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PROJECT TEAM

Owner

Sterling Bay Co.
1040 West Randolph St.
Chicago, Illinois 60607

Project Manager:

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pturilli@SterlingBay.com

Property Manager:

Meg Hanley
mhanley@SterlingBay.com

Architect

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Portland, OR 97205

Contact: Leslie Cliffe
Phone: 503 226 1575
Email: Cliffe@bora.co

Structural Engineer

KPFF Consulting Engineers
111 SW Fifth Ave., Suite 2500
Portland, OR 97204

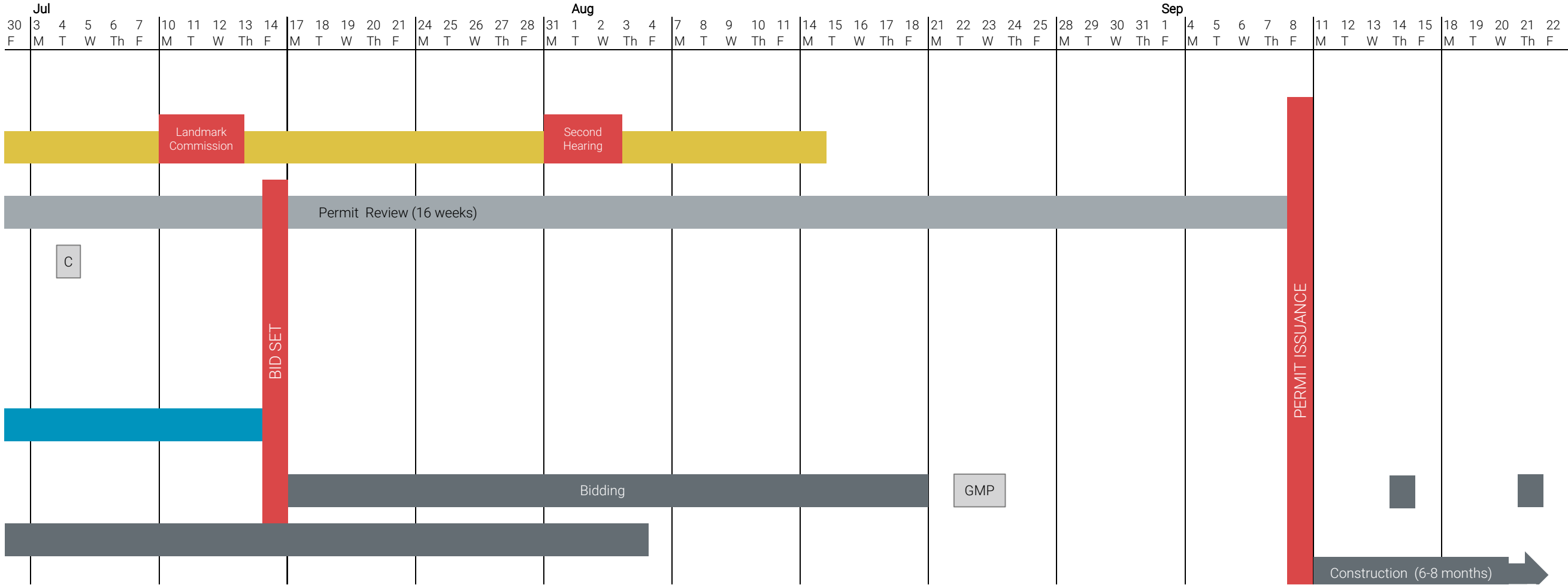
Contact: Anne Monnier
Email: Anne.Monnier@kpff.com

Mechanical/Electrical/Plumbing Engineer

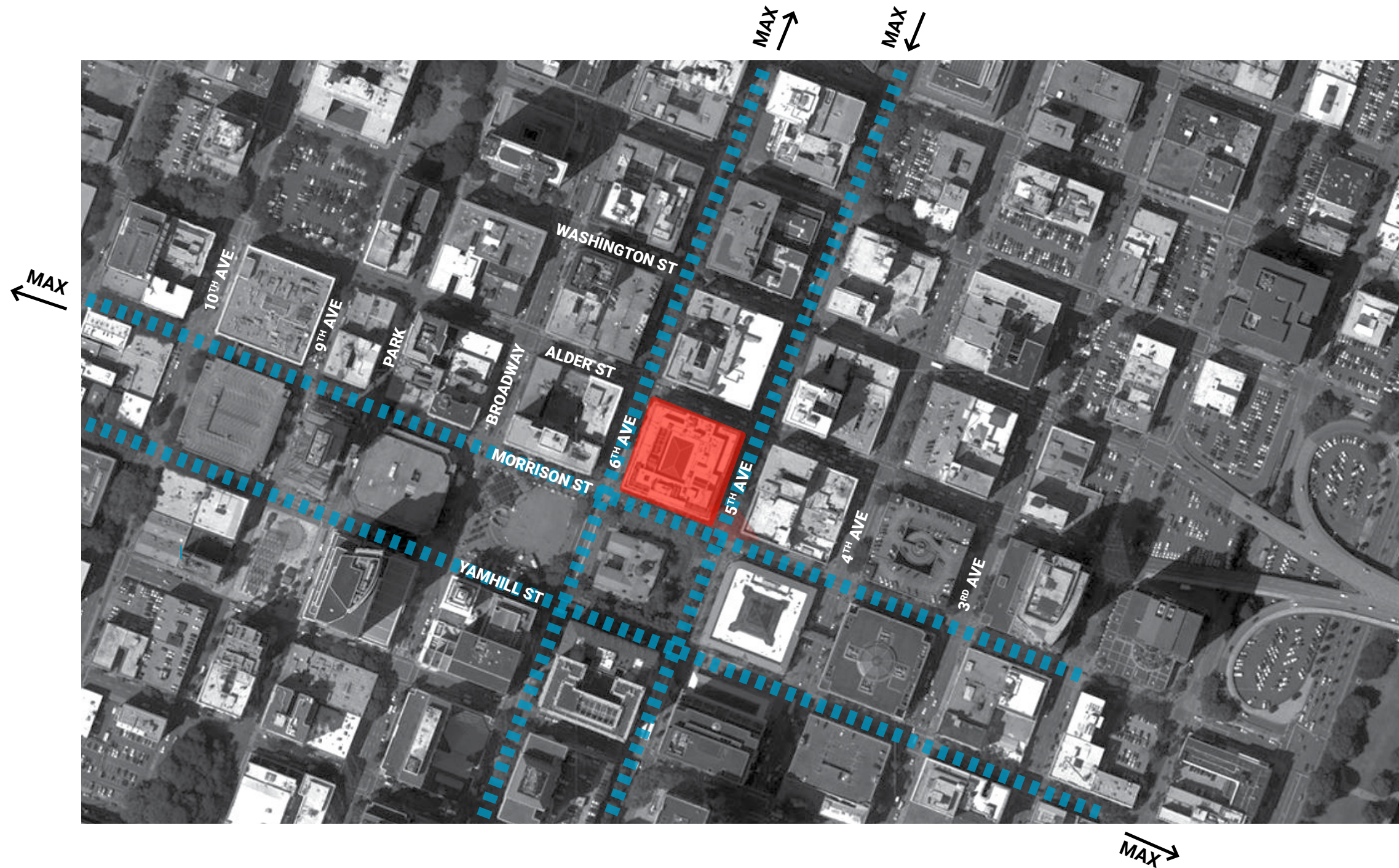
PAE Engineers
522 SW 5th Ave., Suite 1500
Portland, OR 97204

Contact: Brad Wilson
Email: brad.wilson@pae-engineers.com

SCHEDULE



SITE CONTEXT



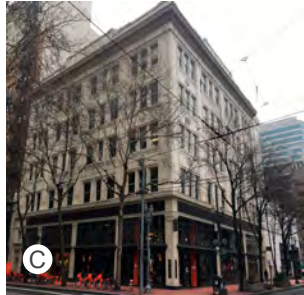
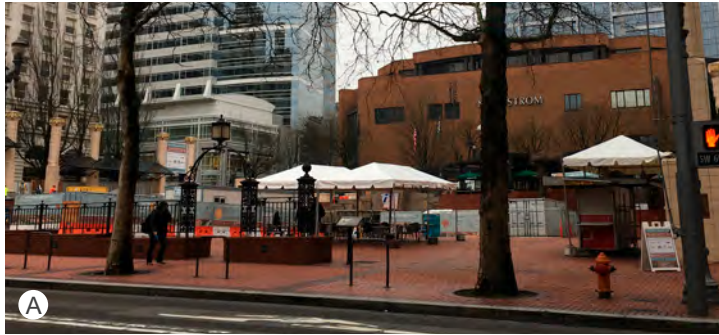
FAR	12:1 base FAR = 480,000 SF
Max. height	460 F
Existing Site	40,000 SF
Existing FAR	592,000 SF
Existing Height	209'-8"

* No FAR or height revisions are proposed.

The site is zoned CX - Central Commercial, subject to Design Review. Building occupancy to be revised from Retail (M) to a mix of Retail (M) and Office (B). Office is an allowed use in the CX zone. Due to proximity to transit, there is no minimum parking requirement for the site (33.266.110.B.1). No parking is proposed.

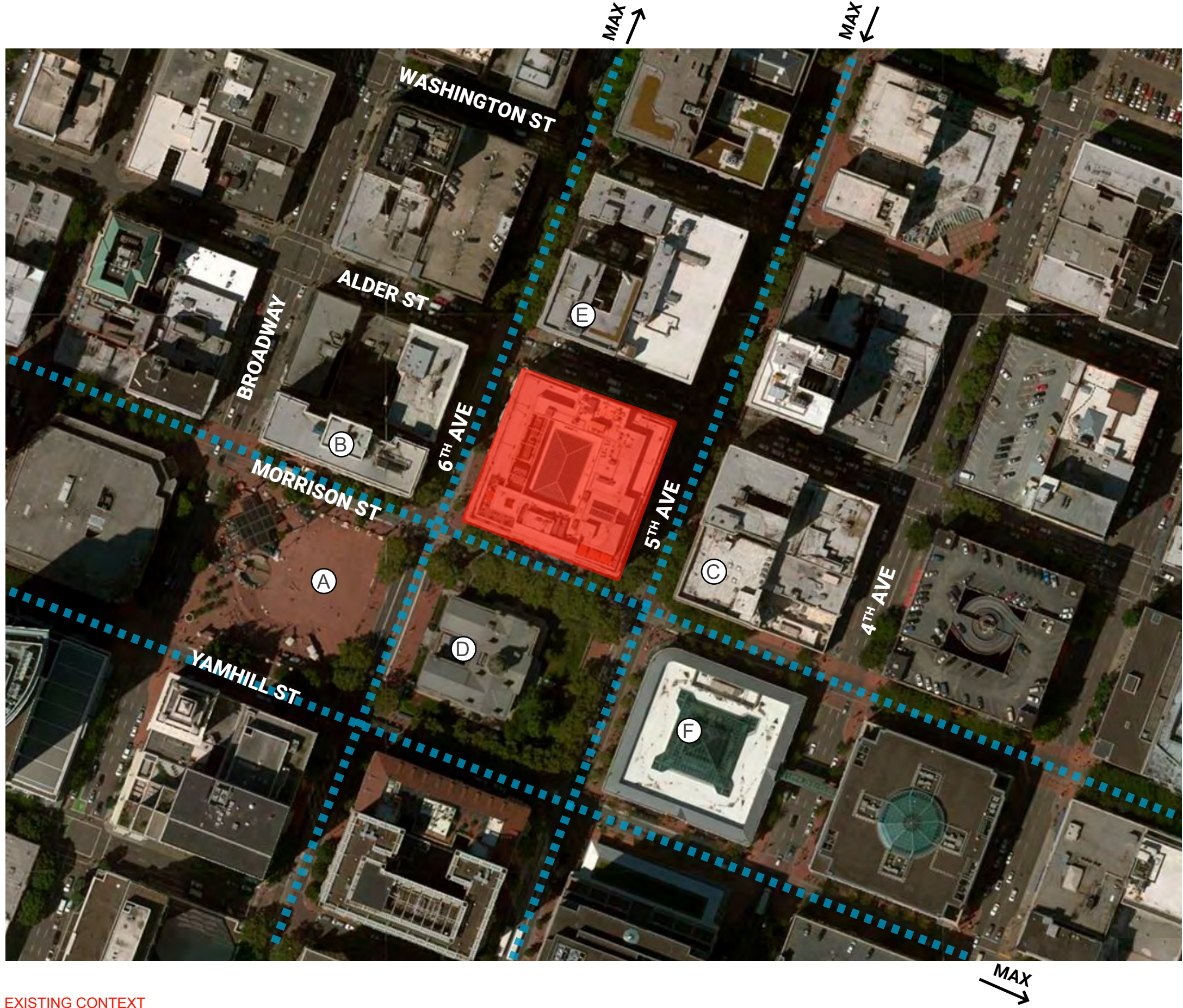
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- A Pioneer Square
- B American Bank Building
- C Kress Building
- D Pioneer Courthouse

- E Cascade Building
- F Pioneer Place

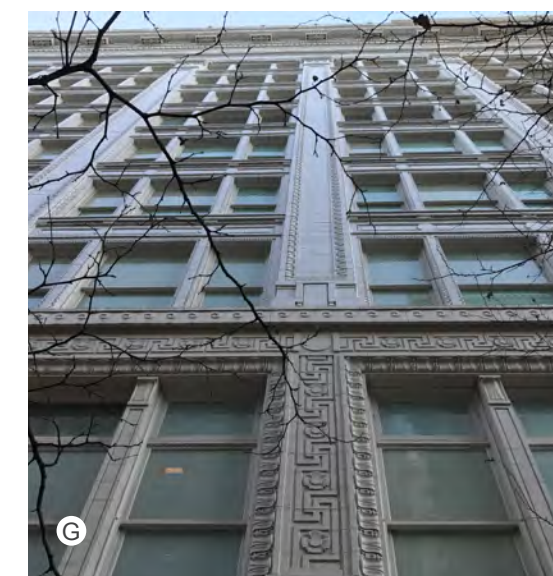


EXISTING CONTEXT

Site Context

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- A NW View from Pioneer Square
- B NE View from Broadway St.
- C S Entrance
- D W Storefront

- E W Mid block Entry
- F N Loading Dock
- G W Architectural Details

EXISTING BUILDING

Site Context

EA # 17-107025
June 20, 2017

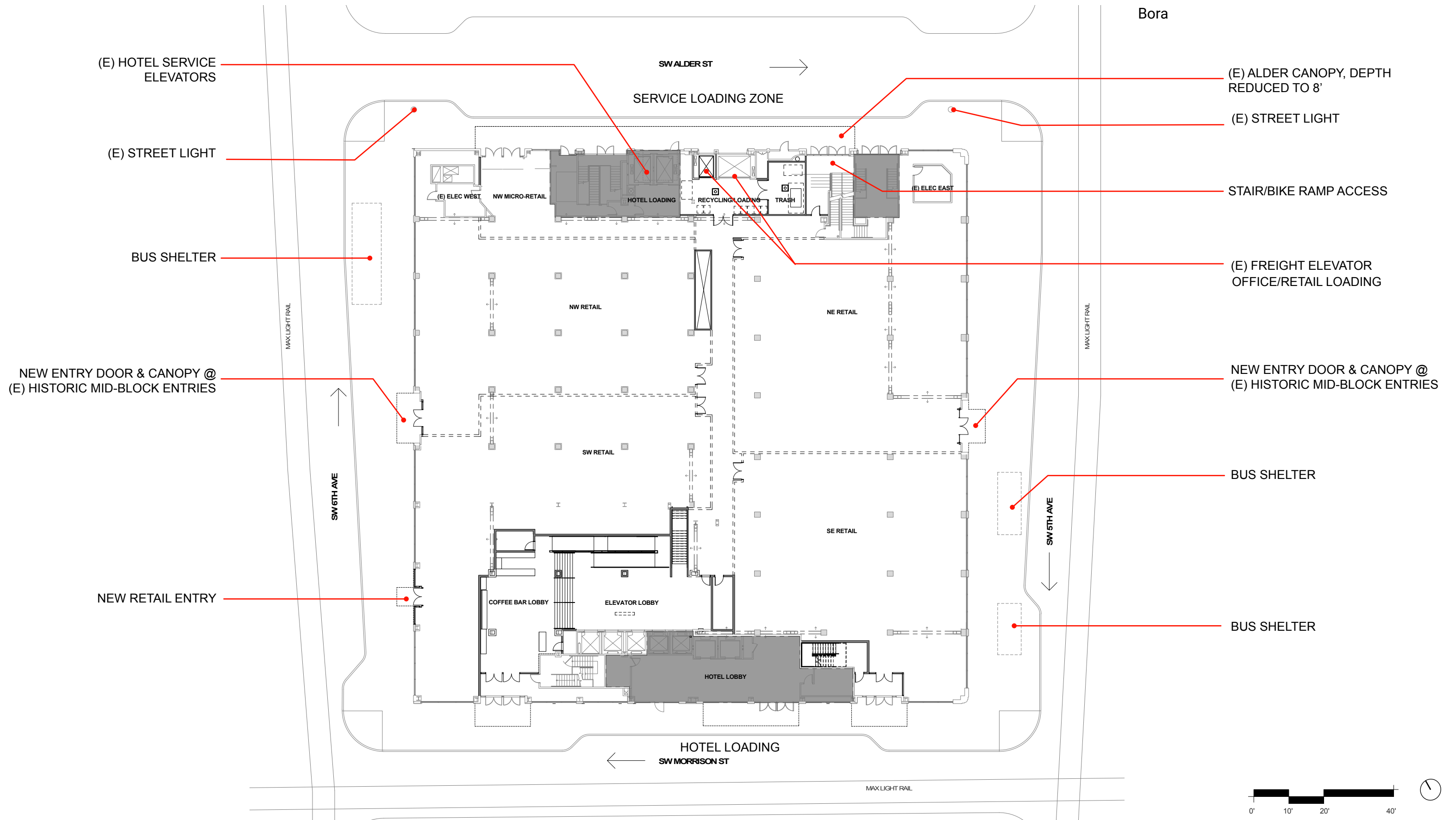
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SITE PLAN

