



LAND USE TYPE III APPLICATION

1010 SE ASH STREET

Portland, OR 97214

LU 20-12348 HR

April 24, 2020

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Owner:

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DCI
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Portland, OR 97205

(503) 242-2448

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Civil Engineer:

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DEVELOPMENT SUMMARY

Defining Program:

- Create new infill project reflecting character of neighborhood
- Create new infill project that complements adjacent Troy Laundry Building
- Provide new residential and retail uses
- Activate streetscape with retail and pedestrian access on (3) principle facades
- Provide 100% concealed below-grade parking

Metrics:

- Address: 1010 SE Ash Street
Portland, OR 97214
- Site Area: 20,000 Gross Square Feet
- Level 1 Retail/Commercial: 6,988 SF
- Structured Below Ground Parking (GSF):
37,756 SF (77 spaces)
- 136 Residential Units on floors 2-6
- Gross Building Area: 146,434 SF
- Residential Area: 95,902 SF



**Responses also included in full Narrative

I. Information Necessary to Complete Application

1 | Revised Zoning Code Summary:

The zoning code summary on page C.86 should be revised for accuracy and clarity for all potential reviewers. Numerical values should be stated for all standards rather than indicating that the proposal “complies”.

Response: Zoning code summary revised and relocated to exhibit C.10.

- Maximum FAR on this site, per Map 510-2, is 3:1 with a potential 3:1 bonus. The area at the roof level dedicated to mechanical equipment is not considered floor area as this is not habitable space; please delete the mechanical area from your calculations. The area of the garage ramp to a point where the ramp is 4’ or more below the adjacent right-of-way should be included in the FAR calculations; please add this area to your calculations.

Response: Refer to exhibit C.93 & Application Narrative for revised FAR calculations.

- Base Height, per Map 510-3, is 50’ with a maximum bonus height up to 125’ per Map 510-4.
- Required Building Line applies only to SE 11th Avenue per Map 510-7.
- Parking is not required per 33.510.261.F.2.
- The 60% Ground Floor Windows standard does not apply per Map 510-8;
- The Ground Floor Active Use standard does not apply per Map 510-9.

- The Windows Above the Ground Floor standard does not apply, per Map 510-13.

Response: Zoning code summary revised and relocated to exhibit C.10.

- Please provide accurate calculation on the percentage of glazing up to 60’-0” above grade as it relates to the Bird Safe Glazing standard; it is possible that if only the glazing is counted, the proposal may not meet the 30% threshold and bird safe glazing would not be required.

Response: Refer to Glazing Percentage Calculation exhibit C.50

2 | Response to DAR Summary

Please provide a response to the February 24, 2020 Design Advice Request with the Historic Landmarks Commission, including identifying where and how the design has changed in response to these comments.

Response: Refer to DAR Responses, exhibits C.8 and C.9

3 | Ventilation

Please provide information on the proposed ventilation system. Specifically, if any ventilation is proposed to be routed through the facades, this needs to be shown on all relevant drawings with details provided.

Response: Vertical shafts routed through roof are proposed for ventilation, some horizontal venting may be provided through the courtyard facades but are currently intended to be routed vertically.

4 | Sign Details

The details provided require additional clarity and detail. A complete signage plan should be provided indicating the number of blade signs proposed and where they would be located. All materials must be identified. If any illumination is proposed, as is indicated in the note on the Blade Sign Elevation, this must be shown in the details including the proposed routing of the conduit. It is not clear on the Blade Sign Section where on the building the sign would be located; it is not clear what the elements of the building are shown to be located behind the sign. Details must be provided on the proposed attachment method to the building. Lastly, the Blade Sign Plan indicates a thin sign, but the Blade Sign Example indicates a boxed internally illuminated sign; please clarify what kind of signs are proposed. Any additional signs proposed (such as the RETAIL) signs shown on the elevations must be included in this package with all details (materials, illumination, dimensions, sections) provided or a separate review will be required at a later date.

Response: Refer to Signage exhibits C.52 - C.57

5 | Garage Details

The new garage opening spans two bays, however the garage door does not fill the entire opening and the adjacent wall next to the garage door has the same aesthetic as the garage door. Please provide additional enlarged details of this area so that staff can understand the difference between the garage door and the adjacent wall.

Response: Garage door is proposed to span full double bay. See garage door exhibit C.44 for plans details.

6 | Modifications Required

For each Modification requested a fee of \$1,550 must be provided. Based on the drawings submitted on February 28, 2020, the following deviations from the standards have been identified:

- 33.510.243 - Ecoroofs.

The proposal indicates that the ecoroof standard will not be met. Please provide additional clarification on why the areas in the center at the south side of the second floor roof and roof level as shown on C.75 and C.81 cannot be developed as ecoroof as these drawings do not appear to match the drawings on C.52 and C.53. Please verify calculations and ensure that all roof and landscape plans match. Please provide a response to the Modification approval criteria (33.825.040) as to why this reduction of ecoroof is justifiable.

Response: See Application Narrative for modification request. to 33.510.243 Ecoroofs. See exhibit C.94 for ecoroof calculations.

- 33.266.130.F.2 - Parking Space and Aisle Dimensions

The previously proposed garage door was shown at 18’-8”which is less than the 20’-0” required for aisle width; this would require a Modification to this standard. Staff would not support a Modification to this standard and recommends the garage door width be revised to 20’-0”.

Response: A modification is no longer required, all drive aisles and curb cuts comply - see driveway location exhibit C.42 and lower level plan exhibits C.26 and C.27.

Applications for additional reviews will not be accepted unless accompanied by the required fees. Please note that failure to submit the needed application with the require fee may result in a denial of your proposal.

II. Issues to Consider

While not necessary to determine the application complete, additional information may be needed to show that your proposal meets the applicable approval criteria. You are encouraged to address the following issues regarding the approvability of your proposal:

1 | Relationship to Troy Laundry Building

Please provide a response to the February 24, 2020 Design Advice Request with the Historic Landmarks Commission, including identifying where and how the design has changed in response to these comments.

Response: Refer to DAR Responses exhibits C.8 and C.9

2 | Design Details

Staff offers the following comments to ensure greater compatibility with the historic resource adjacent to the new building

- Upper Level Windows:

Window openings should be trimmed with a brickmold or casing around the window sashes so that the sashes are not immediately adjacent to the brick exterior wall. This would be similar to the design of the historic Troy Laundry building windows, thus making the proposed building more compatible. It also appears that many of the upper level windows are designed to look like hung sashes

with a center rail or muntin, but do not actually function as a hung window because the panes of glazing are in the same line. Staff is not supportive of false hung sashes and suggests these be revised to true hung windows in order to meet compatibility criteria. This may result in reduced window height and taller spandrels.

Response: Casing details have been provided, see exhibit C.48 for window product. Windows are aluminum frame - the top window is fixed and the lower window is an awning window. This detail allows all the glass on the facade to be aligned. The goal is not to mimic the detailing of the Troy Laundry Building but instead provide a modern building that complements the architecture.

- Storefront Windows:

As was suggested at the February 24, 2020 DAR, the storefront windows should include a bulkhead below the windows, generally at the height of the limestone base in order to be more compatible with the Troy Laundry building and to protect the glazing from potential damage.

Response: Refer to Storefront Detail exhibit C.40 for bulkhead detail.

3 | Drawing Clarity

If portions of the building are intended to be constructed along the property line, the elevations should be clear that any windows proposed are not operable windows with vision glazing; alternatively, these facades should be shown as brick for a more authentic expression. As noted above, the Commission was not supportive of 5-story volumes adjacent to the Troy Laundry building and these volumes should be reduced in height.

Response: The south elevation is expressed with brick detailing found on other facades of the architecture, any spandrel windows located on this elevation are tagged and indicated in the material legend. Windows will be minimally visible based on the revised Troy Laundry Building massing and units will receive all natural light and vent through the courtyard and east and west facades. Refer to South Elevation exhibit C.35.

I. Vehicular Access Location:

PBOT supports the alternate garage entrance location on SE Ash St. conceptually shown on sheet C77

More detail is needed to determine the driveway width and exact location, but PBOT is supportive of access from SE Ash St. Per 17.28.110.B, the driveway on SE Ash St. must be at least 25 feet from the corner of a lot where two streets intersect. This means the driveway should be at least 25-feet from the property’s corner at SE Ash St. and SE 11th Ave. as well as being at least 25-ft east of the property corner across SE Ash St. at the intersection of Sandy Blvd. and SE Ash St. It is not entirely clear on sheet C77 where the driveway is proposed. The alternative elevation on sheet C79 shows the garage door being in a location which appears to exceed 25-feet from either intersection. An updated site plan with dimensions will be needed prior to PBOT support for the land use decision.

Response: See driveway location exhibit C.42.

2. Utility Plan:

The submitted utility plan does not include information on a transformer vault.

The existing conditions plan on sheet C69 shows an overhead line leading to a point near the southern property line along SE 10th Ave. The utility plan on sheet C68 shows that same overhead line. Please confirm how electric power will be provided to the project. Given the size of the building, it seems likely that a transformer vault will be needed in the right-of-way. If this is the case, a utility plan must be submitted for review by the PBOT utility group. (Administrative Rule TRN 8.13 available at <https://www.portlandoregon.gov/citycode/article/622898>.) *Any Utility Vault in the right-of-way must be conceptually approved prior to PBOT supporting the land use review. Please submit the information sooner than later. The PBOT Utility Permitting group is a small group who cannot expedite reviews.* Please see the end of this document for detailed information on the submittal requirements.

Response: Refer to revised Utility Plan exhibit C.87. Vault application to be submitted following revised Land Use Type III application.

3. Driveway Design Exception:

Any access control mechanism (ie garage door or gate) within 20-feet of a property line requires a Driveway Design Exception. The Driveway Design Exception must be approved by a PBOT Development Review Traffic Engineer prior to PBOT support of the land use request. None has been submitted to date, likely due to the need to provide time to fully design the relocated driveway. Based on the preliminary section on sheet C78 showing the relocated driveway, the grade of the ramp

will exceed 16%. As such, a Driveway Design Exception must be approved by a PBOT Development Review Traffic Engineer prior to PBOT support of the land use request. This should be done via the same Driveway Design Exception application as review of the access control mechanism. Additional information on these two topics is at the end of this document.

Response: Modifications to the ground floor plan allow the first floor slab to be raised high enough to provide a 16% ramp so that a slope exception is not required. See C.26-C.28 for basement and first floor plans and C.43 for ramp section. The garage is intended for residents only and the overhead door will be the only access control mechanism for parking access. A Driveway Design Exception has been submitted to allow the garage door/access control mechanism within 20’-0” of the property line.

4. Loading Zone Clearance:

Thank you for providing adequate information to verify the path of travel to the current Type B loading space locations will meet the 10-ft clearance requirements. It appears sheet C78 is also documenting there will be 10’2” of clearance for the upper level of the parking garage. Thank you. When you submit revised floor plans, please label the location of the Type B loading spaces so staff may verify the path of travel meets the 10-ft clearance requirement.

Response: Refer to Lower Level 01 Plan exhibit C.27 for location of Standard B loading spaces.

5 | Door Swing

Door swings must be accommodated on private property. Sheets C18 and C68 both show the door on SE Ash Street nearest SE 10th Ave. having a swing which encroaches slightly into the right-of-way. It is possible this is just a drafting issue, as all other door swings are shown as being accommodated on site. Please verify and correct the plans as needed.

Response: Refer to Level 1 Plan exhibit C.28 for revised door swings.

DESIGN ADVICE REQUEST | Guidance

Summary of Historic Landmarks Commission comments from February 24th, 2020 Design Advice Request Presentation.

MACRO

1 Policy |

- a. Plan - 2035 Comprehensive Plan: The Commission noted that the proposal has to be viewed as an addition to a landmark as it is proposed within the boundary of the landmark. They noted that while a subordinate response is typically expected within landmark boundaries, the urban context allows for a taller building to be added within the boundary of the shorter landmark. They noted that the new building is responsive to the landmark in its materiality and rhythm which helps mitigate for its larger size
- b. Streets - TSP Designations: The Commission was supportive of the applicant’s revised proposal (presented at the hearing) to relocate the garage access to SE Ash in response to PBOT concerns about access from SE 10th Avenue.

2 | Compatibility

- a. New Building: The vast majority of the Commission found the proposed building to be generally compatible with the landmark but stated that the stepped-down sidecar portion of the building was too tall and should be reduced to 2 stories as the 5-story sidecar lacked a relationship with the 2-story sidecar of the Troy. One Commissioner thought 2-stories may be too small for the sidecar. Reducing the height of the sidecar would also allow the windows on the south side to be true windows, rather than spandrel windows. The majority of the Commission stated that a 7-story building would be acceptable to accommodate relocated floor area due to reduction of the sidecar height, as this reduced sidecar height

would be deferential to the Troy and would provide mitigation for the additional height on the majority of the building. However, two Commissioners were not supportive of additional height without a contextual study that includes the residential neighborhood to the east as the new building should be sympathetic to both the landmark Troy building as well as the scale of the surrounding neighborhood. The Commission suggested that horizontal datums of the Troy also need to be integrated into the new building, particularly at the sidecar.

Response: A one story step in structure was chosen to emulate the one story step of the existing Troy Laundry Building. Both buildings step down toward the center of the block. In response to the Design Advice Request comments, the massing of the Troy Laundry Building addition shifted to the north side of the site, immediatly adjacent to the propery line. This shift in massing strengthens the relationship of the sidecar to the massing of the block, creating a gradual height transition from the north to the south side of the block. To foster this relationship the sidecar details were updated to include limestone banding at the second floor and at the parapet, taking cues from both the Troy Laundry Building and 1010 SE Ash to create a moment of transition at the middle of the block. See C.24 and C.25 Massing Relationships.

- b. Penthouse: The majority of the Commission supported the addition of a penthouse to the landmark Troy building but noted the awkward relationship with the historic building, suggesting the penthouse should not straddle the parapet but should be situated within the footprint of the taller portion of the Troy building. One Commissioner noted that the penthouse was set back the right amount from the west and east sides.

Response: Refer to the Troy Laundry Building Addition Land Use Application LU20-136009 HR

MID

1 | Site Organization

- a. Garage Access: The Commission was supportive of the applicant’s revised proposal (presented at the hearing) to relocate the garage access to SE Ash in response to PBOT concerns about access from SE 10th Avenue. One Commissioner noted concerns about garage access on Ash if the garage would be used for public parking.

Response: Garage alternate pages have been removed and all plans and elevations updated to reflect the relocation of the garage entry to SE Ash St.

- b. Ground Floor Program: The Commission was supportive of retail concentrated at the western half of the building as the corner of 10th, Ash, and Sandy is the most active and visible, with active residential amenity located at the east side of the building.

Response: A revised first floor plan is included with the land use response materials. Through coordination and design development, the residential uses have been relocated to SE 10th Ave. Active uses have been maintained adjacent at all three frontages and entries have been relocated to the primary corners, away from the Troy Laundry Building service entry and the freight route on SE 11th Ave.

- c. Swimming Pool: The commission was supportive of the proposal to introduce a swimming pool to the roof of the landmark building.

DESIGN ADVICE REQUEST | Guidance

Response: Refer to the Troy Laundry Building Addition Land Use

Application LU20-136009 HR

2 | Coherency

- a. New Building: The Commission expressed appreciation for a single, simple, and compatible material as the primary skin expression.
- b. Penthouse: The Commission stated that the two materials on the penthouse were too contrasting, noting that the brick competed with the historic landmark and felt too heavy, particularly as designed, straddling the parapet of the landmark.

Response: Refer to the Troy Laundry Building Addition Land Use

Application LU20-136009 HR

3 | Quality and Permanence/Exterior Materials

- a. New Building: The Commission generally expressed appreciation for the design and detailing of the new building. It was suggested that storefront glazing should be set on a curb to protect the building, to manage the slope, and to make it more compatible with the historic landmark. A couple Commissioners noted that the proposed brick color was a little dark and suggest a warm toned brick that would add a similar contrast that exists between the landmark’s brick and sill materials.

Response: A curb was added around the perimeter of the building as suggested. The brick selection is a warm charcoal color to create contrast with the lighter colored sills as well as with the Troy Laundry Building. Refer to Storefront Detail exhibit C.40 for bulkhead detail.

- b. Penthouse: The Commission suggested that brick did not have to be used at the penthouse as it feels more permanent and is too similar to the existing landmark. The Commission generally expressed support for the proposed greenhouse aesthetic which feels more temporary and therefore more appropriate as an addition to the rooftop of the landmark. If a secondary material is needed, a high-quality contrasting material could be supported.

Response: Refer to Troy Laundry Building Land Use Application LU20-136009 HR

MICRO

1 | Canopies

The Commission suggested that if canopies are proposed at every bay or at the majority of bays, some hierarchy should be introduced at entries. Only one Commissioner suggested limiting canopies to entries.

Response: Canopies with lit signage will have more prominence than those without signage. The goal of keeping all the canopies aligned and consistent creates a clean and organized facade while providing weather protection for pedestrians. Refer to elevation exhibits C.32-C.35 and canopy exhibit C.57.

Zoning Summary

**See Narrative for full Zoning Analysis

	REQUIREMENT	SECTION	ACTUAL	EXHIBIT
Existing Zone	EXd Central Employment / design overlay CC - Central City Plan District Central Eastside Industrial District	Portland Zoning Map CC - 33.510 EX - 33.140 d - 33.420		
FAR	3:1 with additional 3:1 bonus (6:1)	33.510.200 / Map 510-2	5.40 (via inclusionary housing bonus 33.120.205.F.1)	C.93
Base Height	50' height / max bonus height up to 125' (see below)	33.510.210 / Maps 510-3 & 4		
Exceptions	height increase to 125' 4' parapet & railings / 16' elevator equipment / 10' mech & stair* ** *setback 15' at street facade ** 10% max road coverage	33.510 / Map 510-4	Base Point per 33.930.050 = +89.6' Total Height = 75'-0" to T/parapet	C.95
Building Lines	75% of the building must extend to the street lot line or be within 12' of lot line and have active uses - applies to SE 11th Ave only	33.510.215 / Map 510-7	Complies	C.28
Max Building Setbacks	10' along transit street or pedestrian street 0' along ROW	33.510.215 / Table 140-2	Complies	C.18
Max Building Coverage	100% of site area	33.140.225 Table 140-2	100% Coverage	C.18
Parking	not required maximum is 1.2 per DU & 1 per 200 sf of retail area 8'-6" x 16' stall with 20' drive aisle	33.510.261.F.2 33.510.261 33.266.130 / Table 266-4	77 Parking Stalls Complies	C.26 & C.27
Parking + Loading Access	1 standard A (35' x 10' x 13' clear) or 2 standard B (18' x 9' x 10' clear)	33.510.263 / 33.266.310	2 standard B	C.27
Bicycle Parking	long term / short term retail 2 or 1 per 12,000 sf net / 2 or 1 per 5,000 sf net residential 1.5 per 1 unit / 2 or 1 per 20 units	33.266.210 / Table 266-6	Complies Complies Complies	C.92
Design Review	Central Eastside Industrial District	33.420.051 Design Guidelines		
Windows (Ground Floor)	50% of frontage length and 25% of area of ground level along ROW 60% ground floor window requirement does not apply	33.140.230 33.140.230 / Map 510-8	Complies Not Required	C.63
Windows (Above Ground Floor)	40% coverage of wall area (2'-10') not required 15% of facade area to be glazed	33.510.220 33.510.221 / Map 510-8	Complies Not Required	
Bird Safe Exterior Glazing	required where facade has 30% glazing or more in the first 60' from grade and with 15' of an ecoroof	33.510.223	Complies	C.49 (product data) C.50 (calculations)
Ground Floor Active Uses	not required 50% ground floor wall fronting sidewalks / plazas / open space	33.510.225 / Map 510-9	Not Required	
EcoRoofs	new construction > 20,000 sf net 100% coverage except where roof slope exceeds 25% 40% of roof area can be: mech, stair, elev & common outdoors	33.510.243	See Application Narrative for modification request	C.94
Low Carbon Buildings	new construction > 50,000 sf net required to register for a green building certification program	33.510.244	LEED Registration Pending	
Transit Street Main Entrance	provide main entry along transit street or within 25' and 45° angle or less	33.140.242 / Figure 140-6	Complies for SE 11th Avenue	C.28



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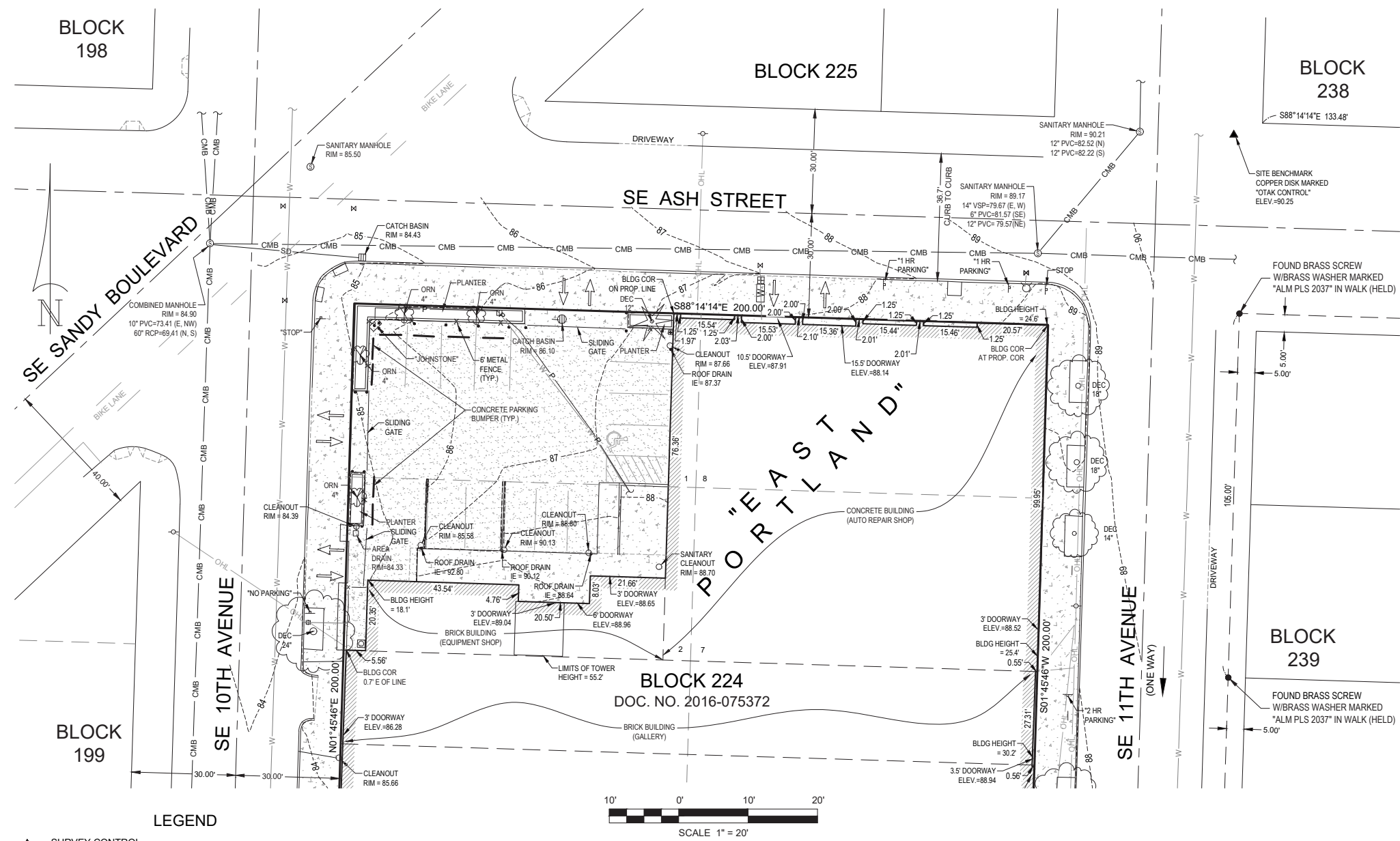


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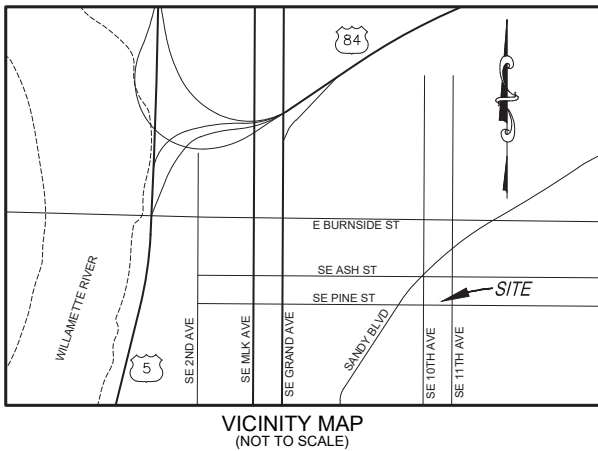
SITE CONDITIONS | Context & Proposal

SITE SURVEY



▲	SURVEY CONTROL	●	FOUND BOUNDARY MONUMENT
●	SANITARY MANHOLE	●	STORM MANHOLE
●	CATCH BASIN	●	AREA DRAIN
●	YARD/AREA DRAIN	□	CLEAN OUT
●	GAS VALVE	●	GAS SHUT OFF
●	GAS METER	●	WATER VALVE
●	FIRE HYDRANT	●	FIRE DEPT CONNECTION
●	WATER METER	●	WATER VAULT
●	UTILITY POLE	●	GUY ANCHOR
●	SIGN	●	BOLLARD
●	HANDICAPPED PARKING	~	LINE CONTINUES
●	DECIDUOUS TREE	●	ORNAMENTAL TREE
—	CMB	—	COMBINED SEWER LINE
—	SD	—	STORM LINE
—	G	—	GAS LINE
—	OHL	—	OVER HEAD UTILITY LINE
—	W	—	WATER LINE
—	P	—	POWER LINE
—	COM	—	COMMUNICATION LINE
—	X	—	FENCE (AS NOTED)
—		—	RAMP/CURB CUT
—		—	BUILDING OVERHANG
—		—	BUILDING LIMITS
—		—	ACCESS
—		—	CONCRETE
—		—	ASPHALT

- SURVEYOR'S NOTES**
1. ACCORDING TO STATUTORY WARRANTY DEED DOCUMENT NO. 2016-075372 THE PROPERTY IS VESTED IN "TROY LAUNDRY BUILDING LLC, AN OREGON LIMITED LIABILITY COMPANY".
 2. THE BASIS OF BEARINGS IS GRID PER OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
 3. ELEVATIONS ARE IN REFERENCE TO THE CITY OF PORTLAND DATUM, BASED ON BENCHMARK NO. 3533, BEING AN ALUMINUM DISK SET IN THE TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF SE OAK STREET AND SE 8TH AVENUE, HAVING AN ELEVATION OF 66.328 FEET.
 4. THE SITE HAS VEHICULAR ACCESS FROM SE ASH STREET AND SE 10TH AVENUE AS SHOWN.
 5. UNDERGROUND UTILITIES ARE SHOWN TO THE BEST OF OUR ABILITY AND ARE FROM UTILITY LOCATES AND VISIBLE IMPROVEMENTS. ALL UTILITY LINES BEYOND THE FACE OF CURB ARE FROM CITY OF PORTLAND GIS DATA. ANY FUTURE EXCAVATION WILL REQUIRE ADDITIONAL CONFIRMATION OF UNDERGROUND UTILITIES.
 6. FIELD DATA WAS COMPLETED JANUARY 20, 2020.
 7. NO GAPS OR GORES WERE CREATED DURING THE RETRACEMENT OF THE DEED DESCRIPTION. THE BOUNDARY AND THE RIGHT OF WAY ARE CONCURRENT.



Otak

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3rd Avenue, Suite 300
Portland, Oregon 97204
Phone: (503) 287-6825
www.otak.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed
2020.01.31 11:58:42-08'00'

OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

EXPIRES 06/30/2020

EXISTING CONDITIONS EXHIBIT

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35
TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
LOTS 1, 2, 7 & 8, BLOCK 224 OF THE PLAT OF "EAST PORTLAND"
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

KJC, CWW
FIELD WORK

DAC
CALCULATIONS

DAC - 01/30/2020
DRAWN BY

JMY - 01/31/2020
CHECKED BY

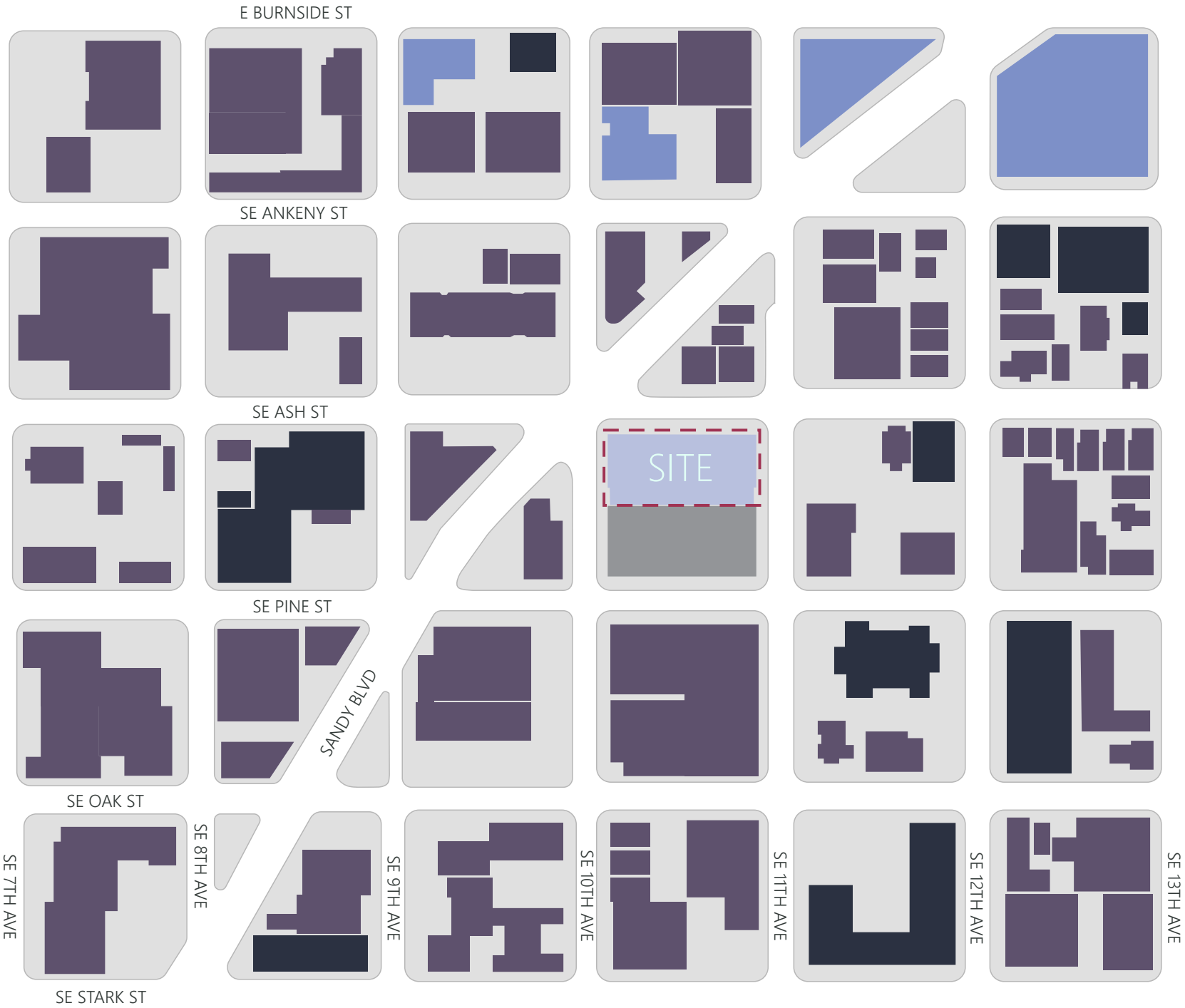
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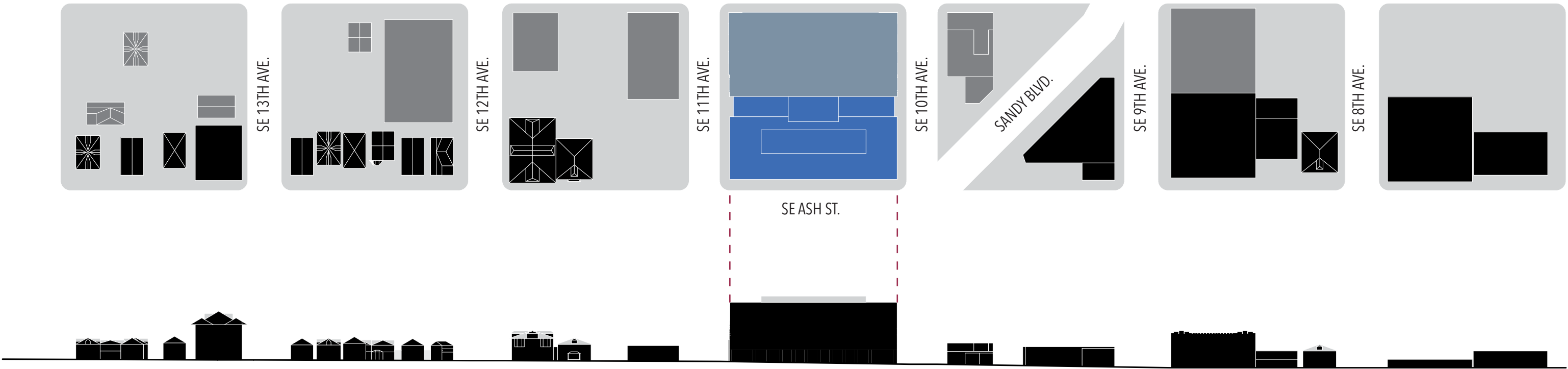
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VICINITY PLAN

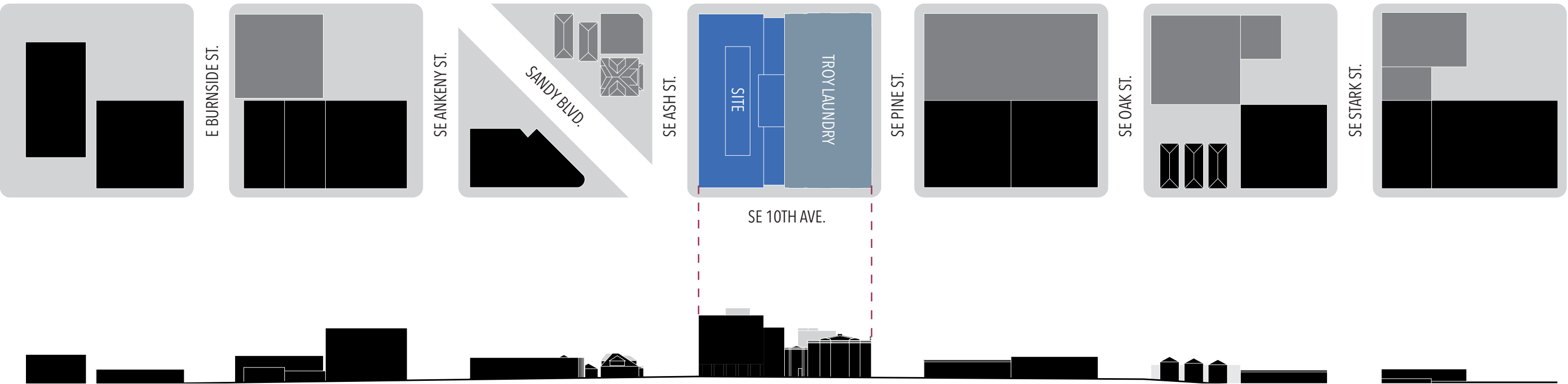
- TROY LAUNDRY BUILDING
- 1-2 STORY BUILDING
- 3-4 STORY BUILDING
- 5+ STORY BUILDING



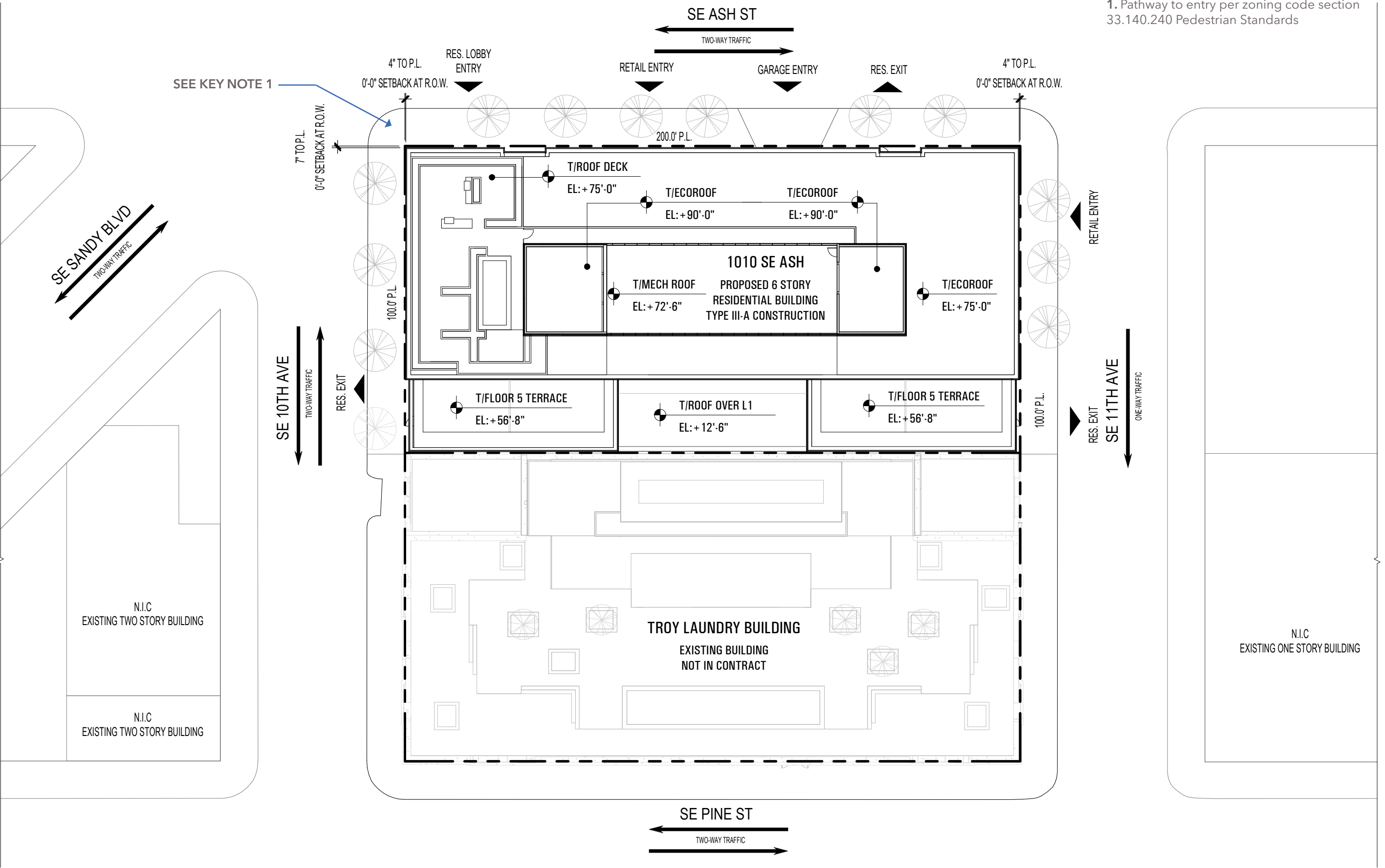
SECTION | Building & Site Section



SECTION | Building & Site Section



PROPOSED SITE PLAN



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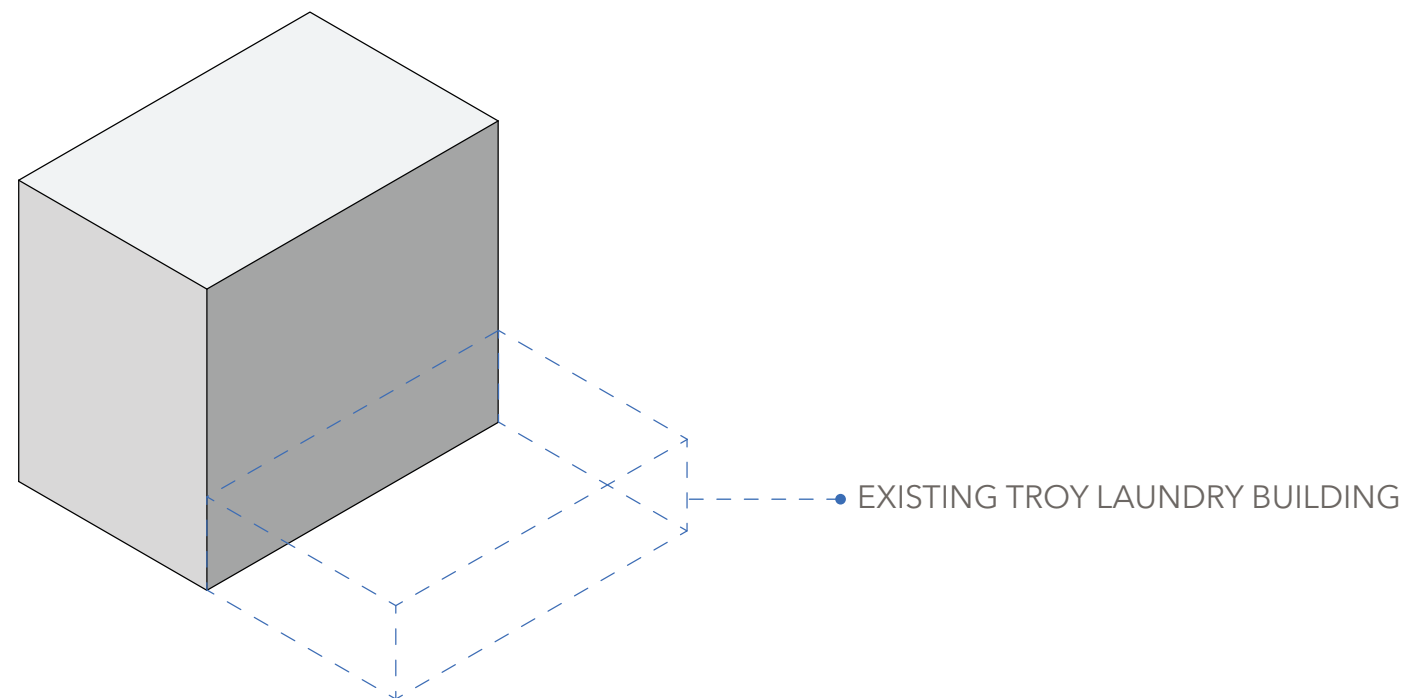
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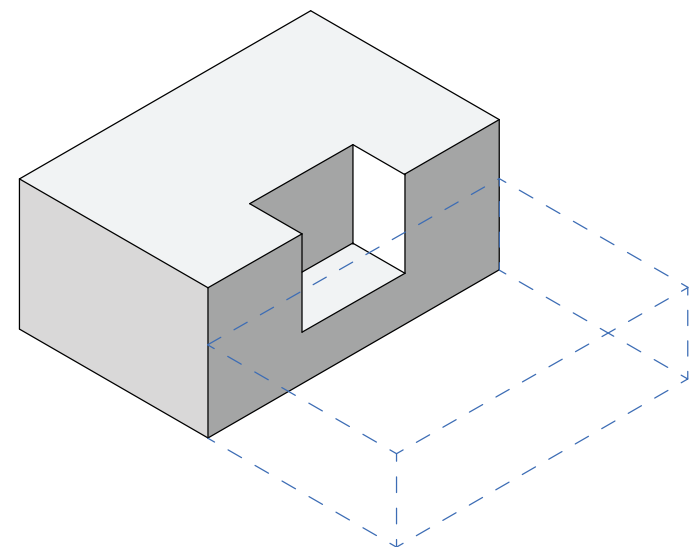
DESIGN PROPOSAL | 1010 SE Ash



MASSING - Progression

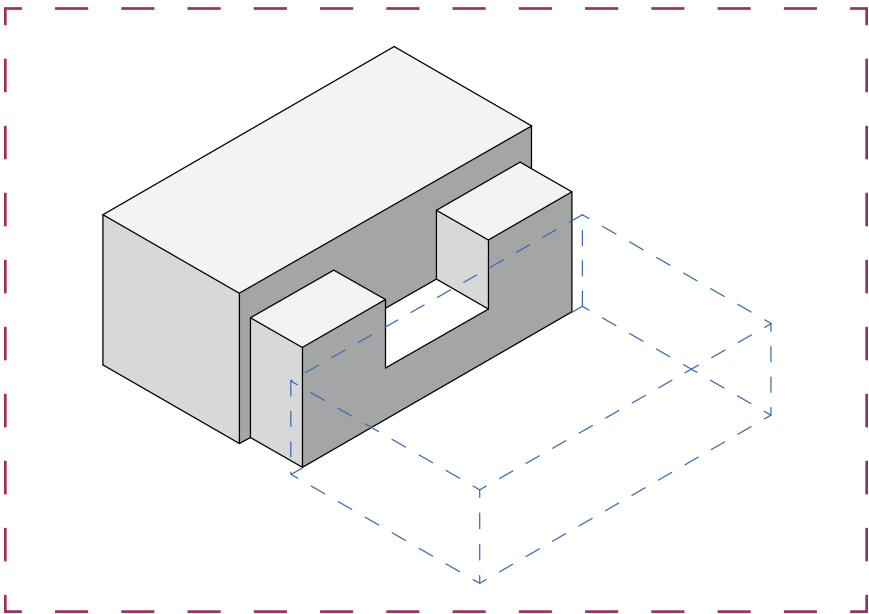


1 Bar
As-of-Right Massing
Maximum Allowed Per Title 33



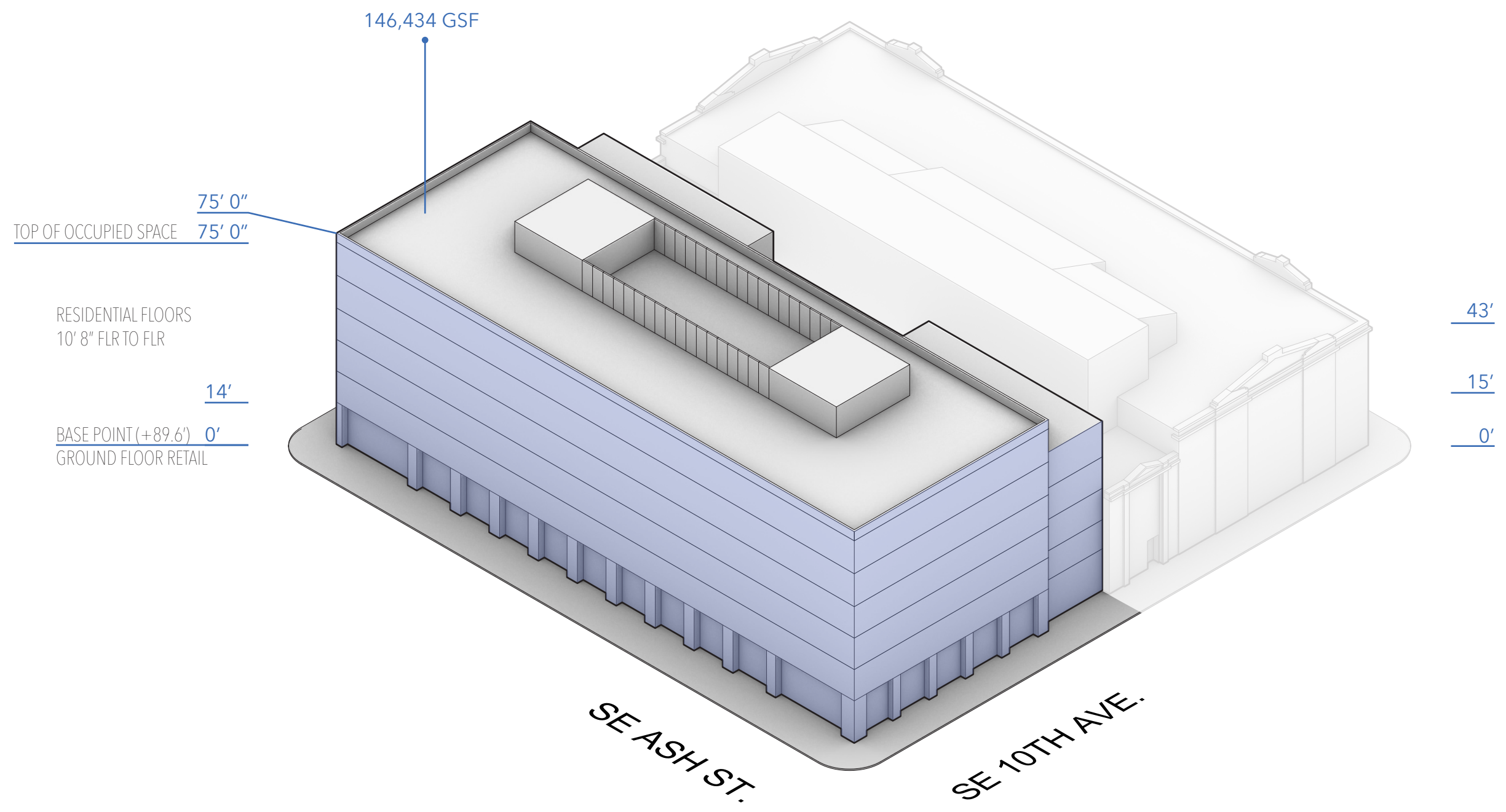
2 Full Block
Original Massing
Proposed at Pre-Application Meeting

