



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

EA-17-127273

PROJECT NUMBER:
CY1704

Title:
COVER PAGE

ARCHITECTURAL DRAWINGS

C.1	COVER PAGE
C.2	INDEX
C.3	VICINITY MAP
C.4	SITE PLAN
C.5	MULTNOMAH LEVEL FLOOR PLAN
C.6	HALSEY LEVEL FLOOR PLAN
C.7	OFFICE / THEATER LEVEL FLOOR PLAN
C.8	ROOF PLAN
C.9	COLORED BUILDING ELEVATIONS
C.10	COLORED BUILDING ELEVATIONS
C.11	COLORED BUILDING ELEVATIONS
C.12	COLORED BUILDING ELEVATIONS
C.13	COLORED BUILDING ELEVATIONS
C.14	COLORED BUILDING ELEVATIONS
C.15	BUILDING ELEVATIONS
C.16	BUILDING ELEVATIONS
C.17	BUILDING ELEVATIONS
C.18	BUILDING ELEVATIONS
C.19	BUILDING ELEVATIONS
C.20	BUILDING ELEVATIONS
C.21	BUILDING SECTIONS AND SITE LINE DIAGRAMS
C.22	WALL SECTIONS
C.23	WALL SECTIONS
C.24	BUILDING DETAILS - CURTAIN WALLS
C.25	BUILDING DETAILS - CANOPY
C.26	BUILDING DETAILS - BUILD OUTS
C.27	BUILDING DETAILS - METAL PANEL SYSTEM
C.28	BUILDING DETAILS - DIMENSIONAL FACADE PANELS
C.29	BUILDING DETAILS - METAL PANEL LIGHT EXTRUSION
C.30	BUILDING DETAILS - SIGNAGE
C.31	BUILDING DETAILS - SIGNAGE
C.32	BUILDING DETAILS - SIGNAGE
C.33	SUPER BLOCK DIAGRAMS
C.34	SUPER BLOCK DIAGRAMS
C.35	OVERALL LANDSCAPE PLAN
C.36	INSPIRATION IMAGES
C.37	INSPIRATION IMAGES
C.38	MULTNOMAH STREET FRONTAGE
C.39	15TH STREET FRONTAGE
C.40	EAST MALL ENTRY

C.41	HARDSCAPE LEVEL 1
C.42	HARDSCAPE LEVEL 2
C.43	HARDSCAPE LEVEL 3
C.44	MATERIALS
C.45	MATERIALS
C.46	FFA LEVEL 1
C.47	FFA LEVEL 2
C.48	FFA LEVEL 3
C.49	FURNITURE
C.50	FURNITURE
C.51	MULTNOMAH LEVEL REFLECTED CEILING PLAN
C.52	HALSEY LEVEL REFLECTED CEILING PLAN
C.53	THEATER LEVEL REFLECTED CEILING PLAN
C.54	EAST ENTRY PLAZA LIGHTING PLAN
C.55	15TH STREET SITE LIGHTING PLAN
C.56	MULTNOMAH LEVEL GARAGE ENTRY LIGHTING PLAN
C.57	HALSEY LEVEL LIGHTING PLAN - NORTH
C.58	HALSEY LEVEL LIGHTING PLAN - MIDDLE
C.59	HALSEY LEVEL LIGHTING PLAN - SOUTH
C.60	THEATER LEVEL FACADE BOX LIGHTING PLAN - NORTH
C.61	THEATER LEVEL LIGHTING PLAN - SOUTH
C.62	MEZZANINE FACADE BOX & THEATER ENTRY STAIRS LIGHTING
C.63	LIGHTING ELEVATIONS - THEATER ENTRY & MULTNOMAH
C.64	LIGHTING ELEVATIONS - 15TH STREET & EAST ENTRY PLAZA
C.65	LIGHTING FIXTURE SCHEDULE
C.66	LIGHTING FIXTURE SCHEDULE
C.67	LIGHTING FIXTURE SCHEDULE
C.68	LIGHTING FIXTURE SCHEDULE
C.69	LIGHTING FIXTURE SCHEDULE
C.70	LIGHTING FIXTURE SCHEDULE
C.71	UTILITY PLANS
C.72	METAL PANEL CUT SHEETS
C.73	METAL PANEL CUT SHEETS
C.74	MULLION WALL CUT SHEETS

APPENDIX

APP.1	RENDERINGS
APP.2	RENDERINGS
APP.3	RENDERINGS
APP.4	RENDERINGS
APP.5	RENDERINGS
APP.6	RENDERINGS
APP.7	RENDERINGS
APP.8	RENDERINGS
APP.9	RENDERINGS
APP.10	RENDERINGS
APP.11	RENDERINGS
APP.12	RENDERINGS
APP.13	RENDERINGS
APP.14	PLAN PERSPECTIVES
APP.15	PLAN PERSPECTIVES
APP.16	PLAN PERSPECTIVES
APP.17	PLAN PERSPECTIVES
APP.18	SURROUNDING NEIGHBOR- HOOD PHOTOGRAPHS KEY PLAN
APP.19	SURROUNDING NEIGHBOR- HOOD PHOTOGRAPHS
APP.20	SURROUNDING NEIGHBOR- HOOD PHOTOGRAPHS
APP.21	SURROUNDING NEIGHBOR- HOOD PHOTOGRAPHS
APP.22	SURROUNDING NEIGHBOR- HOOD PHOTOGRAPHS
APP.23	SURROUNDING NEIGHBOR- HOOD PHOTOGRAPHS
APP.24	AREA OF WORK PHOTO KEY PLAN
APP.25	AREA OF WORK SITE PHOTOGRAPHS
APP.26	AREA OF WORK SITE PHOTOGRAPHS
APP.27	AREA OF WORK SITE PHOTOGRAPHS
APP.28	AREA OF WORK SITE PHOTOGRAPHS
APP.29	MASSING DIAGRAMS
APP.30	ZONING DIAGRAMS
APP.31	ZONING DIAGRAMS
APP.32	LOT BOUNDARY DIAGRAM
APP.33	GROUND WINDOW DIAGRAMS
APP.34	GROUND WINDOW DIAGRAMS
APP.35	GROUND WINDOW DIAGRAMS
APP.36	MULTNOMAH STREET FRONTAGE DIAGRAM
APP.37	BICYCLE PARKING DIAGRAMS MULTNOMAH LEVEL
APP.38	BICYCLE PARKING DIAGRAMS HALSEY LEVEL
APP.39	BICYCLE PARKING DIAGRAMS OFFICE / THEATER LEVEL
APP.40	PARKING PLANS - EXISTING
APP.41	PARKING PLANS - PROPOSED
APP.42	PROPOSED TRANSPORTATION DIAGRAM AT MULTNOMAH
APP.43	TRANSPORTATION DIAGRAM AT MULTNOMAH
APP.44	RESPONSES TO DAR
APP.45	RESPONSES TO DAR (CONTINUED)
APP.46	RESPONSES TO DAR (CONTINUED)



LDA design group

LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



505 DESIGN

505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER

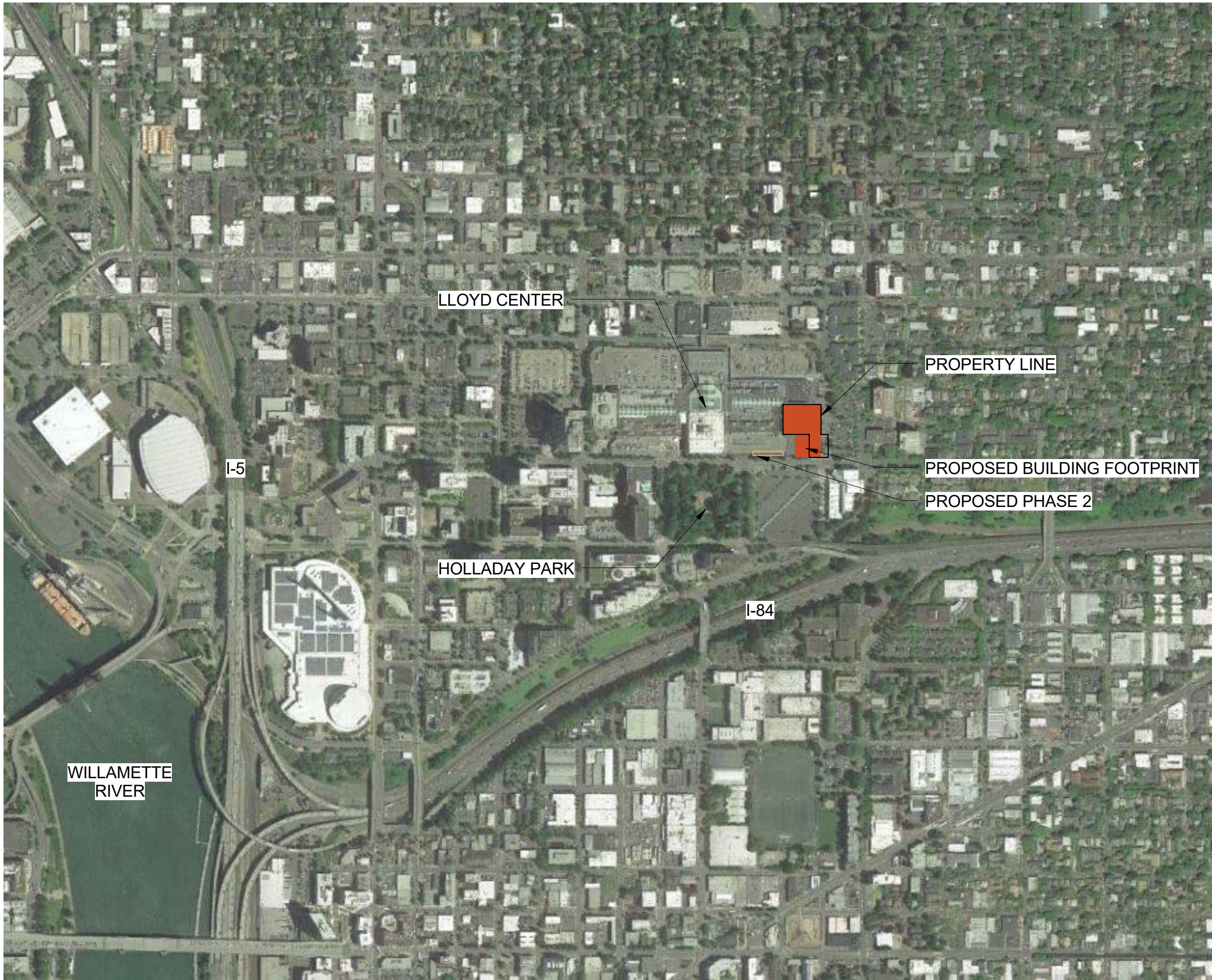
LLOYD CENTER EAST

TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
INDEX



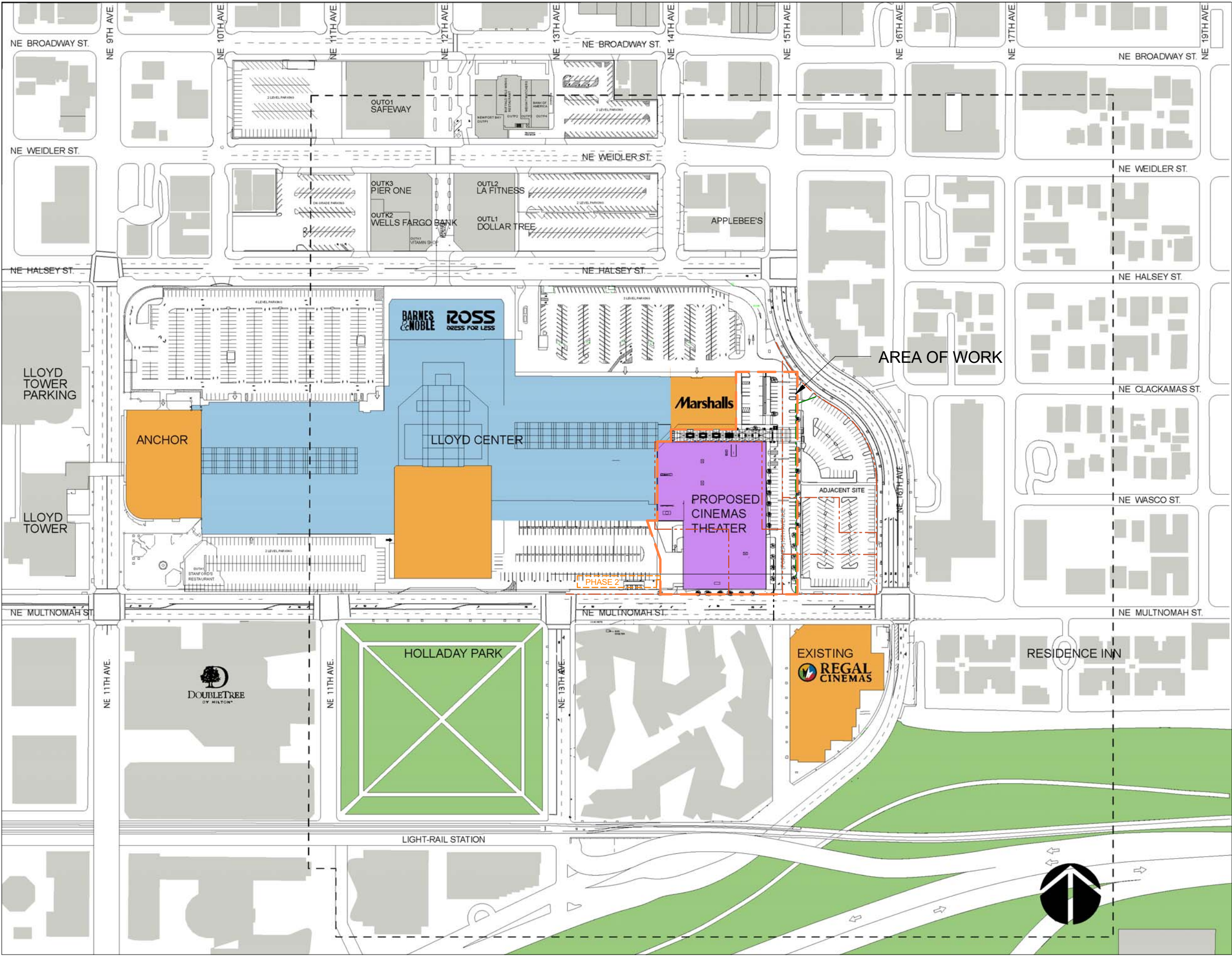
LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
VICINITY MAP



LLOYD CENTER
LLOYD CENTER EAST

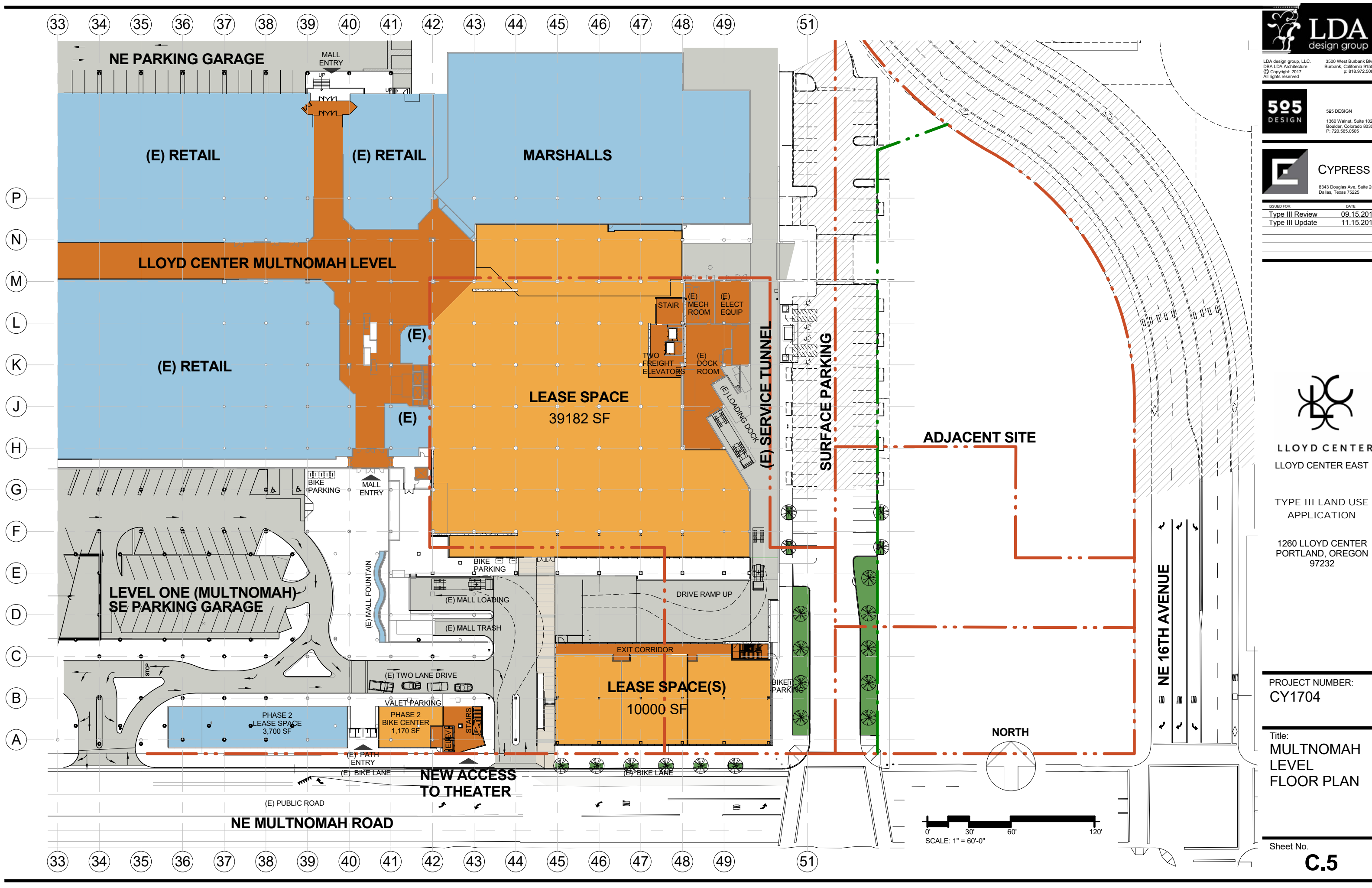
TYPE III LAND USE
APPLICATION

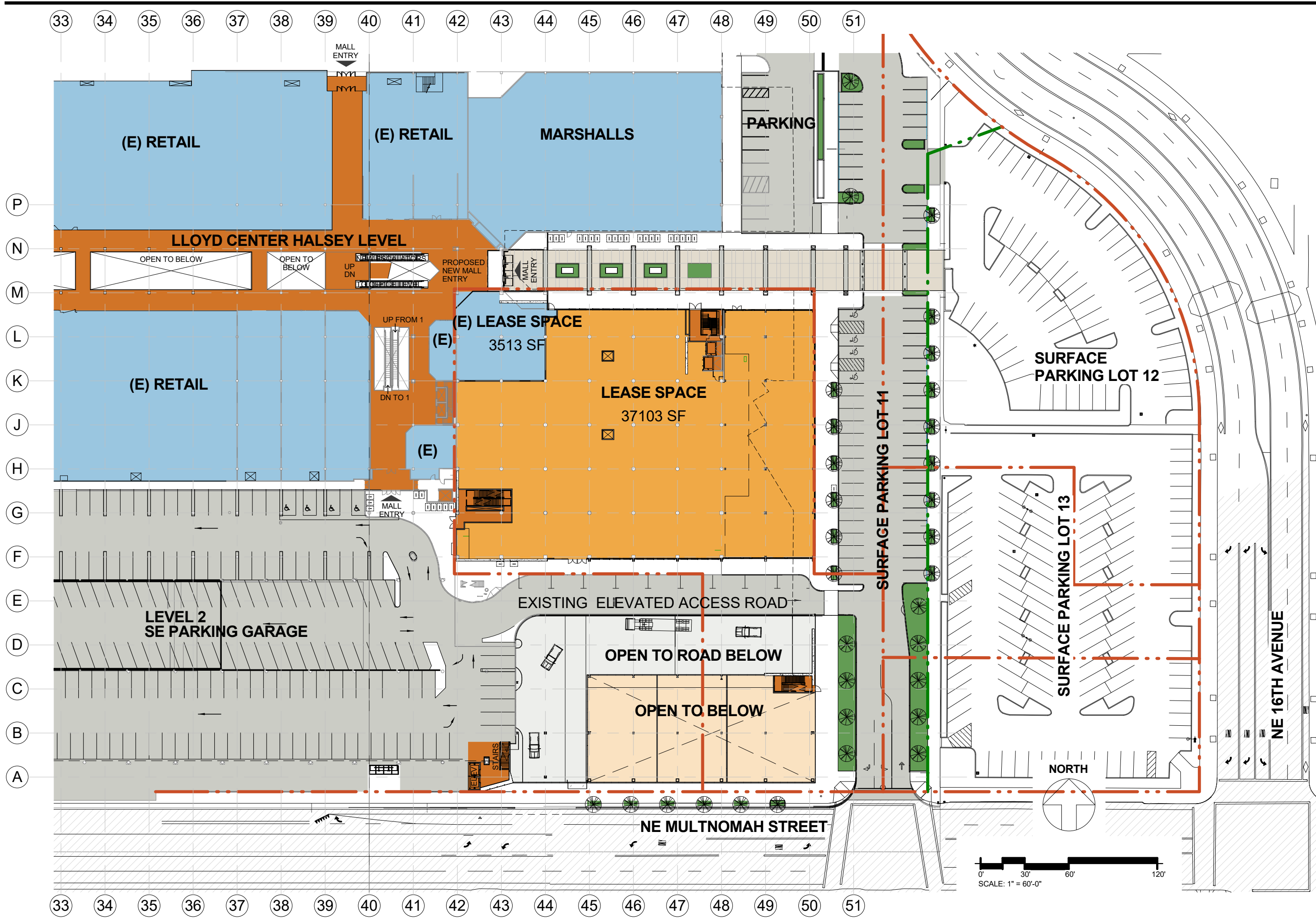
1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
SITE PLAN

Sheet No.
C.4





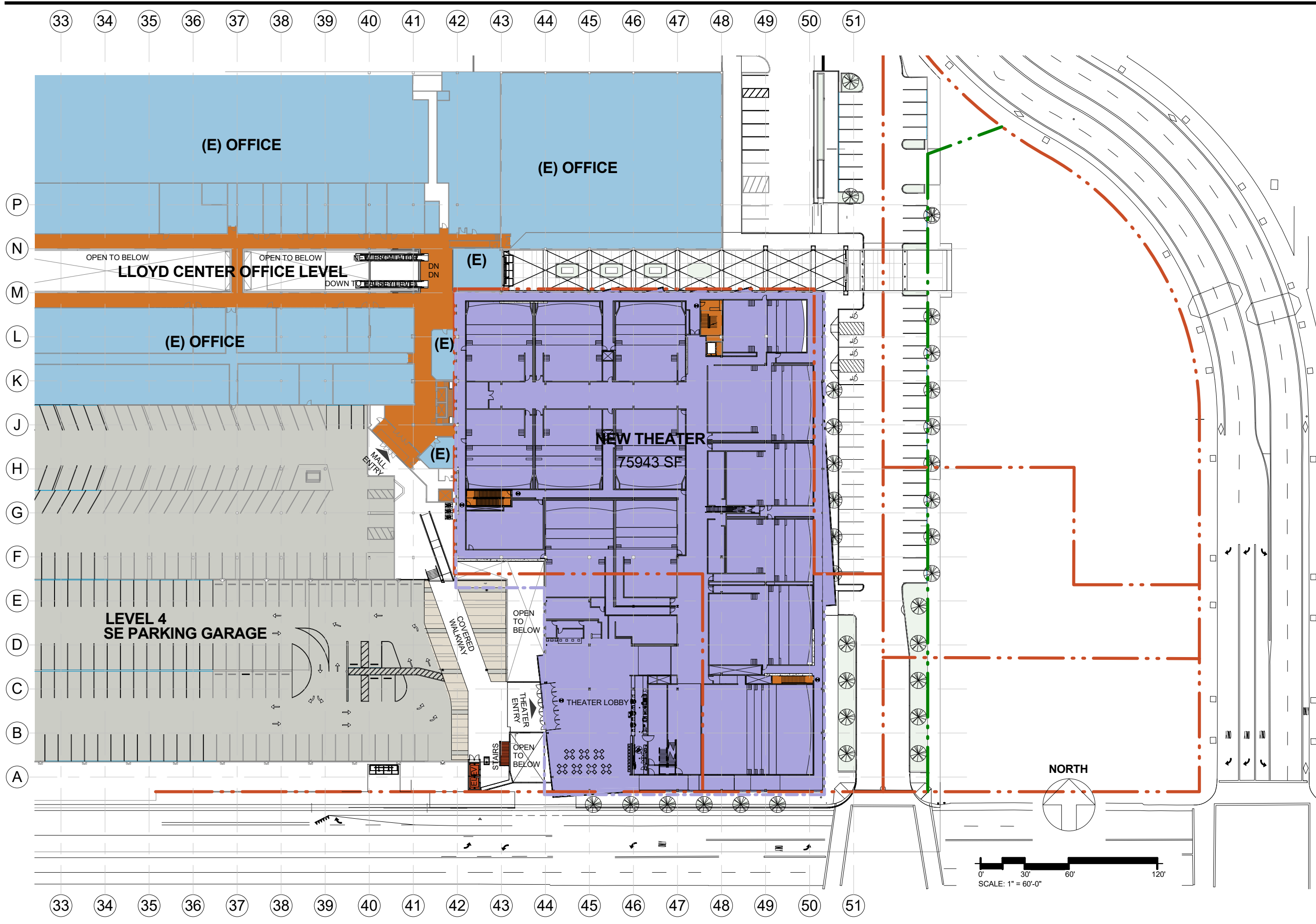
LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

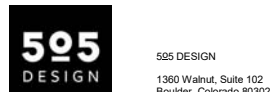
PROJECT NUMBER:
CY1704

Title:
**HALSEY
LEVEL
FLOOR PLAN**



LDA design group, LLC.
DEA LDA Architecture
© Copyright: 2017
All rights reserved.

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

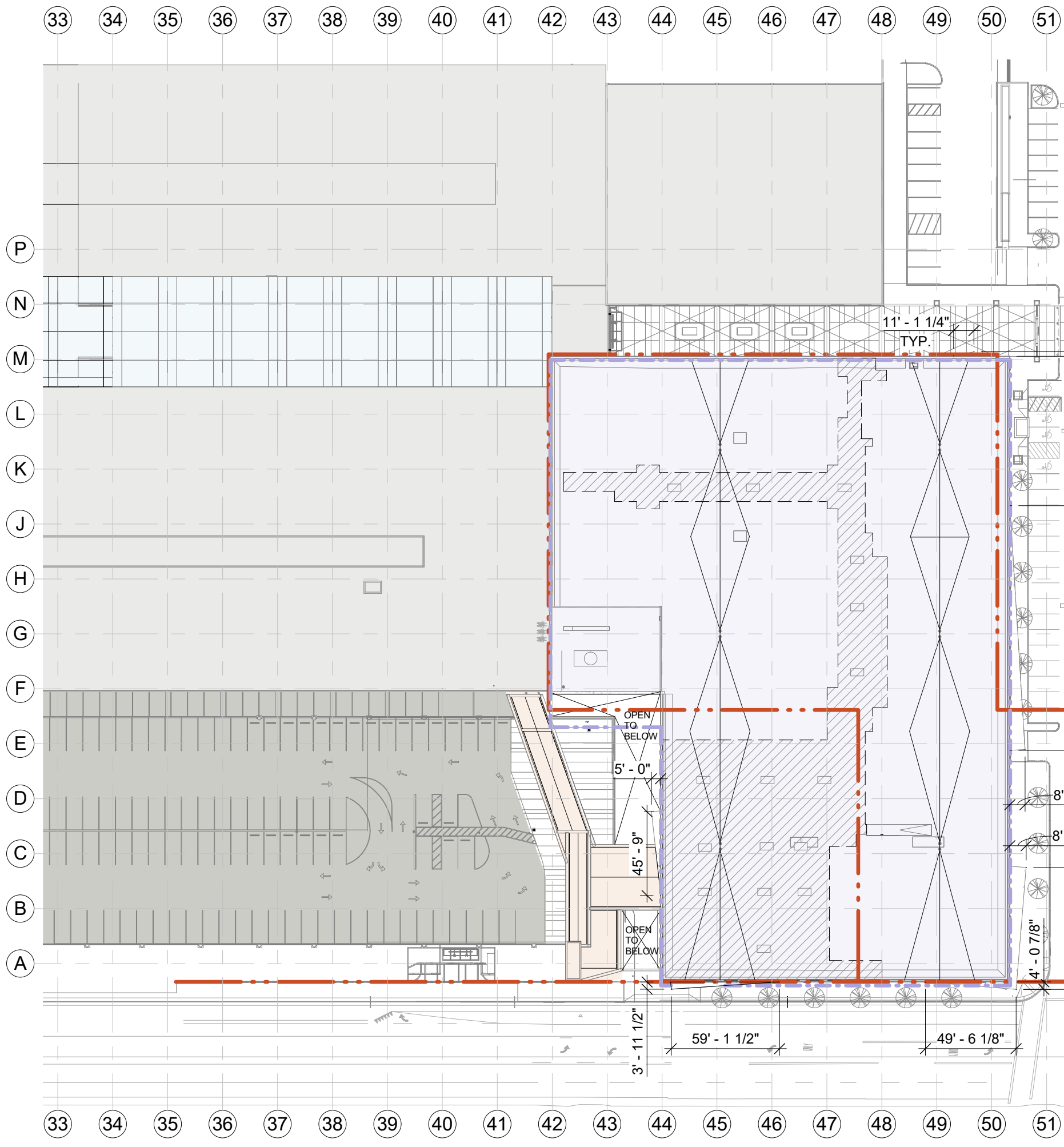
TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

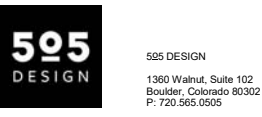
Title:
**OFFICE /
THEATER
LEVEL
FLOOR PLAN**

Sheet No.
C.7



LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved.

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

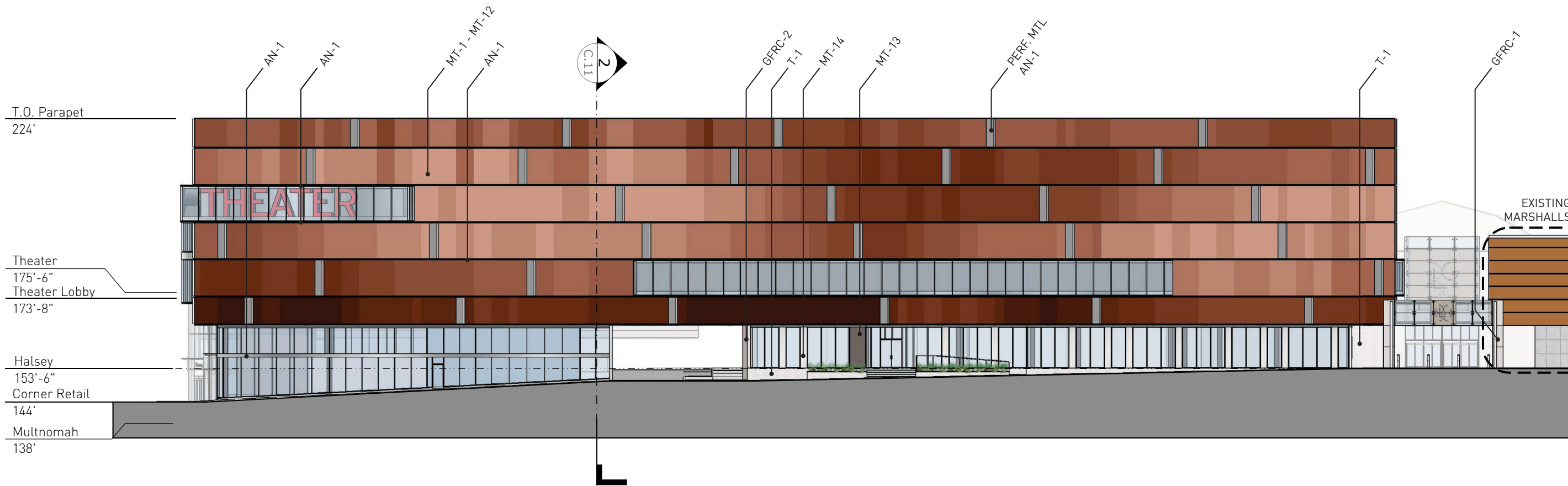
1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
ROOF PLAN

NORTH





1 East Elevation
1" = 30"

MATERIAL LEGEND

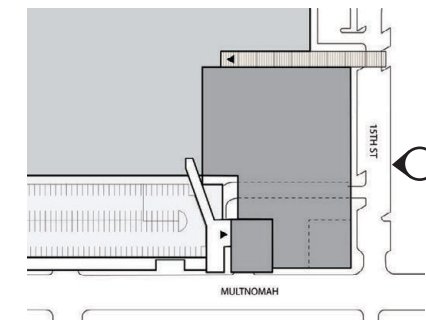
AN	ANODIZED METAL
P	PAINT
MT	METAL
GFRC	GLASS FIBER REINFORCED CONC.
T	PORCELAIN TILE



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE APPLICATION

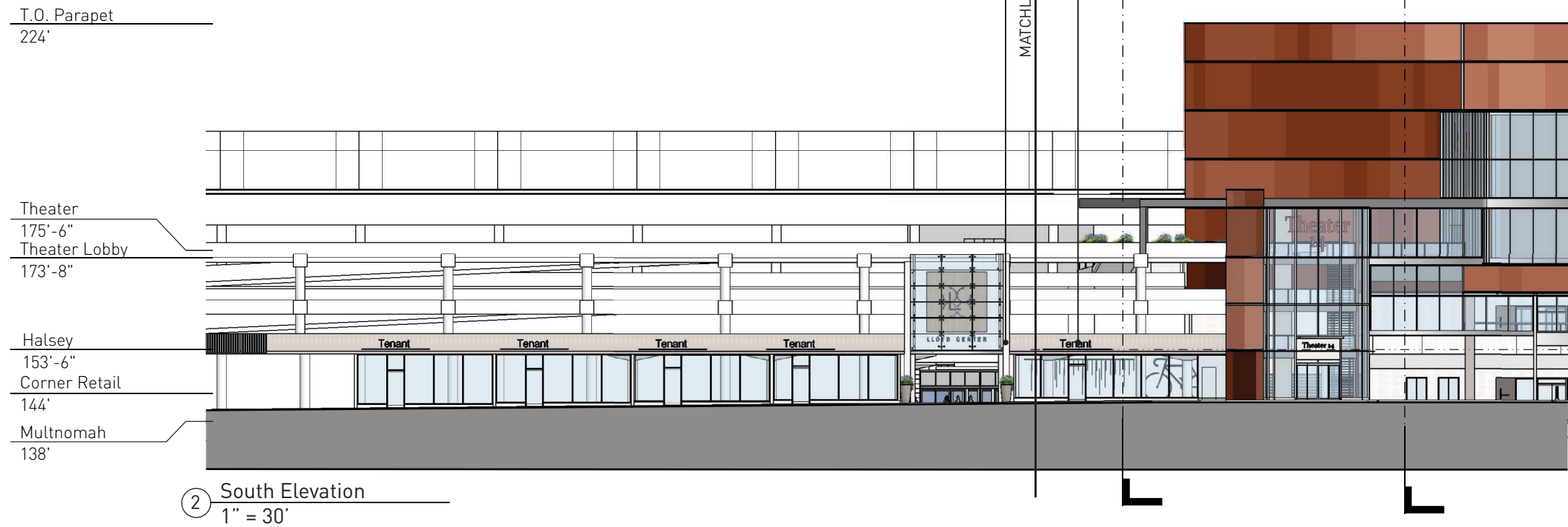
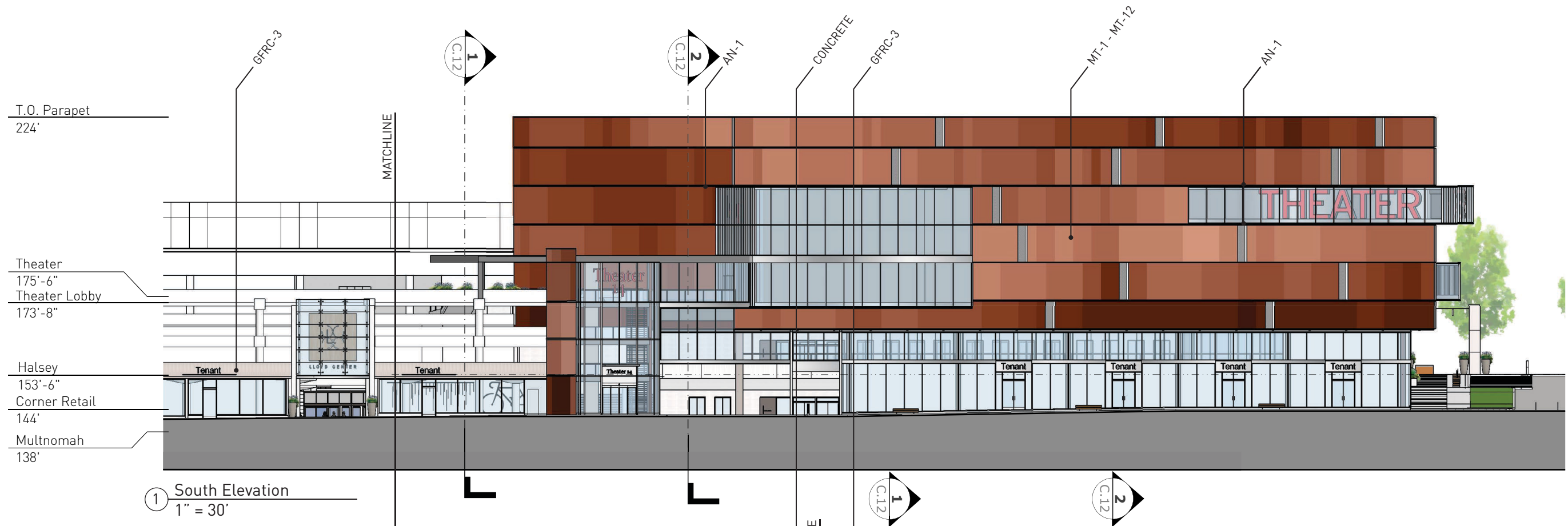
1260 LLOYD CENTER
PORTLAND, OR 97232



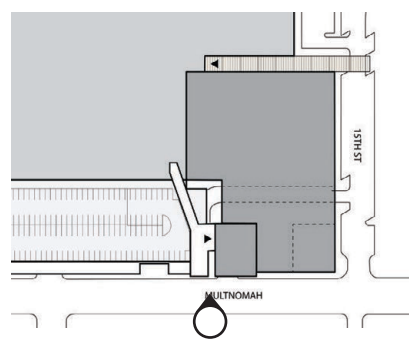
PROJECT NUMBER:
CY1704

Title:
COLORED
BUILDING
ELEVATIONS

Sheet No.
C.9



MATERIAL LEGEND	
AN	ANODIZED METAL
P	PAINT
MT	METAL
GFRC	GLASS FIBER REINFORCED CONC.
T	PORCELAIN TILE

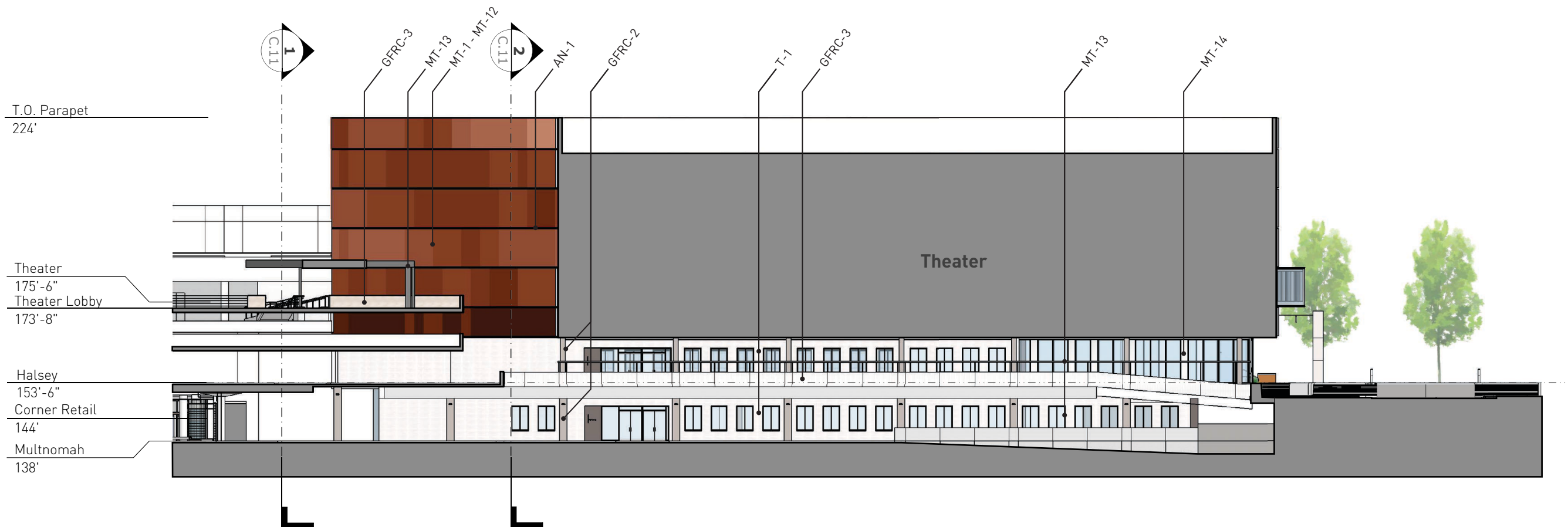




LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

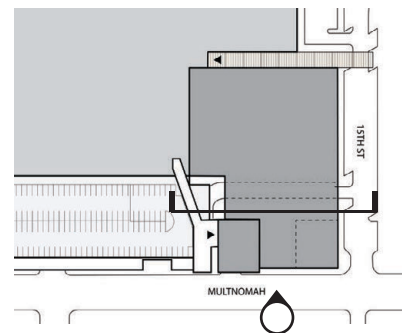
1260 LLOYD CENTER
PORTLAND, OR 97232



① South Elevation
1" = 30'

MATERIAL LEGEND

AN	ANODIZED METAL
P	PAINT
MT	METAL
GFR-3	GLASS FIBER REINFORCED CONC.
T	PORCELAIN TILE

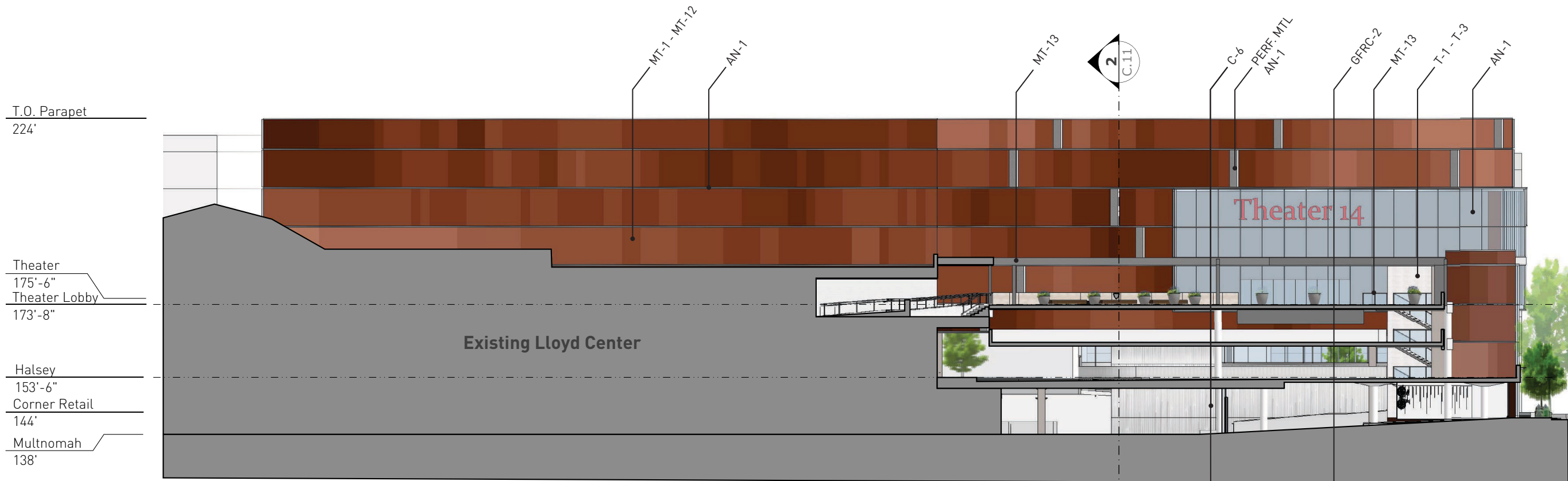


PROJECT NUMBER:
CY1704

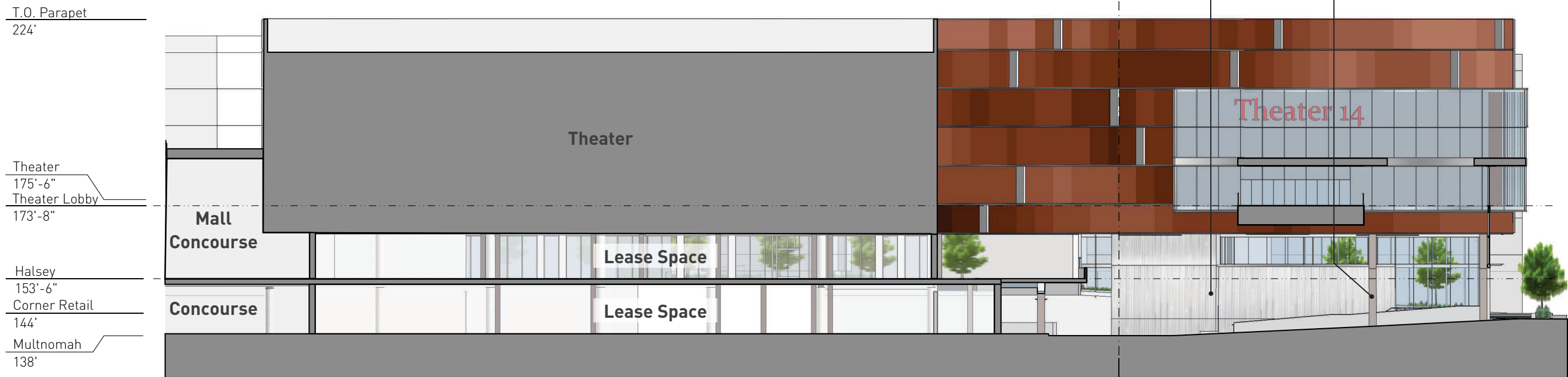
Title:
COLORED
BUILDING
ELEVATIONS

Sheet No.

C.11



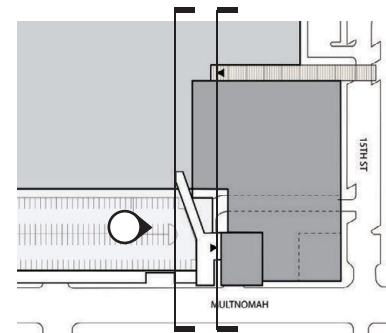
1 West Elevation
1" = 30'



2 West Elevation
1" = 30'

MATERIAL LEGEND

AN	ANODIZED METAL
P	PAINT
MT	METAL
GFRC	GLASS FIBER REINFORCED CONC.
T	PORCELAIN TILE



LDA design group, LLC.
DBA LDA Architecture
© Copyright 2017
All rights reserved.



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

Title:
COLORED
BUILDING
ELEVATIONS

Sheet No.
C.12



① North Elevation
1" = 30'

MATERIAL LEGEND

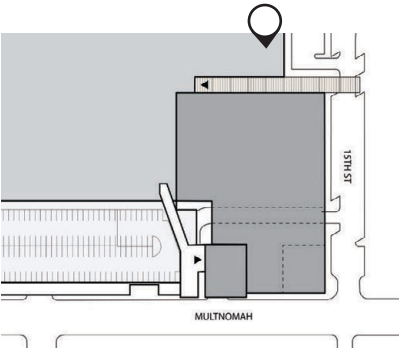
AN	ANODIZED METAL
P	PAINT
MT	METAL
GFRC	GLASS FIBER REINFORCED CONC.
T	PORCELAIN TILE



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232



PROJECT NUMBER:
CY1704

Title:
COLORED
BUILDING
ELEVATIONS

Sheet No.
C.13



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

Title:
COLORED
BUILDING
ELEVATIONS

Sheet No.

C.14



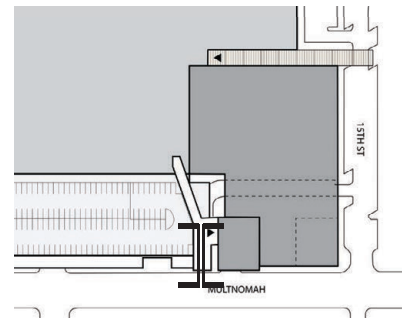
① Circulation Lobby West Interior Elevation
1/16" = 1'

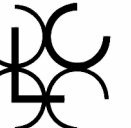
MATERIAL LEGEND

AN	ANODIZED METAL
P	PAINT
MT	METAL
GFRC	GLASS FIBER REINFORCED CONC.
T	PORCELAIN TILE



② Circulation Lobby East Interior Elevation
1/16" = 1'





LLOYD CENTER
LLOYD CENTER EAST

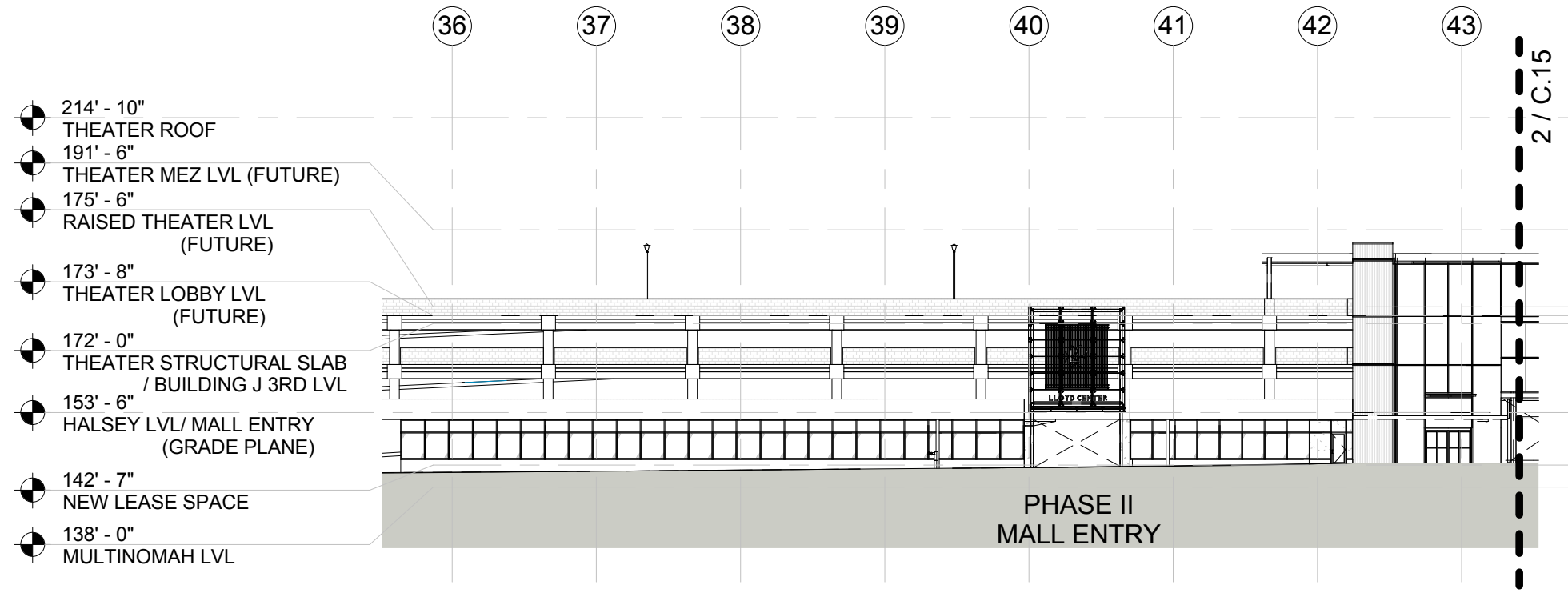
TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

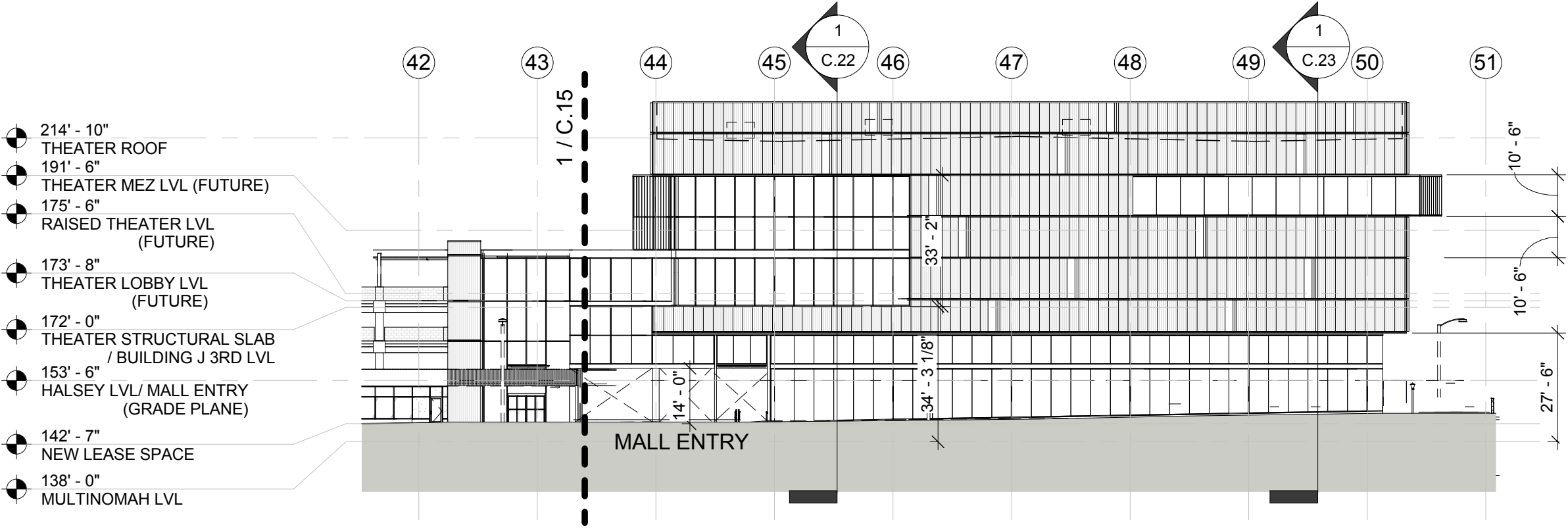
PROJECT NUMBER:
CY1704

Title:
BUILDING ELEVATIONS

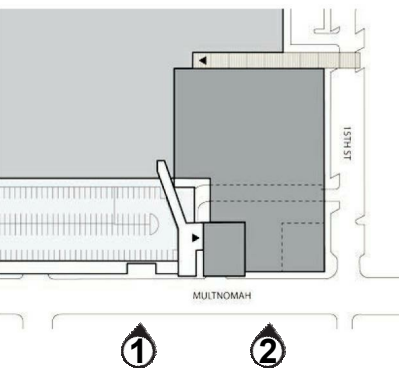
Sheet No.
C.15

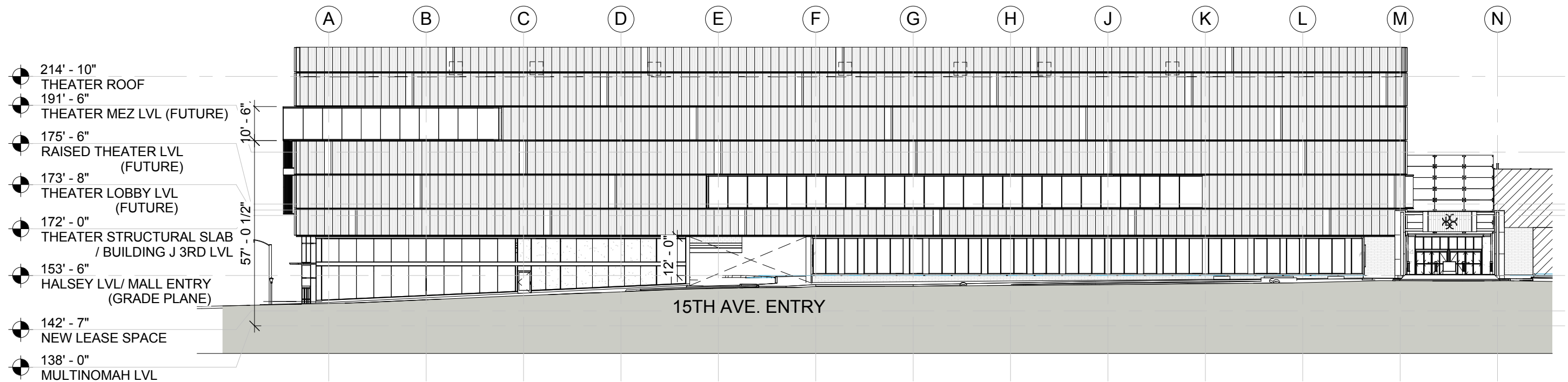


1 SOUTH ELEVATION - MULTNOMAH STREET - PHASE II
SCALE: 1/32" = 1'-0"



2 SOUTH ELEVATION - MULTNOMAH STREET - THEATER
SCALE: 1/32" = 1'-0"

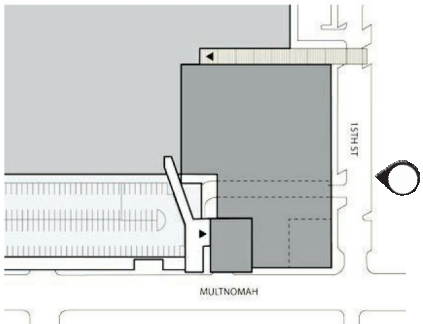


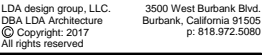


1

EAST ELEVATION - 15TH AVENUE

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





ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



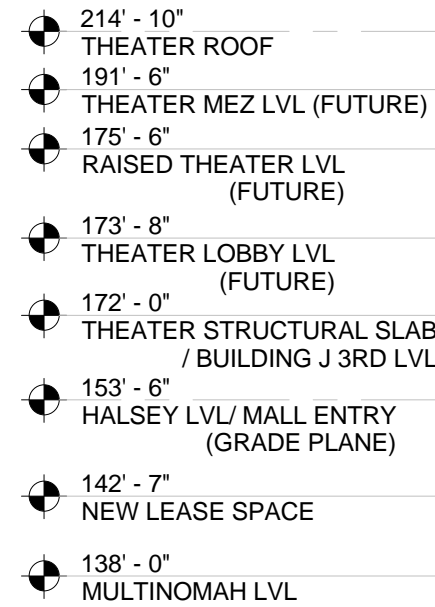
TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

