1825 NW 23RD AVENUE

PRESENTED BY WORKS PROGRESS ARCHITECTURE

Portland OR, January 13th, 2017

REV1 February 8th, 2017

W.PA WORKS PROGRESS ARCHITECTURE, LLP

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PROJECT AND SITE INFORMATION

C.1 PROJECT SUMMARY

[Wilsons Add, Block 3, Lots 7-10]

This proposal is for a new mixed use development building composed of 4 stories of wood frame construction over a 1 story concrete podium. The building will be comprised of multi-unit residential uses on the upper levels with retail uses proposed on the ground level. The 64 residential units are a mix of studios, one bedroom and two bedroom units.

Building from observations of adjacent buildings forms and typologies, the development/design team started with a goal to create a cohesive, well designed building that adhered to the Community Design Standards - a building that may have met the prescriptive standards, but did not immediately appear to have taken that design path. In general, the building adheres to these standards with the material transitions, material selections, and sloped roof form with the exception of the cornices required at the dormers. The design team wanted to integrate dormers into the roof structure which the Standards did not have a formula for resolving.

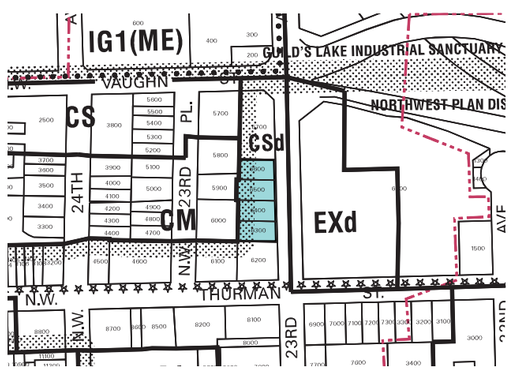
In turn, the architecture of the building utilizes traditional building forms, typologies, and materials in a contemporary way which integrates with the existing industrial warehouses and older commercial/residential buildings in the neighborhood. The ground floor has a generous amount of area dedicated to storefront commercial uses and building lobbies to activate an otherwise dead end to the vibrant commercial districts of NW 23rd and Thurman. The proposed design merges the typologies of the large solid industrial structures to the north with the storefront buildings to the south to create an integrated transition between the two districts; acting as a gateway to the district.

DEVELOPMENT STANDARDS

Base Zone	CS (Storefront Commercial)
Overlay	d (Design Zone)
Plan District	NP (Northwest Plan District)
Business District	Nob Hill
Comprehensive Plan	UC (Urban Commercial)

Base Zone FAR	3:1
FAR Modification	3:1, Residential in a CX Zone
Base Zone Height	45'-0"
Setbacks	(Per 33.510.215) 0'-0"

City of Portland Zoning Map:



PARKING

(Title 33.266)

Central City Parking Sector	Northwest Portland, Zone M
Type	Growth
Distance from Transit Stop	80'-0"
Minimum Spaces	.33/Unit x 64 Residential Units = 22 Min Stalls
Vehicle Spaces Provided	21

LOADING

Loading Required	Yes
Loading Provided	Yes

BIKE PARKING

	64 Household Units	5204 SF Retail	Total
Long Term Spaces	71 *1.1 per unit	2 *1 per 12,000 SF, or 2	73
Short Term Spaces	4 *1 per 20 units, or 2	2 *1 per 5,000 SF, or 2	06

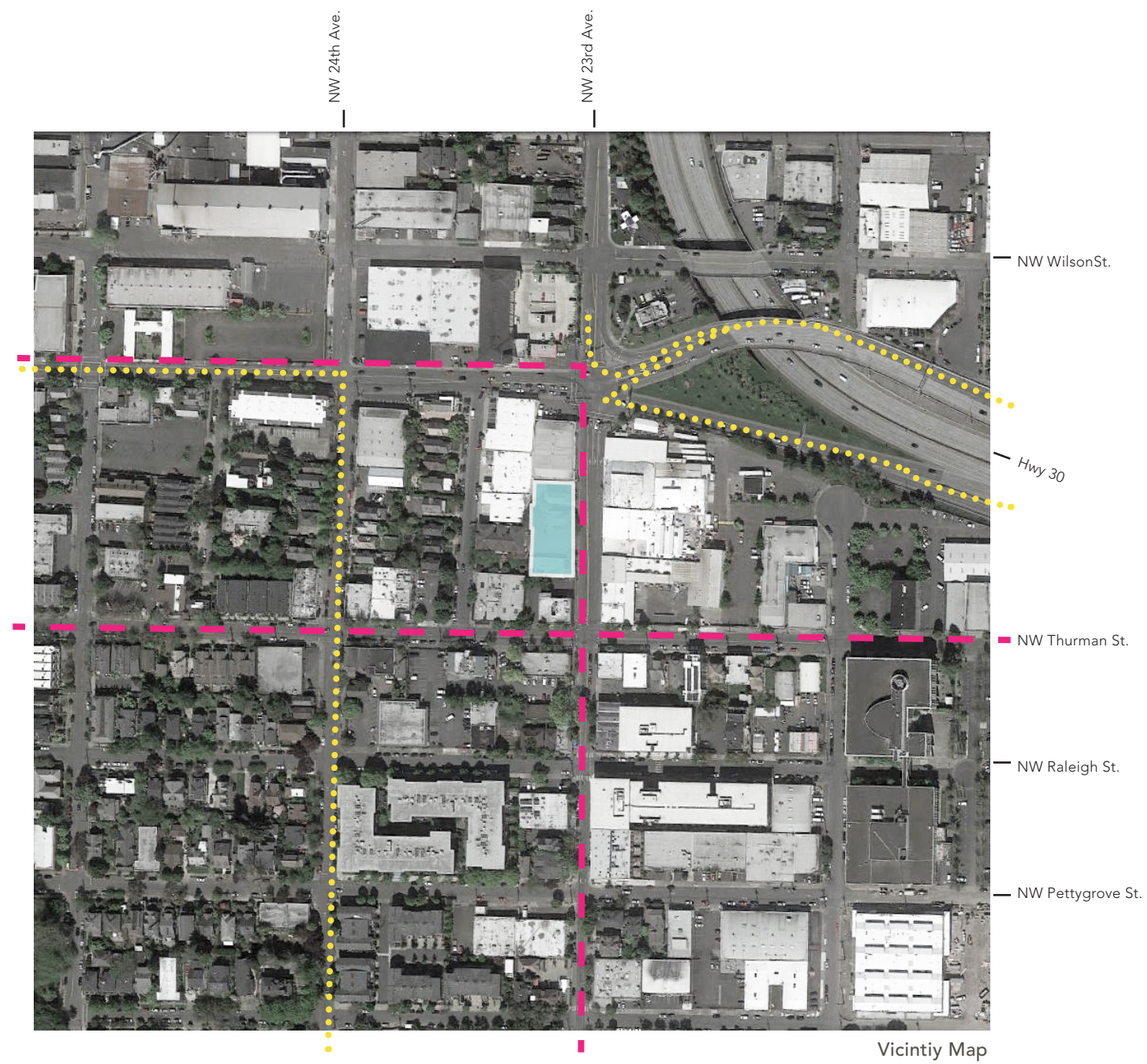
C.2 VICINITY & CONTEXT
EXISTING CONDITIONS

North-East corner; looking North down NW 23rd Ave

South-East corner; looking North down NW 23rd Ave

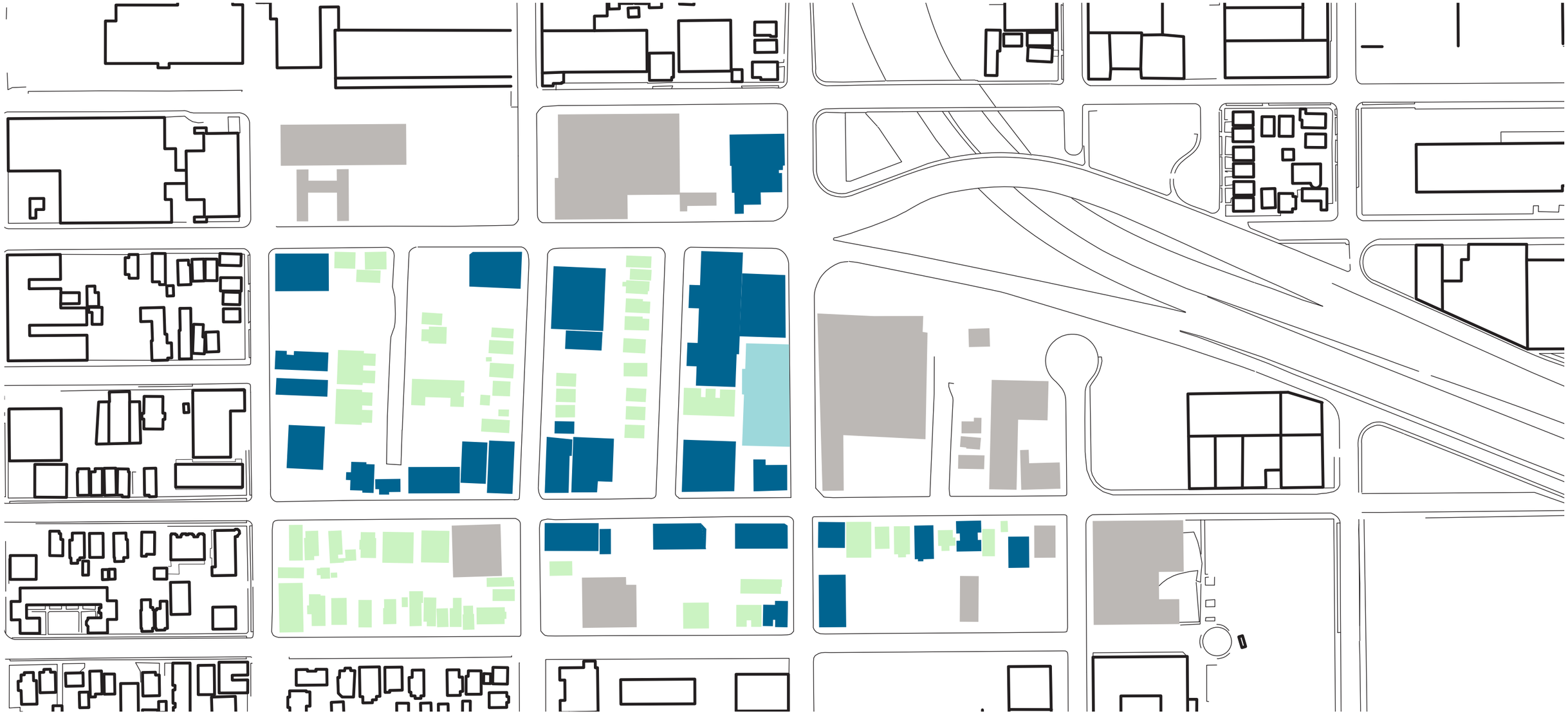
North-East edge of lot; looking West

Elevated from center of site; looking South-East (Drone Image)

