

550 MLK

DESIGN REVIEW SUBMITTAL | 08.06.21

RESUBMITTED | 09.10.21

SITE + DESIGN DRAWINGS

LU - 21-061842 DZM HR

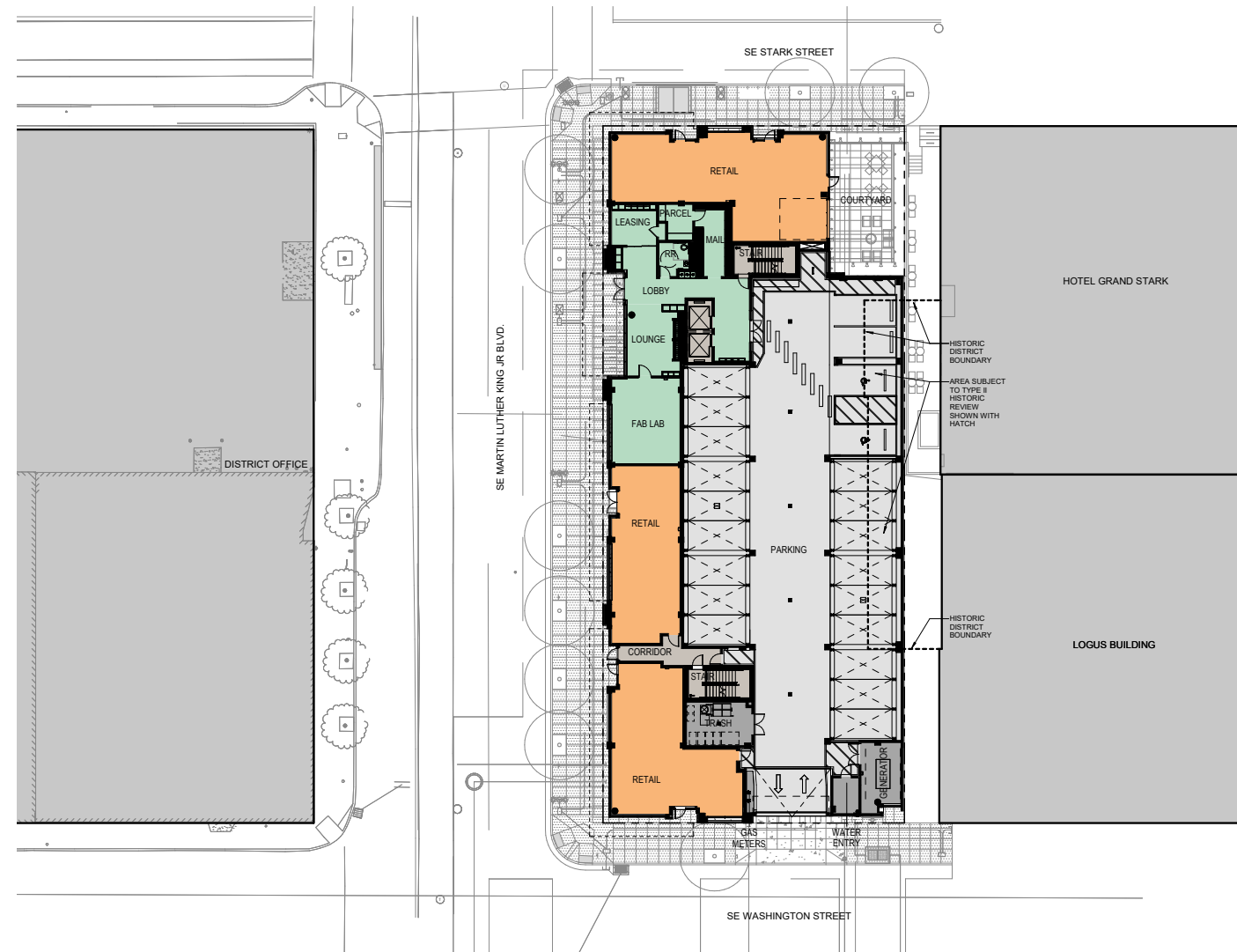




SITE

DESIGN DRAWINGS

- 1. Overall Site Plan*
- 2. Site Existing Condition Diagrams*
- 3. Ground Floor – Site*
- 4. Landscape: Site Design*



1 BUILDING

550 MARTIN LUTHER KING JR. BLVD

112,193
Total GSF (inc. UG Parking)

3,973
GSF of Commercial Space

883
GSF of Courtyard Space

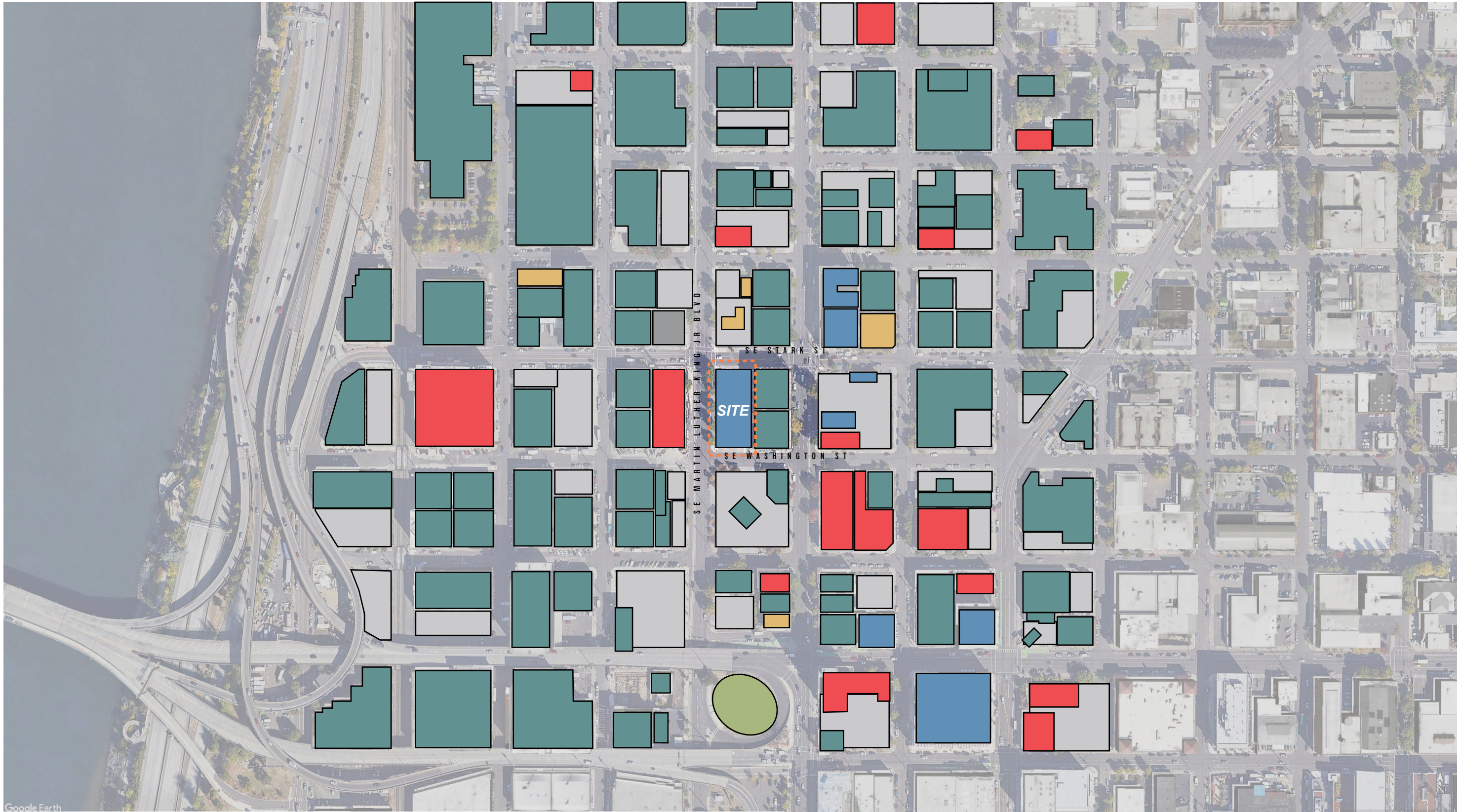
132
Units

59
Podium parking stalls

- RETAIL
- RESIDENTIAL
- CIRCULATION
- CIRCULATION
- SERVICE

OVERALL 550 MLK SITE





Google Earth

LEGEND

 Residential	 Event, entertainment	 Office	 Public park
 Hotel	 Structured parking	 Commercial, other	 Open space
	 Surface parking		

SITE DIAGRAM : PRIMARY LAND USE



NOTABLE BUSINESSES

- 1. Hotel Grand Stark
- 2. Washman Car Wash
- 3. CityTeam Nonprofit
- 4. Barber Block
- 5. Seizure Palace Screen Printing
- 6. Gold Leaf Restoration
- 7. Seatramp Tattoo
- 8. Milagro Theatre
- 9. Modo Yoga
- 10. House of Jude Salon
- 11. Siteworks Design Build
- 12. Shell
- 13. Volunteers of America
- 14. Architectural Heritage Center
- 15. Radius Art Studio
- 16. Westward Whiskey
- 17. Vespa Portland
- 18. Morning Ceramics Studio
- 19. Orangetheory Fitness
- 20. Art Design Xchange

