

3RD & SALMON

HOTEL

JUNE 16, 2016



Ankrom Moisan

THIRD & TAYLOR
DEVELOPMENT LLC

DESIGN REVIEW #2
LU-16-111127-DZM AD



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ELECTRICAL

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ENERGY MODELING

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LIGHTING DESIGN

GLUMAC

DATA/TELCOM

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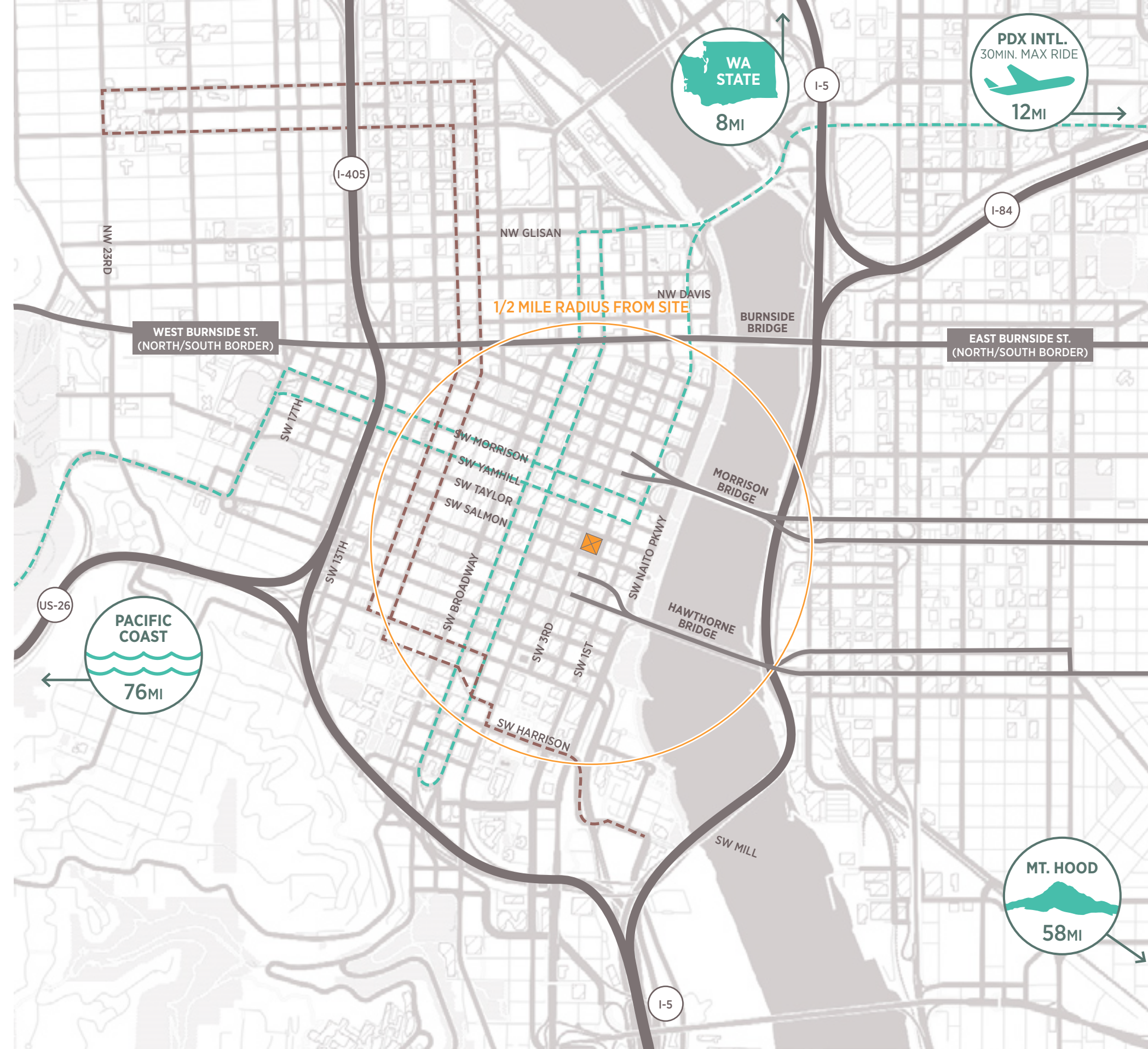
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**THIRD & TAYLOR
DEVELOPMENT LLC**

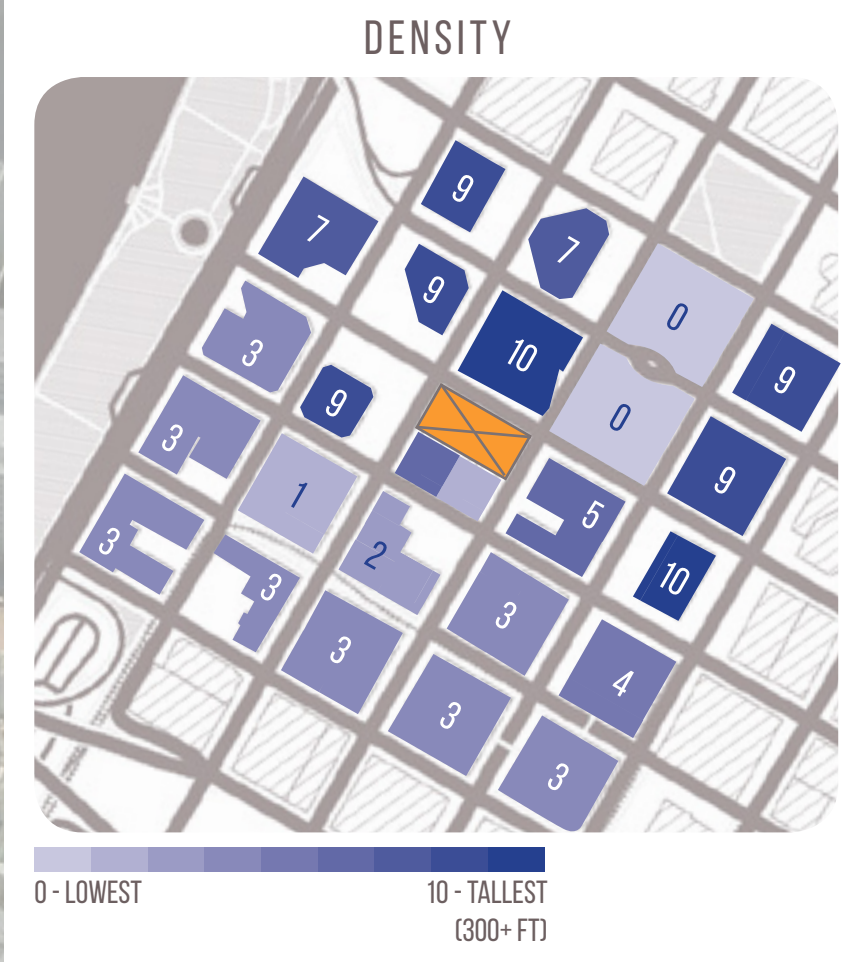
3RD & SALMON / PORTLAND, OR C.4 VICINITY MAP

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

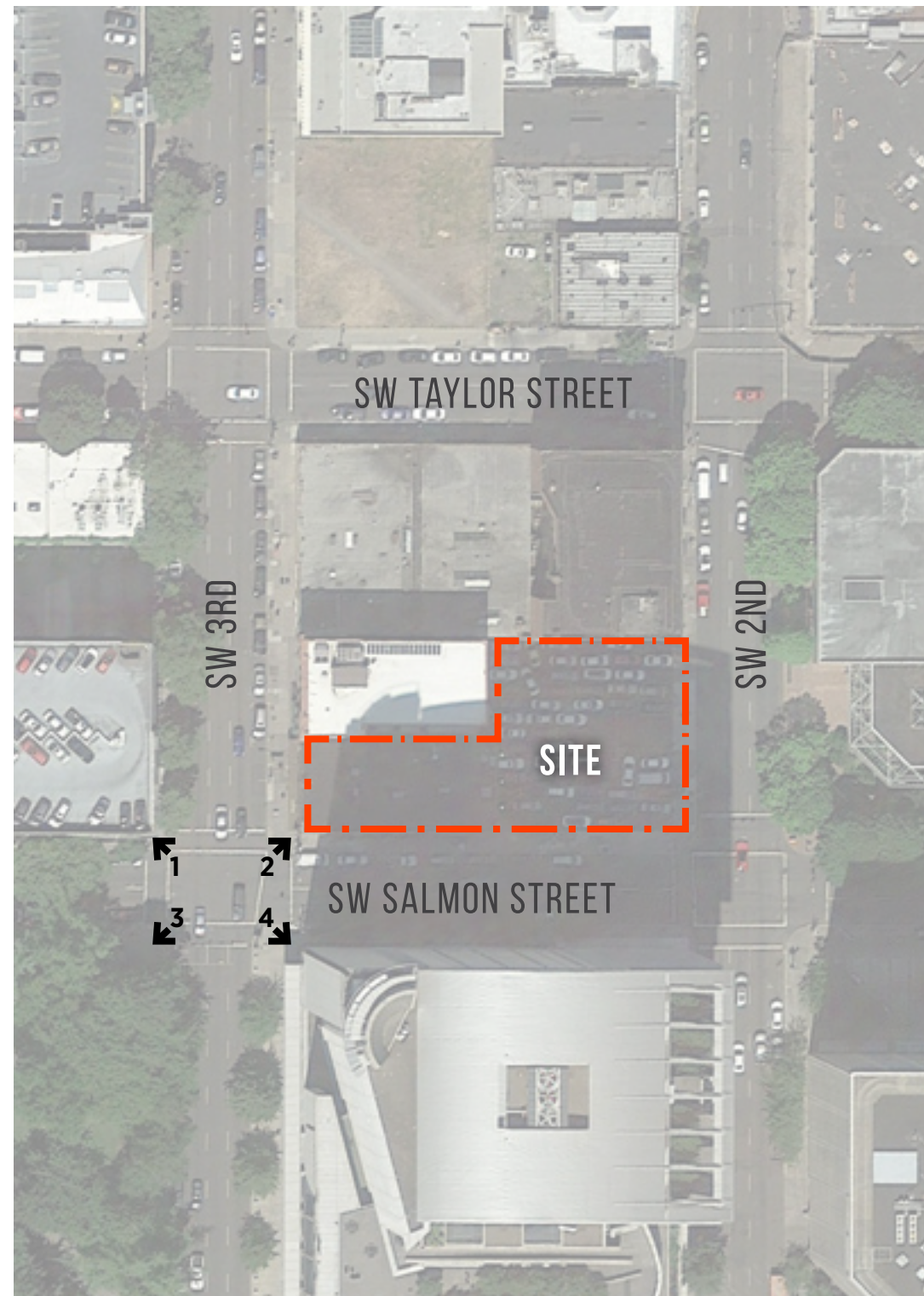
MAJOR FLOW OF TRAFFIC
APPLICABLE TO SITE LOCATION



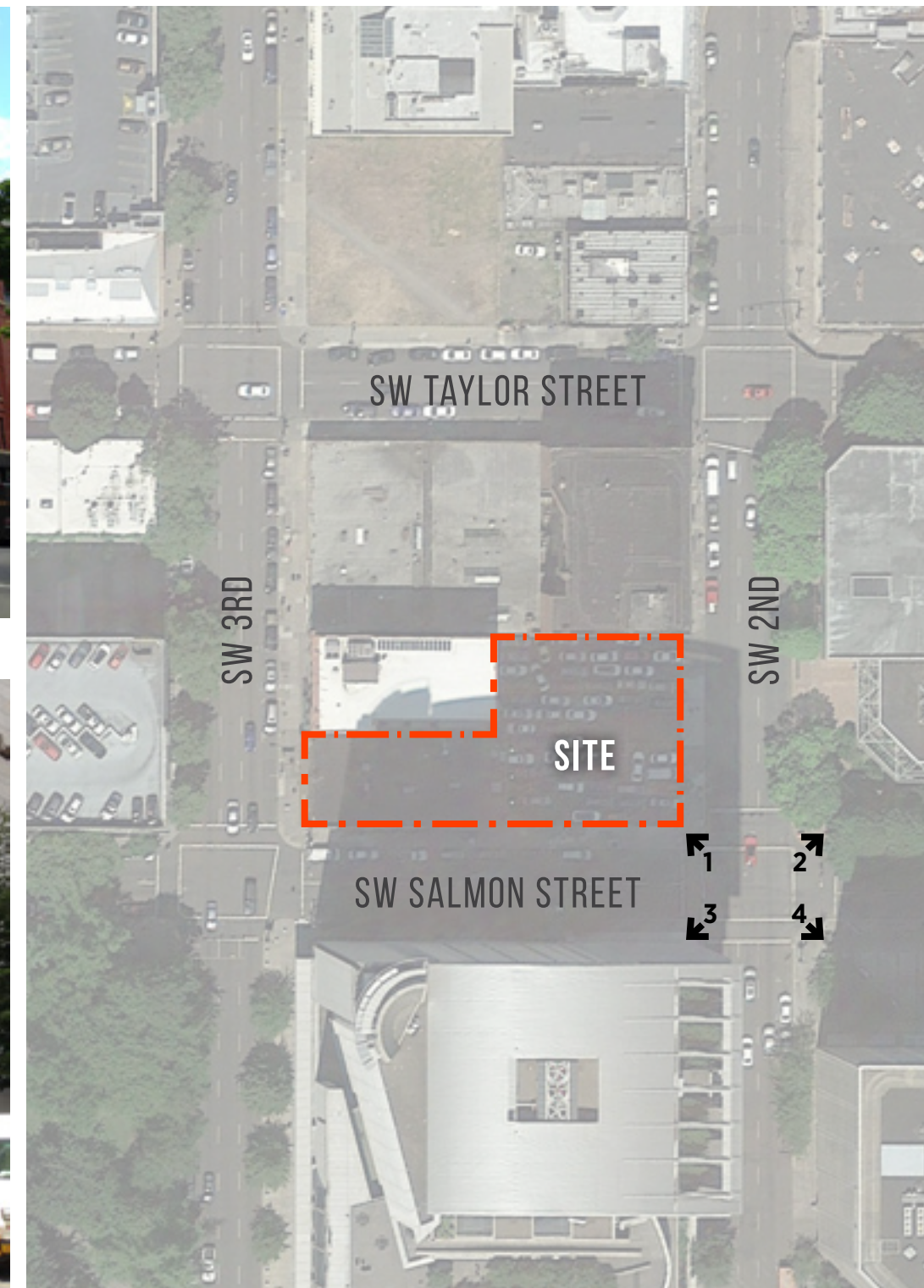
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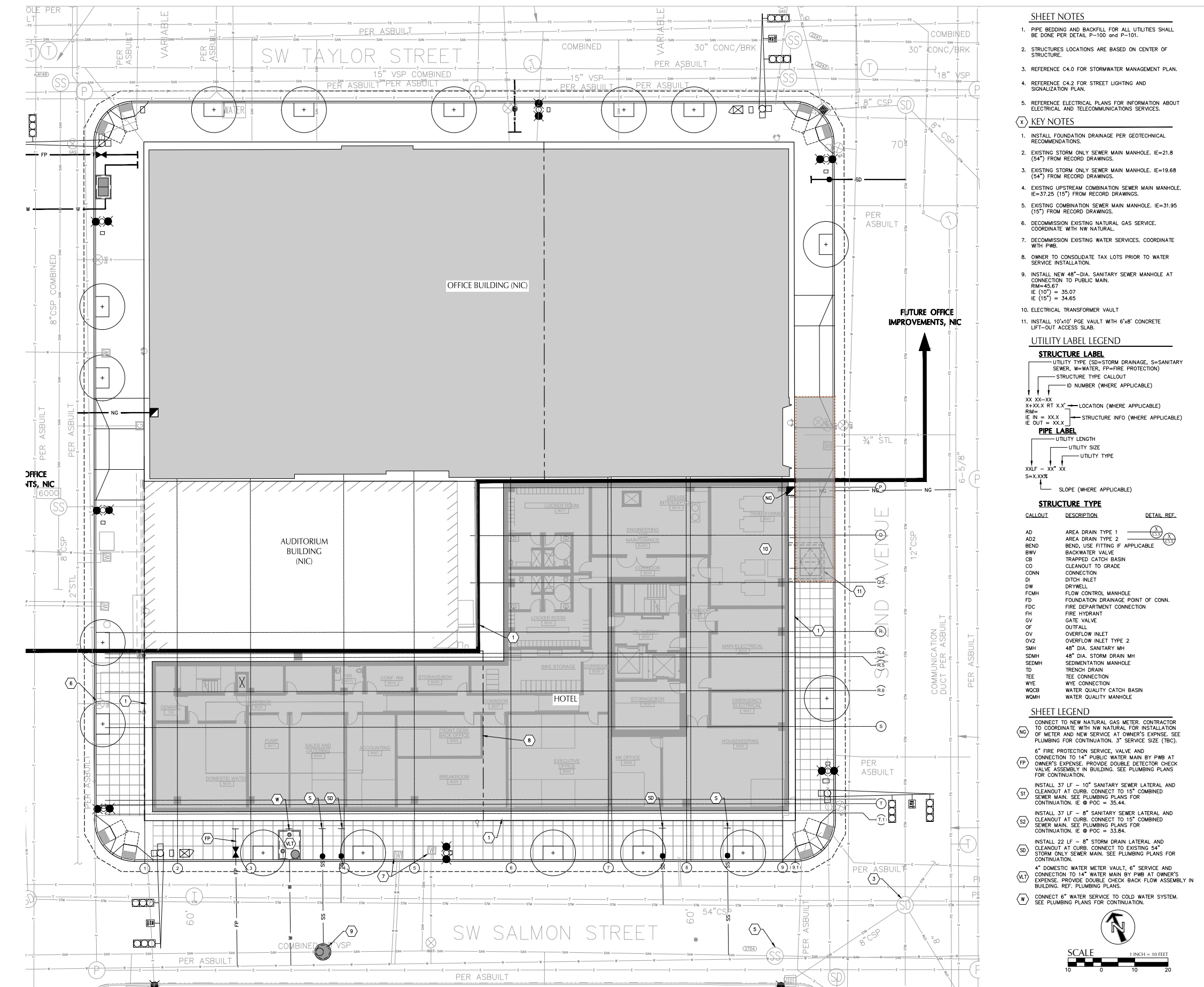
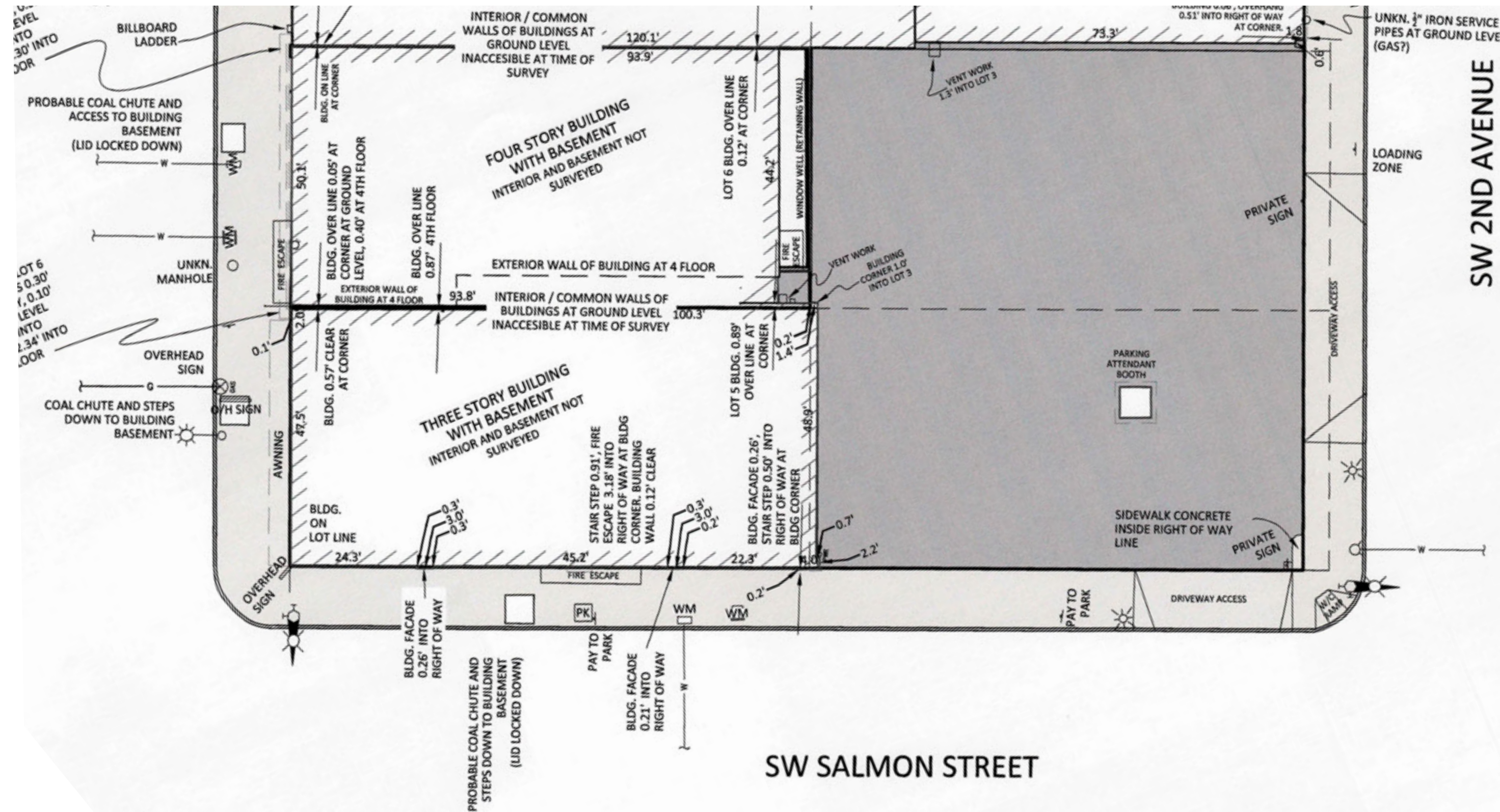
DIRECT SURROUNDINGS Further analysis illustrates a clear change in the character of these two distinct neighborhoods. Our site is near the edge of the Yamhill Historic District and amongst the giants of the U.S. Courthouse, World Trade Center, One Main Place, and the Portland Police Bureau.

SITE CORNERS

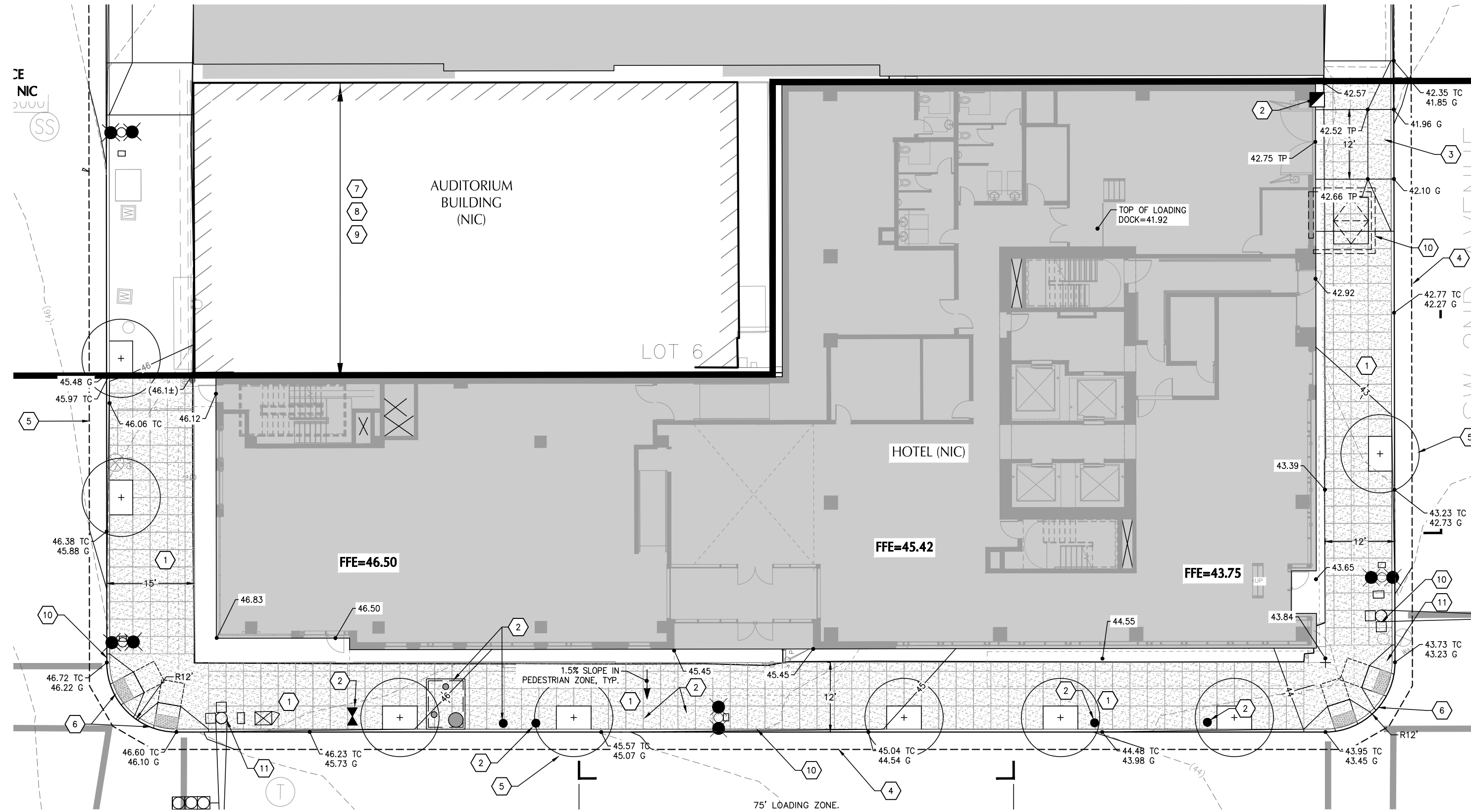


SITE CORNERS





- SHEET NOTES**
- PIPE BEHIND AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER SET 4, P-100 AND P-101.
 - STRUCTURE LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
 - REFERENCE C4.0 FOR STORMWATER MANAGEMENT PLAN.
 - REFERENCE C4.2 FOR STREET LIGHTING AND SANITATION 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, E=21.8 (54") FROM RECORD DRAWINGS.
 - EXISTING STORM ONLY SEWER MAIN MANHOLE, E=19.68 (54") FROM RECORD DRAWINGS.
 - EXISTING UPSTREAM COMBINATION SEWER MAIN MANHOLE, E=37.25 (15") FROM RECORD DRAWINGS.
 - EXISTING COMBINATION SEWER MAIN MANHOLE, E=31.95 (15") FROM RECORD DRAWINGS.
 - DECOMMISSION EXISTING NATURAL GAS SERVICE. COORDINATE WITH NW NATURAL.
 - OWNER TO CONSOLIDATE TAX LOTS PRIOR TO WATER SERVICE INSTALLATION.
 - INSTALL NEW 48"-DIA. SANITARY SEWER MANHOLE AT CONNECTION TO PUBLIC MAIN. (M=48.47, E (10') = 35.07, E (15') = 34.65)
 - ELECTRICAL TRANSFORMER VAULT
 - INSTALL 10"x10" PGE VAULT WITH 6"x6" CONCRETE LIFT-SIT ACCESS SLAB
- UTILITY LABEL LEGEND**
- STRUCTURE LABEL**
 UTILITY THE (S)=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION
 STRUCTURE TYPE CALLOUT
 ID NUMBER (WHERE APPLICABLE)
 XX XX-XX
 X+XXX RT X.X' LOCATION (WHERE APPLICABLE)
 IE # = XXX' STRUCTURE INFO (WHERE APPLICABLE)
 OUT = XX'
- PIPE LABEL**
 UTILITY LENGTH
 UTILITY SIZE
 UTILITY TYPE
 XXX' - XX" XX
 S+XXXXX
 SLOPE (WHERE APPLICABLE)
- STRUCTURE TYPE**
- | CALLOUT | DESCRIPTION | DETAIL REF. |
|---------|------------------------------------|-------------|
| AD | AREA DRAIN TYPE 1 | |
| AD2 | AREA DRAIN TYPE 2 | |
| BND | BEND, USE FITTING IF APPLICABLE | |
| BWV | BACKWATER VALVE | |
| CB | TRAPPED CATCH BASIN | |
| CD | CLEANOUT TO GRADE | |
| CONN | CONNECTION | |
| DI | DITCH INLET | |
| DW | DRIVEWELL | |
| FCM | FLOW CONTROL MANHOLE | |
| FD | FOUNDATION DRAINAGE POINT OF CONN. | |
| FDC | FIRE DEPARTMENT CONNECTION | |
| FR | FIRE HYDRANT | |
| GV | GATE VALVE | |
| OV | OVERFLOW INLET | |
| OV2 | OVERFLOW INLET TYPE 2 | |
| SMH | 48" DIA. SANITARY MH | |
| SDMH | 48" DIA. STORM DRAIN MH | |
| SEM | SEWER MANHOLE | |
| TD | TRENCH DRAIN | |
| TE | TEE CONNECTION | |
| WYE | WYE CONNECTION | |
| WQB | 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 DETECTION 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 @ P=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 @ P=35.44.
- INSTALL 22 LF - 4" STORM DRAIN LATERAL AND CLEANOUT AT CURB. CONNECT TO EXISTING 54" STORM 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.
- SCALE**
 1" = 10'-0" FEET
 0 10 20



SALVAGE OF ANY ORIGINAL OR OTHERWISE QUALITY MATERIALS IN THE EXISTING BUILDING (A6);

DEVELOPMENT TEAM RESPONSE: MOST OF THE ITEMS FOR SALVAGE IN THE BUILDING INCLUDING THE BAR, BOOTHS AND FURNISHINGS RELATED TO THE LOTUS CARD ROOM ARE OWNED BY THE TENANT AND NOT A PART OF THE BUILDING. THESE ITEMS WILL BE ASSUMED TO BE REMOVED AND SALVAGED BY TENANT PRIOR TO THE DEMOLITION OF THE BUILDING. THE PROJECT TEAM WILL CONTACT THE BOSCO-MILLIGAN FOUNDATION FOR THE BUILDING PARTS COLLECTION TO DETERMINE IF THE DEEM ANY OF THE REMAINING BUILDING MATERIAL WORTHY. THE REMAINING BUILDING MATERIALS WILL BE SORTED BY TYPE AND RE-USED OR RECYCLED AS APPROPRIATE. THE PROJECT WILL BE PURSUING LEED CERTIFICATION AND MINIMIZING CONSTRUCTION WASTE WILL BE MANDATED.

ADDITIONAL CONSIDERATION OF THE PROGRAM AT THE NORTHEAST CORNER OF THE BUILDING AND THE INTRODUCTION OF ADDITIONAL GLAZING (A8);

DEVELOPMENT TEAM RESPONSE: WE HAVE RE-CONFIGURED THE PROGRAMMATIC COMPONENTS AT THE EAST SIDE OF THE BUILDING TO ALLOW US TO ACHIEVE THE MINIMUM REQUIREMENTS FOR GROUND FLOOR WINDOW LENGTH AND AREA ASSOCIATED WITH ACTIVE USES. WE HAVE ALSO BEEN ABLE TO LOCATE THE ONSITE LOADING ZONE AND LOADING DOOR MORE TOWARDS THE CENTER OF THE BLOCK AND FURTHER AWAY FROM BUILDING ENTRY AND EGRESS DOORS. WE ARE NO LONGER REQUIRED TO PURSUE A MODIFICATION AT THIS LOCATION.

PROVISION OF ADDITIONAL DETAILS FOR THE LASER-CUT METAL SCREEN (C2, C5);

DEVELOPMENT TEAM RESPONSE: WE HAVE ELIMINATED THE LASER-CUT METAL SCREENS BASED ON DESIGN COMMISSION FEEDBACK AND THE INTENTION TO SIMPLIFY THE MATERIAL PALETTE AND INCREASE THE OVERALL TRANSPARENCY AT THE GROUND LEVEL.

CONSIDERATION OF THE SCALE, FORM, AND MATERIALITY OF THE WESTERN VOLUME (A4, C4);

DEVELOPMENT TEAM RESPONSE: WE HAVE SIMPLIFIED THE OVERALL COMPOSITION OF THE WESTERN ELEVATION AND REFINED KEY HORIZONTAL DATUMS AT THE GROUND LEVEL TO CREATE A STRONGER AND MORE SYMPATHETIC RELATIONSHIP WITH THE ADJACENT HISTORIC AUDITORIUM BUILDING. MECHANICAL LOUVERS HAVE BEEN RECESSED AND MINIMIZED TO LIMIT THEIR VISUAL IMPACT AND STRENGTHEN UPPER HORIZONTAL RELATIONSHIPS WITH THE AUDITORIUM BUILDING. IN ADDITION, WE HAVE ADDED A RECESSED BALCONY AT THE SOUTHWEST CORNER OF THE BUILDING ASSOCIATED WITH THE BALLROOM TO CREATE A STRONGER CONNECTION TO LOWNSDALE SQUARE AS SUGGESTED BY COMMISSIONERS

AT THE FIRST HEARING.

GREATER COHESION OF THE TOWER VOLUME WITH ADDITIONAL CONSIDERATION OF THE FLATNESS AND REPETITIVENESS OF THE SOUTH FAÇADE (C2, C5);

DEVELOPMENT TEAM RESPONSE: WE HAVE ELIMINATED THE PUNCHED OPENING WINDOW WALL EXPRESSION AND THE VERTICAL WINDOW WALL EXPRESSION IN FAVOR OF A HYBRID WINDOW WALL DESIGN THAT IS USED AT ALL LOCATIONS ON THE TOWER WITH THE EXCEPTION OF THE VERTICAL CURTAIN WALL ELEMENTS. IN ADDITION, WE HAVE SIMPLIFIED THE COLOR SCHEME OF THE BUILDING TO FURTHER SIMPLIFY AND CREATE MORE COHESION.

INTEGRATION OF THE SECONDARY MECHANICAL ENCLOSURE ON THE TOWER AND RELOCATION OF THE 5TH FLOOR MECHANICAL EQUIPMENT TO THE TOWER (C11);

DEVELOPMENT TEAM RESPONSE: WE HAVE SIMPLIFIED THE OVERALL DESIGN OF THE WEST ELEVATION TO RECESS AND MINIMIZE THE MECHANICAL LOUVERS AT THE WEST ON THE 5TH FLOOR. WE HAVE REVIEWED THE EQUIPMENT SIZING AND ACCESS REQUIREMENTS AND HAVE REDUCED THE SCALE OF THE MECHANICAL ENCLOSURE AS MUCH AS POSSIBLE. IN ADDITION, WE HAVE RE-DESIGNED THE APPEARANCE OF THE MECHANICAL SCREEN AT THE TOWER AND ADDED DETAILS OF THE NEW PROPOSED DESIGN.

