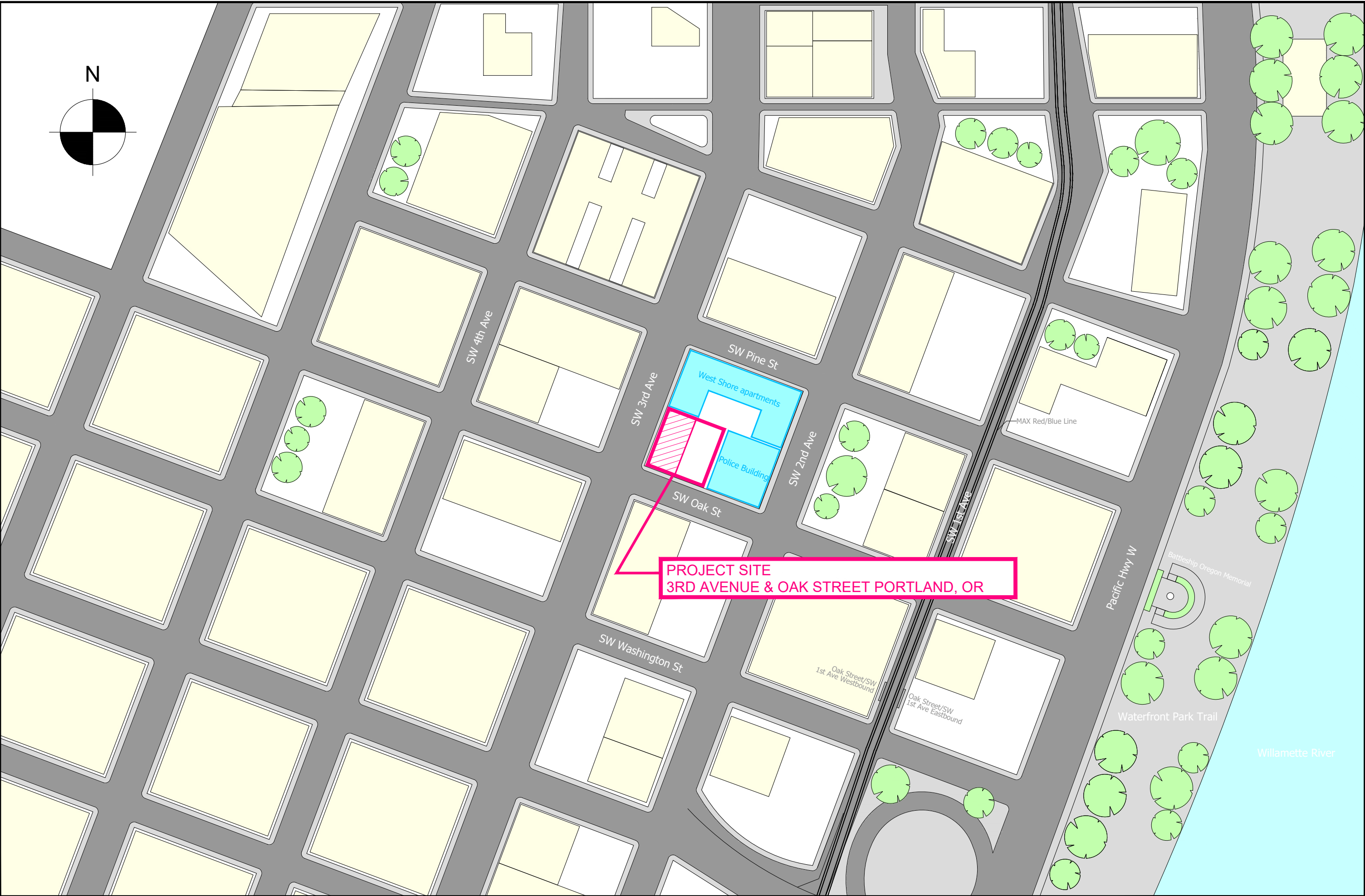


TOYOKO INN PORTLAND PROJECT

SW OAK STREET & 3RD AVENUE PORTLAND, OR 97204



TOYOKO INN ARCHITECT CO., LTD.
THE REGISTERED FIRST CLASS ARCHITECT OFFICE



 株式会社 東横インアーキテクト TOYOKO INN ARCHITECT CO., LTD. 一級建築士事務所 東京都知事登録第52057号 THE REGISTERED FIRST CLASS ARCHITECT OFFICE	PROJECT TITLE: TOYOKO INN PORTLAND PROJECT	DWG TITLE: Site plan	DEVELOPMENT: K. MUKUMOTO	APPROVED BY: S.TAKEMURA	ARCHITECT: S.TEI	REVISION DATE:	SCALE: 1/2000	ISSUE DATE: July. 17 2019	DWG NO. A-01
						REVIEWER: -			

PROJECT OVERVIEW

COMPANY DESCRIPTION:

Toyoko Inn is a hotel chain with corporate headquarters in Tokyo, Japan. They operate over 300 Hotels globally. They pride themselves on providing a clean, reasonably priced, hotel conveniently located to businesses and local transportation.