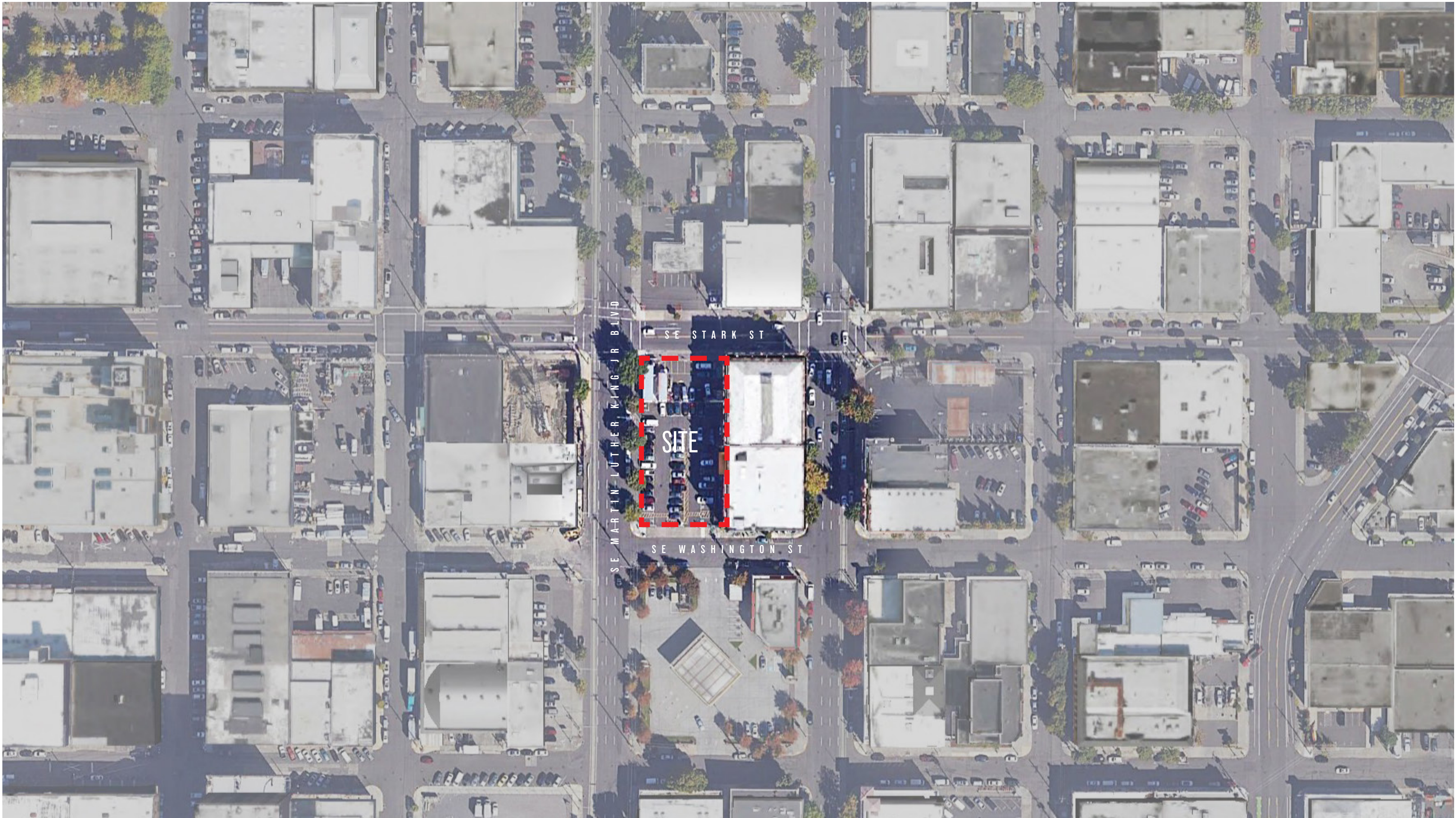
AMENITIES

- Food
- Market
- Retail

TRANSIT

- Portland Streetcar
- Portland City Bus



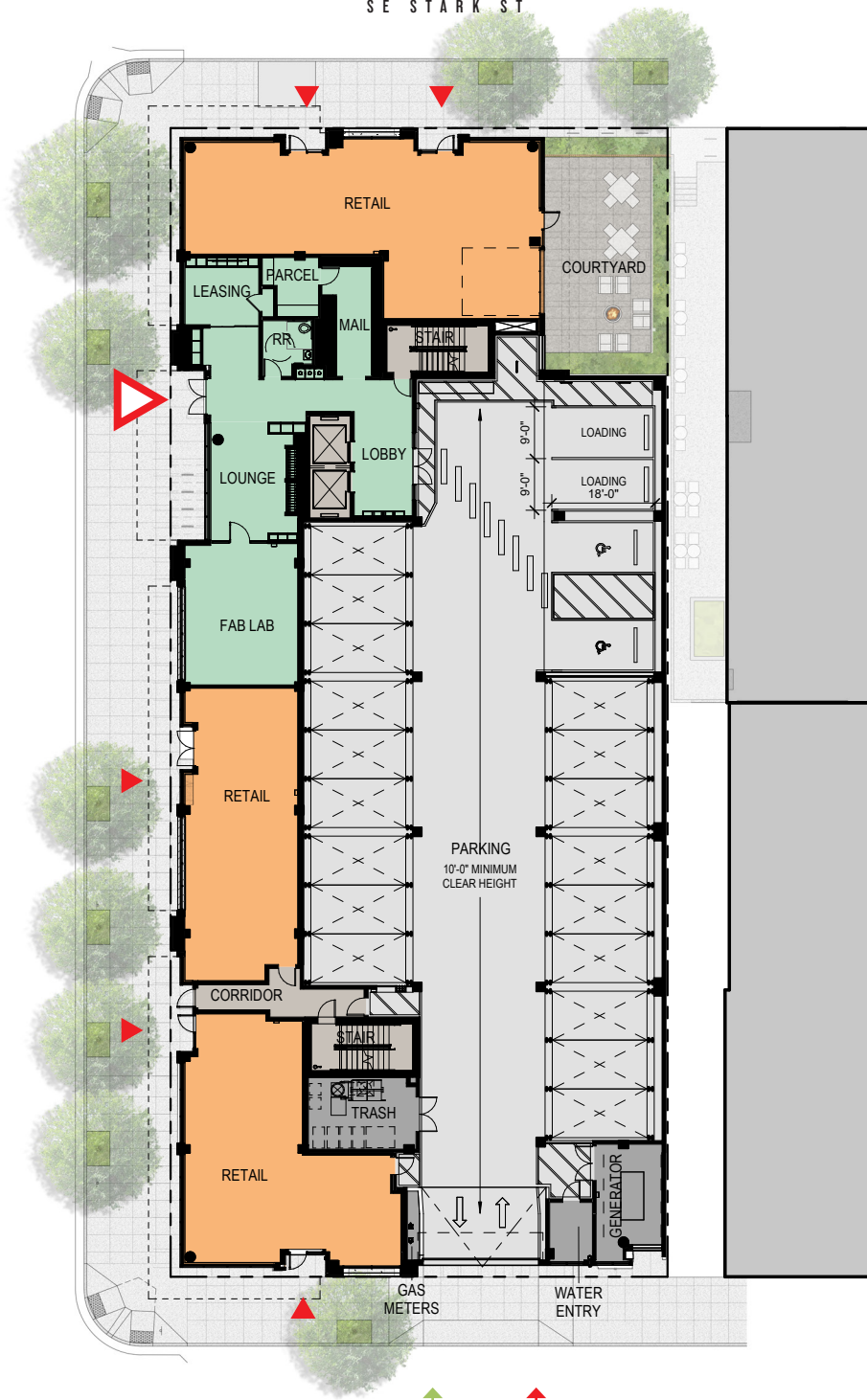


EXISTING CONDITIONS - AERIAL



SE MARTIN LUTHER KING JR BLVD

SE STARK ST



SE WASHINGTON ST



550 SE MLK BLVD
6 Levels of Residential
112,193 Total GSF

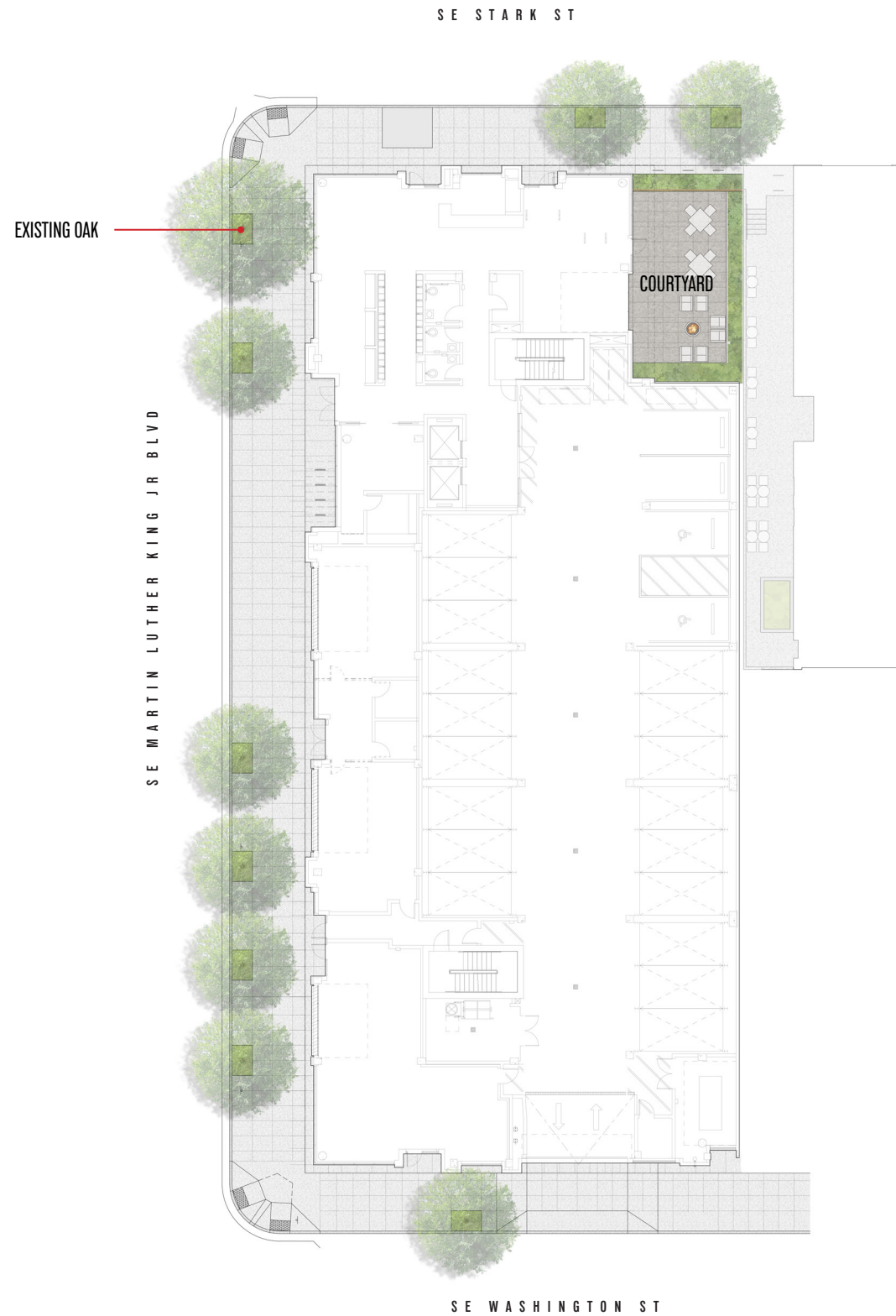
- RETAIL
- RESIDENTIAL
- PARKING
- CIRCULATION
- SERVICE

GROUND FLOOR - SITE



SITE DESIGN

- 1. Ground Floor Landscape*
- 2. Courtyard Landscape*
- 3. Level 2 Landscape*
- 4. Roof Landscape*



CHIONANTHUS RETUSUS
CHINESE FRINGETREE
SE MARTIN LUTHER KING JR BOULEVARD



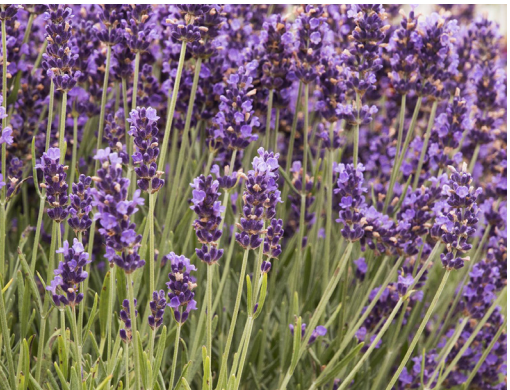
ULMUS 'FRONTIER'
FRONTIER ELM
SE STARK STREET



QUERCUS ACUTISSIMA
SAWTOOTH OAK
SE WASHINGTON STREET



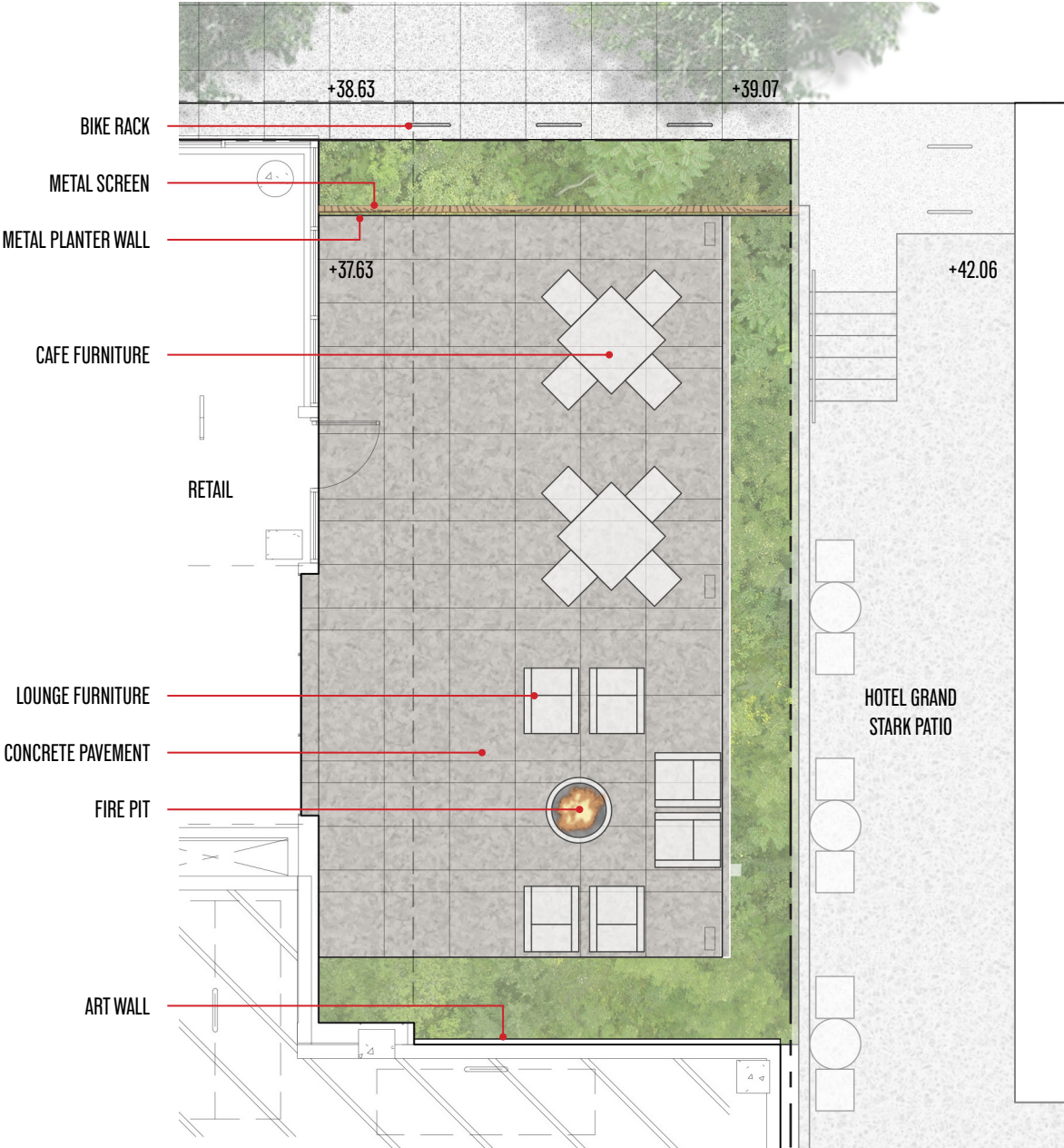
LIRIOPE MUSCARI 'BIG BLUE'
BIG BLUE LILYTURF



LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'
HIDCOTE BLUE ENGLISH LAVENDER

GROUND FLOOR LANDSCAPE





NANDINA DOMESTICA
HEAVENLY BAMBOO



FATSIA JAPONICA
JAPANESE ARALIA



POLYSTICHUM MUNITUM
WESTERN SWORD FERN



LIRIOPE MUSCARI 'BIG BLUE'
BIG BLUE LILYTURF



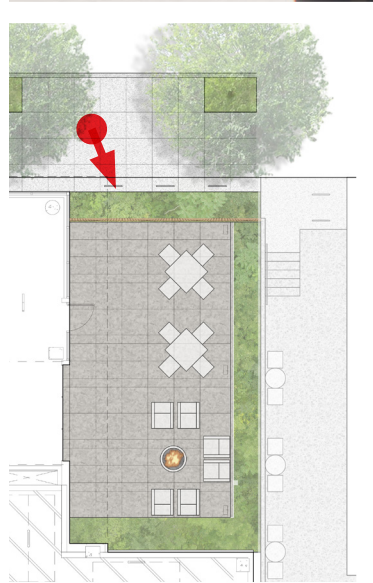
SARCOCOCCA HOOKERIANA 'HUMILIS'
SWEETBOX



HYDRANGEA INTEGRIFOLIA 'TAIPING SHAN'
TAIPING SHAN CLIMBING HYDRANGEA



GROUND FLOOR COURTYARD



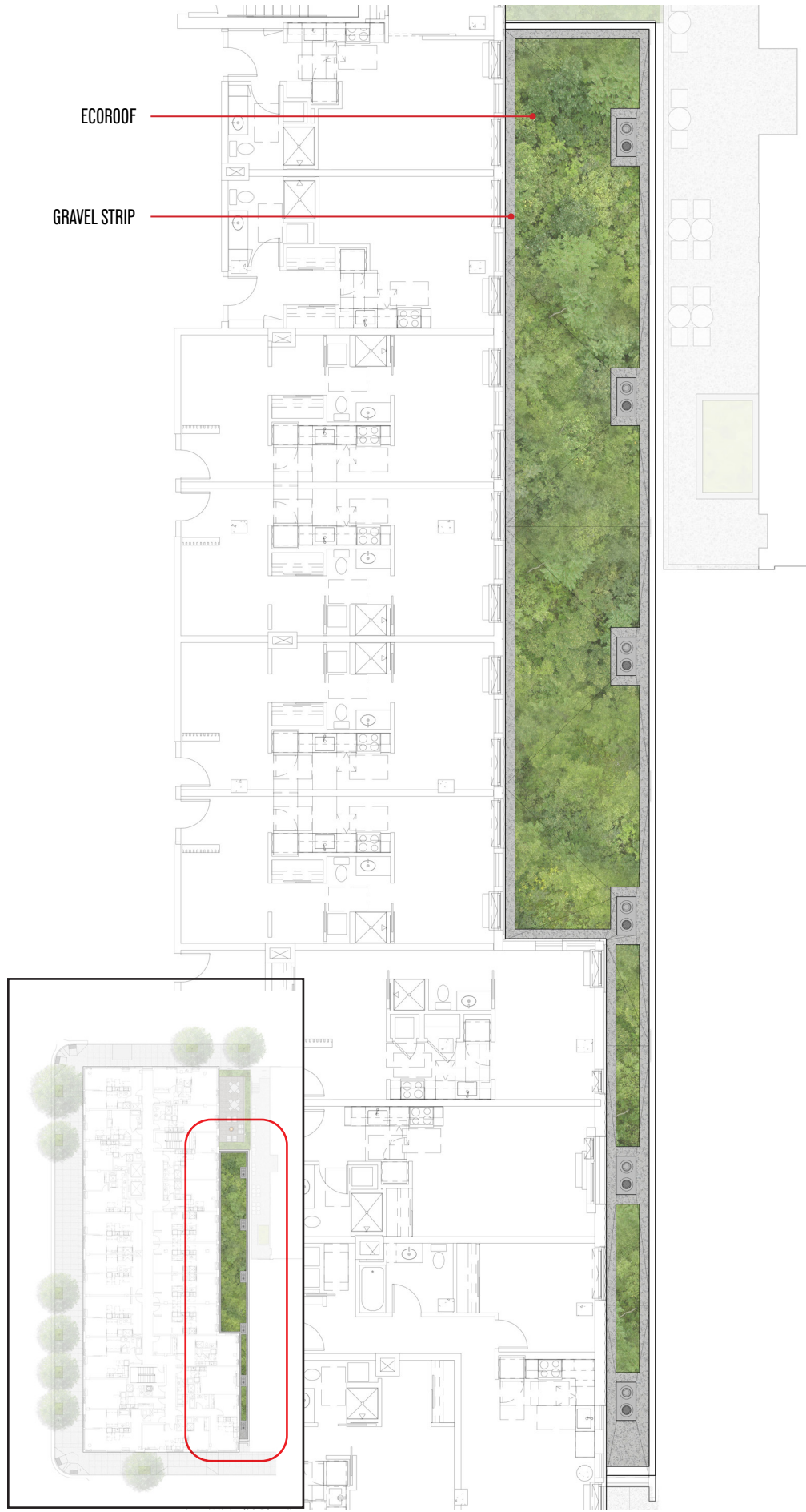
GROUND FLOOR COURTYARD



GROUND FLOOR COURTYARD



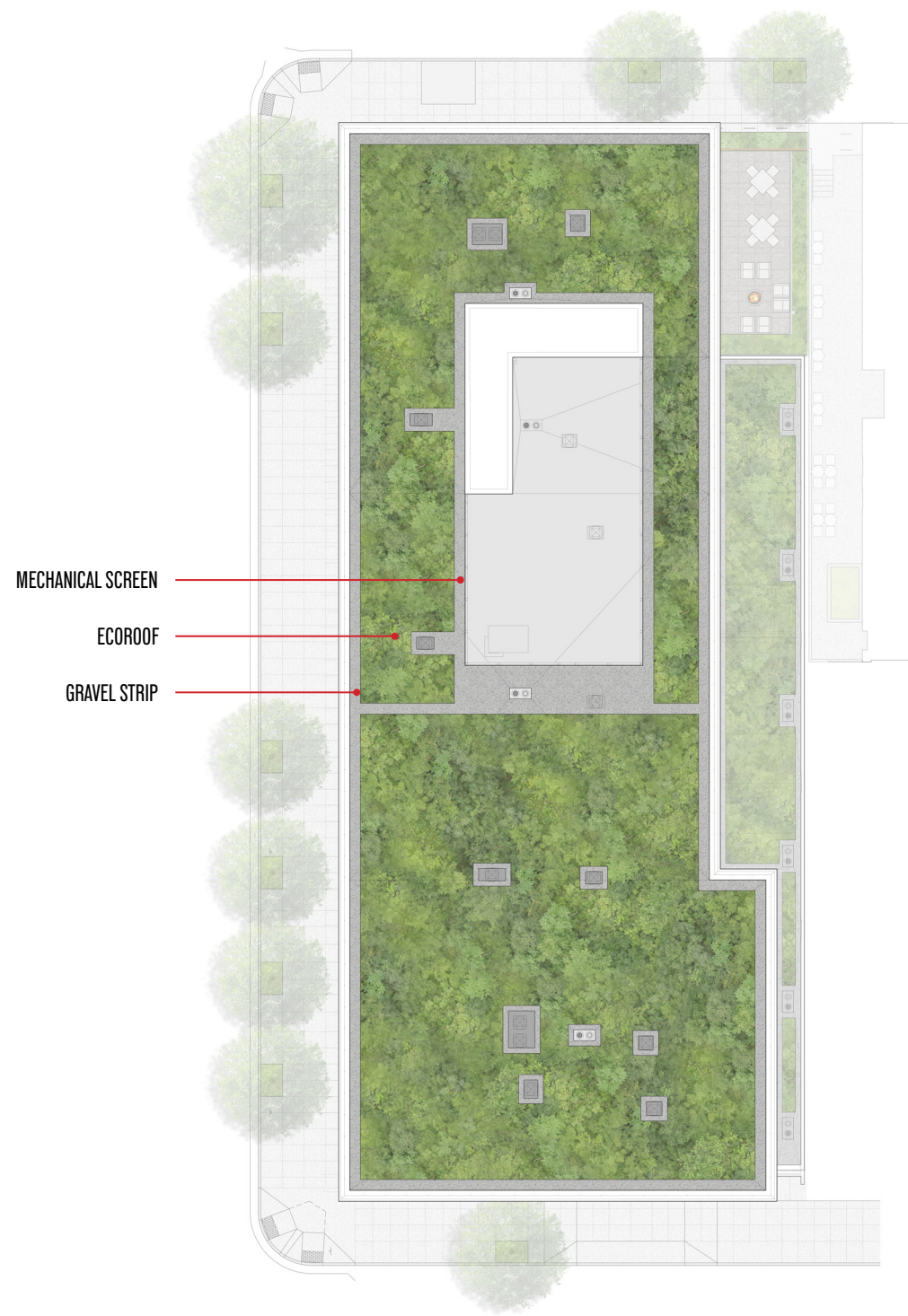
GROUND FLOOR COURTYARD



SEDUM SPECIES VARIETIES

LEVEL 2 LANDSCAPE





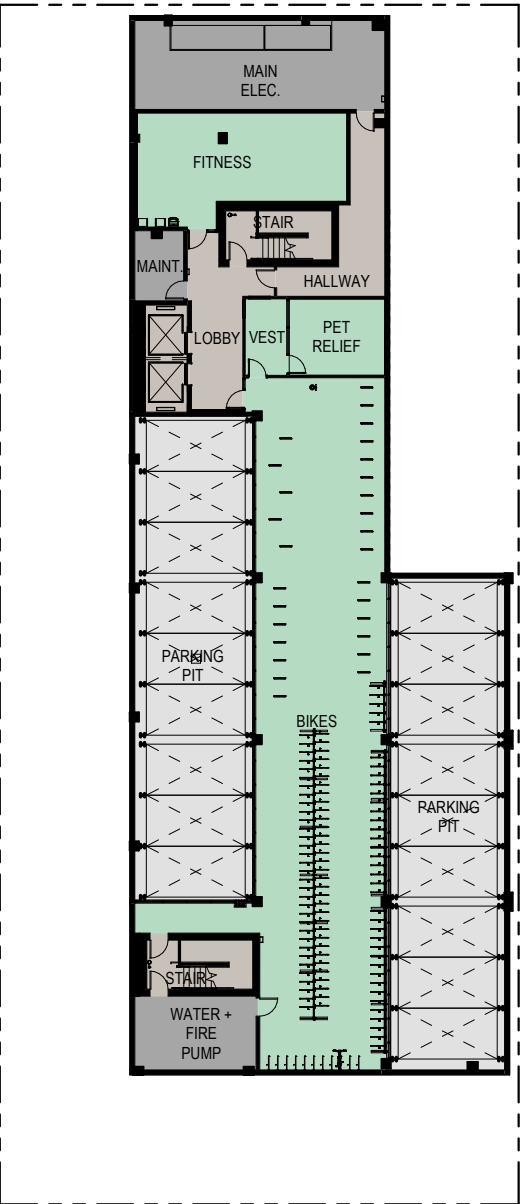
SEDUM SPECIES VARIETIES



550 MLK BLVD

DESIGN DRAWINGS

1. Floor Plans
2. Roof Plan
3. Elevations
4. Sections
5. Composite Sheets
6. Material Palette
7. Lighting Plans
8. Cut Sheets