PREFERRED MASSING

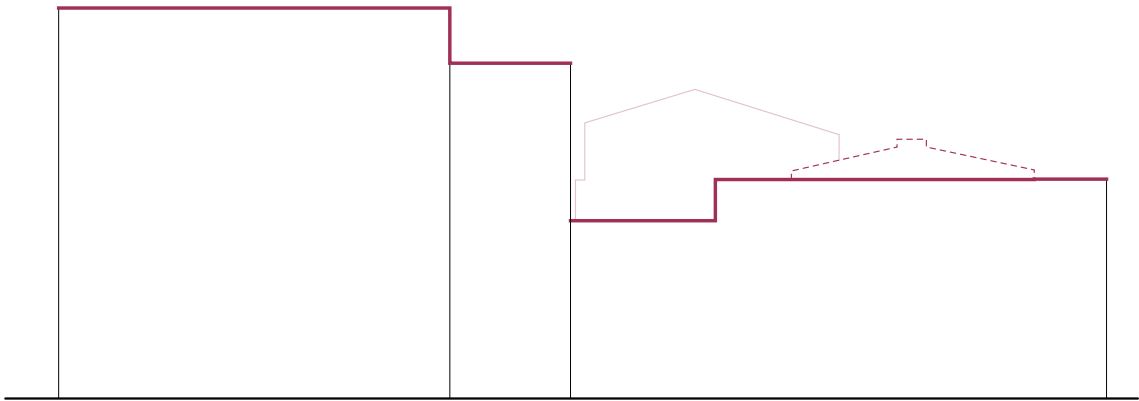


3 Stepped Bar
Proposed Massing
Incorporating PAC Guidance

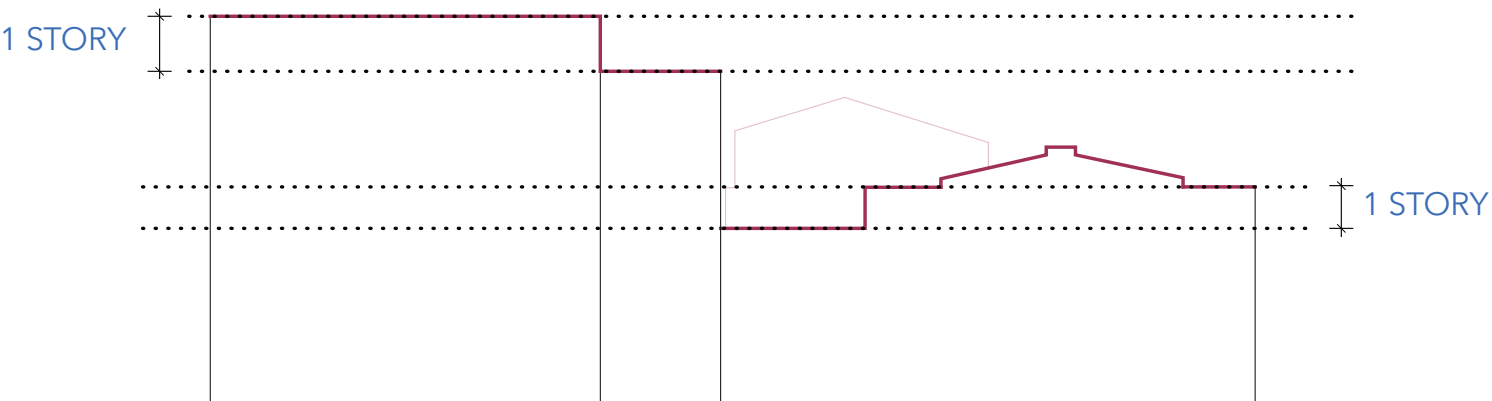
MASSING - Preferred Massing



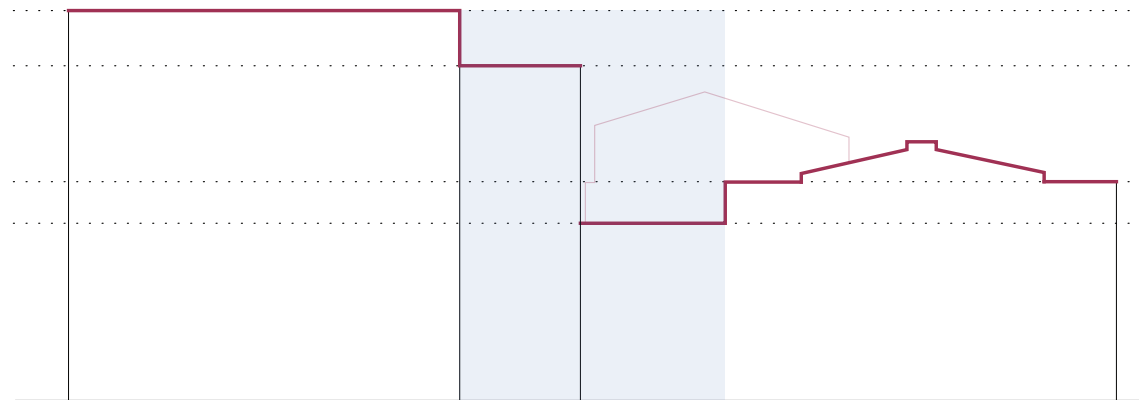
MASSING - Levels Relationship



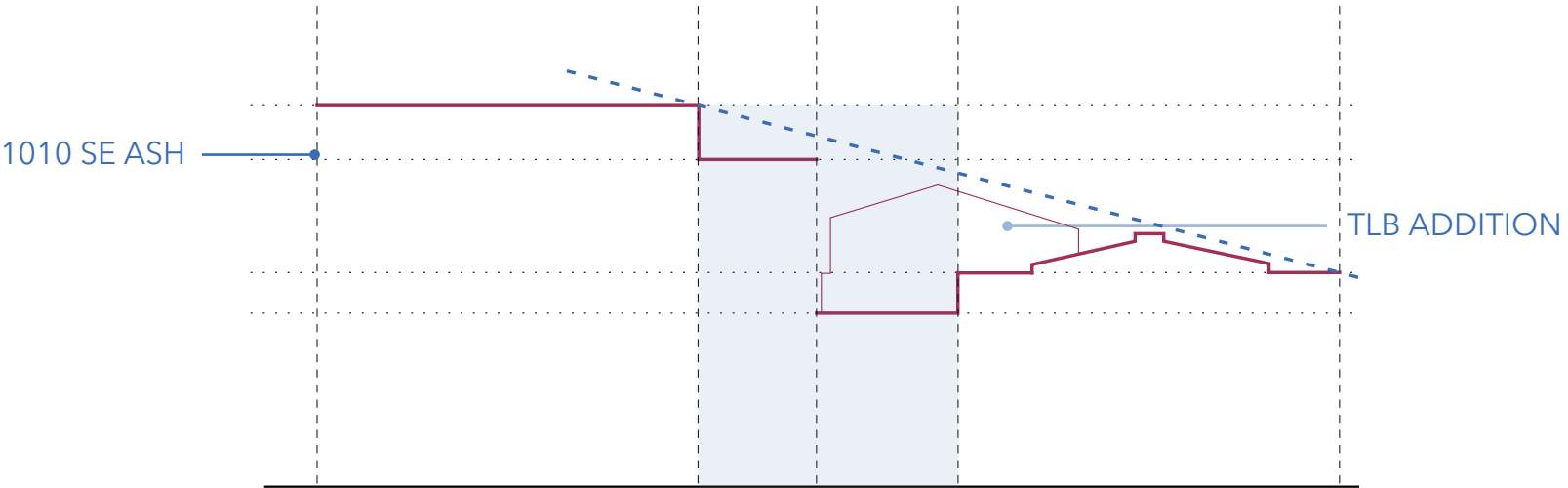
1. 1010 SE Ash responds to existing massing conditions of the block by mirroring the massing strategy of the Troy Laundry Building.



2. 1 Story step down begins to put the buildings in conversation

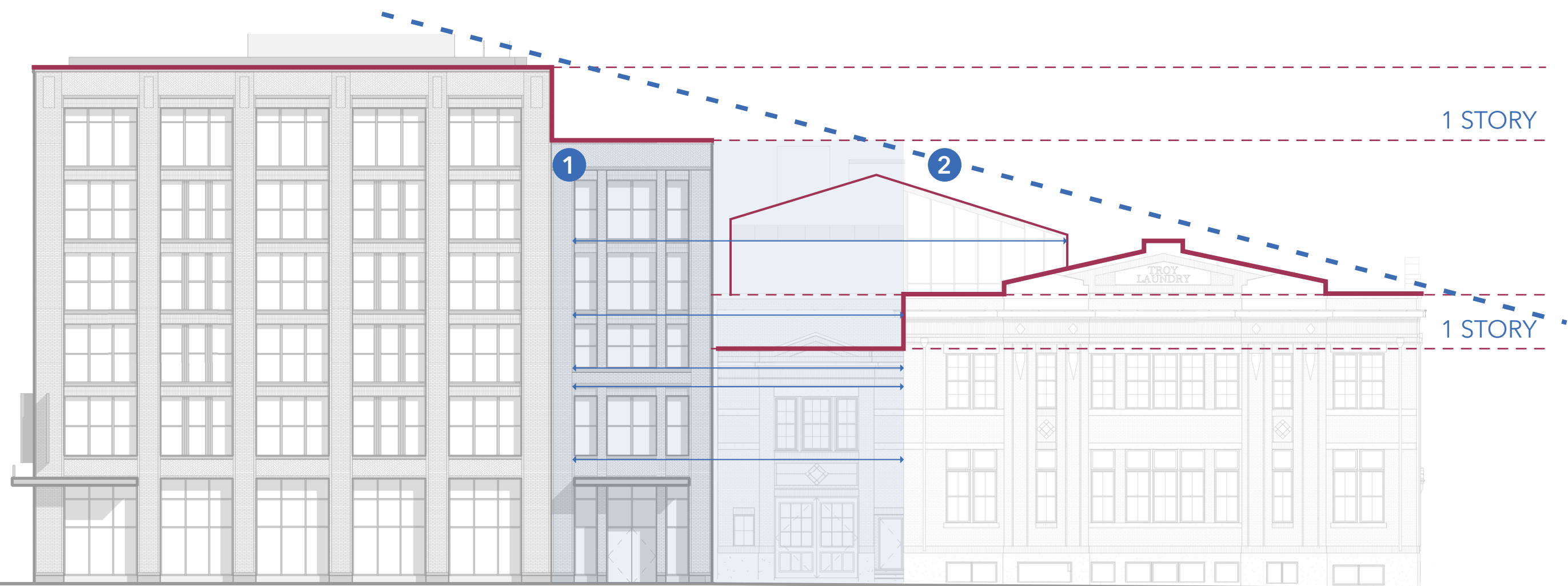


3. Interstitial space between the architecture becomes a unifying opportunity



4. Troy Laundry Building Addition breaks down the scale between both buildings and becomes a a transitional element between the architecture. The architecture gradually steps down from SE Ash to SE Pine St.

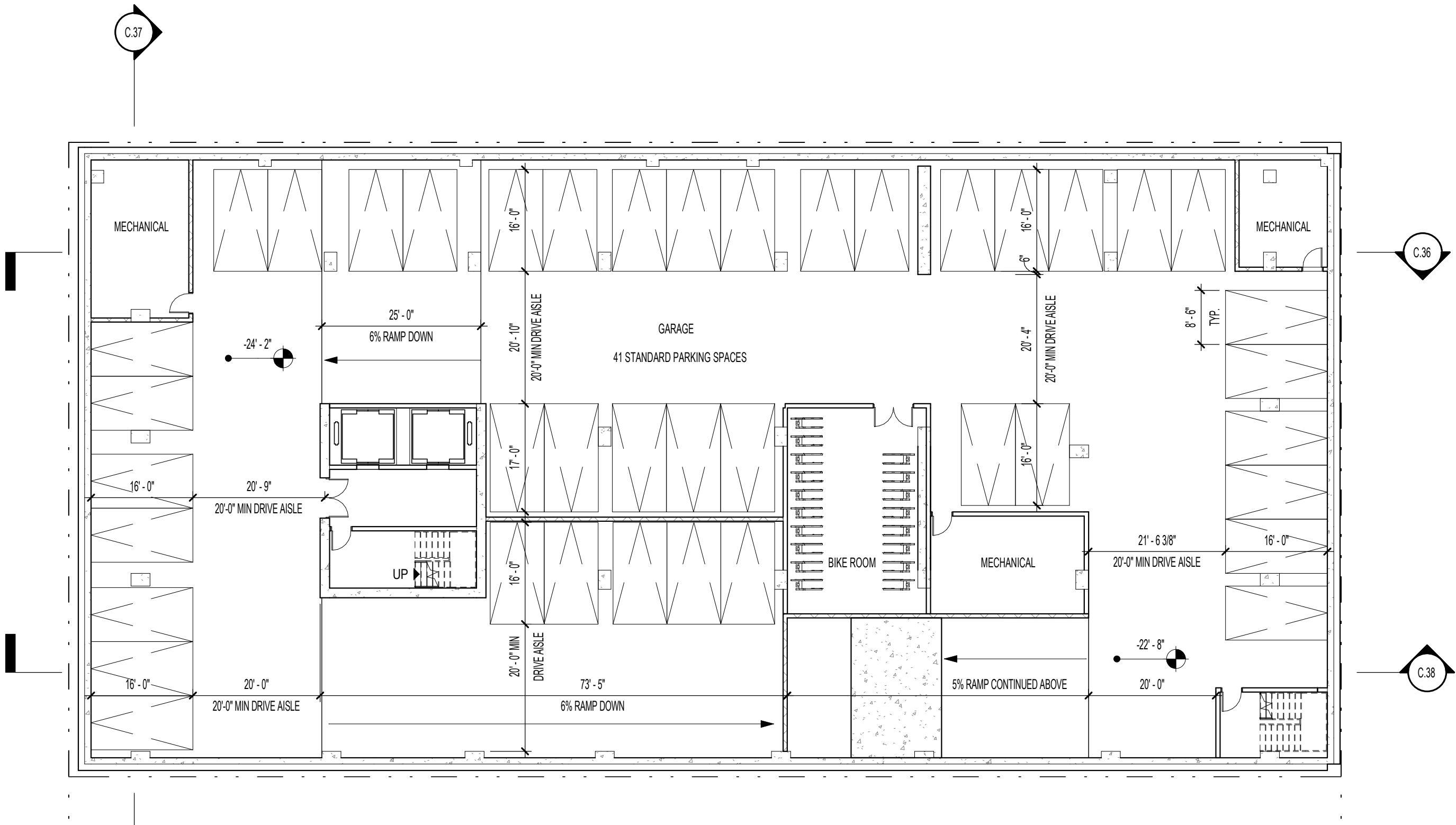
MASSING - Levels Relationship



- 1. Interstitial mass functions doubly as a stylistic and massing unifier - allowing opportunity for datums and details from the Troy Laundry Building to be pulled onto the facade of 1010 SE Ash
- 2. Gradual increases in height and massing setbacks creates a rhythmic proportion to the entire block, promoting conversation between the 2 separate buildings and creating a cohesive block.

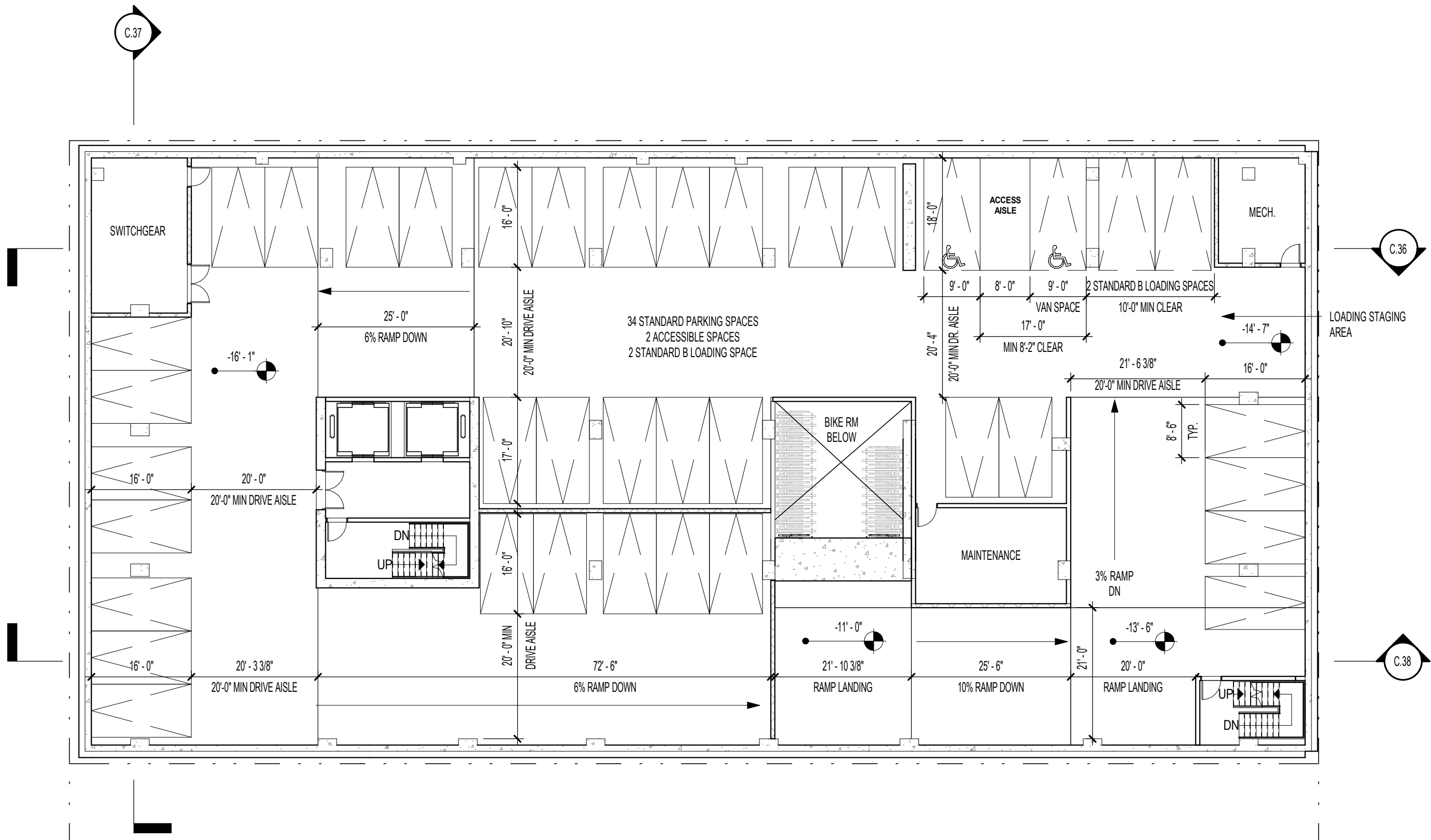
PLAN | Lower Level 02

1/16" = 1'



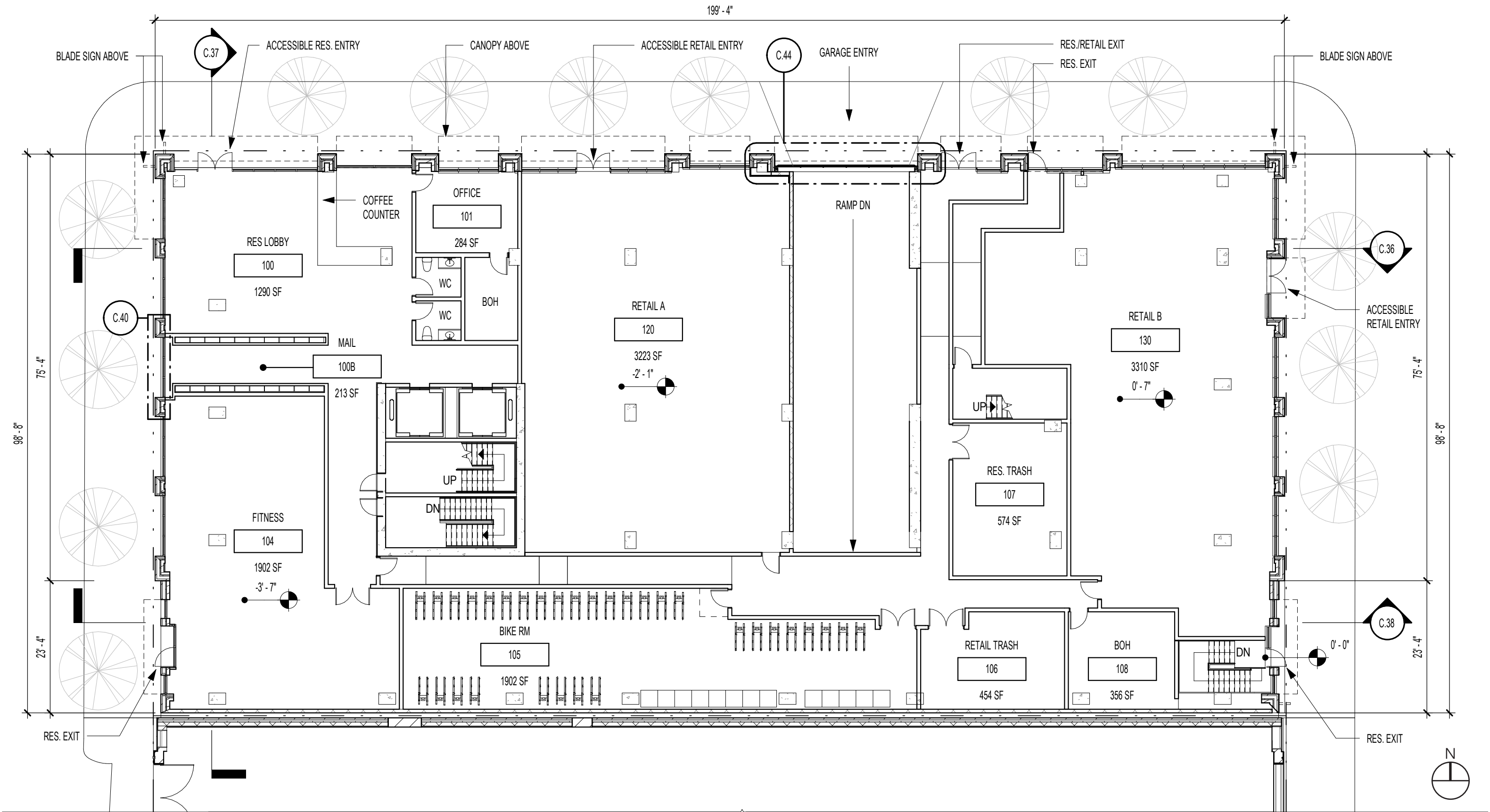
PLAN | Lower Level 01

1/16" = 1'

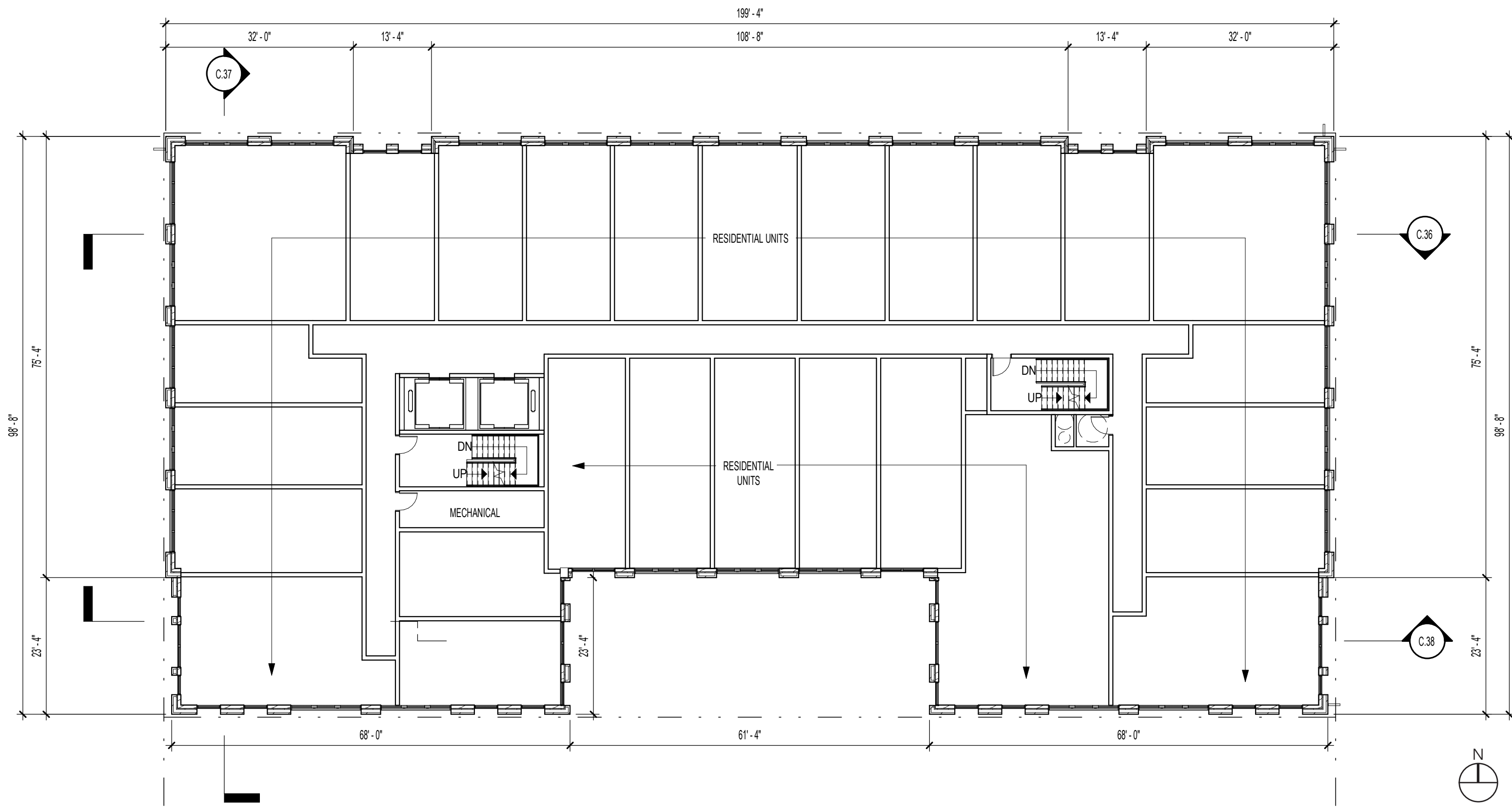


PLAN | Level 01

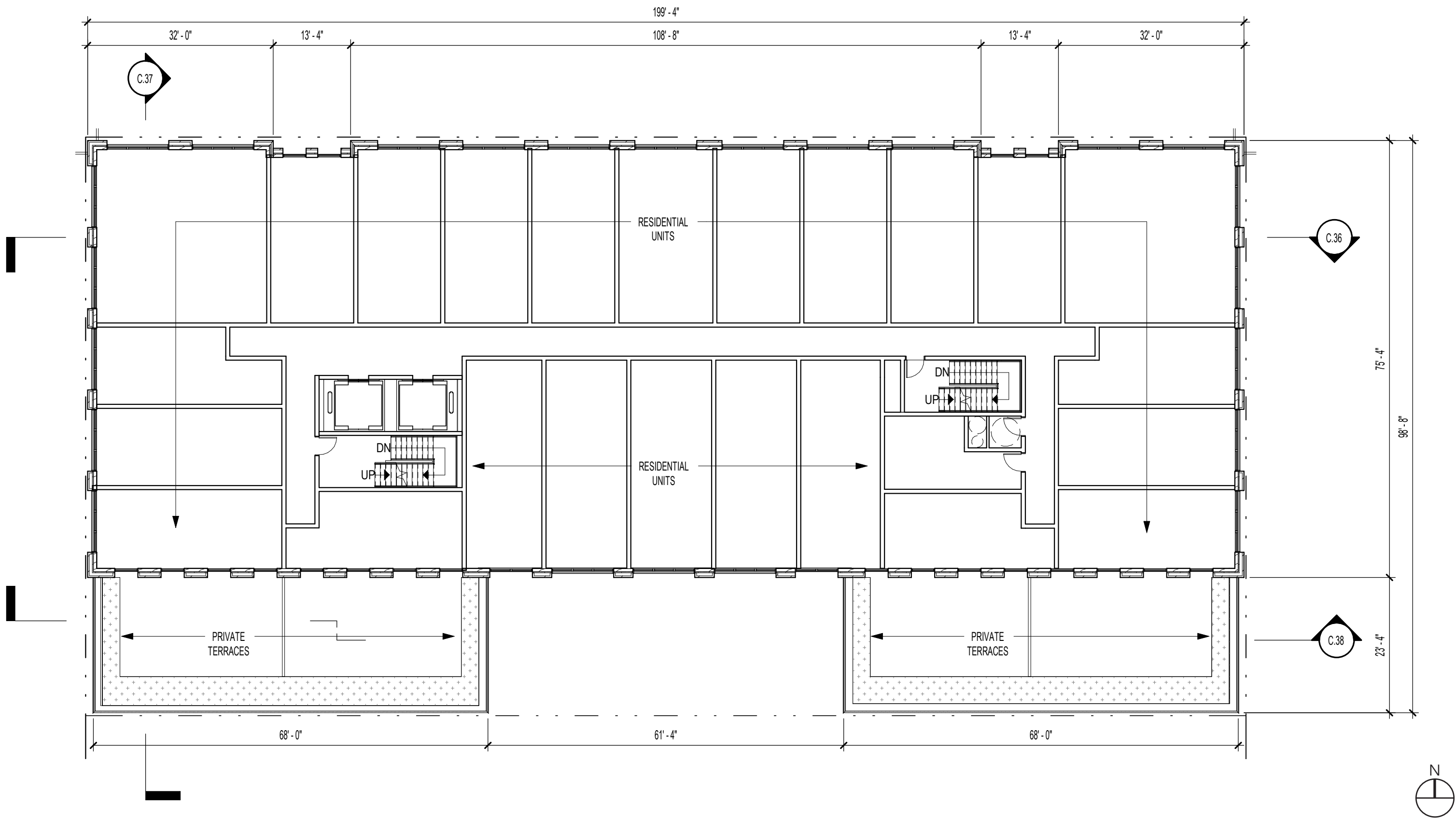
1/16" = 1'



PLAN | Level 02-05
1/16" = 1'

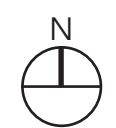
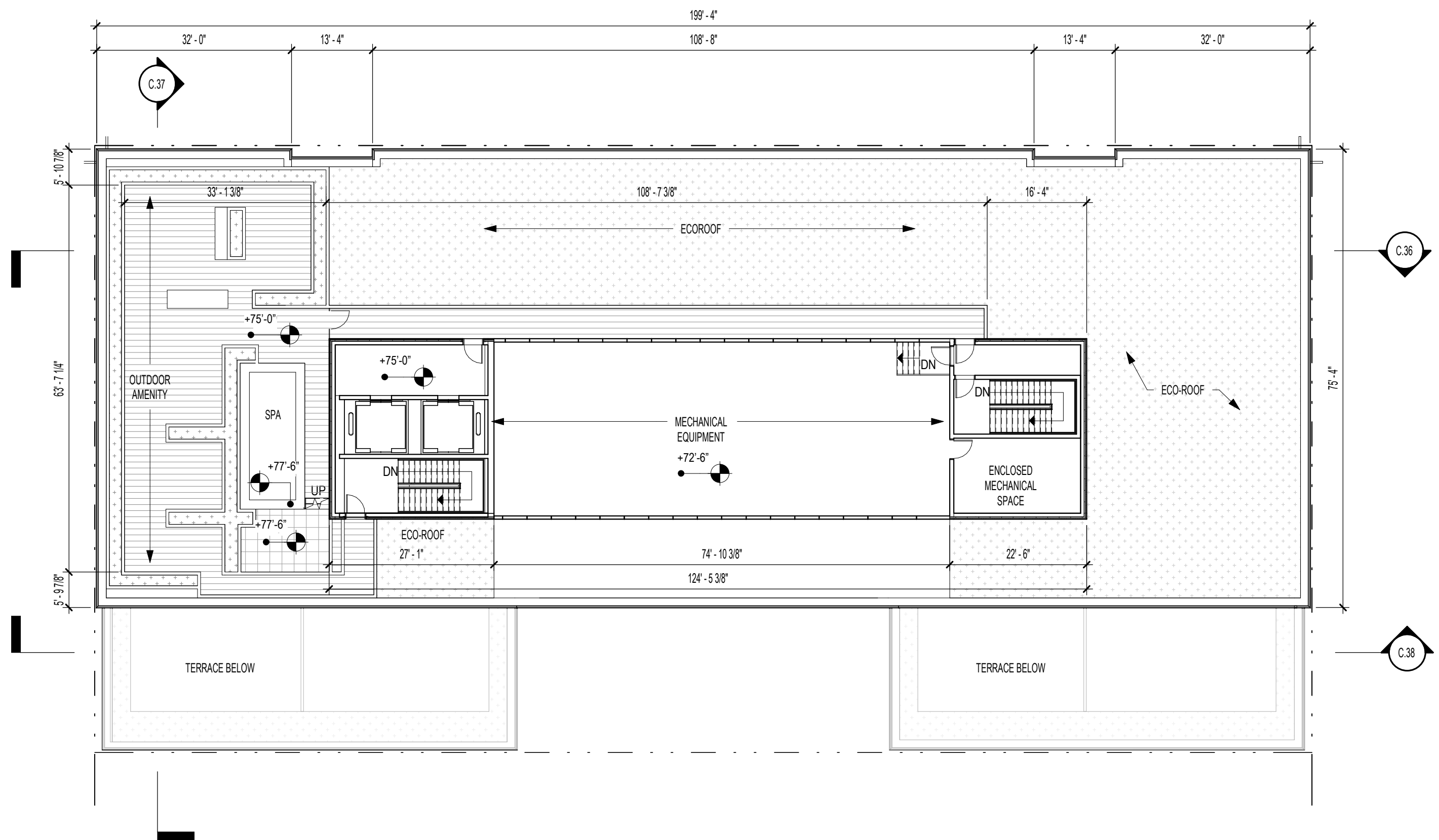


PLAN | Level 06
1/16" = 1'



PLAN | Roof Plan

1/16" = 1'



FACADE | East Elevation

1/16" = 1'

MATERIAL TAG LEGEND

- 01 - BRICK MASONRY, COLOR 01
- 02 - STONE, COLOR 02
- 03A - VISION GLASS
- 03B - SPANDREL GLASS
- 04 - ALUMINUM FRAME, COLOR 03
- 05 - METAL PANEL, COLOR 03
- 06 - METAL SCREEN, COLOR 03
- 07 - FROSTED GLASS

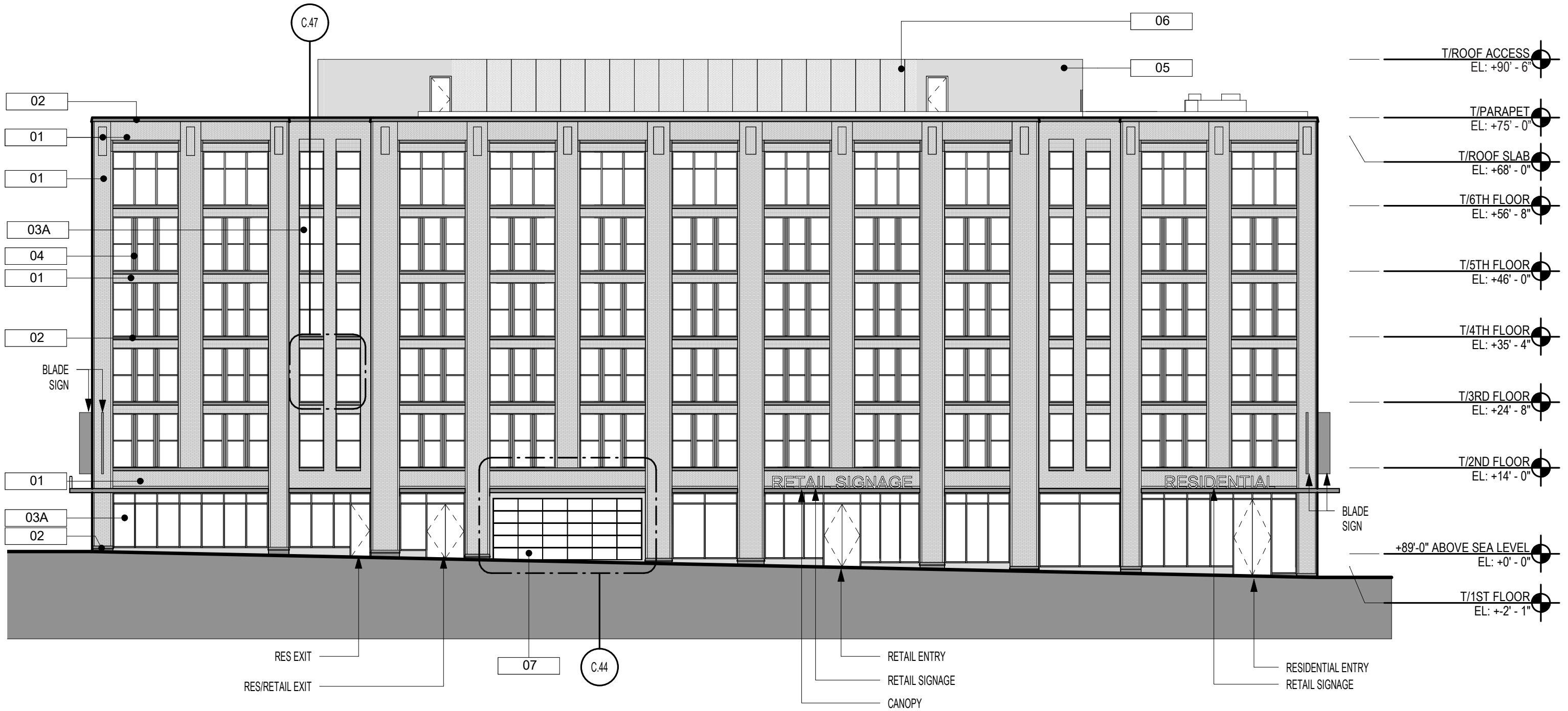


FACADE | North Elevation

1/16" = 1'

MATERIAL TAG LEGEND

- 01 - BRICK MASONRY, COLOR 01
- 02 - STONE, COLOR 02
- 03A - VISION GLASS
- 03B - SPANDREL GLASS
- 04 - ALUMINUM FRAME, COLOR 03
- 05 - METAL PANEL, COLOR 03
- 06 - METAL SCREEN, COLOR 03
- 07 - FROSTED GLASS

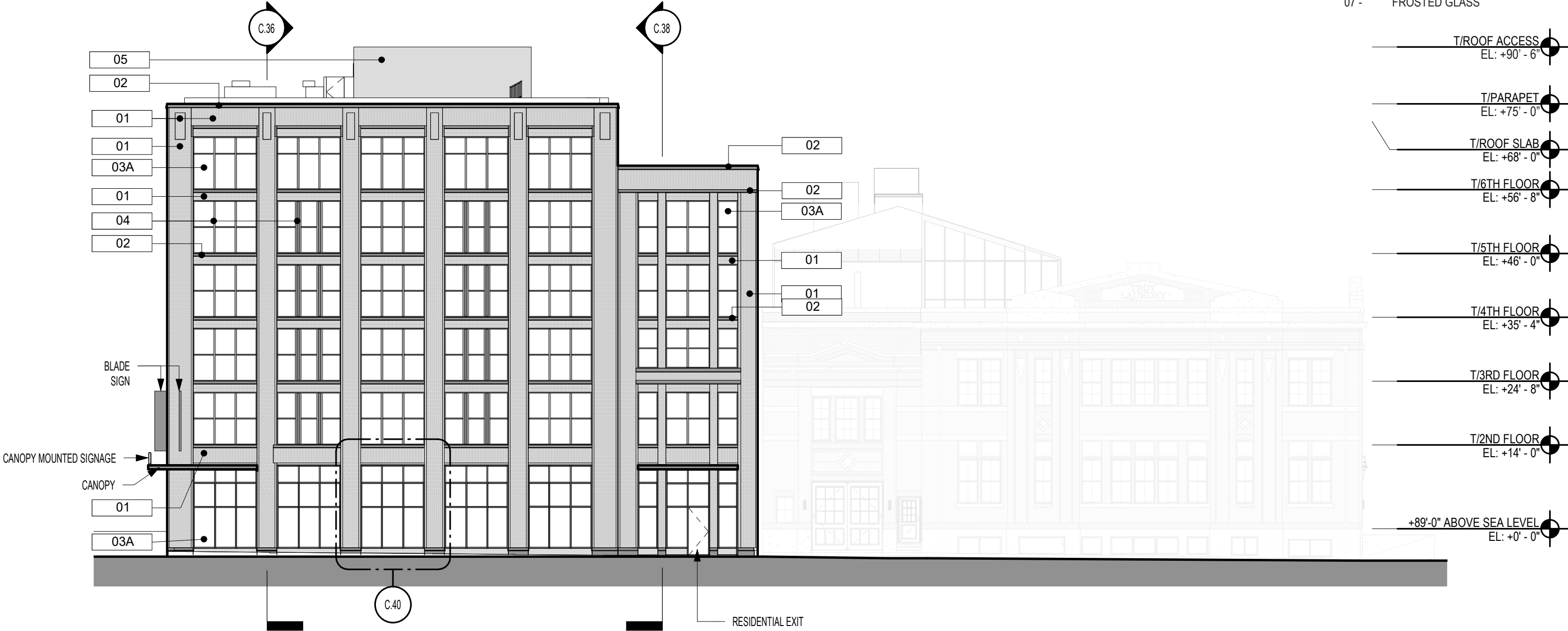


FACADE | West Elevation

1/16" = 1'

MATERIAL TAG LEGEND

- 01 - BRICK MASONRY, COLOR 01
- 02 - STONE, COLOR 02
- 03A - VISION GLASS
- 03B - SPANDREL GLASS
- 04 - ALUMINUM FRAME, COLOR 03
- 05 - METAL PANEL, COLOR 03
- 06 - METAL SCREEN, COLOR 03
- 07 - FROSTED GLASS



FACADE | South Elevation

1/16" = 1'

