



# ARCOA MIXED-USE

HISTORIC LANDMARKS REVIEW  
LU 20-208645 HRM



# EXHIBIT

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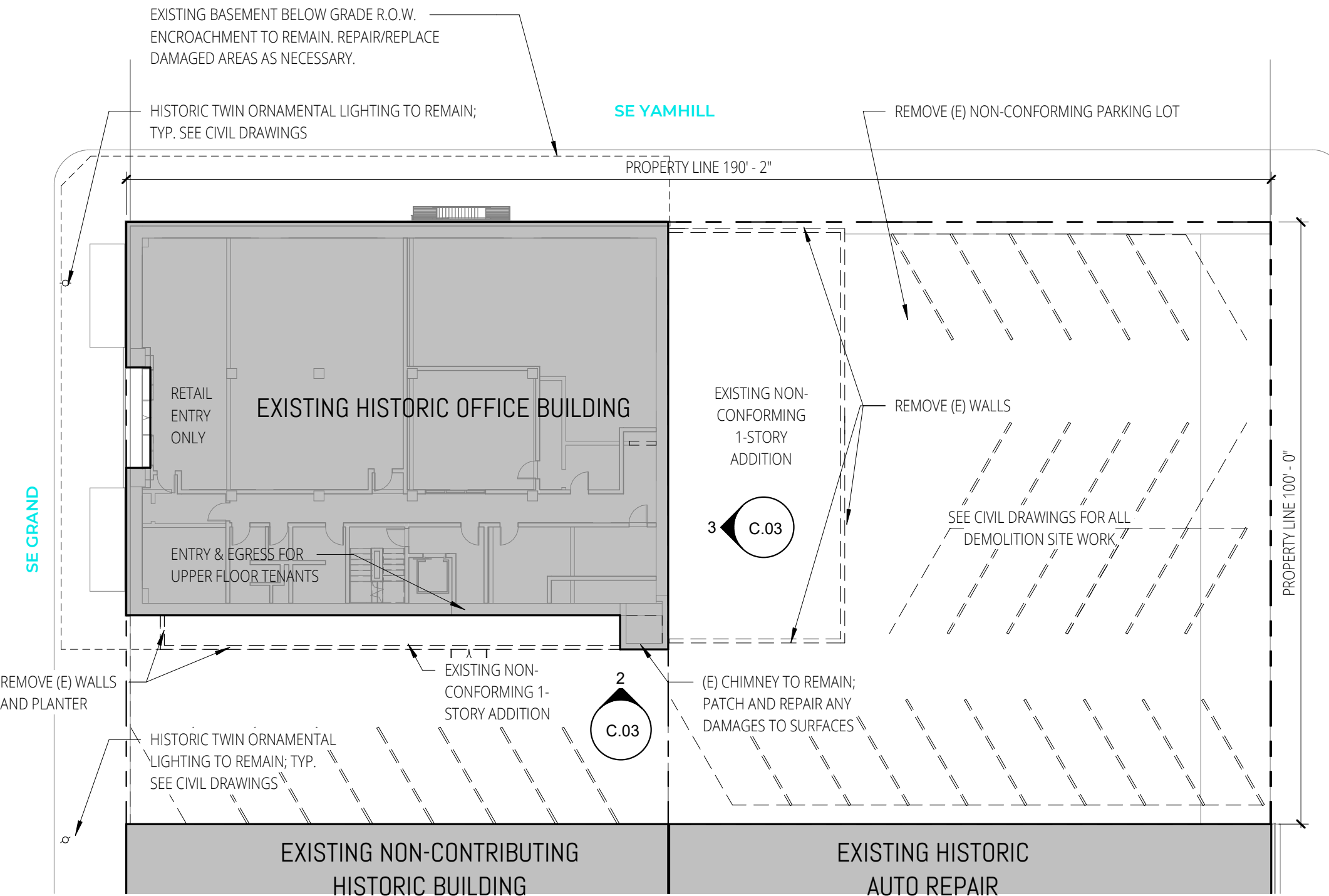
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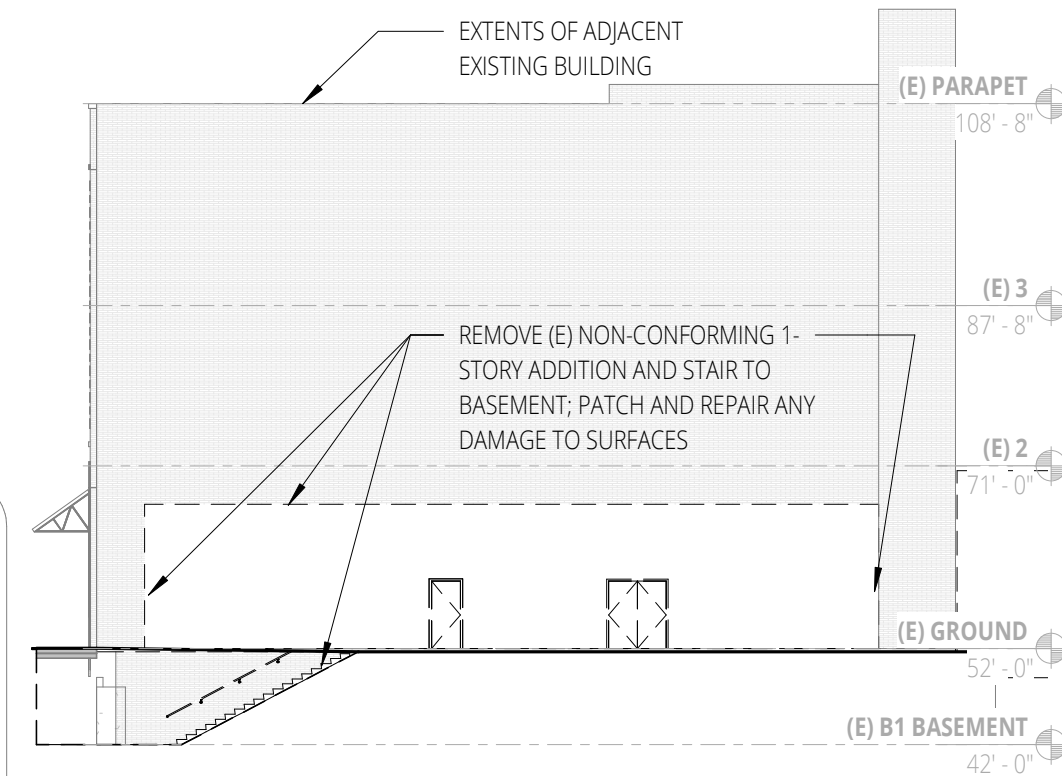
C.52	CUT SHEETS - DOORS & WINDOWS
C.53	CUT SHEETS - DOORS & WINDOWS
C.54	CUT SHEETS - DOORS & WINDOWS
C.55	CUT SHEETS - DOORS & WINDOWS
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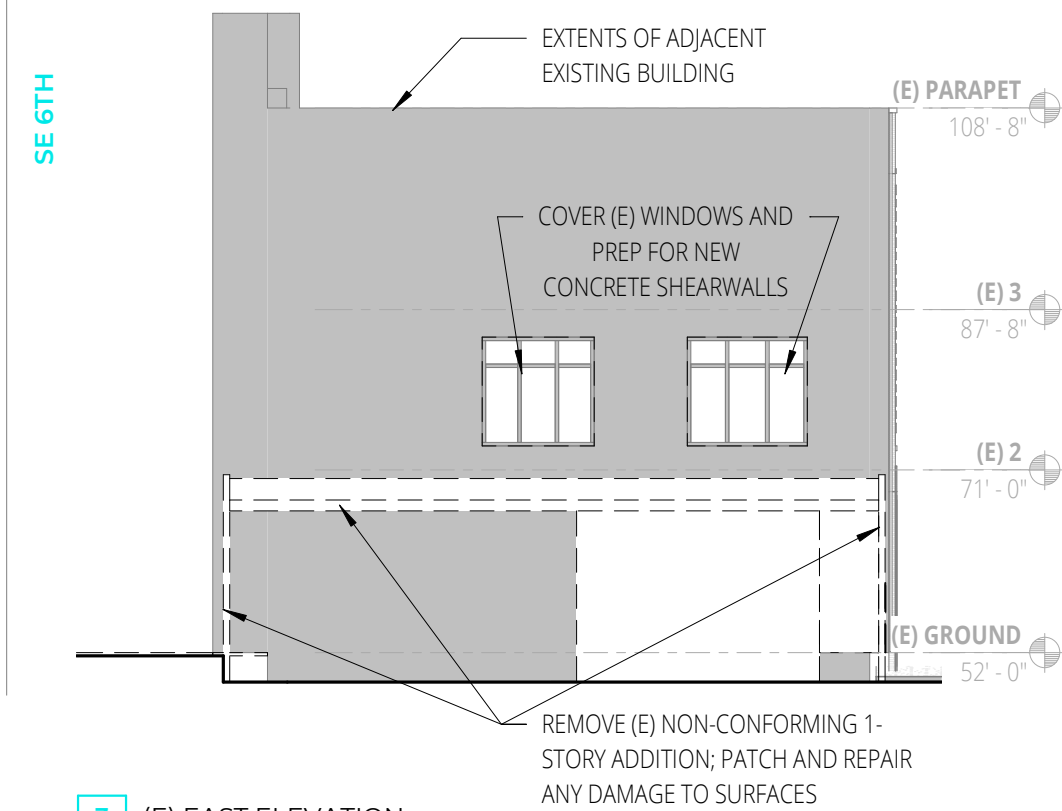


1 DEMO SITE PLAN

NOTE: SEE CIVIL FOR ALL SITE INFORMATION INCLUDING UTILITIES ETC.



2 (E) SOUTH ELEVATION

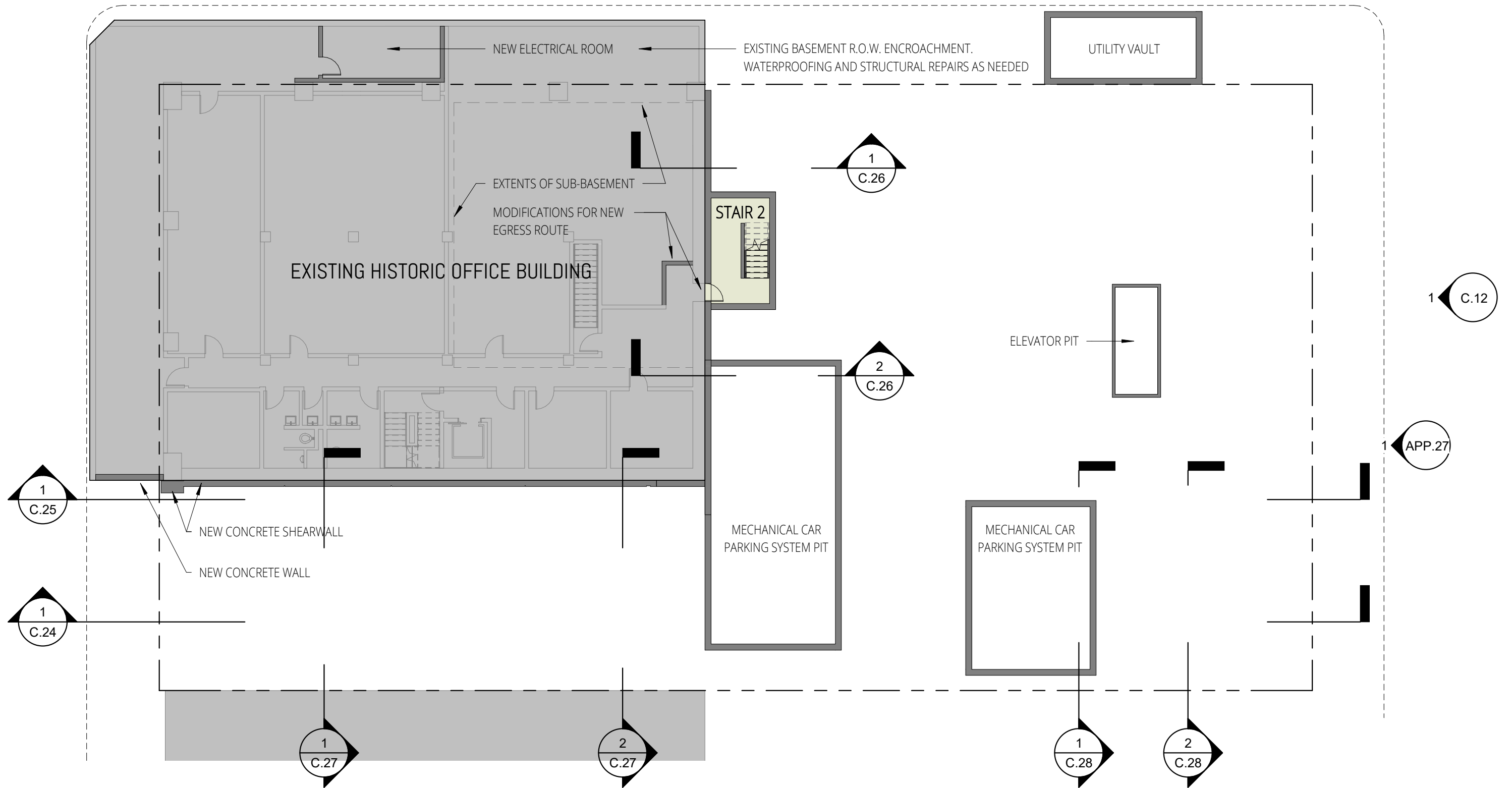


3 (E) EAST ELEVATION



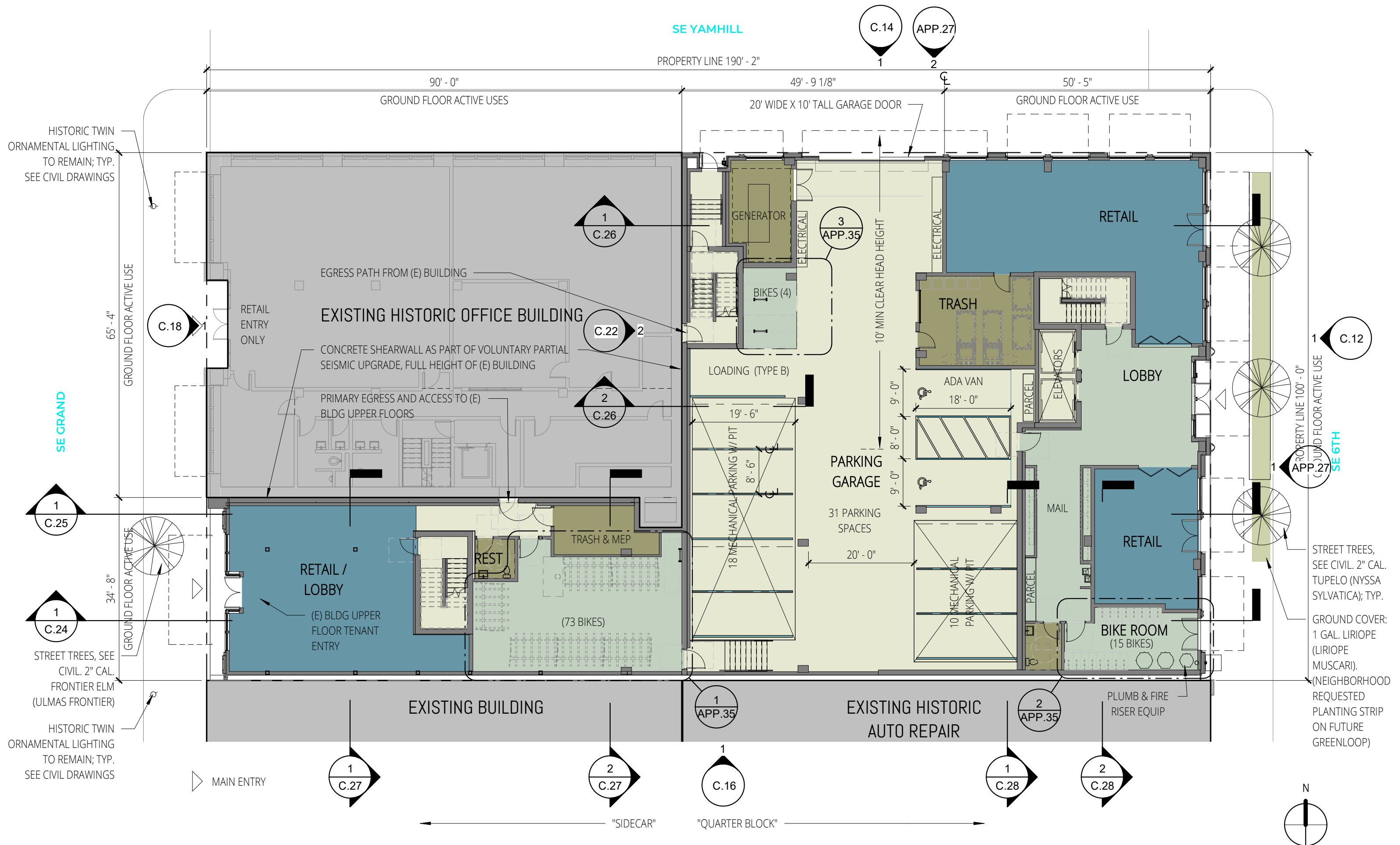






1 BASEMENT PLAN  
1/16" = 1'-0"







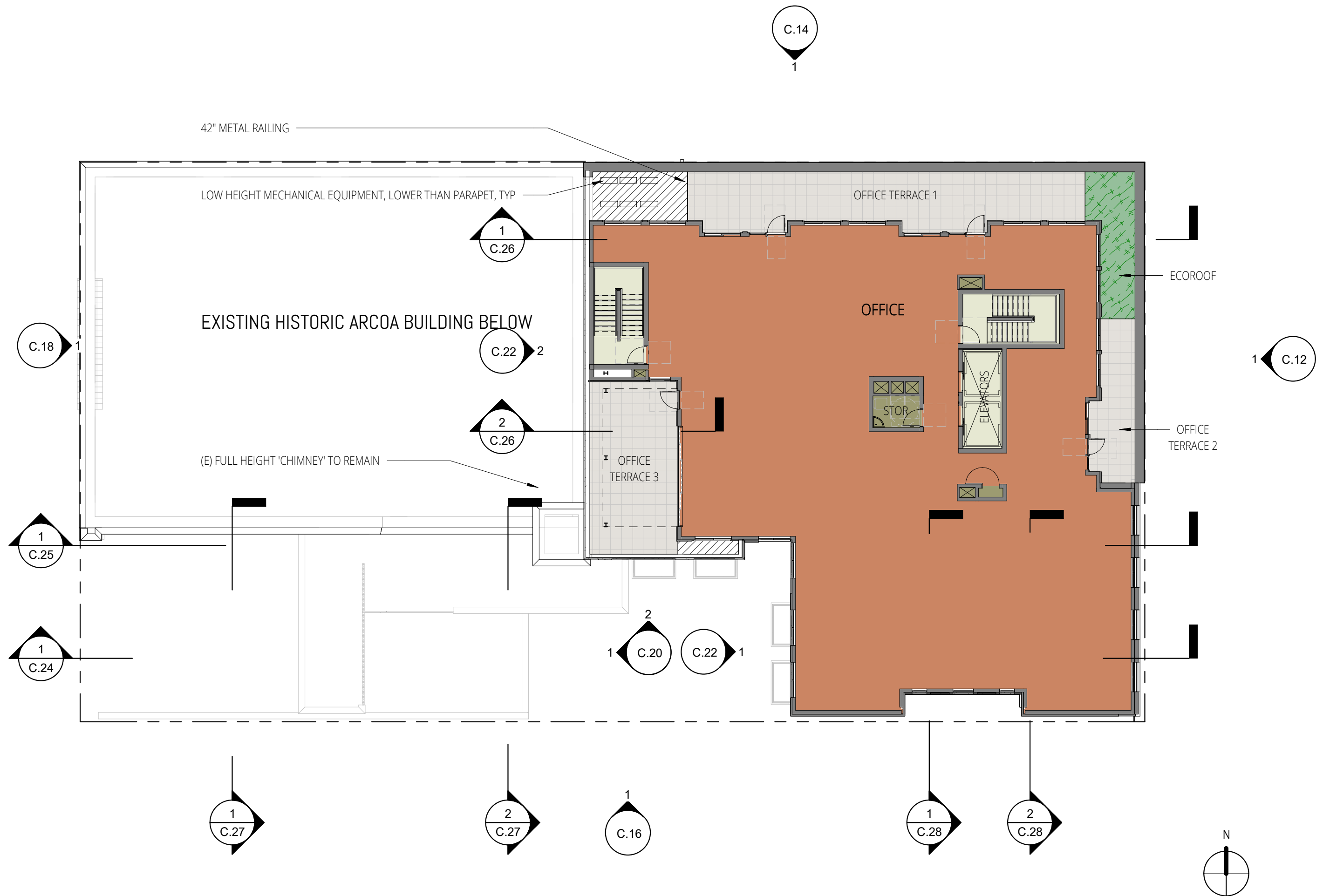




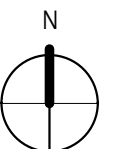
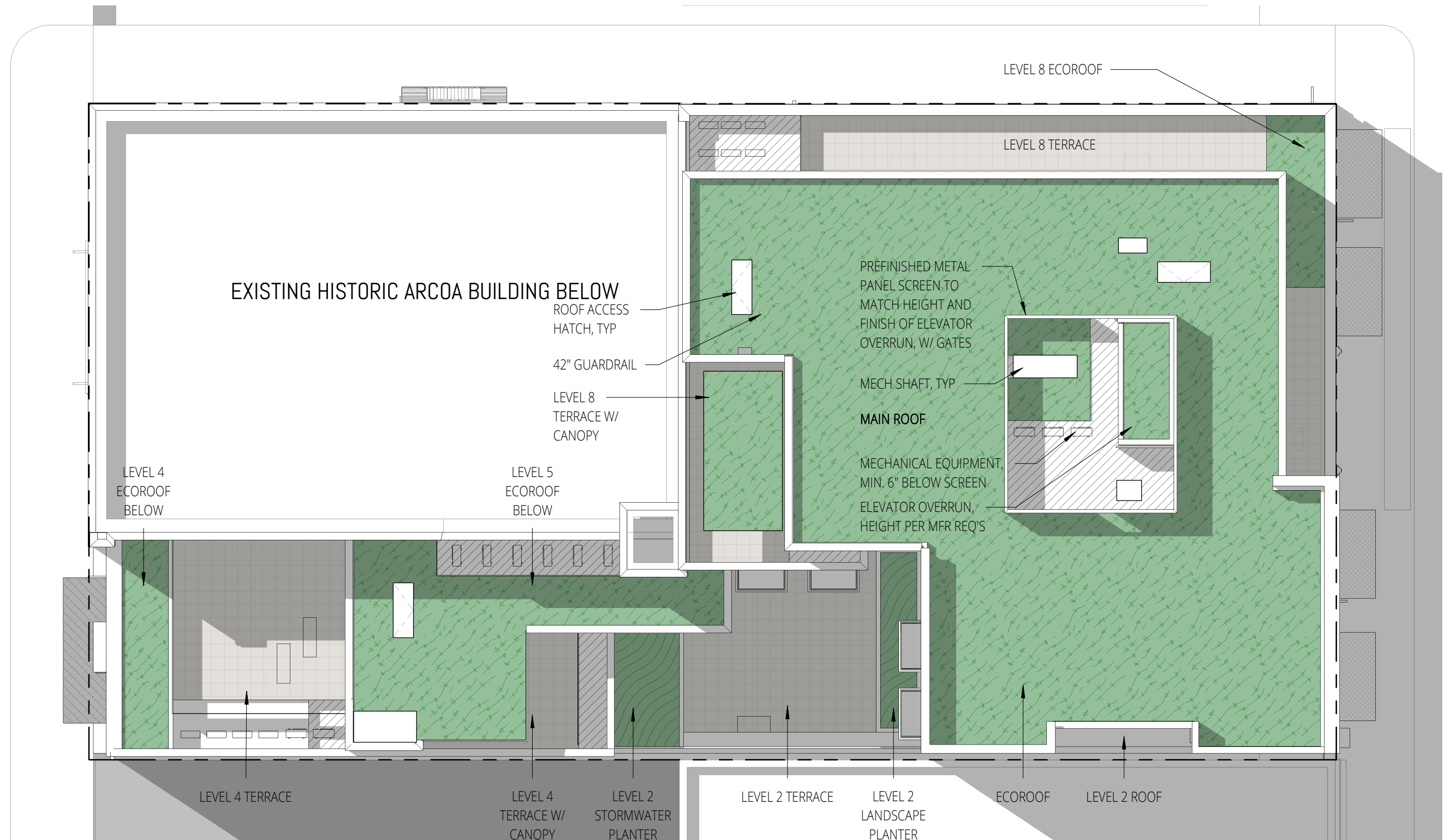














1 EAST ELEVATION  
1/16" = 1'-0"

- |   |  |    |  |    |  |
|---|--|----|--|----|--|
| 1 | PAINTEd RUSTIC BRICK VENEER, BLUE        | 7  | PREFINISHED METAL LOUVER, ARCH. BRONZE             | 13 | STUCCO SYSTEM, GOLDEN BEIGE                      |
| 2 | PREFINISHED METAL SILL, BLUE             | 8  | PREFINISHED METAL CANOPY, ARCH. BRONZE             | 14 | DECORATIVE METAL SCREEN, GOLDEN BEIGE            |
| 3 | STUCCO SYSTEM, BLUE                      | 9  | PREFINISHED METAL, ARCH. BRONZE                    | 15 | PREFINISHED METAL, GOLDEN BEIGE                  |
| 4 | ALUM. CLAD WOOD STOREFRONT, ARCH. BRONZE | 10 | DECORATIVE METAL RAILING, ARCH. BRONZE             | 16 | CAST-IN-PLACE CONCRETE BASE, POLISHED            |
| 5 | FIBERGLASS WINDOW, ARCH. BRONZE          | 11 | PERFORATED SCREEN COILING DOOR, ARCH. BRONZE       | 17 | STUCCO SYSTEM, MEDIUM GOLDEN-BEIGE               |
| 6 | SLIDING FIBERGLASS DOOR, ARCH. BRONZE    | 12 | METAL BALCONY, W/ DECORATIVE RAILING, ARCH. BRONZE | 18 | PAINTEd RUSTIC BRICK VENEER, MEDIUM GOLDEN-BEIGE |



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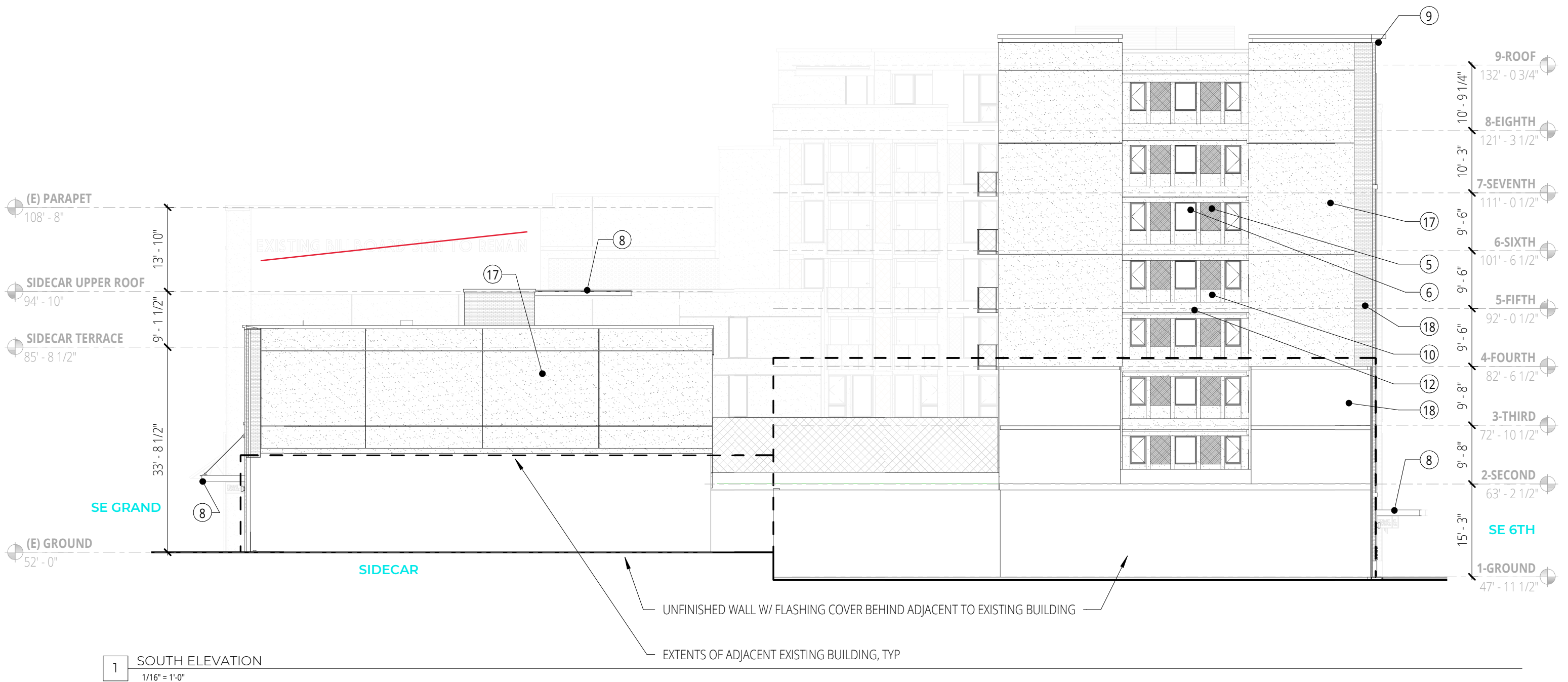


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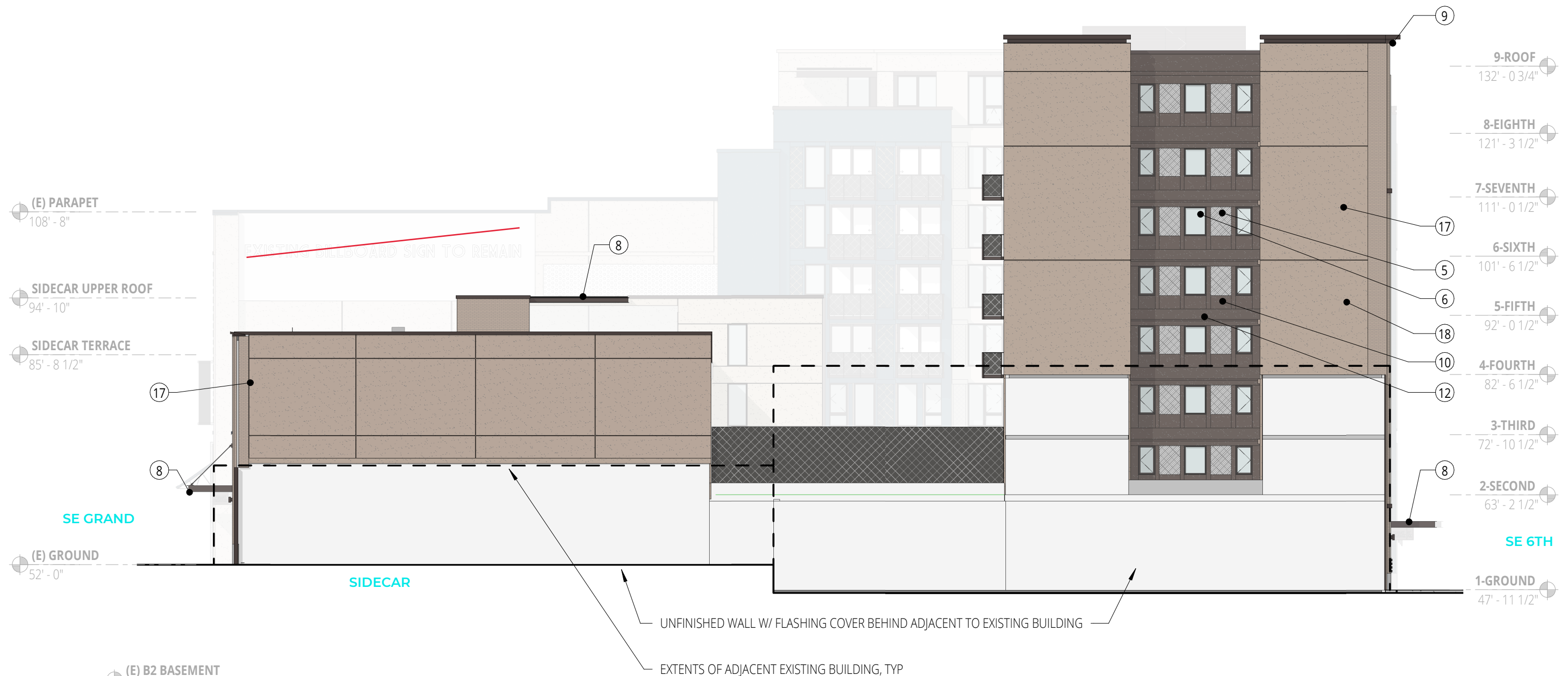
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1 WEST ARCOA FACADE  
1/16" = 1'-0"

(E) B2 BASEMENT  
33' - 6"

- |   |  |    |  |    |  |
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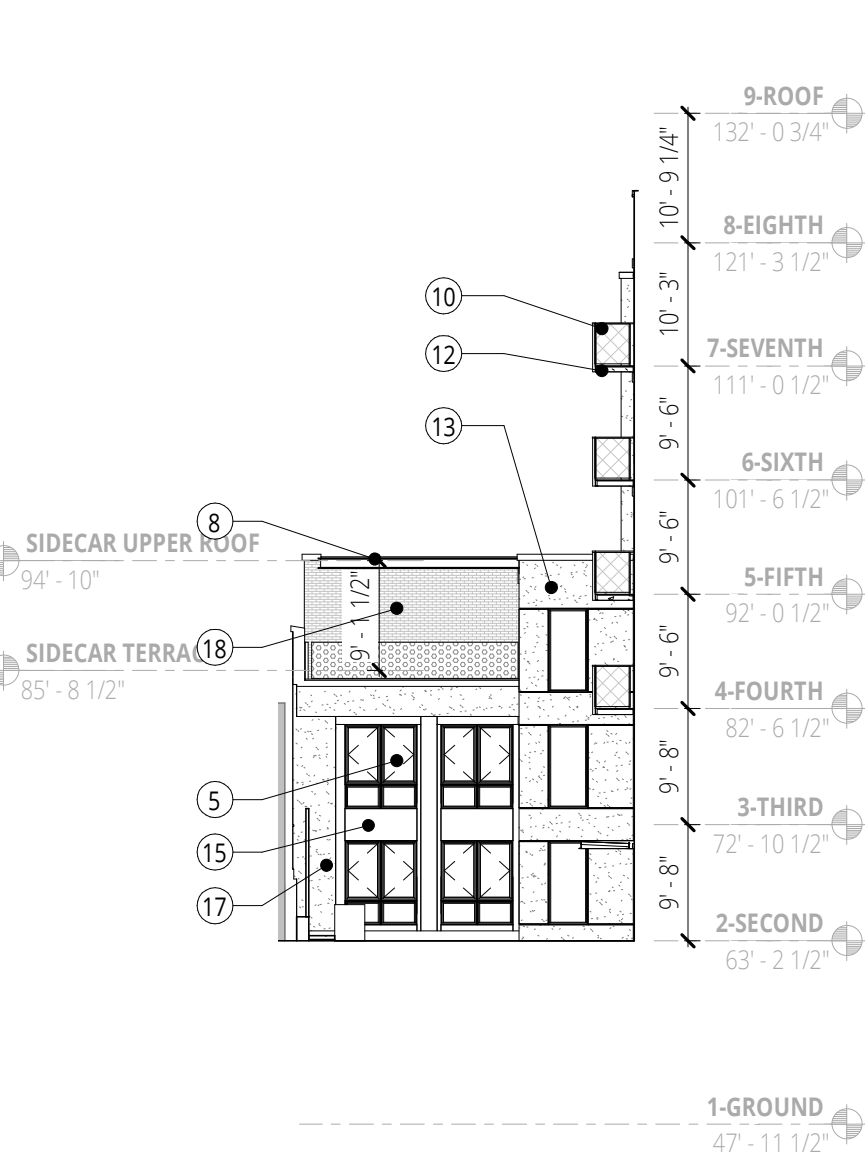




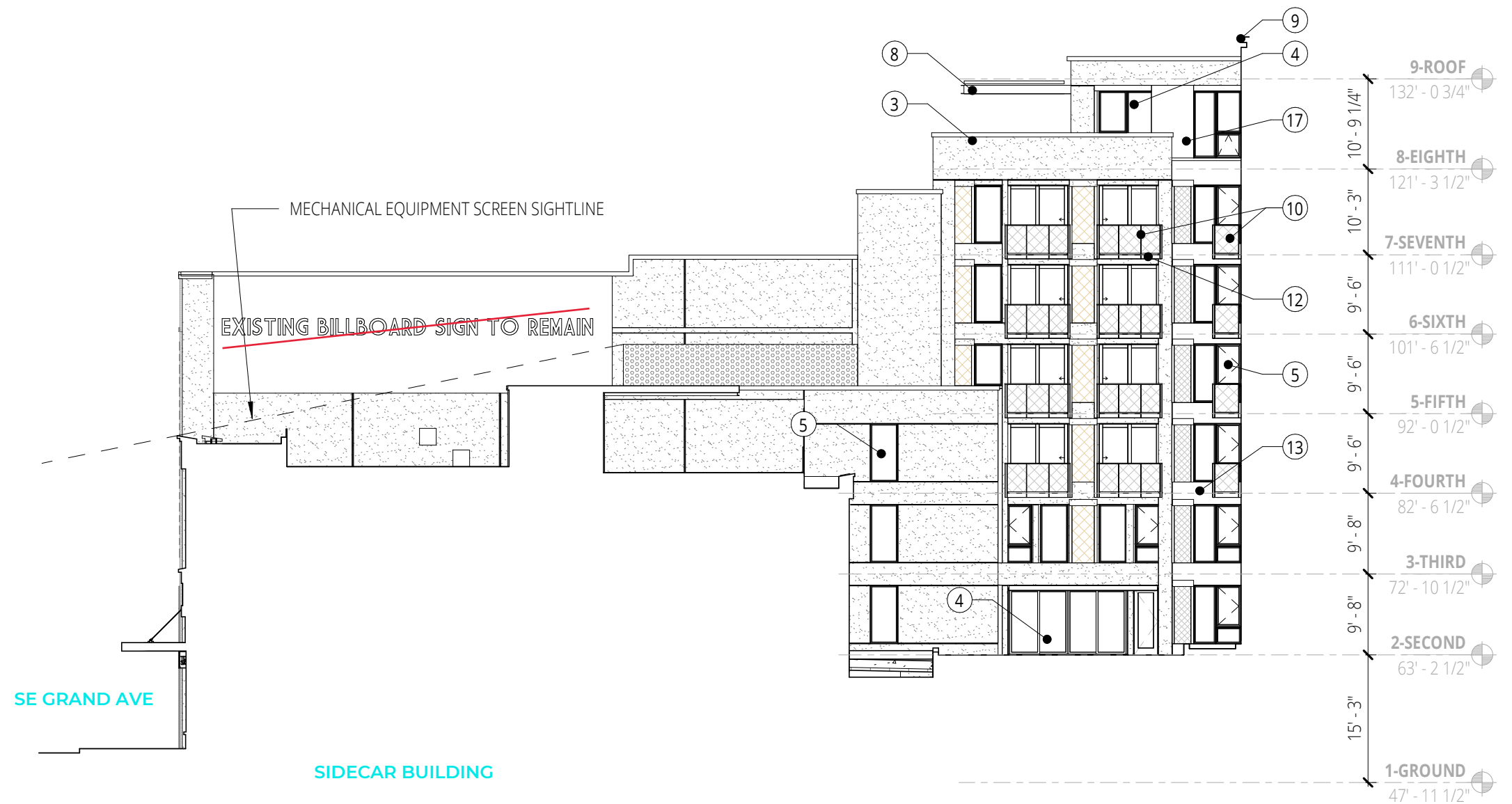
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(E) B2 BASEMENT  
33' - 6"

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1 EAST SIDECAR  
1/16" = 1'-0"

