



FRAMEWORK

APPENDIX “A” INDEX

DESIGN REVIEW, TYPE III APPLICATION
LU 16-128835 DZM
JUNE 20, 2016

LEVER ARCHITECTURE

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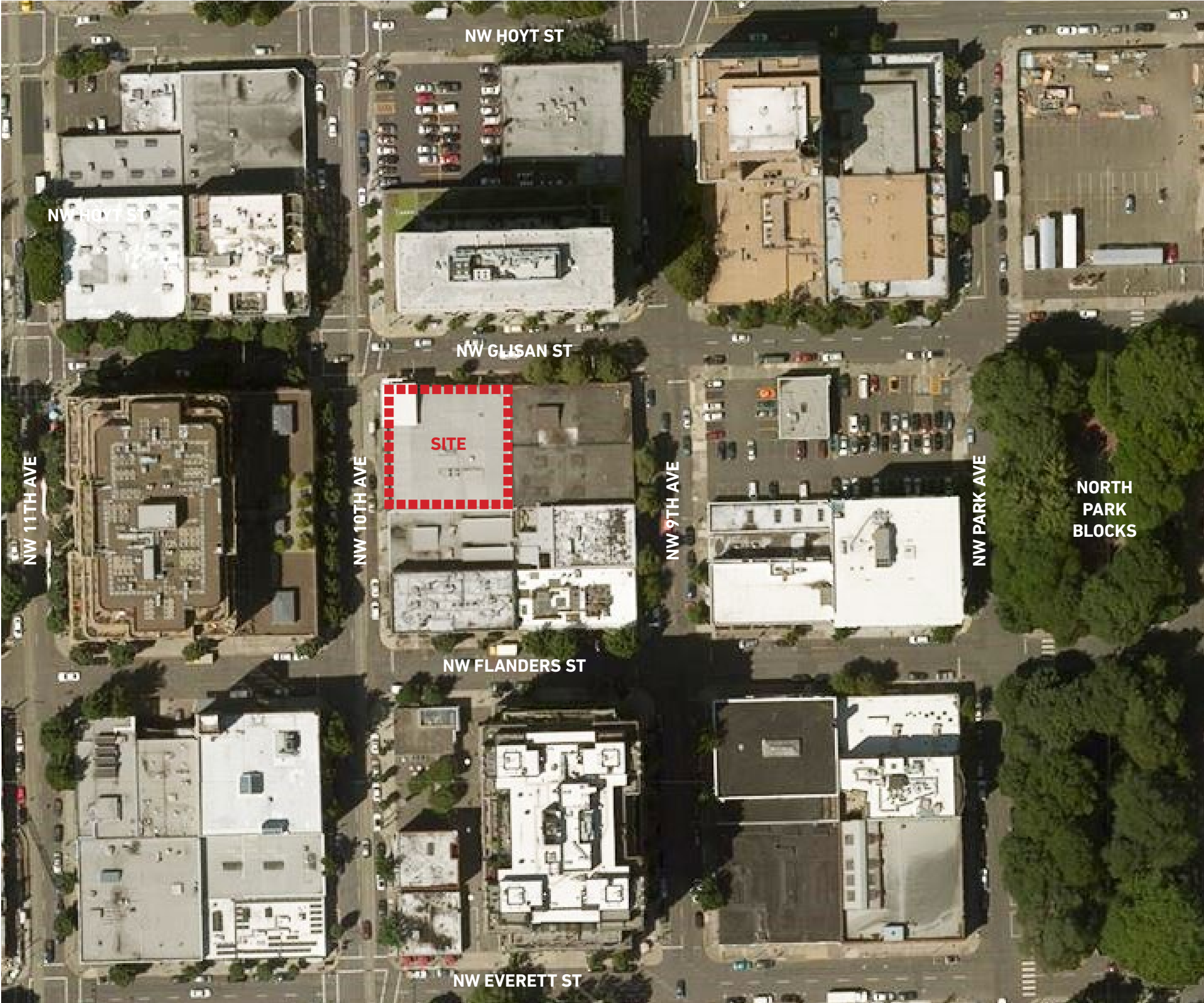
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VICINITY PLAN



