



CENTRAL LOFTS

8608 N LOMBARD ST, PORTLAND OR 97203

TYPE II DESIGN REVIEW
SUBMITTAL 04 • OCTOBER 11, 2017
"C" EXHIBITS: DESIGN DRAWINGS

DRAWING INDEX

| | | |
|-------------------------|------|--|
| GENERAL | C.2 | Site Plan |
| FLOOR PLANS | C.3 | Floor Plan - Ground Story |
| | C.4 | Floor Plan - Second Story |
| | C.5 | Floor Plan - Third Story |
| | C.6 | Floor Plan - Fourth Story |
| | C.7 | Roof Plan |
| ELEVATIONS | C.8 | North Elevation - Color |
| | C.9 | North Elevation - Black + White |
| | C.10 | East Elevation - Color |
| | C.11 | East Elevation - Black + White |
| | C.12 | South Elevation - Color |
| | C.13 | South Elevation - Black + White |
| | C.14 | West Elevation - Color |
| | C.15 | West Elevation - Black + White |
| SECTIONS | C.16 | East - West Section |
| | C.17 | North - South Section |
| EXTERIOR DETAILS | C.18 | Enlarged Elevation / Section / Details - Shear Wall |
| | C.19 | Enlarged Elevation / Section / Details - Bay Window & Retail Entry |
| | C.20 | Enlarged Elevation / Section / Details - Residential Entry |
| | C.21 | Enlarged Elevation / Section / Details - Utility |
| | C.22 | Additional Details |
| | C.23 | Materials |
| | C.24 | Bike Parking |

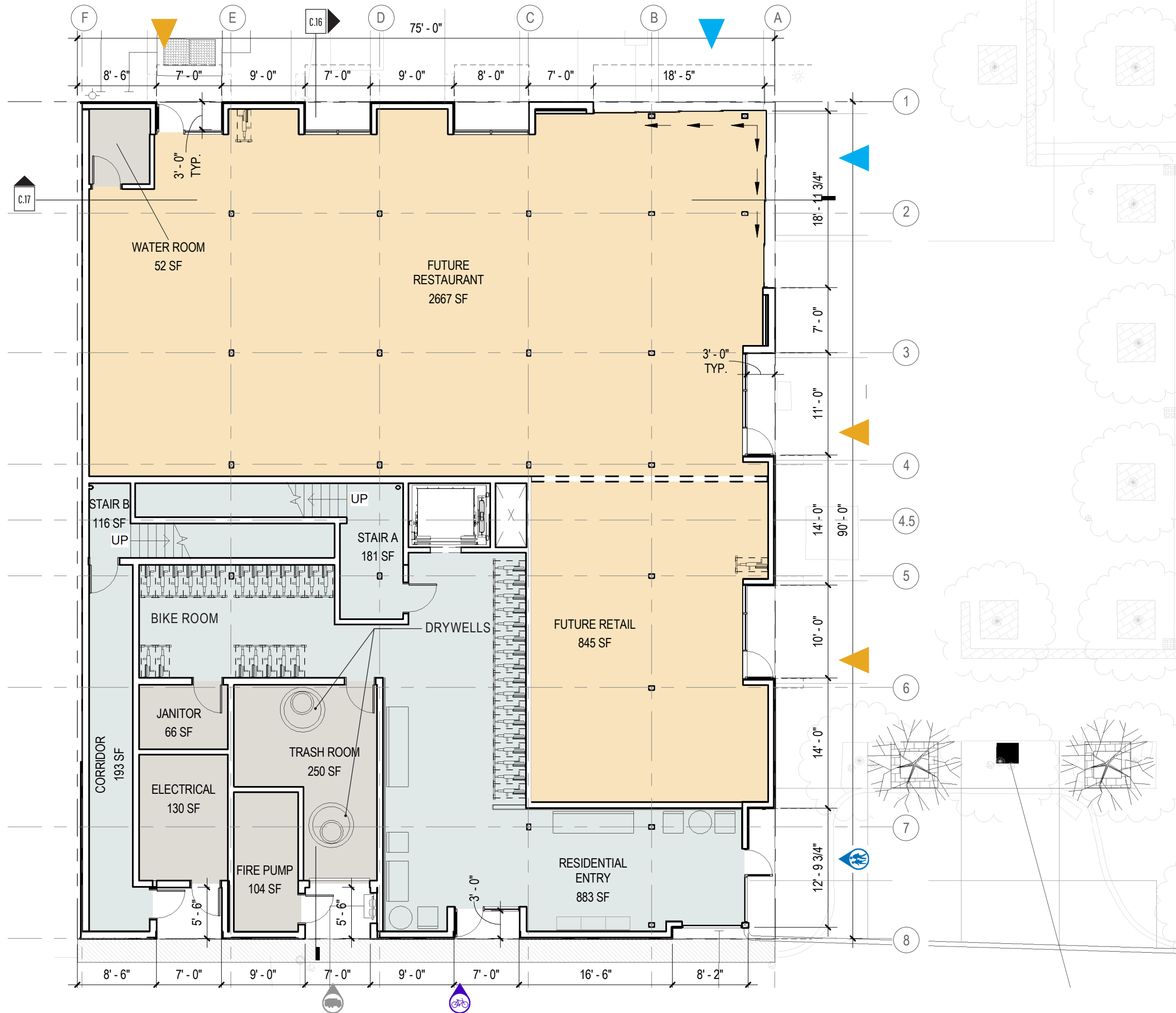
| | | |
|------------------|------|----------------------------------|
| LIGHTING | C.25 | Exterior Lighting |
| CIVIL | C.26 | Civil - Existing Conditions Plan |
| | C.27 | Civil - Utility Plan |
| CUTSHEETS | C.28 | Mechanical Equipment |

APPENDIX INDEX (NOT INCLUDED, SEE FULL SUBMISSION)






| | | |
|-------------------------------|--------|-----------------------|
| RENDERINGS | APP.1 | Aerial |
| | APP.2 | Lombard Retail Facade |
| | APP.3 | Residential Entry |
| | APP.4 | Plaza Facade |
| VICINITY + CONTEXT | APP.5 | Vicinity Map |
| | APP.6 | Site Diagram |
| | APP.7 | Site Photos |
| | APP.8 | Context Photos |
| MASSING + CONCEPT | APP.9 | Line of Sight Diagram |
| | APP.10 | Oriel Window Diagram |
| | APP.11 | Ground Story Glazing |

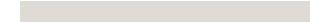
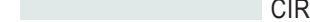




SITE PLAN - GROUND STORY
3/32" = 1'-0"
N

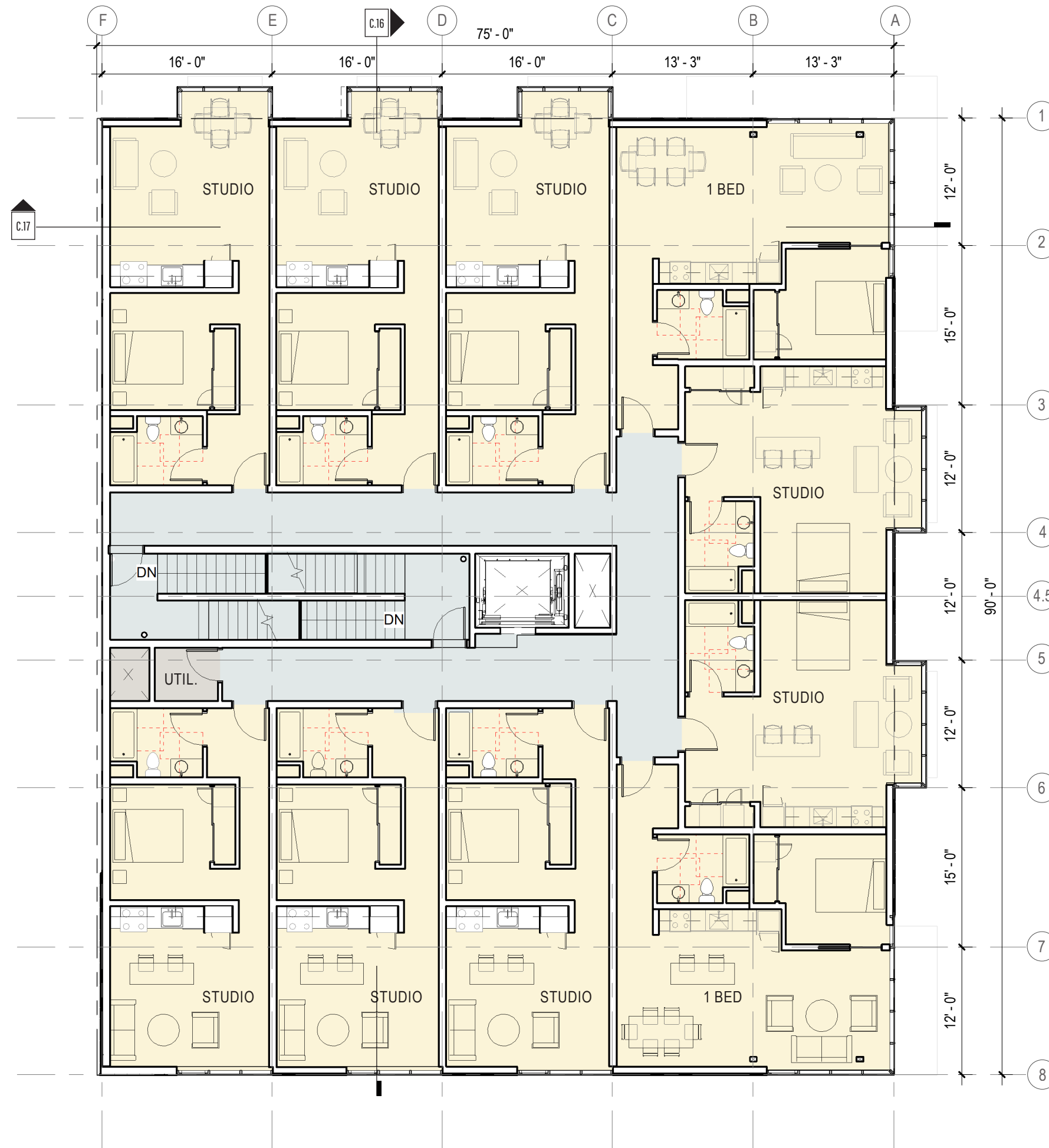


DRAWING KEY

-  MAIN BUILDING ENTRANCE
-  BIKE ROOM ACCESS
-  TRASH / RECYCLING
-  RETAIL ENTRANCE
-  OPERABLE SLIDERS

-  SERVICE
-  CIRCULATION
-  RETAIL

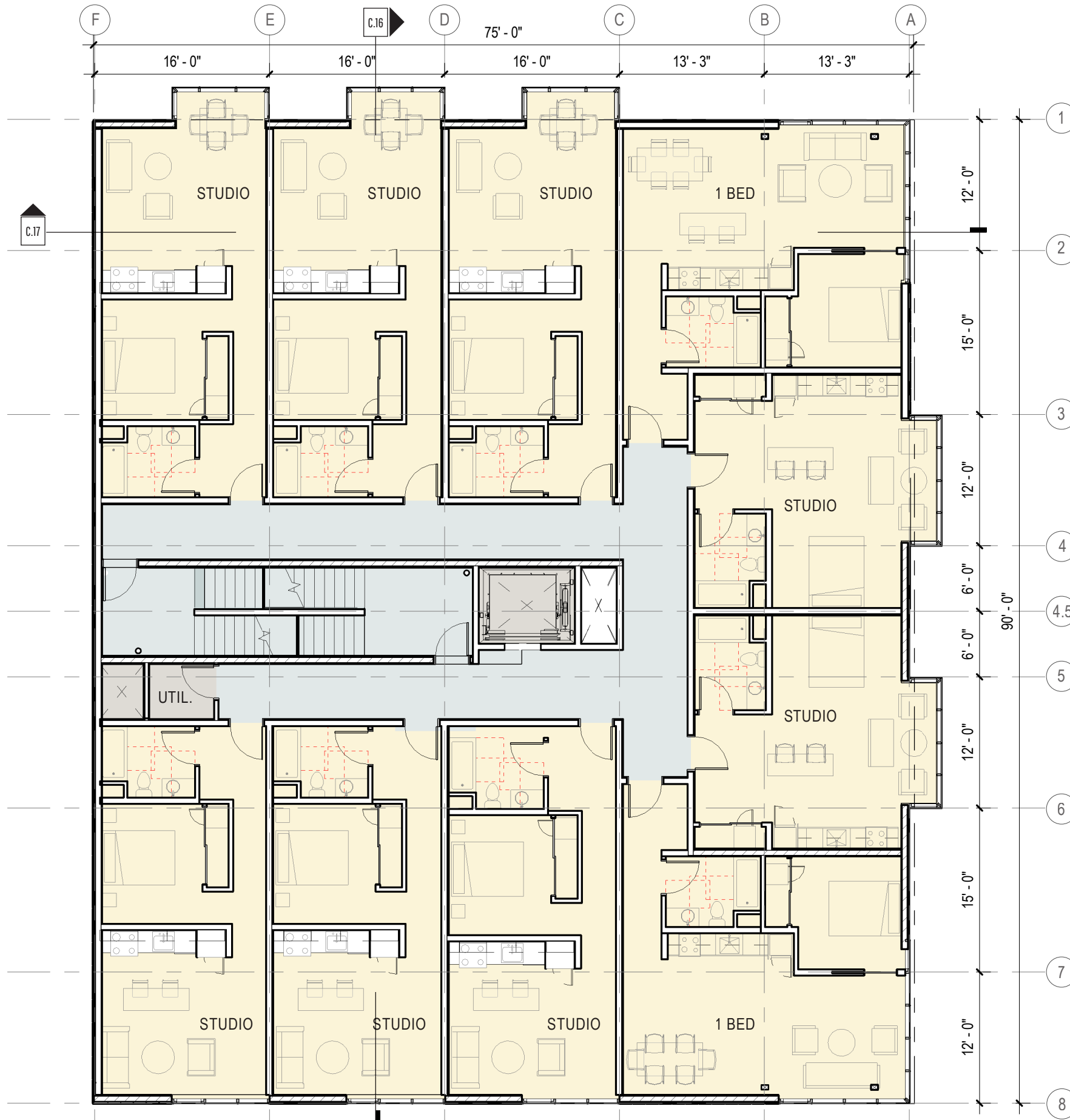
FLOOR PLAN - GROUND STORY
 3/32" = 1'-0"




