

# 3RD & SALMON

HOTEL

JULY 7, 2016



THIRD & TAYLOR  
DEVELOPMENT LLC

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





## PROJECT DIRECTORY

### OWNER

#### **THIRD & TAYLOR DEVELOPMENT LLC**

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#### **KPFF CONSULTING ENGINEERS**

#### STRUCTURAL

#### **KPFF CONSULTING ENGINEERS**

#### MECHANICAL

#### **GLUMAC**

#### PLUMBING

#### **GLUMAC**

#### ELECTRICAL

#### **GLUMAC**

#### ENERGY MODELING

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#### LIGHTING DESIGN

#### **GLUMAC**

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VIEW FROM THE SOUTHEAST





VIEW FROM THE SOUTHWEST

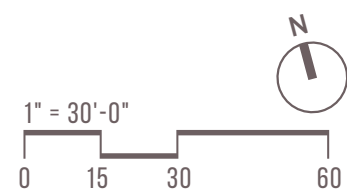
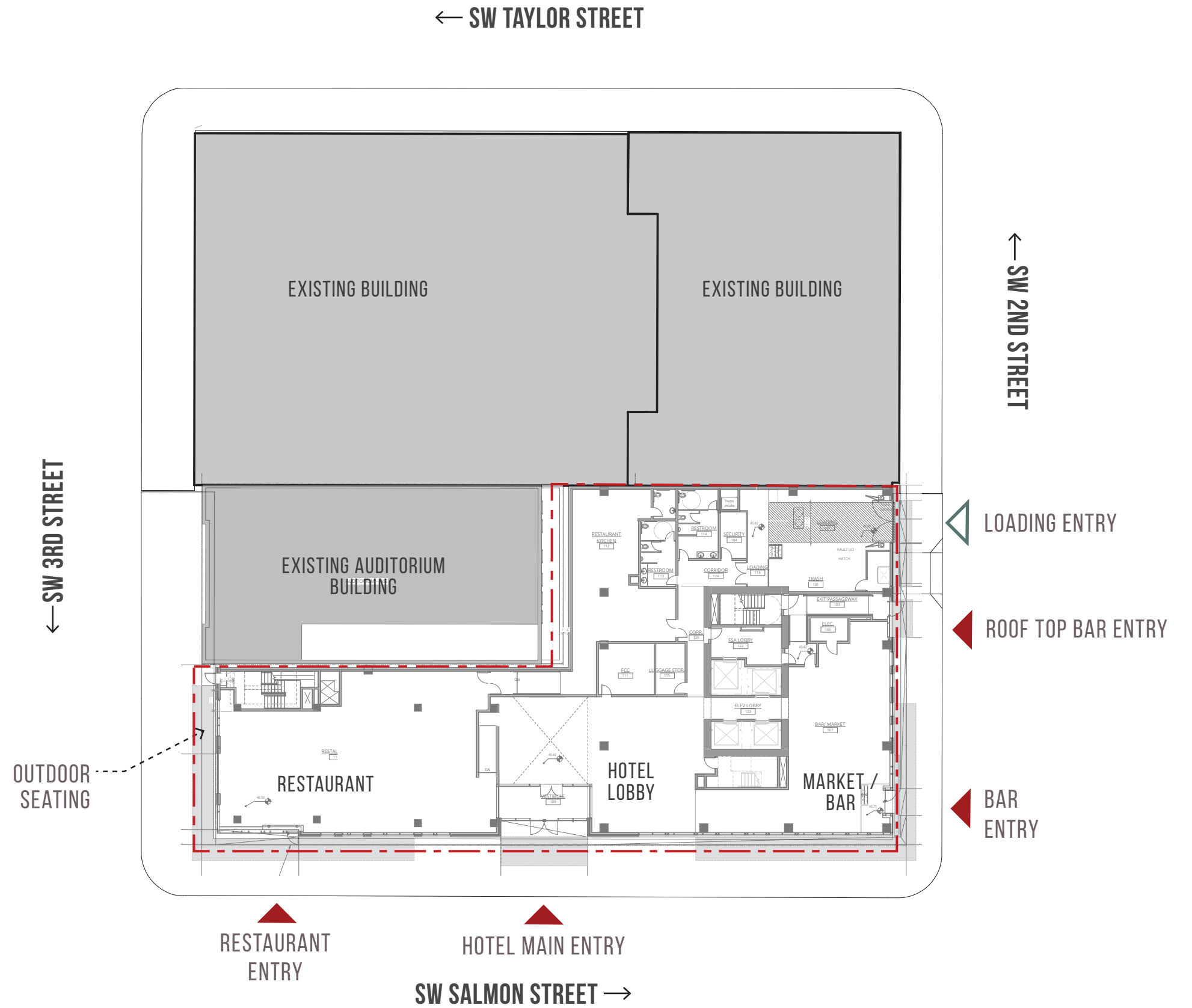


# 3RD & SALMON / PORTLAND, OR

## C.6 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.





- AMENITY
- OUTDOOR AMENITY
- RETAIL
- HOSPITALITY
- SUPPORT
- CIRCULATION/BOH

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





3RD & SALMON / PORTLAND, OR  
C.8 FLOOR PLANS - LEVEL 1





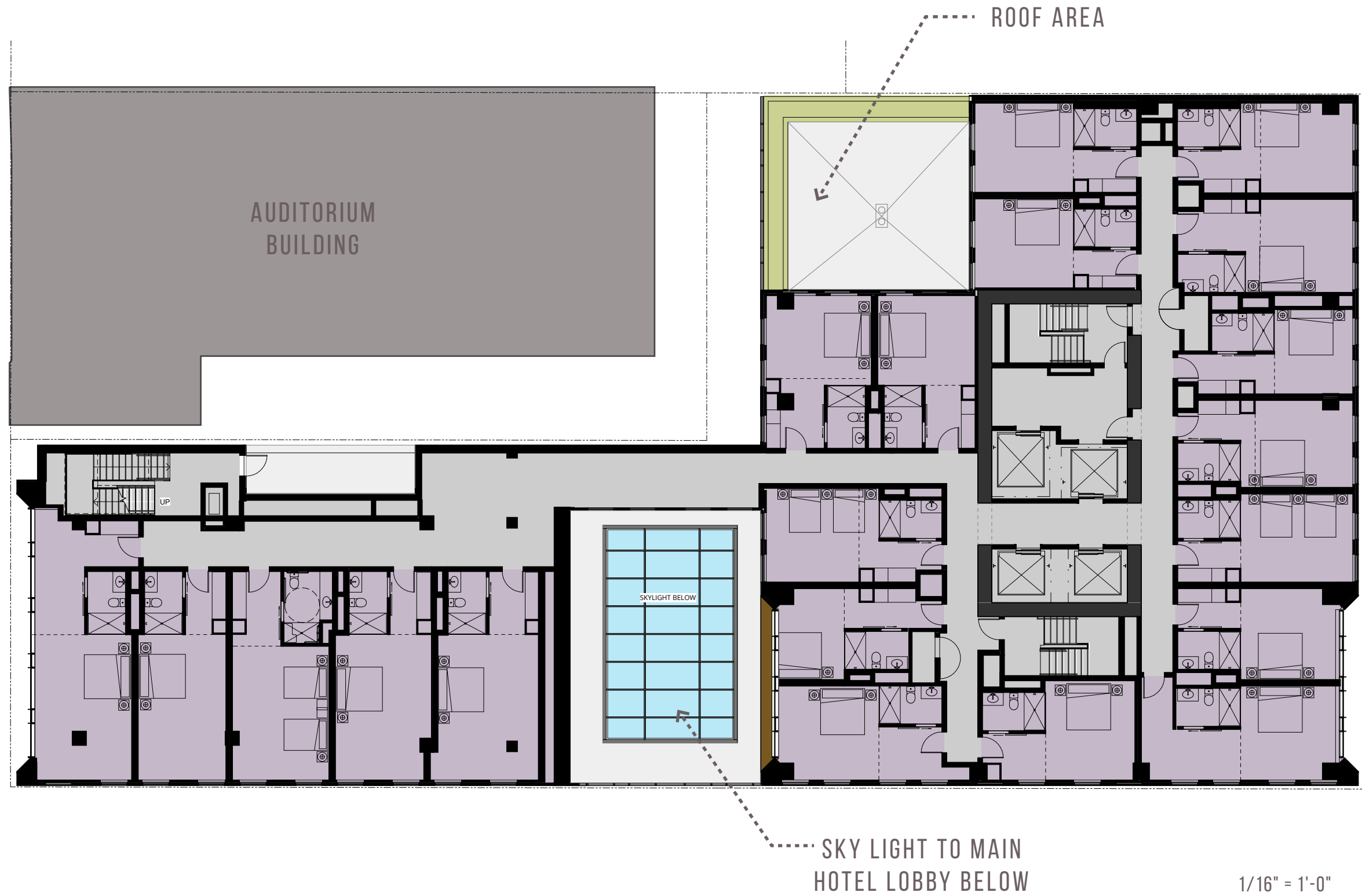


BALCONY

FLOOR OPENING CONNECTING  
LEVELS 1 AND 2



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C.10 FLOOR PLANS - LEVEL 3 - HOTEL SUITES





