



**wright**  
architecture



SITE AREA:.....25,000 SF (.58 acres)

LIVING UNIT NET RENTABLE AND GROSS LIVING AREA:

LIVING UNIT	# OF UNITS	NET RENTABLE	TOTAL	GROSS LIVING AREA	TOTAL
LEVEL 1					
STUDIO	1 x	305 SF	= 305 SF	331 SF	= 331 SF
ONE BR 'A'	4 x	401 SF	= 1,604 SF	437 SF	= 1,748 SF
TWO BR 'A'	6 x	520 SF	= 3,120 SF	562 SF	= 3,372 SF
SUBTOTAL			5,029 SF		5,451 SF
<u>CIRCULATION AND OTHER</u> GROSS FLOOR AREA					<u>11,567 SF</u> 17,018 SF
LEVEL 2 (GROUND FLOOR)					
STUDIO	1 x	305 SF	= 305 SF	331 SF	= 331 SF
ONE BR 'A'	2 x	401 SF	= 802 SF	437 SF	= 874 SF
TWO BR 'A'	10 x	520 SF	= 5,200 SF	562 SF	= 5,620 SF
SUBTOTAL			6,307 SF		6,526 SF
<u>CIRCULATION AND OTHER</u> GROSS FLOOR AREA					<u>7,495 SF</u> 14,021 SF
LEVEL 3					
STUDIO	3 x	305 SF	= 915 SF	331 SF	= 993 SF
ONE BR 'A'	3 x	401 SF	= 1,203 SF	437 SF	= 1,311 SF
ONE BR 'B'	1 x	496 SF	= 496 SF	557 SF	= 557 SF
TWO BR 'A'	16 x	520 SF	= 8,320 SF	562 SF	= 8,320 SF
TWO BR 'B'	1 x	496 SF	= 496 SF	557 SF	= 557 SF
TWO BR 'C'	1 x	610 SF	= 610 SF	661 SF	= 661 SF
SUBTOTAL			11,147 SF		12,277 SF
<u>CIRCULATION AND OTHER</u> GROSS FLOOR AREA					<u>2,836 SF</u> 15,113 SF
LEVEL 4-6, 8-10					
STUDIO	5 x	305 SF	= 1,525 SF	331 SF	= 1,655 SF
ONE BR 'A'	3 x	401 SF	= 1,203 SF	437 SF	= 1,311 SF
TWO BR 'A'	20 x	520 SF	=10,400 SF	562 SF	=11,240 SF
TWO BR 'B'	4 x	496 SF	= 1,984 SF	557 SF	= 2,228 SF
SUBTOTAL			15,112 SF		16,434 SF
<u>CIRCULATION AND OTHER</u> GROSS FLOOR AREA					<u>2,815 SF</u> 19,249 SF

LIVING UNIT NET RENTABLE AND GROSS LIVING AREA:

LIVING UNIT	# OF UNITS	NET RENTABLE	TOTAL	GROSS LIVING AREA	TOTAL
LEVEL 7					
STUDIO	3 x	305 SF	= 915 SF	331 SF	= 993 SF
ONE BR 'A'	3 x	401 SF	= 1,203 SF	437 SF	= 1,311 SF
ONE BR 'B'	1 x	496 SF	= 496 SF	557 SF	= 557 SF
TWO BR 'A'	19 x	520 SF	= 9,880 SF	562 SF	=10,678 SF
TWO BR 'B'	4 x	496 SF	= 1,984 SF	557 SF	= 2,228 SF
TWO BR 'C'	1 x	610 SF	= 610 SF	661 SF	= 661 SF
SUBTOTAL			15,088 SF		16,428 SF
<u>CIRCULATION AND OTHER</u> GROSS FLOOR AREA					<u>2,815 SF</u> 19,243 SF
LEVEL 11					
STUDIO	3 x	305 SF	= 915 SF	331 SF	= 993 SF
ONE BR 'A'	3 x	401 SF	= 1,203 SF	437 SF	= 1,311 SF
ONE BR 'B'	1 x	496 SF	= 496 SF	557 SF	= 557 SF
TWO BR 'A'	10 x	520 SF	= 5,200 SF	562 SF	= 5,620 SF
TWO BR 'B'	1 x	496 SF	= 496 SF	557 SF	= 557 SF
TWO BR 'C'	1 x	610 SF	= 610 SF	661 SF	= 661 SF
SUBTOTAL			8,920 SF		9,699 SF
<u>CIRCULATION AND OTHER</u> GROSS FLOOR AREA					<u>4,514 SF</u> 14,213 SF
TOTAL BUILDING					
STUDIO	41 x	305 SF	= 12,505 SF	331 SF	= 13,571 SF
ONE BR 'A'	33 x	401 SF	= 13,233 SF	437 SF	= 14,421 SF
ONE BR 'B'	3 x	496 SF	= 1,488 SF	557 SF	= 1,671 SF
TWO BR 'A'	180 x	520 SF	= 93,600 SF	562 SF	=101,160 SF
TWO BR 'B'	30 x	496 SF	= 14,880 SF	557 SF	= 16,710 SF
TWO BR 'C'	3 x	610 SF	= 1,830 SF	661 SF	= 1,983 SF
TOTAL	290		137,536 SF		149,516 SF
BUILDING GROSS FLOOR AREA: .....					195,102 SF
NON-FAR					
BASEMENT AREA:					10,627 SF
BICYCLE PARKING:					6,720 SF
<u>COMMON INDOOR AREA:</u>					<u>2,474 SF</u>
SUBTOTAL:					20,277 SF
BALCONIES AND OUTDOOR AREA NOT INCLUDED					
FAR AREA:.....					174,825 SF

	TABLE OF CONTENTS	<b>needs updated</b>	A.1
PROJECT INFORMATION			
	PROJECT DESCRIPTION		A.2
	ZONING OVERVIEW & VICINITY MAP		A.3
	SITE CONTEXT		A.4
	NEIGHBORHOOD CONTEXT		A.5
	INDUSTRIAL CONTEXT		A.6
	EXISTING CONDITIONS		A.7
	BASE ZONING - CODE SUMMARY		A.8
	BASE ZONING - FLOOR AREA RATIO		A.9
	BASE ZONING - REQUIRED LANDSCAPING		A.10
	BASE ZONING - FACADE ARTICULATION		A.11
	KENTON PLAN DISTRICT		A.12
	CONTEXT TENET RESPONSES		A.13
	PUBLIC REALM TENET RESPONSES		A.14
	QUALITY & RESILIENCE TENET RESPONSES		A.15
DESIGN CONCEPT			
	ORIENTATION		A.16
	INNOVATION		A.17
	PLACEMAKING		A.18
	BUILDING LAYERS		A.19
CONTEXT TENET			
	CHARACTER		A.20
	FREEWAY PERSPECTIVE		A.21
	KENTON STATION		A.22
	DENVER AVENUE		A.23
	ARGYLE & INTERSTATE		A.24
PUBLIC REALM TENET			
	ARGYLE WEST ELEVATION		A.25
	ARGYLE MIDBLOCK WEST ELEVATION		A.26
	ARGYLE MIDBLOCK EAST ELEVATION		A.27
	ARGYLE EAST ELEVATION		A.28
	FENWICK NORTH ELEVATION		A.29
	FENWICK SOUTH ELEVATION		A.30
	UPPER FENWICK ENTRY PERSPECTIVE		A.31
	LOWER FENWICK ENTRY PERSPECTIVE		A.32
	ARGYLE SIDEWALK PERSPECTIVE		A.33
	UPPER ARGYLE ENTRY PERSPECTIVE		A.34
	LAUNDRY COURTYARD PERSPECTIVE		A.35
QUALITY & RESILIENCE TENET			
	BUILDING FACADE PERSPECTIVE		A.36
	NW CORNER PERSPECTIVE		A.37
	NE CORNER PERSPECTIVE		A.38
	SE CORNER PERSPECTIVE		A.39
	COMMUNITY TERRACE PERSPECTIVE		A.40
	ROOF PLAYGROUND PERSPECTIVE		A.41
	ROOF TERRACE PERSPECTIVE		A.42

## TABLE OF CONTENTS

DRAWINGS		
	SITE PLAN	C.1
	FLOOR PLAN - LEVEL 1	C.2
	FLOOR PLAN - LEVEL 2	C.3
	FLOOR PLAN - LEVEL 3	C.4
	FLOOR PLAN - LEVEL 4-10	C.5
	FLOOR PLAN - LEVEL 11	C.6
	ROOF PLAN	C.7
	BUILDING ELEVATION - NORTH	C.8
	BUILDING ELEVATION - EAST	C.9
	BUILDING ELEVATION - SOUTH	C.10
	BUILDING ELEVATION - WEST	C.11
	BUILDING SECTIONS	C.12-13
	STREET SECTIONS + RENDERED ELEVATIONS	C.14-18
	EXTERIOR REFLECTED CEILING PLANS	C.19
	EXTERIOR LIGHTING CUTSHEETS	C.20-21
	GUARDRAIL DETAILS	C.22-23
	EXTERIOR MATERIAL DETAILS	C.24-27
	GLAZING + STOREFRONT DETAILS	C.28-32
	LANDSCAPE SECTIONS	C.34-35
	LANDSCAPING DETAILS	C.36
	LANDSCAPING PLAN - GROUND	C.37
	LANDSCAPING PLAN - ROOF	C.38
	CIVIL EROSION CONTROL PLAN	C2.0
	CIVIL 1ST FLOOR GRADING PLAN	C2.1
	CIVIL LOADING ZONE GRADING PLAN	C2.2
	CIVIL 2ND FLOOR GRADING PLAN	C2.3
	CIVIL UTILITY PLAN	C2.4
	CIVIL PRECAST DRYWELL MANHOLE	C3.0
APPENDIX		
	D.A.R. FEEDBACK	APP.1
	NEIGHBORHOOD MEETING FEEDBACK	APP.2



PROJECT TEAM

WRIGHT ARCHITECTURE  
ATTAINABLE DEVELOPMENT, LLC  
TM RIPPEY CONSULTING ENGINEER

PROJECT SITE

1810-1838 N. ARGYLE ST.  
PROPERTY ID: R196150, R196149

PROJECT NARRATIVE

Proposed new construction of approximately 290 residential units in an eleven-story modular building in the Kenton Plan District. The project site includes two parcels totaling 25,000 SF adjacent to the Kenton / North Denver Avenue MAX lighttrail station. The proposed building will contain approximately 175,000 SF of residences and 20,000 SF of user amenities and bicycle parking. 100% of the units will be offered at 60% Average Median Income (AMI), and are proposed as a mix of two-bedroom, one-bedroom and studio apartments. The site currently contains a four-plex built in 1946 and a 10-unit apartment building from 1949, both of which will be removed. All stormwater to be disposed of on-site through the use of on-site swales and drywells.

The project team is dedicated to the creation of new, permanent affordable housing units that are close to existing high-capacity transit and other urban amenities. The project is receiving OHCS 4% Low-Income Tax Credits, Metro Transit Oriented Development Grant, and Oregon Multifamily Energy Program funding.

The Kenton Downtown Plan identifies this site as being a prime location for tall, high-density housing, noting that the sloped topography limits blocked views, reduced privacy and shadows cast on nearby lots. Per the plan, this location should "reinforce the potential success of the Denver Avenue businesses by fostering development of additional housing within walking distance, " and is considered a "good location" for higher density housing because the site is "close to light rail, the Denver Avenue Business District, and other Kenton neighborhood amenities. " The site sits outside of the Kenton Conservation District, and neither of the existing buildings are historic resources or architecturally significant structures.

The new building will sit at the corner of two downward-sloping street frontages, N. Argyle Street and N. Fenwick Avenue. To the North is an EG2 industrial area that is below N. Argyle along N. Columbia Boulevard and the Columbia Slough. Across N. Fenwick to the East is a series of multi-dwelling buildings in a RM2 zone. The South and West are zoned CM2, which are currently a pair of single-family homes and a parking lot respectively. Just beyond the parking lot is a lighttrail station and the Kenton District's main street along Denver Avenue.





ZONING SUMMARY

SITE	25,000 SF (.58 acres)
BASE ZONE	RM4
OVERLAY	d (Design)
COMP PLAN	MD-U
DISTRICT	Kenton Plan District
MAXIMUM F.A.R.	6:1 (7:1 w/ bonus)
MAX. FLOOR AREA	175,000 SF
MAXIMUM HEIGHT	100 ft (110 ft w/bonus)



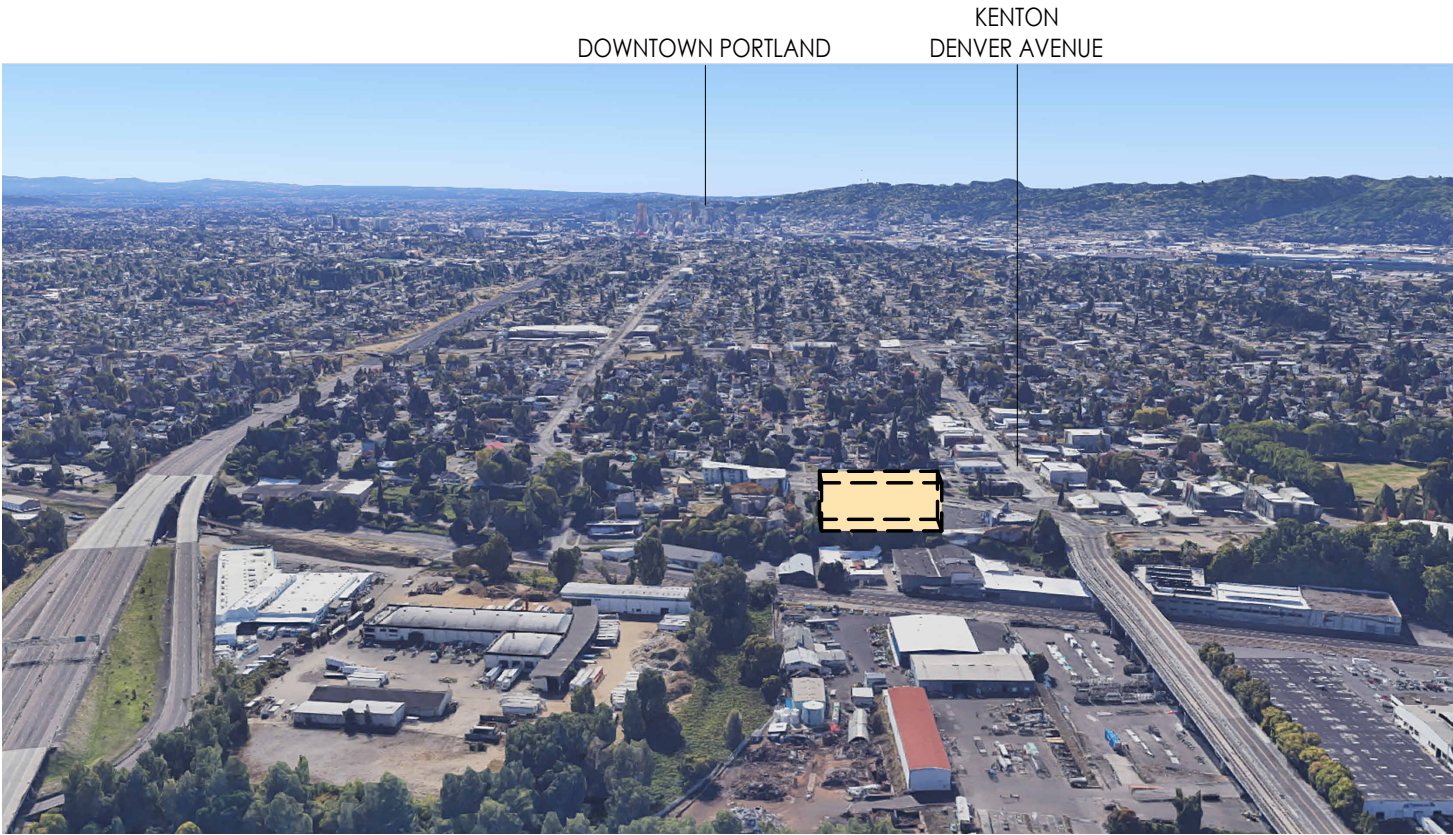


DESIGN REVIEW

SITE CONTEXT



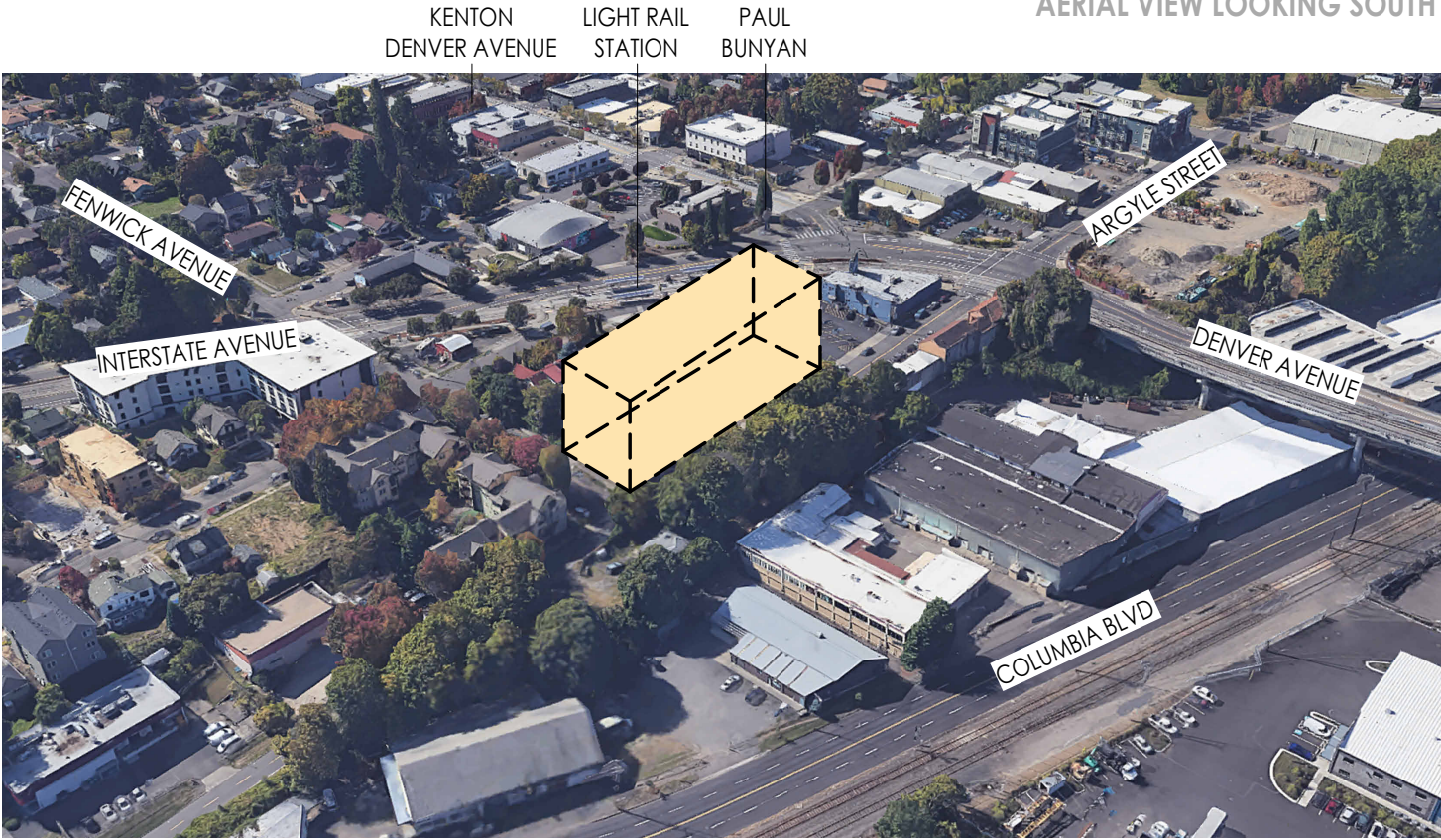
AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTHWEST



KENTON NEIGHBORHOOD



KENTON HOTEL - N. FENWICK & INTERSTATE



KENTON MAIN STREET - N. DENVER AVE.



KENTON MAX STATION



PAUL BUNYAN STATUE



DISJECTA ART CENTER



RENAISSANCE COMMONS - N. ARGYLE & DENVER



ARGYLE GARDENS - N. ARGYLE WAY



KENTON CLUB





MIXED-USE INDUSTRIAL BUILDING - N. COLUMBIA BLVD.



COLUMBIA WOOL BUILDING - N. COLUMBIA BLVD.



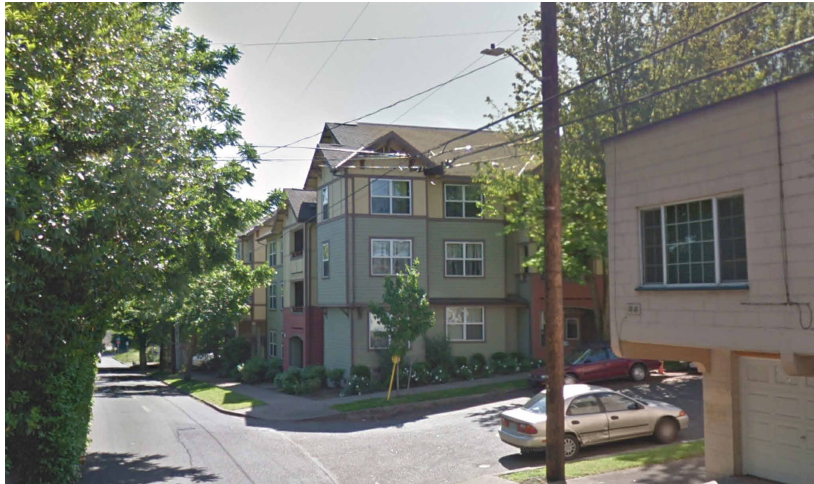
BRANOM INSTRUMENT BUILDING - N. ARGYLE & INTERSTATE PL



RAILROAD CROSSING - COLUMBIA BLVD.

# INDUSTRIAL SANCTUARY





FENWICK APARTMENTS - N. ARGYLE & FENWICK

SITE



EXISTING CONDITIONS AT STREET CORNER - N. ARGYLE & FENWICK



EXISTING STRUCTURES TO BE REMOVED - N. ARGYLE



EXISTING STRUCTURES - N. ARGYLE



ADJACENT BUSINESS - N. WILLIS BV.



EXISTING STRUCTURE TO BE REMOVED - N. ARGYLE



DANCING BEAR PARKING LOT - N. ARGYLE  
( KENTON MAX LIGHT RAIL STATION IN DISTANCE )



BASE ZONE STANDARDS  
CITY OF PORTLAND 33.120 MULTI-DWELLING ZONES

**33.120.030 RM4 ZONE:** "The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone."

**33.120.050 NEIGHBORHOOD CONTACT:** Neighborhood Contact III required per design overlay.

**33.120.100 & .200 PRIMARY USES & TYPES:** Household Living and Multi-Dwelling Structures allowed with no restrictions.

**33.120.210 FLOOR AREA RATIO:** Floor Area Ratio determined by Kenton Plan District. FAR 6:1 (7:1 w/ bonus) allowed.

**33.120.211 FLOOR AREA BONUS OPTIONS:** Floor Area Ratio allowed bonuses determined by Kenton Plan District. Deeper Housing Affordability bonus of 1:1 FAR proposed.

**33.120.212 MAXIMUM DENSITY:** Unlimited allowed.

**33.120.213 MINIMUM DENSITY:** 1 unit per 1,000 SF of site area.

**33.120.215 HEIGHT:** On sites within 1,000 feet of a transit station the base height is 100 feet. Deeper Housing Affordability projects are also allowed an additional 10 feet of base height. Height limit 100 ft (110 ft w/bonus).

**33.120.220 SETBACKS:** Buildings more than 55 feet tall: "The required minimum side and rear building setback for buildings that are more than 55 feet tall is 10 feet from a side or rear lot line that is not a street lot line, and 5 feet from a side or rear lot line that is a street lot line."  
B.3.b. Exceptions to the required building setbacks: "in the RM4 zone the minimum front and side street building setbacks may be reduced to zero feet, for buildings where the finished floor of ground floor residential units is at least 2 feet above the grade of the closest adjoining sidewalk."

**33.120.225 BUILDING COVERAGE:** Maximum Building Coverage in the RM4 Zone is 85% of the site. Deeper Housing Affordability projects are also allowed an additional 10 percent of building coverage beyond the limits for the zone stated in Table 120 -3.

**33.120.230 FACADE ARTICULATION:** "At least 25 percent of the area of a street-facing facade within 20 feet of a street lot line must be divided into facade planes that are off-set by at least 2 feet in depth from the rest of the facade. Facade area used to meet the facade articulation standard may be recessed behind, or project out from, the primary facade plane, but projections into street right-of-way do not count toward meeting this standard."

**33.120.231 MAIN ENTRANCES:** "An entrance to a multi-dwelling structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard meets the following standards:  
a. The courtyard must be at least 15 feet in width;  
b. The courtyard must abut a street; and  
c. The courtyard must be landscaped to at least the L1 level, or hard-surfaced for use by pedestrians."

**33.120.232 STREET-FACING FACADES:** Windows: "At least 15 percent of the area of each facade that faces a street lot line must be windows or main entrance doors."  
Ground Floor Windows: "Windows must cover at least 25 percent of the ground floor wall area of the portion of building that has a ground floor commercial use when the ground floor wall is located 5 feet or more from a street lot line."

**33.120.235 LANDSCAPED AREAS:** Minimum Landscaped Areas in the RM4 Zone is 15% of the site.  
Building setbacks: "The required building setbacks must be landscaped to at least the L1 standard of Chapter 33.248, Landscaping and Screening. Ground-level pedestrian pathways, detached accessory structures and other development allowed in the setbacks are exempt from this standard."

**33.120.237 TREES:** Required Tree Area: 20 percent of site or development impact area, 5,000 SF = 5 large trees.

**33.120.240 REQUIRED OUTDOOR AND COMMON AREAS:**  
Required Outdoor Area: "RM4 zones, on sites that are more than 20,000 square feet in total area, at least 48 square feet of outdoor area is required per dwelling unit." 290 units x 48 SF = 13,920 SF required Outdoor Area.  
Required Common Area standard: "On sites that are more than 20,000 square feet in total site area, at least 10 percent of total site area must be provided as common area." 2,500 SF required Common Area.