REMOVAL OF THE LOWER MECHANICAL LOUVER LIGHTING, REMOVAL OF THE VERTICAL STRIP LIGHTING AT THE CURTAIN WALLS, AND REMOVAL OF THE LIGHTING BEHIND THE LASER-CUT METAL SCREEN AT THE RECESS ADJACENT TO THE AUDITORIUM BUILDING (C12);

DEVELOPMENT TEAM RESPONSE: WE HAVE ELIMINATED THE LASER-CUT METAL SCREENS BASED ON DESIGN COMMISSION FEEDBACK AND THE ASSOCIATED LIGHTING AT THE RECESS ADJACENT TO THE AUDITORIUM. IN ADDITION, WE HAVE REMOVED THE VERTICAL STRIP LIGHTING AT THE CURTAIN WALLS AND THE LOWER LEVEL MECHANICAL LOUVERS HAVE BEEN RE-DESIGNED.

TRANSFORMER VAULT LOCATION (REQUIRES PGE APPROVAL).

DEVELOPMENT TEAM RESPONSE: WE HAVE PROVIDED A 10'X10' ACCESS VAULT IN THE PUBLIC RIGHT OF WAY PER PGE'S REQUEST. THE UPDATED VAULT IS SHOWN ON THE CIVIL DRAWINGS AND THE BASEMENT LEVEL PLAN ON C.9.

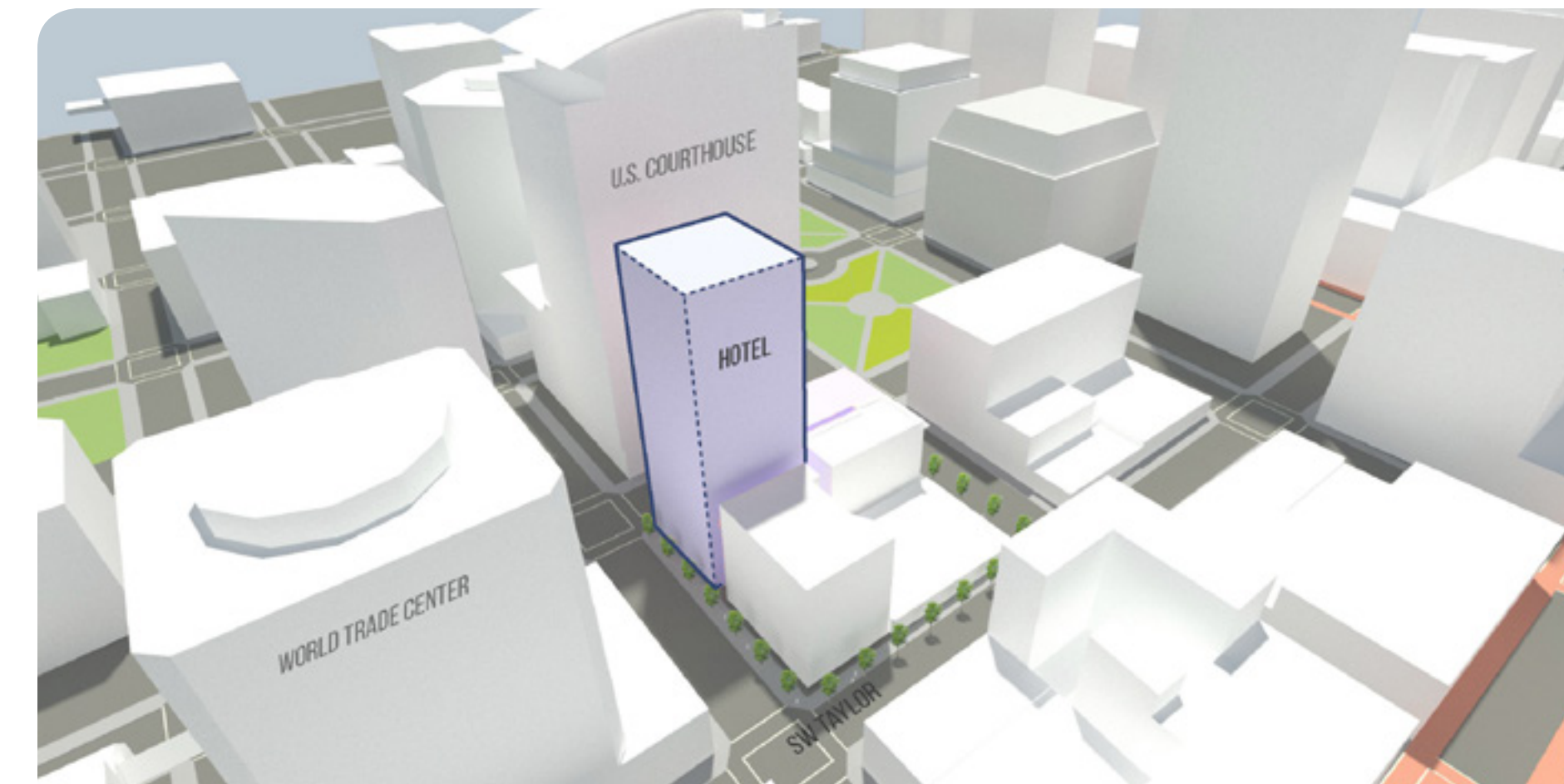
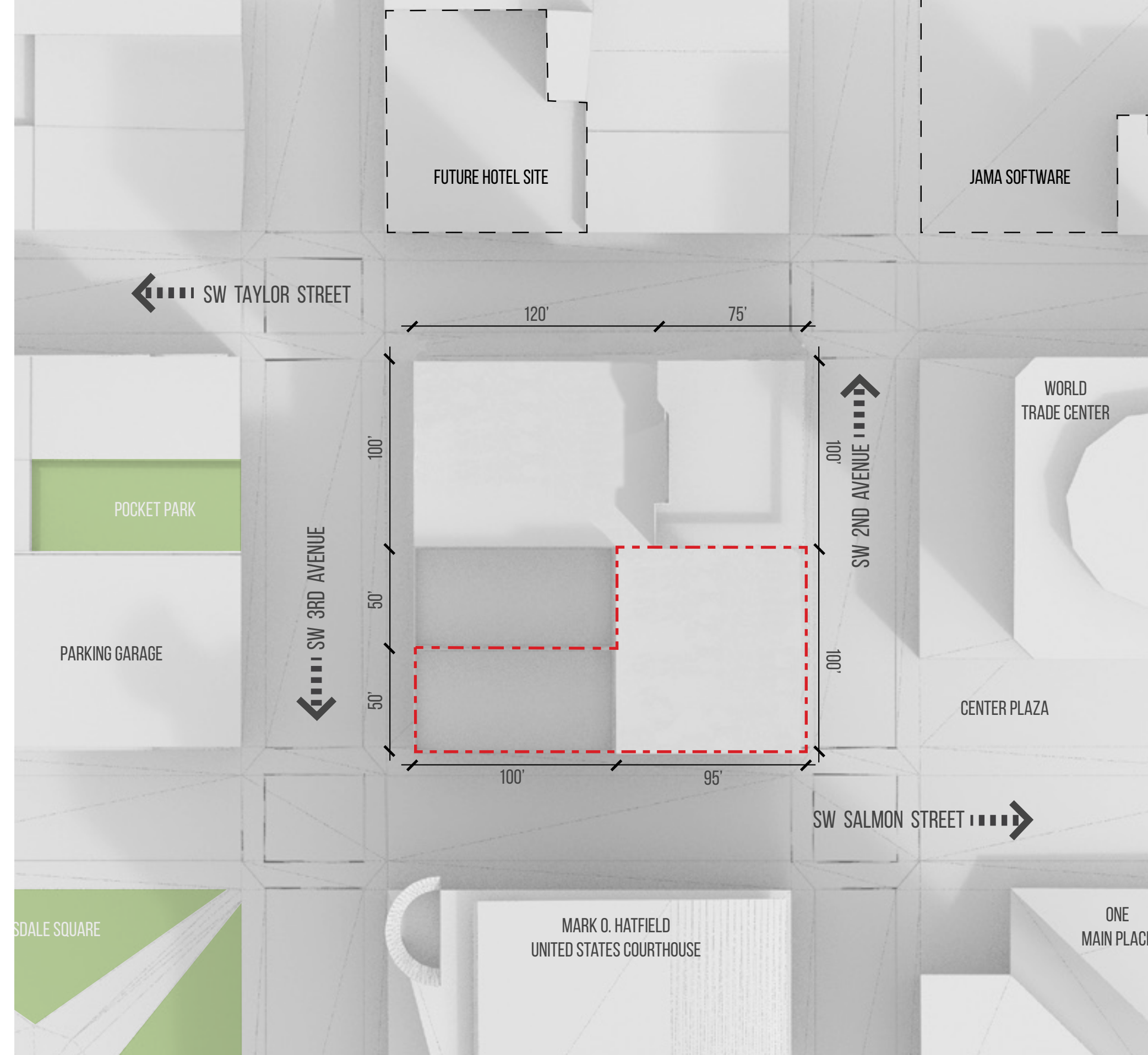
3RD & SALMON / PORTLAND, OR
C.12 BLOCK INTRODUCTION

PROGRAM

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

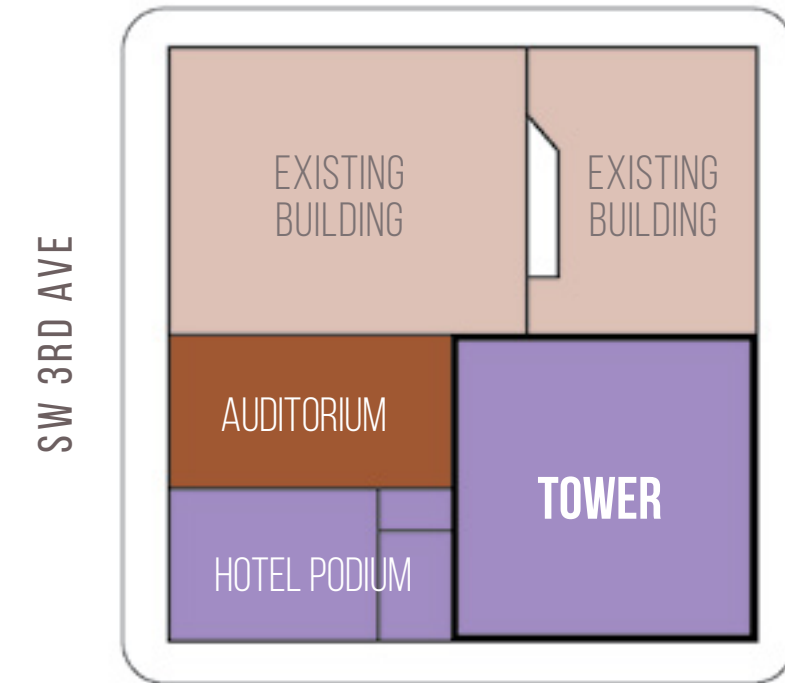
BASE ZONE: CX
OVERLAY ZONES: (d) Design Overlay (Chapter 33.420)
PLAN DISTRICT: Central City Plan District, Downtown subdistrict
SITE AREA: 14,500 sq. ft.
FAR: 9:1 (12:1 max with bonuses and purchases)
ALLOWED FLOOR AREA: 130,500 sq. ft. @ 9:1 (174,000 sq. ft. @ 12:1)
HEIGHT LIMIT: 350' for the south 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.13

SW TAYLOR ST



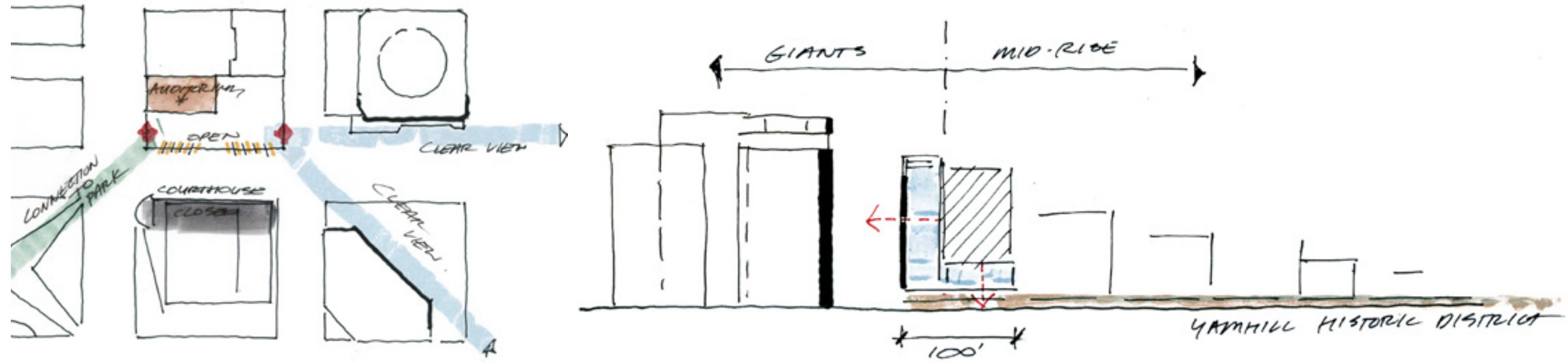
SW SALMON ST

TOTAL BUILDING AREA:	169,787 SQ. FT.
TOTAL SITE AREA:	14,500 SQ. FT.

BONUS FAR

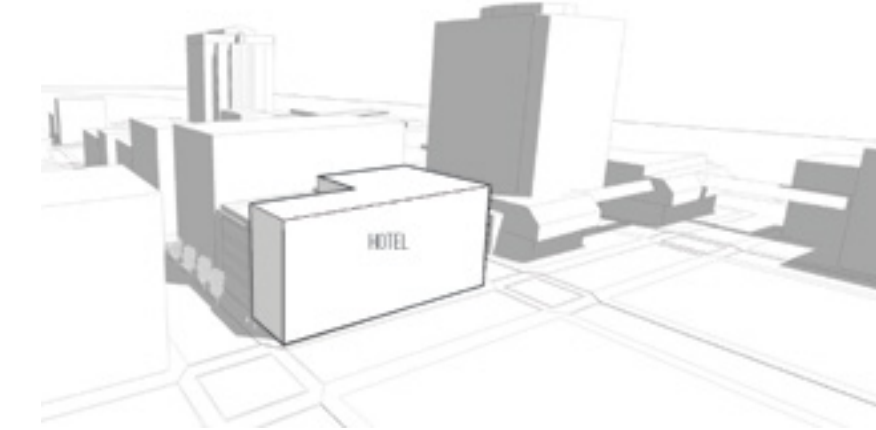
LOCKER ROOMS:	42,960 SQ. FT.
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FAR 11.7:1

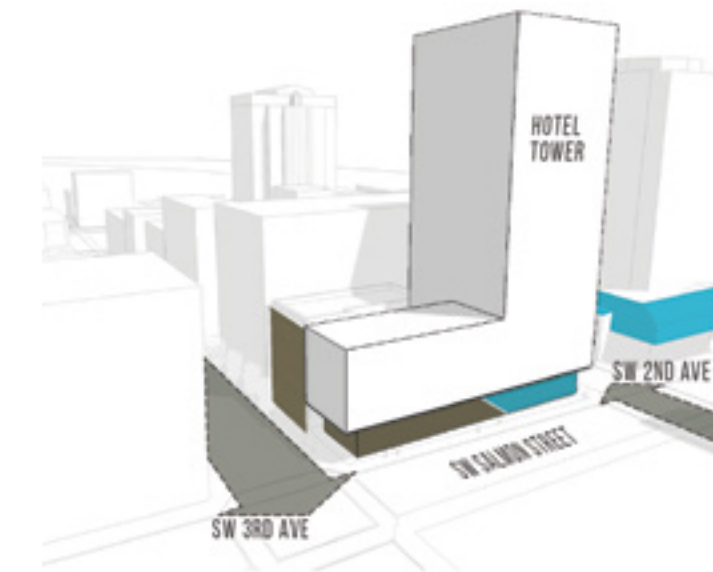


SITE RESPONSE The hotel recognizes the value of developing a relationship with Lowndale Square simultaneously taking advantage of clear views to the river. Siting the hotel adjacent to the blank walls of the Courthouse also provide opportunity to open up SW Salmon.

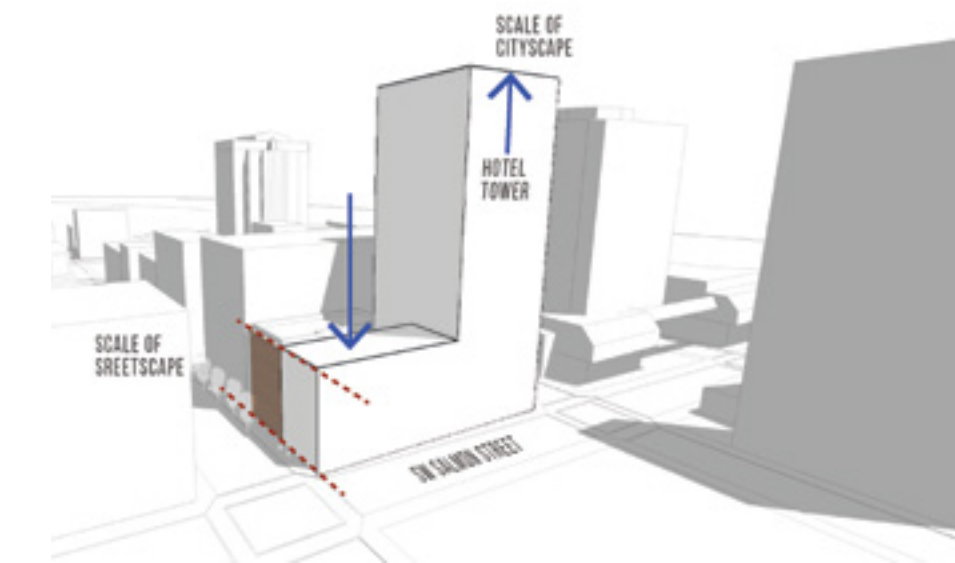
SCALE The hotel massing responds to the scale jump within the district, transitioning from the giants of the governance district to the reduced scale of Yamhill historic district. The boutique hotel looks to be delicate and slim, breaking down the scale of the block and pushing back on the courthouse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



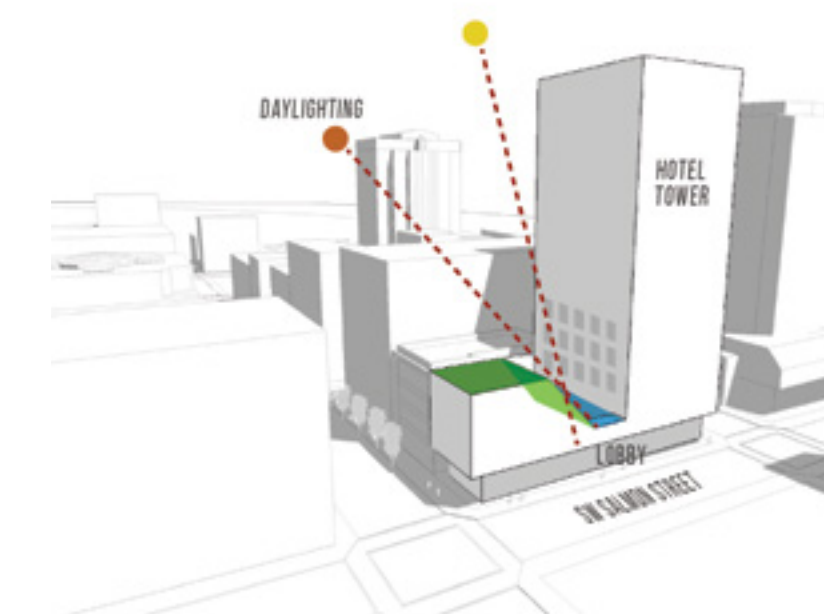
- Baseline scenario, FAR 9:1
- Program capacity study



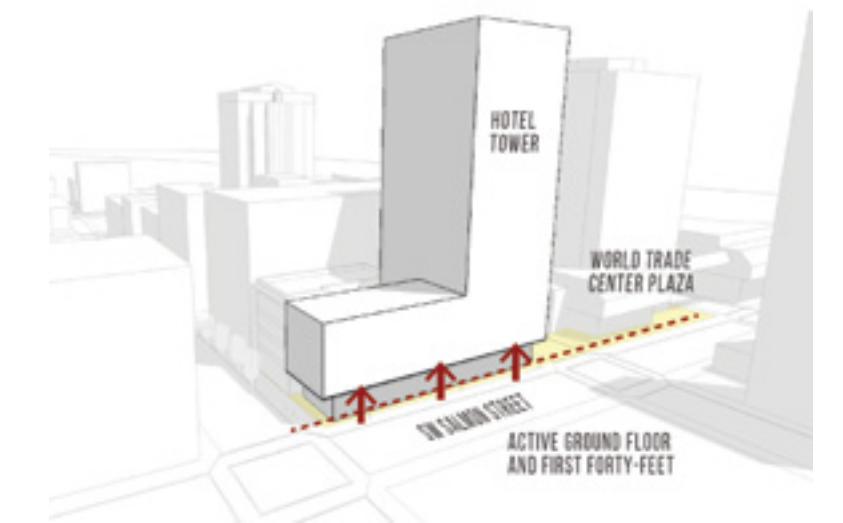
- Ground floor material responds to character of streets
- Brick and warmth from SW 3rd Ave
- Glass and transparency of SW 2nd Ave



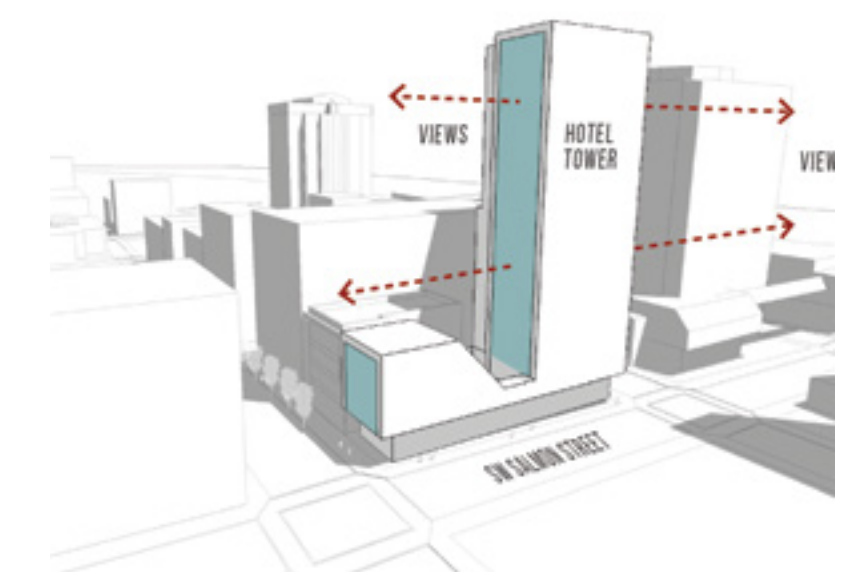
- Address scale and proportion of neighboring context
- Recognize the significance and diversity of street character
- Direct response to adjacent Historic Auditorium Building
- Tower leverages SE corner of block opportunities among giants.



- Carve massing to allow daylight within the lobby
- Create opportunity for green wall to create special lobby entry
- Increase value of guest experience and guestrooms



- Establish an active ground plane
- Activate SW Salmon Street with hotel program



- Leverage hotel siting to enhance views
- Open up building towards the east/west facade
- Directly respond to mass of the Federal Courthouse to the south.



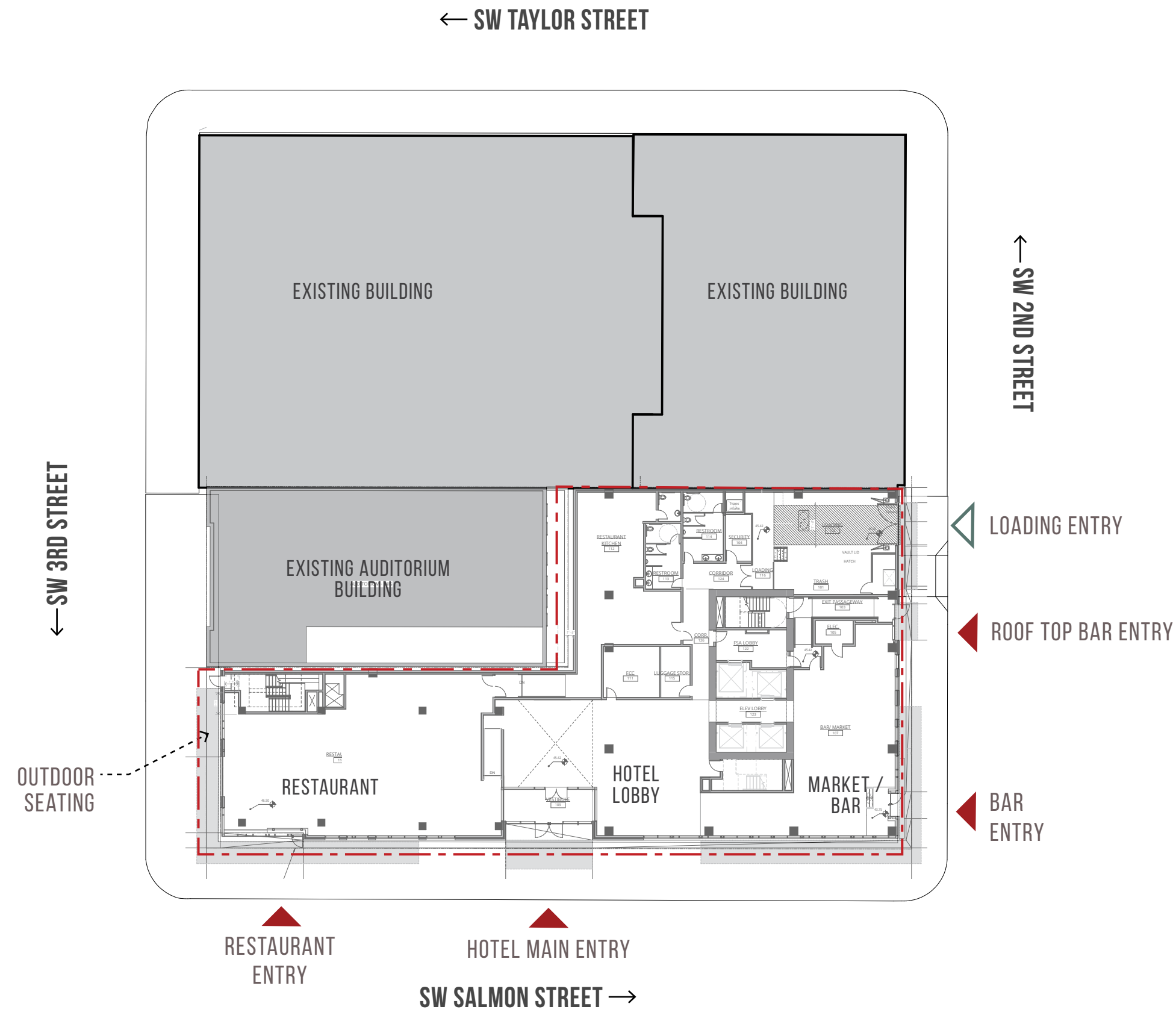
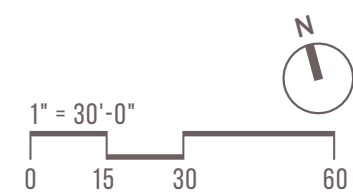
VIEW FROM THE SOUTHEAST



VIEW FROM THE SOUTHWEST

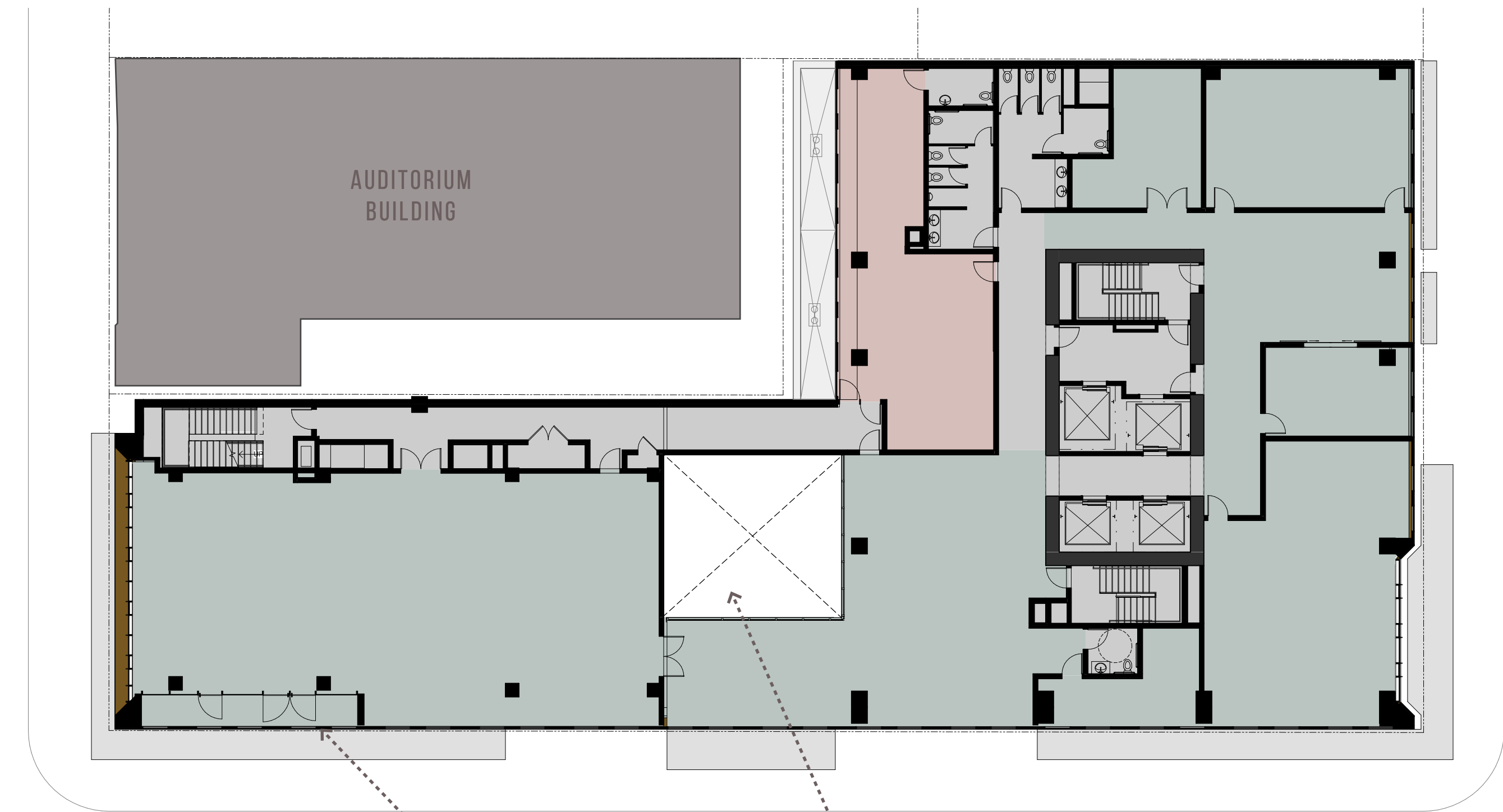
PUBLIC REALM Our primary design goal for the hotel is to focus on contributing to the public realm. The proposed development provides several opportunities to enhance the pedestrian and guest experience and increase life on the street.

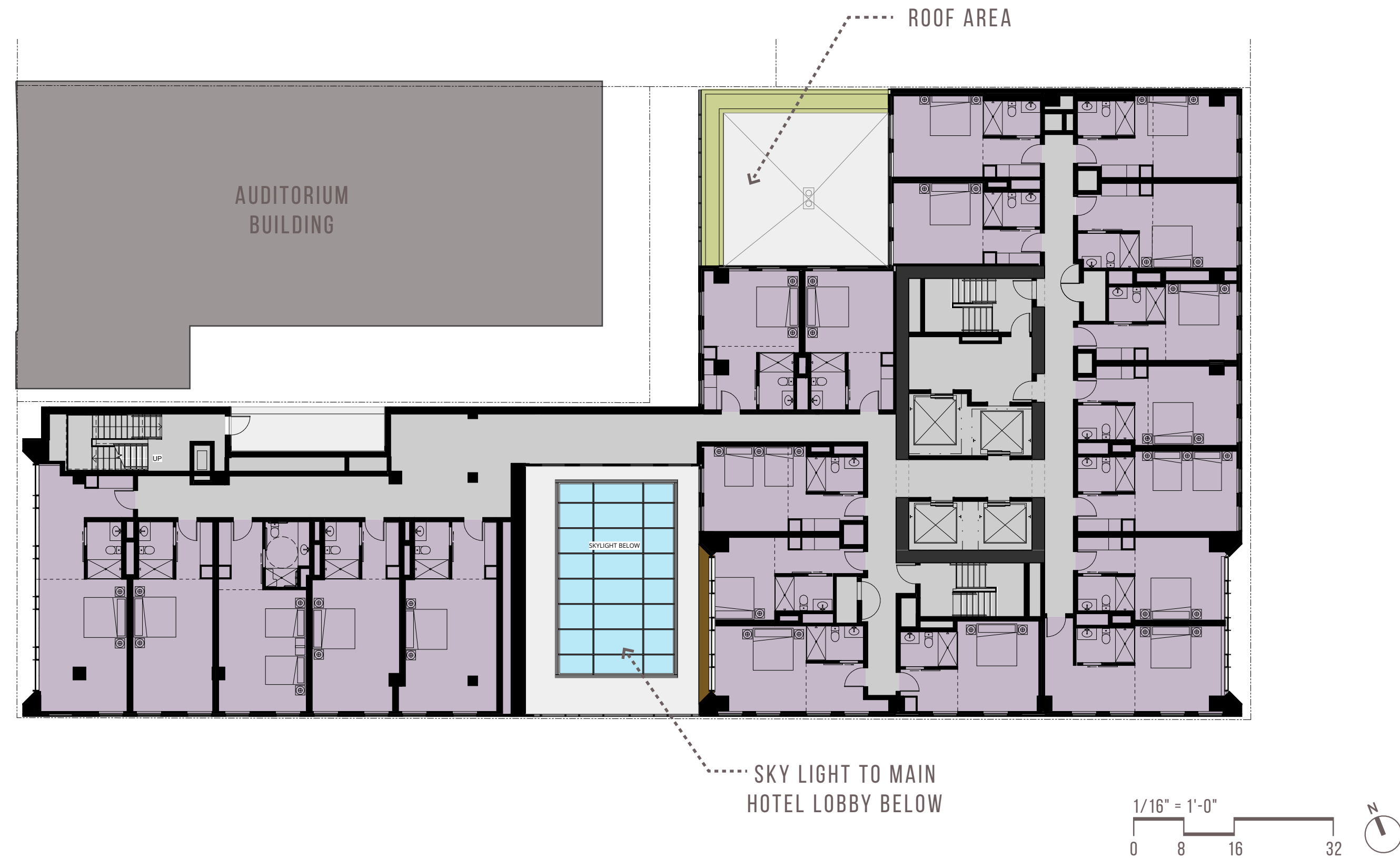
The hotel locates a restaurant with outdoor seating on SW 3rd and Salmon to take advantage of connections to Lowndale Square. The hotel market and bar on SW 2nd and Salmon will provide opportunities to extend street activity beyond the 9-5 working hours.