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SW 2ND AND SALMON STREET



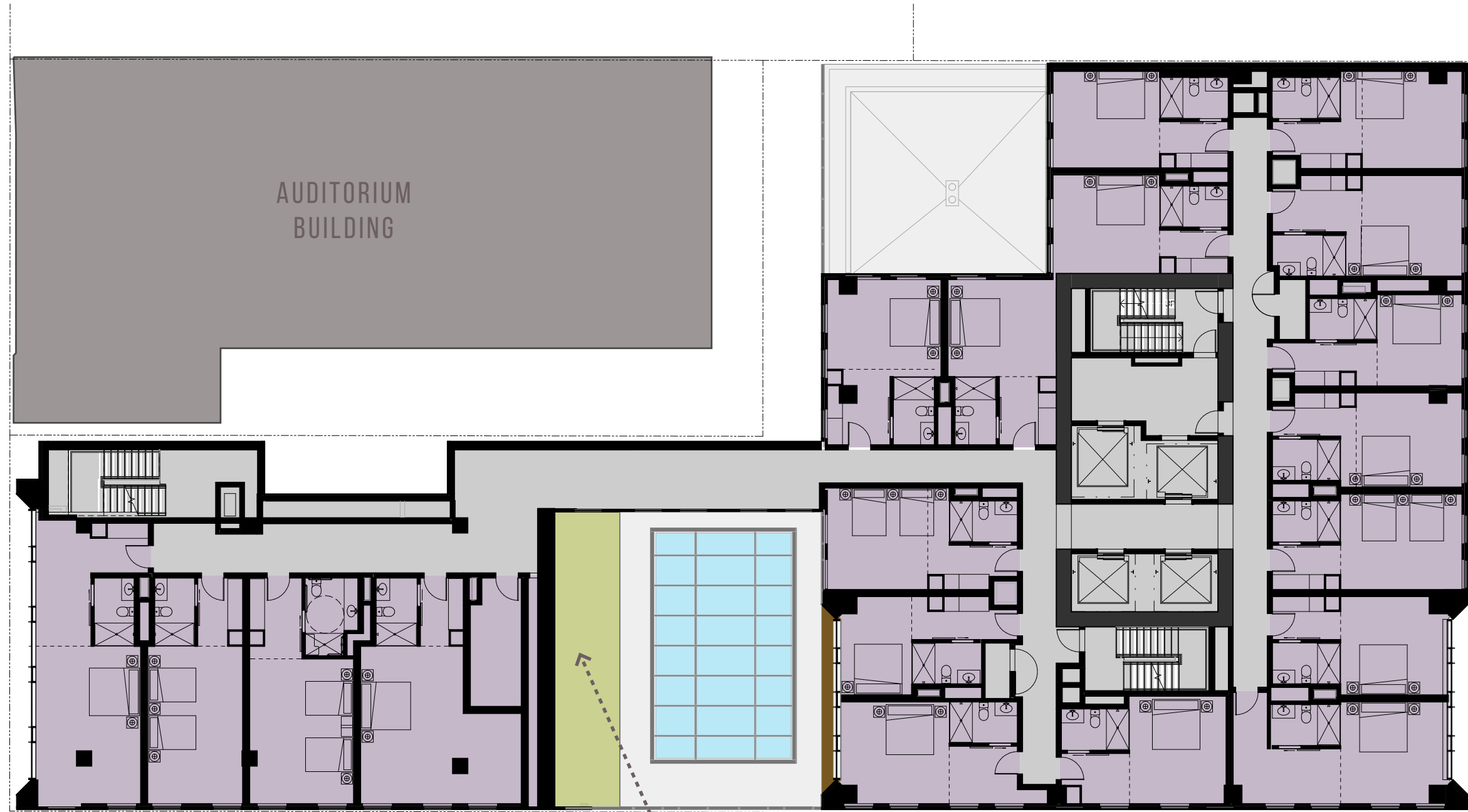


the HOTEL

SW 3RD AND SALMON STREET

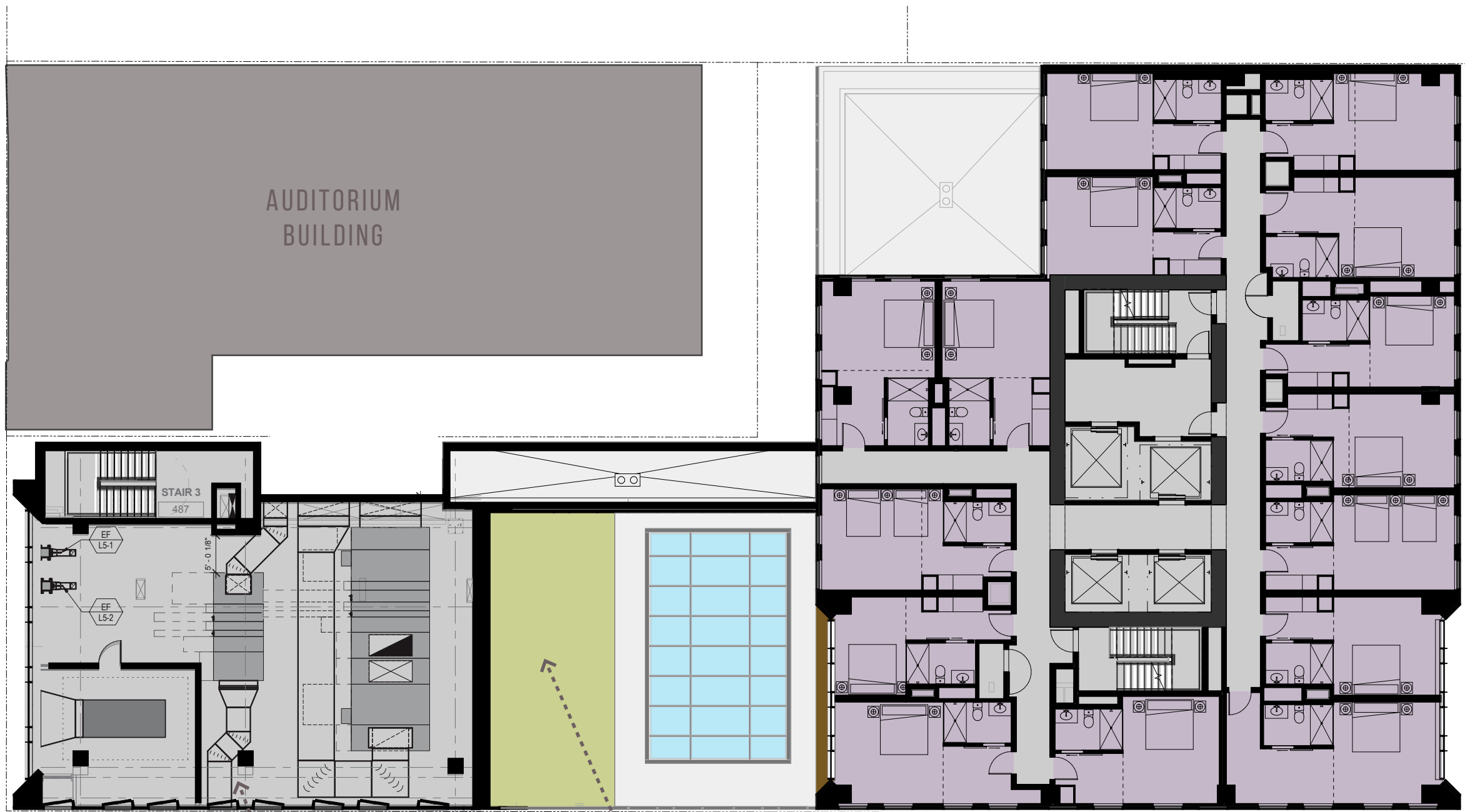


3RD & SALMON / PORTLAND, OR  
C.14 FLOOR PLANS - LEVEL 4 - HOTEL SUITES



-----SLOPED PLANTED WALL





ENCLOSED MECHANICAL  
AREA

SLOPED PLANTED WALL



3RD & SALMON / PORTLAND, OR  
C.16 FLOOR PLANS - LEVEL 6 - HOTEL SUITES



GREEN ROOF

SLOPED PLANTED WALL

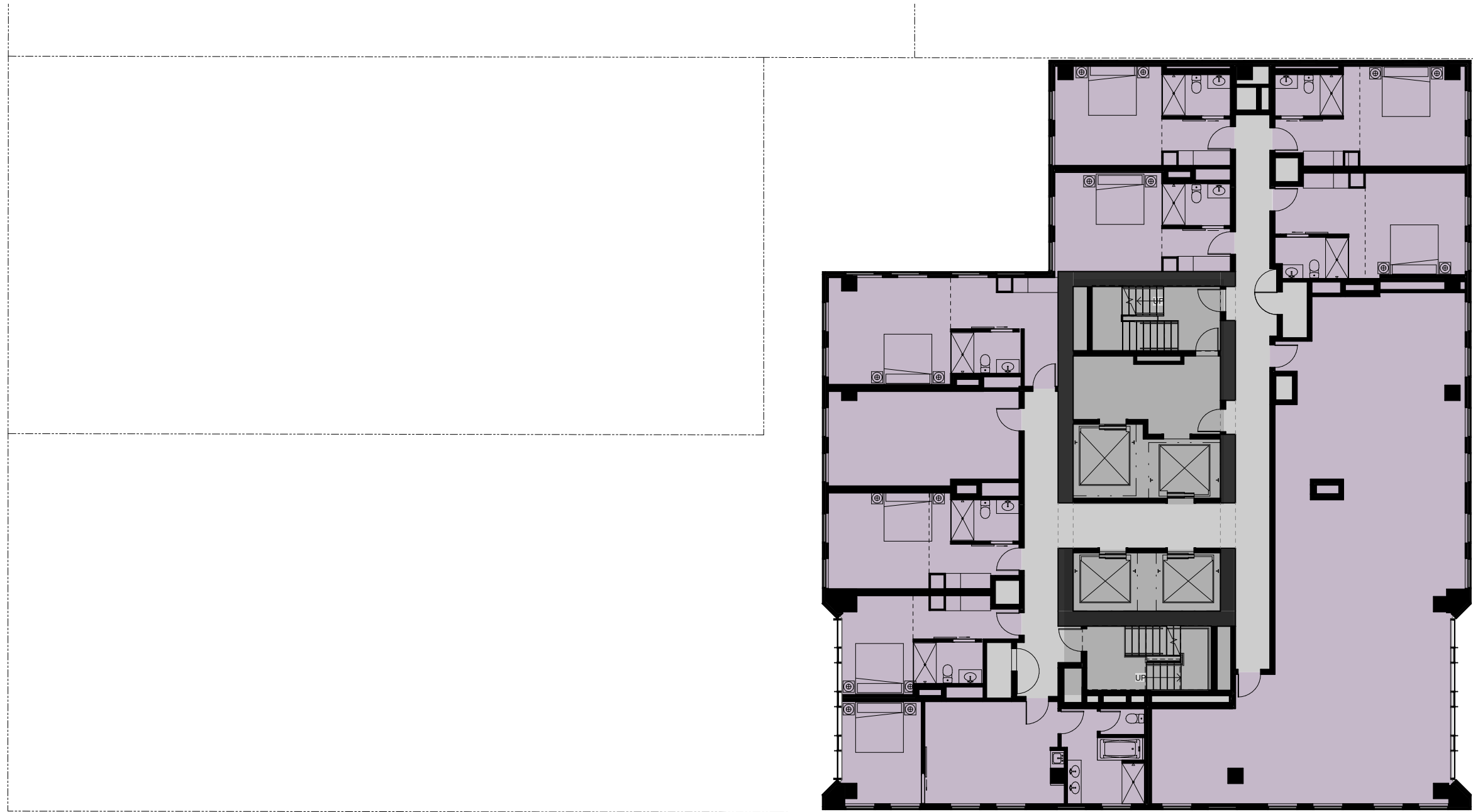


3RD & SALMON / PORTLAND, OR  
FLOOR PLANS - LEVEL 7 - LEVEL 18 - HOTEL SUITES C.17



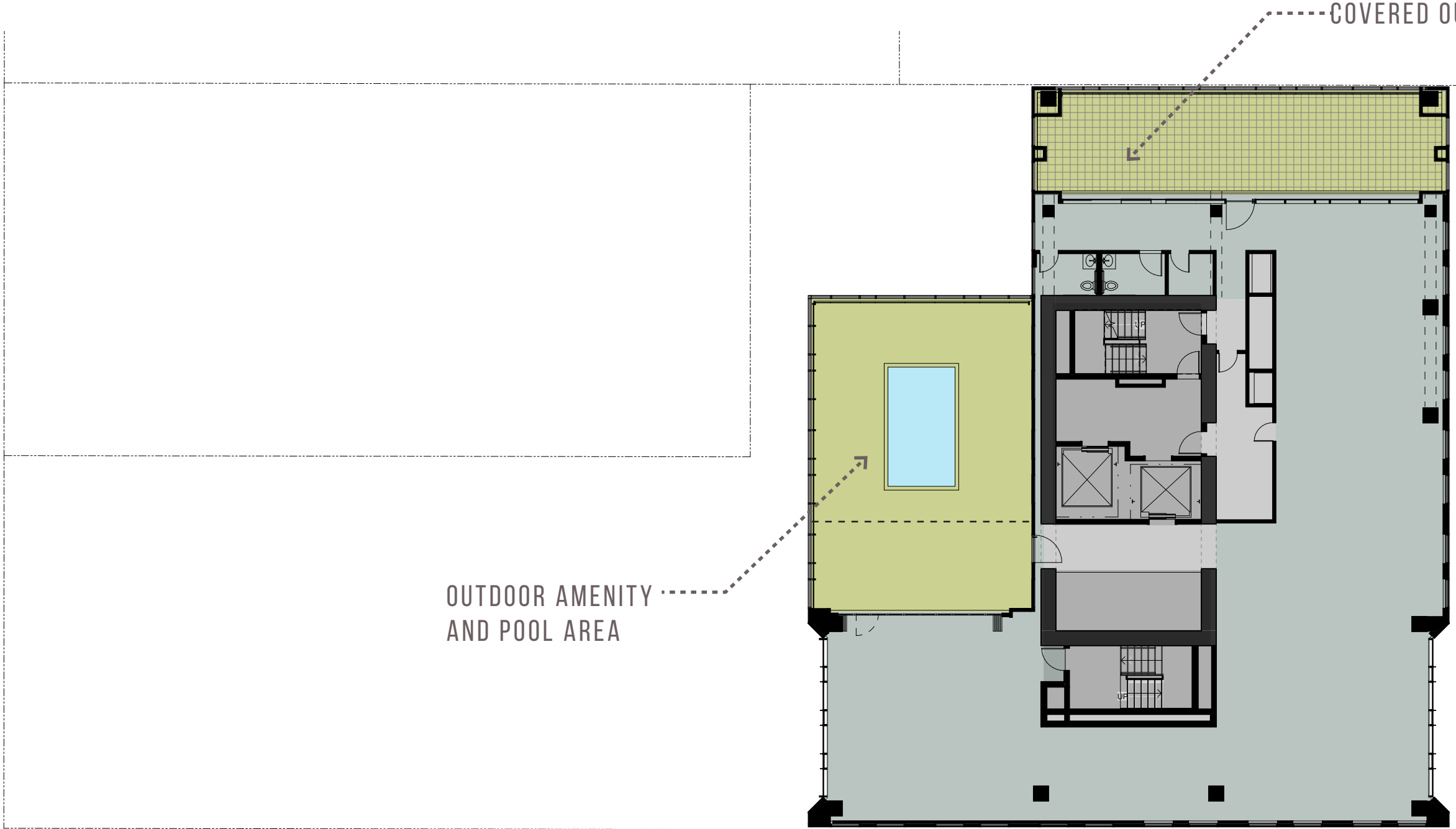
3RD & SALMON / PORTLAND, OR

C.18 FLOOR PLANS - LEVEL 19 - PENTHOUSE SUITES





3RD & SALMON / PORTLAND, OR  
FLOOR PLANS - LEVEL 20 - ROOFTOP AMENITY / BAR C.19



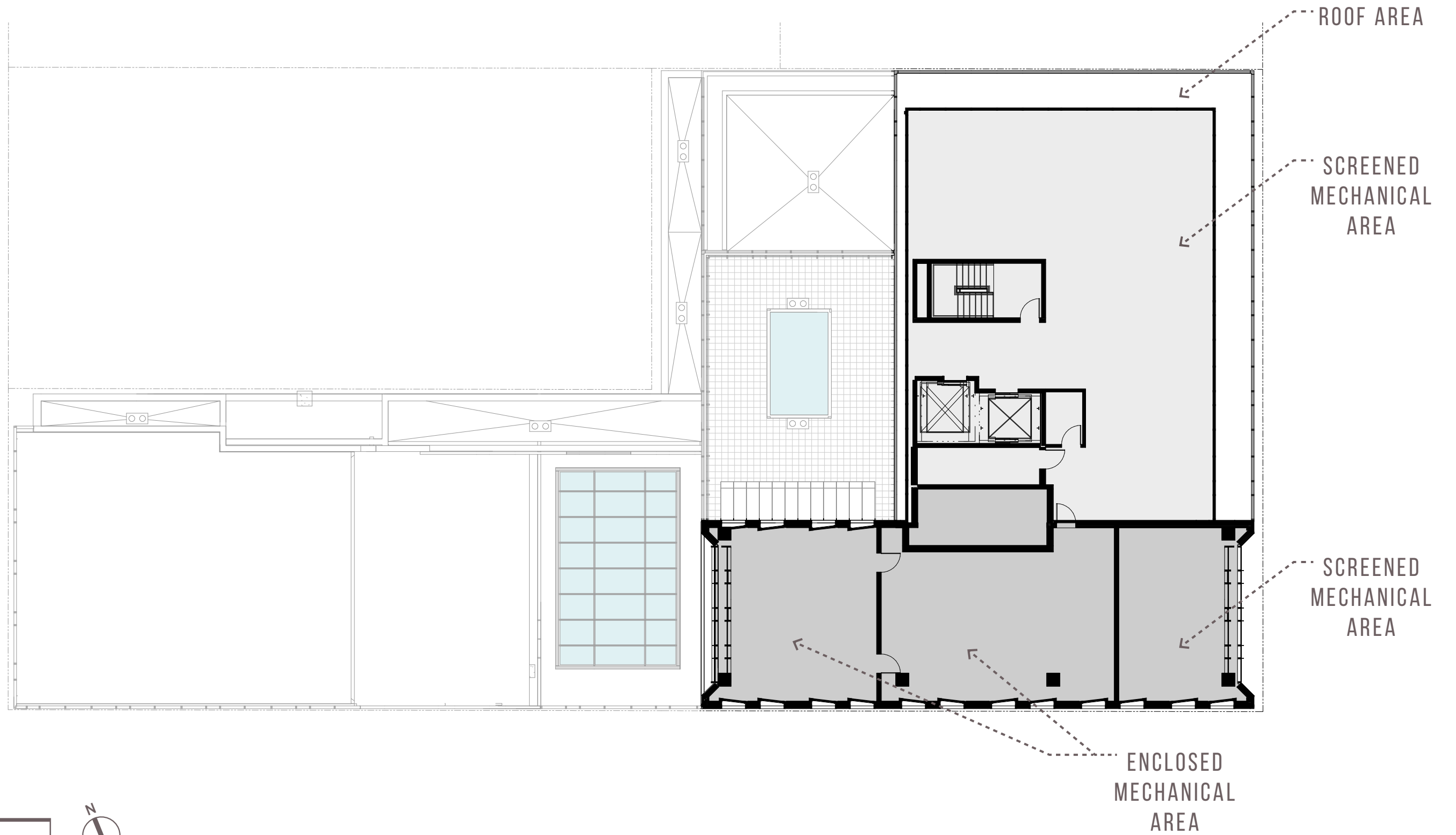
OUTDOOR AMENITY  
AND POOL AREA

COVERED OUTDOOR AMENITY



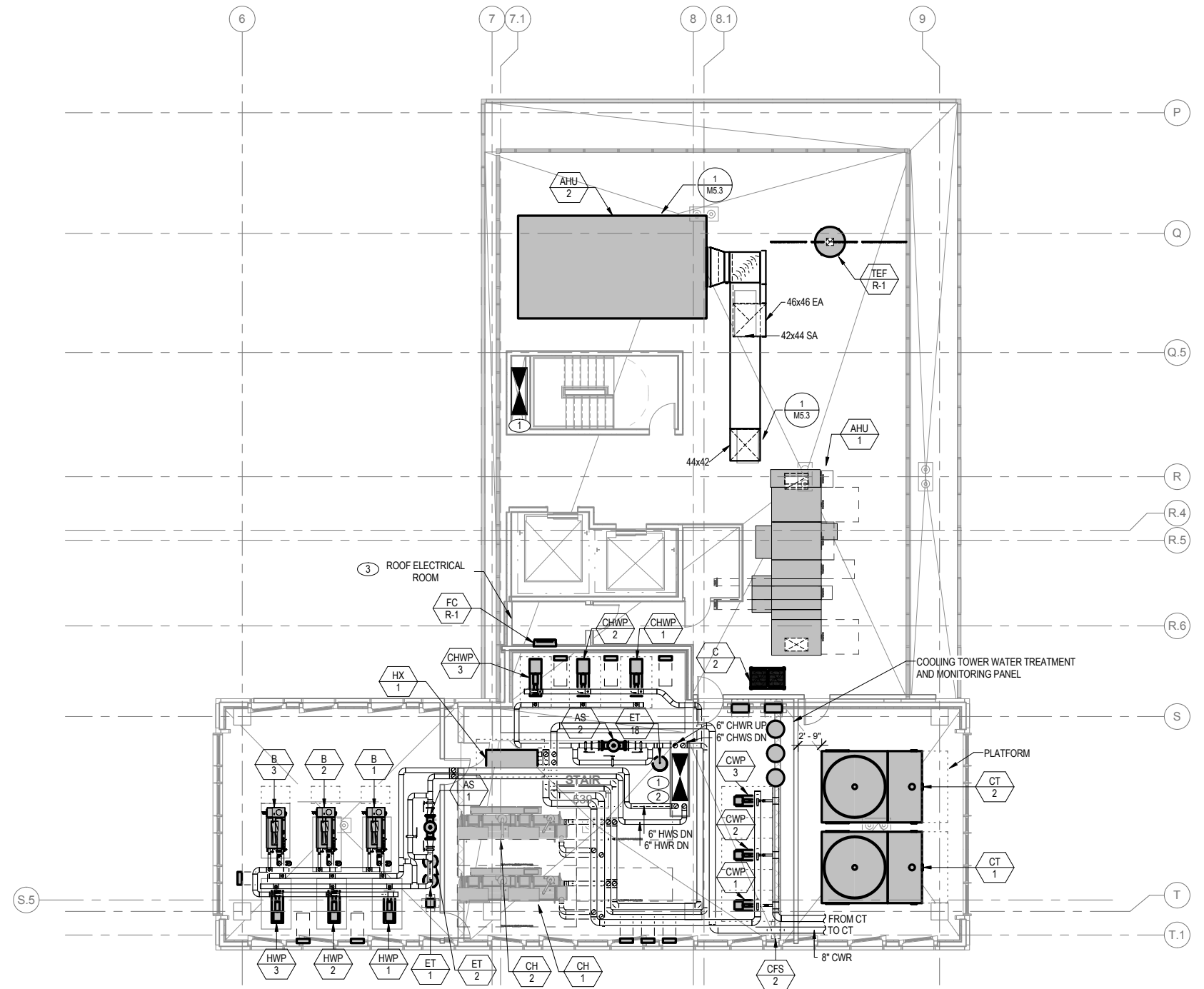


3RD & SALMON / PORTLAND, OR  
C.20 FLOOR PLANS - LEVEL 21 MECHANICAL

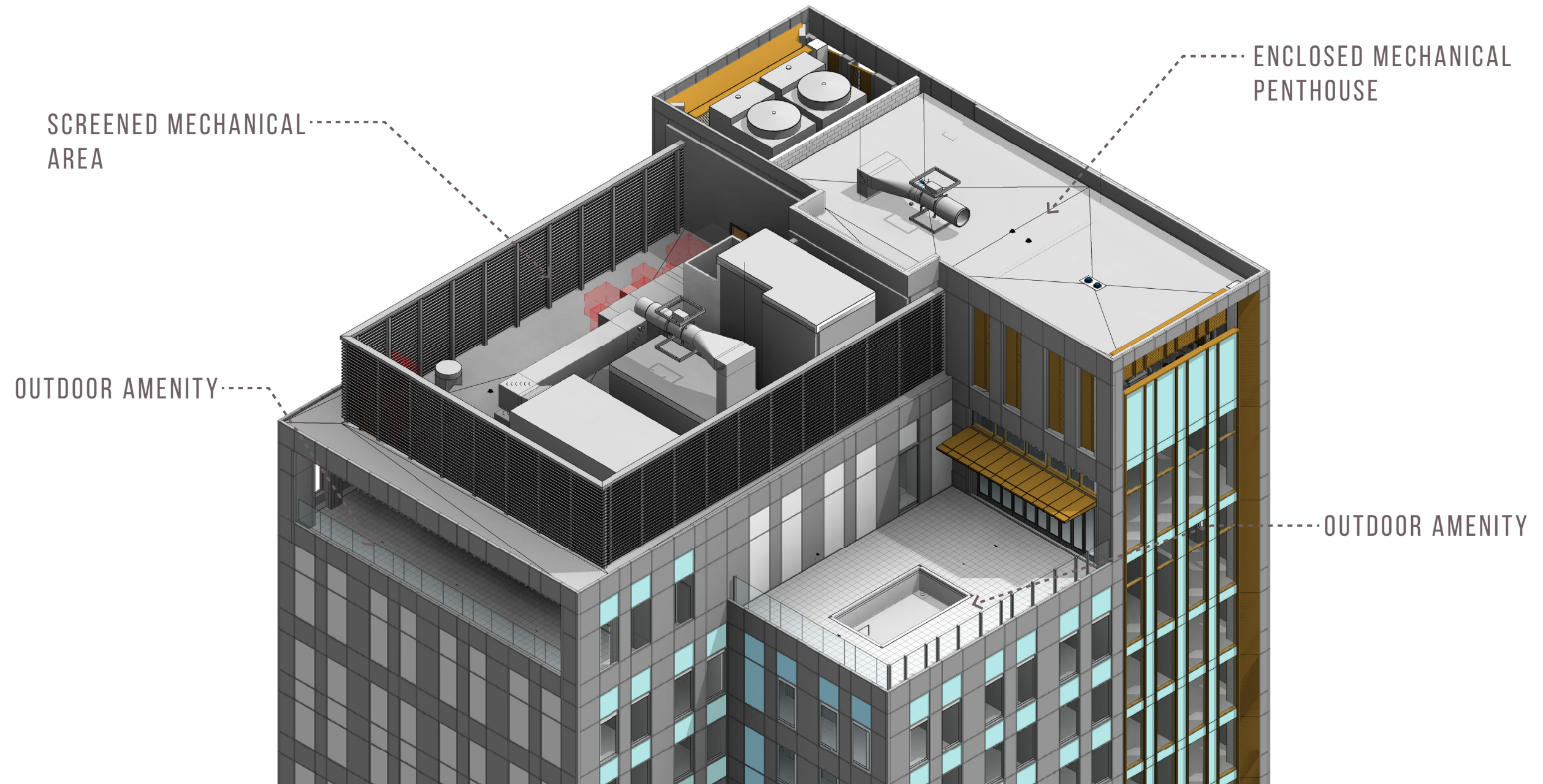




3RD & SALMON / PORTLAND, OR  
 FLOOR PLANS - LEVEL 21 MECHANICAL C.21

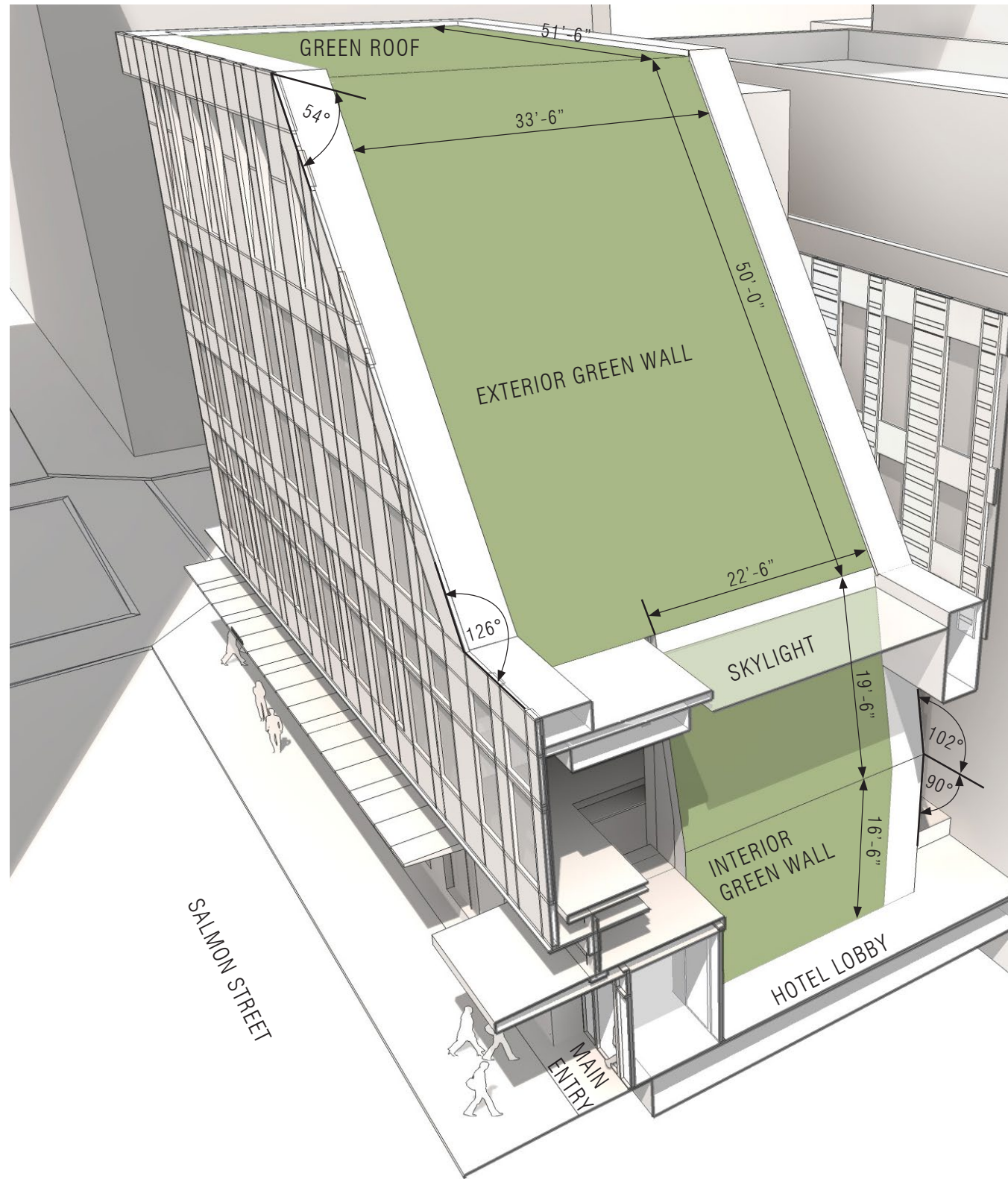




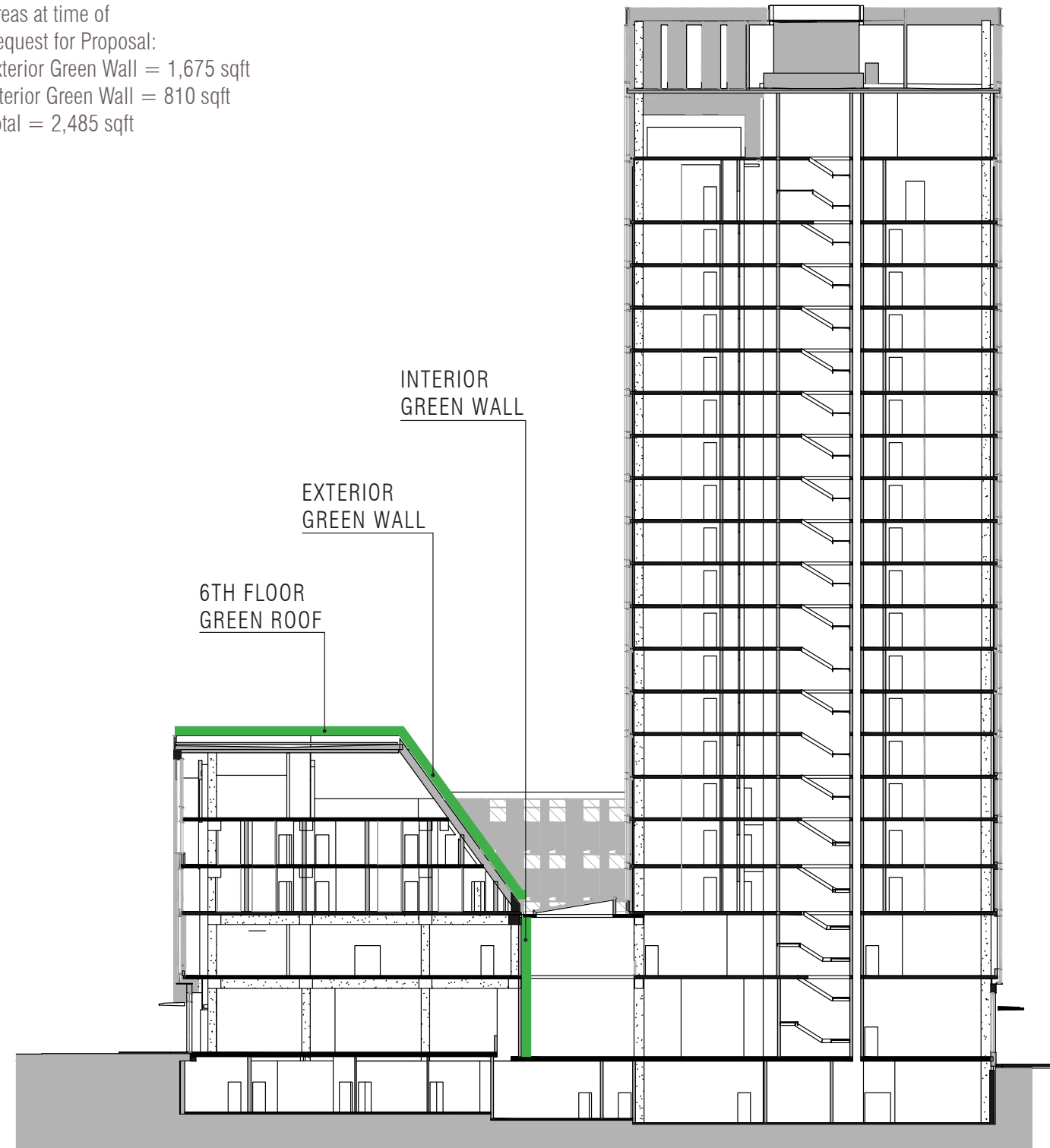




3RD & SALMON / PORTLAND, OR  
 LANDSCAPE - AXONOMETRIC C.23

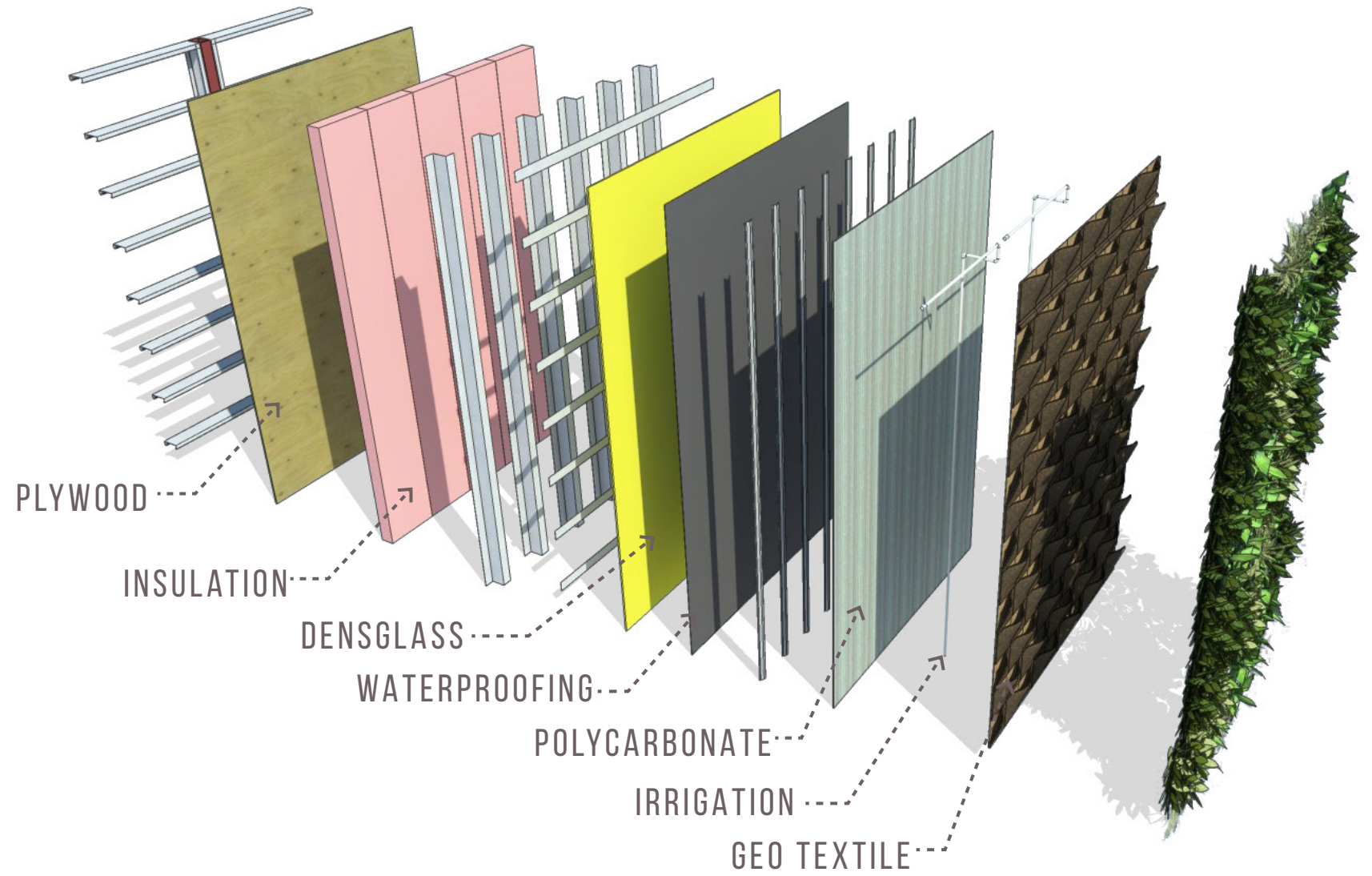
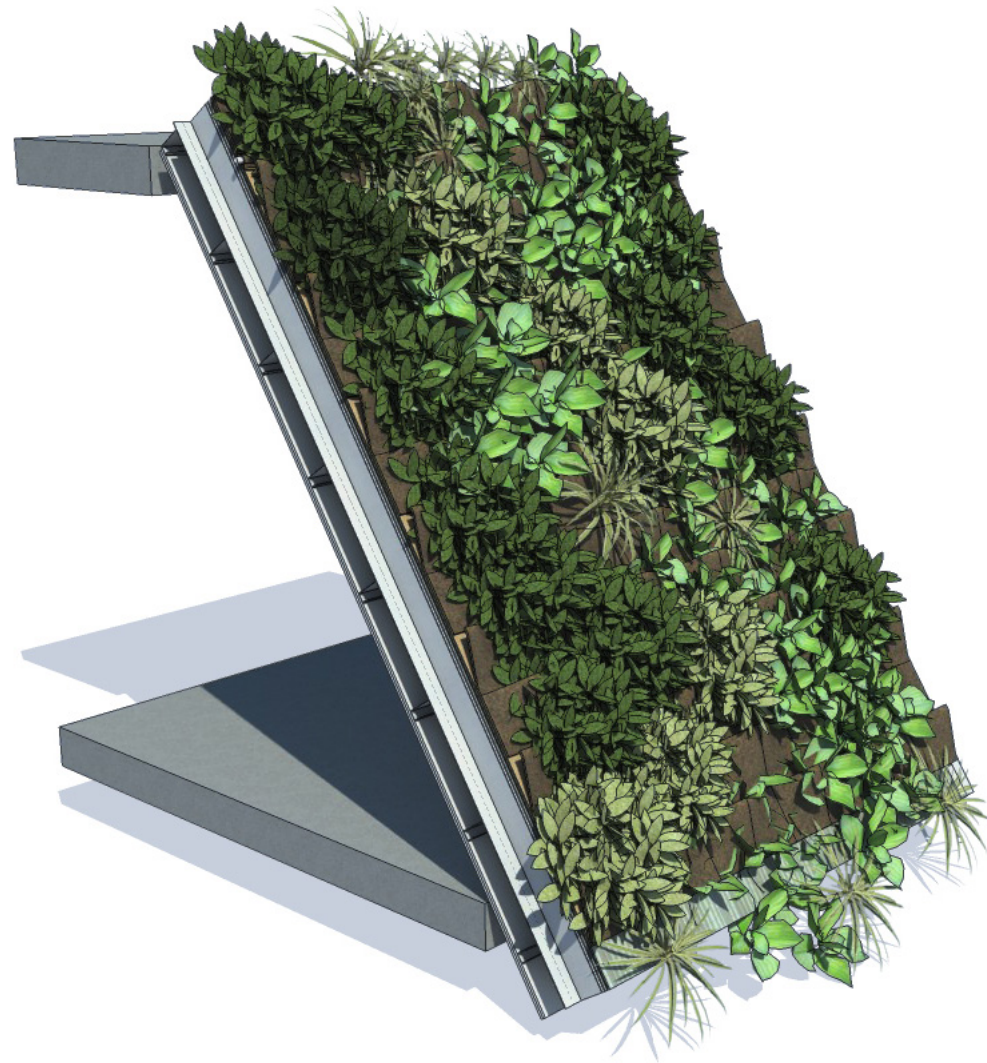


Areas at time of  
 Request for Proposal:  
 Exterior Green Wall = 1,675 sqft  
 Interior Green Wall = 810 sqft  
 Total = 2,485 sqft