01 NW 10th Avenue looking Southeast



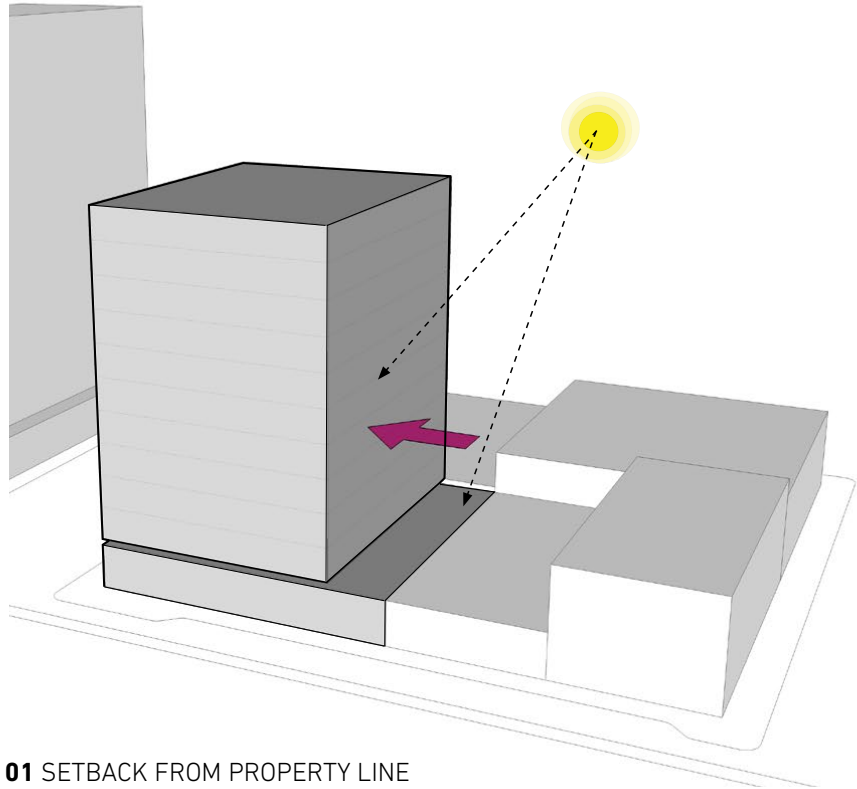
02 NW 10th Avenue looking Northeast



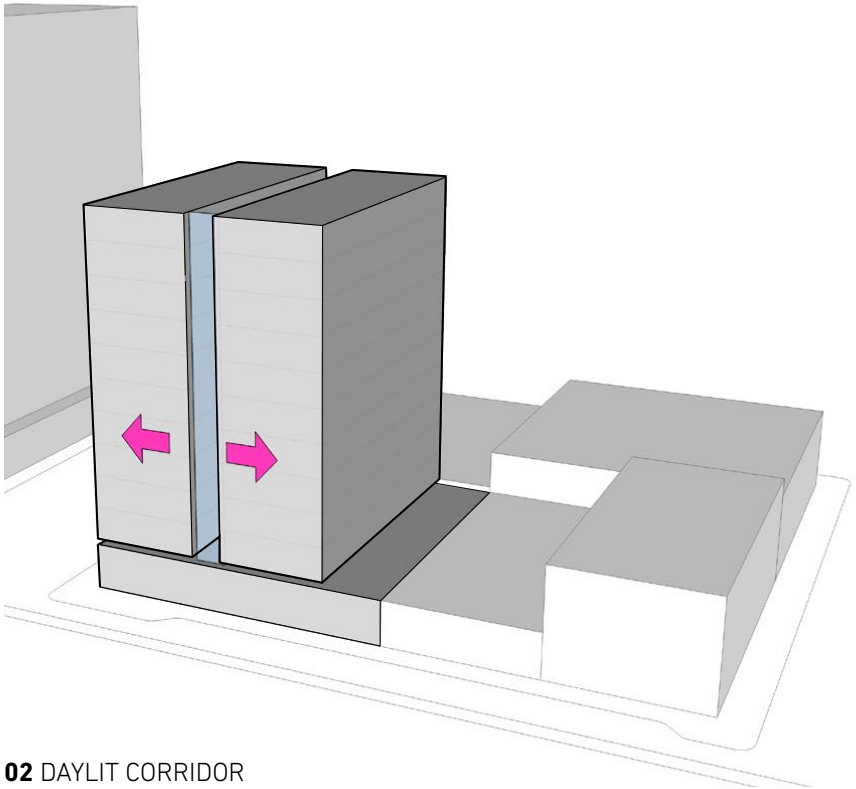
03 NW Glisan Street looking East



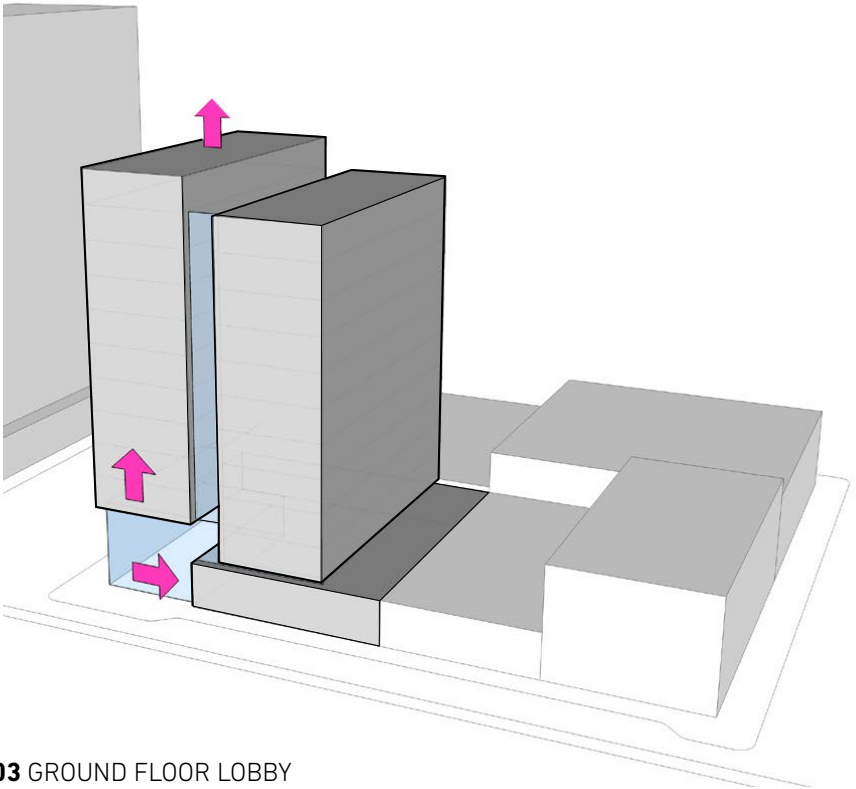
04 NW Glisan Street looking Southwest



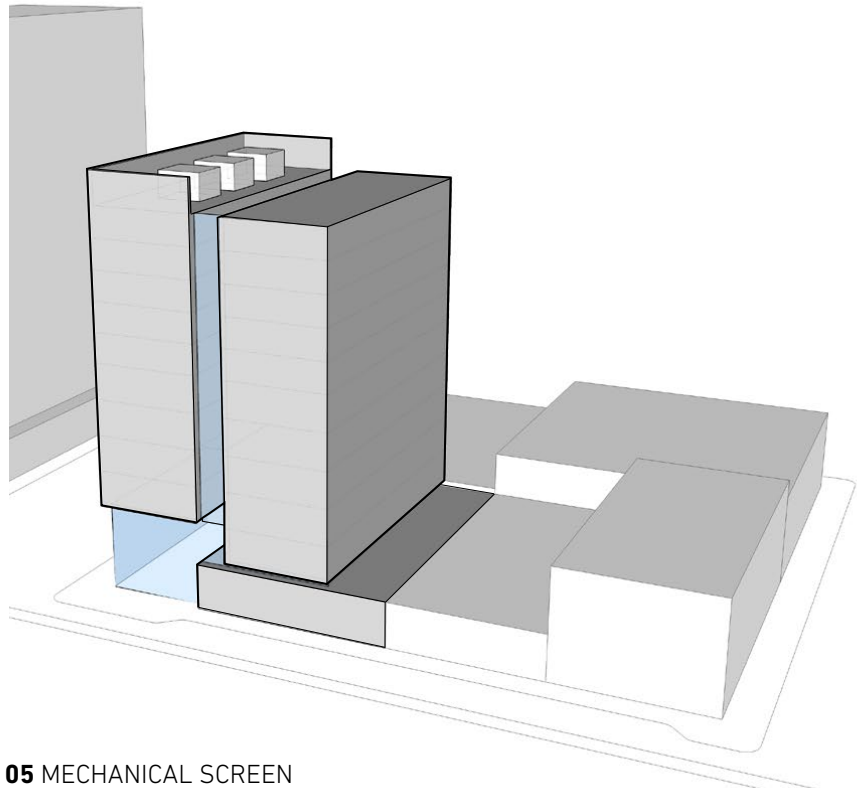
01 SETBACK FROM PROPERTY LINE