- AMENITY (green square)
- OUTDOOR AMENITY (yellow-green square)
- RETAIL (red square)
- HOSPITALITY (purple square)
- SUPPORT (brown square)
- CIRCULATION/BOH (grey square)







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SW 2ND AND SALMON STREET



SW 3RD AND SALMON STREET



.....SLOPED PLANTED WALL



.....ENCLOSED MECHANICAL AREA

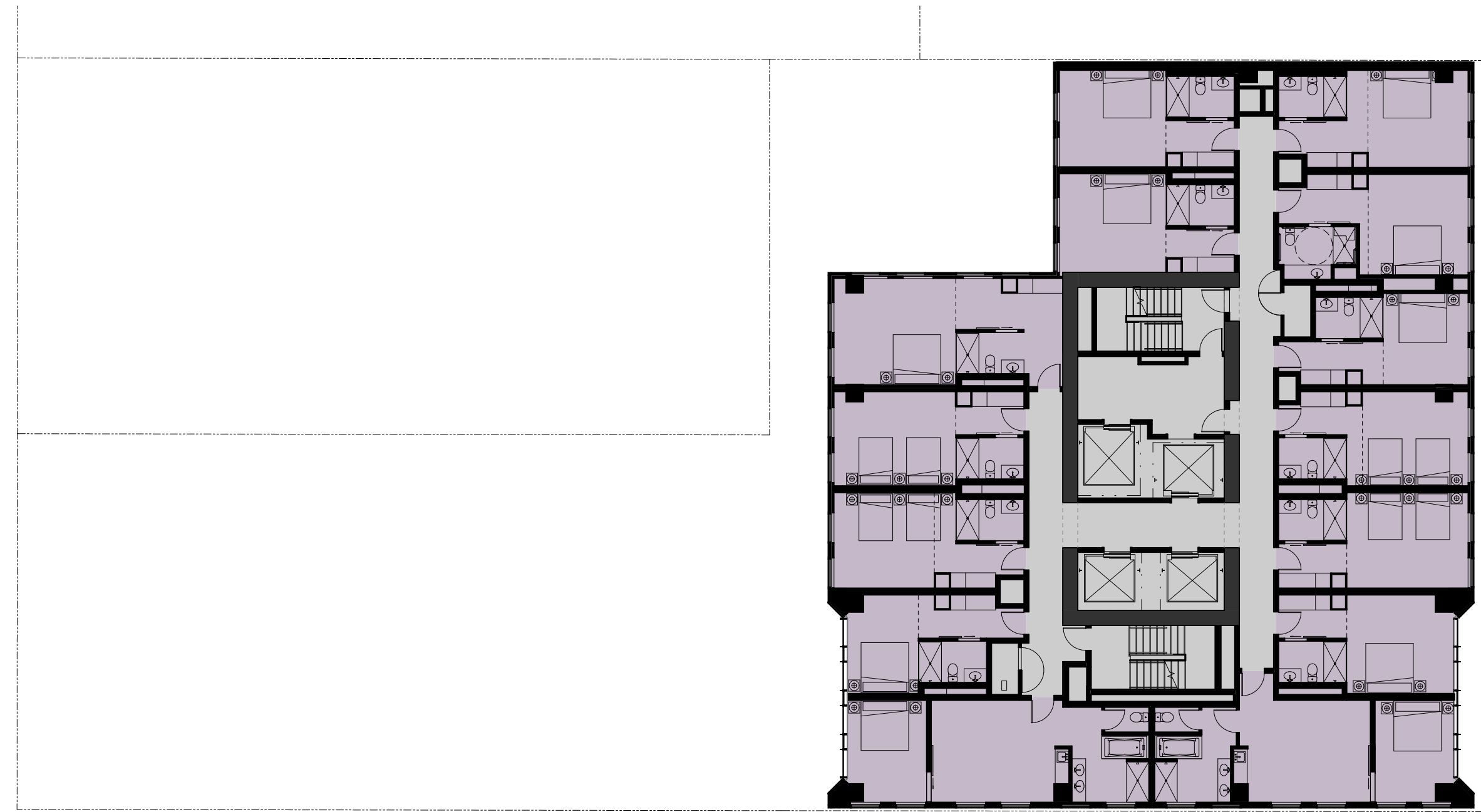
.....SLOPED PLANTED WALL

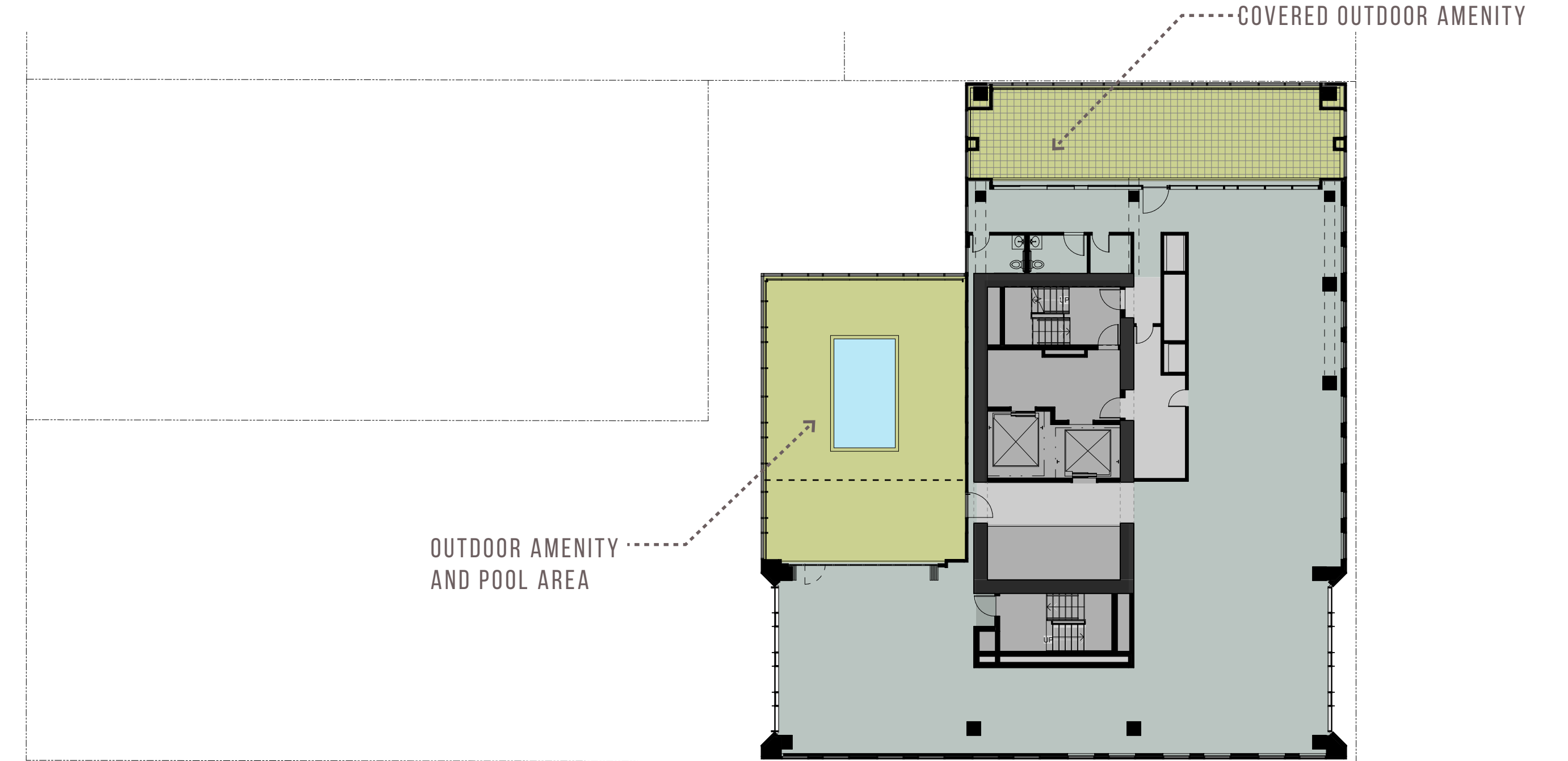
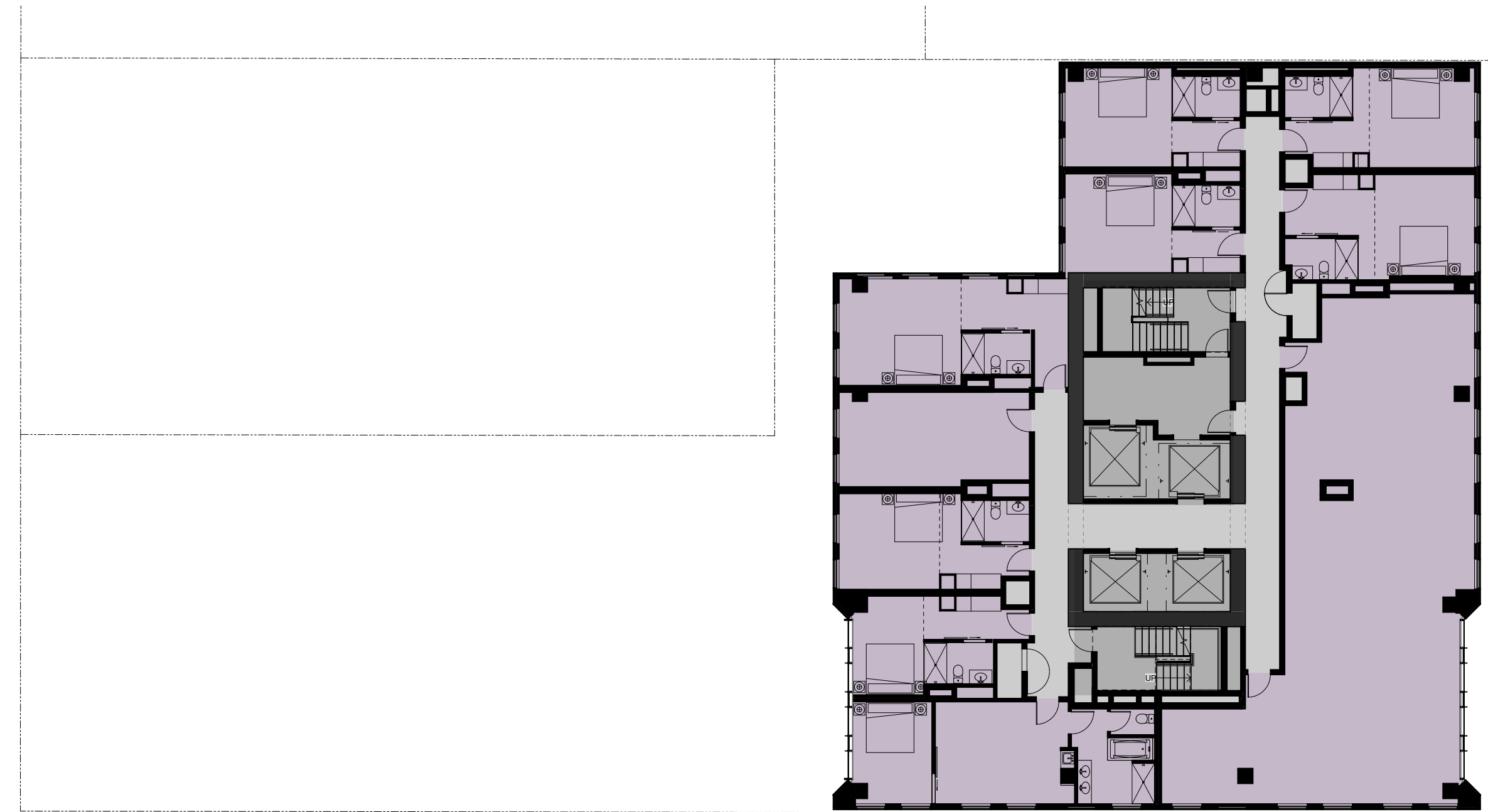




GREEN ROOF

SLOPED PLANTED WALL

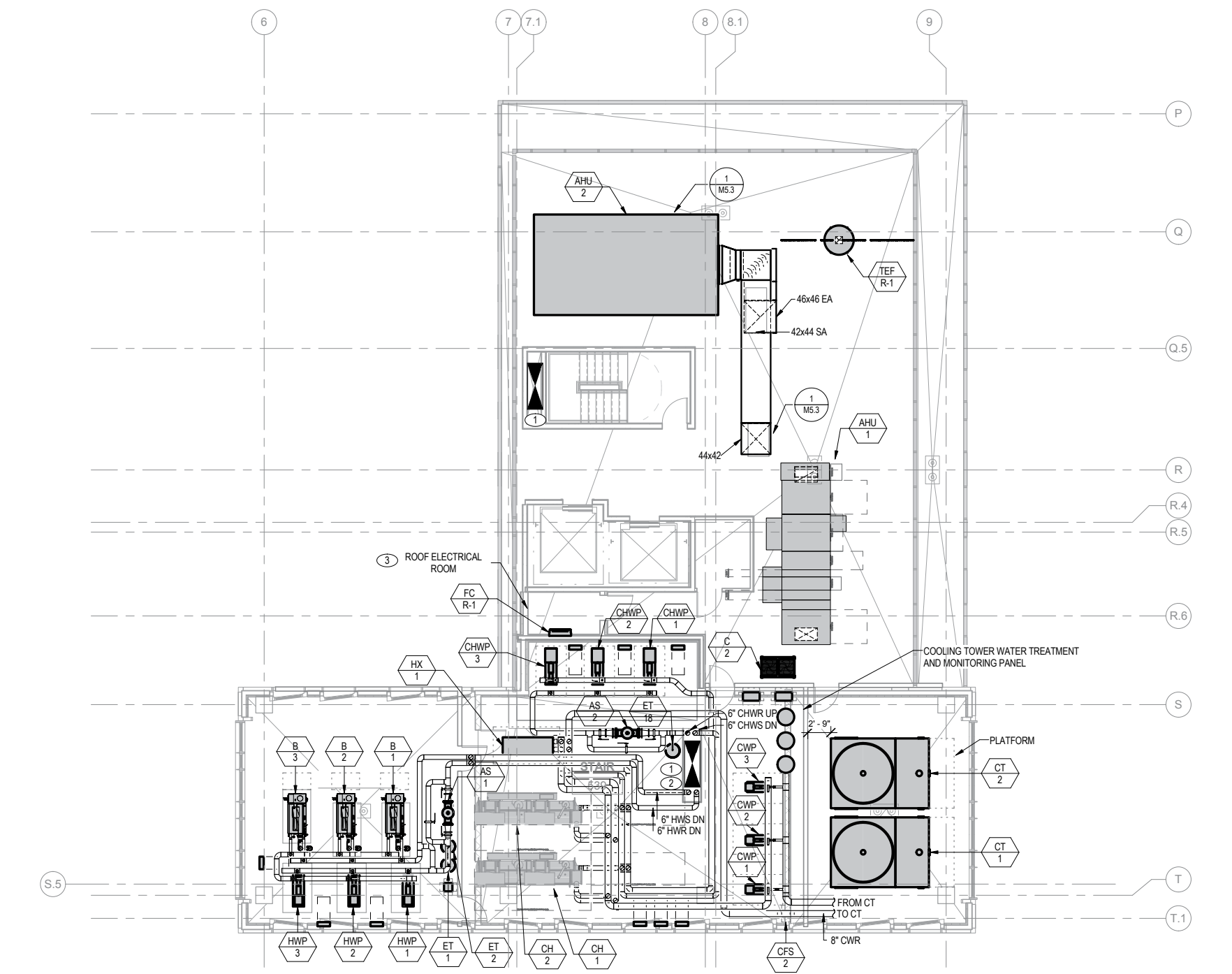
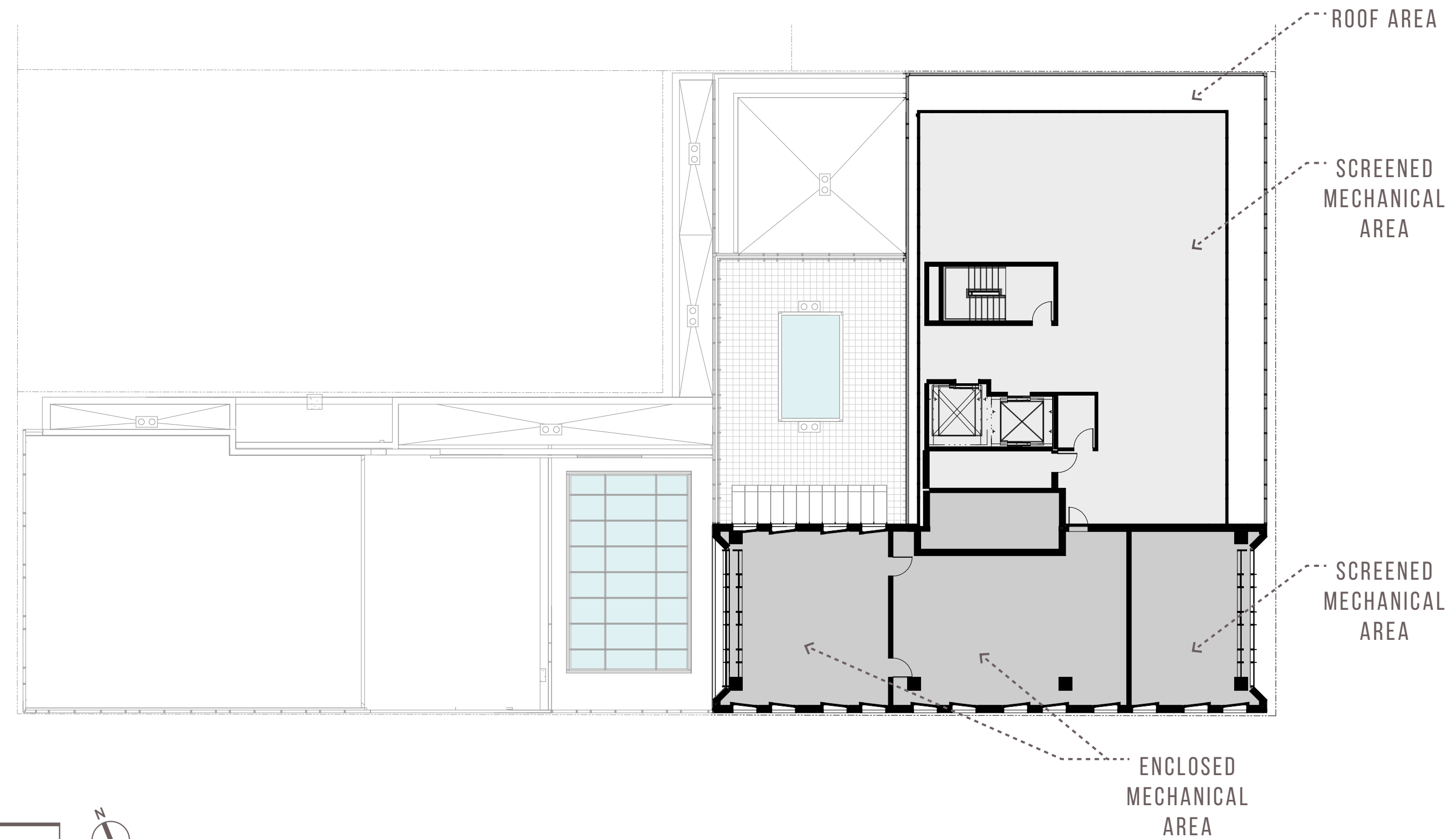


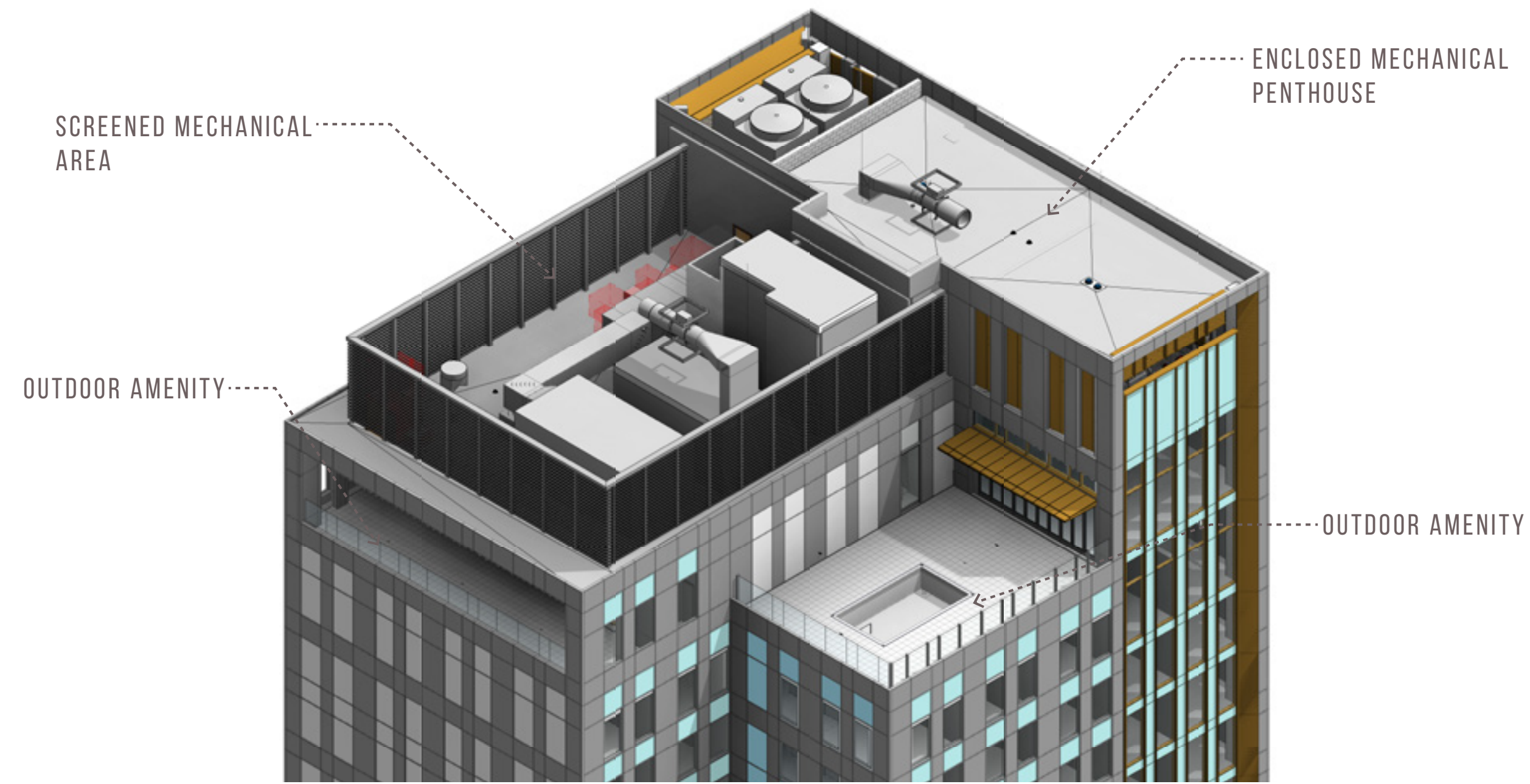


OUTDOOR AMENITY
AND POOL AREA

COVERED OUTDOOR AMENITY







SW 2nd Avenue
 Forest Green Oak
 3" Caliper

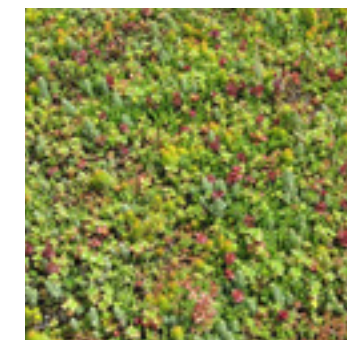


SW 3rd Avenue
 Frans Fontaine
 Hornbeam
 3" Caliper



SW Salmon Street
 Sterling Silver
 Linden
 3" Caliper

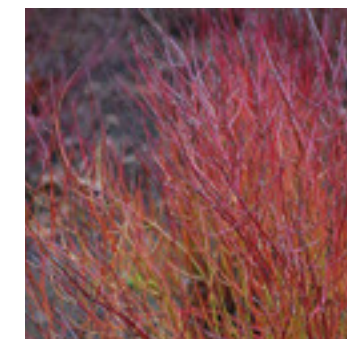




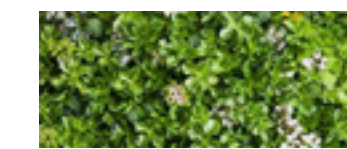
Green Roof
 Etera Sun & Shade
 Sedum Tile



Stormwater Planter
 Ice Dance Sedge
 1 gal. at 12" OC



Stormwater Planter
 Arctic Fire Redtwig
 Dogwood
 5 gal. at 48" OC



Green Roof
 Etera Tuff Stuff
 Sedum Tile



Green Roof
 Etera All Seasons
 Sedum Tile



Green Wall
 Creeping Lilyturf
 4" at 6" OC

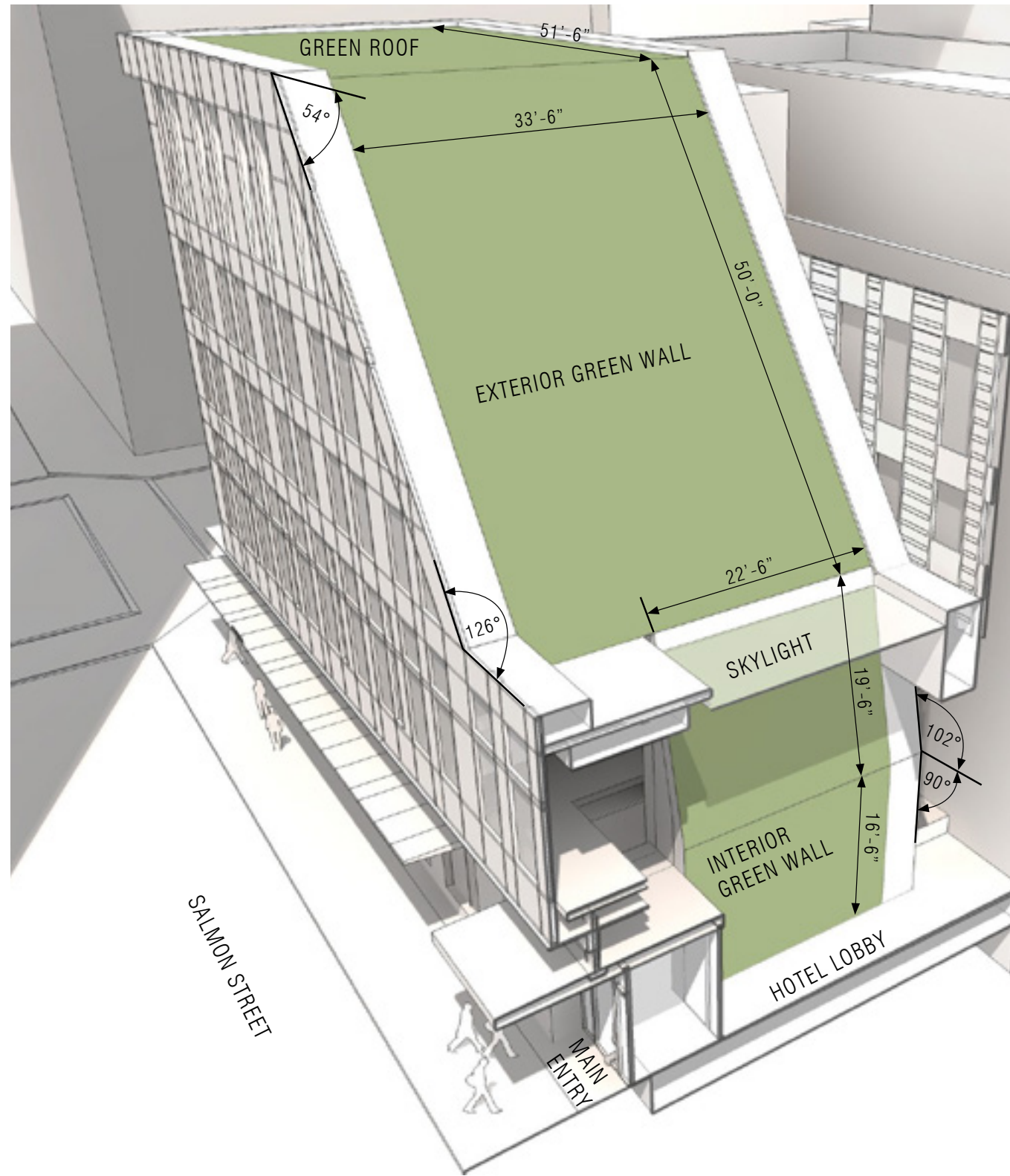


Green Wall
 Lamb's Ears
 4" at 6" OC

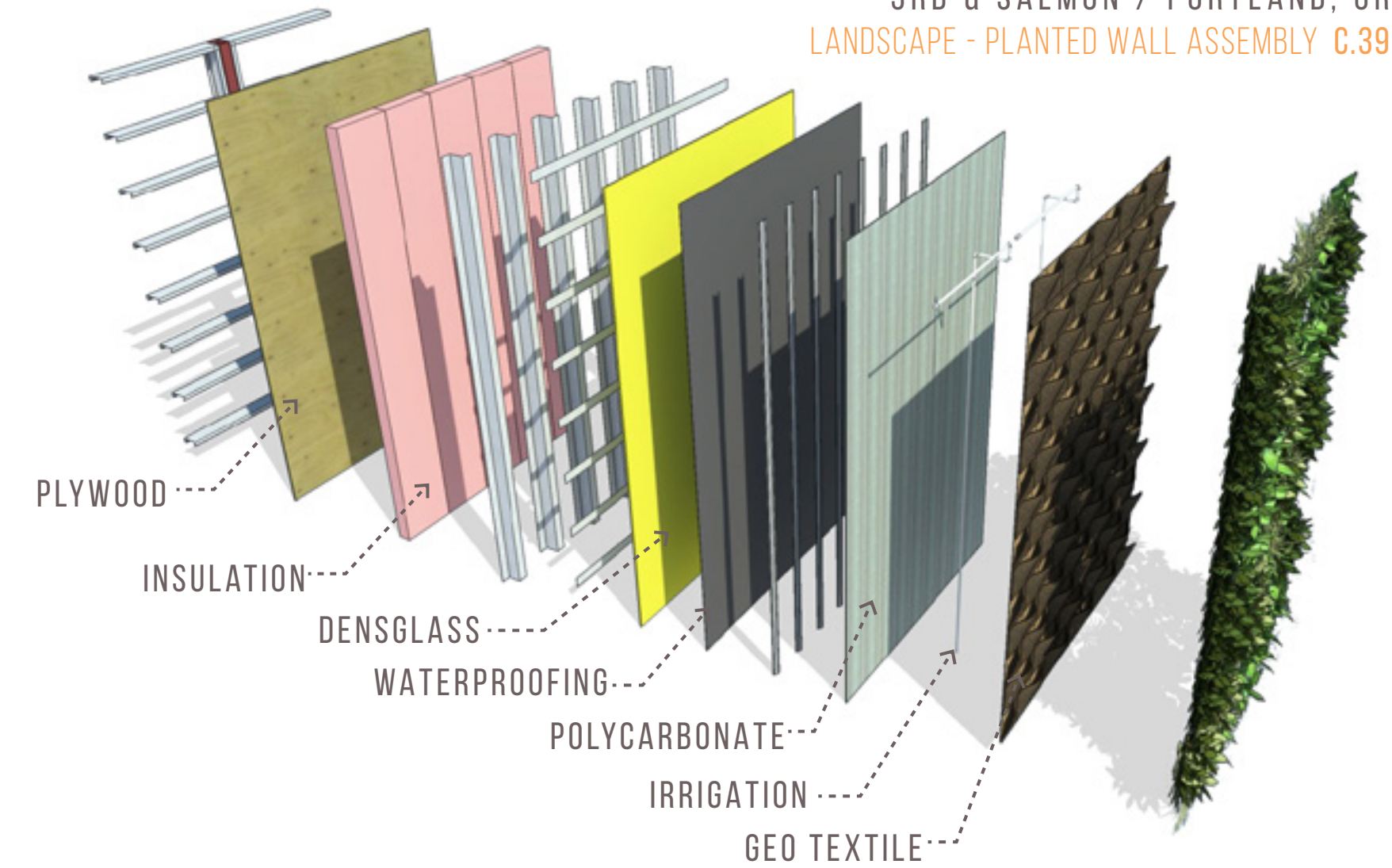
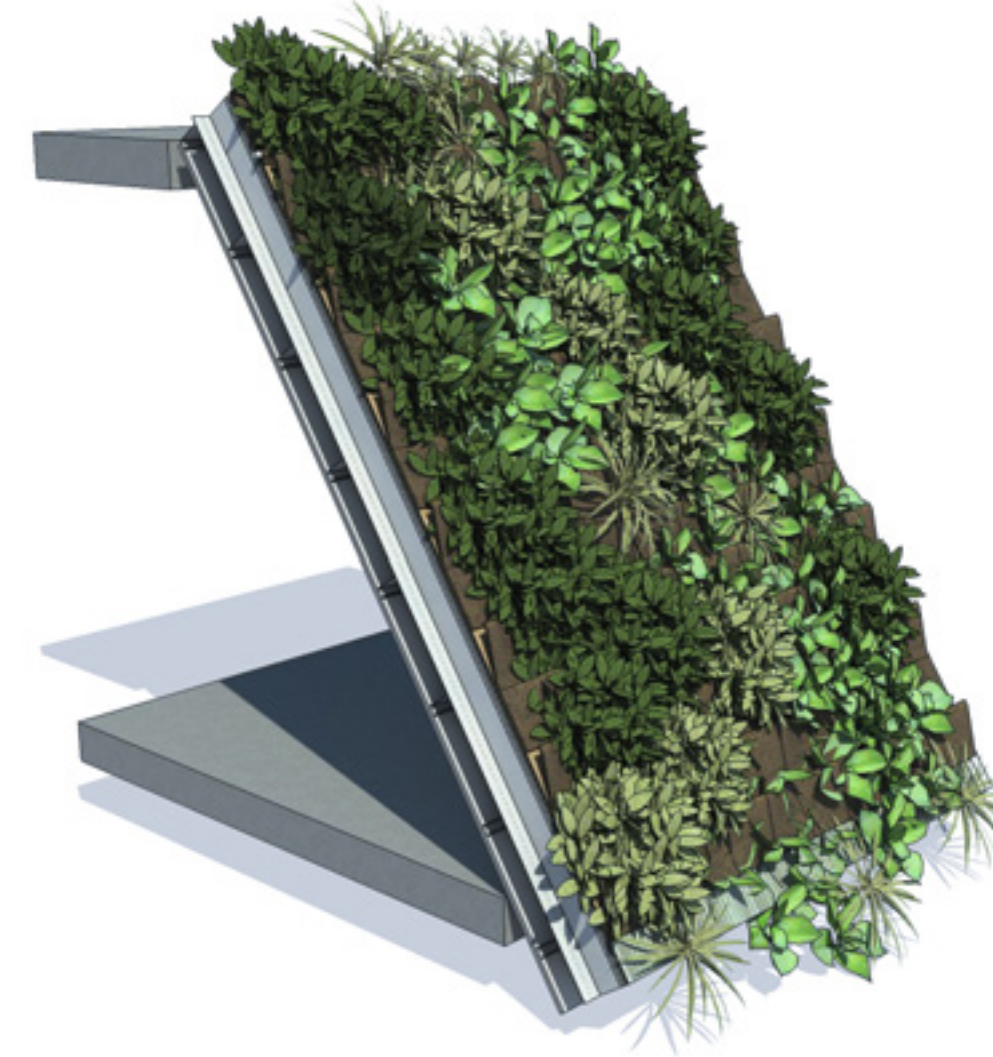
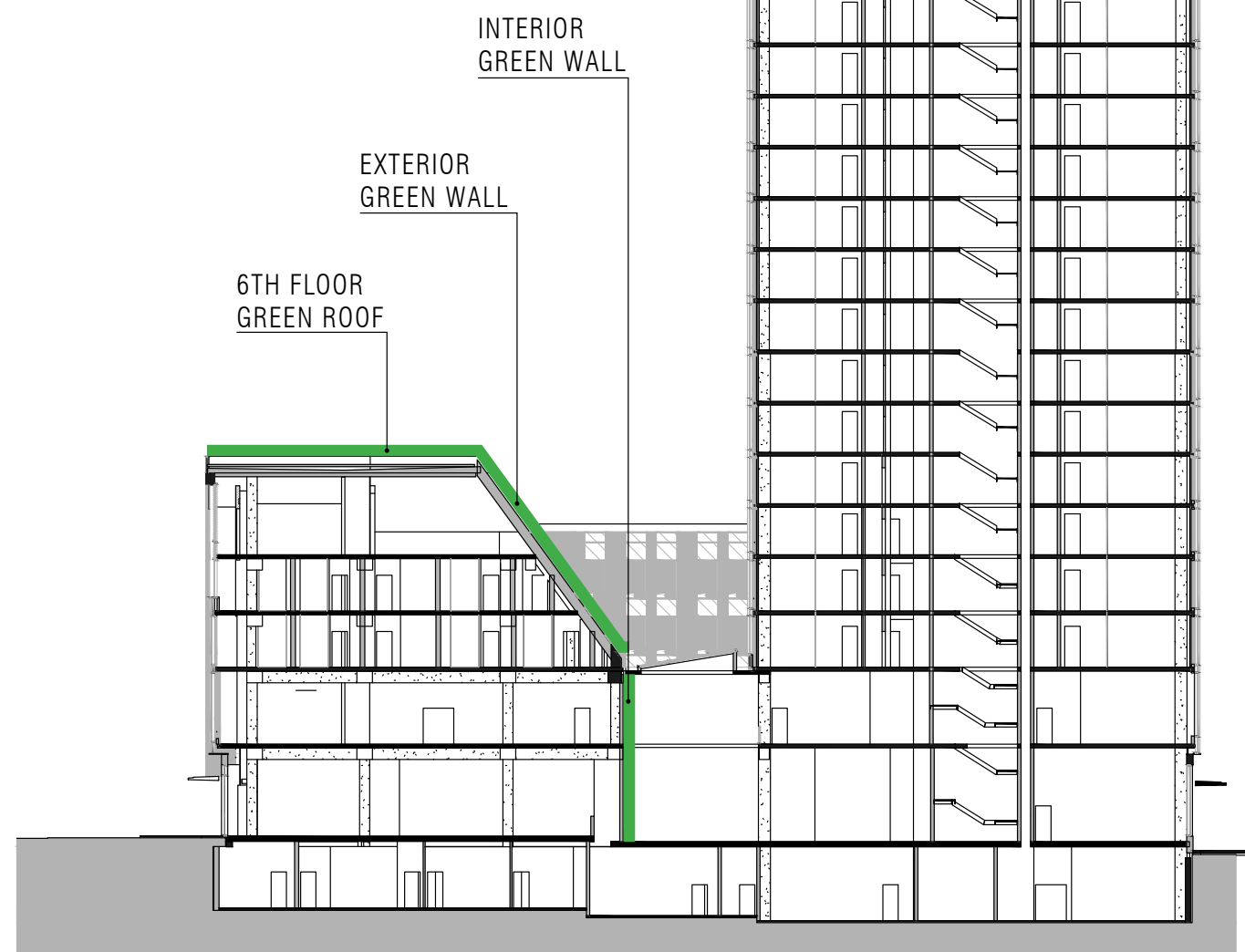