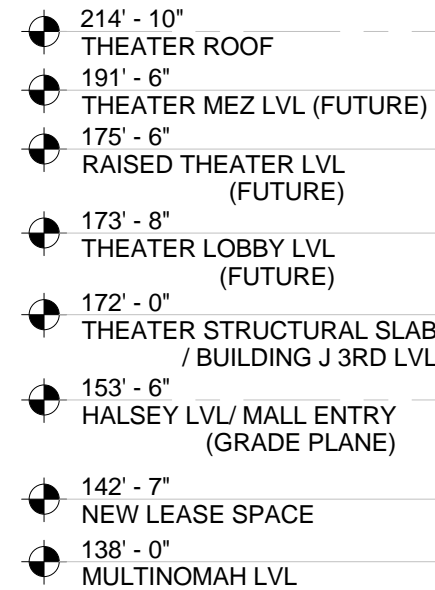
PROJECT NUMBER:
CY1704

Title:
**BUILDING
ELEVATIONS**

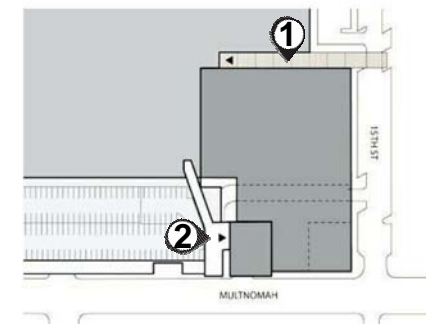
Sheet No.
C.17

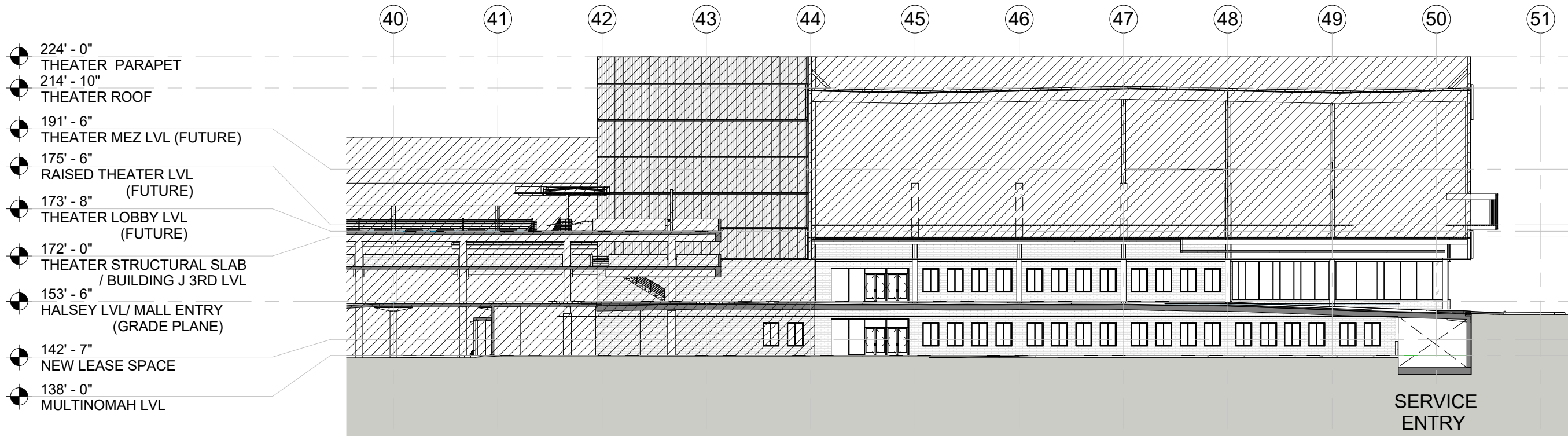


SCALE: 1/32" = 1'-0"

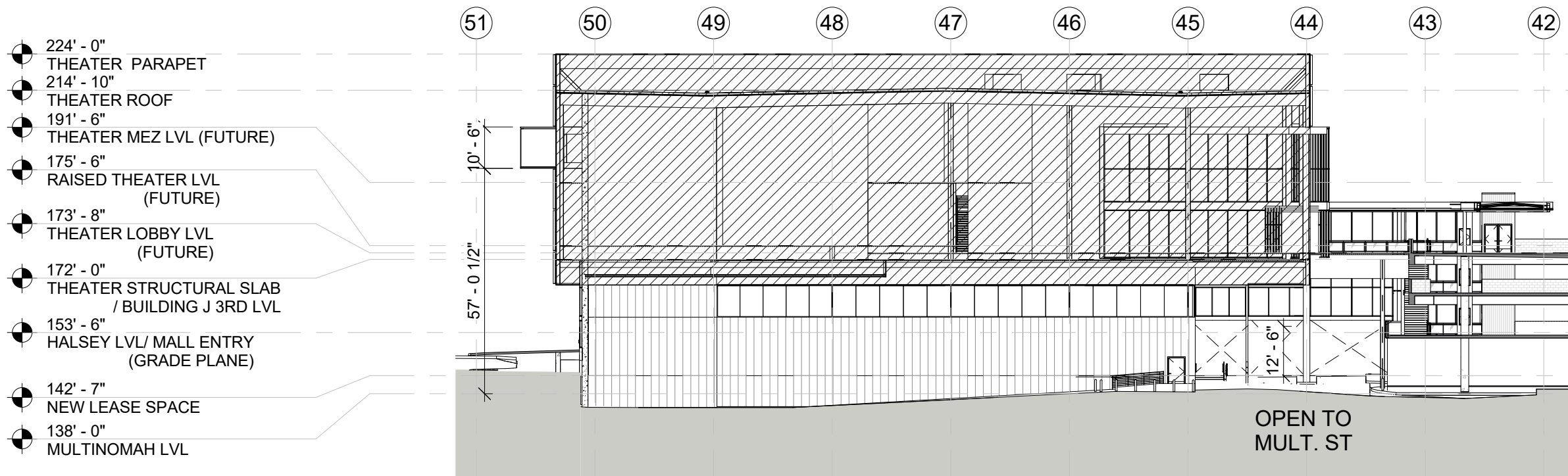


SCALE: 1/32" = 1'-0"

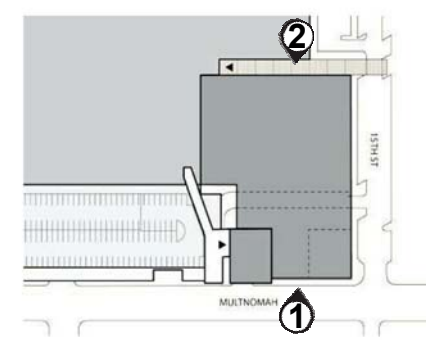




1 SOUTH ELEVATION - NEW OFFICE LEASE SPACE
SCALE: 1/32" = 1'-0"



2 NORTH ELEVATION - BACK OF NEW LEASE SPACE
SCALE: 1/32" = 1'-0"



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**BUILDING
ELEVATIONS**



LLOYD CENTER
 LLOYD CENTER EAST

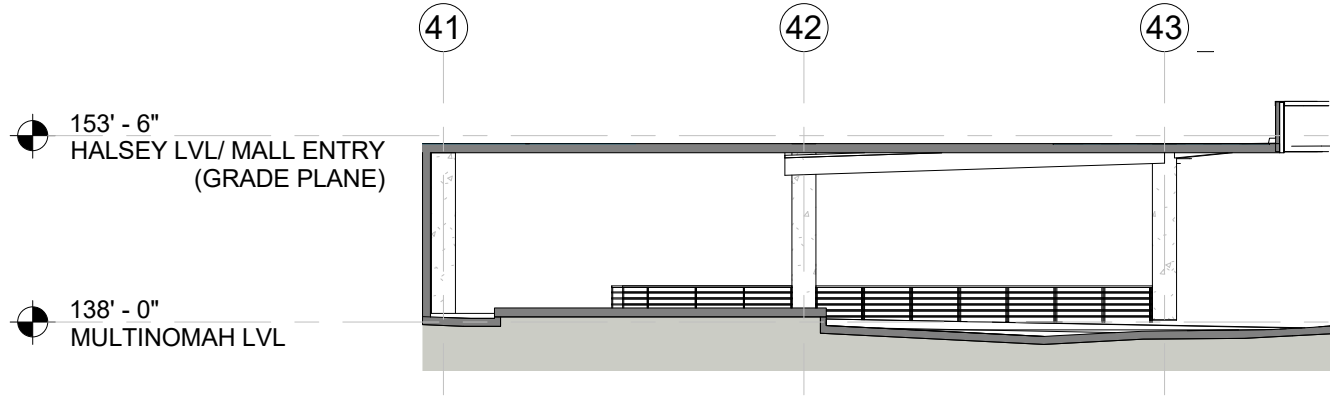
TYPE III LAND USE
 APPLICATION

1260 LLOYD CENTER
 PORTLAND, OREGON
 97232

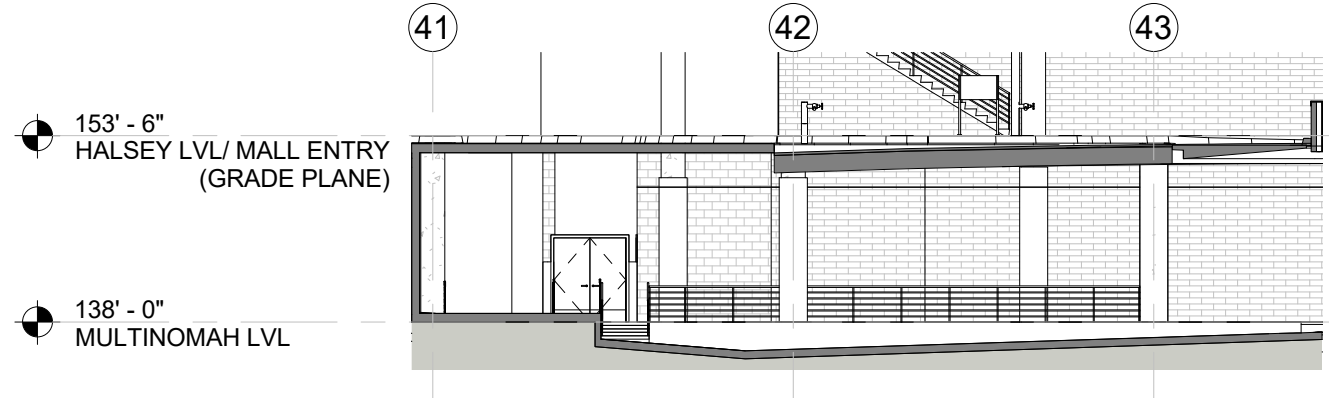
PROJECT NUMBER:
 CY1704

Title:
**BUILDING
 ELEVATIONS**

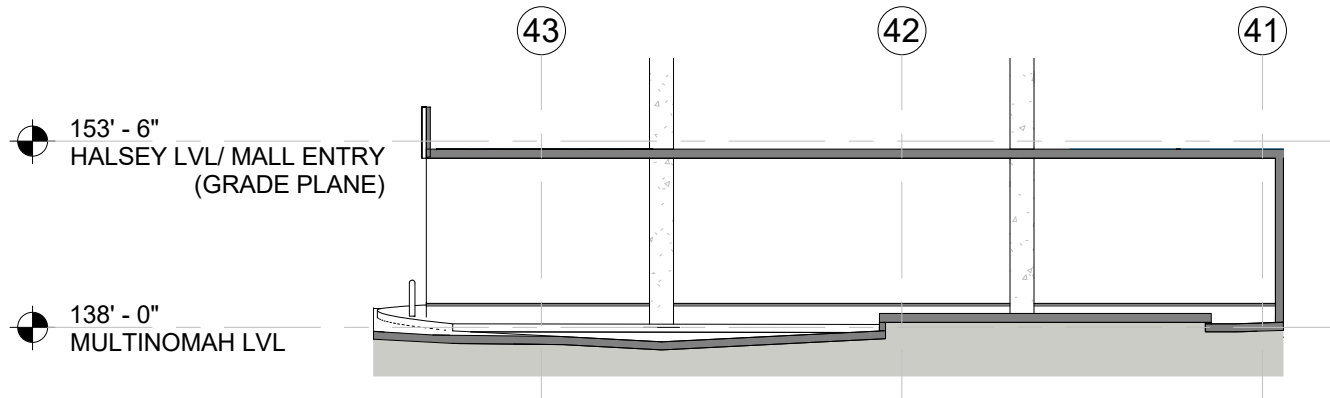
Sheet No.
C.19



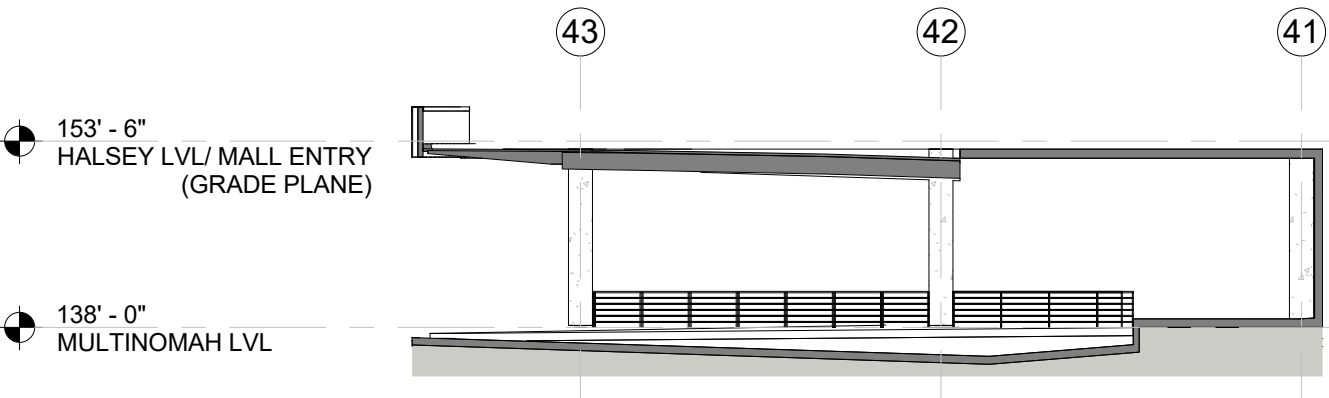
4 OFFICE SERVICE AREA B
 SCALE: 1/16" = 1'-0"



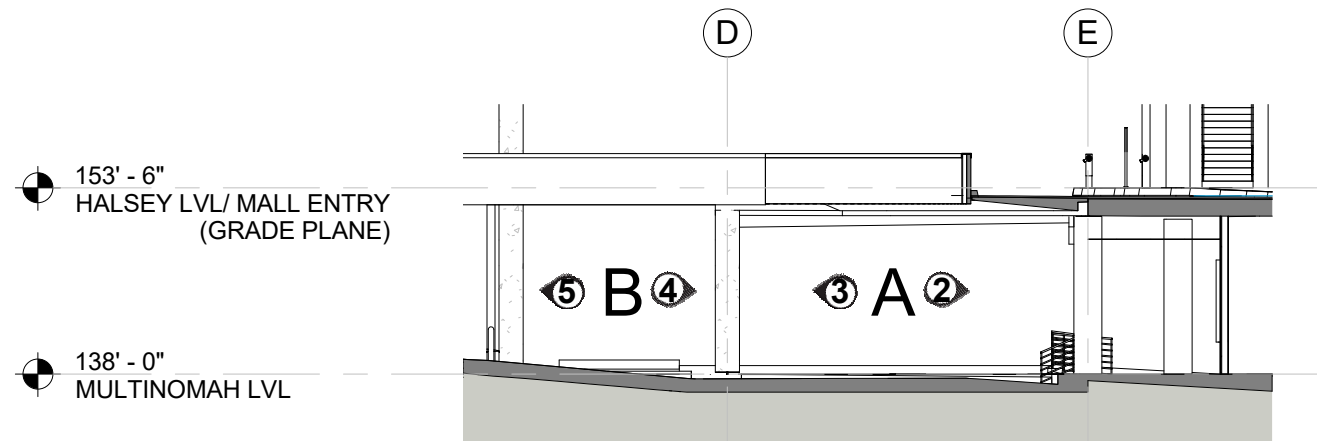
2 OFFICE SERVICE AREA A
 SCALE: 1/16" = 1'-0"



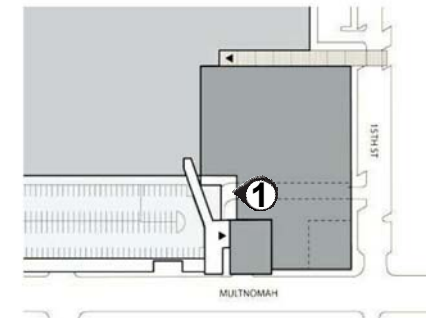
5 OFFICE SERVICE AREA B
 SCALE: 1/16" = 1'-0"

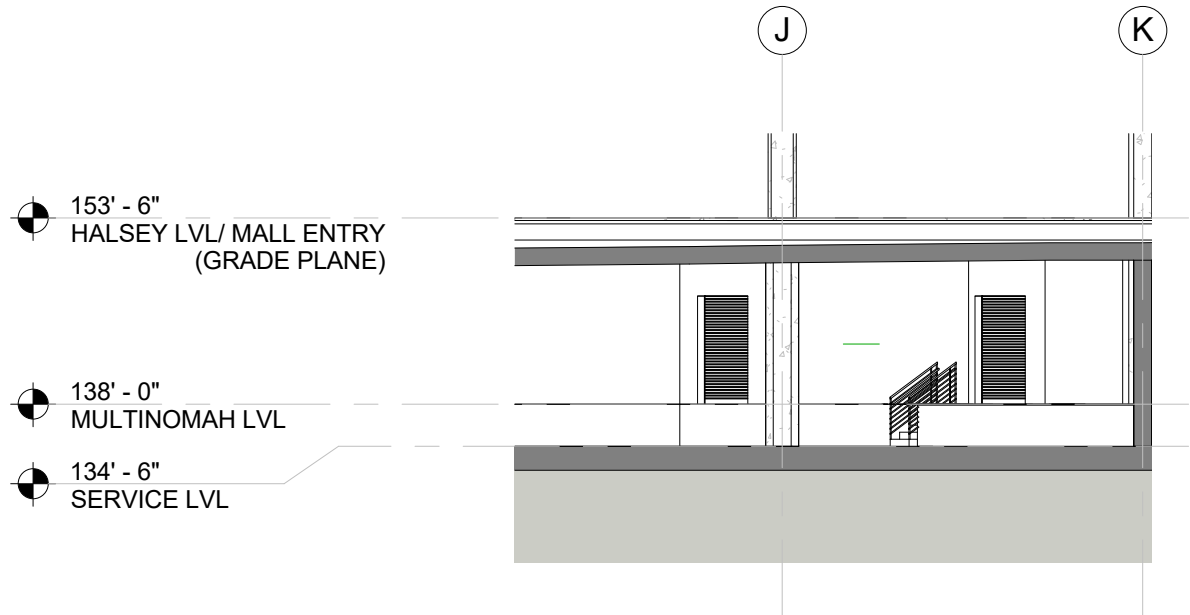


3 OFFICE SERVICE AREA A
 SCALE: 1/16" = 1'-0"

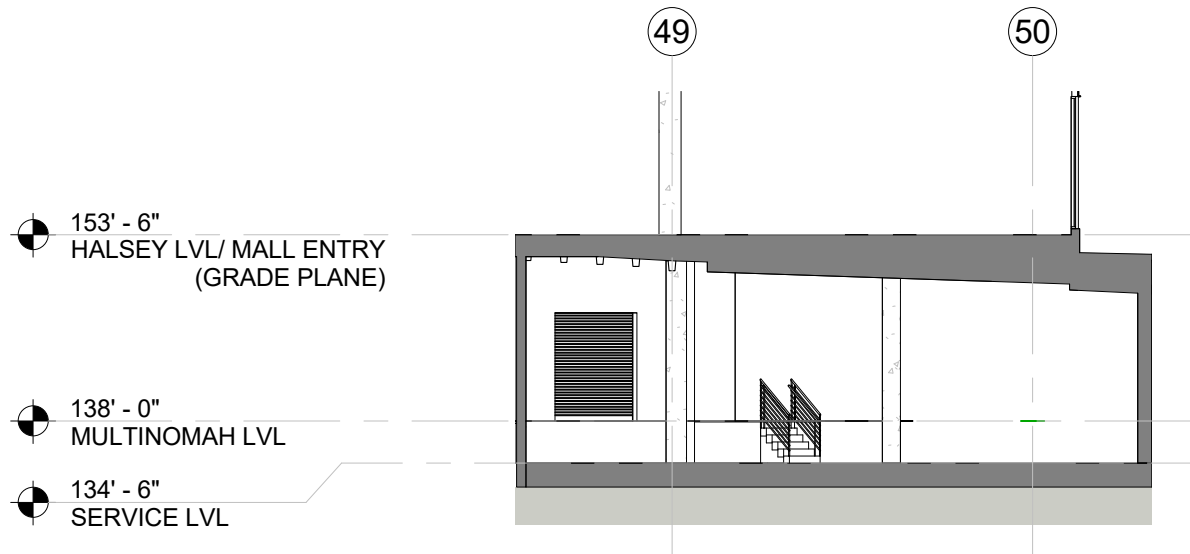


1 OFFICE SERVICE AREA ELEVATION
 SCALE: 1/16" = 1'-0"





1 THEATER SERVICE AREA ELEVATION
SCALE: 1/16" = 1'-0"



2 THEATER SERVICE AREA ELEVATION
SCALE: 1/16" = 1'-0"



LLOYD CENTER
LLOYD CENTER EAST

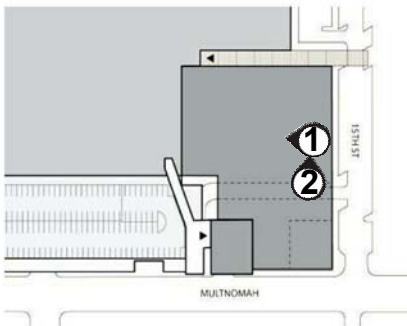
TYPE III LAND USE
APPLICATION

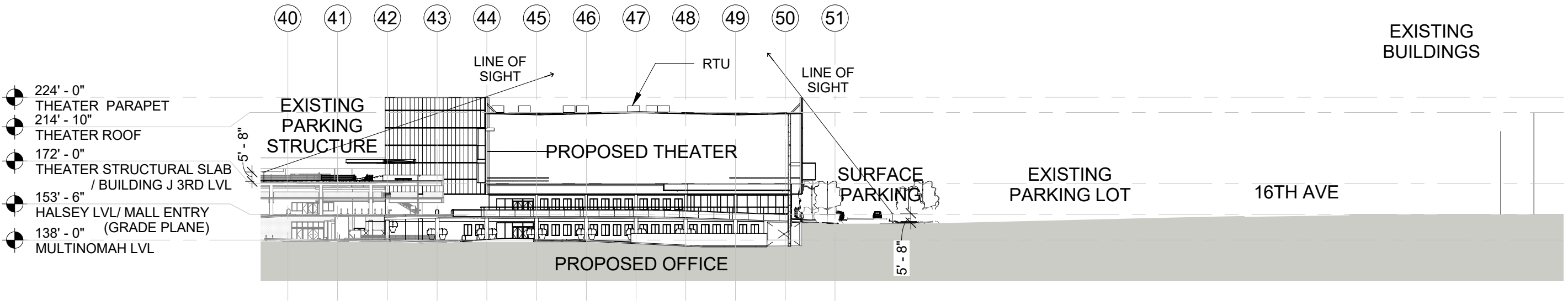
1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

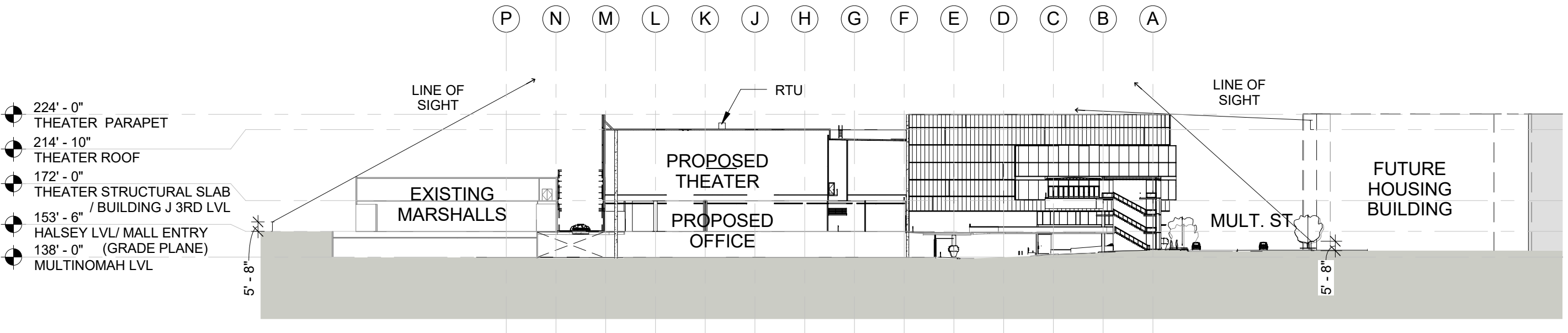
Title:
BUILDING
ELEVATIONS

Sheet No.
C.20

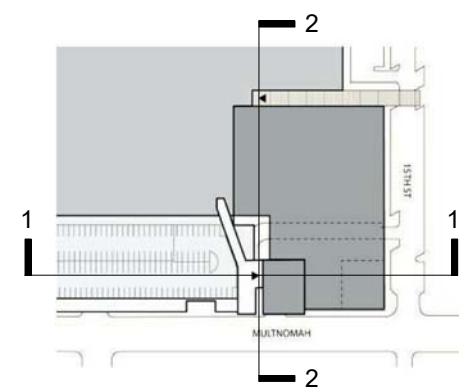




1 OVERALL SITE LONGITUDINAL SECTION
 SCALE: 1/64" = 1'-0"



2 OVERALL SITE CROSS SECTION
 SCALE: 1/64" = 1'-0"



LDA design group, LLC.
 3500 West Burbank Blvd.
 Burbank, California 91505
 © Copyright: 2017
 All rights reserved

595 DESIGN
 595 DESIGN
 1360 Walnut, Suite 102
 Boulder, Colorado 80302
 P: 720.565.0505

CYPRESS
 8343 Douglas Ave, Suite 200
 Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017

LLOYD CENTER
 LLOYD CENTER EAST

TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
 PORTLAND, OREGON 97232

PROJECT NUMBER:
CY1704

Title:
BUILDING SECTIONS AND SITE LINE DIAGRAMS

Sheet No.
C.21



LLOYD CENTER
LLOYD CENTER EAST

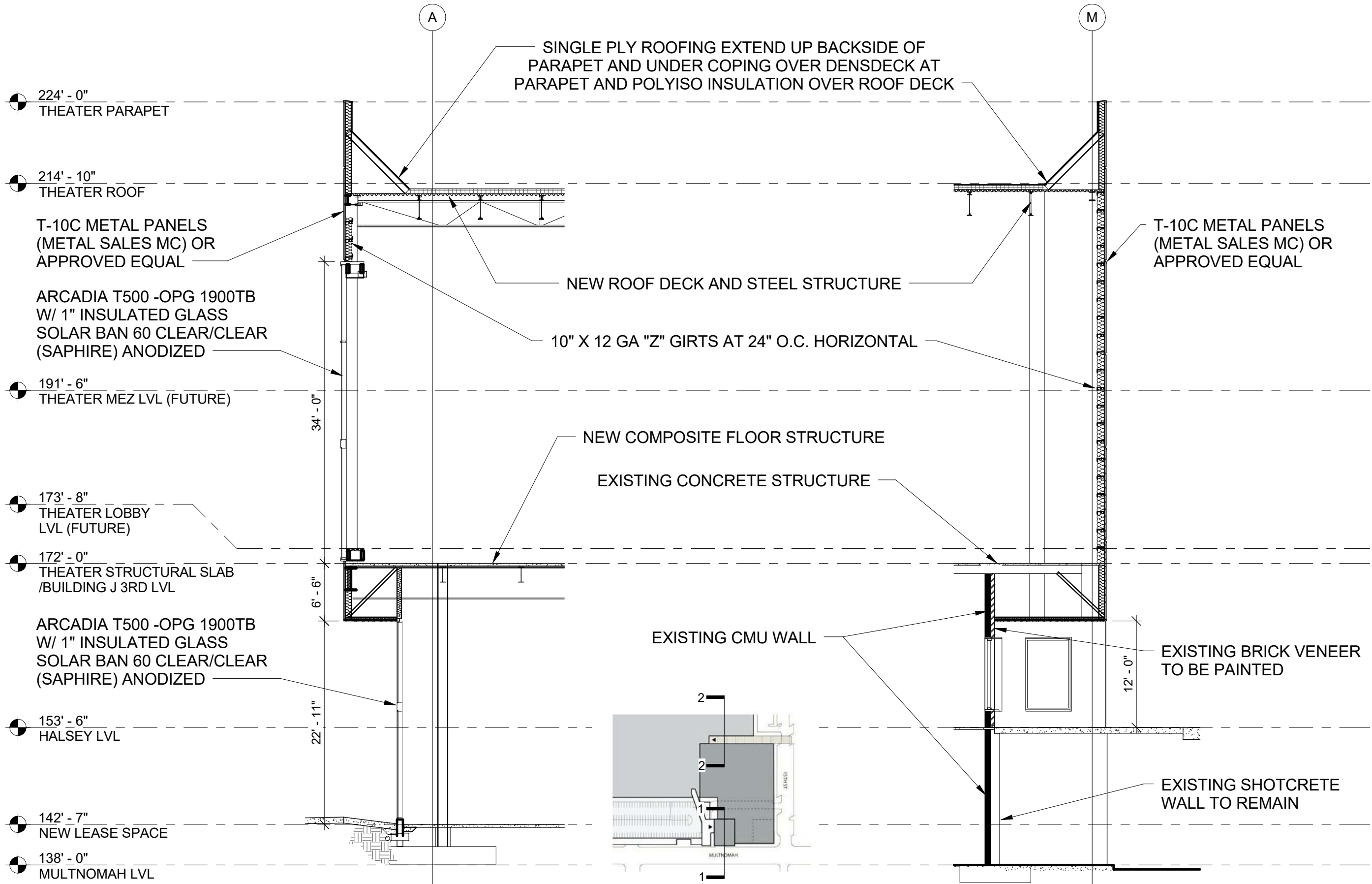
TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**WALL
SECTIONS**

Sheet No.
C.22





LLOYD CENTER
LLOYD CENTER EAST

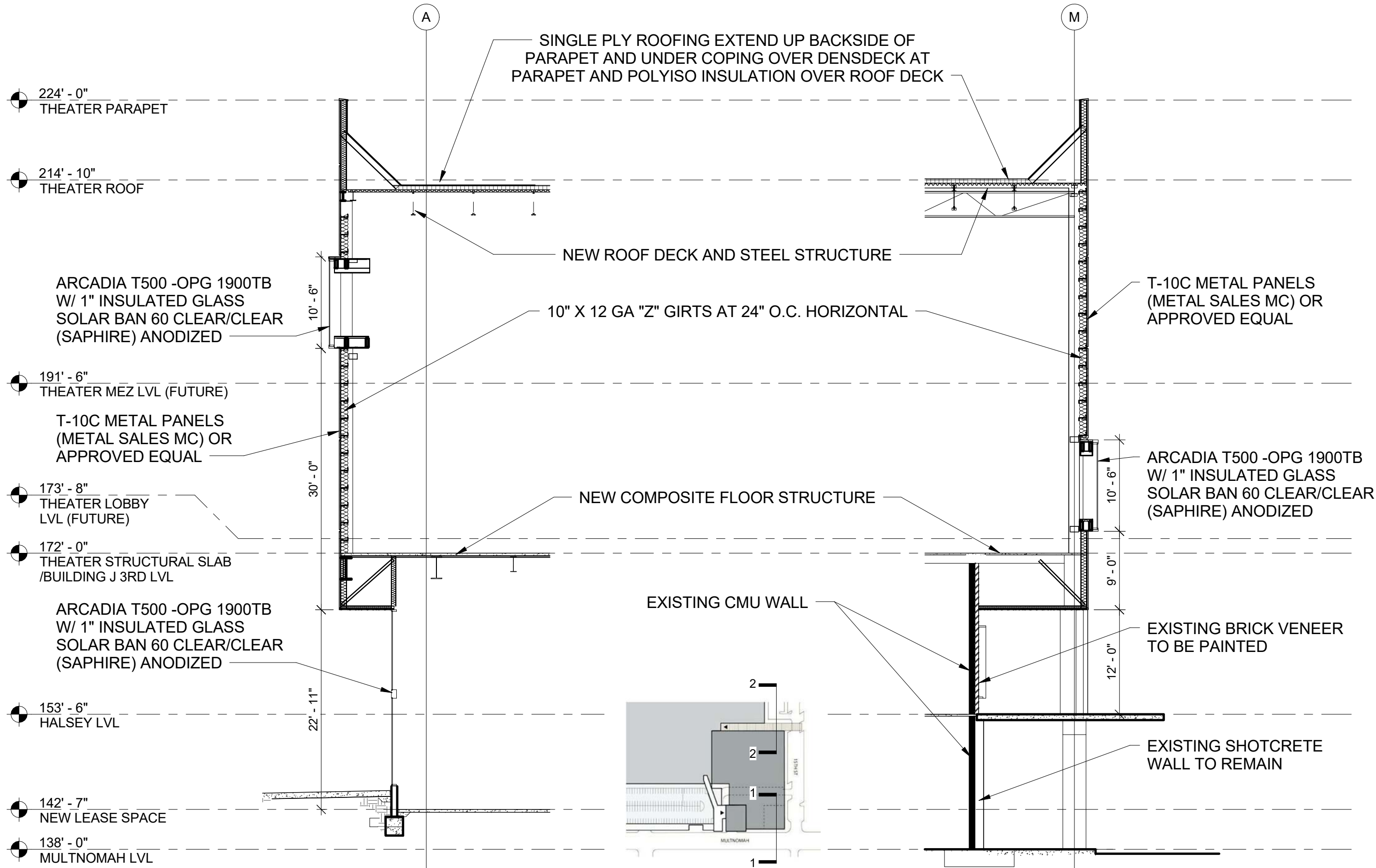
TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**WALL
SECTIONS**

Sheet No.
C.23



1 WALL SECTION - THEATER UPPER BUILD OUT
SCALE: 3/32" = 1'-0"

2 WALL SECTION - THEATER LOWER BUILD OUT
SCALE: 3/32" = 1'-0"



LLOYD CENTER
LLOYD CENTER EAST

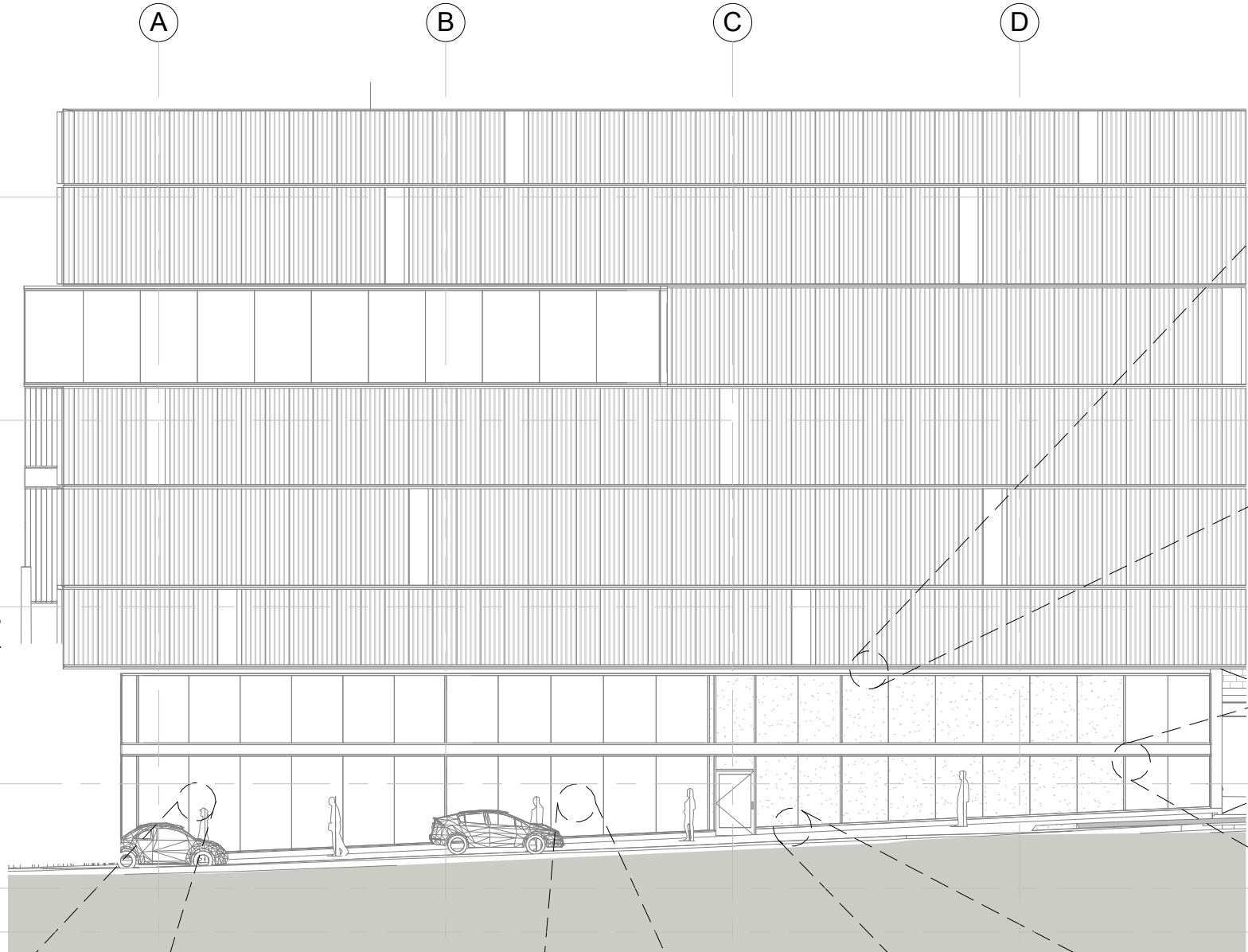
TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

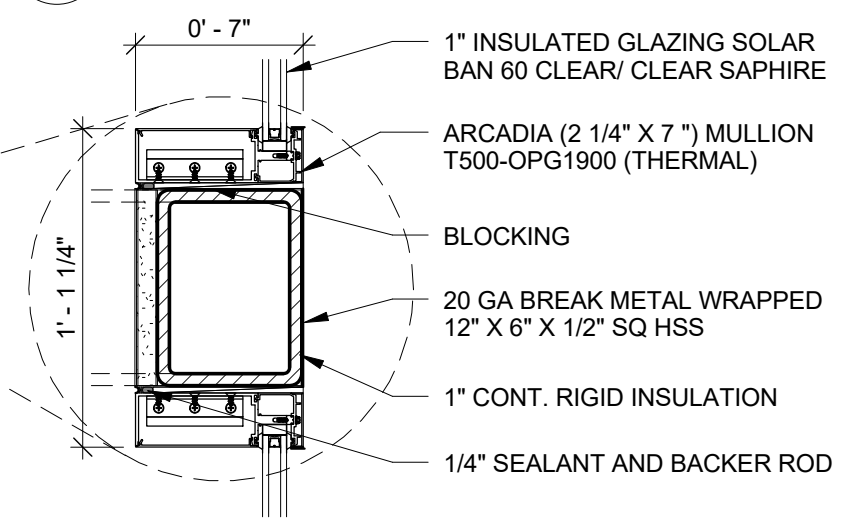
Title:
**BUILDING
DETAILS -
CURTAIN
WALLS**

Sheet No.
C.24



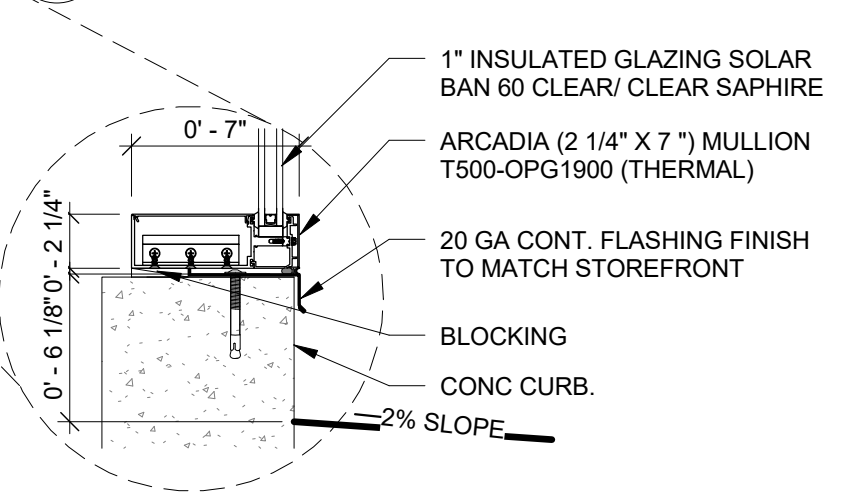
2 HEAD DETAIL

SCALE: 1 1/2" = 1'-0"



3 INTERMEDIATE HORIZONTAL

SCALE: 1 1/2" = 1'-0"



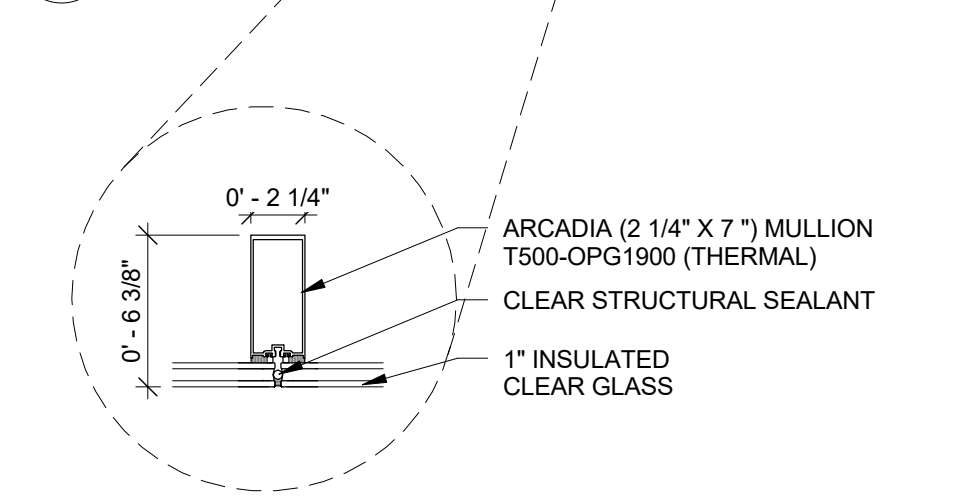
4 SILL DETAIL

SCALE: 1 1/2" = 1'-0"



1 CURTAIN WALL ELEVATION DETAIL

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



6 JOINT DETAIL

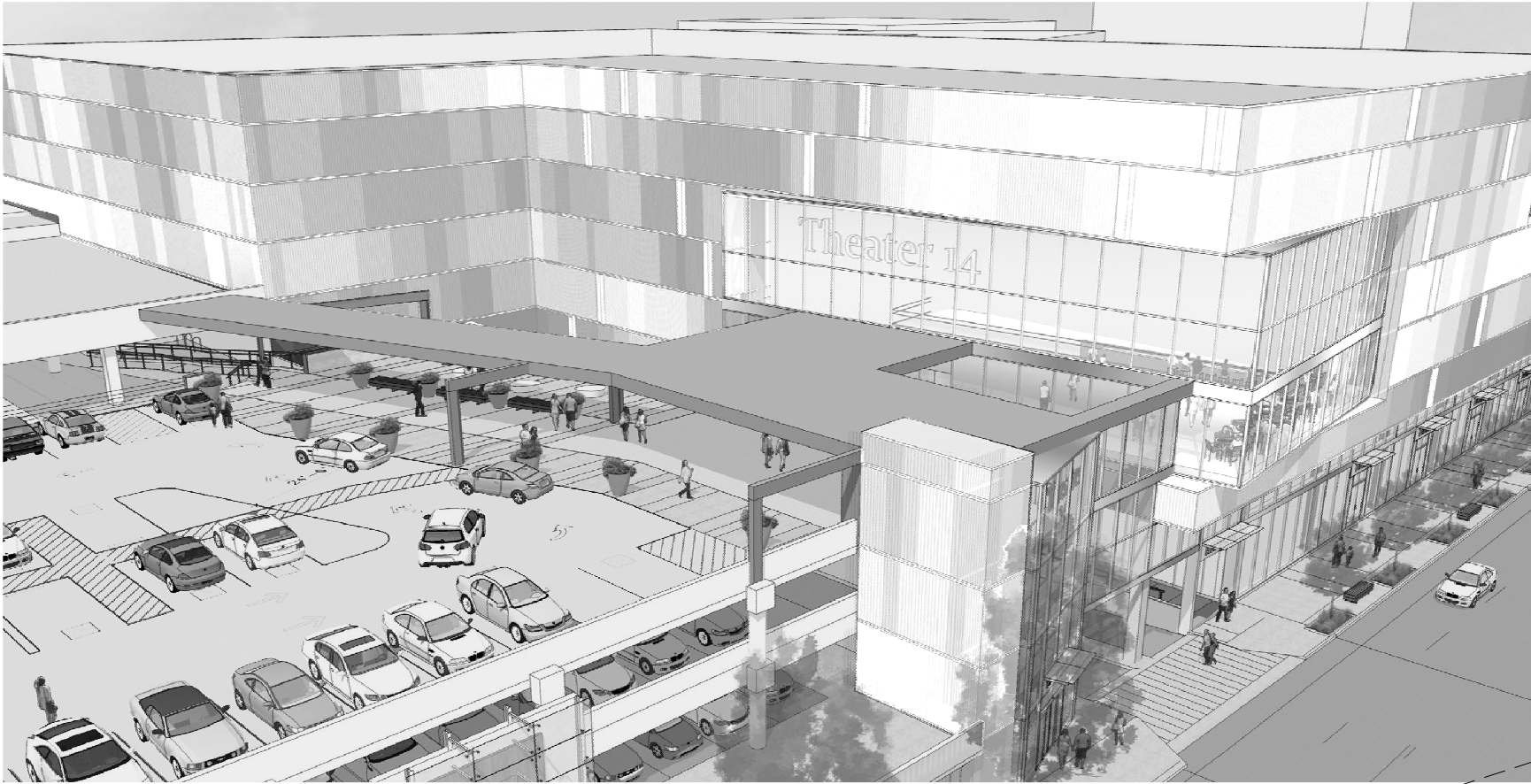
SCALE: 1 1/2" = 1'-0"



5 INTERMEDIATE HORIZONTAL/ VERTICAL

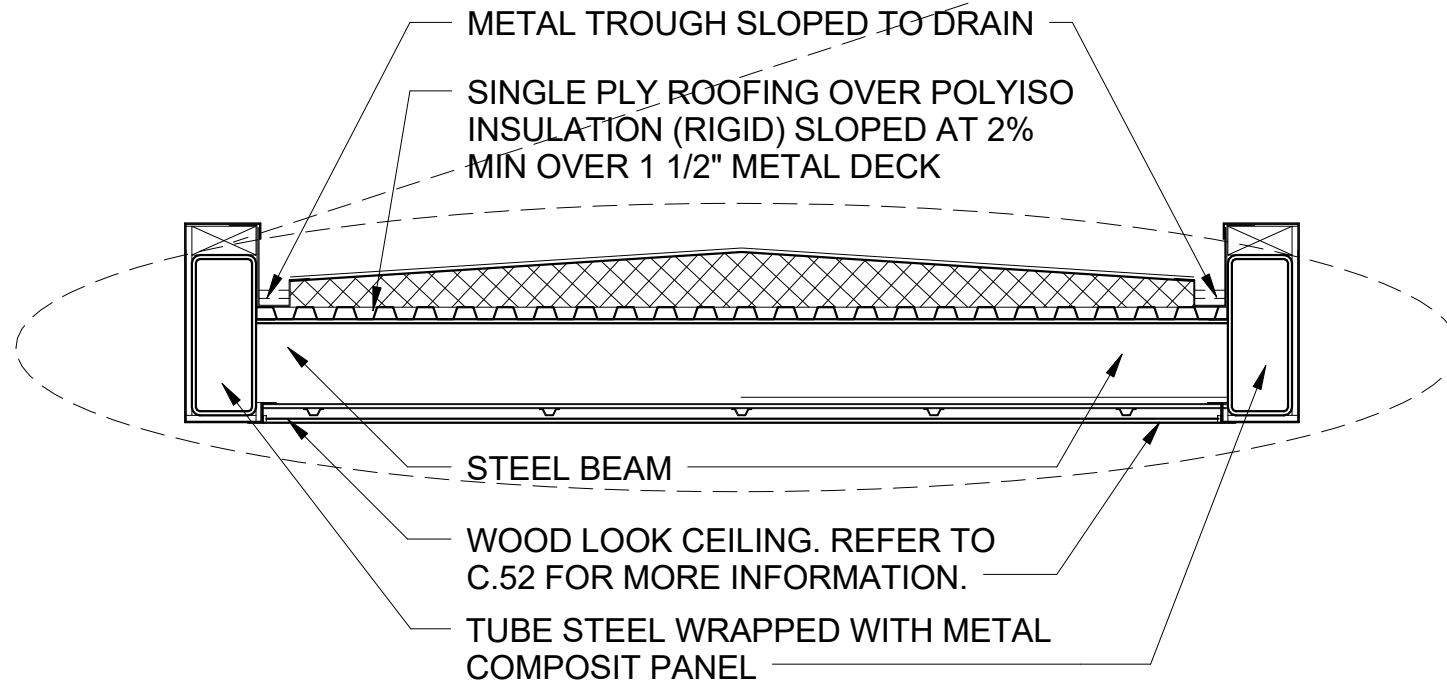
SCALE: 1 1/2" = 1'-0"





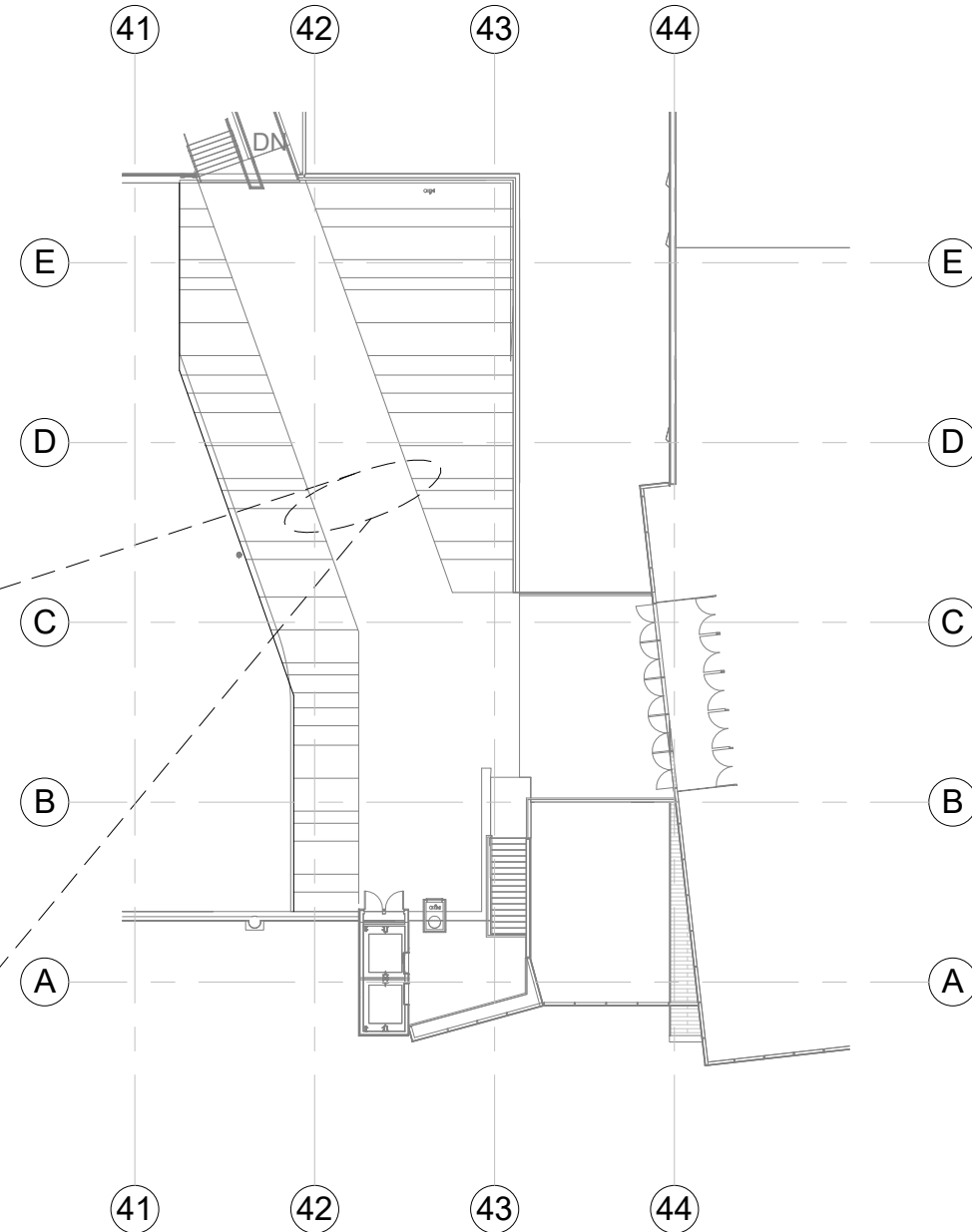
3 3D THEATER ENTRY CANOPY

SCALE: 3" = 1'-0"



1 CANOPY SECTION

SCALE: 1/2" = 1'-0"



2 ENLARGED ROOF PLAN

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



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**BUILDING
DETAILS -
CANOPY**

Sheet No.
C.25

224' - 0"
THEATER PARAPET

214' - 10"
THEATER ROOF

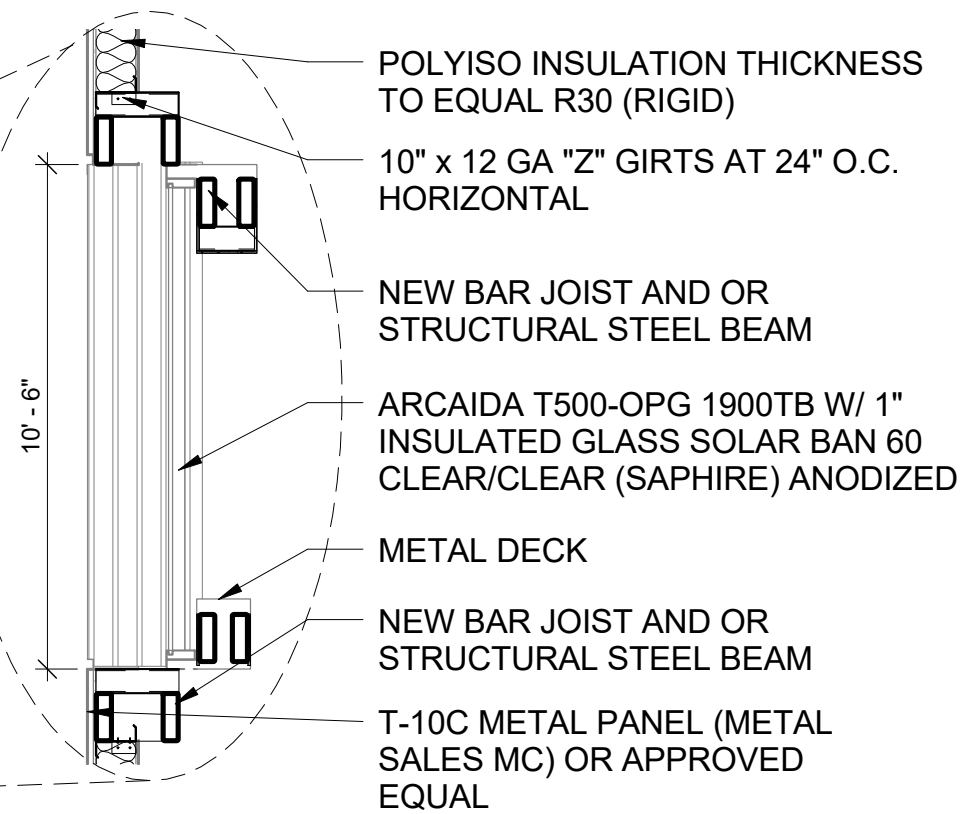
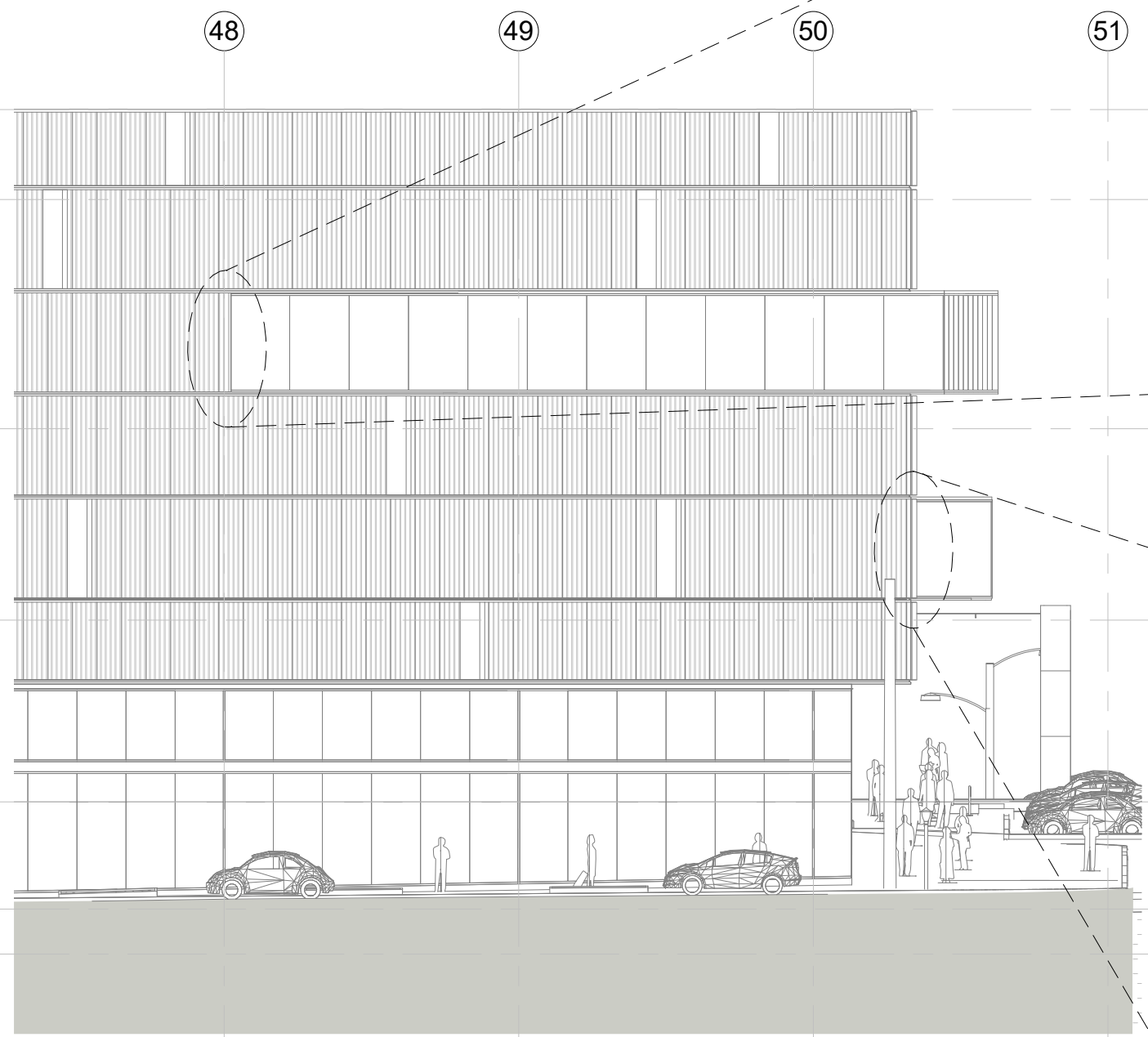
191' - 6"
THEATER MEZ LVL (FUTURE)

172' - 0"
THEATER STRUCTURAL SLAB
/ BUILDING J 3RD LVL

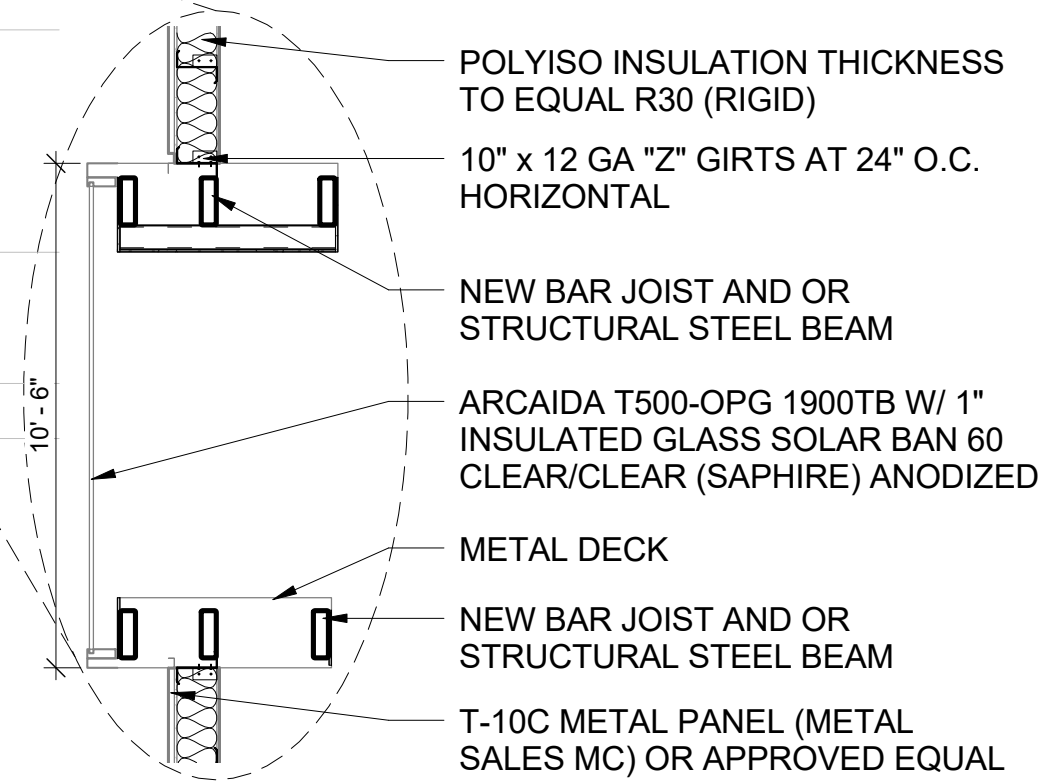
153' - 6"
HALSEY LVL/ MALL ENTRY
(GRADE PLANE)

142' - 7"
NEW LEASE SPACE

138' - 0"
MULTINOMAH LVL



2 RECESSED SECTION
SCALE: 1/4" = 1'-0"



3 BUILD OUT SECTION
SCALE: 1/4" = 1'-0"

1 BUILD OUT ELEVATION DETAIL
SCALE: 1/16" = 1'-0"

LDA design group

LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080

595 DESIGN

595 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505

CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017

LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
BUILDING
DETAILS -
BUILD OUTS

ANCHOR CLIPPED GA
SHT METAL COPING

T-10C METAL PANEL
(METAL SALES MC) OR
APPROVED EQUAL

8" X14GA @ 16" O.C. W/
CONT. TOP AND
BOTTOM TRACK SET IN
MASTIC

NOTE: FOR PANEL AND
FLASHING PROFILE
CUT SHEETS REFER
TO C.72 AND C.73

T-10C METAL PANEL
(METAL SALES MC) OR
APPROVED EQUAL

2 1/2" METAL REVEAL
OVER 2 1/2" METAL
FLASHING

8" X14GA @ 16" O.C. W/
CONT. TOP AND
BOTTOM TRACK SET IN
MASTIC

NOTE: FOR PANEL AND
FLASHING PROFILE
CUT SHEETS REFER
TO C.72 AND C.73

T-10C METAL PANEL
(METAL SALES MC) OR
APPROVED EQUAL

8" X14GA @ 16" O.C. W/
CONT. TOP AND BOTTOM
TRACK SET IN MASTIC

2 1/2" METAL FLASHING

NOTE: FOR PANEL AND
FLASHING PROFILE
CUT SHEETS REFER
TO C.72 AND C.73

2 COPING DETAIL

SCALE: 1 1/2" = 1'-0"

3 REVEAL DETAIL

SCALE: 1 1/2" = 1'-0"

4 SOFFIT DETAIL

SCALE: 1 1/2" = 1'-0"



1

2

3

4

5

6

7

8

9

10

11

12

1 METAL PANEL COLOR SYSTEM KEY



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**BUILDING
DETAILS -
METAL
PANEL
SYSTEM**

Sheet No.

