



14 October 2013

2 & TAYLOR

P:\2013\3010-28TAYLOR\02-Planning Review\02-1_LUR\13_1010-28TAYLOR_Return LUR Presentation - 10/14/13

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PLANS

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PLANS

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BUILDING ELEVATIONS

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ENLARGED ELEVATIONS

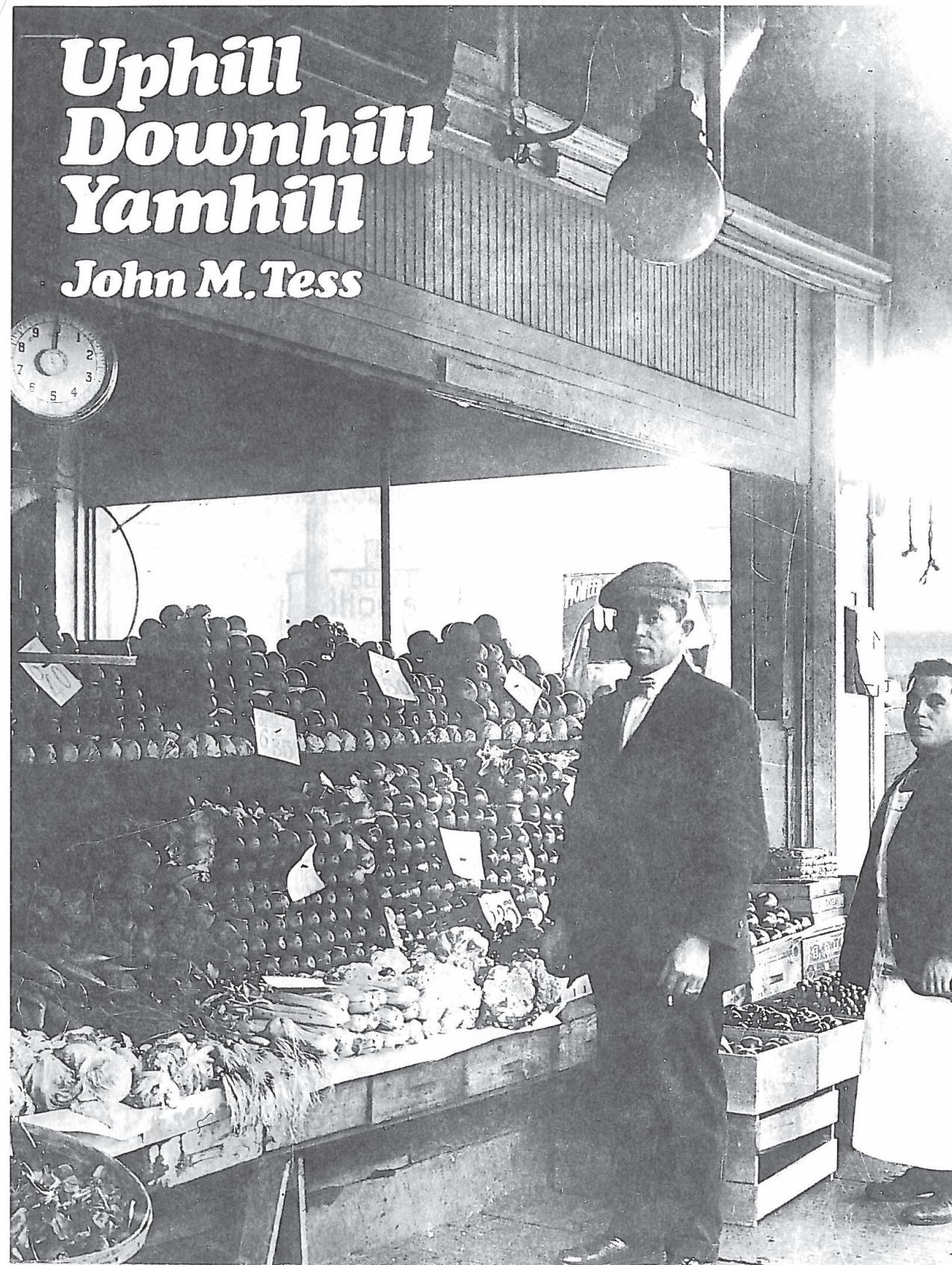
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BUILDING SECTIONS