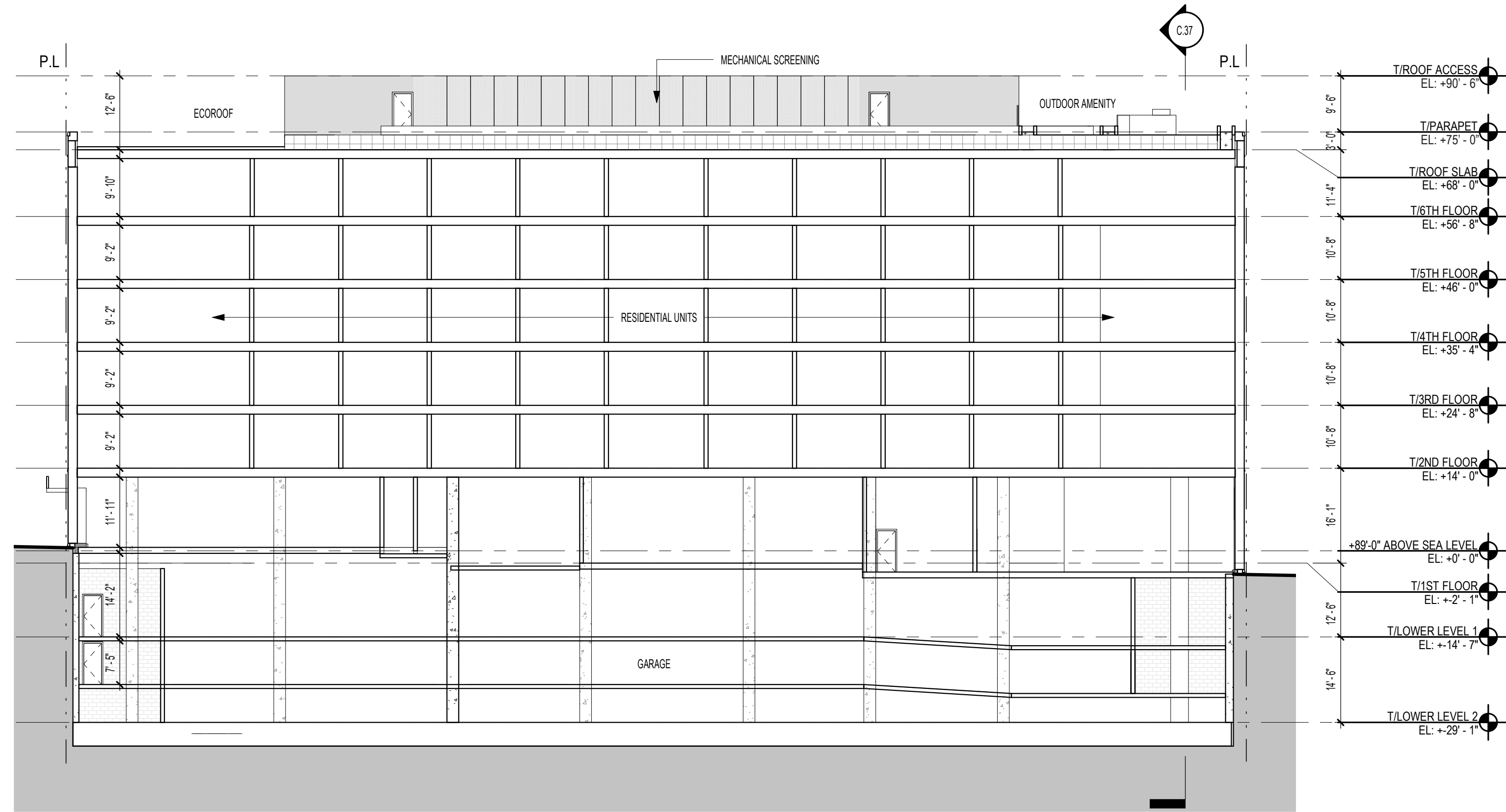
MATERIAL TAG LEGEND

- 01 - BRICK MASONRY, COLOR 01
- 02 - STONE, COLOR 02
- 03A - VISION GLASS
- 03B - SPANDREL GLASS
- 04 - ALUMINUM FRAME, COLOR 03
- 05 - METAL PANEL, COLOR 03
- 06 - METAL SCREEN, COLOR 03
- 07 - FROSTED GLASS



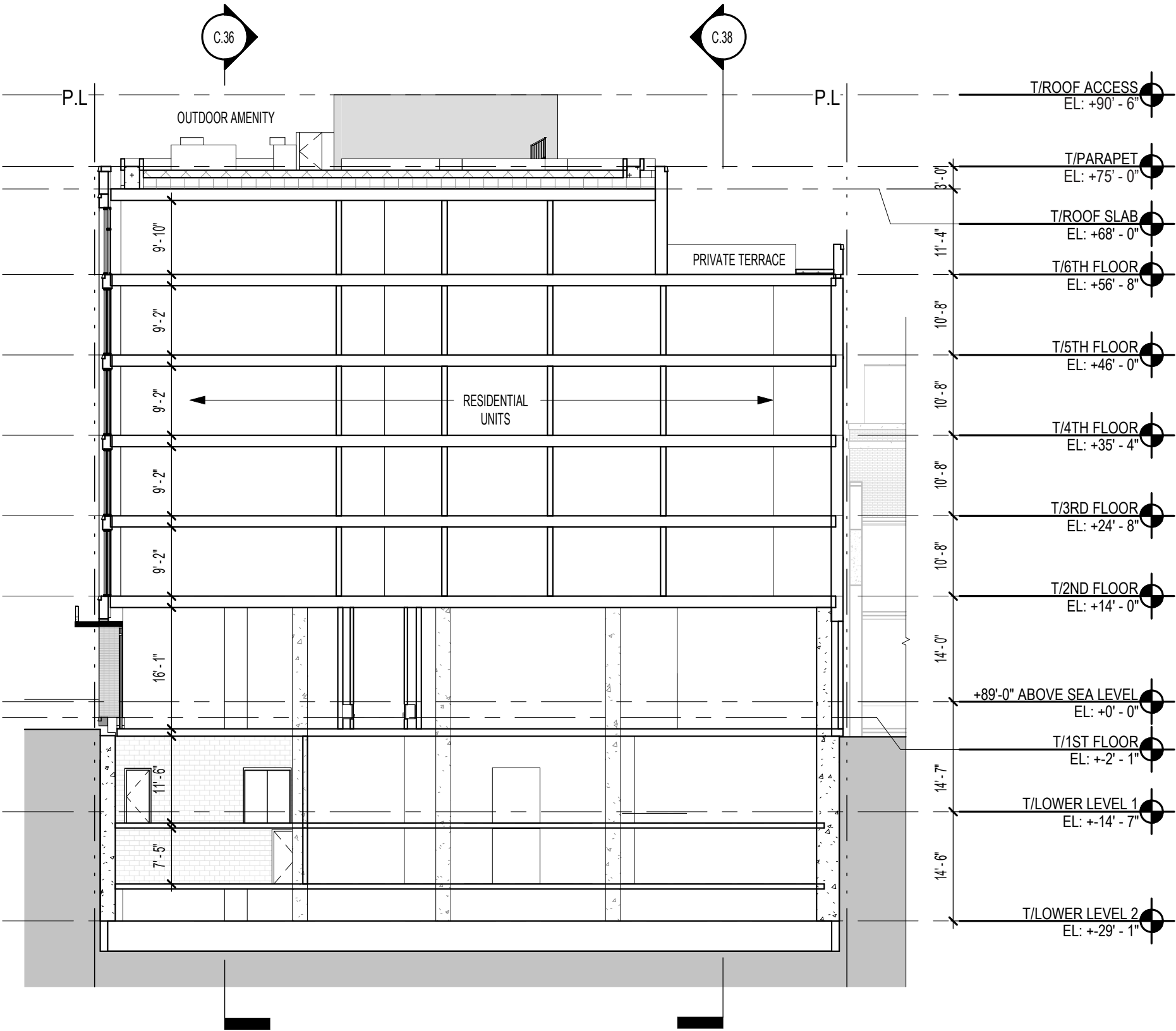
BUILDING SECTION | Section A

1/16" = 1'



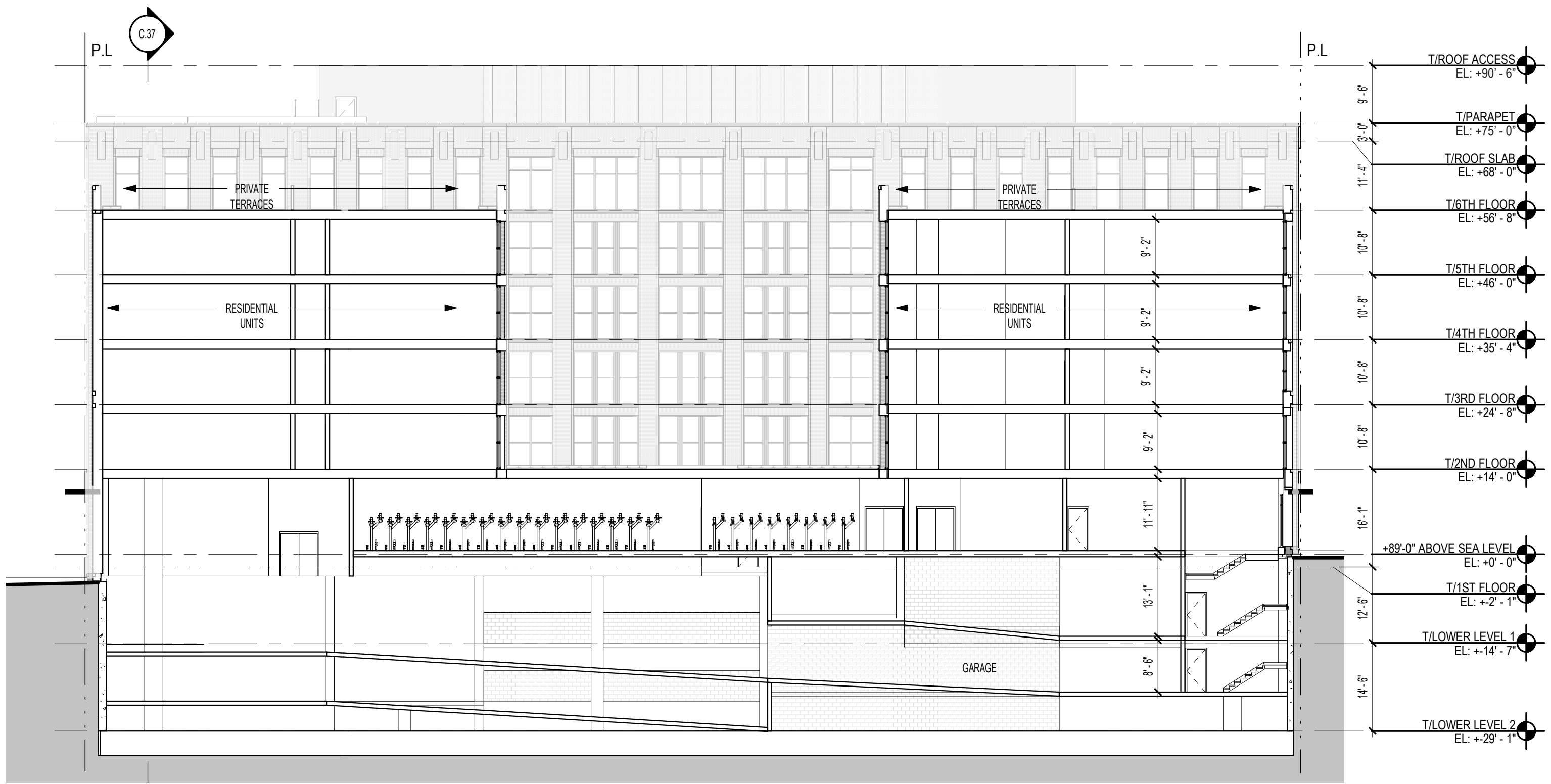
BUILDING SECTION | Section C

1/16" = 1'



BUILDING SECTION | Section B

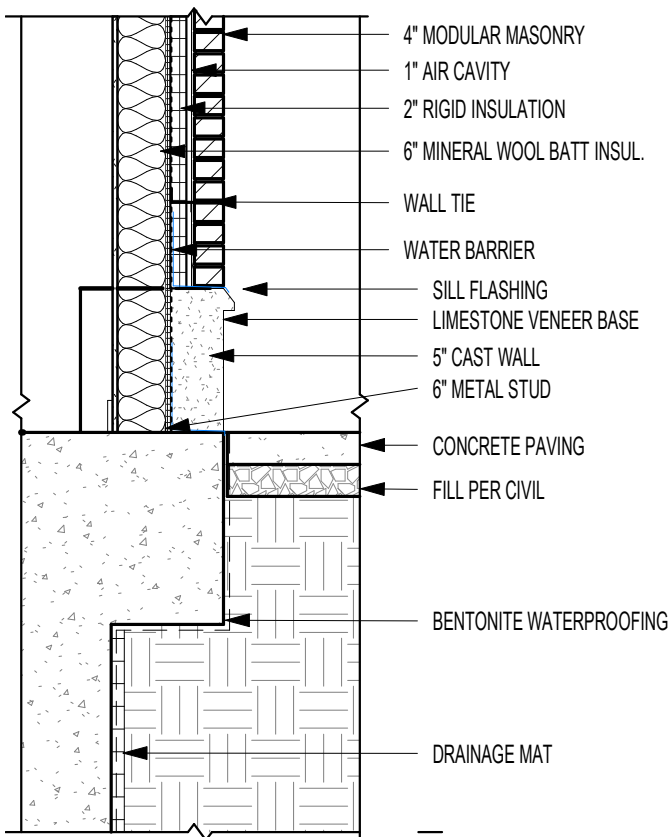
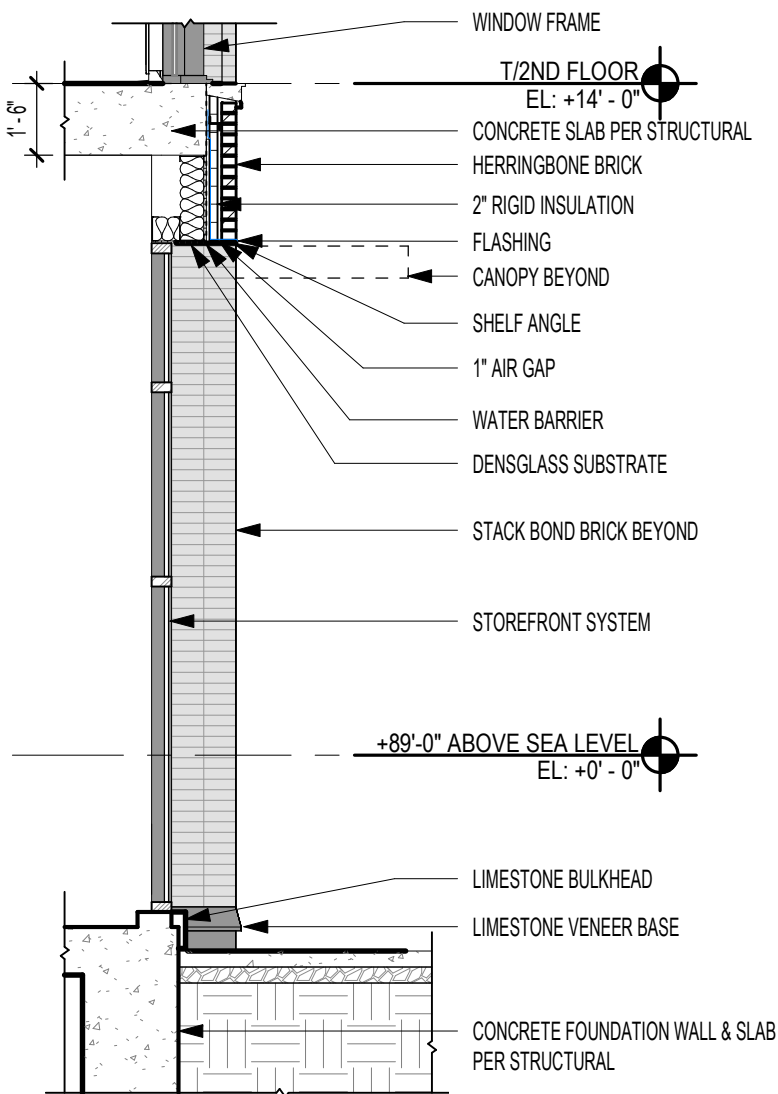
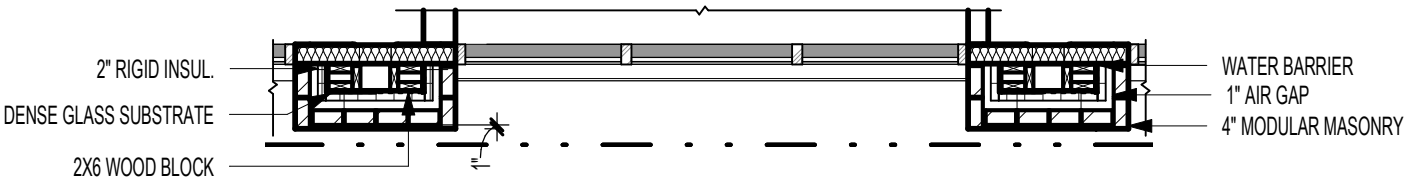
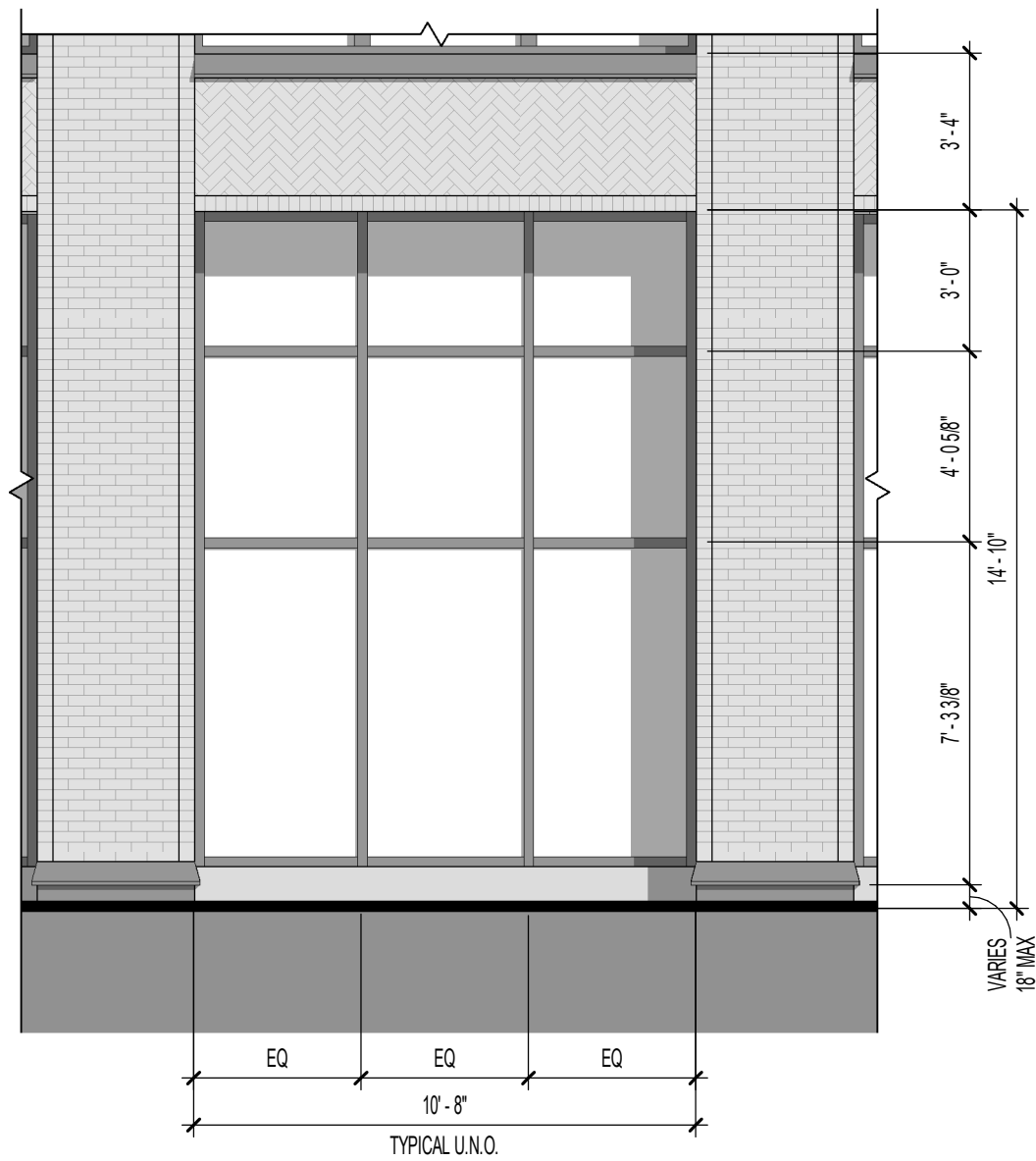
1/16" = 1'





DETAILS | Storefront & Column Base

1/4" = 1'



PRODUCT **400 Series Curtainwall**
2-1/2" x 7" (captured and structurally glazed)

TEST RESULTS

Air Infiltration	ASTM E283	0.06 cfm/ft² @ 6.24 psf
Static Pressure Water Resistance	ASTM E331	15 psf
Dynamic Pressure Water Resistance	AAMA 501.1	15 psf
Structural – Design Load	AAMA E330	60 psf
Interstory Horizontal Displacement	AAMA 501.4	up to +/- 1.09"
Thermal Cycling	AAMA 501.5	-20 °F to 180 °F
Structural – Overload	AAMA E330	90 psf
Seismic Movement	AAMA 501.4	up to +/- 1.64"

TEST LAB

ATI <small>York, PA 17406 Riviera Beach, Florida 33403</small>	Report Number	C0109.01-450-44 rev 1	85617.01-120-32	C0271.01-450-44
	Test Date	7/24/12 – 8/14/12	1/15/09	7/9/12 – 7/12/12
	Report Date	10/3/12 original 5/14/14 rev1	2/11/09	7/24/12

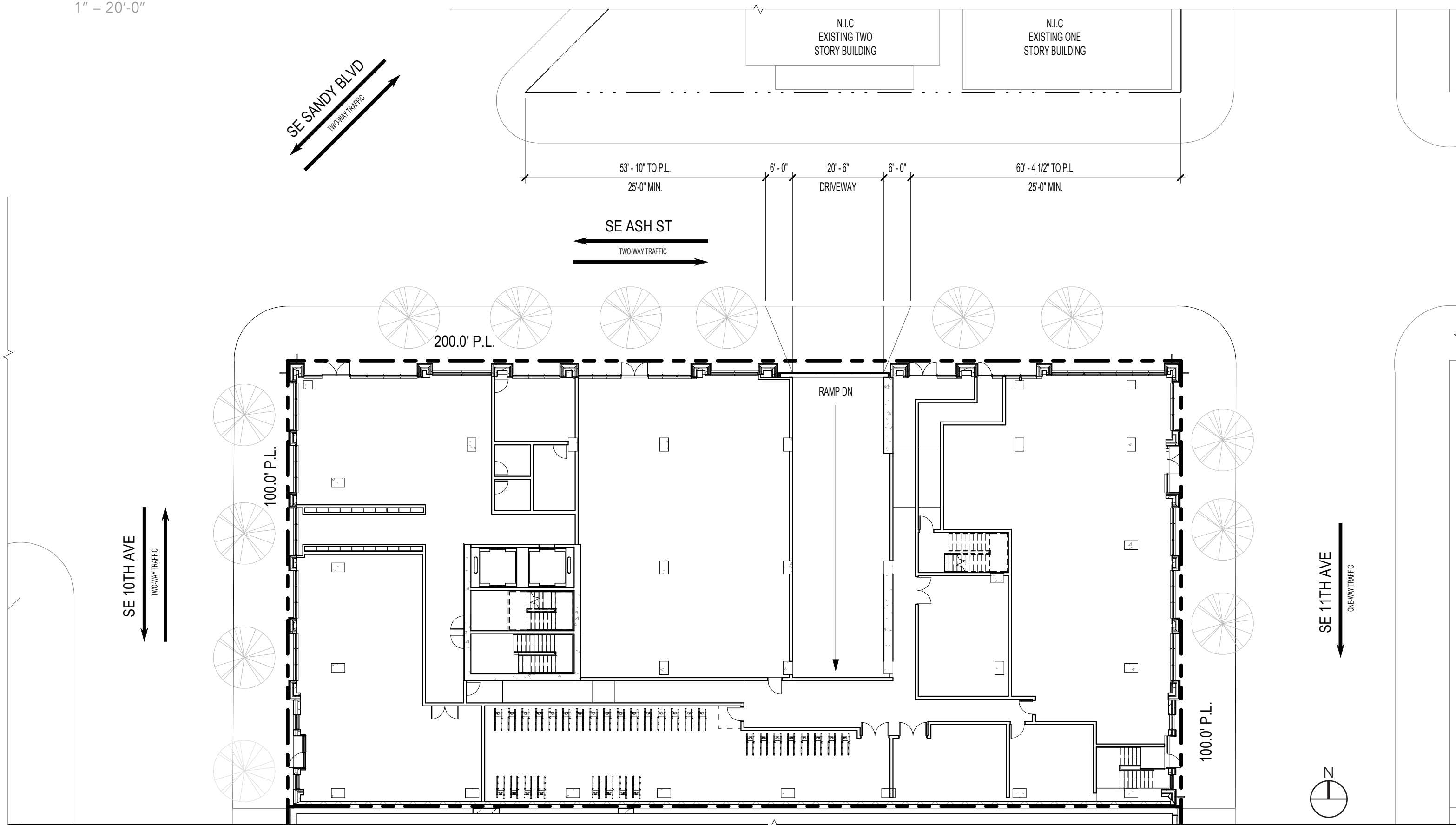


COLOR: BLACK

400TU Series Product Specifications*								
Application: Low and mid-rise commercial buildings including retail, office, healthcare, schools, etc.								
Description: 2-1/2" x (6" to 10") field glazed, screw spline or shear block high performance curtainwall.								
Face Width:	Overall Depths:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	U-Value:	CRF:	Acoustic:
2-1/2"	6" to 10"	1" (1/4" to 1-3/4")	0.06 CFM / Ft.2 @ 6.24 PSF	15 PSF – Static 15 PSF – Dynamic	40 PSF Design 60 PSF Overload	U-Value Table	CRF-Value	Dual Glazed: 38 STC, 32 OITC Triple Glazed: 41 STC, 30 OITC

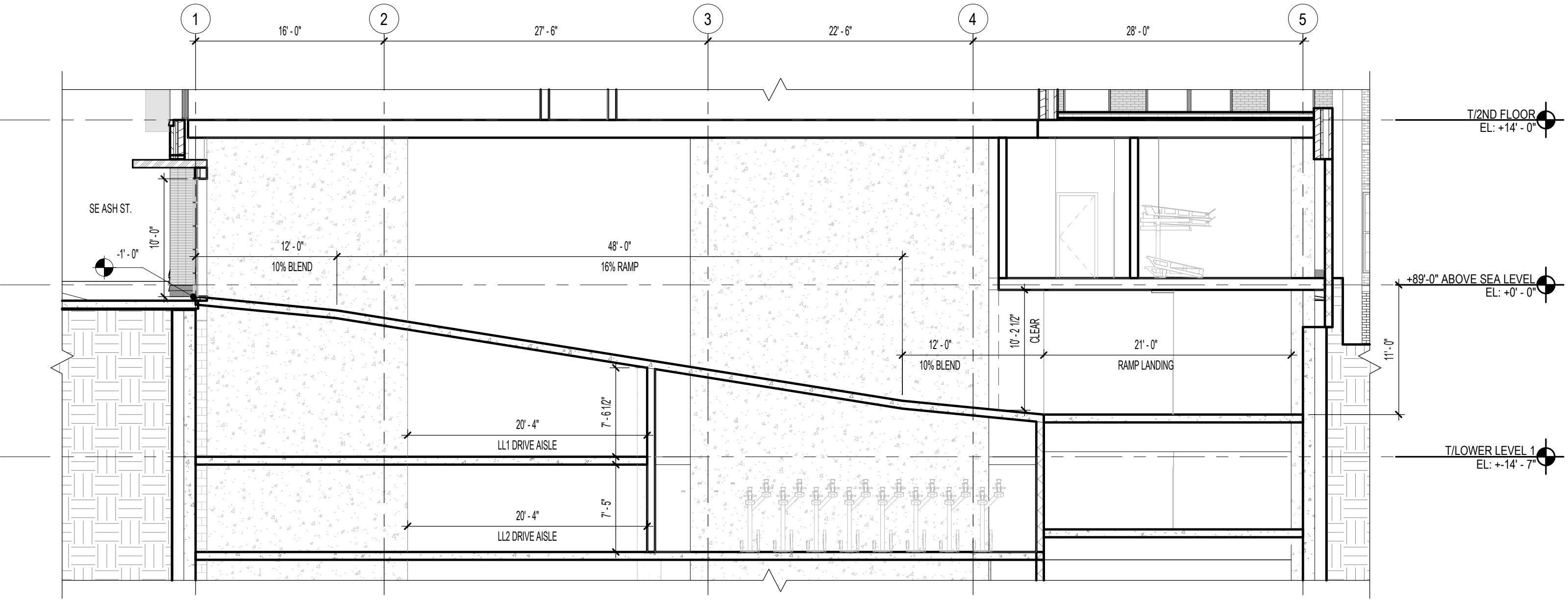
DETAILS | Driveway Location

1" = 20'-0"



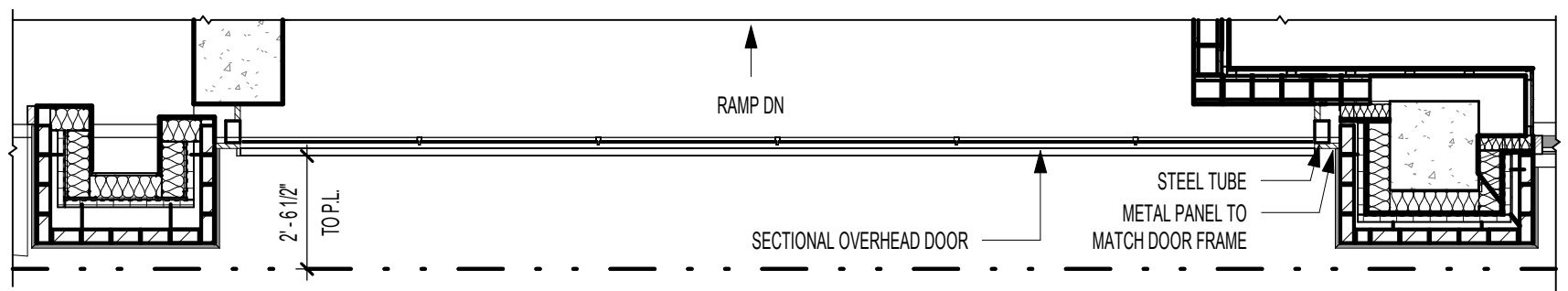
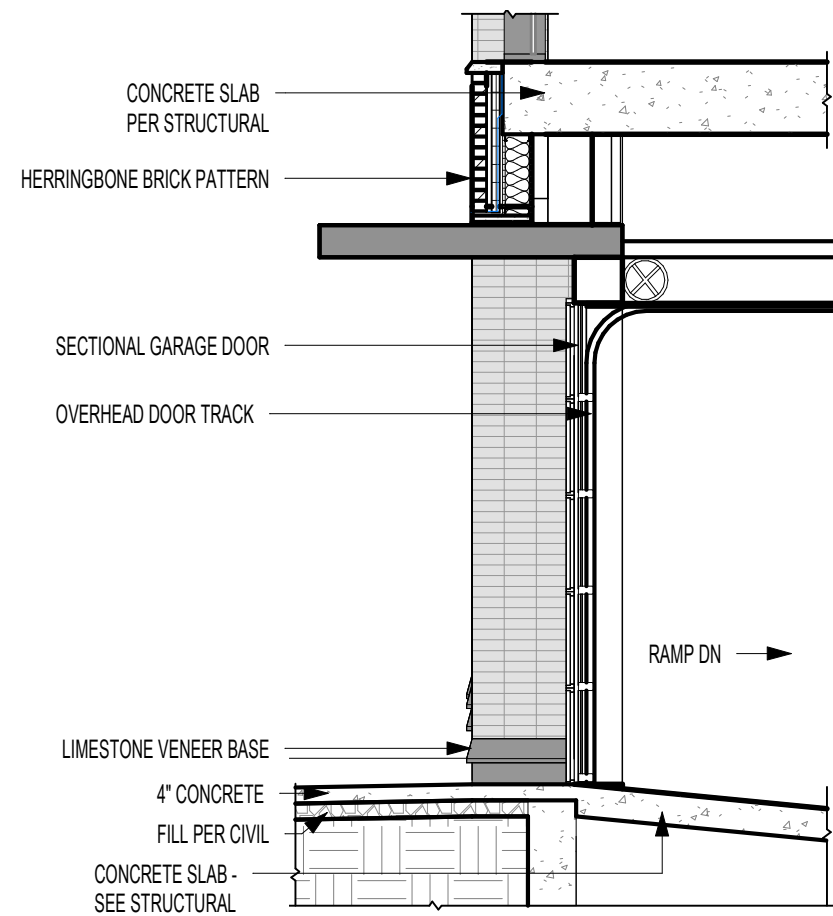
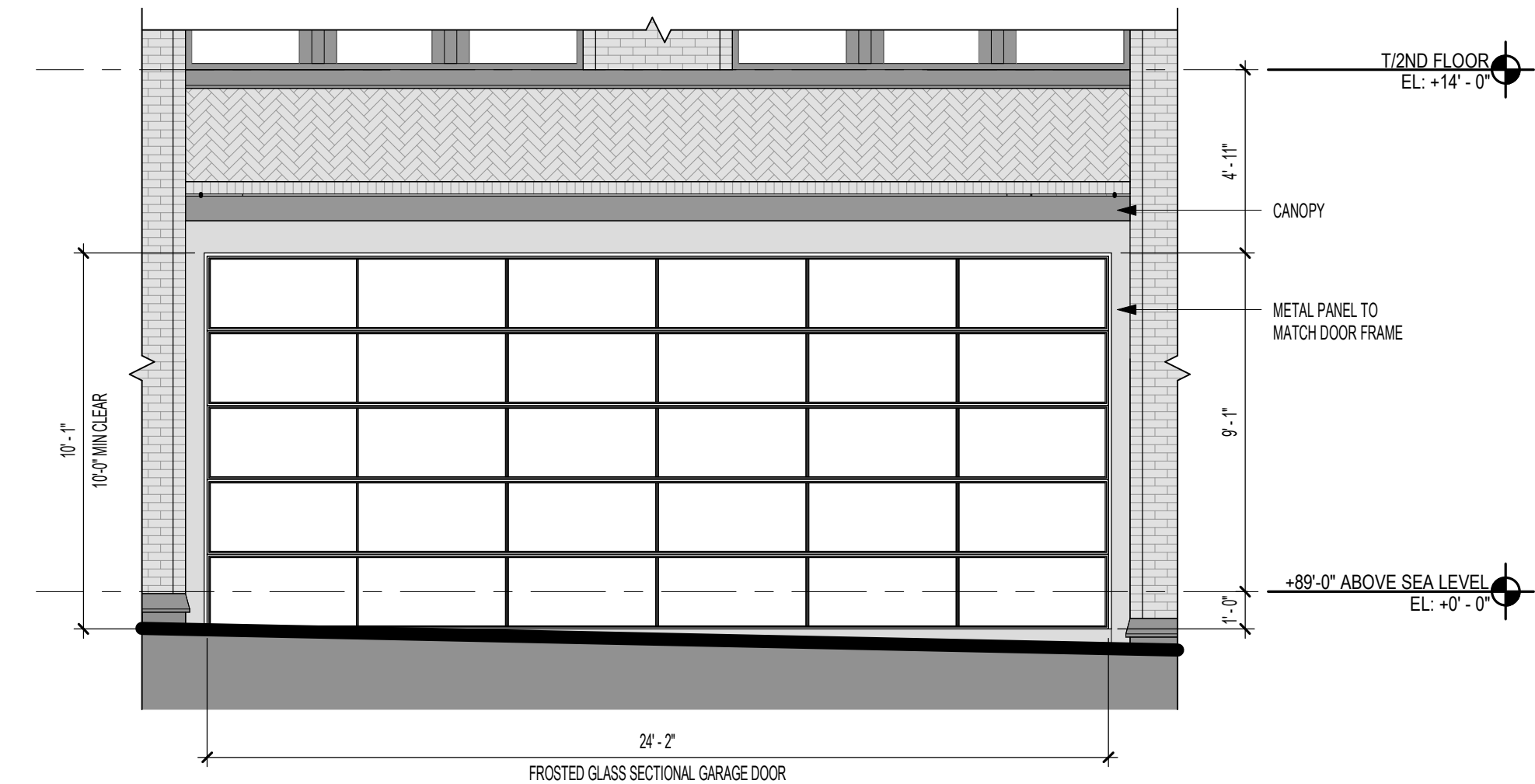
DETAILS | Garage Speed Ramp

1/8" = 1'



DETAILS | Garage Door

1/4" = 1'



PRODUCT INFO | Garage Door

RAYNOR - AlumaView AV300

Door	
Model	AlumaView AV300
Size	24' x 24' Max
Operation	Manual, Motor or Hand Chain
IECC Thermal Performance	Tested Air Infiltration @ 25 mph 0.24 cfm/ft2
Sections	
Construction	Rail & Stile – minimum .063"; 5/16" diameter screws
Material	Aluminum
Surface Texture	Smooth
Section Joint	Ship Lap
Section Thickness	3"
Gauge	N/A
Stiles	Extruded aluminum – minimum .05"
Insulation	3/8" Expanded Polystyrene (in panels only)
Seals	Bottom Seal (3", 4" Gray; 3" Yellow; or 3" Black EPDM), Optional Header Seal. Optional IECC and California Title 24 air filtration compliant package available.
Trussing	Wind Load: 20 P.S.F. Tested/13.3 P.S.F. Design Load (standard); Material: U-bar (18-Gauge or 20-Gauge); Sizes: 4", 6", or 8"
Panel Configuration	.50" thick Aluminum panels
Color	Clear Anodized or Optional ArmorBrite Powder Coat System 188 custom colors available, or Bronze Anodized, Black Anodized
Windows	1/8" DSB Glass; 1/8" 1/4" 3/16" Clear Tempered Glass; 1/8" 1/4" Tinted or Tinted Tempered Glass; 3/16" 1/4" Clear Glass; 1/4" Clear Laminated Glass; 1/4" Clear Wire Glass; 1/2" Insulated DSB Glass
Track	
Type	Normal Headroom, Rear Mount Low Headroom, Front Mount Low Headroom, Lift Clearance, Vertical Lift, Incline, Contour
Finish	Galvanized or Optional White Powder Coat
Size	2" or 3"
Gauge	13 and 16-Gauge
Counterbalance System	
Type	Torsion Spring, Tandem Shaft Torsion Spring, or Weight Counterbalance
Springs	Spring Inner Diameter: 2-1/4", 3-1/2" or 5-1/2"; Duplex or High Cycle (30K, 50K, 100K); Optional Black Powder Coat
Shafts	Tube or Solid (D-Shaft, 1" Keyed, 1-1/4" Keyed)
Hardware/Accessories	
Hinges	11, 13, 14-Gauge or Hybrid
Rollers	Standard (2" or 3") or Heavy Duty (2" or 3")
Finish	Galvanized or Optional White Powder Coat
Lock	Interior Slide Lock or Exterior Lock Bars
Seal(s)	Jamb Seal
Hanger Angle	11, 13-Gauge Galvanized or 13-Gauge White Powder Coated
Pedestrian Door	NA
Optional Wind Loading	Certified Wind Load Available



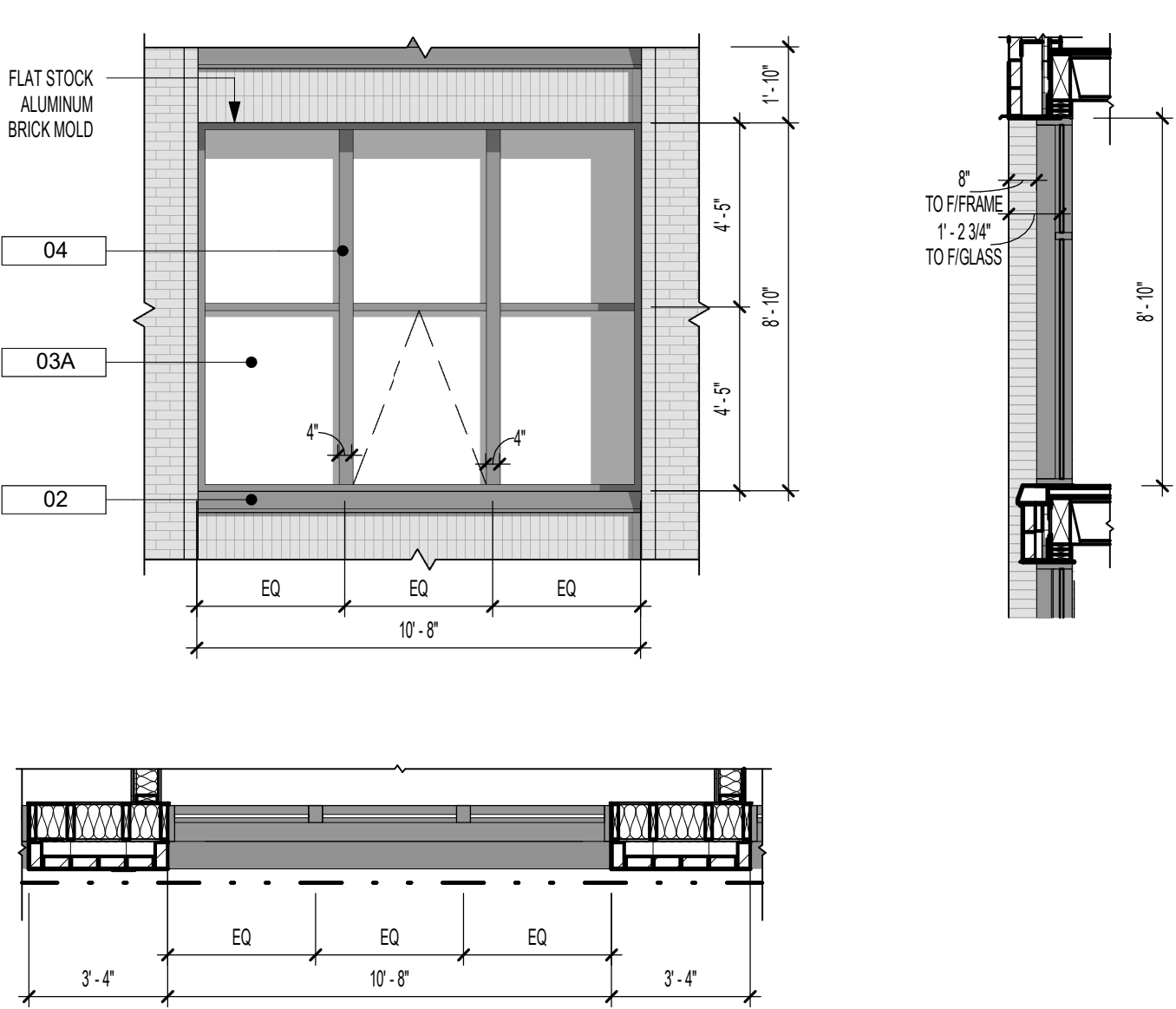
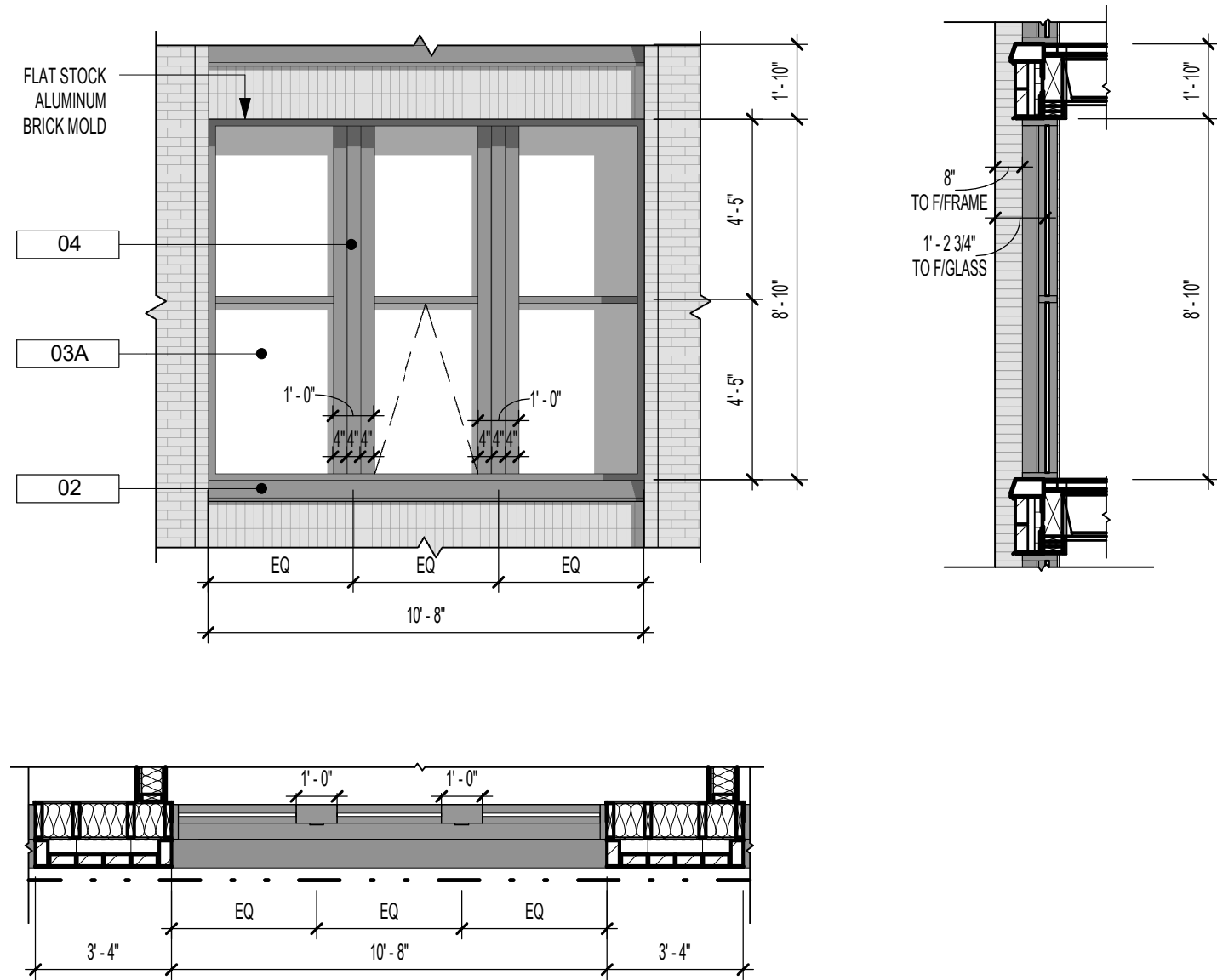
Technical Information

Section and Panel Schedules

Door Width	Number of Panels	Door Height	Number of Sections
Up to 9'2"	2	Up to 8'2"	4
9' 3" – 12' 2"	3	8' 3" – 10' 6"	5
12' 3" – 16' 2"	4	10' 7" – 12' 6"	6
16' 3" – 20' 2"	5	12' 7" – 14' 6"	7
20' 3" – 24' 2"	6	14' 7" – 16' 6"	8

MATERIAL TAG LEGEND

- 01 - BRICK MASONRY, COLOR 01
- 02 - STONE, COLOR 02
- 03A - VISION GLASS
- 03B - SPANDREL GLASS
- 04 - ALUMINUM FRAME, COLOR 03
- 05 - METAL PANEL, COLOR 03
- 06 - METAL SCREEN, COLOR 03
- 07 - FROSTED GLASS