Toyoko Inn is expanding into the US market and is currently developing hotels in Chicago, Illinois, Seattle, Washington and in Portland, Oregon. They have identified Newark, New Jersey as the potential location for their next development in the US.

PROJECT DESCRIPTION:

The proposed location is located at the corner of SW 3RD AVE & SW OAK ST (Lots 5 and 6, Block 30) in the City of Portland.

The project is depicted in the preliminary schematic design as a 32-story hotel of approximately 10,000 square feet containing 610 hotel rooms. Its program includes parking space in the basement, lobby and amenity spaces on the first floor and 2nd floor, and hotel rooms on floors three through 32. Accessible rooms are provided and dispersed as the majority of the room-type in the floors between 3rd and 6th floor.

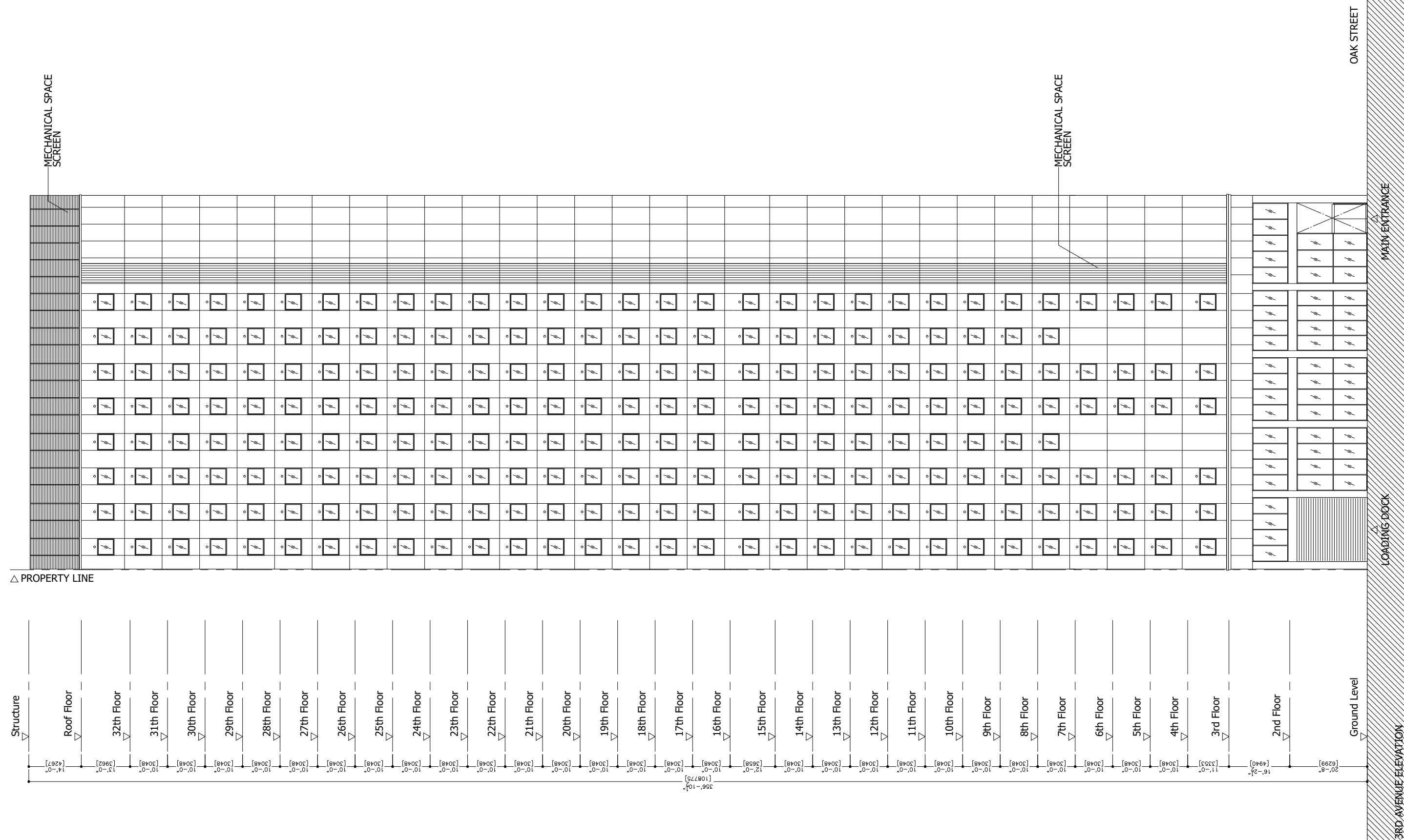
The massing of the project is laid out in the west side of the property along to the 3rd avenue, in a rectangular shape, so that it creates an open public space in between the construction and the historical landmark adjacent to the project site, meanwhile the widest faces of the new construction will be facing to the downtown area's block orientation.