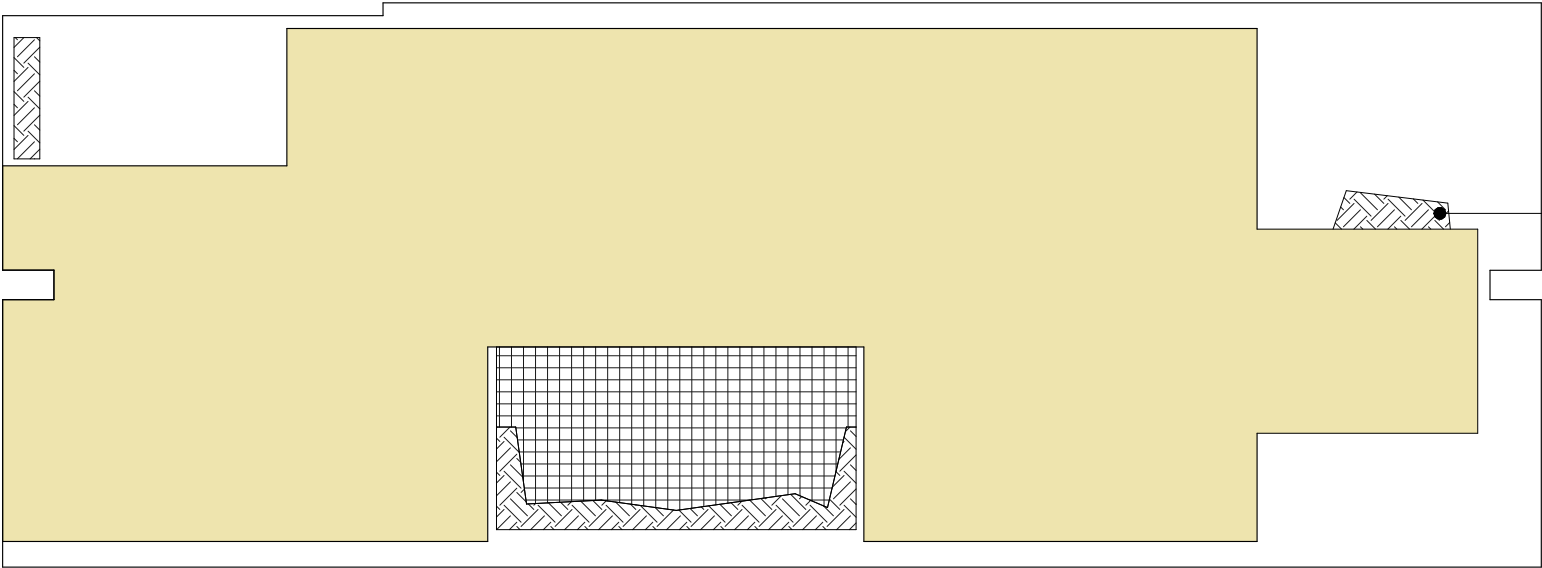
DESIGN REVIEW

BASE ZONING - REQUIRED LANDSCAPING

REQUIRED LANDSCAPING DIAGRAM

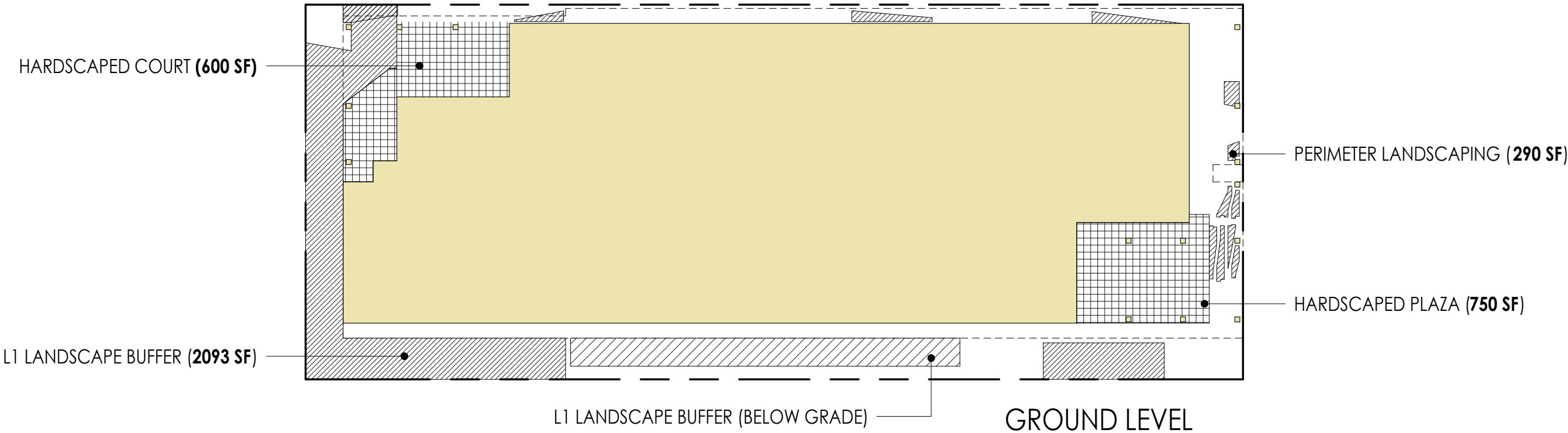
SITE	25,000 SF (.58 acres)
BASE ZONE	RM4d
REQ. LANDSCAPE AREA	3,750 SF (15% OF SITE AREA)
LANDSCAPING AREA	2,400 SF
HARDSCAPING AREA	1,250 SF (1/3 OF REQ'D AREA)
ECOROOF AREA	125 SF (500 SF / 4)
TOTAL LANDSCAPED AREA	<b>3,775SF</b>

-  PASSIVE RECREATIONAL AREAS
-  LANDSCAPING AREAS
-  LANDSCAPING BELOW GRADE
-  ECOROOF (4 SF : 1 SF REQ'D)



ECOROOF AREAS  
(500 SF / 4 = **125 SF**)

ROOF LEVEL



HARDSCAPED COURT (**600 SF**)

PERIMETER LANDSCAPING (**290 SF**)

HARDSCAPED PLAZA (**750 SF**)

L1 LANDSCAPE BUFFER (**2093 SF**)

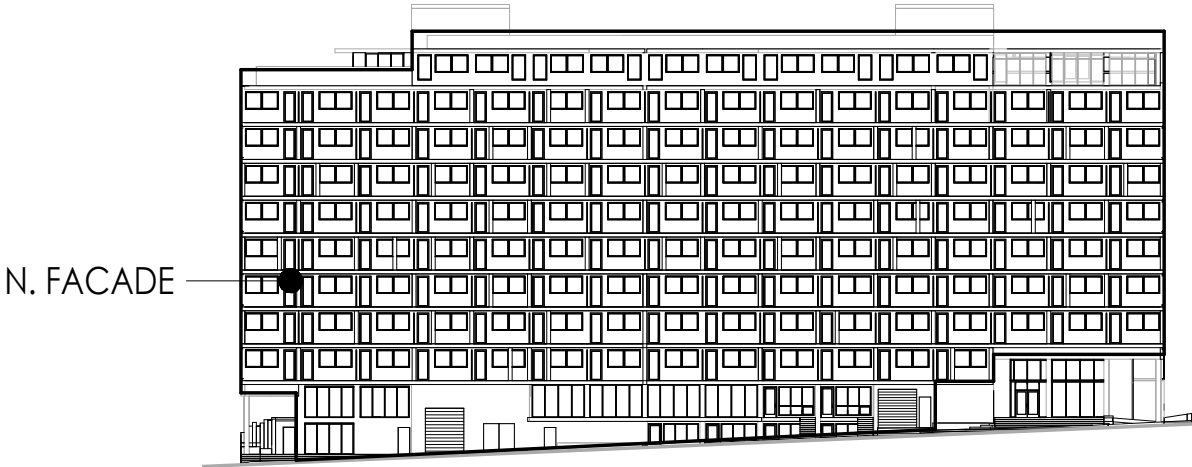
L1 LANDSCAPE BUFFER (BELOW GRADE)

GROUND LEVEL

LANDSCAPING PLAN DIAGRAM

1" = 30'-0"





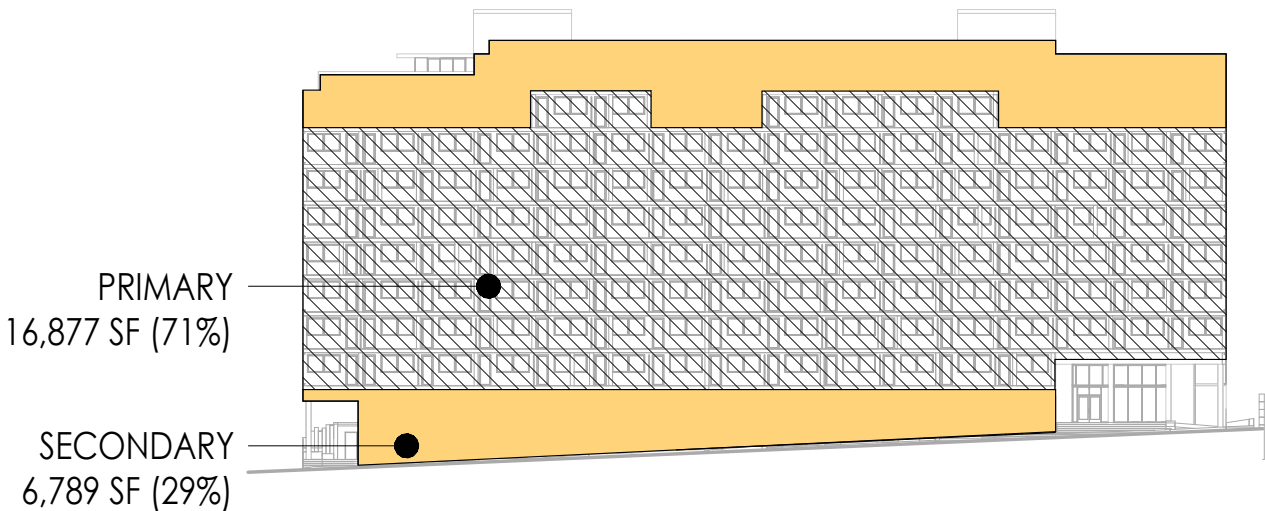
25% FACADE ARTICULATION

THE BUILDING IS DESIGNED AS A SERIES OF STACKED TUBES THAT ARE ORIENTED NORTH AND SOUTH.

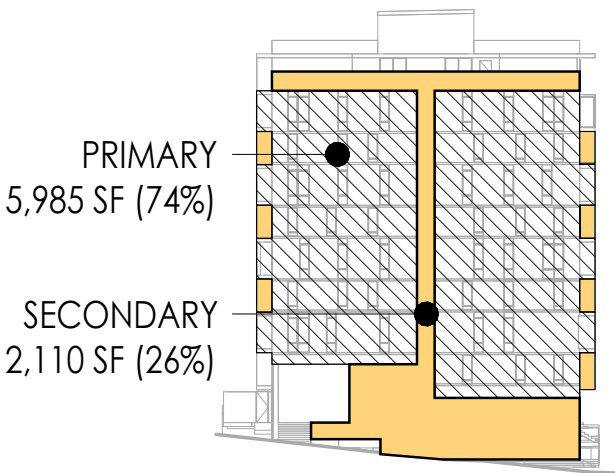
THE EAST AND WEST WALLS OF THE STACKED TUBES ARE MOSTLY SOLID, WHEREAS THE NORTH AND SOUTH WALLS ARE MOSTLY OPEN GLAZING THAT IS RECESSED 4 FT FROM THE END OF THE TUBE WALLS.

ALONG ARGYLE STREET, THE PRIMARY BUILDING FACADE PLANE IS DEFINED BY AN EXTERIOR SCREEN AT THE FACE OF THE TUBES 4 FT IN FRONT OF THE SECONDARY FACADE, WITH OPENINGS TO ALLOW FOR LIGHT AND VIEWS IN THE RESIDENCES. INSIDE THE TUBES, THE OPEN GLAZING, IS RECESSED 5 FT FROM THE RIGHT-OF-WAY. THE LAST 4 BAYS ON THE NW CORNER AND THE GROUND FLOOR ARE RECESSED 2-4FT TO DEFINE THE SECONDARY FACADE PLANE.

THE FENWICK AVENUE SIDE CAN BE SEEN AS BACK-TO-BACK BOOK ENDS, WITH A SMALL 8 FT DEEP BY 5 FT WIDE RECESS DIVIDING THE TWO. THIS RECESS PLUS THE DOUBLE HEIGHT ENTRY AREA CREATES THE REQUIRED FACADE ARTICULATION FACING EAST.

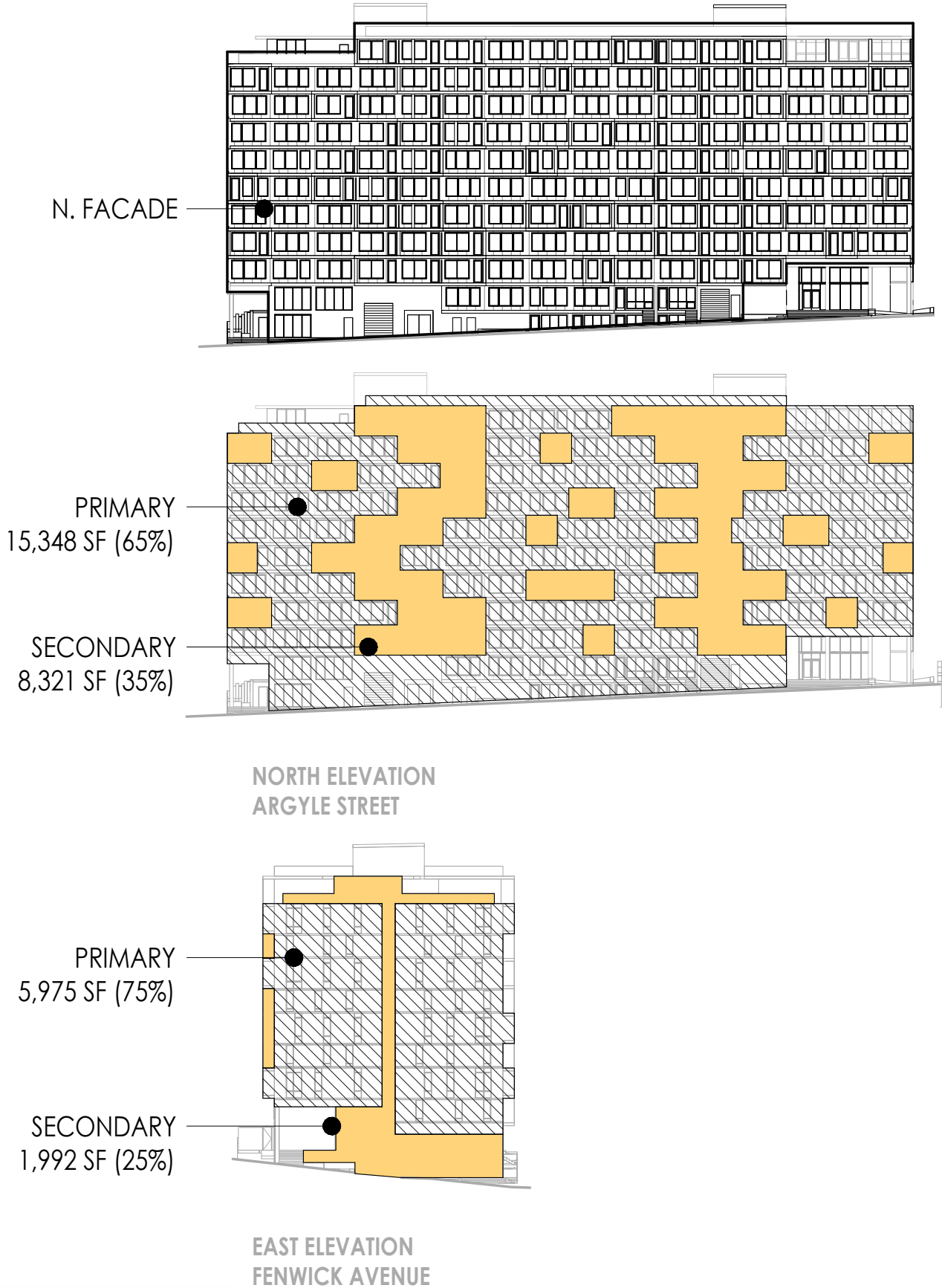


NORTH ELEVATION  
ARGYLE STREET



EAST ELEVATION  
FENWICK AVENUE





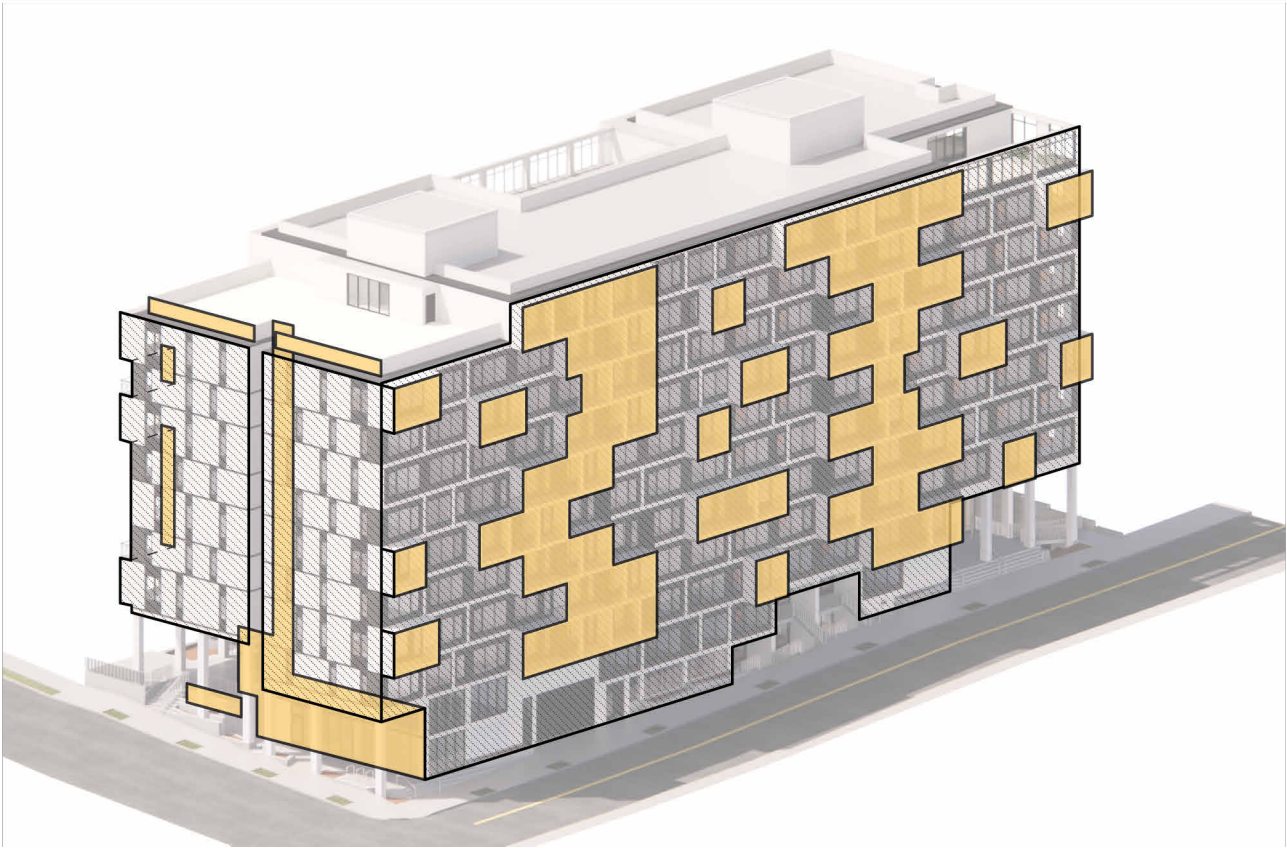
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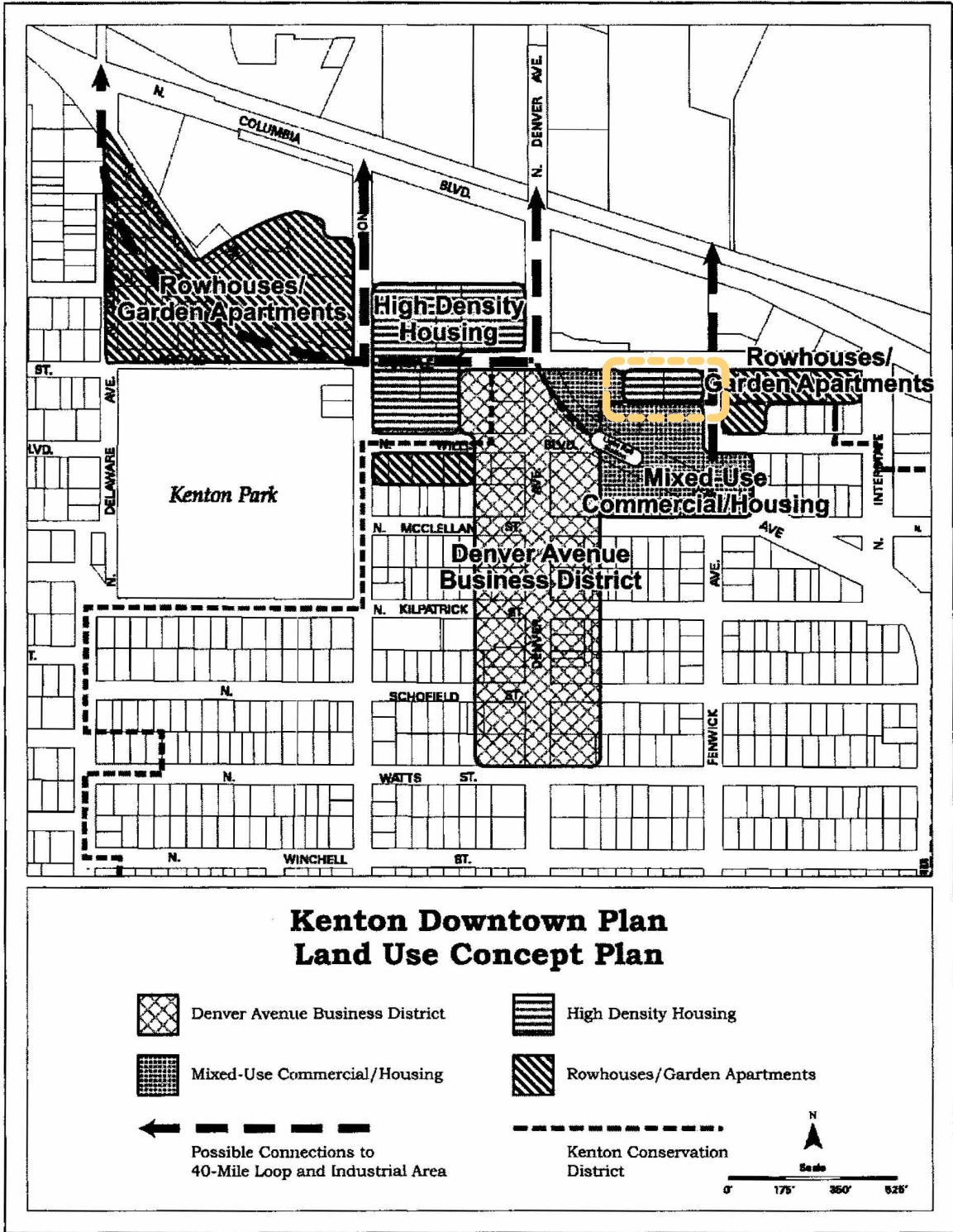
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3D ISOMETRIC DIAGRAM  
NE CORNER





**KENTON DOWNTOWN PLAN**  
CITY OF PORTLAND 33.538 KENTON PLAN DISTRICT

**33.538.210 MAXIMUM BUILDING HEIGHT:** Maximum building heights are shown on Map 538-2 = Base Zone height applies.

**33.538.220 FLOOR AREA RATIOS:** Minimum and maximum floor area ratios are shown on Map 538-3 = 6:1 maximum FAR.  
"Maximum increase in FAR. An increase in FAR through the use of bonuses of more than 1 to 1 is prohibited."

**33.538.230 REQUIRED BUILDING LINES:** Not applicable.

**33.538.240 ACTIVE BUILDING USE AREAS:** Not applicable.

**33.538.250 PARKING ACCESS RESTRICTED FRONTAGES:** Not applicable.

**33.538.260 DESIGN REVIEW REQUIRED:** Type II Design Review required per 33.420, Albina Community Plan District.

The Kenton Downtown Plan identifies this site as being a prime location for tall, high-density housing, noting that the sloped topography limits blocked views, reduced privacy and shadows cast on nearby lots. Per the plan, this location should "reinforce the potential success of the Denver Avenue businesses by fostering development of additional housing within walking distance, " and is considered a "good location" for higher density housing because the site is "close to light rail, the Denver Avenue Business District, and other Kenton neighborhood amenities." The site sits outside of the Kenton Conservation District, and neither of the existing buildings are historic resources or architecturally significant structures.



DESIGN GUIDELINES TENET: RESPONSE TO CONTEXT

01 BUILD ON THE CHARACTER, LOCAL IDENTITY, AND ASPIRATION OF THE PLACE:  
COMMUNITY APPROACH

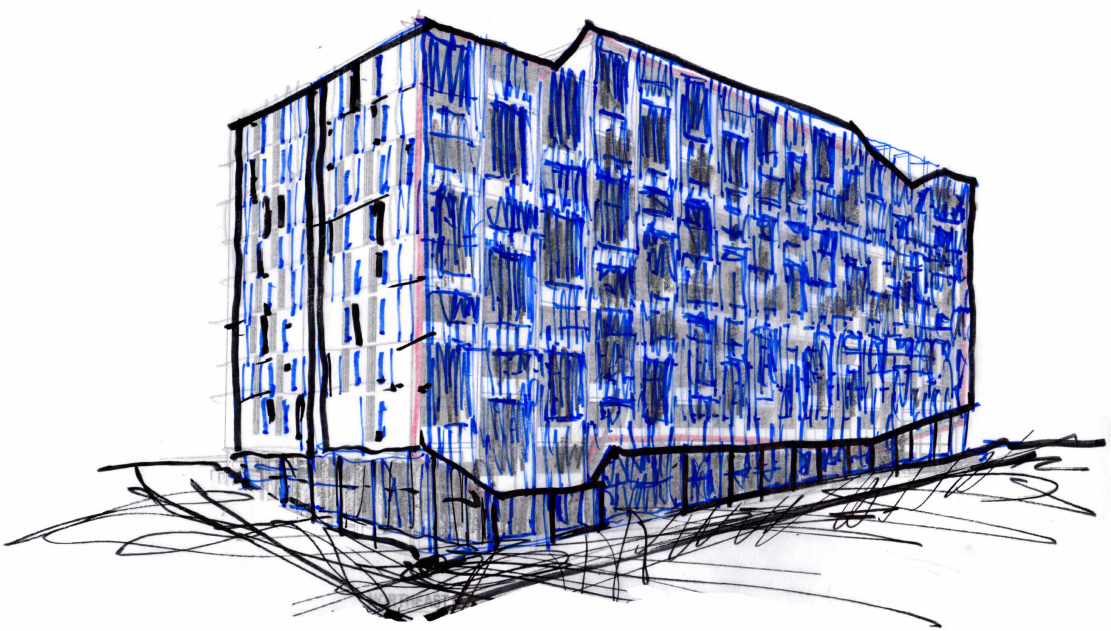
*RELATING TO THE LOCAL COMMUNITY'S IDENTITY, HISTORY, AND CULTURAL VALUES AND PLACES.*  
THE KENTON DOWNTOWN PLAN IDENTIFIES THIS SITE AS BEING A PRIME LOCATION FOR TALL, HIGH-DENSITY HOUSING, NOTING THAT THE SLOPED TOPOGRAPHY LIMITS BLOCKED VIEWS, REDUCED PRIVACY AND SHADOWS CAST ON NEARBY RESIDENTIAL LOTS. PER THE PLAN, THIS LOCATION SHOULD "REINFORCE THE POTENTIAL SUCCESS OF THE DENVER AVENUE BUSINESSES BY FOSTERING DEVELOPMENT OF ADDITIONAL HOUSING WITHIN WALKING DISTANCE," AND IS CONSIDERED A "GOOD LOCATION" FOR HIGHER DENSITY HOUSING BECAUSE THE SITE IS "CLOSE TO LIGHT RAIL, THE DENVER AVENUE BUSINESS DISTRICT, AND OTHER KENTON NEIGHBORHOOD AMENITIES. " THIS SITE ALSO ACTS AS A BARRIER BETWEEN THE INDUSTRIAL AREA TO THE NORTH AND THE CONSERVATION DISTRICT TO THE SOUTH. EACH UNIT IS DESIGNED TO REPLICATE THE TRADITIONAL WORKFORCE HOUSING BUILT IN THE LAST CENTURY; HOUSING THAT WAS BUILT QUICKLY AND EFFICIENTLY TO PROVIDE SHELTER TO THOSE WORKING IN THE SHIPYARDS AND INDUSTRIES OF THE 20TH CENTURY.

02 CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS:  
BUILDING MASSING APPROACH

*DEVELOPING EFFECTIVE PLACEMENT AND PROPORTION OF BUILDING MASSING TOWARD ADJACENT LOWER-SCALE DEVELOPMENT AND RESIDENTIAL USES.*  
THE PROPOSED SPLIT BAR PARTI AND ERODED CORNERS BREAK THE BUILDING DOWN INTO SMALLER MASSES THAT RELATE TO THE SCALE OF THE EXISTING URBAN FABRIC FROM THE 20TH CENTURY. THE STRUCTURE IS PROPOSED TO BE SET BACK 10 FEET FROM THE SOUTH PROPERTY LINE TO GIVE SOME DISTANCE TO THE ADJACENT CONSERVATION DISTRICT. THE ENTRANCES ARE LOCATED TO DIRECT RESIDENTS FROM THE INSIDE OF THE BUILDING TOWARD THE COMMERCIAL STRIP ALONG DENVER AVENUE AND THE NEARBY MAX STATION.