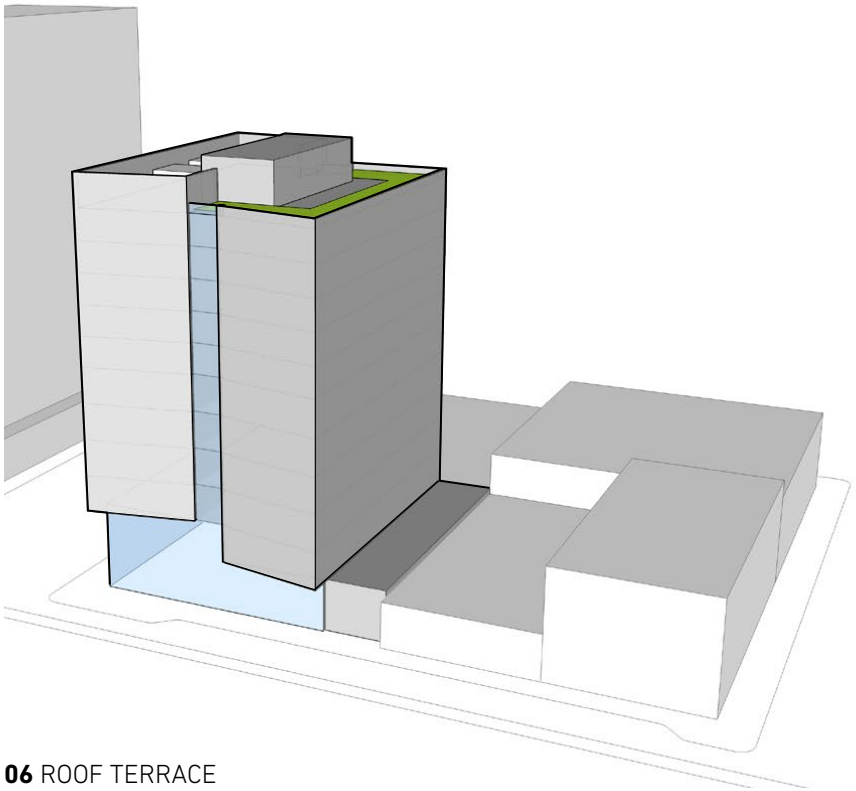
02 DAYLIT CORRIDOR



03 GROUND FLOOR LOBBY

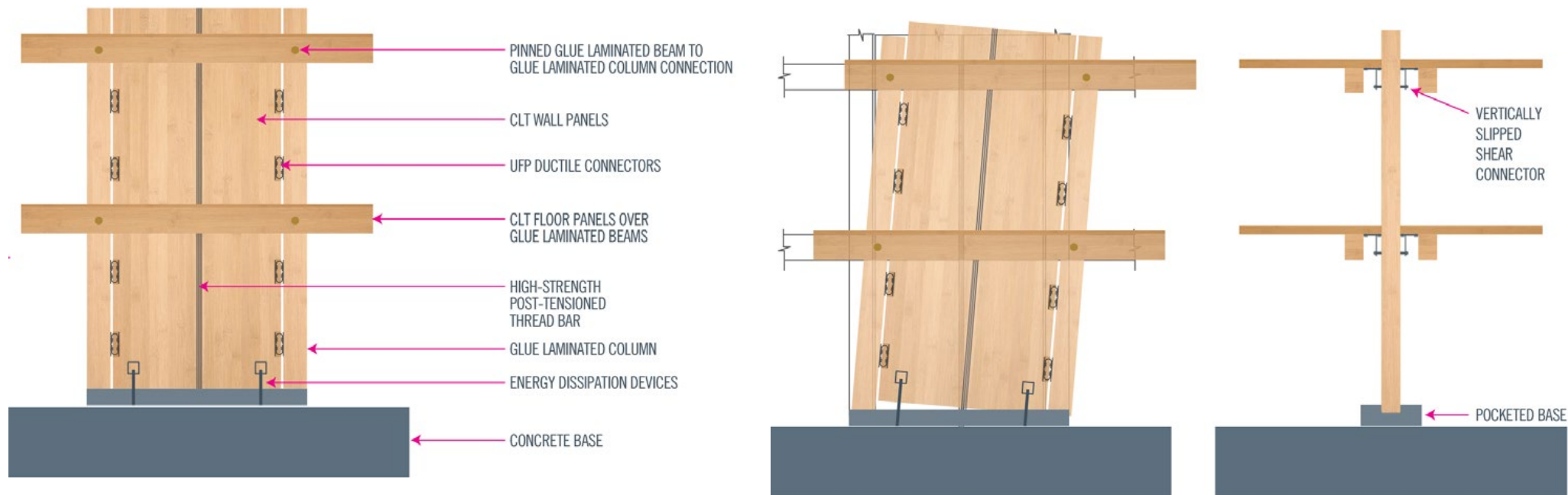


05 MECHANICAL SCREEN

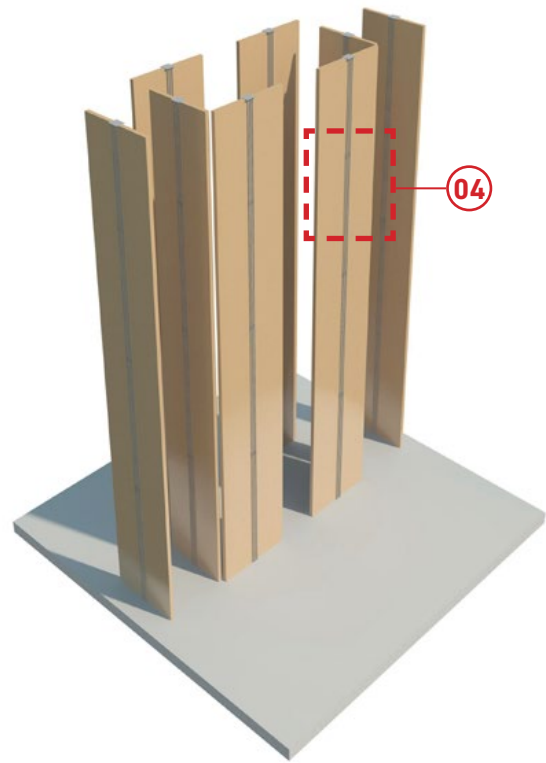


06 ROOF TERRACE

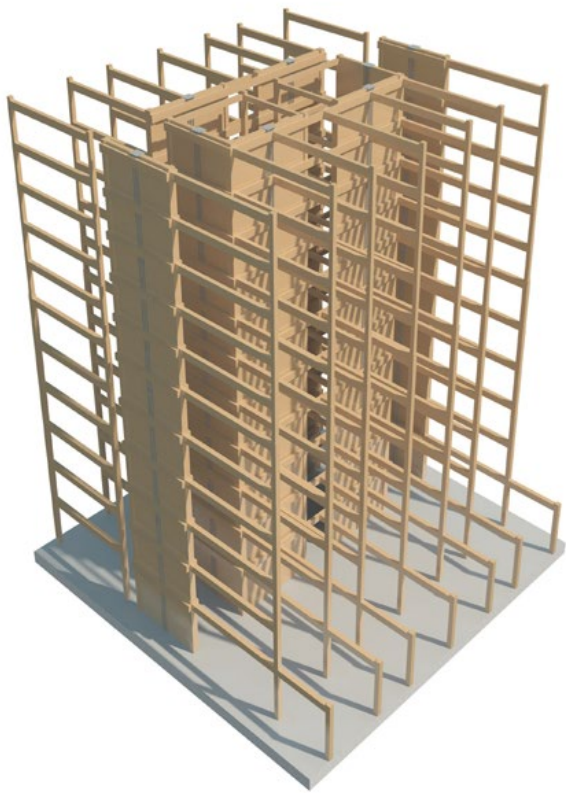
MASSING DIAGRAMS



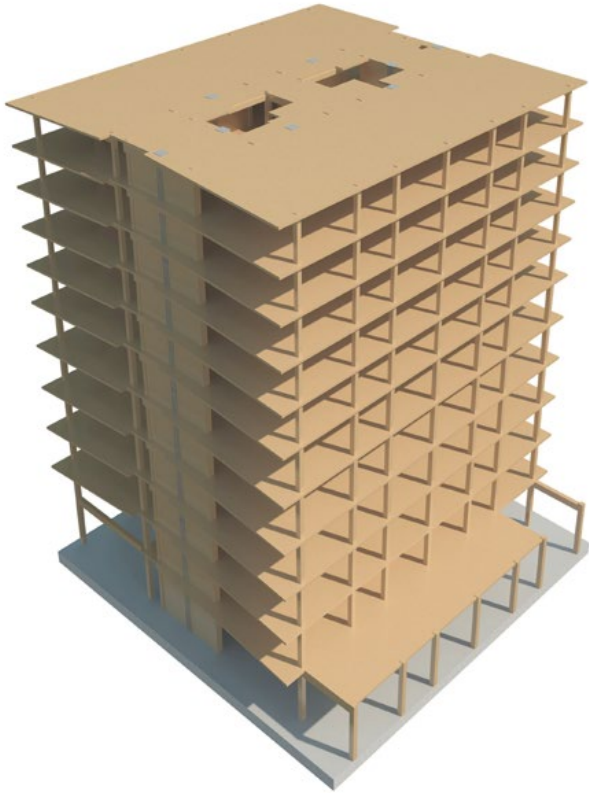
04 POST-TENSIONED ROCKING CLT SHEAR WALL DIAGRAM