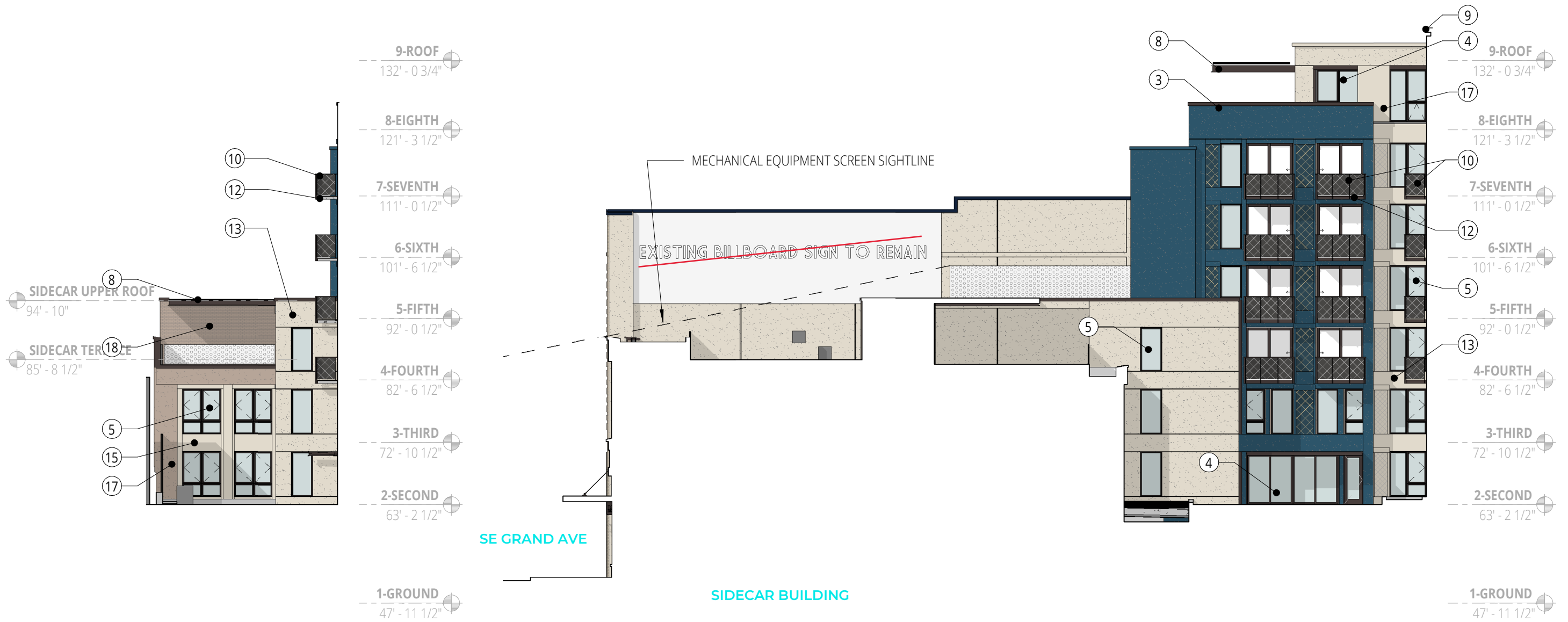


2 SOUTH INTERIOR COURTYARD ELEVATION  
1/16" = 1'-0"

- 1 PAINTED RUSTIC BRICK VENEER, BLUE
- 2 PREFINISHED METAL SILL, BLUE
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- 4 ALUM. CLAD WOOD STOREFRONT, ARCH. BRONZE
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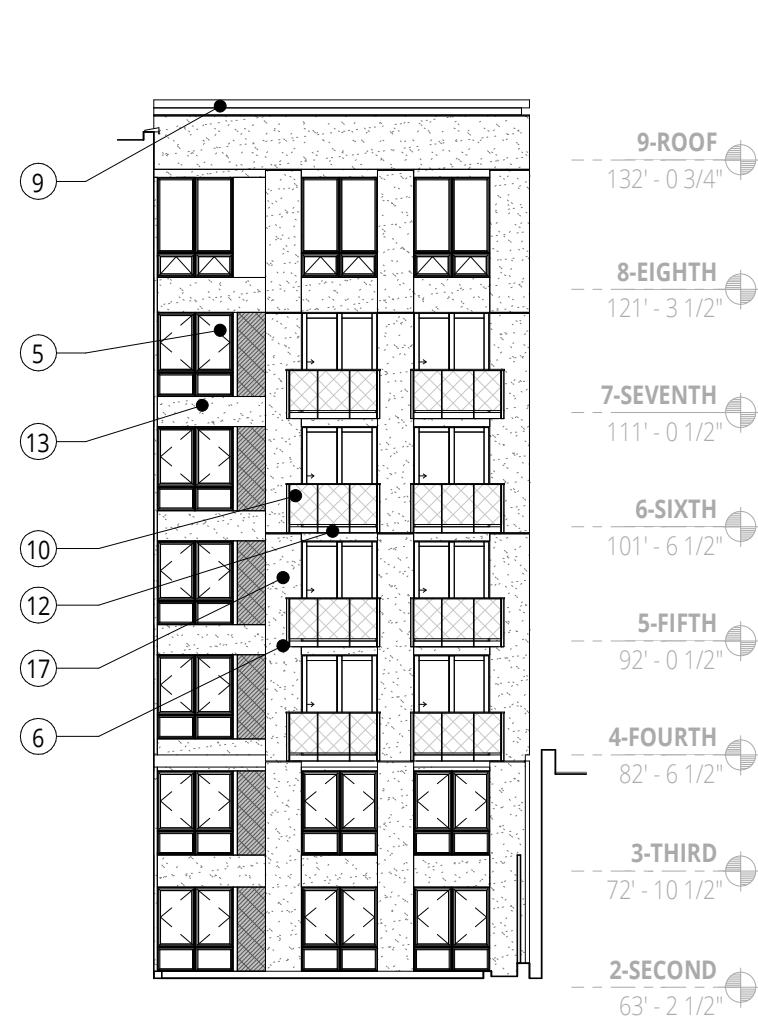
- 13 STUCCO SYSTEM, GOLDEN BEIGE
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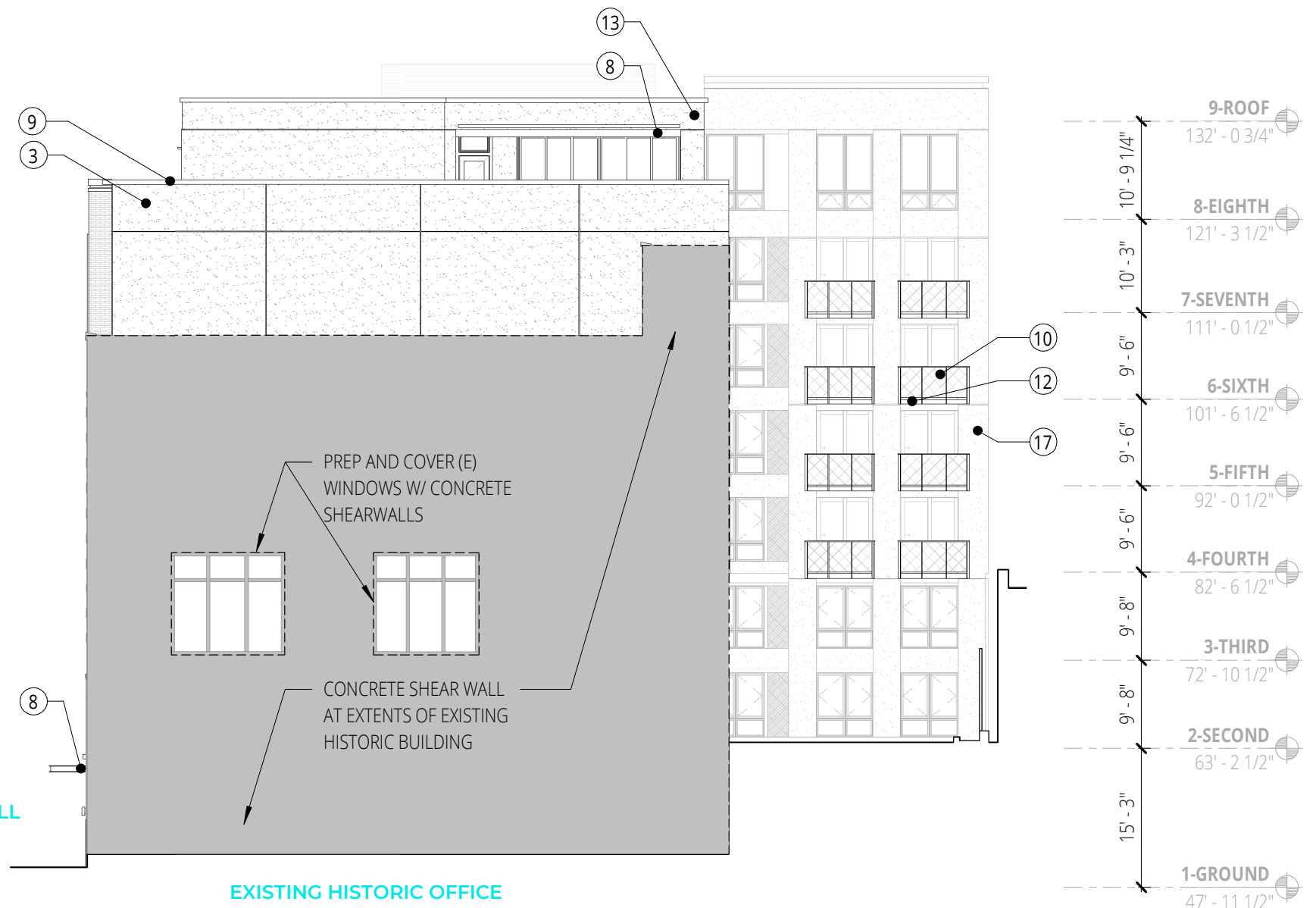
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1 WEST INTERIOR COURTYARD VIEW  
1/16" = 1'-0"

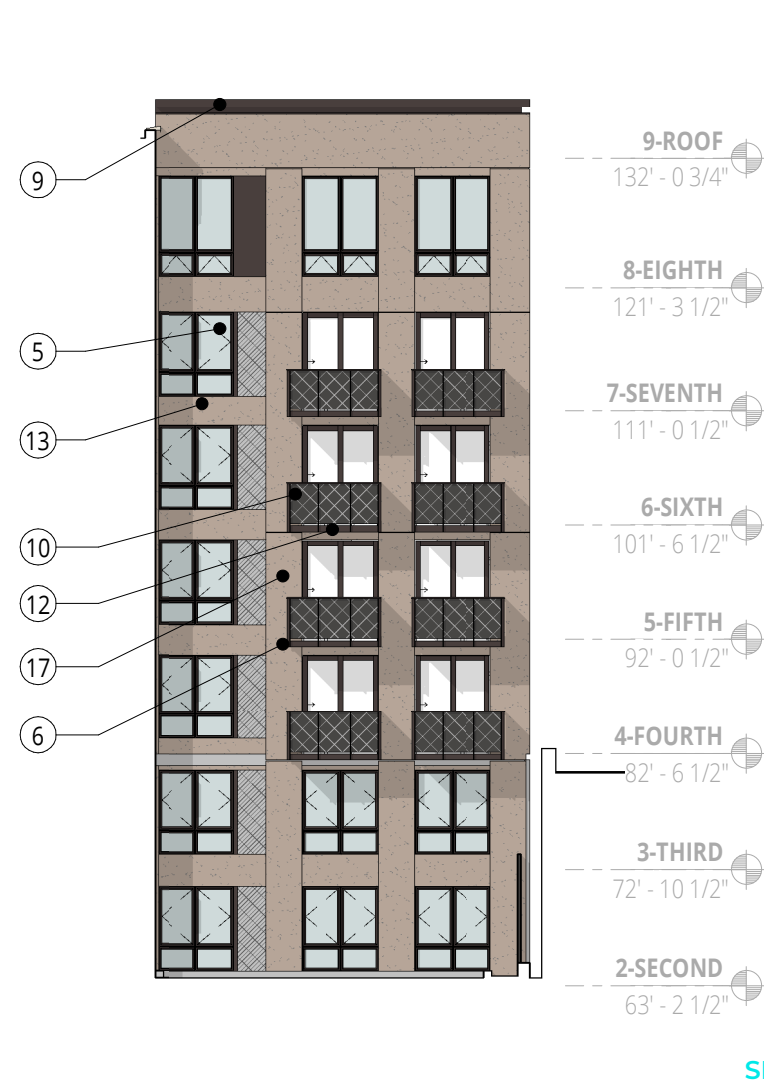
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2 WEST ELEVATION  
1/16" = 1'-0"

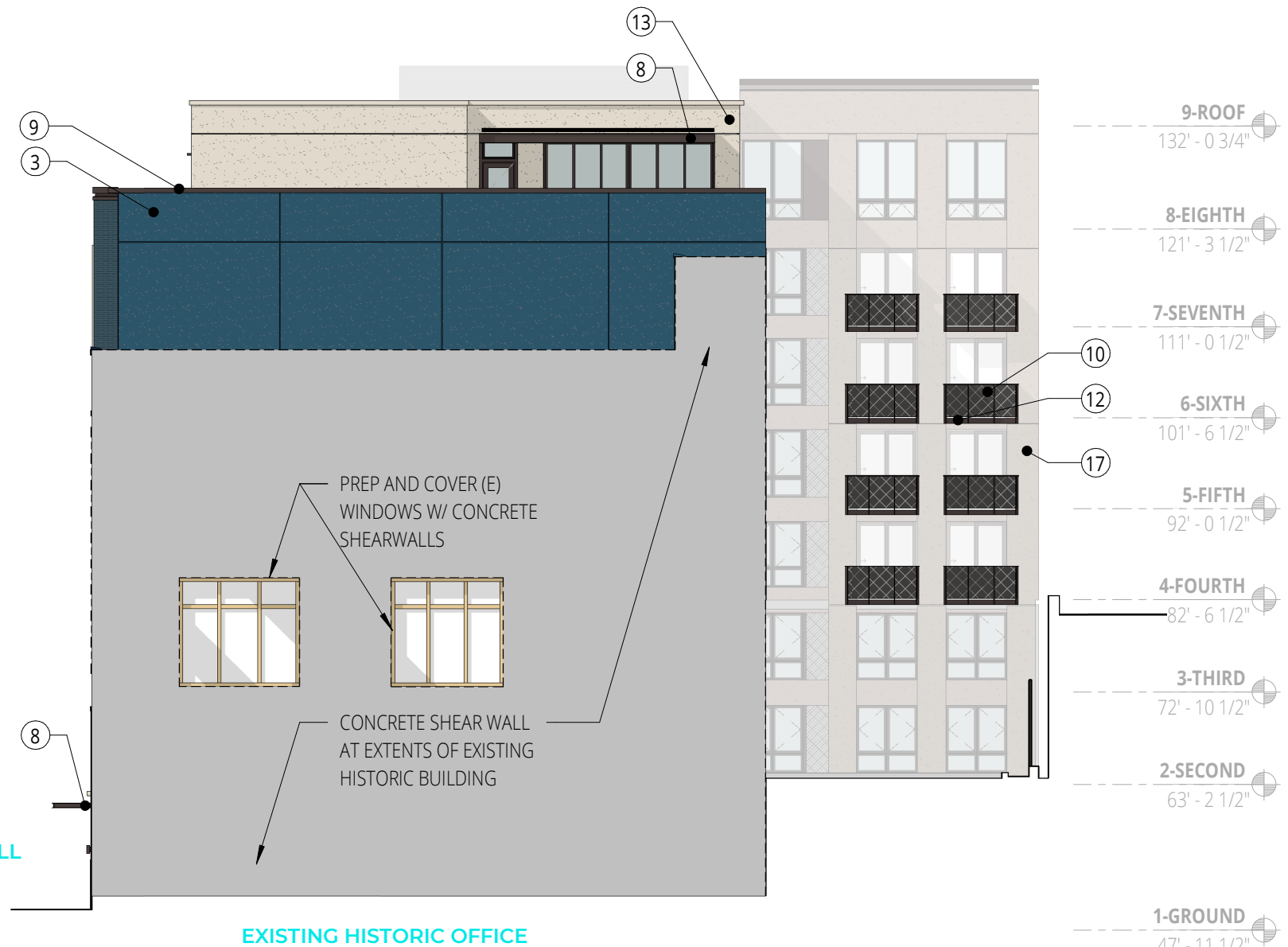
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1/16" = 1'-0"

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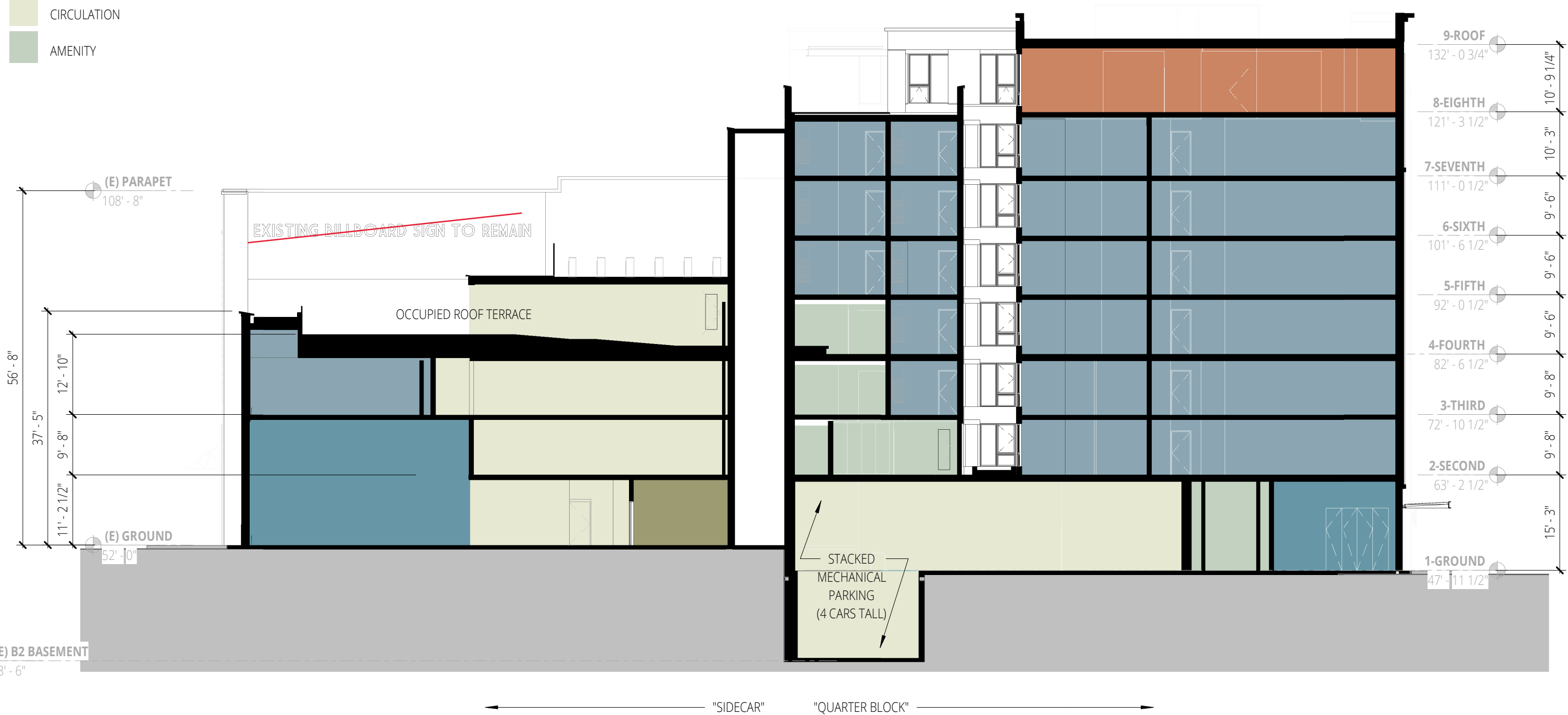
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- OFFICE
- COMMERCIAL
- RESIDENTIAL
- COMMON
- CIRCULATION
- AMENITY



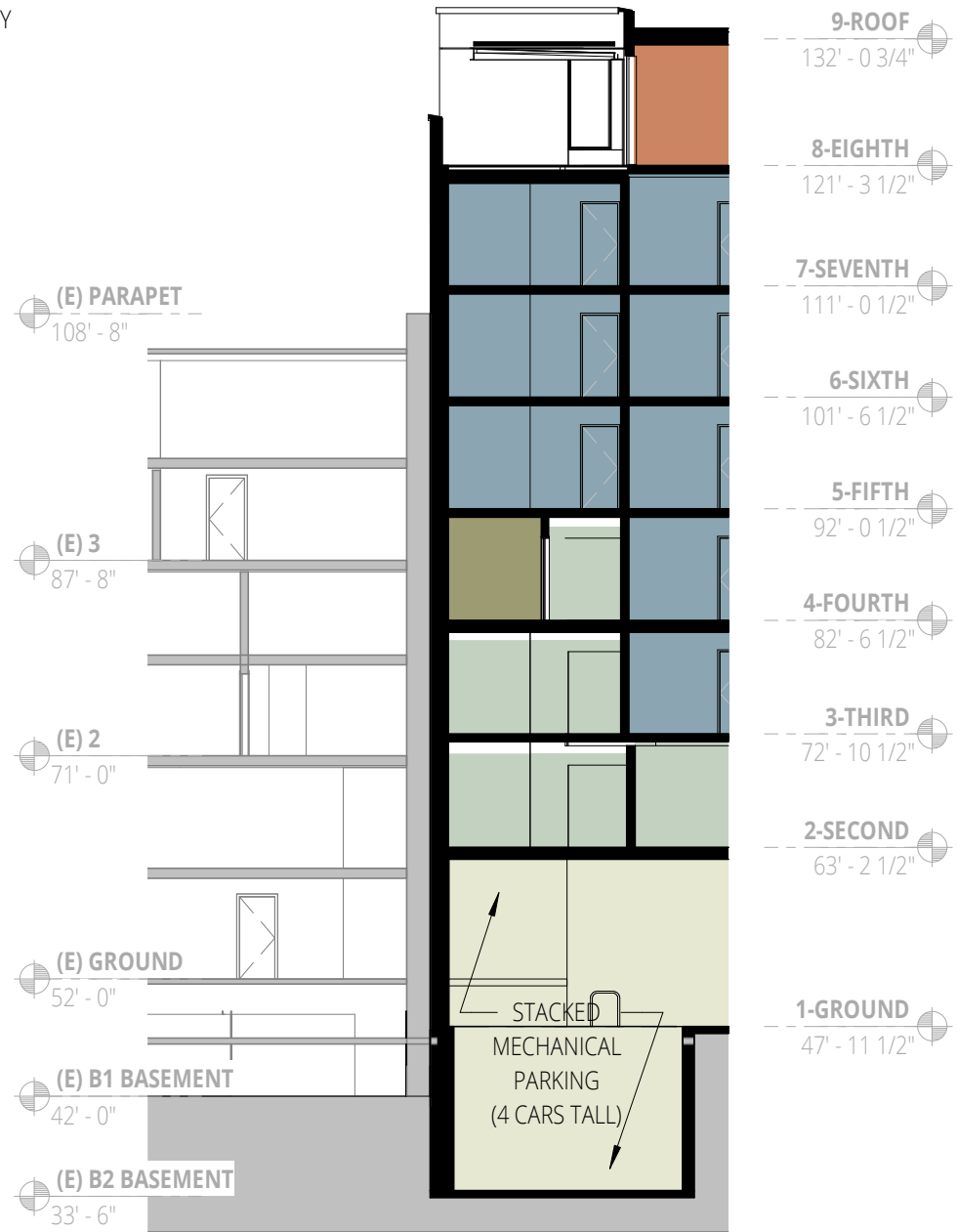
1 E-W AT SIDECAR 1  
1/16" = 1'-0"

- OFFICE
- COMMERCIAL
- RESIDENTIAL
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1 E-W AT SIDECAR 2  
1/16" = 1'-0"

- OFFICE
- COMMERCIAL
- RESIDENTIAL
- COMMON
- CIRCULATION
- AMENITY

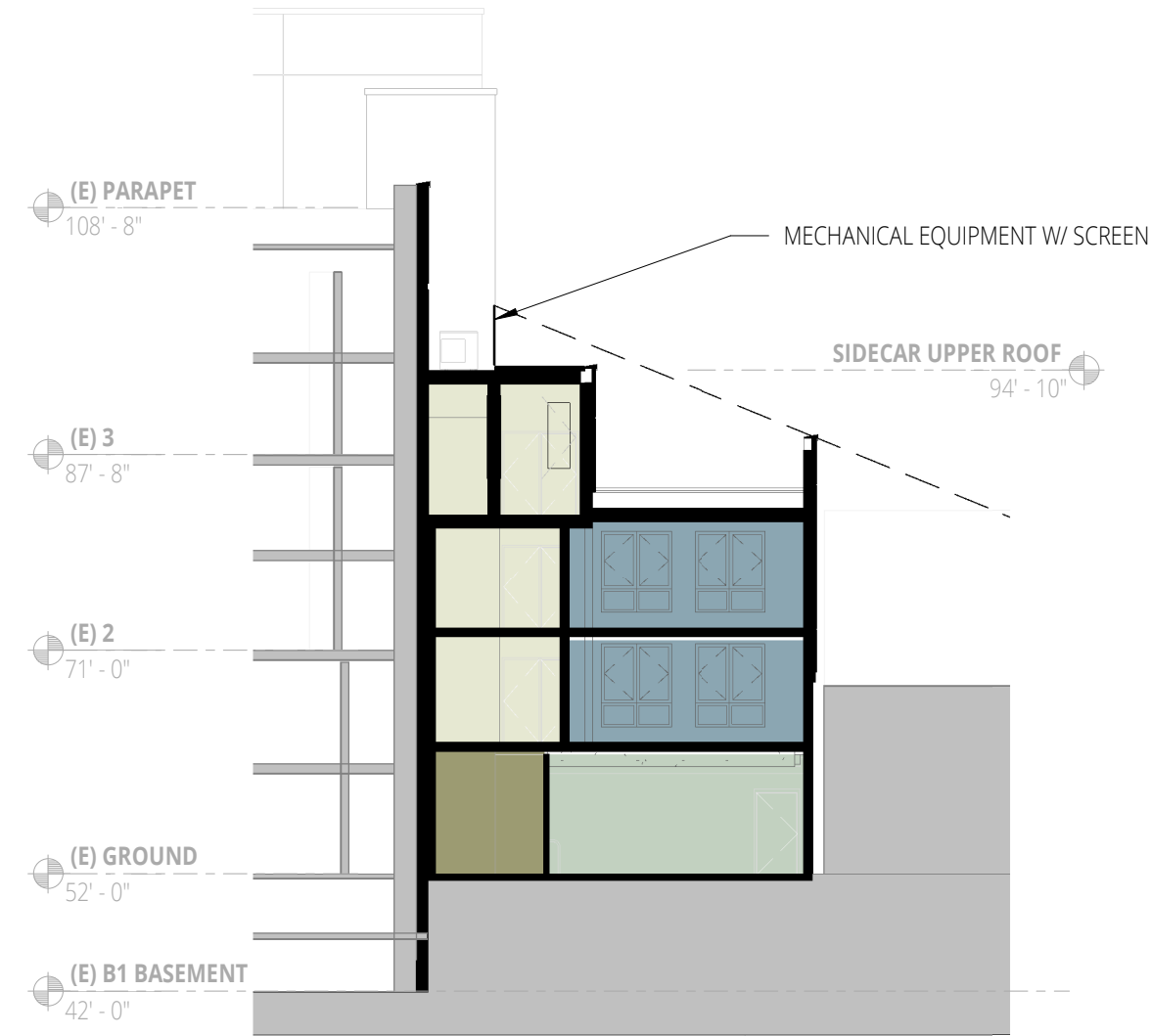


2 E-W AT ARCOA 2  
1/16" = 1'-0"

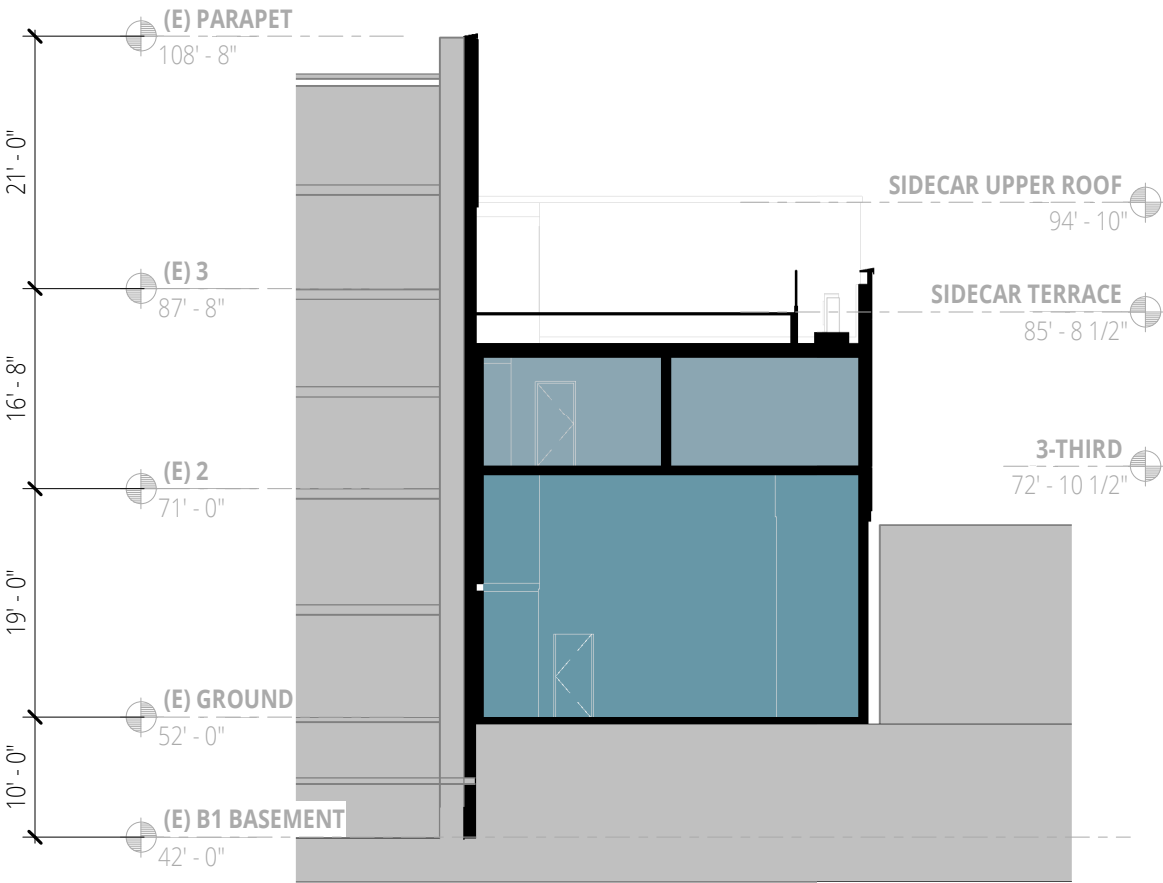
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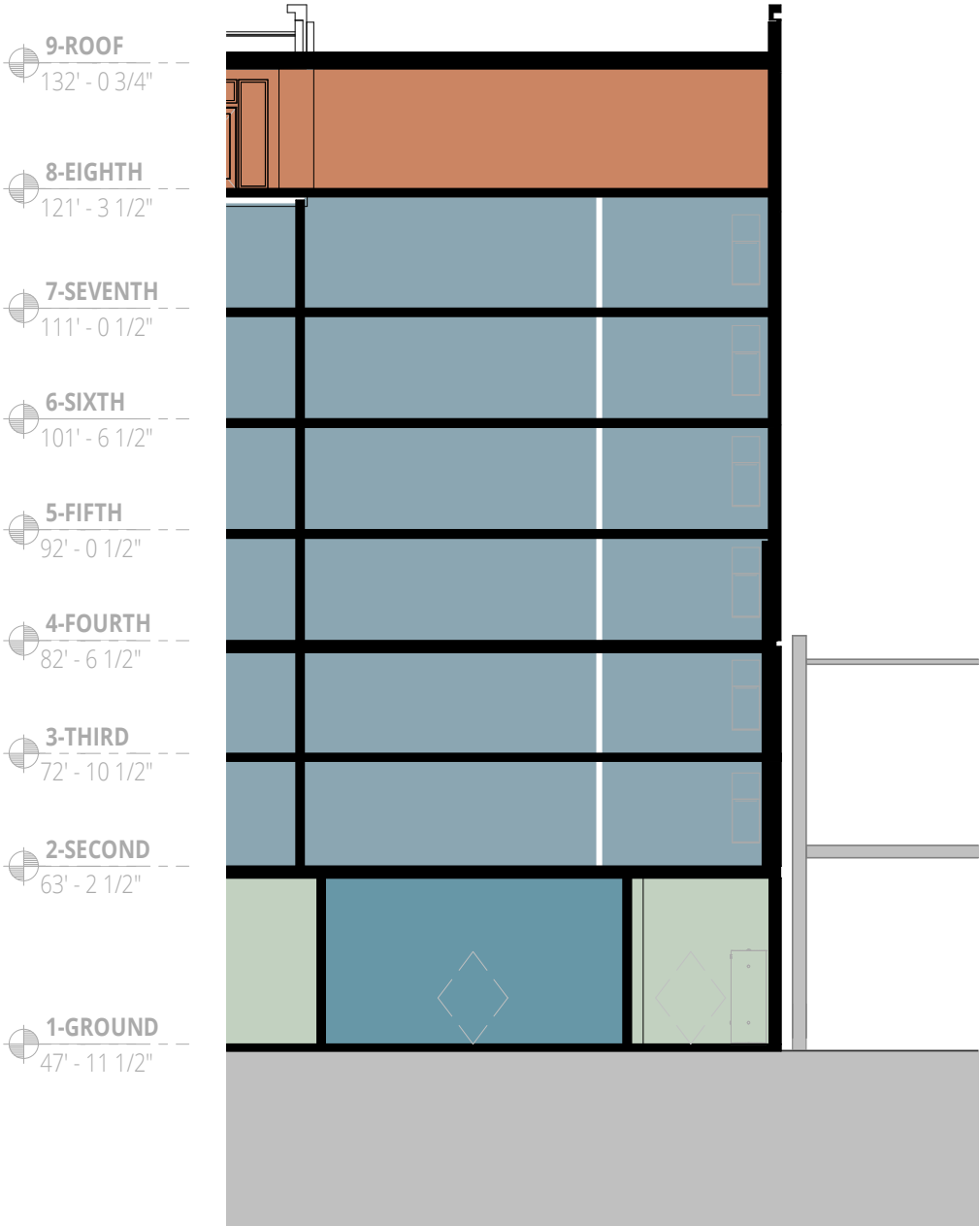


2 N-S AT ARCOA 2  
1/16" = 1'-0"

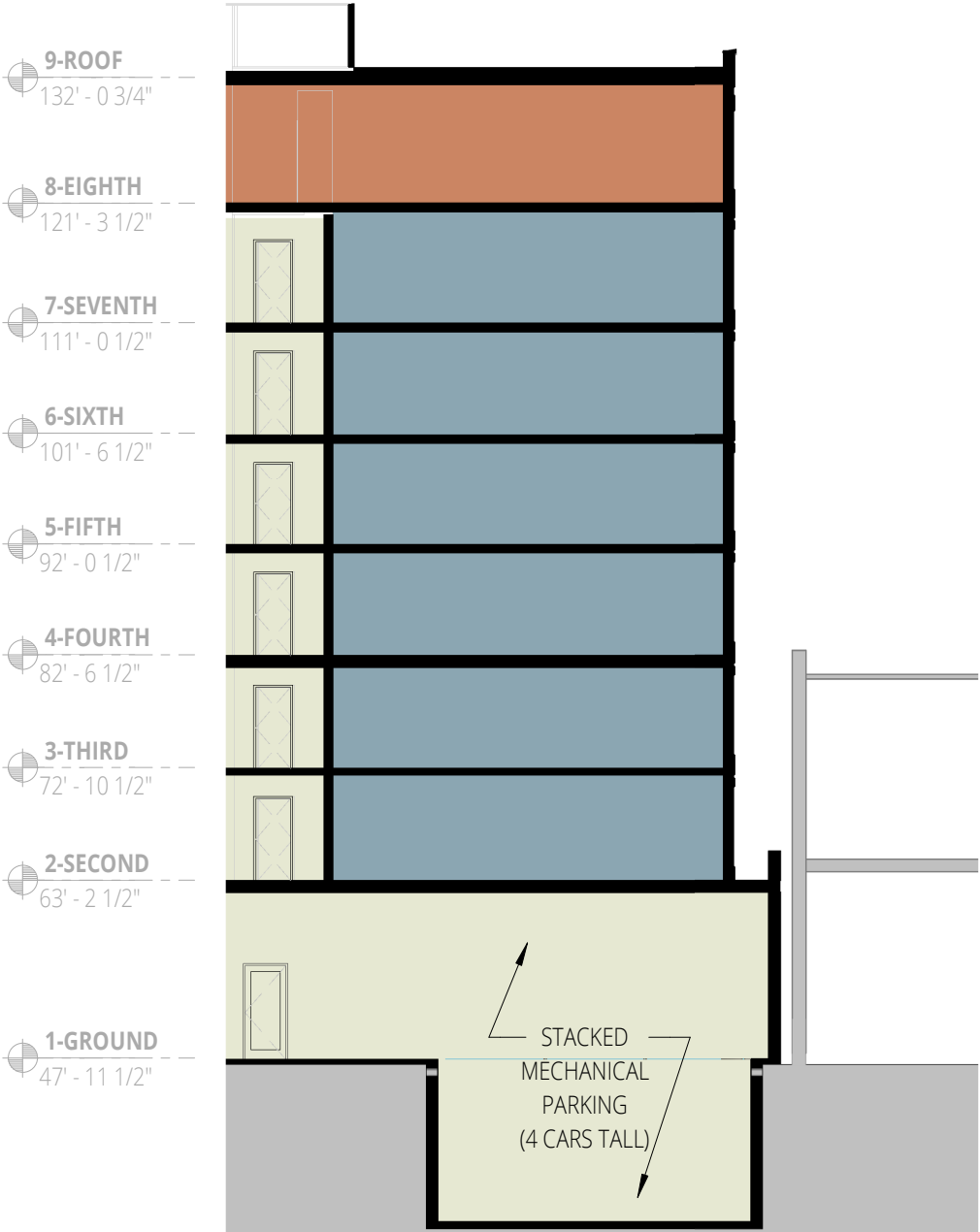


1 N-S AT ARCOA 1  
1/16" = 1'-0"

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- AMENITY



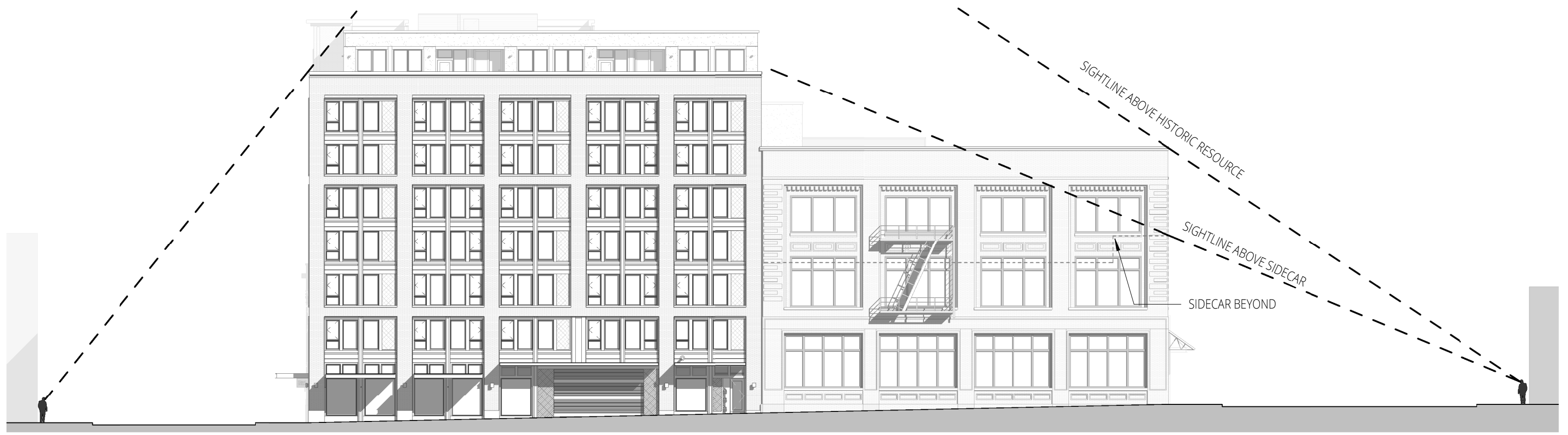
2 N-S AT JAPANESE AUTO 2  
1/16" = 1'-0"



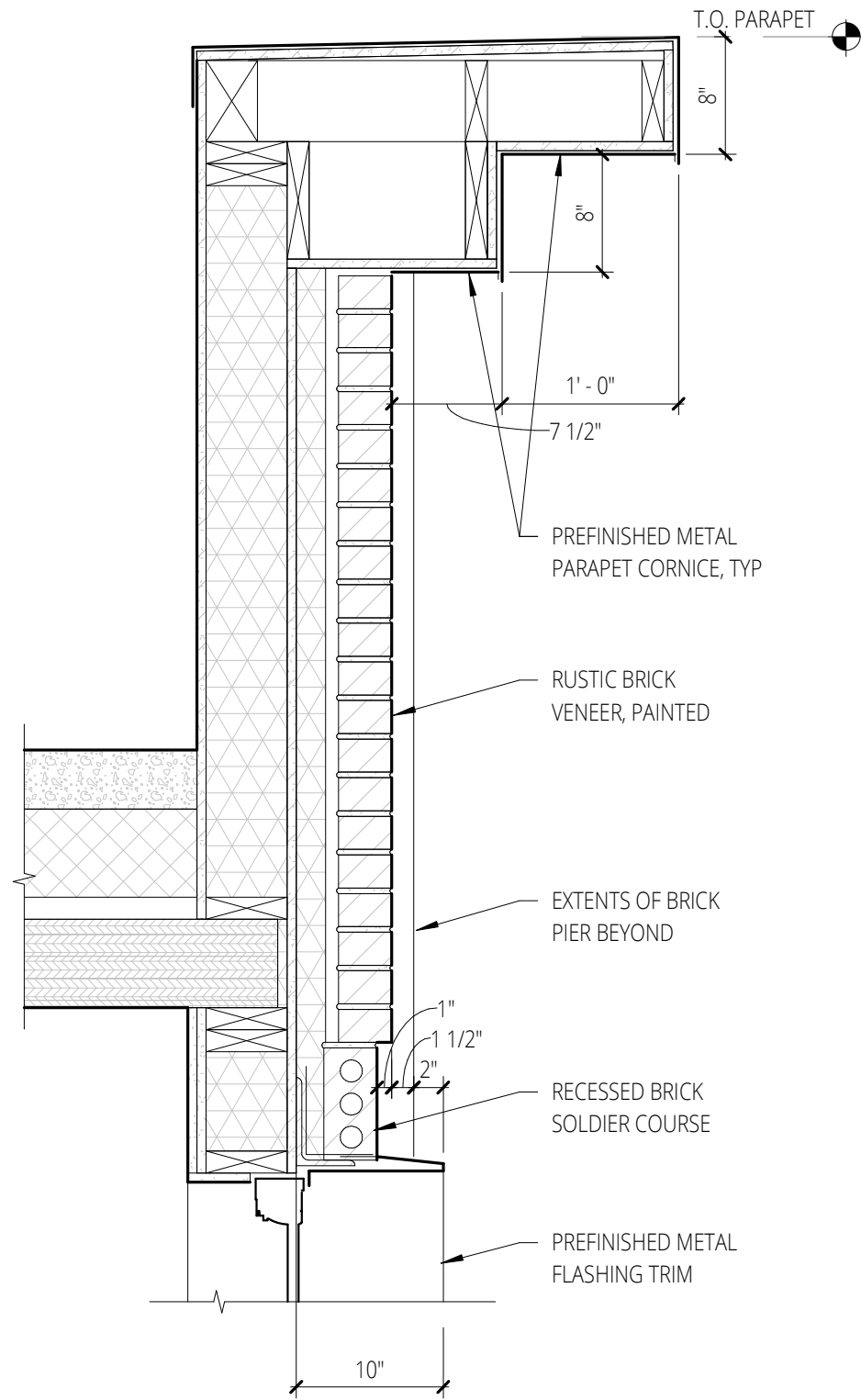
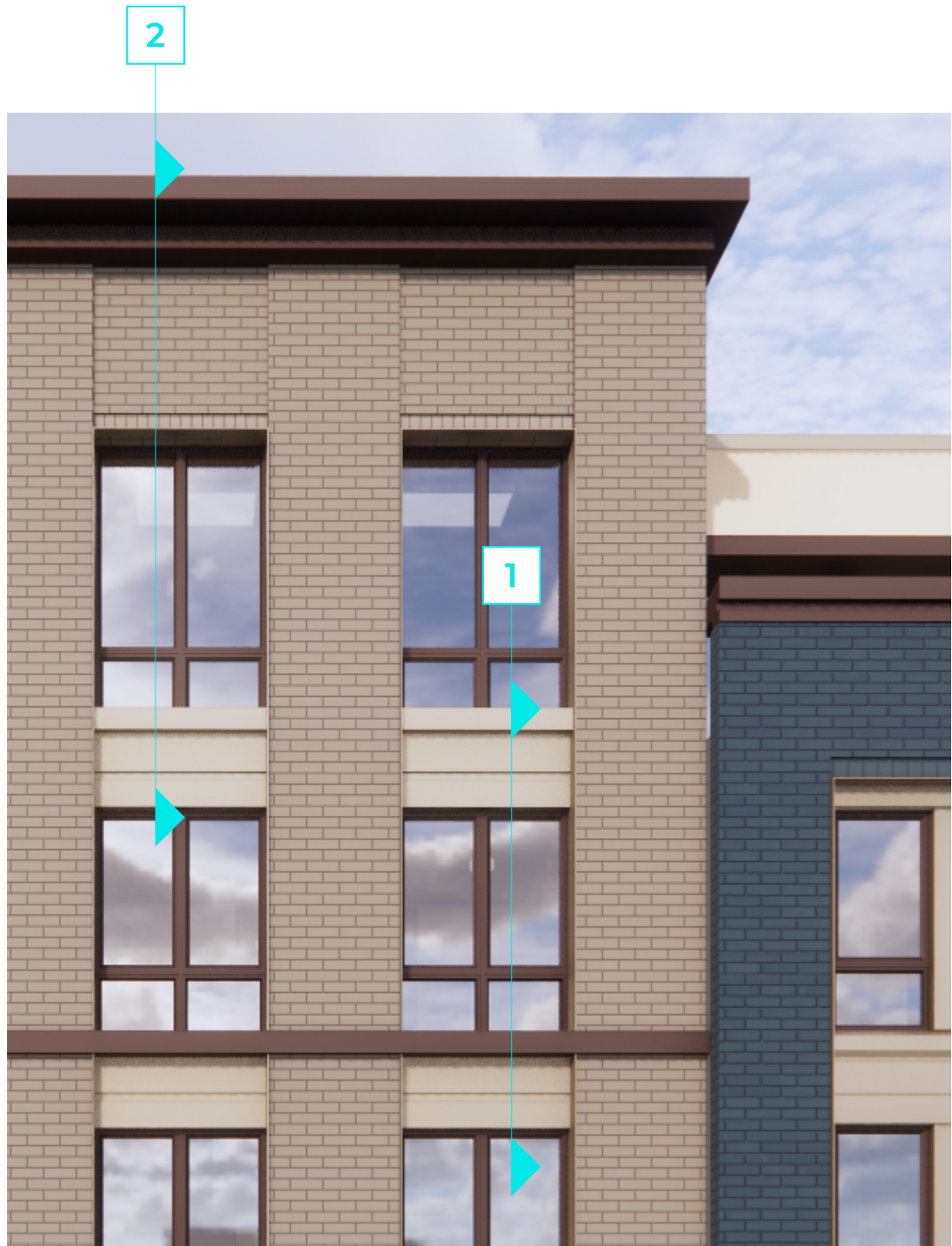
1 N-S AT JAPANESE AUTO 1  
1/16" = 1'-0"