WINDOW TYPE A

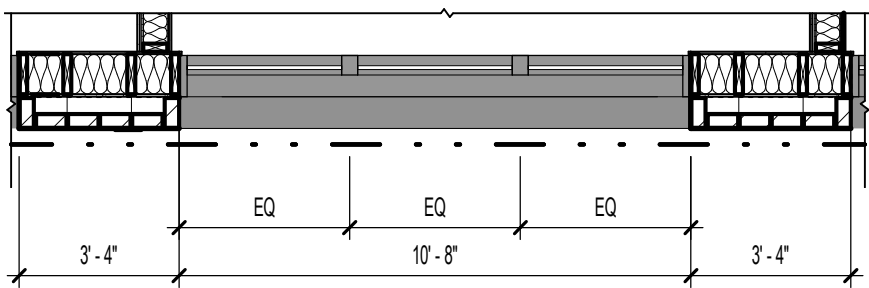
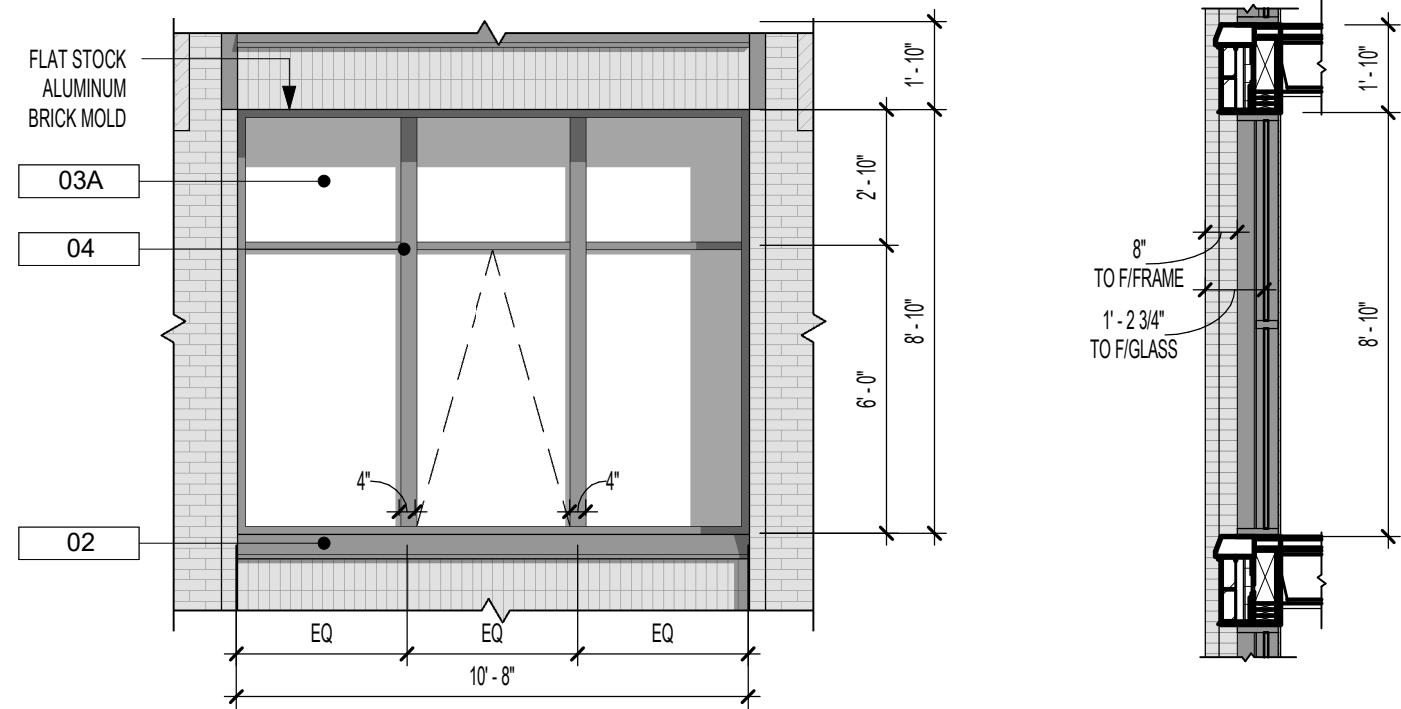
WINDOW TYPE B

DETAILS | Residential Windows

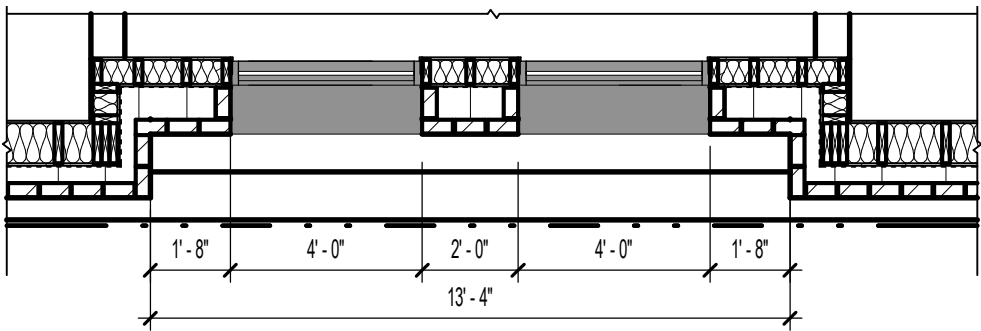
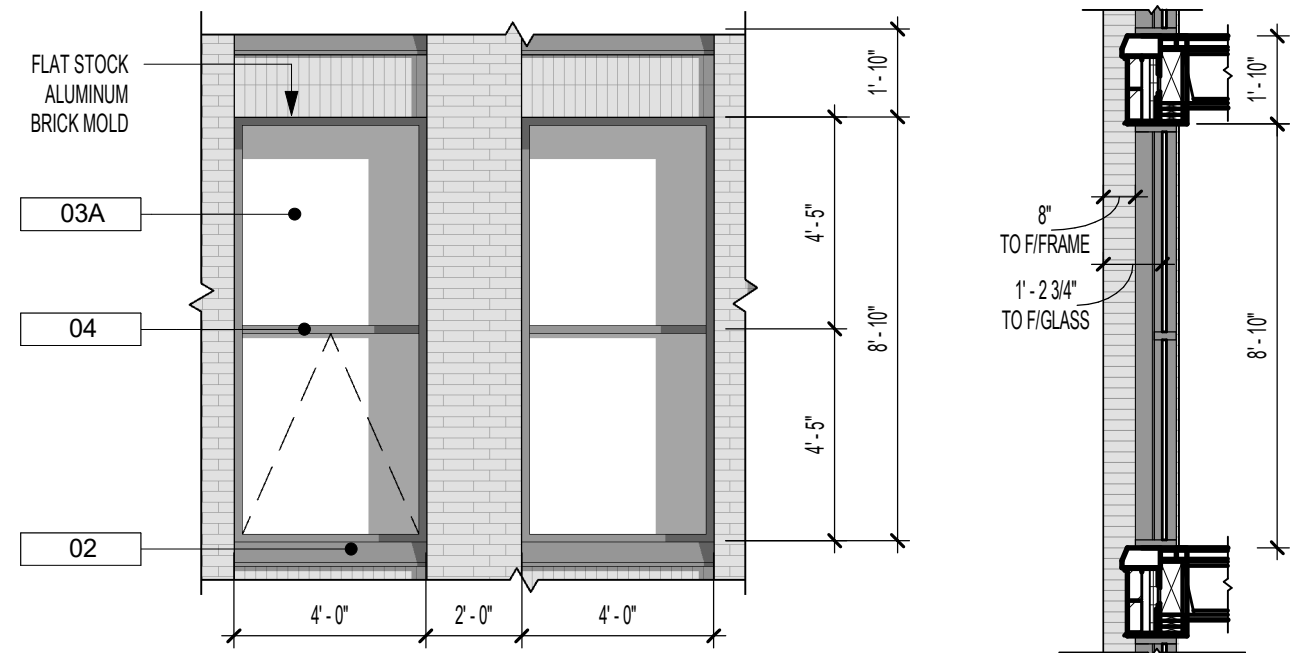
1/4" = 1'

MATERIAL TAG LEGEND

- 01 - BRICK MASONRY, COLOR 01
- 02 - STONE, COLOR 02
- 03A - VISION GLASS
- 03B - SPANDREL GLASS
- 04 - ALUMINUM FRAME, COLOR 03
- 05 - METAL PANEL, COLOR 03
- 06 - METAL SCREEN, COLOR 03
- 07 - FROSTED GLASS



WINDOW TYPE C

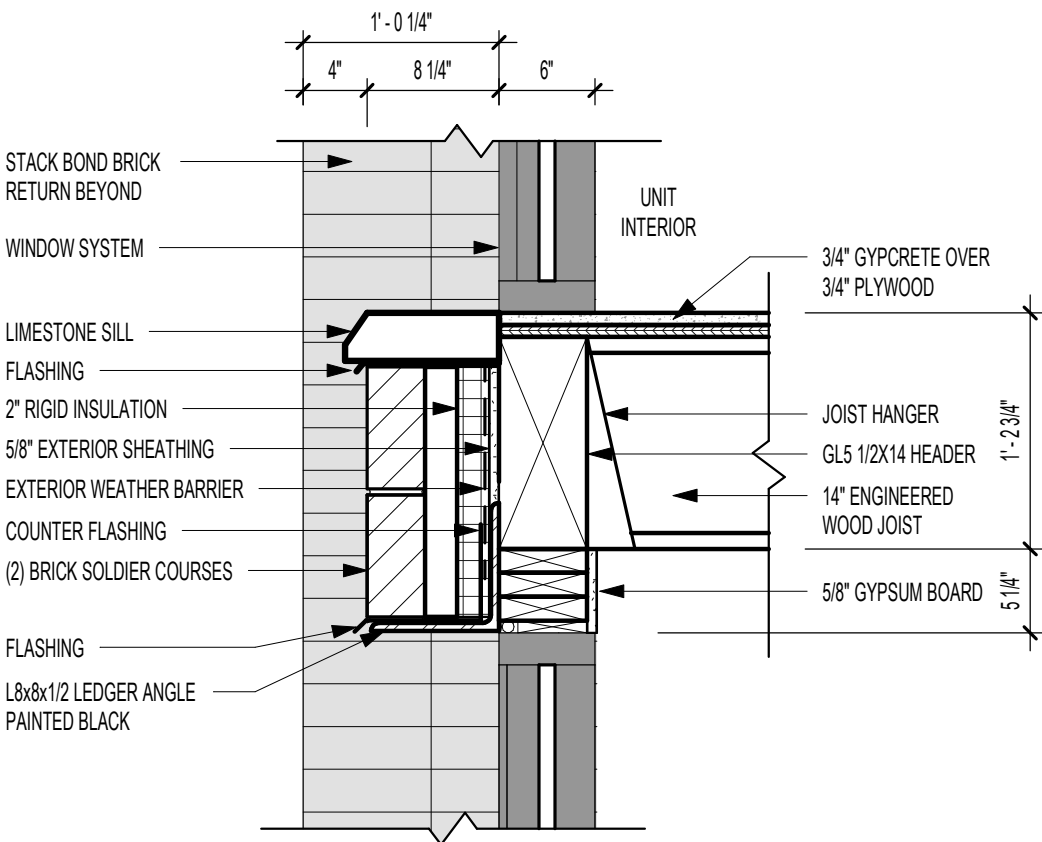


WINDOW TYPE D

DETAILS | Typical Detail & Residential Window Product Info

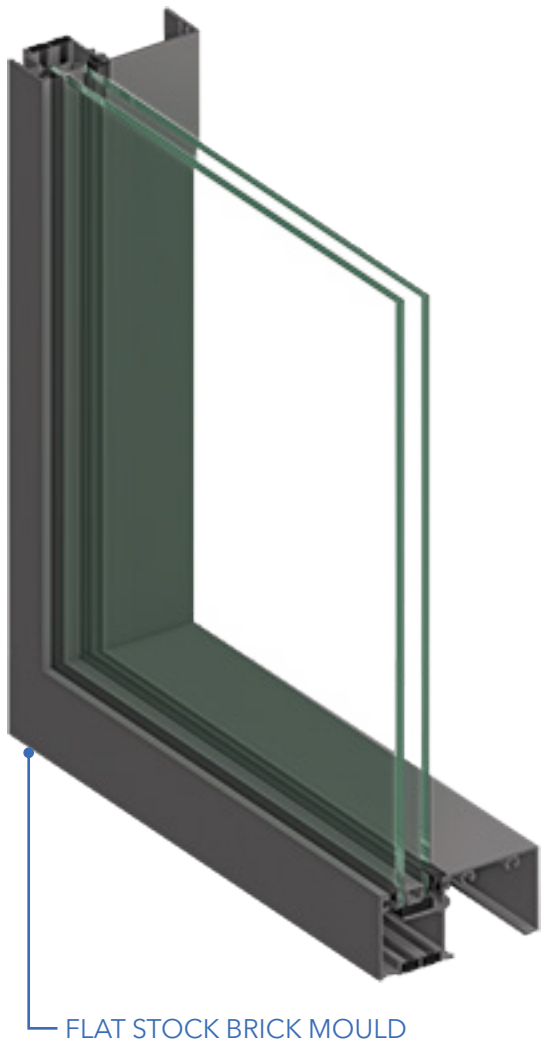
1" = 1'

TUBELITE - 900RW Thermal Ribbon Window



Typical Window Head & Sill Detail

COLOR: BLACK



TEST RESULTS

Thermal Transmittance (BTU/hr-ft ² -°F)	U-FACTOR	0.33
Condensation Resistance Factor Frame	CRF _F	68
Condensation Resistance Factor Glass	CRF _G	70
Unit Size : 78-3/4" x 78-34"® (glazed wall configuration)		
Glass makeup: 1" IGU ¼" PPG Solarban 70XL #2 (e=0.018) ½" 90% argon, Super Spacer Premium ¼" clear		

TEST LAB

INTERTEK – ATI
York, PA 17406

Report Number	F2584.01-116-46
Test Date	02/03/16
Report Date	02/18/16

900RW Series Product Specifications

Application: Low to mid-rise Ribbon Window with both interior and exterior glazing

Face Width:	Overall Depths:	Glass Thickness:	Air Infiltration:	Static & Dynamic Water:	Structural:	U-Value:	CRF:	Sound Transmission:	Interstory Liveload:	Product Approval: (non-impact)
2-1/4"	4-1/2" & 6"	1"	0.06 CFM/Ft.2@ 6.24 PSF	15 PSF	40 PSF Design 60 PSF Overload	U-Value Table	CRF-Value	31 STC[36 STC] 25 OITC[32 OITC]	+/- 1/2"	FL21062-R1 (FPA) CWSF-55 (TDI)

PRODUCT INFO | Glazing

GUARDIAN GLASS - Guardian Bird1st UV Coated Glass

Bird Safe Glazing to be installed as required by the zoning code

MAKEUP NAME	TRANSMITTANCE			REFLECTANCE			U-VALUE		Relative Heat Gain (RHG)	Shading Coefficient (SC)	Solar Heat Gain Coefficient (SHGC)	Light To Solar Gain (LSG)
	Visible (τ _v %)	UV (τ _{UV} %)	Solar (τ _g %)	Visible ρ _v % out	Visible ρ _v % in	Solar ρ _g % out	Winter Night (Btu/hr-ft²-F)	Summer Day (Btu/hr-ft²-F)				
Bird1st with NU 78/65 (#5)	76	0	48	12	13	14	0.30	0.29	139	0.68	0.59	1.29
Bird1st with SN 68 (#4)	66	0	30	11	12	22	0.29	0.27	86	0.41	0.36	1.83
Bird1st with SNX-L 62/34 (#5)	63	0	25	12	12	27	0.28	0.27	92	0.44	0.38	1.65
Bird1st with SNX 62/27 (#4)	60	0	22	11	12	26	0.28	0.26	65	0.31	0.27	2.22

1. Figures may vary due to manufacturing tolerances. All tabulated data is based on NFRC methodology using LBNL's Window 5.2 program.
2. Values are for indication purposes only and are subject to variation according to conditions of measurement, manufacture and/or application.
3. Solar Heat Gain Coefficient (SHGC) represents the solar heat gain through the glass relative to the incident solar radiation. It is equal to 86% of the shading coefficient.

DETAILS

SIZE

102" x 144" (maximum)

THICKNESS

6mm (other thicknesses available upon request)

OPTIONS

Guardian UltraClear™ low-iron glass

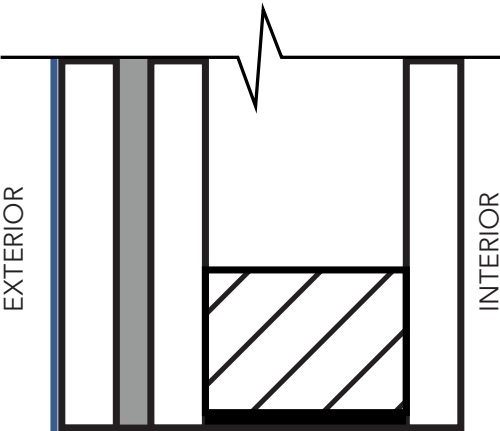
Standard clear glass

WARRANTY

10 years

SAFETY

Heat-treated and laminated



GUARDIAN GLASS - Guardian SN 68 on Clear

Product	Outboard - Inboard Substrate	Appearance	Transmittance			Reflectance			U-Value Winter Nighttime		Relative Heat Gain	Solar Heat Gain Coefficient	Light to Solar Gain (LSG)	
			Visible Light %	Ultra-violet %	Solar Energy %	Visible Light Out %	Visible Light In %	Solar Energy Out %	Air	Argon				
SunGuard SuperNeutral			Coating #2 Surface									6 mm/12.7 mm a.s./6 mm		
SN 68	UltraClear - UltraClear	Ultra Clear	71	40	37	11	13	43	0.29	0.25	94	0.39	1.80	
	Clear - Clear	Clear	68	30	33	11	12	33	0.29	0.25	90	0.38	1.80	
	Green - Clear	Green	57	13	23	9	12	9	0.29	0.25	72	0.30	1.92	
	CrystalGray - Clear	Light Gray	48	17	23	8	11	16	0.29	0.25	71	0.30	1.64	
	Gray - Clear	Gray	34	13	18	6	11	16	0.29	0.25	61	0.25	1.37	
	CrystalBlue - Clear	Blue	44	19	23	7	11	21	0.29	0.25	70	0.29	1.51	

- NOTES RELATED TO ALL SUNGUARD PERFORMANCE TABLES:
- The performance values shown are nominal and subject to variations due to manufacturing tolerances.

All coatings are on the #2 surface unless noted otherwise.

Guardian performance data are calculated for center-of-glass only (no spacer or framing) in accordance with the LBNL Window 7 program.

Relative Heat Gain, Solar Heat Gain Coefficient and/or LSG may change slightly when using argon gas fill.

Glass may require heat strengthening or tempering to resist thermal stress, to meet safety code, or other reasons.

Most SunGuard coatings are available in annealed and heat-treatable versions. SNR 43 is only available in a heat-treatable version.

A slight shift in visible light reflectance or transmission may be noticed after heat-treatment.

Guardian requires edge deletion for all commercial low-E coatings.

Guardian Glass reserves the right to change product performance characteristics without notice or obligation.

TRANSMITTANCE

Visible Light 68%

Ultraviolet 30%

Solar Energy 33%

Light to Solar Gain (LSG) 1.80

REFLECTANCE

Visible Light Outside 11%

Visible Light Inside 12%

Solar Energy Outside 33%

U-VALUE

Winter Nighttime - Argon(90%) 0.25

Winter Nighttime - Air 0.29

Summer Daytime - Air 0.28

HEAT GAIN

Relative Heat Gain (RHG) 90

Solar Heat Gain Coefficient (SHGC) 0.38

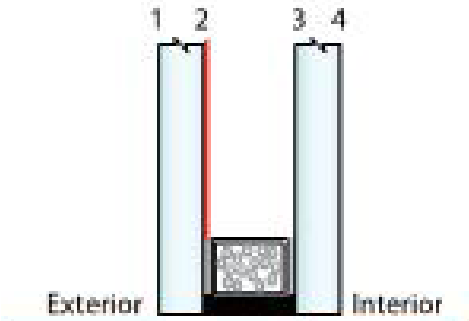
COMPOSITION

IG 6 mm/12.7 mm/6 mm - Coating on surface #2

Outboard lite SunGuard SN 68 on Clear

Inboard lite Guardian Float Clear

Calculation Standard NFRC-2010



DETAILS | Glazing Percentage Calculations



NORTH ELEVATION

Total Facade Area: 14,502 SF
Total Glazing Area: 5,852 SF
Glazing %: 40%



SOUTH ELEVATION

Total Facade Area: 14,601 SF
Total Glazing Area: 2,364 SF
Glazing %: 16%



EAST ELEVATION

Total Facade Area: 6,735 SF
Total Glazing Area: 2,852 SF
Glazing %: 42%



WEST ELEVATION

Total Facade Area: 7,180 SF
Total Glazing Area: 3,115 SF
Glazing %: 43%

TOTAL FACADE AREAS:

NORTH - 14,502 SF
SOUTH - 14,601 SF
EAST - 6,735 SF
WEST - 7,180 SF

TOTAL - 42,568 SF

TOTAL GLAZING AREAS:

NORTH - 5,852 SF
SOUTH - 2,364 SF
EAST - 2,852 SF
WEST - 3,115 SF

TOTAL - 14,183 SF

GLAZING %:

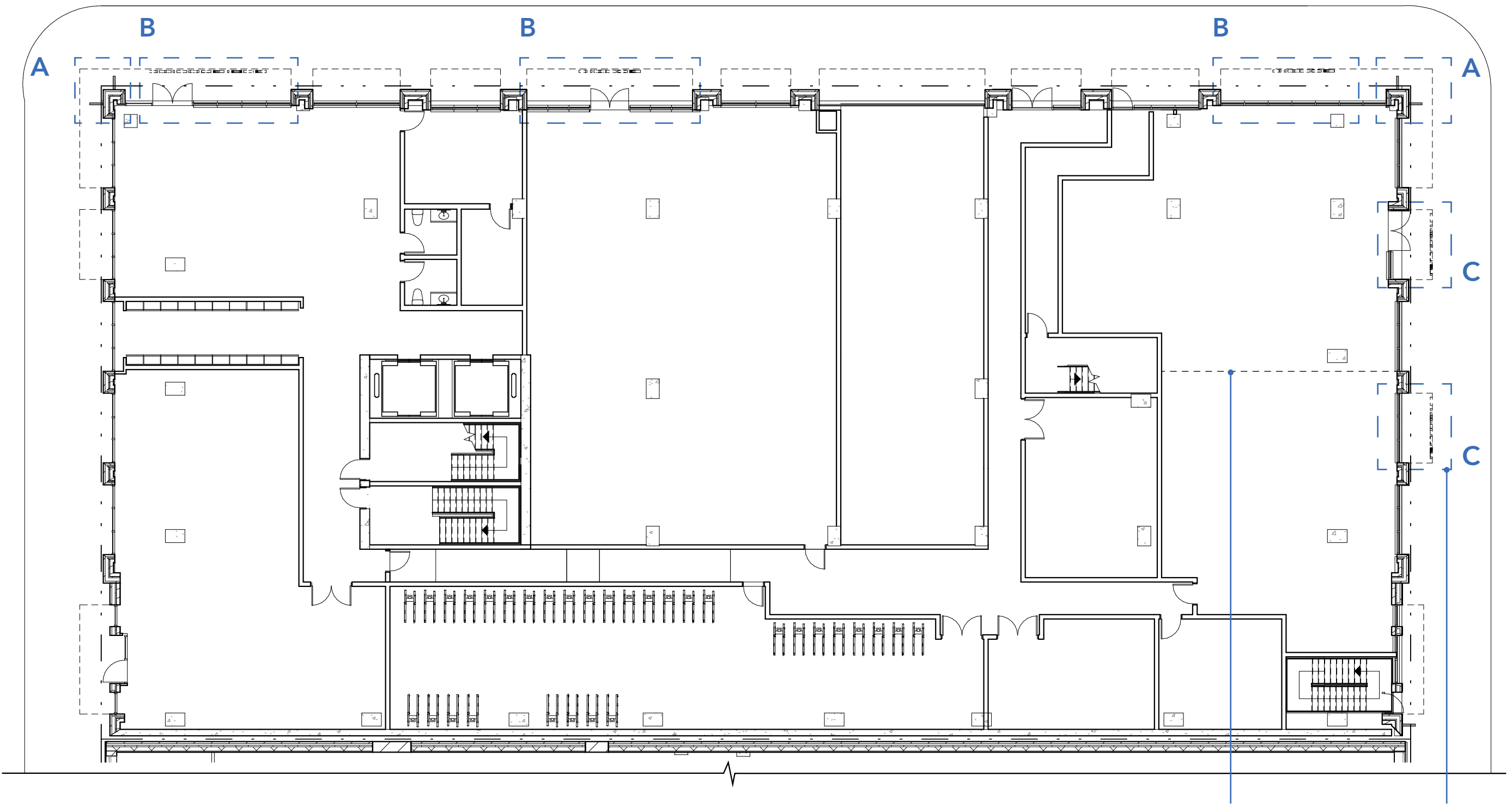
Glazing SF/Facade SF

14,183/42,568 = .33 ~ 33%

GLAZING COVERAGE ~33%

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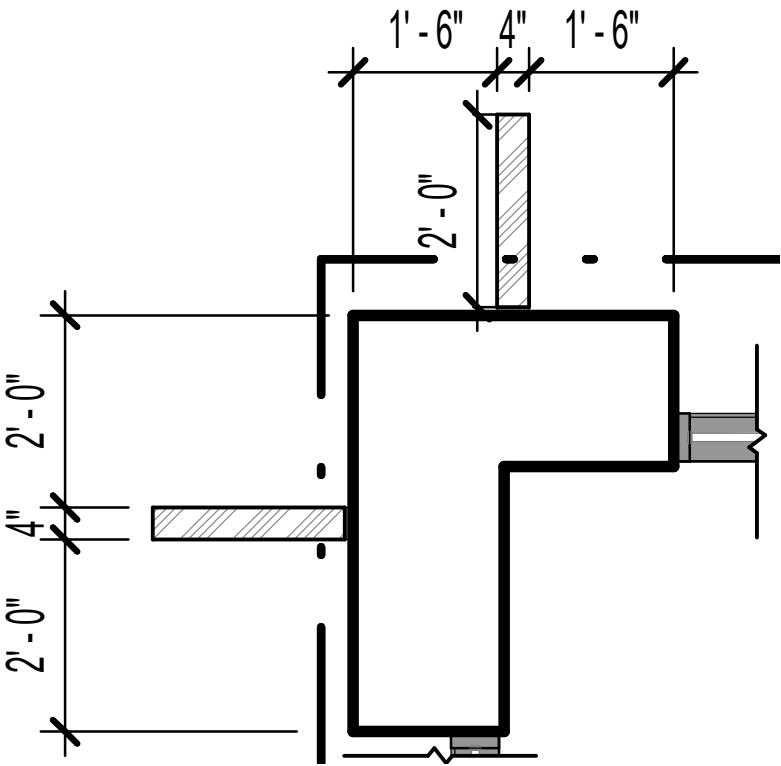
SIGNAGE FLOOR PLAN

NOTE: ALL SIGNAGE WILL HAVE DEDICATED LIGHTING

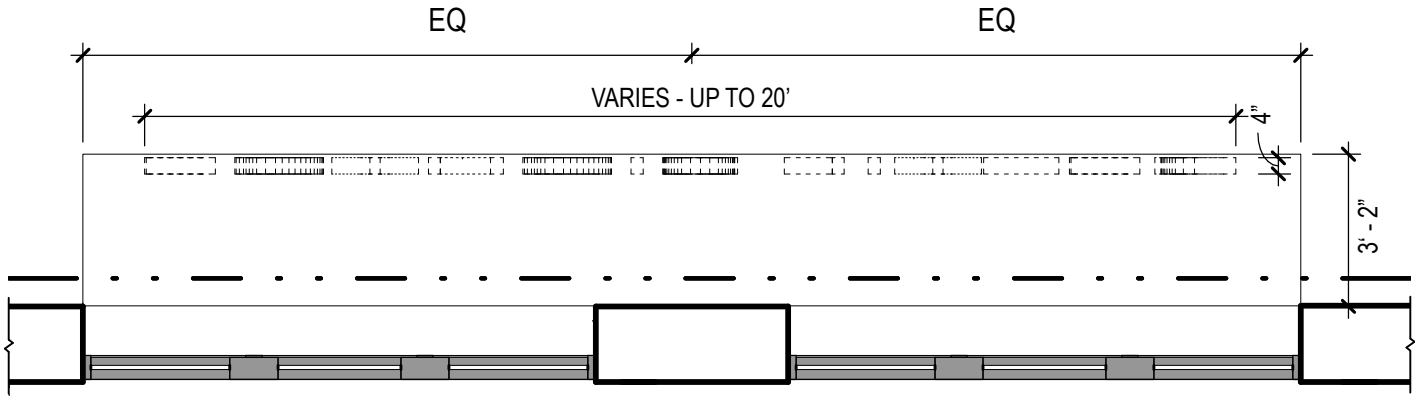
POTENTIAL FUTURE DEMISING
WALL LOCATION

POTENTIAL FUTURE CANOPY/
SIGNAGE

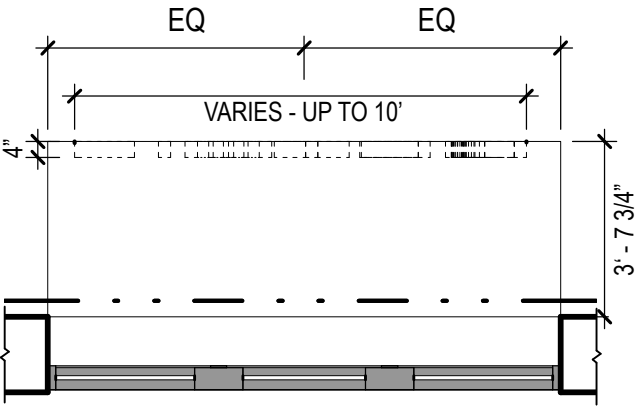




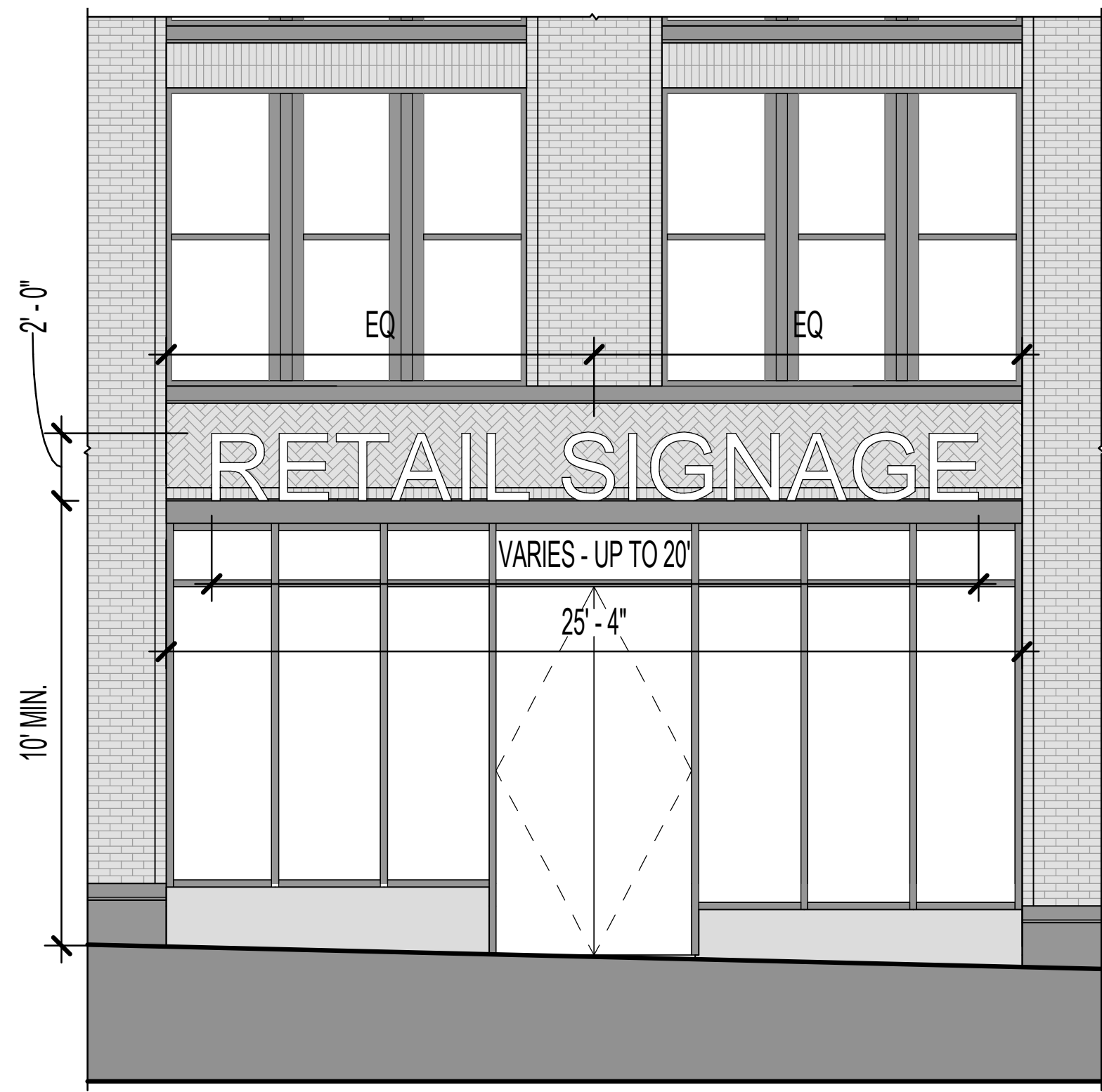
A. ENLARGED BLADE SIGN PLAN



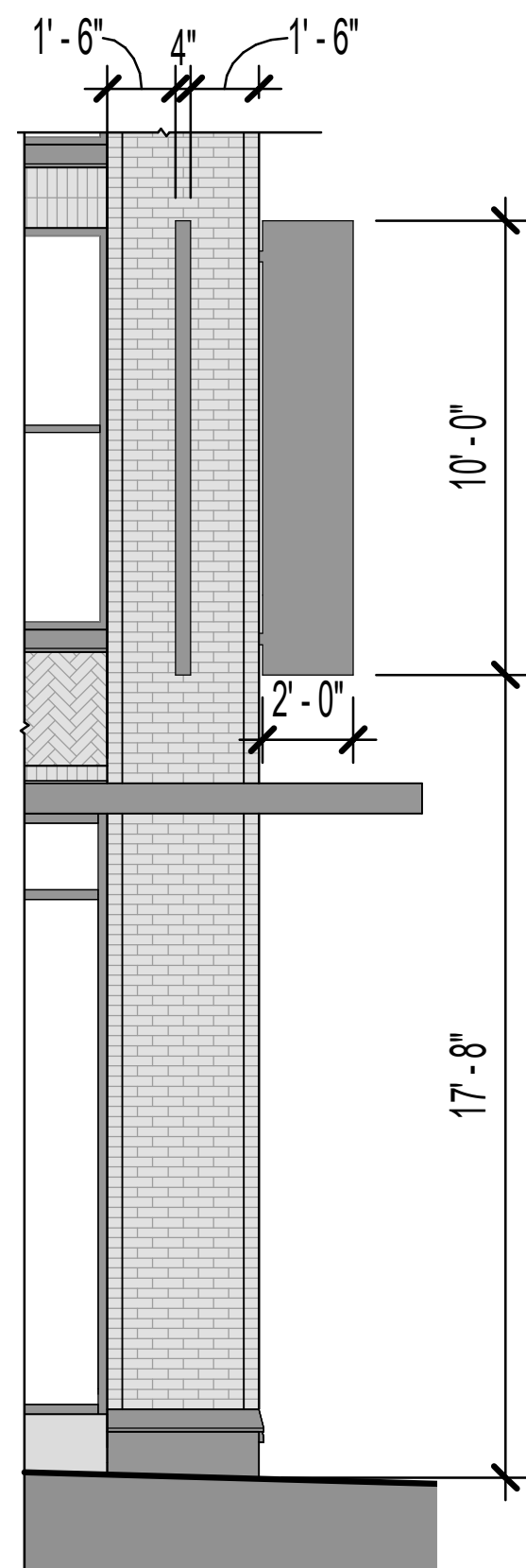
B. ENLARGED CANOPY SIGN PLAN DETAIL



C. ENLARGED CANOPY SIGN PLAN DETAIL

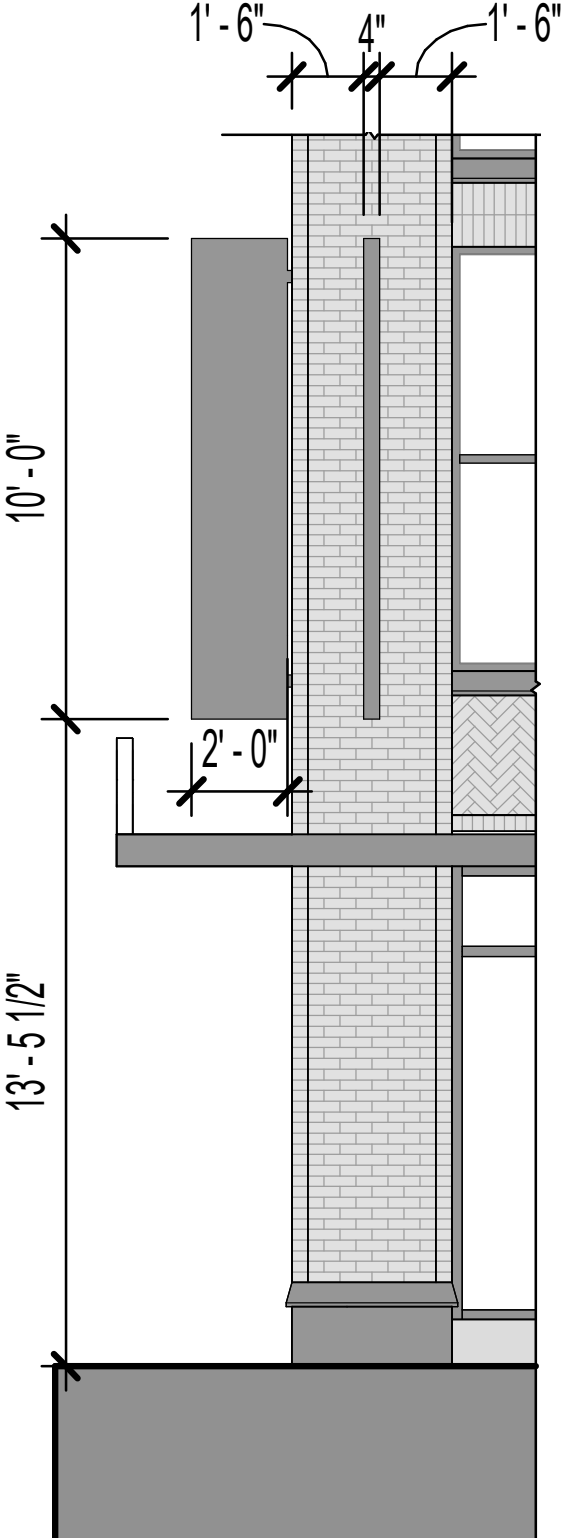


B. Canopy Mounted - Retail Sign Elevation

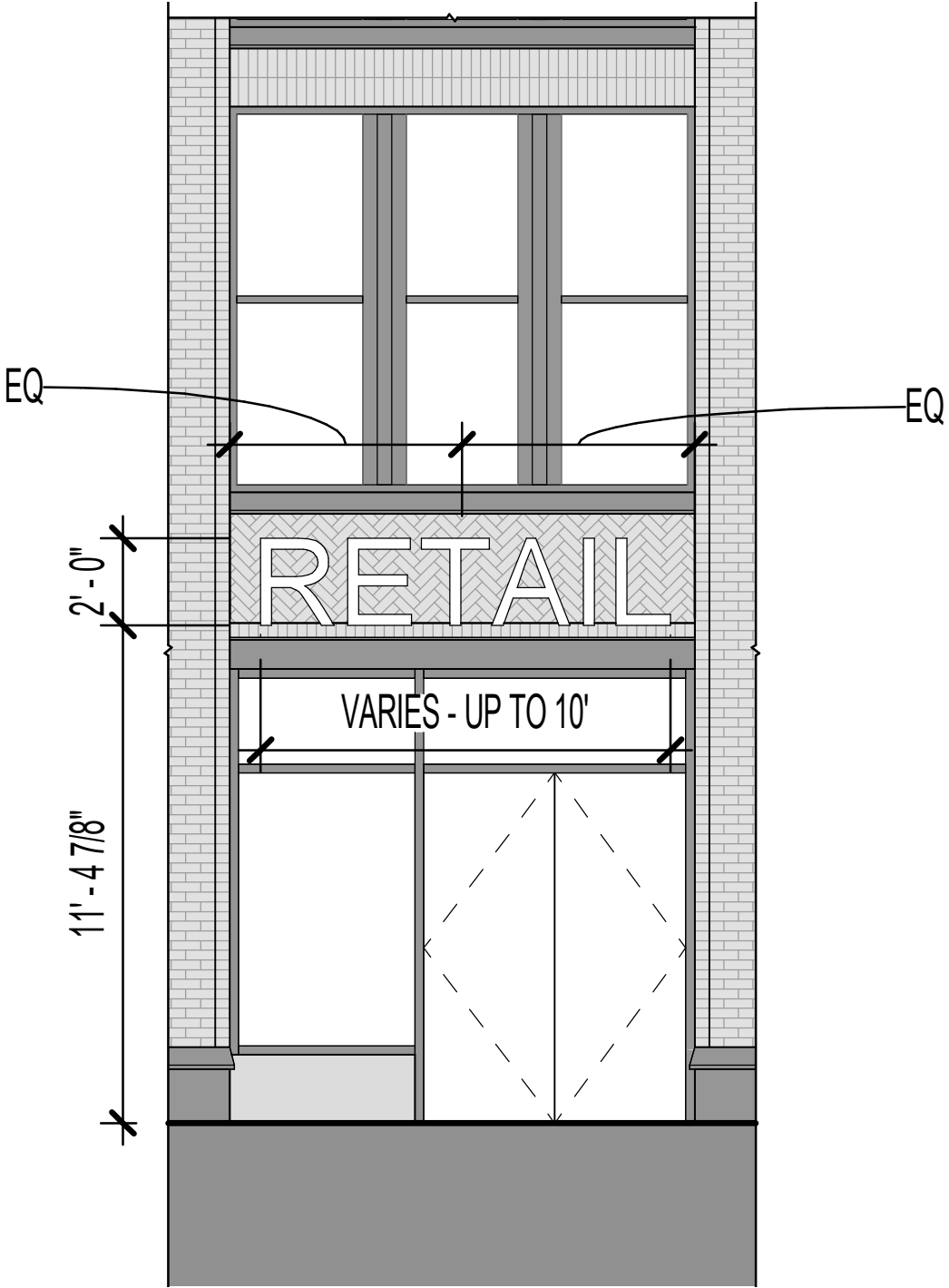


A. Wall Mounted - Blade Sign Elevation

Corner of Ash St. & 10th Ave.