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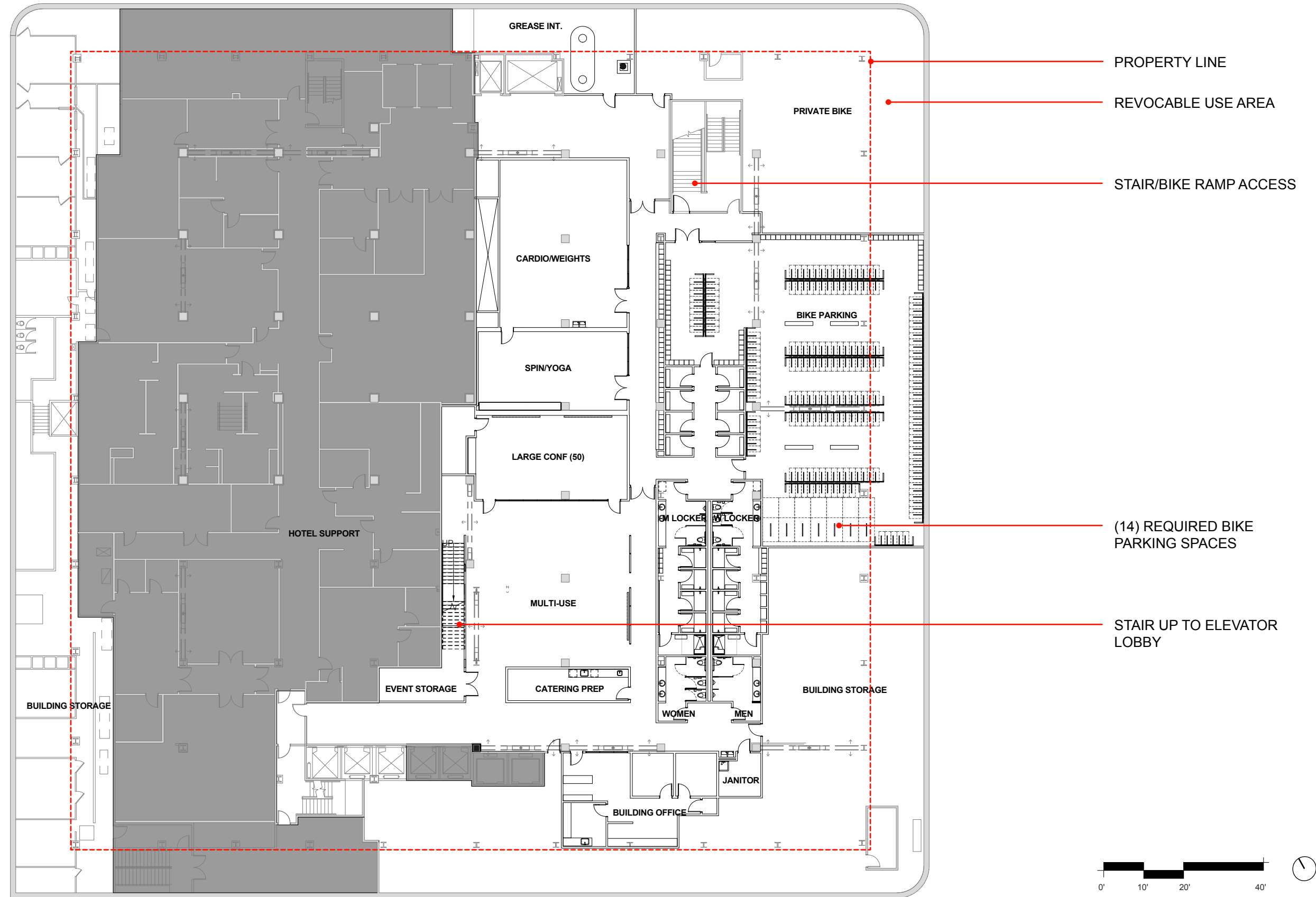
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BUILDING PLANS

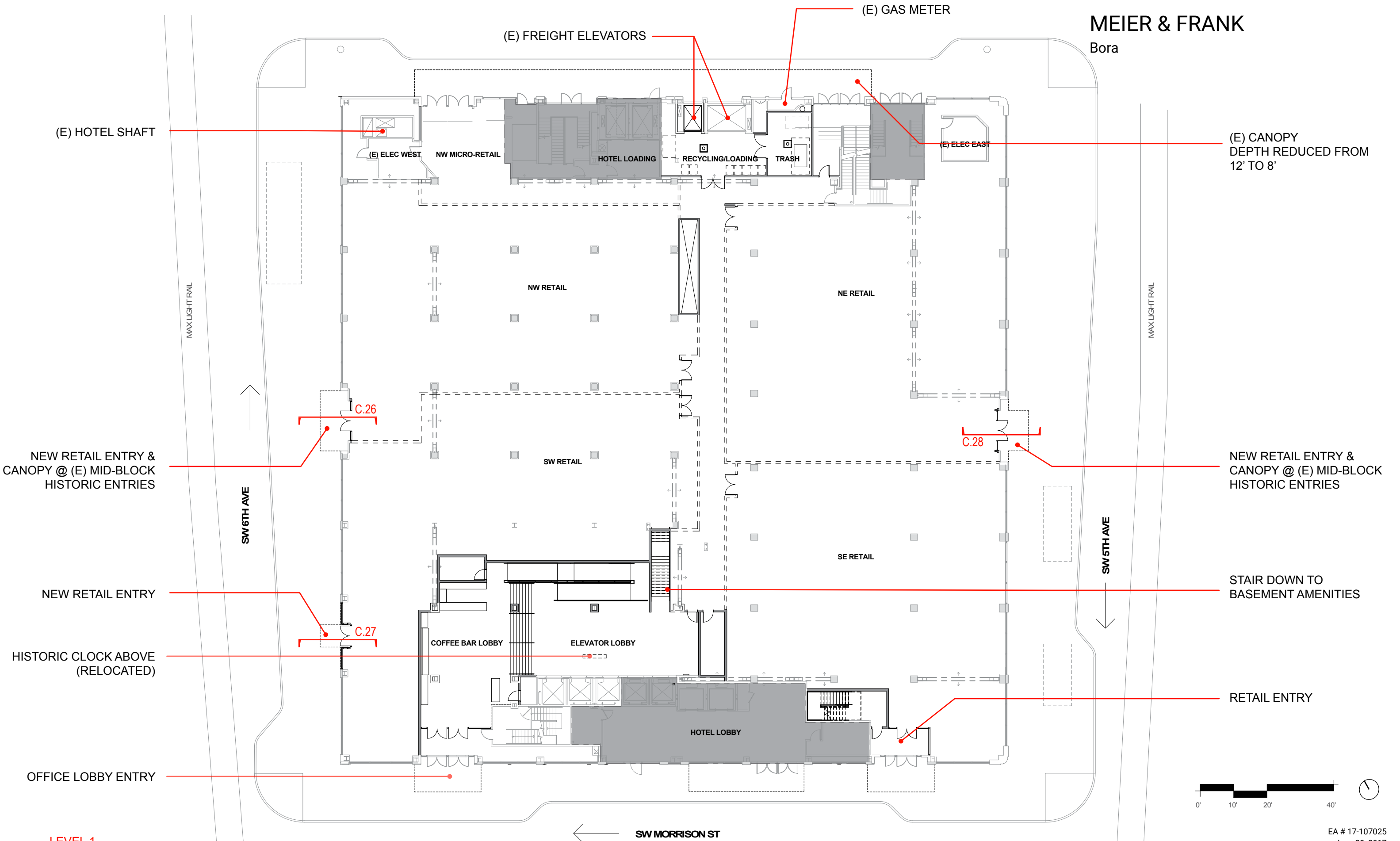
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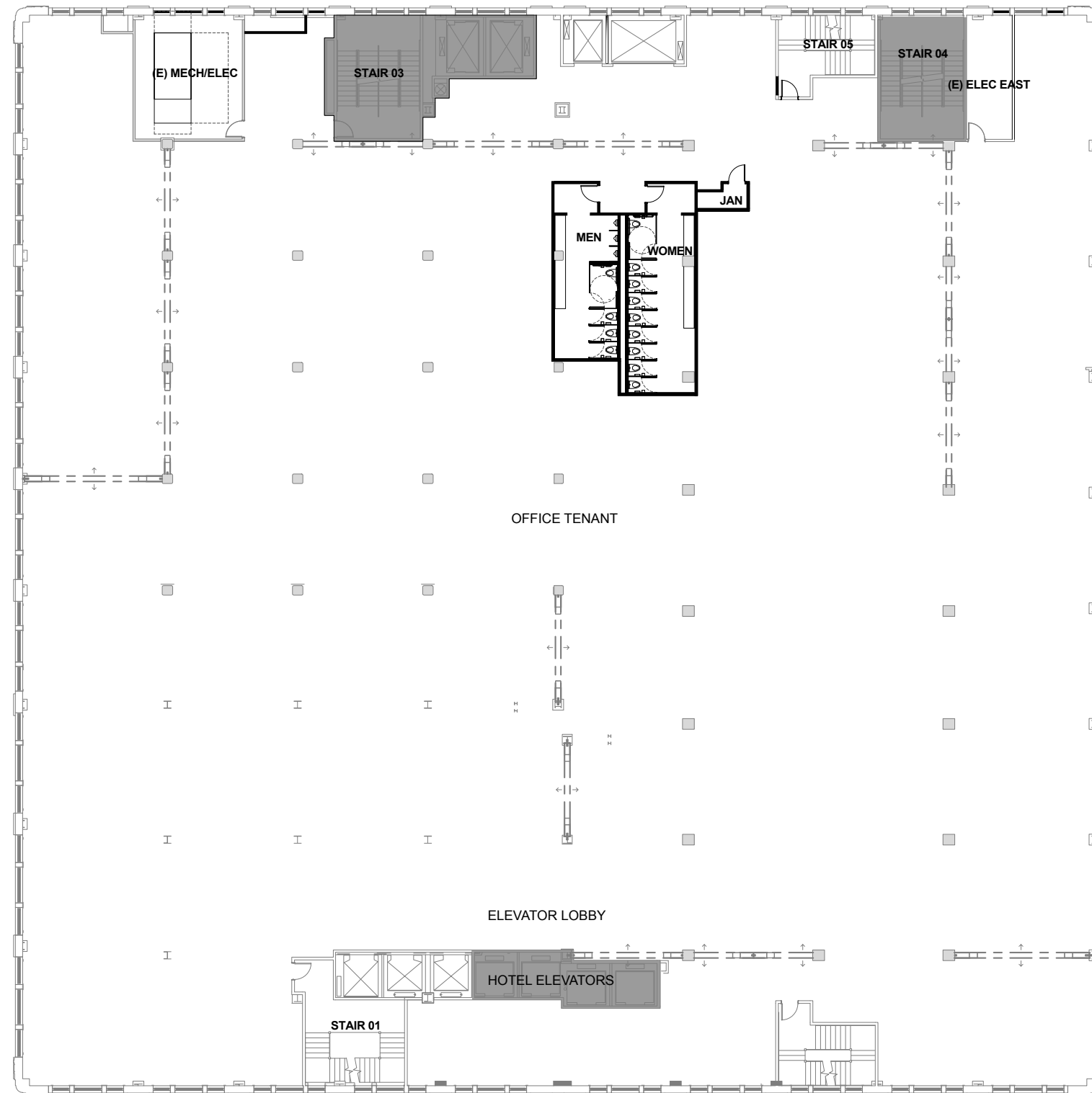
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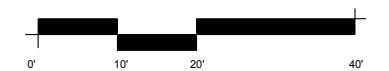
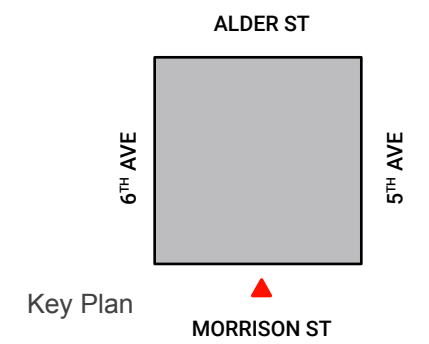
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BUILDING ELEVATIONS



↑ HOTEL ABOVE, NIC

See Exhibit C.21 for enlargement.

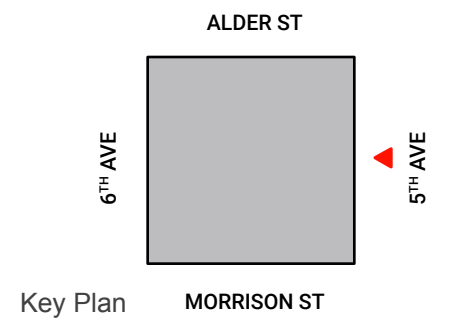


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HOTEL ABOVE, NIC

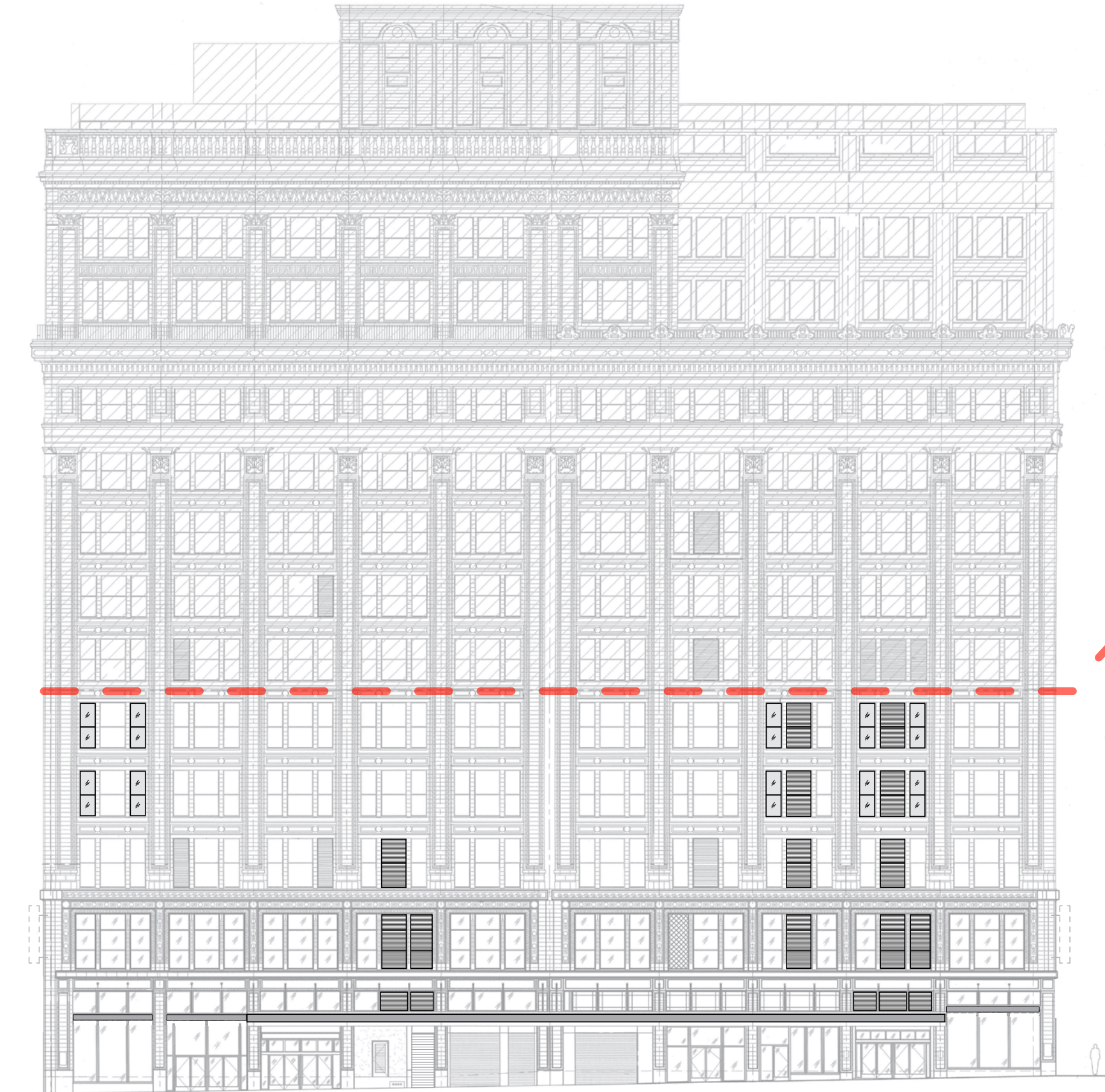


See Exhibit C.22 for enlargement.

