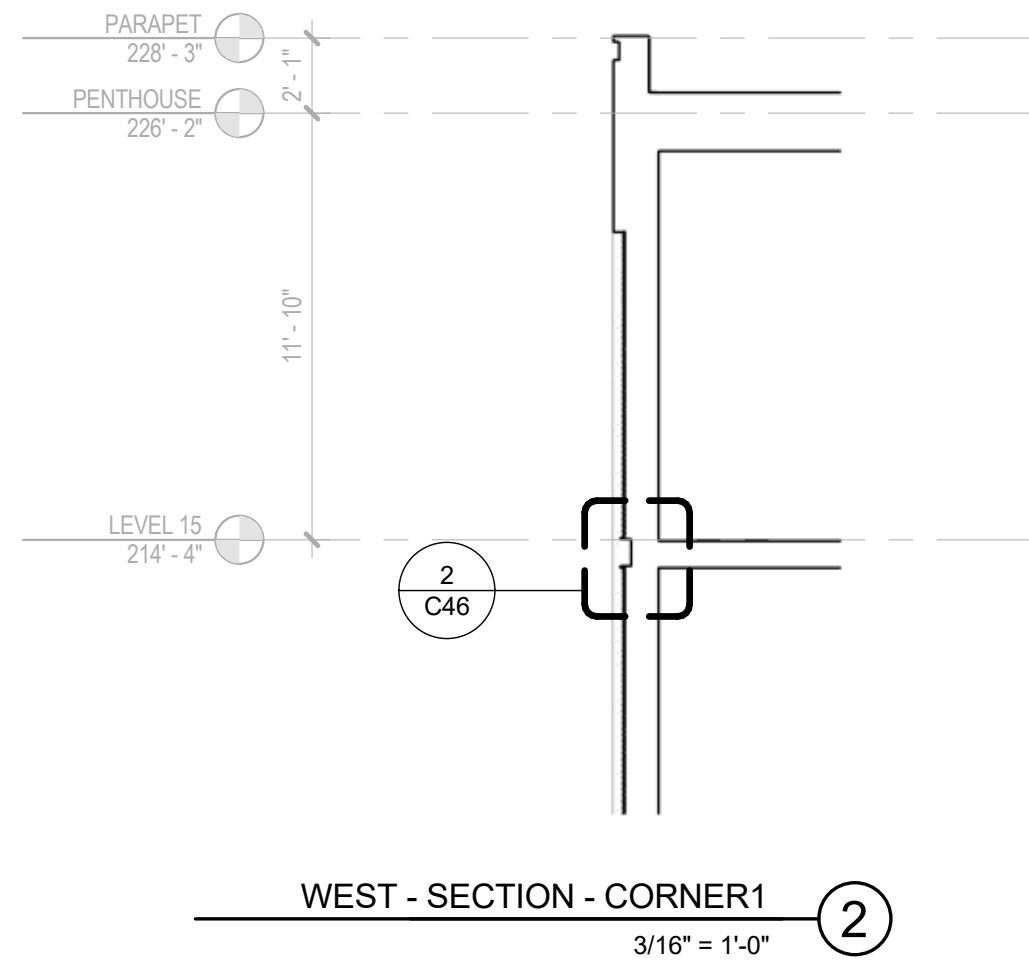
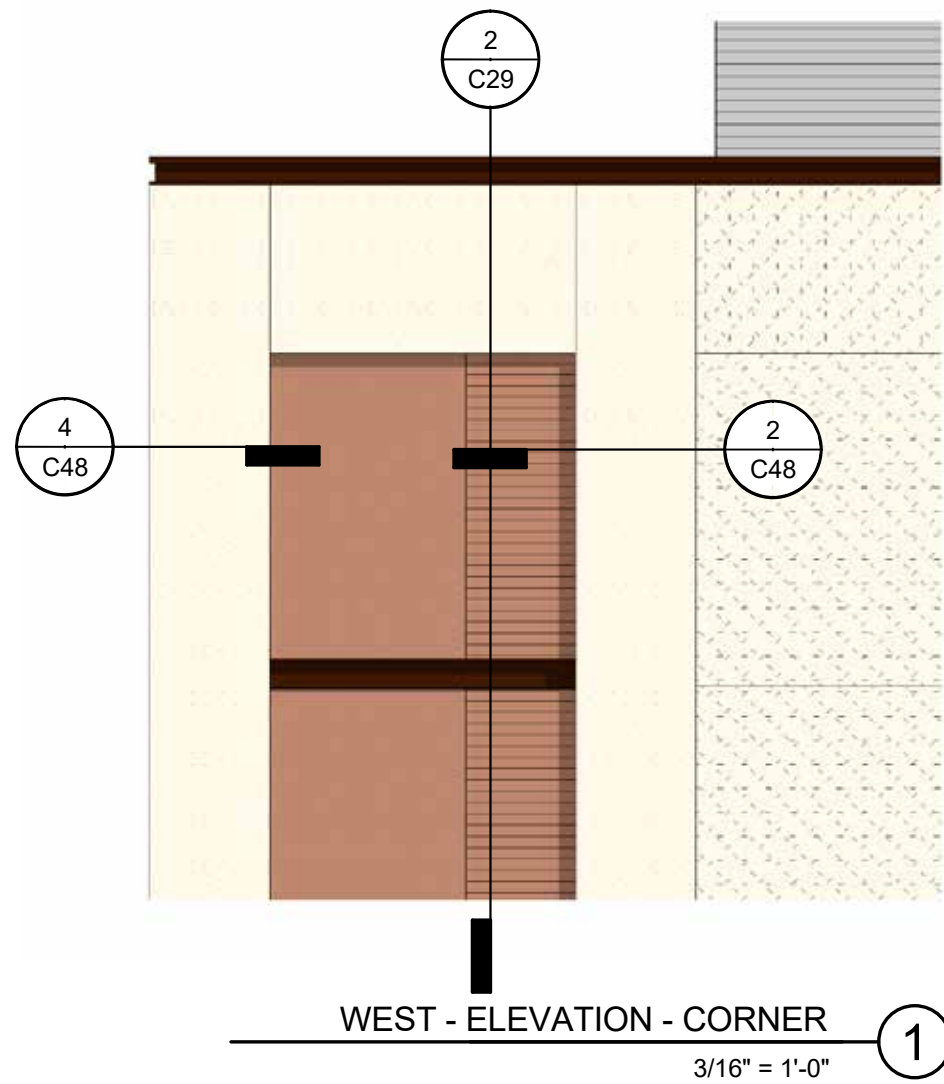
EAST - ELEVATION - UPPER LEVELS ①  
3/16" = 1'-0"



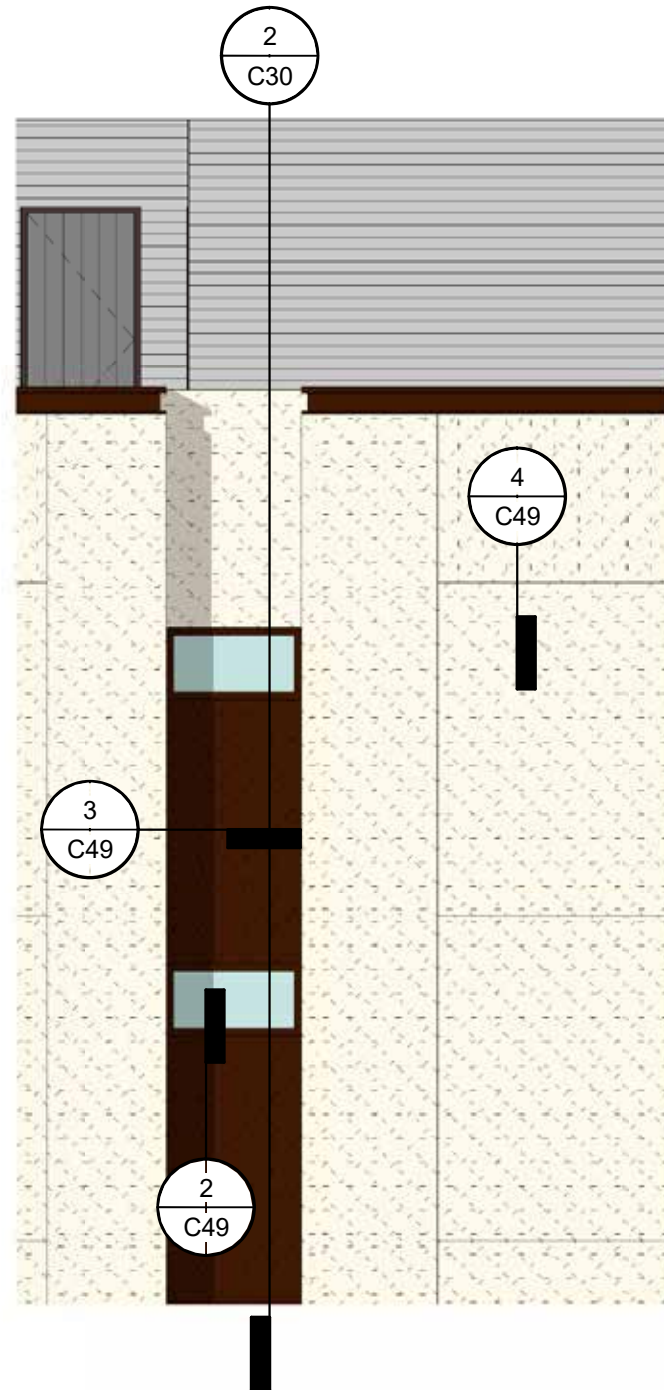
EAST - SECTION - UPPER WINDOWS ②  
3/16" = 1'-0"



EAST - SECTION - UPPER INSET ③  
3/16" = 1'-0"



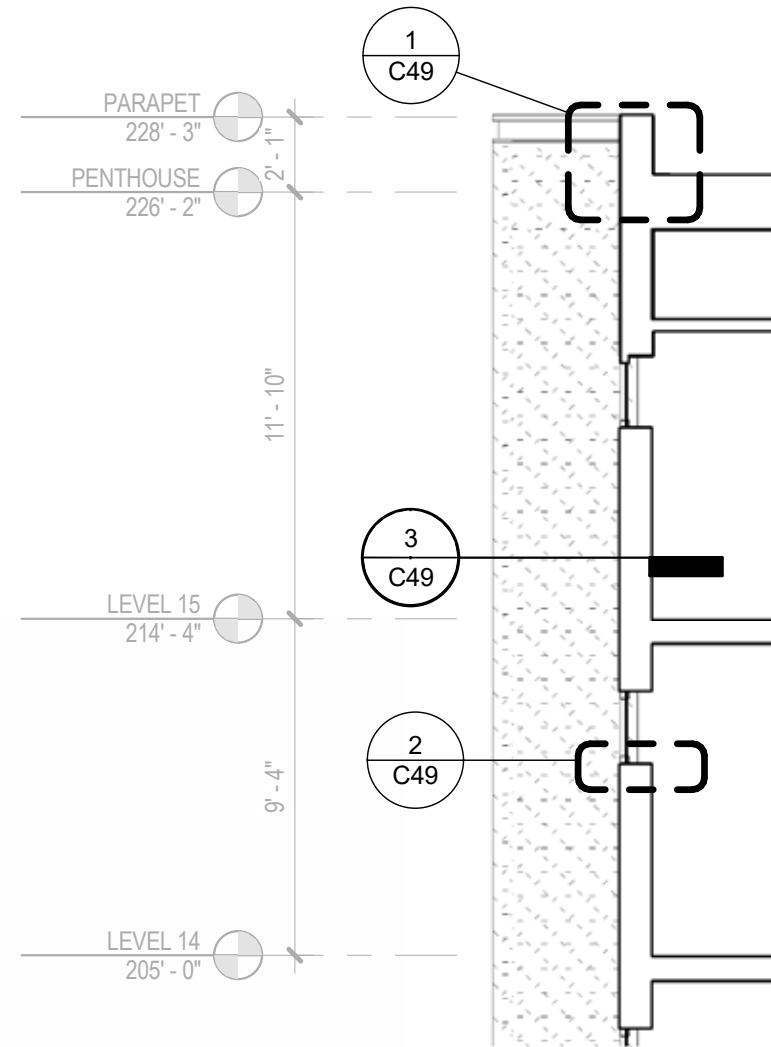




WEST - ELEVATION - INSET

3/16" = 1'-0"

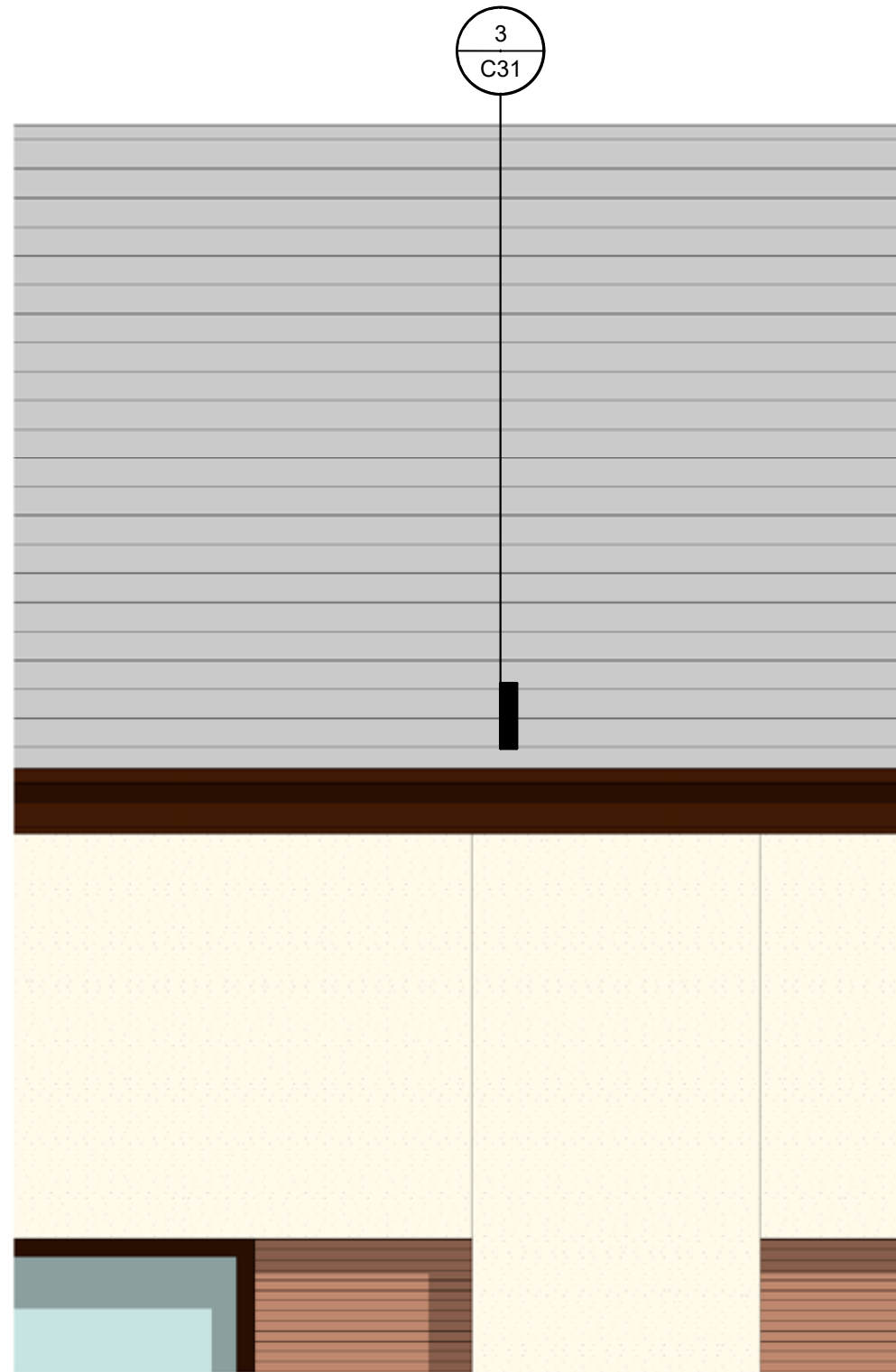
1



WEST - SECTION - INSET

3/16" = 1'-0"