Green Wall
 Coral Bells
 4" at 6" OC

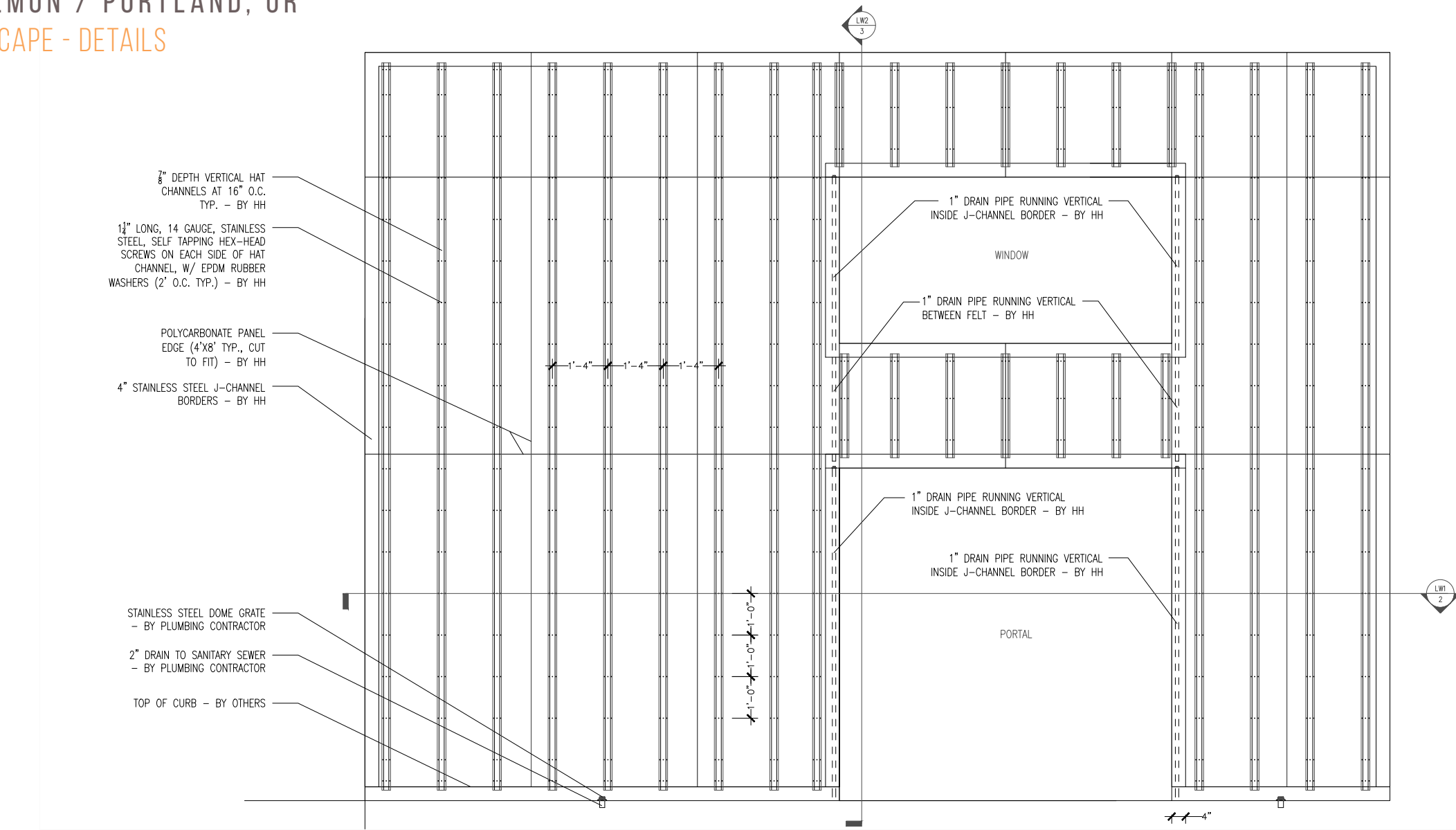




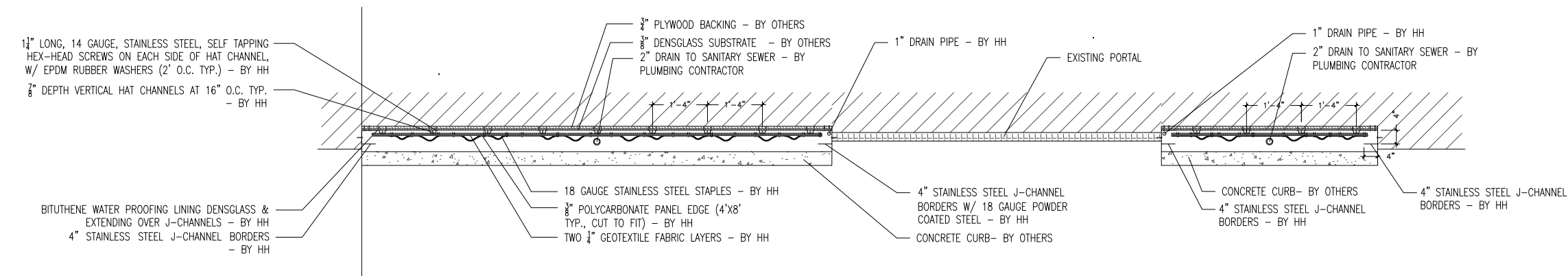
Areas at time of
 Request for Proposal:
 Exterior Green Wall = 1,675 sqft
 Interior Green Wall = 810 sqft
 Total = 2,485 sqft



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



1 TYPICAL LIVING WALL ELEVATION
SCALE: 3/4" = 1'-0"



2 TYPICAL LIVING WALL PLAN
SCALE: 3/4" = 1'-0"

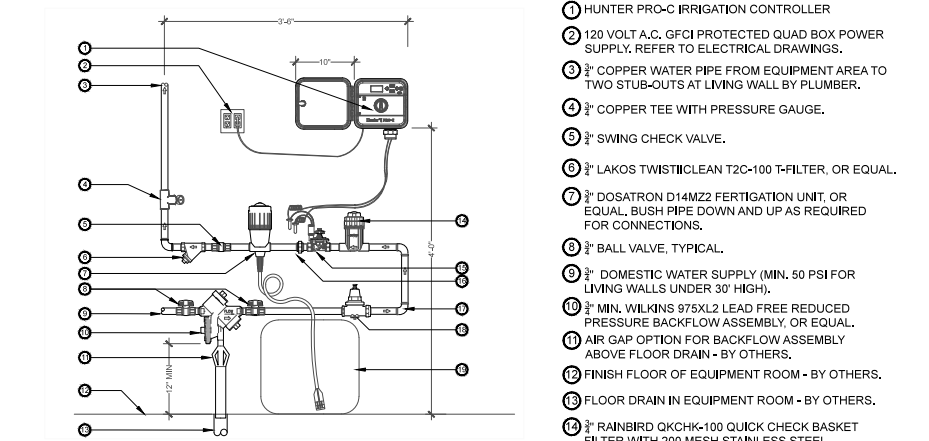
DESIGN NOTES:

1. STRUCTURE MUST SUPPORT 7 LB/SQ. FT. SATURATED HABITAT HORTICULTURE LIVING WALL SYSTEM.
2. WALL MUST BE WATER PROOFED BEFORE LIVING WALL FRAMEWORK IS INSTALLED.
3. WALL MUST BE ACCESSIBLE FOR MAINTENANCE (AERIAL LIFT ACCESS MAY BE REQUIRED).
4. BITUTHENE 3000 MUST OVERLAP 3" MINIMUM OVER BACK OF CATCH BASIN FACE.
5. LIVING WALL FRAMEWORK MUST BE STAINLESS STEEL, GALVANIZED OR COATED W/ ZINC-RICH CORROSION INHIBITIVE PRIMER & TWO COATS OF INDUSTRIAL ENAMEL. DEFER TO ARCHITECT OR STRUCTURAL ENGINEER USING 7 LB/SQ. FT. REQUIREMENT FOR FRAMEWORK LAYOUT.
6. READ LONG FORM WRITTEN SPECIFICATIONS & CONSULT W/ HABITAT HORTICULTURE BEFORE INSTALLING.
7. JOINTS BETWEEN POLYCARBONATE TO BE SEALED W/ CONSTRUCTION GRADE SEALANT OR FLASHING TAPE.

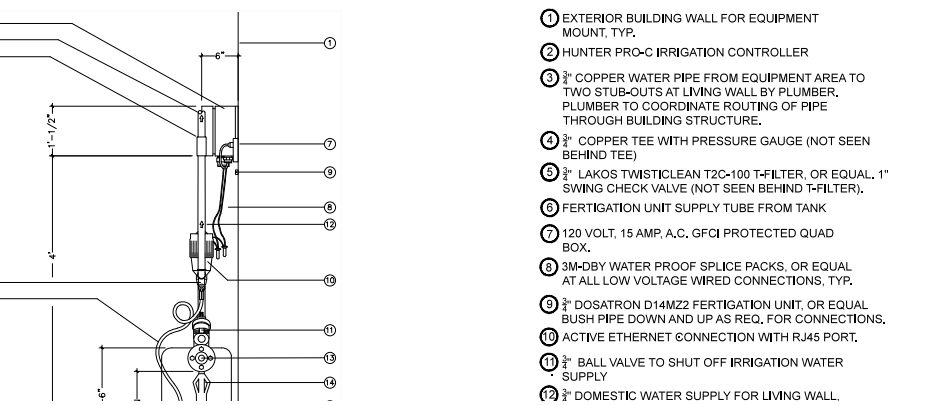
3RD & SALMON / PORTLAND, OR
LANDSCAPE - DETAILS C.41



4 EXTERIOR IRRIGATION SYSTEM PLAN & LOCATION
SCALE: 1-1/2" = 1'-0"



5 EXTERIOR IRRIGATION SYSTEM ELEVATION DETAIL
SCALE: 1-1/2" = 1'-0"

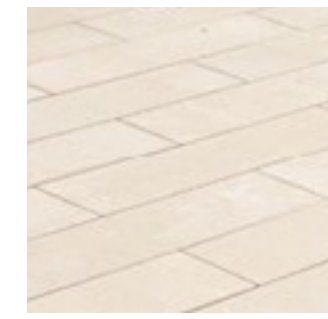




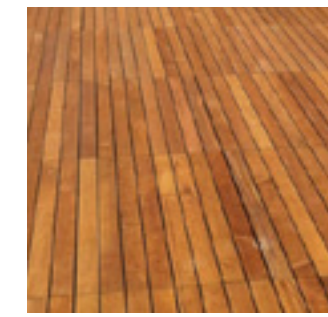
Little Kitten Maiden Grass
 1 gal. at 24" OC



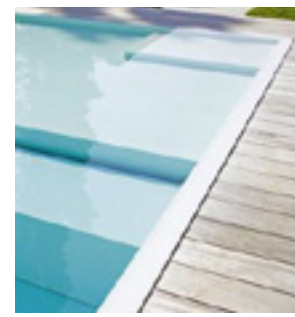
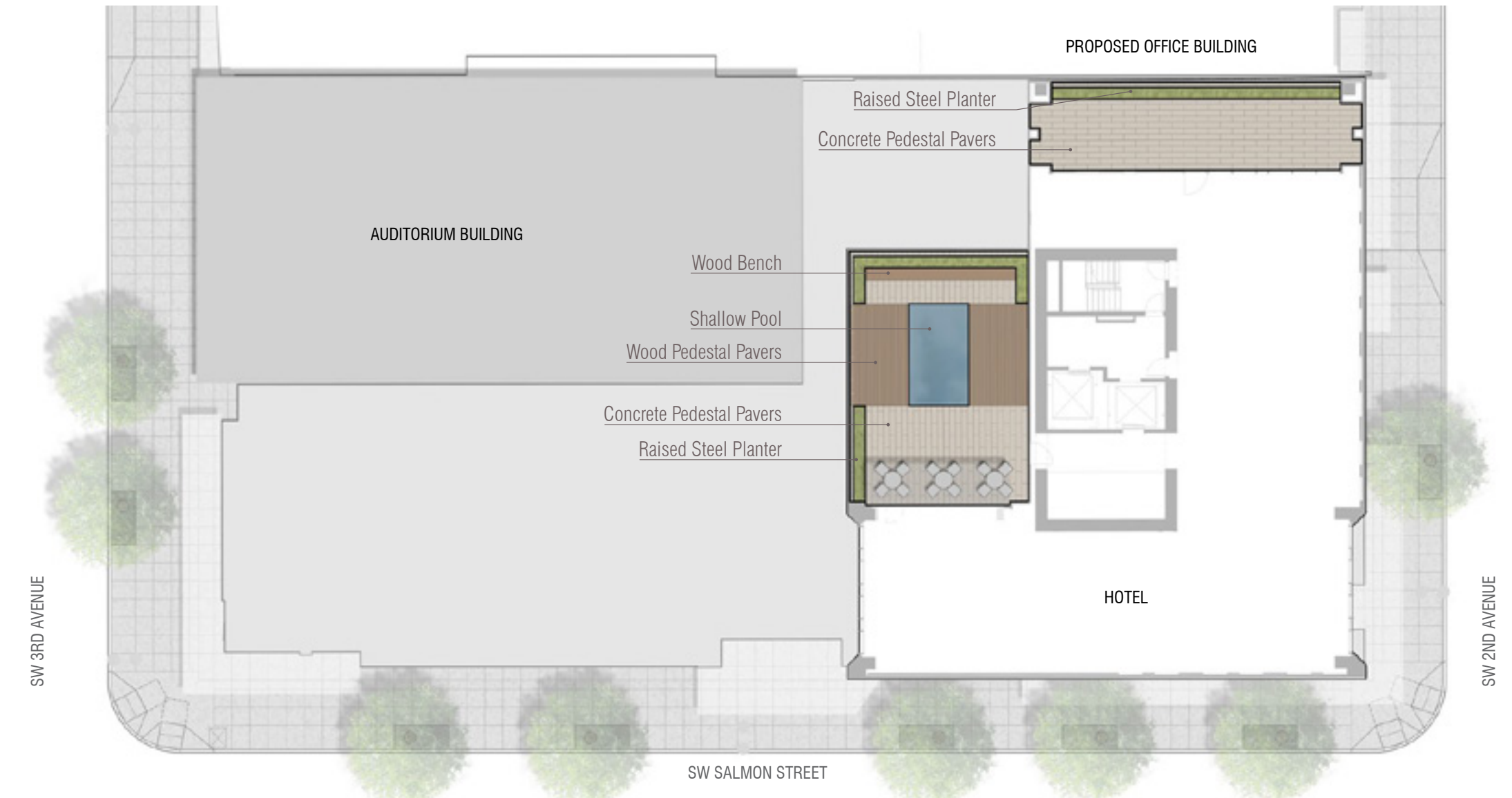
English Lavender
 1 gal. at 18" OC



Concrete Pedestal Pavers



Wood Pedestal Pavers



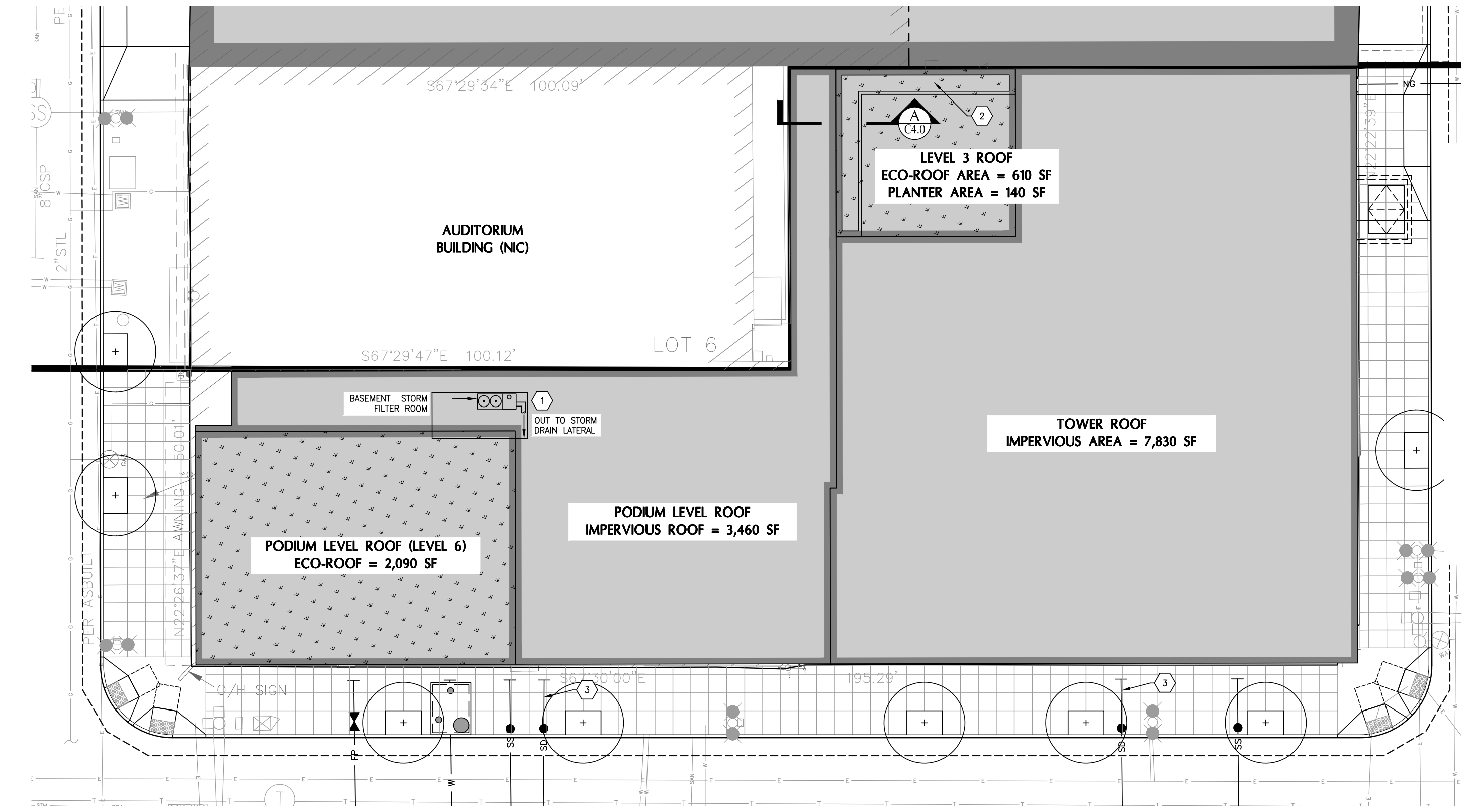
Shallow Pool

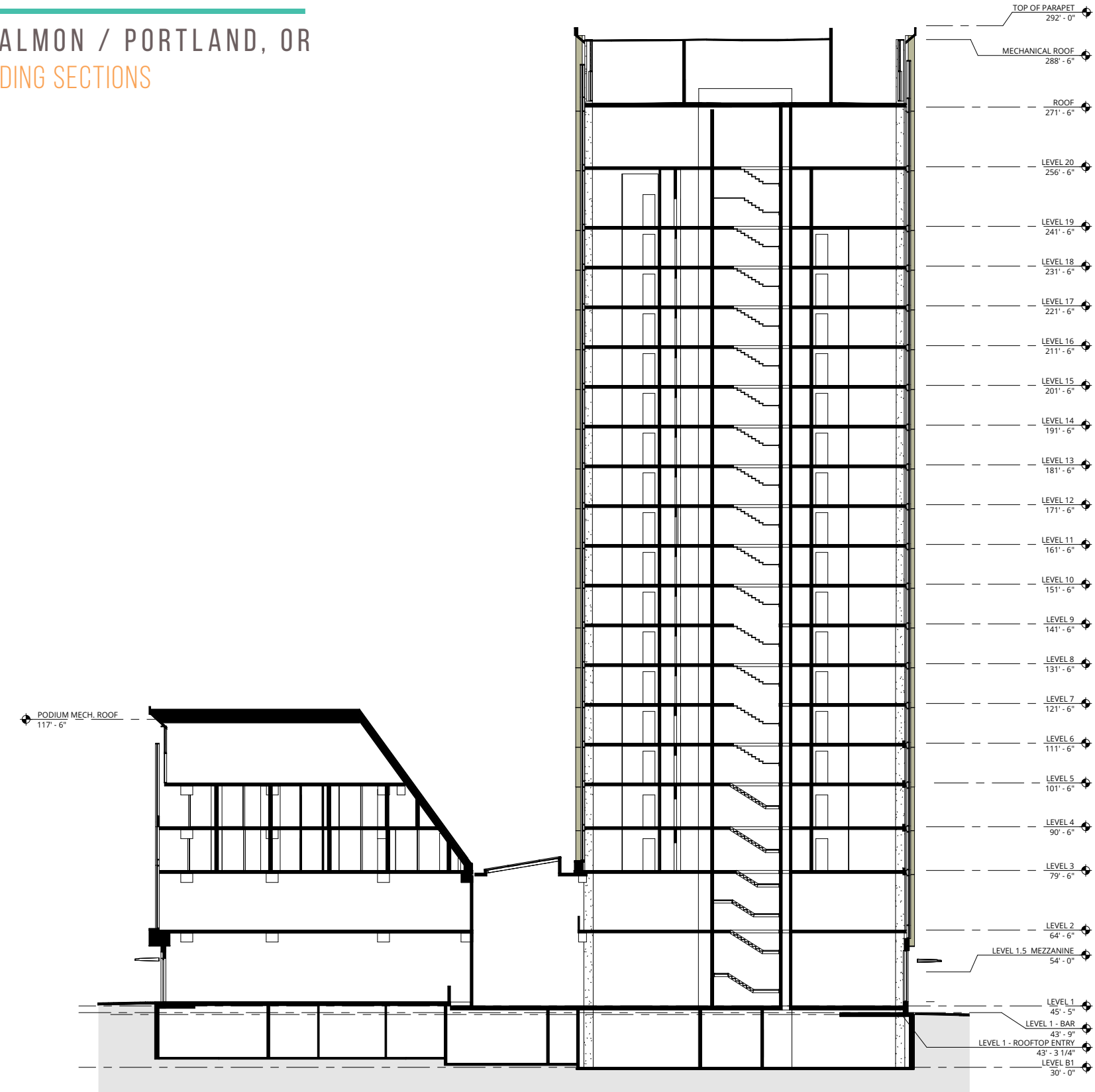


Raised Steel Planter

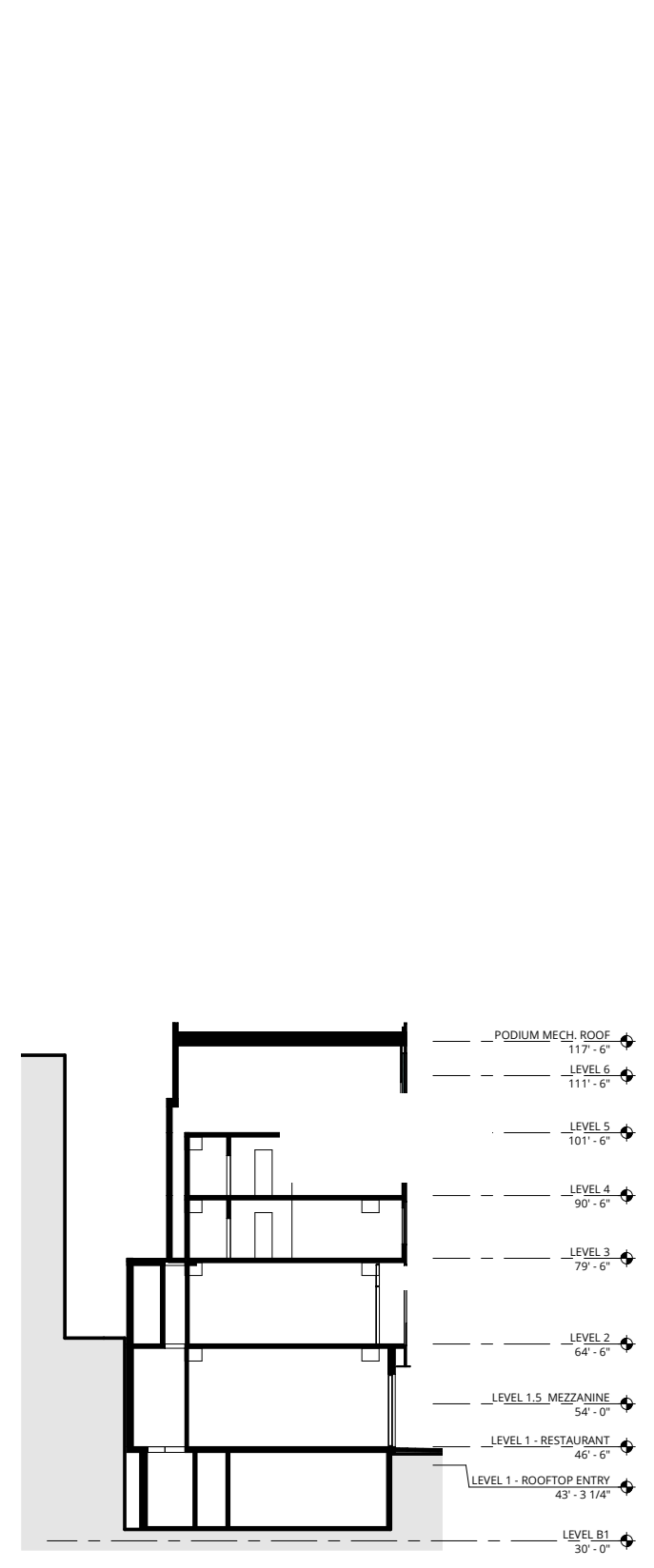


Wood Bench

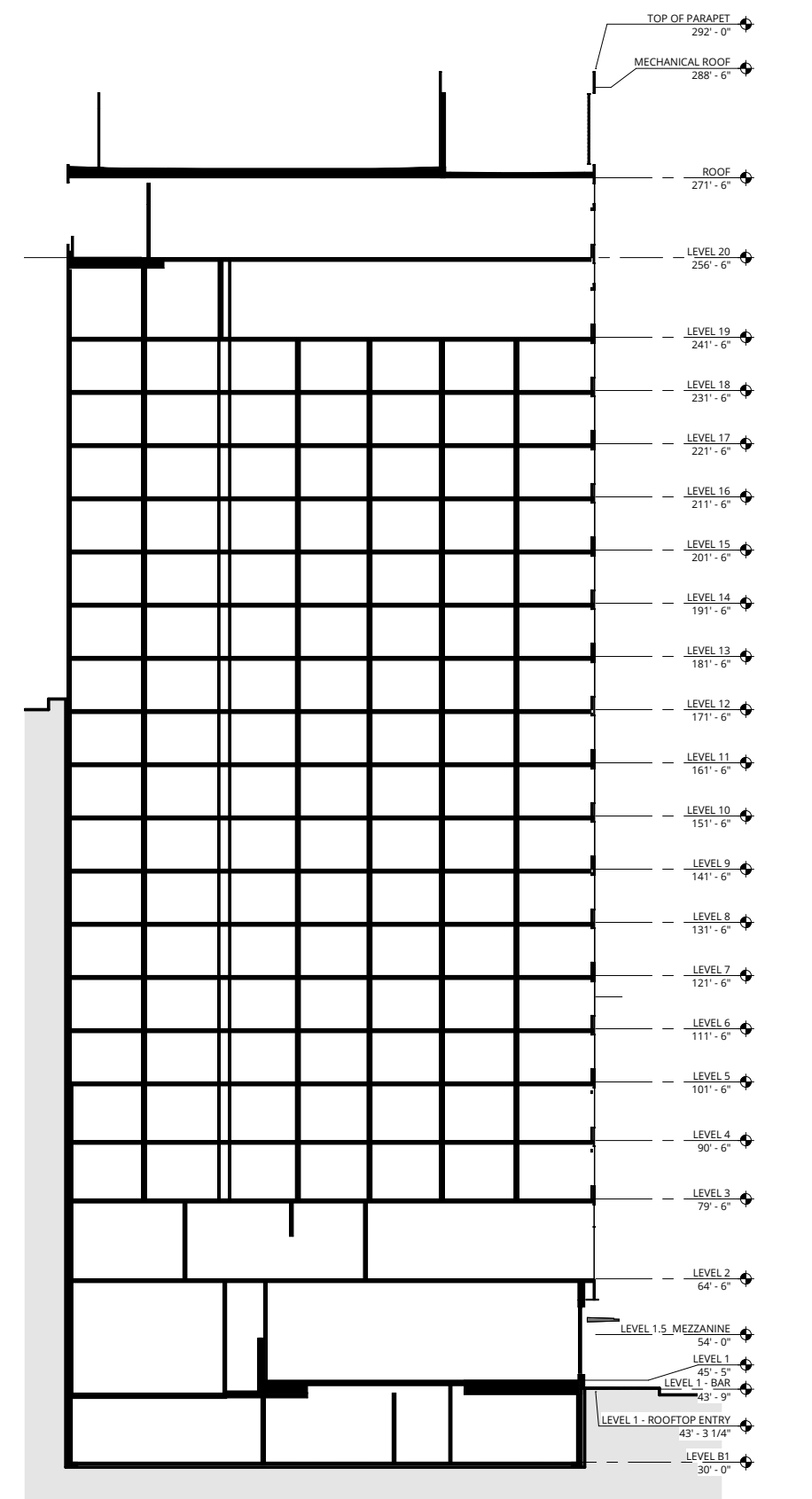
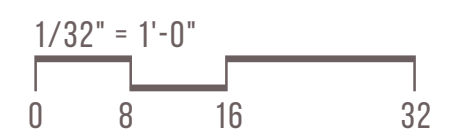




