

# 3RD & SALMON

HOTEL

APRIL 22, 2016



Ankrom Moisan

THIRD & TAYLOR  
DEVELOPMENT LLC

DESIGN REVIEW #1  
LU-16-111127 DZM AD





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#### **GLUMAC**

#### ELECTRICAL

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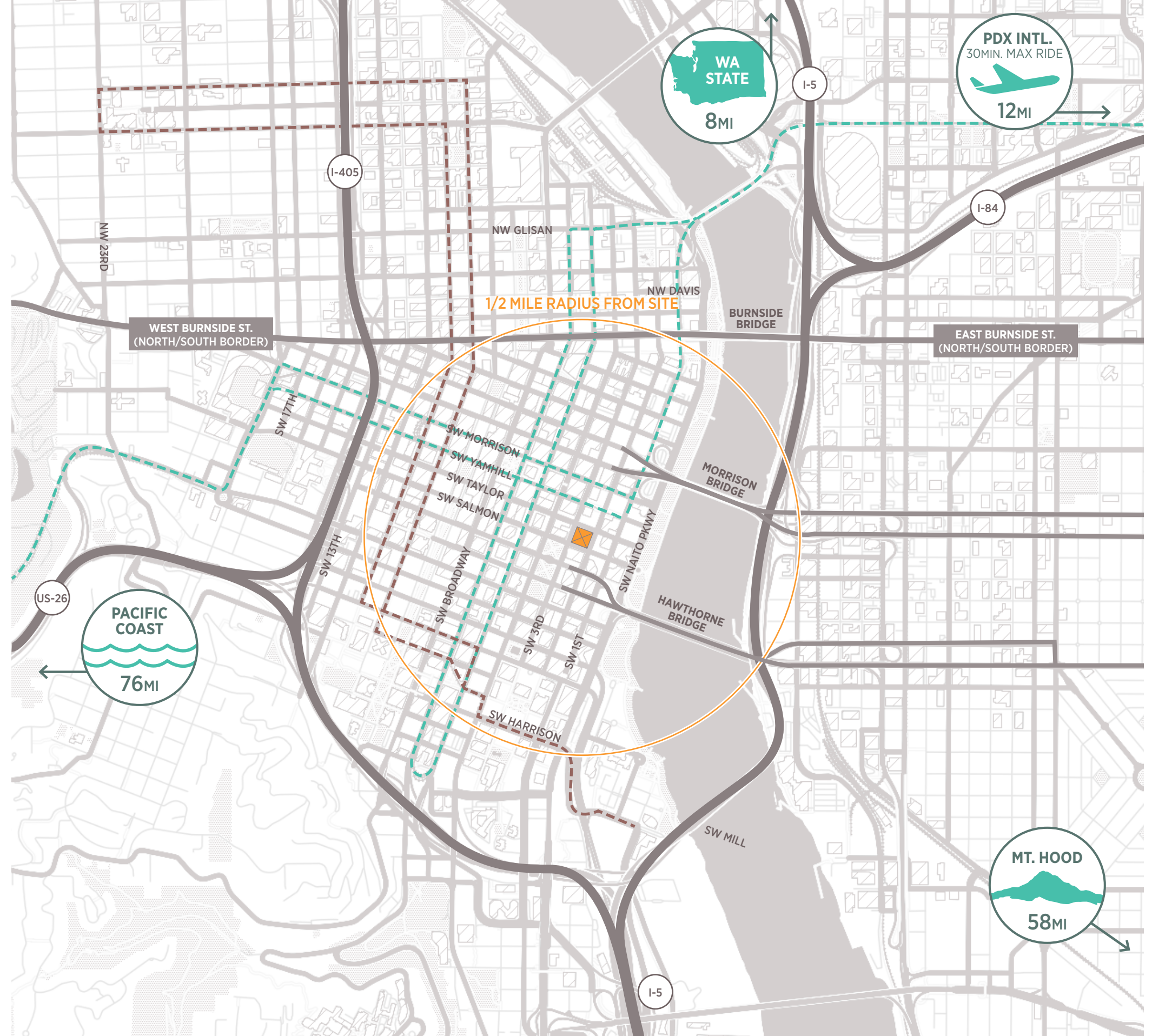
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# 3RD & SALMON / PORTLAND, OR

## C.4 VICINITY MAP

The site is nestled between two of the city's most important districts—Portland's Yamhill Historic District and the Municipal Governance District. We see a great opportunity for this block to blur the hard line between these divided neighborhoods, and inject more life into the streets. 3rd and Taylor has the potential to again play a central role in the city as we continue to activate and reconnect the site to city parks, waterfront, transportation and critical elements of the central city.



-  SITE BLOCK
-  MAX ROUTES
-  STREETCAR ROUTES
-  MAJOR FLOW OF TRAFFIC APPLICABLE TO SITE LOCATION





## ZONING & HISTORIC DISTRICT



## DENSITY



## 3RD & SALMON / PORTLAND, OR OVERALL AREA DIAGRAMS C.5

**DIRECT SURROUNDINGS** Further analysis illustrates a clear change in the character of these two distinct neighborhoods. Our site is near the edge of the Yamhill Historic District and amongst the giants of the U.S. Courthouse, World Trade Center, One Main Place, and the Portland Police Bureau.

## GROUND FLOOR USES





3RD & SALMON / PORTLAND, OR  
C.6 SITE PHOTOGRAPHY



THOMPSON ELK (1900), SW MAIN ST.  
NATIONAL REGISTER OF HISTORIC PLACES

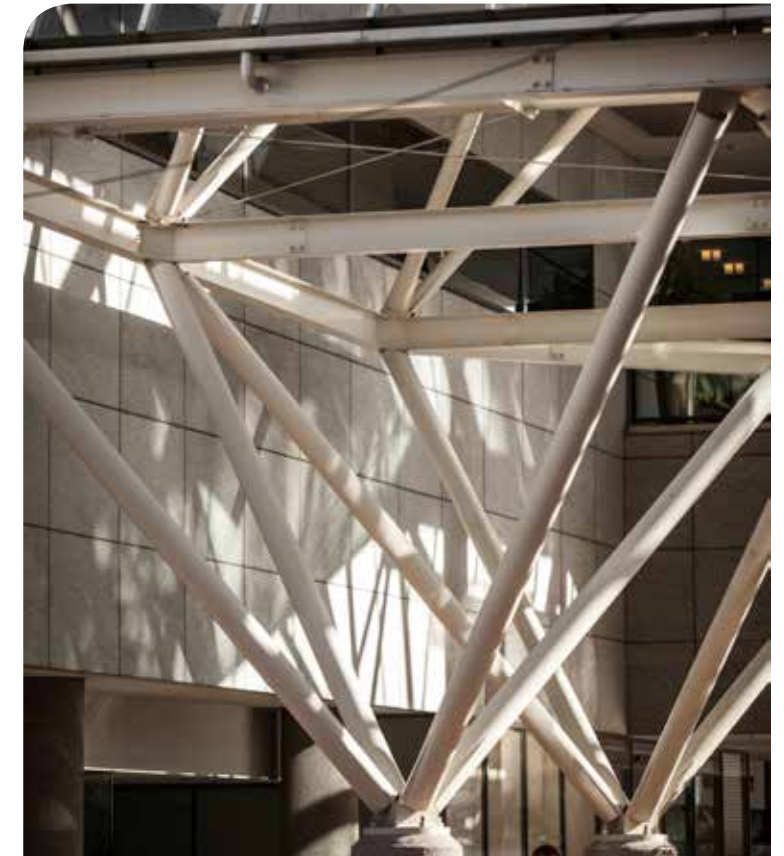


SALMON STREET SPRINGS FOUNTAIN (1988),  
SW SALMON ST AND SW NAITO PARKWAY



LEFT: AUDITORIUM BUILDING (1890)  
NATIONAL REGISTER OF HISTORIC  
PLACES, RIGHT: MARK O. HATFIELD  
U.S. COURTHOUSE (1997)







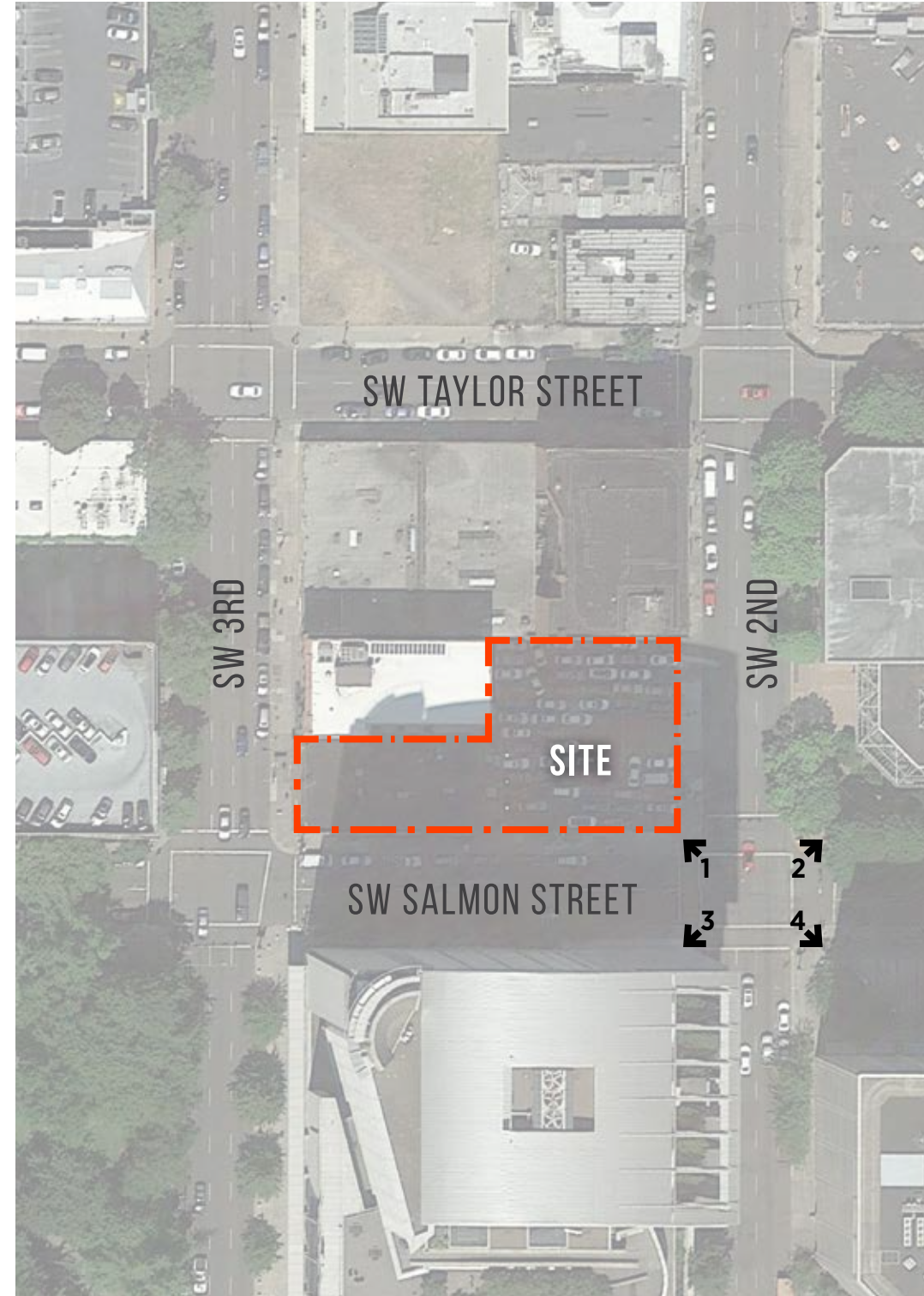
3RD & SALMON / PORTLAND, OR  
C.8 EXISTING SITE CONDITIONS

SITE CORNERS





SITE CORNERS





# 3RD & SALMON / PORTLAND, OR

## C.10 BLOCK INTRODUCTION

### PROGRAM

- 245 Guestroom Boutique Hotel
- Restaurant / Market / Bar
- Rooftop Amenity
- Fitness Center
- Conference Center

<b>BASE ZONE:</b>	CX
<b>OVERLAY ZONES:</b>	(d) Design Overlay (Chapter 33.420)
<b>PLAN DISTRICT:</b>	Central City Plan District, Downtown subdistrict
<b>SITE AREA:</b>	14,500 sq. ft.
<b>FAR:</b>	9:1 (12:1 max with bonuses and purchases)
<b>ALLOWED FLOOR AREA:</b>	130,500 sq. ft. @ 9:1 (174,000 sq. ft. @ 12:1)
<b>HEIGHT LIMIT:</b>	350' for the south block, eligible for general and housing height bonuses.

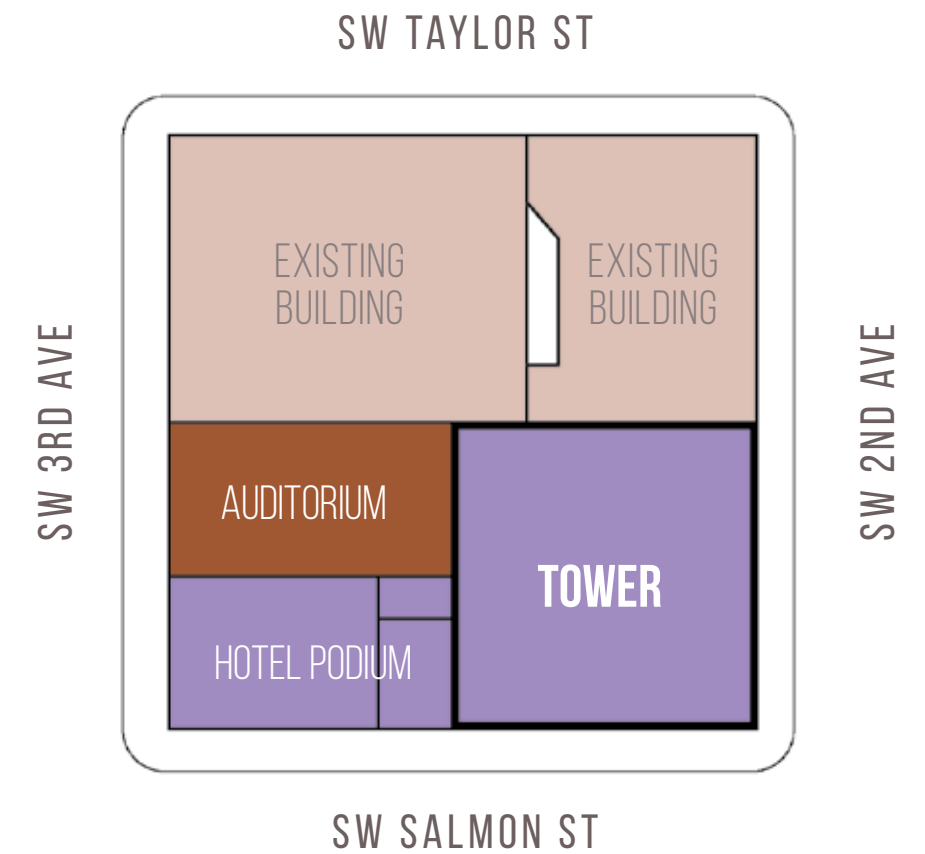
Required building lines on all block faces (Map 510-6).  
 Ground floor active use required on northern half of block (Map 510-7).  
 No parking access restrictions (Map 510-9).







3RD & SALMON / PORTLAND, OR  
PROGRAM SCENARIO C.11



<b>TOTAL BUILDING AREA:</b>	169,787 SQ. FT.
<b>TOTAL SITE AREA:</b>	14,500 SQ. FT.

POTENTIAL BONUS FAR

<b>ROOFTOP GARDENS:</b>	1,758 SQ. FT.
<b>LOCKER ROOMS:</b>	42,960 SQ. FT.
<b>ECOROOF BONUS:</b>	12,000 SQ. FT.

**FAR 11.7 :1**



## 3RD & SALMON / PORTLAND, OR

### C.12 SITE ANALYSIS

**EXISTING URBAN EDGES** The diagram illustrates the existing activity of the surrounding urban edges. These uses contribute to the activity and character of the current street and reveal the missing pieces needed to create a vibrant place. Our aim is to understand the successes and shortfalls of the existing neighboring uses in order to fill the void and strengthen the life on the street. We see great potential in the adjacent spaces of the World Trade Center Plazas, Lowndale Square connections and the 'secure' walls of the U.S. Courthouse.





3RD & SALMON / PORTLAND, OR  
SITE ANALYSIS C.13

**EXISTING SITE CIRCULATION** 3rd and Taylor has all the beauty and character of a typical Portland block; however, its location and adjacent circulation and movements in the city set it apart, offering the opportunity to cultivate interest and identity to the neighborhood. SW 3rd and SW 2nd are important because they connect the site to the Yamhill Historic District and major retail centers to the north. SW Salmon is a major collector route out of the Central City and contributes to the divide of our two neighborhoods. The nature of the circulation and the character of the street will inform design of ground floor activity, access, loading and walk-ability.





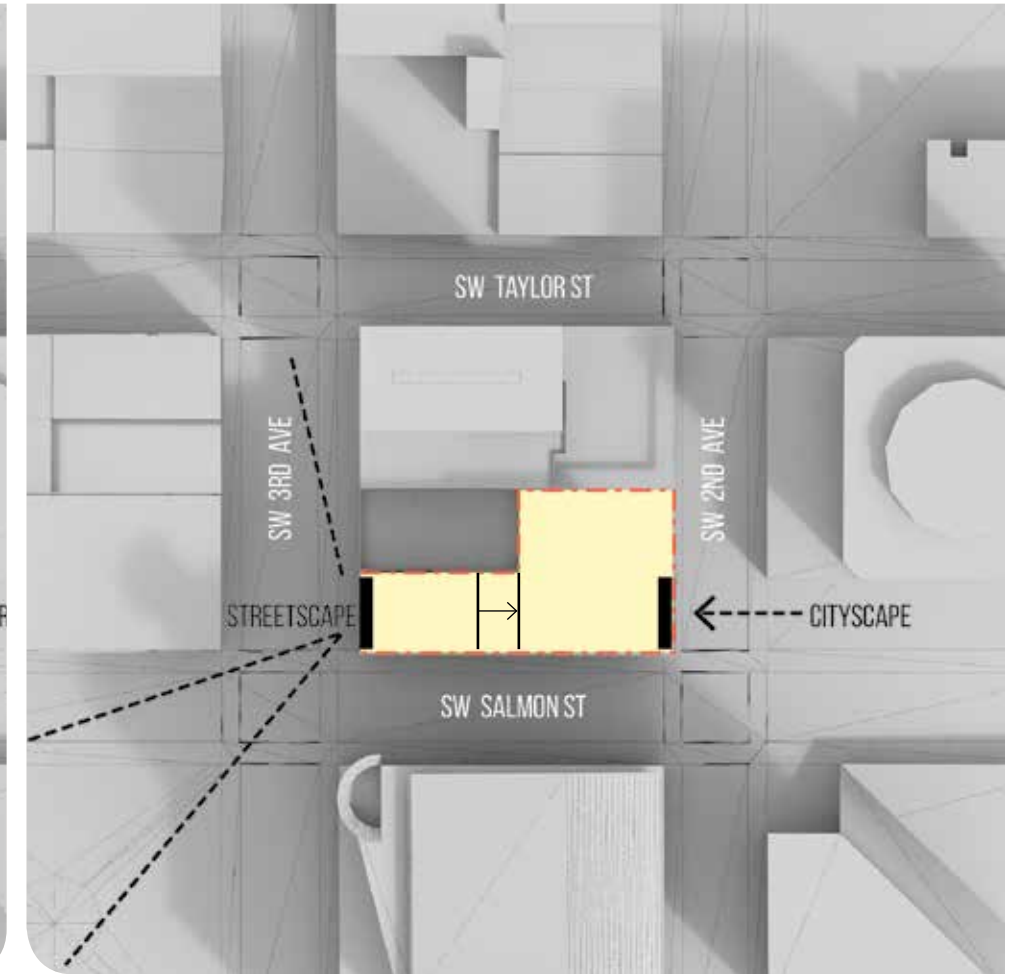
3RD & SALMON / PORTLAND, OR  
C.14 SITE ORGANIZATION



**SITING** The Hotel is perched on the southeast corner of the site, allowing the building to leverage its exposure above context to the North and East and establish a presence in Portland's skyline. Diverse outdoor experiences are arranged at various levels and designed to focus on existing city amenities. The Hotel provides opportunities for view to the Willamette River, Cityscapes to the North/Northwest, and connections to Lowndale Square at the Southwest.



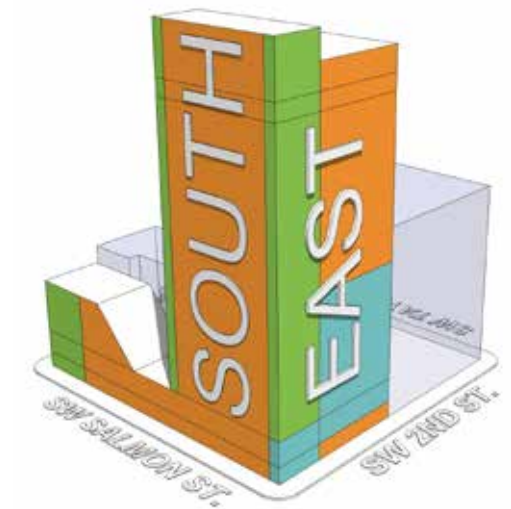
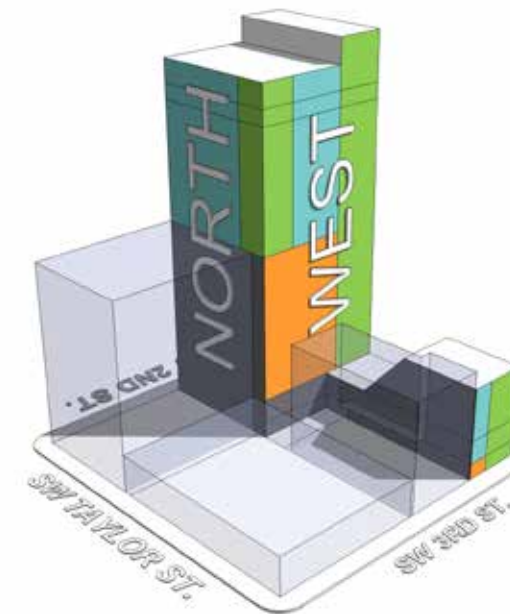
**APPROACH** The Guest experience is a major design informant and begins from a distance with views of the Tower crown; a feature that changes at night with illumination. Upon arrival at the site, familiar design language greets visitors at an appropriate streetscape scale which guides them to the Hotel entry.



**CITYSCAPE / STREETSCAPE** The Building responds directly to its context in a number of ways. The West face of the tower and podium both open up to views of the park with curtain wall. At the ground floor on Third Street, a recessed operable wall opens up the corner restaurant venue with outdoor seating adjacent to the park. The Southern exposure revitalizes Salmon Street at the ground floor with large expanses of glazing and the entries to both the restaurant and Hotel.



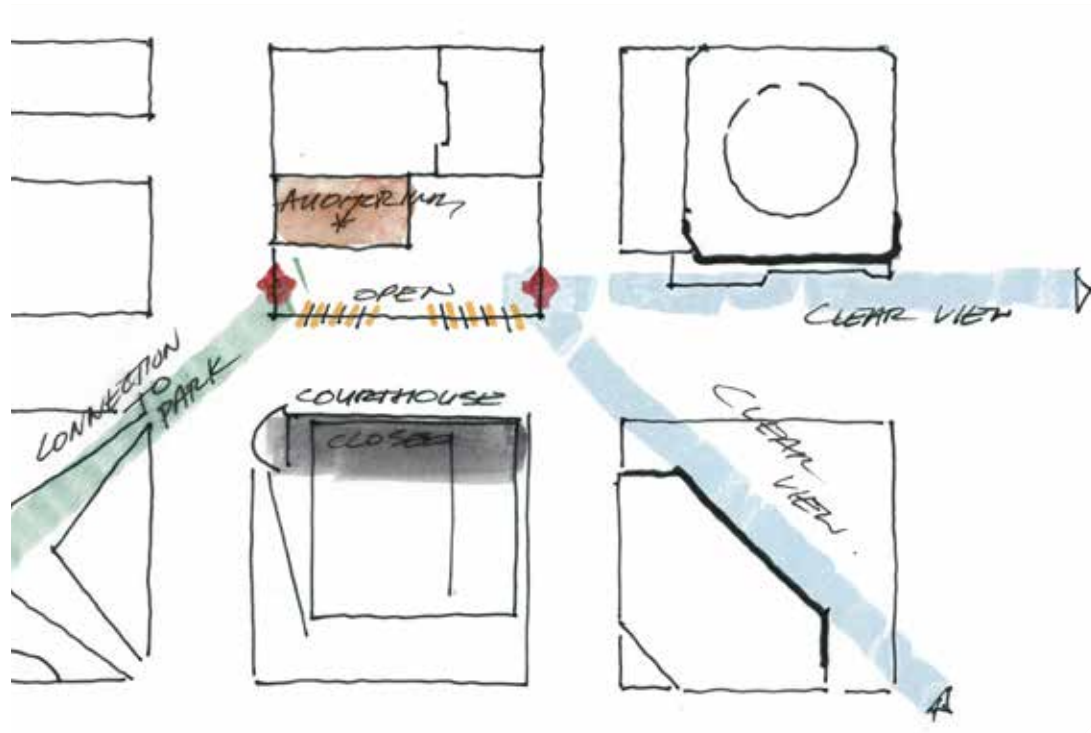
3RD & SALMON / PORTLAND, OR  
VIEW SHED STUDY C.15



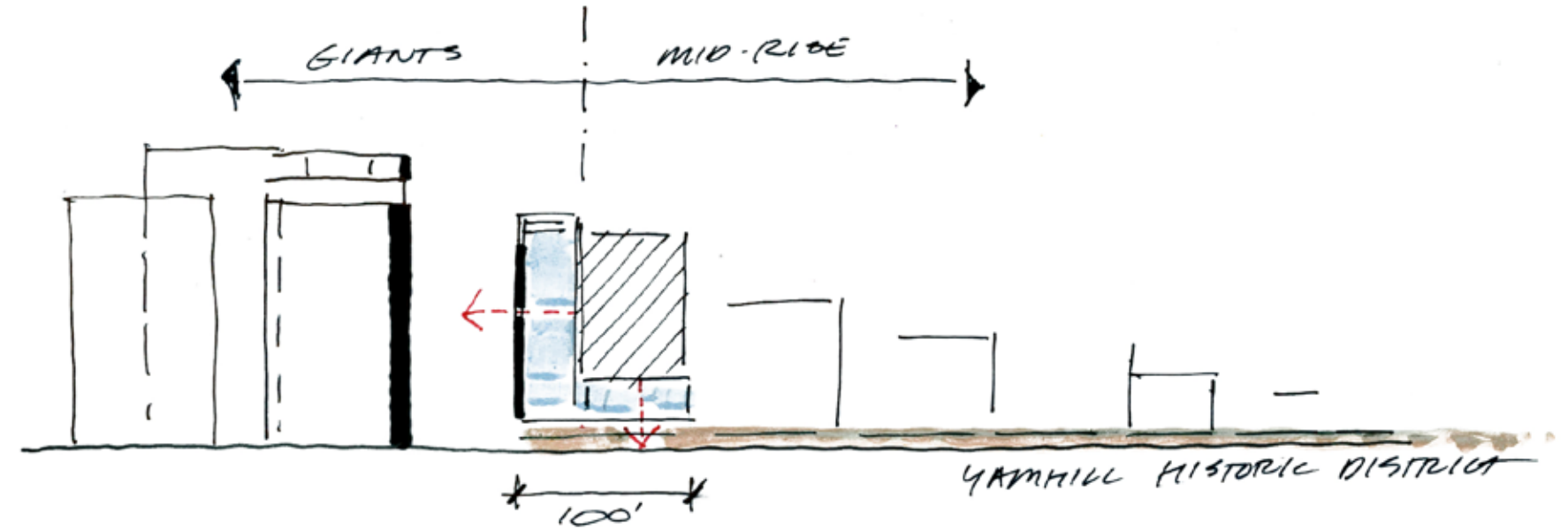
- HIGH QUALITY VIEWS
- MEDIUM QUALITY VIEWS
- LOWER QUALITY VIEWS



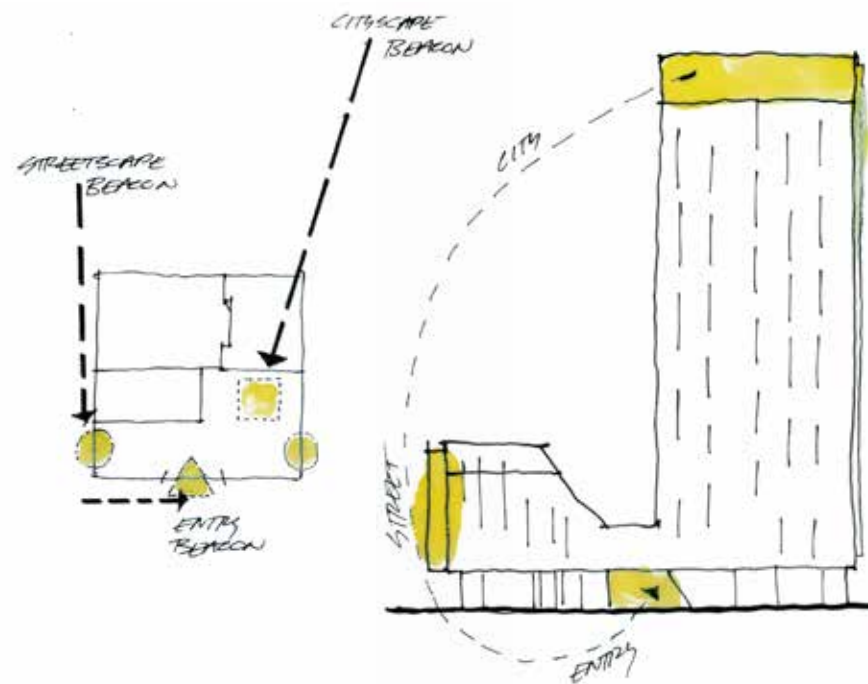
3RD & SALMON / PORTLAND, OR  
C.16 CONCEPT



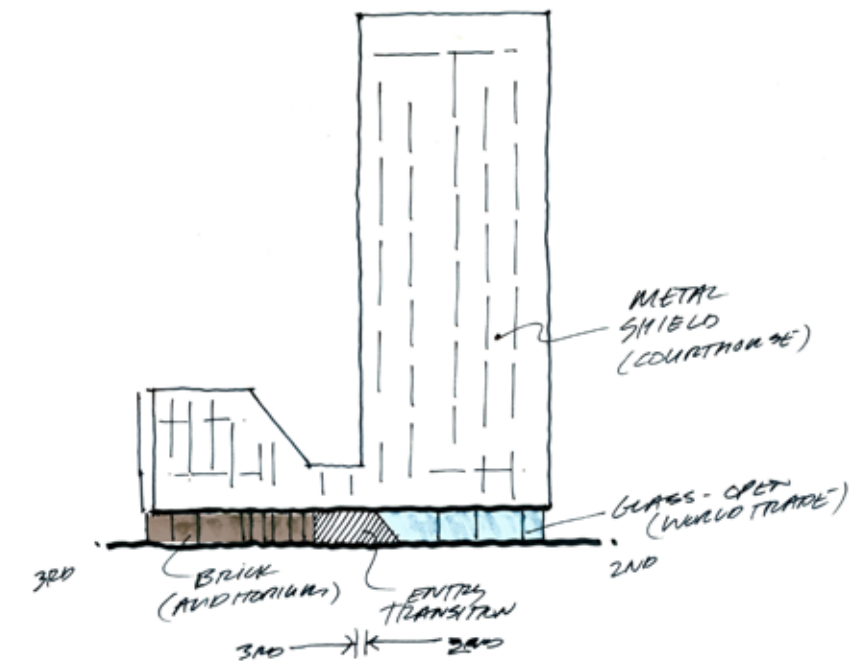
**SITE RESPONSE** The hotel recognizes the value of developing a relationship with Lownsdale Square simultaneously taking advantage of clear views to the river. Siting the hotel adjacent to the blank walls of the Courthouse also provide opportunity to open up SW Salmon.



**SCALE** The hotel massing responds to the scale jump within the district, transitioning from the giants of the governance district to the reduced scale of Yamhill historic district. The boutique hotel looks to be delicate and slim, breaking down the scale of the block and pushing back on the courthouse while creating a renewed spirit at the ground floor.

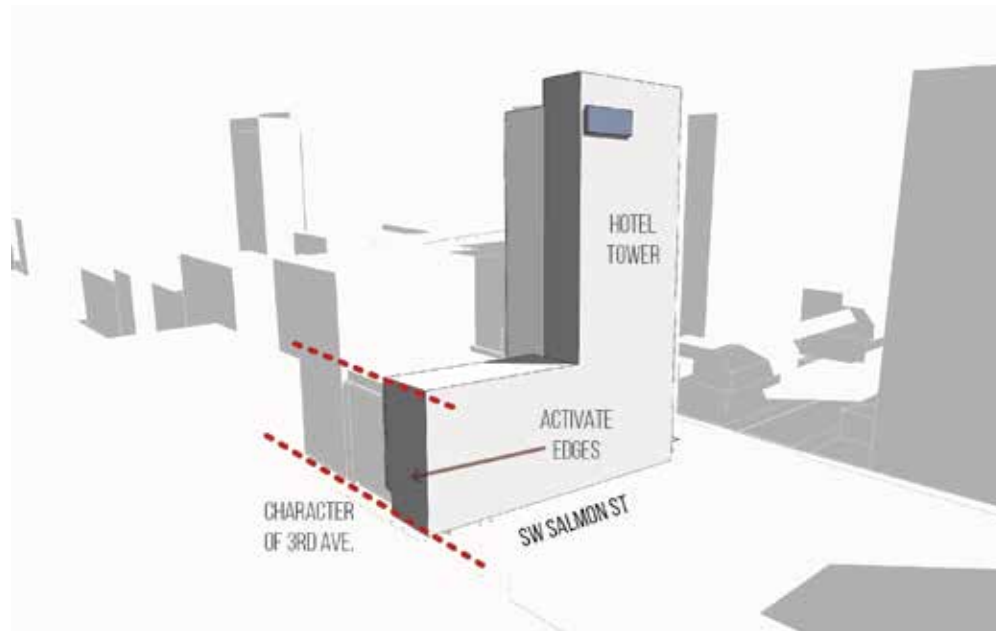


**ESTABLISHING A PRESENCE** The hotel looks to 'signal' its presence in the city, providing a beacon within the cityscape. Lighting will play a major role in the hotel design, illuminating the pathway and approach from cityscape to streetscape.

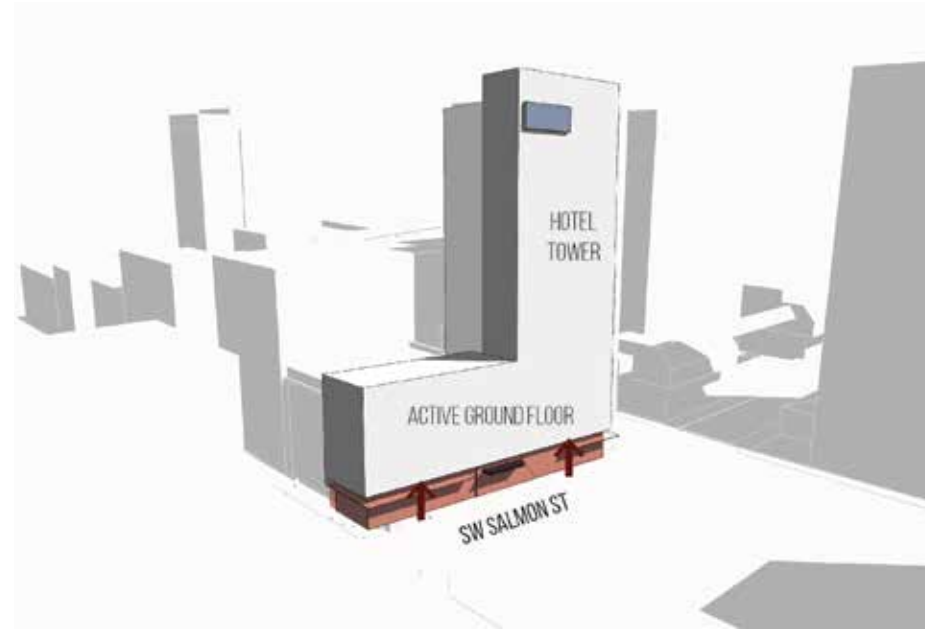


**MATERIAL CONCEPT** Brick is used as a response to the human scale, comfort and the reflection of the neighboring Auditorium Building. The ground floor is active and transparent, opposing the closed nature of the courthouse and the metal is used to reflect the simplicity of the hotel design -- sharp, shimmering boutique.