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1 1st + Taylor



1873

2 View North, 2nd + Salmon



1958

3 2nd + Yamhill

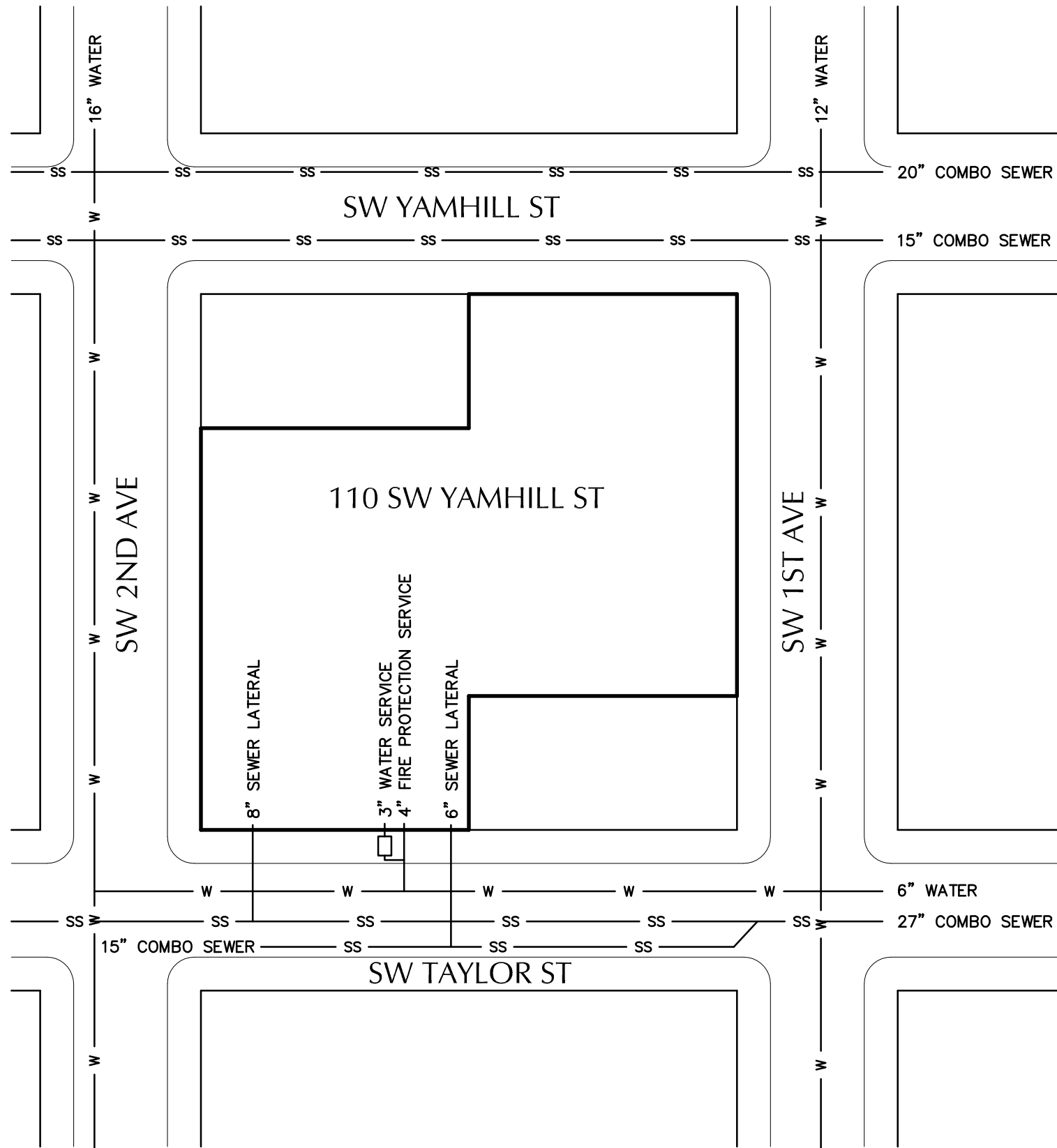


1973

4 Franz Building, Yamhill

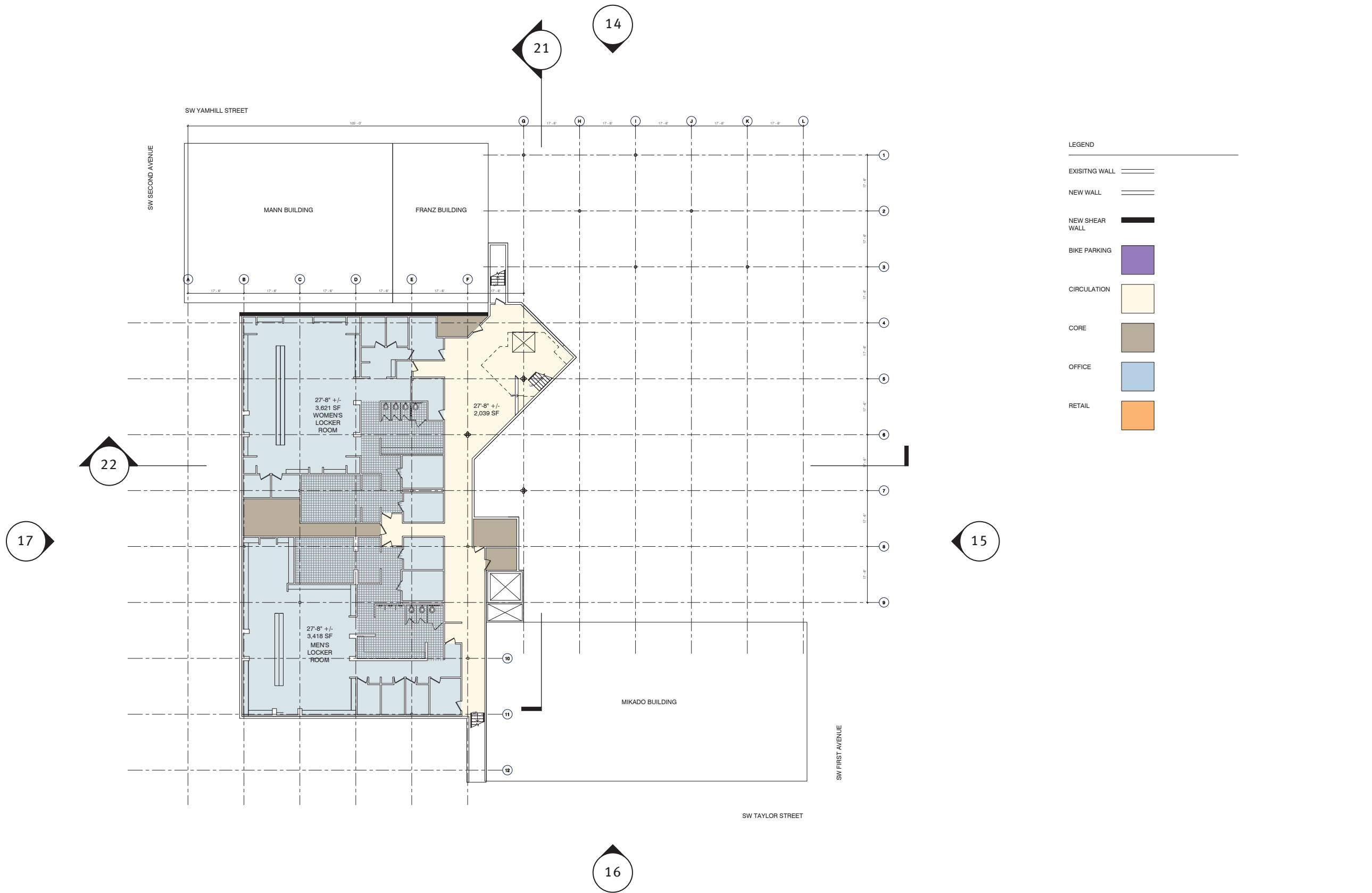


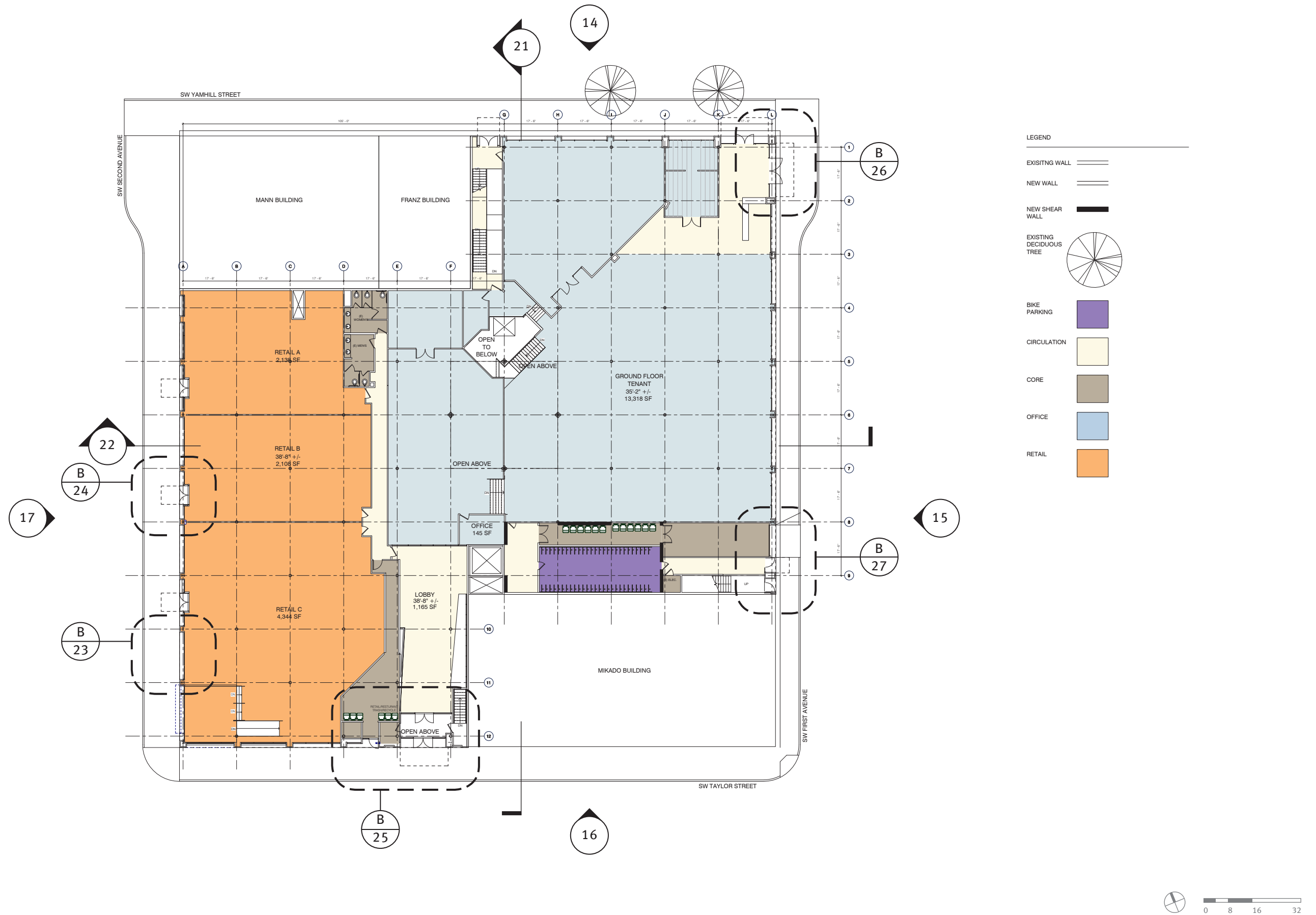
This proposal will not destroy any historic materials, as the building itself is non-contributing. The proposed new skin and materials will clearly utilize current construction technology, reflecting higher envelope performance standards than the original building, while complementing the context of the Yamhill Historic District and the adjacent buildings.

