



NORTH 18

Design Review Submission: September 22nd, 2017

APPENDIX B: DESIGN DRAWINGS + DETAILS

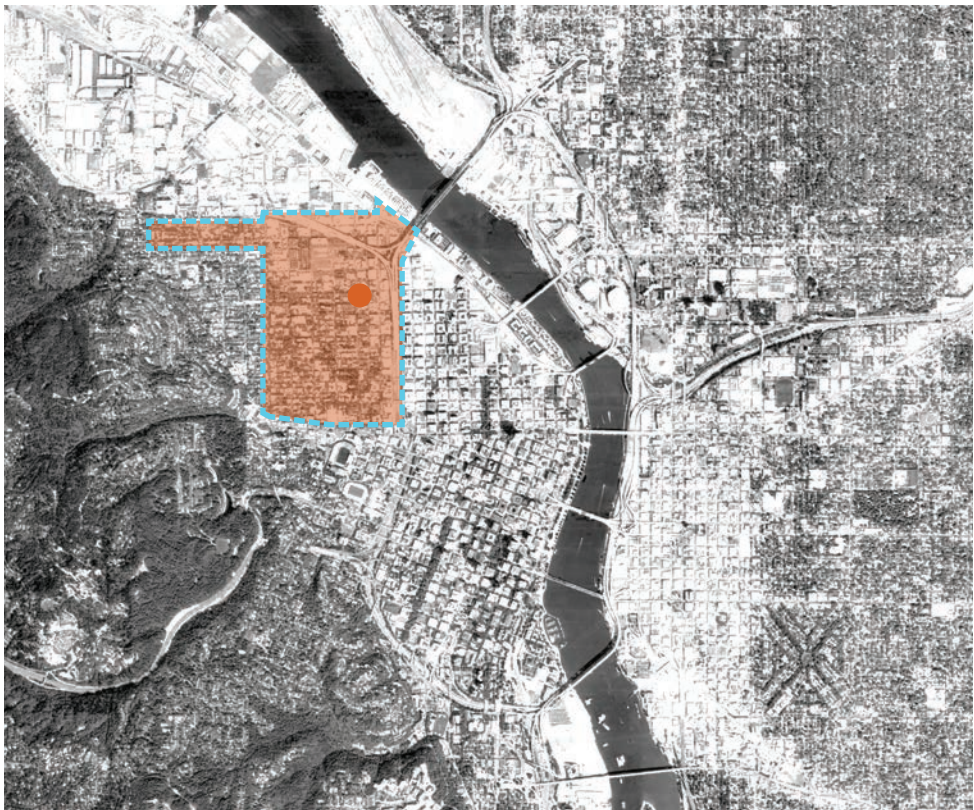
APPENDIX B: DESIGN DRAWINGS + DETAILS

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NORTH18 is a mixed-use multi-family project proposed on a 200x100 foot half block located in the North-west plan district in the North-west neighborhood.

The site sits within the Urban Character Area C- The Eastern Edge (in Appendix J of the Community Design Guidelines). The immediate neighborhood contains mainly industrial warehouse buildings and commercial office; the site itself is currently occupied by a single story double-height warehouse building, containing a sheet metal fabrication works. To the north lies a mixed-used apartment building known as The Addy.

The site is located two blocks west of Interstate 405 and transitions between the Con-way master plan to the north, the Pearl District to the east and the historic Nob Hill neighborhood to the south. In this location there is an opportunity to respond with a higher density building which also relates to the finer historic residential grain and frontages.



AERIAL VIEW OF CENTRAL PORTLAND

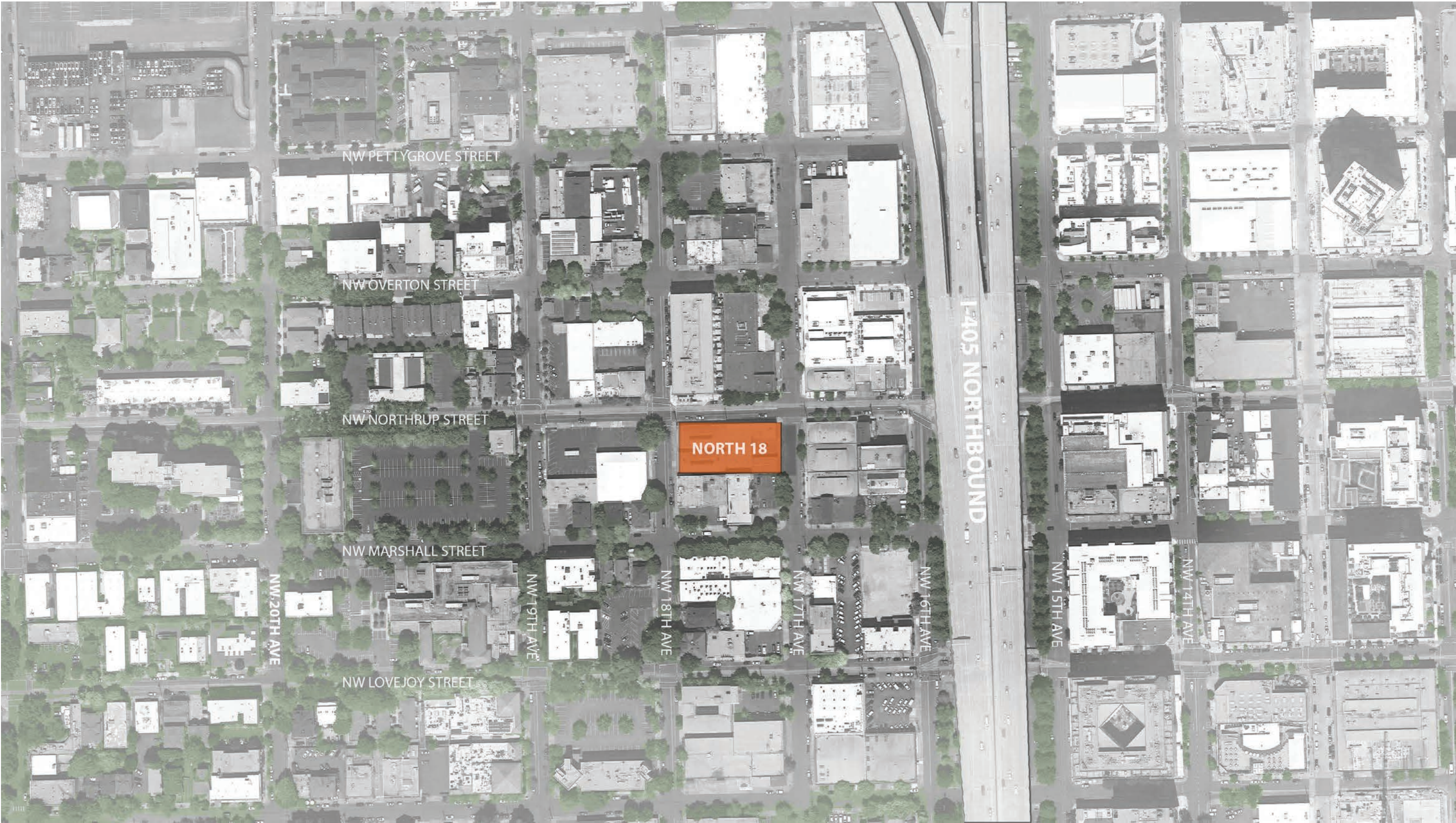


AERIAL VIEW OF THE IMMEDIATE SITE AREA

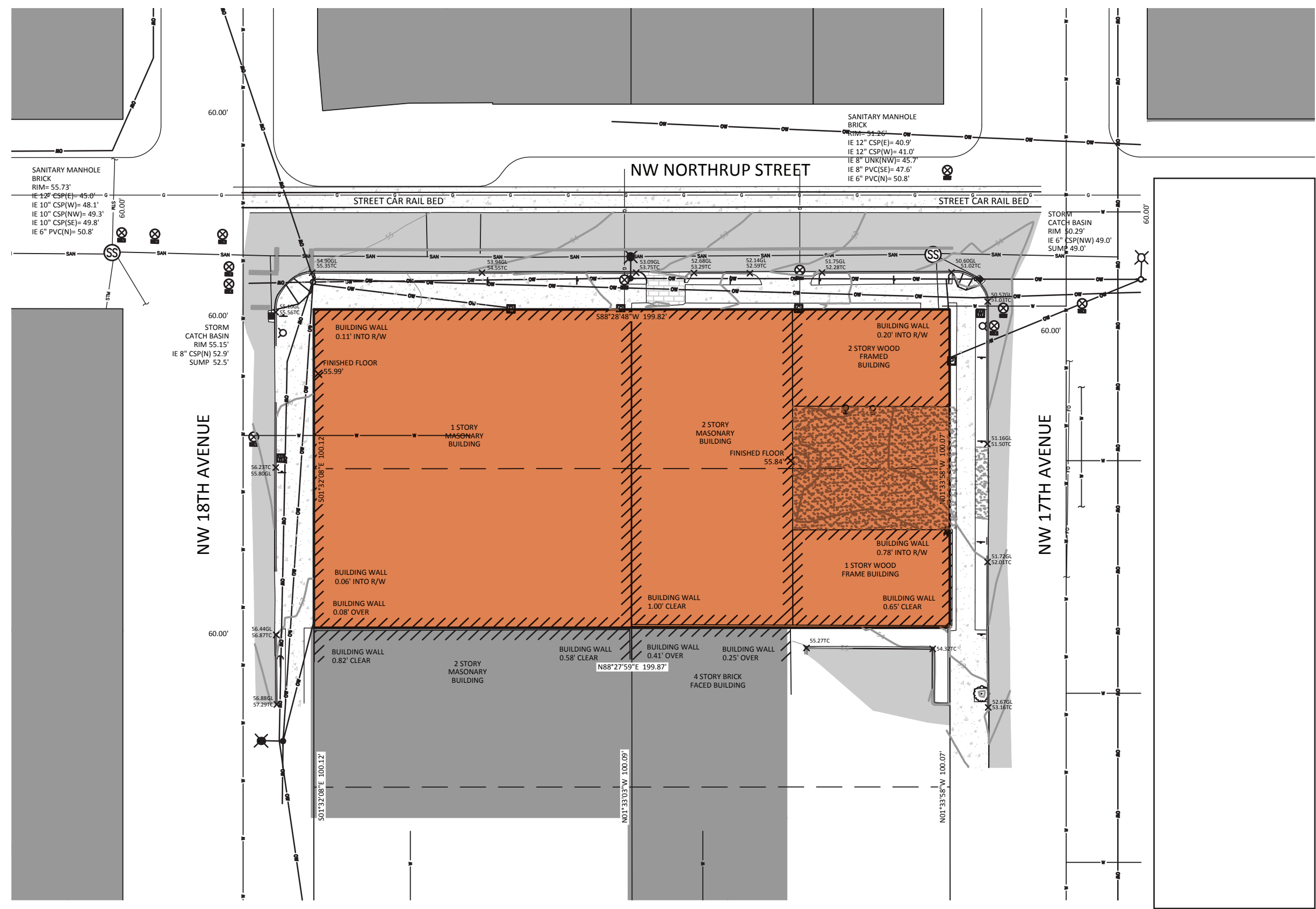


AERIAL VIEW OF IMMEDIATE SITE AREA

SITE LOCATION



VICINITY PLAN



EXISTING SITE SURVEY

| 1850s |



The local area, between Slabtown, Nob Hill, the Pearl District to the east, and the Northwest Industrial District, was relatively undeveloped through the end of the end of the 1800s and early 1900s.

The area was home to farming Chinese immigrants, poor workers, and various industry. The primary industry of the area at the turn of the century were wood mills taking advantaged of the still forested Portland hills.

The slabs of wood that were discarded to make milled lumber were stacked in large bundles around slabtown for cheap firewood and industrial use. The large piles of slabwood is how slabtown got its name.

| 1870s |

The turn of the century saw what has become defining features of the area. On top of Guilde’s lake and the surrounding marshy area, to the north, was built an artificial island as the site of the 1905 Lewis and Clark Exposition. The lake was later permanently filled in to become the northwest industrial district. Following the exposition, the neighborhood began to add more multi-family housing units.

Montgomery Ward built their now icononic Montgomery Park building just to the south of the industrial area, cementing northwest Portland’s industrial and warehouse use.

The area also continued to be built up for single and shared housing for workers of the industrial area.

The Campbell townhomes, in close proximity to the site, on NW Irving and 17th Avenue, were built in 1893

The site itself was undeveloped until 1901. In 1908 there were some residential properties located along 17th Avenue.

| 1890s |



| 1910s |



| 1930s |



THE SITE

There is a strong history of industrial warehouse buildings in the area.

Warehouse buildings have existed on the site since 1936. The existing sheet metal shop on the site was constructed in 1948 and was occupied by the Hirschberger company in 1950.

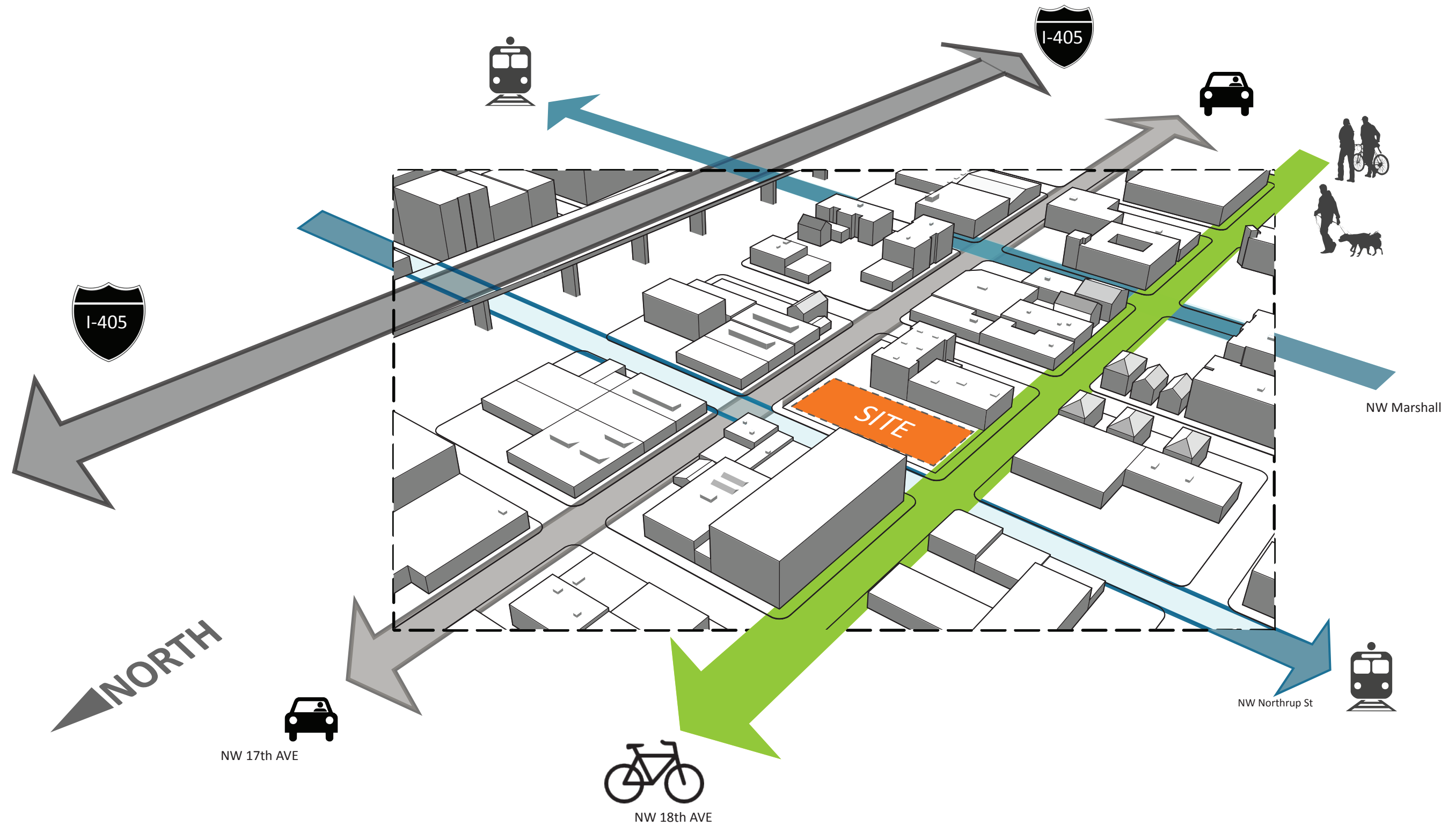


| 1950s |

Through the 1950s, the area continued to be a unique mix of warehouse industrial and varied types of housing. This is further evidenced by the historic victorian and multi-story houses that are still standing today.

In the 1970s there was a revival in the residential sector for the North-west area as the suburbs lost their appeal. The alphabet district and Nob Hill became popular districts and the retail provision in these areas grew to provide amenity for the housing.