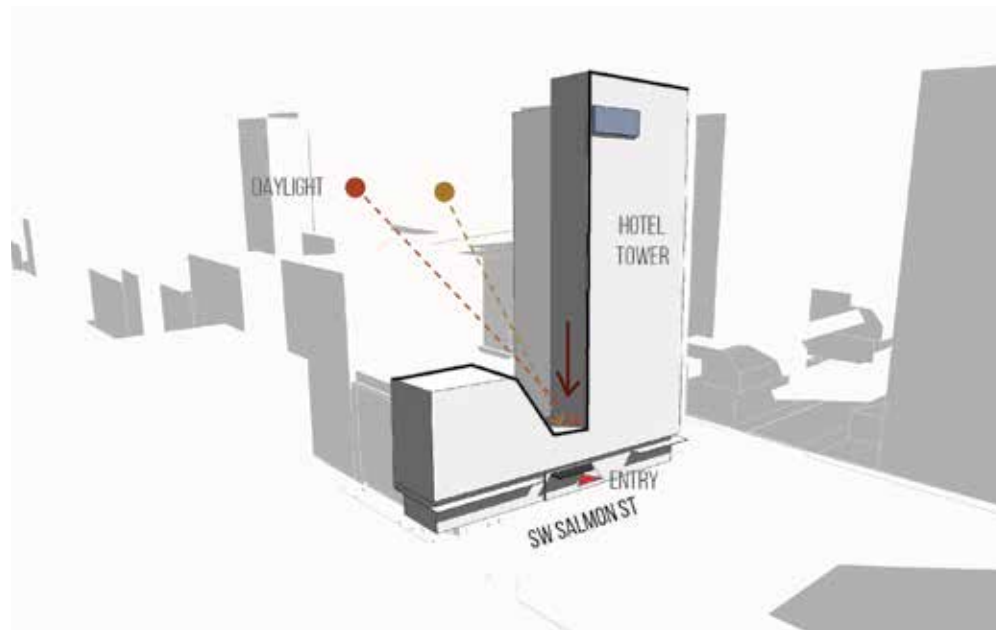




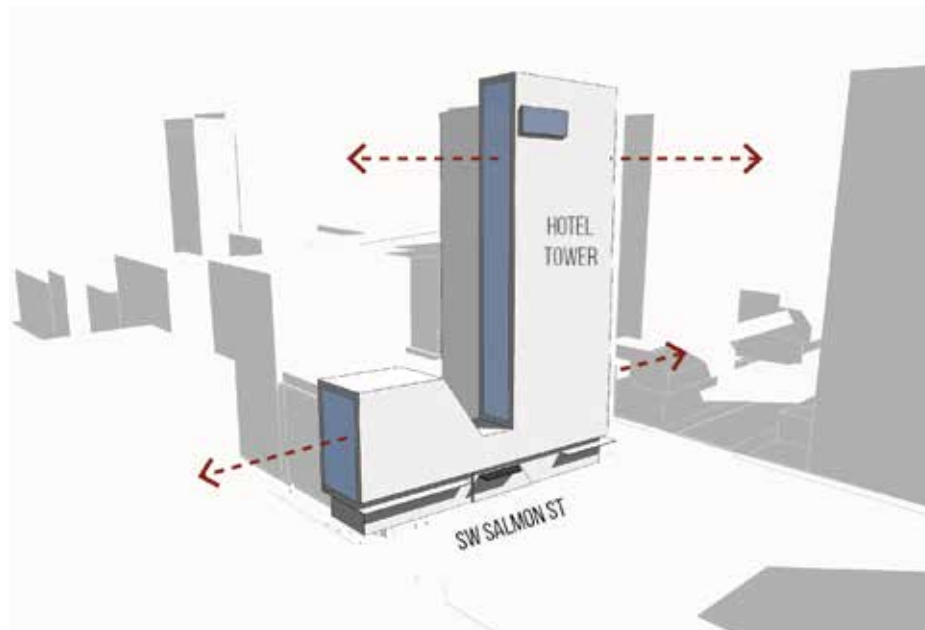
CONTEXT/SCALE



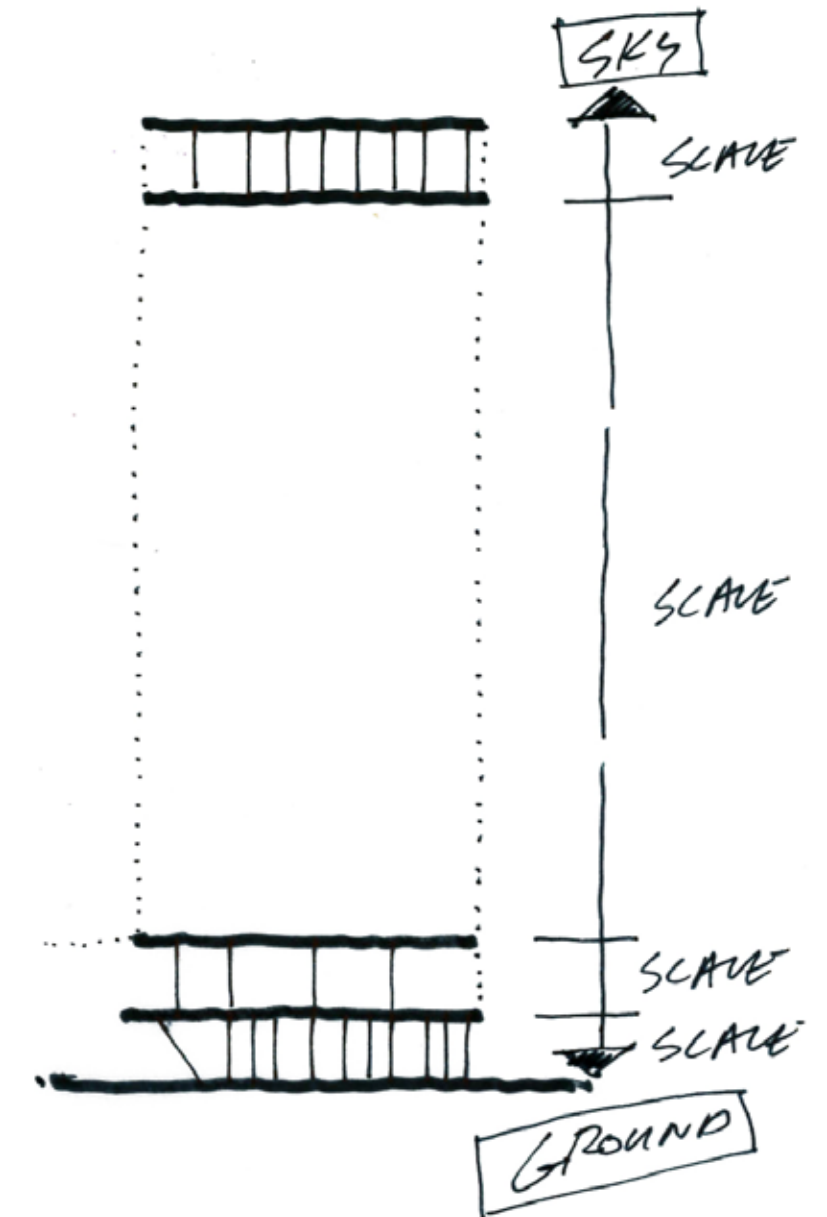
GROUND FLOOR



DAYLIGHT



VIEWS



VARIED SCALE FROM GROUND TO SKY



3RD & SALMON / PORTLAND, OR  
C.18 OVERALL BUILDING PERSPECTIVES







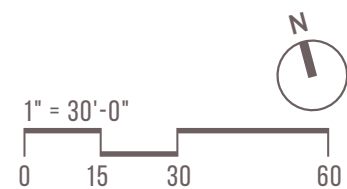
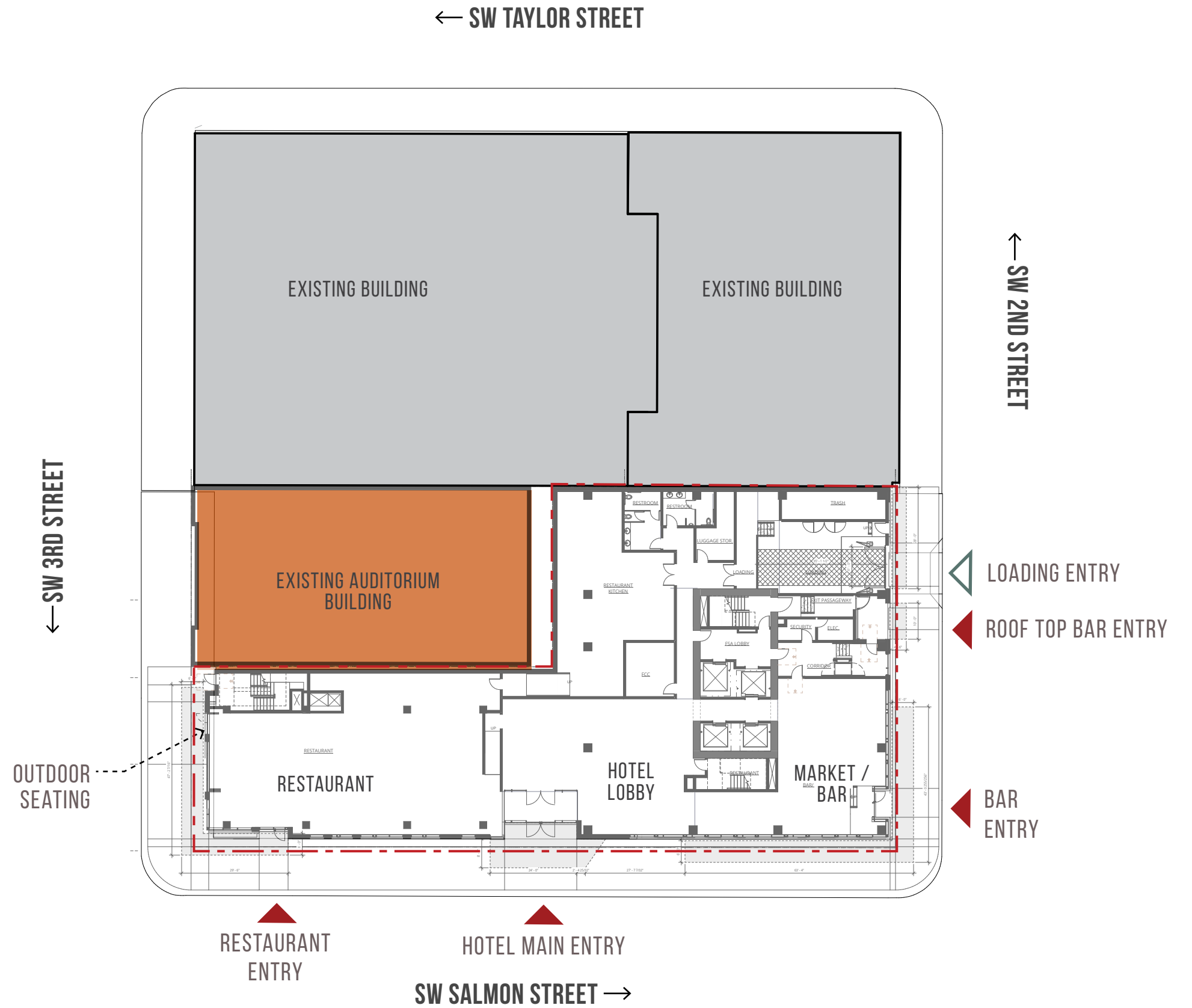
3RD & SALMON / PORTLAND, OR  
OVERALL BUILDING PERSPECTIVES C.19



**3RD & SALMON / PORTLAND, OR**  
**C.20 SITE PLAN**

**PUBLIC REALM** Our primary design goal for the hotel is to focus on contributing to the public realm. The proposed development provides several opportunities to enhance the pedestrian and guest experience and increase life on the street.

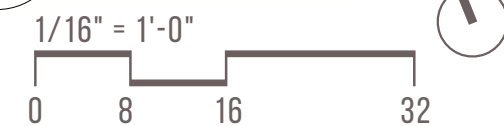
The hotel locates a restaurant with outdoor seating on SW 3rd and Salmon to take advantage of connections to Lowndale Square. The hotel market and bar on SW 2nd and Salmon will provide opportunities to extend street activity beyond the 9-5 working hours.





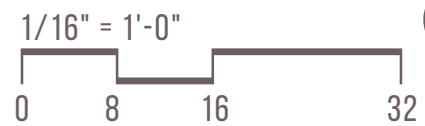
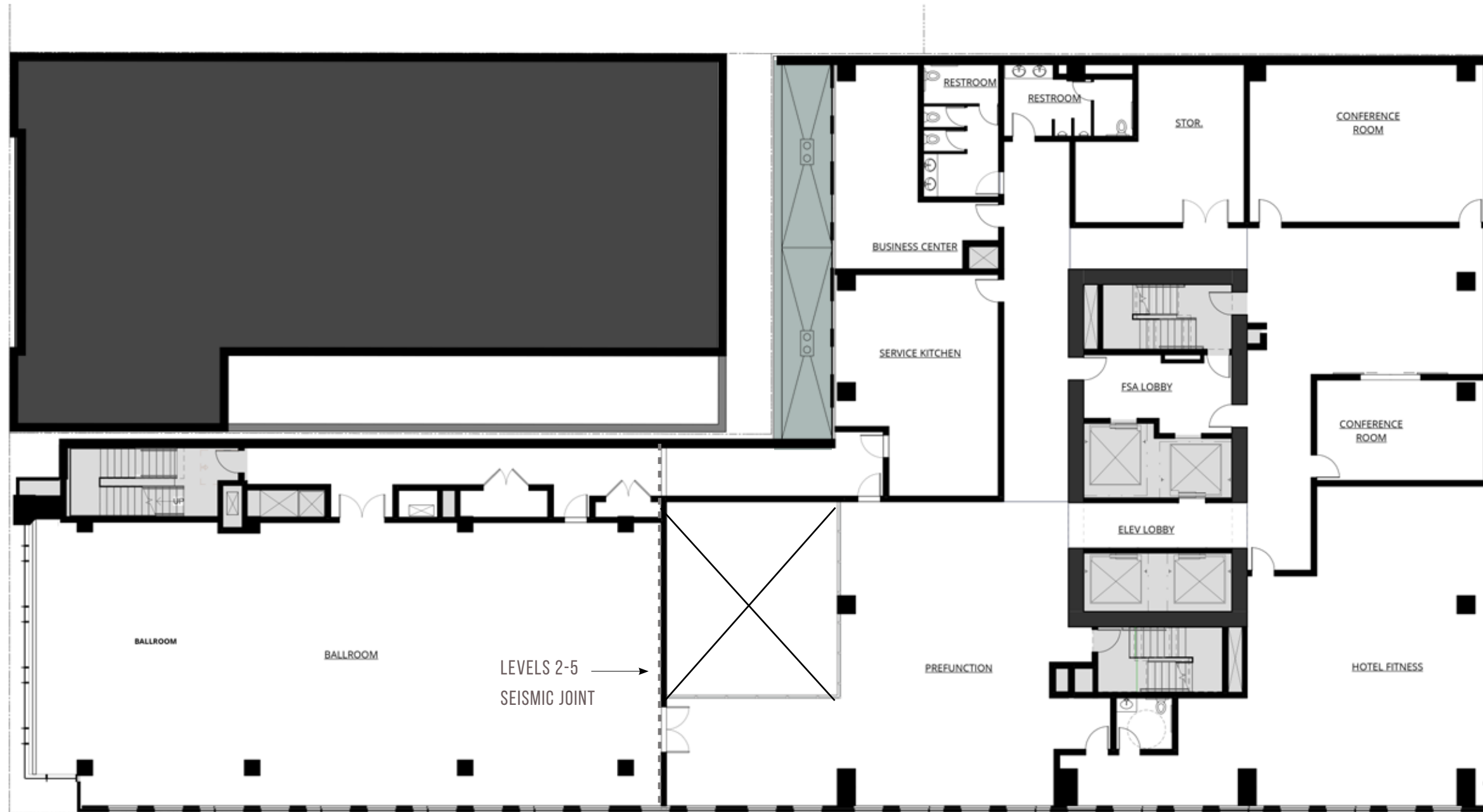
- LOBBY
- OUTDOOR AMENITY
- RETAIL
- GUEST ROOMS
- SUPPORT
- VERTICAL CIRCULATION
- AMENITY
- CORRIDOR
- MEP

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FLOOR PLANS - LEVEL 1 C.21



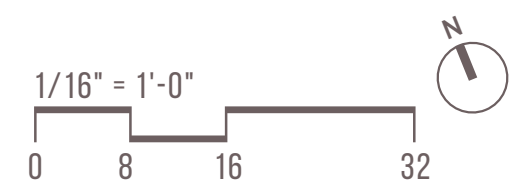


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C.22 FLOOR PLANS - LEVEL 2





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FLOOR PLANS - LEVEL 3 C.23





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C.24 GROUND FLOOR PERSPECTIVES

SW 2ND AND SALMON STREET





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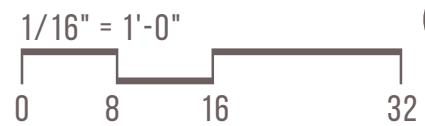
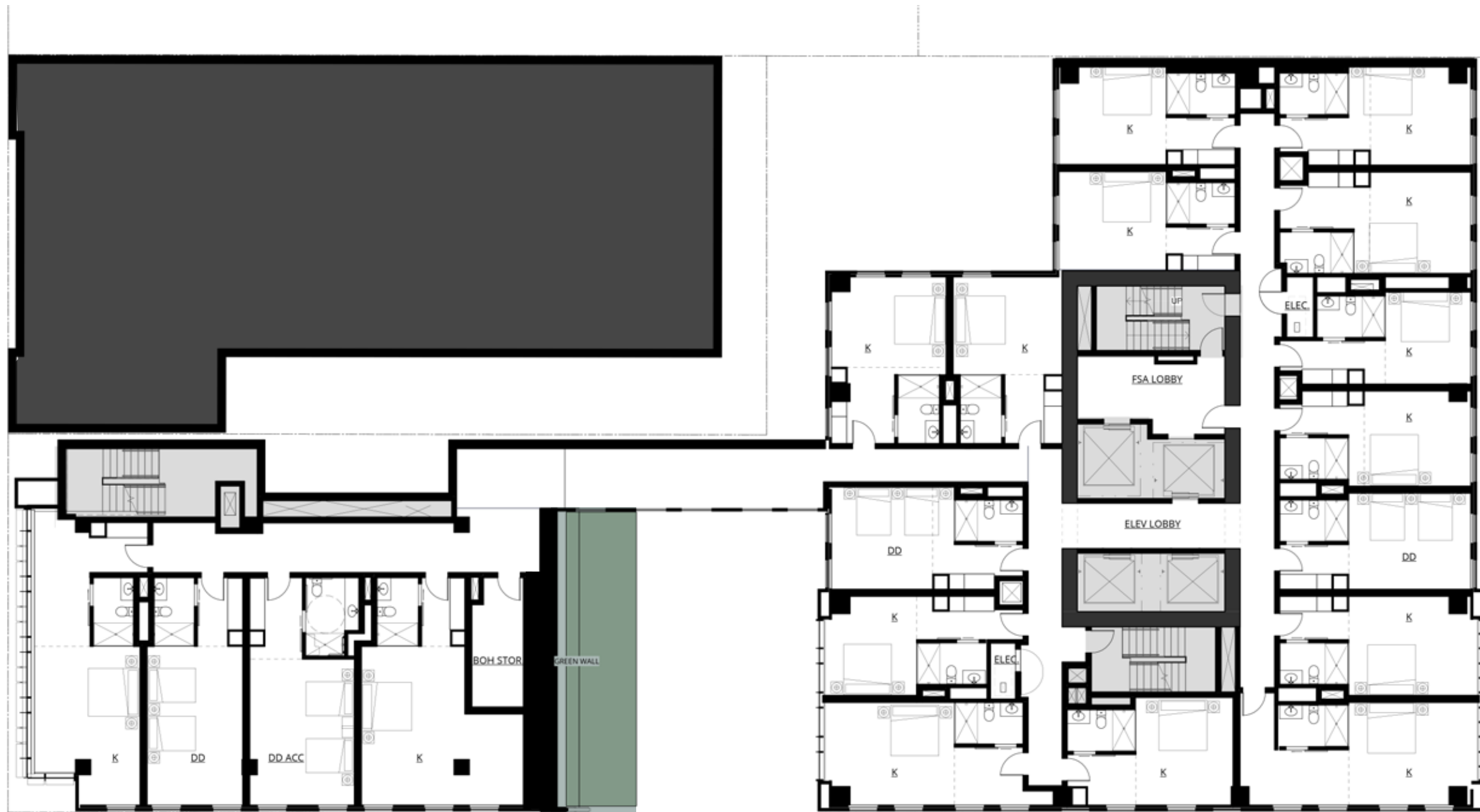
3RD & SALMON / PORTLAND, OR  
GROUND FLOOR PERSPECTIVES C.25

SW 3RD AND SALMON STREET

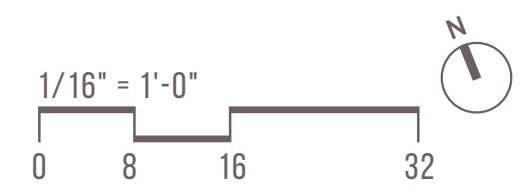




3RD & SALMON / PORTLAND, OR  
C.26 FLOOR PLANS - LEVEL 4

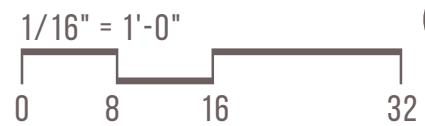






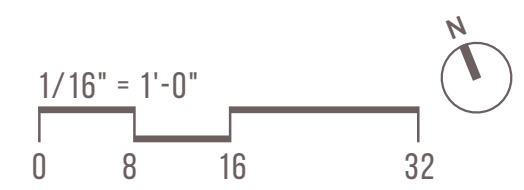


3RD & SALMON / PORTLAND, OR  
C.28 FLOOR PLANS - LEVEL 6



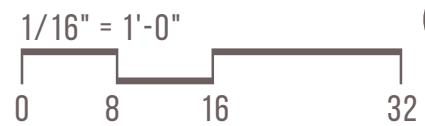


3RD & SALMON / PORTLAND, OR  
FLOOR PLANS - LEVEL 7 - LEVEL 18 C.29

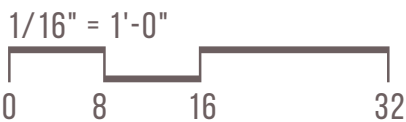
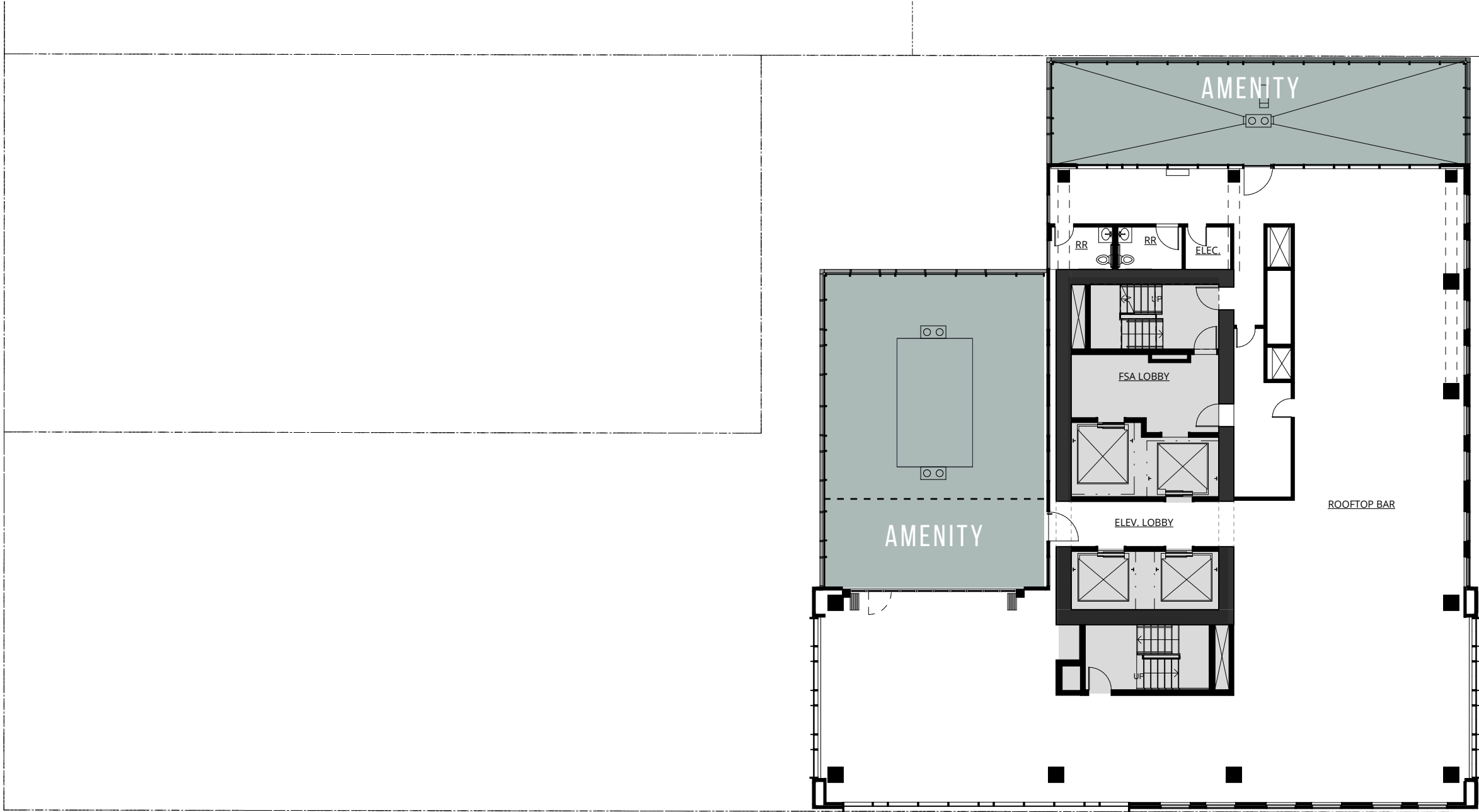




3RD & SALMON / PORTLAND, OR  
C.30 FLOOR PLANS - LEVEL 19 - PENTHOUSE

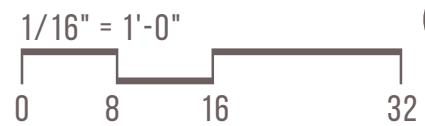
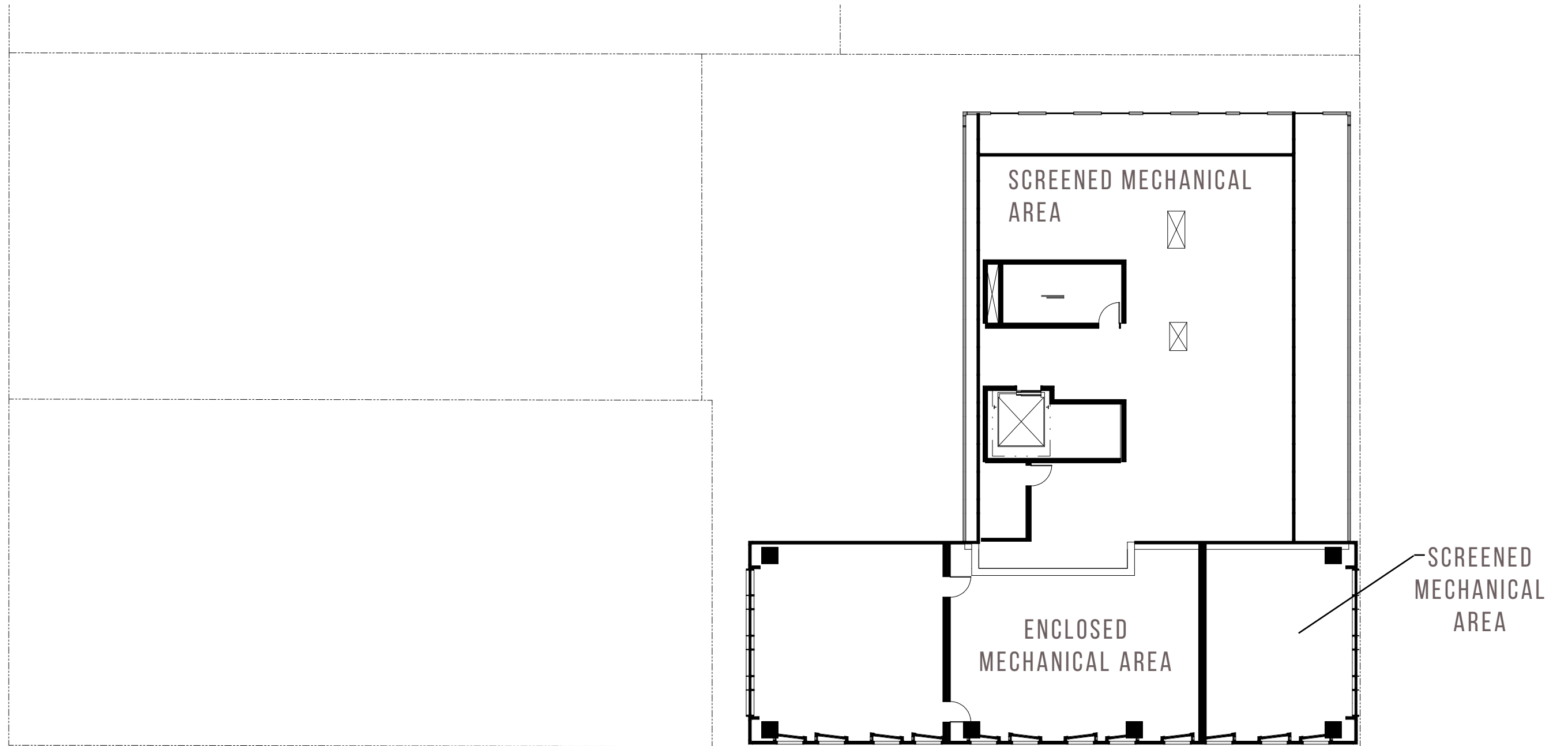


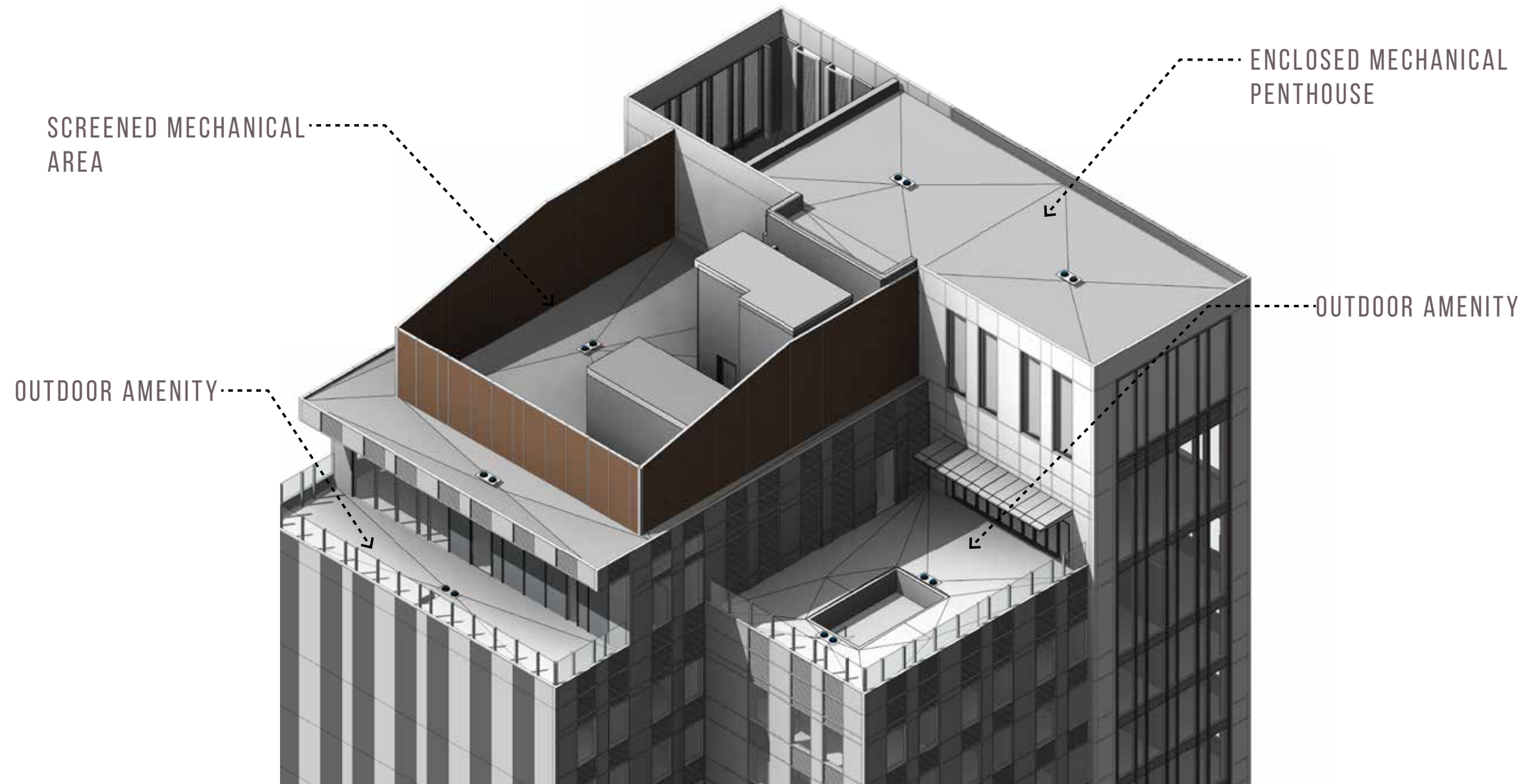
3RD & SALMON / PORTLAND, OR  
FLOOR PLANS - LEVEL 20 - ROOFTOP AMENITY / BAR C.31





