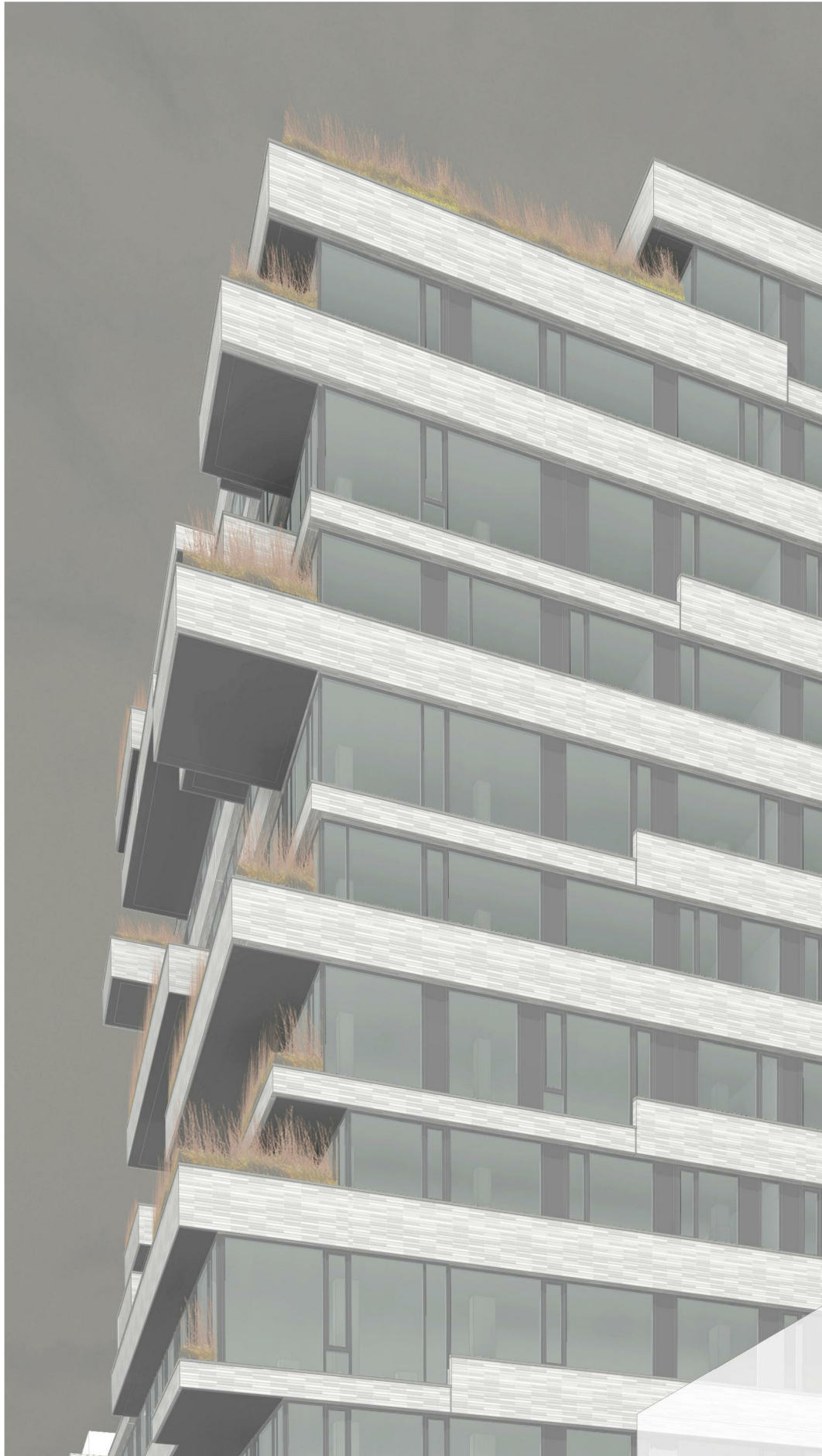




7 TH & BURNSIDE

DAR: 5/12/16

7TH & BURNSIDE

710 E. BURNSIDE STREET
PORTLAND, OR 97214

EA 16-109581 DA

TITLE SHEET

DAR 05.12.2016
EXHIBIT:

C.1

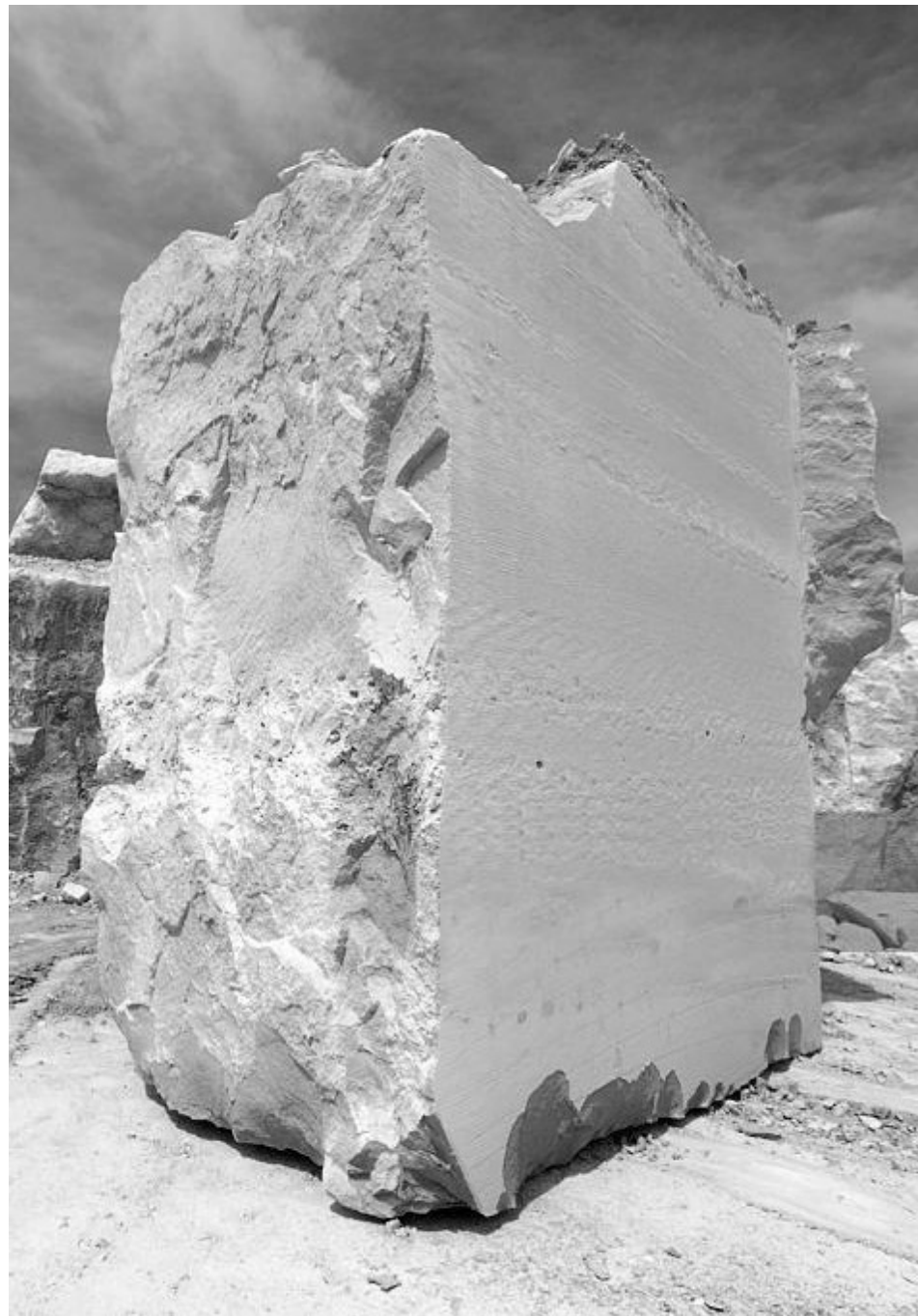
ORIGINAL SHEET
SIZE: 11" x 17"

polyphon

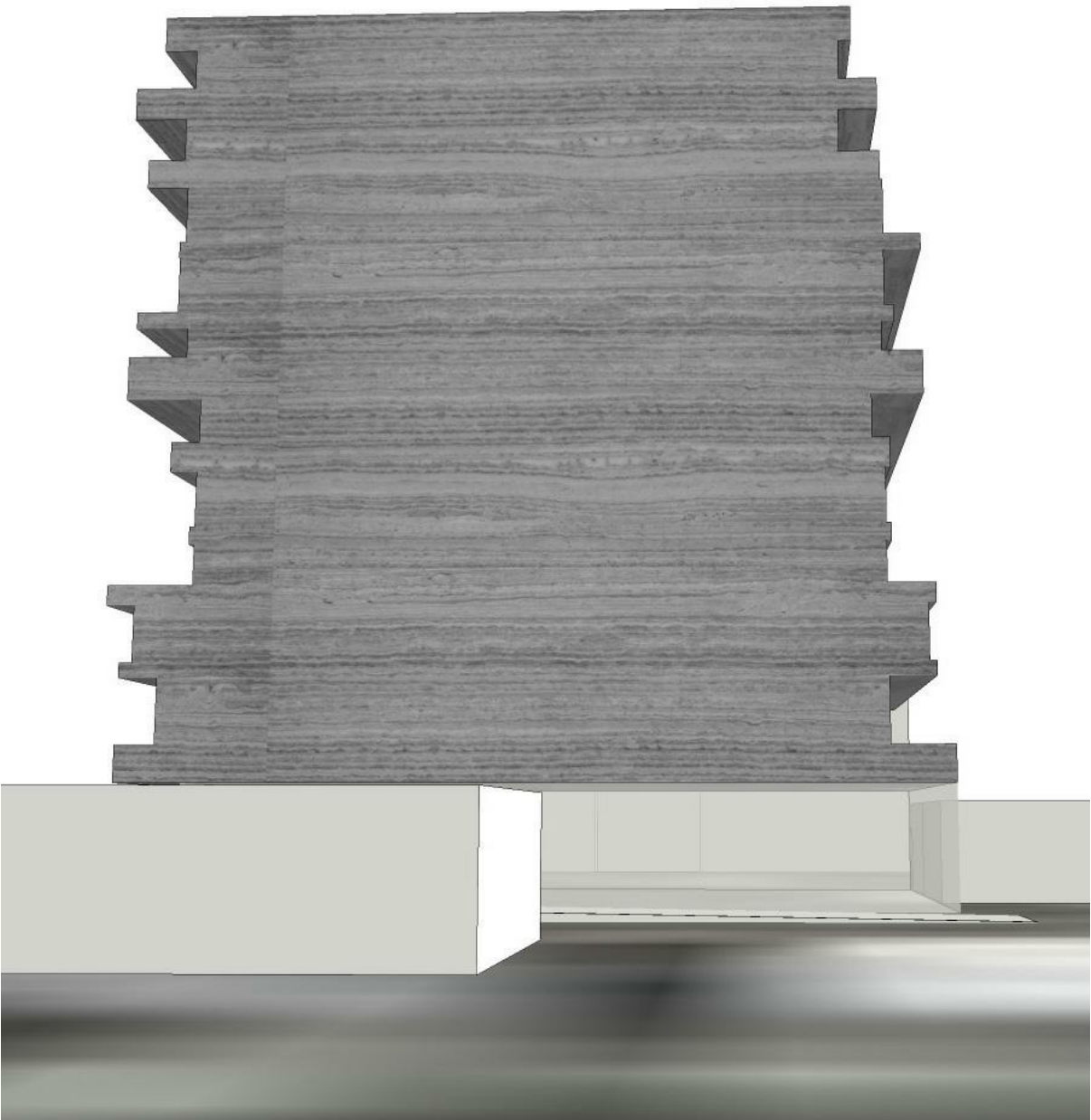
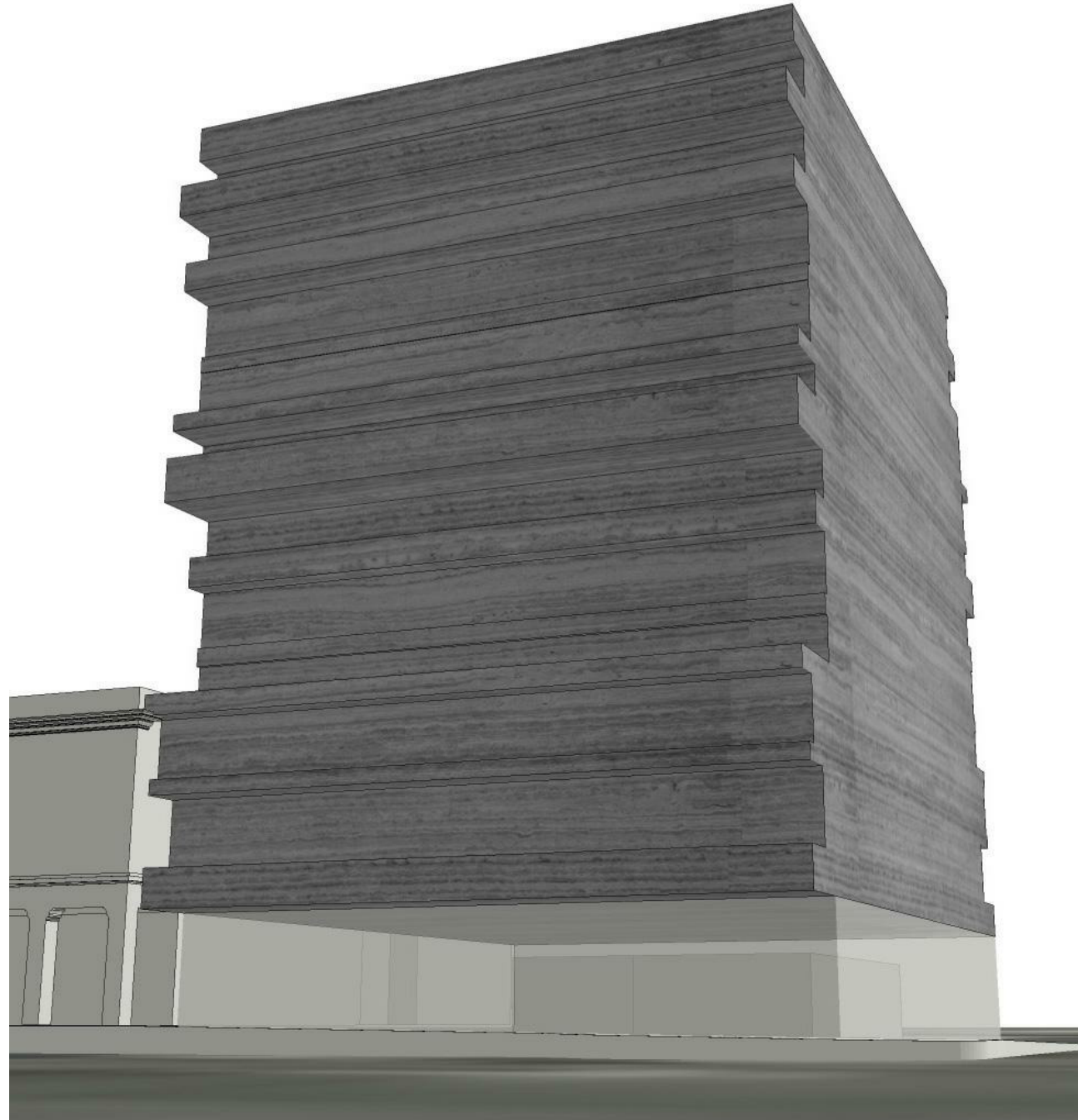
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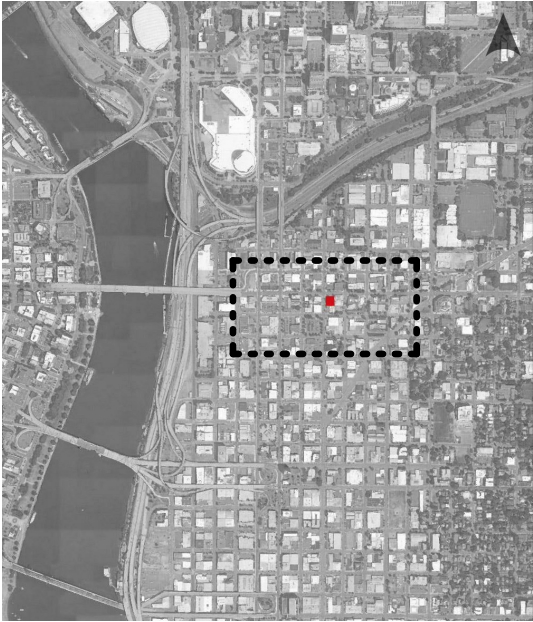
412 NW COUCH ST. | SUITE 309 | PORTLAND, OR 97209



CONCEPT IMAGES - strata



CONCEPT DIAGRAMS - strata



SITE INFORMATION

SITE LOCATION : SOUTH EAST CORNER OF INTERSECTION
@ E. BURNSIDE & SE 7TH AVE.