03 INTEGRATE AND ENHANCE ON-SITE FEATURES AND  
OPPORTUNITIES TO CONTRIBUTE TO A LOCATION'S UNIQUENESS:  
SOCIAL AND CULTURAL SIGNIFICANCE APPROACH

*INCORPORATING A SITE'S SIGNIFICANT CULTURAL OR SOCIAL HISTORY.*  
THE LANDSCAPING AND MASSING RESPOND TO THE EXISTING SLOPED TOPOGRAPHY IN AN INTERESTING WAY, ENHANCING THE SITE WITH SUNKEN COURTYARDS, BRIDGES, PLANTING, AND FEATURES THAT EVOKE THE GEOLOGY AND HISTORY OF THE PACIFIC NORTHWEST.





DESIGN GUIDELINES TENET: PUBLIC REALM AND GROUND FLOOR DESIGN

04 DESIGN THE SIDEWALK LEVEL OF BUILDINGS TO BE ACTIVE AND HUMAN-SCALED:

GROUND FLOOR HEIGHT APPROACH

DESIGNING BUILDINGS WITH TALLER, MORE ADAPTABLE GROUND FLOORS. THE ENTRY AREAS ARE DOUBLE-HEIGHT SPACES, WITH LARGE GLAZING AREAS AND SEATING AREAS, TO PROVIDE AN ACTIVE, PEDESTRIAN-ORIENTED STREET LEVEL.

MULTIPLE ENTRIES AND WINDOWS APPROACH

OFFERING MORE THAN ONE ENTRANCE ALONG THE GROUND FLOORS OF BUILDINGS TO PROVIDE "EYES ON THE STREET" AND AVOID BLANK EXPANSES OF WALLS. PUBLIC ENTRY PLAZAS, OUTDOOR COMMON AREAS AND COMMUNITY ROOMS, ARE PROVIDED AT TWO PROMINENT BUILDING CORNERS, WITH LARGE AREAS OF GLAZING TO INCREASE VISIBILITY. RESIDENTIAL UNITS OFF THE STREET HAVE ENTRANCES AND BALCONIES INSPIRED BY TYPICAL BROWNSTONE ROWHOUSES THAT PROVIDE ADDITIONAL EYES ON THE STREET.

WEATHER PROTECTION APPROACH

PROVIDING PROTECTION FROM WIND, RAIN, AND SUN. THE BUILDING ENTRANCES AND COMMUNITY SPACES ARE SET BACK FROM THE BUILDING FACE, CREATING A COVERED AREA THAT ENHANCES THE COMFORT OF PEDESTRIANS AND CONTROLS THE ADVERSE EFFECTS OF SUN, SHADOW, GLARE, REFLECTION, WIND, AND RAIN.

05 PROVIDE OPPORTUNITIES TO PAUSE, SIT AND INTERACT:

SEATING APPROACH

PROVIDING A VARIETY OF SEATING FOR PASSERBY AND BUILDING USERS. THE PERIMETER LANDSCAPING AND ENTRY PLAZAS PROVIDE NUMEROUS OPPORTUNITIES FOR SEATING AND RESTING BY UTILIZING THE TOPOGRAPHIC VARIATION TO CREATE INTEGRATED STEPPED BENCHES.

INTEGRATE BICYCLES APPROACH

DESIGNING OPEN SPACES THAT ACCOMODATE PARKING FOR BICYCLES. OUTDOOR BIKE PARKING IS PROVIDED AT THE ENTRY PLAZAS, WITH ADDITIONAL BIKE PARKING IN THE BASEMENT, TO ENCOURAGE MORE ACTIVE MODES AND INCREASE FOOT TRAFFIC.

TREES AND LANDSCAPING APPROACH

PROMOTING HEALTH AND WELLNESS BY HELPING TO MITIGATE THE EFFECTS OF URBAN HEAT ISLAND. SITE TREES AROUND THE PROJECT PROVIDE SHADING, WHILE NATIVE VEGETATION BUFFERS THE BUILDING, CREATES VISUAL INTEREST, CAPTURES STORMWATER, AND PROMOTES TENANT WELL-BEING.

06 INTEGRATE AND MINIMIZE THE IMPACT OF PARKING AND BUILDING SERVICES:

UTILITY, TRASH, AND RECYCLING APPROACH

SITING AND SCREENING UTILITIES, TRASH, & RECYCLING ENCLOSURES AWAY FROM PUBLIC REALM. TRASH AND RECYCLING ARE LOCATED WITHIN AN ENCLOSED LOADING BAY, TO MINIMIZE DISTURBANCE TO THE STREET AND PEDESTRIANS. ELECTRICAL & MECHANICAL EQUIPMENT WILL ALSO BE CONCEALED UNDERGROUND OR WITH SCREENS.

BICYCLE PARKING APPROACH

DESIGNING BICYCLE PARKING TO ENCOURAGE USE BY ADDING BIKE LOBBIES AND BIKE REPAIR AMENITIES. BICYCLE PARKING IS INTEGRATED INTO THE BASEMENT WITH DIRECT ENTRANCE OFF THE STREET FOR TENANT AND VISITOR ACCESS.



DESIGN GUIDELINES TENET: QUALITY AND RESILIENCE

07 SUPPORT THE COMFORT, SAFETY, AND DIGNITY OF RESIDENTS, WORKERS, AND VISITORS THROUGH THOUGHTFUL SITE AND BUILDING DESIGN:

INTERNAL OPEN SPACE APPROACH

OFFERING A VARIETY OF MULTIFUNCTIONAL SPACES. GENEROUS ENTRY PLAZAS AND LANDSCAPING CREATE A BUFFER FOR THE RESIDENTIAL COMMUNITY AND SPACE FOR SOCIALIZING. THE MAJORITY OF UNITS HAVE A DIRECT BALCONY FROM THEIR UNIT, AS WELL AS ROOFTOP TERRACES AND COMMUNITY SPACES.

SOLAR ACCESS APPROACH

PROVIDING SOLAR ACCESS TO OPEN AREAS. OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE BEING SHADED FROM INTENSE SOLAR HEAT GAIN BY THE BALCONIES ABOVE. THE NORTH-FACING UNITS HAVE AMBIENT DAYLIGHT FROM LARGE WINDOWS. HIGH CEILINGS AND STEPPED RETAINING WALL ALLOW LIGHT INTO THE GROUND FLOOR.

WINDOW AND ENTRIES APPROACH

ORIENTING WINDOWS AND ENTRIES TOWARD ON-SITE CIRCULATION AND OPEN AREAS. GYM AND COMMUNITY SPACES LOOK OUT ONTO THE ROOF TERRACES, GARDENS, AND COMMON SPACES AND UNITS FACING THE STREET LEVEL HELP TO INCREASE SECURITY AND VISIBILITY.

08 DESIGN FOR QUALITY, USING ENDURING MATERIALS AND STRATEGIES WITH A COHERENT APPROACH: UNITY APPROACH

EXPRESSING A CLEAR AND COHERENT DESIGN APPROACH TO UNIFY BUILDING. THE DESIGN FEATURES AN ALTERNATING BRICK-BOND STRUCTURAL RHYTHM, AND MATERIALS THAT CREATE A UNIFIED AND COMPOSED ORDER TO THE BUILDING.

ARTICULATION APPROACH

HIGHLIGHTING FUNCTION, HIERARCHY, OR SPACES THROUGH SMALL BREAKS IN FORM. ARTICULATION IS ACHIEVED WITH A SHIFTED PATTERN OF BALCONIES, DECORATIVE COLUMNS, AND RECESSED PLANES.

EXTERIOR MATERIAL APPLICATION APPROACH

DURABLE, HIGH-QUALITY MATERIALS LIKE CONTINUOUS INSULATION SYNTHETIC STUCCO REQUIRE MINIMAL MAINTENANCE AND WHILE MEETING THE PROJECT BUDGET.

09 DESIGN FOR RESILIENCE, HEALTH, AND STEWARDSHIP OF THE ENVIRONMENT, ENSURING ADAPTABILITY TO CLIMATE CHANGE AND THE EVOLVING NEEDS OF THE CITY:

NATIVE LANDSCAPING + ECO-ROOF APPROACH

INTEGRATING NATIVE LANDSCAPING AND LARGE CANOPY TREES TO ADDRESS HEAT ISLAND AND PROVIDE FOR POLLINATORS. NATIVE LANDSCAPING AND TREES ARE PROVIDED AROUND THE PERIMETER, AT ENTRY PLAZAS, IN THE STORMWATER PLANTER, AND AT ROOFTOP AREAS TO SHADE THE SITE, SLOW DOWN & ABSORB STORMWATER, CREATE HABITAT & FOOD FOR POLLINATORS, PROVIDE RELIEF TO RESIDENTS, AND IMPROVE AIR QUALITY.

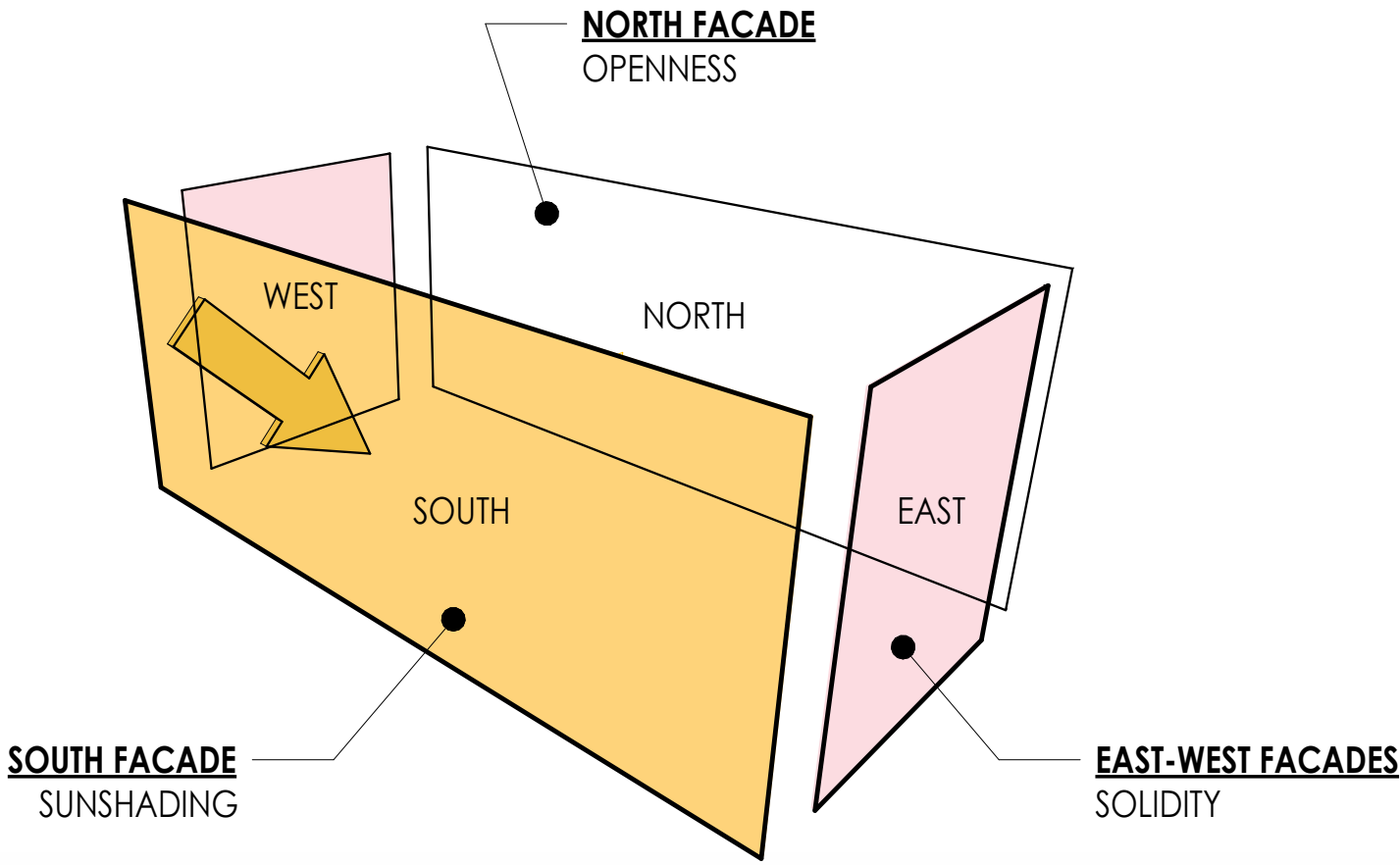
DAYLIGHT, AIR , AND EFFICIENCY APPROACH

PROVIDING DAYLIGHT AND VENTILATION AND IMPROVING INDOOR AIR QUALITY. EVERY UNIT HAS LARGE WINDOW-WALLS AND ACCESS TO A SHADED PRIVATE BALCONY FOR LIGHT AND AIR, AND DEEP OVERHANGS, EXTERIOR INSULATION, HEAT-PUMP COOLING AND A SOLAR-READY ROOF MAKE THE BUILDING MORE EFFICIENT AND SUSTAINABLE.

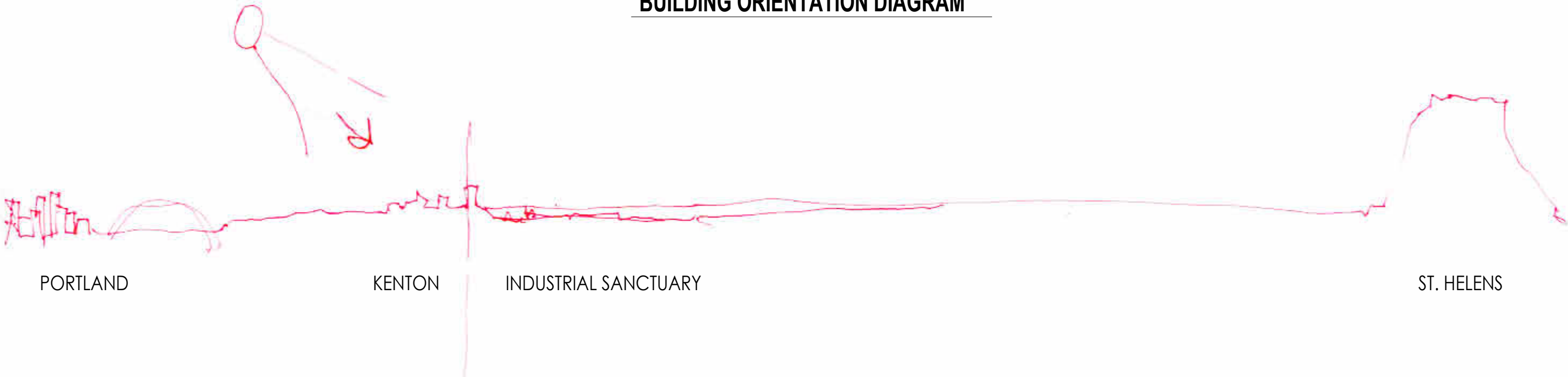
LOW-CARBON CONSTRUCTION

THE BUILDING WILL UTILIZE MASS-TIMBER TYPE IV-B CONSTRUCTION, WHICH IS LESS WASTEFUL AND HAS A LOWER EMBODIED CARBON FOOTPRINT.





BUILDING ORIENTATION DIAGRAM







DESIGN INSPIRATION: OHLA HOTEL  
BARCELONA, SPAIN - ISERN ASSOCIATS

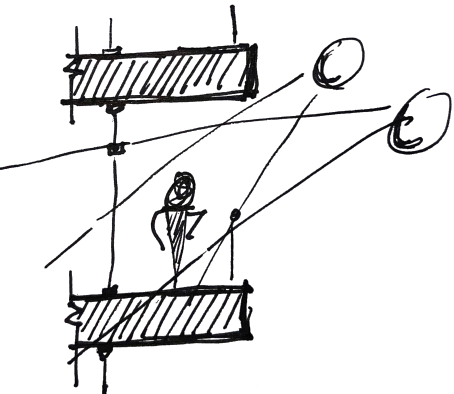


DESIGN INSPIRATION: DWELLING ZAC SEGUIN  
RESIDENTIAL ESTATE, BOULOGNE-BILLANCOURT, FRANCE - ALDRIC BECKMANN ARCHITECTES

INNOVATION IN CRAFT & DESIGN

EACH INDIVIDUAL UNIT WILL HAVE DIRECT ACCESS TO NATURAL LIGHT AND AIR, WITH A TRANSITIONAL ZONE OF OUTDOOR SPACE TO PROVIDE SHADE AND PRIVACY. DEPENDING ON THE UNITS' LOCATION AND ORIENTATION THE LAYERS DISSIPATE OR ACCUMULATE TO OPTIMIZE THE CORPOREAL EXPERIENCE.

THIS PROJECT WILL UTILIZE NEW INNOVATIONS IN PRE-FAB DESIGN AND MASS TIMBER CONSTRUCTION. PRE-FAB ALLOWS FOR THE PRODUCTION OF BUILDING ELEMENTS IN A FACTORY SETTING WITH CONTROLLED CONDITIONS AND ALL TOOLS AND SUPPLIES ON HAND. THIS ALLOWS FOR CONSTRUCTION EFFICIENCIES, QUALITY CONTROL, WASTE REDUCTION, AND TRADE SCHEDULING. THE FLOORS OF THE BUILDING WILL BE MASS PLYWOOD PANELS (MPP) SUPPORTED BY MASS TIMBER POSTS & BEAMS THAT ARE MADE IN OREGON AND DESIGNED WITH THE SPECIAL OREGON IV-B CONSTRUCTION TYPE, UTILIZING QUALITY, ENDURING MATERIALS AND A COHERENT CONSTRUCTION APPROACH, THAT ALSO REDUCES THE EMBODIED CARBON OF THE PROJECT.

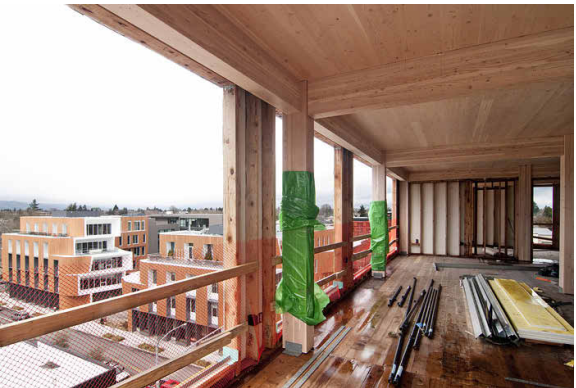


DESIGN GUIDELINES

02 CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS

04 DESIGN THE SIDEWALK LEVEL OF BUILDINGS TO BE ACTIVE AND HUMAN-SCALED

08 DESIGN FOR QUALITY, USING ENDURING MATERIALS AND STRATEGIES WITH A COHERENT APPROACH:



HEAVY TIMBER POST + BEAM



MASS TIMBER PANEL

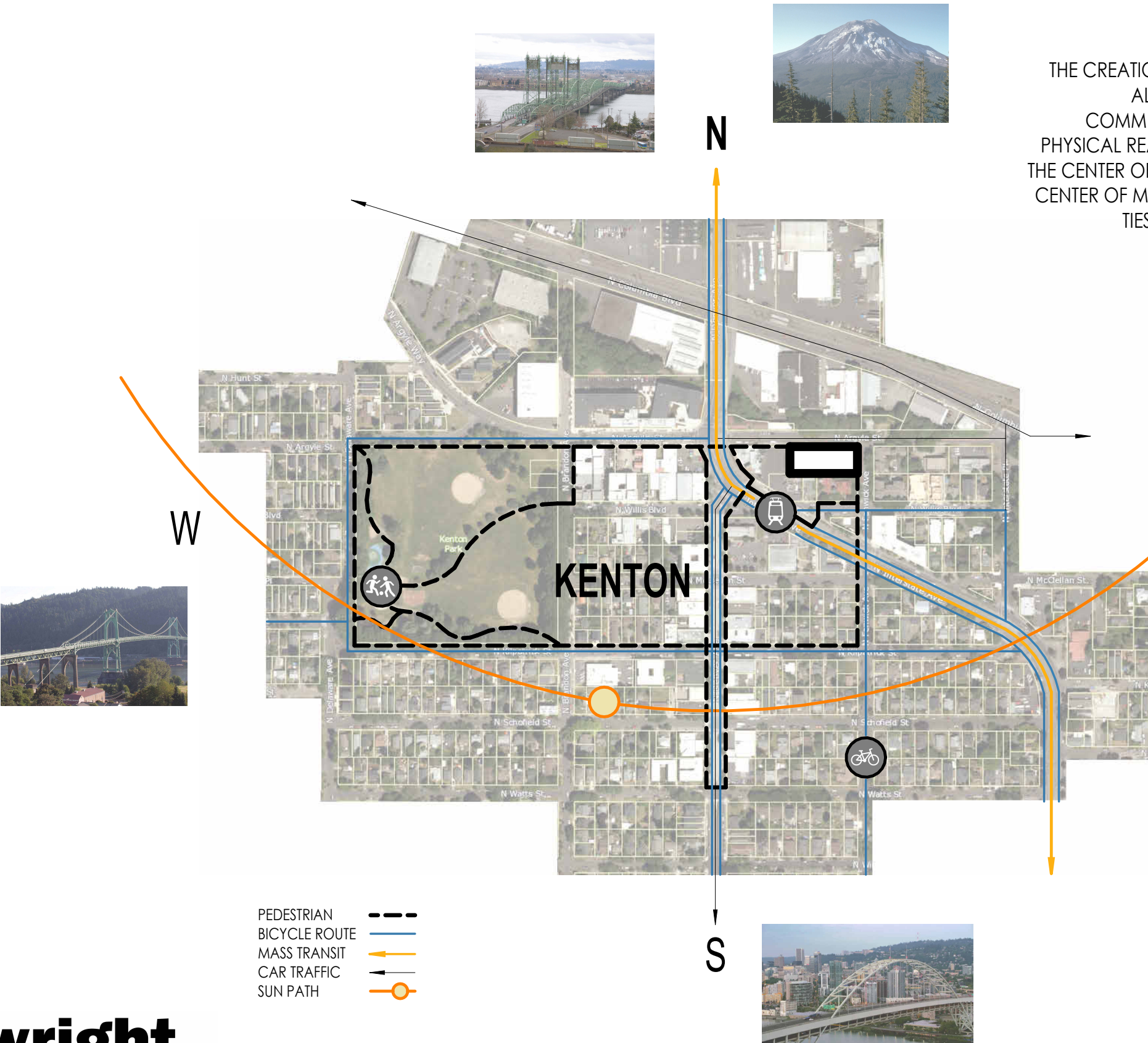


PLACEMAKING

THE CREATION OF UNIQUE AND HOLISTIC PLACES STARTS WITH ORIENTATION AND WHAT IS ALREADY THERE. THE KENTON NEIGHBORHOOD IS KNOWN FOR ITS HISTORY AND COMMUNAL GRIT, A CERTAIN PASSION AND PERSEVERANCE THAT GOES BEYOND THE PHYSICAL REALITY. THE AREA HAS FOUR DISTINCT CENTERS OF GRAVITY: DENVER AVENUE IS THE CENTER OF COMMERCE, KENTON PARK IS THE CENTER OF PLAY, THE MAX STATION IS THE CENTER OF MOVEMENT, AND PAUL BUNYAN IS THE CENTER OF PERCEPTION. THE PROPOSAL TIES INTO THESE NODES AND EXTENDS THEIR ATTRIBUTES INTO THE BUILDING ITSELF.

DESIGN GUIDELINES

- 02 CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS
- 03 INTEGRATE AND ENHANCE ON-SITE FEATURES AND OPPORTUNITIES TO CONTRIBUTE TO A LOCATION'S UNIQUENESS
- 04 DESIGN THE SIDEWALK LEVEL OF BUILDINGS TO BE ACTIVE AND HUMAN-SCALED
- 05 PROVIDE OPPORTUNITIES TO PAUSE, SIT AND INTERACT:



PEDESTRIAN  
BICYCLE ROUTE  
MASS TRANSIT  
CAR TRAFFIC  
SUN PATH







CONTEXT TENET: ALBINA PLAN AREA CHARACTER

100% OF THE PROPOSED RESIDENCES ARE TO BE AFFORDABLE FOR THE LIFE OF THE BUILDING. EACH UNIT IS DESIGNED TO REPLICATE THE TRADITIONAL WORKFORCE HOUSING BUILT IN THE LAST CENTURY; HOUSING THAT WAS BUILT QUICKLY AND EFFICIENTLY TO PROVIDE SHELTER TO THOSE WORKING IN THE SHIPYARDS AND INDUSTRIES OF THE 20TH CENTURY. TAKING CUES FROM THESE PRECEDENTS THE PROPOSED UNITS REPLICATE THE VIABLE FEATURES OF THE PAST, SUCH AS LARGE FRONT PORCHES AND CONSTRUCTABILITY, WHILE SIMULTANEOUSLY CRAFTING SPACES THAT ARE DESIGNED FOR 21ST CENTURY LIVING WITH LARGER WINDOWS, OPEN PLANS, AND BARRIER-FREE SPACES.

DESIGN GUIDELINES

01 BUILD ON THE CHARACTER, LOCAL IDENTITY, AND ASPIRATION OF THE PLACE

02 CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS



**CONSTRUCTION :**  
MASS PRODUCTION  
HOUSING DESIGN

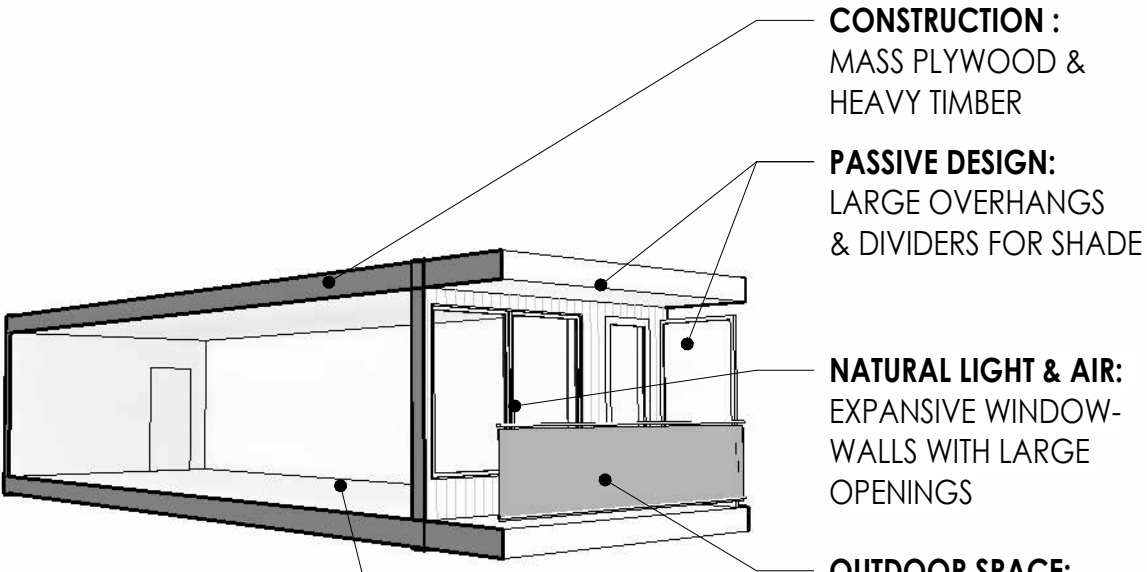
**PASSIVE DESIGN:**  
LARGE EAVES &  
PORCHES FOR SHADE

**NATURAL LIGHT & AIR:**  
PUNCTURE WINDOWS  
WITH SMALL OPENINGS

**OUTDOOR SPACE:**  
PORCH WITH STEPS

**TRADITIONAL PLANS:**  
SEPARATED SPACES

20th CENTURY  
WORKFORCE HOUSING



**CONSTRUCTION :**  
MASS PLYWOOD &  
HEAVY TIMBER

**PASSIVE DESIGN:**  
LARGE OVERHANGS  
& DIVIDERS FOR SHADE

**NATURAL LIGHT & AIR:**  
EXPANSIVE WINDOW-  
WALLS WITH LARGE  
OPENINGS

**OUTDOOR SPACE:**  
ACCESSIBLE PORCH

**OPEN PLANS:**  
SHARED SPACES

21st CENTURY  
WORKFORCE HOUSING



01 - COMMUNITY:  
THIS SITE ACTS AS A BARRIER BETWEEN THE  
INDUSTRIAL AREA TO THE NORTH AND THE  
CONSERVATION DISTRICT TO THE SOUTH.