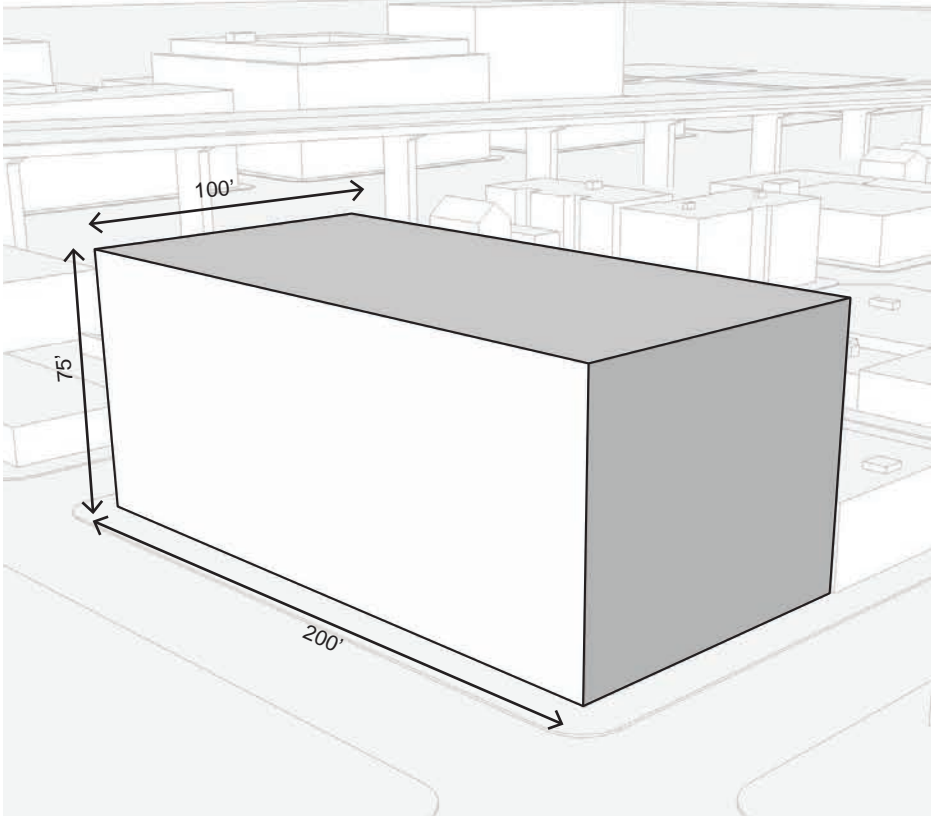
STREET CHARACTER



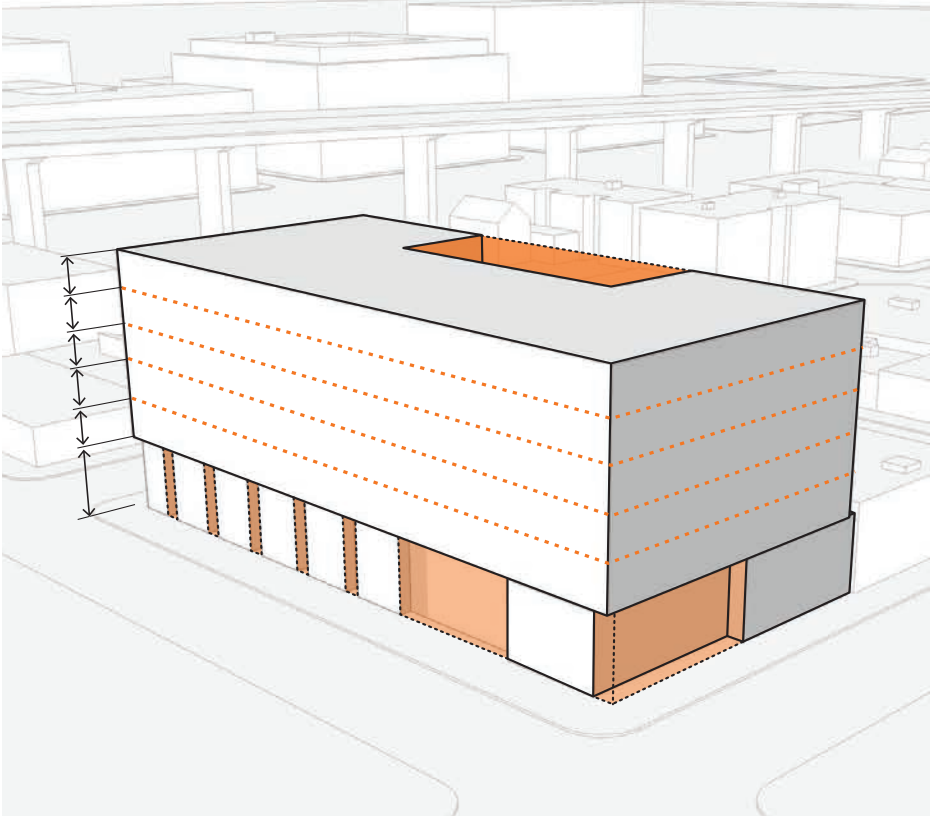
SITE CONTEXT



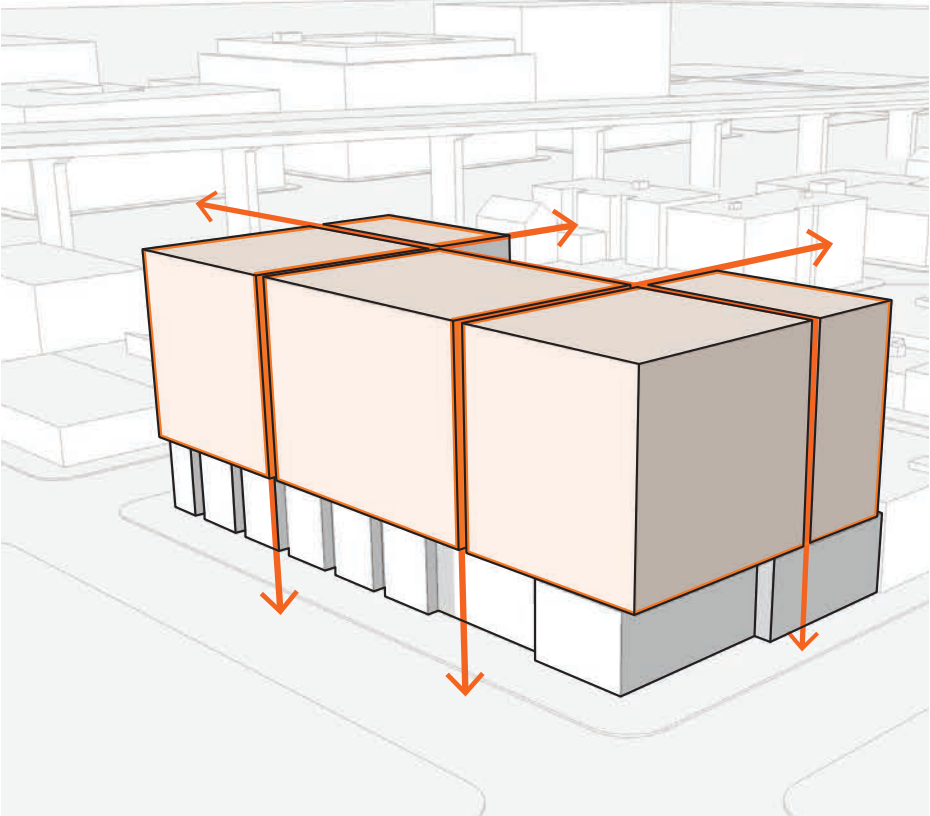
NEIGHBORHOOD CONTEXT



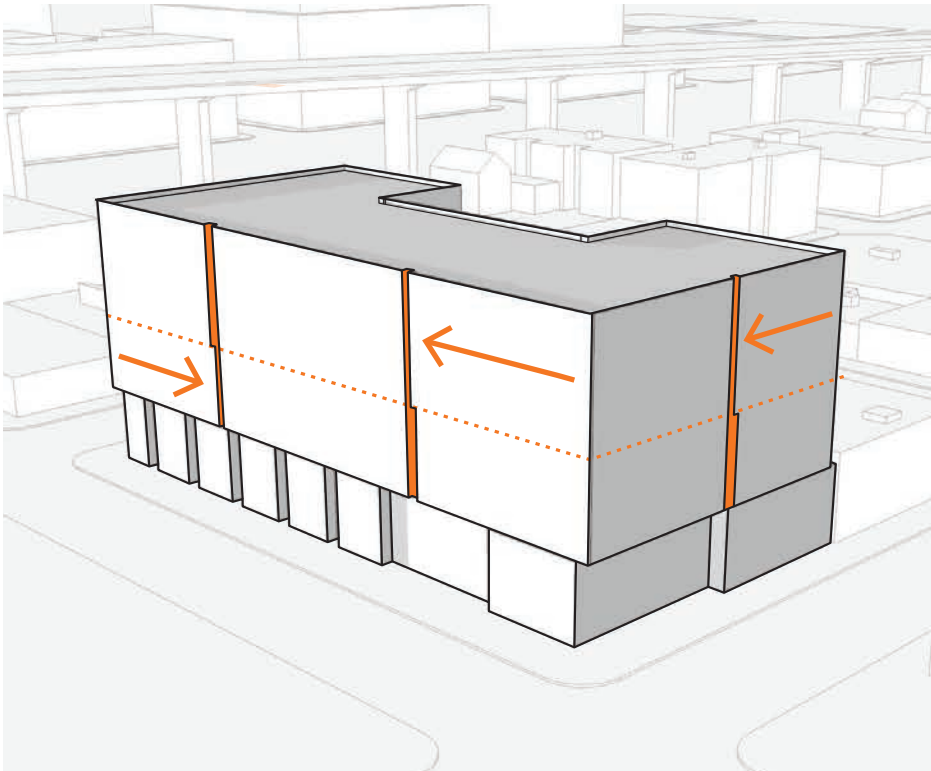
HALF BLOCK DIMENSIONS



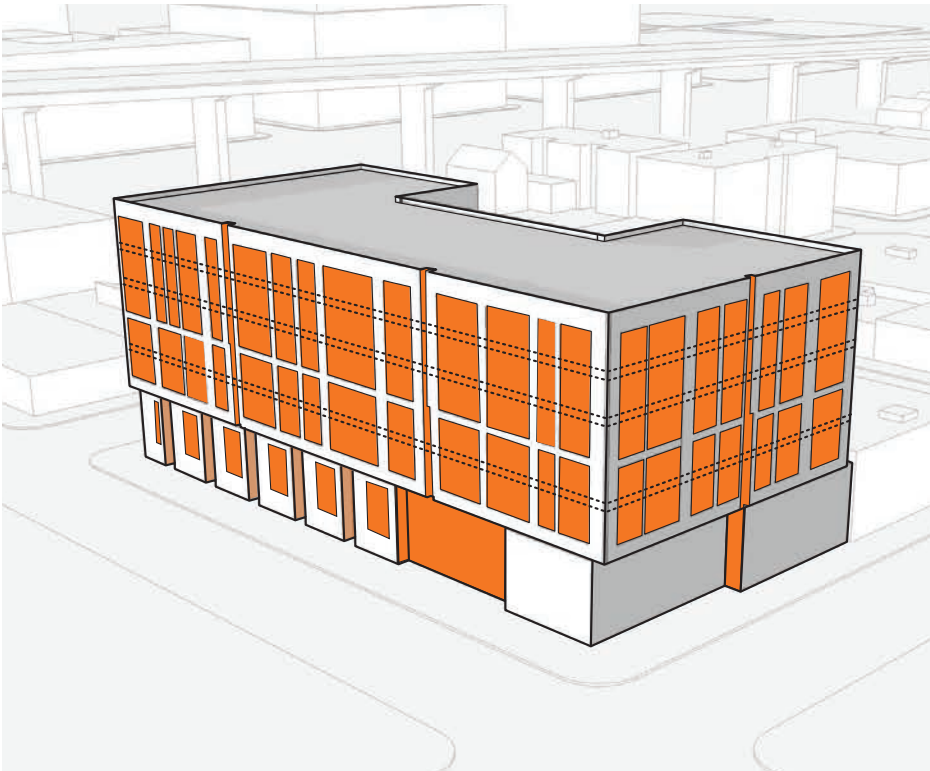
5 OVER 1 MASS REMOVAL AND PROGRAM



MACRO SCALE: LOGICAL MASSING BREAKS TO COINCIDE WITH DESIGN GUIDELINES REQUIREMENTS



BREAK DOWN THE BUILDING HEIGHT WITH TRIPARTITE "SHIFTS"

