# 815 W. BURNSIDE

## DESIGN REVIEW

PORTLAND, OREGON

LU 18-144978 DZM 08.23.18

NW FLANDERS ST

NW EVERETT ST

NW 12TH AVE

NW 12TH AVE

NW 12TH AVE

NW 11TH AVE

NW 10TH AVE

NW 9TH AVE

NW PARK AVE

NW 8TH AVE

NW BROADWAY

NW 6TH AVE

NW 5TH AVE

NW 4TH AVE

NW 3RD AVE

NW 2ND AVE

NW DAVIS ST

NW COUCH ST

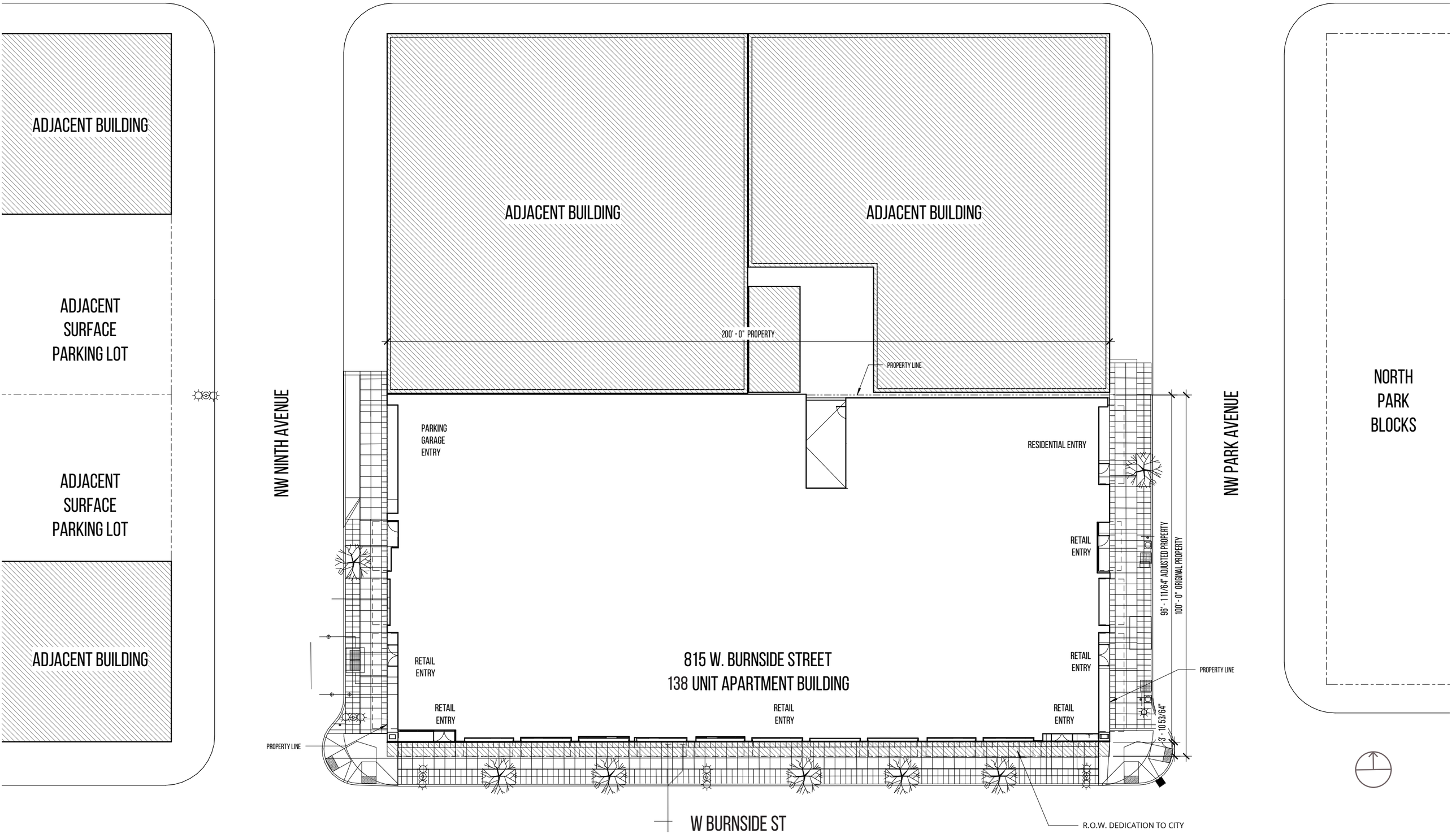
W. BURNSIDE

SW OAK ST

SW STARK ST

SW WASHINGTON ST

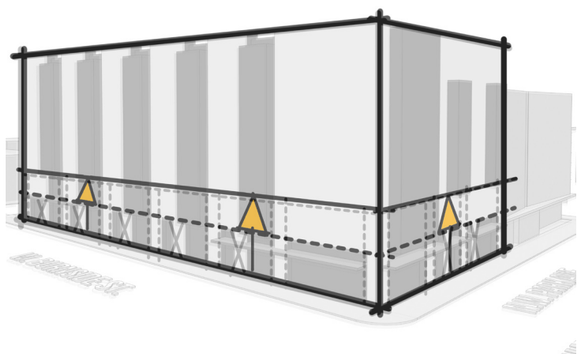
SW ALDER ST


ADJACENT BUILDING
ADJACENT SURFACE PARKING LOT
ADJACENT SURFACE PARKING LOT
ADJACENT BUILDING
NW NINTH AVENUE
ADJACENT BUILDING
ADJACENT BUILDING
200' - 0" PROPERTY
PROPERTY LINE
PARKING GARAGE ENTRY
RESIDENTIAL ENTRY
RETAIL ENTRY
RETAIL ENTRY
RETAIL ENTRY
RETAIL ENTRY
RETAIL ENTRY
815 W. BURNSIDE STREET
138 UNIT APARTMENT BUILDING
PROPERTY LINE
PROPERTY LINE
W BURNSIDE ST
R.O.W. DEDICATION TO CITY
3' - 10 53/64"
96' - 11 1/64" ADJUSTED PROPERTY
100' - 0" ORIGINAL PROPERTY
NW PARK AVENUE
NORTH PARK BLOCKS

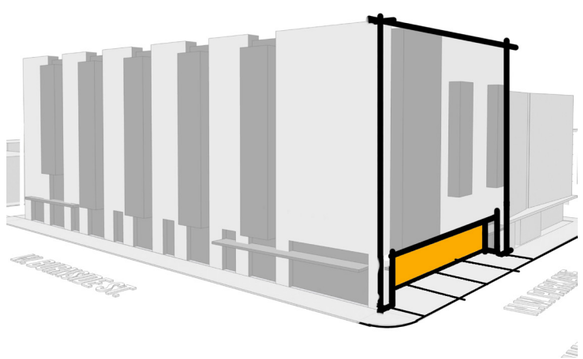
# DESIGN ADVICE REQUEST #1

04/19/2018

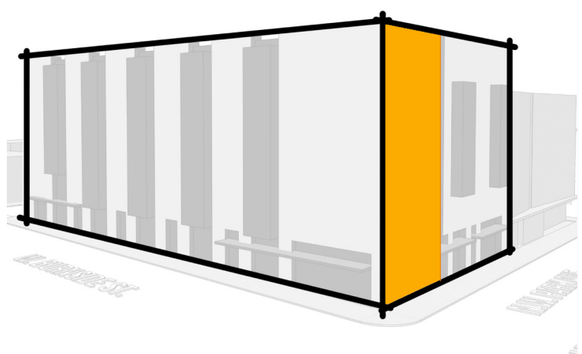
# WHAT WE HEARD



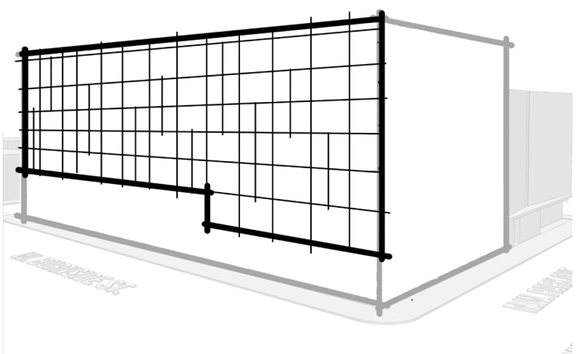
INCREASE BASE PROMINENCE & TRANSPARENCY



RESPOND TO PARK



EMPHASIZE UNIQUE CORNER

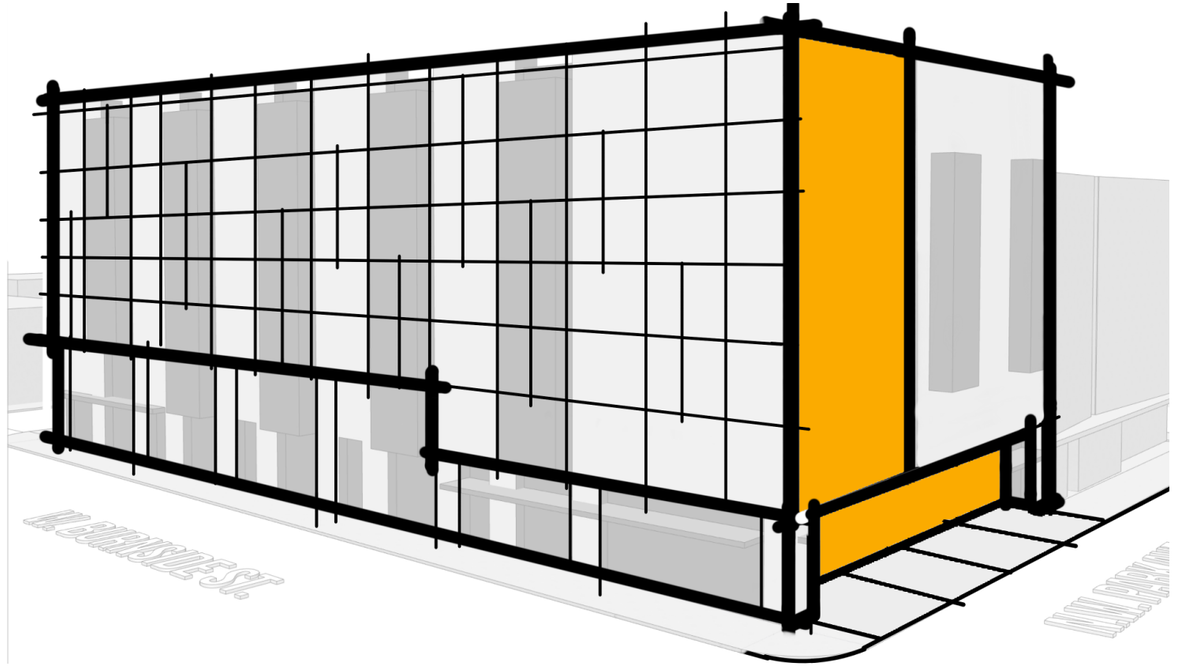


CONSIDER THE BELLUSCHI EFFECT

AS WE SOUGHT ADVICE FROM THE COMMISSION FOR THE FIRST TIME, THE CLEAR GUIDANCE WAS FOR THE **REMOVAL OF ORIEL WINDOWS THAT WERE NOT INTEGRAL** TO AN OVERARCHING DESIGN CONCEPT.

ADDITIONALLY, IT WAS SUGGESTED THAT A **2 STORY EXPRESSION AT THE BASE** WAS DESIRABLE BUT THAT A STEPPED EXPRESSION ALONG BURNSIDE COULD BE CONSIDERED. IDEALLY IT **INCREASES TRANSPARENCY AT THE GROUND** LEVEL COMPARED TO THE INITIAL DESIGN PRESENTED AT THE DAR 1 HEARING.

THIRDLY, A **STRONGER RESPONSE TO PARK & THE UNIQUE SITE CONDITION** (DUE TO THE ROW SHIFT) AND THE AXIS OF BURNSIDE, WAS STRONGLY PREFERRED.

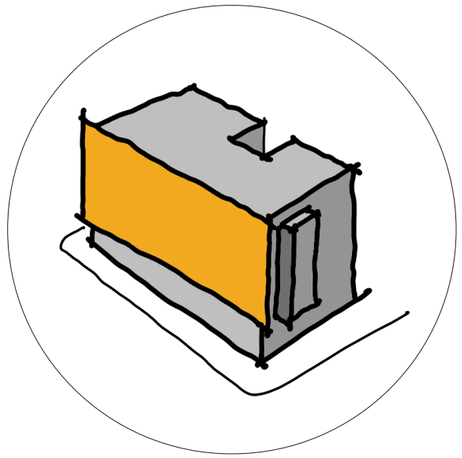



COMBINATION OF INFLUENCES MOVING INTO DAR II

# DESIGN ADVICE REQUEST #2

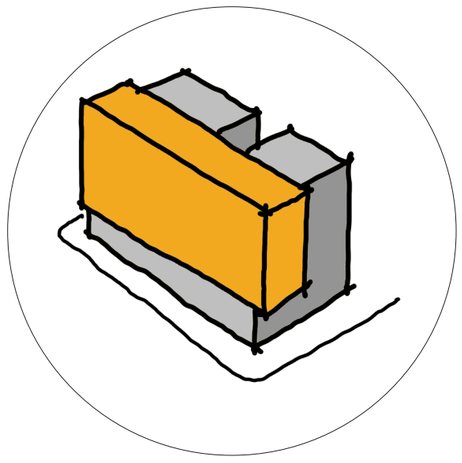
05/17/2018


## WHAT WE HEARD



THE FACADE

- 3 DESIGN OPTIONS WERE PRESENTED WITH THE ‘FACADE’ THE FURTHEST DEVELOPED.
- ‘FACADE’ RESPONDS TO THE BURNSIDE CONDITION BY REINTERPRETING ADJACENT BELLUSCHI BUILDING’S MATERIALITY.



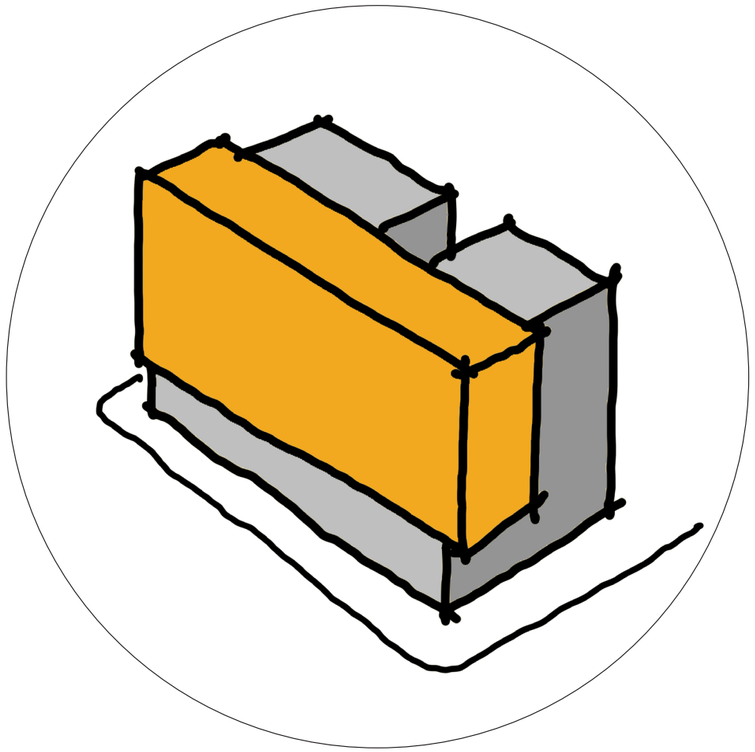
THE ELEVATED VOLUME

- OF THE TWO ALTERNATES PROPOSED AT DAR II, THE ‘ELEVATED VOLUME’ EXPRESSED THE ‘FACADE’ TREATMENT IN VOLUMETRIC FORM RATHER THAN PLANAR.
- AT THIS LOCATION, THIS DESIGN DIRECTION APPEARED TO BE FAVORED BY THE COMMISSION DUE TO ITS BOLD RESPONSE TO WEST BURNSIDE AND THE NORTH PARK BLOCKS.

# DESIGN ADVICE REQUEST #3

06/07/2018

# WHAT WE HEARD



## THE ELEVATED VOLUME

- GENERAL SCHEME AND CONCEPT BROADLY ACCEPTED AND SUPPORTED BY THE COMMISSION.

- FINE GRAIN DETAIL OF PARTICULAR INTEREST, SPECIFICALLY THE CONNECTION OF THE SKIN ON THE LIFTED VOLUME AND HOW THE RELATIONSHIP RESPONDS TO THE REST OF THE BUILDING.

# PROPOSED DESIGN

08/23/2018

N.W. PARK AVENUE - RESIDENT ENTRY & RETAIL

WEST BURNSIDE AND N.W. PARK AVENUE

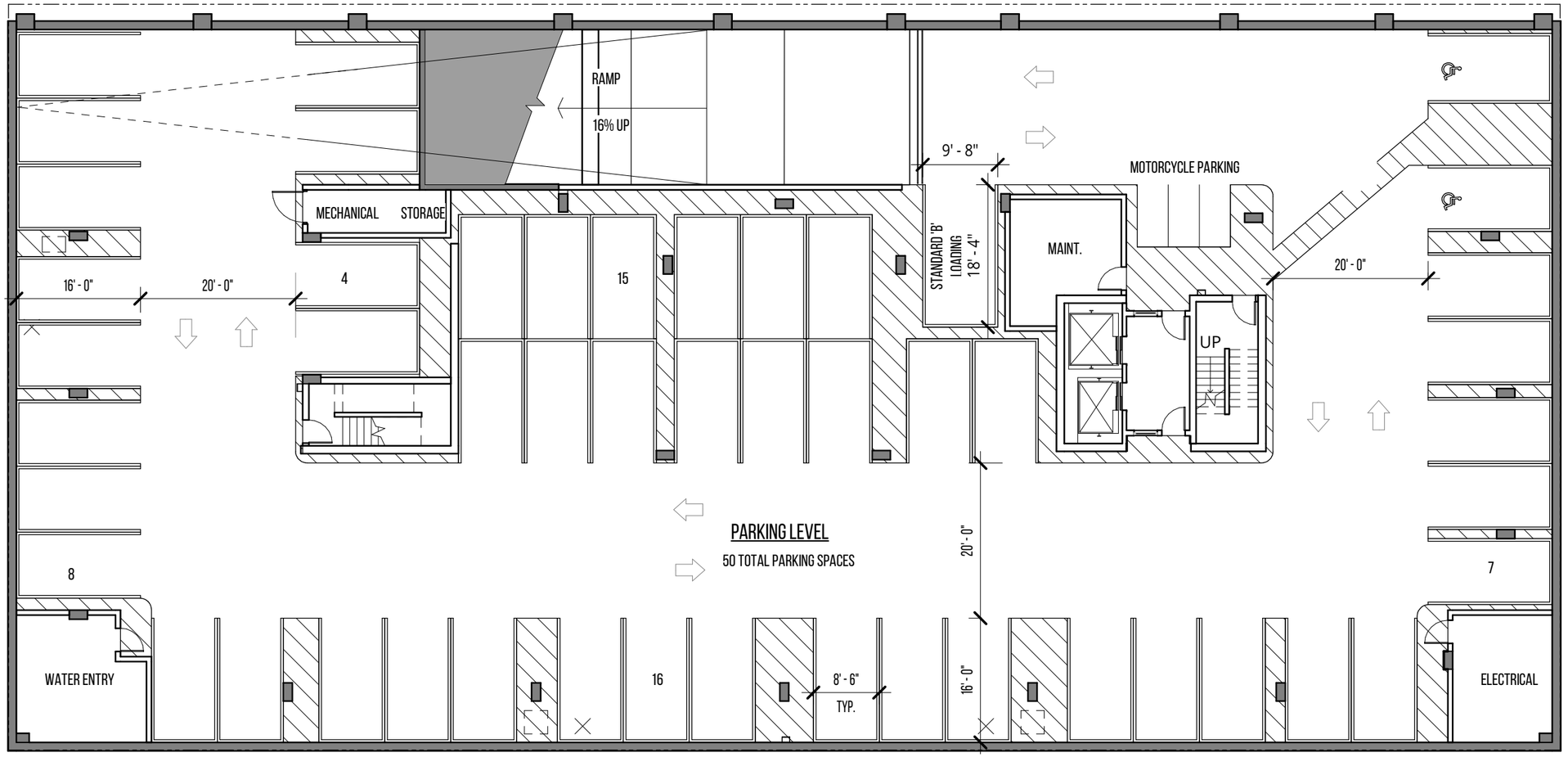
N.W. 9TH AND WEST BURNSIDE - LOOKING NORTHEAST

NORTHERN FACADE - SCHEME A

NORTHERN FACADE - SCHEME B

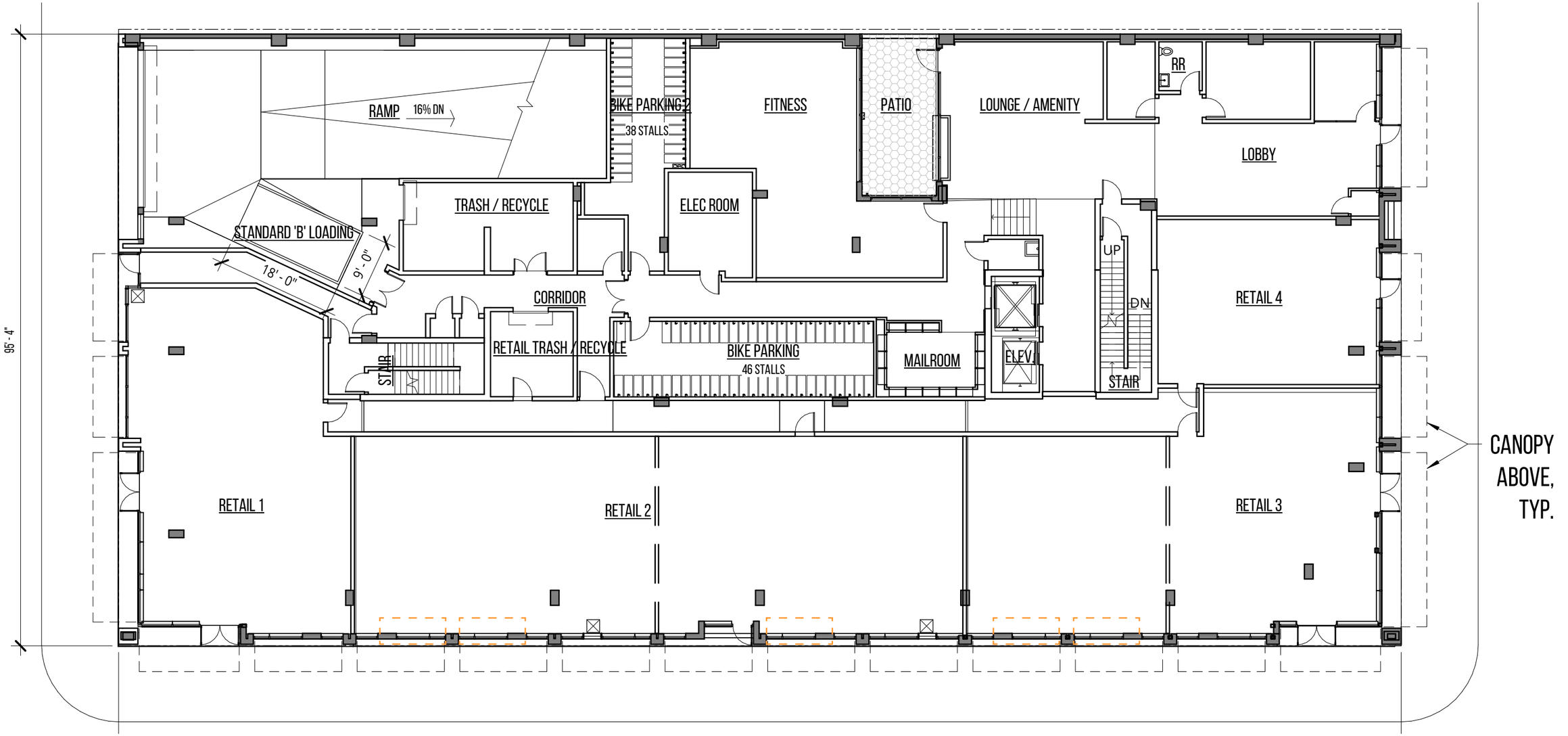
WEST BURNSIDE AND N.W. PARK AVENUE

# BUILDING PLAN - LOWER LEVEL 1




0' 8' 16' 32'