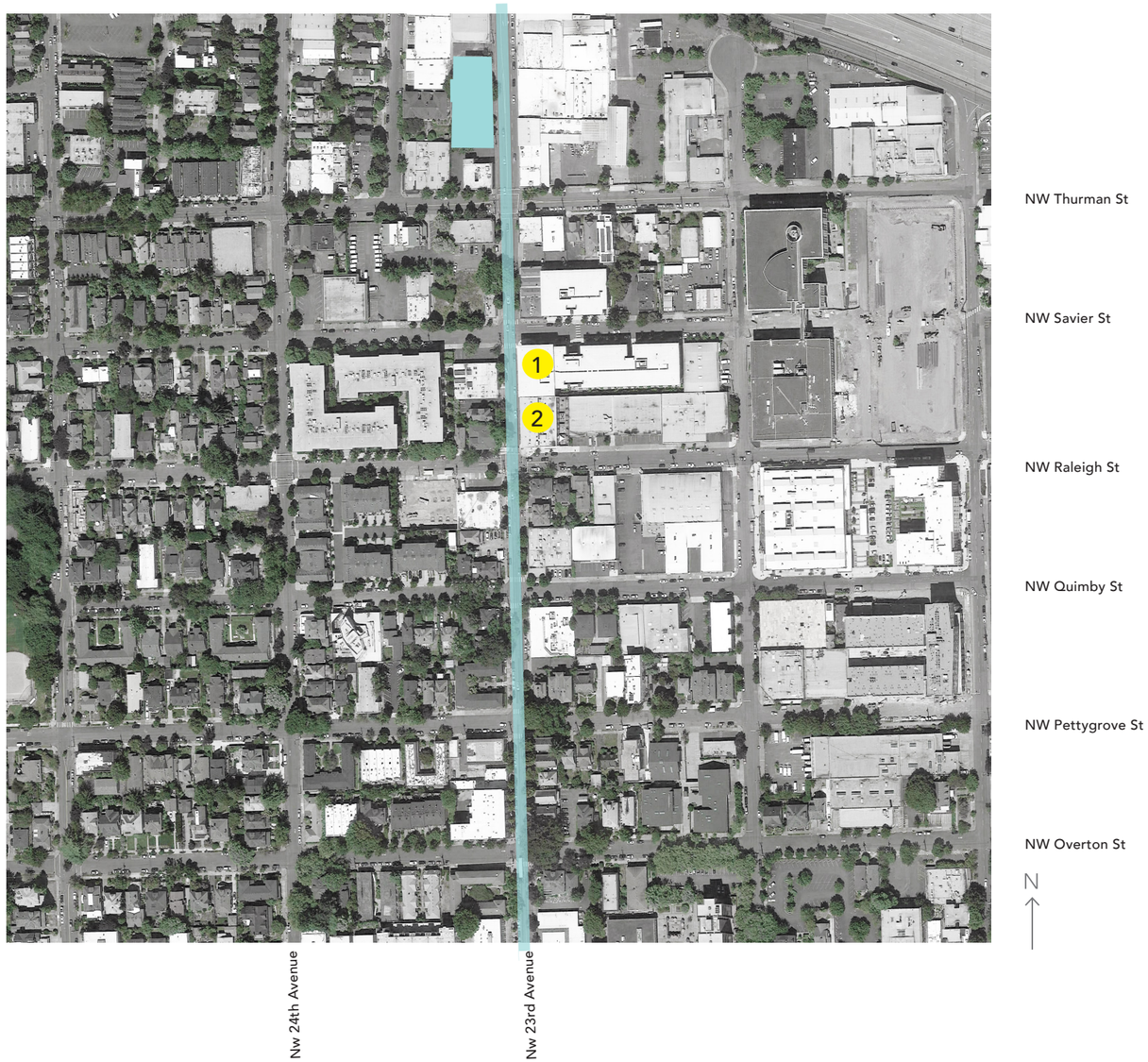


Vicintiy Map

Site
Bike Transit
Bus Transit

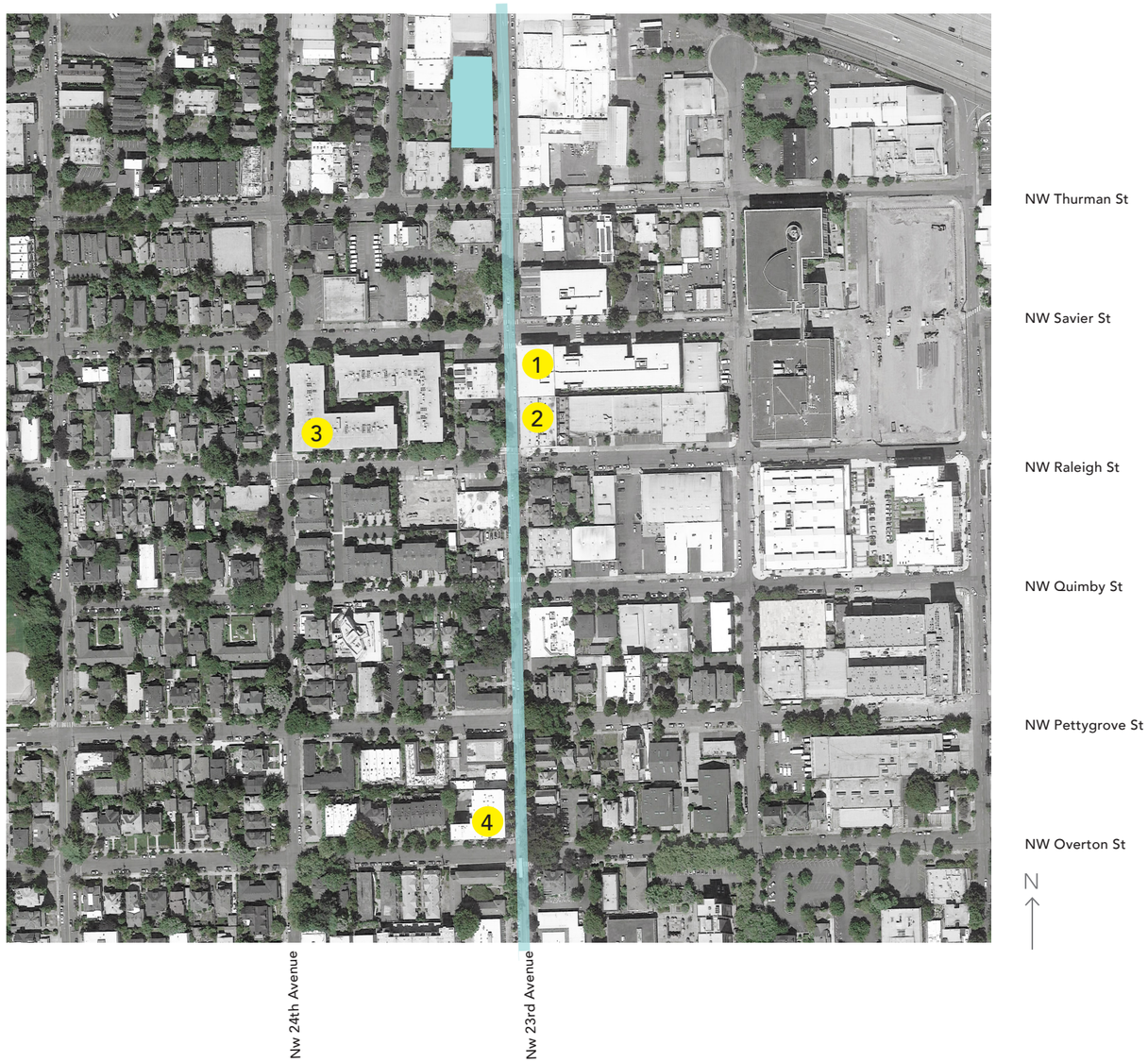


Site
Commercial
Residential



1 NW 23rd and Savier, Savier Street Flats

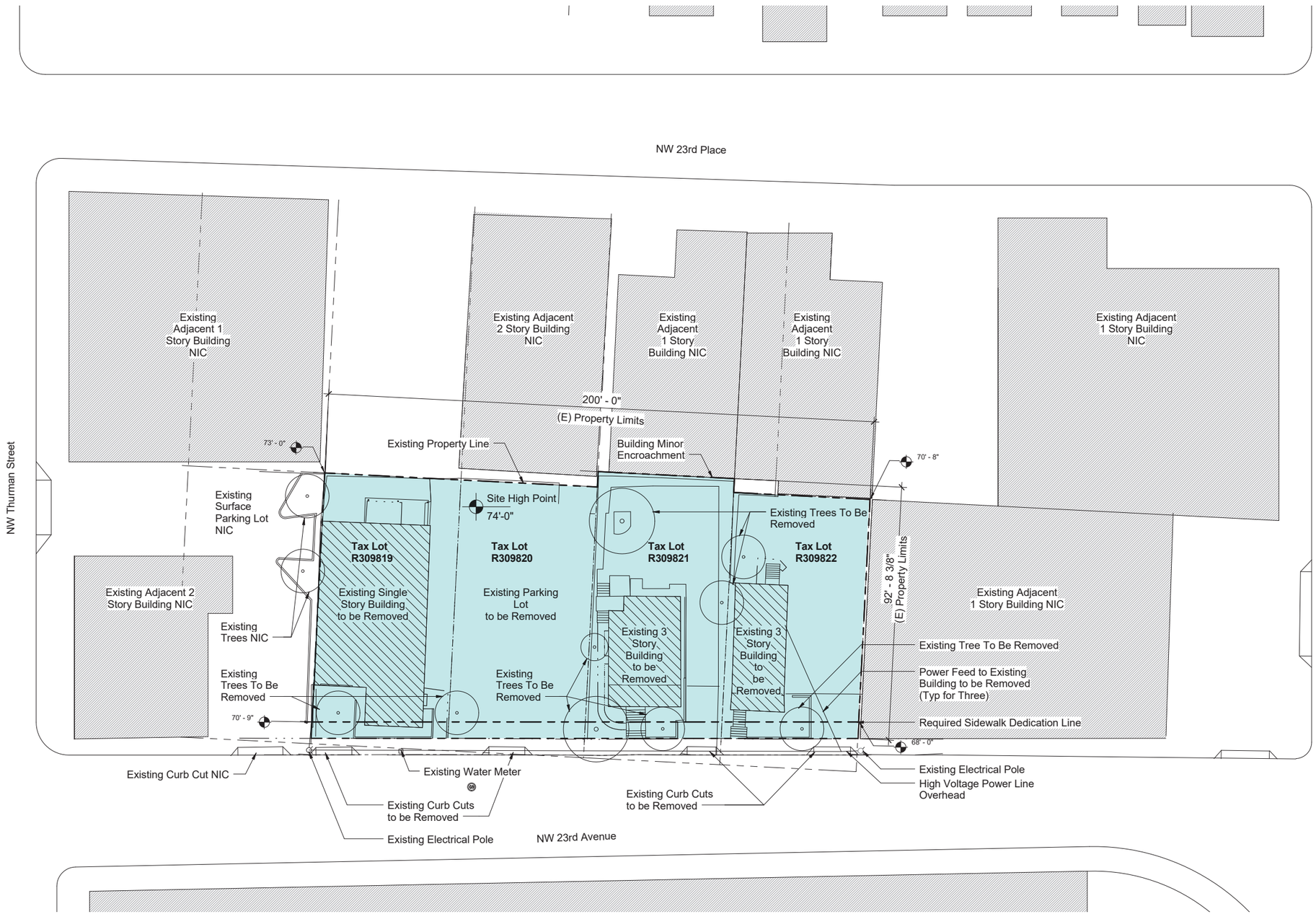
2 NW 23rd and Raleigh



3 NW 24th and Raleigh, Vaux Condominiums

4 NW 23rd and Overton, Overton Park Apartments

C.3 SITE PLAN
EXISTING

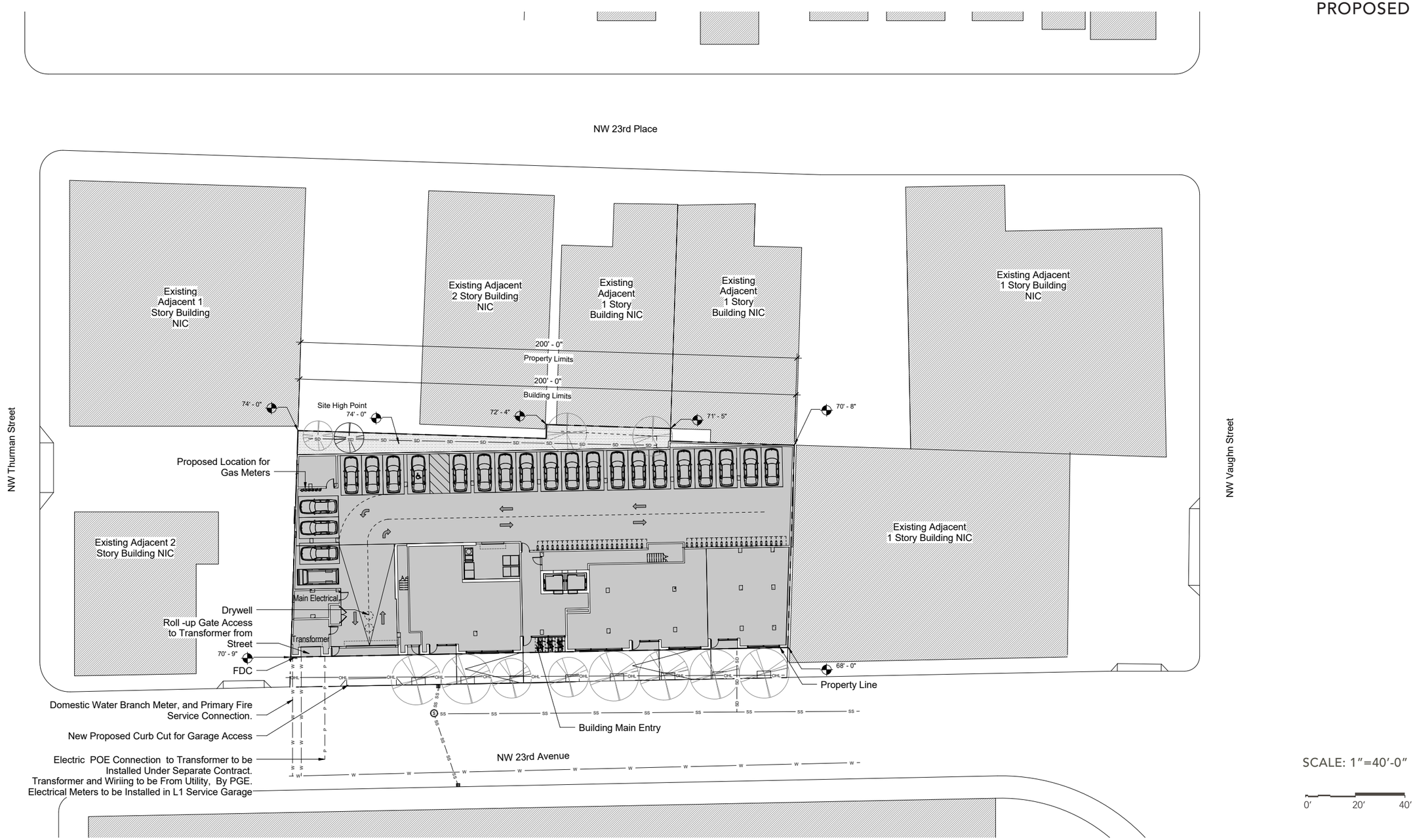


Site

SCALE: 1″=40′-0″

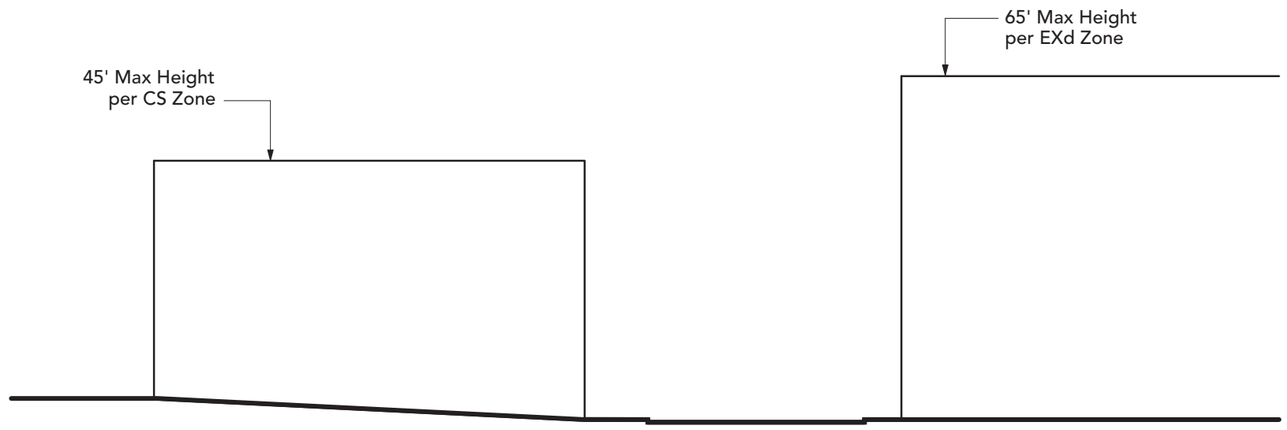
0′ 20′ 40′

C.3 SITE PLAN
PROPOSED

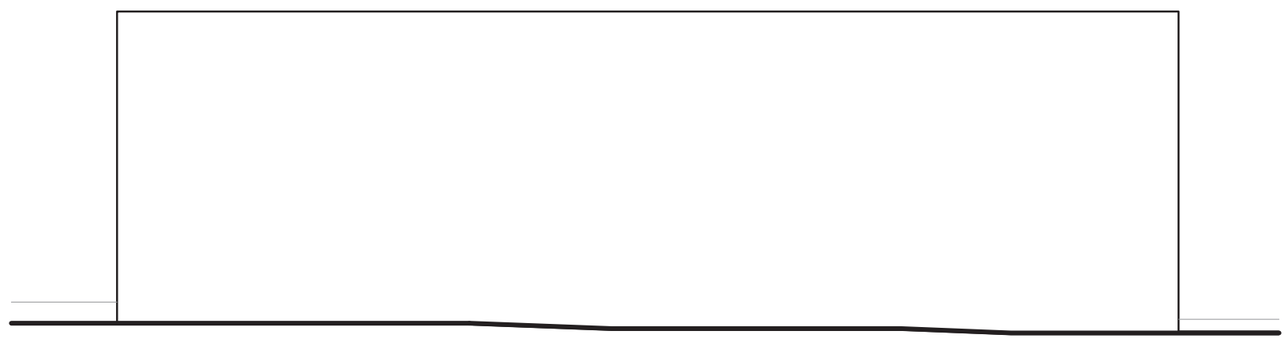


Total Site Area	17,539 sf
Roof Area	13,734 sf
Water Quality Planter (Plaza)	1,227 sf

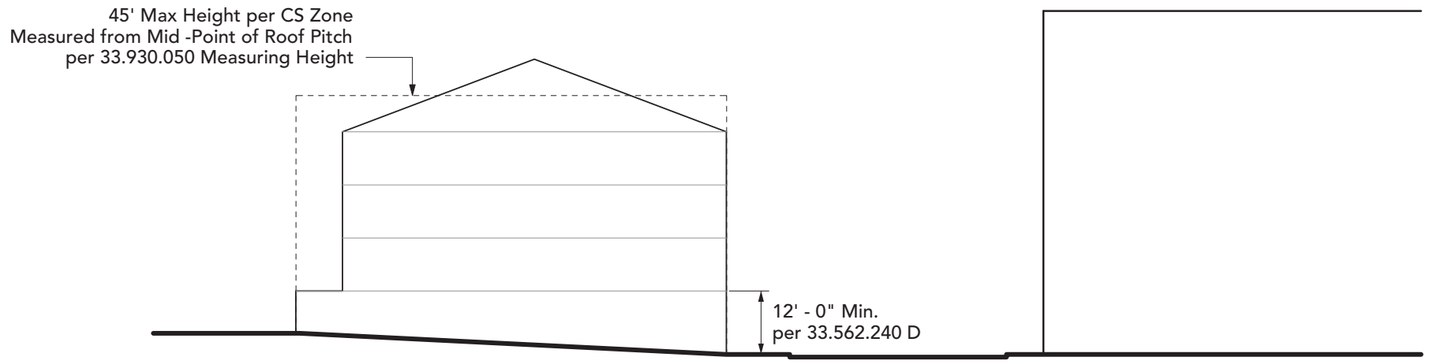
MASSING STRATEGY



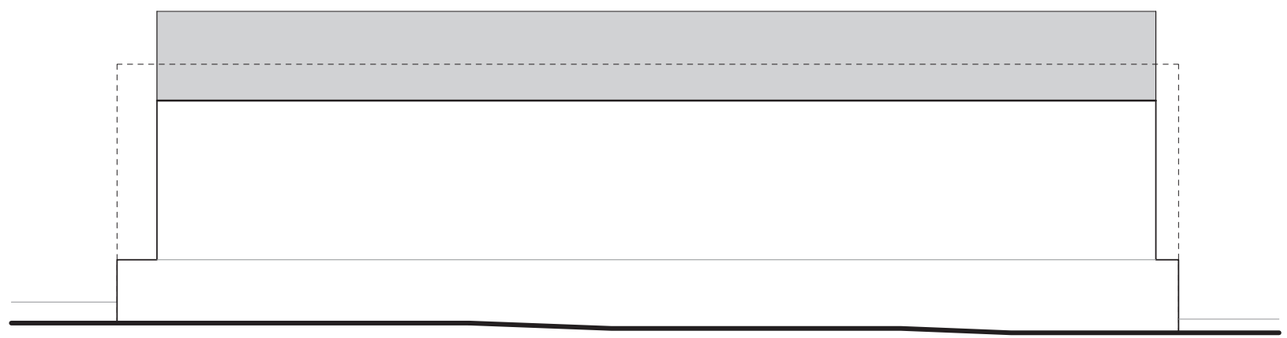
SOUTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



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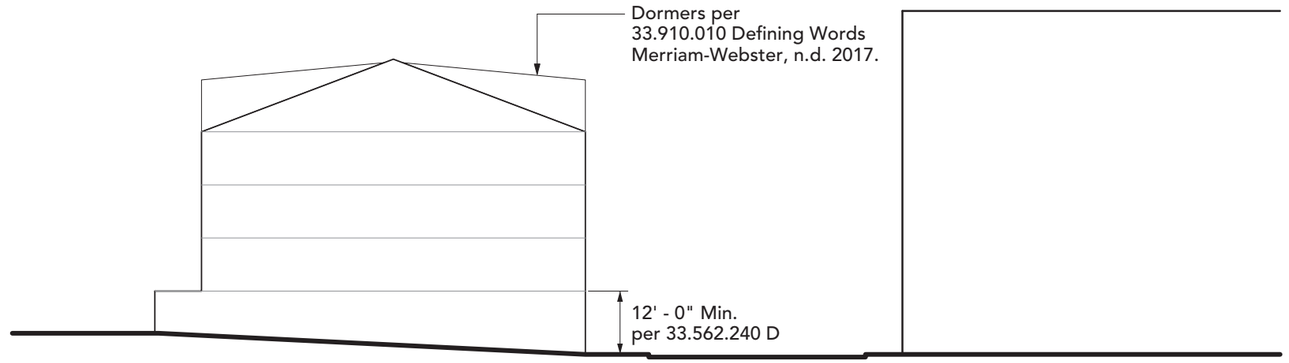
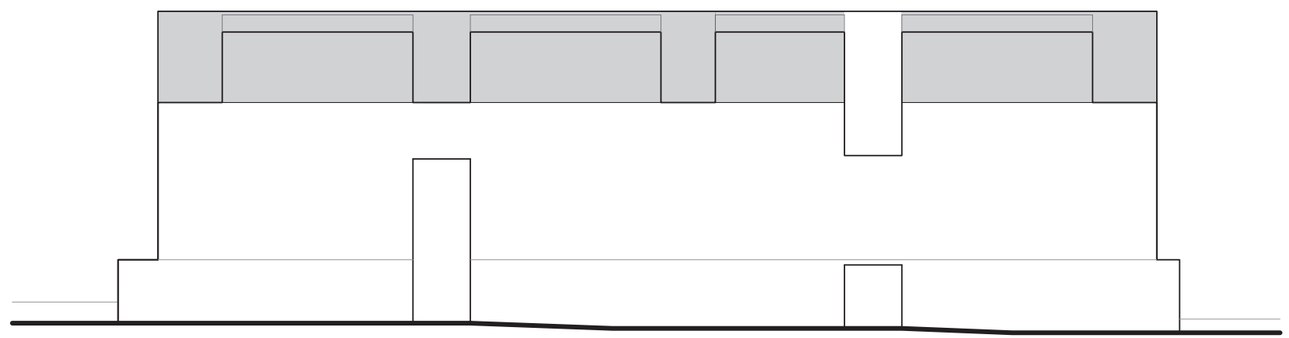
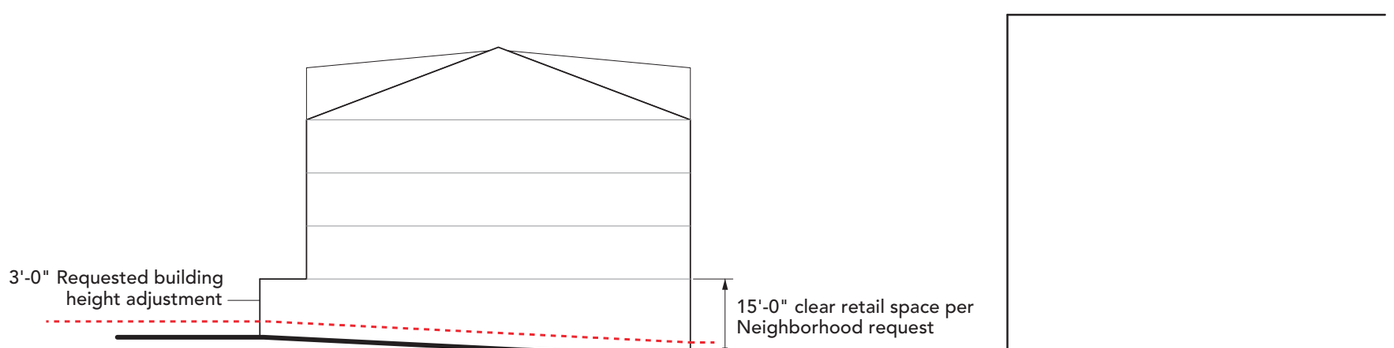