LOT 900 (LOCATED AT CORNER) : 710 E BURNSIDE ST
Property ID: R150302
State ID: 1N1E35CC 900
Alt Account: # R226510550
Map Number: 3031 OLD

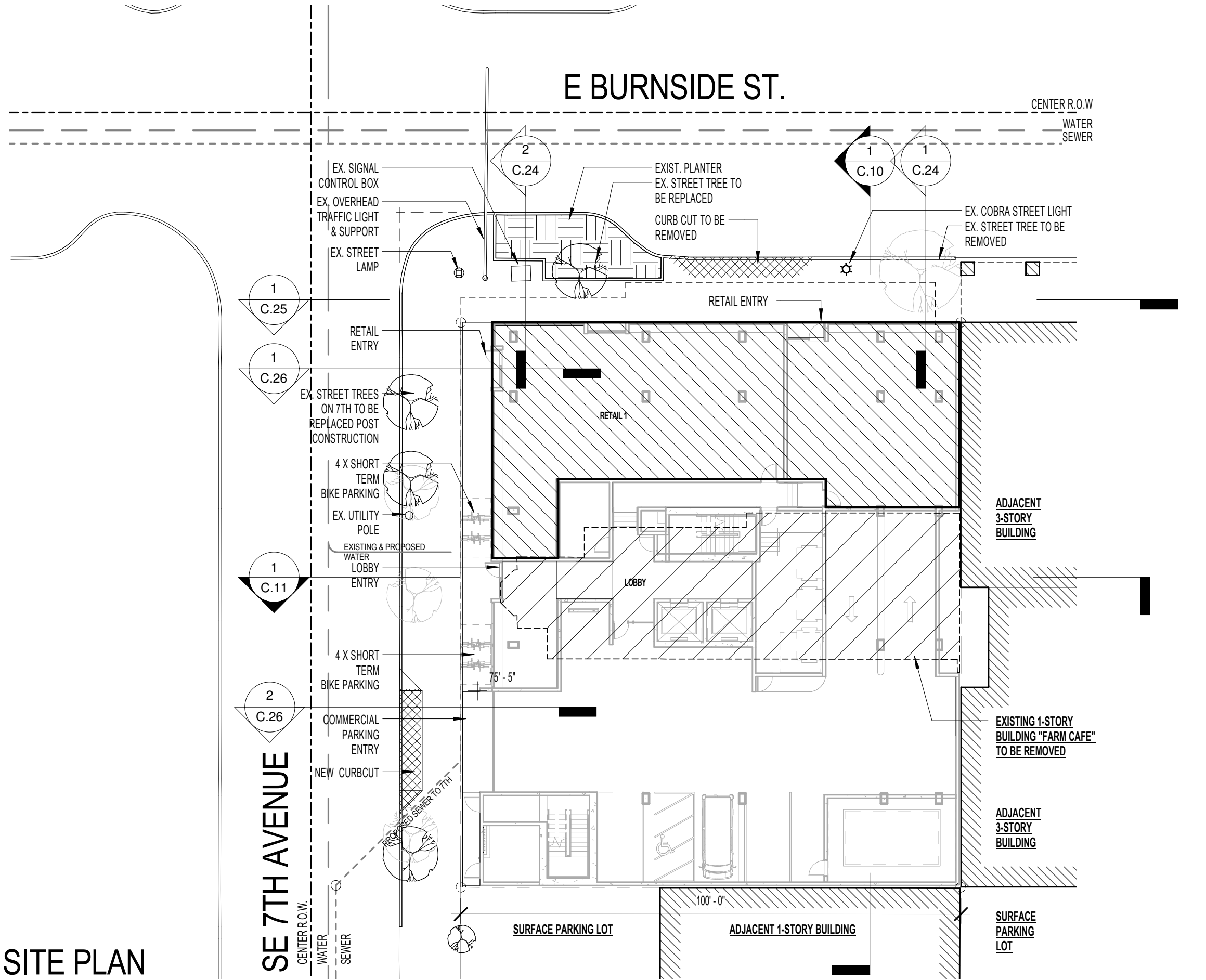
LOT 700 & 800 (ON NE 7TH AVE.) : 10 SE 7TH AVE.
Property ID: R150303
State ID: 1N1E35CC 800
Alt Account : #R226510560
Map Number: 3031 OLD

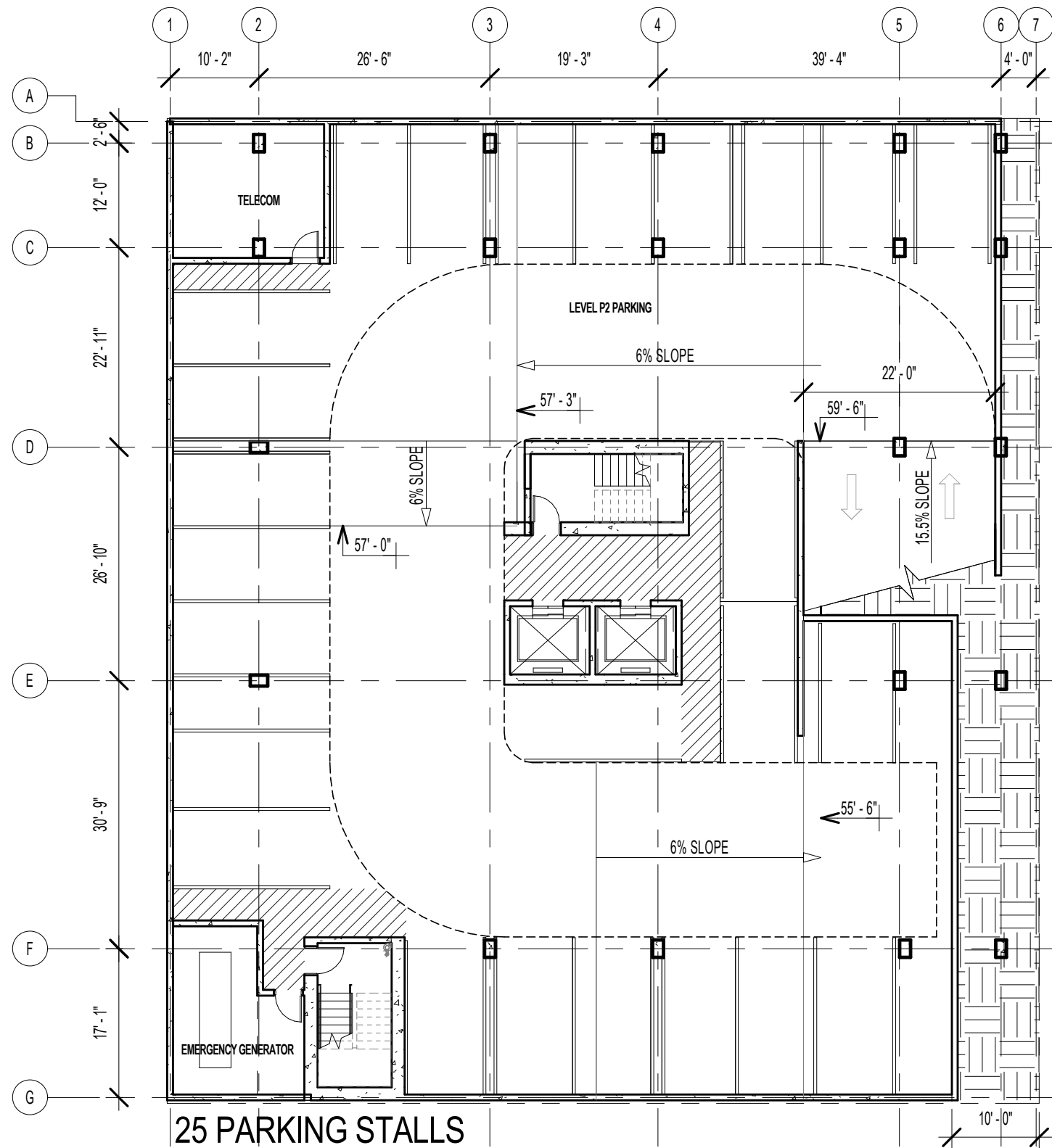
COMBINED SITE AREA : 113' x 100' = 11,300 Sq. Ft.

FLOOR AREA RATIO CALCULATIONS		AREA CALCULATIONS BY USE		TABLE 140-3 DEVELOPMENT STANDARDS		PARKING PROPOSED	
ALLOWED F.A.R. PER BASE ZONE	3:1	TOTAL BUILDING GROSS AREA	123,041 Sq. Ft.	STANDARD	EX ZONES	1ST FLOOR (RETAIL AND OFFICE USE) :	4 STALLS
ALLOWED F.A.R. PER DESIGN DISTRICT	6:1	NET AREAS BY USE		MAXIMUM F.A.R.	3 TO 1	BASEMENT P1 :	25 STALLS
MAXIMUM ALLOWED F.A.R. WITH BONUS	9:1	RESIDENTIAL	47,040 Sq. Ft.	MAXIMUM HEIGHT	65 FT.	BASEMENT P2 :	24 STALLS
		OFFICE	21,000 Sq. Ft.	MIN. BLDG. SETBACK	0 FT.	SUBTOTALS	
		RETAIL	3,125 Sq. Ft.	MAX. BLDG. SETBACK	10 FT.	RETAIL AND OFFICE USE :	4 STALLS
		PARKING	21,250 Sq. Ft.	MAX. BUILDING COVERAGE	100%	RESIDENTIAL USE :	49 STALLS
				MIN. LANDSCAPED AREA	NONE	GRAND TOTAL :	53 STALLS
				GROUND FLOOR WINDOW STANDARDS	YES	MINIMUM REQUIRED :	ZERO
GROSS AREAS PER FLOOR		BONUSES		CENTRAL CITY PLAN DISTRICT			
BASEMENT P2 (NOT INCL. IN F.A.R. CALCS)	10,810 Sq. Ft.	BONUS #1 (RESIDENTIAL BONUS)		33.510.200 FLOOR AREA RATIOS		OFFICE NET AREA PROPOSED	
BASEMENT P1 (NOT INCL. IN F.A.R. CALCS)	10,810 Sq. F			F.A.R. :	6:1 (PER MAP 510-2)	3RD FLOOR	10,616 Sq. Ft.
1st FLOOR (GROUND FLOOR)	10,744 Sq. Ft.			LIMIT ON INCREASED FLOOR AREA :	3:1	4TH FLOOR	10,450 Sq. Ft.
2nd FLOOR	4,970 Sq. Ft.					TOTAL :	21,066 Sq. Ft.
3rd FLOOR	10,616 Sq. Ft.					MAX. PARKING ALLOWED FOR OFFICE USE	
4th FLOOR	10,450 Sq. Ft.					(21,066 / 1,000) x 2.5 =	53 STALLS
5th FLOOR	8,145 Sq. Ft.						
6th FLOOR	8,145 Sq. Ft.						
7th FLOOR	8,145 Sq. Ft.						
8th FLOOR	8,145 Sq. Ft.						
9th FLOOR	8,145 Sq. Ft.						
10th FLOOR	8,145 Sq. Ft.						
11th FLOOR	8,145 Sq. Ft.						
12th FLOOR	7,626 Sq. Ft.						
ROOF DECK (NOT INCL. IN F.A.R. CALCS)	1,325 Sq. Ft.						
TOTAL BUILDING GROSS AREA	123,041 Sq. Ft.						
BUILDING AREA FOR F.A.R. CALCS	101,421 Sq. Ft.						
ACTUAL F.A.R.	8.98 : 1						
BUILDING AREA WITH AN F.A.R. OF 6:1	67,800 Sq. Ft.						
BONUS AREA NEEDED	33,621 Sq. Ft.						

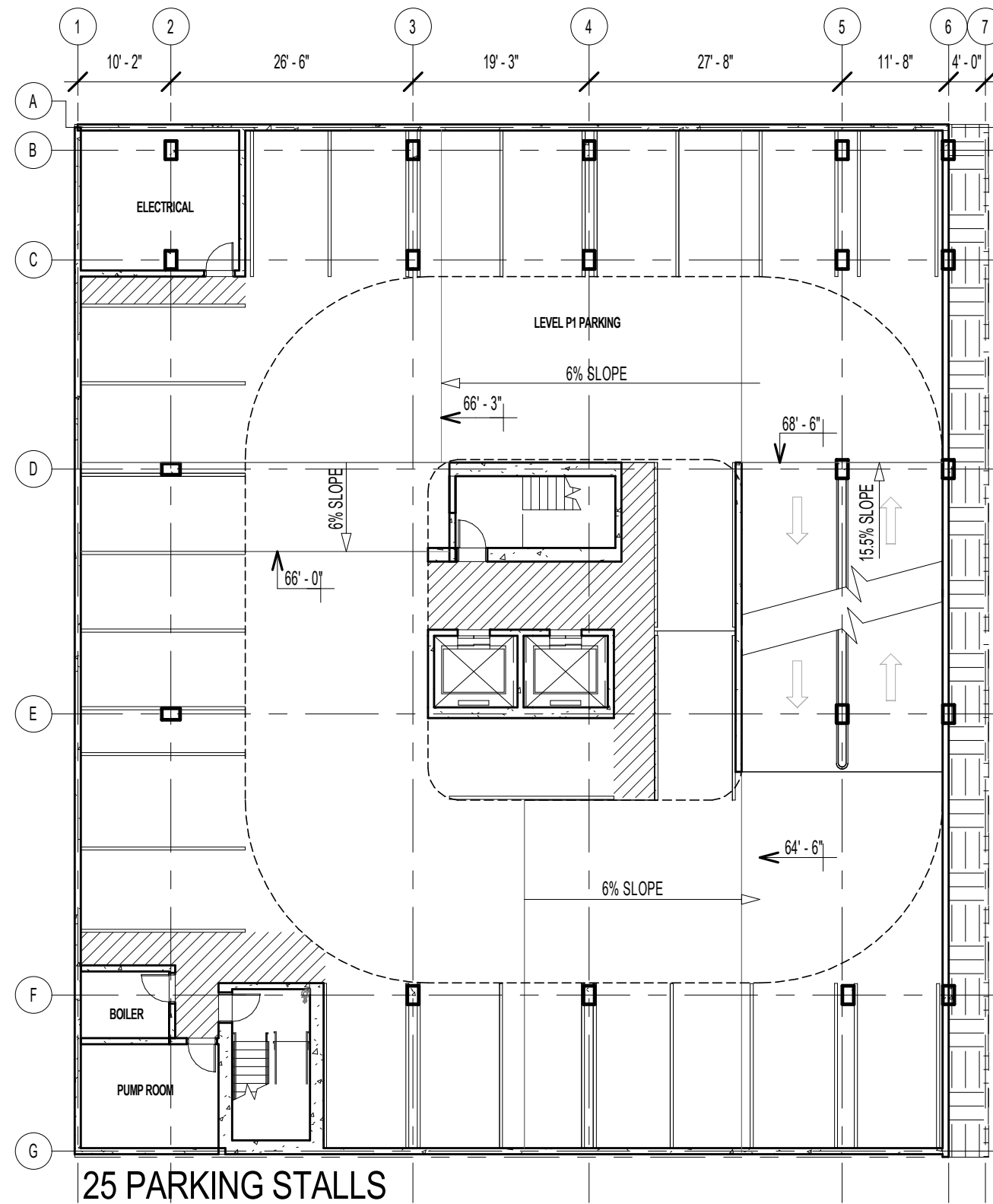
C.5
1 SITE PLAN

SCALE: 1" = 20'-0"