A. Wall Mounted - Blade Sign Elevation
Corner of Ash St. & 11th Ave.



C. Canopy Mounted - Retail Sign Elevation
Corner of Ash St. & 11th Ave.

SIGN TYPE	LOCATION	TENANT TYPE	ILLUMINATION
BLADE	ASH ST. & 10TH AVE.	RESIDENTIAL	YES
BLADE	ASH ST. & 10TH AVE.	RESIDENTIAL	YES
BLADE	ASH ST. & 11TH AVE.	RETAIL	YES
BLADE	ASH ST. & 11TH AVE.	RETAIL	YES
CANOPY MOUNTED	ASH ST.	RETAIL	YES
CANOPY MOUNTED	11TH AVE.	RETAIL	YES
CANOPY MOUNTED	10TH AVE.	RESIDENTIAL	YES
CANOPY MOUNTED	ASH ST.	RESIDENTIAL	YES
CANOPY MOUNTED	ASH ST.	RETAIL	YES

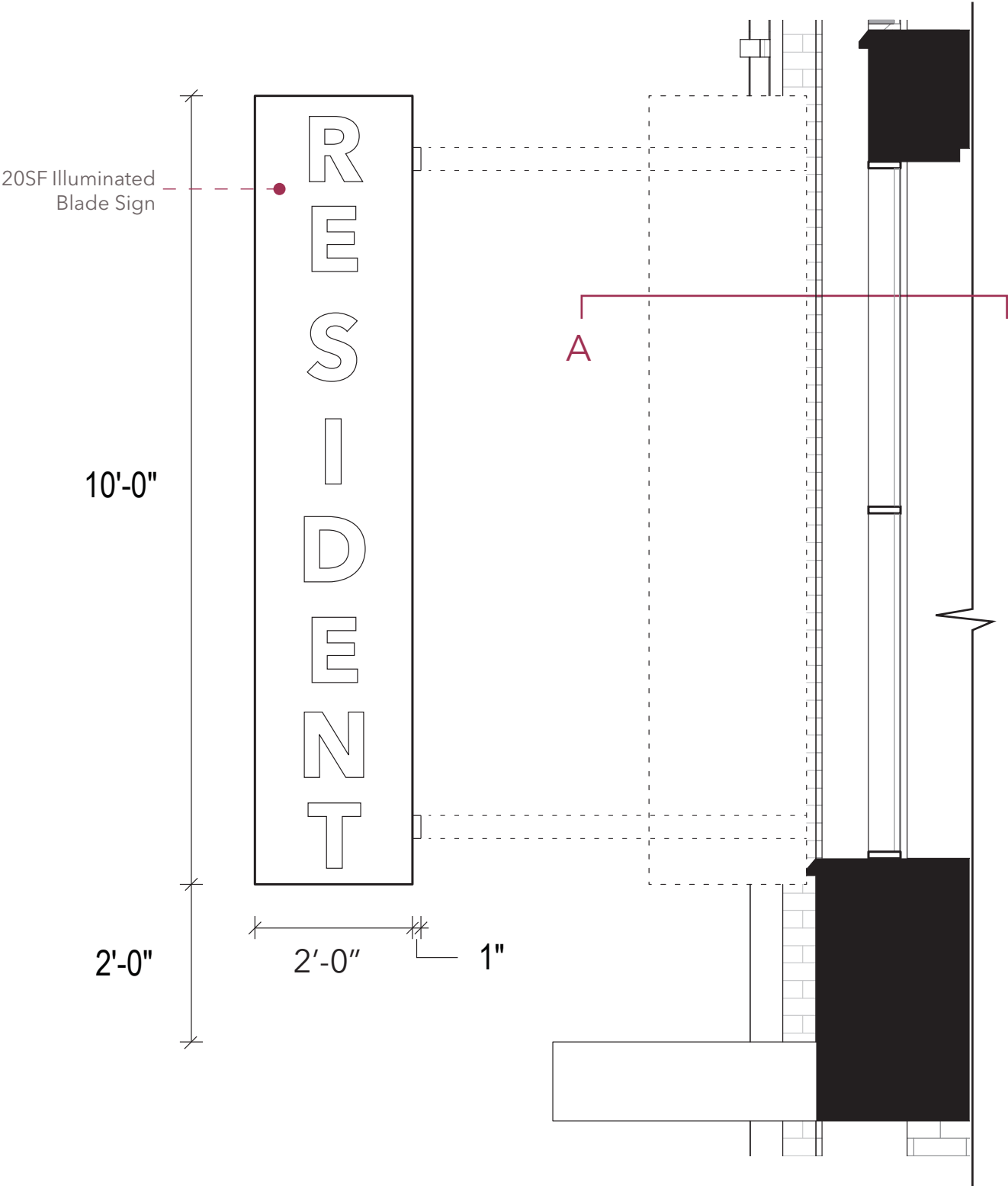
Signage Schedule

Chapter 32.32.020 Standards in the Commercial/Mixed Use, Campus Institution 2, Employment and Industrial Zones

Maximum Number of Signs: No limit
Maximum Size : 200 SF/sign

DETAILS | Blade Signage

1/4" = 1'



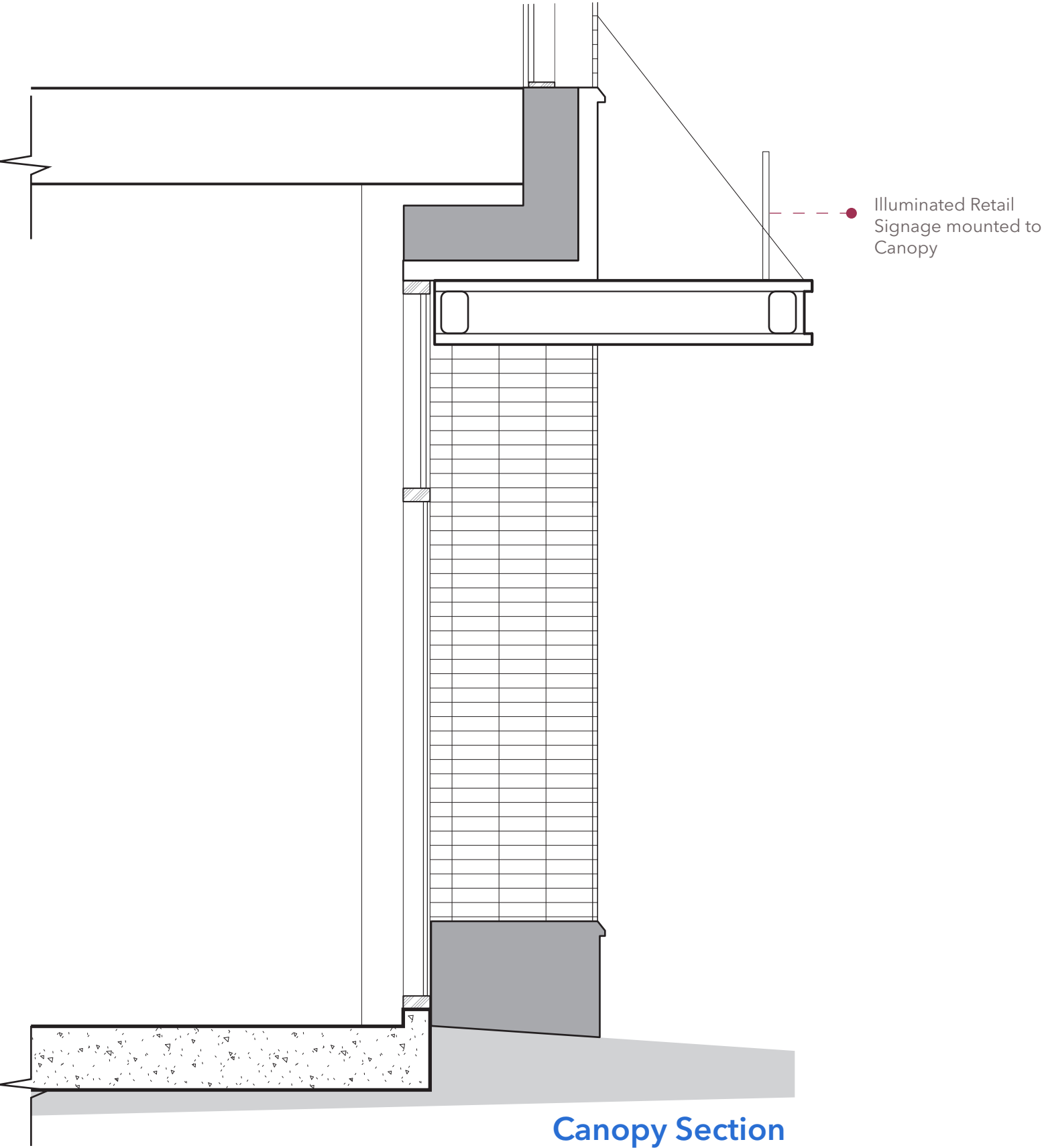
Blade Sign Elevation

Blade Sign Section



Blade Sign | Example

DETAILS | Canopy
1/4" = 1'



Retail Signage | Example



Canopy & Signage | Example

FACADE MATERIALS | East Elevation

1/16" = 1'



FACADE MATERIALS | North Elevation

1/16" = 1'



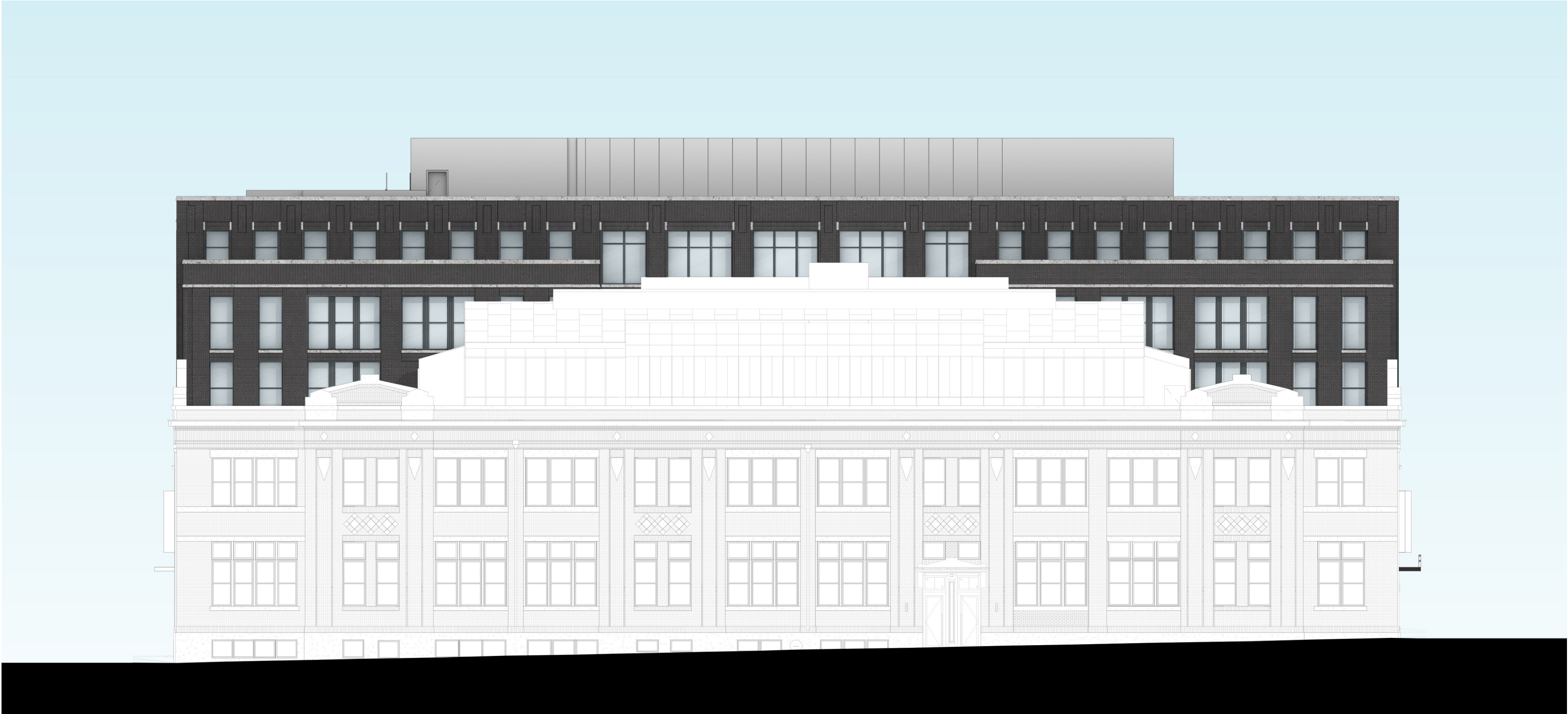
FACADE MATERIALS | West Elevation

1/16" = 1'



FACADE MATERIALS | South Elevation

1/16" = 1'



DETAILS | Brick Coursing - Key



Base



1 Limestone

Facade Levels 2-6



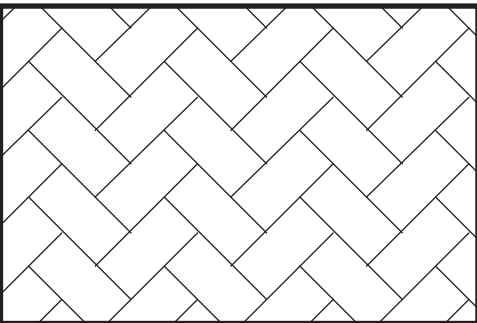
2 Dark Colored Brick & Matching Mortar



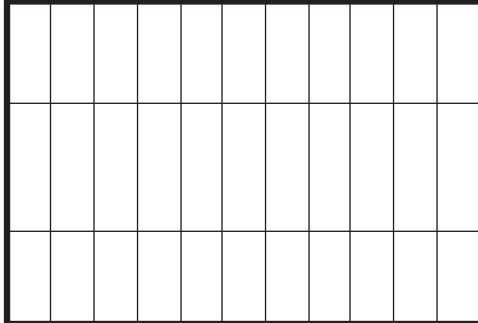
Window System



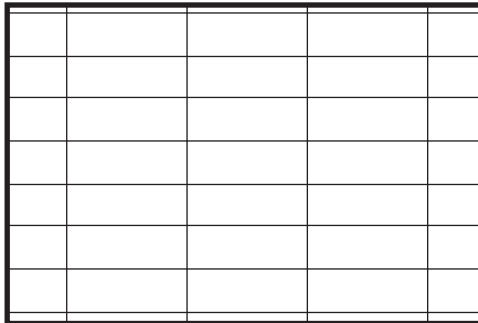
3 Residential Metal Frame Window System



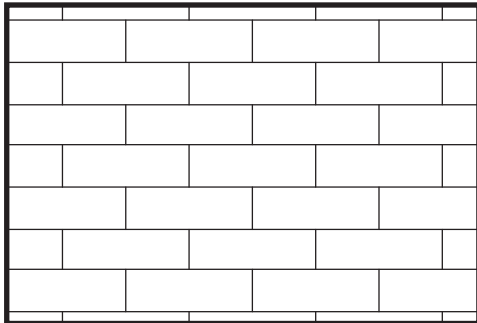
A/E Herringbone Brick Pattern



B Vertical Stack Bond



C Stack Bond



D Running Bond



A Herringbone w/ Traditional Stack Accent



B Vertical Stack Bond

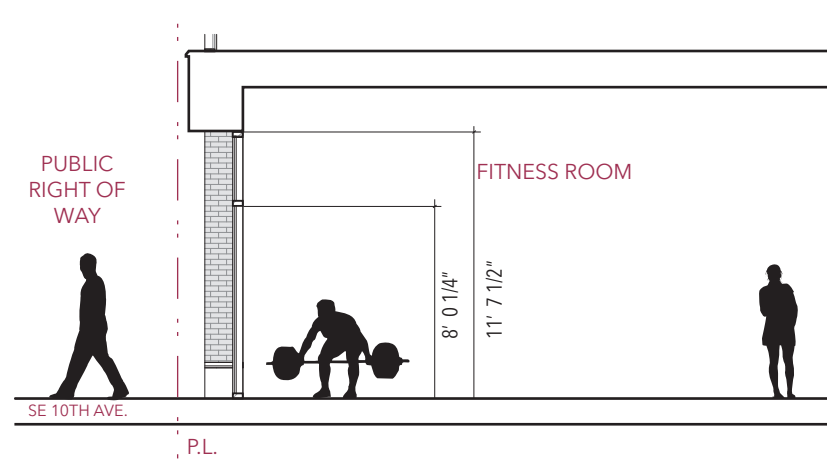


C/D Traditional Course w/ Vertical Stack Accent

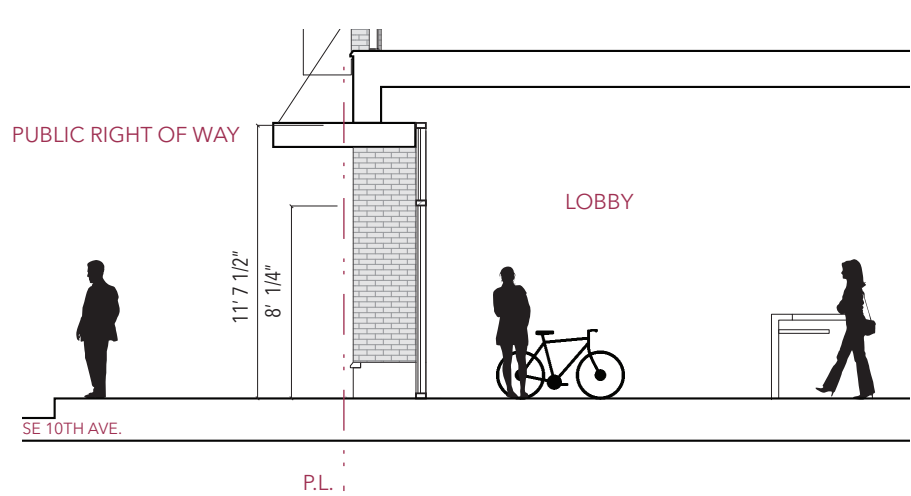


E Herringbone Brick Infill

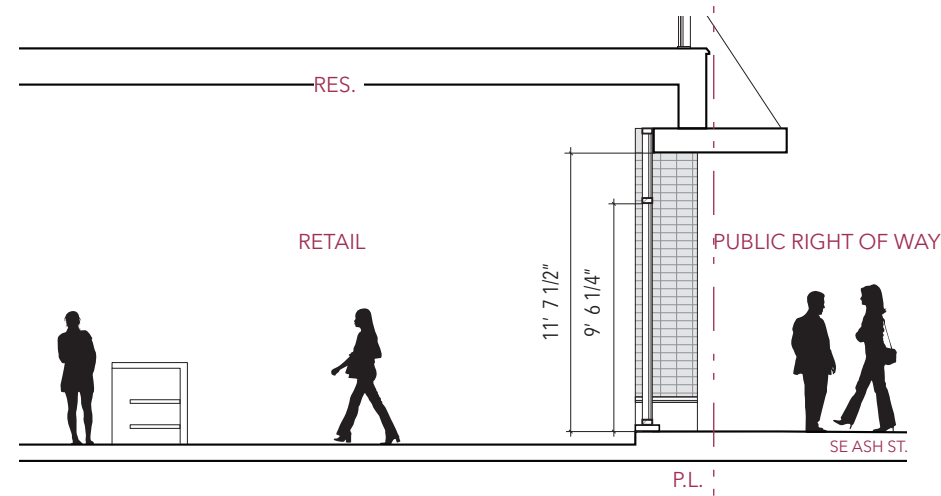
ELEVATION | Store Front Area



Section A



Section B

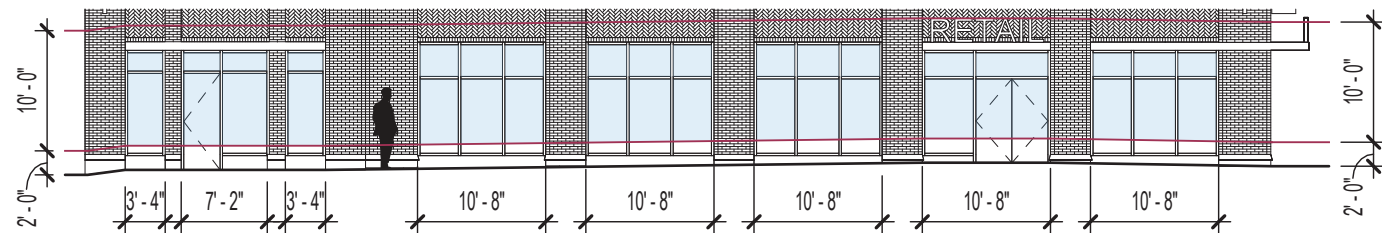


Section C

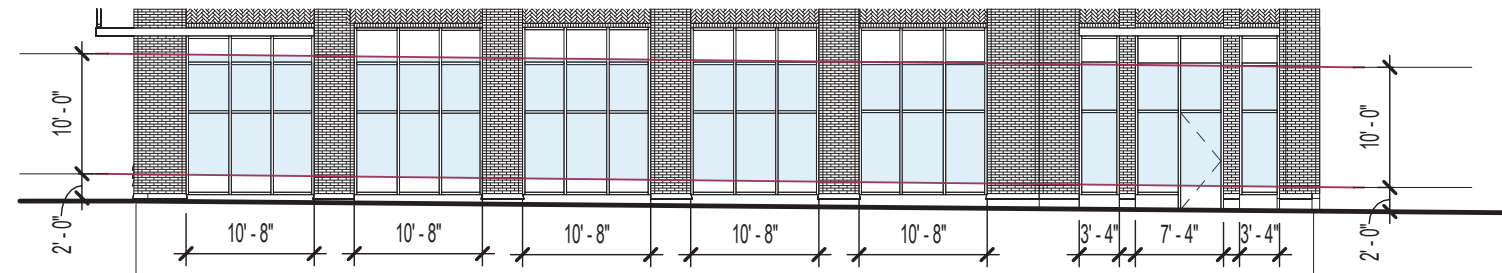
GROUND FLOOR WINDOWS

Per Zoning Code Section 33.510.220 a minimum of 40% glazing on the ground floor is required per Title 33

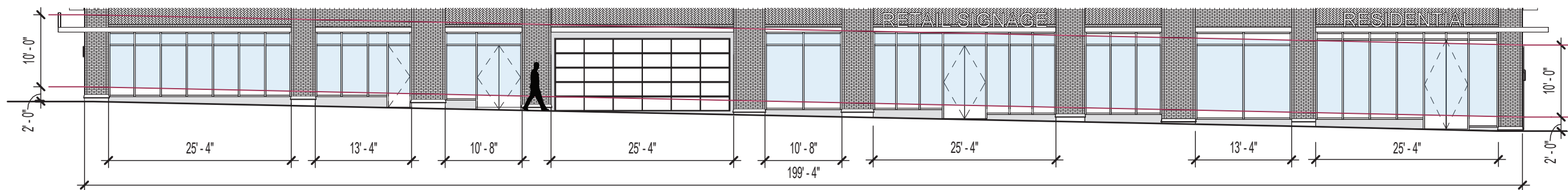
SE 11th Ave. Facade -
Level 1 Area In Measured Zone = 987 SF
Storefront Area = 562 SF
56%



SE 10th Ave. Facade -
Level 1 Area In Measured Zone = 987 SF
Storefront Area = 668 SF
68%



SE Ash St. Facade -
Level 1 Area In Measured Zone = 1993 SF
Storefront Area = 1256 SF
63%





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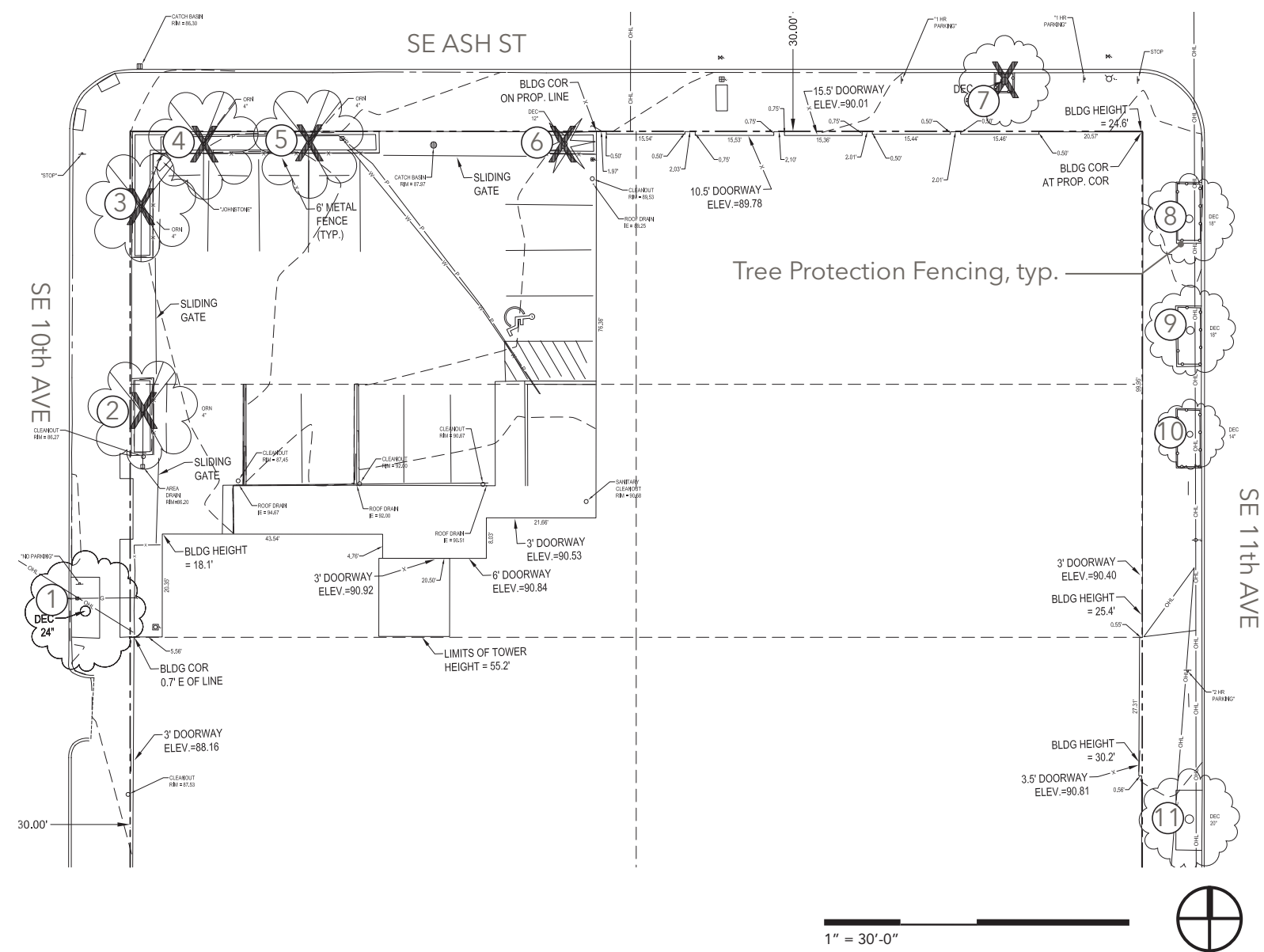
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LANDSCAPE | Site Design



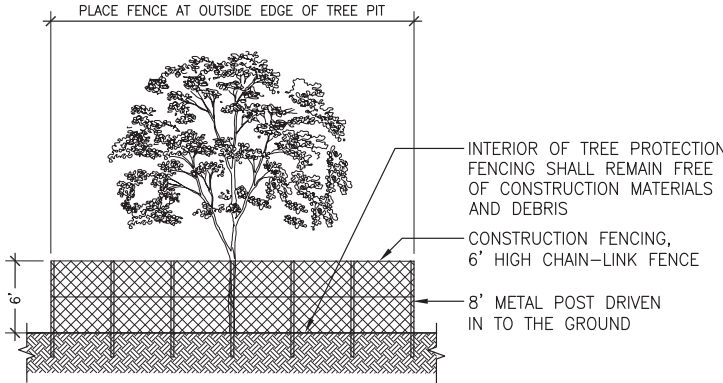
PLAN | Tree Plan



Tree Table

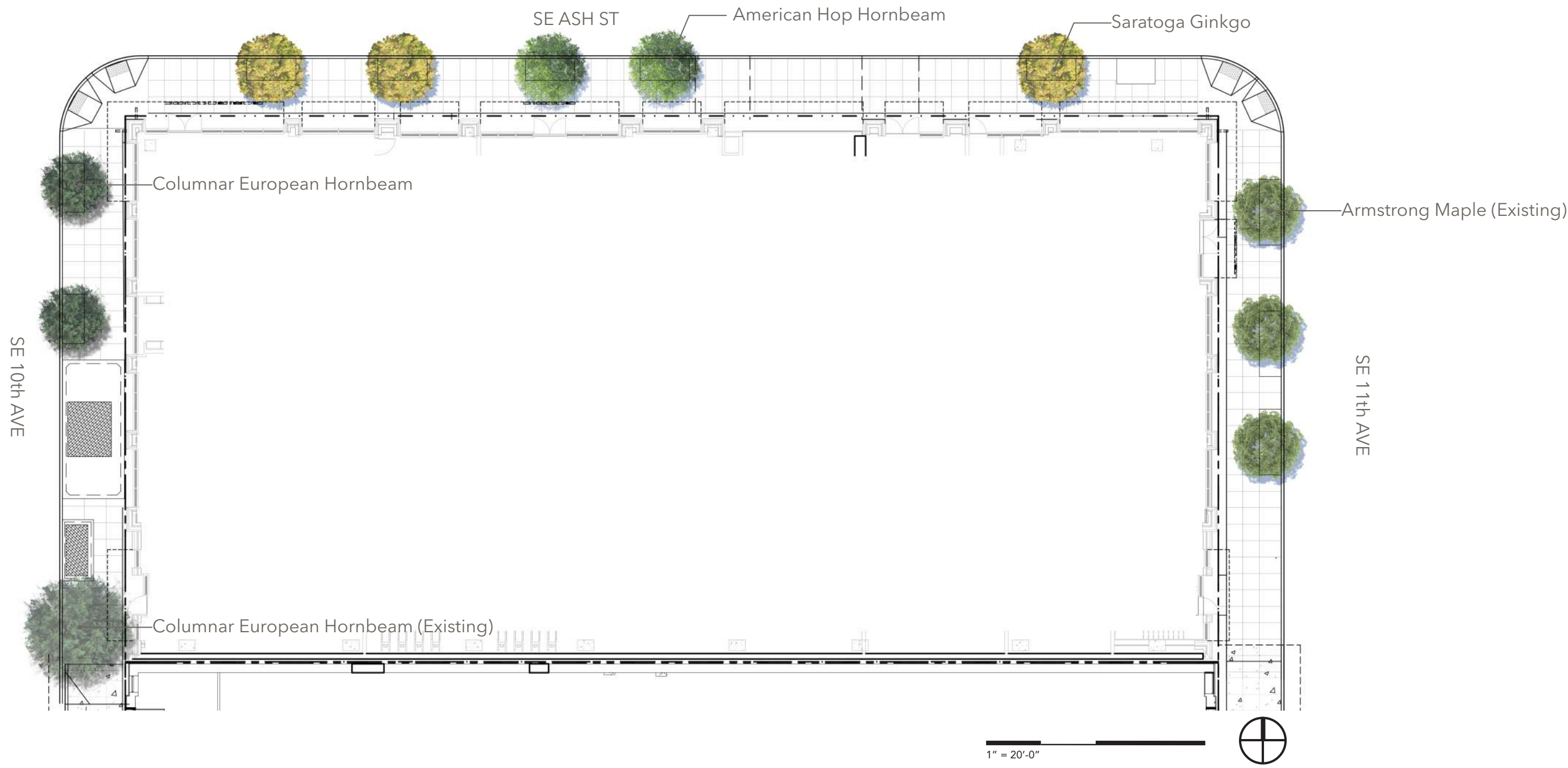
I.D.	Common / Botanical Name	Size	Location	Cond.	Status
1	Hornbeam / <i>Carpinus betulus</i> 'Fastigiata'	26"	Street Tree	Good	To be preserved
2	Ginkgo / <i>Ginkgo biloba</i>	4"	On-site	Good	To be removed
3	Ginkgo / <i>Ginkgo biloba</i>	4"	On-site	Good	To be removed
4	Ginkgo / <i>Ginkgo biloba</i>	4"	On-site	Good	To be removed
5	Ginkgo / <i>Ginkgo biloba</i>	4"	On-site	Good	To be removed
6	Incense Cedar / <i>Calocedrus decurrens</i>	12"	On-site	Good	To be removed
7	Ginkgo / <i>Ginkgo biloba</i>	5"	Street Tree	Good	To be removed
8	Armstrong Maple / <i>Acer rubrum</i> 'Armstrong'	18"	Street Tree	Good	To be preserved
9	Armstrong Maple / <i>Acer rubrum</i> 'Armstrong'	18"	Street Tree	Good	To be preserved
10	Armstrong Maple / <i>Acer rubrum</i> 'Armstrong'	14"	Street Tree	Good	To be preserved
11	Armstrong Maple / <i>Acer rubrum</i> 'Armstrong'	20"	Street Tree	Good	To be preserved

- NOTES:
- EXISTING SOIL CHEMISTRY SHALL NOT BE ALTERED BY CONSTRUCTION ACTIVITIES. CHEMICAL WASTES AT CONSTRUCTION SITE SHALL BE DISPOSED OF PROPERLY AND NOT DRAINED ONTO SOIL.
 - CONSTRUCTION FENCING SHALL BE PLACED BEFORE CONSTRUCTION STARTS AND REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED.

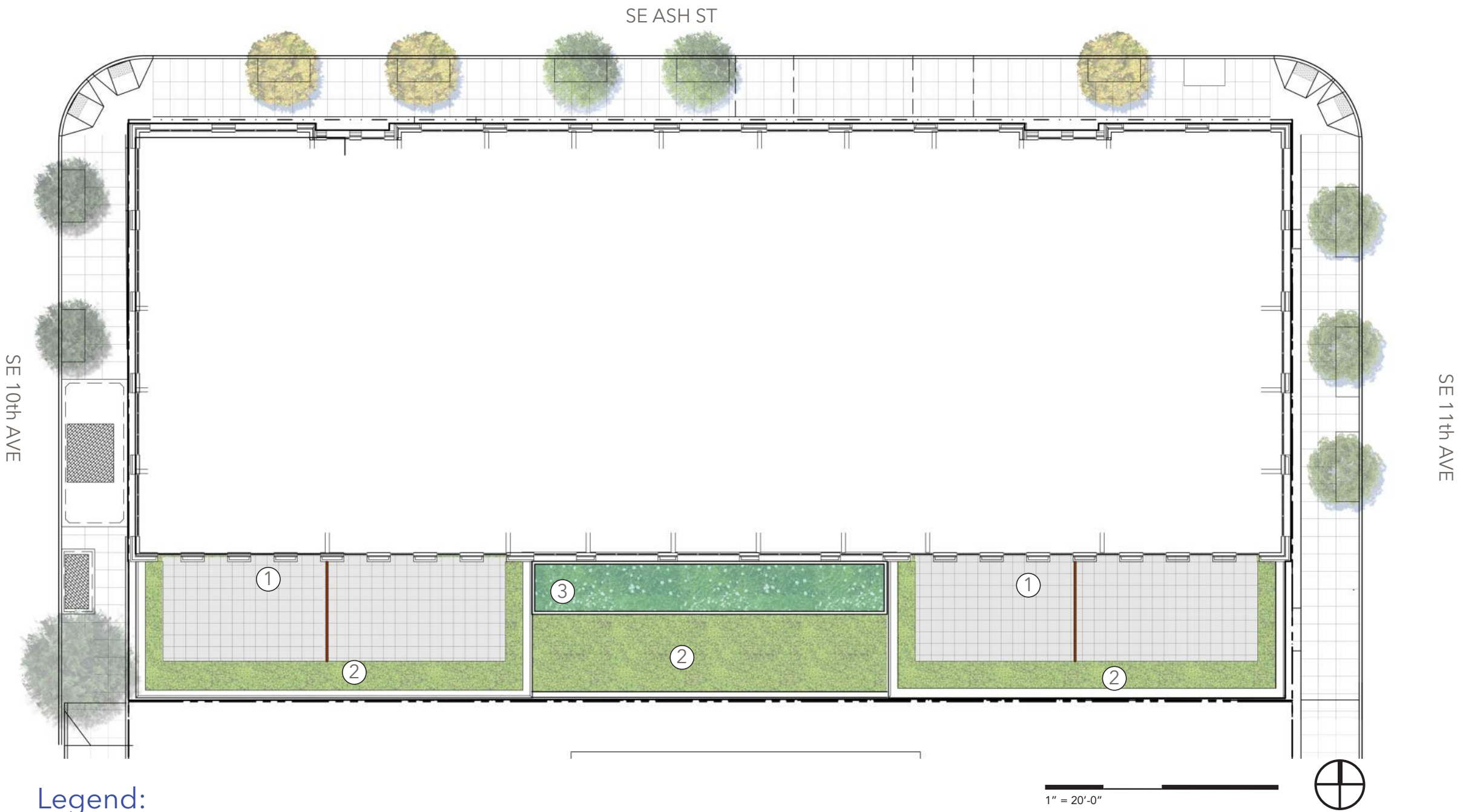


Tree Protection Fencing

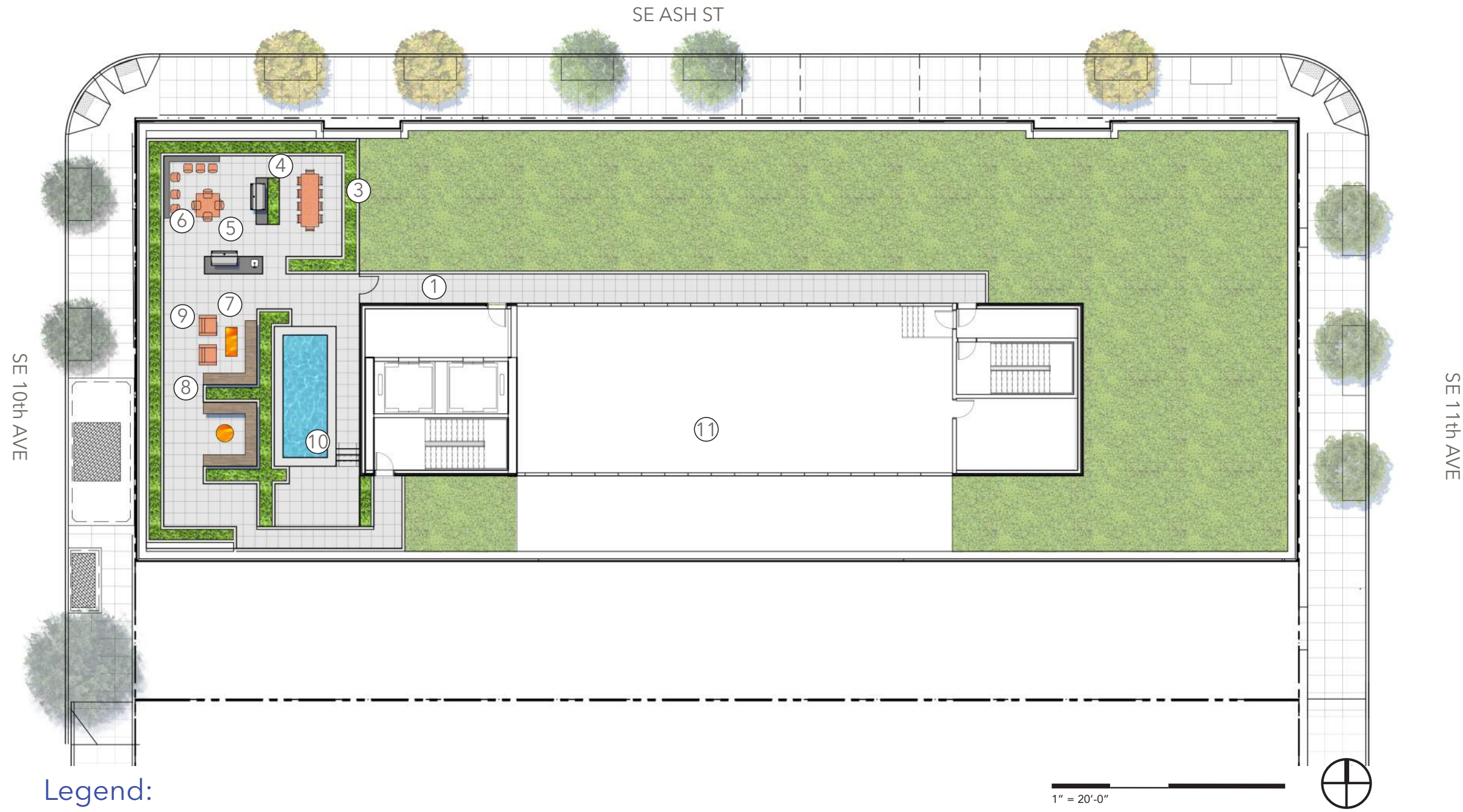
GROUND LEVEL PLAN | Landscape



2ND & 6TH FLOOR PLAN | Landscape



ROOF PLAN | Landscape



PLANT PALETTE | Landscape



American Hop Hornbeam



Saratoga Ginkgo



Lemon Beauty Box Honeysuckle



Low Oregon Grape



Dwarf Yedda Hawthorn



Columnar European Hornbeam



Mexican Feather Grass



Karl Foerster Feather Reed Grass



Boomerang Lilac



Lavender



Sage

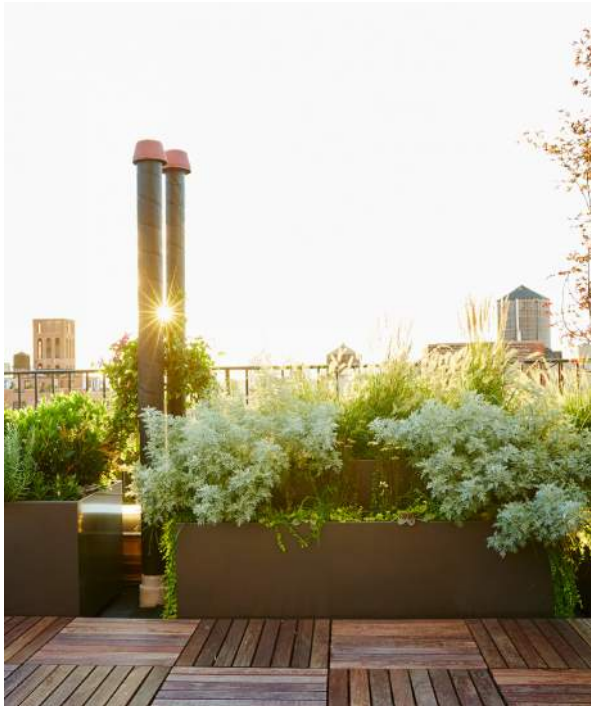


Rosemary



Sedum Tile

MATERIALS PALETTE | Landscape



Metal Planter



Concrete Pavers



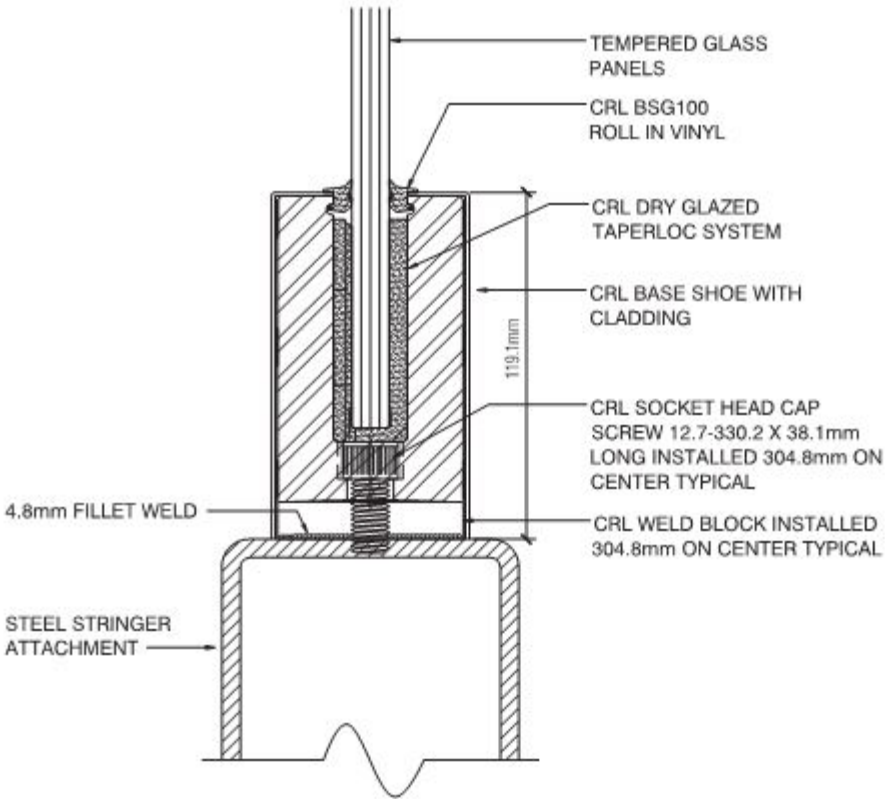
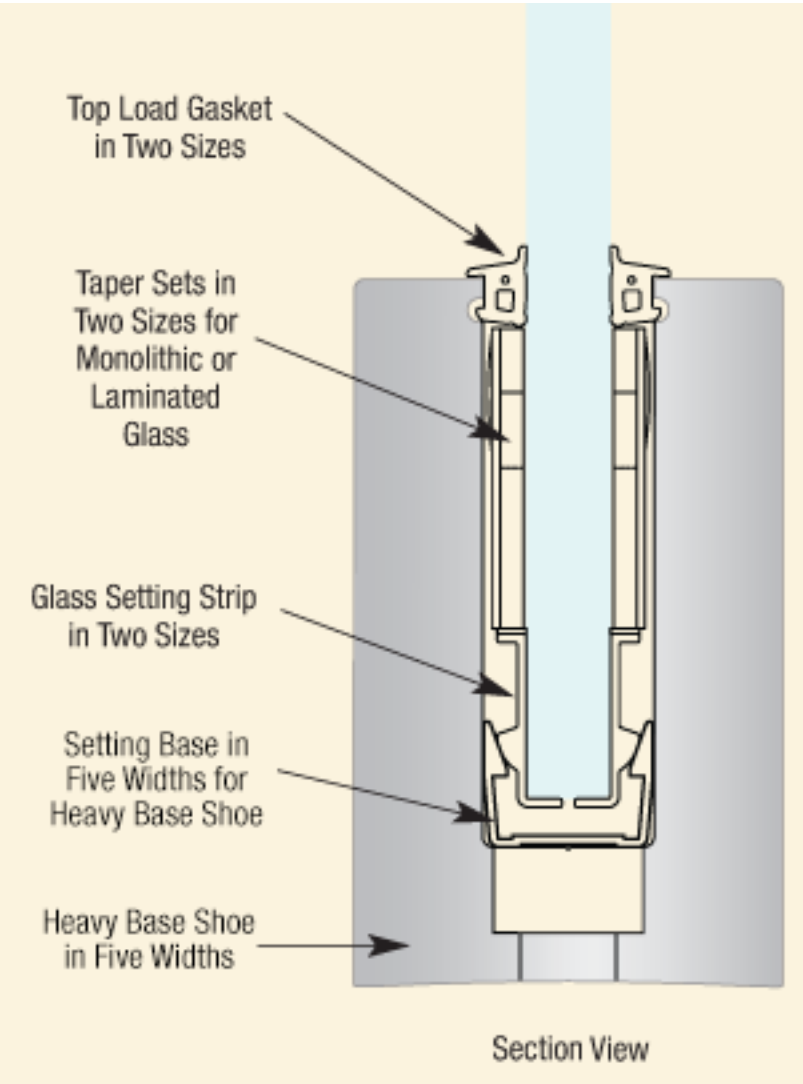
30" tall x 36" wide x customizable lengths

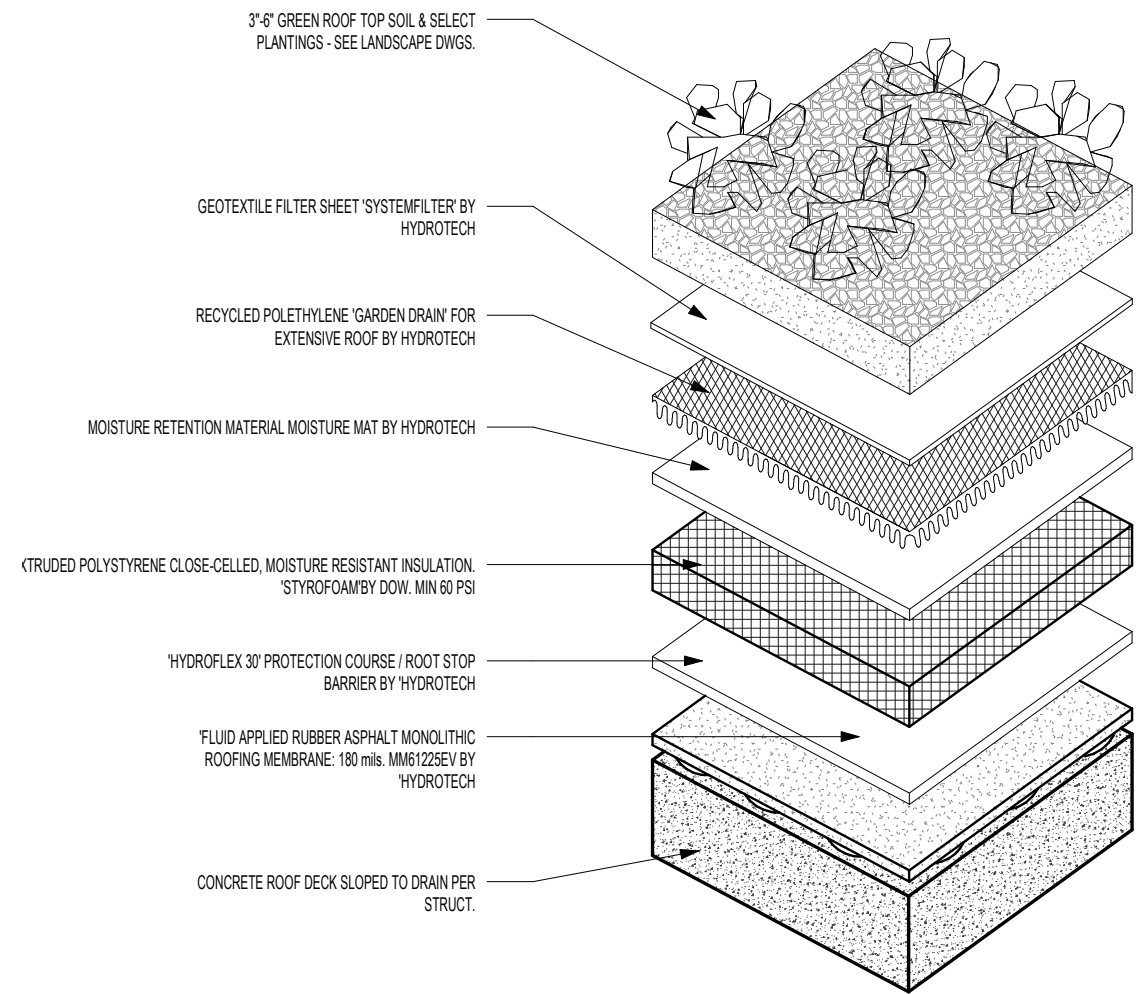


24" x 24" x 1.75" Concrete Pavers set on Pedestals

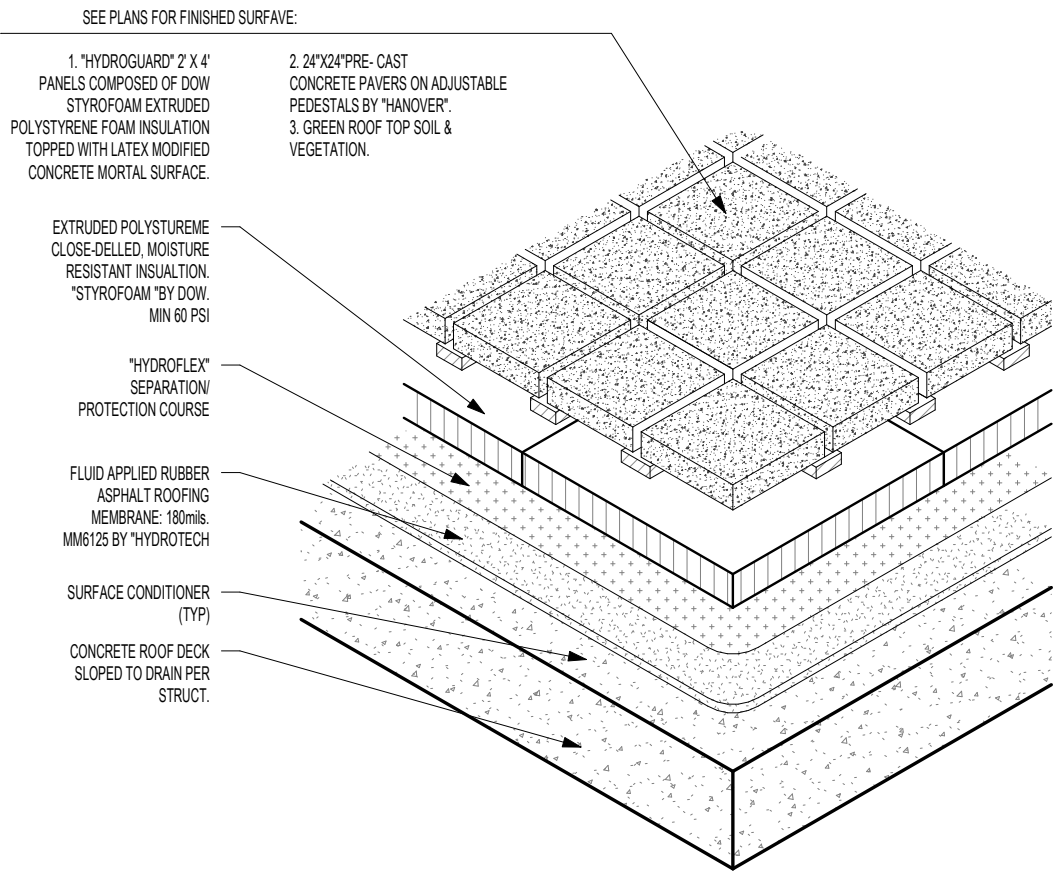
DETAILS | Glass Guardrail

A glass guardrail system is proposed as fall protection for the amenity deck located at the west side of the roof deck. The heavy base shoe is mounted to the structure with a steel tube stringer on the inside face of the parapet wall. A 5 ft glass guardrail will provide the required protection with little impact on the building aesthetic.