I-5 FREEWAY PERSPECTIVE - VIEW FROM NE LOOKING SW

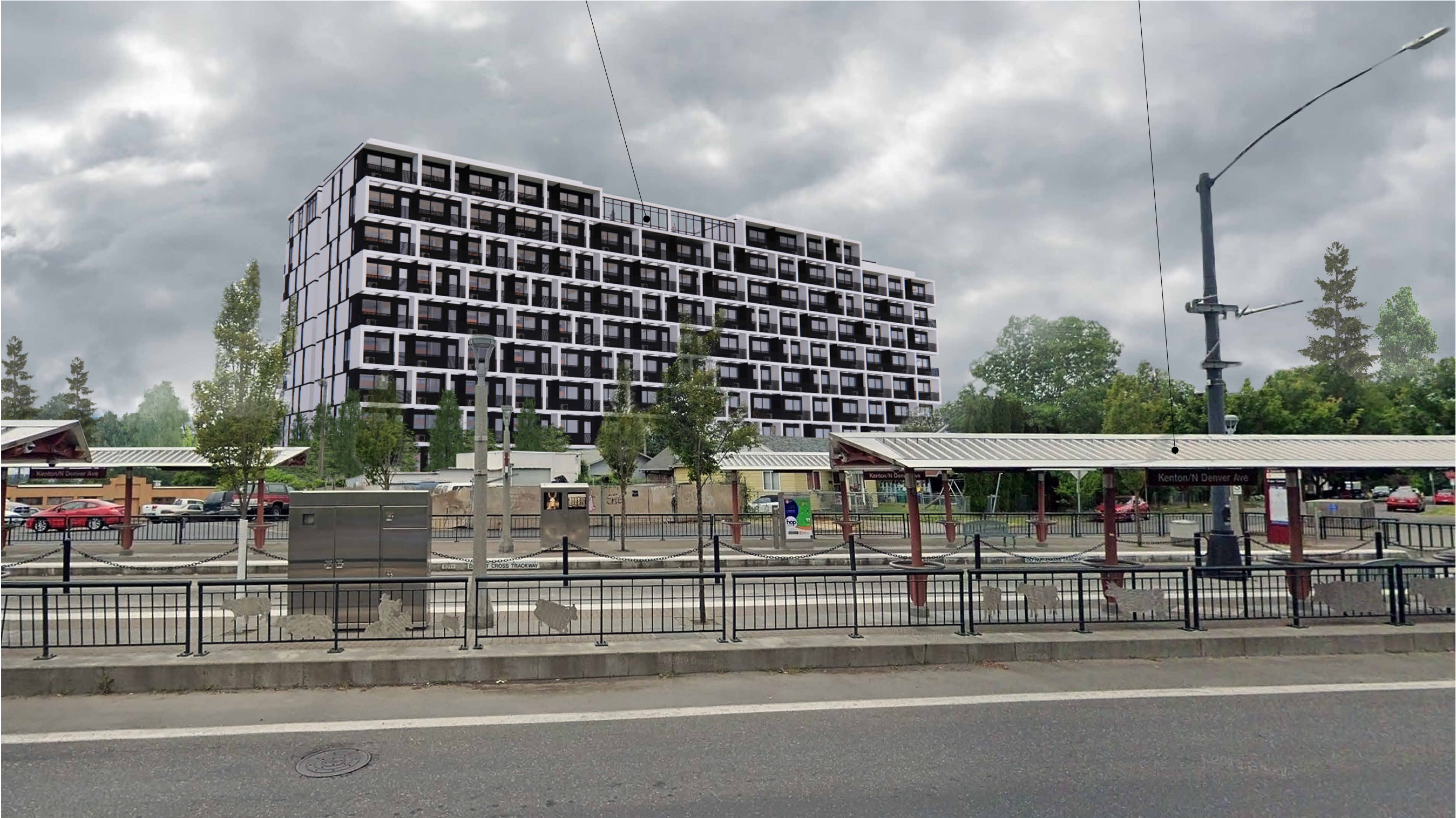


DESIGN REVIEW

01 - COMMUNITY:  
THIS LOCATION WILL “REINFORCE THE POTENTIAL  
SUCCESS OF THE DENVER AVENUE BUSINESSES BY FOSTERING  
DEVELOPMENT OF ADDITIONAL HOUSING WITHIN WALKING DISTANCE.”

01 - COMMUNITY:  
THE SITE IS A “GOOD LOCATION” FOR HIGHER DENSITY HOUSING  
BECAUSE IT IS “CLOSE TO LIGHT RAIL, THE DENVER AVENUE BUSINESS  
DISTRICT, AND OTHER KENTON NEIGHBORHOOD AMENITIES. ”

CONTEXT - KENTON STATION



KENTON STATION PERSPECTIVE - VIEW FROM SW LOOKING NE



02 - BUILDING MASSING:  
THE SPLIT BAR PARTI AND ERODED CORNERS BREAK THE BUILDING  
DOWN INTO SMALLER MASSES THAT RELATE TO THE SCALE OF THE  
EXISTING URBAN FABRIC FROM THE 20TH CENTURY.



DENVER AVENUE PERSPECTIVE - VIEW FROM SW LOOKING NE



**02 - BUILDING MASSING:**  
THE ENTRANCES ARE LOCATED TO DIRECT RESIDENTS FROM THE INSIDE OF THE BUILDING TOWARD THE COMMERCIAL STRIP ALONG DENVER AVENUE AND THE NEARBY MAX STATION.



ARGYLE & INTERSTATE CORNER PERSPECTIVE - VIEW FROM NW LOOKING SE



**02 - BUILDING MASSING:**  
THE ENTRANCES ARE LOCATED TO DIRECT RESIDENTS FROM THE INSIDE OF THE BUILDING TOWARD THE COMMERCIAL STRIP ALONG DENVER AVENUE AND THE NEARBY MAX STATION.



ARGYLE & INTERSTATE CORNER PERSPECTIVE - VIEW FROM NW LOOKING SE



04 - WEATHER PROTECTION:  
ENHANCE THE COMFORT OF PEDESTRIANS BY LOCATING AND DESIGNING BUILDINGS AND OUTDOOR AREAS TO CONTROL THE ADVERSE EFFECTS OF SUN, SHADOW, GLARE, REFLECTION, WIND, AND RAIN.



ACCESSIBLE ENTRANCE

GROUND FLOOR ELEVATION - ARGYLE STREET NW BUILDING CORNER





**04 - MULTIPLE ENTRIES AND WINDOWS:**  
RESIDENTIAL UNITS OFF THE STREET HAVE ENTRANCES AND BALCONIES THAT PROVIDE ADDITIONAL EYES ON THE STREET.

**05 - TREES AND LANDSCAPING:**  
SITE TREES AROUND THE PROJECT PROVIDE SHADING, WHILE NATIVE VEGETATION BUFFERS THE BUILDING, CREATES VISUAL INTEREST, CAPTURES STORMWATER, AND PROMOTES TENANT WELL-BEING.

GROUND FLOOR ELEVATION - ARGYLE STREET MIDBLOCK AT RESIDENCES AND FIRE EXIT





**06 - UTILITY, TRASH, AND RECYCLING:**  
TRASH AND RECYCLING ARE LOCATED WITHIN AN ENCLOSED LOADING BAY, TO MINIMIZE DISTURBANCE TO THE STREET AND PEDESTRIANS.

**06 - BICYCLE PARKING:**  
BICYCLE PARKING IS INTEGRATED INTO THE BASEMENT WITH DIRECT ENTRANCE OFF OF THE STREET, AND A TRANSLUCENT FACADE TO INCREASE VISIBILITY AND ACCESS FOR THE TENANTS.

**05 - SEATING:**  
THE PERIMETER LANDSCAPING AND ENTRY PLAZAS PROVIDE NUMEROUS OPPORTUNITIES FOR SEATING AND RESTING BY UTILIZING THE TOPOGRAPHIC VARIATION TO CREATE INTEGRATED STEPPED BENCHES.

GROUND FLOOR ELEVATION - ARGYLE STREET MIDBLOCK AT BICYCLE PARKING





**05 - INTEGRATE BICYCLES:**  
OUTDOOR BIKE PARKING IS PROVIDED AT THE ENTRY PLAZAS, TO ENCOURAGE MORE ACTIVE MODES AND INCREASE FOOT TRAFFIC.

**04 - GROUND FLOOR HEIGHT AND MULTIPLE ENTRIES AND WINDOWS:**  
THE ENTRY AREAS ARE DOUBLE-HEIGHT SPACES, WITH LARGE GLAZING AREAS AND SEATING AREAS, TO PROVIDE AN ACTIVE, PEDESTRIAN-ORIENTED STREET LEVEL.

**05 - ART, TREES AND LANDSCAPING:**  
NATIVE VEGETATION AND GREEN WALLS BUFFER AND SHADE THE BUILDING, CREATE VISUAL INTEREST & TEXTURE, CAPTURE STORMWATER, AND PROMOTE TENANT WELL-BEING.

GROUND FLOOR ELEVATION - ARGYLE STREET NE BUILDING CORNER





**04 - GROUND FLOOR HEIGHT AND MULTIPLE ENTRIES AND WINDOWS:**  
THE ENTRY AREAS ARE DOUBLE-HEIGHT SPACES, WITH LARGE GLAZING AREAS AND SEATING AREAS, TO PROVIDE AN ACTIVE, PEDESTRIAN-ORIENTED STREET LEVEL.

**05 - INTEGRATE BICYCLES:**  
OUTDOOR BIKE PARKING IS PROVIDED AT THE ENTRY PLAZAS, TO ENCOURAGE MORE ACTIVE MODES AND INCREASE FOOT TRAFFIC.

**GROUND FLOOR ELEVATION - NORTHERN FENWICK AVENUE AT LOWER ENTRY**





**05 - ART, TREES AND LANDSCAPING:**  
NATIVE VEGETATION AND GREEN WALLS BUFFER AND SHADE THE BUILDING, CREATE VISUAL INTEREST & TEXTURE, CAPTURE STORMWATER, AND PROMOTE TENANT WELL-BEING.

**04 - GROUND FLOOR HEIGHT AND MULTIPLE ENTRIES AND WINDOWS:**  
THE ENTRY AREAS ARE DOUBLE-HEIGHT SPACES, WITH LARGE GLAZING AREAS AND SEATING AREAS, TO PROVIDE AN ACTIVE, PEDESTRIAN-ORIENTED STREET LEVEL.

**05 - SEATING:**  
ENTRY PLAZAS PROVIDE NUMEROUS OPPORTUNITIES FOR SEATING AND RESTING FOR RESIDENTS OR THE PUBLIC.

**GROUND FLOOR ELEVATION - SOUTHERN FENWICK AVENUE AT UPPER ENTRY & COMMUNITY TERRACE**



04 - WEATHER PROTECTION:  
ENHANCE THE COMFORT OF PEDESTRIANS BY LOCATING AND DESIGNING BUILDINGS AND OUTDOOR AREAS TO CONTROL THE ADVERSE EFFECTS OF SUN, SHADOW, GLARE, REFLECTION, WIND, AND RAIN.



UPPER FENWICK ENTRY SEQUENCE - VIEW FROM SE LOOKING NW





UPPER ARGYLE ENTRY & LAUNDRY COURTYARD - VIEW FROM NW LOOKING SE AT DUSK



04 - WEATHER PROTECTION:  
ENHANCE THE COMFORT OF PEDESTRIANS BY LOCATING AND DESIGNING BUILDINGS AND OUTDOOR AREAS TO CONTROL THE ADVERSE EFFECTS OF SUN, SHADOW, GLARE, REFLECTION, WIND, AND RAIN.



GROUND FLOOR PERSPECTIVE - ARGYLE STREET CORNER LOOKING WEST



04 - WEATHER PROTECTION:  
ENHANCE THE COMFORT OF PEDESTRIANS BY LOCATING AND DESIGNING BUILDINGS AND OUTDOOR AREAS TO CONTROL THE ADVERSE EFFECTS OF SUN, SHADOW, GLARE, REFLECTION, WIND, AND RAIN.



GROUND FLOOR PERSPECTIVE - ARGYLE STREET CORNER LOOKING WEST





UPPER ARGYLE ENTRY SEQUENCE - VIEW FROM NW LOOKING SE





UPPER ARGYLE ENTRY SEQUENCE - VIEW FROM NW LOOKING SE



07 - OPEN SPACE:  
GENEROUS ENTRY PLAZAS AND LANDSCAPING CREATE A BUFFER FOR THE  
RESIDENTIAL COMMUNITY AND SPACE FOR SOCIALIZING.



LAUNDRY COURTYARD - VIEW FROM SOUTH LOOKING NORTH



DESIGN REVIEW

07 - OPEN SPACE:  
THE MAJORITY OF UNITS  
HAVE A DIRECT BALCONY  
FROM THEIR UNIT.

QUALITY & RESILIENCE - BUILDING FACADE PERSPECTIVE

09 - DAYLIGHT & AIR:  
MANY UNITS HAVE LARGE WINDOWS  
AND ACCESS TO A SHADED PRIVATE  
BALCONY FOR LIGHT AND AIR.







**07 - SOLAR ACCESS:**  
OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE BEING SHADED FROM INTENSE SOLAR HEAT GAIN BY THE BALCONIES ABOVE. THE HIGH CEILINGS AND A SET BACK RETAINING WALL ALLOW LIGHT DEEP INTO THE GROUND FLOOR.

NW CORNER - VIEW FROM NW LOOKING SE





**07 - SOLAR ACCESS:**  
OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE BEING SHADED FROM INTENSE SOLAR HEAT GAIN BY THE BALCONIES ABOVE. THE HIGH CEILINGS AND A SET BACK RETAINING WALL ALLOW LIGHT DEEP INTO THE GROUND FLOOR.

NW CORNER - VIEW FROM NW LOOKING SE



07 - SOLAR ACCESS:  
OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE BEING SHADED FROM INTENSE SOLAR HEAT GAIN BY THE BALCONIES ABOVE. THE HIGH CEILINGS AND A SET BACK RETAINING WALL ALLOW LIGHT DEEP INTO THE GROUND FLOOR.



NE CORNER - VIEW FROM NE LOOKING SW



07 - SOLAR ACCESS:  
OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE BEING SHADED FROM INTENSE SOLAR HEAT GAIN BY THE BALCONIES ABOVE. THE HIGH CEILINGS AND A SET BACK RETAINING WALL ALLOW LIGHT DEEP INTO THE GROUND FLOOR.



NE CORNER - VIEW FROM NE LOOKING SW



**08 - ARTICULATION & EXTERIOR MATERIALS:**  
ARTICULATION IS ACHIEVED WITH A SHIFTED  
PATTERN OF BALCONIES, DECORATIVE COLUMNS,  
AND RECESSED PLANES.

**08 - UNITY:**  
THE DESIGN FEATURES AN ALTERNATING BRICK-BOND  
STRUCTURAL RHYTHM, AND MATERIALS THAT CREATE A  
UNIFIED AND COMPOSED ORDER TO THE BUILDING.



SE CORNER PERSPECTIVE - VIEW FROM SE LOOKING NW



**08 - ARTICULATION & EXTERIOR MATERIALS:**  
ARTICULATION IS ACHIEVED WITH A SHIFTED  
PATTERN OF BALCONIES, DECORATIVE COLUMNS,  
AND RECESSED PLANES.

**08 - UNITY:**  
THE DESIGN FEATURES AN ALTERNATING BRICK-BOND  
STRUCTURAL RHYTHM, AND MATERIALS THAT CREATE A  
UNIFIED AND COMPOSED ORDER TO THE BUILDING.



SE CORNER PERSPECTIVE - VIEW FROM SE LOOKING NW





SE RAIN GARDEN & COMMUNITY TERRACE - AERIAL VIEW FROM SOUTH LOOKING NORTH



**09 - NATIVE LANDSCAPING + ECO-ROOF:**  
NATIVE LANDSCAPING IS PROVIDED AT THE ROOFTOP AREAS TO SLOW DOWN & ABSORB STORMWATER, CREATE HABITAT & FOOD FOR POLLINATORS, PROVIDE RELIEF TO RESIDENTS, AND IMPROVE AIR QUALITY.

**07 - OPEN SPACE:**  
COMMON SPACES LIKE THE FITNESS CENTER & WORKOUT TERRACE PROVIDE TENANTS ACCESS TO OUTDOOR SPACE AND RECREATION.



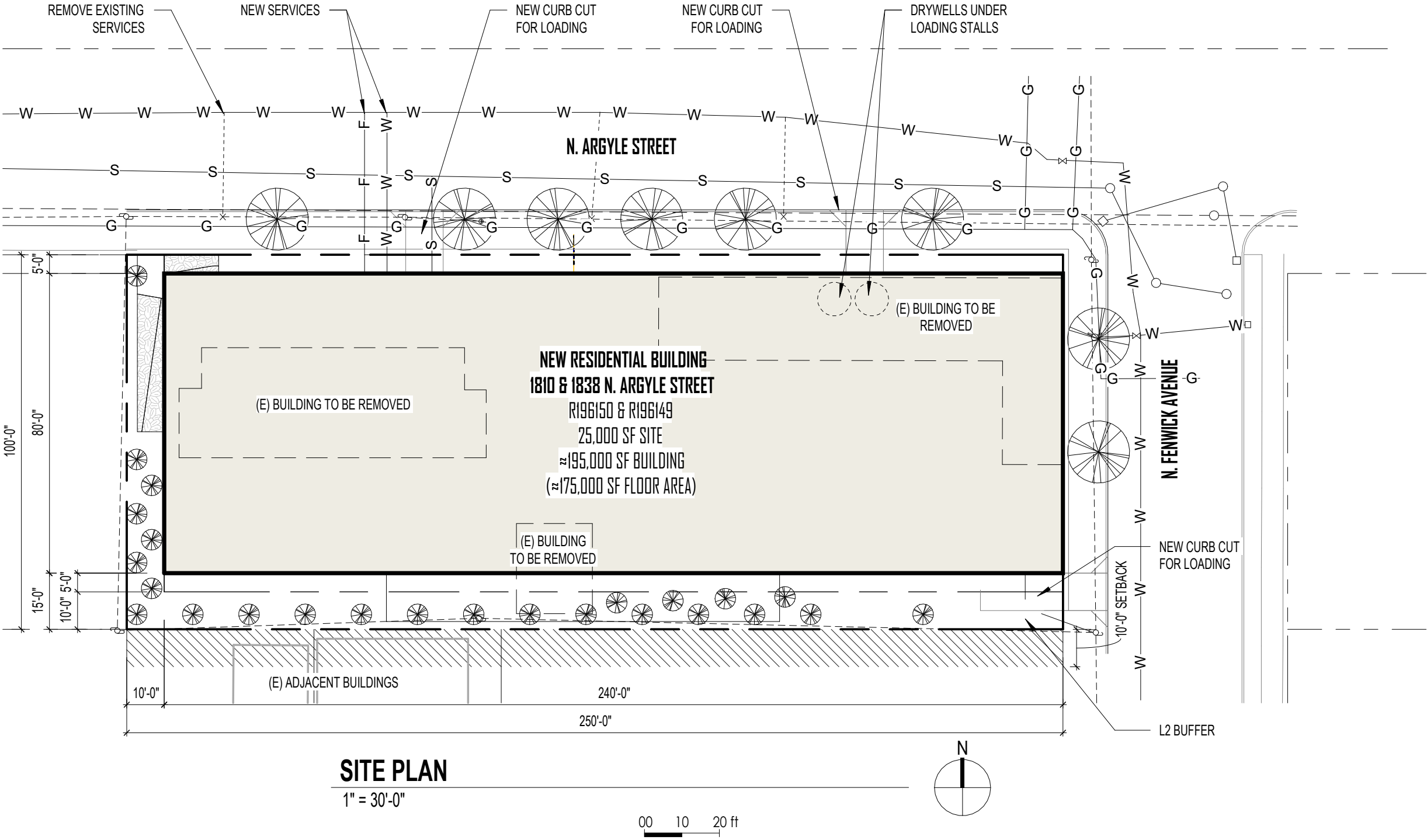
COMMUNITY FITNESS CENTER - VIEW FROM SE LOOKING NW



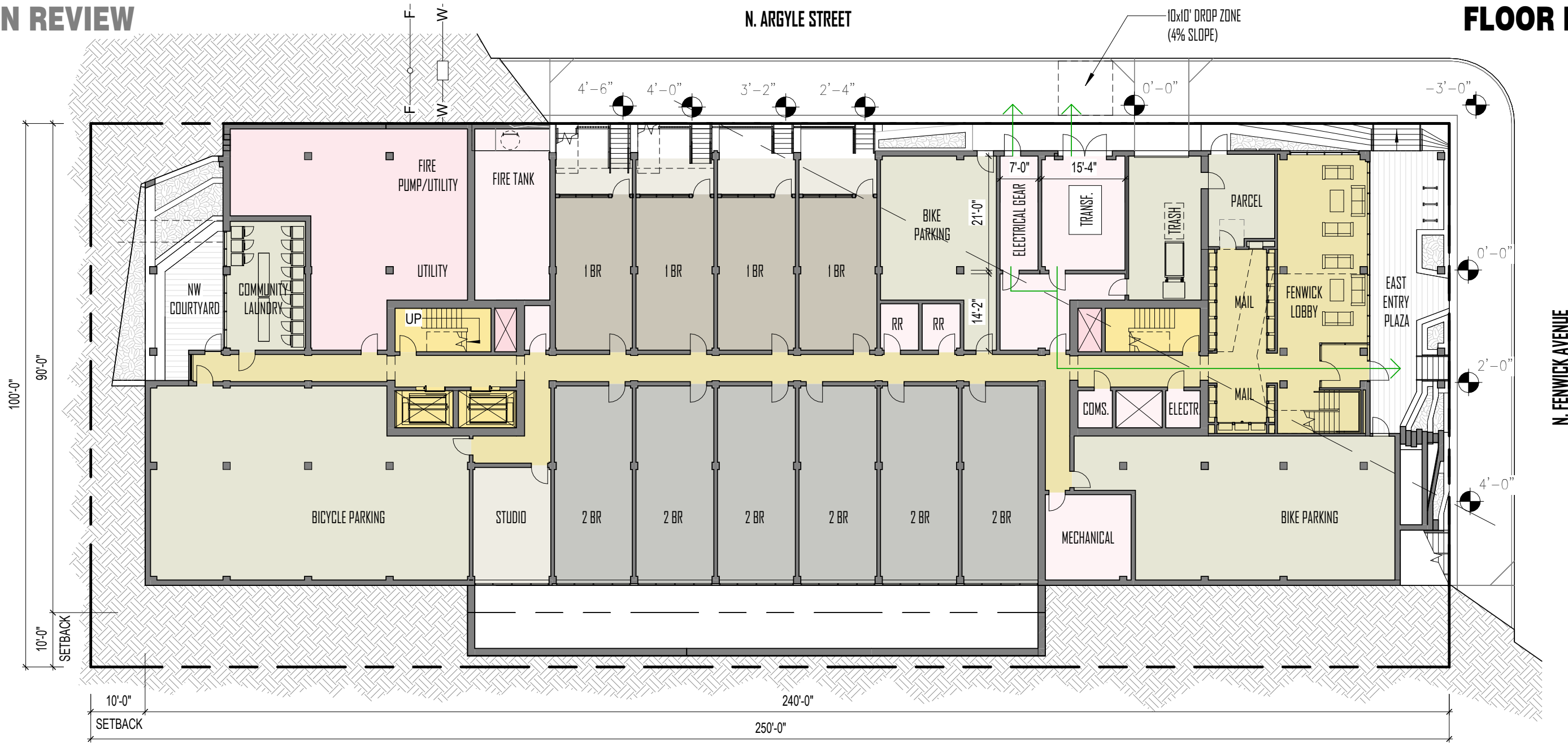


ROOF TERRACE - VIEW FROM SW LOOKING NE



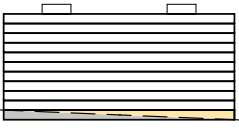
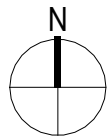




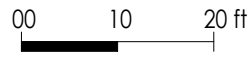


- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

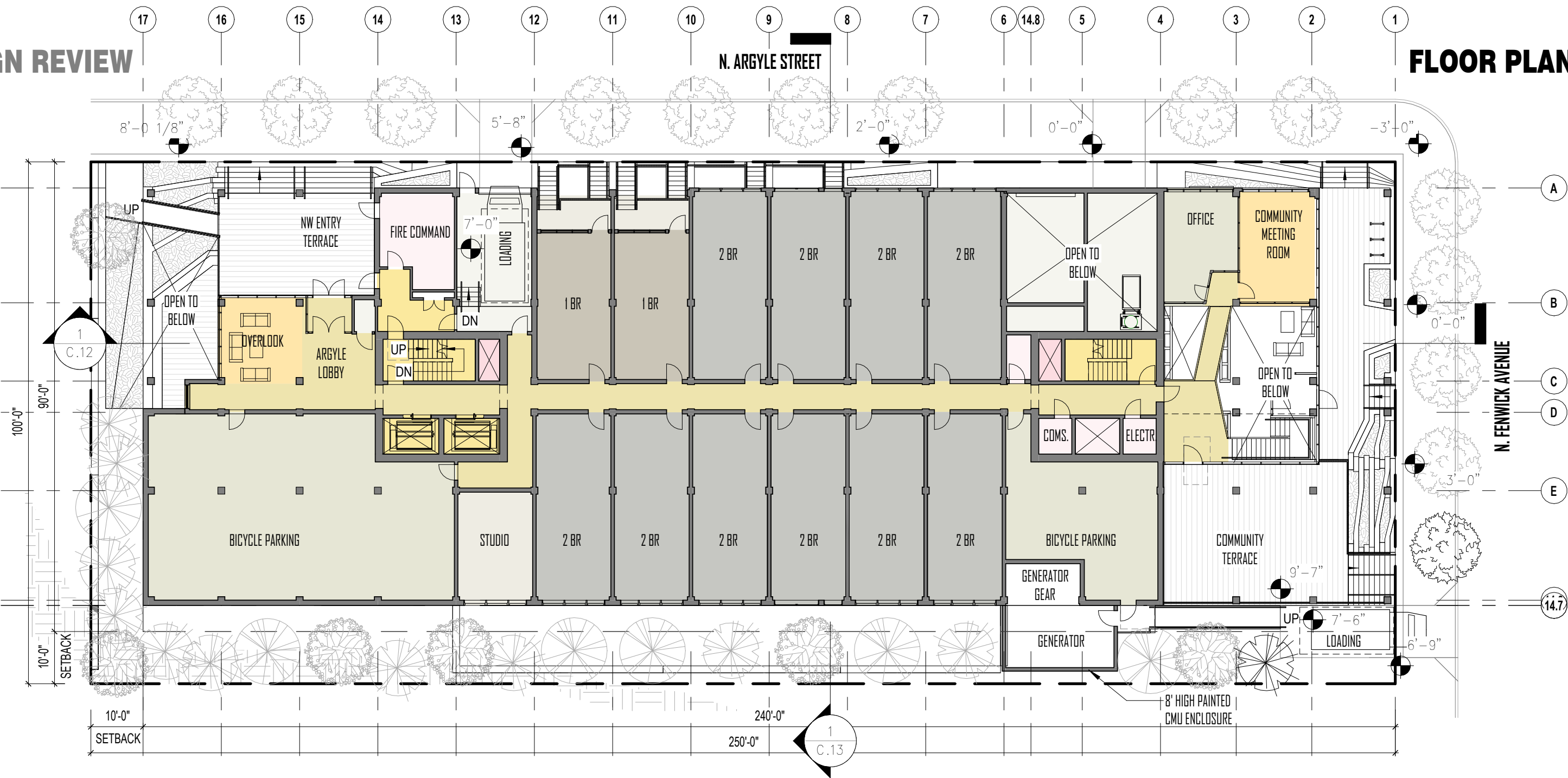
**FLOOR PLAN LEVEL 1**  
1" = 20'-0"