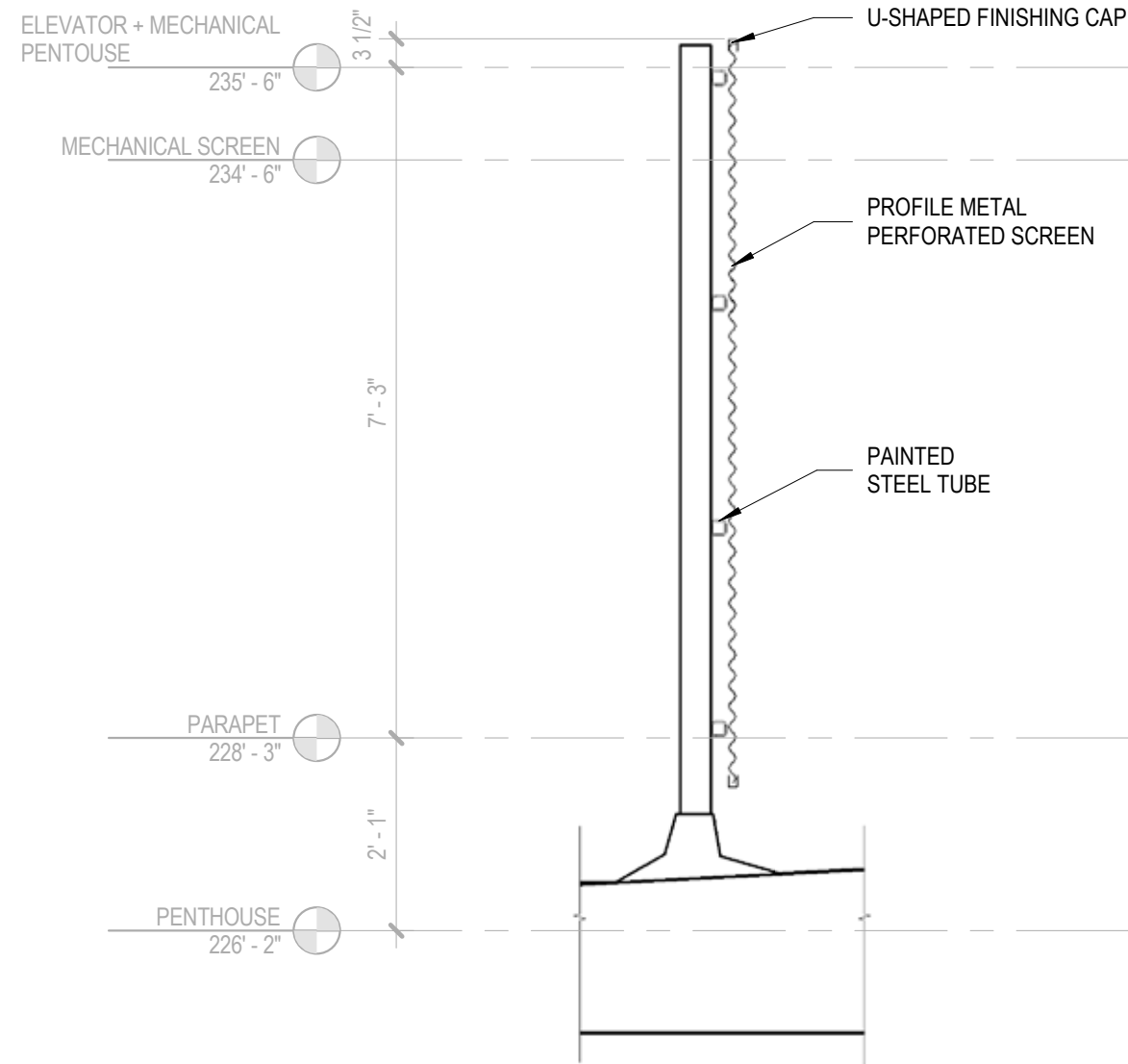
2



EAST- ELEVATION - ROOF

1/2" = 1'-0"

1



EAST - SECTION - ROOF SCREEN

1/2" = 1'-0"

2





STREET LEVEL PERSPECTIVE FROM SOUTHEAST



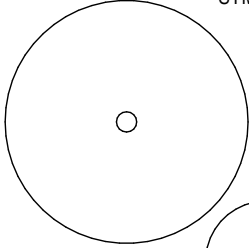
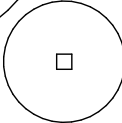










STREET LEVEL PERSPECTIVE FROM SOUTHEAST - NIGHT

LEGEND - STORMWATER PLANTER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
	ACER CIRCINATUM	VINE MAPLE	25 GAL.	PER PLAN
	VIBURNUM EDULE	SQUASHBERRY	5 GAL.	PER PLAN
	JUNCUS TENUIS	POVERTY RUSH	1 GAL.	12"
	POLYPODIUM GLYCYRRHIZA	LICORICE FERN	1 GAL.	12"
	1" - 1 1/2" WASHED COBBLE			
	3" WASHED COBBLE			

ACER CIRCINATUM



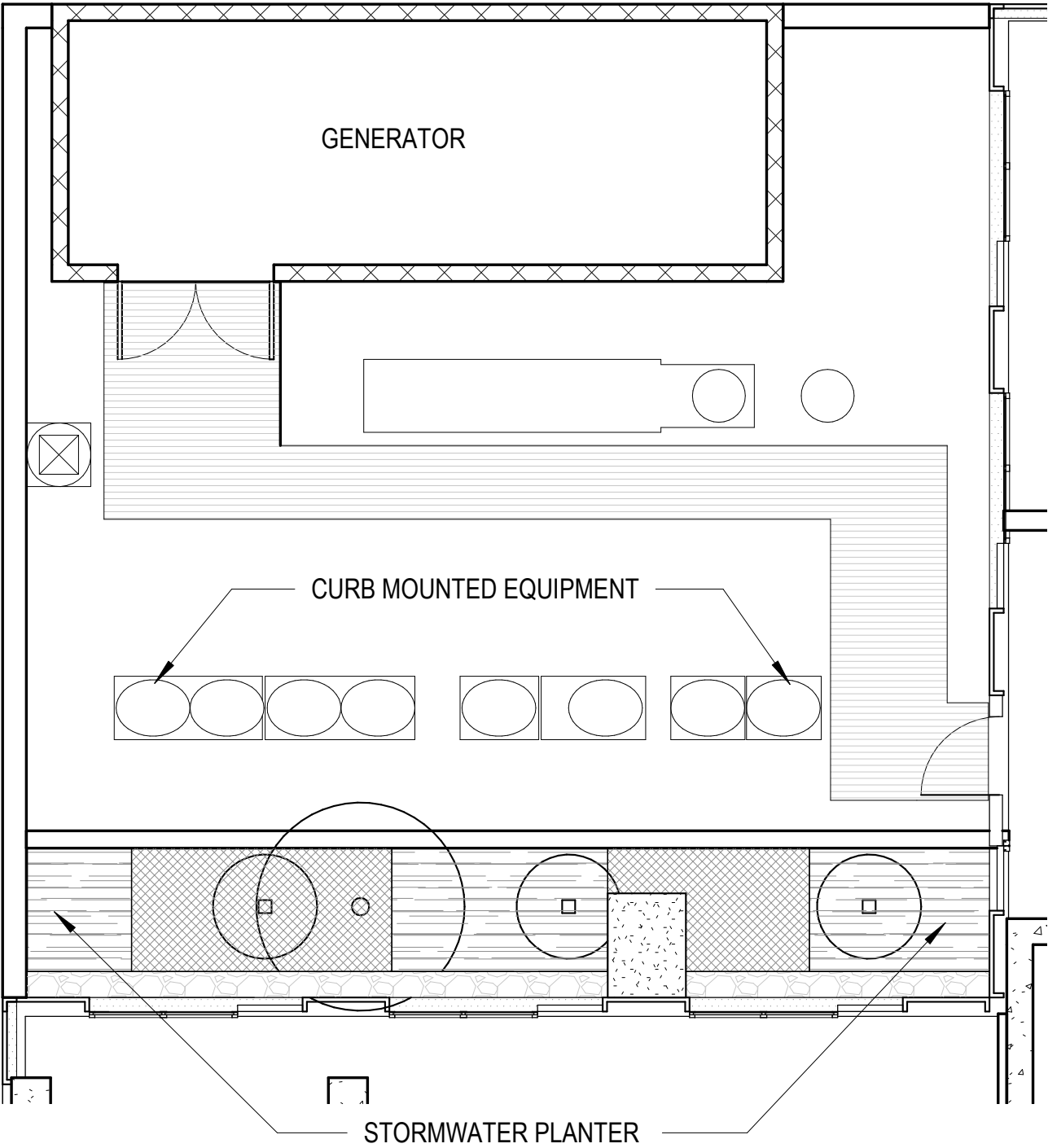
JUNCUS TENUIS



VIBURNUM EDULE



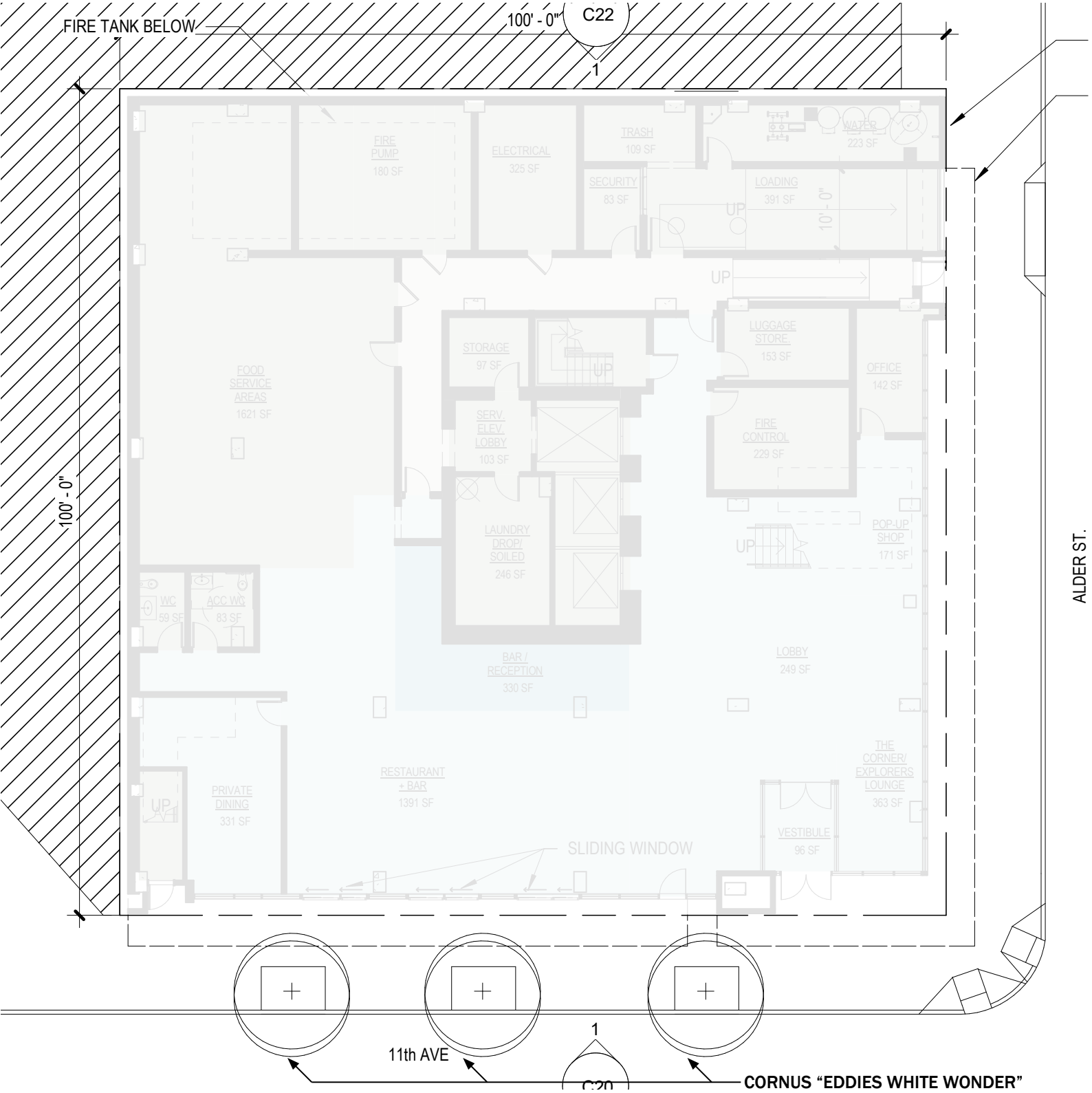
POLYPODIUM GLYCYRRHIZA



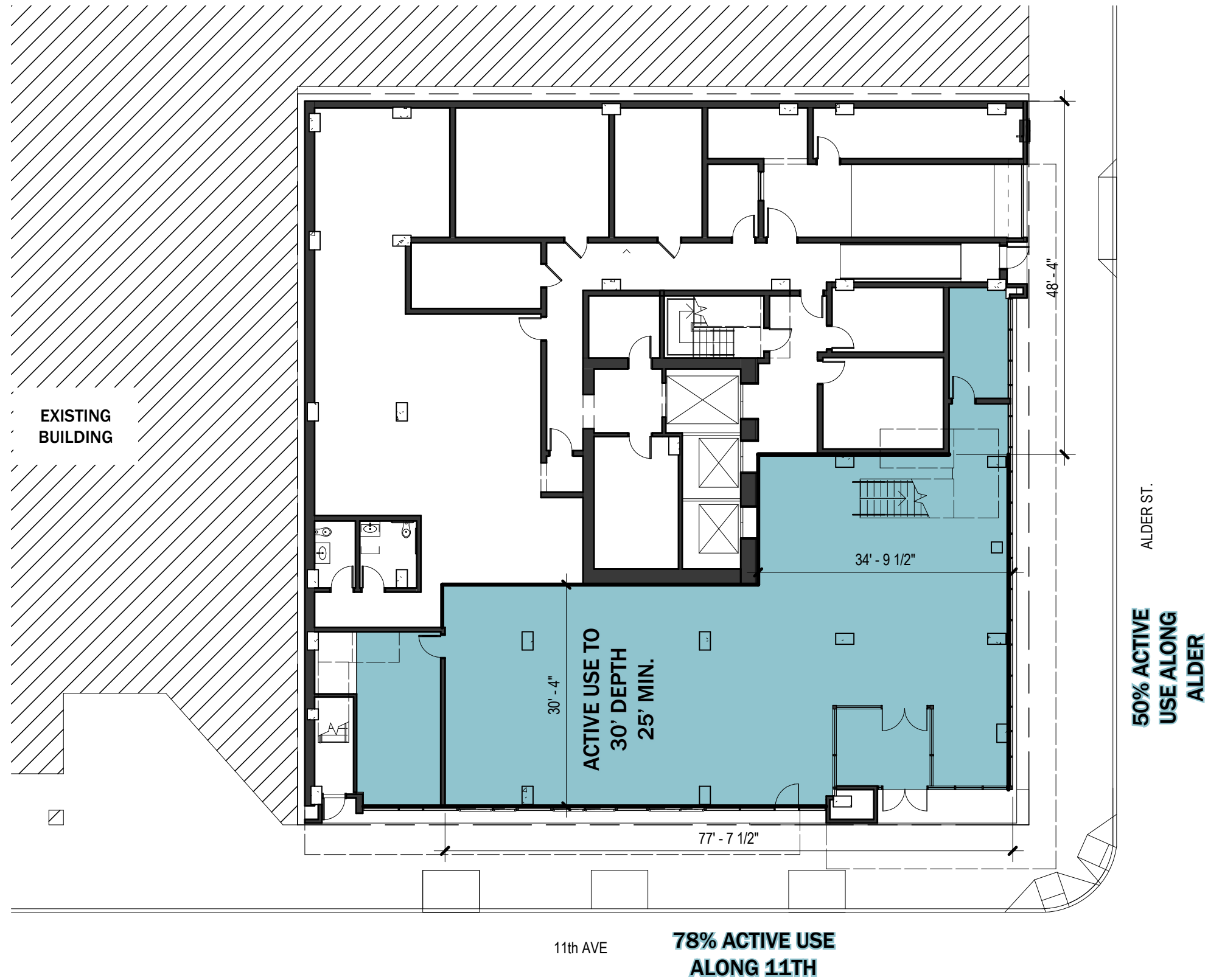
LEVEL 3 PLAN



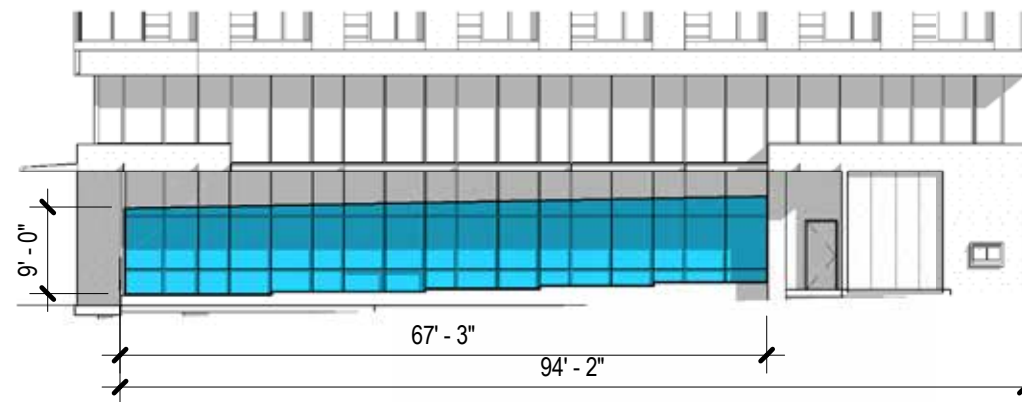
CORNUS “EDDIES WHITE WONDER”