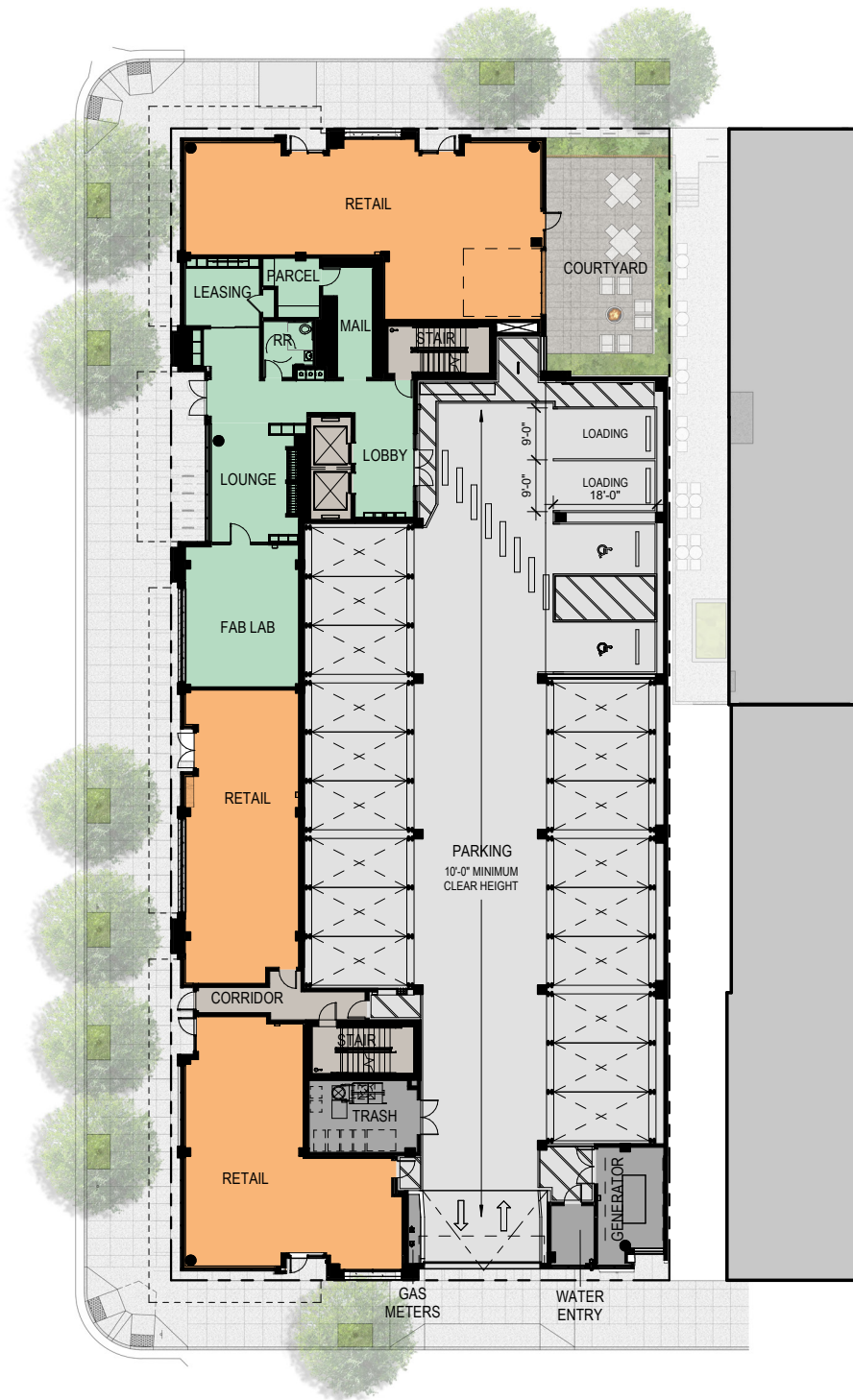


9,330
Total GSF (inc. UG Parking)

170
Bike Parking Stalls

- RETAIL
- RESIDENTIAL
- PARKING
- CIRCULATION
- SERVICE

BELOW GRADE FLOOR PLAN



15,578
Total GSF

3,973
NSF of Retail Space

11
Short Term Bike Stalls

4
Bike Stalls

- RETAIL
- RESIDENTIAL
- PARKING
- CIRCULATION
- SERVICE

GROUND FLOOR PLAN





14,548
Total GSF

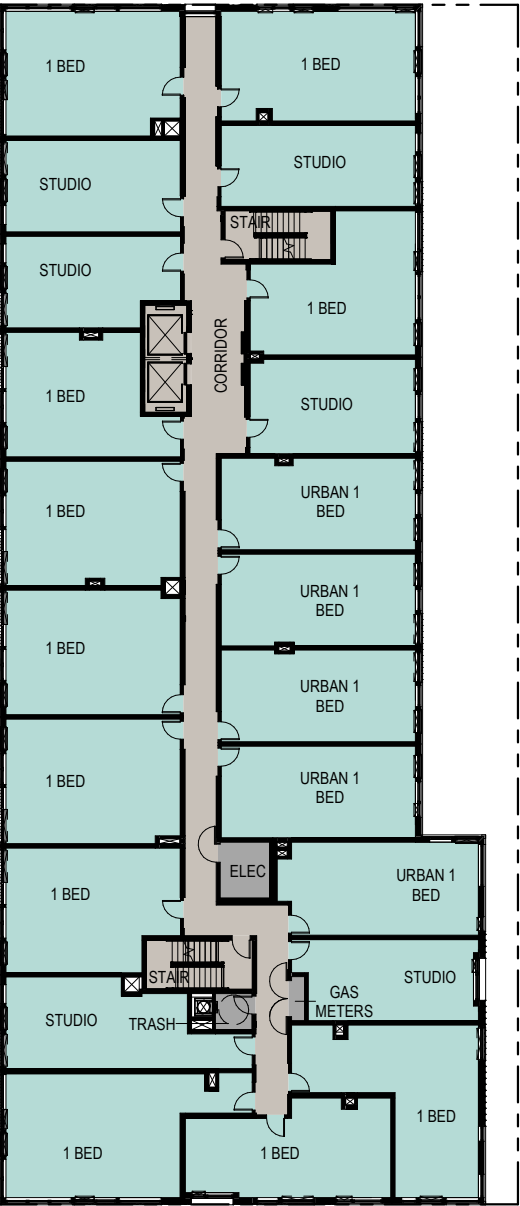
22
Units

5
In-Unit Bike Parking Stalls

- RETAIL
- RESIDENTIAL
- PARKING
- CIRCULATION
- SERVICE

LEVEL 2 FLOOR PLAN





14,548
Total GSF

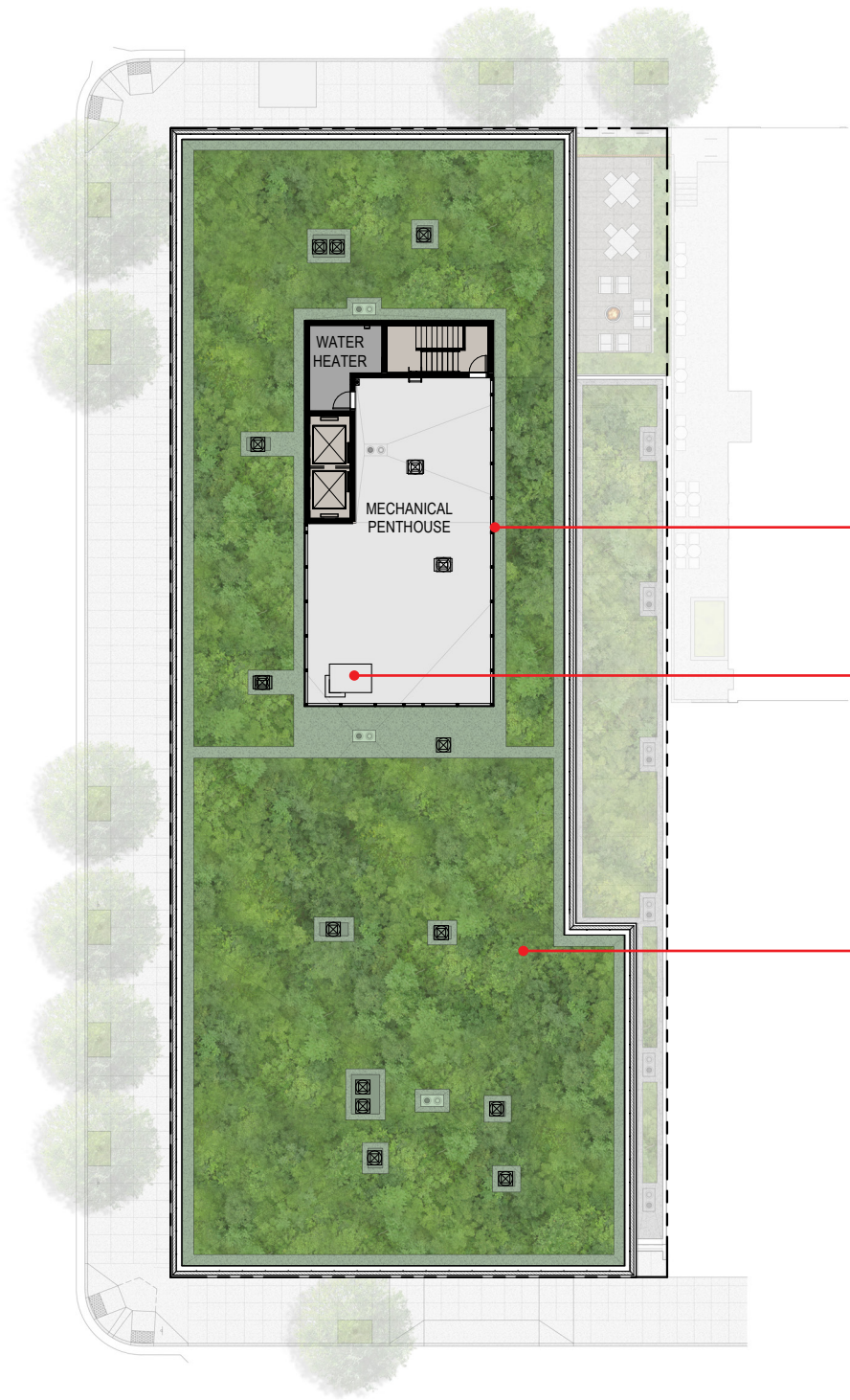
22
Units

5
In-Unit Bike Parking Stalls

- RETAIL
- RESIDENTIAL
- PARKING
- CIRCULATION
- SERVICE

TYPICAL PLAN - FLOOR 03-07





Screen for Mechanical.

Mechanical Equipment.

Eco Roof.