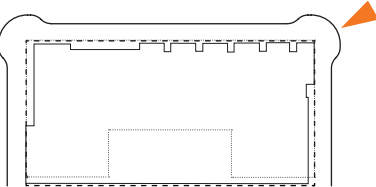


MEDIUM SCALE: REINFORCE THE TRIPARTITE BREAKDOWN

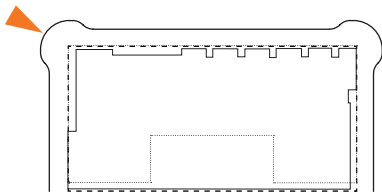


FINE SCALE: REINFORCE THE SCHEME

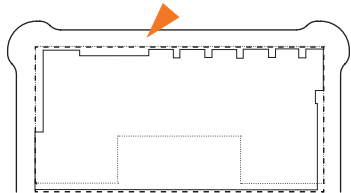
DESIGN GUIDELINES CONCEPT: BUILDING MASSING



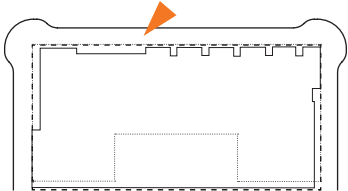
VIEW FROM 17TH: LOOKING SOUTHWEST



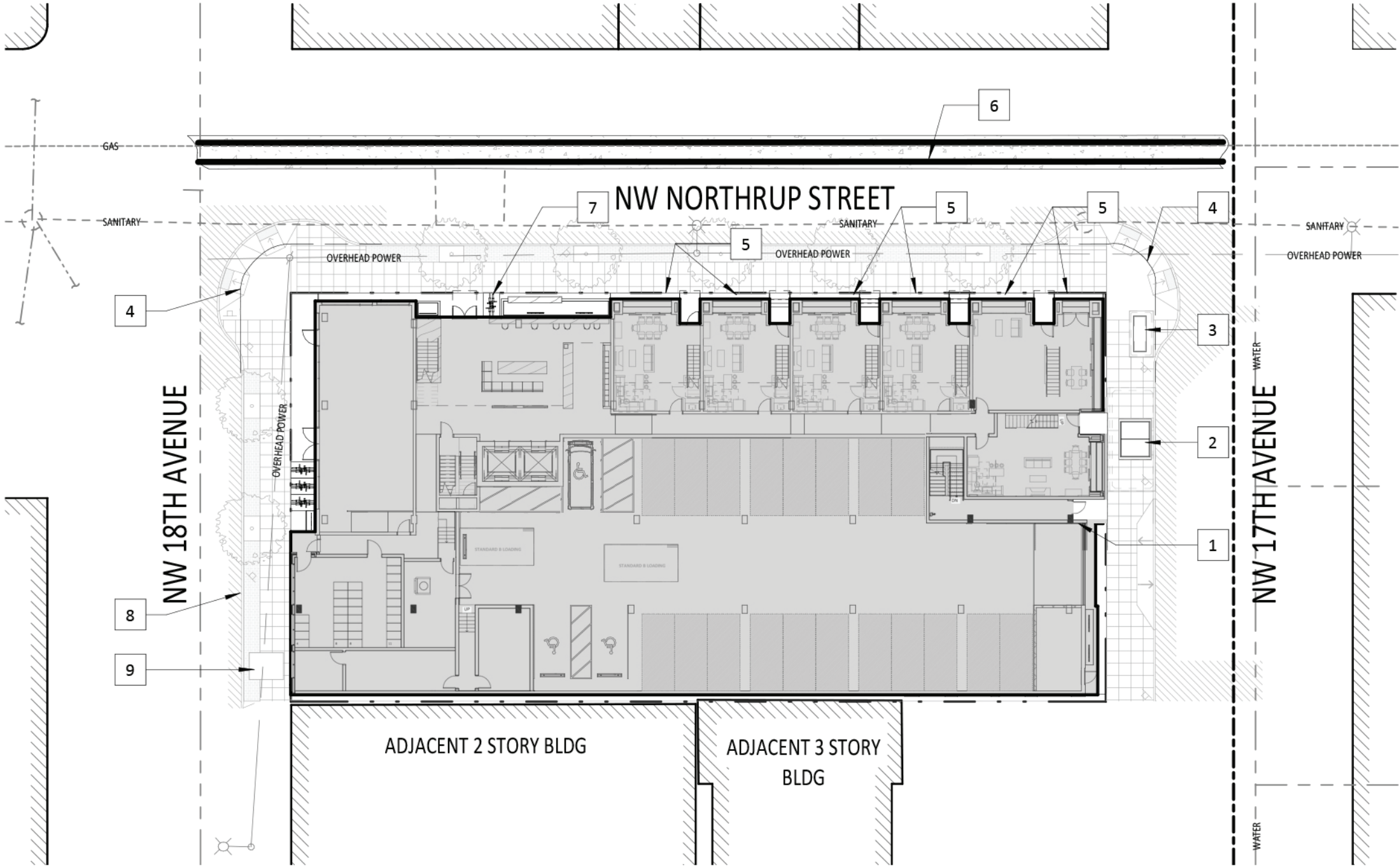
VIEW FROM 18TH: LOOKING SOUTHEAST



VIEW FROM NORTHRUP: RESIDENTIAL ENTRY



VIEW FROM NORTHRUP: RESIDENTIAL ENTRY



KEY ANNOTATION LEGEND

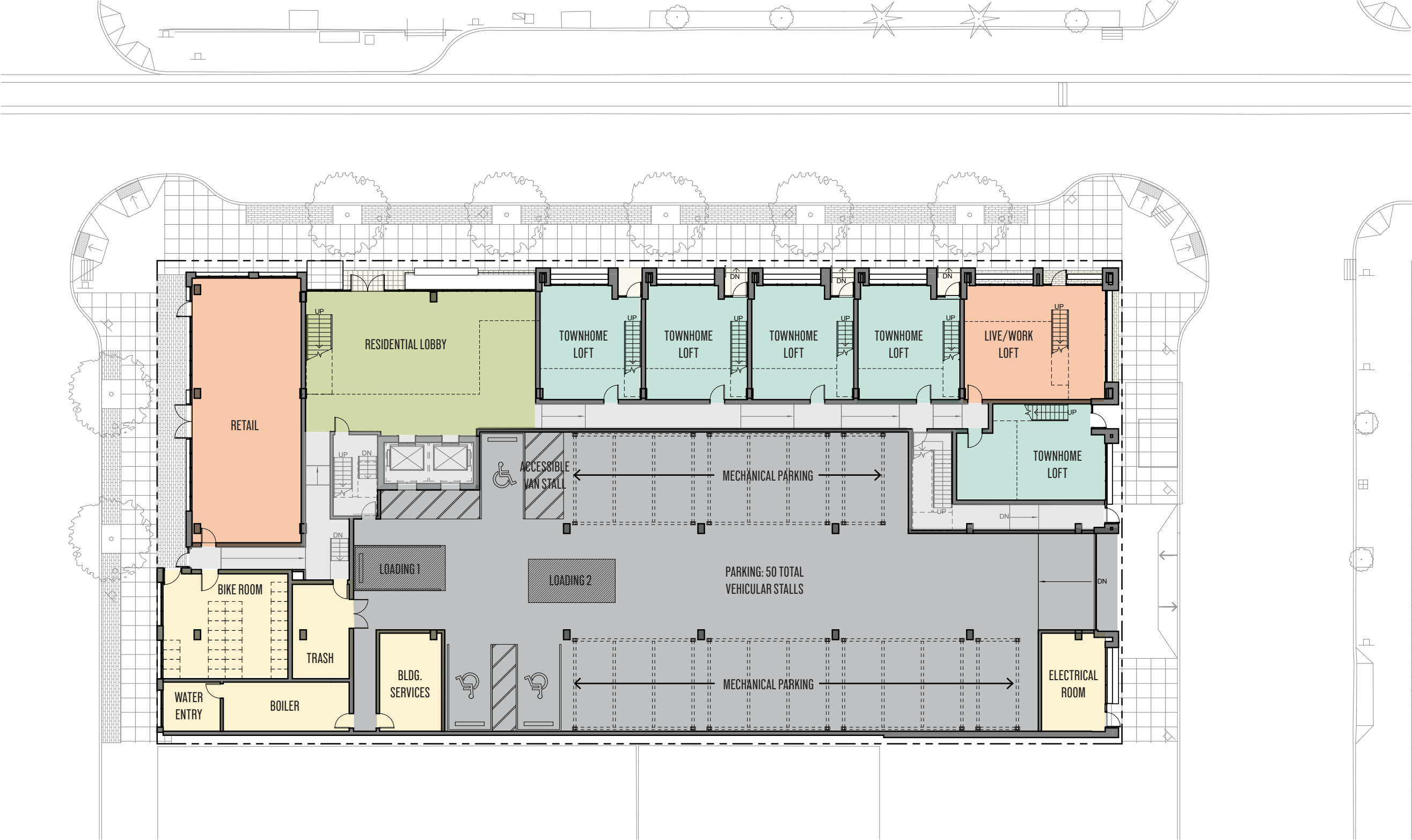
- 1 GAS METER
- 2 1024 ELECTRICAL VAULT ACCESS DOORS PER PBOT POLICY TRN 10.19
- 3 5106 ELECTRICAL VAULT ACCESS DOORS PER PBOT POLICY TRN 10.19
- 4 LINE OF EXIST. DEMO CURB
- 5 EXPOSED GRADE, REF. LANDSCAPE
- 6 STREET CAR RAIL BED
- 7 SHORT TERM BIKE PARKING (2)
- 8 SHORT TERM BIKE PARKING (6)
- 9 WATER METER VAULT

1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

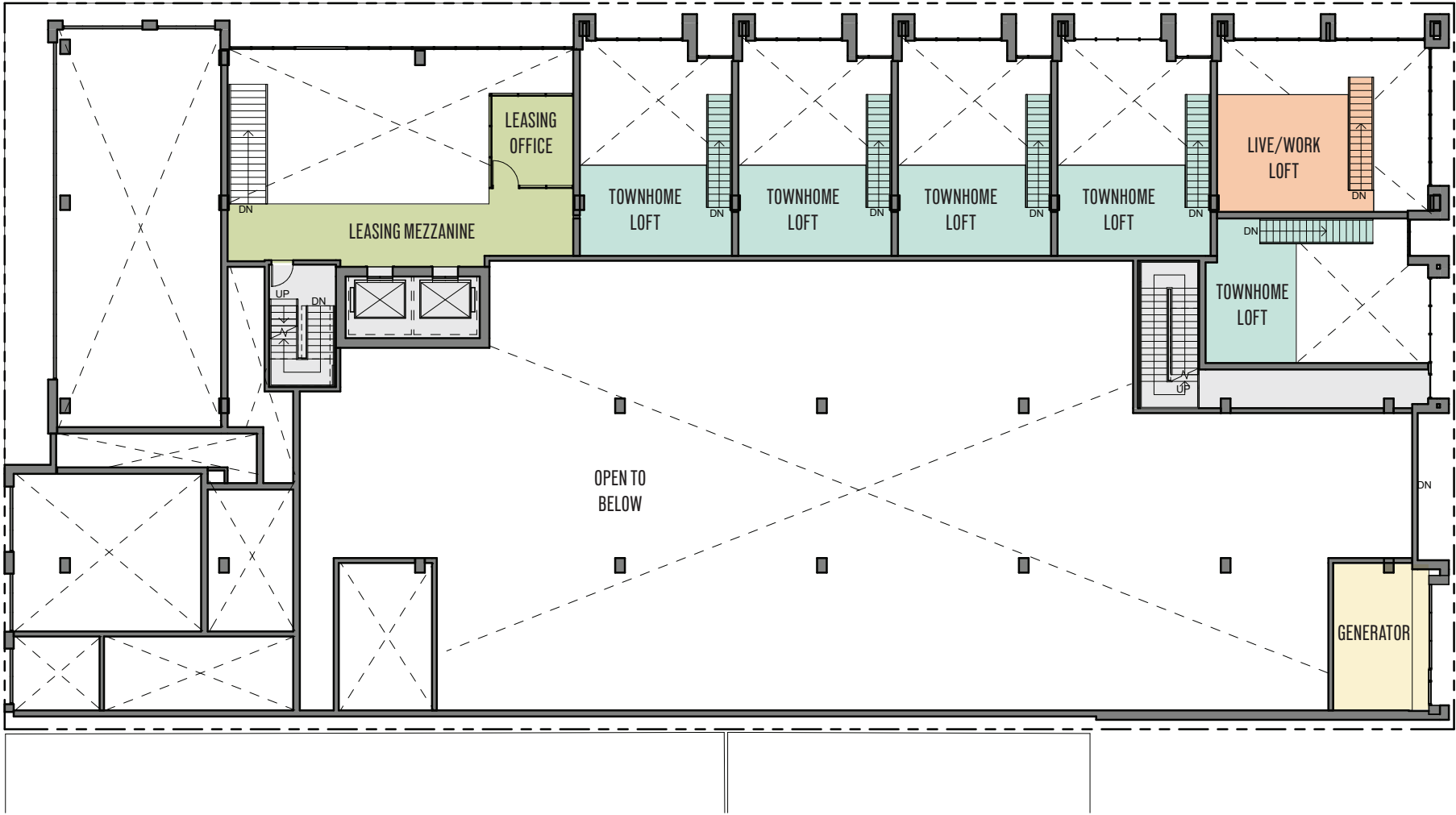


- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL

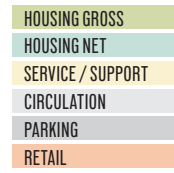


GROUND LEVEL PLAN

- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL

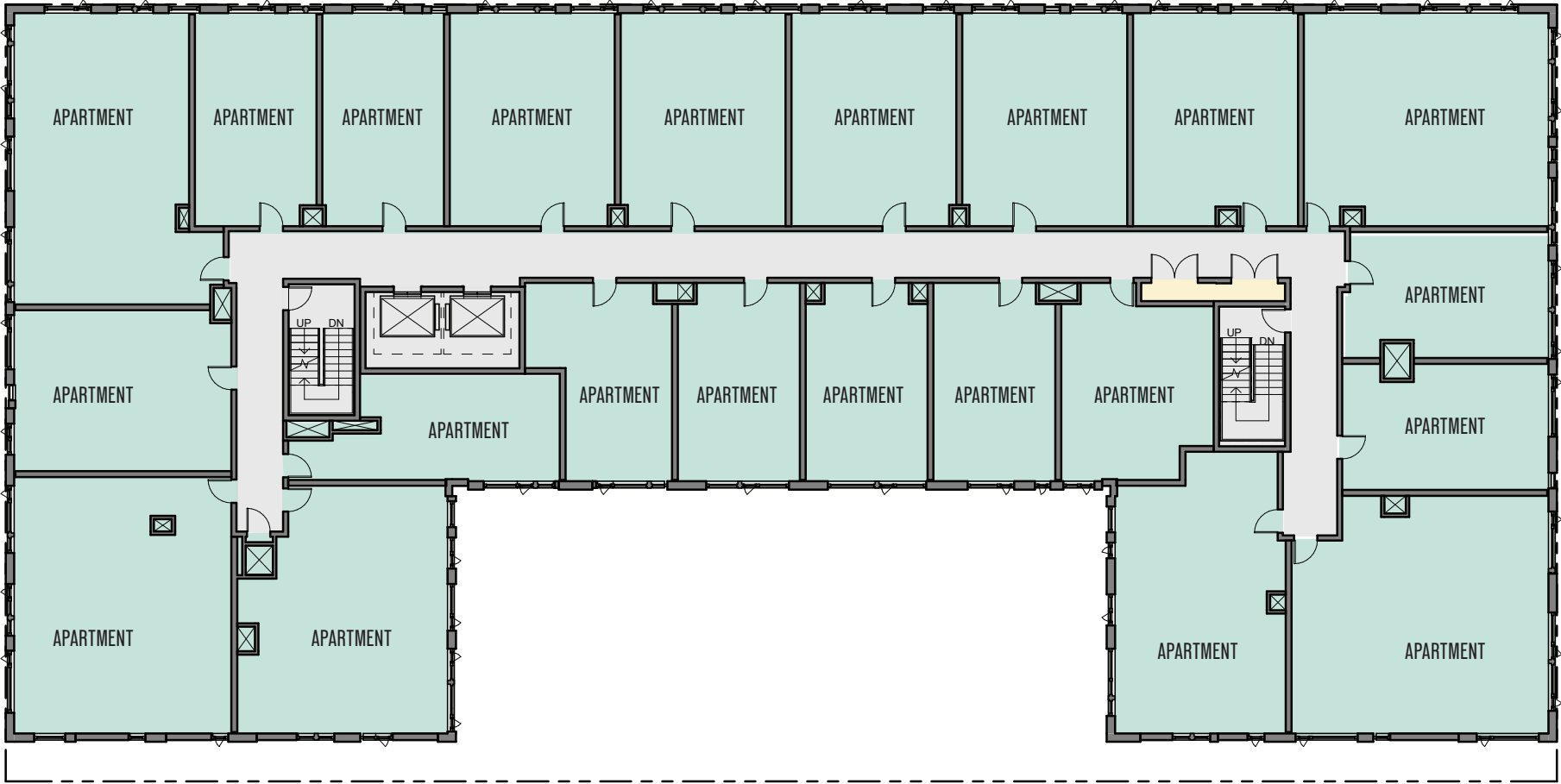


MEZZANINE LEVEL PLAN



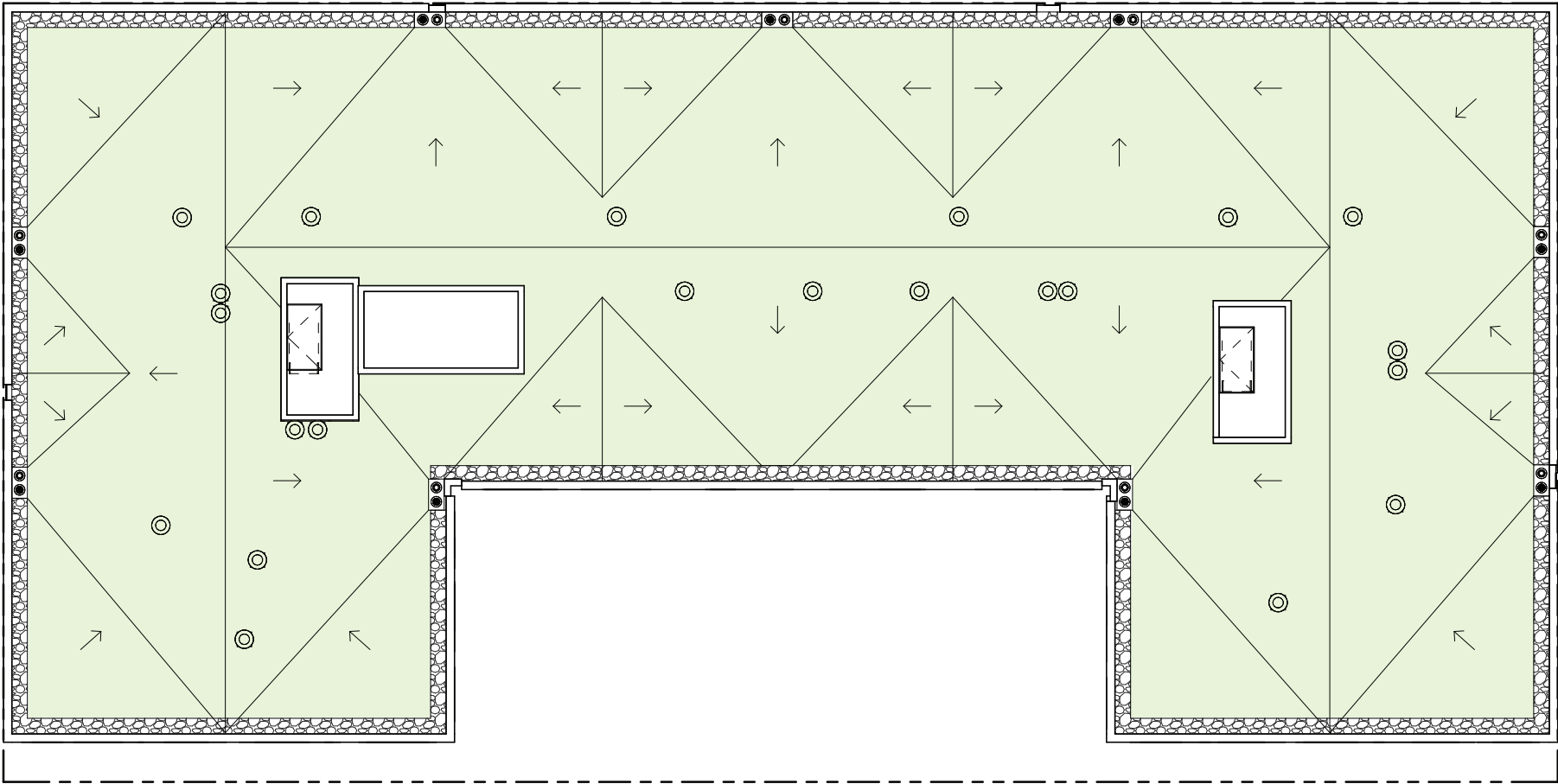
LEVEL 2 PLAN

- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL



LEVEL 3-6 PLAN

- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL



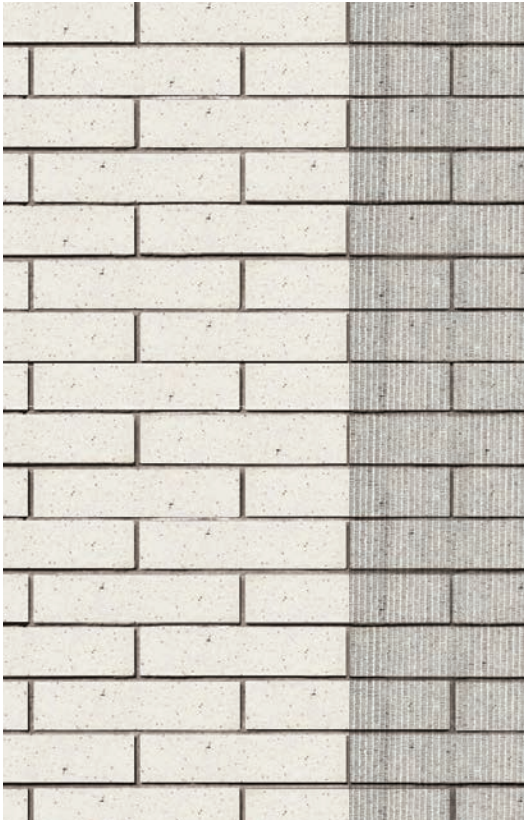
ROOF LEVEL PLAN



VINYL WINDOWS (BRONZE)