C.27



LLOYD CENTER
LLOYD CENTER EAST

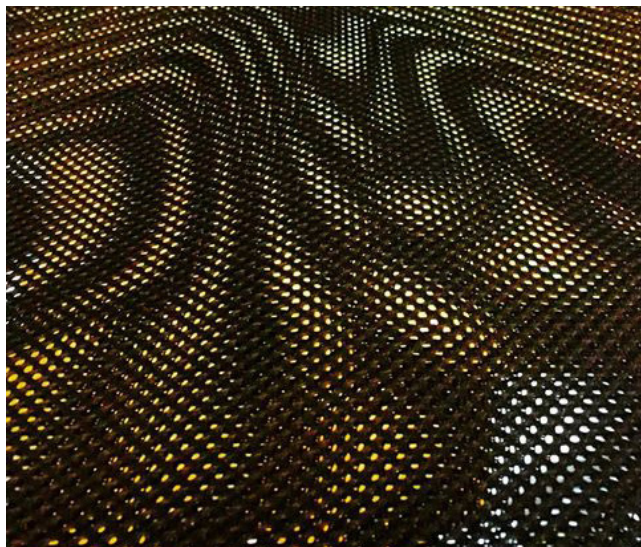
TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

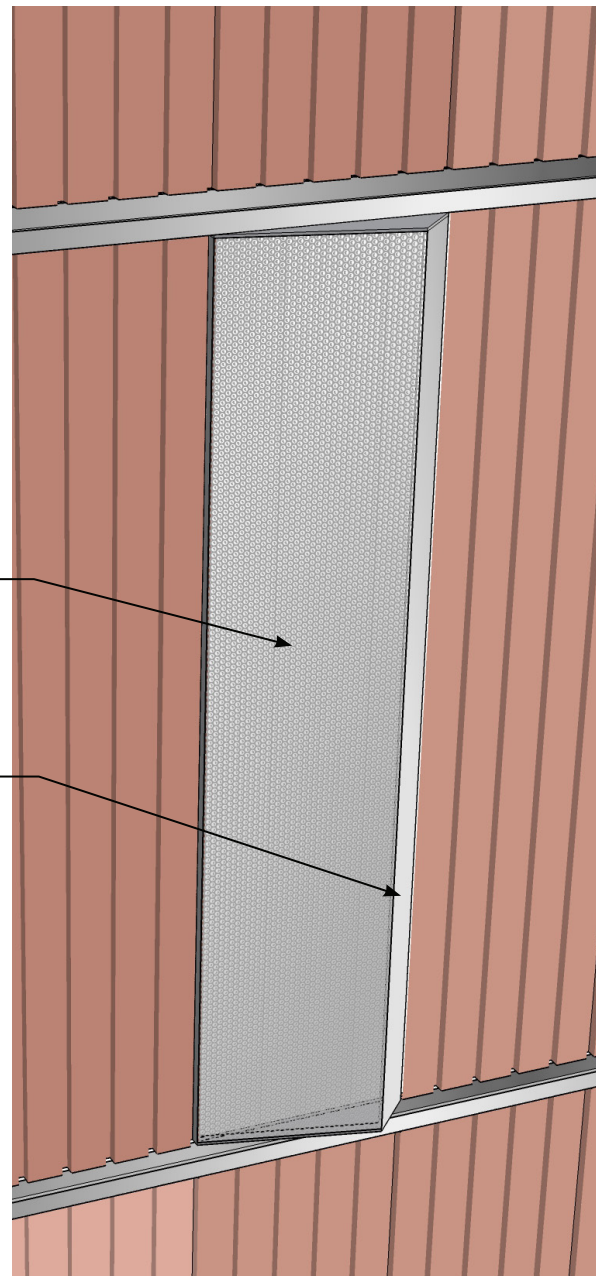
Title:
**BUILDING
DETAILS -
DIMENSIONAL
FACADE
PANELS**

Sheet No.
C.28

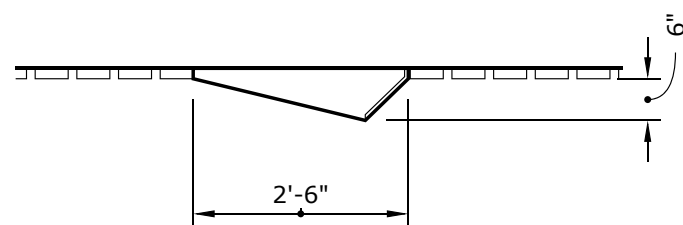


Internally illuminated box with a double layer
of perforated metal to produce moire-effect

Mirror



PERSPECTIVE



PLAN
NTS



Pedestrian view at Multnomah and 15th St.



Panels occur every "24 frames" (24 panels) apart and signify one second of motion.



LLOYD CENTER
LLOYD CENTER EAST

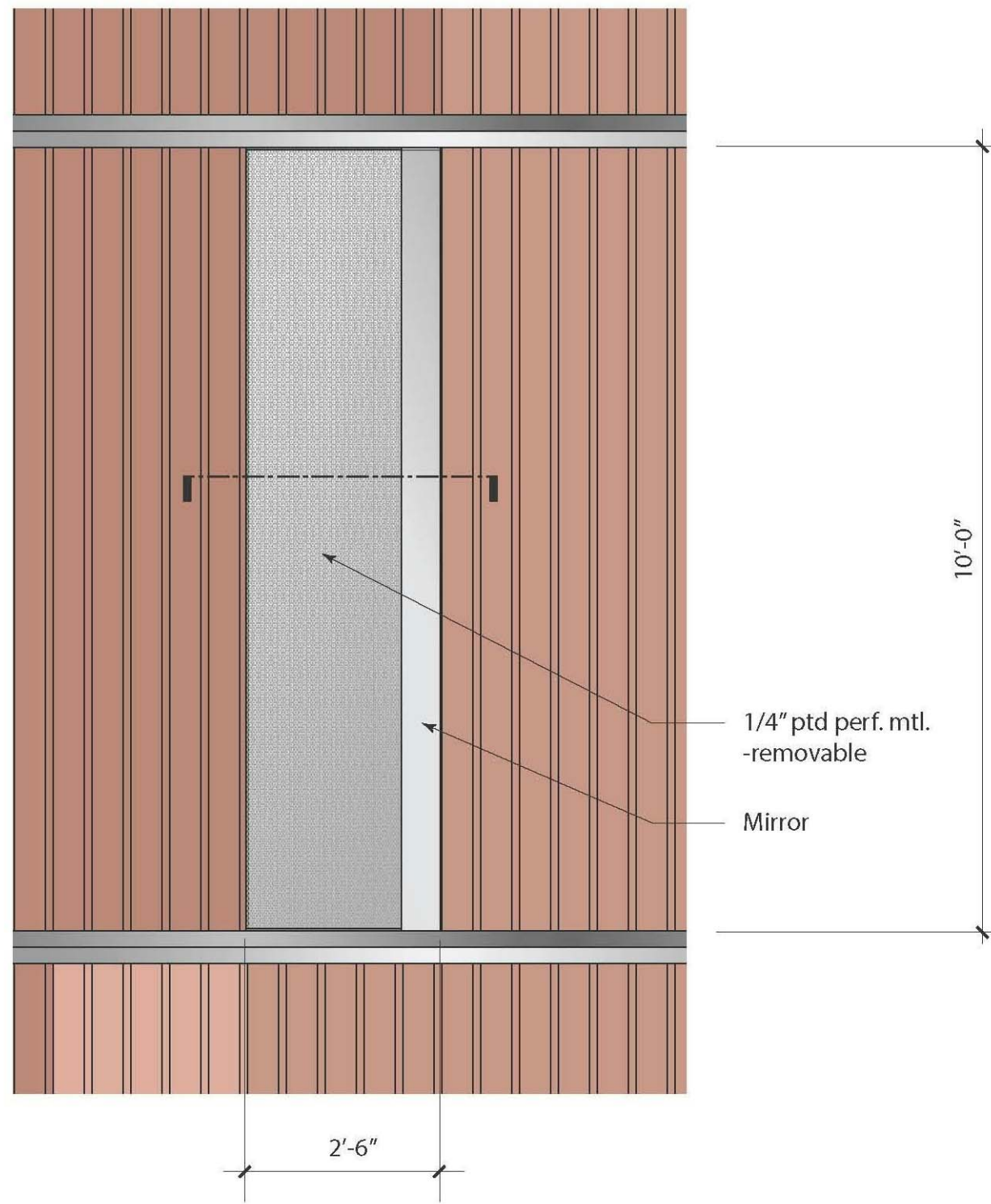
TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

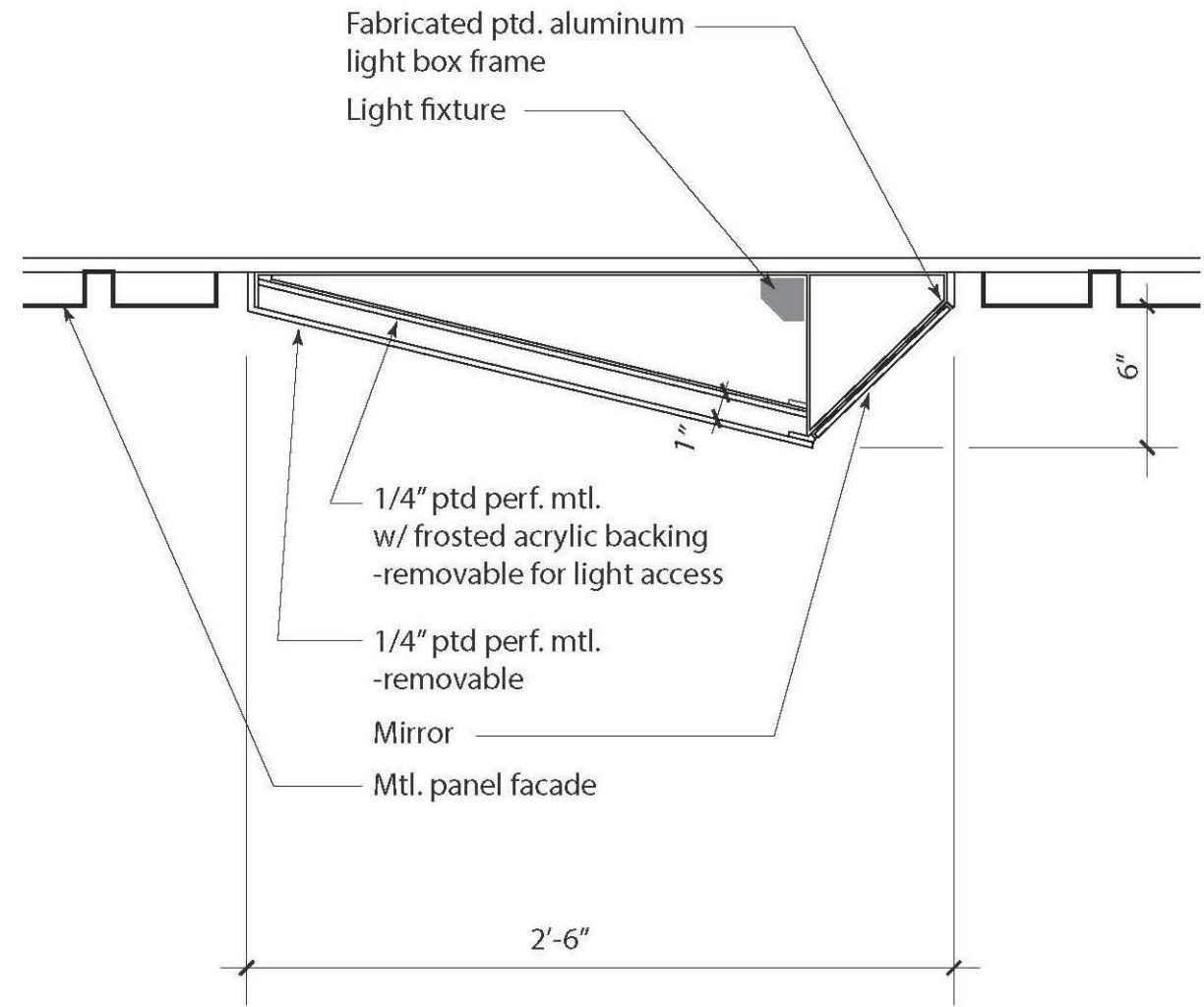
PROJECT NUMBER:
CY1704

Title:
**BUILDING
DETAILS -
METAL
PANEL LIGHT
EXTRUSION**

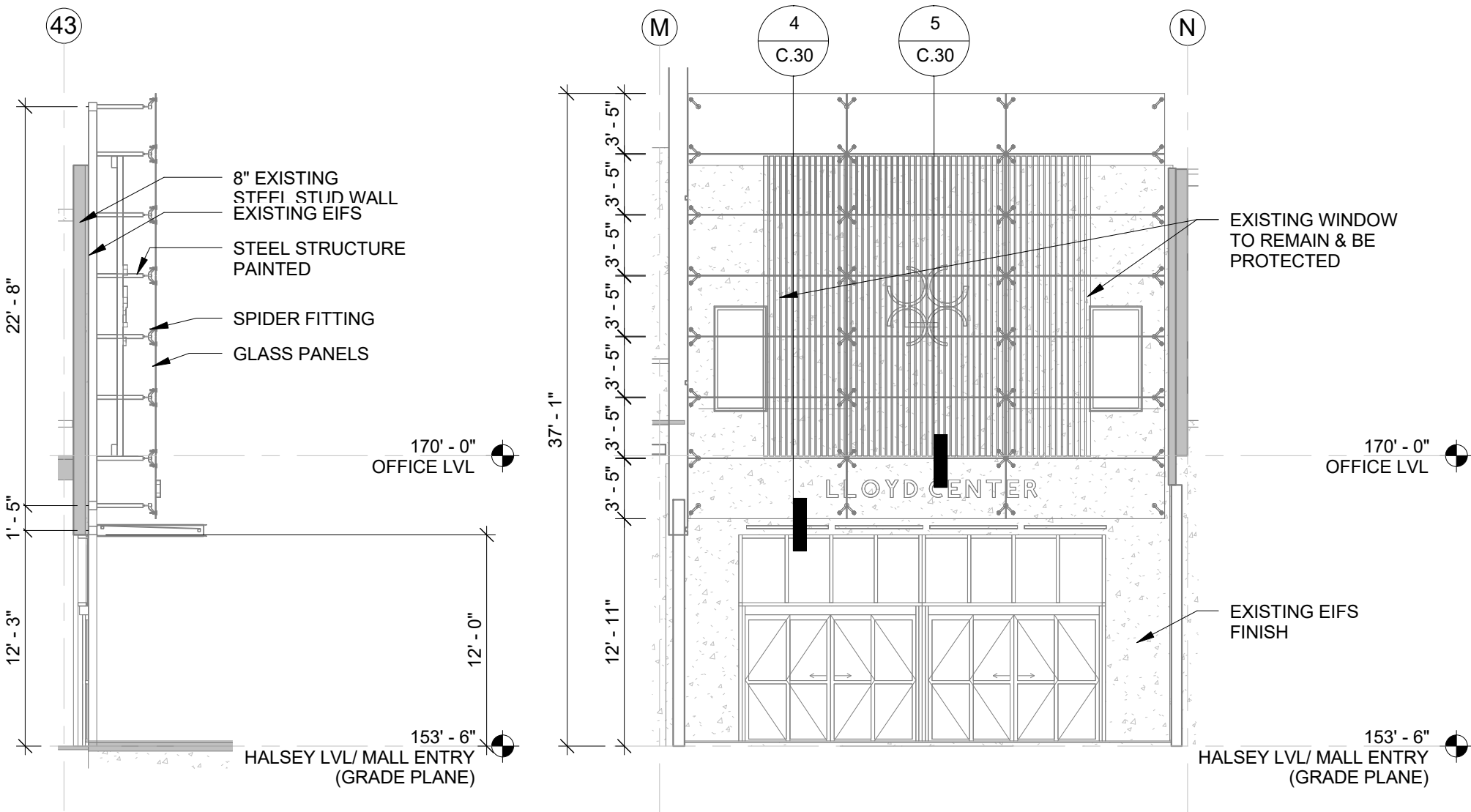
Sheet No.
C.29



1 ELEVATION - METAL PANEL LIGHT EXTRUSION
SCALE: 1/2" = 1'-0"



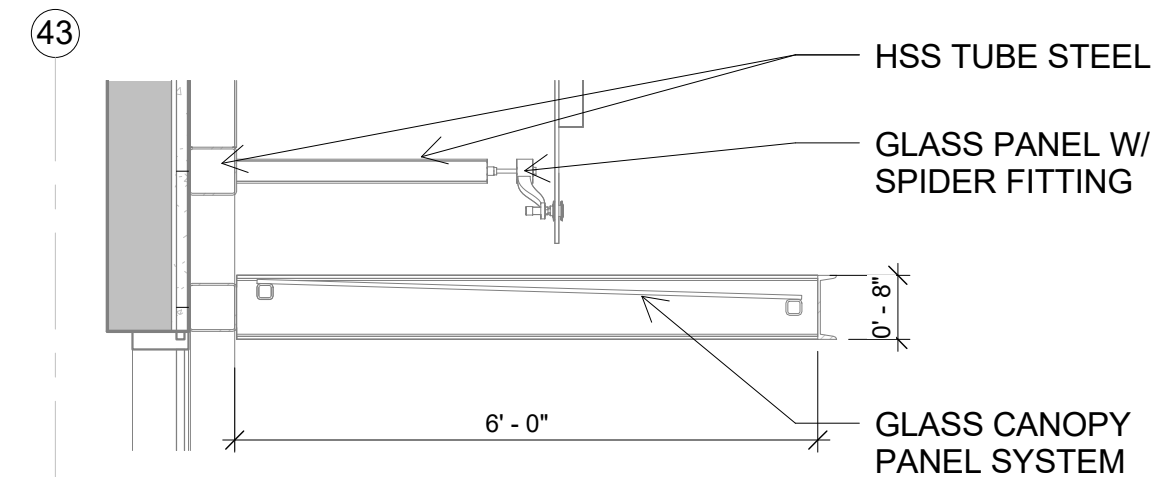
2 PLAN - METAL PANEL LIGHT EXTRUSION
SCALE: 1/2" = 1'-0"



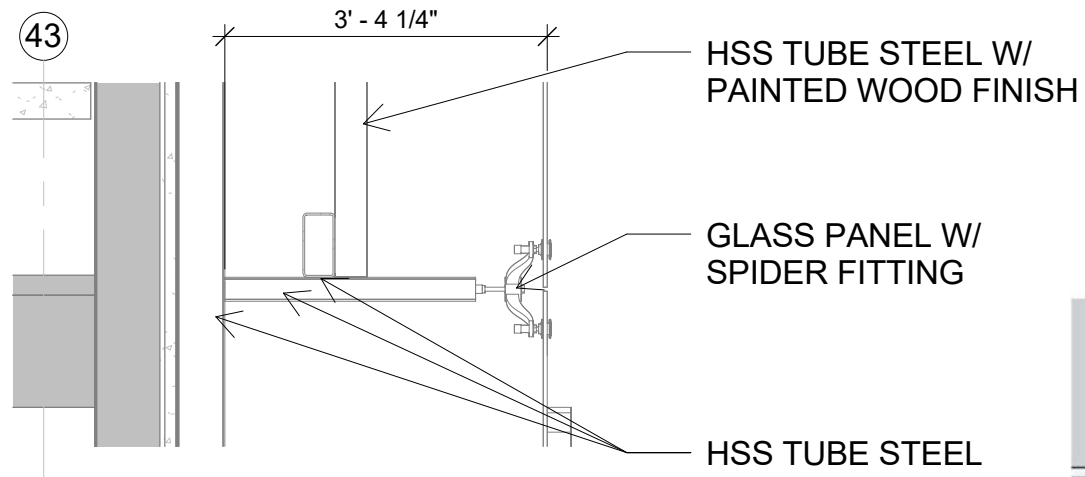
1 SIGN 1 - SECTION
SCALE: 1/8" = 1'-0"

2 SIGN 1 - ELEVATION
SCALE: 1/8" = 1'-0"

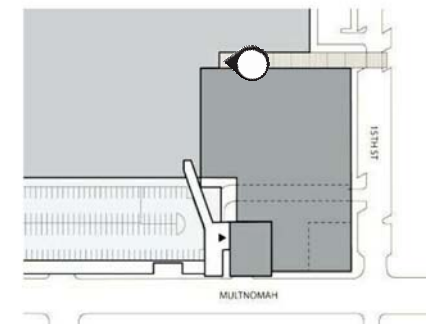
3 SIGN 1 - PHOTO
SCALE: 1/8" = 1'-0"



4 Canopy Detail
SCALE: 1/2" = 1'-0"



5 Wood Slat Detail
SCALE: 1/2" = 1'-0"



LLOYD CENTER
LLOYD CENTER EAST

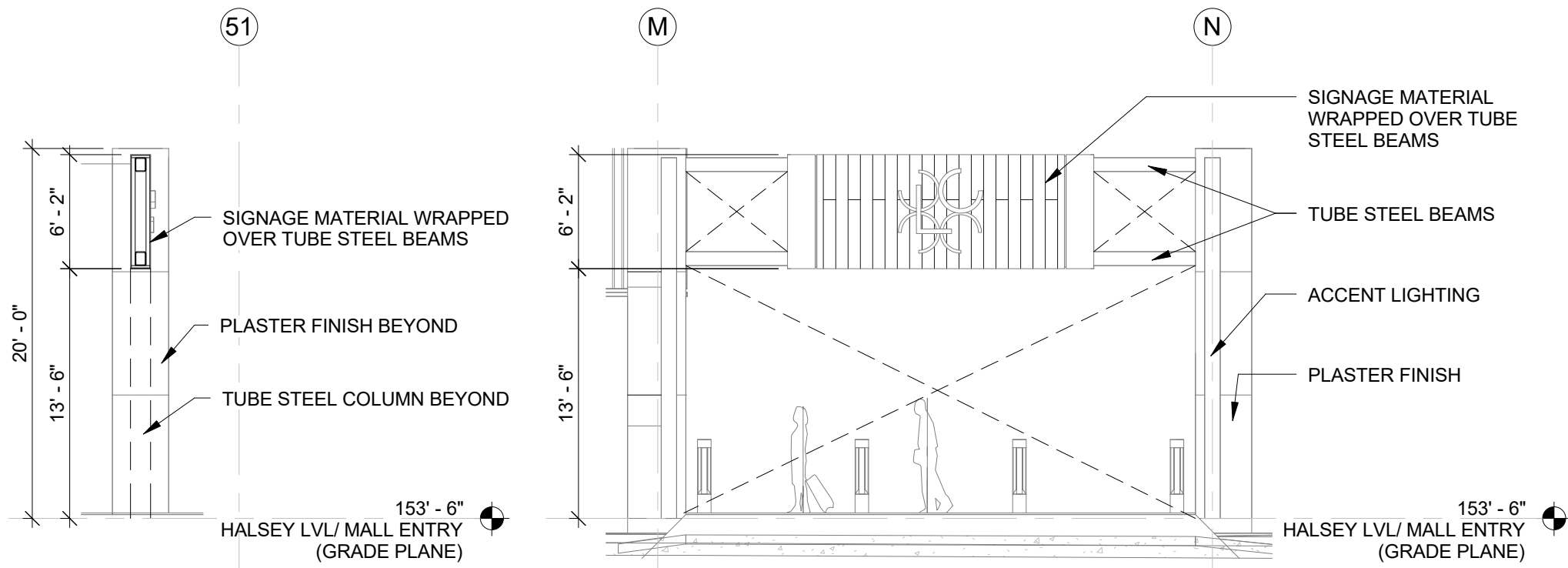
TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**BUILDING
DETAILS -
SIGNAGE**

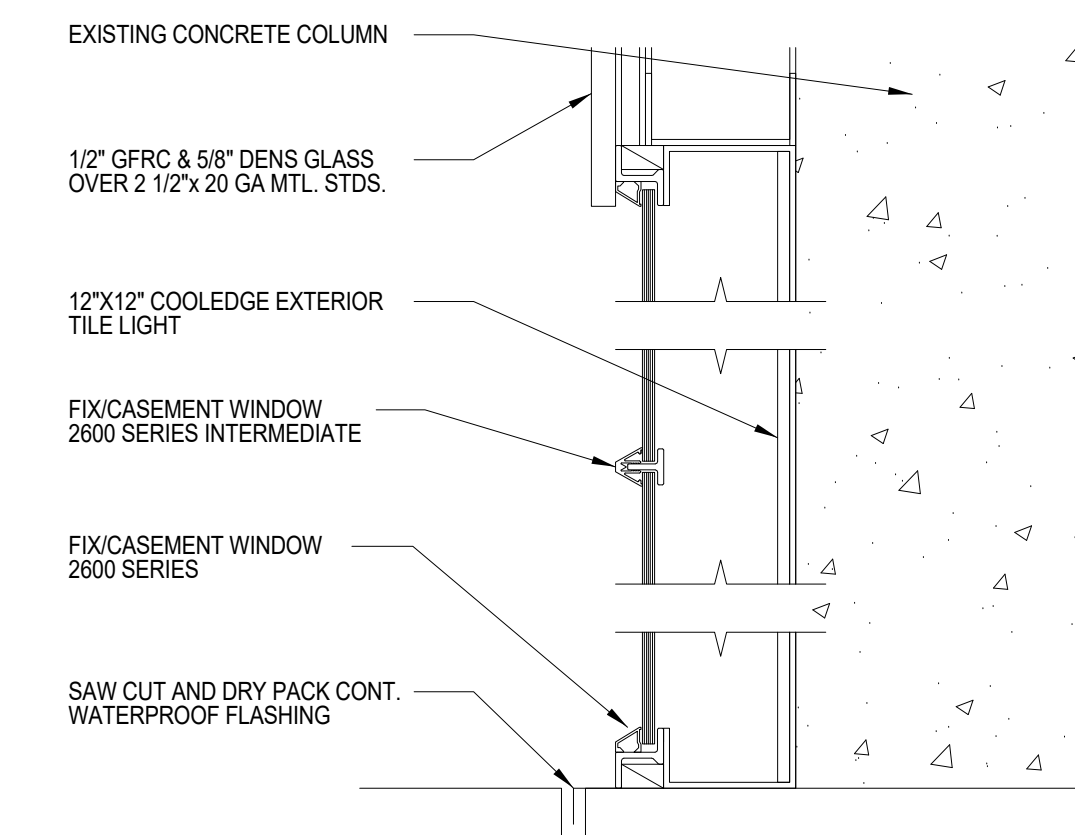
Sheet No.
C.30



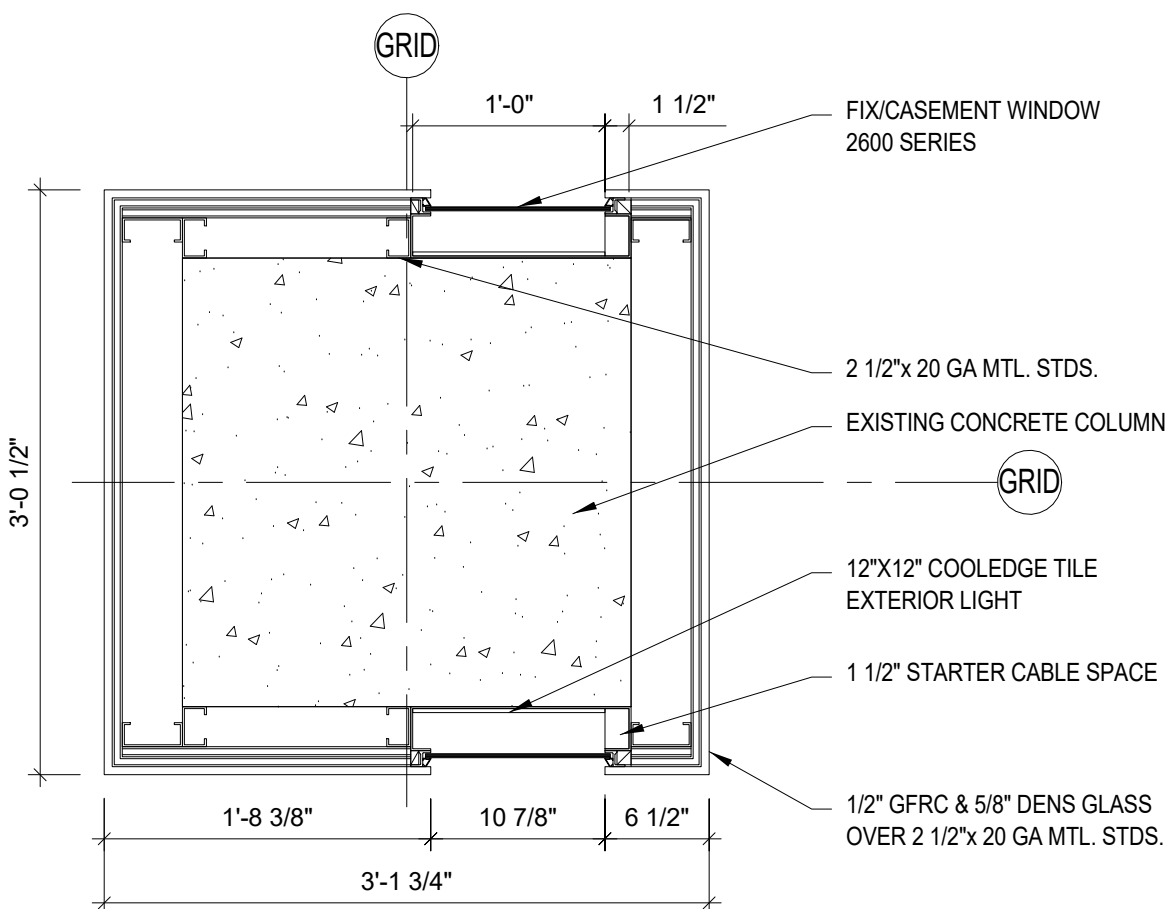
1 SIGN 2 - SECTION
SCALE: 1/8" = 1'-0"

2 SIGN 2 - ELEVATION
SCALE: 1/8" = 1'-0"

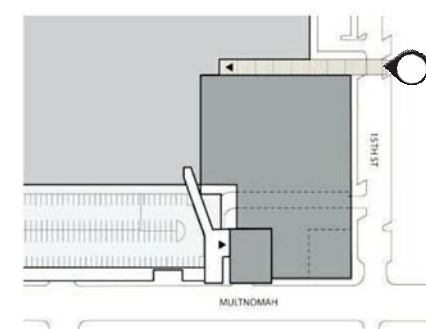
3 SIGN 2 - RENDER
SCALE: 1/8" = 1'-0"



4 COLUMN LIGHT SECTION
SCALE: 3" = 1'-0"



5 COLUMN LIGHT PLAN
SCALE: 1" = 1'-0"



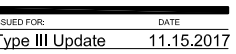
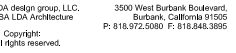
LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

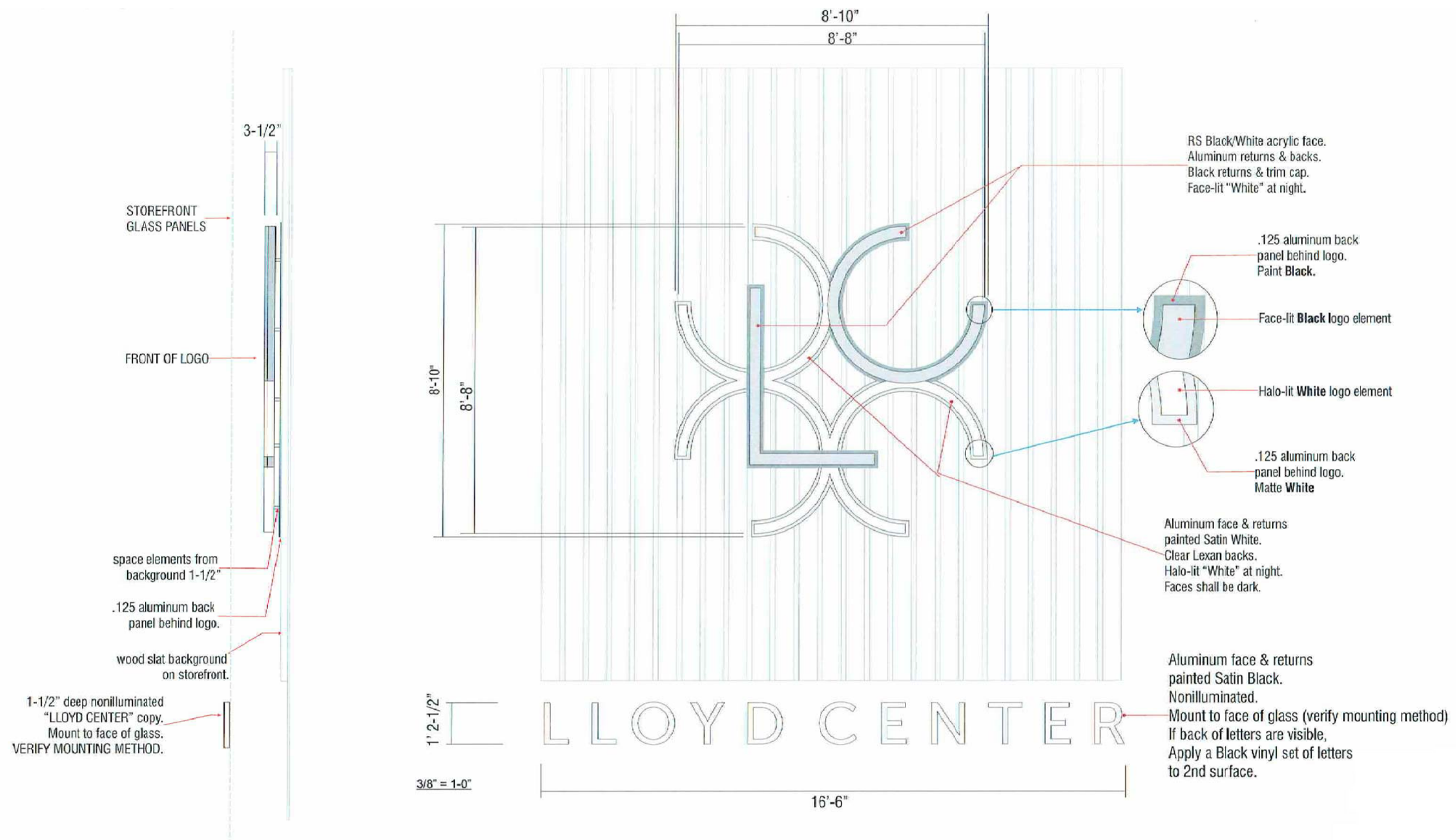
Title:
**BUILDING
DETAILS -
SIGNAGE**



1260 LLOYD CENTER
PORTLAND, OR 97232

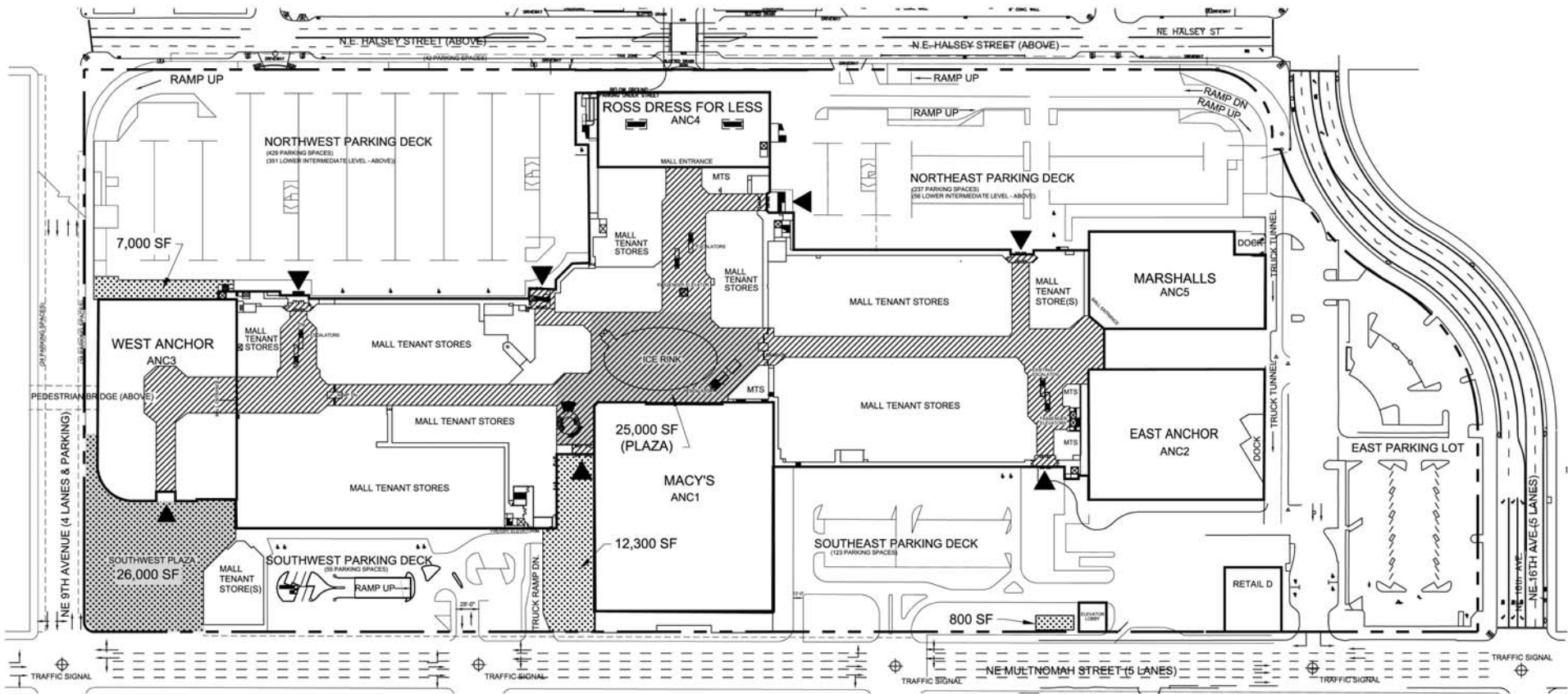
DESIGN DETAILS

Sheet No.
C.32



	AREAS, CURRENT	AREAS, 1988 ACTION NOTICE	NOTES
Area site	1,056,416 sf	1,032,186 sf	
Plaza/atrium requirement (5% total site area, 20,000 sf max.)	20,000 sf	51,609 sf	
Area vacated streets	373,800 sf	324,000 sf	
Open space requirement (50% total area of vacated streets)	186,900 sf	162,000 sf	1988 agreement states that 1/4 of required area (81,000 sf) must be exterior space. 50% of the interior open space (40,500 sf) must be a minimum of 20 feet in height. 40,500 sf of the interior space must be covered in skylights.
PLAZA			
Multnomah Level	51,000 sf		Exterior plaza (26,000 sf) meets current Superblock requirements
Halsey Level	17,900 sf		
Office Level	25,300 sf		
Total	94,200 sf	51,609 sf	Total current plaza area exceeds minimum plaza area required by 1988 Action Notice

	AREAS, CURRENT	AREAS, 1988 ACTION NOTICE	NOTES
EXTERIOR OPEN SPACE			
Multnomah Level	46,100 sf		
Halsey Level	39,900 sf		
Office Level	2,800 sf		
Total	88,800 sf	81,000 sf	Total current exterior open space area exceeds minimum exterior open space area required by 1988 Action Notice
INTERIOR OPEN SPACE			
Multnomah Concourse	87,700 sf		
Halsey Concourse	64,200 sf		
Office Concourse	57,900 sf		
Total	209,800 sf	73,200 sf	Total current interior open space exceeds minimum interior open space area required by 1988 Action Notice (162,000 sf - 88,800 sf = 73,200 sf)



LLOYD CENTER
MULTNOMAH LEVEL

LEGEND:	
	INTERIOR OPEN SPACE 87,700 SF
	EXTERIOR OPEN SPACE 20,100 SF
	PLAZA AREAS 51,000 SF
	MALL CONCOURSE ENTRANCE



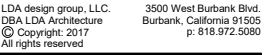
LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
SUPER
BLOCK
DIAGRAMS



5 DESIGN
60 Walnut, Suite 102
Boulder, Colorado 80302
720.565.0505



343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

LEGEND:

This detailed site plan illustrates the layout of the Westfield Mall project. The plan includes the following components:

- Streets:** NE Halsey Street (4 lanes and parking) runs along the top, NE Multnomah Street (5 lanes) runs along the bottom, and NE 16th Avenue (5 lanes) runs along the right side. NE 9th Avenue (4 lanes & parking) is located on the left.
- Parking Decks:**
 - Northwest Parking Deck:** 408 parking spaces, including 332 upper intermediate level parking spaces above the deck.
 - Northeast Parking Deck:** 344 parking spaces.
 - Southwest Parking Deck:** 100 parking spaces.
 - Southeast Parking Deck:** Located adjacent to Macy's.
- Buildings and Anchors:**
 - West Anchor (ANC3):** Located on the left side.
 - East Anchor (ANC2):** Located on the right side.
 - Ross Dress for Less (ANC4):** Located near the top center.
 - Barnes & Noble (D212):** Located near the top center.
 - Macy's (ANC1):** Located in the center-bottom.
 - Marshall's (ANC5):** Located on the right side.
 - Mall Tenant Stores:** Multiple clusters of retail spaces throughout the mall.
 - Retail D (Below):** Located at the bottom right.
- Other Features:**
 - Entrances:** A central Mall Entrance and various entrances to the anchors.
 - MTS (Mall Tenant Store) and MTS (Mall Tenant Store):** Labels for specific retail units.
 - Open to Below:** Areas indicating vertical connectivity to lower levels.
 - Truck Tunnel:** Located on the right side, adjacent to the Northeast Parking Deck.
 - Below Grounds Parking Under Street:** Located near Barnes & Noble.

LEGEND:

The site plan illustrates the layout of the NE 16th Avenue (51st Avenue) area. Key features include:

- Streets:** N.E. Halsey Street (Below), N.E. Multnomah Street (Below), N.E. 9th Ave (Below), and N.E. 16th Ave (51st Avenue).
- Bridges:** Bridge (Below) and Pedestrian Bridge.
- Parking Decks:** Northwest Parking Deck (429 parking spaces) and Southeast Parking Deck (123 parking spaces).
- Buildings and Areas:** Creative Office, Service Area, Offices, Theater, West Anchor ANC3, and Macy's ANC1.
- Other Features:** Service Drive, Freight Elevator, Passenger Elevator, Freight Elevator, and various ramps (Ramp DN, Ramp DN).
- Orientation:** The plan is oriented with North at the top.

PROJECT NUMBER:
CY1704

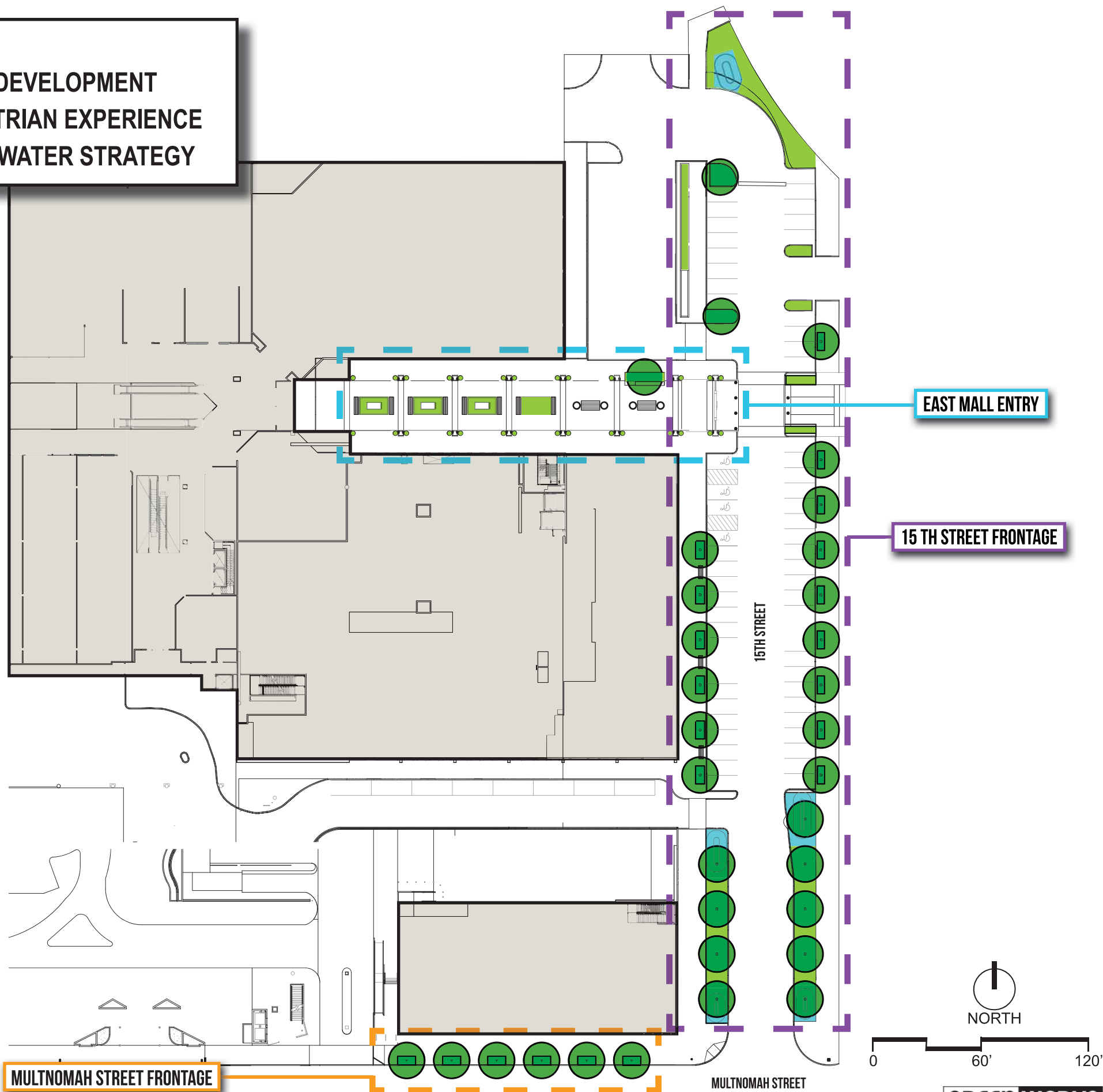
Title:
SUPER
BLOCK
DIAGRAMS

Sheet No.

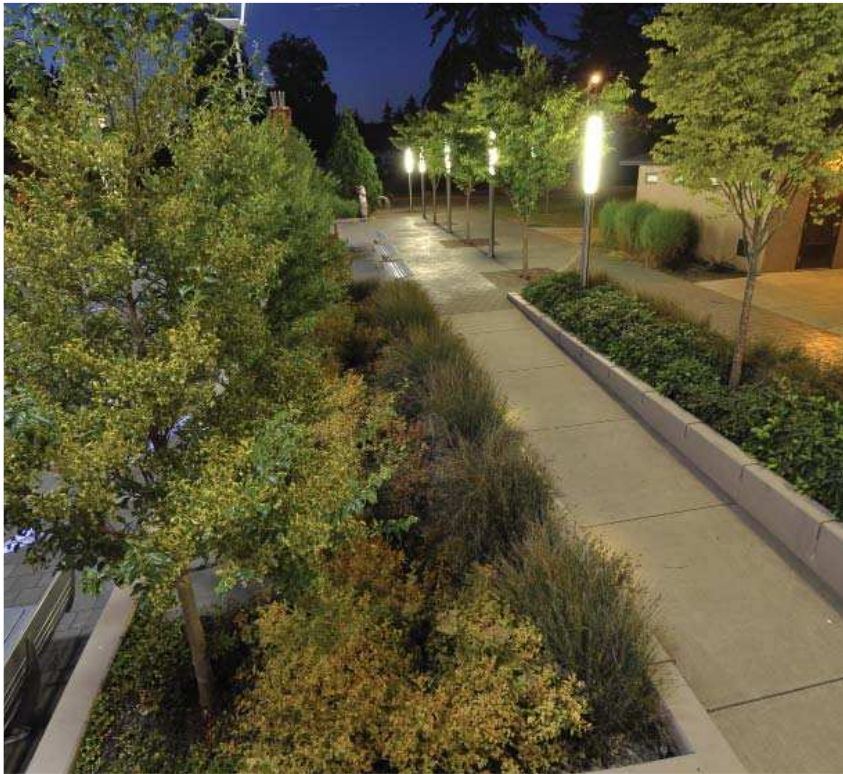
C.34

LANDSCAPE GOALS:

- PROVIDE A PLEASING FRONTAGE FOR THE DEVELOPMENT
- CREATE A GARDEN SEQUENCE FOR PEDESTRIAN EXPERIENCE
- UTILIZE PLANTING AS PART OF SITE STORMWATER STRATEGY



GARDEN PLANTER INSPIRATION



LDA design group, LLC
DBA LDA Architecture
© Copyright: 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p. 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P. 720.565.0505



CYPRESS

8343 DOUGLAS AVE, SUITE 200
DALLAS, TX 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

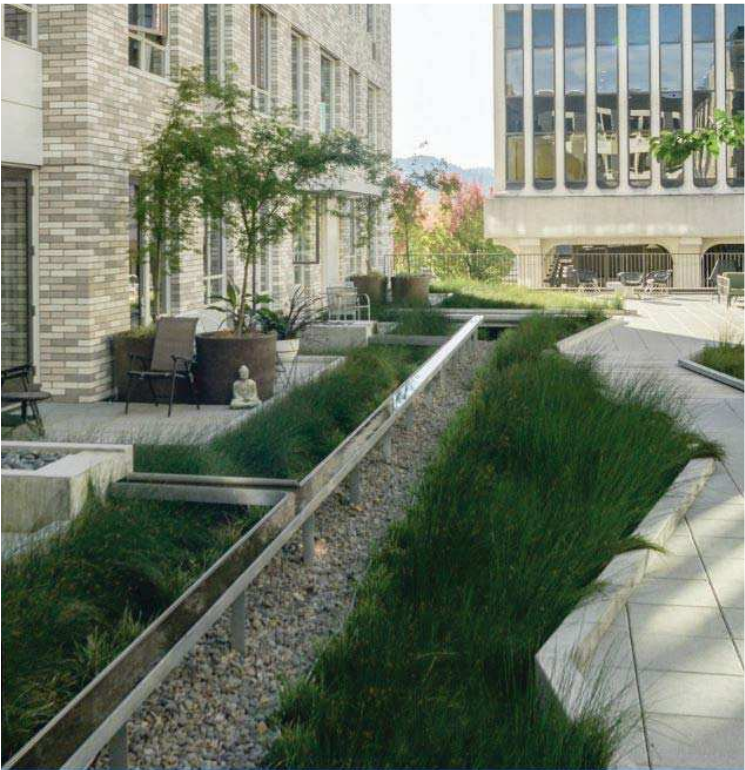
Title:

INSPIRATION
IMAGES



Sheet No.
C.36

STORMWATER PLANTER INSPIRATION



LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8340 DOUGLAS AVE, SUITE 200
DALLAS, TX 75225

ISSUED FOR: DATE
Type III Review 09.15.2017
Type III Update 11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:

CY1704

Title:

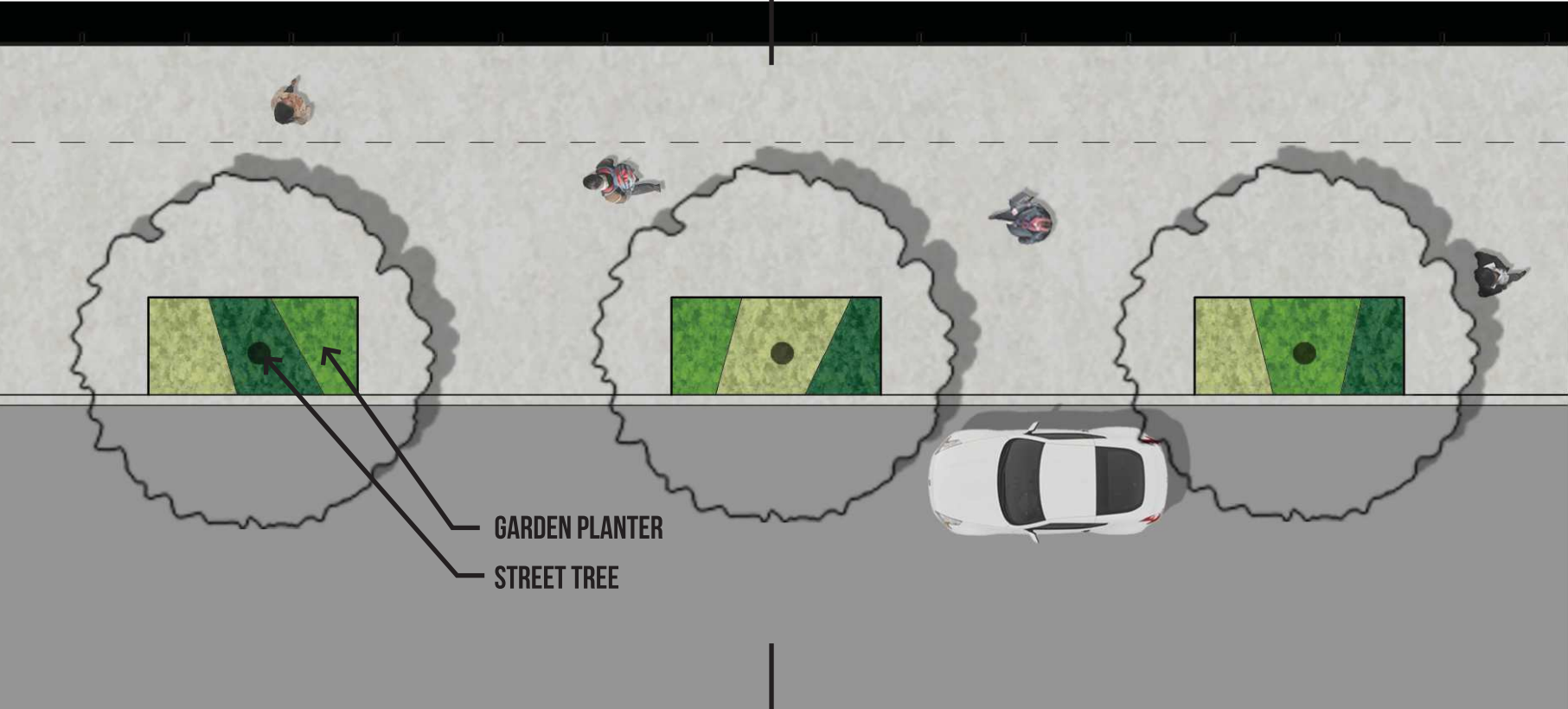
INSPIRATION
IMAGES



Sheet No.