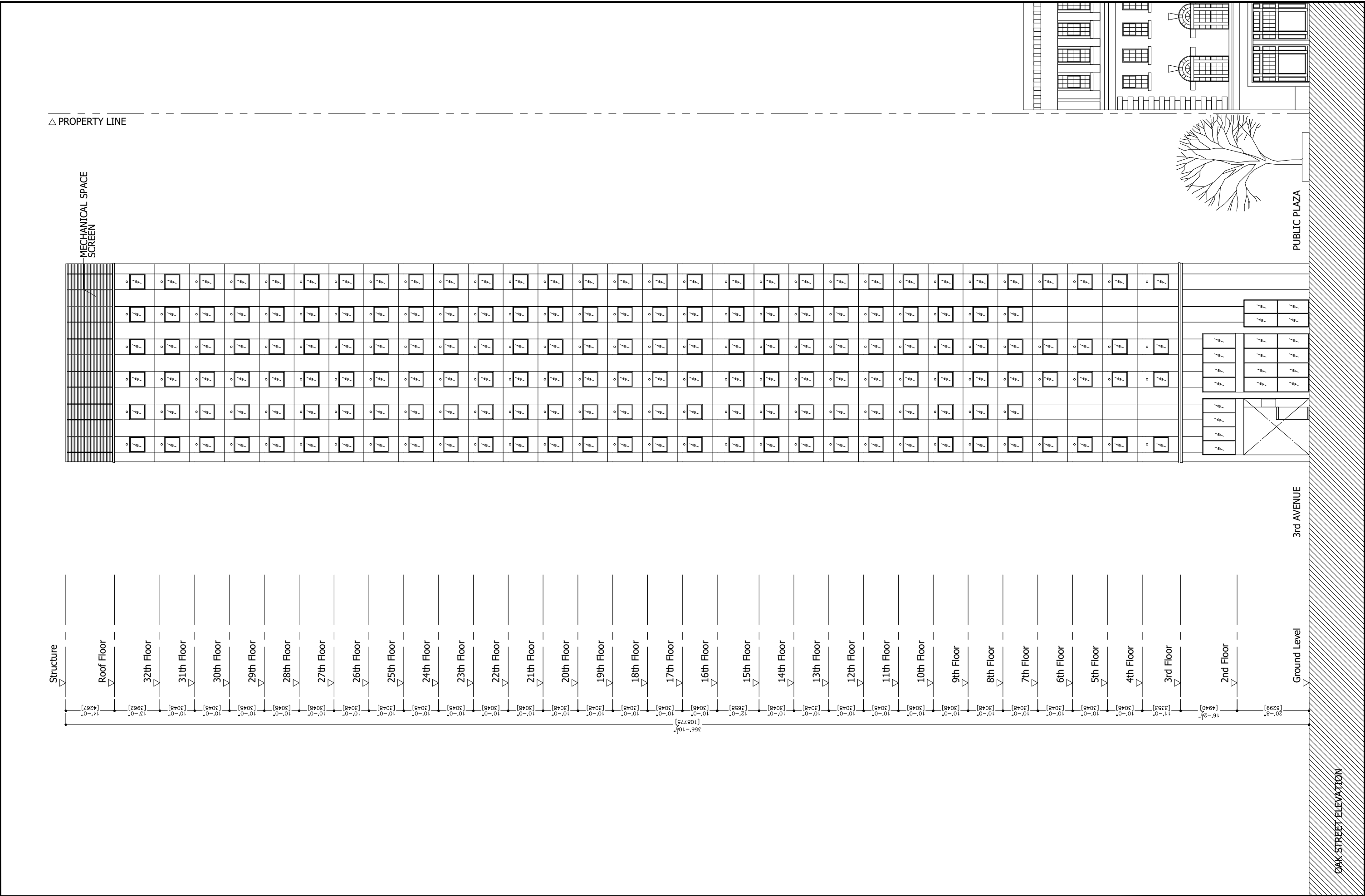
As well as the simplicity of the massing, the exterior skin is designed to represent the clarity of the project, which is composed of a two major programs, the public area and the guest rooms. The public area elevation mainly consists of floor-to-floor glazing that makes a relation with the street scale activity, while the residential floor elevation consists of a uniformly punched windows that portrays the hotel's concept.