ALUMINUM LOUVER VENTS



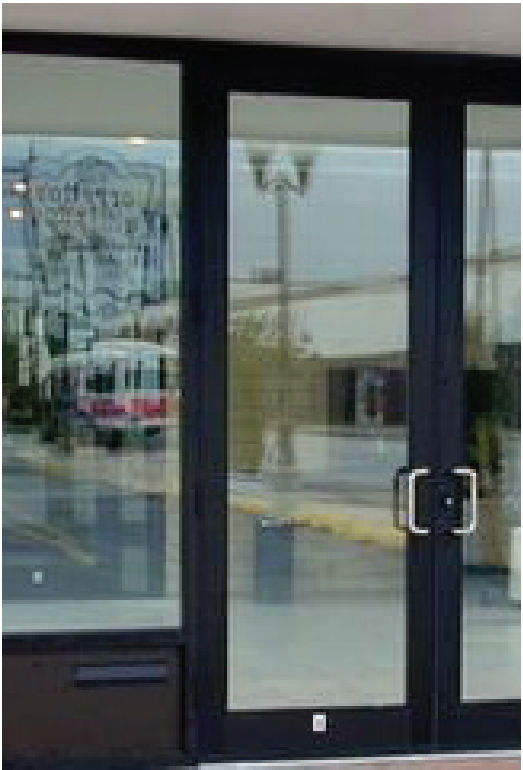
RUNNING BOND BRICK (ARCTIC WHITE)



WOOD SIDING (STAINED WHITE OAK)



PLATE STEEL PLANTER BOXES



BLACK ALUMINUM STOREFRONT



PAINTED STEEL PLATE CANOPIES



CONCRETE PLANTERS AT ENTRY



HEAVY TIMBER BENCH



HIGH SPEED VENTED GARAGE DOOR

FACADE MATERIAL OVERVIEW

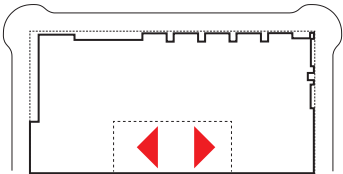


NORTH ELEVATION



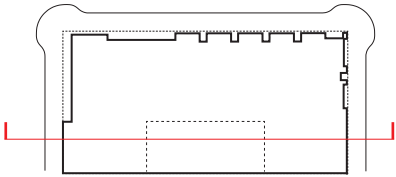






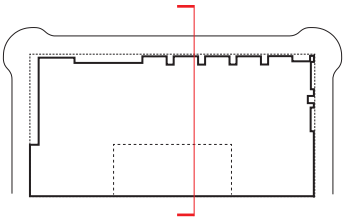
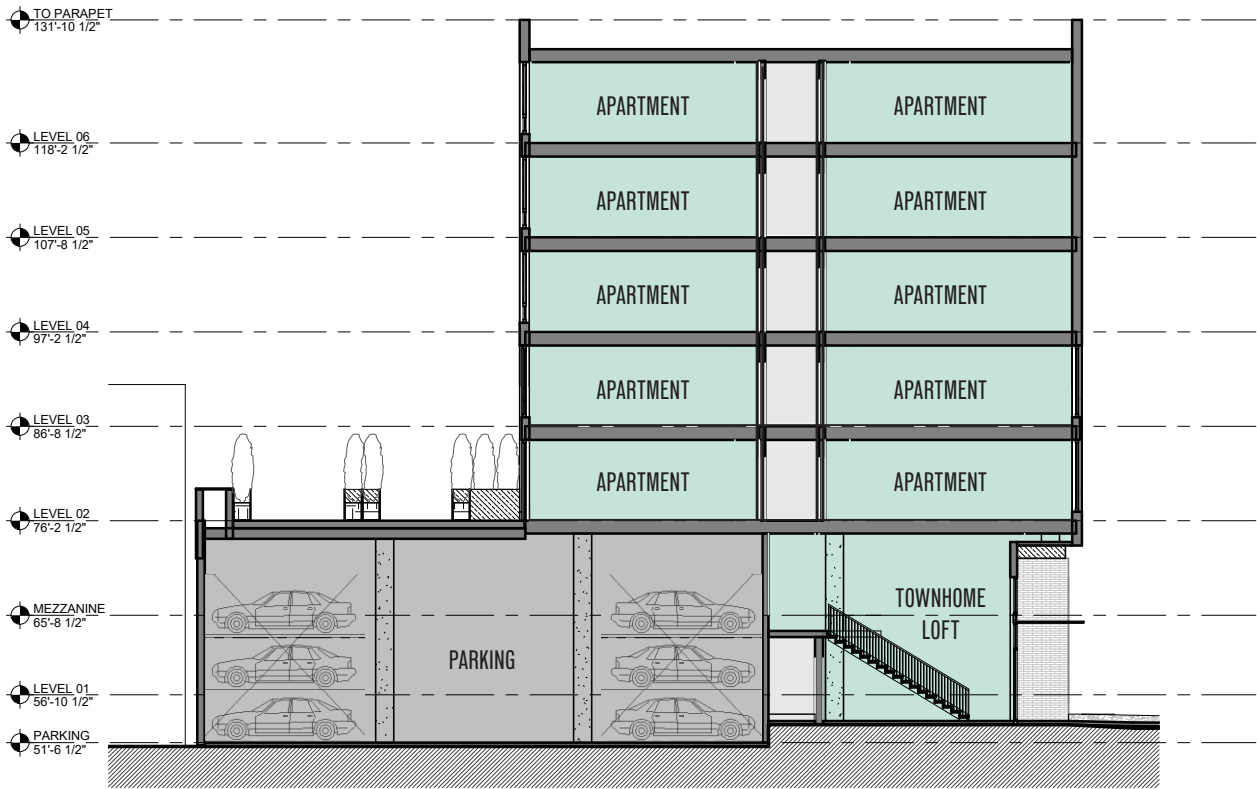
EAST AND WEST INTERIOR ELEVATIONS

- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL



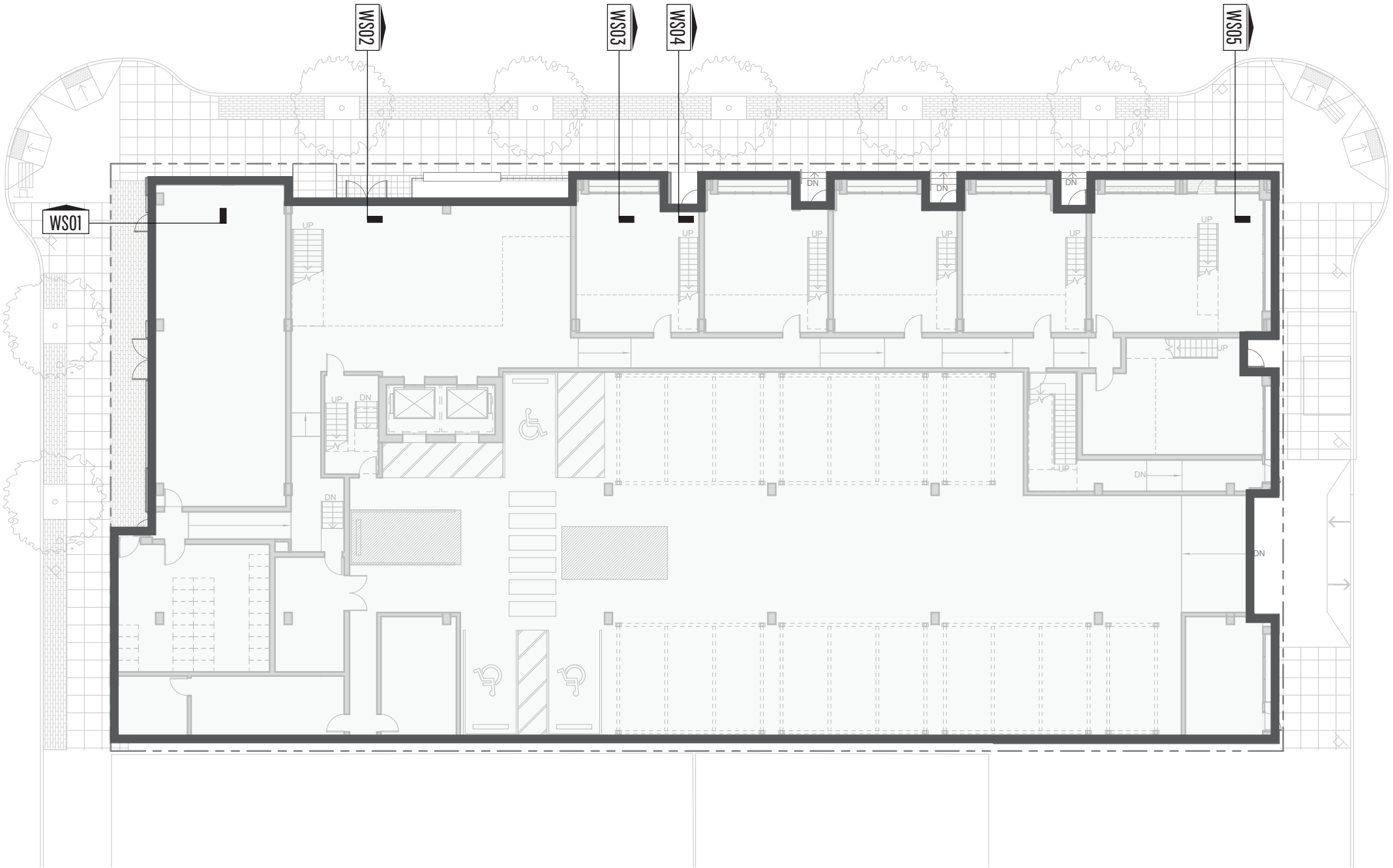
BUILDING SECTION A

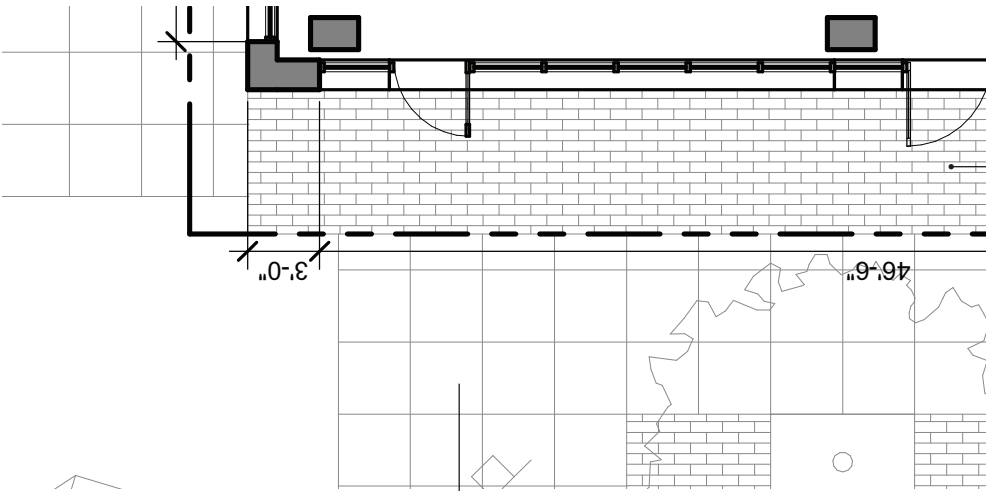
- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL



BUILDING SECTION E







ENLARGED ELEVATION @ WEST RETAIL - CORNER

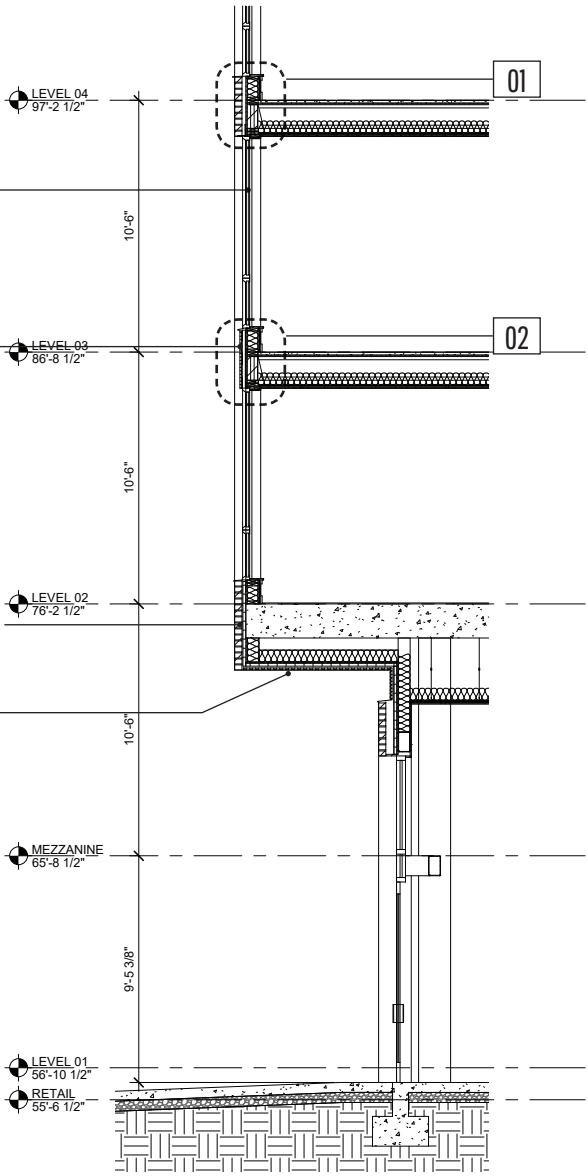
VINYL WINDOWS
(BRONZE)

METAL PANEL
(BRONZE)

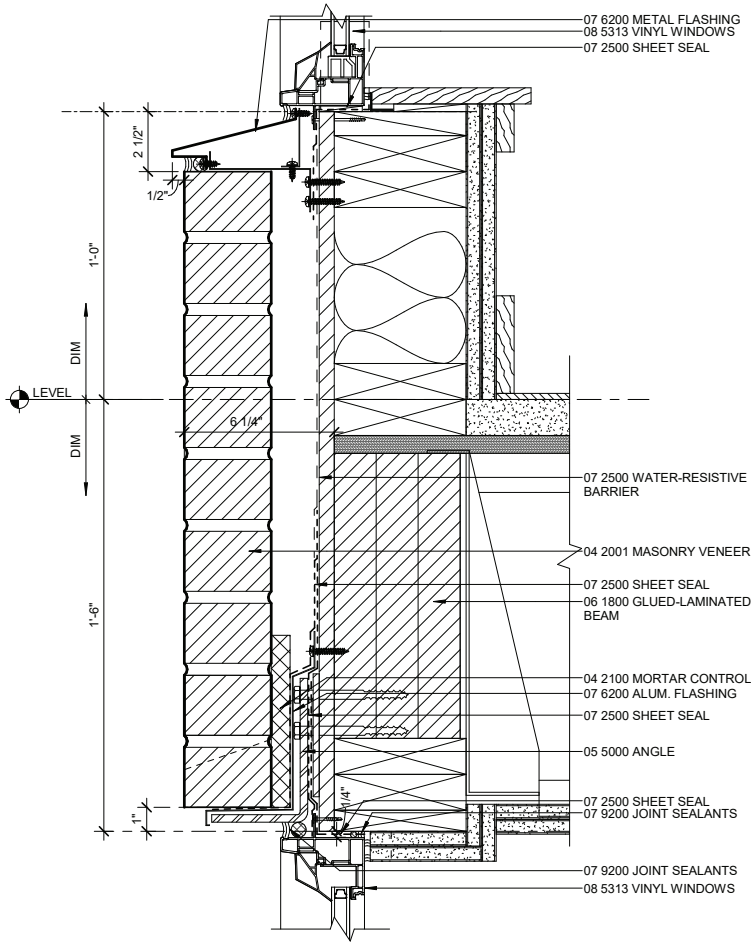
RUNNING BOND NORMAN BRICK
(ARCTIC WHITE)

METAL SOFFIT PANELS

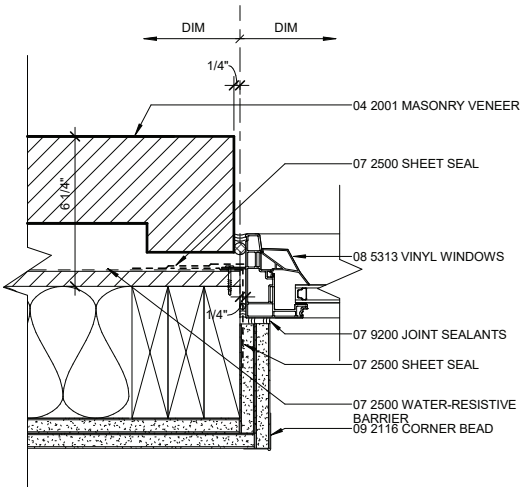
WOOD SIDING (STAINED WHITE OAK)