LANDSCAPE LEVEL 1 PLAN







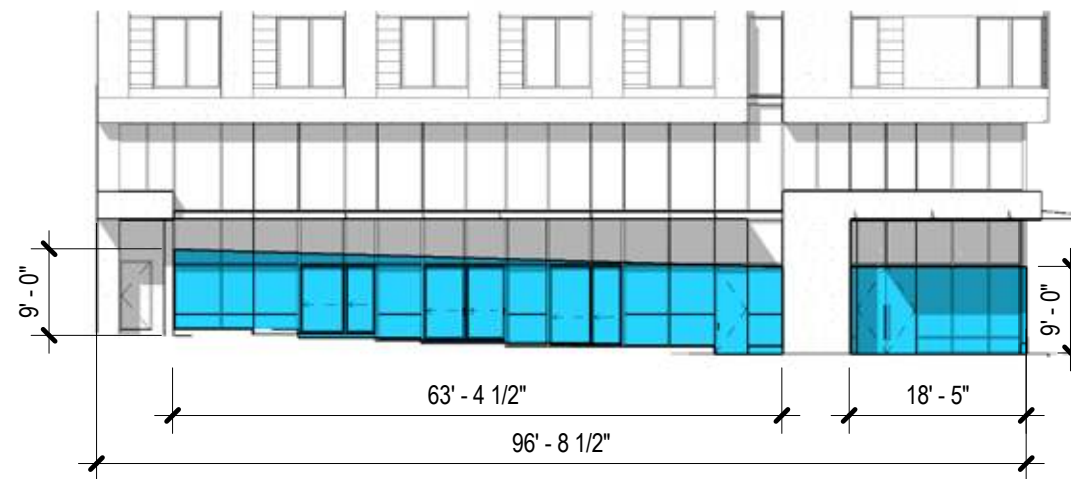
EAST ELEVATION

# NORTH ELEVATION

Required amount of Window Area at Ground Floor > 25%  
Proposed amount of Window Area at Ground Floor: 59%

Required amount of Window Length at Ground Floor > 50%  
Proposed amount of Window Length at Ground Floor: 71%

Required amount of Window Area above Ground Floor > 15%  
Proposed amount of Window Area Above Ground Floor: 42%



NORTH ELEVATION

# EAST ELEVATION

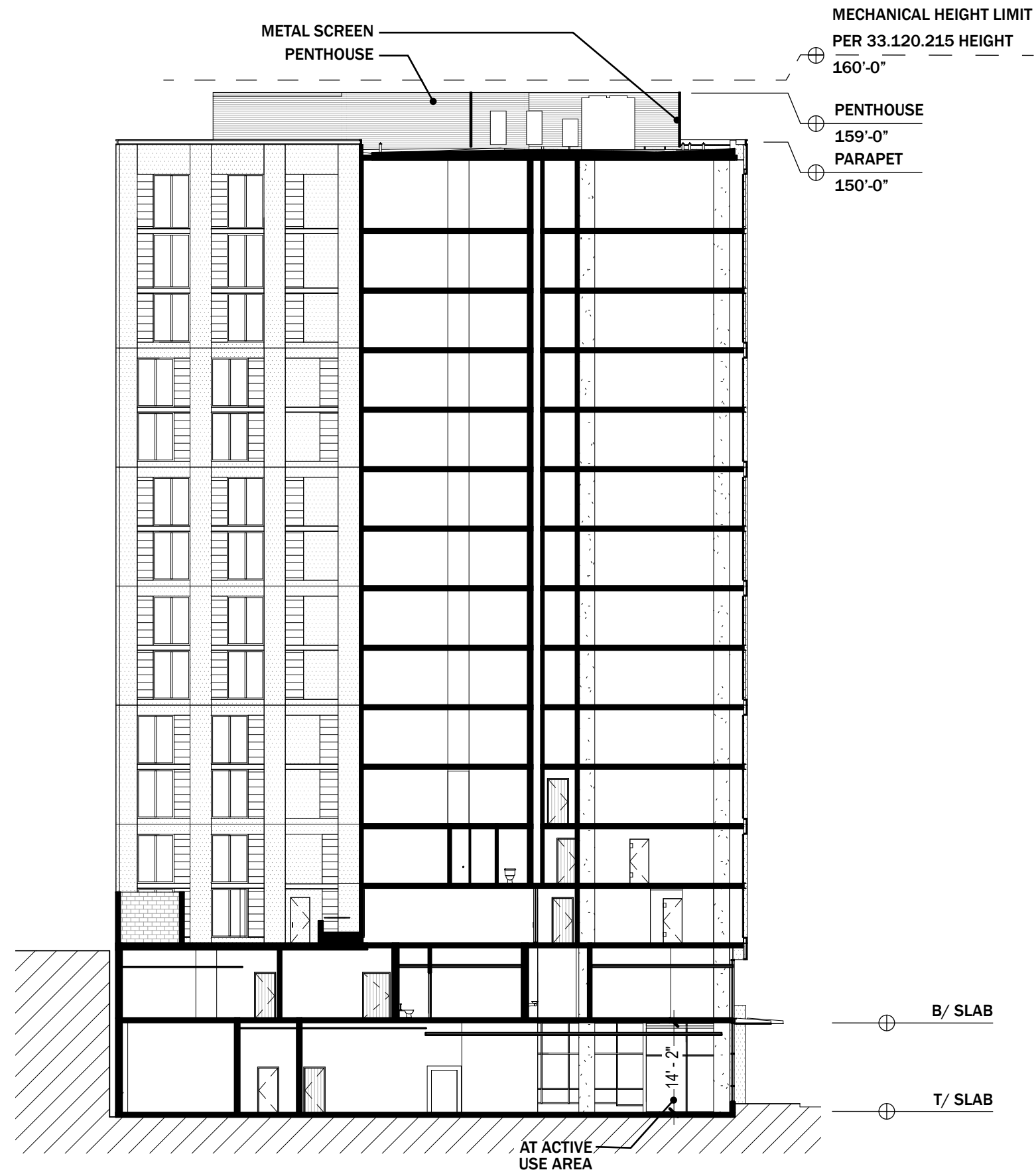
Required amount of Window Area at Ground Floor > 25%  
Proposed amount of Window Area at Ground Floor: 80%

Required amount of Window Length at Ground Floor > 50%  
Proposed amount of Window Length at Ground Floor: 84%

Required amount of Window Area above Ground Floor > 15%  
Proposed amount of Window Area above Ground Floor: 40%

## GROUND FLOOR WINDOWS





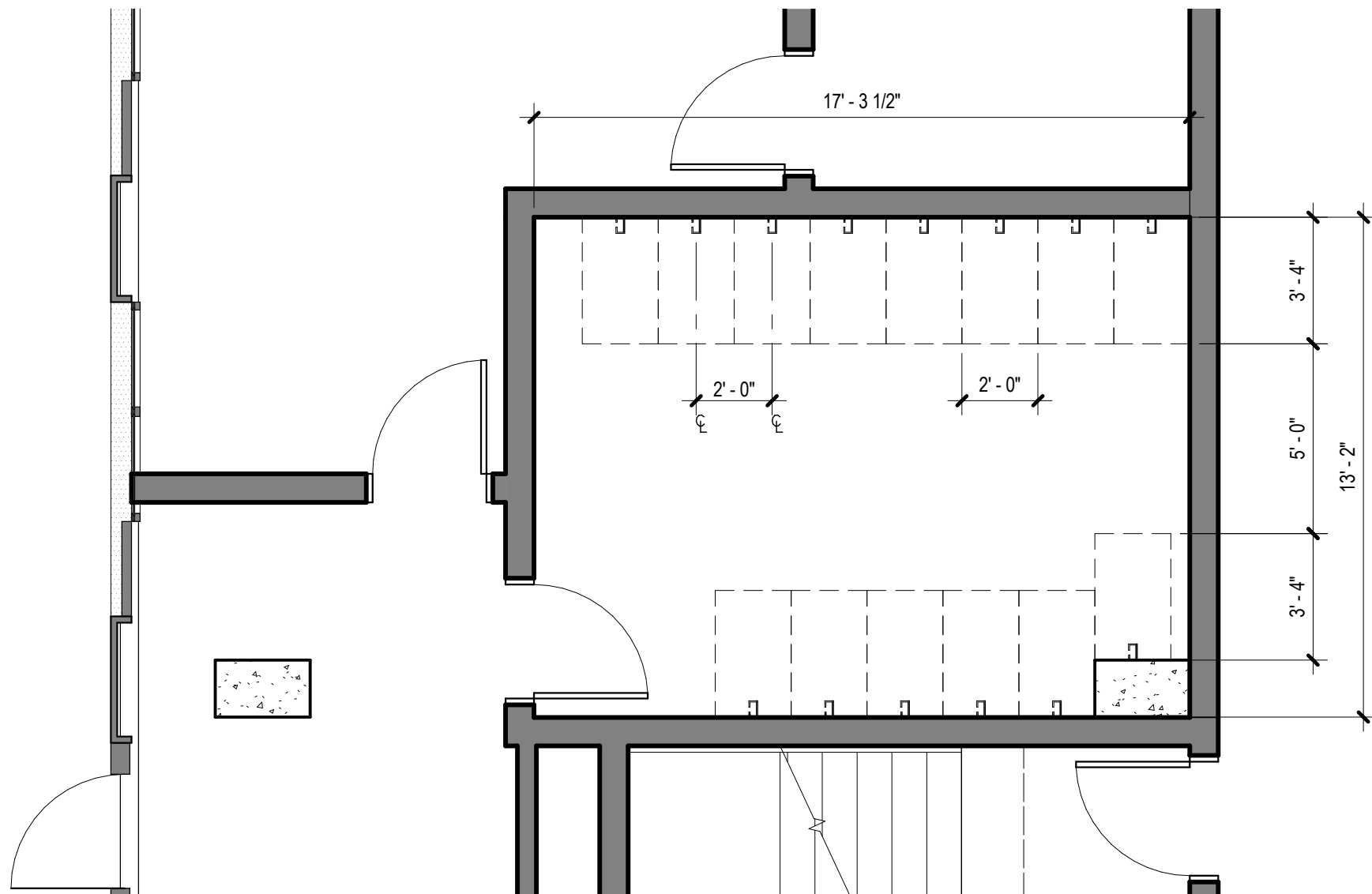
BUILDING SECTION

0' 5' 10' 20'

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Bike Parking -  
wall mounted

14 required  
14 provided



The Stirrup Wall Mounted Bike Rack



cast cementitious product, color 1



cast cementitious product example



stucco system fine finish, color 1



stucco system fine finish, color 2



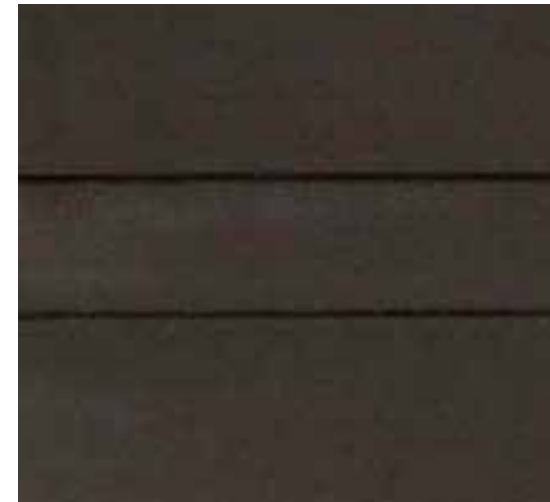
aluminum windows,  
color: bronze



cast cementitious product, color 2



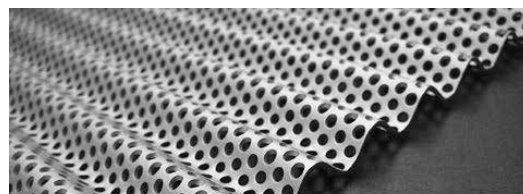
cast cementitious product example



break metal panel color: bronze



aluminium storefront system:  
color: bronze

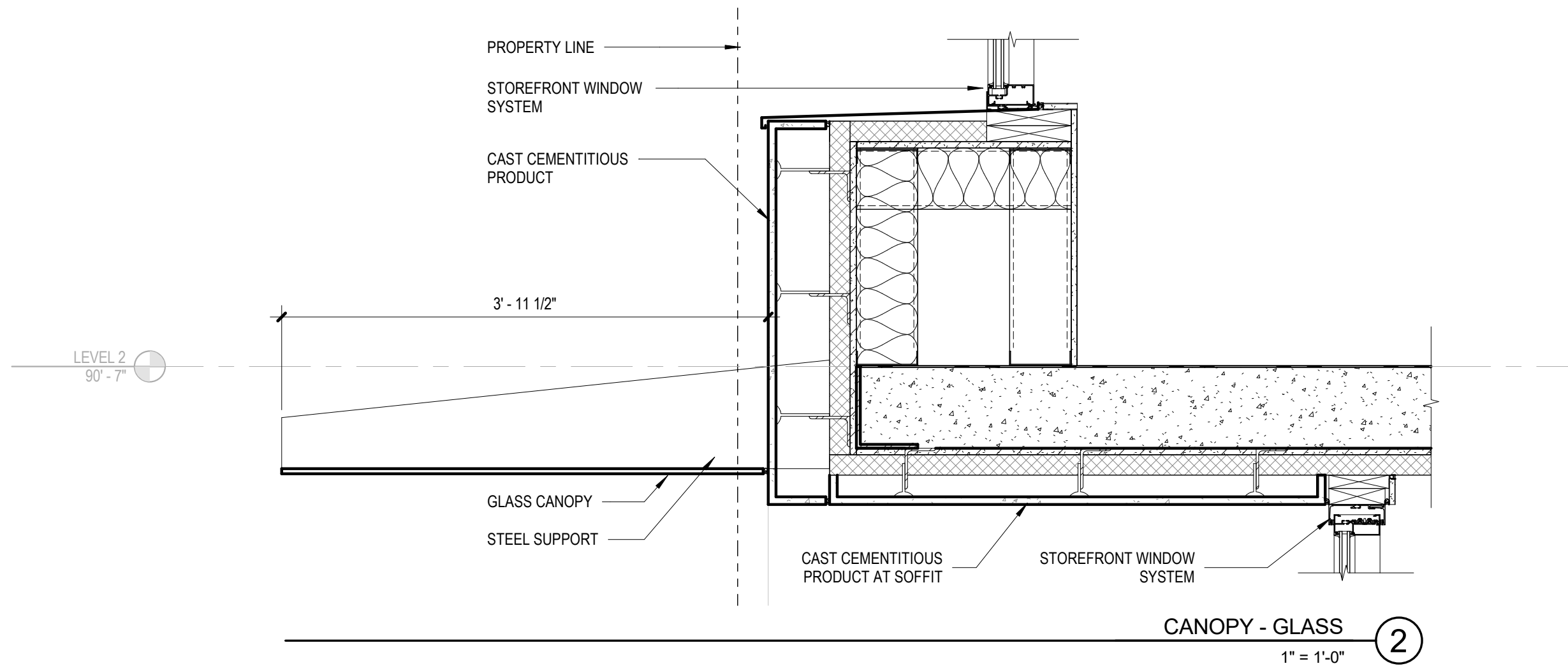
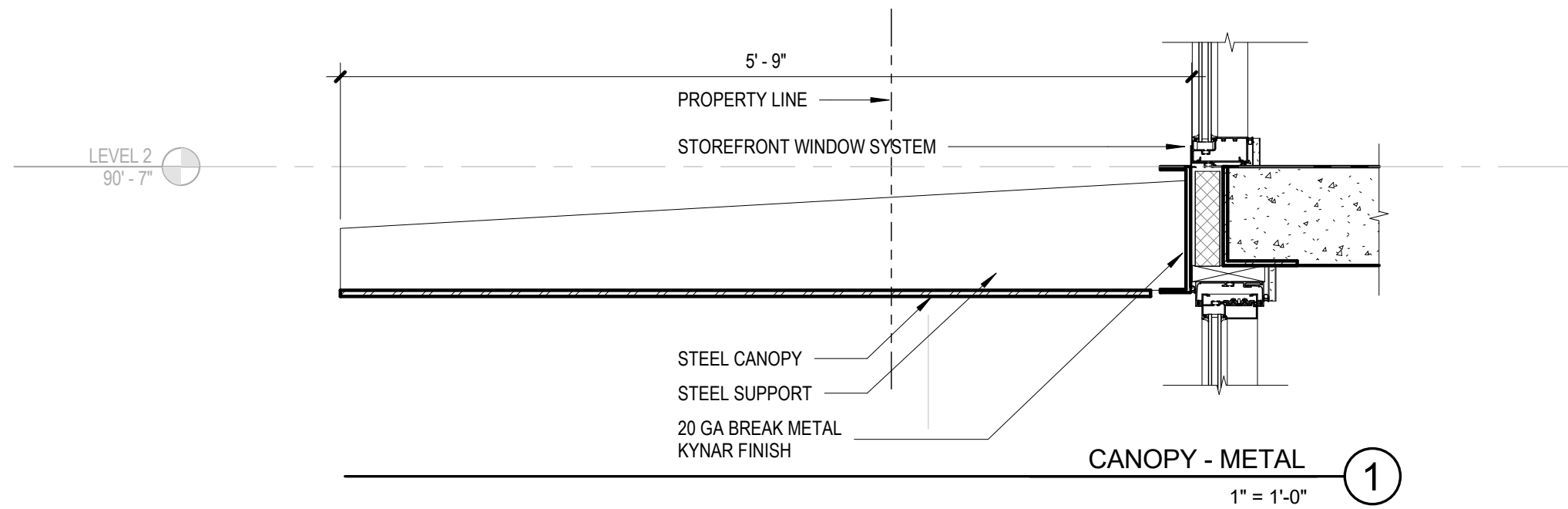