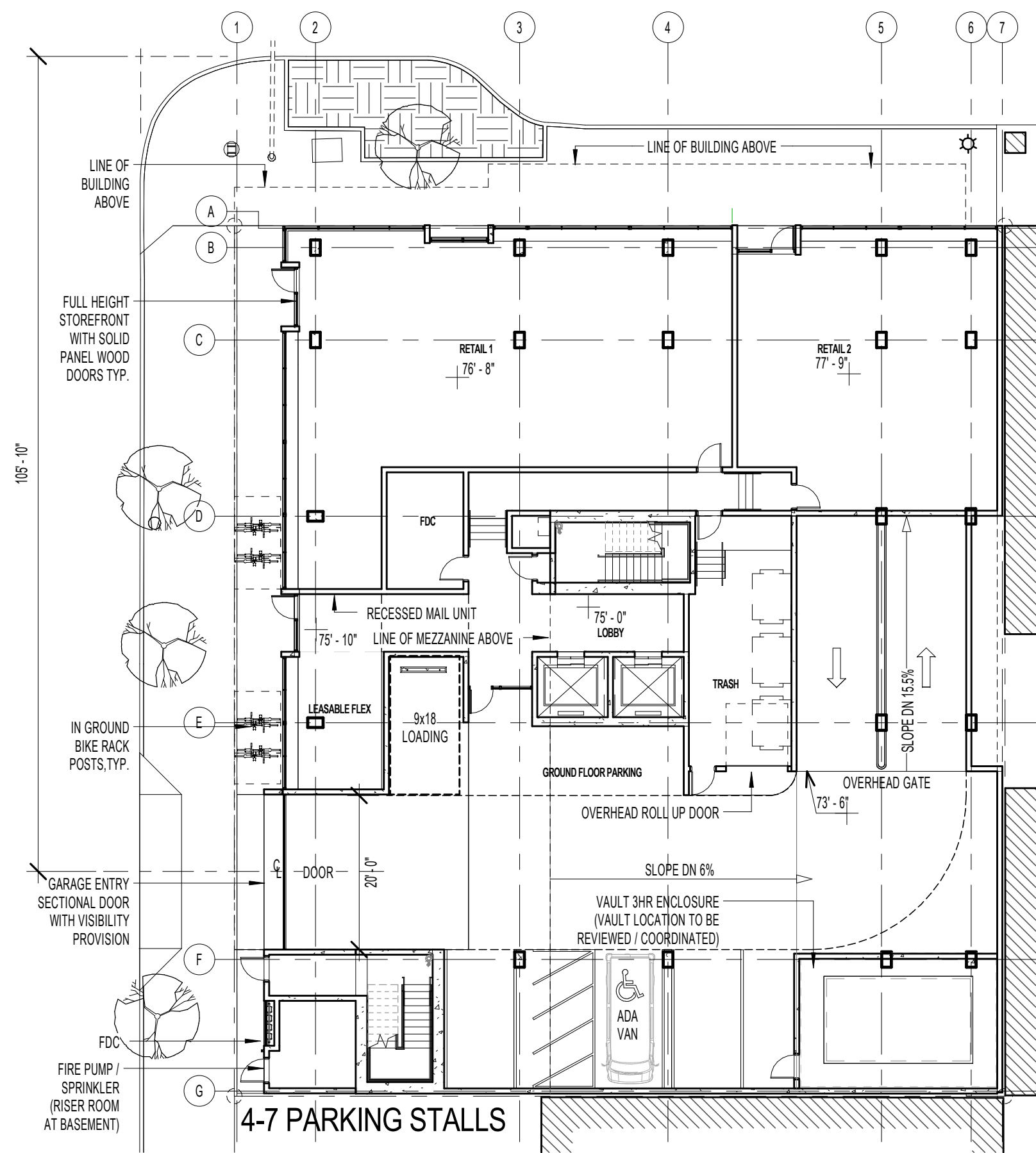


C.6
1 BASEMENT P2 PLAN
SCALE: 1/16" = 1'-0"

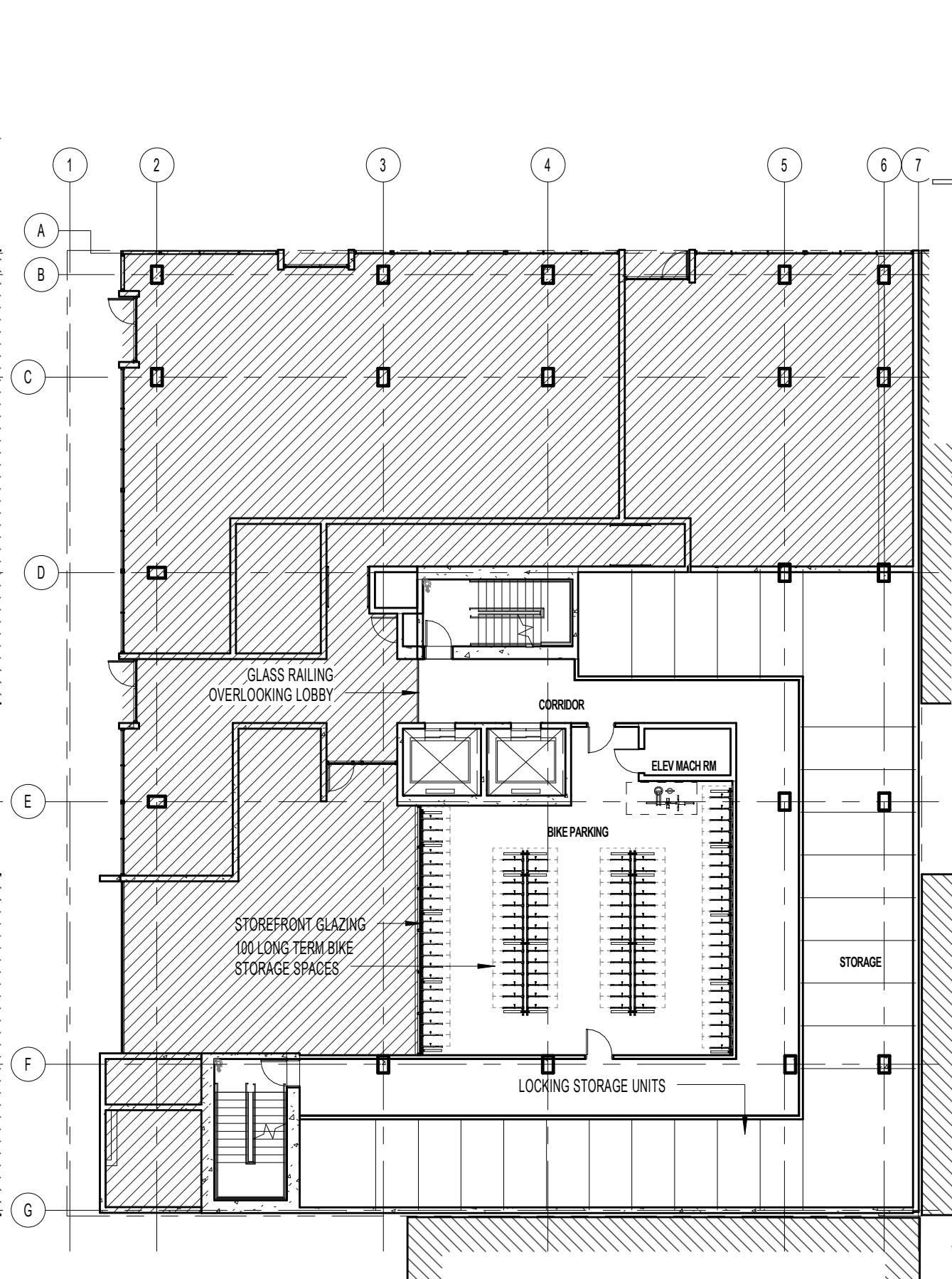


C.6
2 BASEMENT P1 PLAN
SCALE: 1/16" = 1'-0"





C.7
1 LEVEL 1
SCALE: 1/16" = 1'-0"



C.7
2 LEVEL 2 - MEZZANINE
SCALE: 1/16" = 1'-0"



DAR 05.12.2016
EXHIBIT:
C.7
ORIGINAL SHEET
SIZE: 11" x 17"

7TH & BURNSIDE

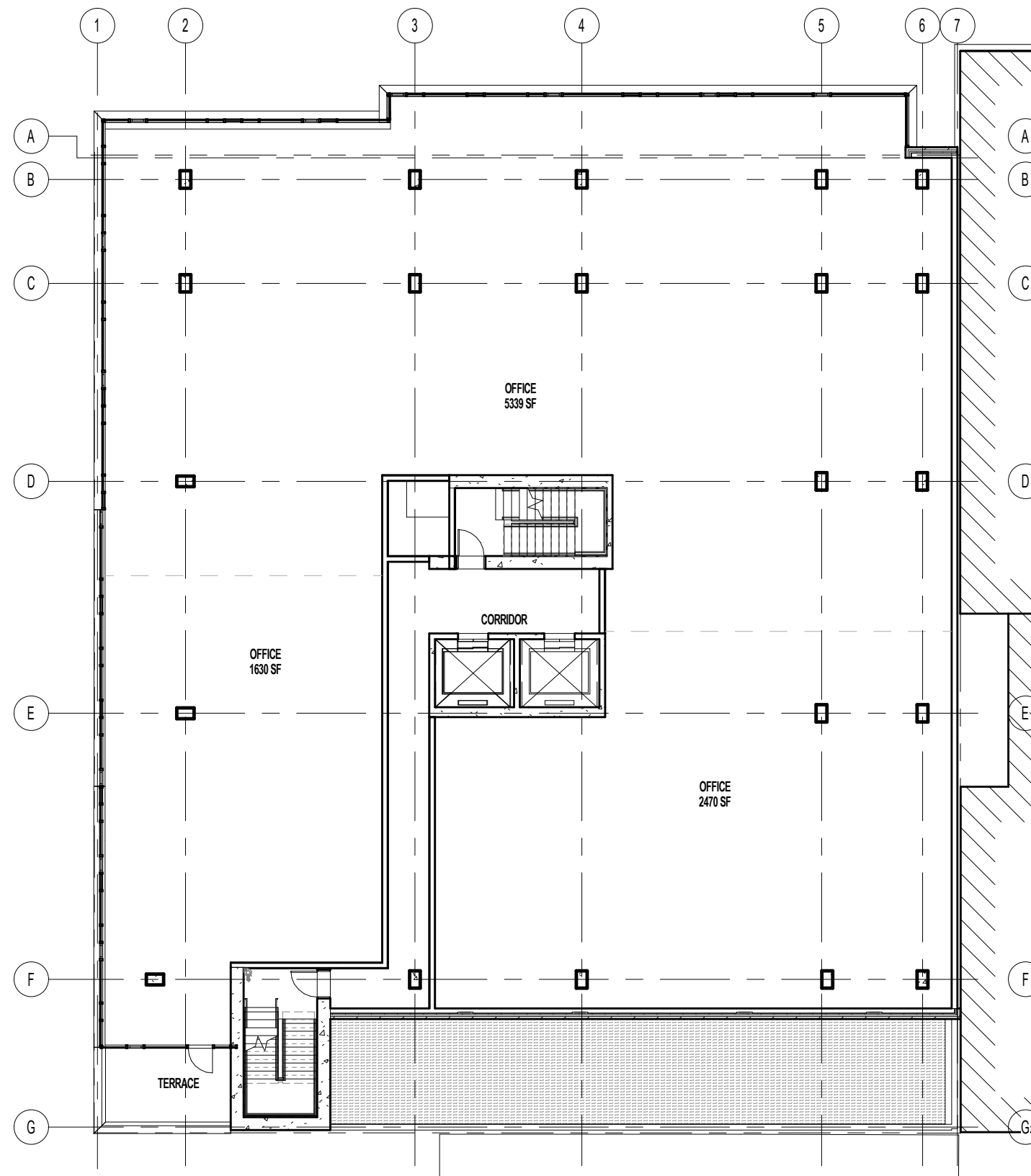
710 E. BURNSIDE STREET
PORTLAND, OR 97214

EA 16-109581 DA

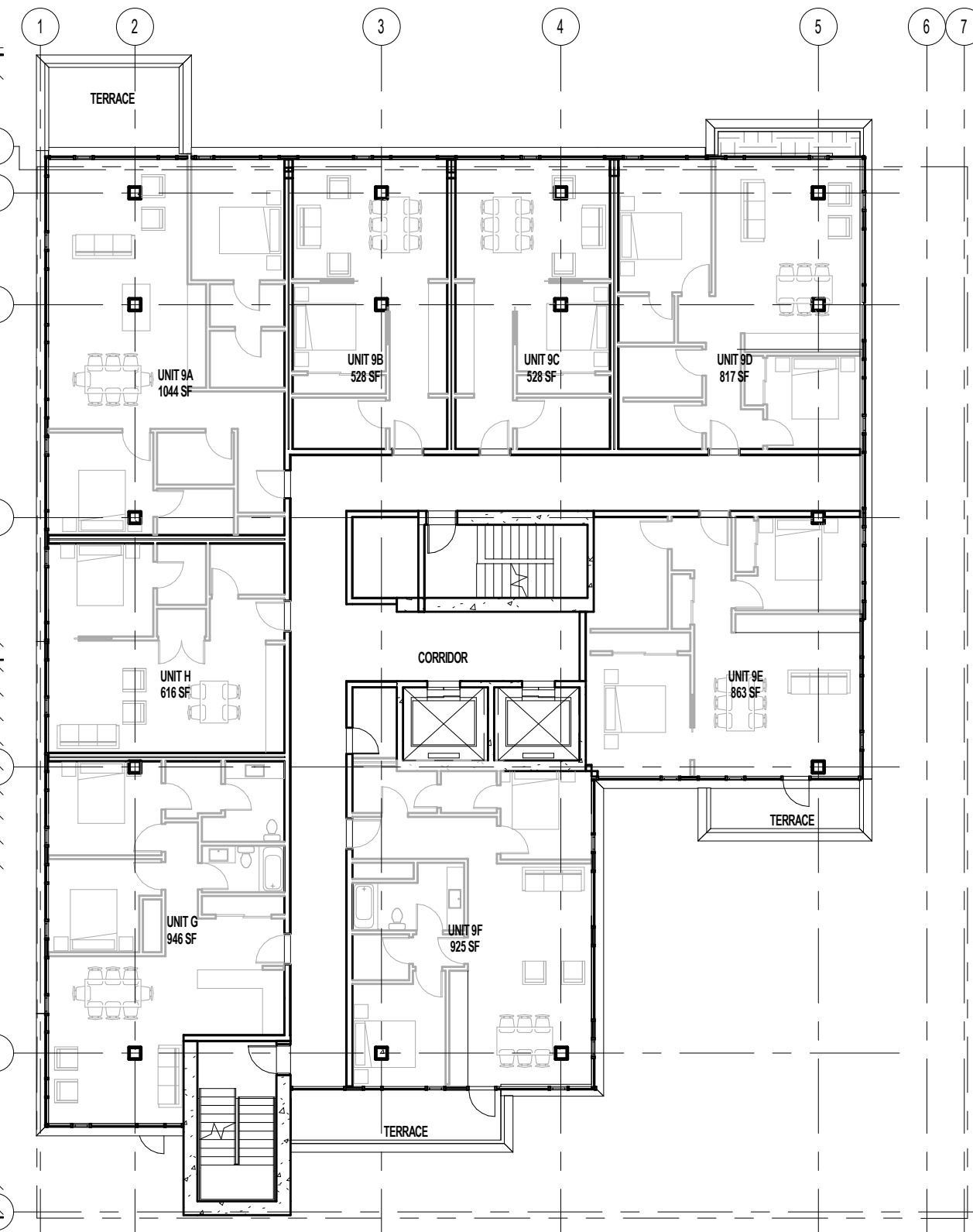
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FLOOR PLANS