01 CROSS-LAMINATED (CLT) SHEAR WALLS



02 GLULAM COLUMNS AND BEAMS



03 CLT FLOORS

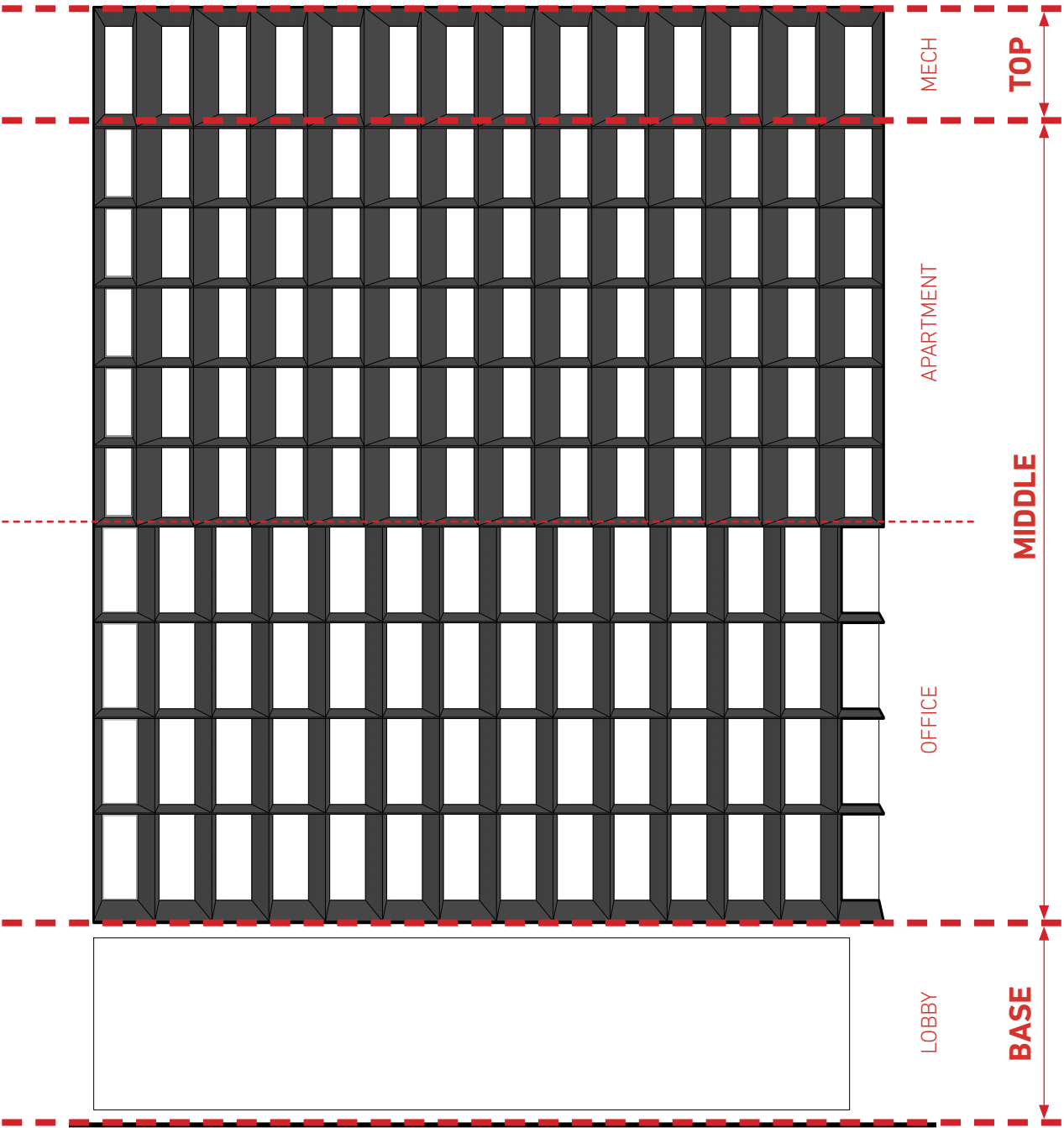


CLT PANELS AT ALBINA YARD PROJECT IN NORTH PORTLAND

STRUCTURAL DIAGRAM