- RETAIL
- RESIDENTIAL
- PARKING
- CIRCULATION
- SERVICE

ROOF PLAN





WEST ELEVATION



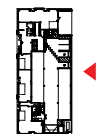
WEST ELEVATION



NORTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



EAST ELEVATION

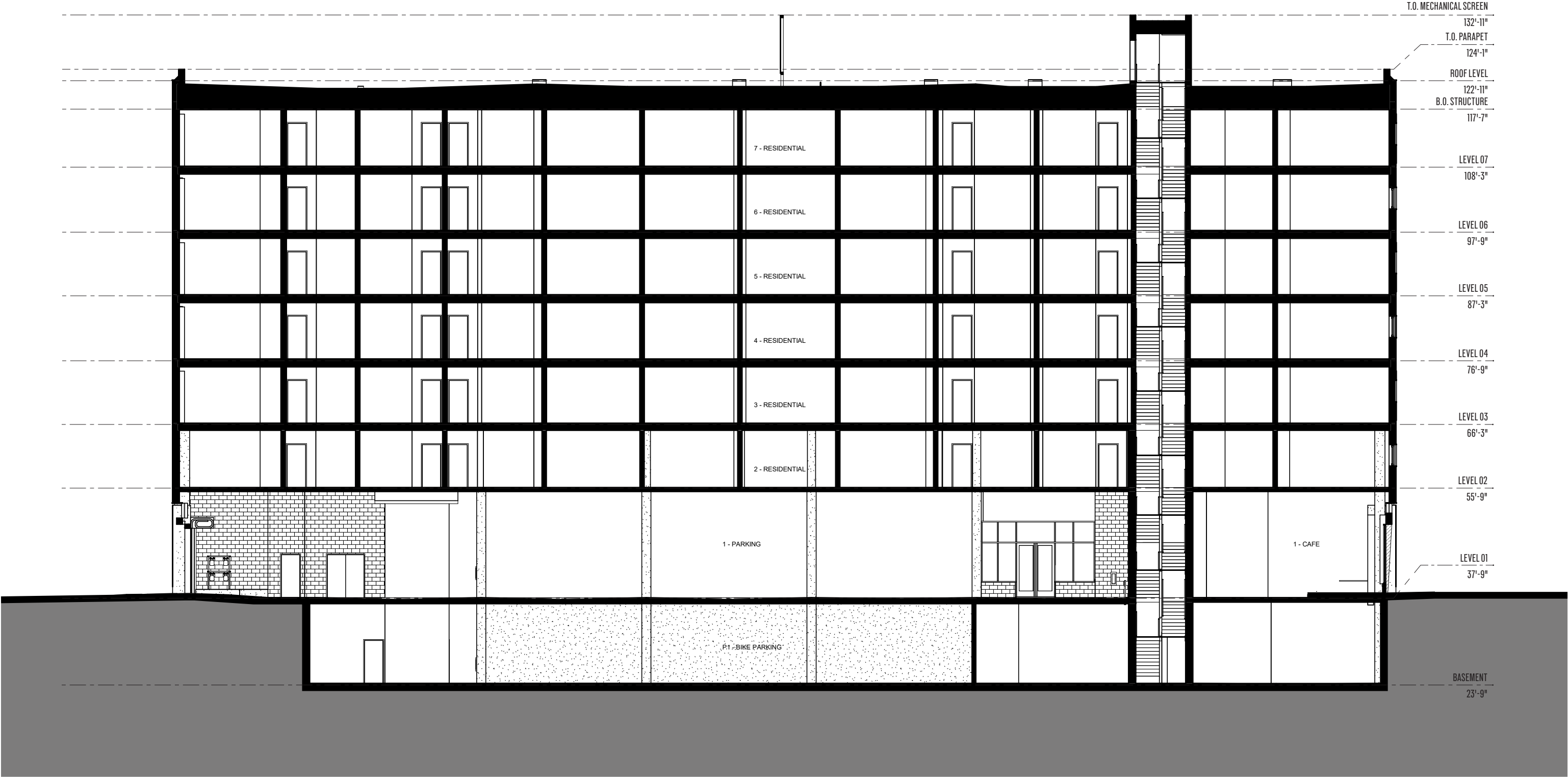


SOUTH ELEVATION

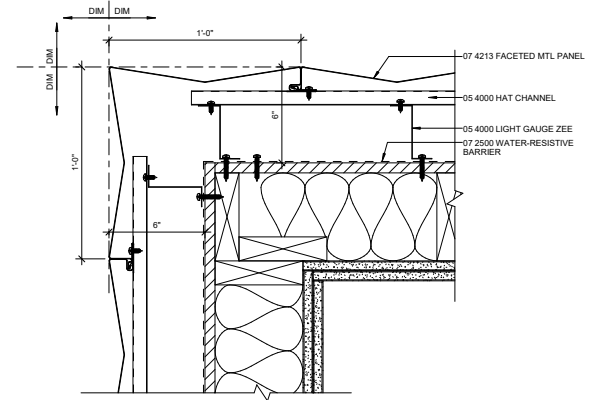
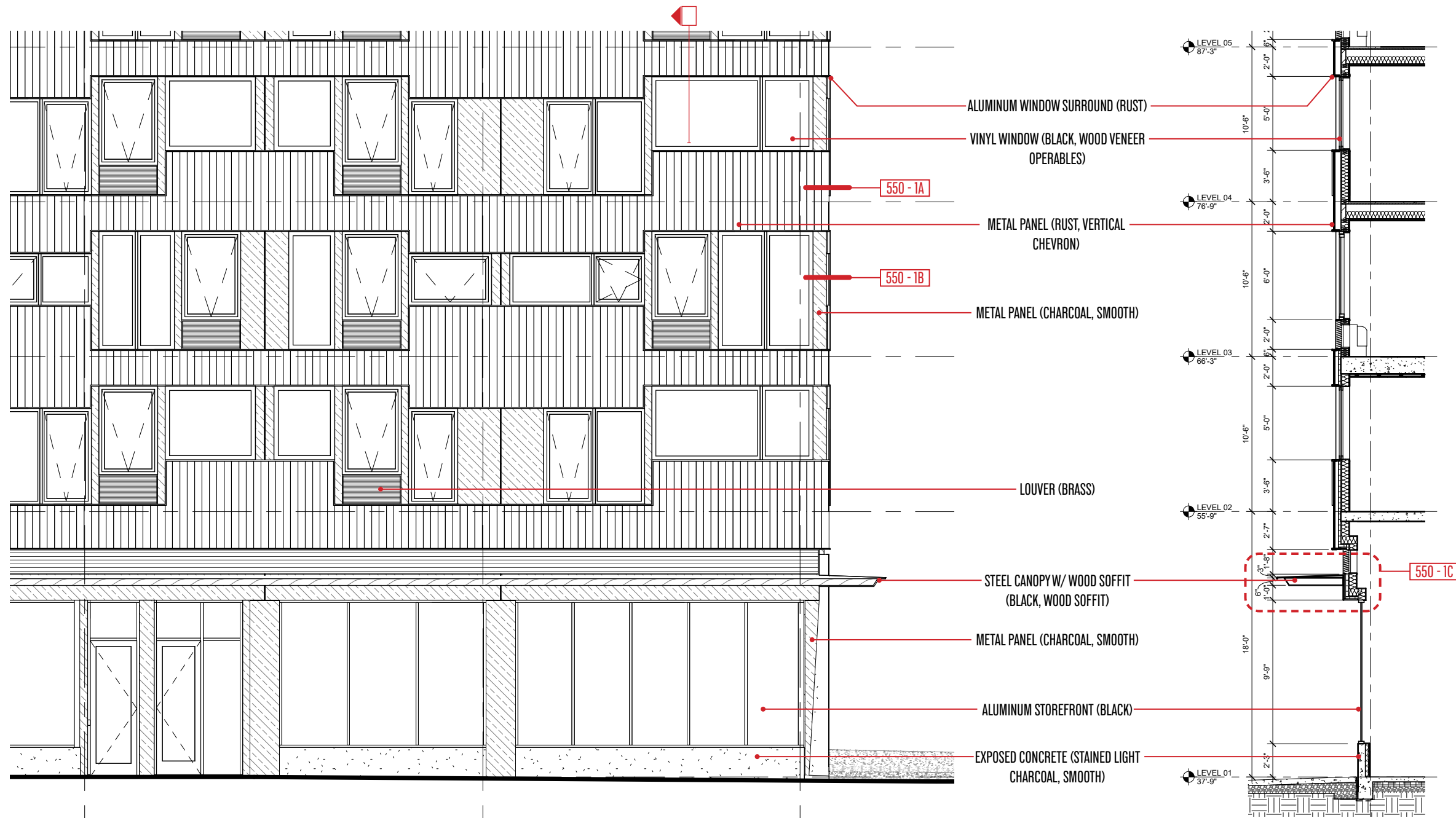
0 8' 16' 32'



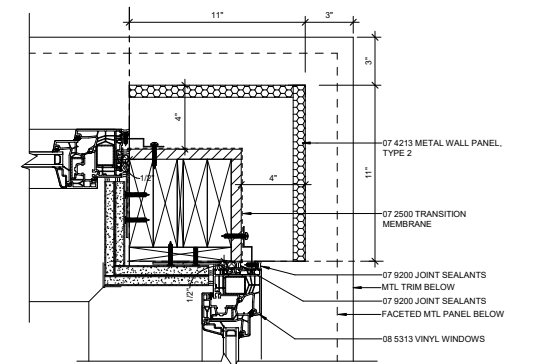
SOUTH ELEVATION



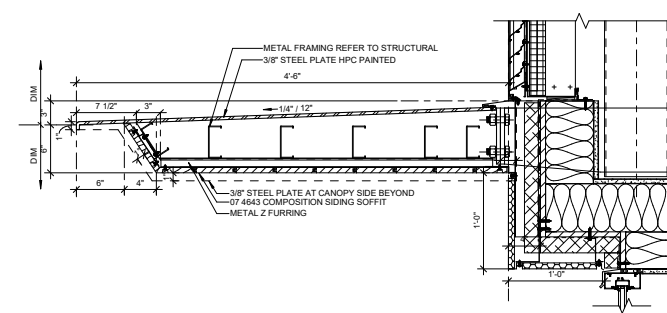
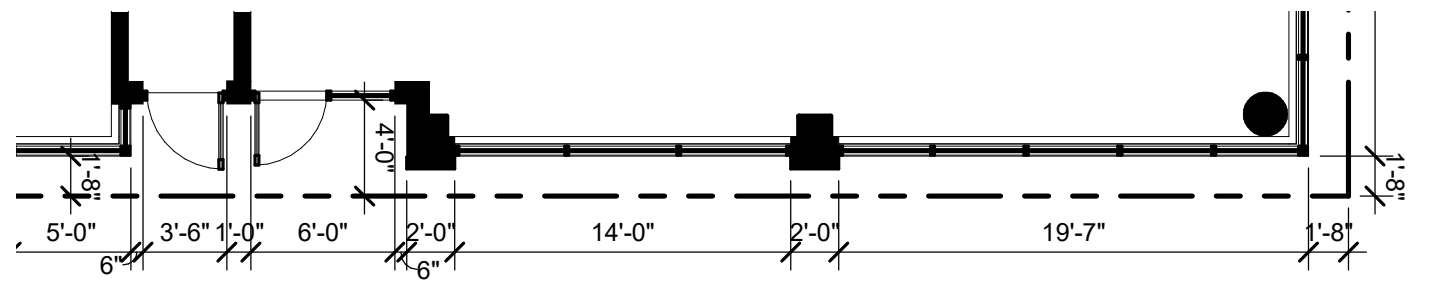
SECTION - WEST



A. TYP. CORNER PLAN DETAIL AT CHEVRON METAL PANEL
1" = 1'-0"



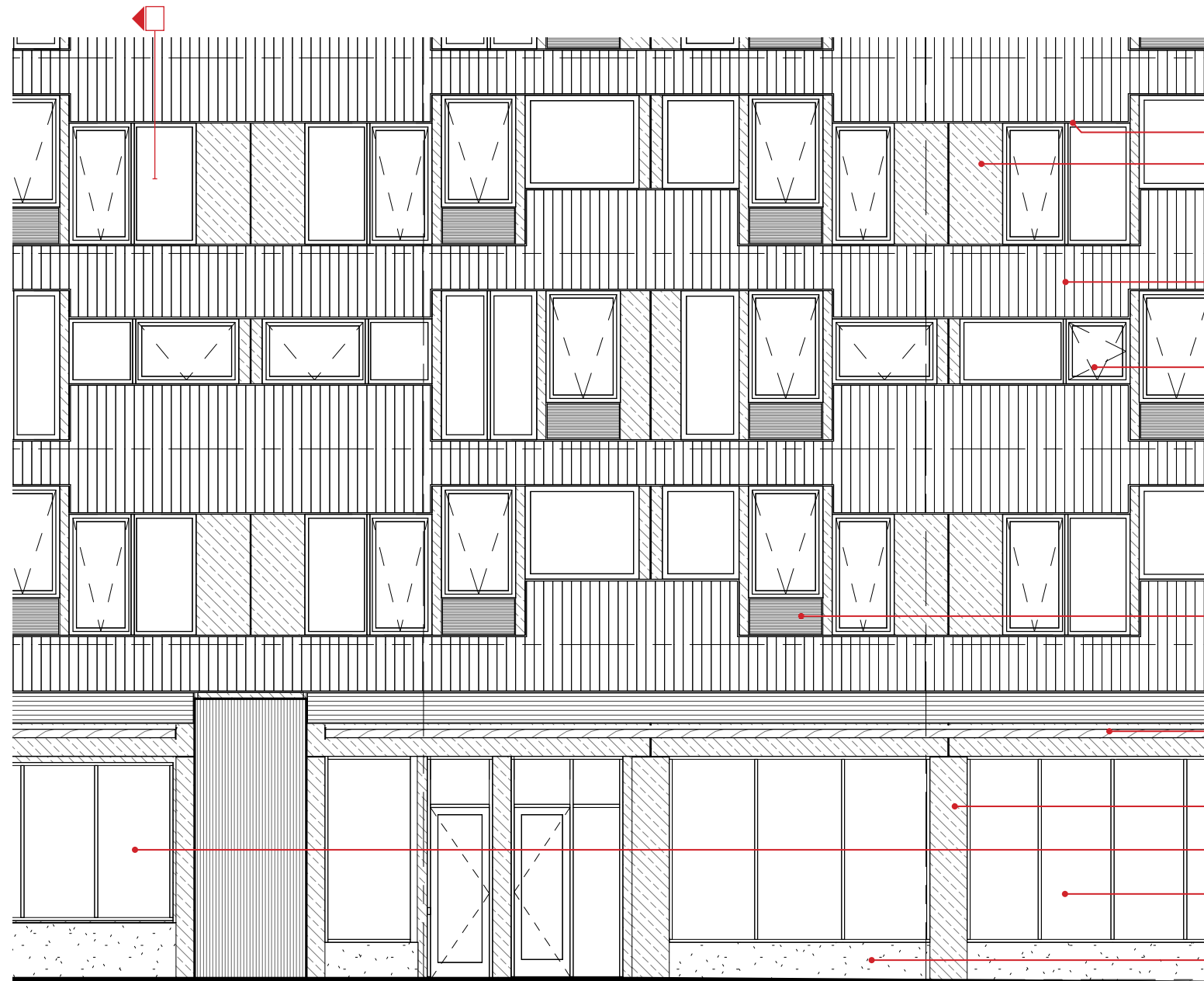
B. TYP. CORNER PLAN DETAIL AT WINDOWS
1" = 1'-0"



C. TYP. CANOPY SECTION DETAIL
1/2" = 1'-0"



COMPOSITE SHEET - 550:1



ALUMINUM WINDOW SURROUND (RUST)
METAL PANEL (CHARCOAL, SMOOTH)

METAL PANEL (RUST, VERTICAL
CHEVRON)

VINYL WINDOW (BLACK, WOOD VENEER
OPERABLES)

LOUVER (BRASS)

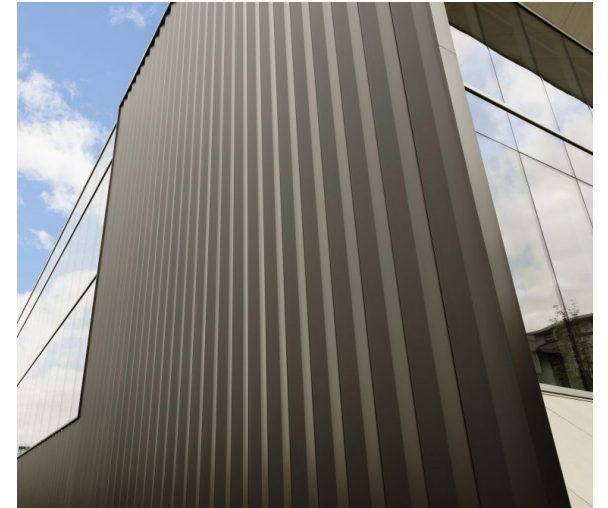
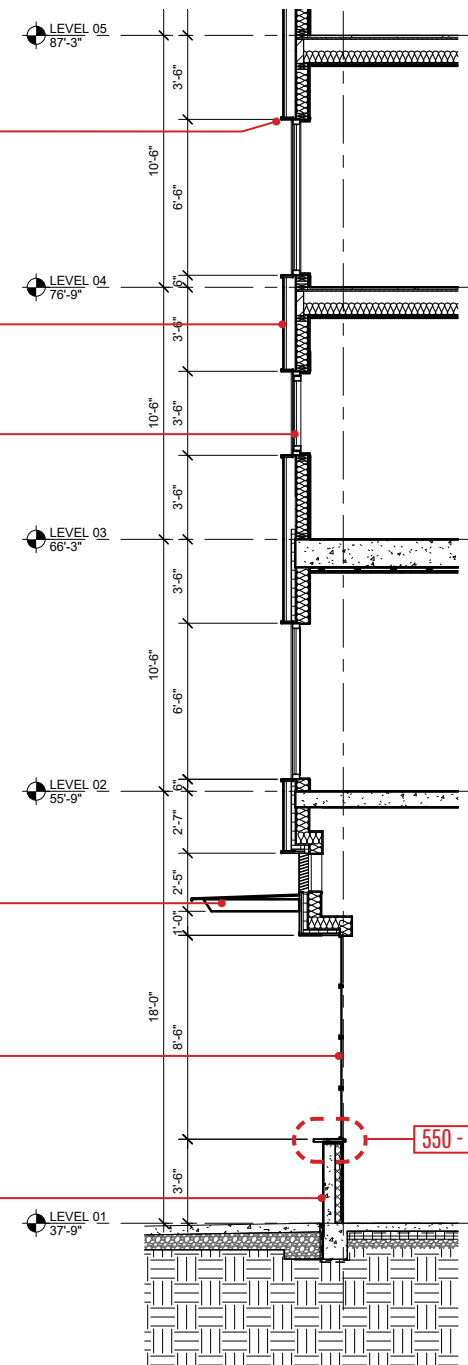
STEEL CANOPY W/ WOOD SOFFIT
(BLACK, WOOD SOFFIT)

METAL PANEL (CHARCOAL, SMOOTH)

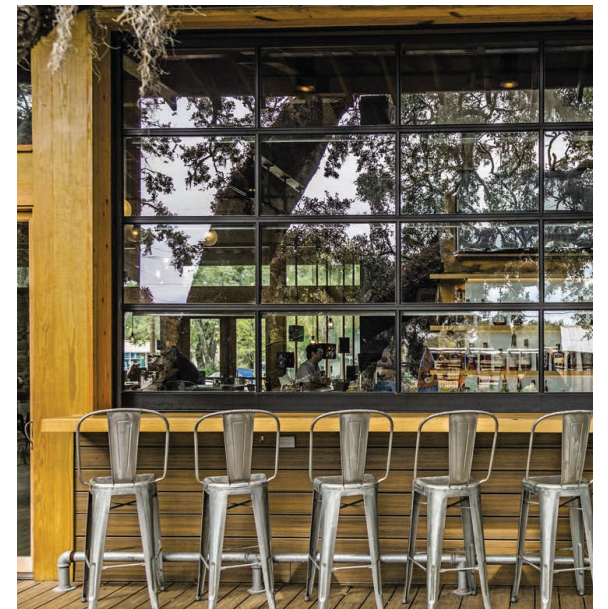
SLIDING DOOR (BLACK FRAME)

ALUMINUM STOREFRONT (BLACK)

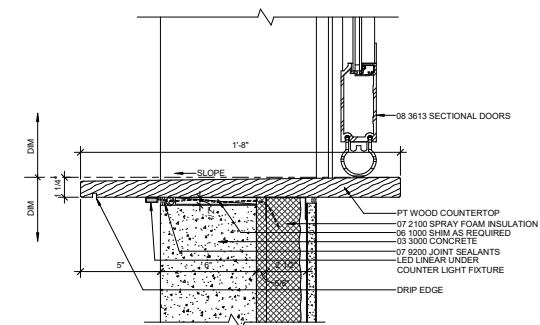
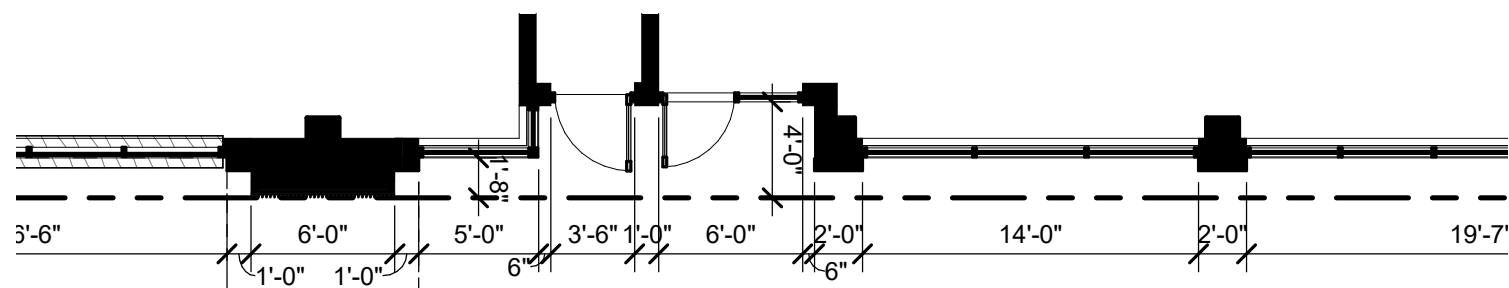
EXPOSED CONCRETE (STAINED LIGHT
CHARCOAL, SMOOTH)