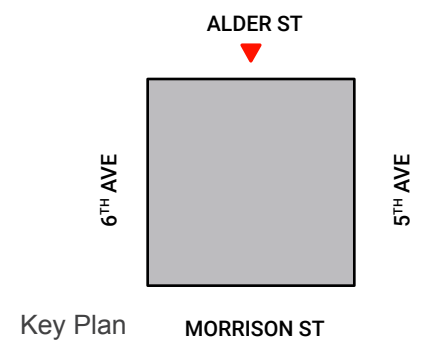


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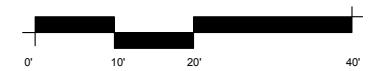
Bora



HOTEL ABOVE, NIC



See Exhibit C.23 for enlargement.

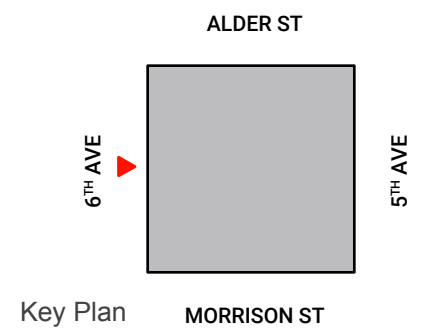


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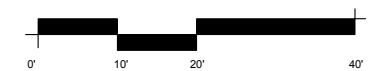
Bora



↑ HOTEL ABOVE, NIC



Key Plan



See Exhibit C.24 for enlargement.

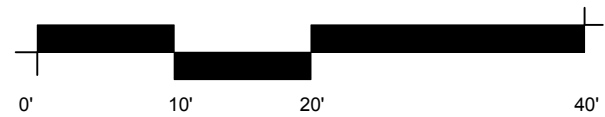


	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

B REMOVE (E) AWNING, REPLACE WITH NEW FASCIA PLATE

W (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).

L (N) MECHANICAL LOUVERS



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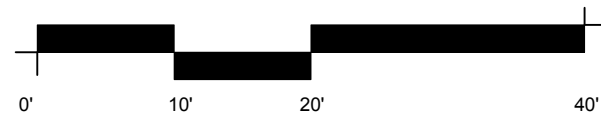
RETAIL ENTRY
WITH NEW CANOPY

	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

B REMOVE (E) AWNING, REPLACE WITH NEW FASCIA PLATE

W (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).

L (N) MECHANICAL LOUVERS



EAST ELEVATION - ENLARGED

Building Elevations

EA # 17-107025
June 20, 2017

exhibit C.22

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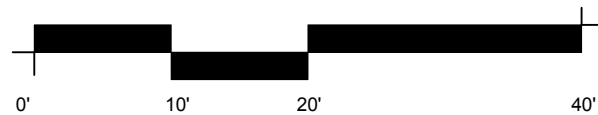
CUT ALDER CANOPY BACK FROM 12' TO 8'

	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

B REMOVE (E) AWNING, REPLACE WITH NEW FASCIA PLATE

W (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).

L (N) MECHANICAL LOUVERS



NORTH ELEVATION - ENLARGED

Building Elevations

EA # 17-107025
June 20, 2017

exhibit C.23

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RETAIL ENTRY WITH NEW CANOPY

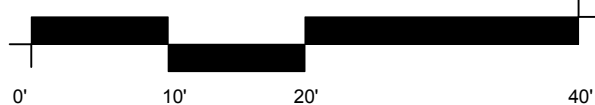
NEW RETAIL ENTRY WITH NEW CANOPY

	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

B REMOVE (E) AWNING, REPLACE WITH NEW FASCIA PLATE

W (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).

L (N) MECHANICAL LOUVERS



WEST ELEVATION - ENLARGED

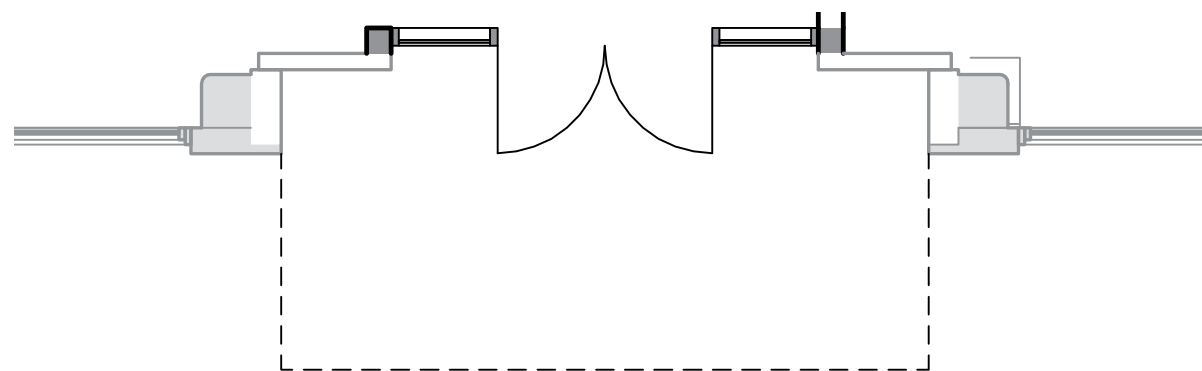
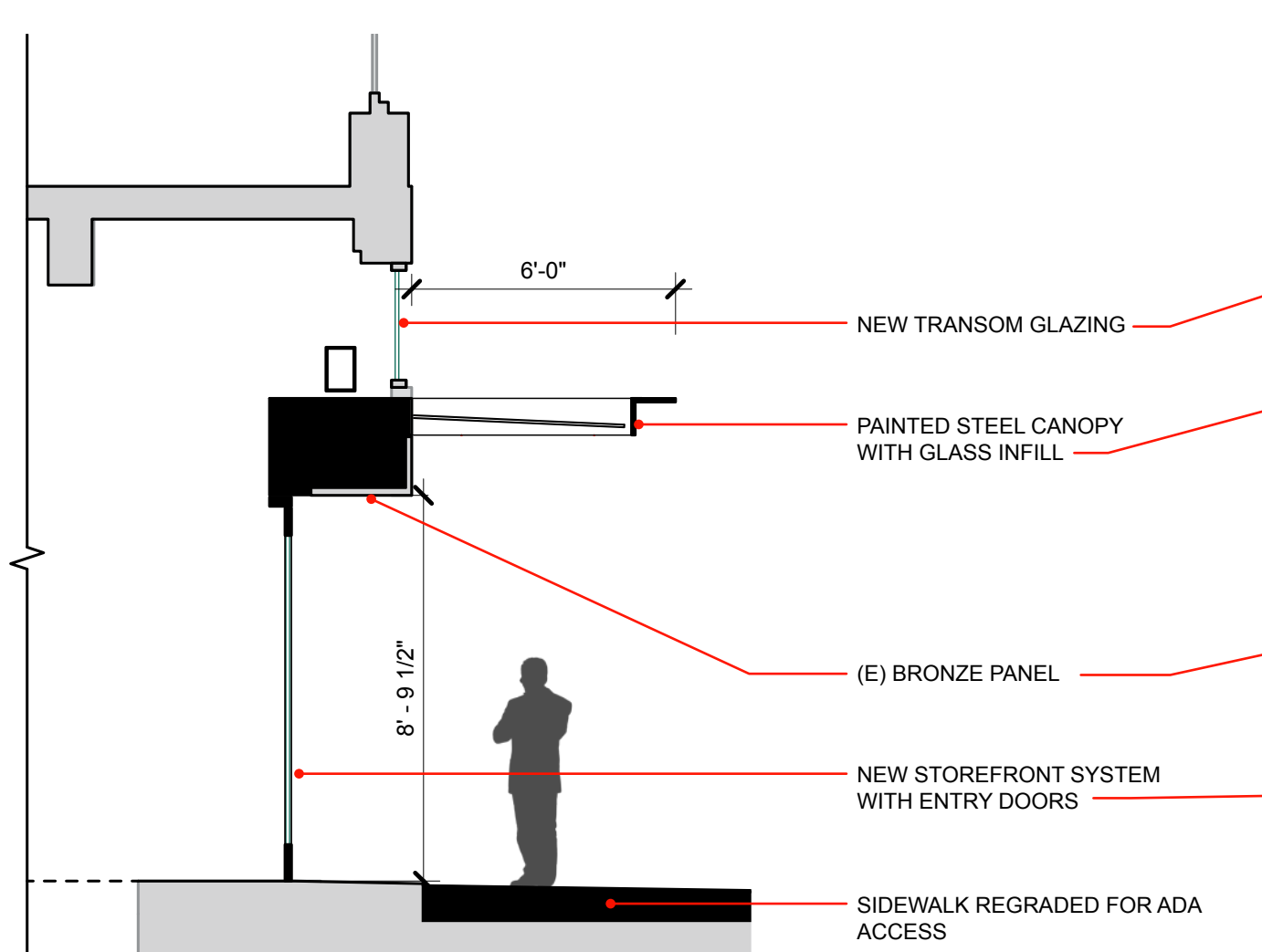
Building Elevations

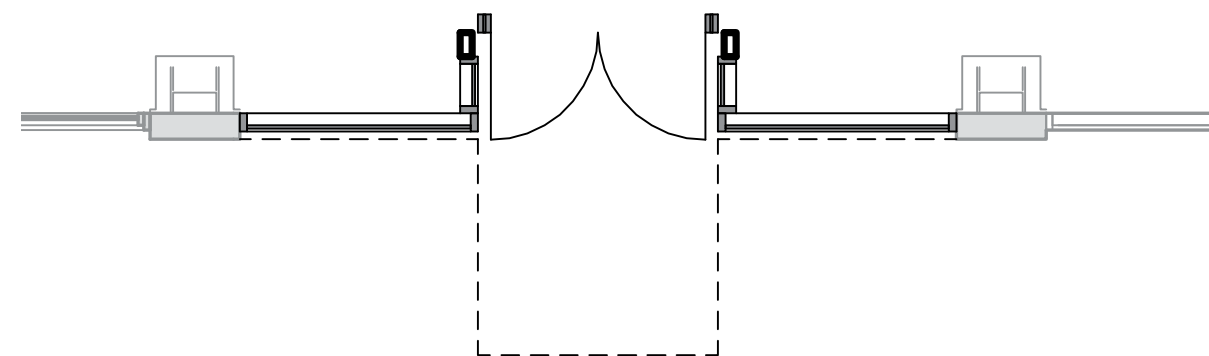
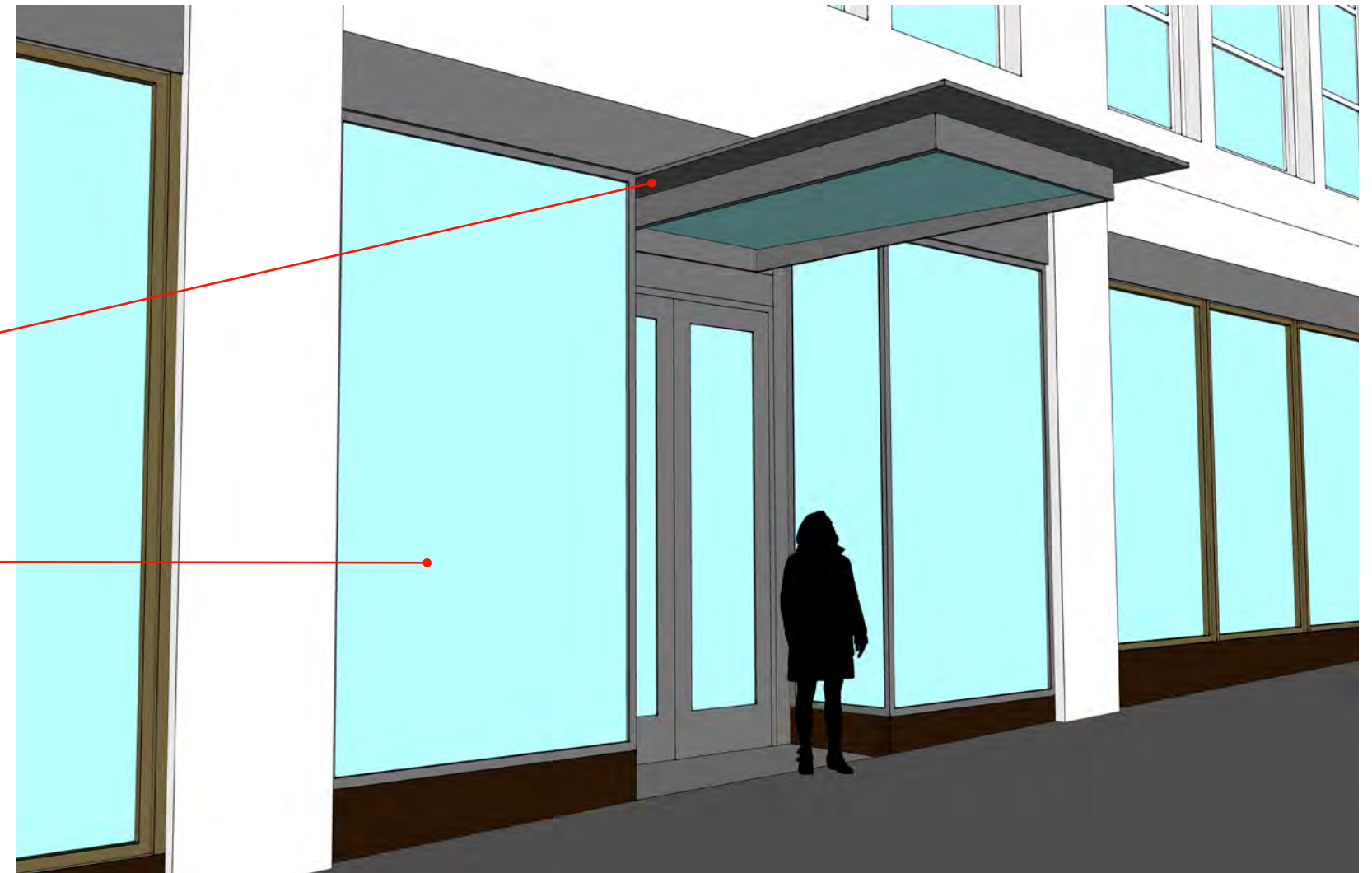
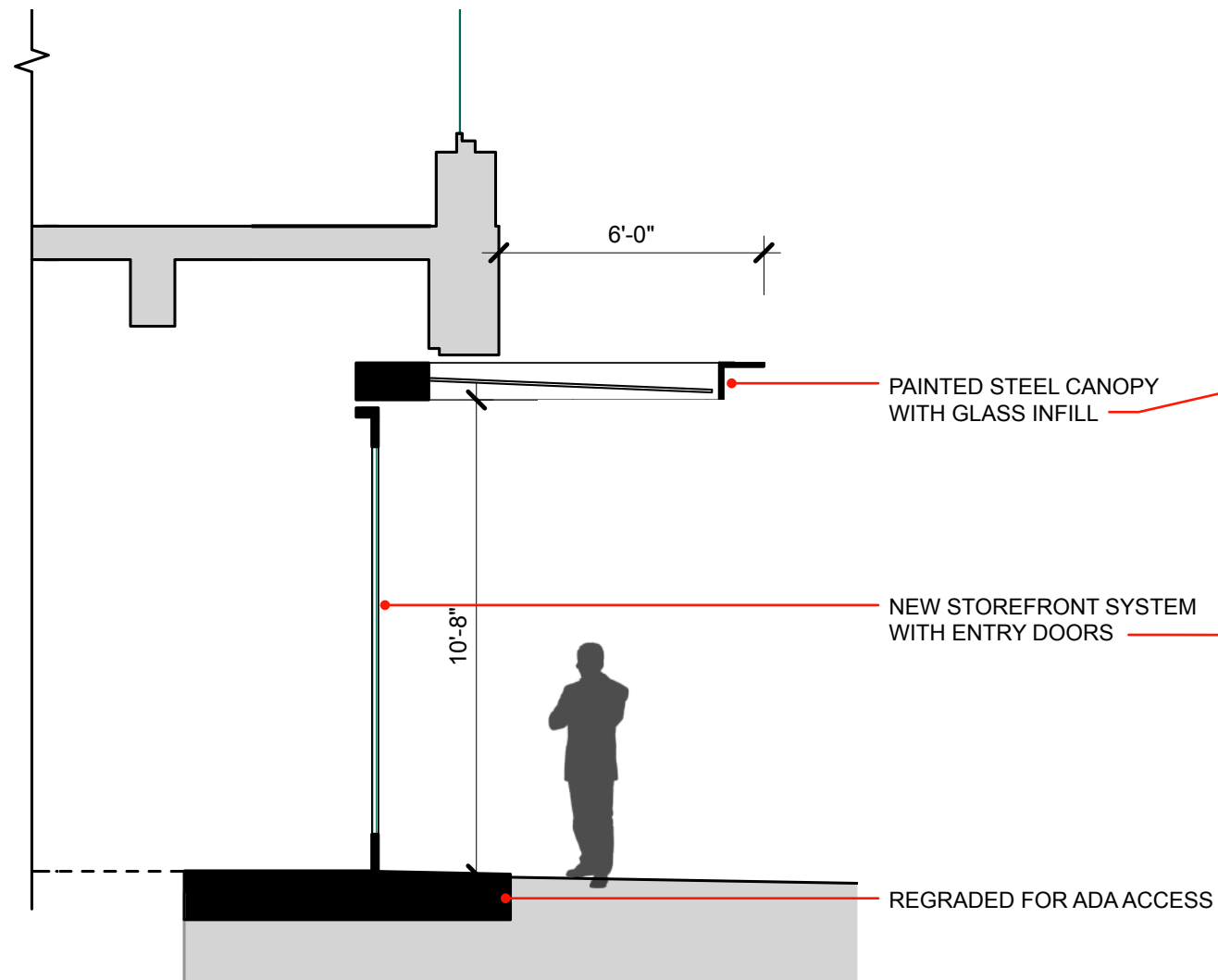
EA # 17-107025
June 20, 2017