WALL SECTION @ WEST RETAIL - CORNER

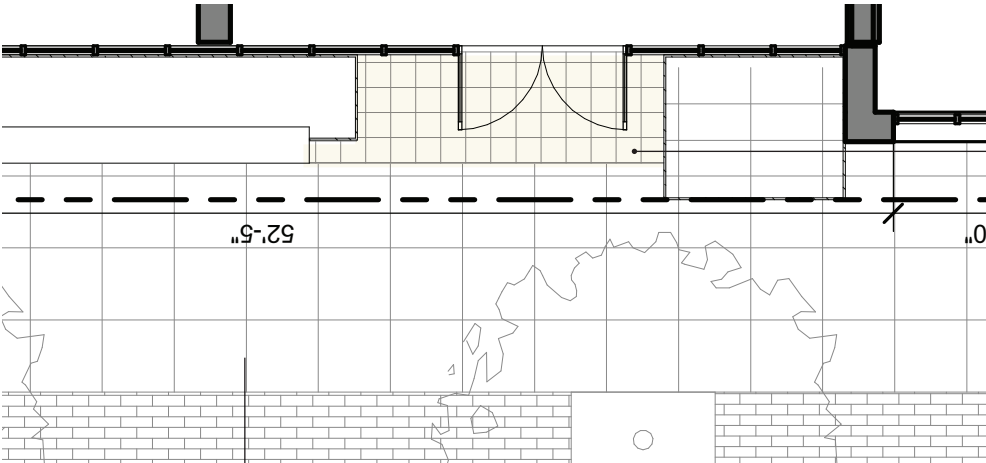


01 - SECTION @ BRICK HEAD/SILL DETAILS



01 - JAMB DETAIL @ BRICK WINDOW

WS01 - GROUND FLOOR COMPOSITE



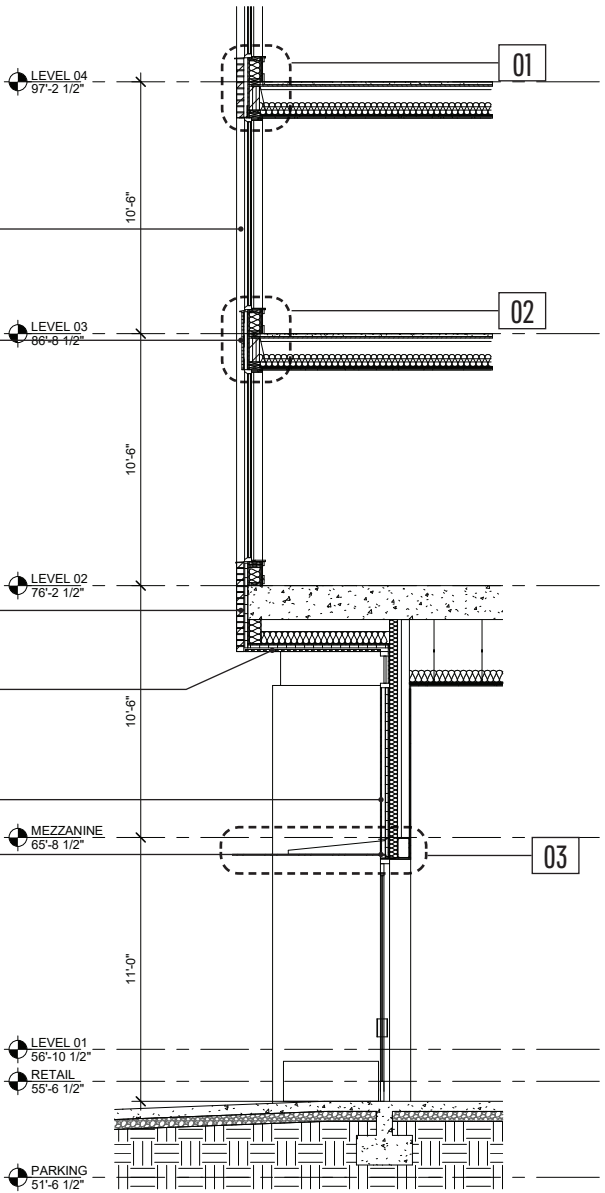
ENLARGED ELEVATION @ NORTH FACADE - BRICK AT GROUND

VINYL WINDOWS
(BRONZE)

METAL PANEL
(BRONZE)

RUNNING BOND NORMAN BRICK
(ARCTIC WHITE)
METAL SOFFIT PANELS

WOOD SIDING (STAINED WHITE OAK)
STEEL PLATE CANOPY
STOREFRONT WINDOW SYSTEM
(DARK BRONZE)

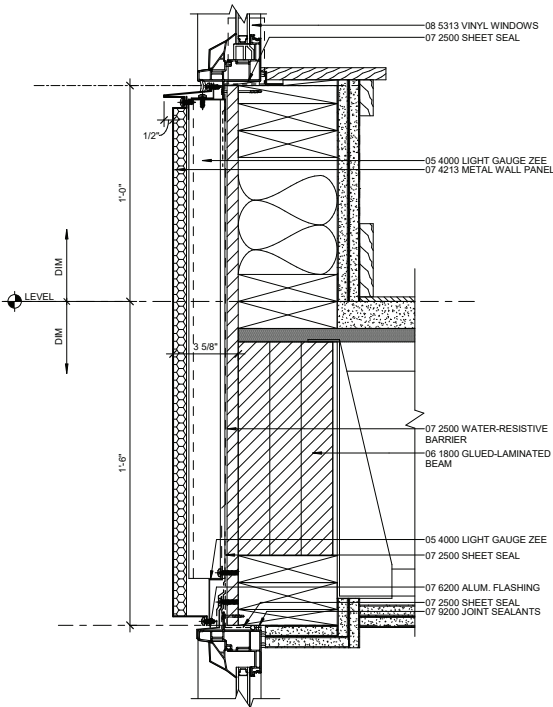


WALL SECTION @ NORTH FACADE - BRICK AT GROUND

STAINED CONCRETE PAVERS



REPRESENTATIVE IMAGE OF PUNCHED OPENING IN BRICK FACADE

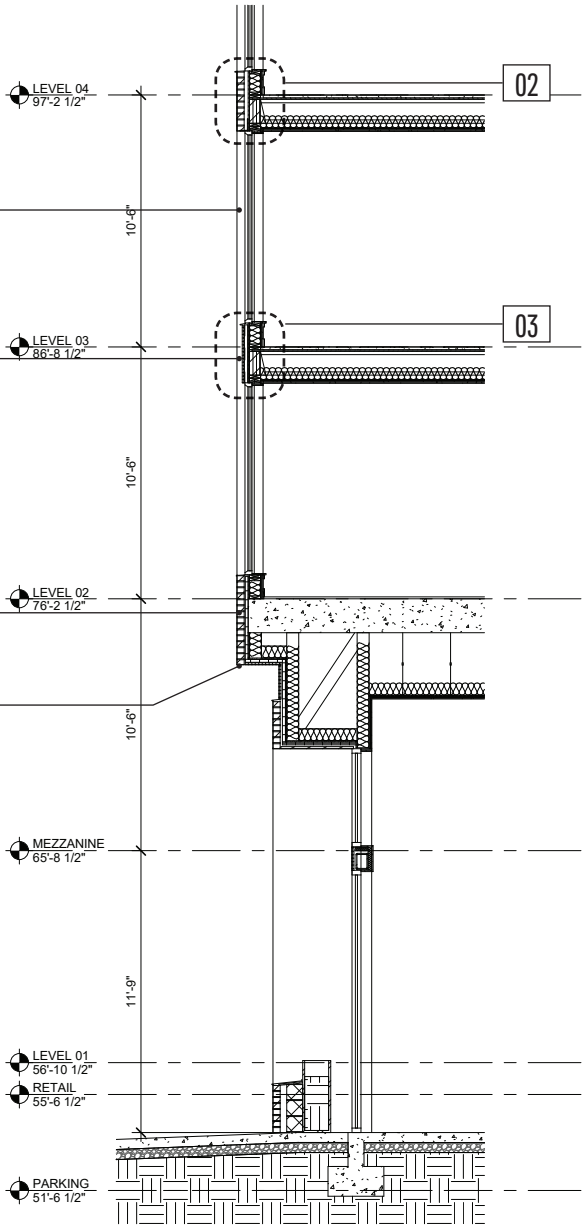


02 - SECTION @ METAL PANEL HEAD/SILL DETAILS

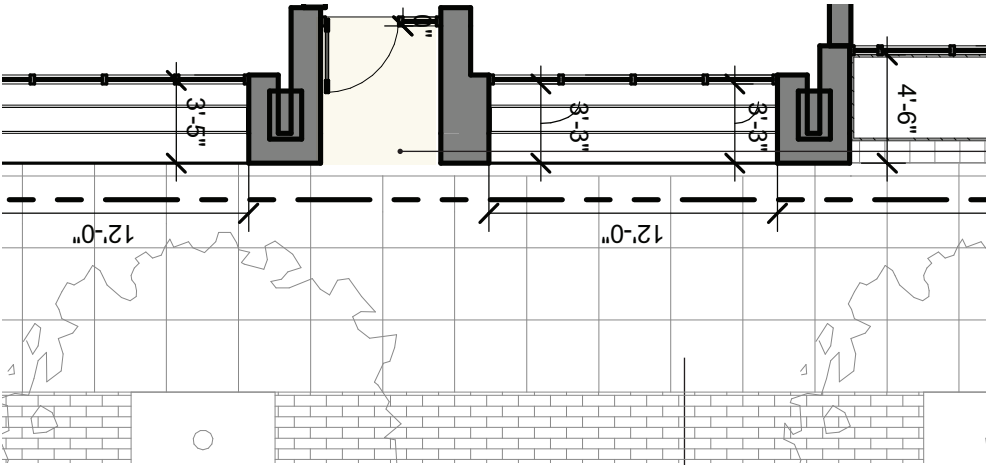
WS02 - GROUND FLOOR COMPOSITE



- VINYL WINDOWS (BRONZE)
- METAL PANEL (BRONZE)
- RUNNING BOND NORMAN BRICK (ARCTIC WHITE)
- METAL SOFFIT PANELS
- WOOD SIDING (STAINED WHITE OAK)
- STEEL PLATE CANOPY
- STOREFRONT WINDOW SYSTEM (DARK BRONZE)



WALL SECTION @ WEST FACADE - BUILDING ENTRY



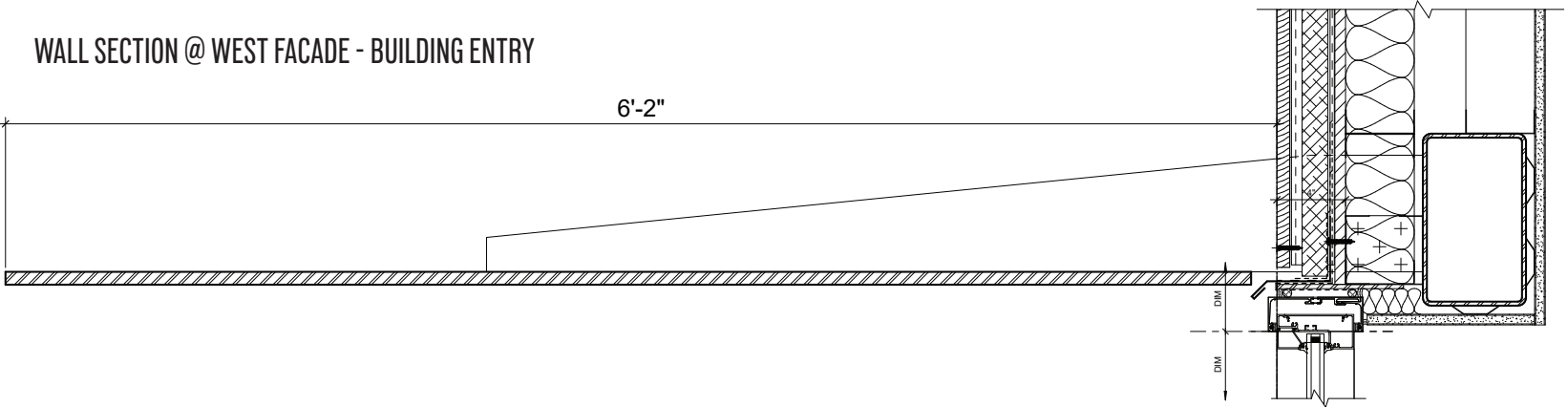
ENLARGED ELEVATION @ WEST FACADE - WALKUP ENTRY



REPRESENTATIVE IMAGE OF STEEL PLANTER



REPRESENTATIVE IMAGE OF STOREFRONT

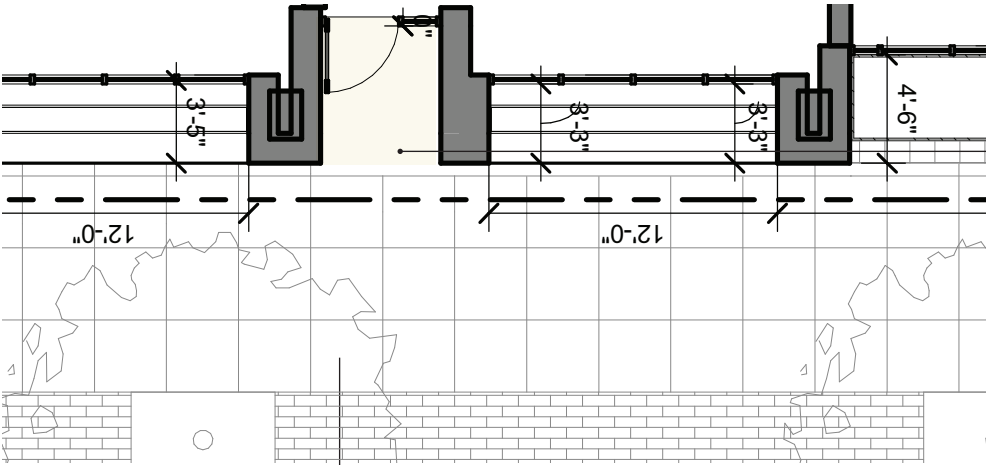


03 - SECTION @ RESIDENTIAL ENTRY CANOPY

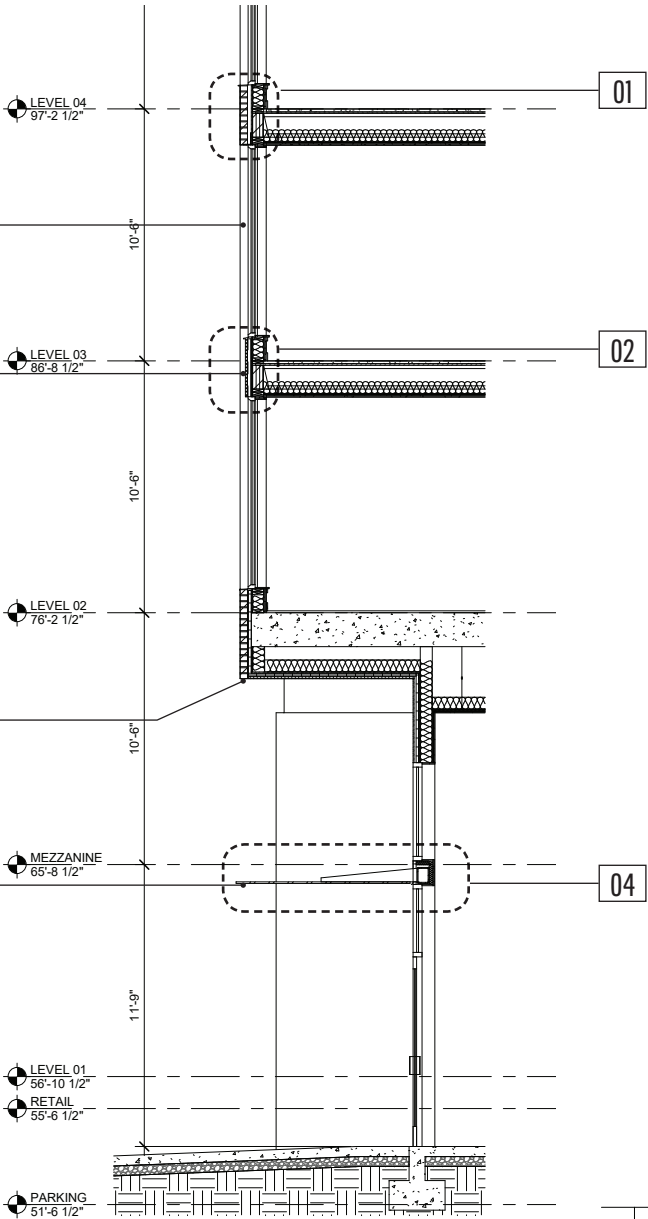
WS04 - GROUND FLOOR COMPOSITE



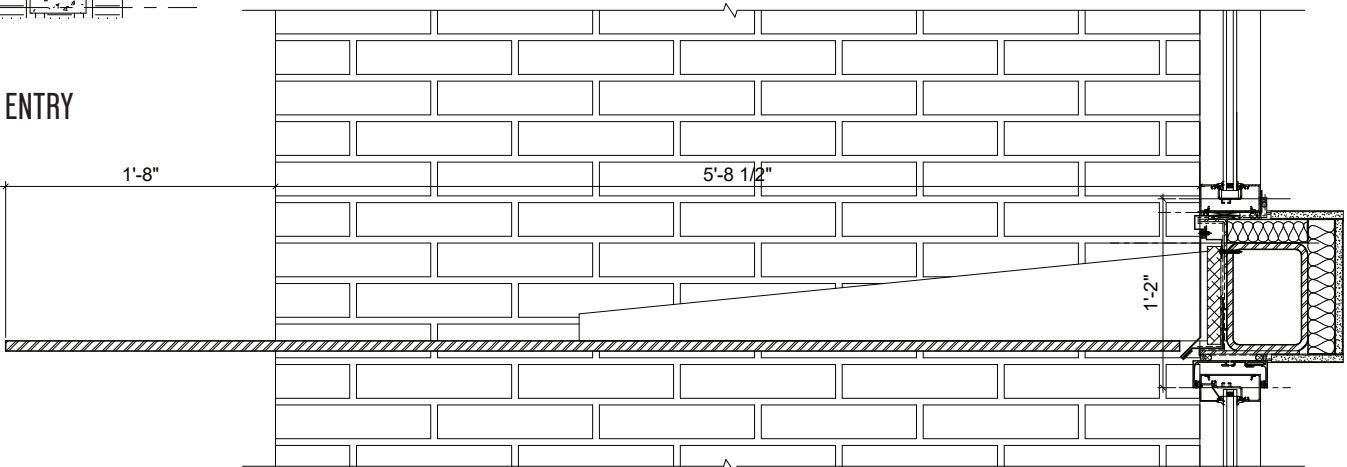
- VINYL WINDOWS (BRONZE)
- METAL PANEL (BRONZE)
- RUNNING BOND NORMAN BRICK (ARCTIC WHITE)
- METAL SOFFIT PANELS
- WOOD SIDING (STAINED WHITE OAK)
- STEEL PLATE CANOPY
- STOREFRONT WINDOW SYSTEM (DARK BRONZE)