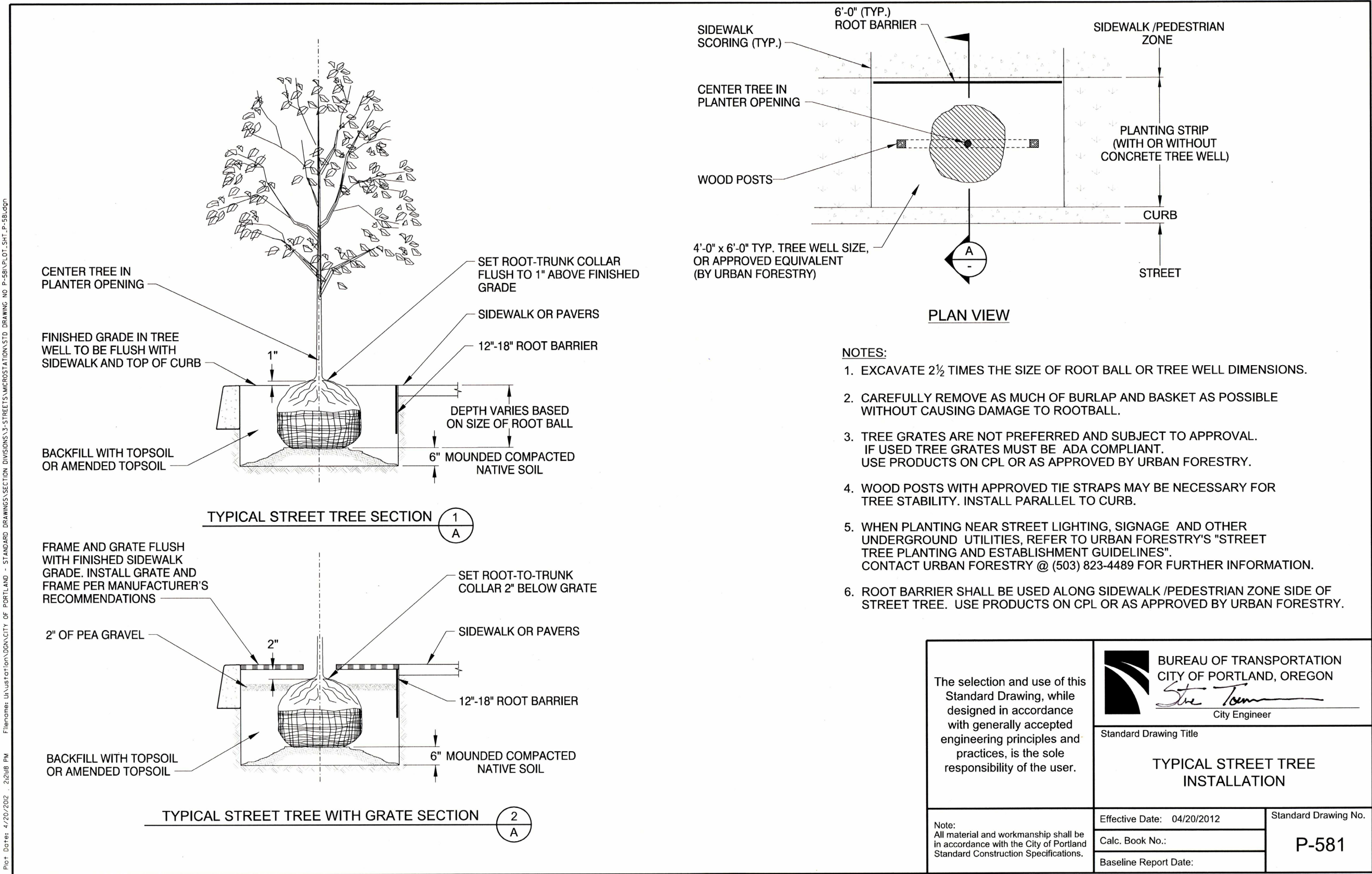




Green Roof/Ecoroof Over Protected Membrane Roof



Pavers Over Protected Membrane Roof



The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user.	 <div>BUREAU OF TRANSPORTATION CITY OF PORTLAND, OREGON <i>Steve Tomlin</i> City Engineer</div>	
	Standard Drawing Title TYPICAL STREET TREE INSTALLATION	
Note: All material and workmanship shall be in accordance with the City of Portland Standard Construction Specifications.	Effective Date: 04/20/2012	Standard Drawing No. P-581
	Calc. Book No.:	
	Baseline Report Date:	

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
STREET TREES			
Carpinus betulus 'Fastigiata'	European Hornbeam	2.5" CAL., B&B	as shown
Ginkgo biloba 'Saratoga'	Saratoga Ginkgo	2.5" CAL., B&B	as shown
Ostrya virginiana	American Hop Hornbeam	2.5" CAL., B&B	as shown
SHRUBS, GRASSES AND GROUNDCOVERS			
Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	#5/CONT	30" O.C.
Lavendula x intermedia 'Grosso'	Grosso Lavender	#2/CONT	24" O.C.
Lonicera piliata 'Lemon Beauty'	Lemon Beauty Box Honeysuckle	#5/CONT	30" O.C.
Mahonia repens	Low Oregon Grape	#2/CONT	18" O.C.
Nassella tenuissima	Mexican Feather Grass	#2/CONT	18" O.C.
Rhaphiolepis x delacourii 'Georgia Petite'	Dwarf Yedda Hawthorn	#5/CONT	24" O.C.
Rosmarinus officinalis 'Irene'	Trailing Rosemary	#2/CONT	18" O.C.
Salvia officinalis 'Tricolor'	Tricolor Sage	#2/CONT	18" O.C.
Sedum Spp.	Stonecrop	Tiles	—
Syringa penda 'Bloomerang'	Bloomerang Lilac	#5/CONT	30" O.C.
STORMWATER PLANTING			
Camassia quamash	Camas	4" POT	12" O.C.
Carex obnupta	Slough Sedge	#1/CONT	12" O.C.
Juncus patens 'Elk Blue'	Pacific Rush	#1/CONT	12" O.C.

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MEP | System Design

SAMSUNG


Job Name _____
Purchaser _____
Submitted to _____
Unit Designation _____

SUBMITTAL AM192HXVAFR2AA
 Samsung DVM S Series, Heat Recovery Condensing Unit

Page 1 of 2

Location _____
Engineer _____
Reference ☐ Approval ☐ Construction ☐
Schedule # _____

System Specifications			
Performance	US Ton (nominal)		16
	Capacity (Btu/h)	Nominal / Rated Cooling ¹	192,000 / 184,000
		Nominal / Rated Heating ¹	216,000 / 206,000
	Compressor Modulation Down to (Btu/h)		7,513
	EER	Ducted / Non-Ducted	10.60 / 11.10
	IEER	Ducted / Non-Ducted	20.00 / 20.50
	SCHE	Ducted / Non-Ducted	21.40 / 21.90
	High Heat COP	Ducted / Non-Ducted	3.32 / 3.61
Power	Voltage	(e/V/Hz)	3 / 208-230 / 60
	Maximum Circuit Breaker (MCCB/ELCB/ELCB)		90
	Minimum Circuit Ampacity (MCA)		73
	SCCR	kA	5
Indoor Units	Total Capacity (%)	50 - 184% Of Outdoor Unit Capacity*	
	Maximum Indoor Unit Quantity		33
Compressor	Type	SSC Scroll X 2	
	RLA (A)	28	
Refrigerant	R410A Factory Charge (lbs.)		24.25
Pipe Connections	Liquid X Suction X HP Gas (inches)		5/8 X 1 1/8 X 1 1/8
Installation Limitation²	Max. Distance - ODU to IDU (feet)		656 (722 equivalent)
	Vertical Separation (feet)	ODU to IDU ³	361
		Highest/Lowest IDU	131 (49 on same MCU)
	Total Refrigerant Pipe (feet)		3,280
Condenser Fan	Fan	Type	Propeller X 2
		Output (CFM)	10,948
	Motor	Type	DC
		Output (W)	620 X 2
		FLA (A)	3
	Max. External Static Pressure ("WC)		0.31
Dimensions	W X H X D	Inches	51 X 66 3/4 X 30 1/8
	Weight	lbs.	741.20
	Shipping Weight	lbs.	778.70
Sound Level	dB (A)	Max.	64
Operating Temperatures	Cooling	°F ⁴	-13 - 120
	Heating	°F	-13 - 75
Safety Certifications		ETL (UL 1995)	
Protection Devices	Intelligent logic to ensure proper operation within unit design limitations and operational parameters.		
	High pressure sensor, low pressure sensor, over-voltage protection, compressor over-current protection, current transformer, fan motor voltage protection, fan motor thermal protection, overheated protection, phase detection protection, high voltage fuses		
	Inverter PCB cooling done with liquid refrigerant to maintain optimal and safe operating temperatures.		
Accessories			
Qty.	Model Number	Description	
	WHG-T2	Top wind/hail guard (8 - 18 ton outdoor units)	
	WHG-SL	Left side wind/hail guard (6 - 16 ton outdoor units)	
	WHG-SR	Right side wind/hail guard (6 - 16 ton outdoor units)	
	WHG-R2	Rear wind/hail guard (8 - 16 ton outdoor units)	
	LACH-2-KIT	Low ambient cooling hood and side guards (Large Chassis, 1 Required)	
	MIM-B14	External contact control interface module (operation and error output, night silent mode manual activation)	



The Heat Recovery system shall allow simultaneous heating and cooling (conditions apply, refer to technical data book for more information)

Compatibility
DVM S indoor units (AM****N**CH**), AHU kits (MXD-K***AN), and UCK (MCM-D211UN).

Construction
The unit shall be galvanized steel with a baked on powder coated finish.

Heat Exchanger
The heat exchanger shall be mechanically bonded fin to copper tube.
The aluminum fins of the heat exchanger shall have a protective coating.
Salt spray test method: ASTM-B117-18 - the heat exchanger showed no unusual rust or corrosion development to 2,280 hours.

Controls
The outdoor unit shall have a removable EEPROM that stores unit serial number, startup information, system settings, system tag/name, and other information.
Control wiring shall be 16 AWG X 2 shielded wire.

Refrigerant System
The compressors shall be Samsung hermetically sealed, inverter driven, direct flash injected, DC scroll type with soft-start capability.
Flash injected compressors provide advanced low ambient heating performance.
Subcooling devices in system maintain capacity at extreme system refrigerant pipe lengths and minimize refrigerant noise.

Mode Control Units (MCU) are required for proper operation. Indoor units that will only operate in cooling mode year-round may be piped directly to the liquid and suction pipes bypassing MCU connection when supported MCU models are applied to the system. Please consult Technical Data Books and supporting technical documents for compatible MCU models and details.

Optional rotational defrost capability to provide heating while performing defrost operation (modular systems only).

Other Features
Asymmetrical scroll design with rotating compressor operation/priority (where applicable).
Advanced oil recovery cycle logic (maximum duration in cool mode: 3 minutes, maximum duration in heat mode: 6 minutes, defrost cycles lasting over 3 minutes are considered oil recovery cycles). Oil recovery operation shall not interrupt heating or cooling operation.
Optional night quiet modes to reduce outdoor unit sound (4 levels) with automatic activation or manual activation (with MIM-B14).
Advanced intelligent defrost logic to significantly reduce defrost cycle frequency by monitoring air resistance across the condenser coil during heating operation to determine defrost operation initiation to prevent unnecessary defrost cycles.
Optional snow blowing logic to prevent snow accumulation on idle outdoor units
Maximum current control of outdoor unit(s) to limit current (50% - 100% of design current) adjustable at outdoor unit or central control devices: DMS 2.5 (MIM-D01AUN), BACnet Gateway (MIM-B17BUN), LON Gateway (MIM-B18BUN).
Energy savings options to reduce system energy consumption when average indoor unit temperatures are greater than average indoor set temperatures in heating mode or when average indoor room temperatures are lower than average indoor set temperatures in cooling mode.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice.

* Restrictions apply. Design above 130°F requires an engineering review for approval. Refer to the Technical Data Book for more information.

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SHA-DVMS-01102020

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ETL
CERTIFIED
INTERTEK

AHRI CERTIFIED
www.ahridirectory.org
Source Refrigerant Flow (SRF) Ratio Split AC and HP
Unit Standard 318

SAMSUNG

SUBMITTAL AM192HXVAFR2AA

Page 2 of 2

Samsung DVM S Series, Heat Recovery Condensing Unit

AM192HXVAF2AA Dimensional Drawing

51"

30 1/8"

LEFT SIDE

RIGHT SIDE

BOTTOM

26 13/32"

24 1/4"

51"

31 5/8"

7 15/16"

9 1/2"

4 13/16"

2"

45 1/4"

22 5/8"

21 15/16"

19 3/8"

6 3/4"

4 1/4"

1 7/16"

66 3/4"

1

2

3

4

5

6

7

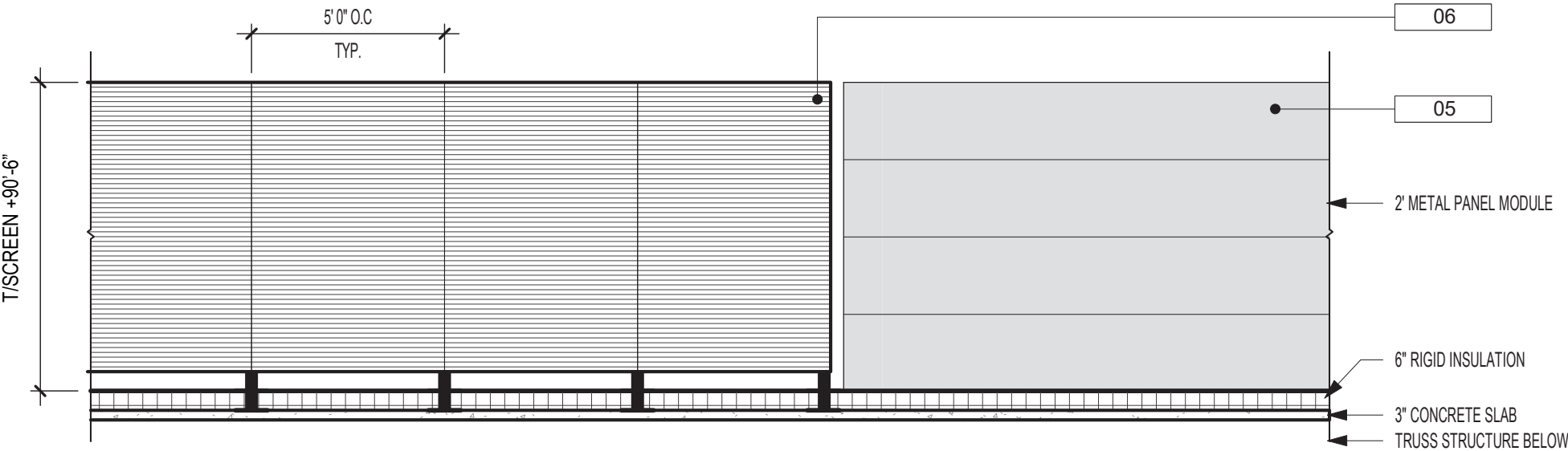
8

① Gas refrigerant pipe opening	⑤ Power conduit opening (4 X Ø1 3/4")
② Liquid refrigerant pipe opening	⑥ Communication conduit opening (8 X Ø7/8")
③ Power conduit opening (2 X Ø1 3/4")	⑦ Knock-out opening for refrigerant piping (7" X 3")
④ Communication conduit opening (2 X Ø1 3/8")	⑧ Anchor bolt hole (4 X Ø15/32")

888-699-6067
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MEP | Mechanical Screening

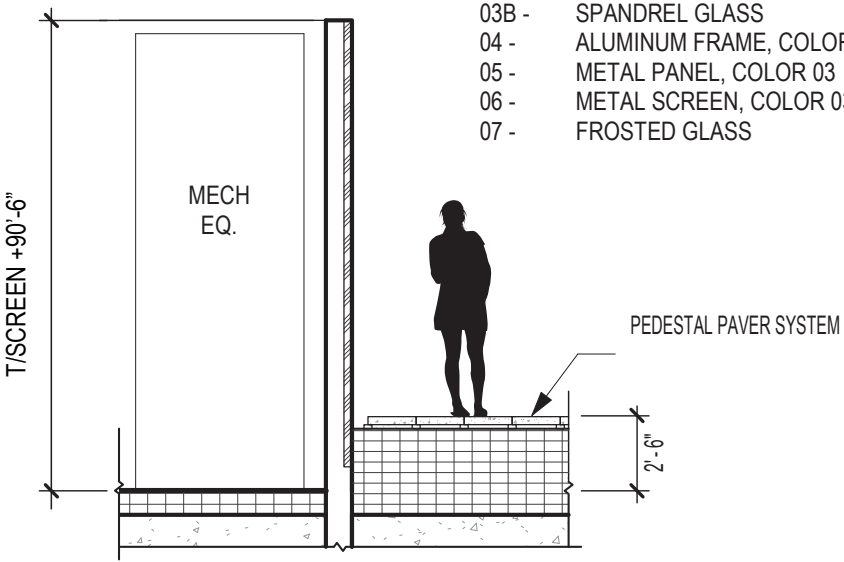
3/64" = 1'-0"



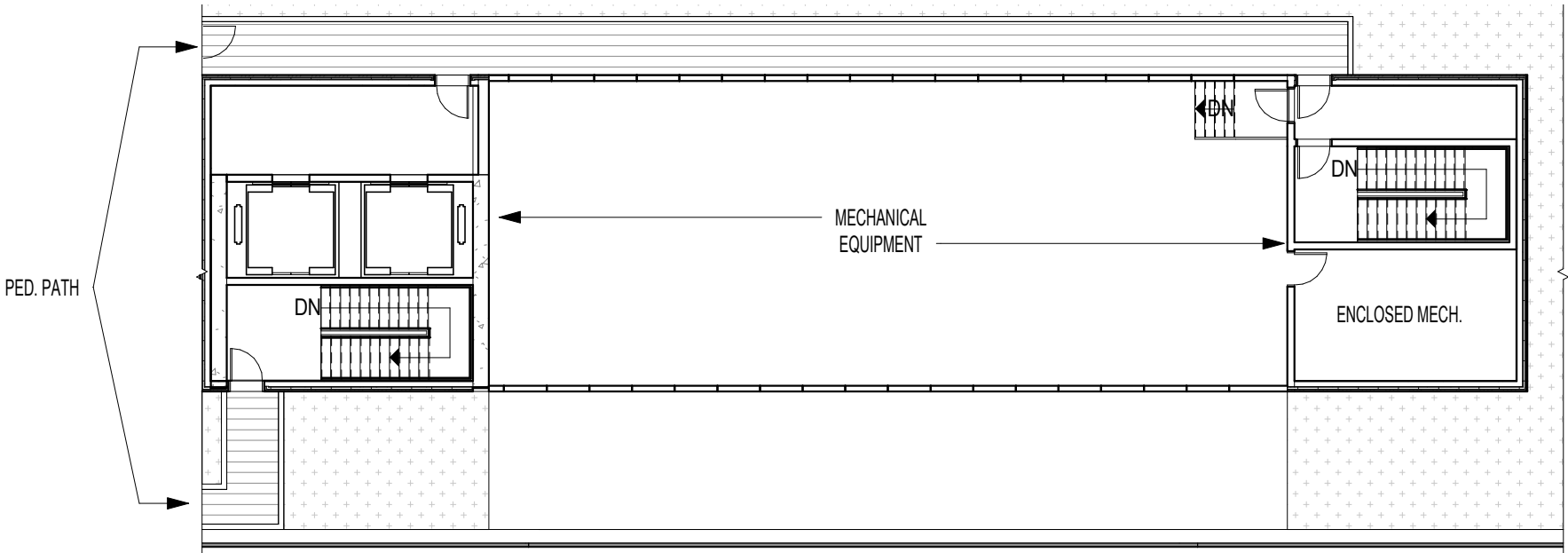
1/4" = 1'-0"

MATERIAL TAG LEGEND

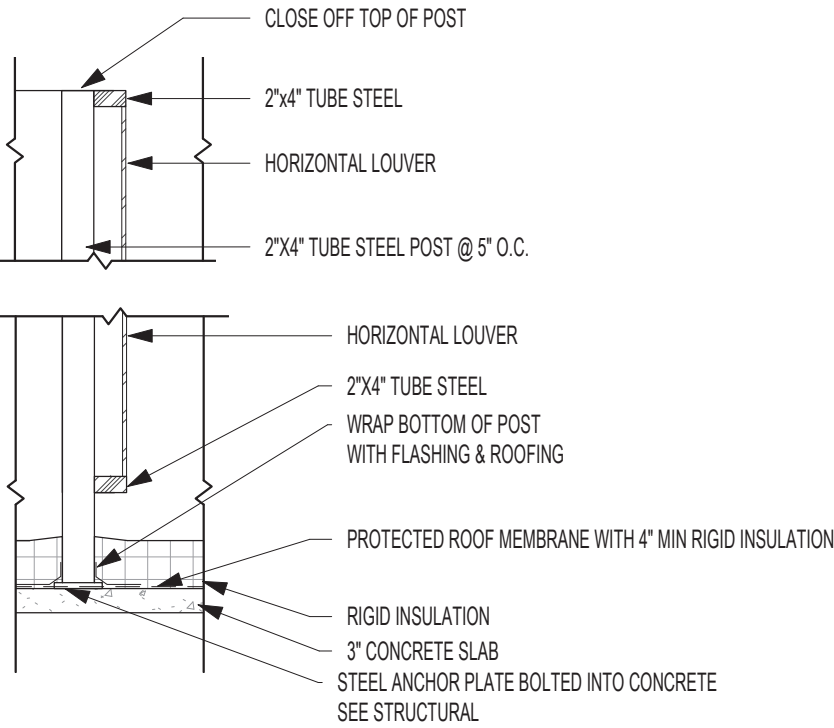
- 01 - BRICK MASONRY, COLOR 01
- 02 - STONE, COLOR 02
- 03A - VISION GLASS
- 03B - SPANDREL GLASS
- 04 - ALUMINUM FRAME, COLOR 03
- 05 - METAL PANEL, COLOR 03
- 06 - METAL SCREEN, COLOR 03
- 07 - FROSTED GLASS



1/4" = 1'-0"



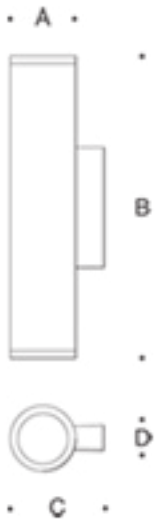
1/16" = 1'-0"



1/2" = 1'-0"

PRODUCT INFO | Exterior Light Fixture

BEGA - Surface Wall - Dual Narrow Beam Lighting



Product Features

- Designed to provide dual-directions lighting effects for interior and exterior locations, featuring narrow beam distribution.
- Wall mounted luminaires with fully shielded light source. Die-cast aluminum construction with clear tempered glass.
- Mounted directly to Bega 19 537 linear recessed wiring box. Wiring box can be shipped ahead of the luminaire
- Integral 120V-277V electronic LED driver, 0-10V, TRIAC, and ELV dimmable
- LED color temperature available in 2700K, 3000K, 3500K, or 4000K. See individual spec sheet to specify
- NRTL listed to North American Standards
- Protection class: IP65
- Finish: Standard BEGA colors

Model" 66 159 EXPRESS

Lamp: 25W LED

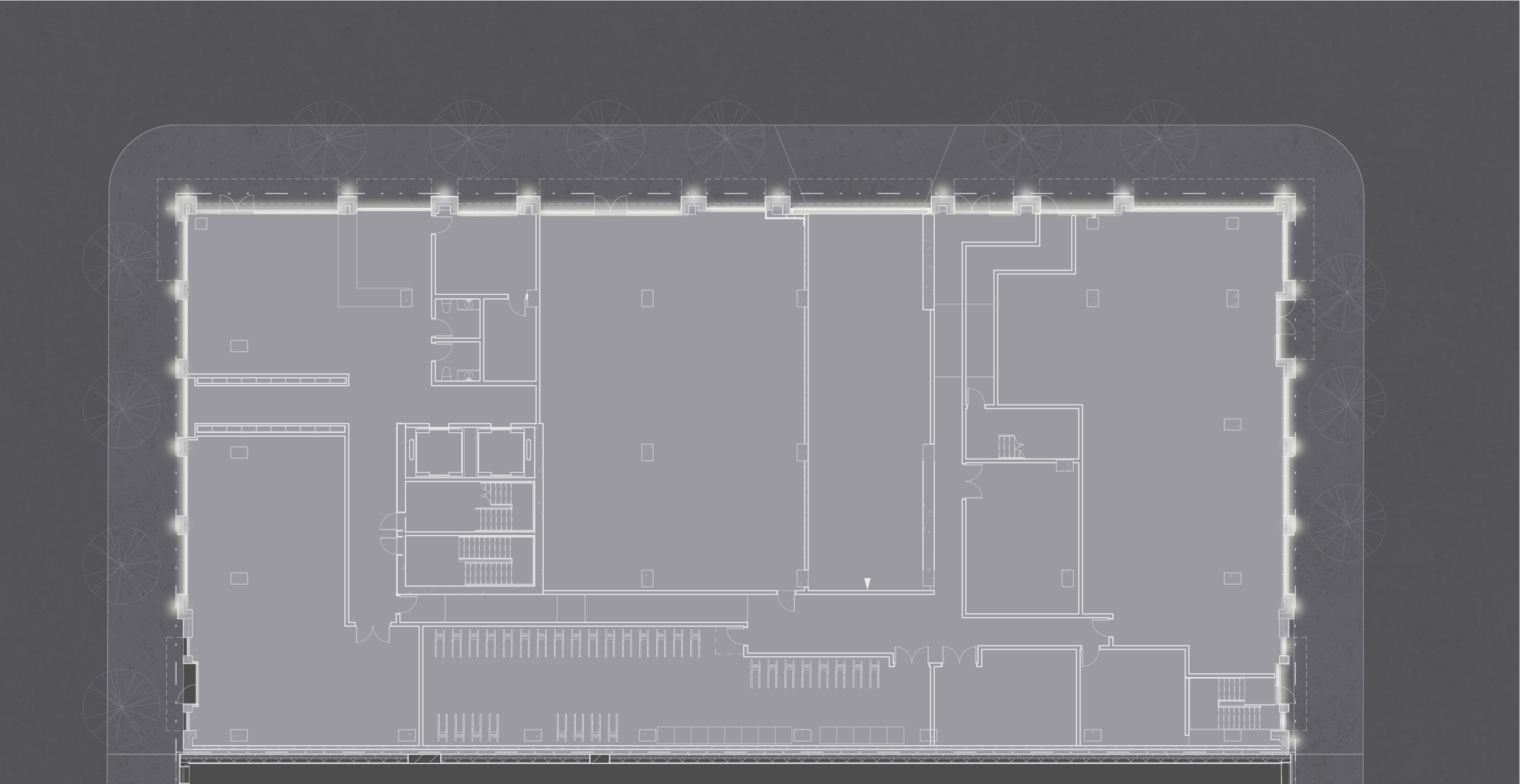
β: 18°

DIMENSIONS:

A - 6" B - 21 5/8" C - 7 7/8" D - 1 5/8"

Characteristics		Zonal Lumen Summary	
Lumens Per Lamp	N.A. (absolute)	Zone	Lumens
Total Lamp Lumens	N.A. (absolute)		
Luminaire Lumens	2465	0-10	417.93
Total Luminaire Efficiency	N.A.	10-20	415.89
Luminaire Efficacy Rating (LER)	85	20-30	283.30
Total Luminaire Watts	29	30-40	101.65
Ballast Factor	1.00	40-50	7.13
CIE Type	General Diffuse	50-60	3.46
Spacing Criterion (0-180)	N.A.	60-70	1.33
Spacing Criterion (90-270)	N.A.	70-80	0.91
Spacing Criterion (Diagonal)	N.A.	80-90	0.86
Basic Luminous Shape	Circular	90-100	0.86
Luminous Length (0-180)	0.00 ft	100-110	0.91
Luminous Width (90-270)	0.40 ft (Diameter)	110-120	1.33
Luminous Height	0.00 ft	120-130	3.46
		130-140	7.13
		140-150	101.65
		150-160	283.30
		160-170	415.89
		170-180	417.93





*Street Lighting to meet City of Portland Standards



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CIVIL | Site Design



SITE PLAN | Civil

Not to Scale

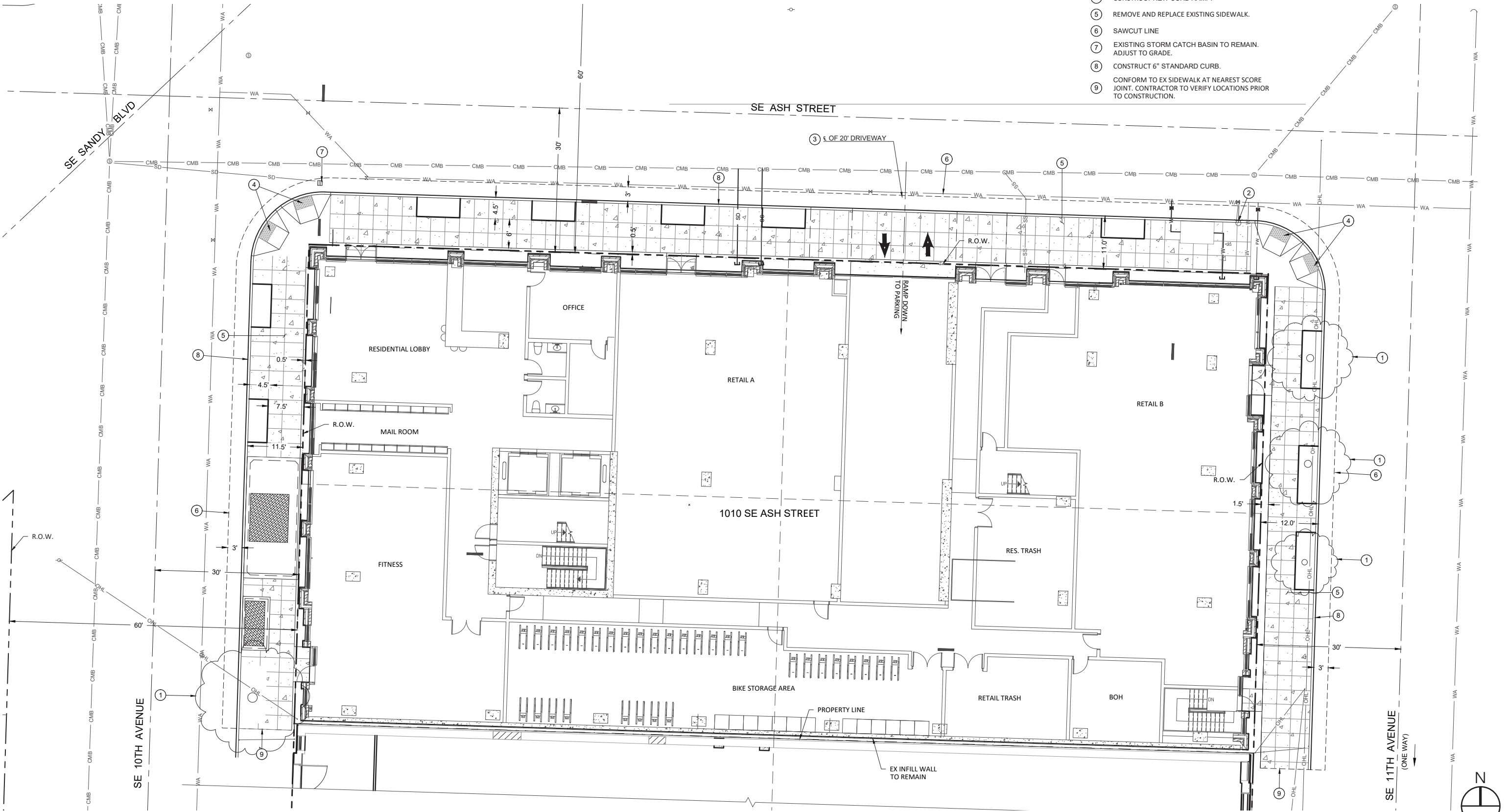
LEGEND

- EXISTING PUBLIC WATER LINE
- EXISTING PUBLIC COMBINED STORM SEWER LINE
- EXISTING OVERHEAD LINE
- EXISTING STORM DRAIN

- WA
- CMB
- OHL
- ST

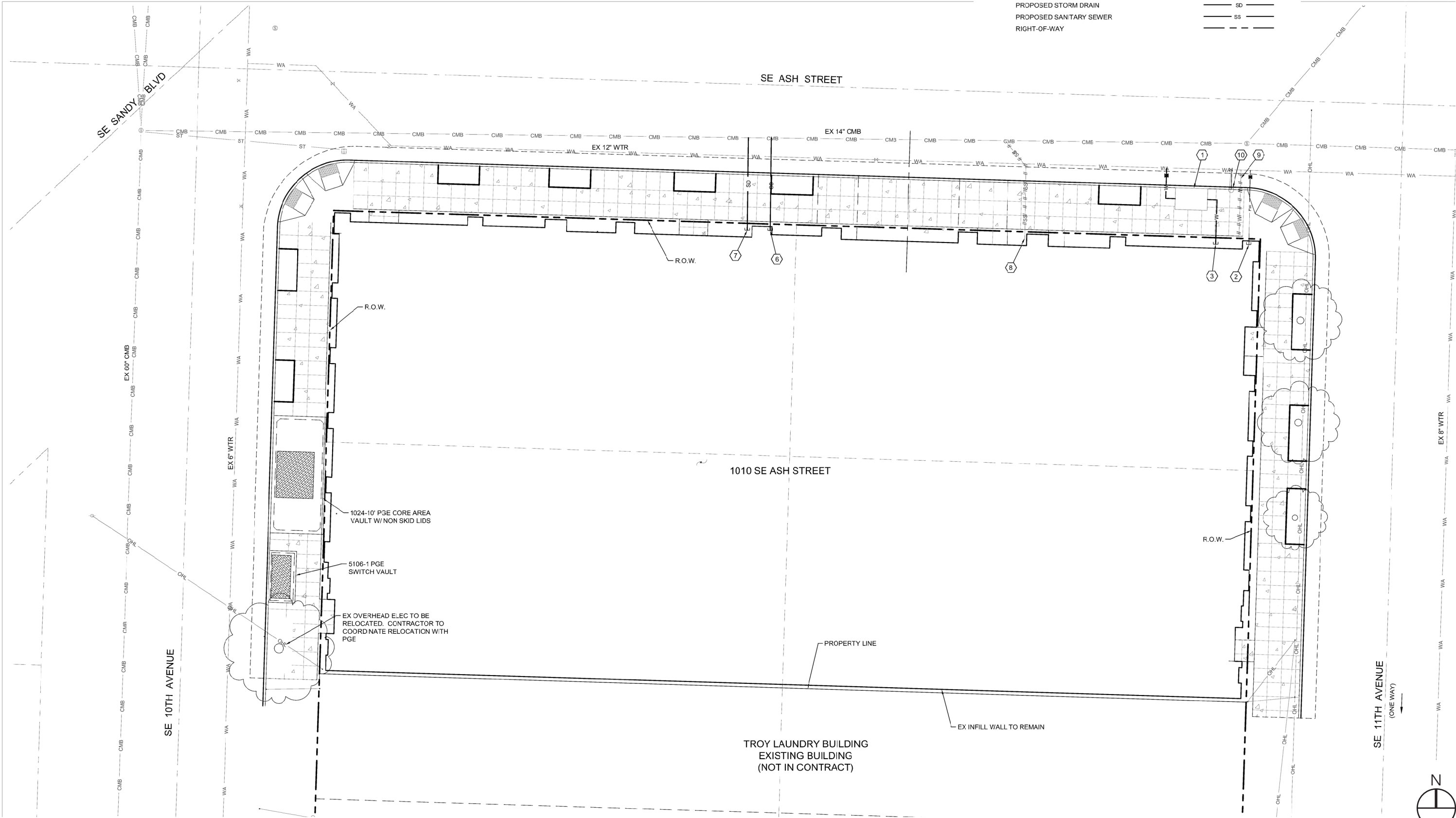
KEY NOTES

- 1 EXISTING TREE TO REMAIN.
- 2 EXISTING FIRE HYDRANT TO REMAIN.
- 3 CONSTRUCT COMMERCIAL DRIVEWAY.
- 4 CONSTRUCT NEW CURB RAMP.
- 5 REMOVE AND REPLACE EXISTING SIDEWALK.
- 6 SAWCUT LINE
- 7 EXISTING STORM CATCH BASIN TO REMAIN. ADJUST TO GRADE.
- 8 CONSTRUCT 6" STANDARD CURB.
- 9 CONFORM TO EX SIDEWALK AT NEAREST SCORE JOINT. CONTRACTOR TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.



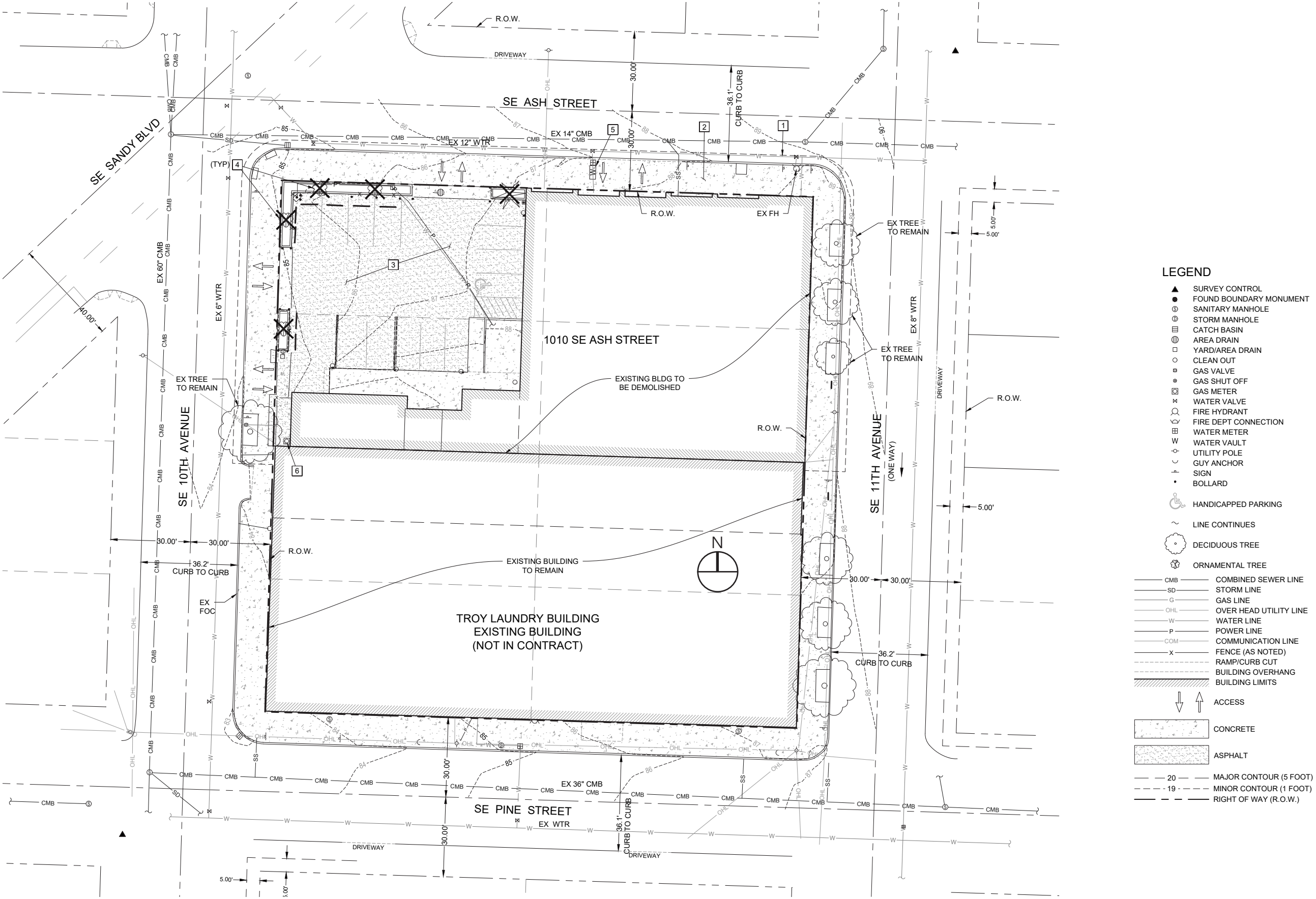
UTILITIES | Plan

Not to Scale



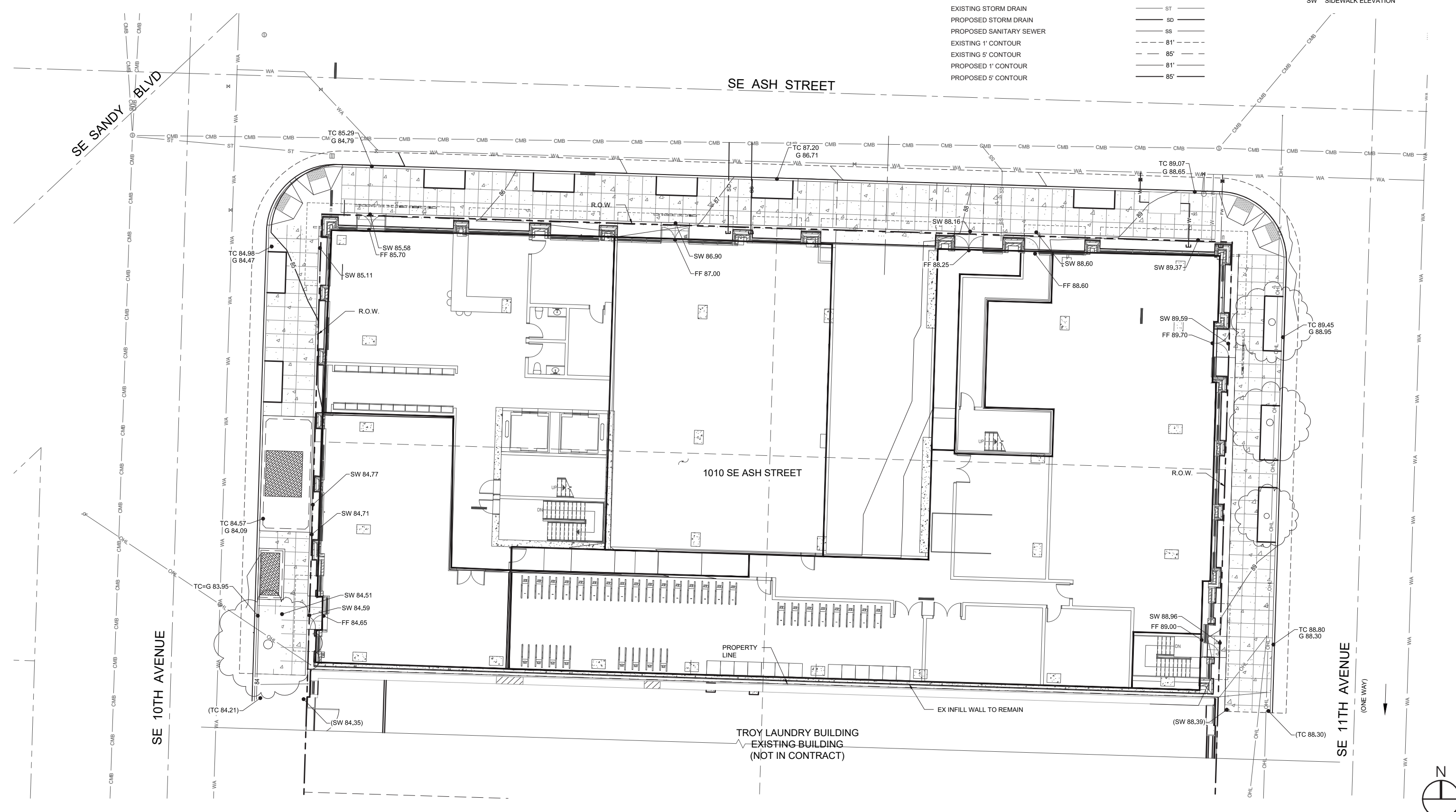
EXISTING CONDITIONS | Plan

Not to Scale



GRADING | Plan

Not to Scale

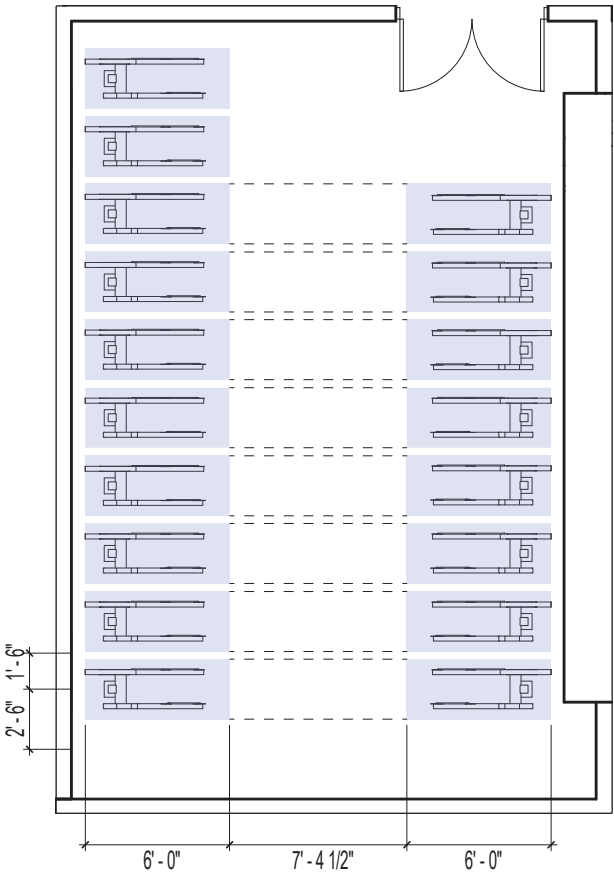
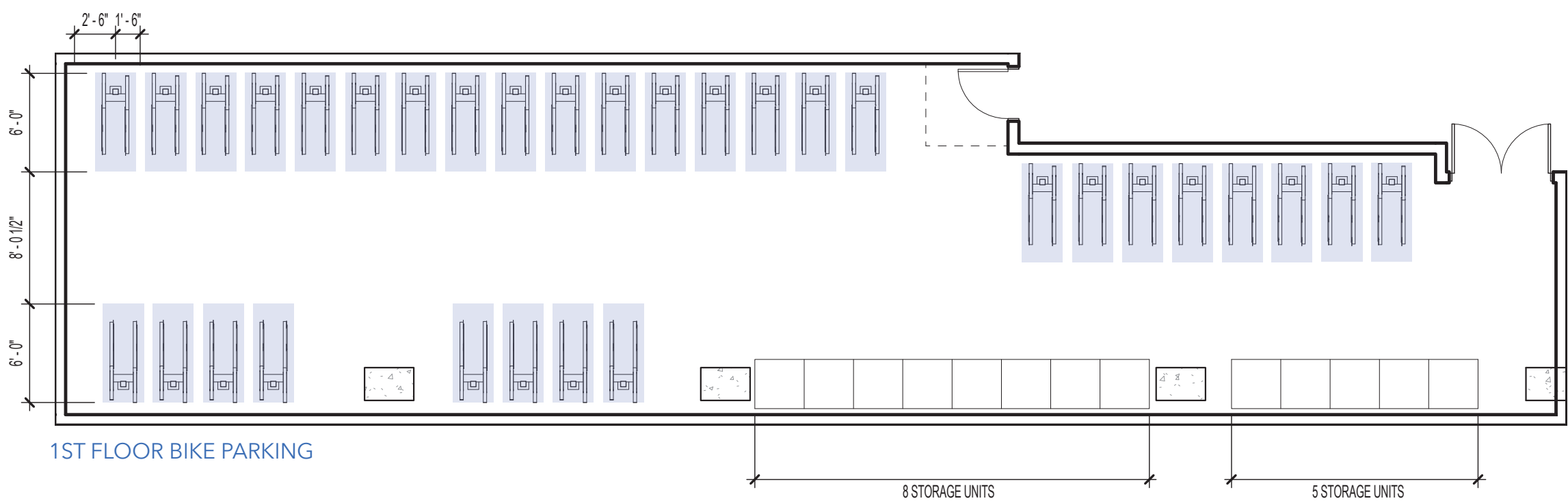


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ZONING | Diagrams & Studies

DIAGRAM | Bike Parking & Product Info



Residential

LONG TERM BIKE PARKING:

Per Table 266-6 in Chapter 33.266.220 a minimum of 1.5 long term bicycle parking spots per unit is required within the Central City plan district.