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EXTERIOR BUILDING DETAILS

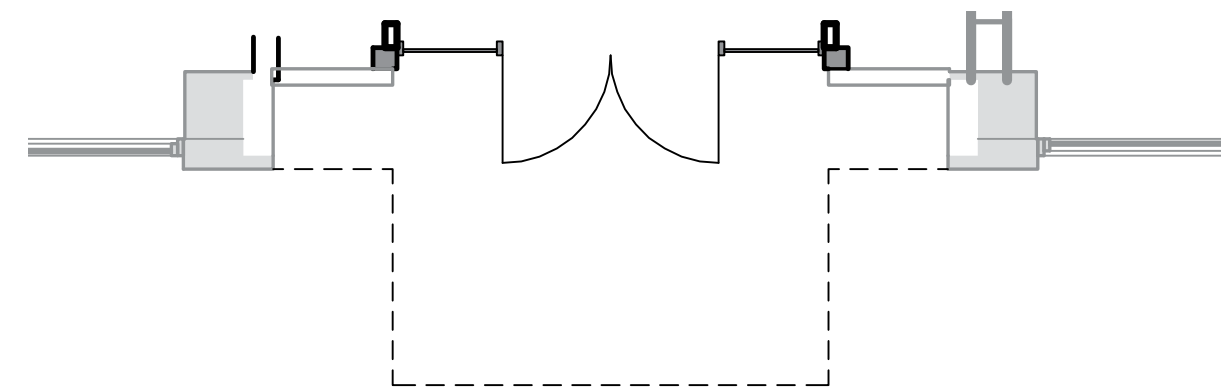
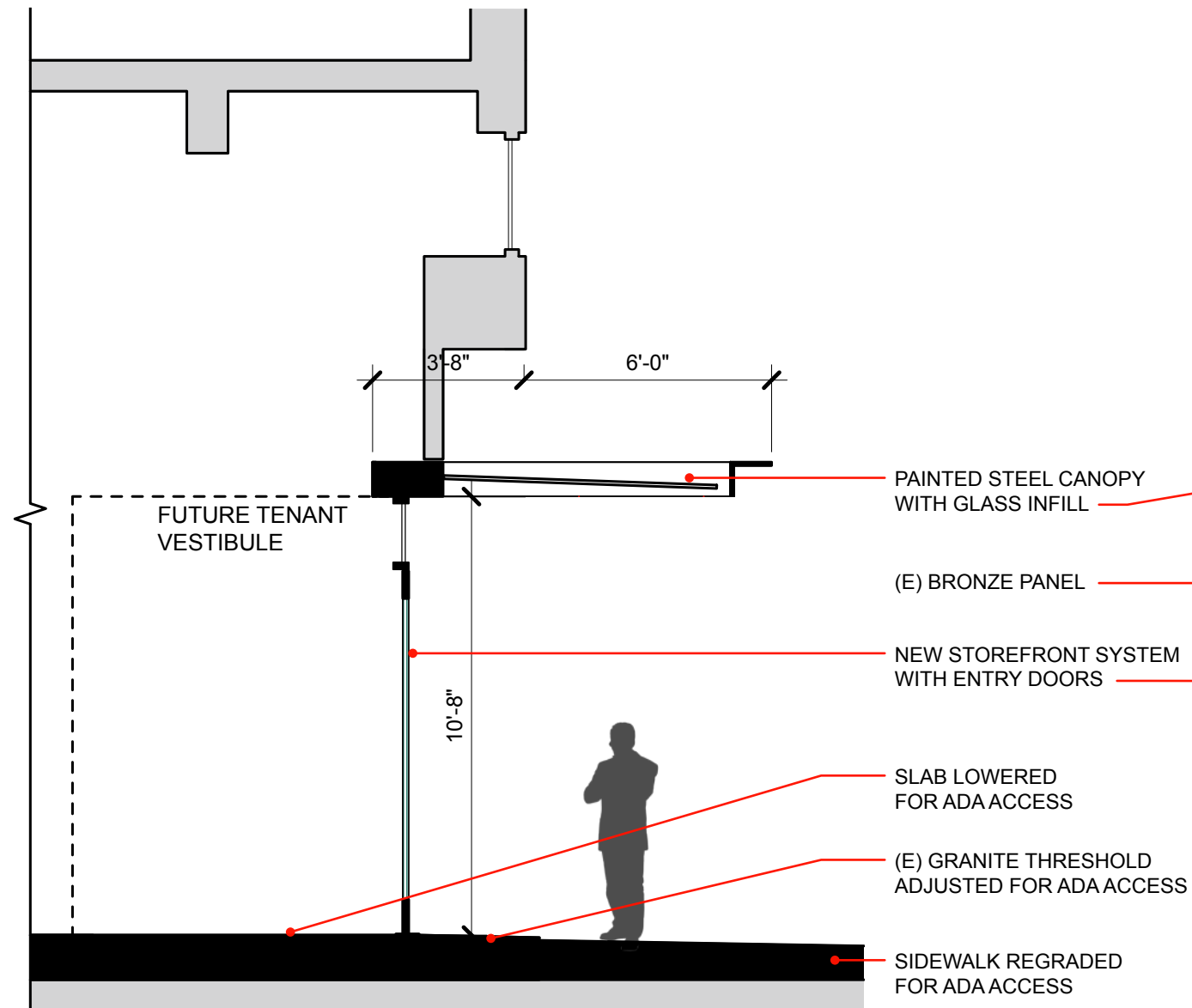




(E) TERRACOTTA

NEW STOREFRONT/ENTRY LOCATION





- (E) BRONZE PANEL
- (E) TERRACOTTA
- NEW STOREFRONT LOCATION



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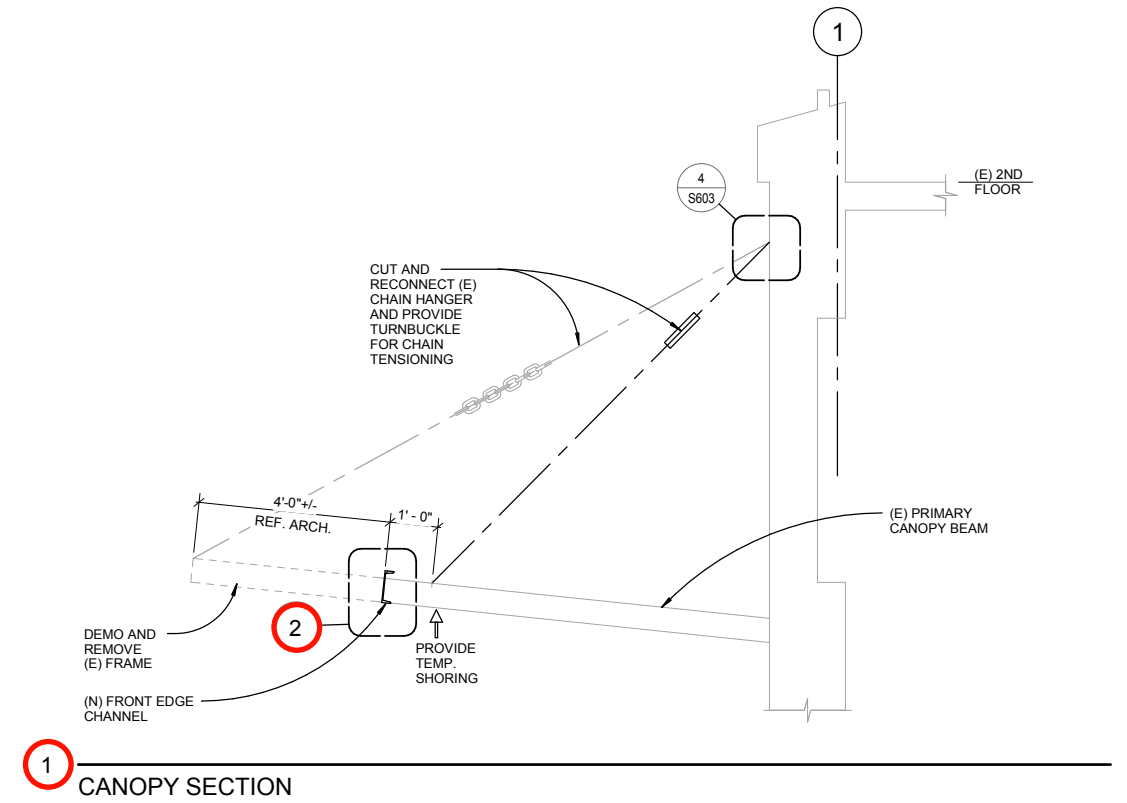
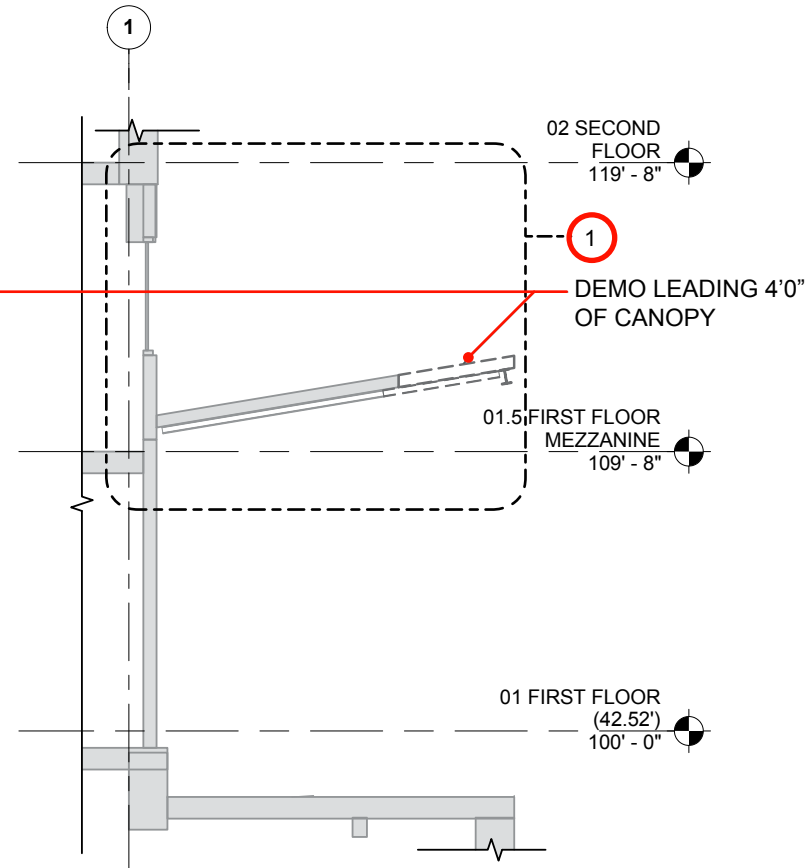
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CANOPY PROFILE