SOUTH ELEVATION



EAST ELEVATION



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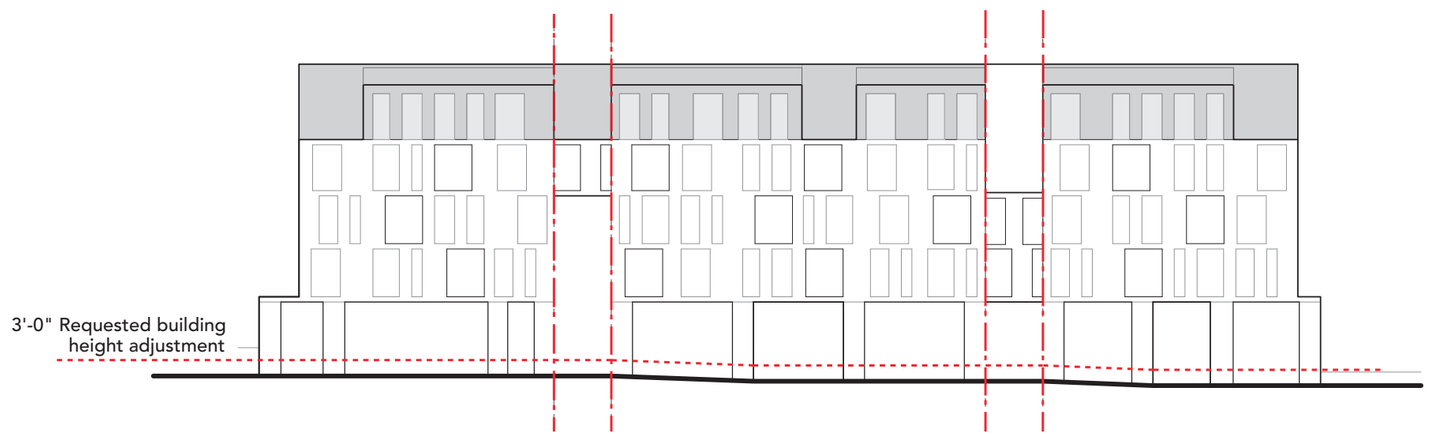
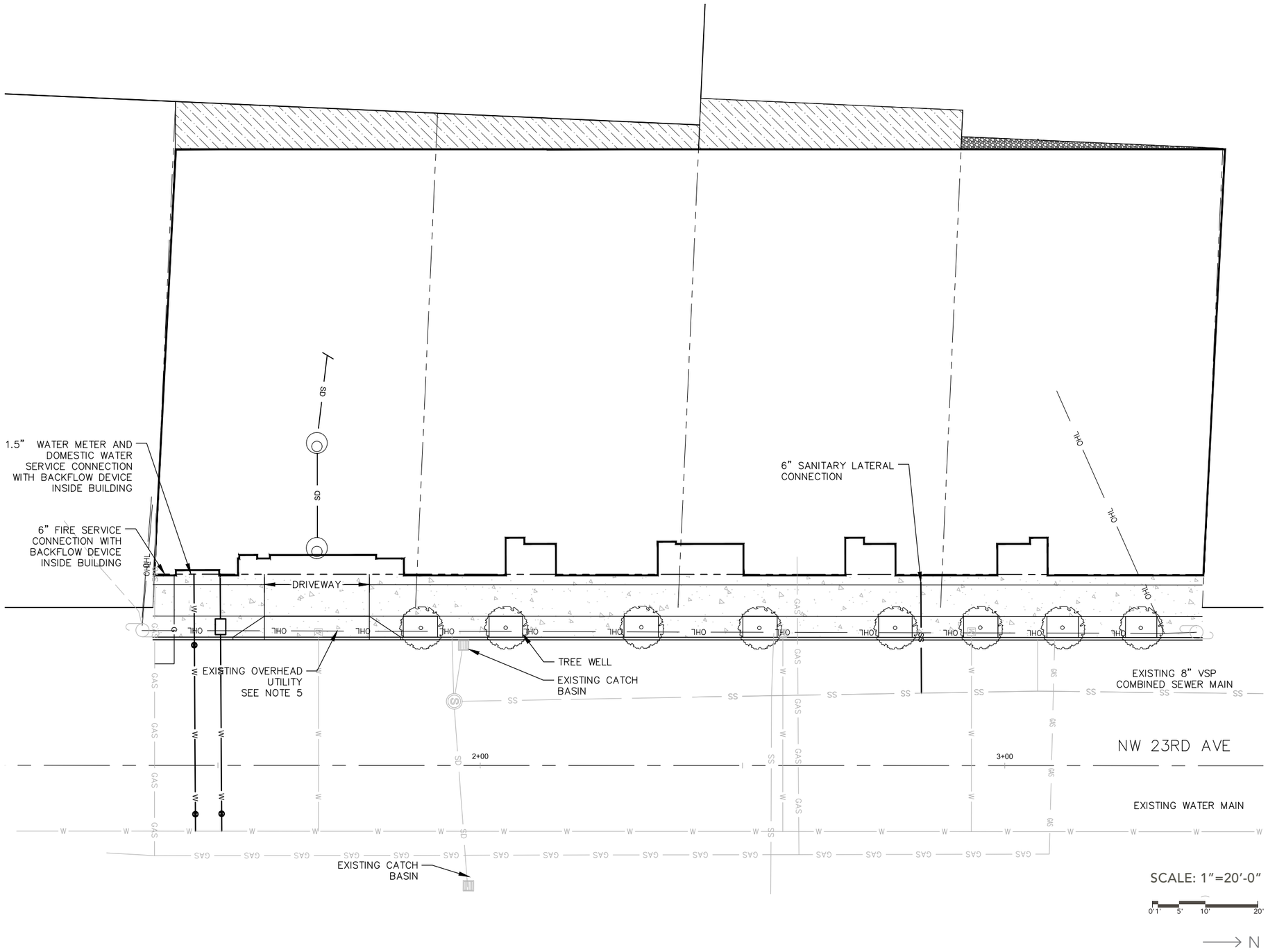


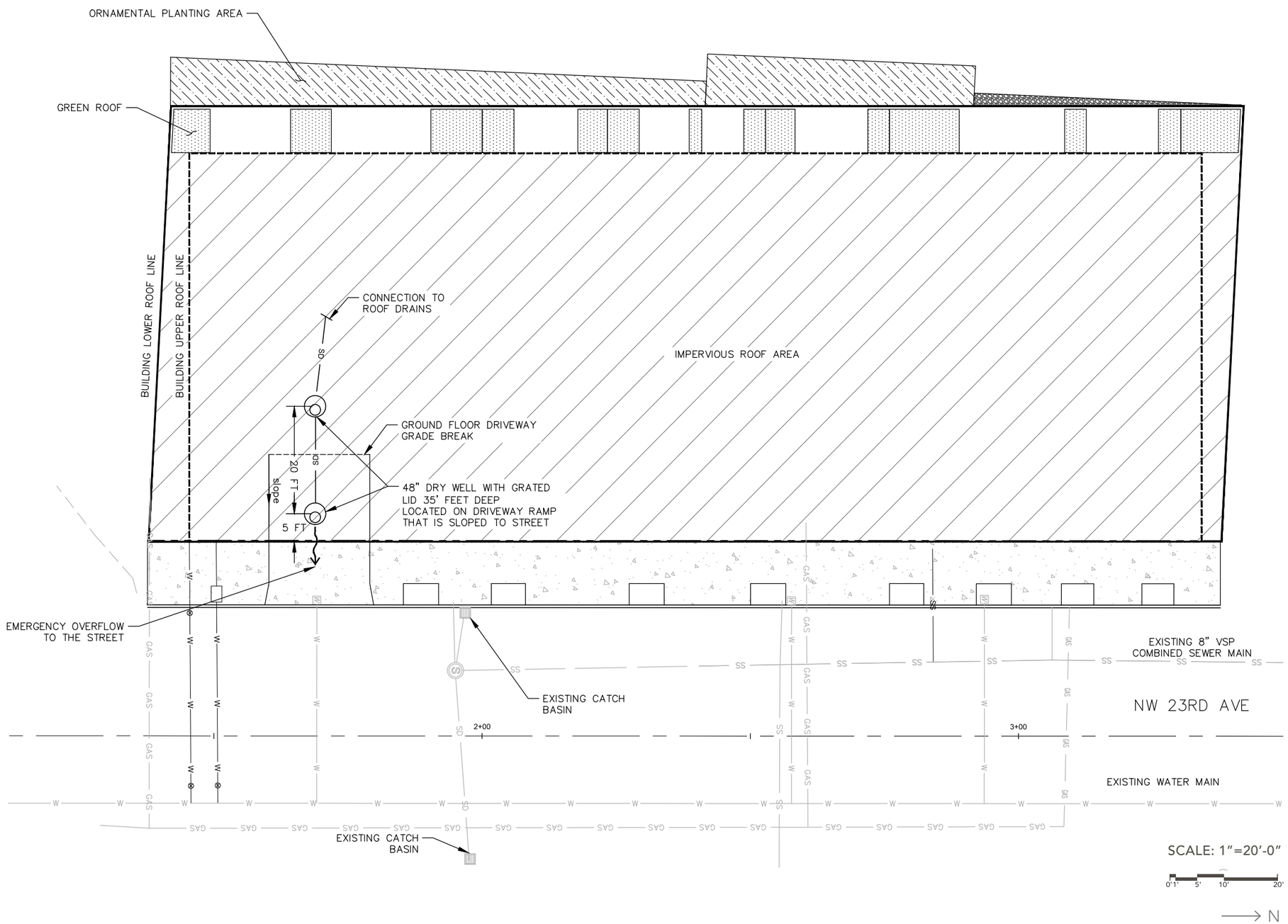
EAST ELEVATION

SITE DRAWINGS



GENERAL NOTES:

1. Separate permits will be required for sewer connections and water service installations.
2. Maintain 3 ft clearance from domestic water service frame and cover on all sides. Frame and cover dimensions are 24" x36".
3. Contractor shall install premises-isolation (PI) reduced pressure backflow assembly (RPBA) on the fire service line on the immediate inside wall of the building centerline of service and according to Portland Water Bureau requirements.
4. Contractor shall install premises-isolation (PI) reduced pressure backflow assembly (RPBA) on the domestic water service line on the immediate inside wall of the building centerline of service and according to Portland Water Bureau requirements.
5. Existing overhead power line to be reconstructed underground by utility owner.



NARRATIVE

Stormwater will be managed in accordance with The city of portland stormwater manual 2016. The proposed design will include an 800-square Foot of green roof area and 3 deciduous trees Behind the building (outside of the stormwater Planter). These two design elements will reduce The effective impervious area by 1,100 square feet, With 15,100 square feet remaining to be managed by On-site facilities.

The remaining 15,100 square feet of impervious Area will be managed with two new 35-foot deep, 48-Inch diameter drywells. The new drywells will Be located on-site, within a building driveway Recess that slopes toward the sidewalk. The new Drywell will be sized to manage the 100-year storm And any overflows will be directed to the street.

Public improvements will consist of replacement Of existing curb and sidewalk and will not require Stormwater upgrades.

Total Site Area:	18,636 SF
Row Dedication	1,261 SF
Impervious Roof/Deck Area:	16,200 SF
Pervious Landscaped Area:	1,175 SF
Green Roof Area:	800 SF
Proposed On-Site Landscape Trees:	3 Decidious

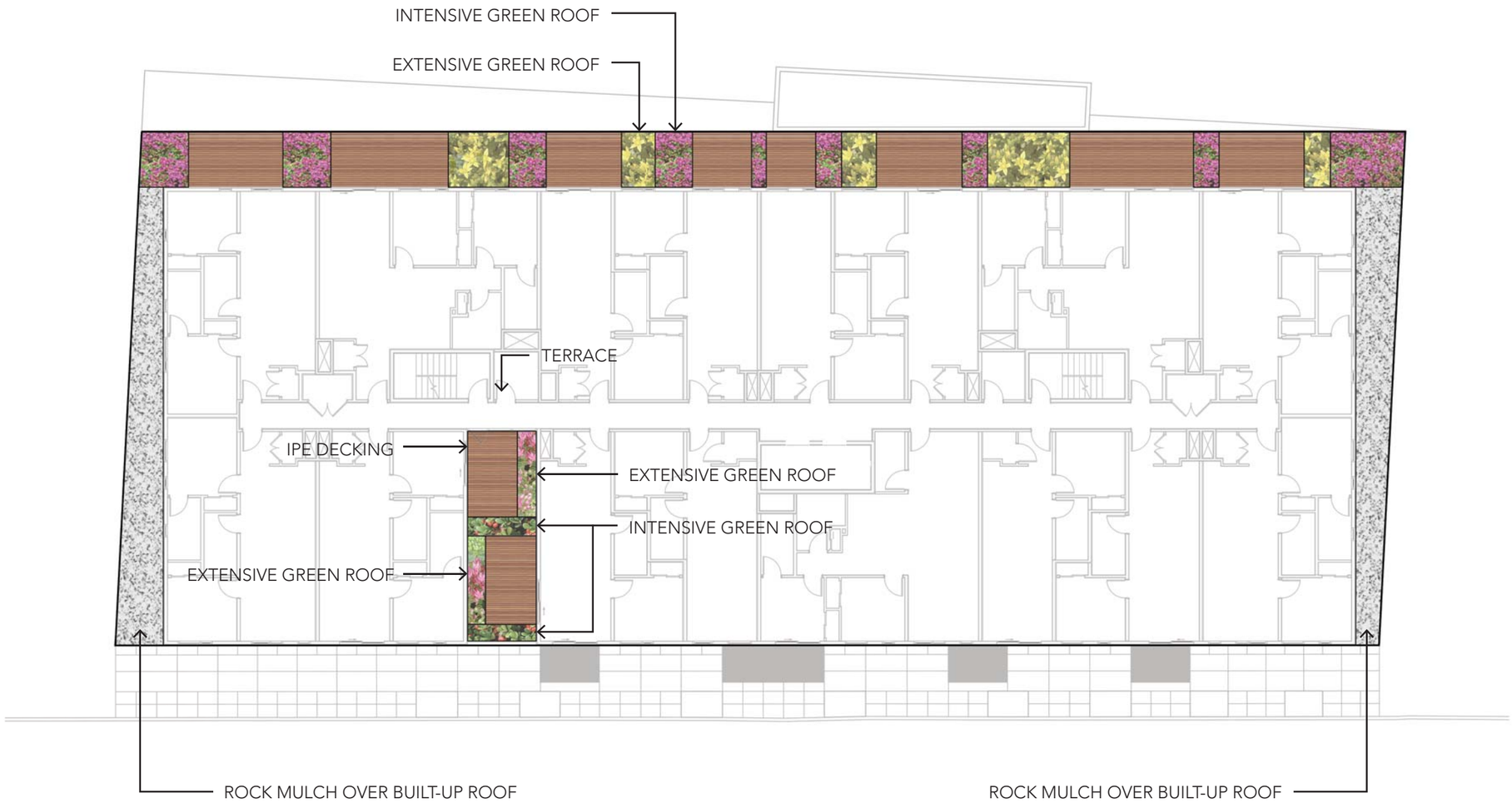
C.6 LANDSCAPE
GROUND FLOOR PLAN

SCALE: 1"=20'-0"

0' 1' 5' 10' 20'

N

C.6 LANDSCAPE
SECOND FLOOR PLAN

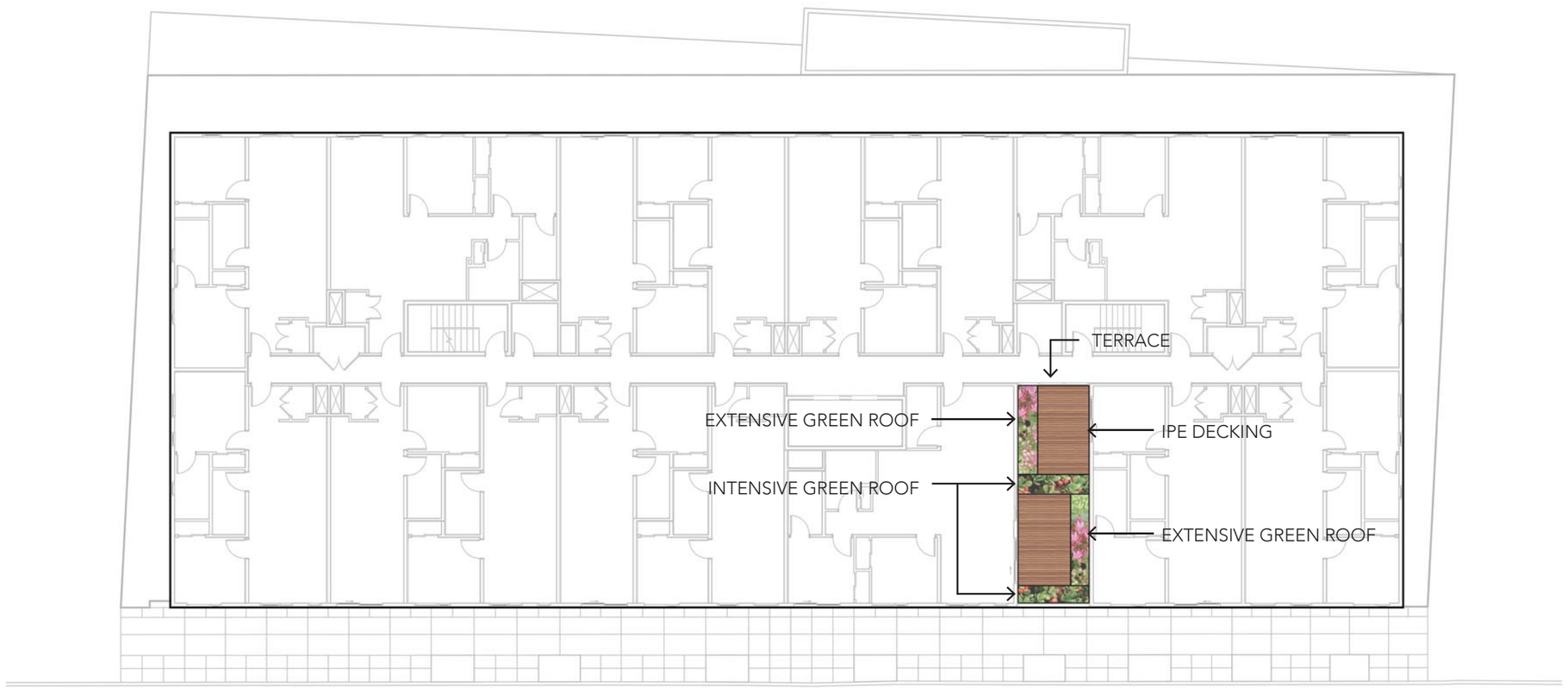


SCALE: 1"=20'-0"