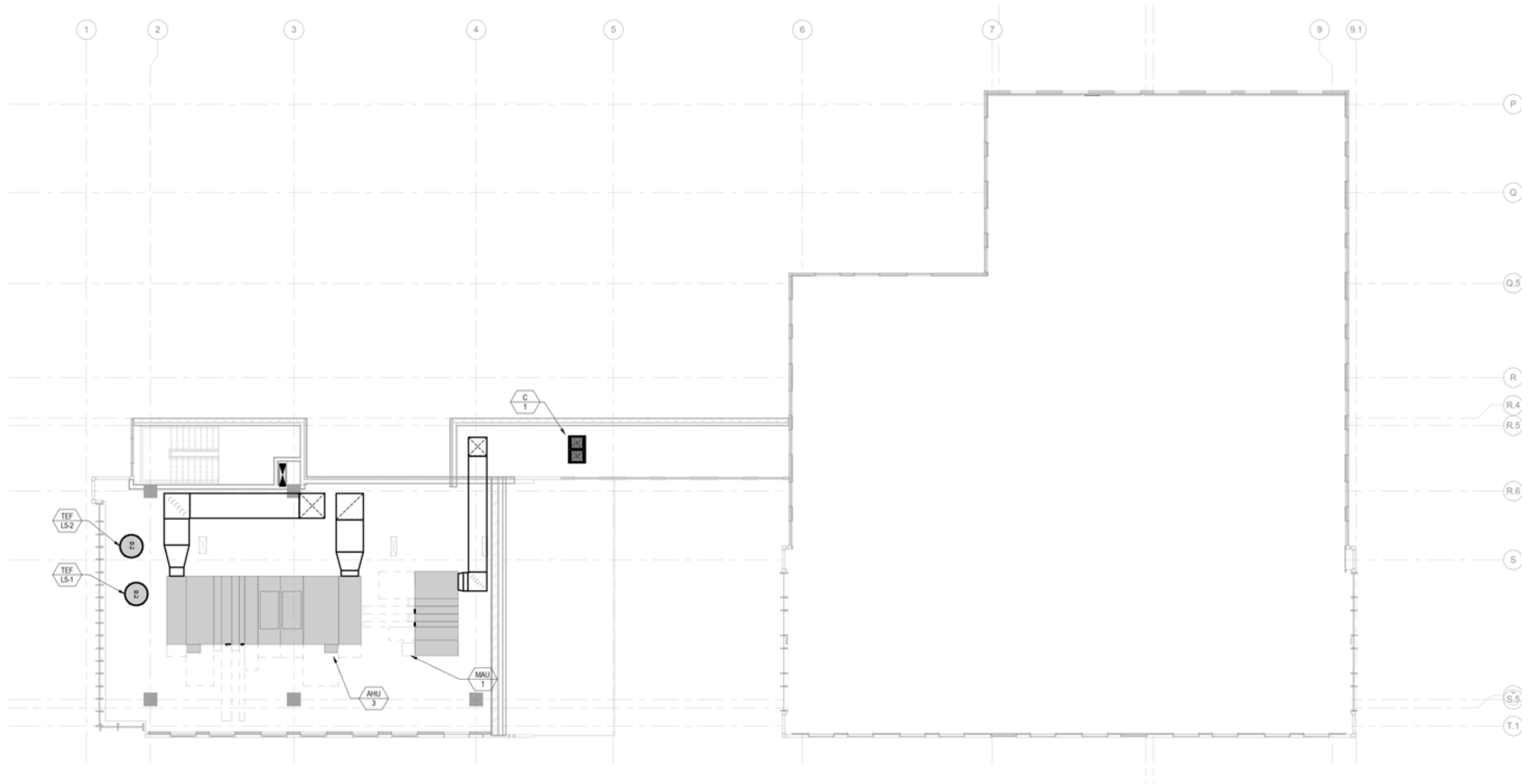
3RD & SALMON / PORTLAND, OR  
C.32 FLOOR PLANS - LEVEL 21 MECHANICAL



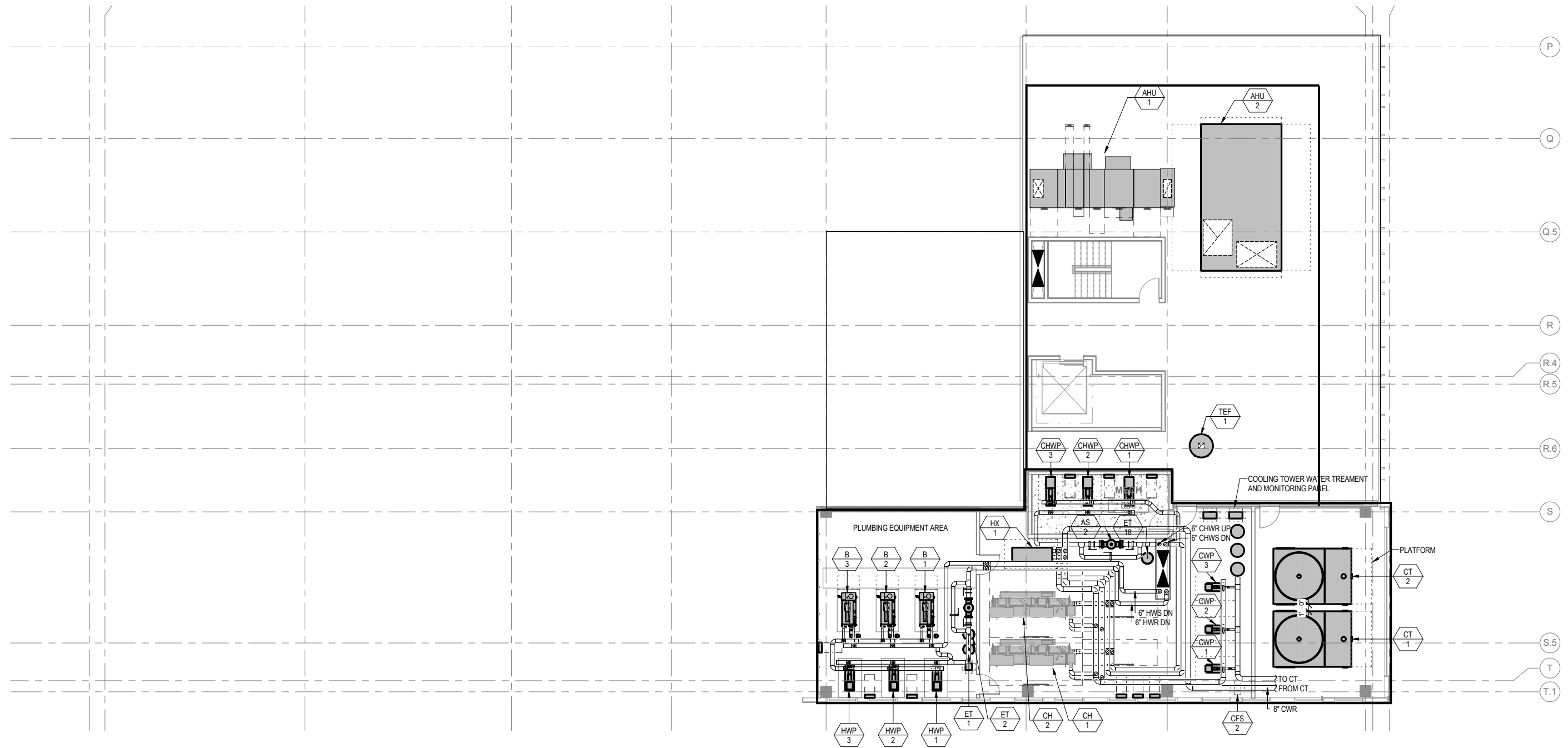




3RD & SALMON / PORTLAND, OR  
C.34 FLOOR PLANS - LEVEL 5 MECHANICAL

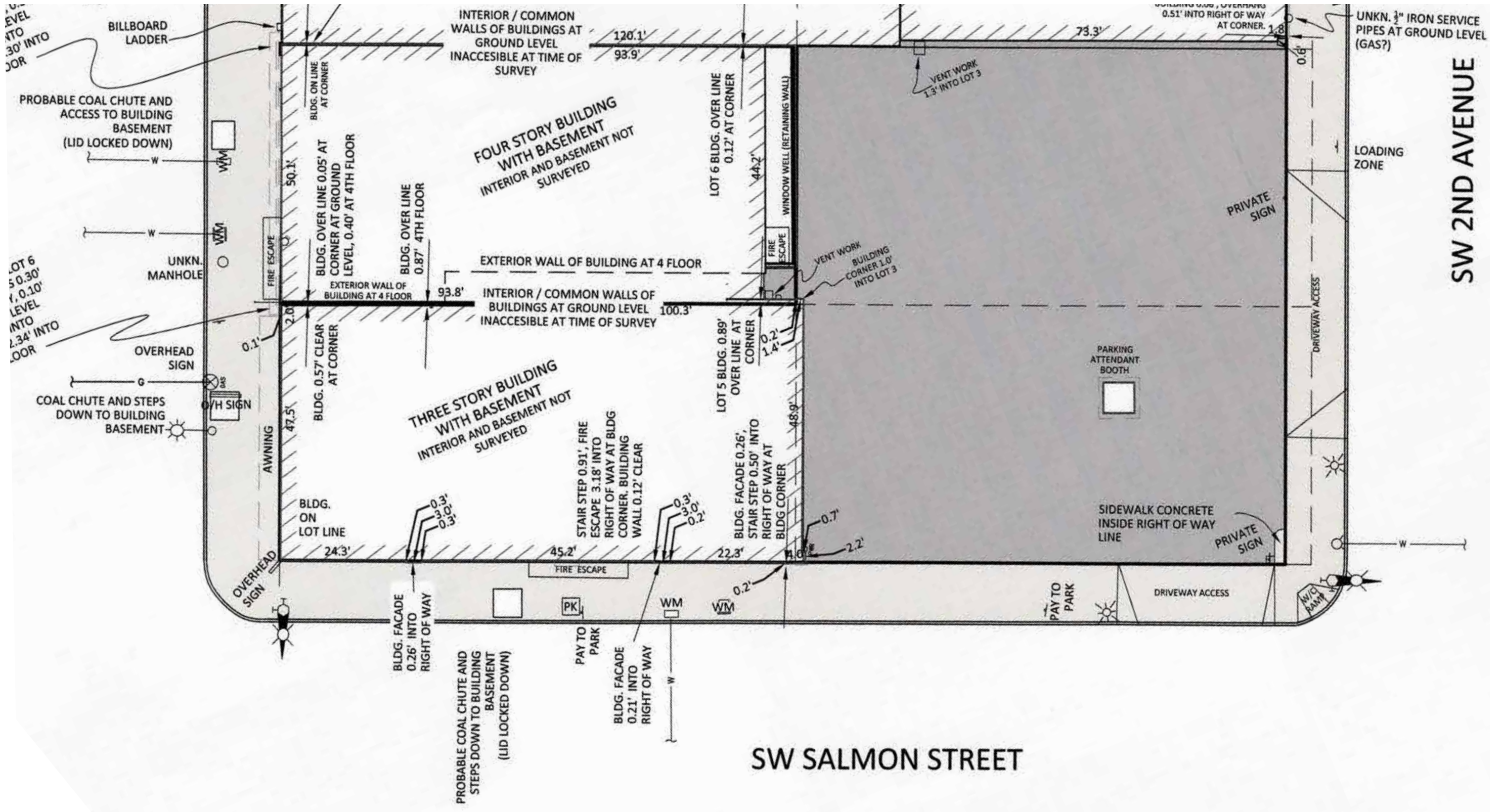


3RD & SALMON / PORTLAND, OR  
 FLOOR PLANS - LEVEL 21 MECHANICAL C.35

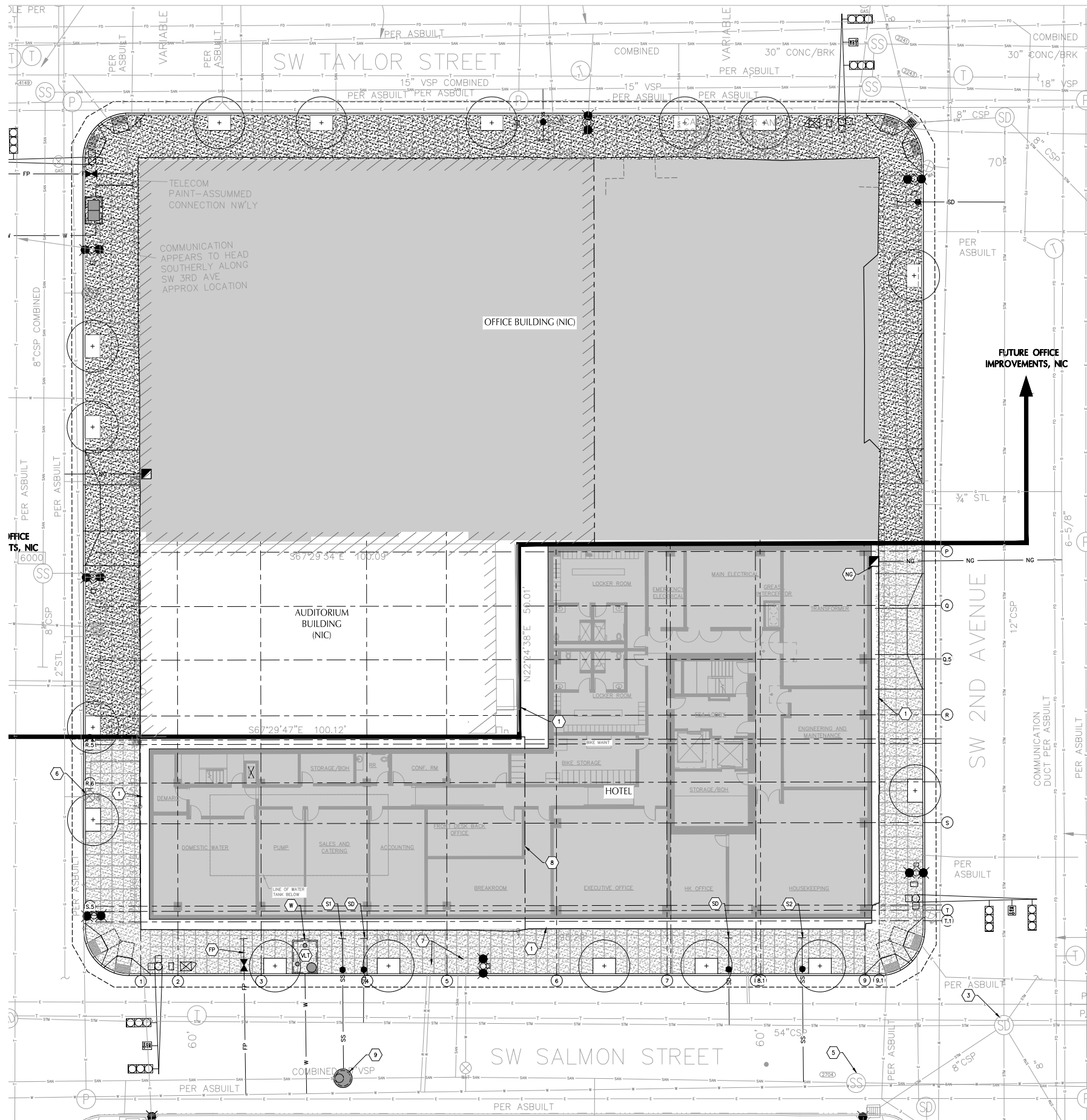




3RD & SALMON / PORTLAND, OR  
 C.36 SITE UTILITY PLAN







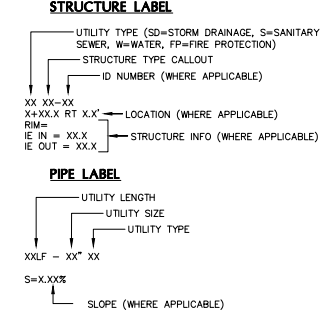
**SHEET NOTES**

- PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL P-100 AND P-101.
- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
- REFERENCE C4.0 FOR STORMWATER MANAGEMENT PLAN.
- REFERENCE C4.2 FOR STREET LIGHTING AND SIGNALIZATION PLAN.
- REFERENCE ELECTRICAL PLANS FOR INFORMATION ABOUT ELECTRICAL AND TELECOMMUNICATIONS SERVICES.

**KEY NOTES**

- INSTALL FOUNDATION DRAINAGE PER GEOTECHNICAL RECOMMENDATIONS.
- EXISTING STORM ONLY SEWER MAIN MANHOLE. IE=21.8 (54") FROM RECORD DRAWINGS.
- EXISTING STORM ONLY SEWER MAIN MANHOLE. IE=19.68 (54") FROM RECORD DRAWINGS.
- EXISTING UPSTREAM COMBINATION SEWER MAIN MANHOLE. IE=37.25 (15") FROM RECORD DRAWINGS.
- EXISTING COMBINATION SEWER MAIN MANHOLE. IE=31.95 (15") FROM RECORD DRAWINGS.
- DECOMMISSION EXISTING NATURAL GAS SERVICE. COORDINATE WITH NW NATURAL.
- DECOMMISSION EXISTING WATER SERVICES. COORDINATE WITH PWB.
- OWNER TO CONSOLIDATE TAX LOTS PRIOR TO WATER SERVICE INSTALLATION.
- INSTALL NEW 48"-DIA. SANITARY SEWER MANHOLE AT CONNECTION TO PUBLIC MAIN.  
 RM=45.67  
 IE (10") = 35.07  
 IE (15") = 34.65

**UTILITY LABEL LEGEND**

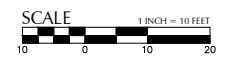


**STRUCTURE TYPE**

CALLOUT	DESCRIPTION	DETAIL REF.
AD	AREA DRAIN TYPE 1	AD1
AD2	AREA DRAIN TYPE 2	AD2
BND	BEND, USE FITTING IF APPLICABLE	
BWV	BACKWATER VALVE	
CB	TRAPPED CATCH BASIN	
CO	CLEANOUT TO GRADE	
CONN	CONNECTION	
DI	DITCH INLET	
DW	DRYWELL	
FCMH	FLOW CONTROL MANHOLE	
FD	FOUNDATION DRAINAGE POINT OF CONN.	
FDC	FIRE DEPARTMENT CONNECTION	
FH	FIRE HYDRANT	
GV	GATE VALVE	
OF	OUTFALL	
OV	OVERFLOW INLET	
OV2	OVERFLOW INLET TYPE 2	
SMH	48" DIA. SANITARY MH	
SDMH	48" DIA. STORM DRAIN MH	
SEDMH	SEDIMENTATION MANHOLE	
TD	TRENCH DRAIN	
TEE	TEE CONNECTION	
WYE	WYE CONNECTION	
WQCB	WATER QUALITY CATCH BASIN	
WQMH	WATER QUALITY MANHOLE	

**SHEET LEGEND**

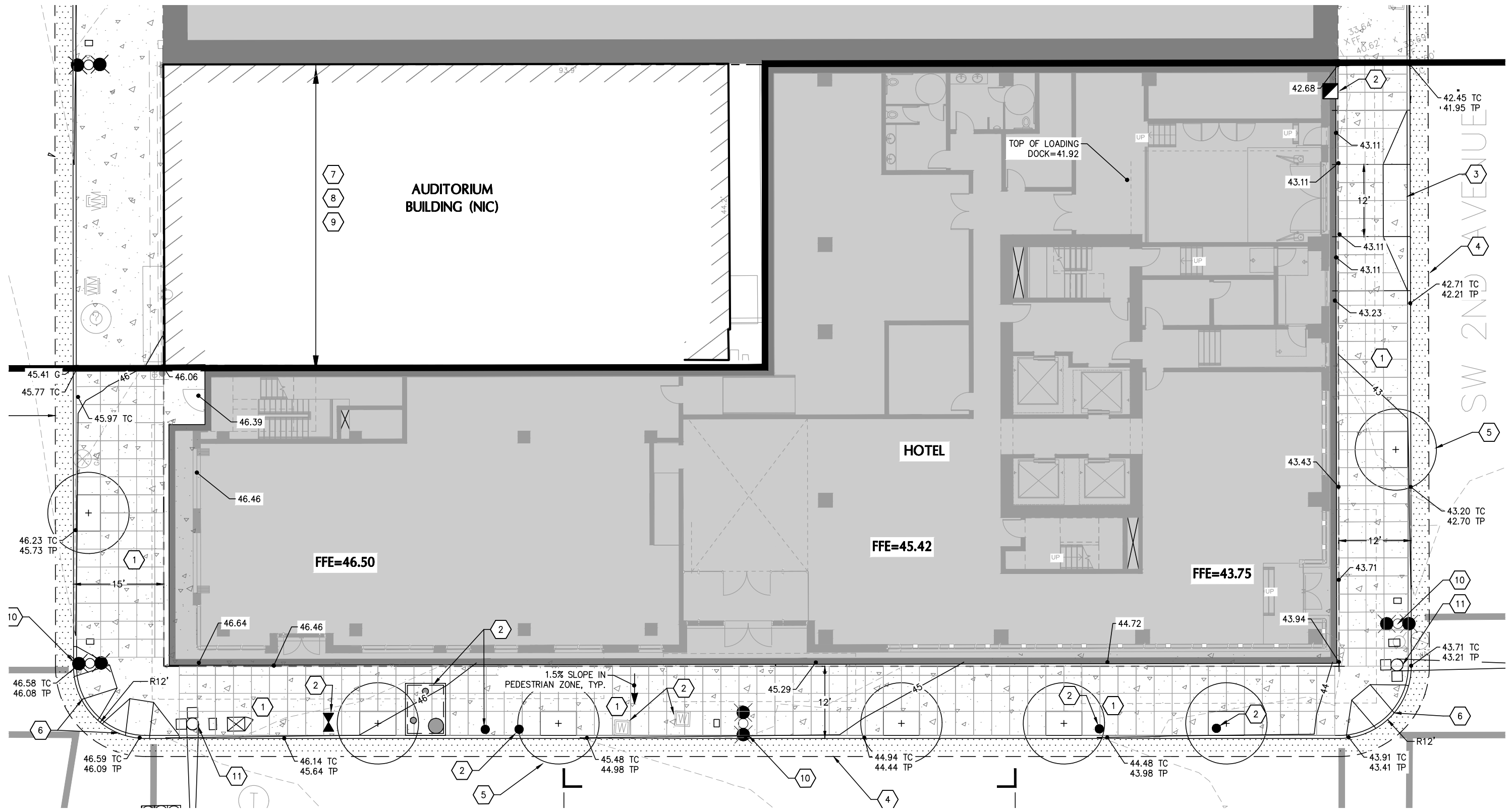
- CONNECT TO NEW NATURAL GAS METER, CONTRACTOR TO COORDINATE WITH NW NATURAL FOR INSTALLATION OF METER AND NEW SERVICE AT OWNER'S EXPENSE. SEE PLUMBING FOR CONTINUATION, 3" SERVICE SIZE (TBC).
- 6" FIRE PROTECTION SERVICE, VALVE AND CONNECTION TO 14" PUBLIC WATER MAIN BY PWB AT OWNER'S EXPENSE. PROVIDE DOUBLE DETECTOR CHECK VALVE ASSEMBLY IN BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- INSTALL 37 LF - 10" SANITARY SEWER LATERAL AND CLEANOUT AT CURB. CONNECT TO 15" COMBINED SEWER MAIN. SEE PLUMBING PLANS FOR CONTINUATION. IE @ POC = 35.44.
- INSTALL 37 LF - 8" SANITARY SEWER LATERAL AND CLEANOUT AT CURB. CONNECT TO 15" COMBINED SEWER MAIN. SEE PLUMBING PLANS FOR CONTINUATION. IE @ POC = 33.84.
- INSTALL 22 LF - 8" STORM DRAIN LATERAL AND CLEANOUT AT CURB. CONNECT TO EXISTING 54" STORM ONLY SEWER MAIN. SEE PLUMBING PLANS FOR CONTINUATION.
- 4" DOMESTIC WATER METER VAULT, 6" SERVICE AND CONNECTION TO 14" WATER MAIN BY PWB AT OWNER'S EXPENSE. PROVIDE DOUBLE CHECK BACK FLOW ASSEMBLY IN BUILDING. REF. PLUMBING PLANS.
- CONNECT 6" WATER SERVICE TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION.

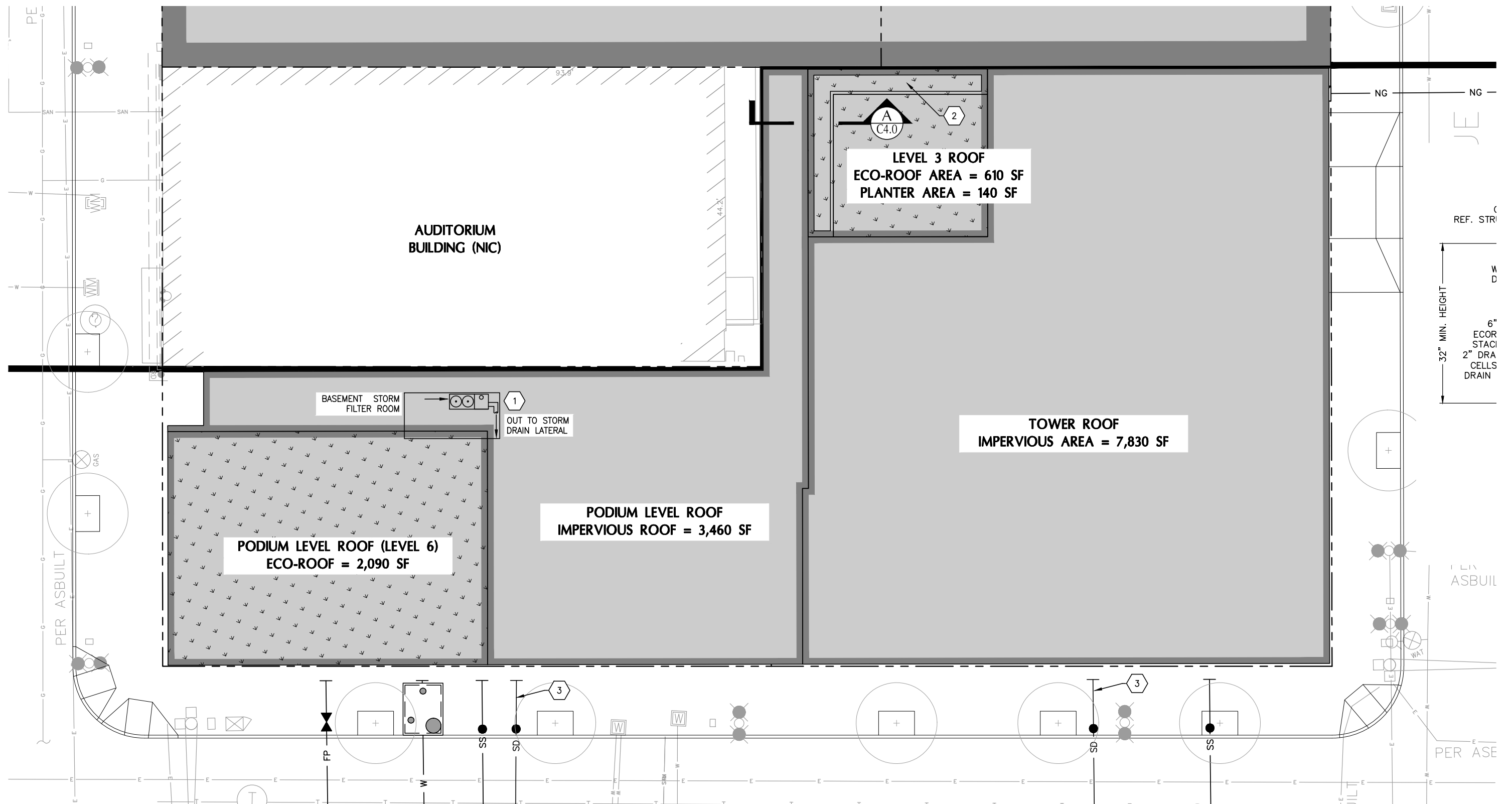


**3RD & SALMON / PORTLAND, OR**  
**UTILITY FLOOR PLAN - BASEMENT LEVEL C.37**



3RD & SALMON / PORTLAND, OR  
C.38 GRADING AND SITE PLAN







3RD & SALMON / PORTLAND, OR  
C.40 LANDSCAPE - STREET PLAN



SW 2nd Street  
Marshall's Seedless Green  
Ash  
3" Caliper



SW 3rd Street  
Japanese Zelkova  
3" Caliper



SW Salmon Street  
Sademaster Thornless  
Honeylocust  
3" Caliper



Big Blue Liriope  
1 gal. @ 18" o.c.





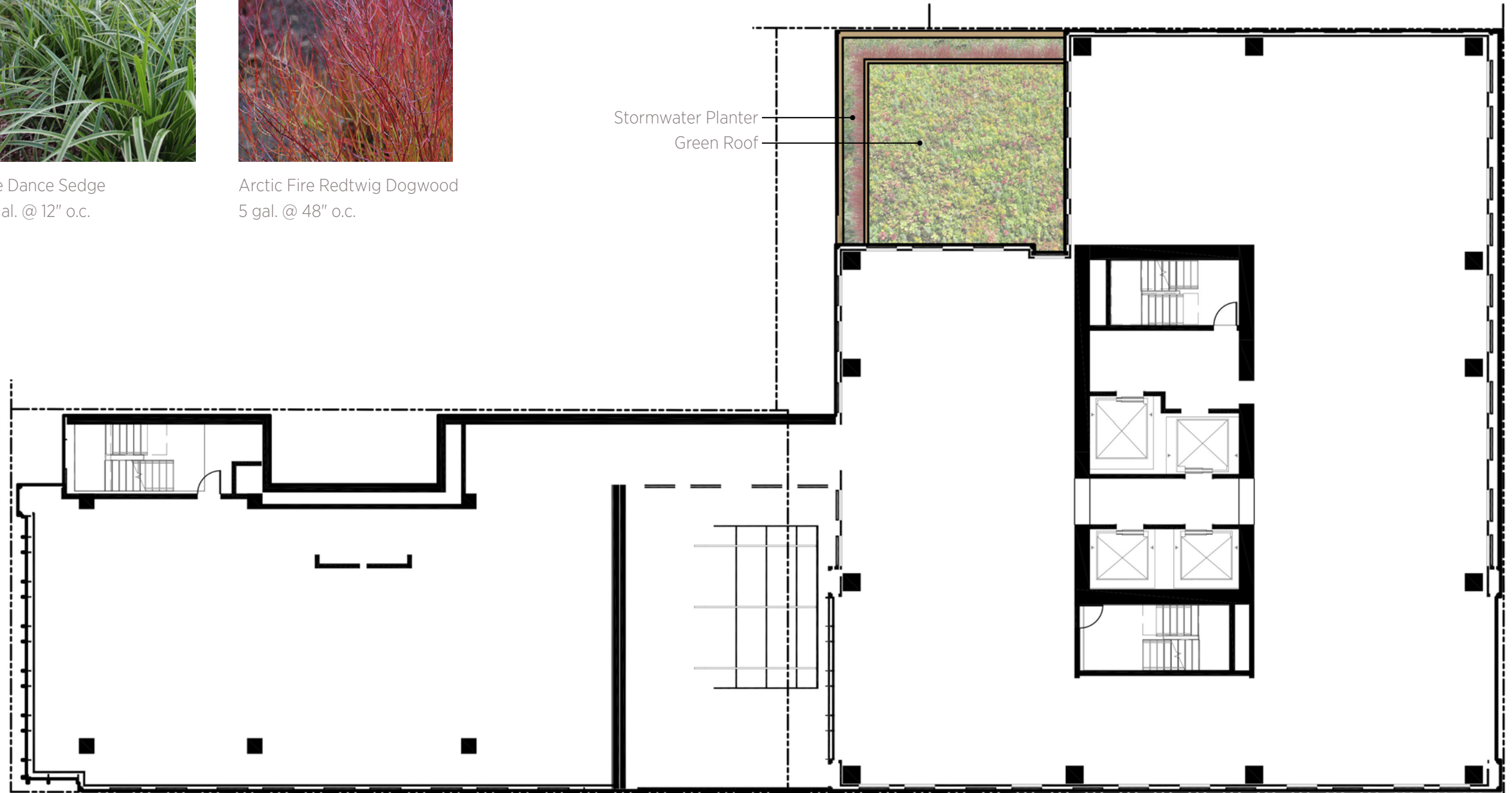
Etera Sun & Shade Sedum Tile



Ice Dance Sedge  
1 gal. @ 12" o.c.



Arctic Fire Redtwig Dogwood  
5 gal. @ 48" o.c.





3RD & SALMON / PORTLAND, OR  
C.42 LANDSCAPE - 6TH FLOOR PLAN



Japanese Spurge  
1 gal. @ 18" o.c.



Licorice Fern  
1 gal. @ 18" o.c.



Cascade Mahonia  
1 gal. @ 18" o.c.



Coastal Strawberry  
1 gal. @ 18" o.c.



Evergreen Huckleberry  
1 gal. @ 18" o.c.







English Lavender  
1 gal. @ 18" o.c.



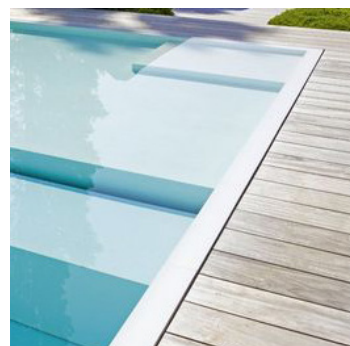
Little Kitten Maiden Grass  
1 gal. @ 24" o.c.



Concrete Pedestal Pavers



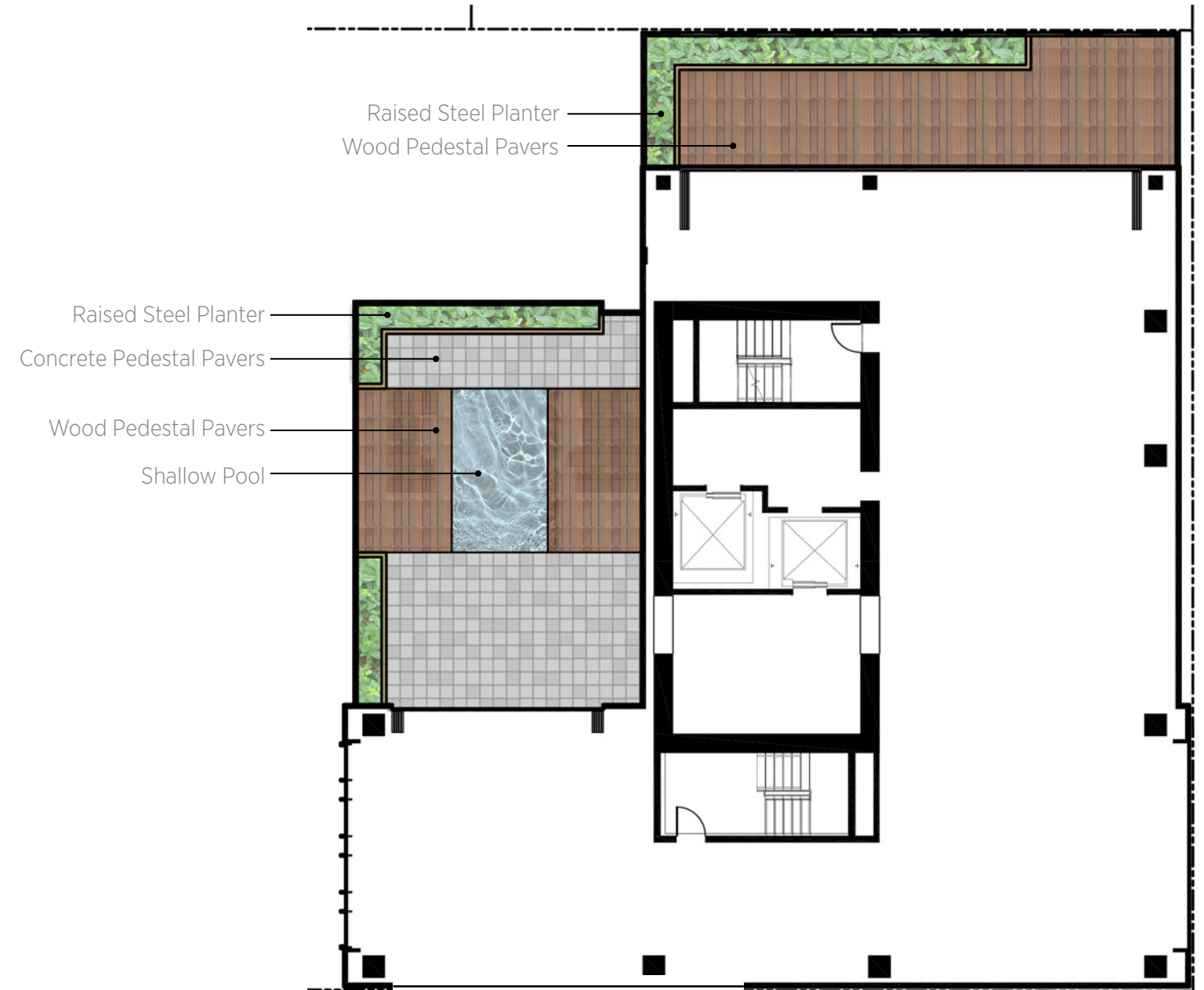
Wood Pedestal Pavers



Shallow Pool



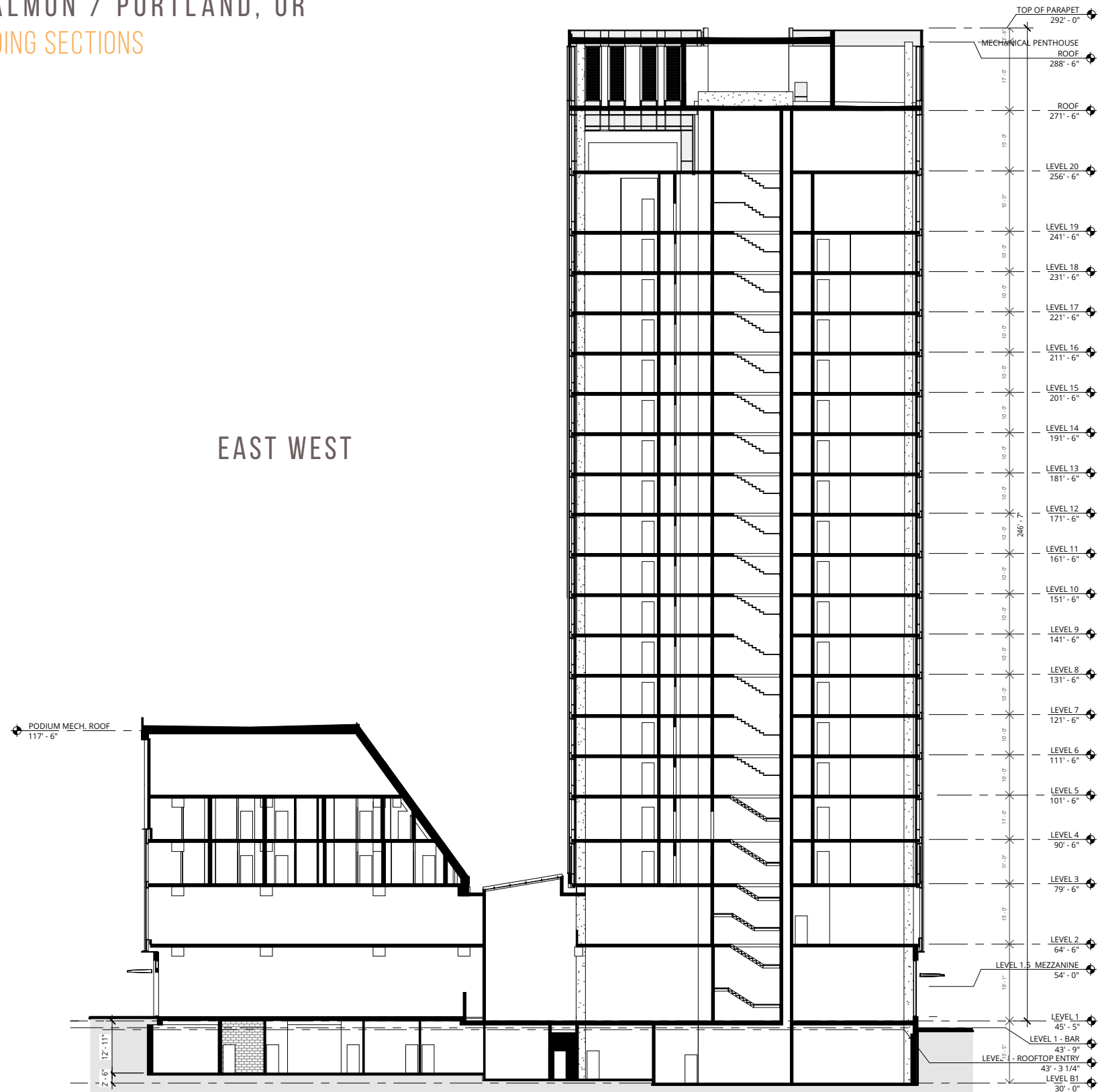
Raised Steel Planter



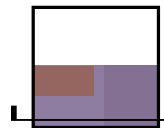
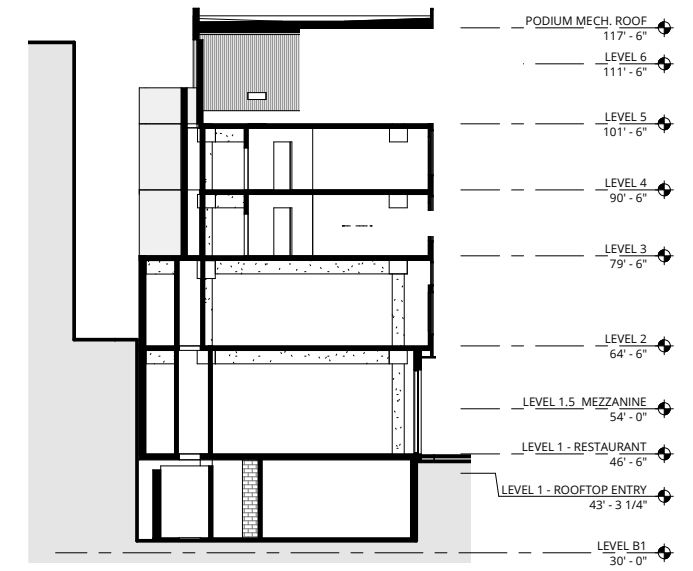