3RD & SALMON / PORTLAND, OR  
C.24 LANDSCAPE - ROBBY PERINSPECT ASSEMBLY







VIEW FROM FIRST FLOOR

EXTERIOR SLOPED  
PLANTED WALL

INTERIOR PLANTED  
WALL



VIEW FROM SECOND FLOOR





VIEW FROM HAWTHORNE BRIDGE

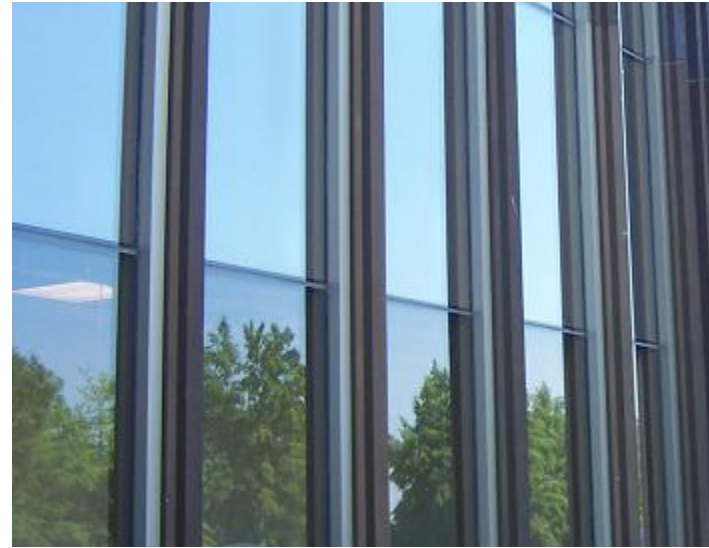




VIEW FROM SALMON STREET FOUNTAIN



3RD & SALMON / PORTLAND, OR  
C.28 PRECEDENT IMAGES



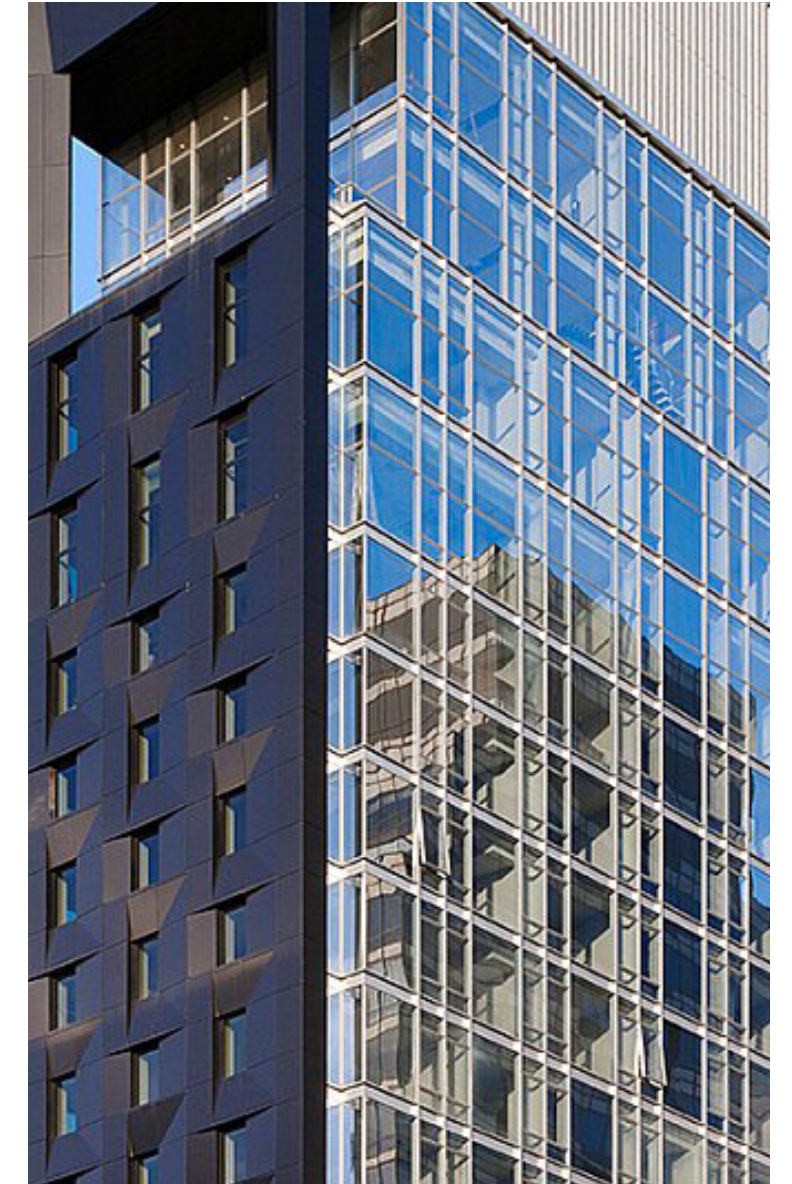
BRONZE VERTICAL LOUVERS/METAL PANEL



PEDESTRIAN SCALE - BRICK



PRIMARY TOWER EXTERIOR - WINDOW WALL



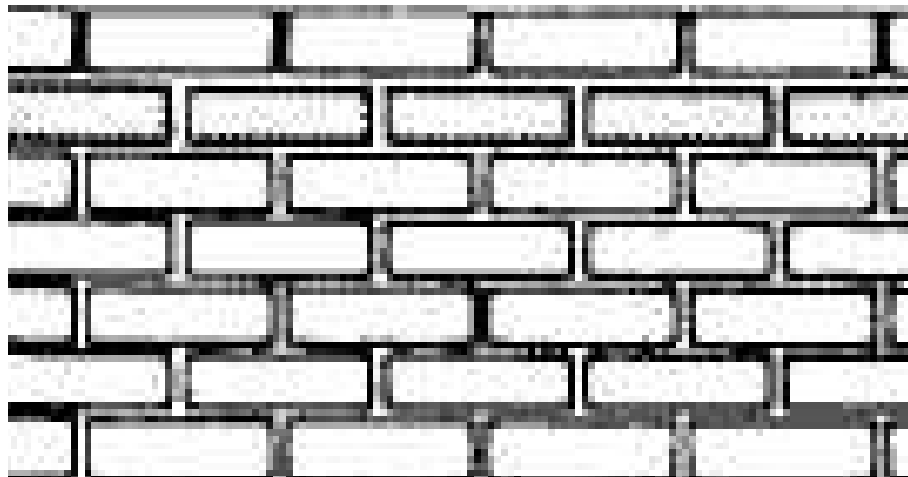
TOWER EXTERIOR VERTICAL ACCENT - CURTAIN WALL



### MATERIAL #1 - BRICK

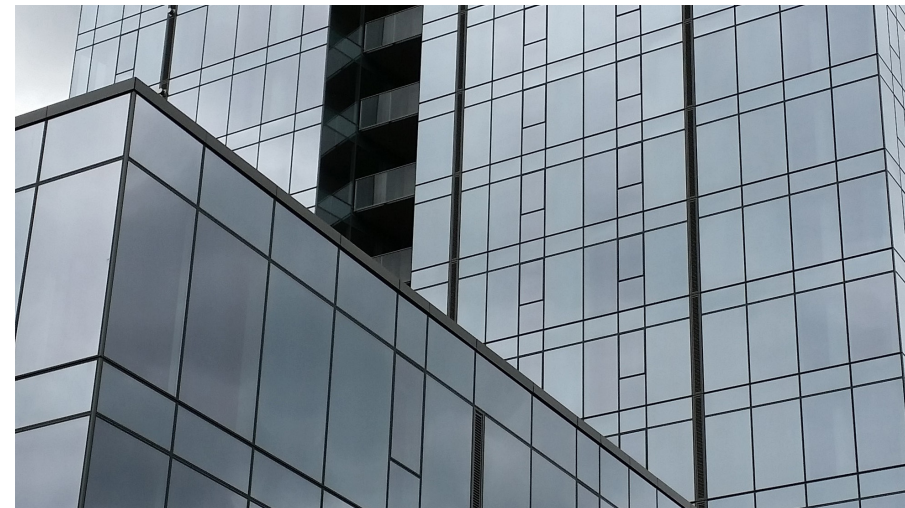


MODULAR BRICK - B.O.D. - DARK BURGUNDY



MODULAR BRICK - 50% running bond

### MATERIAL #2 - CURTAIN WALL



CURTAIN WALL - FOUR-SIDED  
STRUCTURALLY GLAZED



VERTICAL MULLION FINIS

### MATERIAL #3 - WINDOW WALL (METAL PANEL)



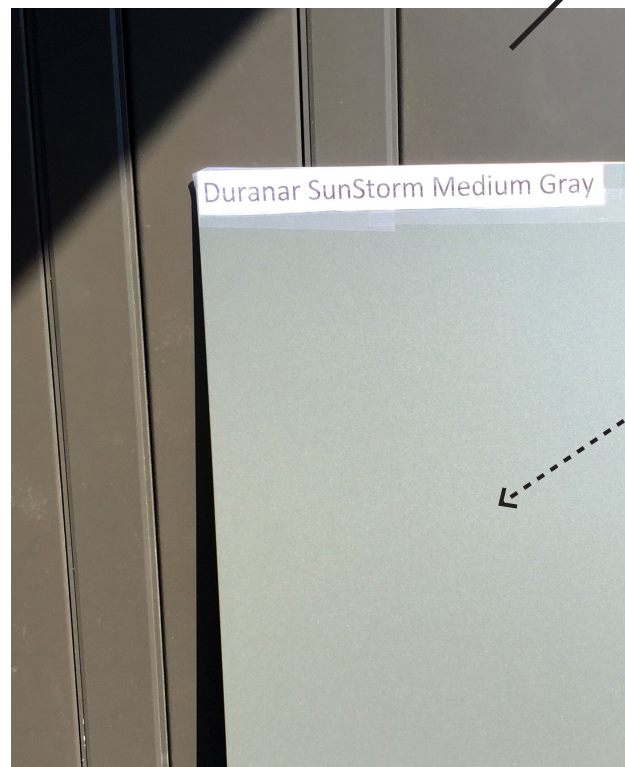
WINDOW WALL - RENDERED EXAMPLE



WINDOW WALL EXAMPLE

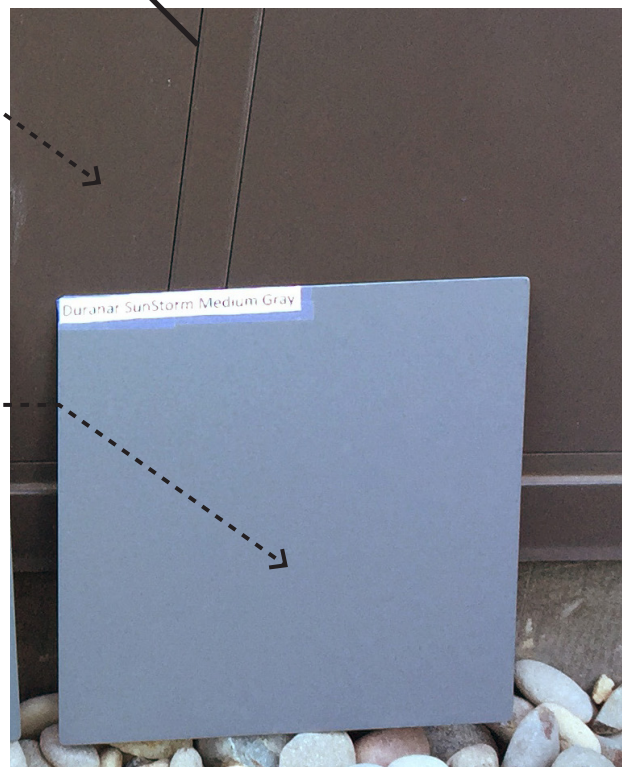


3RD & SALMON / PORTLAND, OR  
C.30 METAL PANEL COMPARISONS



THE YARD  
METAL PANEL

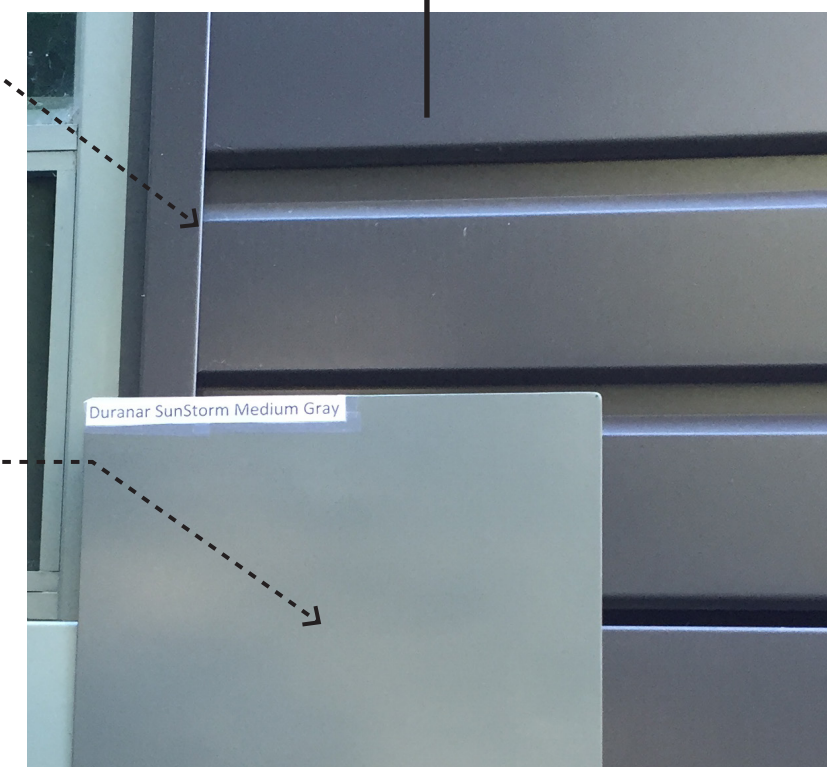
PROPOSED METAL  
PANEL (MEDIUM  
GREY)



PROJECT : THE YARD  
EXPOSURE: SHADE

THE CYAN  
METAL PANEL

PROPOSED METAL  
PANEL (MEDIUM  
GREY)



PROJECT : THE CYAN  
EXPOSURE: SHADE



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3RD & SALMON / PORTLAND, OR  
 C.32 ELEVATIONS - EAST - SW 2ND

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



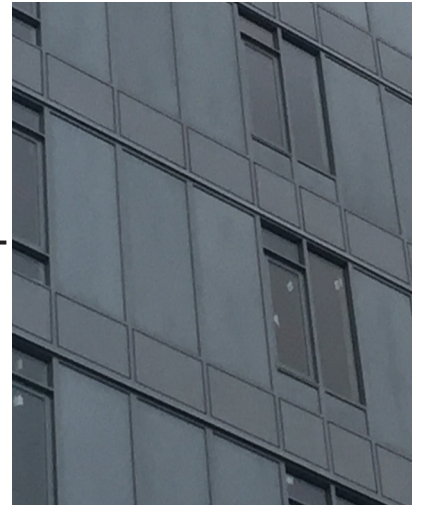
LIT MECH LOUVER



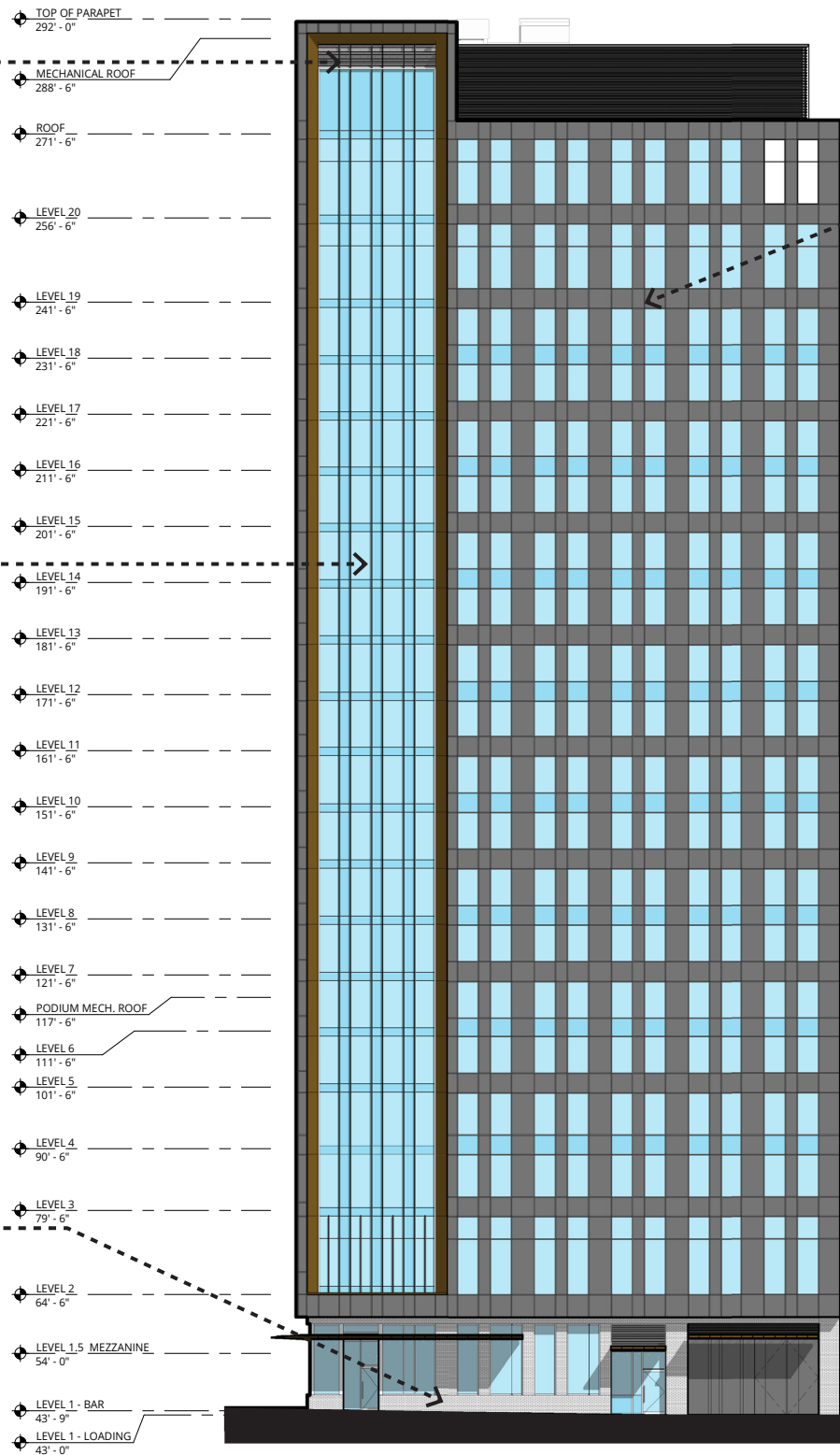
CURTAIN WALL



DARK BURGUNDY BRICK

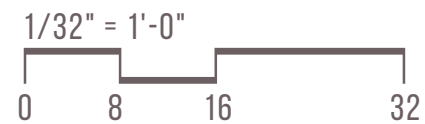


WINDOW WALL

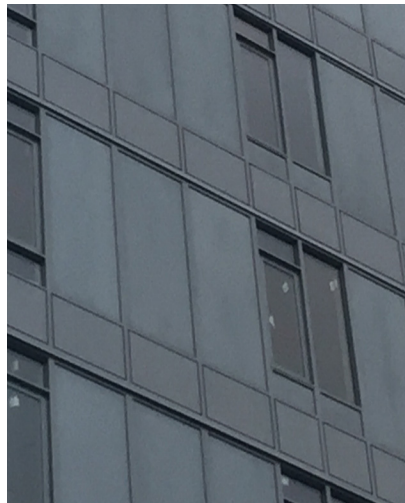
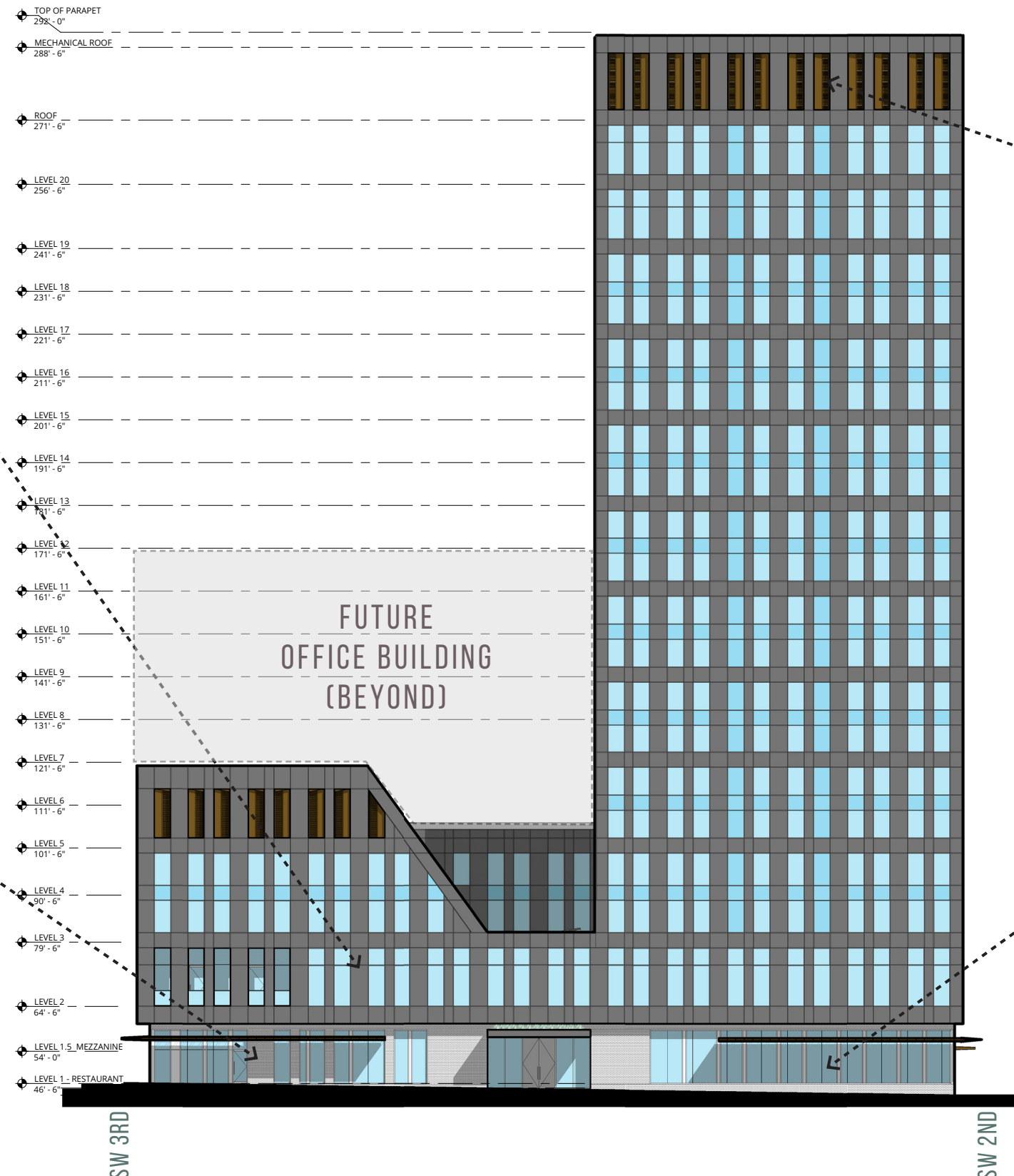


SW SALMON

SW TAYLOR



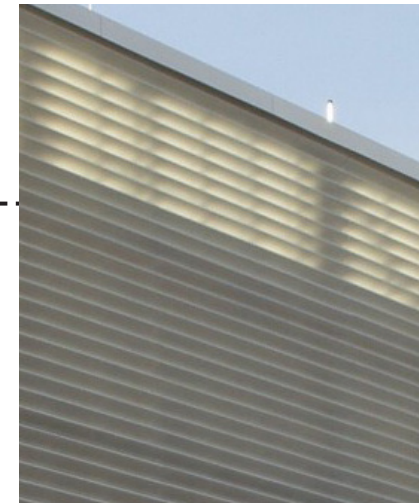




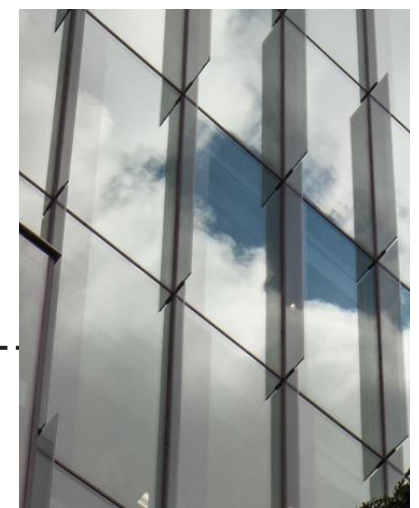
WINDOW WALL



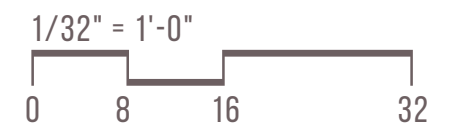
DARK BURGUNDY BRICK



LIT MECH LOUVER



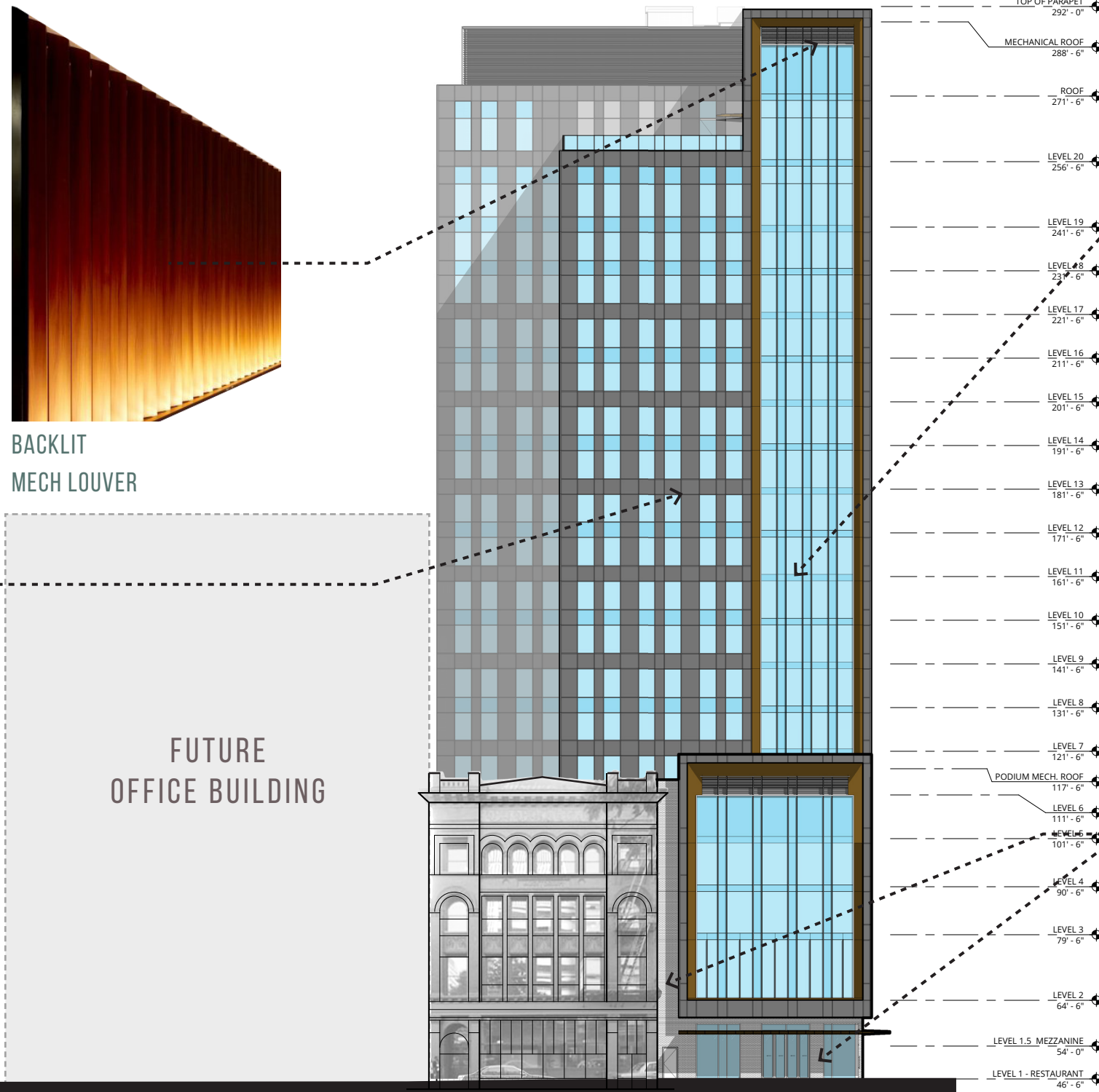
CURTAIN WALL





3RD & SALMON / PORTLAND, OR  
 C.34 ELEVATIONS - WEST - SW 3RD

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

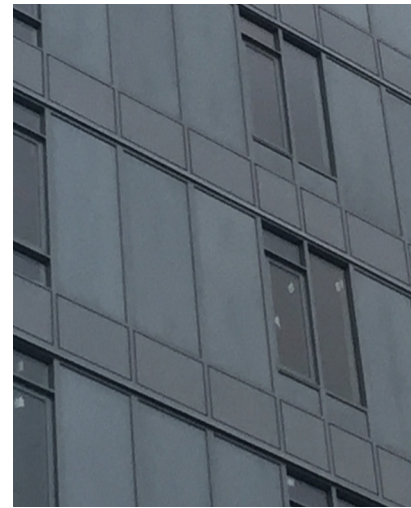


BACKLIT  
MECH LOUVER

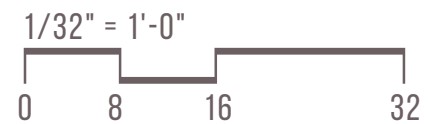
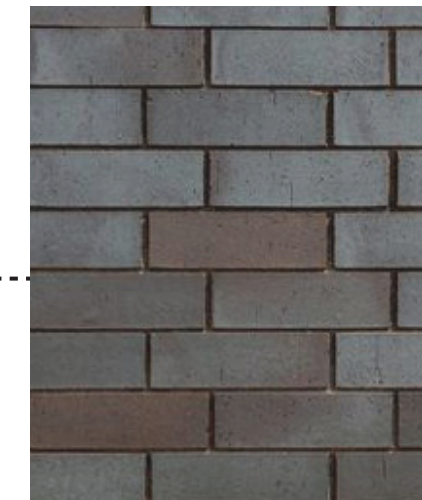
FUTURE  
OFFICE BUILDING