0'1' 5' 10' 20'

N

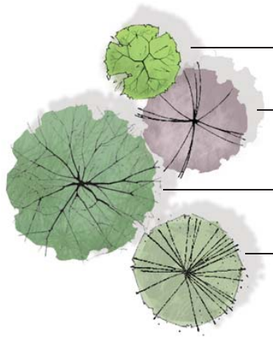
C.6 LANDSCAPE
FOURTH FLOOR PLAN



SCALE: 1"=20'-0"

0'1' 5' 10' 20'

N



TREES

Acer circinatum
Vine maple

Acer platanoides 'Crimson Sentry'
Crimson sentry maple

Cercidiphyllum japonicum
Katsura tree

Nyssa sylvatica
Black tupelo

STORMWATER PLANTER

Cornus sericea 'Kelseyi"
Dwarf redtwig dogwood

Ilex glabra
Inkberry

Juncus patens 'Elk Blue'
California gray rush

Lupinus bicolor
Miniature lupine

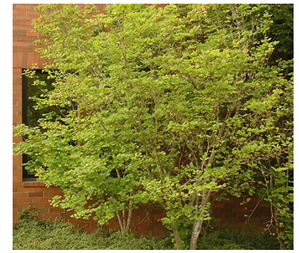
LOW SHRUBS AND GROUNDCOVER

Mahonia repens
Creeping Oregon grape

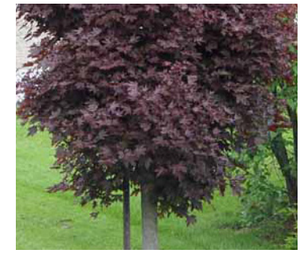
Pieris Japonica 'Valley Fire'
Lily-of-the-Valley

Robus pentalobus
Taiwan bramble

TREES



Vine Maple



Crimson Sentry Maple

Katsura Tree

Black Tupelo

STORMWATER

Dwarf Redtwig Dogwood

Inkberry

California Gray Rush

Miniature Lupine

GROUNDCOVER

Creeping Oregon Grape

Lily-of-the-Valley

Taiwan Bramble

EXTENSIVE GREEN ROOF (SUN)

Sedum acre
Biting stonecrop

Sedum album 'Coral Carpet'
White stonecrop

Sedum oreganum
Oregon stonecrop

Sedum spurium
Two-row stonecrop

Sempervivum tectorum
Hens and chicks

EXTENSIVE GREEN ROOF (SHADE)

Fragaria chiloensis
Coast Strawberry

Sedum oreganum
Oregon stonecrop

Sedum spurium
Two-row stonecrop

Veronica liwanensis
Speedwell

INTENSIVE GREEN ROOF (SHADE)

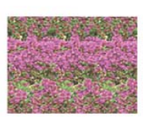
Arctostaphyllos uva-ursi
Kinnickinnick

Hemerocallis 'Stella d'Oro'
Stella d'Oro Daylily

Liriope muscari 'Big Blue'
Big Blue Lily Turf

Miscanthus purpurascens
Flame grass

Rubus pentalobus
Taiwan bramble



INTENSIVE GREEN ROOF (SUN)

Imperata cylindrica 'Rubra'
Japanese blood grass

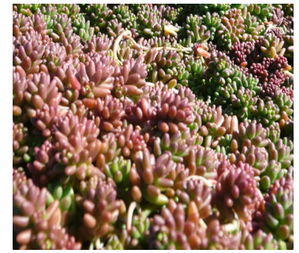
Rubus pentalobus
Taiwan bramble

Sedum spurium 'Dragon's Blood'
Dragon's Blood stonecrop

Spiraea Japonica 'Yan'
Gold spirea

EXTENSIVE GREEN ROOF

Biting Stonecrop



White Stonecrop

Oregon Stonecrop

Two-row Stonecrop

Hens and Chicks

Coast Strawberry

Speedwell

INTENSIVE ROOF DECK

Kinnickinnick

Stella d'Oro Daylily

Big Blue Lily Turf

Flame Grass

Taiwan Bramble

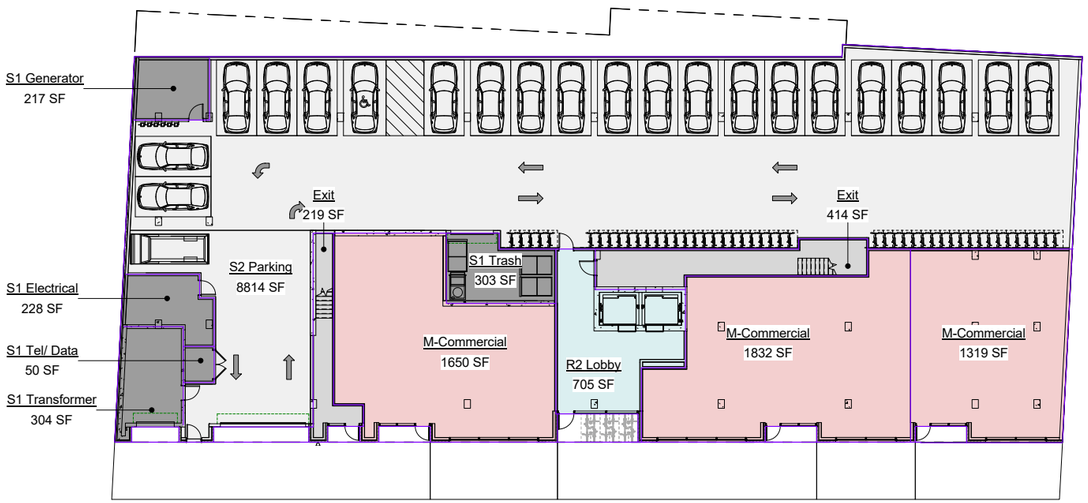
Japanese blood grass

Dragon's Blood Stonecrop

Gold Spirea

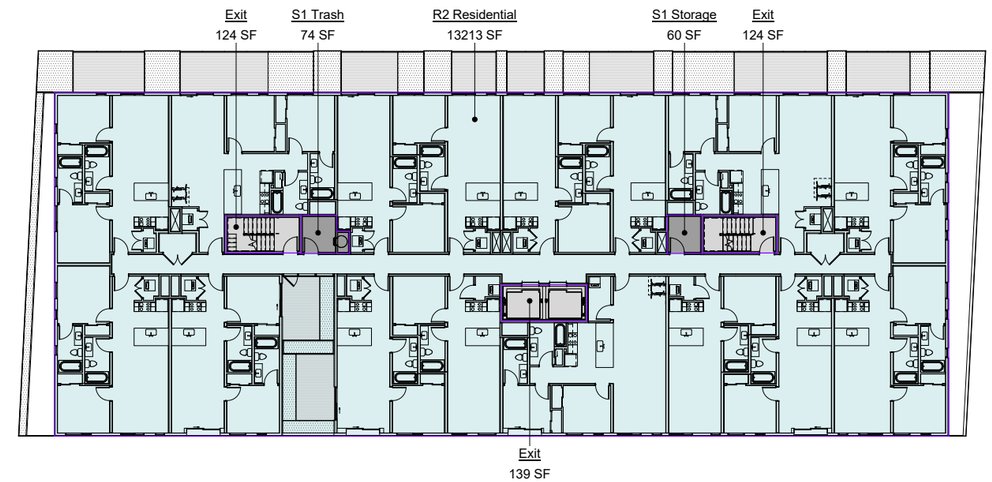
BUILDING DRAWINGS

REV 1



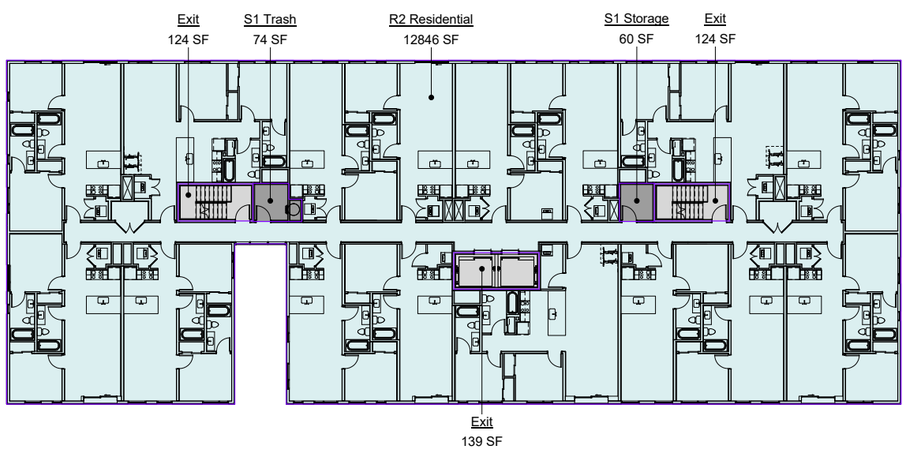
GROUND LEVEL

16,054 SF



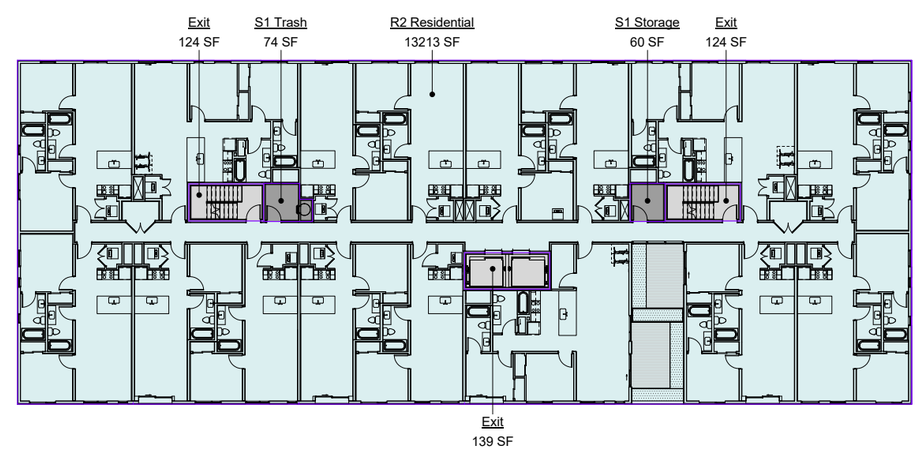
LEVEL 2

13,734 SF



LEVEL 3

13,366 SF



LEVEL 4

13,734 SF

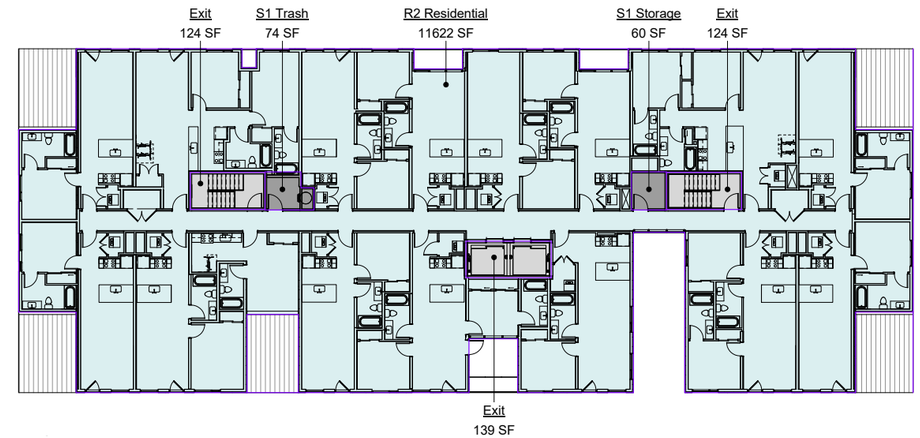
Total Commercial Area	4,800 sf
Total Residential Area	51,600 sf
TOTAL BUILDING AREA	**69,032 sf**

R2 Residential, Lobby
M Commercial
S2 Parking
S1 Trash, Storage, Electrical
Exit

SCALE: 1/32"=1'-0"

0' 10' 20'

N



LEVEL 5

12,143 SF

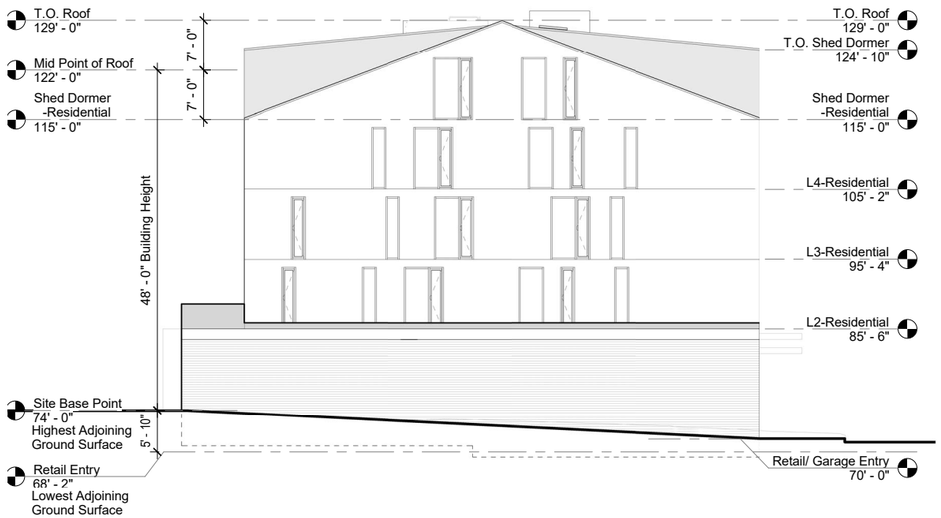
Total Commercial Area	4,800 sf
Total Residential Area	51,600 sf
TOTAL BUILDING AREA	**69,032 sf**

R2 Residential, Lobby
M Commercial
S2 Parking
S1 Trash, Storage, Electrical
Exit

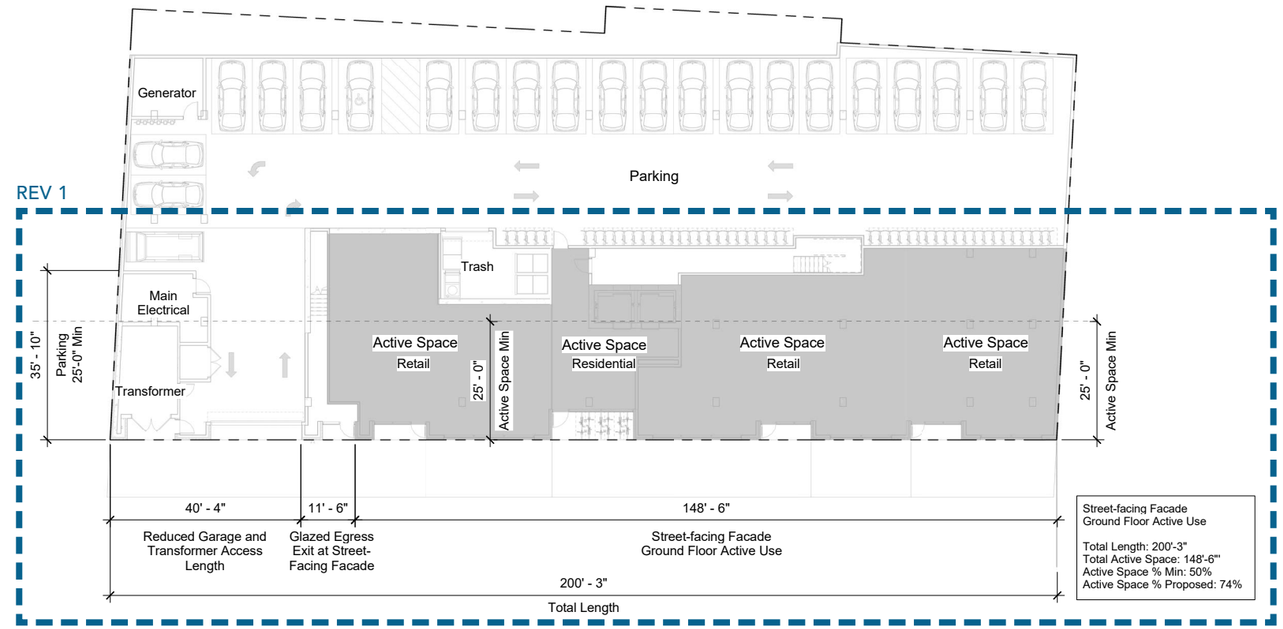
SCALE: 1/32"=1'-0"

0' 10' 20'

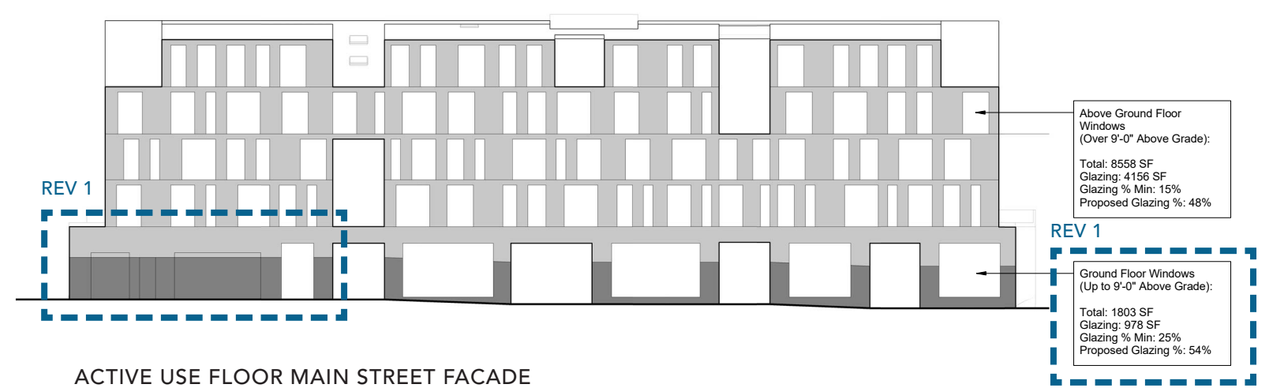
N



BUILDING HEIGHT DIAGRAM
NORTH ELEVATION
SCALE: 3/32"=1'-0"



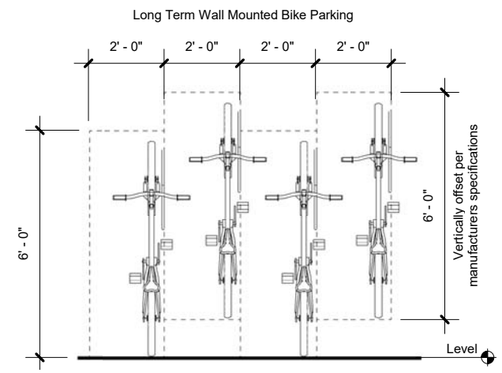
ACTIVE USE FLOOR PLAN
DIAGRAM
SCALE: 1/16"=1'-0"