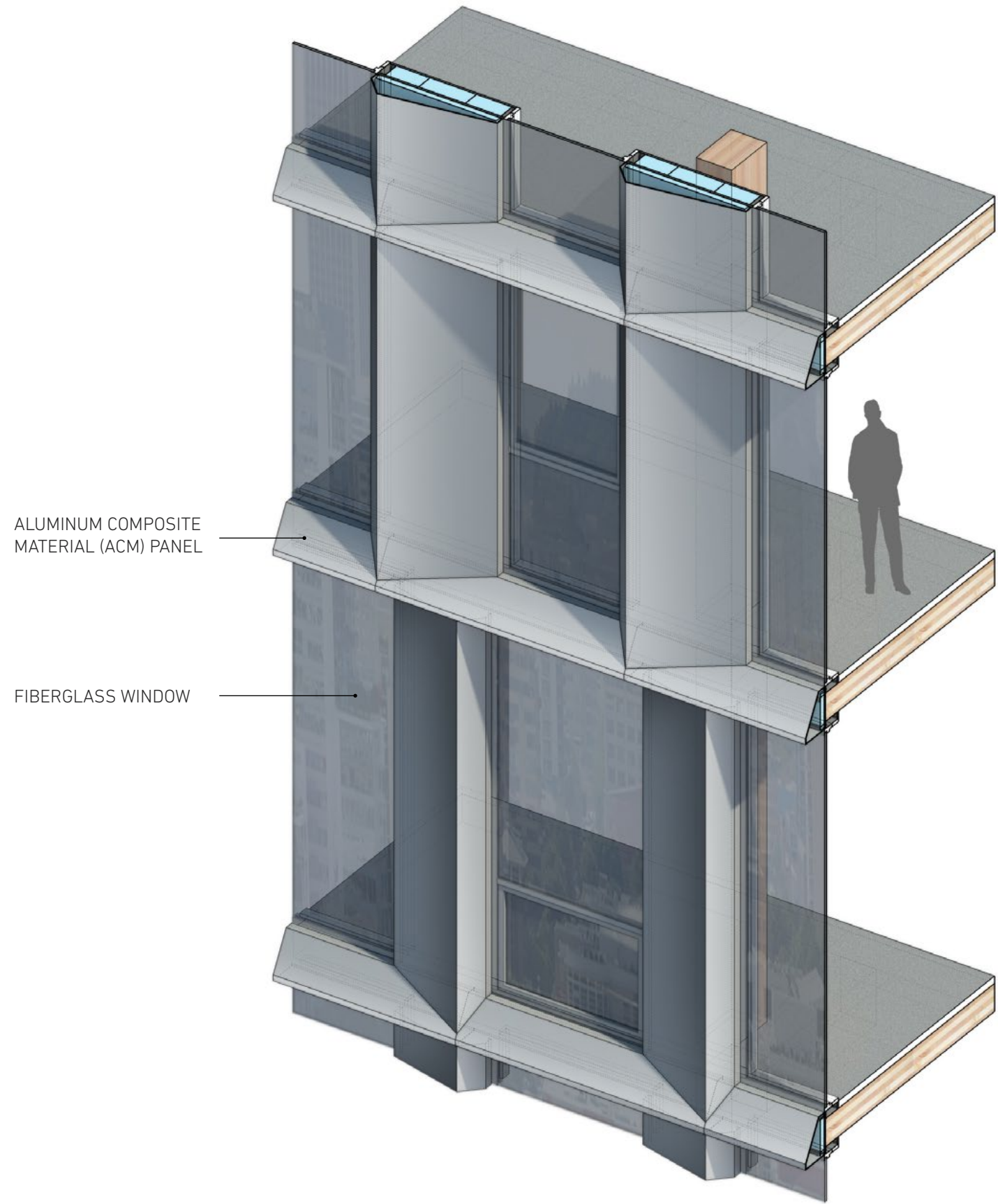
PEARL DISTRICT FACADES



NORTH ELEVATION DIAGRAM



FACADE INSPIRATION





VIEW LOOKING EAST ON GLISAN STREET



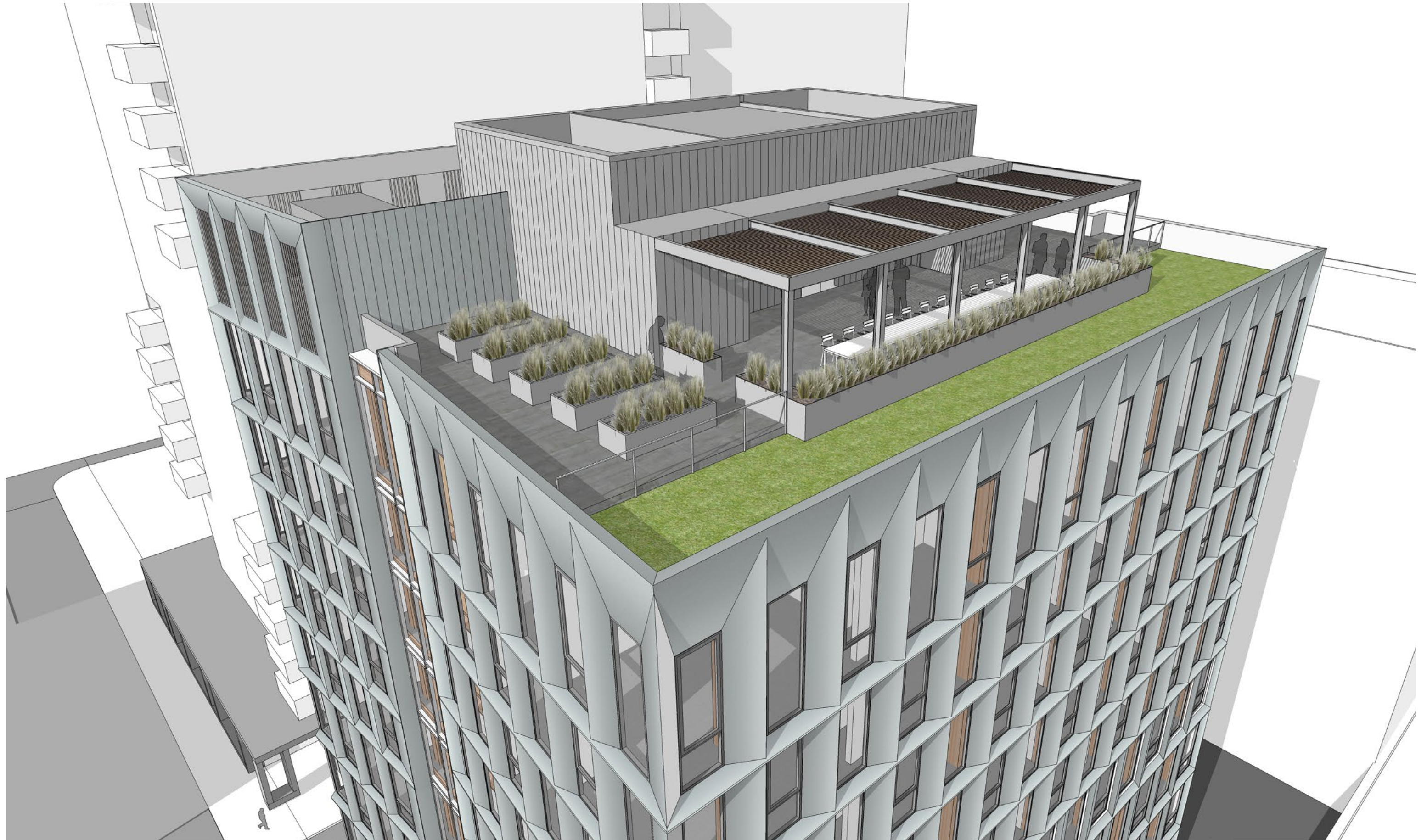
NIGHT VIEW LOOKING EAST ON GLISAN STREET