C.8
1 LEVEL 3/4 (OFFICE)
SCALE: 1/16" = 1'-0"



C.8
2 TYP. RES. LEVEL (5-11)
SCALE: 1/16" = 1'-0"



FLOOR PLANS

DAR 05.12.2016
EXHIBIT:

C.8

ORIGINAL SHEET
SIZE: 11" x 17"

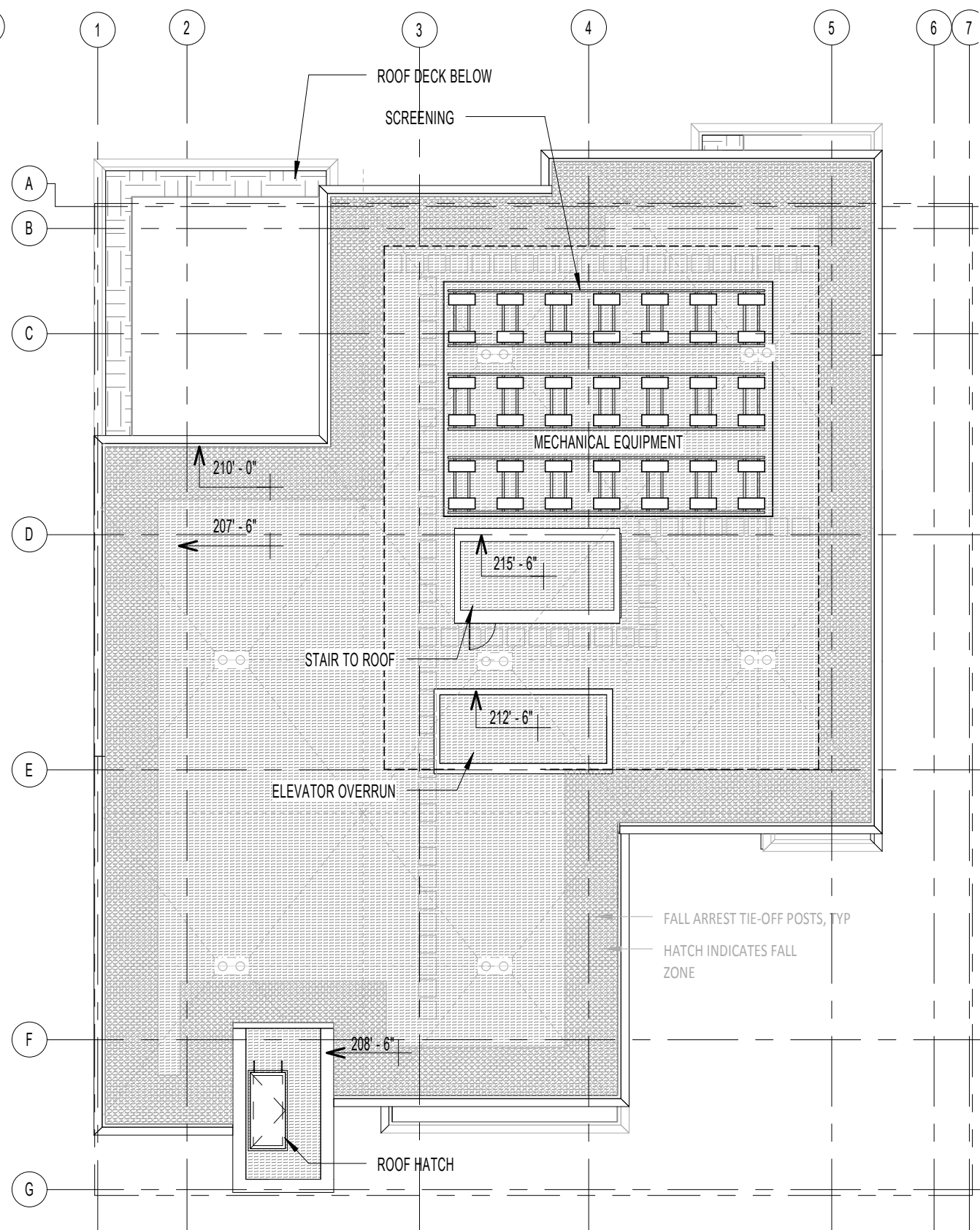
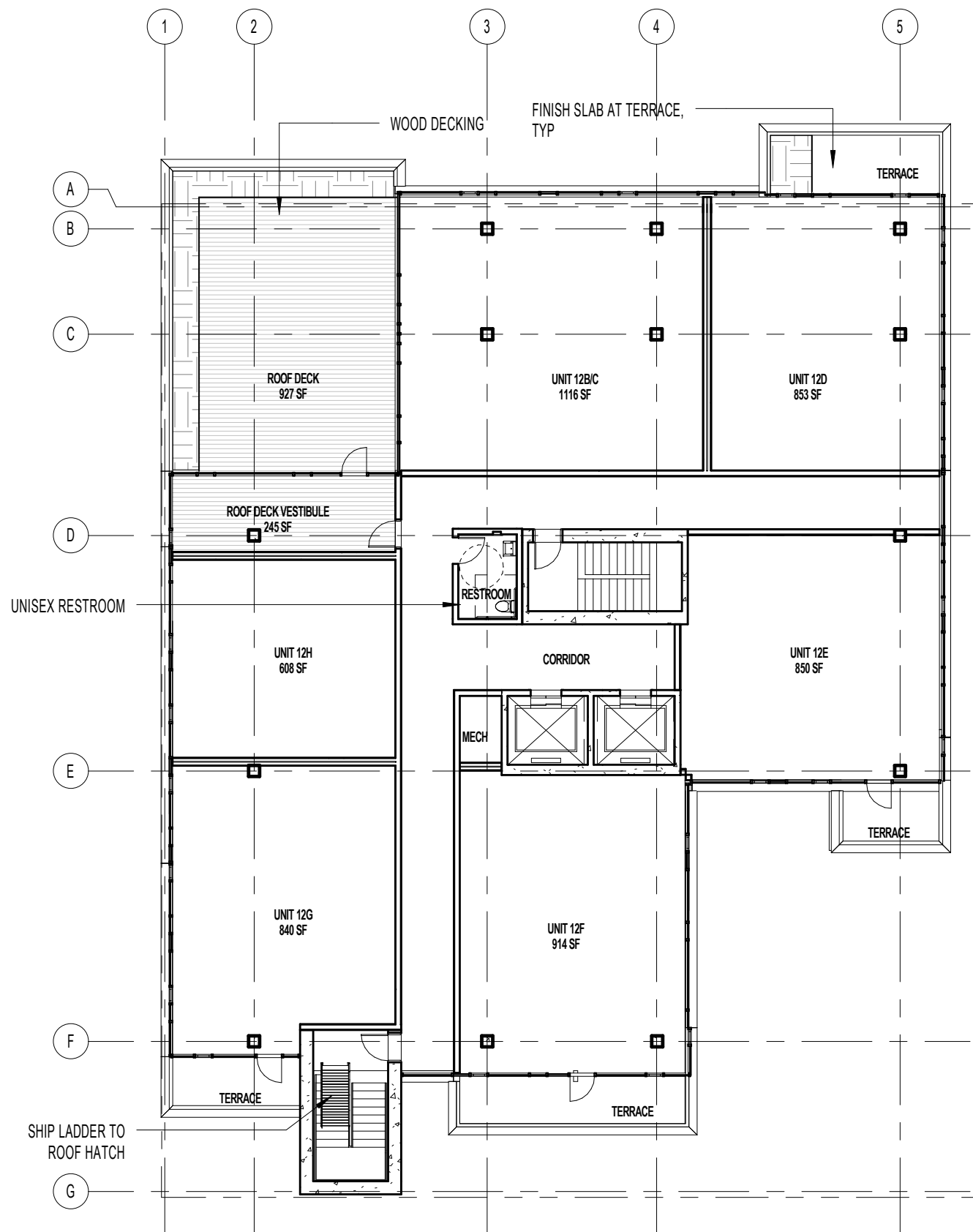
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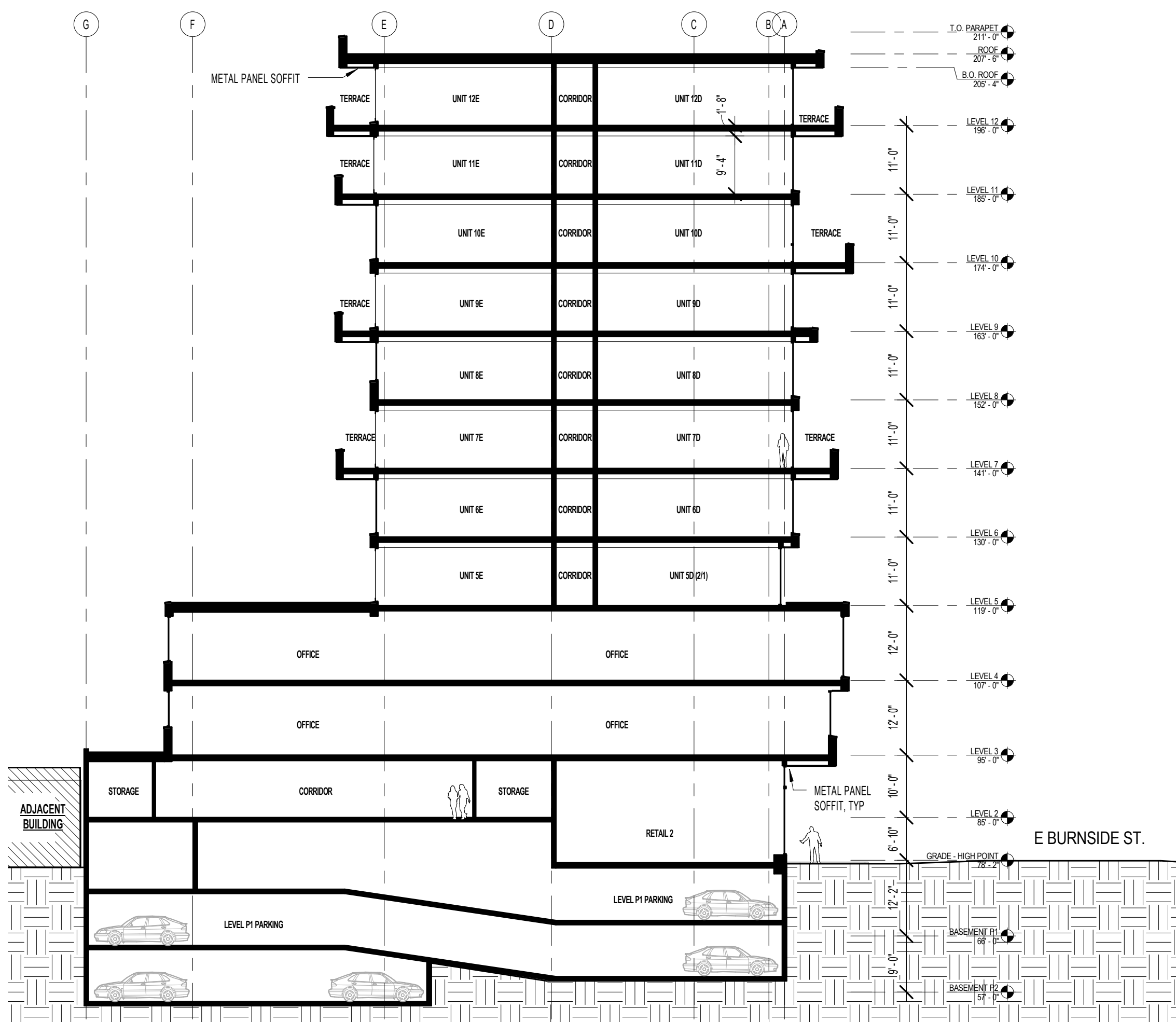
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C.9
1 LEVEL 12
SCALE: 1/16" = 1'-0"

C.9
2 ROOF PLAN
SCALE: 1/16" = 1'-0"





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C.13

1

WEST ELEVATION (SE 7TH AVE.)

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

ELEVATION - WEST

DAR 05.12.2016
FXHIBIT:

C.13

ORIGINAL SHEET
SIZE: 11" x 17"

C.14
1 SOUTH ELEVATION

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



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EA 16-109581 DA

ELEVATION - SOUTH

DAR 05.12.2016
EXHIBIT:

C.14

ORIGINAL SHEET
SIZE: 11" x 17"

EXT. CLADDING 01

EXT. CLADDING 02

CONCRETE - WALL

WINDOWS - WALL

WINDOWS - OPERATOR

RAILING - SCREEN

DASHED OUTLINE OF ADJACENT IMAGO THEATHER BUILDING

DASHED OUTLINE OF ADJACENT "BOSSANOVA" BUILDING

EXISTING STREET LAMP BEYOND

EXISTING TRAFFIC SIGNAL BEYOND

PEDESTRIAN ARCADE

EXISTING CONTROL BOX BEYOND

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ELEVATION - EAST

DAR 05.12.2016
EXHIBIT:

C.15

ORIGINAL SHEET
SIZE: 11" x 17"

C.15

1

EAST ELEVATION

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



MATERIAL PALETTE

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

EXT. CLADDING 01

EXT. CLADDING 02

EXT. CLADDING 01

WINDOWS - OPERATOR

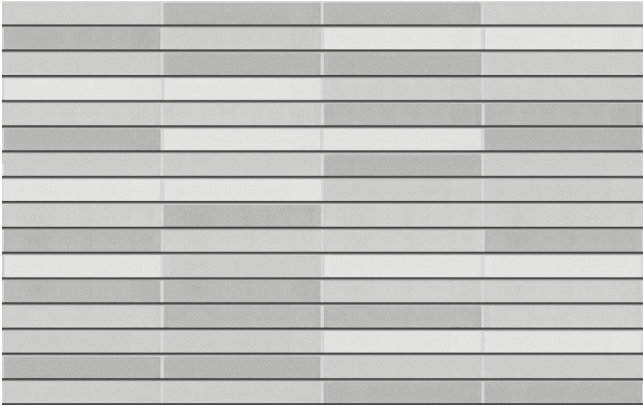
WINDOWS - WALL

CONCRETE - WALL

WINDOWS - STRFRNT.

WINDOWS - STRFRNT.