ACTIVE USE FLOOR MAIN STREET FACADE
(EAST FACADE) DIAGRAM
SCALE: 1/16"=1'-0"

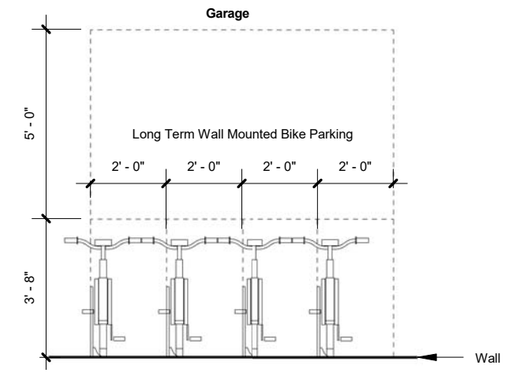
C.7 BUILDING DIAGRAMS

BIKE STORAGE ENLARGED PLANS AND ELEVATION



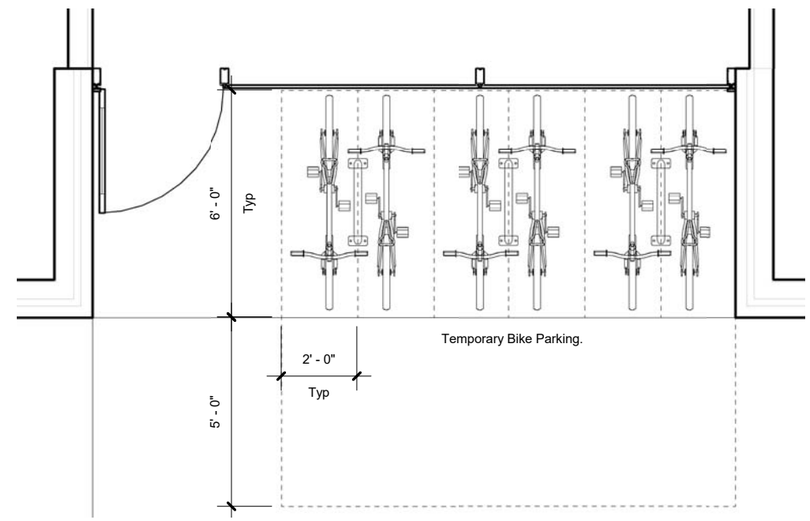
TYPICAL TEMPORARY BIKE PARKING PLAN (@ LOBBY)

SCALE: 1/4″=1′-0″



TYPICAL LONG-TERM BIKE PARKING PLAN (@ GARAGE)

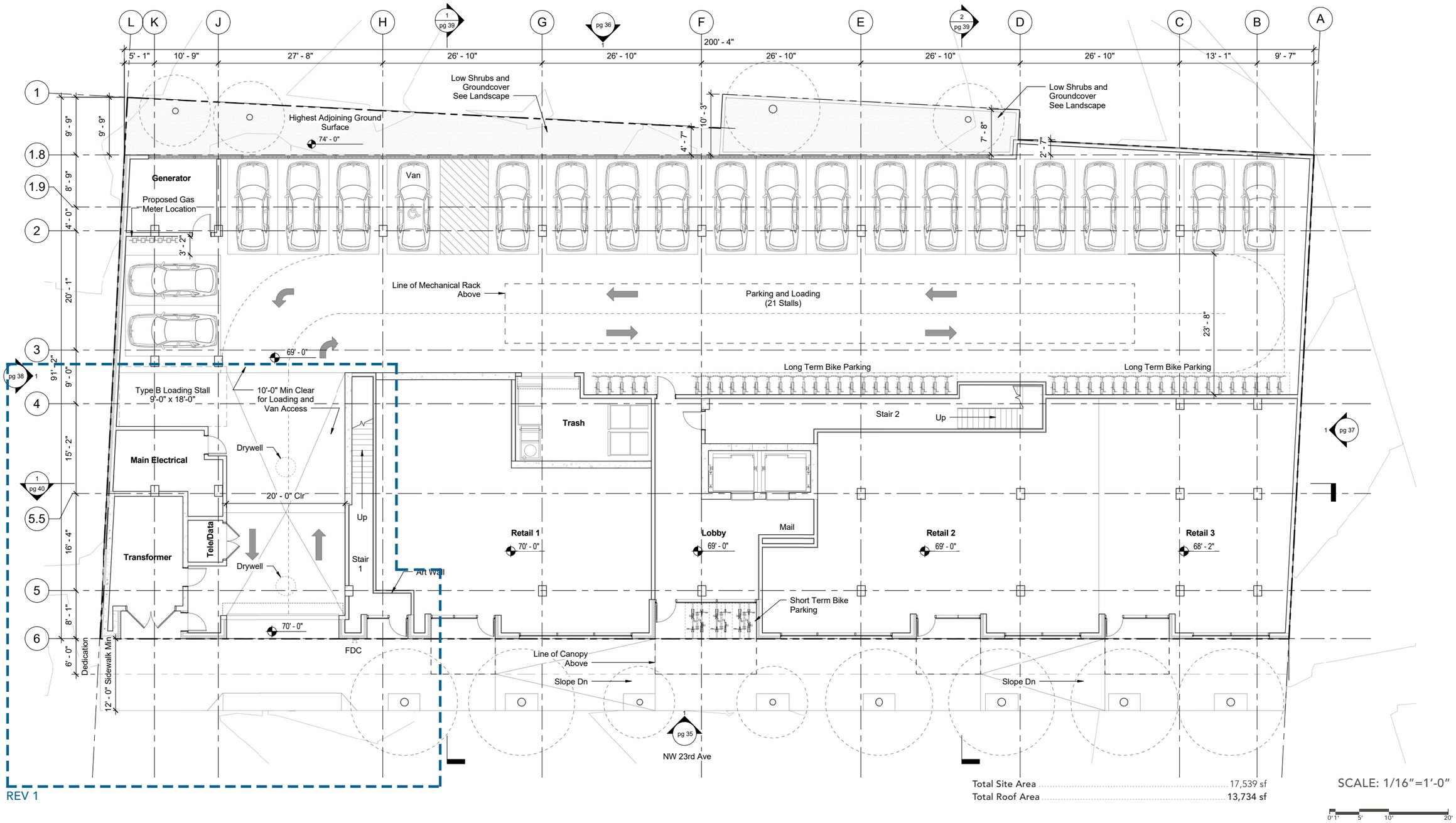
SCALE: 1/4″=1′-0″



TYPICAL LONG-TERM BIKE PARKING ELEVATION (@ GARAGE)

SCALE: 1/4″=1′-0″

C.8 FLOOR PLANS
GROUND LEVEL



REV 1

Total Site Area ..... 17,539 sf
Total Roof Area ..... 13,734 sf

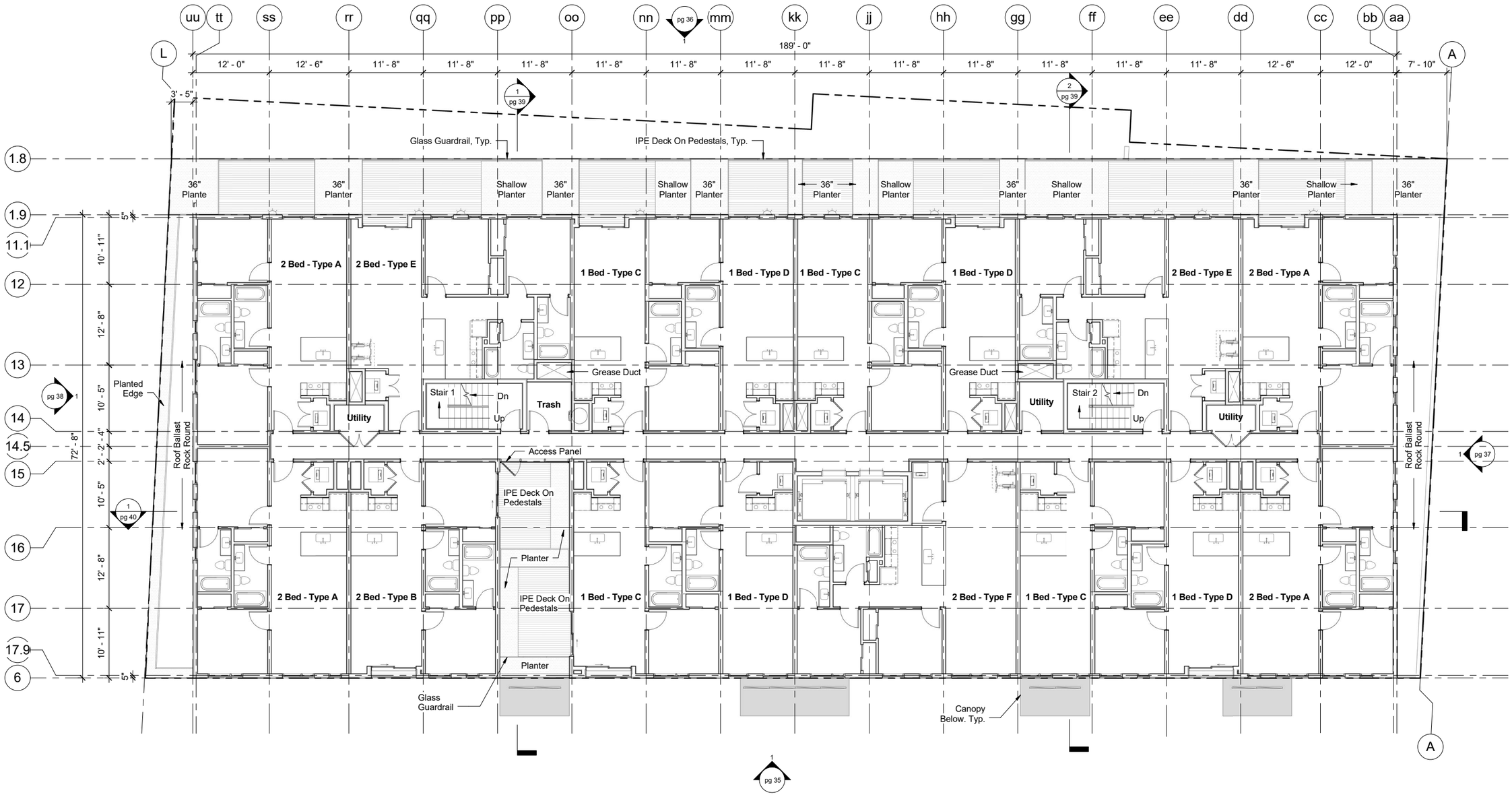
SCALE: 1/16"=1'-0"

0" 1' 5' 10' 20'

N

C.8 FLOOR PLANS

SECOND LEVEL (EXTERIOR LIGHTING PLAN)



LIGHTING

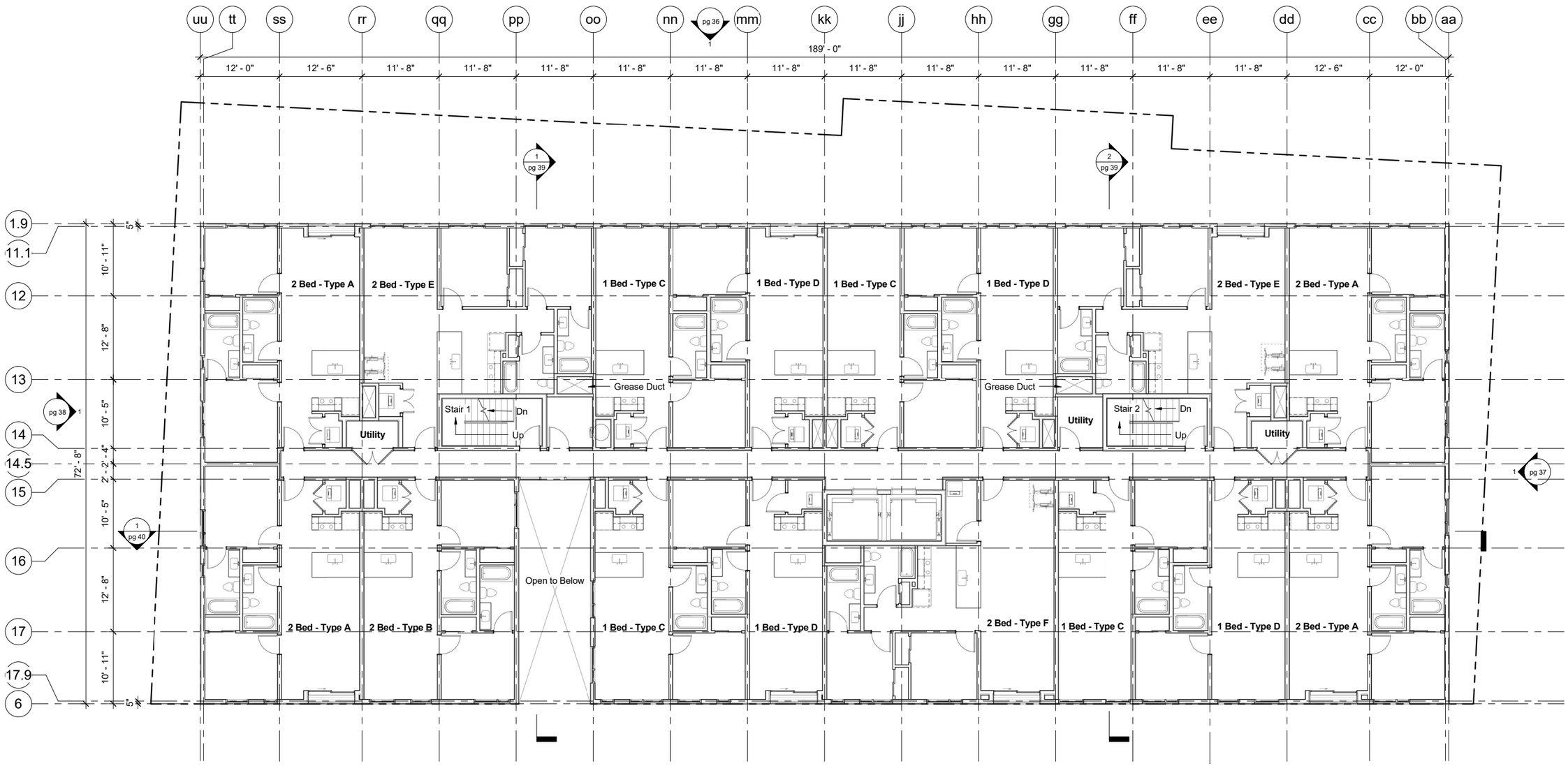
2. Linear Light in Canopy

SCALE: 1/16"=1'-0"

0" 1' 5' 10' 20'

N

C.8 FLOOR PLANS
THIRD LEVEL



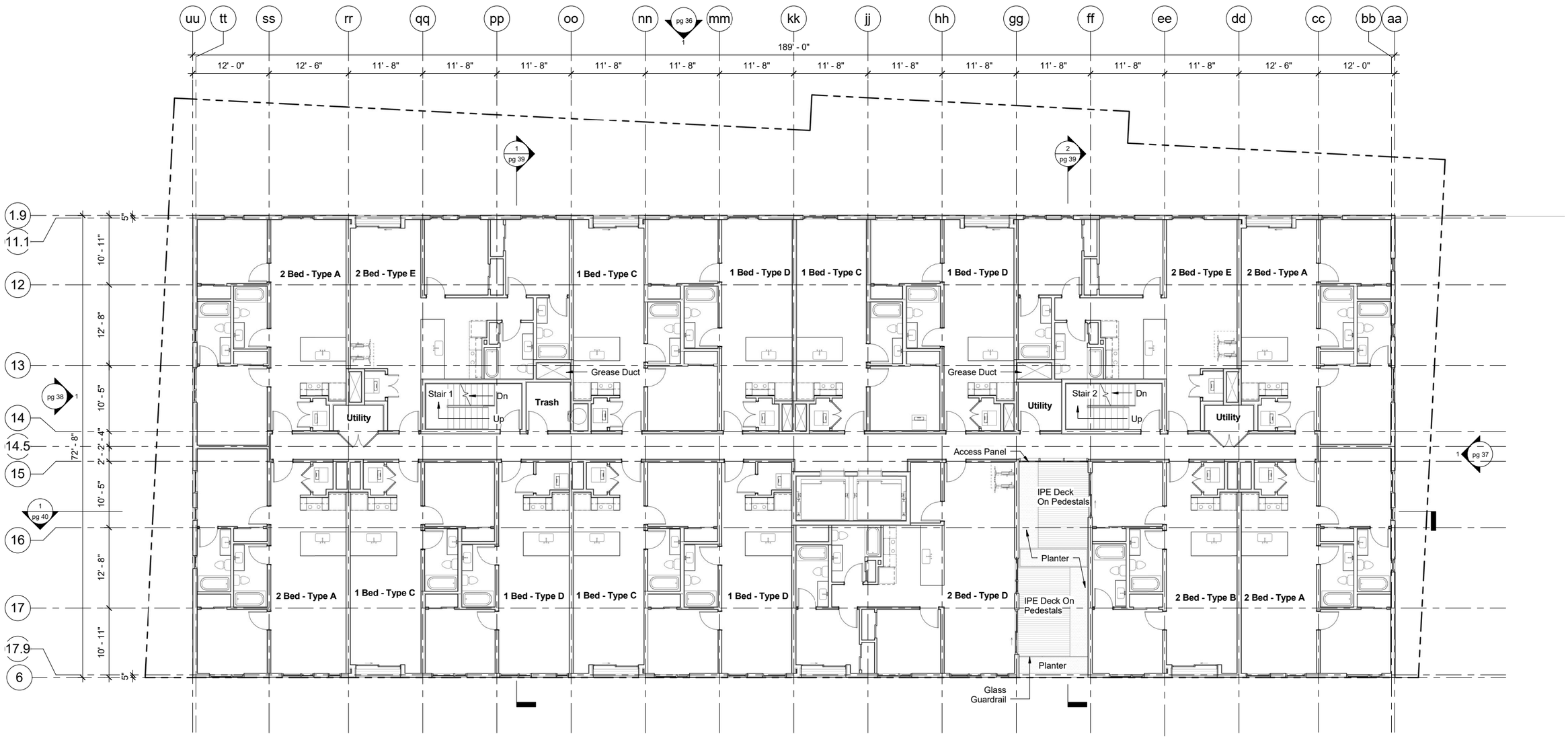
SCALE: 1/16"=1'-0"

0' 1' 5' 10' 20'

N

C.8 FLOOR PLANS

FOURTH LEVEL



SCALE: 1/16"=1'-0"

0' 1' 5' 10' 20'