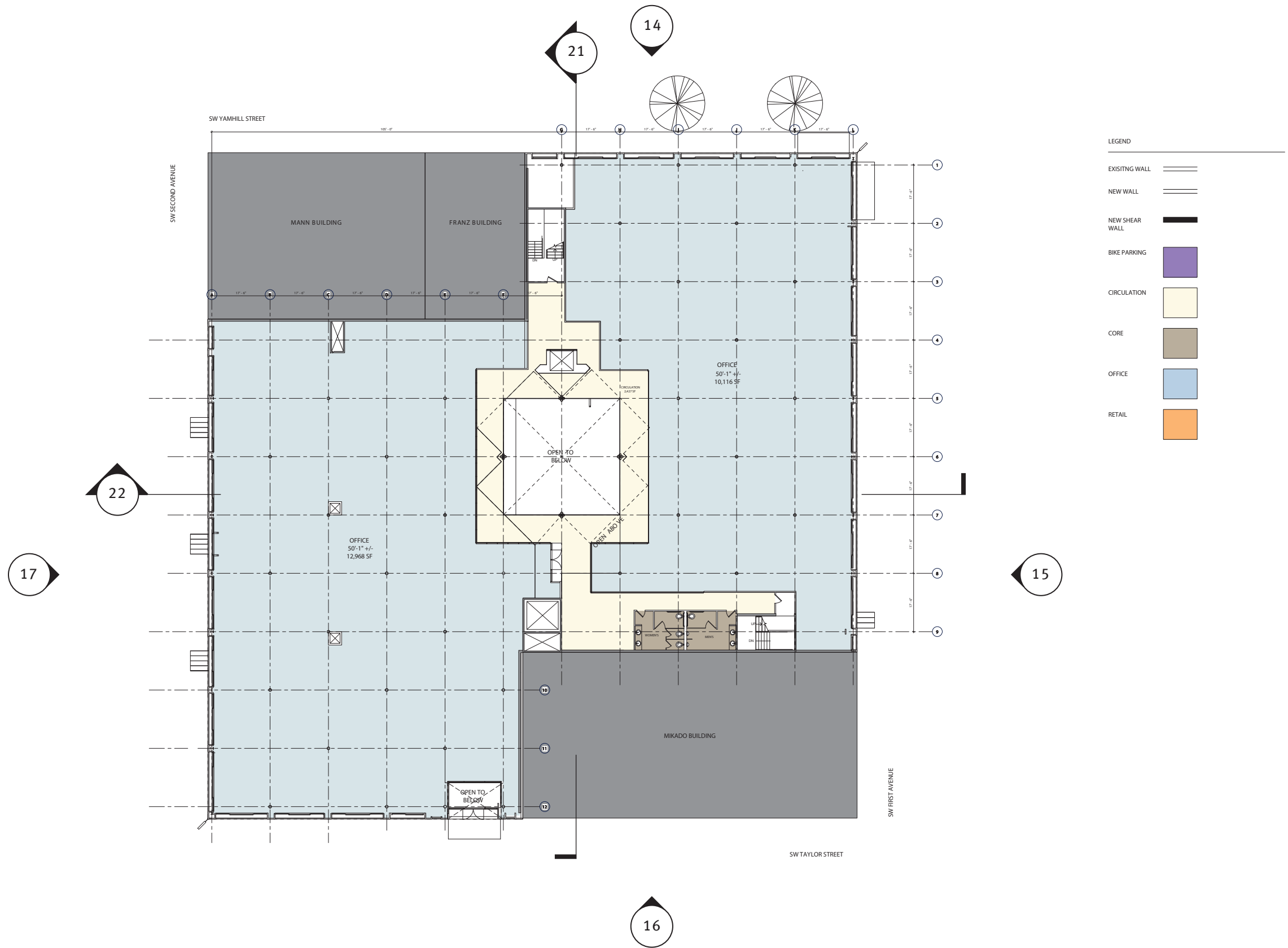


NOTE:
NO PROPOSED CHANGES TO
EXISTING UTILITIES

N.T.S.