STREET VIEW LOOKING SOUTHEAST



STREET VIEW LOOKING NORTH ON 10TH AVENUE



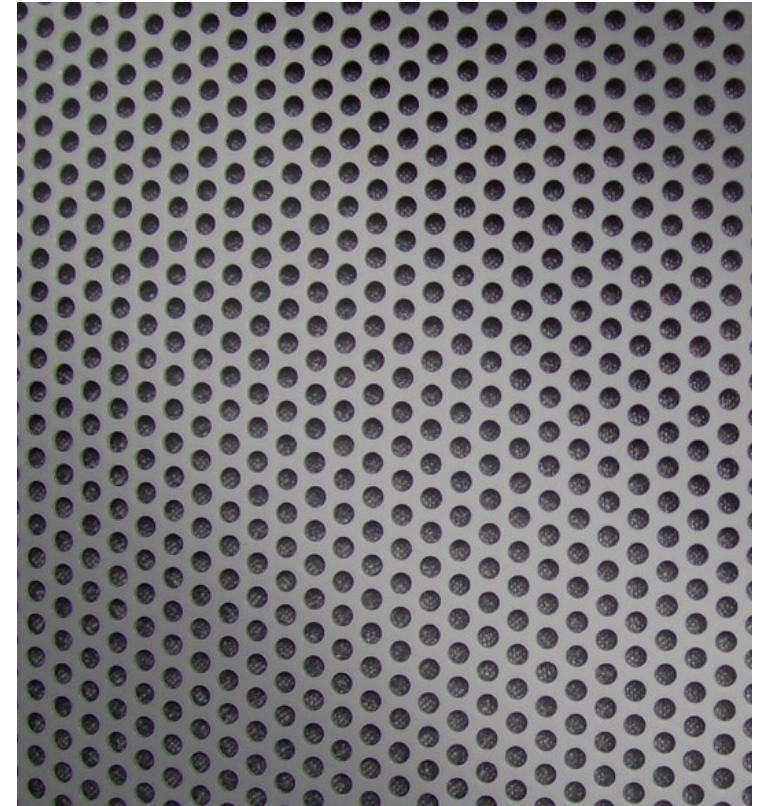
ROOF DESIGN: COMMUNITY GARDEN AND TRELLIS ADD-IN



METAL PANEL, WP-2



ALUMINUM COMPOSITE PANEL



PERFORATED METAL PANEL



GLULAM COLUMN

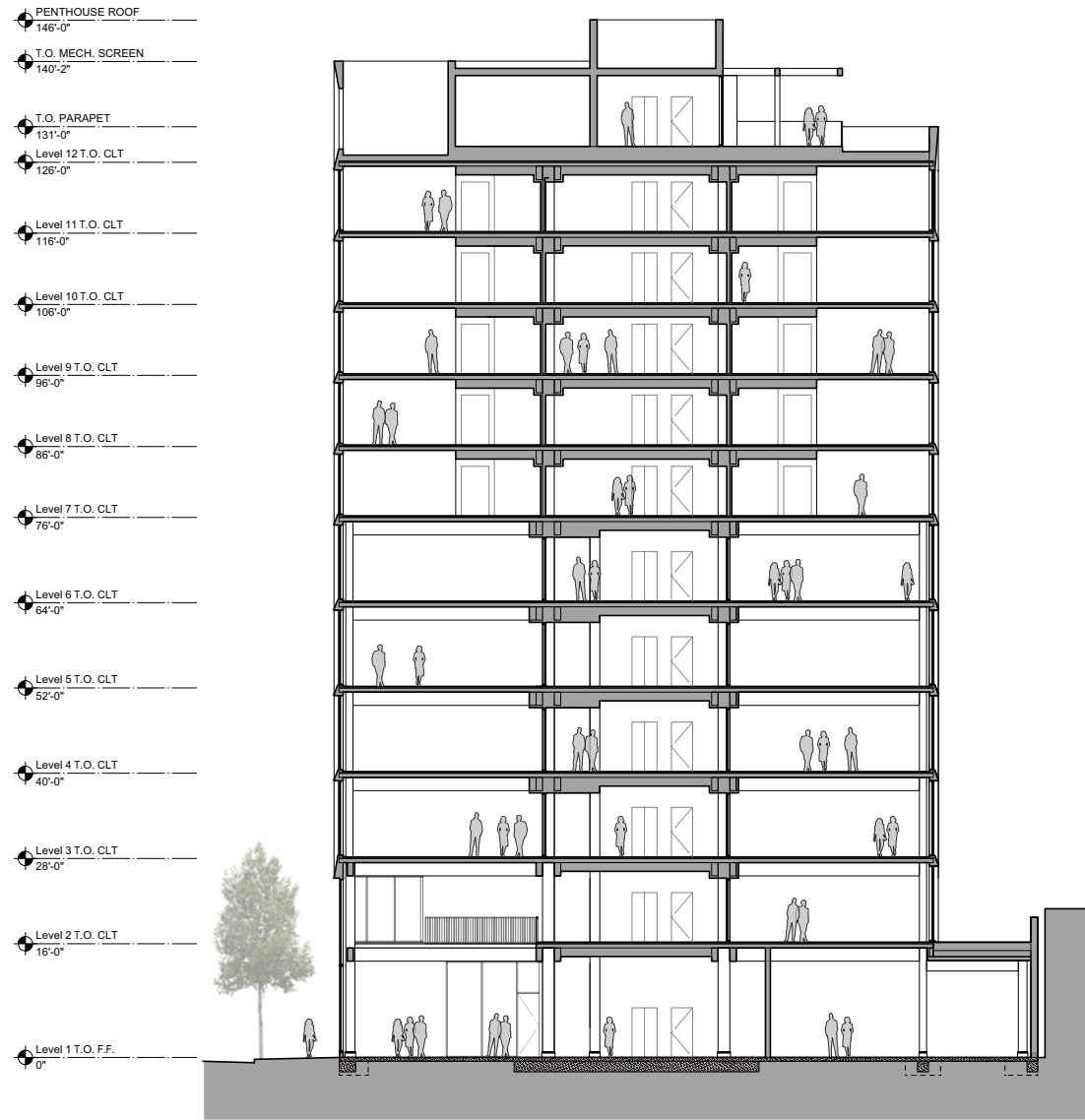


BOARD FORMED CAST-IN-PLACE CONCRETE



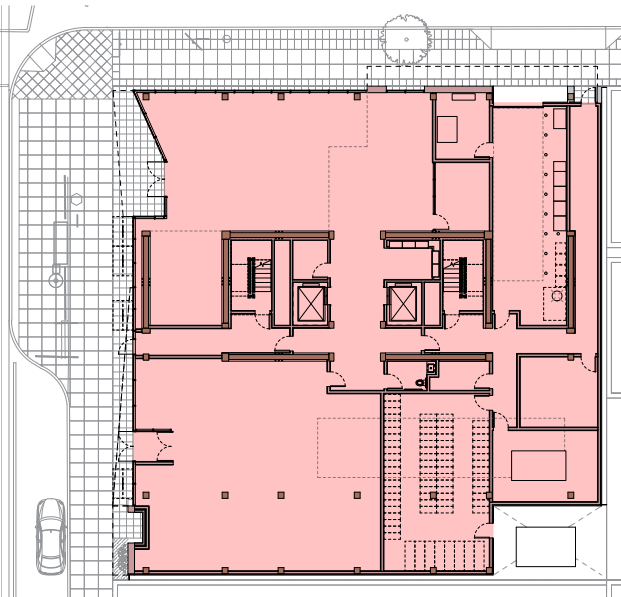
FIBERGLASS WINDOW

FACADE MATERIALS



EA OPTIONS - 33.510.210.C.

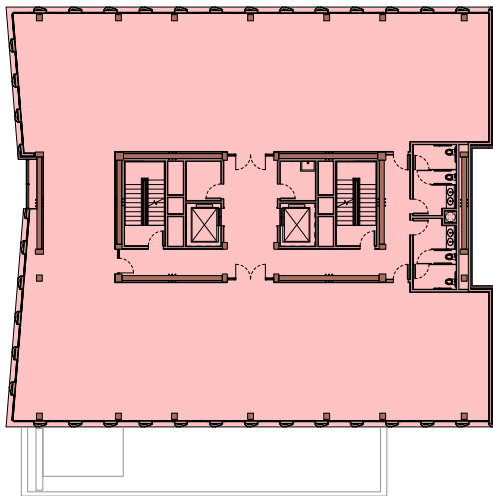
		BASE AREA		BONUS AREA	
FLOOR	FLOOR AREA (GSF)	NON-HOUSING AREA (GSF)	HOUSING AREA (GSF)	HOUSING BONUS AREA (GSF)	ECO ROOF BONUS AREA (GSF)
1	8,835	8,835			
2	7,418	7,418			
3	8,092	8,092			
4	8,092	8,092			
5	8,092	563		4,529	3,000
6	8,092			8,092	
7	8,092		8,092		
8	8,092		8,092		
9	8,092		8,092		
10	8,092		1,813	6,279	
11	8,092			8,092	
12	911		911		
GSF		60,000		29,992	
FAR		6		3	
TOTAL GSF	89,992	33,000	27,000	26,992	3,000
PROPOSED FAR	9.00	3.30	2.70	2.70	0.30



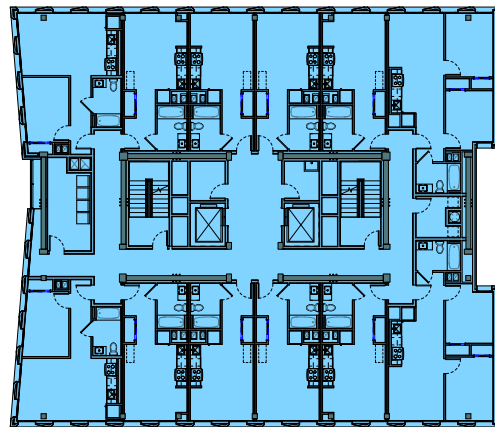
Level 1
8,835 GSF



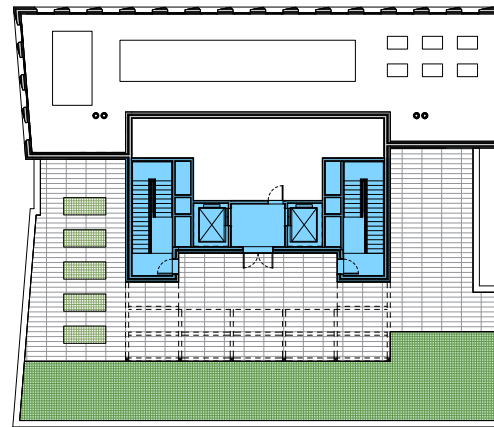
Level 2
7,418 GSF



Levels 3-6
8,092 GSF



Levels 7-11
8,092 GSF



Level 12
911 GSF

FAR CALCULATIONS



→

THE ORIGINAL
MINI MUM