CURTAIN WALL

DARK BURGUNDY BRICK

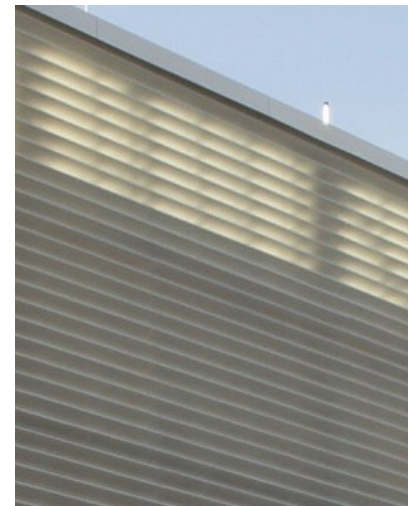


WINDOW WALL





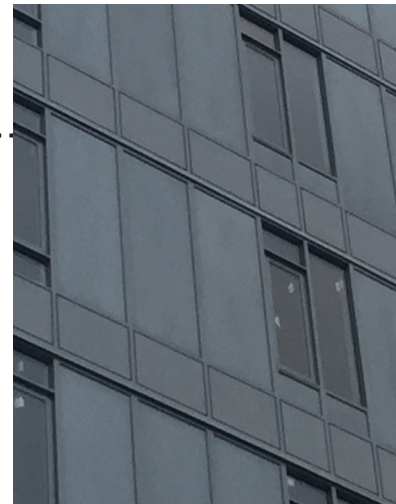
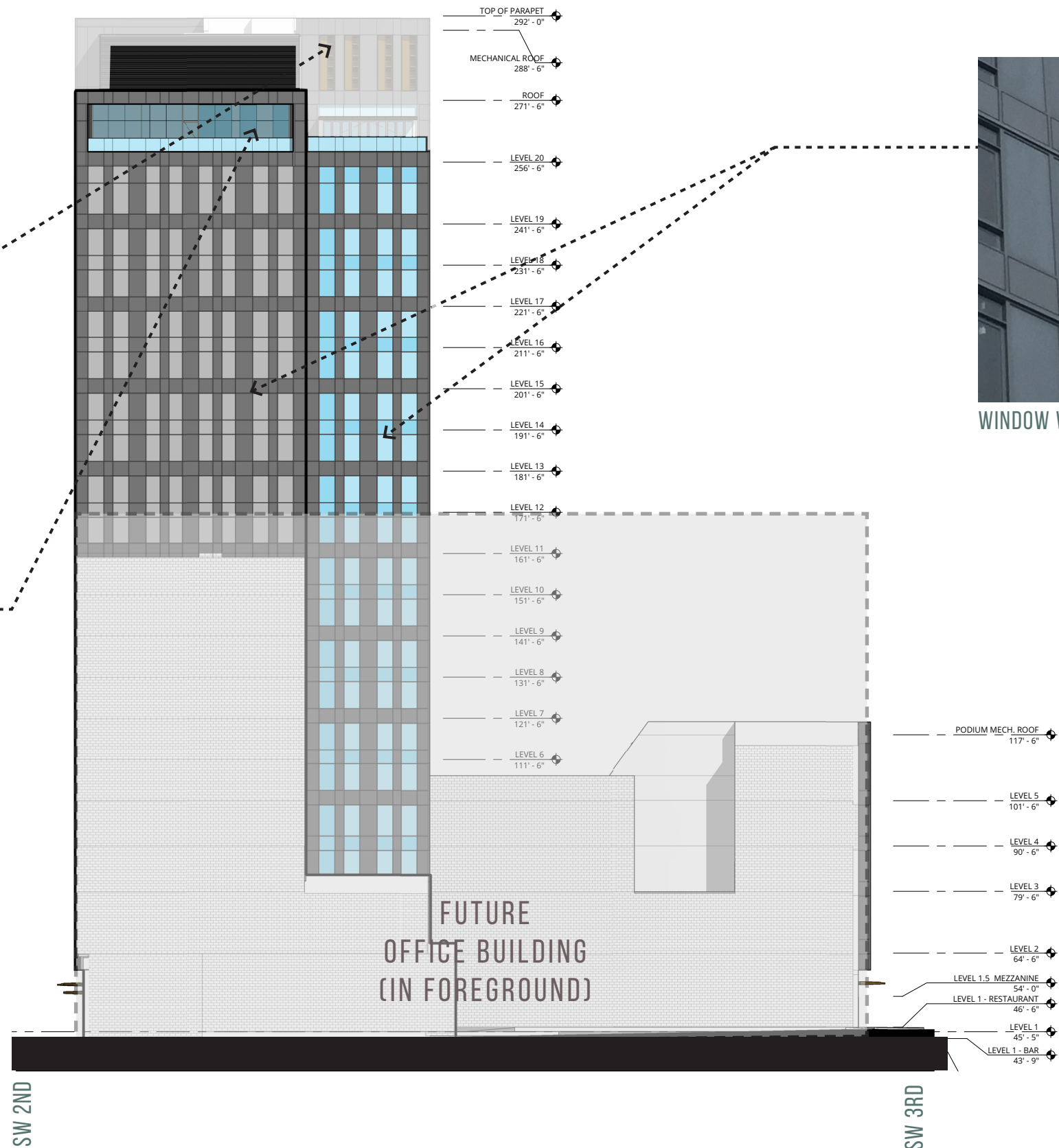
3RD & SALMON / PORTLAND, OR  
 ELEVATIONS - NORTH C.35



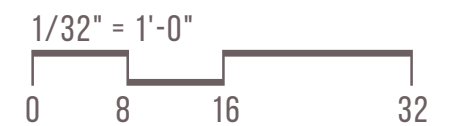
BACKLIT  
MECH LOUVER



CURTAIN WALL



WINDOW WALL







AUDITORIUM

McCarthy - Holthus

SW 3RD AVE

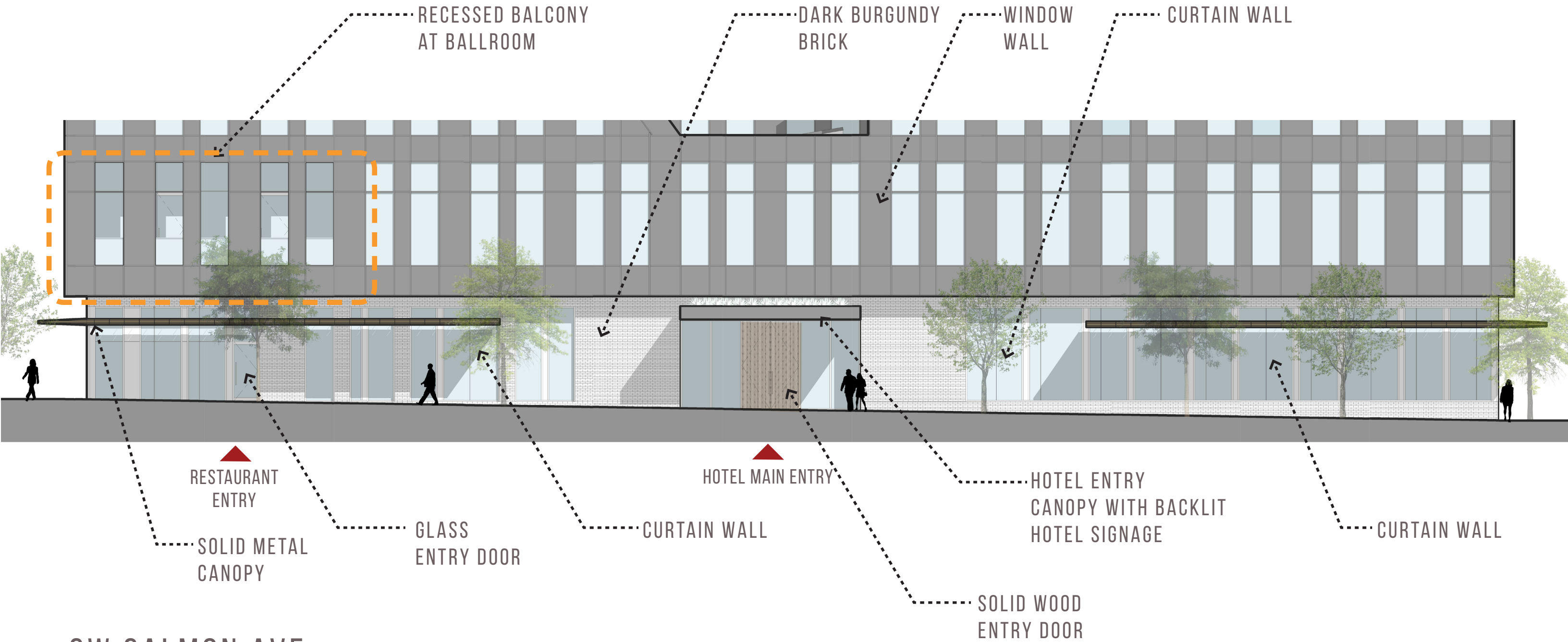




SW SW 2ND AVE.