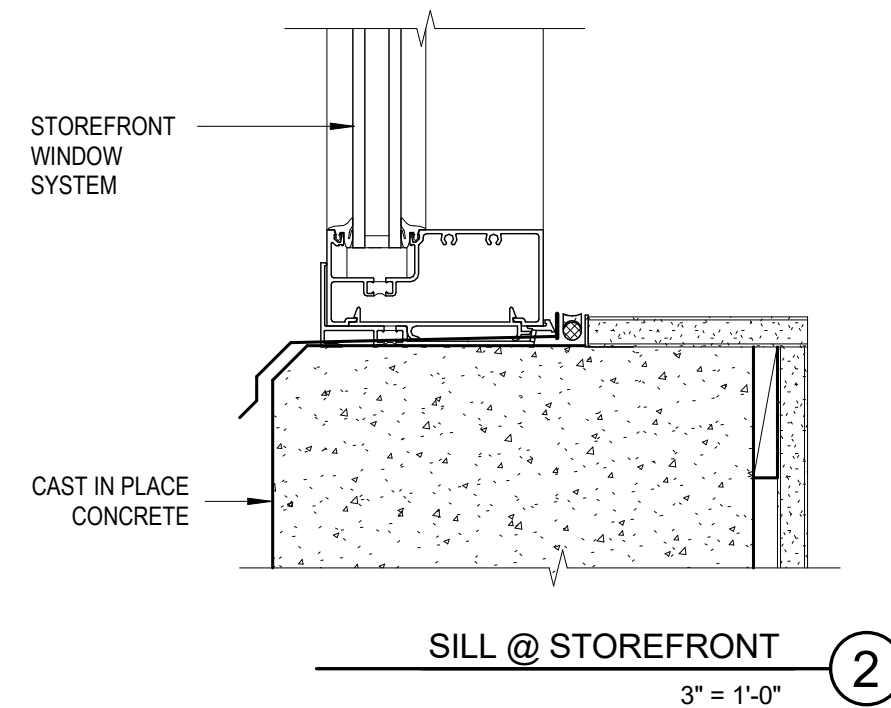
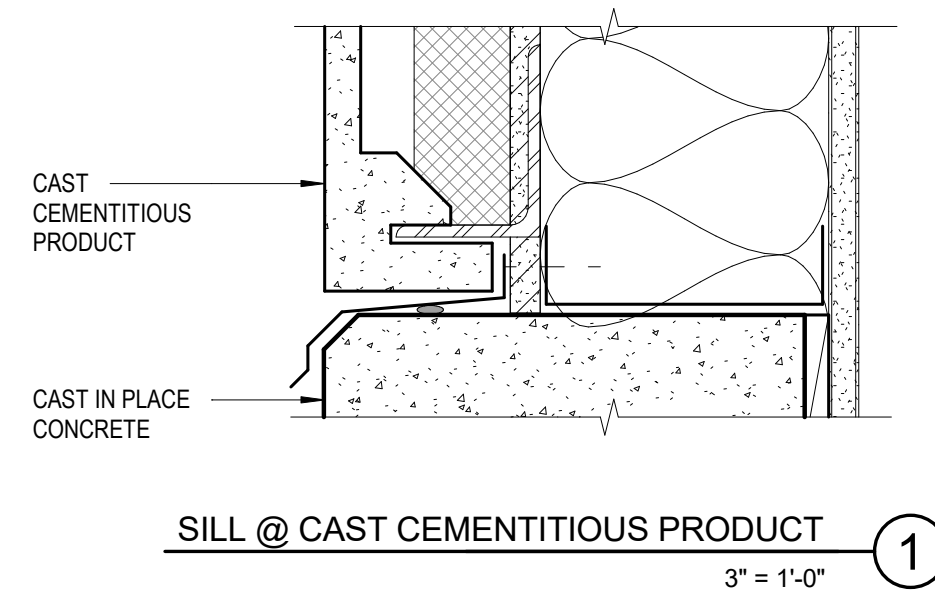
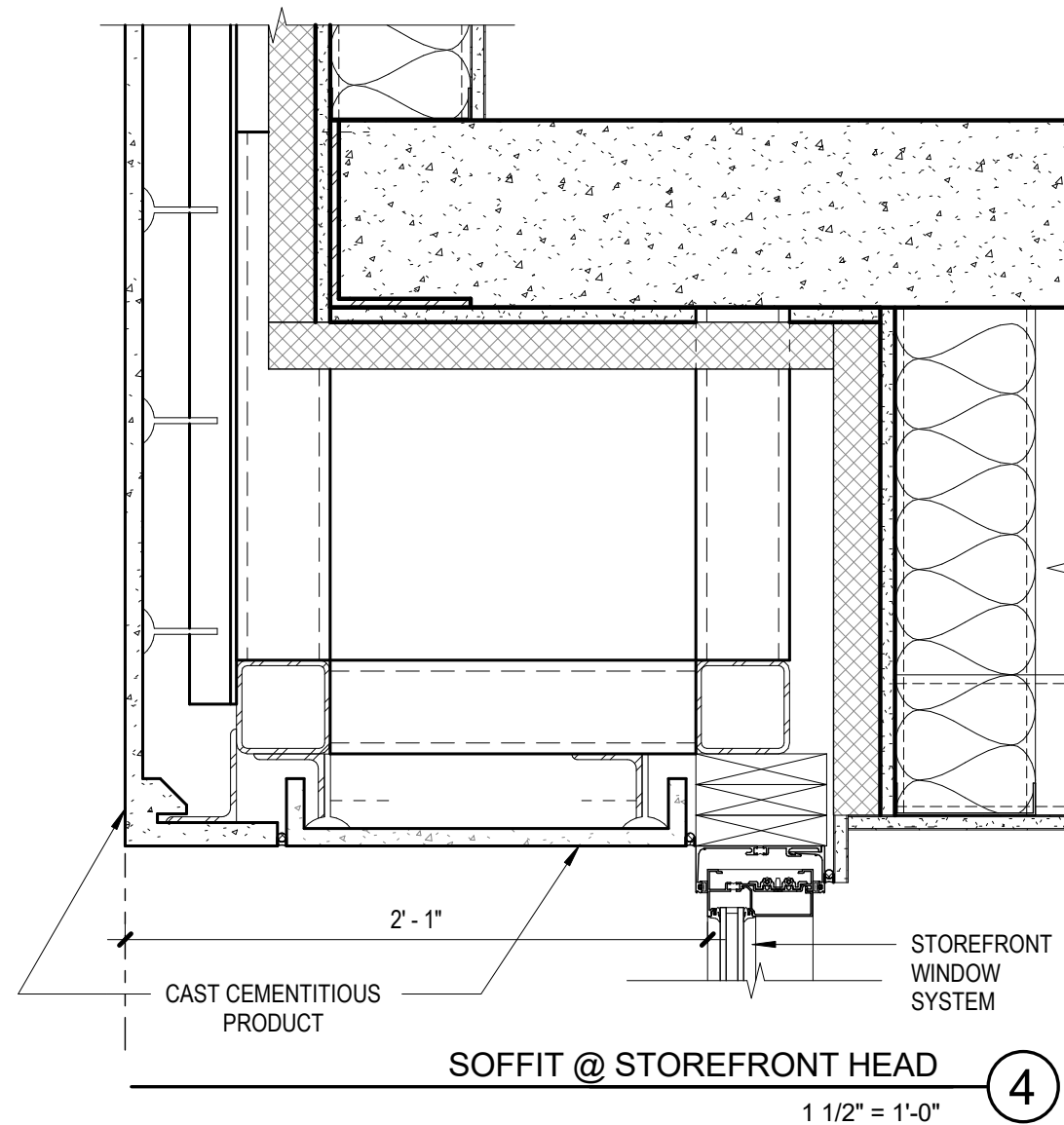
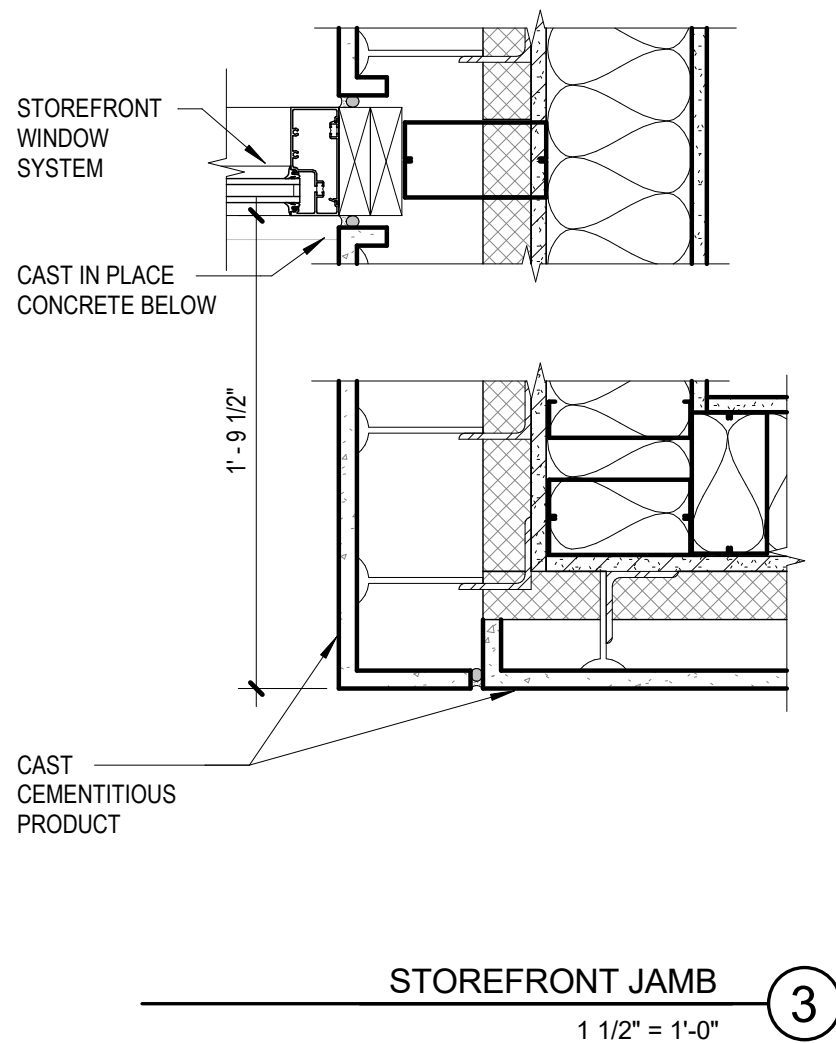
perforated corrugated metal panel at  
rooftop mechanical screens



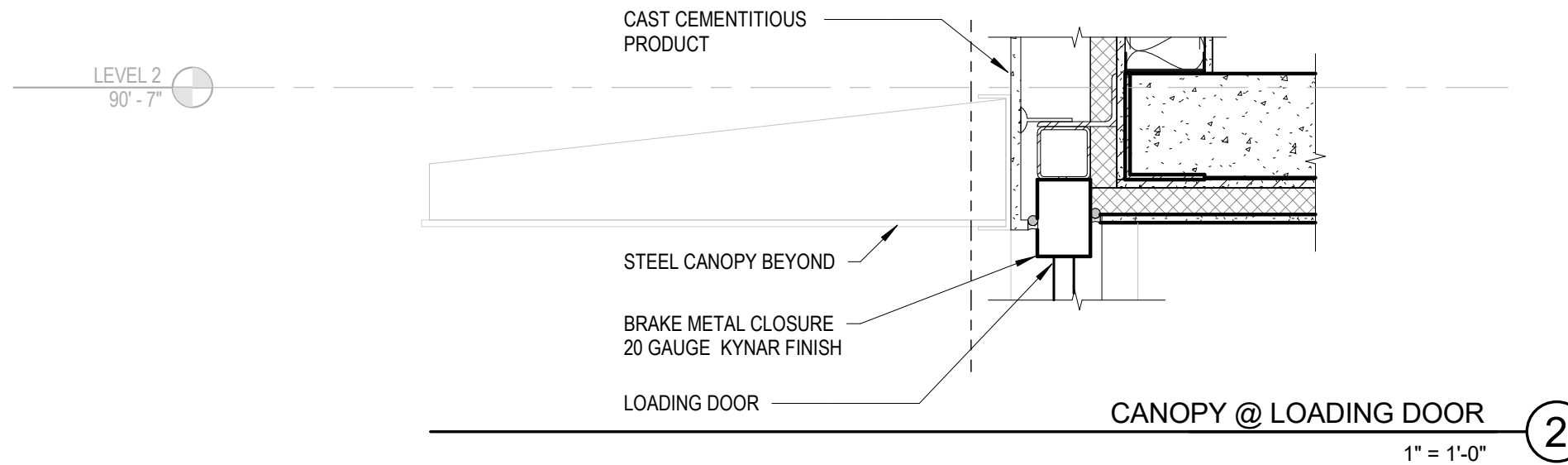
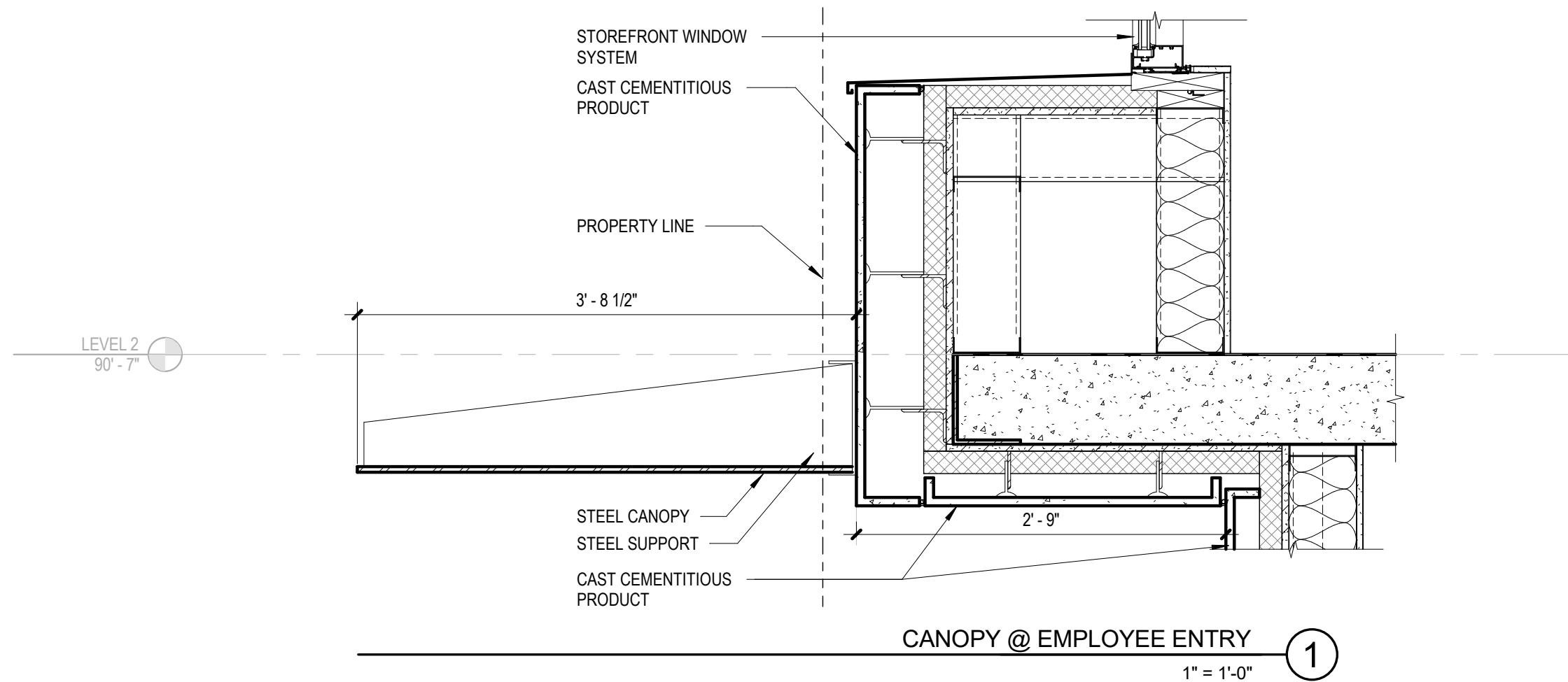
glass and metal panel canopy: panel point supported canopy system