N

C.8 FLOOR PLANS

FIFTH LEVEL

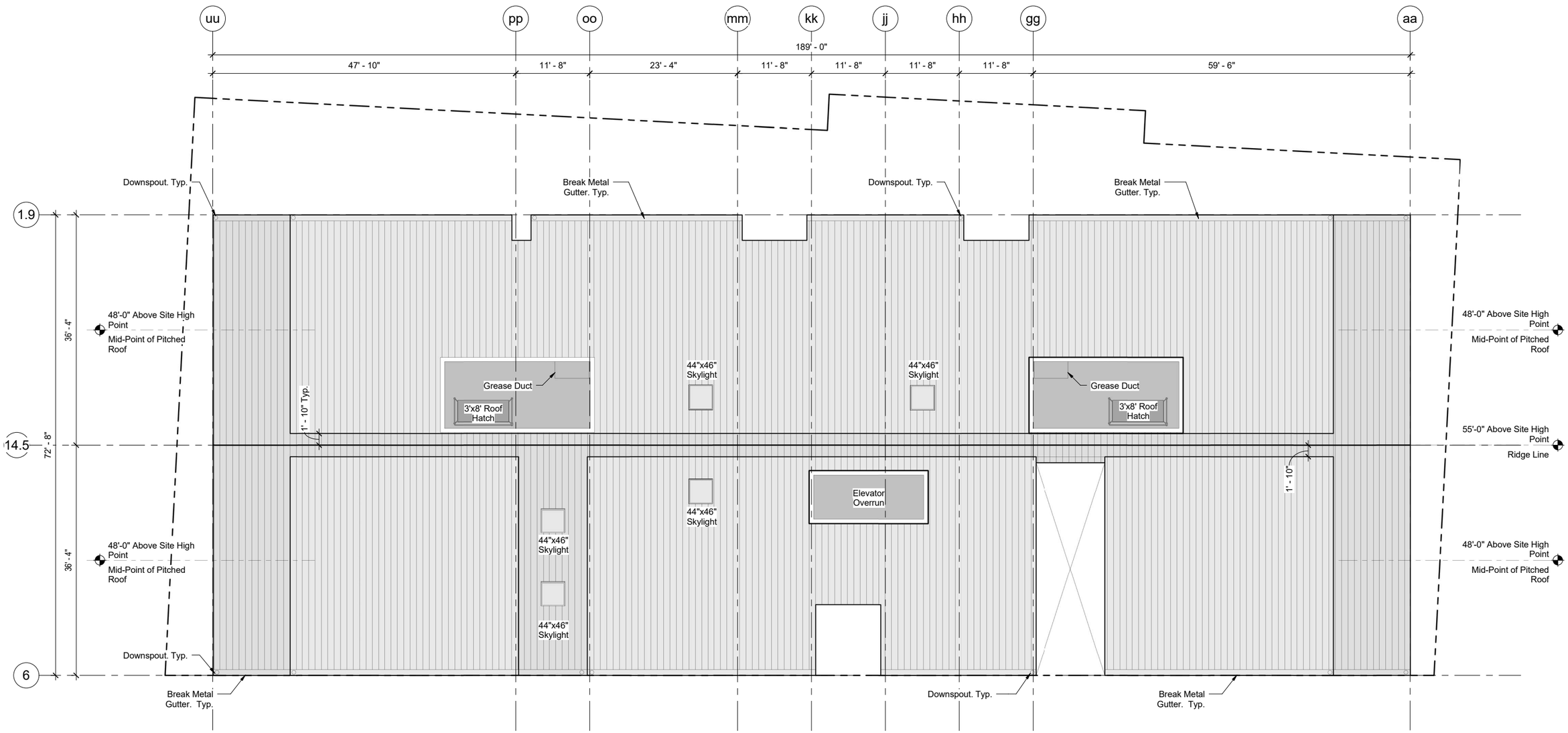
SCALE: 1/16"=1'-0"

0' 1' 5' 10' 20'

N

C.8 FLOOR PLANS

ROOF LEVEL



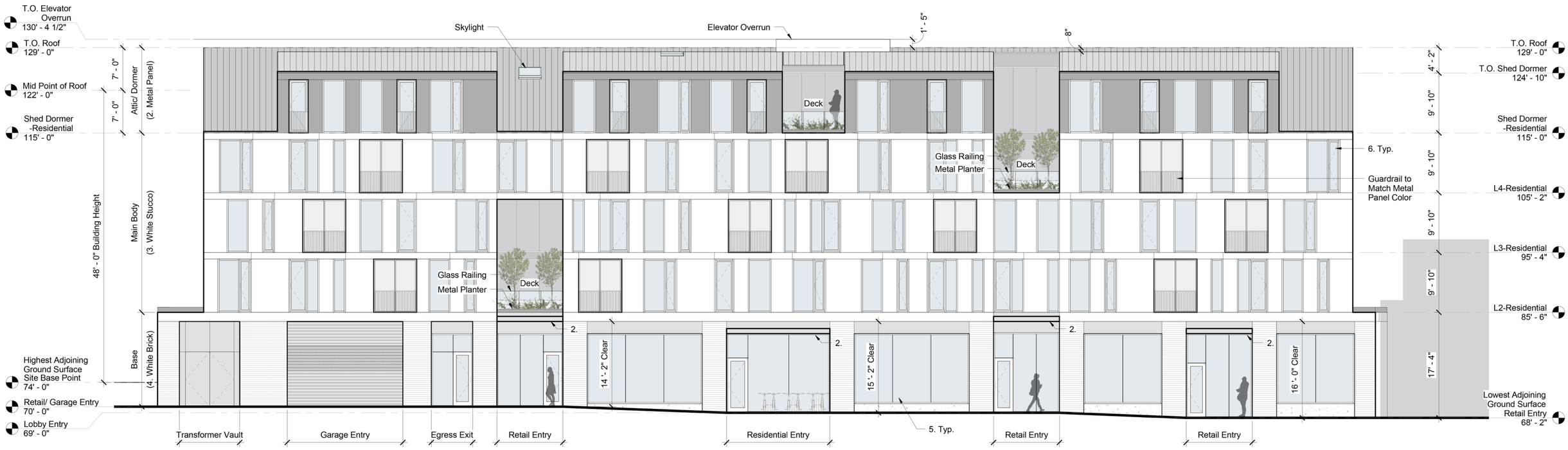
SCALE: 1/16″=1′-0″

0' 1' 5' 10' 20'

N

C.9 ELEVATIONS
EAST ELEVATION

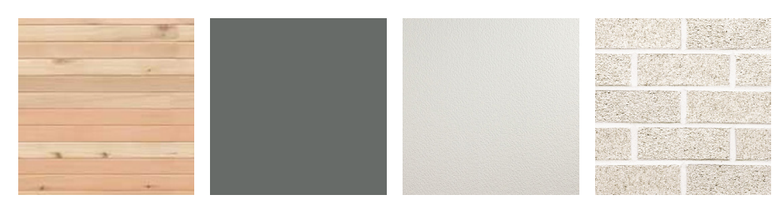
REV 1



1 DRP - East Elevation
1/8" = 1' - 0"

MATERIAL KEY

	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
3. White Stucco, Smooth Finish	20
4. White Standard Brick	19
5. Storefront Window Assembly	29
6. Window Assembly	32
7. Overhead Door	41
8. Outdoor Linear LED	13
9. Outdoor LED Sconce	18
10. Green Screen	45



1. Wood Soffit | 2.Metal Panel | 3.White Stucco | 4.White Brick

MATERIAL KEY

C.9 ELEVATIONS
WEST ELEVATION

REV 1

- West Elevation
= 1'-0"

SCALE: 1/16"=1'-0"

0' 1' 5' 10' 20'

MATERIAL KEY

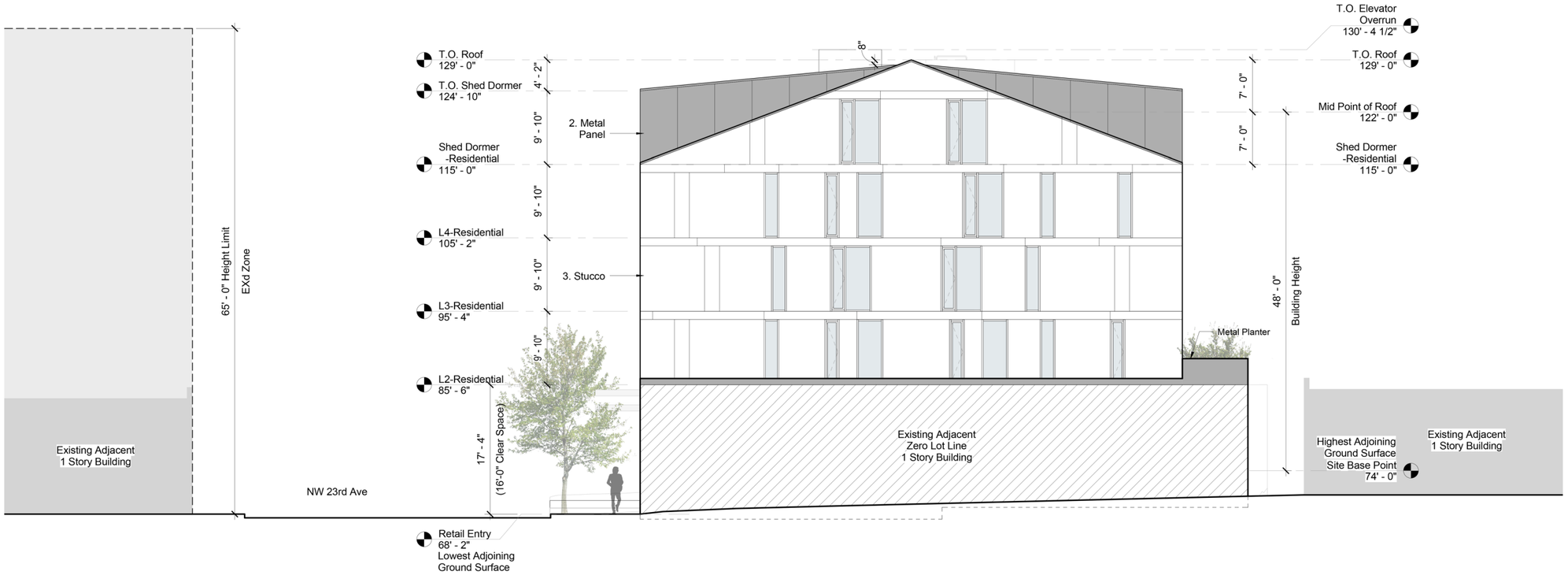
	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
3. White Stucco, Smooth Finish	20
4. White Standard Brick	19
5. Storefront Window Assembly	29
6. Window Assembly	32
7. Overhead Door	41
8. Outdoor Linear LED	13
9. Outdoor LED Sconce	18
10. Green Screen	45

1. Wood Soffit 2.Metal Panel 3.White Stucco 4.White Brick

MATERIAL KEY

C.9 ELEVATION
NORTH ELEVATIONS

REV 1

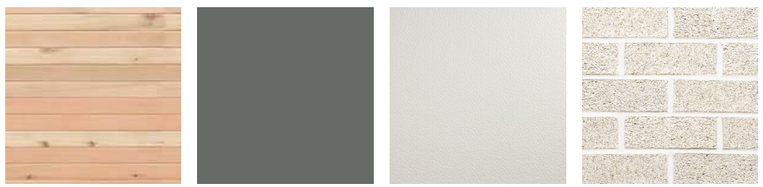


SCALE: 1/16"=1'-0"

0' 1' 5' 10' 20'

MATERIAL KEY

	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
3. White Stucco, Smooth Finish	20
4. White Standard Brick	19
5. Storefront Window Assembly	29
6. Window Assembly	32
7. Overhead Door	41
8. Outdoor Linear LED	13
9. Outdoor LED Sconce	18
10. Green Screen	45

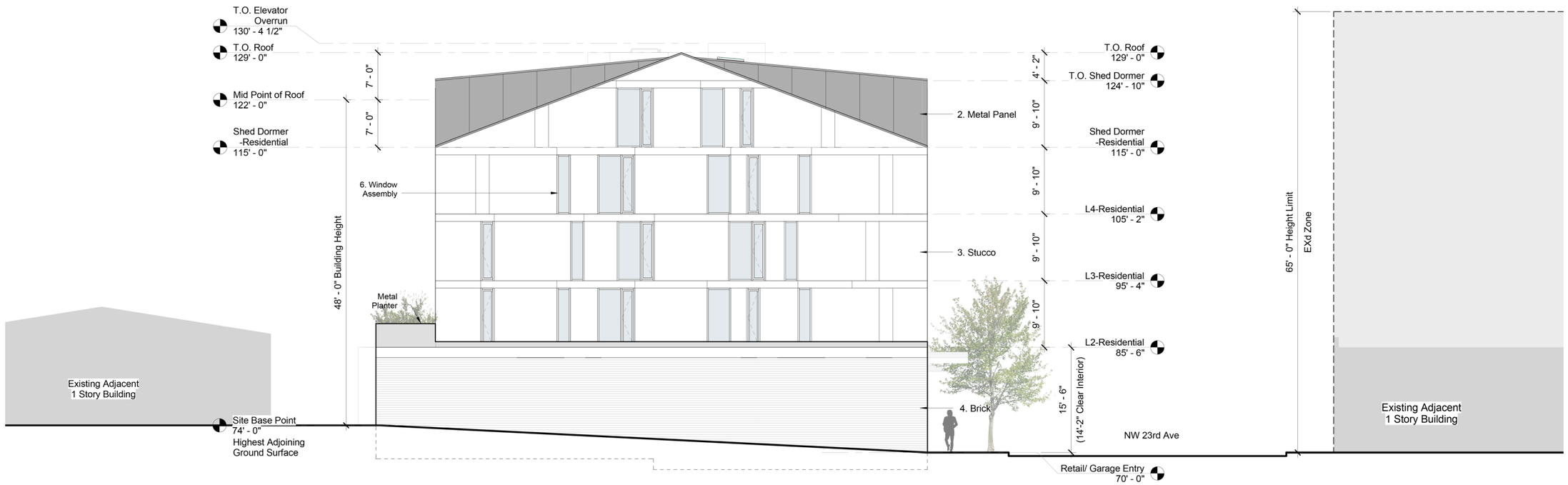


1. Wood Soffit 2.Metal Panel 3.White Stucco 4.White Brick

MATERIAL KEY

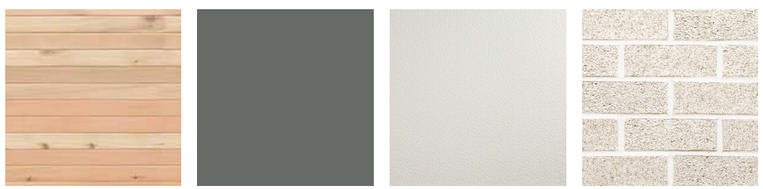
C.9 ELEVATION
SOUTH ELEVATIONS

REV 1



MATERIAL KEY

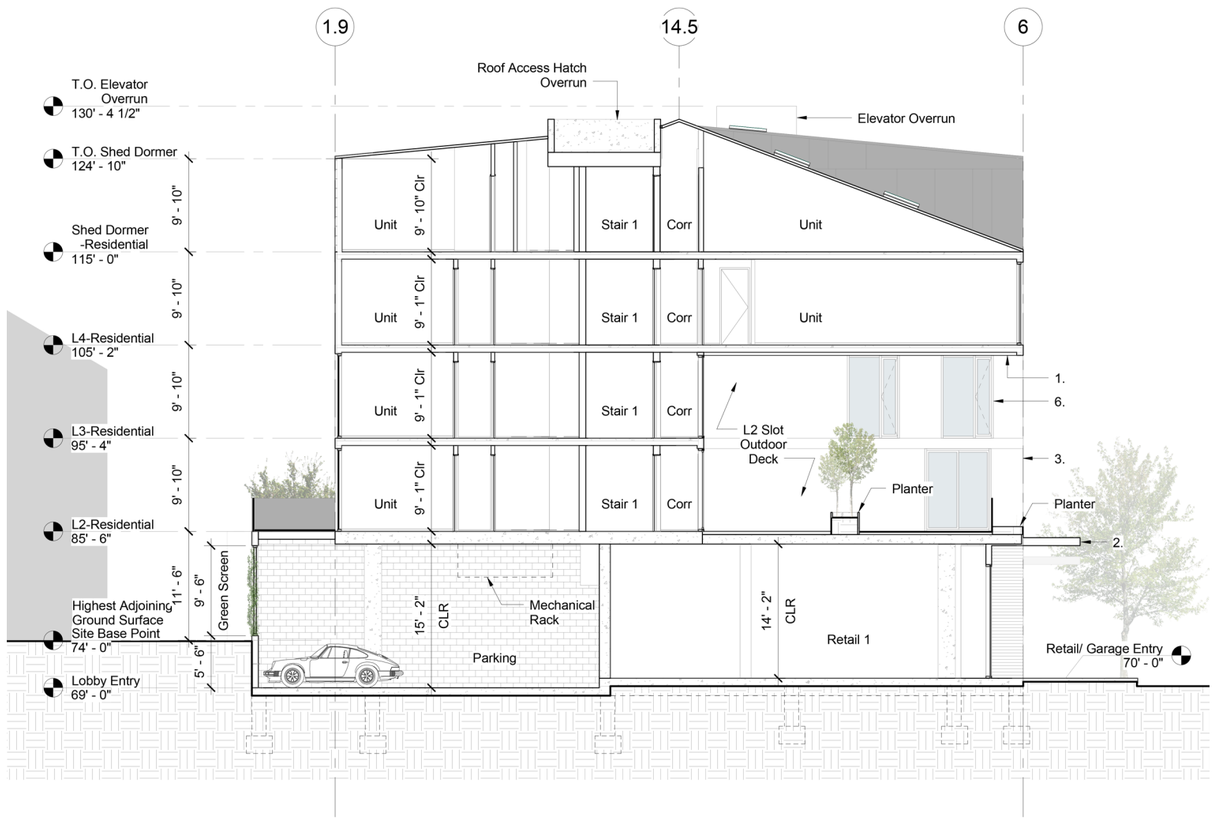
	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
3. White Stucco, Smooth Finish	20
4. White Standard Brick	19
5. Storefront Window Assembly	29
6. Window Assembly	32
7. Overhead Door	41
8. Outdoor Linear LED	13
9. Outdoor LED Sconce	18
10. Green Screen	45