C.37

MULTNOMAH STREET FRONTAGE



PLAN



SECTION



Ginkgo biloba / Ginkgo
Viburnum opulus 'Nanum' / Dwarf Cranberry Bush
Loropetalum chinense / Emerald Snow Loropetalum
Loropetalum chinense / Purple Pixie Loropetalum
Carex oshimensis / Evergold Sedge
Pennisetum alopecuroides / Cassian Pennisetum
Gaultheria shallon / Salal
Festuca cinera / Blue Fescue
Ophiopogon nigrascens / Black Mondo Grass
Seasonal Color / Tulip

LDA design group

LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p. 818.972.5080

505 DESIGN

505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P. 720.505.0505

CYPRESS

8343 DOUGLAS AVE., SUITE 200
DALLAS, TX 75225

ISSUED FOR: DATE

Type III Review	09.15.2017
Type III Update	11.15.2017

LLOYD CENTER

LLOYD CENTER EAST

TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

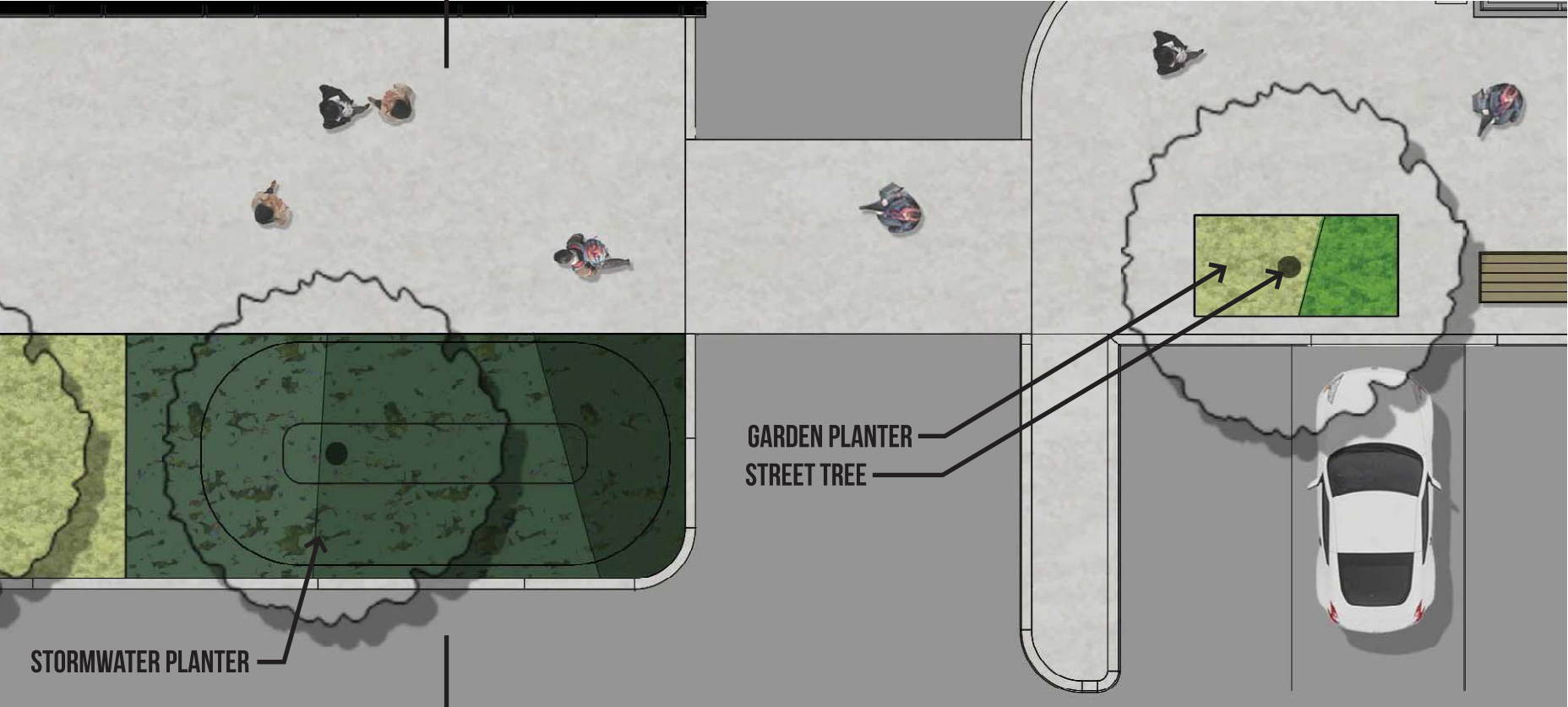
PROJECT NUMBER:

CY1704

Title:

MULTNOMAH
STREET
FRONTAGE

15TH STREET FRONTAGE



PLAN

NORTH 0 4' 8'



SECTION

0 4' 8'



Gleditsia triacanthos / Honey Locust Honey Locust (fall color) Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood Polystichum munitum / Sword Fern Eleocharis ovata / Ovate Spike Rush Camassia quamassia / Camas Lily Carex oshimensis / Evergold Sedge Seasonal Color / Daffodil Iris sibirica / Siberian Iris

LDA design group

LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p. 818.972.5080

505 DESIGN

505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P. 720.565.0505

CYPRESS

8343 DOUGLAS AVE. SUITE 200
DALLAS, TX 75225

ISSUED FOR: DATE

Type III Review	09.15.2017
Type III Update	11.15.2017

LLOYD CENTER

LLOYD CENTER EAST

TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

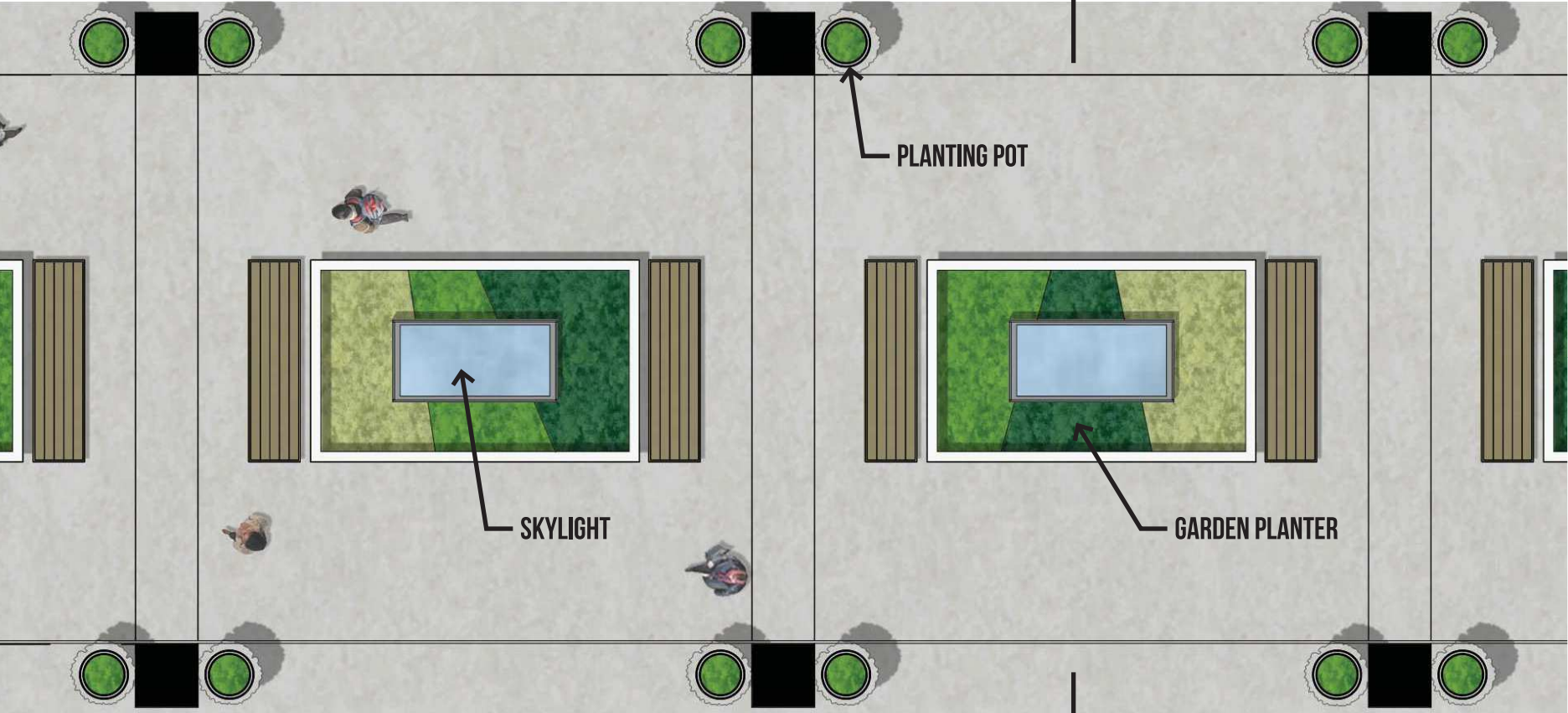
PROJECT NUMBER:

CY1704

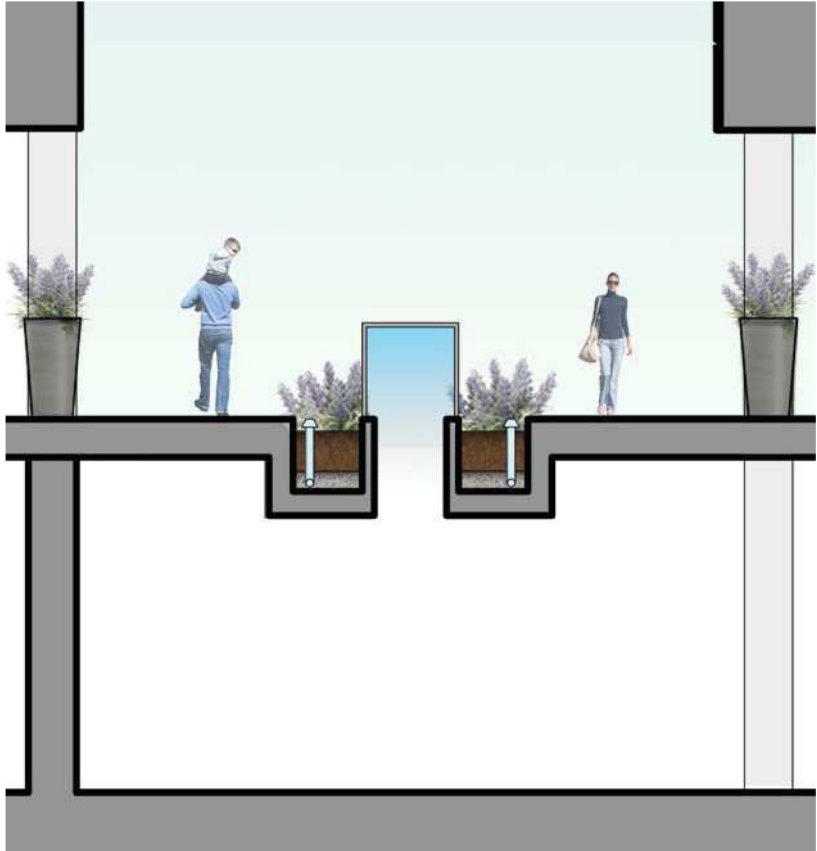
Title:

15TH STREET FRONTAGE

EAST MALL ENTRY



PLAN



SECTION



LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved.
3500 West Burbank Blvd.
Burbank, California 91505
p. 818.972.5080



ISSUED FOR: DATE
Type III Review 09.15.2017
Type III Update 11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:

CY1704

Title:

EAST MALL
ENTRY

Sheet No.

C.40



Athyrium filix-femina / Lady Fern



Hosta x 'Guacamole'
Pachysandra terminalis / Pachysandra



Brunnera macrophylla / Jack Frost Siberian Burgloss
Gaultheria procumbens / Red Baron Creeping Wintergreen

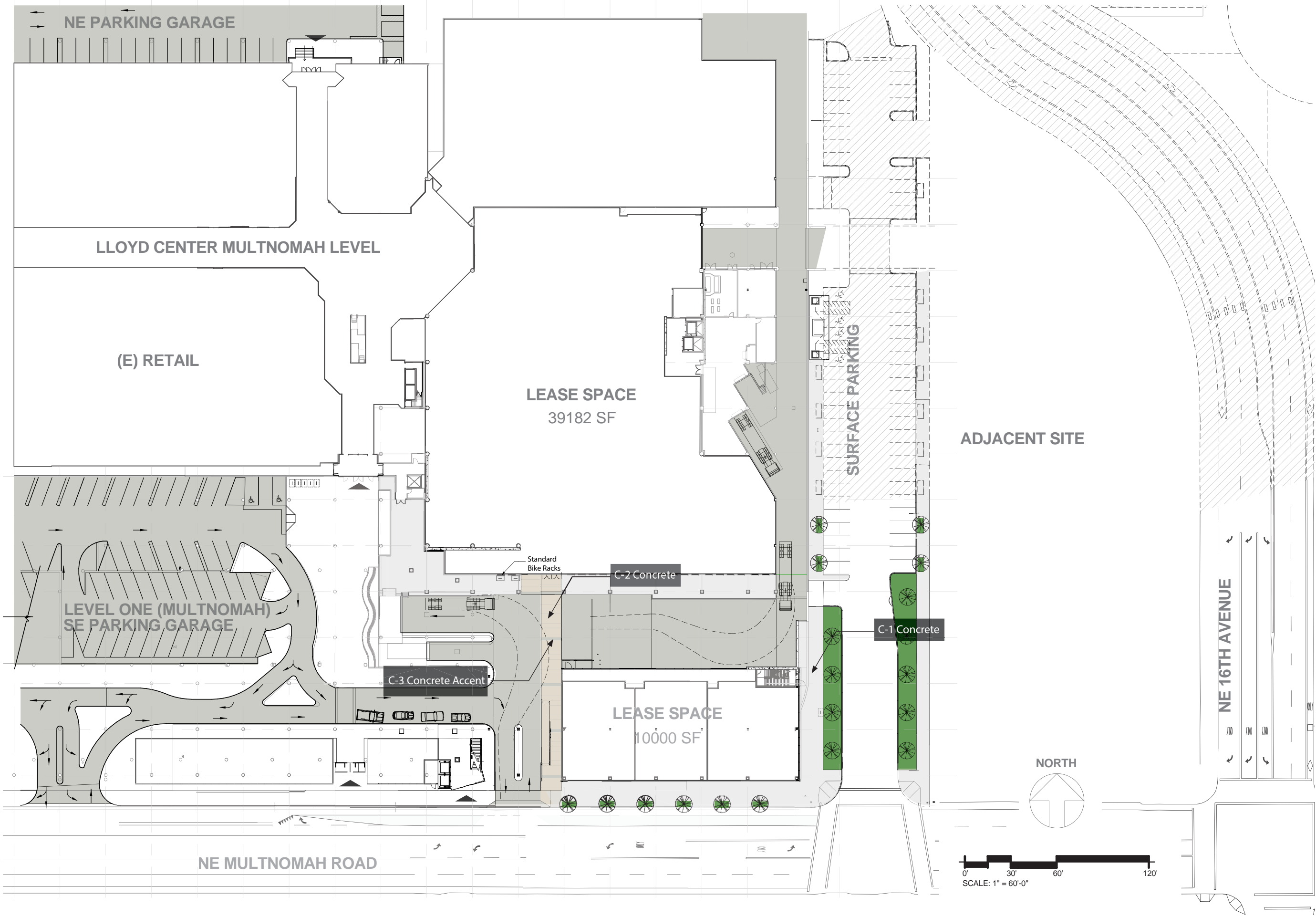


Dicentra formosa / Pacific Bleeding Heart
Sarcococca ruscifolia / Sarcococca



Skimmia reevesiana / Reeves Skimmia
Seasonal Color / Coleus





LDA design group, LLC.
DBA LDA Architecture
© Copyright 2017
All rights reserved.

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080

595 DESIGN
595 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505

CYPRESS
8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017

LLOYD CENTER
LLOYD CENTER EAST

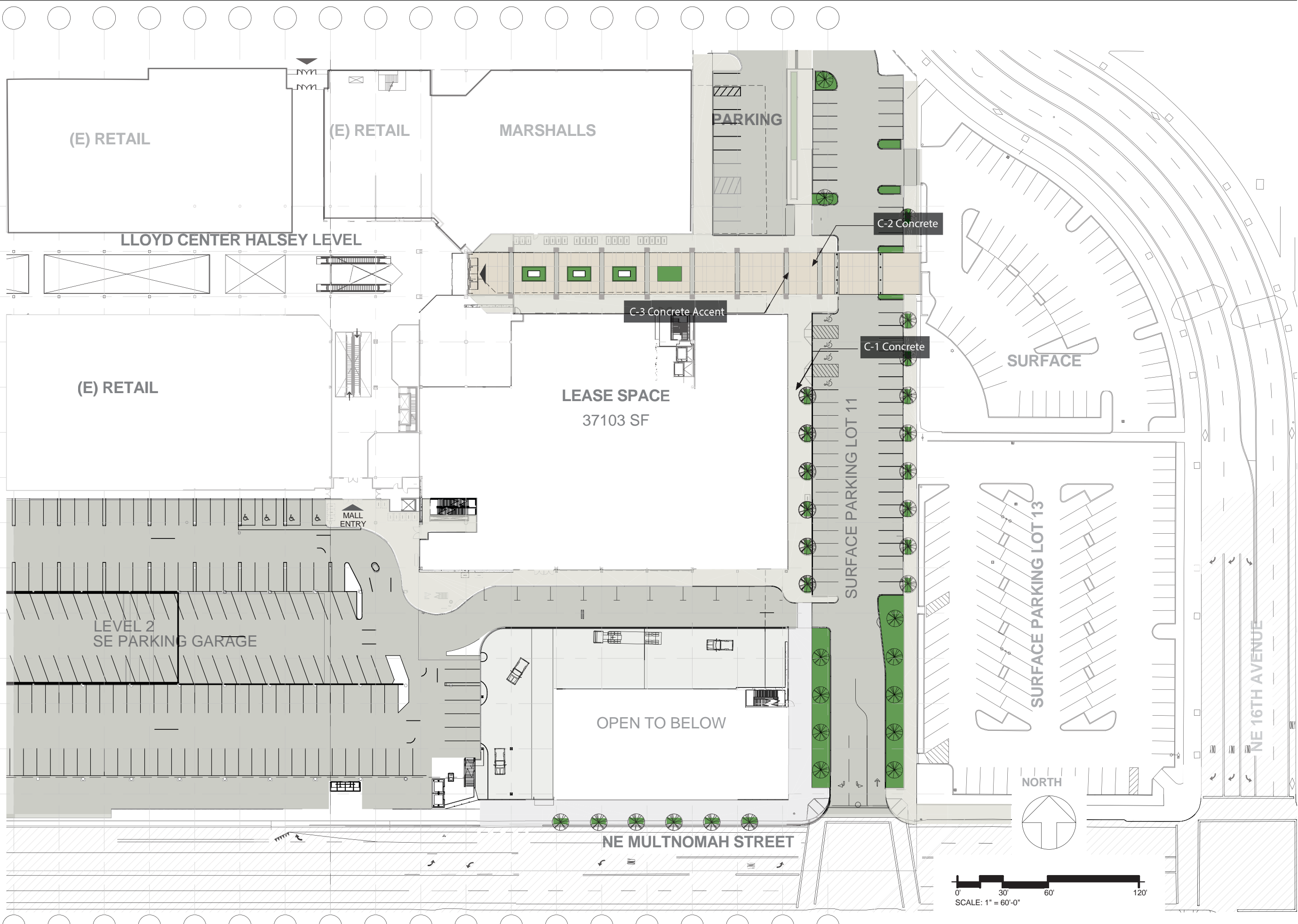
TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232


PROJECT NUMBER:
CY1704

Title:
HARDSCAPE LEVEL 1

Sheet No.
C.41



ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



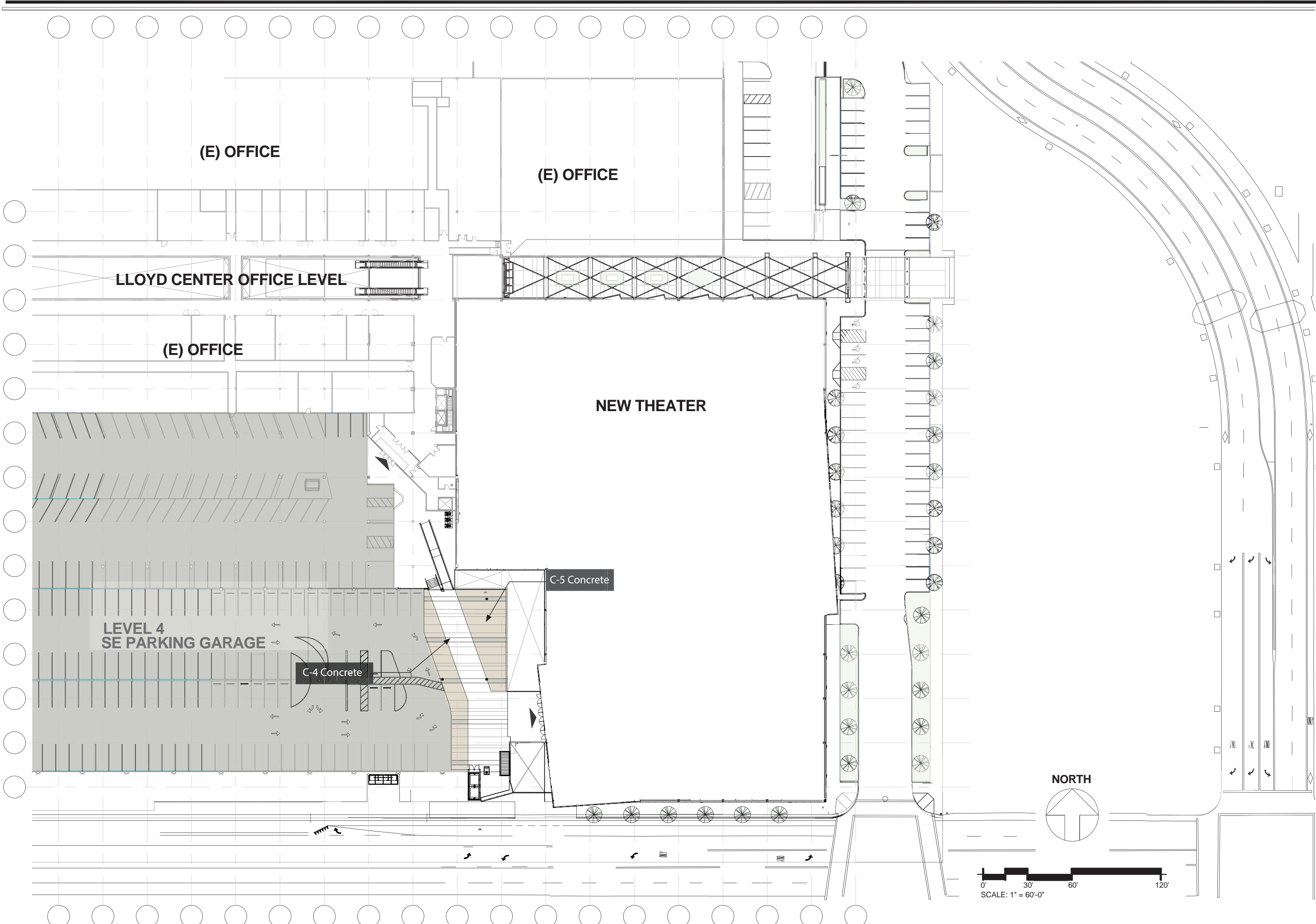
LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE APPLICATION


1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

Title:
**HARDSCAPE
LEVEL 2**



ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

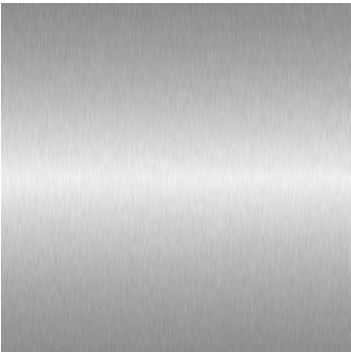
TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

Title:
**HARDSCAPE
LEVEL 3**

ANODIZED METAL



AN-1 Anodized Aluminum
Mullions - Flashing- Horizontal Break Panels
Pop-out - Soffit Frame

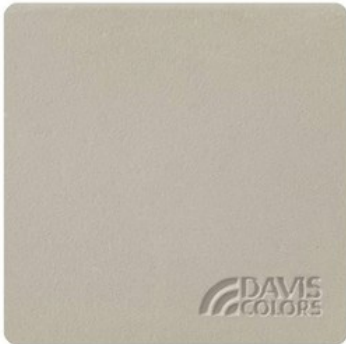
CONCRETE



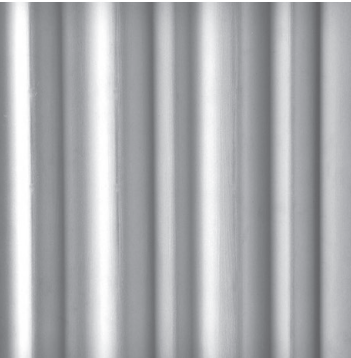
C-1 Concrete
Sidewalk- Mall, Office,
Theater, Ramp, Stairs,
Truck Drive



C-2 Concrete
Sidewalk - Office, Theater
Entries, East Entry



C-3 Concrete
Sidewalk Accent
Office, Theater Entries,
East Entry



C-6 Concrete Formliner
SE Lease Space Facades

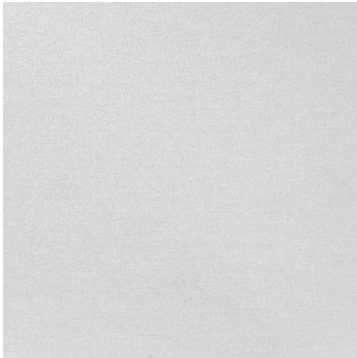
METAL



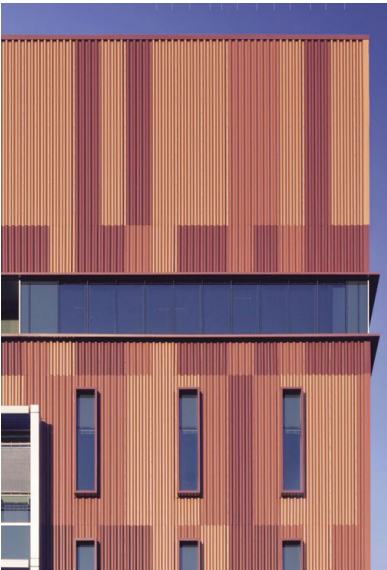
MT-1 - MT-12 Painted Corrugated
Metal Panels
Theater Facade



MT-11 Wood-Look Metal Plank
Theater - Soffit & Circulation
Ceiling/Canopy



MT-12 Ceiling Metal Panel
Satin Anodized
Truck Drive



Reference Images for Theater Facade Panels

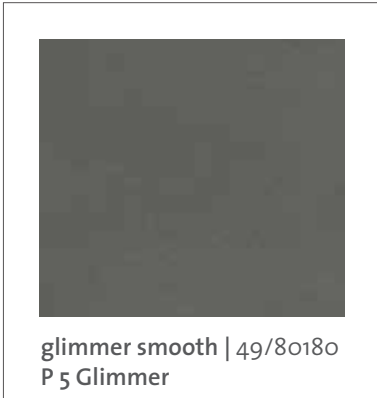


Reference Images for Overall Look of Panels



Reference Images for overall look of panels

METAL



glimmer smooth | 49/80180
P 5 Glimmer

MT-13 Powder Coating
Theater Canopy, Office
Window Frame & Handrails,
Entry Columns Metal Reveals



glossy | 38/91020
Anodized Silver

MT-14 Powder Coating
Office Vertical Break Panels
Elevators

GFRC

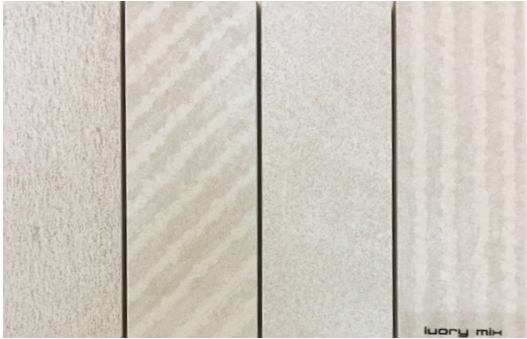


GFRC-1 Column Cladding
East Entry Columns



GFRC-2 Column Cladding
Theater & Offices Columns

TILE



T-1, T-2, T-3 Porcelain Tile
Circulation Lobby Wall
Office Facade



Reference Images For Installation Pattern



LDA design group, LLC.
DBA LDA Architecture
© Copyright 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080




505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS
8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



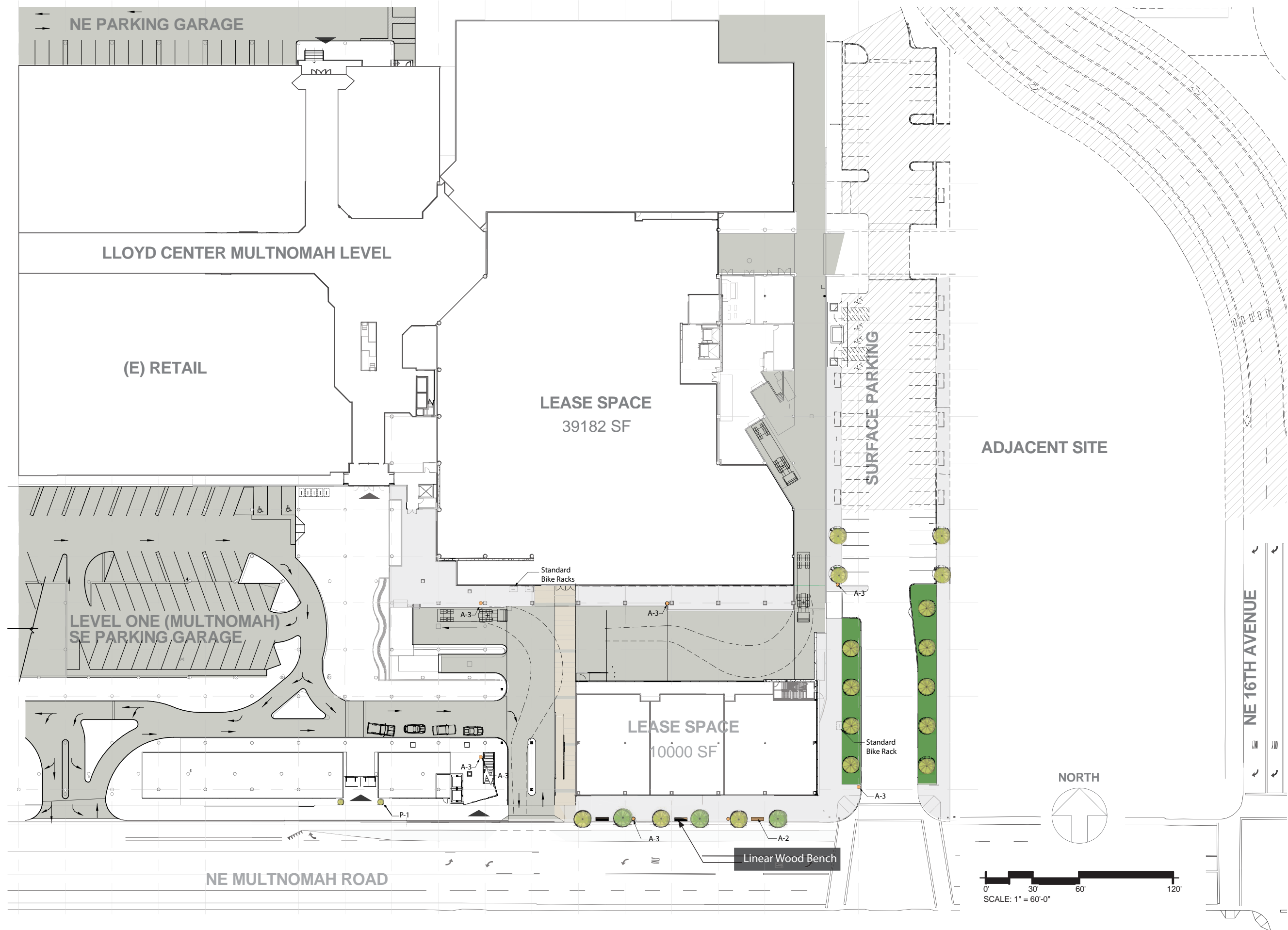
LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

Title:
MATERIALS



LDA design group, LLC.
 DBA LDA Architecture
 © Copyright 2017
 All rights reserved.

3500 West Burbank Blvd.
 Burbank, California 91505
 p: 818.972.5080



505 DESIGN
 1360 Walnut, Suite 102
 Boulder, Colorado 80302
 P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
 Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER
 LLOYD CENTER EAST

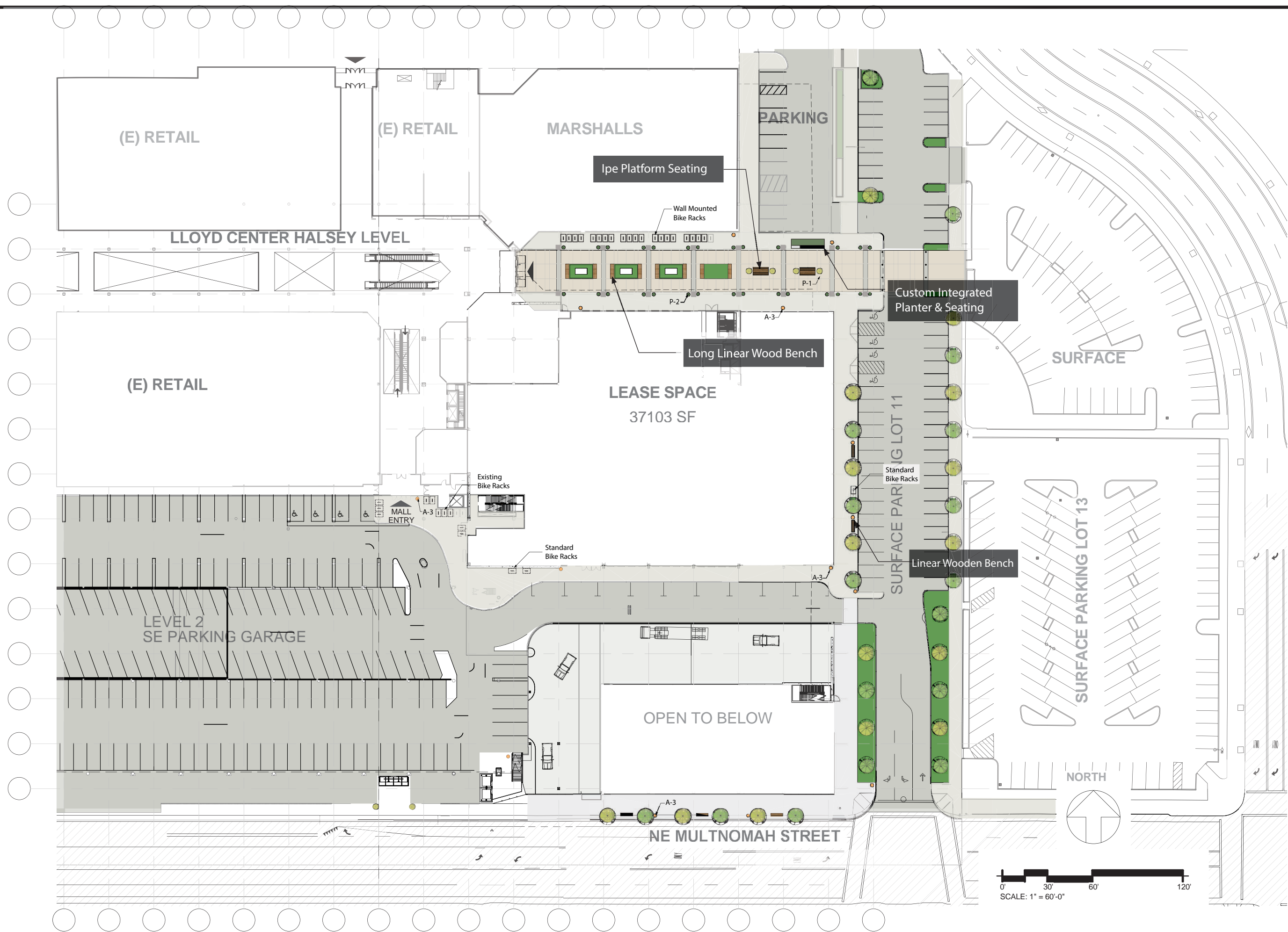
TYPE III LAND USE
 APPLICATION

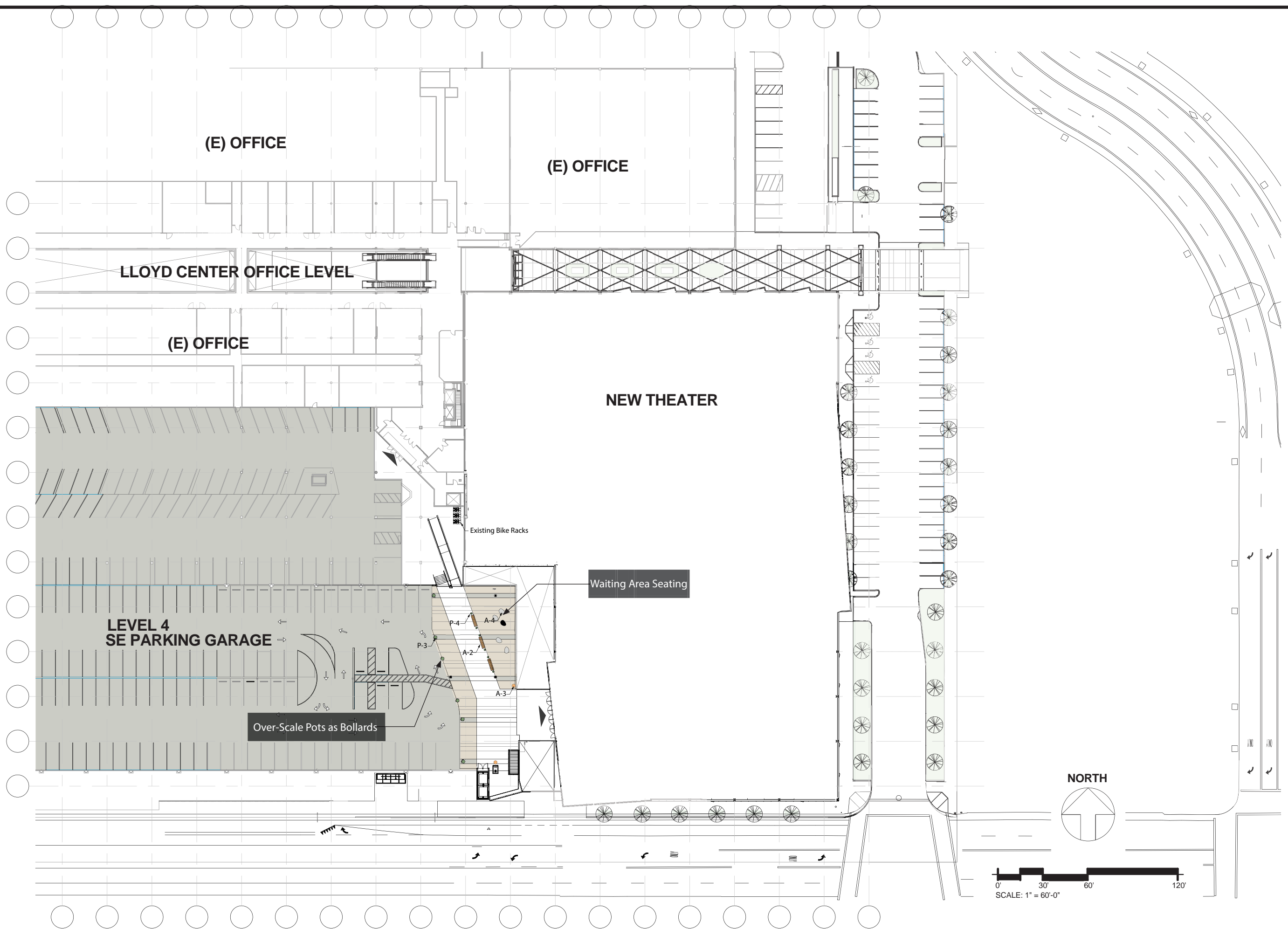
1260 LLOYD CENTER
 PORTLAND, OR 97232

PROJECT NUMBER:
 CY1704

Title:
 FFA LEVEL 1

Sheet No.
C.46





LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

Title:
FFA LEVEL 3

OUTDOOR FURNITURE



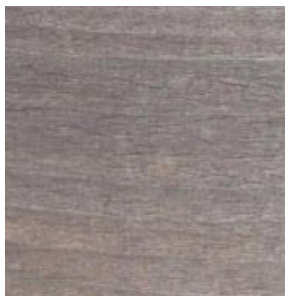
Custom Integrated Planter & Seating - East Entry



Linear Freestanding Benches - Wood and Powder-Coated Metal



Ipe Natural



Ipe Weathered



LDA
design group

LDA design group, LLC.
DBA LDA Architecture
© Copyright 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080


505
DESIGN

505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS
8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

Title:
OUTDOOR FURNITURE

POTS



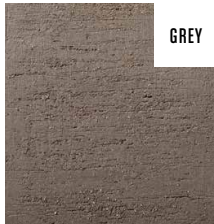
Fired Clay Pot - Project Pot



BLACK



EXTRA
WHITE



GREY



Fired Clay Over-Scaled Pots - East Entry



GFRC Large Over-Scaled Pots - Garage Lobby

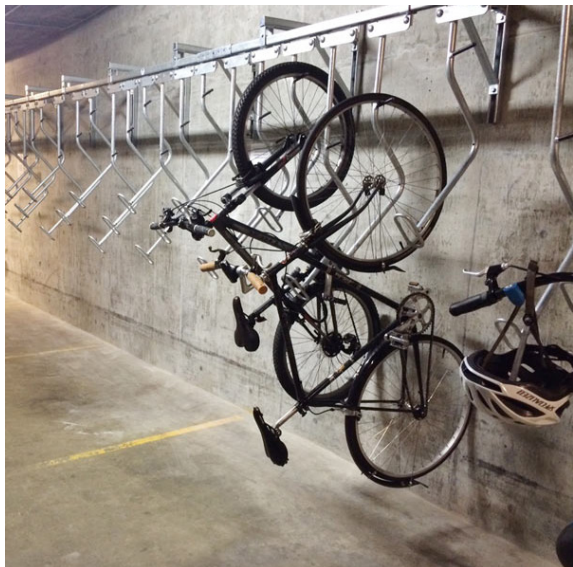
AMENITIES



Powder-Coated Trash & Recycling Receptacles



Short-Term Standard City Bicycle Racks



Long-Term Sheltered Bicycle Racks



LDA design group, LLC.
DBA LDA Architecture
© Copyright 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER

LLOYD CENTER EAST

**TYPE III LAND USE
APPLICATION**

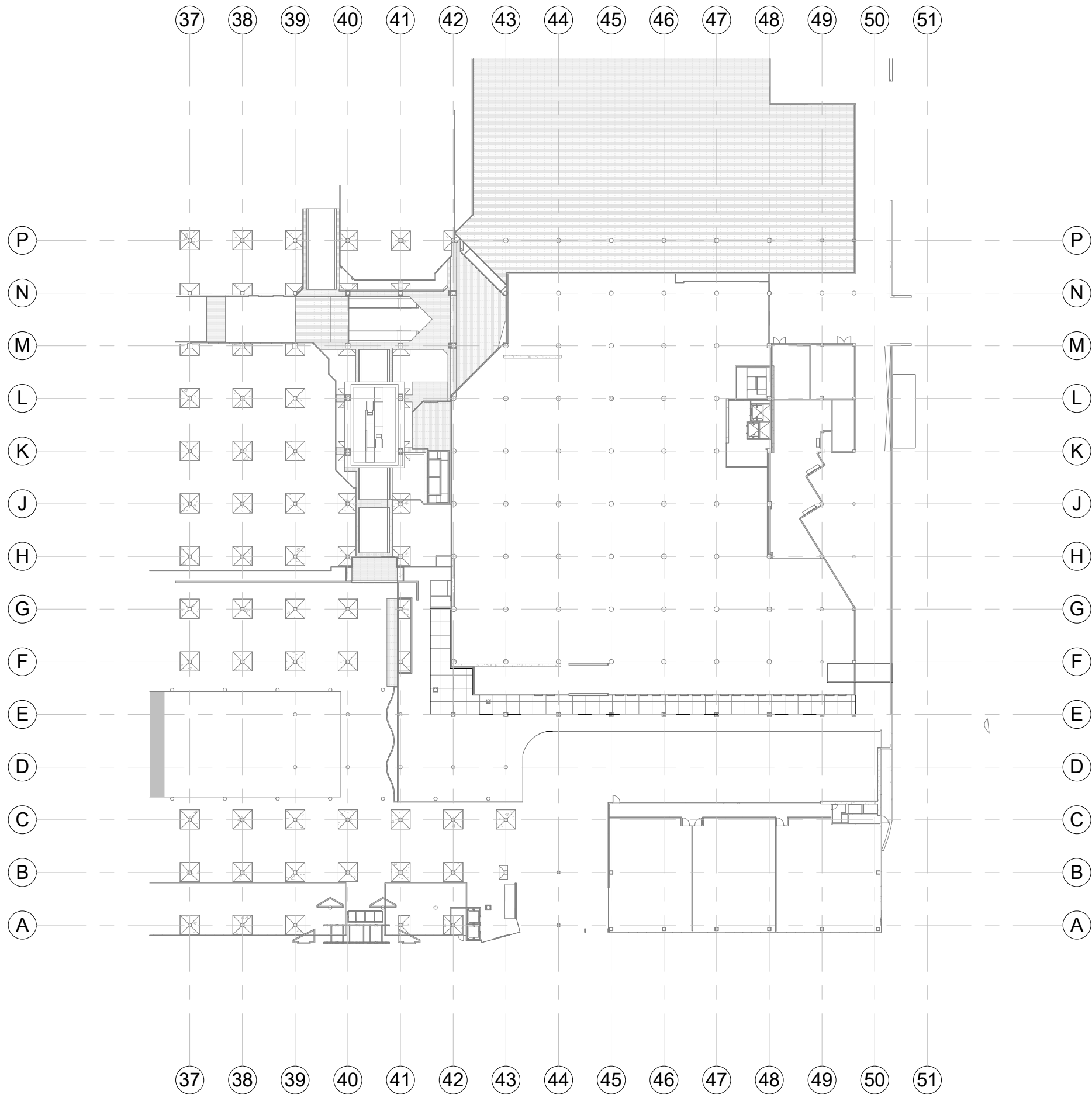
1260 LLOYD CENTER
PORTLAND, OR 97232



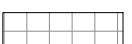

PROJECT NUMBER:
CY1704

Title:
**OUTDOOR
FURNITURE**

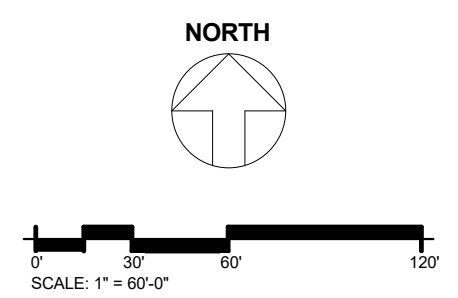
Sheet No.

C.50



-  AN-1 ANODIZED METAL PANEL
-  MT-11 WOOD-LOOK ANODIZED METAL PLANEL
-  MT-12 SATIN ANODIZED METAL PANEL
-  LIGHT COVE REFER TO DETAIL 2/C.24

NOTE: REFER TO MATERIAL'S SHEET C.44 FOR ADDITIONAL INFORMATION





LDA design group
LDA design group, LLC.
DEA LDA Architecture
© Copyright: 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



505 DESIGN
505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS
8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

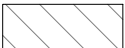
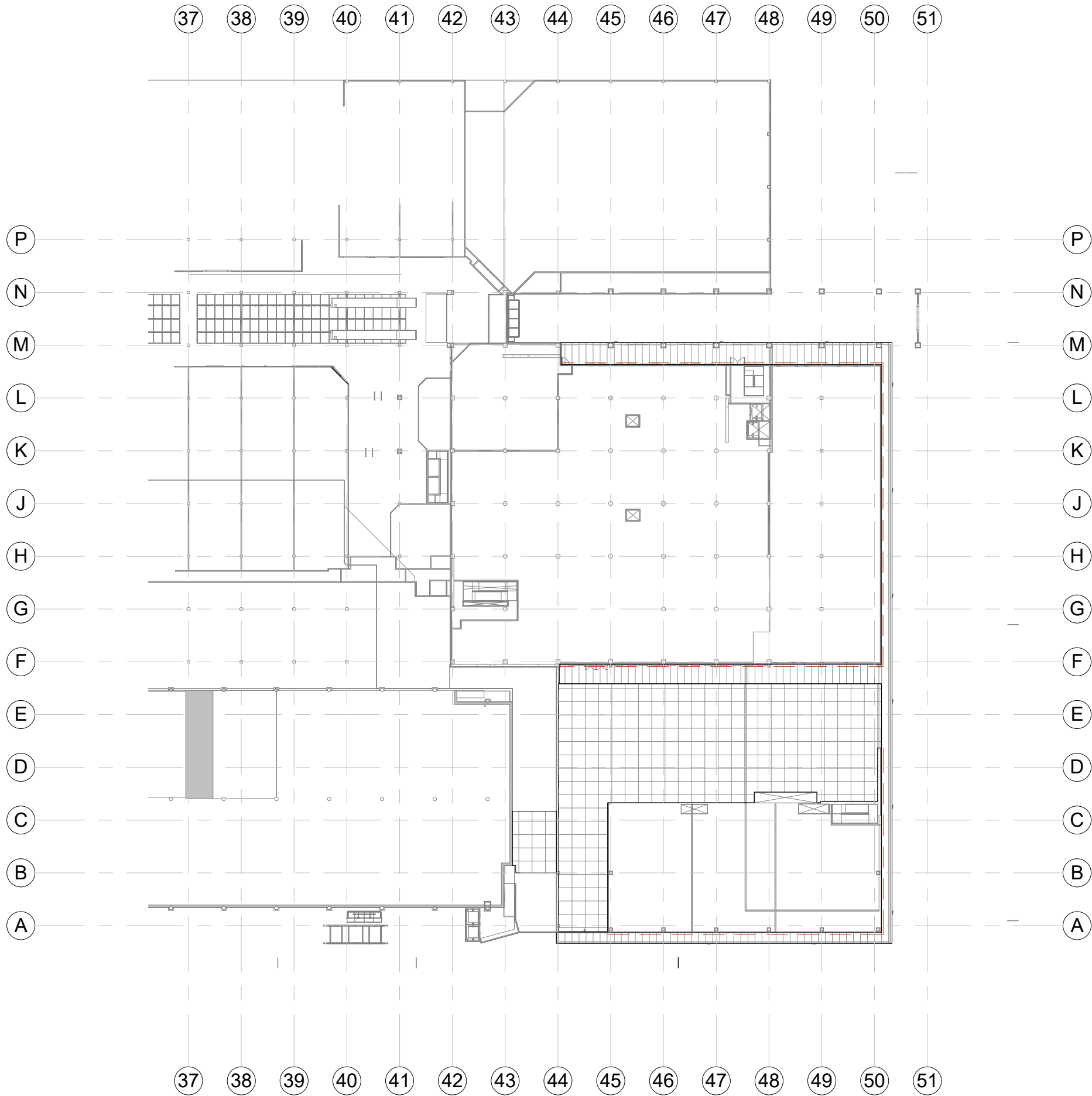
TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
MULTNOMAH
LEVEL
REFLECTED
CEILING
PLAN

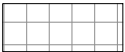
Sheet No.
C.51



AN-1 ANODIZED METAL PANEL



MT-11 WOOD-LOOK ANODIZED METAL PLANEL



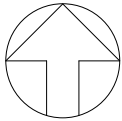
MT-12 SATIN ANODIZED METAL PANEL



LIGHT COVE REFER TO DETAIL 2/C.24

NOTE: REFER TO MATERIAL'S SHEET C.44
FOR ADDITIONAL INFORMATION

NORTH



SCALE: 1" = 60'-0"



LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved.

3500 West Burbank Blvd.
Burbank, California 91505
P: 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

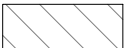
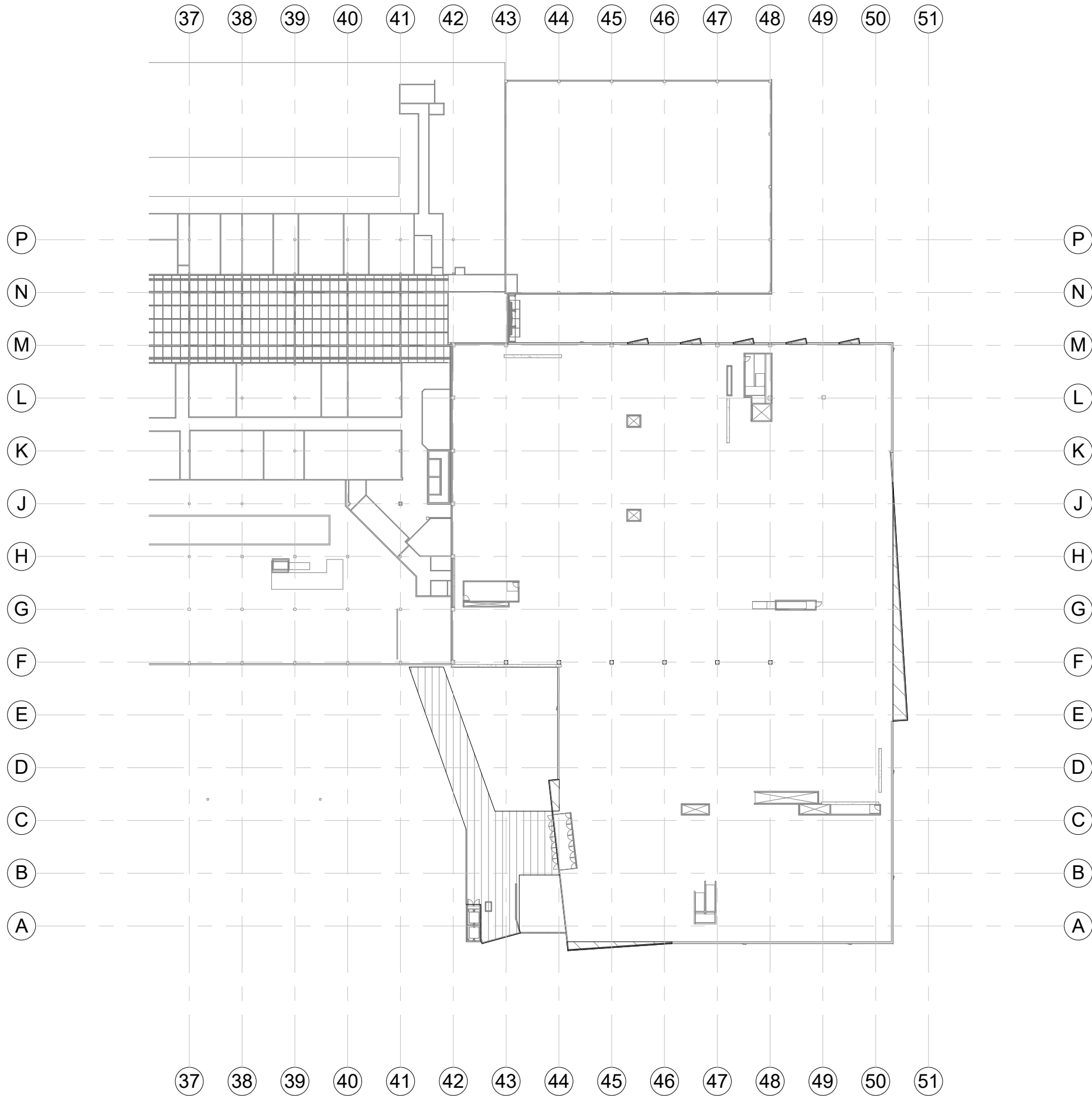
1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
HALSEY
LEVEL
REFLECTED
CEILING
PLAN

Sheet No.

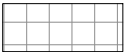
C.52



AN-1 ANODIZED METAL PANEL



MT-11 WOOD-LOOK ANODIZED METAL PLANEL



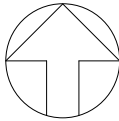
MT-12 SATIN ANODIZED METAL PANEL



LIGHT COVE REFER TO DETAIL 2/C.24

NOTE: REFER TO MATERIAL'S SHEET C.44
FOR ADDITIONAL INFORMATION

NORTH



LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved.