S. ELEVATION DIAGRAM



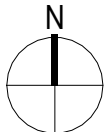




- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

FLOOR PLAN LEVEL 2 - GROUND FLOOR

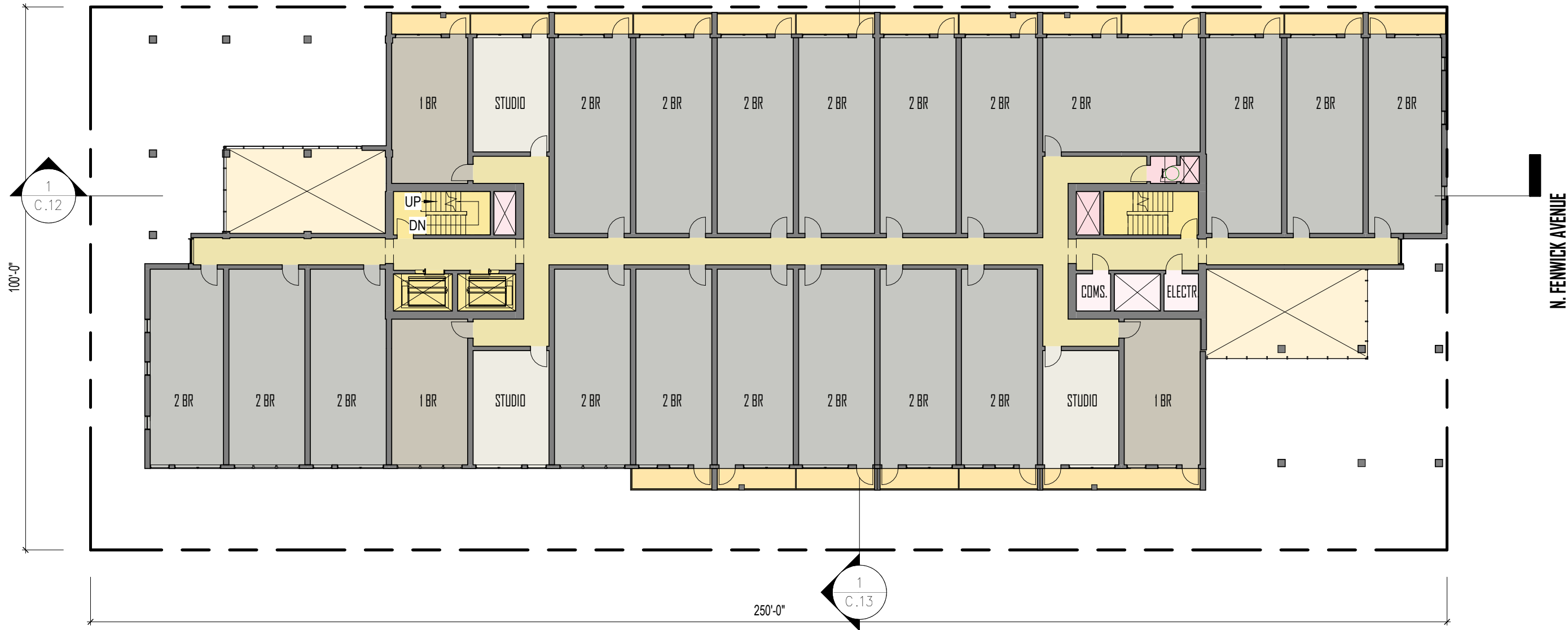
1" = 20'-0"



S. ELEVATION DIAGRAM

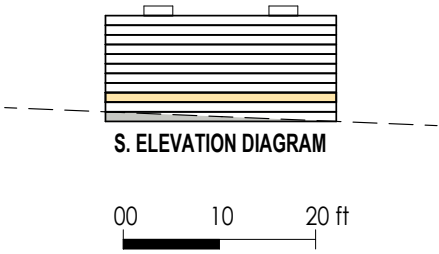
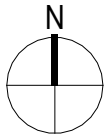
00 10 20 ft





- PLAN KEY:
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

FLOOR PLAN LEVEL 3  
1" = 20'-0"

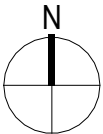






- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

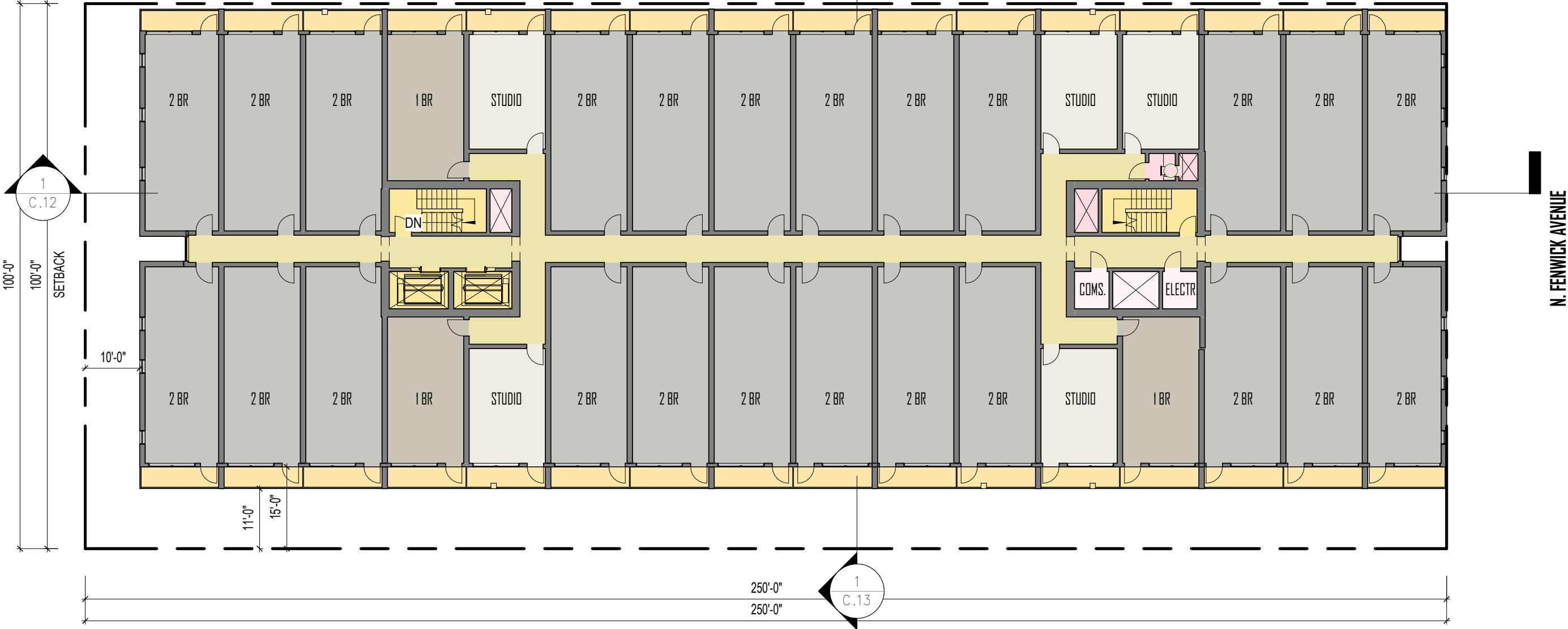
FLOOR PLAN LEVEL 3  
1" = 20'-0"



S. ELEVATION DIAGRAM

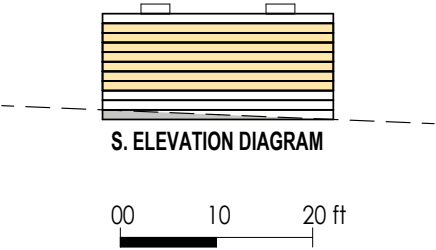
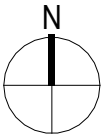




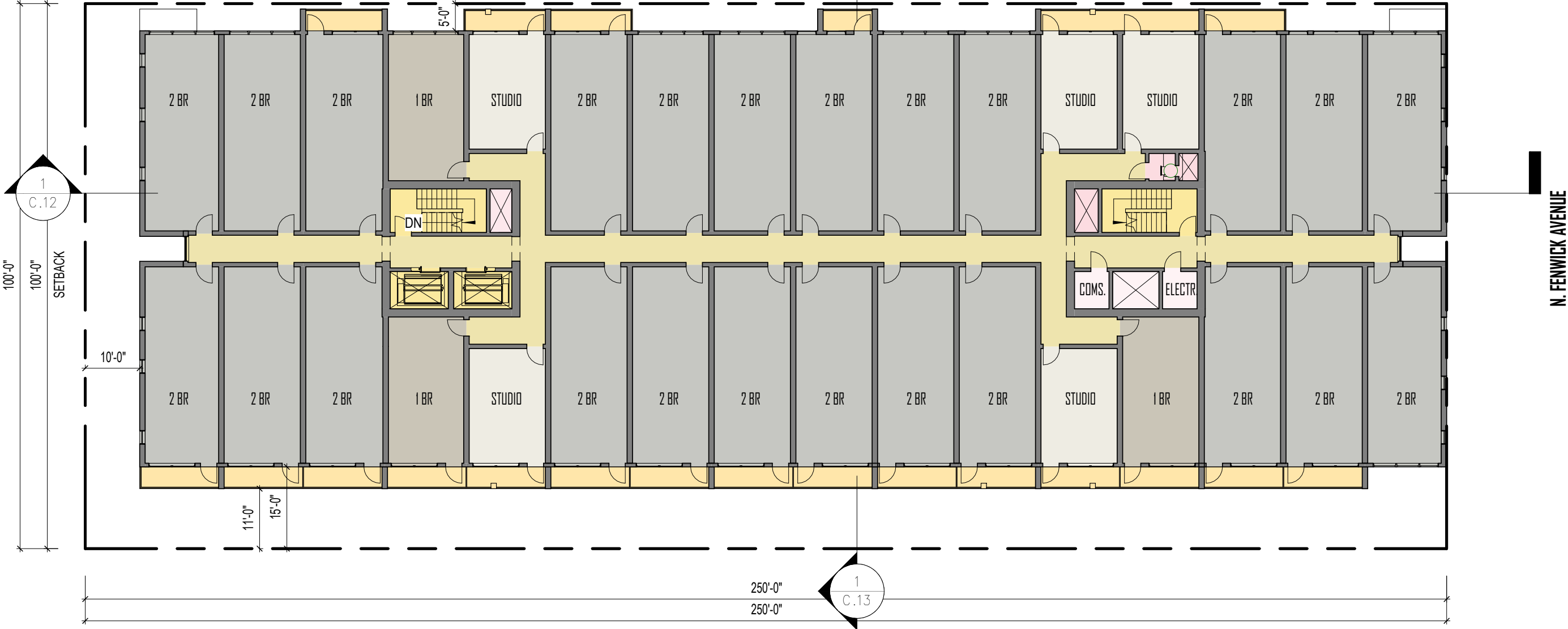


- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

**TYPICAL FLOOR PLAN LEVELS 4-10**  
 1" = 20'-0"

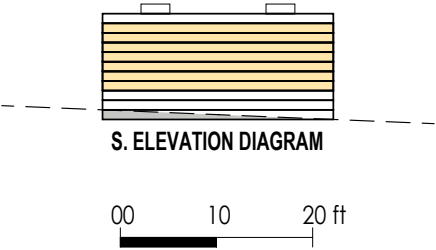
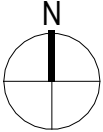






- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

TYPICAL FLOOR PLAN LEVELS 4-10  
1" = 20'-0"

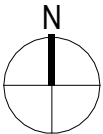






- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

FLOOR PLAN LEVEL 11  
1" = 20'-0"



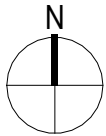
S. ELEVATION DIAGRAM  
00 10 20 ft





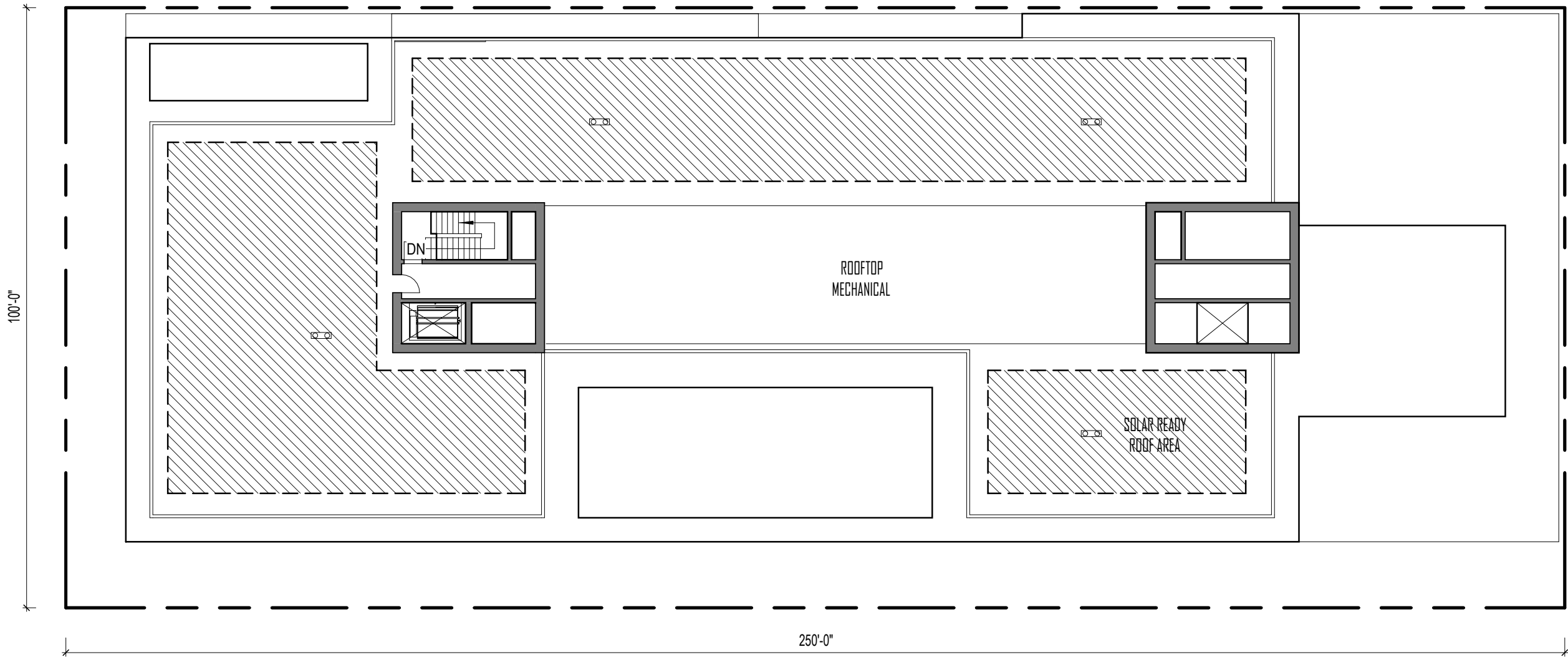
- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

**FLOOR PLAN LEVEL 11**  
1" = 20'-0"



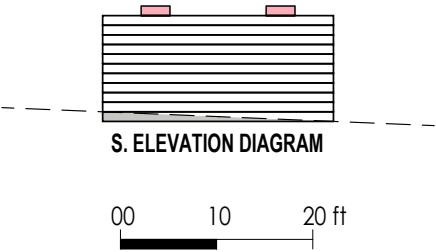
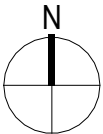
**S. ELEVATION DIAGRAM**  
00 10 20 ft





- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

**ROOF PLAN**  
1" = 20'-0"



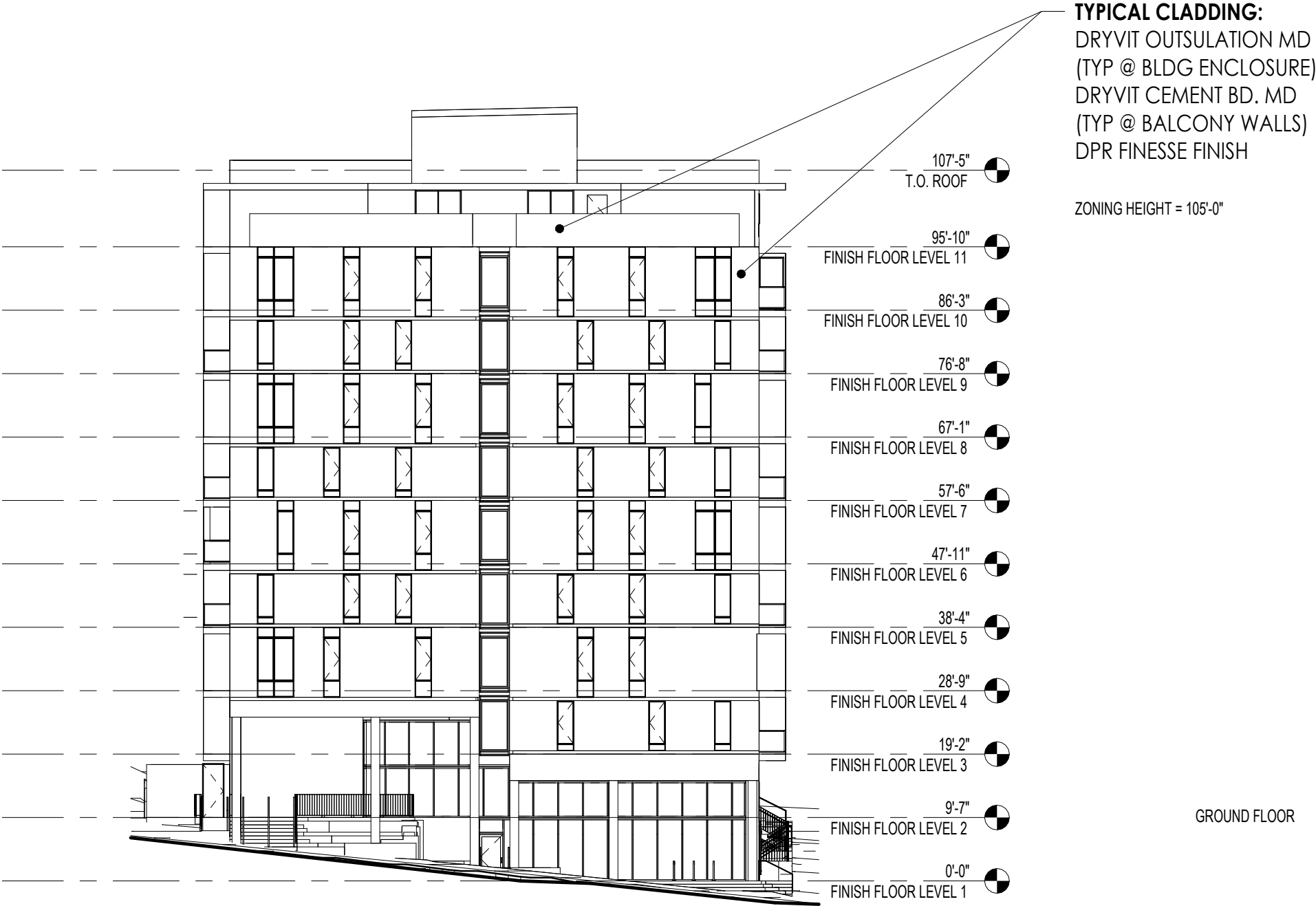












EAST ELEVATION  
1" = 20'-0"





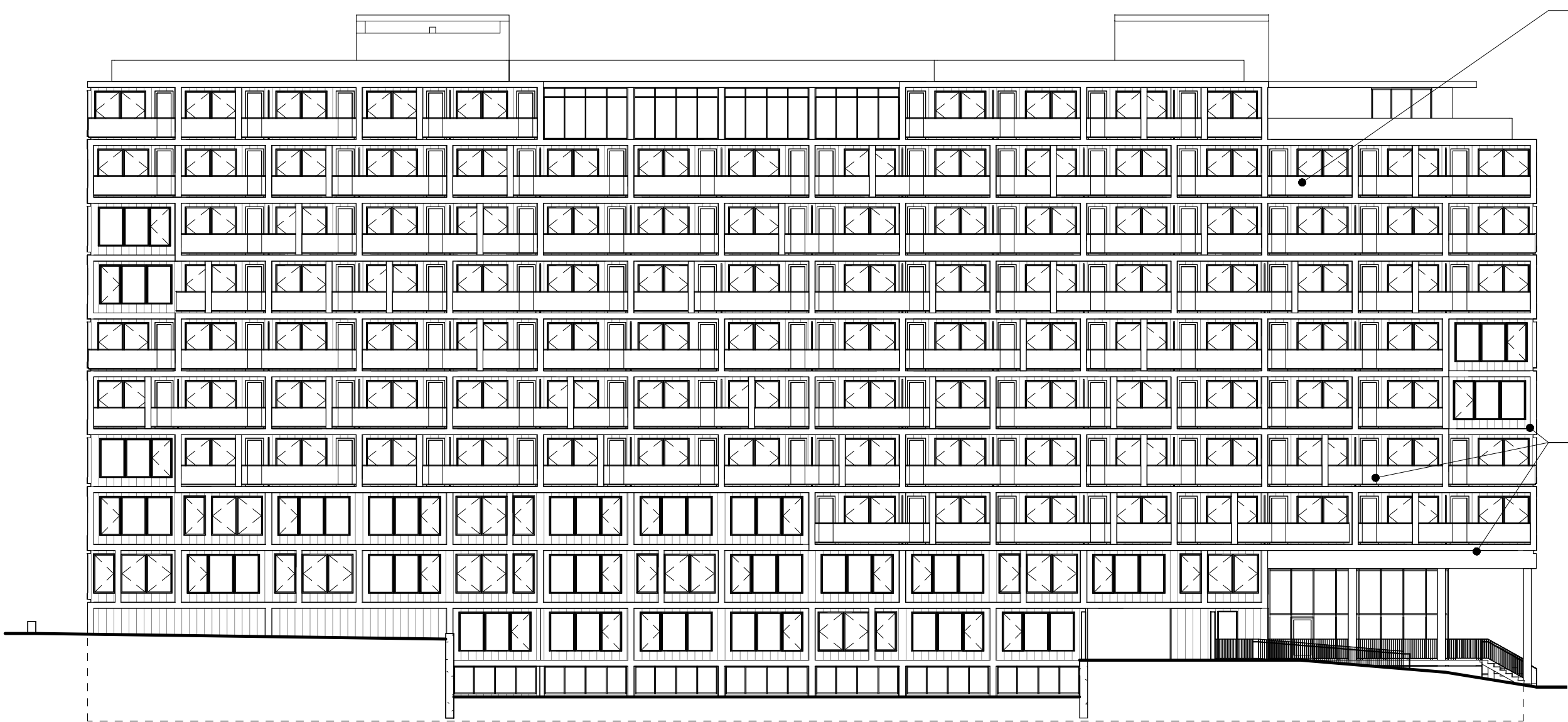
EAST ELEVATION

1" = 20'-0"



SOUTH ELEVATION  
1" = 20'-0"





TYPICAL UNIT GUARDRAIL:  
PAINTED METAL RAILS W/  
3" WELDED WIRE PANELS

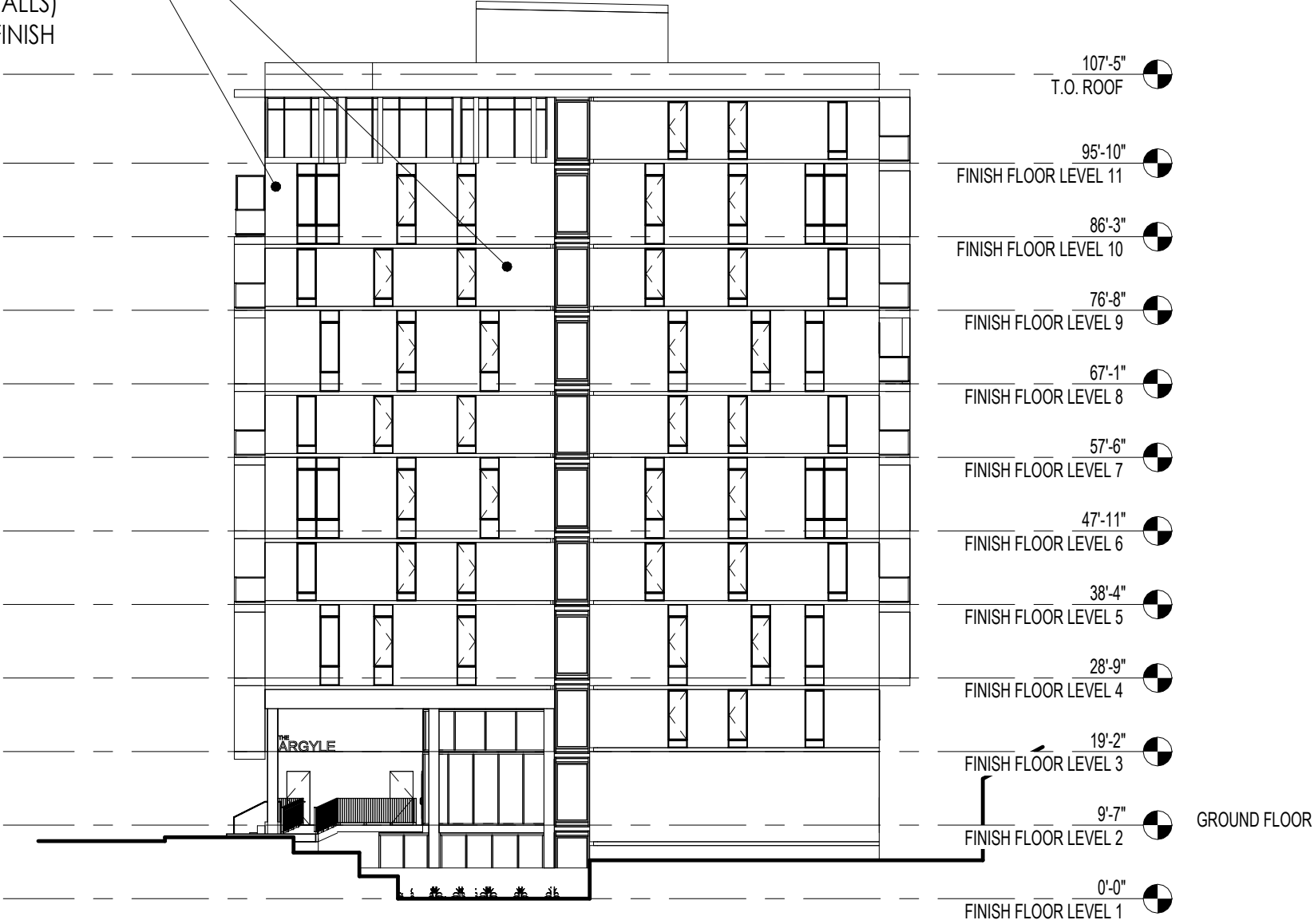
TYPICAL CLADDING:  
CERACLAD WALL SYSTEM  
FINISH: SMOOTH  
COLORS: PEARL + CHARCOAL

SOUTH ELEVATION

1" = 20'-0"