3RD & SALMON / PORTLAND, OR  
 C.44 BUILDING SECTIONS

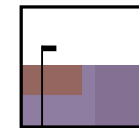
EAST WEST



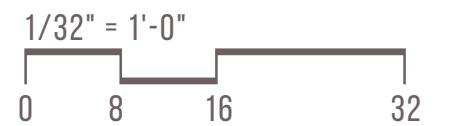
NORTH SOUTH



KEY PLAN

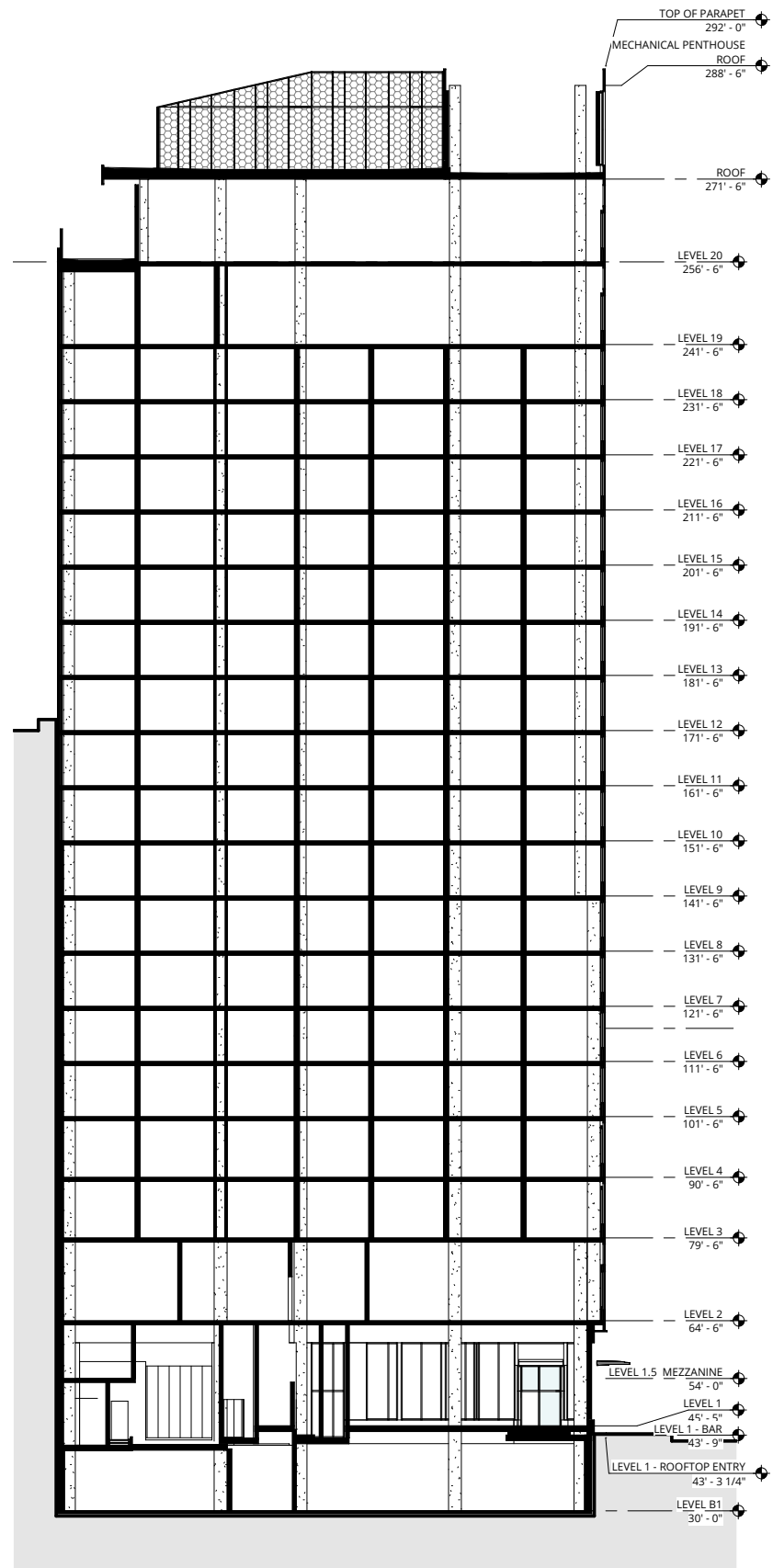


KEY PLAN

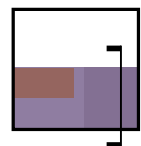
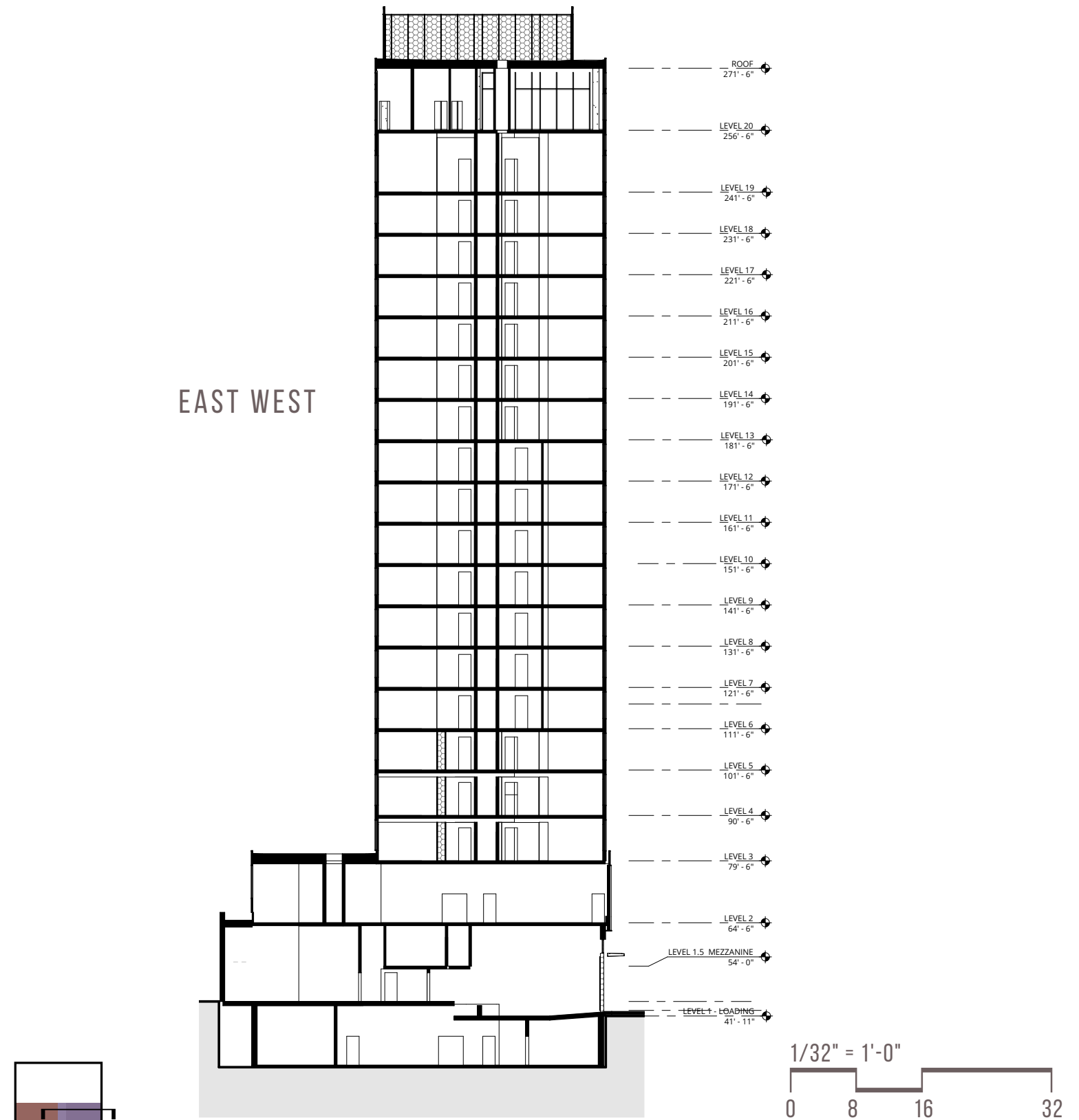


3RD & SALMON / PORTLAND, OR  
BUILDING SECTIONS C.45

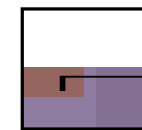
NORTH SOUTH



EAST WEST



KEY PLAN



KEY PLAN



3RD & SALMON / PORTLAND, OR  
C.46 HOTEL IN CONTEXT









3RD & SALMON / PORTLAND, OR  
C.48 PRECEDENT IMAGES



REVEAL AND SCREEN THE INTERIOR



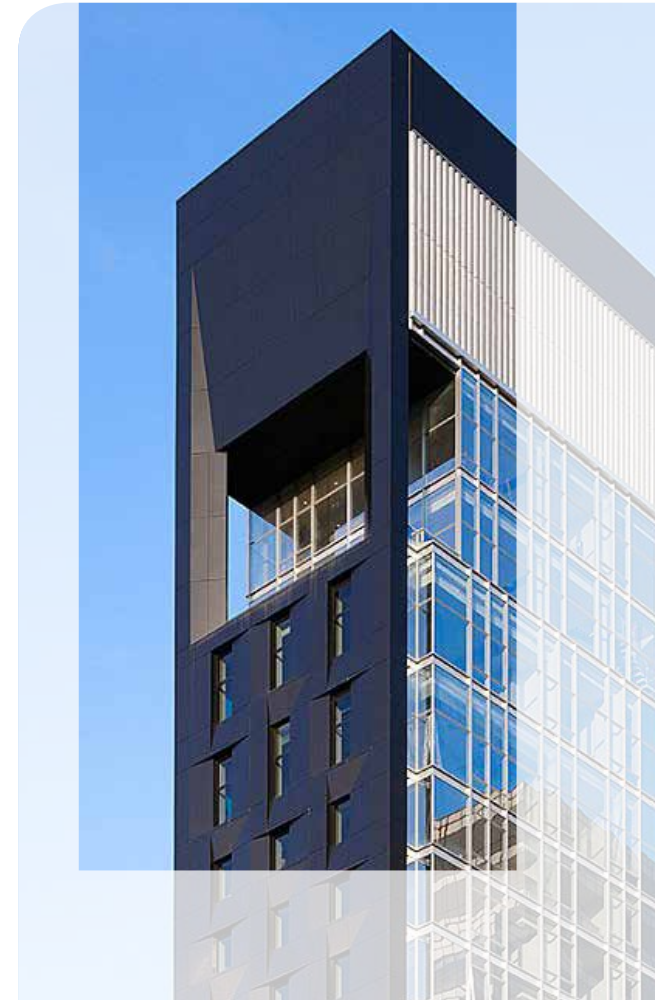
FOCUSED VOLUMETRIC EXPRESSION



PEDESTRIAN SCALE - BRICK



DESIGN FROM THE INSIDE-OUT



GUEST EXPERIENCE AND AMENITY





MODULAR BRICK - B.O.D. - DARK IRON SPOT



LASER CUT METAL SCREEN



WINDOW WALL 01 - LIGHT GREY METALLIC METAL PANEL



WINDOW WALL 02 - DARK GREY METALLIC METAL PANEL W/  
DARK GREY SPANDREL GLASS



CURTAIN WALL - FOUR-SIDED  
STRUCTURALLY GLAZED



VERTICAL MULLION FIN



3RD & SALMON / PORTLAND, OR  
 C.50 ELEVATIONS - EAST - SW 2ND



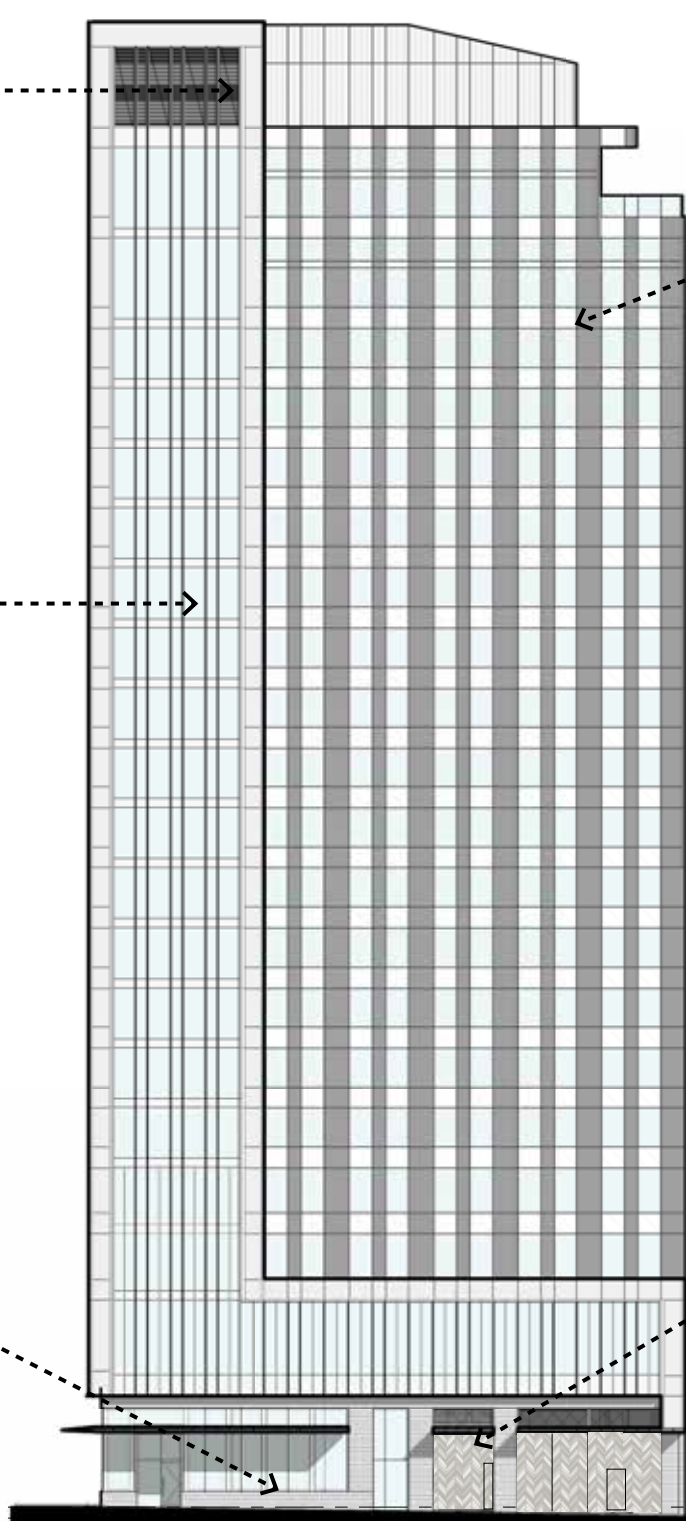
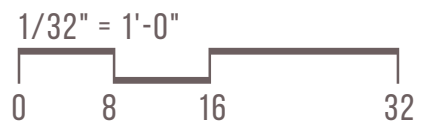
BACKLIT  
 MECH LOUVER



CURTAIN WALL



IRON SPOT BRICK



SW SALMON

- 3'-6" TOP OF PARAPET 292'-0"
- MECHANICAL PENTHOUSE ROOF 288'-6"
- 17'-0" ROOF 271'-6"
- 15'-0" LEVEL 20 256'-6"
- 15'-0" LEVEL 19 241'-6"
- 10'-0" LEVEL 18 231'-6"
- 10'-0" LEVEL 17 221'-6"
- 10'-0" LEVEL 16 211'-6"
- 10'-0" LEVEL 15 201'-6"
- 10'-0" LEVEL 14 191'-6"
- 10'-0" LEVEL 13 181'-6"
- 10'-0" LEVEL 12 171'-6"
- 10'-0" LEVEL 11 161'-6"
- 10'-0" LEVEL 10 151'-6"
- 10'-0" LEVEL 9 141'-6"
- 10'-0" LEVEL 8 131'-6"
- 10'-0" LEVEL 7 121'-6"
- 10'-0" PODIUM MECH. ROOF 117'-6"
- 10'-0" LEVEL 6 111'-6"
- 10'-0" LEVEL 5 101'-6"
- 11'-0" LEVEL 4 90'-6"
- 11'-0" LEVEL 3 79'-6"
- 15'-0" LEVEL 2 64'-6"
- 20'-9" LEVEL 1.5 MEZZANINE 54'-0"
- LEVEL 1 - BAR 43'-9"
- LEVEL 1 - LOADING 41'-11"



WINDOW WALL 02



LASER CUT SCREEN

3RD & SALMON / PORTLAND, OR  
 ELEVATIONS - SOUTH - SW SALMON C.51



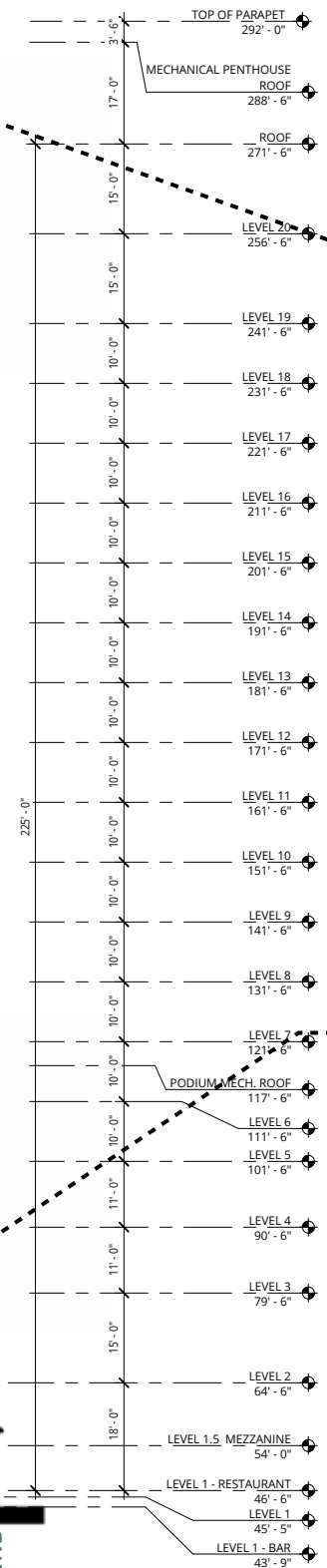
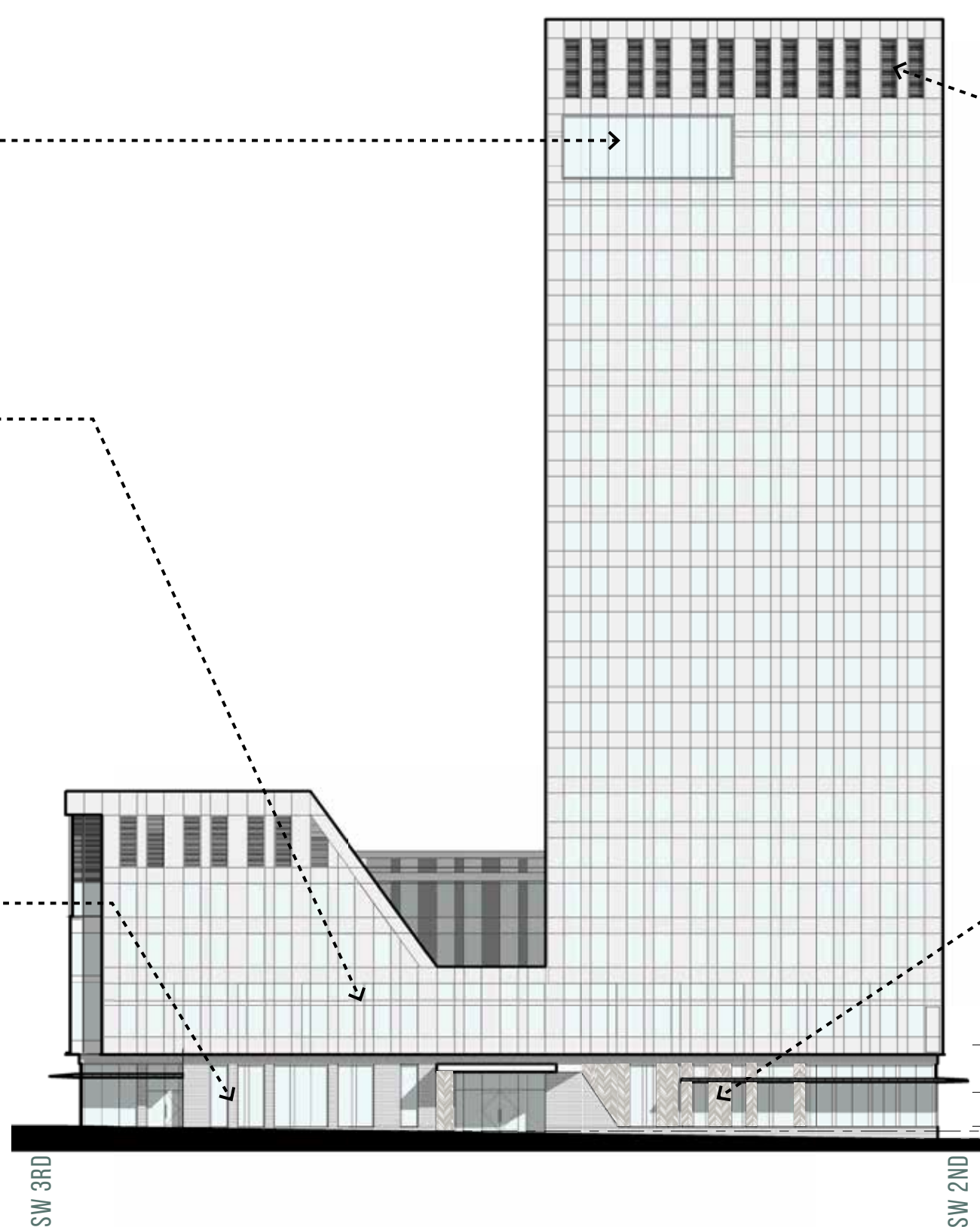
CURTAIN WALL



WINDOW WALL 01



IRON SPOT BRICK



BACKLIT  
 MECH LOUVER

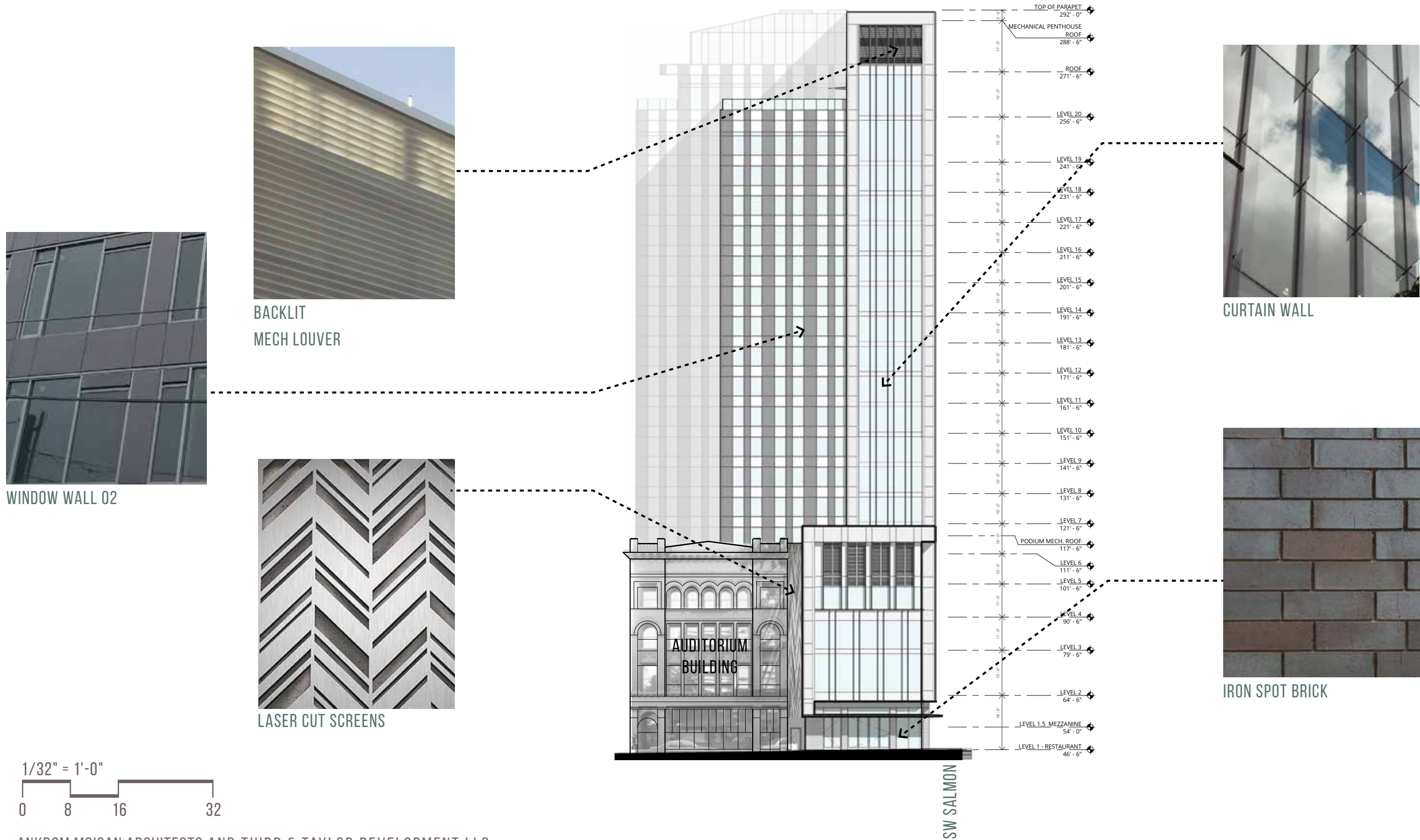


LASER CUT SCREENS





3RD & SALMON / PORTLAND, OR  
 C.52 ELEVATIONS - WEST - SW 3RD



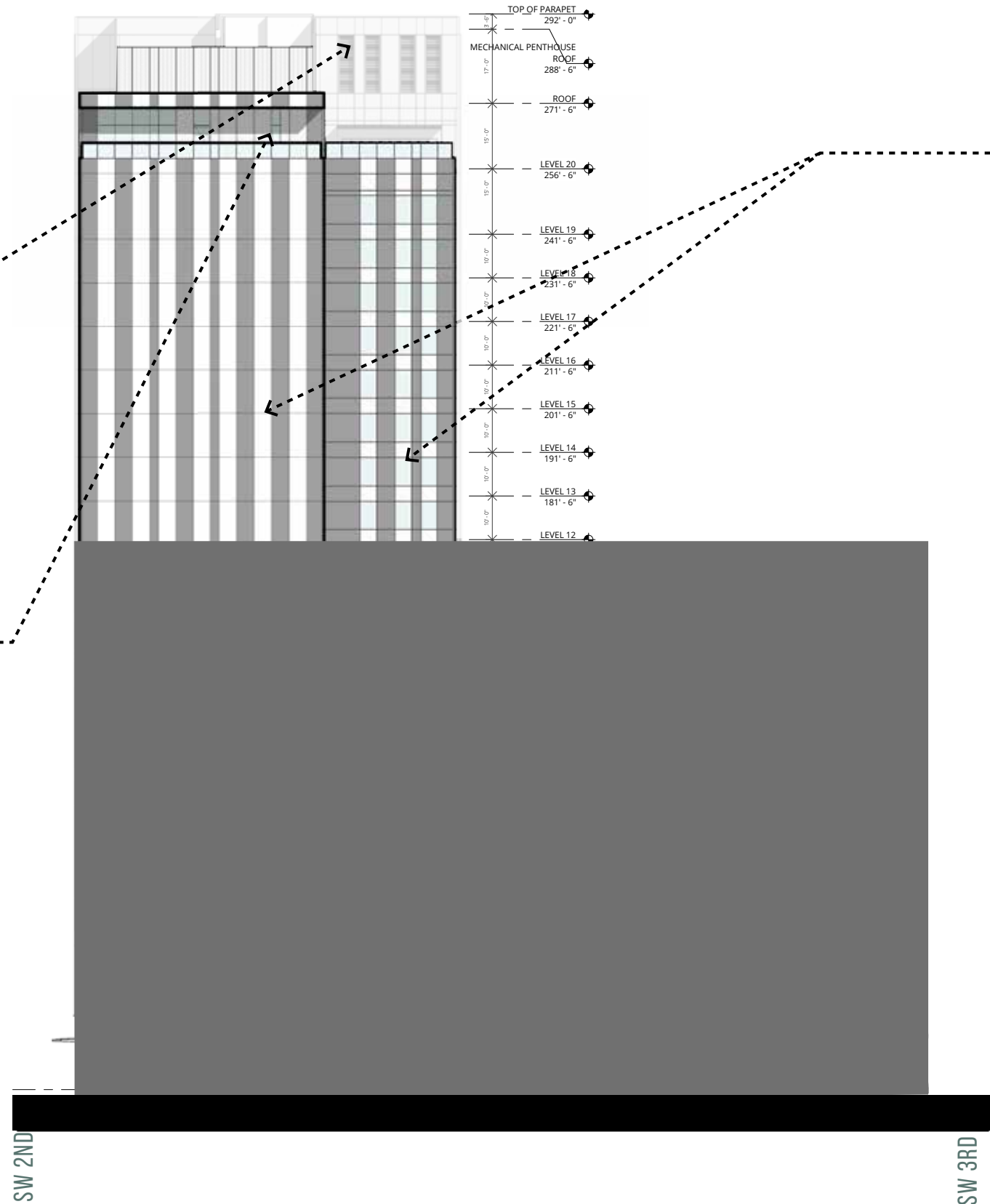
3RD & SALMON / PORTLAND, OR  
 ELEVATIONS - NORTH C.53



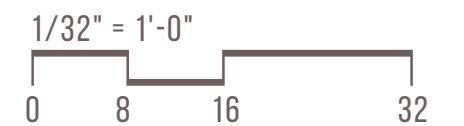
BACKLIT  
 MECH LOUVER



CURTAIN WALL



WINDOW WALL 02





3RD & SALMON / PORTLAND, OR  
C.54 PODIUM PERSPECTIVE

SW 3RD AVE





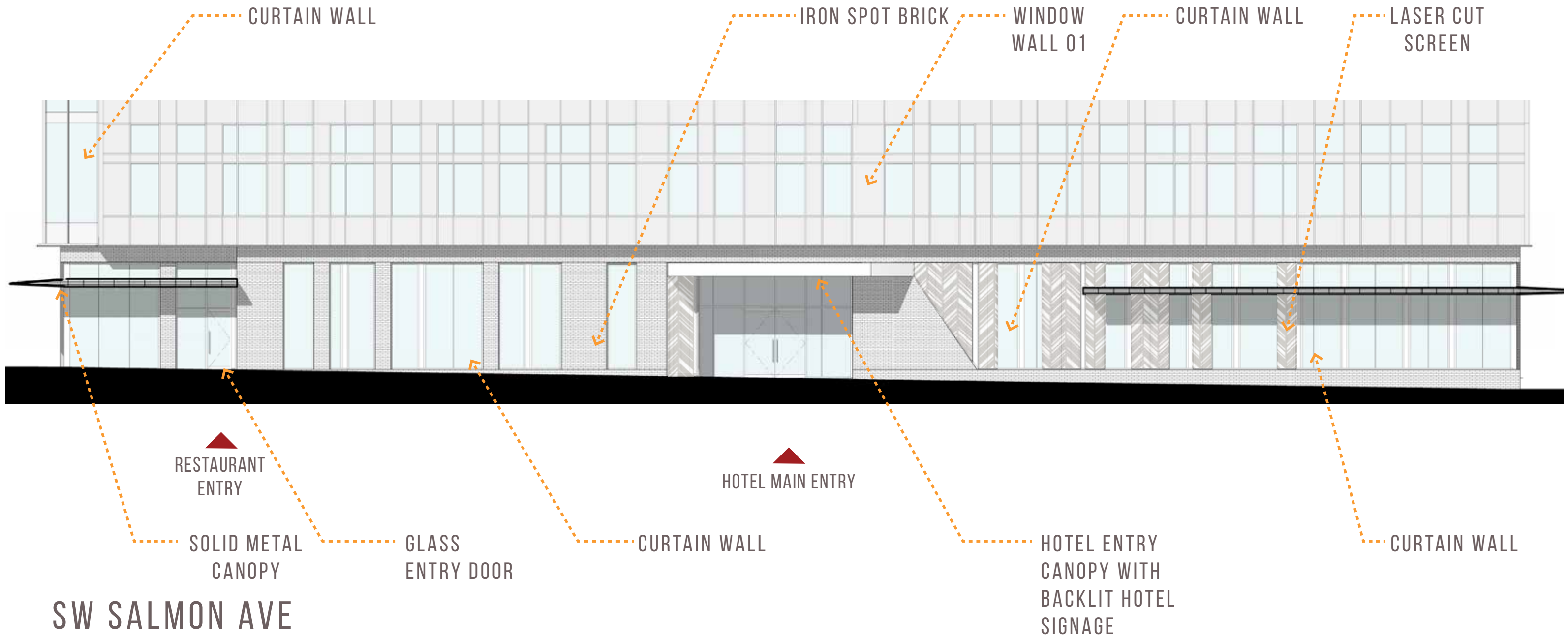


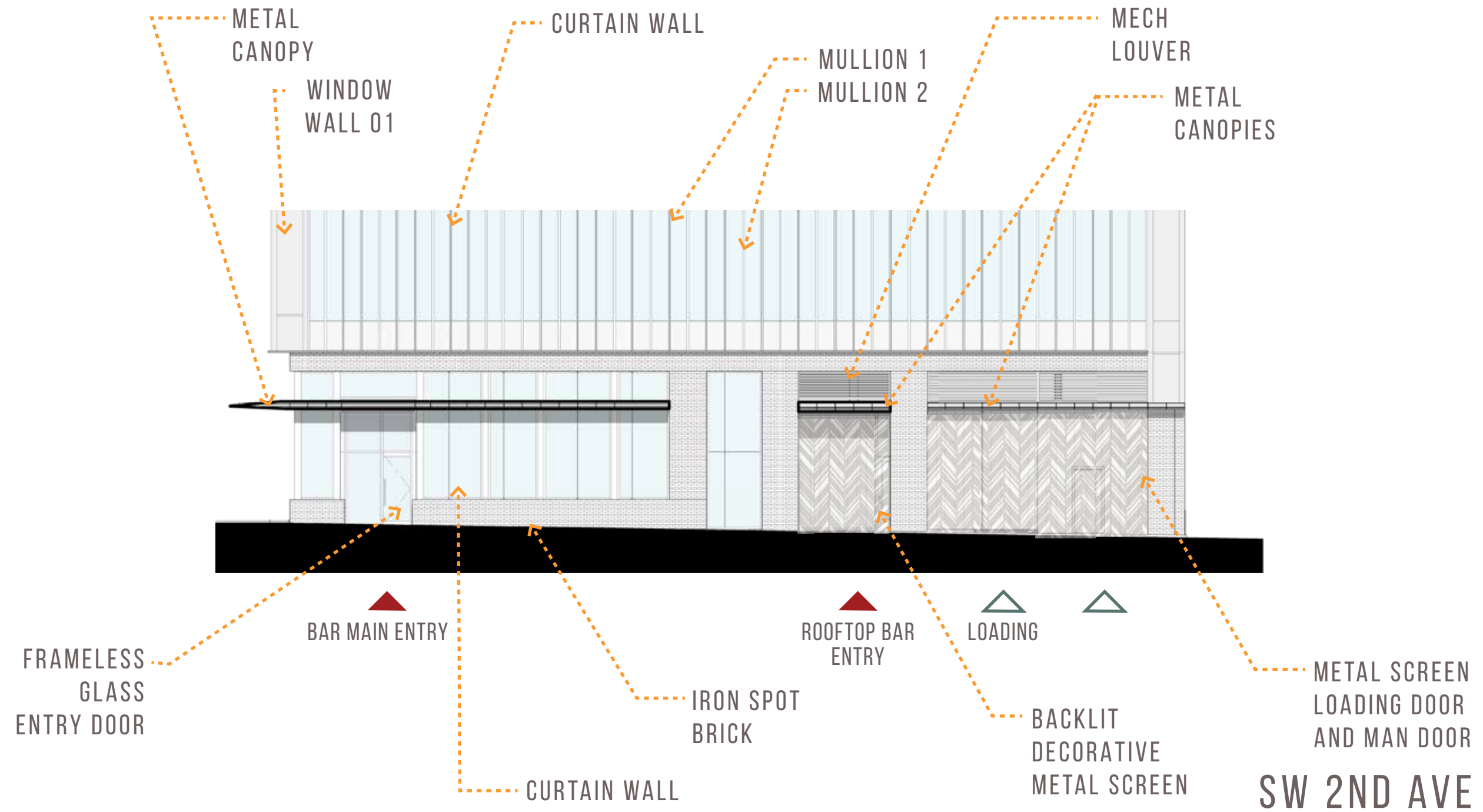
3RD & SALMON / PORTLAND, OR  
PODIUM PERSPECTIVE C.55

SW 2ND AVE.