# BUILDING PLAN - LEVEL 1



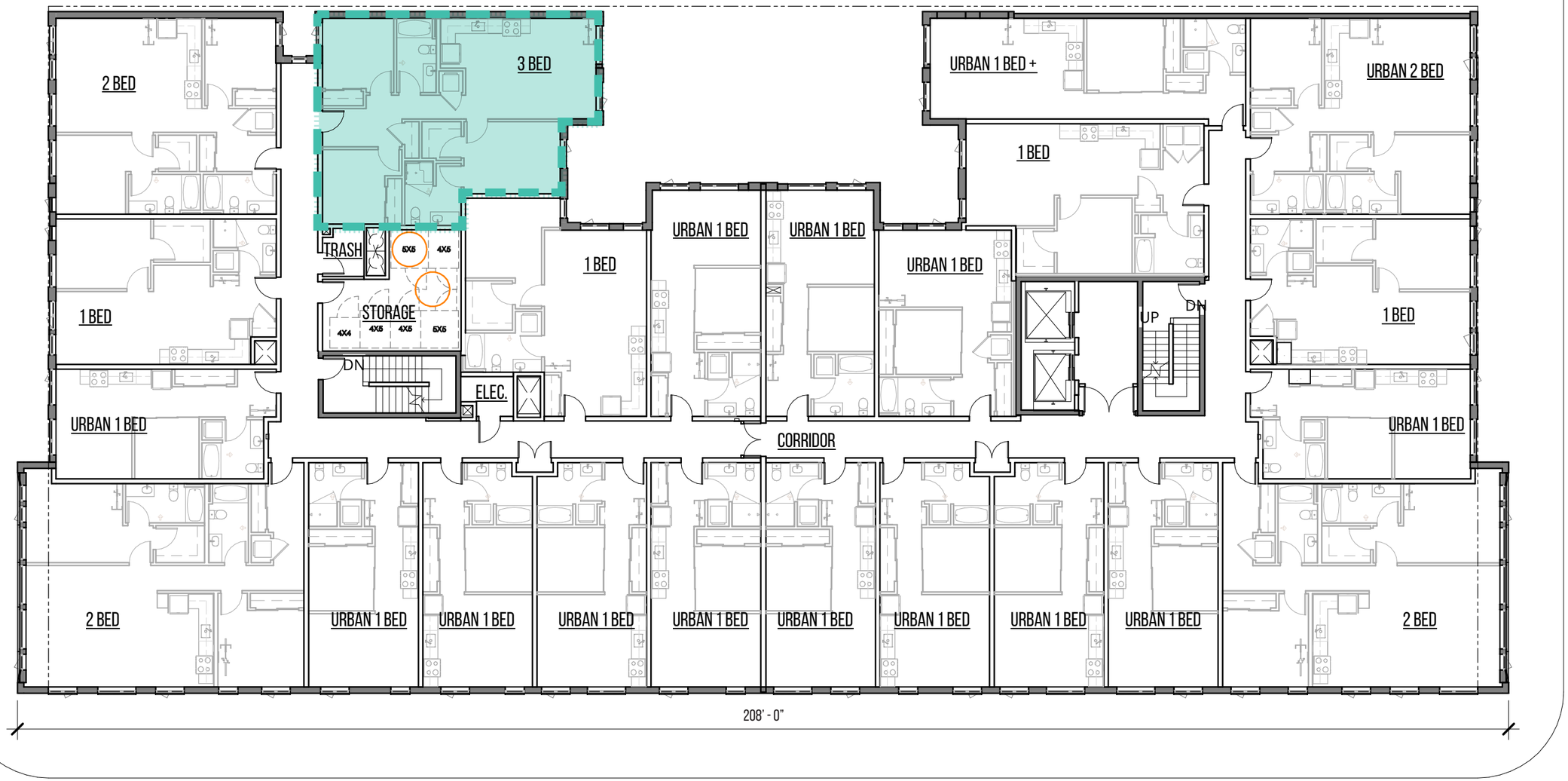
# BUILDING PLAN - LEVEL 2


0' 8' 16' 32'

# BUILDING PLAN - LEVEL 3-7

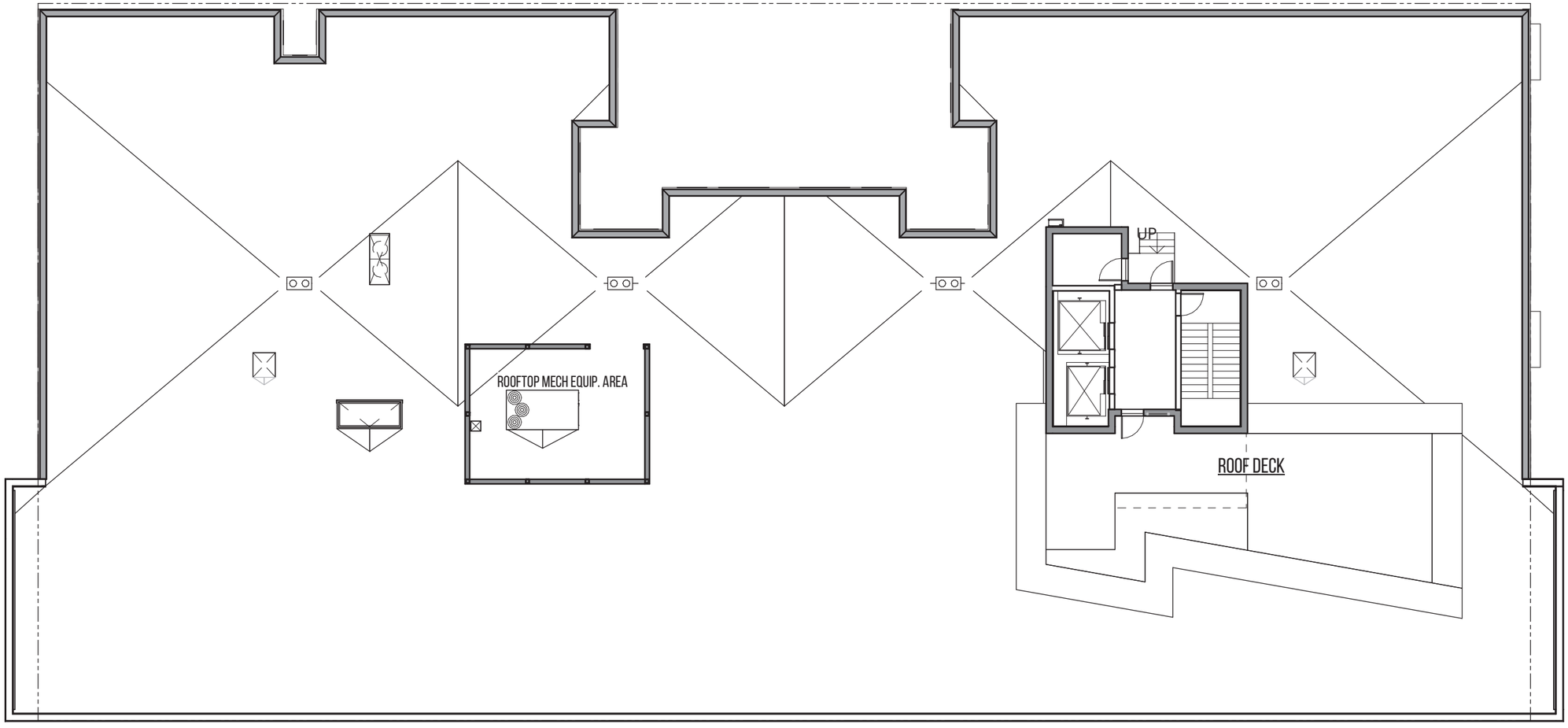

0' 8' 16' 32'

# BUILDING PLAN - LEVEL 3-7




0' 8' 16' 32'

# BUILDING PLAN - ROOF




0' 8' 16' 32'

# BUILDING ELEVATION - EAST

1/16" = 1'-0"

NOTE:
ALL CEMENTITIOUS PANELS AT LEVEL 1 AND 2 ARE ATTACHED WITH CONCEALED FASTENERS

JULIETTE BALCONY
PAINTED STEEL FRAME WITH GLASS INFILL
FINISH TO MATCH DOOR FRAME

VPI IN-SWING DOOR OR EQUIV.
FINISH TO MATCH METAL PANEL

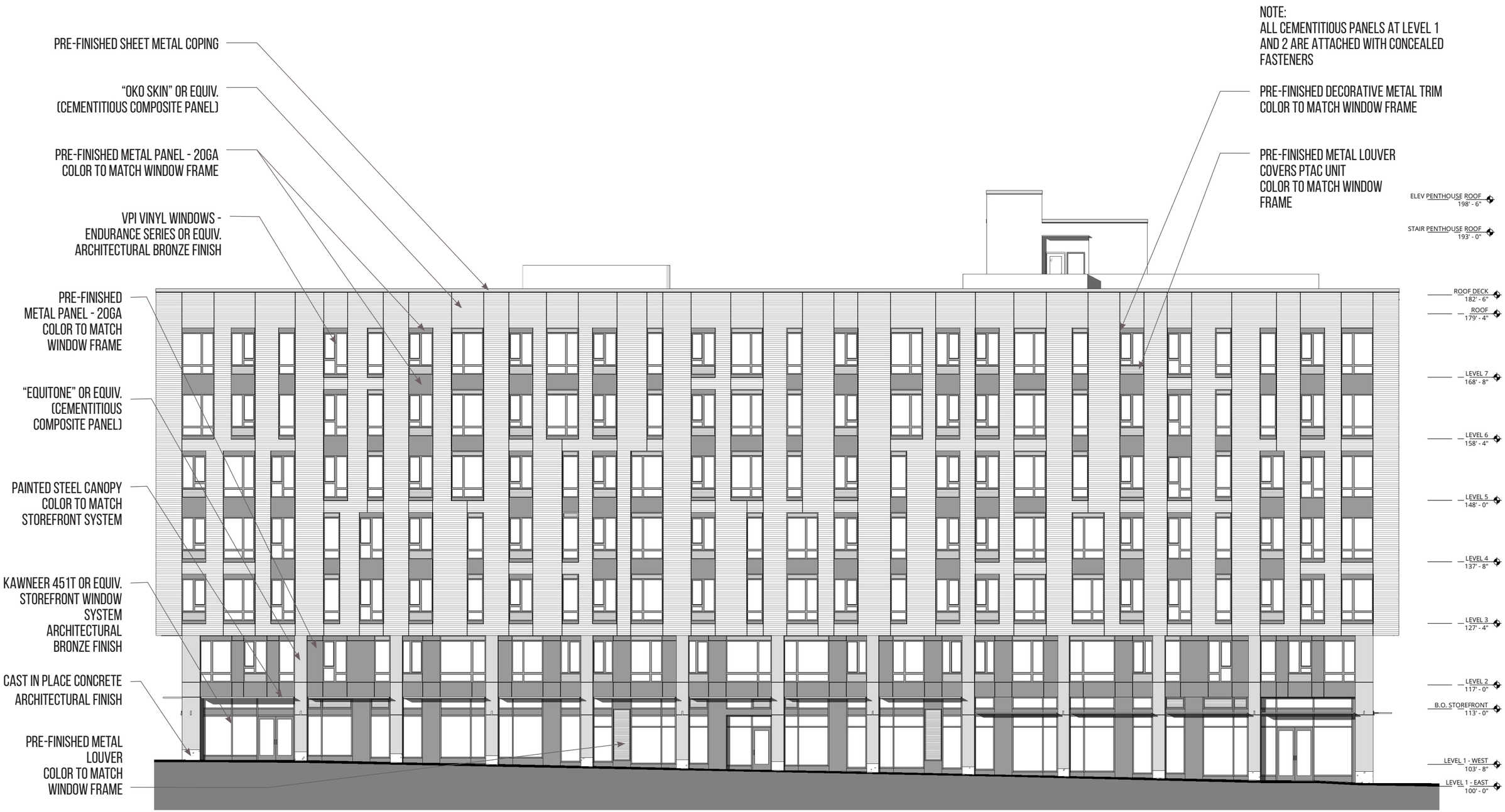
PRE-FINISHED WHITE METAL PANEL - 20GA

PRE-FINISHED FORMED METAL PANEL - 20GA
COLOR TO MATCH WINDOW FRAME

KAWNEER 451T OR EQUIV.
STOREFRONT WINDOW SYSTEM
ARCHITECTURAL BRONZE FINISH

# BUILDING ELEVATION - SOUTH

1/16" = 1'-0"

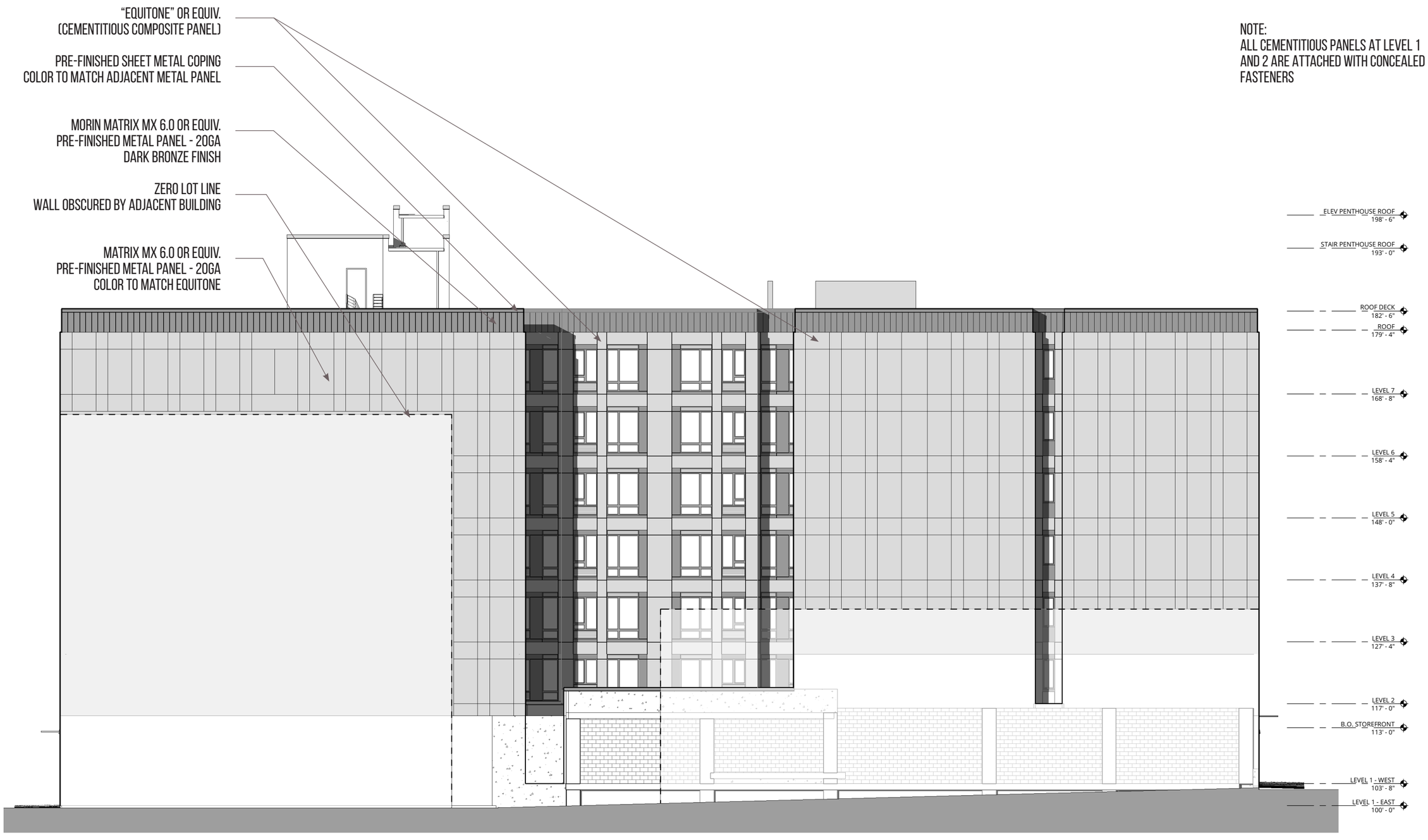


# BUILDING ELEVATION - WEST
1/16" = 1'-0"

NOTE:
ALL CEMENTITIOUS PANELS AT LEVEL 1 AND 2 ARE ATTACHED WITH CONCEALED FASTENERS

# BUILDING ELEVATION - NORTH

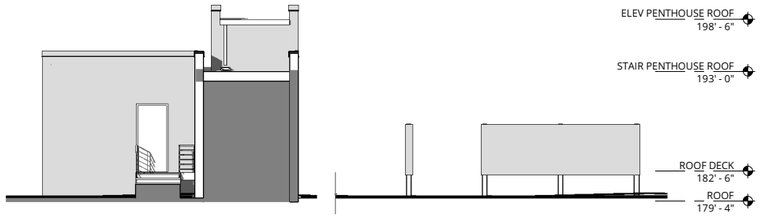
1/16" = 1'-0"

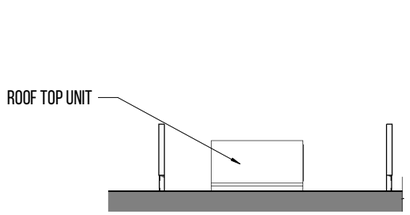


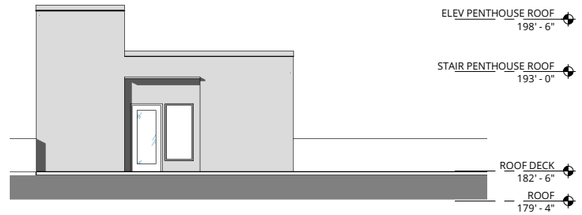

NOTE:
ALL CEMENTITIOUS PANELS AT LEVEL 1 AND 2 ARE ATTACHED WITH CONCEALED FASTENERS

# BUILDING ELEVATION - ROOF DECK AND INTERIOR COURTYARD

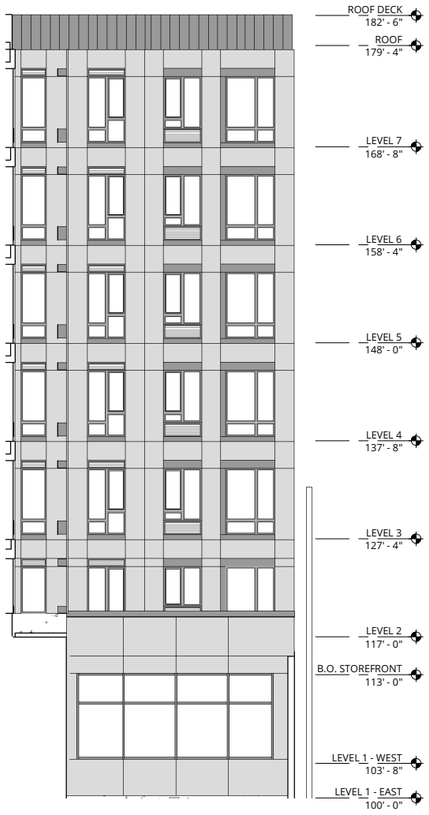
1/16" = 1'-0"

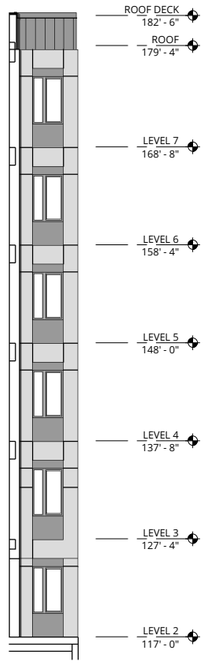


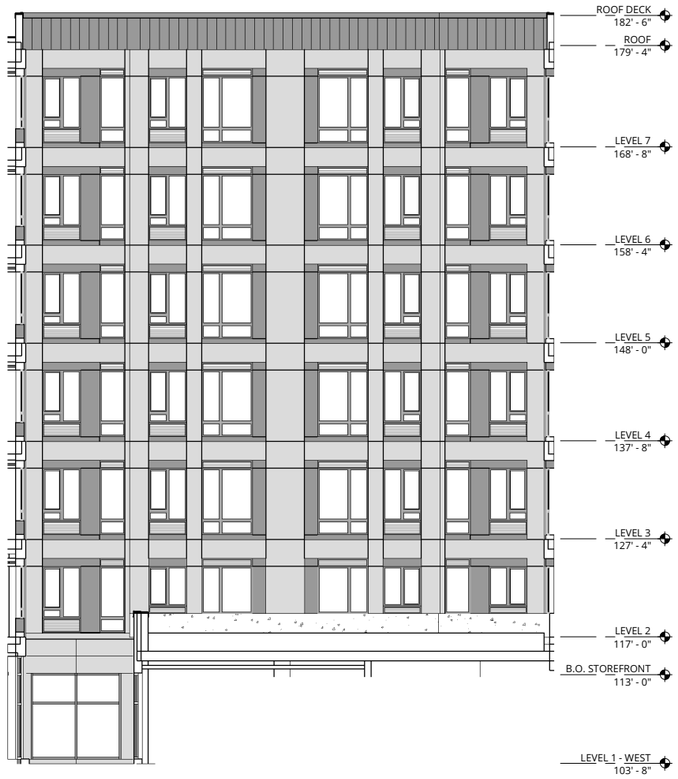



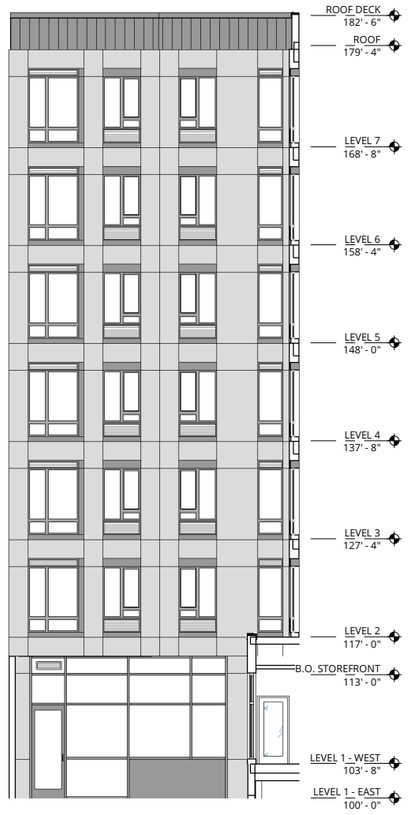



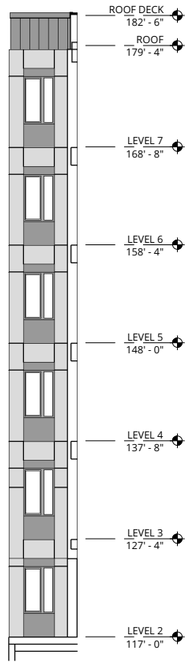

NOTE:
ALL CEMENTITIOUS PANELS AT LEVEL 1 AND 2 ARE ATTACHED WITH CONCEALED FASTENERS



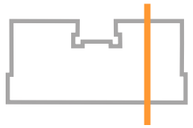



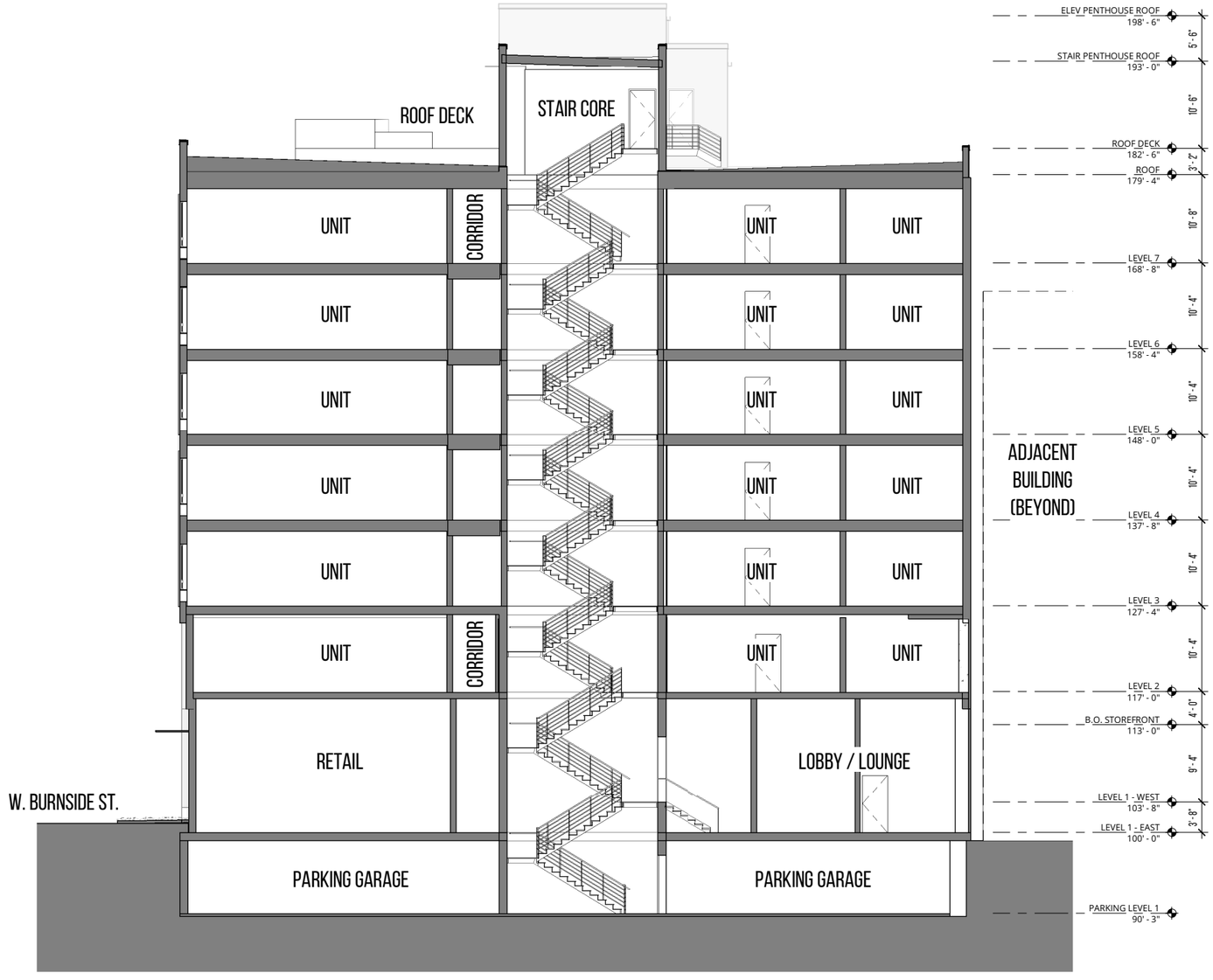



# BUILDING SECTION - NORTH/SOUTH THROUGH STAIR CORE

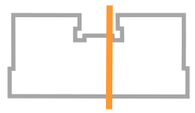
1/16" = 1'-0"