ENLARGED ELEVATION @ EAST FACADE - COURTYARD WALL



WALL SECTION @ WALK-UP UNIT - ENTRY



04 - SECTION @ TYPICAL WALK UP UNIT CANOPY

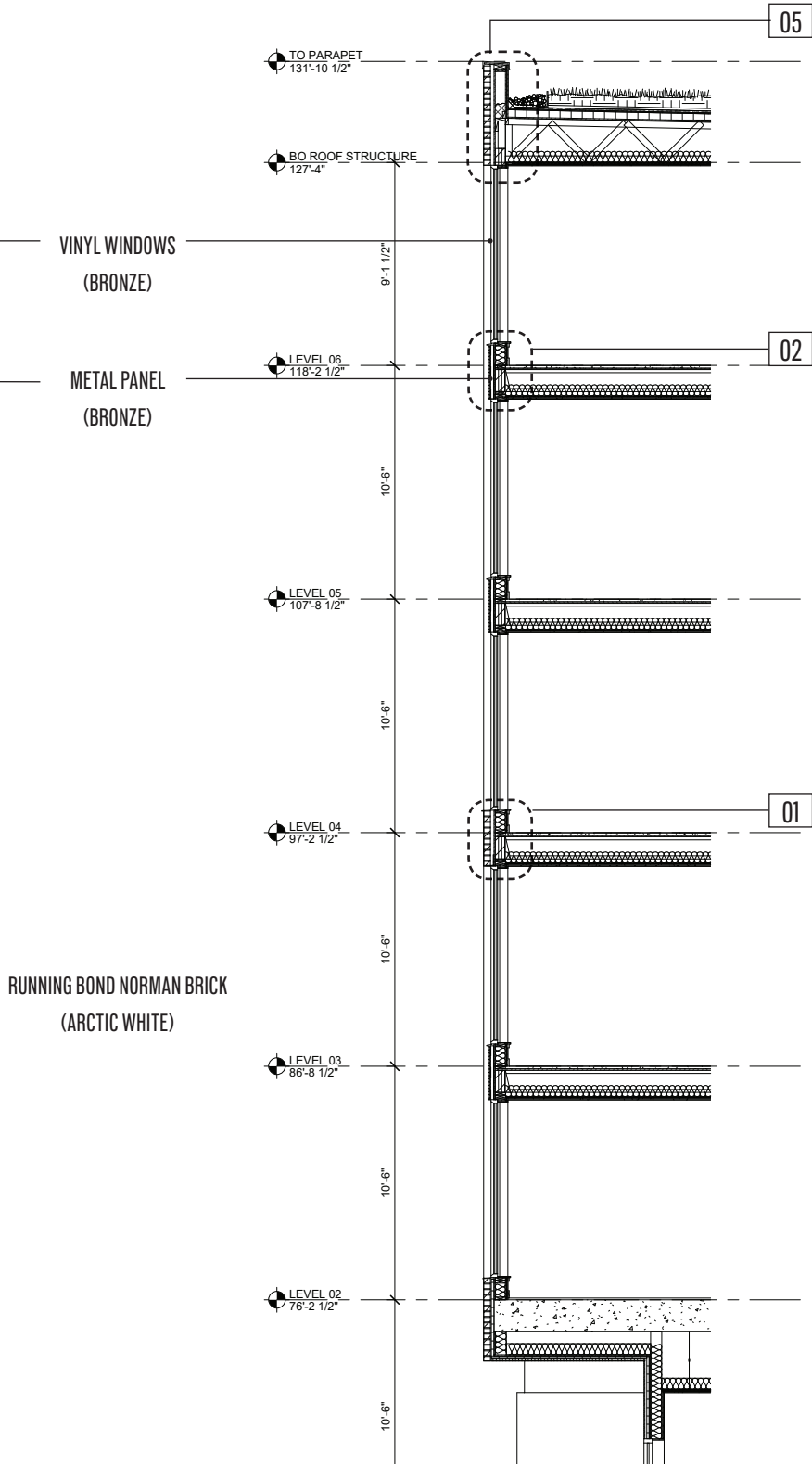


REPRESENTATIVE IMAGE OF STEEL PLATE CANOPY

WS05 - GROUND FLOOR COMPOSITE



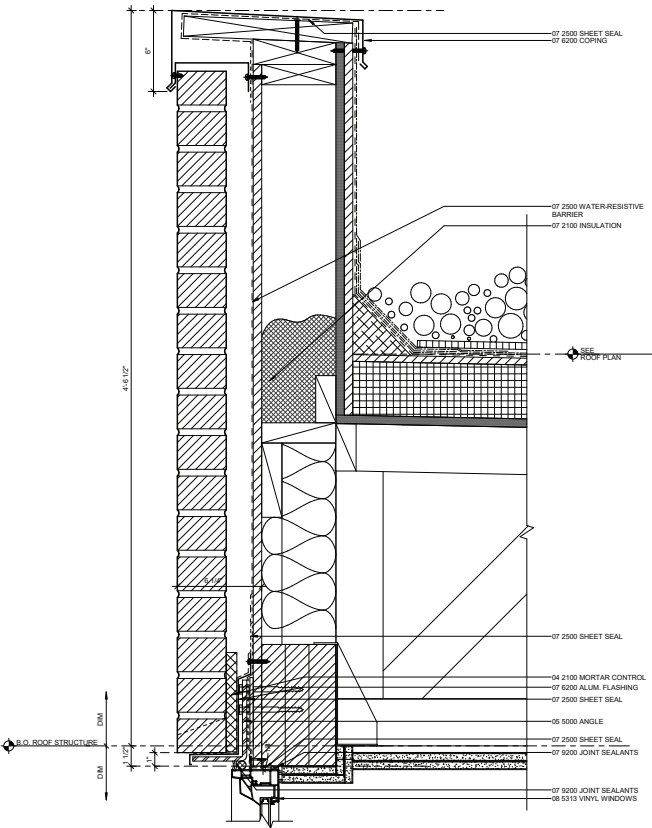
ENLARGED ELEVATION @ NORTH FACADE - GARAGE ENTRY



WALL SECTION @ NORTH FACADE - PARAPET



REPRESENTATIVE IMAGE OF GREEN ROOF AT SECOND FLOOR

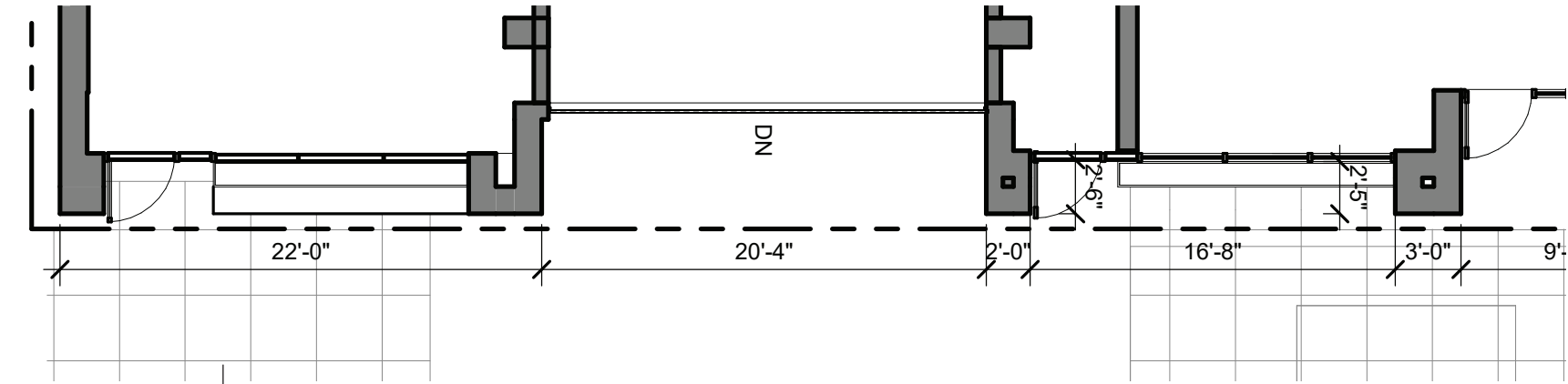


05 - SECTION @ BRICK PARAPET

WS06 - ROOFTOP COMPOSITE

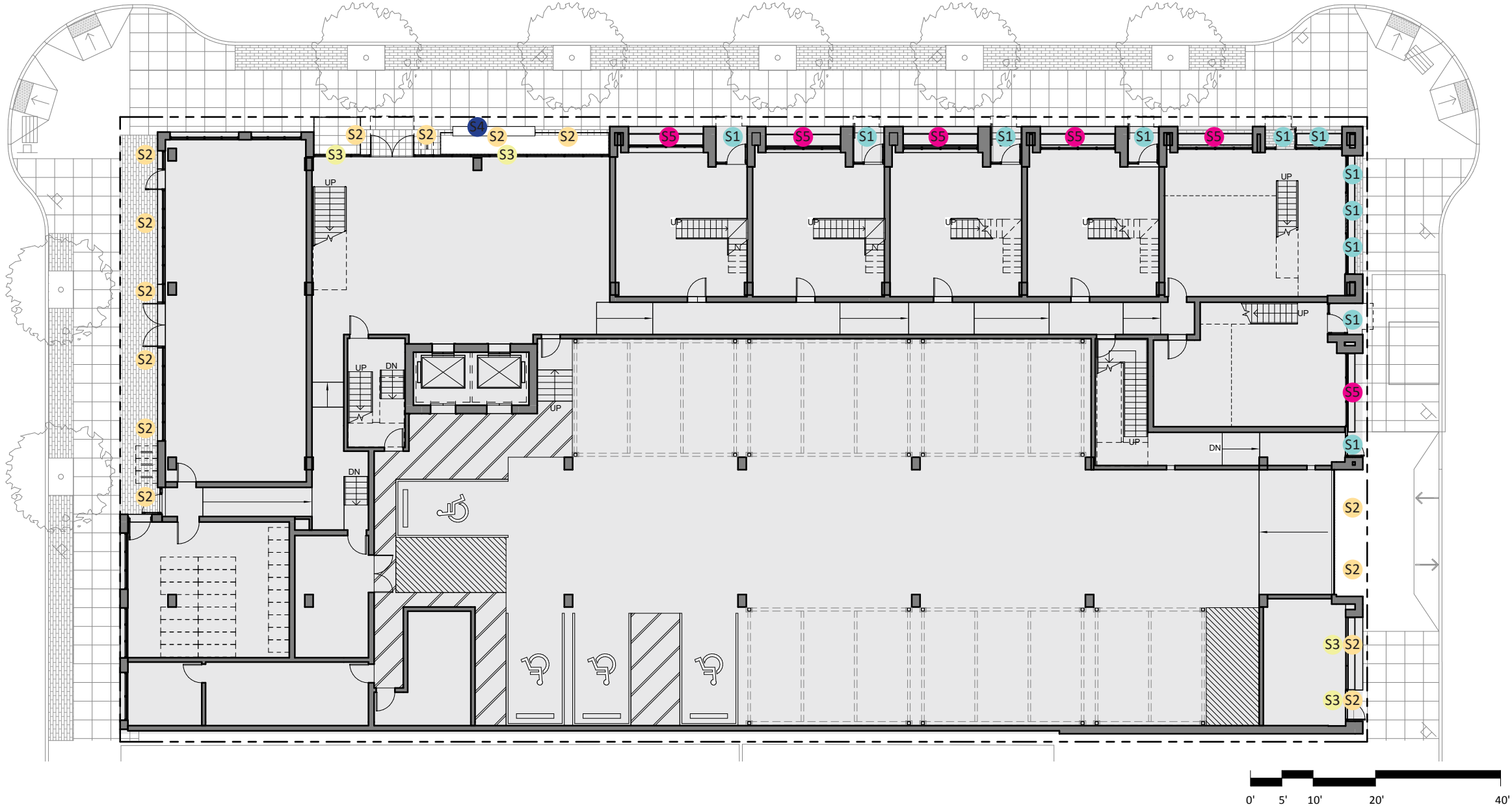


REPRESENTATIVE IMAGE OF COILING MESH GARAGE DOOR.