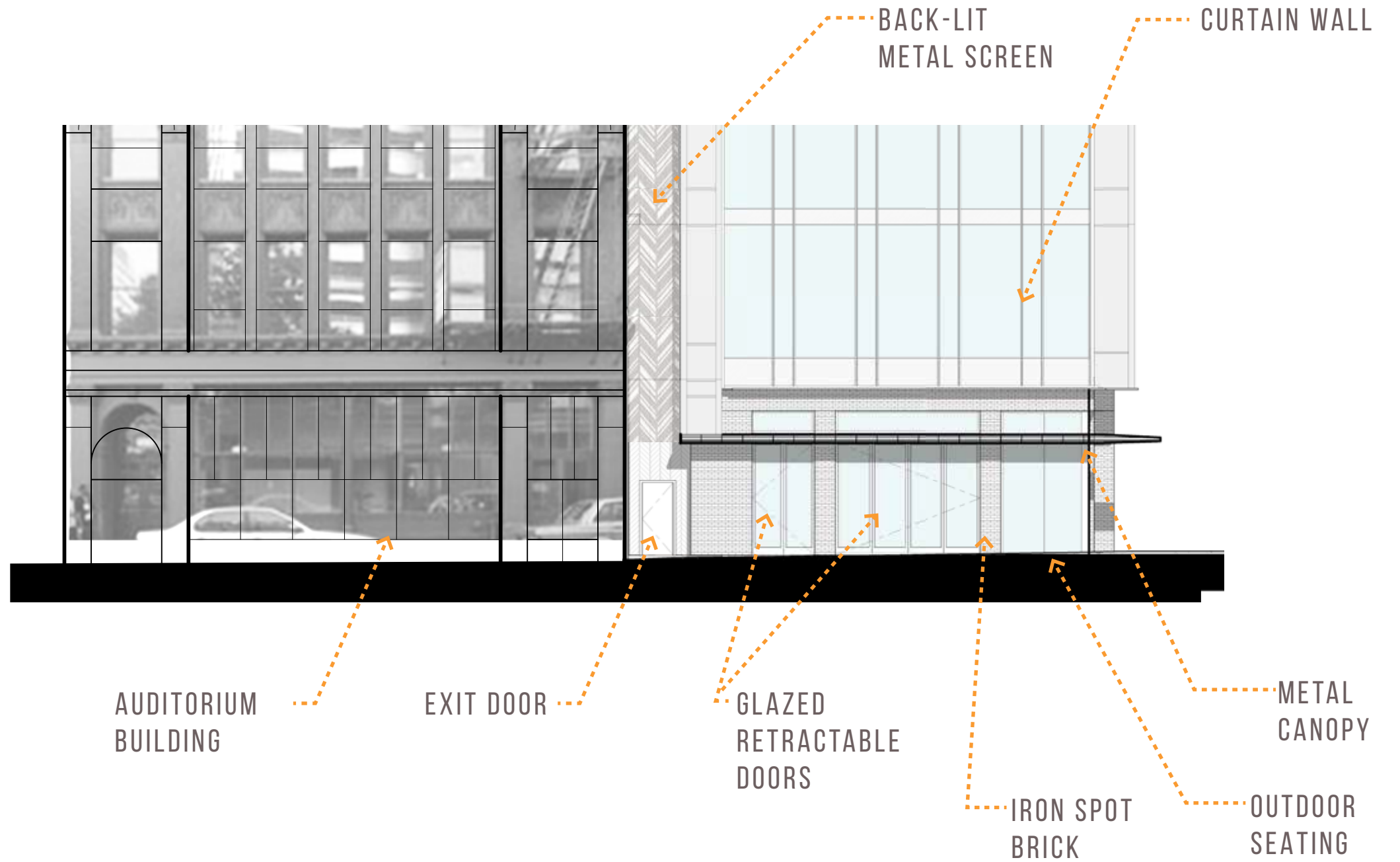


3RD & SALMON / PORTLAND, OR  
C.56 ELEVATIONS - GROUND FLOOR





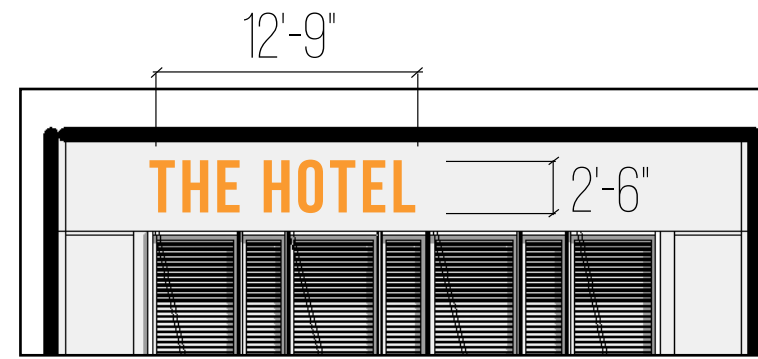




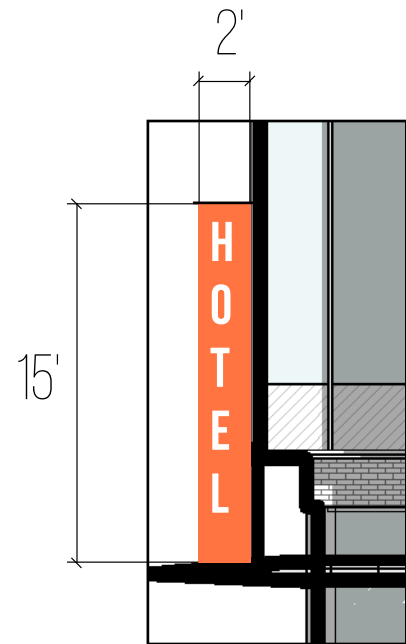
SW 3RD AVE



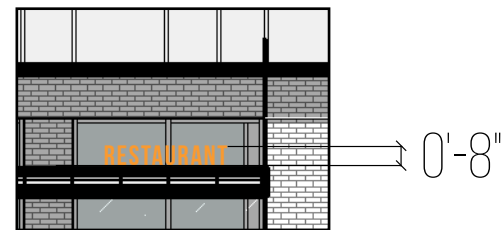
1. ETCHED IN PERFORATED METAL CANOPY



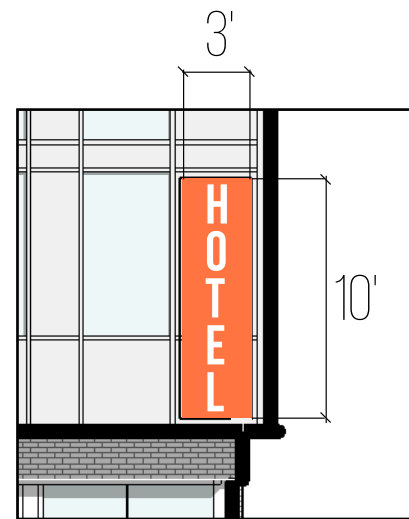
2. MOUNTED LETTERS



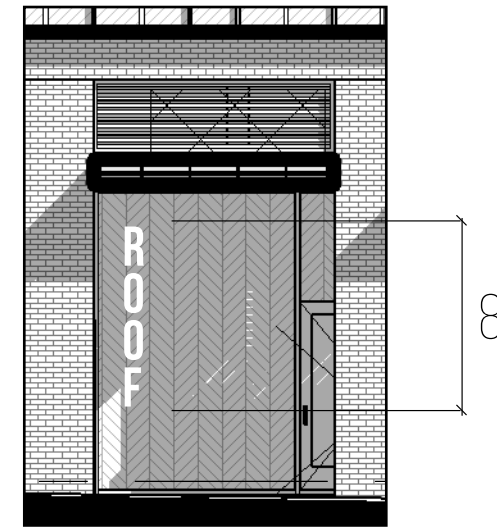
3. BLADE SIGN



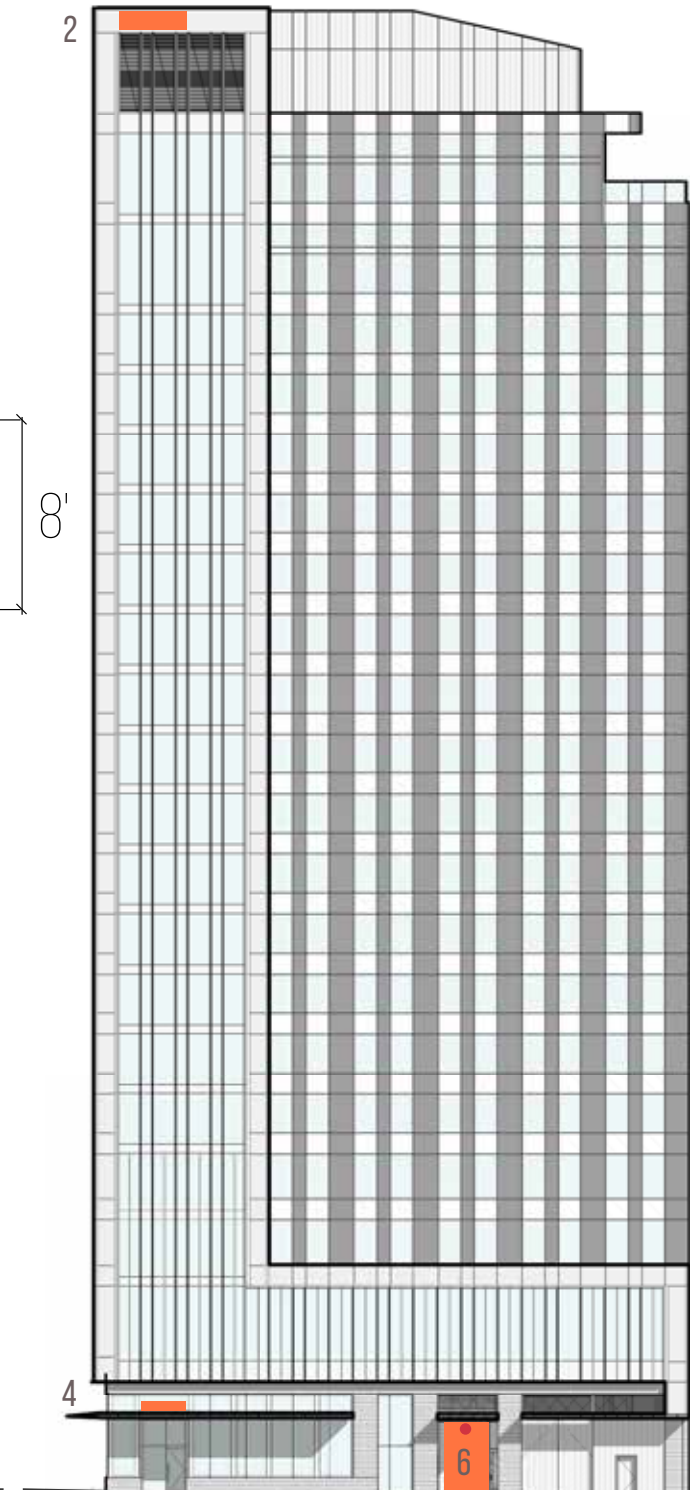
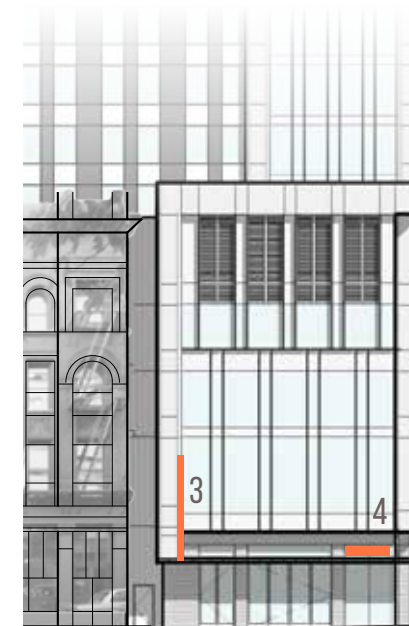
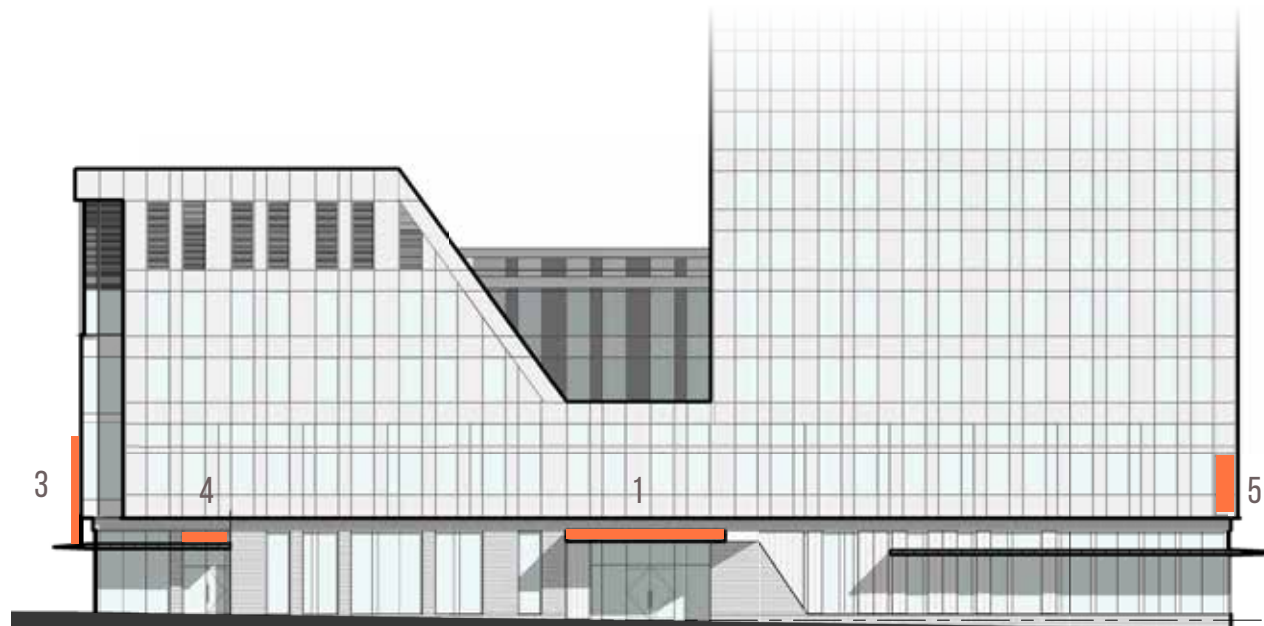
4. MOUNTED LETTERS



5. MOUNTED SIGN



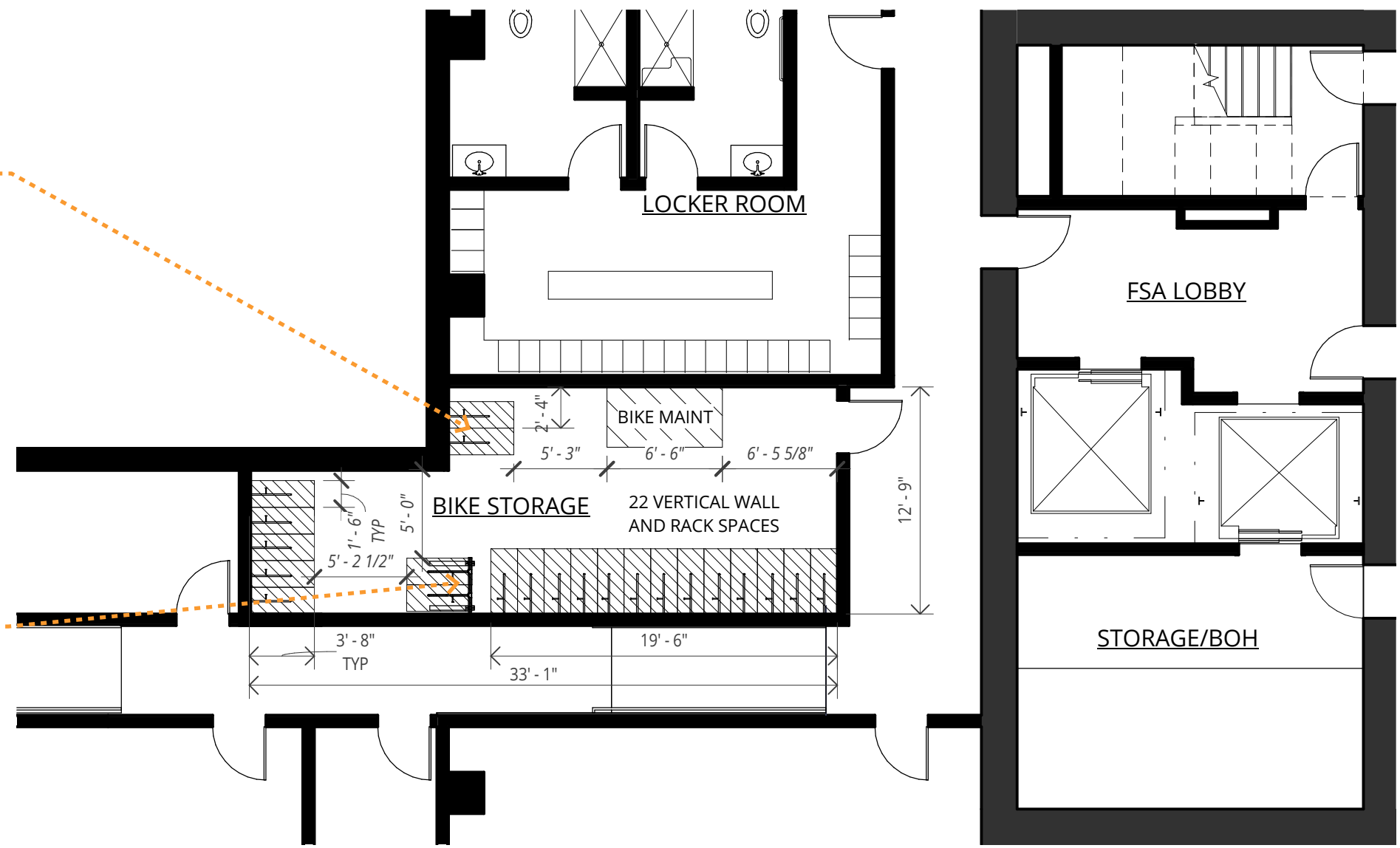
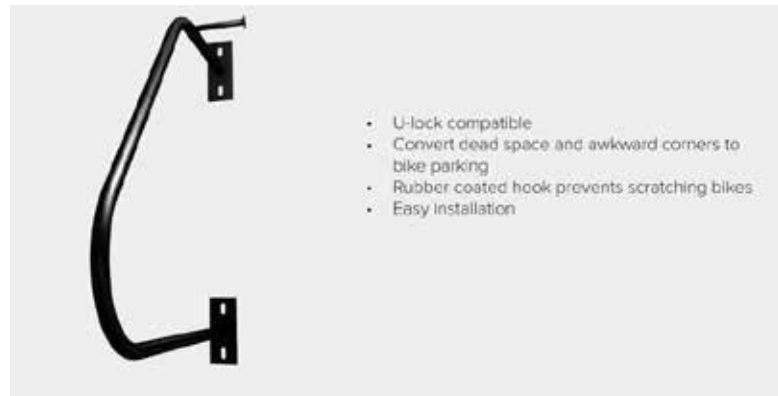
6. ETCHED IN PERFORATED METAL SCREEN





3RD & SALMON / PORTLAND, OR  
 C.60 LONG TERM BIKE PARKING

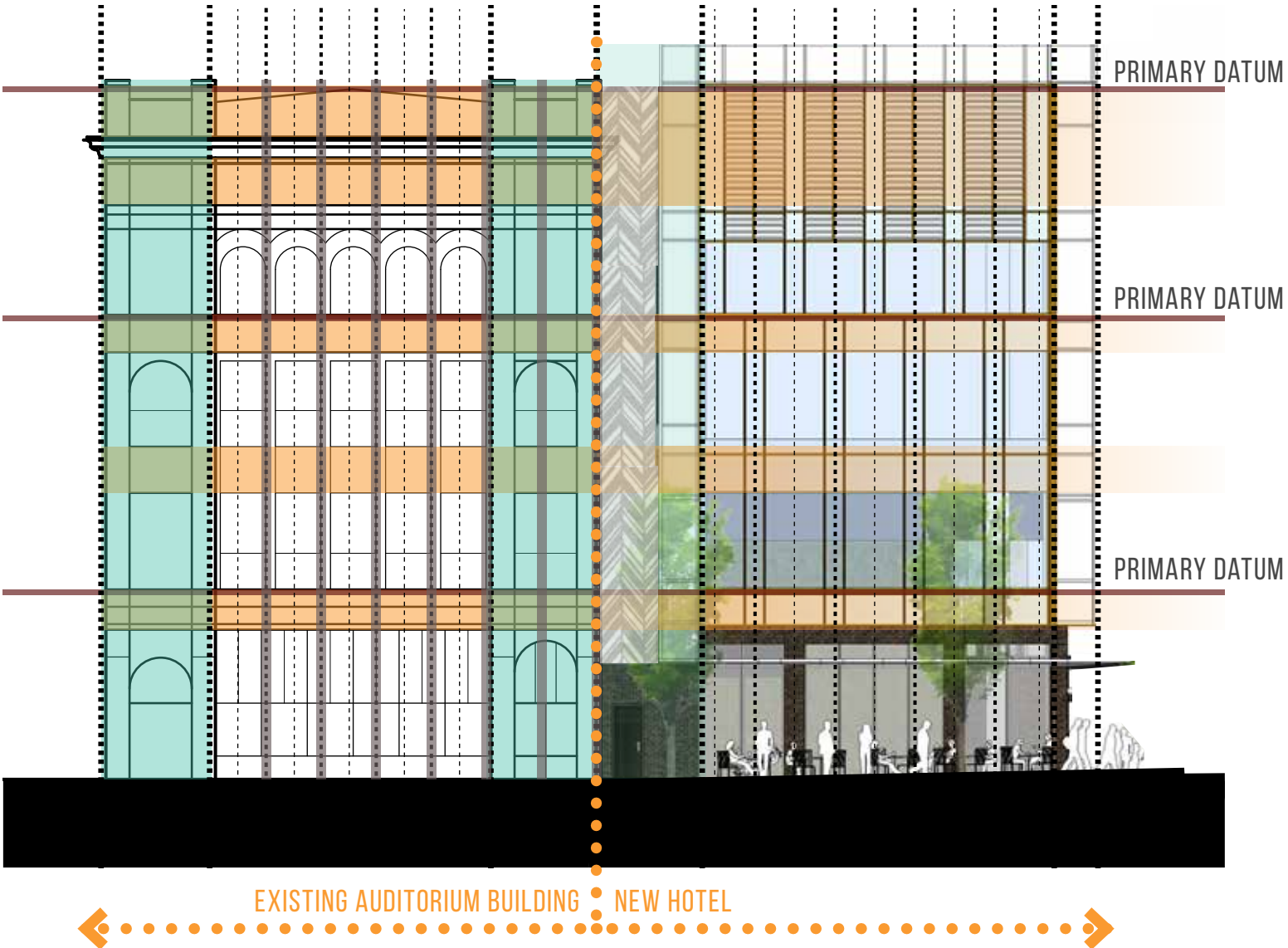
	LONG TERM		
	REQUIRED	FAR-REQUIRED	PROPOSED
RETAIL (TEMP LODGING)	12		20
RETAIL	2		2
<b>TOTAL BICYCLE PARKING</b>	<b>14</b>	<b>110% of 14 = 16</b>	<b>22</b>



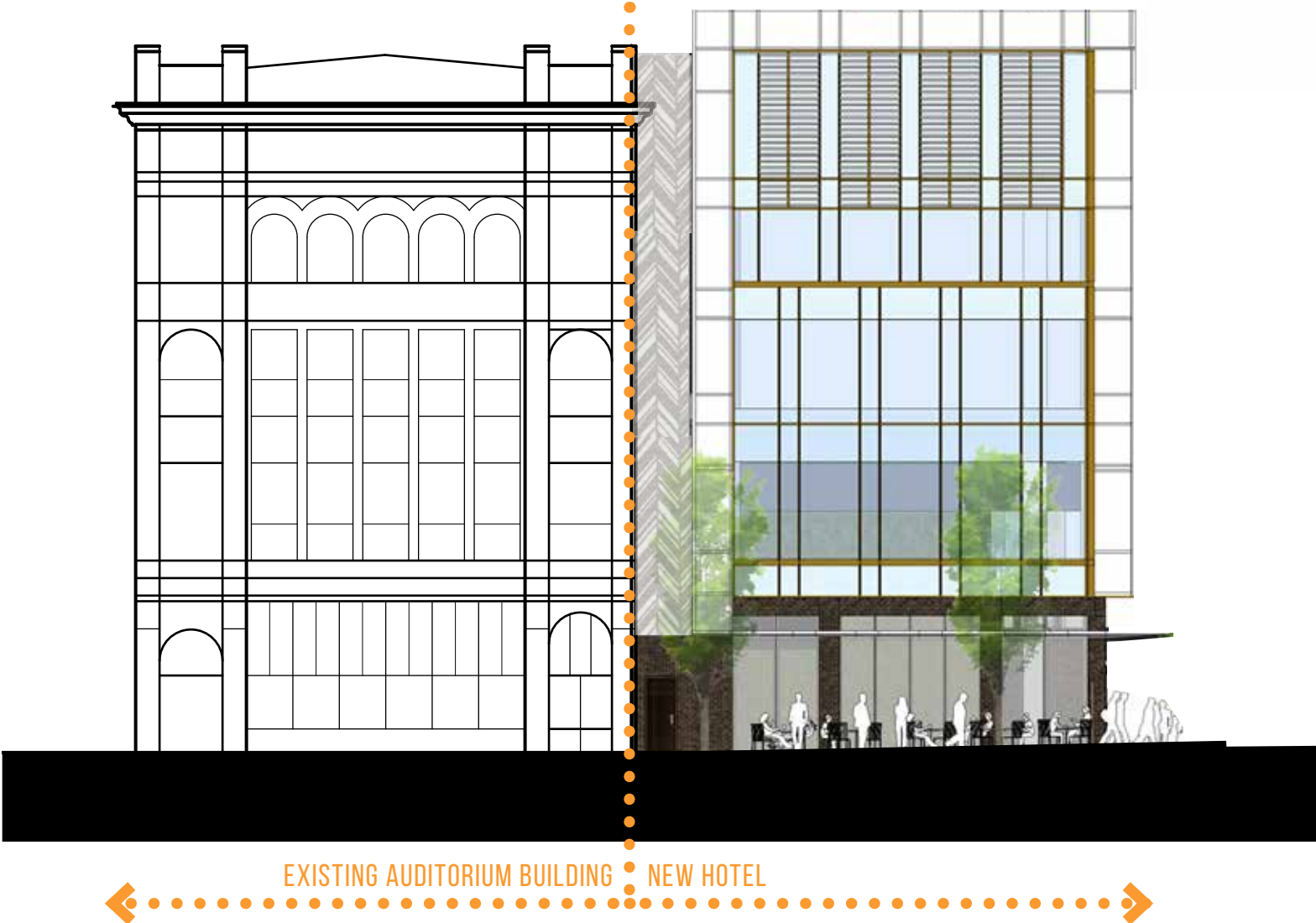
LONG TERM BICYCLE PARKING

**SCALE** The height and volume of the hotel is reduced as it engages 3rd Street and the Lownsdale Square. The proportion of the Hotels west elevation is intended to respect that of the Auditorium, not imitate it. These diagrams were used to help delineate those proportions and build that relationship.

**STRONG HORIZONTAL DATUMS AND VERTICAL RHYTHM**



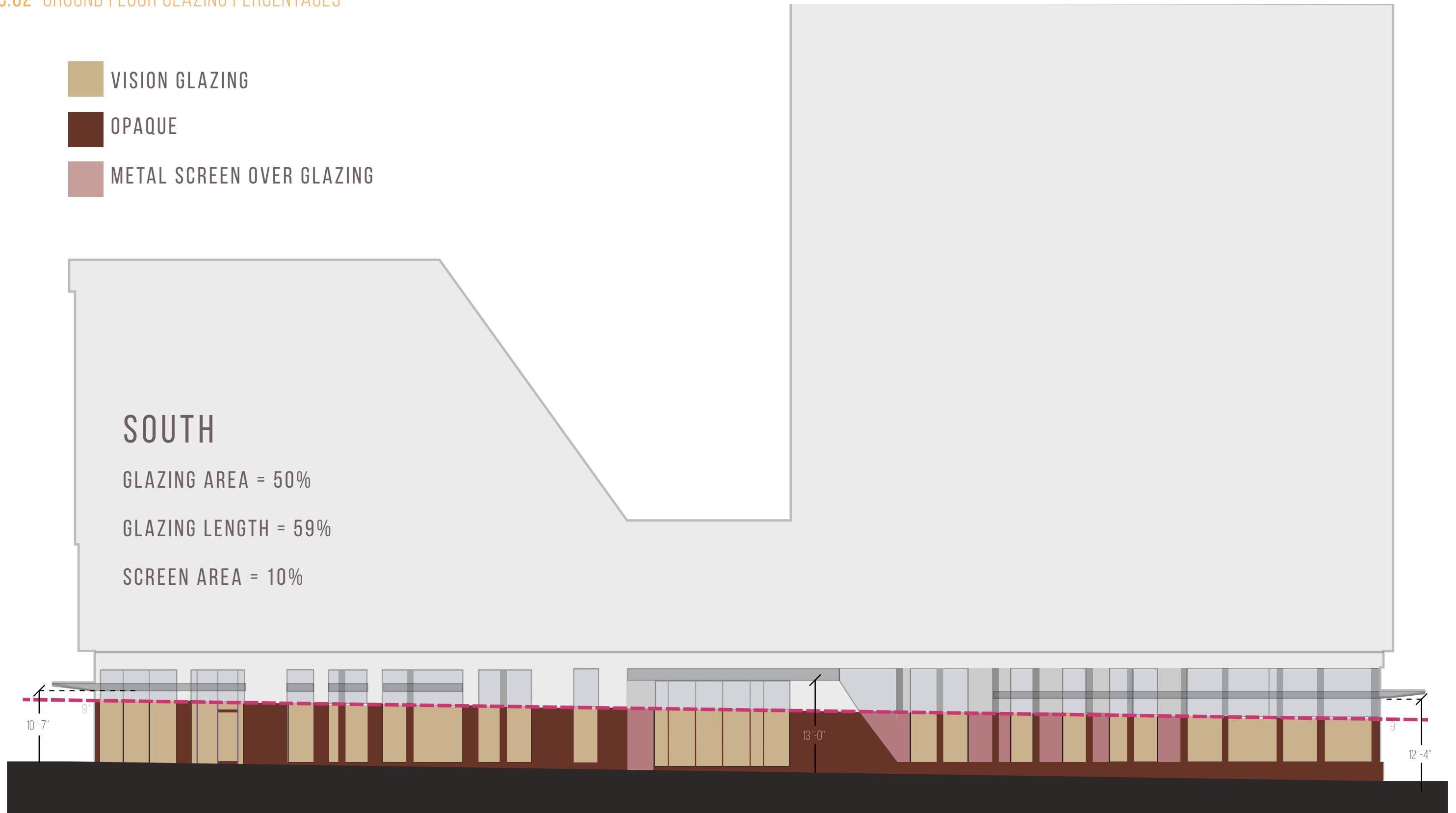
**SCREEN BUFFER RESPECTS AUDITORIUM HEIGHT**