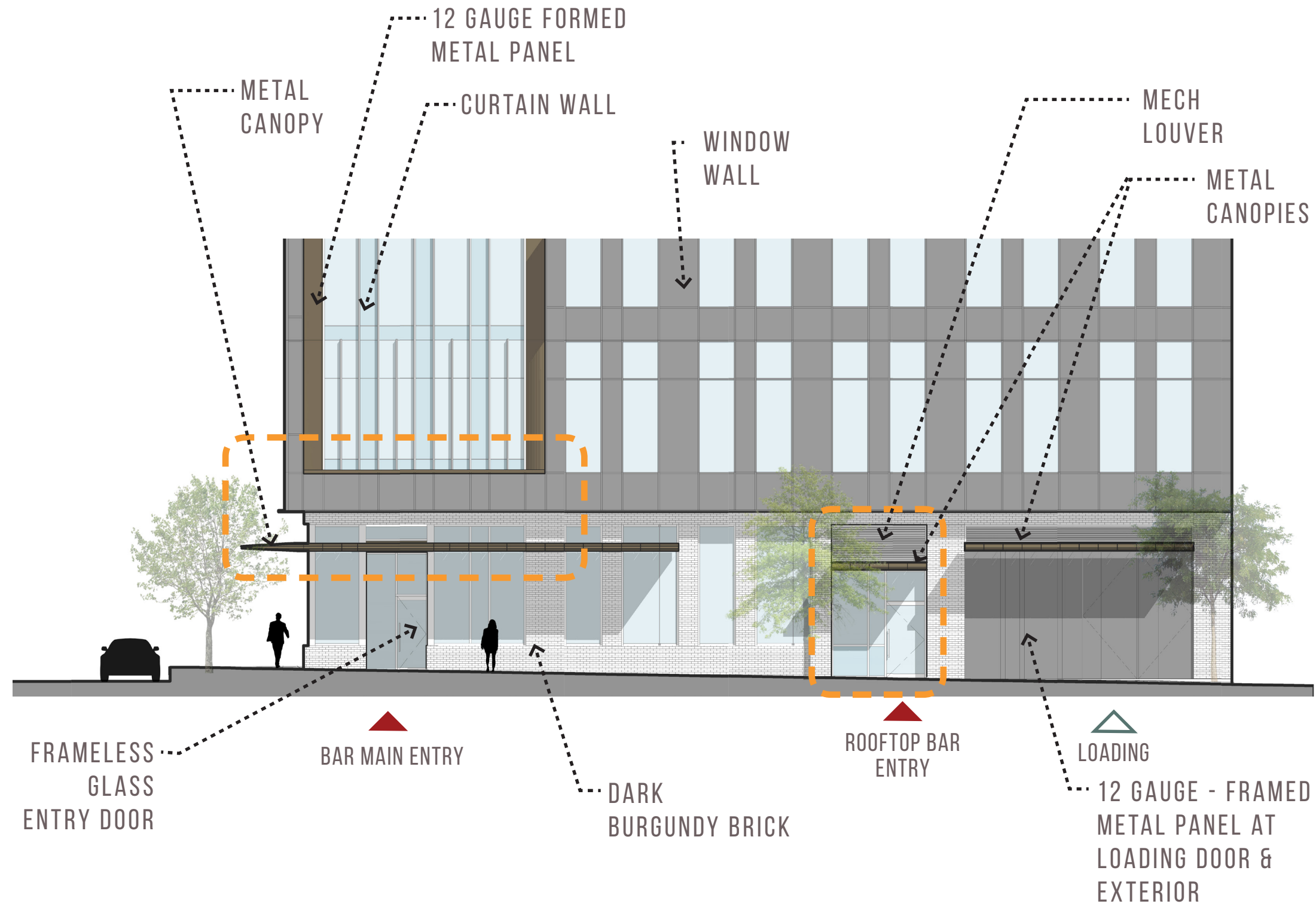


3RD & SALMON / PORTLAND, OR  
C.38 ELEVATIONS - GROUND FLOOR



SW SALMON AVE

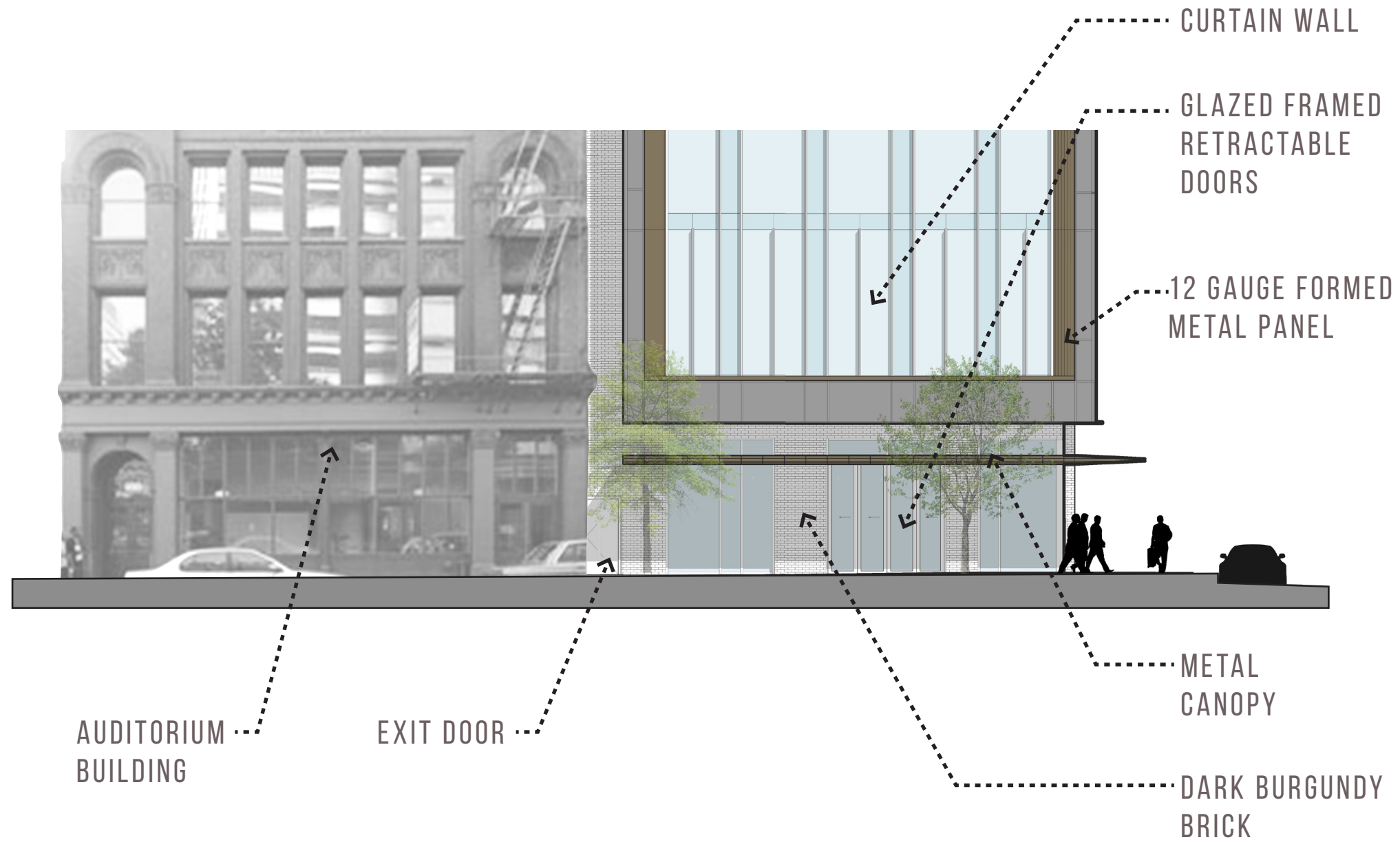




SW 2ND AVE

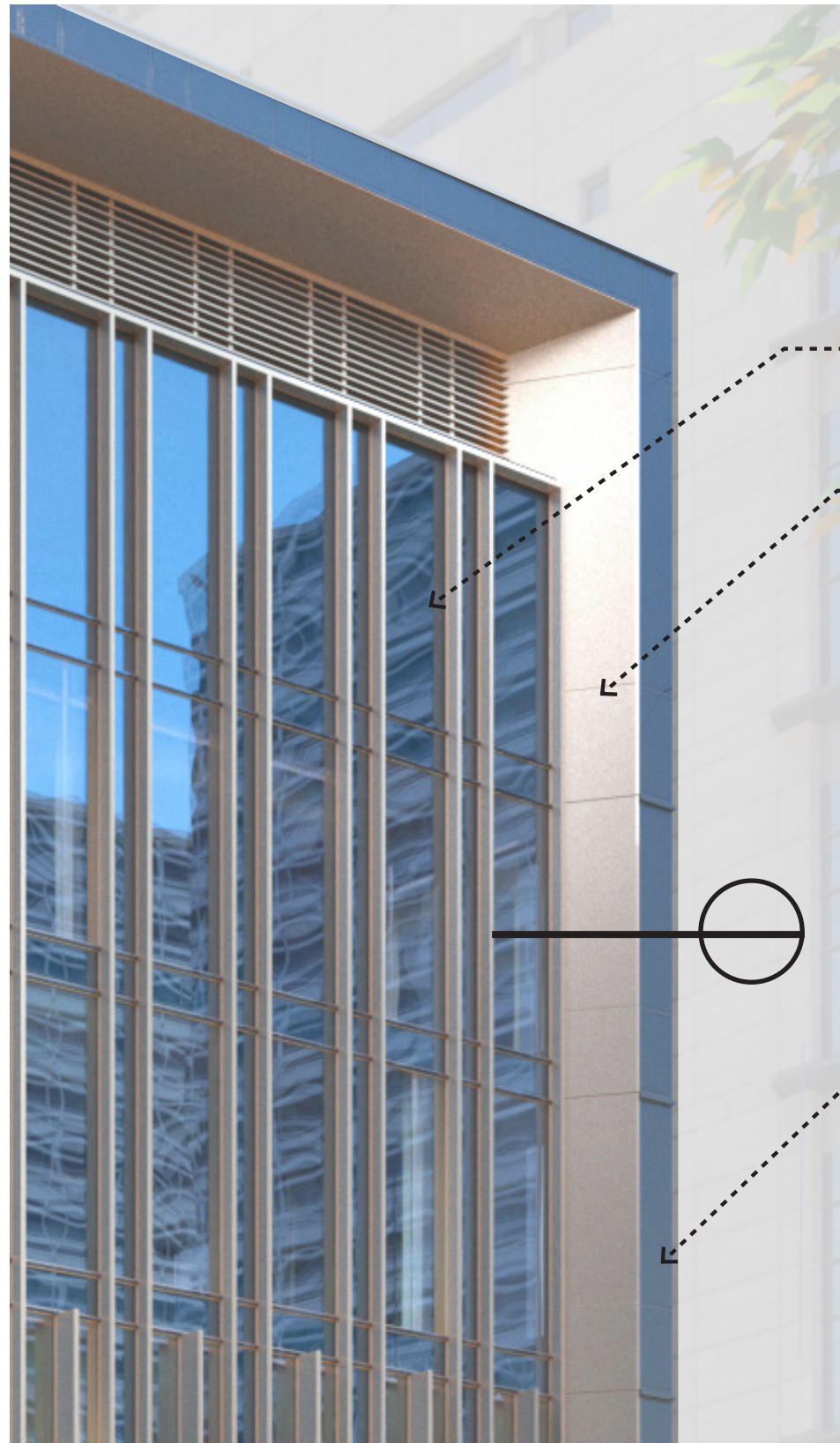


3RD & SALMON / PORTLAND, OR  
C.40 ELEVATIONS - GROUND FLOOR



SW 3RD AVE

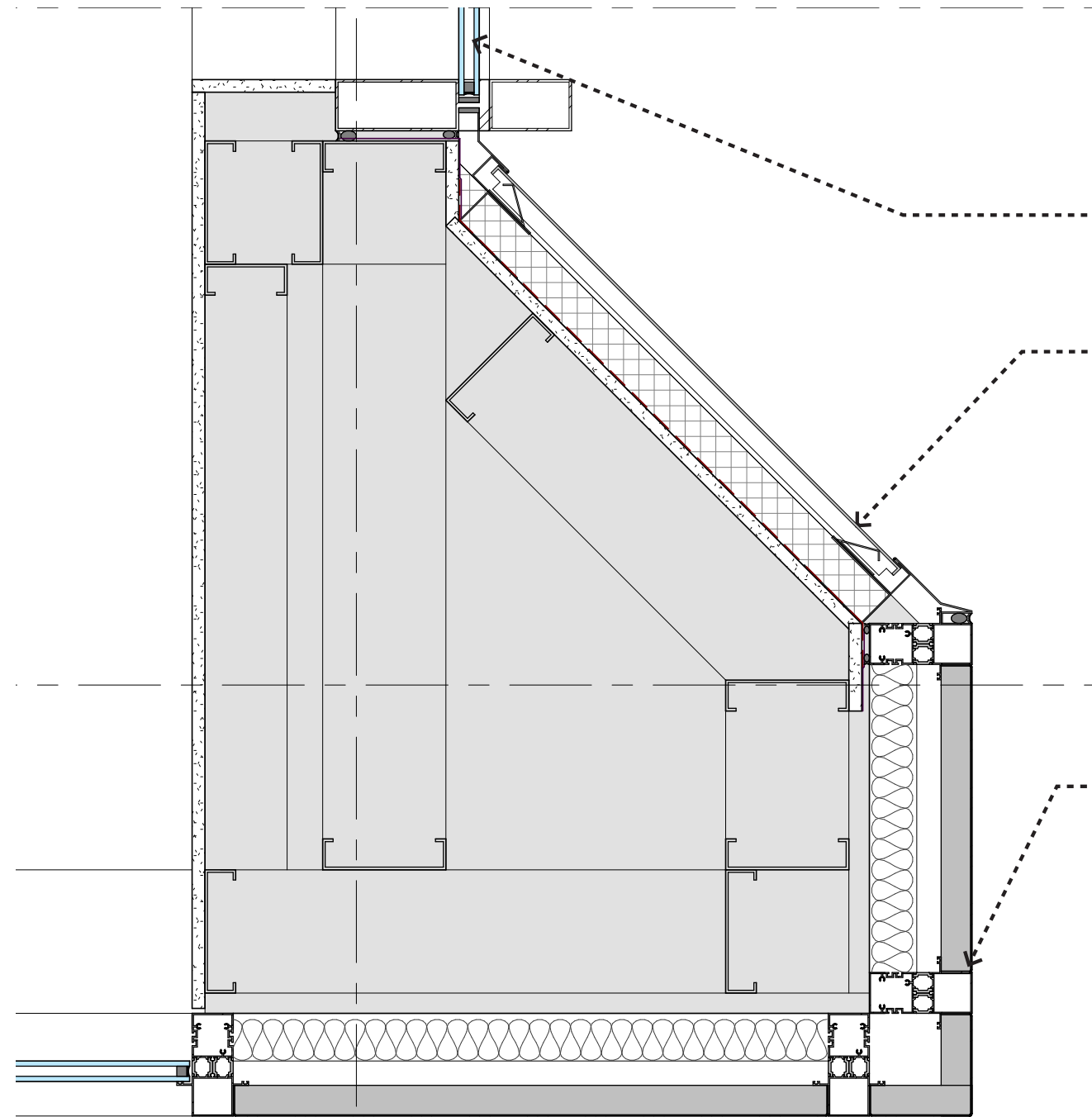




C.W. SYSTEM

12 GAUGE  
FORMED MET-  
AL PANEL ON  
RAINSCREEN

W.W. SYSTEM



C.W. SYSTEM

12 GAUGE  
FORMED MET-  
AL PANEL ON  
RAINSCREEN

W.W. SYSTEM

DETAIL - ANGLED METAL WALL PANEL

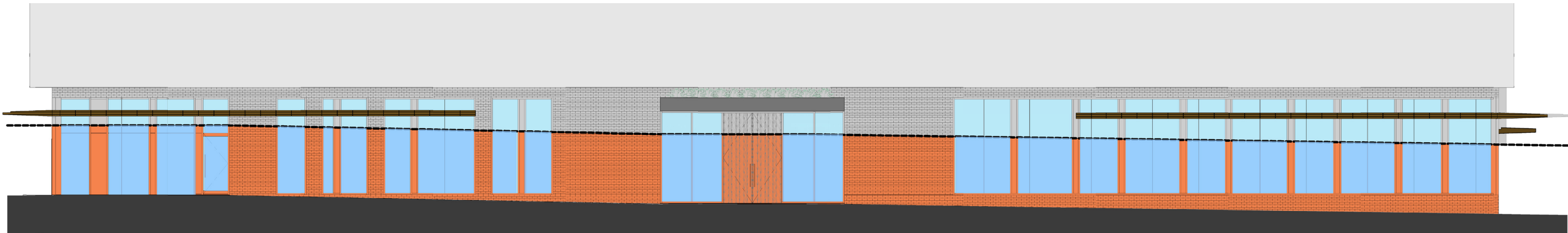
PARTIAL PERSPECTIVE



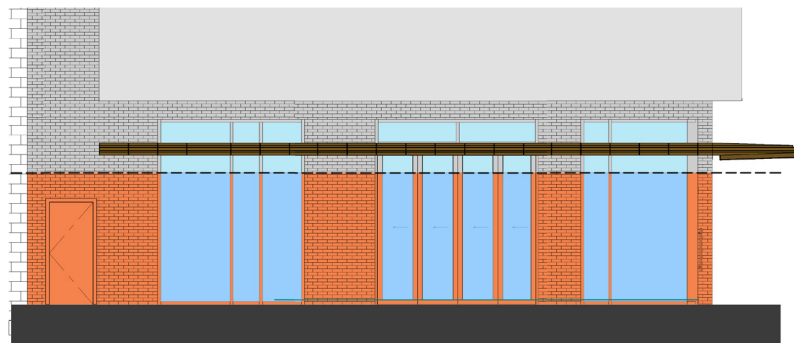
3RD & SALMON / PORTLAND, OR  
C.42 GROUND FLOOR GLAZING PERCENTAGES

**OVERALL**  
GLAZING AREA = 50%  
GLAZING LENGTH = 61%

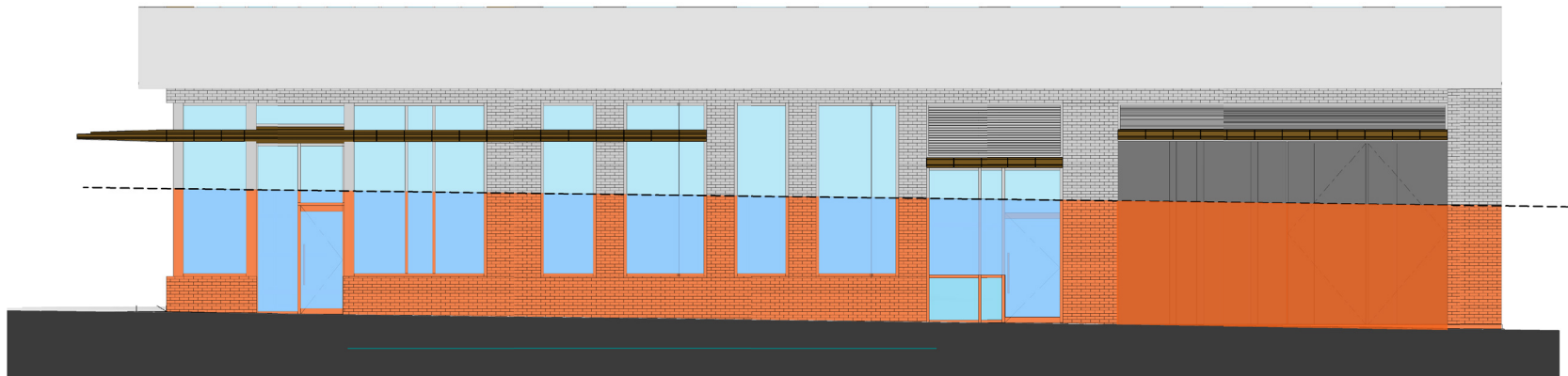
VISION GLAZING  
OPAQUE



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

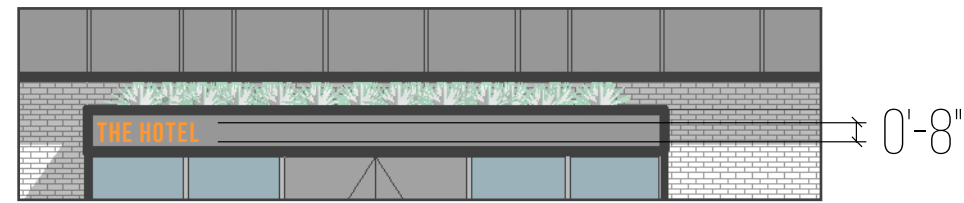


WEST ELEVATION - SW 3RD AVE.  
GLAZING AREA = 51%  
GLAZING LENGTH = 62%

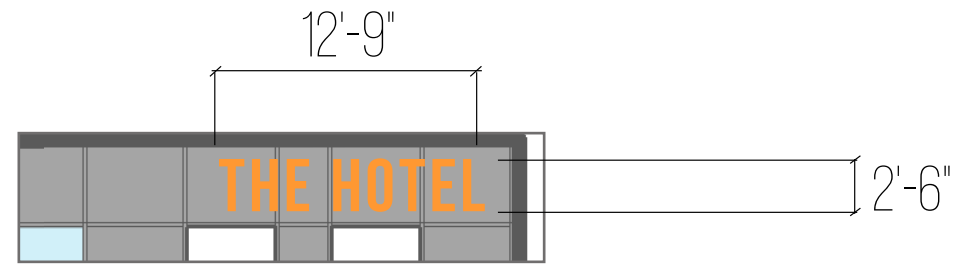


EAST ELEVATION - SW 2ND AVE.  
GLAZING AREA = 31%  
GLAZING LENGTH = 51%

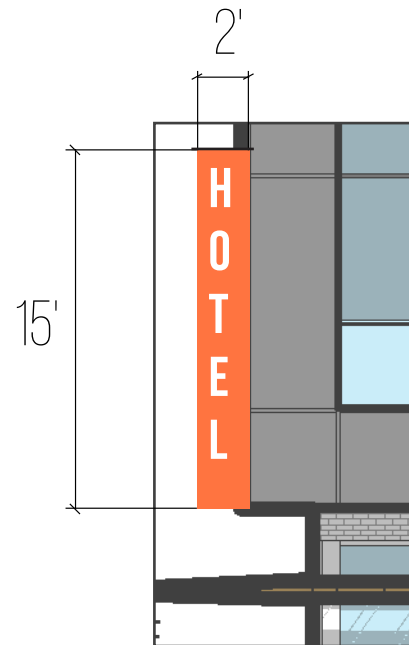




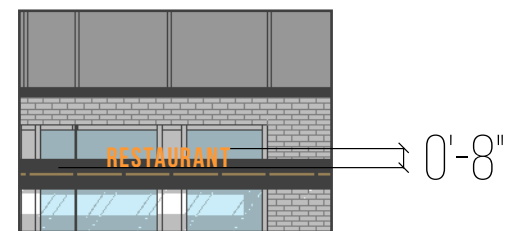
1. ETCHED IN PERFORATED METAL CANOPY



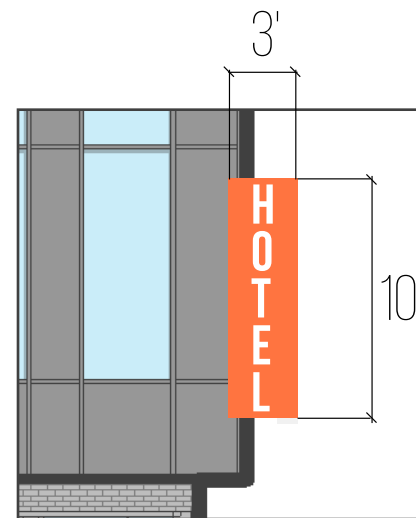
2. MOUNTED LETTERS



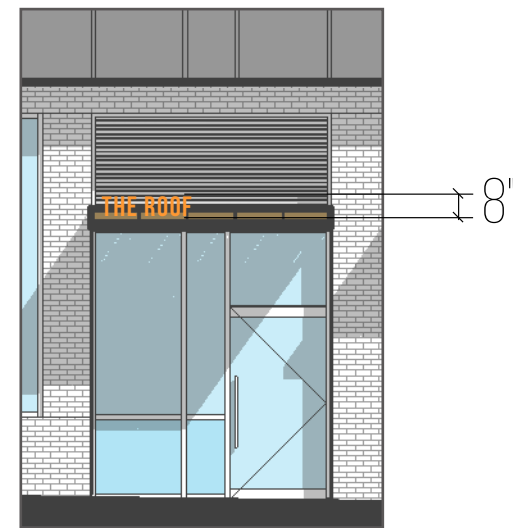
3. BLADE SIGN



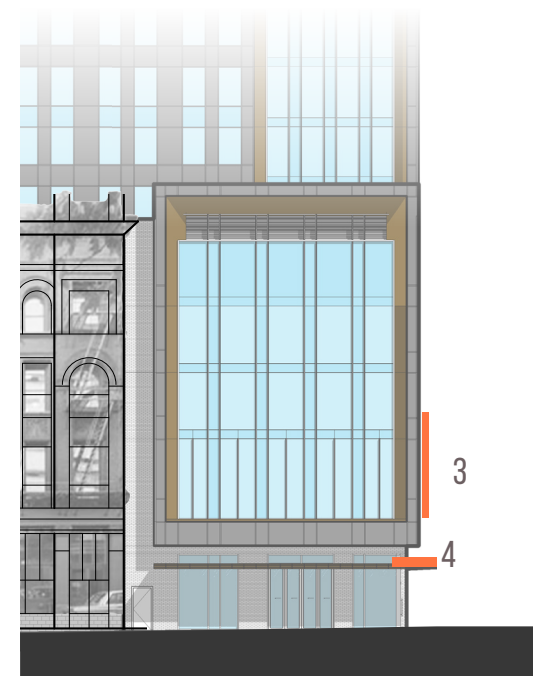
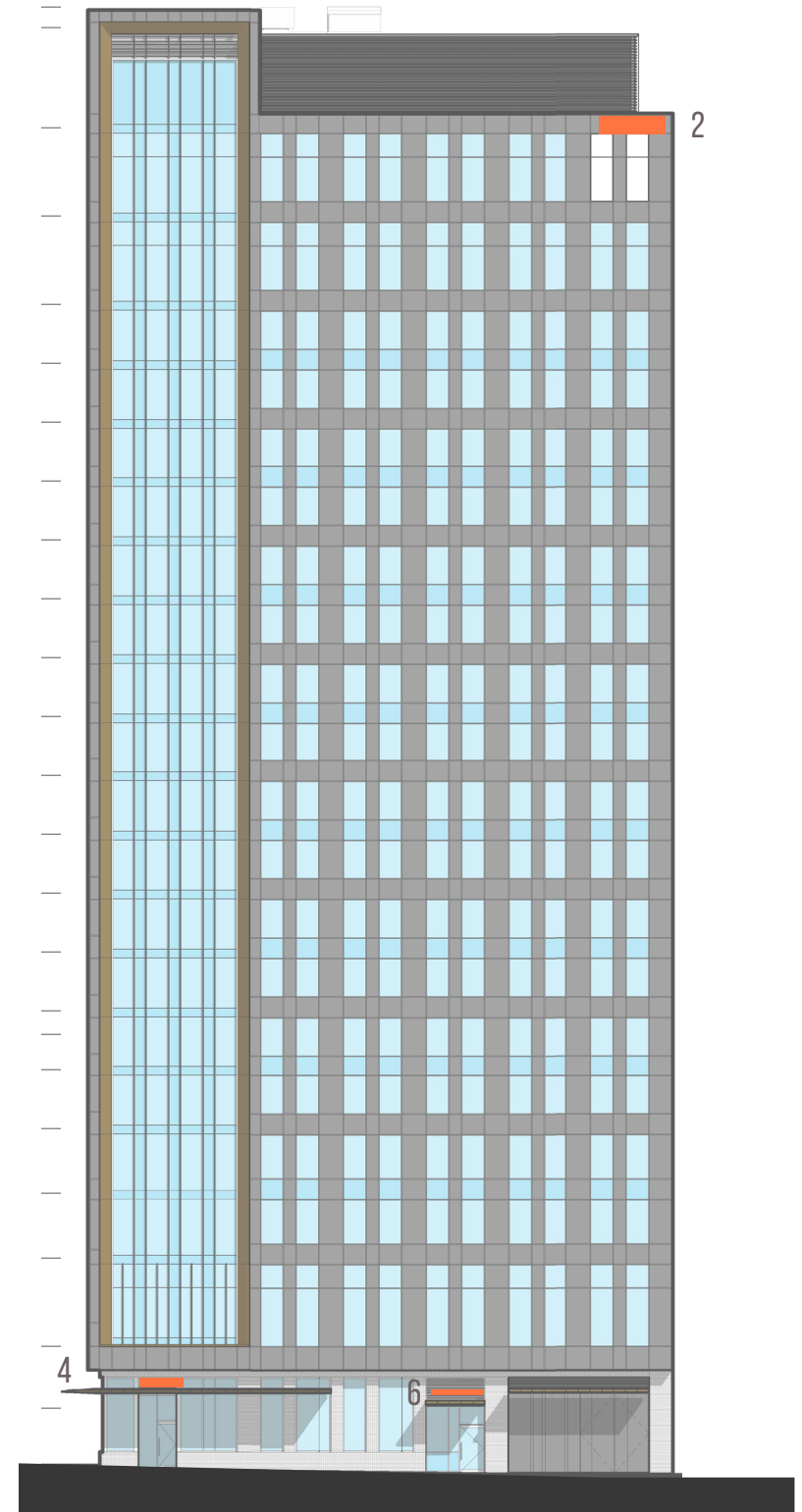
4. MOUNTED LETTERS