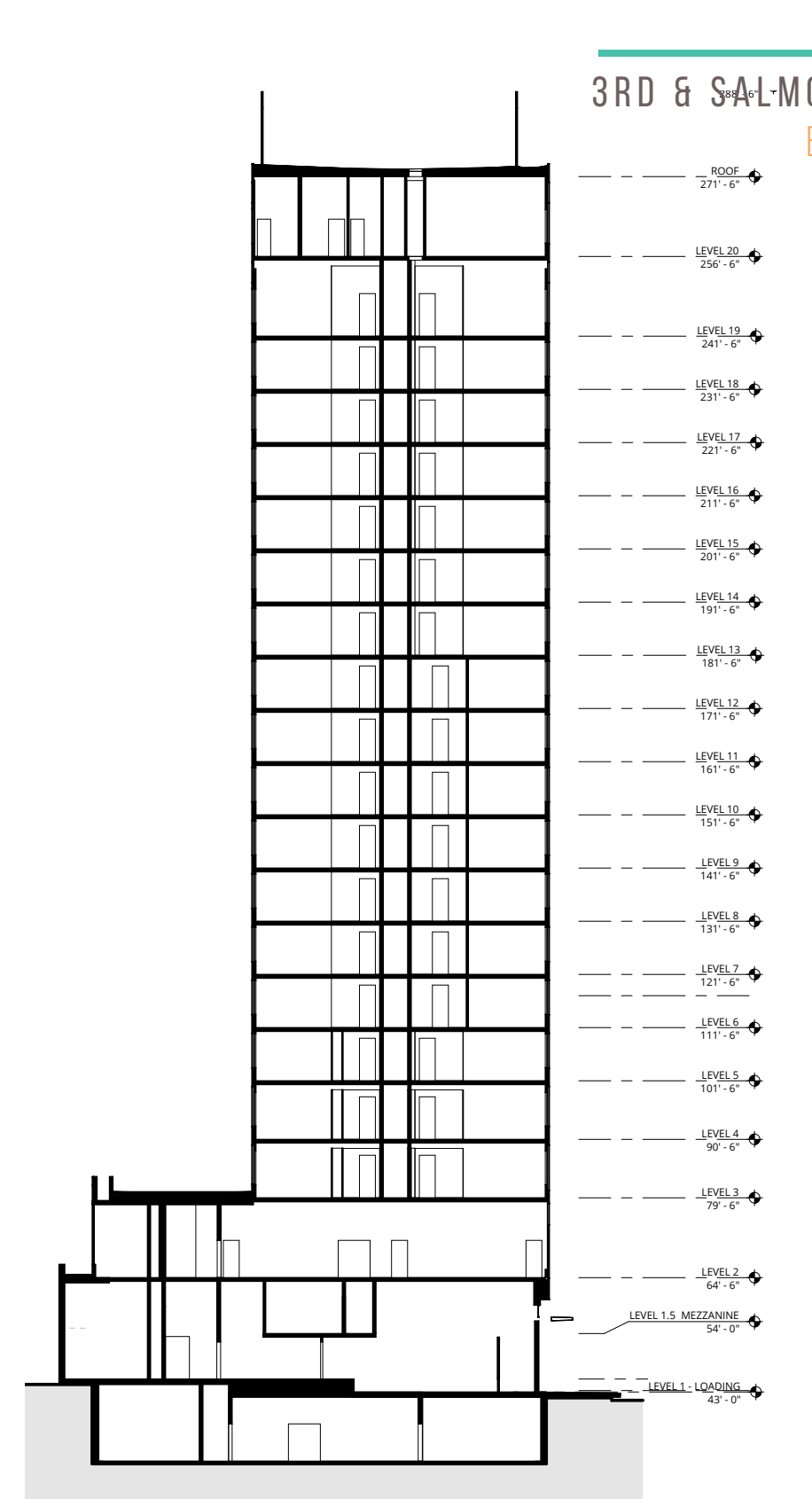
EAST/WEST SECTION - AT TOWER AND PODIUM



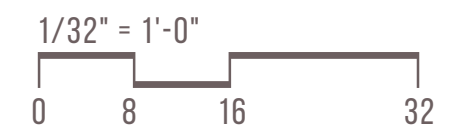
NORTH/SOUTH SECTION - AT PODIUM



NORTH/SOUTH SECTION - AT TOWER



EAST/WEST SECTION - AT TOWER





VIEW FROM HAWTHORNE BRIDGE



VIEW FROM SALMON STREET FOUNTAIN



BRONZE VERTICAL LOUVERS/METAL PANEL



PEDESTRIAN SCALE - BRICK



PRIMARY TOWER EXTERIOR - WINDOW WALL



TOWER EXTERIOR VERTICAL ACCENT - CURTAIN WALL

MATERIAL #1 - BRICK



MODULAR BRICK - B.O.D. - DARK BURGUNDY

MATERIAL #2 - CURTAIN WALL



CURTAIN WALL - FOUR-SIDED
STRUCTURALLY GLAZED



VERTICAL MULLION FINS

MATERIAL #3 - WINDOW WALL (METAL PANEL)



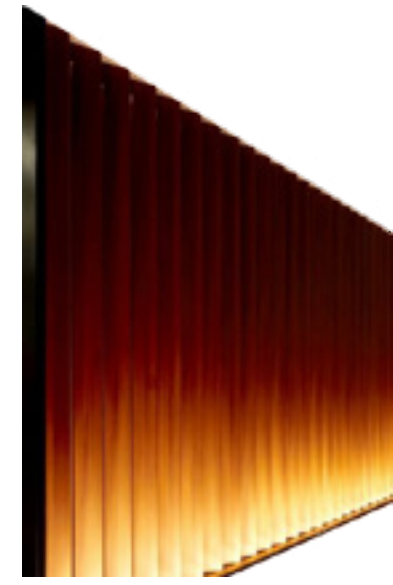
WINDOW WALL - RENDERED EXAMPLE



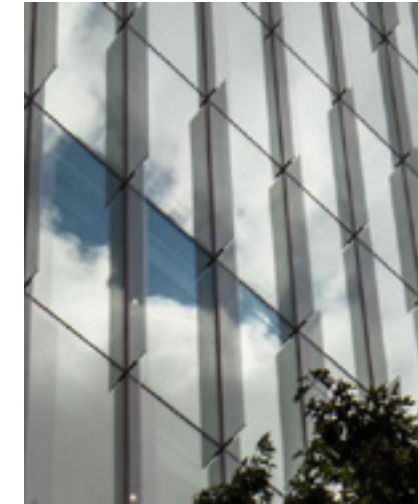
WINDOW WALL EXAMPLE

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

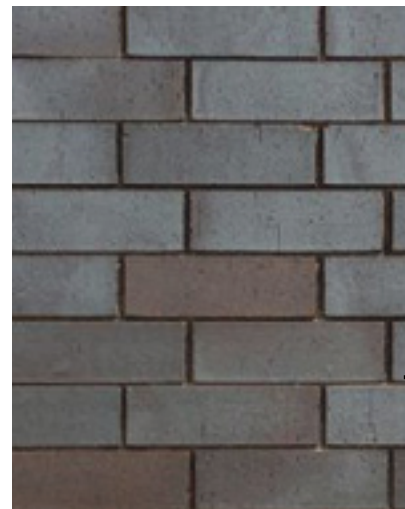
- SPANDREL GLASS
- VISION GLASS
- METAL PANEL #1 (DARK)
- METAL PANEL #2 (LIGHT)
- BRICK
- BRONZE METAL



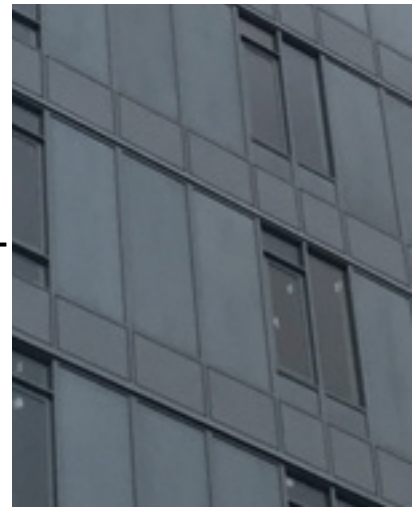
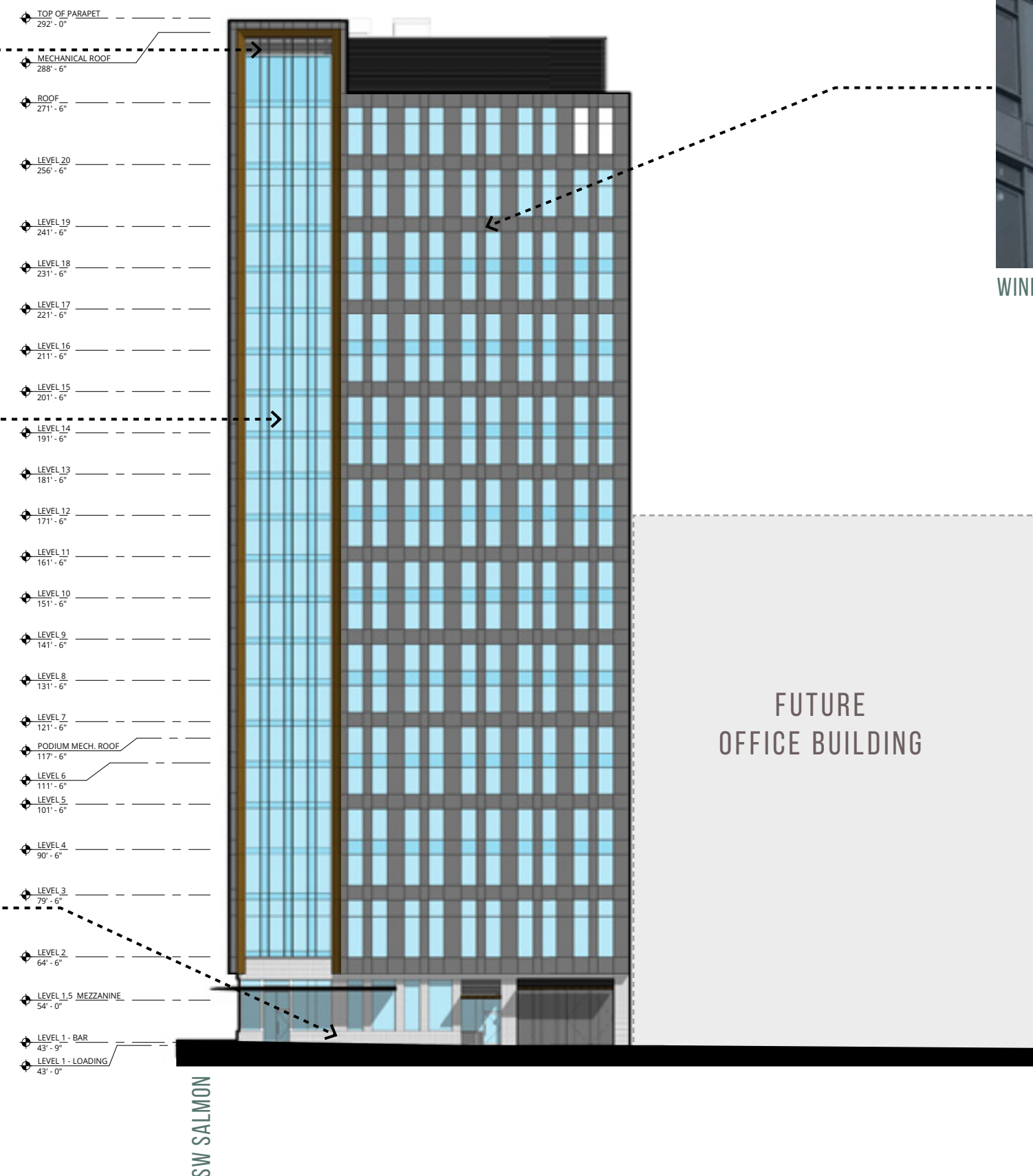
LIT MECH LOUVER



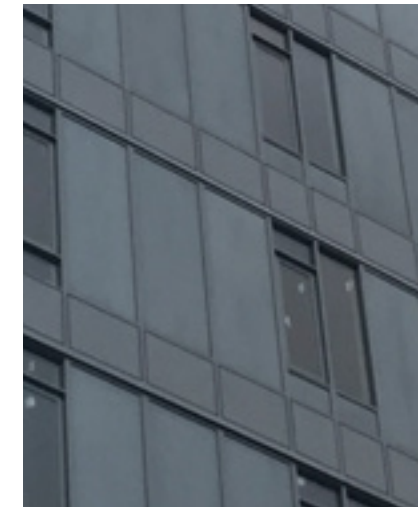
CURTAIN WALL



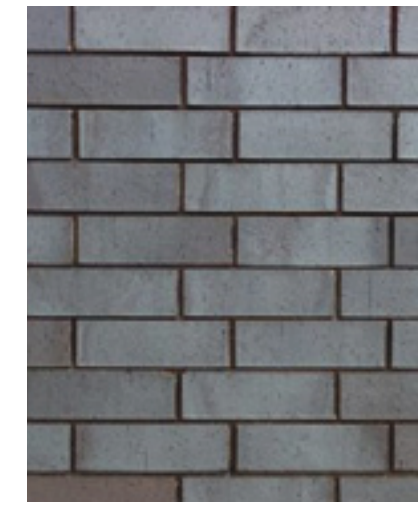
DARK BURGUNDY BRICK



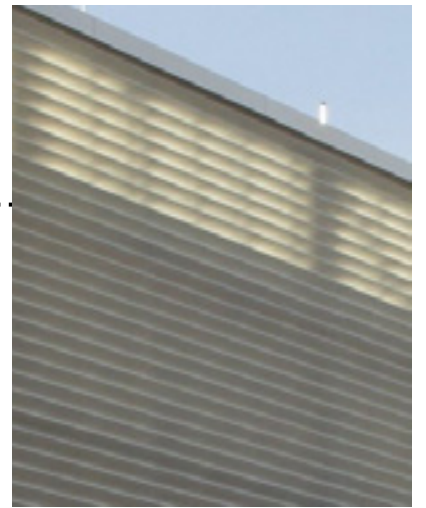
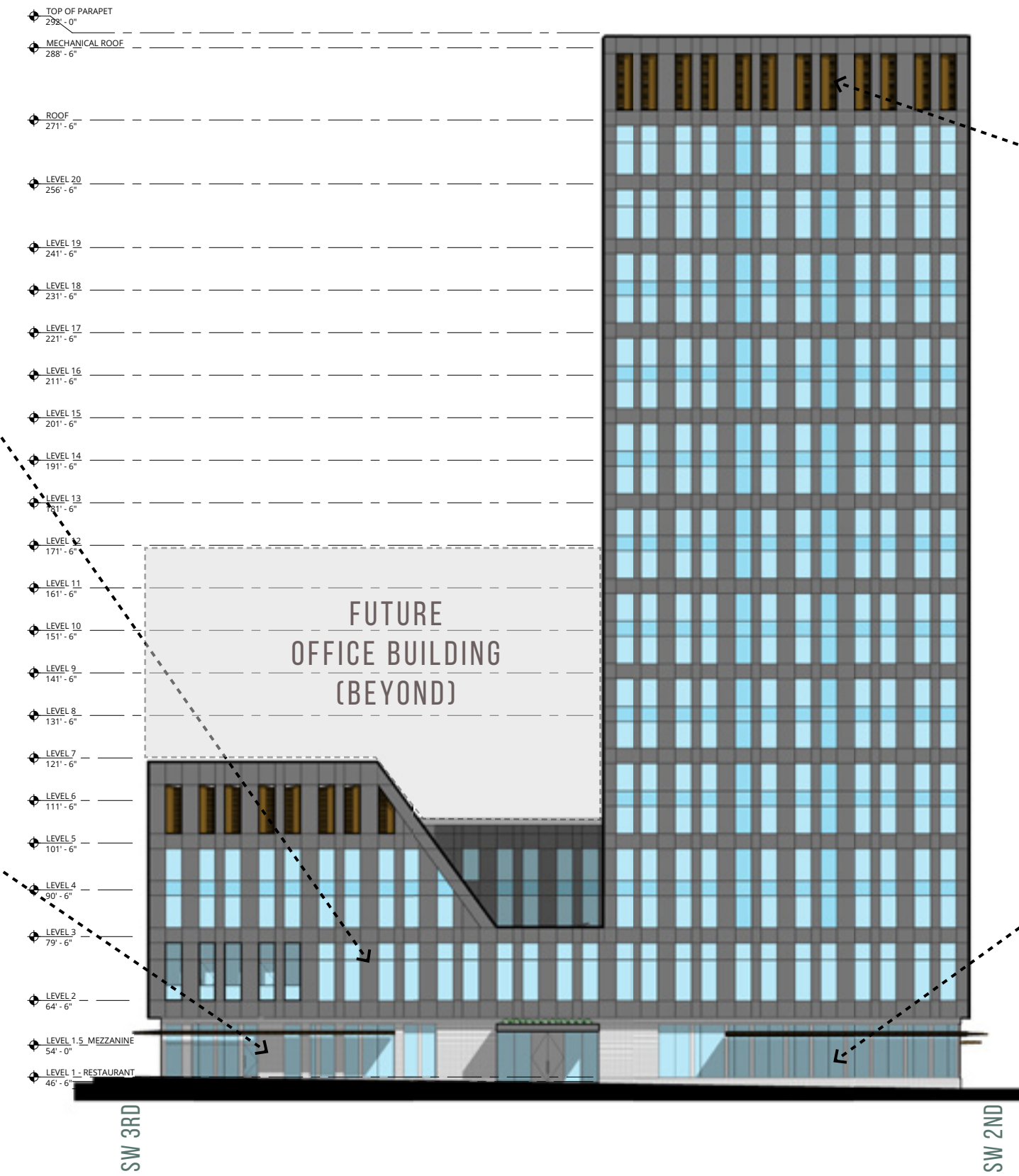
WINDOW WALL



WINDOW WALL



DARK BURGUNDY BRICK

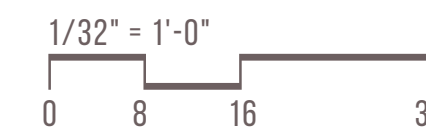
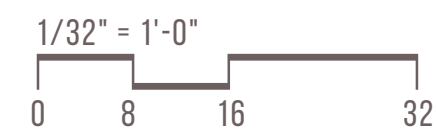


LIT MECH LOUVER



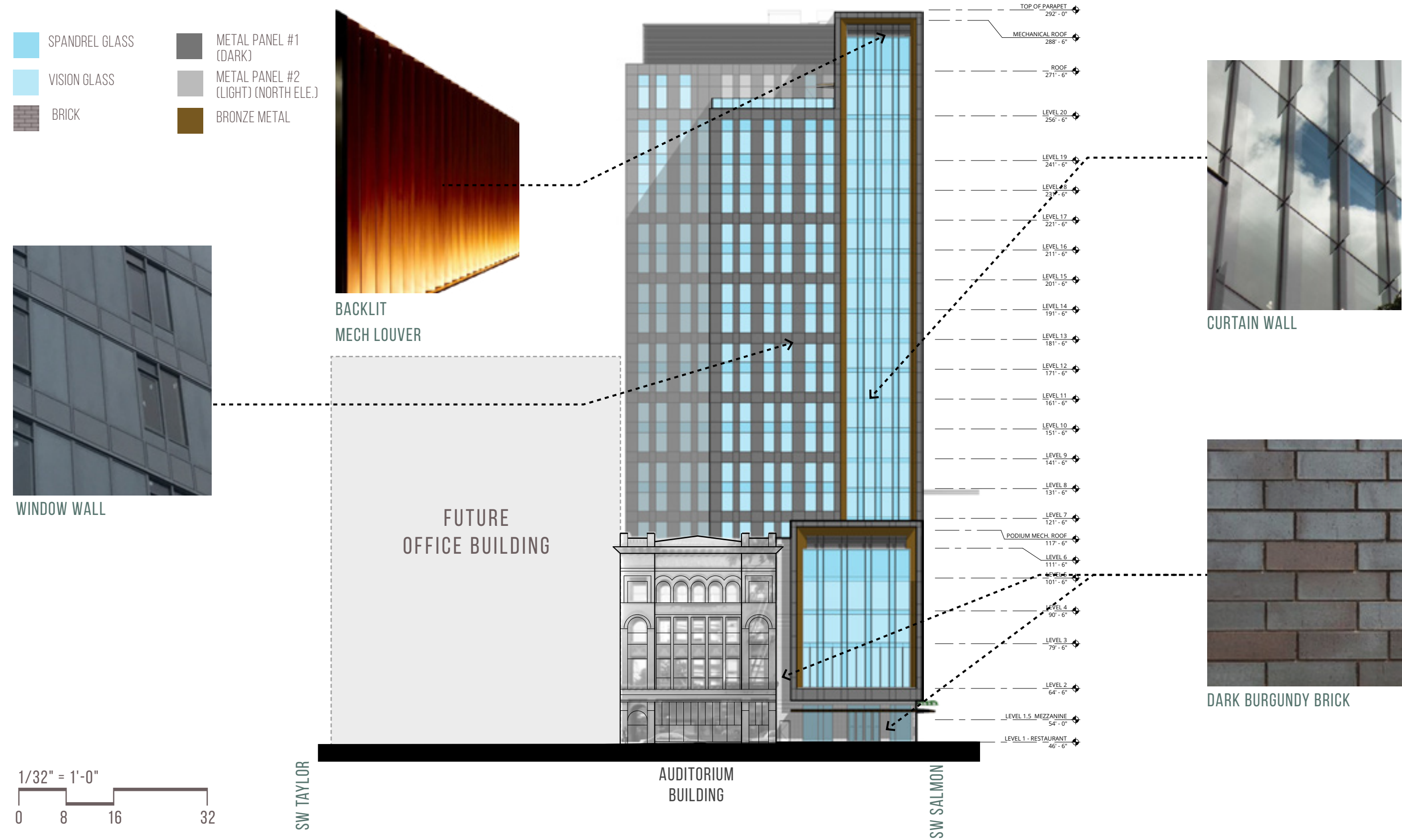
CURTAIN WALL

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

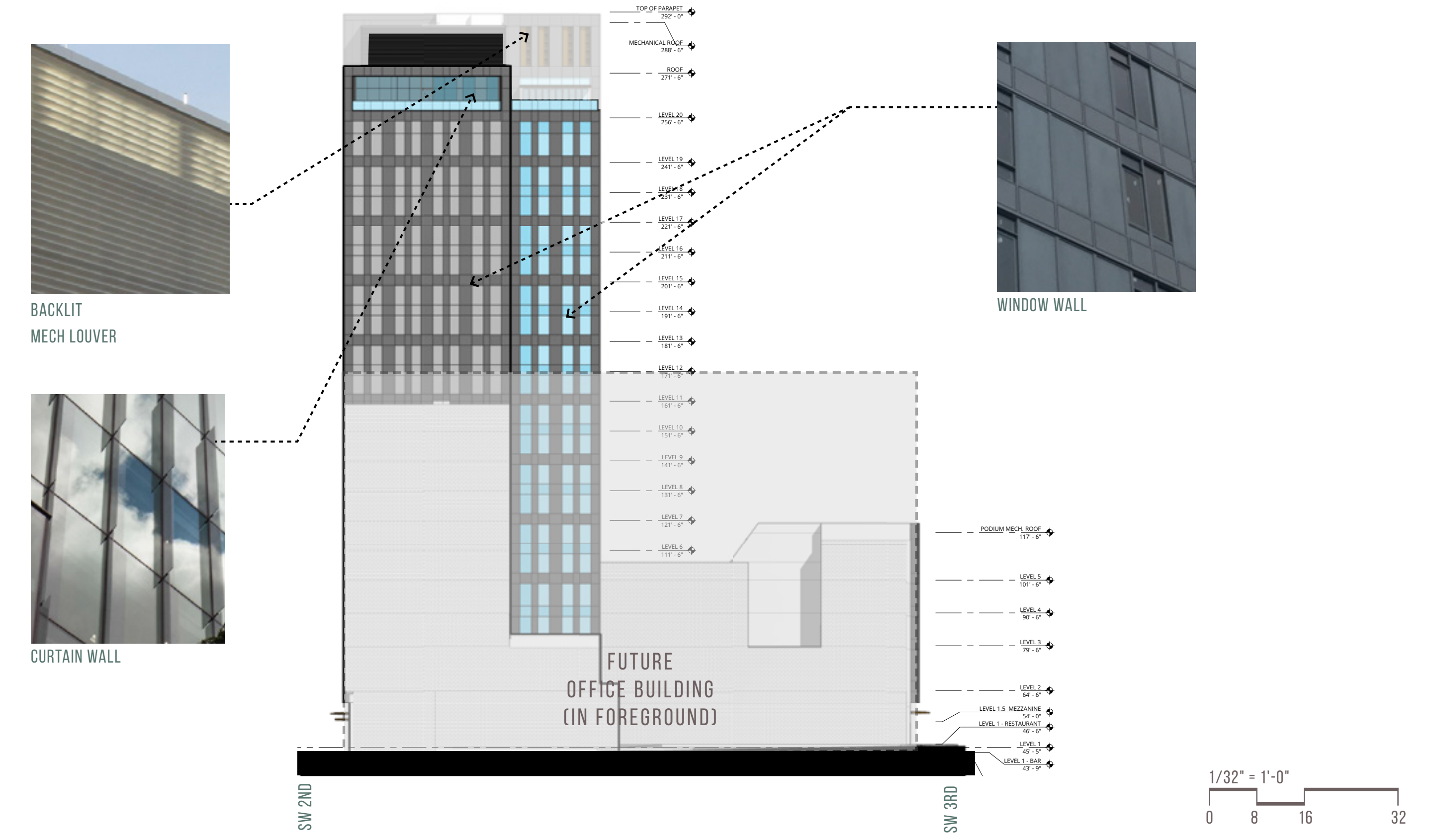


3RD & SALMON / PORTLAND, OR
 C.52 ELEVATIONS - WEST - SW 3RD

- SPANDREL GLASS
- VISION GLASS
- BRICK
- METAL PANEL #1 (DARK)
- METAL PANEL #2 (LIGHT) (NORTH ELE.)
- BRONZE METAL



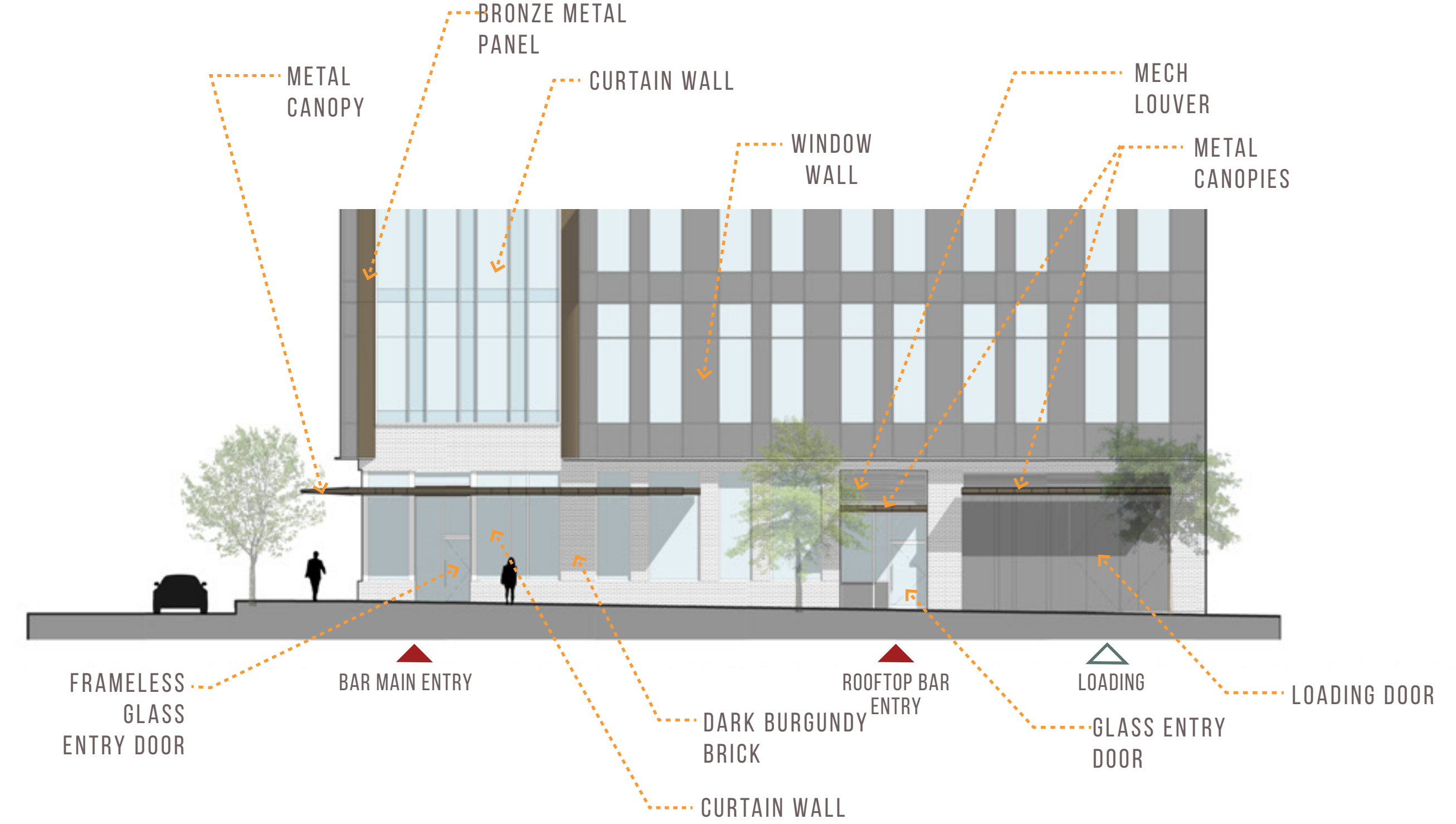
3RD & SALMON / PORTLAND, OR
 ELEVATIONS - NORTH C.53