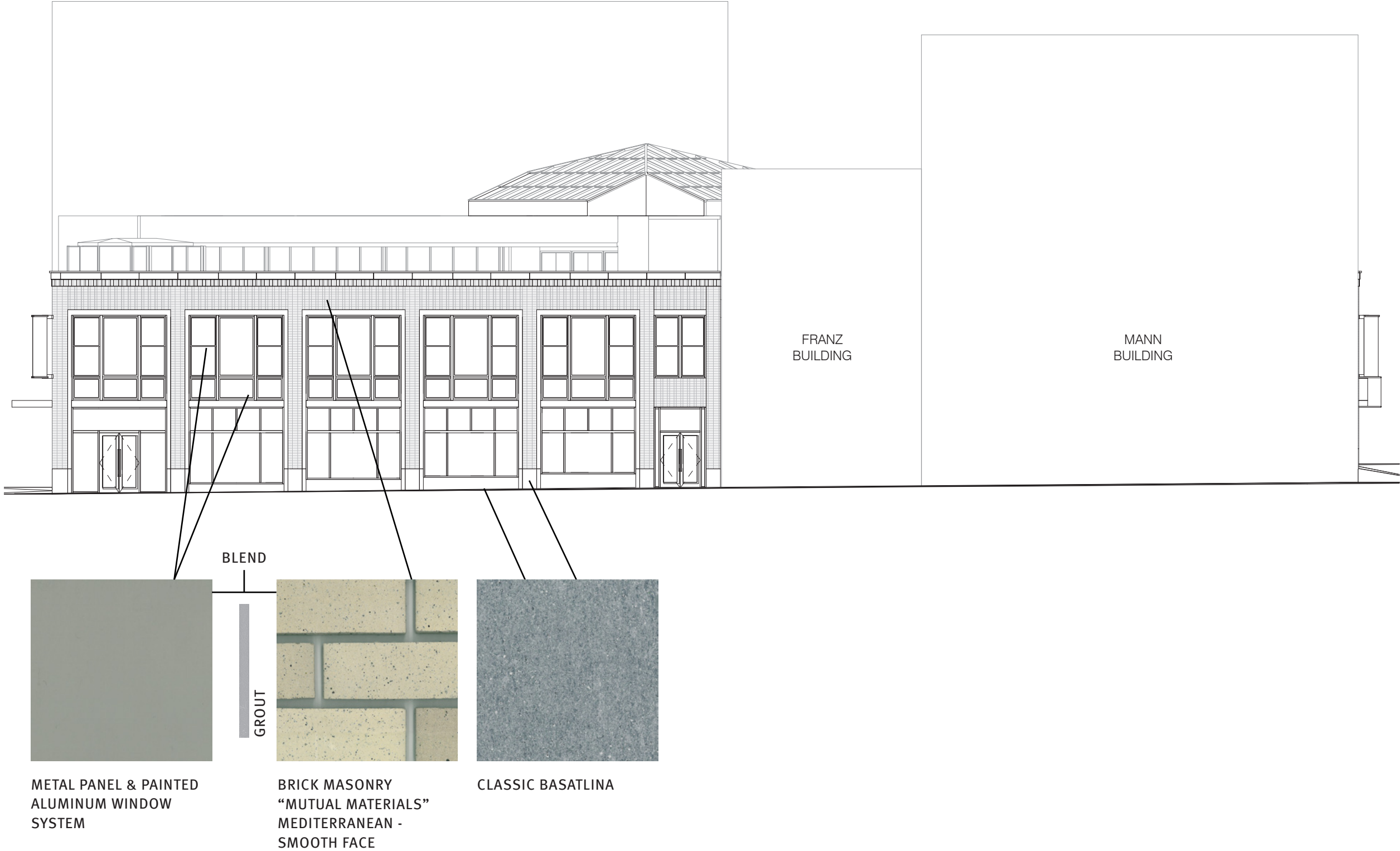














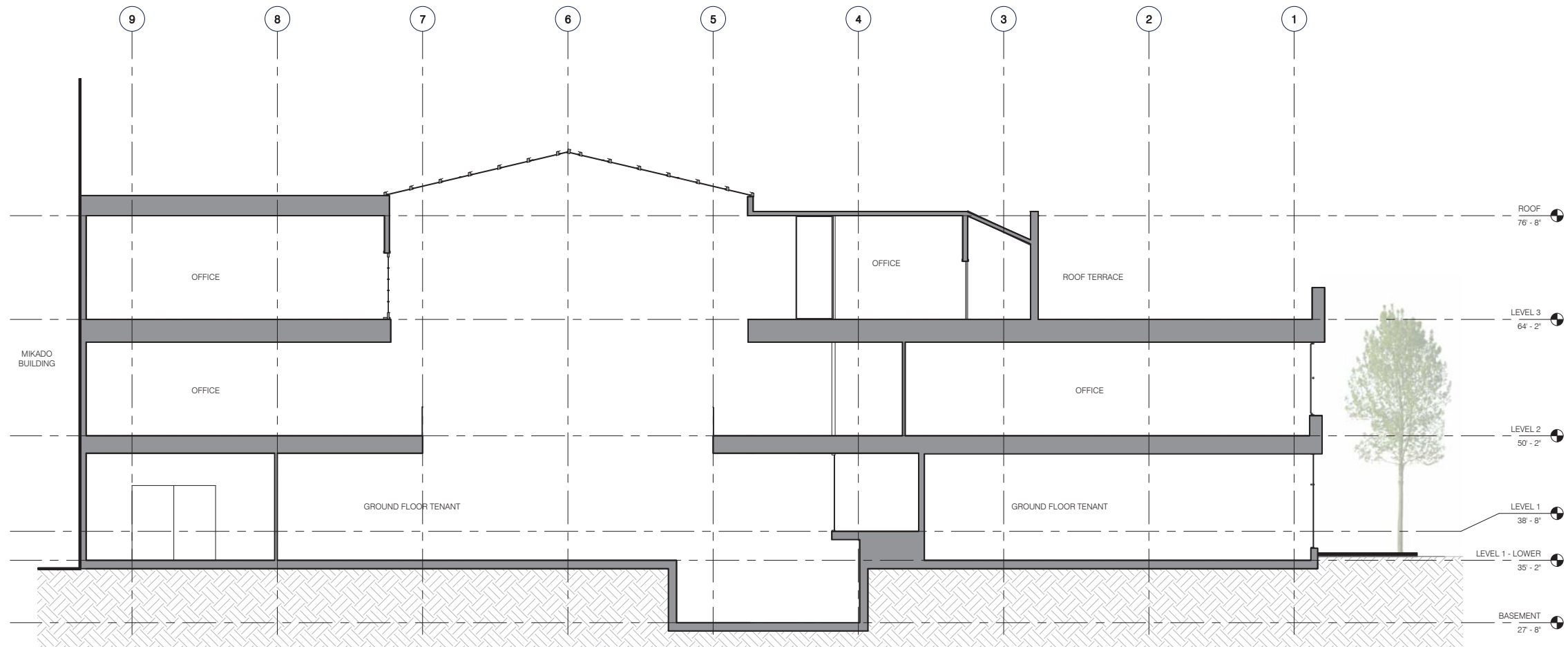


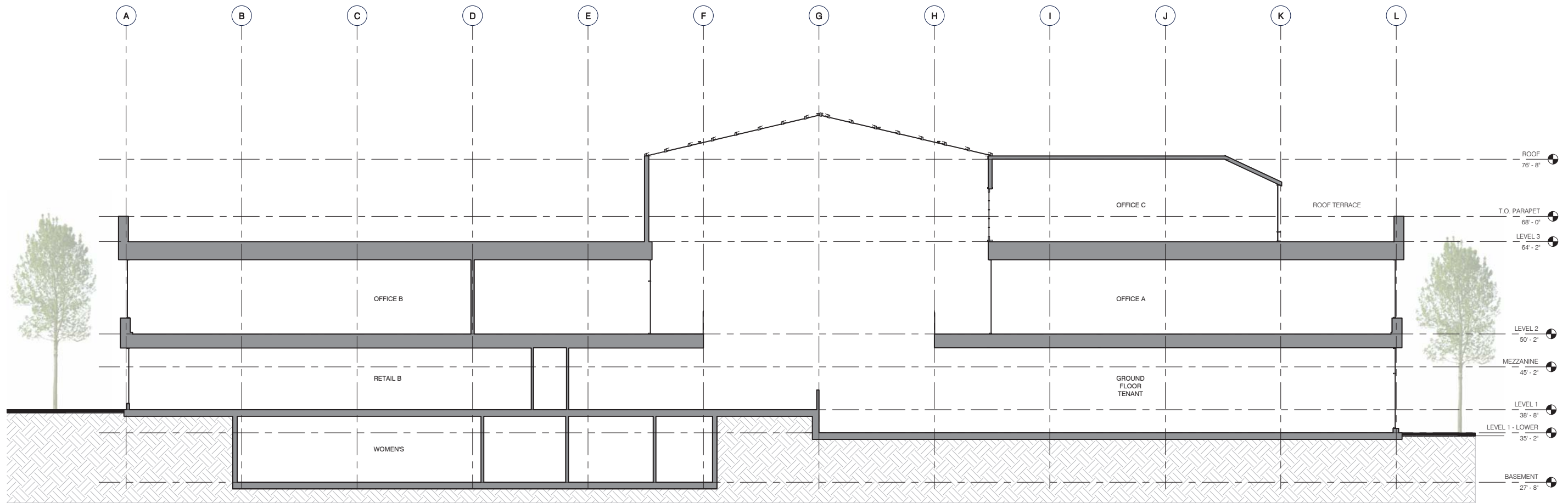