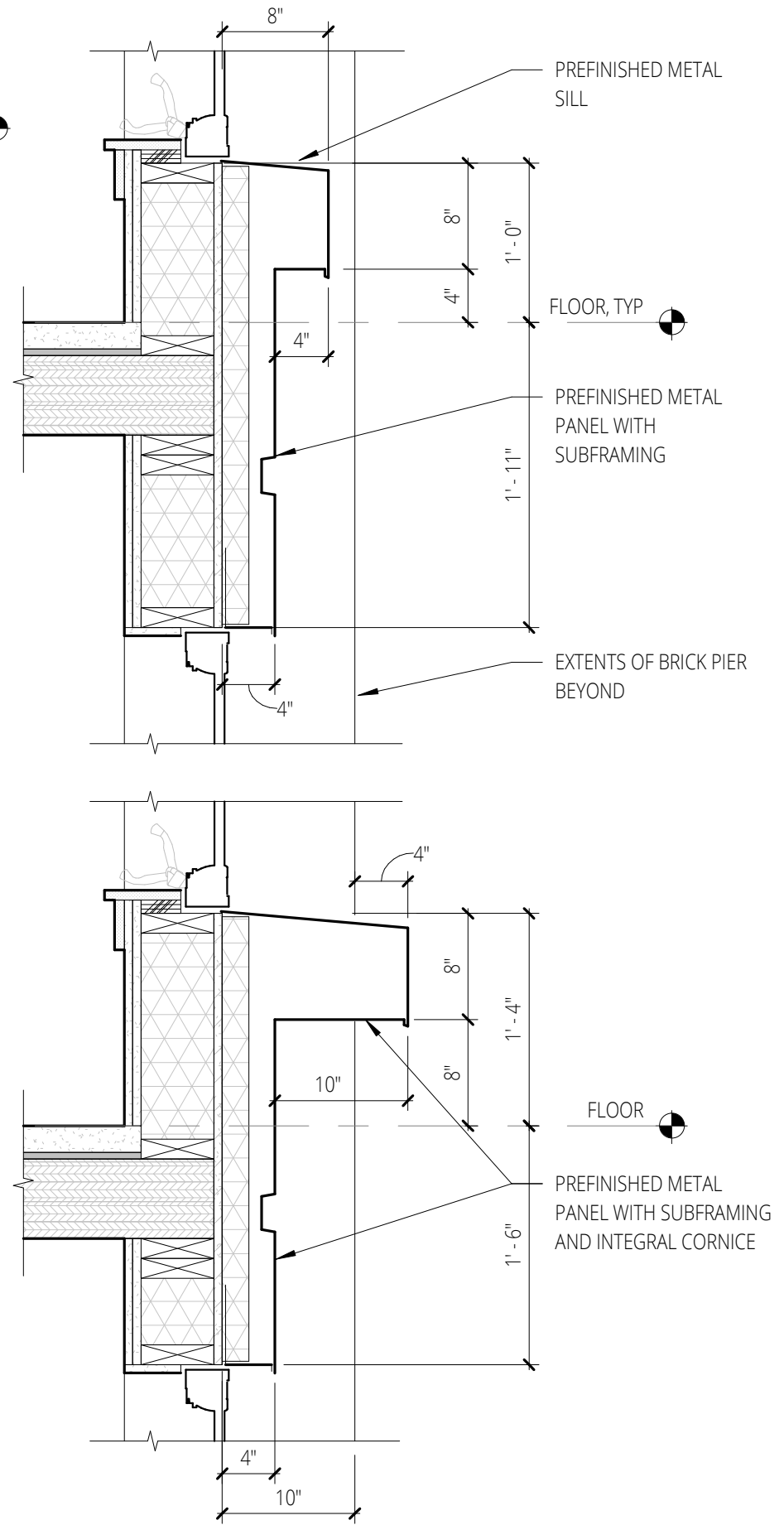
1 YAMHILL & TAYLOR SIGHT LINES  
3/64" = 1'-0"



2 NORTH ELEVATION  
3/64" = 1'-0"

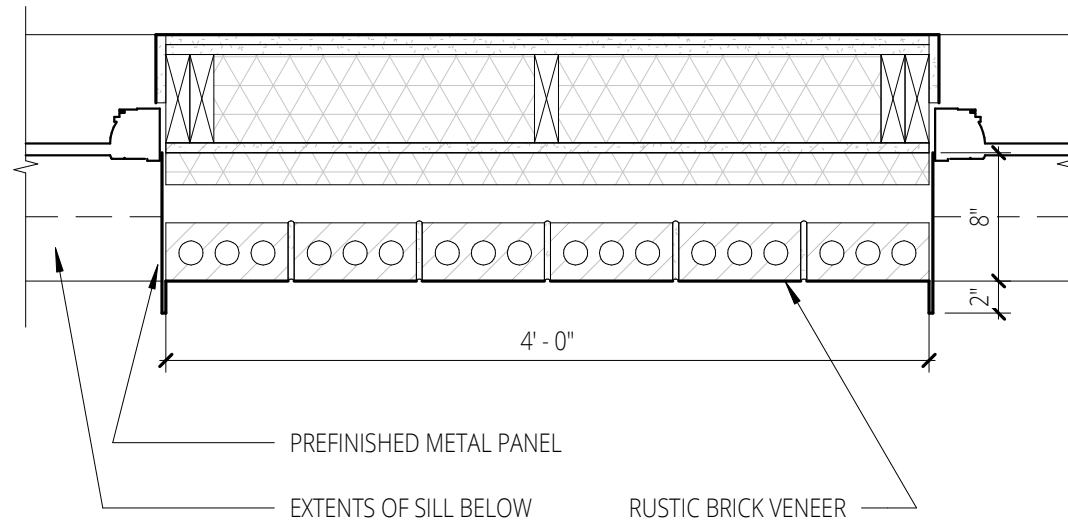
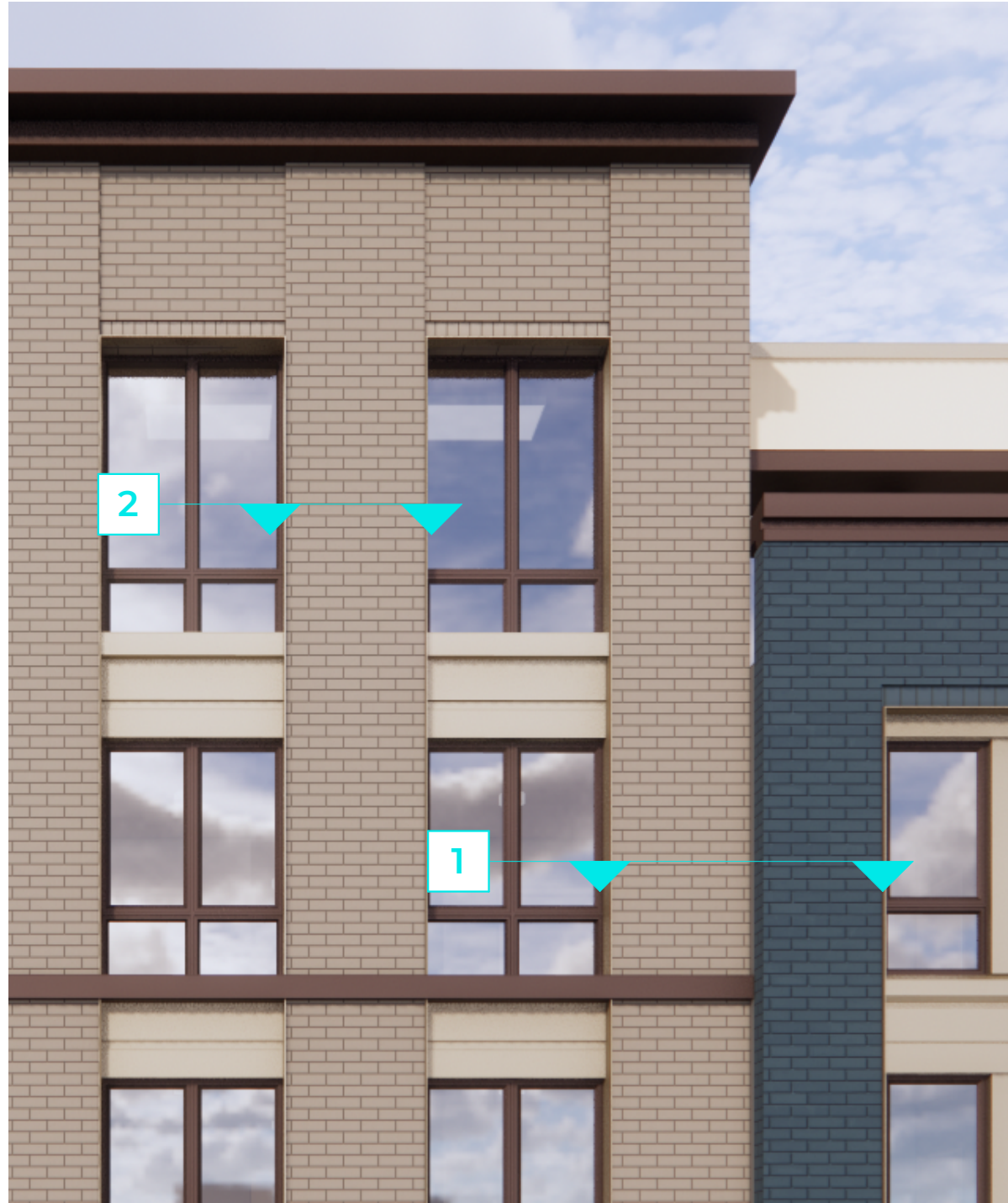


2 SECTION - EAST BLDG PARAPET

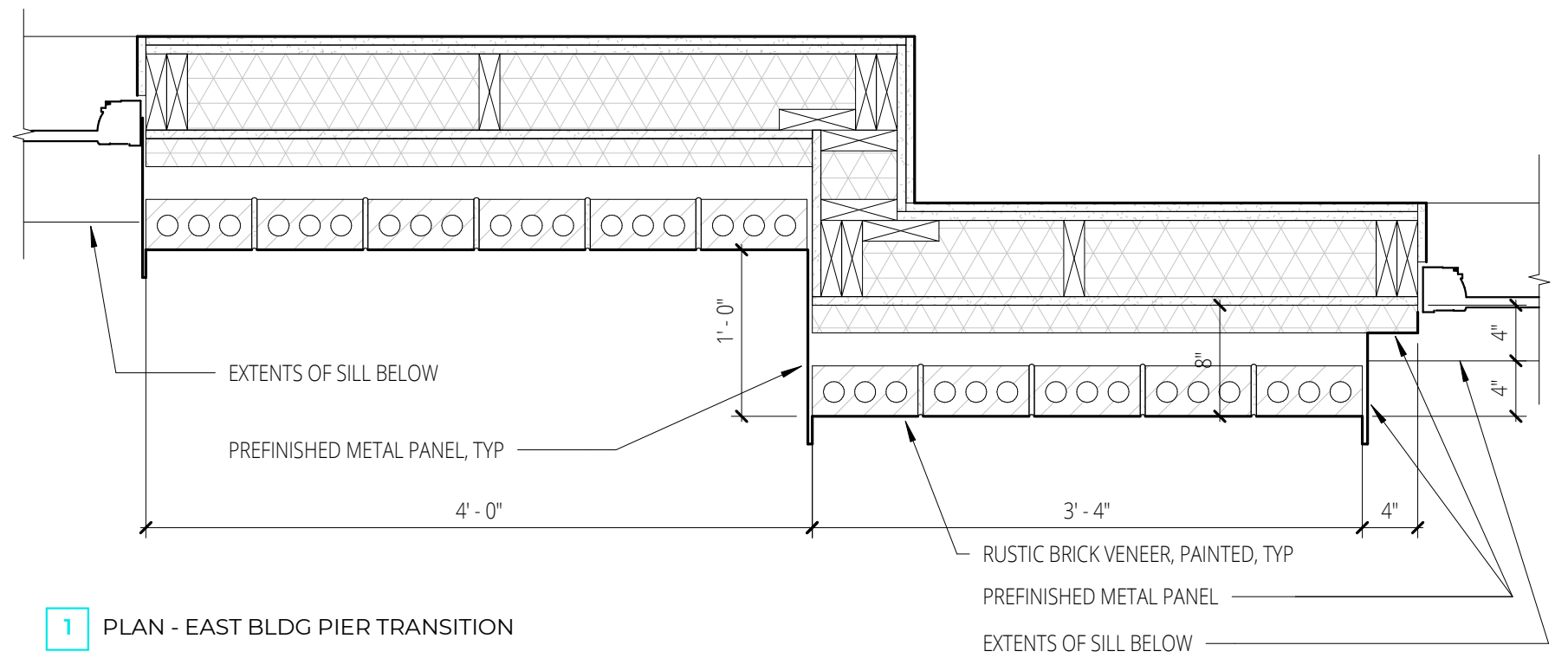


1 SECTION - EAST BLDG SPANDREL

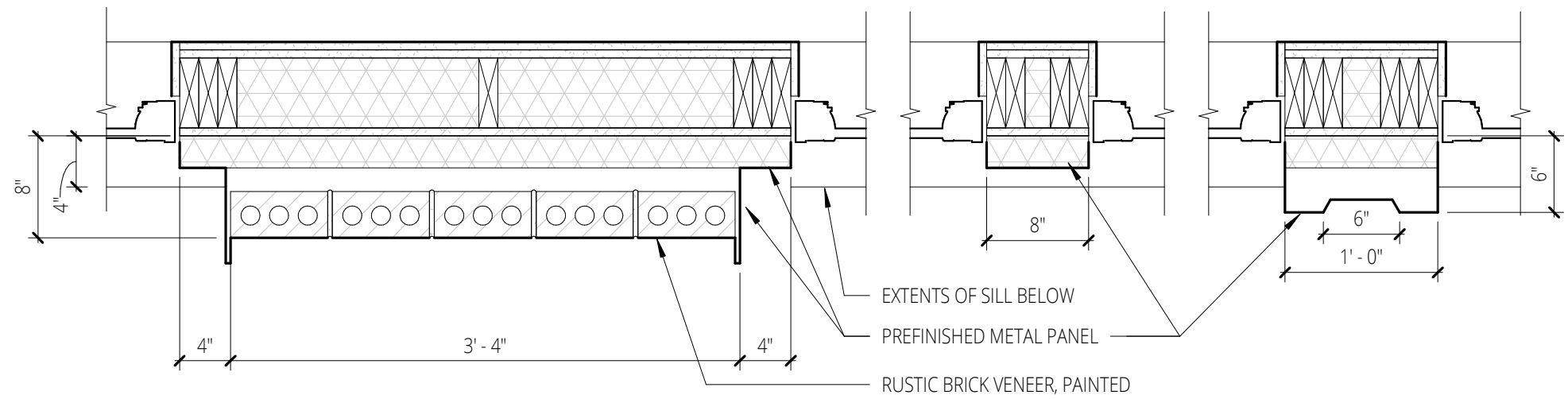
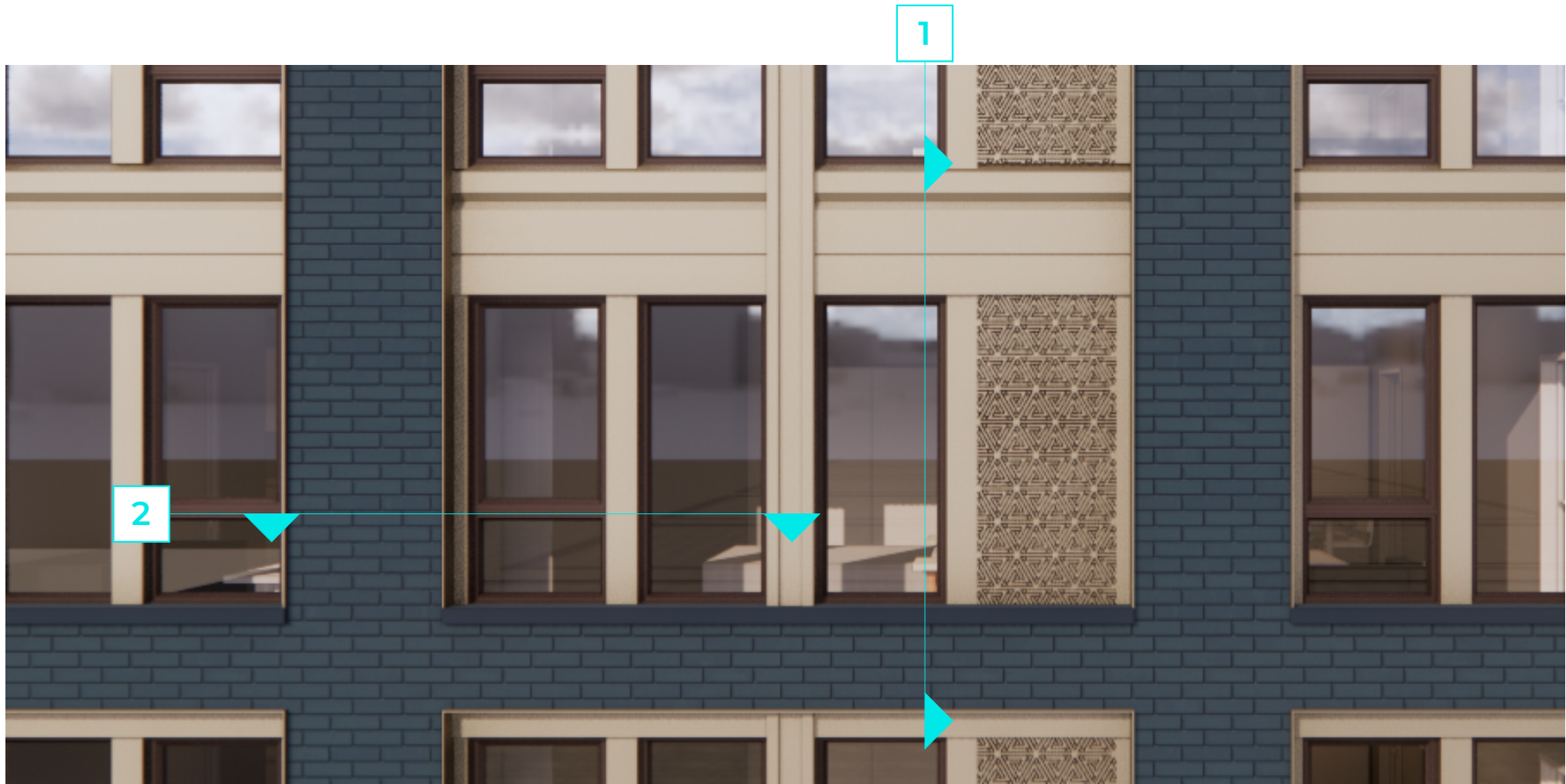




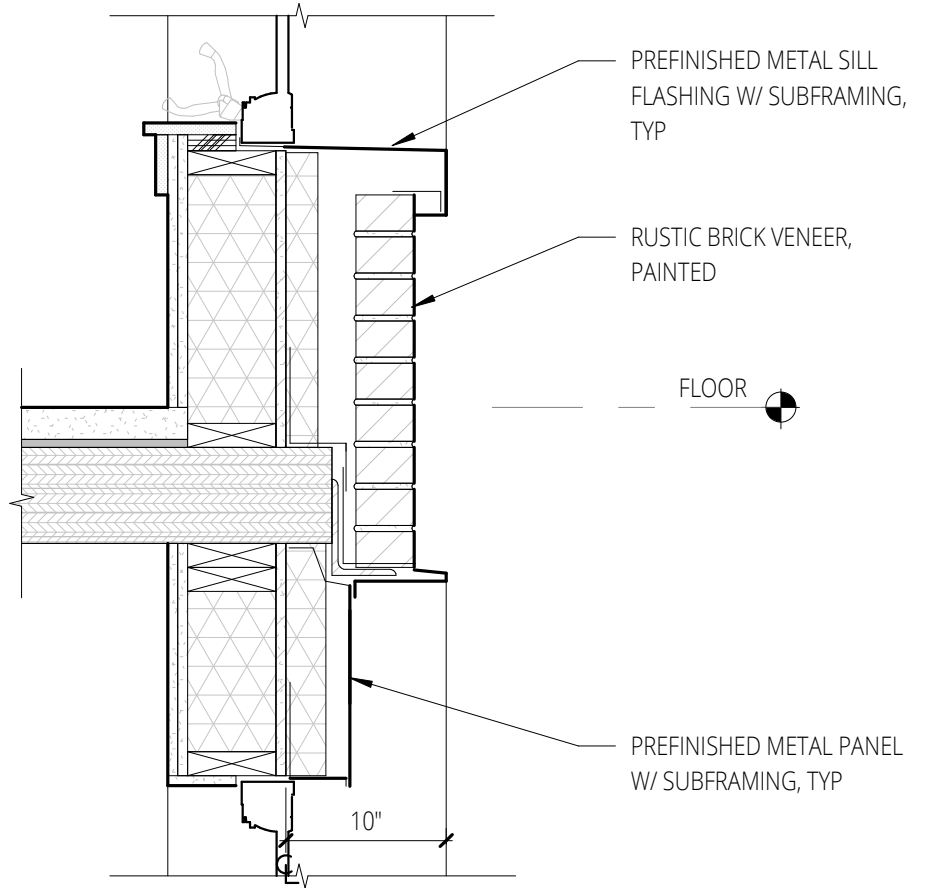
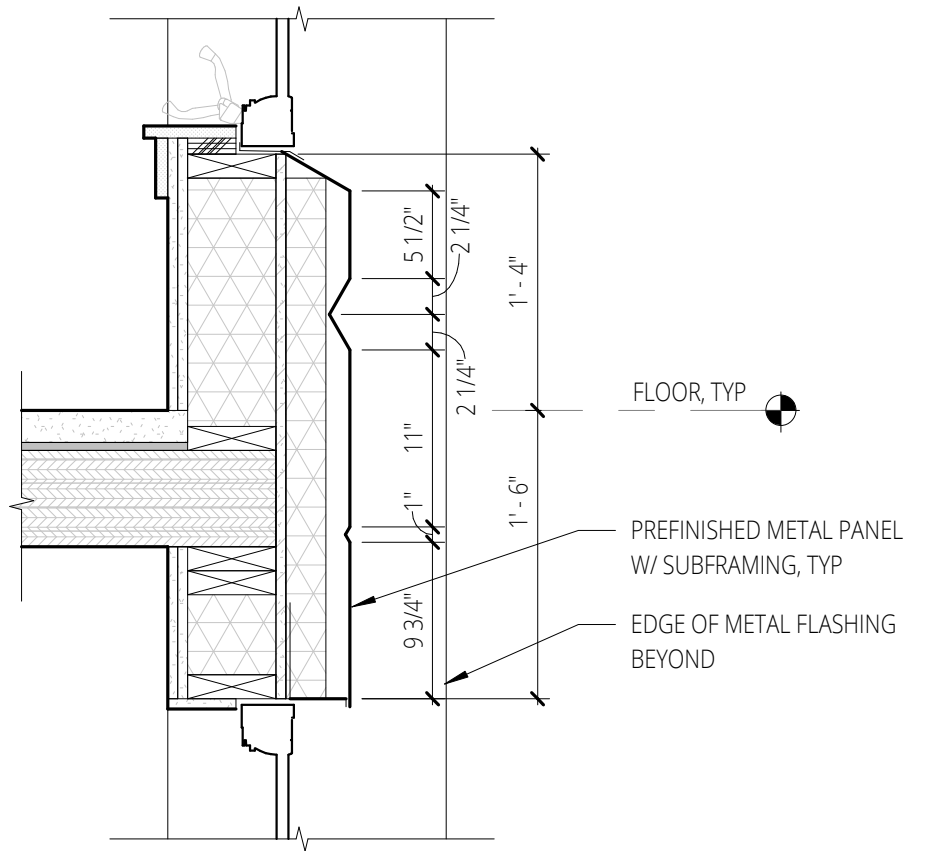
2 PLAN - EAST BLDG PIER



1 PLAN - EAST BLDG PIER TRANSITION

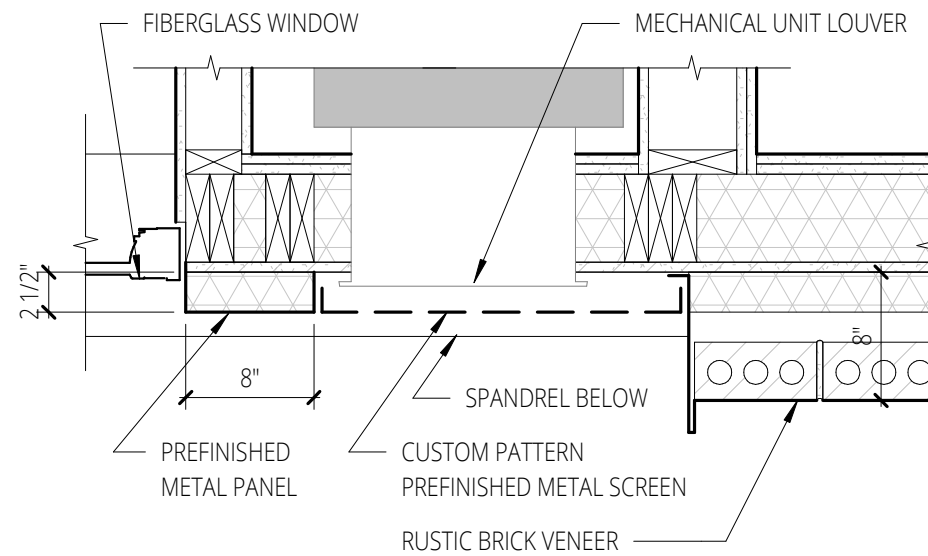


**2** PLAN - NORTH BUILDING PIER - TYP LEVEL

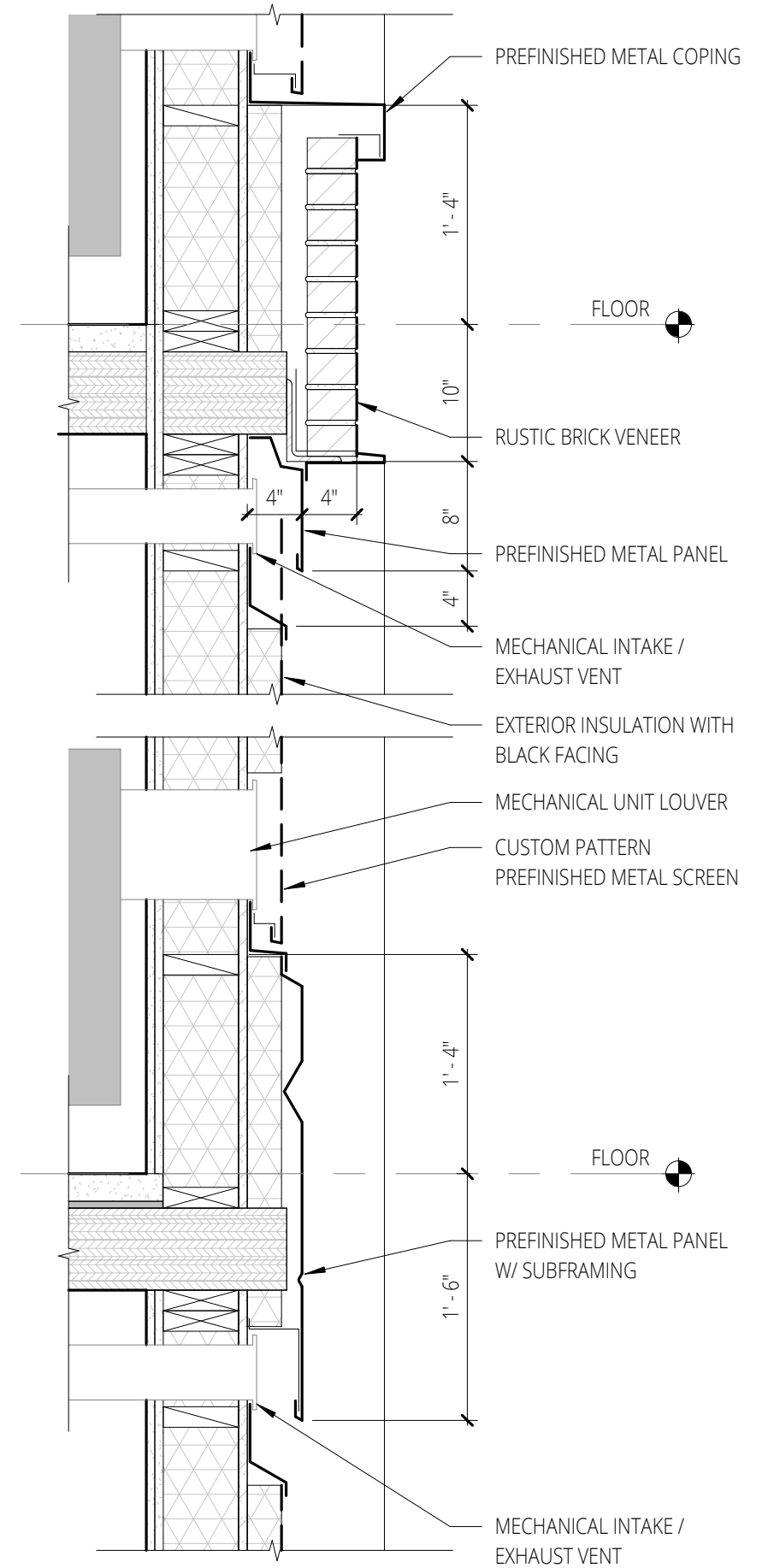


**1** SECTION - NORTH BLDG SPANDREL

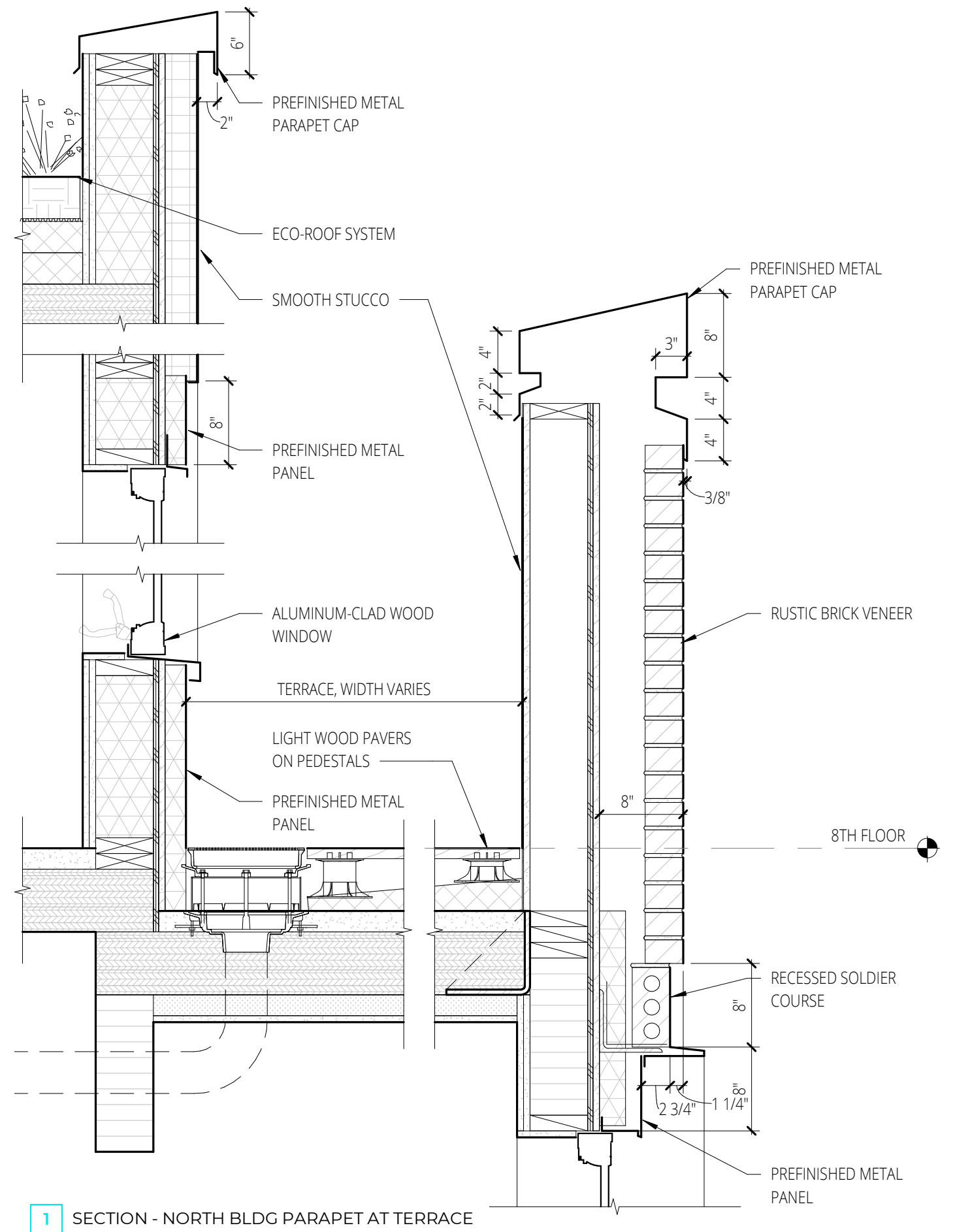




**2** PLAN - NORTH BLDG VTAC SCREEN



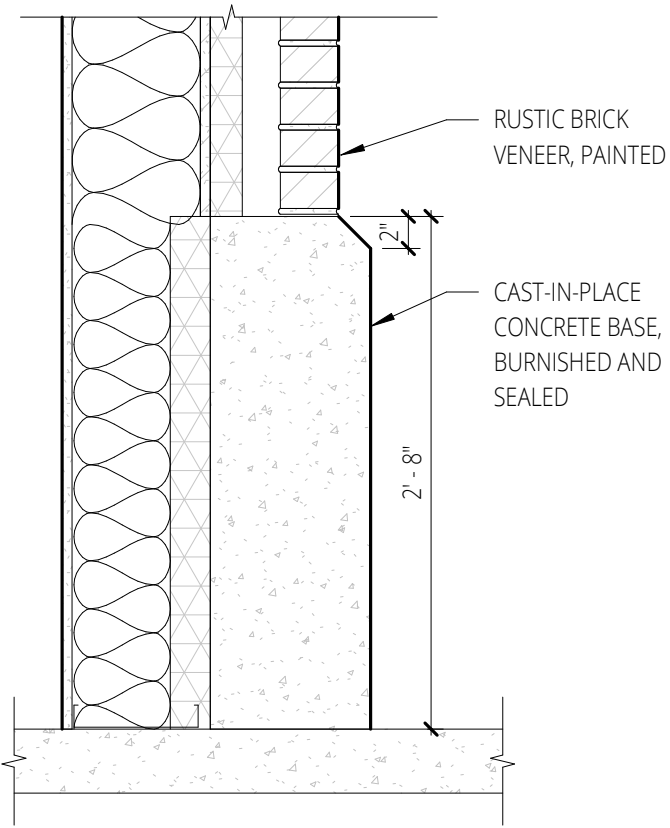
**1** SECTION - NORTH BLDG VTAC SCREEN + HOOD



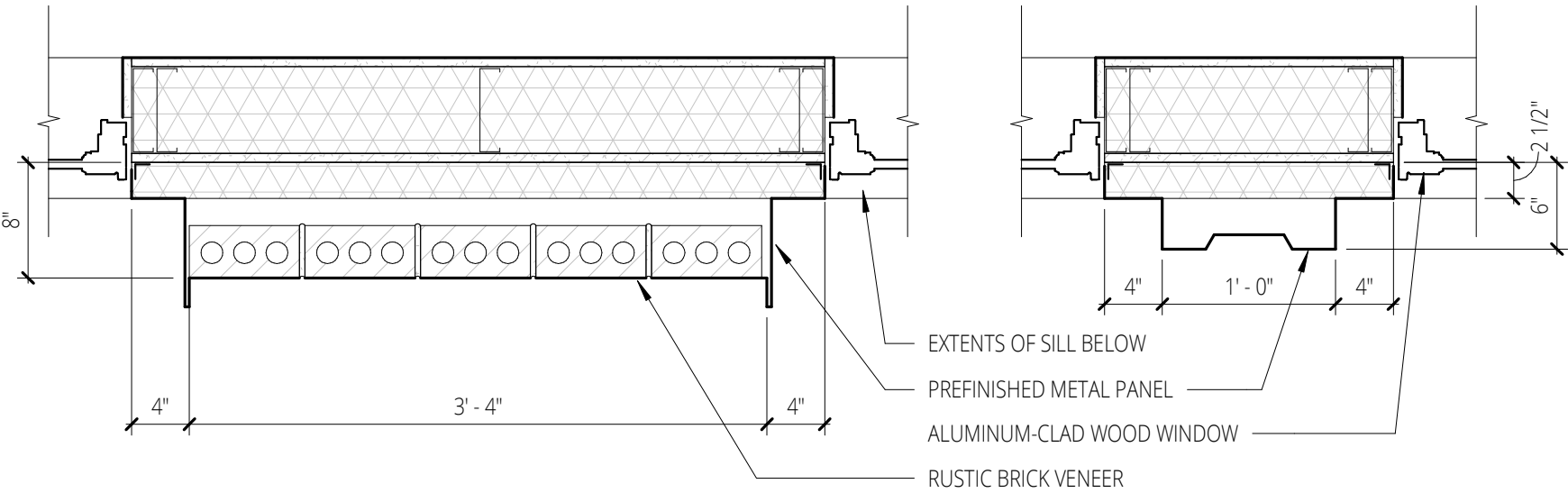




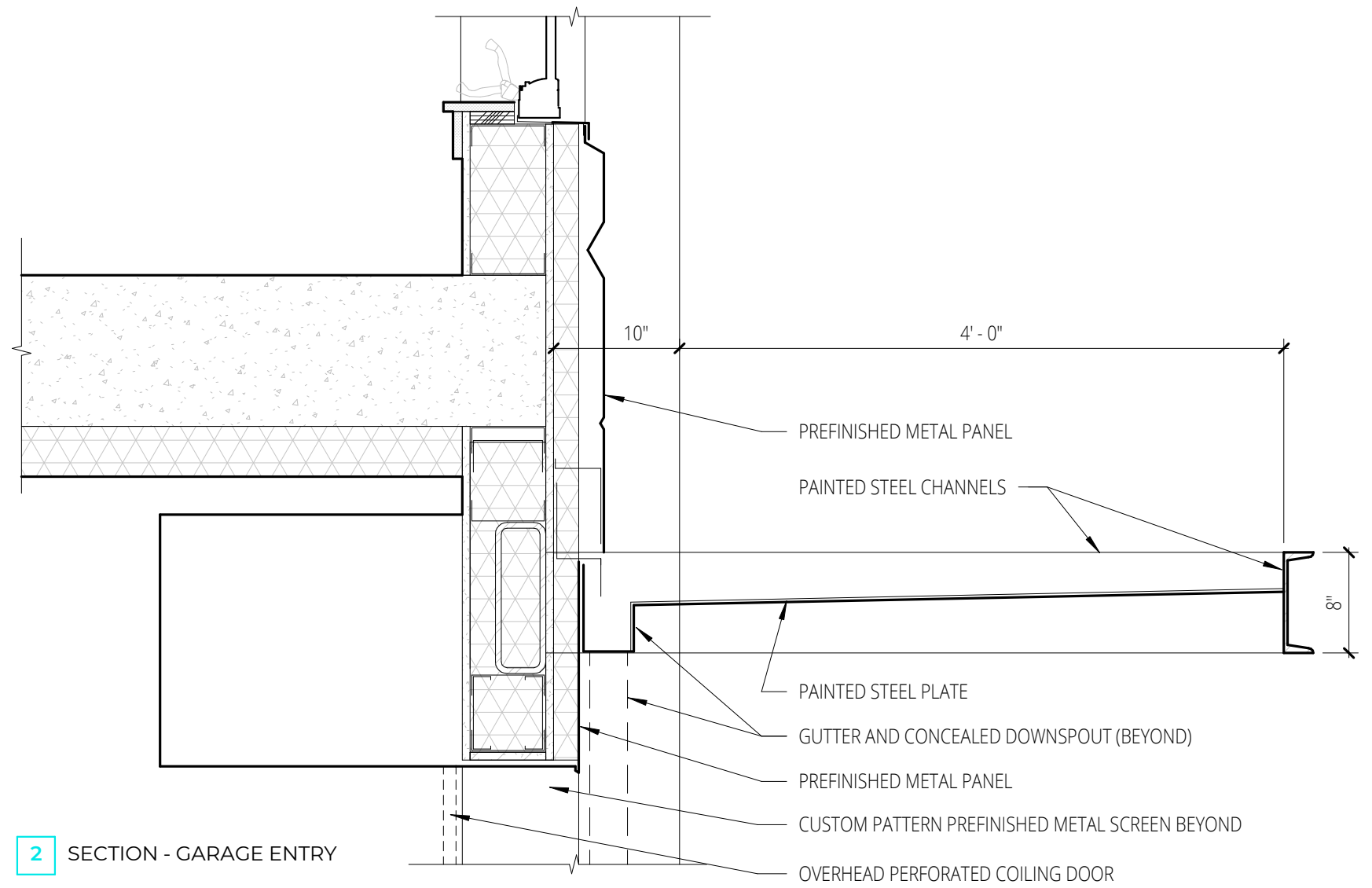
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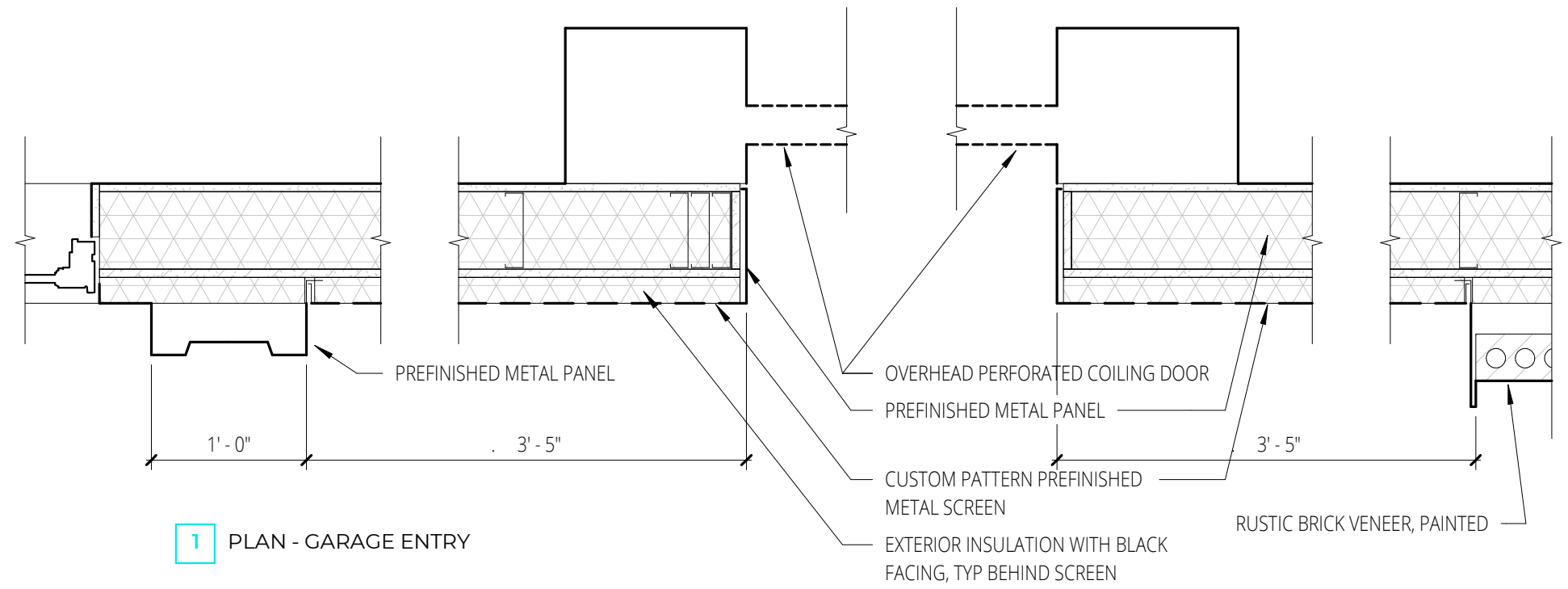
2 SECTION - CONCRETE BASE AT BRICK PIER