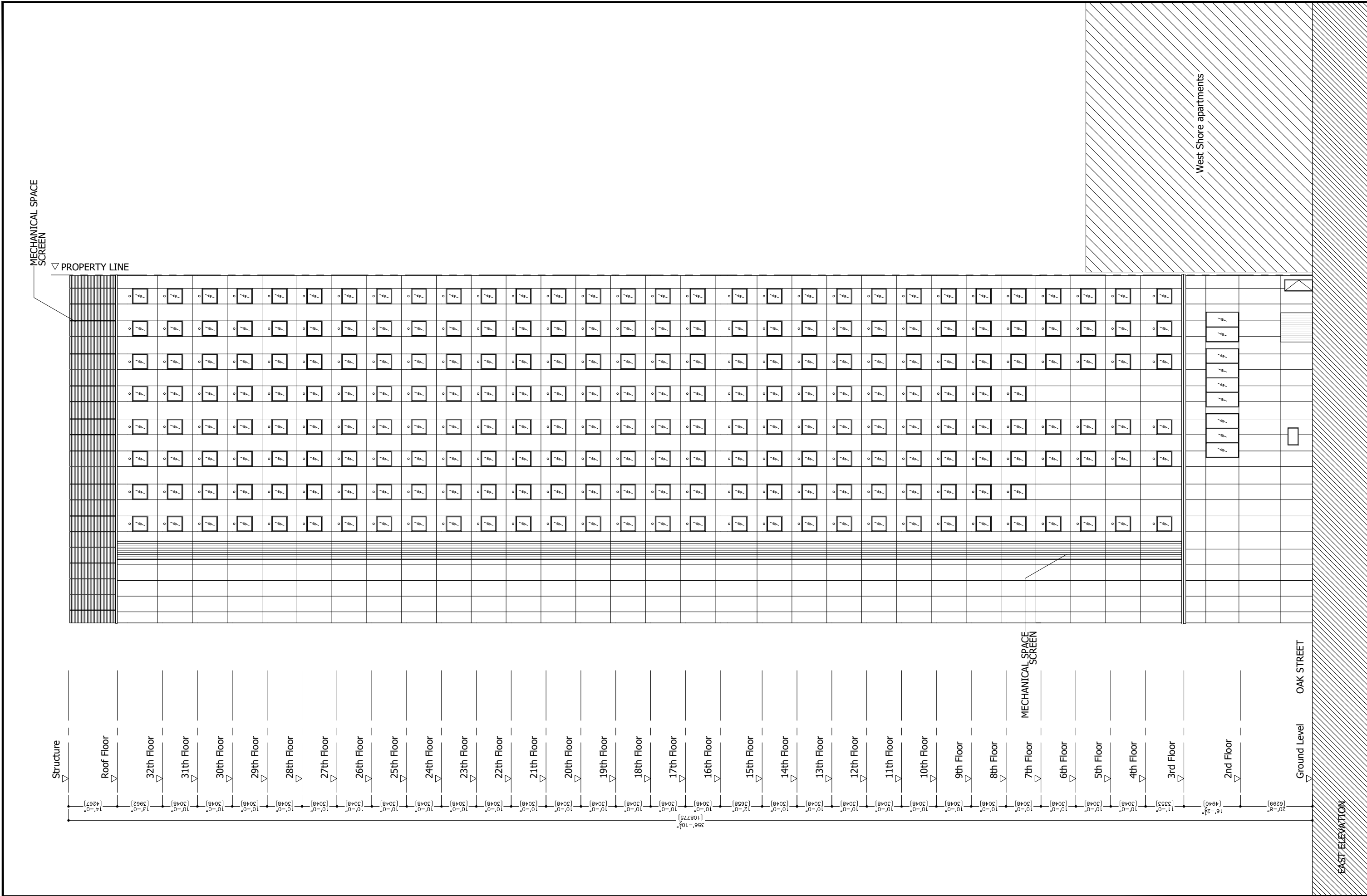
These two components are separated by the cornice above the 2nd level, which makes the lower levels look as a podium, as well as the louvered screen above the roof level that will be treated as a pediment of the building.

*We understand that we have already received some comments from the Commission, but we'd like to present the project with the current progress in this preliminary stage as a starting point. We will sure be re-applying the project with a modified design once we started the official Design Review process.