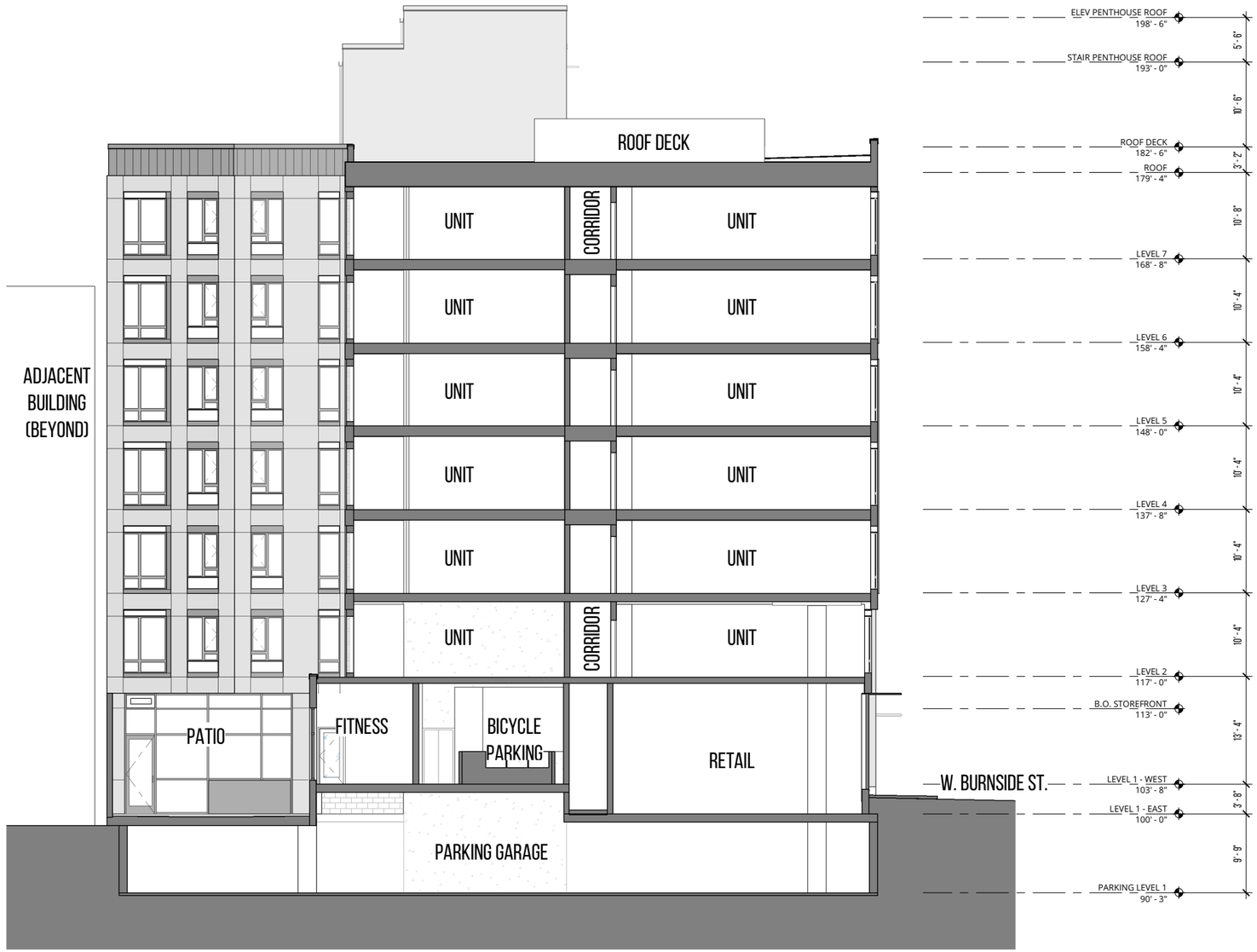




# BUILDING SECTION - NORTH/SOUTH SECTION THROUGH PATIO

1/16" = 1'-0"



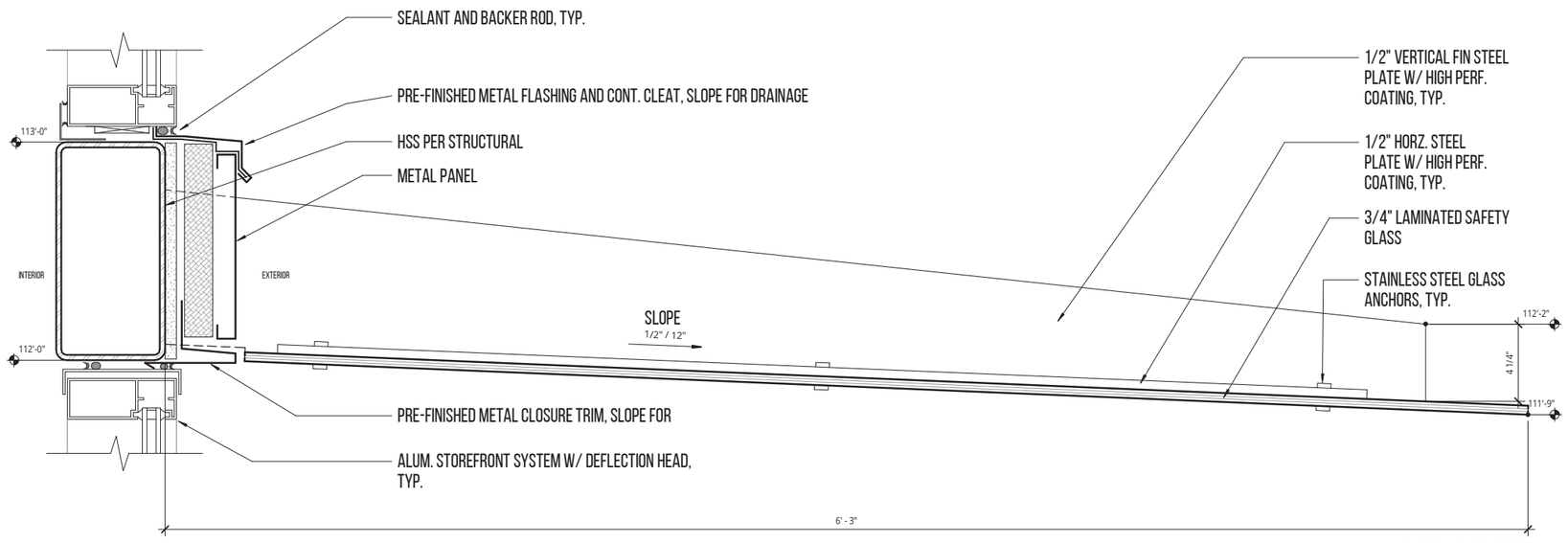


# EAST/WEST SECTION THROUGH RAMP AND LOBBY

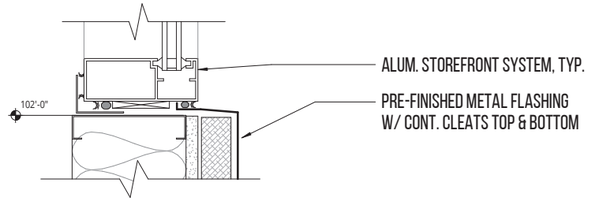
1/16" = 1'-0"