1 PLAN - NORTH BUILDING PIER - STOREFRONT

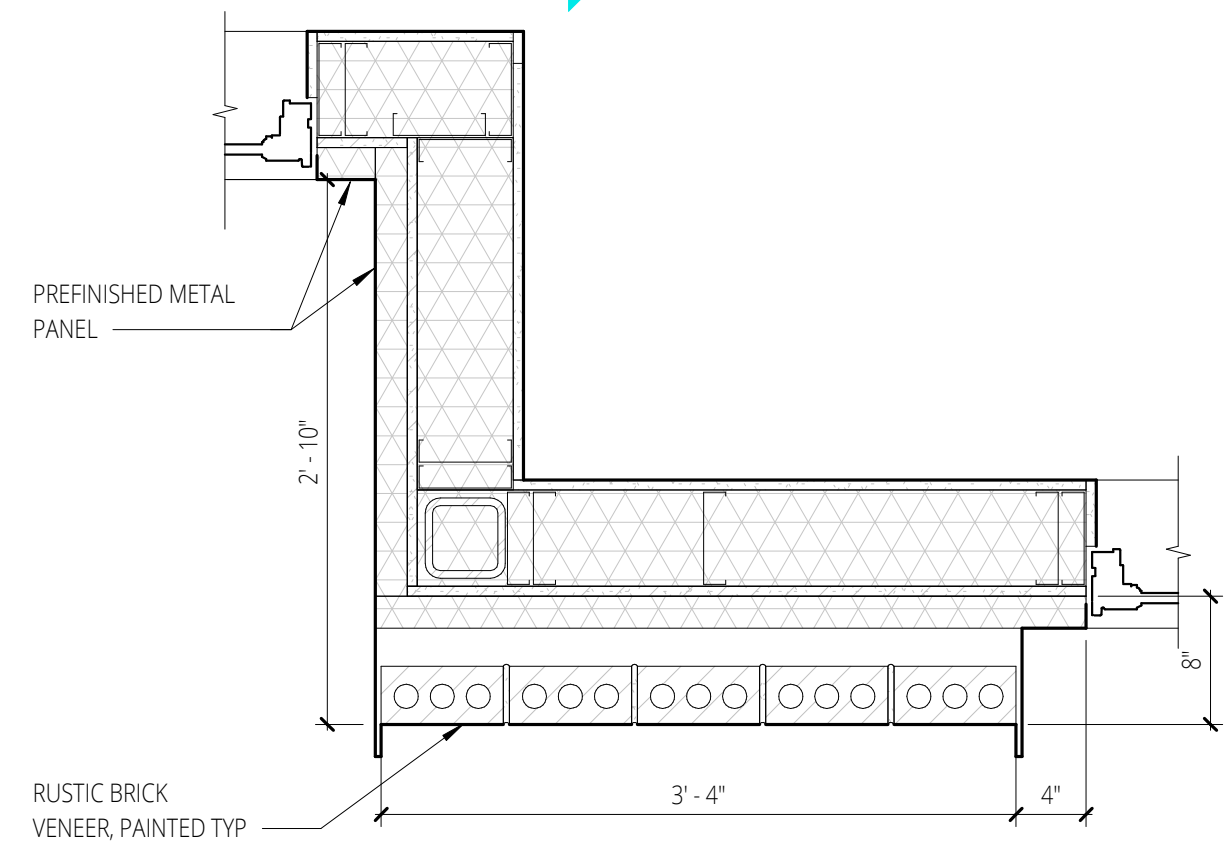


2 SECTION - GARAGE ENTRY

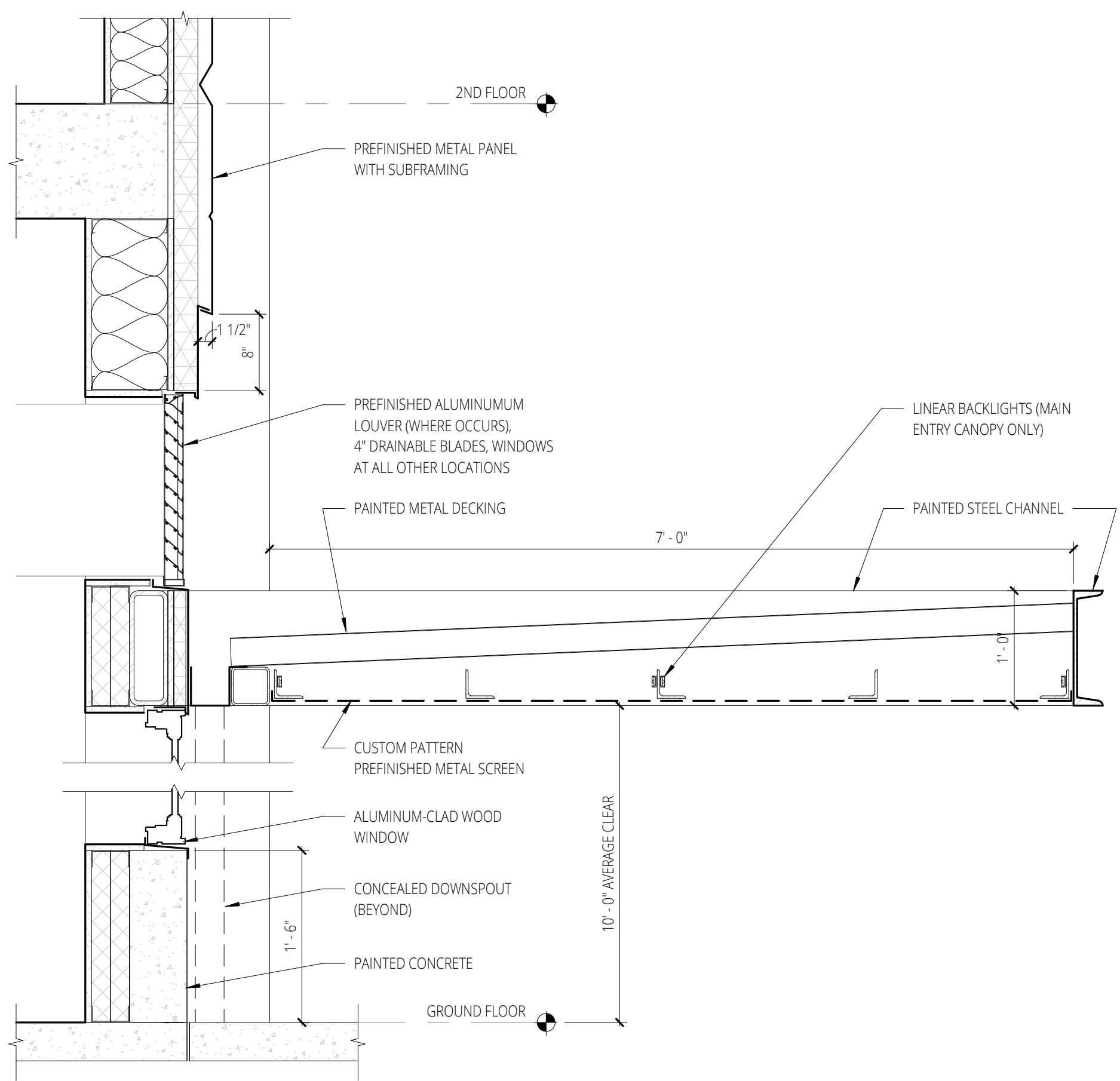


1 PLAN - GARAGE ENTRY

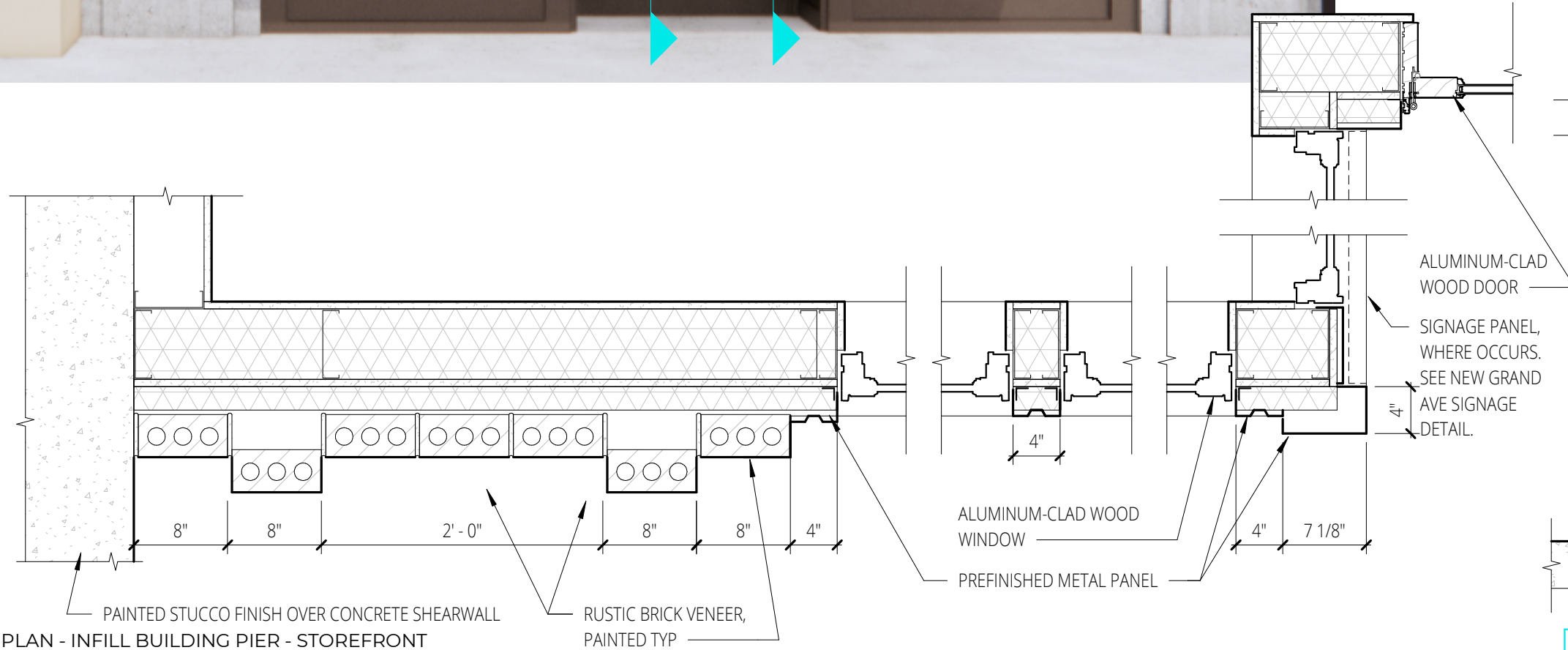
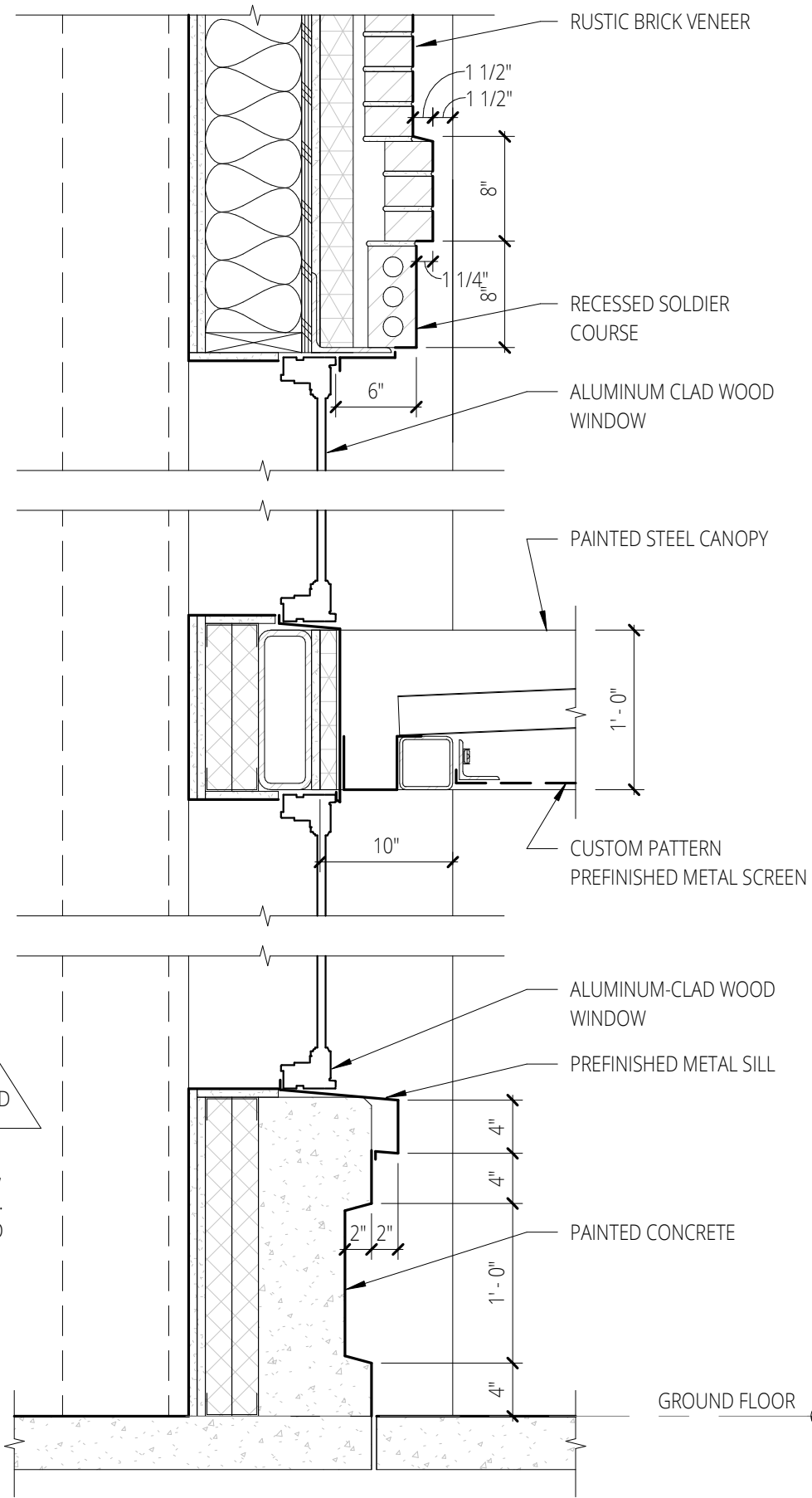
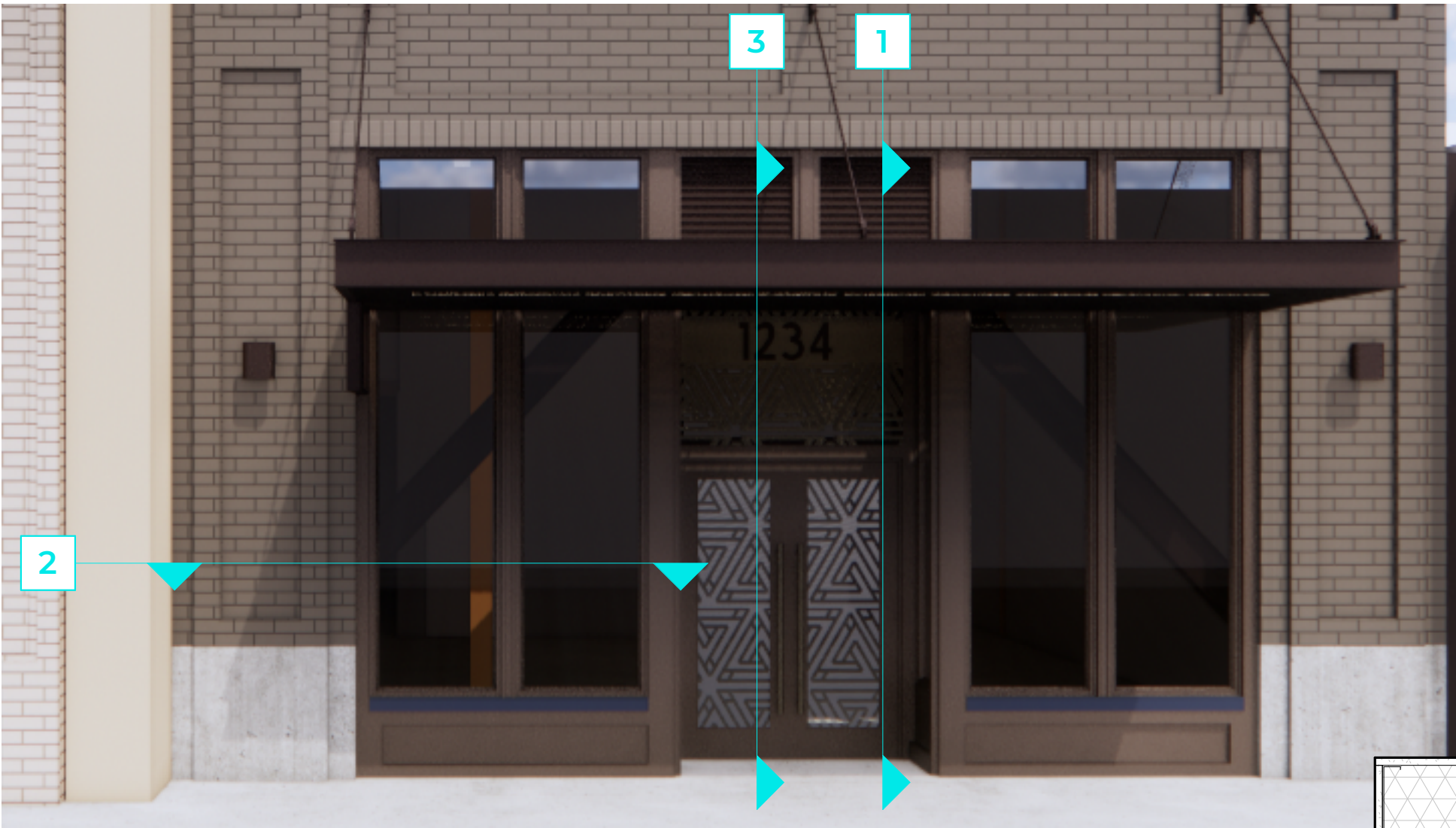




**2** PLAN - LEVEL 1 MAIN ENTRY PIER



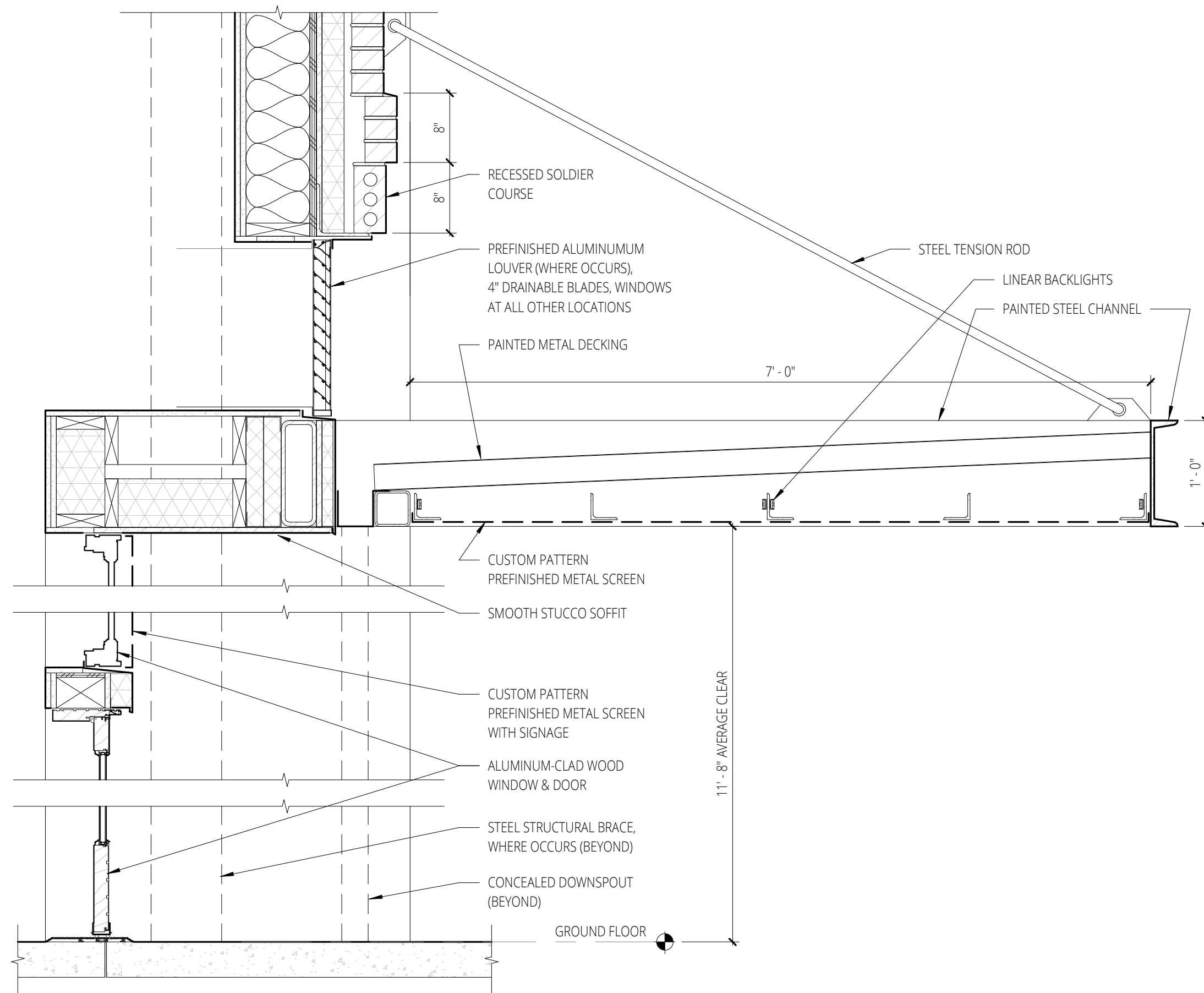
**1** SECTION - NORTH BLDG - CANOPY AT STOREFRONT



2 PLAN - INFILL BUILDING PIER - STOREFRONT

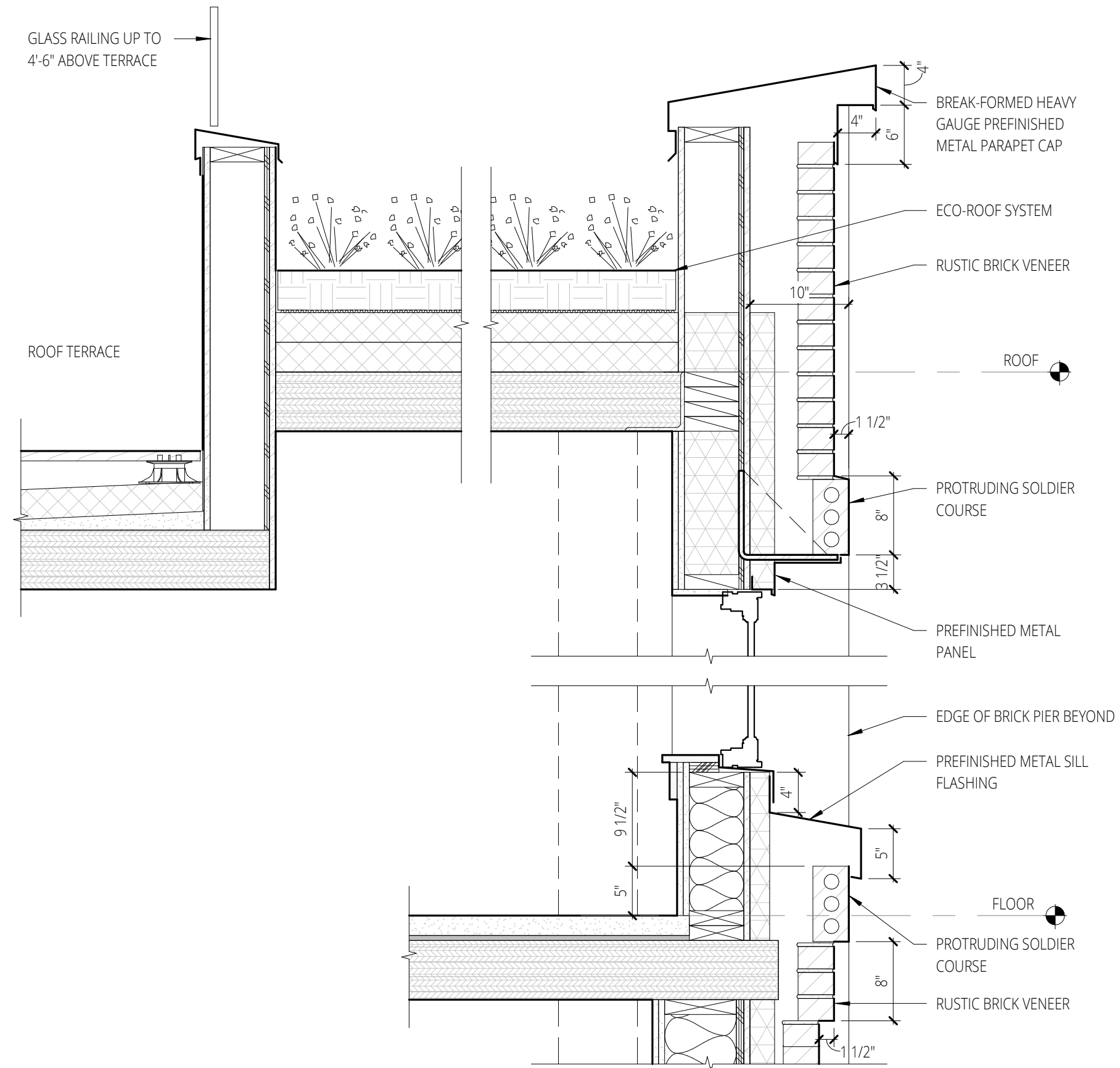
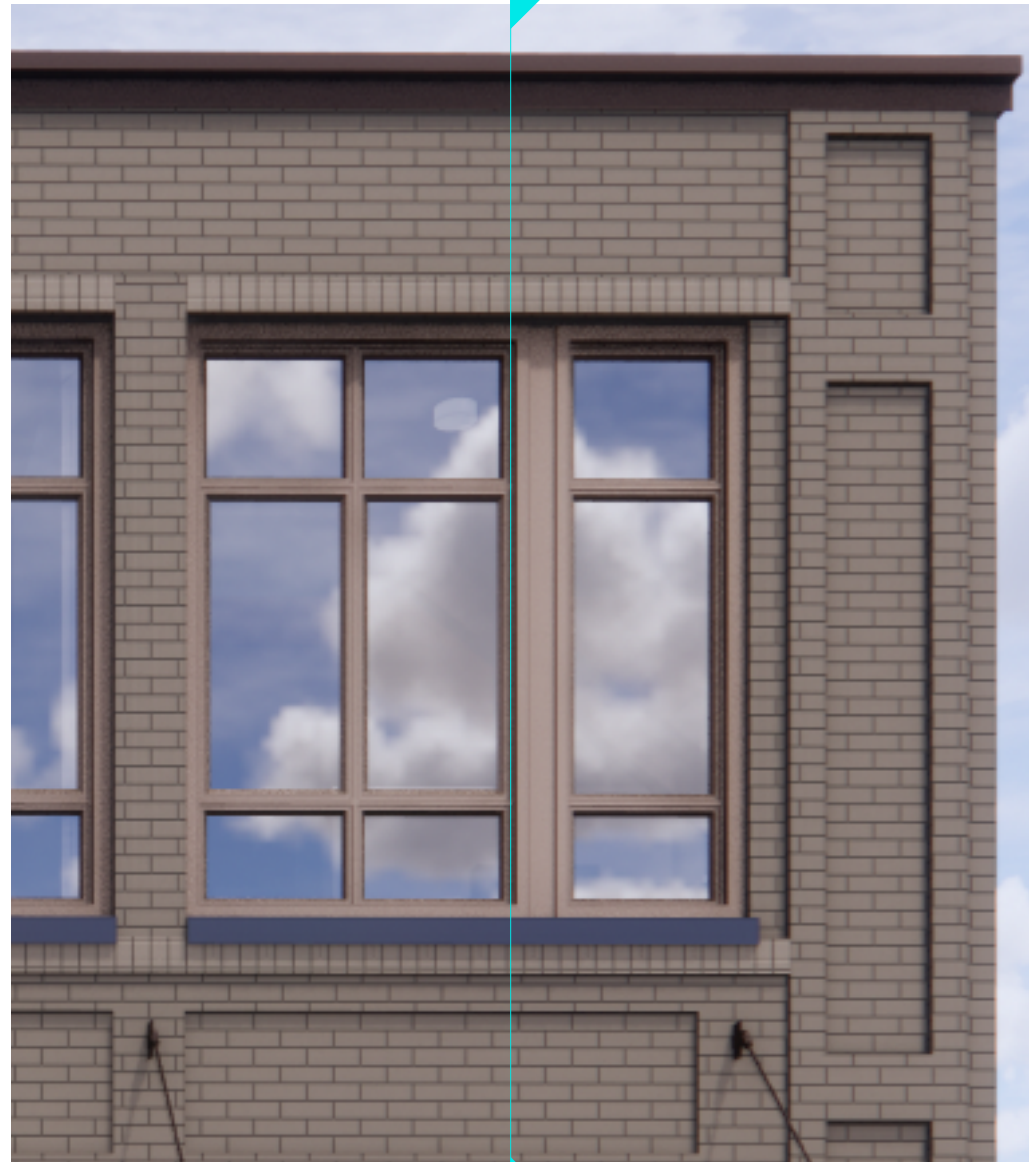
1 SECTION - INFILL BLDG - STOREFRONT BASE



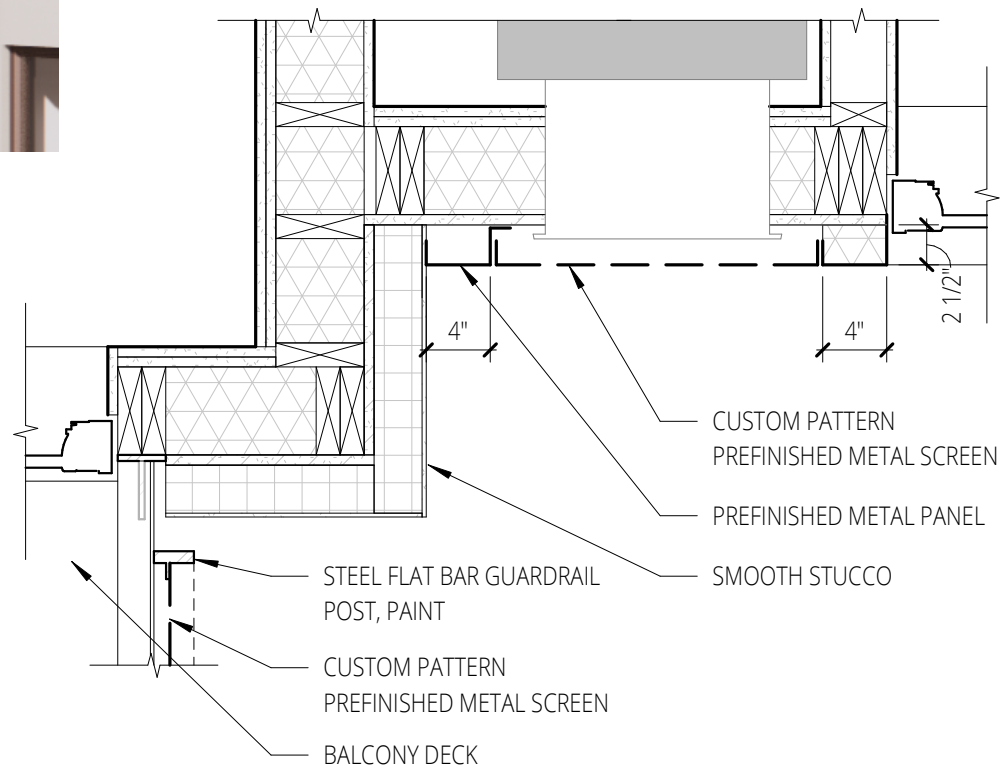


**3** SECTION - INFILL BLDG - STOREFRONT ENTRY

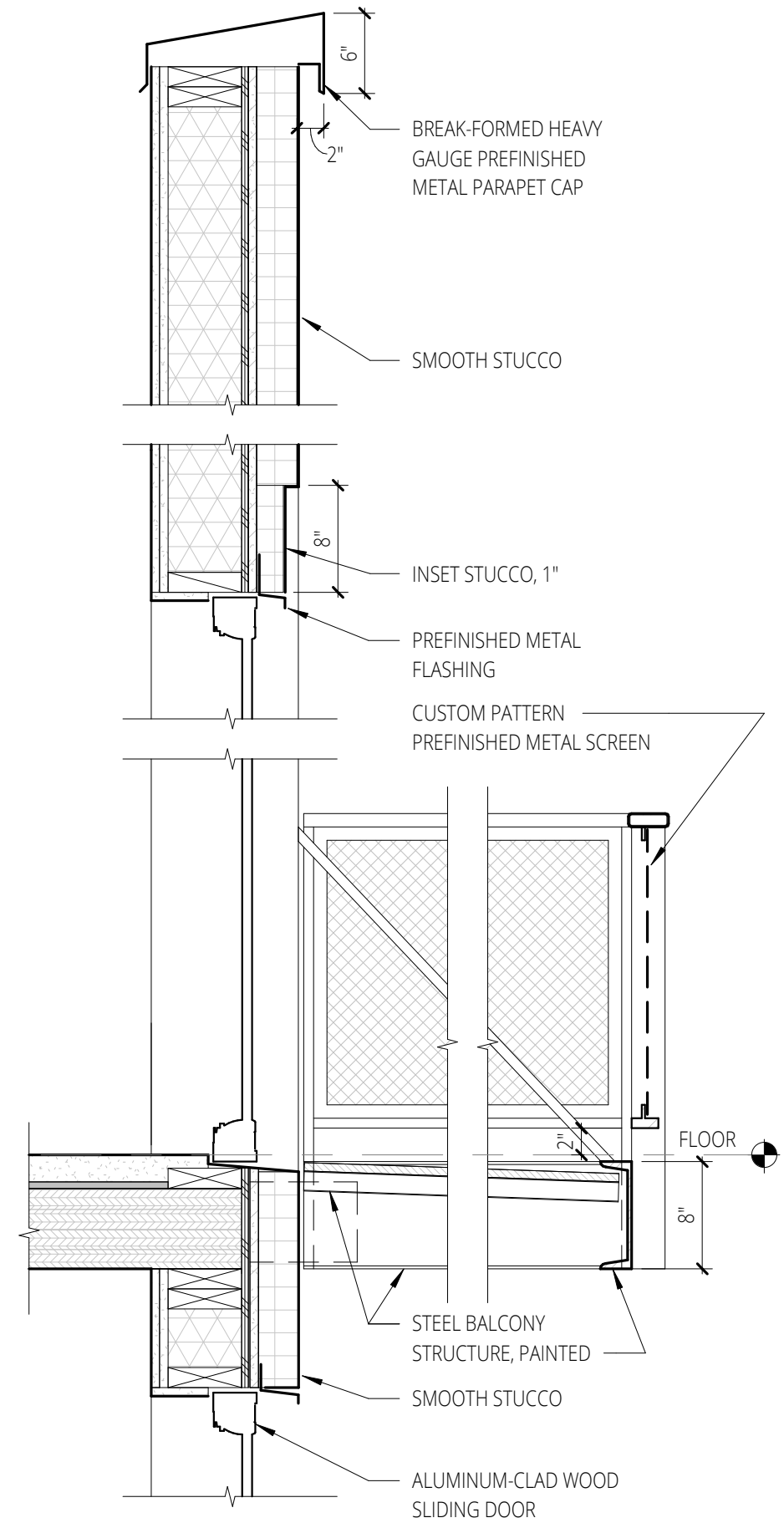
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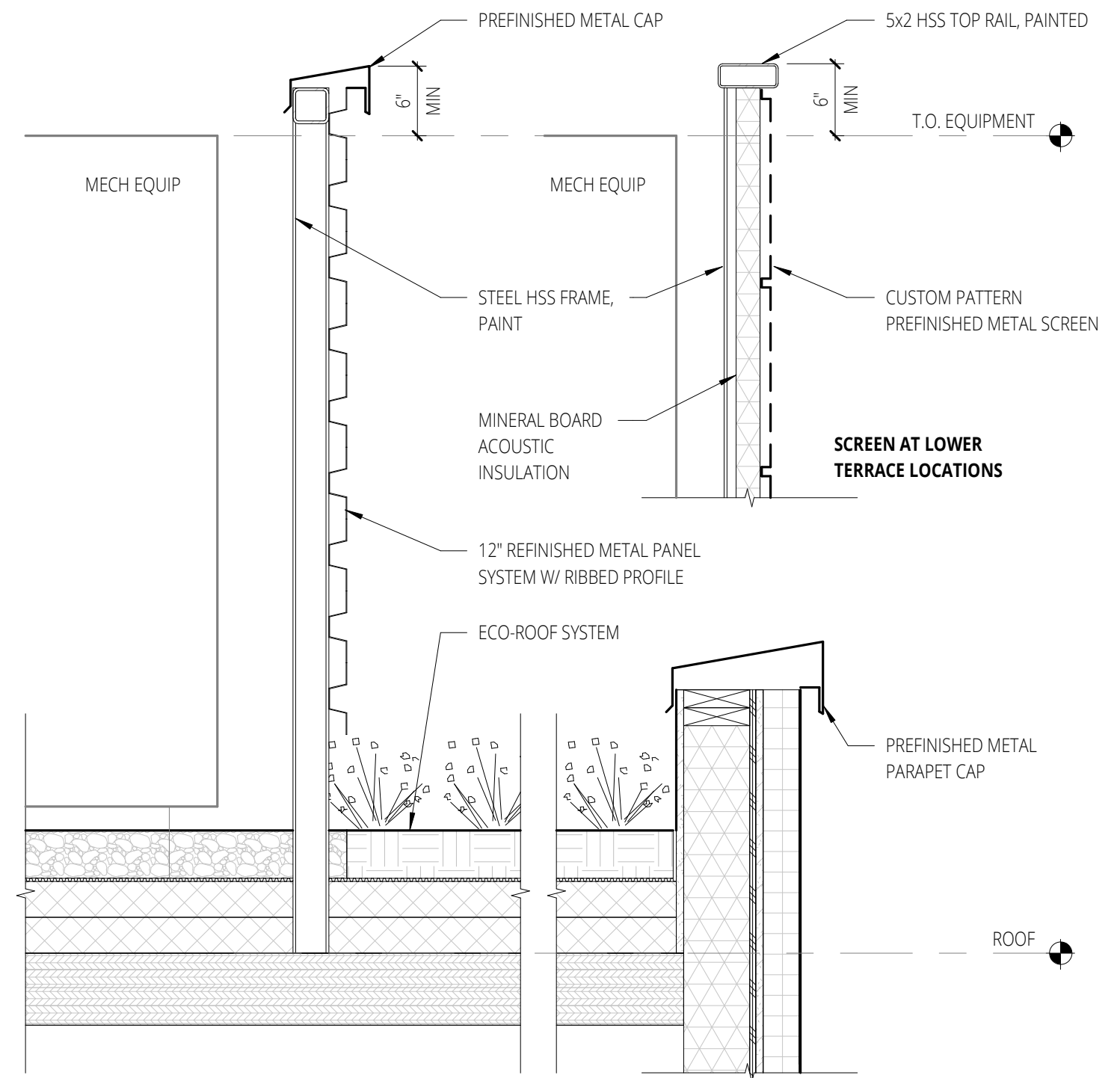
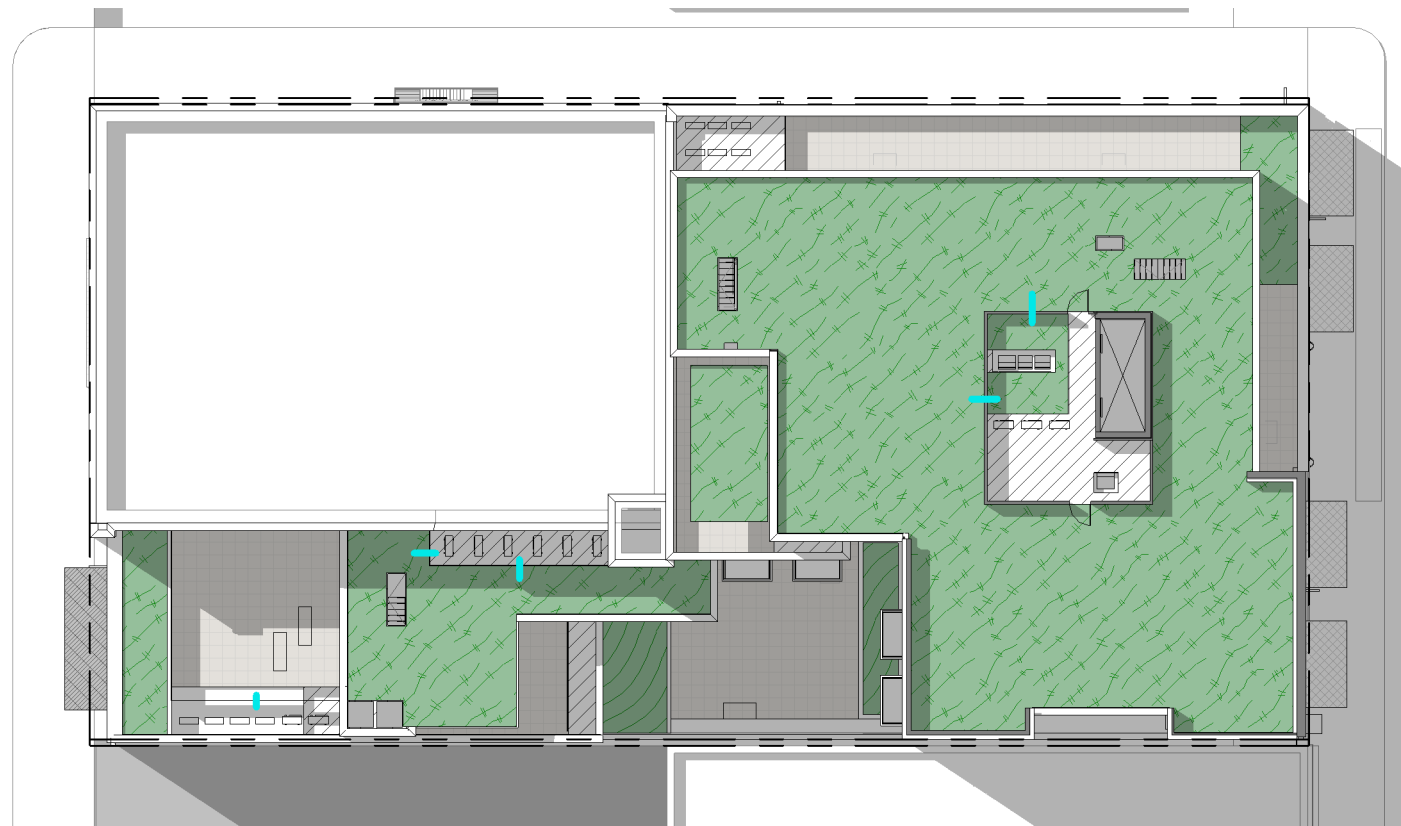
1 SECTION - INFILL BLDG - SPANDRELS & PARAPET