- SERVICE
- CIRCULATION
- RESIDENTIAL UNIT

FLOOR PLAN - SECOND STORY PLAN
 3/32" = 1'-0"
 10 UNITS





- SERVICE
- CIRCULATION
- RESIDENTIAL UNIT

FLOOR PLAN - THIRD STORY PLAN
3/32" = 1'-0"
10 UNITS

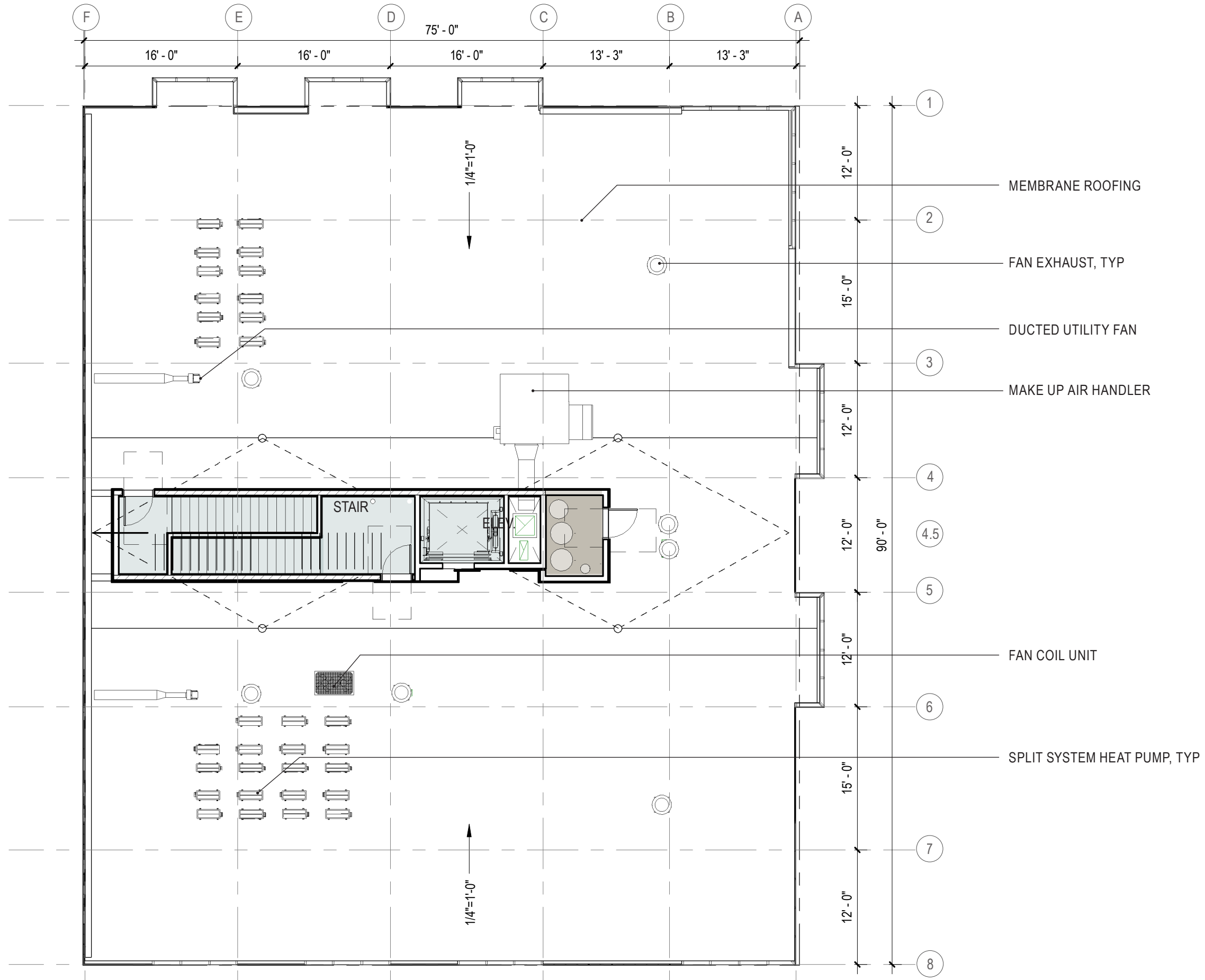




- SERVICE
- CIRCULATION
- RESIDENTIAL UNIT

FLOOR PLAN - FOURTH STORY
3/32" = 1'-0"
10 UNITS










SERVICE
CIRCULATION

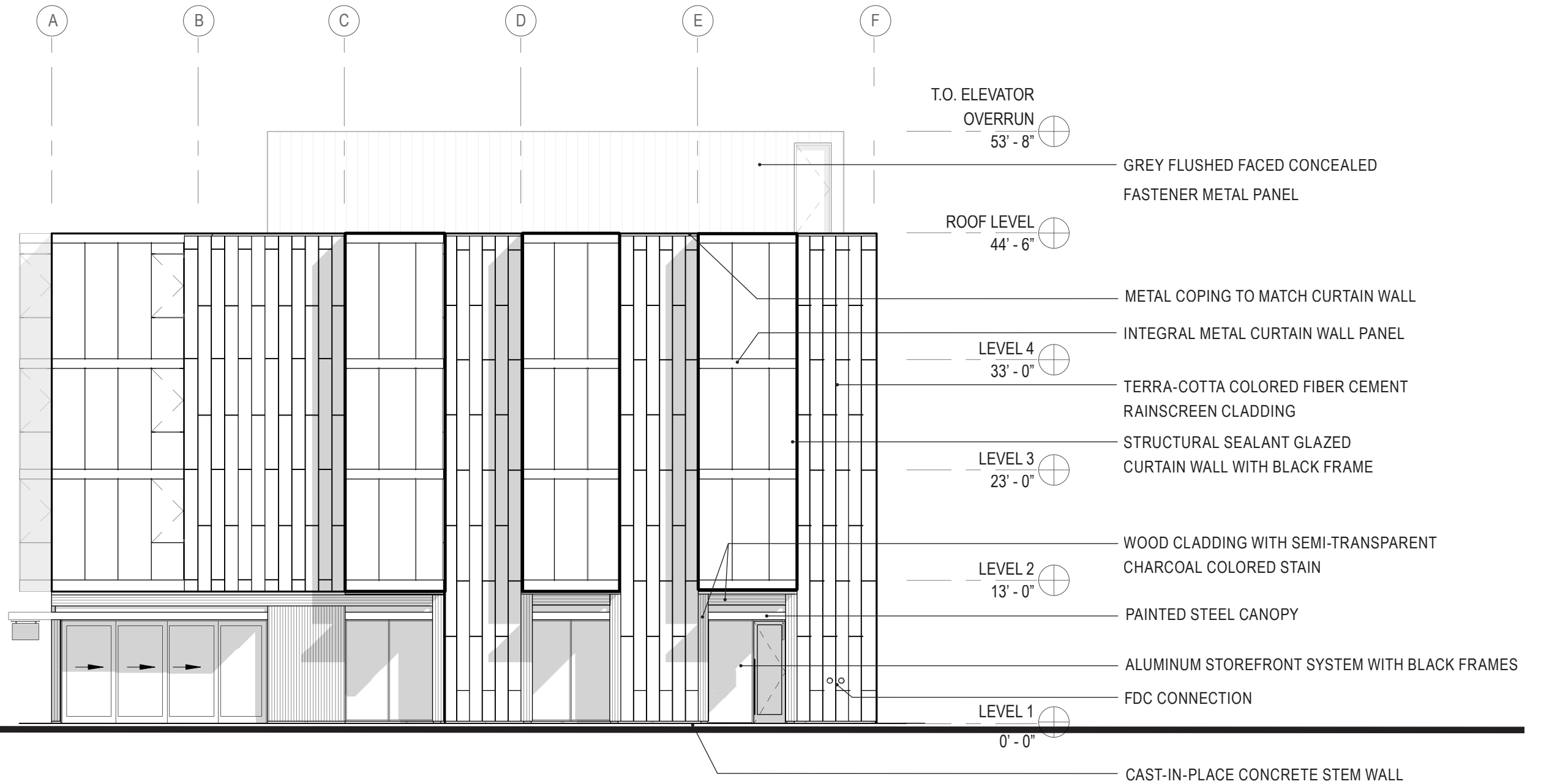
ROOF PLAN
3/32" = 1'-0"
N

DRAWING KEY






-  MAIN BUILDING ENTRANCE
-  BIKE ROOM ACCESS
-  TRASH / RECYCLING
-  RETAIL ENTRANCE
-  OPERABLE SLIDERS



NORTH ELEVATION (N LOMBARD ST) - COLOR
3/32" = 1'-0"

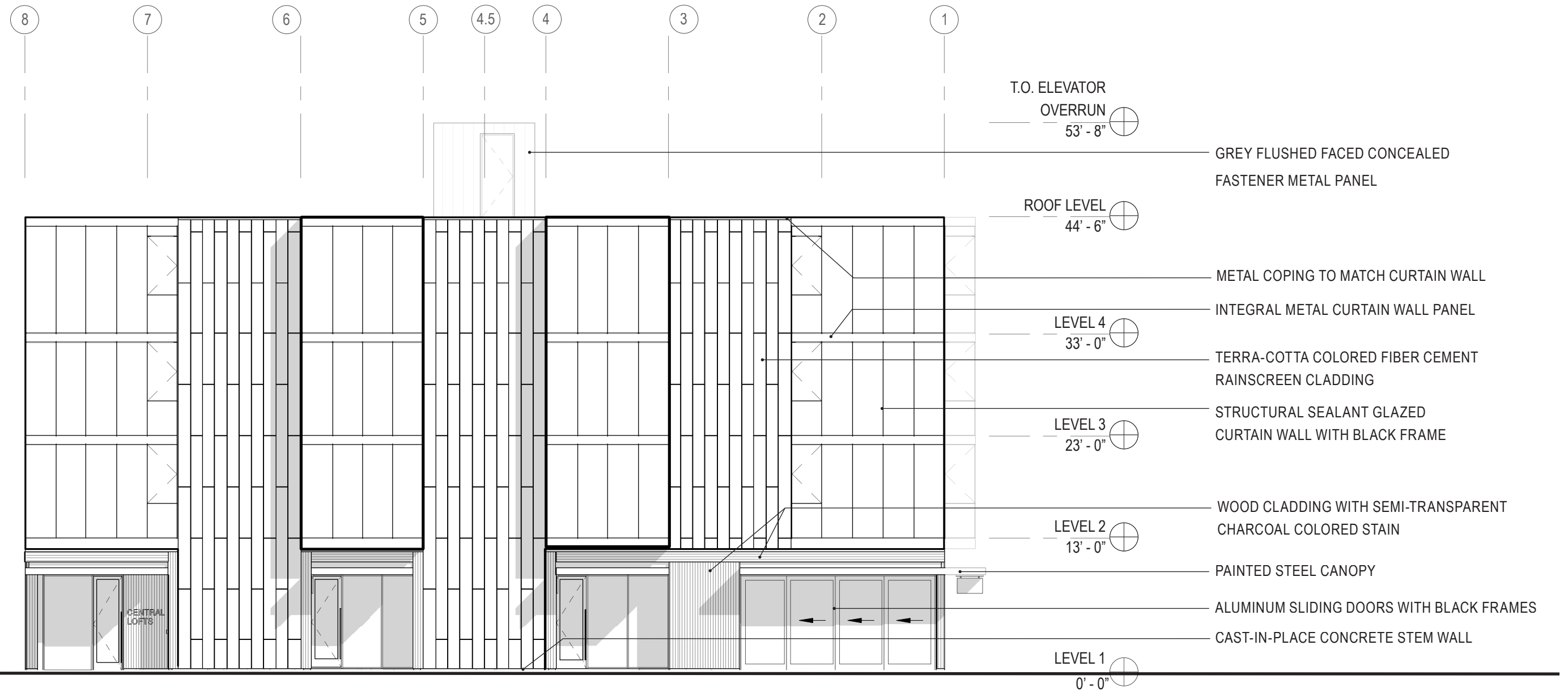


NORTH ELEVATION (N LOMBARD ST) - BLACK + WHITE
3/32" = 1'-0"






- DRAWING KEY**
-  MAIN BUILDING ENTRANCE
 -  BIKE ROOM ACCESS
 -  TRASH / RECYCLING
 -  RETAIL ENTRANCE
 -  OPERABLE SLIDERS



EAST ELEVATION (N PHILADELPHIA AVE) - COLOR
3/32" = 1'0"

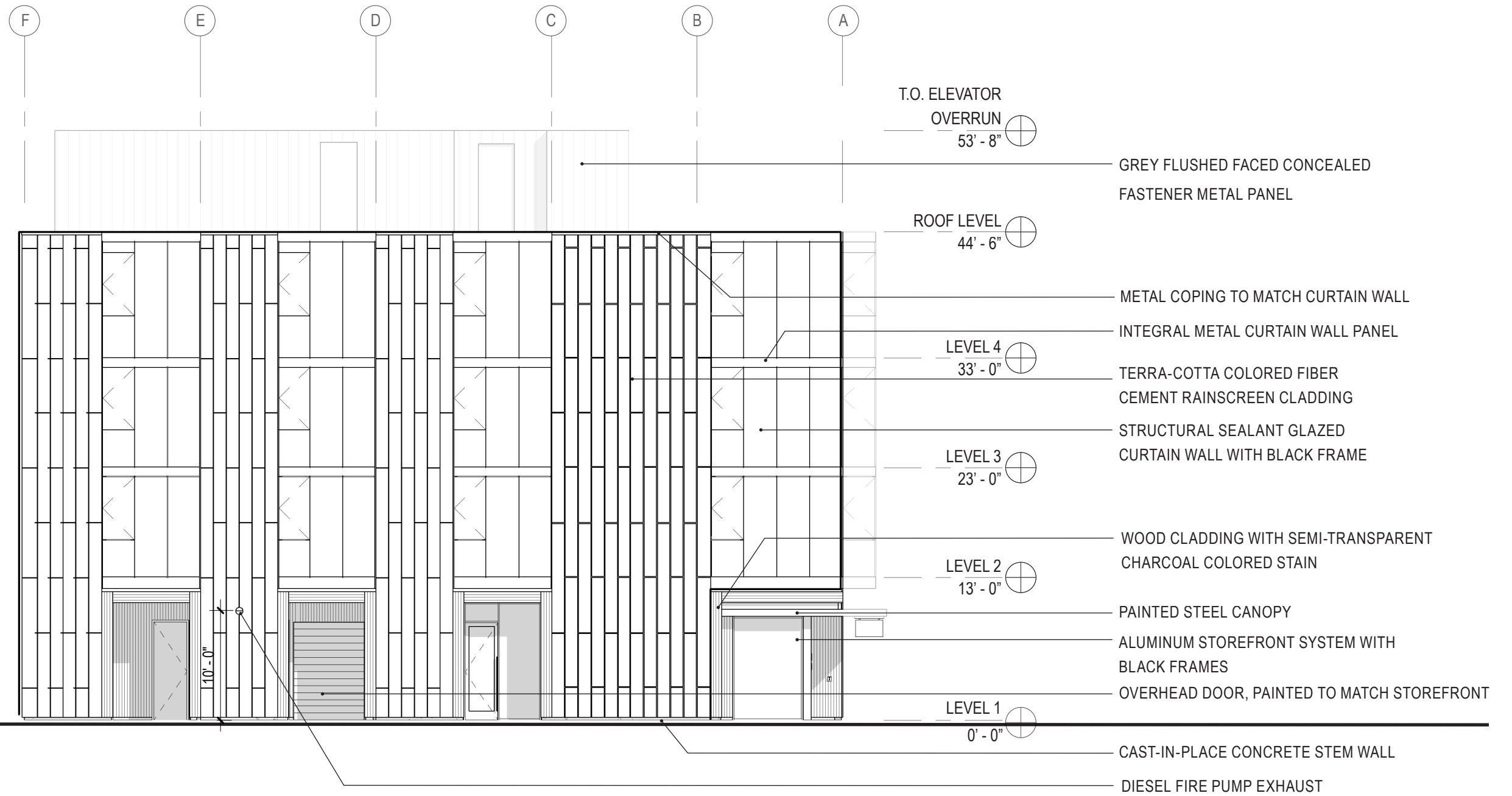


EAST ELEVATION (N PHILADELPHIA AVE) - BLACK + WHITE
3/32" = 1'-0"