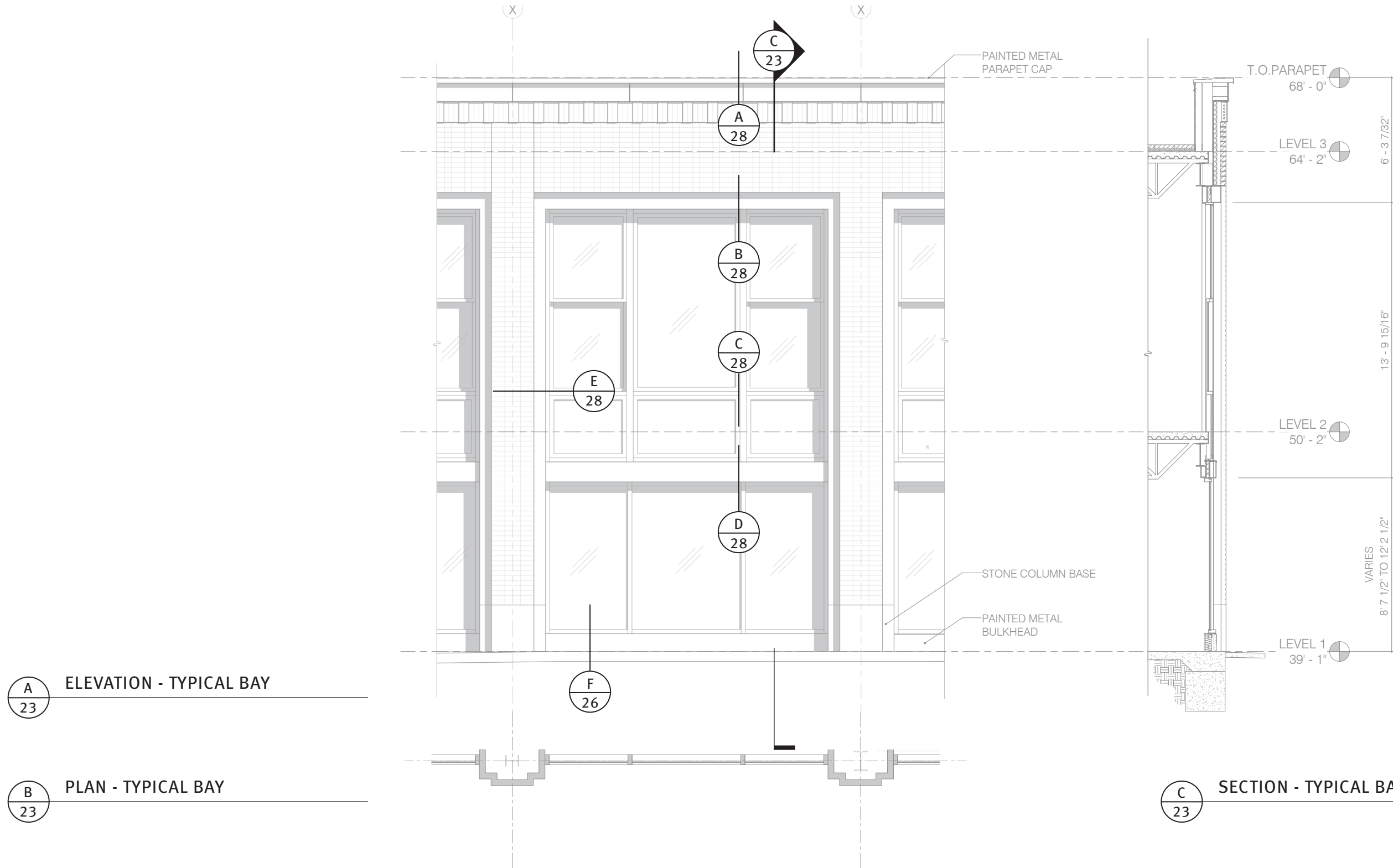






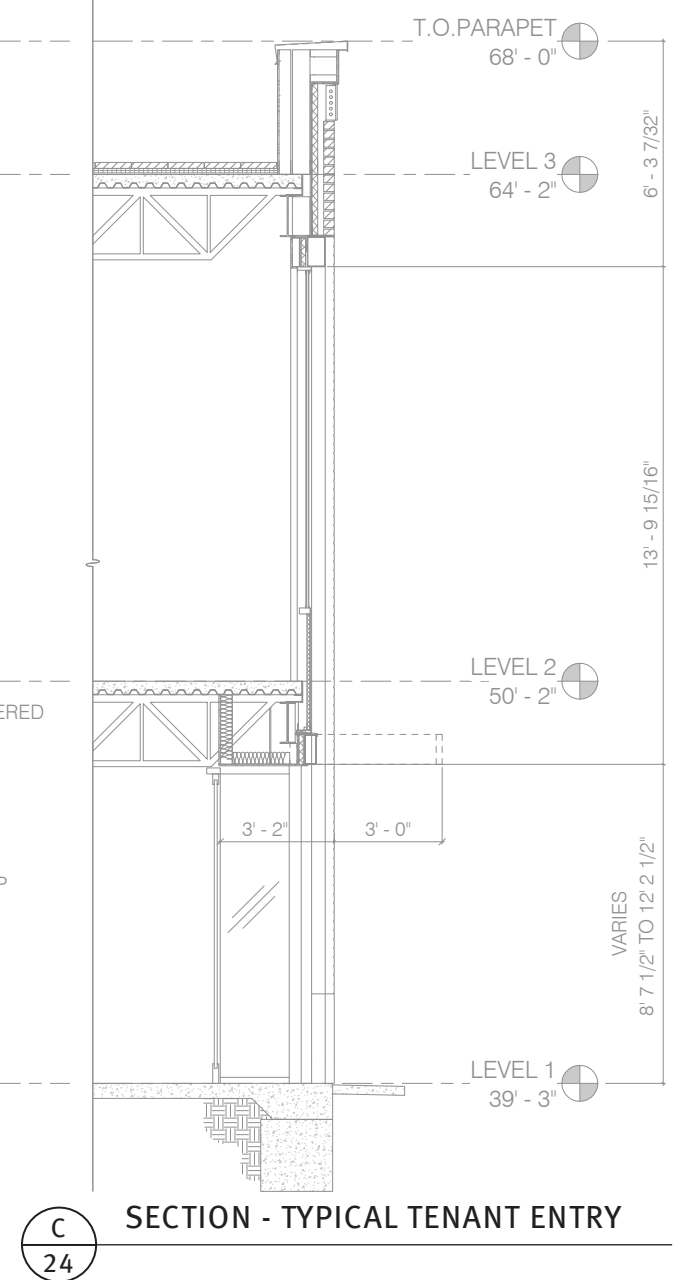
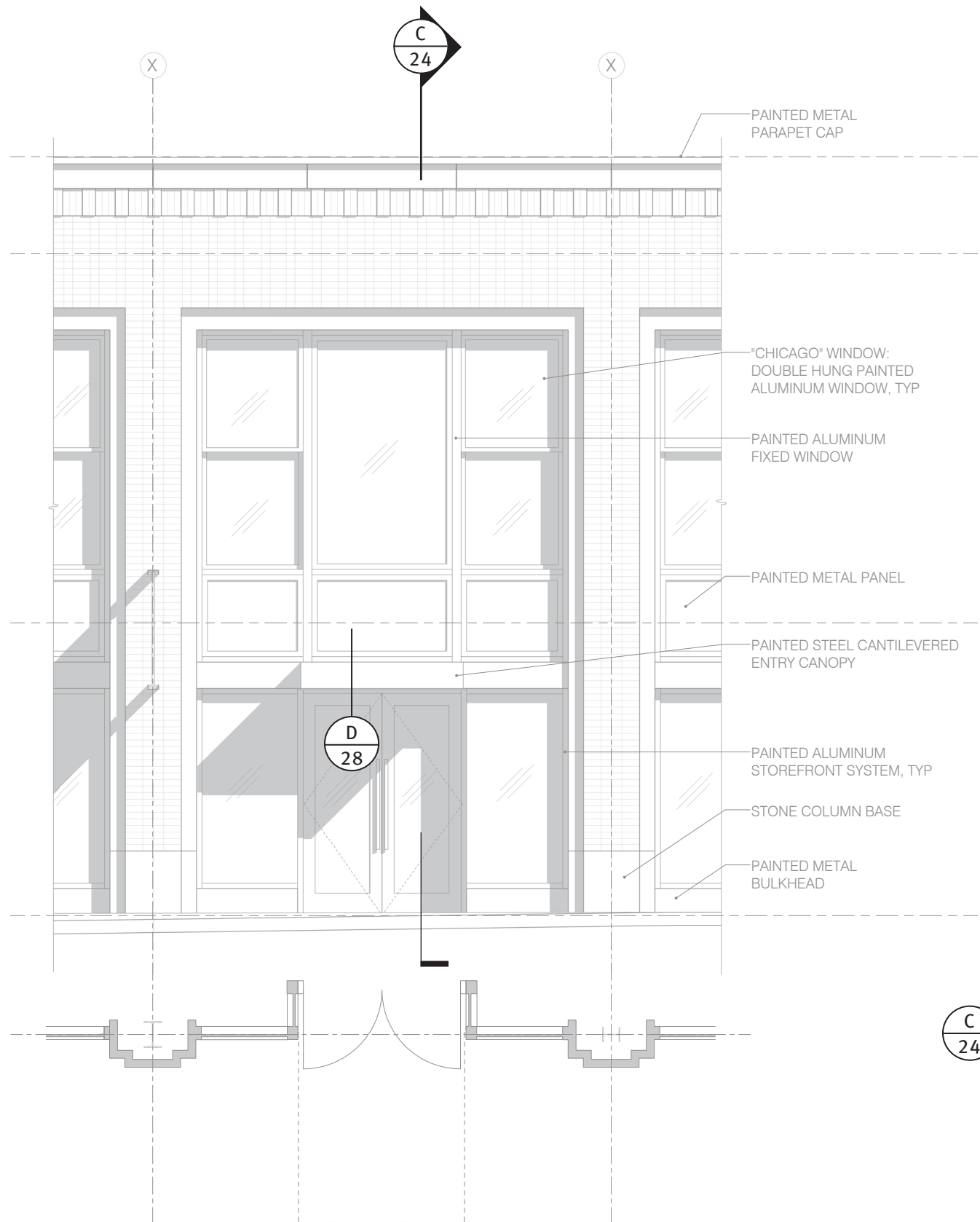