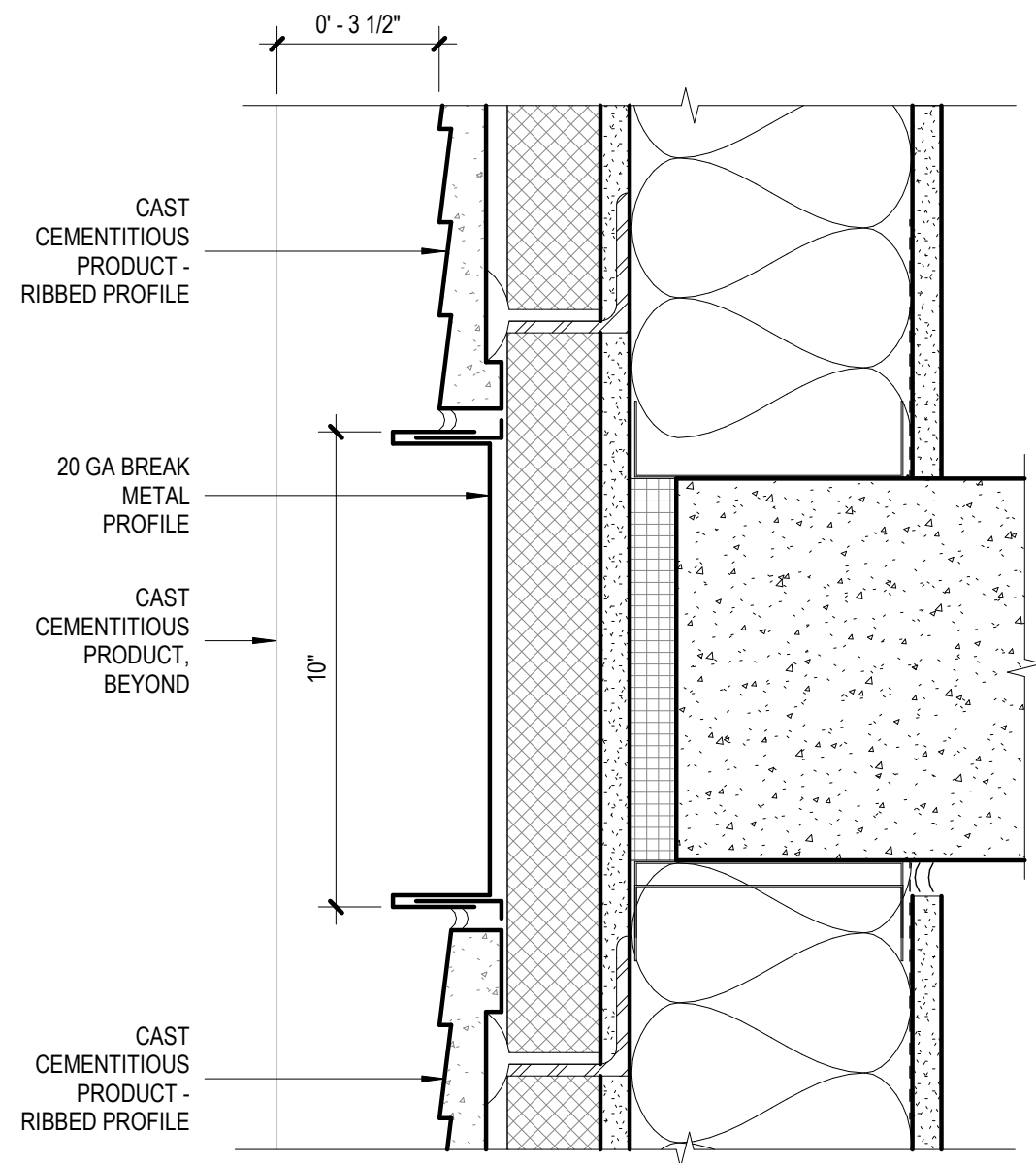








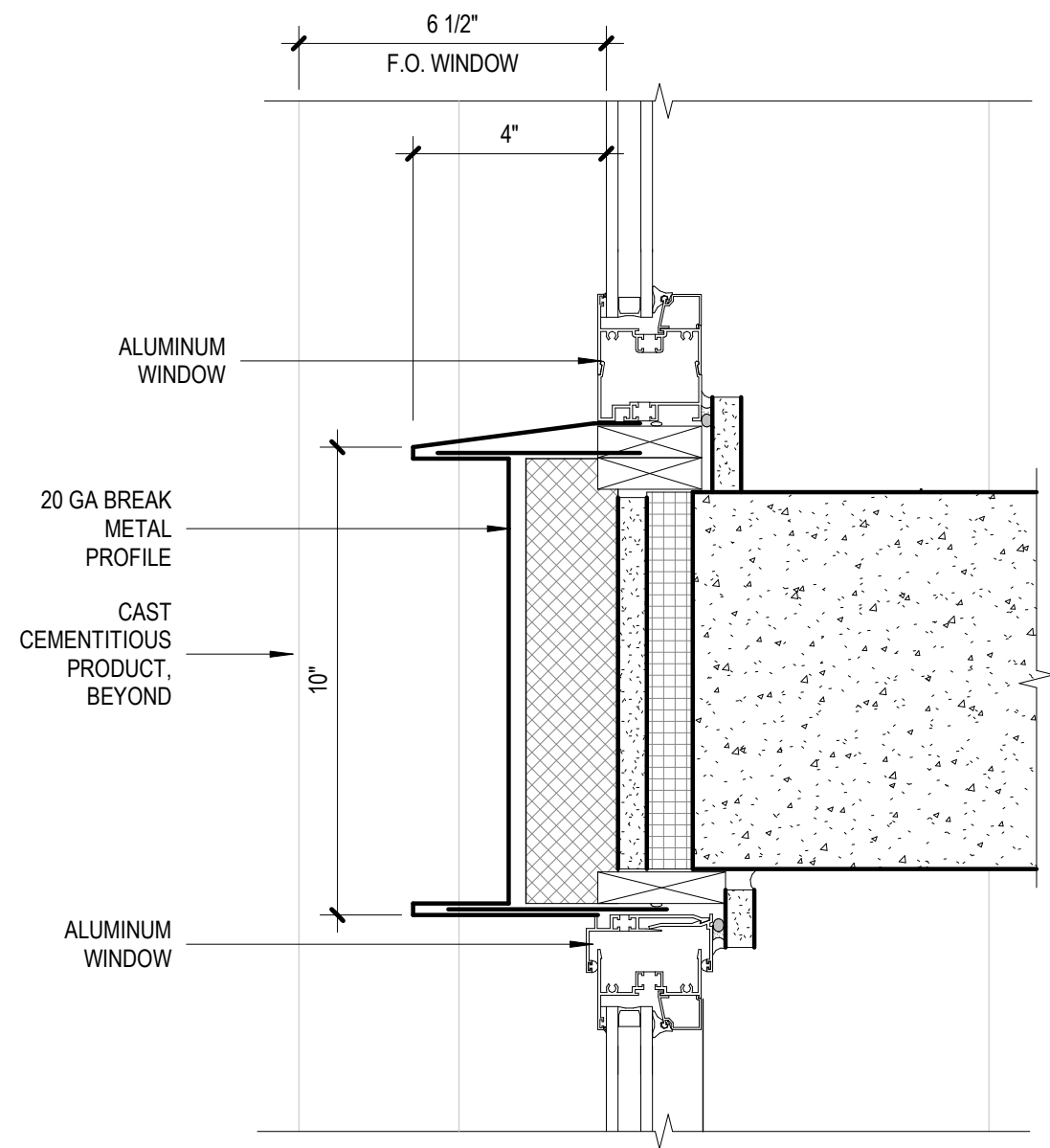




SLAB EDGE @ PANEL

3" = 1'-0"

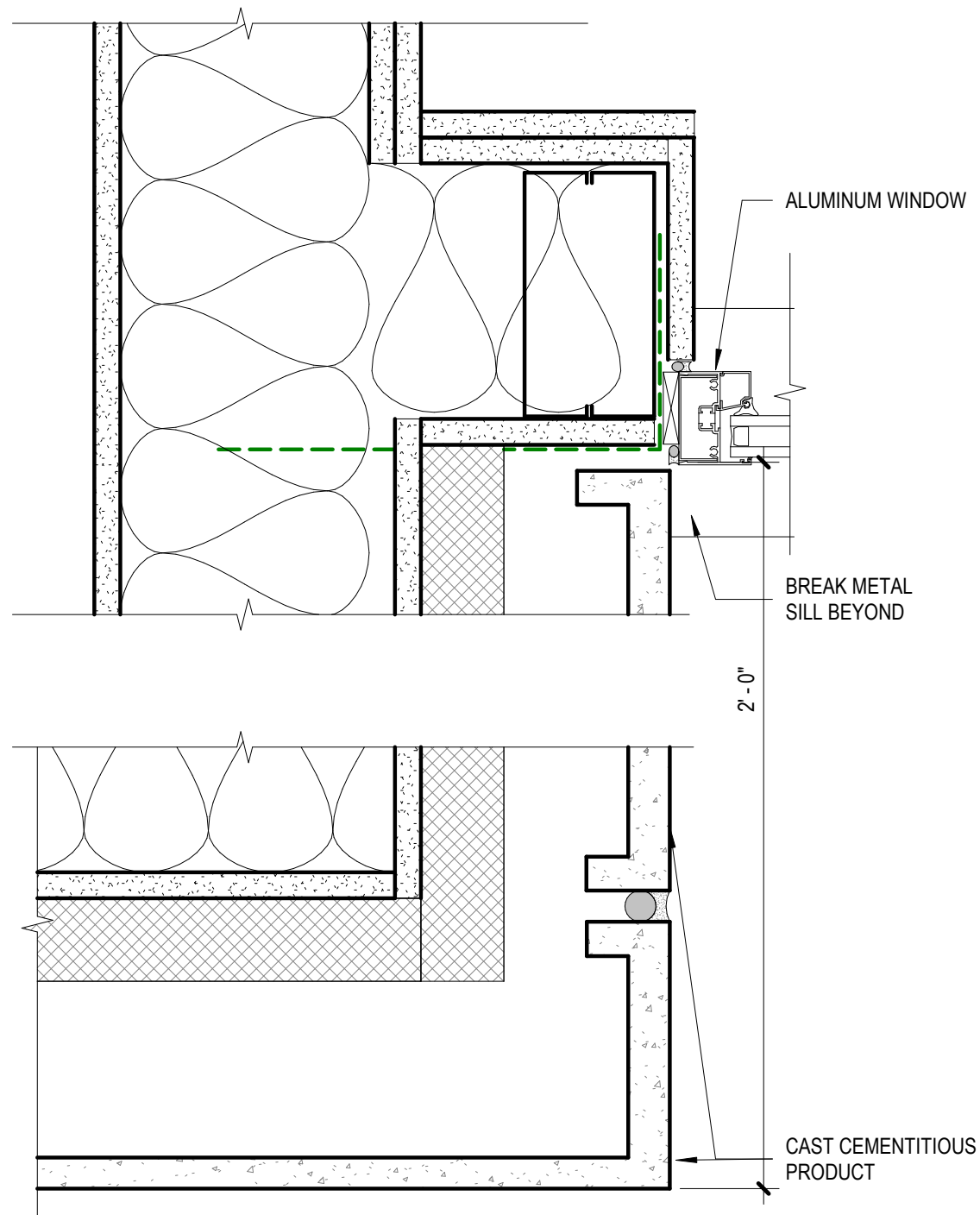
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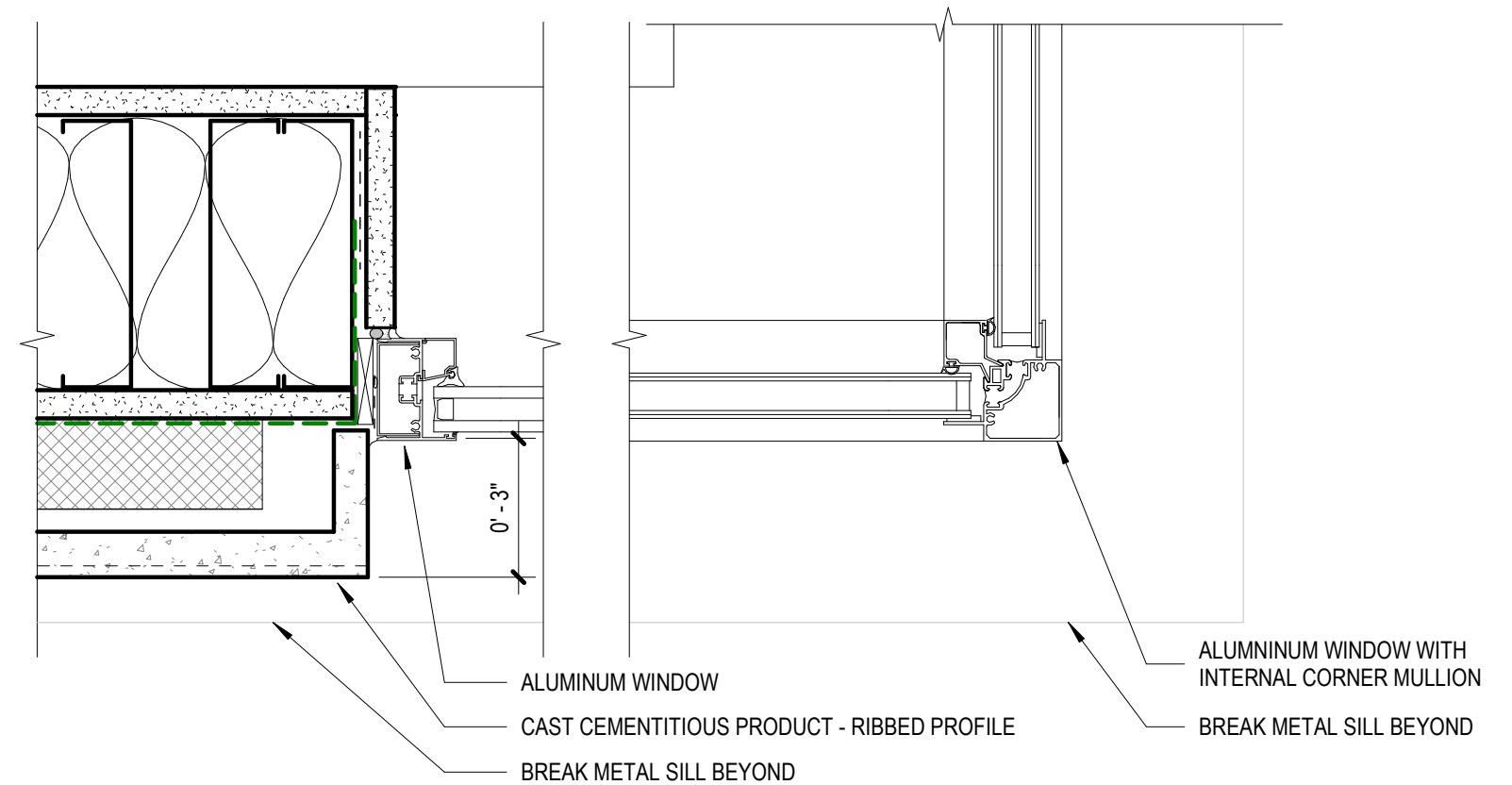
SLAB EDGE @ WINDOW

3" = 1'-0"

1

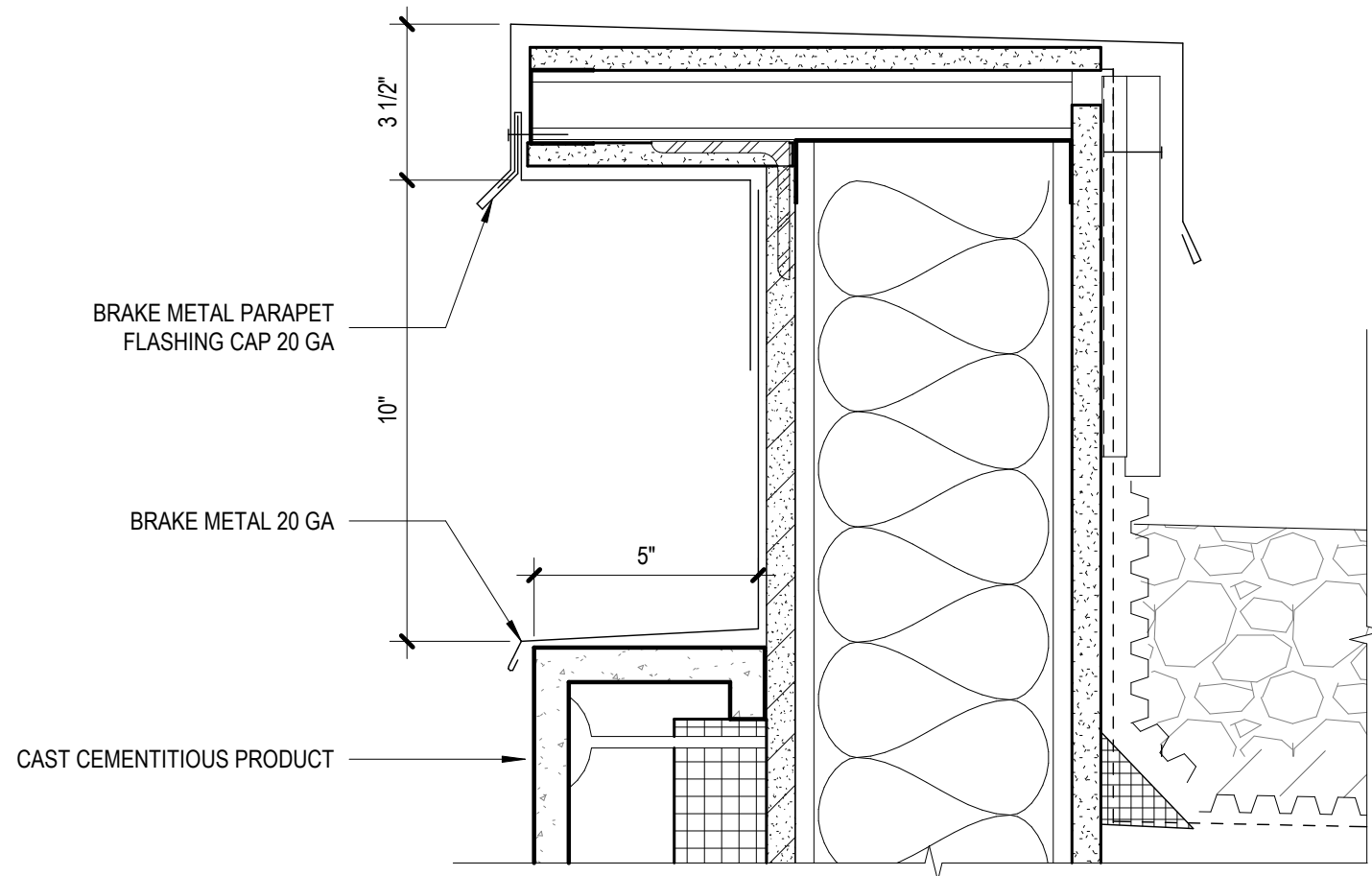


WINDOW JAMB @ INSET 2  
3" = 1'-0"