- DRAWING KEY**
-  MAIN BUILDING ENTRANCE
 -  BIKE ROOM ACCESS
 -  TRASH / RECYCLING
 -  RETAIL ENTRANCE
 -  OPERABLE SLIDERS



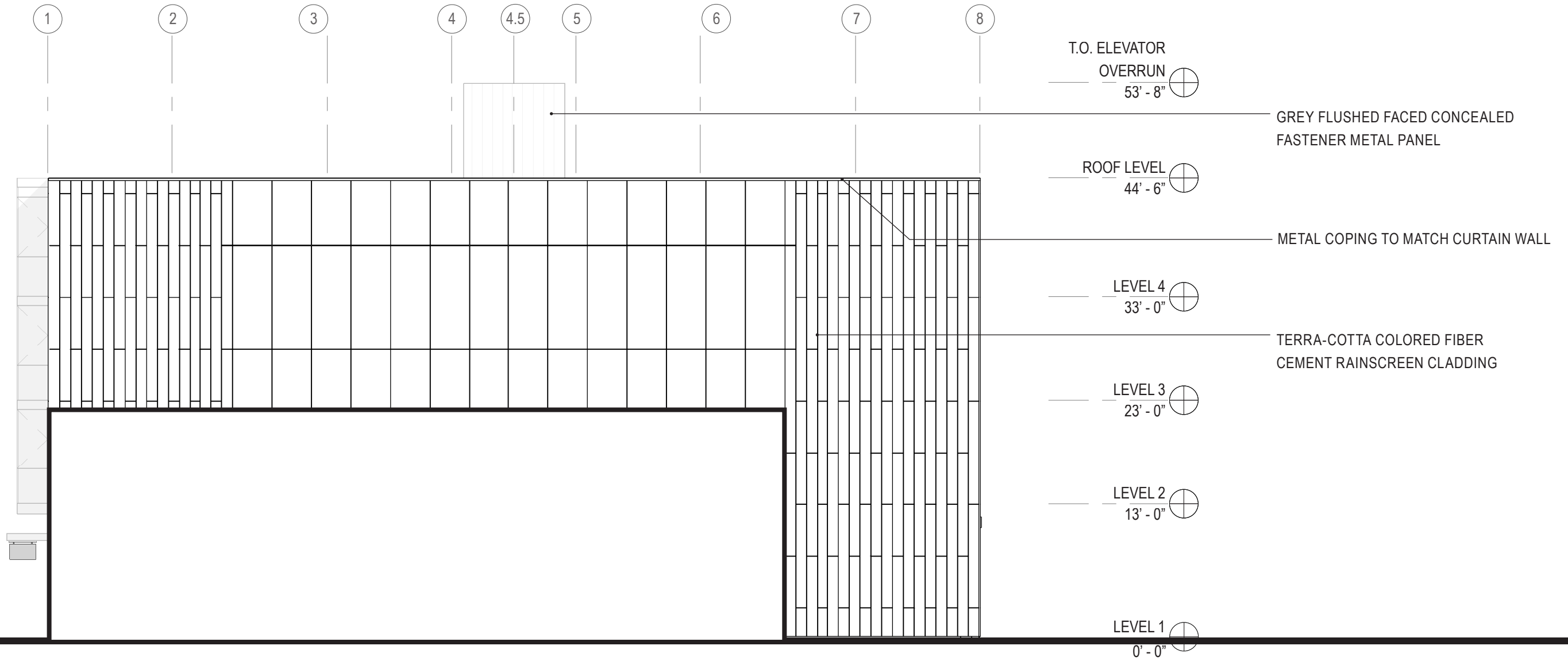
SOUTH ELEVATION (ALLEY) - COLOR
3/32" = 1'-0"



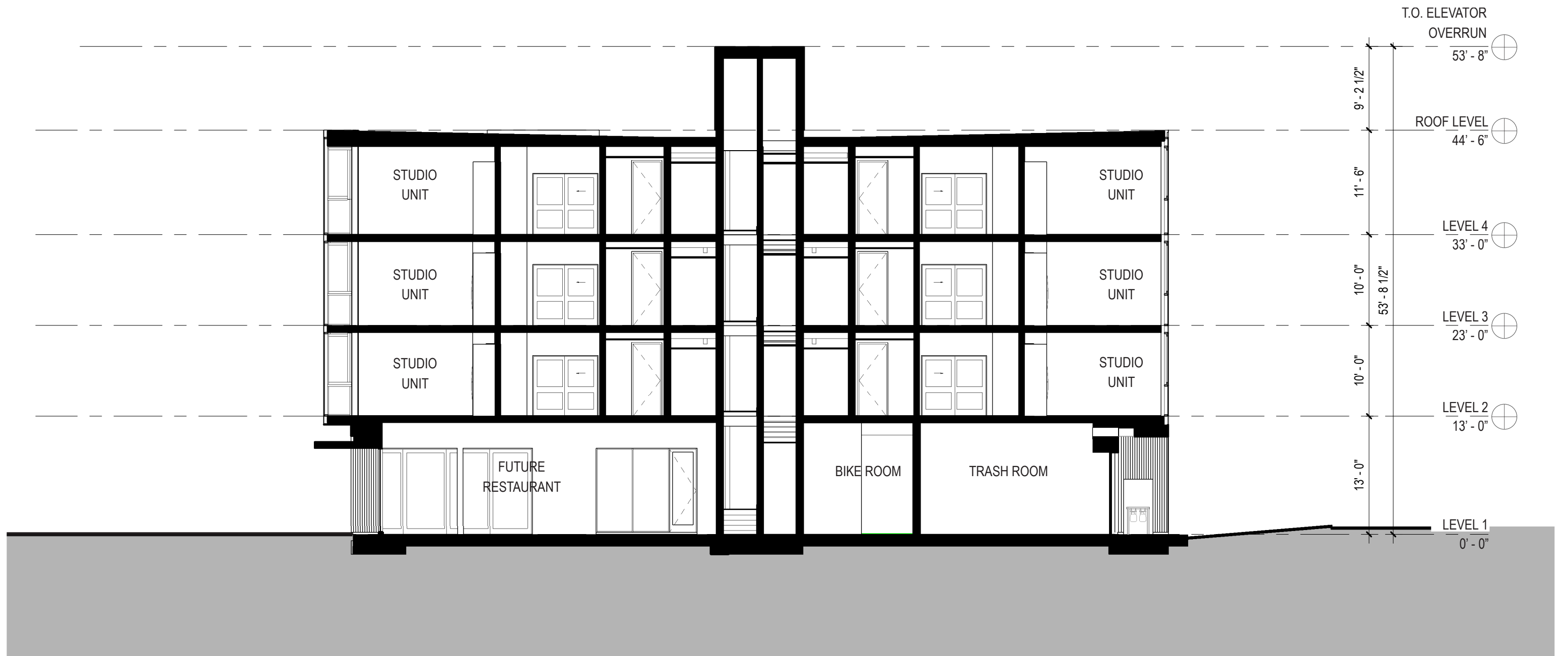
SOUTH ELEVATION (ALLEY) - BLACK + WHITE
3/32" = 1'-0"



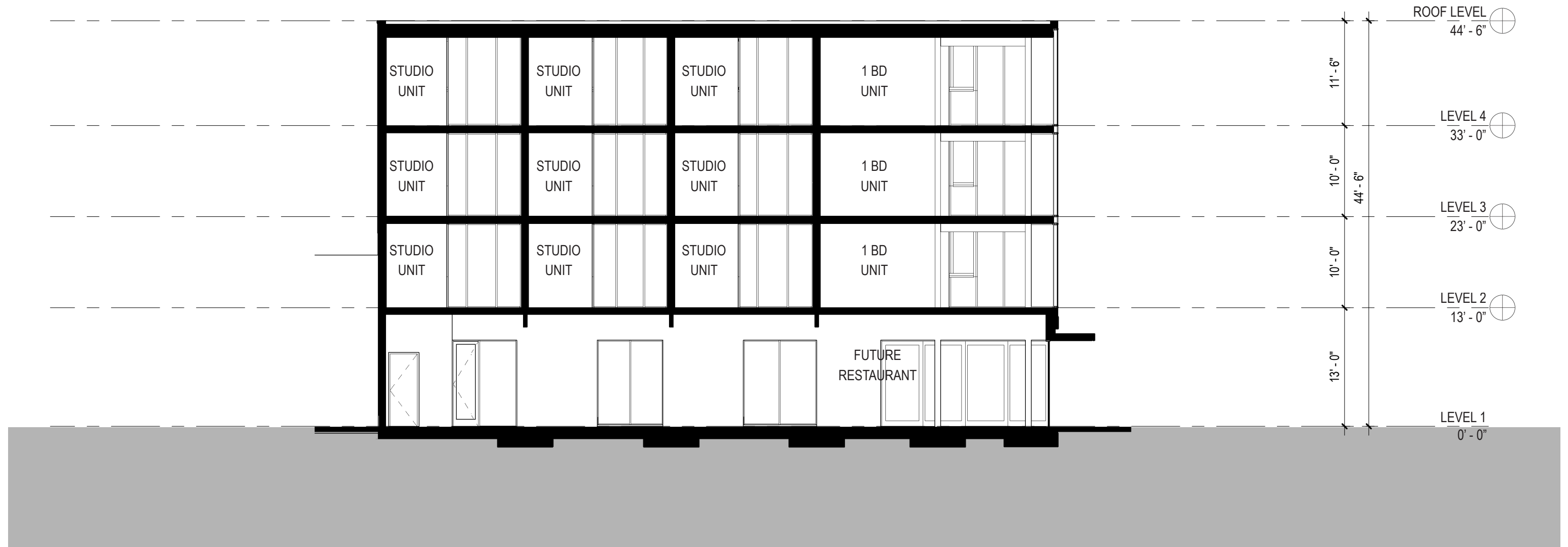
WEST ELEVATION - COLOR
3/32" = 1'-0"



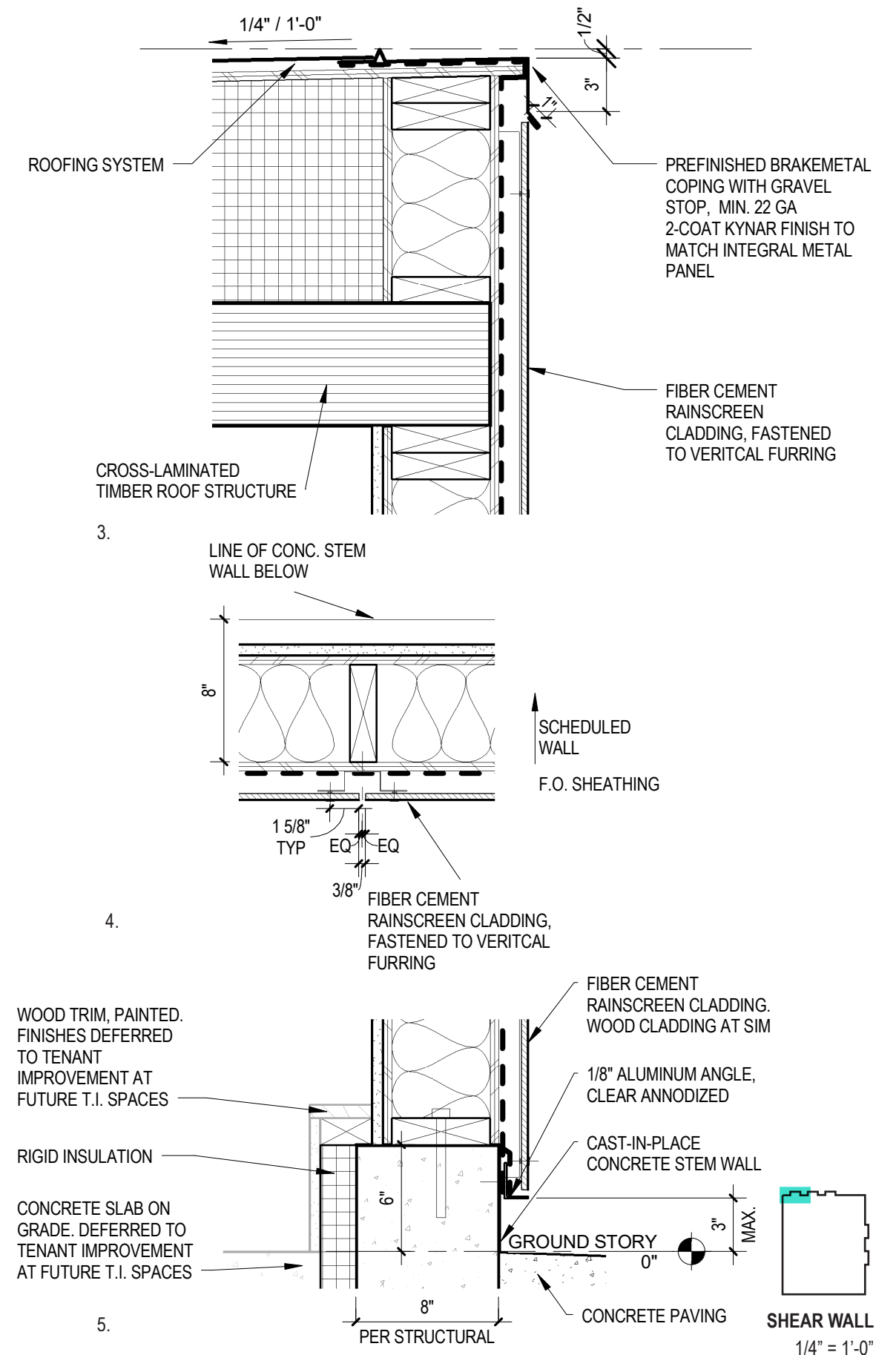
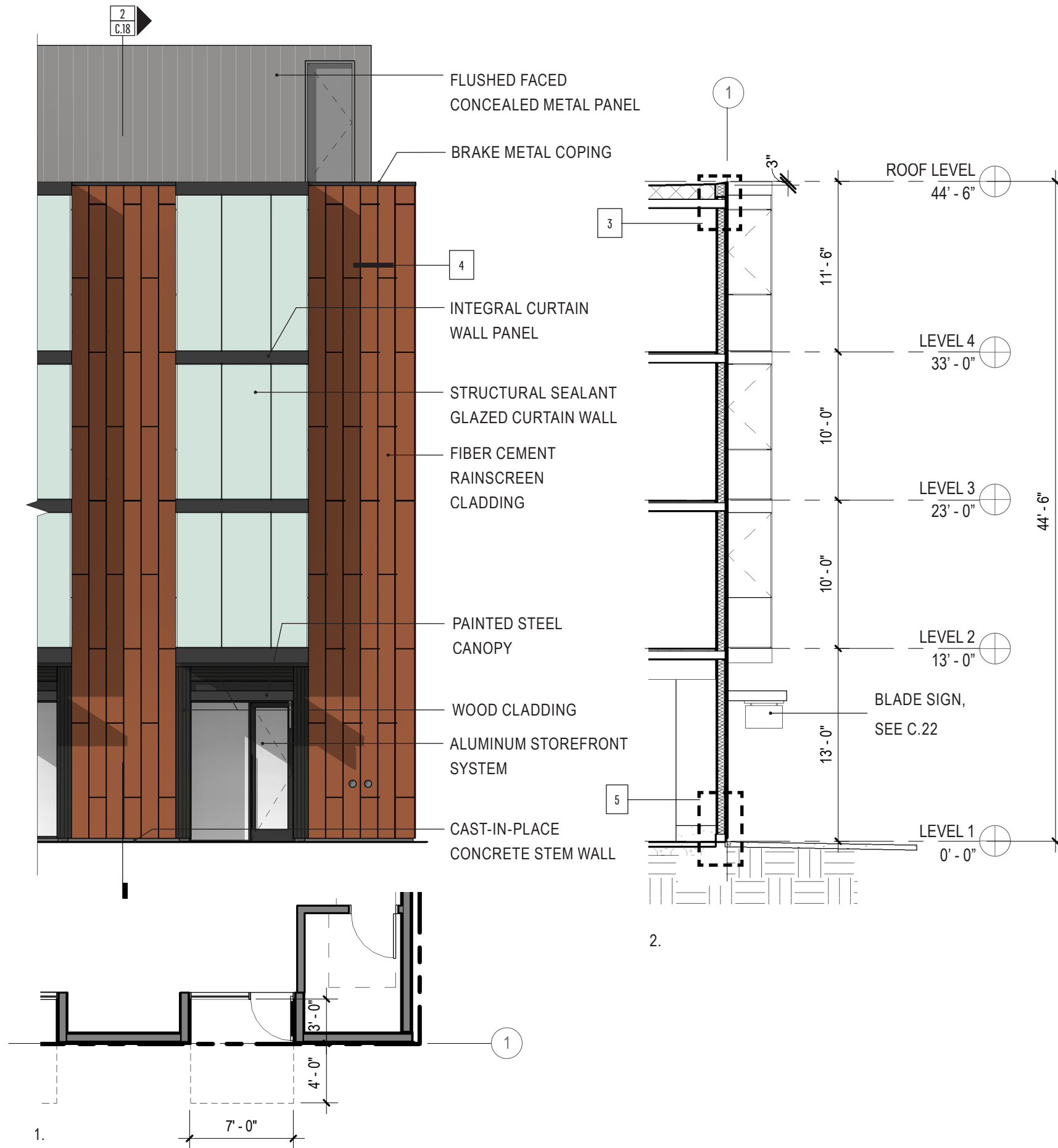
WEST ELEVATION - BLACK & WHITE
3/32" = 1'-0"