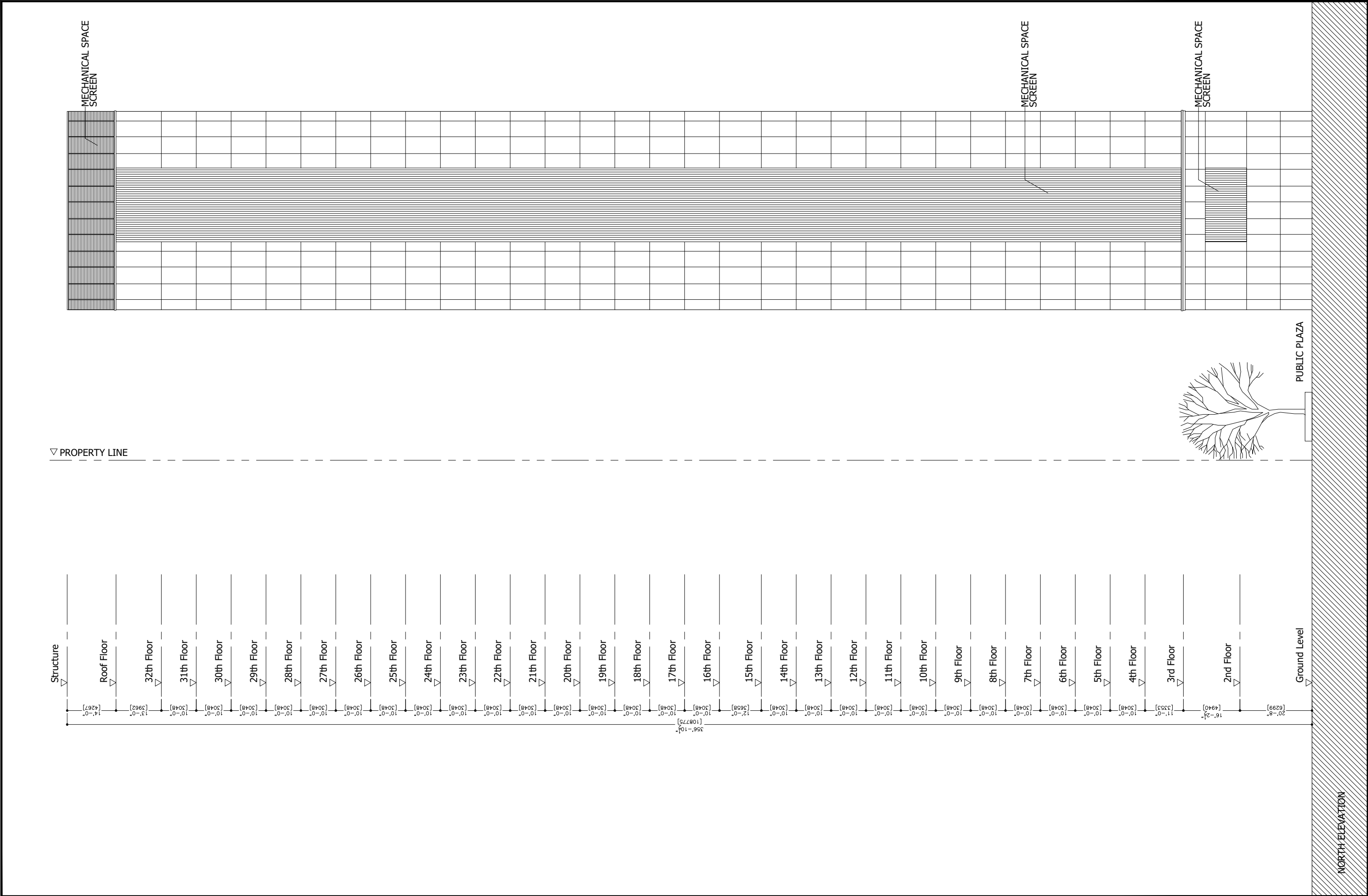
 株式会社 東横インアーキテクト TOYOKO INN ARCHITECT CO., LTD. 一級建築士事務所 東京都知事登録第52057号 THE REGISTERED FIRST CLASS ARCHITECT OFFICE	PROJECT TITLE:	DWG TITLE:	DEVELOPMENT:	APPROVED BY:	ARCHITECT:	RIVISION DATE:	SCALE:	ISSUE DATE:	DWG NO.
	TOYOKO INN PORTLAND PROJECT	Project Description	K. MUKUMOTO	S.TAKEMURA	S.TEI		-	July. 17 2019	A-02
						RIVIEWER: -			







toyoko-inn.com toyoko-inn 株式会社 東横インアーキテクト TOYOKO INN ARCHITECT CO., LTD. 一級建築士事務所 東京都知事登録第52057号 THE REGISTERED FIRST CLASS ARCHITECT OFFICE	PROJECT TITLE: TOYOKO INN PORTLAND PROJECT	DWG TITLE: East Elevation	DEVELOPMENT: K. MUKUMOTO	APPROVED BY: S.TAKEMURA	ARCHITECT: S.TEI	REVISION DATE:	SCALE: 1:300	ISSUE DATE: July. 17 2019	DWG NO. A-05
						REVIEWER: -			



toyoko-inn.com 株式会社 東横インアーキテクト TOYOKO INN ARCHITECT CO., LTD. 一級建築士事務所 東京都知事登録第52057号 THE REGISTERED FIRST CLASS ARCHITECT OFFICE	PROJECT TITLE: TOYOKO INN PORTLAND PROJECT	DWG TITLE: North Elevation	DEVELOPMENT: K. MUKUMOTO	APPROVED BY: S.TAKEMURA	ARCHITECT: S.TEI	REVISION DATE:	SCALE: 1:300	ISSUE DATE: July. 17 2019	DWG NO. A-06
						REVIEWER: -			