Total Unit Count: 136
Required Bike Parking: 204 spaces
Spots Provided: 204

SHORT TERM BIKE PARKING:

Per Table 266-6 in Chapter 33.266.220 a minimum of 1 short term bicycle parking spot per 20 units is required to be located outside the building within the Central City plan district.

Total Unit Count: 136
Required Bike Parking: 7 spaces
Spots Provided: 0 on site*

*Owner to contribute to Bike Access Fund in lieu of providing short term bike parking within property lines.

Retail

LONG TERM BIKE PARKING:

Per Table 266-6 in Chapter 33.266.220, the required number of bikes is determined by the use and area of the retail space.

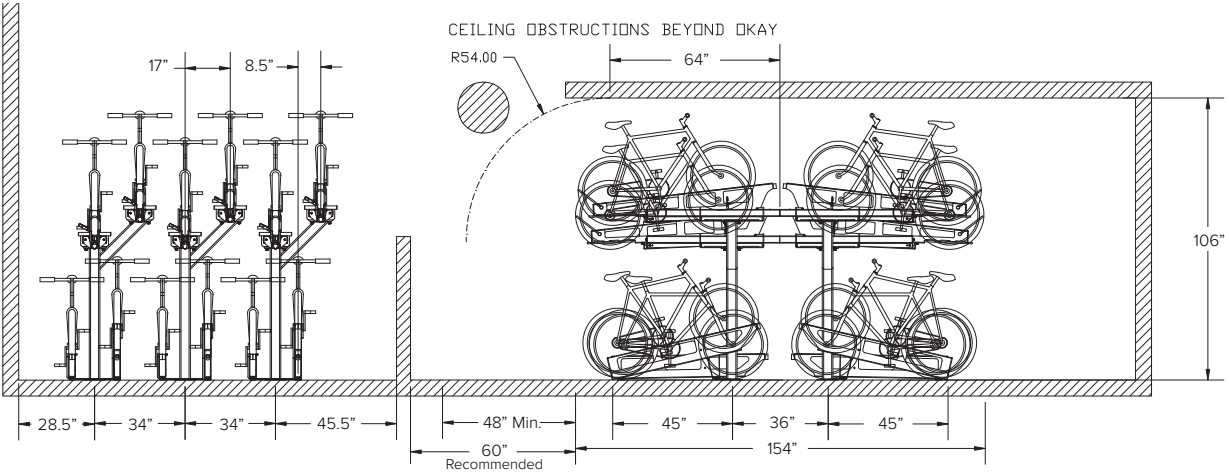
Retail Use: TBD
Required Bike Parking: between 2 and 10 spaces dependent on use and area
Spots Provided: TBD

SHORT TERM BIKE PARKING:

Per Table 266-6 in Chapter 33.266.220, the required number of bikes is determined by the use and area of the retail space.

Retail Use: TBD
Required Bike Parking: 2 spaces
Spots Provided: 0 on site*

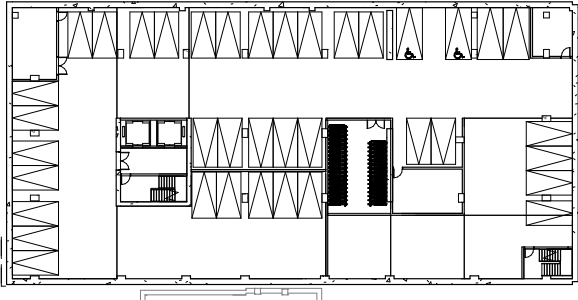
*Owner to contribute to Bike Access Fund in lieu of providing short term bike parking within property lines.



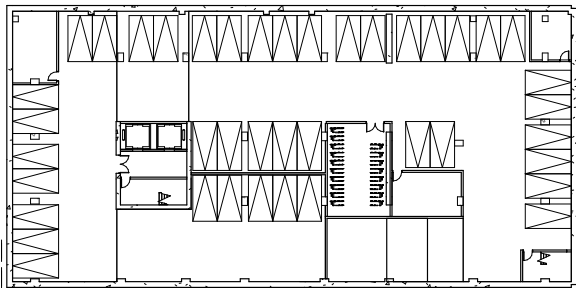
Manufacturer Parking Diagram - Dero Decker



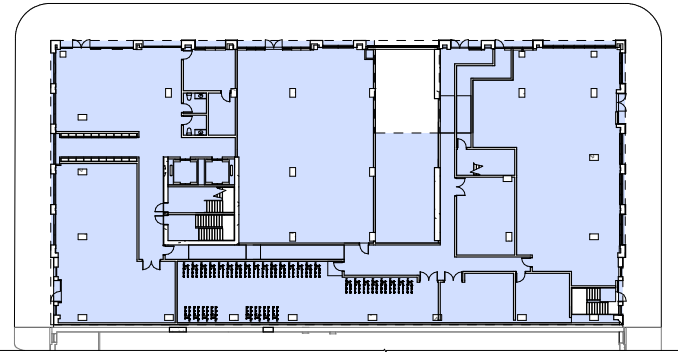
DIAGRAM | FAR Calculations



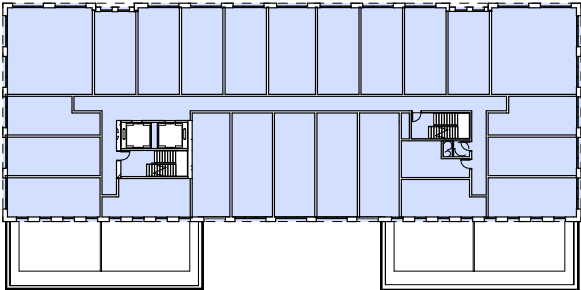
LOWER LEVEL 1 - N/A



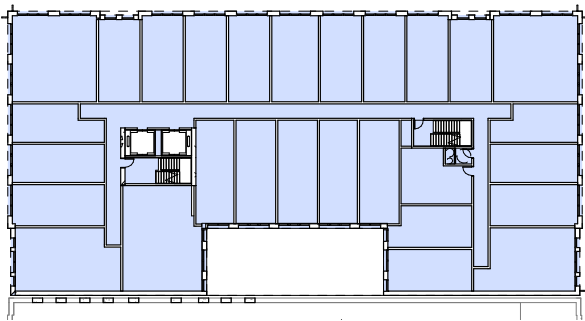
LOWER LEVEL 2 - N/A



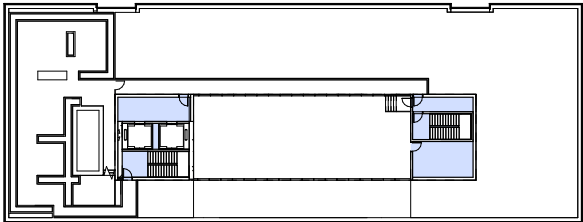
FLOOR 1
Floor Area: 18,903 SF



FLOOR 6
Floor Area: 14,981 SF



FLOOR 2-5
Floor Area: 18,157 SF x 4 Floors
Total Area: 72,628 SF



ROOF
Roof Area: 1,470 SF

FLOOR AREAS:

LL2 -	N/A
LL1 -	N/A
FLOOR 1 -	18,903 SF
FLOOR 2-5 -	72,628 SF
FLOOR 6 -	14,981
ROOF -	1,470 SF
TOTAL -	107,983 SF

SITE AREA:

TOTAL - 19,950 SF

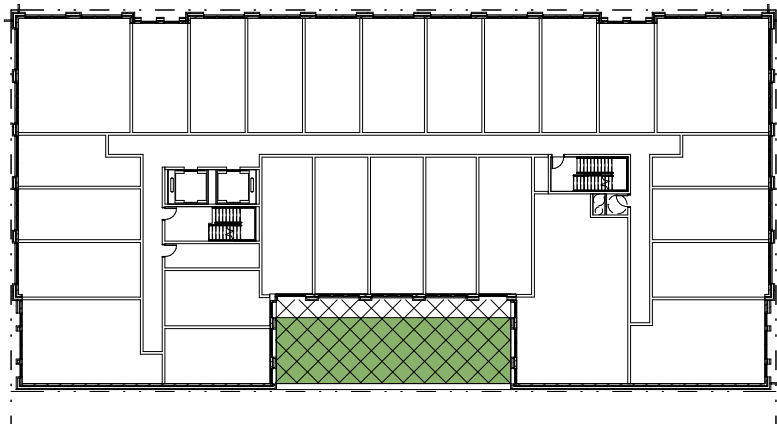
FAR:

Building Area/Site Area

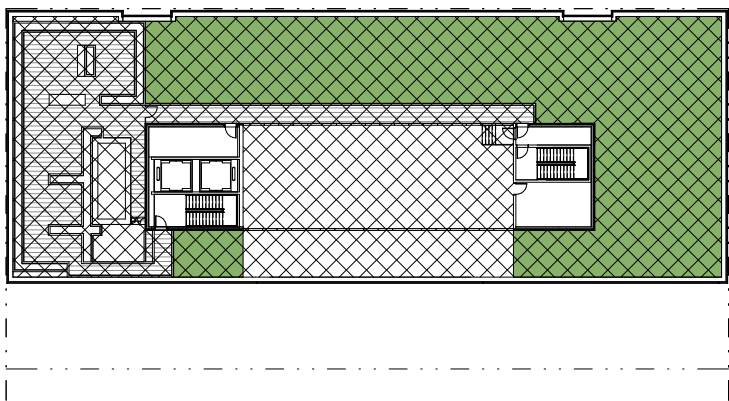
107,983/20,000 = 5.40

FAR = 5.40

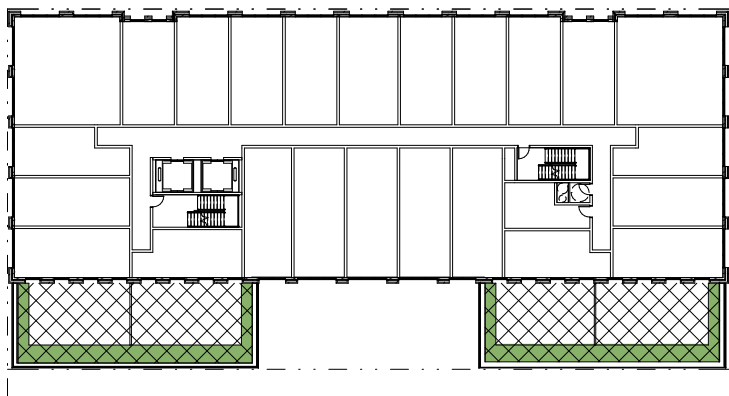
DIAGRAM | Ecoroof Calculations



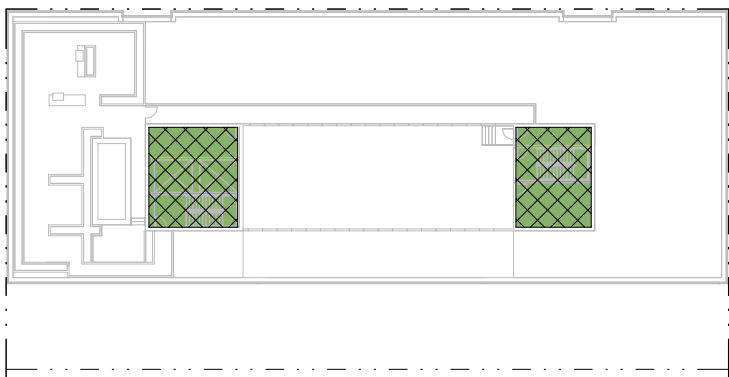
ROOF AREA L2
Total Roof Area: 1,344 SF
Total Eco Roof: 1,167 SF



ROOF AREA LROOF
Total Roof Area: 12,650 SF
Total Eco Roof: 6,144 SF



ROOF AREA L6
Total Roof Area: 2,846 SF
Total Eco Roof: 852 SF



ROOF AREA PENTHOUSE
Total Roof Area: 1,256 SF
Total Eco Roof: 1,256 SF

TOTAL ROOF AREAS:

L2 -	1,344	SF
L6 -	2,846	SF
LROOF -	12,650	SF
PENTHOUSE -	1,256	SF

TOTAL - 18,096 SF

ECO ROOF AREAS:

L2 -	1,058	SF
L6 -	852	SF
LROOF -	6,144	SF
PENTHOUSE -	1,256	SF

TOTAL - 9,310 SF

ECO ROOF %:

Eco Roof Area/Total Roof Area

9,310/18,096 = .514 ~ 50%

ECO ROOF COVERAGE ~50%

**See Narrative for Ecoroof Modification

DIAGRAM | Building Height

1"=20'-0"



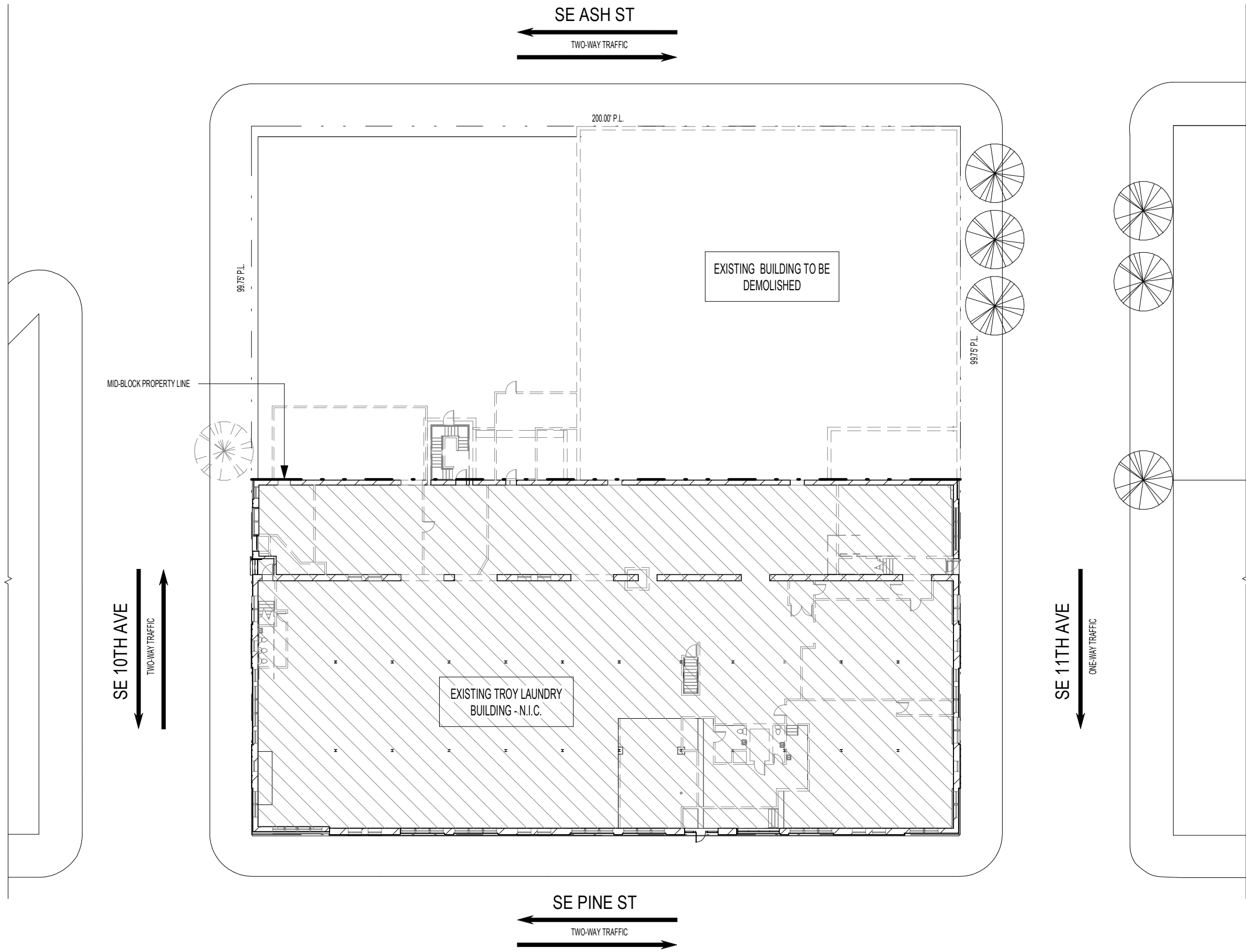
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APPENDIX | Additional Resources

Demolitions | Demo Plan

1" = 30'-0"



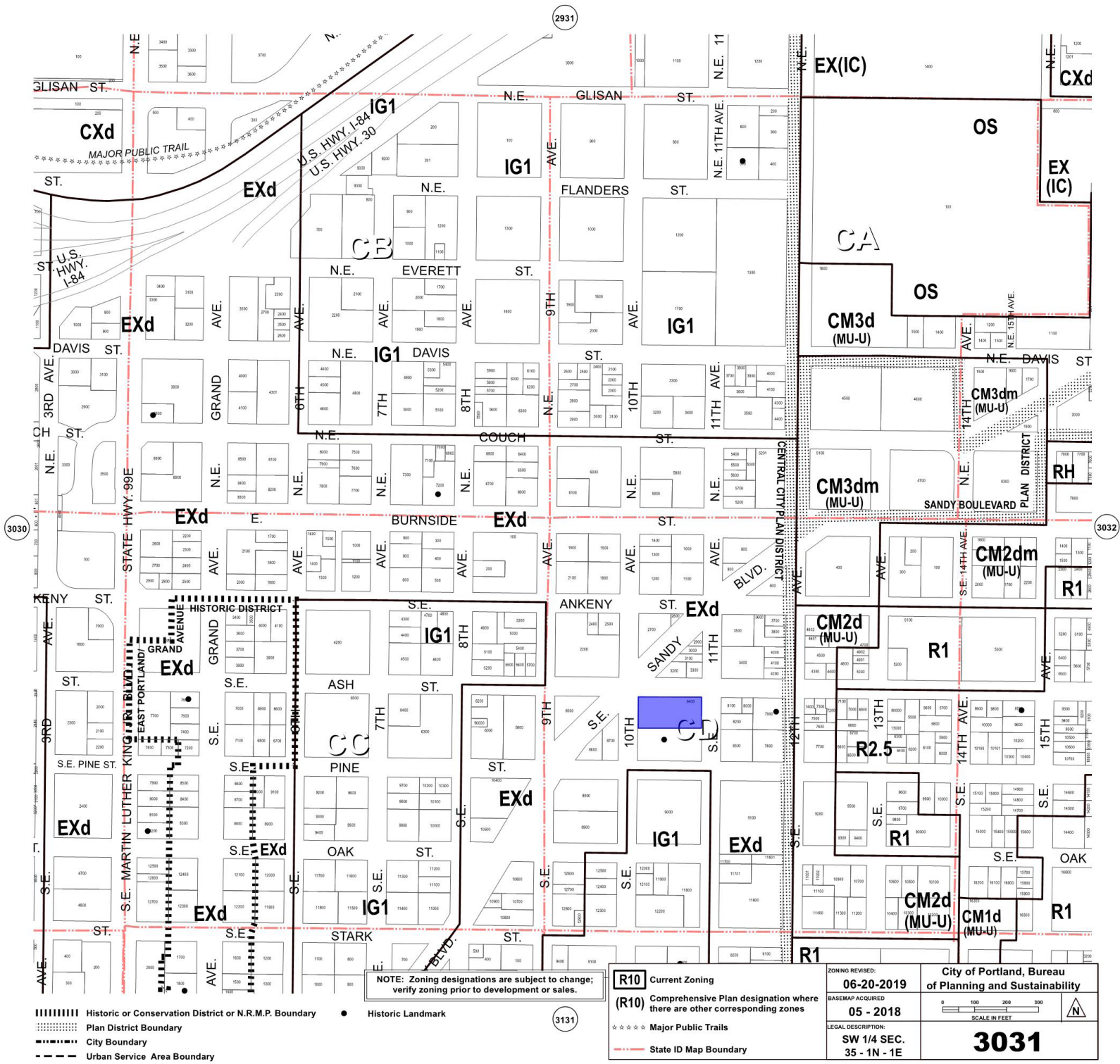
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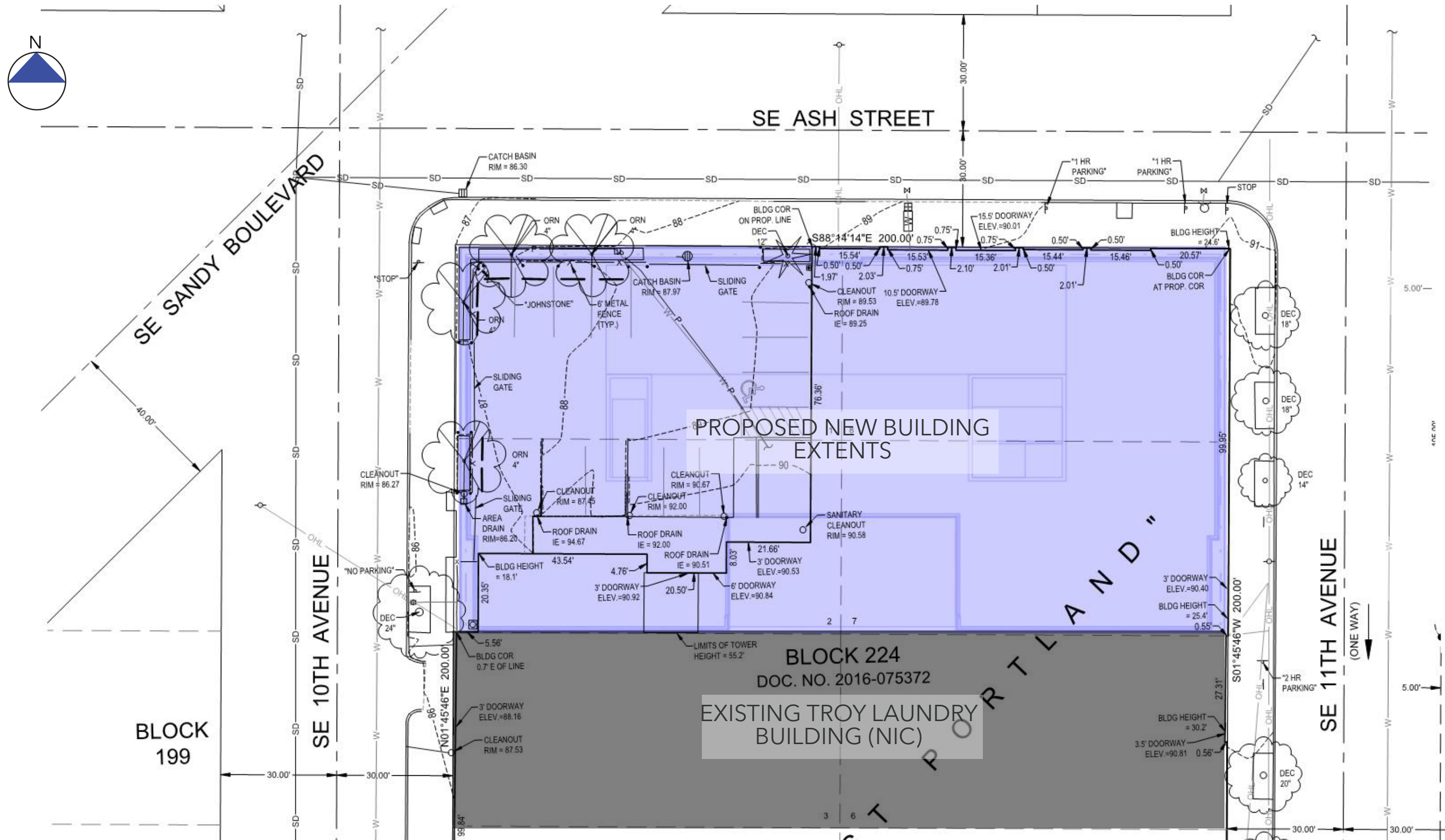


APPENDIX | Design Advice Request Material

Zoning Summary



Existing Site Conditions



Pre- Application Conference - Guidance

Summary of Planner response comments from the Pre-Application Conference.

1 Historic Resource Review Process

The project will be subject to a Type 3 Historic Resource Review including the criteria and neighborhood contact requirements as defined in the Portland Zoning Code.

2 Specific Historic Resource Review Issues

a. Mass & Scale: Staff has previously indicated support for a half-block development of the general scale that is proposed - based on the urban setting and the boundary of the historic landmark (neighboring Troy Laundry Building).

b. Compatibility: The new development should be deferential to the historic landmark to the south, potentially incorporating the fenestration pattern, rhythm of bays, and height datum.

c. Detailing: Staff encourages high quality design details that reflect the character of the historic landmark, ala punched windows, brick details, and established hierarchies.

3 Specific Development Standards to Note

a. Required Building Line: The required building line standard must be met on SE 11th Avenue. PedPDX may require a significant ROW dedication on the east side.

b. Ground Floor Windows: 40% glazing for each frontage for ground floor windows.

c. Bird Safe Glazing: When facades have 30% or more glazing, bird-safe glazing must be provided for the first 60’ above grade.

d. Ecoroofs: Ecoroofs must cover 100% of the roof except for 40% that can be covered with mech. equipment, uncovered common outdoor areas, etc.

e. Low-Carbon Buildings: New buildings must be registered with a green building certification program.

f. Additional Standards in the Central Eastside Subdistrict: This standard requires greater sound insulation - applicable if the lot remains as currently configured.

g. Parking and Loading Access: An adjustment is required to allow vehicle access on SE 11th Street (designated as a Major Truck Street).

4 Applicable Development Standards

Refer to full response comments for list.

5 General Design Items to Note

a. Building Materials: High quality, durable materials that respond to the surrounding context and district are expected. At ground level facing pedestrian areas, robust materials should be provided to ensure longevity.

b. Ground Level Materials: Materials at the ground floor should be durable for use adjacent to public sidewalks.

c. Ground Level Weather Protection: Pedestrian weather protection should be provided via canopies or setbacks at ground level.

d. Loading and Parking Door Materials: Doors should be integrated with the architecture, solid doors with translucent are a supportable option.

e. Vents/Louvers & Mechanical: Venting through the roof is preferred. If mounted on the facade, vents/louvers should be integrated into the window openings. Mechanical units should be organized and screened.

f. Gas & Electric Meters: Locate gas and electric meters inside the building to minimize their impact.

g. Exterior Lighting: Exterior lighting should be integrated into the building’s concept and provide a safe pedestrian experience.

h. Signs: Signs should be appropriately sized for the building, district and pedestrian realm, and use district-appropriate materials.

6 Coordination with Other Agencies

a. Transportation (PBOT):

- Utility Transformers: Locate utility transformers underground, adjacent to the right-of-way.

- Garage entrance setback from property line: A design exception will be required for garage entry doors < 20’ from the property line.

- Oriel windows: Projecting bays (oriel windows) are subject to the Window Projection into Public ROW standards.

b. Environmental Services (BES):

- Stormwater Management: All stormwater management information must be submitted with the Historic Resource Review application.

c. Fire / Life Safety:

- Preliminary Life Safety meeting: a separate meeting is encouraged before the Historic Review approval.

- Glazing and Energy Calculations: If large amounts of glazing are proposed, submitting calculations is encouraged prior to the Historic Resource Review.

d. Housing Bureau (PHB): Coordinate Inclusionary housing requirements.

e. State Historic Preservation Office (SHPO): Contact local official.

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CONCEPT

Located in the Buckman neighborhood in the Central Eastside District of Portland, 1010 SE Ash balances the influence of the immediate historical context with the growth of urban living in Portland. Taking the cue of old vs. new as an opportunity creates an architectural fabric that has the patterns, substance and rigor of historical details, along with the youth and energy of the Central Eastside culture. Situated alongside its adjacent neighbor, the landmarked Troy Laundry Building, 1010 SE Ash is shaped by this confluence by reflecting the historic context in a sophisticated, modern design.

DESIGN OBJECTIVES

Promote Existing Pedestrian Culture

Mediate the Intersection of Historical Detail and Contemporary Living

Weave Surrounding Neighborhoods into a Cohesive Urban Experience

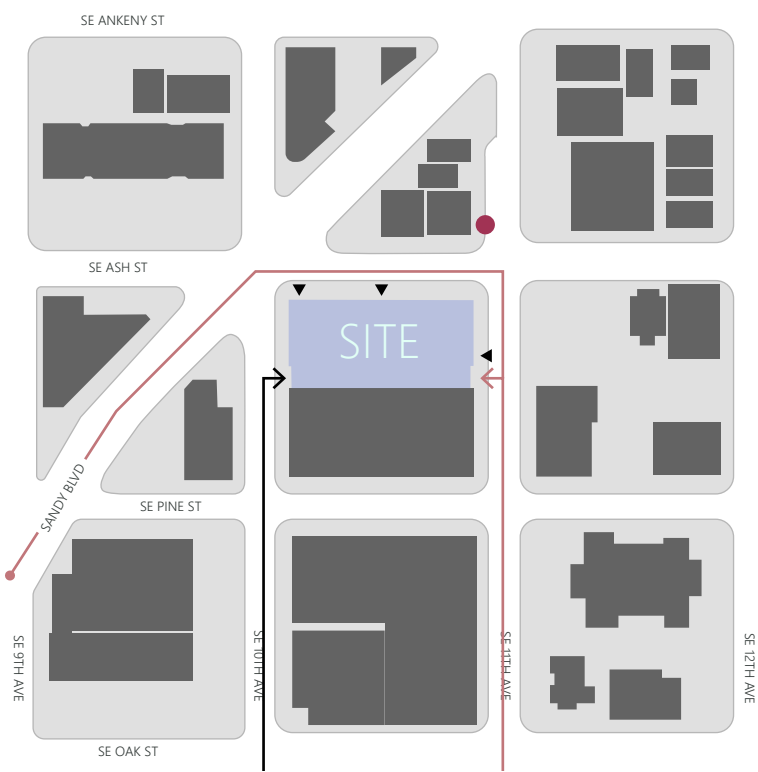
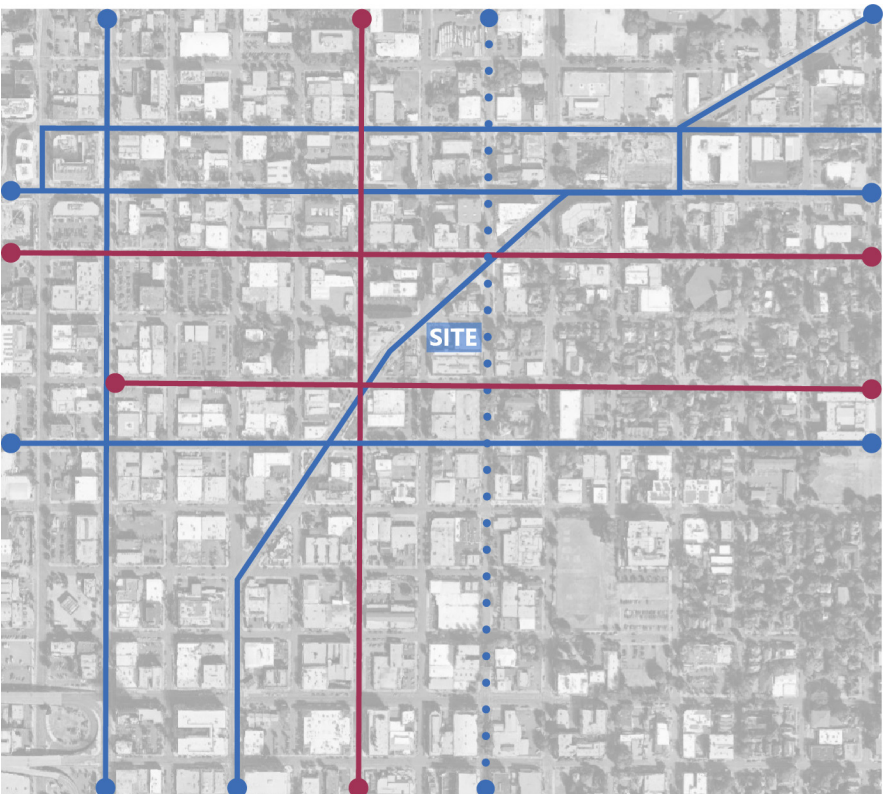
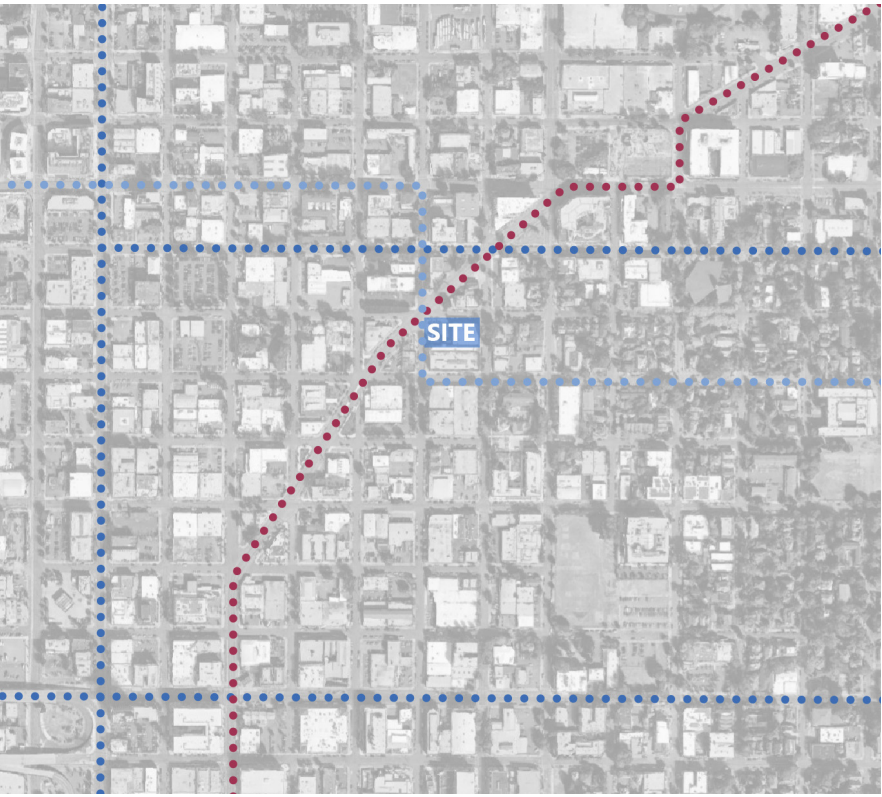
Utilize a Material Logic that provides a sense of Permanence, Integration, Hierarchy, and Unification

CONTEXT | Site Analysis & Implementation

SITE - Expanded Context



SITE - Past, Present & Future Circulation Considerations

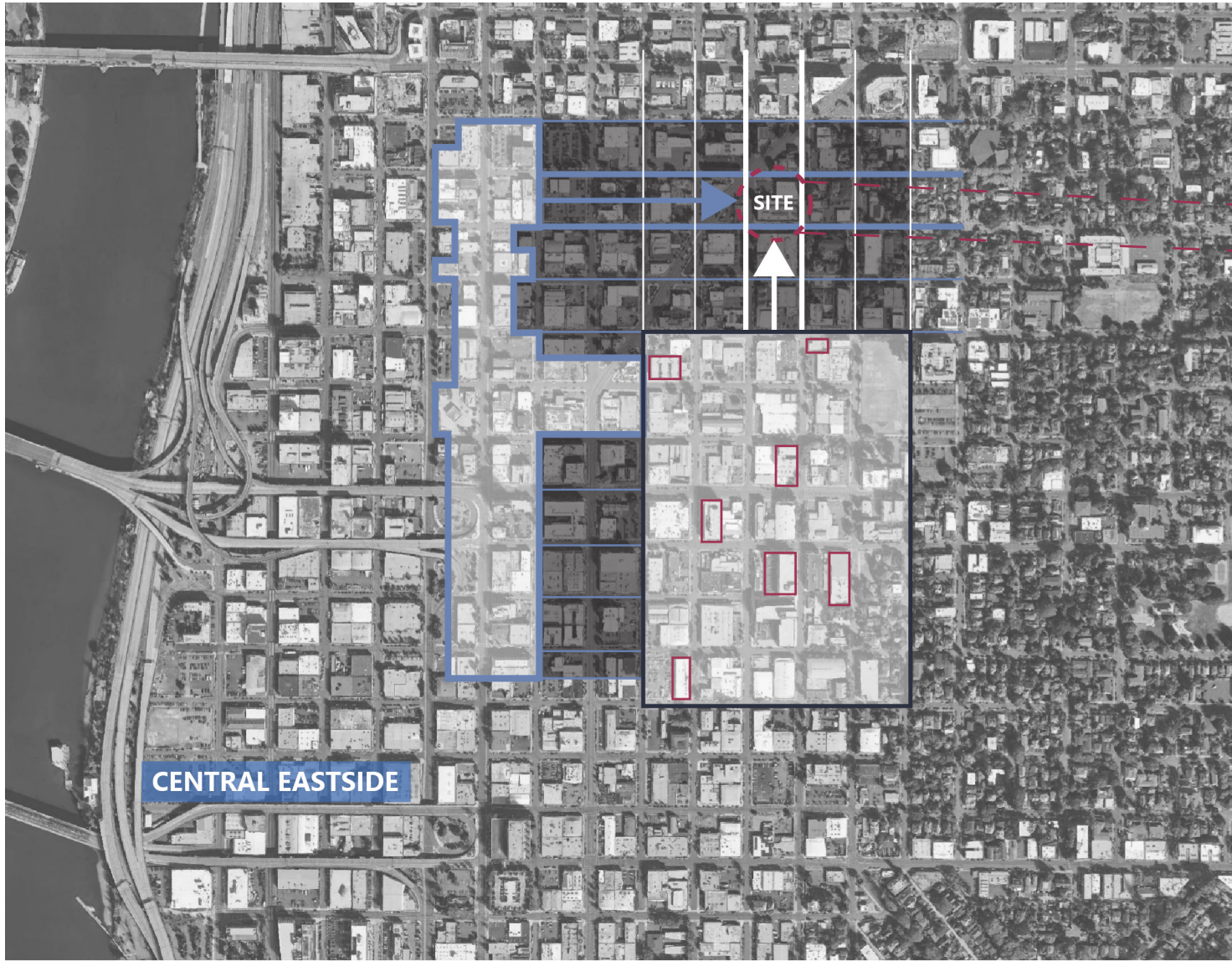


- ● ● ● ● HISTORIC SANDY BLVD.
- ● ● ● ● 1904 PORTLAND RAILWAY CO. TROLLEY PATH
- ● ● ● ● 1904 CITY & SUBURBAN RAILWAY CO. PATH

- PedPDX MAJOR CITY WALKWAY
- PedPDX NEIGHBORHOOD WALKWAY
- ● ● ● ● FUTURE PedPDX NEIGHBORHOOD WALKWAY

- PROPOSED BIKE ENTRY
- BUS STOP
- VEHICLE ENTRY
- ▶ PEDESTRIAN ENTRY

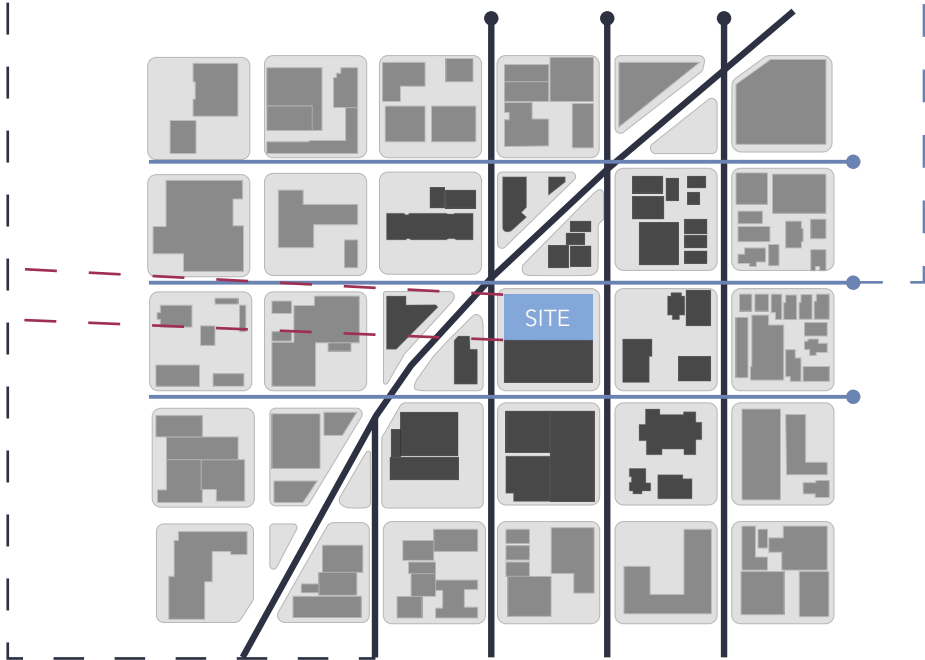
SITE - Historic & Contemporary Overlay



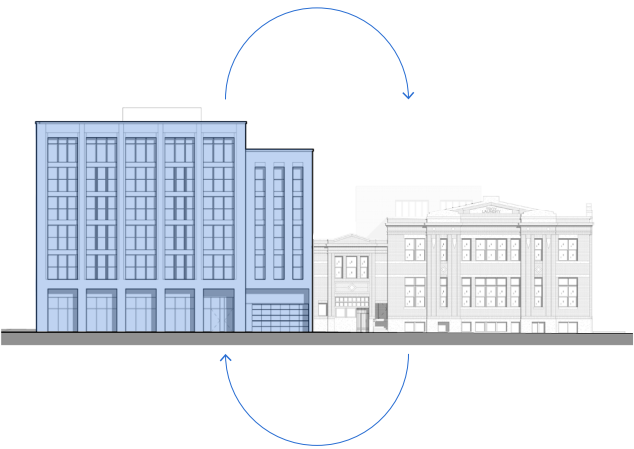
 Historic District  Residential Developments