ENLARGED ELEVATION @ NORTH FACADE - BRICK AT GROUND

WS07 - ROOFTOP COMPOSITE



SITE LIGHTING: GROUND FLOOR



S6

WALL MOUNTED DOWNLIGHT



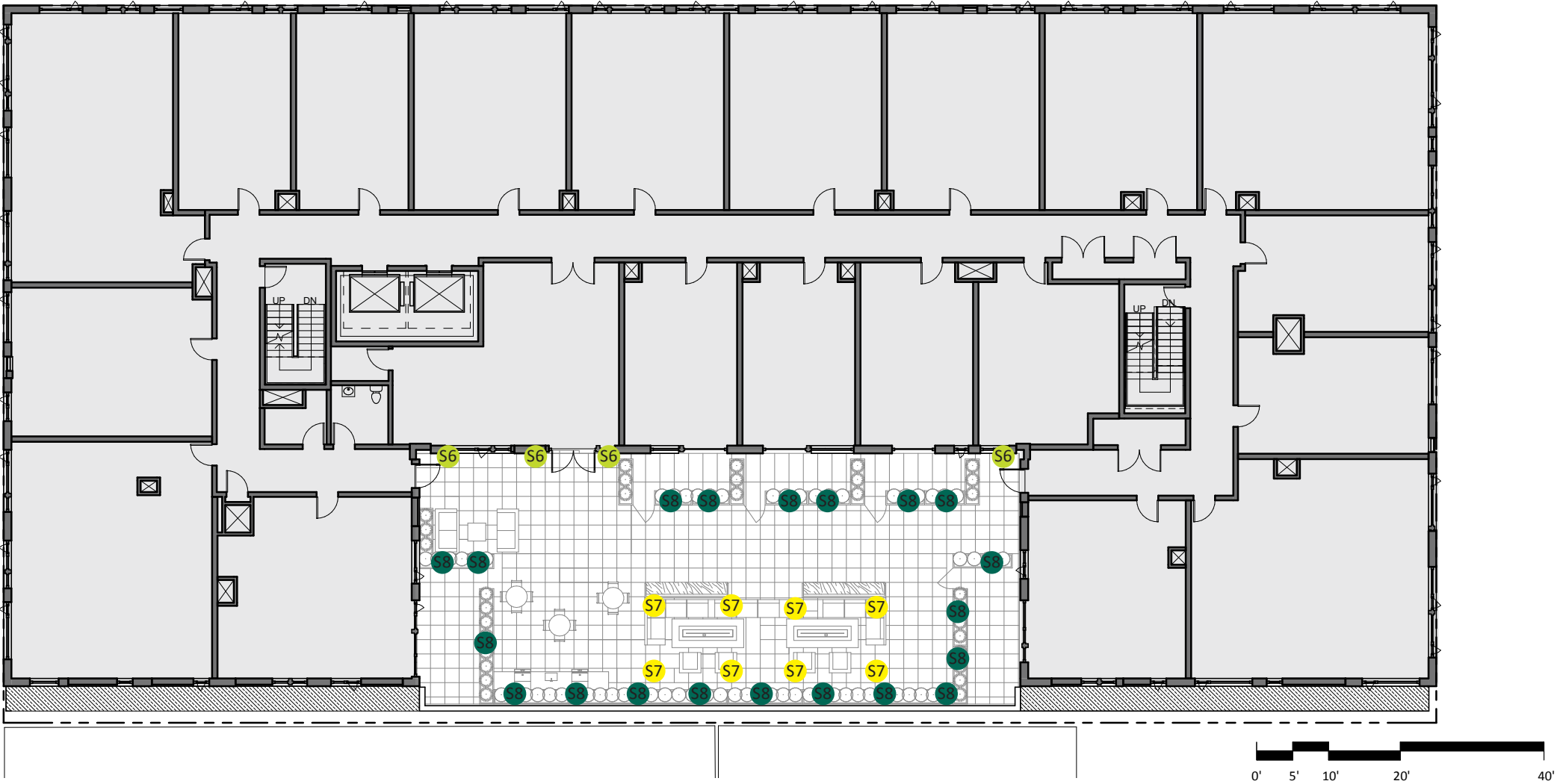
S7

CATENARY STRING LIGHTS



S8

PLANTER UPLIGHT



SITE LIGHTING: SECOND FLOOR TERRACE



ZE - CITY SPRITE ZELKOVA



AKE - CHOCOLATE VINE



CLE - EVERGREEN CLEMATIS



SAR - SACOCOCCA



OPHB - BLACK MONDO GRASS



OPHD - DWARF MONDO GRASS



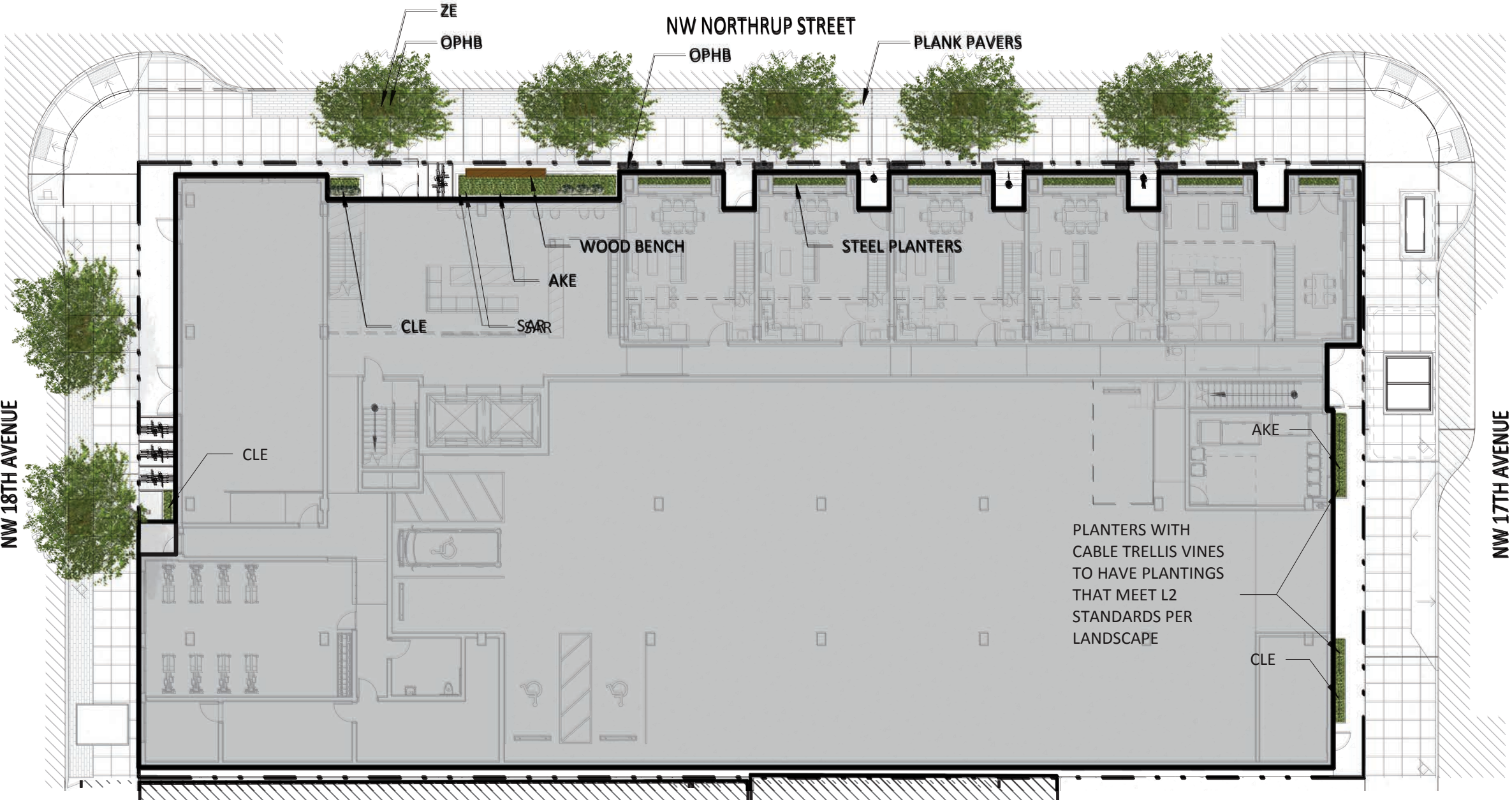
STEEL PLANTER



WOOD BENCH



PLANK PAVER



1 LANDSCAPE SITE PLAN - GROUND FLOOR
SCALE: 1" = 20'-0"

LANDSCAPE SITE PLAN



2'x2' ARCHITECTURAL PAVER



BUILT IN BARBEQUE



FIRE TABLE



STEEL PLANTER



PATIO FURNITURE



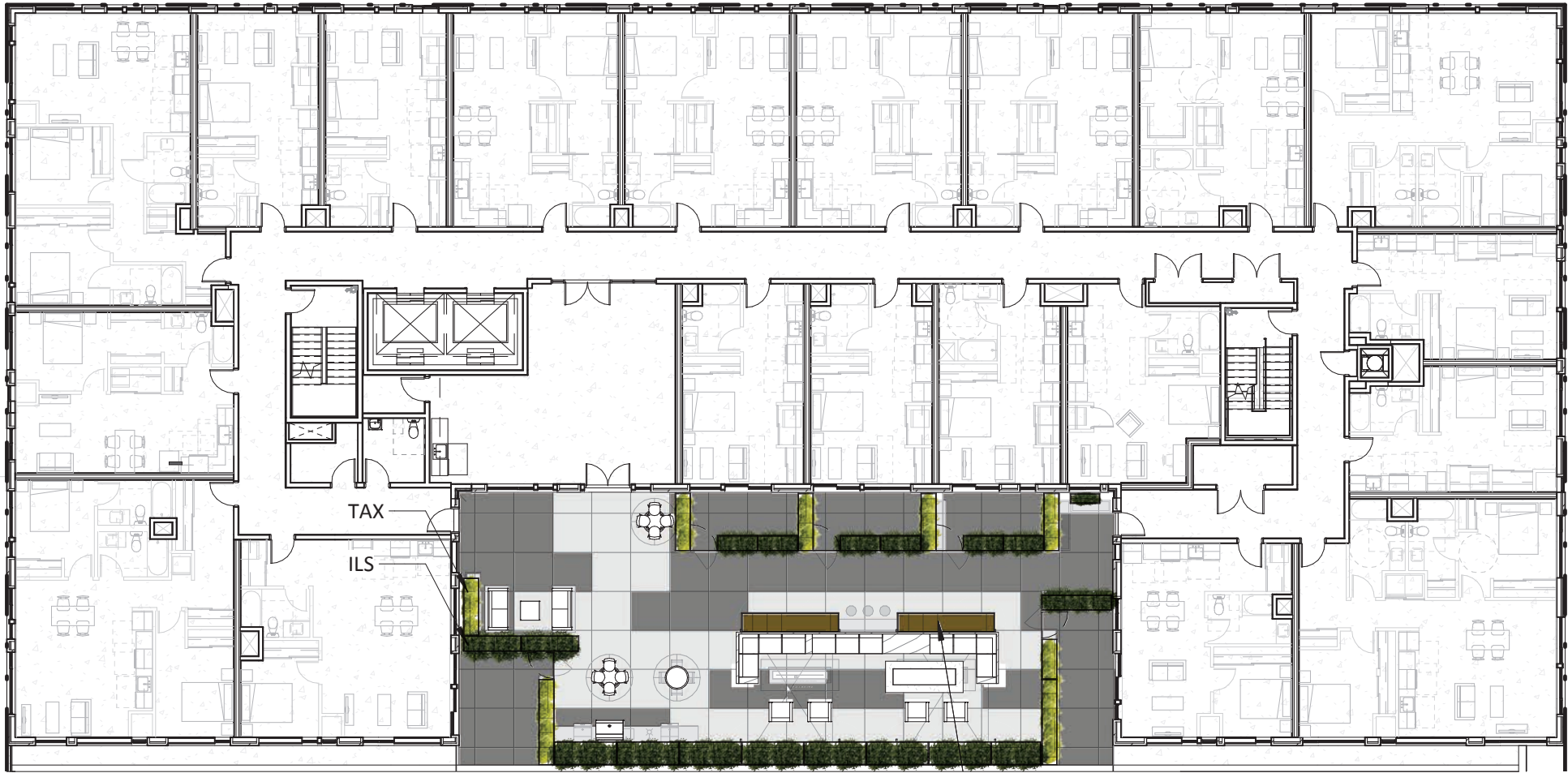
PEK - KARLY ROSE FOUNTAIN GRASS



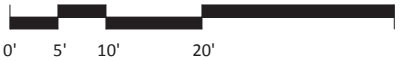
ILS - SKY PENCIL HOLLY



TAX - FASTIGA ENGLISH YEW



1 LANDSCAPE PLAN - SECOND FLOOR TERRACE
SCALE: 1" = 20'-0"



LANDSCAPE LEVEL 2 TERRACE PLAN



CONCEPT PLANT SCHEDULE



GREEN ROOF MIX 1	13,981 SF
ALLIUM SCHOENOPRASUM 'FORESCATE' / COMMON CHIVES	11,624
ALLIUM SENESCENS 'BLUE EDDY' / BLUE EDDY ORNAMENTAL ONION	11,624
ECHINACEA PURPUREA / PURPLE CONEFLOWER	2,906
NESSELLA TENUISSIMA / MEXICAN FEATHER GRASS	2,906
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	2,906
RUDBECKIA FULGIDA 'GOLDSTRUM' / CONEFLOWER	2,906
SEDUM KAMTSCHATICUM 'TAKAHIRA DAKE' / TAKAHIRA DAKE ORANGE STONECROP	11,624
SEDUM SPECTABILE 'NEON' / STONECROP	11,624
SEDUM TAKESIMENSE "GOLDEN CARPET"	11,624
SEDUM TELEPHIUM AUTUMN JOY / AUTUMN JOY STONECROP	2,906



ALLIUM



ECHINACEA



NASSELLA



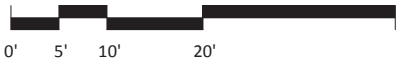
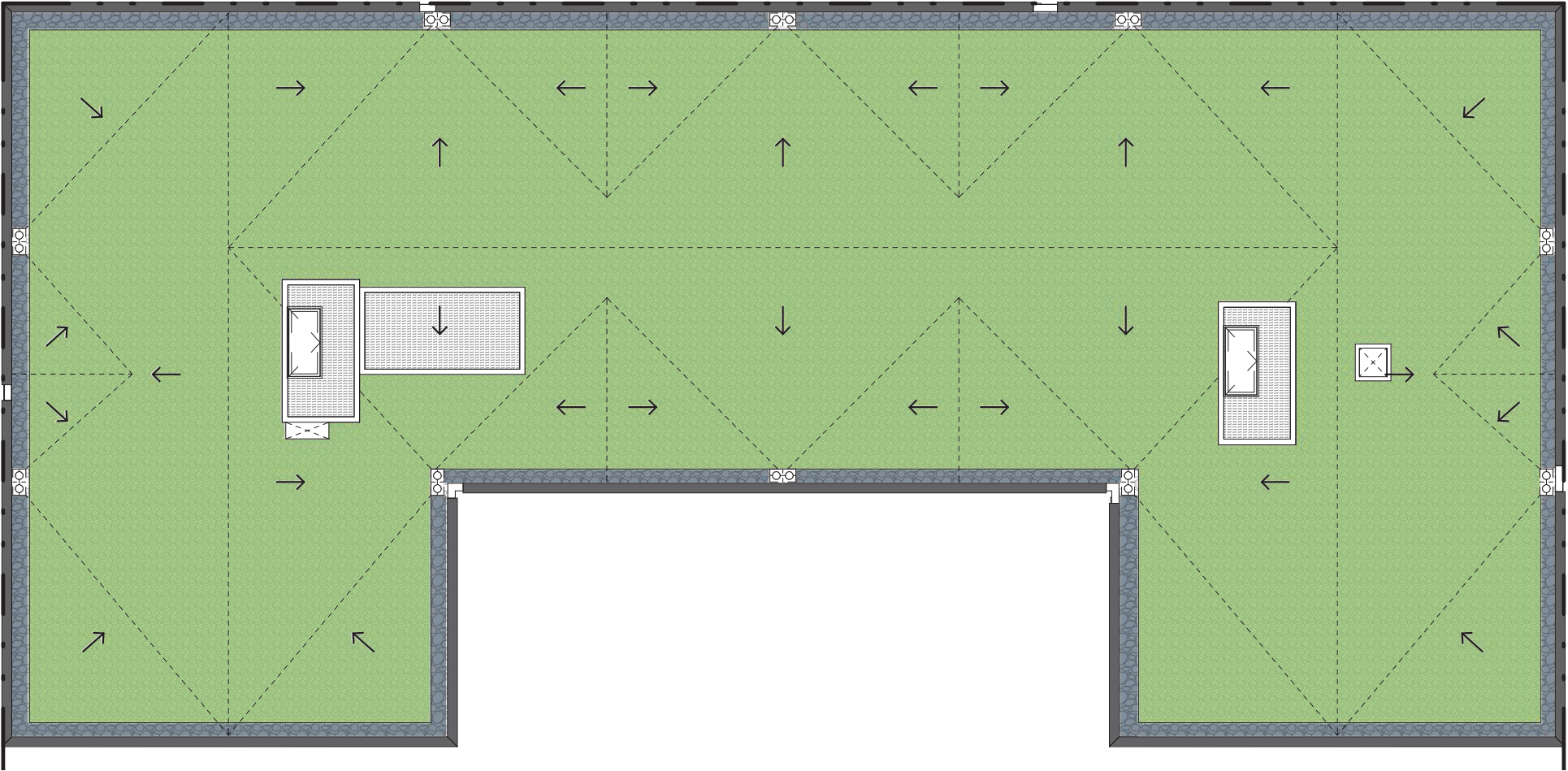
RUDBECKIA