5. MOUNTED SIGN

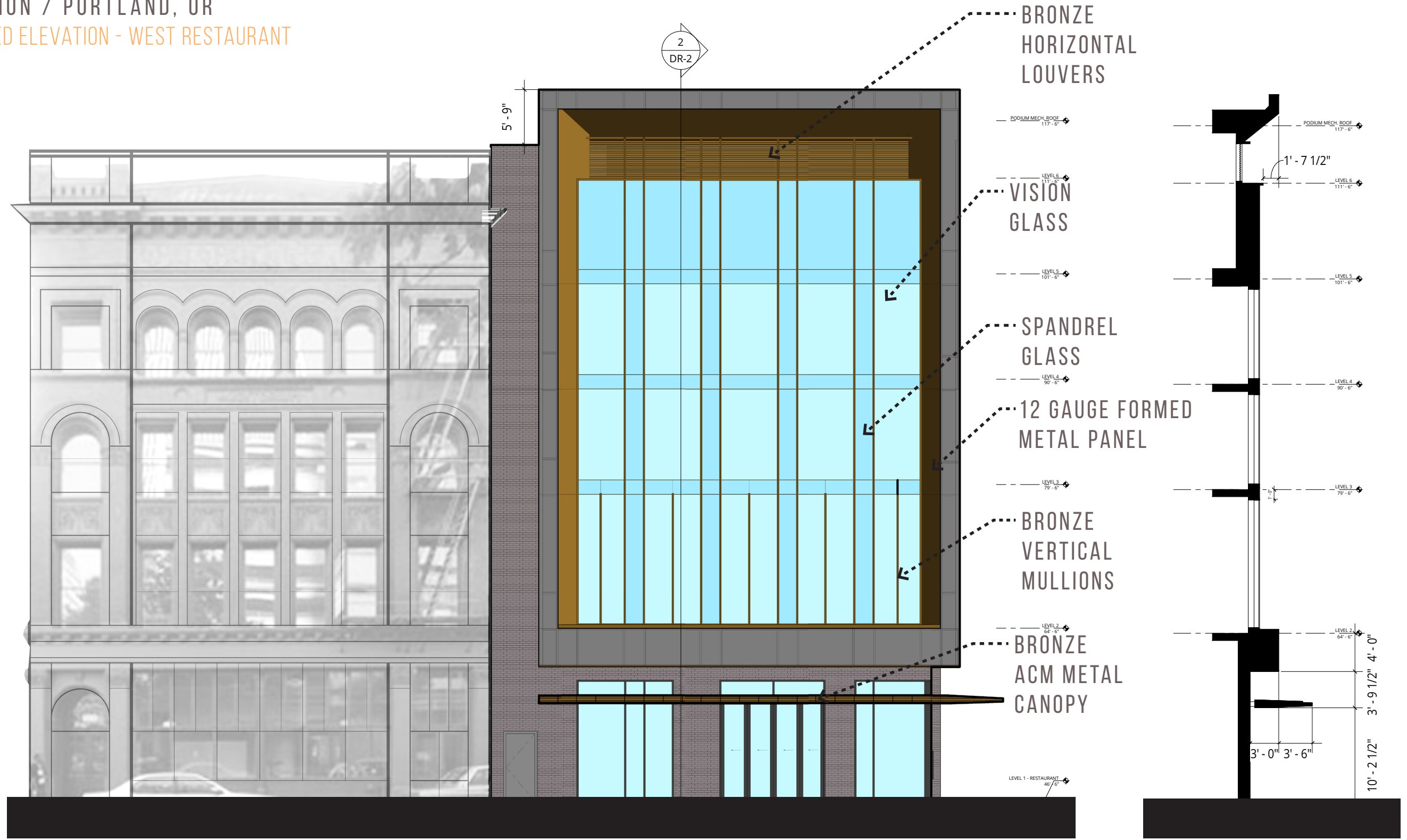


6. MOUNTED LETTERS





3RD & SALMON / PORTLAND, OR  
 C.44 ENLARGED ELEVATION - WEST RESTAURANT



ENLARGED WEST  
ELEVATION

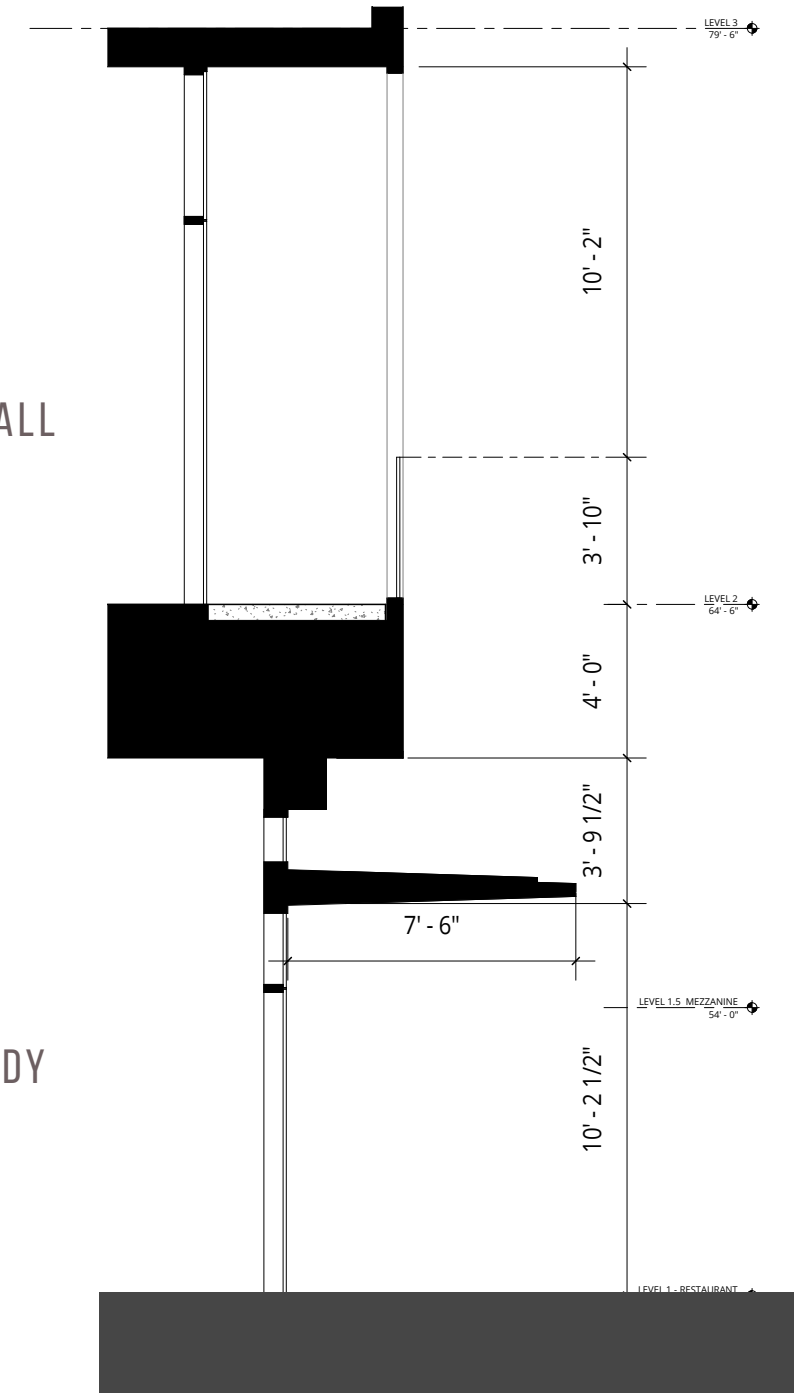
WALL SECTION



3RD & SALMON / PORTLAND, OR  
 ENLARGED ELEVATION - SOUTH - RESTAURANT ENTRY C.45

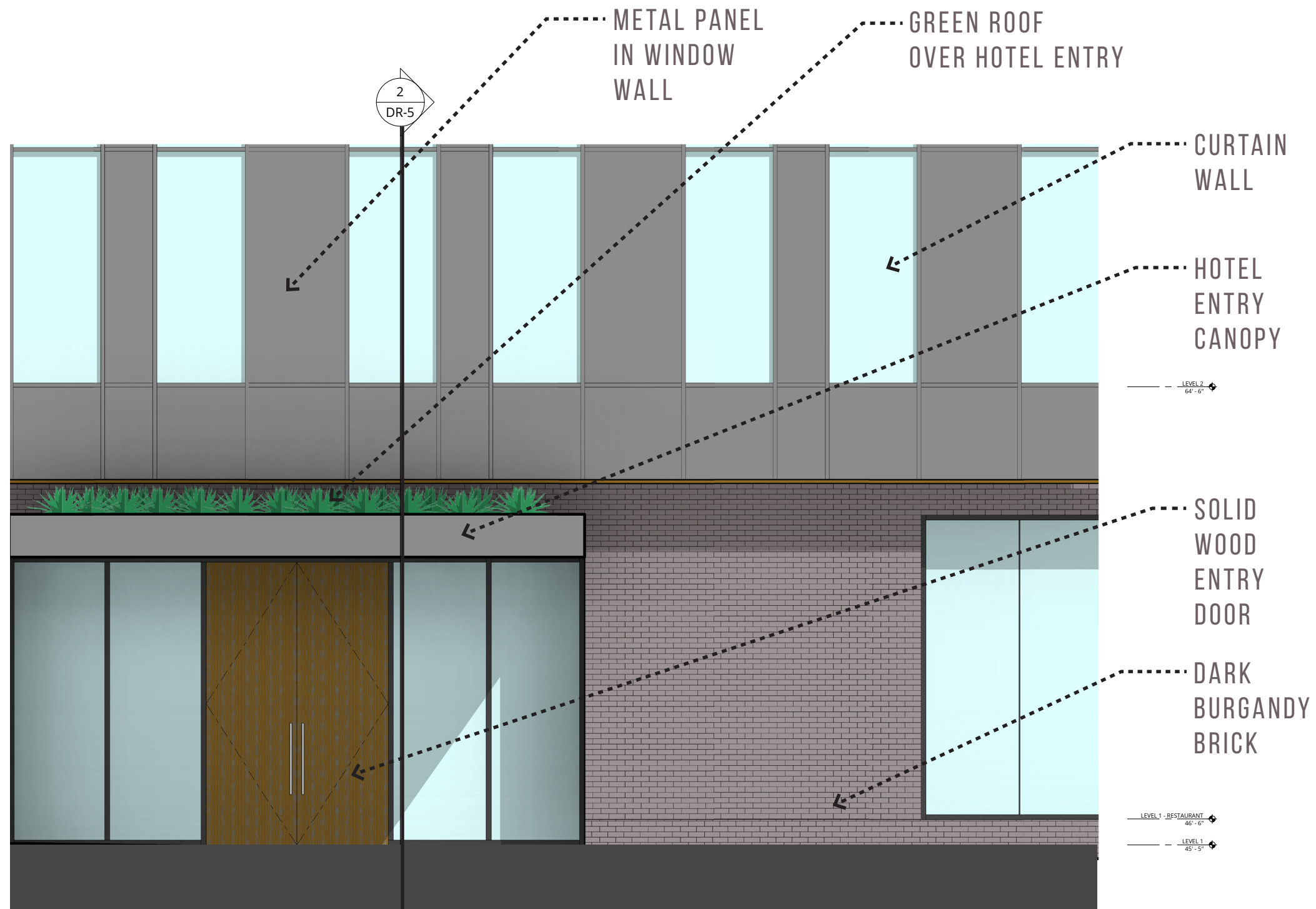


ENLARGED ELEVATION-  
RESTAURANT

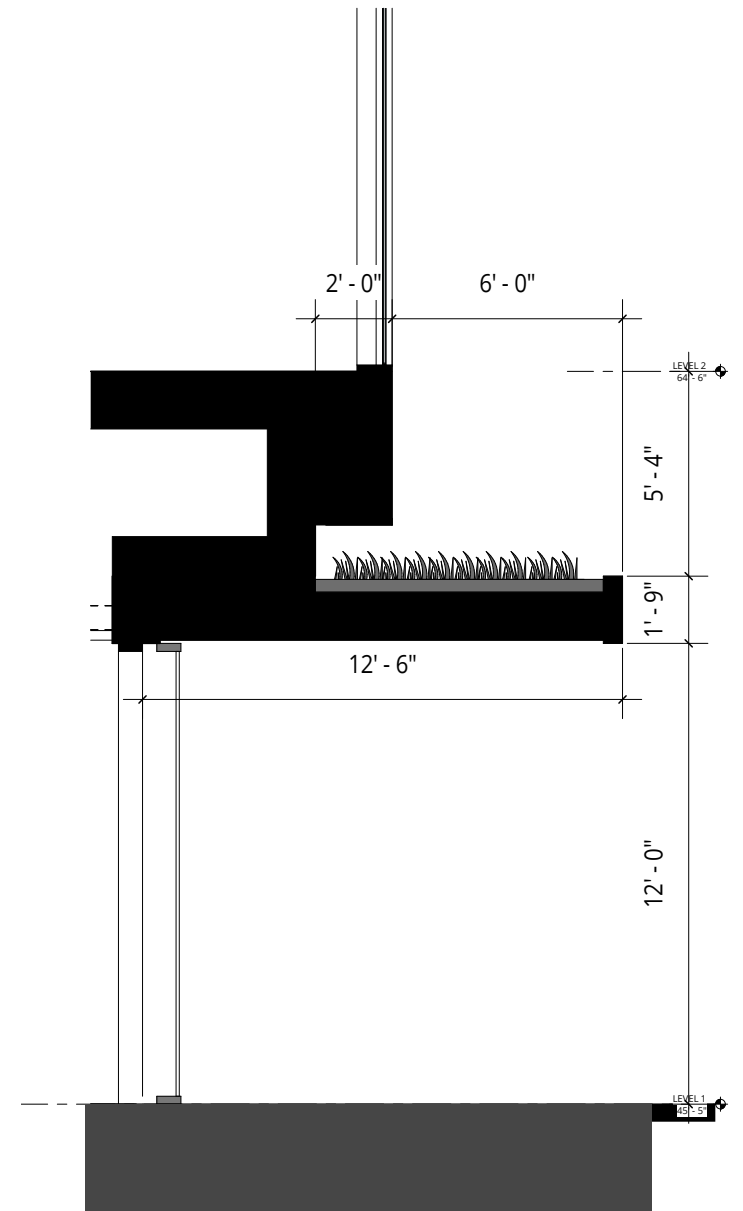


SECTION-WALL-  
RESTAURANT ENTRY





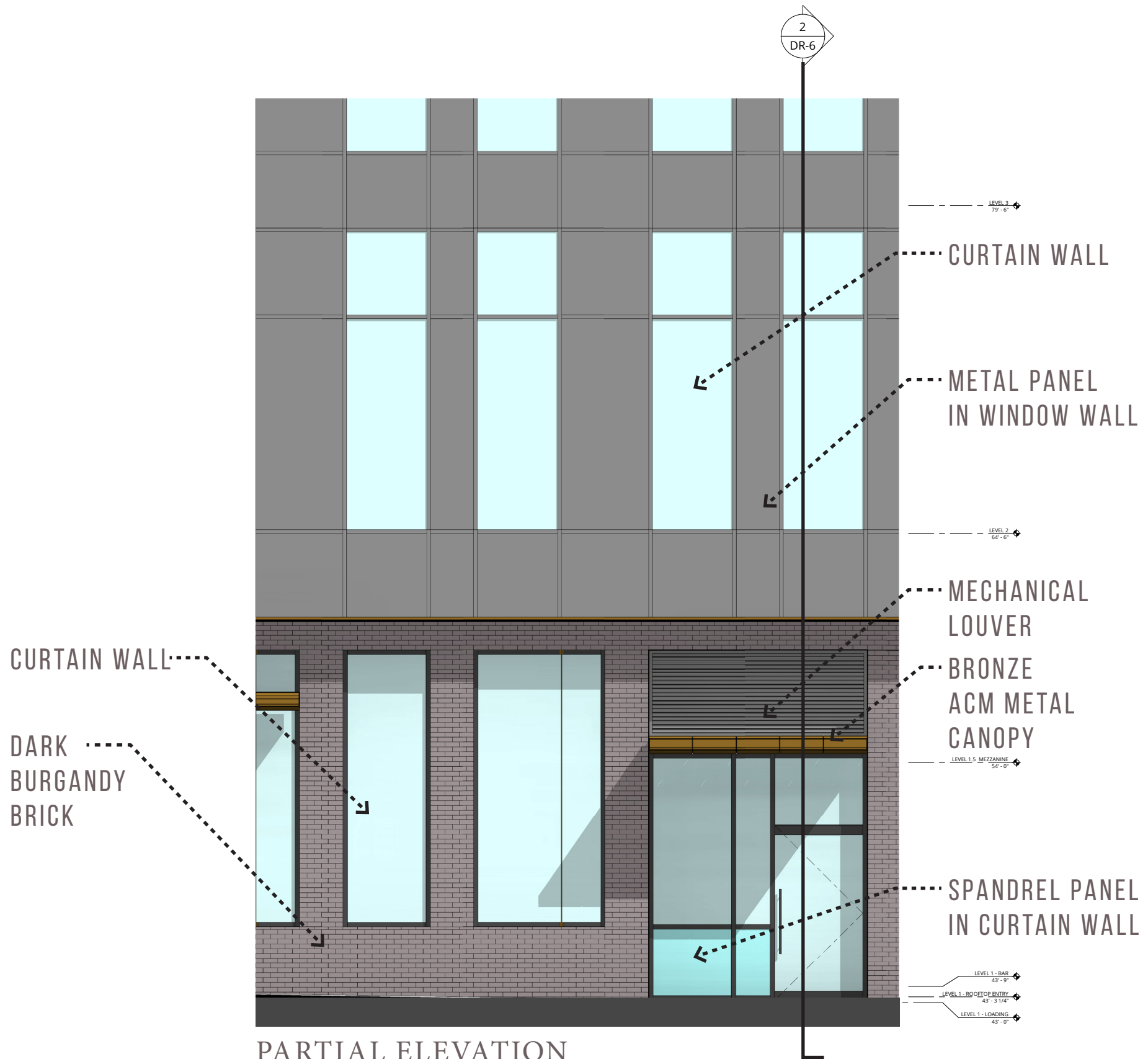
ENLARGED ELEVATION-  
HOTEL ENTRY



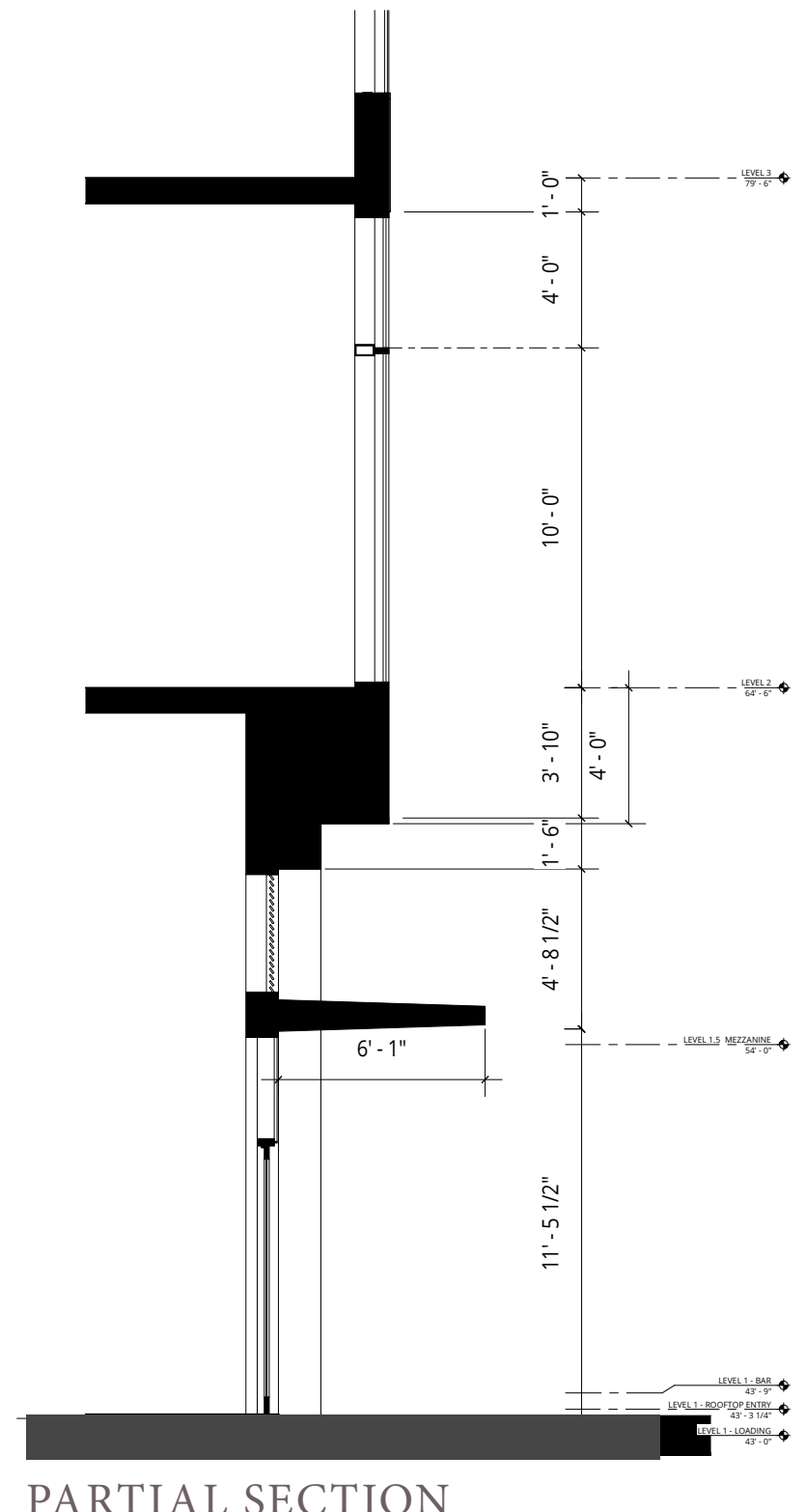
SECTION-WALL-HOTEL  
ENTRY



3RD & SALMON / PORTLAND, OR  
 ENLARGED ELEVATION - EAST - BAR ENTRY C.47

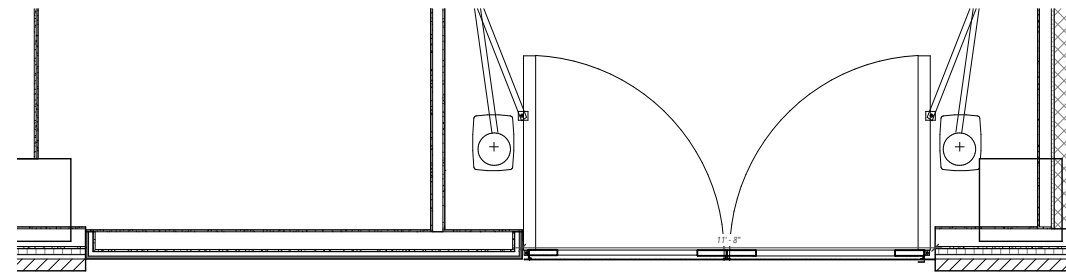


PARTIAL ELEVATION

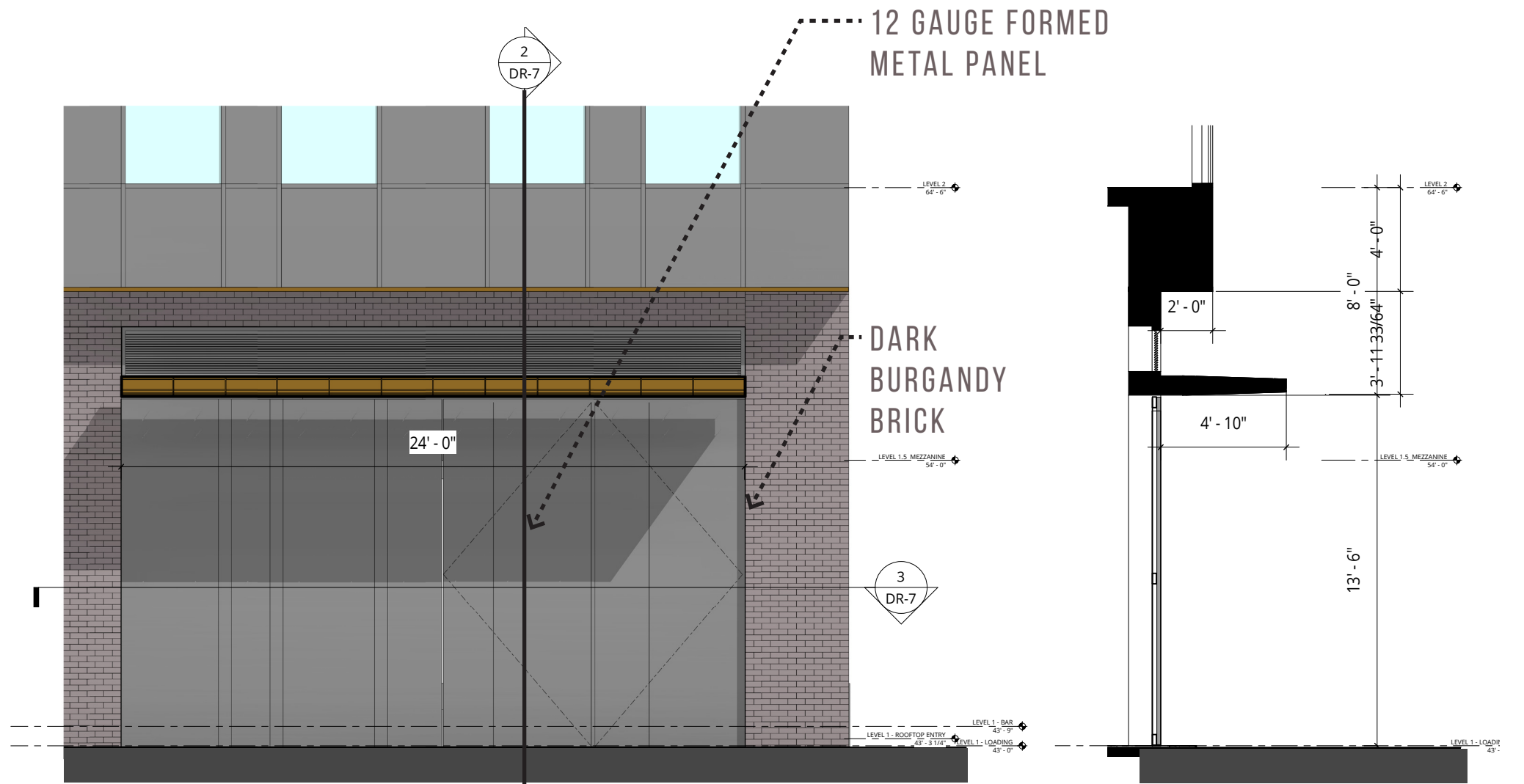


PARTIAL SECTION





PLAN - GARAGE DOOR

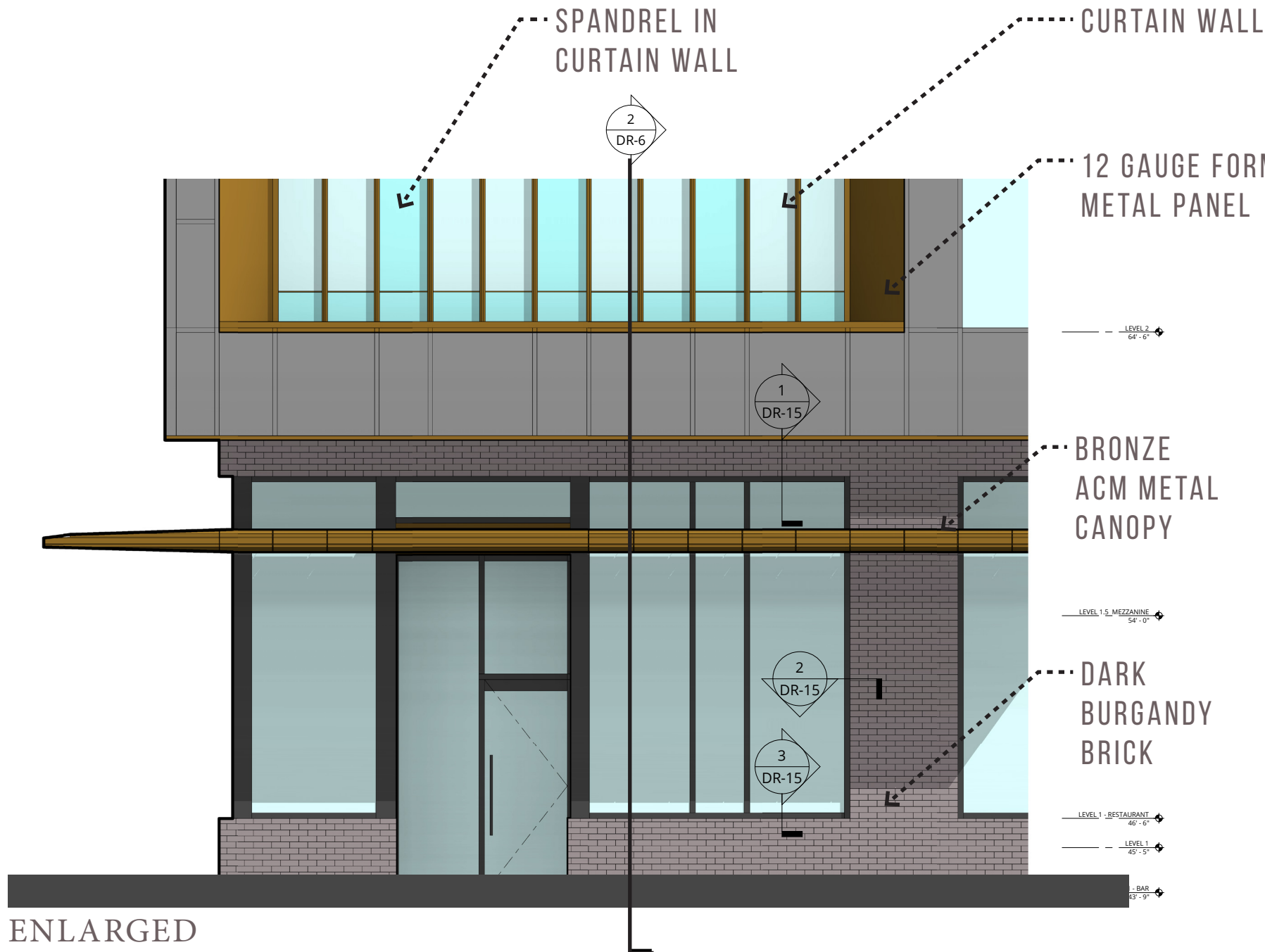


ENLARGED ELEVATION - EAST  
 LOADING DOCK

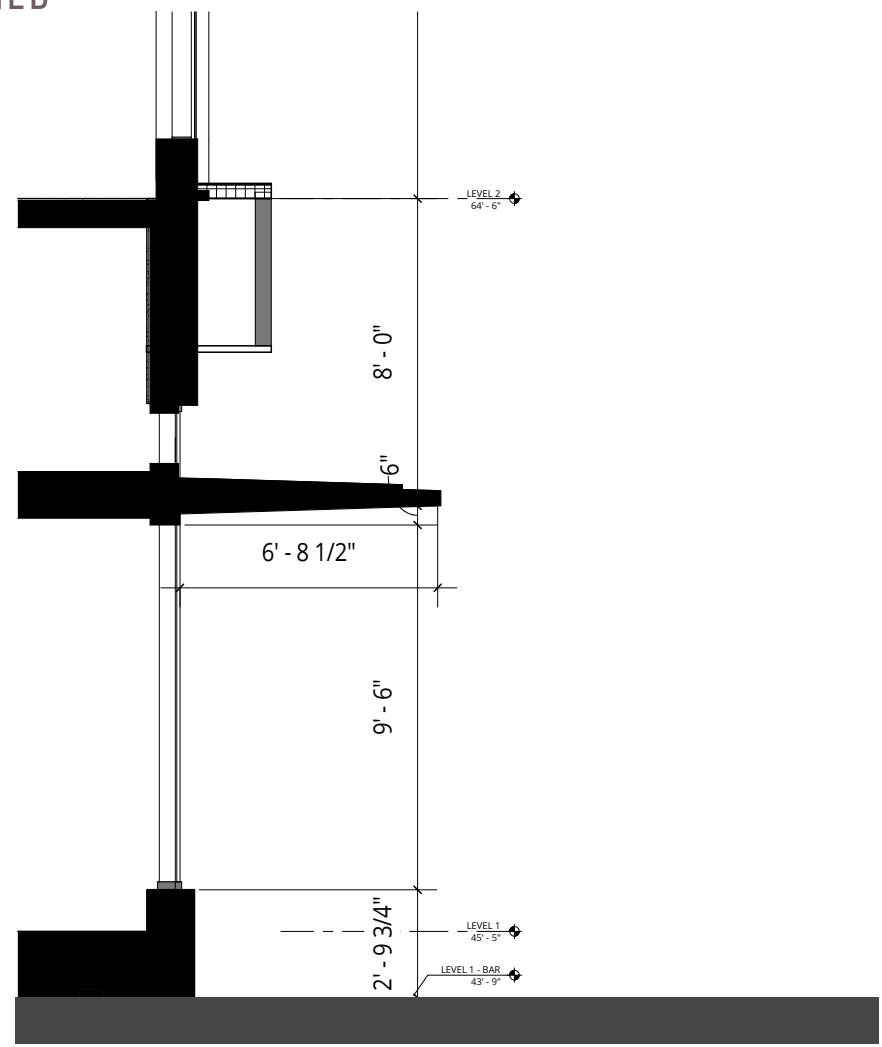
SECTION-WALL-EAST-  
 LOADING



3RD & SALMON / PORTLAND, OR  
 ENLARGED ELEVATION - EAST - BAR ENTRY C.49



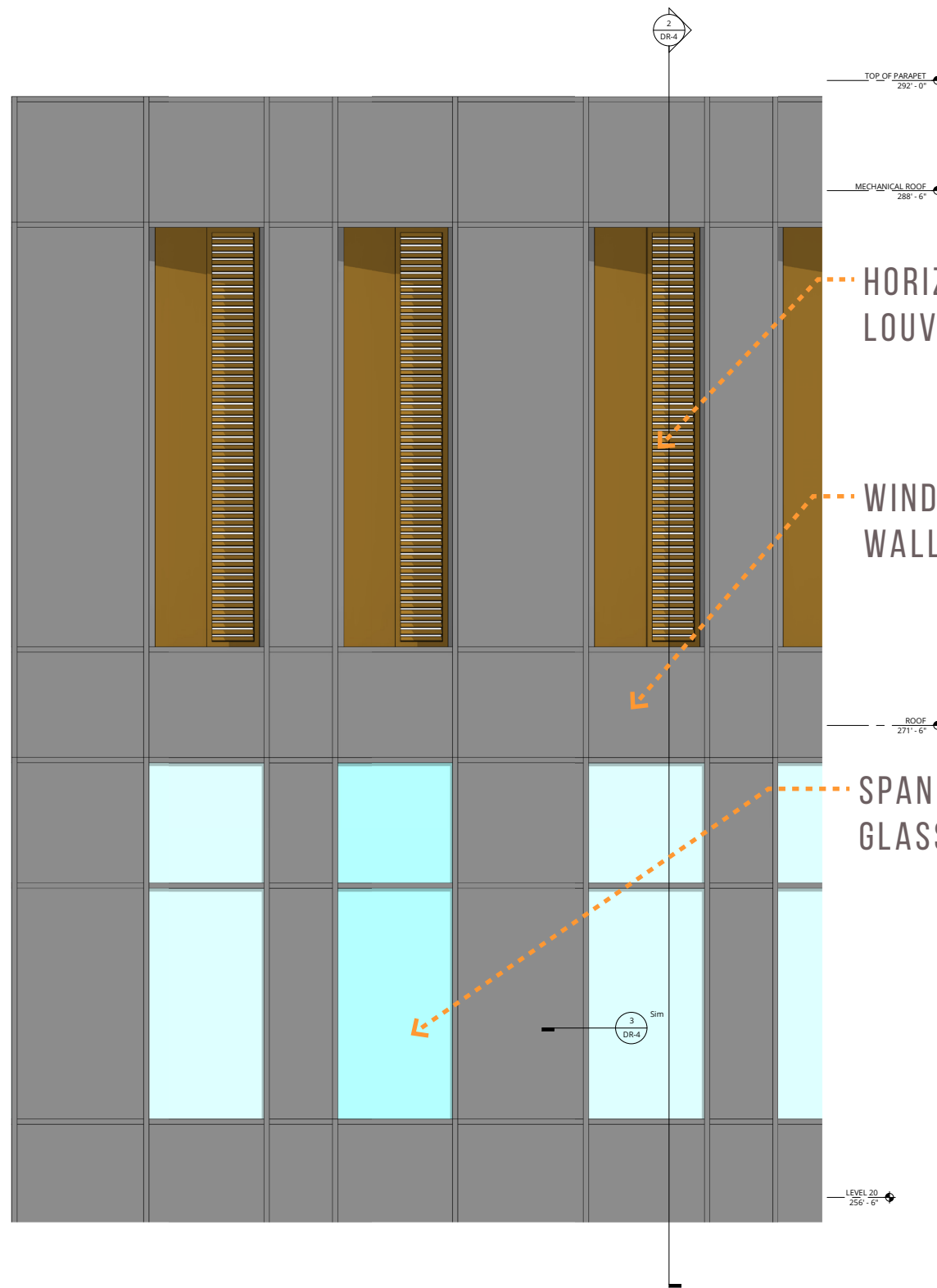
ENLARGED



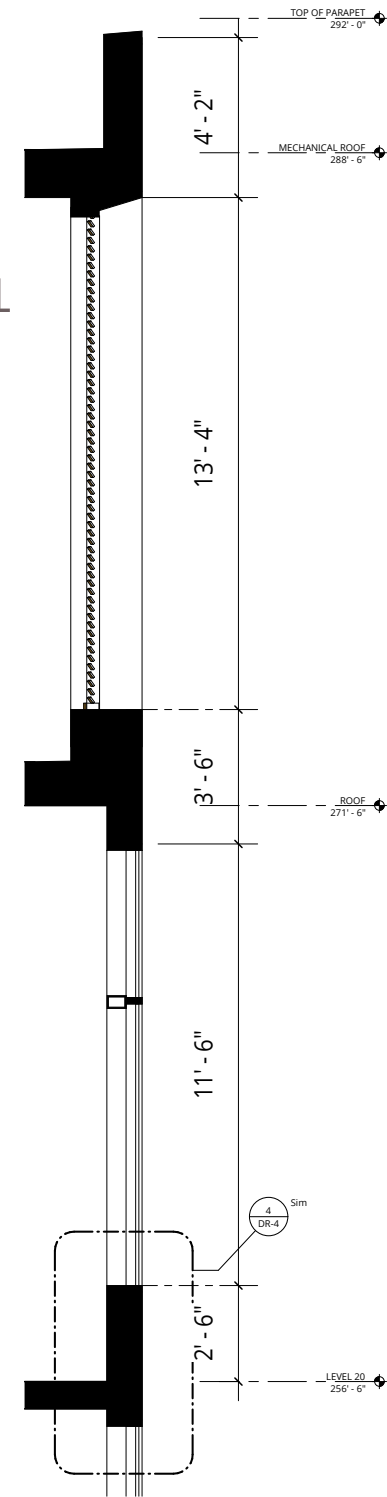
SECTION-WALL-EAST-



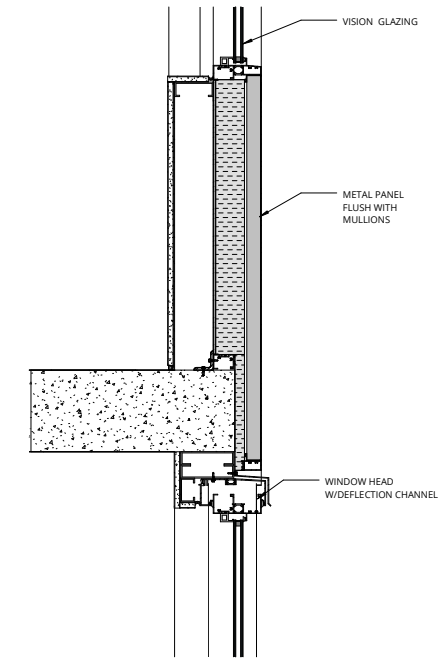
3RD & SALMON / PORTLAND, OR  
 C.50 ENLARGED ELEVATION - SOUTH - TOWER



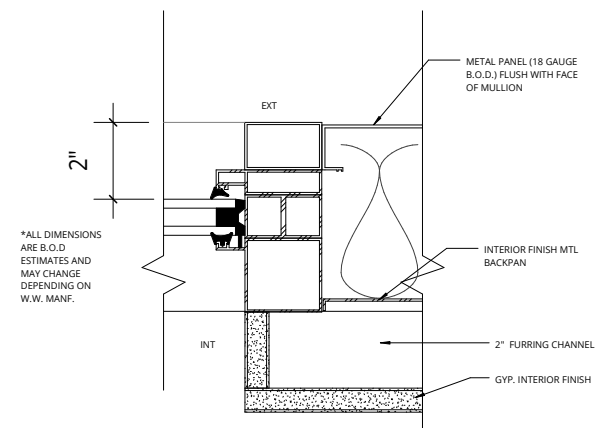
ENLARGED ELEVATION - SOUTH LOUVER



SECTION-WALL-SOUTH-LOUVER



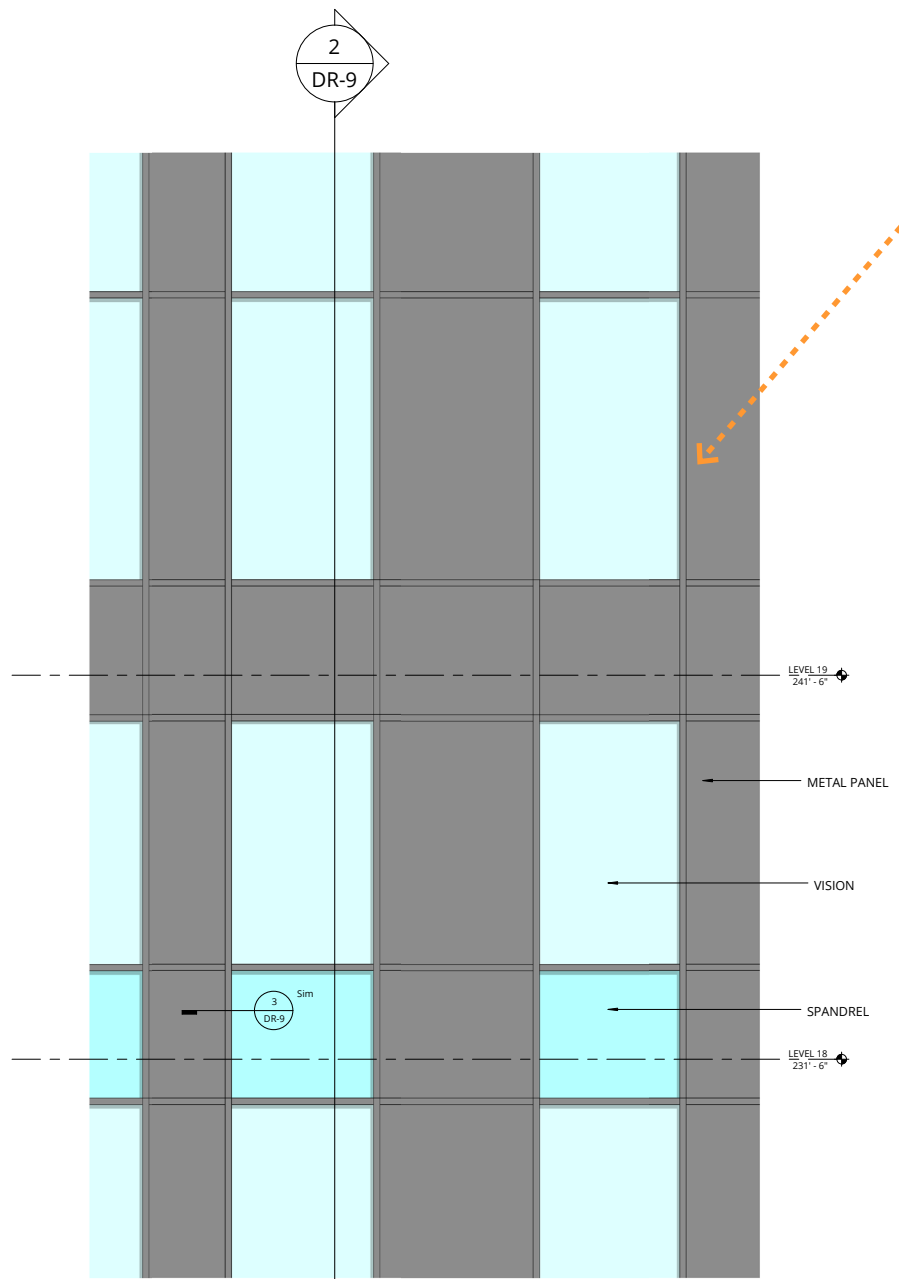
SECTION - WINDOW WALL @ METAL PANEL



PLAN - DETAIL SOUTH W.W. @ GLAZING

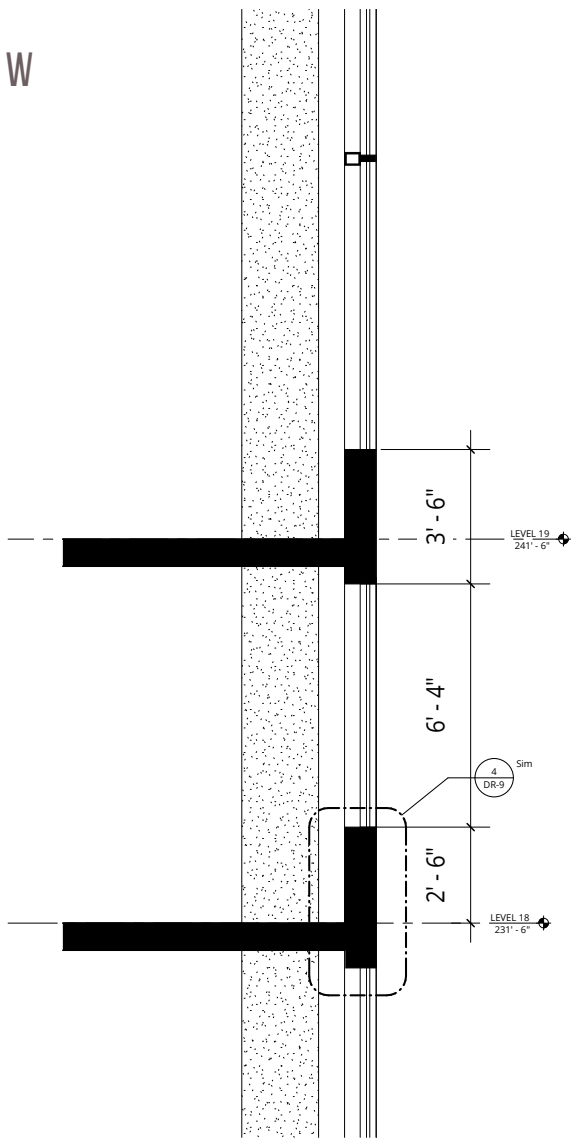


3RD & SALMON / PORTLAND, OR  
 ENLARGED ELEVATION - SOUTH - TOWER C.51

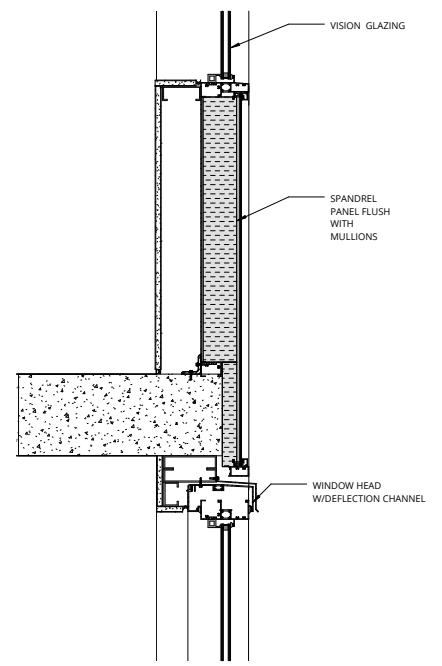