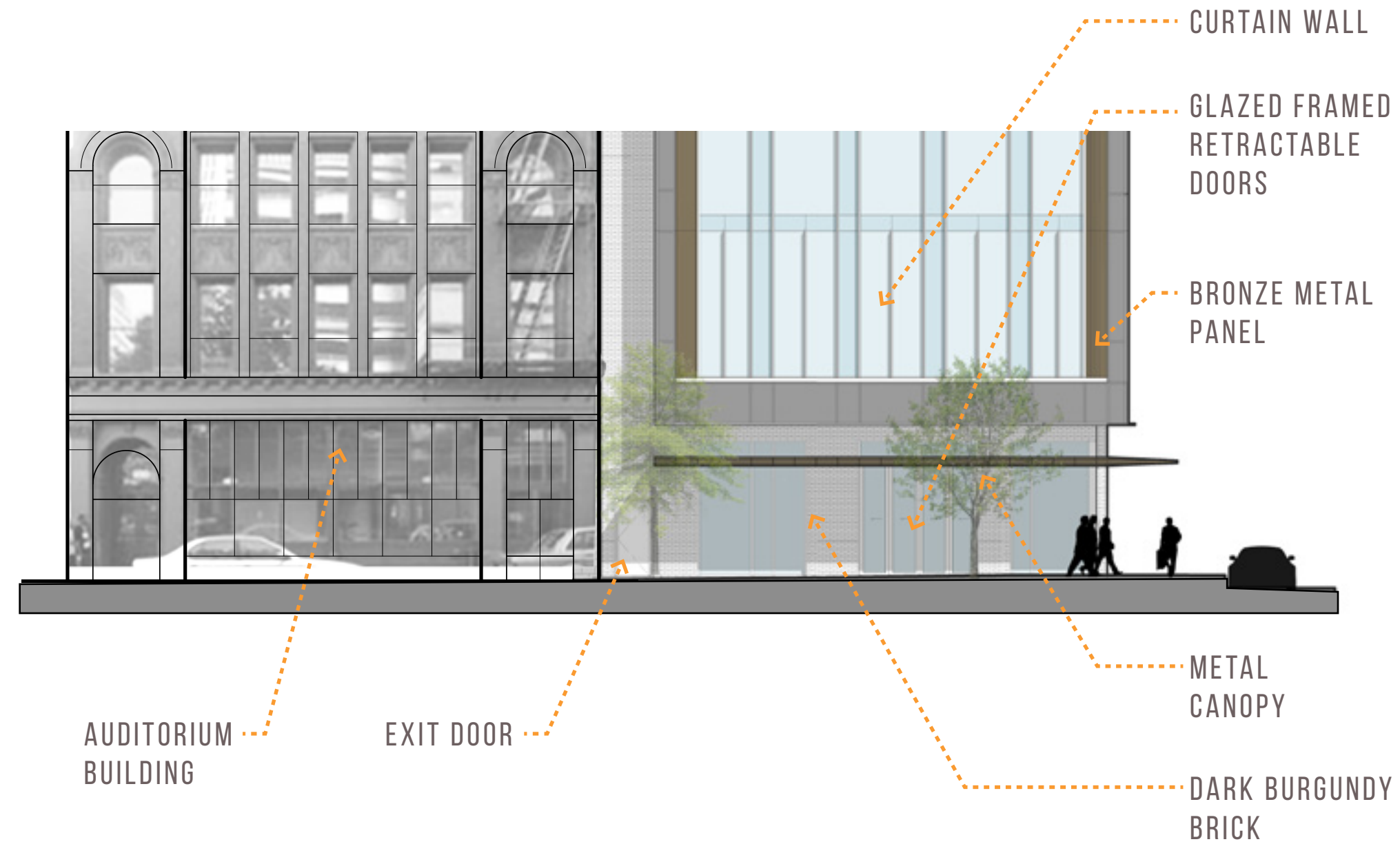




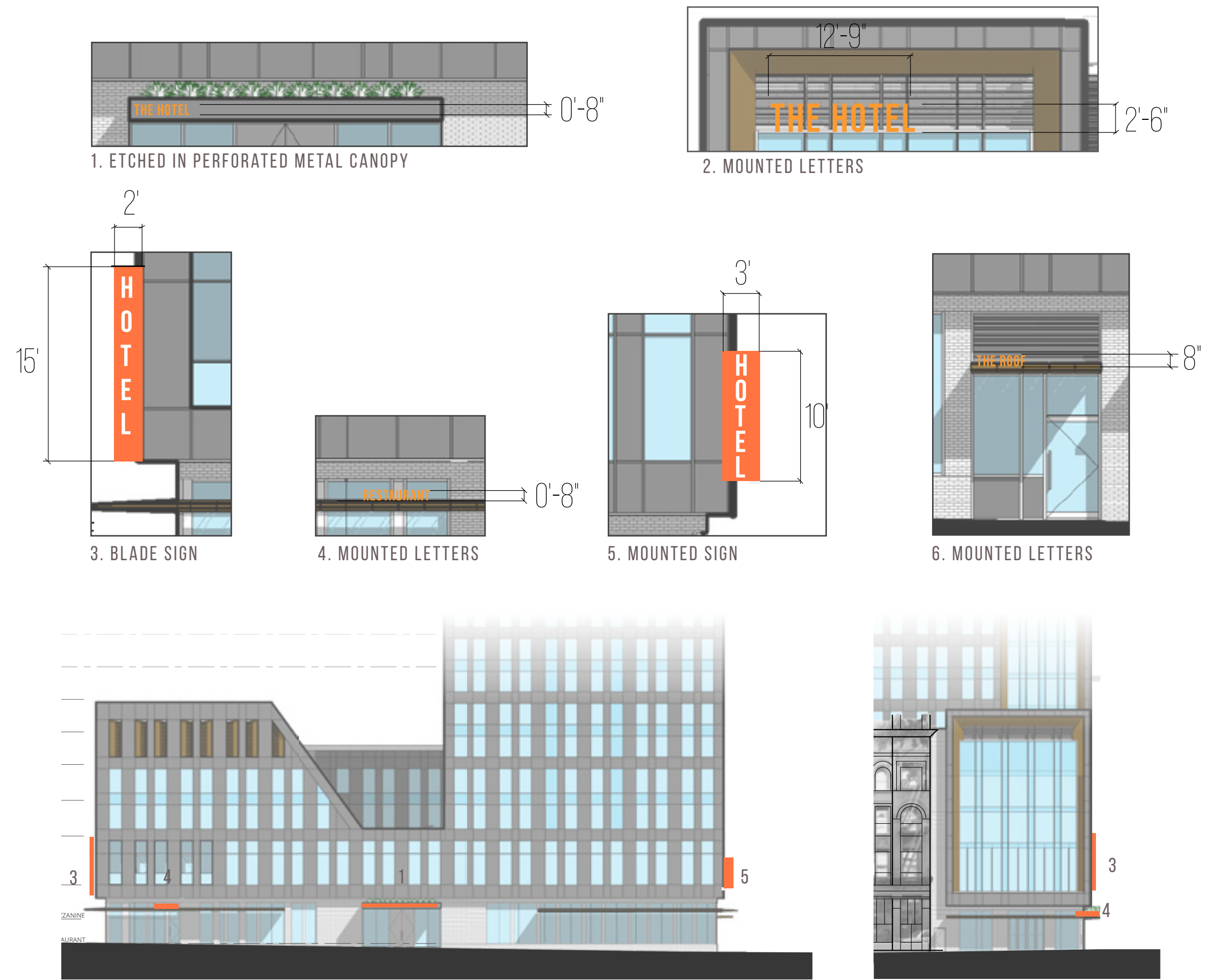
SW SALMON AVE



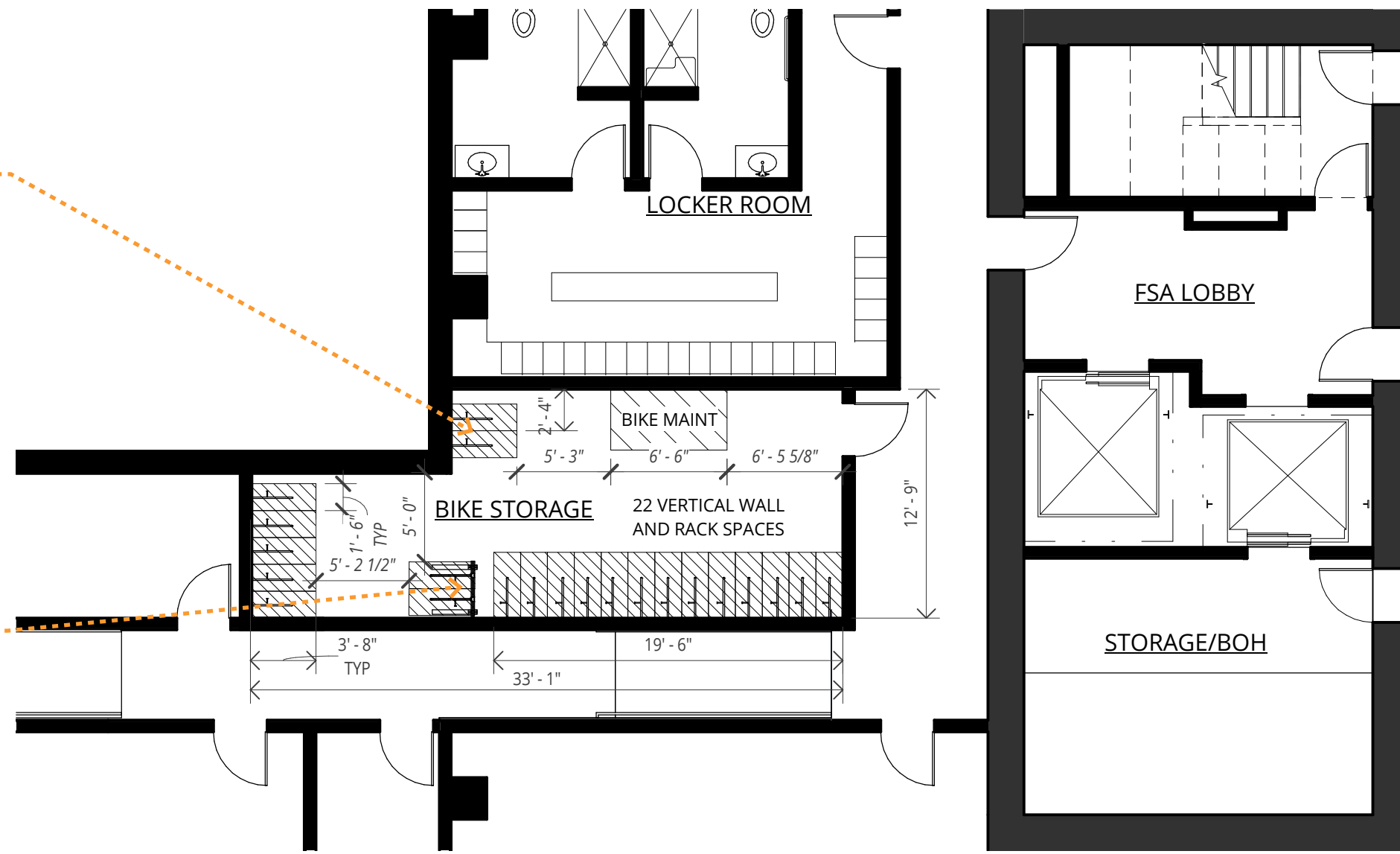
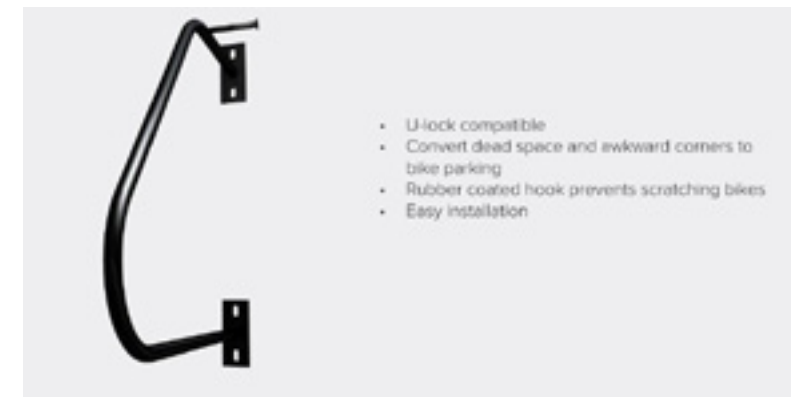
SW 2ND AVE



SW 3RD AVE

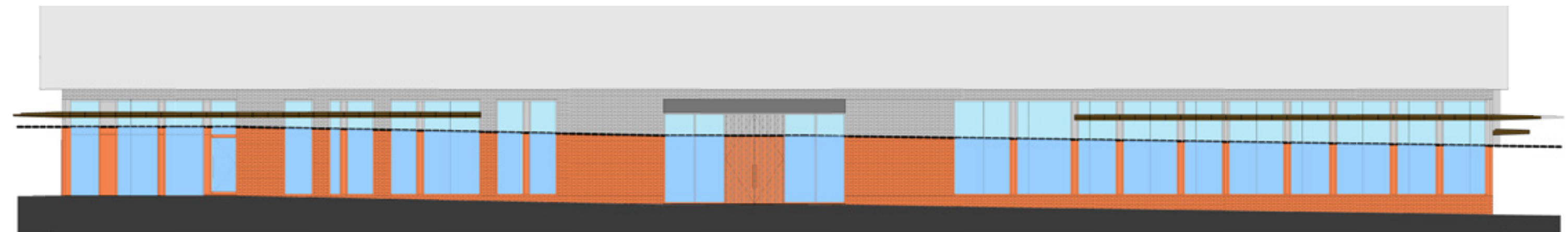


	LONG TERM		
	REQUIRED	FAR-REQUIRED	PROPOSED
RETAIL (TEMP LODGING)	12		20
RETAIL	2		2
TOTAL BICYCLE PARKING	14	110% of 14 = 16	22