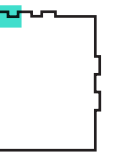
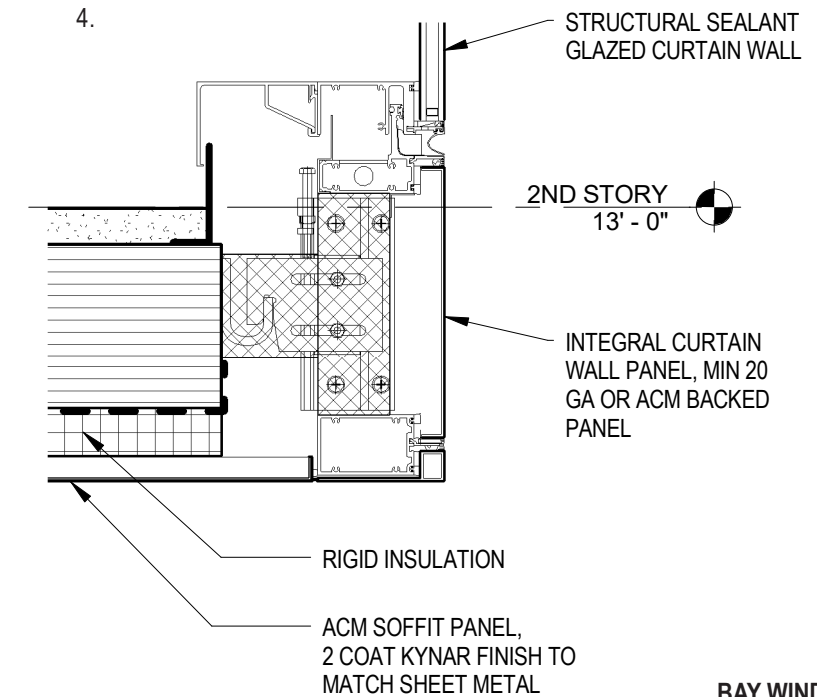
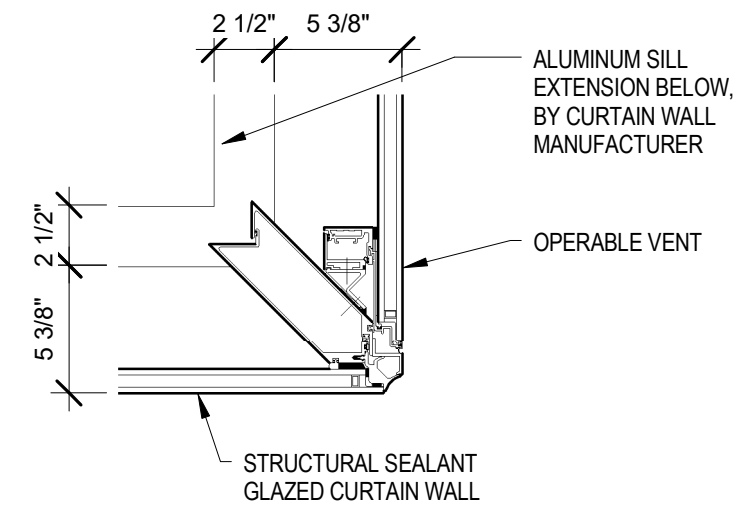
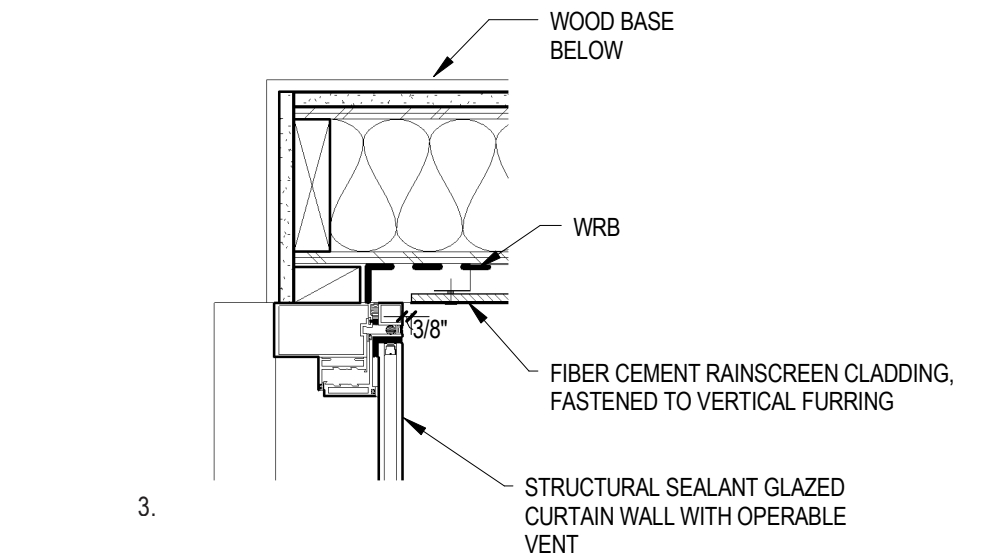
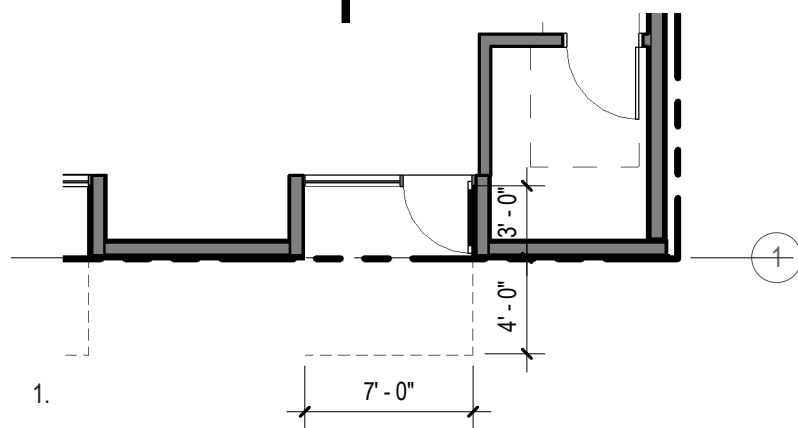
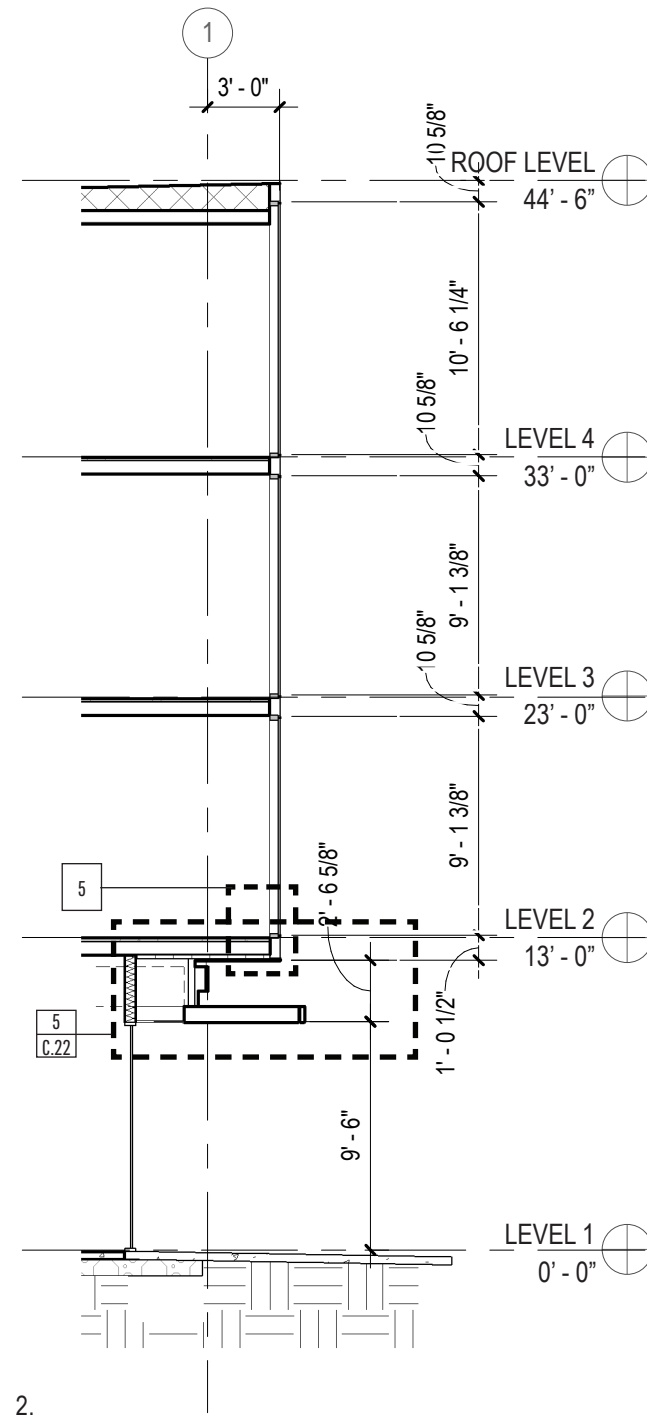
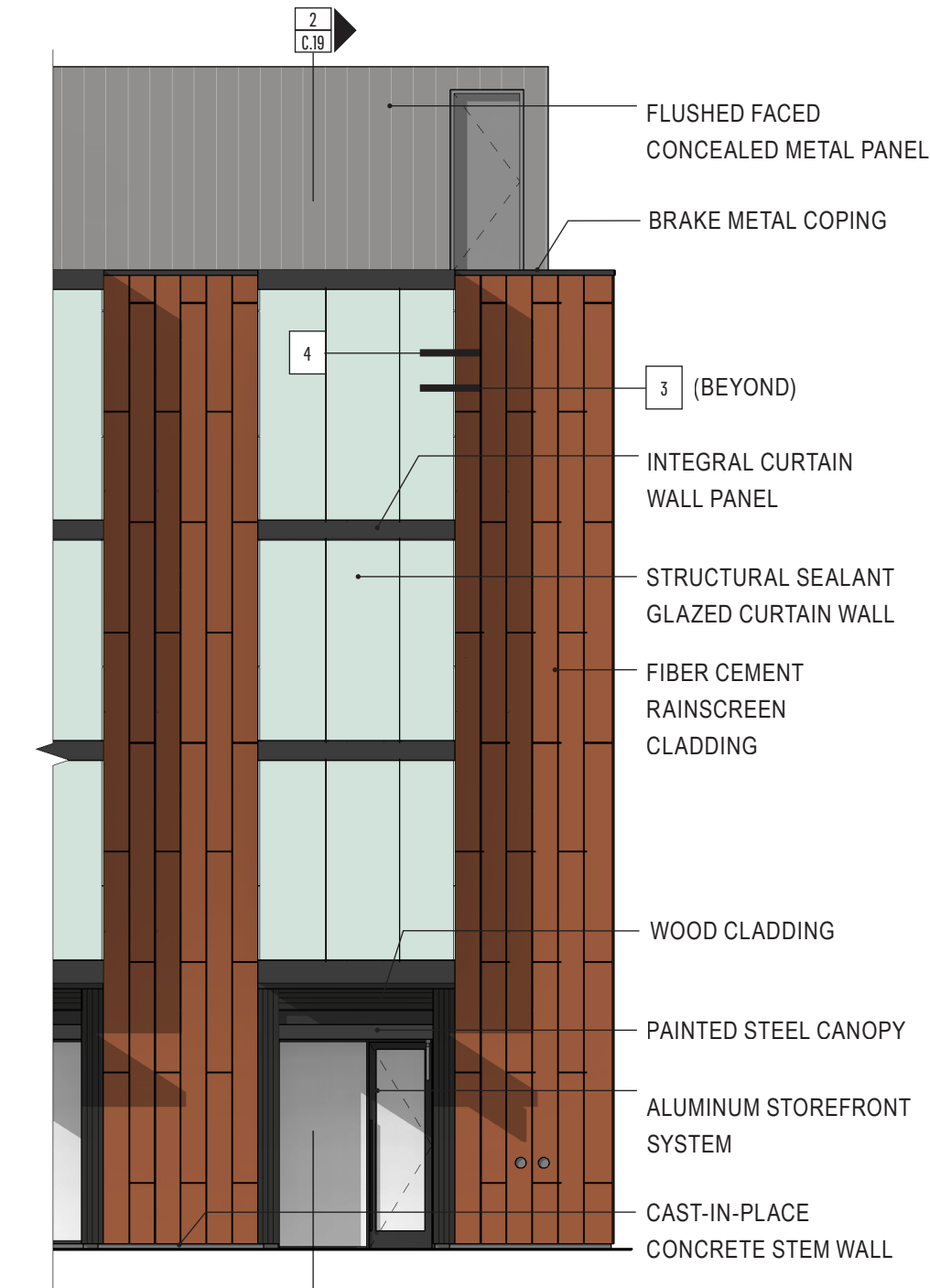