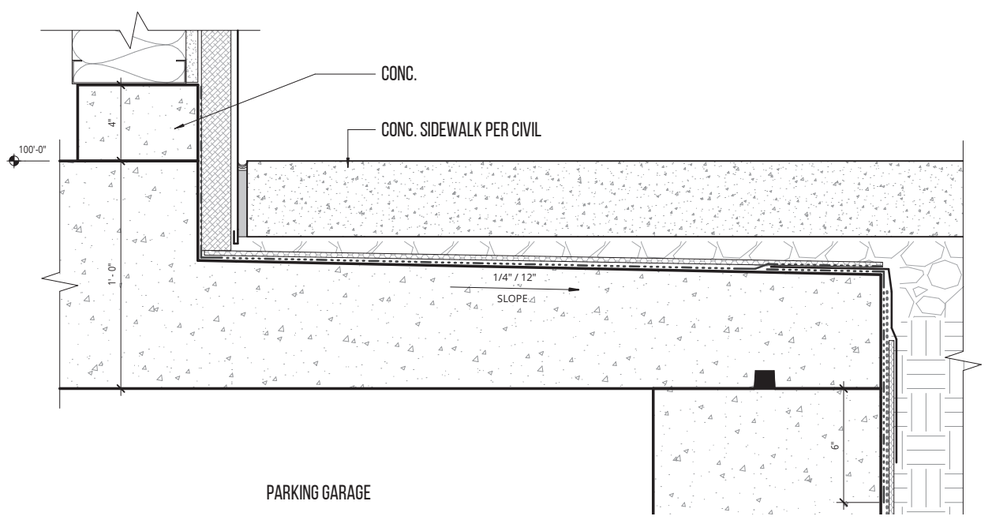
# WALL SECTIONS AND DETAIL VIGNETTES


RESIDENT ENTRY



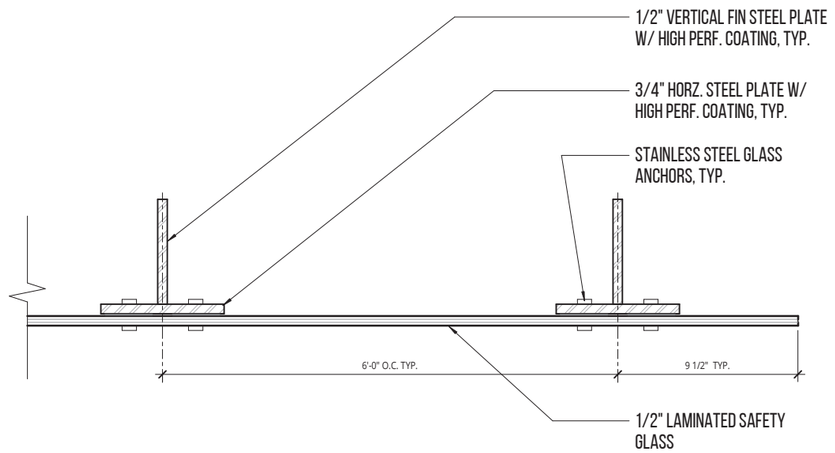

1-1/2" = 1'-0"
RESIDENTIAL CANOPY - SECTION DETAIL 1 **1**



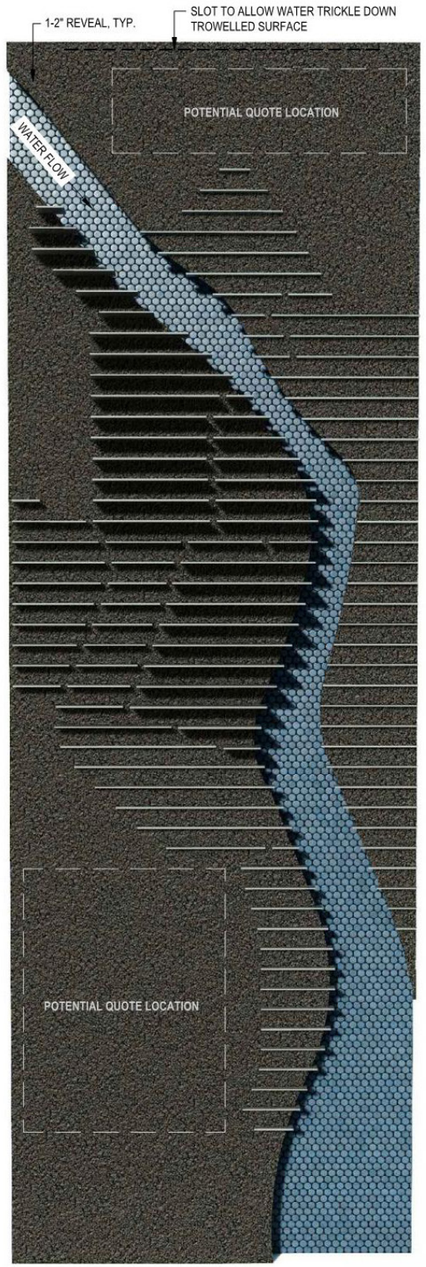

PARKING GARAGE

1-1/2" = 1'-0"
TYPICAL ENTRY AT DEPRESSED SLAB **2**

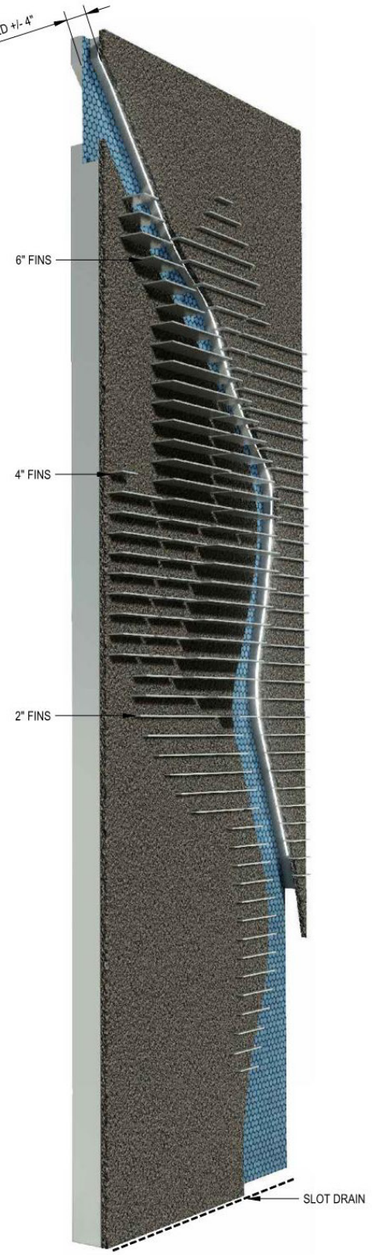



1-1/2" = 1'-0"
RESIDENTIAL CANOPY - SECTION DETAIL 2 **3**

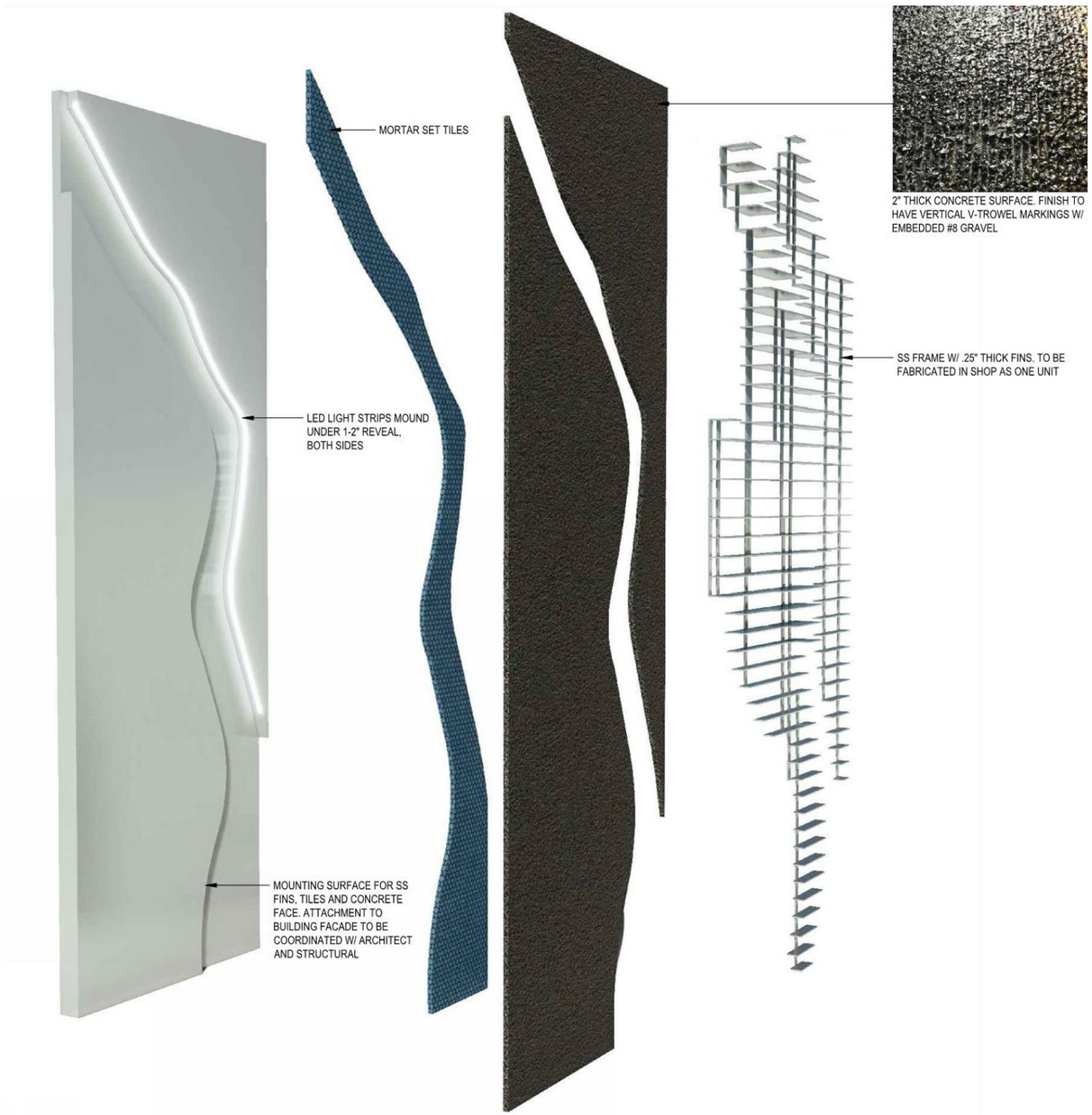
# LANDSCAPE WATER FEATURE DIAGRAM




FRONT PERSPECTIVE

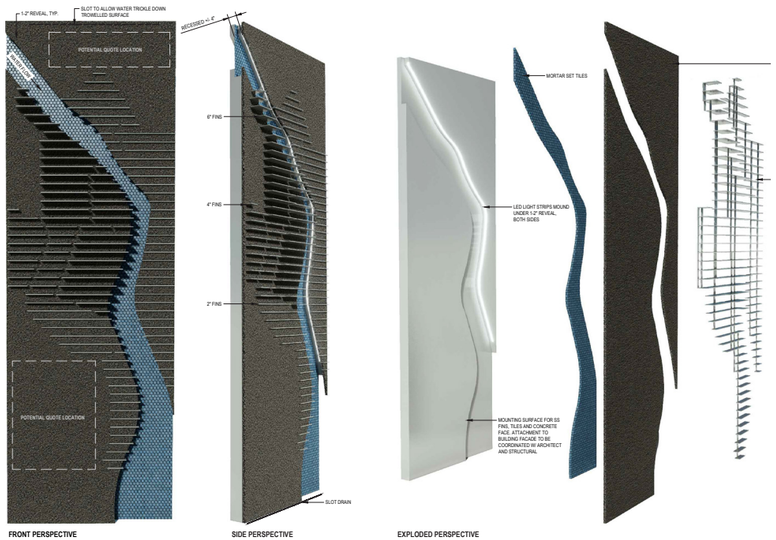



SIDE PERSPECTIVE

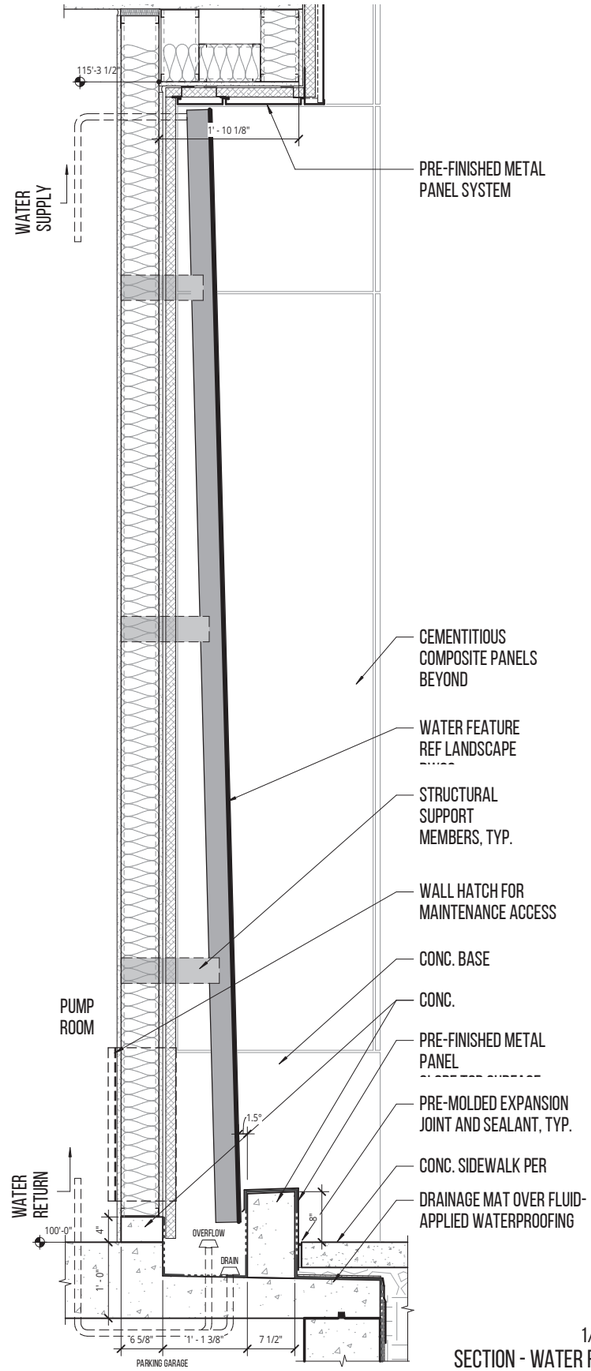



EXPLODED PERSPECTIVE

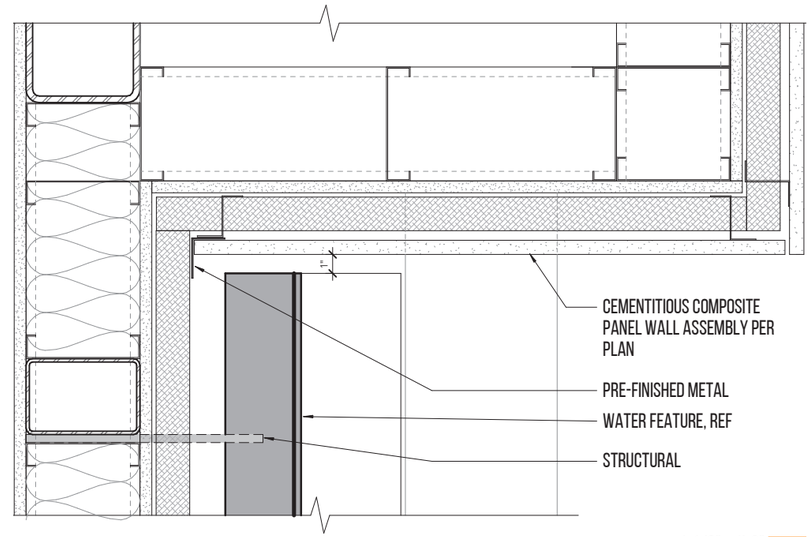
# WALL SECTIONS AND DETAIL VIGNETTES

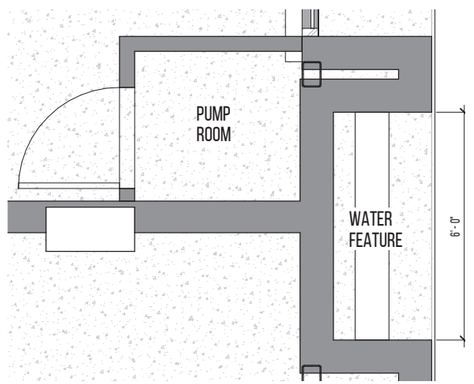

WATER FEATURE DIAGRAM
SEE SHEET A.80 FOR ENLARGED DIAGRAM




1/2" = 1'-0"
SECTION - WATER FEATURE 2



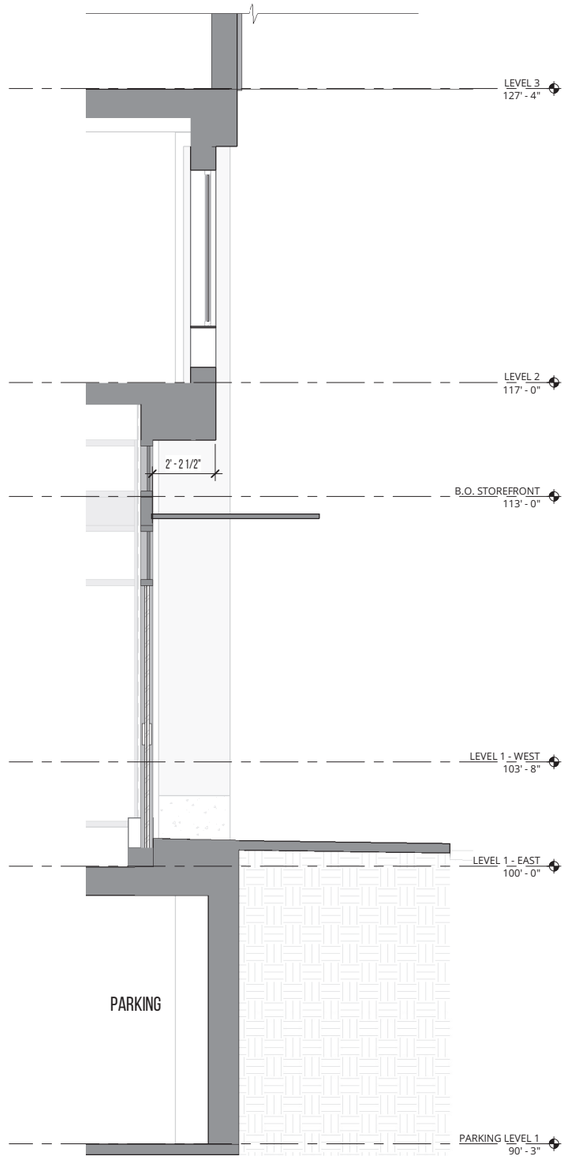

1-1/2" = 1'-0"
WATER FEATURE AT PILASTER 1



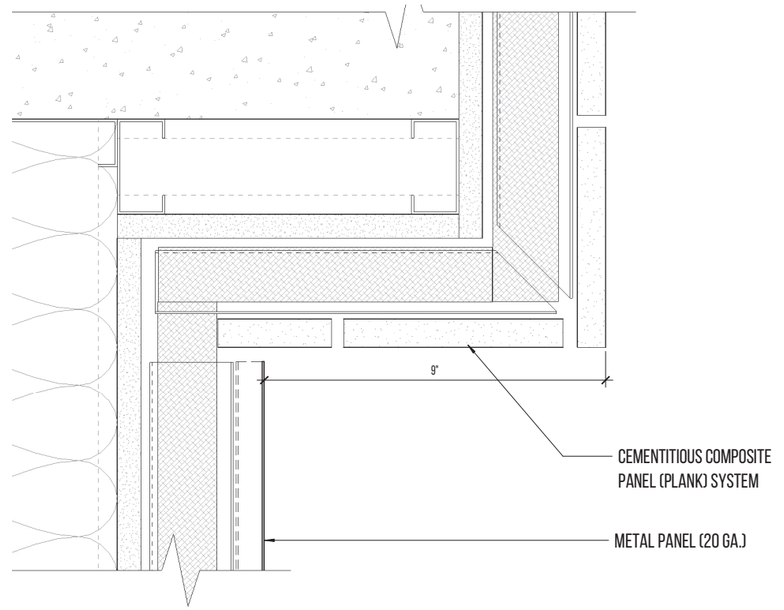

1/4" = 1'-0"
WATER FEATURE ENLARGED PLAN

# WALL SECTIONS AND DETAIL VIGNETTES

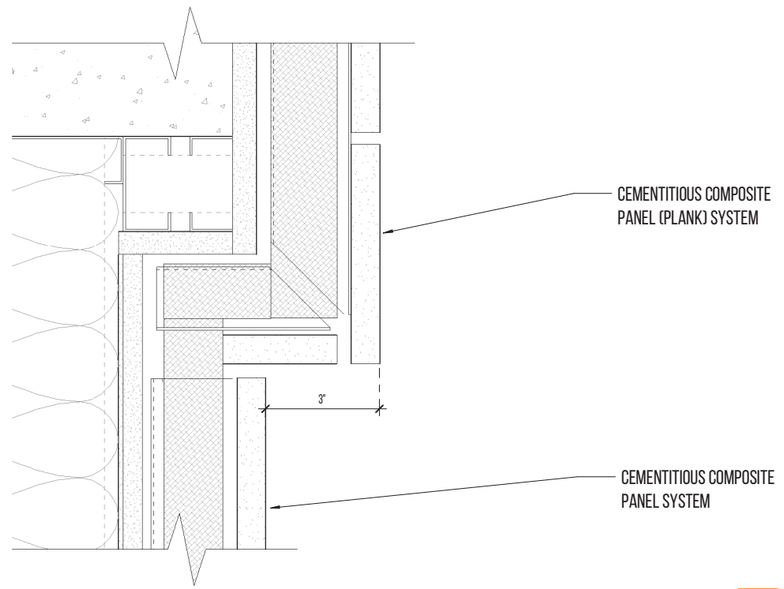

SE CORNER




3/16" = 1'-0"
SECTION - SOUTHEAST CORNER - SOUTH SIDE 1



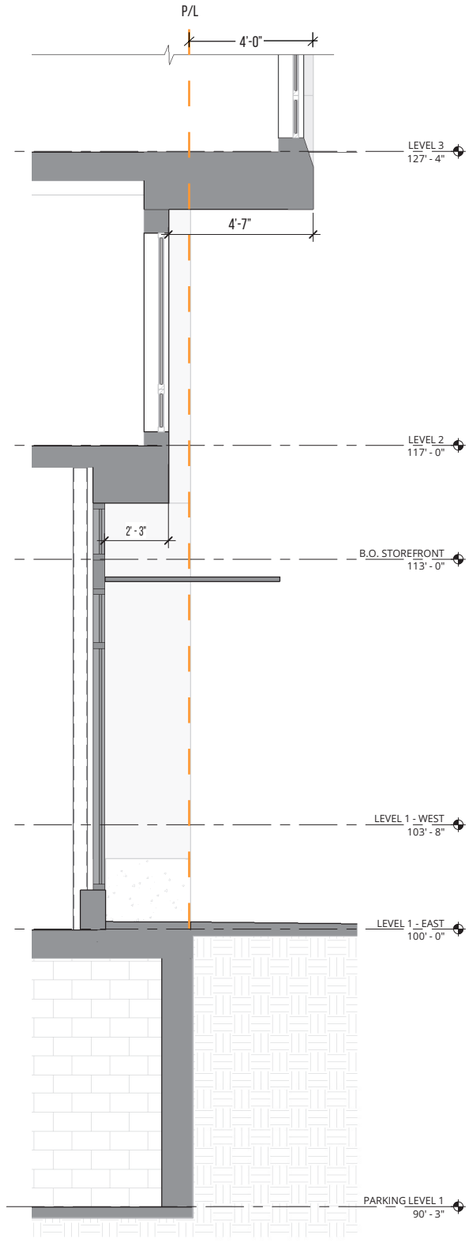

3" = 1'-0"
TUBE CORNER SECTION AT METAL PANEL 2



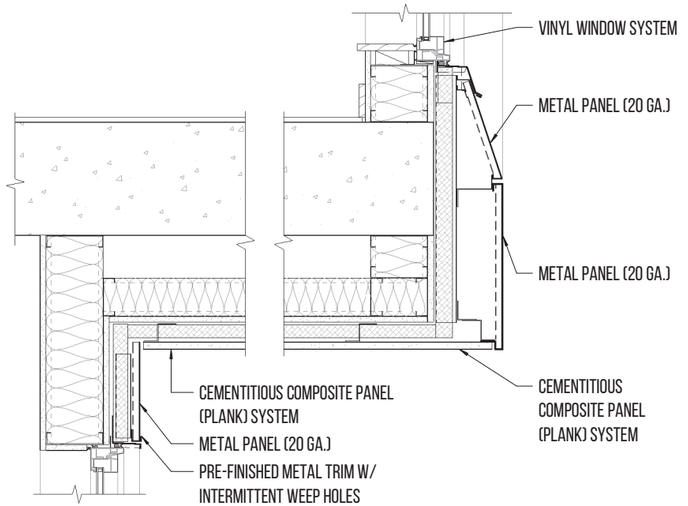

3" = 1'-0"
TUBE CORNER SECTION AT PILASTER 3

# WALL SECTIONS AND DETAIL VIGNETTES

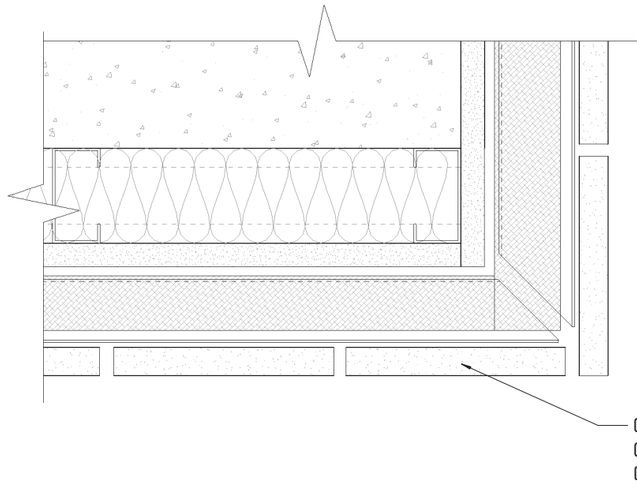

SE CORNER




3/16" = 1'-0"
SECTION - SOUTHEAST CORNER - EAST SIDE 1



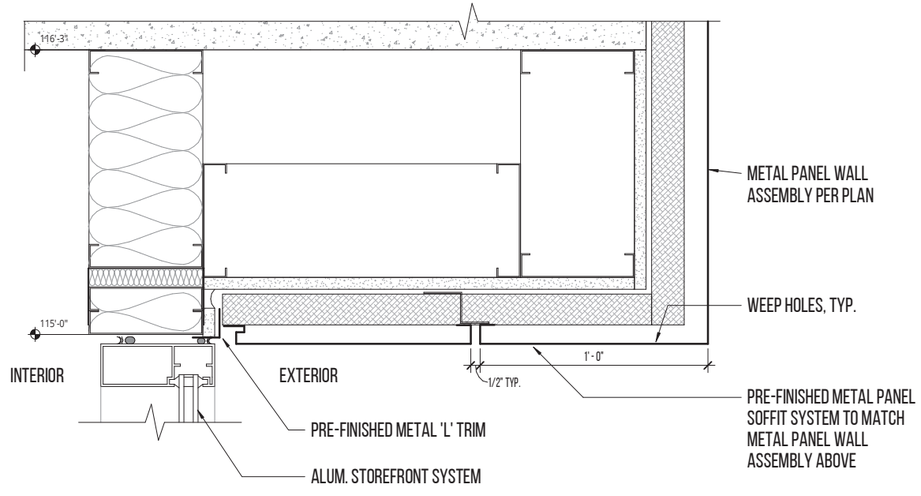

TUBE END FRAME SECTION 2



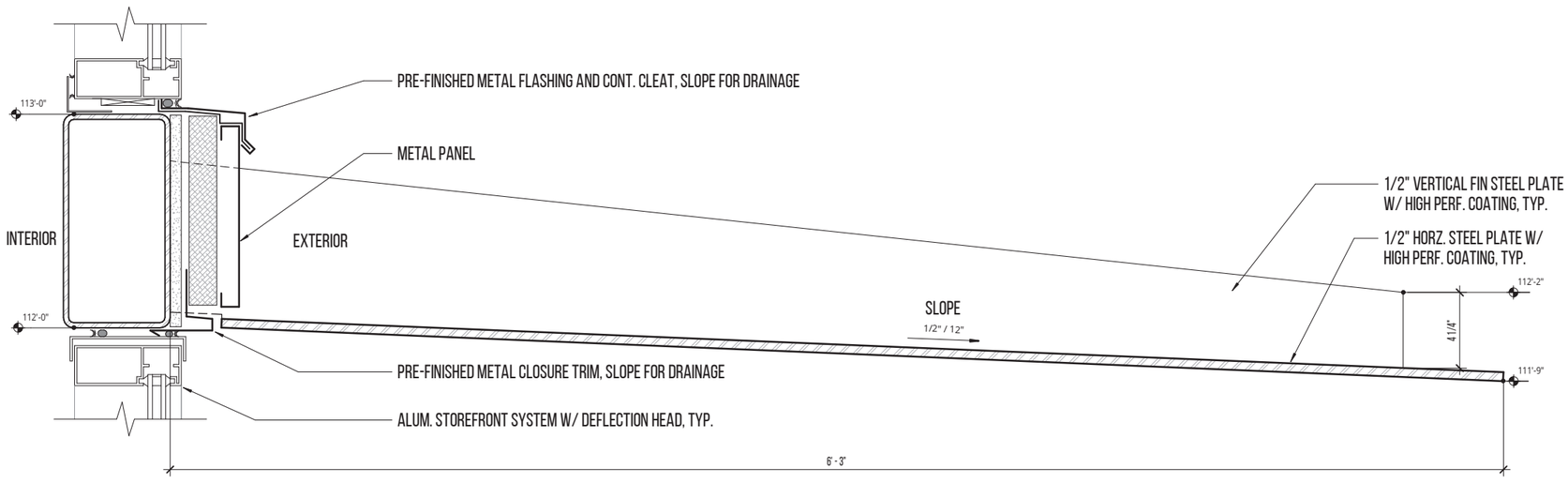

3" = 1'-0"
TUBE CORNER SECTION 3

# WALL SECTIONS AND DETAIL VIGNETTES

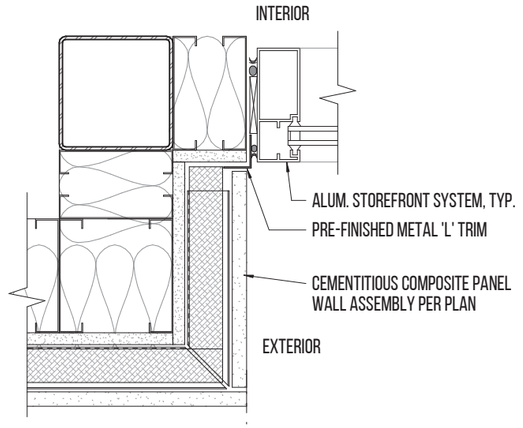

SE CORNER - EAST SIDE STOREFRONT



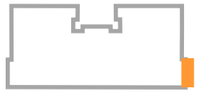

1-1/2" = 1'-0"
TYPICAL STOREFRONT HEAD WITH METAL SOFFIT 1




1-1/2" = 1'-0"
SE CANOPY SECTION 2

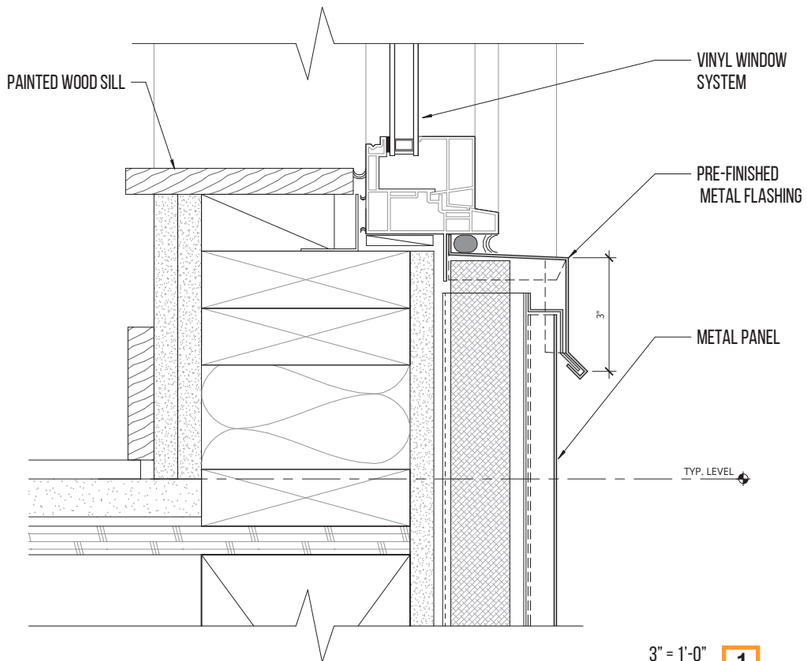



1-1/2" = 1'-0"
JAMB AT LEVEL 1 PILASTER 3

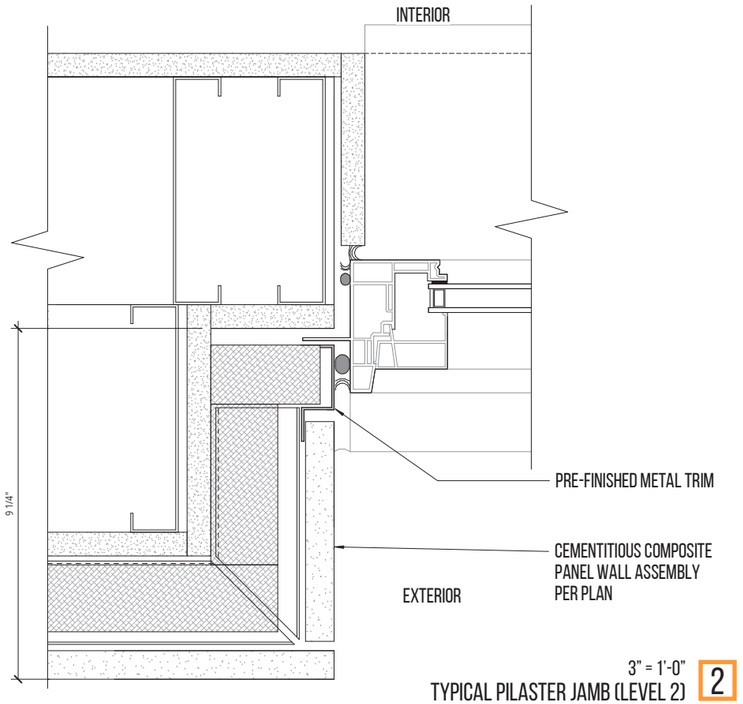


# WALL SECTIONS AND DETAIL VIGNETTES

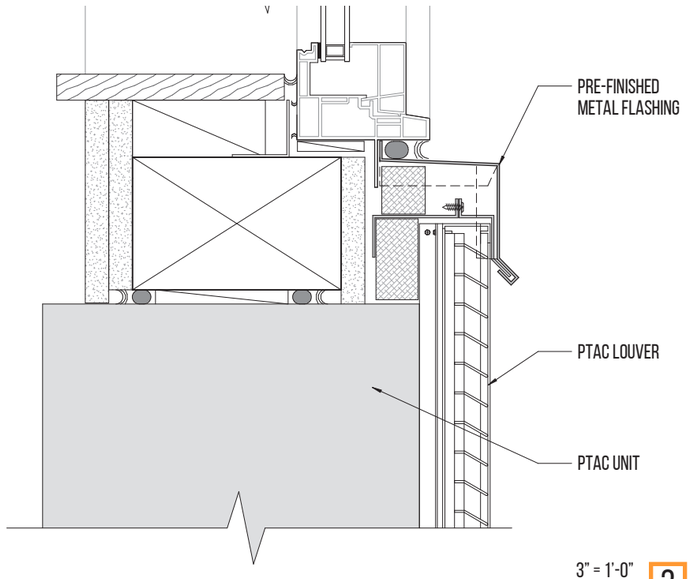

SE CORNER - SOUTH SIDE STOREFRONT



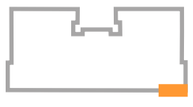

3" = 1'-0"
TYPICAL WINDOW SILL AT METAL PANEL 1




3" = 1'-0"
TYPICAL PILASTER JAMB (LEVEL 2) 2

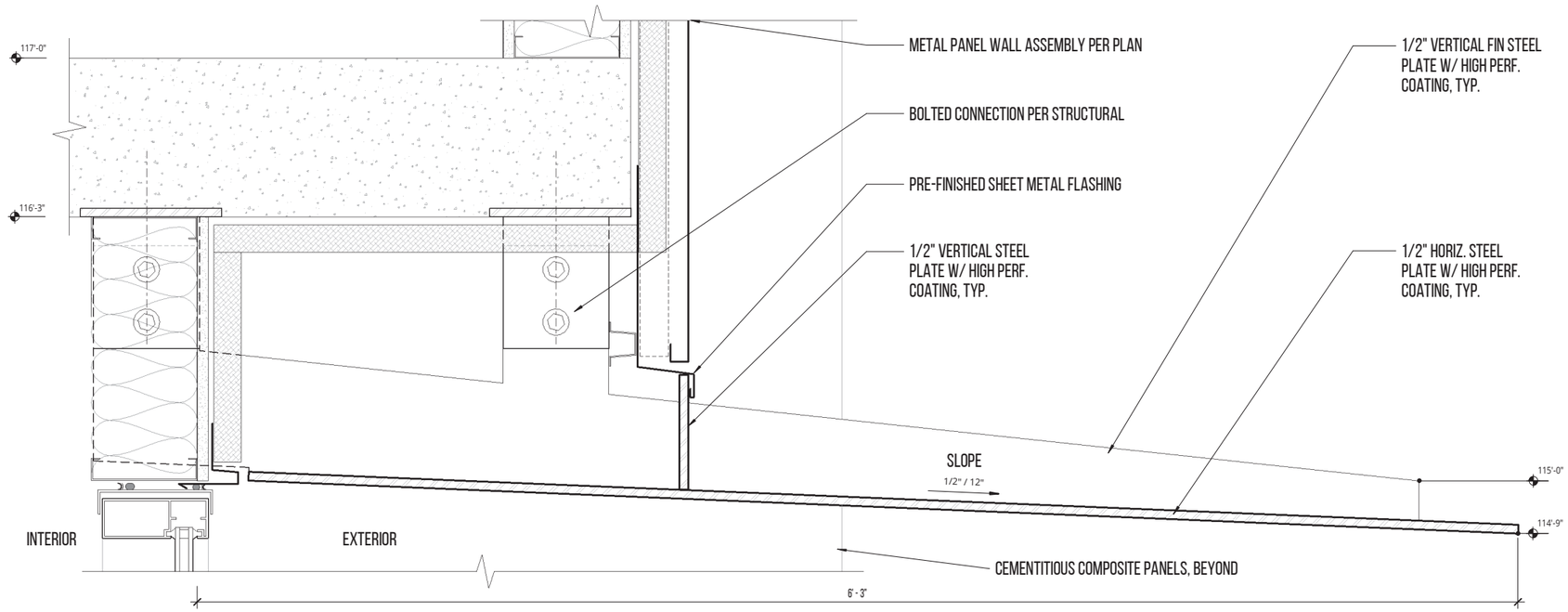



3" = 1'-0"
TYPICAL WINDOW SILL AT LOUVER 3

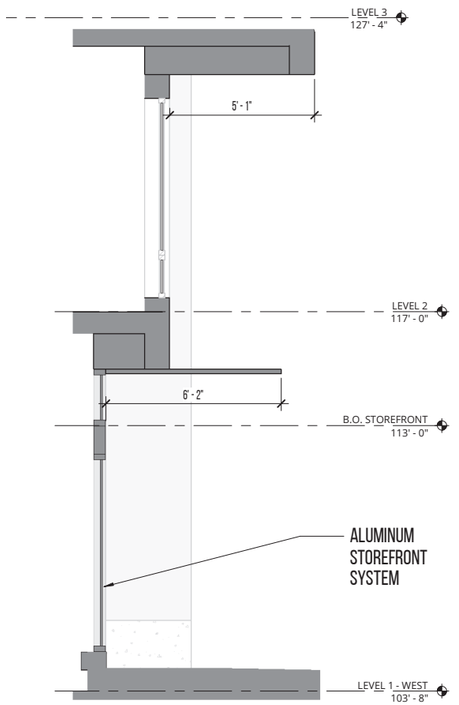


# WALL SECTIONS AND DETAIL VIGNETTES

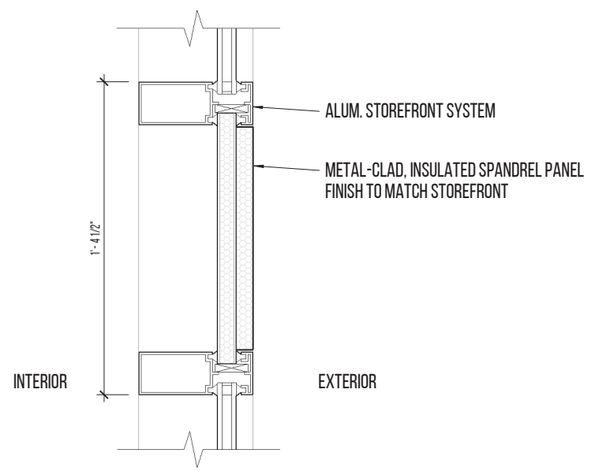

SW CORNER - WEST SIDE



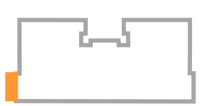

1-1/2" = 1'-0"
SW CANOPY SECTION 1




3/16" = 1'-0"
WALL SECTION - SW CORNER - WEST SIDE 2

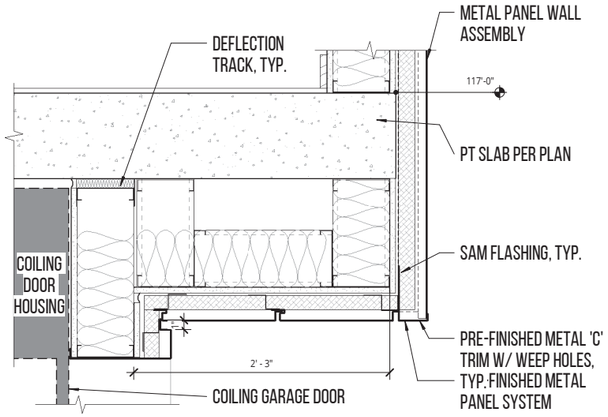



1-1/2" = 1'-0"
TYPICAL STOREFRONT AT SPANDREL 3

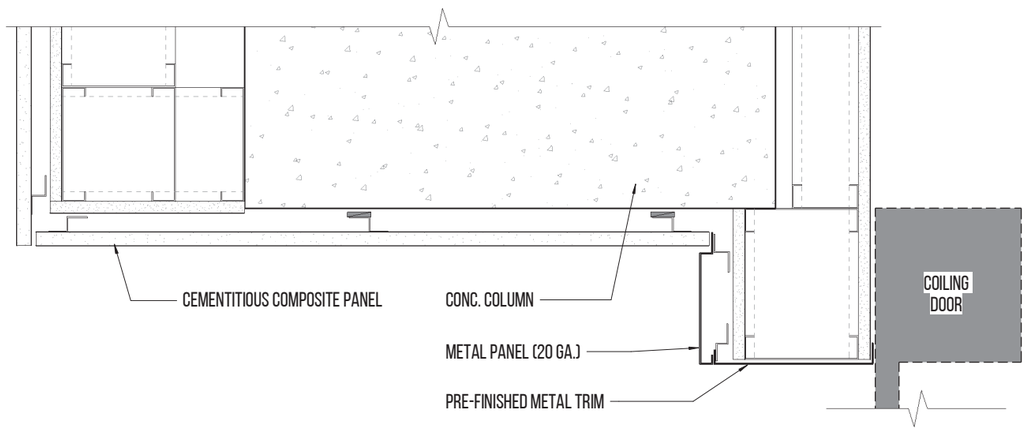