Site is 2-5 blocks North of existing new residential developments

5 Blocks from the Grand Ave. Historic District



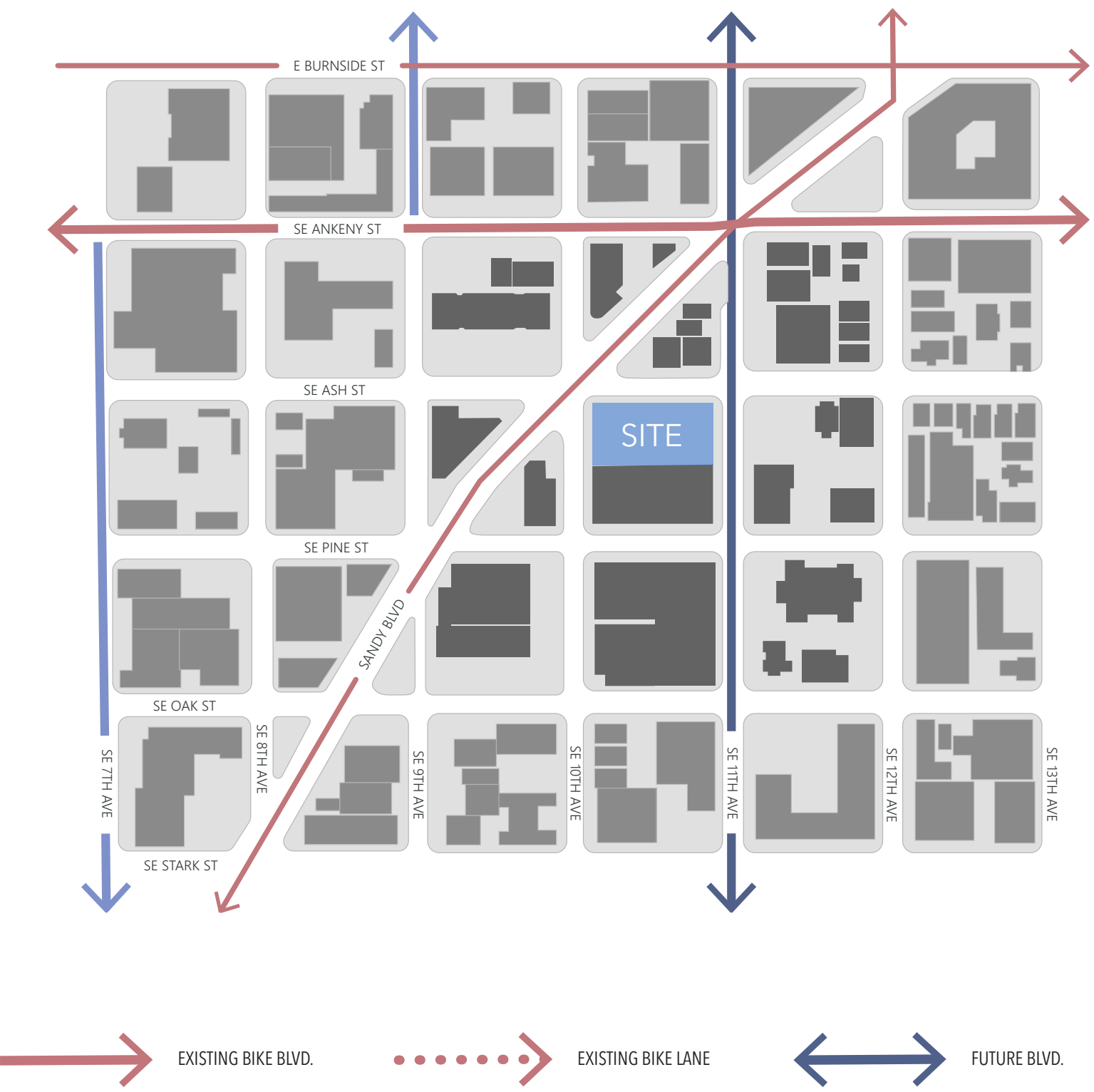
Urban Living



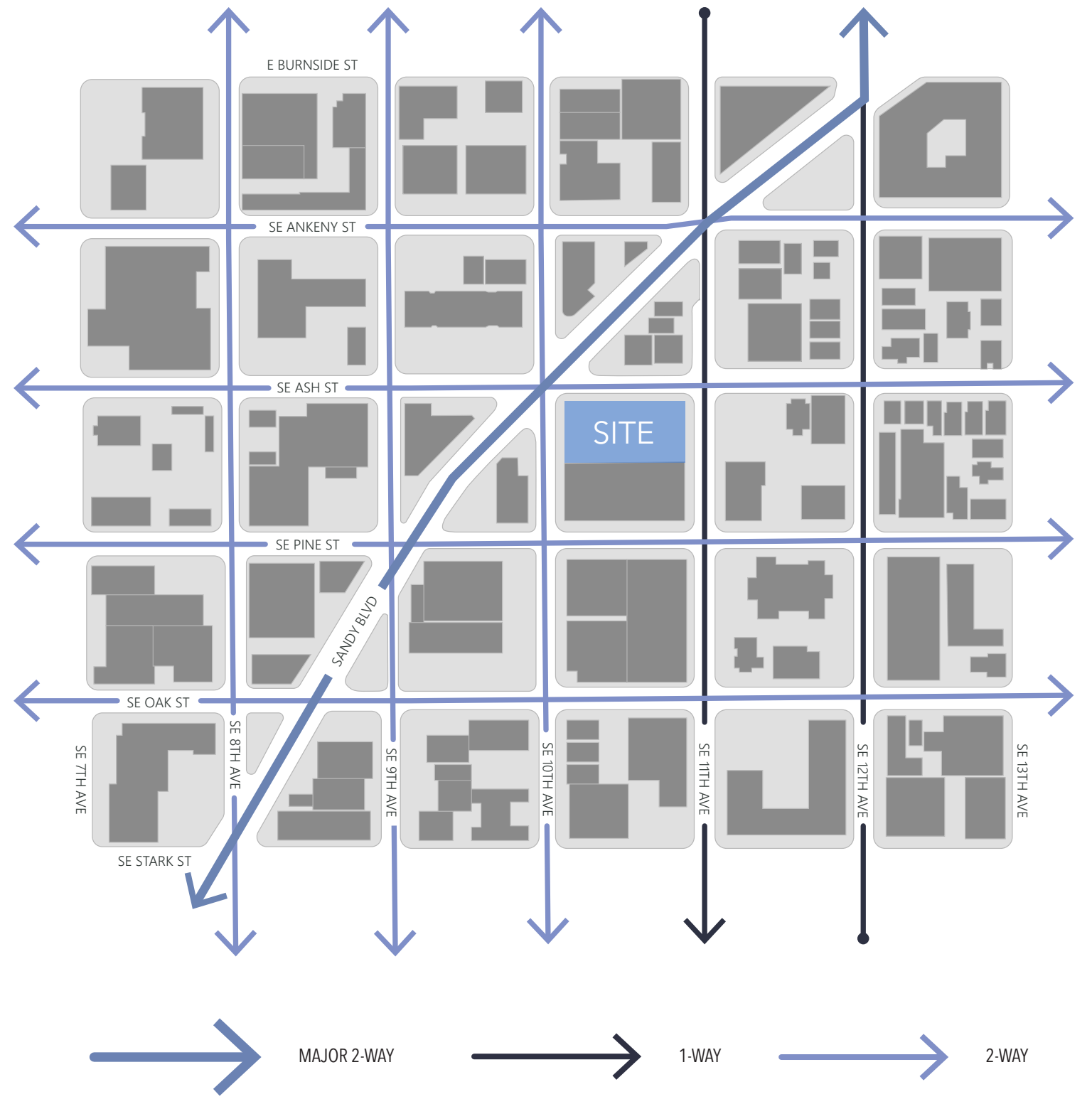
Historical Architectural Identity

SITE - Circulation

Bike Paths



Traffic Directionality



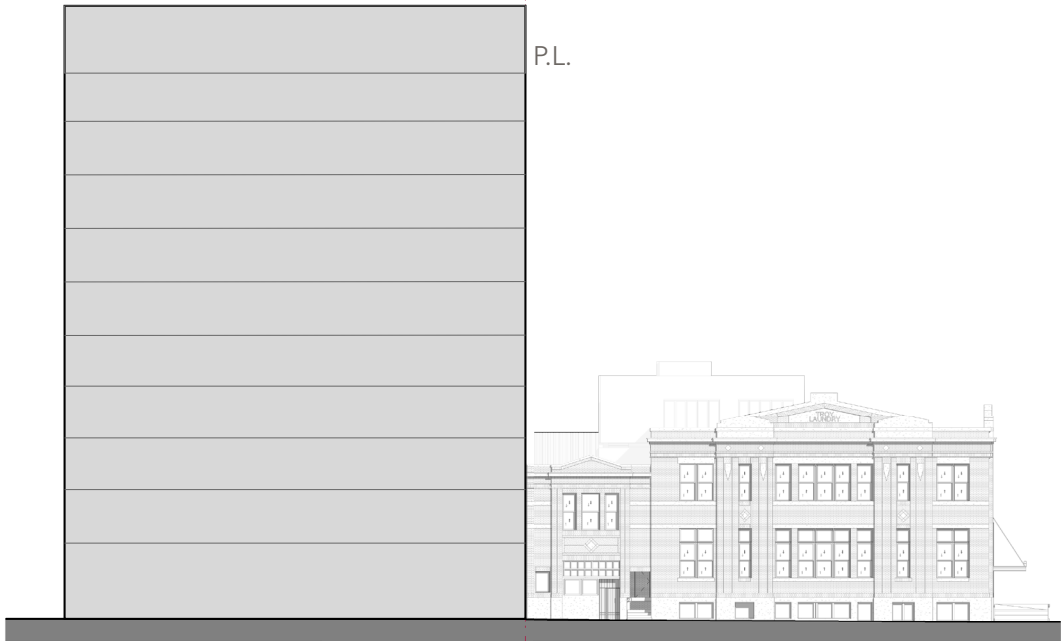
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MASSING| Studies & Implementation



MASSING - Elevation Relationship

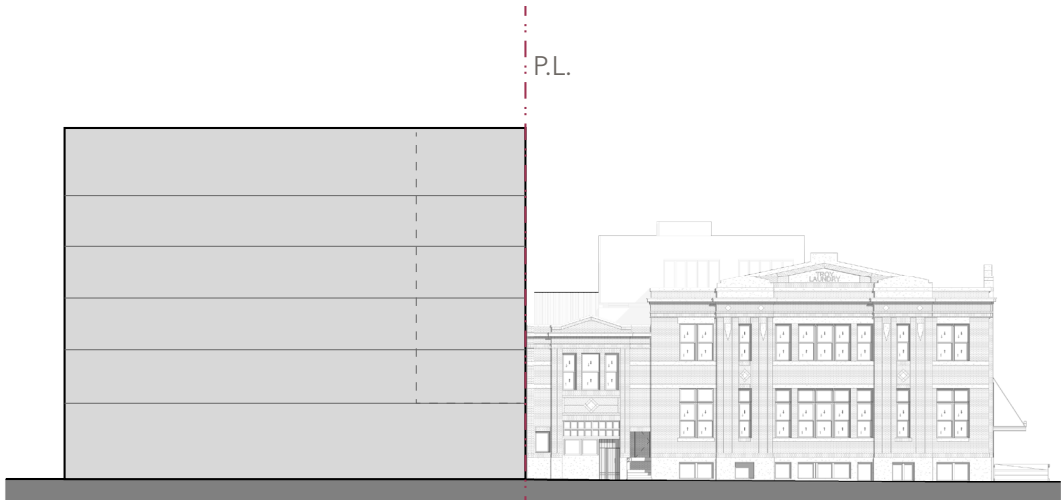


1 Bar

- Pros:

 - Simplicity of geometry
 - Maximizes rentable floor area
- Cons:

 - Height relationship to context
 - No relationship to Troy Laundry Building massing



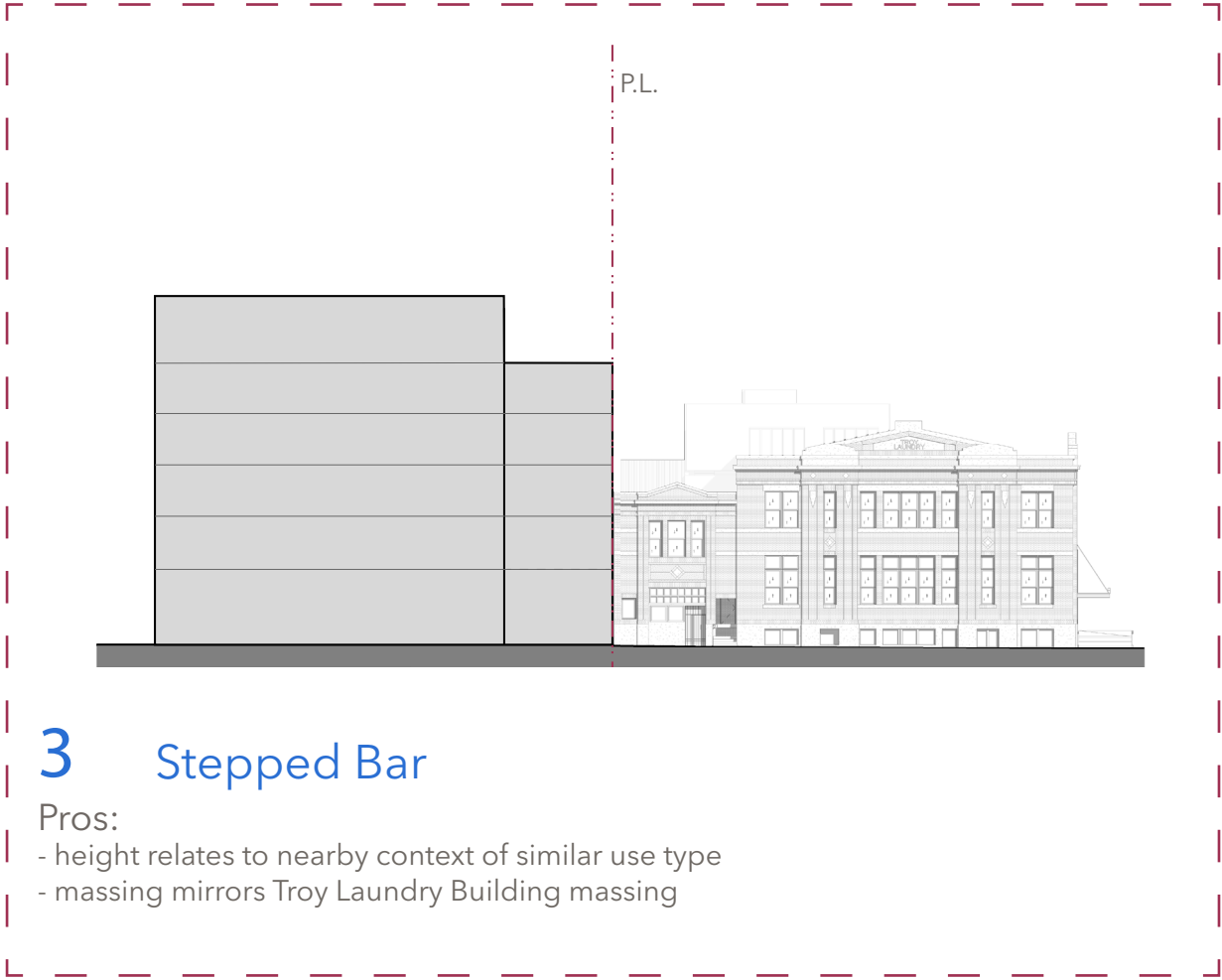
2 Full Block

- Pros:

 - Height relates to nearby context of similar use type
 - East and west facades continue planes of Troy Laundry Building
- Cons:

 - Weak relationship to Troy Laundry Building massing
 - Less mass articulation along east and west facades

PREFERRED MASSING



3 Stepped Bar

- Pros:
- height relates to nearby context of similar use type
 - massing mirrors Troy Laundry Building massing

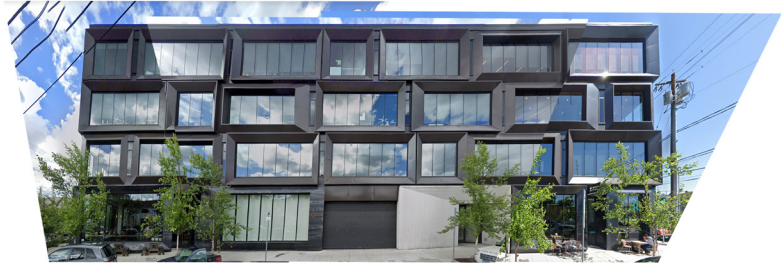
DESIGN OVERVIEW | Facade



DESIGN OVERVIEW - Existing Architecture



1. 77 NE GRAND AVE.



2. 811 SE STARK ST.



3. 605 SE BELMONT ST.

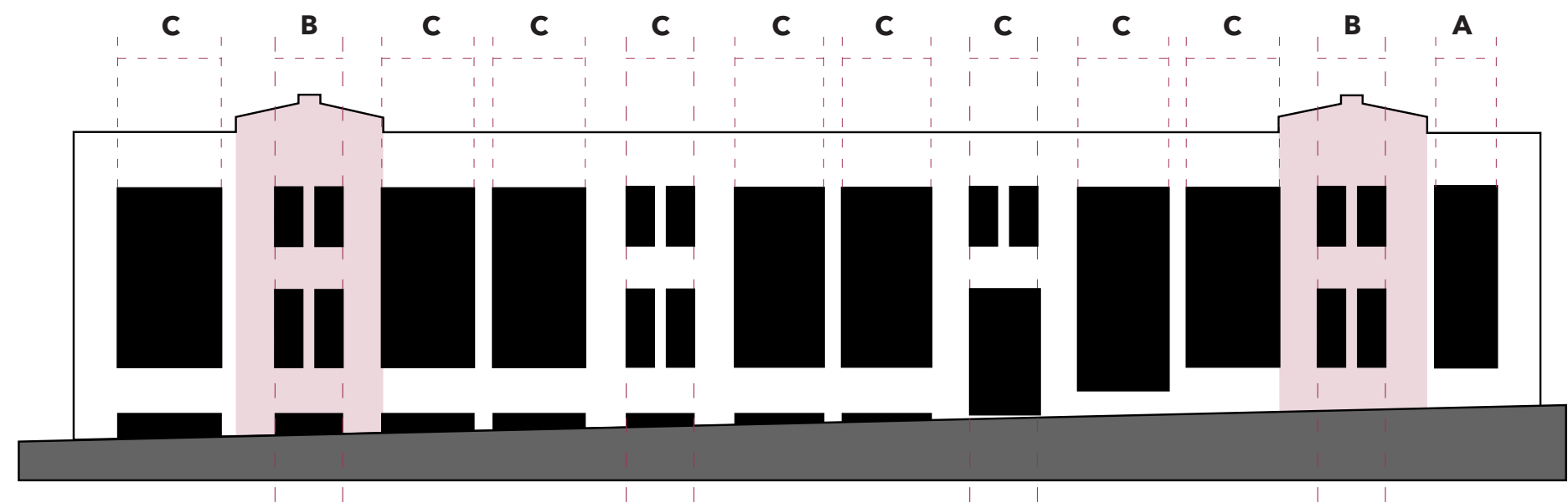


4. 800 SE 9TH AVE.

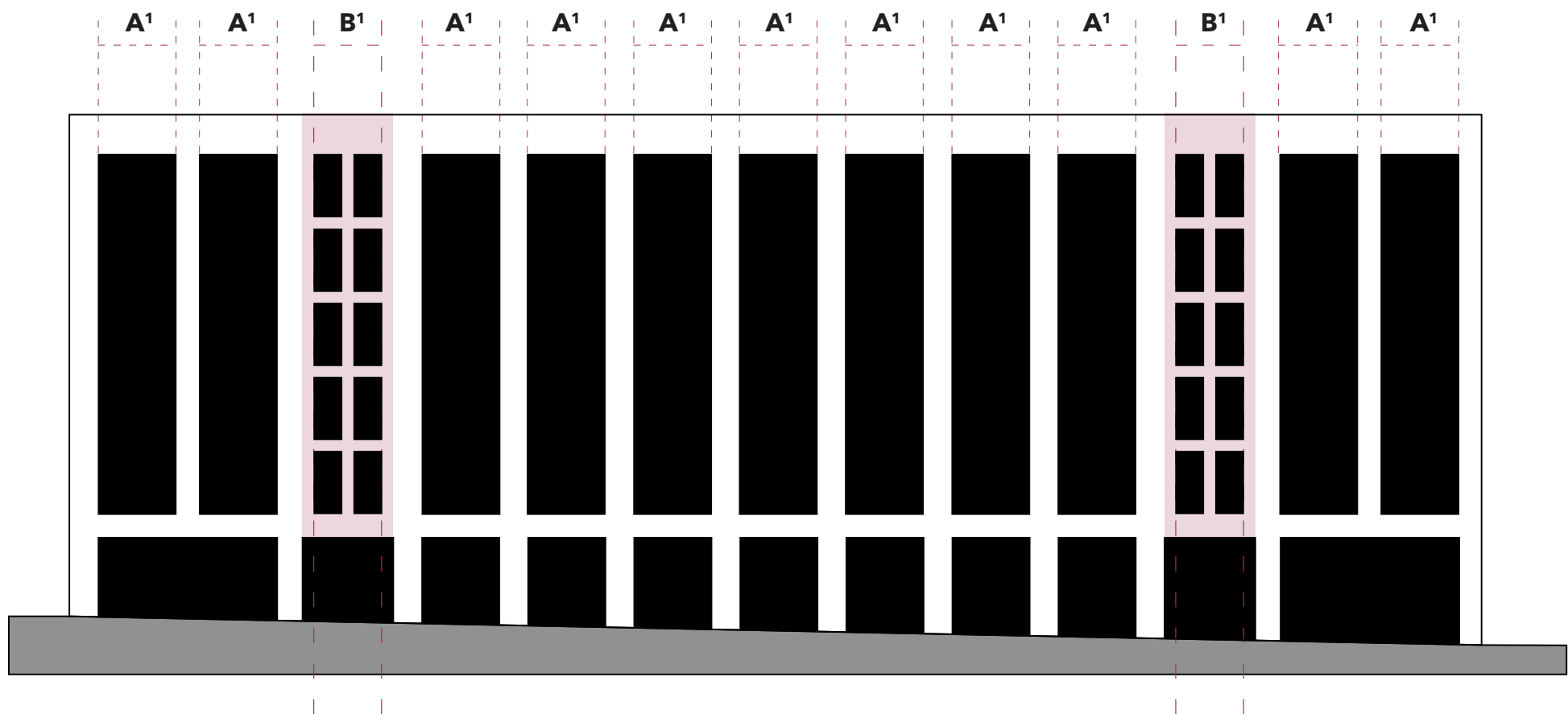


5. 501 SE 14TH AVE.

DESIGN OVERVIEW - Facade Rhythm Studies - Introducing Verticality

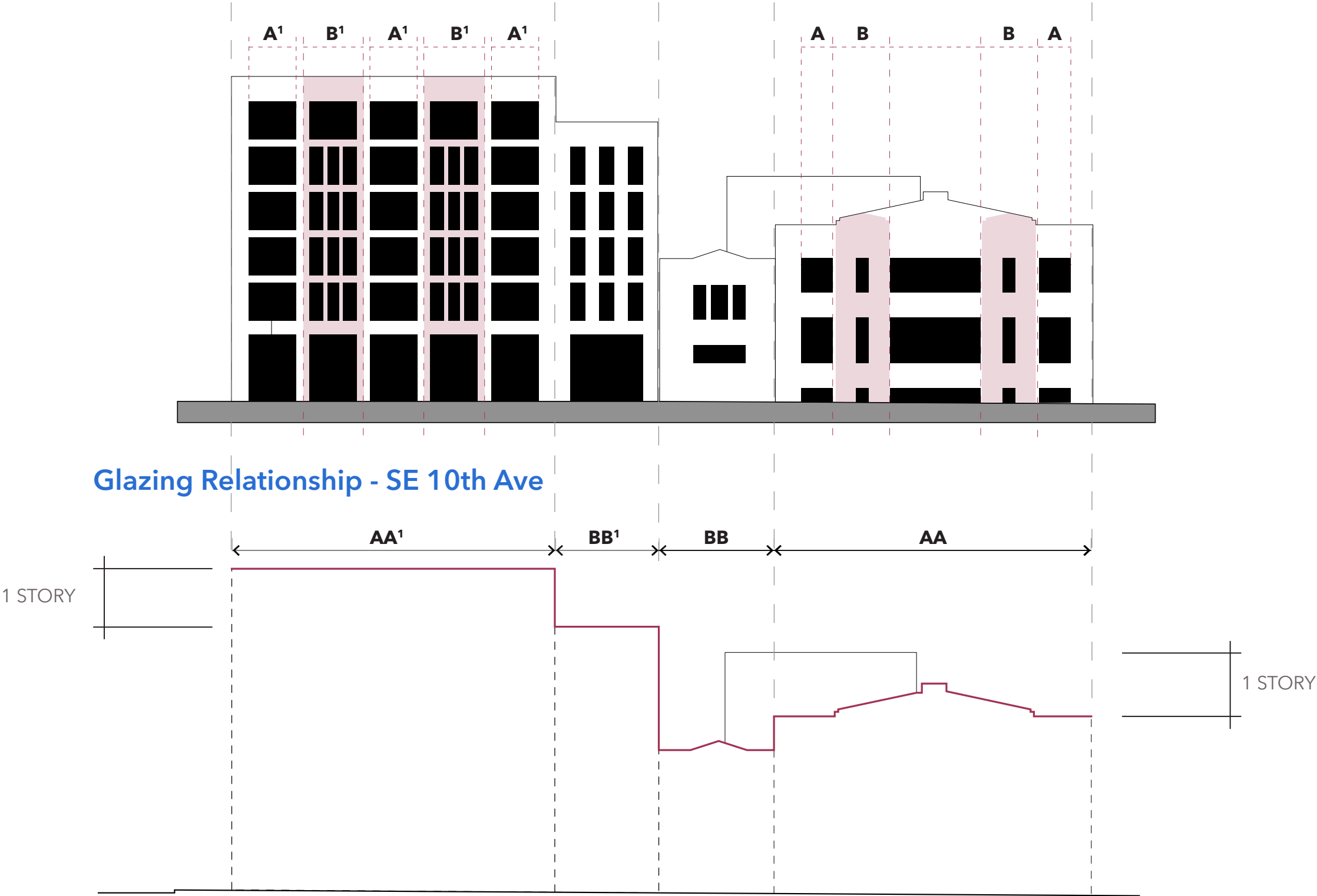


Troy Laundry Building - Pine Street Elevation Analysis



1010 SE Ash Street Elevation Analysis

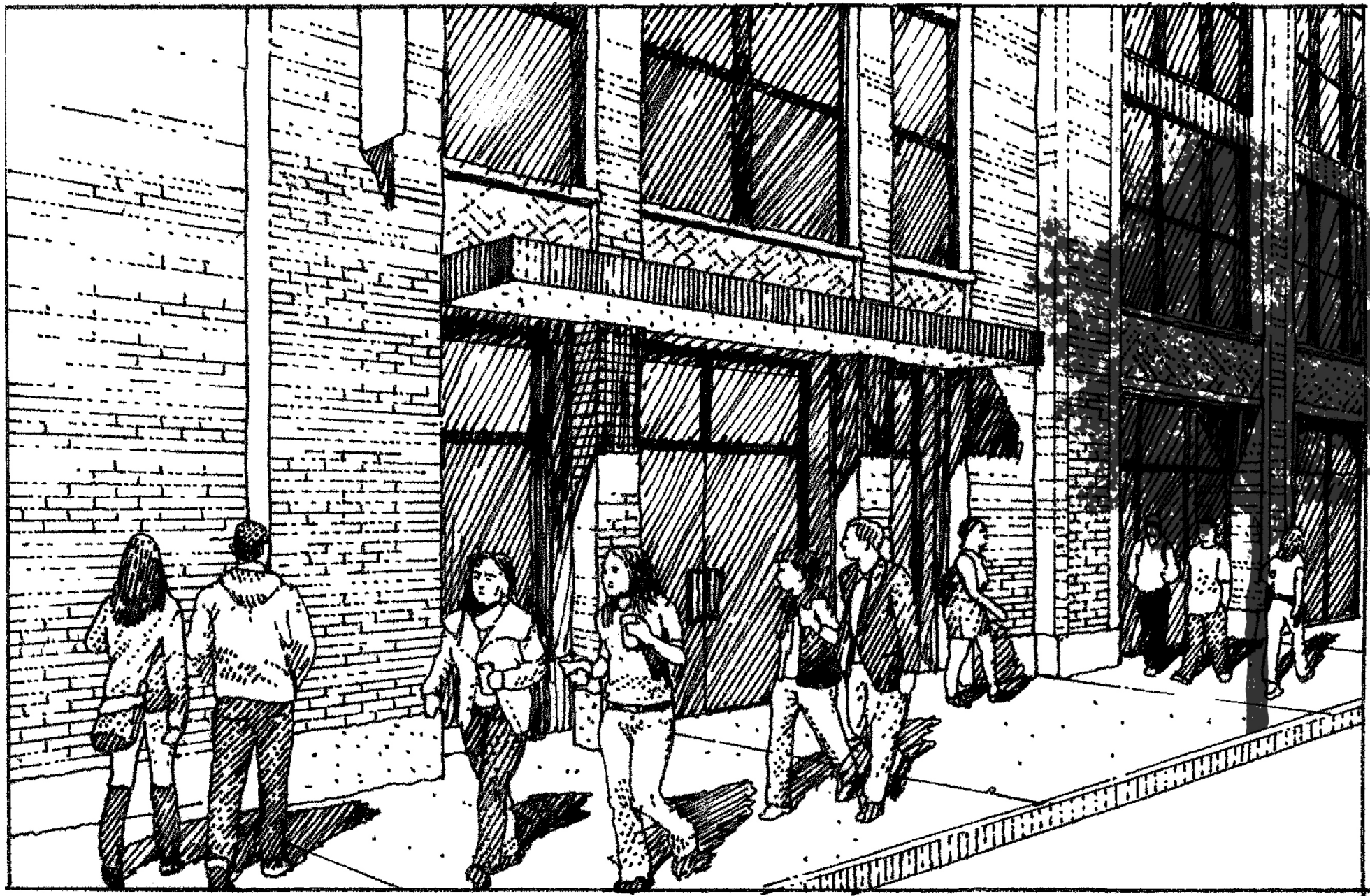
DESIGN OVERVIEW - Facade Rhythm & Massing Relationships - Verticality & Stepping



DESIGN OVERVIEW - Retail Vignette



DESIGN OVERVIEW - Residential Vignette



DESIGN OVERVIEW - NW Corner



DESIGN OVERVIEW - 10th Ave & Pine Street



DESIGN OVERVIEW - NE Corner



11th Ave and Ash Street

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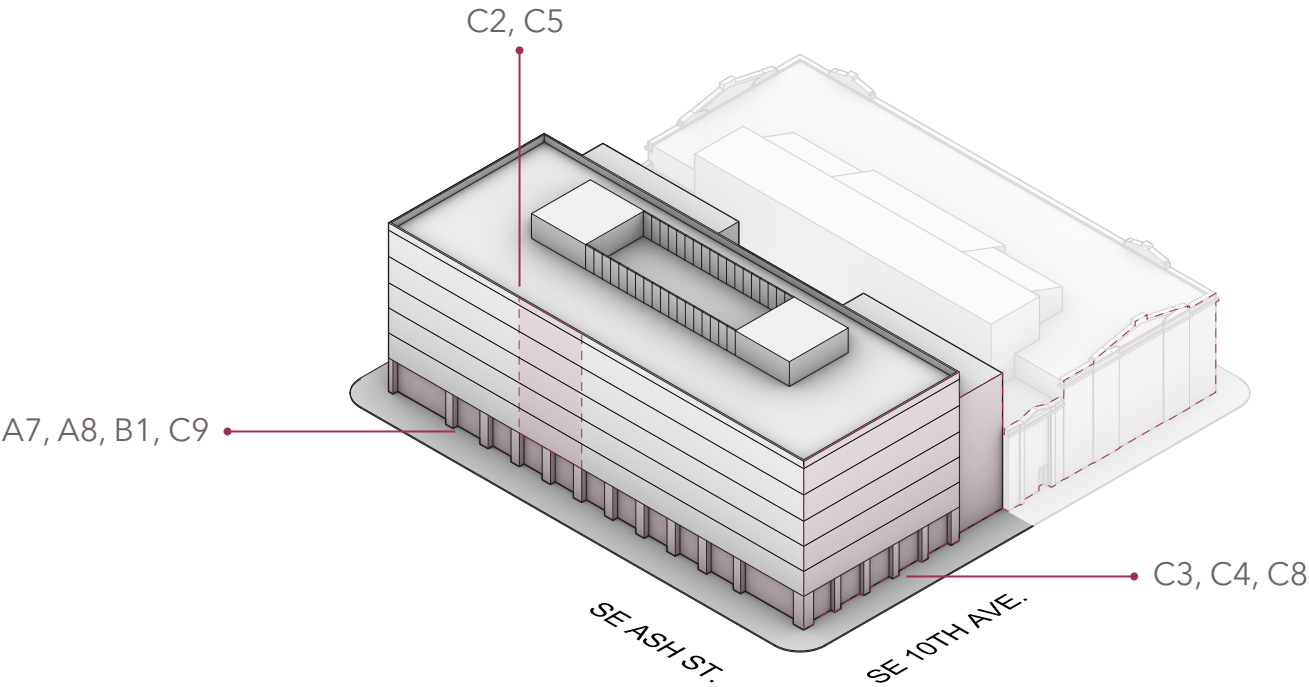
DESIGN GUIDELINES | Portland Central City



FEATURED GUIDELINES - Key

A7: Establish and Maintain a Sense of Urban Enclosure
A8: Contribute to A Vibrant Streetscape

C2: Promote Quality and Permanence in Development
C3: Respect Architectural Integrity
C4: Complement the Context of Existing Buildings
C5: Design for Coherence



B1: Reinforce and Enhance the Pedestrian System

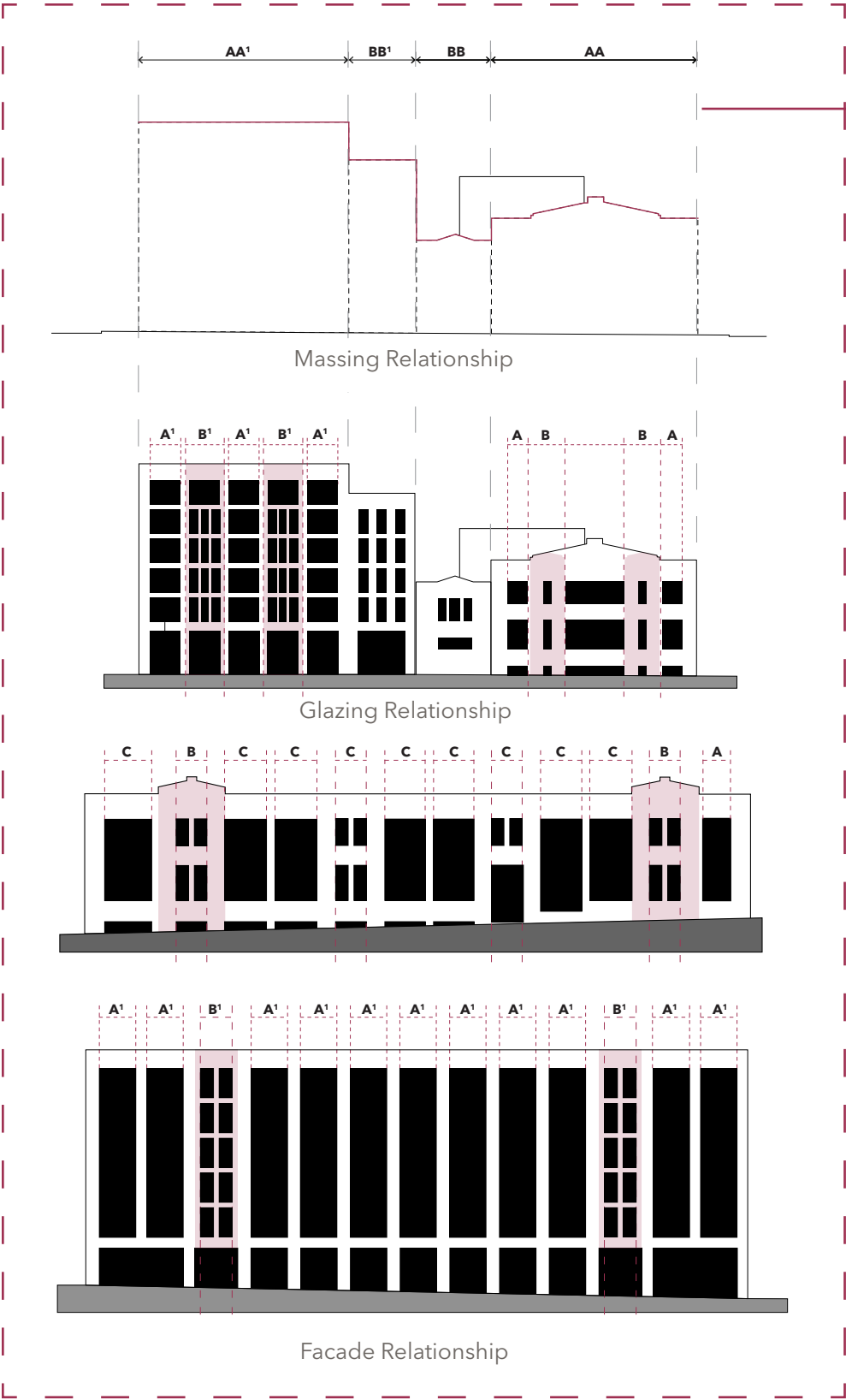
C8: Differentiate the Sidewalk-Level of Buildings
C9: Develop Flexible Sidewalk-Level Spaces

FEATURED GUIDELINES -

C3 Promote Quality and Permanence in Development

C4 Complement the Context of Existing Buildings

C8 Differentiate the Sidewalk-Level of Buildings



Building Massing takes Cues from Troy Laundry step downs so as to be in conversation with its immediate context

Carry material palette and detailing over from Troy Laundry, creating visual continuity and putting the two buildings in conversation

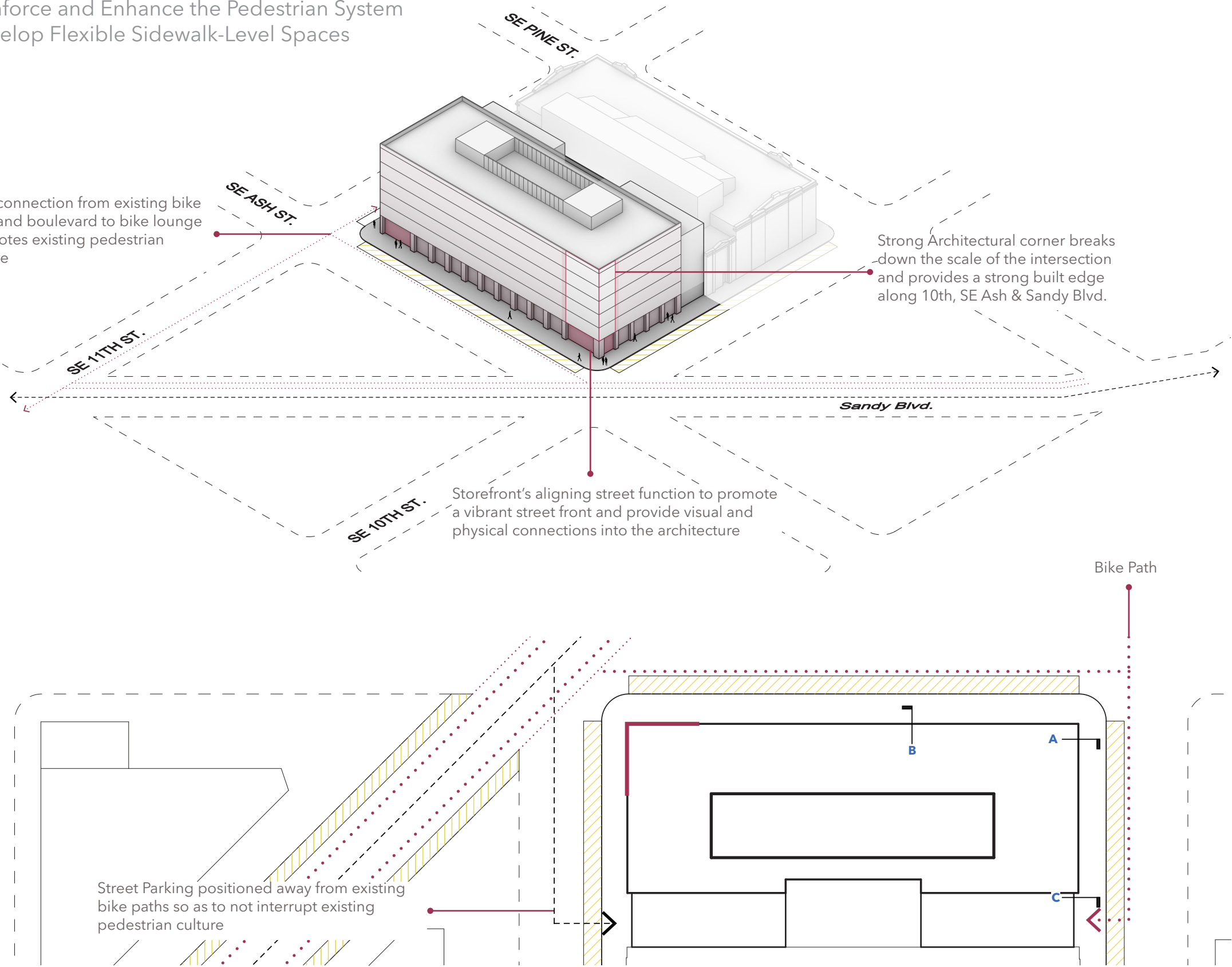
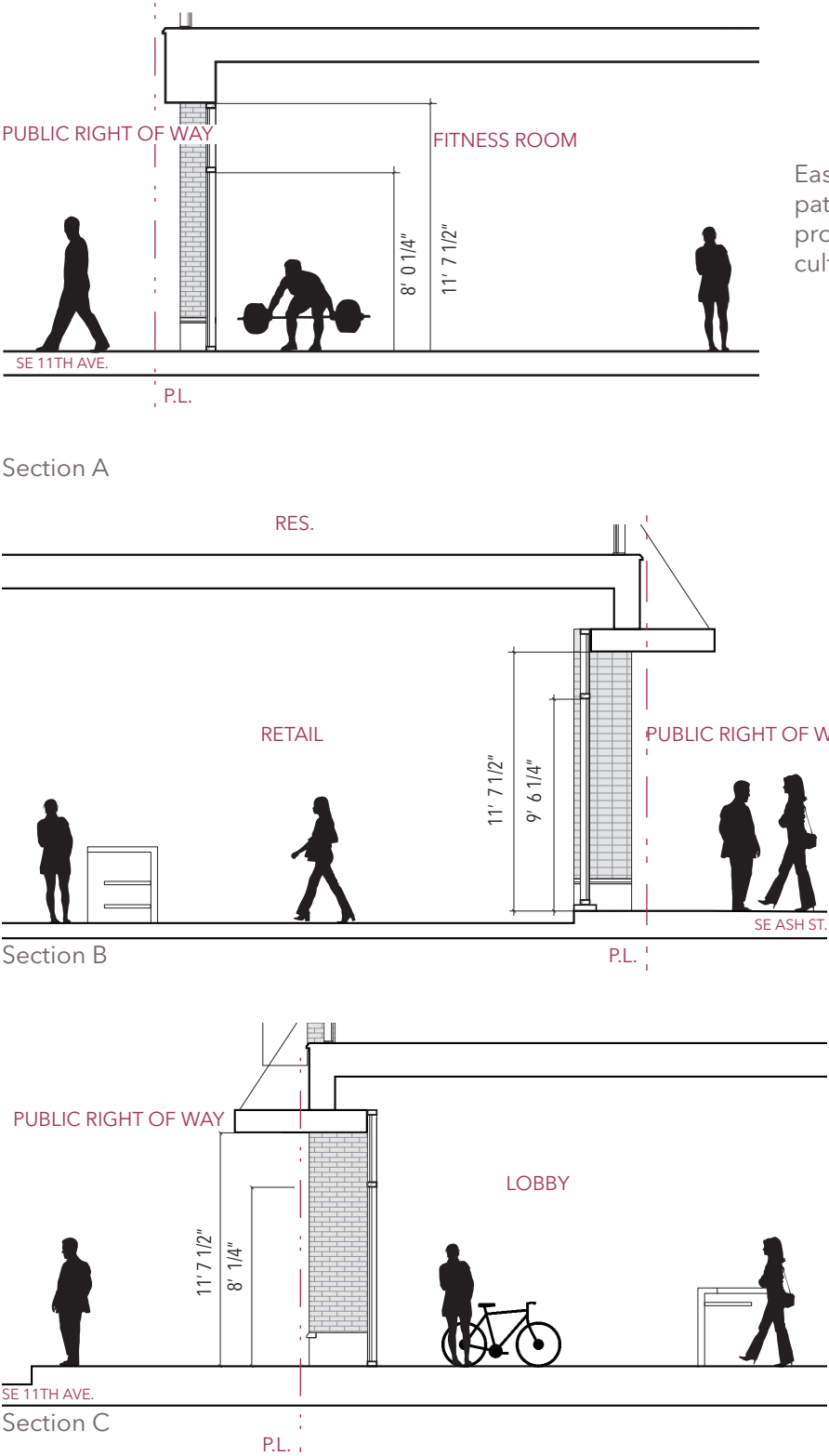
Intermediary Mass acts to break up the block and provide visual separation between Troy Laundry and new development as well as act as a unifying factor between the two buildings as the mass steps down a story in conversation with the existing one story step down of Troy Laundry

Original Material Palette & Detailing

Vertical elements of new development take cues from the existing Troy Laundry building to enhance the architectural integrity of the block

FEATURED GUIDELINES -

- A7 Establish and Maintain a Sense of Urban Enclosure
- A8 Contribute to a Vibrant Streetscape
- B1 Reinforce and Enhance the Pedestrian System
- C9 Develop Flexible Sidewalk-Level Spaces



FEATURED GUIDELINES -

A7 Establish and Maintain a Sense of Urban Enclosure

A8 Contribute to a Vibrant Streetscape

B1 Reinforce and Enhance the Pedestrian System

C9 Develop Flexible Sidewalk-Level Spaces



FEATURED GUIDELINES -

C2 Promote Quality & Permanence in Development

C5 Design for Coherence

C8 Differentiate the Sidewalk-Level of Buildings

The elements of the building are composed as a unified whole. The brick details and the intersections between glass and masonry will be carefully detailed.

The proposed building materials are masonry and glass. These quality materials provide a sense of permanence for the building.

Canopies, facade lighting and signage will be integrated into the design of the piers.

The window mullion locations and sizes purposely change as you move around the building to create a hierarchy in the bays from side to side and way to separate the base, middle and top of the building

Herringbone Brick Pattern

Vertical Stack Bond

Mullion Differentiation

Stack Bond

Limestone Base