3RD & SALMON / PORTLAND, OR  
C.62 GROUND FLOOR GLAZING PERCENTAGES

- VISION GLAZING
- OPAQUE
- METAL SCREEN OVER GLAZING



SW SALMON STREET

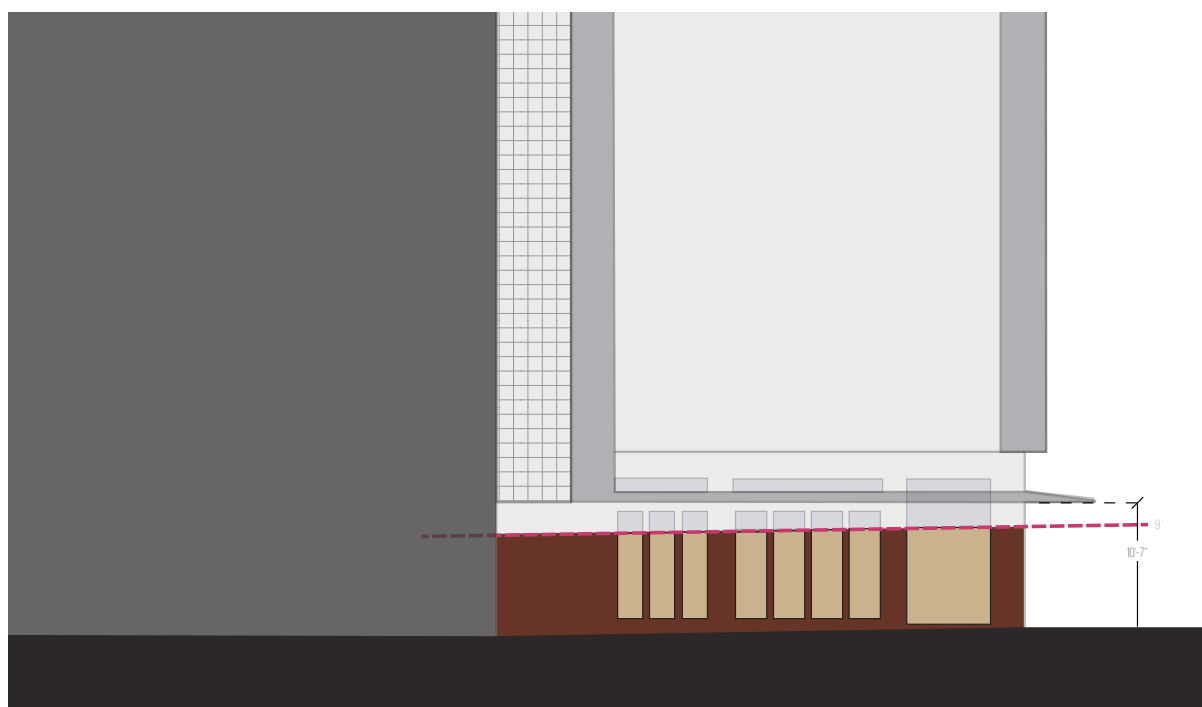
- VISION GLAZING
- OPAQUE
- METAL SCREEN BEHIND ENTRY

**OVERALL**  
GLAZING AREA = 45%  
GLAZING LENGTH = 54%

## WEST

GLAZING AREA = 54%

GLAZING LENGTH = 57%

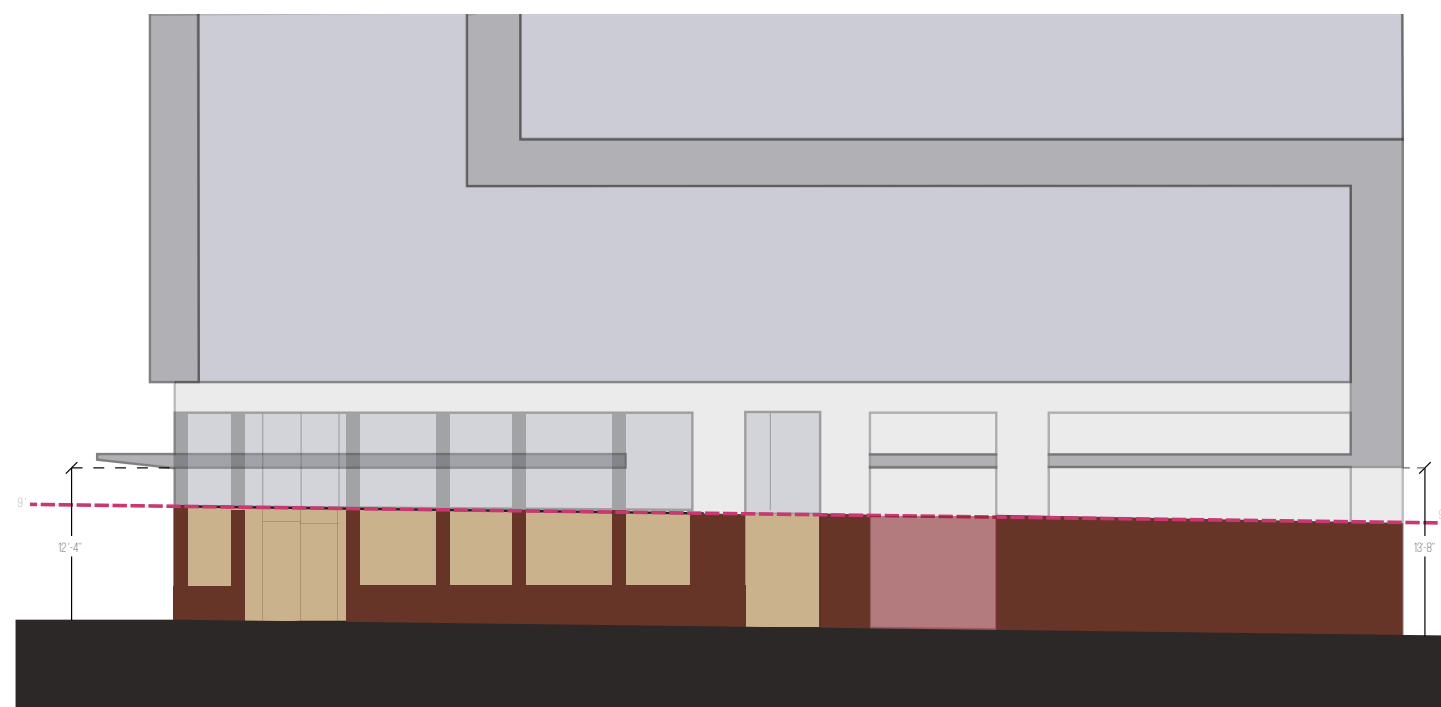


SW 3RD AVENUE

## EAST

GLAZING AREA = 32%

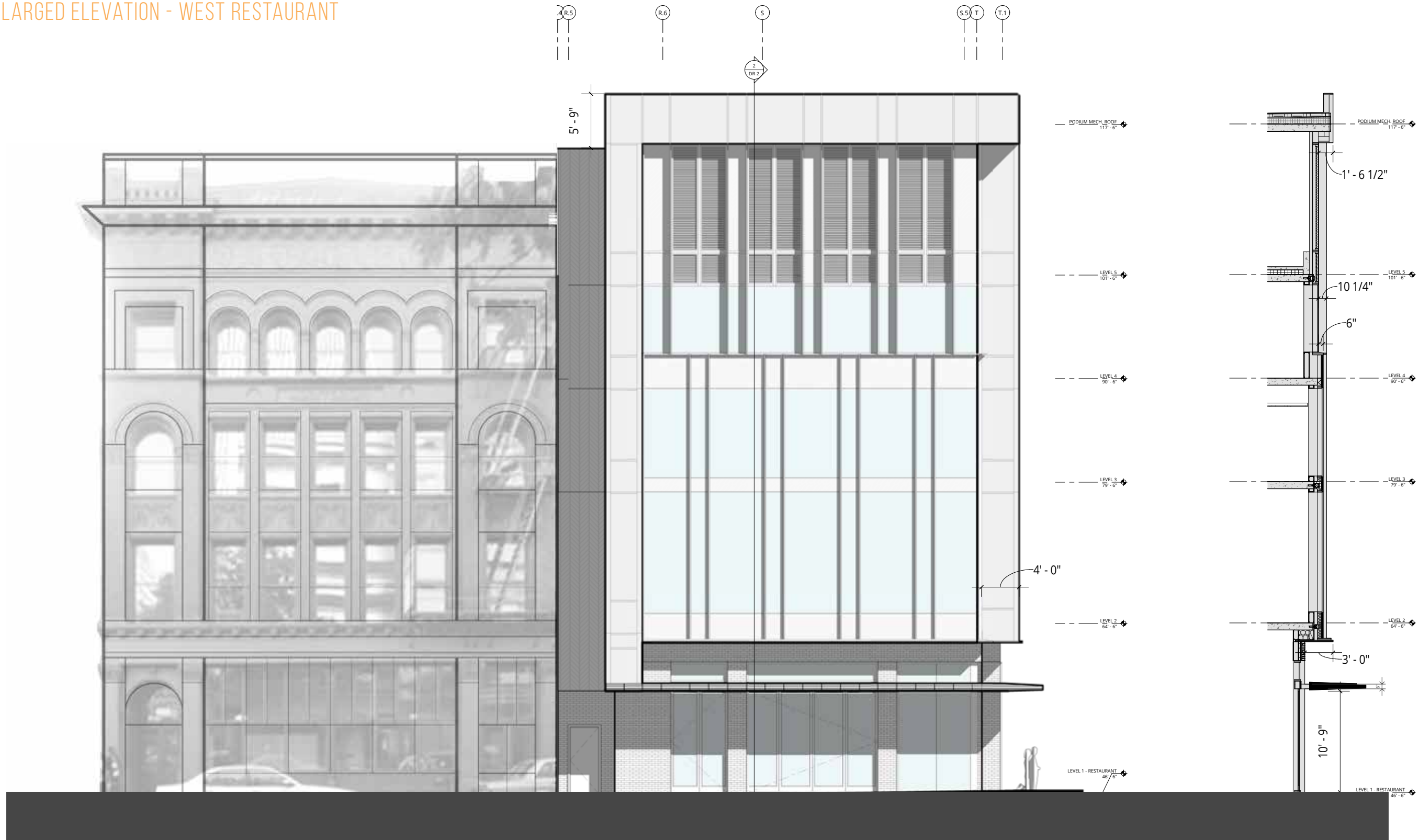
GLAZING LENGTH = 43%



SW 2ND AVENUE



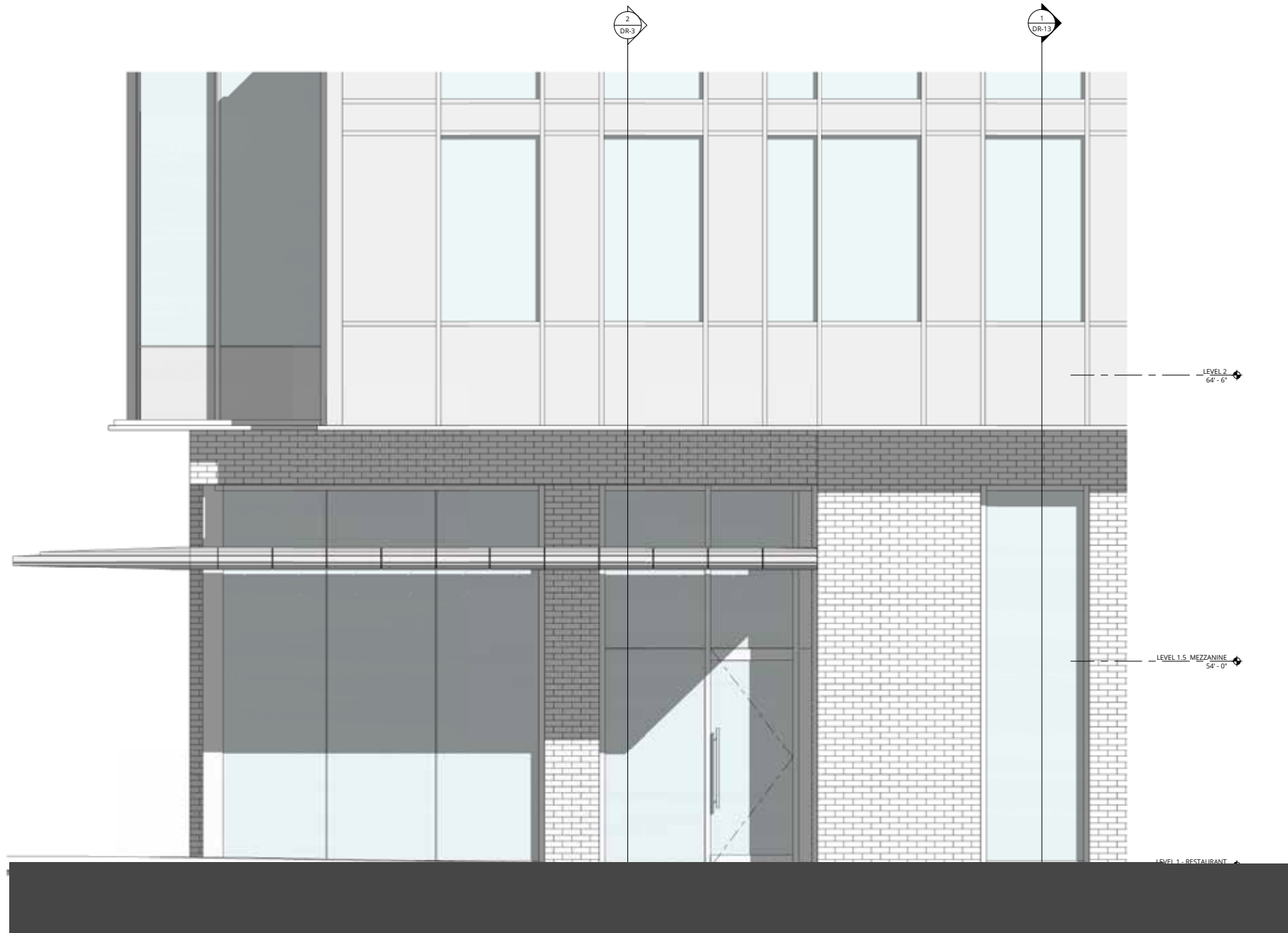
3RD & SALMON / PORTLAND, OR  
 C.64 ENLARGED ELEVATION - WEST RESTAURANT



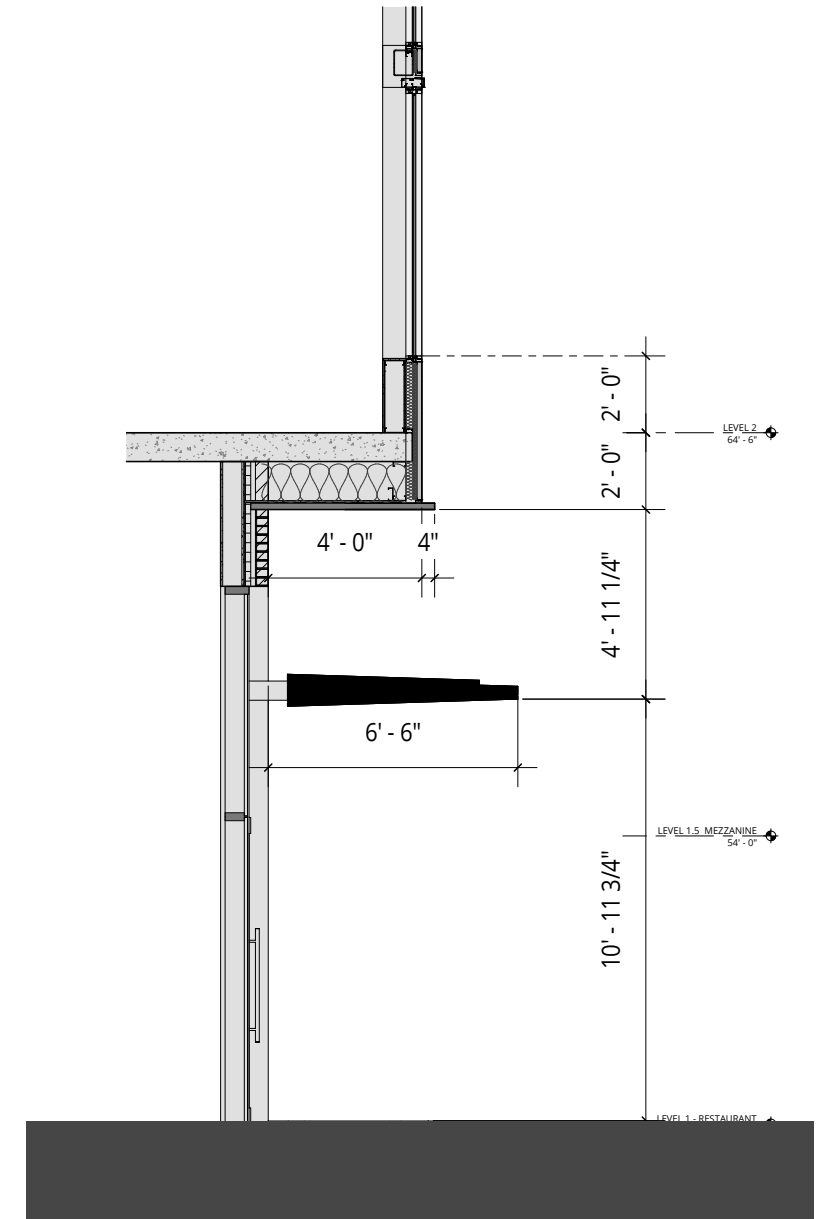
ENLARGED WEST ELEVATION

WALL SECTION

3RD & SALMON / PORTLAND, OR  
ENLARGED ELEVATION - SOUTH - RESTAURANT ENTRY C.65



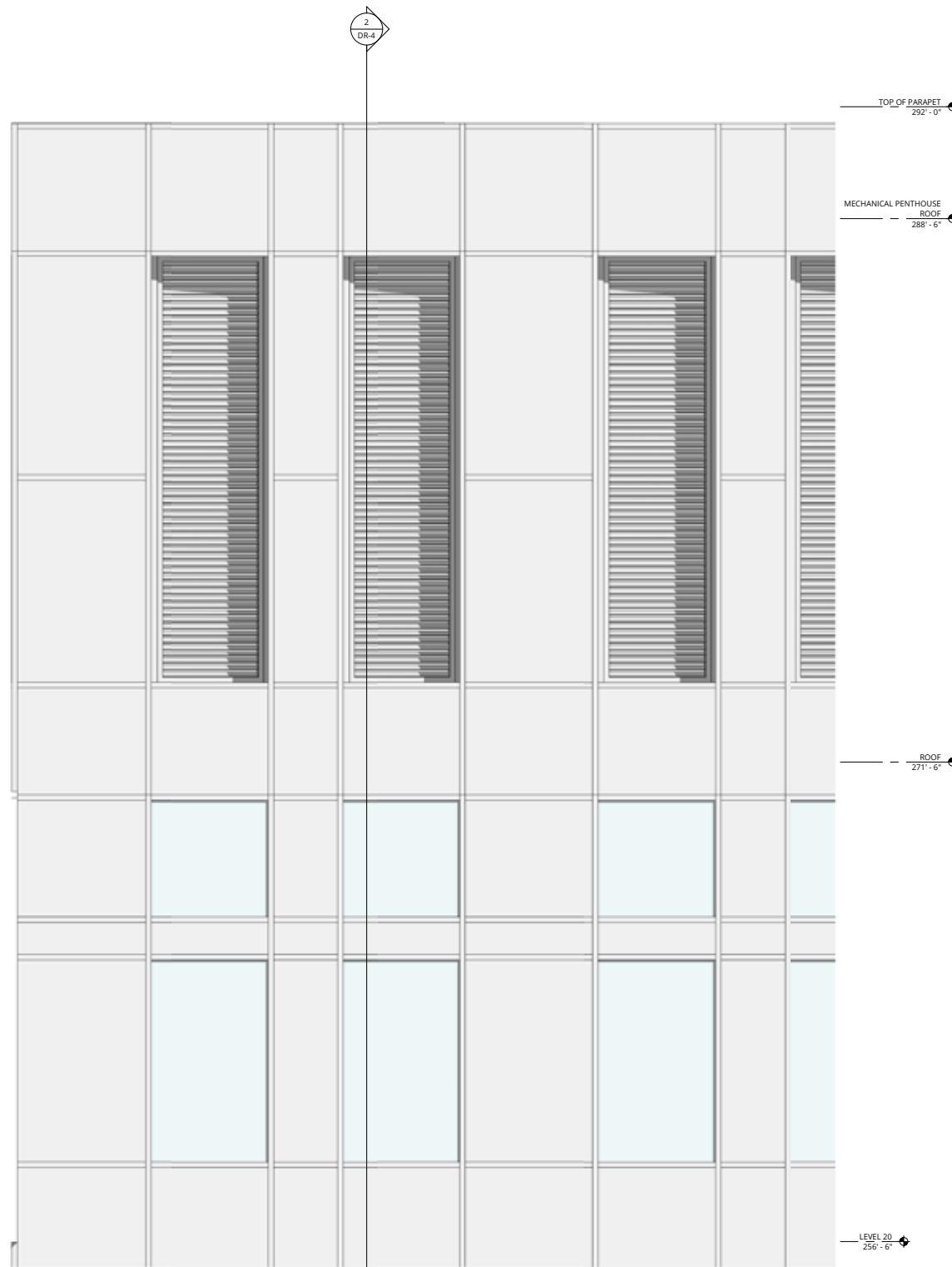
ENLARGED ELEVATION-RESTAURANT



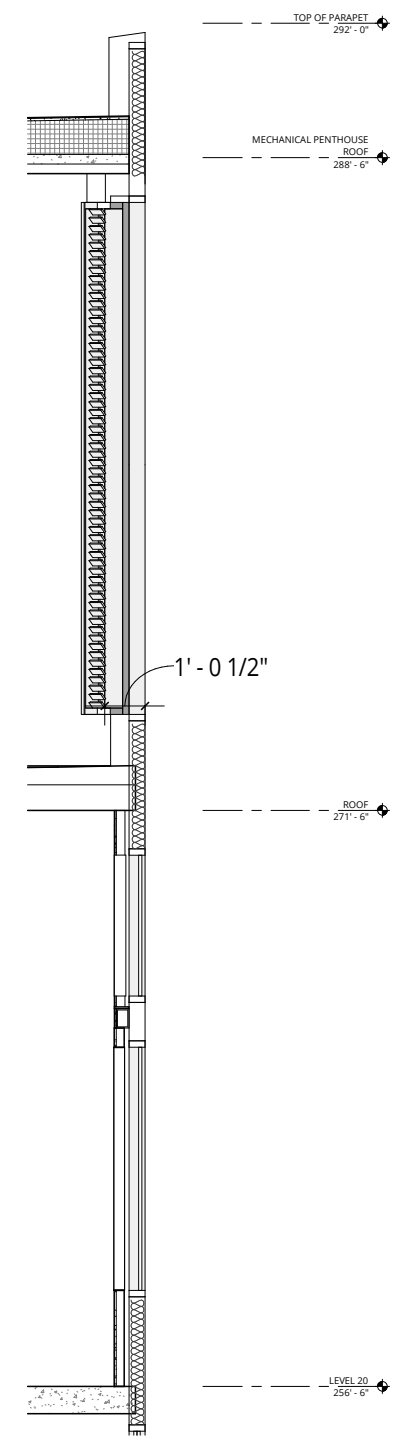
SECTION-WALL-RESTAURANT ENTRY



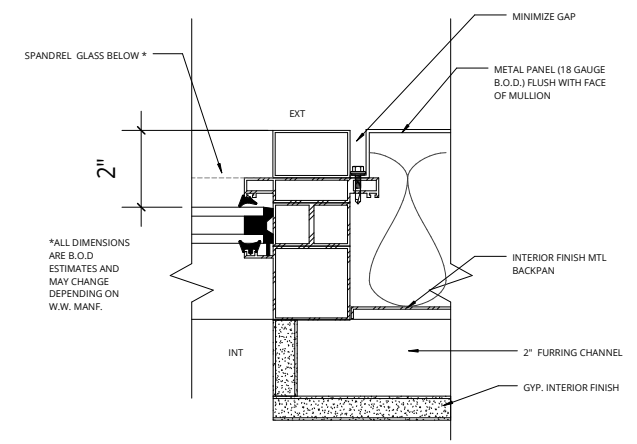
3RD & SALMON / PORTLAND, OR  
 C.66 ENLARGED ELEVATION - SOUTH - TOWER



ENLARGED ELEVATION - SOUTH LOUVER

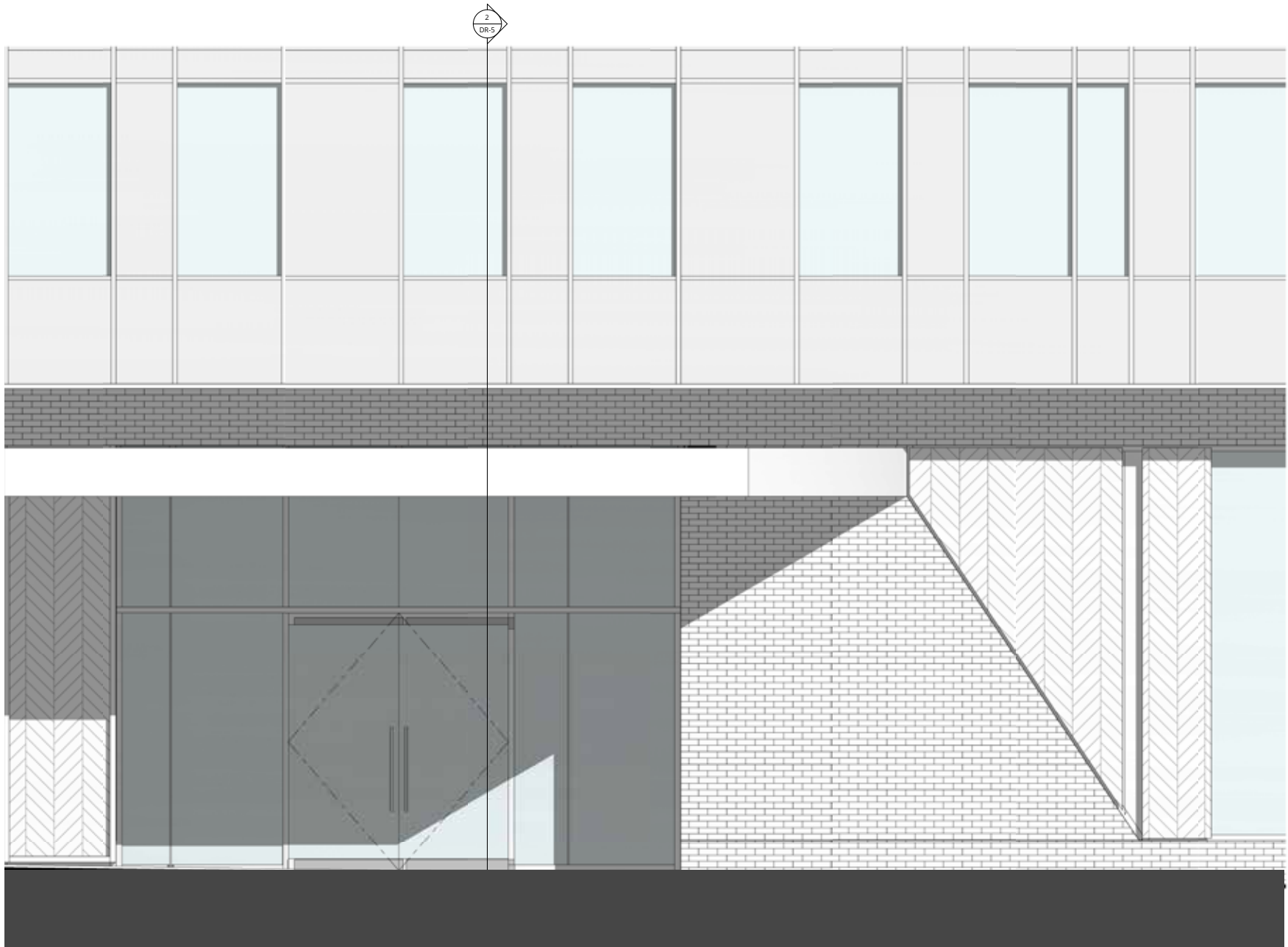


SECTION-WALL-SOUTH-LOUVER

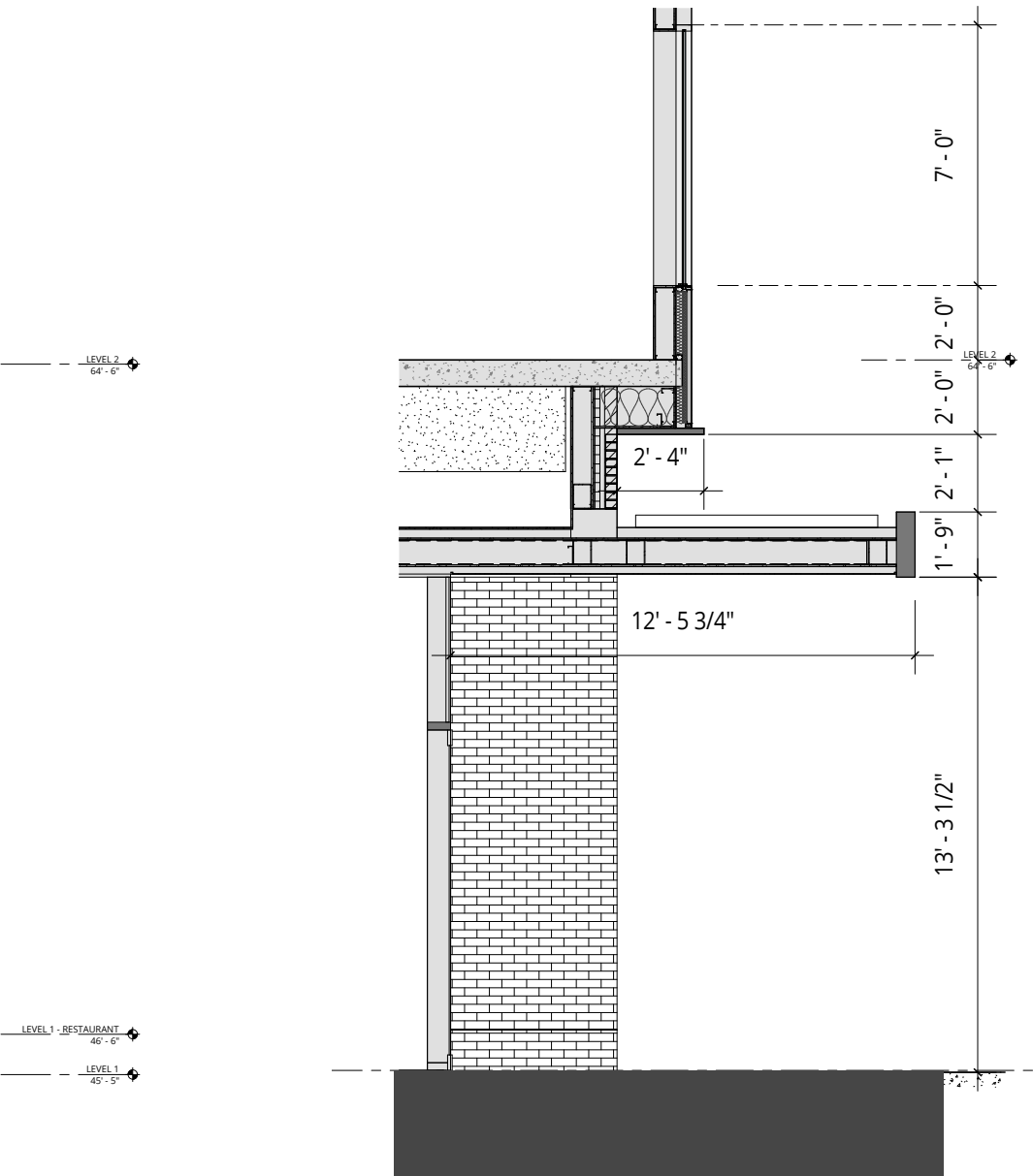


PLAN DETAILING SOUTH W.W. @ GLAZING

3RD & SALMON / PORTLAND, OR  
 ENLARGED ELEVATION - SOUTH - HOTEL ENTRY C.67

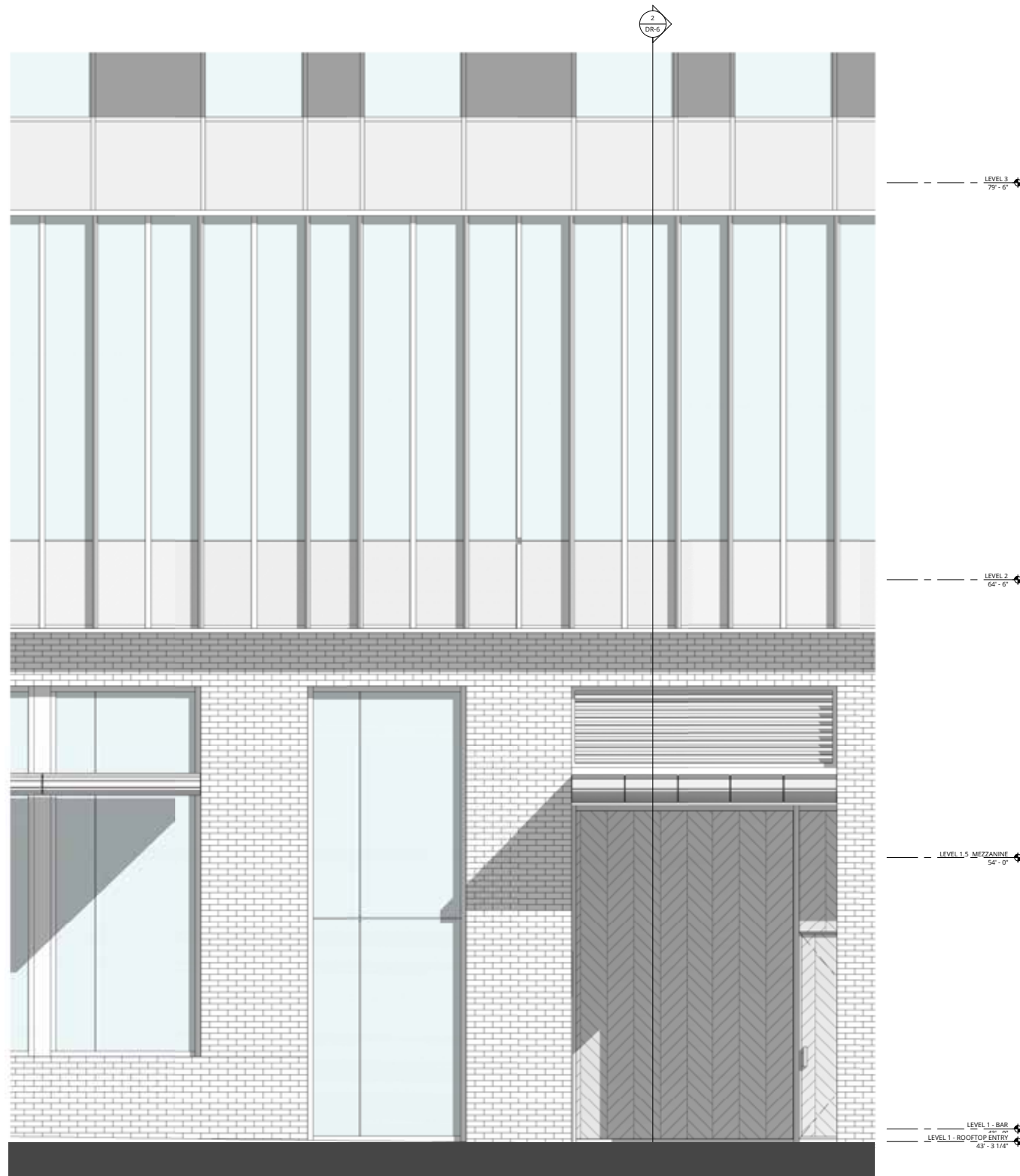


ENLARGED ELEVATION-HOTEL ENTRY

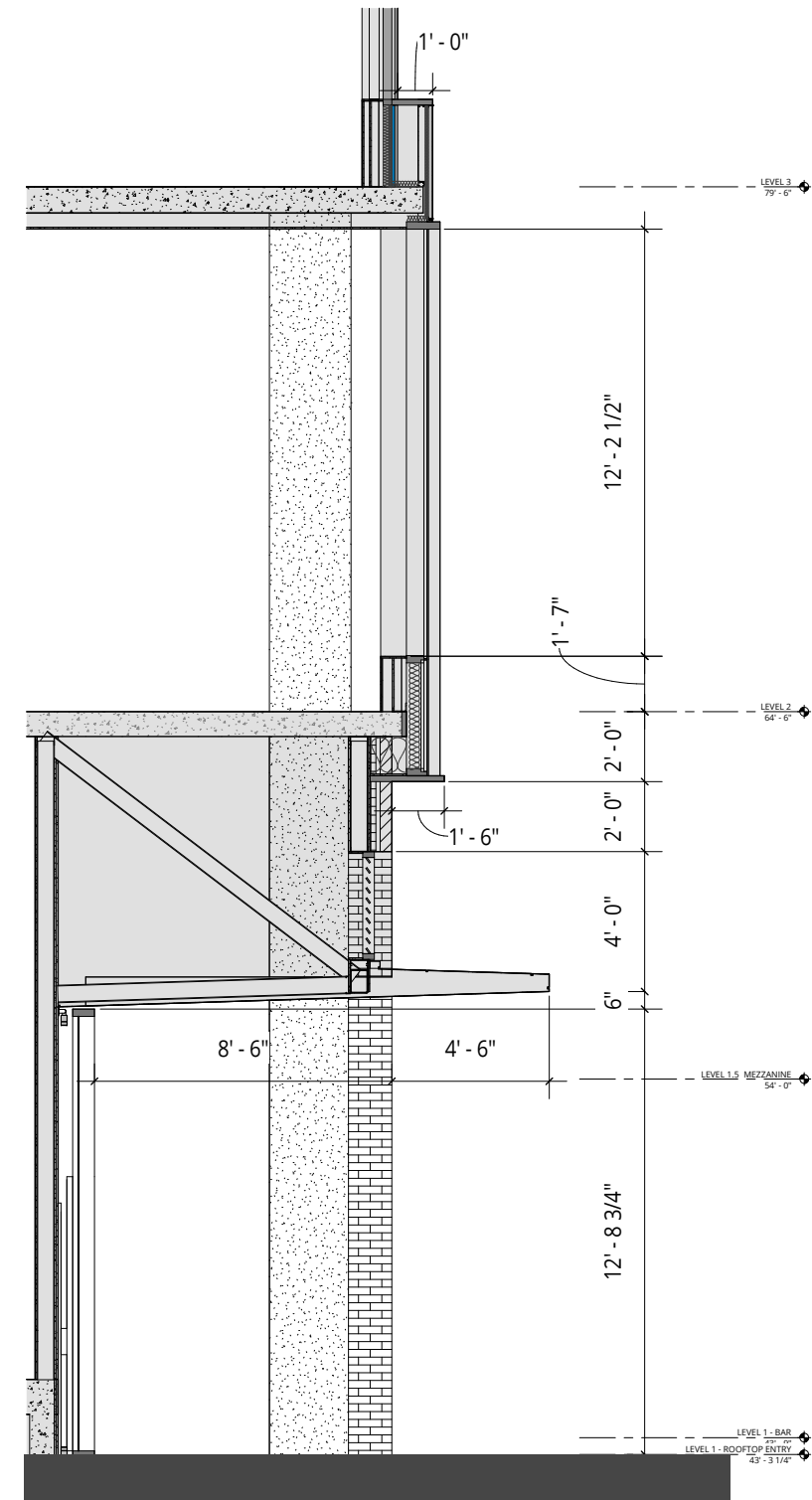


SECTION-WALL-HOTEL ENTRY

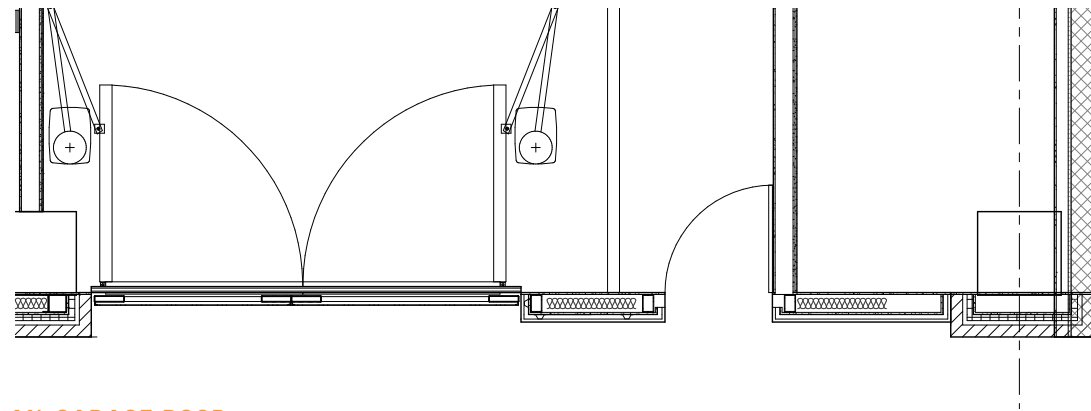




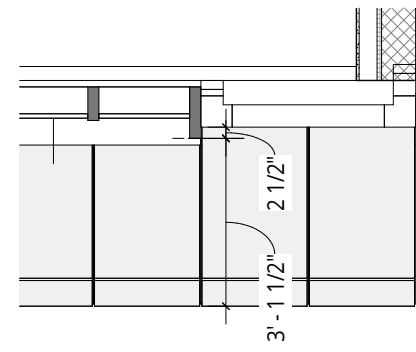
ENLARGED ELEVATION - ROOFTOP BAR ENTRANCE