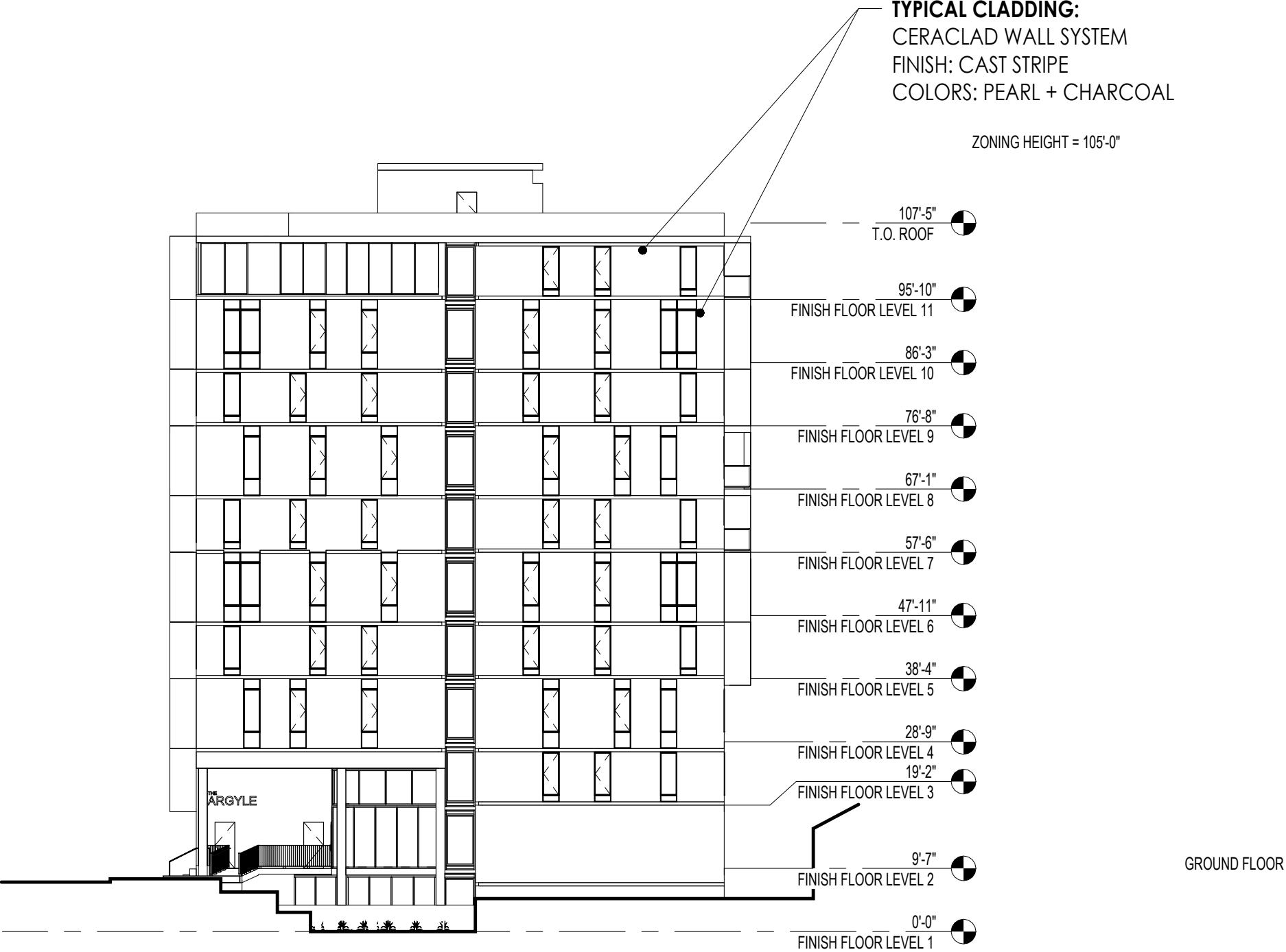
TYPICAL CLADDING:  
DRYVIT OUTSULATION MD  
(TYP @ BLDG ENCLOSURE)  
DRYVIT CEMENT BD. MD  
(TYP @ BALCONY WALLS)  
DPR FINESSE FINISH

ZONING HEIGHT = 105'-0"

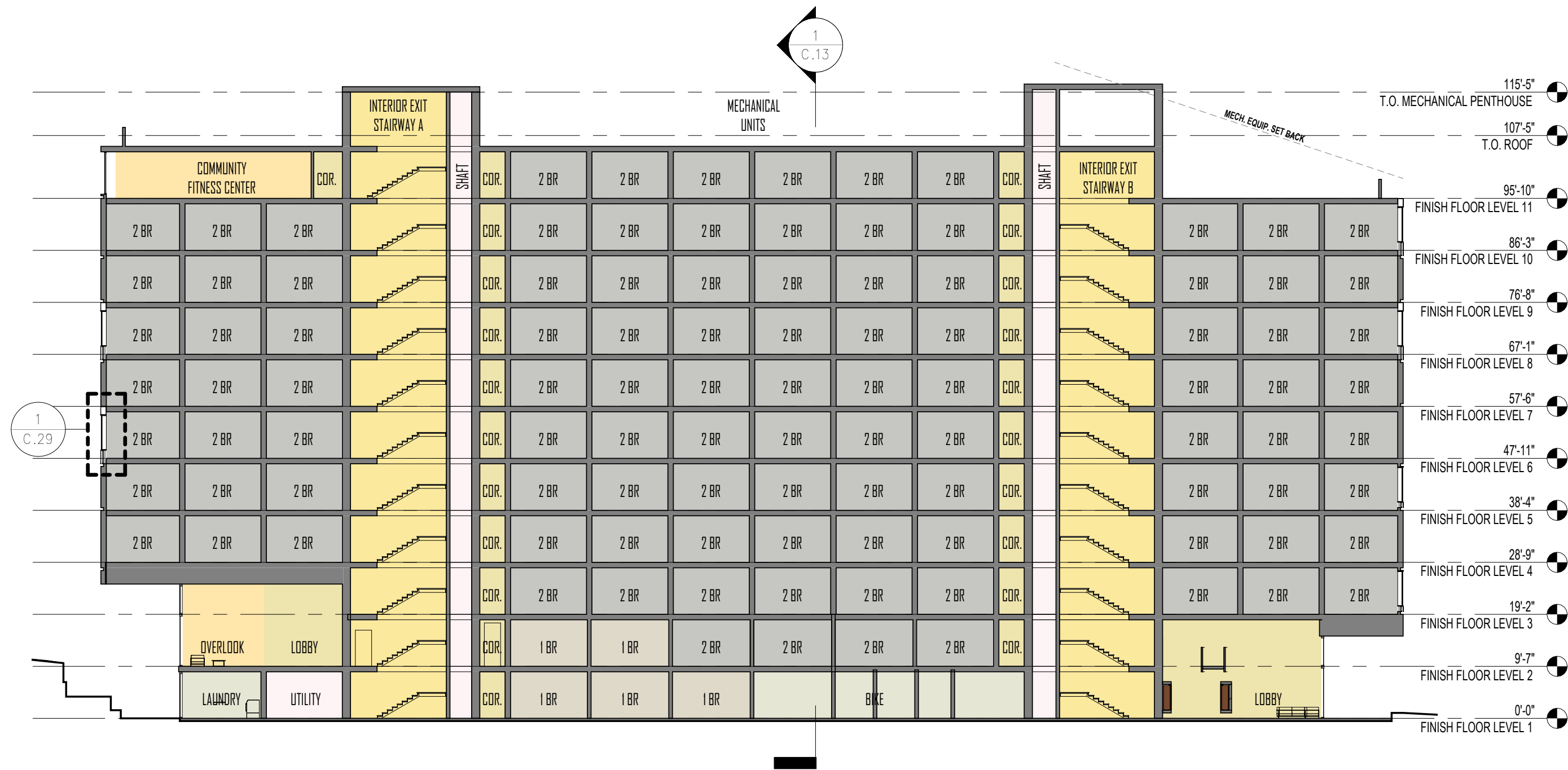


WEST ELEVATION  
1" = 20'-0"





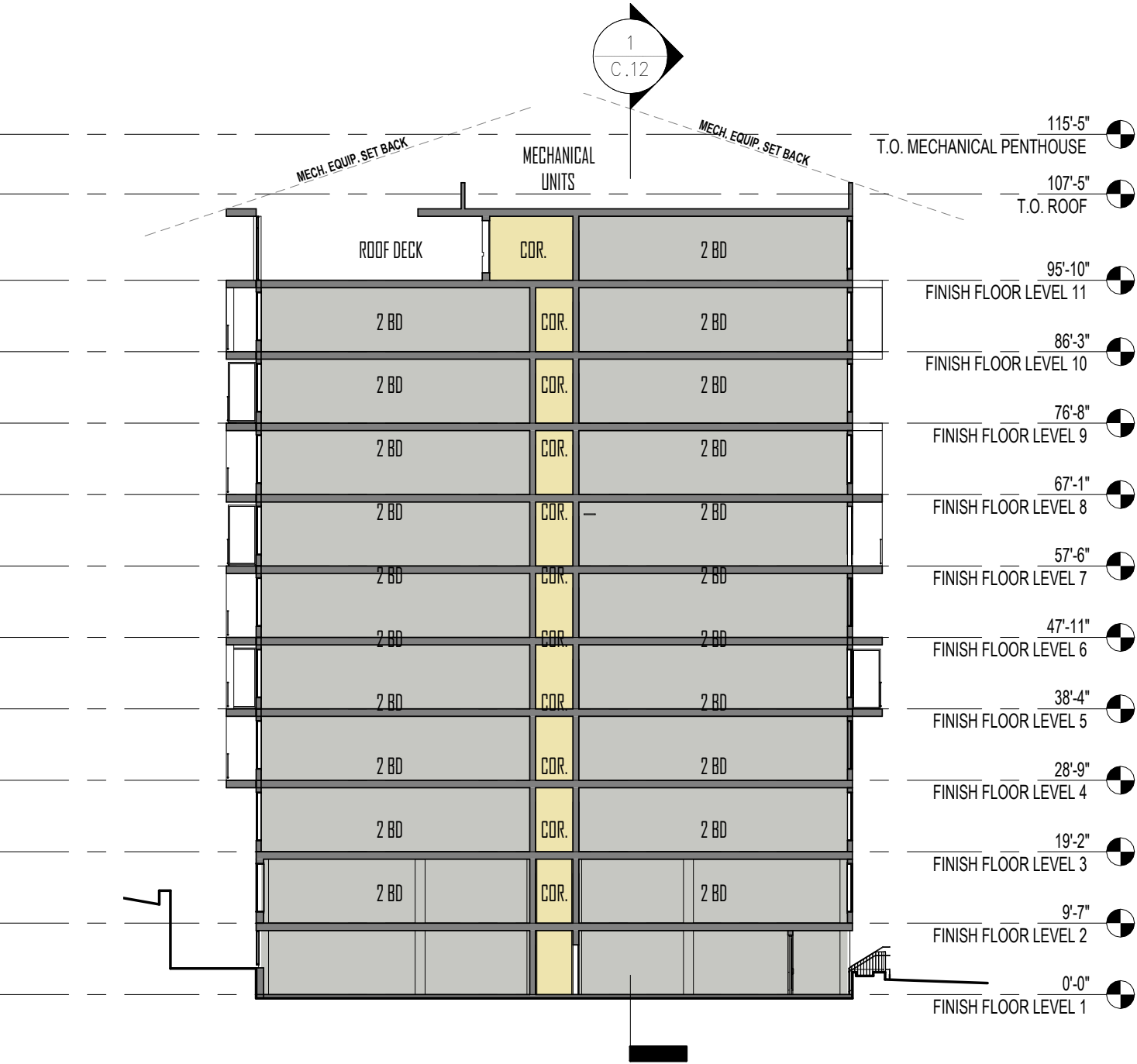
**WEST ELEVATION**  
1" = 20'-0"



BUILDING SECTION - E-W

1" = 20'-0"





BUILDING SECTION - N-S

1" = 20'-0"



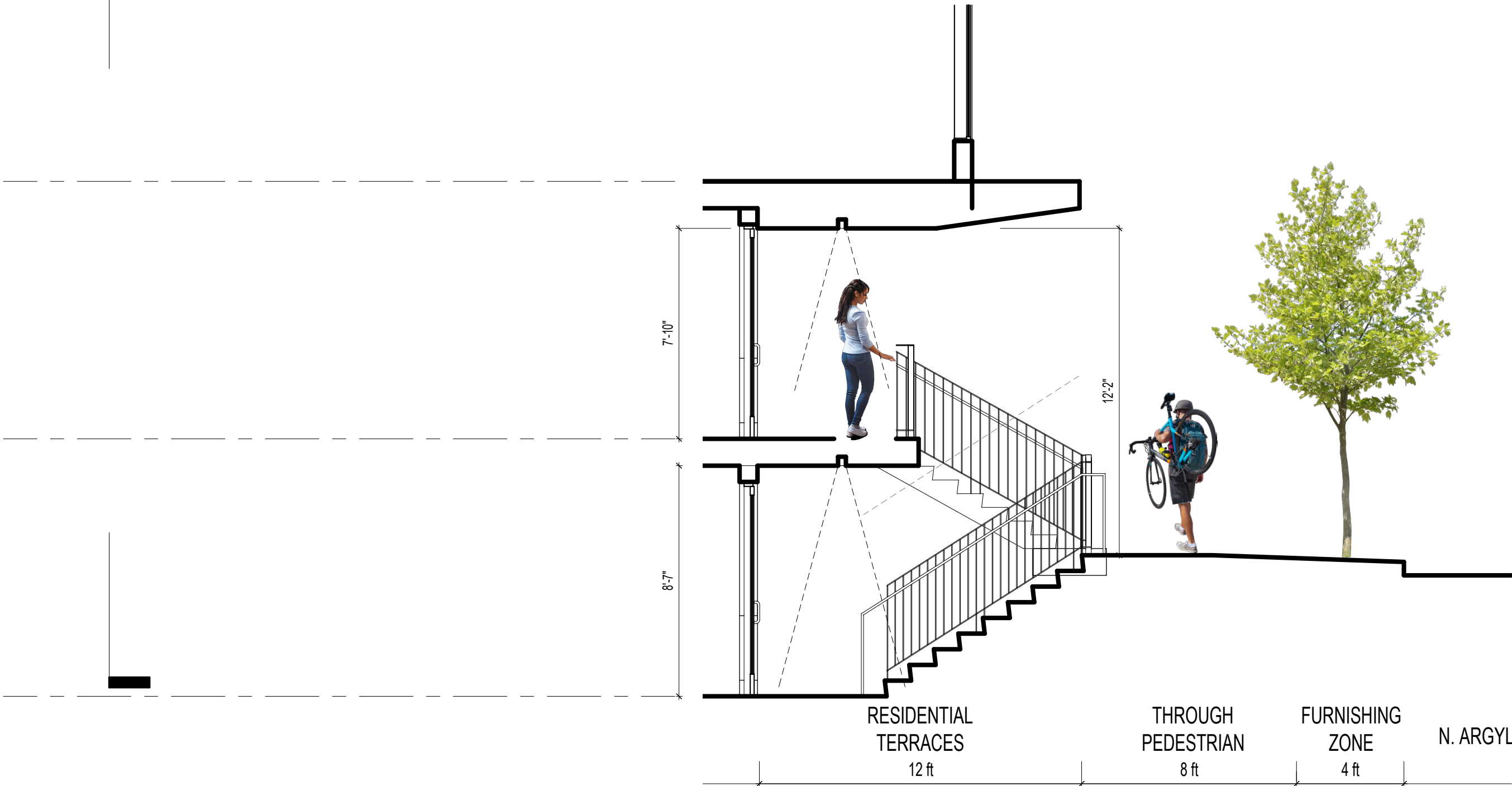
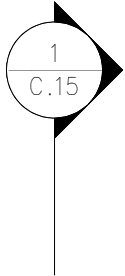
RENDERED ELEVATION - NW ENTRANCE

1/4" = 1'-0"

STREET SECTION - NW ENTRANCE

1/4" = 1'-0"



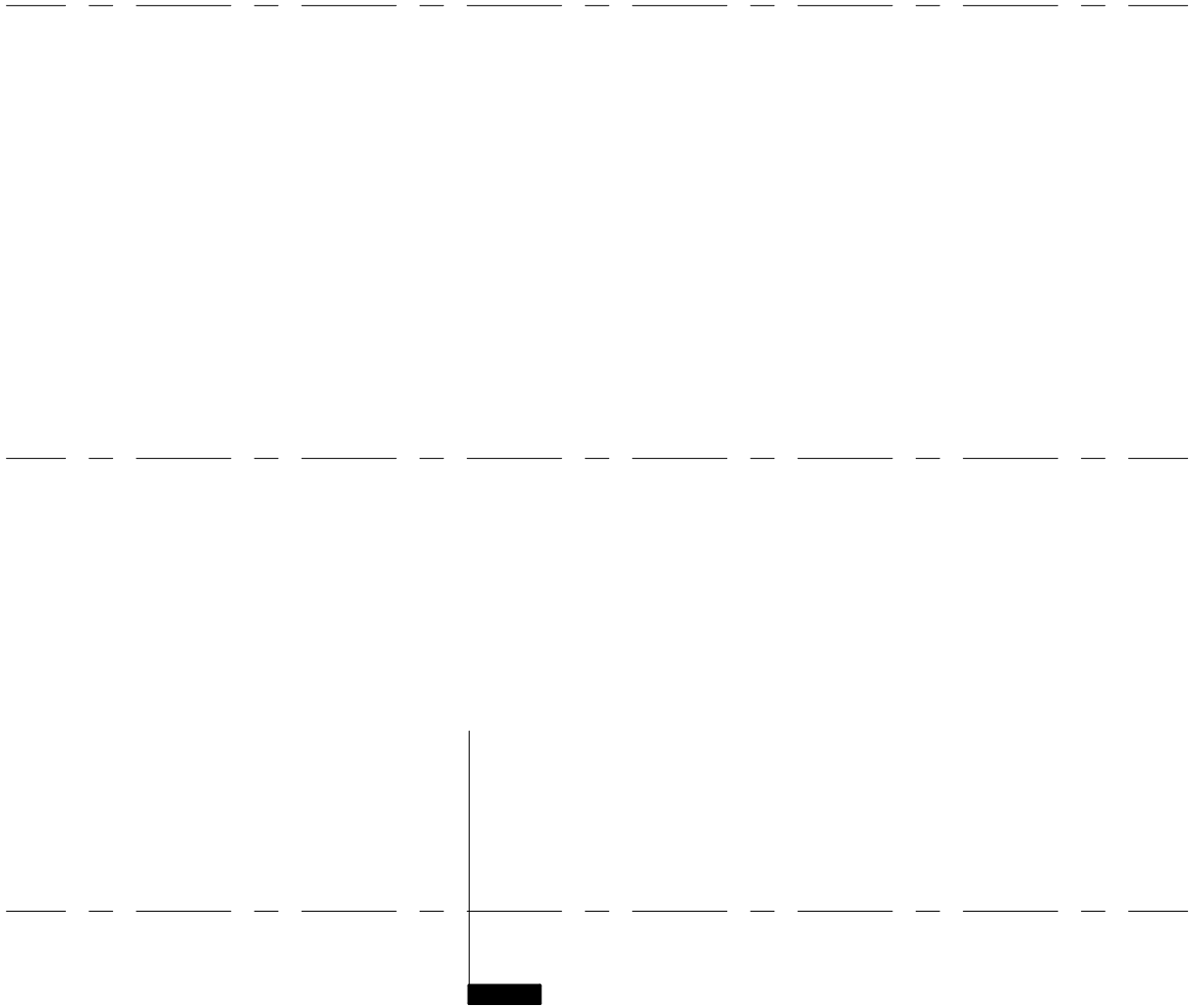
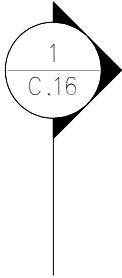


RENDERED ELEVATION - TERRACE UNITS

1/4" = 1'-0"

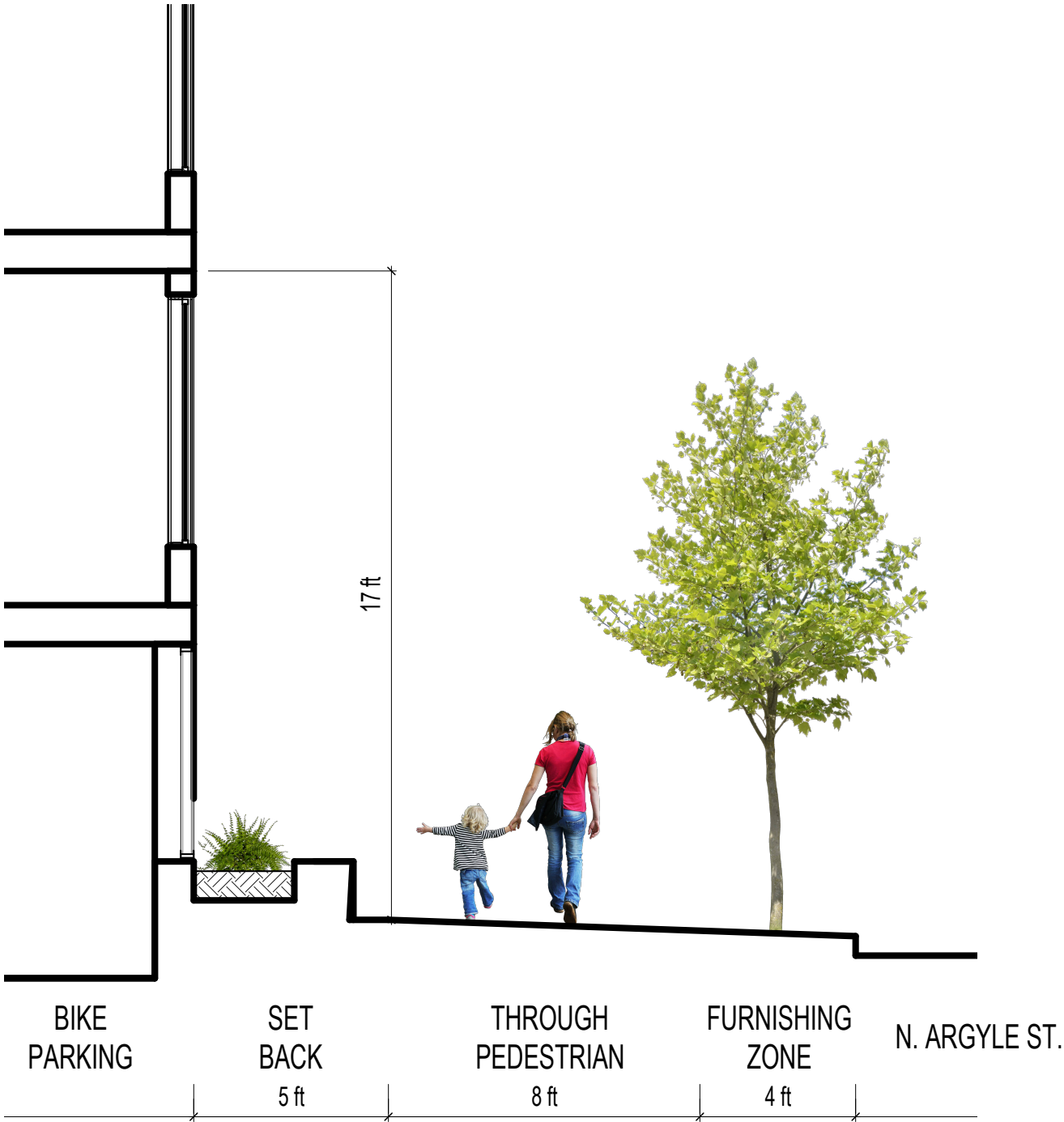
STREET SECTION - TERRACE UNITS

1/4" = 1'-0"



RENDERED ELEVATION - BIKE PARKING

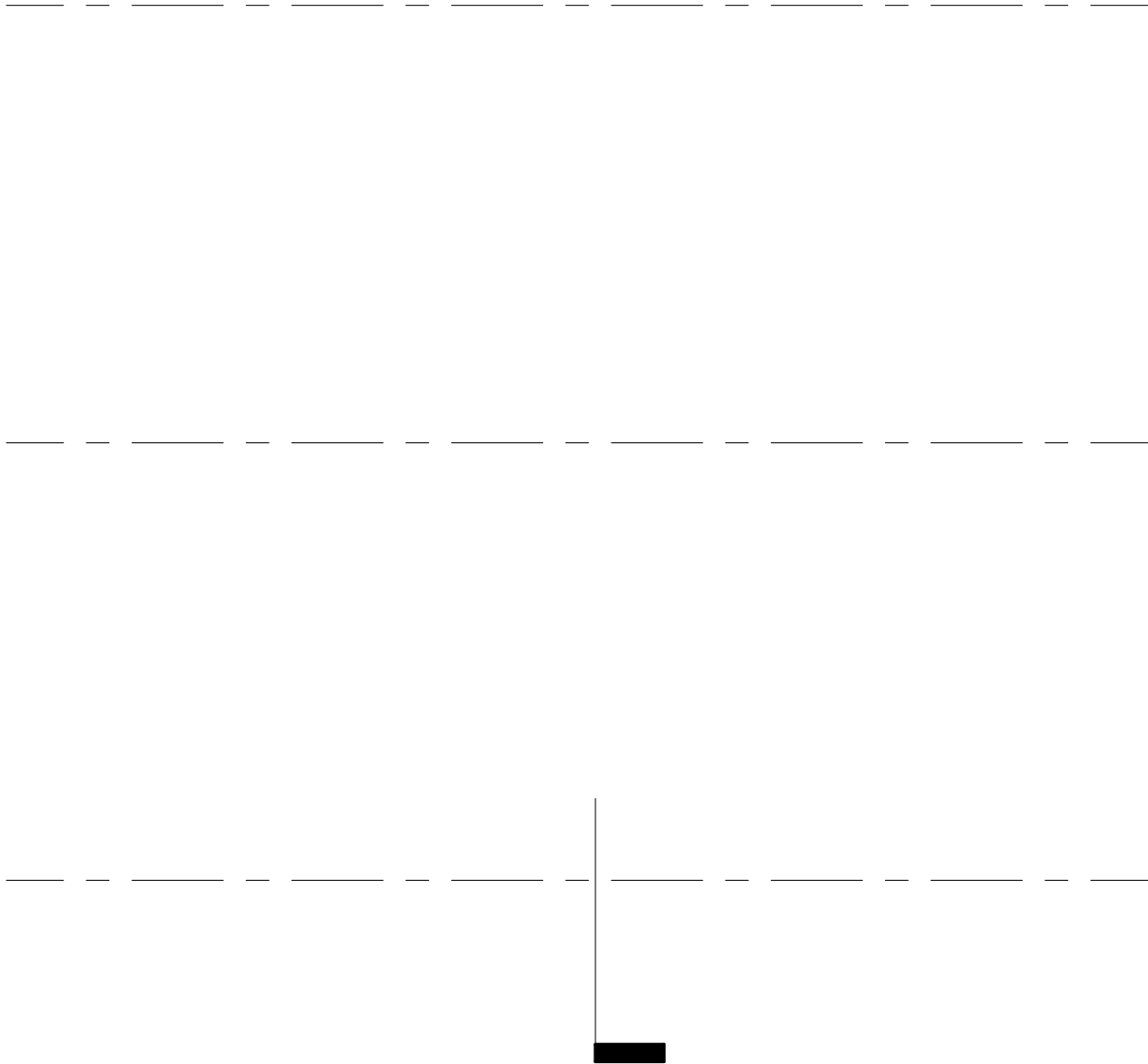
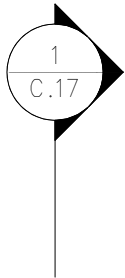
1/4" = 1'-0"



STREET SECTION - BIKE PARKING

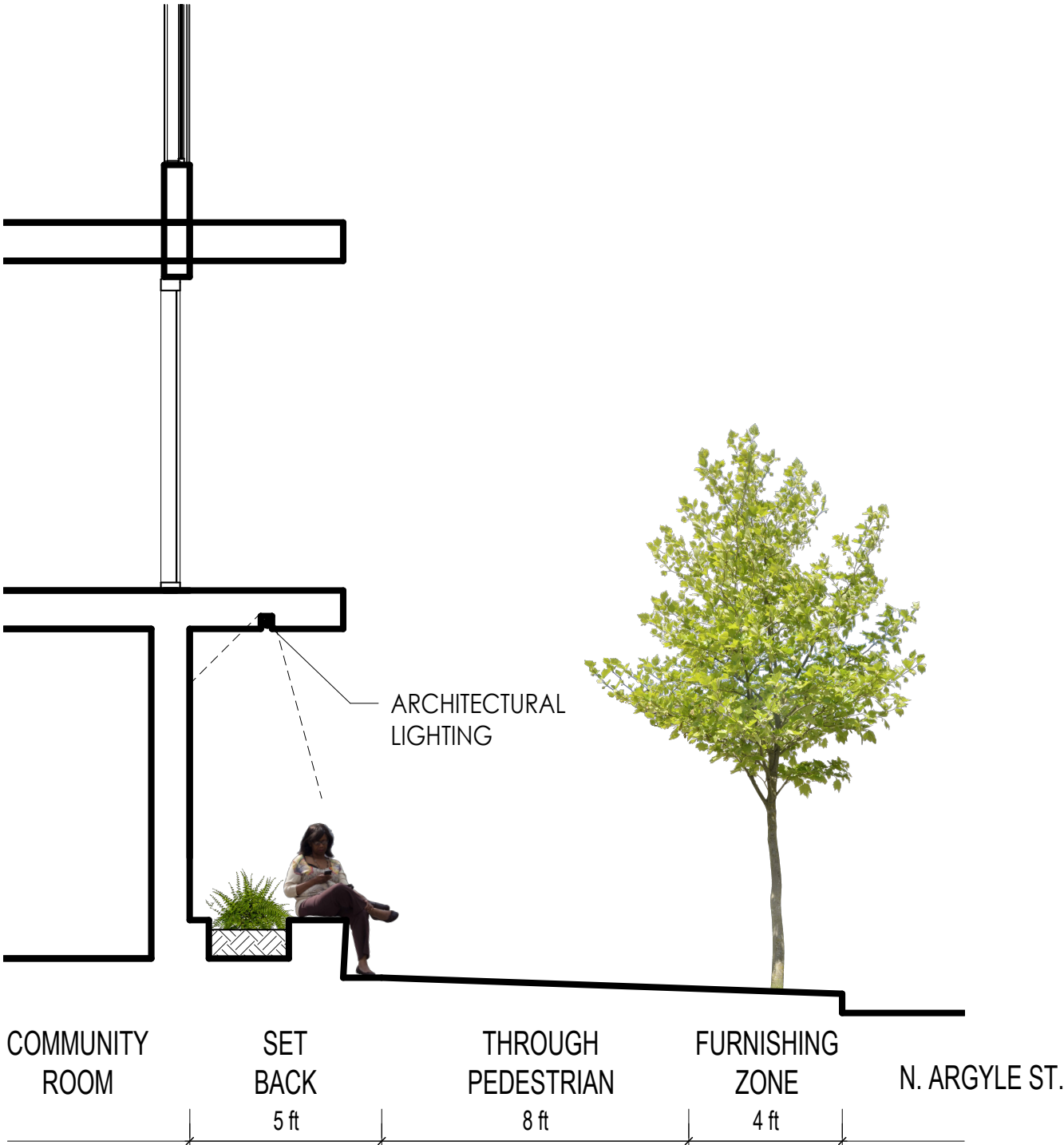
1/4" = 1'-0"