ENLARGED ELEVATION - SOUTH LOUVER

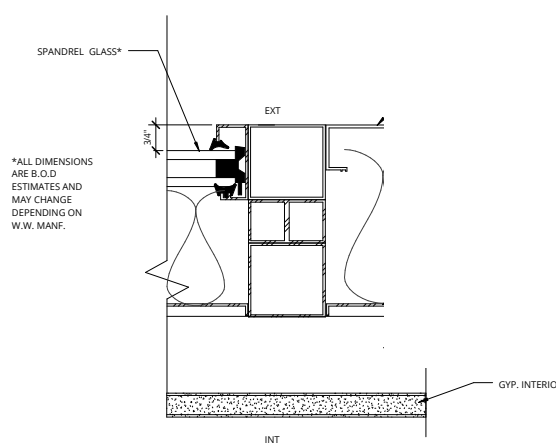
WINDOW WALL



SECTION-WALL-TYP. WINDOW WALL



SECTION - WINDOW WALL @ SPANDREL PANEL



PLAN - DETAIL SOUTH W.W. @ SPANDREL





VIEW FROM THE SOUTHEAST



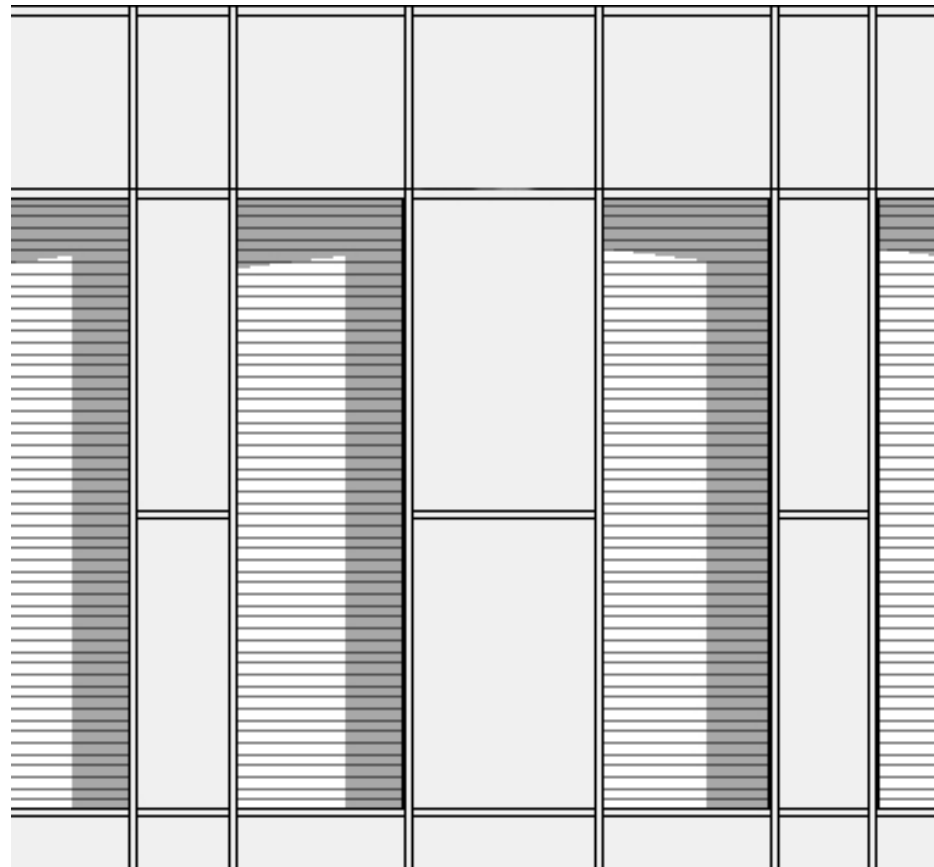


SW 3RD AND SALMON STREET





PRECEDENT



ROOF TOP LOUVER ELEVATION



LOUVER PLAN

LOUVER

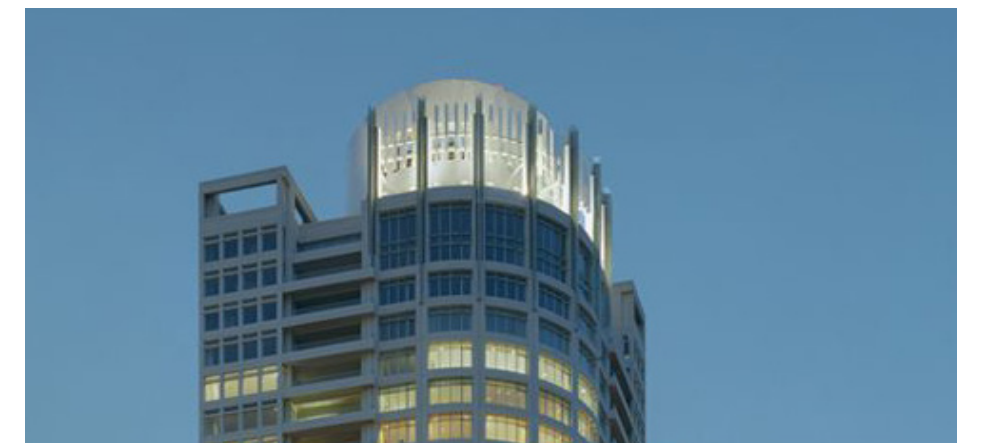
LIGHT SOURCE

### 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

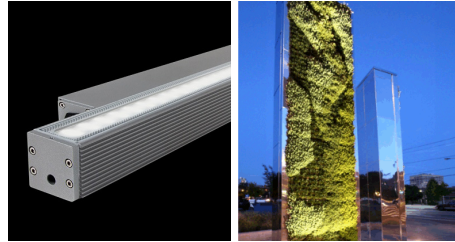


PRECEDENT



3RD & SALMON / PORTLAND, OR  
EXTERIOR LIGHTING - PERSPECTIVE C.55

GREEN WALL LIGHTING - SB



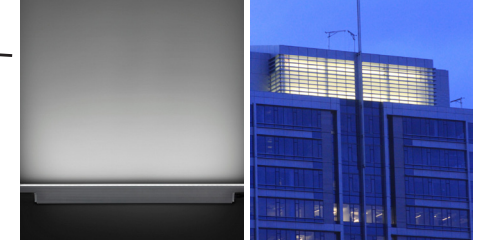
Using a continuous run of Lumenpulse Lumenfacade the green wall will be grazed with a soft light. Mounted at an angle facing away from viewers above and below.

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



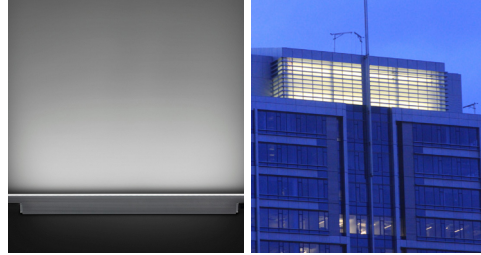
A lantern effect will be created at the top of the building by illuminating the buildings louvers with uniform rows of Lumenpulse Lumenfacade.





3RD & SALMON / PORTLAND, OR  
C.56 EXTERIOR LIGHTING - PERSPECTIVE

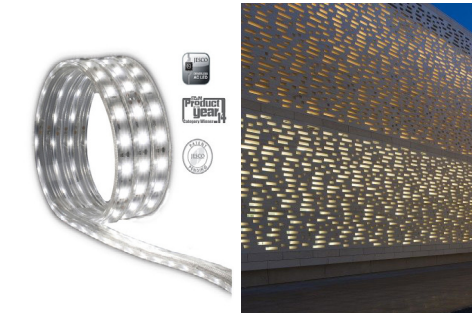
LOUVER LIGHTING - SA



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



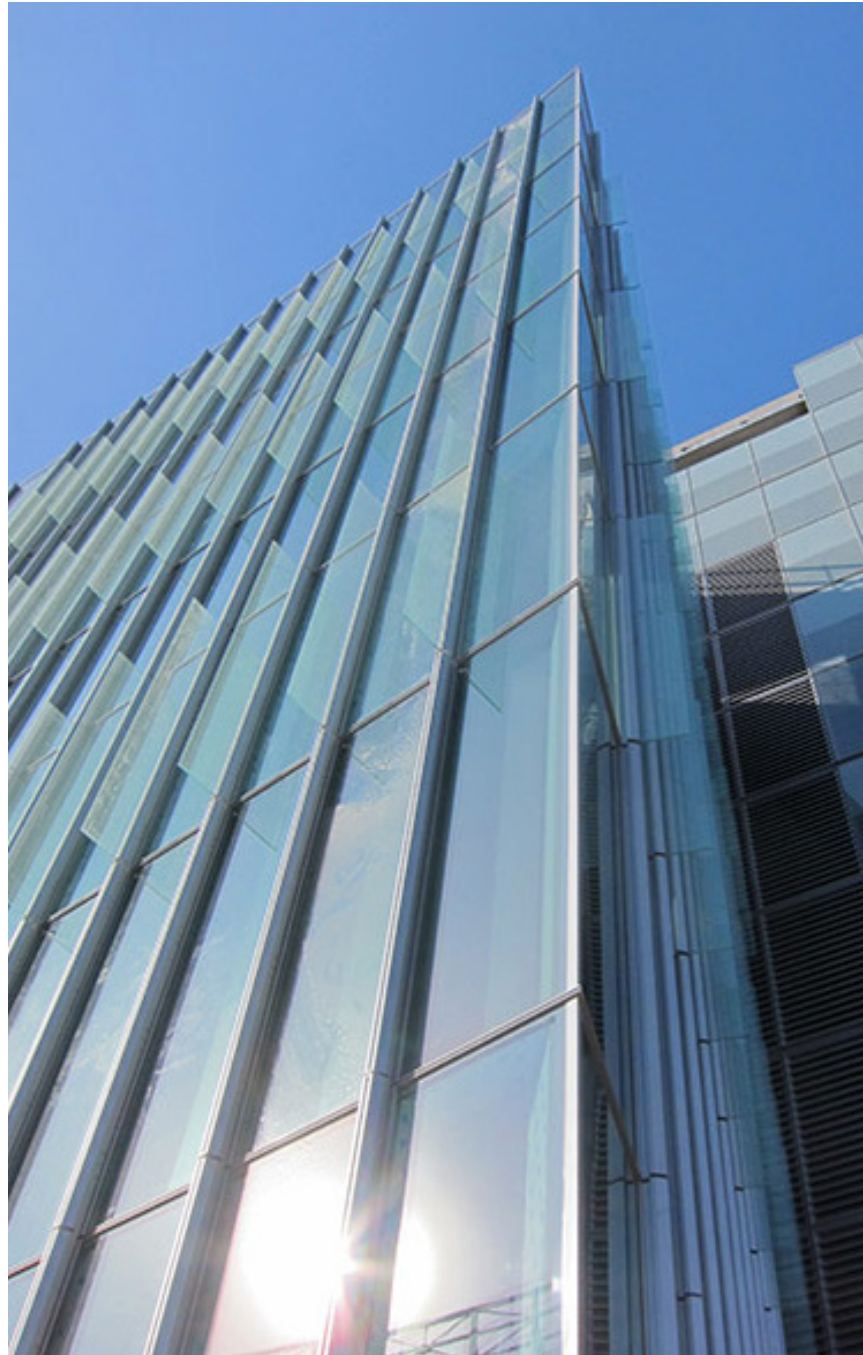
The Jesco LED DL-AC-FLEX will be discreetly recessed into the sides of the canopy to illuminate the intricate overlay located on the underside of the canopy. It will provide luminance to signal the entry point of the hotel without it being distracting.

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.

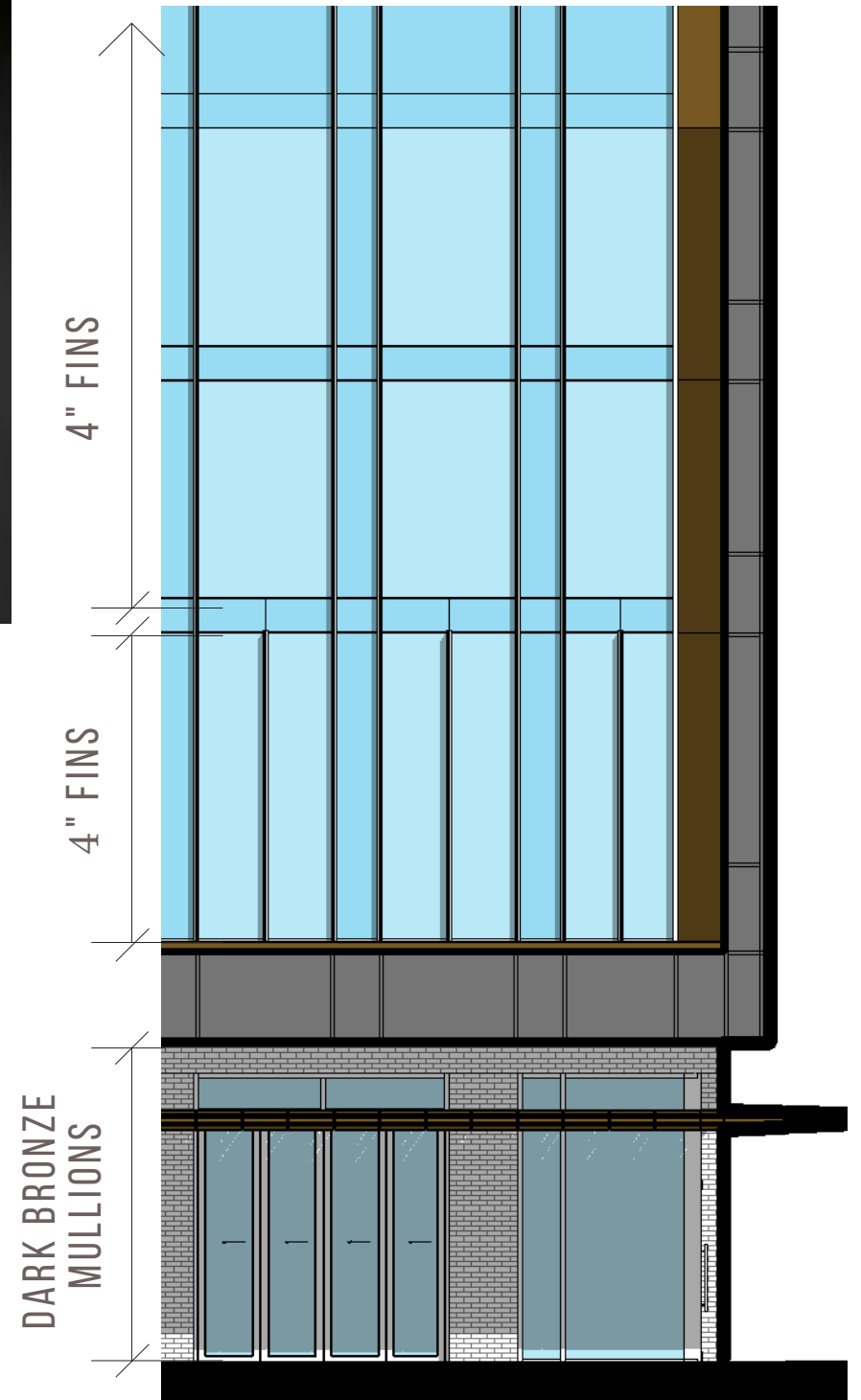
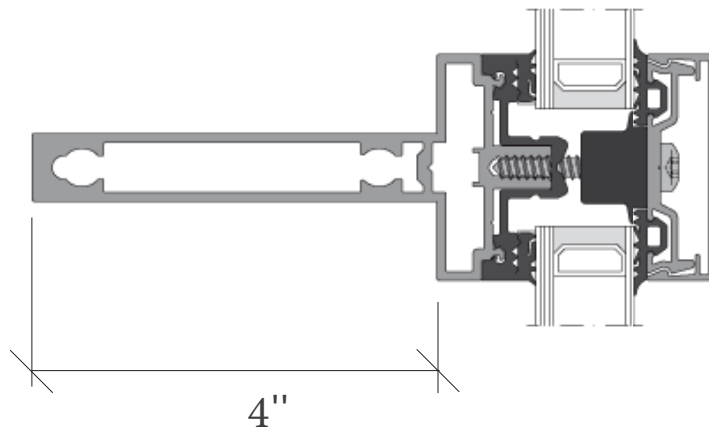