WINDOW JAMB @ CORNER 1  
3" = 1'-0"

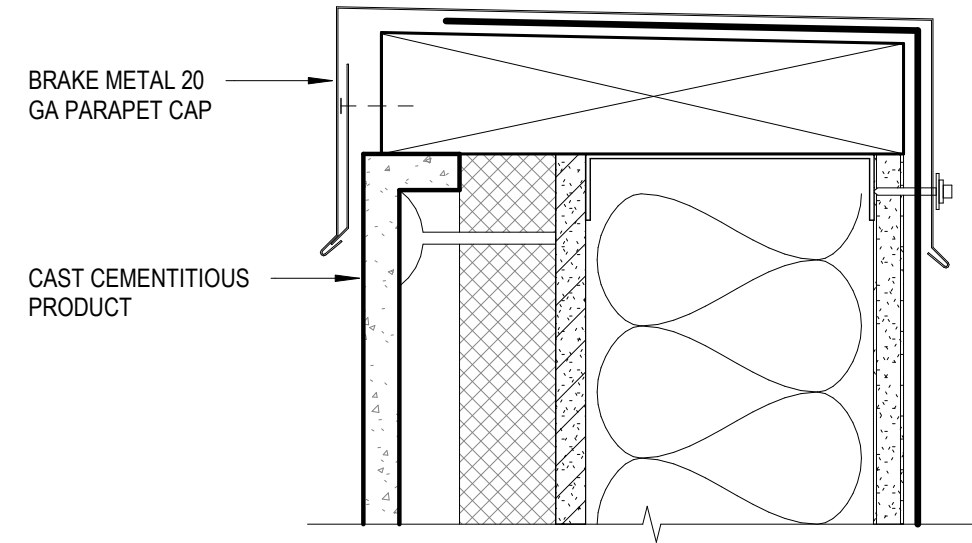




PARAPET @ CAST CEMENTITIOUS PRODUCT

3" = 1'-0"

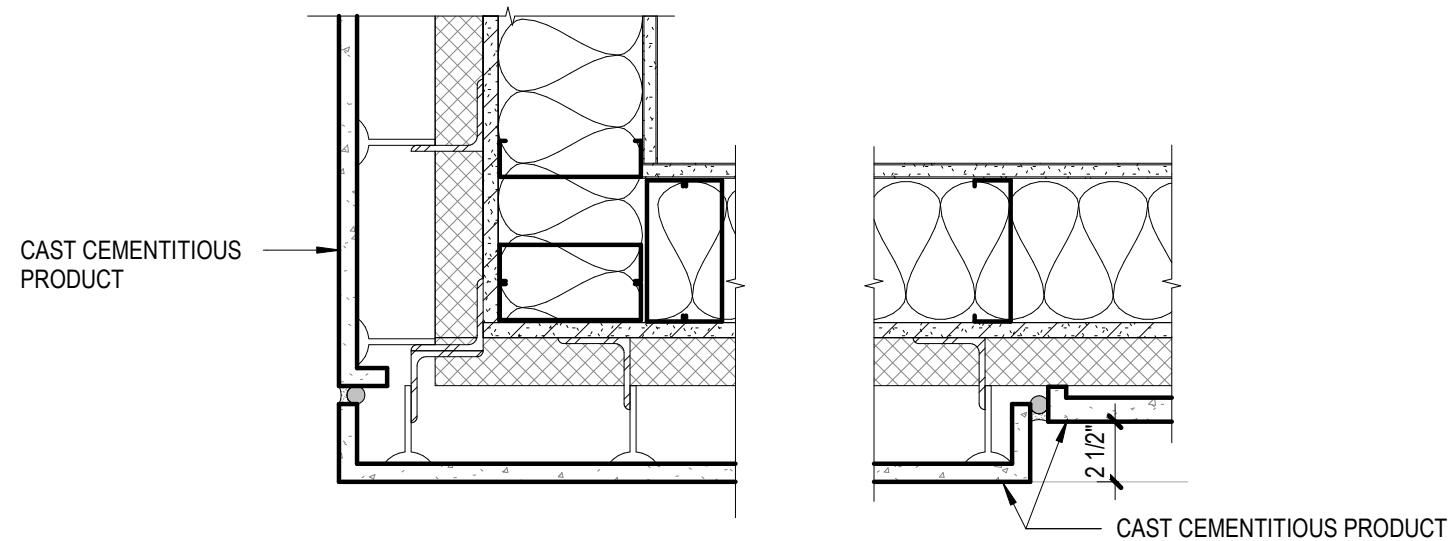
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PARAPET @ CAST CEMENTITIOUS PRODUCT

3" = 1'-0"

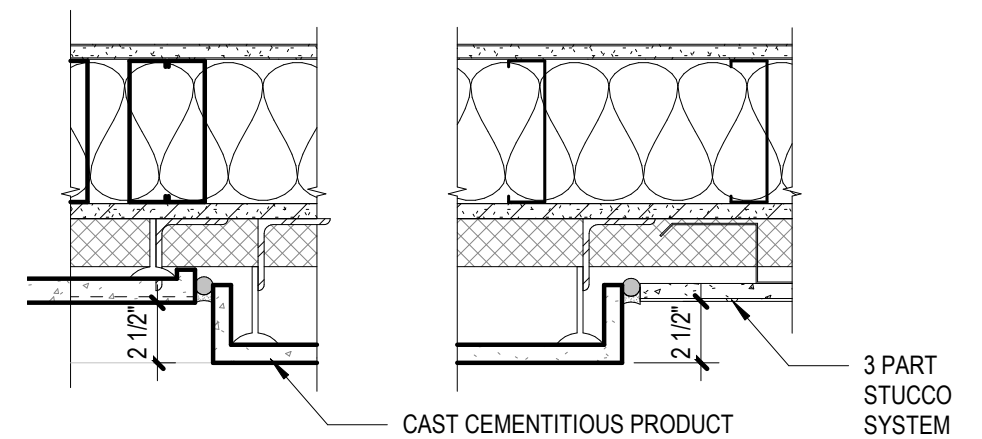
1



CAST CEMENTITIOUS PRODUCT @ CORNER

1 1/2" = 1'-0"

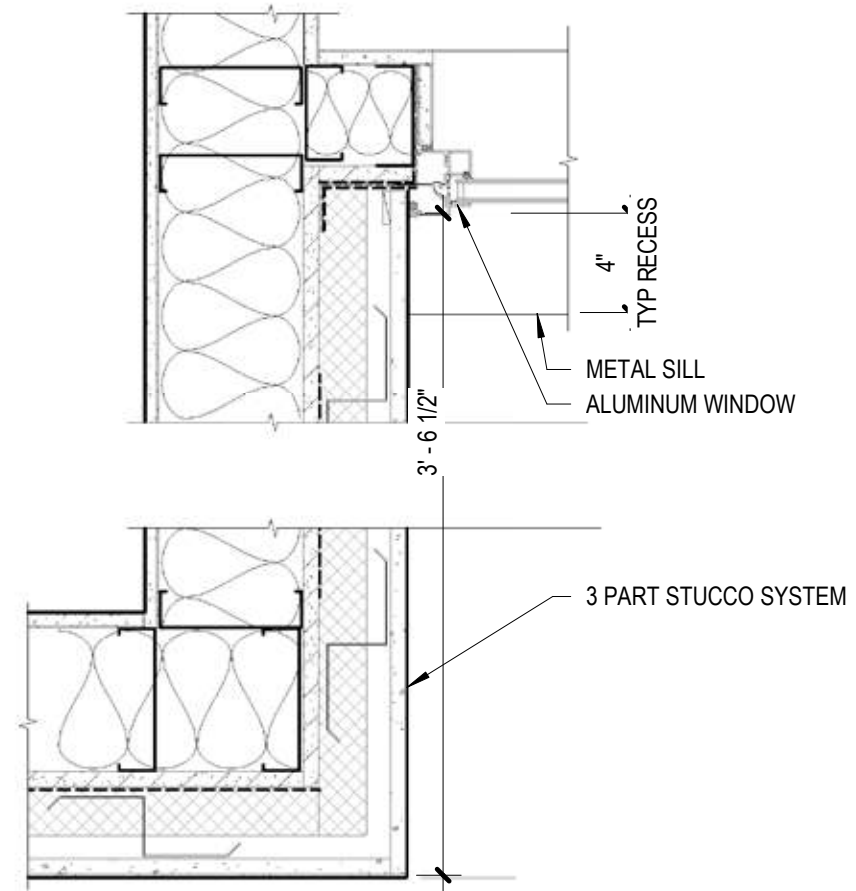
4



CAST CEMENTITIOUS PRODUCT JOINT @ STUCCO

1 1/2" = 1'-0"

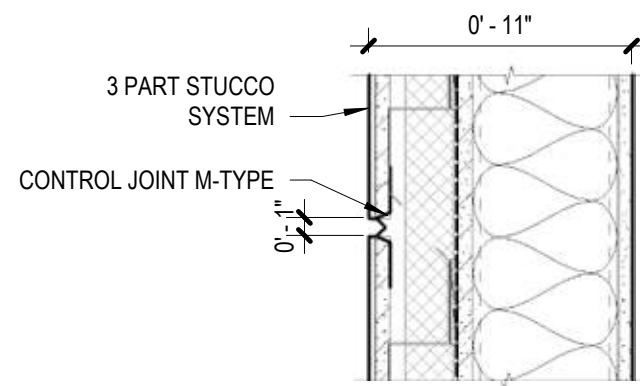
2



INSET WINDOW JAMB @ STUCCO

1 1/2" = 1'-0"

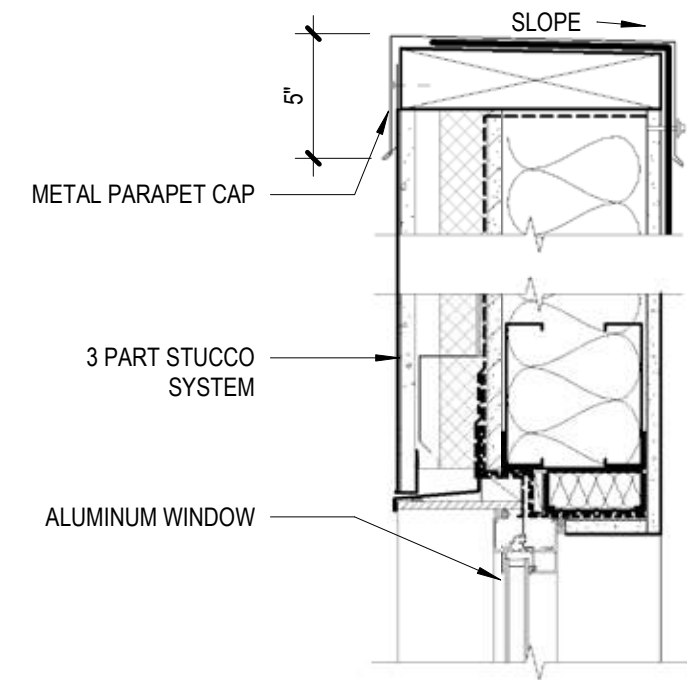
3



STUCCO - CONTROL JOINT

1 1/2" = 1'-0"

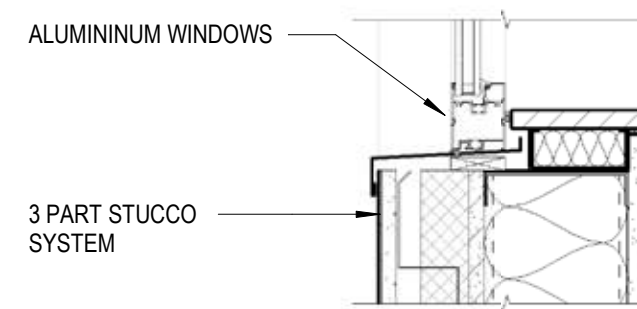
4



PARAPET AT INSET

1 1/2" = 1'-0"

1

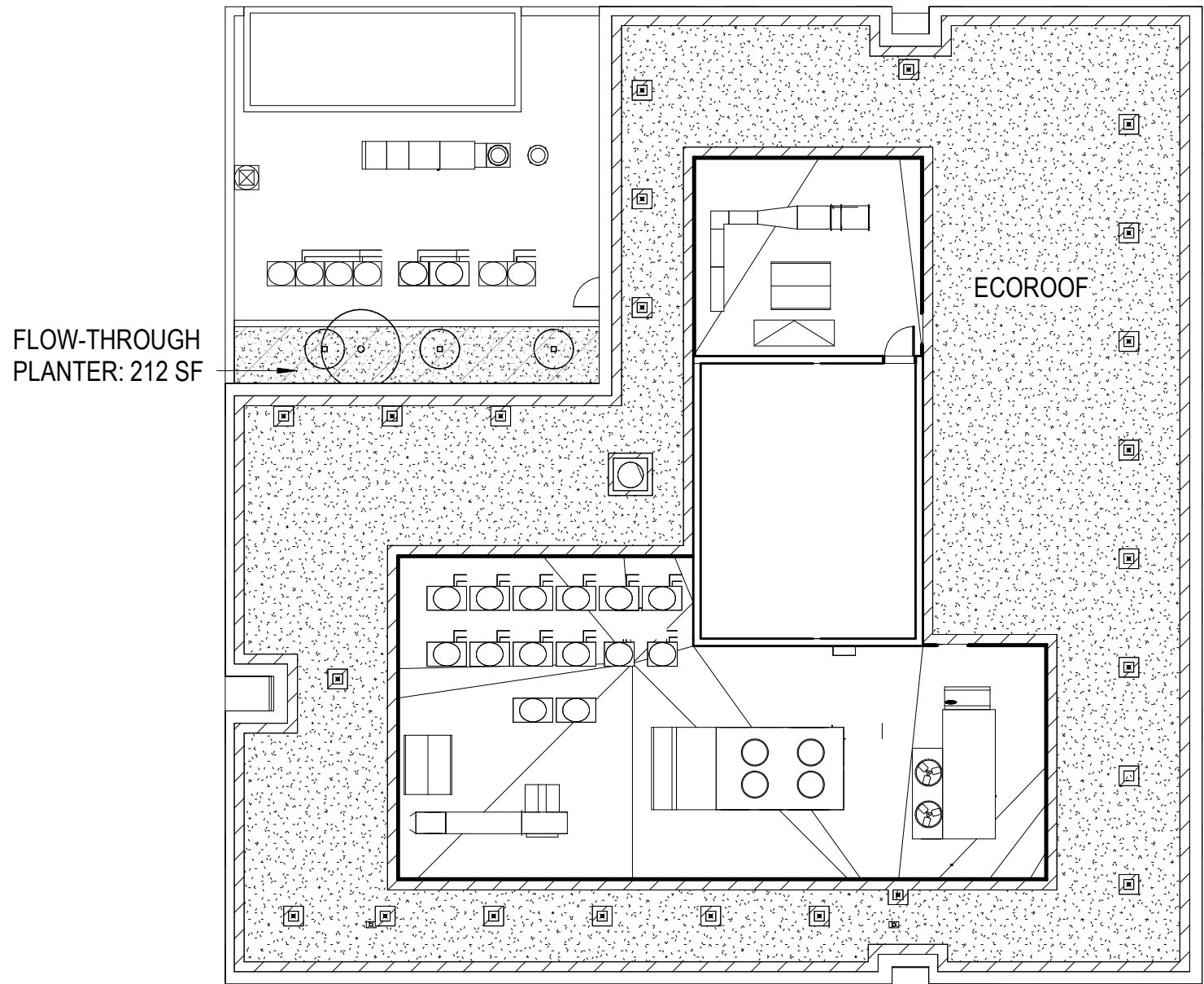


INSET WINDOW SILL @ STUCCO

1 1/2" = 1'-0"

2





#### PLANTER MATERIAL NOTES:

1. All stormwater planters and street trees shall receive a two inch layer to pea gravel mulch. All other planting areas and pots shall receive a two inch layer of bark mulch.
2. All planting soil shall be amended as recommended in an approved agricultural soils report.
3. A permanent automatic irrigation system shall be installed in all planting areas, including stormwater planters and pots.