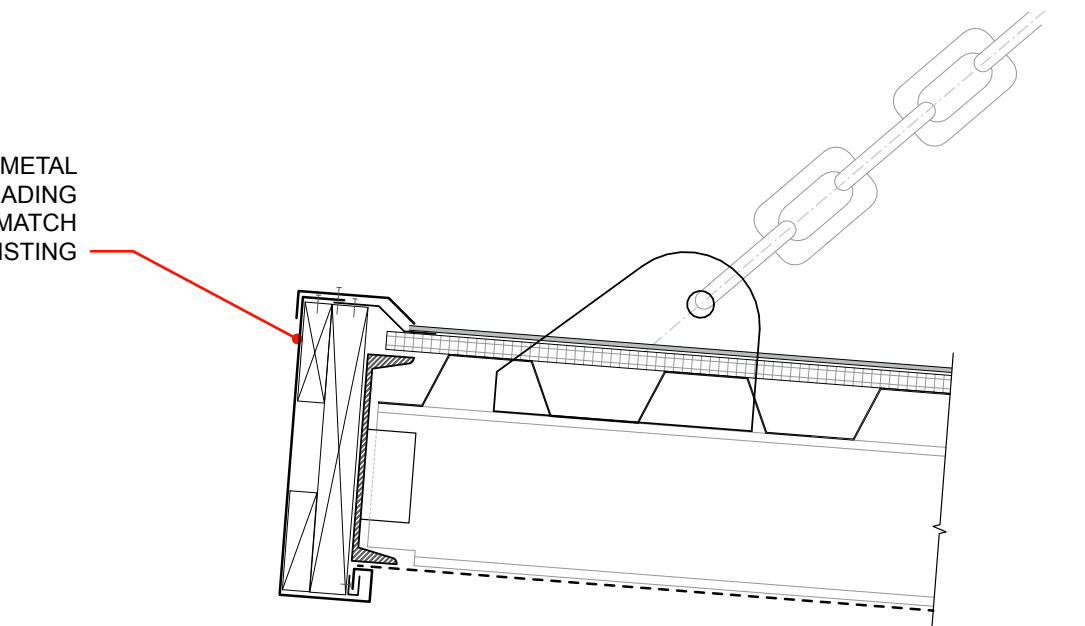


LEADING EDGE FROM TOP



1 CANOPY SECTION

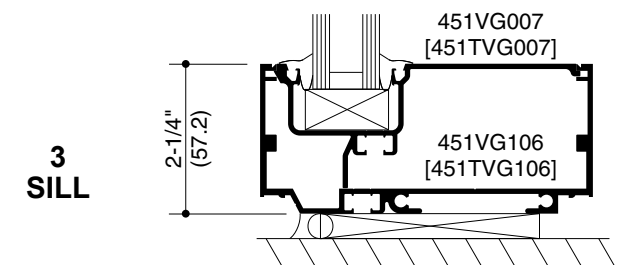
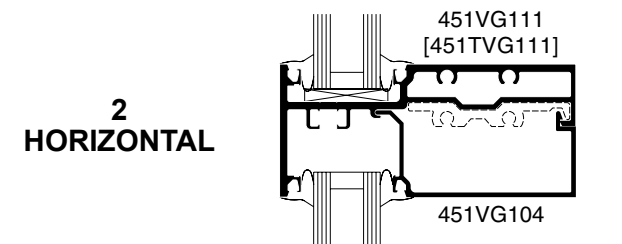
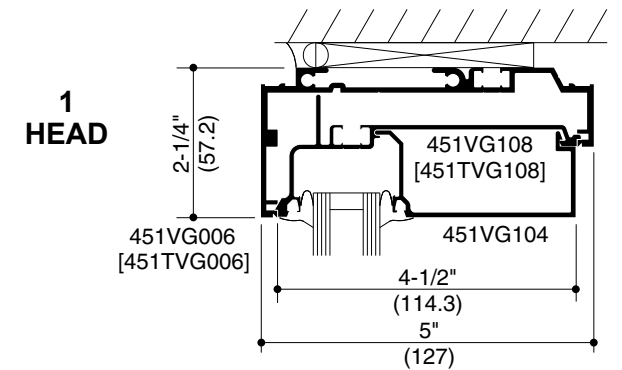
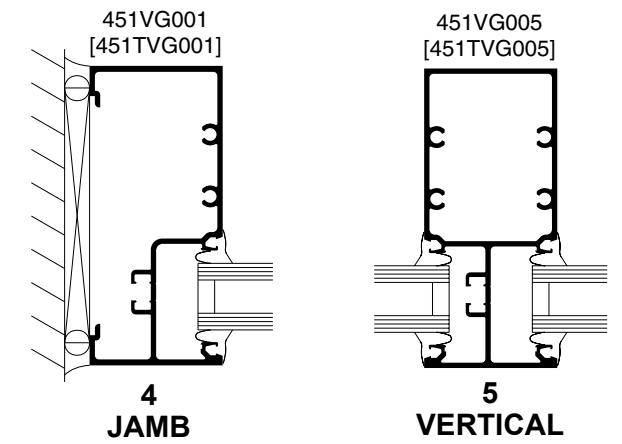
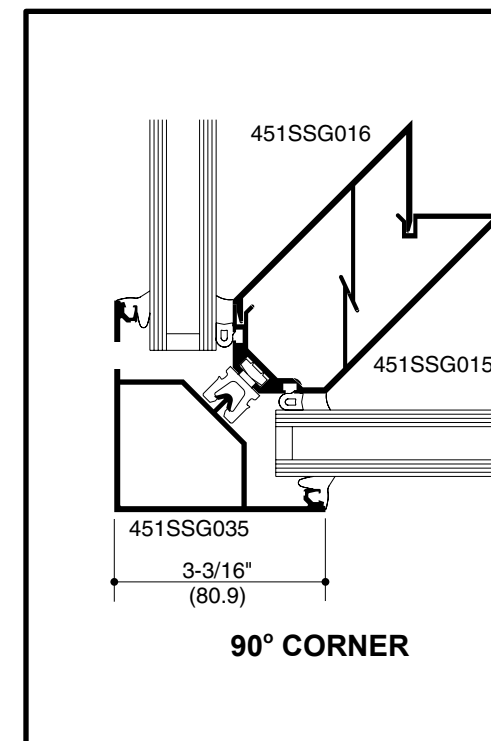
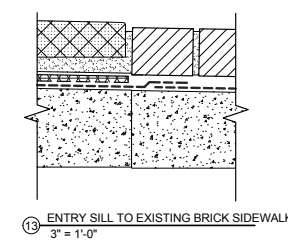
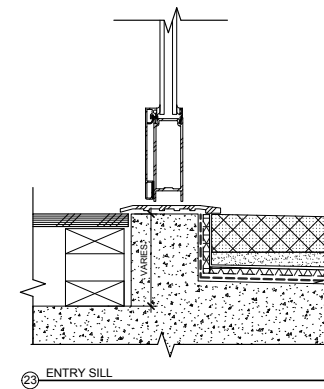
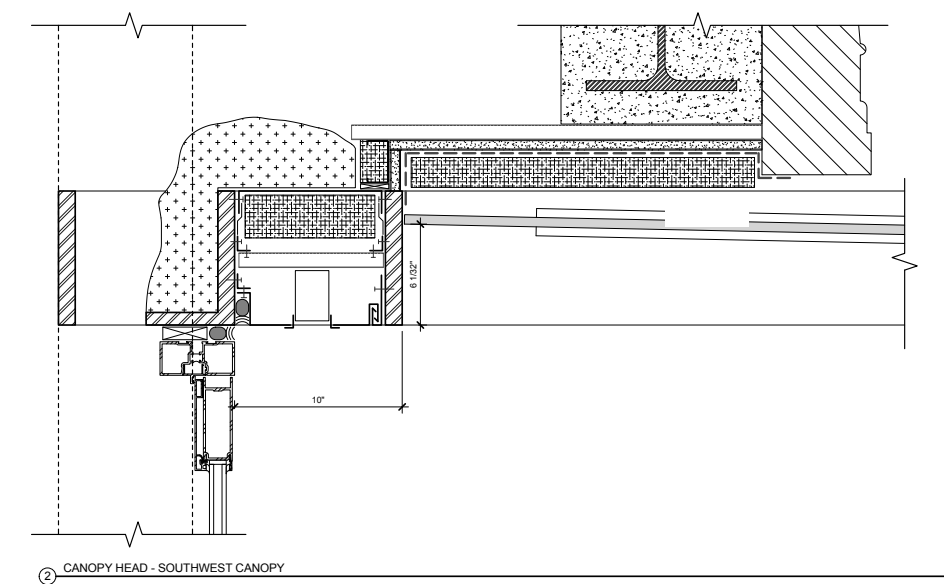
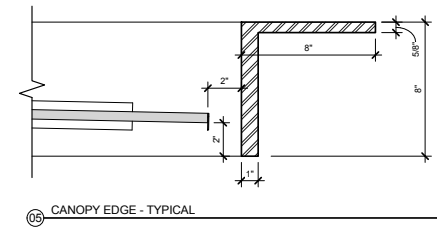
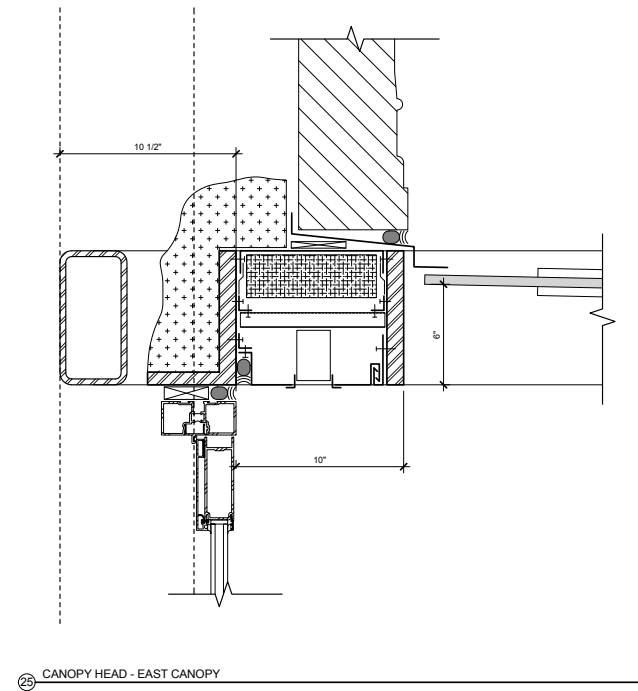
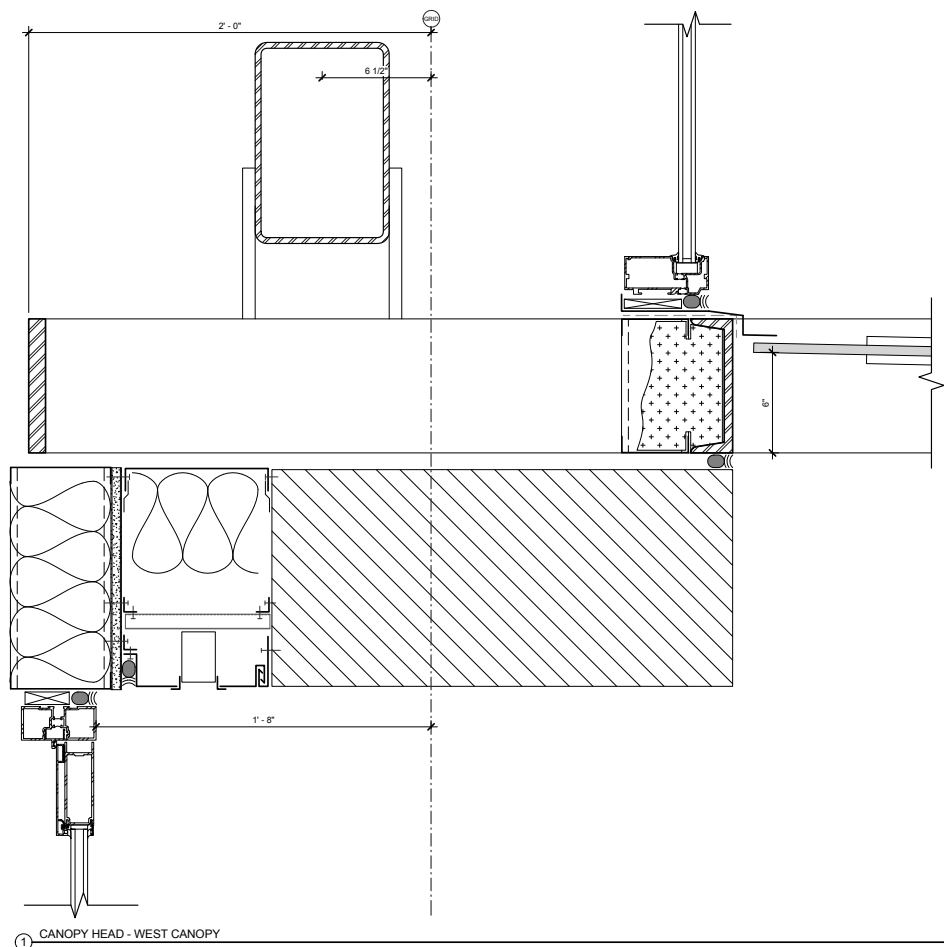
PROVIDE NEW METAL FLASHING AT LEADING EDGE, PAINT TO MATCH EXISTING

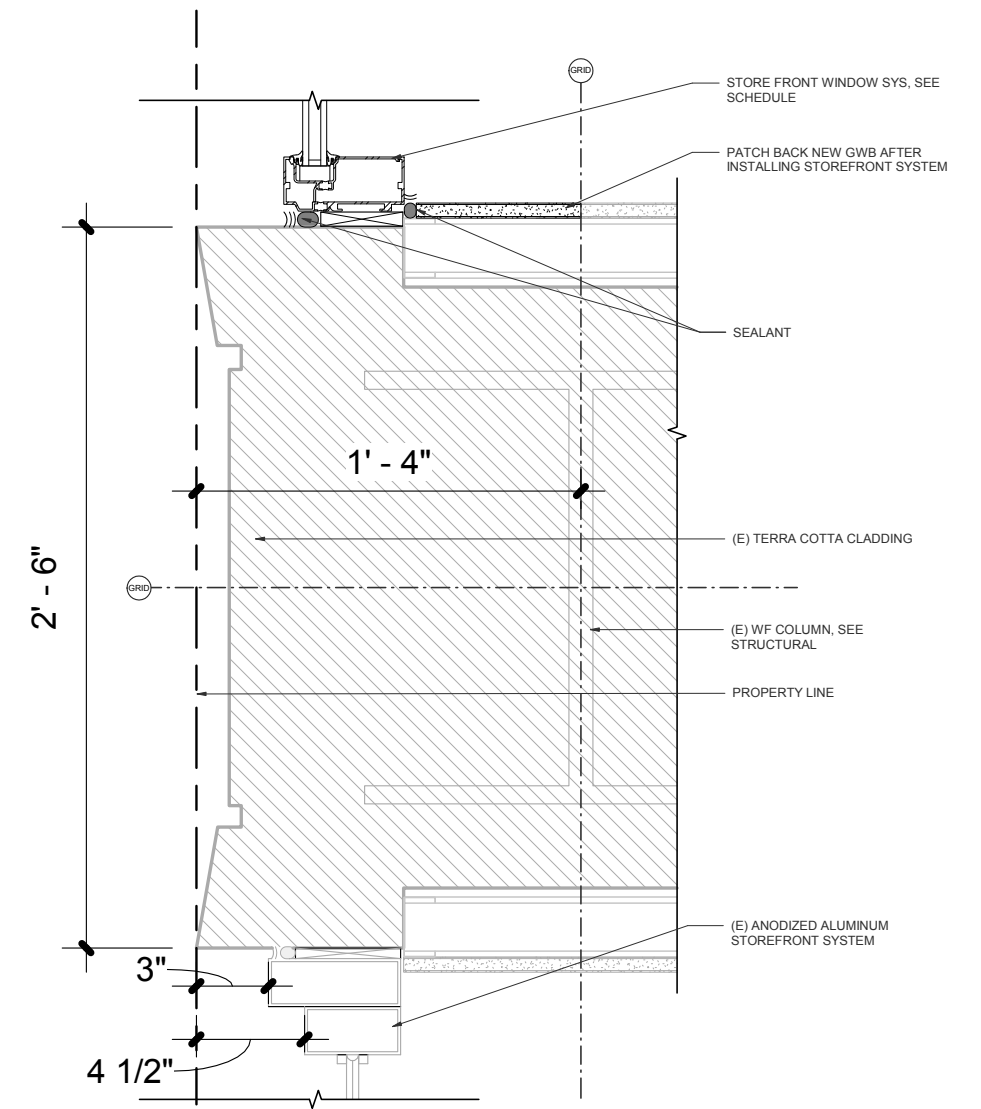
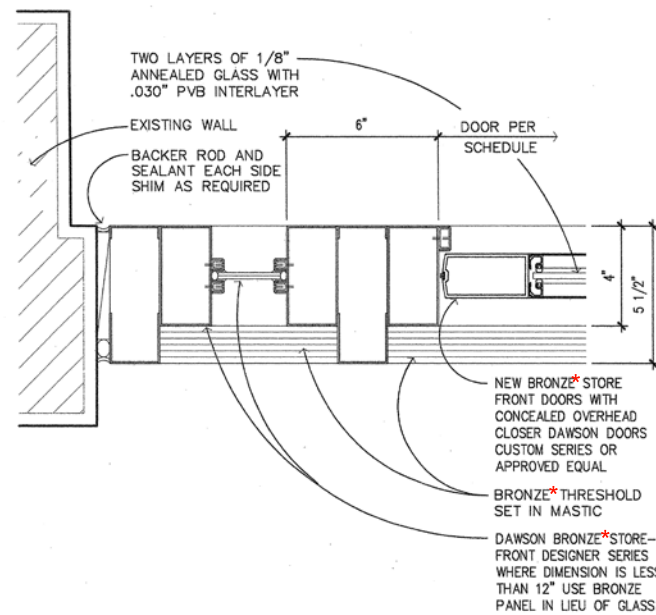
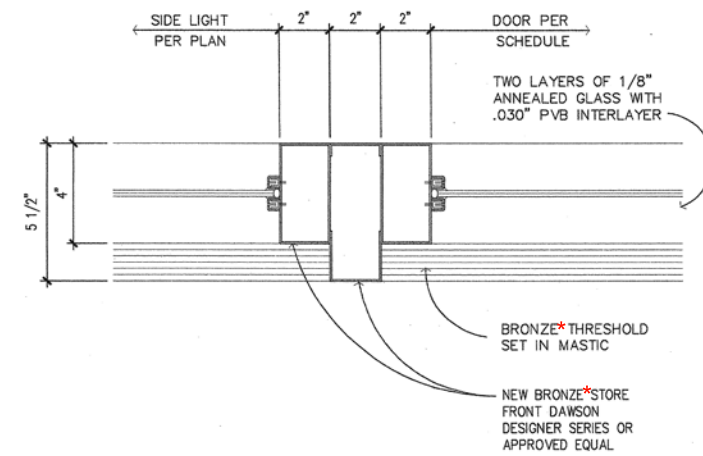
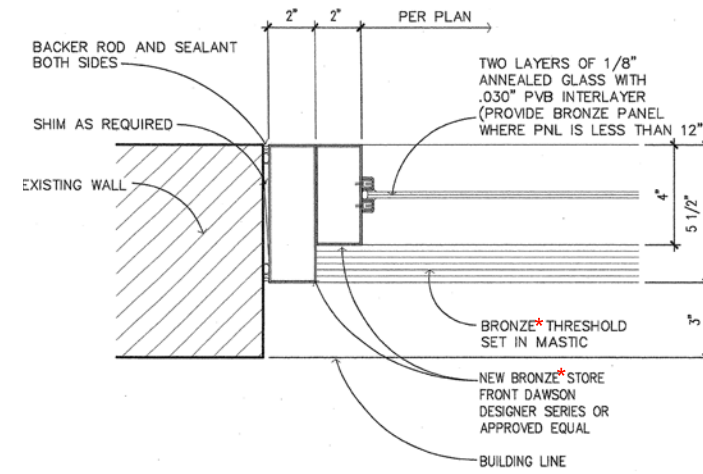


2 CANOPY FRONT EDGE MODIFICATION

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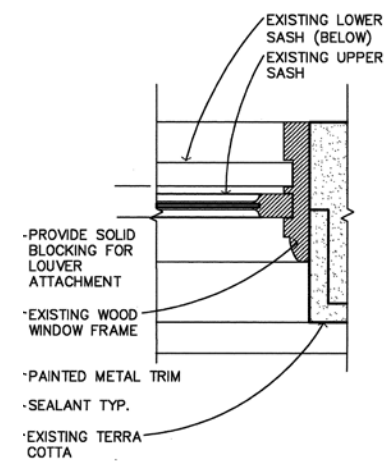
1 2006 RENOVATION - MISC. STOREFRONT DETAILS