PRECEDENT

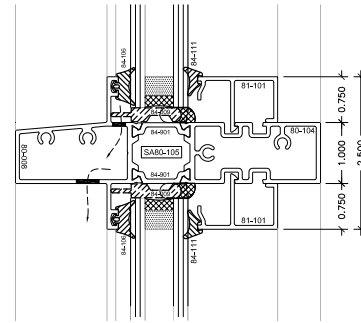


FIN DETAILS

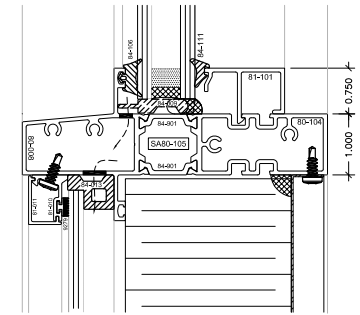




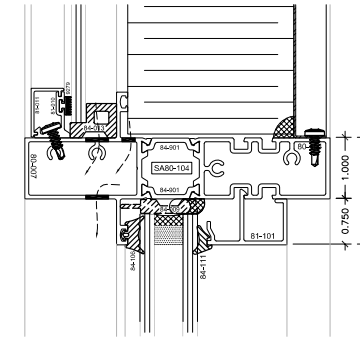
3RD & SALMON / PORTLAND, OR  
 C.58 PRODUCT INFORMATION / WINDOW WALL



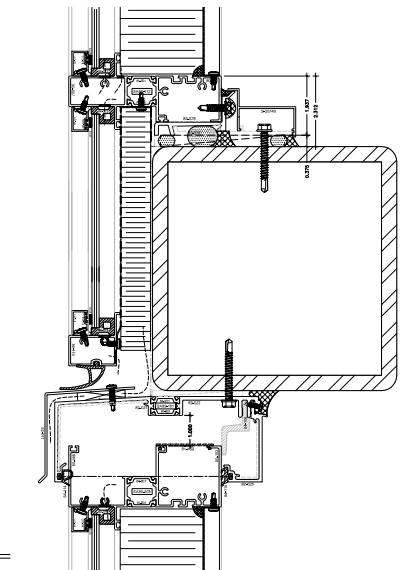
1 HORIZ. VISION ABOVE VISION  
 N/A ARCHREF: N/A  
 SCALE: FULL SCALE



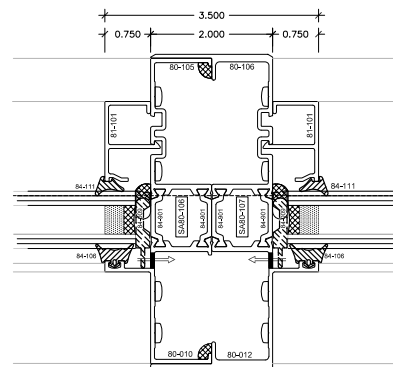
2 HORIZ. VISION ABOVE SG SPANDREL  
 N/A ARCHREF: N/A  
 SCALE: FULL SCALE



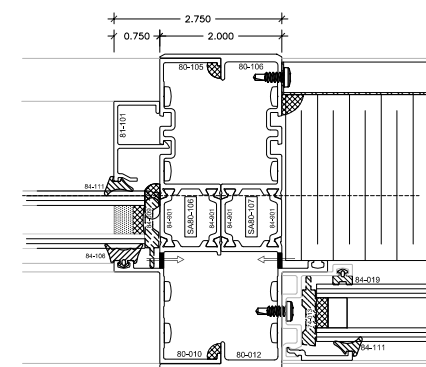
3 HORIZ. SG SPANDREL ABOVE VISION  
 N/A ARCHREF: N/A  
 SCALE: FULL SCALE



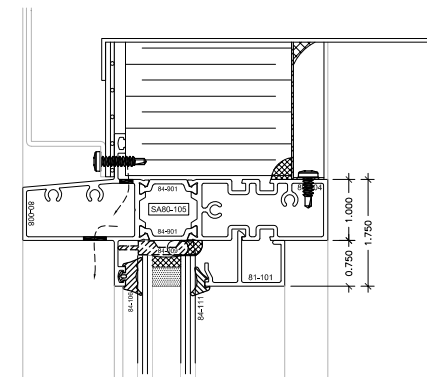
7 BY-PASS SPANDREL ABOVE SPANDREL  
 N/A ARCHREF: N/A  
 SCALE: FULL SCALE



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

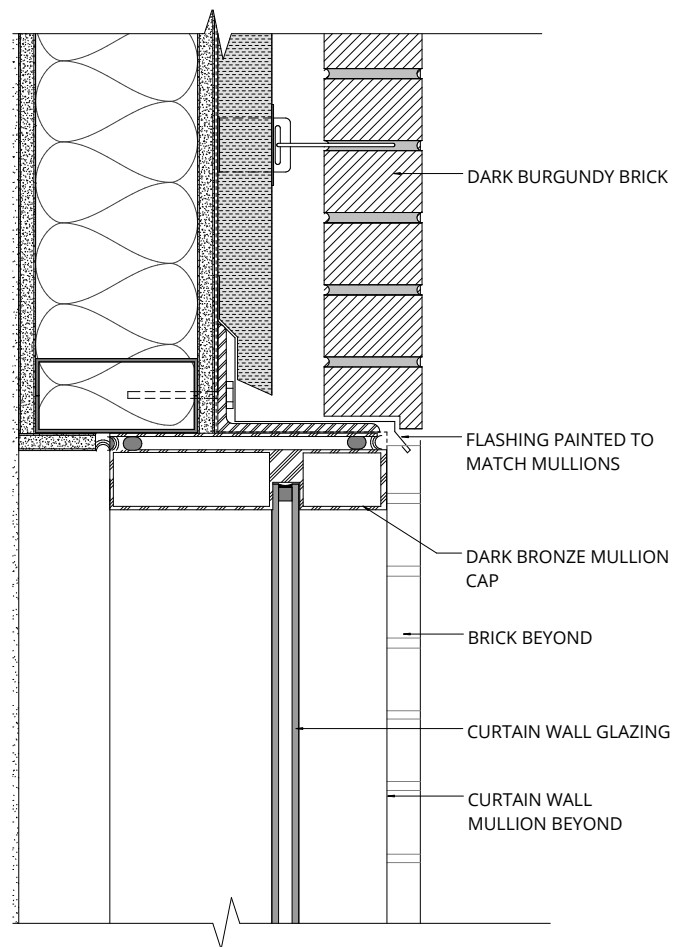
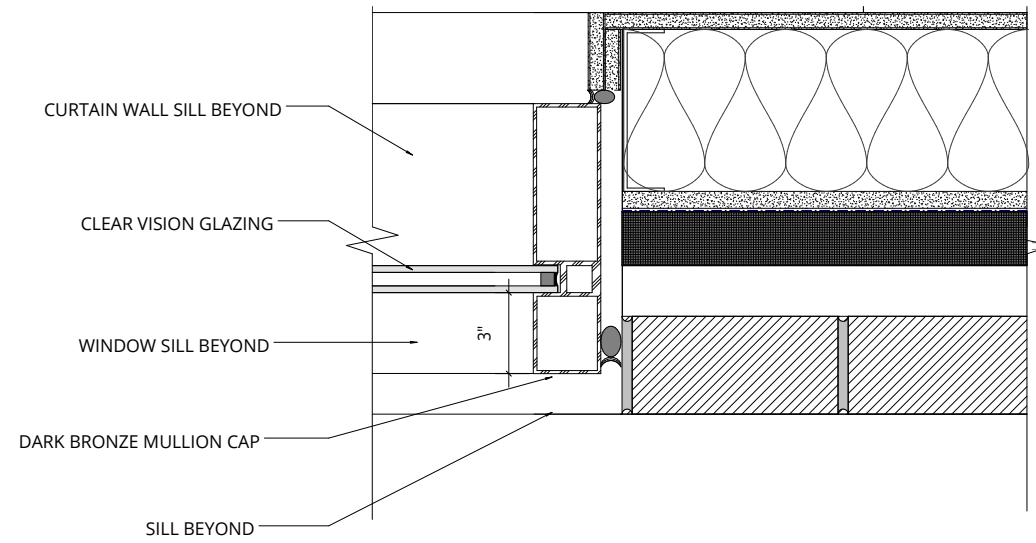


6 HORIZ. LOUVRE PANEL ABOVE VISION  
 N/A ARCHREF: N/A  
 SCALE: FULL SCALE

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

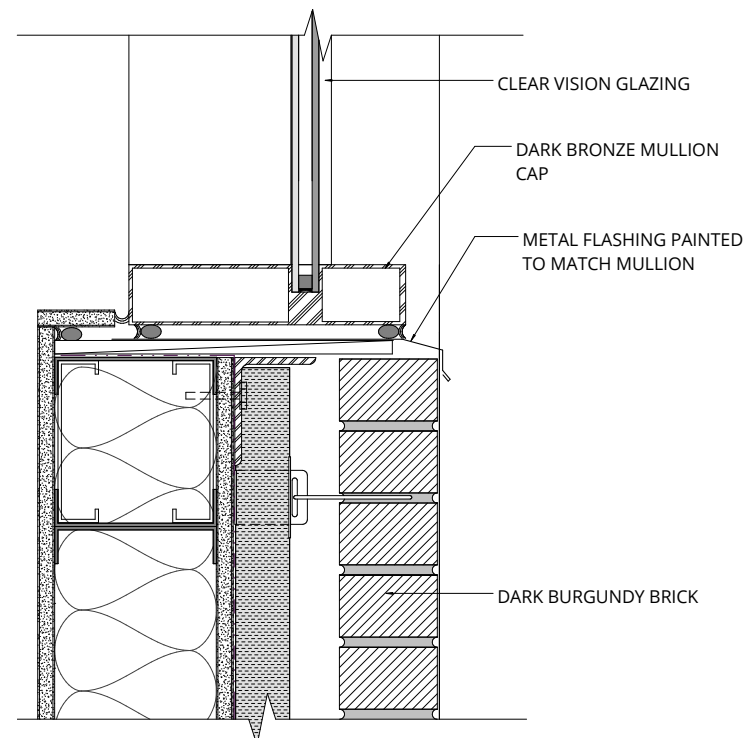
PRECEDENT





CURTAIN WALL HEAD AT MASONRY

CURTAIN WALL JAMB AT MASONRY

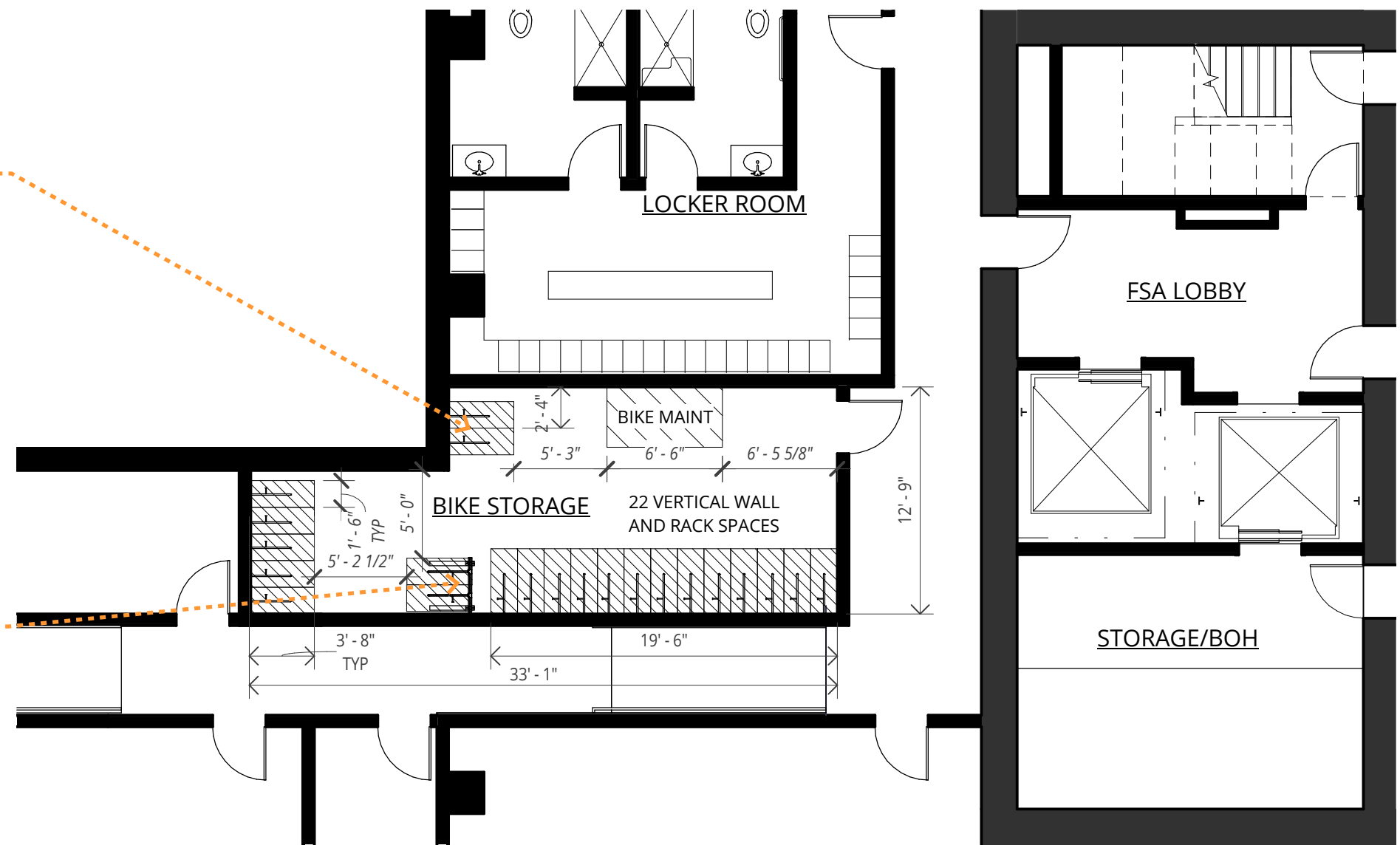
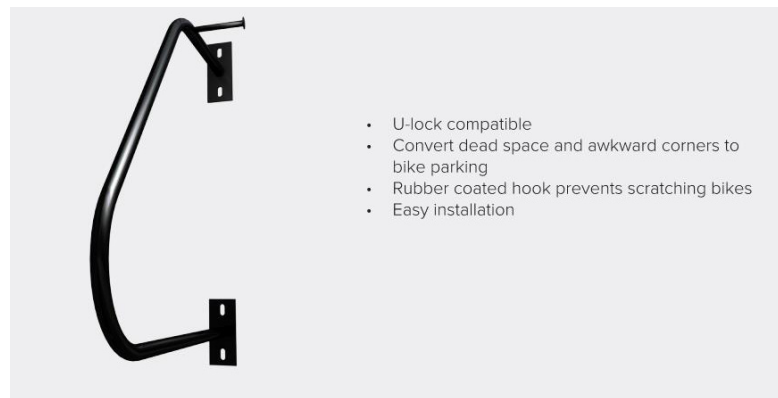


CURTAIN WALL SILL AT MASONRY



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



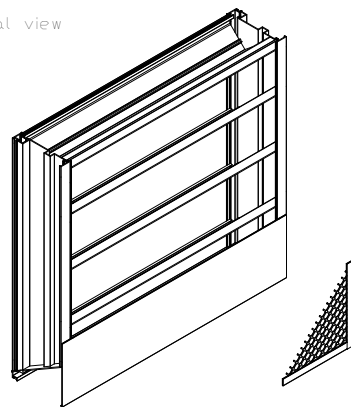
PRODUCT INFORMATION / MECHANICAL LOUVERS



PRECEDENT

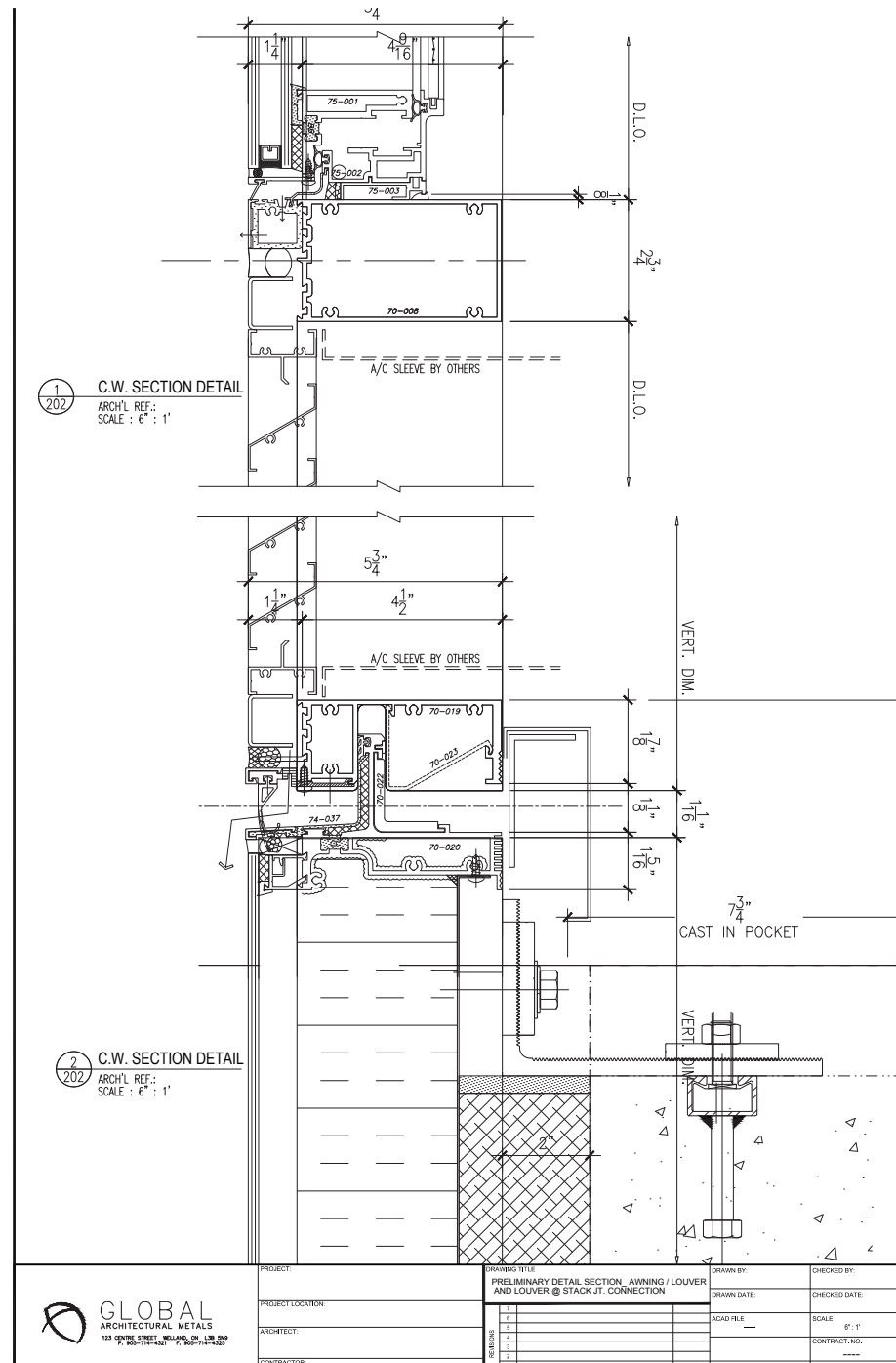


Internal view



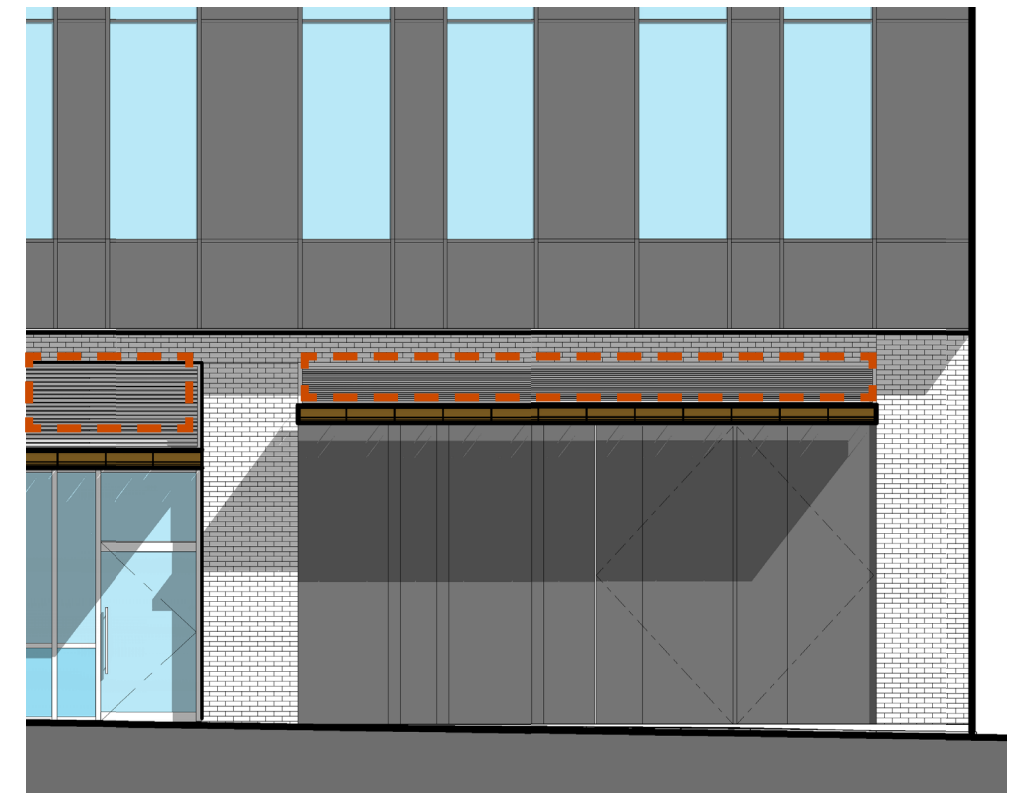
**EDD-601**  
**6" Frame, Dual Blade**  
**Application & Design**

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 jams 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.



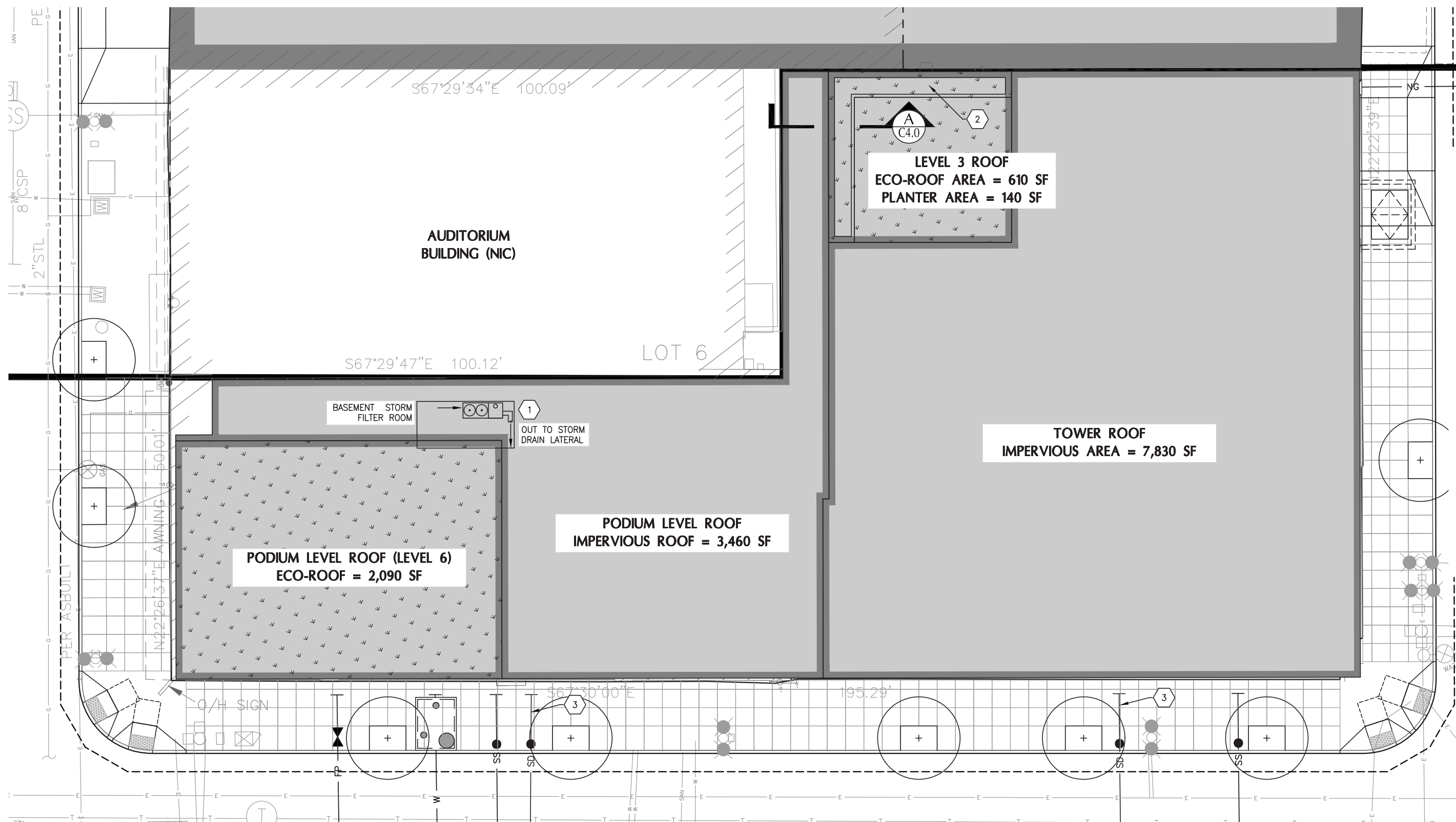
MECHANICAL LOUVERS

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.62 STORMWATER MANAGEMENT PLAN







<b>PORTLAND</b>	<b>SEATTLE</b>
<b>OFFICE</b>	<b>OFFICE</b>
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
<b>ANKROMMOISAN.COM</b>	