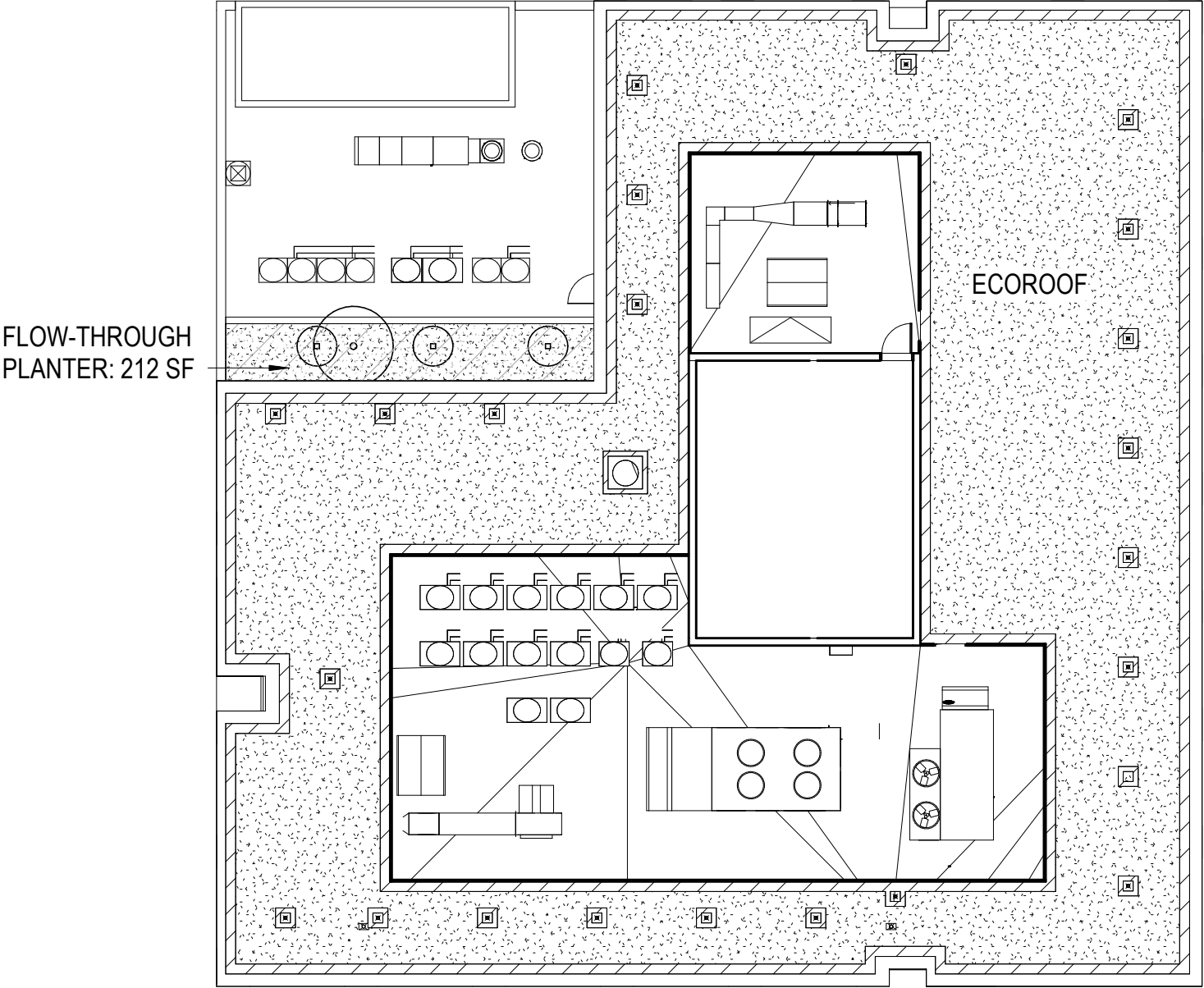
#### STORMWATER FACILITY NOTES:

1. All stormwater planters and ecoroof shall conform to the City of Portland B.E.S. Stormwater Management Manual for planter facilities.
2. Contractor shall maintain the stormwater planter and ecoroof per Chapter 3 of the City of Portland B.E.S. Stormwater Management Manual. See specifications for specific information.
3. Area calculations:
 

Roof Area:	
Impermeable Roof Area:	9,762 sf
Ecoroof Area:	
Planted Ecoroof:	4,054 sf
Gravel Access	
Paths and Vents:	450 sf
Total Ecoroof:	4,504 sf
Ecoroof Percentage:	
Total Ecoroof ÷	
Impermeable Roof Area:	46.1%
4. Basis of design: Columbia Green Technologies: Extensive Growing Media
5. Ecoroof growing media shall contain a 70-85% volume of expanded media, 8-12% volume of compost, and 15-35% volume of organic matter.
6. Ecoroof growing media shall meet a maximum media density per ASTM E 2399, 80 lb/ft<sup>3</sup>
7. Ecoroof maximum media water retention shall conform to ASTM E 2399, 35% to 65% by volume.
8. Ecoroof assembly will have a maximum weight of 32 lbs/ft<sup>2</sup> including saturated growing medium and plants.


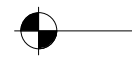




LEGEND - ECOROOF PLANTING MATERIALTotal Area: 9,821 sf

- ECOROOF PRE-GROWN TRAY SYSTEM "ALL SEASONS" SEDUM PLANT MIX BY COLUMBIA GREEN
  - SEDUM ALBUM 'CORAL CARPET' | WHITE STONECROP
  - SEDUM DISPANICUM 'IMMERGRUNCHEN' | SPANISH STONECROP
  - SEDUM FLORIFERUM | ORANGE STONECROP
  - SEDUM MIDDENDORFFIANUM DIFFUSUM | CHINESE MOUNTAIN STONECROP
  - SEDUM REFLEXUM 'GREEN SPRUCE' | SPRUCE STONECROP
  - SEDUM SPURIUM 'COCCINEUM' | RED CAUCASIAN STONECROP
  - SEDUM SPURIUM 'FULDAALUT' | CAUCASIAN STONECROP
  - SEDUM SPURIUM 'JOHN CREECH' | JOHN CREECH CAUCASIAN STONECROP
  - SEDUM SPURIUM 'ROSEUM' | ROSEUM CAUCASIAN STONECROP
  - SEDUM STEFCO | STEFANOV STONECROP
  - SEDUM TAKESIMENSIS 'GOLDEN CARPET' | GOLDEN CARPET SEDUM
  - SEDUM TETRACTINUM 'CORAL REEF' | FISH SCALE SEDUM
- ECOROOF BALLAST ACCESS PATHWAY



**LEGEND - EOROOF PLANTING MATERIAL**

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	AREA OF EOROOF
	QUICK COUPLER LOCATION TO BE DETERMINED
	ROOF DRAIN LOCATION TO BE DETERMINED
	AUTOMATIC CONTROL VALVE, LOCATION TO BE DETERMINED
	POINT OF CONNECTION, LOCATION TO BE DETERMINED
	AUTOMATIC SMART CONTROLLER, LOCATION TO BE DETERMINED

ECOROOF O + M PLAN:

Ecoroofs are vegetative systems that retain and filter stormwater and provide aesthetic and energy conservation benefits. The Extensive Ecoroof filters stormwater with a plant palette composed primarily of sedum plants.

Soil medium, vegetation, irrigation and drains shall be inspected for proper operations throughout the life of the ecoroof. All elements shall be inspected annually. Facilities personnel shall keep a log, recording all inspection dates, observations, and maintenance activities. Work orders and invoices shall be kept on file and made available to City inspector upon request. The following items shall be inspected and maintained as stated:

Soil Substrate / Growing Medium shall sustain healthy plant cover and infiltrate within 48 hours

- Growing medium shall be inspected for evidence of erosion from wind, water and settlement. If erosion channels are evident, they shall be stabilized with additional soil substrate/growth medium and covered with additional plants. All depressions as the result of maintenance foot traffic activity, settlement, etc. shall be filled flush with adjacent medium. Plant mortality as a result of foot traffic shall be replaced immediately. Bare soil shall be planted per the planting design. Soil shall drain within 48 hours.

Ecoroof System shall be operated and maintained in accordance with manufacturer’s requirements.

Drain inlets shall be kept unrestricted

- Inlet pipe shall be cleared when soil substrate, vegetation, debris, litter or other materials clog the drain inlet. Sources of sediment and debris shall be identified and corrected.
- Determine if drain inlet pipe is in good condition and correct as needed.
- Contact membrane manufacturer if tears or perforations are found in the membrane.

Vegetation shall be maintained to provide 95% plant cover.

- During the Establishment Period, dead or damaged plants shall be replaced by contractor once per month as needed until expiration of warranty after which the Owner or building facilities shall be responsible for maintenance. During the Long-Term Period, dead plants shall generally be replaced once per year in the fall months.
- Fallen leaves and debris from deciduous plant foliage shall be removed.
- Nuisance and prohibited vegetation from the Portland Plant List shall be removed when discovered.
- Weeding shall be manual with no herbicides or pesticides used. Weeds shall be removed regularly and not allowed to accumulate.
- Vegetation must cover at least 90% of the facility at maturity. Plants should be replanted from the original planting plan or can be substituted from the plant list in the SWMM

Irrigation of Extensive Ecoroof

- During the Establishment Period (2 years), the irrigation timer shall be set to assure plant establishment at a rate of .25 inch every 14th day during the months of June and September (warm periods) and .25 inch every seventh day during July and August (hot dry periods).
- During Long-Term Period (after 2 full years), water at a rate of .25 inch every 14th day during the months of July and August to maintain plant cover. Irrigation at the same rate may be used during the months of May, June, September, and October only as needed. No irrigation is allowed from the beginning of November through the end of April.

- Irrigation watering times shall be modified as needed to accommodate fluctuations in dry and wet periods with the exception that at no time shall the irrigation exceed .5 inches per ten days. Accurate monitoring and assessment of temperature and rainfall shall dictate schedule and watering lengths. Automatic rain shut off valves are to be inspected and any debris removed during irrigation regime.

Spill prevention measures from mechanical systems located on roof shall be exercised when handling substances that can contaminate stormwater

- Release if pollutants shall be corrected as soon as identified.
- Best management practices shall be implemented to prevent hazardous wastes from contaminating stormwater. Record time, date, weather and site conditions when site activities contaminate stormwater.

Training and/or written guidance information

- A copy of O&M Plan for maintaining Ecoroofs shall be provided to the Owner’s maintenance personnel for reference. Building facilities / maintenance personnel shall receive instruction as to needs and regular schedules for properly maintaining the health and vigor of the ecoroof plantings and associated drainage surface.

Access and Safety to the Ecoroof

- No tenant circulation or egress routes are proposed or allowed on extensive ecoroof areas. Maintenance personnel shall access roof via utility access points and tie into safety points as needed when inspecting or maintaining perimeter areas that pose a safety concern.
- Aesthetics of the Ecoroof shall be maintained as an asset to the property owner and community
- Evidence of damage or vandalism shall be repaired and accumulation of trash debris shall be removed upon discovery.

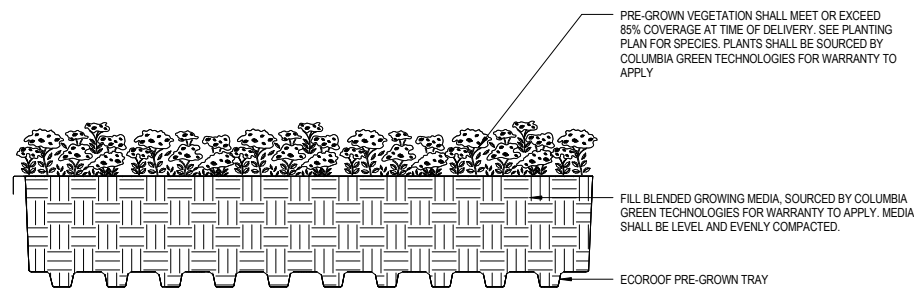
Insects shall not be harbored at the Ecoroof

- Standing water creating an environment for development of insect larvae shall be eliminated by manual means. Chemical sprays shall not be used.
- Record time, date, weather, and site conditions when insect or rodent activity is observed. Record when insect or rodent activity abated or ended.

Annual Maintenance Schedule:

Summer: Make necessary repairs. Improve growing medium as needed. Clear drains. Irrigate as described above.  
Fall: Replace exposed soil and dead plants. Remove sediment and debris from drains. Provide erosion controls for base soil if necessary.  
Winter: Monitor infiltration/flow rates. Clear drains as needed.  
Spring: Replant exposed soil and dead plants. Remove sediment and debris from drains.  
All Seasons: Weed as necessary.

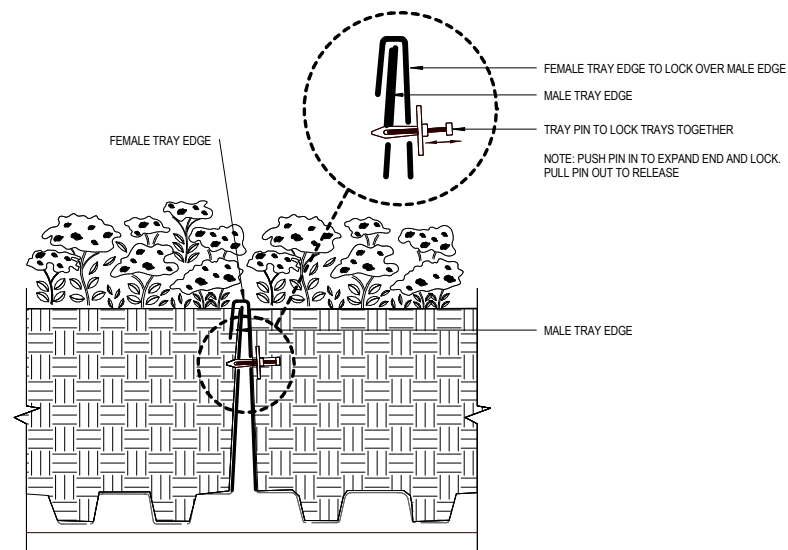




**Ecoroof Tray Planting**

1 1/2" = 1' - 0"

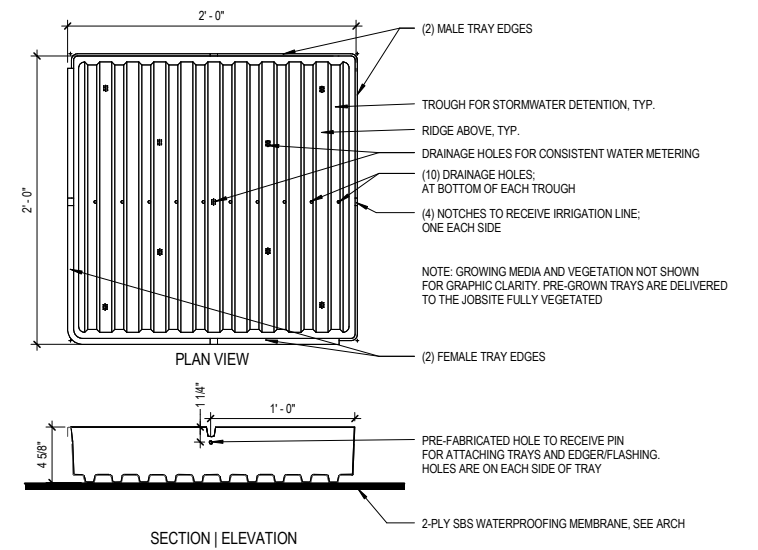
5



**Ecoroof Tray Connection**

3" = 1' - 0"