2 NEW STOREFRONT JAMB - RELATIONSHIP TO (E) STOREFRONT IN NEXT BAY

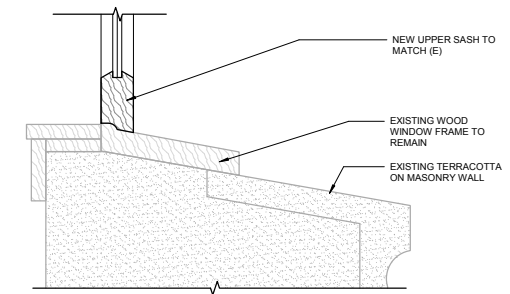
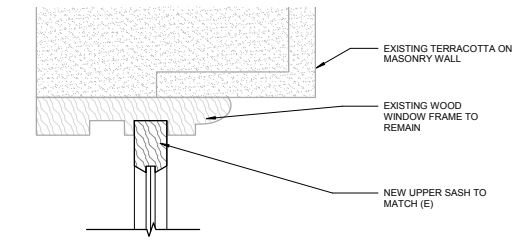
*Actual material is anodized aluminum

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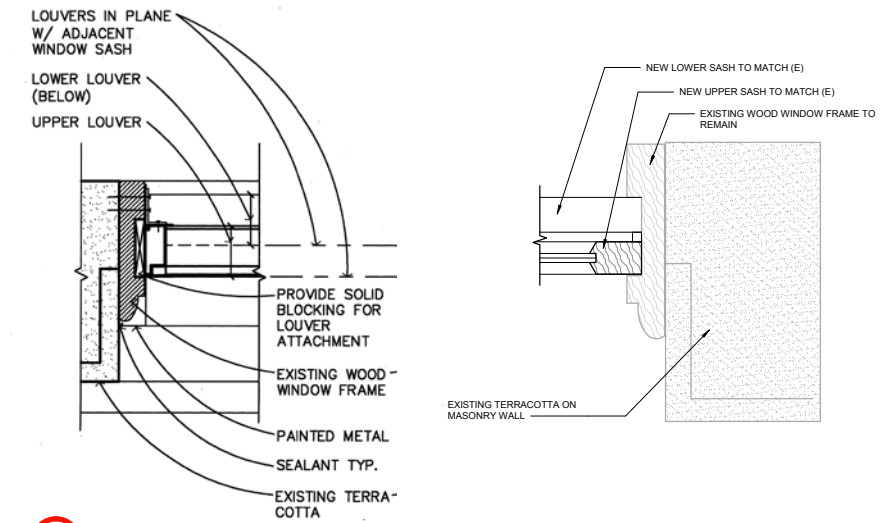
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1 EXISTING WINDOW JAMB



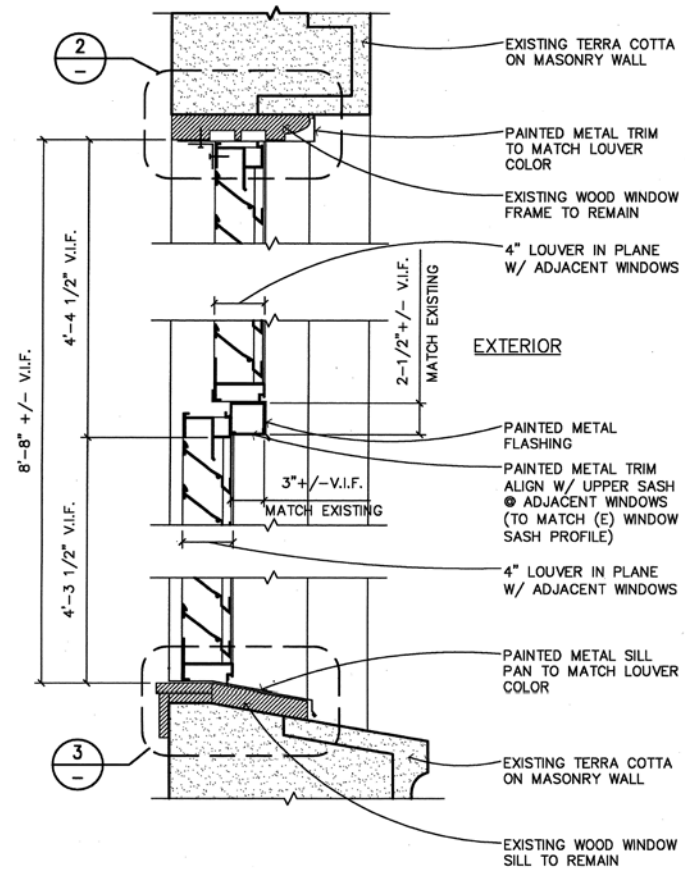
2 NEW WINDOW HEAD AND SILL



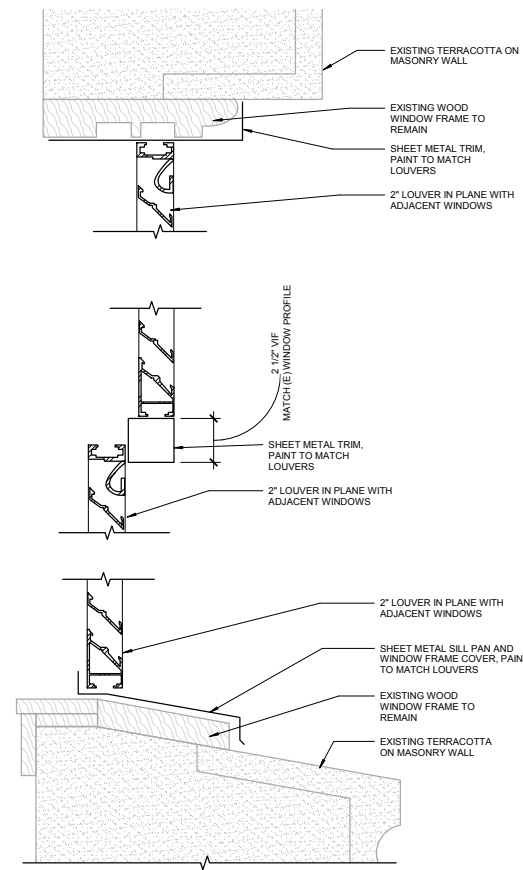
3 NEW WINDOW JAMB (REPLACING 2006 LOUVER SHOWN ON LEFT)

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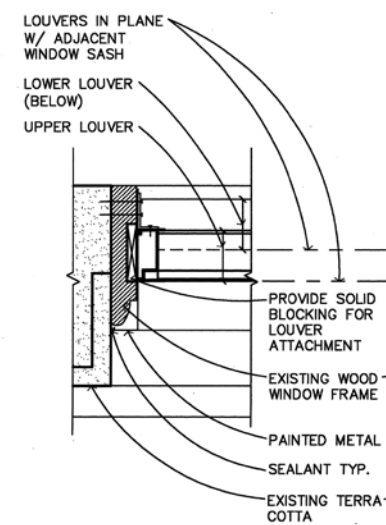
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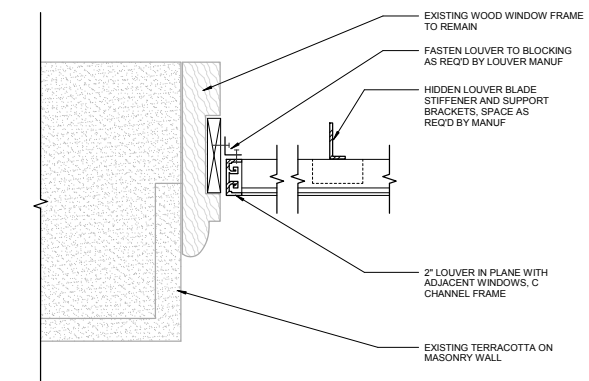
1 2006 RENOVATION - 4" LOUVER SILL, TRANSITION, HEAD



3 2017 - 2" LOUVER SILL, TRANSITION, HEAD



2 2006 RENOVATION - 4" LOUVER JAMB



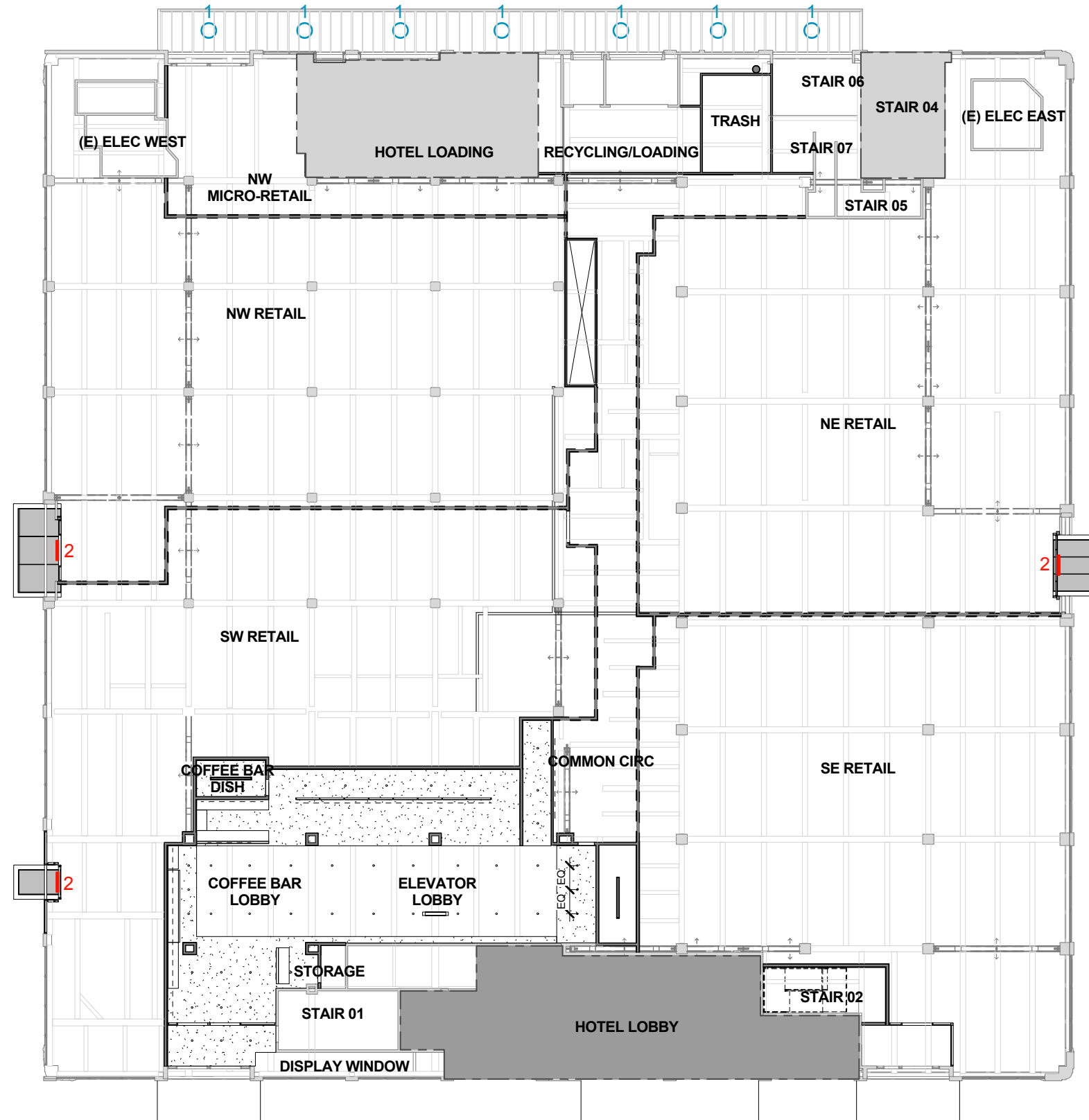
4 2017 - 2" LOUVER JAMB

LOUVER DETAILS

Exterior Building Details

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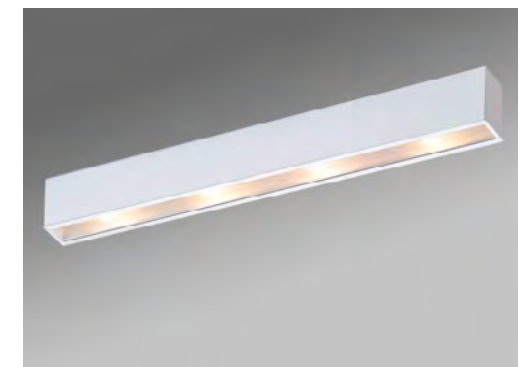
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- 1. Surface mounted LED luminaire
25-45W allowance



- 2. Cove mounted (Recessed) LED strip 6W/LF



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EXISTING MATERIALS

- Terracotta
- Bronze panel
- Black canopies



NEW MATERIALS

- Glass and aluminum storefront system
- Glass and painted steel canopies



EXISTING AND NEW MATERIALS

Exterior Building Details



EARLY CONCEPTUAL RENDERING - SE CORNER



EARLY CONCEPTUAL RENDERING - SW CORNER

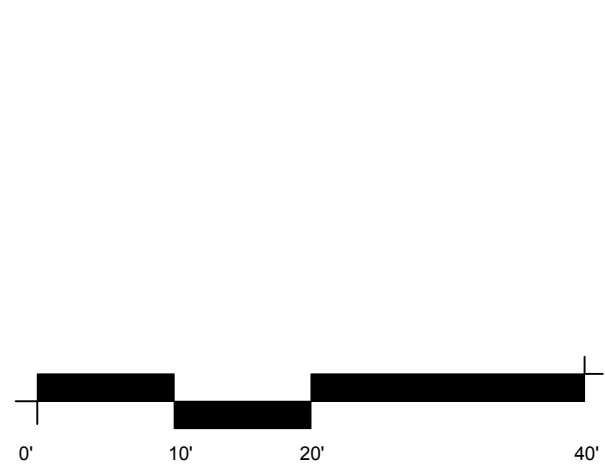
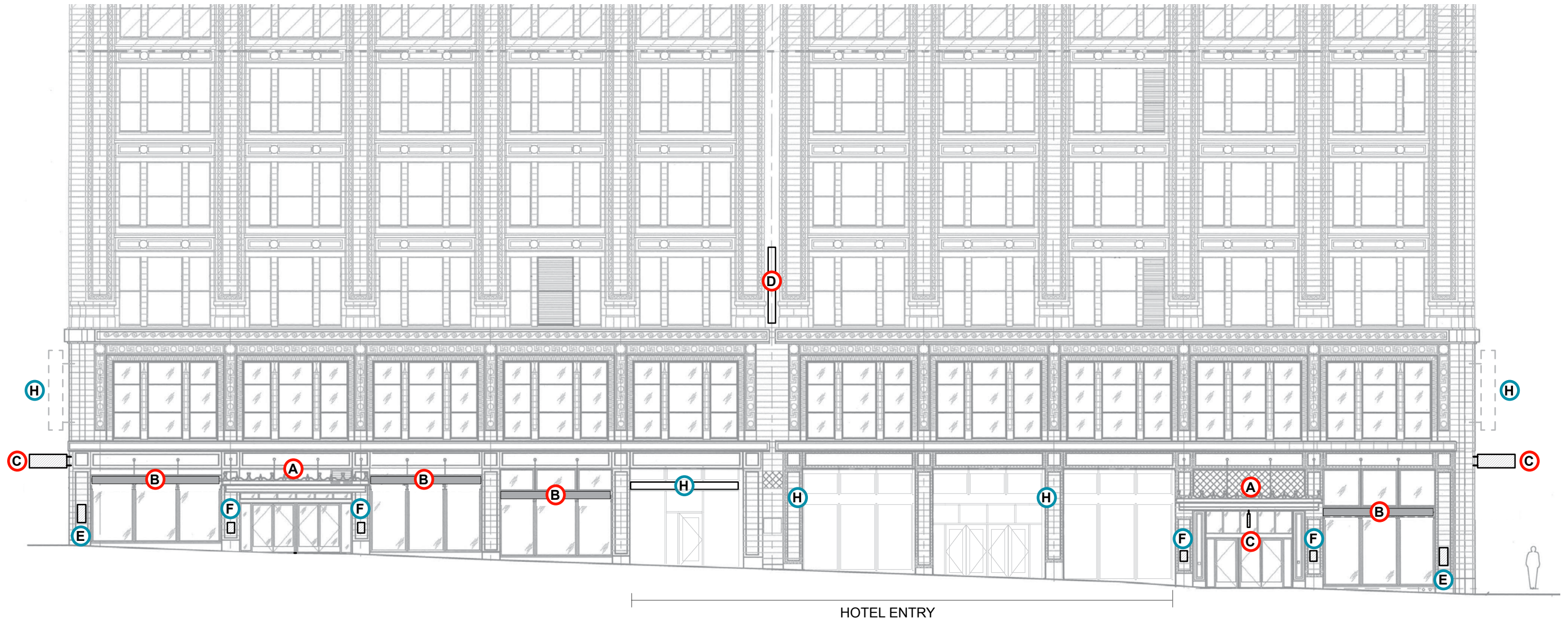


EARLY CONCEPTUAL RENDERING - NW CORNER

APPENDIX

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	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