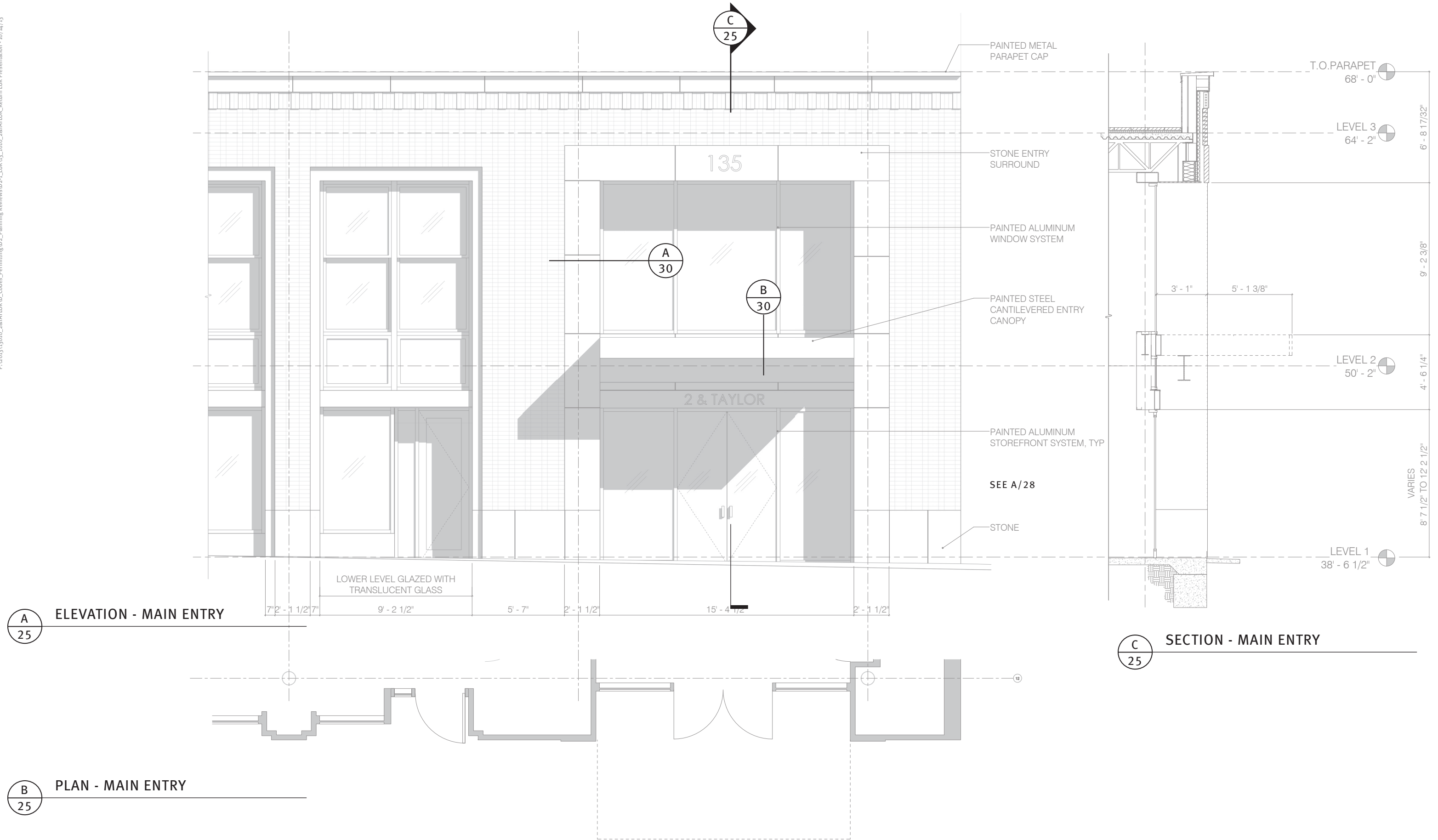




A
24
ELEVATION - TYPICAL TENANT ENTRY

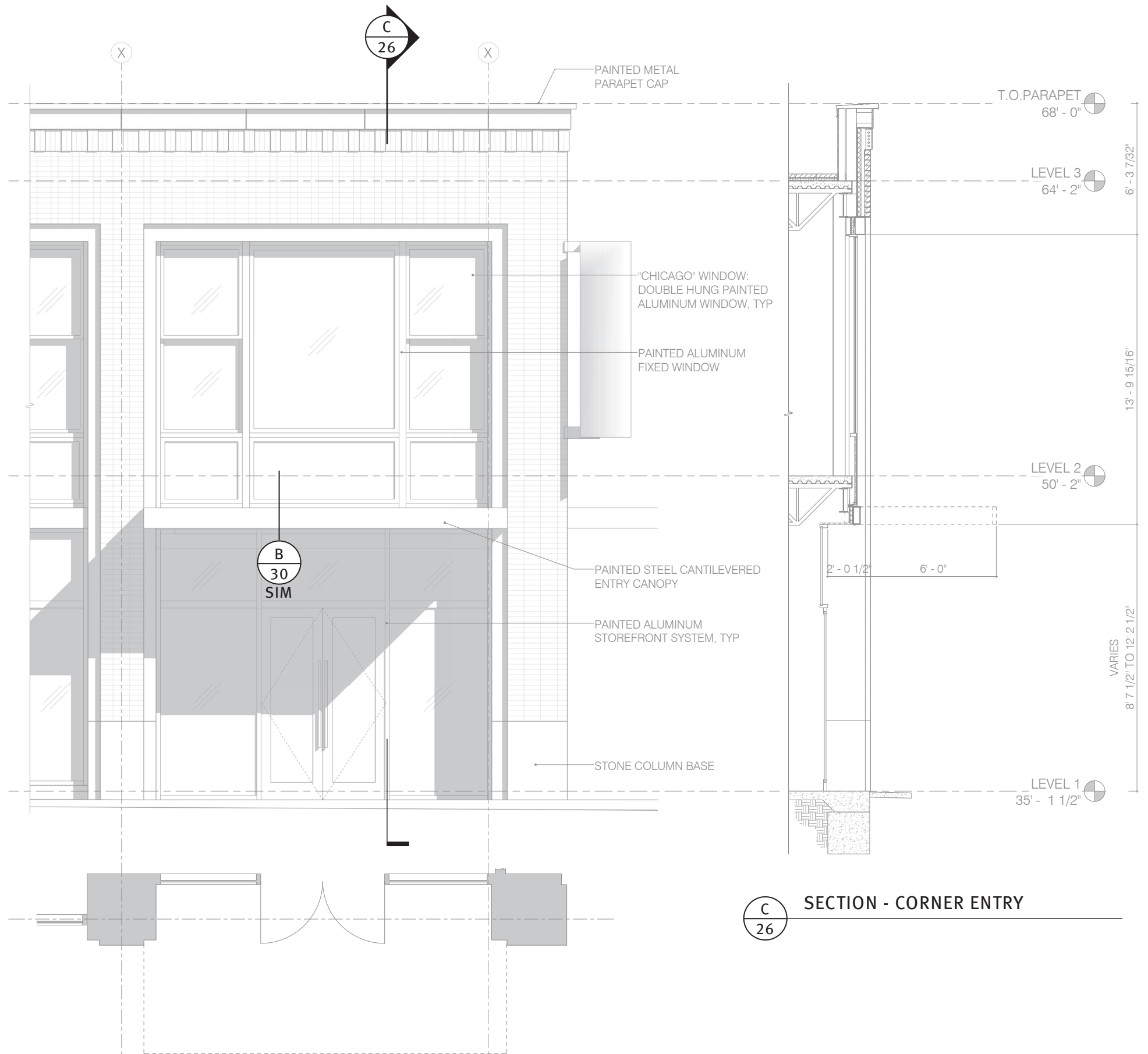
B
24
PLAN - TYPICAL TENANT ENTRY





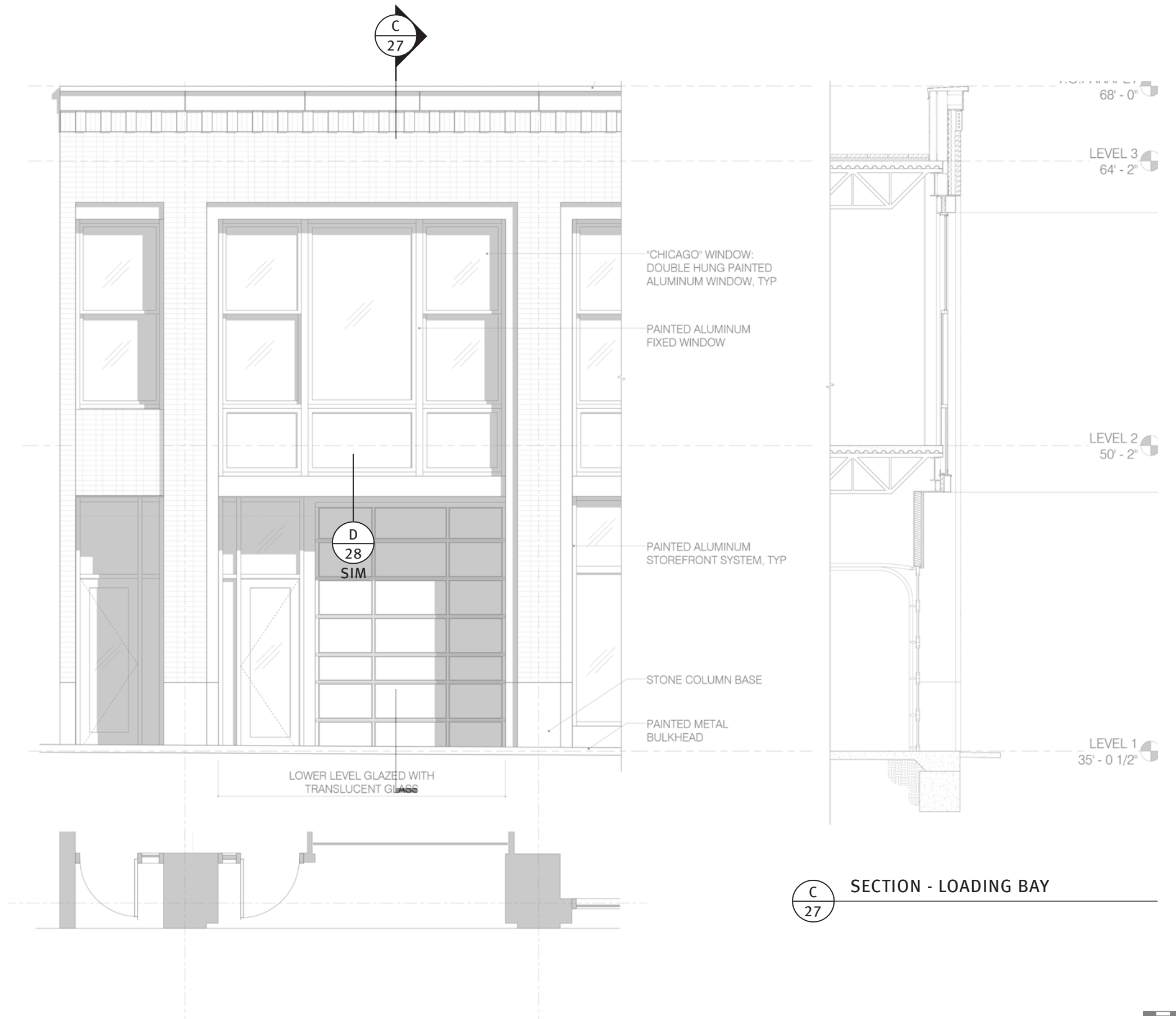
A
26
ELEVATION - CORNER ENTRY

B
26
PLAN - CORNER ENTRY