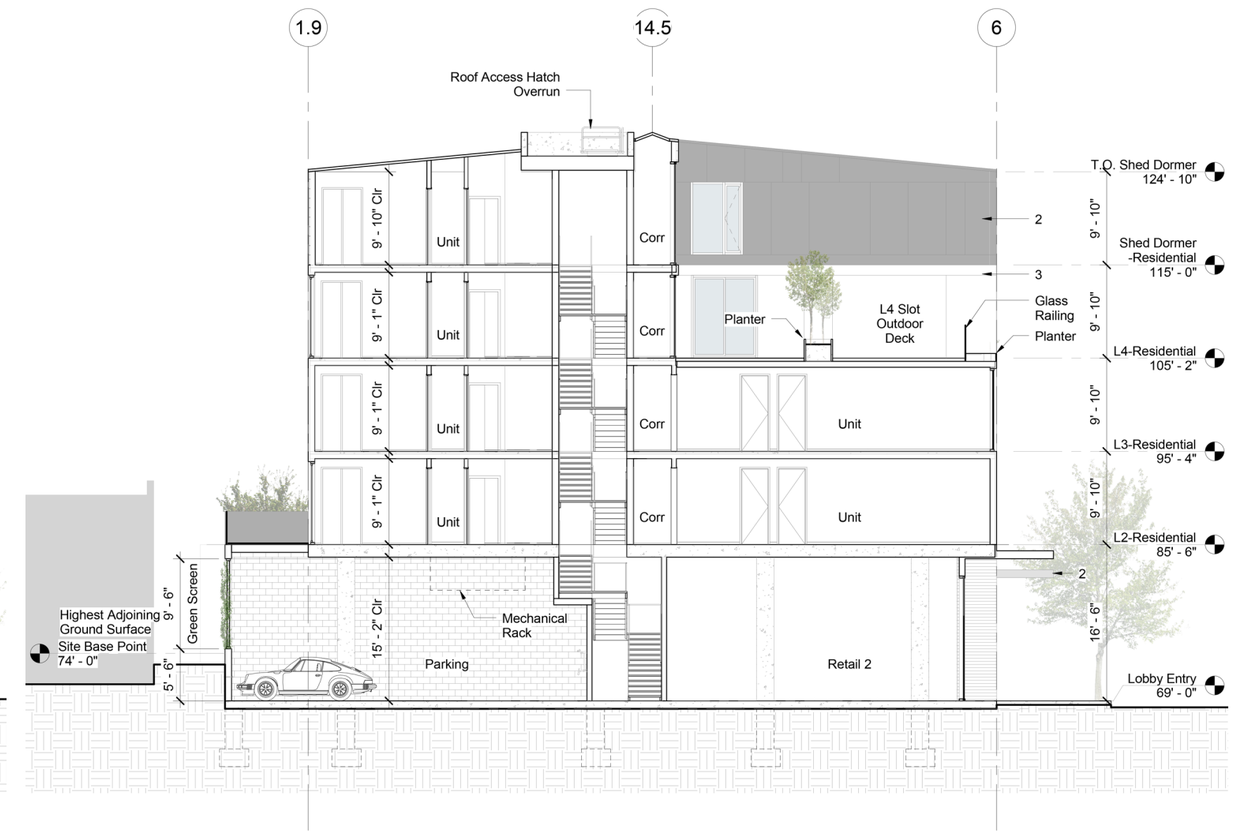
1. Wood Soffit 2.Metal Panel 3.White Stucco 4.White Brick

MATERIAL KEY

C.10 SECTIONS
CROSS SECTIONS



CROSS SECTION AT L2 SLOT



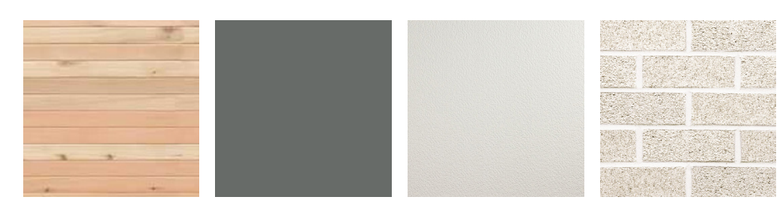
CROSS SECTION AT L4 SLOT

SCALE: 1/16"=1'-0"

0' 1' 5' 10' 20'

MATERIAL KEY

	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
3. White Stucco, Smooth Finish	20
4. White Standard Brick	19
5. Storefront Window Assembly	29
6. Window Assembly	32
7. Overhead Door	41
8. Outdoor Linear LED	13
9. Outdoor LED Sconce	18
10. Green Screen	45



1. Wood Soffit 2.Metal Panel 3.White Stucco 4.White Brick

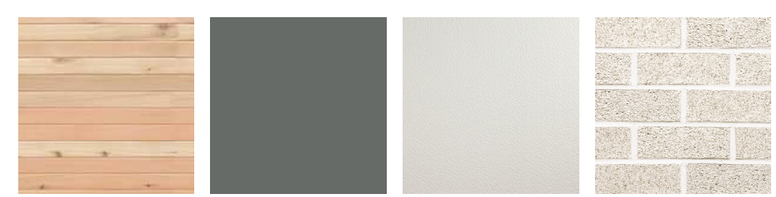
MATERIAL KEY

BUILDING SECTION LOOKING EAST

SCALE: 1/16"=1'-0"

MATERIAL KEY

	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
3. White Stucco, Smooth Finish	20
4. White Standard Brick	19
5. Storefront Window Assembly	29
6. Window Assembly	32
7. Overhead Door	41
8. Outdoor Linear LED	13
9. Outdoor LED Sconce	18
10. Green Screen	45



1. Wood Soffit 2.Metal Panel 3.White Stucco 4.White Brick

MATERIAL KEY

PERSPECTIVES AND DETAILS

C.11 OVERALL RENDERINGS

STREET VIEW FROM NORTH-EAST

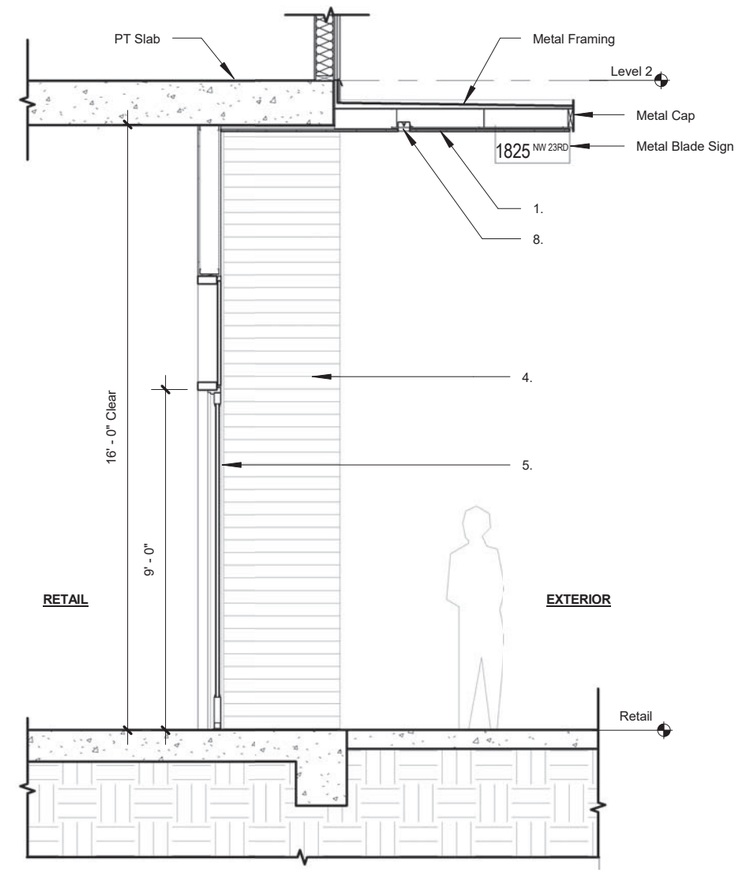
C.11 OVERALL RENDERINGS

REV 1

STREET VIEW FROM SOUTH-EAST

C.12 DETAILS & MATERIALS
PERSPECTIVE AT NORTH RETAIL

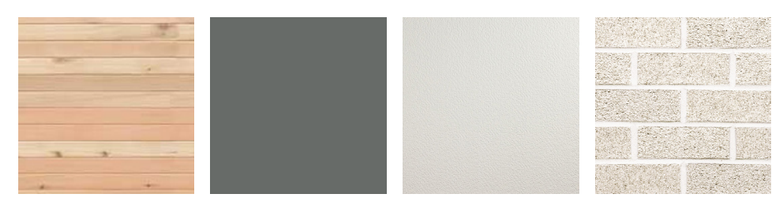
C.12 DETAILS & MATERIALS
TYPICAL RETAIL ENTRY



WALL SECTION
Scale: 1/4" = 1'-0"

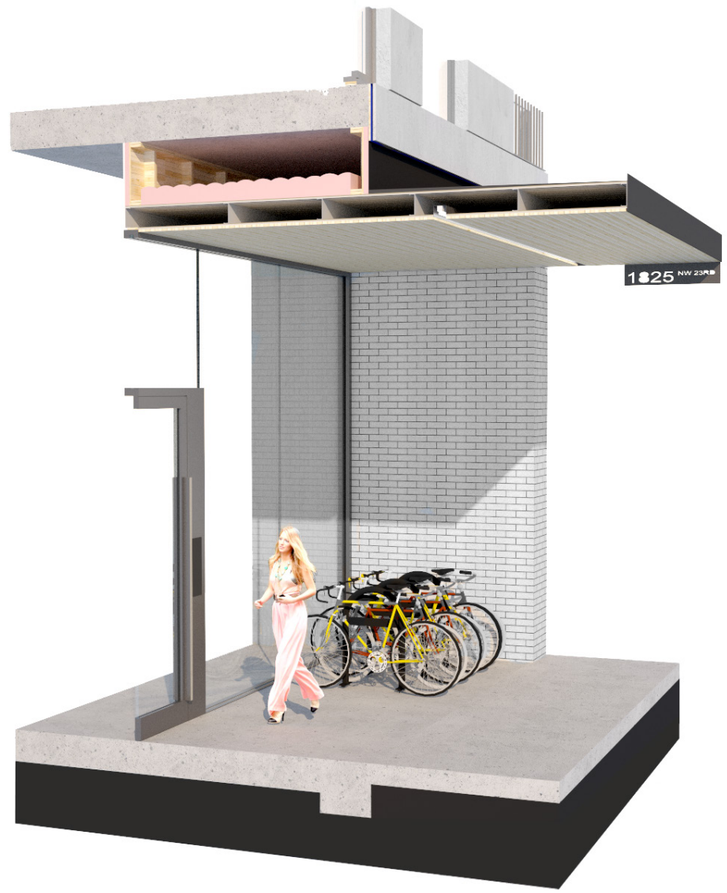
MATERIAL KEY

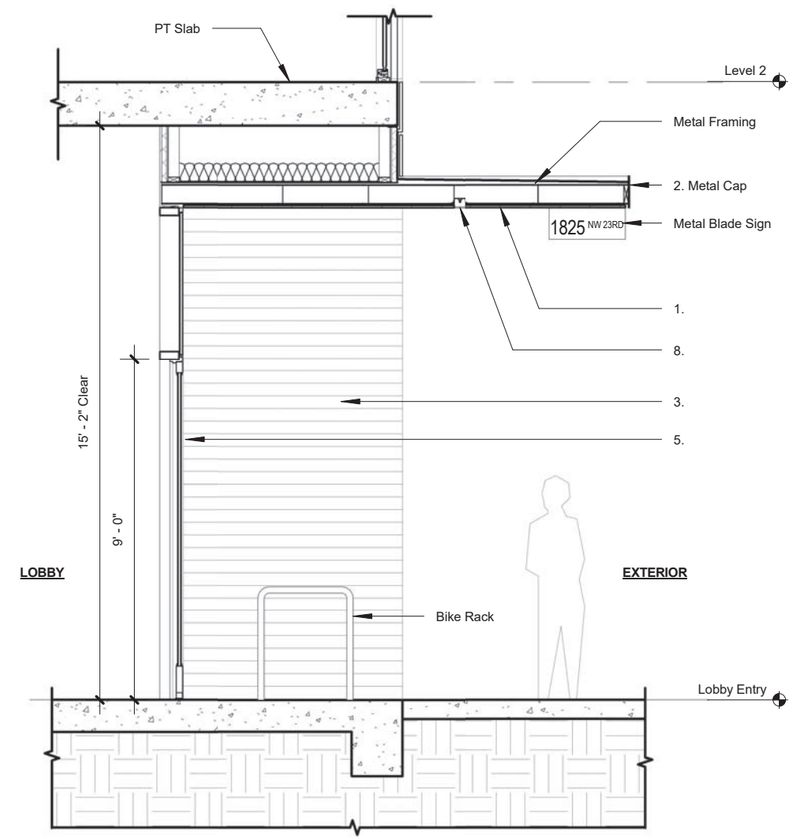
		CUT SHEET PAGE
1.	Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2.	Metal Finish, Kynar in Charcoal Gray	24
3.	White Stucco, Smooth Finish	20
4.	White Standard Brick	19
5.	Storefront Window Assembly	29
6.	Window Assembly	32
7.	Overhead Door	41
8.	Outdoor Linear LED	13
9.	Outdoor LED Sconce	18
10.	Green Screen	45



1. Wood Soffit 2.Metal Panel 3.White Stucco 4.White Brick

MATERIAL KEY





WALL SECTION
Scale: 1/4" = 1'-0"

MATERIAL KEY

	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
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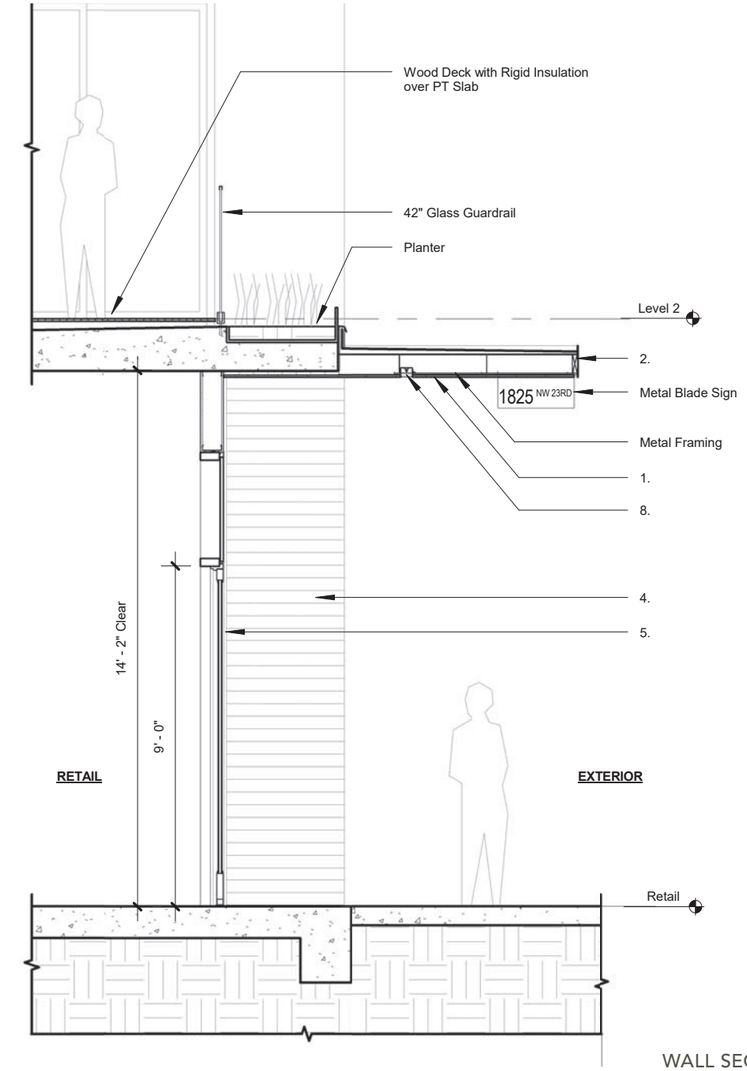
7. Overhead Door	41
8. Outdoor Linear LED	13
9. Outdoor LED Sconce	18
10. Green Screen	45

1. Wood Soffit | 2.Metal Panel | 3.White Stucco | 4.White Brick

MATERIAL KEY

C.12 DETAILS & MATERIALS
NORTH RETAIL ENTRY



WALL SECTION
Scale: 1/4" = 1'-0"

MATERIAL KEY

	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
3. White Stucco, Smooth Finish	20
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9. Outdoor LED Sconce	18
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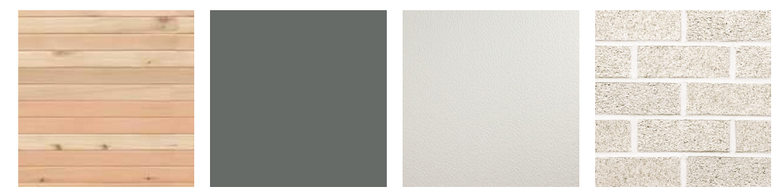


1. Wood Soffit 2.Metal Panel 3.White Stucco 4.White Brick

MATERIAL KEY

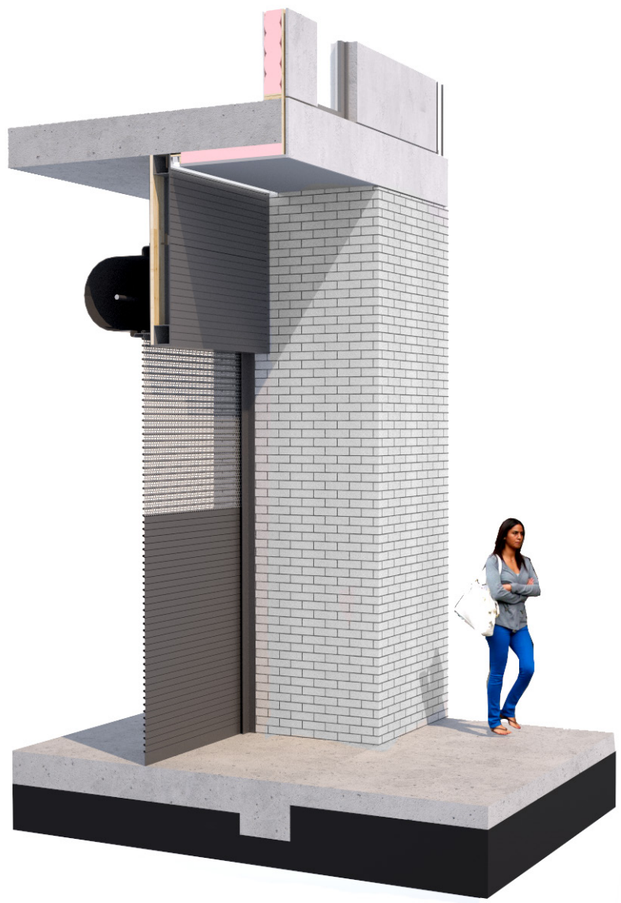
C.12 DETAILS & MATERIALS

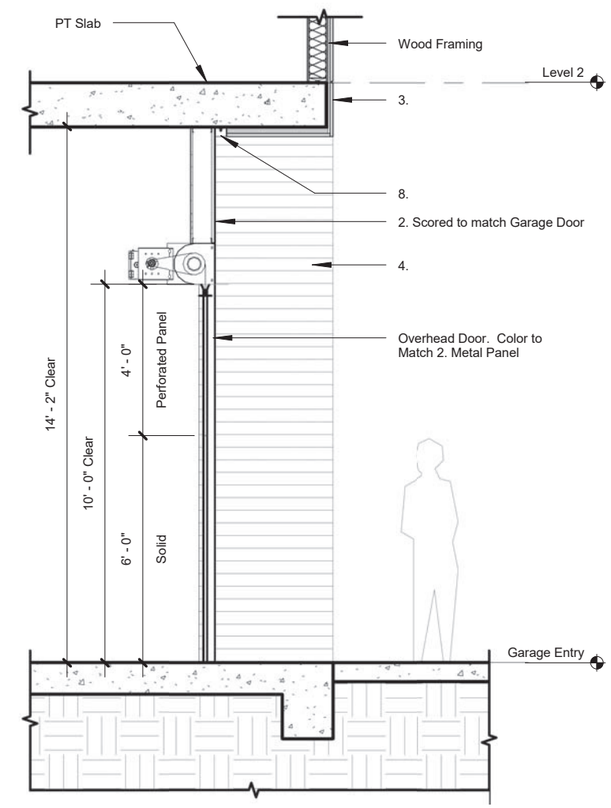
ENLARGED PERSPECTIVE AT SOUTH CORNER

REV 1

C.12 DETAILS & MATERIALS
GARAGE ENTRY

REV 1





WALL SECTION
Scale: 1/4" = 1'-0"