**2** PLAN - SOUTH BLDG - CORNER AT BALCONY

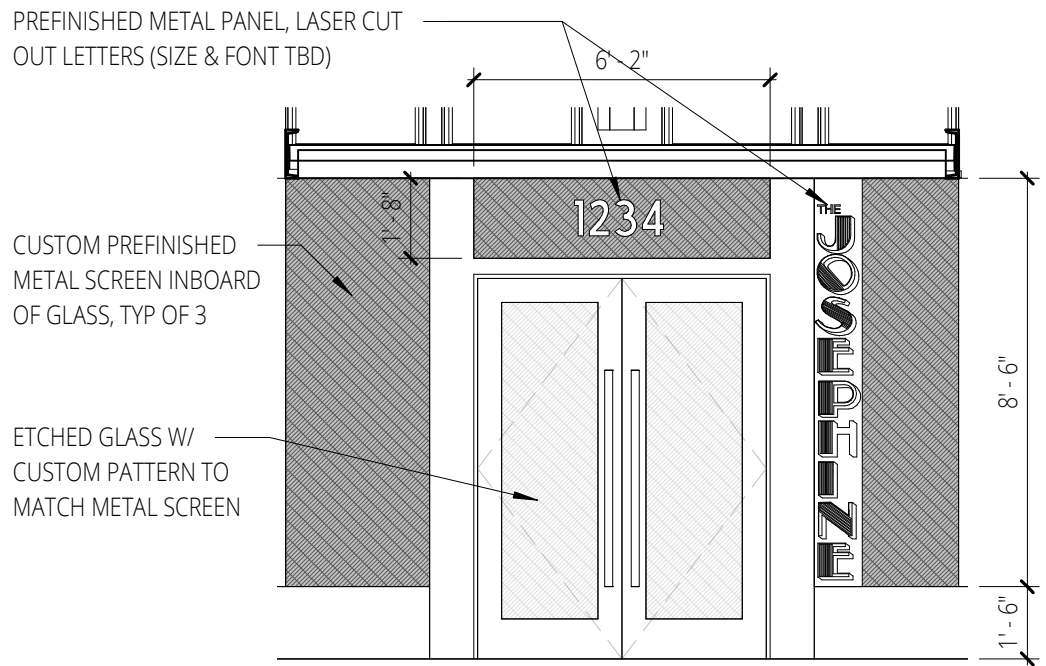


**1** SECTION - SOUTH BLDG - BALCONY & PARAPET

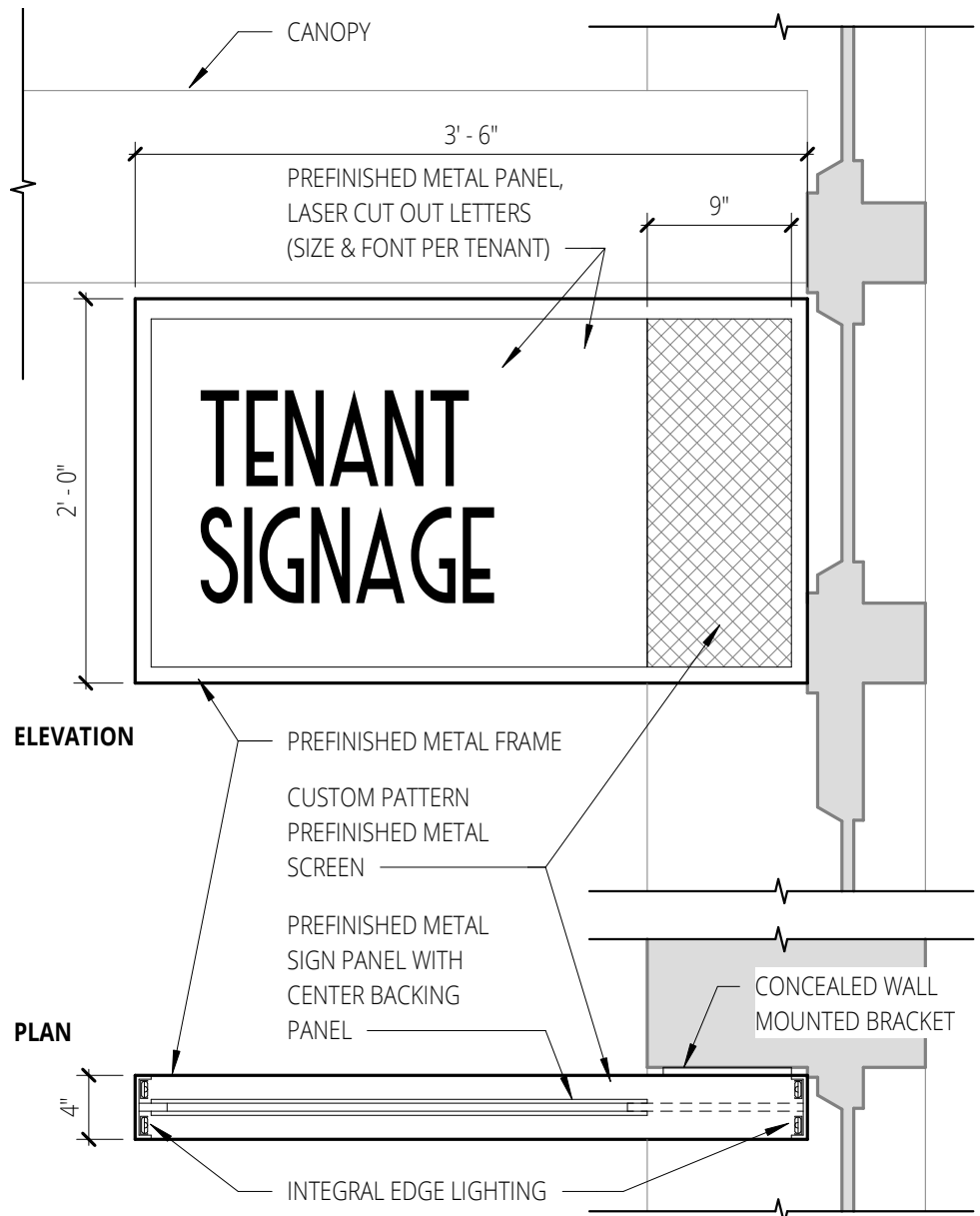


1 SECTION - MECHANICAL SCREEN

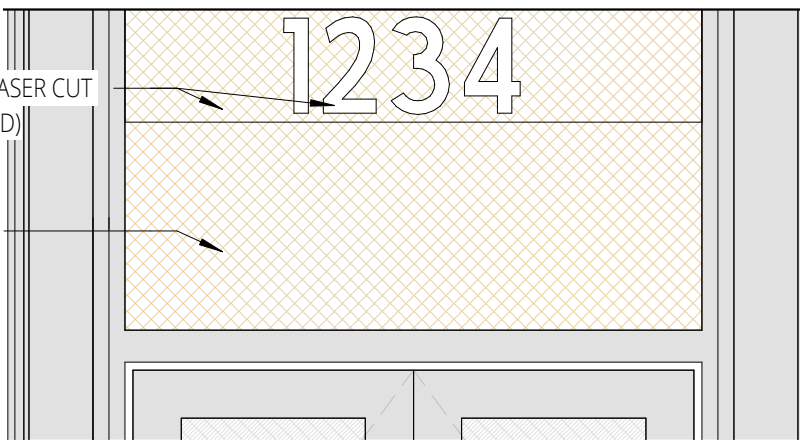




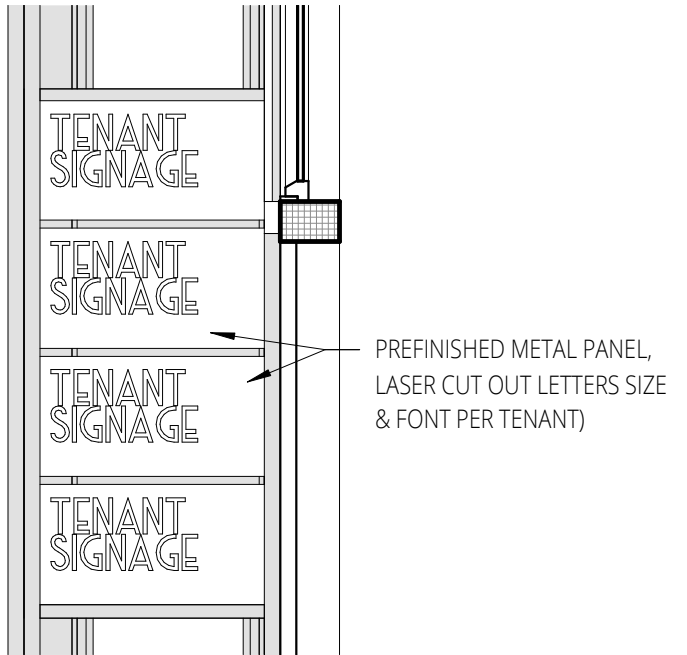
5 BUILDING SIGNAGE AT 6TH AVE LOBBY ENTRY



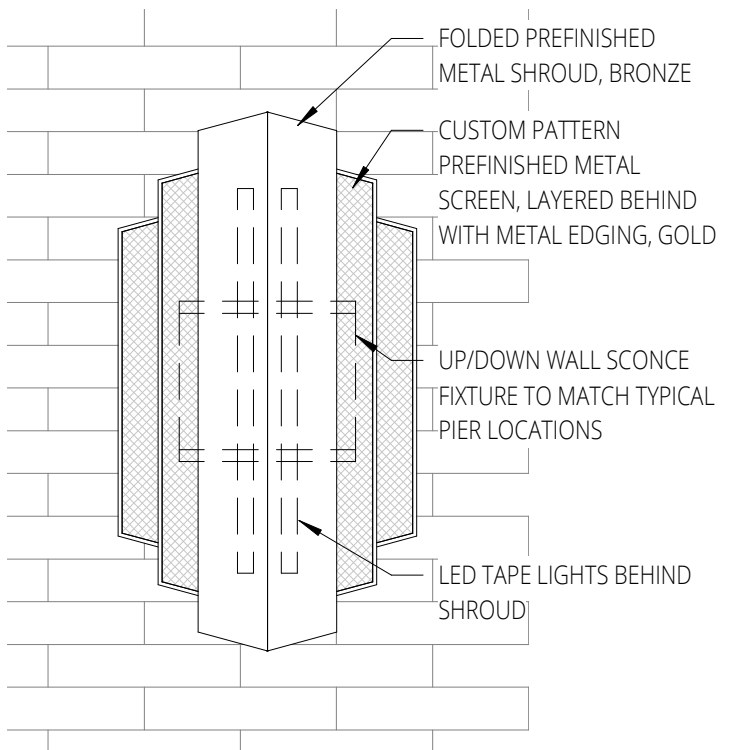
4 TENANT BLADE SIGN AT CANOPY - TYPICAL



3 BUILDING SIGNAGE AT GRAND AVE ENTRY



2 TENANT SIGNAGE AT NEW GRAND AVE ENTRY



1 CUSTOM SCENCE AT LOBBY ENTRY



BLUE

PAINTED BRICK  
MILLER PAINT  
HISTORIC  
H0052 SAXON BLUE

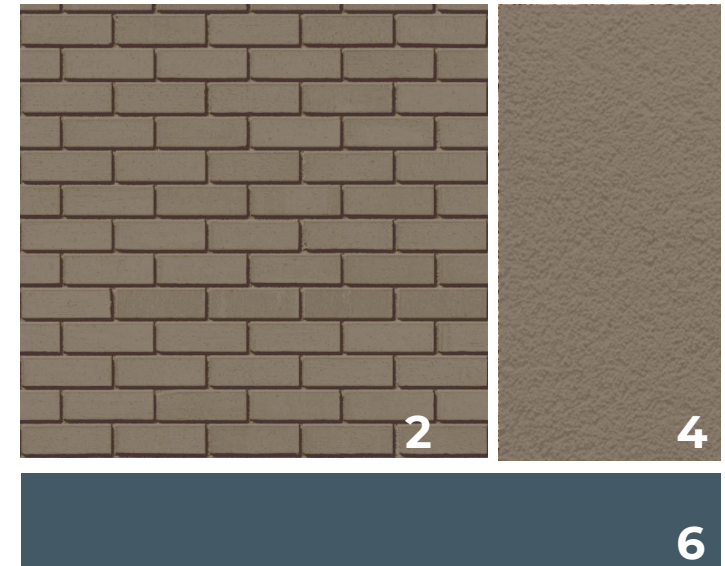
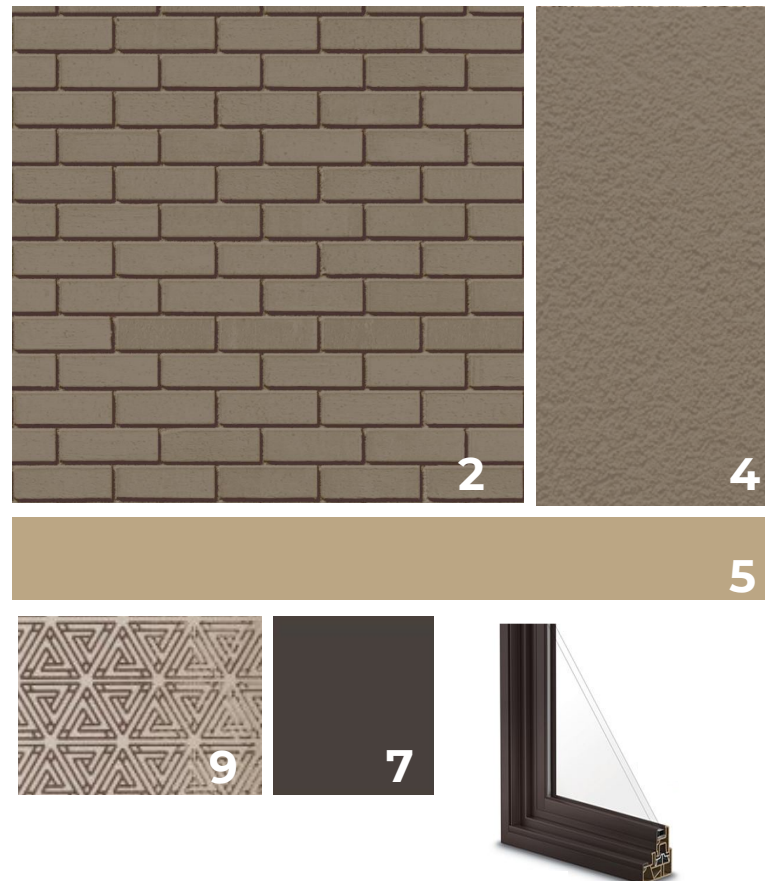
GOLDEN-BEIGE

PAINTED BRICK  
MILLER PAINT  
HISTORIC  
H0112 FLAXEN FIELD

MEDIUM GOLDEN-BEIGE

PAINTED BRICK  
MILLER PAINT  
0213  
COASTAL FOG

1. PAINTED BRICK // BLUE
2. PAINTED BRICK // MEDIUM GOLDEN-BEIGE
3. PAINTED STUCCO // BLUE
4. PAINTED STUCCO // MEDIUM GOLDEN-BEIGE
5. PAINTED METAL SPANDREL // GOLDEN-BEIGE
6. PAINTED METAL SILL // BLUE
7. ANDERSEN WINDOWS // BRONZE
8. ANDERSEN WINDOWS // TERRATONE
9. CUSTOM PAINTED SHEET METAL SCREEN // TO MATCH SPANDREL

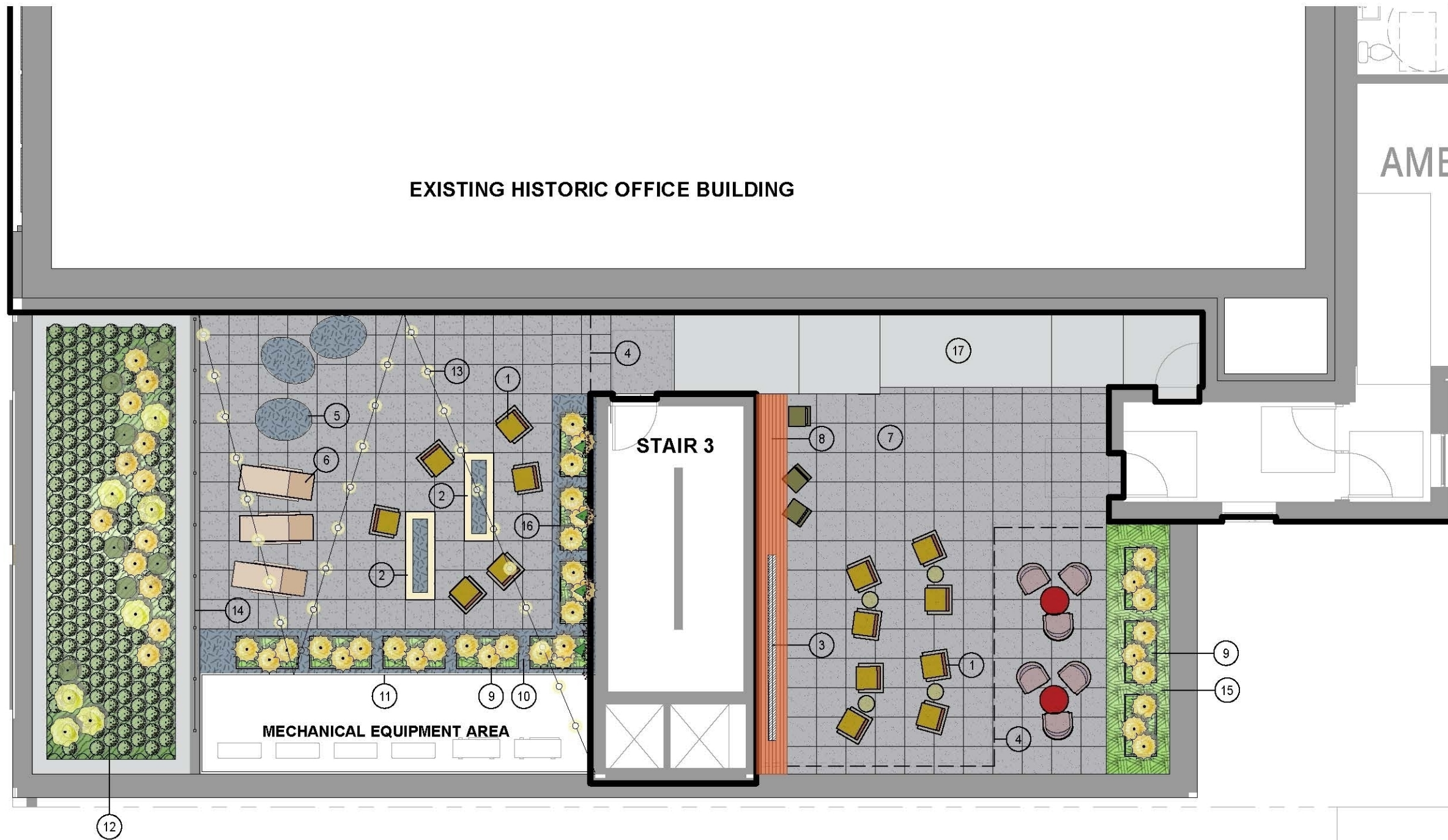


8

NOTE: WINDOW  
COLOR TO BE  
TERRATONE  
(COLOR 8 ABOVE)



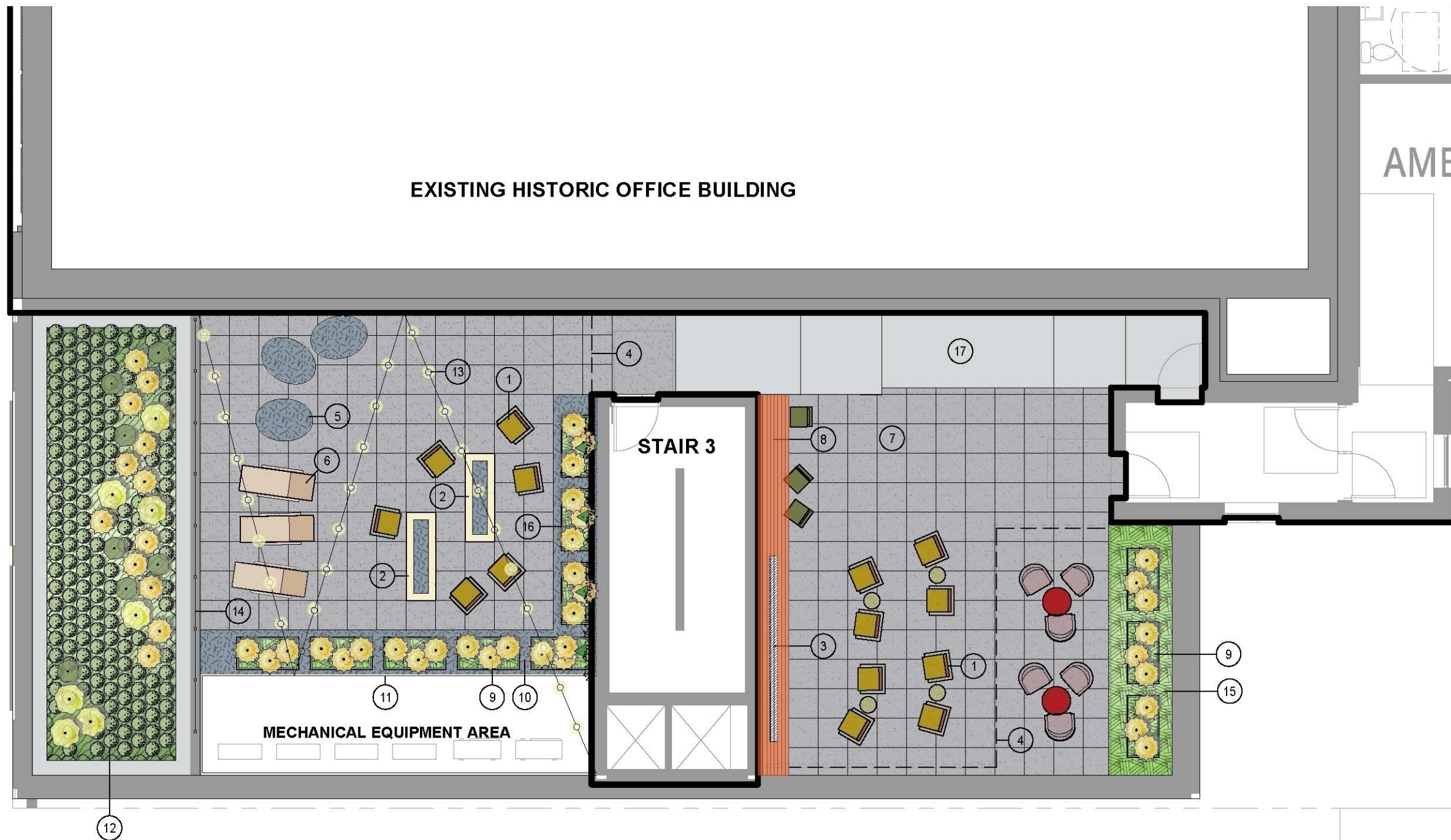




### LEGEND

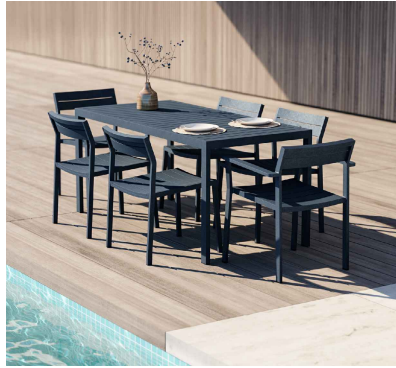
- ① MOVEABLE CHAIRS AND TABLES
- ② GAS FIRE TABLES
- ③ OUTDOOR TV OR PROJECTION SCREEN
- ④ EDGE OF OVERHEAD STRUCTURE
- ⑤ LARGE SCULPTURAL FURNISHINGS
- ⑥ LOUNGE CHAIRS
- ⑦ CONCRETE PEDESTAL PAVERS 2X2'
- ⑧ SERVING COUNTER
- ⑨ FIBERGLASS PLANTER POTS
- ⑩ MEXICAN RIVER COBBLE
- ⑪ LASER CUT METAL SCREENS
- ⑫ GREEN ROOF PLANTING (EXTENSIVE)
- ⑬ OVERHEAD BISTRO LIGHTING
- ⑭ GLASS GUARDRAIL - 42" HT.
- ⑮ GROUNDCOVER PLANTING
- ⑯ METAL TRELLIS WITH VINES AT WALL
- ⑰ RAMP







1 2nd FLOOR COURTYARD



DINING TABLE



PROJECTED MOVIE



MOVEABLE TABLES AND CHAIRS



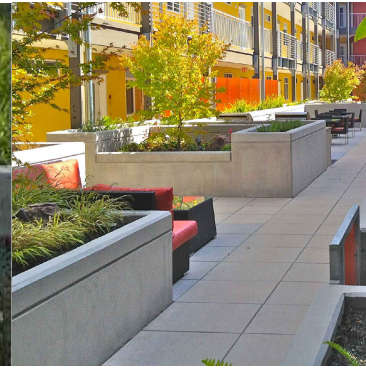
LOUNGE FURNITURE



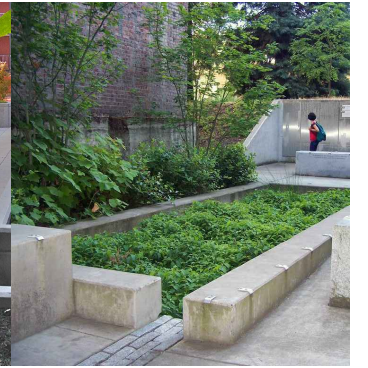
BUILT IN GAS BBQ



STORMWATER RUNNEL



CONCRETE RAISED PLANTER



STORMWATER PLANTER

3 4th FLOOR TERRACE



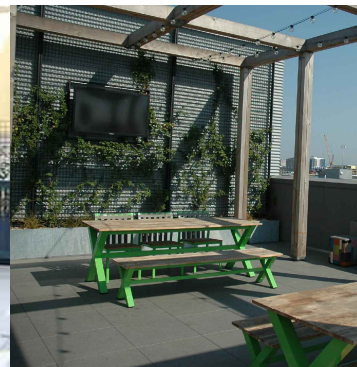
MOVEABLE FURNITURE



OVERHEAD STRUCTURE AT T.V.



FIBERGLASS PLANTERS WITH WIRE TRELLIS



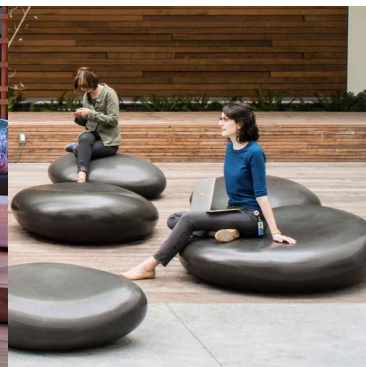
OUTDOOR TELEVISION



GREENROOF (1' DEEP)



GAS FIRE TABLE



SCULPTURAL SEATING



MEXICAN RIVER ROCK UNDER PLANTERS



PORCELAIN PEDESTAL PAVERS



LOUNGE CHAIRS



BISTRO LIGHTS



GLASS GUARD RAIL



1 2nd FLOOR COURTYARD SHADE PLANTERS



AUTUMN FERN  
DRYOPTERIS ERYTHROSORA



JAPANESE SEDGE  
CAREX MORROWII 'VARIEGATA'



GUNNERA OR DINOSAUR FOOD  
GUNNERA MANICATA



LIME HELLEBORE  
HELLEBORUS 'HARVINGTON LIME'



INSIDE OUT FLOWER  
VANCOUVERIA HEXANDRA



LITTLE LIME HYDRANGEA  
HYDRANGEA PANICULATUM 'LITTLE LIME'



WESTERN SWORD FERN  
POLYSTICHUM MUNITUM



HUCKLEBERRY  
VACCINIUM OVATUM

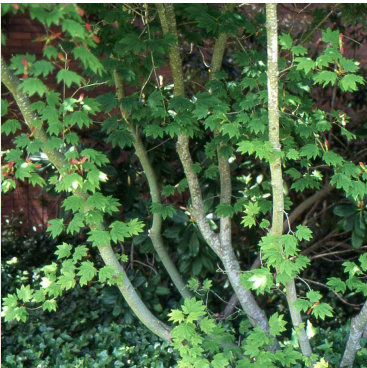
2 2nd FLOOR COURTYARD INFILTRATION PLANTER



HORESETAIL  
EQUISETUM HYEMALE



AUTUMN FERN  
DRYOPTERIS ERYTHROSORA



VINE MAPLE (STRUCTURE)  
ACER CIRCINATUM



VINE MAPLE (FALL COLOR)



SLOUGH SEDGE  
CAREX OBNUPTA



JUNCUS  
JUNCUS PATENS



CREeping JENNY  
LYSIMACHIA NUMMULARIA

3 4th FLOOR TERRACE SUNNY PLANTER



SENTINEL MANZANITA  
MANZANITA DENSIFLORA 'SENTINEL'



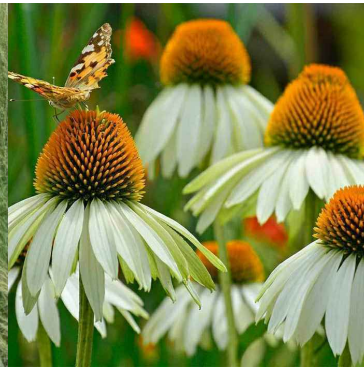
SENTINEL MANZANITA (STRUCTURE)



CALIFORNIA FUCHSIA  
ZAUSCHNERIA CALIFORNICA



MEXICAN FEATHER GRASS  
NASSELLA TENUISSIMA



WHITE ECHINACEA  
ECHINACEA PURPUREA 'WHITE SWAN'



HENRY'S EVERGREEN HONEYSUCKLE  
LONICERA HENRYI

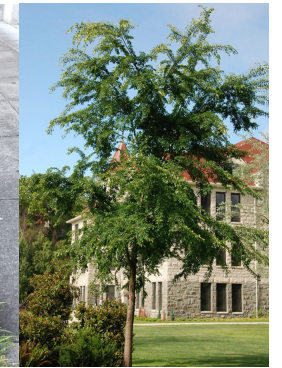
4 STREET PLANTINGS



TUPELO  
NYSSA SYLVATICA



LIRIOPE  
LIRIOPE MUSCARI



FRONTIER ELM  
ULMAS FRONTIER





EAST ELEVATION



NORTH ELEVATION



UP-DOWN LIGHT AT BRICK PIER  
MATRIX 3 SURFACE



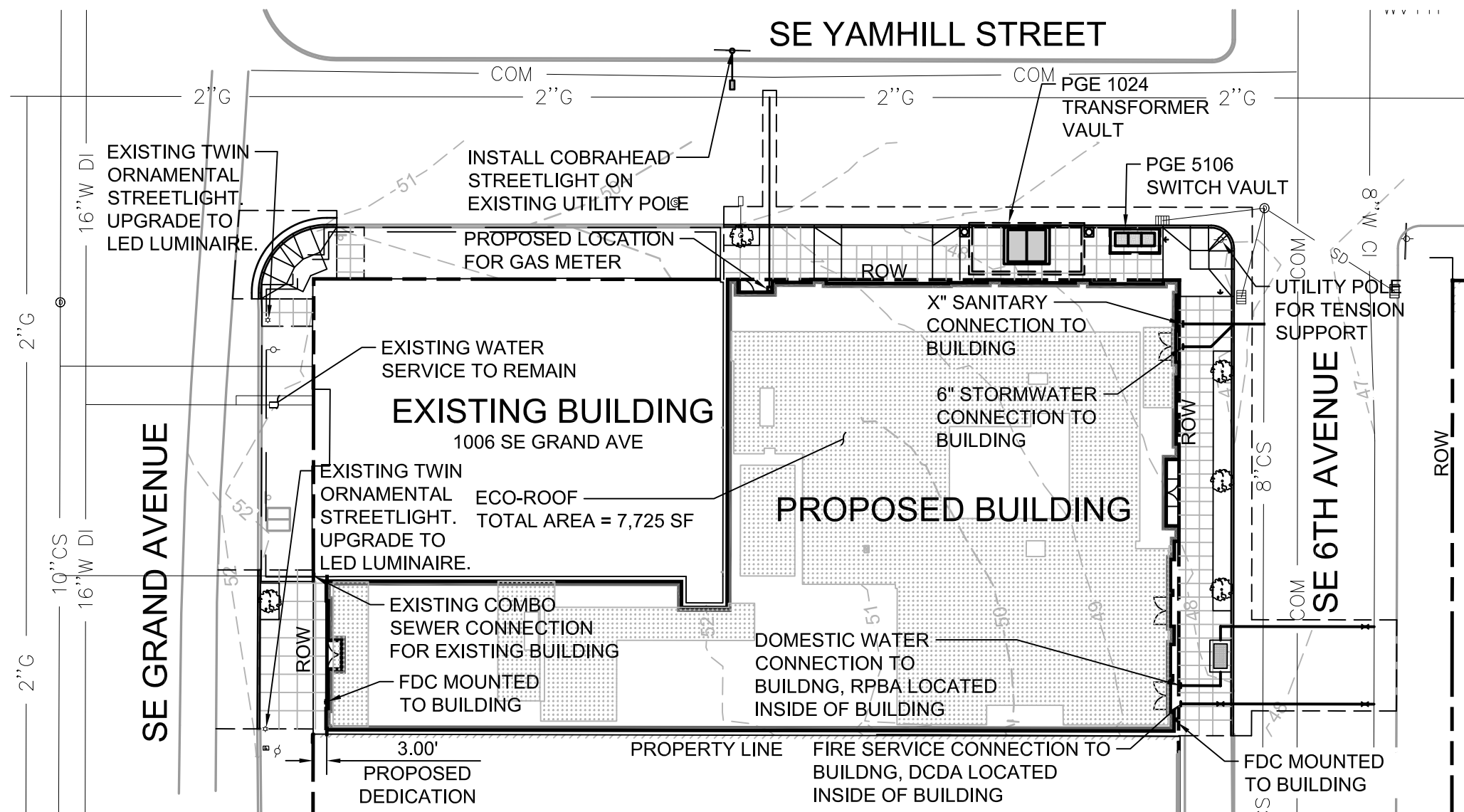
SPOT LIGHT AT UNDERSIDE OF CANOPY  
ECOSENSE RISE



INTERNAL CANOPY LIGHT TO BACKLIGHT SCREEN AT  
SOFFIT  
LUMINII FOT FLEX LED STRIP LIGHT



WEST ELEVATION



## STORMWATER NARRATIVE

### PRIVATE SITE

STORMWATER MANAGEMENT WILL BE PROVIDED ON-SITE WITH ECO-ROOF.

### PUBLIC STREET IMPROVEMENTS

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

## UTILITY CONTACTS

### ELECTRICAL

BYRON CARLSON  
PORTLAND GENERAL ELECTRIC  
BYRON.CARLSON@PGN.COM  
503-736-5583  
WORK ORDER NO. M2935774

### GAS

JEREMY LORENCE  
NORTHWEST NATURAL GAS  
JEREMY.LORENCE@NWNATURAL.COM  
503-226-4211

### WATER

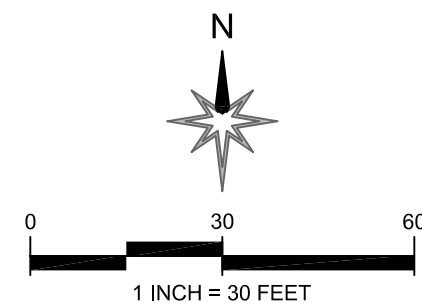
ANDRE MELLOTT  
PORTLAND WATER BUREAU  
ANDRE.MELLOTT@PORTLANDOREGON.GOV  
503-823-7171

### STORM/SANITARY

ABIGAIL CERMAK  
PORTLAND BUREAU OF ENVIRONMENTAL SERVICES  
ABIGAIL.CERMAK@PORTLANDOREGON.GOV  
503-823.7577

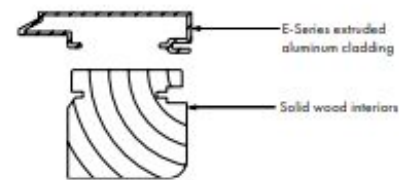
### A6-1S STREET LIGHT STANDARDS AND PUBLIC UTILITY FEATURES

PORTLAND'S HISTORIC TWIN-ORNAMENTAL LIGHTING FIXTURES SHOULD BE RETAINED AND WHENEVER EXISTING STREET LIGHTING IS UPGRADED, TWIN ORNAMENTALS SHOULD BE INSTALLED. ORIGINAL PUBLIC UTILITY FEATURES SUCH AS WATER METER COVERS, MANHOLE COVERS AND HYDRANTS SHOULD BE RETAINED.





Dark Bronze  
Anodized



A solid wood core and extruded aluminum cladding give E-Series windows both strength and flexibility in many design applications.

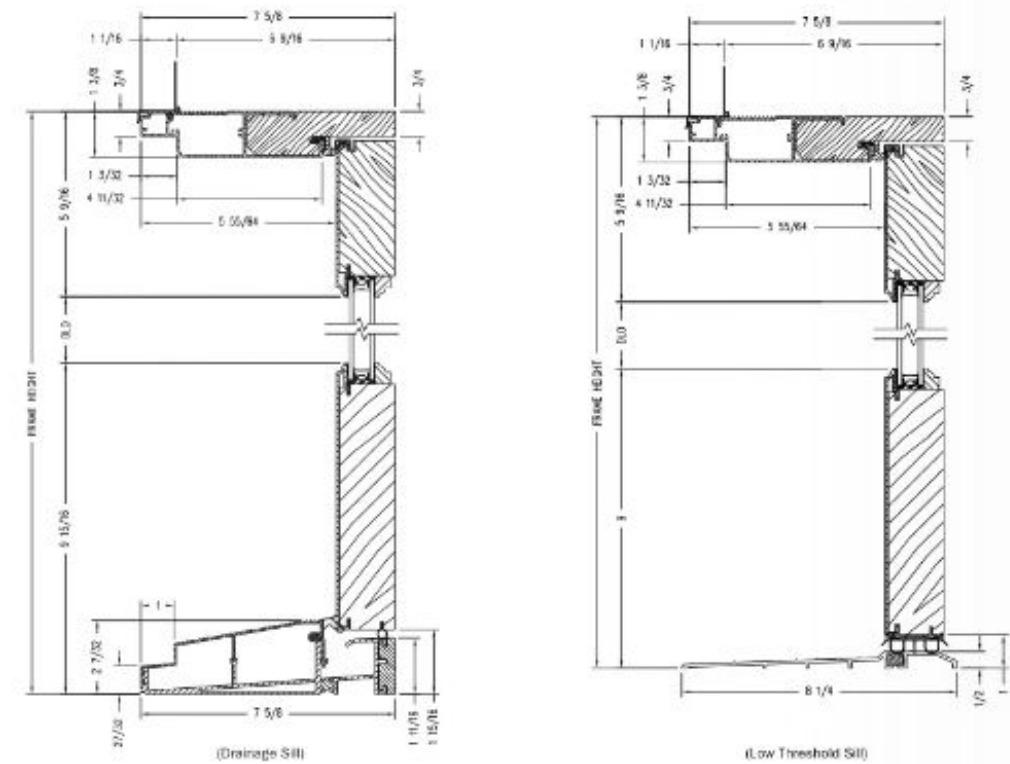


E-Series casement window  
with Terratone exterior color.

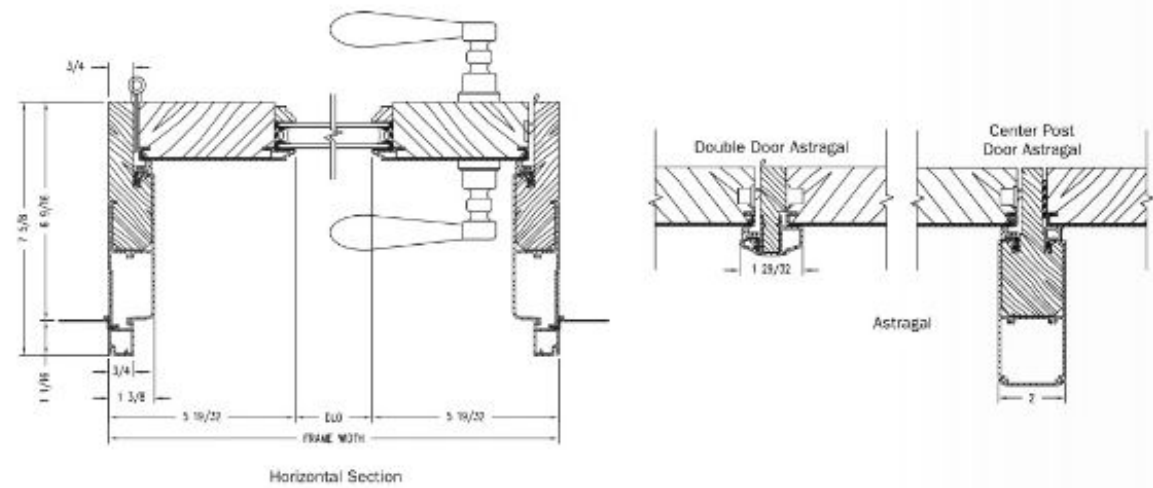


E-SERIES

Hinged Inswing Patio Doors (6 3/16" Jamb Depth)



Vertical Section



Shown with ovolo (colonial) glass stops.  
French panel shown, also available with a contemporary panel.  
Visit our website to see transoms and sidelight units with 6-8/16" jamb depth.

E-Series Hinged  
Patio Doors





Dark Bronze  
Anodized

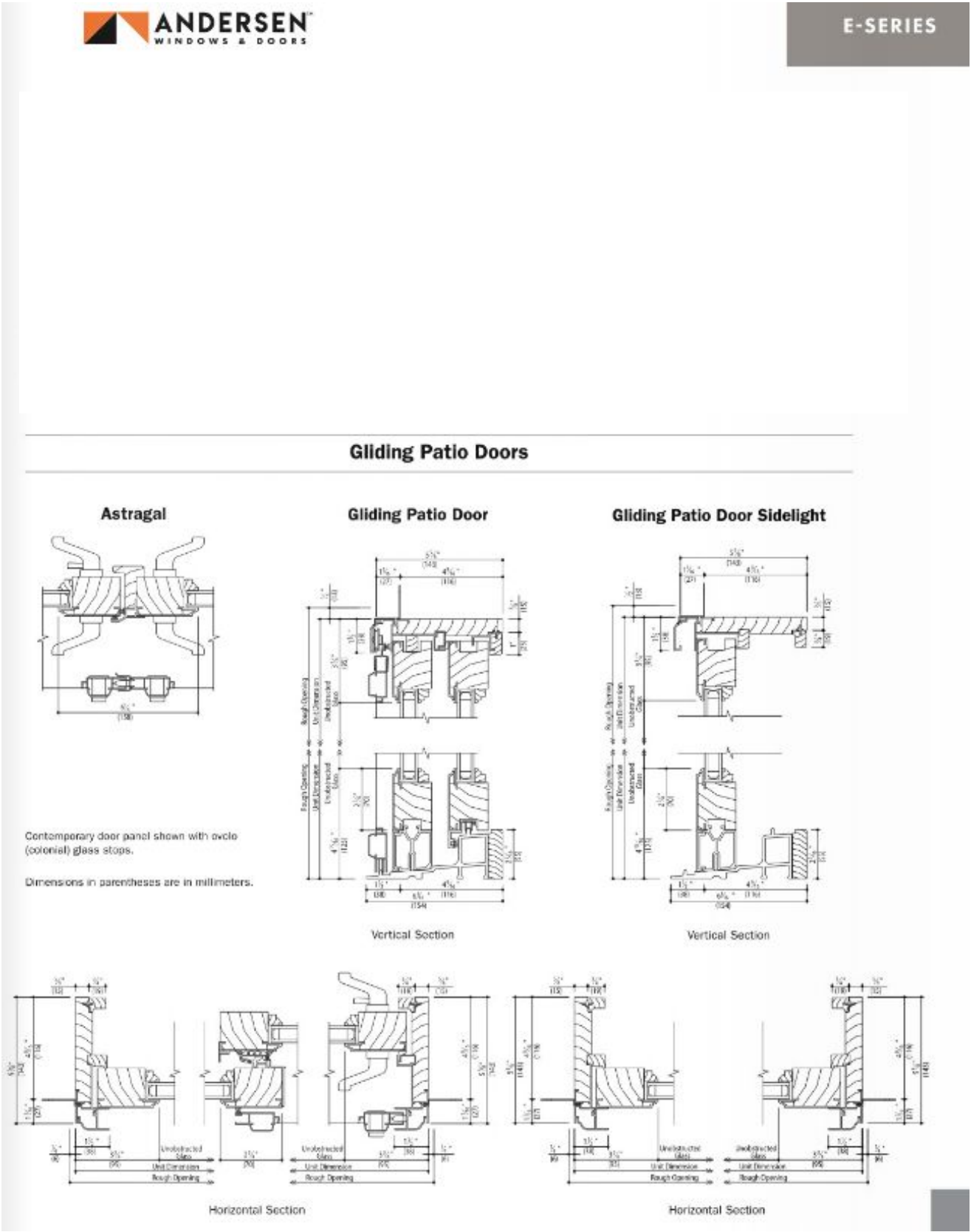


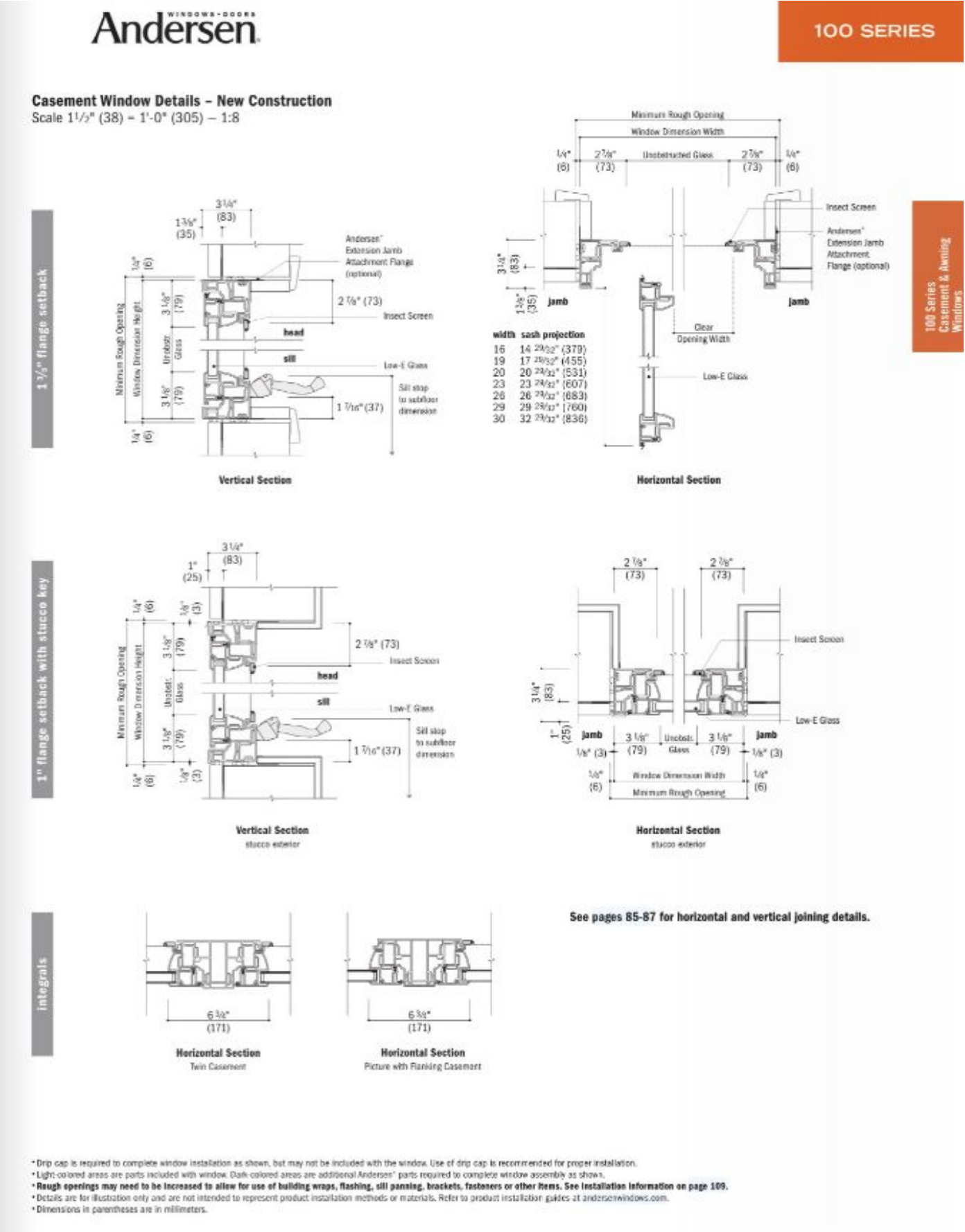


Photo of 100 Series Installed

NOTE: THIS SERIES ALLOWS FOR THE FRAME PROFILE TO MATCH BETWEEN CASEMENT AND FIXED WINDOWS SO THE PROJECT CAN ACHIEVE A UNIFIED COHESIVE LOOK FOR ALL WINDOWS.