Project profile

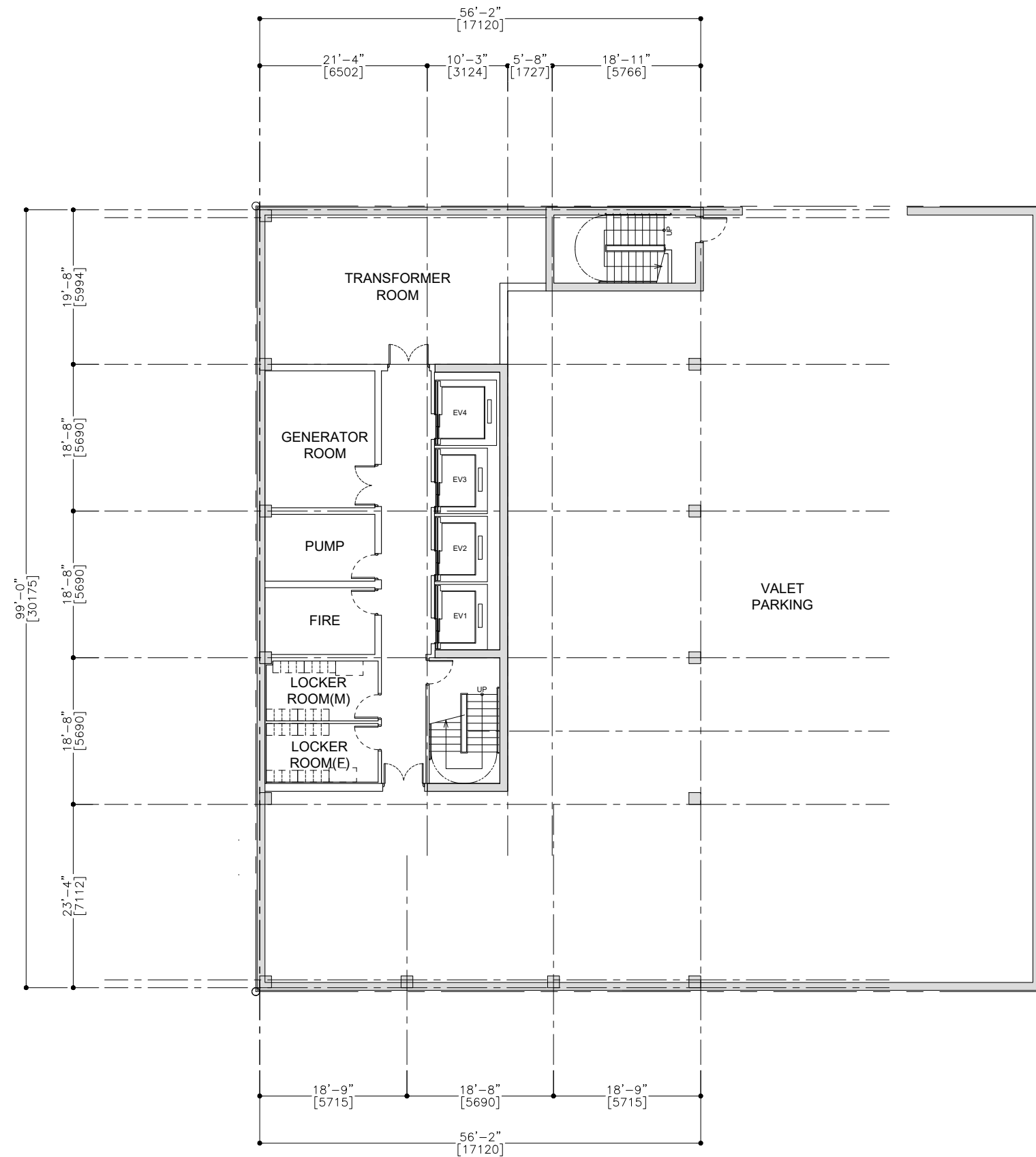
Site	3RD AVENUE & OAK STREET PORTLAND, OR
Zoning District	-
Planned Development	-
Height Limit	460'
	-
	-
MAX. FAR	18.6
Road	3RD AVENUE : 40' / SW OAK STREET : 30'
Lot Area	BLOCK TOTAL : 10,009.61 SF 929.89 SM (281.29 tubo)
Remarks	Drawings are designed according to the documents that you presented. It is nessesary to measure the site & the due north. We do not have surveyed about the site at the public administration. It will be necessary to rearrange the planning due to the public administration.