# WALL SECTIONS AND DETAIL VIGNETTES

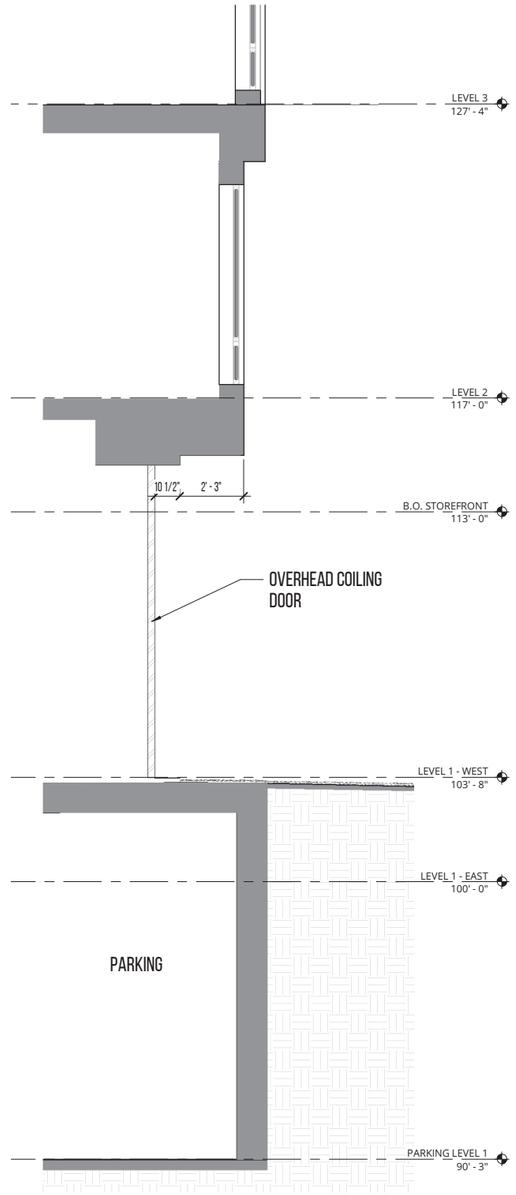

WEST SIDE LOADING




3/4" = 1'-0"
LOADING HEAD 1



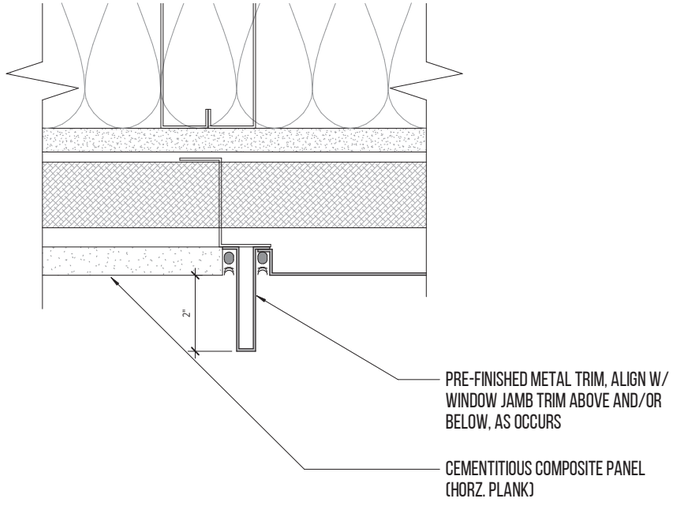

1-1/2" = 1'-0"
PILASTER AT GARAGE DOOR - JAMB 2



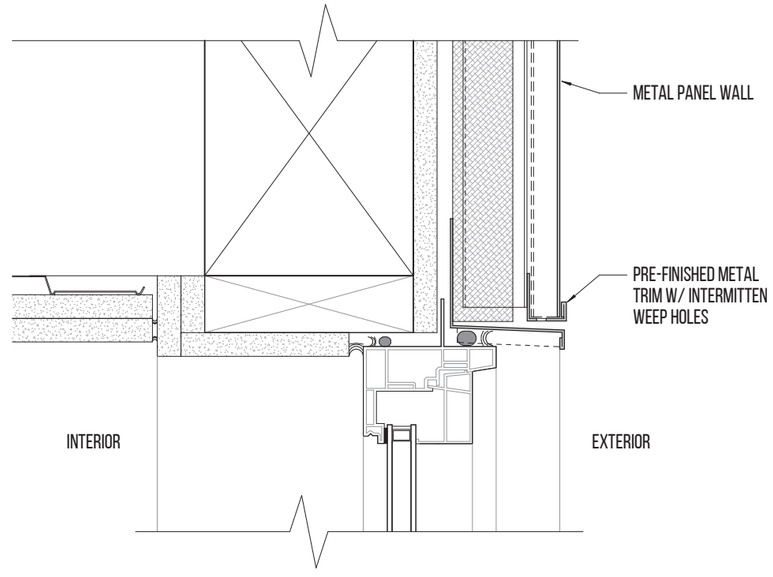

3/16" = 1'-0"
WALL SECTION - LOADING 3

# WALL SECTIONS AND DETAIL VIGNETTES

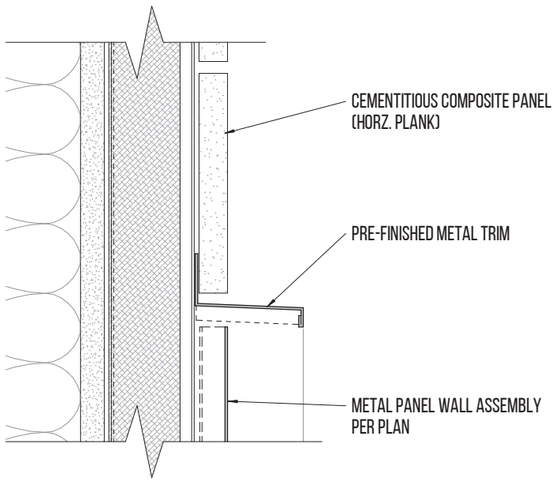

TYP WINDOWS LEVELS 3-7 - SOUTH



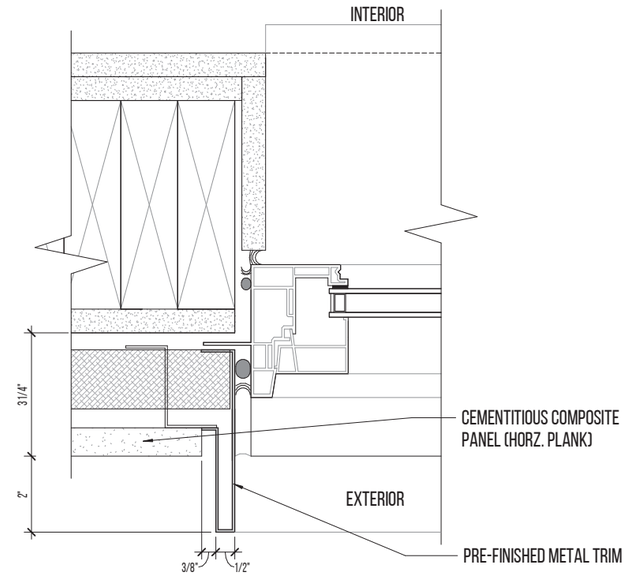

3" = 1'-0"
TYPICAL TRANSITION - CCP TO METAL PANEL 1



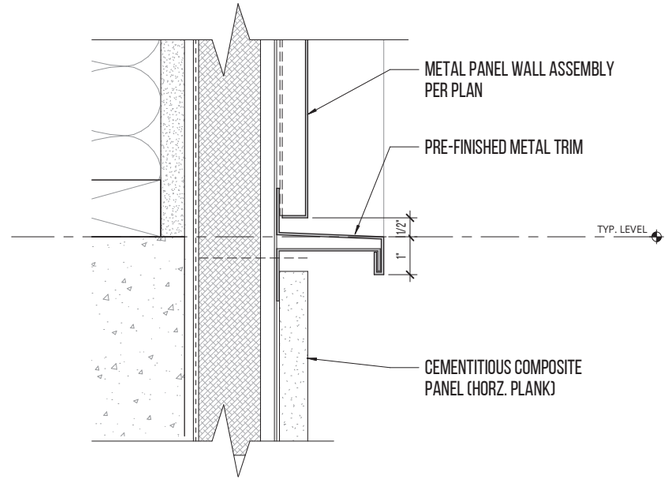

3" = 1'-0"
METAL PANEL AT WINDOW HEAD 2




3" = 1'-0"
TYP TRANSITION - CCP ABOVE METAL PANEL 3



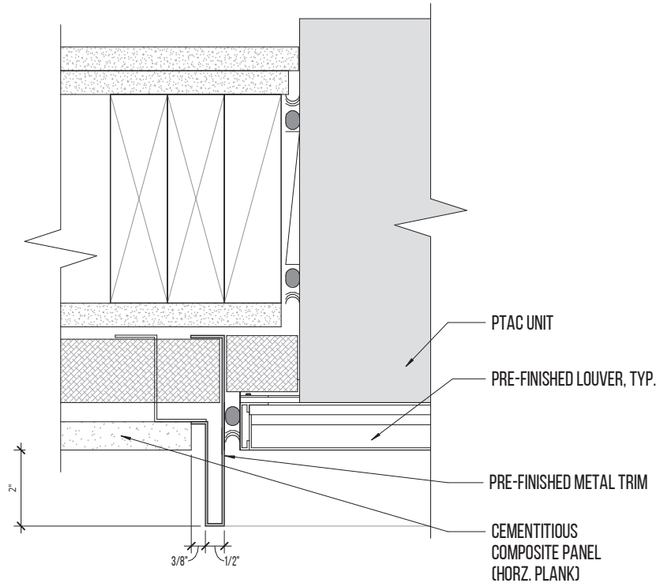

3" = 1'-0"
CCP AT WINDOW JAMB 4



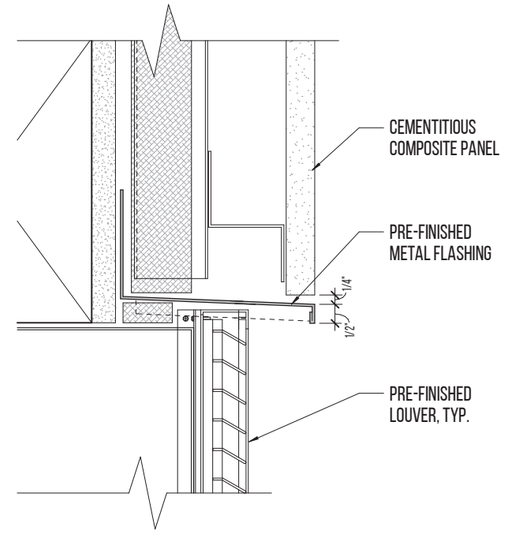

3" = 1'-0"
TYP TRANSITION - METAL PANEL ABOVE CCP 5

# WALL SECTIONS AND DETAIL VIGNETTES

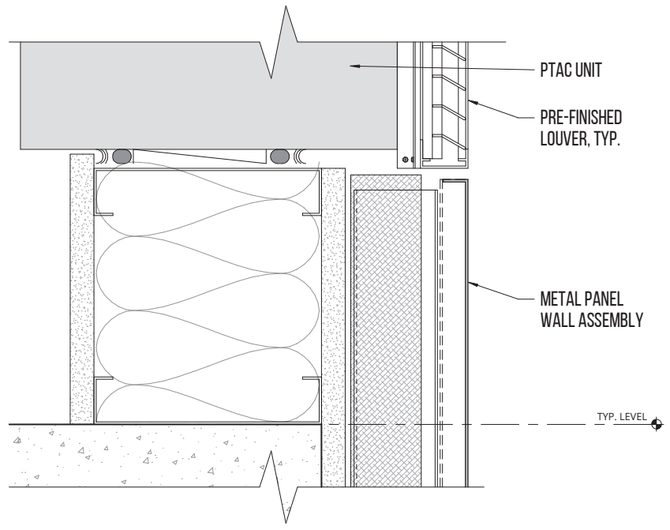

TYP WINDOWS LEVELS 3-7 - SOUTH



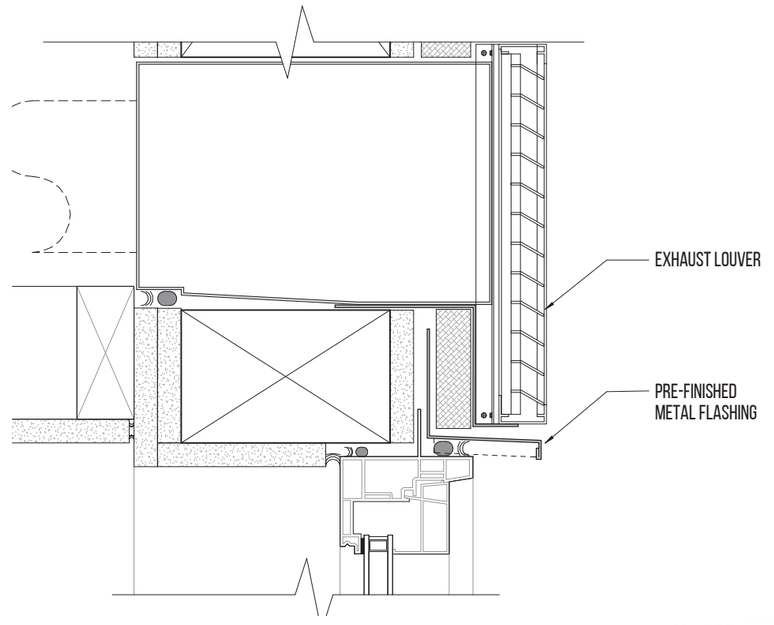

3" = 1'-0"
JAMB - HVAC AT CCP 1




3" = 1'-0"
CCP ABOVE LOUVER 2

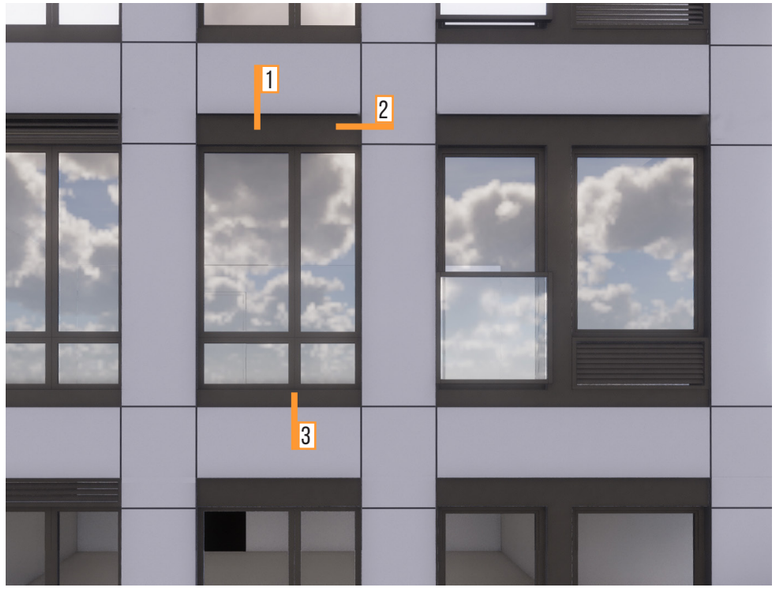



3" = 1'-0"
TYPICAL TRANSITION - LOUVER ABOVE METAL PANEL 3

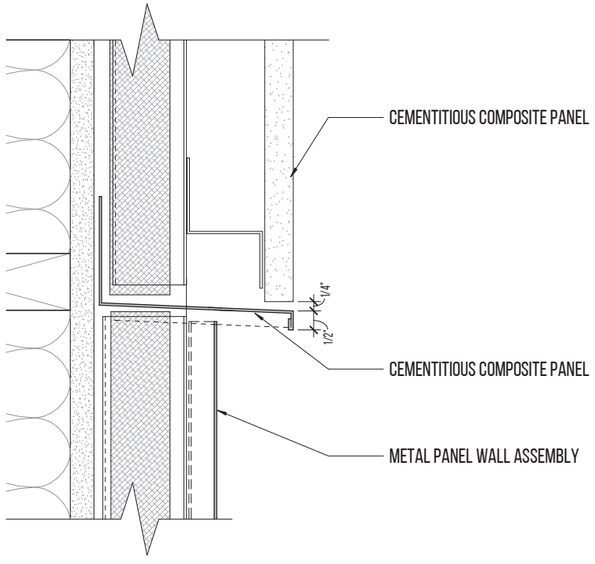



3" = 1'-0"
TYPICAL WINDOW HEAD AT LOUVER 4

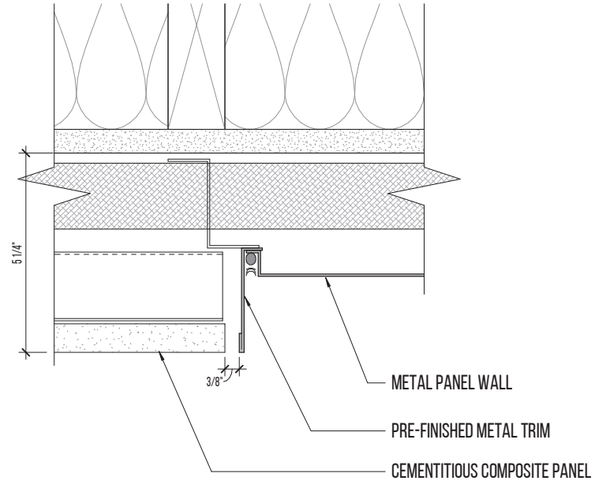
# WALL SECTIONS AND DETAIL VIGNETTES



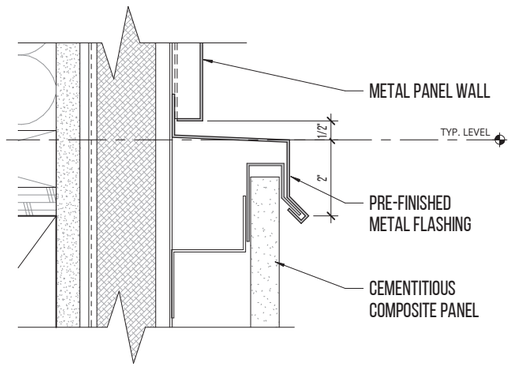

TYP WINDOWS LEVELS 3-7 - EAST/WEST



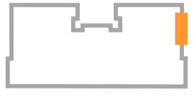

3" = 1'-0"
TYPICAL TRANSITION - CCP ABOVE METAL PANEL 1

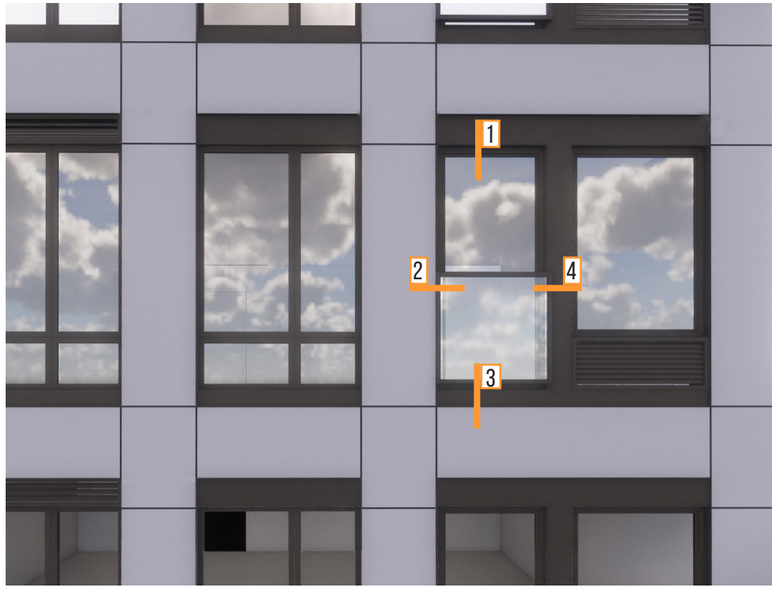



3" = 1'-0"
TYPICAL TRANSITION - CCP TO METAL PANEL 2

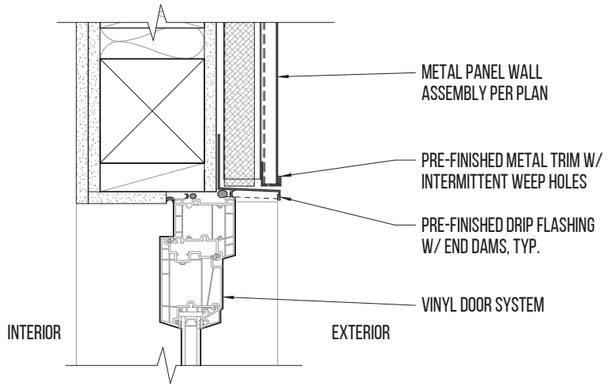



3" = 1'-0"
TYPICAL TRANSITION - METAL ABOVE CCP 3

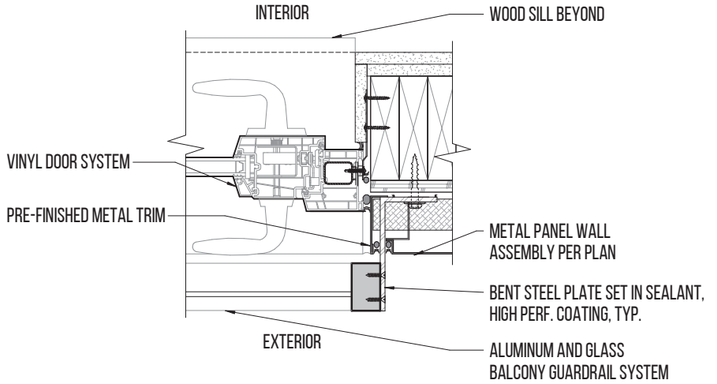




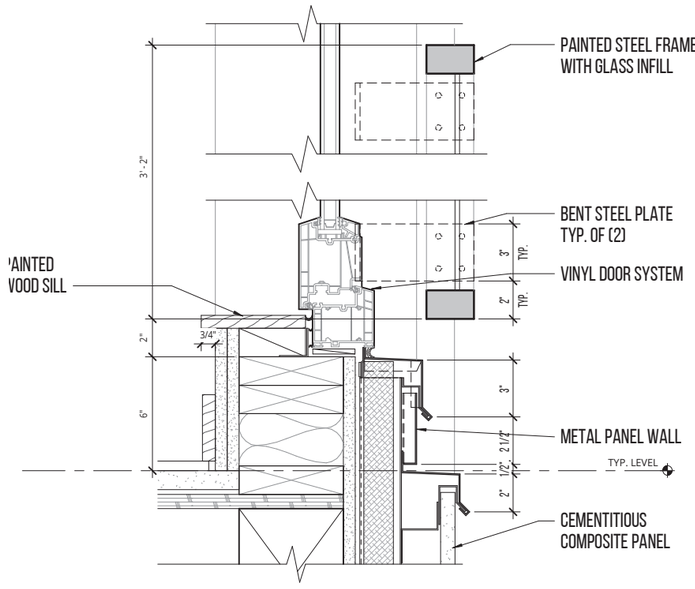

TYP JULIETTES LEVELS 3-7 - EAST/WEST



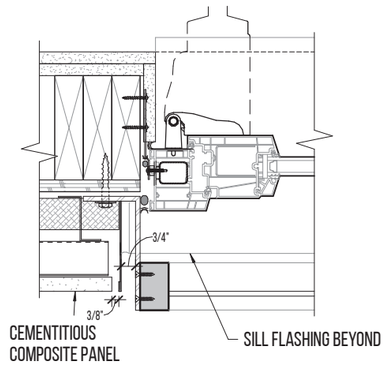

1-1/2" = 1'-0"
TYPICAL JULIETTE HEAD - CCP 1



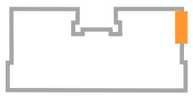

1-1/2" = 1'-0"
TYPICAL JULIETTE JAMB - METAL PANELS 2




1-1/2" = 1'-0"
TYPICAL JULIETTE SILL - METAL AND CCP 3




1-1/2" = 1'-0"
TYPICAL JULIETTE JAMB - CCP 4



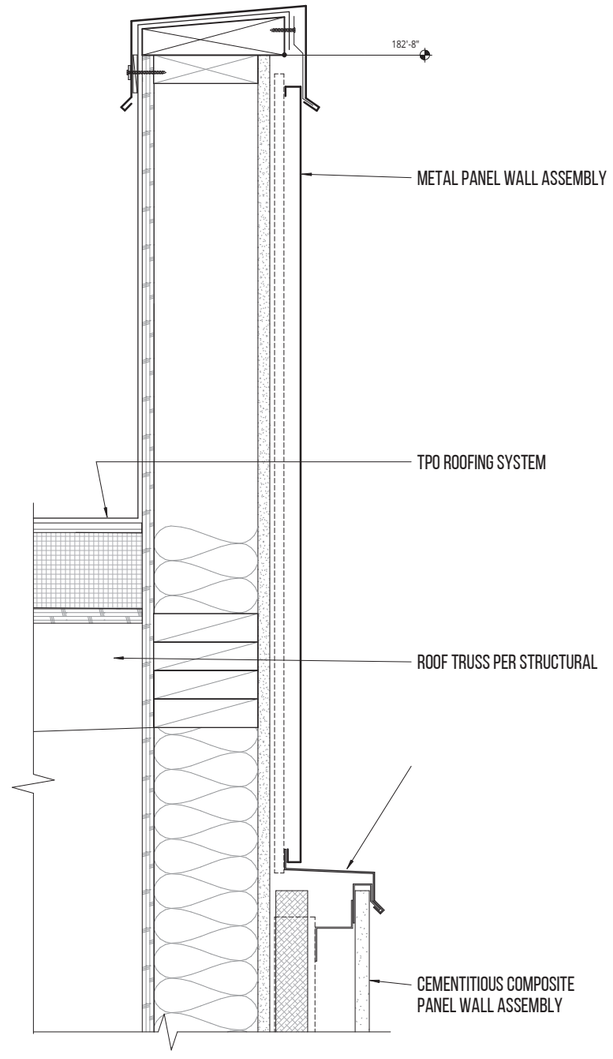
# WALL SECTIONS AND DETAIL VIGNETTES


TYPICAL METAL PANEL PARAPET - EAST/WEST


TYPICAL PARAPET CAP - SOUTH




1-1/2" = 1'-0"
TYPICAL PARAPET CAP 1



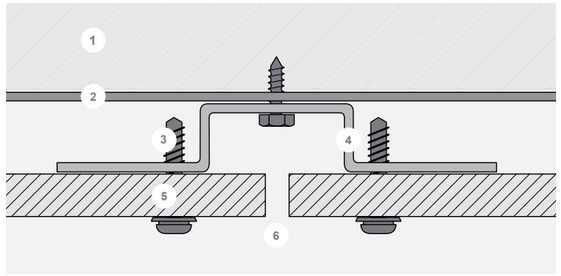

1-1/2" = 1'-0"
TYPICAL METAL PANEL PARAPET 2

## Installation

öko skin slat wall panels are used as facade cladding and mounted on a substructure. They can be installed both horizontally and vertically. öko skin slats can be fastened with screws, rivets or adhesive to an aluminium substructure. Screws and rivets are available in color matched finish. öko skin flex 302 mm | 11.89” can be also installed as lap siding.