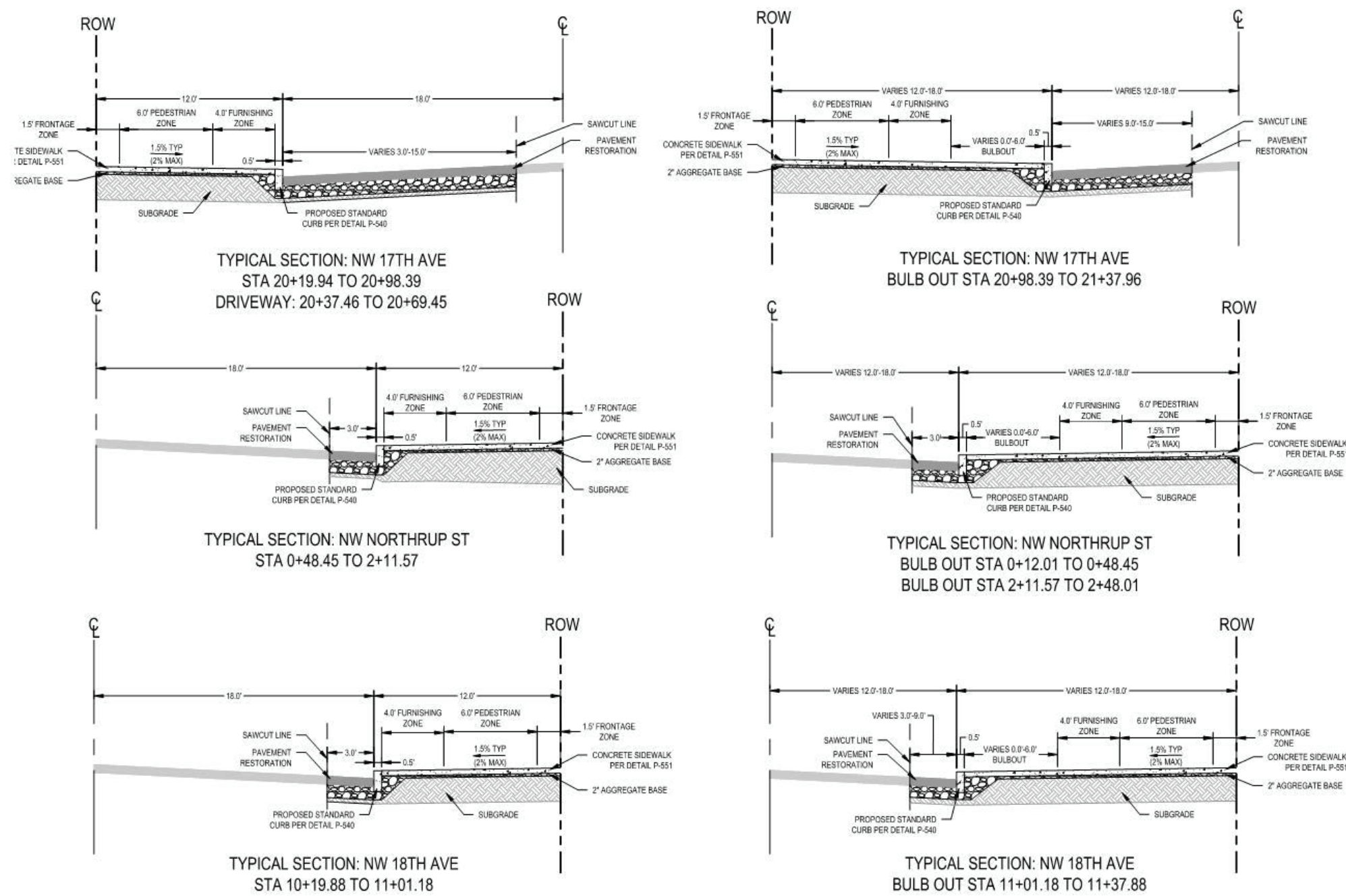


SEDUM MIX



GRAVEL BALLAST





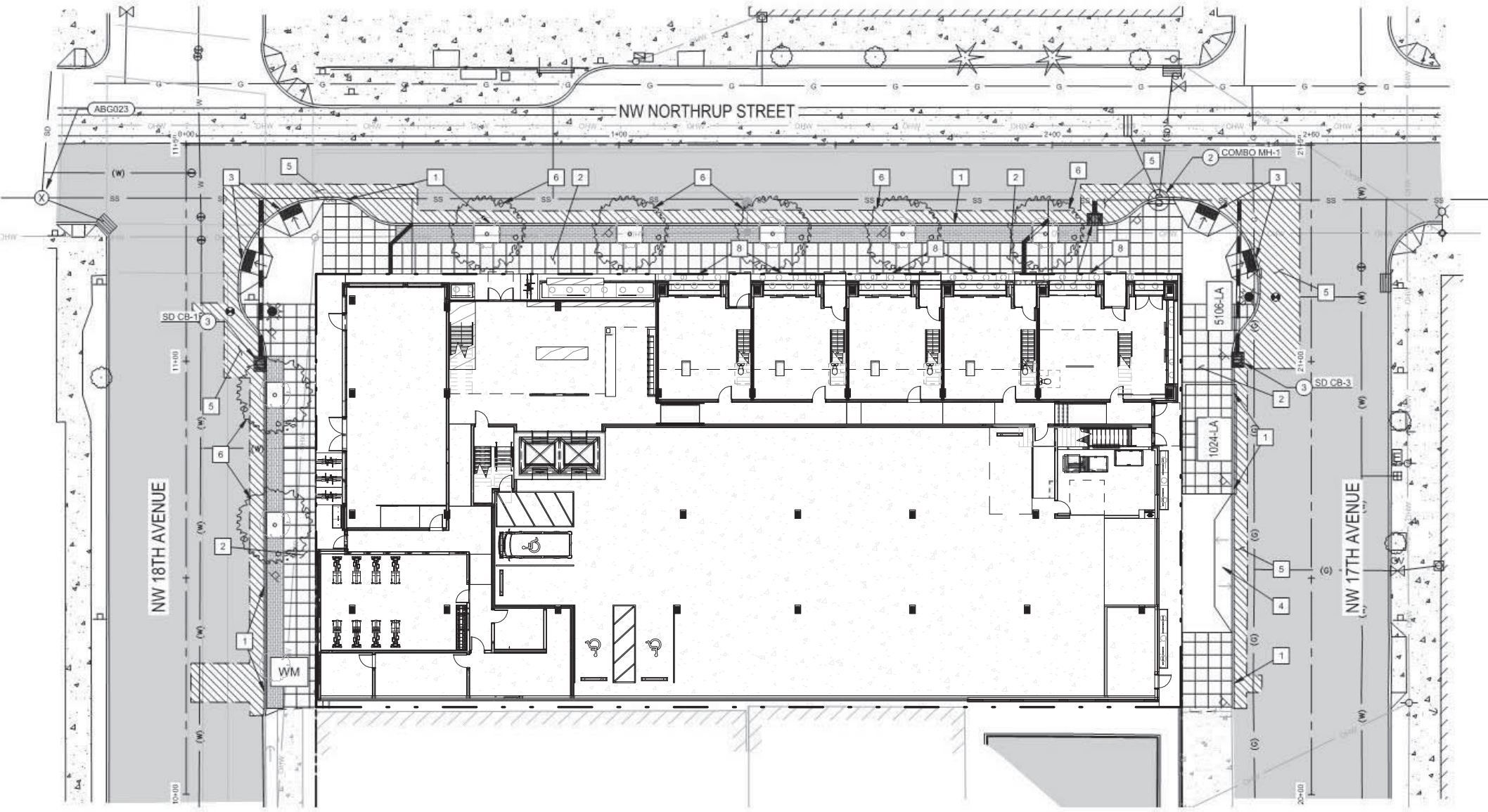
1 TYPICAL SECTIONS @ SIDEWALK R.O.W.
SCALE: 1/8" = 1'-0"



CATCH BASIN DATA	COMBO MANHOLE DATA
SD CB-1 18TH ALIGN. 10+99.42, 17.23, Rt. RIM: 55.47 IE OUT (10"W) = 51.00	ABG023 RIM: 54.13 IE IN (10"W) = 49.30 IE IN (10"E) = 49.80 IE IN (8"W) = 50.80 IE IN (10"W) = 48.10 IE OUT (12"E) = 45.00
SD CB-2 NORTHROP ALIGN. 2+09.82, 17.06, Rt. RIM: 51.24 IE OUT (10"W) = 46.03	COMBO MH-1 NORTHROP ALIGN. 2+24.65, 12.74, Rt. RIM: 51.69 IE IN (12"W) = 41.00 IE IN (8"W) = 45.70 IE IN (6"W) = 48.80 IE OUT (12"E) = 40.90
SD CB-3 17TH ALIGN. 21+00.42, 17.06, Lt. RIM: 50.75 IE OUT (8"W) = 45.52	

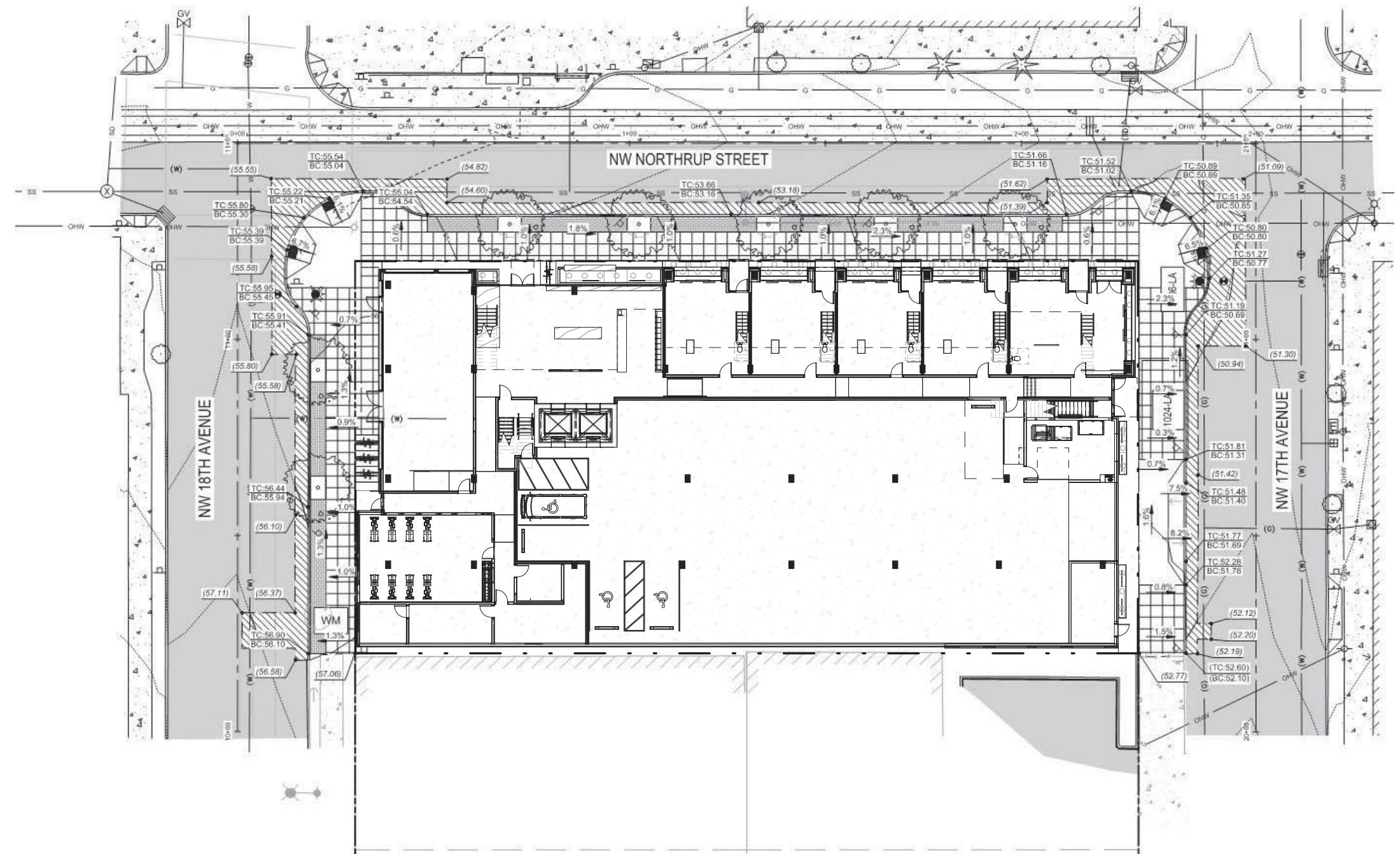
CONSTRUCTION NOTES	
1	PROPOSED STANDARD CONCRETE CURB.
2	PROPOSED STANDARD SIDEWALK.
3	PROPOSED ADA RAMP.
4	PROPOSED DRIVEWAY.
5	PROPOSED ASPHALT.
6	PROPOSED TREE. DIAMETER AND SPECIES TO BE DETERMINED.
7	PROPOSED BIKE RACK.
8	PROPOSED PLANTER.

SEWER CONSTRUCTION NOTES	
1	PROPOSED COMBO MANHOLE.
2	PROPOSED COMBO MANHOLE TO REPLACE EXISTING BRICK MANHOLE.
3	PROPOSED CATCH BASIN.



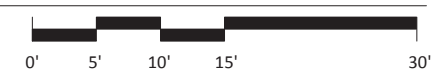
1 | SIDEWALK IMPROVEMENT PLAN
SCALE: 1:15





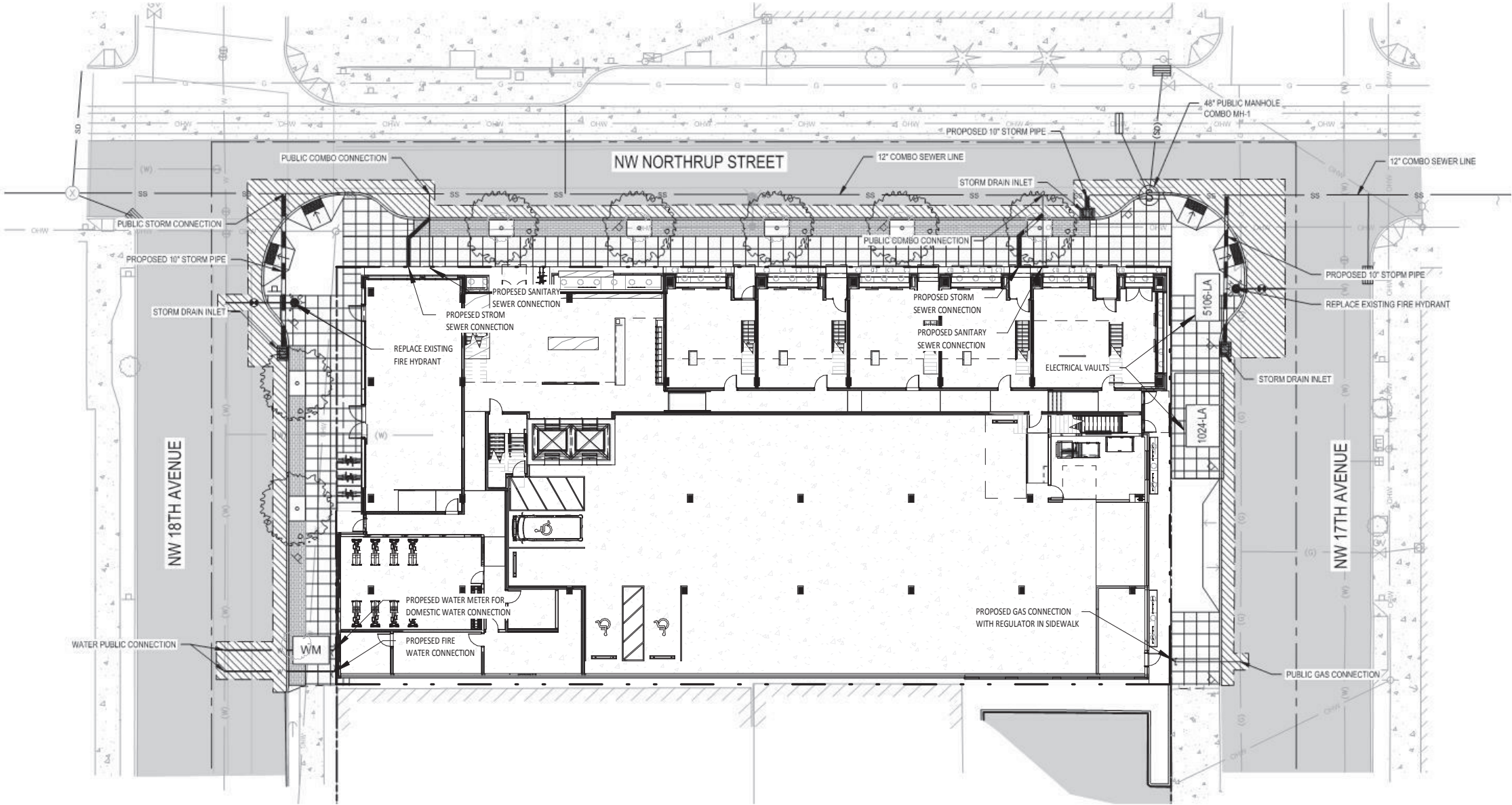
1 GRADING PLAN

SCALE: 1:15



CIVIL GRADING PLAN

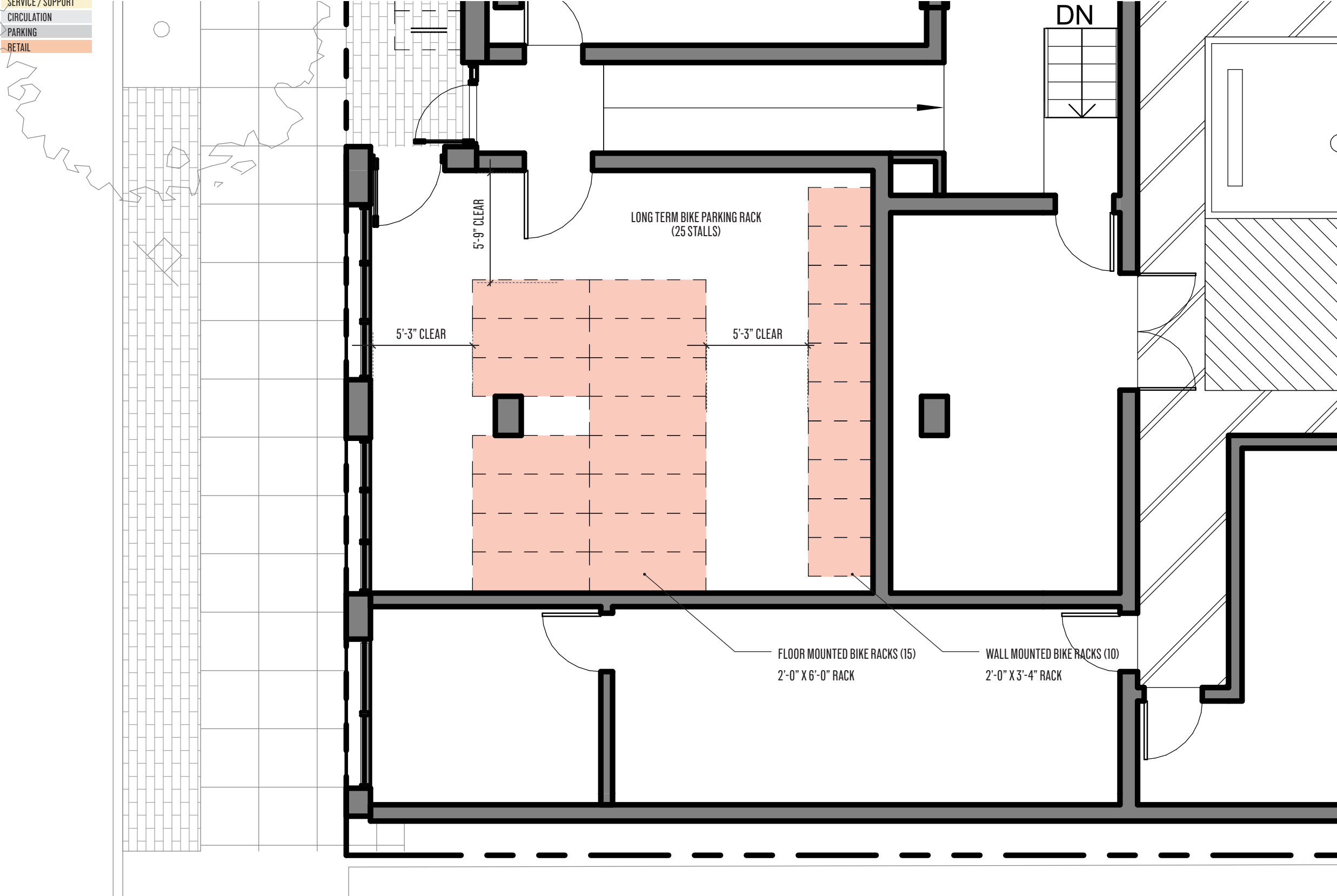
COMBO MANHOLE DATA	
COMBO MH-1	
NORTHROP ALIGN, 2+24.65, 12.74, RI	
RI: 51.69	
IE IN (12"W) = 41.00	
IE IN (8"W) = 45.70	
IE IN (8"W) = 48.80	
IE OUT (12"E) = 40.90	



1 COMPOSITE UTILITY PLAN
SCALE: 1:15



- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL



BIKE PARKING SUMMARY

LONG TERM BIKES REQ	124
GROUND FLOOR LT STALLS	25
*UNIT RACKS	112
TOTAL PROVIDED	137

*ONE LONG-TERM BIKE RACK PROVIDED IN EACH UNIT.



GROUND LEVEL PLAN - LONG TERM BIKE STORAGE