VERTICAL BIKE HANGER

Bike Solutions

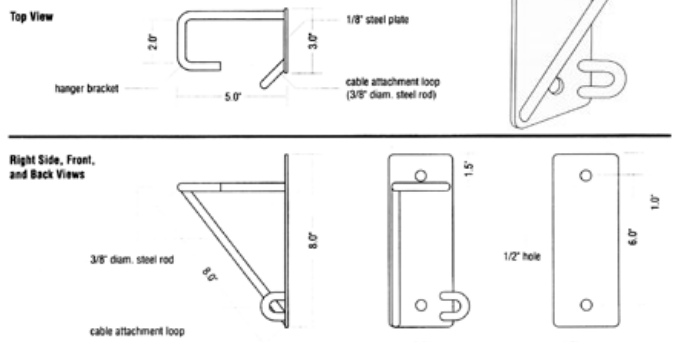
by Vermont Manufacturing Services, Inc.
www.vtbikesolutions.com | 802.775.7638



Specifications & Technical Information:

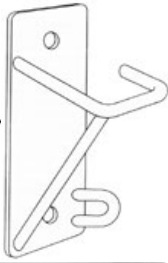
Height: 8" (20.3 cm).
Width: 3" (7.6 cm).
Depth: 5" (12.7 cm).
Weight: 1.4 lbs (0.6 kg) without cable; 2.2 lbs (1 kg) with cable.
Construction: Steel plate and 3/8" (9.5 mm) diameter steel rod.
Finish: Powder coat Black standard.
Mount (exterior or interior): To vertical surfaces only; Recommend two 3/8" x 2" bolts with anchors in masonry or concrete; 3/8" x 2" lag screws for wood; Mounting surface must be capable of supporting weight of several bikes.
Spacing: *Hang all bikes by front wheel:* Mount hanger brackets 5'-8" high at 24" intervals. *Hang bikes by alternate front and rear wheels:* Mount hanger brackets 5'-8" high at 16" intervals. Bike project +/- 40" from surface of wall.
Recommend 5 ft. wide corridor (3 ft. minimum) for access to bikes. Allow adequate space at room corners for access to bikes (considering 40" bike projection).
Capacity: One bicycle.
Security cable: 1/4" (6.35mm) 7x19 galvanized vinyl coated; 56" (1.42m) long with loop at end.