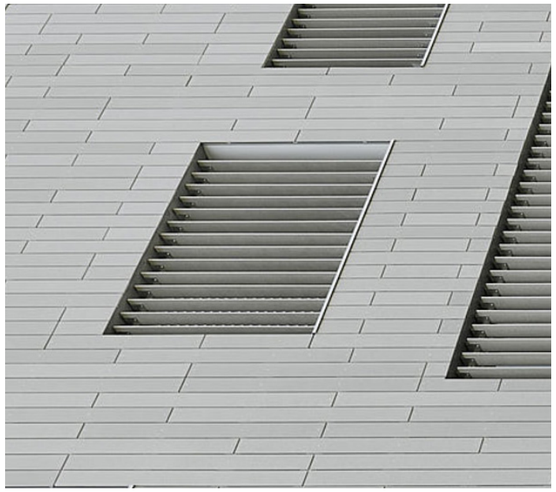
For further details on processing and mounting please consult our "installation instructions" on www.rieder.cc (refer to country-specific regulations).

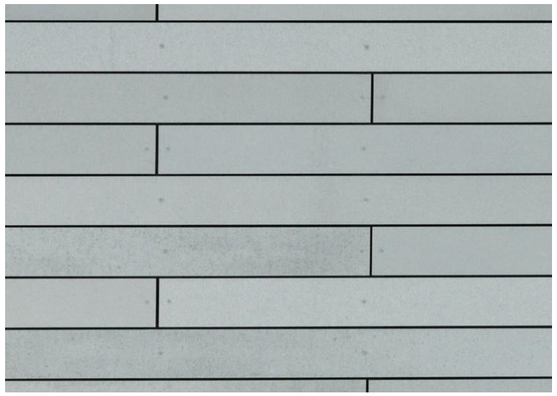
Assembly principle: screws on aluminium substructure




1 insulation
2 horizontal subgirt support
3 screw
4 hat channel subgirt
5 öko skin slat
6 open vertical joint

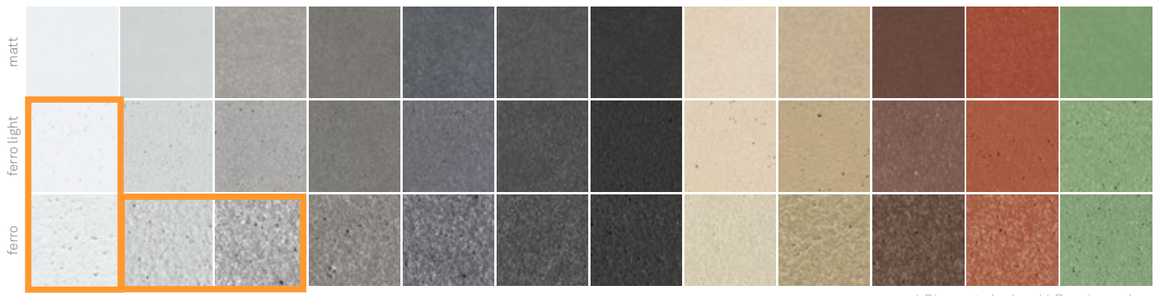
**NEW** | Concealed fastening with RPA Rieder Power Anchor





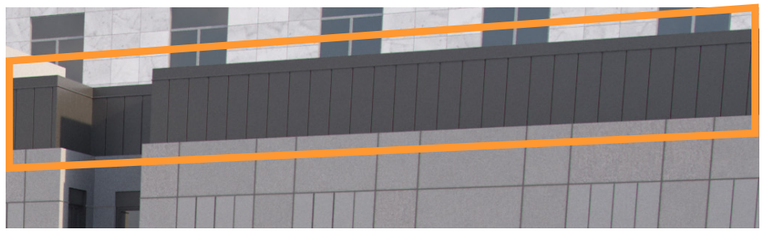
## Colors and surfaces

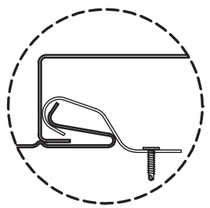
öko skin is through-colored including iron oxide and natural additives. The authentic colors of öko skin fit well in landscapes and blend with nature and the environment. Each palette includes three textures ferro, ferro light and matt which create a naturally varied and vivid surface. The play of colors within a certain color shade is intentional and enhances the character of concrete.



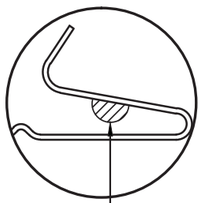

* Discounted color ** Premium colors

# PREFINISHED FORMED METAL PANEL - ("MORIN MATRIX 6.0" - BASIS OF DESIGN)

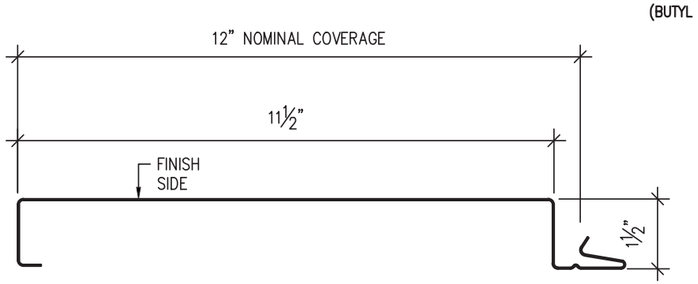


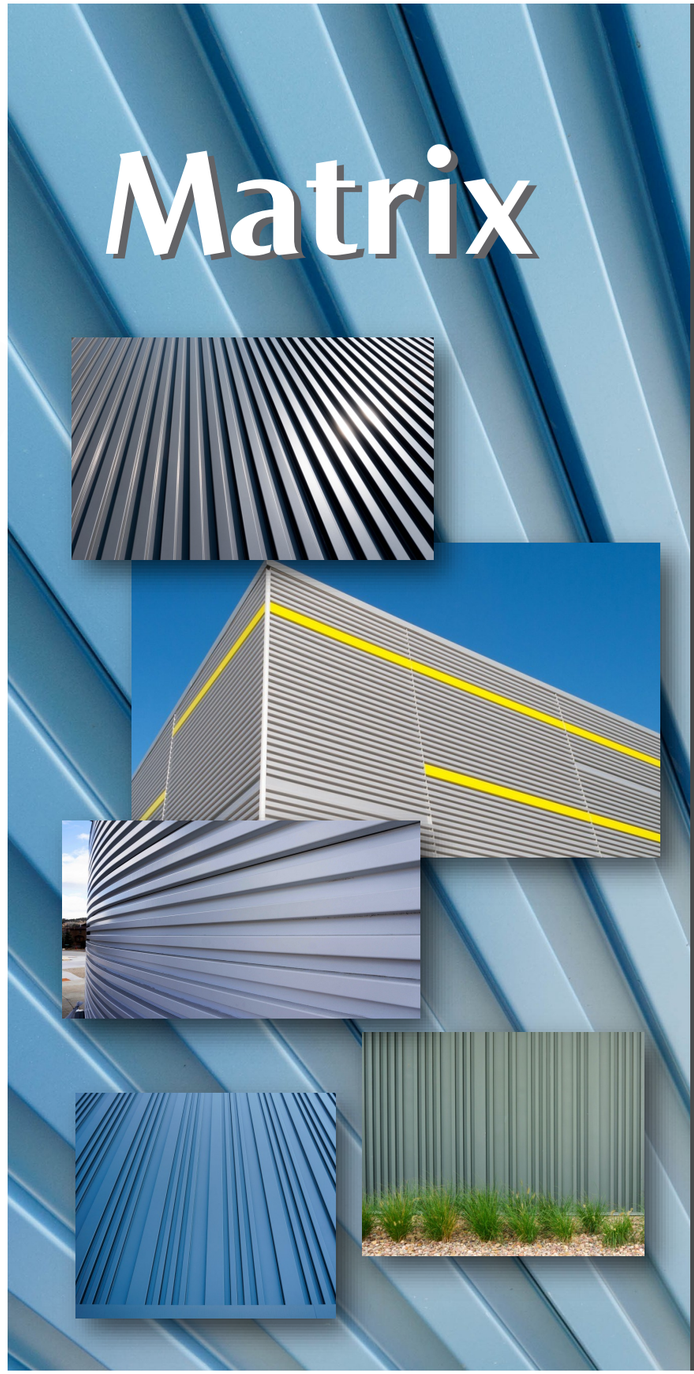


CLIP ENGAGEMENT



OPTIONAL FACTORY SEALANT
(BUTYL PLACEMENT)




**MORIN MATRIX SERIES®**

Inspired by technology, the Morin Matrix Series® is the next evolution in an integrated concealed fastener rain screen wall panel system. With ten unique panel profiles as well as complimentary extruded aluminum trims and Miter Seam corners, the designer has all the tools necessary to create the next award winning design.

- Four unique profiles
- Concealed clip and fastener design
- Common joint design allowing multiple panel integration
- Weather tight or rain screen rear ventilated application
- Ideal for new or retrofit projects
- Smooth surface standard, stucco embossed texture optional
- All PVDF painted finishes available
- All weather installation
- Optional factory caulking available

- Panel Depth 1-1/2" (38mm)
- Cover Width 12" (305mm)
- Lengths 5' (1.52m) to 30' (9.14m) Standard Shorter and longer lengths available

Galvalume/Zincalume

Painted Steel Options
20 GA (.91mm) / 22 GA (.76mm)

Aluminum Options
.050 GA (1.27mm) / .040 GA (1mm)

Stainless Steel Options 22 G
(.76mm) / 24 GA (.60mm)

Zinc Options
20 GA (1.0mm) / 22 GA (.91mm)

Natural Copper Options
20 oz. / 16 oz.

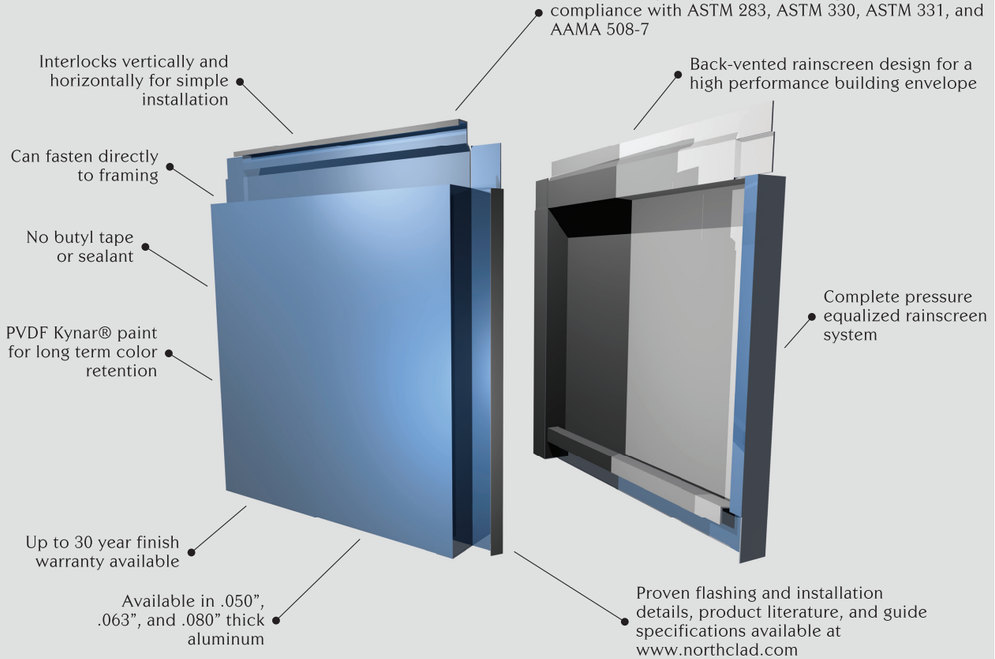
Application
Horizontal or Vertical

# PREFINISHED FORMED METAL PANEL - ("NORTH CLAD AL" - BASIS OF DESIGN)

AL

## Dual Interlocking

Tested for air, water, and structural performance in compliance with ASTM 283, ASTM 330, ASTM 331, and AAMA 508-7



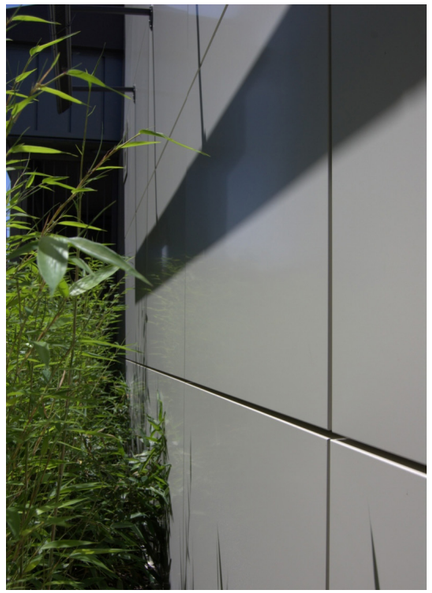

AL Series Green Building Assistance & LEED® Credit Potential: Base material contains 35% recycled content. LEED® MR Credit 4: Several paint options with SRI value greater than 29. LEED® SS Credit 7: Most products are 100% recyclable to assist in waste stream diversion. LEED® MR Credit 2: Manufactured in the Pacific Northwest by a local workforce.

North Clad® rainscreen solutions

"NorthClad is a family owned and operated company, based in Everett, WA. We take pride in our work and all of our panels are produced in-house, with care, by us. Please touch base with us and come by for a visit, we would be happy to show you around our state of the art fabrication facility."

## Dual Interlocking

- Panels interlock both horizontally and vertically.
- No butyl tape or sealant.
- Standoff clips available or can be attached directly to substrate framing.
- Complete flashing systems available.
- Interlocking design for easier installation.
- CNC fabricated for consistency across panels.
- Tested for and exceeds requirements for ASTM 283, ASTM 330, ASTM 331, AAMA 508-7.
- Available in standard and custom Kynar® colors with finish warranty.



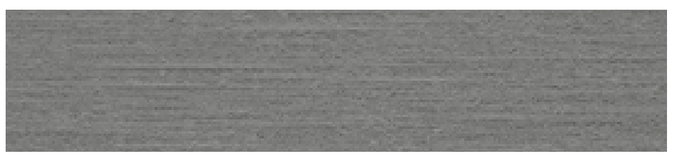
APPLICATION EXAMPLES

# EQUITONE

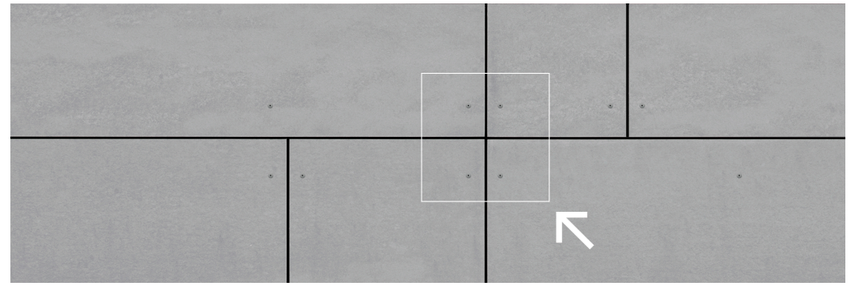
EQUITONE is a through-coloured facade material designed by and for architects. Our company has produced these façade panels since the 1950´s under the name ¨ETERNIT¨. Every EQUITONE panel is unique, showing the raw, untreated texture of the fibre cement base material. Fibre cement is a cement composite material that consists of cement, cellulose and mineral materials, reinforced by a visible matrix. Nothing else. The EQUITONE material comes in a maximum panel size of 1,25 x 3m (4´x 10´) and can be transformed into any size or shape in the workshop or on-site. Furthermore, the material can be perforated or printed. Visible and invisible rainscreen fixing methods can be used including riveting, screwing and bonding on metal or wood supporting frames. No matter what design options you explore, the through-coloured nature of EQUITONE assures crisp, monolithic details.

# EQUITONE [tectiva]

| DIMENSIONS INCH | THICKNESS | MAX. WIDTH | MAX. LENGTH |
|---|---|---|---|
| EQUITONE [linea] | 0,39 | 48 | 120 |
| EQUITONE [tectiva] | 0,31 | 48 | 120 |
| EQUITONE [materia] | 0,31 | 49 | 122 |
| EQUITONE [natura] | 0,31 - 0,47 | 49 | 122 |
| EQUITONE [pictura] | 0,31 - 0,47 | 49 | 122 |



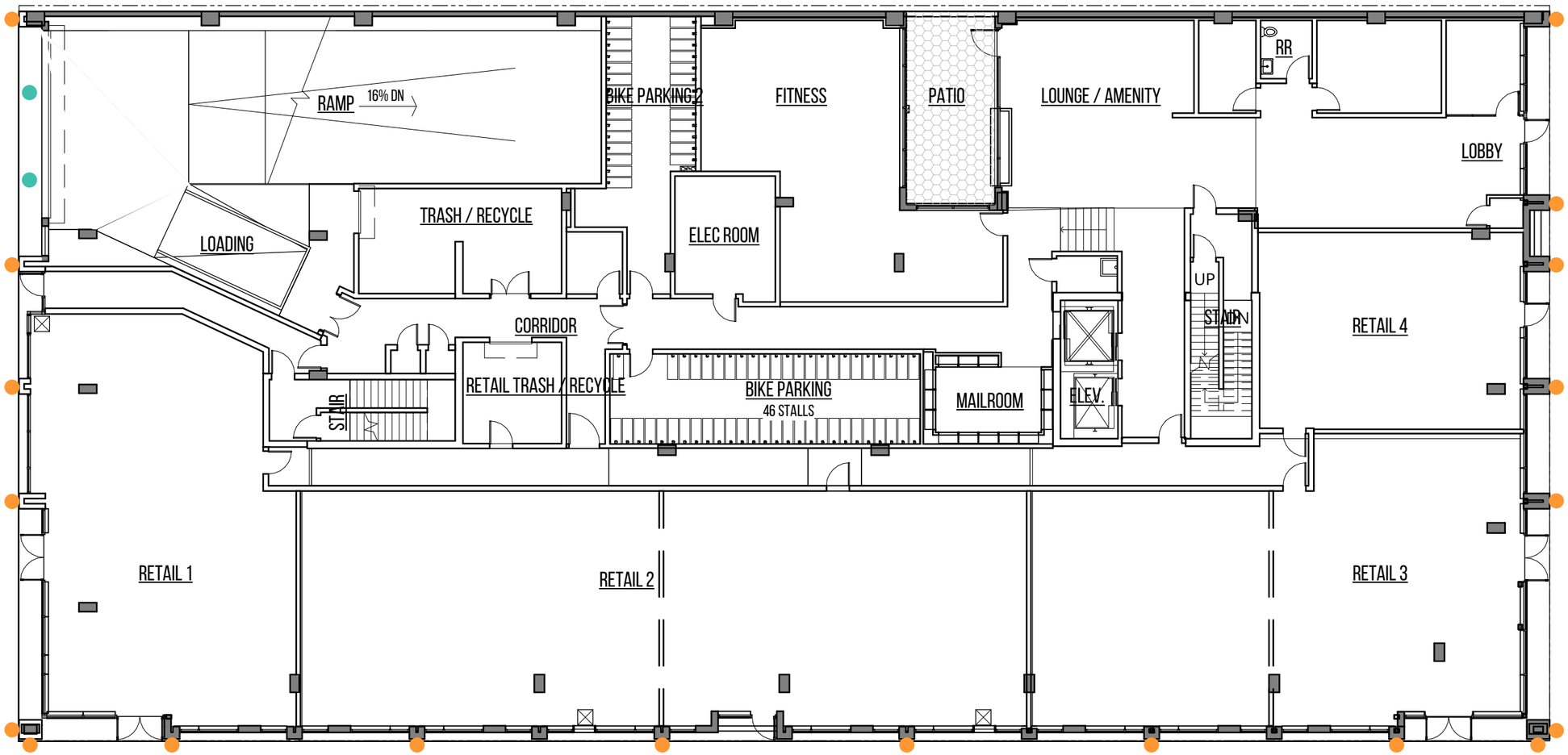
EQUITONE [tectiva] is a through-coloured facade material, characterised by a sanded surface and naturally occurring hues within the material.
Every tectiva panel is unique, strongly expressing the raw texture of the core eternit fibre cement material. The material comes in a large panel size and can be transformed into any size or shape in the workshop or on site. No matter what design options you explore, EQUITONE's through-coloured nature guarantees crisp, monolithic details.



EXAMPLE OF FACE FASTENED (LEVEL 2 AND ABOVE)

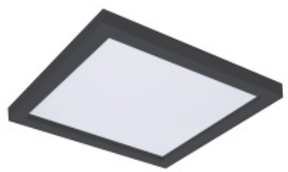
EXAMPLE OF CONCEALED FASTENING (LEVEL 1)

# ELECTRICAL - SITE LIGHTING PLAN




EXTERIOR WALL SCONCE:

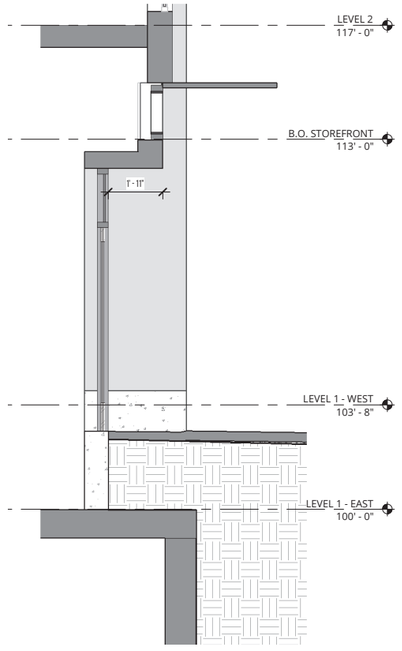
7-7/8" X 2 1/8" WALL MOUNT LED



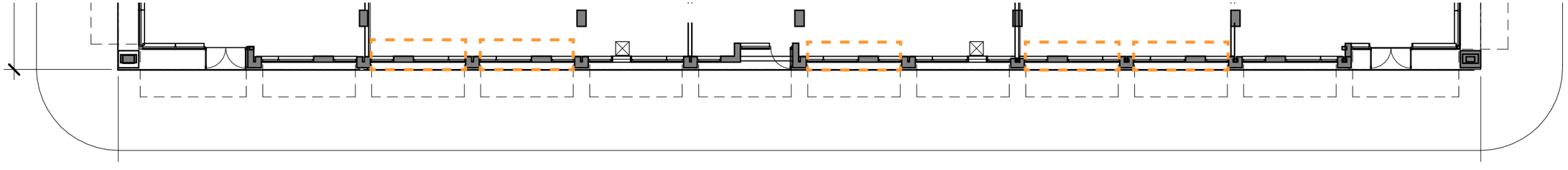
GARAGE ENTRY SOFFIT

6" X 6" SURFACE MOUNT LED

# POTENTIAL RETAIL ENTRIES - SOUTH ELEVATION




3/16" = 1'-0"
WALL SECTION AT ENTRY



1/16" = 1'-0"
FLOOR PLAN

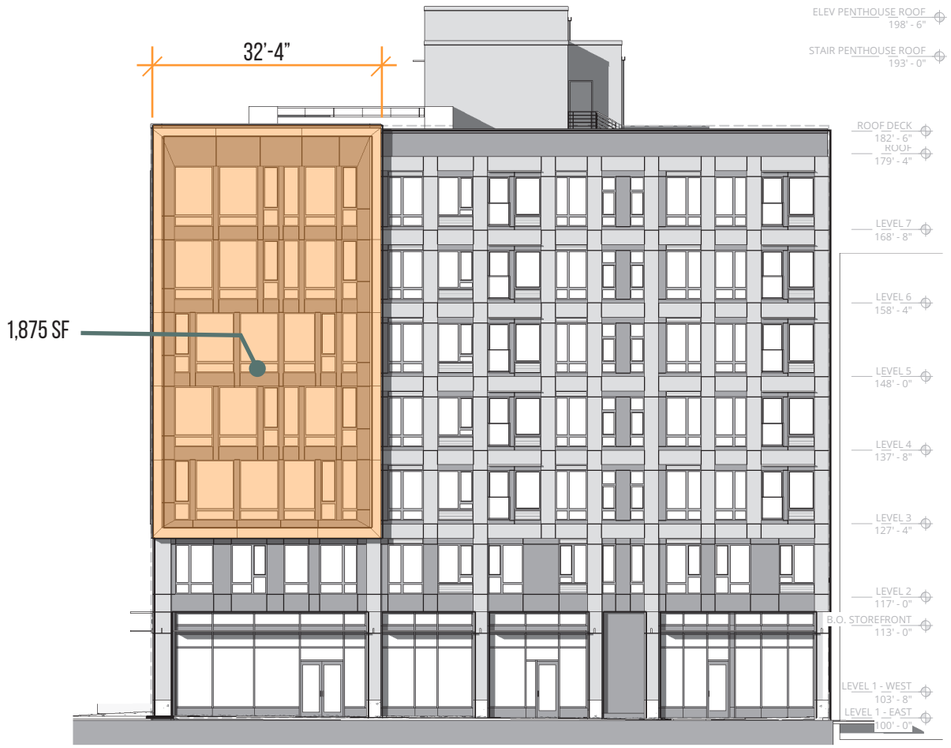

1/16" = 1'-0"
SOUTH ELEVATION

POTENTIAL RETAIL ENTRY LOCATIONS

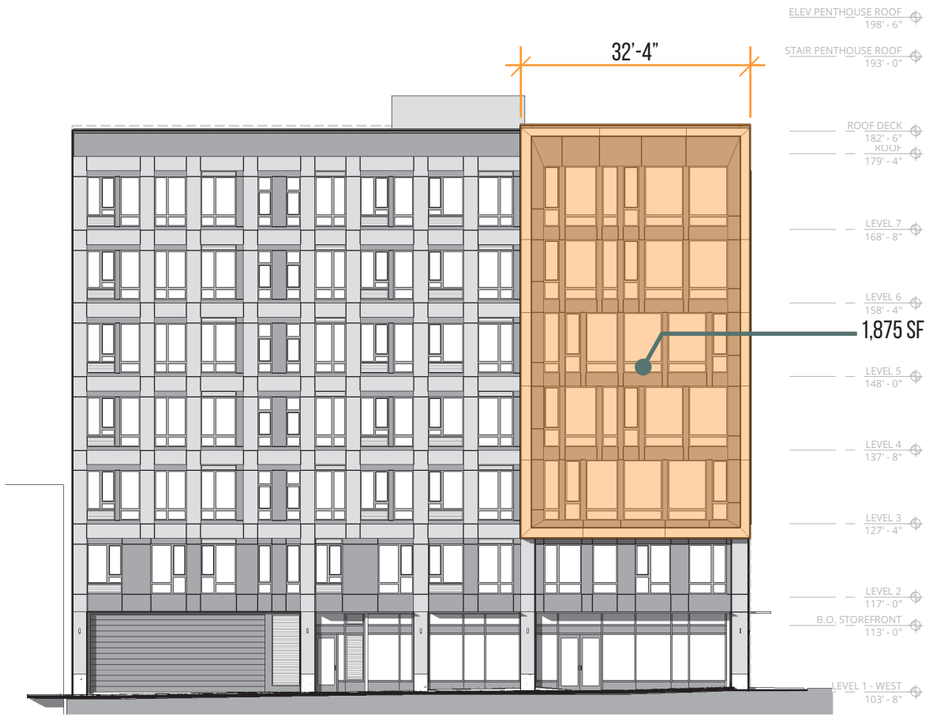
# ORIEL WINDOW EXCEPTION REQUEST

THE PROPOSED DESIGN SEEKS AN EXCEPTION TO THE ORIEL WINDOW STANDARD. THE DESIGN INCLUDES ONE 32'-4" ORIEL WINDOW ON THE EAST AND WEST ELEVATIONS. THE OVERALL LENGTH AND AREA OF THESE LARGER PROJECTIONS IS LESS THAN WHAT WOULD BE ACHIEVED BY MULTIPLE, SMALLER PROJECTIONS. THE DESIGN INTENTION IS TO GIVE A HIERARCHY TO THESE ELEVATIONS WHICH RECOGNIZES THE IMPORTANCE OF THE BURNSIDE INTERSECTIONS.