CONCRETE - WALL



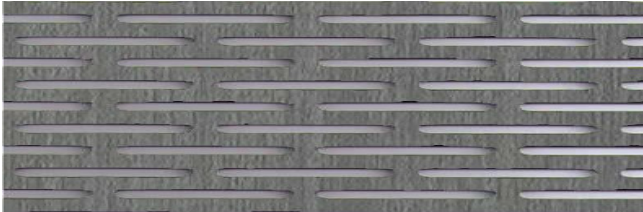
EXT. CLADDING 01: "EMPEROR" BRICK (2 1/4 x 15 5/8 x 3 5/8), ALT: NORMAN 2 1/4 STACK BOND, "V" STRUCK HORIZONTAL MORTAR JOINTS, THREE COLOR BLEND W/ MIX OF SMOOTH AND MISSION TEXTURES
PRECAST CONCRETE SILLS



EXT. CLADDING 02 (SOLID GLAZING PANELS AND SOFFITS):
MAINTED SHEET METAL SIDING; ALT- ACM PANEL, ZINC FINISH



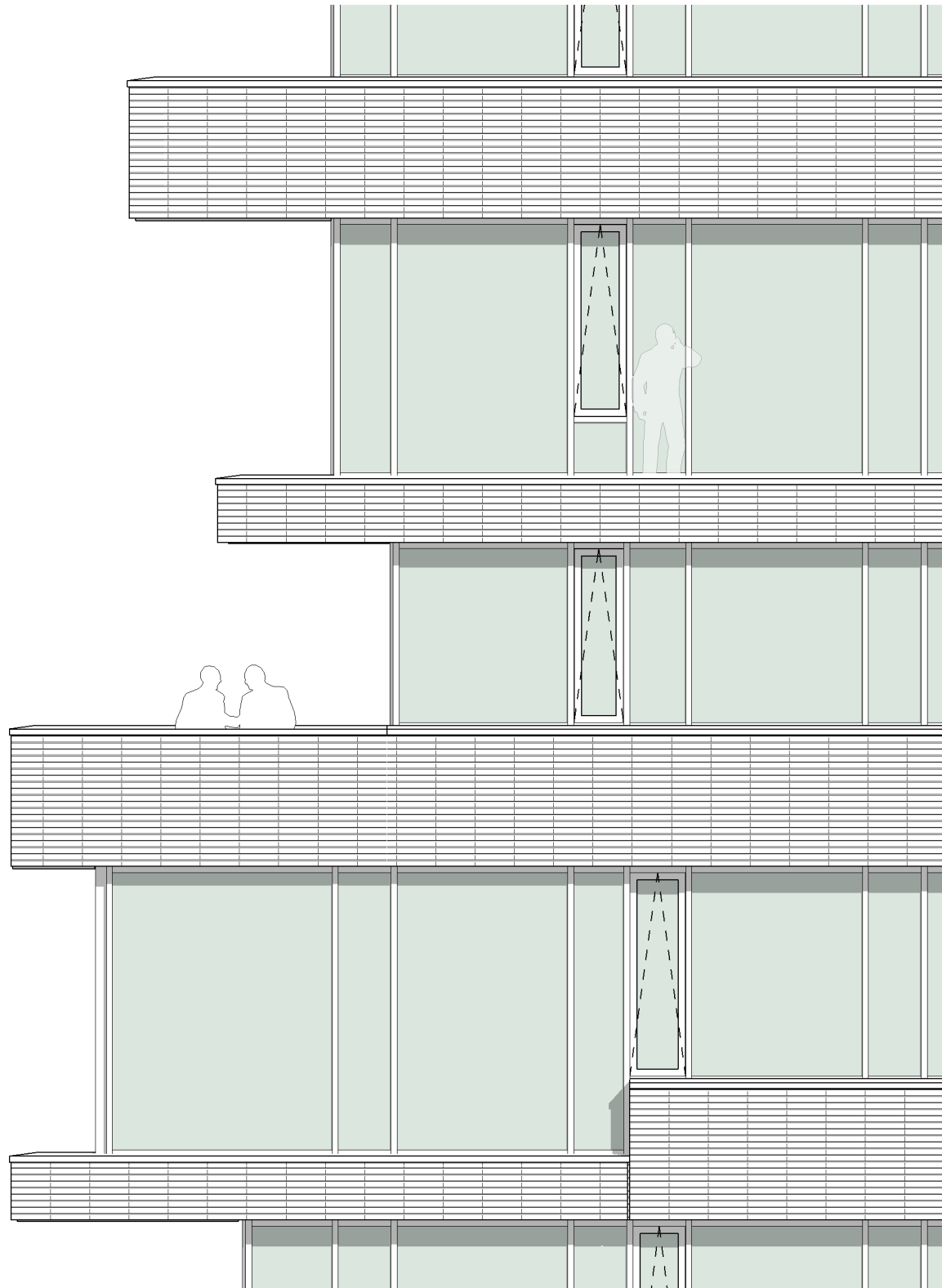
WINDOWS - WALL: EFCO 450x, ALT: CASCADIA 400 SERIES



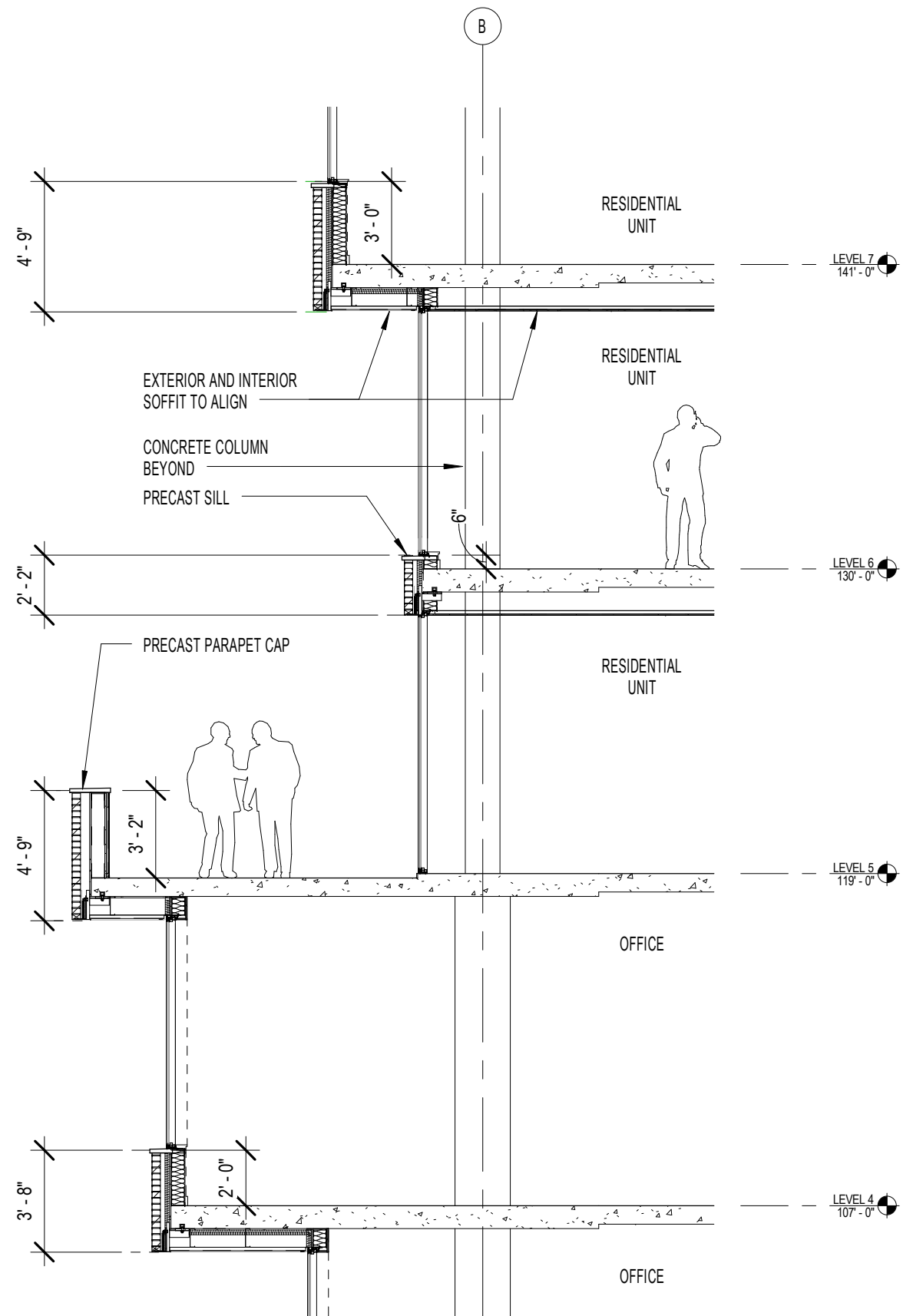
PARKING GARAGE DOOR: PERFORATED STEEL, PAINTED



CONCRETE (STEM WALLS, STAIR TOWER, RETAIL ENTIRES):
CAST IN PLACE



C.17
1 ENLARGED ELEVATION
 SCALE: 3/16" = 1'-0"



C.17
2 ENLARGED BUILDING SECTION
 SCALE: 3/16" = 1'-0"

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ENLARGED BUILDING
 COMPOSITION

C.17
 ORIGINAL SHEET
 SIZE: 11" x 17"



WEST FACADE

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PORTLAND, OR 97214

EA 16-109581 DA

VIEWS - WEST
FACADE

DAR 05.12.2016
EXHIBIT:

C.18

ORIGINAL SHEET
SIZE: 11" x 17"



SOUTH FACADE



NORTH FACADE

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710 E. BURNSIDE STREET
PORTLAND, OR 97214

EA 16-109581 DA

VIEWS - SOUTH AND
NORTH FACADES

DAR 05.12.2016
EXHIBIT:

C.19

ORIGINAL SHEET
SIZE: 11" x 17"

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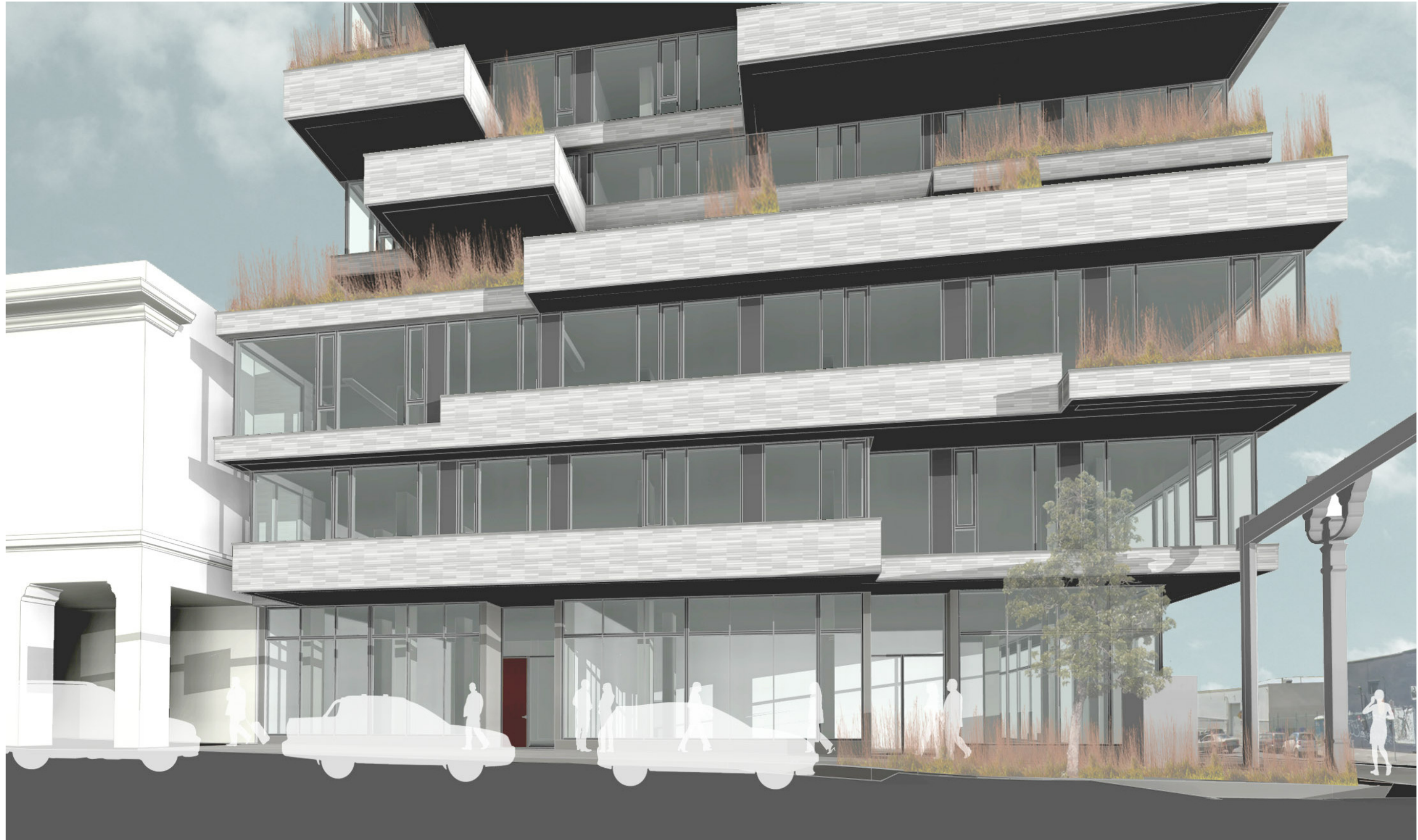
412 NW COUCH ST. | SUITE 309 | PORTLAND, OR 97209



WEST FACADE FROM E. BURNSIDE ST.



EAST FACADE FROM E. BURNSIDE ST.



NORTH FACADE AT BURNSIDE PED LEVEL

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710 E. BURNSIDE STREET
PORTLAND, OR 97214

EA 16-109581 DA

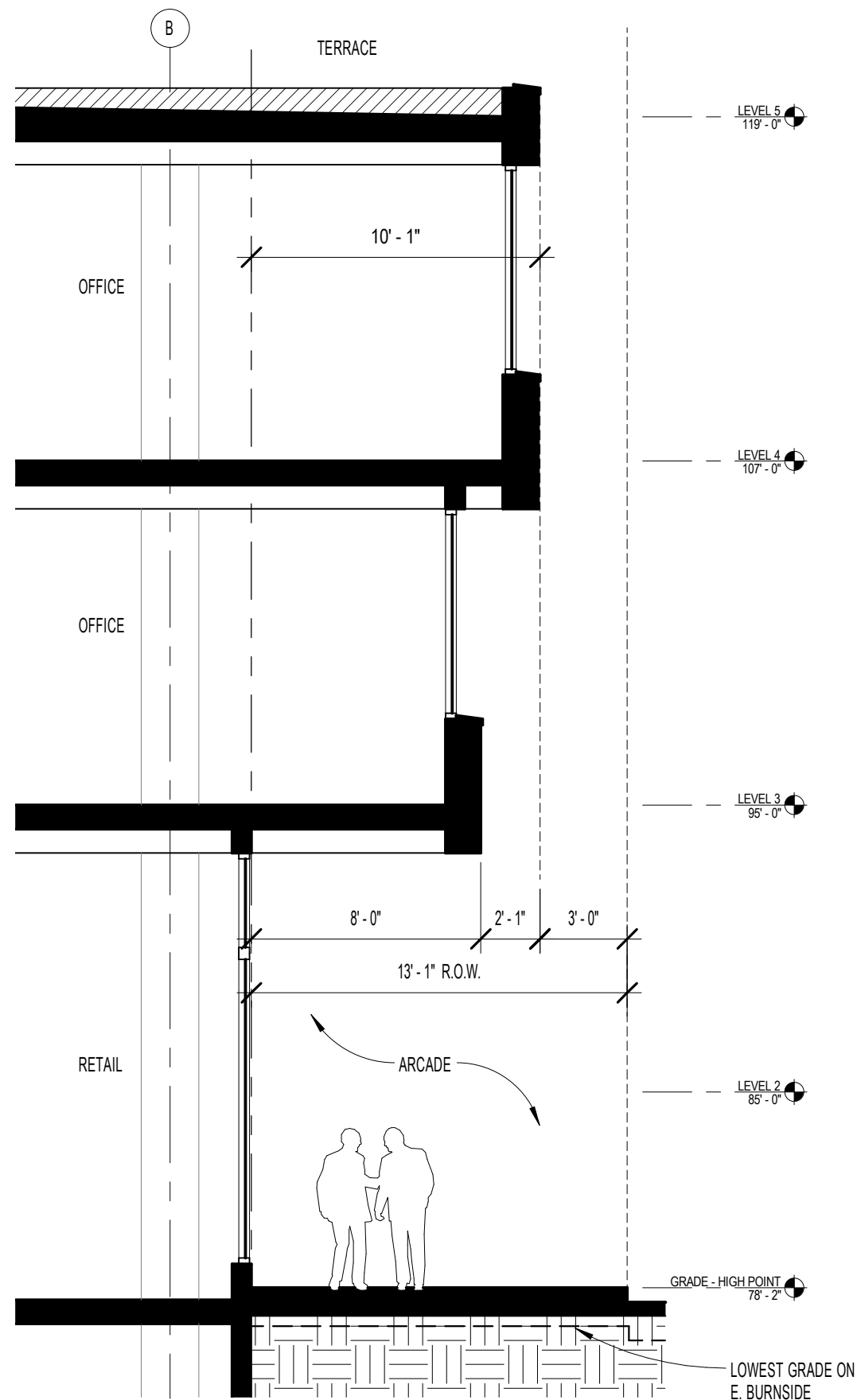
VIEW - PEDESTRIAN
LEVEL AT E.
BURNSIDE
DAR 05.12.2016
EXHIBIT:

C.22

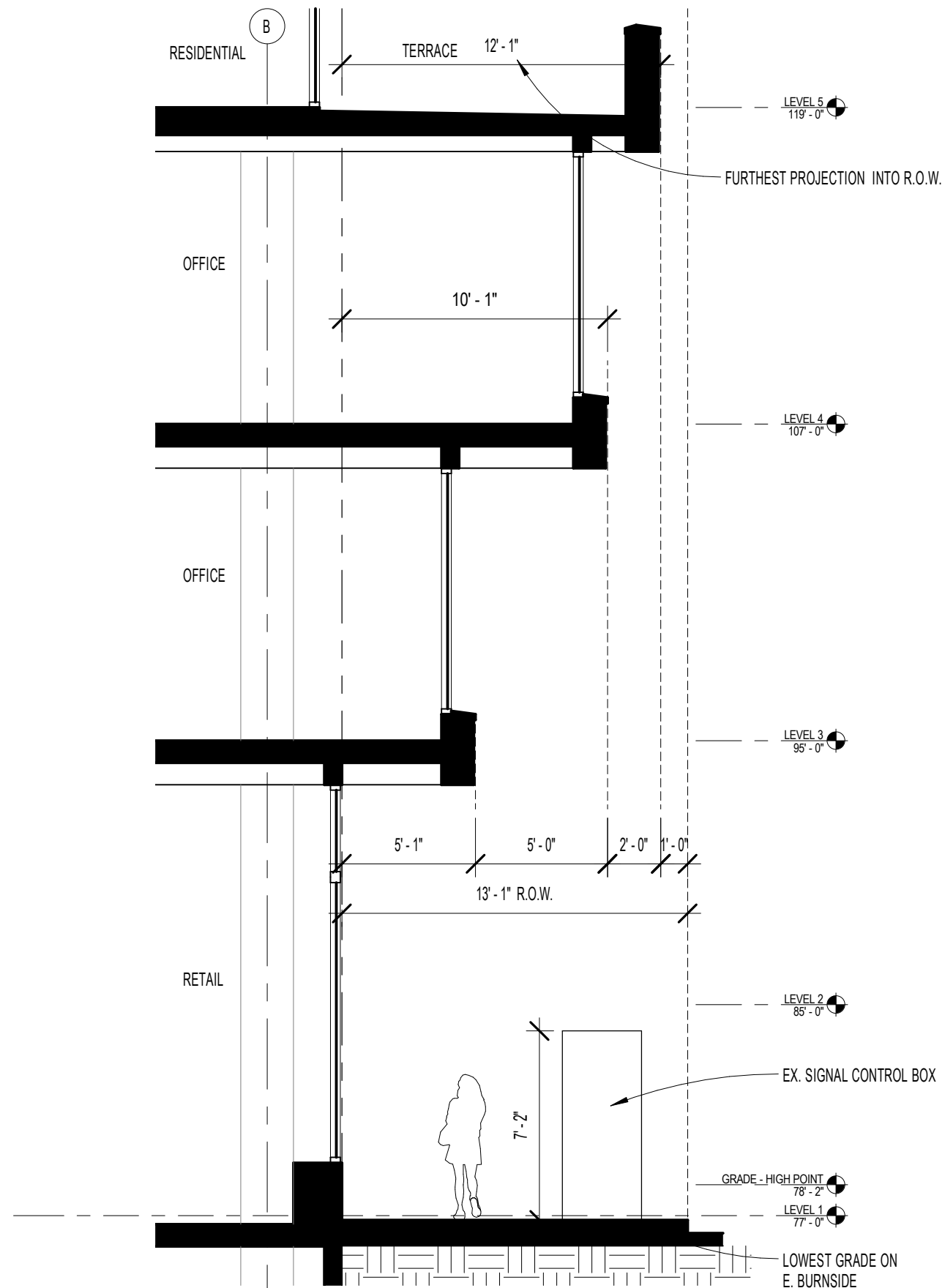
ORIGINAL SHEET
SIZE: 11" x 17"



SIDEWALK VIEW DOWN E. BURNSIDE ST.



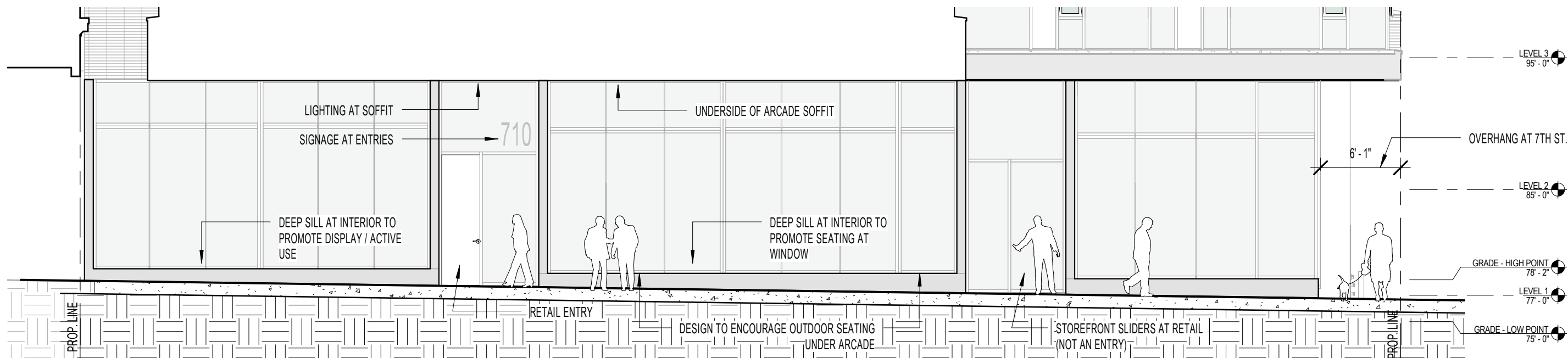
C.24
1 BURNSIDE ARCADE SECTION - EAST END
 SCALE: 3/16" = 1'-0"



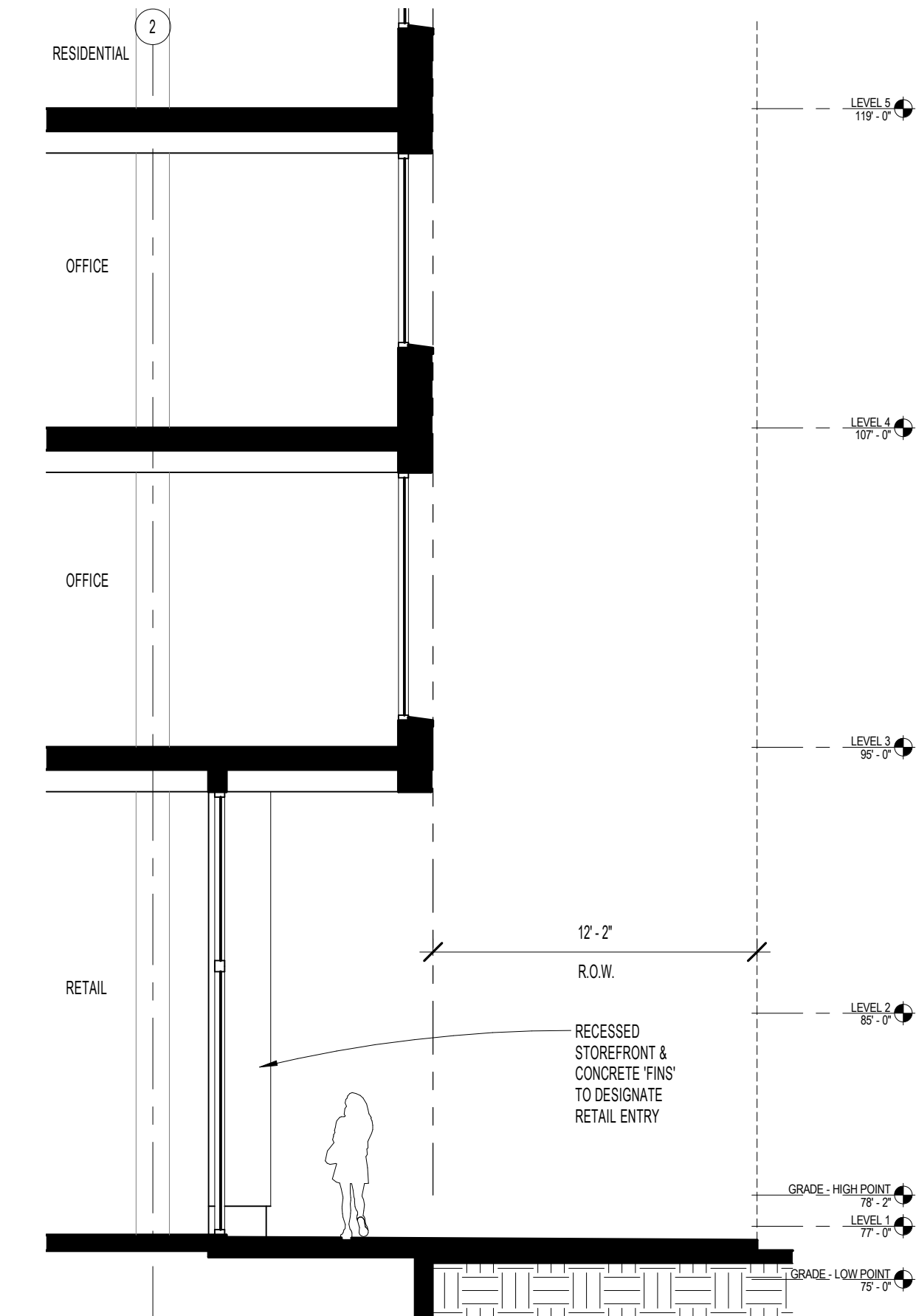
C.24
2 BURNSIDE ARCADE SECTION - WEST END
 SCALE: 3/16" = 1'-0"



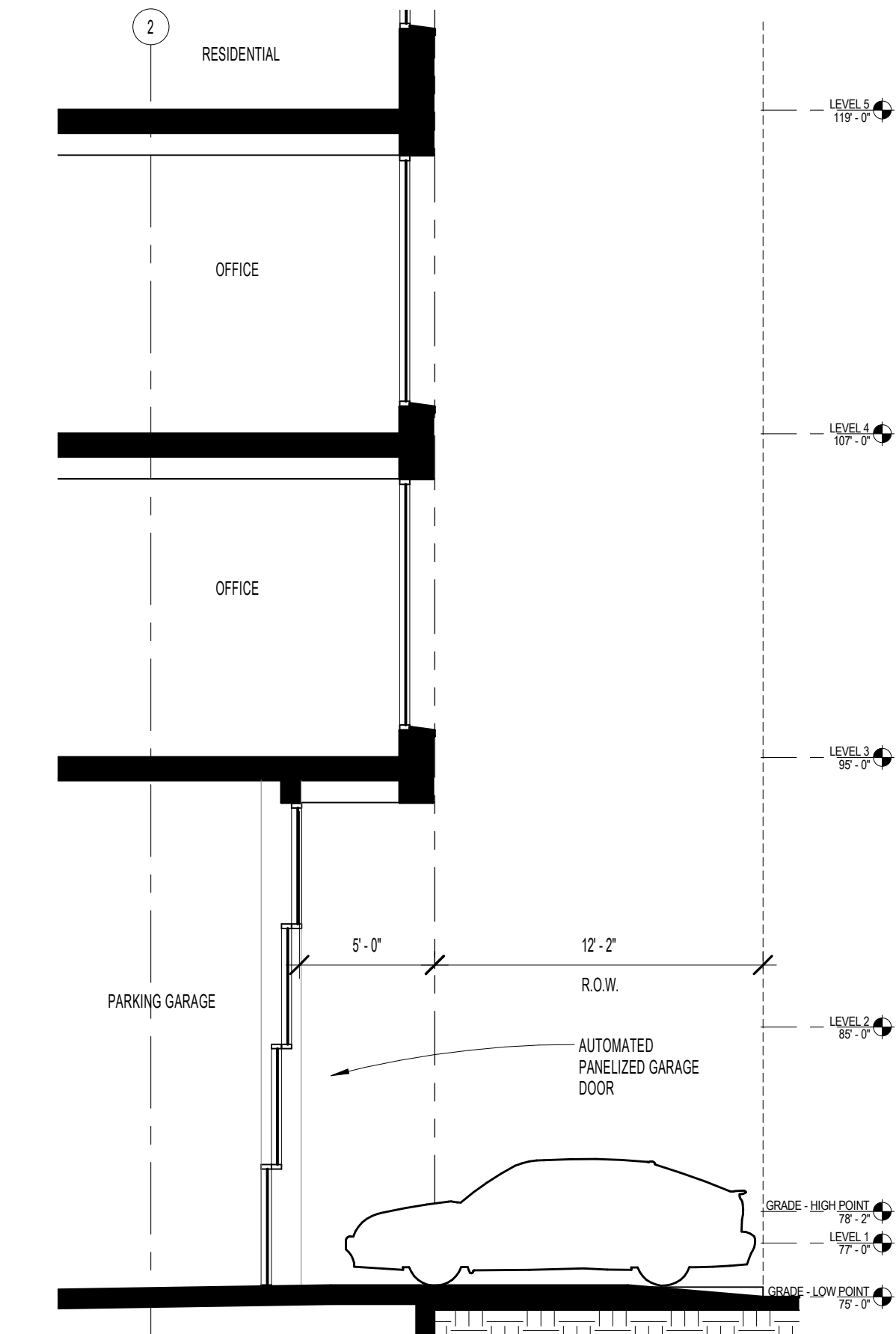
C.25
2 BURN SIDE STREET ELEVATION
SCALE: 1/16" = 1'-0"