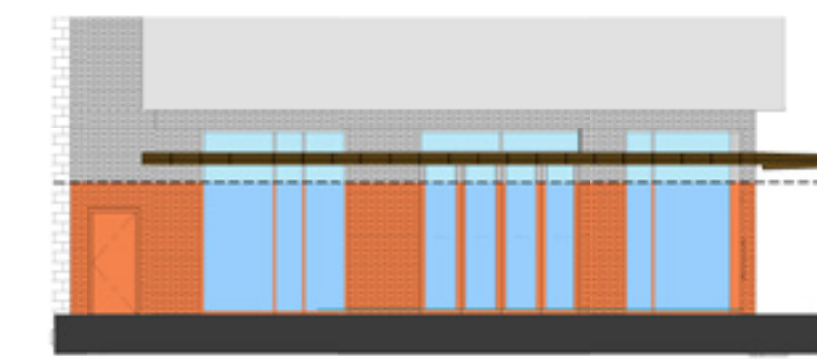


OVERALL
 GLAZING AREA = 50%
 GLAZING LENGTH = 61%

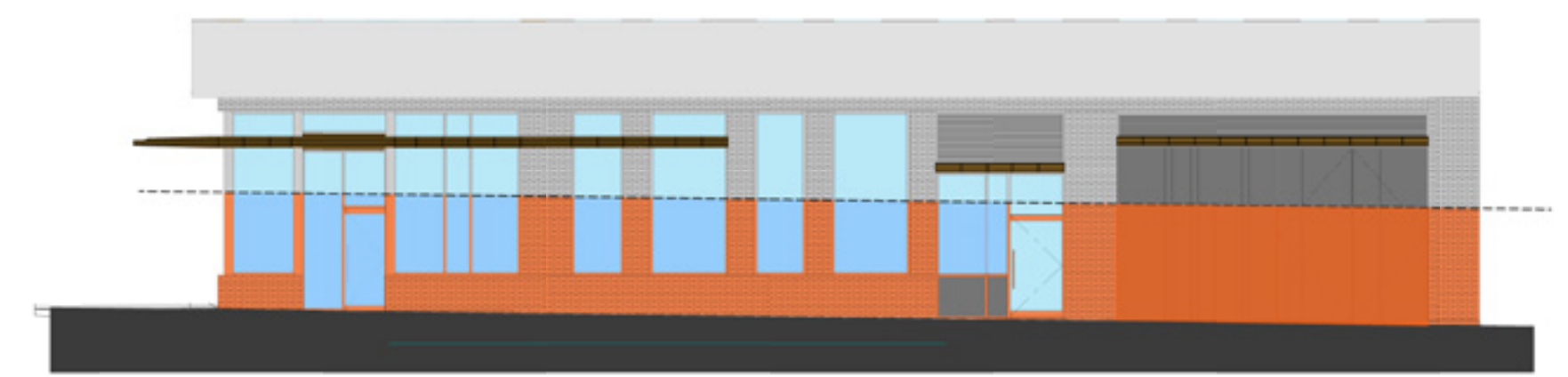
VISION GLAZING
 OPAQUE



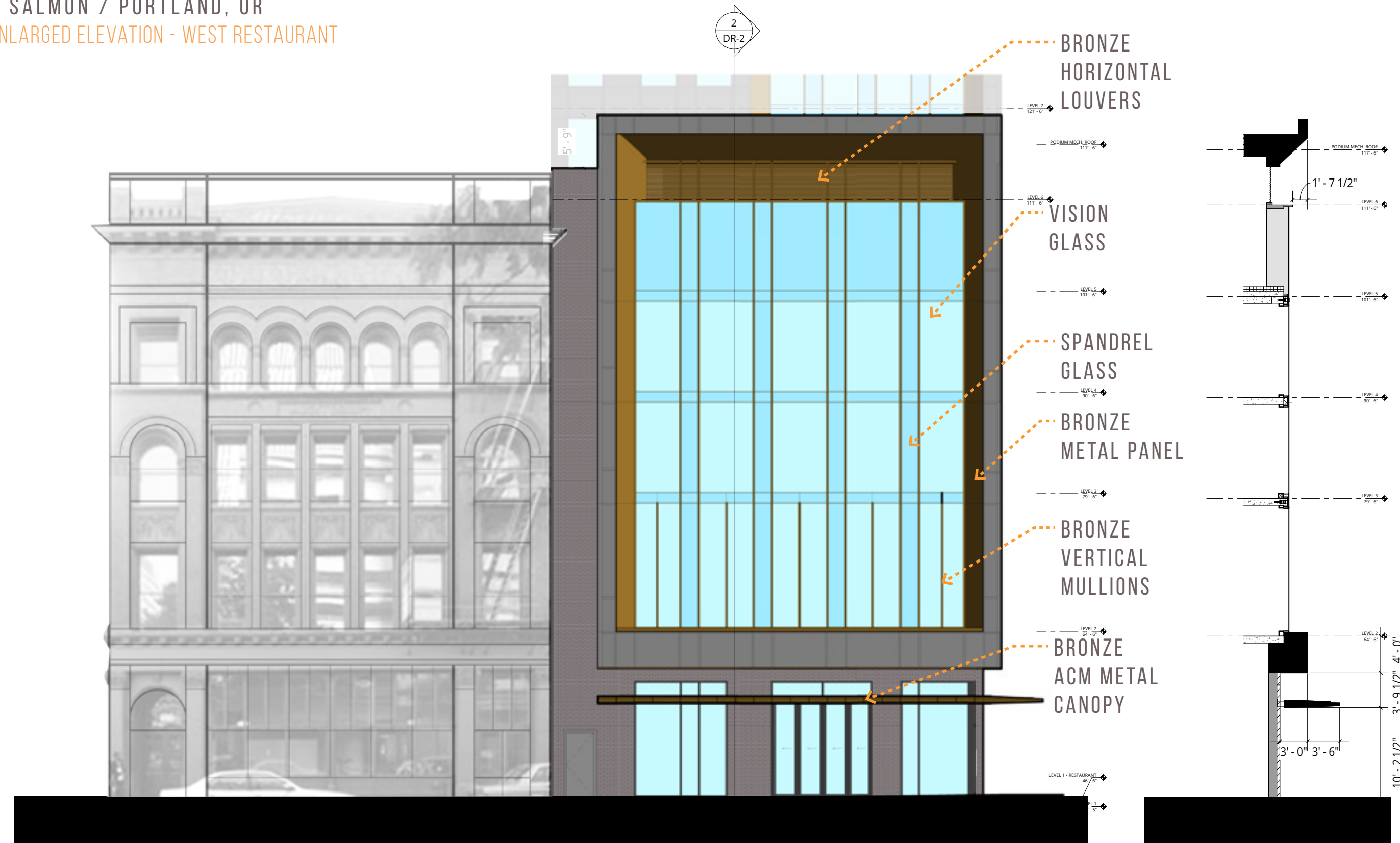
SOUTH ELEVATION - SW SALMON ST.
 GLAZING AREA = 53%
 GLAZING LENGTH = 68%



WEST ELEVATION - SW 3RD AVE.
 GLAZING AREA = 51%
 GLAZING LENGTH = 62%

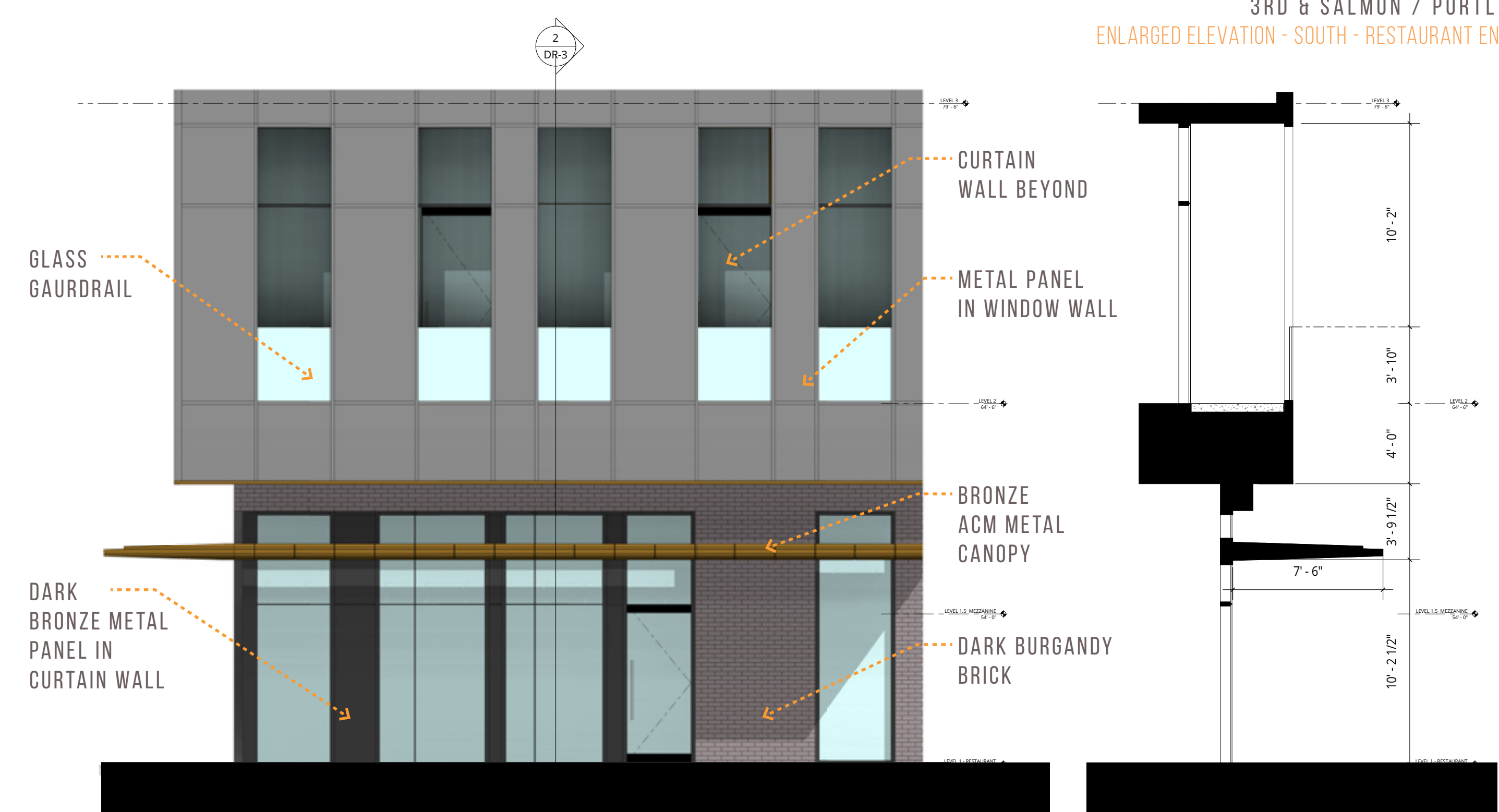


EAST ELEVATION - SW 2ND AVE.
 GLAZING AREA = 31%
 GLAZING LENGTH = 51%



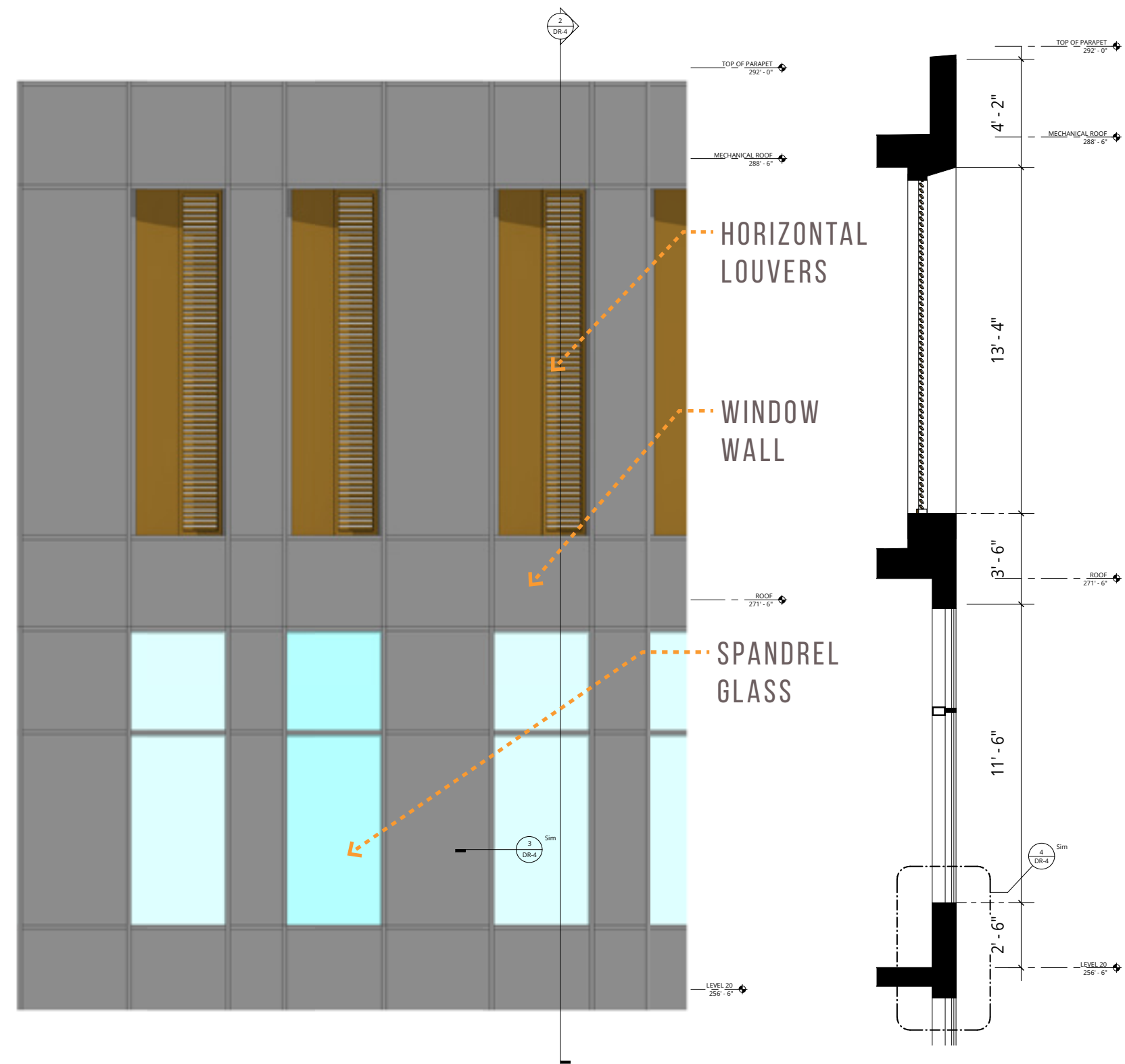
ENLARGED WEST ELEVATION

WALL SECTION



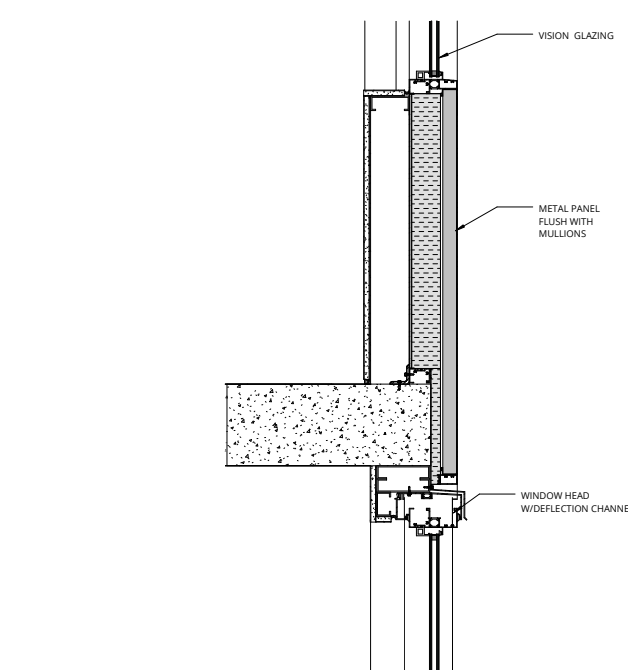
ENLARGED ELEVATION-RESTAURANT

SECTION-WALL-RESTAURANT ENTRY

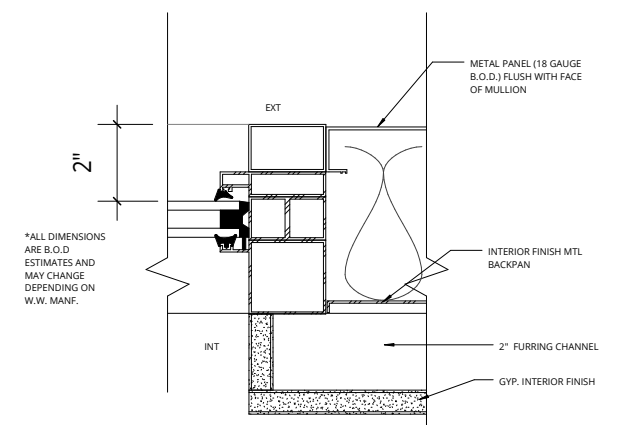


ENLARGED ELEVATION - SOUTH LOUVER

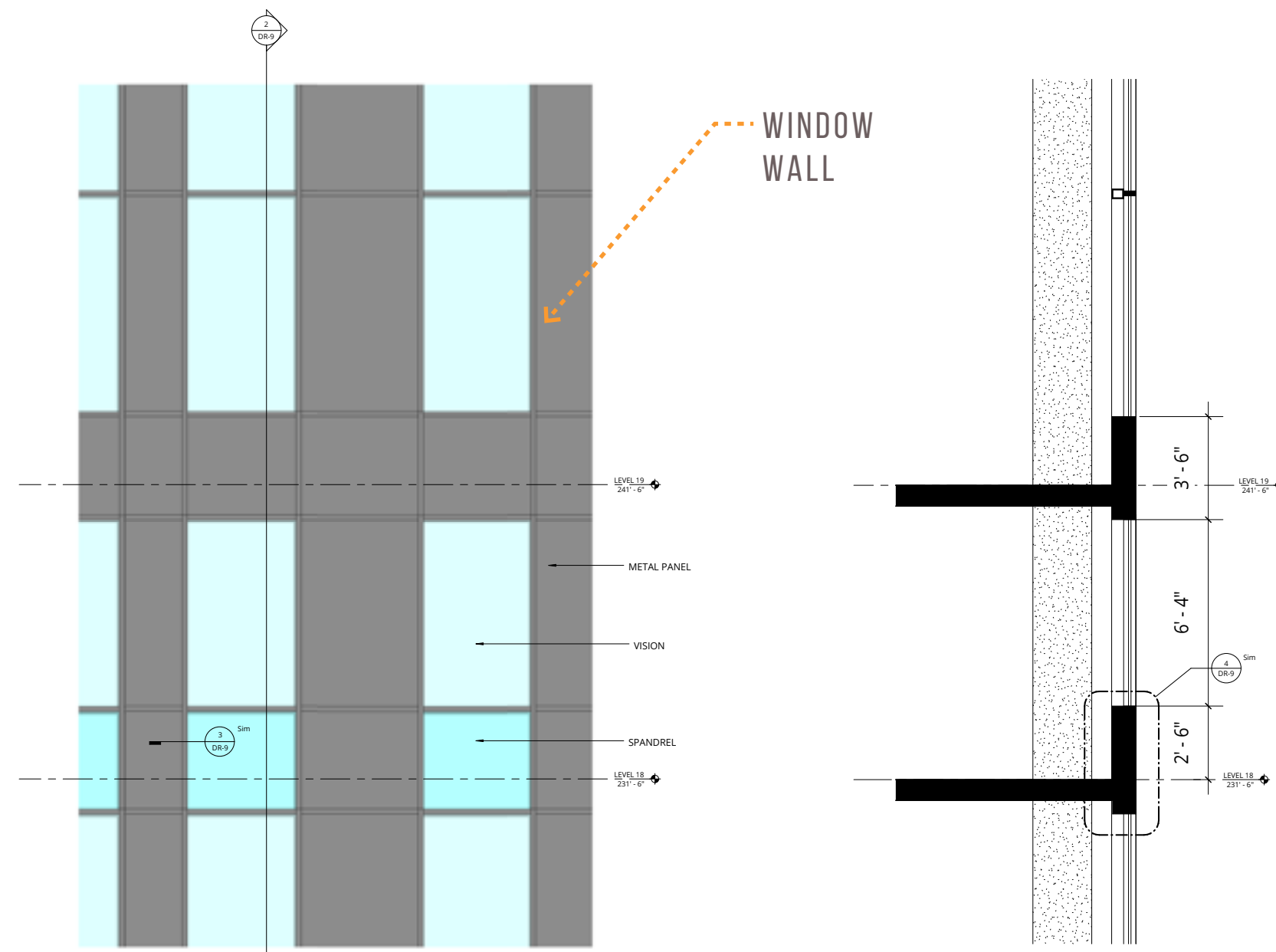
SECTION-WALL-SOUTH-LOUVER



SECTION - WINDOW WALL @ METAL PANEL

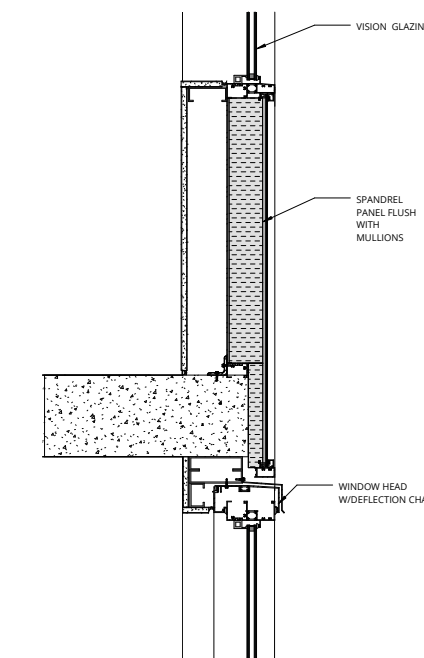


PLAN - DETAIL SOUTH W.W. @ GLAZING

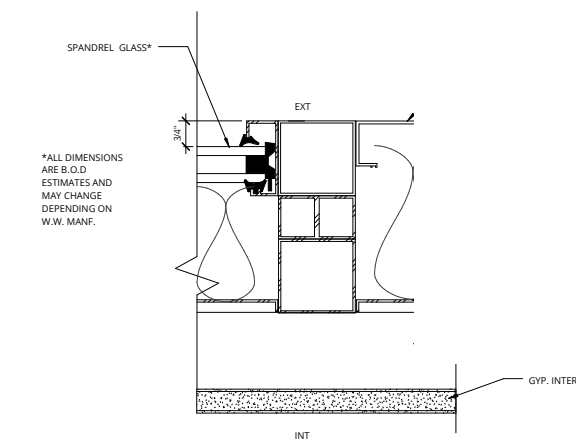


ENLARGED ELEVATION - SOUTH LOUVER

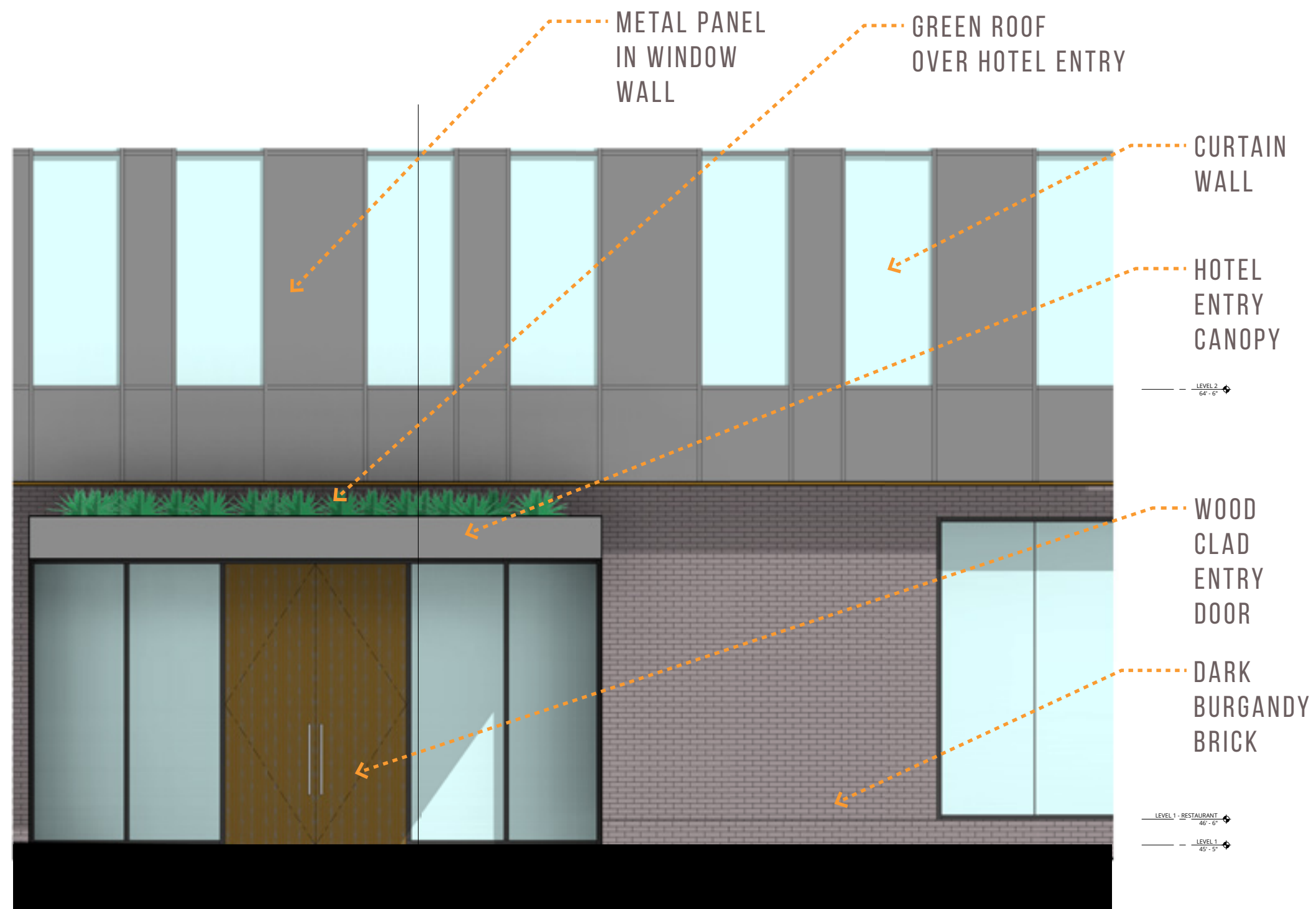
SECTION-WALL-TYP. WINDOW WALL



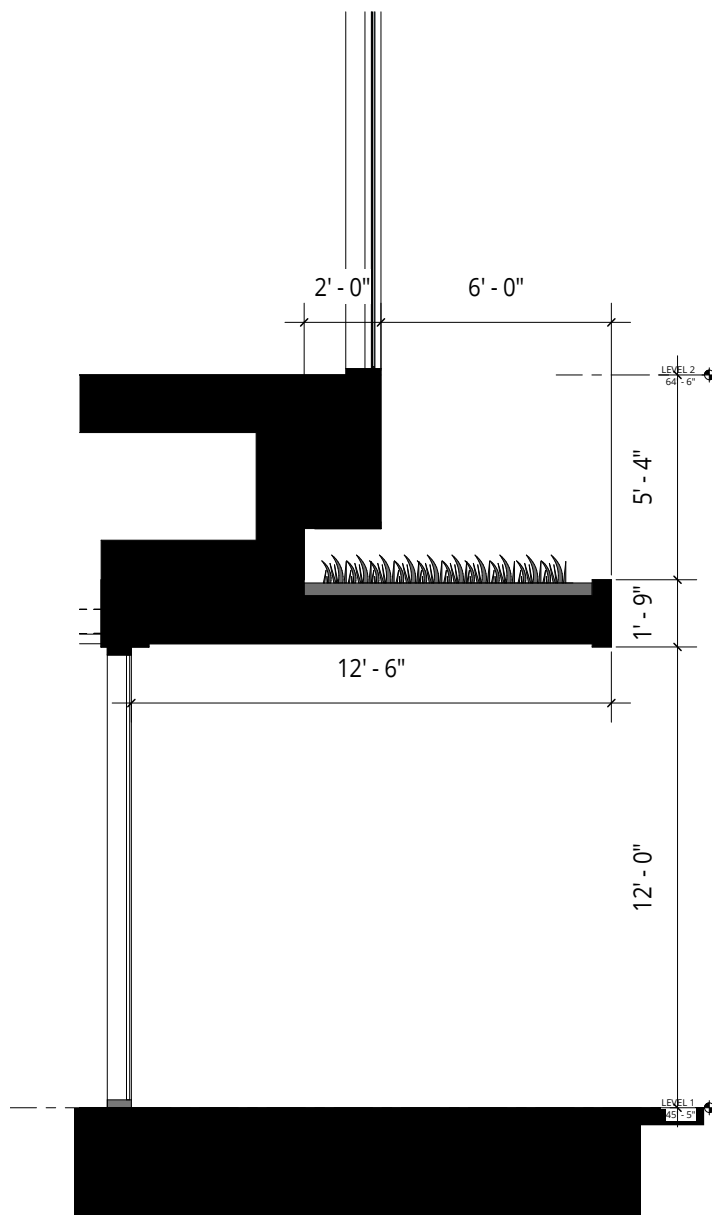
SECTION - WINDOW WALL @ SPANDREL PANEL



PLAN - DETAIL SOUTH W.W. @ SPANDREL



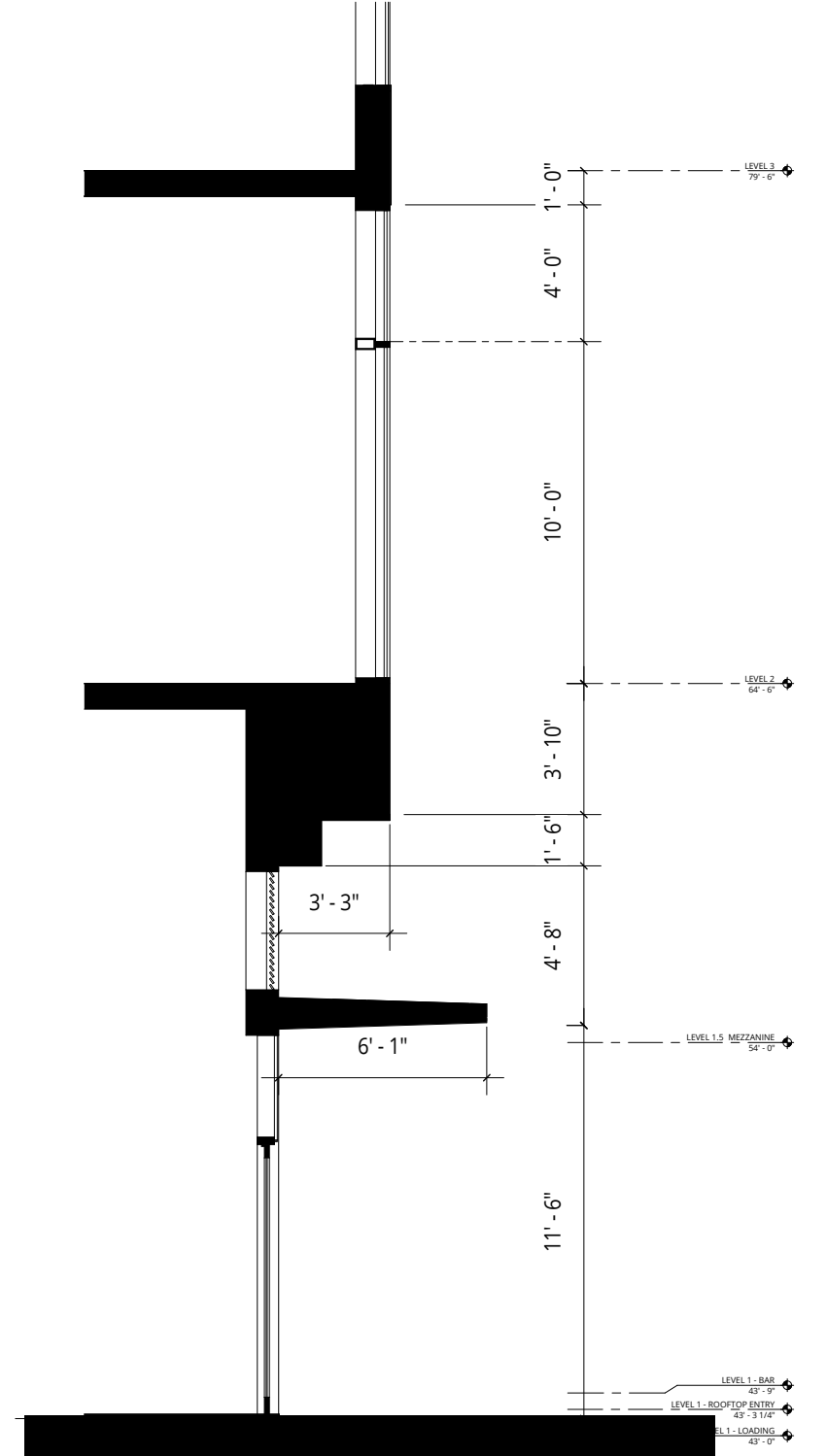
ENLARGED ELEVATION-HOTEL ENTRY



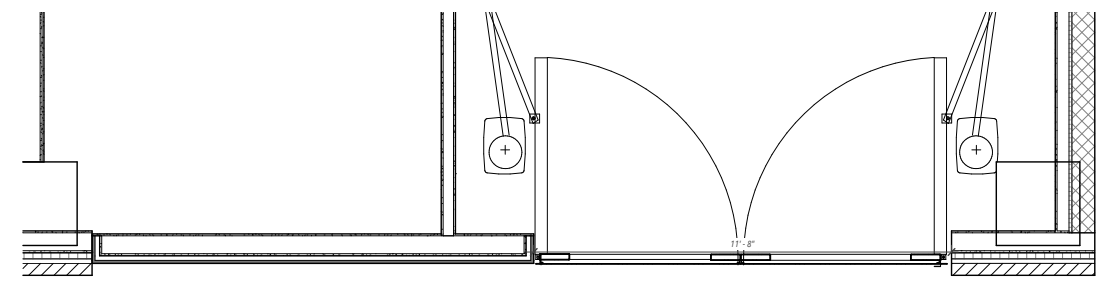
SECTION-WALL-HOTEL ENTRY



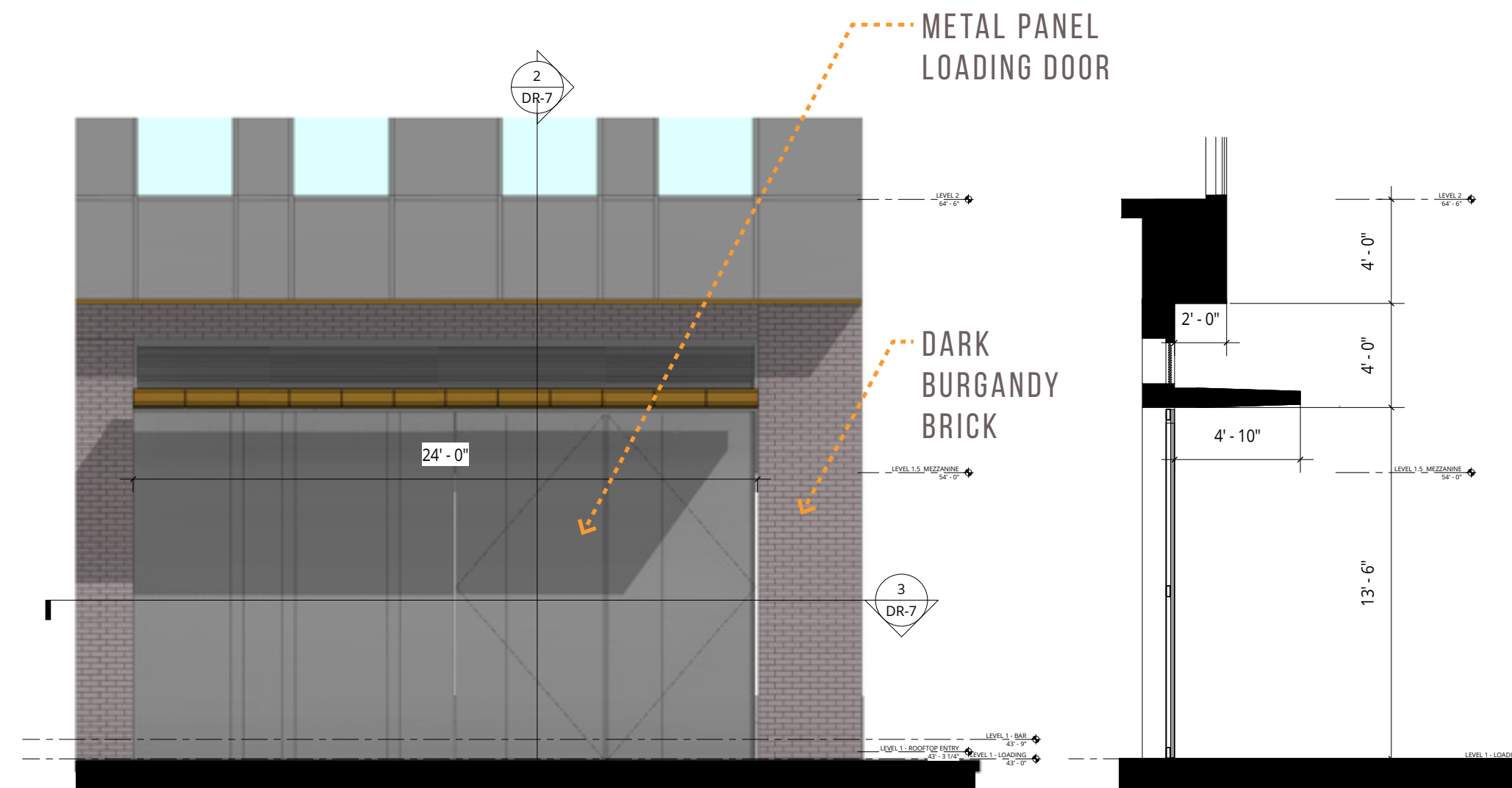
ENLARGED ELEVATION - ROOFTOP BAR ENTRANCE



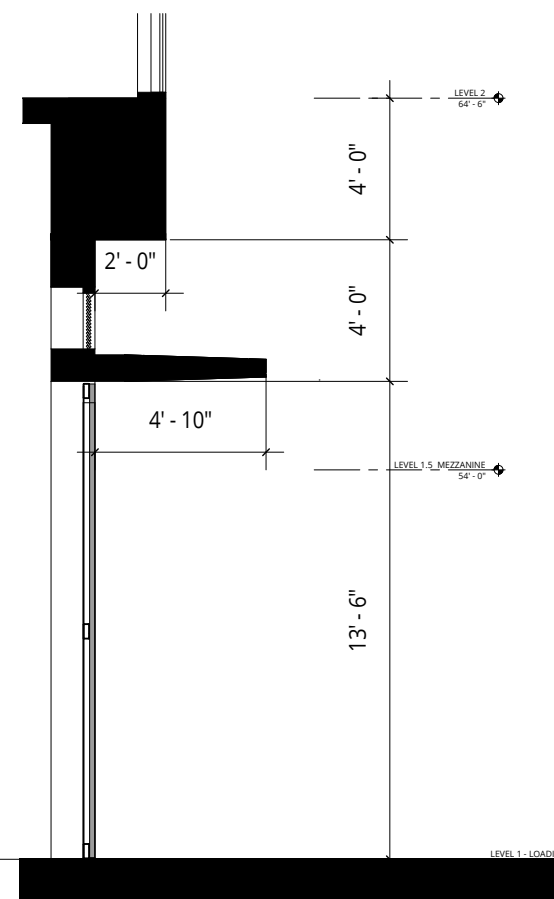
SECTION-WALL-EAST-ROOFTOP ENTRANCE



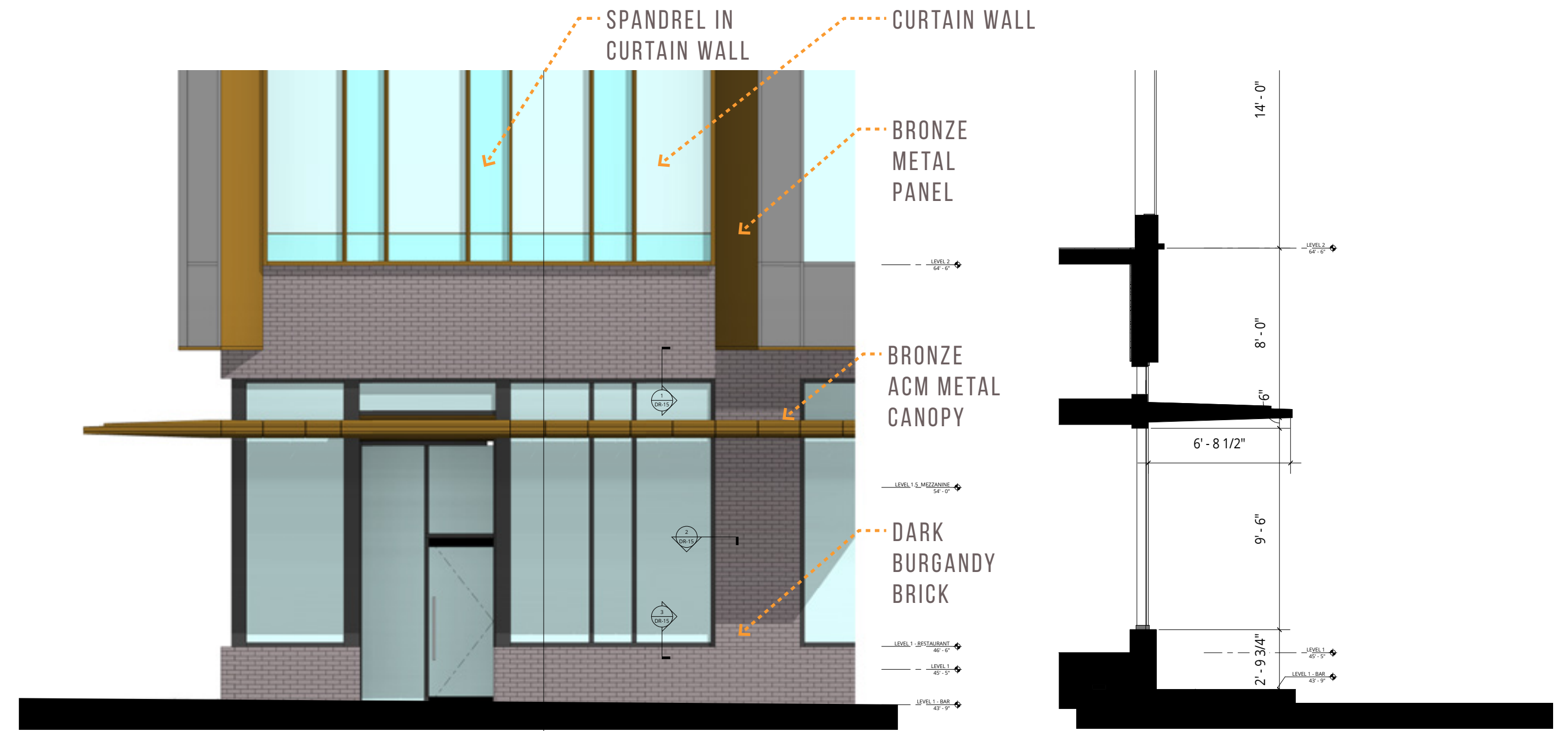
PLAN-GARAGE DOOR



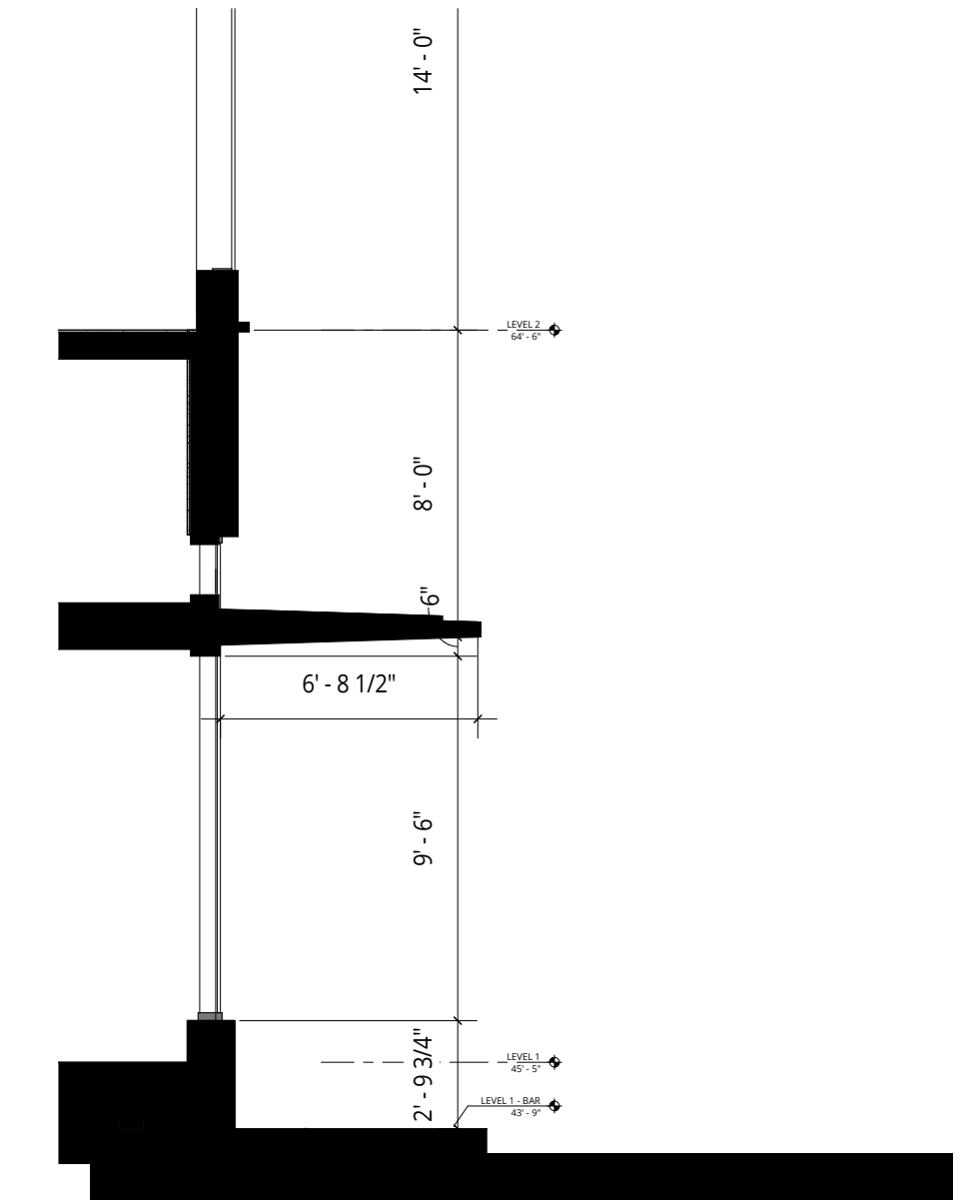
ENLARGED ELEVATION - EAST LOADING DOCK



SECTION-WALL-EAST-LOADING

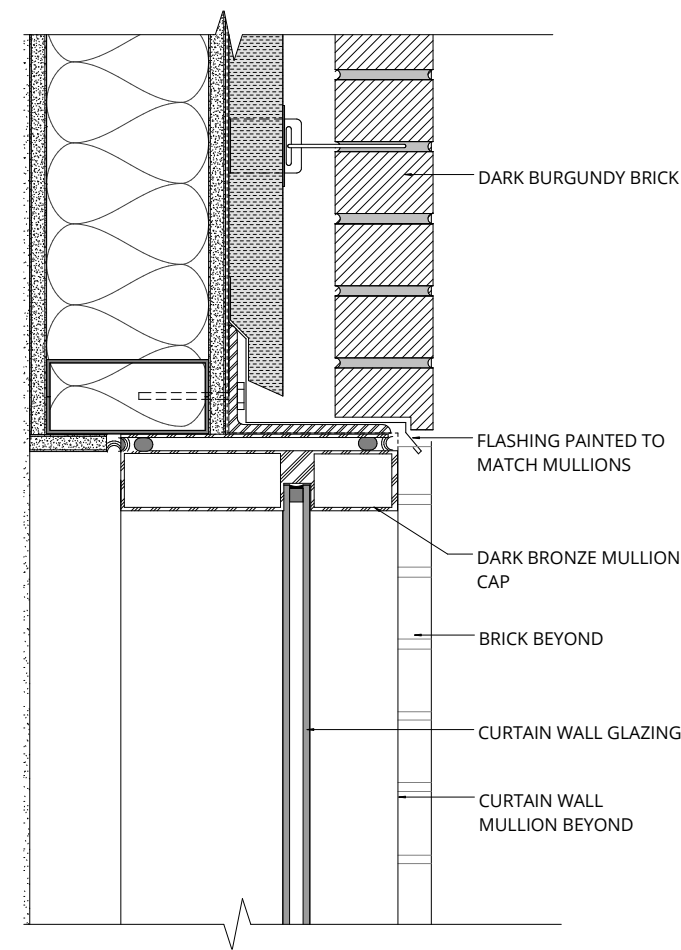
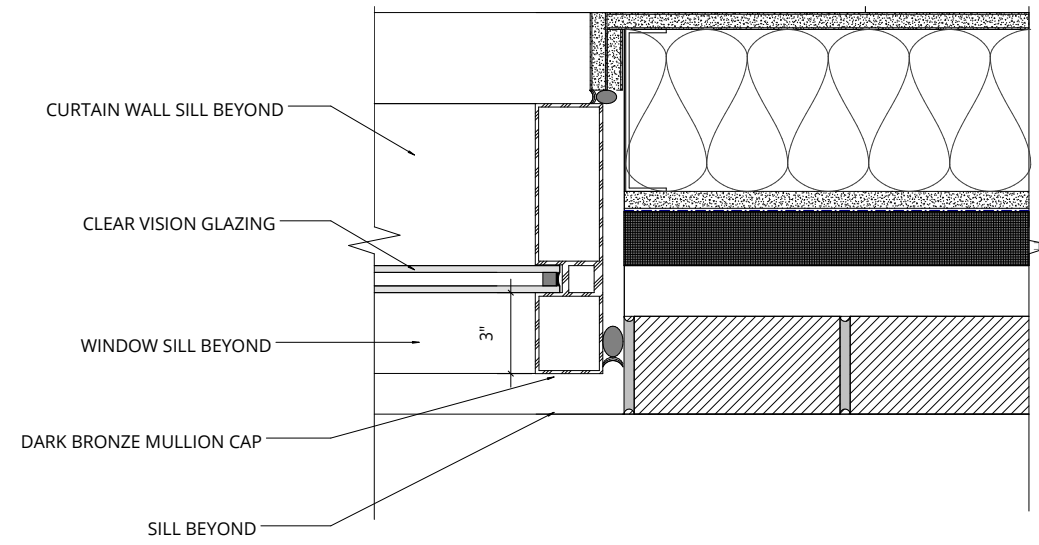


ENLARGED ELEVATION - EAST BAR ENTRY

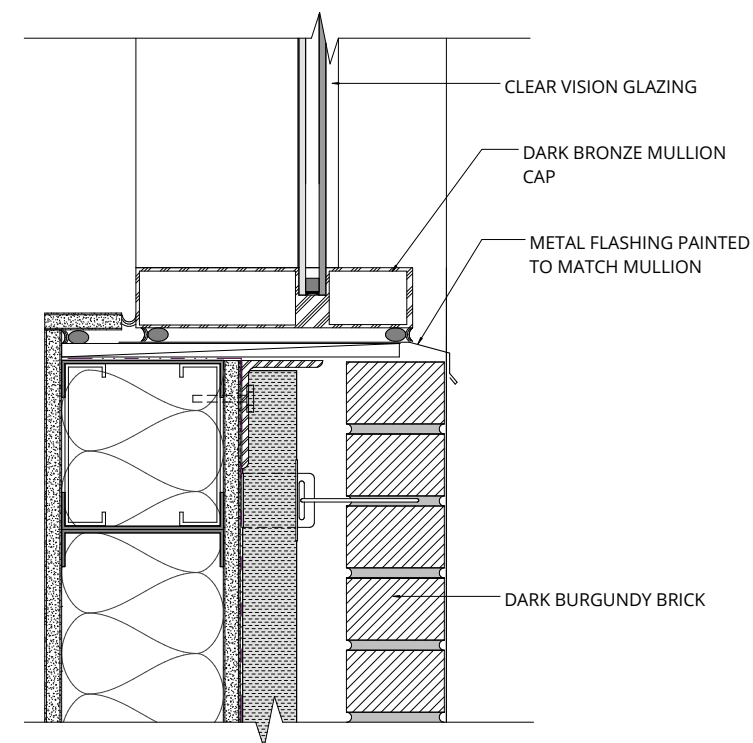


SECTION-WALL-EAST-BAR ENTRY CANOPY

3RD & SALMON / PORTLAND, OR
 C.70 CURTAIN WALL DETAILS



CURTAIN WALL JAMB AT MASONRY



CURTAIN WALL SILL AT MASONRY

CURTAIN WALL HEAD AT MASONRY

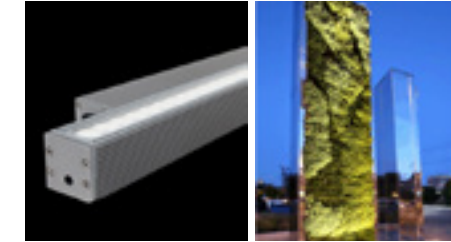


VIEW FROM THE SOUTHEAST



3RD & SALMON / PORTLAND, OR
EXTERIOR LIGHTING - PERSPECTIVE C.73

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

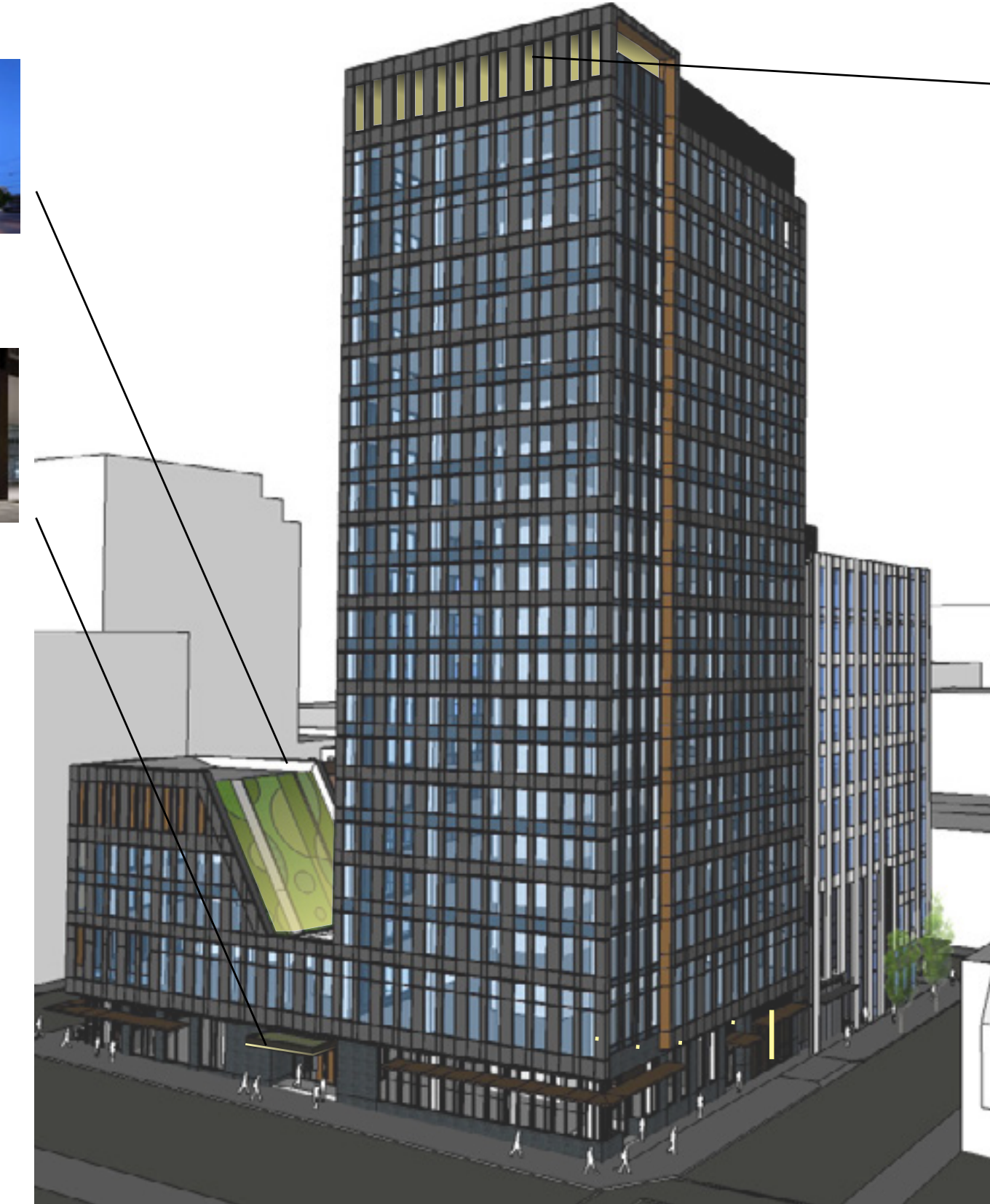


Utilizing the Erco compact recessed downlight on each canopy on all facades will illuminate walkway underneath while having a minimal presence on the façade.

LOUVER LIGHTING - SA

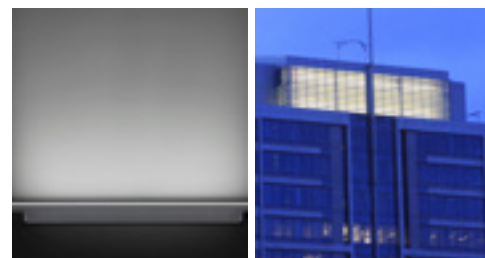


A lantern effect will be created at the top of the building by illuminating the buildings louvers with uniform rows of Lumenpulse Lumenfacade.



GLUMAC
lightingstudio

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.



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

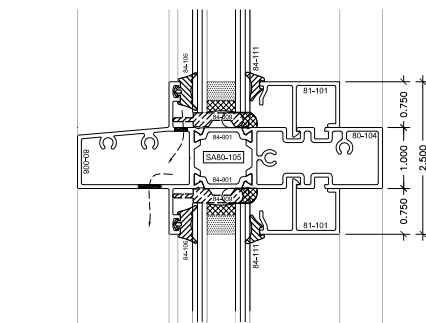


A sign with cutout letters and will be illuminated from the interior creating a gentle glow of light that allows the sign to be seen without being a disruption to its surroundings.