Maintenance: Use touch-up paint specially formulated for powder coat finishes. No other special maintenance required.
Applications: Colleges and universities, multi-family housing, commercial, institutional and municipal buildings, parking garages, bike shelters, all season resorts, home bike storage.
Warranty: Three years parts replacement against manufacturer's defects under conditions of normal use; Anticipated life of product ten years plus.
Website: For more product information: www.vtbikesolutions.com

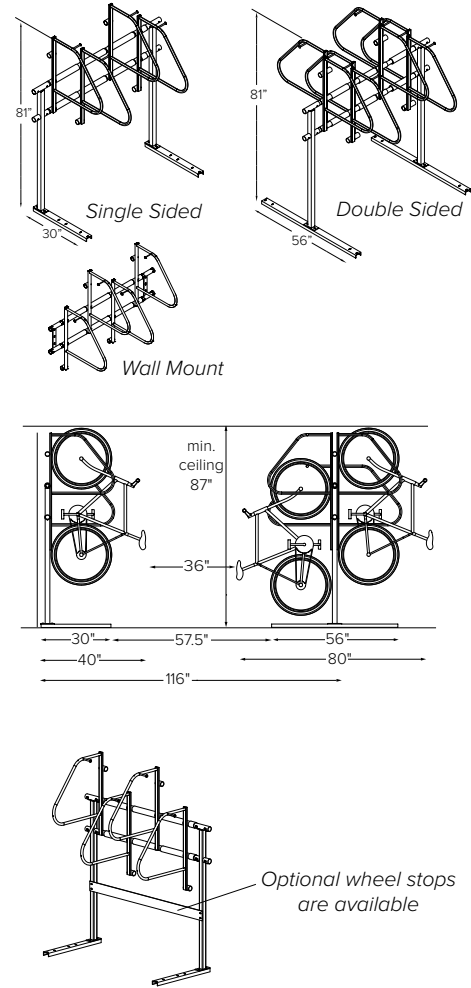


Installation:

Hang bikes as close as 1' apart.
Recurved bracket protrudes 5". Bike is hung by slipping a wheel over the bracket. Upper wheel is stabilized between the sturdy bracket brace and cable retention loop, preventing twisting and tilting. Lower wheel rests against vertical surface.
An optional permanently attached security cable is long enough to thread through both wheels and can be locked to frame.



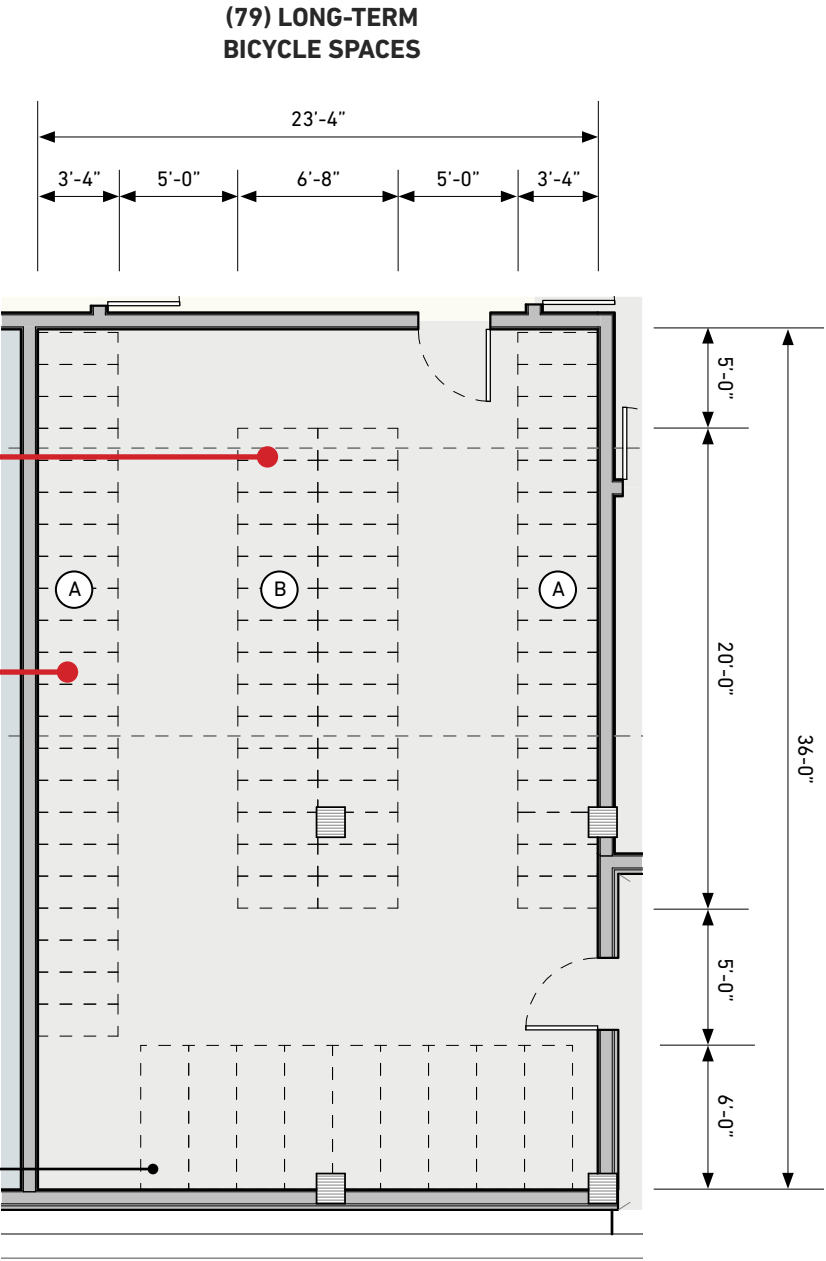
ULTRA SPACE SAVER Submittal Sheet



(30) LONG-TERM BICYCLE SPACES
FLOOR MOUNT RACK SYSTEM
16"X40"
MODIFICATION REQUESTED

(40) LONG-TERM BICYCLE SPACES
WALL MOUNT RACK SYSTEM
16"X40"
MODIFICATION REQUESTED

(9) LONG-TERM BICYCLE SPACES
2'X6' SPACE WITH 5'-0" CLEAR



(A) WALL MOUNTED RACK CUTSHEET

(B) FLOOR MOUNTED RACK CUTSHEET

GROUND FLOOR BICYCLE PARKING PLAN