NOTE: AREA HIGHLIGHTED PROJECTS 4'-0" INTO PUBLIC RIGHT OF WAY




3/32" = 1'-0"
1. EAST ELEVATION




3/32" = 1'-0"
2. WEST ELEVATION

1,875 SF ORIEL WINDOW AREA IN 7,917 SF BUILDING AREA
24% RATIO*

*40% MAX BUILDING WALL AREA ALLOWED

32'-4" CONTINUOUS PROJECTION*

*12'-0" MAX ALLOWED

EAST AND WEST

39% GLAZING PERCENTAGE FOR ORIEL WINDOWS

*30% MIN REQUIRED

32'-4" CONTINUOUS PROJECTION*

*12'-0" MAX ALLOWED

1,875 SF ORIEL WINDOW AREA IN 7,553 SF BUILDING AREA
25% RATIO*

*40% MAX BUILDING WALL AREA ALLOWED

# LOADING STANDARDS MODIFICATION REQUEST

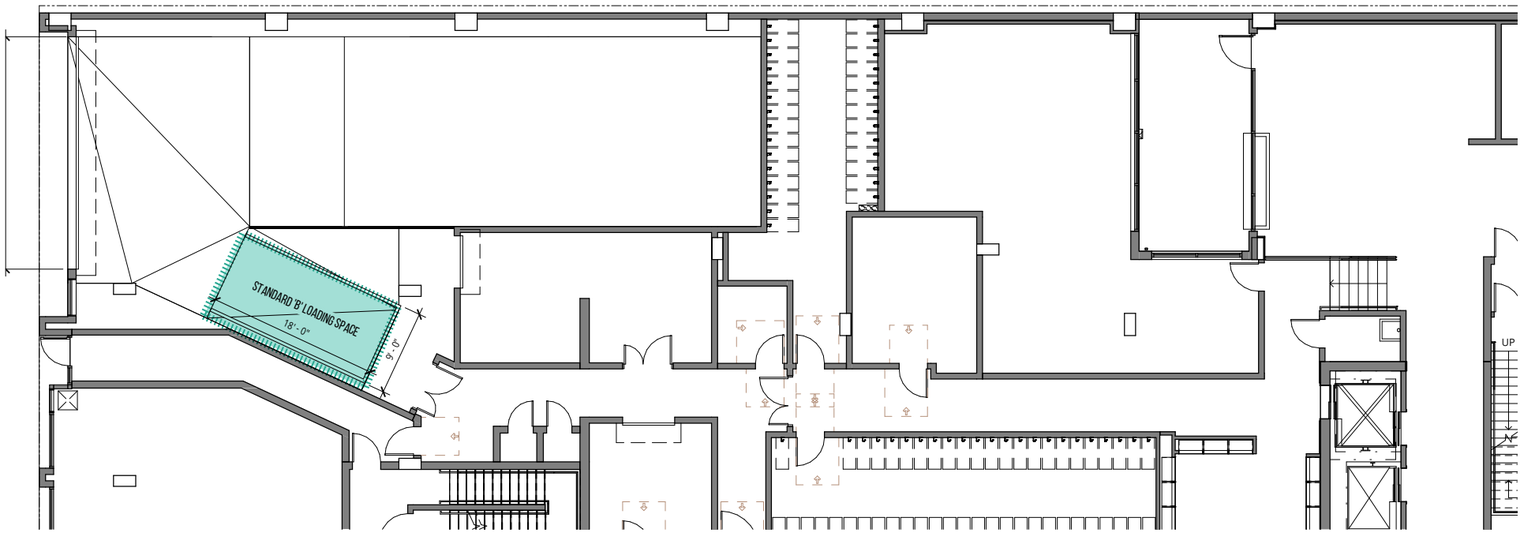
## 33.266.310. C LOADING STANDARDS, NUMBER OF LOADING SPACES

**REQUIREMENT:** ONE LOADING SPACE MEETING STANDARD A OR TWO LOADING SPACES MEETING STANDARD B ARE REQUIRED WHEN THERE ARE MORE THAN 100 DWELLING UNITS IN THE BUILDING.

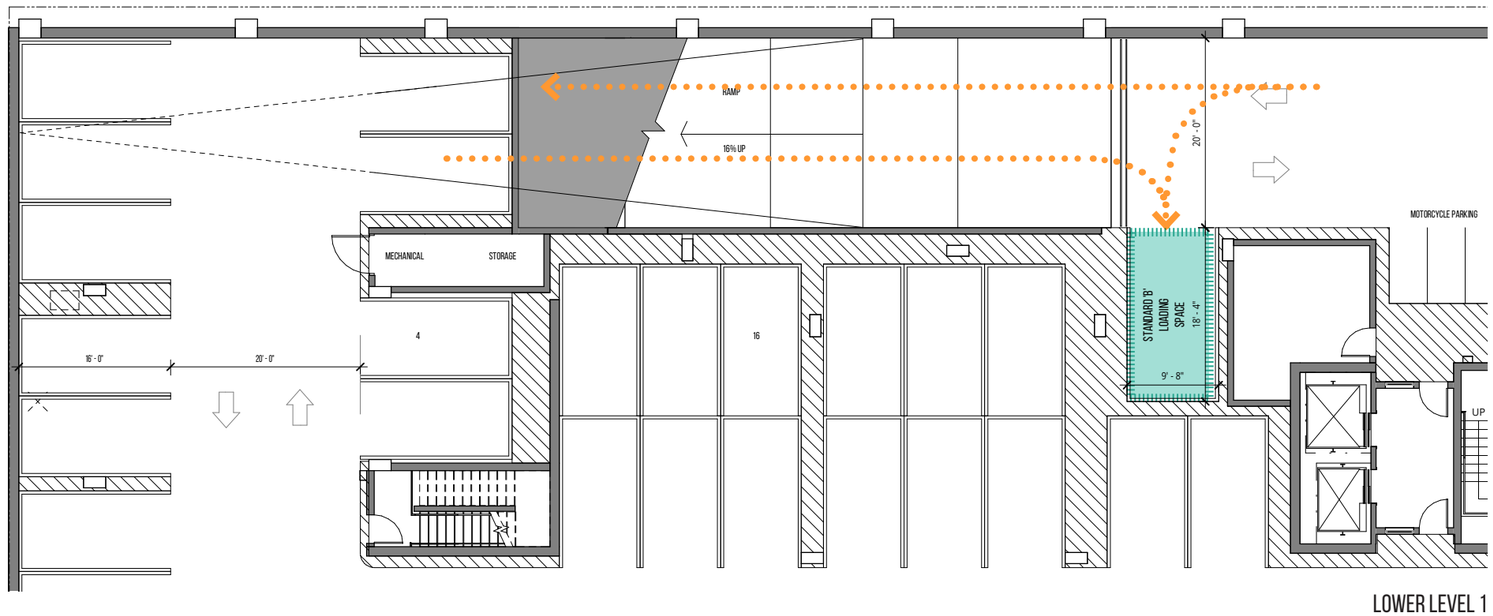
**PROPOSED:** THE PROJECT WILL HAVE TWO DEDICATED LOADING SPACES MEETING STANDARD B FOR COUNT, BUT ONE STALL WILL HAVE AN IMPAIRED CLEARANCE OF 8'-2" MINIMUM, ALONG THE PATH OF ACCESS. 10-0" IS REQUIRED. PBOT SUPPORTS THIS STRATEGY.

**REASON FOR MODIFICATION:** THE PROJECT SEEKS TO BALANCE THE FUNCTIONAL REQUIREMENTS OF PARKING AND LOADING WITH THE URBAN DESIGN GOALS OF MAXIMIZING ACTIVE USE AT THE GROUND FLOOR. ONE SPACE WILL MEET THE DEMANDS OF THE RESIDENTS. PLEASE NOTE THAT IT IS NOT FEASIBLE TO PROVIDE THE FLOOR AREA REQUIRED FOR A SPACE WHICH MEETS STANDARD A WITHOUT ALSO SEEKING A MODIFICATION TO THE TYPE B LOADING STANDARD, SPECIFICALLY FOR VERTICAL CLEARANCE. VEHICULAR ACCESS TO THE SITE IS RESTRICTED TO 9TH AVENUE ONLY, NECESSITATING A LONG RAMP TO THE SUBGRADE PARKING AT LL1.

**HOW THE PROPOSED ALTERNATIVE DESIGN MEETS THE INTENT OF THE DEVELOPMENT STANDARD:** THE CODE REQUIRES TWO LOADING SPACES MEETING STANDARD B WHEN THERE ARE MORE THAN 100 DWELLING UNITS. THE INTENT OF THE CODE IS TO PROMOTE VEHICLE AREAS WHICH ARE SAFE AND ATTRACTIVE FOR MOTORISTS AND PEDESTRIANS. THE PROPOSED DESIGN USES A HIGH SPEED COILING OVERHEAD DOOR: A SAFE, ATTRACTIVE, AND EFFICIENT SOLUTION. THE DESIGN MAINTAINS THE MAXIMUM AREA AVAILABLE TO DEDICATED TO MEETING AND EXCEEDING THE GROUND FLOOR WINDOW STANDARD. WHICH IS ALIGNED WITH THE DESIRED CHARACTER OF THIS ZONE.




LEVEL 1




LOWER LEVEL 1

# BIKE PARKING MODIFICATION REQUEST

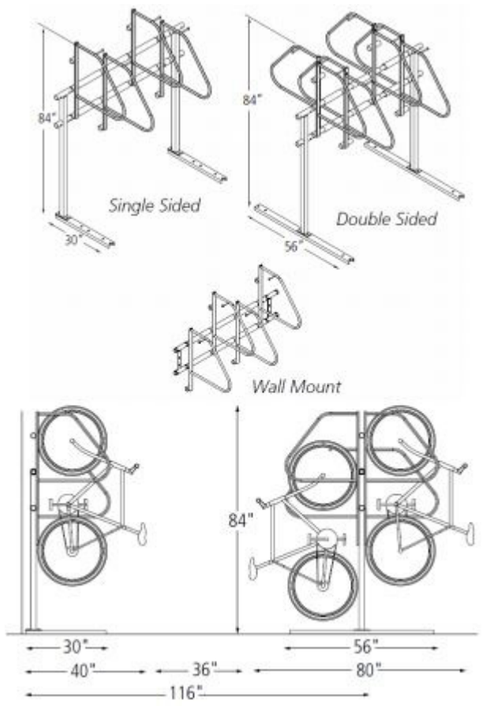
**33.266.220.C.B STANDARDS FOR BICYCLE PARKING, STANDARDS FOR ALL BICYCLE PARKING REQUIREMENT:** A SPACE 2'-0" BY 6'-0" MUST BE PROVIDED FOR EACH REQUIRED BICYCLE PARKING SPACE.

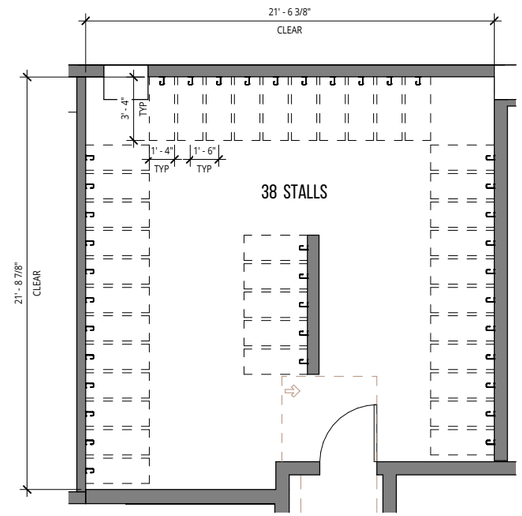
**PROPOSED:** THERE ARE 138 APARTMENTS IN THE PROJECT AND 8785 SQUARE FEET OF RETAIL. PER CODE A TOTAL OF 208 LONG-TERM BICYCLE PARKING STALLS ARE REQUIRED:

- 84 TOTAL RACKS ARE LOCATED WITHIN TWO SECURE BIKE ROOMS AT LEVEL 1. RACKS ARE PROVIDED AT 1'-6" O.C. AND REQUIRE A MODIFICATION.
- 130 TOTAL RACKS ARE LOCATED WITHIN RESIDENTIAL UNITS AND DO NOT REQUIRE MODIFICATION. 214 TOTAL ARE PROVIDED ( 6 MORE THAN REQUIRED).

**REASON FOR MODIFICATION:** DUE TO THE NATURE OF A 1/2-BLOCK SITE, THERE IS LIMITED AREA WITHIN THE BUILDING FOOTPRINT TO FIT A LARGE ROOM TO ACCOMMODATE ALL OF THE 2'-0" ON CENTER SPACING FOR BIKE RACKS. 18" ON CENTER IS PROPOSED AT BOTH LEVEL 1 BIKE ROOMS AND HAS BEEN PREVIOUSLY APPROVED BY THE CITY, IF THE PROJECT SELECTS A CITY PREFERRED BIKE RACK MANUFACTURER. "DERO ULTRA SPACE SAVER" RACKS HAVE BEEN SELECTED FOR USE.

**HOW THE PROPOSED ALTERNATIVE DESIGN MEETS THE INTENT OF THE DEVELOPMENT STANDARD:** CODE REQUIREMENT FOR 2' SPACING, IS SO THAT A BICYCLE CAN BE SECURELY HELD WITH ITS FRAME SUPPORTED SO THAT THE BICYCLE CANNOT BE PUSHED OR FALL IN A MANNER THAT WILL DAMAGE THE WHEELS OR COMPONENTS. IN ADDITION EACH REQUIRED BICYCLE PARKING SPACE MUST BE ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE. BY SELECTING A PRE-APPROVED RACK WITH THIS PROPOSED SPACING, THE PURPOSE OF THE CODE REQUIREMENT IS MET.

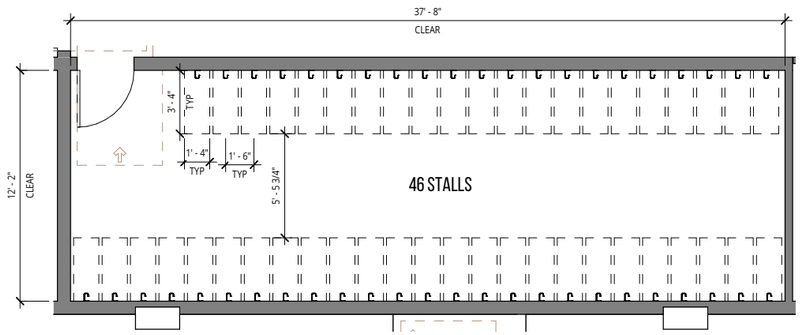



1/4" = 1'-0"
BIKE PARKING 1

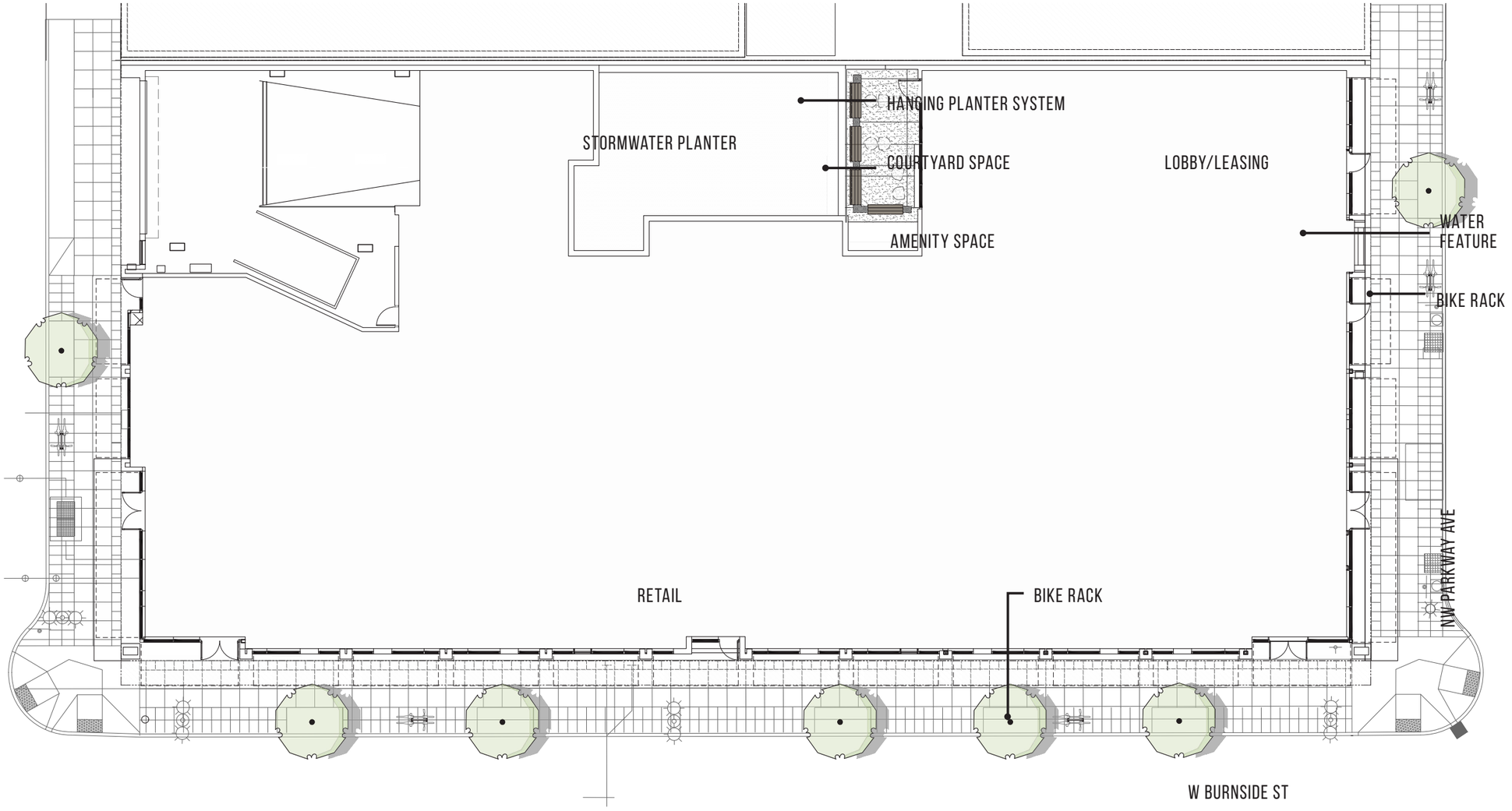
EXAMPLE OF SINGLE MOUNT

EXAMPLE OF DOUBLE SIDED MOUNT




1/4" = 1'-0"
BIKE PARKING 2

# LANDSCAPE - GROUND FLOOR PLAN

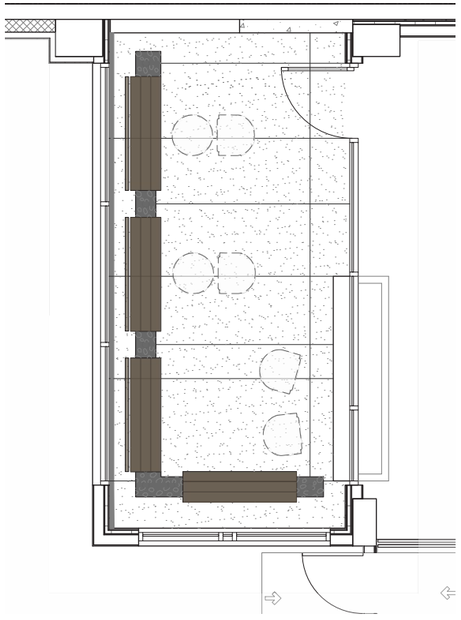


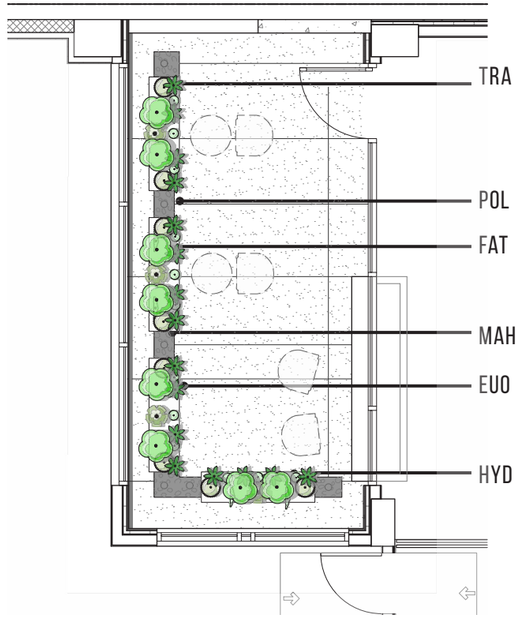

QU – COLUMNAR ENGLISH OAK

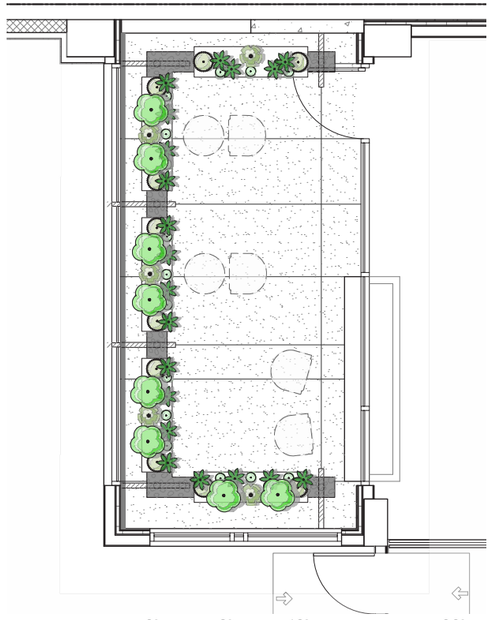
BURNSIDE BIKE RACK

0' 8' 16' 32'

# LANDSCAPE - COURTYARD




EUO – WOLONG GHOST WINTERCREEPER

FAT – SPECKLED JAPANESE FATSIA

HYD – EVERGREEN CLIMBING HYDRANGEA

MAH – MAHONIA SOFT CARESS

POL – JAPANESE TASSEL FERN

TRA – STAR JASMINE

# LANDSCAPE - LEVEL 2 PLAN


CARI – ICE DANCE SEDGE

DESC – CALIFORNIA HAIR GRASS

JUNP – CALIFORNIA GREY RUSH

POLM – SWORD FERN

# LANDSCAPE - ROOF PLAN

AMS – BLUE ICE STAR

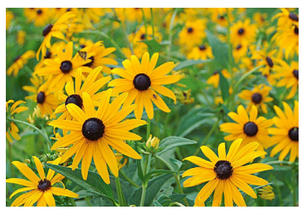
TRA – STAR JASMINE

HEM – STELLA ORO DAY LILY

CAL – FEATHER REED GRASS

ILE – CASTLE WALL HOLLY

PEN – DWARF FOUNTAIN GRASS



RUD – BLACK EYE SUSAN

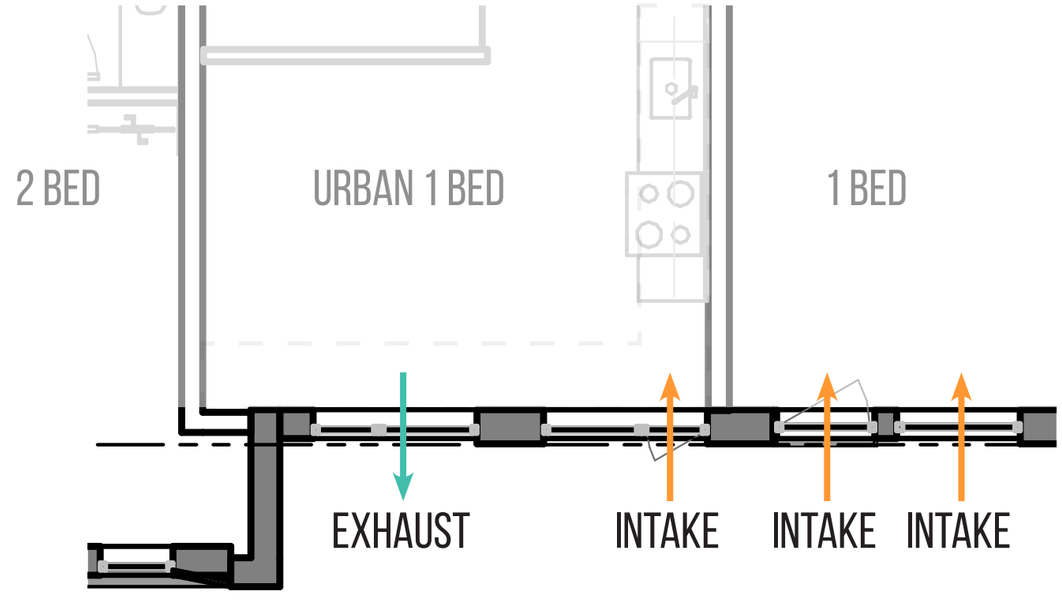
# JULIETTE BALCONY STUDY - PROPOSED LOCATIONS