REPRESENTATIVE IMAGE OF VERTICAL CHEVRON METAL PANEL

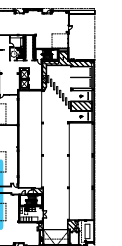


REPRESENTATIVE IMAGE OF RETAIL GARAGE COUNTER

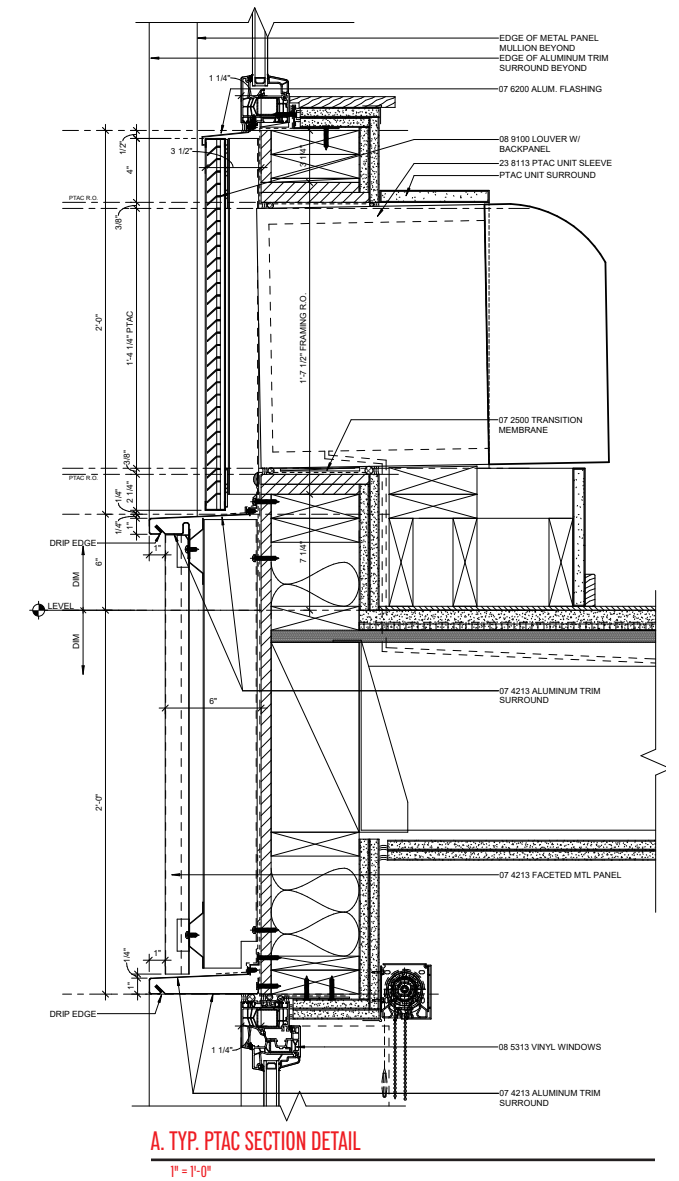
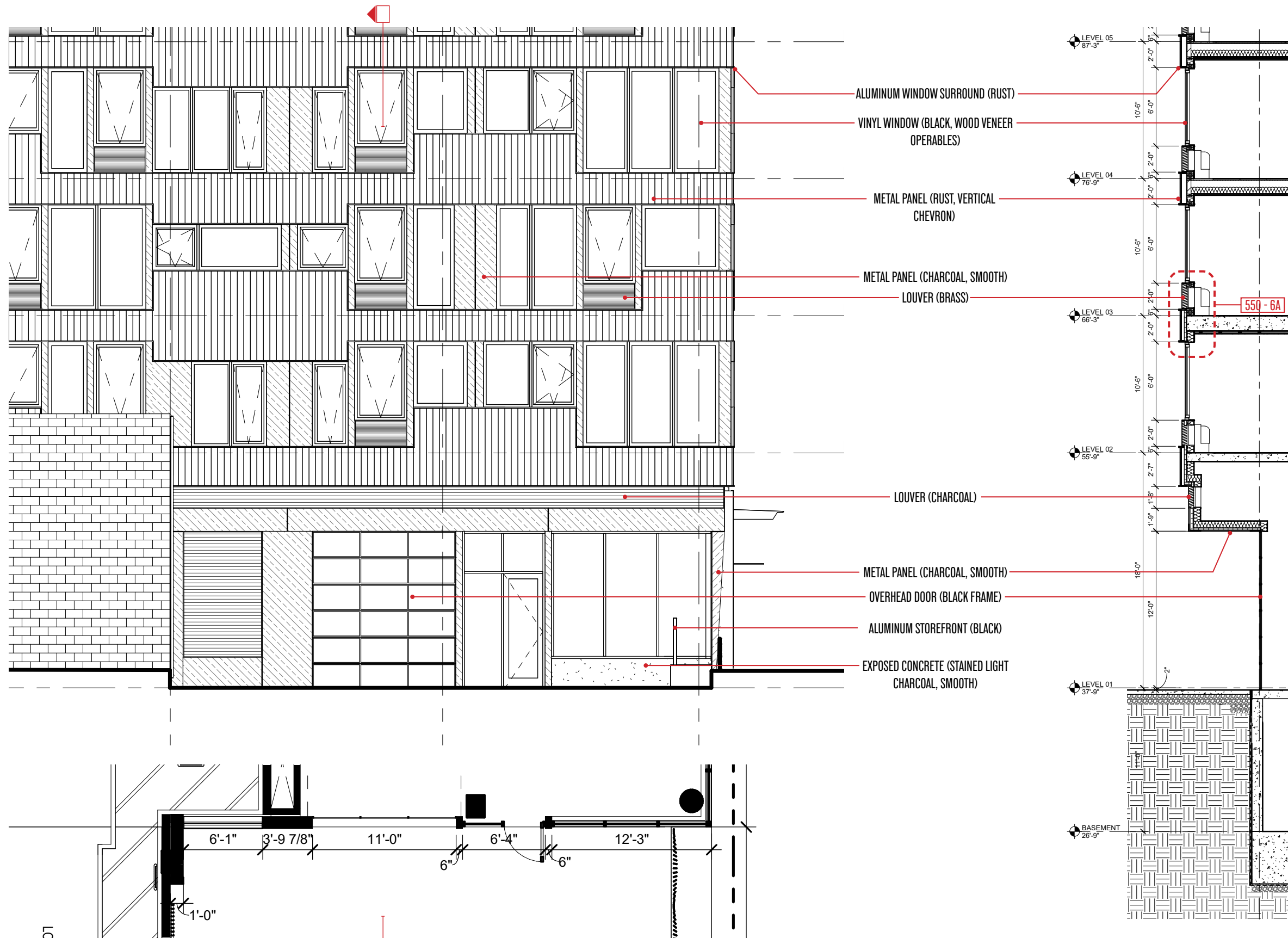


A. TYP. RETAIL GARAGE COUNTER SILL DETAIL

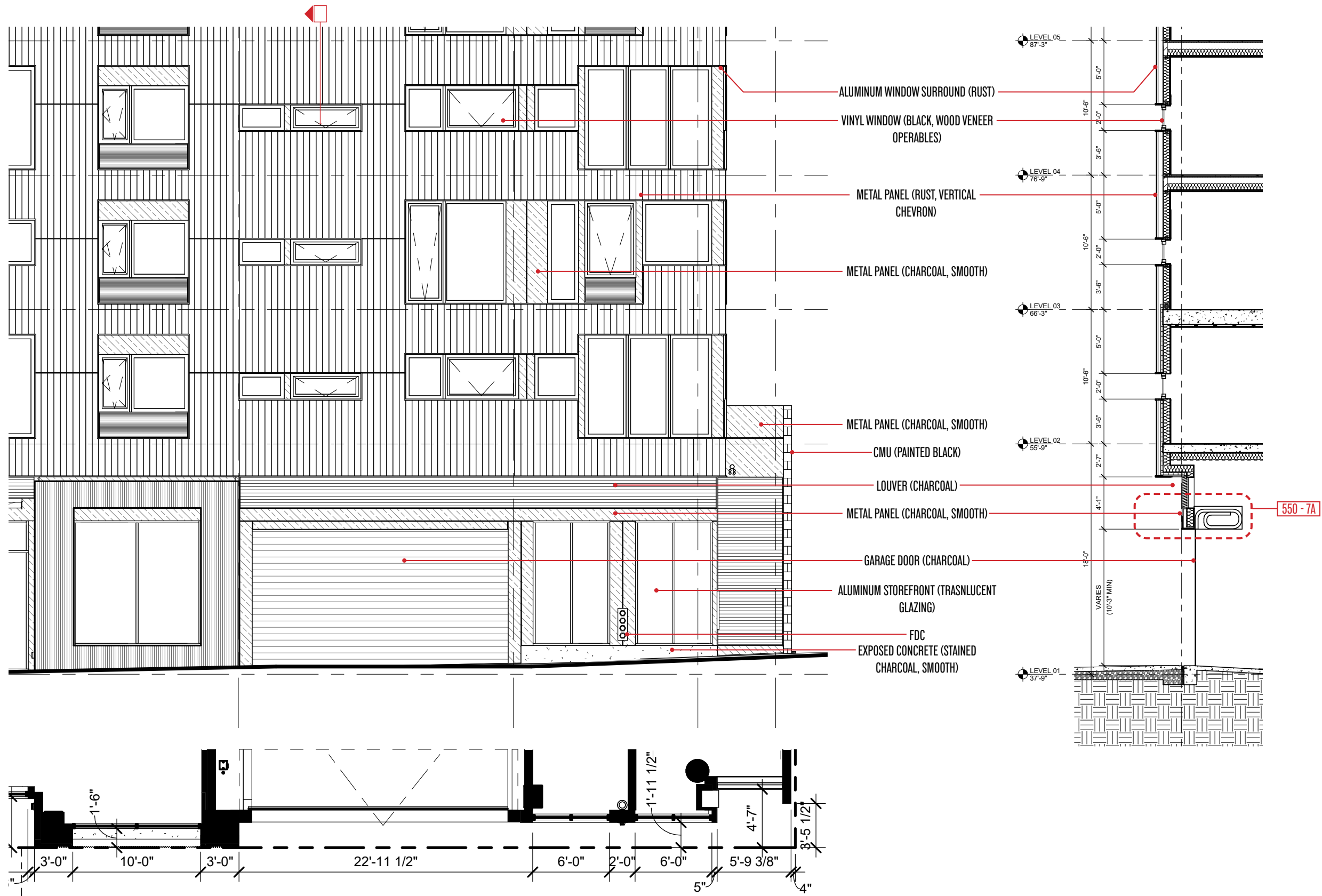
1" = 1'-0"



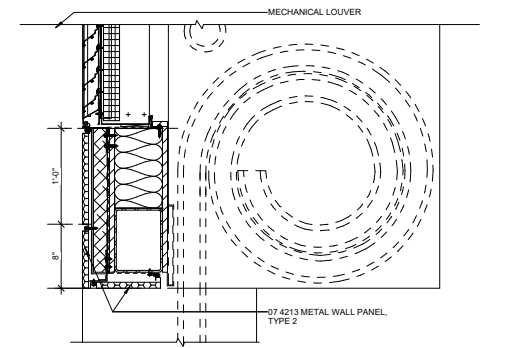
COMPOSITE SHEET - 550:2



COMPOSITE SHEET - 550:6

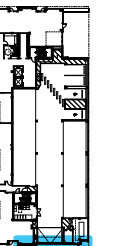


REPRESENTATIVE IMAGE OF GARAGE DOOR



A. GARAGE DOOR HEAD SECTION DETAIL

1" = 1'-0"



COMPOSITE SHEET - 550:7



METAL PANEL (RUST, VERTICAL CHEVRON)

METAL PANEL (CHARCOAL, SMOOTH)

VINYL WINDOW (BLACK, WOOD VENEER OPERABLES)

ALUMINUM WINDOW SURROUND (RUST)

METAL LOUVER (BRASS, METALLIC FINISH)

STEEL CANOPY W/ WOOD SOFFIT (BLACK, WOOD SOFFIT)

LIGHT CHARCOAL CAST IN PLACE CONCRETE PILASTER WITH VERTICAL FORMLINER

CENTER-GLAZED ALUMINUM STOREFRONT (BLACK, MATTE)

LIGHT CHARCOAL CAST IN PLACE CONCRETE CURB



REPRESENTATIVE IMAGE OF BLACK WINDOW FRAMES AT VINYL AND STOREFRONT WINDOWS



REPRESENTATIVE IMAGE OF WOOD AT OPERABLE VINYL WINDOWS



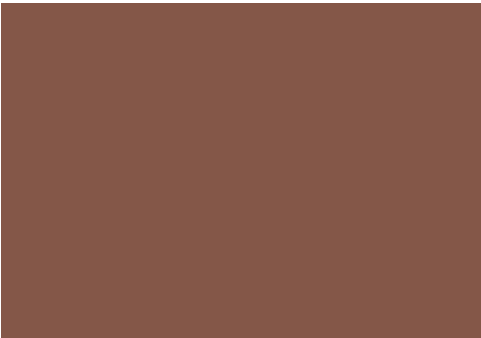
REPRESENTATIVE IMAGE OF CHARCOAL COLOR AT SMOOTH METAL PANEL



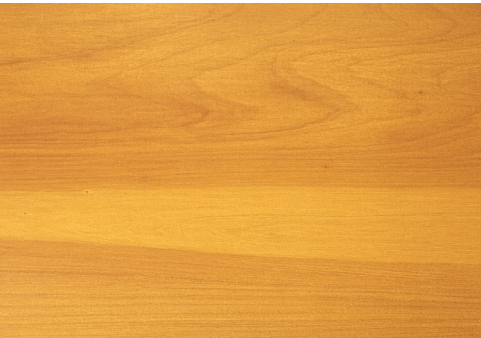
REPRESENTATIVE IMAGE OF BRASS COLOR AT PTAC LOUVERS



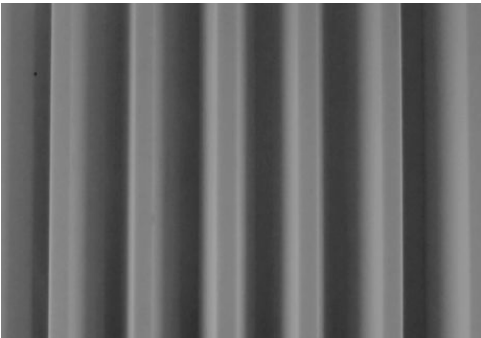
REPRESENTATIVE IMAGE OF LIGHT CHARCOAL STAINED CAST IN PLACE CONCRETE



REPRESENTATIVE IMAGE OF RUST COLOR AT CHEVRON METAL PANEL AND ALUMINUM SURROUND

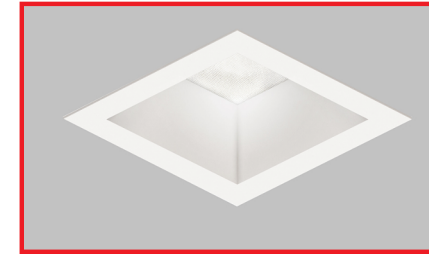
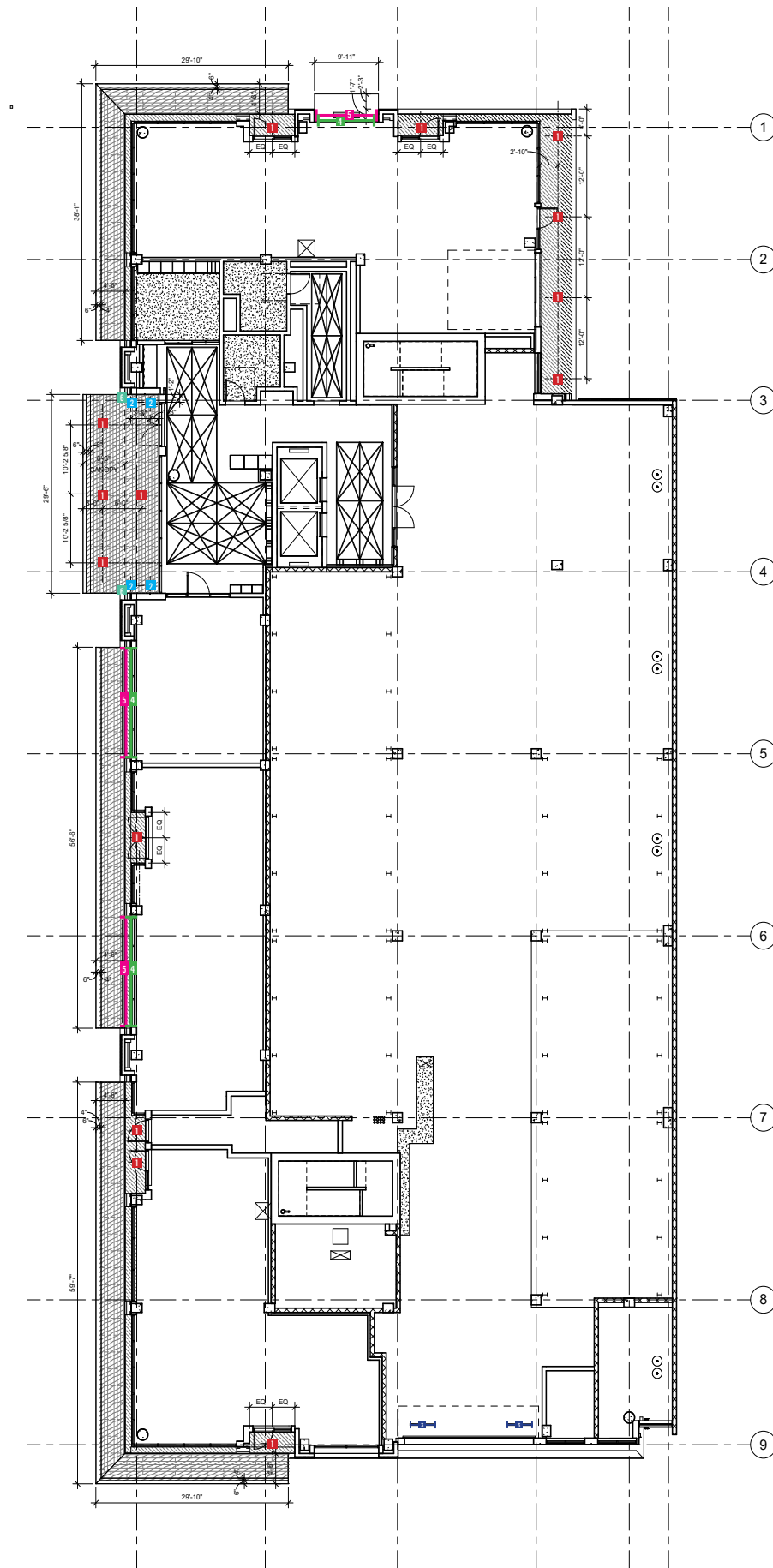