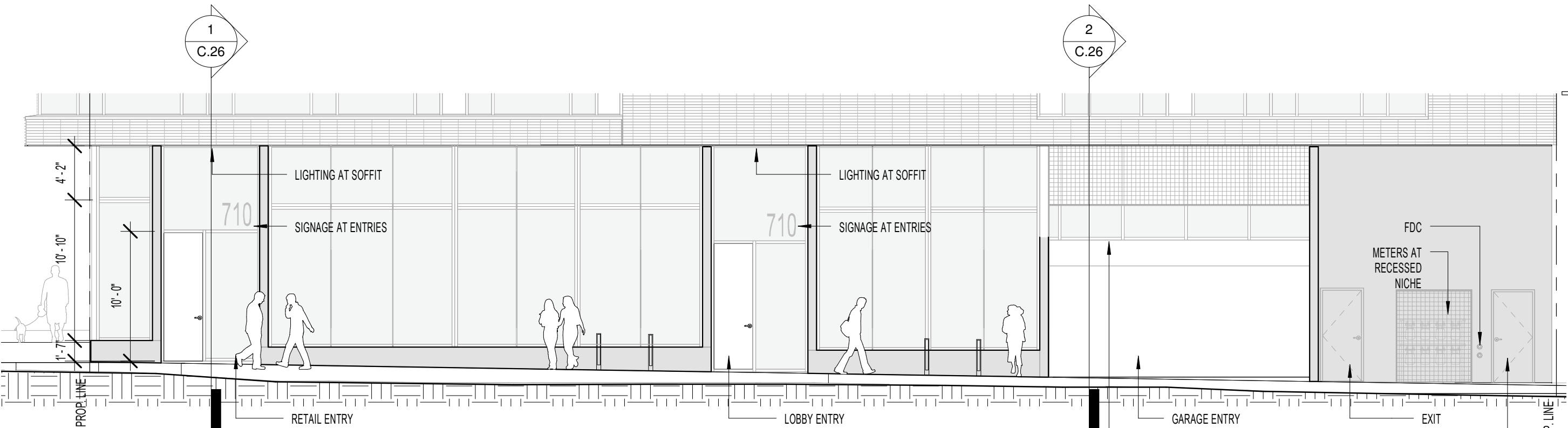
C.25
1 BURN SIDE ENLARGED STREET ELEVATION
SCALE: 1/8" = 1'-0"



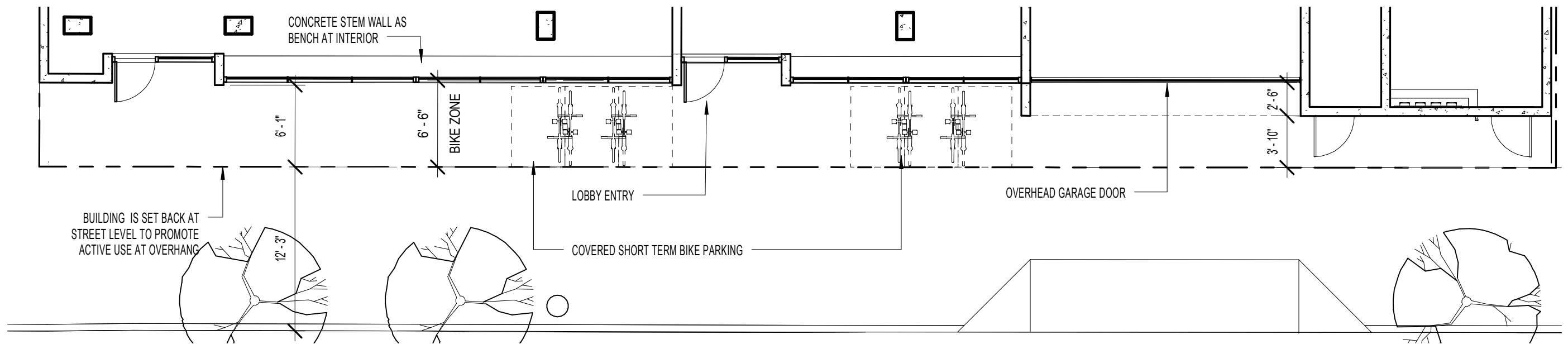
C.26
1 7th STREET LEVEL SECTION - NORTH
SCALE: 3/16" = 1'-0"



C.26
2 7th STREET LEVEL SECTION - SOUTH
SCALE: 3/16" = 1'-0"



C.27
1 7TH STREET ENLARGED STREET ELEVATION
 SCALE: 1/8" = 1'-0"



C.27
2 7TH STREET ENLARGED PLAN
 SCALE: 1/8" = 1'-0"

REQUEST FOR MODIFICATION: ARCADE HEIGHT

- BURNSIDE ARCADE DISTRICT - ARCADE HEIGHT
- Arcades on the East Burnside St. special arcade district should have a height of 17'-6" over the pedestrian right of way.

COMPLIANCE

The proposed arcade does not comply with the standard.

PROPOSAL

The proposed height of the arcade of the pedestrian ROW varies from 15'-5" at the east end to 16'-4" at the west end. The 15'-5" height at east end matches the height of the existing adjacent arcade.

REQUEST FOR MODIFICATION: BUILDING ENTRY

MAIN ENTRANCE FACING TRANSIT STREET

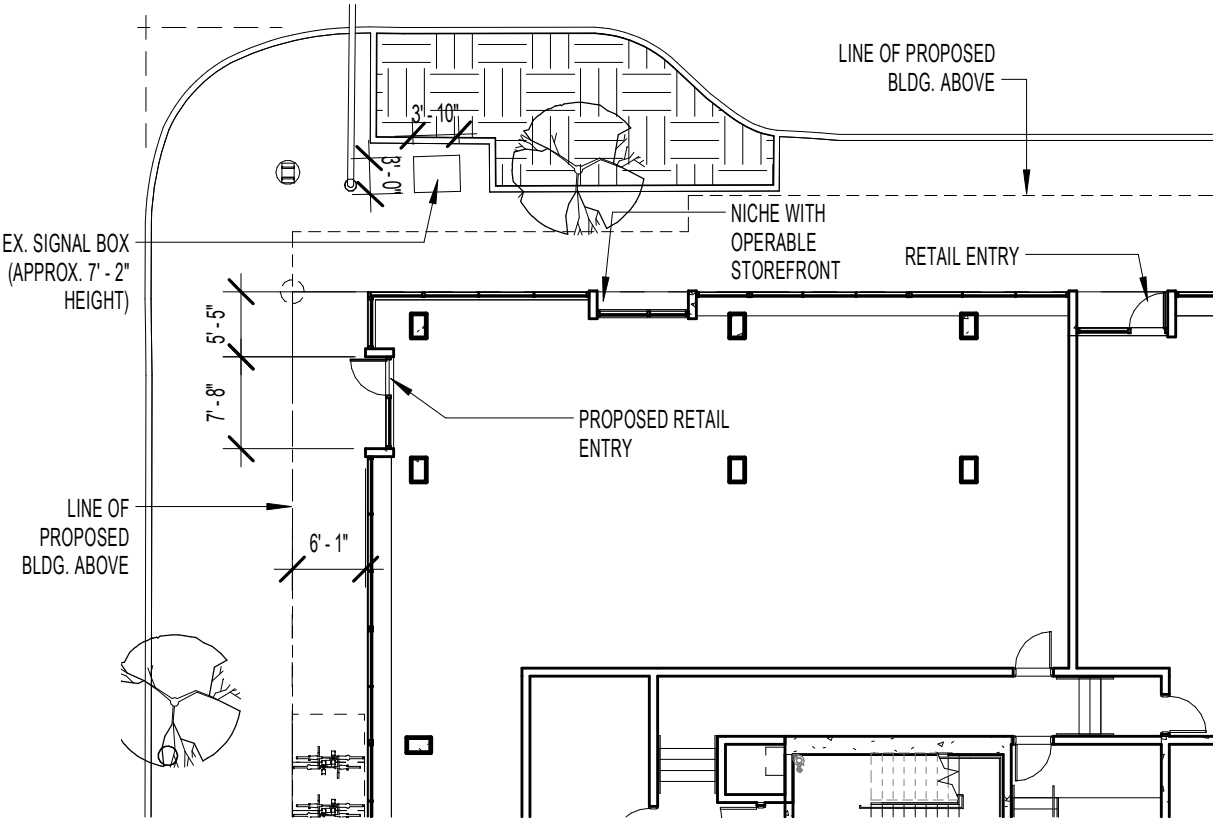
- 33.140.242.C.3.a: The main entrance must:
- 1. Be within 25 feet of the transit street;
 - 2. Allow pedestrians to both enter and exit the building; and
 - 3. Either:
 - a. Face the transit street; or
 - b.Be at an angle of up to 45 degrees from the transit street, measured from the street property line, as shown in Figure 140-6.

COMPLIANCE

The proposed building entry does not comply with zoning standard.

PROPOSAL

710 E.Burnside proposes to locate the entry to the future corner leasable space at 7th Street rather than at E.Burnside Street. There is an existing signal control box located at Burnside in front of the corner retail space with prohibits views to a proposed entry which would face Burnside. The proposed retail entry is location is set back only 5' - 6" from Burnside and will be visible to traffic and pedestrians along Burnside. The proposed building provides an overhang along 7th street which would cover pedestrians at the proposed entry, and promotes pedestrian use.



C.28
2 ENLARGED PLAN - RETAIL ENTRY
SCALE: 1/16" = 1'-0"

REQUEST FOR MODIFICATION: LOADING

ZONING STANDARD

- 33.266.310 C.2.b: One loading space meeting Standard A is required for buildings with at least 20,000 and up to 50,000 square feet of net building area in uses other than Household Living.
- Standard A: the loading space must be at least 35 feet long, 10 feet wide, and have a clearance of 13 feet

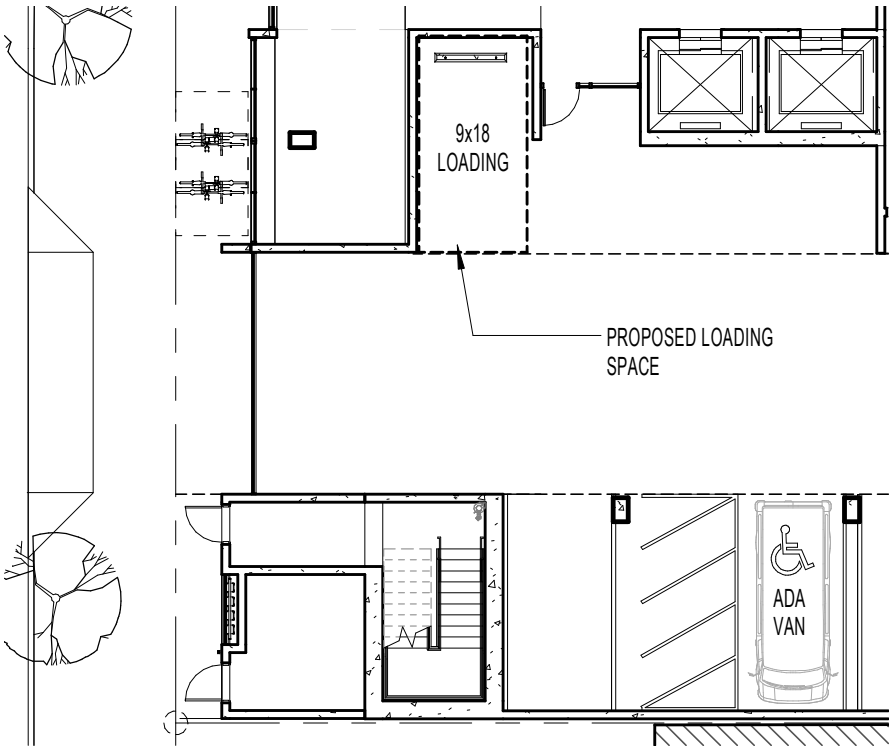
COMPLIANCE

The proposed loading space does not comply with zoning standard.

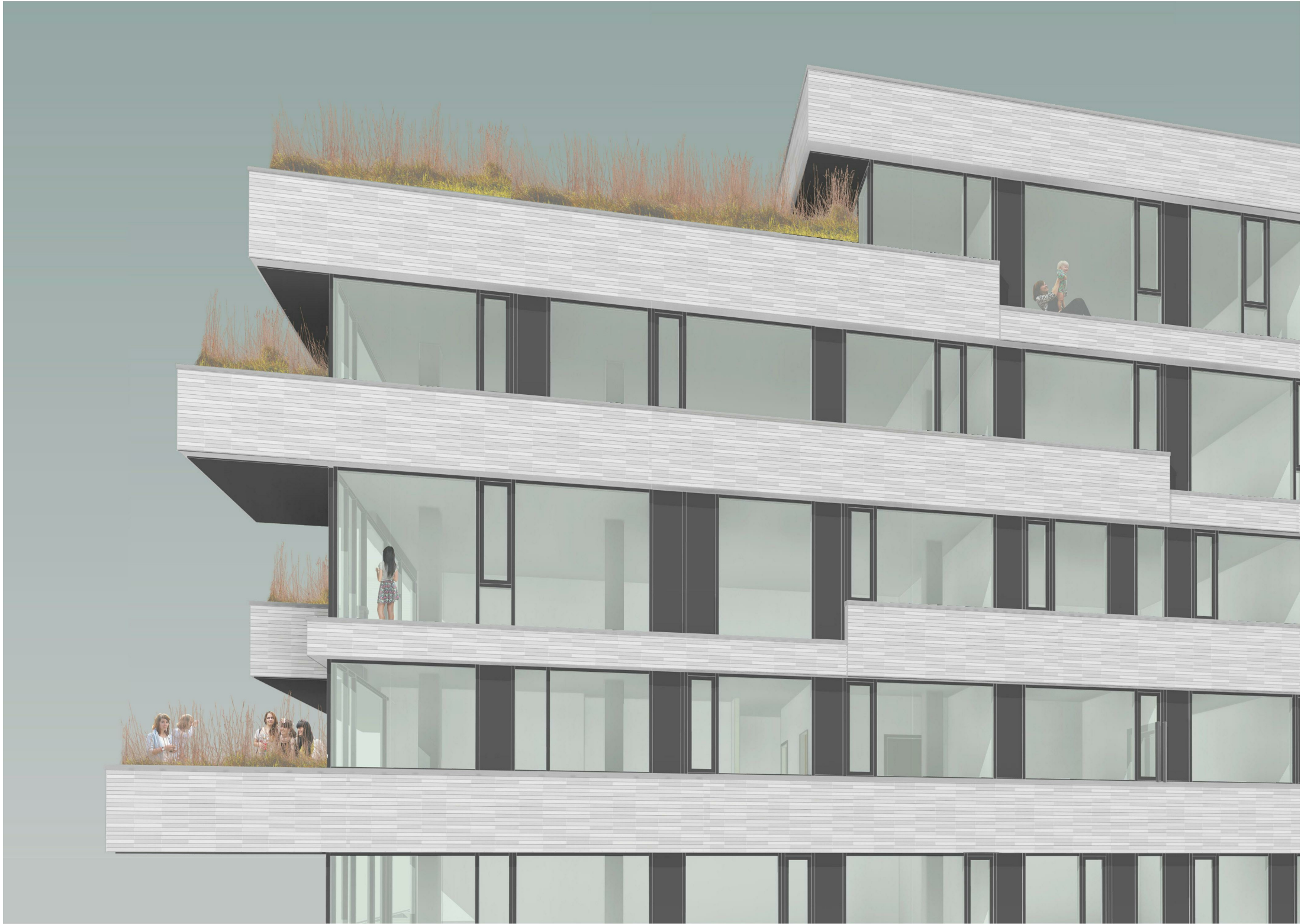
PROPOSAL

- 710 E.Burnside proposes 1 Standard B loading space in lieu of the required 1 Standard A loading space.
- Standard B: the loading space must be at least 18 feet long, 9 feet wide, and have a clearance of 10 feet.

710 E.Burnside includes the following square footage: Retail and Office is roughly 24,125 Sq. Ft. Combined, which is marginally over the 20,000sf limit for Standard A loading. The proposed Standard B loading is well located for loading and thus will serve the building tenants amply. The project could also propose to provide additional loading within the drive aisle as needed.