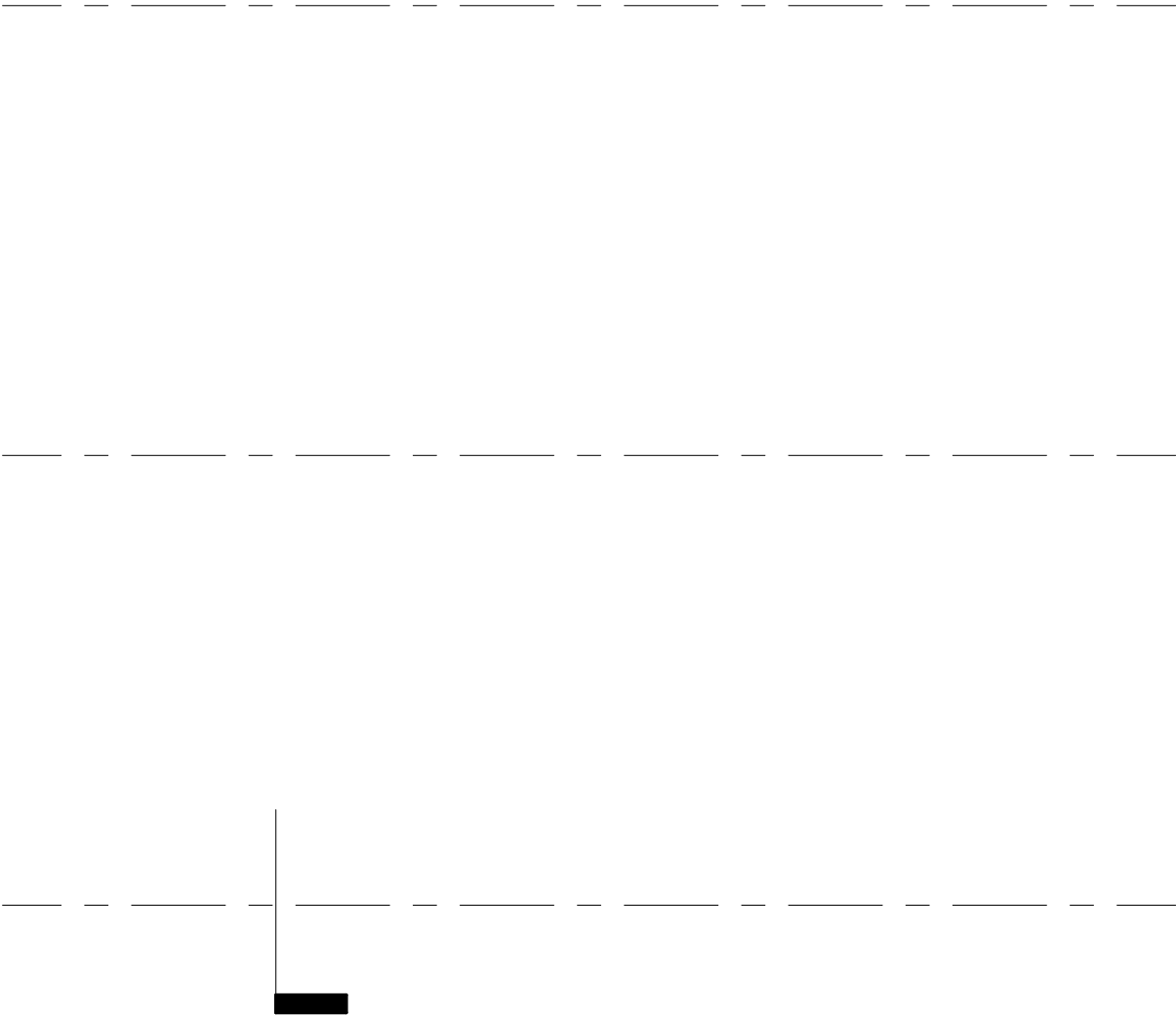
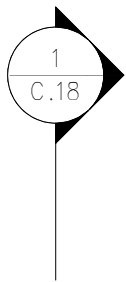
RENDERED ELEVATION - COMMUNITY AREA

1/4" = 1'-0"



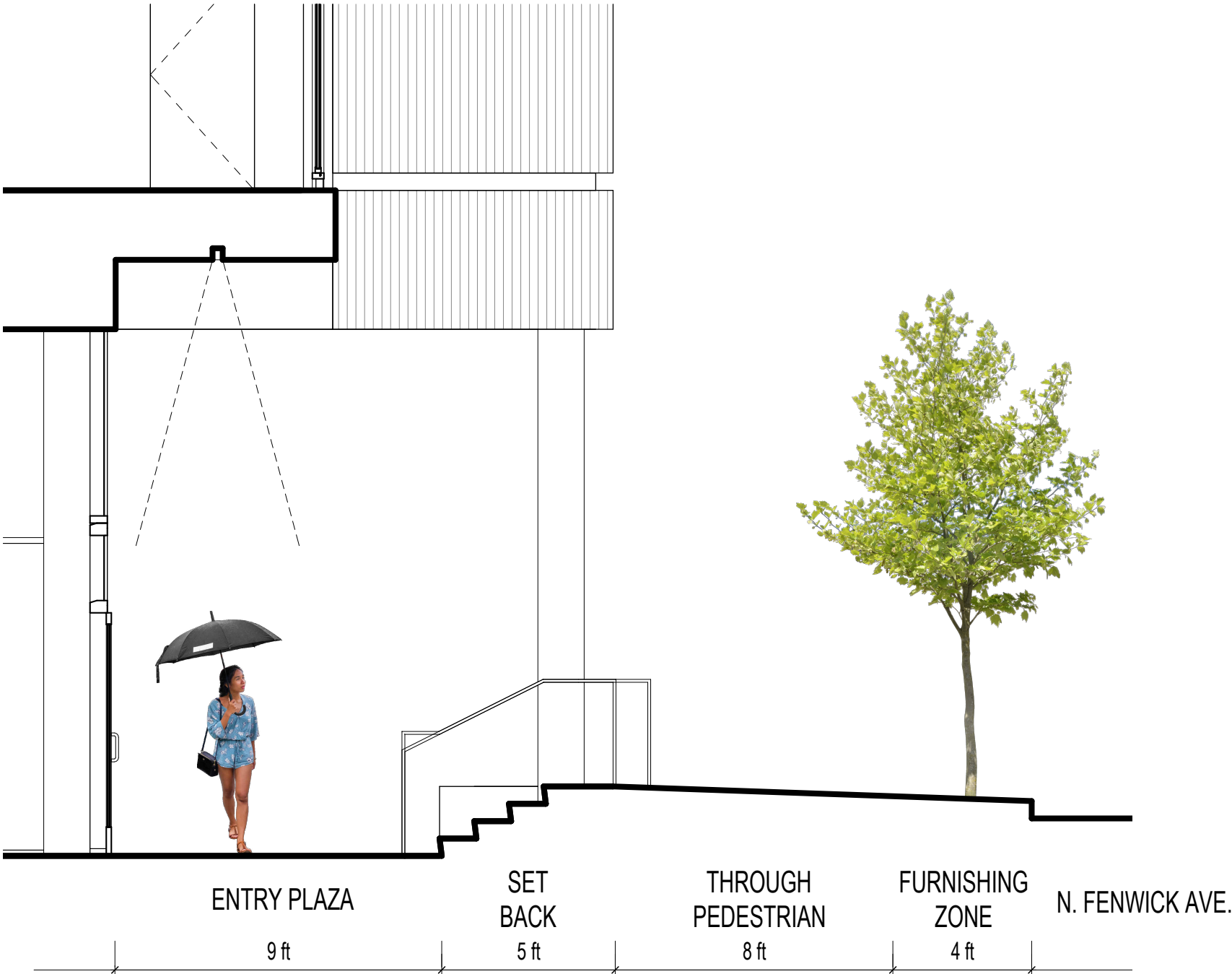
STREET SECTION - COMMUNITY AREA

1/4" = 1'-0"



RENDERED ELEVATION - NE ENTRANCE

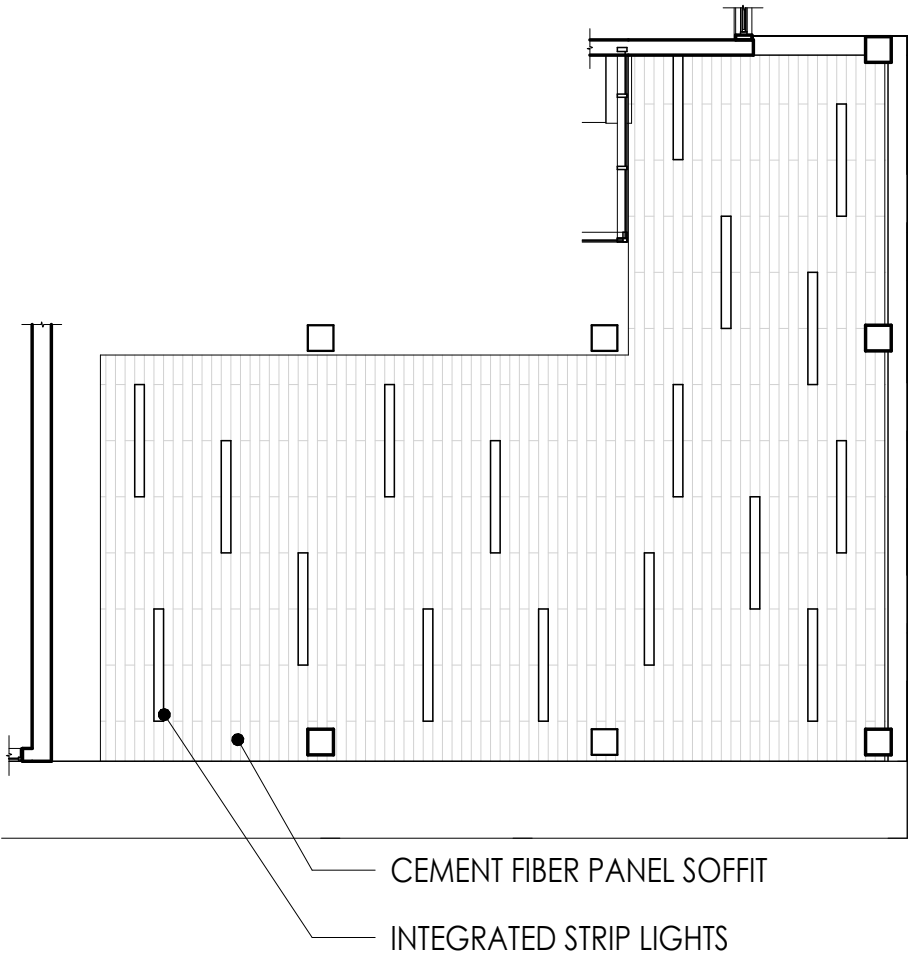
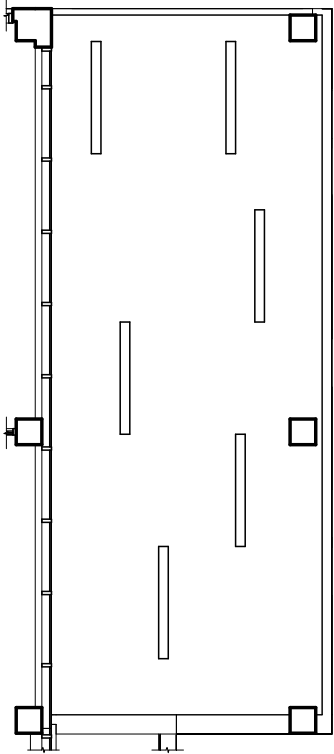
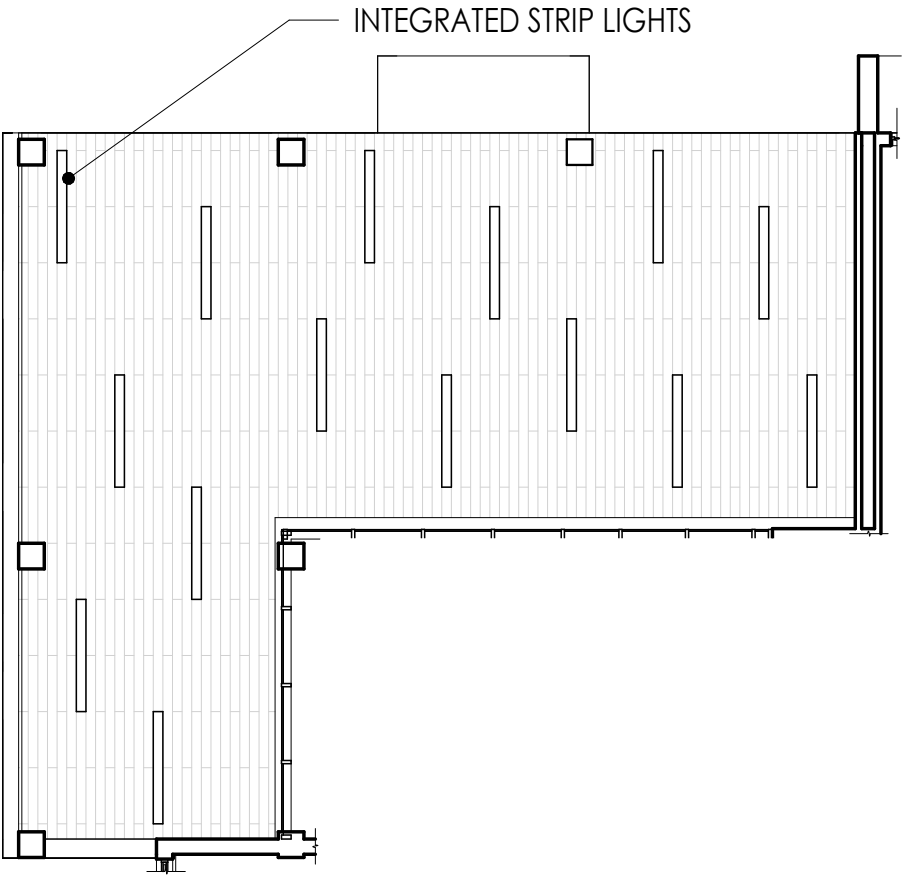
1/4" = 1'-0"



STREET SECTION - NE ENTRANCE

1/4" = 1'-0"





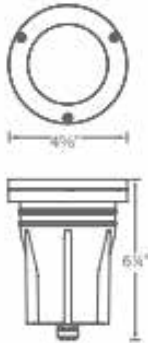
REFLECTED CEILING PLAN - NW ENTRY  
1" = 10'-0"

REFLECTED CEILING PLAN - NE ENTRY  
1" = 10'-0"

REFLECTED CEILING PLAN - COMMUNITY PLAZA  
1" = 10'-0"

3" INGROUND 120V

5032



PRODUCT DESCRIPTION

Landscape Wall Wash luminaire

FEATURES

- Adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 listed
- Not suitable to use with external dimmers

ORDERING NUMBER

	Color Temp	Finish
5032 3" Inground 120V	30 3000K	BZ BBR Bronze on Aluminum Bronze on Brass

5032-30

Example: 5032-30BBR

WAC

LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

Input: 110V - 120VAC  
Power: 3W to 11.5W  
Brightness: 65 lm to 515 lm  
Beam Angle: 15° to 60°  
CRI: 85  
Rated Life: 45,000 hours

IEC safety Standard	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

Module Replacement

3000K	M5032LE-30BZ
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wacighting.com Phone (800) 526.2588 Fax (800) 526.2585	Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050	Central Distribution Center 1600 Distribution Ct. Lithia Springs, GA 30122	Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760
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WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2017

NULITE

DATE:	PROJECT:
CATALOG #:	TYPE: QTY:



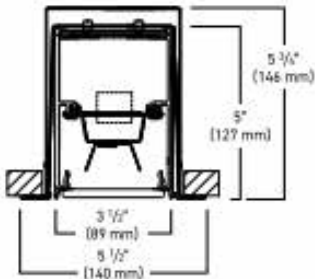
REGOLO IP65 RATED

RXT-F

Direct

Recessed / Flush Lens

Integral Driver



- IP65 rated exterior linear luminaire designed for demanding environments for protection against water, dust, oil, and non-corrosive material.
- Rugged three-sided .125" thick aluminum housing with welded seams and end caps. Housing standard finish is electrostatically applied textured white powder coat paint. Optional silver, black, or custom color paints finishes.
- Long life distributed LED array in a variety of lumen output packages. LED color is available in 3000K, 3500K or 4000K with a CRI of 80 or 90. Custom outputs are available. Module is replaceable. L90>100,000 hrs.
- Fully sealed gasketed lens and electrical fittings.

RXT-F (Flush Frosted Lens)  
100% Downlight



Light Output and Energy Consumption\*

Light Level	lm/ft	Watts/ft	Efficacy
32	300	3.4	49.8
36	497	5.6	88.3
37	852	7.9	86.6
39	878	18.8	65.7

Lumen output may vary. 3500K used for above results.

ORDERING INFORMATION

SAMPLE NUMBER: RXT-F-FF-07L35-1C-U-D-W-4

RXT-F	FF	LUMEN PACKAGE <sup>1</sup>	CRI/ CCT	CIRCUIT <sup>4</sup>
SERIES	DIRECT SHIELDING			
RXT-F - Regolo 4" wide IP65 rated recessed fixtures, designed for installation in ceilings <sup>1</sup>	FF - Flush Frosted	03 - ~300 lm/ft 05 - ~500 lm/ft 07 - ~700 lm/ft 09 - ~900 lm/ft XX <sup>2</sup>	L30 - 80 CRI, 3000K L35 - 80 CRI, 3500K L40 - 80 CRI, 4000K H30 - 90 CRI, 3000K H35 - 90 CRI, 3500K H40 - 90 CRI, 4000K	1C - Single Circuit 1E - Single Circuit with EM Circuit 1B5 - Single Circuit with 5W Battery Pack 1B7 - Single Circuit with 7W Battery Pack 1B10 - Single Circuit with 10W Battery Pack 1B12 - Single Circuit with 12W Battery Pack CEC - CEC Compliant (10W Battery Pack)

- Notes:
- RXT-F is designed for installation in ceilings only and not in wall applications.
  - Nominal lumen output for 3000K, 80 CRI.
  - Consult factory for custom lumen package.
  - In order to have a battery or emergency circuit, luminaire is required to be 1-1/2" (38mm) factory for additional options.
  - Consult factory for specifications and custom dimming options. See page 2 for additional information.
  - Consult factory for additional options.
  - Specify run length in 1' increments.
  - Please select 1 - 120 volt or 2 - 277 volt.

VOLTAGE	DRIVER <sup>3</sup>	LUMINAIRE FINISH	LENGTH	OPTIONS
0 - Universal 1 - 127 Volt 2 - 277 Volt	Dimming 0-10V 0 - dims to 1% (Standard) 00 - dims to 1%, fade to off 002 - Eddstedt Soladrive, dims to 0%	W - White (Standard) S - Silver B - Black CC - Custom Color	2 - 2 ft 3 - 3 ft 4 - 4 ft 5 - 5 ft 6 - 6 ft 7 - 7 ft 8 - 8 ft XX - x ft	GTD <sup>5</sup> - Generator transfer device ETS <sup>6</sup> - Electronic transfer switch GLR - Fusing VR - Vandal resistant
	DALI Dimming ELE - Eddstedt Ecodrive, dims to 1% ELS - Eddstedt Soladrive, dims to 0% Lutron Dimming L12 - Lutron H.Lume™ 2-Wire 120V Forward Phase, dims to 1% L15 - Lutron H.Lume™ H-Series, dims to 1% L16 - Lutron H.Lume™ S-Series, dims to 5%			

NULITE 10770 EAST 51ST AVE DENVER, CO 80239 P. 303.287.9646 NULITE-LIGHTING.COM

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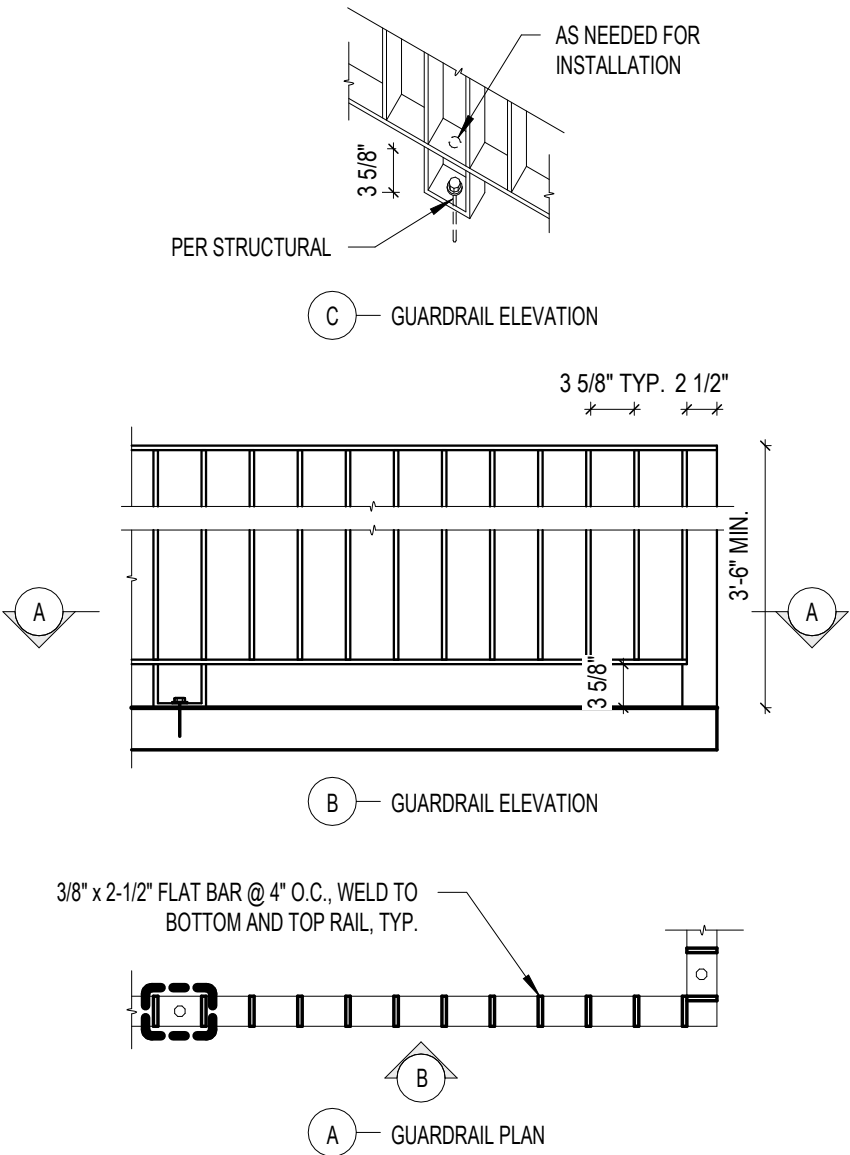
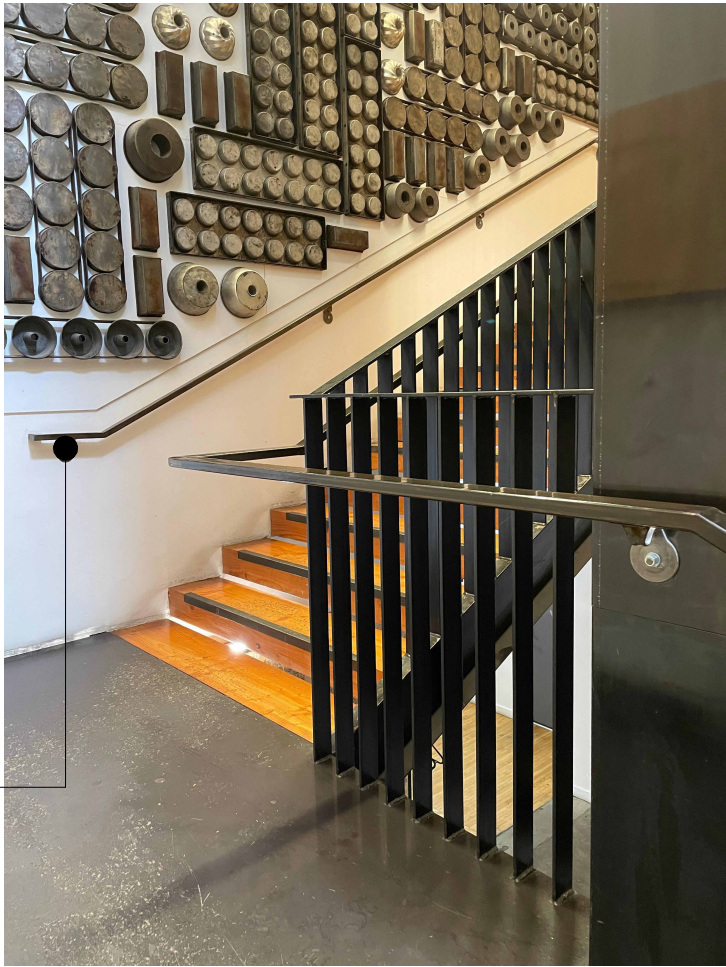
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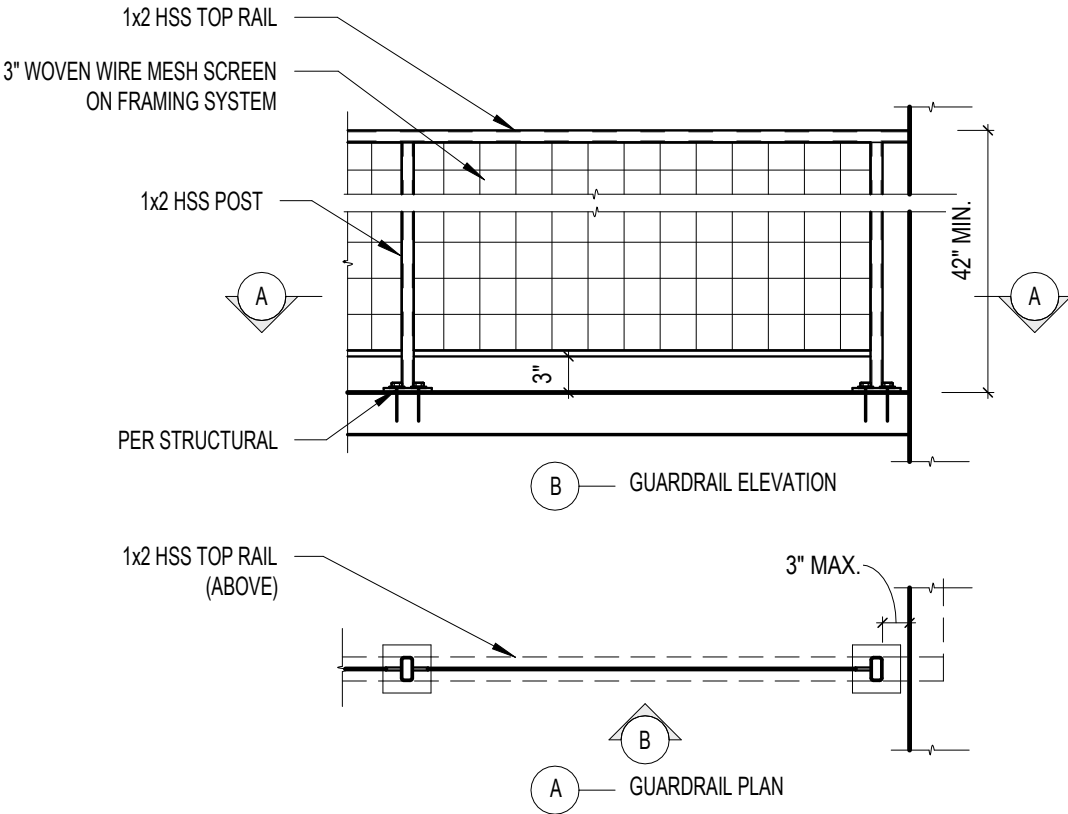
FLAT BAR  
TOPRAIL & BALUSTERS



TUBE STEEL  
HANDRAIL







TYPICAL GUARDRAIL @ UNIT

3/4" = 1'-0"



CERACLAD TRIPLE-COATED CERAMIC  
RAINSCREEN SIDING SYSTEM



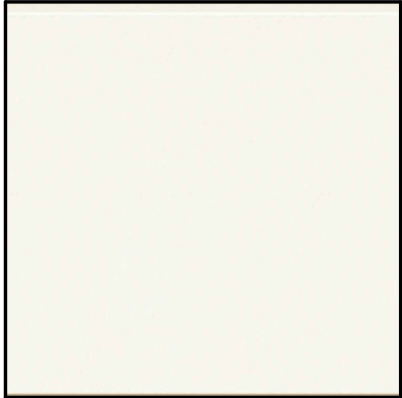
THE MAXWELL HOTEL, REDMOND, WA  
JENSEN FEY ARCHITECTS



SAWYER'S ROW, NW PORTLAND, OR  
HOLST ARCHITECTURE, INC.