3500 West Burbank Blvd.
Burbank, California 91505
P: 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

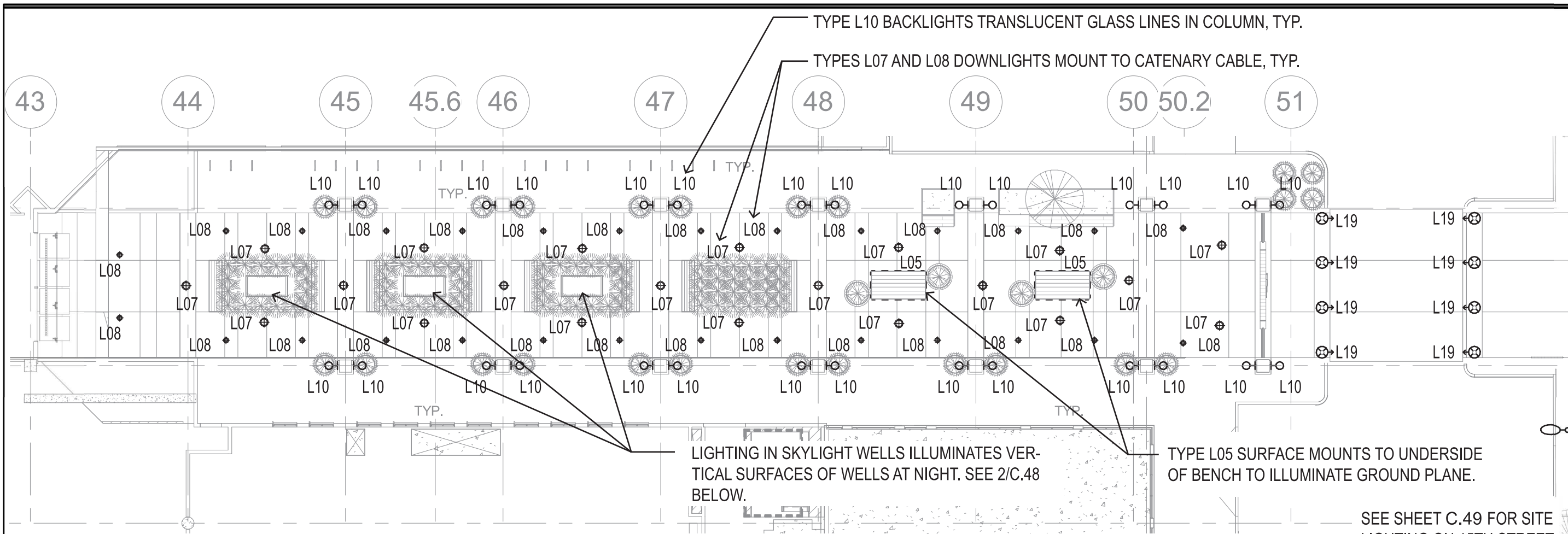
TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

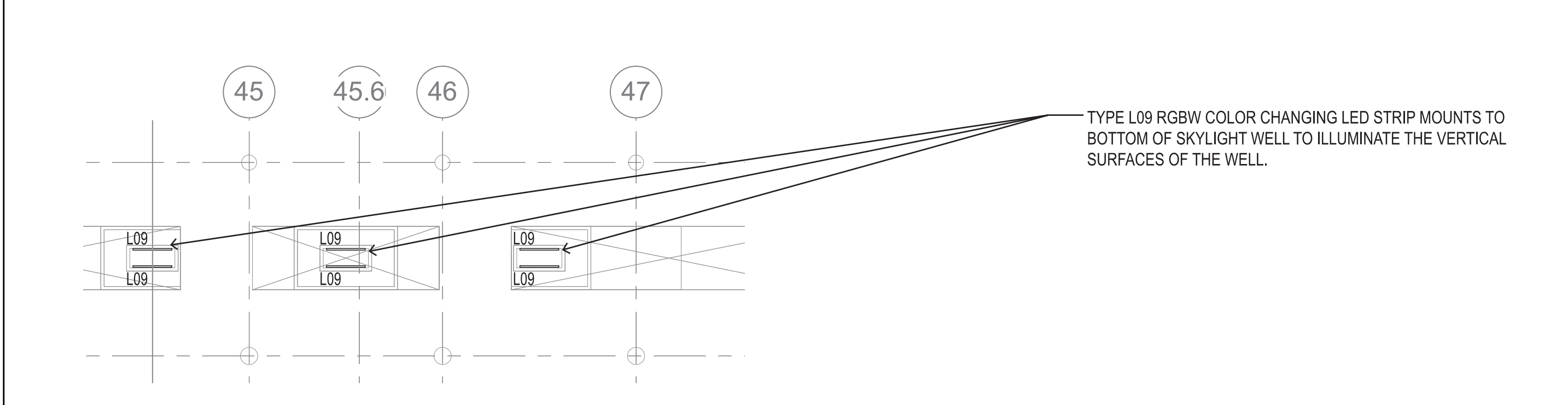
Title:
THEATER
LEVEL
REFLECTED
CEILING
PLAN

Sheet No.
C.53



1 EAST ENTRY PLAZA LIGHTING

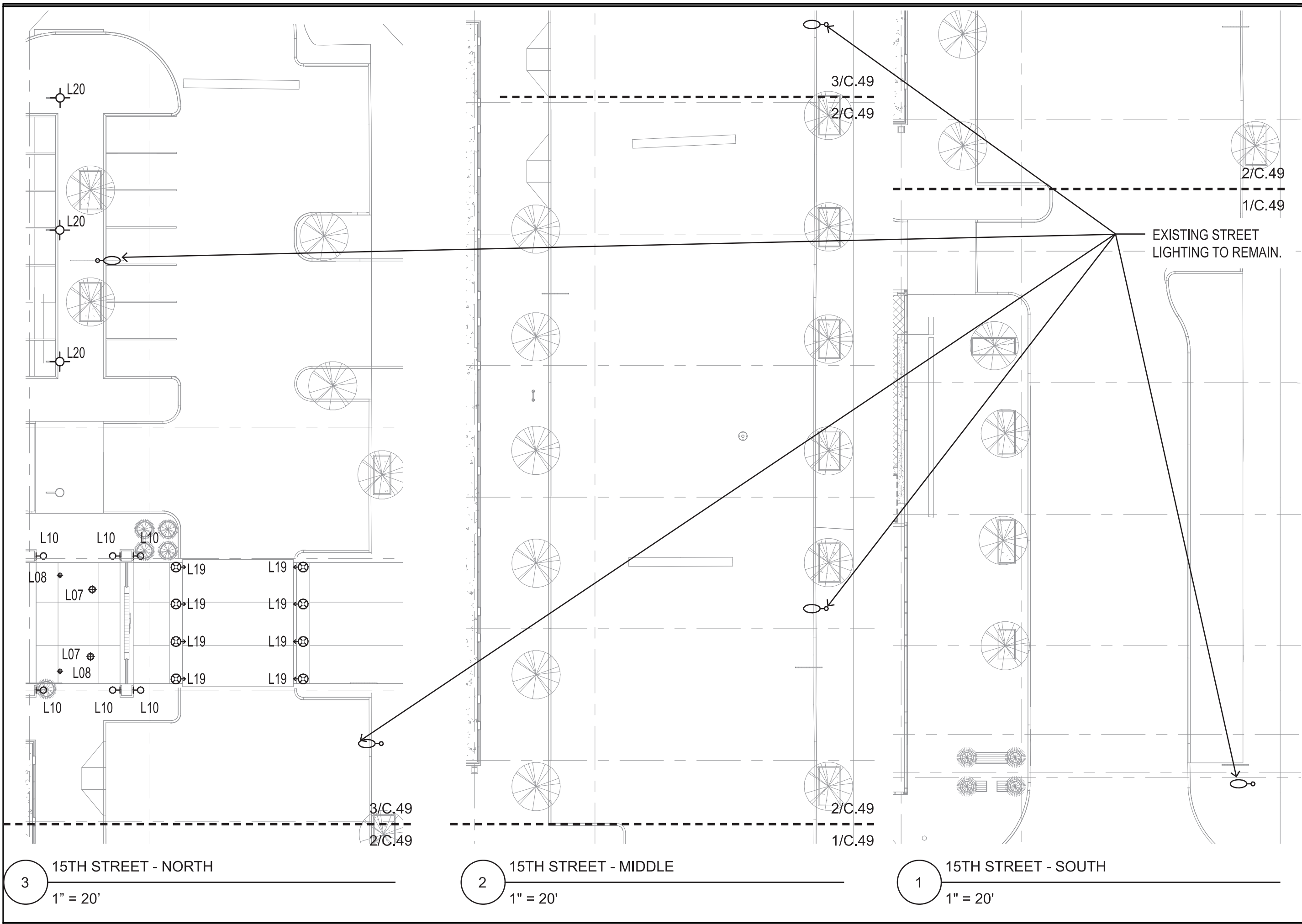
1/16" = 1'-0"



2 PLAZA SKYLIGHT WELL LIGHTING

1/16" = 1'-0"

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
EAST END RENOVATION

TYPE III LAND USE APPLICATION

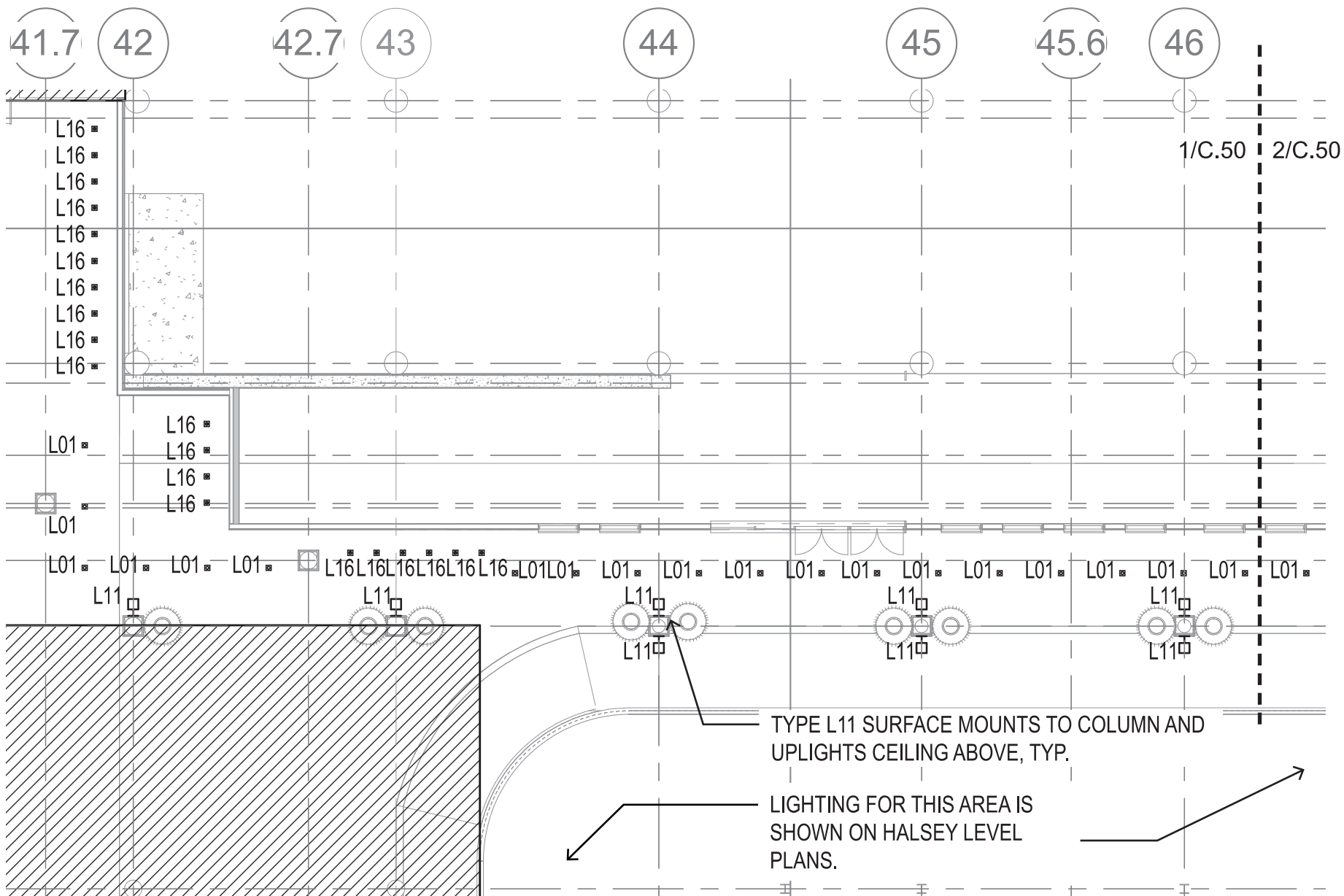
1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1401.00

Title:

**15TH STREET
SITE LIGHTING
PLAN**

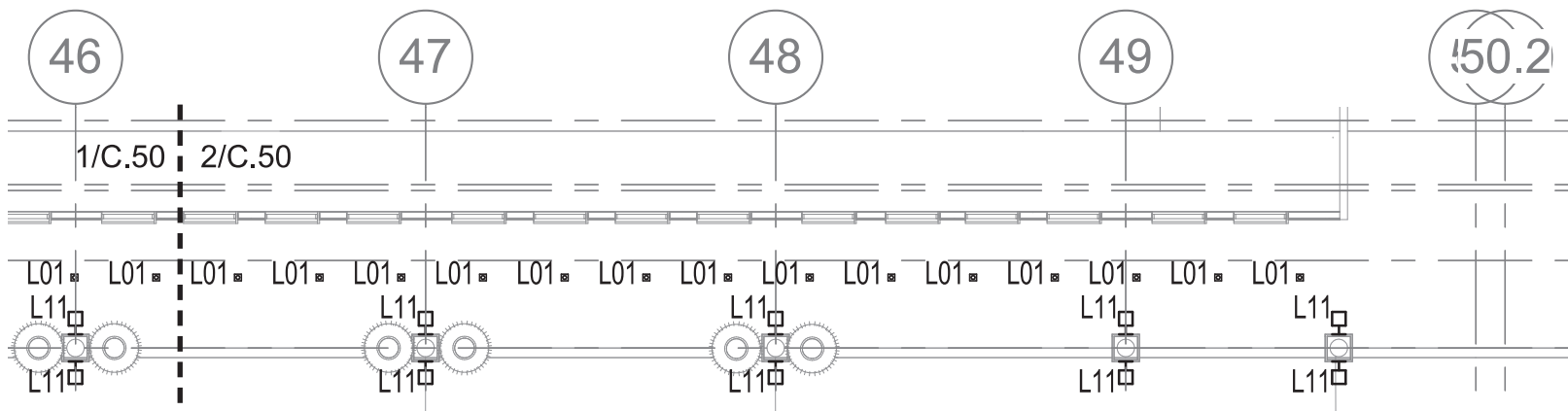
Sheet No.
C.55



MULTNOMAH LEVEL ENTRY GARAGE

1

1/16" = 1'-0"



MULTNOMAH LEVEL ENTRY GARAGE

2

1/16" = 1'-0"



LDA design group, LLC.
PDA / PNA Architecture
Copyright 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p. 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
EAST END RENOVATION

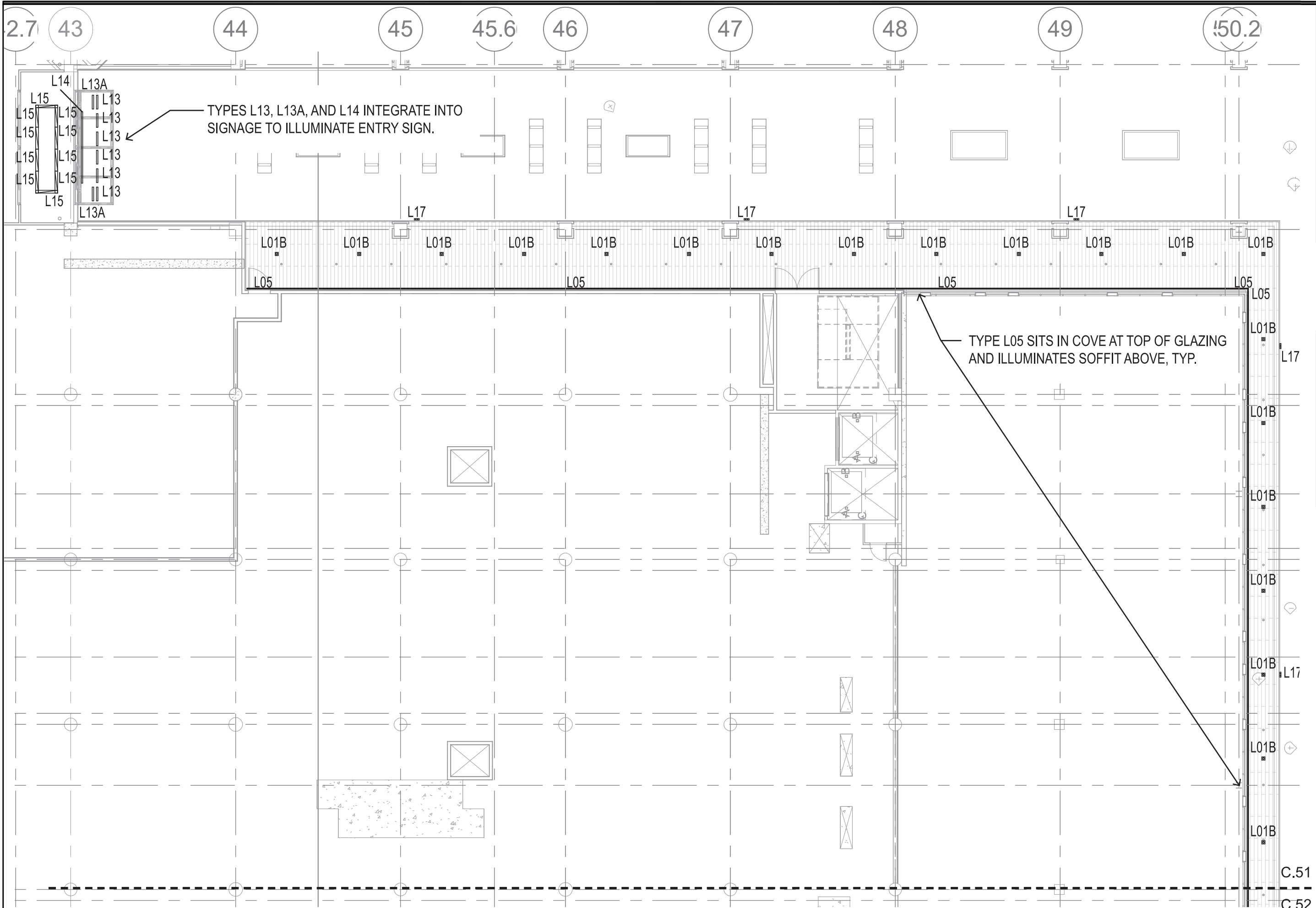
**TYPE III LAND USE
APPLICATION**

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1401.00

Title:
**MULTNOMAH
LEVEL GARAGE
ENTRY
LIGHTING PLAN**

Sheet No.
C.56



LLOYD CENTER
EAST END RENOVATION

**TYPE III LAND USE
APPLICATION**

1260 LLOYD CENTER
PORTLAND, OR 97232

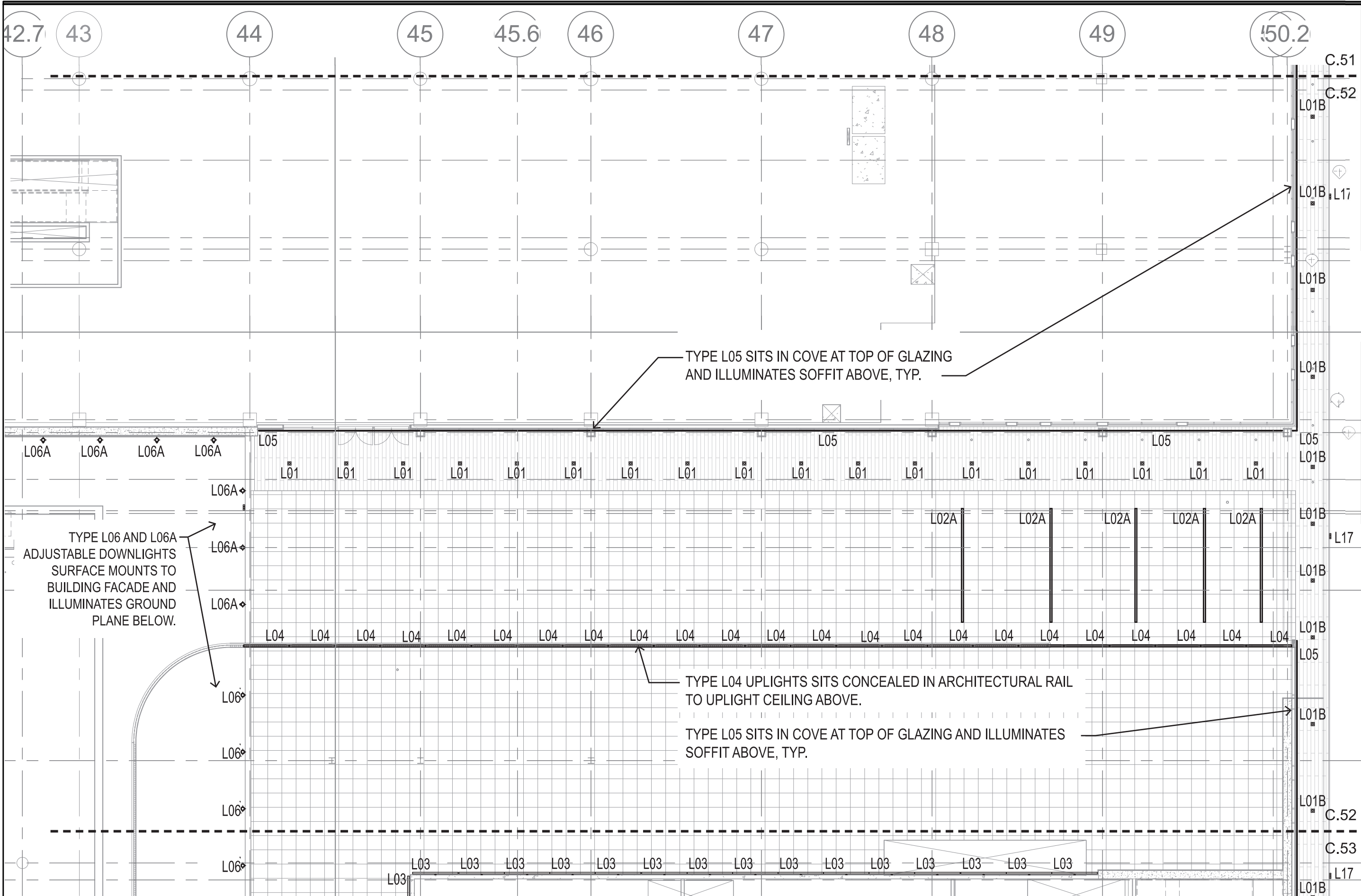
PROJECT NUMBER:
CY1401.00

Title:

**HALSEY LEVEL
LIGHTING PLAN
- NORTH**

Sheet No.

C.57



LLOYD CENTER
EAST END RENOVATION

TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1401.00

Title:

**HALSEY LEVEL
LIGHTING PLAN
- MIDDLE**

Sheet No.

C.58



8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

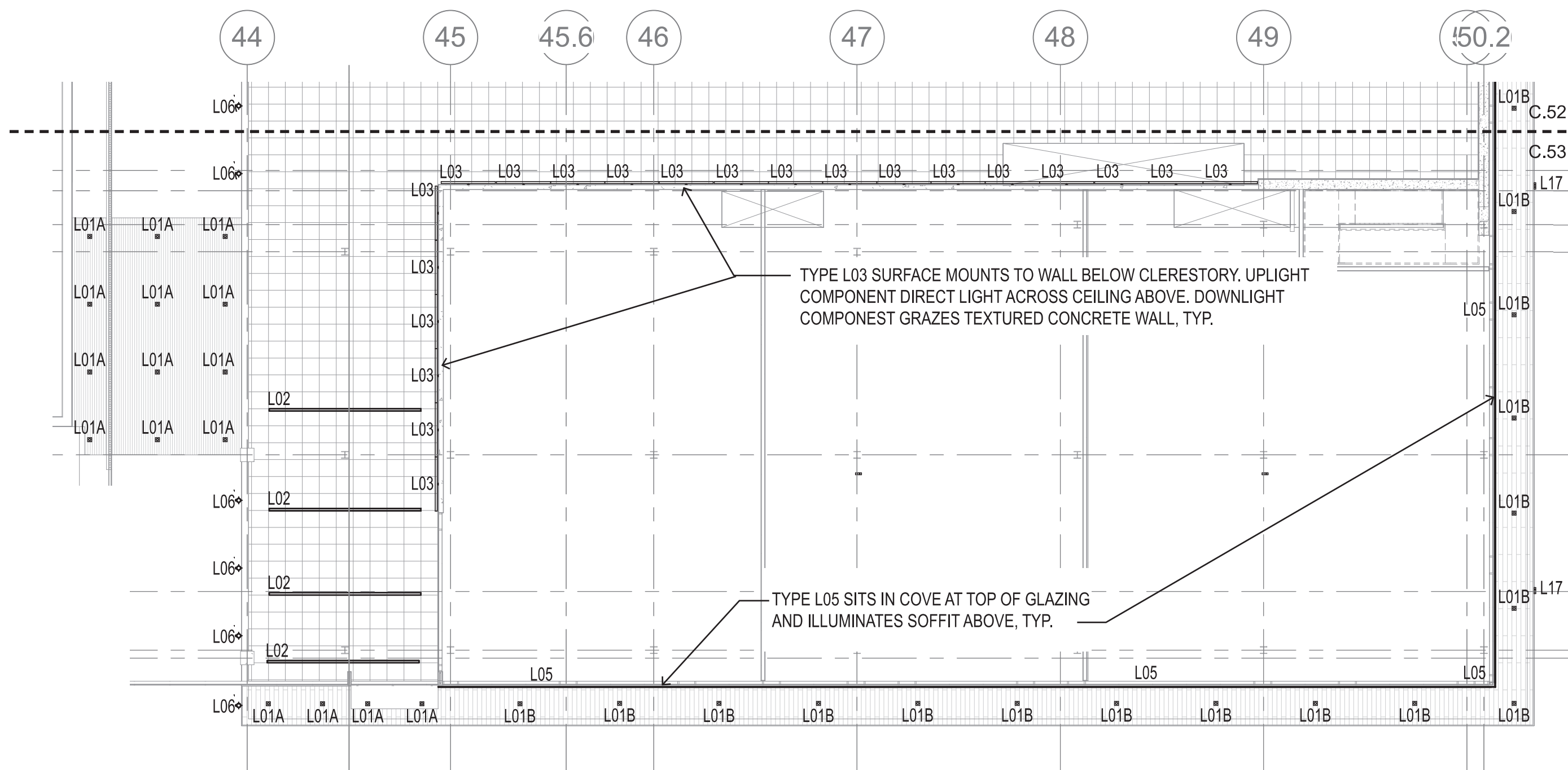
PROJECT NUMBER:
CY1401.00

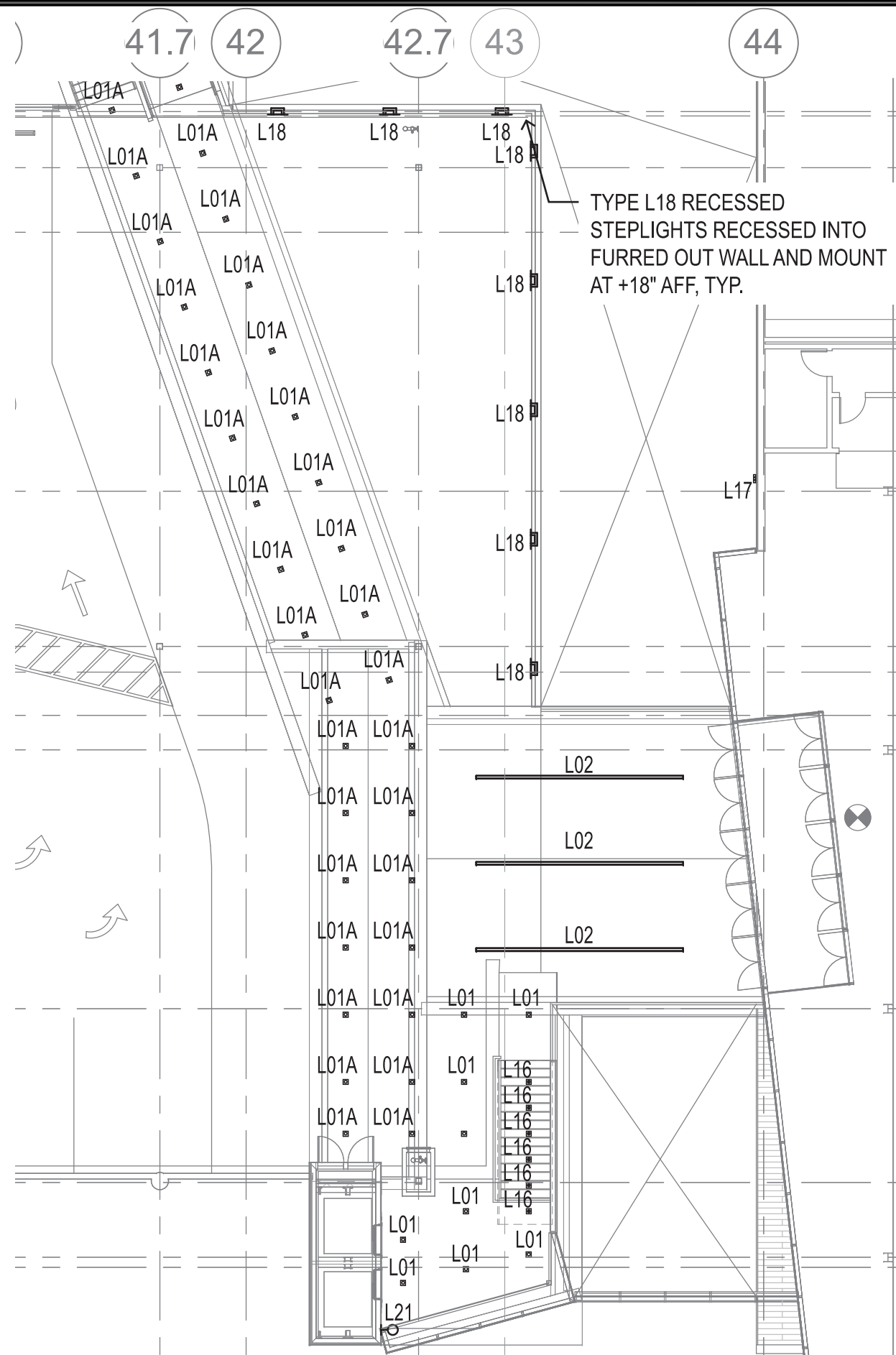
Title:

HALSEY LEVEL
LIGHTING PLAN
- SOUTH

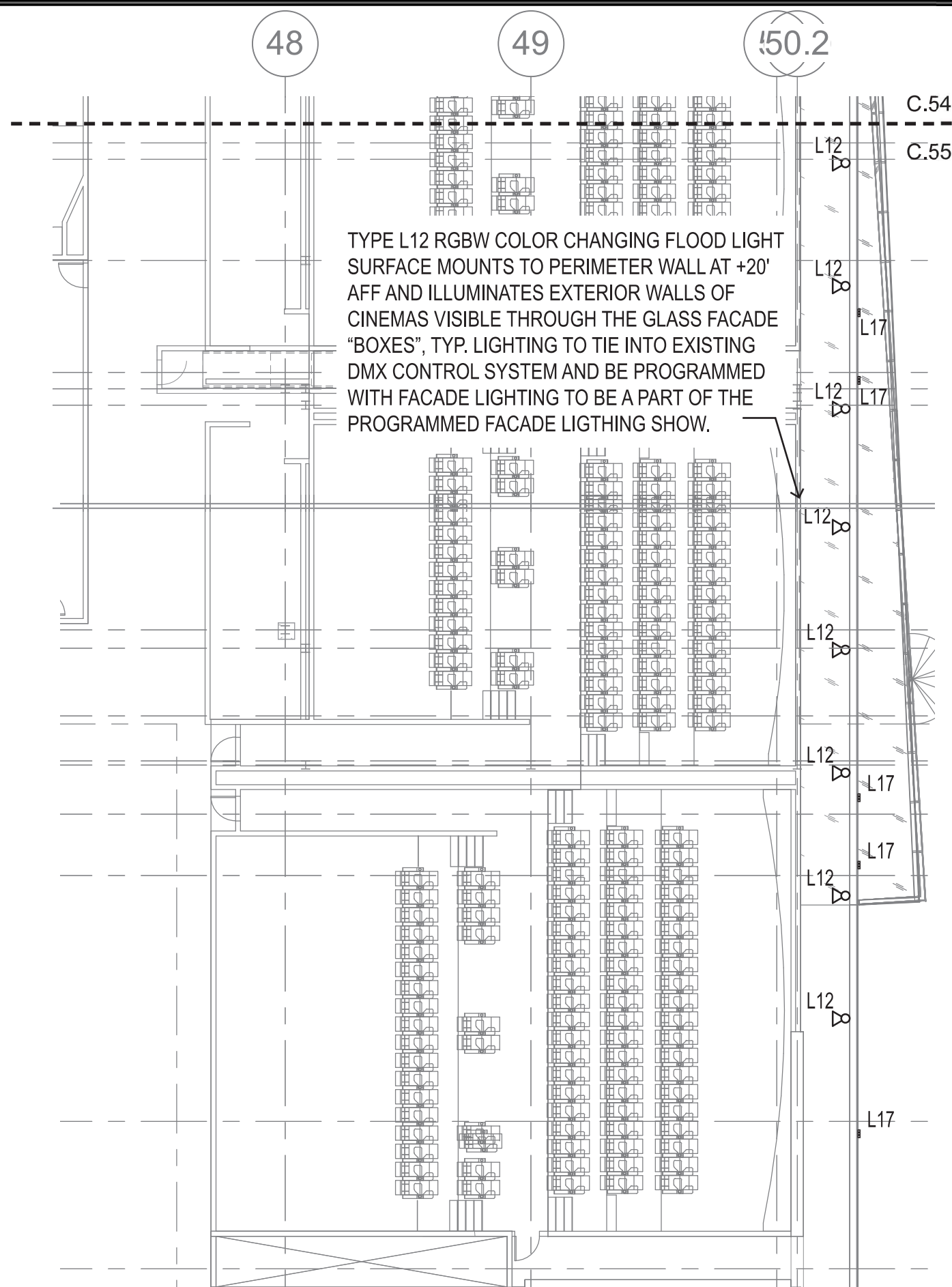
Sheet No.

C.59





2 THEATER LEVEL - MAIN ENTRY CANOPY AND ELEVATOR LOBBY LIGHTING
1/16" = 1'-0"



1 THEATER LEVEL - FACADE "BOX" LIGHTING SOUTH
1/16" = 1'-0"



LLOYD CENTER
EAST END RENOVATION

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1401.00

Title:

THEATER LEVEL
LIGHTING PLAN
- SOUTH

Sheet No.

C.61



LLOYD CENTER
EAST END RENOVATION

TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1401.00

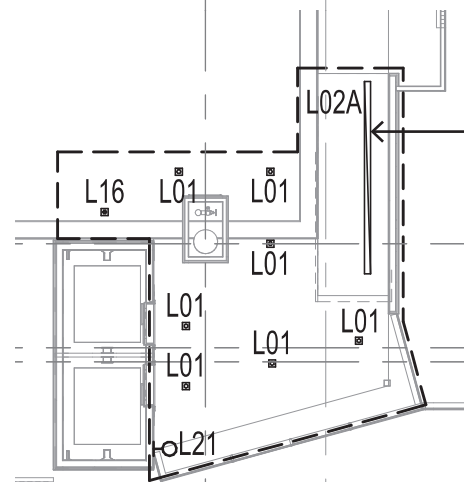
Title:

**MEZZANINE
FACADE BOX &
THEATER ENTRY
STAIRS LIGHTING**

Sheet No.

C.62

42.7 43



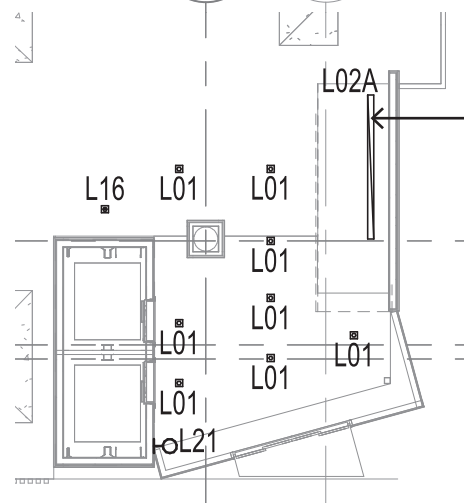
TYPE L02A RECESSES INTO
UNDERSIDE OF STAIRS TO
ILLUMINATE WALL AND STAIR
TREADS BELOW.

2

TYPICAL THEATER STAIR/ELEVATOR LOBBY LIGHTING

1/16" = 1'-0"

42.7 43



TYPE L02A RECESSES INTO
UNDERSIDE OF STAIRS TO
ILLUMINATE WALL AND STAIR
TREADS BELOW.

3

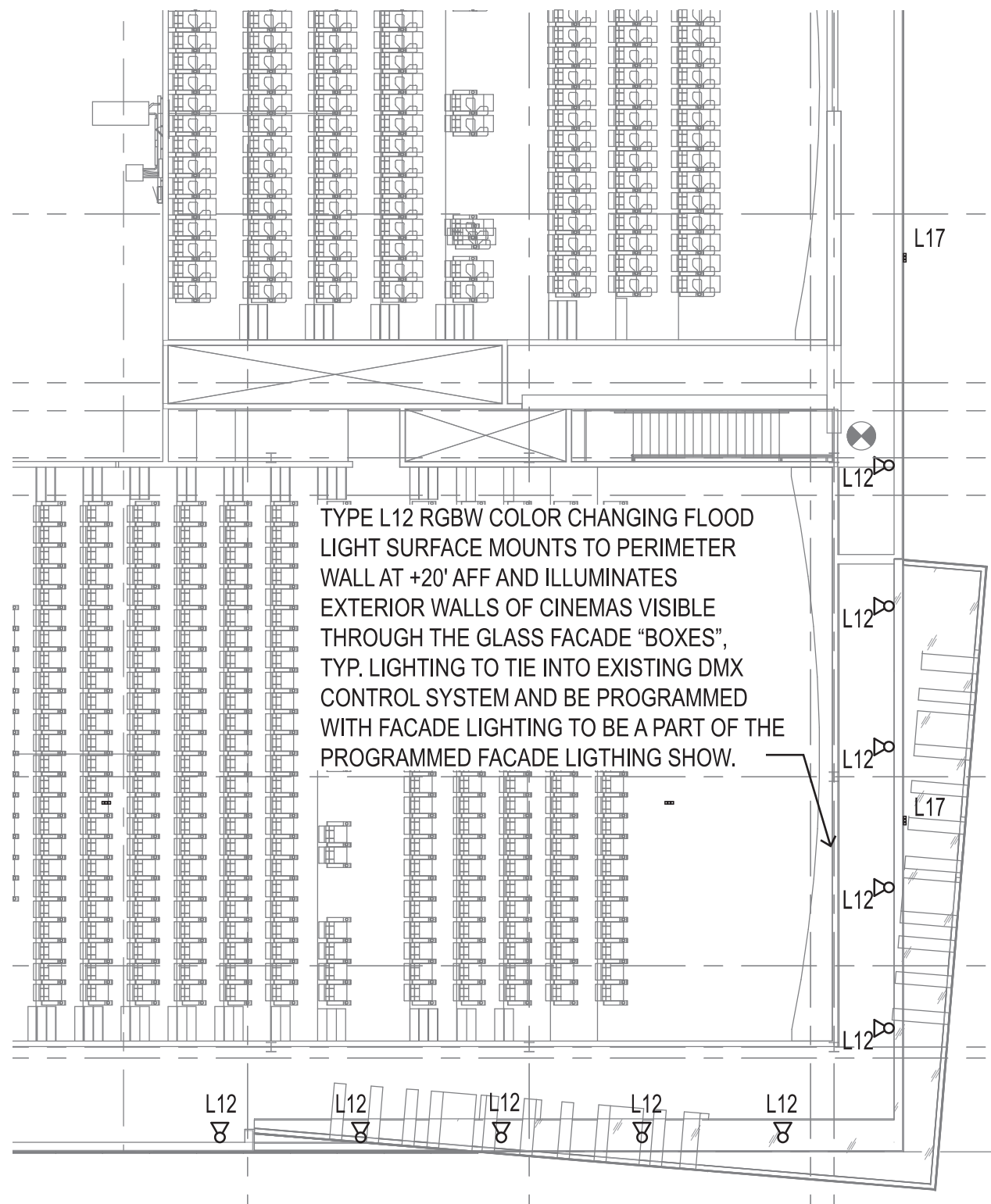
MULTNOMAH LEVEL THEATER STAIR/ELEVATOR LOBBY LIGHTING

1/16" = 1'-0"

48

49

50.2

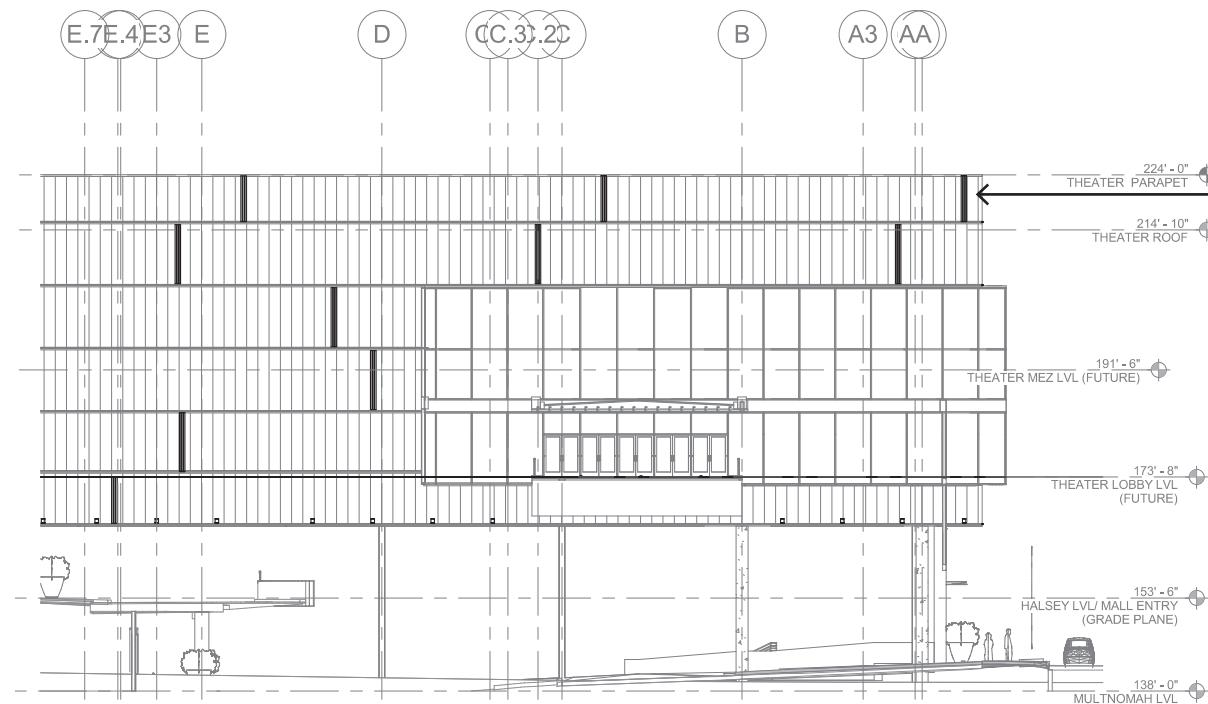


TYPE L12 RGBW COLOR CHANGING FLOOD
LIGHT SURFACE MOUNTS TO PERIMETER
WALL AT +20' AFF AND ILLUMINATES
EXTERIOR WALLS OF CINEMAS VISIBLE
THROUGH THE GLASS FACADE "BOXES",
TYP. LIGHTING TO TIE INTO EXISTING DMX
CONTROL SYSTEM AND BE PROGRAMMED
WITH FACADE LIGHTING TO BE A PART OF THE
PROGRAMMED FACADE LIGHTING SHOW.

1

THEATER LEVEL - FACADE "BOX" LIGHTING SOUTH

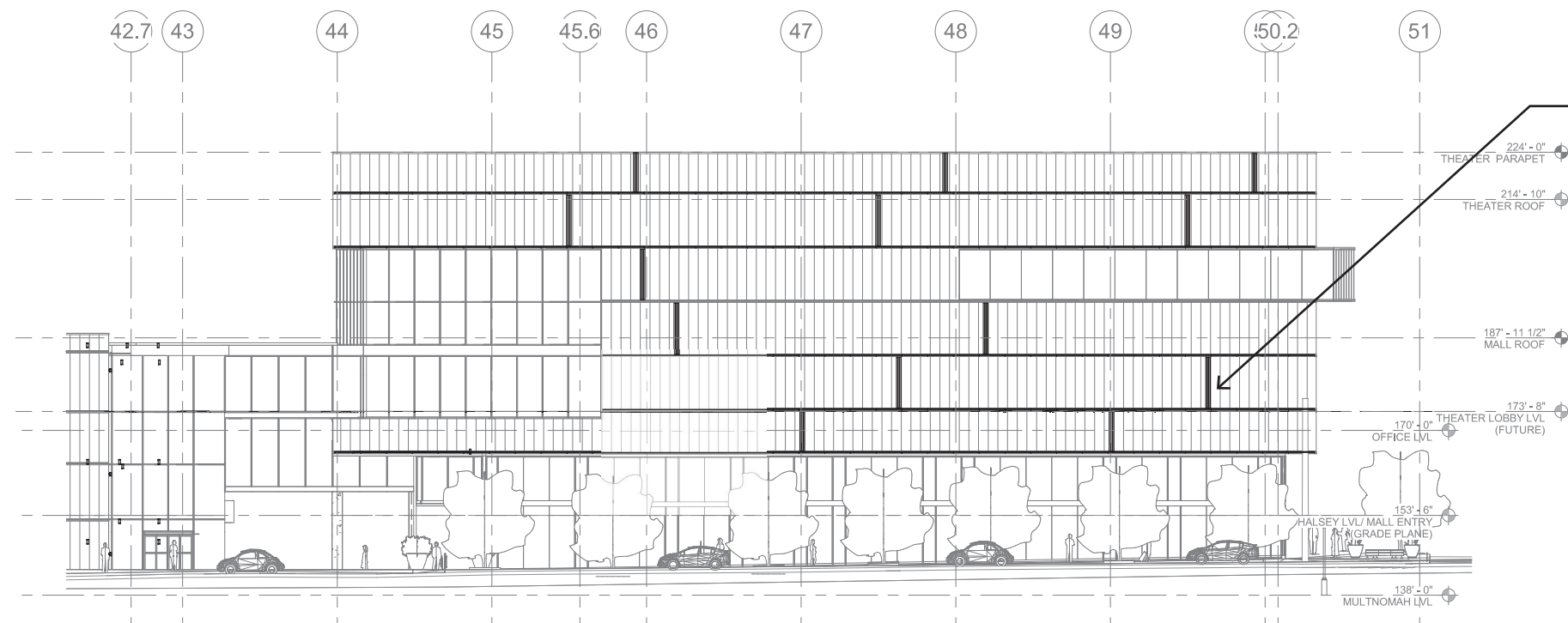
1/16" = 1'-0"



THREE ROWS OF TYPE L17 RGBW COLOR CHANGING LED STRIPS BACKLIGHT ACRYLIC PANELS ON FACADE. LIGHTING TO TIE INTO EXISTING DMX CONTROL SYSTEM AND BE PROGRAMMED TO CREATE A LIGHTING SHOW ON FACADE. EACH PANEL TO BE PROGRAMMED AS A "PIXEL" FOR THE PURPOSES OF THE DMX SHOW PROGRAMMING.

1 FACADE FEATURE LIGHTING ELEVATION - THEATER ENTRY

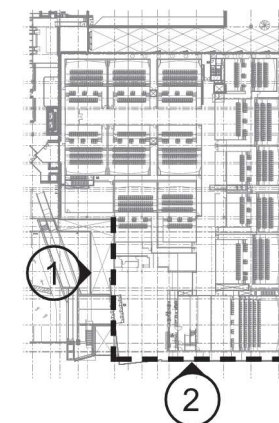
1/32" = 1'-0"



THREE ROWS OF TYPE L17 RGBW COLOR CHANGING LED STRIPS BACKLIGHT ACRYLIC PANELS ON FACADE. LIGHTING TO TIE INTO EXISTING DMX CONTROL SYSTEM AND BE PROGRAMMED TO CREATE A LIGHTING SHOW ON FACADE. EACH PANEL TO BE PROGRAMMED AS A "PIXEL" FOR THE PURPOSES OF THE DMX SHOW PROGRAMMING.

2 FACADE FEATURE LIGHTING ELEVATION - MULTNOMAH

1/32" = 1'-0"



LLOYD CENTER
EAST END RENOVATION

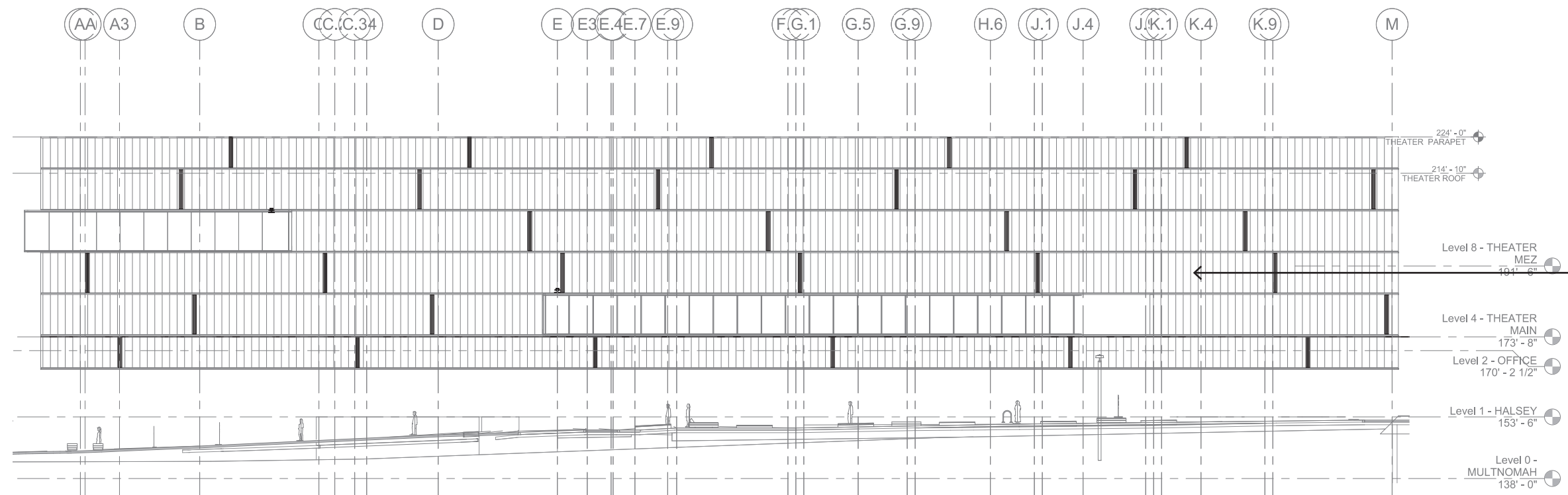
TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1401.00

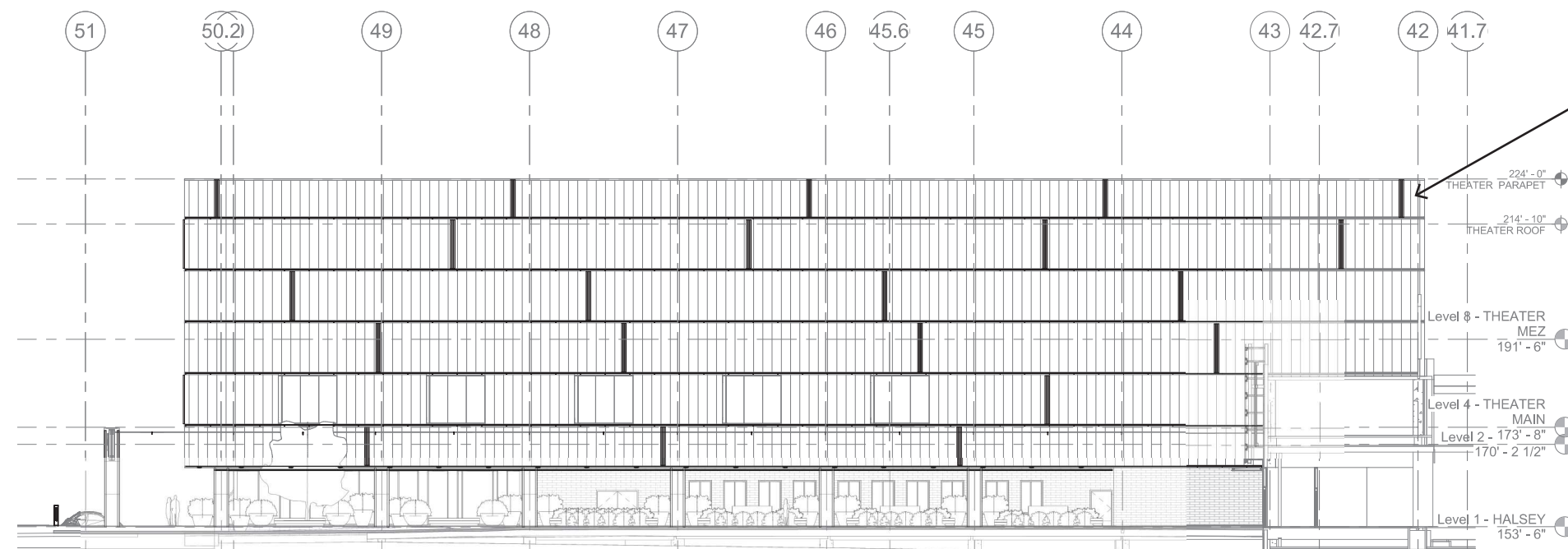
Title:
LIGHTING ELEVATIONS - THEATER ENTRY & MULTNOMAH

Sheet No.
C.63



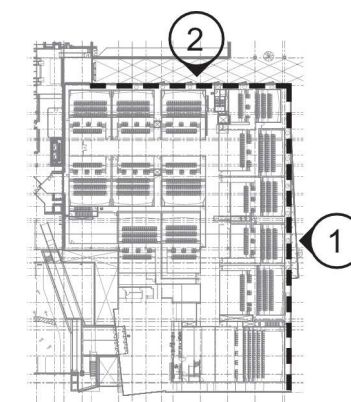
THREE ROWS OF TYPE L17 RGBW COLOR CHANGING LED STRIPS BACKLIGHT ACRYLIC PANELS ON FACADE. LIGHTING TO TIE INTO EXISTING DMX CONTROL SYSTEM AND BE PROGRAMMED TO CREATE A LIGHTING SHOW ON FACADE. EACH PANEL TO BE PROGRAMMED AS A "PIXEL" FOR THE PURPOSES OF THE DMX SHOW PROGRAMMING.

1 FACADE FEATURE LIGHTING ELEVATION - 15TH STREET
1/32" = 1'-0"



THREE ROWS OF TYPE L17 RGBW COLOR CHANGING LED STRIPS BACKLIGHT ACRYLIC PANELS ON FACADE. LIGHTING TO TIE INTO EXISTING DMX CONTROL SYSTEM AND BE PROGRAMMED TO CREATE A LIGHTING SHOW ON FACADE. EACH PANEL TO BE PROGRAMMED AS A "PIXEL" FOR THE PURPOSES OF THE DMX SHOW PROGRAMMING.

2 FACADE FEATURE LIGHTING ELEVATION - EAST ENTRY PLAZA
1/32" = 1'-0"



LLOYD CENTER
EAST END RENOVATION






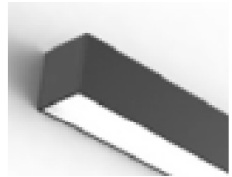
TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1401.00

Title:
LIGHTING ELEVATIONS - 15TH STREET & EAST ENTRY PLAZA

Sheet No.
C.64

LUMINAIRE SCHEDULE											
FIXTURE TYPE	IMAGE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER	SIZE	INPUT WATTS	LAMP SOURCE	POWER SUPPLY	VOLTS	FINISH	MOUNTING	NOTES
L01		3.5IN DIA LED RECESSED DOWN LIGHT WITH SHORT CONE, 60° CUT-OFF AND WIDE FLOOD OPTIC	FOCAL POINT ID 3.5 SERIES	12.88" L X 10.90" W X 3.16" H X	10	3000K CCT 80+ CRI 900 LM	INTEGRAL, ELECTRONIC 0-10V (TO 10%)	277	CLEAR DIFFUSE REFLECTOR / NON-PAINTED FLANGE	CEILING RECESSED	
L01A		3.5IN DIA LED RECESSED DOWN LIGHT WITH SHORT CONE, 60° CUT-OFF AND WIDE FLOOD OPTIC	FOCAL POINT ID 3.5 SERIES	12.88" L X 10.90" W X 3.16" H X	10	3000K CCT 80+ CRI 900 LM	INTEGRAL, ELECTRONIC 0-10V (TO 10%)	277	CLEAR DIFFUSE REFLECTOR / NON-PAINTED FLANGE	CEILING RECESSED	FIXTURE SAME AS TYPE L01 BUT LOWER OUTPUT
L01B		3.5IN DIA LED RECESSED DOWN LIGHT WITH SHORT CONE, 60° CUT-OFF AND WIDE FLOOD OPTIC	FOCAL POINT ID 3.5 SERIES	12.88" L X 10.90" W X 3.16" H X	10	3000K CCT 80+ CRI 900 LM	INTEGRAL, ELECTRONIC 0-10V (TO 10%)	277	CLEAR DIFFUSE REFLECTOR / NON-PAINTED FLANGE	CEILING RECESSED	FIXTURE SAME AS TYPE L01 BUT LOWER OUTPUT
L02		LED WET LOCATION RECESSED LINEAR WITH FLUSH LENS WITH STANDARD OUTPUT	MARK ARCHITECTURAL LIGHTING SLOT 4 SERIES	4" W X 4.375" D LENGTH PER PLANS	6 W/FT	3000K CCT 80 CRI 541 LM/FT	INTEGRAL, ELECTRONIC 0-10V	277	TBD	CEILING RECESSED	
L02A		LED WET LOCATION RECESSED LINEAR WITH FLUSH LENS WITH LOW OUTPUT	MARK ARCHITECTURAL LIGHTING SLOT 4 SERIES	4" W X 4.375" D LENGTH PER PLANS	4 W/FT	3000K CCT 80 CRI 314 LM/FT	INTEGRAL, ELECTRONIC 0-10V (TO .1%)	277	TBD	CEILING RECESSED	FIXTURE SAME AS TYPE L02 BUT LOWER OUTPUT
L03		LED WALL MOUNT LINEAR WITH DIRECT NARROW BEAM WALL GRAZE OPTIC AND ASYMMETRIC THROW INDIRECT OPTIC. PROVIDE MATTE BLACK BAFFLE LOUVER FOR DOWNLIGHT COMPONENT.	MARK ARCHITECTURAL LIGHTING SLOT 4 WID SERIES	3.5" W X 5.25" D LENGTH PER PLANS	6.75 W/LF (UP) 6.75 W/LF (DN)	3000K CCT 80 CRI 705 LM/FT (UP) 586 LM/FT (DN)	INTEGRAL, ELECTRONIC 0-10V (TO .1%) 2-CIRCUIT DIMMING	277	TBD	SURFACE WALL	PROVIDE LOUVRE FOR DOWN LIGHT OPTIC AND CLEAR DUST COVER FOR INDIRECT OPTIC



LDA design group, LLC.
LDA I / N A Architecture
Copyright 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p. 818.972.5080



595 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS
8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
EAST END RENOVATION

TYPE III LAND USE APPLICATION

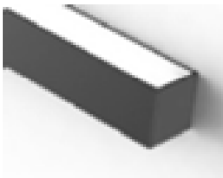




1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1401.00

Title:

LIGHTING
FIXTURE
SCHEDULE

Sheet No.
C.65

FIXTURE TYPE	IMAGE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER	SIZE	INPUT WATTS	LAMP SOURCE	POWER SUPPLY	VOLTS	FINISH	MOUNTING	NOTES
L04		LED SURFACE MOUNT INDIRECT LINEAR WITH WIDE BATWING UPLIGHT DISTRIBUTION. CLEAR DUST COVER LENS.	MARK ARCHITECTURAL LIGHTING SLOT 2 LI SERIES	2.5" W X 3.75" D LENGTH PER PLANS	6.75 W/LF	3000K CCT 80 CRI 705 LM/FT	INTEGRAL, ELECTRONIC 0-10V (TO .1%)	277	BLACK	SURFACE , RAIL MOUNTED	
L05		LED IP67WET LOCATION TAPE LIGHT IN ALUMINUM EXTRUSION WITH WHITE LENS. U.L. LISTED FOR WET LOCATIONS.	VOLT LIGHTING GROUP MX OUTDOOR / CH-014-C SERIES	.39" W X .78" D LENGTH PER PLANS	1.9 W/LF	3000K CCT 90+ CRI 330 LM/FT	REQUIRES REMOTE DRIVER 0-10V	24/277	N/A	SURFACE MOUNT	PROVIDE WITH PIVOT MOUNTING CLIPS. LOCATE TRANSFORMER IN NEARBY ACCESSIBLE LOCATION. SIZE LOW VOLTAGE WIRING TO MINIMIZE VOLTAGE DROP TO WITHIN MANUFACTURER'S REQUIREMENTS.
L06		LED WET LOCATION SURFACE MOUNTED ADJUSTABLE SPOT LIGHT WITH 40° OPTIC. U.L. LISTED FOR WET LOCATIONS.	V2 LIGHTING CORE 200 LX SERIES	3.5" W X 8.1" L	11.7	3000K CCT 83 CRI 1300 LM	INTEGRAL, ELECTRONIC 0-10V	277	BLACK	SURFACE MOUNT	
L06A		SAME AS L06 EXCEPT LOWER WATTAGE AND LIGHT OUTPUT.	V2 LIGHTING CORE 200 LX SERIES	3.5" W X 8.1" L	5.6	3000K CCT 83 CRI 700 LM	INTEGRAL, ELECTRONIC 0-10V	277	BLACK	SURFACE MOUNT	
L07		LED WET LOCATION CATENARY LIGHT WITH 18IN FROSTED TUBE. U.L. LISTED FOR WET LOCATIONS.	V2 LIGHTING TUBE 200 SX SERIES	3.0" W X 23" L	8.2	3000K CCT 83 CRI 950 LM	REMOTE 0-10V DRIVER	277	BLACK	CATENARY MOUNT	PROVIDE V2 CATENARY MOUNTING SYSTEM J-BOX.
L08		LED WET LOCATION CATENARY LIGHT WITH SOLID METAL TUBE. PROVIDE 60 DEGREE BEAM REFLECTOR. U.L. LISTED FOR WET LOCATIONS.	V2 LIGHTING CORE 200 SX SERIES	3.5" W X 5" L	8.2	3000K CCT 83 CRI 950 LM	INTEGRAL, ELECTRONIC 0-10V	277	BLACK	CATENARY MOUNT	PROVIDE V2 CATENARY MOUNTING SYSTEM J-BOX.