EXISTING SIGNAGE = 86.8 SF
 NEW SIGNAGE = 188 SF
 TOTAL SIGNAGE = 274.8 SF

MAX ALLOWABLE = 300 SF
 MAX SIGN SIZE = 100 SF
 MAX EXTENDING SIGN SIZE = 30 SF
 MAX EXTENSION = 6.5 FT

- SEE EXHIBIT C. 29 FOR SIGNAGE STANDARDS
- A** CANOPY LETTER SIGN
 - B** REMOVE (E) AWNING, APPLY PIN MOUNTED SIGN TO NEW FASCIA PLATE
 - C** HORIZONTAL BLADE SIGN – RETAIL
 - D** VERTICAL BLADE SIGN - OFFICE TENANT
 - E** (E) 24x30" PLAQUE AT HISTORIC LOCAT.
 - F** (E) 11x16" PLAQUE AT HISTORIC LOCAT.
 - H** THE NINES - SIGNAGE
 - J** (E) VERTICAL BLADE SIGN - MACYS REFER TO TYPE "D" FOR NEW SIGN AT SAME LOCATION
 - W** (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).
 - L** (N) MECHANICAL LOUVERS

SOUTH ELEVATION - ENLARGED

Building Elevations

EA # 17-107025
 June 20, 2017

exhibit A.02

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RETAIL ENTRY
WITH NEW CANOPY

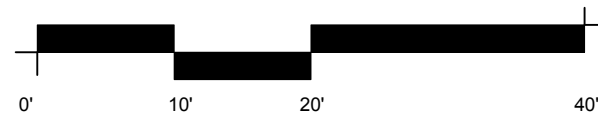
SEE EXHIBIT C. 29 FOR SIGNAGE STANDARDS

	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

EXISTING SIGNAGE = 34 SF
NEW SIGNAGE = 214 SF
TOTAL SIGNAGE = 248 SF

MAX ALLOWABLE = 300 SF
MAX SIGN SIZE = 100 SF
MAX EXTENDING SIGN SIZE = 30 SF
MAX EXTENSION = 6.5 FT

- A** CANOPY LETTER SIGN
- B** REMOVE (E) AWNING, APPLY PIN MOUNTED SIGN TO NEW FASCIA PLATE
- C** HORIZONTAL BLADE SIGN – RETAIL
- D** VERTICAL BLADE SIGN - OFFICE TENANT
- E** (E) 24x30" PLAQUE AT HISTORIC LOCAT.
- F** (E) 11x16" PLAQUE AT HISTORIC LOCAT.
- H** THE NINES - SIGNAGE
- J** (E) VERTICAL BLADE SIGN - MACYS REFER TO TYPE "D" FOR NEW SIGN AT SAME LOCATION
- W** (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).
- L** (N) MECHANICAL LOUVERS



EAST ELEVATION - ENLARGED

Building Elevations

EA # 17-107025
June 20, 2017

exhibit A.03

MEIER & FRANK

Bora



CUT ALDER CANOPY BACK FROM 12' TO 8'

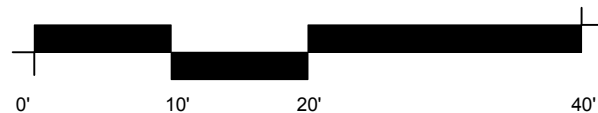
SEE EXHIBIT C. 29 FOR SIGNAGE STANDARDS

	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

EXISTING SIGNAGE = 14.8 SF
 NEW SIGNAGE = 132 SF
 TOTAL SIGNAGE = 146.8 SF

MAX ALLOWABLE = 300 SF
 MAX SIGN SIZE = 100 SF
 MAX EXTENDING SIGN SIZE = 30 SF
 MAX EXTENSION = 6.5 FT

- (A)** CANOPY LETTER SIGN
- (B)** REMOVE (E) AWNING, APPLY PIN MOUNTED SIGN TO NEW FASCIA PLATE
- (C)** HORIZONTAL BLADE SIGN – RETAIL
- (D)** VERTICAL BLADE SIGN - OFFICE TENANT
- (E)** (E) 24x30" PLAQUE AT HISTORIC LOCAT.
- (F)** (E) 11x16" PLAQUE AT HISTORIC LOCAT.
- (H)** THE NINES - SIGNAGE
- (J)** (E) VERTICAL BLADE SIGN - MACYS REFER TO TYPE "D" FOR NEW SIGN AT SAME LOCATION
- (W)** (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).
- (L)** (N) MECHANICAL LOUVERS



NORTH ELEVATION - ENLARGED

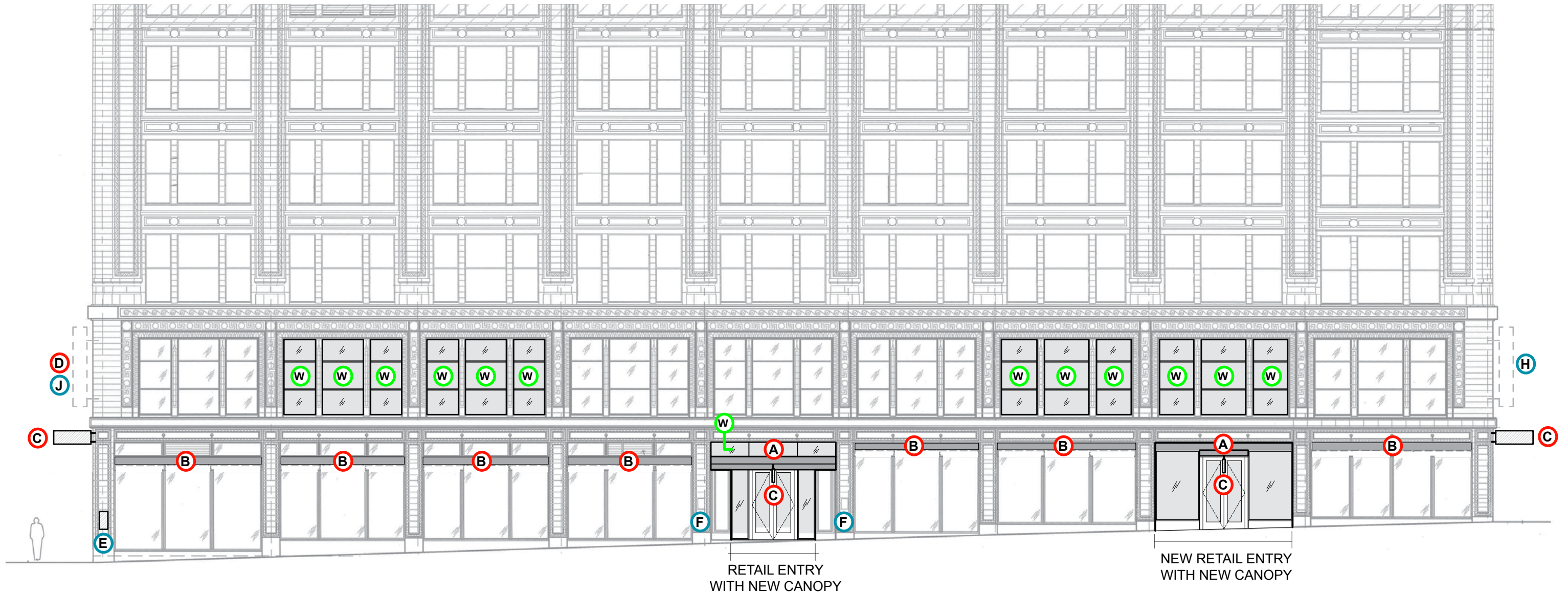
Building Elevations

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exhibit A.04

MEIER & FRANK

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RETAIL ENTRY WITH NEW CANOPY

NEW RETAIL ENTRY WITH NEW CANOPY

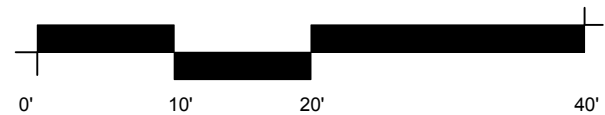
SEE EXHIBIT C. 29 FOR SIGNAGE STANDARDS

- (A)** CANOPY LETTER SIGN
- (B)** REMOVE (E) AWNING, APPLY PIN MOUNTED SIGN TO NEW FASCIA PLATE
- (C)** HORIZONTAL BLADE SIGN – RETAIL
- (D)** VERTICAL BLADE SIGN - OFFICE TENANT
- (E)** (E) 24x30" PLAQUE AT HISTORIC LOCAT.
- (F)** (E) 11x16" PLAQUE AT HISTORIC LOCAT.
- (H)** THE NINES - SIGNAGE
- (J)** (E) VERTICAL BLADE SIGN - MACYS REFER TO TYPE "D" FOR NEW SIGN AT SAME LOCATION
- (W)** (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2006 RENOVATION).
- (L)** (N) MECHANICAL LOUVERS

EXISTING SIGNAGE = 36.4 SF
 NEW SIGNAGE = 224 SF
 TOTAL SIGNAGE = 260.4 SF

MAX ALLOWABLE = 300 SF
 MAX SIGN SIZE = 100 SF
 MAX EXTENDING SIGN SIZE = 30 SF
 MAX EXTENSION = 6.5 FT

	Louvers	
	BEFORE	AFTER
EAST	485	0
NORTH	369	823
SOUTH	110	110
WEST	600	0
	1564	933

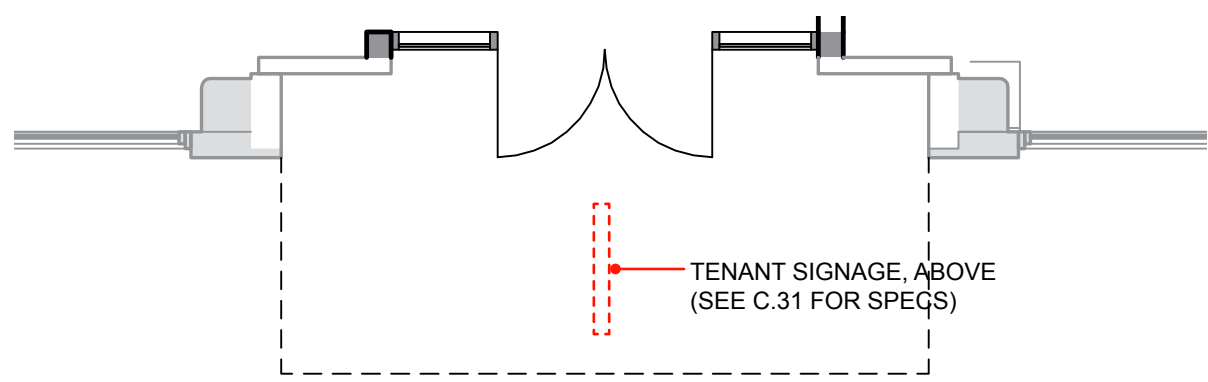
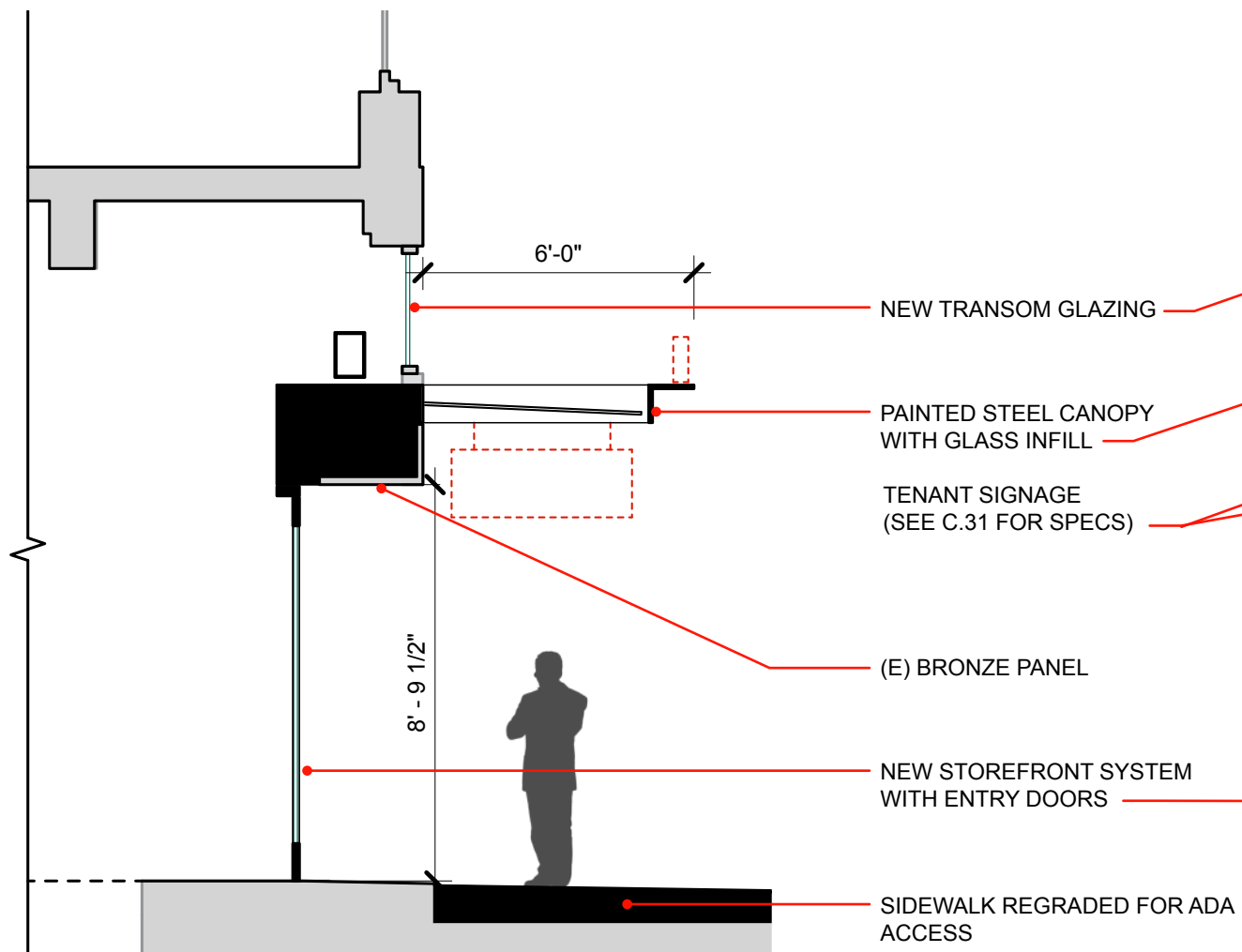