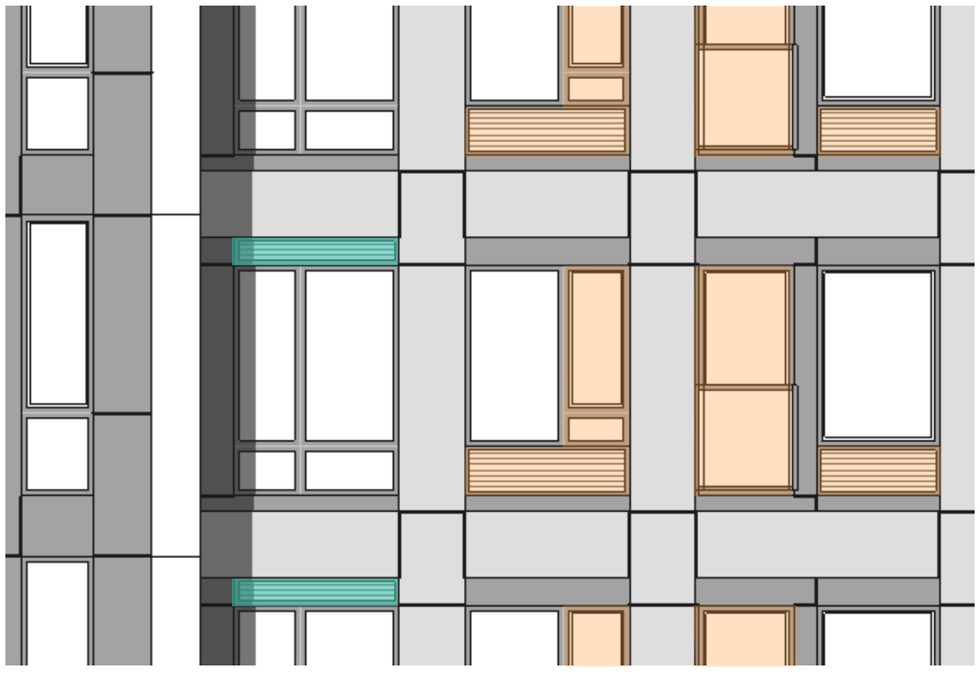
1/16" = 1'-0"

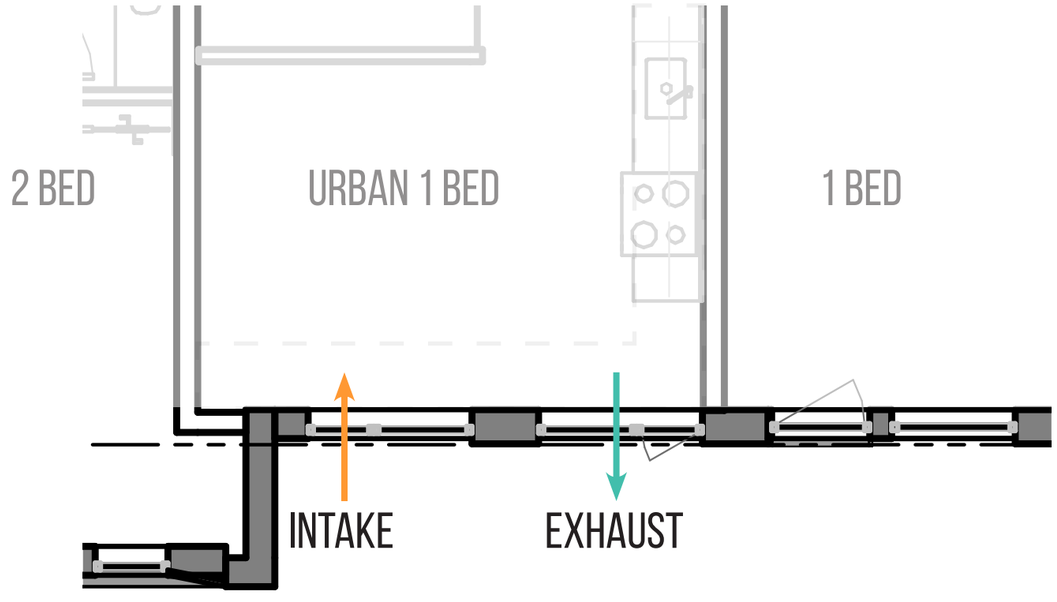
# JULIETTE BALCONY STUDY - SCHEME A

1/16" = 1'-0"

# JULIETTE BALCONY STUDY - SCHEME A

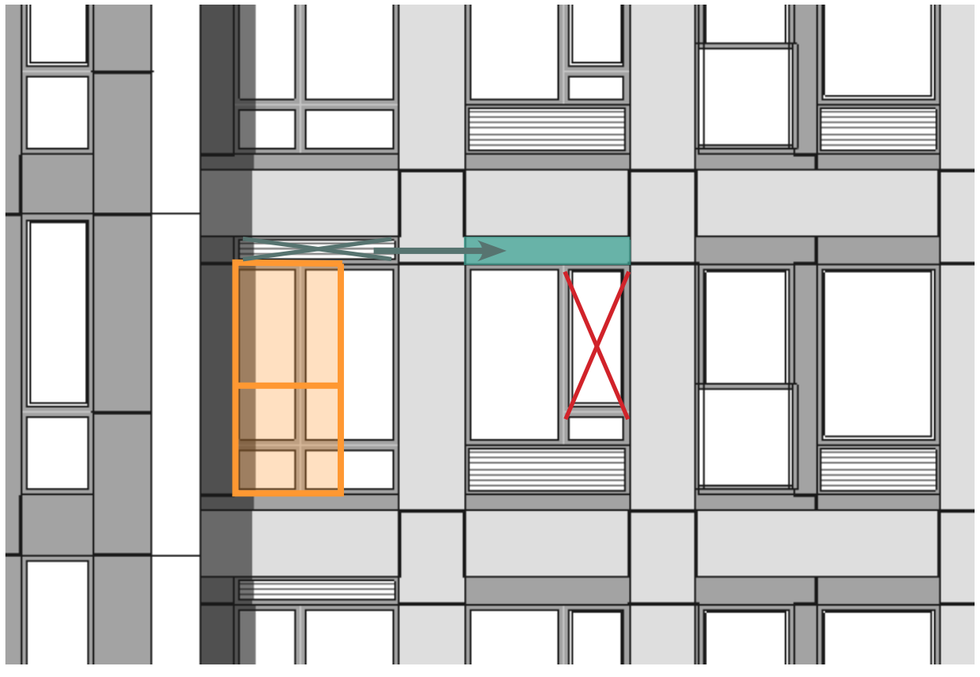

2 BED
URBAN 1 BED
1 BED
EXHAUST
INTAKE
INTAKE
INTAKE

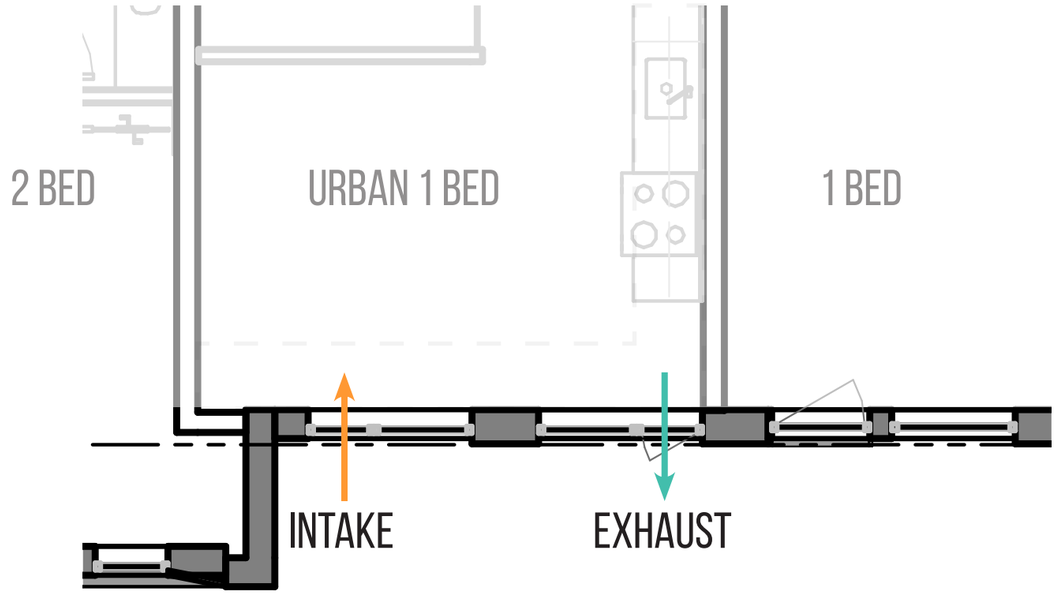





## REVISIONS

- ADDED JULIETTE
- SHIFT LOCATION OF EXHAUST VENT
- OPERABLE WINDOW REMOVED

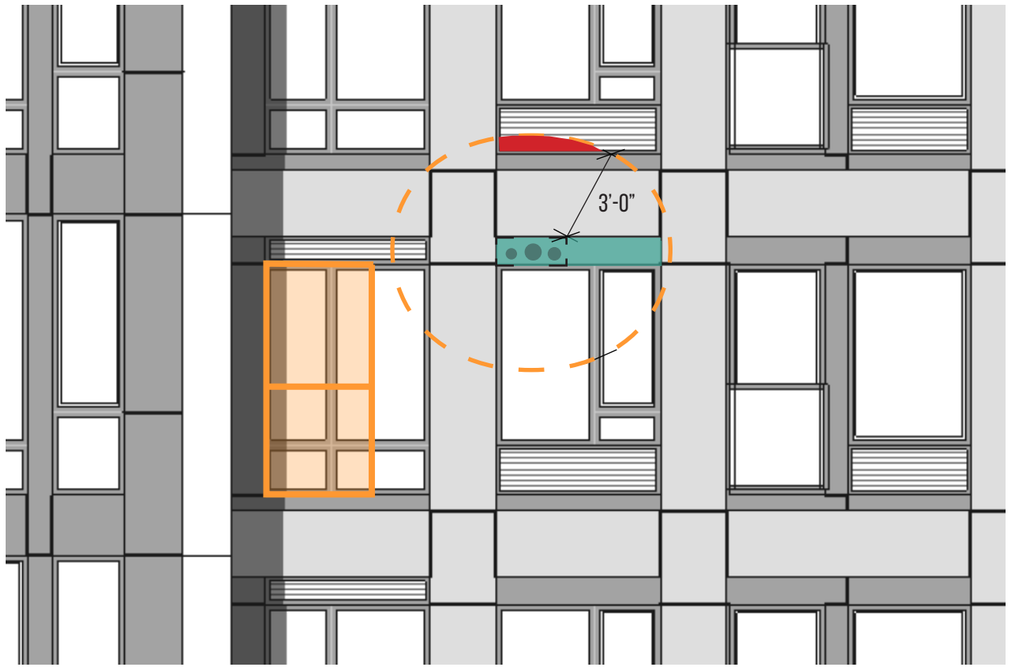





## ISSUE

- VENTING PROXIMITY TO HVAC AT LEVEL ABOVE = LESS THAN 3’-0”

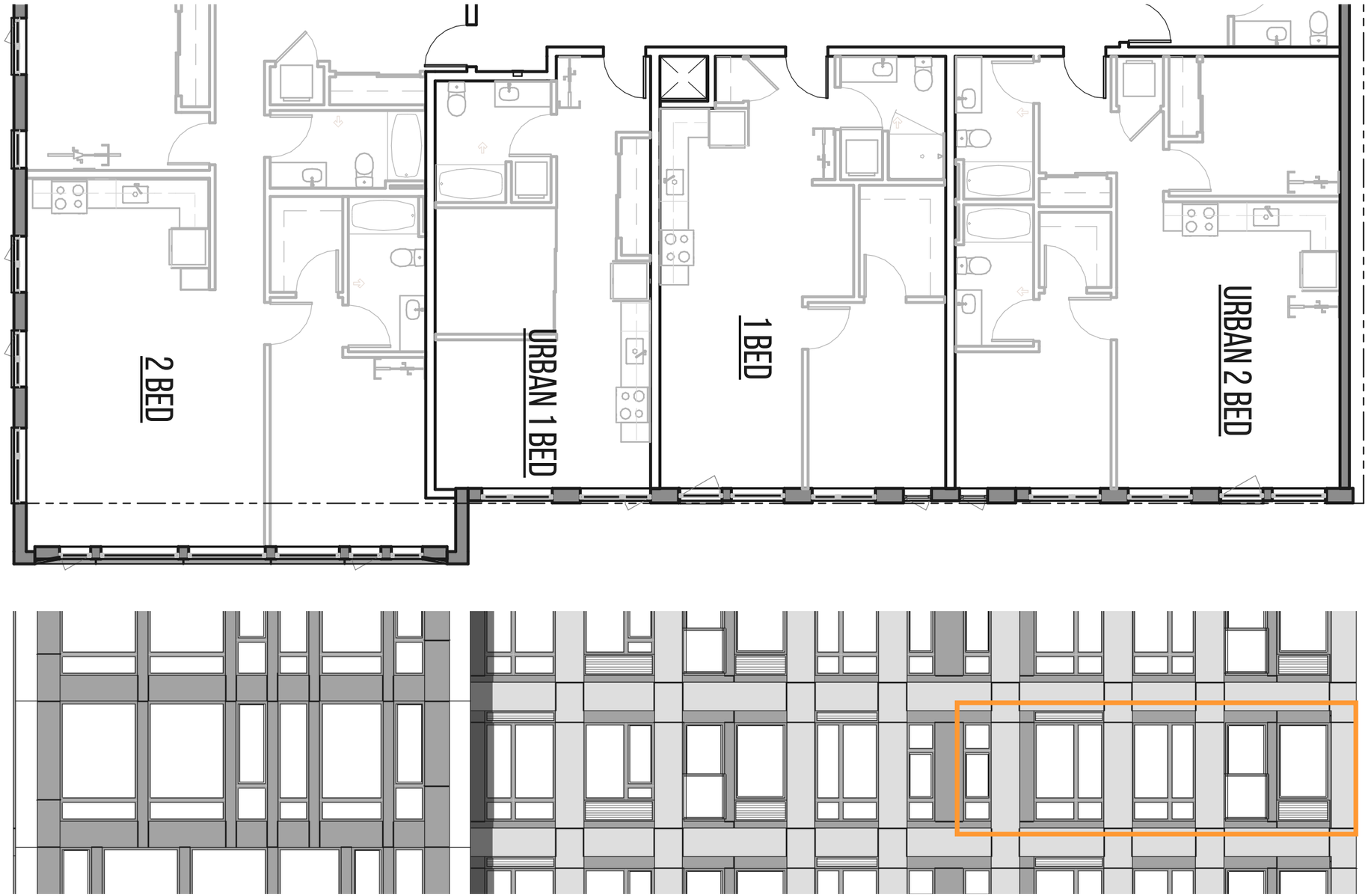
AREA OF CONFLICT



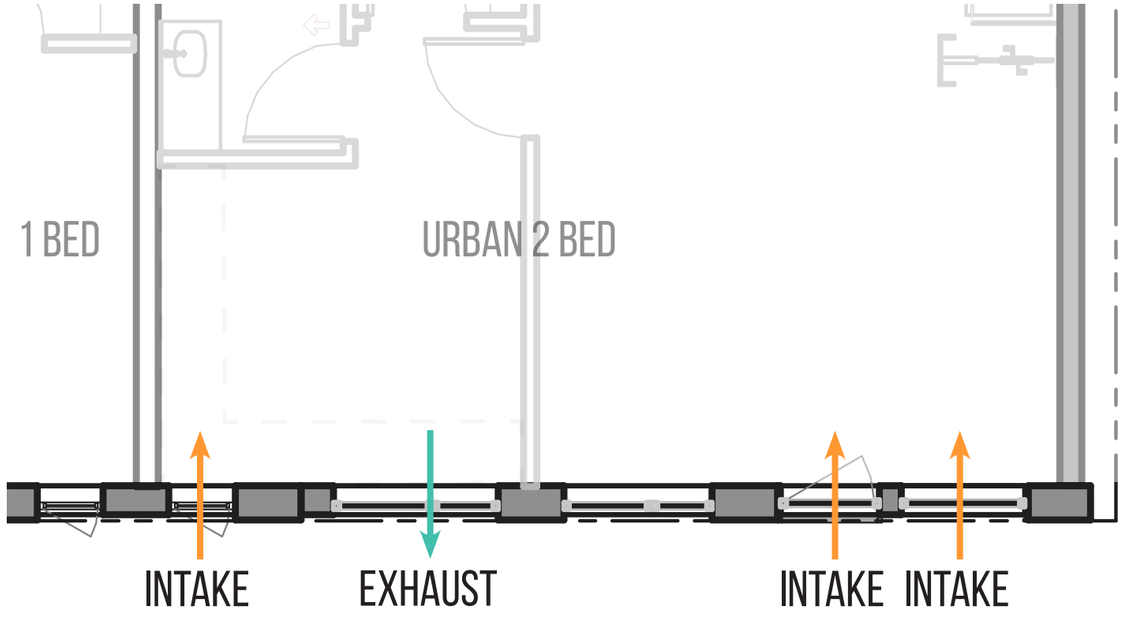

**501.3.1 Location of exhaust outlets.** The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:

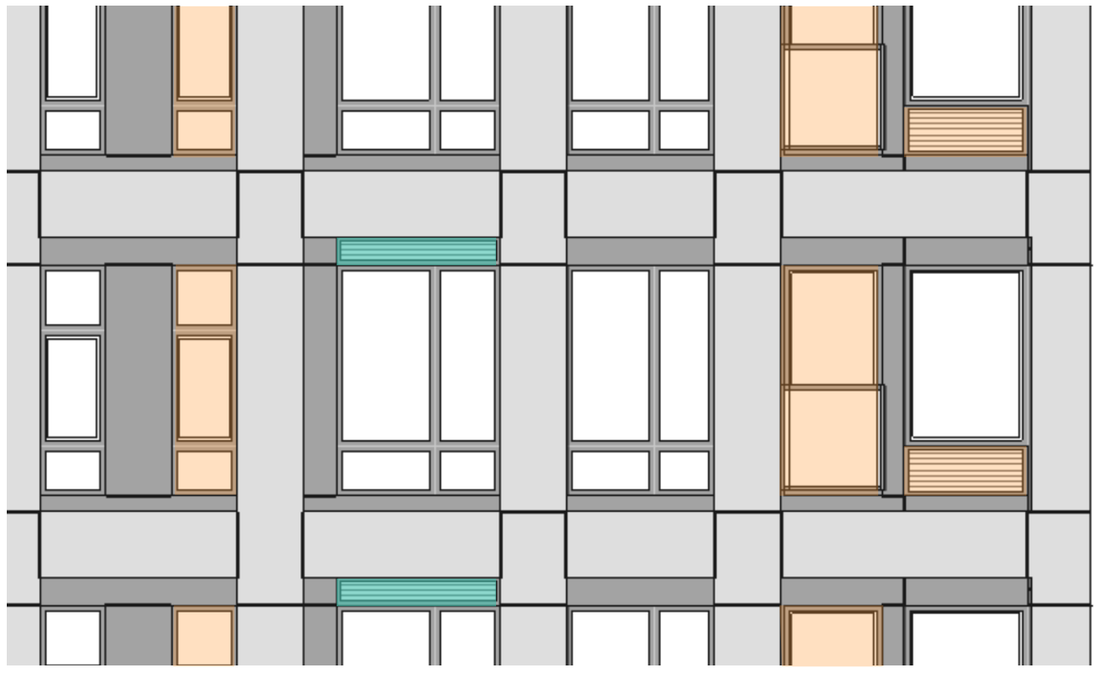
3. For all *environmental air* exhaust: 3 feet (914 mm) from property lines; 3 feet (914 mm) from operable openings into buildings for all occupancies other than Group U, and 10 feet (3048 mm) from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

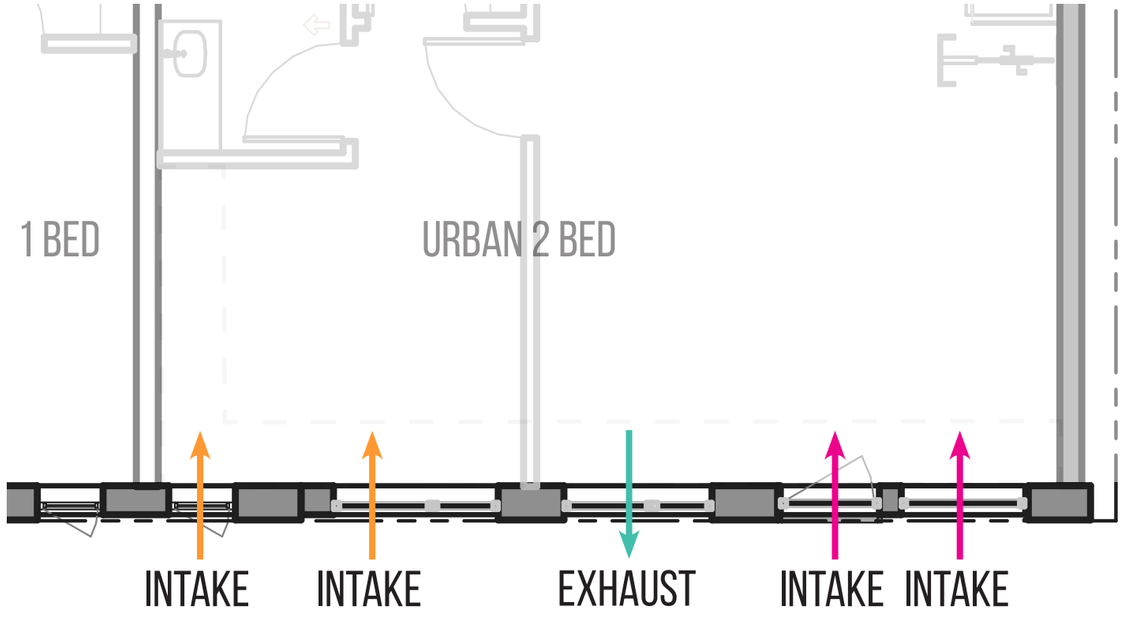
# JULIETTE BALCONY STUDY - SCHEME B



## JULIETTE BALCONY STUDY - CURRENT CONFIGURATION

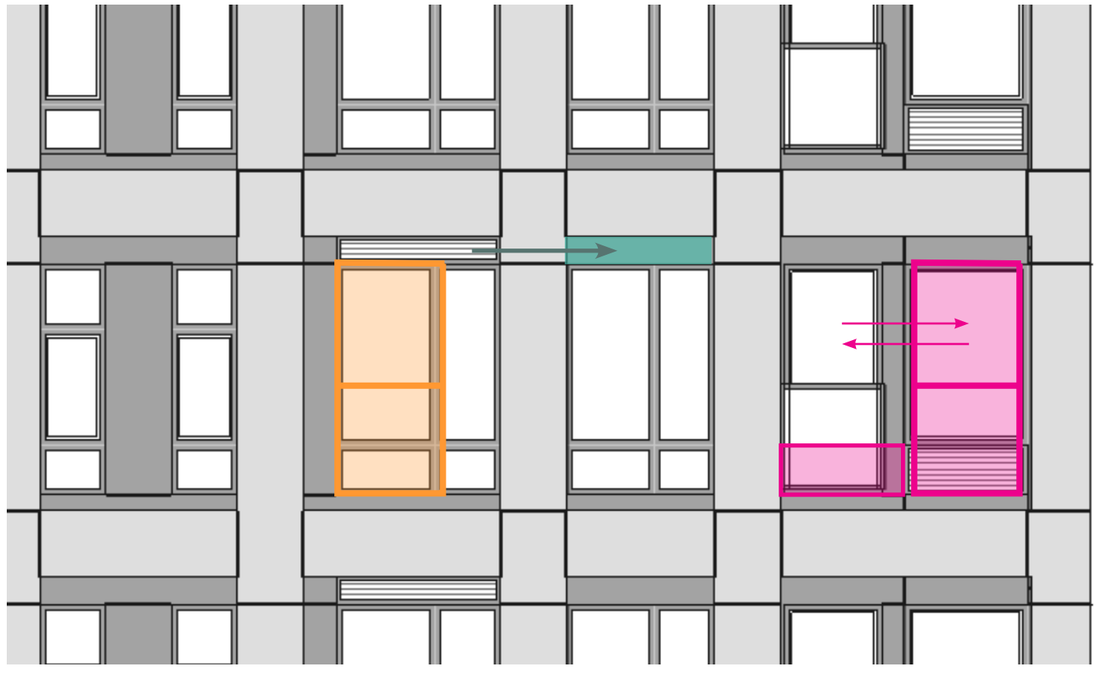





## REVISIONS

- RELOCATE EXHAUST VENT
- ADD SECOND JULIETTE
- FLIP LOCATION OF FIRST JULIETTE AND NEIGHBORING WINDOW/ HVAC
- DROP SOFFIT ADDED TO LIVING ROOM TO ACCOMODATE VENT DUCT



# THANK YOU!