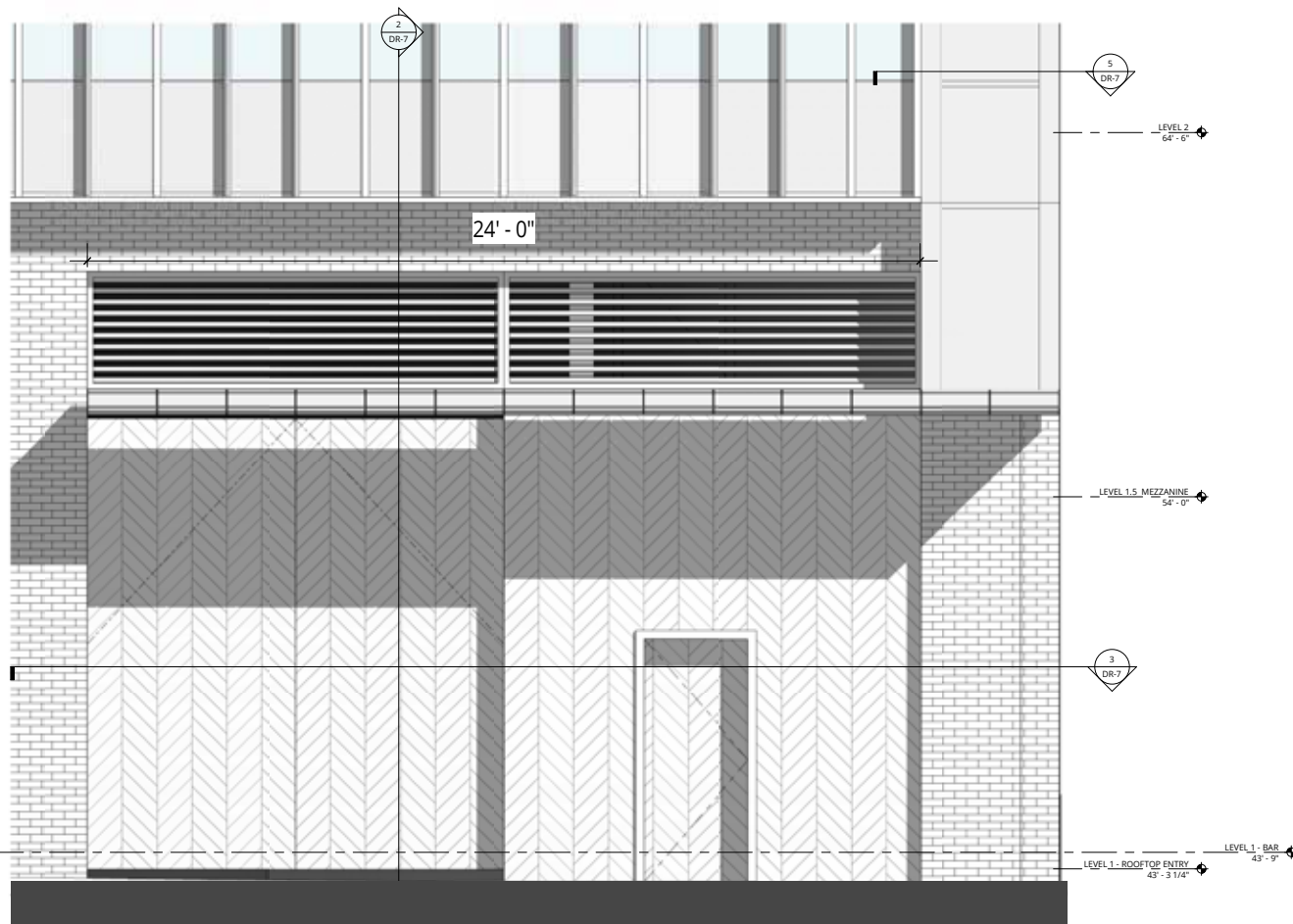
SECTION-WALL-EAST-ROOFTOP ENTRANCE



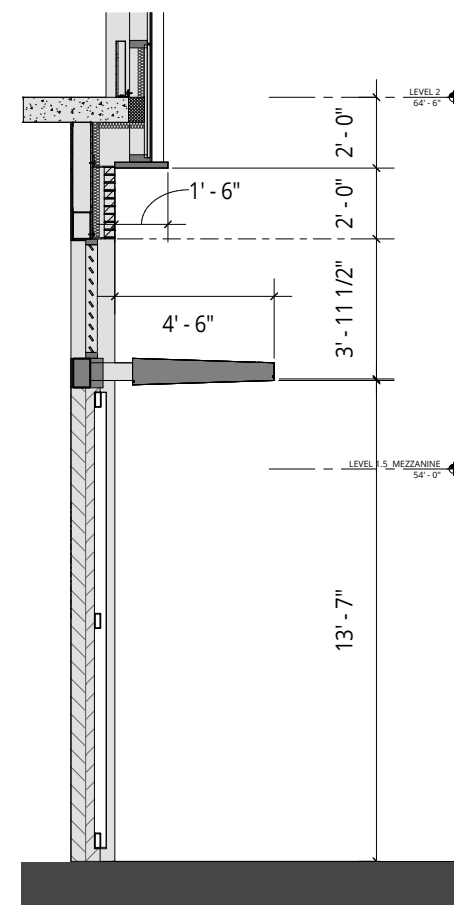
PLAN-GARAGE DOOR



SECTION DETAIL - CW AT WW



ENLARGED ELEVATION - EAST LOADING DOCK

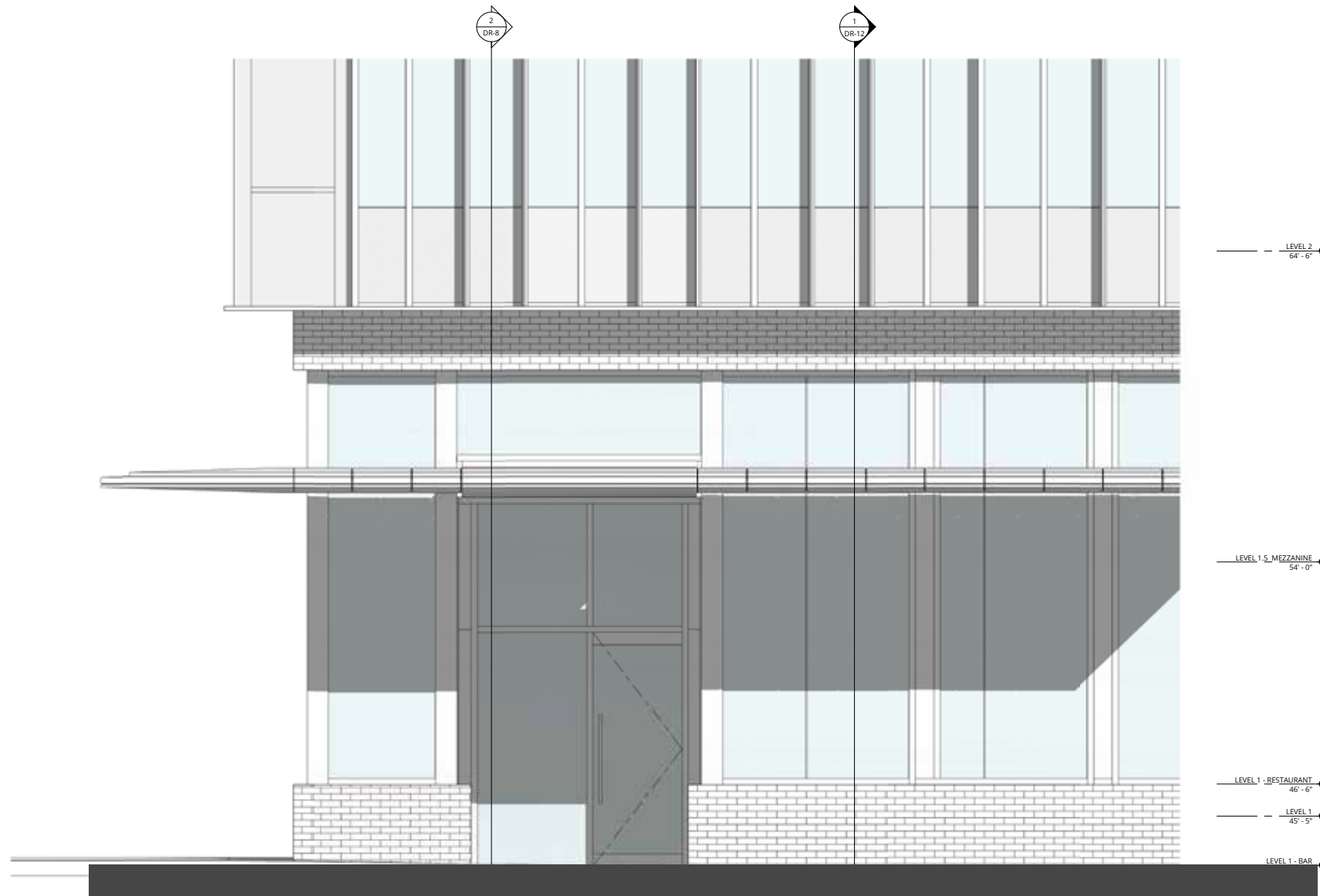


SECTION-WALL-EAST-LOADING

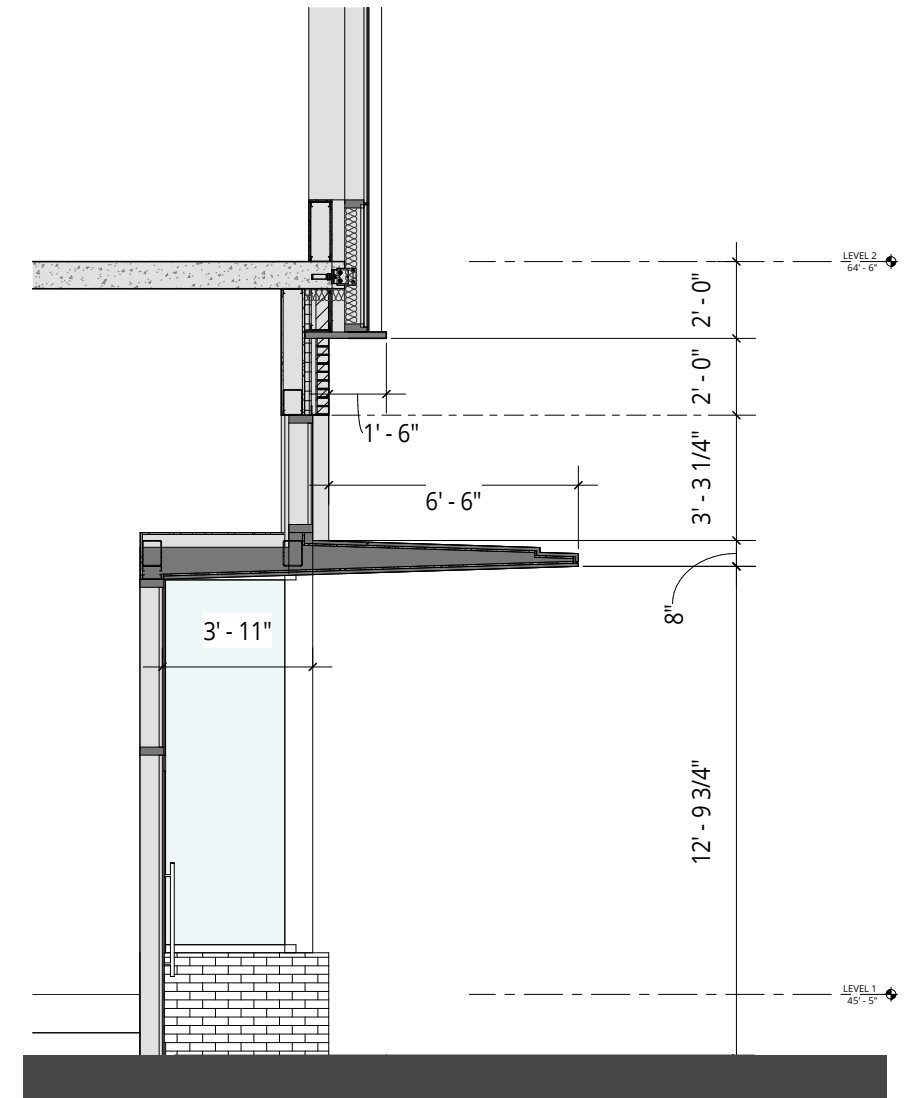




3RD & SALMON / PORTLAND, OR  
 C.70 ENLARGED ELVEVATION - EAST - BAR ENTRY

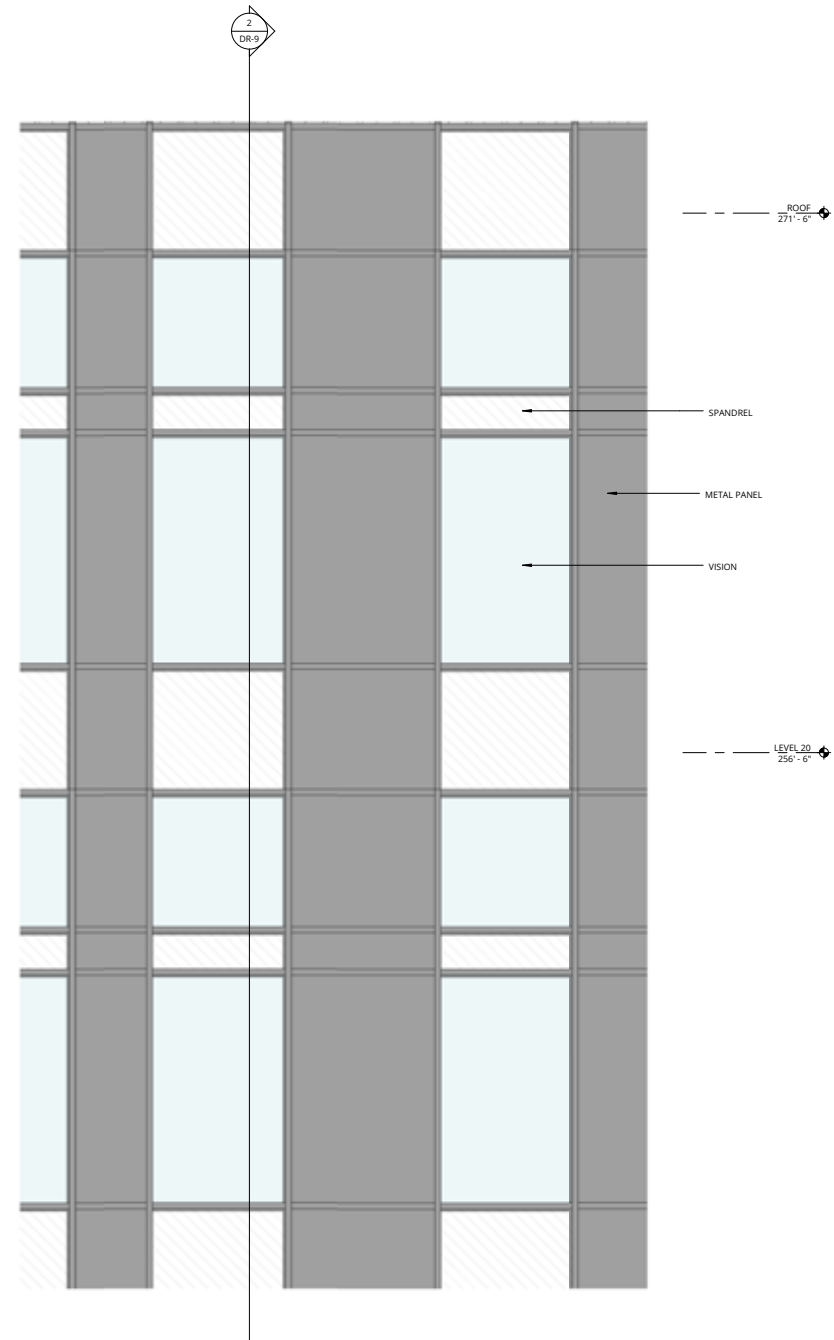


ENLARGED ELEVATION - EAST BAR ENTRY

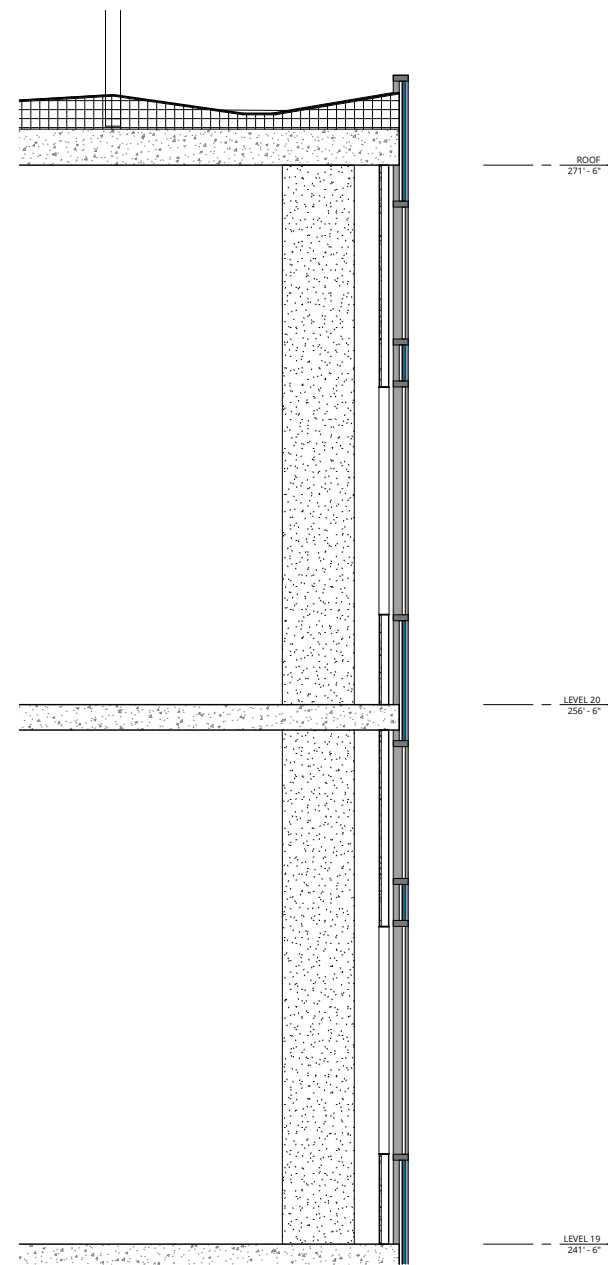


SECTION-WALL-EAST-BAR ENTRY CANOPY

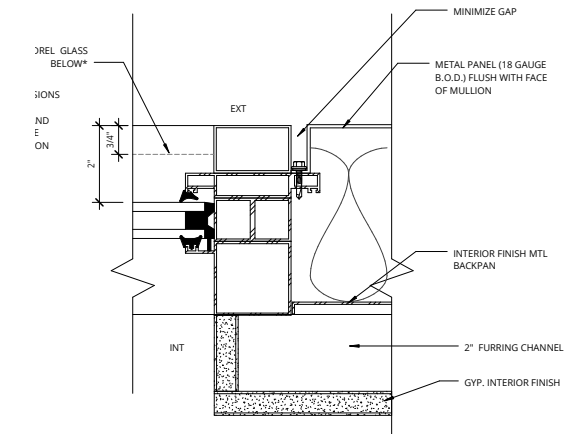
3RD & SALMON / PORTLAND, OR  
 ENLARGED ELEVATION - EAST - TOWER C.71



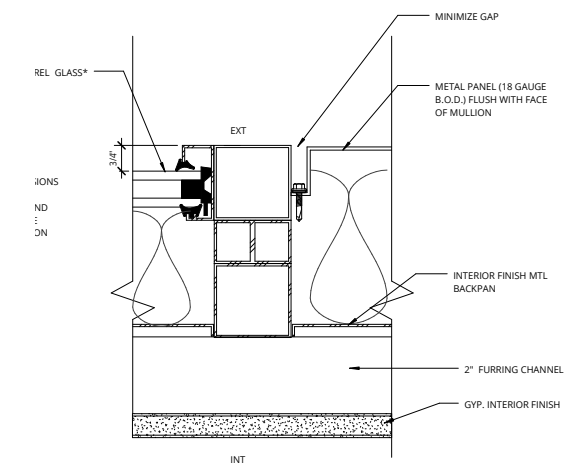
ENLARGED ELEVATION - EAST-W.W.



SECTION-WALL-EAST-W.W.



DETAIL-W.W. EAST SPANDREL



PLAN DETAIL-EAST W.W. @ GLAZING



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3RD & SALMON / PORTLAND, OR  
C.72 NIGHT RENDERING





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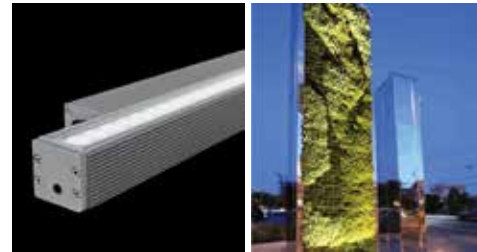
3RD & SALMON / PORTLAND, OR  
NIGHT RENDERING C.73





3RD & SALMON / PORTLAND, OR  
 C.74 EXTERIOR LIGHTING - PERSPECTIVE

**GREEN WALL LIGHTING - SB**

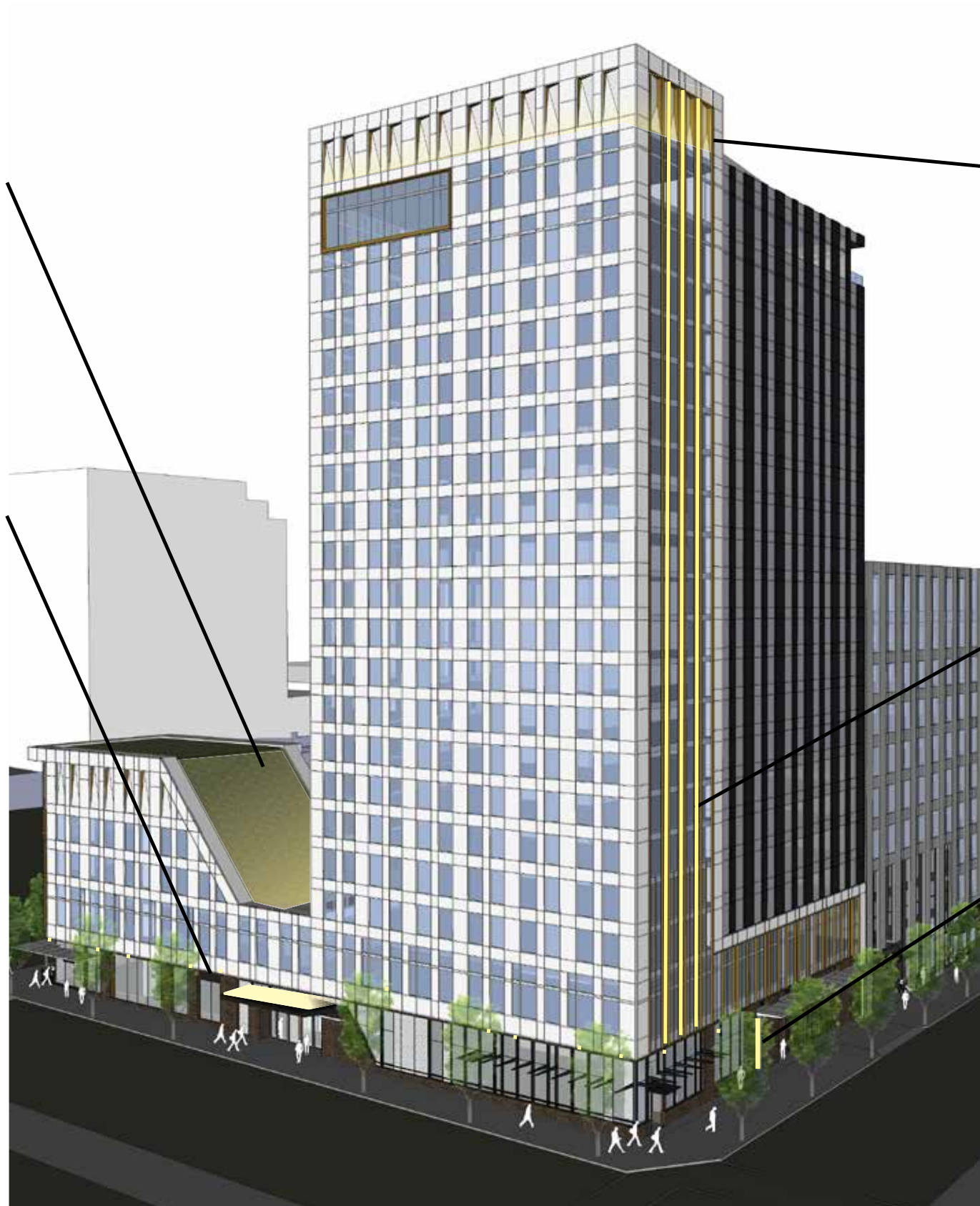


Using a continuous run of Lumenpulse Lumenfacade the green wall will be grazed with a soft light. Mounted at an angle facing away from viewers above and below.

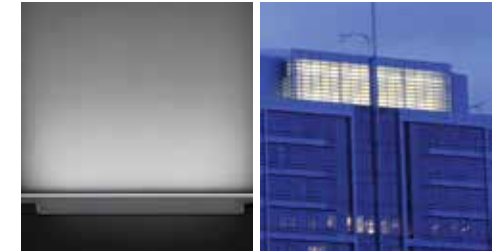
**CANOPY LIGHTING - SD**



Utilizing the Erco compact recessed downlight on each canopy on all facades will illuminate walkway underneath while having a minimal presence on the façade.



**LOUVER LIGHTING - SA**



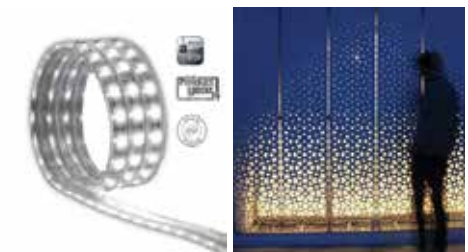
A lantern effect will be created at the top of the building by illuminating the buildings louvers with uniform rows of Lumenpulse Lumenfacade.

**VERTICAL FIN LIGHTING - SE**

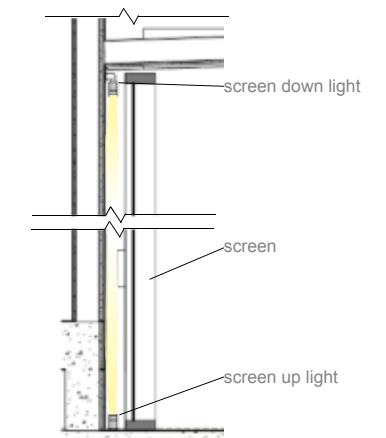


The vertical fins on the east and west side of the building will be illuminated with Plexineon 1x. This light will be a subtle white light giving the building a distinct but quiet presence at night.

**BAR ENTRANCE - SE**



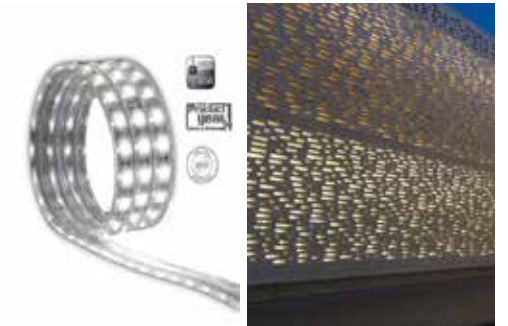
The bar's dedicated entrance will be accentuated by illuminating a patterned screen with Jesco LED DL-AC-FLEX, creating a point of intrigue and mystery.





3RD & SALMON / PORTLAND, OR  
EXTERIOR LIGHTING - PERSPECTIVE C.75

HOTEL ENTRANCE - SG



The Jesco LED DL-AC-FLEX will be discreetly recessed into the sides of the canopy to illuminate the intricate overlay located on the underside of the canopy. It will provide luminance to signal the entry point of the hotel without it being distracting.

HOTEL SIGN

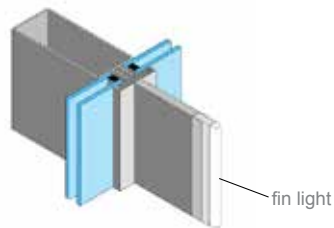


A sign with cutout letters and will be illuminated from the interior creating a gentle glow of light that allows the sign to be seen without being a disruption to its surroundings.

VERTICAL FIN LIGHTING - SF

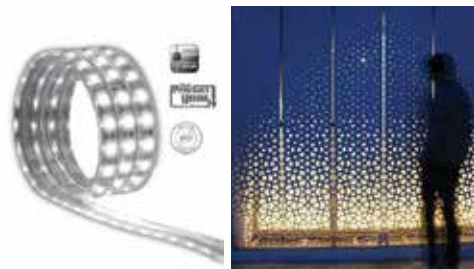


The vertical fins on the west side of the building will be illuminated with Plexineon 1x. This light will be a subtle white light giving the building a distinct but quiet presence at night.



fin light

BACKLIT SCREEN- SE



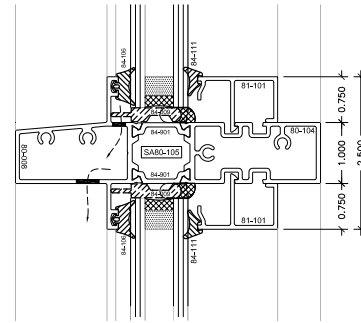
The wall adjacent to the Auditorium will be accentuated by illuminating a patterned screen with Jesco LED DL-AC-FLEX, creating a point of intrigue and mystery.



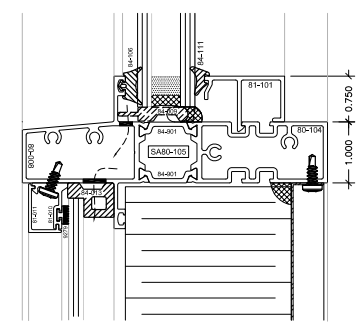
GLUMAC  
lightingstudio



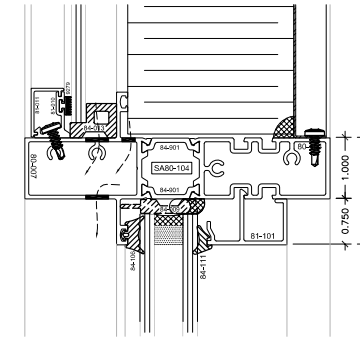
3RD & SALMON / PORTLAND, OR  
 C.76 PRODUCT INFORMATION / WINDOW WALL



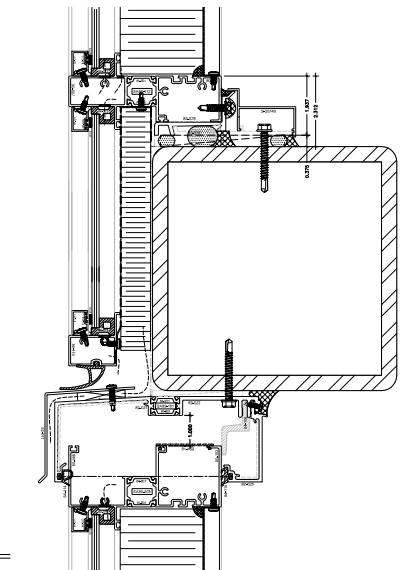
1 HORIZ. VISION ABOVE VISION  
 N/A ARCHREF: N/A  
 SCALE: FULL SCALE



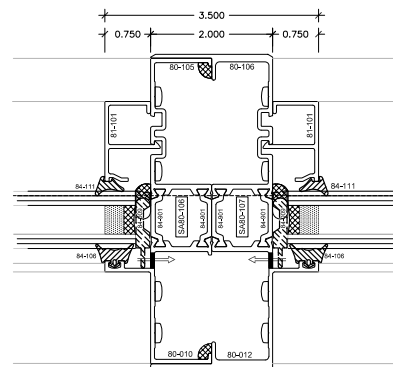
2 HORIZ. VISION ABOVE SG SPANDREL  
 N/A ARCHREF: N/A  
 SCALE: FULL SCALE



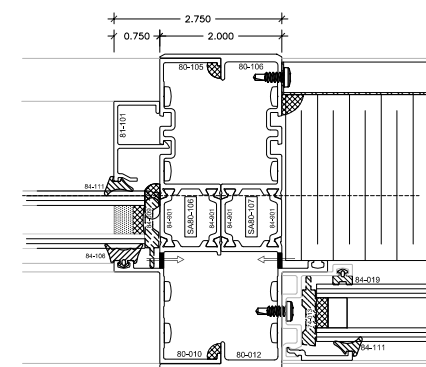
3 HORIZ. SG SPANDREL ABOVE VISION  
 N/A ARCHREF: N/A  
 SCALE: FULL SCALE



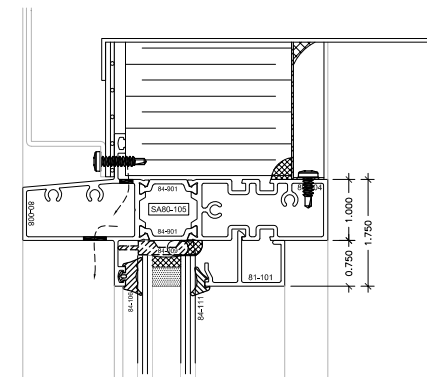
7 BY-PASS SPANDREL ABOVE SPANDREL  
 N/A ARCHREF: N/A  
 SCALE: FULL SCALE



4 VERT. MULLION VISION / VISION  
 MU-D14 ARCHREF: N/A  
 SCALE: FULL SCALE



5 VERT. MULLION VISION / SG SPANDREL  
 NA ARCHREF: N/A  
 SCALE: FULL SCALE



6 HORIZ. LOUVRE PANEL ABOVE VISION  
 N/A ARCHREF: N/A  
 SCALE: FULL SCALE

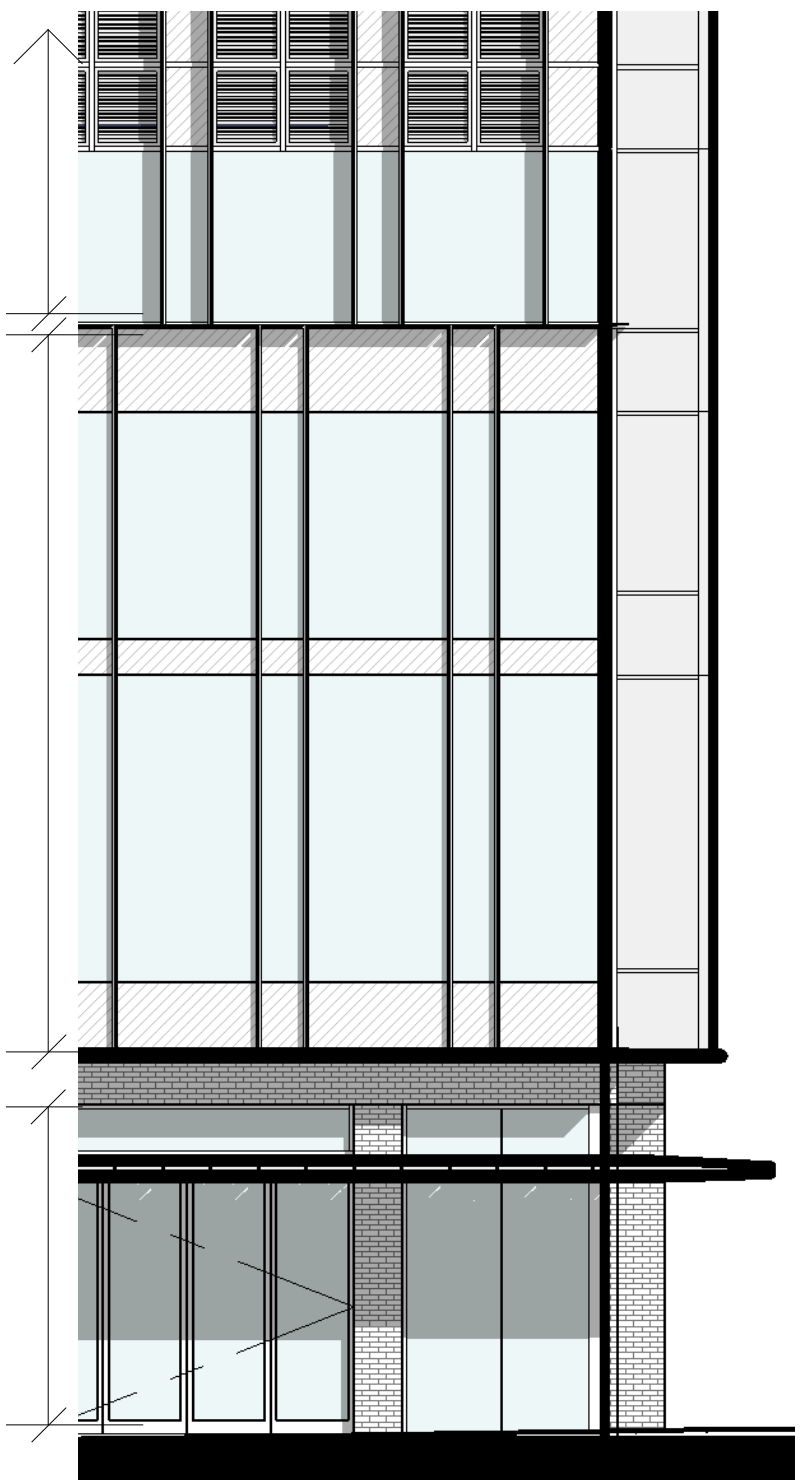
NO.	REVISIONS	BY	DATE
allan window technologies 131 Caldwell Road Concord, ON L4K 3Z9 905.738.8600			
<b>ALLAN WALL - STANDARD DETAILS</b>			
CONTRACTOR: xx ARCHITECT: xx			DATE: 2015-04-07
DRW BY: AB/CC	CHK BY:	SCALE: FULL SCALE	PAPER SIZE: D SIZE DWG. NO.: MU-D1

PRECEDENT

### CURTAIN WALL FINS

Extruded metal fins accentuate verticality in the Hotel design. The fins are simply attached as caps on the curtainwall mullions. The fin depth varies to create interest and varied shadow lines.

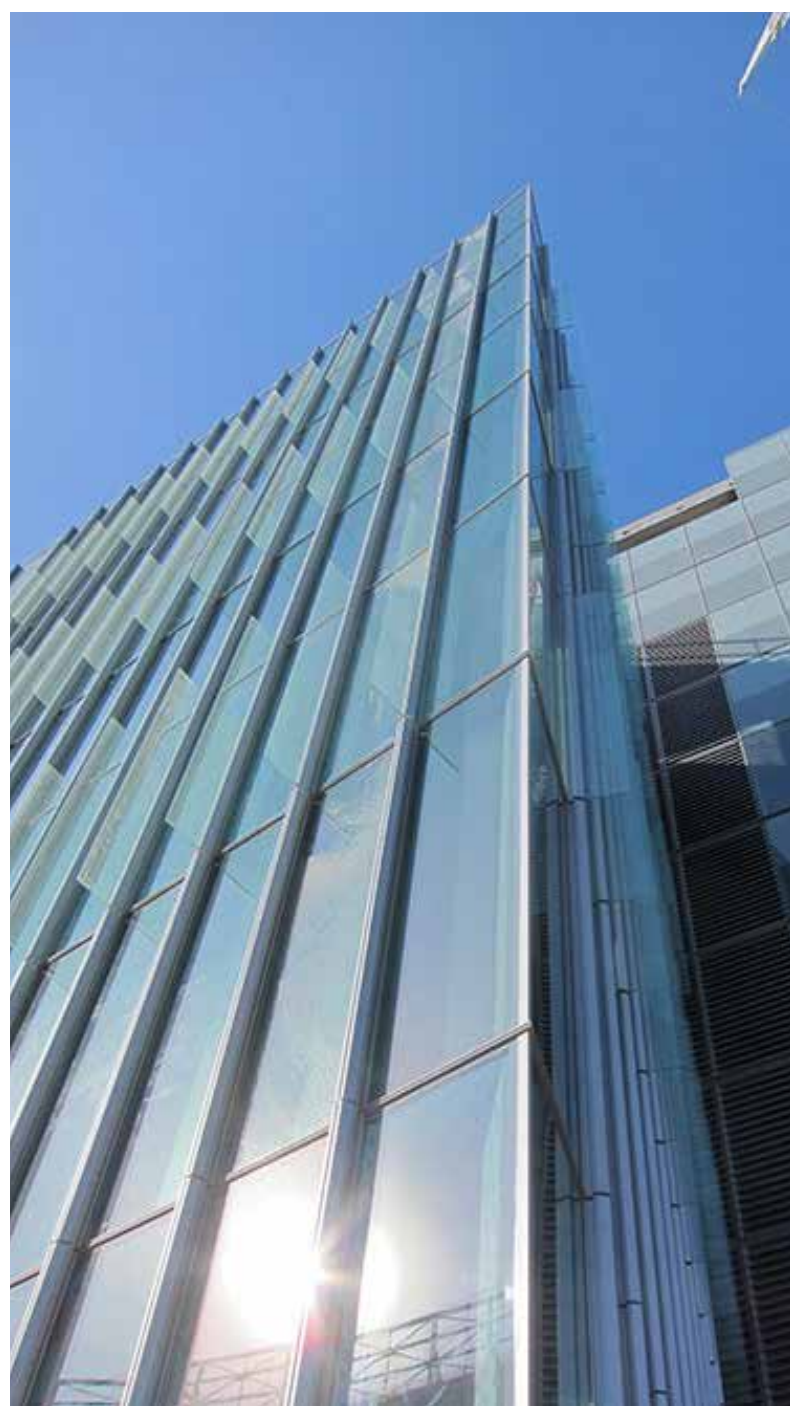
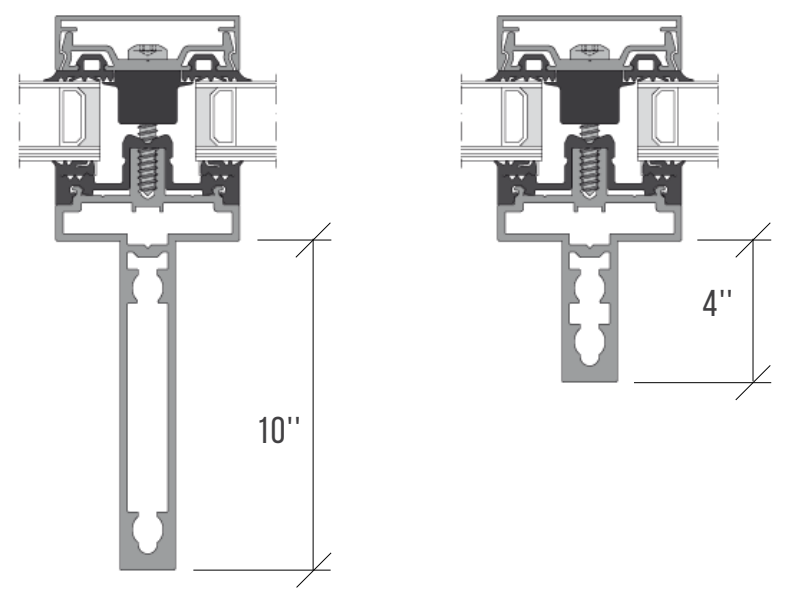
LIGHT BRONZE 10" FINS  
LIGHT BRONZE 4" FINS  
DARK BRONZE MULLIONS



CURTAIN WALL FINS AT WEST ELEVATION



FIN DETAILS



PRECEDENT





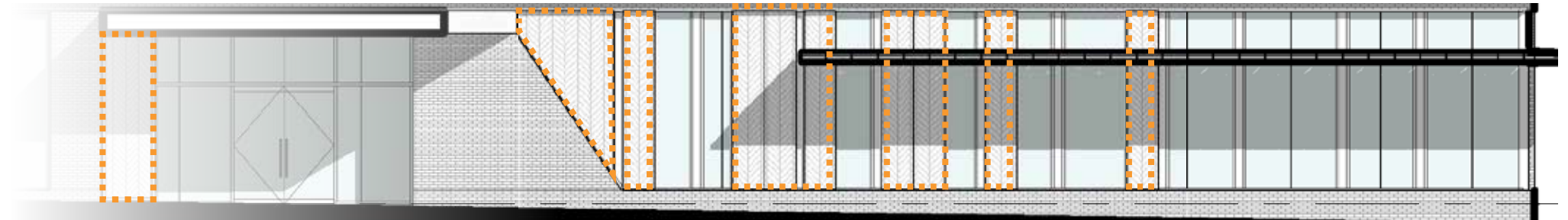
EXAMPLE SCREENS - FINAL TO BE DETERMINED BY HOTEL BRAND

### LASER CUT METAL SCREENS

In keeping with the theme of hide-and-reveal using layers of varying transparency, custom metal screens are used along the ground floor. These will be a distinguishing feature for guests arriving at the hotel. They have the potential to brand the hotel and provide elegance and mystique.