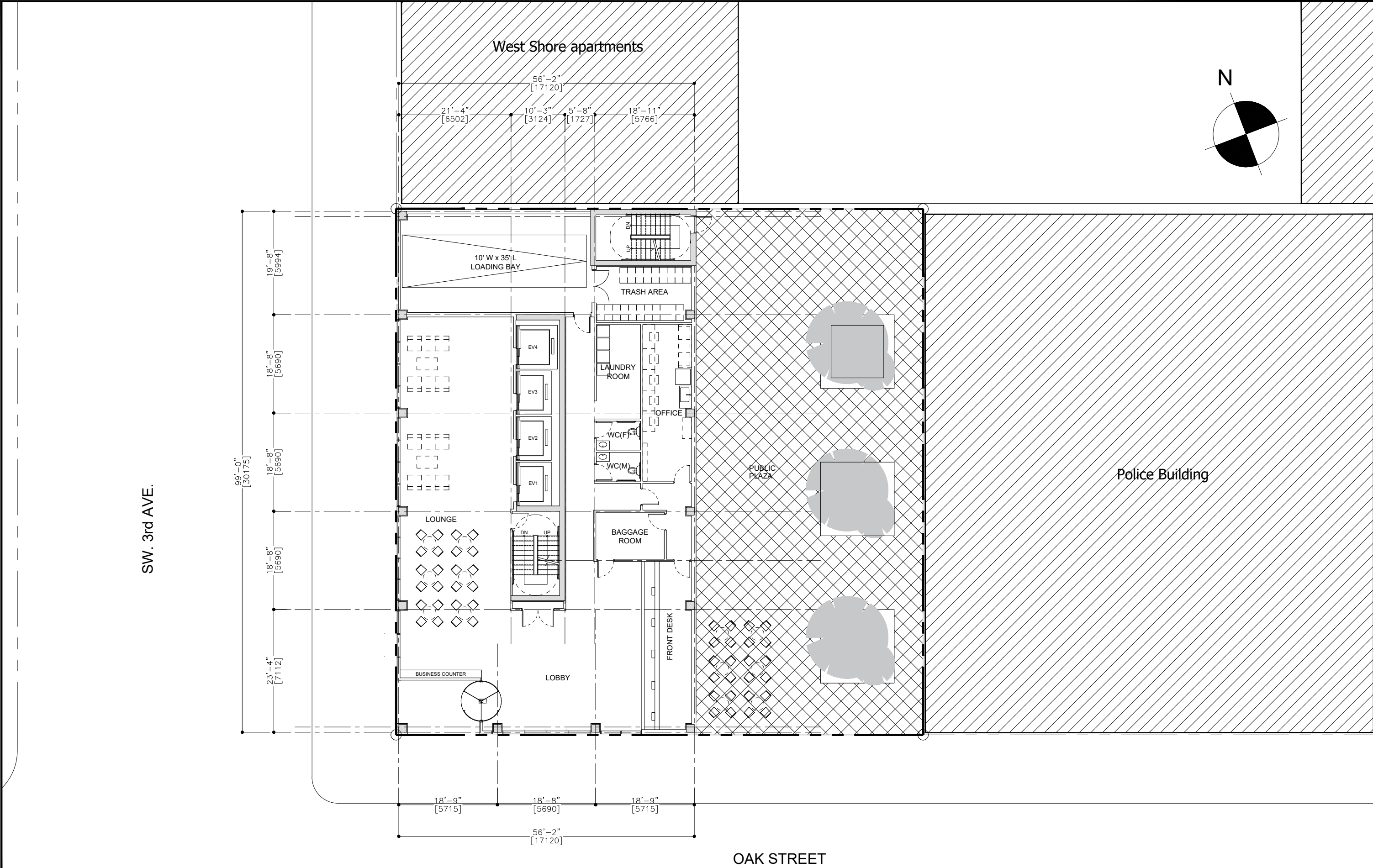
Volume of guest rooms

	Area (protetype)		Unit	Remarks
	SF	m ²		
Single BR.	146.67	13.62	268	
Twin BR.	176.13	16.36	150	
ADA BR.	259.78	24.13	36	
Double BR.	192.71	17.91	156	
Total			610	