A
27
ELEVATION - LOADING BAY

B
27
PLAN - LOADING BAY



A
28

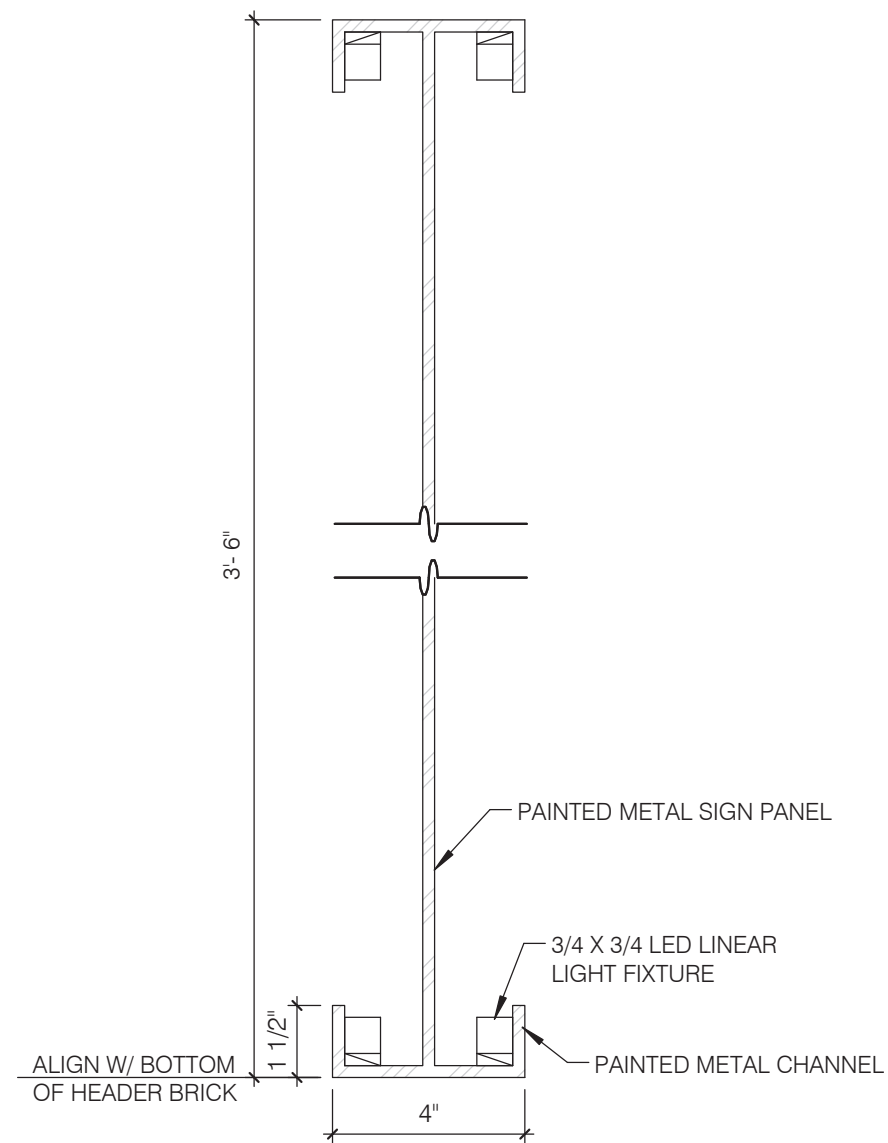
B HEAD AT SECOND FLOOR
28

C WINDOW TO PANEL TRANSITION

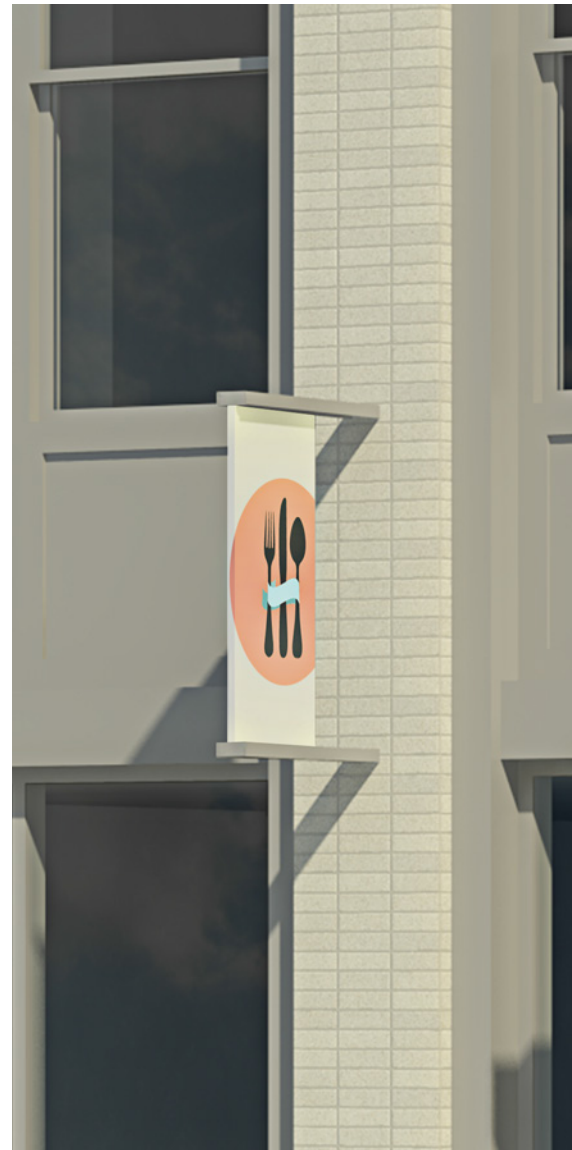
D HEAD AT STOREFRONT
28

TYPICAL WINDOW JAMB

BASE AT WINDOW SILL