The screens would be mounted in front of ground floor curtain wall - hinged so that glazing can be accessed for cleaning.

- MANUFACTURER:** Flatline Fabrication (Portland), BokModern (San Francisco), Miles and Lincoln (UK)
- SIZE:** 4' wide x 14' tall x 1/4" thick (two panels of 4'x7')
- MATERIAL:** Aluminum, 11 gauge
- COATING:** Powder Coated: Light bronze, Dark bronze, Silver, Black, Gold, White, Copper



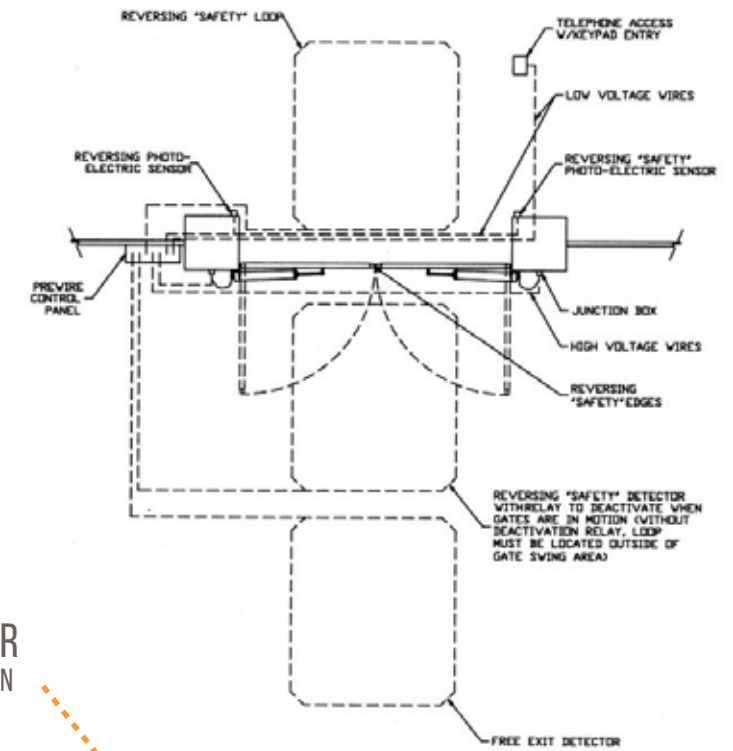




**LOADING DOOR METAL SCREEN**  
 Decorative metal screen on the Loading Doors would match the screen used intermittently along the ground floor facade.

LOADING GATE  
 METAL SCREEN

MAN DOOR  
 METAL SCREEN



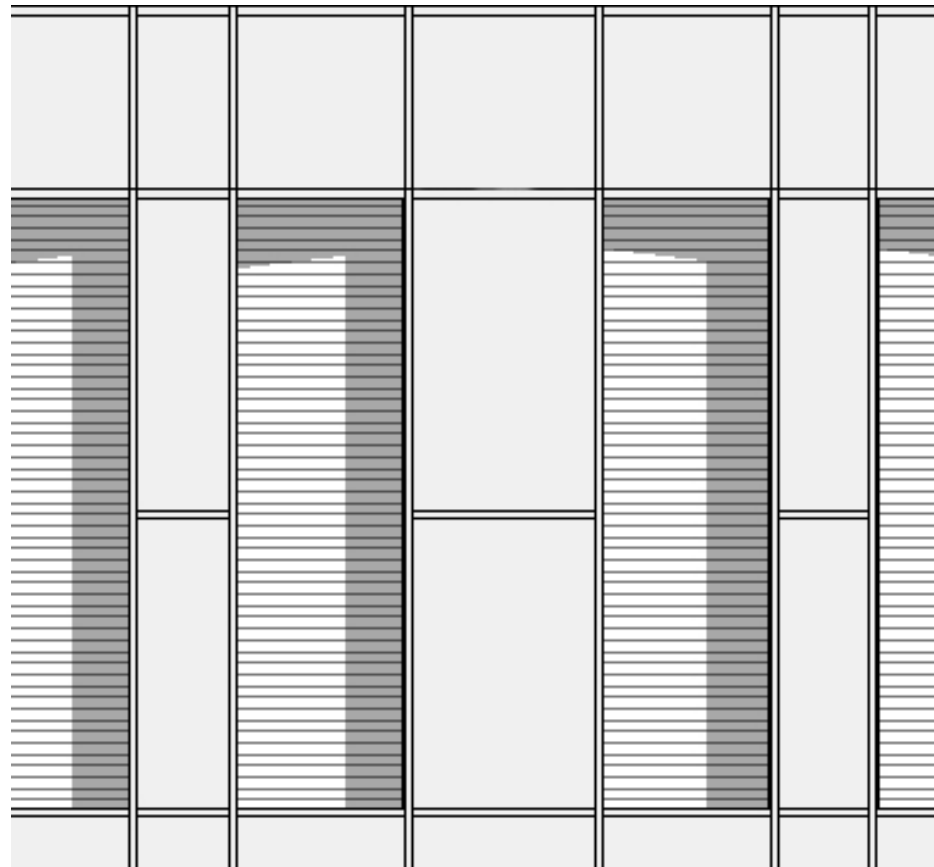
EXAMPLE SCREENS - FINAL TO BE DETERMINED BY HOTEL BRAND



3RD & SALMON / PORTLAND, OR  
C.80 PRODUCT INFORMATION / SIDE-LIT ROOFTOP LOUVERS



PRECEDENT



LOUVER ELEVATION



LOUVER PLAN

LOUVER

LIGHT SOURCE

GLOWING ROOFTOP

To create a beacon atop the hotel tower, the mechanical louvers are angled and then lit from the side, creating a glowing top that will draw attention to the otherwise low-profile rooftop bar.



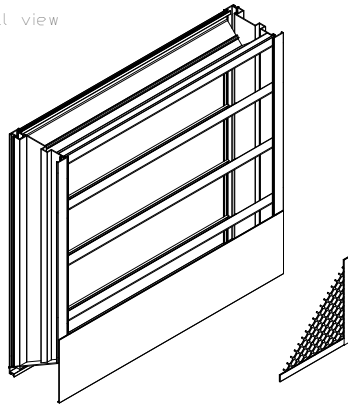
TOWER LOUVERS



PRECEDENT

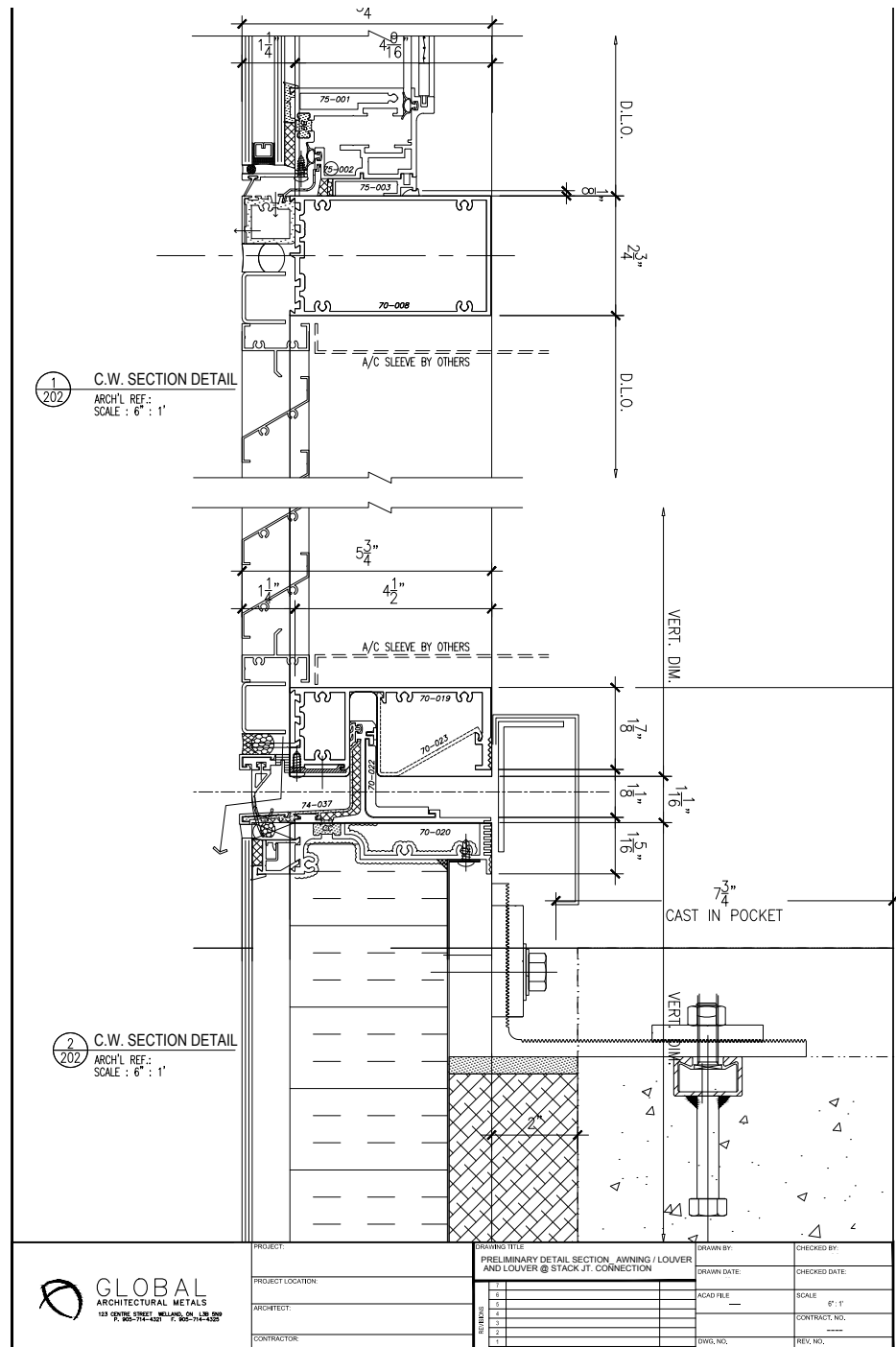


Internal view



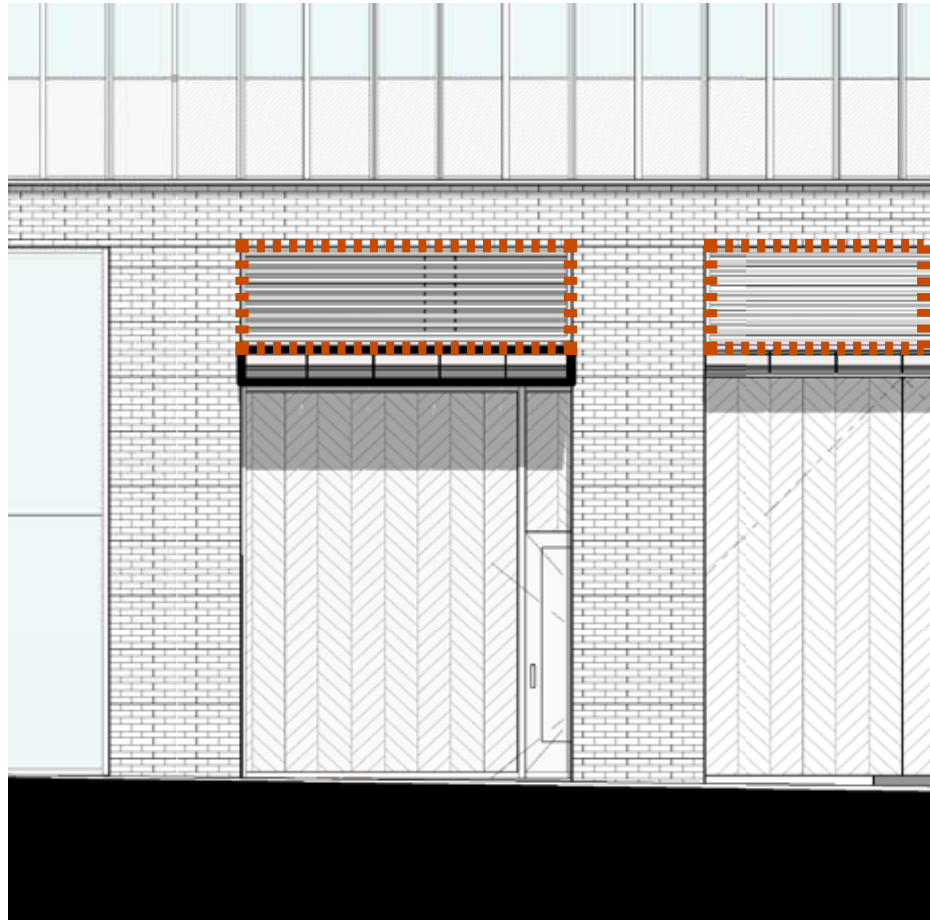
**EDD-601**  
 6" Frame, Dual Blade  
 Application & Design

EDD-601 is a weather louver designed to protect air intake and exhaust openings in building exterior walls. Design incorporates a drainable head member and stationary horizontal blades to channel water to the jambs which guides the water through vertical downspouts for escape at the sill. The EDD-601 is an extremely efficient louver with AMCA LICENSED PERFORMANCE DATA enabling designers to select and apply with confidence.



**MECHANICAL LOUVERS**

Small, shallow-angle louvers have been chosen for the ground floor above the canopy. These may be seen from across the street, and will appear more delicate than a standard louver due to the tighter spacing of the louver blades.



PARTIAL EAST ELEVATION -LOADING DOCK



3RD & SALMON / PORTLAND, OR  
C.82 PRODUCT INFORMATION / BRICK



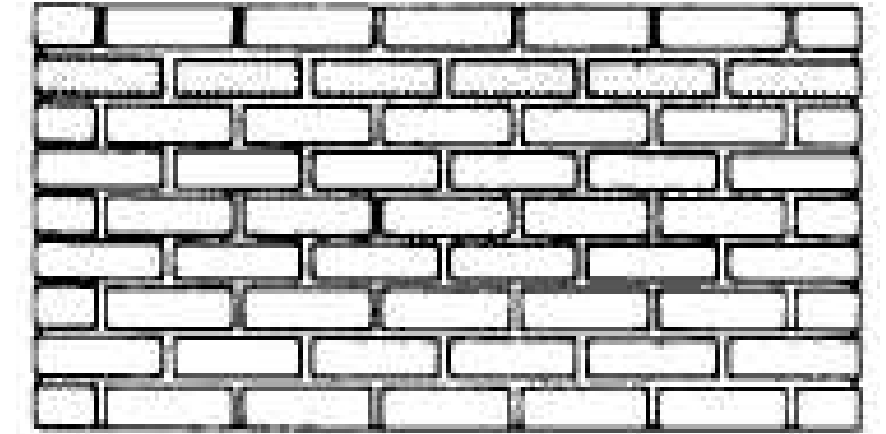
PRECEDENT



IRON SPOT BRICK

**IRON SPOT BRICK**

Iron Spot brick has a smooth, dark, shimmery finish that compliments a light silver metallic metal panel above. Brick is referential to the surrounding buildings and neighborhood while being distinctly contemporary in color and finish.



50% RUNNING BOND



IRON SPOT BRICK AT EAST ELEVATION

# SA/SB

## Specification Sheet

**lumenfacade™**  
WHITE & STATIC COLORS

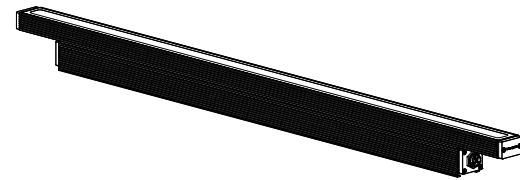
Client \_\_\_\_\_ Project name \_\_\_\_\_

Order# \_\_\_\_\_ Type \_\_\_\_\_ Qty \_\_\_\_\_

### FEATURES AND BENEFITS

#### Physical :

- Low copper content extruded aluminum housing
- Available in 1', 2', 3' or 4' sections
- Electro-statically applied polyester powder coat finish
- Machined aluminum end caps and silicone gaskets
- Stainless steel hardware
- Clear tempered glass
- Asymmetric wallwash, 10° x 10°, 10° x 60°, 30° x 60° or 60° x 60° optics
- IP66
- IK07 rated (asymmetric wallwash lens is IK06 rated)
- Corrosion-resistant coating for hostile environments\*\*
- Meets 3G ANSI C136.31 Vibration standard for bridge applications



#### Performance :

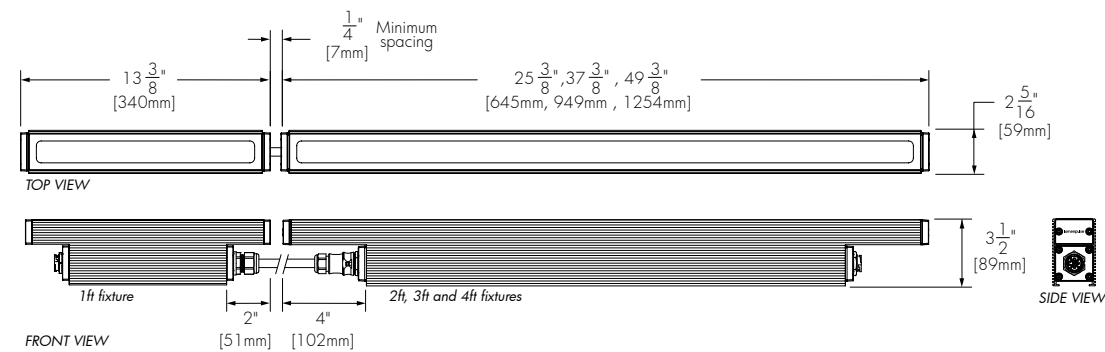
- CRI values: 85+ (2700K), 80+ (3000K), 78+ (4000K)
- Lumen maintenance 120,000 hrs [L70 @ 25°C]
- Lumen measurements comply with LM - 79 - 08 standard
- Resolution per foot or per fixture (configured with LumenID V3 software & RDM)
- Operating temperatures: -25° C to 50° C [-13F to 122F]

4ft HO 4000K	Delivered Output [lm]	Intensity [peak cd]
10°x10°	-	-
10°x60°	3,692	19,654
30°x60°*	3,584	4,750
60°x60°*	3,676	3,137
WW	3,592	5,159

Estimated. Consult lumenpulse website for the latest ies files.

#### Electrical :

- Line voltage luminaire for 100 to 277V
- Power and data in 1 cable (#16-5)
- Up to 88 feet with a single 120V power feed, HO version
- 5W/ft version meets ASHRAE standards for linear lighting on building facades
- 8.5W/ft Regular Output version
- 15.25W/ft High Output version
- Dimming options: 0-10 volt, DMX/RDM enabled, DALI, Lumentalk or Lutron® EcoSystem® enabled



\* Asymmetric wallwash lens is IK06 rated.

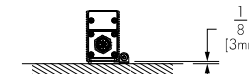
\*\* Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure!

# SA/SB

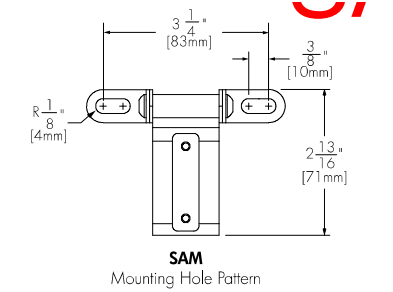
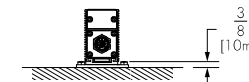
## 3RD & SALMON / PORTLAND, OR PRODUCT INFORMATION / LIGHTING C.83

### Surface Mount

**SAM**  
Slim Adjustable Mounting

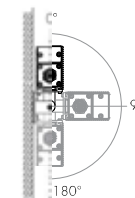


**UMP**  
Fixed Mounting

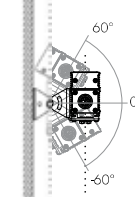


### Wall Mount

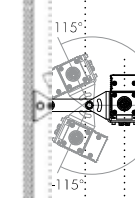
**UMAS**  
Universal Adjustable Mounting



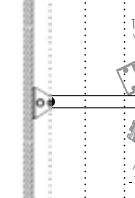
**WAM2**  
Adjustable Wall Mounting 2"



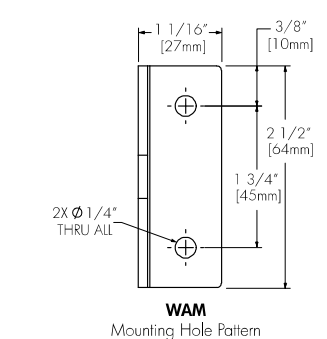
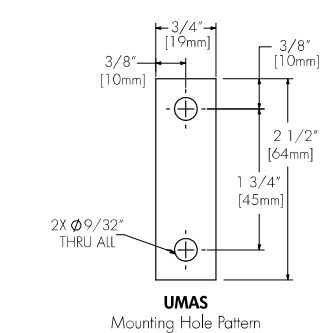
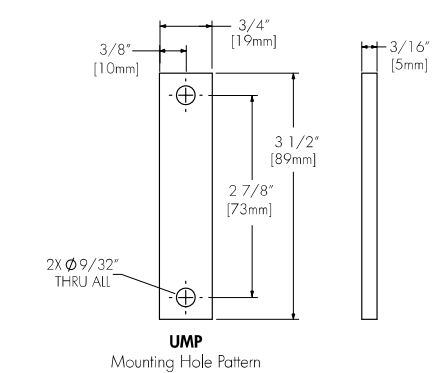
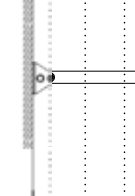
**WAM6**  
Adjustable Extended Arm Mounting 6"



**WAM12**  
Adjustable Extended Arm Mounting 12"



**WAM18**  
Adjustable Extended Arm Mounting 18"

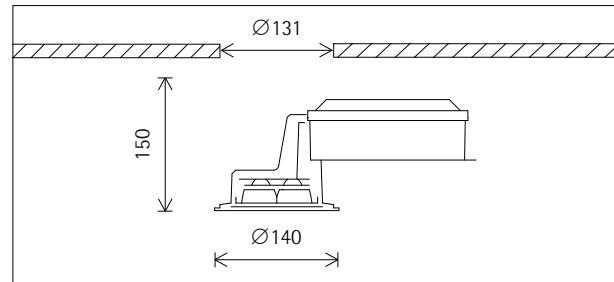




ERCO

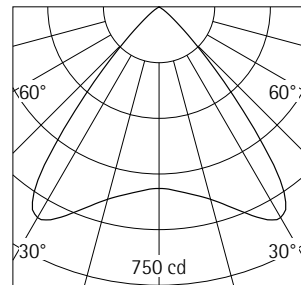
# Compact Downlight

SD



**84426.000** Silver  
LED 8W 1100lm 4000K neutral white  
Dimmable  
Version 4  
Lens system, extra wide flood

**Product description**  
Housing with cover ring: corrosion-resistant cast aluminium, No-Rinse surface treatment. Silver, double powder-coated. Mounting with 2-point support and screw fixing, for ceiling thicknesses of 1-30mm. Side-mounted control gear: polymer, black.  
Electronic control gear, dimmable.  
2 cable entries. Through-wiring possible. 5-pole terminal block.  
LED module: high-power LEDs on metal-core PCB. SDCM<2. CRI>80. L80/B10 50000h. Lens system made of optical polymer.  
Anti-glare ring with cross-baffle: polymer, aluminium vaporised, silver, ribbed. Optical cut-off 30°.  
Non-reflective safety glass.  
Dimming with external dimmers possible (trailing edge).  
Protection mode IP65: dust-proof and water jet-proof.  
Weight 1.30kg



LED 8W 1100lm 4000K neutral white

h(m)	E(lx)	D(m)
		79°
1	489	1.65
2	122	3.30
3	54	4.95
4	31	6.59
5	20	8.24

**Technical data**

Luminous flux of the luminaire	962lm
Connected load	10W
Luminous efficacy	96lm/W
Colour deviation	SDCM<2
Colour rendition index	CRI>80
Lumen maintenance	L80/B10 50000h
LED failure rate	0.1% 50000h
Dimming range	10%-100%
Dimming method	CCR
LMF	E
Energy efficiency class	EEL A++

SF

Plexineon Color Series - Cool Colors



PRODUCT SUMMARY



- PRODUCT FEATURES**
- Bright, even-toned color
  - Durable construction
  - Long life
  - Energy efficient
  - Low voltage
  - Easy to install
  - Cool to the touch
  - For use as exterior or interior accent lighting, direct view or indirect view applications, coves & more

**Light Colors**

- Blue
- Green
- Magenta\*
- Rose\*\*
- Teal

**Diffuser Color** (when not illuminated)

- Frosted
- Red\*
- Light Pink\*\*

**Lengths Available**

- Standard lengths: 2', 4', 6', 8' (610 mm, 1219 mm, 1830 mm, 2438 mm)
- Factory custom lengths available to the nearest 1/2" (13mm) +/- 0.25" (6mm)<sup>1</sup>
- 2' (610mm) field cuttable pieces
- Illuminated outside corner pieces
- Factory convex or concave bends to minimum inside radius of 5" (127mm)<sup>1</sup>
- Factory "easy bends" to a 3/16" (5mm) radius<sup>1</sup>
- Gentle field bends to a 48" (1219mm) radius<sup>2</sup>

**Power Supply**

- Class 2 24 VDC, 100 Watts - must be supplied by iLight
- Primary voltage: 120 or 120-277 depending on model
- Secondary voltage: 24VDC 4.1 A Max
- Maximum illumination length of a single 100W power supply 32 feet (9.75m)

**Power Supply Tips**

- 20% overage for breaker for primary current draw
- Do not plug multiple power supplies into one run of Plexineon
- All iLight power supplies should be on an independent circuit
- Recommend surge protection upstream from power supply
- Verify correct voltage prior to wiring to non-switching power supplies

**Low Voltage Cable**

- Maximum distance of low voltage cable in any given run:
- 14 AWG: 40 feet (12.19m)
  - 12 AWG: 60 feet (18.29m)
  - 10 AWG: 100 feet (30.48m)

1. Drawing required for production
2. Field bending allowed only on fixtures without C-channel

ORDERING INFORMATION

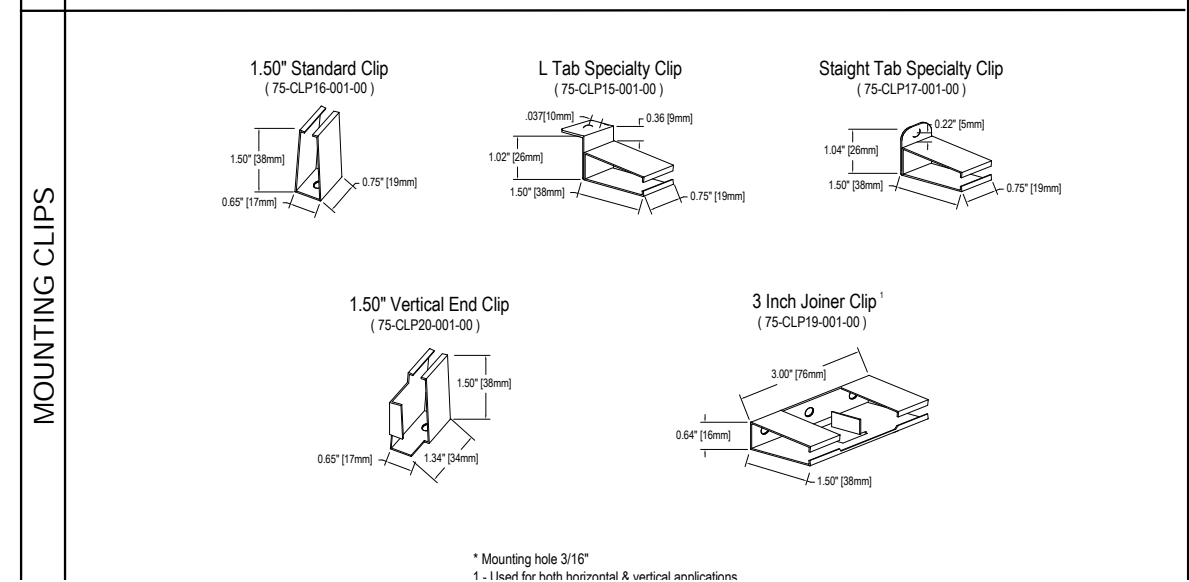
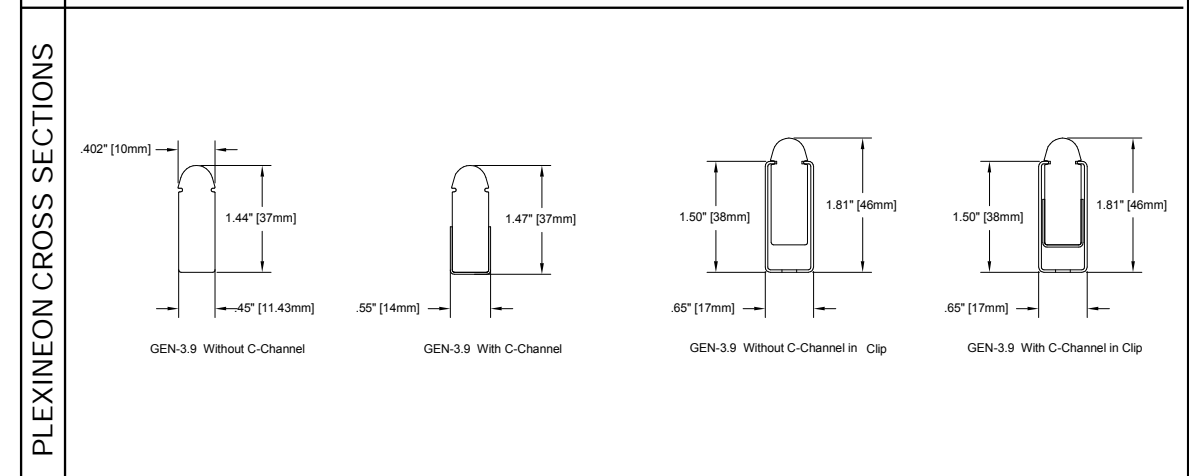
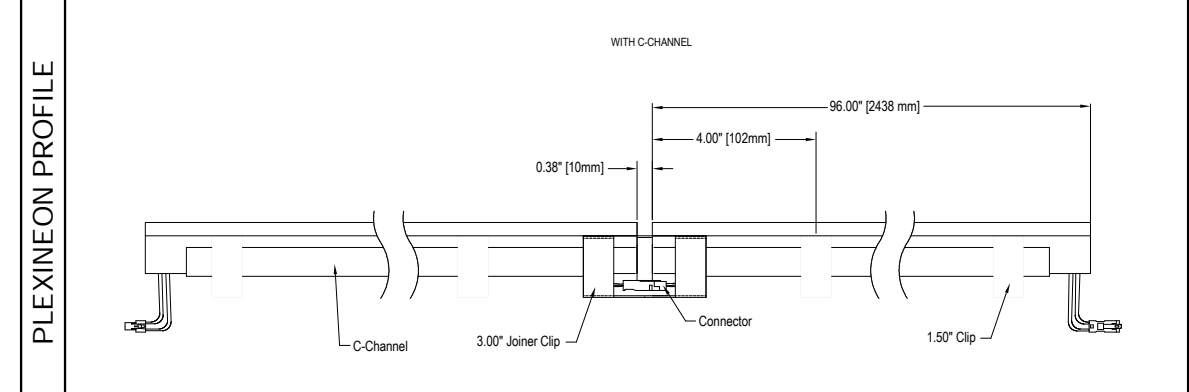
CLASS	VOLTAGE	COLOR	HOUSING	LENGTH	CHANNEL	VERSION
T	24		S			
T = Trim	24 = 24V	BLU = Blue GRN = Green MAG = Magenta ROS = Rose TEA = Teal	S = Silver	2F = 2 Feet 4F = 4 Feet 6F = 6 Feet 8F = 8 Feet CL = Custom Length PC = Outside Corner	NC = No Channel SC = Stainless Steel CC = Clear	00 = With Connectors 01 = Without Connectors

SF

Plexineon Color Series - Cool Colors



TECHNICAL INFORMATION







Type	
Project	
Catalog No.	



**DESCRIPTION**

INFINA™ is the next generation of high lumen output, specification grade, flexible lighting system that incorporates JESCO's exclusive, patent pending, constant current, *Driverless AC LED* technology\*\* which operates directly off of line voltage - no additional power source required and no drivers to hide. With a run length of 150', the product can be dimmed with an ELV dimmer\*\*\*. The product is mounted either in a channel or with snap-in mounting clips. INFINA™ is designed for a dry, damp and wet locations. The LEDs are imbedded within a patent pending, flexible, optically clear thermoplastic jacket. For easy installation, JESCO offers a full complement of connectors.

**FEATURES**

- Provides up to 555 lm from 4.95W with an efficacy of 112 lm/W
- Patent pending constant current IC's provide uniform intensity over the entire run
- 3 Step Mac Adam LEDs
- JESCO's exclusive *Driverless AC LED*\*\* technology incorporated within our patent pending, flexible, optically clear thermoplastic jacket provides for true 50,000 hours of operation with 70% lumen maintenance
- Line voltage – No power supplies to hide
- Run length of 150 feet (4" increments)
- Rated for Indoor and Outdoor\* applications
- High CRI of 80+
- Available in 2700K, 3000K, 4000K.\*
- Mounts easily with snap-in clear plastic channel or mounting clips.
- Hardwire mounting and terminating options, see page 2
- Plug and Play mounting and terminating options, see page 3

**SPECIFICATIONS**

Input Voltage	120V AC		
Wattage	4.95 W per ft.		
CCT	2700K	3000K	4000K
Lumens*   Efficacy	480 lm	500 lm	555 lm
Efficacy	97 lm/W	101 lm/W	112 lm/W
Power Factor	0.95		
Max run / Min run	150' / 4"		
Beam Angle	160°		
Fixture Life	50,000 hours		
Dimming	ELV ***		
Dimensions♦	7/8" W x 1/4" H		
Environment	Indoor/Outdoor* - dry, damp and wet		
Operating Temp.	-22°F to 122°F		
Certifications - Indoor	UL for Hard Wire applications		
Certifications - Indoor/ Outdoor	c-ETL-us for Plug and Play applications		
Warranty	5 Years. See published warranty terms for detailed information.		

<b>SERIES</b>	<b>COLOR</b>	
DL-AC-FLEX		+ Input and Output Termination Options (See Below)
	27 – 2700K	
	30 – 3000K	
	40 – 4000K	

3 Hard wire and 2 Plug & Play input options available.

Example: DL-AC-FLEX-30

\* Contact factory for custom colors  
 \*\* Powered by Mag-LED  
 \*\*\* Never exceed dimmer max wattage  
 ♦ Plug & Play version only. ETL certified. Not submersible. Not intended for applications where water can puddle or product can be covered by snow.  
 ◆ Nominal



[DL-AC-FLEX \(INFINA\) Order Calculations Sheet](#)



Type	
Project	
Catalog No.	

**Components Dimensions**