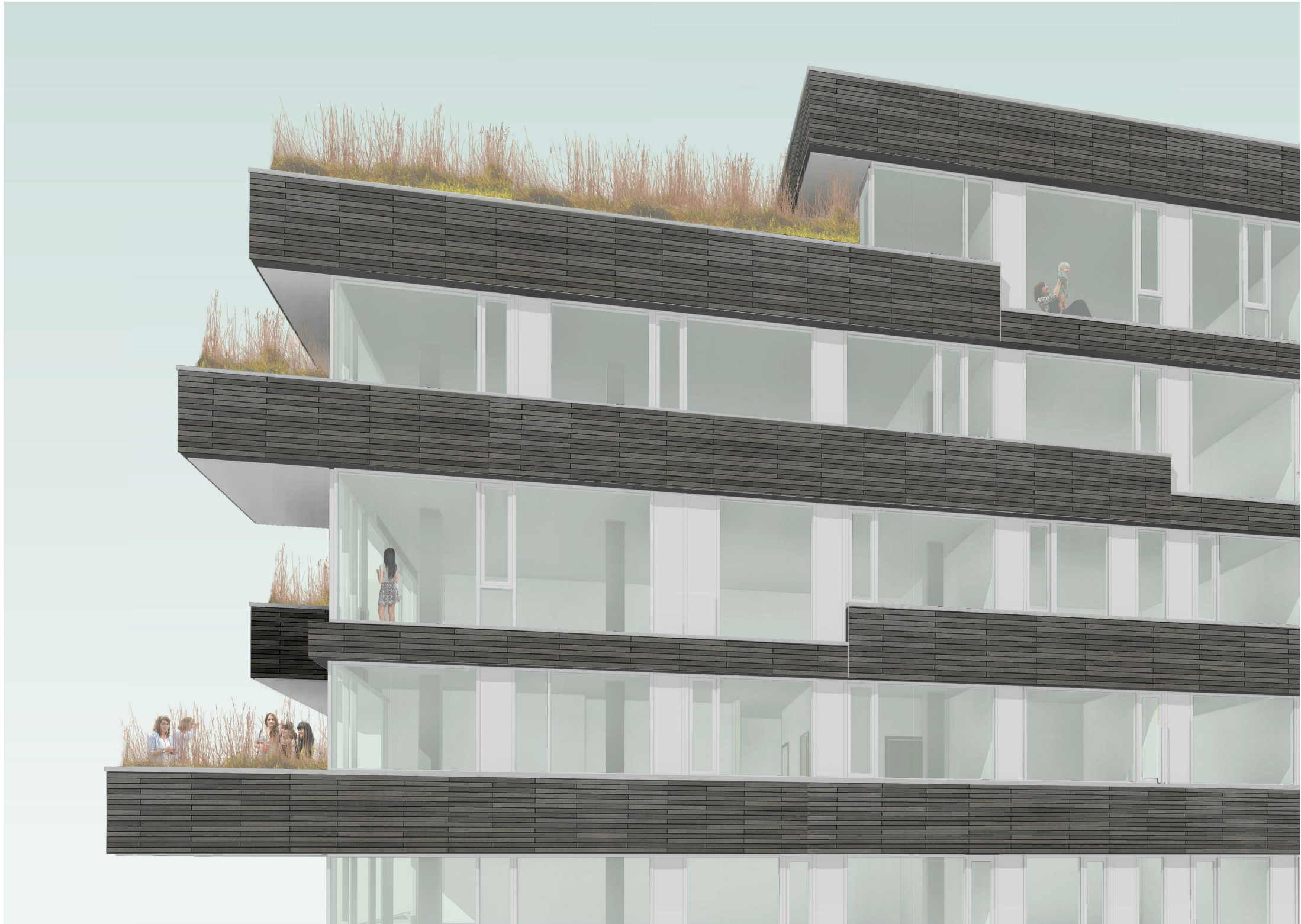
C.28
1 ENLARGED PLAN - LOADING AREA
SCALE: 1/16" = 1'-0"



PROPOSED MATERIAL:
BRICK

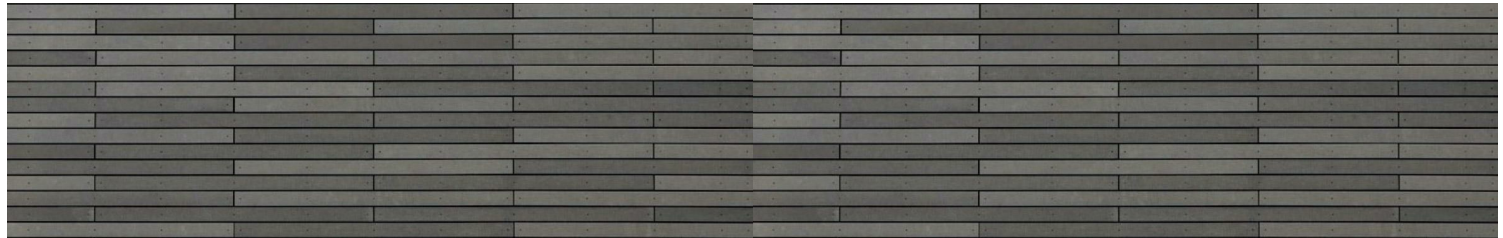
"EMPEROR" BRICK (2 1/4 x 15 5/8 x 3 5/8), ALT: NORMAN 2 1/4
STACK BOND, "V" STRUCK HORIZONTAL MORTAR JOINTS,
THREE COLOR BLEND W/ MIX OF SMOOTH AND MISSION TEXTURES
PRECAST CONCRETE SILLS





ALTERNATE MATERIAL 1: CEMENT PANEL - LIGHT

"OKOSKIN - SLAT WALL" CEMENT PANEL RAINSCREEN SYSTEM OR SIM.
2-3 COLOR BLEND (ANTHRACITE, CHROME)
PRECAST CONCRETE SILLS, ALT: METAL



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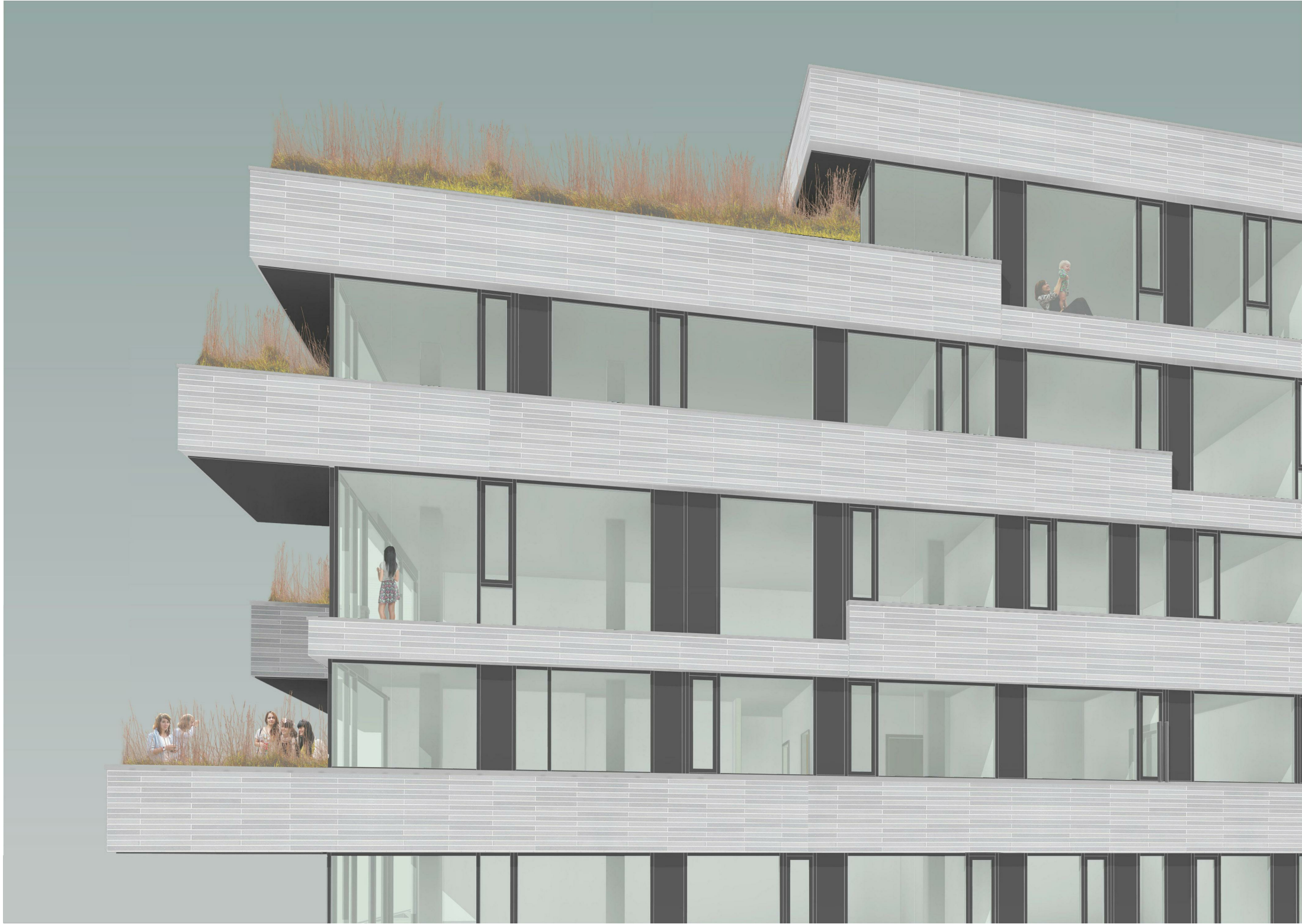
EA 16-109581 DA

ALTERNATE
MATERIALS -
CEMENT PANEL
DAR 05.12.2016
EXHIBIT:

C.30

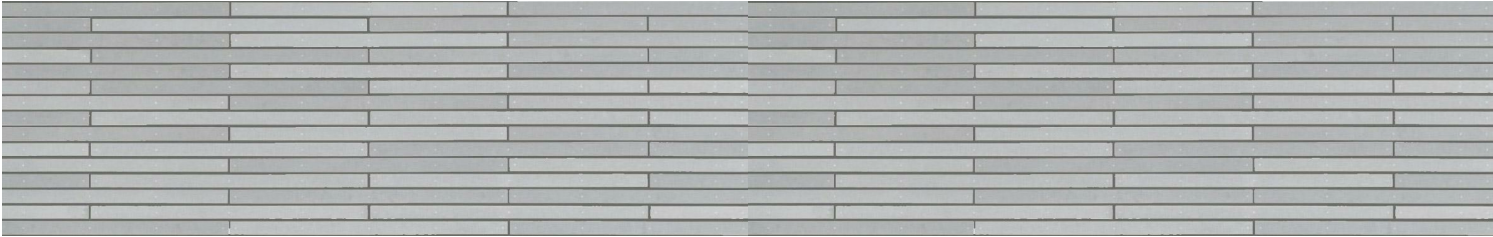
ORIGINAL SHEET
SIZE: 11" x 17"

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ALTERNATE MATERIAL 2: CEMENT PANEL - LIGHT

"OKOSKIN - SLAT WALL" CEMENT PANEL RAINSCREEN SYSTEM OR SIM.
2-3 COLOR BLEND (OFF WHITE, IVORY)
PRECAST CONCRETE SILLS, ALT: METAL



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7TH & BURNSIDE

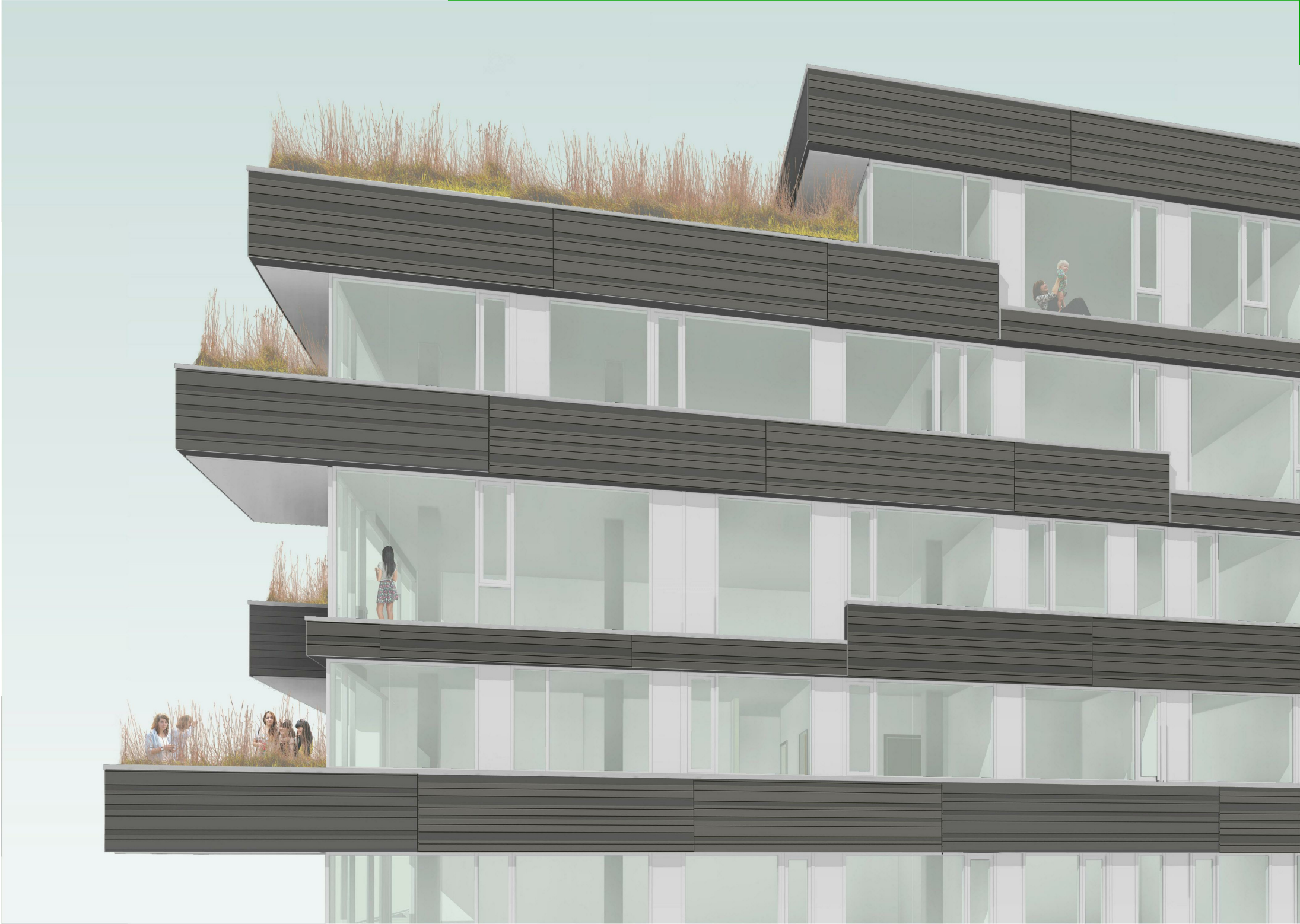
710 E. BURNSIDE STREET
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ALTERNATE
MATERIALS -
CEMENT PANEL 2
DAR 05.12.2016
EXHIBIT:

C.31

ORIGINAL SHEET
SIZE: 11" x 17"



ALTERNATE MATERIAL 3:
HORIZONTAL METAL PANEL

22 GA. METAL PANEL W/ CONCEALED FASTENERS
VARIABLE SIZE REVEALS
KYNAR PAINTED - DARK GRAY
METAL SILLS