REPRESENTATIVE IMAGE OF CANOPY SOFFIT



REPRESENTATIVE IMAGE OF LIGHT CHARCOAL STAINED CAST IN PLACE CONCRETE WITH VERTICAL FORMLINER

MATERIAL PALETTE



- 1 BUILDING ENTRIES**
 FINISH: TBD
 TYPE: 3" SQUARE DOWNLIGHT
 MOUNT: RECESSED IN ENTRY SOFFITS



- 2 MAIN BUILDING ENTRY**
 FINISH: TBD
 TYPE: 3" SQUARE WALL WASHER
 MOUNT: RECESSED IN CANOPY



- 3 PARKING ENTRY LIGHTING**
 FINISH: TBD
 TYPE: LINEAR STRIPLIGHT
 MOUNT: SURFACE



- 4 OVER BAR LIGHTING**
 FINISH: TBD
 TYPE: OUTDOOR LINEAR LIGHT
 MOUNT: ABOVE BARS

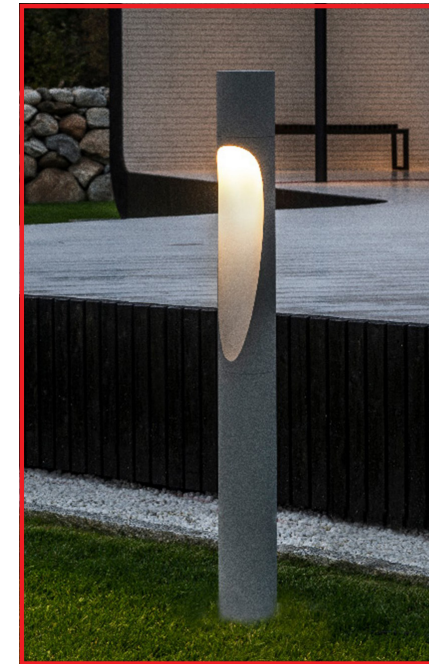
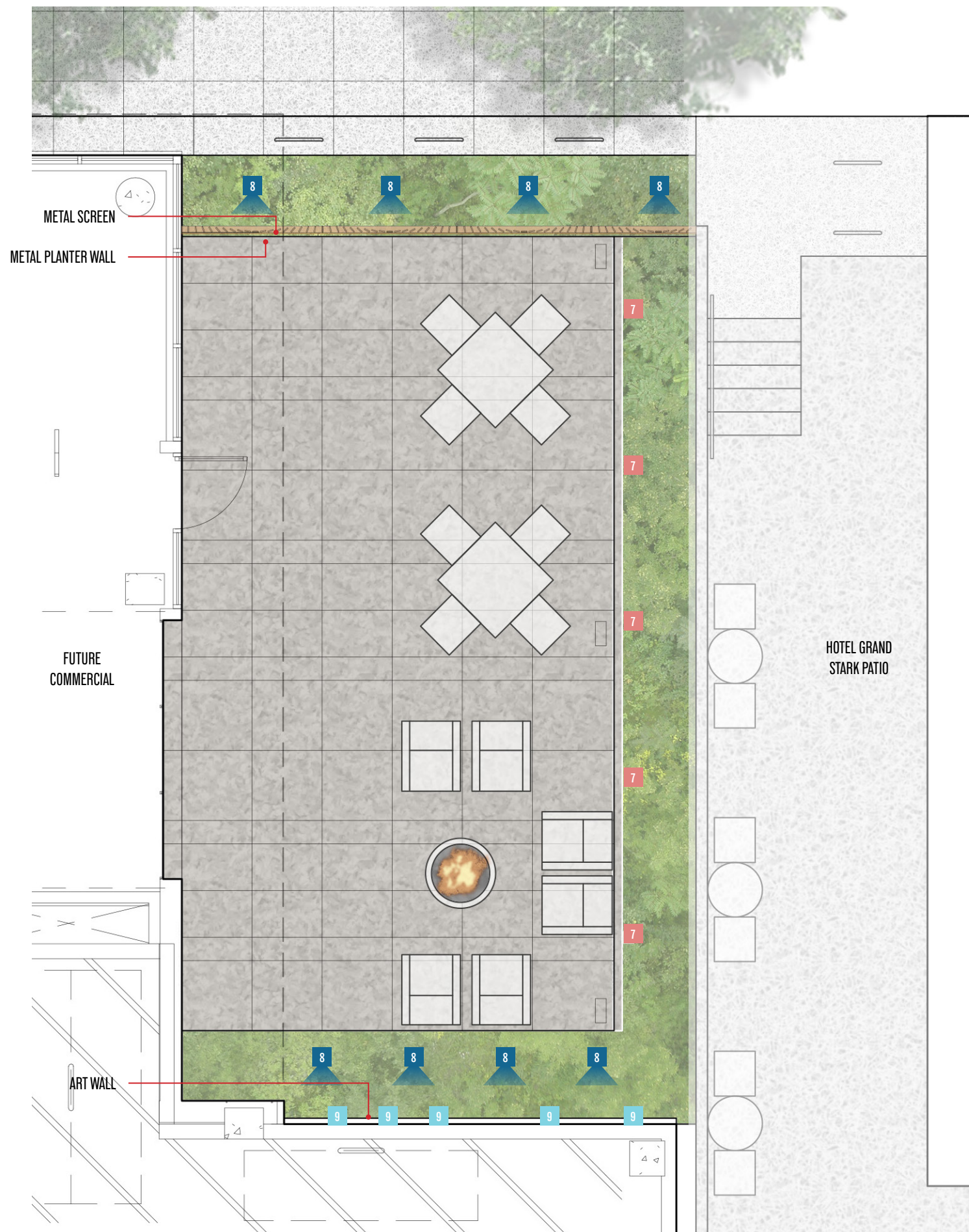


- 5 UNDER BAR LIGHTING**
 FINISH: TBD
 TYPE: OUTDOOR LINEAR LIGHT
 MOUNT: UNDER BARS



- 6 MAIN CANOPY UPLIGHT**
 FINISH: TBD
 TYPE: INGRADE UPLIGHT
 MOUNT: RECESSED

EXTERIOR LIGHTING PLAN - GROUND FLOOR



7 **COURTYARD BOLLARD**
 FINISH: TBD
 TYPE: 2" DIA X 27" TALL BOLLARD
 MOUNT: INGRADE PLANTERS

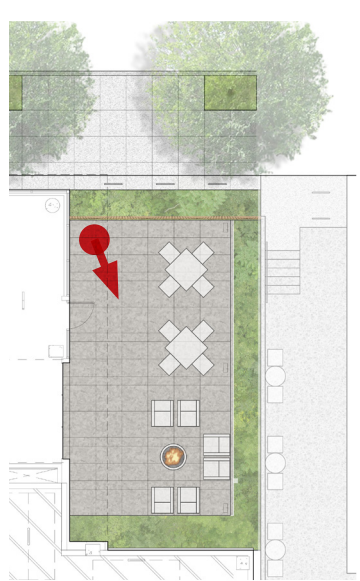


8 **COURTYARD UPLIGHT**
 FINISH: TBD
 TYPE: 3" X 12" ASYMMETRIC LOUVER BEAM LIGHT
 MOUNT: PLANTER STAKE MOUNTING

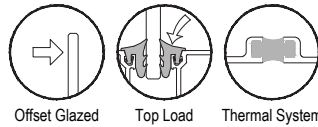


9 **ART WALL LINEAR LIGHT**
 FINISH: TBD
 TYPE: 3/4" W X 1/4"H CHANNEL LINEAR LIGHT
 MOUNT: SURFACE

EXTERIOR LIGHTING PLAN - COURTYARD



EXTERIOR LIGHTING - COURTYARD



AFG451T Series

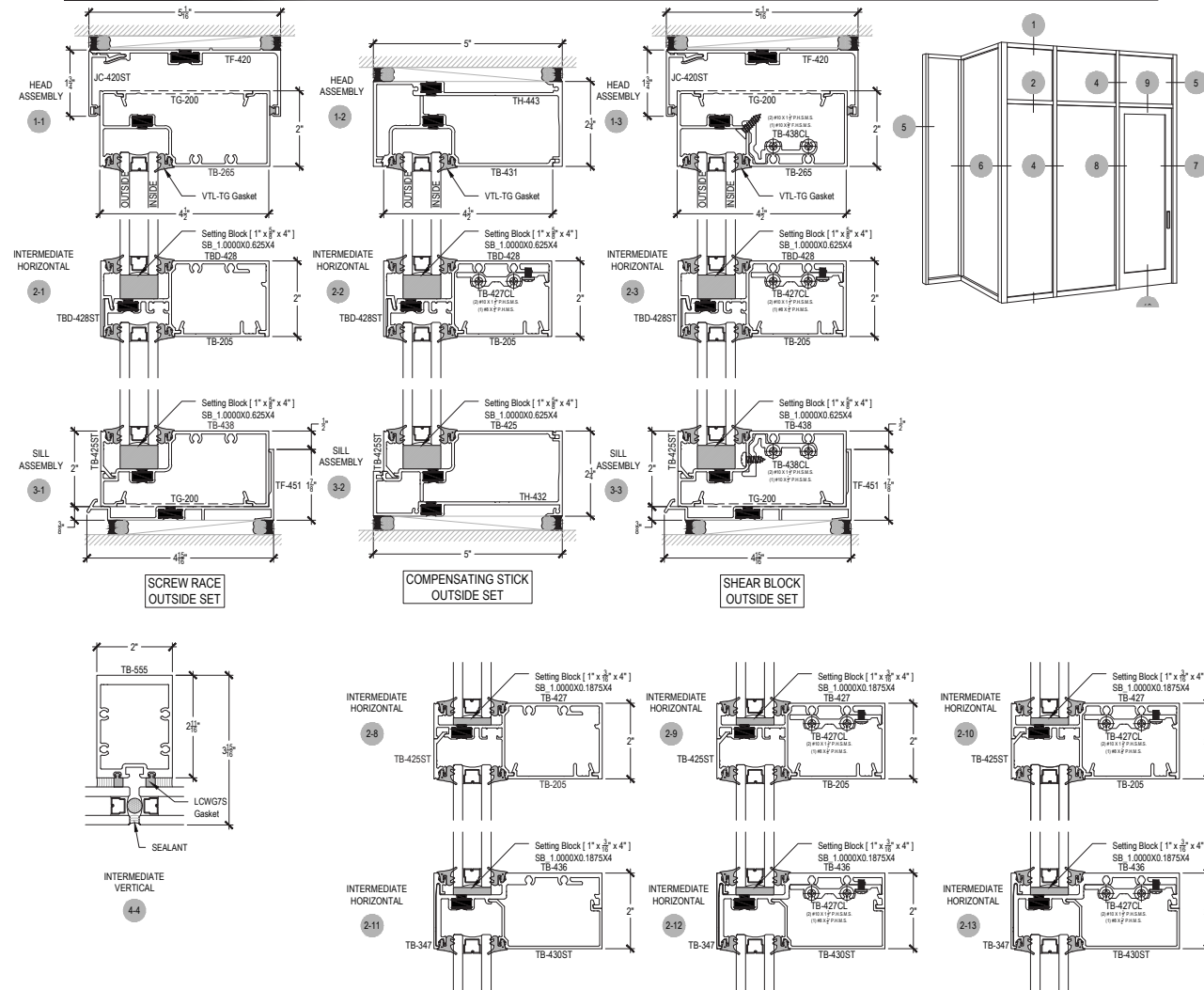
Description: 2" X 4 1/2" Offset Glazed For 1" Glass

Function: Storefront

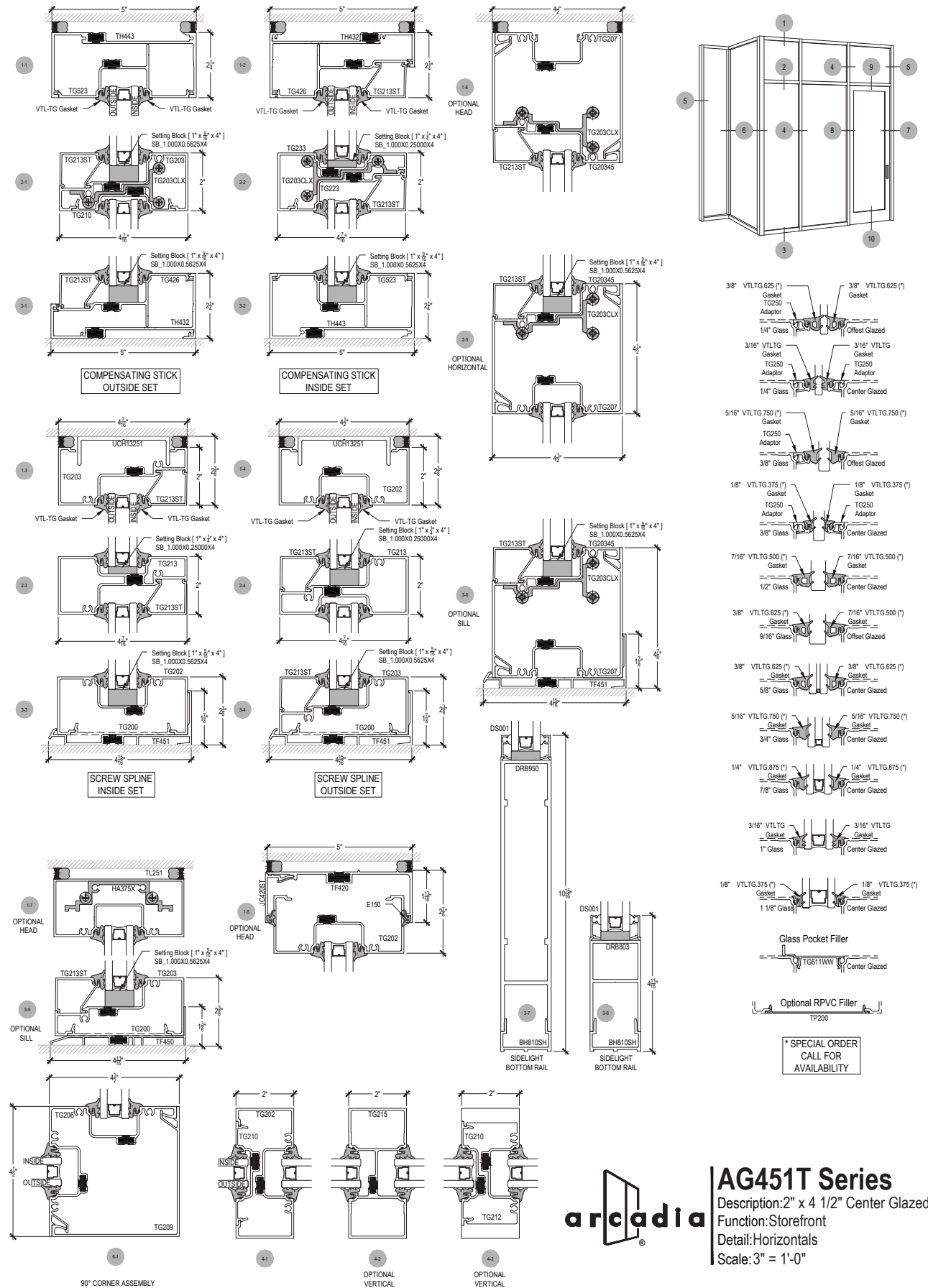
Detail: Horizontals

Scale: 3" = 1'-0"

SHEET 1 OF 6



01 - Ground Floor Main Entry Storefront System



02 - Typical Ground Floor Storefront System



AG451T Series

Description: 2" x 4 1/2" Center Glazed for 1" Glass

Function: Storefront

Detail: Horizontals

Scale: 3" = 1'-0"

* SPECIAL ORDER
CALL FOR
AVAILABILITY

CUT SHEETS: GLAZING SYSTEMS

**Stationary Louver
J Blade**

Application and Design

ESJ-202 is a weather louver designed to protect air intake and exhaust openings in building exterior walls. Design incorporates J style blades, sloped sill and high free area to provide maximum resistance to rain and weather while providing minimum resistance to airflow. The ESJ-202 is an extremely efficient louver with **AMCA LICENSED PERFORMANCE DATA** enabling designers to select and apply with confidence.