LLOYD CENTER
EAST END RENOVATION

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232


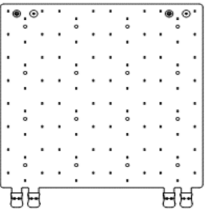

PROJECT NUMBER:
CY1401.00

Title:

LIGHTING
FIXTURE
SCHEDULE

Sheet No.

C.66

FIXTURE TYPE	IMAGE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER	SIZE	INPUT WATTS	LAMP SOURCE	POWER SUPPLY	VOLTS	FINISH	MOUNTING	NOTES
L09		LED RGBW TAPE LIGHT IN ALUMINUM EXTRUSION WITH WHITE LENS	VOLT LIGHTING GROUP HC3RGBW / CH-607 SERIES	.72" W X .72" D LENGTH PER PLANS	4.8 W/LF	RGB / WHITE CCT 90+ CRI 340 LM/FT	REQUIRES REMOTE DRIVER DMX	24/277	N/A	SURFACE MOUNT	<p>PROVIDE MOUNT CLIPS.</p> <p>PROVIDE PROGRAMMABLE DMX CONTROL SYSTEM (PHAROS OR SIMILAR) THAT SETS AND STORES LIGHTING SHOWS (BY OTHERS).</p> <p>PROVIDE ALL NECESSARY PARTS AND PIECES FOR FULLY OPERATING SYSTEM, INCLUDING DMX CONTROLLER, DATA/POWER INTEGRATOR, POWER SUPPLY, AND PROGRAMMING SOFTWARE.</p> <p>INCLDUE PROGRAMMING AND INSTRUCTION FOR OWNER. DMX CONTROL SYSTEM TO INTEGRATE INTO EXISTING ETC PARADIGM CONTROL SYSTEM.</p> <p>LOCATE TRANSFORMER IN NEARBY ACESSIBLE LOCATION. SIZE LOW VOLTAGE WIRING TO MINIMIZE VOLTAGE DROP TO WITHIN MANUFACTURER'S REQUIREMENTS.</p>
L10		OUTDOOR RATED LED BACKLIGHTING TILE, WITH LEDs SPACED NOMINALLY 1.5" O.C. IP65 RATED AND U.L. LISTED FOR WET LOCATIONS.	COOLEGE TILE EXTERIOR SERIES	12" W X 12" W	2.6 W/SF	3000K CCT 80 CRI 300 LM/SF	REQUIRES REMOTE DRIVER 0-10V	24/277	N/A	SURFACE MOUNT	<p>PROVIDE ALL NECESSARY PARTS AND PIECES FOR FULLY OPERATIONAL SUSTEM, INCLUDING POWER SUPPLY, CABLE AND CONNECTORS.</p> <p>LOCATE TRANSFORMER IN NEARBY ACESSIBLE LOCATION. SIZE LOW VOLTAGE WIRING TO MINIMIZE VOLTAGE DROP TO WITHIN MANUFACTURER'S REQUIREMENTS.</p>
L11		LED IP65 WALL PACK WITH TYPE II DISTRIBUTION AND FROSTED LENS	LIGMAN LIGHTING UVK 3000 SERIES	7.7" W X 10.2" L X 3.1" D	20W	3000K CCT 80 CRI 1932 LM/SF	INTEGRAL, ELECTRONIC 0-10V	277	BLACK	SURFACE MOUNT	



LDA design group, LLC.
PDA / PNA Architecture
Copyright 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p. 818.972.5080



595 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS
8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
EAST END RENOVATION

TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232





PROJECT NUMBER:
CY1401.00





Title:



LIGHTING
FIXTURE
SCHEDULE

Sheet No.

C.67

FIXTURE TYPE	IMAGE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER	SIZE	INPUT WATTS	LAMP SOURCE	POWER SUPPLY	VOLTS	FINISH	MOUNTING	NOTES
L12		LED IP66 RGB/W FLOOD LIGHT WITH 60° WIDE FLOOD OPTIC (UL COMPLIANT)	LUMENPULSE LUMENBEAM LBG SERIES	13.375" W X 18.75" L X 5.75" D	TBD	RGB WITH 4000K WHITE CCT 80 CRI 2987 LM	INTEGRAL, ELETRONIC DMX	277	TBD	SURFACE MOUNT	PROVIDE MOUNT CLIPS. PROVIDE PROGRAMMABLE DMX CONTROL SYSTEM (PHAROS OR SIMILAR) THAT SETS AND STORES LIGHTING SHOWS (BY OTHERS). PROVIDE ALL NECESSARY PARTS AND PIECES FOR FULLY OPERATING SYSTEM, INCLUDING DMX CONTROLLER, DATA/POWER INTEGRATOR, POWER SUPPLY, AND PROGRAMMING SOFTWARE. INCLDUE PROGRAMMING AND INSTRUCTION FOR OWNER. DMX CONTROL SYSTEM TO INTEGRATE INTO EXISTING ETC PARADIGM CONTROL SYSTEM.
L13		LED SUFACE MOUNT WALL WASHER. U.L. LISTED FOR WET LOCATIONS. 70 X 40 DEGREE BEAM DISTRIBUTION.	ECOSENSE LIGHTING TROV SERIES	1.64" W X LENGTHS AS SHOWN ON DRAWINGS X 2.0" D	6 W/FT	3000K CCT 80 CRI 370 LM/FT	INTEGRAL DRIVER, REMOTE 0-10V CONTROL MODULE	277	TBD	SURFACE MOUNT	
L13A		SIMILAR TO L13 EXCEPT 25 X 25 DEGREE BEAM DISTRIBUTION	ECOSENSE LIGHTING TROV SERIES	1.64" W X LENGTHS AS SHOWN ON DRAWINGS X 2.0" D	6 W/FT	3000K CCT 80 CRI 370 LM/FT	INTEGRAL DRIVER, REMOTE 0-10V CONTROL MODULE	277	TBD	SURFACE MOUNT	
L14		LED SUFACE MOUNT GRAZER. U.L. LISTED FOR WET LOCATIONS. 9 X 30 DEGREE BEAM DISTRIBUTION.	ECOSENSE LIGHTING TROV SERIES	1.64" W X TBD L X 2.0" D	10 W/FT	3000K CCT 80 CRI 600 LM/FT	INTEGRAL, ELETRONIC 0-10V	277	TBD	SURFACE MOUNT	
L15		RECESSED LED LINEAR CREATING A RECTANGULAR SHAPE IN THE CEILING. PROVIDE 90 DEGREE ILLUMINATED MITERED CORNERS WITH HAIRLINE SEAMS IN THE LENSING.	MARK ARCHITECTURAL LIGHTING SLOT 4L SERIES	4" W X 4.375" D LENGTH PER PLANS	6 W/FT	3000K CCT 80 CRI 540 LM/FT	INTEGRAL, ELECTRONIC 0-10V (TO .1%)	277	WHITE OVERLAP TRIM	CEILING RECESSED	

FIXTURE TYPE	IMAGE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER	SIZE	INPUT WATTS	LAMP SOURCE	POWER SUPPLY	VOLTS	FINISH	MOUNTING	NOTES
L16		3.5IN DIA LED RECESSED DOWN LIGHT WITH SHALLOW HOUSING. ANGLED CUTOUT IN TRIM, WITH SPREAD LENS OVERLAY.	FOCAL POINT ID 3.5 SERIES	12.88" L X 10.90" W X 3.16" H X	19	3000K CCT 80 CRI 1,500 LM	INTEGRAL, ELECTRONIC 0-10V (TO 10%)	277	NON-PAINTED ALUMINUM TRIM FLANGE	CEILING RECESSED	
L17		LED RGBW TAPE LIGHT IN ALUMINUM EXTRUSION WITH WHITE LENS. IP67 RATED AND U.L. LISTED FOR WET LOCATIONS.	VOLT LIGHTING GROUP HC3RGBW / CH-607 SERIES	.95" W X 1.1" D LENGTH PER PLANS	4.8 W/LF	RGB / WHITE CCT 90+ CRI 340 LM/FT	REQUIRES REMOTE DRIVER DMX	24/277	N/A	SURFACE MOUNT	PROVIDE PROGRAMMABLE DMX CONTROL SYSTEM (PHAROS OR SIMILAR) THAT SETS AND STORES LIGHTING SHOWS (BY OTHERS). PROVIDE ALL NECESSARY PARTS AND PIECES FOR FULLY OPERATING SYSTEM, INCLUDING DMX CONTROLLER, DATA/POWER INTEGRATOR, POWER SUPPLY, AND PROGRAMMING SOFTWARE. INCLDUE PROGRAMMING AND INSTRUCTION FOR OWNER. DMX CONTROL SYSTEM TO INTEGRATE INTO EXISTING ETC PARADIGM CONTROL SYSTEM. LOCATE TRANSFORMER IN NEARBY ACESSIBLE LOCATION. SIZE LOW VOLTAGE WIRING TO MINIMIZE VOLTAGE DROP TO WITHIN MANUFACTURER'S REQUIREMENTS.
L18		LED WET LOCATION RECESSED STEP LIGHT	WINONA LIGHTING STEP 13 SERIES	5.81" W X 5.50" T X 2.125" D	6	3000K CCT 80 CRI 102 LM	INTEGRAL, ELECTRONIC 0-10V	277	TBD	WALL RECESSED	
L19		LED COLUMN BOLLARD, WITH DIFFUSE CYLINDRICAL TOP SHADE AND ALUMINUM POST. IP66 RATED AND U.L. LISTED FOR WET LOCATIONS.	FORMS AND SURFACES LIGHT COLUMN BOLLARD SERIES	5" DIA X 45" TALL	17	3000K CCT 80 CRI 1,500 LM	INTEGRAL, ELECTRONIC 0-10V	277	TBD	GROUND SURFACE MOUNTED	

FIXTURE TYPE	IMAGE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER	SIZE	INPUT WATTS	LAMP SOURCE	POWER SUPPLY	VOLTS	FINISH	MOUNTING	NOTES
L20		LED PEDESTRIAN POLE LIGHT COLUMN, WITH DIFFUSE CYLINDRICAL TOP SHADE AND ALUMINUM POST CONSTRUCTION. IP65 RATED AND U.L. LISTED FOR WET LOCATIONS.	BEGA 84 992 SERIES	7" DIA X 16' OVERALL HEIGHT	70	3000K CCT 80 CRI 8,900 LM	INTEGRAL, ELECTRONIC 0-10V	277	TBD	GROUND SURFACE MOUNTED	PROVIDE ANCHORAGE KIT AND NEW CONCRETE BASE FOR POLE. CONCRETE BASE STRUCTURAL DESIGN TO BE SIGNED BY LICENSED STRUCTURAL ENGINEER.
L21		LOW VOLTAGE LED ADJUSTABLE ACCENT LIGHT, WITH INTERCHANGEABLE OPTICS AND MATTE BLACK HONEYCOMB LOUVER. U.L. LISTED FOR WET LOCATIONS.	BK MICRO NITESTAR SERIES	4" L X 1.5" DIA X 1.5" STEM	7	3000K CCT 80 CRI 480 LM	REMOTE POWER SUPPLY	12/277	TBD	WALL SURFACE MOUNTED	PROVIDE SPOT AND NARROW FLOOD OPTIC LENSING. INSTALL WITH SPOT OPTIC.



LDA design group, LLC.
LDA I DA Architecture
Copyright: 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080

595 DESIGN

595 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:

DATE

Type III Review

09.15.2017

Type III Update

11.15.2017



LLOYD CENTER
EAST END RENOVATION

TYPE III LAND USE APPLICATION

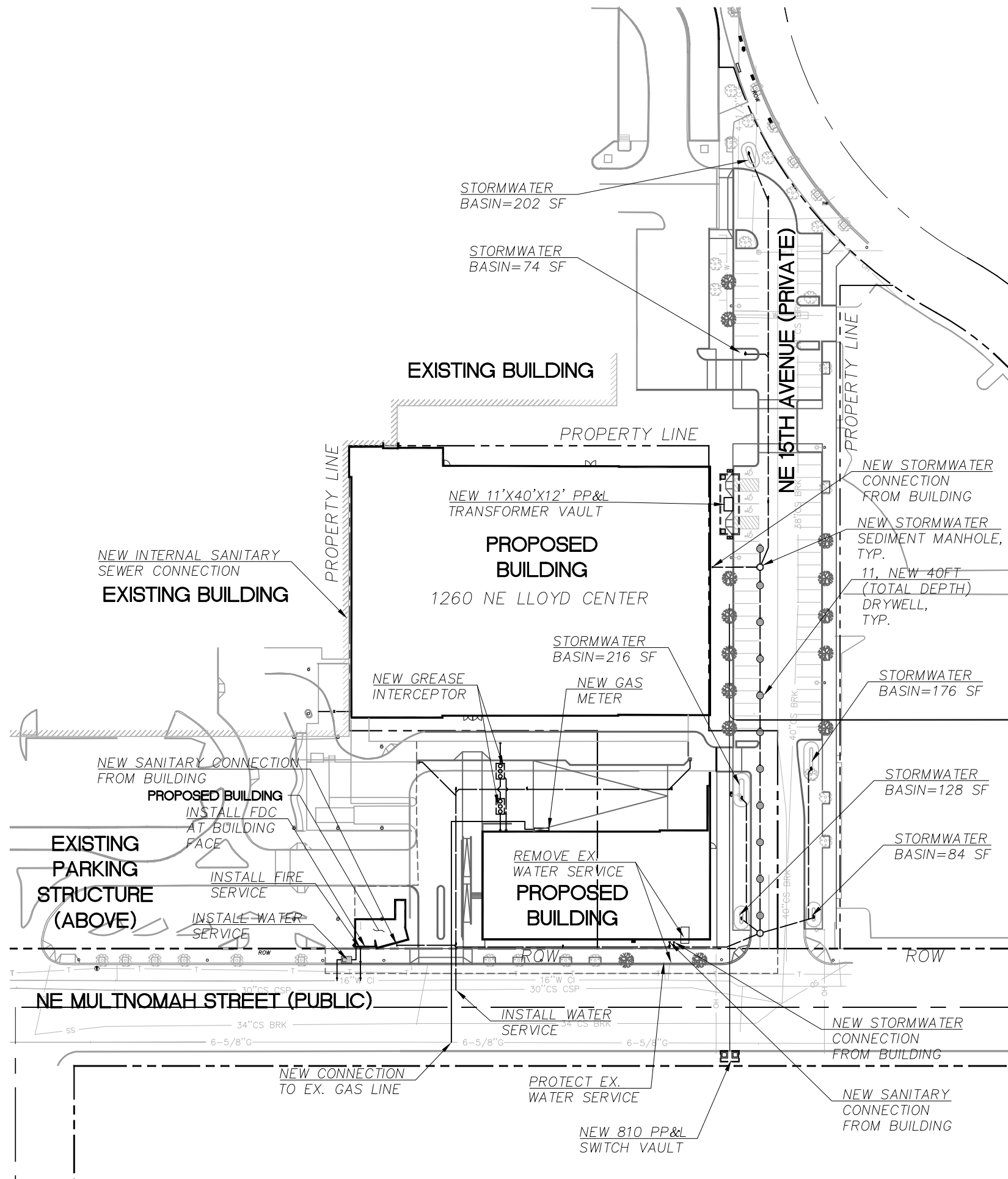
1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1401.00

Title:

LIGHTING
FIXTURE
SCHEDULE

Sheet No.
C.70



STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY
WATER QUALITY CONTROL IS MET WITH STORMWATER BASINS. THE BASINS ARE SIZED TO TREAT AN AREA EQUIVALENT TO THE NEWLY CONSTRUCTED PARKING LOT AND SIDEWALK IMPERVIOUS AREA OF 38,210 SF.

WATER QUANTITY
WATER QUANTITY CONTROL IS MET THROUGH THE INSTALLATION OF DRYWELLS (11, TOTAL), WHICH ARE DESIGNED TO INFILTRATE THE 10-YR STORM AND PROVIDE SAFE OVERLAND FLOW TO NE MULTNOMAH STREET FOR LARGER STORM EVENTS.

DISPOSAL
ALL RUNOFF FROM THE SITE WILL BE INFILTRATED ON SITE THROUGH THE USE OF DRYWELLS AND STORMWATER BASINS. THE PROJECT WILL FALL UNDER CATEGORY 1 & 2 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.

UTILITY CONTACT LIST

ELECTRICAL:
PACIFIC POWER & LIGHTING
JON CONNELLY
JONATHAN.CONNELLY@PACIFICPOWER.NET

COMCAST
TODD ROYER
971-801-5610
TODD_ROYER@COMCAST.COM

NATURAL GAS:
NW NATURAL
JODI WRIGHT
503-367-4984
JODI.WRIGHT@NWNATURAL.COM

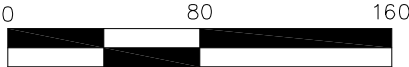
WATER:
WATER BUREAU
VU MAI
503-823-7475
VU.MAI@PORTLANDOREGON.GOV

COMMUNICATIONS:
CENTURYLINK
RICK EISENBLATTER
503-242-2007
RICK.EISENBLATTER@CENTURYLINK.COM

ENVIRONMENTAL:
BUREAU OF ENVIRONMENTAL SERVICES
EMMA KOHLSMITH
503-823-7195
EMMA.KOHLSMITH@PORTLANDOREGON.GOV



GRAPHIC SCALE



1 inch = 80ft.



LDA design group, LLC.
DBA LDA Architecture
3500 West Burbank Boulevard,
Burbank, CA 91506
P 818-972-5080 F 818-648-3895
C. Copyright:
All rights reserved.

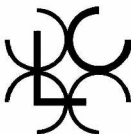


505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P 720-565-6505



CYPRESS
8343 DOUGLAS AVE, SUITE 200
DALLAS, TX 75225

ISSUED FOR: DATE:



LLOYD CENTER

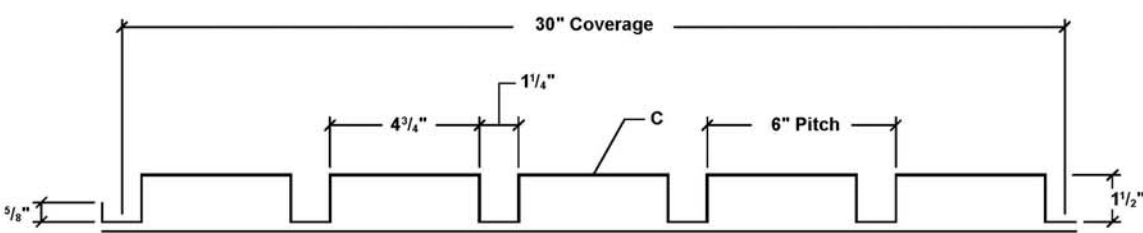
TYPE III LAND USE APPLICATION

PROJECT NUMBER:
CY1407.00

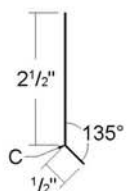
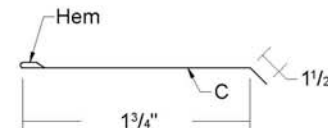
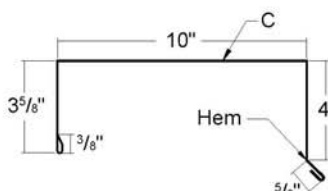
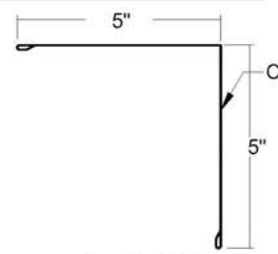
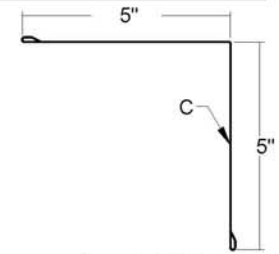
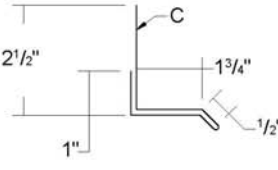
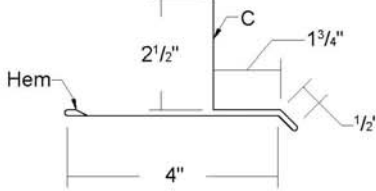
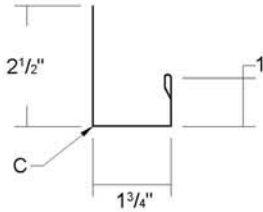
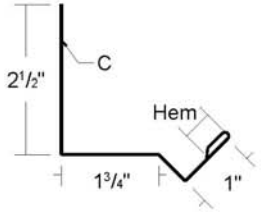
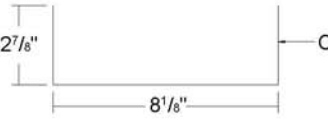
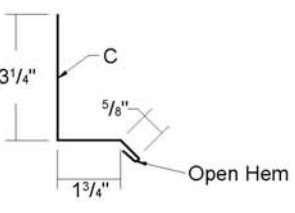
Title:
UTILITY PLAN

Sheet No.
C.71

VERTI-LINE SERIES T10-C PANEL OVERVIEW

T10-C PANEL PROFILE	
	
SUBSTRATE	T10-C panel is designed to be utilized over open structural framing, but can easily be used with a solid substrate. The recommended substrate is 5/8" plywood with a 30 pound felt moisture barrier. To avoid panel distortion, use a properly aligned and uniform substructure.
COVERAGE	Each panel has a coverage of 30".
LENGTH	Lengths under 5'-0" are available with some cutting restrictions. The maximum panel length is 32'-0" except for 18 gauge panels which is 28'-0" max (see PGI-2 and PGI-3 for locations).
AVAILABILITY	Panels are available in 24 through 18 gauge. Minimum quantities may apply. Custom capabilities include: -Perforated panels for wind screens and liner panels.
APPLICATION	Commercial and Industrial panels
FASTENING SYSTEM	Direct Fastened (exposed)
FASTENERS	The fastener selection guide should be consulted for choosing proper fasteners for specific applications. Quantity and type of fastener must meet necessary loading and code requirements (see PGI-12 through PG-14).
MATERIALS	24 and 22 gauge: Steel Grade 50, AZ50 or AZ55 per ASTM A 792 20 and 18 gauge: Steel Grade 33, G90 per ASTM A 653 Optional material: stainless steel, copper and aluminum
FINISH	<div><div><ul style="list-style-type: none">► "Acrylic Coated Galvalume® (ACG): AZ55 per ASTM A 792► Prepainted Galvalume®: AZ50 per ASTM A 792► MS Colorfast45®► "PVDF"</div><div><ul style="list-style-type: none">► Multi-Pass Kynar 500®► Marbilique► Plastisol► Polyester</div></div> <p>* Differential appearance of Acrylic Coated Galvalume® roofing materials is not a cause for rejection. ** Meets both Kynar 500® and Hylar 5000® specifications.</p>

VERTI-LINE SERIES FLASHING PROFILES

CLEAT	CUSTOM SOFFIT CLEAT	COPING
		
Length 10'-0"	Length 10'-0"	Lengths 10'-2" and 20'-3"
OUTSIDE CORNER	INSIDE CORNER	CUSTOM SILL/HEAD
		
Length 10'-0"	Length 10'-0"	Length 10'-0"
CUSTOM SILL TO SOFFIT	CUSTOM JAMB	CUSTOM HEAD CHANNEL
		
Length 10'-0"	Length 10'-0"	Length 10'-0"
HEAD/JAMB COVER	CUSTOM BASE	
		
Length 10'-0"	Length 10'-0"	
C- Indicates color side of flashing.		



LLOYD CENTER
LLOYD CENTER EAST

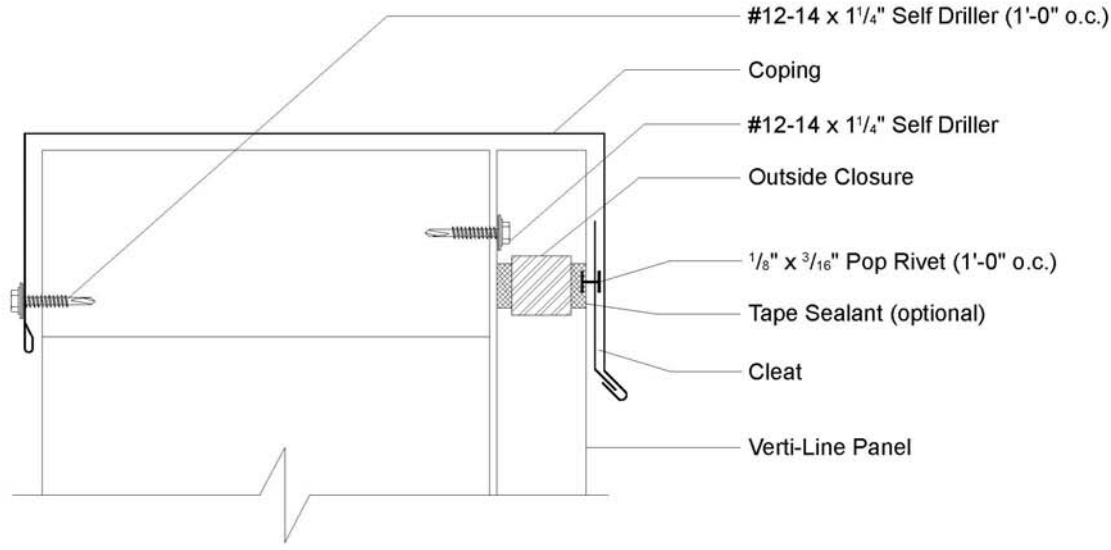
TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

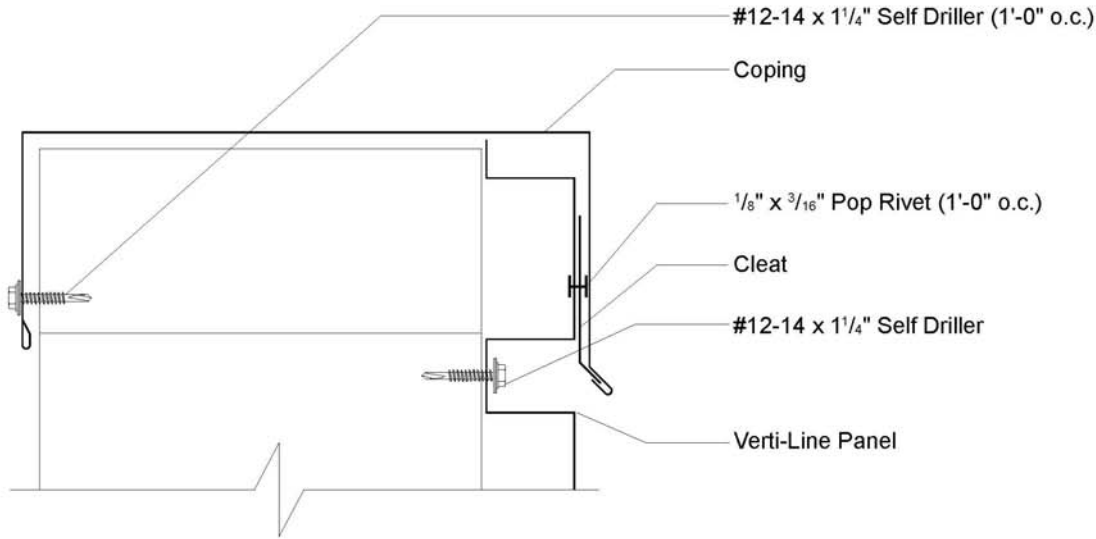
PROJECT NUMBER:
CY1704

Title:
METAL
PANEL CUT
SHEETS

VERTI-LINE SERIES COPING DETAIL (VERTICAL)



VERTI-LINE SERIES COPING DETAIL (HORIZONTAL)

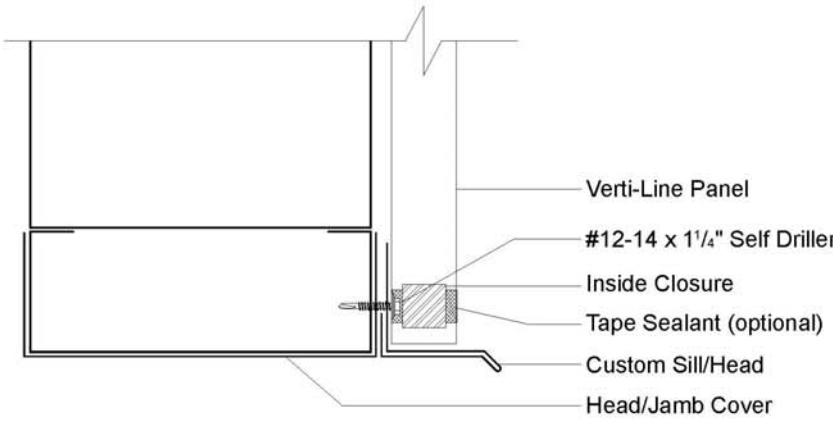


PV-10

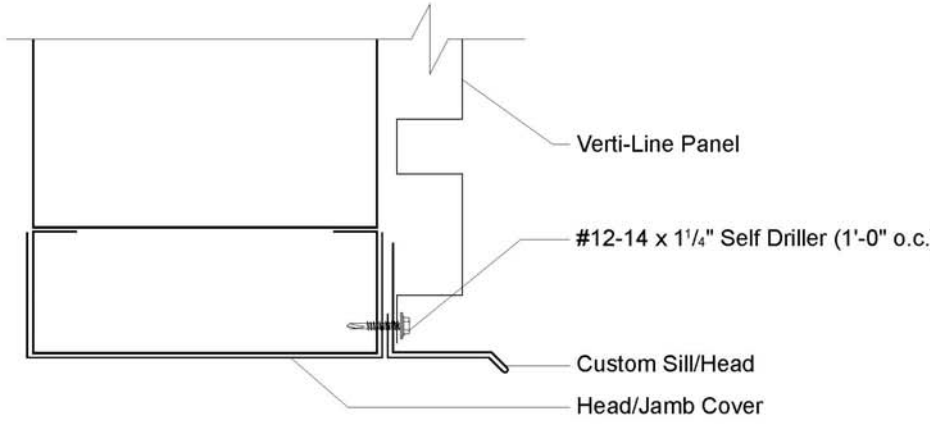
© Metal Sales Manufacturing Corporation/ Subject to change without notice/ Effective Date 10/15
800.406.7387 (Corporate Office) • metalsales.us.com



VERTI-LINE SERIES SILL/HEAD DETAIL (VERTICAL)

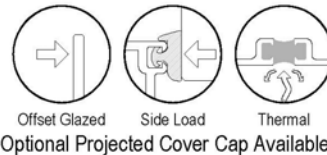


VERTI-LINE SERIES SILL/HEAD DETAIL (HORIZONTAL)



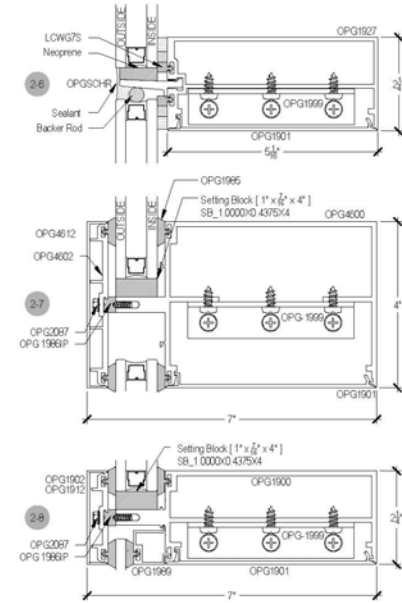
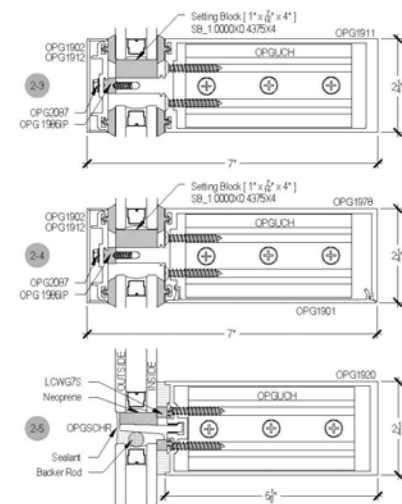
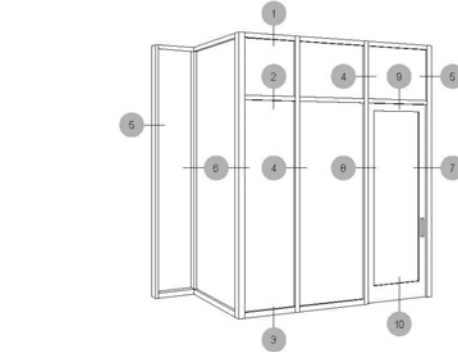
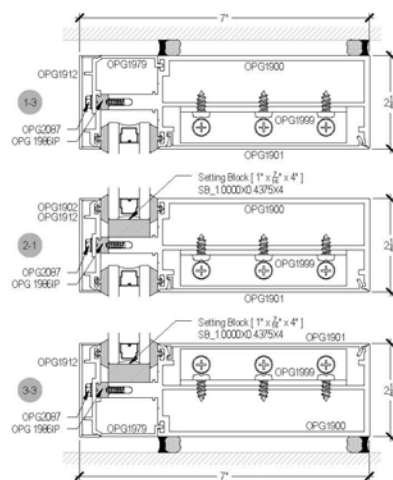
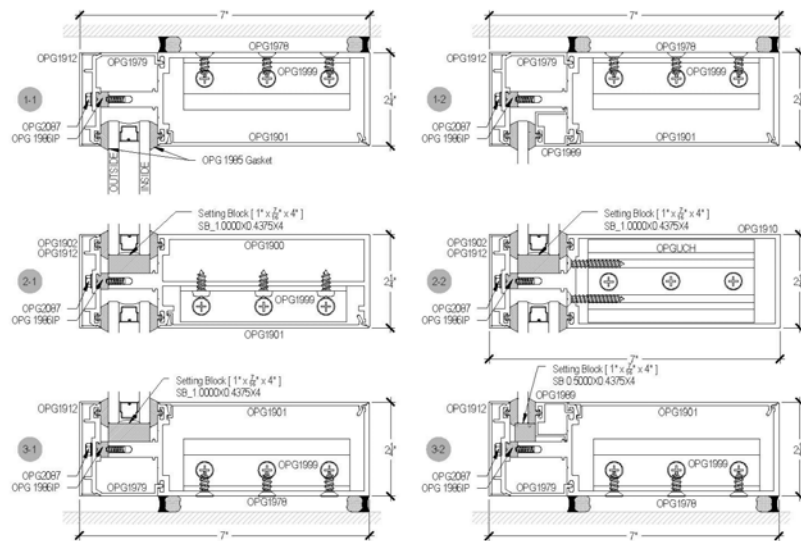
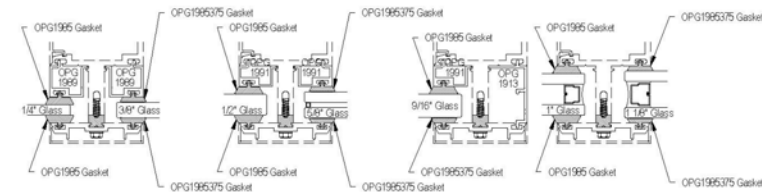
© Metal Sales Manufacturing Corporation/ Subject to change without notice/ Effective Date 10/15
800.406.7387 (Corporate Office) • metalsales.us.com

PV-13



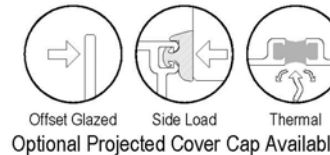
T500 (OPG1900) Series
Description: 2 1/4" X 7" With 1/4" - 1 1/8" Glass
Function: Curtain Wall
Detail: Horizontals
Scale: 3" = 1'-0"

SHEET 1 OF 3



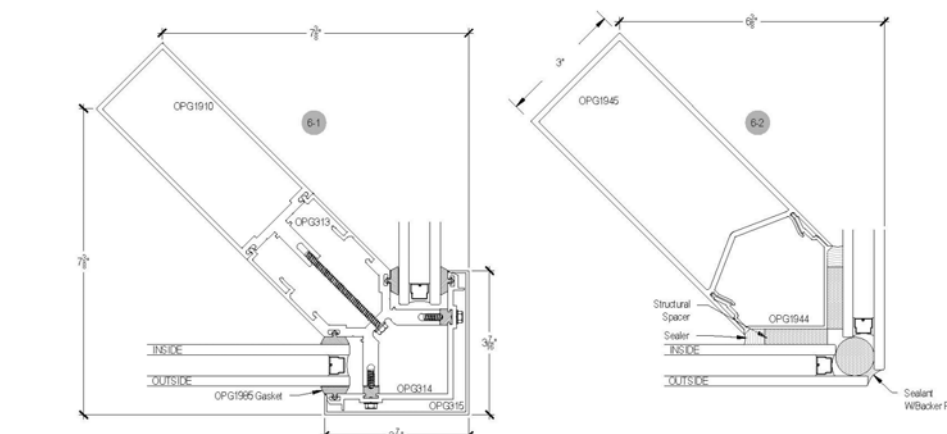
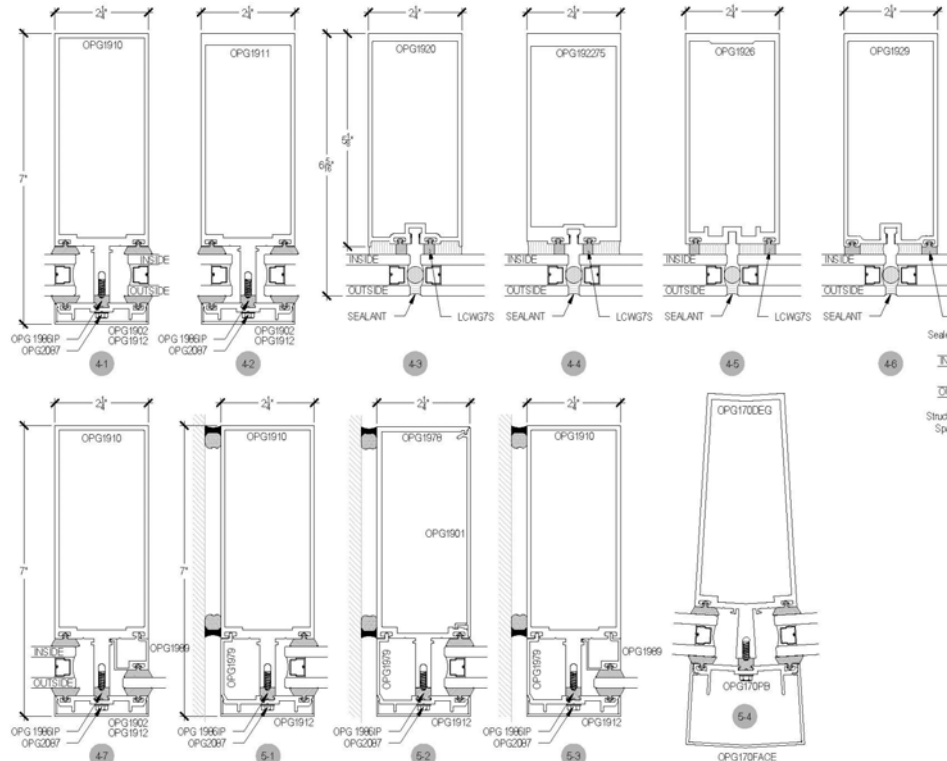
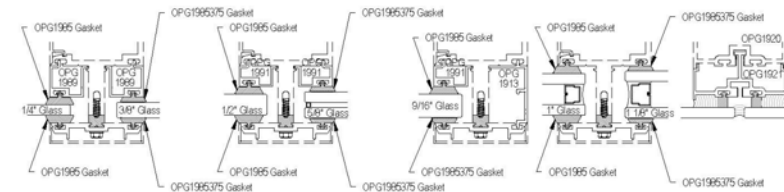
FRAMING-ARCADIA-THERMAL-OPG1900-ALL-SERIES.pdf

As of: 10/14/15



T500 (OPG1900) Series
Description: 2 1/4" X 7" With 1/4" - 1 1/8" Glass
Function: Curtain Wall
Detail: Verticals
Scale: 3" = 1'-0"

SHEET 2 OF 3



FRAMING-ARCADIA-THERMAL-OPG1900-ALL-SERIES.pdf

As of: 10/14/15



LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved.

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5090



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave., Suite 200
Dallas, Texas 75225

ISSUED FOR: DATE
Type III Review 09.15.2017
Type III Update 11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

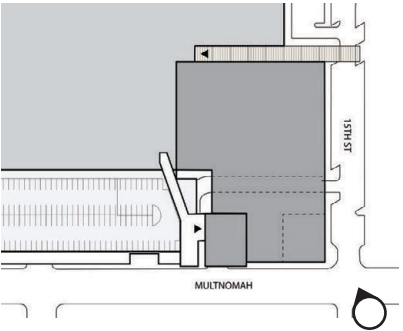
PROJECT NUMBER:
CY1704

Title:
MULLION
WALL CUT
SHEETS

Sheet No.
C.74



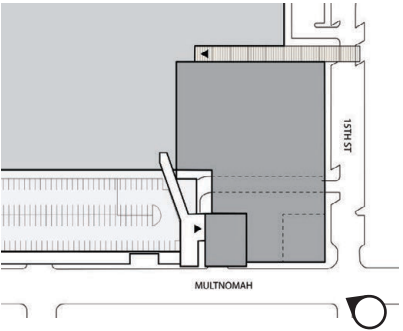
MULTNOMAH & 15TH ST CORNER



ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LOOKING WEST DOWN MULTNOMAH



LDA design group, LLC.
DBA LDA Architecture
© Copyright 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

**TYPE III LAND USE
APPLICATION**

1260 LLOYD CENTER
PORTLAND, OR 97232

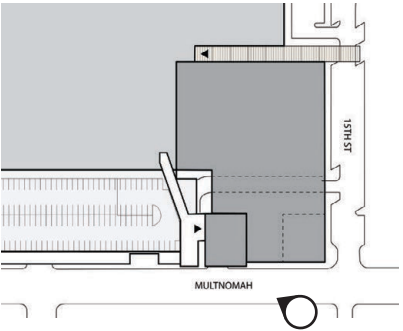
PROJECT NUMBER:
CY1704

Title:
RENDERINGS

Sheet No.
APP.2



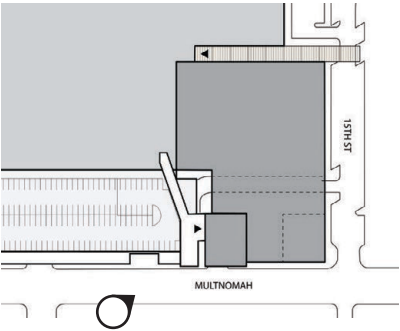
LOOKING WEST DOWN MULTNOMAH



ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LOOKING EAST DOWN MULTNOMAH



ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



FUTURE PHASE 2 MALL ENTRY



LDA design group, LLC.
DBA LDA Architecture
© Copyright 2017
All rights reserved.

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

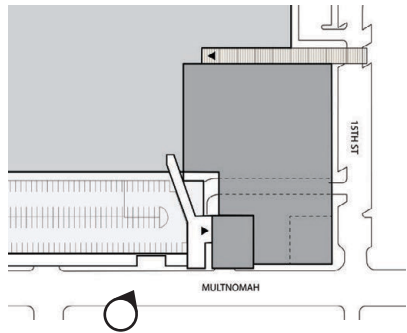
**TYPE III LAND USE
APPLICATION**

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

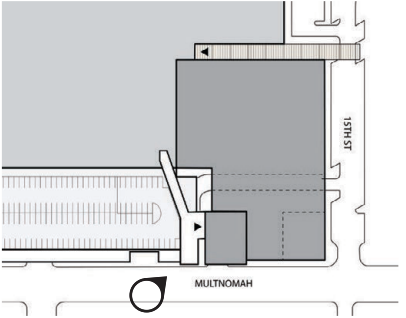
Title:
RENDERINGS

Sheet No.
APP.5





MULTNOMAH THEATER ENTRY



LDA design group, LLC.
DBA LDA Architecture
© Copyright 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

**TYPE III LAND USE
APPLICATION**

1260 LLOYD CENTER
PORTLAND, OR 97232

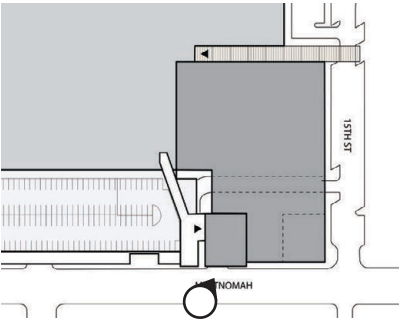
PROJECT NUMBER:
CY1704

Title:
RENDERINGS

Sheet No.
APP.6



MULTNOMAH AND HALSEY SOUTH FACADES



LDA design group, LLC. 3500 West Burbank Blvd.
DBA LDA Architecture Burbank, California 91505
© Copyright 2017 p. 818.972.5080
All rights reserved.



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

**TYPE III LAND USE
APPLICATION**

1260 LLOYD CENTER
PORTLAND, OR 97232

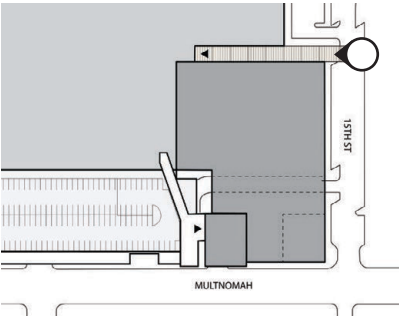
PROJECT NUMBER:
CY1704

Title:
RENDERINGS

Sheet No.
APP.7



PROPOSED FUTURE EAST MALL ENTRY



LLOYD CENTER
LLOYD CENTER EAST

**TYPE III LAND USE
APPLICATION**

1260 LLOYD CENTER
PORTLAND, OR 97232

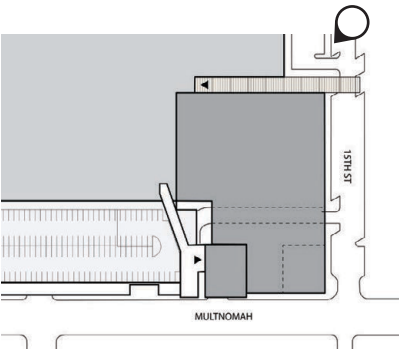
PROJECT NUMBER:
CY1704

Title:
RENDERINGS

Sheet No.
APP.8



PROPOSED FUTURE EAST ENTRY AERIAL



LDA design group, LLC.
DBA LDA Architecture
© Copyright 2017
All rights reserved.



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

**TYPE III LAND USE
APPLICATION**

1260 LLOYD CENTER
PORTLAND, OR 97232

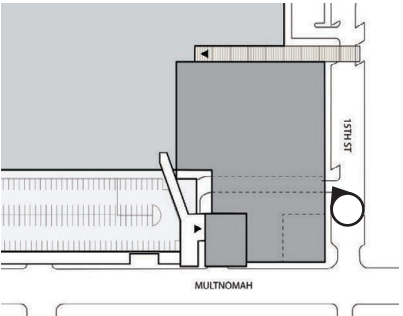
PROJECT NUMBER:
CY1704

Title:
RENDERINGS

Sheet No.
APP.9



FUTURE TENANT ENTRY OFF 15TH





FUTURE TENANT ENTRY OFF 15TH



LDA design group, LLC.
DBA LDA Architecture
© Copyright 2017
All rights reserved.

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

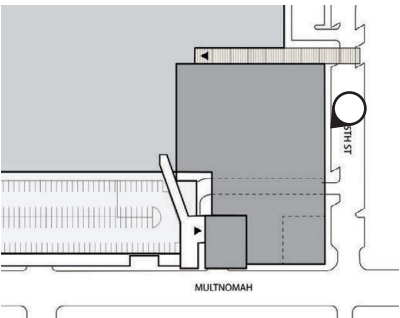
TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

Title:
RENDERINGS

Sheet No.
APP.11





THEATER ENTRY AERIAL



LDA design group, LLC.
DBA LDA Architecture
© Copyright 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
P: 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

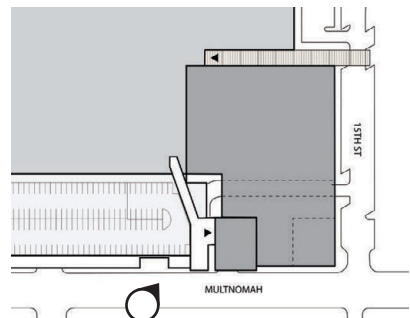
**TYPE III LAND USE
APPLICATION**

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

Title:
RENDERINGS

Sheet No.
APP.12





THEATER ENTRY



LDA design group, LLC.
DBA LDA Architecture
© Copyright 2017
All rights reserved.

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

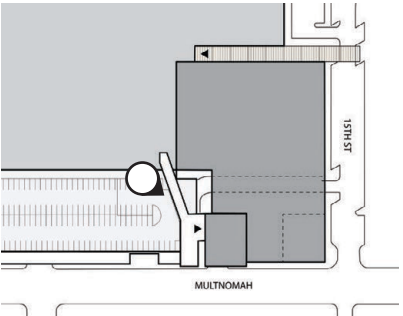
ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

**TYPE III LAND USE
APPLICATION**

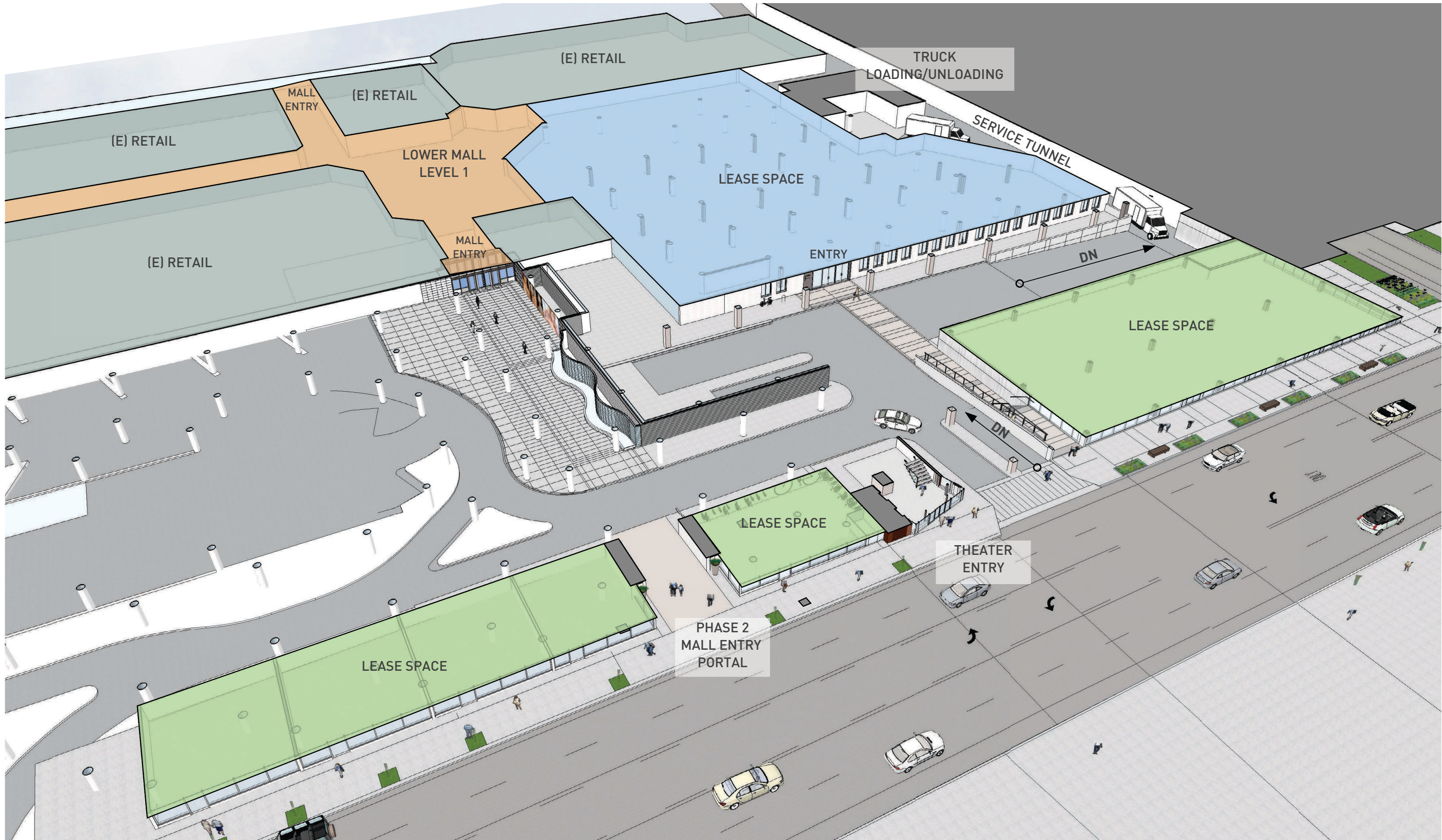
1260 LLOYD CENTER
PORTLAND, OR 97232



PROJECT NUMBER:
CY1704

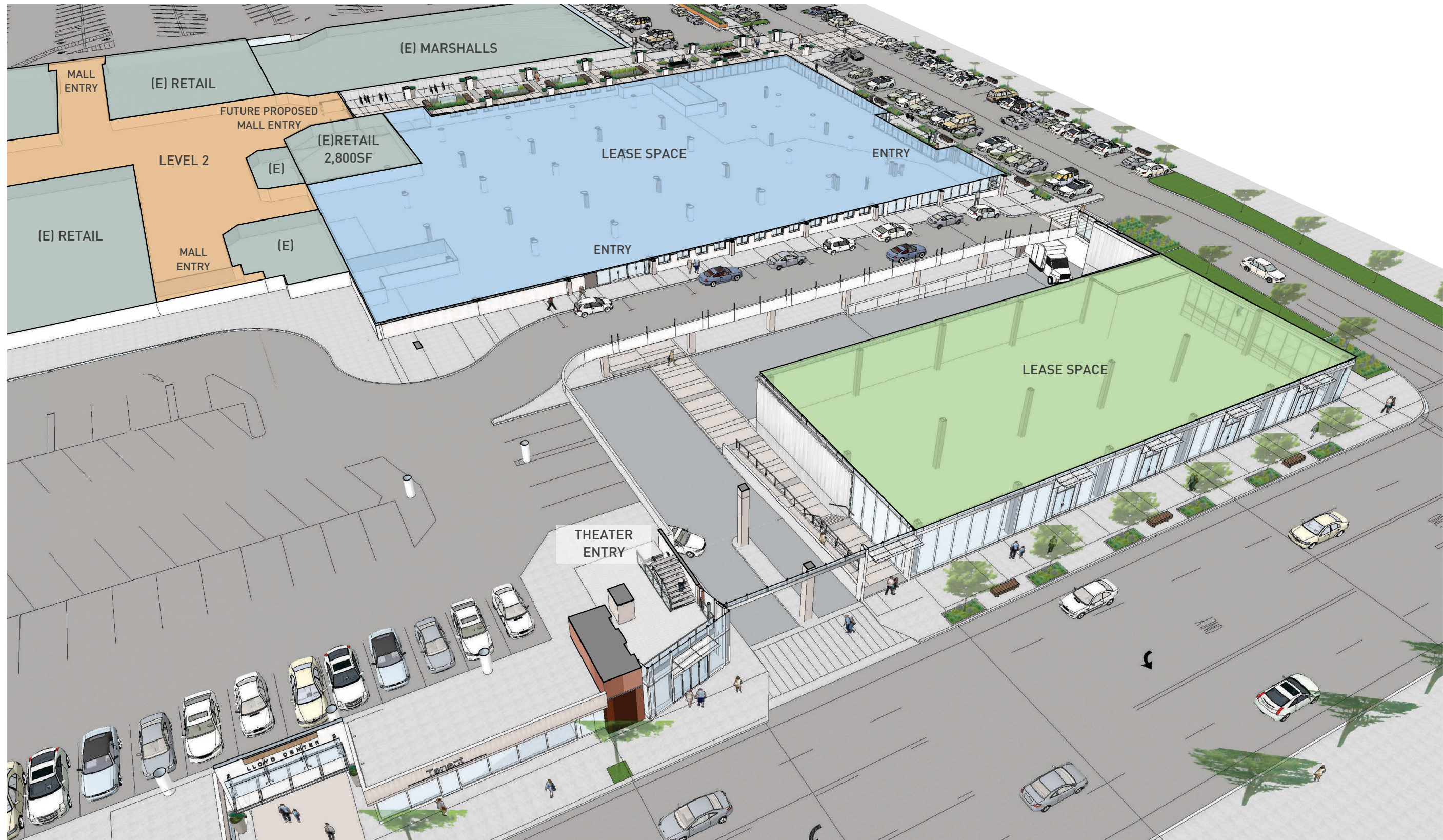
Title:
RENDERINGS

Sheet No.
APP.13



① Level 1 - Plan Perspective
NTS

ISSUED FOR:	DATE
TYPE III REVIEW	09.15.2017
TYPE III UPDATE	11.15.2017



① Level 2 - Plan Perspective
NTS



LLOYD CENTER
LLOYD CENTER EAST

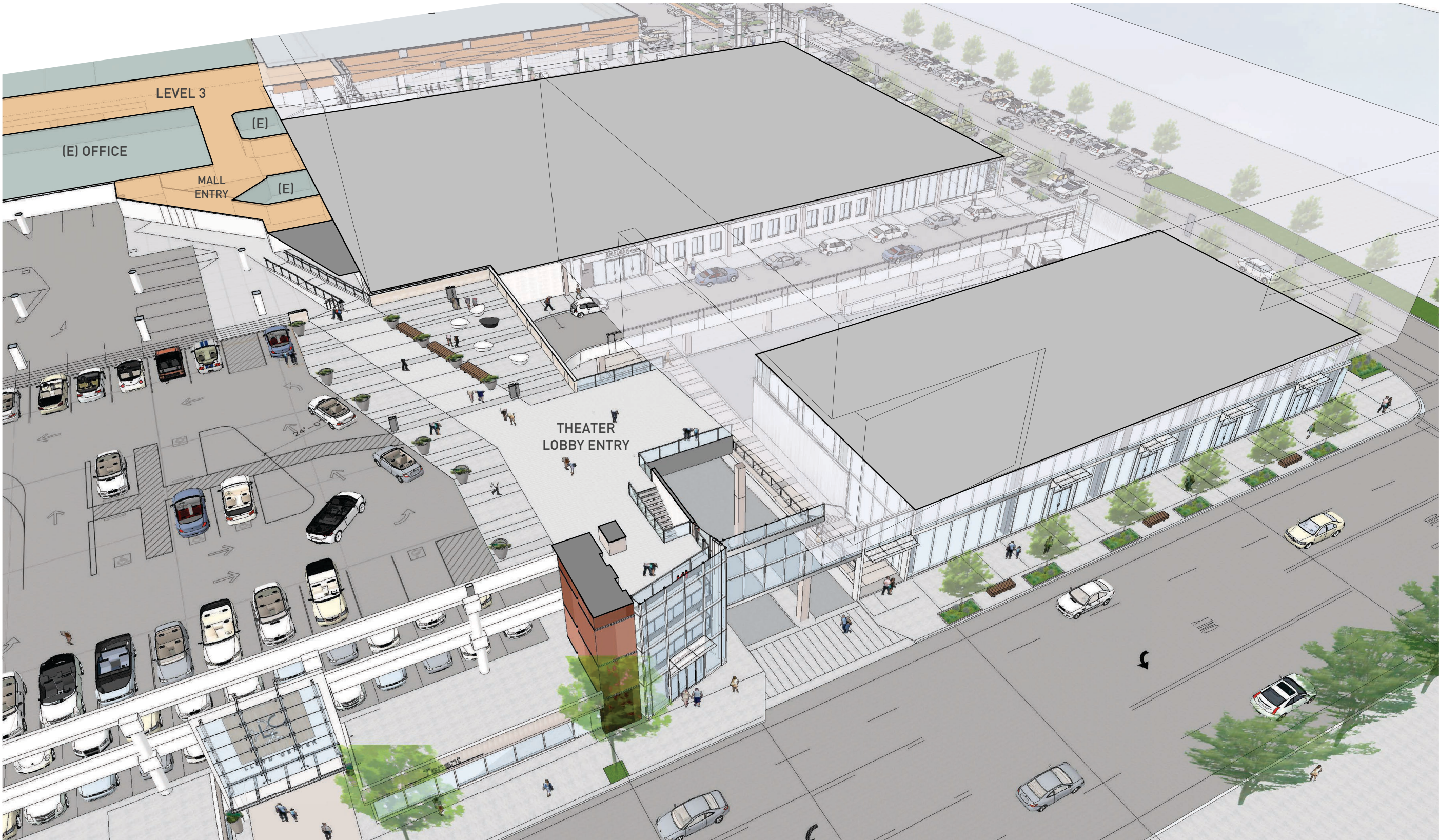
**TYPE III LAND USE
APPLICATION**

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

Title:
**PLAN
PERSPECTIVES**

Sheet No.
APP.15



① Level 3 - Plan Perspective
NTS



LLOYD CENTER
LLOYD CENTER EAST

**TYPE III LAND USE
APPLICATION**

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

Title:
PLAN
PERSPECTIVES

Sheet No.
APP.16



① Full Aerial Perspective
NTS



LLOYD CENTER
LLOYD CENTER EAST

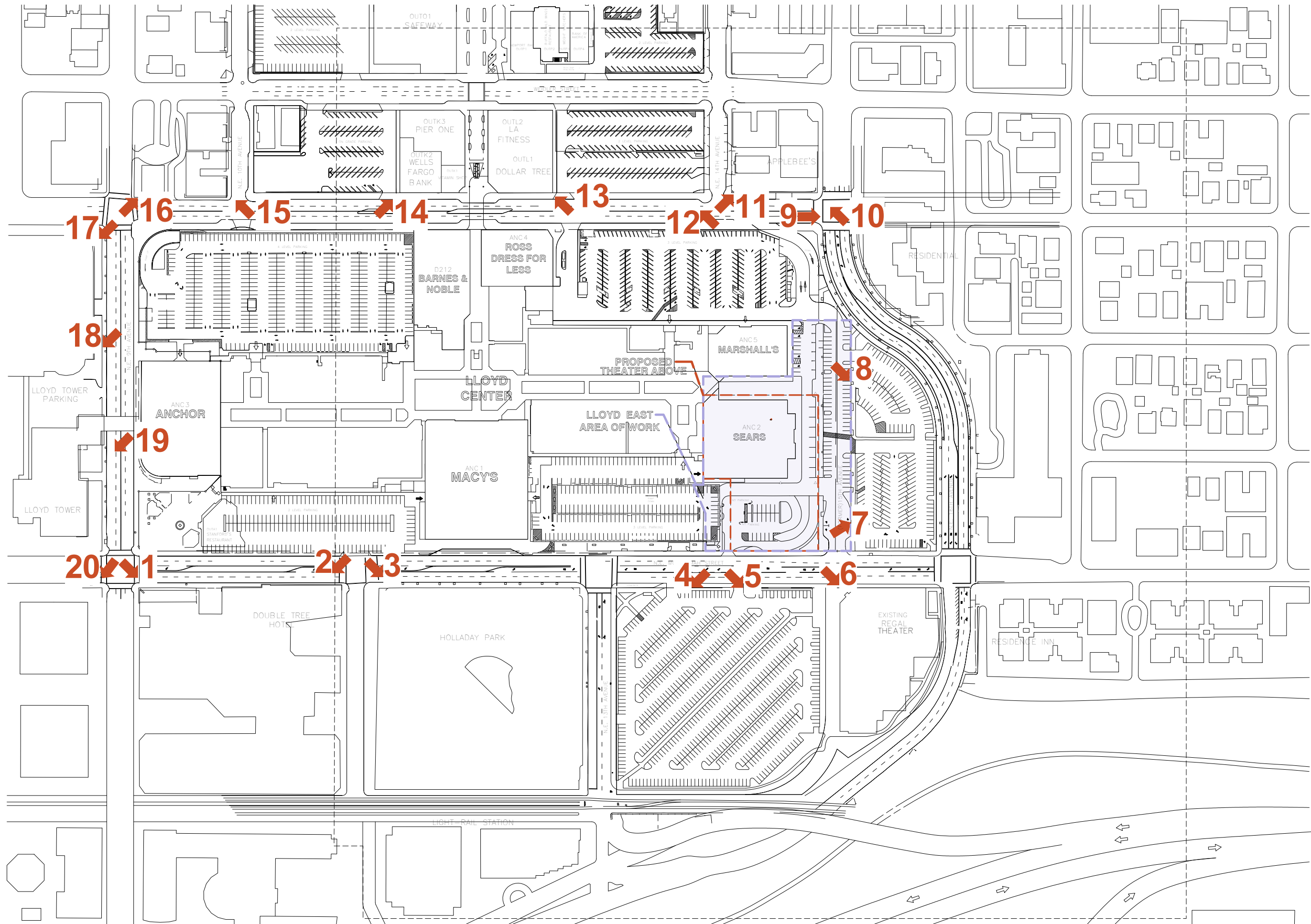
**TYPE III LAND USE
APPLICATION**

1260 LLOYD CENTER
PORTLAND, OR 97232

PROJECT NUMBER:
CY1704

Title:
**PLAN
PERSPECTIVES**

Sheet No.
APP.17



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**SURROUNDING
NEIGHBOR-
HOOD
PHOTOGRAPHS
KEY PLAN**

Sheet No.
APP.18

PHOTO 001



Hotel across NE Multnomah Street

PHOTO 002



Hotel across NE Multnomah Street

PHOTO 003



Holladay Park across NE Multnomah Street

PHOTO 004



Parking lot across NE Multnomah Street



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**SURROUNDING
NEIGHBOR-
HOOD
PHOTOGRAPHS**