EAST - WEST SECTION
3/32" = 1'-0"

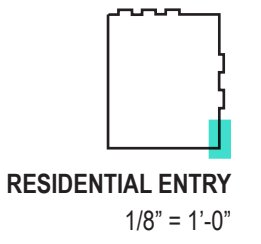
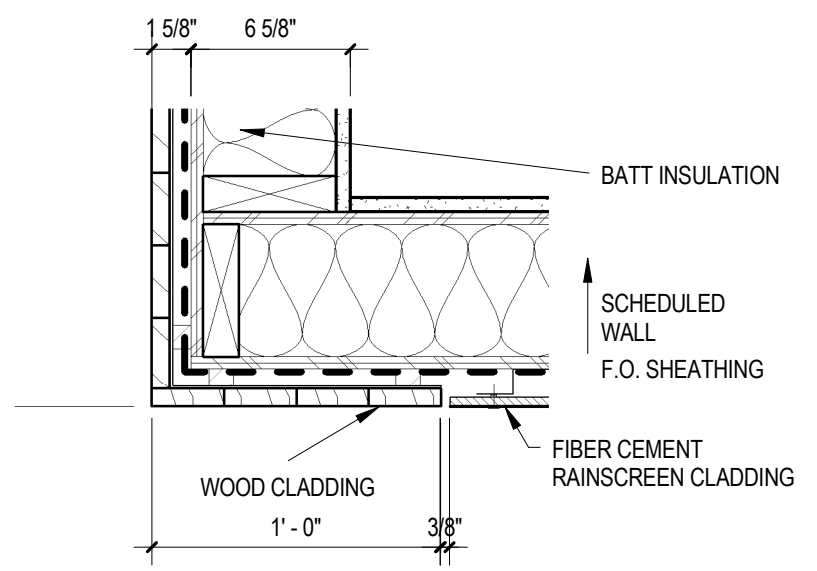
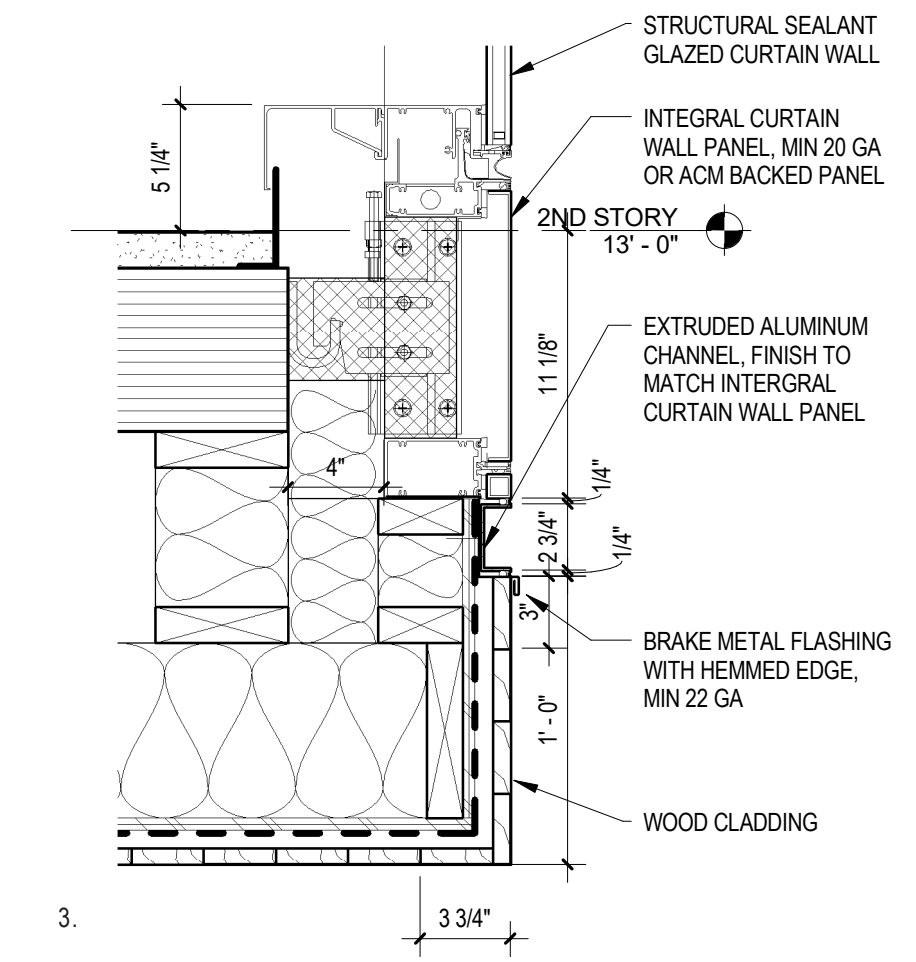
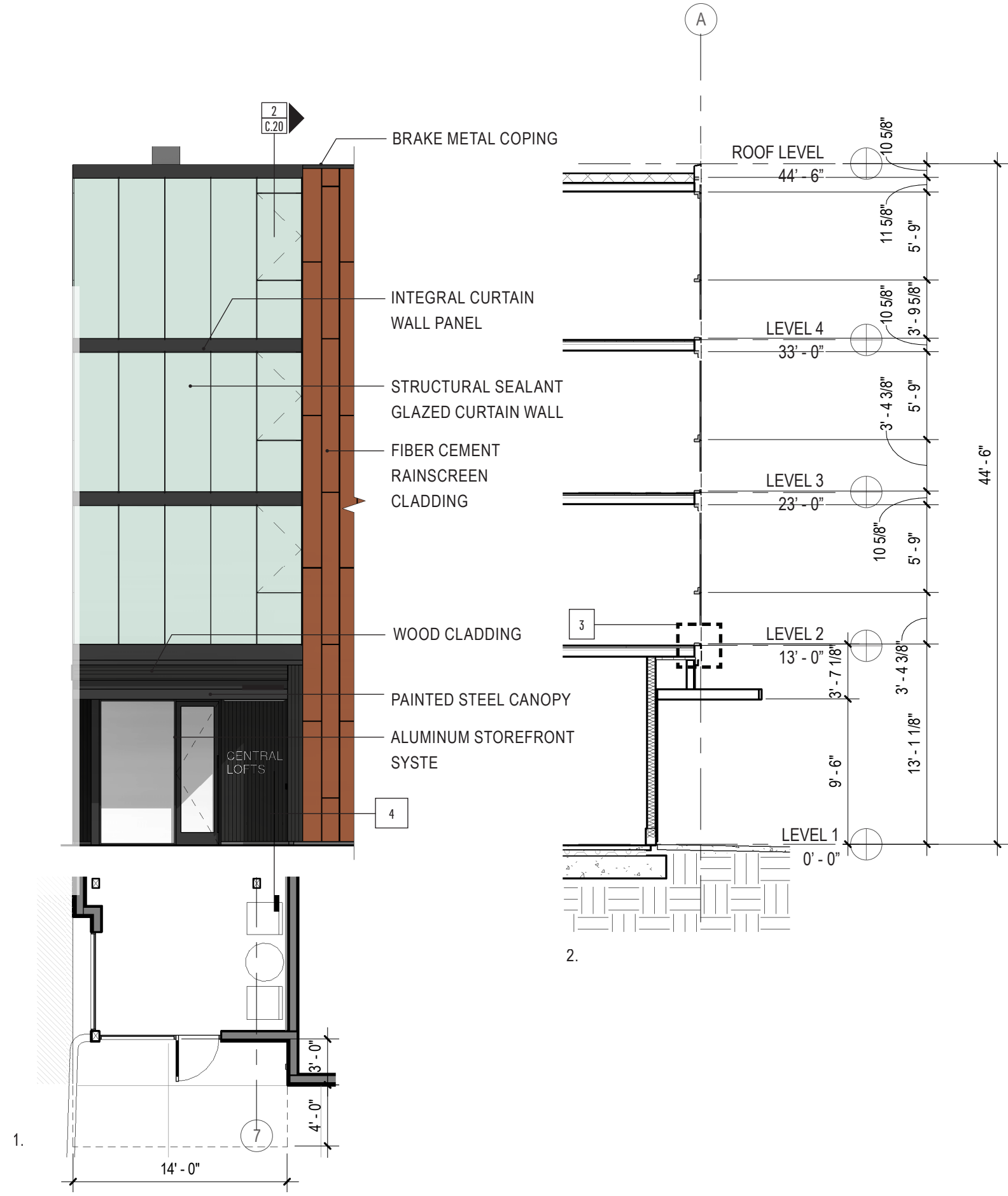


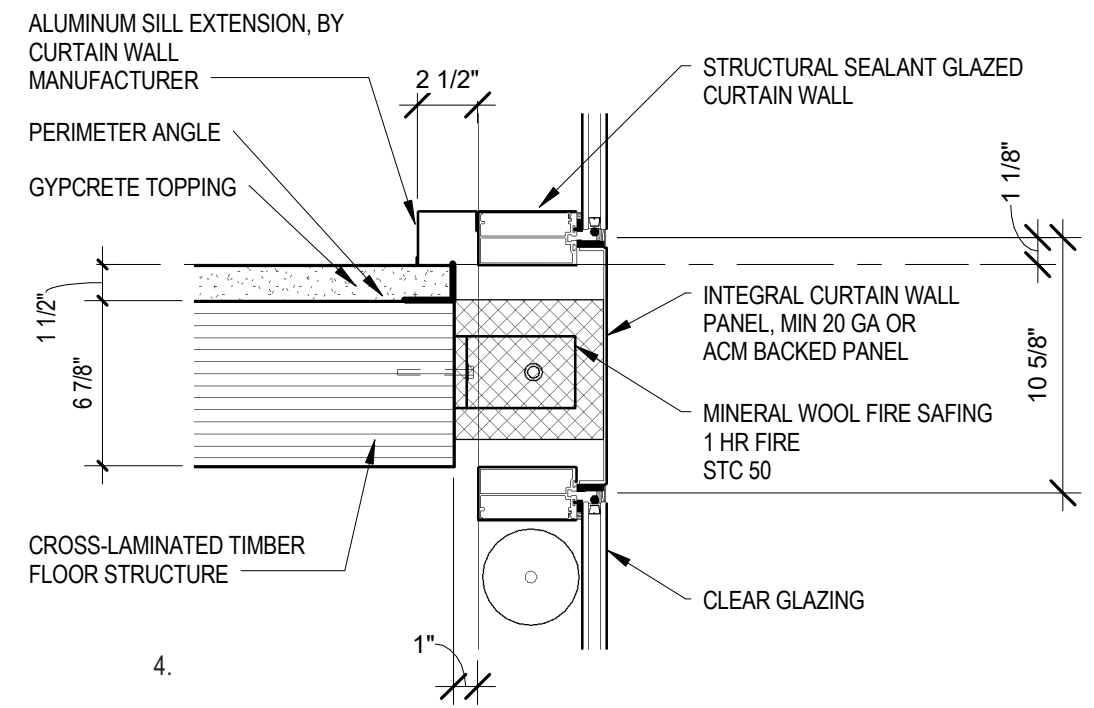
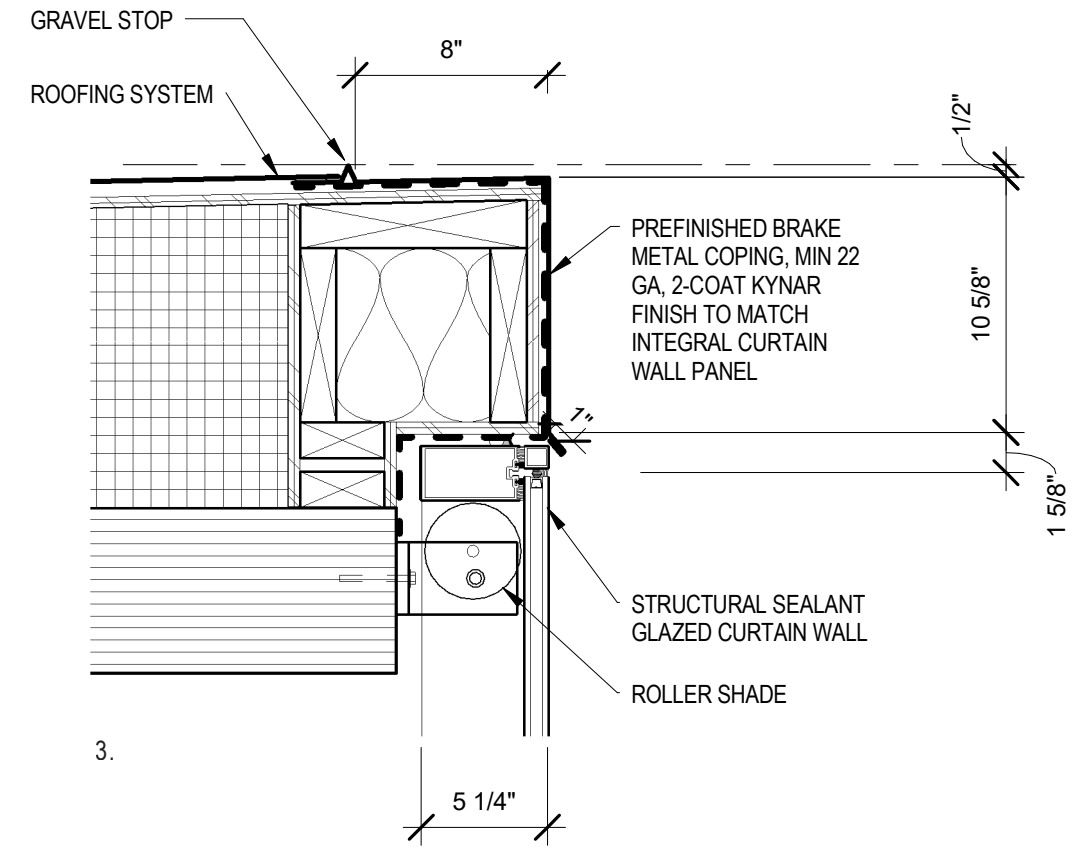
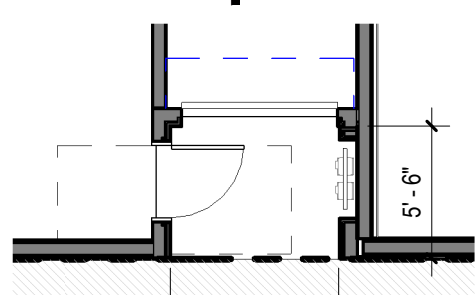
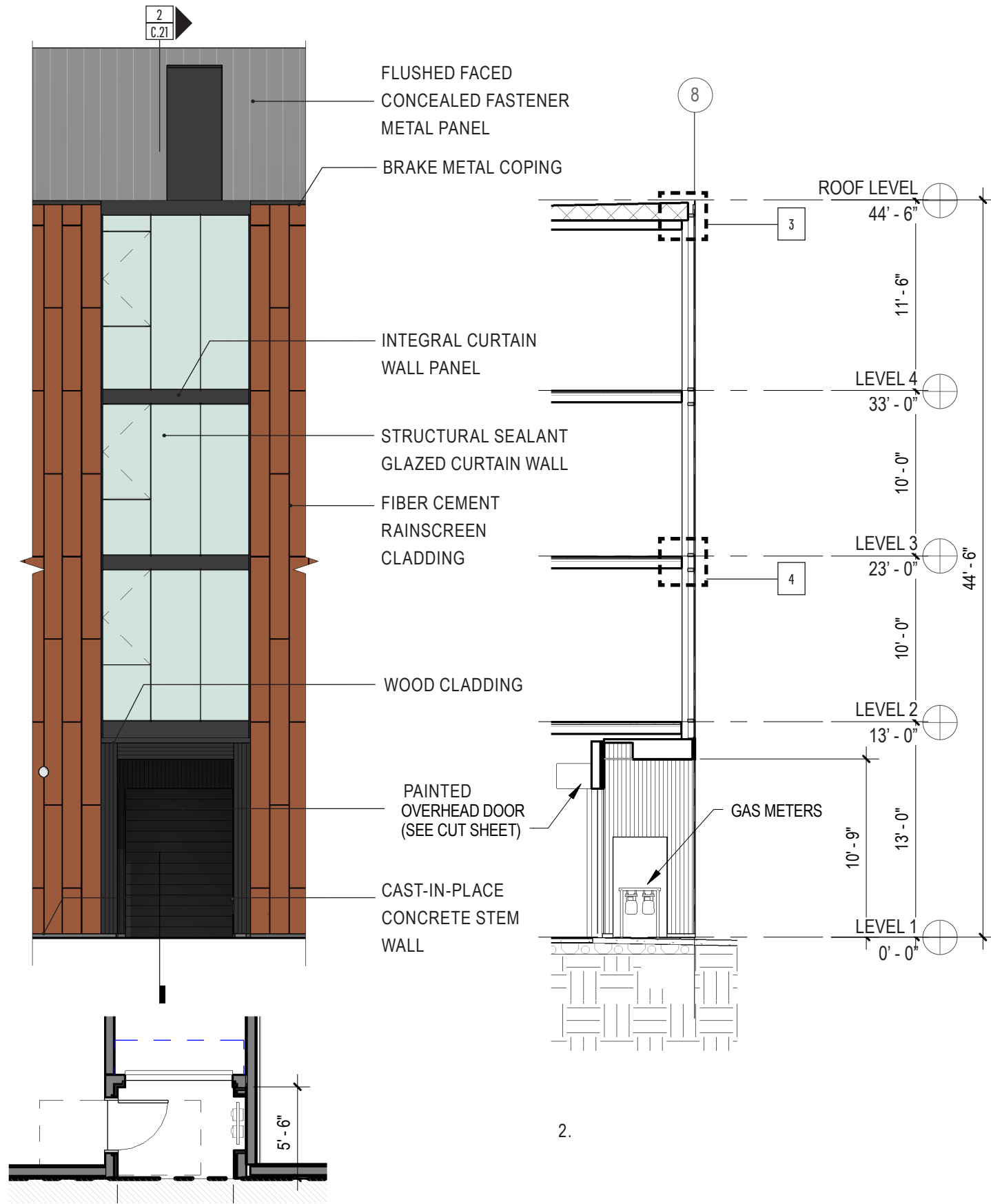
NORTH - SOUTH SECTION
3/32" = 1'-0"