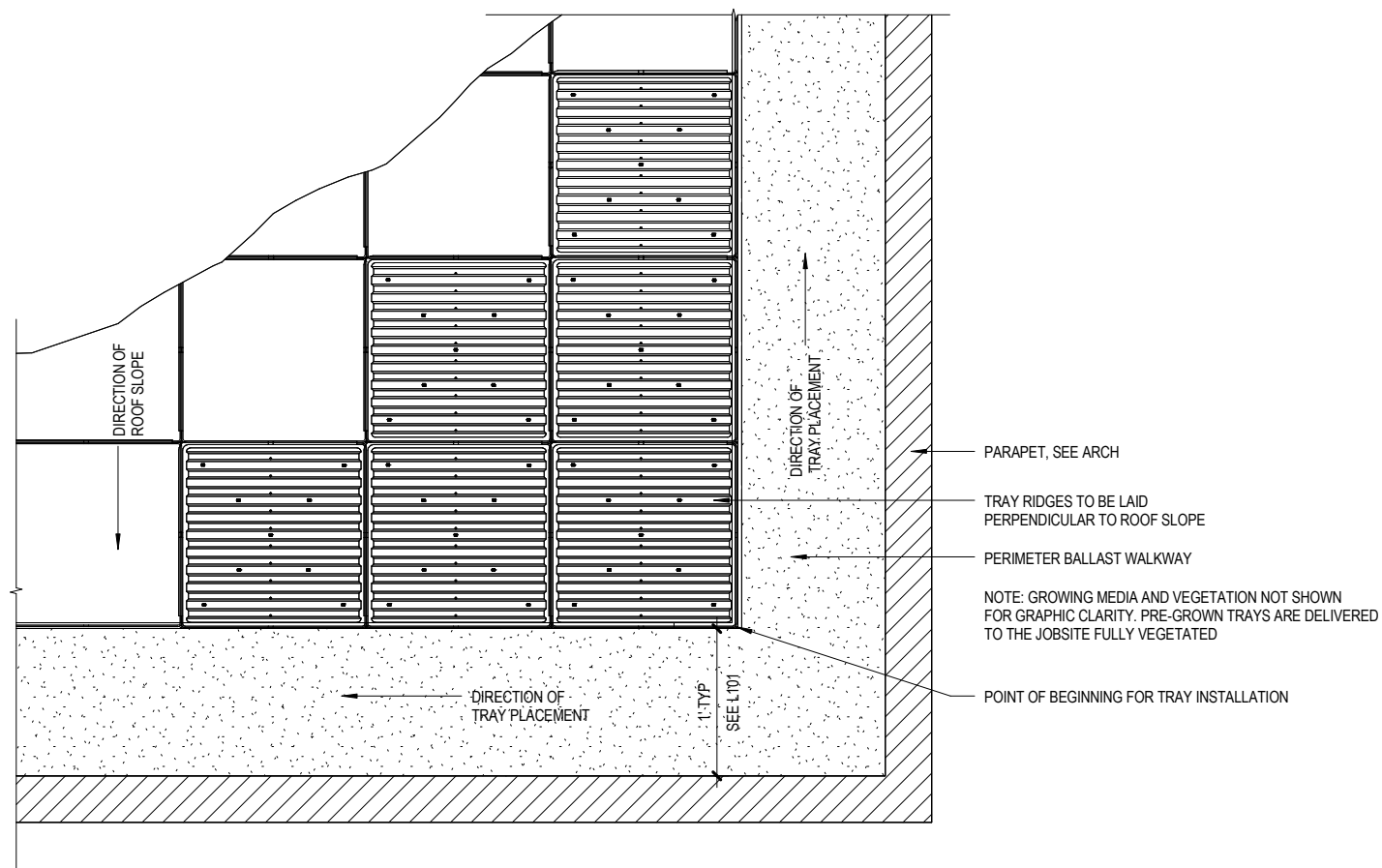
3



**Ecoroof Tray**

3/4" = 1' - 0"

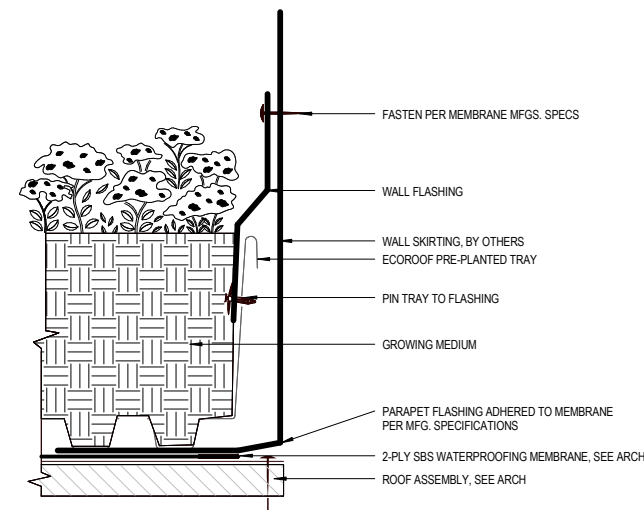
1



**Ecoroof Tray Layout**

1/2" = 1' - 0"

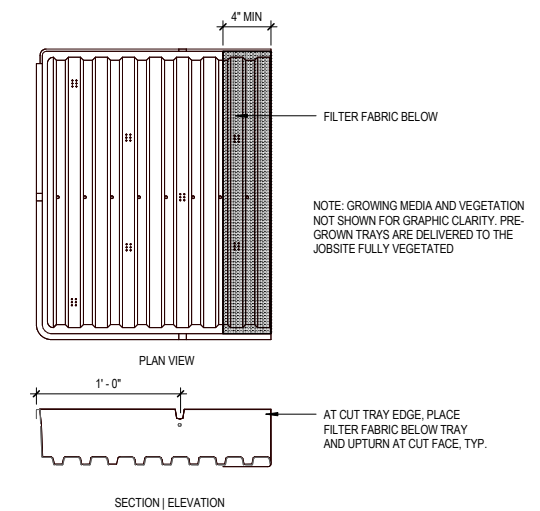
6



**Ecoroof at Flashing**

3" = 1' - 0"

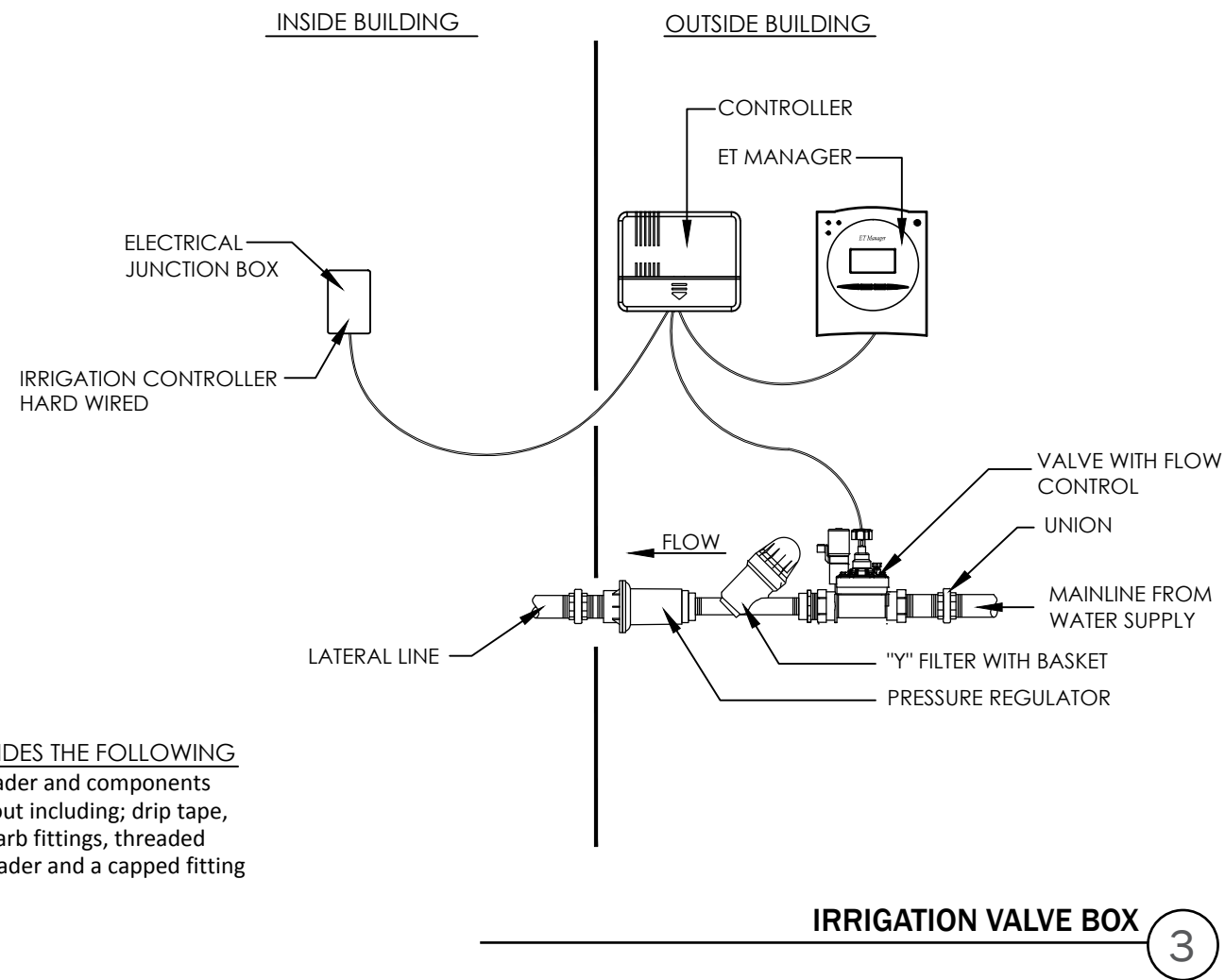
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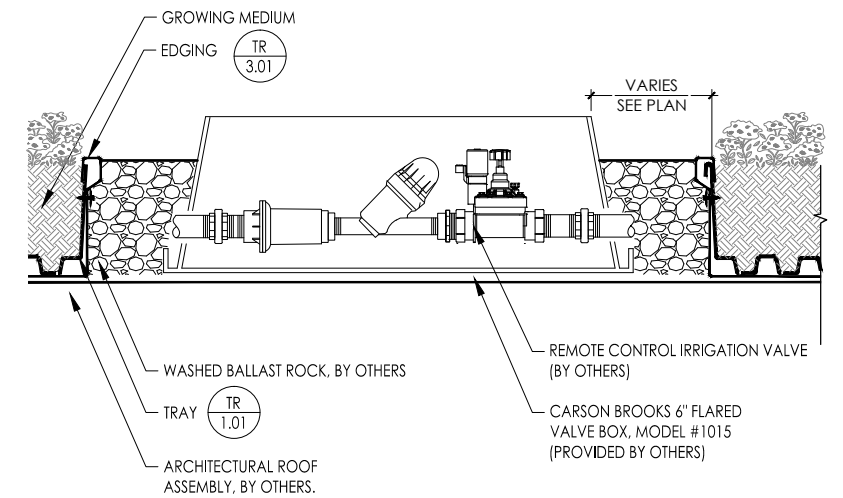
**Ecoroof Partial Tray**

3/4" = 1' - 0"

2



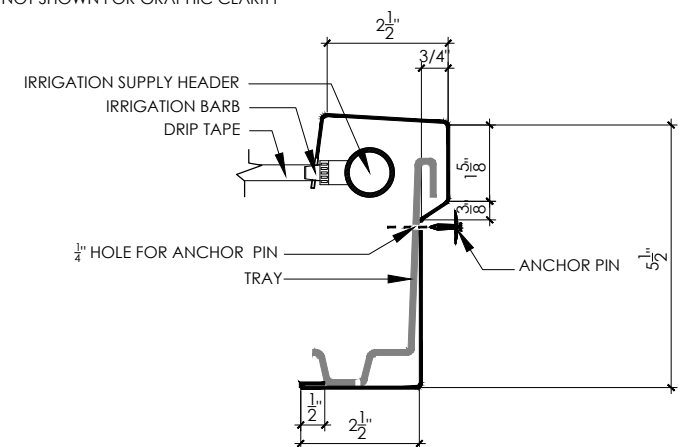
NOTE: COLUMBIA GREEN PROVIDES THE FOLLOWING IRRIGATION COMPONENTS: Header and components inside the perimeter of the tray layout including; drip tape, tape ell's, drip tee's, compression barb fittings, threaded male point of connection for the header and a capped fitting for the opposing end of the header.



## TRAY EDGING - IRRIGATION HEADER

2

NOTE: GROWING MEDIA AND VEGETATION NOT SHOWN FOR GRAPHIC CLARITY

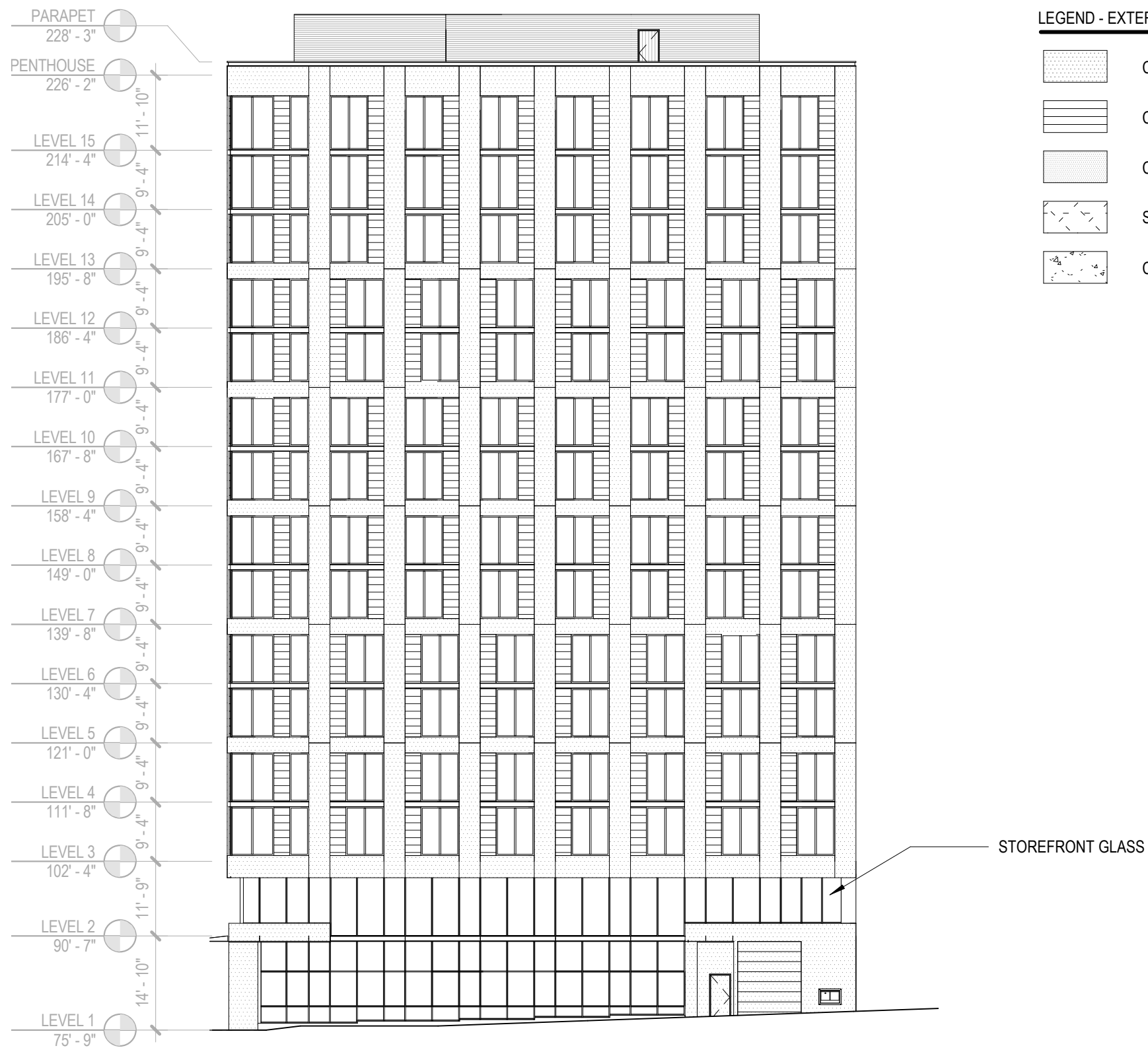


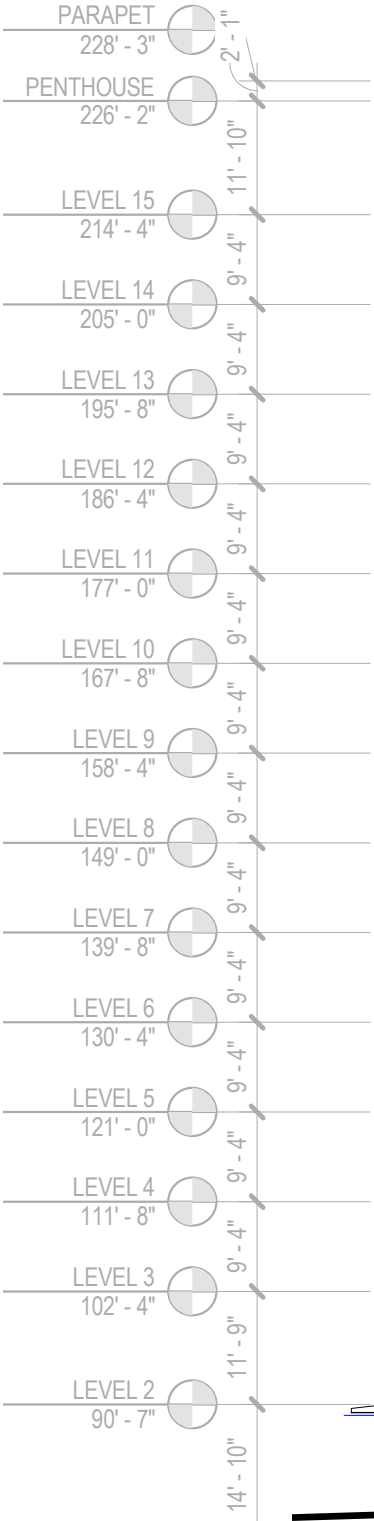
## IRRIGATION CONTROLS - SCHEMATIC

1












0' 5' 10' 20'

57