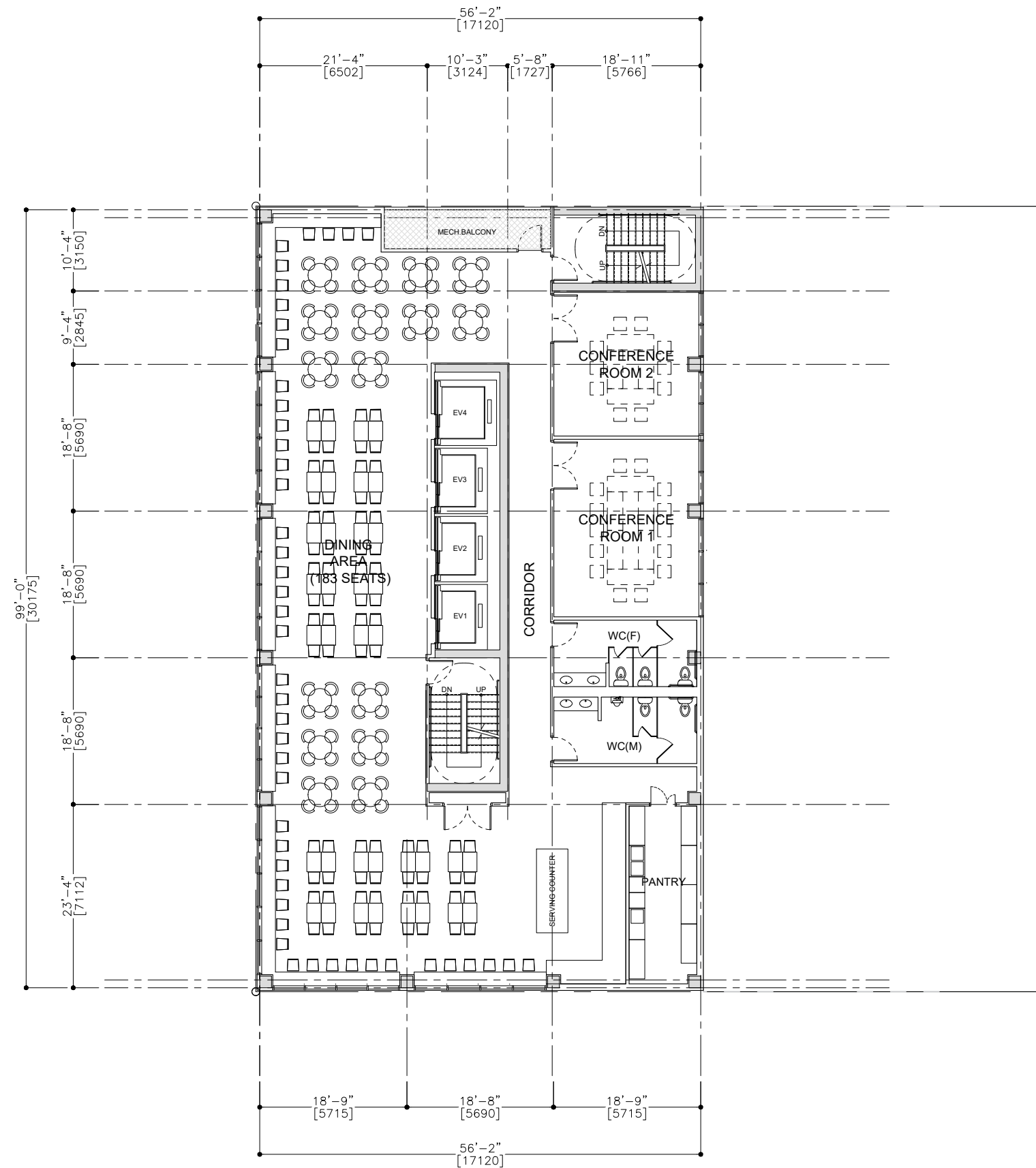
Area figure

FL	Hight F M	Gross Floor area SF SM	F. A. R. SF SM	Remarks:
R				
32th	13'-0" 3.96m	5664.38 SF 526.22 m2		Guest room S - 10 D - 6 T - 5 ADA - } 21 rooms
31th	10'-0" 3.04m	5664.38 SF 526.22 m2		Guest room S - 10 D - 6 T - 5 ADA - } 21 rooms
}				
16th	10'-0" 3.04m	5664.38 SF 526.22 m2		Guest room S - 10 D - 6 T - 5 ADA - } 21 rooms
15th	12'-0" 3.65m	5664.38 SF 526.22 m2		Guest room S - 10 D - 6 T - 5 ADA - } 21 rooms
14th	10'-0" 3.04m	5664.38 SF 526.22 m2		Guest room S - 10 D - 6 T - 5 ADA - } 21 rooms
}				
7th	10'-0" 3.04m	5664.38 SF 526.22 m2		Guest room S - 10 D - 6 T - 5 ADA - } 21 rooms
6th	10'-0" 3.04m	5664.38 SF 526.22 m2		Guest room S - 2 D - 5 T - 5 ADA - 9 } 16 rooms
}				
4th	10'-0" 3.04m	5664.38 SF 526.22 m2		Guest room S - 2 D - 5 T - 5 ADA - 9 } 16 rooms
3rd	11'-0" 3.35m	5664.38 SF 526.22 m2		Guest room S - 2 D - 5 T - 5 ADA - 9 } 16 rooms
2nd	16'-2 1/2" 4.94 m	5664.38 SF 526.22 m2		DINING AREA・WC CONFERENCE ROOM
1st	20'-8" 6.29 m	4813.17 SF 447.14 m2		Entrance・Reception・Lobby Office・Guest Laundry・WC
Total		180,408.95 SF 16,759.99 m2 5,069.89 tubo		





 株式会社 東横インアーキテクト TOYOKO INN ARCHITECT CO., LTD. 一級建築士事務所 東京都知事登録第52057号 THE REGISTERED FIRST CLASS ARCHITECT OFFICE	PROJECT TITLE: TOYOKO INN PORTLAND PROJECT	DWG TITLE: 1st FLOOR PLAN	DEVELOPMENT: K. MUKUMOTO	APPROVED BY: S.TAKEMURA	ARCHITECT: S.TEI	RIVISION DATE:	SCALE: 1:200	ISSUE DATE: July. 17 2019	DWG NO. A-09
						RIEWER: -			



株式会社 東横インアーキテクト
TOYOKO INN ARCHITECT CO., LTD.
一級建築士事務所 東京都知事登録第52057号
THE REGISTERED FIRST CLASS ARCHITECT OFFICE

PROJECT TITLE:
TOYOKO INN PORTLAND PROJECT

DWG TITLE:
2nd FLOOR PLAN

DEVELOPMENT: K. MUKUMOTO
APPROVED BY: S.TAKEMURA

ARCHITECT:
S.TEI

RIVISION DATE:
RIVIEWER: -

SCALE:
1:200

ISSUE DATE:
July. 17 2019

DWG NO.
A-10



株式会社 東横インアーキテクト
TOYOKO INN ARCHITECT CO., LTD.
一級建築士事務所 東京都知事登録第52057号
THE REGISTERED FIRST CLASS ARCHITECT OFFICE

PROJECT TITLE:
TOYOKO INN PORTLAND PROJECT

DWG TITLE:
3rd~6th FLOOR PLAN

DEVELOPMENT:
K. MUKUMOTO

APPROVED BY:
S.TAKEMURA

ARCHITECT:
S.TEI

RIVISION DATE:
RIVIEWER: -

SCALE:
1:200

ISSUE DATE:
July. 17 2019

DWG NO.
A-11



株式会社 東横インアーキテクト
TOYOKO INN ARCHITECT CO., LTD.
一級建築士事務所 東京都知事登録第52057号
THE REGISTERED FIRST CLASS ARCHITECT OFFICE

PROJECT TITLE:
TOYOKO INN PORTLAND PROJECT

DWG TITLE:
7th-32th FLOOR PLAN

DEVELOPMENT:
K. MUKUMOTO

APPROVED BY:
S.TAKEMURA

ARCHITECT:
S.TEI

RIVISION DATE:
RIVIEWER: -

SCALE:
1:200

ISSUE DATE:
July. 17 2019

DWG NO.
A-12