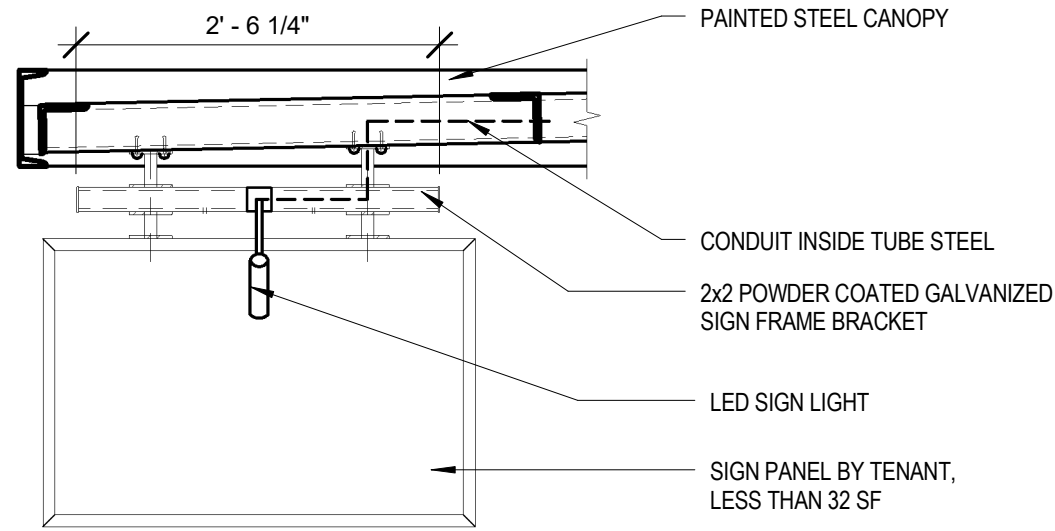


BAY WINDOW & RETAIL ENTRY
1/8" = 1'-0"

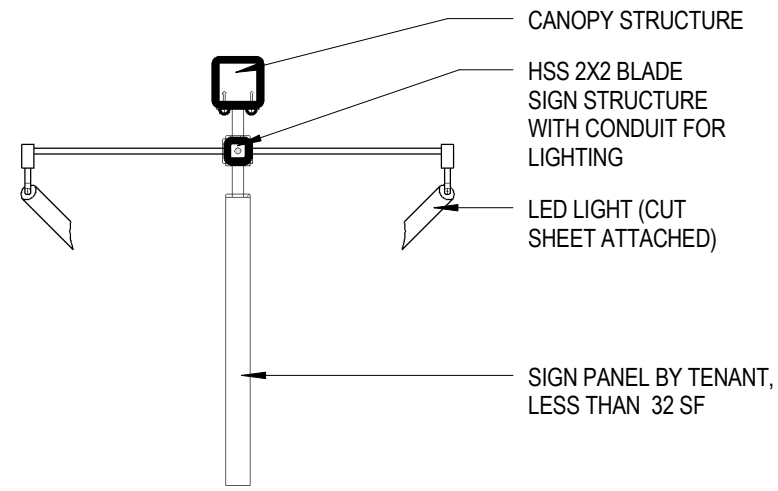




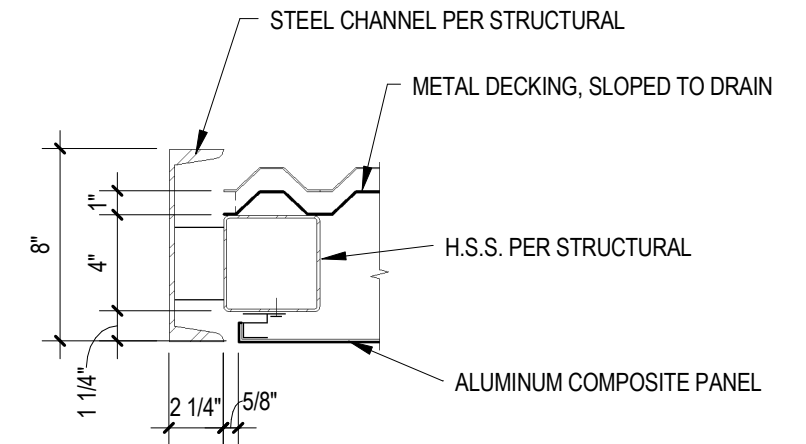
UTILITY
1/8" = 1'-0"



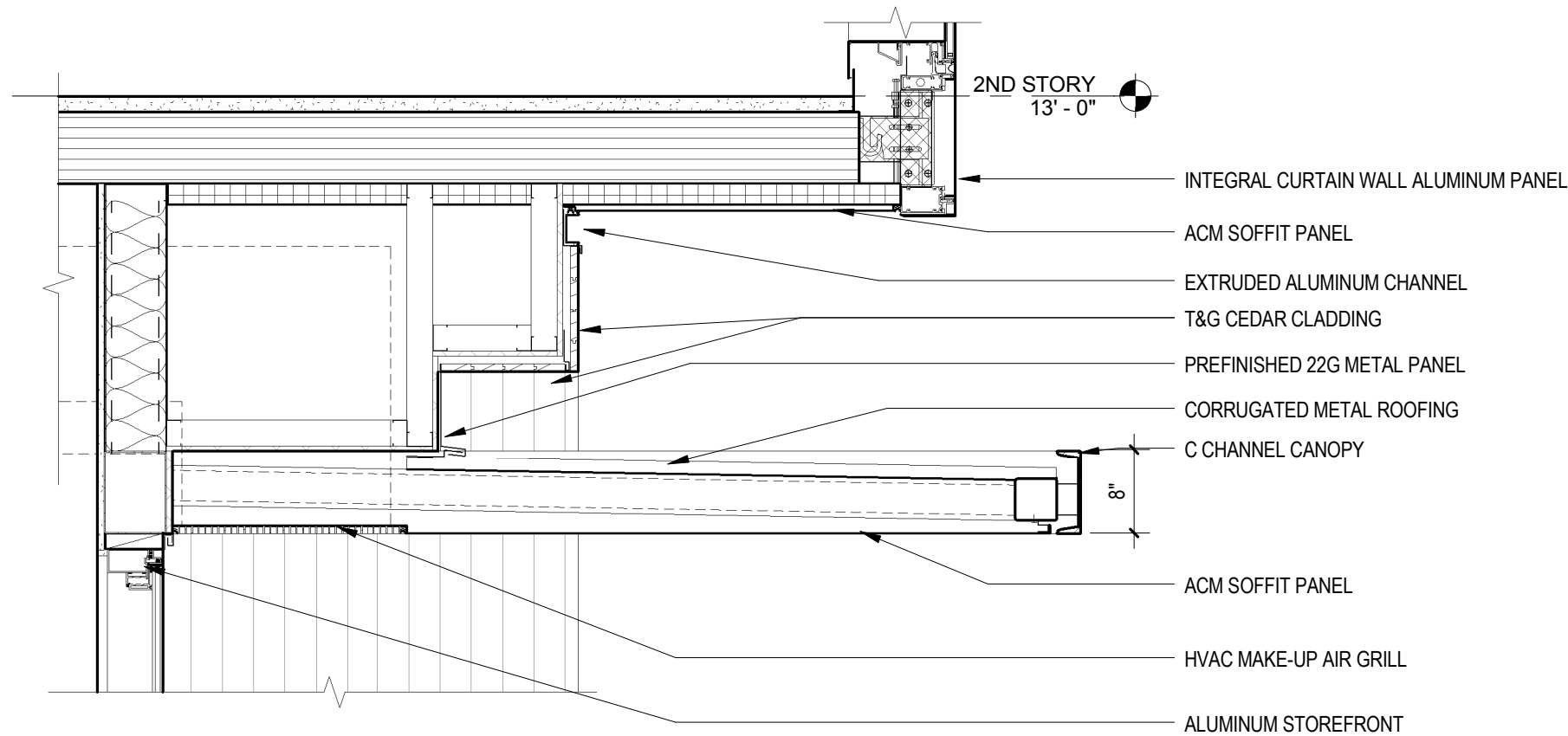
1. BLADE SIGN ELEVATION



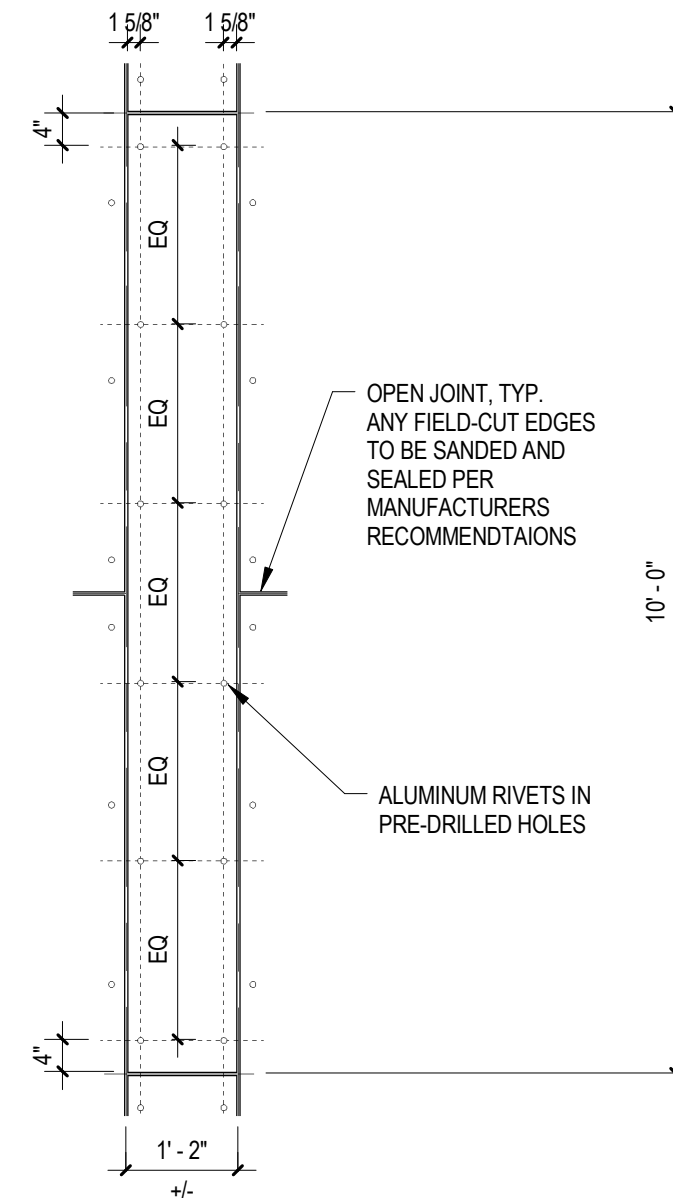
2. BLADE SIGN SECTION



3. TYPICAL SECTION AT CANOPY RAKE



5. TYPICAL CANOPY SECTION



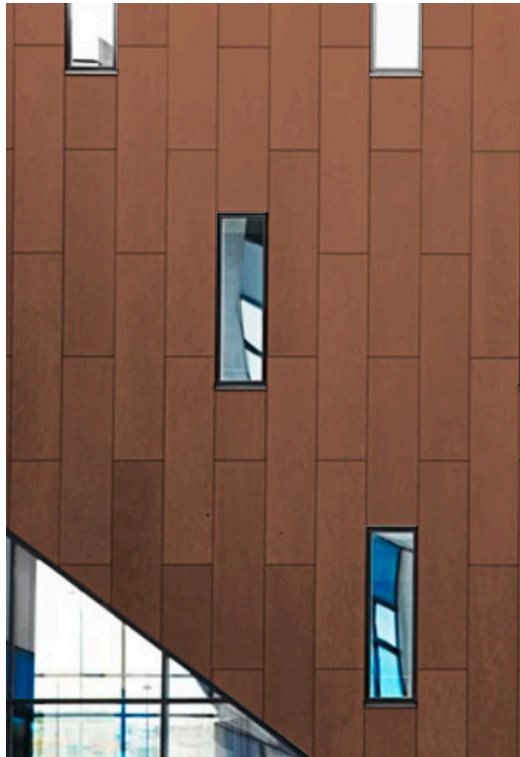
4. TYPICAL FASTENER LAYOUT, FIBER CEMENT RAINSCREEN CLADDING

ADDITIONAL DETAILS

FIBER CEMENT RAIN-SCREEN CLADDING

BASIS OF DESIGN:
CEMBRIT PATINA

(SEE CUT SHEET)



STRUCTURAL SEALANT GLAZED CURTAIN WALL

BASIS OF DESIGN:
WAUSAU 6250 IHRX INVSION
WITH 4250Z ZERO SIGNHTLINE VENTS

(SEE CUT SHEETS)



FLUSH FACE CONCEALED FASTENER METAL PANEL

BASIS OF DESIGN:
AEP SPAN, PRESTIGE SERIES
12" NO REVEAL, 22 GA.