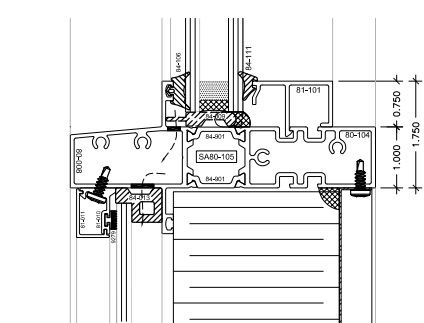
GLUMAC
lightingstudio



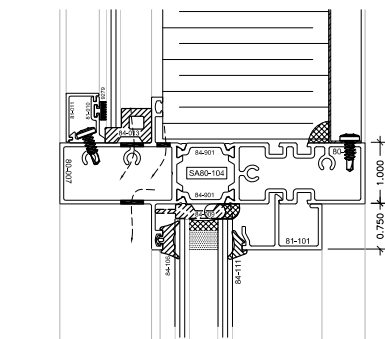
PRECEDENT



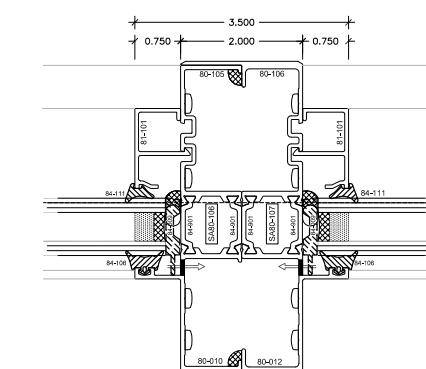
1
N/A
HORIZ. VISION ABOVE VISION
ARCHREF: N/A
SCALE: FULL SCALE



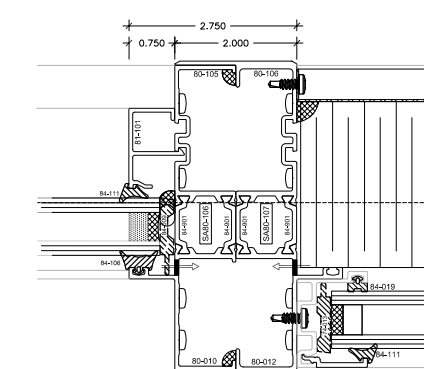
2
N/A
HORIZ. VISION ABOVE SG SPANDEL
ARCHREF: N/A
SCALE: FULL SCALE



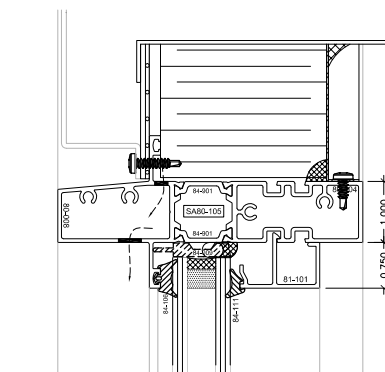
3
N/A
HORIZ. SG SPANDEL ABOVE VISION
ARCHREF: N/A
SCALE: FULL SCALE



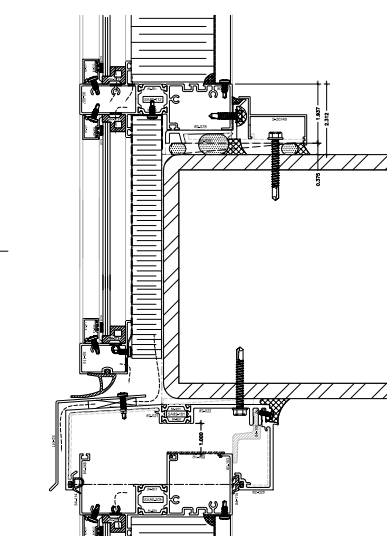
4
MU-D14
VERT. MULLION VISION / VISION
ARCHREF: N/A
SCALE: FULL SCALE



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



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

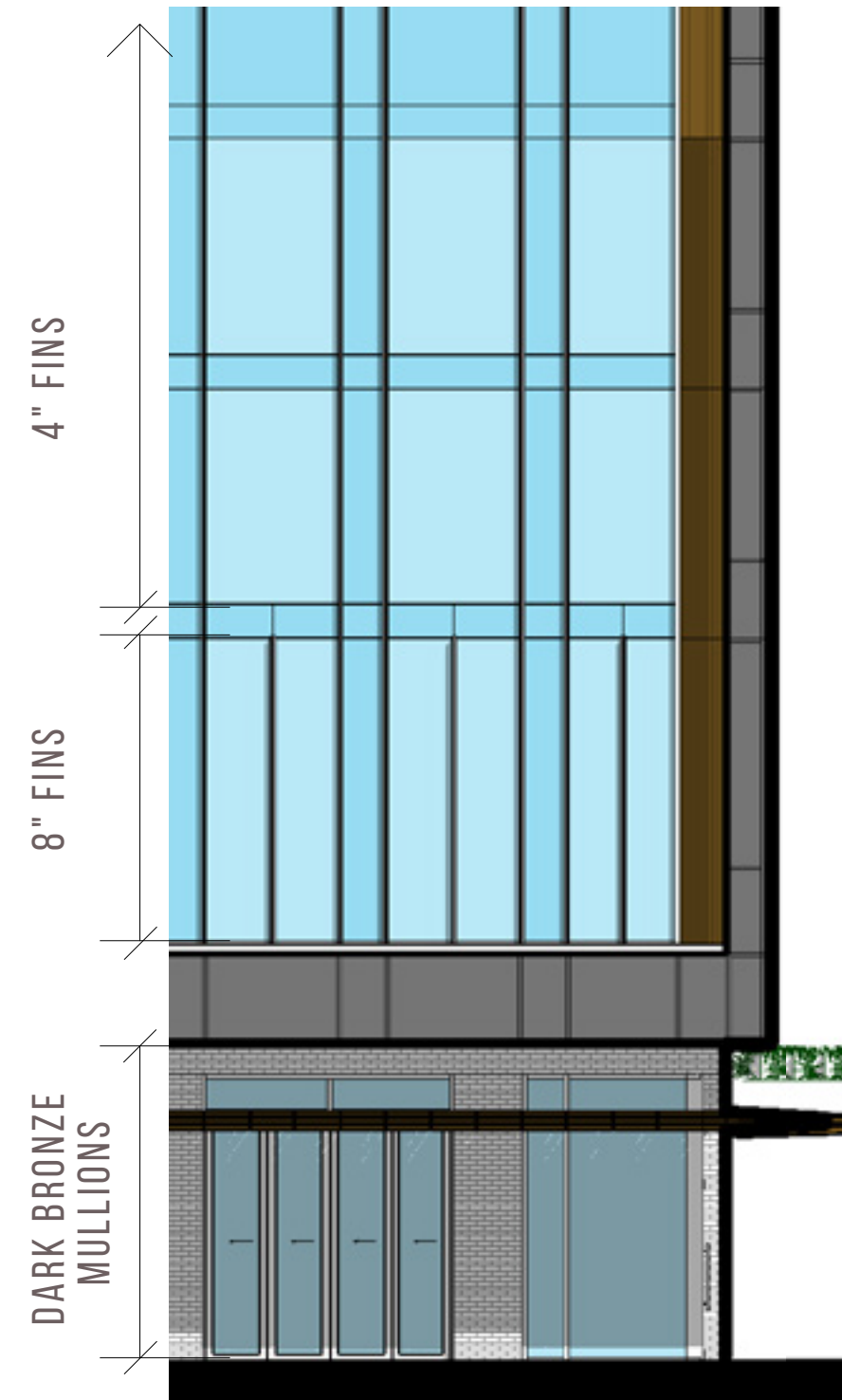


7
N/A
BY-PASS SPANDEL ABOVE SPANDEL
ARCHREF: N/A
SCALE: FULL SCALE

NO.	REVISIONS	BY	DATE
131 Collett Road Concord, OH 44039 925.738.8600 ALLAN WALL - STANDARD DETAILS			
CONTRACTOR:	XX	DATE:	2015-04-07
ARCHITECT:	XX	CHK BY:	NO
DR BY:	AB/CC	SCALE:	FULL SCALE
		PAPER SIZE:	D SIZE
			MU-D1

3RD & SALMON / PORTLAND, OR
C.76
CURTAIN WALL FINS

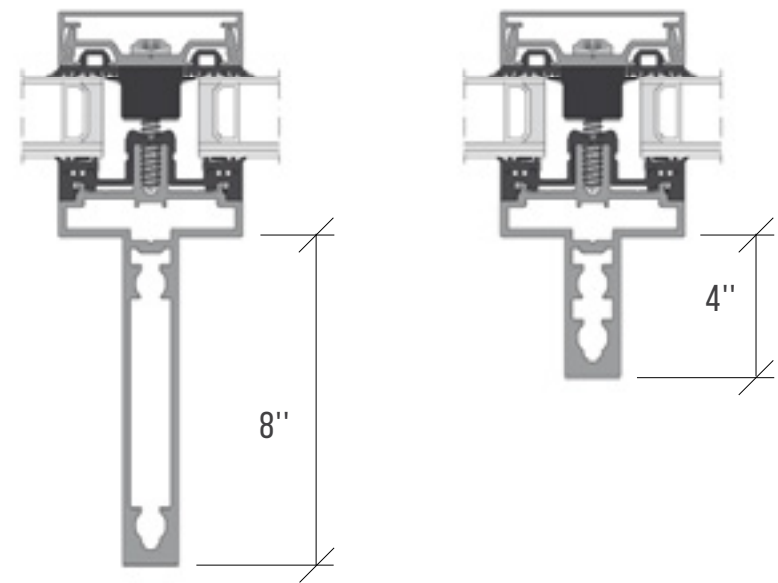
Extruded metal fins accentuate verticality in the Hotel design. The fins are simply attached as caps on the curtainwall mullions. The fin depth varies to create interest and varied shadow lines.



CURTAIN WALL FINS AT WEST ELEVATION



FIN DETAILS



PRODUCT INFORMATION / CURTAIN WALL FINS



PRECEDENT



PRECEDENT



ROOF TOP LOUVER ELEVATION



LOUVER PLAN

LOUVER

LIGHT SOURCE

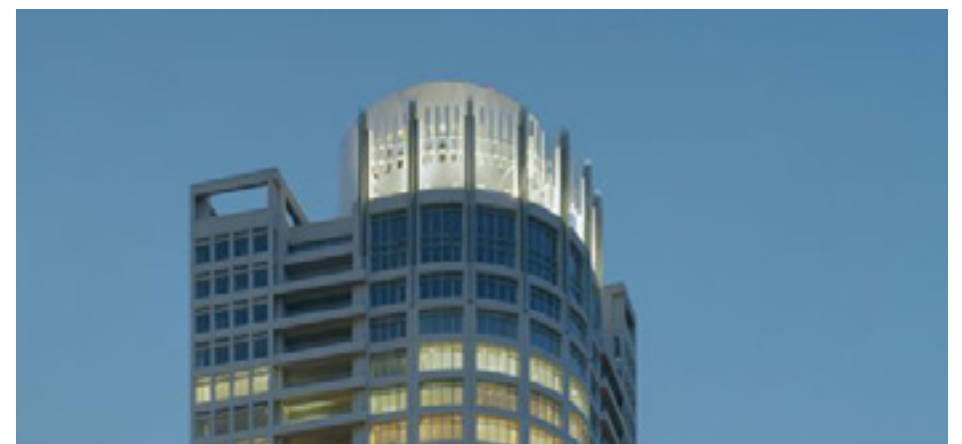
3RD & SALMON / PORTLAND, OR
PRODUCT INFORMATION / SIDE-LIT ROOFTOP LOUVERS C.77

GLOWING ROOF TOP

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



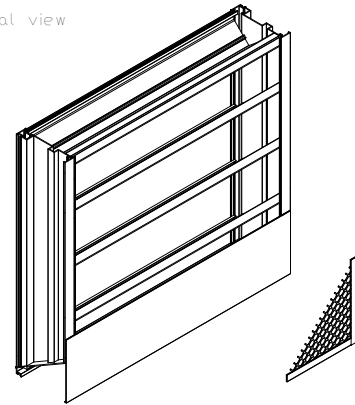
PRECEDENT



PRECEDENT

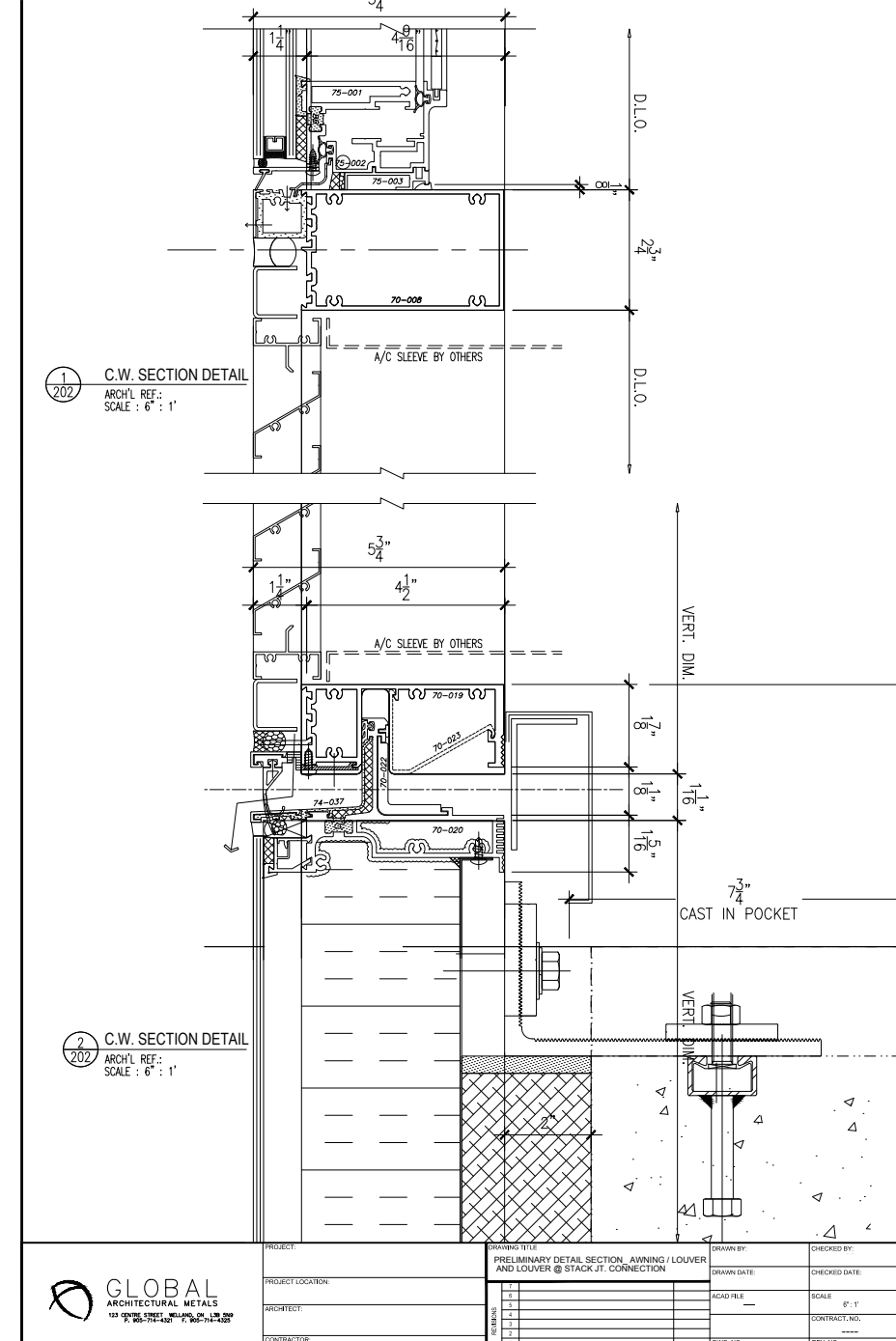


Internal view



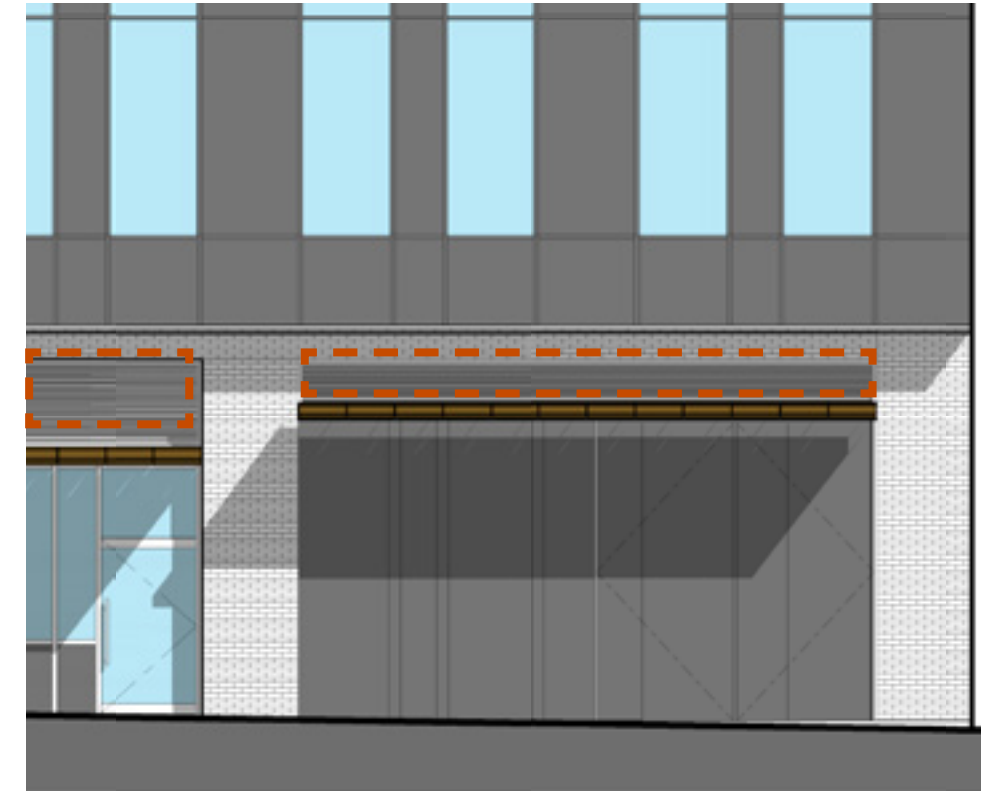
EDD-601
 6" Frame, Dual Blade

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



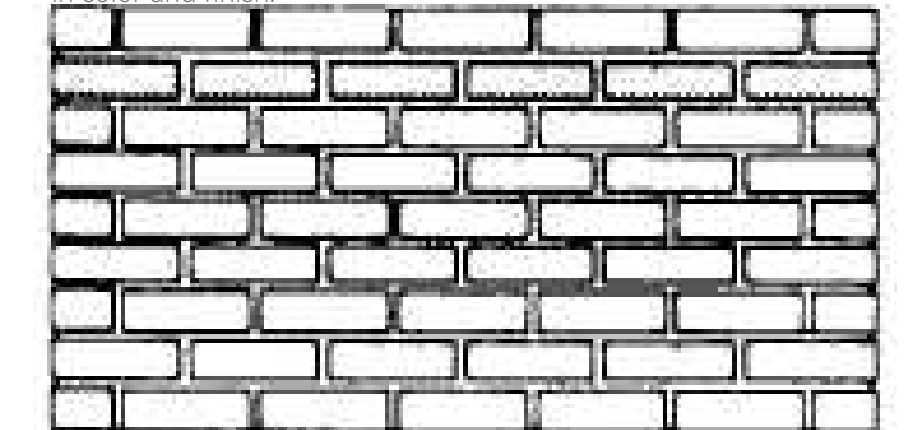
PRECEDENT



DARK BURGUNDY BRICK

DARK BURGUNDY BRICK

Dark burgundy 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

Specification Sheet

lumenfacade™
 WHITE & STATIC COLORS

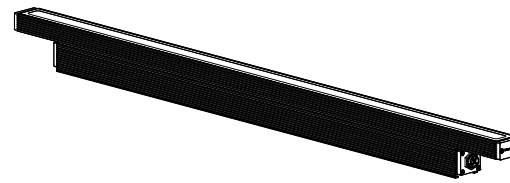
Client _____ Project name _____

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 :

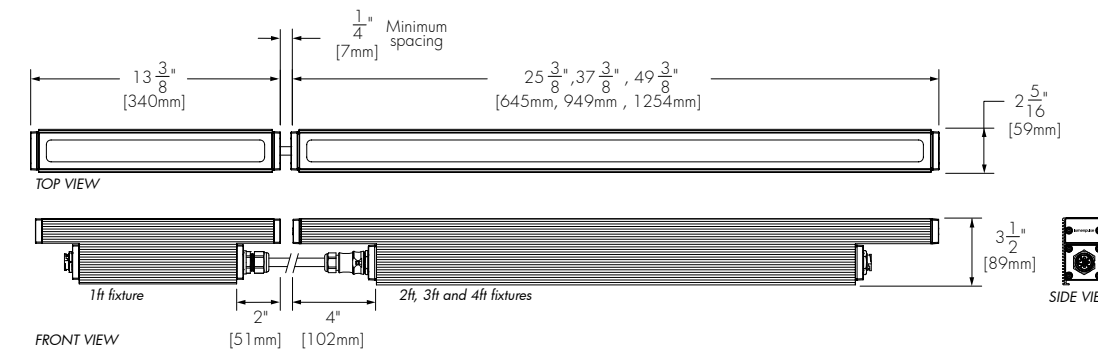
- CRI values: 85+ (2700K), 80+ (3000K), 78+ (4000K)
- lumen maintenance 120,000 hrs [L70 @ 25°C]
- lumen measurements comply with LM - 79 - 08 standard
- Resolution per foot or per fixture (configured with lumenID V3 software & RDM)
- Operating temperatures: -25° C to 50° C [-1.3F to 122F]

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!

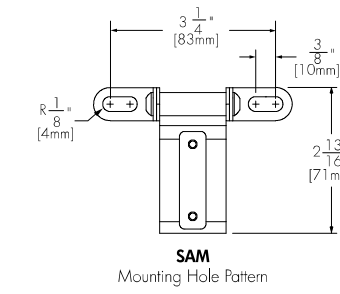
PRODUCT INFORMATION / LIGHTING

Surface Mount

SAM
 Slim Adjustable Mounting



UMP
 Fixed Mounting

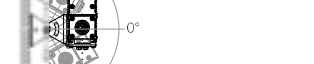


Wall Mount

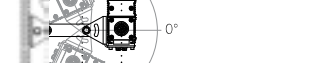
UMAS
 Universal Adjustable Mounting



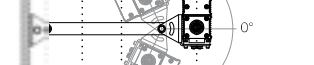
WAM2
 Adjustable Wall Mounting 2"



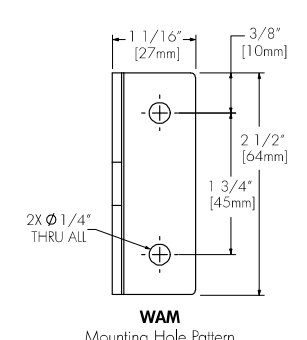
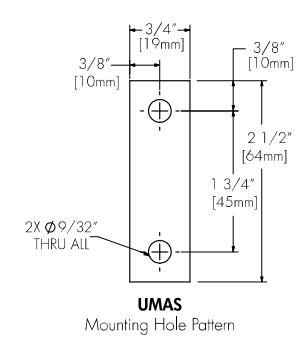
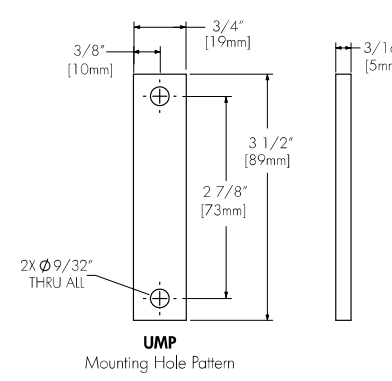
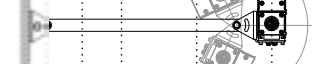
WAM6
 Adjustable Extended Arm Mounting 6"



WAM12
 Adjustable Extended Arm Mounting 12"



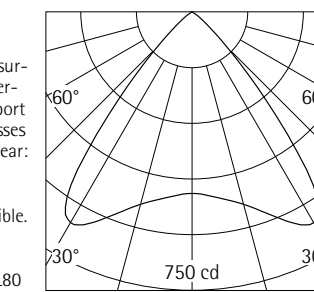
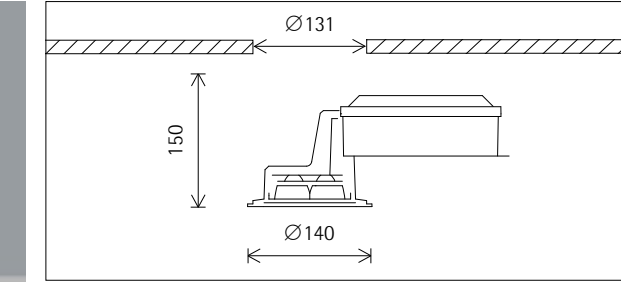
WAM18
 Adjustable Extended Arm Mounting 18"



PRODUCT INFORMATION /LIGHTING

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)
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++

	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 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.		



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

Example: DL-AC-FLEX-30

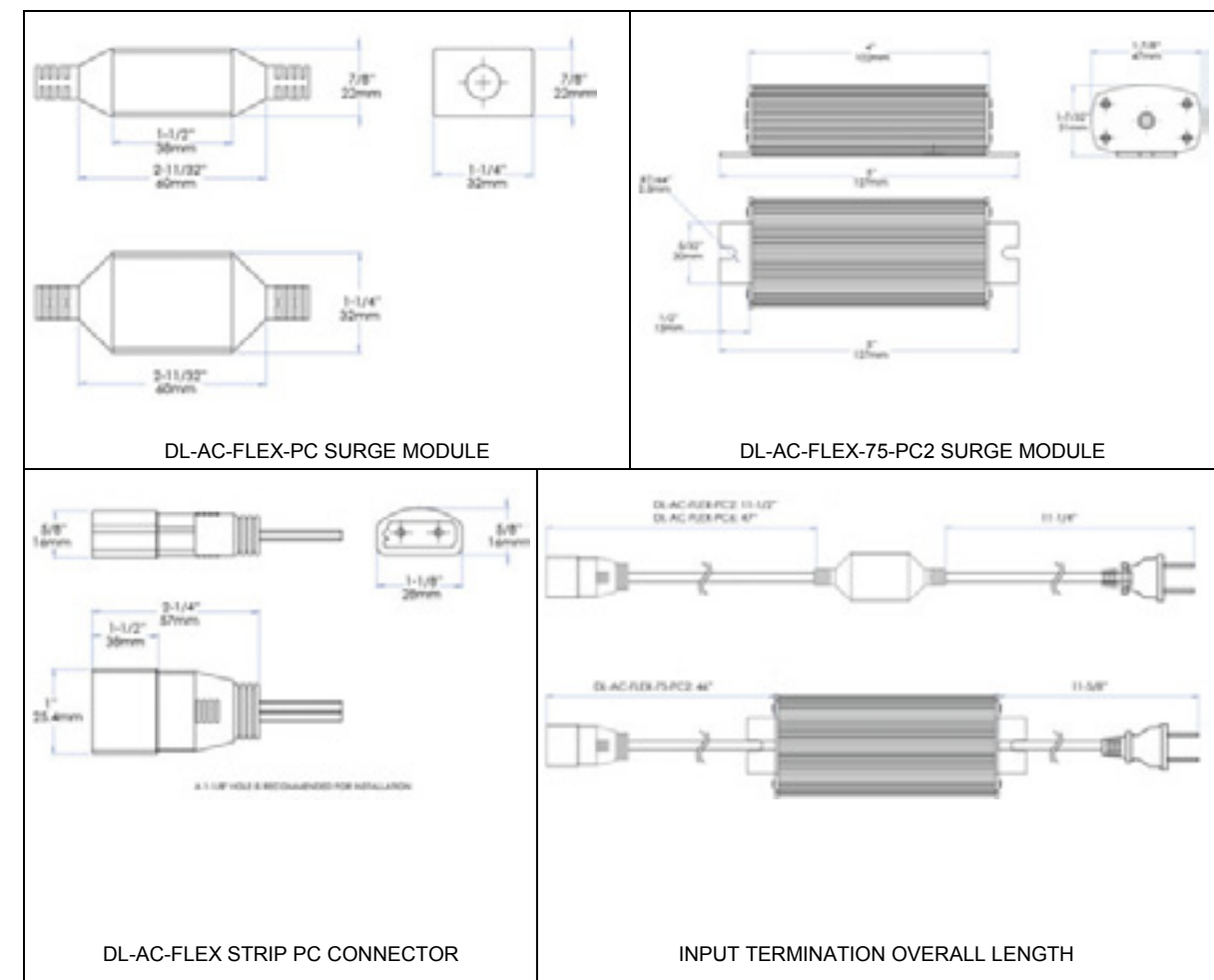
- * Contact factory for custom colors
- ** Powered by Mag-LED
- *** Never exceed dimmer max wattage
- ♦ Plug & Play version only. ETL certified. Not submersible. Not intended for applications where water can puddle or product can be covered by snow.
- Nominal



DL-AC-FLEX (INFINA) Order Calculations Sheet

	Type	
	Project	
	Catalog No.	

Components Dimensions

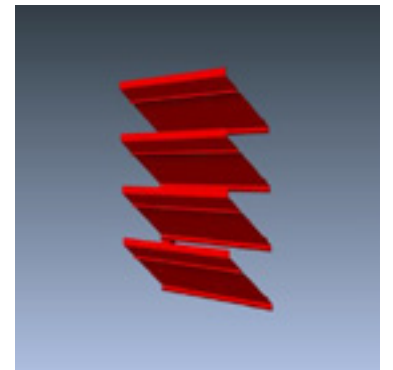


DL-AC-FLEX STRIP PC CONNECTOR INPUT TERMINATION OVERALL LENGTH



MODEL 650XPI

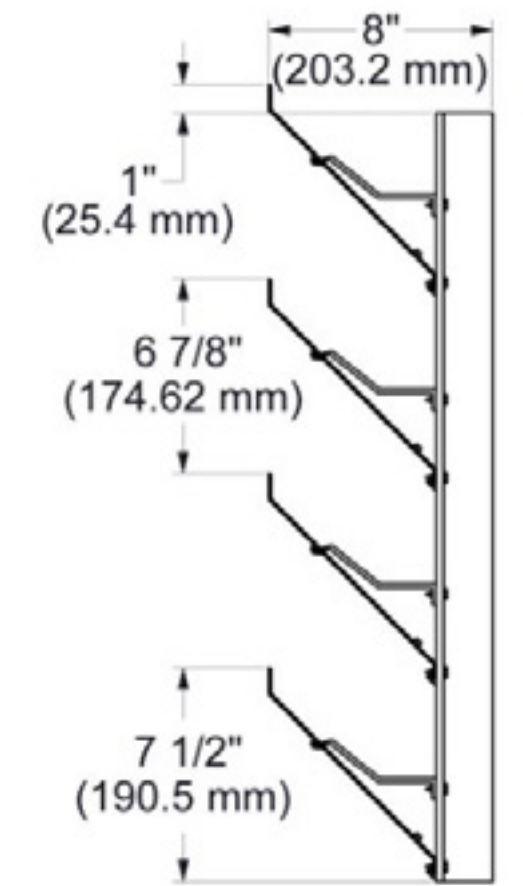
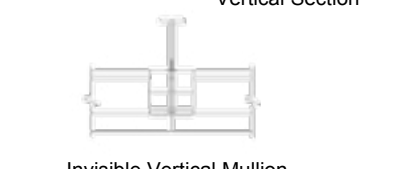
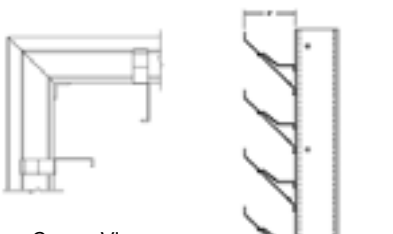
- STANDARD CONSTRUCTION
- **Material:** Extruded Aluminum 6063-T6
 - **Vertical Supports:** 5" x 2" x .125" Aluminum Support Channels
 - **Blades** 6" (152mm) deep, .081" (2.1mm) nominal wall thickness
 - **Blade Spacing:** 6.875" (175mm) on center
 - **Finish:** Mill



- OPTIONAL ACCESSORIES
- Cap Flashing
 - Hinged Access Panels
 - Visible Mullions
 - Invisible Mullions for continuous blade appearance

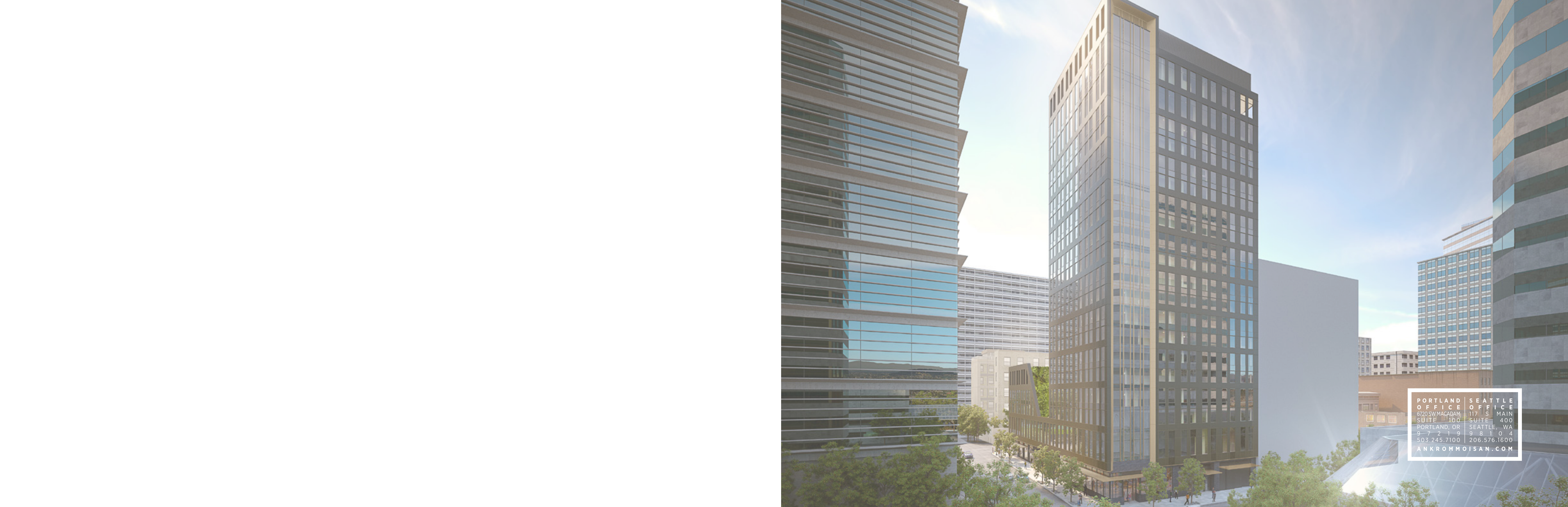
- FINISHES
- **2 coat fluoropolymer:** Kynar® 500 / Hylar® 5000 custom colors available in 70% PVDF (AAMA 2605) or 50% PVDF (AAMA 2604) formulas.
 - **3 coat fluoropolymer:** Kynar 500 / Hylar 5000 custom colors available in 70% PVDF (AAMA 2605) formulas.
 - **Anodic finishes:** Class I and Class II in Clear, Light/Medium/Dark Bronze, Champagne, and Black.
 - **Prime coat**
 - **Mill**

- SUGGESTED SPECIFICATIONS
- General: Furnish and install where indicated on drawings 6" (152mm) Extruded Aluminum Inverted Equipment Screen Model 650XPI as manufactured by Industrial Louvers, Inc., Delano, MN.
 - Material: Extruded aluminum supports and blades shall be one piece 6063-T6 alloy. Vertical supports shall have a material thickness of .125" (3.2mm). Fixed inverted blades shall have a material thickness of .081" (2.1mm). Supports and blades shall be joined by stainless steel mechanical fastener.



Qty.	Size:	Actual		M.O.	Mullion Type	No. of Sections	Notes
		Width	Height				
<input type="checkbox"/>	Sill flashing:				Project:		
<input type="checkbox"/>	Screen:				Location:		
<input type="checkbox"/>	Finish:				Architect:		
<input type="checkbox"/>	Color:				Representative:		
<input type="checkbox"/>	Other:				Date:	Job #:	

CATALOG NO. 650XPI Rev: FEB 2015



PORTLAND	SEATTLE
OFFICE	OFFICE
6720 SW MACADAM	117 S MAIN
SUITE 100	SUITE 400
PORTLAND, OR	SEATTLE, WA
9-7-2-1-9	9-8-1-0-4
503.245.7100	206.576.1600
ANKROMMOISAN.COM	