PHOTO 005



Parking lot across NE Multnomah Street

PHOTO 006



Movie Theater cater croner NE Multnomah Street and Private Street (15th Street)

PHOTO 007



Parking lot across Private Street (15th Street)

PHOTO 008



Parking lot across Private Street (15th Street)



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**SURROUNDING
NEIGHBOR-
HOOD
PHOTOGRAPHS**

PHOTO 009



Multi-use building at NE Halsey Street and 15th Avenue

PHOTO 010



Restaurant at northwest corner of NE Halsey Street and 15th Avenue

PHOTO 011



Building across NE Halsey Street, adjacent to restaurant

PHOTO 012



Parking lot across NE Halsey Street



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**SURROUNDING
NEIGHBOR-
HOOD
PHOTOGRAPHS**

PHOTO 013



Retail and parking lot across NE Halsey Street

PHOTO 014



Retail and parking lot across NE Halsey Street

PHOTO 015



Building across NE Halsey Street (at NE 10th Avenue)

PHOTO 016



Northeast corner of NE Halsey Street and NE 9th Avenue



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**SURROUNDING
NEIGHBOR-
HOOD
PHOTOGRAPHS**

PHOTO 017



Northwest corner of Halsey Street and NE 9th Avenue

PHOTO 018



Parking structure across NE 9th Avenue

PHOTO 019



Building across NE 9th Avenue

PHOTO 020



Southwest corner of NE 9th Avenue and Multnomah Street



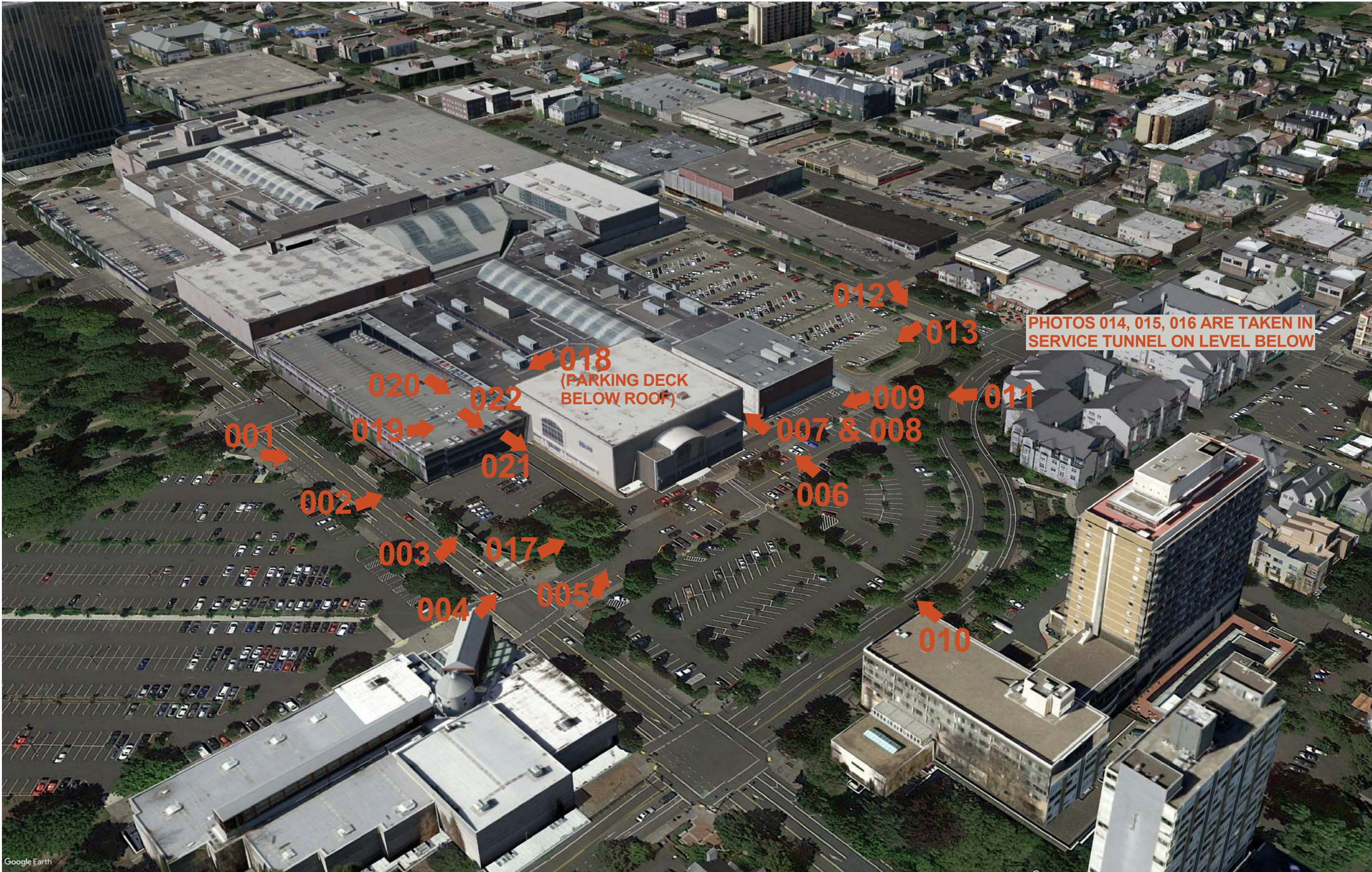
LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**SURROUNDING
NEIGHBOR-
HOOD
PHOTOGRAPHS**



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**AREA OF
WORK
PHOTO KEY
PLAN**

Sheet No.
APP.24

PHOTO 001



SE Parking Structure and Mall access from NE Multnomah Street

PHOTO 002



Vertical circulation at southeast end of SE Parking Structure

PHOTO 003



SE Parking Structure and South elevation of Sears anchor building

PHOTO 004



Street corner of NE Multnomah Street and Private Street (15th Street)

PHOTO 005



East elevation of Sears anchor building

PHOTO 006



Open space between Sears anchor building and Marshalls anchor building



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**AREA OF
WORK SITE
PHOTOGRAPHS**

PHOTO 007



Open space between Sears anchor building and Marshalls anchor building

PHOTO 008



Open space between Sears anchor building and Marshalls anchor building

PHOTO 009



Sears anchor building and Marshalls anchor building; east facade

PHOTO 010



Pedestrian access to adjacent site from NE 16th Avenue

PHOTO 011



Pedestrian access from NE 16th Avenue



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**AREA OF
WORK SITE
PHOTOGRAPHS**

Sheet No.
APP.26

PHOTO 012



Access from NE Halsey Street to service tunnel / Multnomah level loading area

PHOTO 013



Entrance to service tunnel and loading area at Multnomah level

PHOTO 014



Ramp to service tunnel and Multnomah level loading area

PHOTO 015



Multnomah loading area / service tunnel, looking south

PHOTO 016



Loading docks at Sears

PHOTO 017



Ramp up from Multnomah level service tunnel / loading area



LDA design group

LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



505 DESIGN

505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
AREA OF
WORK SITE
PHOTOGRAPHS

PHOTO 018



4th level parking deck from mall entrance

PHOTO 019



4th level parking deck looking at south facade of Sears anchor building

PHOTO 020



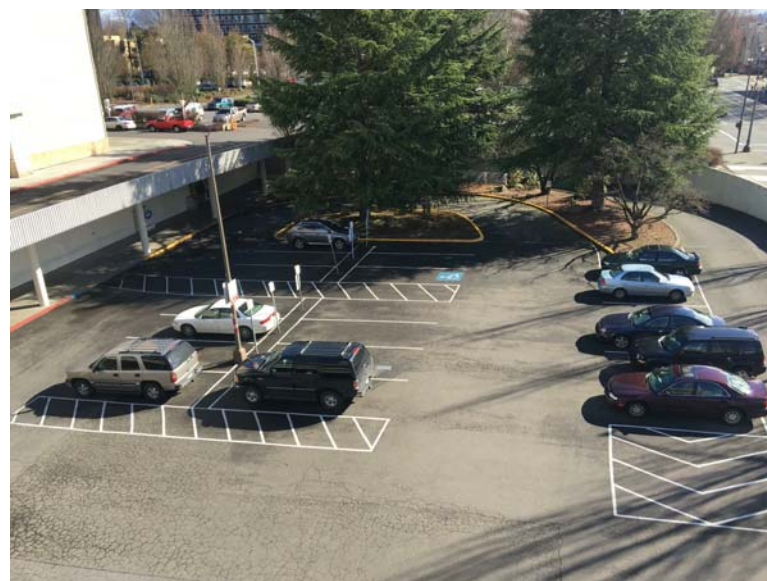
4th level parking deck, looking east

PHOTO 021



Halsey level elevated road and Sears entrance

PHOTO 022



On grade parking south of Sears Anchor building



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
AREA OF
WORK SITE
PHOTOGRAPHS

Sheet No.
APP.28



1 PROPOSED MASSING OVERLAY

2 PROPOSED MASSING CONCEPT



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**MASSING
DIAGRAMS**

Sheet No.
APP.29



LLOYD CENTER
 LLOYD CENTER EAST

TYPE III LAND USE
 APPLICATION

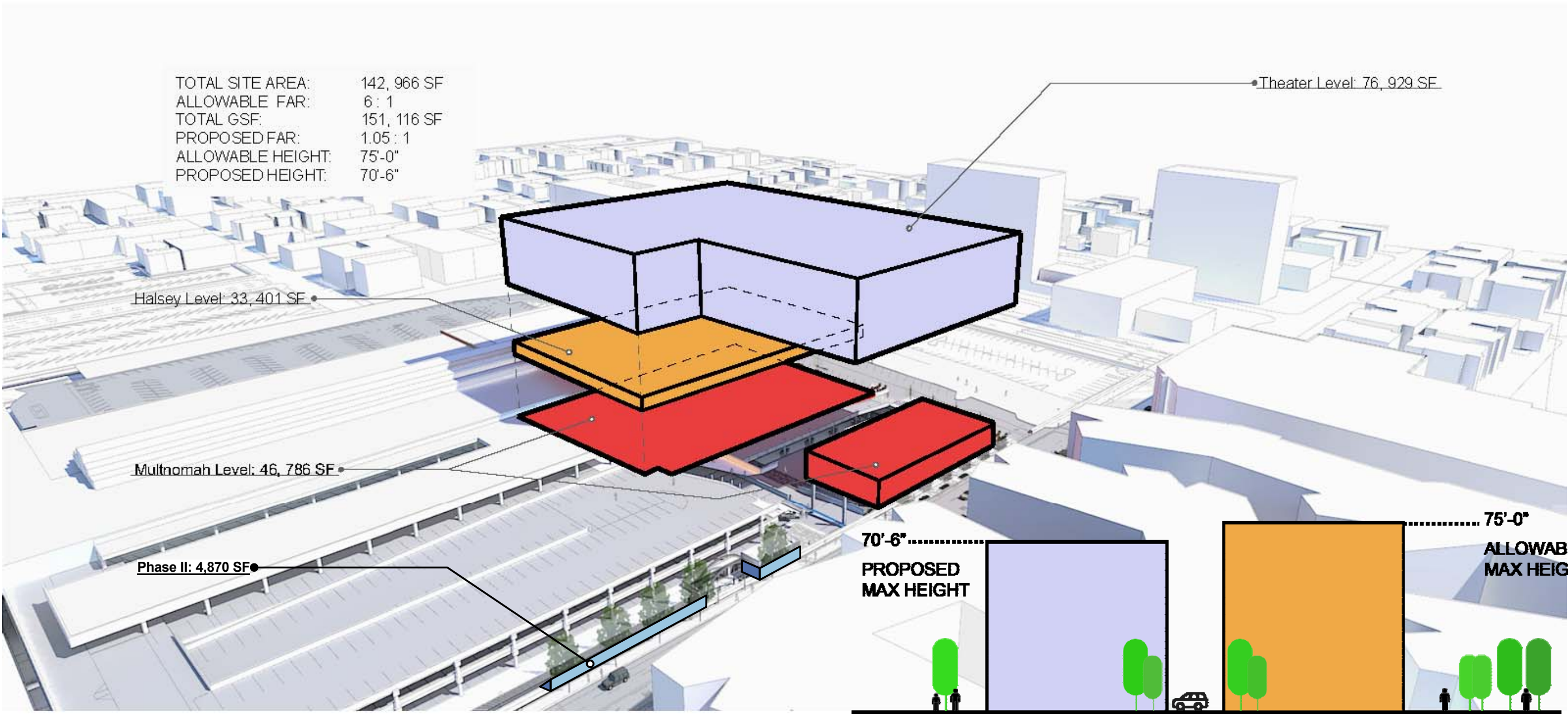
1260 LLOYD CENTER
 PORTLAND, OREGON
 97232

PROJECT NUMBER:
 CY1704

Title:
**ZONING
 DIAGRAMS**

Sheet No.
APP.30

TOTAL SITE AREA: 142, 966 SF
 ALLOWABLE FAR: 6 : 1
 TOTAL GSF: 151, 116 SF
 PROPOSED FAR: 1.05 : 1
 ALLOWABLE HEIGHT: 75'-0"
 PROPOSED HEIGHT: 70'-6"

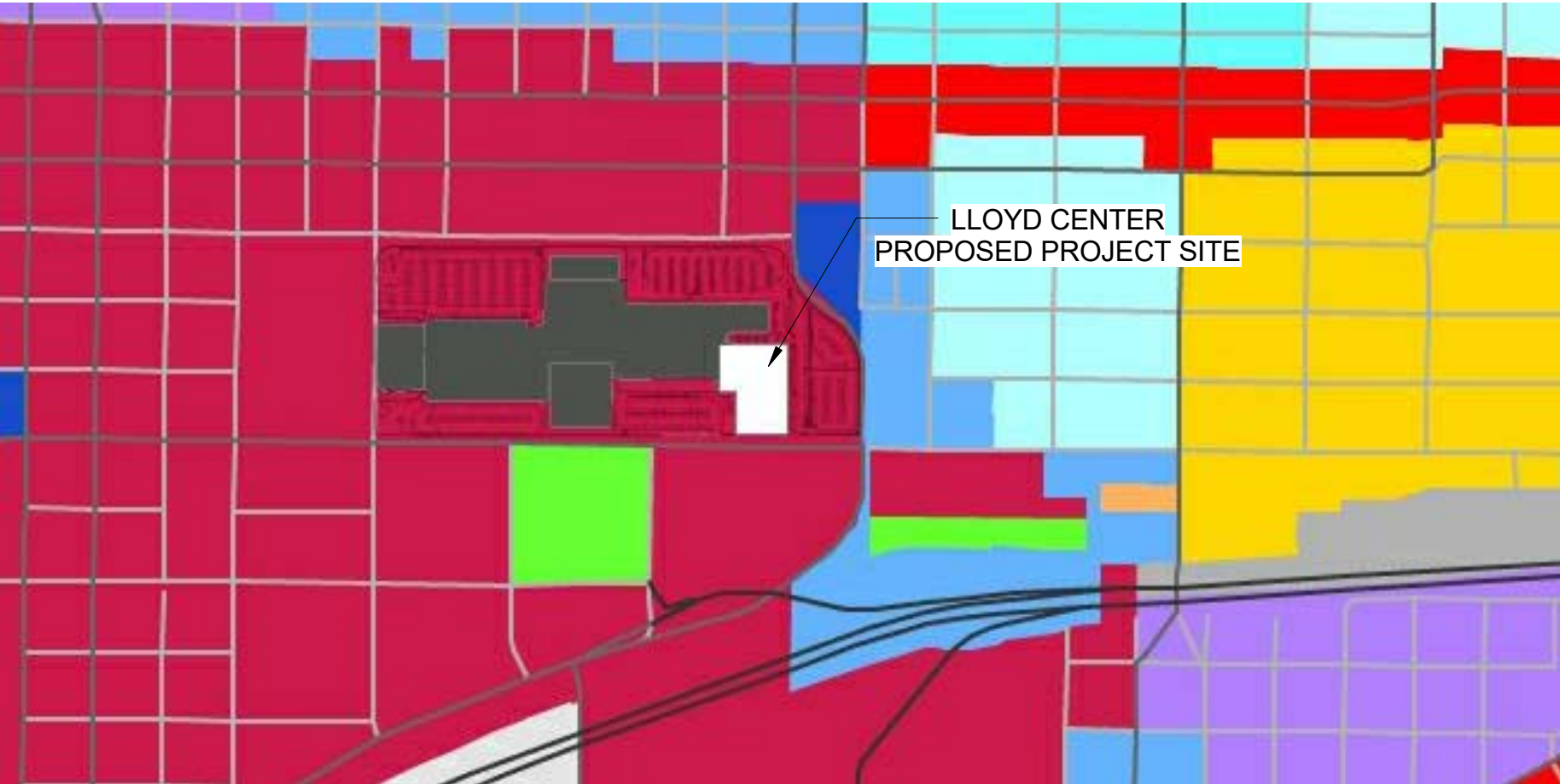


1 FAR DIAGRAM
 SCALE: 12" = 1'-0"

2 ALLOWABLE HEIGHT
 SCALE: 12" = 1'-0"

Legend

- City Boundary
- OS - Open Space
- RF - Residential Farming
- R20 - Residential 20,000
- R10 - Residential 10,000
- R7 - Residential 7,000
- R5 - Residential 5,000
- R2.5 - Residential 2,500
- R3 - Residential 3,000
- R2 - Residential 2,000
- R1 - Residential 1,000
- RH - High Density Residential
- RX - Central Residential
- IR - Institutional Residential
- CN1 - Neighborhood Commercial 1
- CN2 - Neighborhood Commercial 2
- CO1 - Office Commercial 1
- CO2 - Office Commercial 2
- CS - Storefront Commercial
- CM - Mixed Commercial
- CG - General Commercial
- CX - Central Commercial
- EG1 - General Employment 1
- EG2 - General Employment 2
- EX - Central Employment
- IG1 - General Industrial 1
- IG2 - General Industrial 2
- IH - Heavy Industrial
- Unincorporated Multnomah County Pocket (City Zoning)



Legal: Portland HOLLOADAYS ADD, BLOCK; Partition Plat 1999-146, Lot 1 (same for anchor)

Zoning: Base: CX
Overlay: d – design zone
Base Overlay Combination: CXd

Plan District: CC – Central City Plan District
Lloyd District

Neighborhood: Lloyd District

Neighborhood Association of Sullivan Gulch
Kerns Neighborhood Association
Northeast Coalition of Neighborhoods
Lloyd District Community Association (Business Association)

Development Sandards:
The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broead range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings and building spaces close together.

THE CX ZONE DOES NOT HAVE ANY SETBACK REQUIREMENTS AND DOES NOT PROHIBIT DEVELOPMENT OF A STRUCTURE THAT SNCROACHES OVER A LOT LINE. THE OWNERS OF THE RESPECTIVE LOTS BOTH AUTHORIZE THIS APPLICATION AND WILL ENTER INTO THE REQUISITE AGREEMENTS TO AUTHORIZE DEVELOPMENT AS PROPOSED HEREIN.



LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved.

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS
8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
ZONING
DIAGRAMS

Sheet No.
APP.31



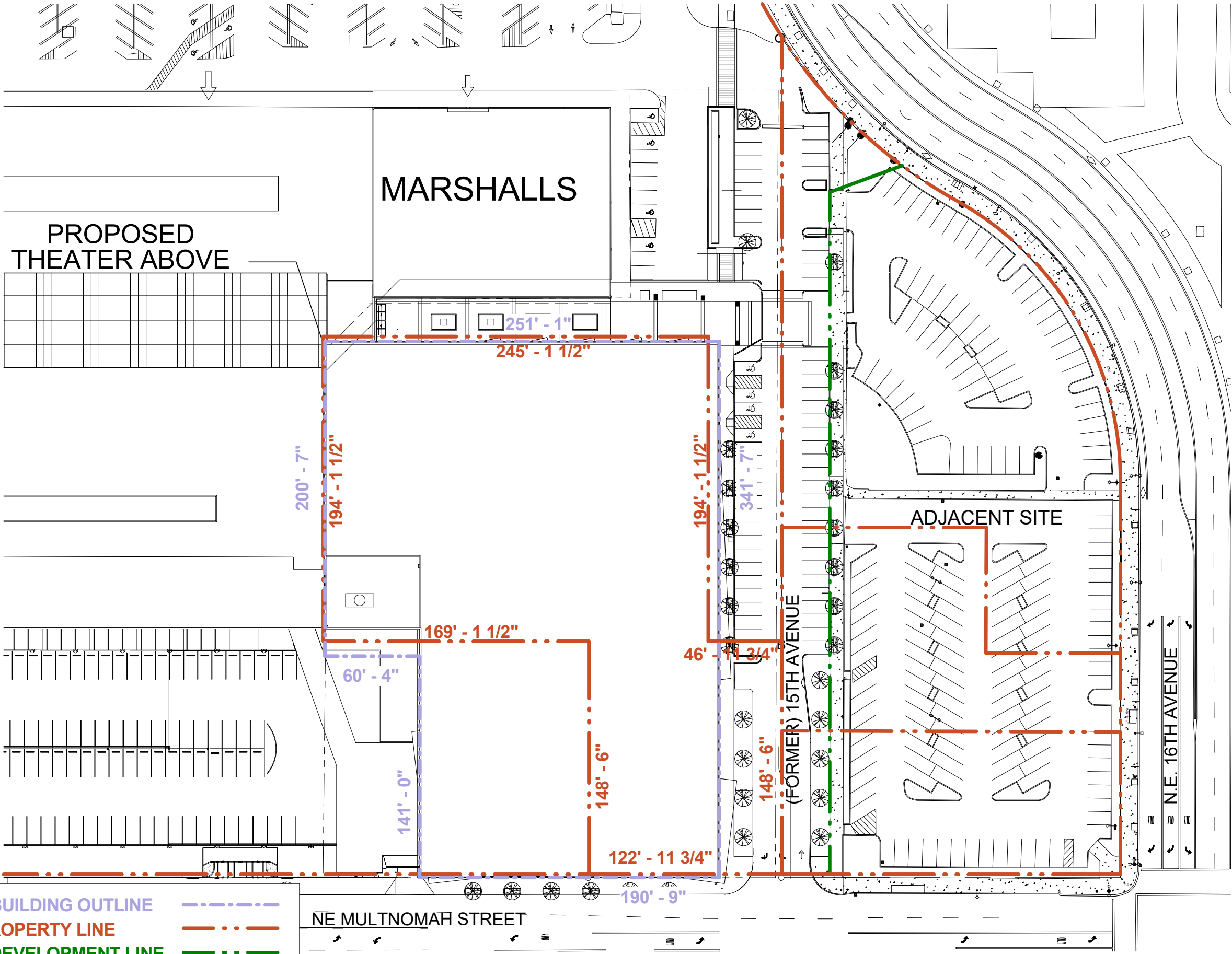
LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

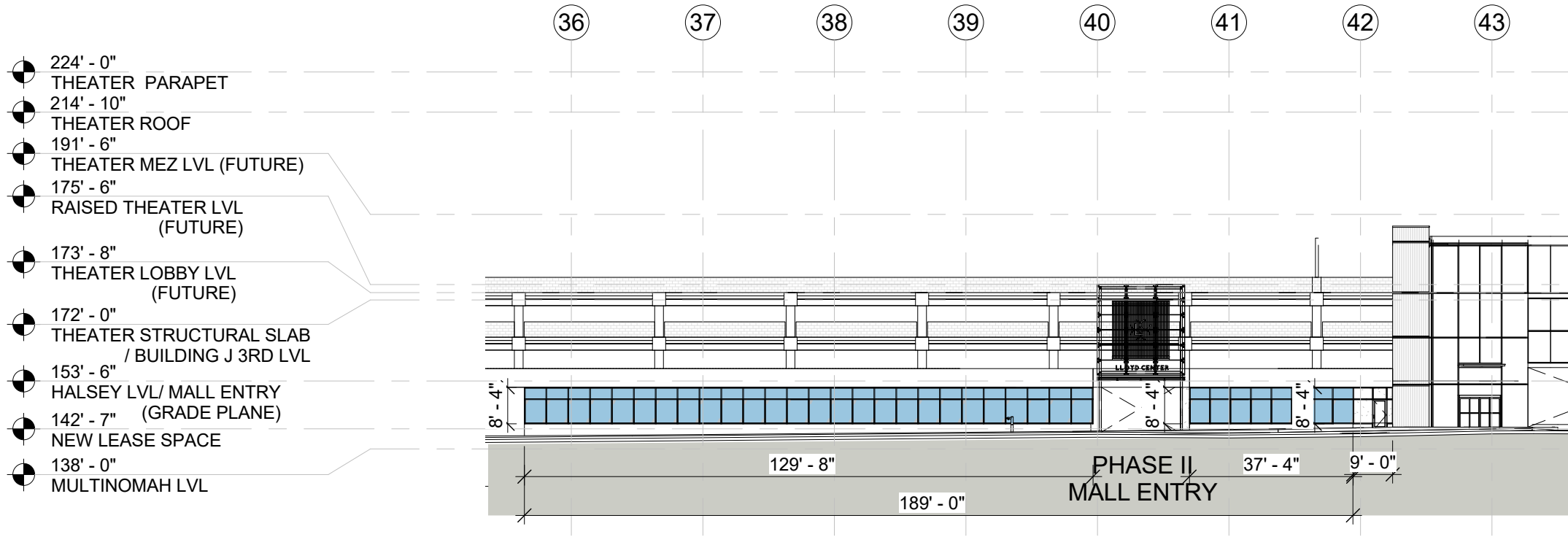
1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

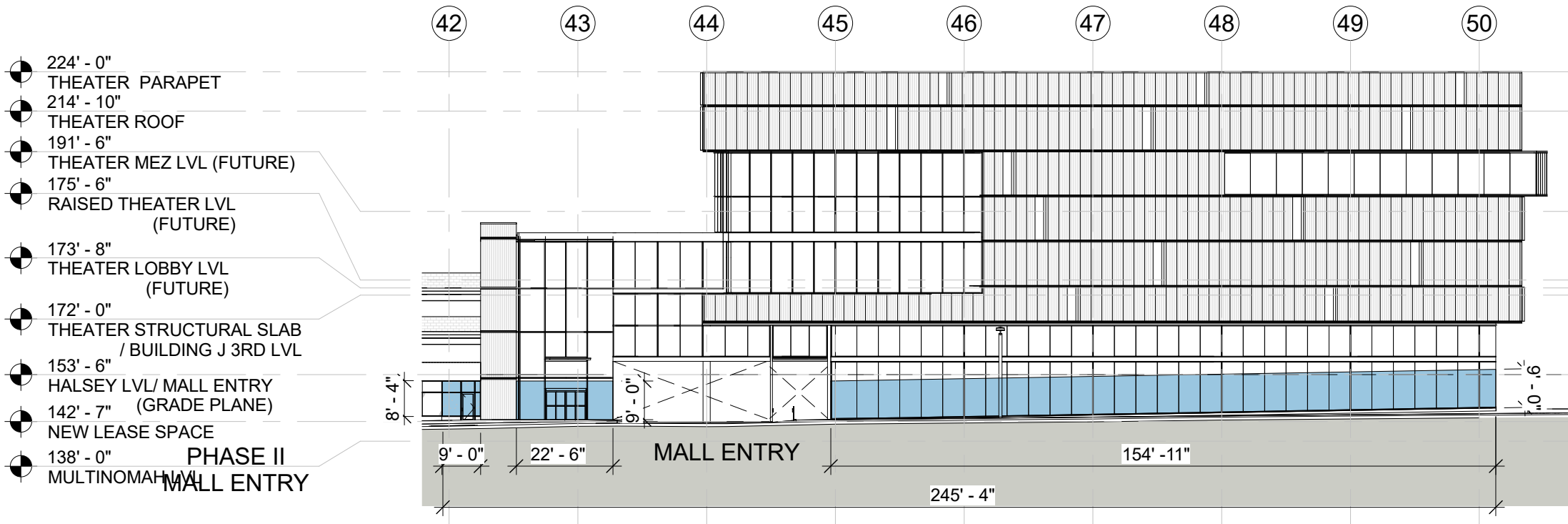
Title:
**LOT
BOUNDARY
DIAGRAM**



PROPOSED BUILDING OUTLINE - - - - -
EXISTING PROPERTY LINE - - - - -
PROPOSED DEVELOPMENT LINE - - - - -



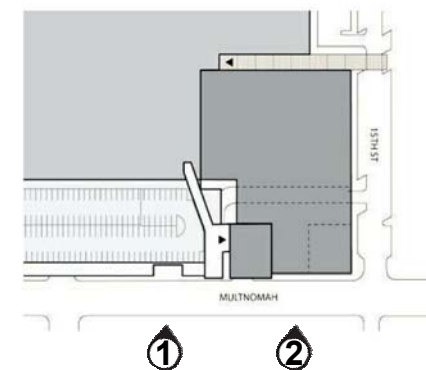
1 SOUTH ELEVATION - PHASE II RETAIL
SCALE: 1/32" = 1'-0"



2 SOUTH ELEVATION - THEATER
SCALE: 1/32" = 1'-0"

TOTAL BUILDING LENGTH:	189' - 0"
TOTAL AREA UP TO 9':	1,701 SF
GLAZING LENGTH:	167' - 0" (88%)
GLAZING AREA:	1,392 SF (82%)

TOTAL BUILDING LENGTH:	245' - 4"
TOTAL AREA UP TO 9':	2,208 SF
GLAZING LENGTH:	185' - 9" (76%)
GLAZING AREA:	1,672 SF (76%)



LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved.

595 DESIGN
595 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



ISSUED FOR: DATE
Type III Review 09.15.2017
Type III Update 11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
GROUND
WINDOW
DIAGRAMS

Sheet No.
APP.33



LDA design group, LLC.
DEA LDA Architecture
© Copyright: 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

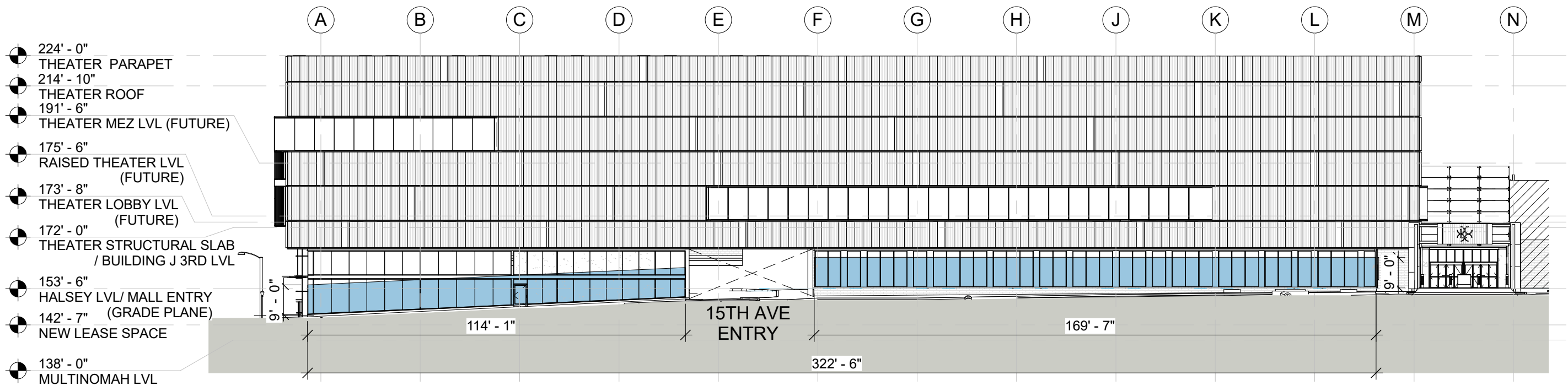
PROJECT NUMBER:
CY1704

Title:
GROUND
WINDOW
DIAGRAMS

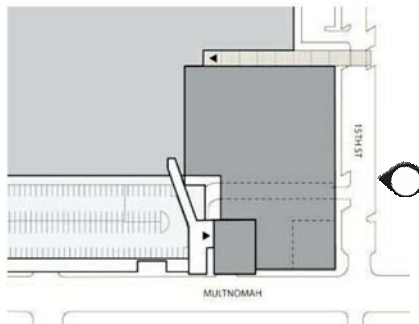
Sheet No.
APP.34

TOTAL BUILDING LENGTH: 322' - 6"
TOTAL AREA UP TO 9': 2,903 SF

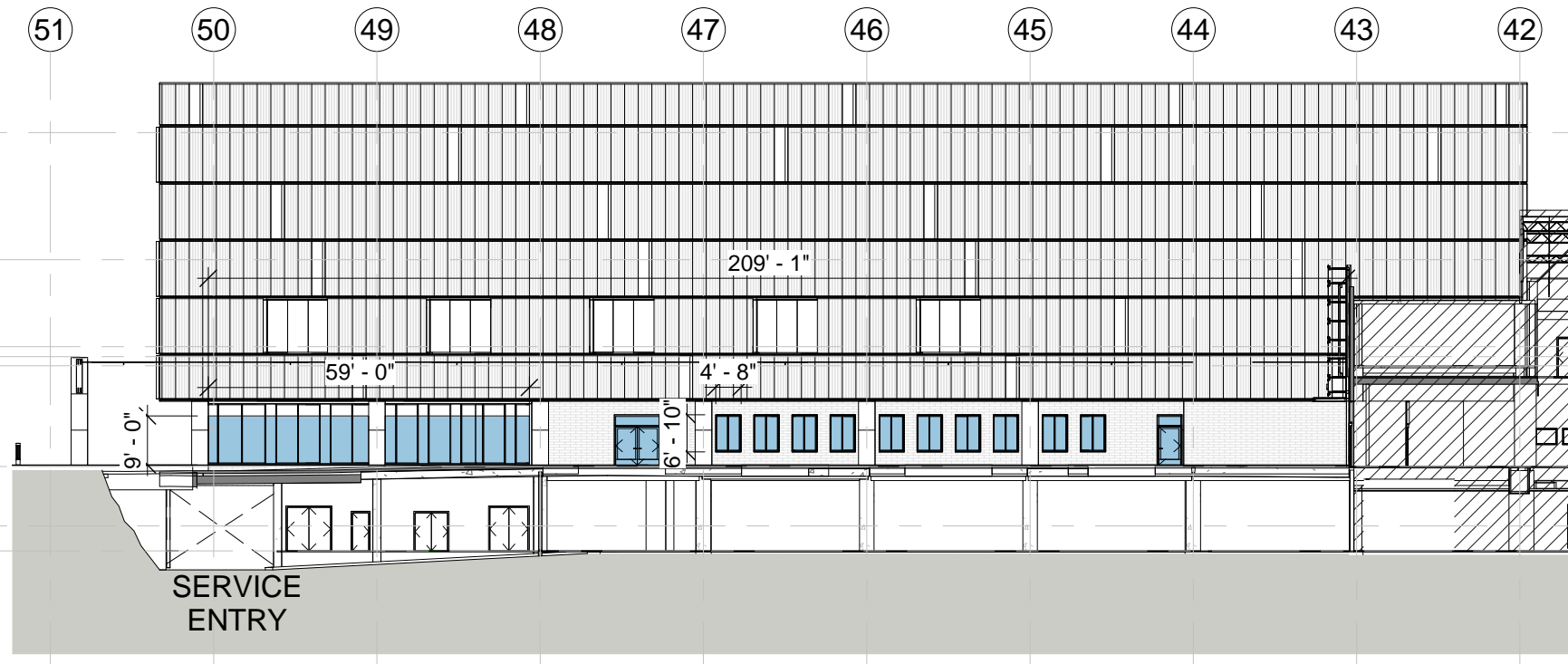
GLAZING LENGTH: 283' - 8" (88%)
GLAZING AREA: 2,554 SF (88%)



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



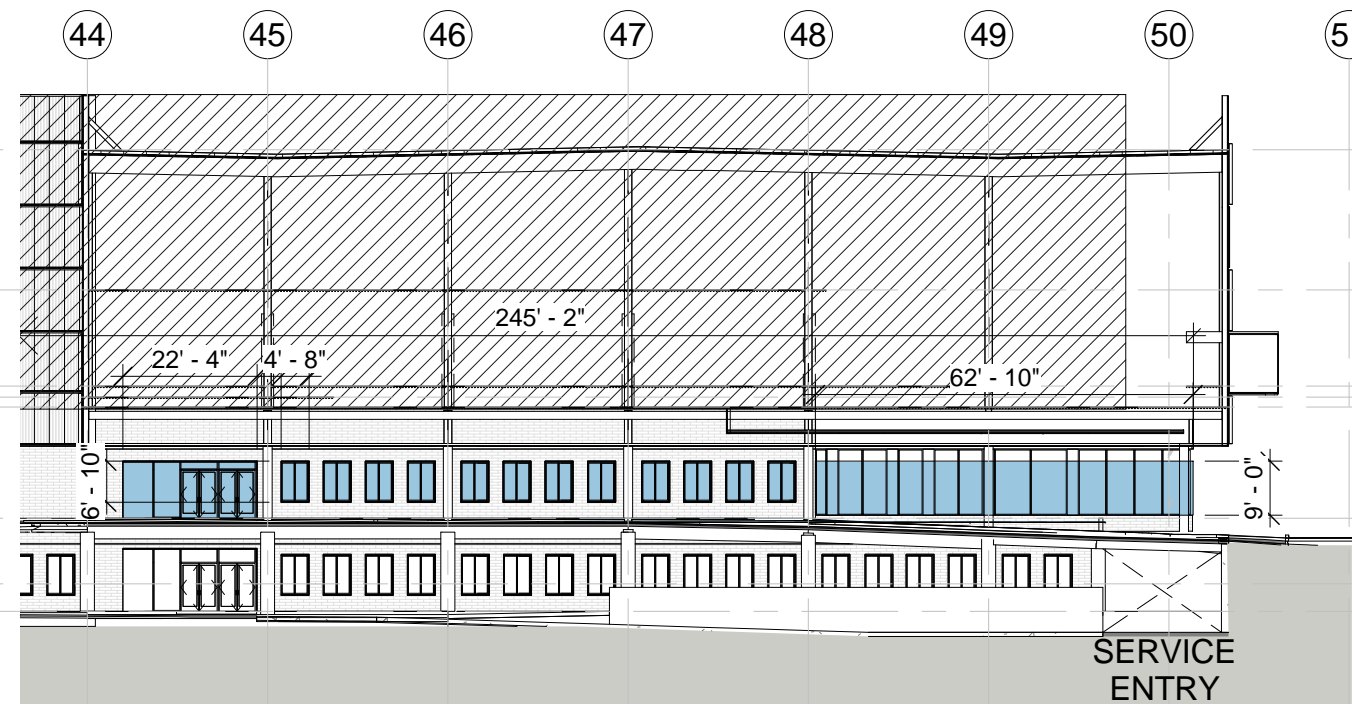
- 214' - 10"
THEATER ROOF
- 191' - 6"
THEATER MEZ LVL (FUTURE)
- 175' - 6"
RAISED THEATER LVL
(FUTURE)
- 173' - 8"
THEATER LOBBY LVL
(FUTURE)
- 172' - 0"
THEATER STRUCTURAL SLAB
/ BUILDING J 3RD LVL
- 153' - 6"
HALSEY LVL/ MALL ENTRY
(GRADE PLANE)
- 142' - 7"
NEW LEASE SPACE
- 138' - 0"
MULTINOMAH LVL



1 NORTH ELEVATION

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

- 214' - 10"
THEATER ROOF
- 191' - 6"
THEATER MEZ LVL (FUTURE)
- 175' - 6"
RAISED THEATER LVL
(FUTURE)
- 173' - 8"
THEATER LOBBY LVL
(FUTURE)
- 172' - 0"
THEATER STRUCTURAL SLAB
/ BUILDING J 3RD LVL
- 153' - 6"
HALSEY LVL/ MALL ENTRY
(GRADE PLANE)
- 142' - 7"
NEW LEASE SPACE
- 138' - 0"
MULTINOMAH LVL



2 SOUTH ELEVATION

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

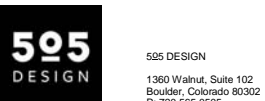
TOTAL BUILDING LENGTH: 209' - 1"
TOTAL AREA UP TO 9': 1,882 SF

GLAZING LENGTH: 117' - 6" (56%)
GLAZING AREA: 963 SF (51%)



LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved.

3500 West Burbank Blvd.
Burbank, California 91505
P: 818.972.5080



505 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



8343 Douglas Ave, Suite 200
Dallas, Texas 75225

ISSUED FOR: DATE
Type III Review 09.15.2017
Type III Update 11.15.2017



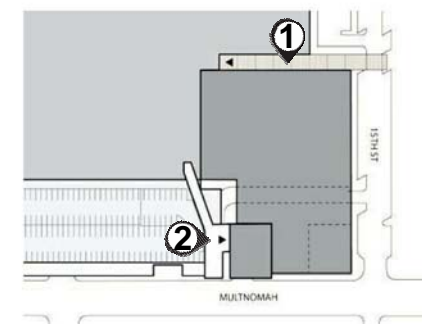
LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

TOTAL BUILDING LENGTH: 245' - 2"
TOTAL AREA UP TO 9': 2,207 SF

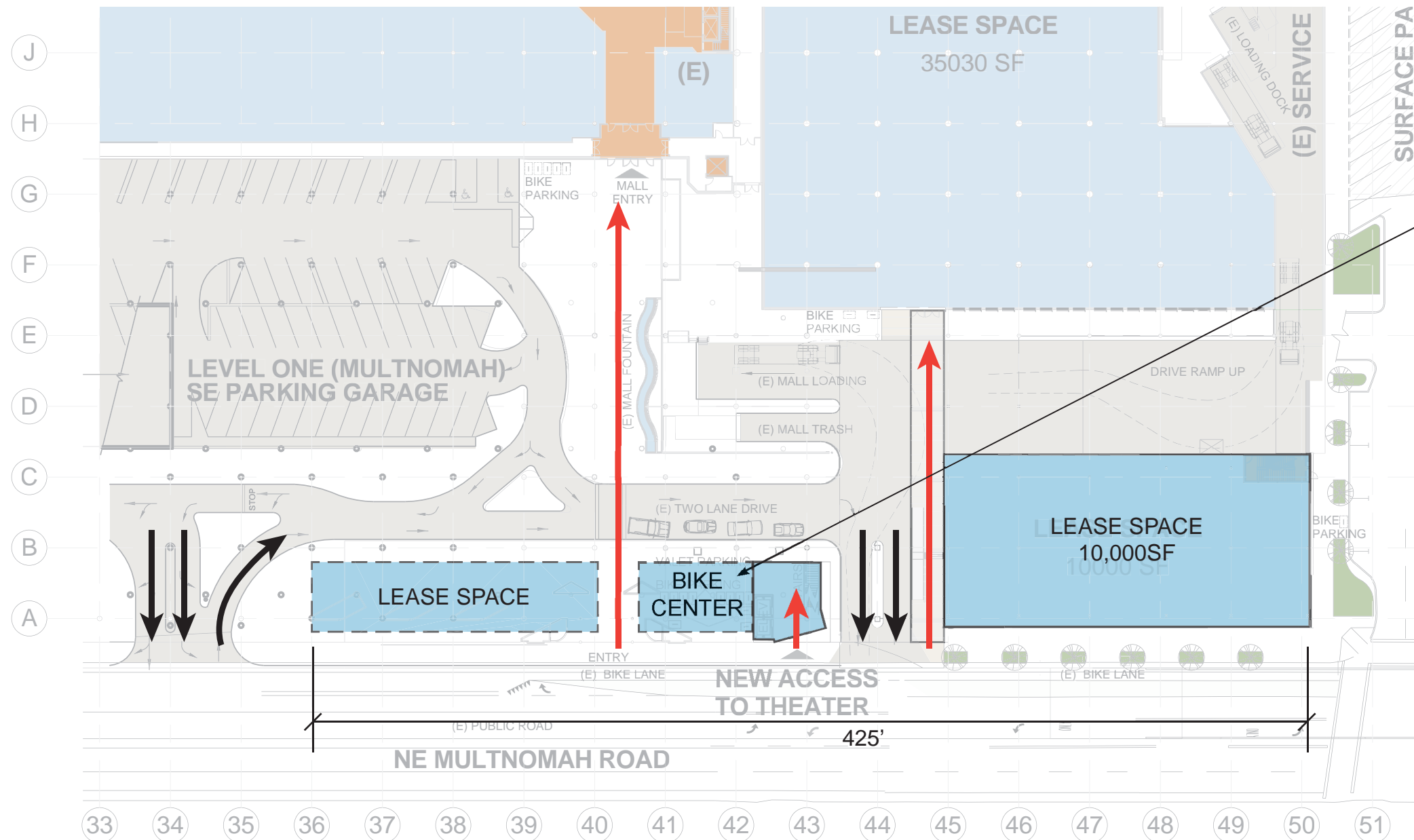
GLAZING LENGTH: 141' - 2" (58%)
GLAZING AREA: 1,160 SF (53%)



PROJECT NUMBER:
CY1704

Title:
GROUND
WINDOW
DIAGRAMS

Sheet No.
APP.35



Ref: Santa Monica Bike Center



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE APPLICATION

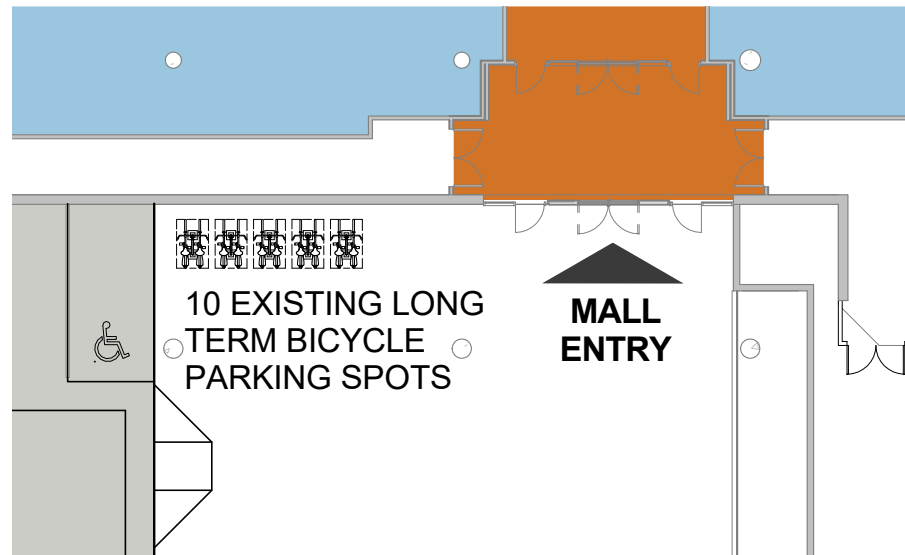
1260 LLOYD CENTER
PORTLAND, OR 97232

① Multnomah Street Frontage Diagram
NTS

PROJECT NUMBER:
CY1704

Title:
**MULTNOMAH
STREET
FRONTAGE
DIAGRAM**

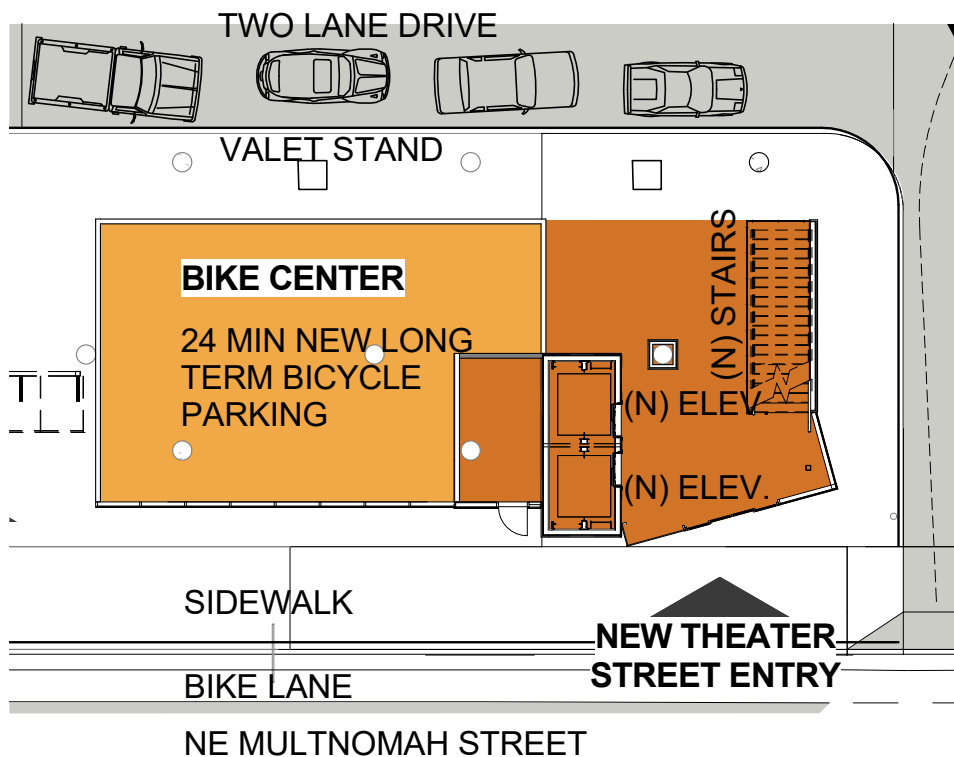
Sheet No.
APP.36



EXISTING EAST MULTNOMAH MALL ENTRY

1

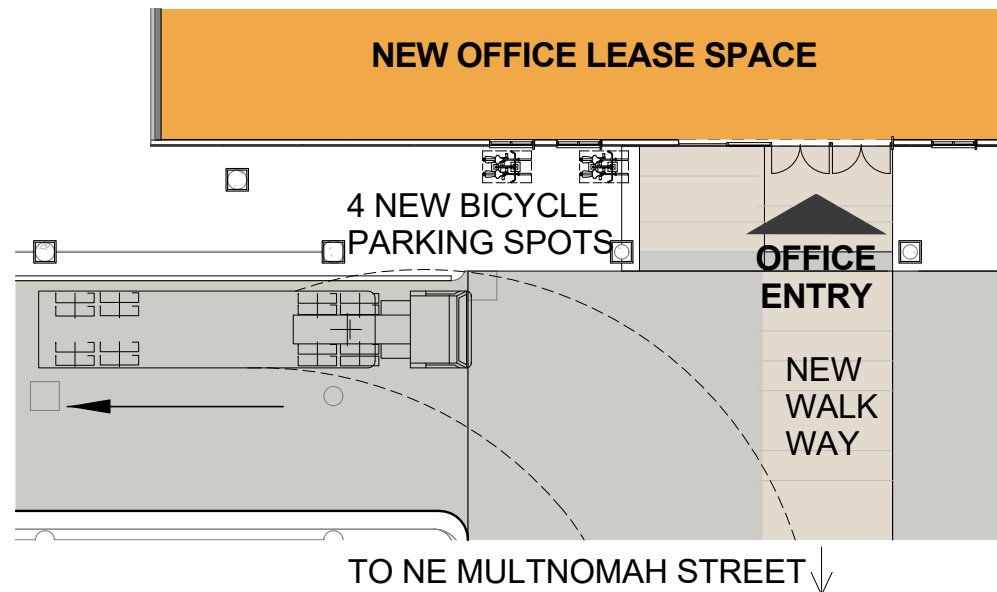
SCALE: 1" = 20'-0"