Dark Bronze  
Anodized

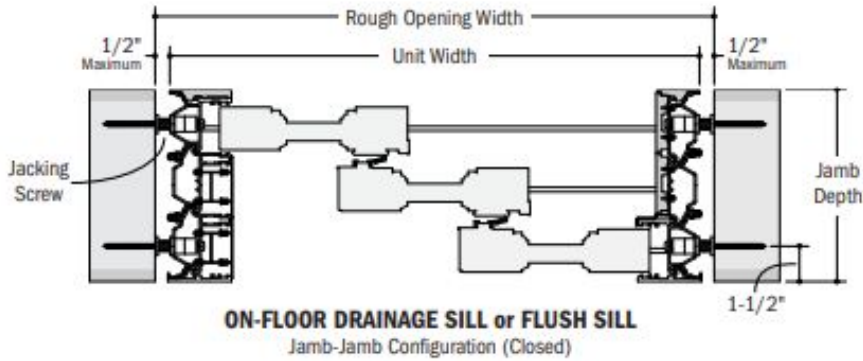






Dark Bronze  
Anodized

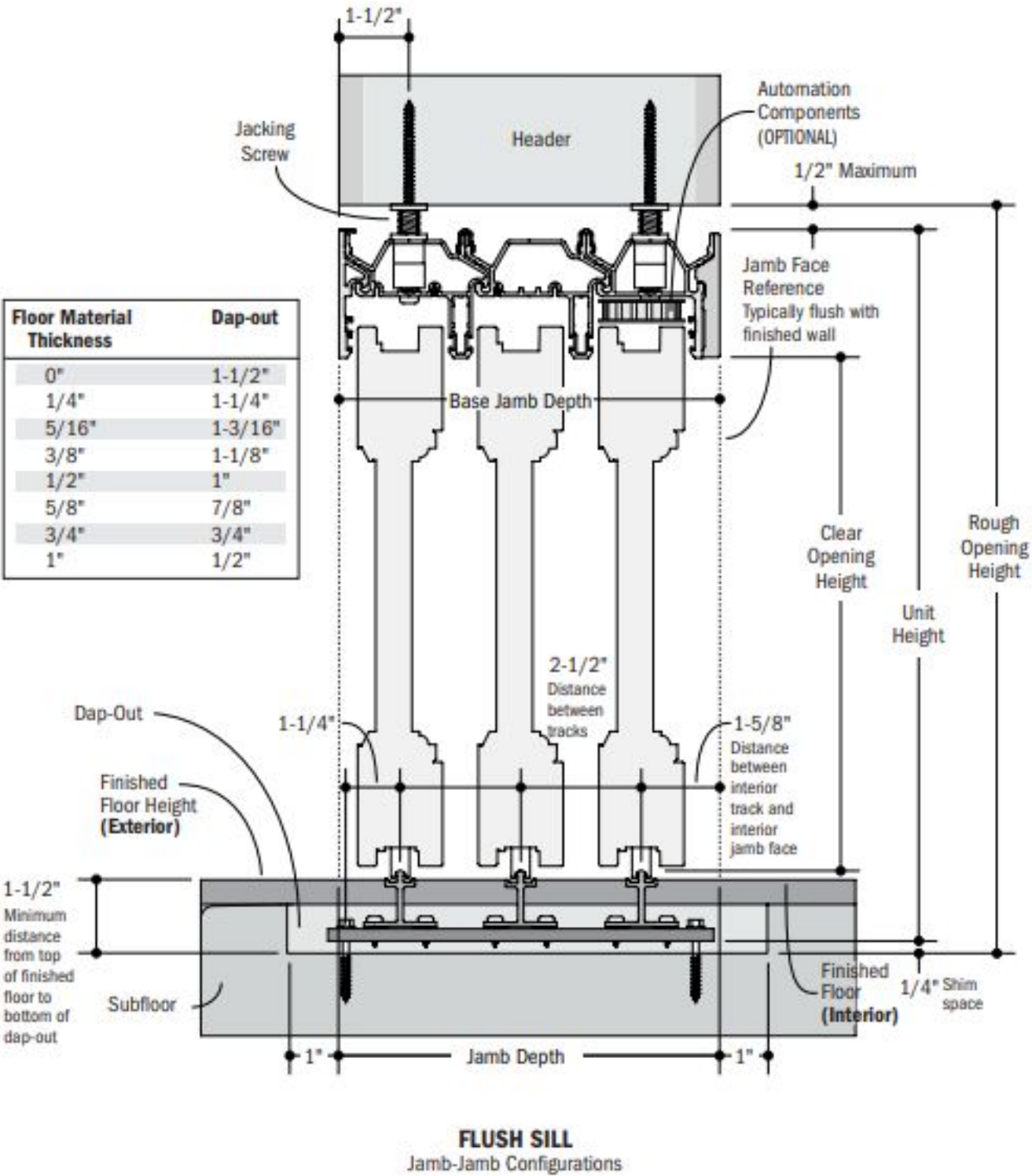
MultiGlide™ Door Horizontal Details  
One-Direction Panel Operation  
without Optional Automation



MultiGlide™ Door Vertical Detail

IMPORTANT

- The bottom of the dap-out must be 1-1/2" below the top of the finished floor. Failure to do so could result in the MultiGlide door rough opening being undersized or mislocated. Flush Sill is not recommended for wood floor construction.





FINISH COLOR

01 - BLACK RAL 9011

02 - DARK GREY RAL 7043

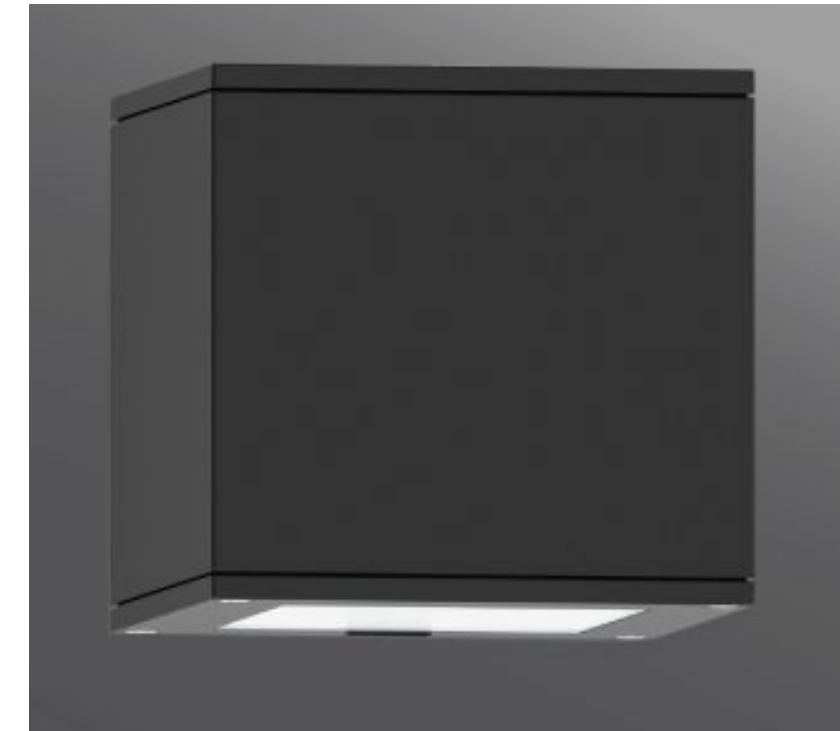
03 - WHITE RAL 9003

04 - METALLIC SILVER RAL 9006

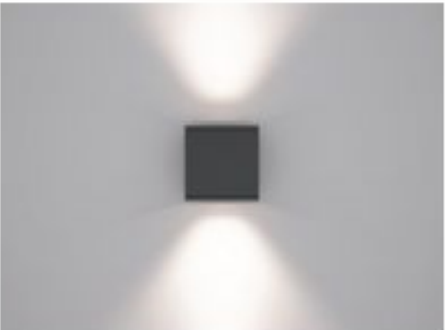
05 - MATTE SILVER RAL 9006

06 - LIGMAN BRONZE

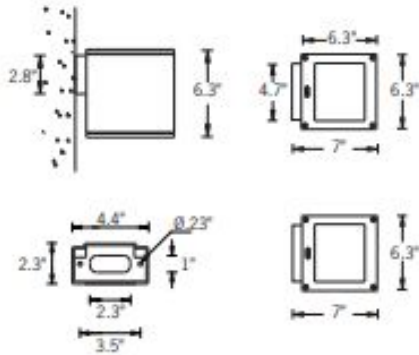
07 - CUSTOM RAL



UMT-31416  
Matrix 3 Surface



14/14w COB 1128 Lumens Down, 1128 Lumens Up  
IP65 • Suitable For Wet Locations  
IK07 • Impact Resistant  
Weight 4.8 lbs



Mounting Detail

Construction

**Aluminum**  
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

**Re-paint**  
8 step degrease and phosphate process that includes decoupling and etching as well as a zinc and nickel phosphate process before product painting.

**Memory Retentive -Silicon Gaskets**  
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

**Thermal management**  
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligrman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

**Surge Suppression**  
Standard 10kv surge suppressor provided with all fixtures.

**ULC Rating**  
E1 - US - G0

**Finishing**  
All Ligrman products go through an extensive finishing process that includes fettling to improve paint adherence.

**Paint**  
UV Stabilized 4.9MM thick powder coat paint and baked at 200 Deg C. This process ensures that Ligrman products can withstand harsh environments. Rated for use in natoriums.

**Inspired by Nature Finishing**  
The Inspired by Nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

**The Coating Process**  
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finished metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 200 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

**Added Benefits**  
• Resistance to salt-acid rain, accelerated aging  
• Boiling water, lime and condensed water resistant  
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch  
• Super durable (UV resistant)  
• TGIC free (non-toxic)

**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.

**Anti-Seize Screw Holes**  
Tapped holes are infused with a special anti-seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

**Control Clear Low-Iron Glass Lens**  
Provided with tempered, impact resistant crystal clear low-iron glass ensuring no green glass tinge.

**Optics & LED**  
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

**Lumen - Maintenance Life**  
L80 /B10 at 50,000 hours (This means that at least 90% of the LED will achieve 80% of their original flux)

Square surface wall-mounted architectural lighting range. Family of lighting effects sanctioning imagination and inspiration to reign in designs.

A small profile wall mounted compact cubic luminaire with up and downward light distributions. The Matrix is designed with five light distribution options, namely narrow, medium, wide, very wide and spike.

The Matrix uses high efficiency, long life LEDs and is designed to illuminate the wall and surfaces in front of the wall, as well as light accents on vertical and horizontal surfaces. The Matrix is suitable for indoor and outdoor applications.

This luminaire is available with decorative spikes and can be used with various combinations of light distribution optics.

This luminaire can be mounted at different angles to produce interesting decorative lighting effects on the side of the building facade.

The standard Matrix is designed to mount over a 3" octagonal j-box, a 4" j-box cover plate is available upon request.






Color

Black

RAL

RAL CUSTOM COLOR TO MATCH WALL COLOR



ECOSENSE

RISE

OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR + EXTERIOR | F080 SINGLE

DATE

PROJECT

FIRM

TYPE

RISE IS A SYSTEM OF BEAUTIFULLY DESIGNED OUTDOOR RATED LUMINAIRES THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY. RISE F080 SINGLE IS A POWERFUL AND COMPACT LED LIGHT FIXTURE, DELIVERING UP TO 1170 LUMENS, THAT CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO™ LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY USING ONLY ONE TWIST.



- FEATURES :
- POWERFUL CBCP
  - EXTREMELY COMPACT
  - POWERFUL OUTPUT UP TO 1170 LUMENS
  - MACRO™ LOCK - 180° TILT AND 360° PAN
  - 12 UNIQUE BEAM ANGLES
  - MULTIVOLT (110V-277V)
  - 8 CCTS: 2200K THROUGH 6500K
  - 80+ AND 90+ CRI
  - DIMMABLE TO 5%
  - IP66 RATED

FIXTURE MODEL	FIXTURE CONFIG.	POWER/ LUMEN OUTPUT*	CCT/ COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F080	IS							
F080	IS - Single Head	LO - Low Output MO - Medium Output HO - High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber  *2200K and 2500K not available in 40°, 60°, 70° and 90°	8 - 80 9 - 90° X - For RD, GR, BL, AM  *90 CRI not available in 3500K, 5000K, and 6500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Medium Flood (60°) 70 - Wide Flood (70°) 90 - Very Wide Flood (90°) E1 - Elliptical 1 (15"x60°) E2 - Elliptical 2 (30"x60°) E3 - Elliptical 3 (60"x15°) E4 - Elliptical 4 (60"x30°)	K - Black Z - Bronze S - Silver W - White C - Custom*  *Provide RAL #	X - No Accessory H - Half Snoot F - Full Snoot  Will ship as X if not specified	A - 19" Flying Leads - Internal Cable IC; Bottom Exit; 1/2" NPT ; UL/CE Listed B* - 10" External Cable Side Exit; Surface Mount ; UL Listed C* - 10" External Cable Bottom Exit; Surface Mount - 1/2" NPT ; UL Listed D* - 10" External Cable Side Exit; Surface Mount ; CE Listed E* - 10" External Cable Bottom Exit; Surface Mount - 1/2" NPT; CE Listed  *Will ship as A if not specified

EXAMPLE: F080-IS-LO-22-8-05-S-X-A

PERFORMANCE	WATTS	POWER	LUMEN OUTPUT		EFFICACY		CBCP	
			5°	40°	5°	40°	5°	40°
	4	Low Output	309	429	76	107	21,991	705
	7.5	Medium Output	531	761	71	101	37,824	1,251
	11.5	High Output	744	1,120	65	99	53,048	1,874

ALL LUMEN DATA IS FROM 4000K (50CRI) FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX	80+, 90+			
	3-STEP MACADAM ELLIPSE			
	WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C   L90 @ 50C
LUMEN DEPRECIATION	LOW	>60,500*	>60,500*	>60,500*   >60,500*
		>(109,000)**	>(109,000)**	>(109,000)**   >(109,000)**
	MEDIUM	>60,500*	>60,500*	>60,500*   >60,500*
		>(109,000)**	>(109,000)**	>(109,000)**   >(109,000)**
	HIGH	>60,500*	>36,300*	>60,500*   >33,200*
		>(181,000)**		>(69,800)**

\* ENERGY STAR REPORTED TESTING HOURS TO DATE. CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

\*\* ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit [ecosenselighting.com/downloads/raise](https://ecosenselighting.com/downloads/raise) for the most updated information.



F.O.T.™ IP67 is a collection of high performance precision optics distinguished by its industry leading size to efficacy ratio and ability to seamlessly interconnect. F.O.T.™ IP67 allows for surface mount solutions for beam control in wall washing, grazing, spot and asymmetric distributions for limitless design scenarios.

**Mounting**  
LED strip is equipped with adhesive tape.

**Applications**  
outdoor / wet location, above cabinet, cove lighting, counter & architectural accents, under banisters, decks, gazebos, barbeque stations and wet bars.

**Environment: IP67**  
Deemed fit enough to withstand dust, dirt and sand, and are resistant to submersion up to a maximum depth of 1m depth for up to 30 mins

**Operating Voltage**  
24 VDC

**Operating Temperature**  
-20 °C (-4 °F) to 50 °C (122 °F)

**Lumen Maintenance**  
50,000 Hours @ L70

**Warranty**  
3 years

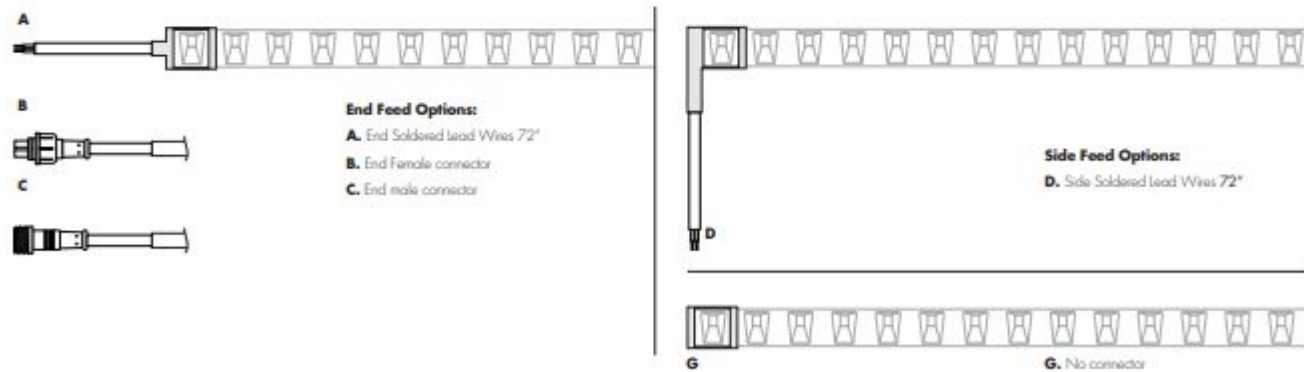


Technical information

Model	Asymmetrics	Narrow	Oval Grazing
Lumens @ 3000K	725 lum/ft	706 lum/ft	711 lum/ft
Average power consumption	9.0 W/ft	9.0 W/ft	9.0 W/ft
Efficacy lum/watt	81 lum/W	78 lum/W	79 lum/W
Cutting increment	6.00"	6.00"	6.00"
Maximum run length	10 ft	10 ft	10 ft
Minimum bending radius	2.00"	2.00"	2.00"

	CCT	CRI	R <sub>f</sub>	R <sub>g</sub>	R <sub>9</sub>
TM-30-15 DATA	2700K	92	90	101	55
	3000K	93	92	101	59
	3500K	93	90	97	58

Section Start/End Options



Ordering code

MODEL	RATED	OPTICS	CCT	VOLTAGE	OUTPUT	SECTION START	SECTION END	LENGTH
FOT	OU	NA	27K	24	90	ESL	NC	
FOT - FOT FLEX    OU - Outdoor version    NA - Narrow    27K - 2700K    24 - 24VDC    90 - 9.0 W/ft    ESL - End lead wires    ESL - End lead wires    View table above for increment options and maximum run limits. AS - Asymmetric    30K - 3000K    EF - End female con    EF - End female con OG - Oval Grazing    35K - 3500K    EM - End male con    EM - End male con SSL - Side lead wires    NC - No connector								

Compatible extrusions

Lens options

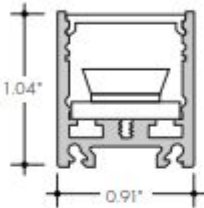
C Clear

HF Half (50%) Frosted

F Frosted

NA Not Applicable

FOTT Channel



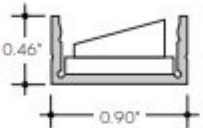
Asymmetric optic not recommended with this extrusion

C

F

HF

FOTS Channel



Asymmetric optic ideal with this extrusion

NA

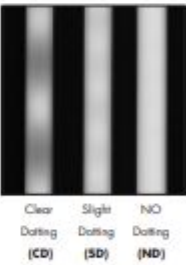
**Installation**  
All mounting channels are field cuttable using miter saw with circular blade suitable for cutting aluminum.

**Ordering**  
Extrusions are sold separately. View respective specsheets for details on ordering extrusions and their accessories (endcaps, mounting brackets, etc).

**LED Dotting per extrusion**  
using the frosted lens option

Extrusion	LED Models		
	NA	AS	OG
FOTT Channel	CD	*N/A	CD
FOTS Channel	CD	*N/A	CD

\*Not applicable





MUTUAL USED (RECLAIMED) - PAINTED



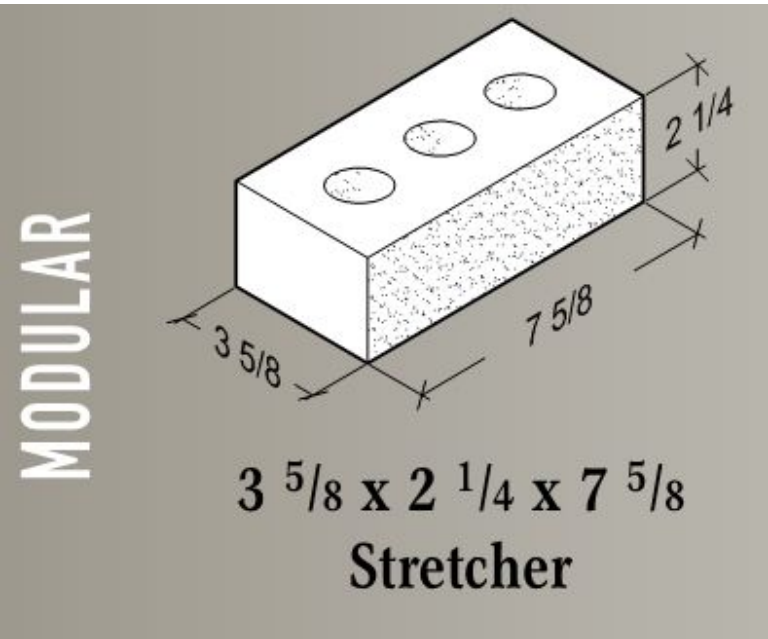
WESTPORT USED - PAINTED



**PAINT:**  
MILLER PAINT, EVOLUTION SERIES  
SEE MATERIALS PAGE FOR COLORS

**METAL PANELS:**  
COLORS TO MATCH PAINT COLORS

MATERIAL: PREFINISHED HEAVY GAGE  
SHEET METAL W/ CUSTOM BRAKE  
FORMED SHAPES AS DETAILED IN  
DRAWINGS



System Bulletin



StoTherm® ci Lotusan®

Decorative cladding with continuous air/moisture barrier and continuous insulation for heat, air and moisture control

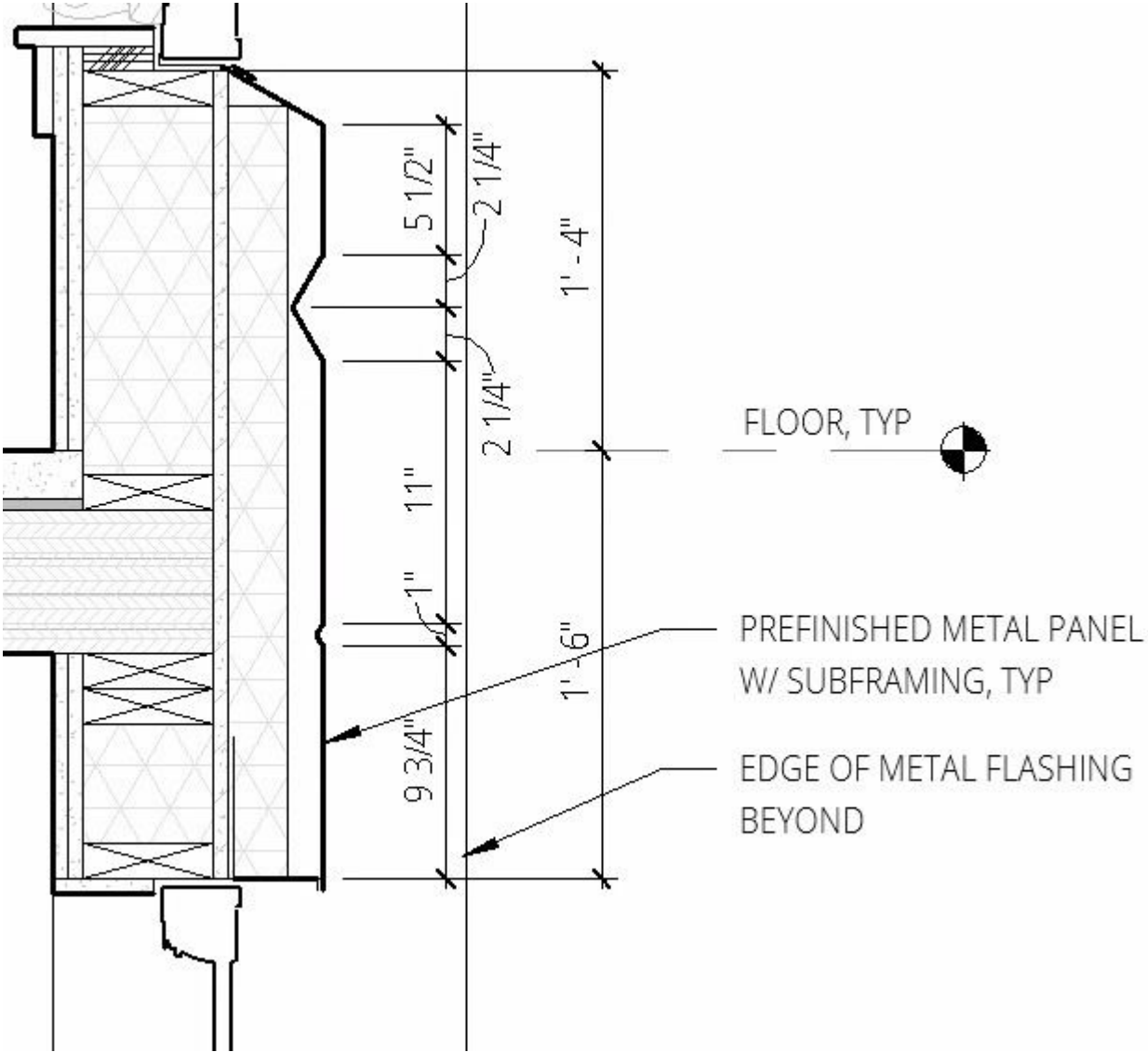
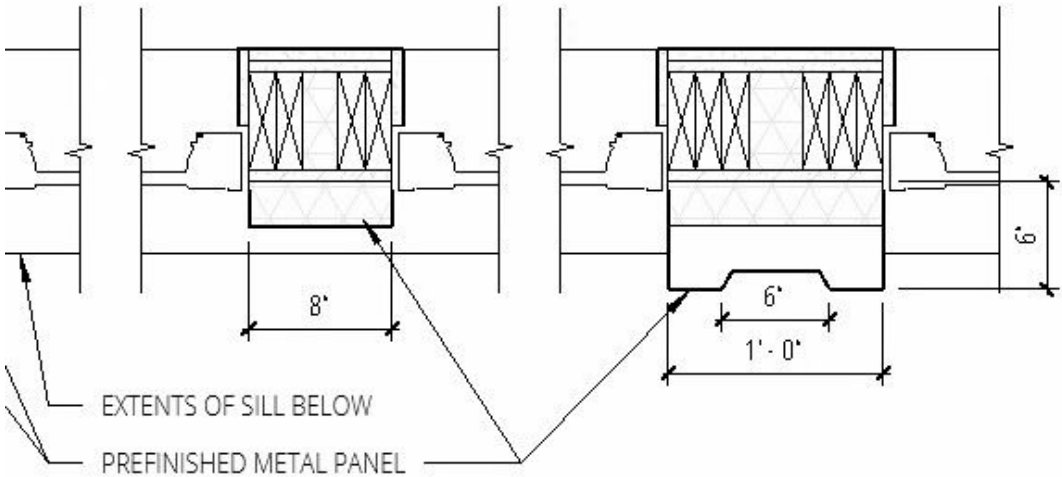
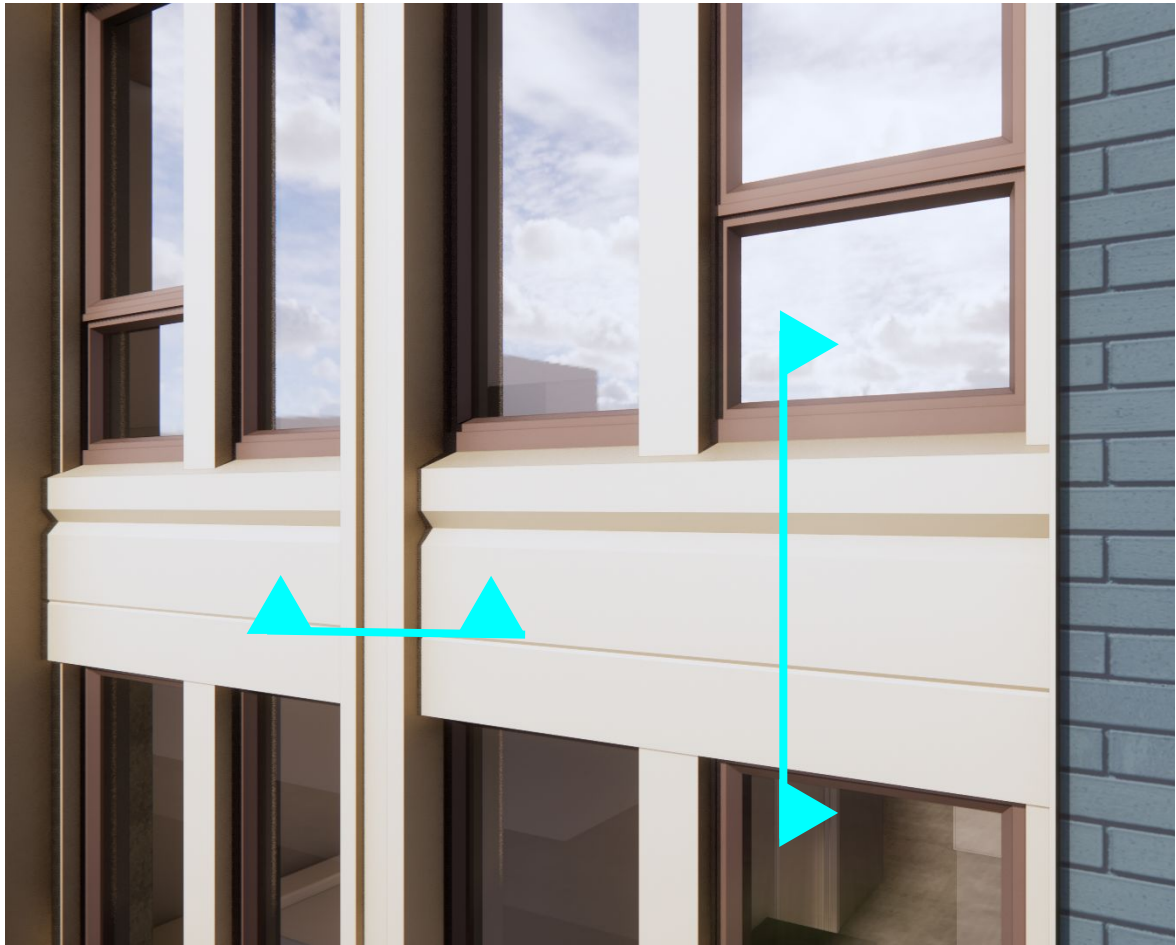


Substrate: Glass Mat Gypsum sheathing in compliance with ASTM C 1177, Exterior or Exposure I wood-based sheathing (plywood or OSB), code compliant concrete, concrete masonry or portland cement plaster, existing structurally sound, uncoated brick or other masonry wall construction.

- |    |   |
|----|---|
| 1) | StoGuard® Air and Moisture Barrier                                      |
| 2) | Three adhesive options: Sto TurboStick™, Sto BTS® Plus, or Sto BTS Xtra |
| 3) | Sto EPS Insulation Board  |
| 4) | Sto Mesh (embedded in Sto base coat)                                    |
| 5) | Three base coat options: Sto BTS Plus, Sto BTS Xtra, or Sto RFP         |
| 6) | Sto Primer Sand (optional)  |
| 7) | Sto Textured Finish: Stolit® Lotusan®                                   |

System Description	
StoTherm ci Lotusan is a decorative and protective exterior wall cladding that combines superior air and weather tightness with excellent thermal performance and durability. It incorporates continuous exterior insulation and a continuous air/moisture barrier with Sto's high performance finishes in a fully tested wall cladding assembly.	
Uses	
StoTherm ci Lotusan can be used in residential or commercial wall construction where energy efficiency, superior aesthetics, and air and moisture control are essential in the climate extremes of North America	
Features	Benefits
Design versatility	Aesthetic and curb appeal easy to achieve
Self-cleaning properties	Reduce maintenance, extended time to recoat
Continuous exterior insulation, no mechanical fasteners	Energy efficient, reduced heating and cooling costs
Lightweight	Reduced structural costs
Continuous air and moisture barrier	Protects against mold and moisture problems
ICC-ES listed and evaluated	Fully tested building code compliant assembly
Properties	
Weight (not including sheathing and frame)	< 2 psf (10 kg/m <sup>2</sup> )
Thickness (insulation)	1 to 12 inches (25 – 305 mm)
R-value (not including sheathing and frame)	3.6 – 43.2 ft <sup>2</sup> •h•°F / Btu (0.63 – 7.60 m <sup>2</sup> •K / W)
Wind Load Resistance	Tested up to ± 188 psf (9.00 kPa)
Compliance	<ul style="list-style-type: none"><li>IBC and IRC (2006, 2009, 2012)</li><li>ASHRAE 90.1-2010</li></ul>
Construction Types and Fire Resistance	<ul style="list-style-type: none"><li>I-V, NFPA 285 tested for types I-IV</li><li>ASTM E 119 tested for 1&amp;2 hour walls</li></ul>
Warranty,	
15 year Limited Warranty	
Maintenance	
Requires periodic cleaning to maintain appearance, repair to cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.	





**METAL PANELS:**  
COLORS TO MATCH PROJECT PAINT COLORS

MATERIAL: PREFINISHED 20 GAGE SHEET METAL W/  
CUSTOM BRAKE FORMED SHAPES AS DETAILED IN  
DRAWINGS



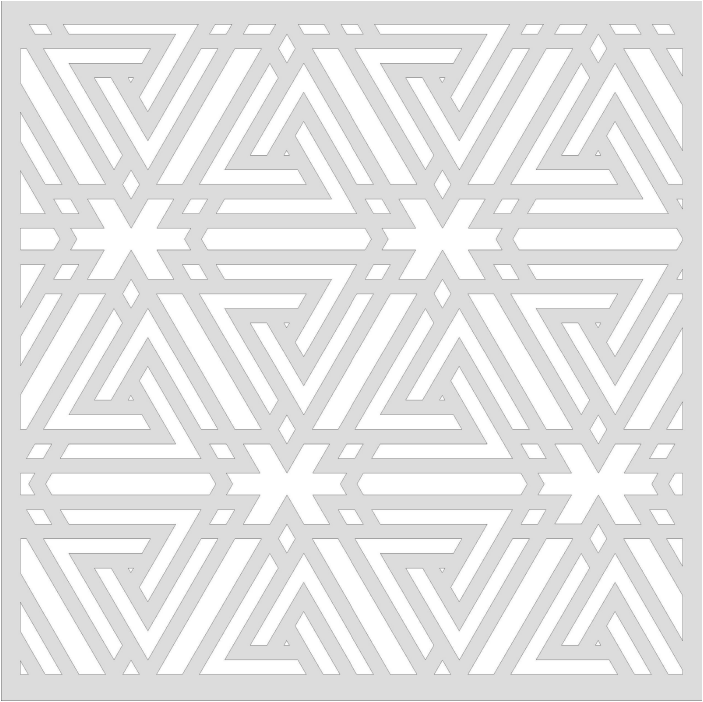
ENTRY SCREENS



VTAC SCREENS



CANOPY SCREENS



COLORS TO MATCH PAINT COLORS

MATERIAL: PREFINISHED 16 GAGE SHEET  
METAL W/ CUSTOM CUT PATTERN

CUT PATTERN DESIGN INTENT





WALL MOUNT RACKS:  
VERTICAL+ NO SCRATCH



Wall Mount

- » Bicycle racks can be staggered allowing for greater bicycle density and limiting bicycle to bicycle interference
- » Optional No Scratch® bumpers help protect bicycles from being scratched

SURFACE MOUNT RACKS:  
TOFINO



Tofino

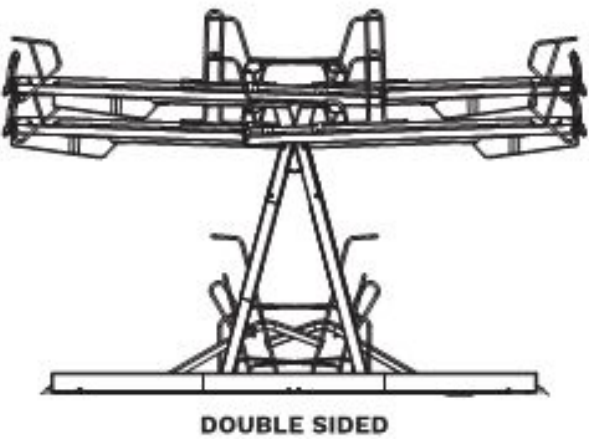
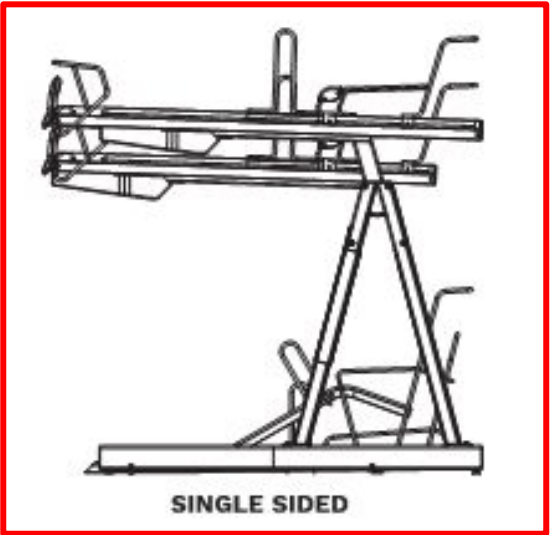
- » All No Scratch® horizontal racks are made with rectangular tubing making the rack more resistant to theft

DOUBLE STACKING RACKS:  
VELOP A EASYLIFT PREMIUM  
W/ 18" SPACING



Key Benefits

- Extremely easy to use
- Quiet rolling components
- Lift-assisted upper trays
- Ergonomic non-slip handle
- Lowest tray loading position
- Easy bike loading
- Secure against theft and vandalism
- Stainless steel tamperproof hardware
- Controlled 'hands free' descent
- Lightweight aluminum upper tray
- U-lock compatible
- Low maintenance
- Galvanized and Powder Coat
- 1 Year Warranty
- 50 day lead time



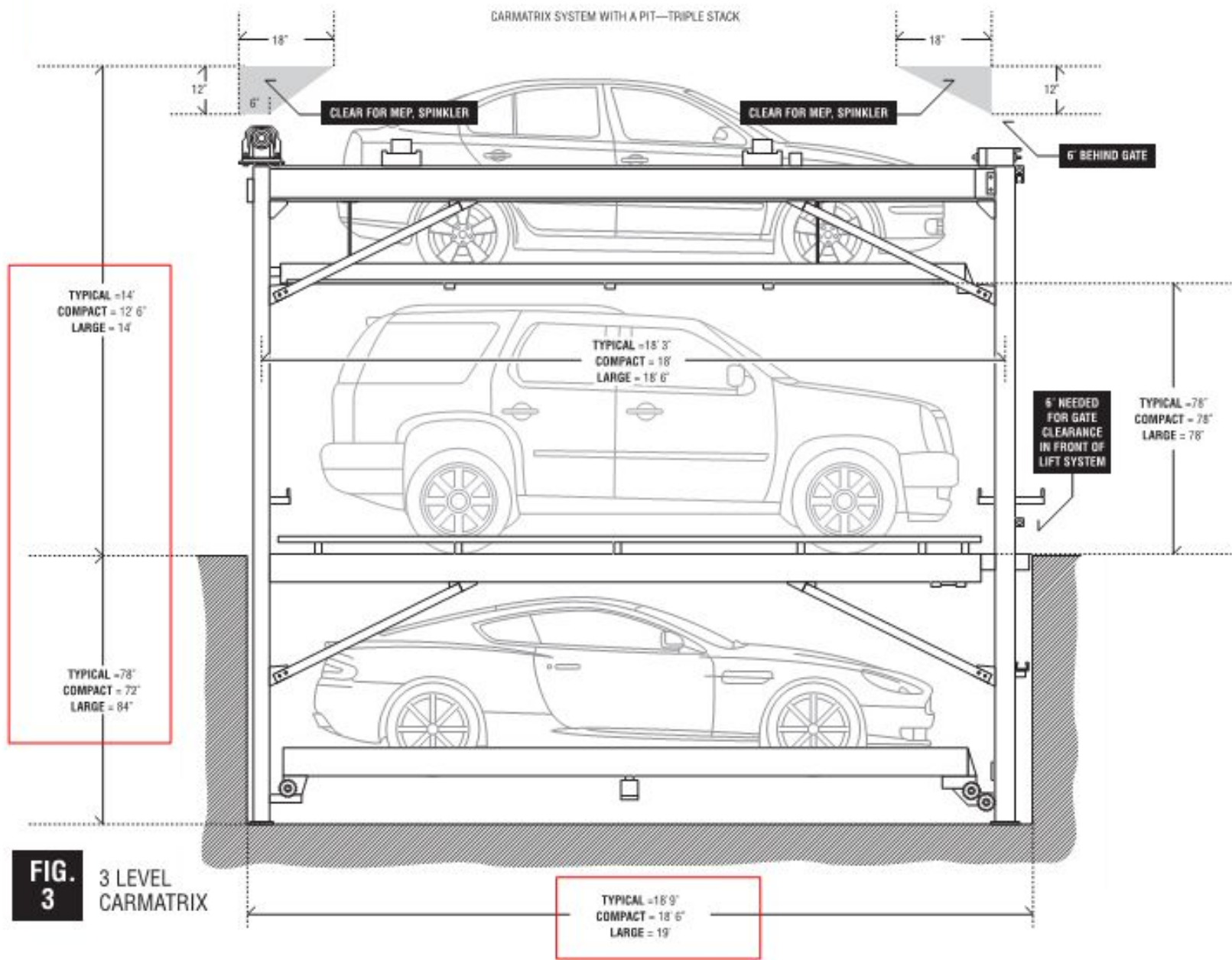
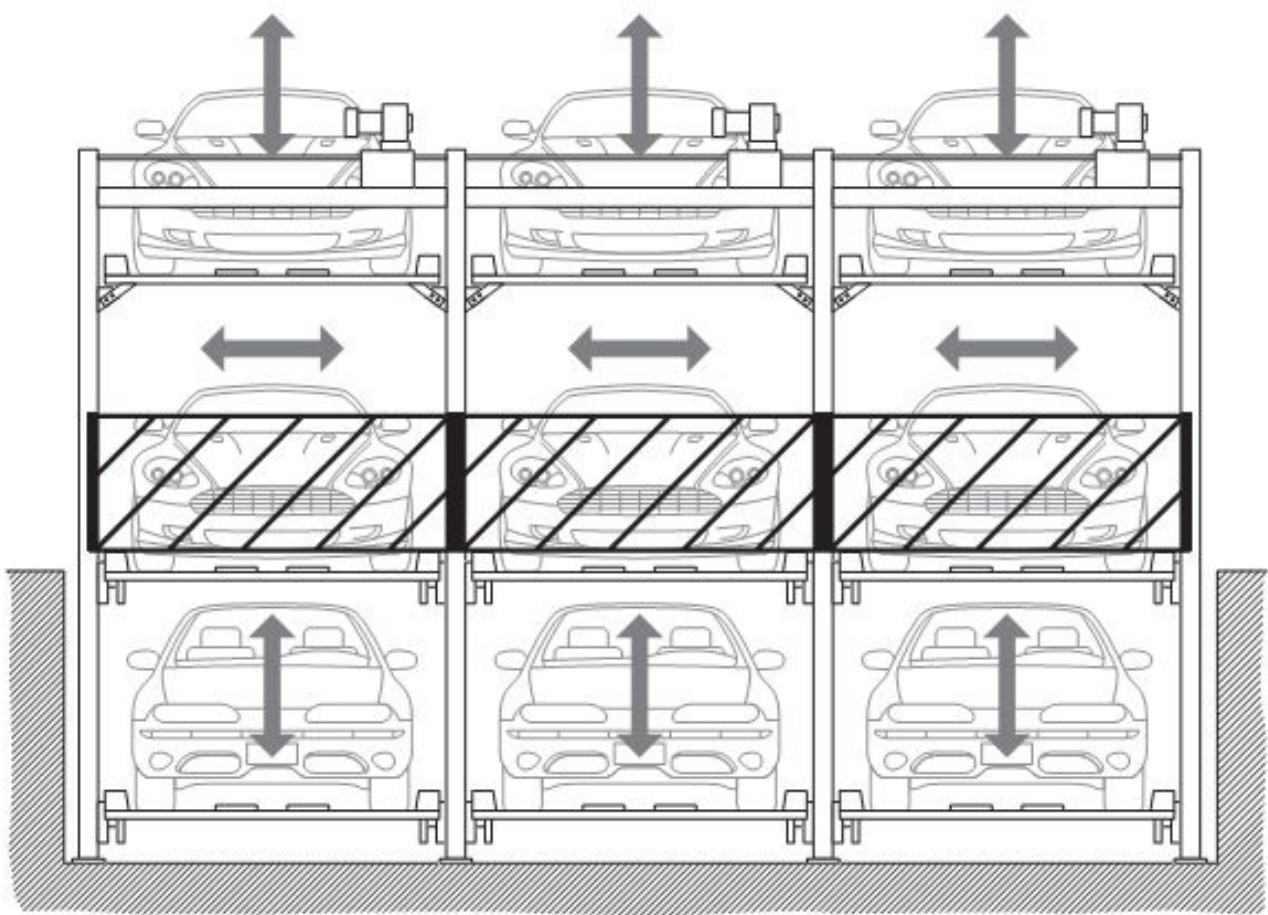
WALL MOUNT RACKS IN UNITS:  
CROSSROADS



SEE SHEET APP.35 FOR BICYCLE PARKING PLANS



MECHANICAL STACKED PARKING SYSTEM, FOUR CARS TALL, INCLUDING TWO CARS IN A PARKING PIT





VRF



Submittal Data Sheet  
6-Ton VRV-IV Heat Pump Unit - 230V  
RXYQ72TTJU

FEATURES

- Variable Refrigerant Temperature (VRT) control allows the VRV IV to deliver up to 28% of improvement in seasonal cooling efficiency compared to previous Daikin VRV heat pump systems
- Same product structure for 230V and 460V simplifies ordering
- The rated seasonal cooling efficiency has been improved by an average of 11% compared to VRV III
- Improved efficiency with IEER values now up to 28
- Larger capacity single modules ranging up to 14 tons and systems up to 34 tons allow for a more flexible system design
- New configurator software designed to simplify the commissioning and maintenance of the system
- Larger capacity single modules allow for opportunity to reduce electrical connections, piping connections and outdoor unit mounting fixtures
- System wide auto-climate adjustment technology to increase the energy efficiency
- All inverter compressors to increase the efficiency and avoid starting current inrush
- Assembled in the US to increase flexibility and reduce lead times
- Standard Limited Warranty: 10-year warranty on compressor and all parts

BENEFITS

- 3 row 7mm heat exchanger coil improves efficiency
- Inverter control board cooled by refrigerant to avoid influence from ambient temperatures
- Heat exchanger coil wraps around on all 4 sides of the unit to increase the surface area / efficiency
- Designed with reduced MOP to optimize installation cost
- Digital display on the unit for improved and faster configuration, commissioning, and trouble shooting.