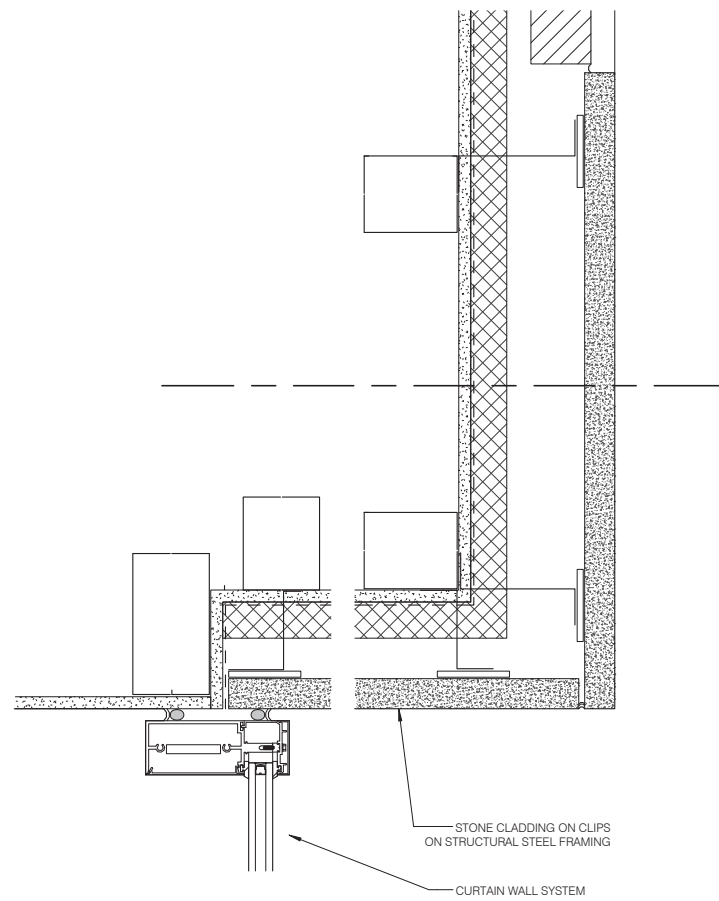
Typical Corner Sign



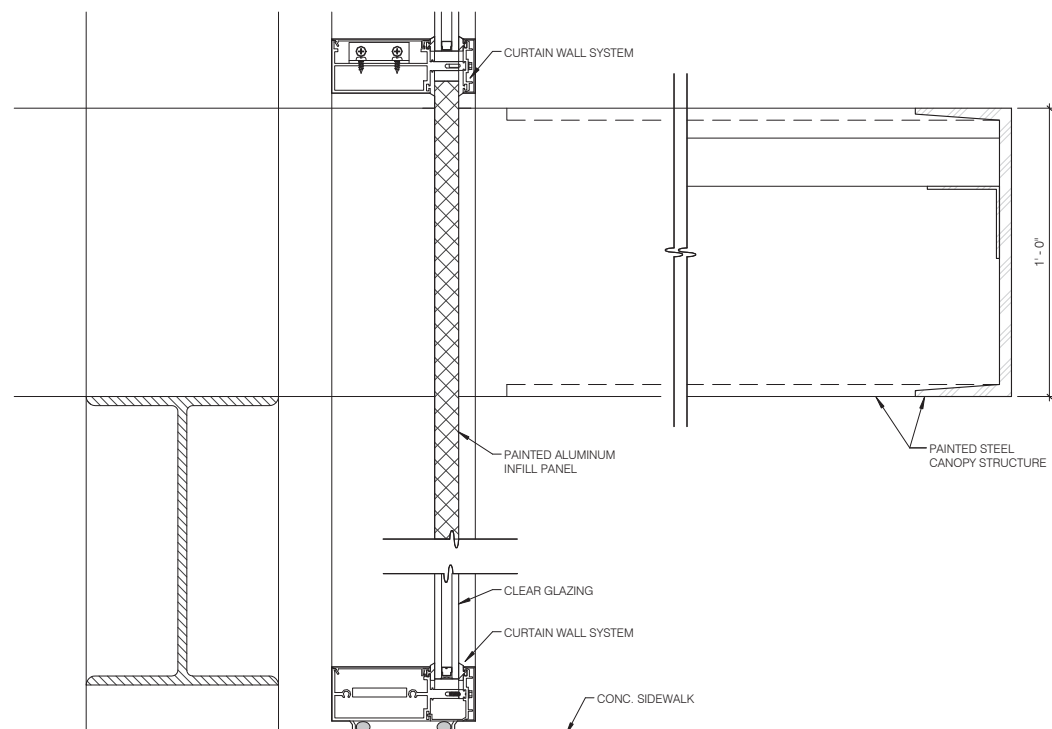
Typical Tenant Sign on 2nd & Taylor



Typical Tenant Sign on 1st & Yamhill



A
30
STONE ENTRANCE COLUMN



B
30
PAINTED STEEL ENTRANCE CANOPY