NEW THEATER STREET ENTRY

2

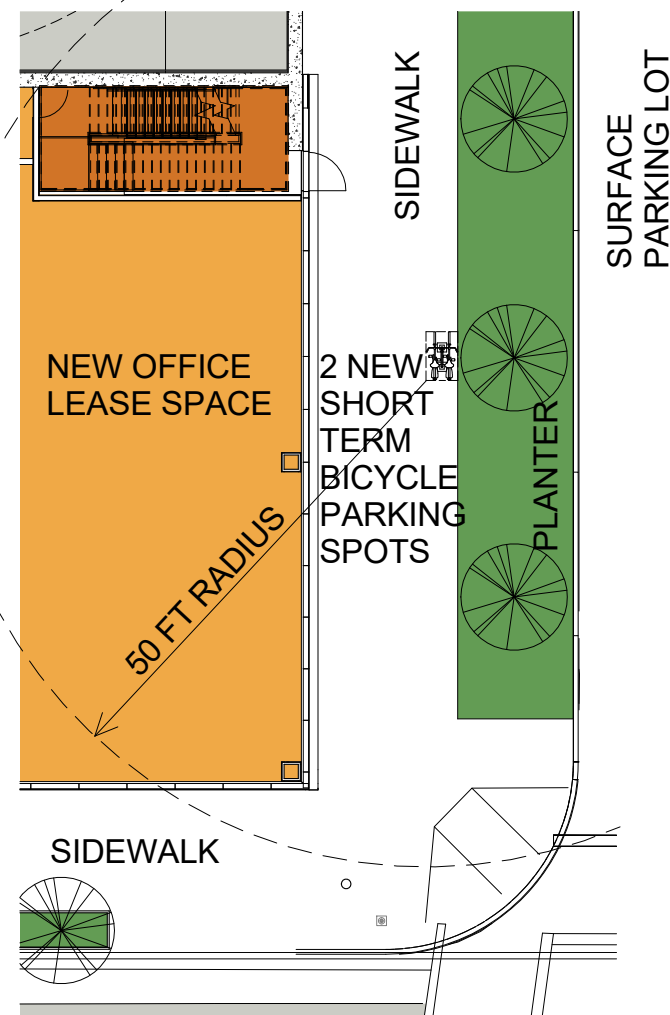
SCALE: 1" = 20'-0"



NEW TENANT / OFFICE ENTRY LEVEL 1

3

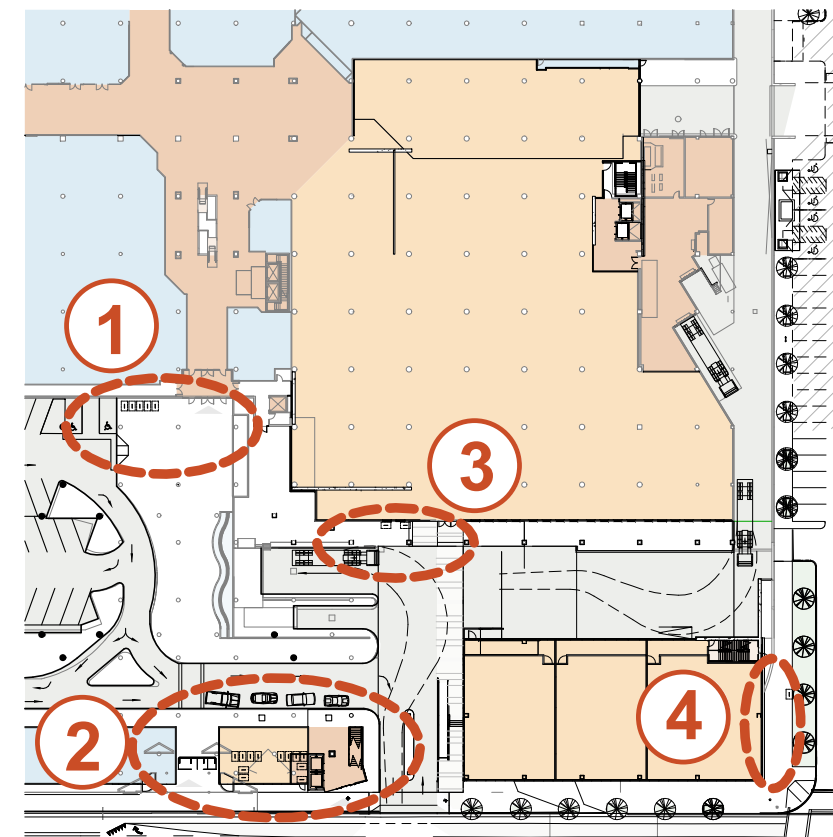
SCALE: 1" = 20'-0"



NEW LEASE SPACE SIDEWALK ENTRY

4

SCALE: 1" = 20'-0"



KEYPLAN



LLOYD CENTER
LLOYD CENTER EAST

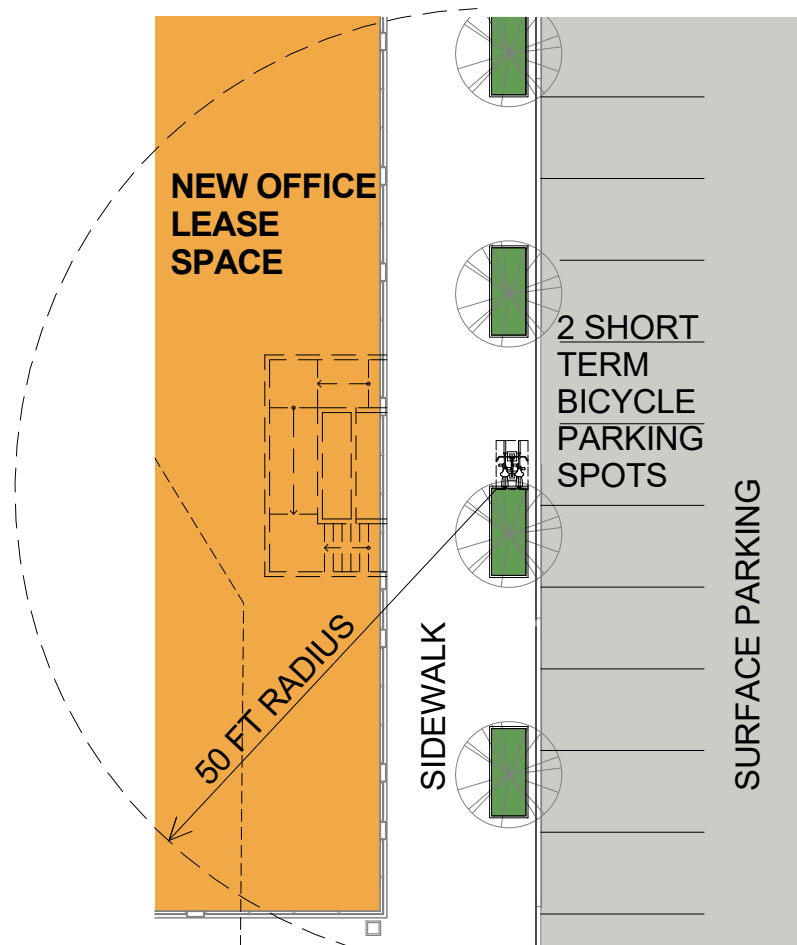
TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON 97232

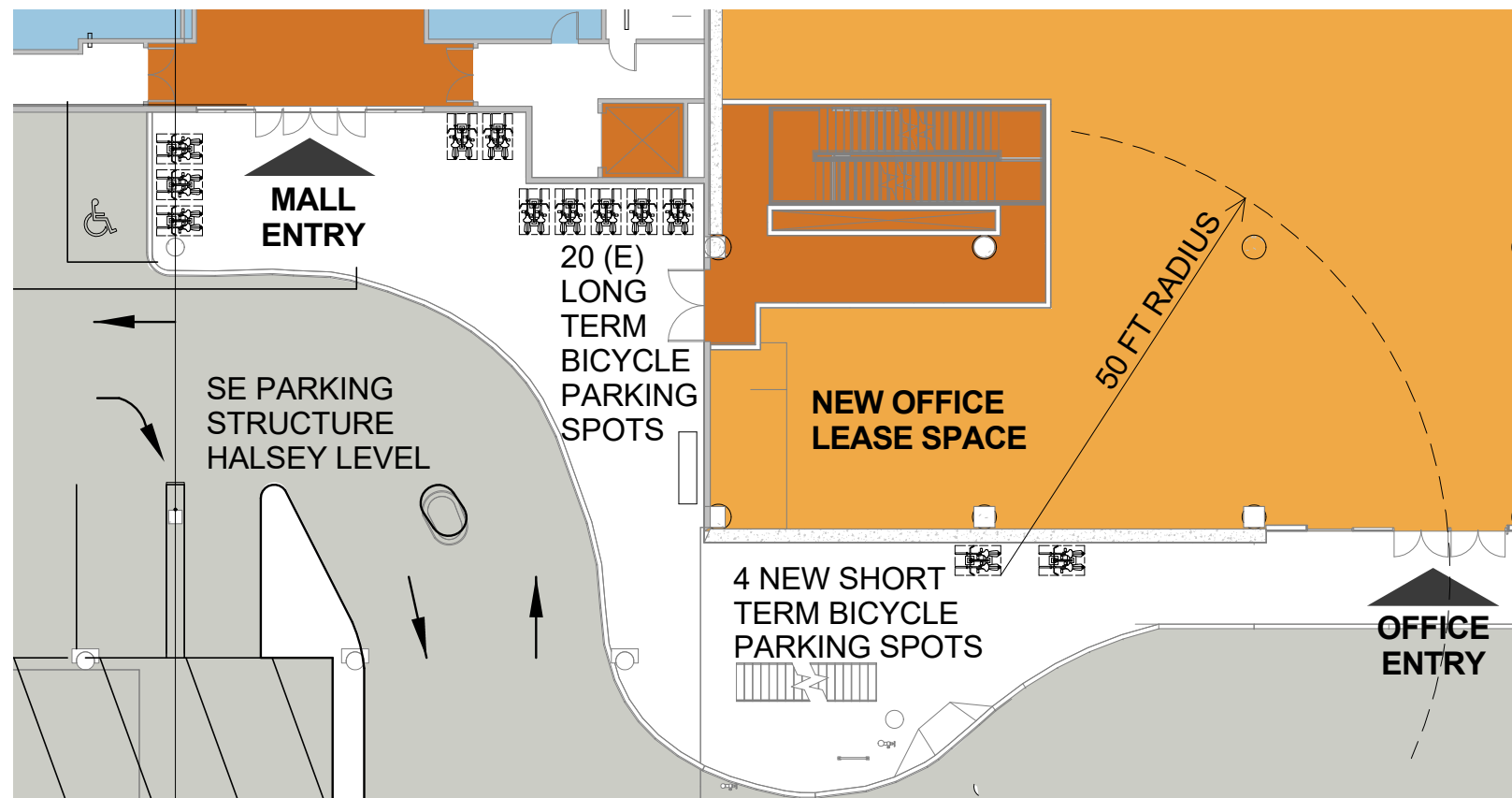
PROJECT NUMBER:
CY1704

Title:
BICYCLE PARKING DIAGRAMS
MULTNOMAH LEVEL

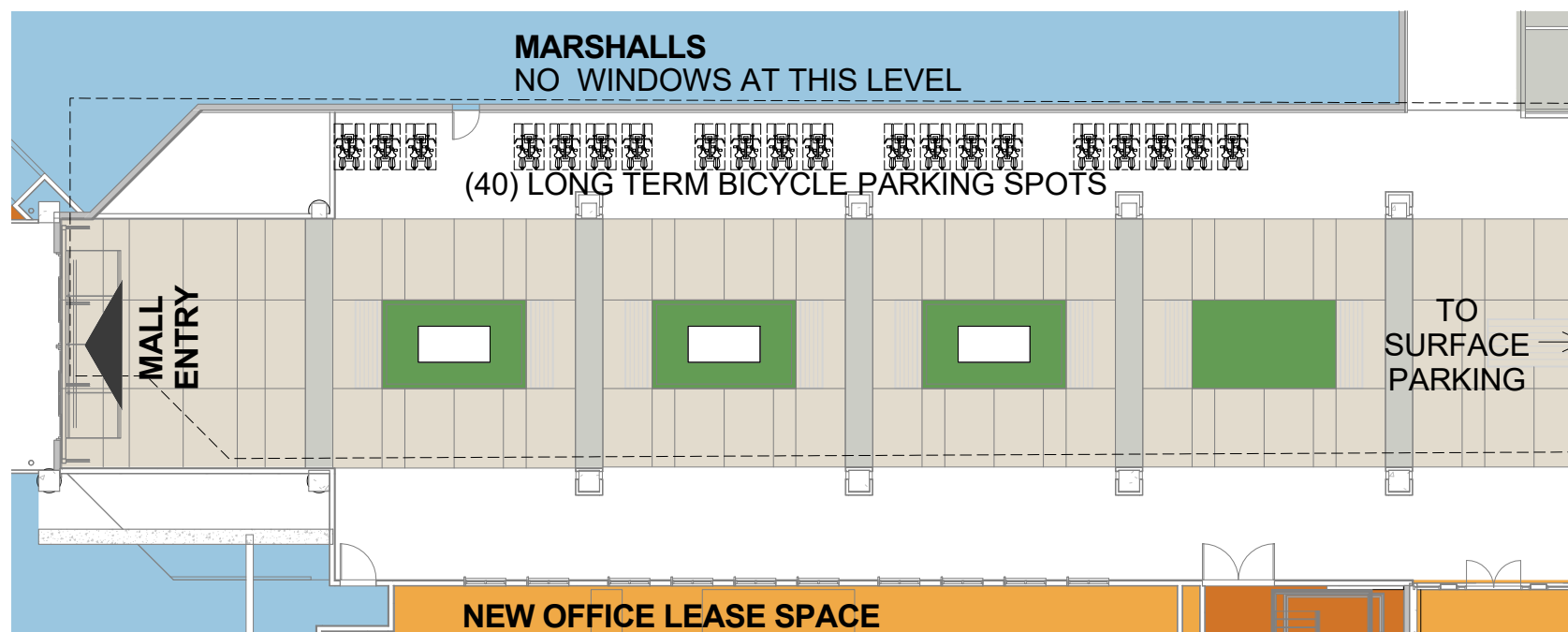
Sheet No.
APP.37



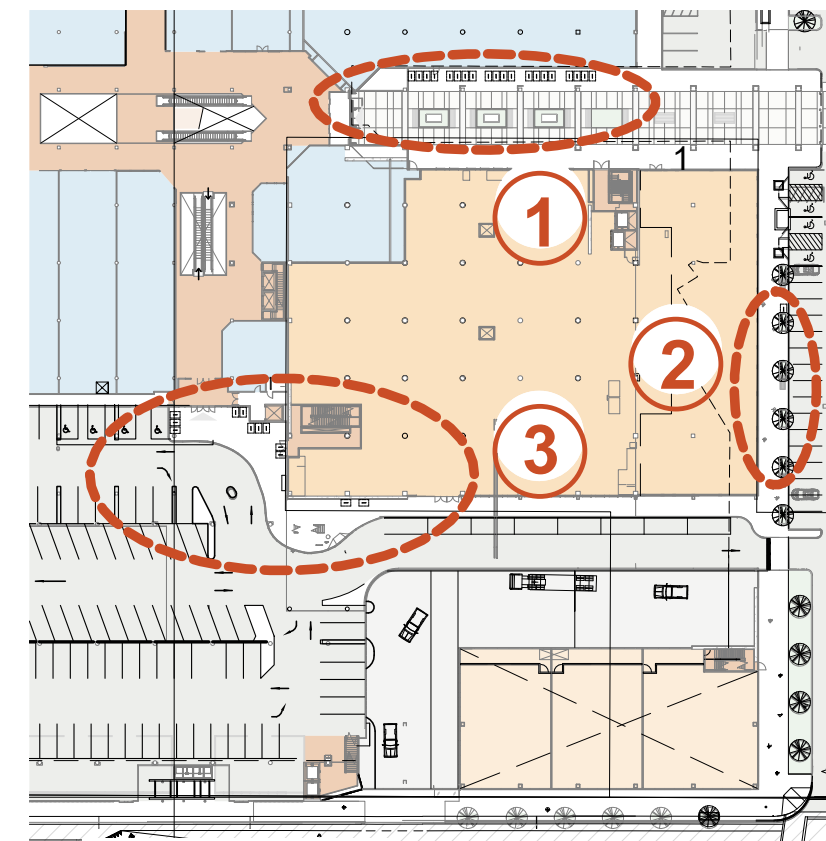
2 NEW SIDEWALK TENANT / OFFICE ENTRY
SCALE: 1" = 20'-0"



3 EXISTING HALSEY LEVEL MALL ENTRY AND NEW TENANT / OFFICE LEVEL 2 ENTRY
SCALE: 1" = 20'-0"



1 NEW EAST MALL ENTRY
SCALE: 1" = 20'-0"



KEYPLAN



LLOYD CENTER
LLOYD CENTER EAST

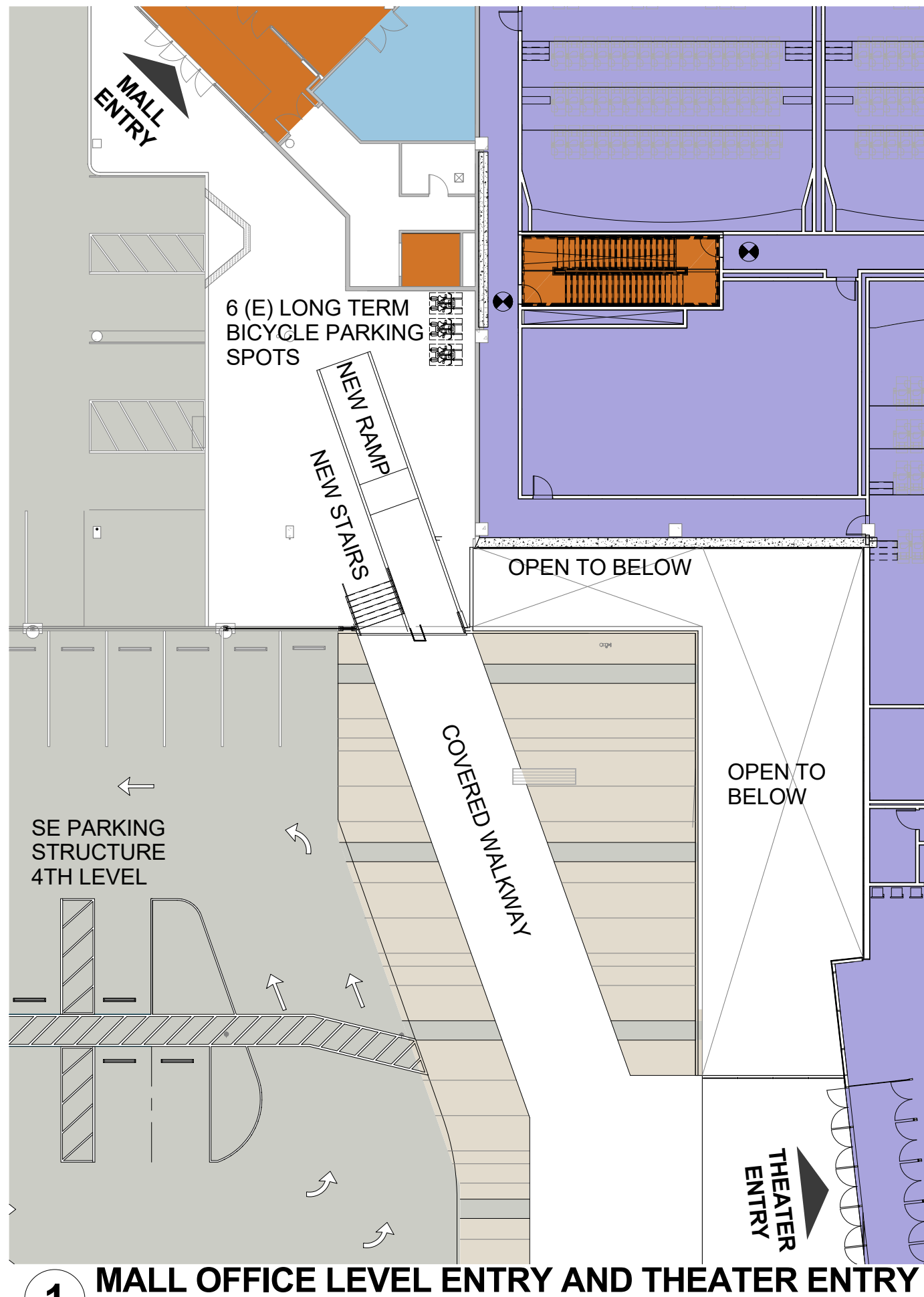
TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

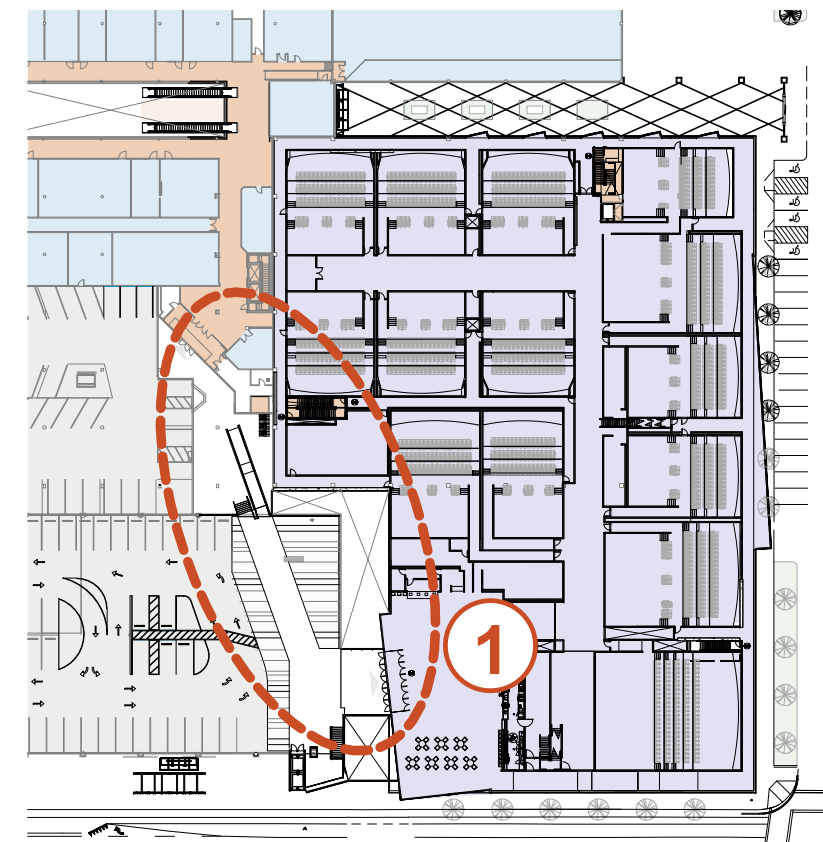
PROJECT NUMBER:
CY1704

Title:
**BICYCLE
PARKING
DIAGRAMS
HALSEY
LEVEL**

Sheet No.
APP.38



1 MALL OFFICE LEVEL ENTRY AND THEATER ENTRY
 SCALE: 1" = 20'-0"



KEYPLAN



LLOYD CENTER
 LLOYD CENTER EAST

TYPE III LAND USE
 APPLICATION

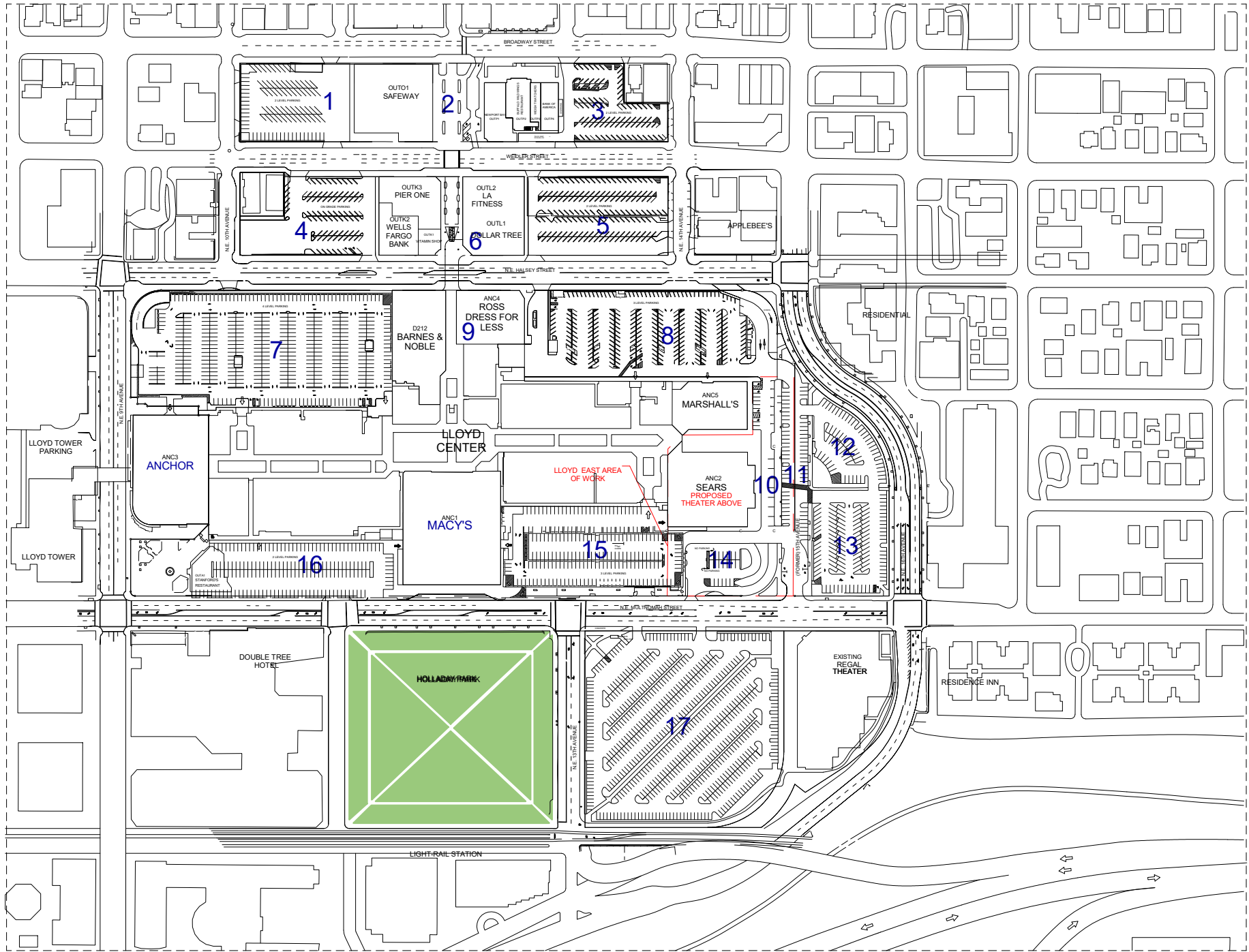
1260 LLOYD CENTER
 PORTLAND, OREGON
 97232

PROJECT NUMBER:
CY1704

Title:
**BICYCLE
 PARKING
 DIAGRAMS
 OFFICE /
 THEATER
 LEVEL**

Sheet No.

APP.39



EXISTING LLOYD CENTER PARKING COUNTS

PARKING AREA	STANDARD	ADA	TOTALS	NOTES
1. SAFEWAY UPPER	89	3		
SAFEWAY LOWER	88	4	184	
2. SURFACE LOT	6	2	8	
3. BANK OF AMERICA STRUCTURE -UPPER	89	3		
BANK OF AMERICA STRUCTURE -LOWER	95	0	187	
4. SURFACE LOT	121	2	123	
5. DOLLAR TREE STRUCTURE -TOP	152	4		
DOLLAR TREE STRUCTURE -MID	165	4		
DOLLAR TREE STRUCTURE -LOW	20	0	345	
6. LA FITNESS LEVEL 1A	60	0		
LA FITNESS - LEVEL 1A	61	0	121	
7. LLOYD CENTER NW STRUCTURE-LEVEL 3	417	8		
LLOYD CENTER NW STRUCTURE-LEVEL 3	348	4		
LLOYD CENTER NW STRUCTURE-LEVEL 3	329	5		
LLOYD CENTER NW STRUCTURE-LEVEL 3	348	3		
LLOYD CENTER NW STRUCTURE-LEVEL 3	420	6	1888	
8. LLOYD CENTER NE STRUCTURE-LEVEL 2	224	6		
LLOYD CENTER NE STRUCTURE-LEVEL 1A	55	0		
LLOYD CENTER NE STRUCTURE-LEVEL 1A	230	2	517	
9. LLOYD CENTER TOP LOT	21	0	21	
10. SEARS - EAST SURFACE LOT	7	0	7	
11. SURFACE LOT	70	10	80	
12. SURFACE LOT	59	0	59	
13. SURFACE LOT	113	1	114	
14. SURFACE LOT	18	2	20	
15. LLOYD CENTER S. STRUCTURE LEVEL 3	175	6		
LLOYD CENTER S. STRUCTURE RAMP	78	0		
LLOYD CENTER S. STRUCTURE LEVEL 2A	82	0		
LLOYD CENTER S. STRUCTURE RAMP	61	0		
LLOYD CENTER S. STRUCTURE LEVEL 2A	129	7		
LLOYD CENTER S. STRUCTURE RAMP	57	0		
LLOYD CENTER S. STRUCTURE LEVEL 1	62	4	661	
16. STANFORD'S -UPPER LEVEL	129	2		
STANFORD'S -LOWER LEVEL	64	4		
RAMP TO LOWER DELIVERY	14	0	213	
17. EXISTING THEATER SURFACE LOT	601	14	-615	TO BE REMOVED PER APPROVED DEVELOPMENT
TOTALS	4456	92	4548	
ADDITIONAL PARKING AREA				
ON STREET PARKING			TOTALS	
NON-METERED STANDARD			38	
5 HOUR METERED			85	
2 HOUR METERED			94	
15 MINUTE METERED			5	
TAXI ONLY			4	
TRUCK LOADING ONLY			5	
BUS DESIGNATED			1	
SUBTOTAL			232	
TOTALS			4780	



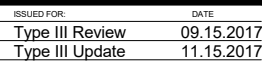
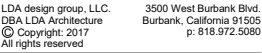
LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
PARKING
PLANS -
EXISTING



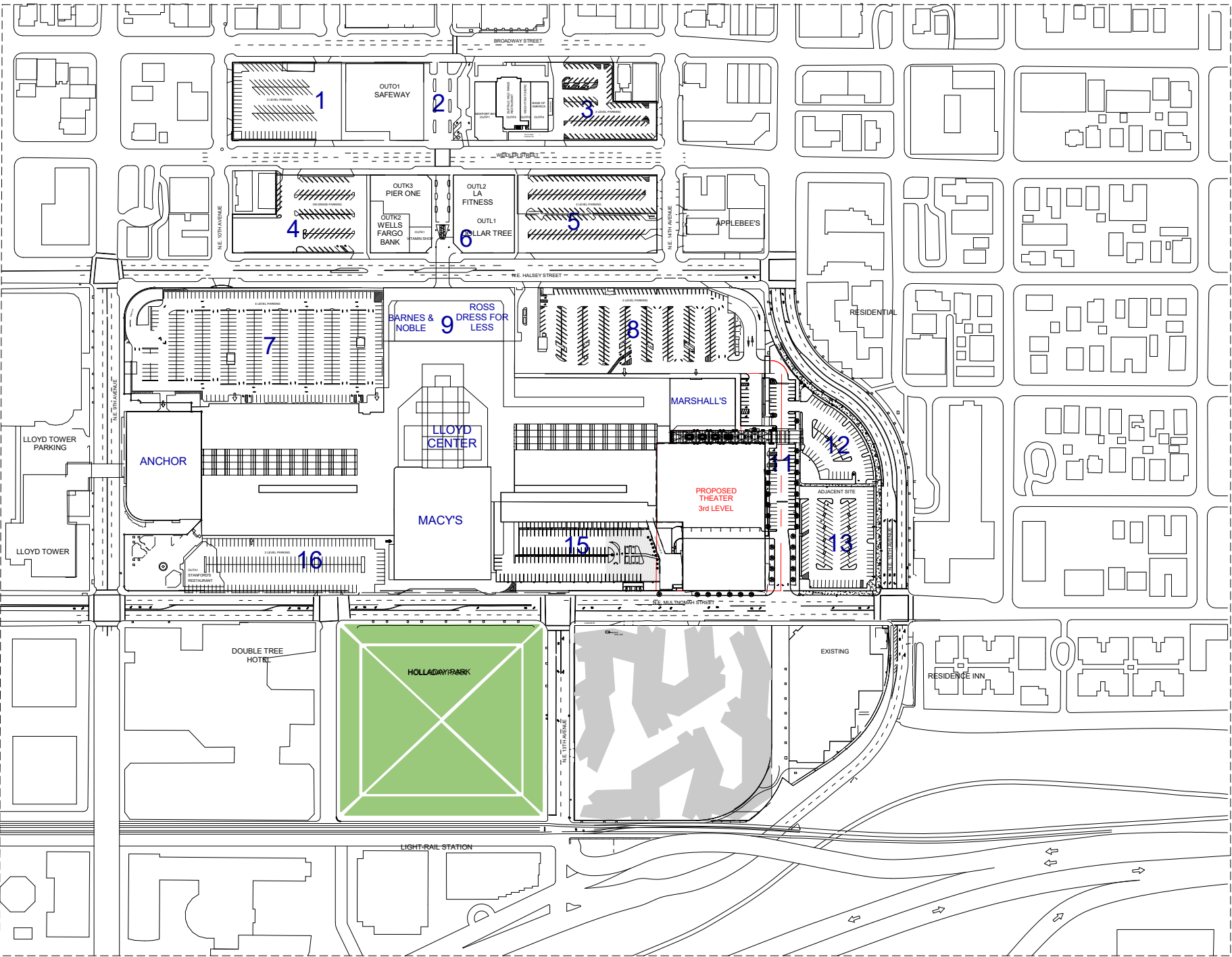
TYPE III LAND USE APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
PARKING
PLANS -
PROPOSED

Sheet No.
APP.41



PROPOSED LLOYD CENTER PARKING COUNTS

PARKING AREA	STANDARD	ADA	TOTALS	NOTES
1. SAFEWAY UPPER SAFEWAY LOWER	89 88	3 4	184	NO CHANGE
2. SURFACE LOT	6	2	8	NO CHANGE
3. BANK OF AMERICA STRUCTURE -UPPER BANK OF AMERICA STRUCTURE -LOWER	89 95	3 0	187	NO CHANGE
4. SURFACE LOT	121	2	123	NO CHANGE
5. DOLLAR TREE STRUCTURE -TOP DOLLAR TREE STRUCTURE -MID DOLLAR TREE STRUCTURE -LOW	152 165 20	4 4 0	345	NO CHANGE
6. LA FITNESS LEVEL 1A LA FITNESS - LEVEL 1A	60 61	0 0	121	NO CHANGE
7. LLOYD CENTER NW STRUCTURE-LEVEL 3 LLOYD CENTER NW STRUCTURE-LEVEL 3 LLOYD CENTER NW STRUCTURE-LEVEL 3 LLOYD CENTER NW STRUCTURE-LEVEL 3 LLOYD CENTER NW STRUCTURE-LEVEL 3	417 348 329 348 420	8 4 5 3 6	1888	NO CHANGE
8. LLOYD CENTER NE STRUCTURE-LEVEL 2 LLOYD CENTER NE STRUCTURE-LEVEL 1A LLOYD CENTER NE STRUCTURE-LEVEL 1A	224 55 230	6 0 2	517	NO CHANGE
9. LLOYD CENTER TOP LOT	21	0	21	NO CHANGE
10. SEARS EAST SURFACE LOT-REMOVED	-	-	-	LOT REMOVED DUE TO ADDITION
11. SURFACE LOT (ADDED NEW SPACES)	76	6	82	REVISED LAYOUT
12. SURFACE LOT	59	0	59	NO CHANGE
13. SURFACE LOT	113	1	114	NO CHANGE
14. SURFACE LOT -REMOVED	-	-	-	LOT REMOVED DUE TO ADDITION
15. LLOYD CENTER S. STRUCTURE LEVEL 3 LLOYD CENTER S. STRUCTURE RAMP LLOYD CENTER S. STRUCTURE LEVEL 2A LLOYD CENTER S. STRUCTURE RAMP LLOYD CENTER S. STRUCTURE LEVEL 2A LLOYD CENTER S. STRUCTURE RAMP LLOYD CENTER S. STRUCTURE LEVEL 1	137 78 82 61 129 57 62	13 0 0 0 7 0 4	630	REVISED PARKING LAYOUT -THEATER DROP OFF AREA
16. STANFORD'S -UPPER LEVEL STANFORD'S -LOWER LEVEL RAMP TO LOWER DELIVERY	129 64 14	2 4 0	213	NO CHANGE
TOTALS	4123	93	4498	
ADDITIONAL PARKING AREA				
ON STREET PARKING			TOTALS	
NON-METERED STANDARD			38	
5 HOUR METERED			85	
2 HOUR METERED			94	
15 MINUTE METERED			5	
TAXI ONLY			4	
TRUCK LOADING ONLY			5	
BUS DESIGNATED			1	
SUBTOTAL			232	
TOTALS			4730	



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**PROPOSED
TRANS-
PORTATION
DIAGRAM AT
MULTNOMAH**

Sheet No.
APP.42

EXISTING MALL ENTRY - MULTNOMAH LEVEL

EXISTING SEARS LOADING SPACES AND DOCKS

EXISTING TUNNEL EXIT

NEW RAMP

REFER TO PROPOSED SE GARAGE
VEHICLE CIRCULATION DIAGRAM

EXISTING
TRAFFIC SIGNAL

NEW STREET TREES

EXISTING BICYCLE LANE

NEW DRIVE APRON AT EXISTING DRIVEWAY

NEW VERTICAL CIRCULATION LOBBY

PROPOSED LONG TERM BICYCLE PARKING AT CENTER

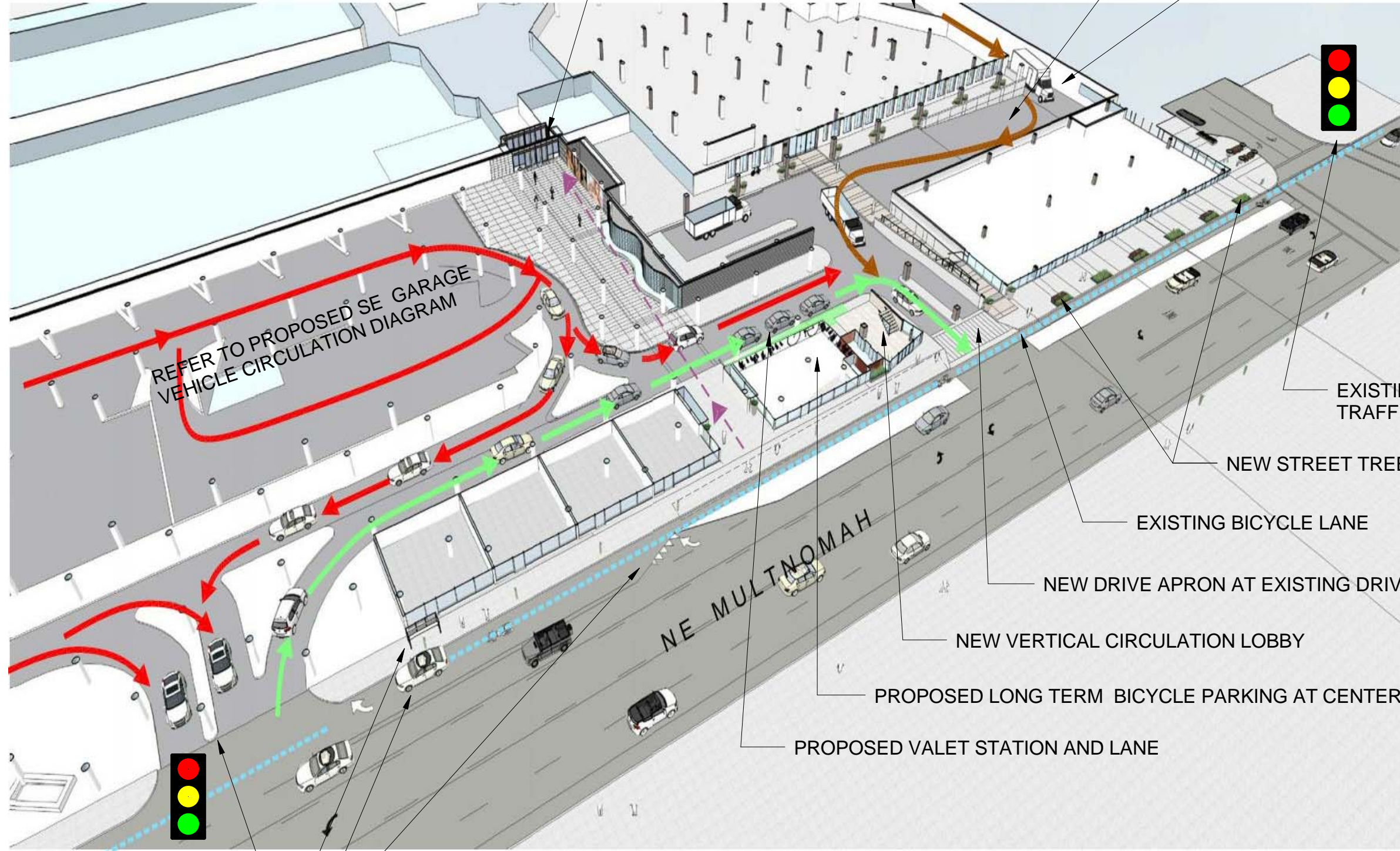
PROPOSED VALET STATION AND LANE

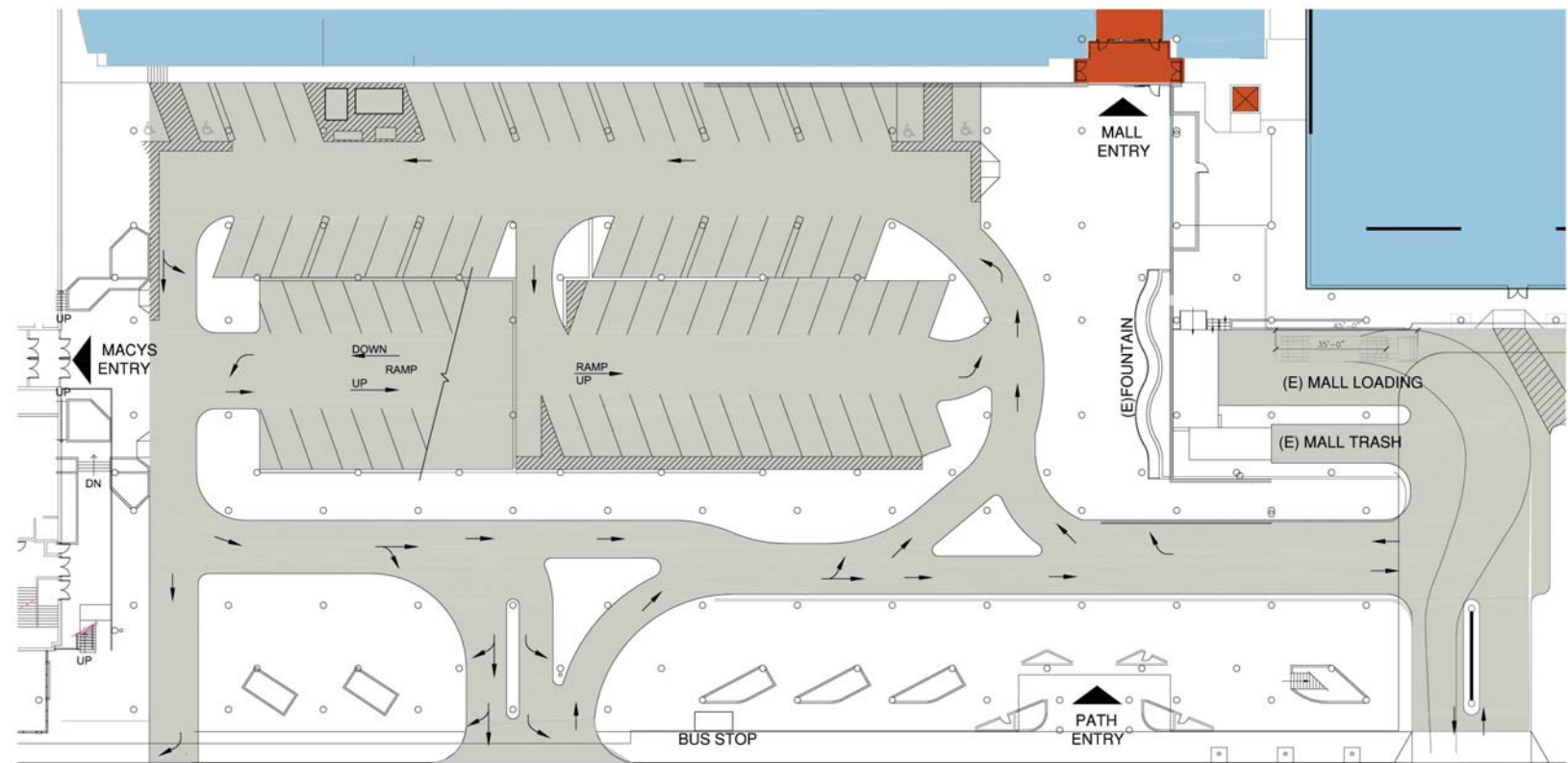
NE MULTNOMAH

EXISTING TRAFFIC SIGNAL

EXISTING BUS STOP / SHELTER

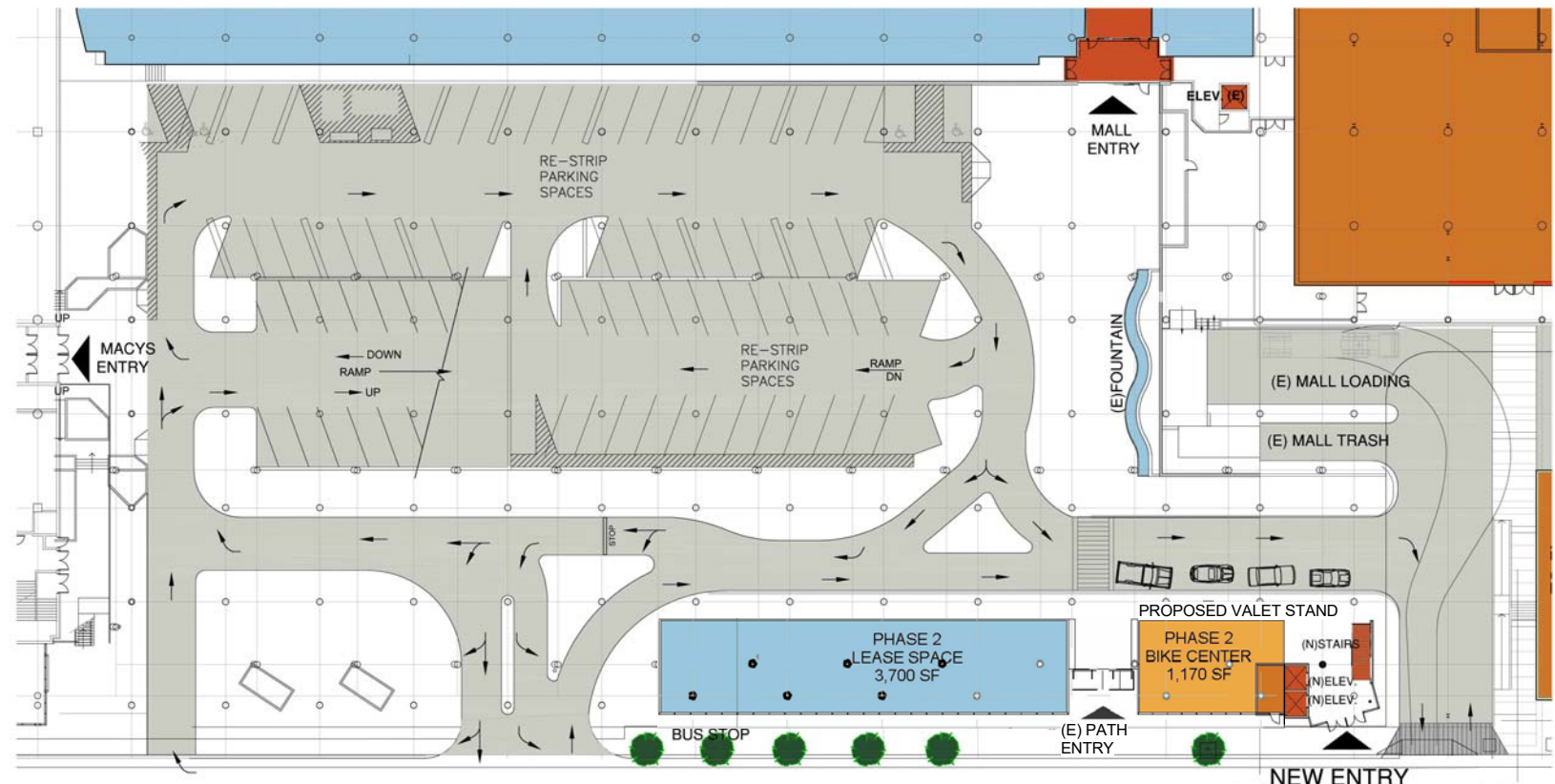
EXISTING TURN ONLY LANE





NE MULTNOMAH STREET

1 EXISTING VEHICULAR CIRCULATION DIAGRAM



NE MULTNOMAH STREET

2 NEW VEHICULAR CIRCULATION DIAGRAM



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
**TRANS-
PORTATION
DIAGRAM AT
MULTNOMAH**

Responses to issued raised at prior Design Advice Review

This memo summarizes Design Commission design direction provided on June 8, 2017.

Commissioners in attendance on June 8, 2017: David Wark, Julie Livingston, Sam Rodriguez, Don Vallaster, Tad Savinar

Note – These summary notes are in addition to those provided at the first DAR which occurred on April 13, 2013 and summarized in a memo dated May 18, 2017.

Comments/Responses

NE Multnomah Street-Level Parking | Access to Below-Grade Loading

- The Commission was supportive of the expansion of the building along Multnomah, however other elements of the frontage are not yet resolved.

Response: The façade of the proposed 10,000 square foot lease space along Multnomah Street is ordered with protective pedestrian canopy, rhythm of glass curtainwall vertical mullions and modular future tenant entry canopy and tenant sign design standard.

- The proposal isn’t meeting urban streetscape guidelines along NE Multnomah.

Response: Building Façade along NE Multnomah meets streetscape guidelines by providing pedestrian rain protection.

- The triple-width drive and walk aisles should be minimized to the greatest extent possible.

Response: The driveway is reduced to two lanes.

- The theater entrance remains remote, separated from the theater lobby by 3 drive aisles, and doesn’t support the street.

Response: Orientation of theater lobby is based on theater operator’s prototypical design, requiring patrons to enter lobby from SE parking structure’s top deck. The patrons are gathered from the street level or SE parking structure’s lower levels and then cross the pedestrian walkway to enter the lobby.

- The entry sequence to the theater from Multnomah is not good as one enters into an unconditioned space and then an exterior path at the garage level before getting to the lobby.

Response: The added theater is a major entertainment venue that will now become a major tenant located on the third level of Lloyd Center Shopping Mall. As condition of the lease between the theater operator and mall owner, the mall owner is required to provide 2 elevators and stairs at the mall’s SE parking structure for the convenience of theater patrons. (The existing parking structure’s vertical circulation is dis-jointed and not direct.) As part of the shopping mall use, the theater patron can utilize the internal mall entry sequence to access the theater via a new covered walkway from the interior of the mall’s third level.

- The theater lobby and upper floors should extend and connect westward to the stair entry as conditioned space.

Response: The mall and theater owner would not like to condition the circulation ”tower” or provide an extended lobby west to the parking deck due to added cost for additional built structure and climate conditioning. Furthermore, the Building Code requires a 20 feet separation between the anchor building and SE parking structure.

- The theater lobby should extend and connect westward to the stair entry.

Response: See response above.

- The perceived height of the garage entry along Multnomah needs to be lowered.

Response: The height of the truck access entry is lowered to 14’-0” to still allow large tractor trailer trucks.

- The walkway to the back office level and the glass wall is a “flimsy response” and creates a false sense of façade.

Response: Entry walkway to back offices has been revised to create a “stronger” horizontal glazed façade band to appear ‘less” flimsy”.

- If the walkway stays it should be narrowed as the extra width intended to provide spill out area would not be desirable given the surrounding vehicle activity within the garage.

Response: The walkway is narrowed.

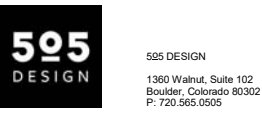
- Be forward thinking toward reduced personal vehicles as the primary mode of accessing the theater.

Response: Existing Metro train station is in close proximity to the Lloyd Center. Bus stops are located adjacent to the mall along Multnomah. The mall currently provides required long and short term bicycle parking. Overall personal vehicle parking spaces will not be added to the Lloyd Center. A passenger drop off area may be created in front of new theater circulation tower, but Multnomah Street along the shopping center between former 15th and Macy’s anchor currently has a dedicated bicycle lane.

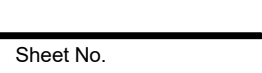
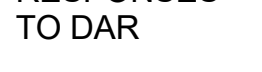
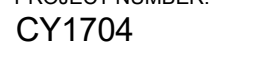
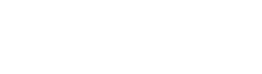
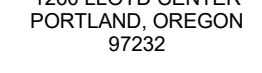
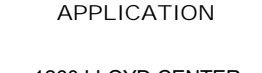
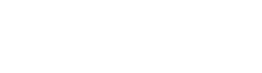
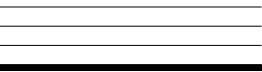



LDA design group, LLC.
DEA LDA Architecture
© Copyright: 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017





LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
RESPONSES
TO DAR

Sheet No.
APP.44

Form

- Three of the four major moves in the building (glass boxes) are form only, and not function (i.e. active space).

Response: The functions of the movie theater’s interior space that can be expressed on the exterior are limited to the lobby function; other theater functions such as the auditoriums and theater access lobby corridors are inward focused.

- Given the high visibility and gateway quality of the southeast corner of the building, the glass box form (sign box) must have occupiable space. Extending the lobby area of the theater toward the east was suggested.

Response: Revising and Extending Lobby area prototype sequence (tickets to admission to concession to theater) towards the East.

- A Commissioner expressed the glass forms seems forced and goes against precedent.

Response: The glass forms create large compositional elements can find precedent at previous Lloyd mall anchors were created from large compositional forms in masonry, concrete or perforated metal panels rather than glass to break down the large scale building massing.

Materials

- The selection of the building’s skin will be critical to the success of the large box.

Response: The revised design of the exterior metal panel skin has a clean, neat appearance with shifting colored panels for a more dynamic skin. Details of the metal panels such as coping, outside corners, reveals, head and jambs will help create a uniform exterior skin concept.

- Creativity is welcome, however, there can be no doubt in success of the skin.
- The success of the material will come down to the color, texture and dimension.

Response: Design proposes 10 custom panel colors, panel profile and a 30”wide by 10’-6” high panel module.

- The façade design needs more “logic” in form, materials and construction details appropriate to the chosen materials.

Response: Façade design now has more development of “logic” in form, material and construction details as metal panel presentation has been developed with local sheet metal vendors. A datum of horizontal reveals now order the vertical divisions of the façade and allow the rotating glass forms to organize in between these reveals.

- Metal cladding was noted as being potentially successful; however, it depends on the detailing.

Response: See comments above.

- The Art House building in NW Portland was noted as an example of how the quality of an affordable material was elevated in its application.

Response: Multi colored panels and strong horizontal banding will help “elevate” the design character of the theater building, similar to the ArtHouse Building (although the ArtHouse building is more “Baroque” in its expression of out of plane metal panels).

- The Commission would not be supportive of EIFS.

Response: EIFS will not be used on this project.

- Concern with the number of joints associated with stucco finish was expressed.

Response: Stucco finishes are reduced to the existing former Sears façade on Halsey Level along proposed new East mall entry.

- Material samples will need to be provided at future hearings.

Response: Material samples and panel mock-up will be provided at scheduled Type III Land Use hearing.

Driveway / 15th Avenue Frontage

- The Commission was supportive of the changes along the eastern driveway, particularly the wide sidewalk, benches and landscaping (included street trees).

Response: The East facing façade contains a 12’ wide sidewalk, pedestrian rain protection and street trees and benches. Planters and some Storm Water Planters will also be incorporated.

- The parking to remain angled, rather than parallel, is acceptable, especially given the recent addition of pedestrian amenities along the driveway.

Response: Angled parking remains in the proposed design of this surface interior parking lot (former 15th Avenue).

- The extension of the glazed wall along the driveway to enclose the vehicular movement behind could include be fritted glass that is denser at the pedestrian level to limit views into the garage while allowing light to the lower office level.

Response: Glazed wall above vehicular movement will be ‘denser’ at pedestrian level to limit views.

- It was suggested to reach out to PBOT to discuss any potential to allow drop off area or short term parking along the Multnomah frontage of the theater.

Response: Proposed Drop off area to be review in LU application for comment.



LDA design group

LDA design group, LLC.
DBA LDA Architecture
© Copyright: 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



595 DESIGN

595 DESIGN
1360 Walnut, Suite 102
Boulder, Colorado 80302
P: 720.565.0505



CYPRESS

8343 Douglas Ave., Suite 200
Dallas, Texas 75225

ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
RESPONSES
TO DAR
(CONTINUED)

Sheet No.
APP.45

East Mall Entry

- The Commission was supportive of the changes to the east mall entry plaza that added bike parking, more glazing, landscaping and benches.

Response: Proposed new East Mall entry plaza will have long term bicycle parking spaces, landscaping, seating benches and glazed mall logo entry fascia sign.

- The entry /sign arch needs further study and design. It should be as elegant and sophisticated as the theater “box” that it is attached to.

Response: Free standing entry “arch” sign is updated a detached from building.

- New landscaping should draw from the history of landscaping at the mall when it was open-air, in terms of amount and species.

Response: Some of the original Lloyd Center landscaping had a ‘tropical show’ theme, which is not native to the Portland area.

Other Comments

- The project needs to focus and respond on the following design guidelines:

Response: See LU Narrative for design guidelines compliance.

- Integrate the Lloyd Center Shopping Center into the Lloyd District (A5.8)

Response: The Lloyd Center will evolve to its upcoming urban context by extending over the former parking areas that once surrounded the center. At the corner of Multnomah and 15th, a new urban gateway building mass will create the new neighborhood defining presence of the Lloyd Center at the Lloyd District boundary.

- Provide Weather Protection (B6 and B6-1)

Response: The building provides pedestrian weather protection all along the street level.

- Complement the Context of Existing Buildings (C4)

Response: The revised anchor building with theater will have a large mass, similar to the context of other existing large box anchor buildings such as Macy’s and former Nordstrom on site. The adjacent large scale 4 level SE parking garage will complement the expanded anchor’s large mass.

- Orient Development along the Lloyd District’s Eastern Edge toward Adjacent Neighborhoods (C3-2)

Response: The proposed new East Mall entry will provide convenient access directly into the shopping mall from the neighborhood directly to the East. The orientation of the processional entry walkway creates a unique spacial experience.

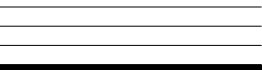


LDA design group, LLC.
DEA LDA Architecture
© Copyright: 2017
All rights reserved

3500 West Burbank Blvd.
Burbank, California 91505
p: 818.972.5080



ISSUED FOR:	DATE
Type III Review	09.15.2017
Type III Update	11.15.2017



LLOYD CENTER
LLOYD CENTER EAST

TYPE III LAND USE
APPLICATION

1260 LLOYD CENTER
PORTLAND, OREGON
97232

PROJECT NUMBER:
CY1704

Title:
RESPONSES
TO DAR
(CONTINUED)