Standard Construction

Frame Heavy gauge extruded 6063-T5 aluminum, 2 in. x 0.063 in. nominal wall thickness

Blades J style, heavy gauge extruded 6063-T5 aluminum, 0.063 in. nominal wall thickness, positioned at 45° angles on approximately 3 in. centers

Construction . . . Mechanically fastened

Birdscreen 3/4 in. x 0.051 in. flattened expanded aluminum in removable frame, inside mount (rear)

Finish Mill

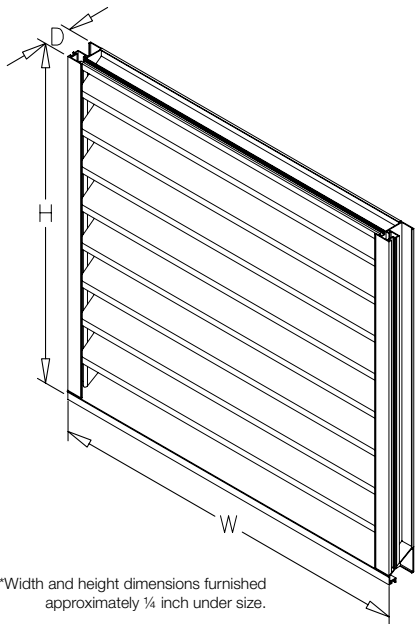
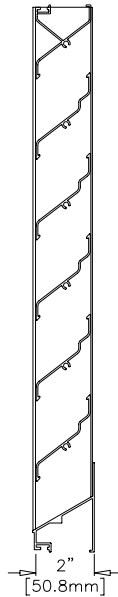
Minimum Size . . 6 in. W x 6 in. H

Maximum Single

Section Size . . . 120 in. W or 120 in. H. (limited to 70 ft. sq.)

Options (at additional cost)

- A variety of bird and insect screens
- Blank off panel
- Clip angles
- Extended sill
- Filter rack
- Flanged frame
- Glazing adaptor
- Hinged frame
- Security bars
- Welded construction
- A variety of architectural finishes including:
 - Clear anodize
 - Integral color anodize
 - Baked enamel paint
 - Kynar paint



AEL-42

Thinline Louver

Architectural Decorative Louver

APPLICATION

The AEL-42 louver is a 1.122" deep thinline stationary louver that is primarily used for PTAC, glazing mechanical screen and other aesthetic applications where water penetration is not a concern.

STANDARD CONSTRUCTION

Frame	Extruded aluminum; 6063-T6;
	42° architectural decorative louver face and end views for illustration purposes only.
Blades	A as required, not to exceed 120" (3048) per section.
	B as required, not to exceed 84" (2134) per section.
Brace Bars	Standard blade thickness 0.064" and blade spacing .775 (19) with a variety of perimeter frames available.
	Brace bar as required, not to exceed 16" (406).

*Consult Reliable for larger sizes/multiple sections.

FEATURES

- Thin depth for limited space applications
- High free area
- Availability with a variety of frame styles
- Corrosion resistant, all aluminum construction
- Outstanding durability and low maintenance

VARIATIONS

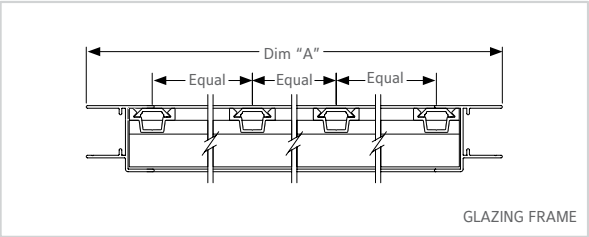
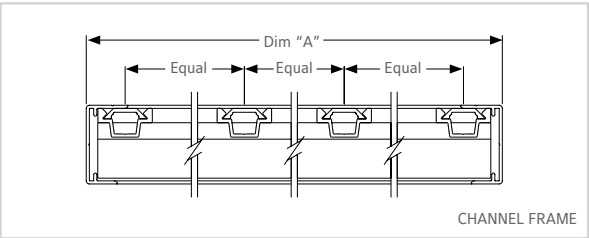
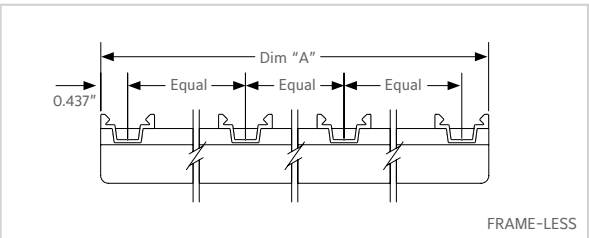
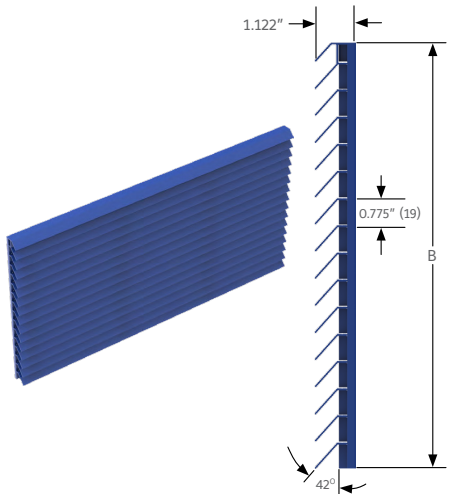
Variations to the basic design of the louver are available at additional cost. They include:

- See AEL frames for perimeter frame options
- 1" (25) blade spacing
- Exterior mounting holes as required
- Heavier blades available
- Aluminum sheet blankoff
- Blank off with 1" (25) insulation
- Blank off with 2" (51) insulation

FINISH TYPE

- Prime coat
- Baked Enamel 50% PVDF
- Pearledize 50 & 70
- 50 & 70 PVDF
- Clear and color anodize

*Consult Reliable for other special requirements.



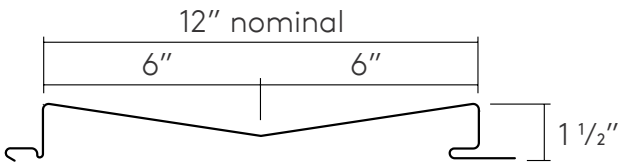


REPRESENTATIVE IMAGE OF VERTICAL CHEVRON METAL PANEL



Chevron

W-12



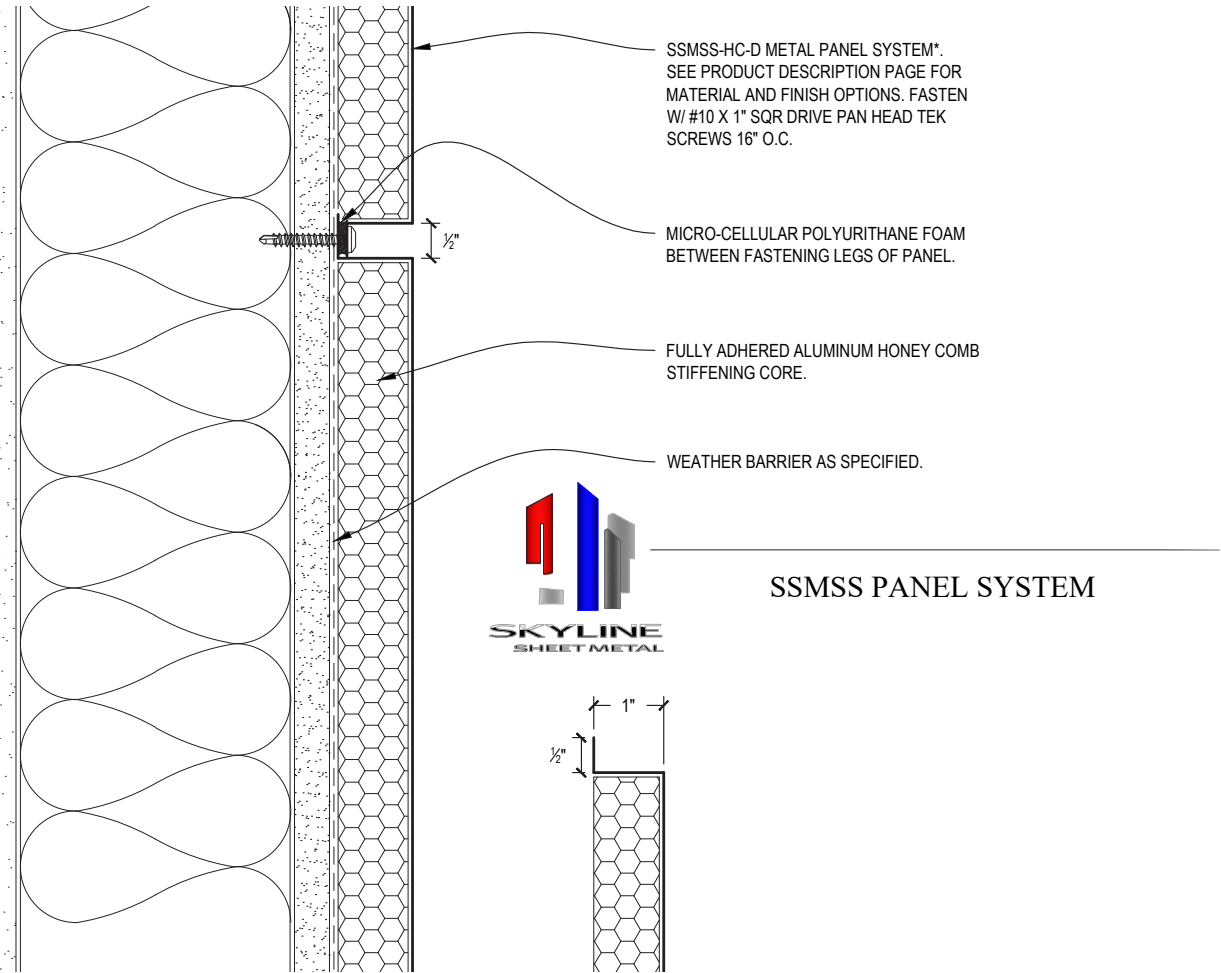
Morin
A Kingspan Group Company

CHEVRON METAL PANEL PROFILE

01 - Chevron Metal Panel



REPRESENTATIVE IMAGE OF SMOOTH METAL PANEL



02 - Smooth Metal Panel

CUT SHEETS: CLADDING



BOX RIB 1

PRECISION SERIES WALL PANELS

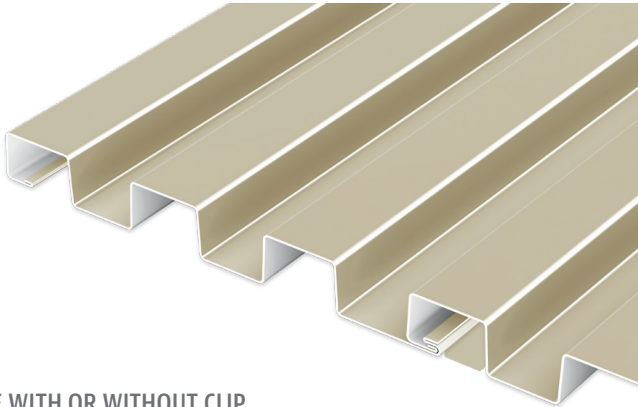
MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel
.050 aluminum	

SPECS

12.853" Wide 1-3/8" High

Note: Minimum panel length is 4'



AVAILABLE WITH OR WITHOUT CLIP



PRODUCT FEATURES

- ▶ No-clip panel, or clip installation for expansion/contraction
- ▶ Panel depth 1-3/8" nominal
- ▶ Panel width of 12.853" nominal
- ▶ Cost-effective installation
- ▶ Horizontal or vertical orientation
- ▶ Panel length: 30' maximum for steel

- ▶ Panel length: 22' maximum for aluminum on the thru-fastened leg (no clip), longer lengths available on clip panels

MATERIALS

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)

- ▶ 22 stocked colors (.040 aluminum)
- ▶ 29 stocked colors (.050 aluminum)
- ▶ Galvalume Plus available

TESTS

- ▶ ASTM E 283
- ▶ ASTM E 331
- ▶ ASTM E 330
- ▶ ASTM E 1592

Note: Line drawings may not be to scale.