(SEE CUT SHEET)

PRECEDENT LOCATED AT
16TH AND OVERTON



ALUMINUM SLIDING DOORS

BASIS OF DESIGN:
ARCADIA 5820/5920 SERIES

(SEE CUT SHEET)



ALUMINUM STOREFRONT AND ENTRANCES

BASIS OF DESIGN:
WAUSAU 14000 I/O
MEDIUM STILE

(SEE CUT SHEETS)

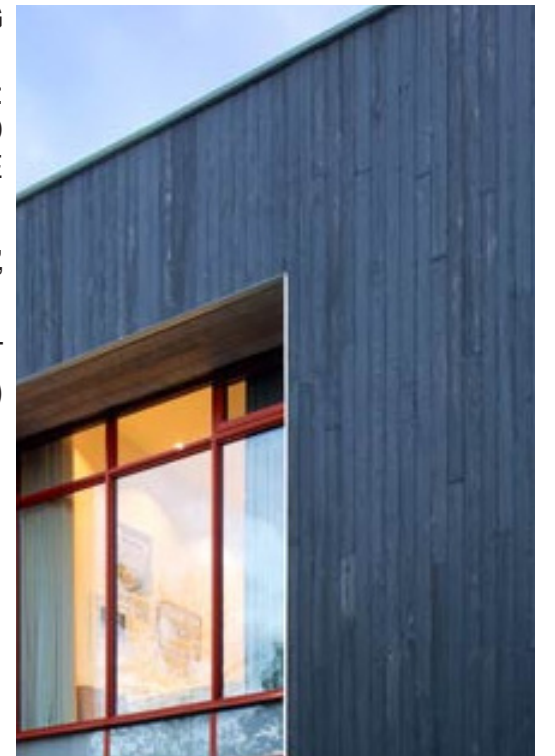


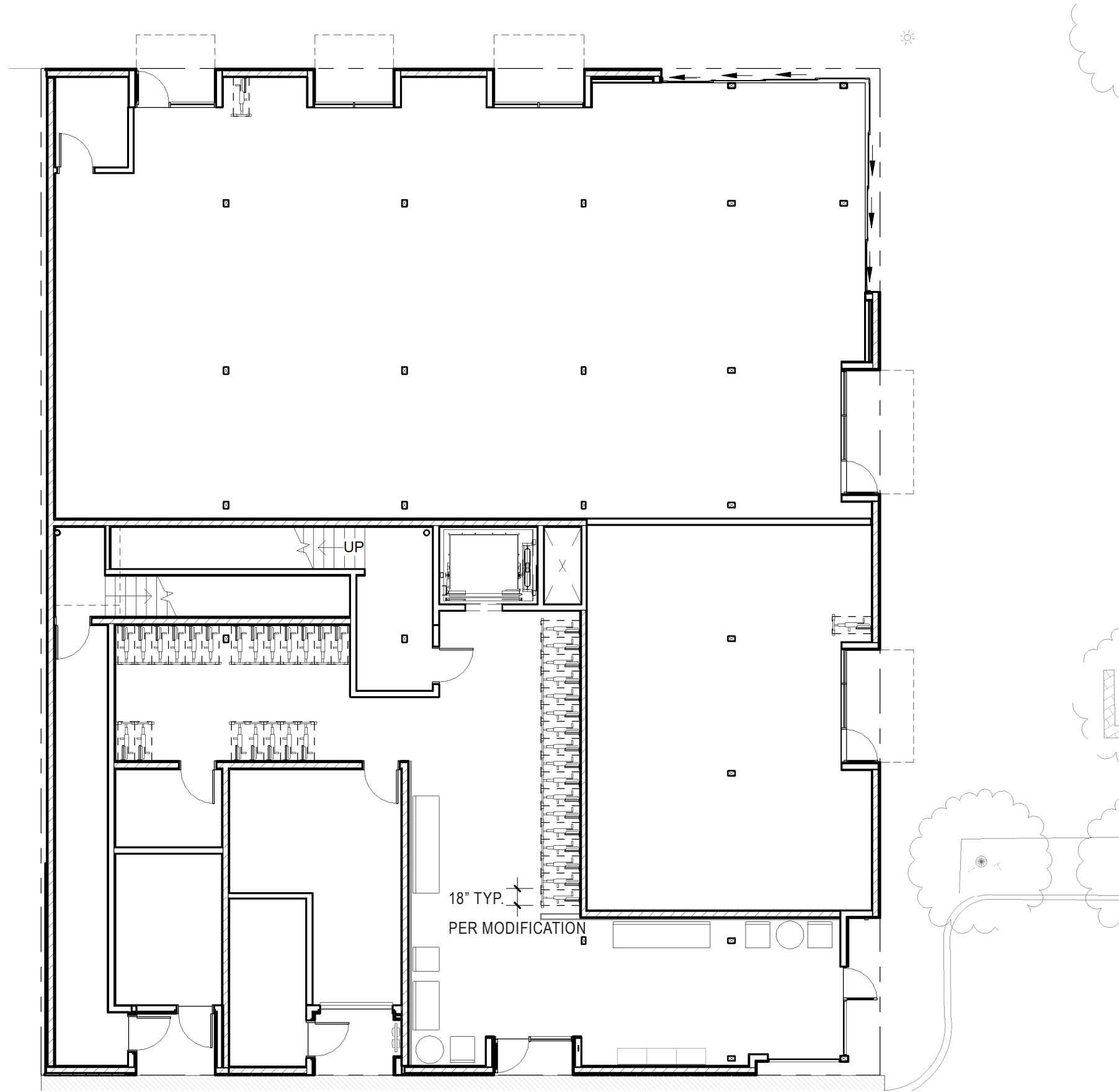
WOOD CLADDING

BASIS OF DESIGN:
WESTERN RED CEDAR, TOUNGE AND
GROOVE, SMOOTH FACE

STAIN: TIMBER PRO UV,
SEMI-TRANSPARENT "EBONY"

(SEE CUT SHEET AND PRECEDENT
PHOTOS)





GROUND LEVEL

USE

HOUSEHOLD LIVING 30 UNITS

FUTURE RETAIL 3512 SF

SHORT-TERM BIKE PARKING 33.266.220.C

HOUSEHOLD LIVING

SPACES REQUIRED: 2

SPACES PROVIDED: PER SECTION 33.266.220

SECTION C, THIS PROJECT WILL BE PAYING INTO A FUND FOR THE SHORT TERM BICYCLE PARKING REQUIREMENT.

FUTURE RETAIL

SPACES REQUIRED: 2

SPACES PROVIDED: UNDER SEPARATE PERMIT; PER SECTION 33.266.220 SECTION C, THIS PROJECT WILL BE PAYING INTO A FUND FOR THE SHORT TERM BICYCLE PARKING REQUIREMENT.