MINI-SPLIT

Job Name:

Tag#



Submittal Data Sheet

FTXB18AXVJU / RXB18AXVJU

1.5-Ton Wall Mounted Heat Pump System



Complete warranty details available from your local dealer or at [www.daikincomfort.com](http://www.daikincomfort.com). To receive the 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. If product is installed in a commercial application, limited warranty period is 5 years.

Indoor Specifications				
Airflow Rate (cfm)	Cooling		Heating	
	H	M	H	M
	430	374	435	374
	L		L	
	318		318	
Sound (dBA) H / M / L	40 / 37 / 35		40 / 37 / 35	
Dimensions (H x W x D) (in)		12-5/8 x 46-1/8 x 9-1/2		
Weight (Lbs)		31		

Outdoor Specifications				
Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Factory Charge (Lbs)	2.75			
Refrigerant Oil	PVE (FVC50K)			
Airflow Rate (cfm)	Cooling		Heating	
	H	M	H	M
	1690	1690	1690	1690
Sound Pressure Level (dBA)	53			
Dimensions (H x W x D) (in)	25-11/16 x 33-11/16 x 12-15/16			
Weight (Lbs)	82			

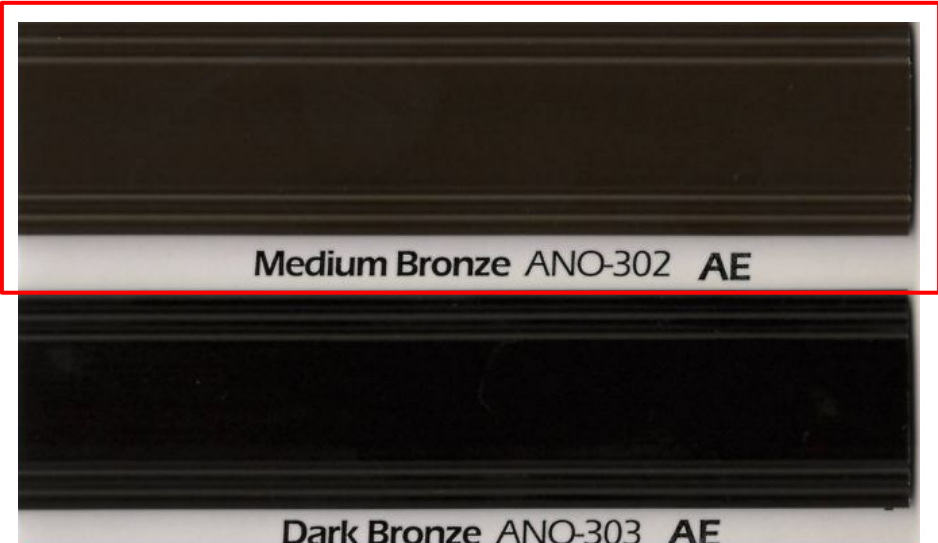
Efficiency			
Cooling		Heating	
SEER	17	HSPF	9
EER	10.5	COP	3.3

Performance	
Cooling (Btu/hr)	
Rated (Min/Max)	18,000 (4,300 – 21,200)
Sensible @ AHRI	12,864
Operating Range	50°F – 115°F
Rated Cooling Conditions: Indoor: 80°F DB/67°F WB Outdoor: 95°F DB/75°F WB	
Heating (Btu/hr)	
1: @ 47° Rated (Min/Max)	17,900 (4,000 – 22,500)
2: @ 17° Rated	10,200
3: @ 5°	8,765
Operating Range	5°F – 65°F
1: Rated Heating Conditions: Indoor: 70°F DB/60°F WB Outdoor: 47°F DB/43°F WB	
2: Rated Heating Conditions: Indoor: 70°F DB/60°F WB Outdoor: 17°F DB/15°F WB	
3: Heating Conditions: Indoor: 69.8°F DB Outdoor: 5°F WB	

Electrical		
	208/60/1	230/60/1
System MCA	16.2	16.2
System MFA	20	20
Compressor RLA	16	16
Outdoor fan motor FLA	.50	.50
Outdoor fan motor W	61	61
Indoor fan motor FLA	.24	.24
Indoor fan motor W	40	40
MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A) RLA: Rated load amps (A) W: Fan motor rated output (W)		

Piping	
Liquid (in)	1/4
Gas (in)	1/2
Drain (in)	3/4
Max. Interunit Piping Length (ft)	98.4
Max. Interunit Height Difference (ft)	32.8
Chargeless (ft)	24.6
Additional Charge of Refrigerant (oz/ft)	.21





MEDIUM BRONZE TO MATCH WINDOWS AND DOORS



## High Performance Highlight FOR VENTILATED LOW HEADROOM APPLICATIONS

### SPIRAL® LH®-VT VENTILATED

#### Low HEADROOM DESIGN

Special track design for installation in areas with as little as 10 inches of clearance.

#### Full-Width VENTILATED SLATS

Continuous, ventilated 9"-high slats (up to 18' wide) for maximum air flow and high security.

#### MAXIMUM SPEED

Operates at much faster speeds than conventional doors. Spiral LH-VT doors open at rates up to 100 inches per second.

#### MAXIMUM LONGEVITY

Industrial-Heading high-cycle functionality combined with minimal maintenance for extreme durability and virtually uninterrupted operation.

#### MARKET-LEADING WARRANTY

5-year mechanical, materials and components; 2-year electrical components.

#### MAXIMUM SAFETY

High-tech Advanced<sup>3</sup> Light Curtain Safety System, Pathwatch<sup>®</sup> Safety Light System and bottom bar reversing edge -all standard safety features.

#### CONTROL & PERFORMANCE

Watertight, NEMA 4X System 4<sup>®</sup> Controller plus heavy-duty gear box/motor for unparalleled reliability in the most demanding high cycle environments.

#### TRUSTED BY PROFESSIONALS

Thousands of Spiral<sup>®</sup> doors can be found in major commercial, property management, parking and government applications throughout North America.







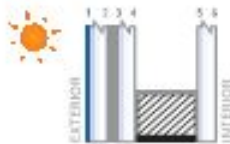
GLAZING BELOW 60':  
GUARDIAN BIRD1ST

GLAZING ABOVE 60':  
SOUTH AND WEST ELEVATIONS: CARDINAL LoE 366  
NORTH AND EAST ELEVATIONS: CARDINAL LoE 272



HELP SAVE ENERGY, HELP SAVE BIRDS

Guardian Bird1st™ glass helps reach energy goals when paired with Guardian SunGuard® low-E coatings.



MAKEUP NAME	TRANSMITTANCE			REFLECTANCE			U-VALUE		Relative Heat Gain (RHG)	Solar Heat Gain Coefficient (SHGC)	Light To Solar Gain (LSG)
	Visible (τ <sub>v</sub> %)	UV (τ <sub>UV</sub> %)	Solar (τ <sub>s</sub> %)	Visible ρ <sub>v</sub> % out	Visible ρ <sub>v</sub> % in	Solar ρ <sub>s</sub> % 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	0.59	1.29
Bird1st with SN 68 (#4)	66	0	30	11	12	22	0.29	0.27	86	0.36	1.83
Bird1st with SNX-L 62/34 (#5)	63	0	25	12	12	27	0.28	0.27	92	0.38	1.65
Bird1st with SNX 62/27 (#4)	60	0	22	11	12	26	0.28	0.26	65	0.27	2.22

- 1. Figures may vary due to manufacturing tolerances. All tabulated data is based on NFRC methodology using Guardian's Performance Calculator.
- 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.

PROTECT THE BIRDS + PRESERVE YOUR VIEW



To birds, the vertical stripe coating is visible (this image is a representation of the Bird1st stripe coating).

To the human eye, the Guardian Bird1st coating looks transparent in most viewing conditions.

DETAILS

SIZE  
102" x 144" (maximum)

THICKNESS  
6mm

OPTIONS  
- Guardian UltraClear™ low-iron glass  
- Standard clear glass

WARRANTY  
10 years

SAFETY  
Heat-treated and laminated

See what's possible™ at [GuardianGlass.com/Bird1st](https://GuardianGlass.com/Bird1st)

©2020 Guardian Glass, LLC

v3.20







# ARCOA MIXED-USE

HISTORIC LANDMARKS REVIEW  
LU 20-208645 HRM

**APPENDIX**



# APPENDIX

APP.00	APPENDIX TABLE OF CONTENTS
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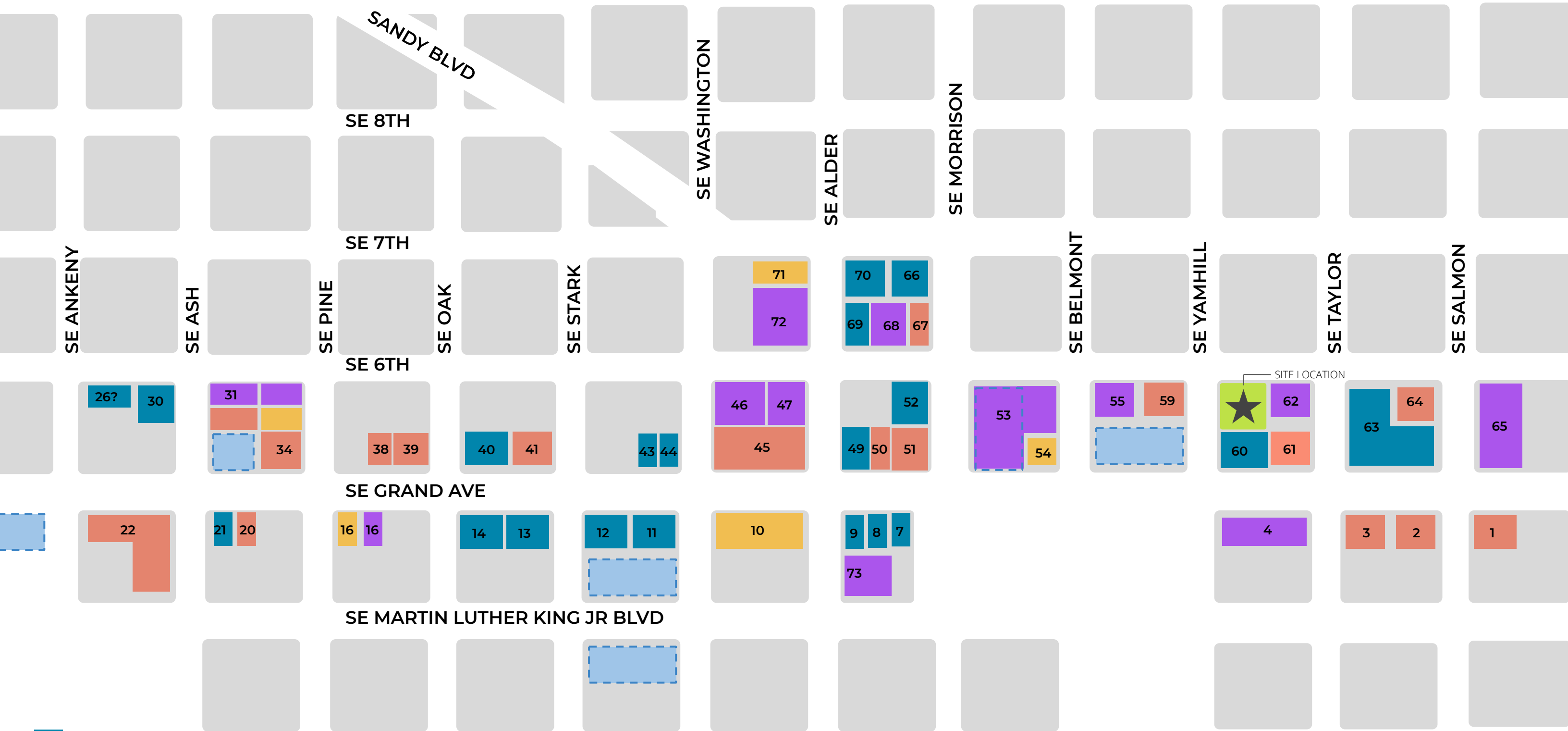












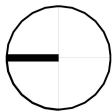
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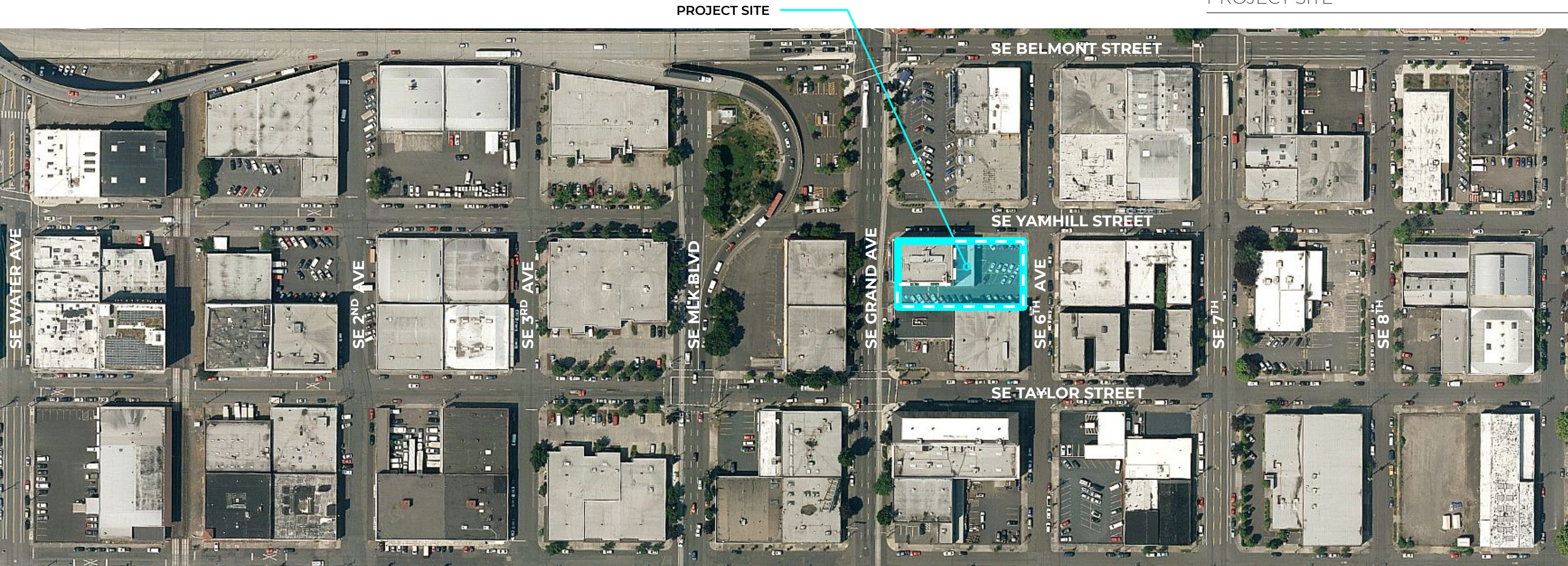
HISTORIC NON-CONTRIBUTING

NON-CONTRIBUTING

NEW/PROPOSED/RECENT PROJECTS







## 1006 SE GRAND AVE / PORTLAND / OR

- 19,000 SF PER PORTLAND MAPS
- (1) TAX LOTS CURRENTLY
  - R233839 - 1S1E02BC -01300

EX base zone  
(d) overlay

EX - Central Employment Comp Plan  
GR - East Portland Grand Avenue Historic District  
CC - Central City Plan District (Central Eastside)  
Urban Renewal Area Eligible (Central Eastside)

## PROJECT SUMMARY

The Arcoa Mixed-use project features active ground floor retail space, six floors of residential units that meet a variety of needs and incomes with inclusionary housing and amenities, and a top floor consisting entirely of flexible office space.

Its primary goal is to find a unique identity while complimenting and enhancing the character of the existing Arcoa building and this evolving historic neighborhood at the boundary between commercial, residential, and industrial uses.









## EXISTING CONDITIONS // US LAUNDRY BUILDING

The East Portland Grand Avenue Historic District, located in southeast Portland, Oregon, is listed on the National Register of Historic Places. The district includes approximately 20 city blocks on or near Southeast Grand Avenue on the east side of the Willamette River, roughly bounded on the south by SE Main Street, north by SE Ankeny Street, west by SE Martin Luther King Jr. Boulevard, and east by SE Seventh Avenue. Most structures in the district are commercial buildings rising two to three stories. Immediately to the west of the historic district is Portland's east side industrial area, and to the east are industrial and residential areas.

The Arcoa Building formerly known as the U.S. Laundry Company Building is listed as building 60 (contributing) in the National Registration of Historic Places designation for the East Portland Grand Avenue Historic District (section 7, page 96):

The U.S. Laundry Company Building was built in 1907. The building is a three-story commercial building, square in plan and massing. The elevations are regular in composition, with more window space to wall space. The windows are rather large, rectangular, and in groupings of three in each bay. The first and second floor windows have transoms. The building is oriented towards Grand Avenue. This elevation is three bays wide, the formal entry is recessed. The Yamhill elevation is brick. Quoins are present at the corners. Original window sash appears to have been replaced with fixed panes. The frieze is decorated with dentils and there are corbelled brick panels between the second and third story windows. The parapet is flat and is altered from the original. The building is sound and retains much of its architectural integrity.



ABOVE

*The historic U.S. Laundry Building (built 1907), located at 1006 Southeast Grand Avenue in Portland, Oregon, United States, is a contributing resource within the East Portland Grand Avenue Historic District.*







EXISTING CONDITIONS // US LAUNDRY BUILDING & THE HOME SERVICES GARAGE



In the 1920's there was some major labor strikes that happened throughout Portland and then later all of Oregon due to the poor conditions of the Laundry Workers. In response to these labor strikes and a desire to reduce overhead costs many of the Laundry companies in Portland consolidated under a new company called the Homes Services Company.

In 1921, the Home Services Garage was built to repair the Laundry Trucks for the company.

The Home Services Garage is a secondary contributing building to the district. It is a two-story commercial building. The elevations are symmetrical and divided into six bays one each elevation and are paneled by pilasters. The main floor has wide multipanel tripartite window design in a configuration reminiscent of the Chicago Style. Windows are set in the recessed panels between the piers. The frieze is paneled; the projecting cornice is simple and the parapet is flat.



ABOVE // HOME SERVICES GARAGE

*The historic Home Services Garage (built 1921), located directly south of the proposed development.*





**A** NORTHEAST CORNER VIEW



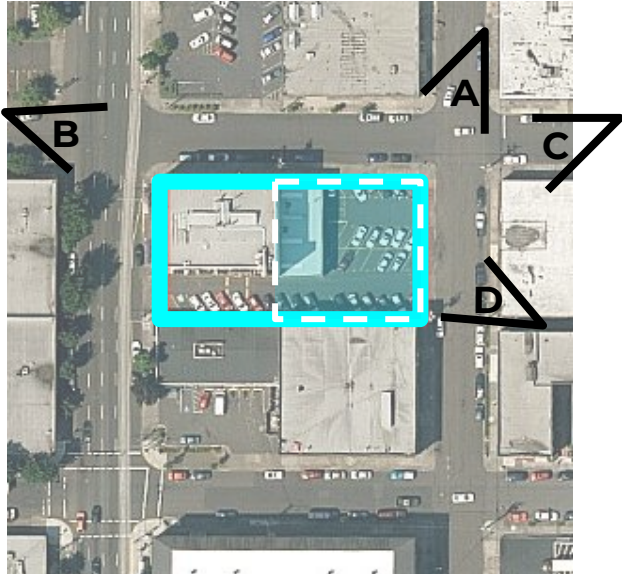
**B** NORTHWEST CORNER VIEW



**C** SOUTHEAST CORNER VIEW



**D** EAST ALLEYWAY VIEW





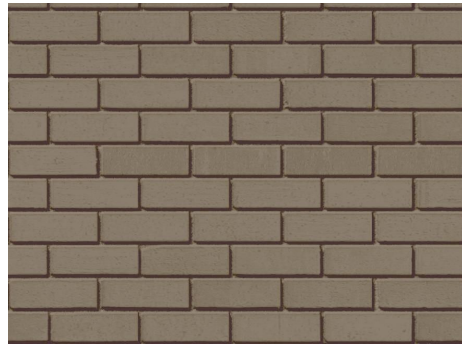
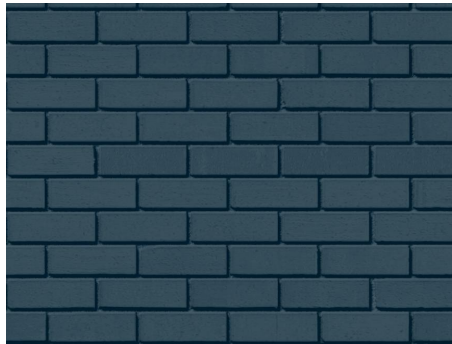




PROPOSED DESIGN



PAINTED BRICK



HISTORIC RESOURCE



60 // 1006 SE GRAND  
US LAUNDRY BUILDING



- o PAINTED BRICK
- o PAINTED BLUE SILL

DISTRICT PRECEDENT



30 // SE 6TH AND ASH



68 // SE 6TH AND ALDER



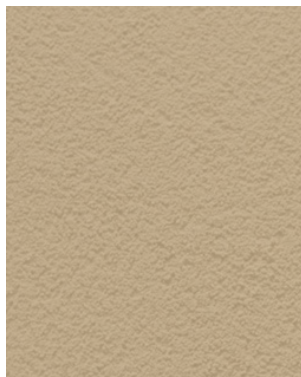
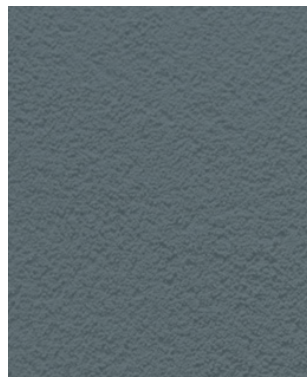
63 // SE TAYLOR AND SE GRAND



PROPOSED DESIGN



PAINTED STUCCO



DISTRICT PRECEDENT



4 // SE GRAND AND TAYLOR  
PAQUET BLDG



65 // SE GRAND AND SALMON



55 // SE 6th AND BELMONT



62 // SE TAYLOR AND 6TH  
HOME SERVICES GARAGE



PROPOSED DESIGN

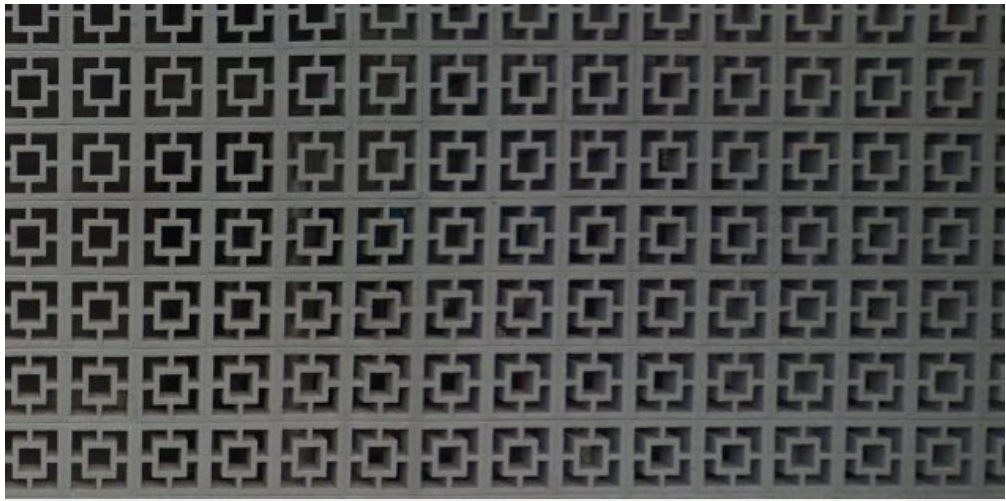


METAL SPANDREL



DECORATIVE SCREENS

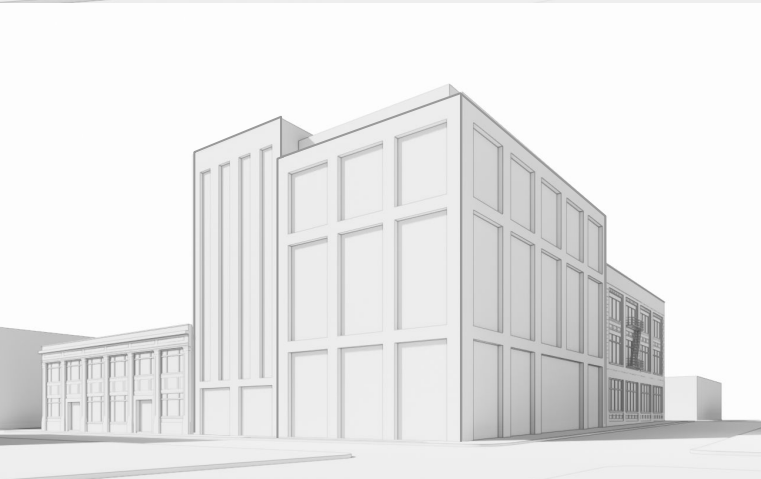
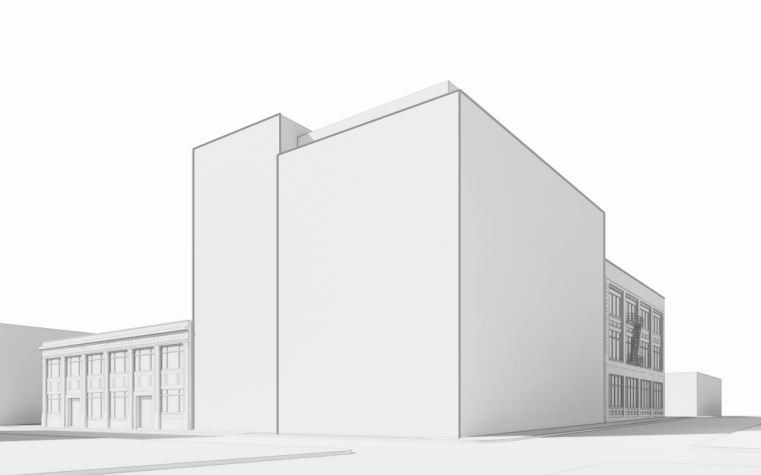
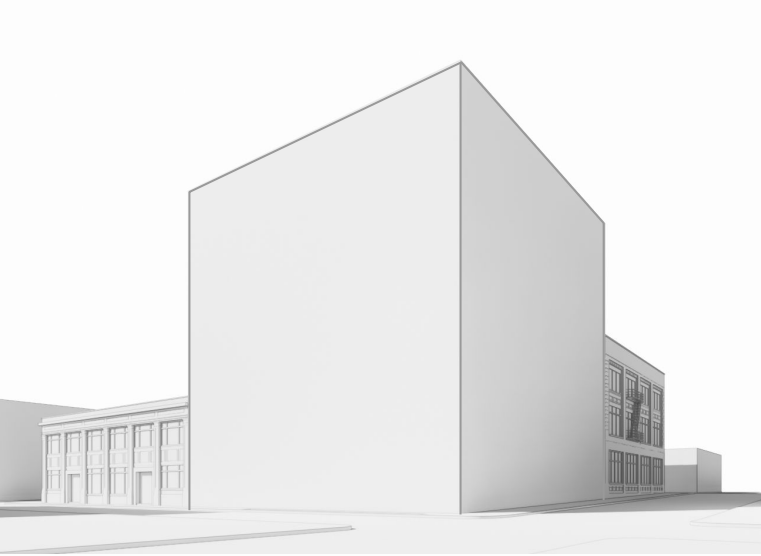
DISTRICT PRECEDENT



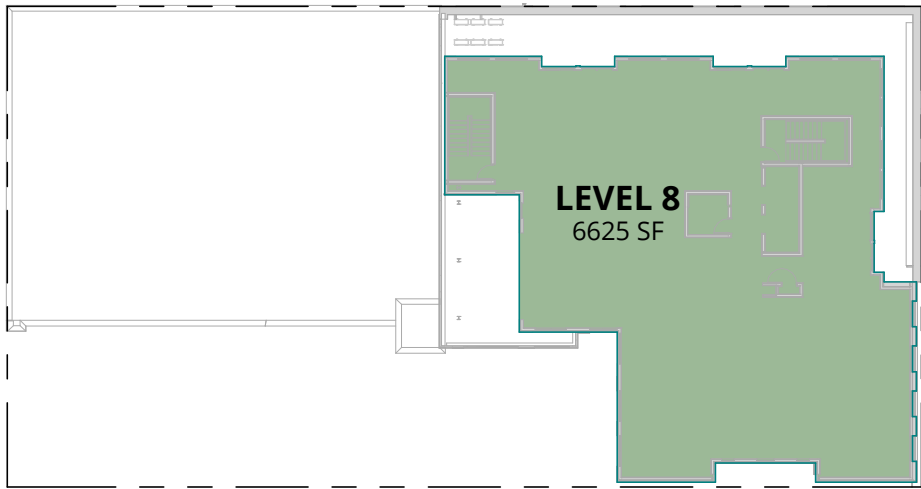
35 // SE GRAND AND MORRISON  
THE WEATHERLY



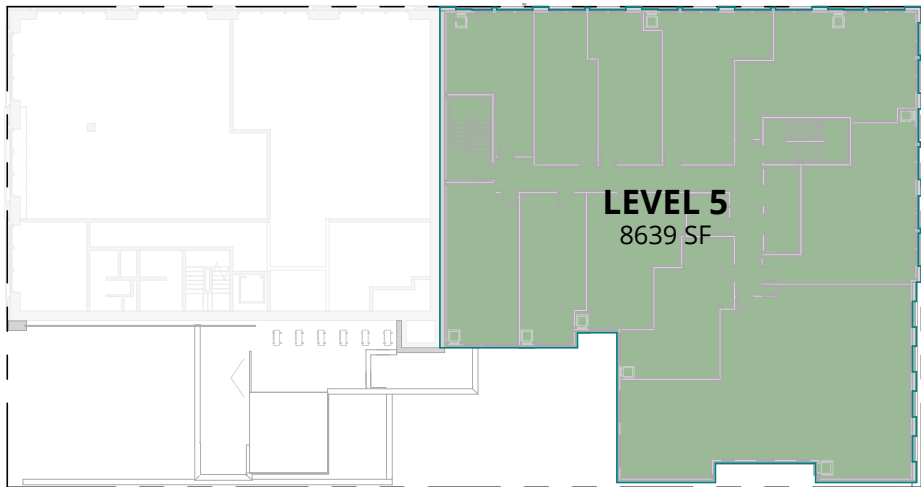




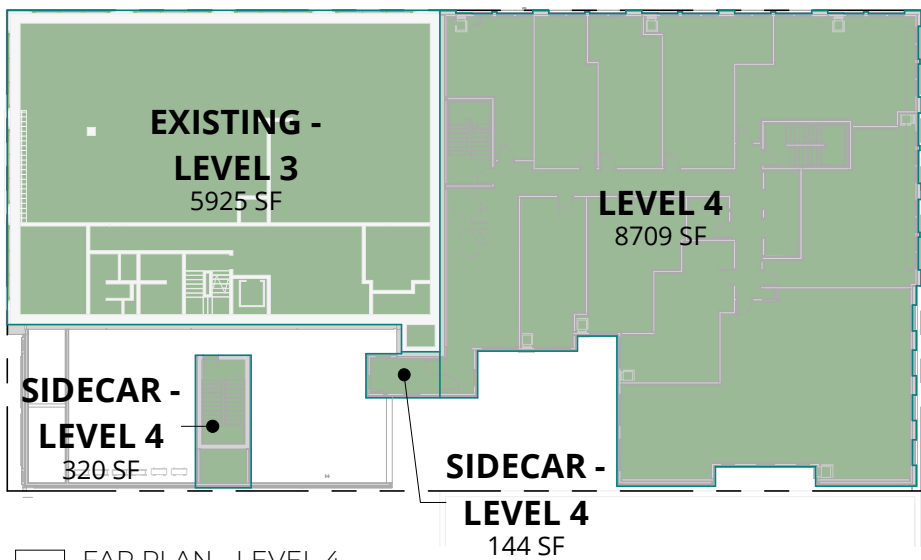




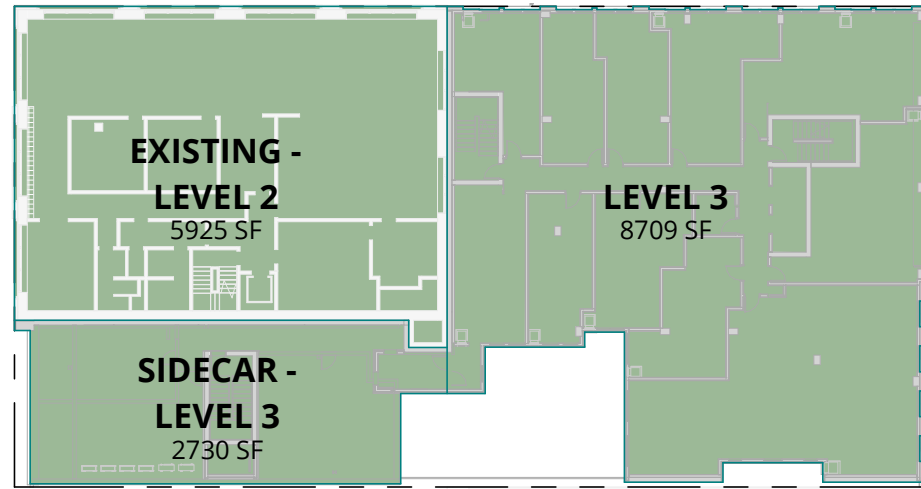
6 FAR PLAN - LEVEL 8  
1" = 40'-0"



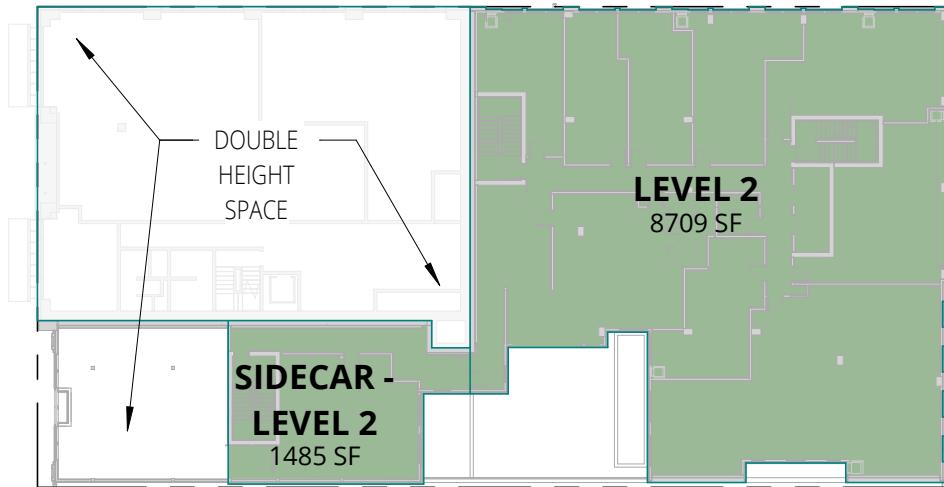
5 FAR PLAN - LEVELS 5-7  
1" = 40'-0"



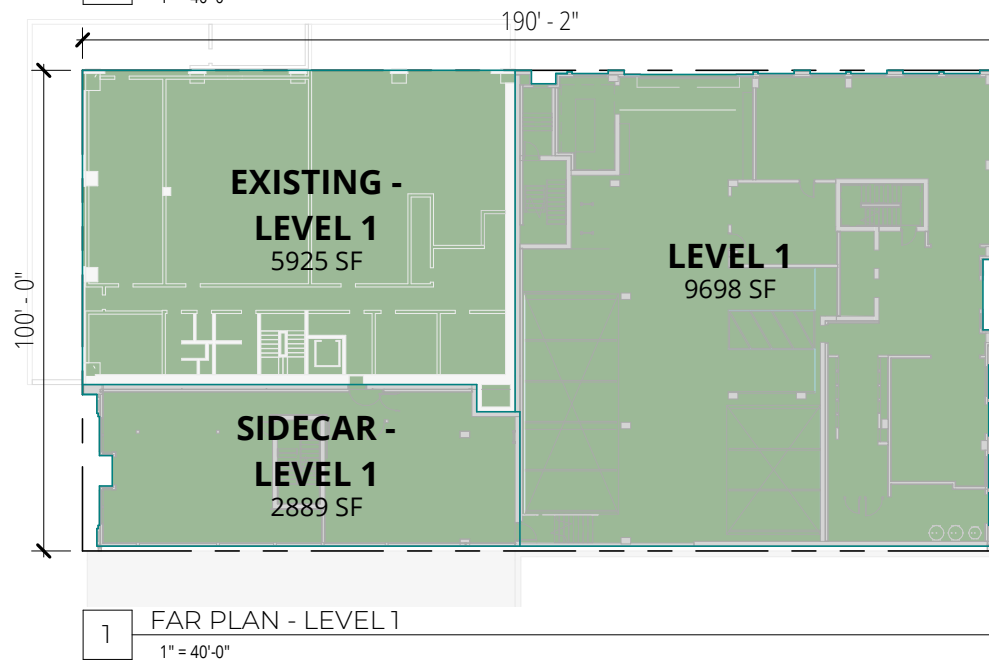
4 FAR PLAN - LEVEL 4  
1" = 40'-0"



3 FAR PLAN - LEVEL 3  
1" = 40'-0"



2 FAR PLAN - LEVEL 2  
1" = 40'-0"



1 FAR PLAN - LEVEL 1  
1" = 40'-0"

**TOTAL SITE ALLOWABLE FAR:**

6:1 FAR, PER ZONING MAP 510-2  
TOTAL SITE AREA = 100' X 190' = 19,000  
TOTAL SITE ALLOWABLE FAR = 114,000

**FAR - PROPOSED**

NAME	AREA
------	------

LEVEL 1	9,698 SF
LEVEL 2	8,709 SF
LEVEL 3	8,709 SF
LEVEL 4	8,709 SF
LEVEL 5	8,639 SF
LEVEL 6	8,639 SF
LEVEL 7	8,639 SF
LEVEL 8	6,625 SF
	68,364 SF