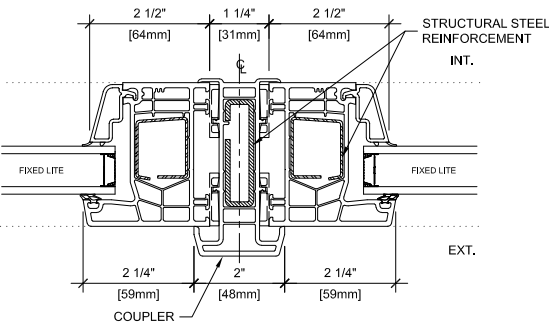
800 PAC CLAD | PAC-CLAD.COM

©2020 Petersen Aluminum

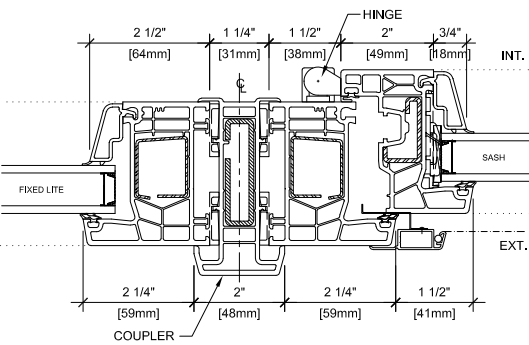
01 - Penthouse Cladding and Screen W



8. H-COUPLER AT FIXED/FIXED

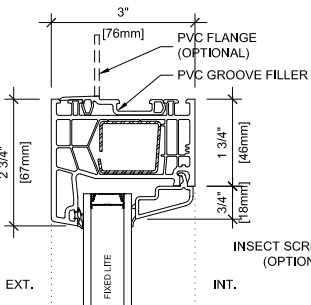


9. H-COUPLER AT FIXED/SASH

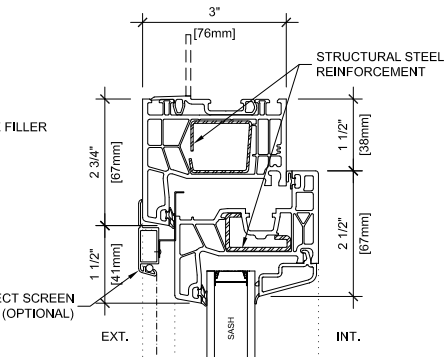


02 - Typical Residential Windows

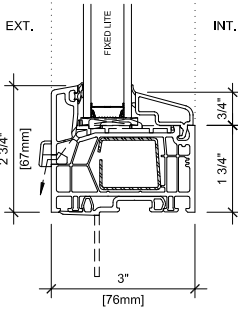
1. HEAD/JAMB AT FIXED



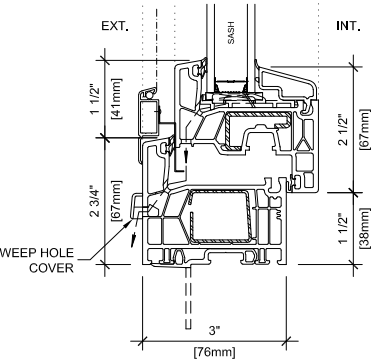
3. HEAD/JAMB AT SASH



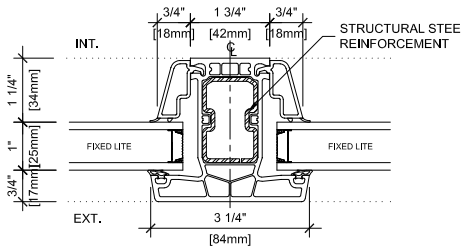
2. SILL AT FIXED



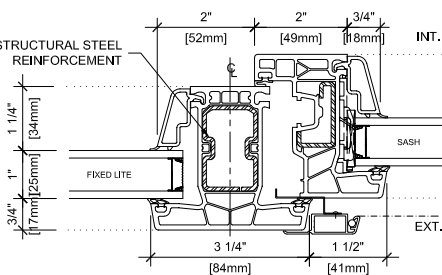
4. SILL AT SASH



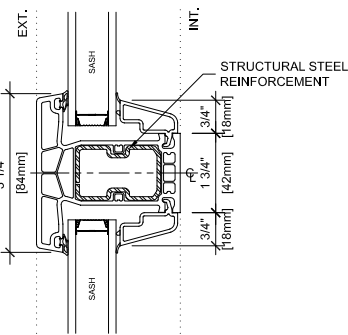
5. T-MULLION AT FIXED



6. T-MULLION AT SASH



10. HORIZONTAL SASH BAR



27452 52 AVENUE,
LANGLEY, B.C. V4W 4B2

PHONE 604 854 1111
innotech-windows.com

PRODUCT SERIES:
DEFENDER 76DS SYSTEM

CUT SHEETS: CLADDING & WINDOWS

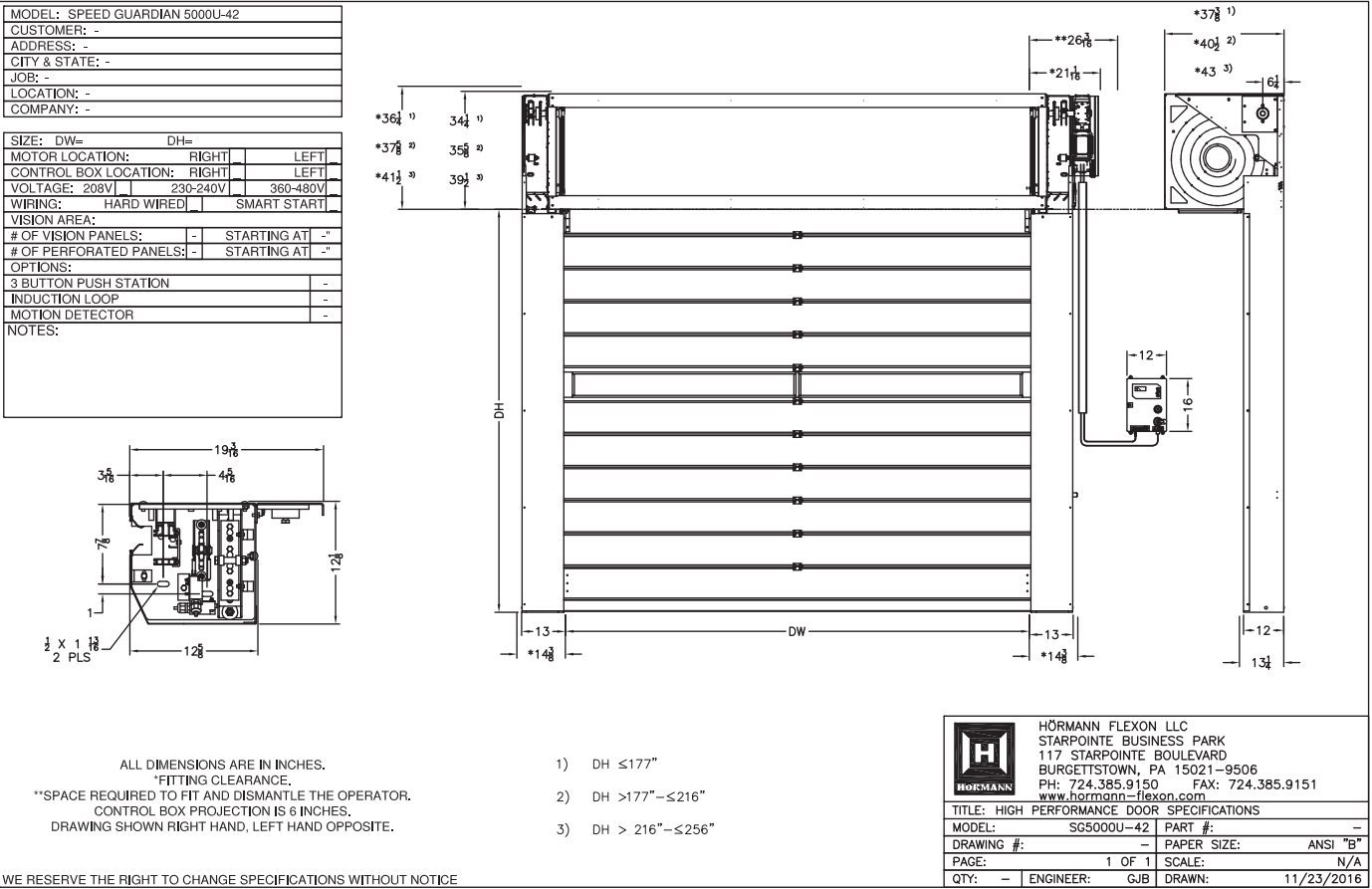
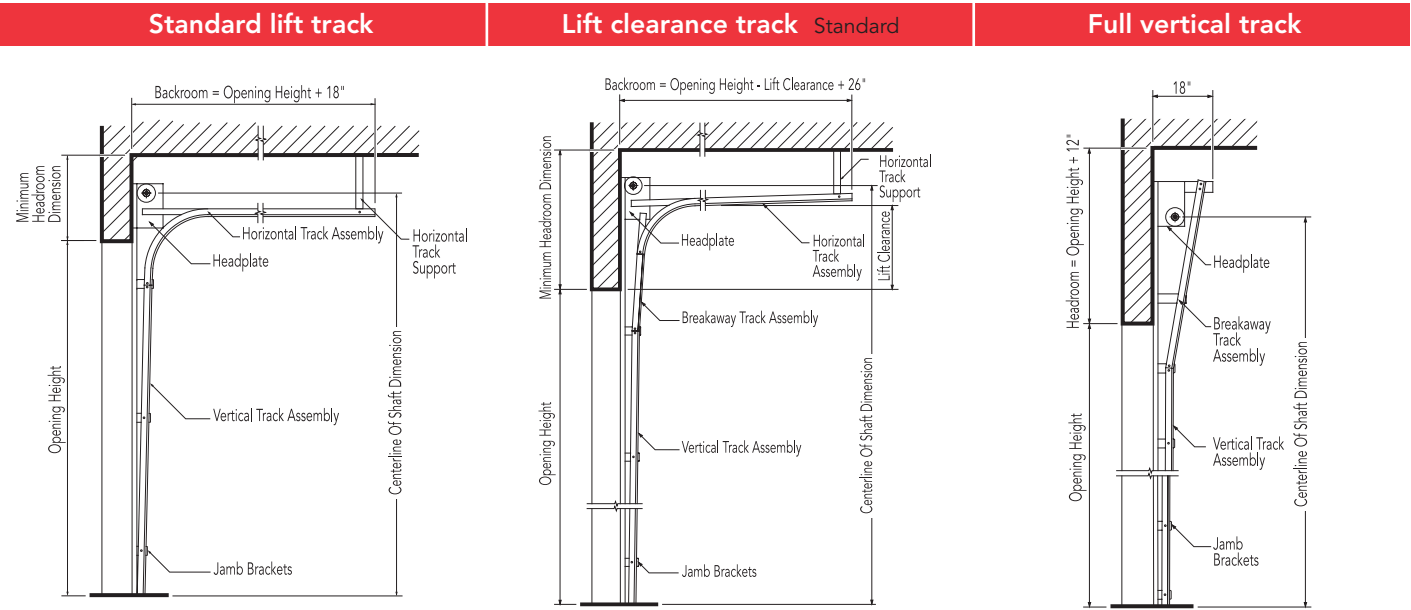
ALUMINUM DOOR SYSTEMS

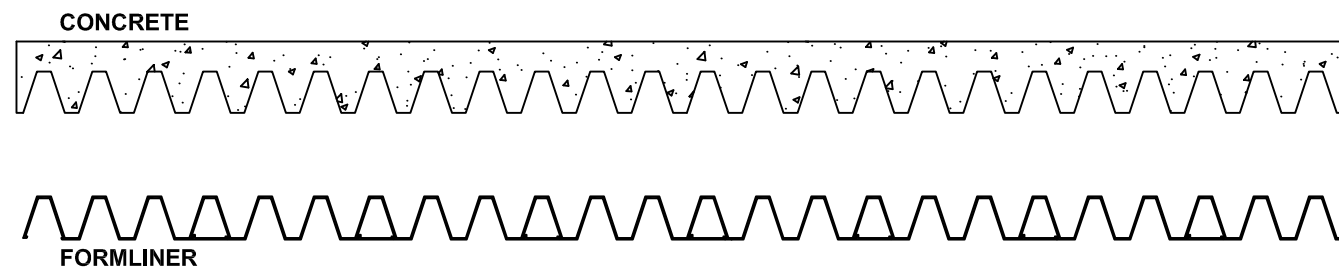
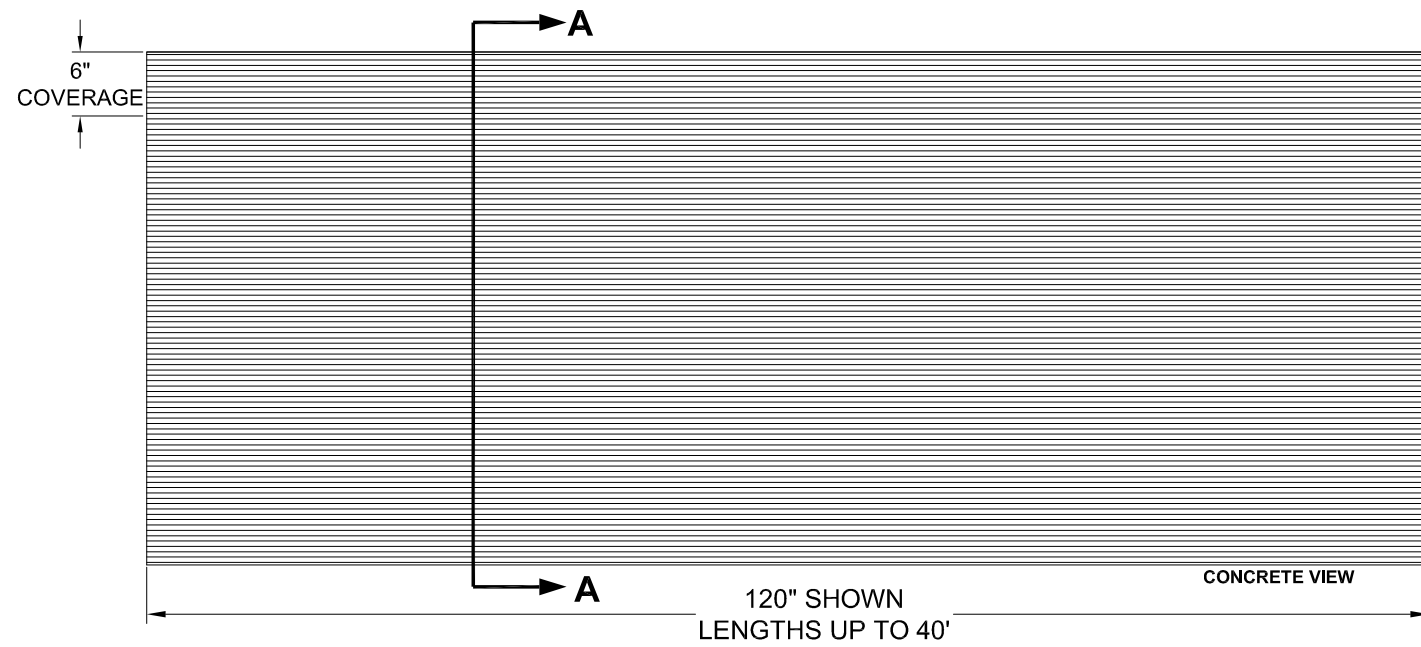
ALUMINUM SECTIONAL DOORS

Track detail

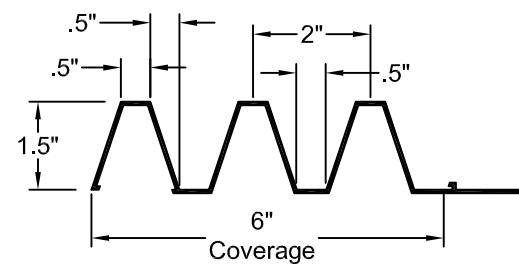
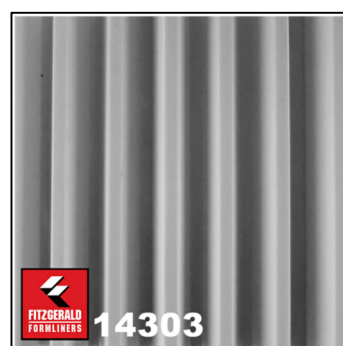
Any of the following track configurations can be selected for 511, 521 and 522 Aluminum door models.

O.H.=Opening height L.C.=Lift clearance D.H.=Door height





SECTION A-A



FORMLINER DETAIL



PATTERN 14303
Fluted Rib

1.5" Depth, 2" On Center

VinyLok®
Styrene - Single Use,
ABS Plastic - Up to 10 reuses.

Fluted Rib
Part Size: 6" coverage,
lengths up to 40'
Max Depth: 1.5"
On Center: 2.0"
Peak: 0.5"
Valley: 0.5"
Draft: 0.5"

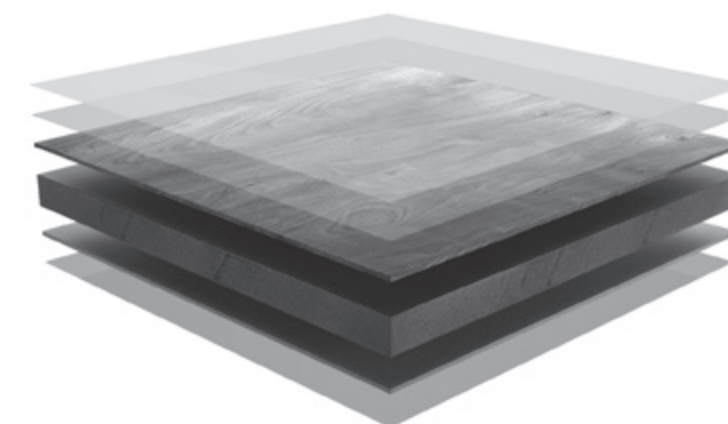
01 - Vertical Concrete Formliner



REPRESENTATIVE IMAGE OF CANOPY SOFFIT MATERIAL



- Real wood with no restaining, resealing, repainting.
- Resistant against mold and insect infestation.
- Protection against the elements: Permeability, solar and acoustic protection.
- Color stability against UV-ray damage.
- Easily adaptable to any kind of architectural requirement.



CANOPY SOFFIT MATERIAL CROSS SECTION

- A**
PVDF Antigraffiti overlay
- B**
Everlook®
- C**
Natural timber veneer
- D**
HPL core
- E**
Natural timber veneer
- F**
Balancing film

02 - Canopy So t

CUT SHEETS: CLADDING

SERIES SI8000

PRODUCT DATA SHEET

SLIDING GLASS DOOR SYSTEMS



Effortlessly open up your space to the outdoors.

Sliding glass door systems expand the view of any living space and can be used as external entryways or transitions between two interior spaces. Motorization options, pocketing possibilities, countless custom configurations, and expansive panel sizes make our sliding glass doors a flexible design element that complements any space. Where engineering allows, a pocket system can be added so the doors are completely hidden from view while open, creating an unobstructed view. Solar Innovations® also recommends the addition of a screen system for residential applications; both pet and insect screens are available to meet the individual needs of a specific project.

FEATURES

PANELS

- Motorized panels and screens possible with wireless remote, keypad, motion sensor, or infrared sensor controls
- LEED friendly system including recycled content
- Designed and manufactured in the U.S.A.

PERFORMANCE:

- Weather tight jamb interlock provides outstanding air and water performance
- Non-thermal frame available if desired

GLAZING:

- Designed to accommodate almost any glazing infill including panels, glass, acrylic, and polycarbonate

HARDWARE

- Custom manufactured operable hardware
- Multiple hardware styles and finishes
- Multiple sill designs, including high performance sill
- Stainless steel rollers with precision bearings
 - 3" rollers for minimum panel width of 30"
 - 1 13/16" rollers for minimum panel width of 20"
- Smaller panels may be available upon engineering approval

OPTIONS

FINISHES:

- Standard finishes
 - AAMA 2603: Bronze, White
 - AAMA 611 Class I Anodized: Clear, Dark Bronze
- Designer finishes
 - AAMA 2603: Hartford Green, Black, Natural Clay, Sandstone
- Custom finishes
 - Powder coat finish: AAMA 2604 - 2605
 - Fluoropolymer (50% or 70%): AAMA 2604 - 2605
 - Wood veneer, metal cladding, and foiling options
- Dual color or dual finish options

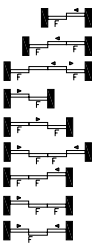
ACCESSORIES:

- Matching fixed transoms & sidelites
- Screen options: folding, sliding, retractable
- Mullions, decorative muntins, simulated divided lites (SDLs), interior & exterior grids
- No post 90° corners possible
- Pocketing options: single or double sided
- Factory installed sill drain tubes, if required

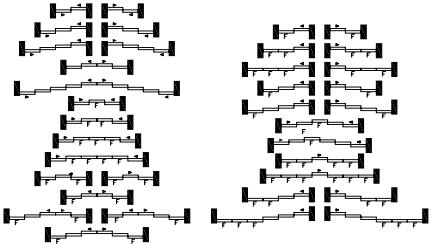


CONFIGURATIONS

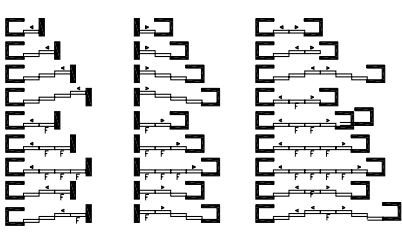
Additional configurations are available.



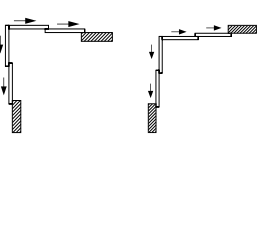
Dual Track



Multi-Track



Multi-Track Pockets



No Post Corner

02 - Examples and configurations

CUT SHEETS: SLIDING DOORS AT RETAIL

01 - Sliding Doors at Retail