LONG-TERM BIKE PARKING 33.266.220.B TABLE 266-6

HOUSEHOLD LIVING

SPACES REQUIRED: 33

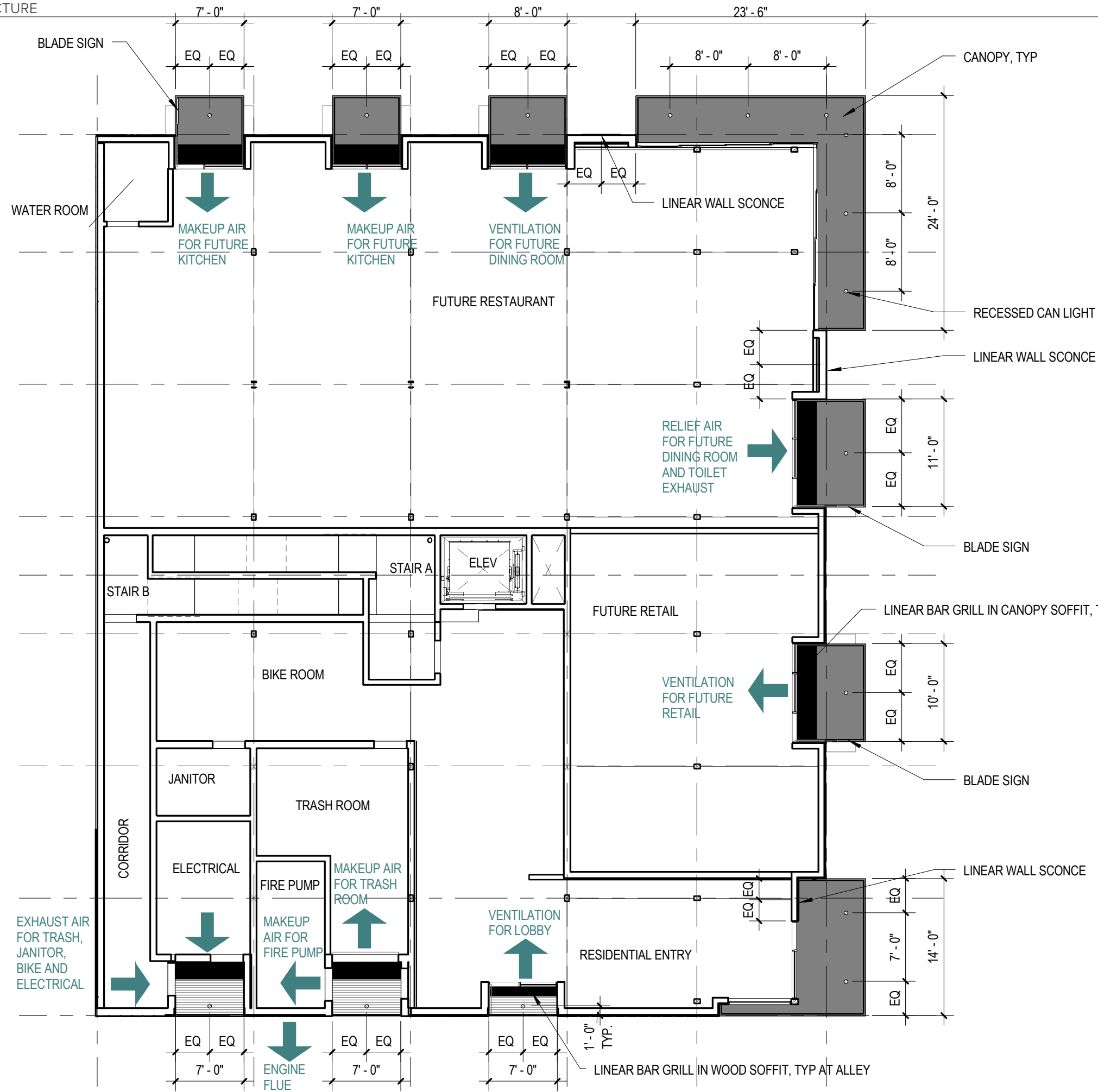
SPACES PROVIDED: 37

FUTURE RETAIL

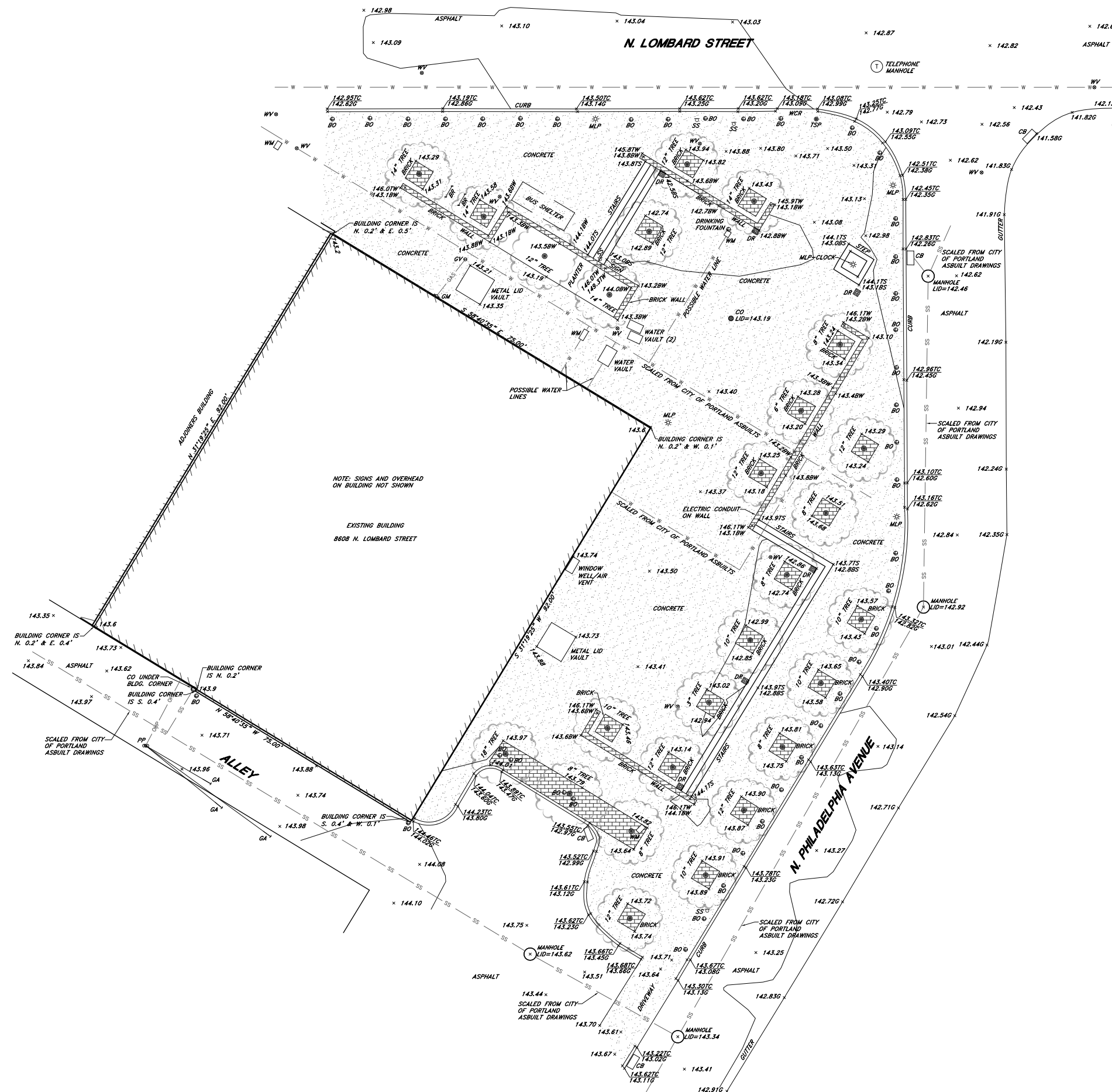
SPACES REQUIRED: 2

SPACES PROVIDED: 2

BIKE PARKING

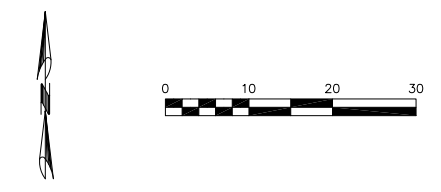


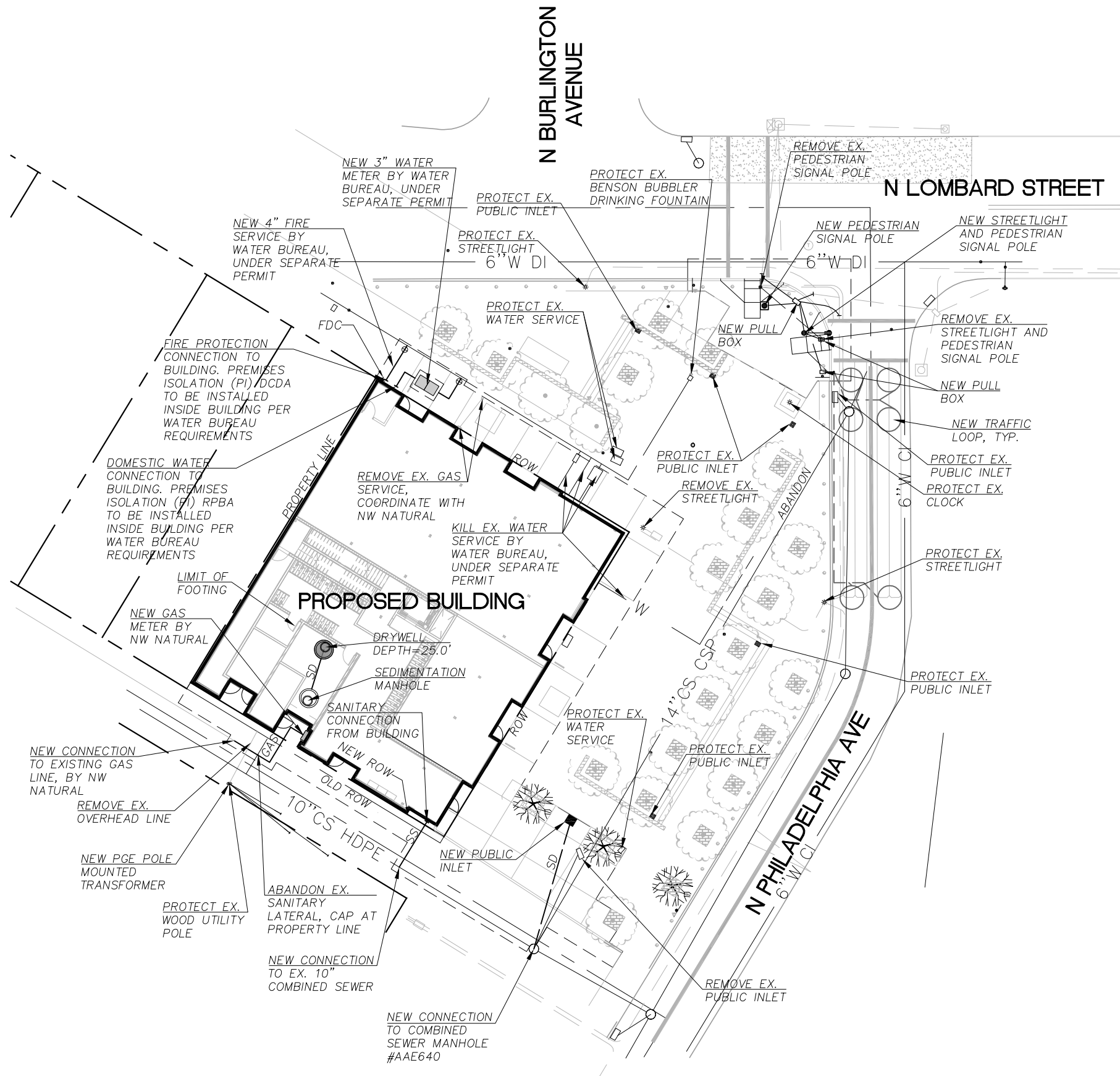
EXTERIOR LIGHTING



- LEGEND:**
- FH = FIRE HYDRANT
 - WM = WATER METER
 - WV = WATER VALVE
 - CB = CATCH BASIN
 - BO = BOLLARD
 - BR = BIKE RACK
 - GV = GAS VALVE
 - GM = GAS METER
 - SS = STREET SIGN
 - TW = TOP OF WALL
 - BW = BOTTOM OF WALL
 - TS = TOP OF STAIRS
 - BS = BOTTOM OF STAIRS
 - DR = DRAIN
 - CO = CLEAN OUT
 - PP = POWER POLE
 - GA = GUY ANCHOR
 - TC = TOP OF CURB
 - G = GUTTER OF CURB
 - MLP = METAL LIGHT POLE
 - TSP = TRAFFIC SIGNAL POLE
 - WCR = WHEEL CHAIR RAMP

- NOTES:**
1. BENCH MARK: CITY OF PORTLAND BENCH MARK NO. 1267, ELEV.=139.62'
 2. CONTOURS ARE AT ONE-FOOT INTERVALS AND ARE COMPUTER GENERATED.
 3. UNDERGROUND UTILITIES ARE SUBJECT TO ACTUAL FIELD LOCATION.
 4. ALL UTILITIES MAY NOT BE SHOWN.
 5. TREE SPREADS ARE NOT TO SCALE.
 6. NO TITLE REPORT WAS PROVIDED THEREFORE ALL EASEMENTS MAY NOT BE SHOWN.





STORMWATER NARRATIVE

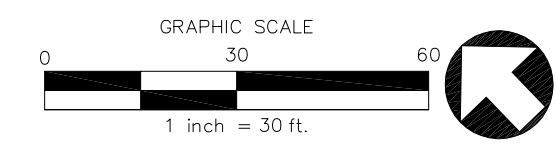
PRIVATE SITE:

WATER QUALITY & WATER QUANTITY
 WATER QUALITY CONTROL IS MET WITH A SEDIMENTATION MANHOLE PRIOR TO DISPOSAL TO THE PRIVATE DRYWELL SYSTEM. WATER QUANTITY CONTROL IS NOT REQUIRED SINCE ALL RUNOFF WILL BE INFILTRATED ON-SITE IN THE PRIVATE DRYWELL SYSTEM.

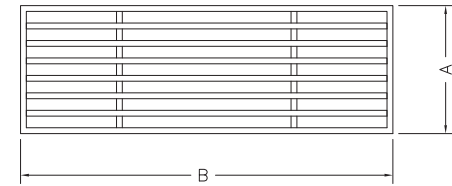
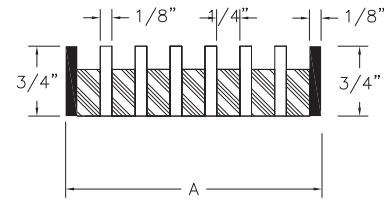
DISPOSAL
 ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE PRIVATE DRYWELL SYSTEM LOCATED IN THE TRASH ROOM TO BE INFILTRATED ONSITE. THE PROJECT WILL FALL UNDER CATEGORY 2 OF THE STORMWATER DISPOSAL HIERARCHY.

PUBLIC STREET IMPROVEMENTS:
 STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT-OF-WAY WILL BE PROTECTED DURING CONSTRUCTION.

- UTILITY CONTACT LIST:**
- PGE**
 BRYAN SWAN
 BRYAN.SWAN@PGN.COM
 503-736-5411
 - NW NATURAL**
 JODI WRIGHT
 JODI.WRIGHT@NWNATURAL.COM
 503-367-4984
 - COMCAST**
 RICHARD MARONEY
 RICHARD_MARONEY@COMCAST.COM
 971-801-5695
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 RICHARD EISENBLATTER
 RICK.EISENBLATTER@CENTURYLINK.COM
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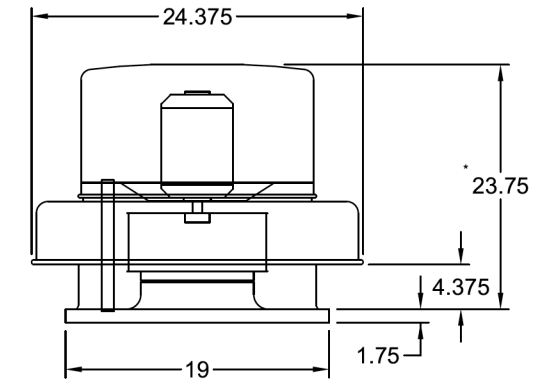


HVAC MAKE-UP AIR GRILL



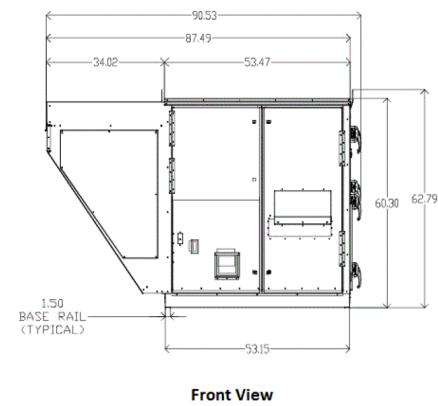
| Dimensional | |
|-----------------------|-------------|
| Quantity | 1 |
| Weight w/o Acc's (lb) | 35 |
| Weight w/ Acc's (lb) | 37 |
| Roof Opening (in.) | 14.5 x 14.5 |

DUCT FAN

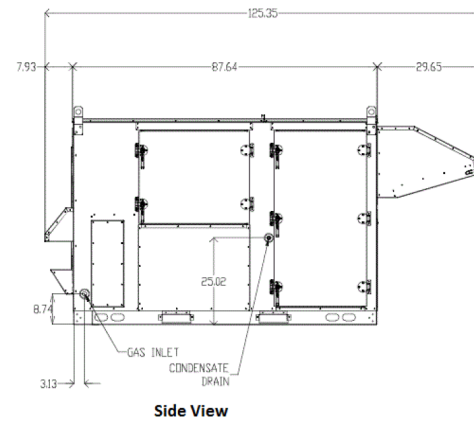


*Overall height may be greater depending on motor

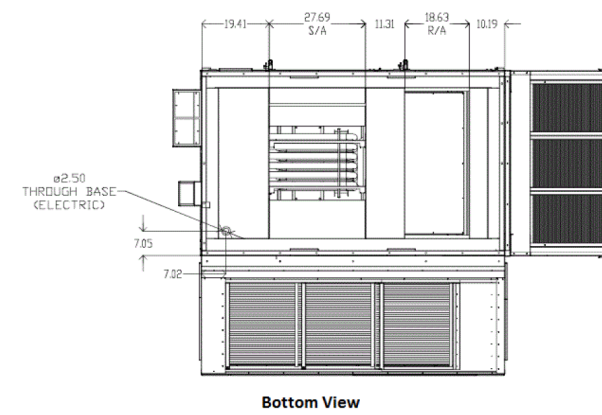
FAN EXHAUST



Front View

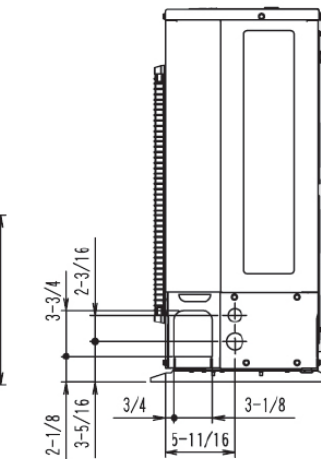
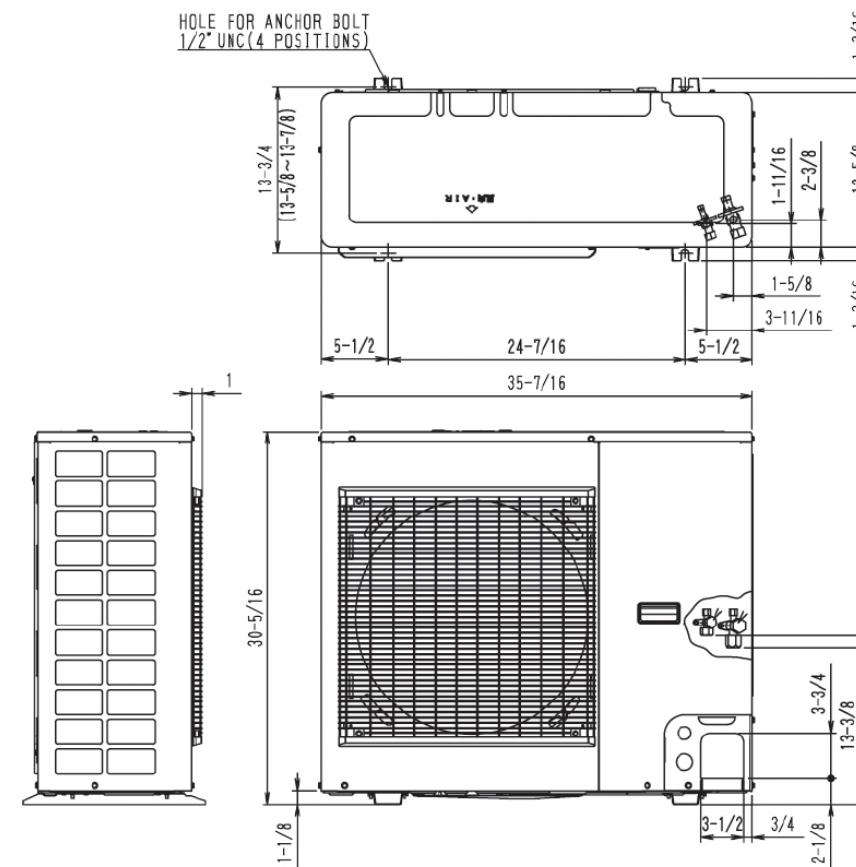


Side View



Bottom View

MAKE UP AIR HANDLER



SPLIT SYSTEM HEAT PUMP