**EXISTING TO REMAIN**

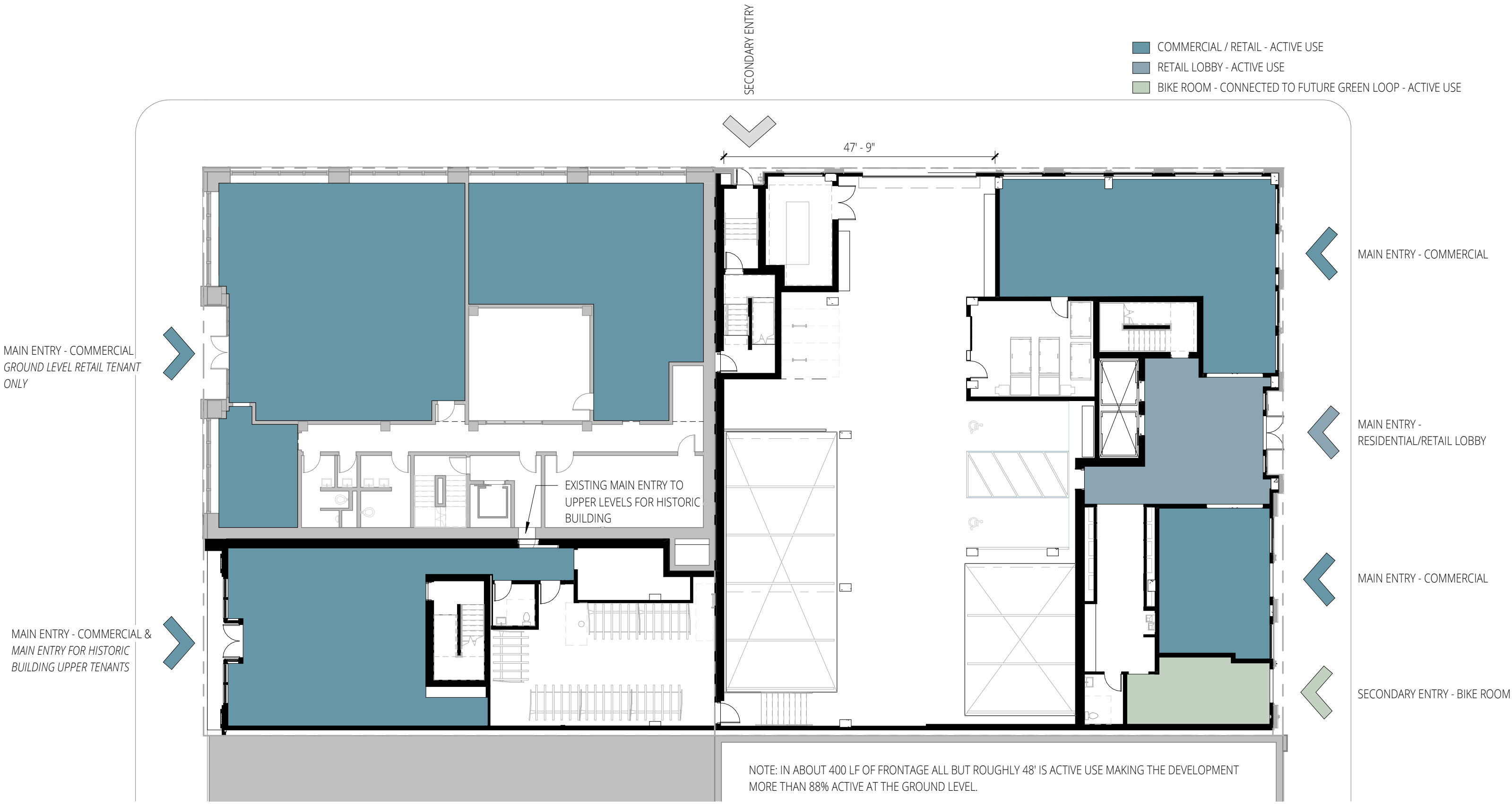
EXISTING - LEVEL 1	5,925 SF
EXISTING - LEVEL 2	5,925 SF
EXISTING - LEVEL 3	5,925 SF
	17,776 SF

**SIDECAR**

SIDECAR - LEVEL 1	2,889 SF
SIDECAR - LEVEL 2	1,485 SF
SIDECAR - LEVEL 3	2,730 SF
SIDECAR - LEVEL 4	144 SF
SIDECAR - LEVEL 4	320 SF

7,568 SF  
Grand total 93,708 SF





1 DIAGRAM - ACTIVE USES  
1/16" = 1'-0"





#### EXISTING HISTORIC BUILDING

AREA OF WALL	539.33 SF
AREA OF GLAZING	277.73 SF
LINEAR FEET OF WALL	67' 5"
LINEAR FEET OF GLAZING	43.08 LF
<b>51.5 % AREA</b>	
<b>63.9 % LENGTH</b>	

#### NEW CONSTRUCTION

AREA OF WALL	256 SF
AREA OF GLAZING	120.9 SF
LINEAR FEET OF WALL	32 LF
LINEAR FEET OF GLAZING	15.25 LF
<b>47 % AREA</b>	
<b>47.7 % LENGTH</b>	

#### COMBINED

AREA OF WALL	795.33 SF
AREA OF GLAZING	398.63 SF
LINEAR FEET OF WALL	99.42 LF
LINEAR FEET OF GLAZING	58.3 LF
<b>50.1 % AREA</b>	
<b>58.7% LENGTH</b>	

## GROUND LEVEL WINDOW STANDARDS



#### GLAZING AREA

MEASURED BETWEEN 2' - 10' ABOVE GRADE



#### NON-COMPLIANT GLAZING

GLAZING THAT DOES NOT MEET THE GROUND FLOOR WINDOW STANDARDS REQUIREMENTS

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

MODIFICATION





AREA OF WALL	789.33 SF
AREA OF GLAZING	371.53 SF
	<b>47% OF AREA</b>
LINEAR FEET OF WALL	98' 8"
LINEAR FEET OF GLAZING	49.67'
	<b>50.34% LINEAR FRONTAGE</b>

### GROUND LEVEL WINDOW STANDARDS

	<b>GLAZING AREA</b> MEASURED BETWEEN 2' - 10' ABOVE GRADE
	<b>NON-COMPLIANT GLAZING</b> GLAZING THAT DOES NOT MEET THE GROUND FLOOR WINDOW STANDARDS REQUIREMENTS

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



2 NORTH ELEVATION  
1/16" = 1'-0"

NEW CONSTRUCTION		EXISTING HISTORIC BUILDING		COMBINED	
AREA OF WALL	800.85 SF	AREA OF WALL	721 SF	AREA OF WALL	1522 SF
AREA OF GLAZING	242 SF	AREA OF GLAZING	86.73 SF	AREA OF GLAZING	328.67 SF
LINEAR FEET OF WALL	100' LF	LINEAR FEET OF WALL	90' 1" LF	LINEAR FEET OF WALL	190' 2" LF
LINEAR FEET OF GLAZING	34.01 LF	LINEAR FEET OF GLAZING	15.458" LF	LINEAR FEET OF GLAZING	47.46'
<b>30.2 % AREA</b>		<b>12 % AREA</b>		<b>21.5 % AREA</b>	
<b>32% LENGTH</b>		<b>17.16% LENGTH</b>		<b>24.95% LENGTH</b>	

COMBINED WITH 'NON-COMPLIANT' GLAZING	
AREA OF WALL	1522 SF
AREA OF GLAZING	585.5 SF
<b>38.5 % AREA</b>	

MODIFICATION





1 EAST ELEVATION



2 NORTH ELEVATION

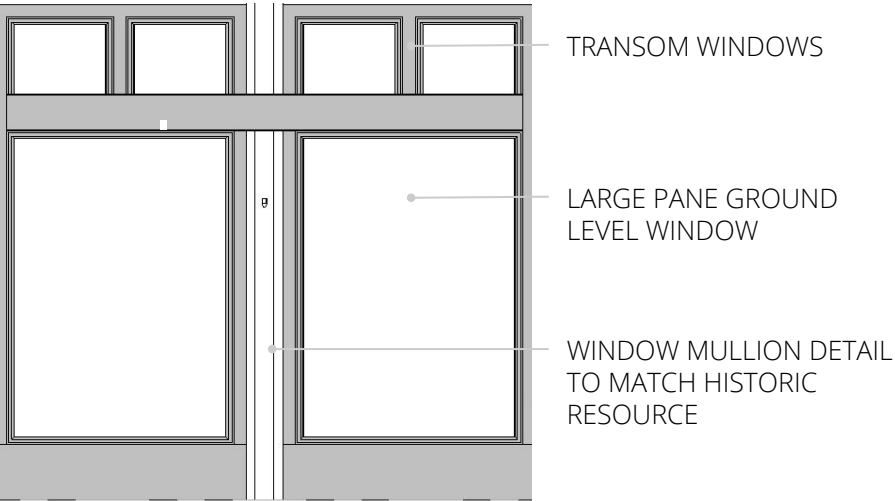


3 WEST ARCOA FACADE

- FIBERGLASS WINDOW, ARCH. BRONZE
- ALUM. CLAD WOOD STOREFRONT, ARCH. BRONZE



PROPOSED DESIGN

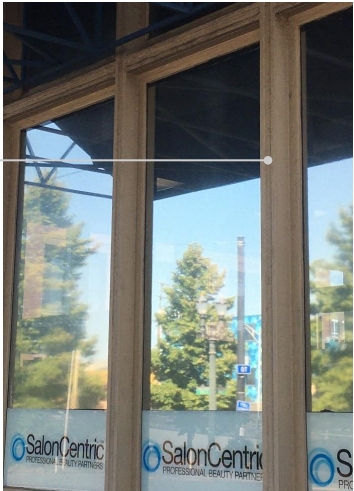


HISTORIC RESOURCE



60 // SE GRAND AND YAMHILL  
US LAUNDRY BUILDING

RIBBED WINDOW MULLION



DISTRICT PRECEDENT



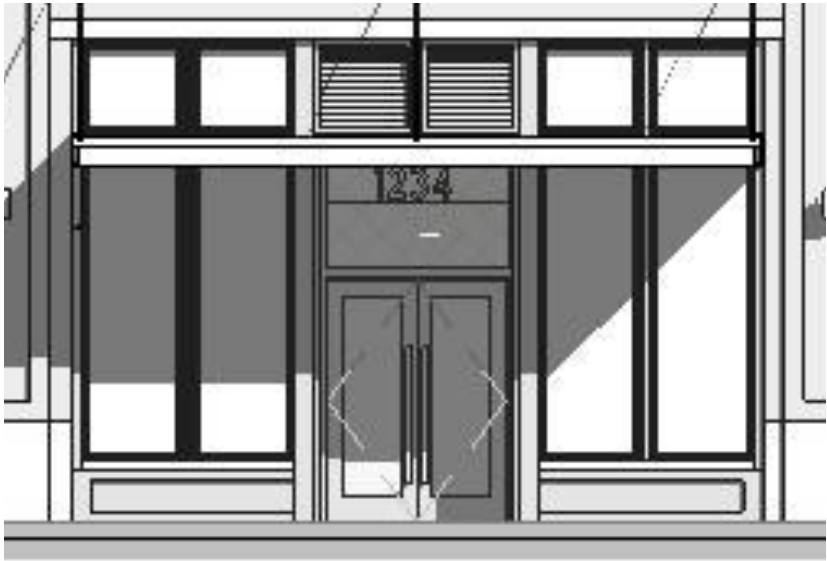
51 // SE GRAND & SE MORRISON



46 // 6TH & WASHINGTON



SIDECAR PROPOSED DESIGN

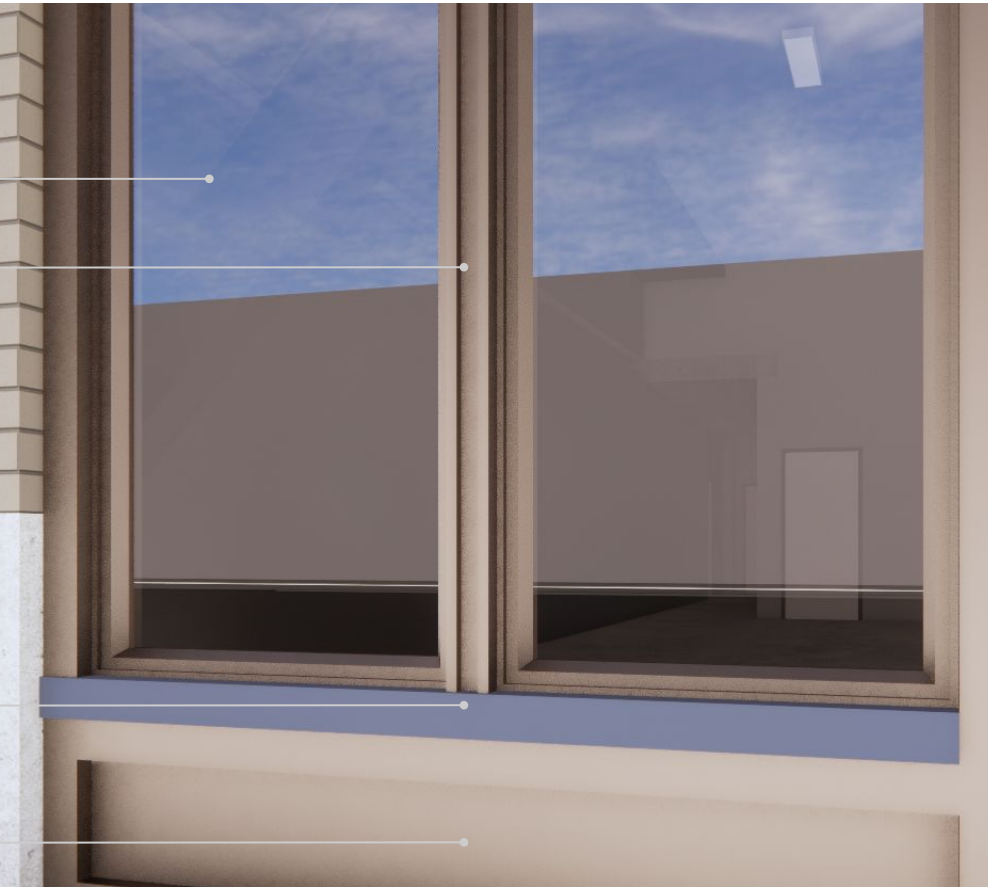


LARGE PANE GROUND LEVEL WINDOW

WINDOW MULLION DETAIL TO MATCH HISTORIC RESOURCE

PAINTED SILL TO MATCH HISTORIC RESOURCE

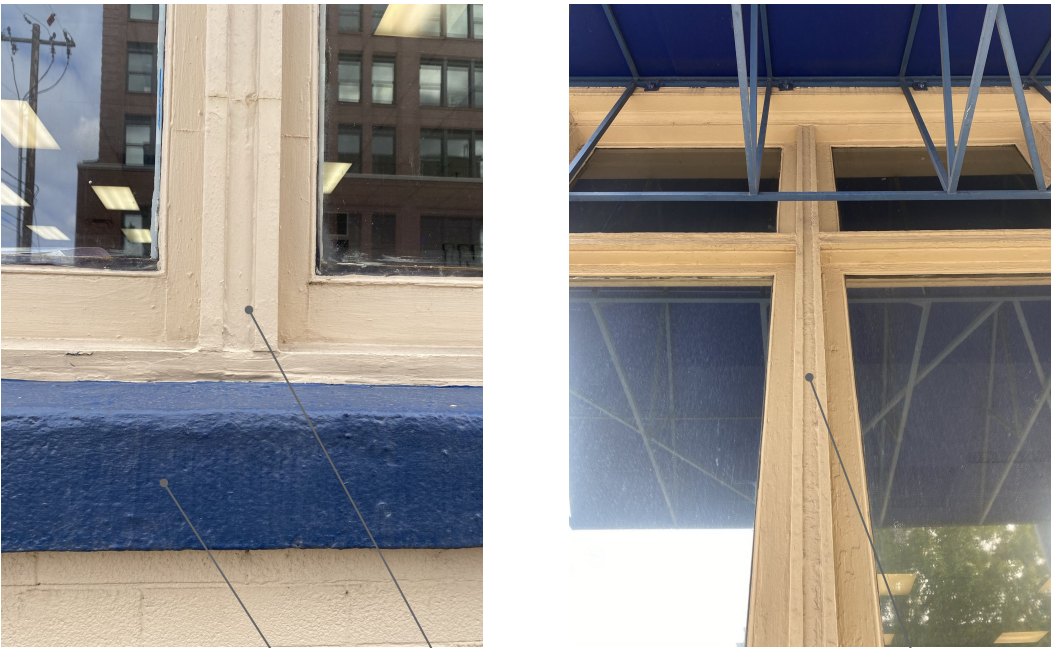
INSET PANEL AT BASE OF WINDOW



HISTORIC RESOURCE



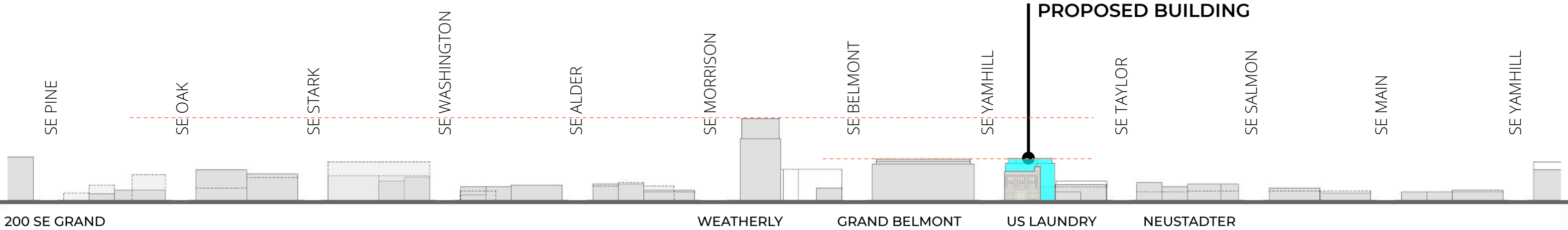
60 // SE GRAND AND YAMHILL  
US LAUNDRY BUILDING



RIBBED WINDOW MULLION

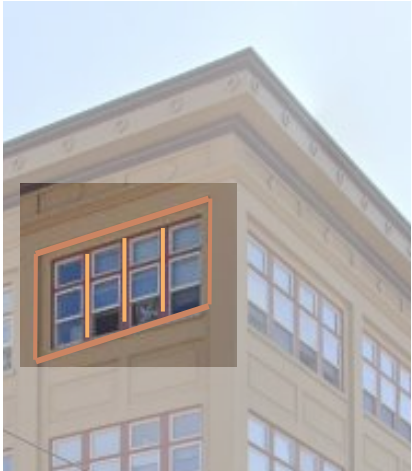
PAINTED BLUE SILL







DISTRICT PRECEDENT



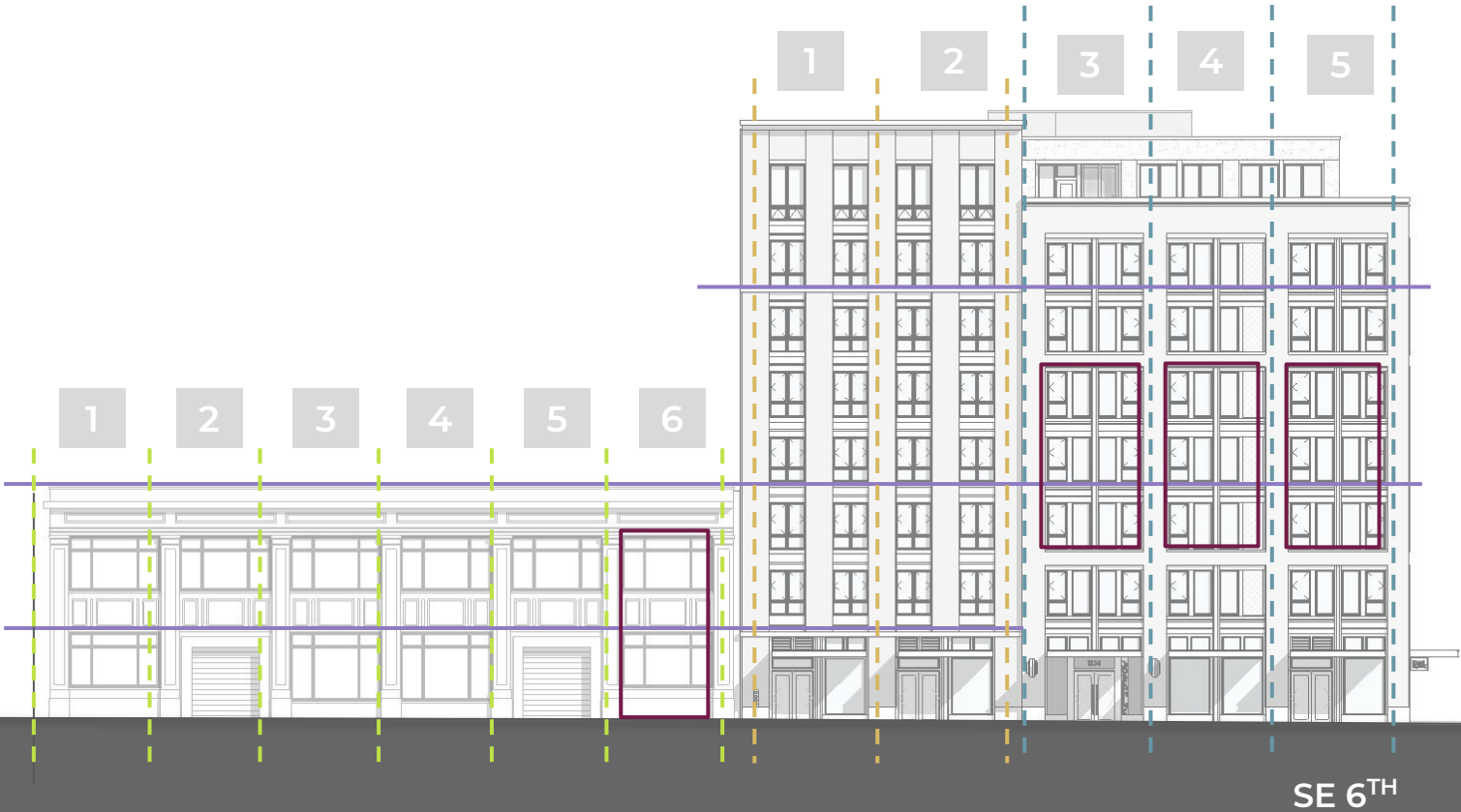
40 // GRAND & OAK



35 // SE GRAND AND MORRISON  
THE WEATHERLY



60 // SE GRAND AND YAMHILL  
US LAUNDRY BUILDING



SE 6<sup>TH</sup>



SE YAMHILL



## PROPOSED DESIGN

BASE // MIDDLE // TOP FACADE ARTICULATION



## DISTRICT PRECEDENT

BASE // MIDDLE // TOP  
FACADE ARTICULATION

DROPPED CORNICE

SIMPLE SPANDREL

EXPRESSED VERTICAL PIER



35 // SE GRAND AND MORRISON  
THE WEATHERLY

BASE // MIDDLE // TOP FACADE ARTICULATION



65 // SE GRAND AND SALMON

- EXPRESSED FRAME
- STRONG VERTICAL ELEMENTS
- PIER BASE
- 4 PART WINDOWS AT UPPER LEVELS
- PAINTED BRICK & STUCCO

## HISTORIC RESOURCE

EXPRESSED FRAME



60 // SE GRAND AND YAMHILL  
US LAUNDRY BUILDING



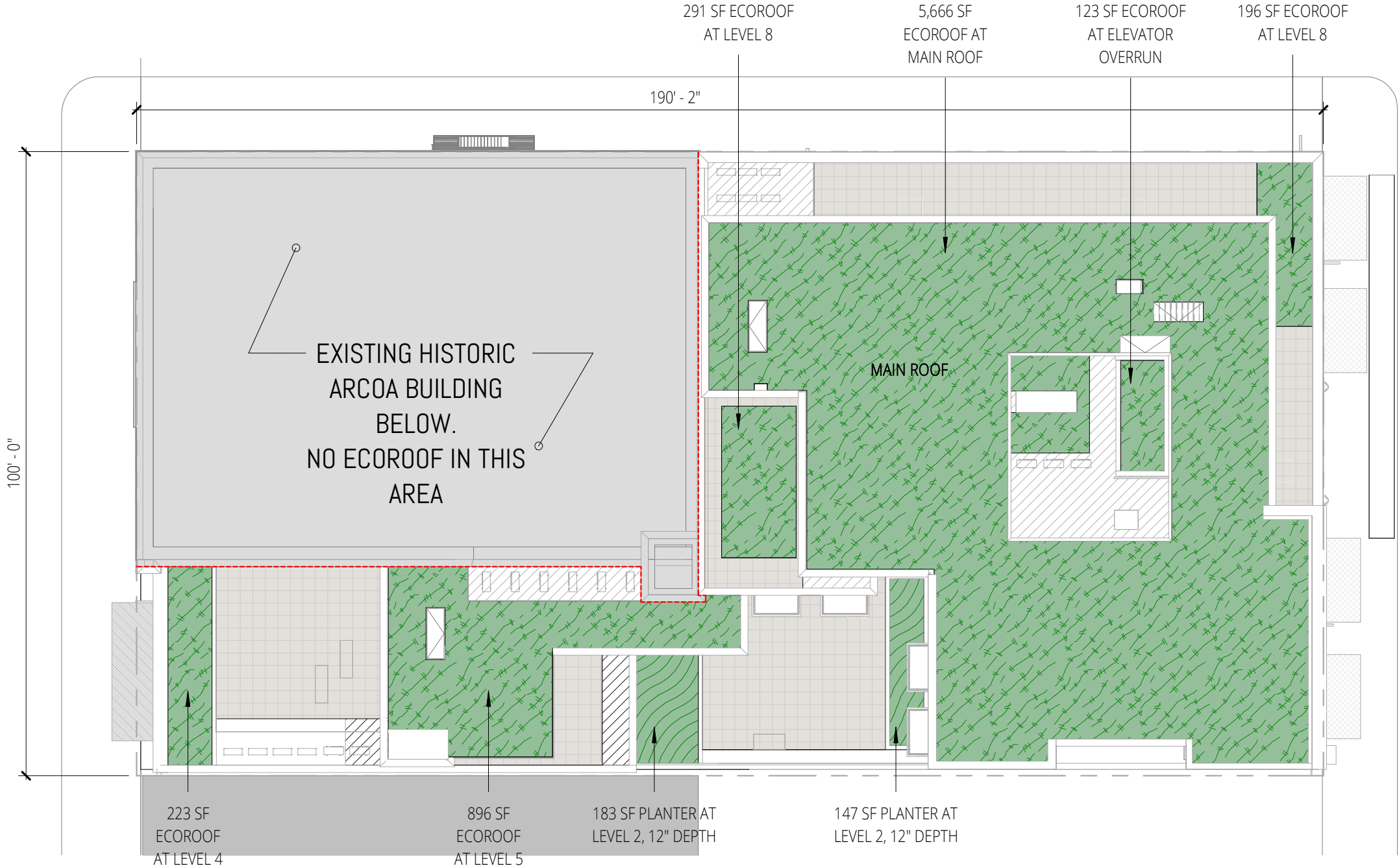
40 // SE GRAND AND OAK



TOTAL SITE AREA = 18,902 SF  
EXISTING ROOF AREA TO REMAIN = 6,049 SF\*  
\*ECOROOF SYSTEM IS TOO HEAVY TO ADD TO EXISTING HISTORIC BUILDING ROOF WITHOUT MAJOR MODIFICATIONS.

NEW CONSTRUCTION SITE AREA = 12,853 SF  
REQ'D PLANTED ROOF AREA = 7,712 SF MIN.  
TOTAL PLANTED ROOF AREA = 7,725 SF

60% ECOROOF COVERAGE FOR NEW AREA

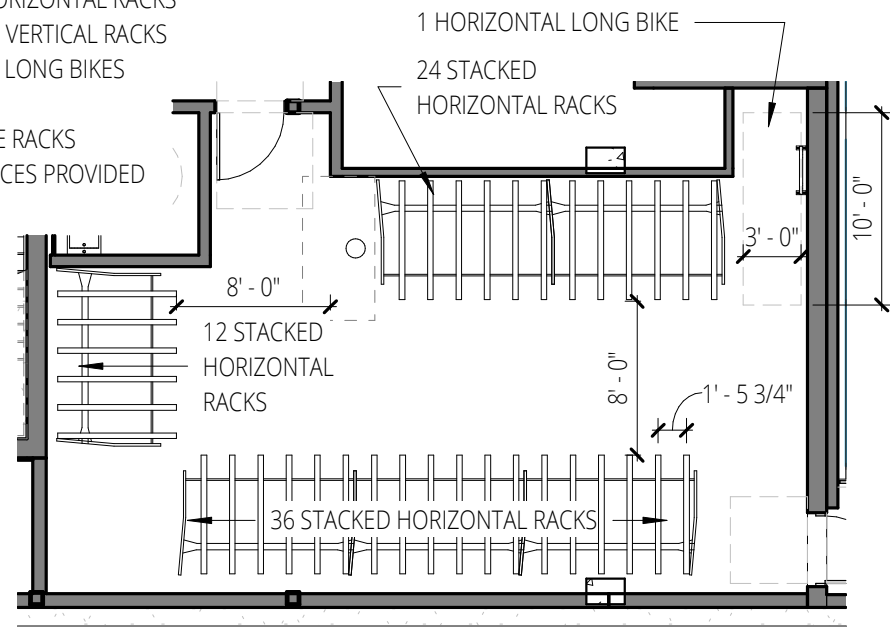


1 ECOROOF COVERAGE



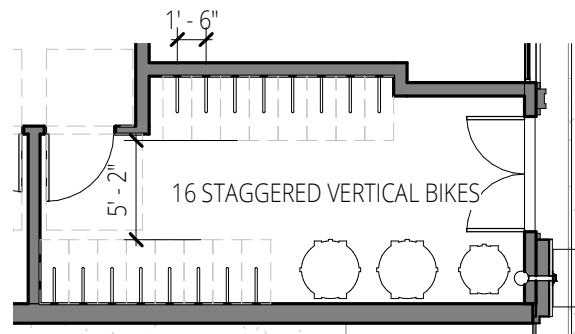
LONG-TERM BIKE PARKING  
72 STACKED HORIZONTAL RACKS  
16 STAGGERED VERTICAL RACKS  
5 HORIZONTAL LONG BIKES

18 IN-UNIT BIKE RACKS  
111 TOTAL SPACES PROVIDED

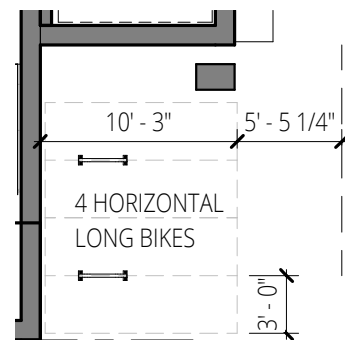


72 TOTAL STACKED HORIZONTAL  
1 LONG HORIZONTAL

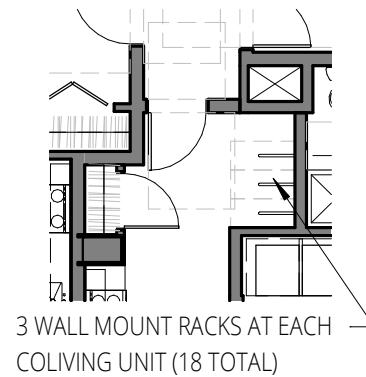
1 BIKE PARKING AREA 1  
1" = 10'-0"



2 BIKE PARKING AREA 2  
1" = 10'-0"

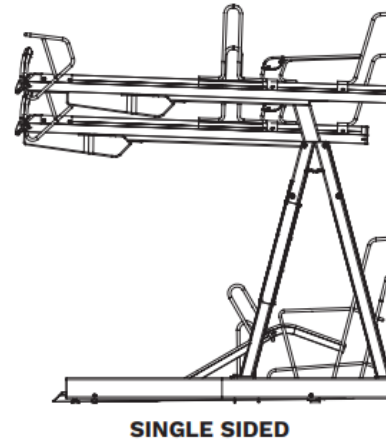


3 BIKE PARKING AREA 3  
1" = 10'-0"

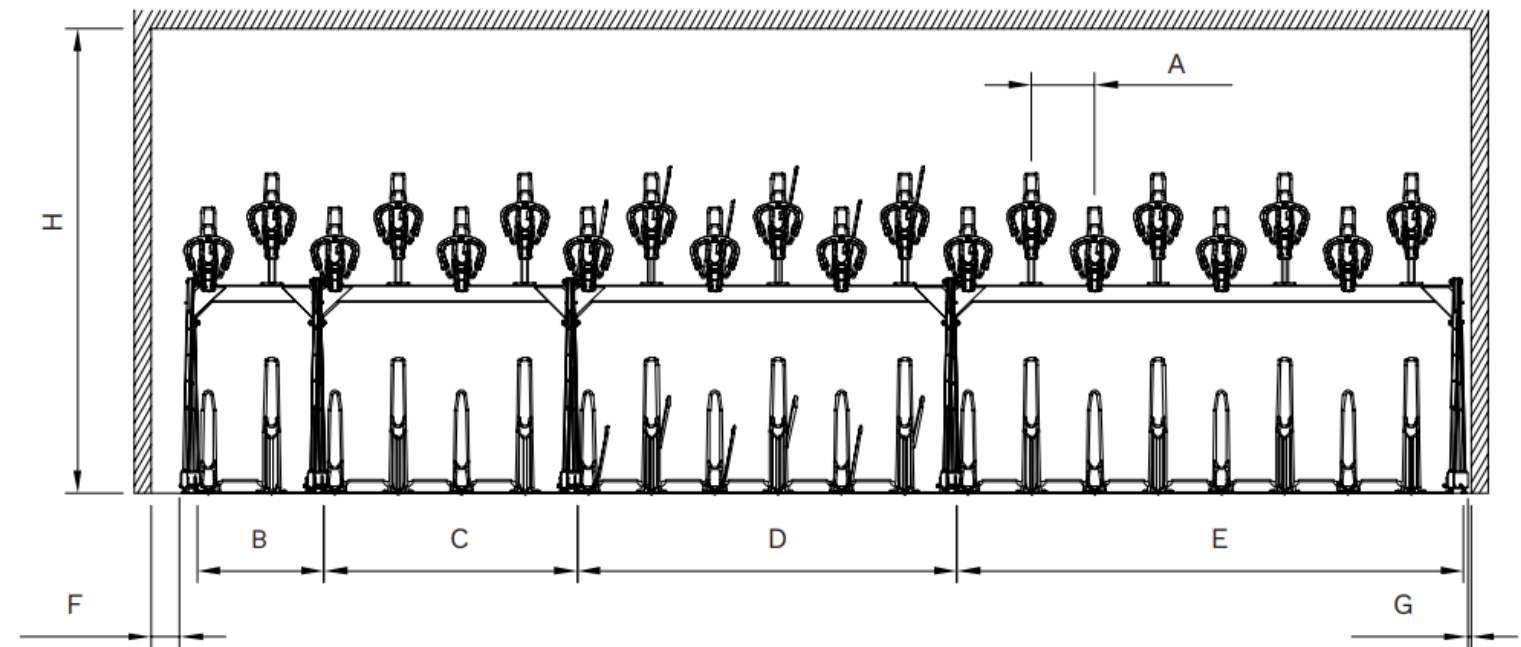


4 BIKE PARKING AREA 4  
1" = 10'-0"

## HORIZONTAL STACKER

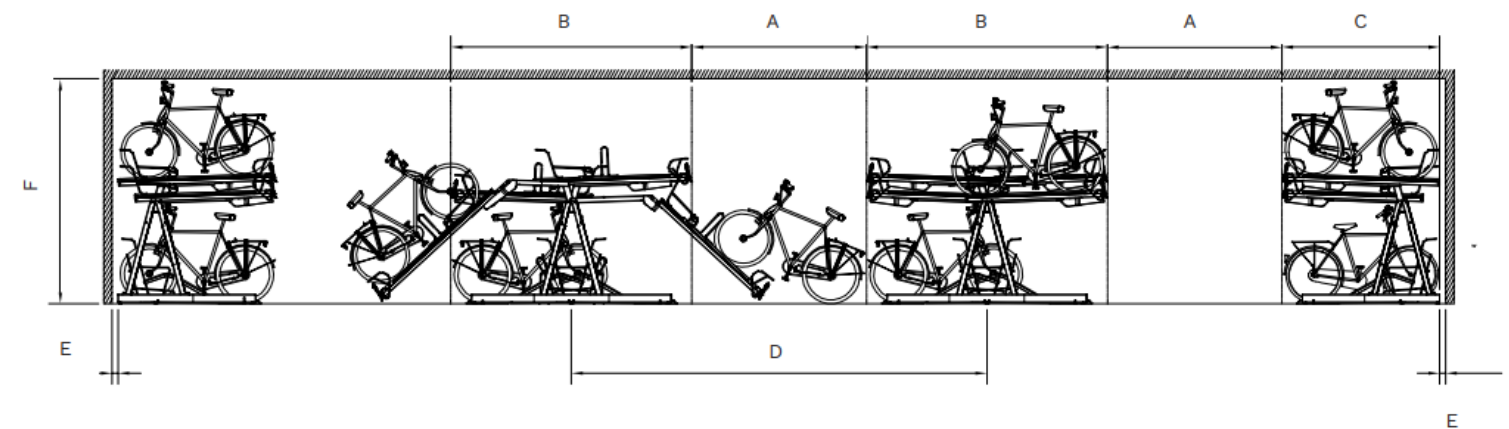


## Dimensions and Clearances



	A		B		C		D		E		F		G		H-REC.		H-MIN.	
	US	Metric	US	Metric	US	Metric	US	Metric	US	Metric	US	Metric	US	Metric	US	Metric	US	Metric
15" SPACING	14.8"	375	29.5"	750	59.1"	1500	88.6"	2250	118.2"	3000	6.7"	170	.78"	20	108.3"	2750	105"	2667
16" SPACING	15.7"	400	31.5"	800	63"	1600	94.5"	2400	125.9"	3200	6.7"	170	.78"	20	108.3"	2750	105"	2667
18" SPACING	17.7"	450	35.4"	900	70.9"	1800	106.3"	2700	141.7"	3600	6.7"	170	.78"	20	108.3"	2750	105"	2667

## Dimensions and Clearances



A-REC.		A-MIN.		B		C		D-REC		D-MIN		E		F-REC.		F-MIN.	
US	Metric	US	Metric	US	Metric	US	Metric	US	Metric	US	Metric	US	Metric	US	Metric	US	Metric
82.7"	2100	59"	1500	114.2"	2900	74.8"	1900	196.8"	5000	173.2"	4400	.78"	20	108.3"	2750	105"	2667



## PREVIOUS COMMISSION FEEDBACK

### QUARTER BLOCK ON 6TH AVENUE:

1. TOO BUSY. SIMPLIFY DESIGN. SIMPLE, WELL DETAILED BUILDING PREFERRED
2. LOOK TO DISTRICT FOR PRECEDENTS
3. REGULAR BAY RHYTHM
4. SUPPORTIVE OF SHIFTING GROUND FLOOR HEIGHT AS WAY TO CAPTURE EXISTING BUILDING DATUMS
5. MASSING OPTION 2 PREFERRED, SPLITTING BUILDING INTO TWO VOLUMES ALONG 6TH AVENUE

### SIDECAR BUILDING ON GRAND AVENUE:

6. COMMISSION SUPPORTS ALIGNING SIDECAR WITH U.S. LAUNDRY BUILDING FRONTAGE.
7. NO OBJECTIONS TO A TWO STORY SIDECAR MASSING.

PREVIOUS APPLICANT PREFERRED  
OPTION



PREVIOUS COMMISSION PREFERRED MASSING OPTION





QUARTER BLOCK ON 6TH AVENUE:

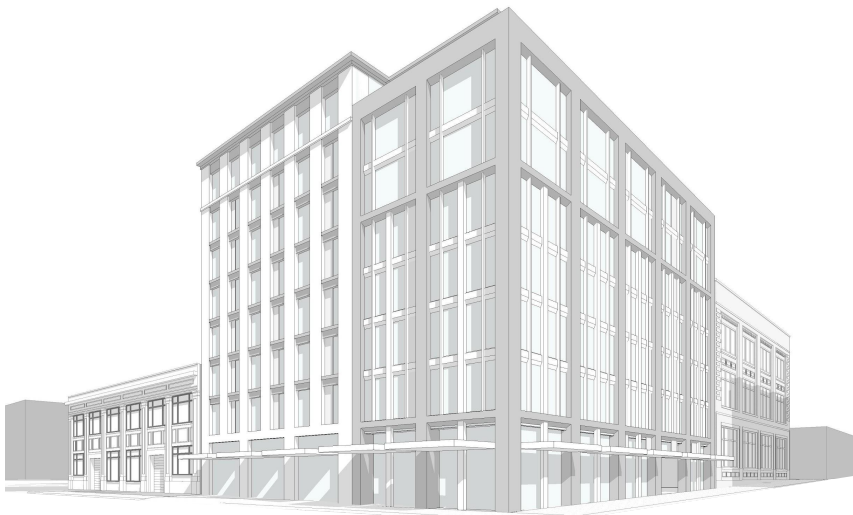
- 1. PREFER MASSING SCHEME 1 WITH THE TALLER NARROW MASSING MID-BLOCK
- 2. APPRECIATED THE SIMPLIFICATION OF THE MATERIAL PALETTE BUT STILL TOO BUSY. SIMPLIFY DESIGN. SIMPLE, WELL DETAILED BUILDING PREFERRED
- 3. STILL PREFER THIS 2 PART MASSING AND HOW IT CREATES A TRUE PENTHOUSE
- 4. RECOMMENDS REMOVING 'GASKET' BETWEEN MASSES
- 5. COMMISSION HAS CONCERNS ABOUT AMOUNT OF INACTIVE USE ON YAMHILL.
- 6. SIMPLIFY MATERIALS, MORE BRICK
- 7. WILL BE LOOKED AT AS AN ADDITION TO HISTORIC RESOURCE
- 8. SUPPORTS BREAKING DOWN THE MASSING INTO "SEPARATE" BUILDINGS ON 6TH
- 9. NEEDS TO CLEARLY EXPRESS A STRONG RELATIONSHIP TO THE ARCOA BUILDING
- 10. NEED STRONGER EXPRESSION OF BASE-MIDDLE-TOP
- 11. REGULARIZING IS KEY. VTAC SCREEN SHOULD BE REGULAR EVEN IF THAT MEANS A LOCATION WITHOUT A VTAC

SIDECAR BUILDING ON GRAND AVENUE:

- 12. COMMISSION SUPPORTS ALIGNING SIDECAR WITH U.S. LAUNDRY BUILDING FRONTAGE.
- 13. NO OBJECTIONS TO A TWO STORY SIDECAR MASSING.



SCHEME 1 // PREFERRED



SCHEME 2



SCHEME 3



SCHEME 4





**PARTIAL VOLUNTARY SEISMIC UPGRADE, 20% PROBABLE MAXIMUM LOSS TARGET**

STRUCTURAL BRACING FOR SEISMIC UPGRADE, BEHIND NEW YAMHILL FACADE  
EXTERIOR CONCRETE SHEARWALL ON EAST ELEVATIONS FOR SEISMIC UPGRADE

STRUCTURAL STEEL FRAME FOR SEISMIC UPGRADE, BEHIND EXISTING GRAND AVE AND YAMHILL FACADES

HISTORIC BUILDING BASEMENT LEVEL ENCROACHMENT STRUCTURAL AND WATERPROOFING REPAIRS

HISTORIC BUILDING EXIT AT LEVEL 1 AND BASEMENT

EXISTING ENTRY - COMMERCIAL GROUND LEVEL RETAIL TENANT ONLY

HISTORIC BUILDING FACADE CLEANING

HISTORIC BUILDING MECHANICAL / ELECTRICAL / PLUMBING UPGRADES

EXTERIOR CONCRETE SHEARWALL ON SOUTH ELEVATION FOR SEISMIC UPGRADE

NEW MAIN ENTRY - COMMERCIAL & MAIN ENTRY FOR HISTORIC BUILDING UPPER TENANTS

BRACING FOR SEISMIC UPGRADE, BEHIND NEW GRAND AVE FACADE

EXISTING MAIN ENTRY TO UPPER LEVELS FOR HISTORIC BUILDING. EXITING FROM ALL FLOORS OCCURS AT LEVEL 1