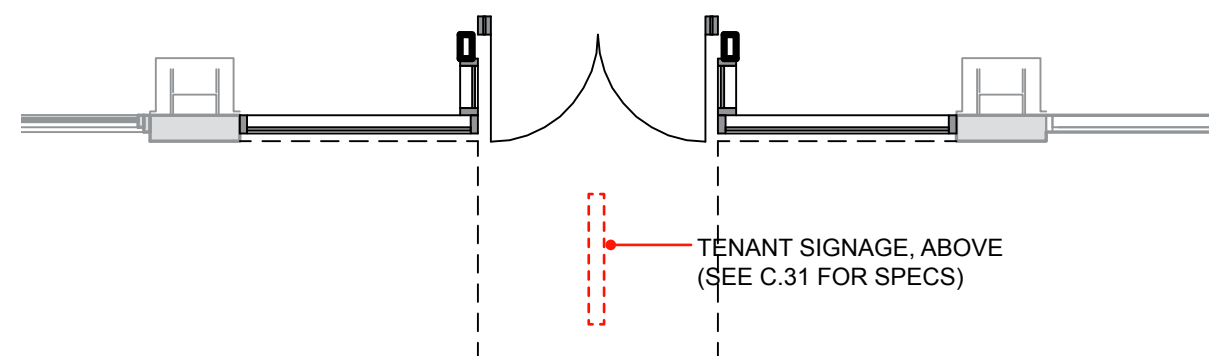
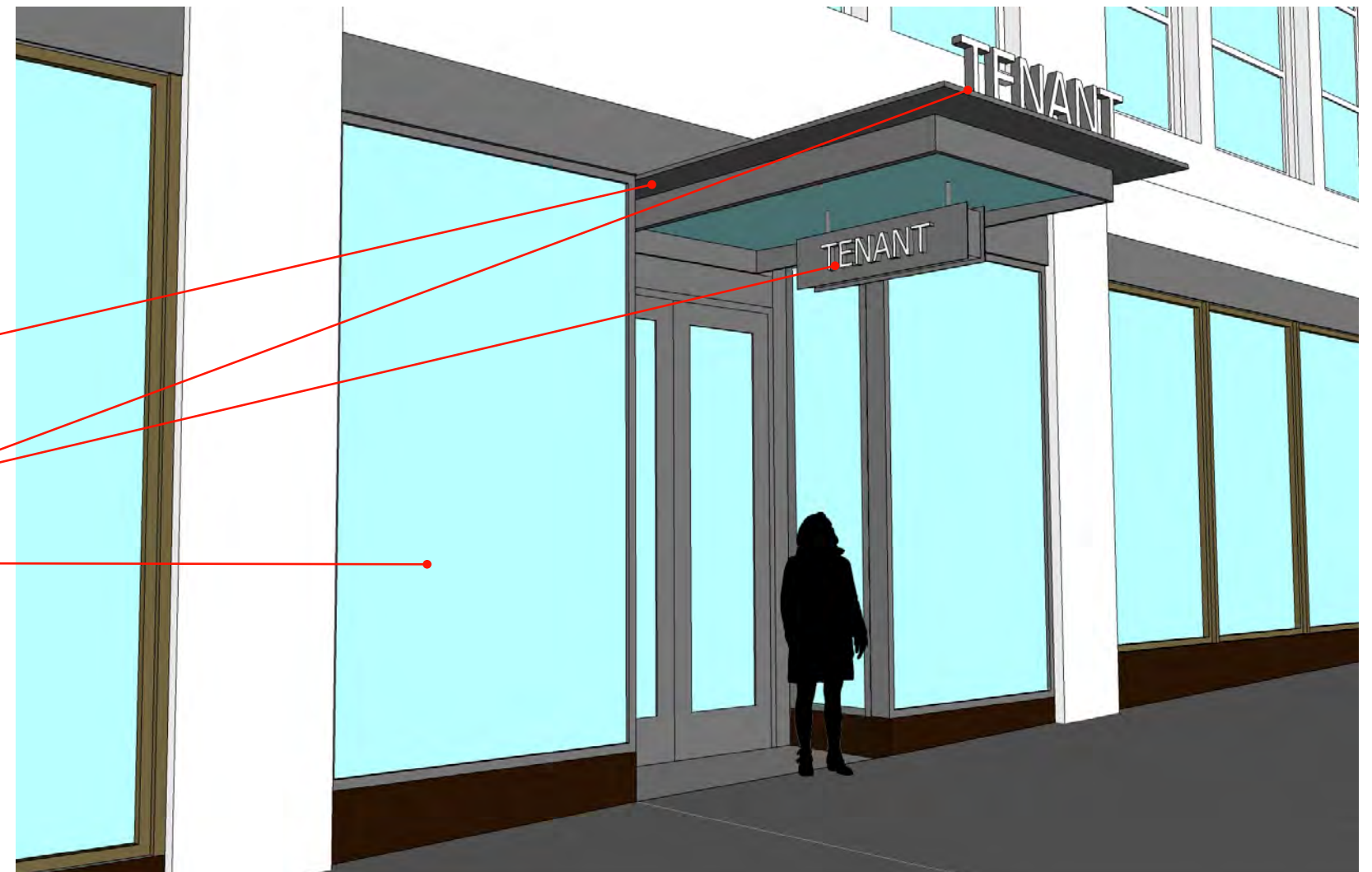
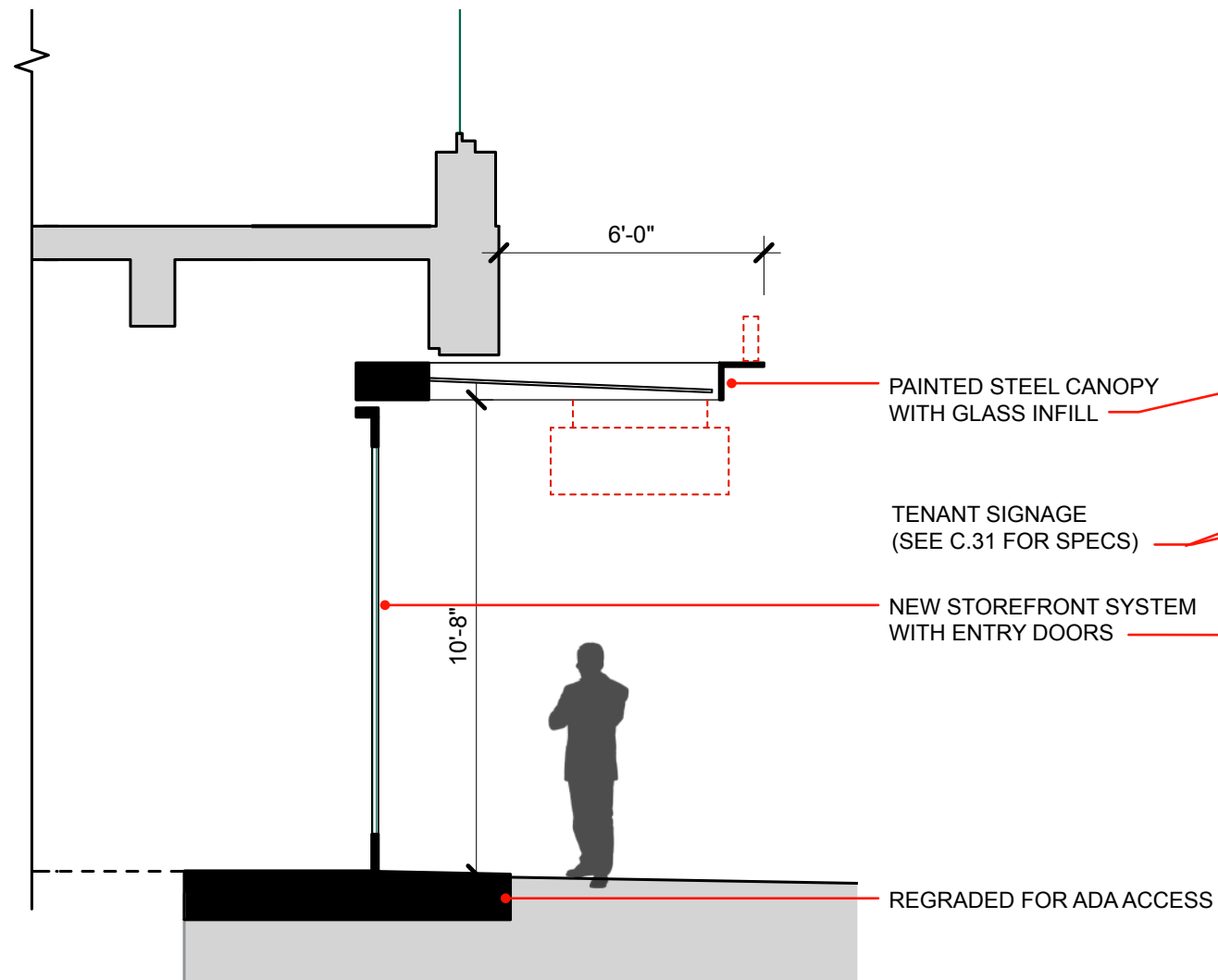
WEST ELEVATION - ENLARGED

Building Elevations

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exhibit A.05

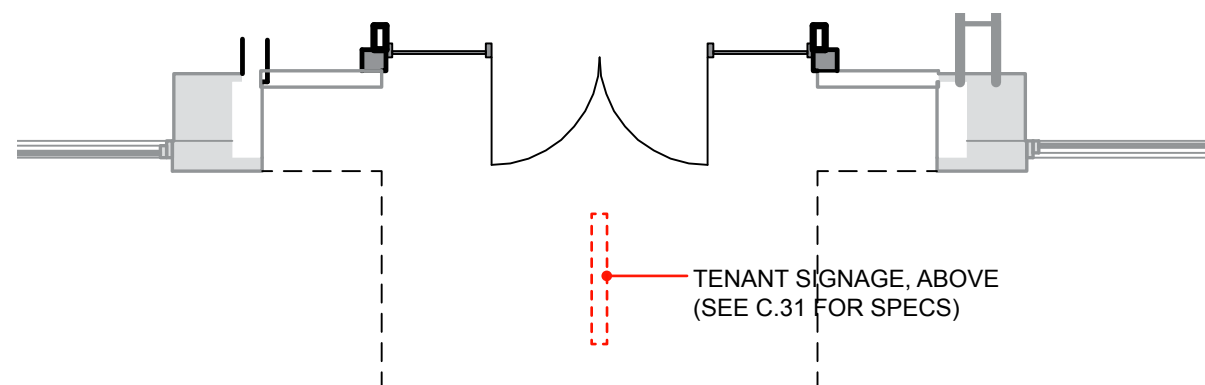
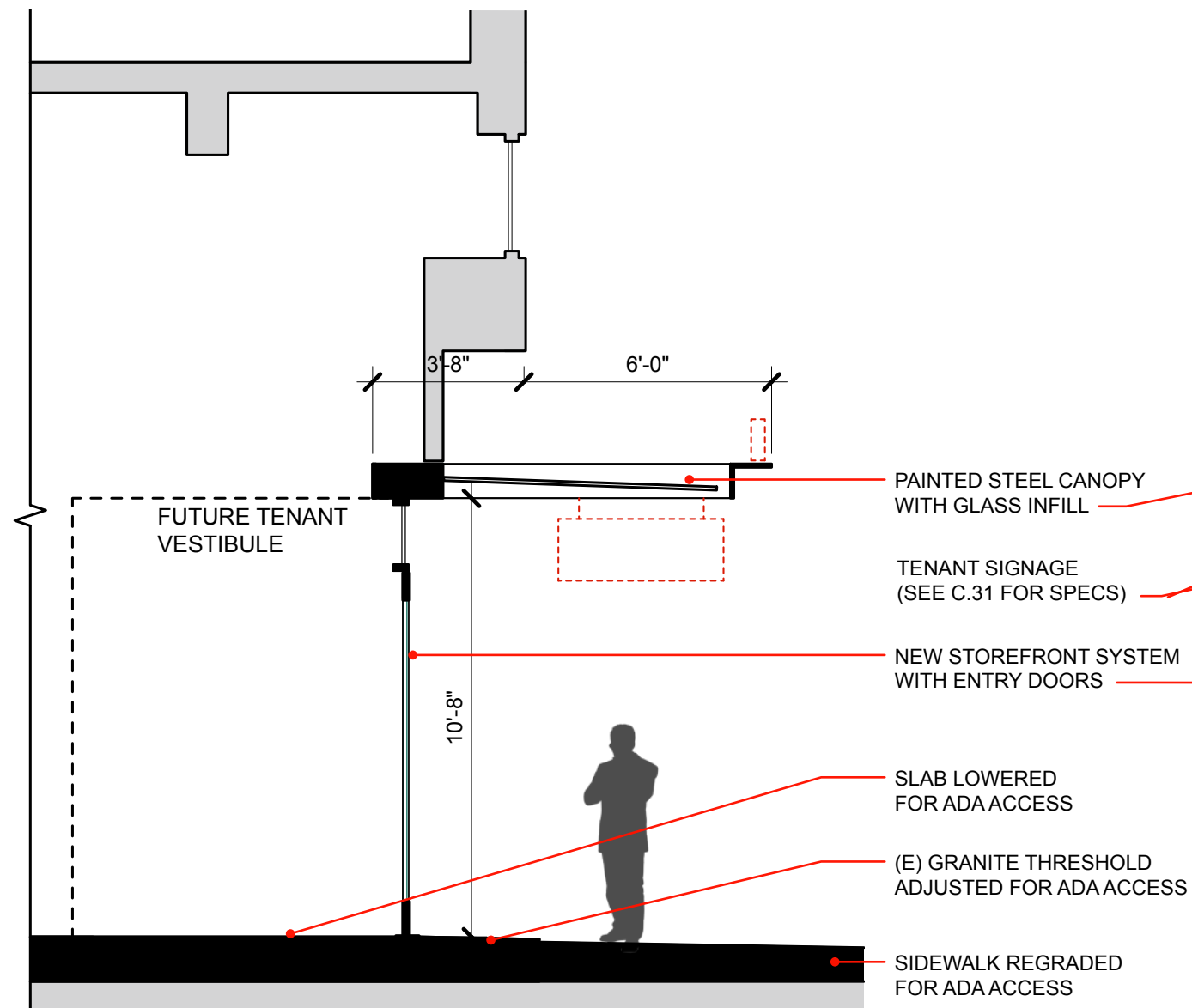




(E) TERRACOTTA

NEW STOREFRONT/ENTRY LOCATION





- (E) BRONZE PANEL
- (E) TERRACOTTA
- NEW STOREFRONT LOCATION



A CANOPY LETTER SIGN – TENANT

- Individual letters/logo
- Self-illuminated



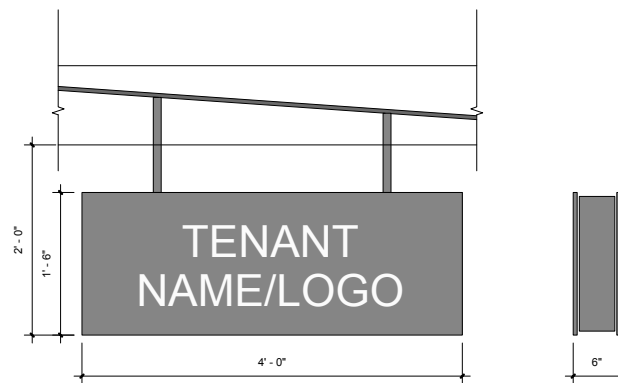
B FASCIA PIN MOUNTED SIGN - TENANT

- Single color, pin-mounted individual metal letters
- Non-illuminated



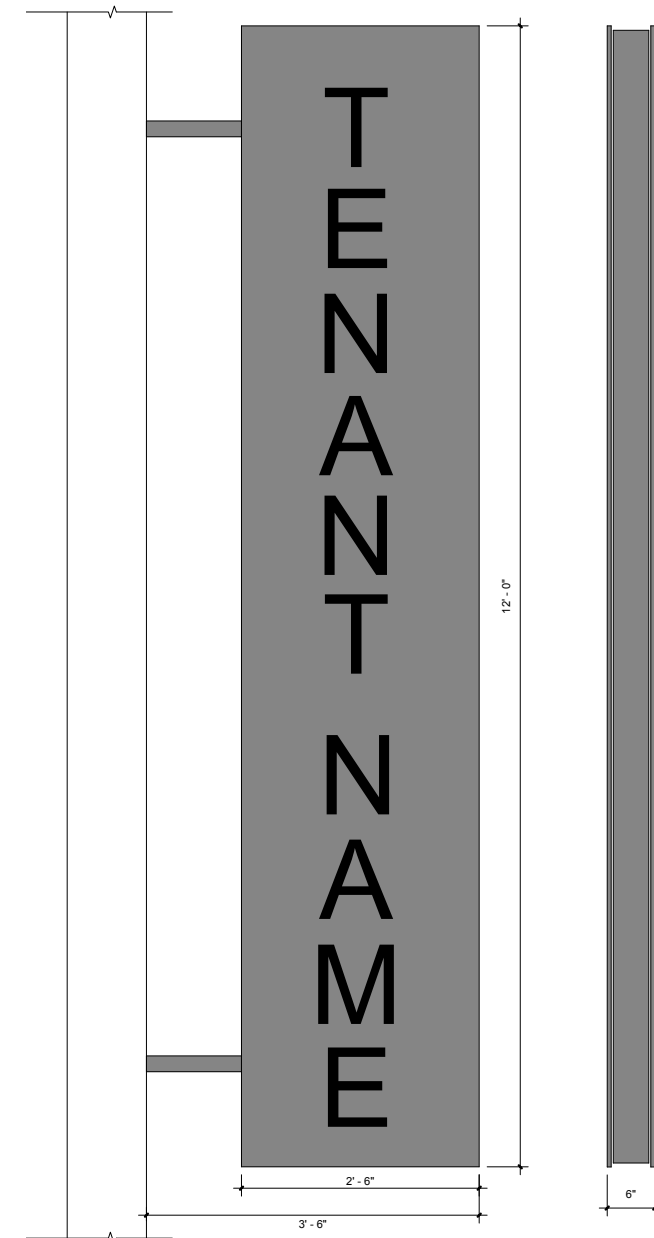
C HORIZONTAL BLADE SIGN – RETAIL

- Laser cut metal face
- Interior illuminated cabinet light



D VERTICAL BLADE SIGN – OFFICE TENANT

- Laser cut metal face
- Interior illuminated cabinet light

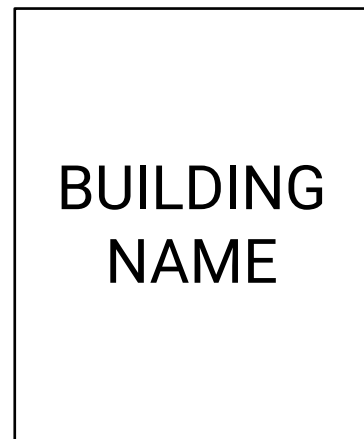


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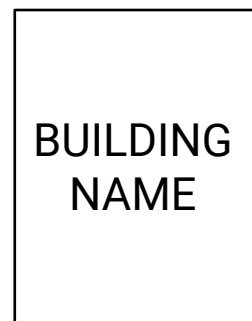
E

24x30" PLAQUE IN HISTORIC LOCATION



F

11x16" PLAQUE IN HISTORIC LOCATION



H

VERTICAL BLADE SIGN - THE NINES



THE NINES CANOPY SIGN



J

VERTICAL BLADE SIGN - MACYS
REFER TO TYPE "D" FOR NEW SIGNAGE IN (E) LOCATION



EXISTING SIGNAGE

Exterior Building Details

EA # 17-107025
June 20, 2017

exhibit A.10