MATERIAL KEY

	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
3. White Stucco, Smooth Finish	20
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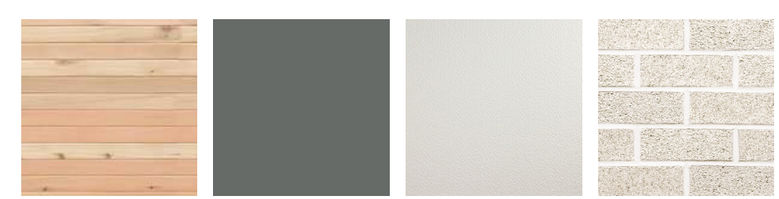
5. Storefront Window Assembly	29
6. Window Assembly	32
7. Overhead Door	41
8. Outdoor Linear LED	13
9. Outdoor LED Sconce	18
10. Green Screen	45



1. Wood Soffit 2.Metal Panel 3.White Stucco 4.White Brick

MATERIAL KEY

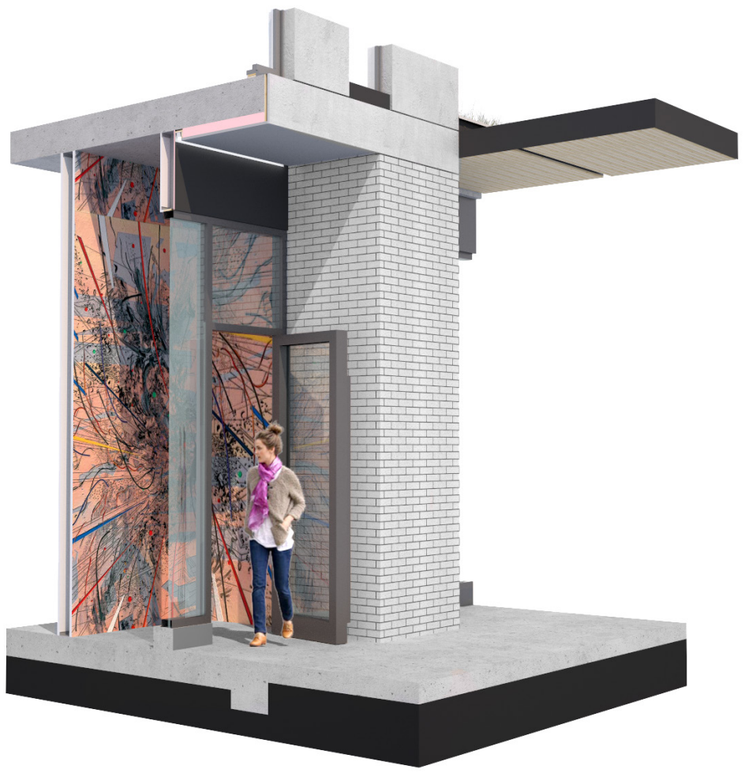
C.12 DETAILS & MATERIALS

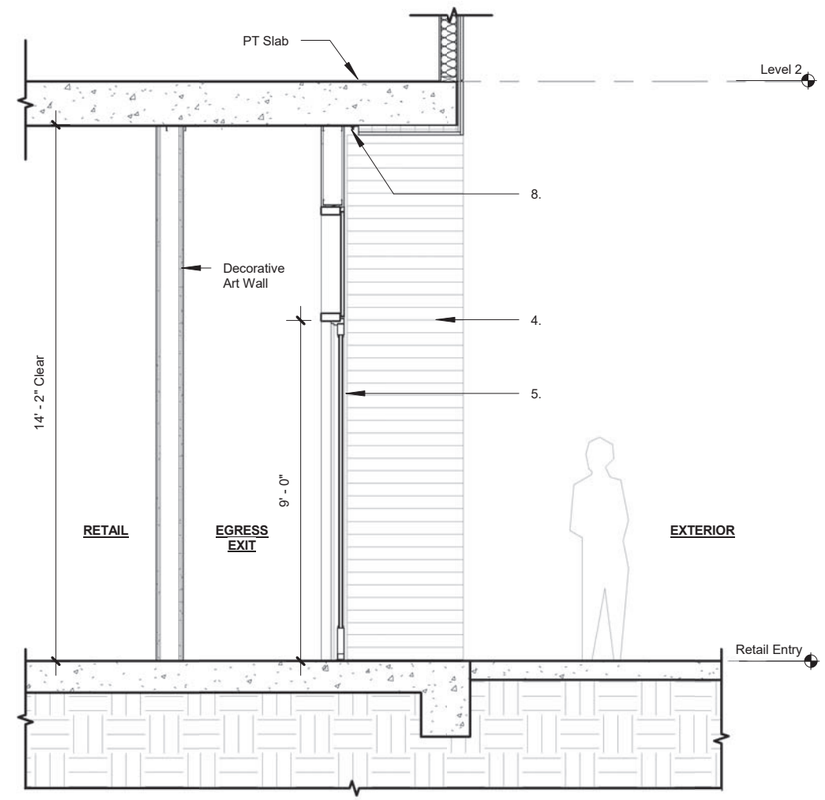
ENLARGED PERSPECTIVE AT EGRESS EXIT

REV 1

C.12 DETAILS & MATERIALS
EGRESS EXIT

REV 1

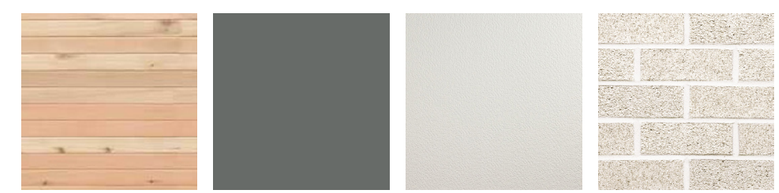




WALL SECTION
Scale: 1/4" = 1'-0"

MATERIAL KEY

	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
3. White Stucco, Smooth Finish	20
4. White Standard Brick	19
5. Storefront Window Assembly	29
6. Window Assembly	32
7. Overhead Door	41
8. Outdoor Linear LED	13
9. Outdoor LED Sconce	18
10. Green Screen	45



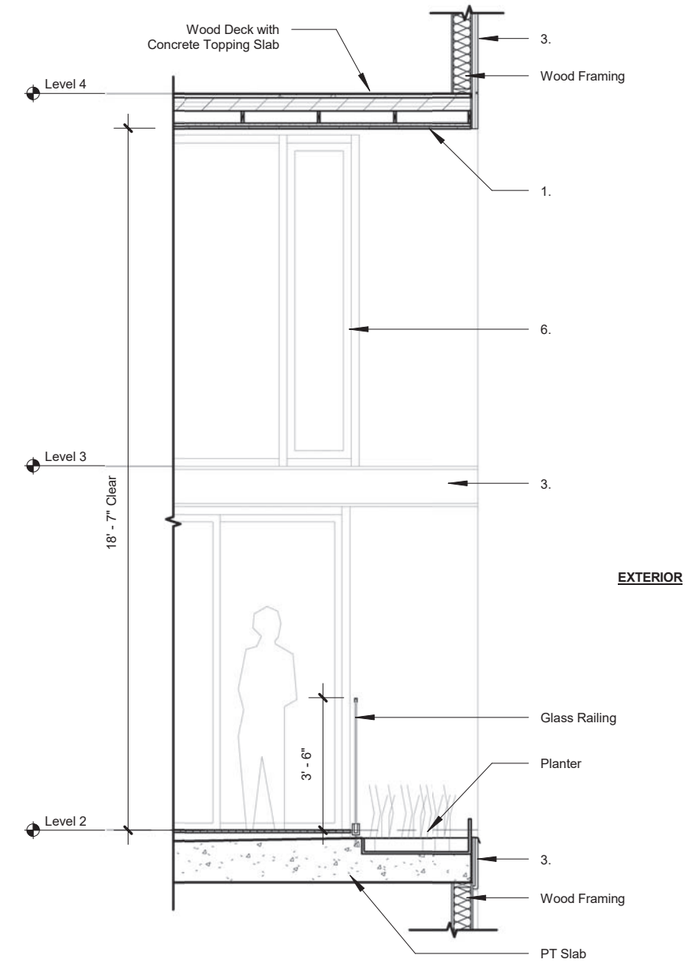
1. Wood Soffit 2.Metal Panel 3.White Stucco 4.White Brick

MATERIAL KEY

C.12 DETAILS & MATERIALS
LEVEL 2 EXTERIOR SLOT (DECK)

C.12 DETAILS & MATERIALS

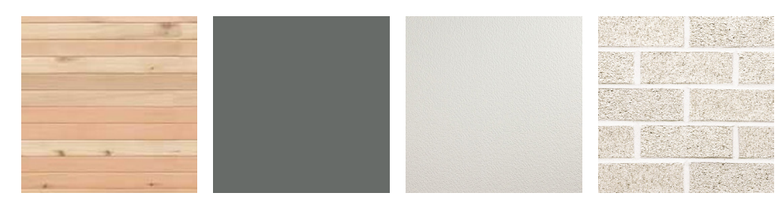
LEVEL 2 EXTERIOR SLOT (DECK)



TYPICAL WALL SECTION
Scale: 1/4" = 1'-0"

MATERIAL KEY

	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
3. White Stucco, Smooth Finish	20
4. White Standard Brick	19
5. Storefront Window Assembly	29
6. Window Assembly	32
7. Overhead Door	41
8. Outdoor Linear LED	13
9. Outdoor LED Sconce	18
10. Green Screen	45

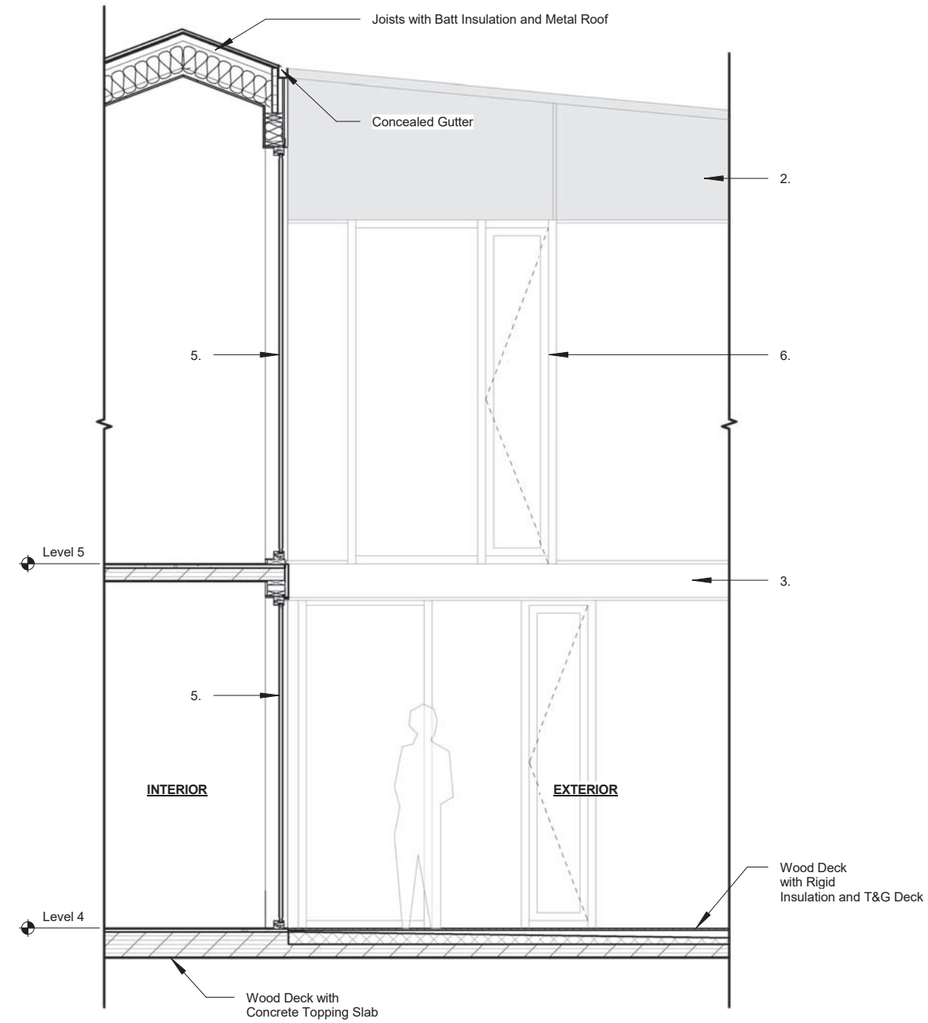


1. Wood Soffit 2.Metal Panel 3.White Stucco 4.White Brick

MATERIAL KEY

C.12 DETAILS & MATERIALS

LEVEL 5 EXTERIOR SLOT (DECK)



TYPICAL WALL SECTION

Scale: 1/4" = 1'-0"

MATERIAL KEY

	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
3. White Stucco, Smooth Finish	20
4. White Standard Brick	19
5. Storefront Window Assembly	29
6. Window Assembly	32
7. Overhead Door	41
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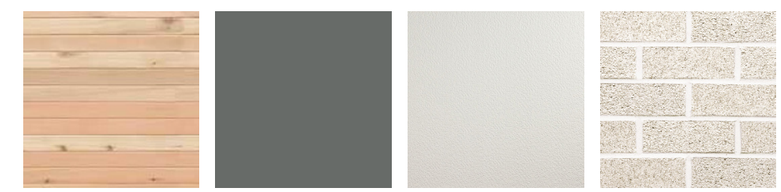
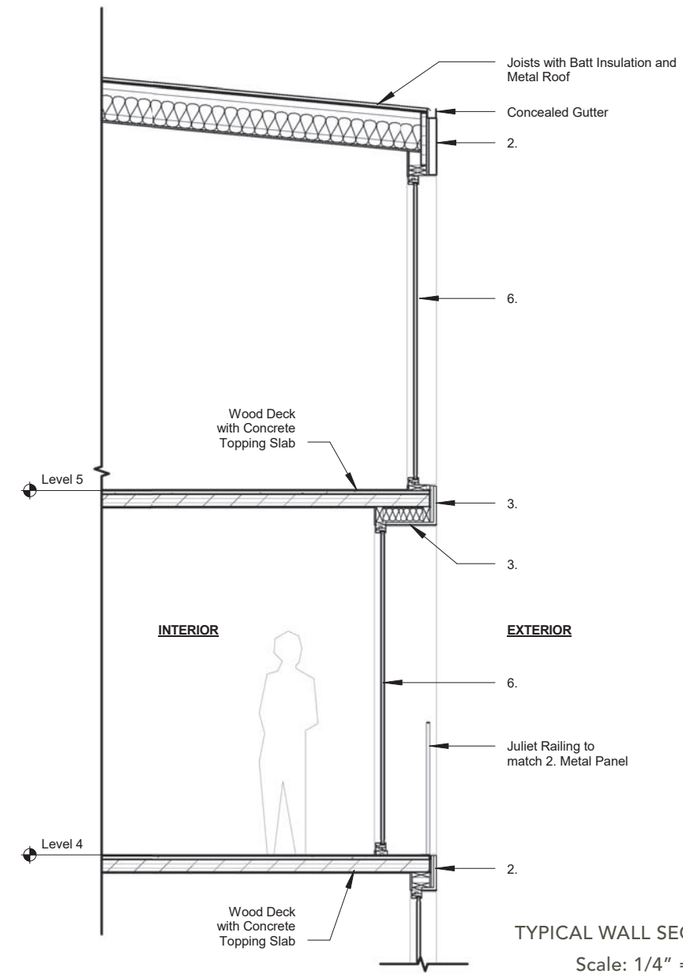
9. Outdoor LED Sconce	18
10. Green Screen	45



1. Wood Soffit 2.Metal Panel 3.White Stucco 4.White Brick

MATERIAL KEY

C.12 DETAILS & MATERIALS
JULIET BALCONY AND TYPICAL ROOF



TYPICAL WALL SECTION
Scale: 1/4" = 1'-0"

MATERIAL KEY

	CUT SHEET PAGE
1. Wood Soffit, T&G Tight-Knot Cedar	See Material Sample
2. Metal Finish, Kynar in Charcoal Gray	24
3. White Stucco, Smooth Finish	20
4. White Standard Brick	19
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9. Outdoor LED Sconce	18
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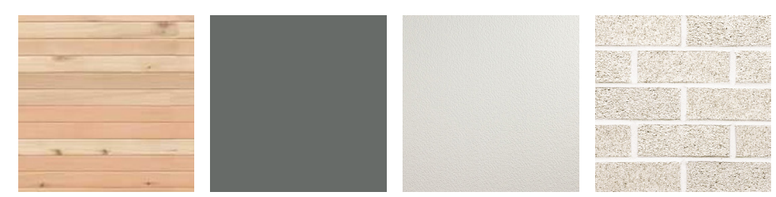

1. Wood Soffit | 2.Metal Panel | 3.White Stucco | 4.White Brick

MATERIAL KEY

C.13 RENDERINGS
PERSPECTIVE FROM NW 23RD