8-REVEAL - CHARCOAL (VERTICAL)  
EAST & WEST FACADE  
10'W'x18"L



CONTEMPRARY SMOOTH - PEARL  
NORTH & SOUTH FACADE  
10'W'x18"L

SSG STOREFRONT SYSTEM



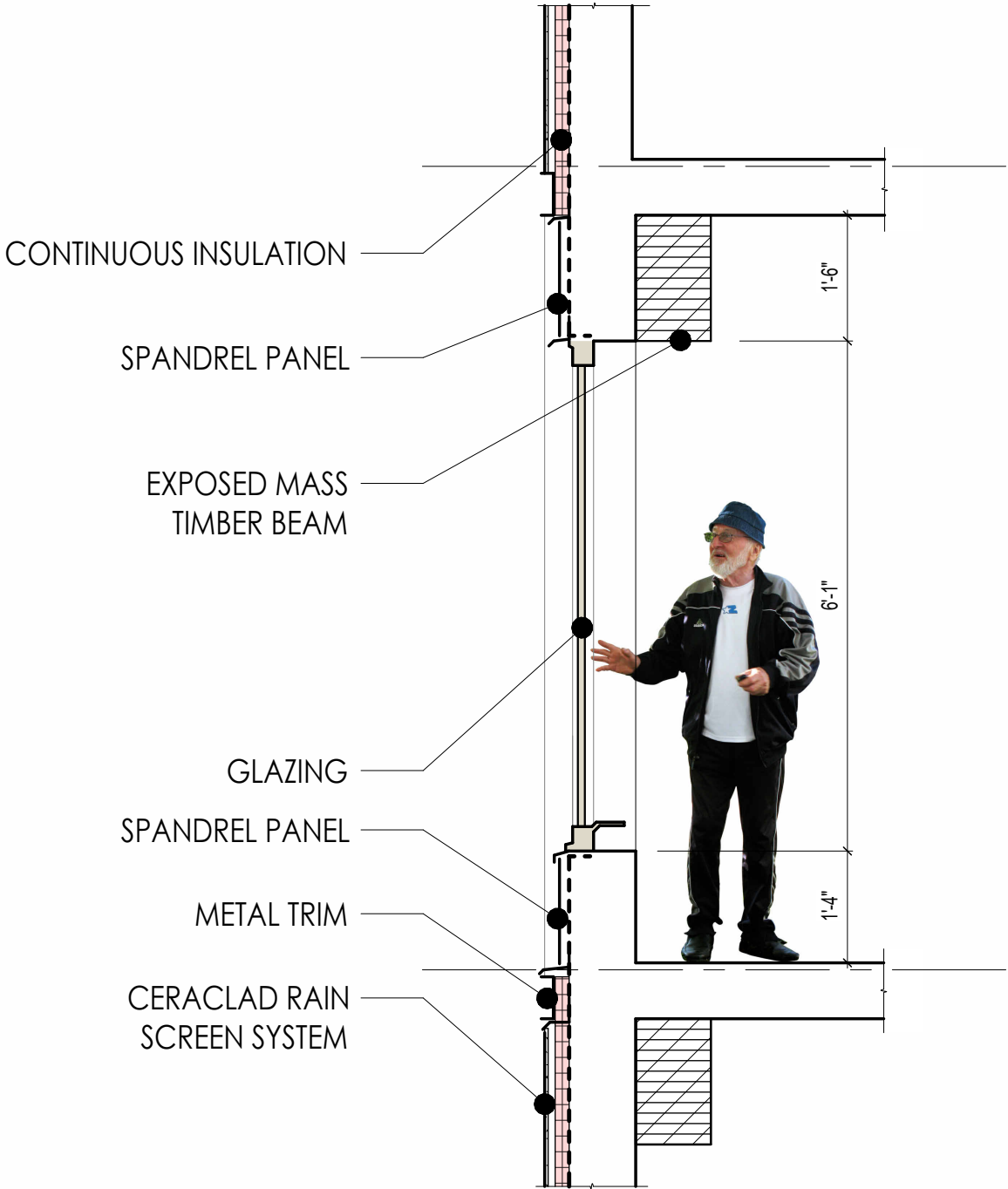
UNIT VINYL WINDOWS



UNIT BALCONY WINDOW WALL

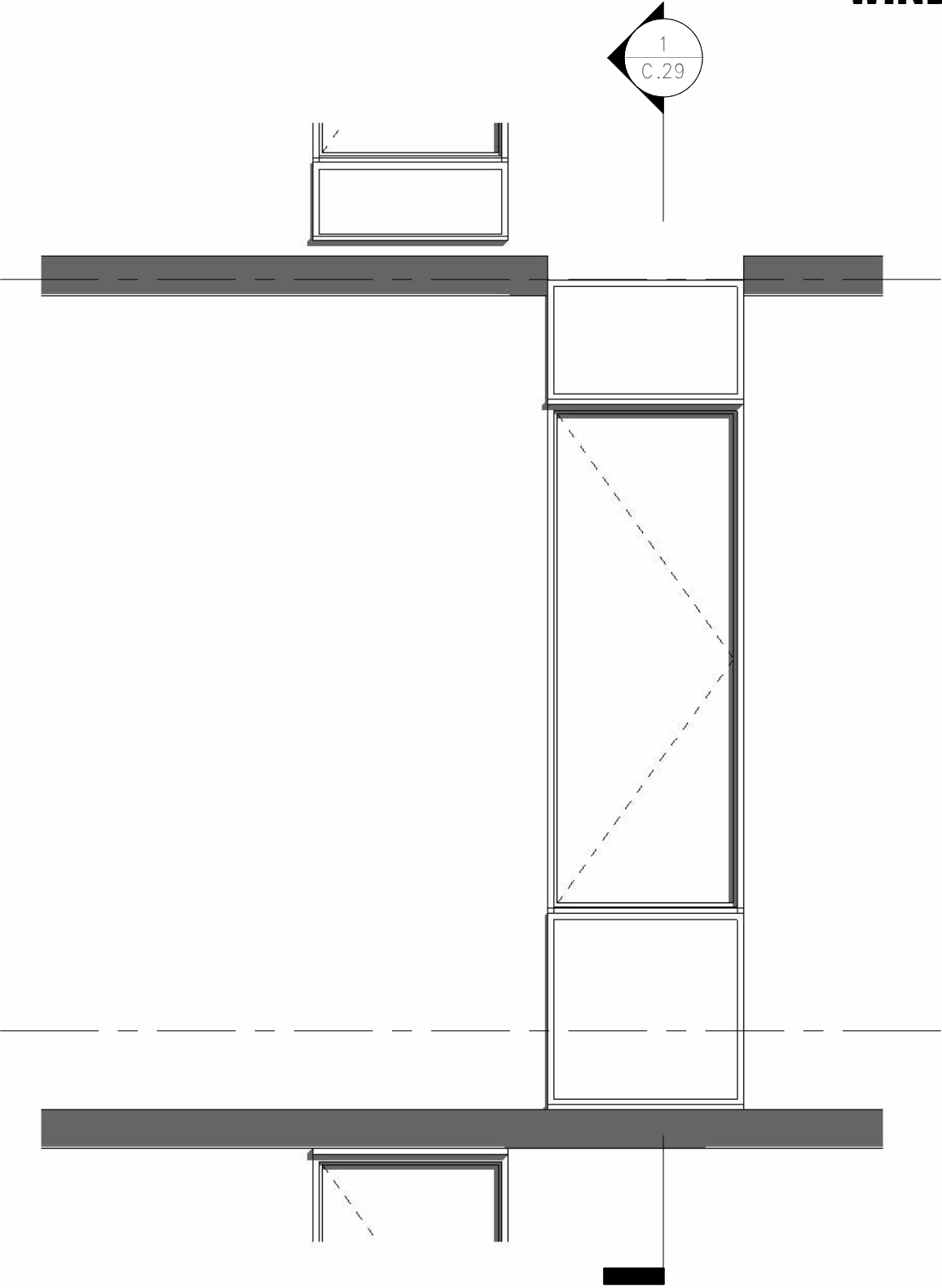






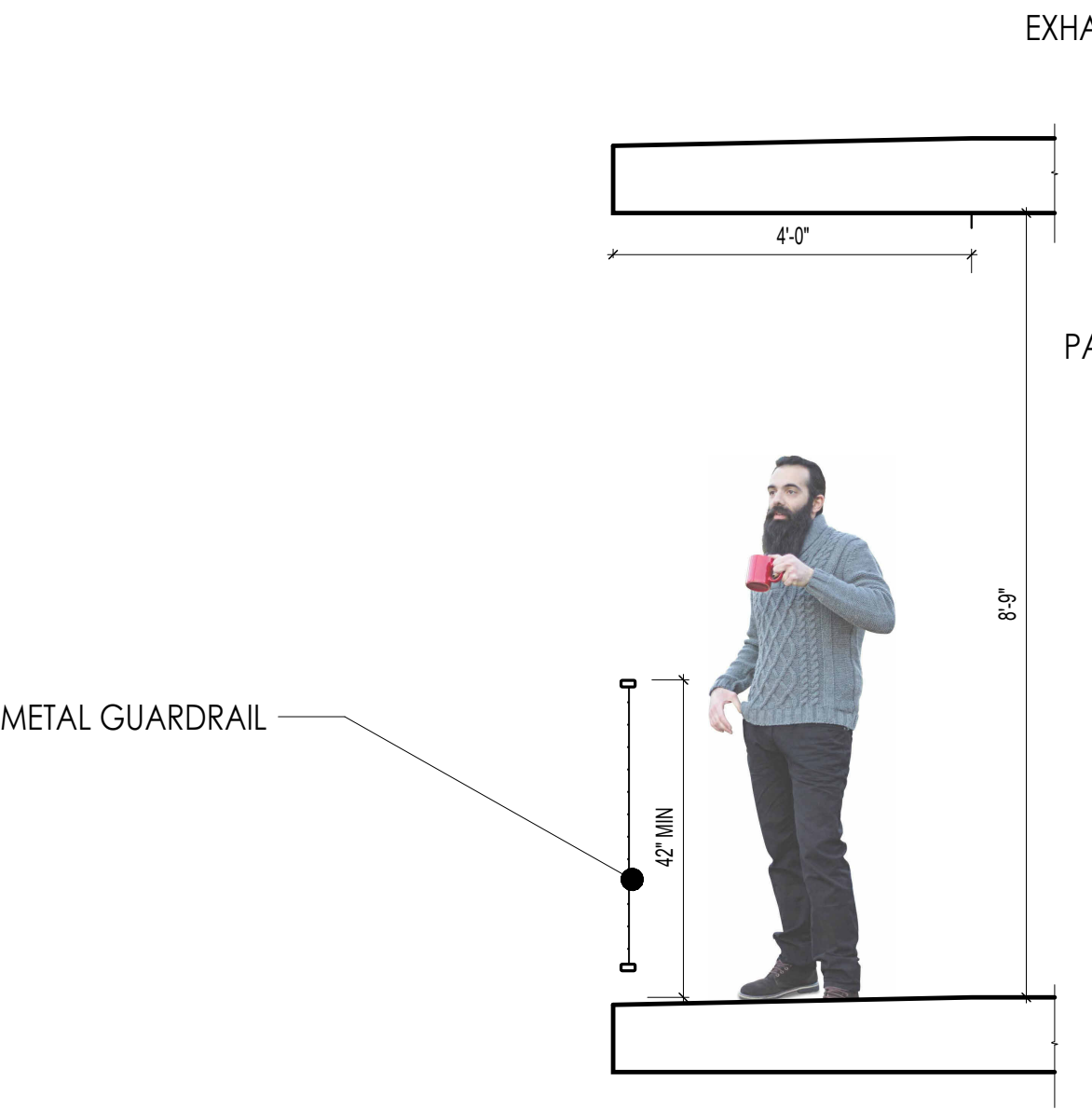
SECTION @ TYP. E-W WINDOW

1/2" = 1'-0"



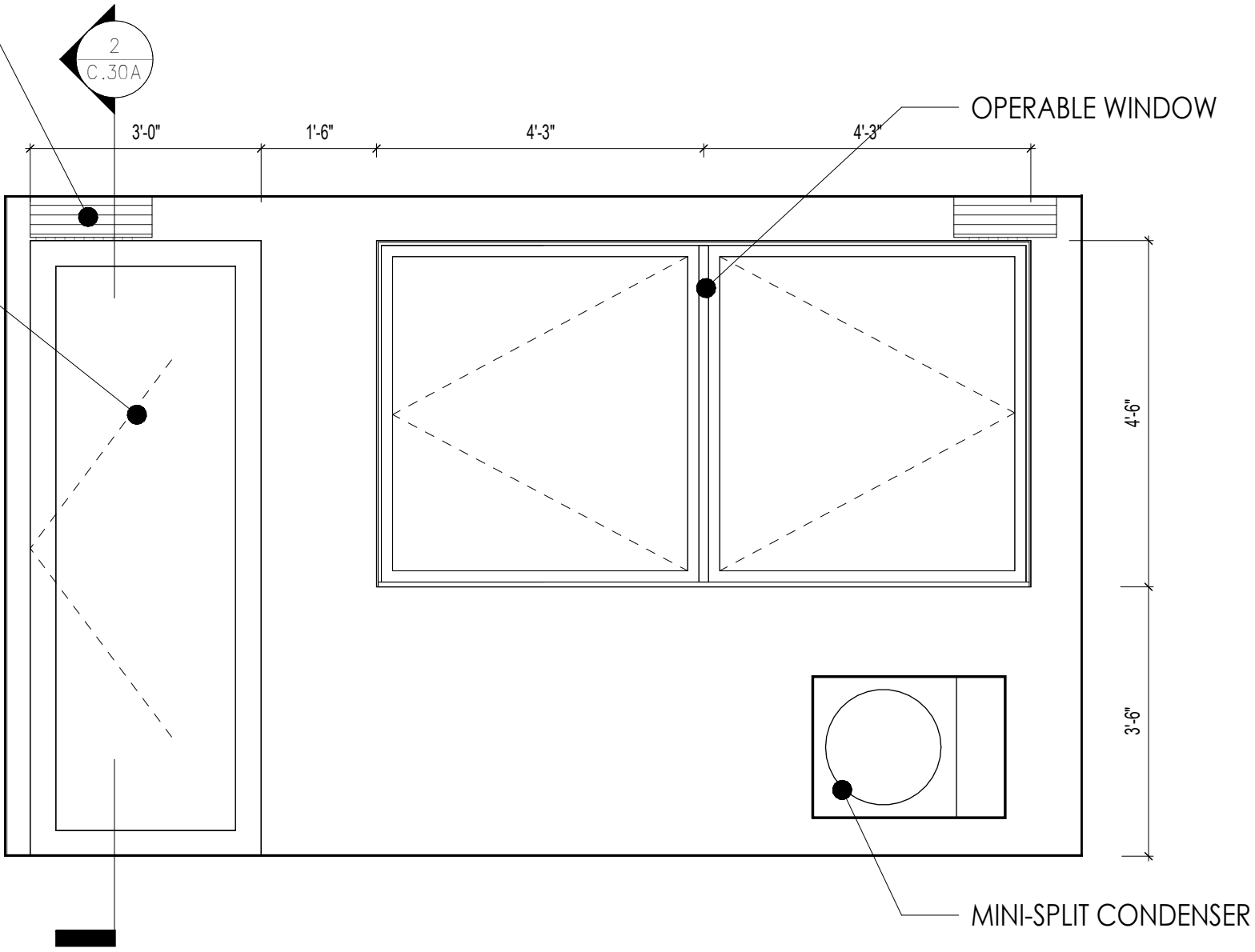
ELEVATION @ TYP. E-W WINDOW

1/2" = 1'-0"



SECTION @ TYP. UNIT WINDOW-WALL

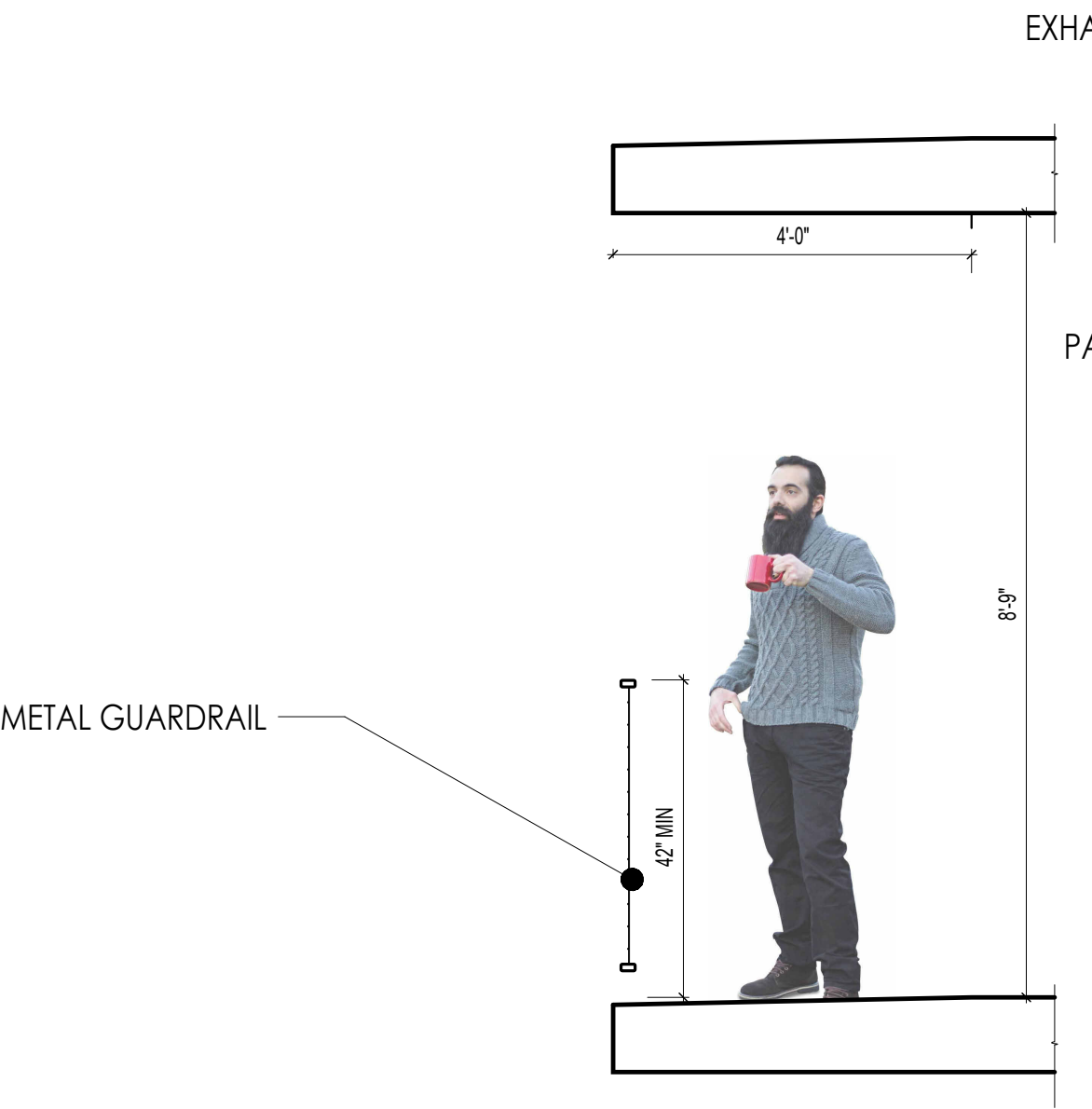
1/2" = 1'-0"



ELEVATION @ TYP. UNIT WINDOW-WALL

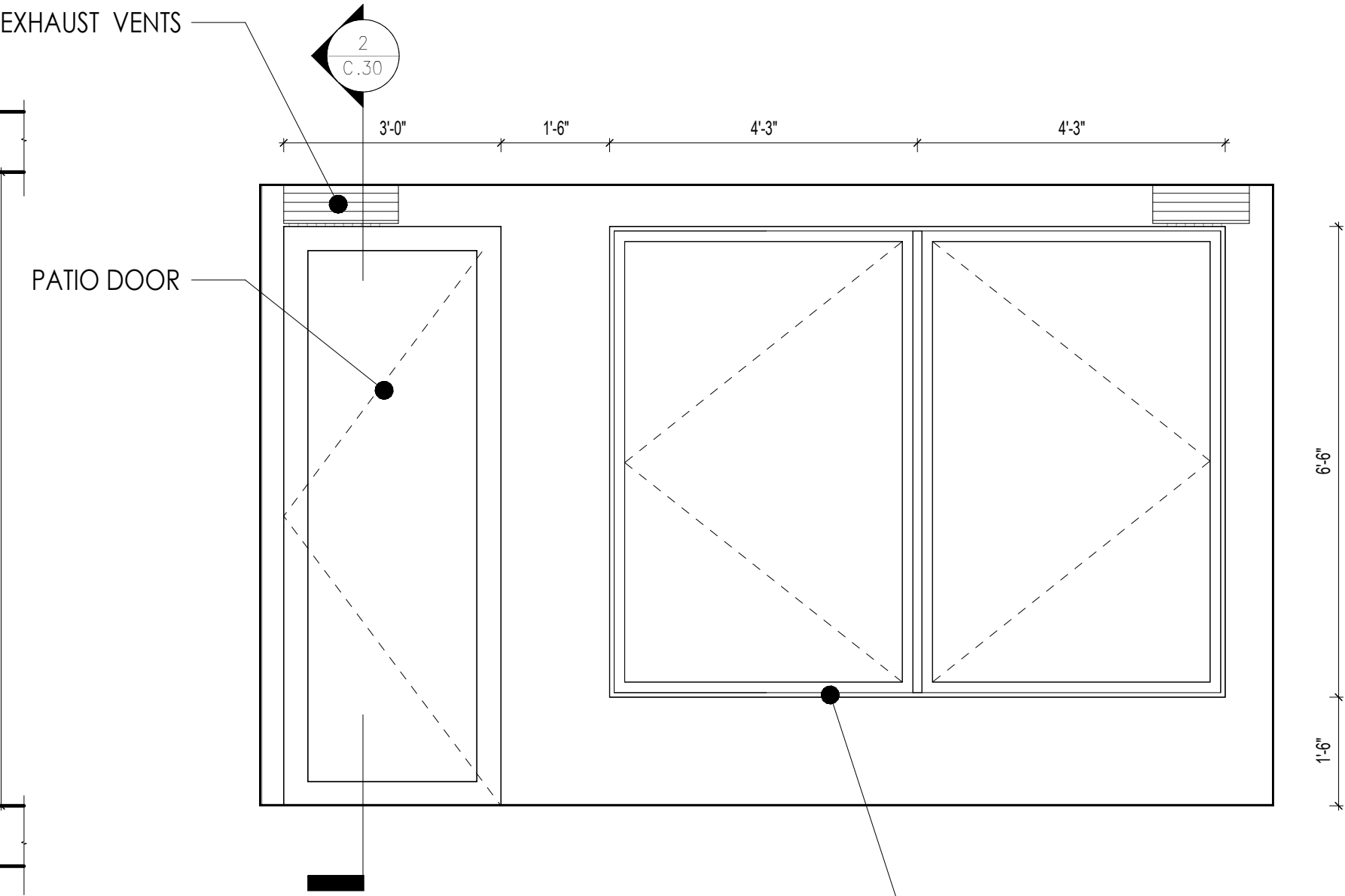
1/2" = 1'-0"





SECTION @ TYP. UNIT WINDOW-WALL

1/2" = 1'-0"



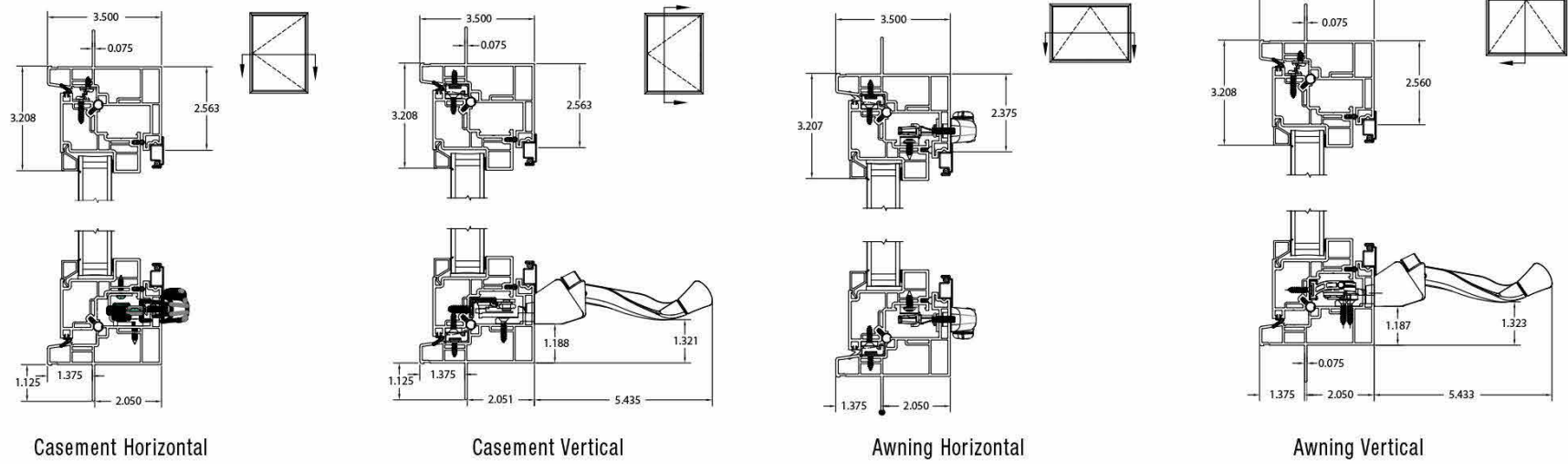
ELEVATION @ TYP. UNIT WINDOW-WALL

1/2" = 1'-0"

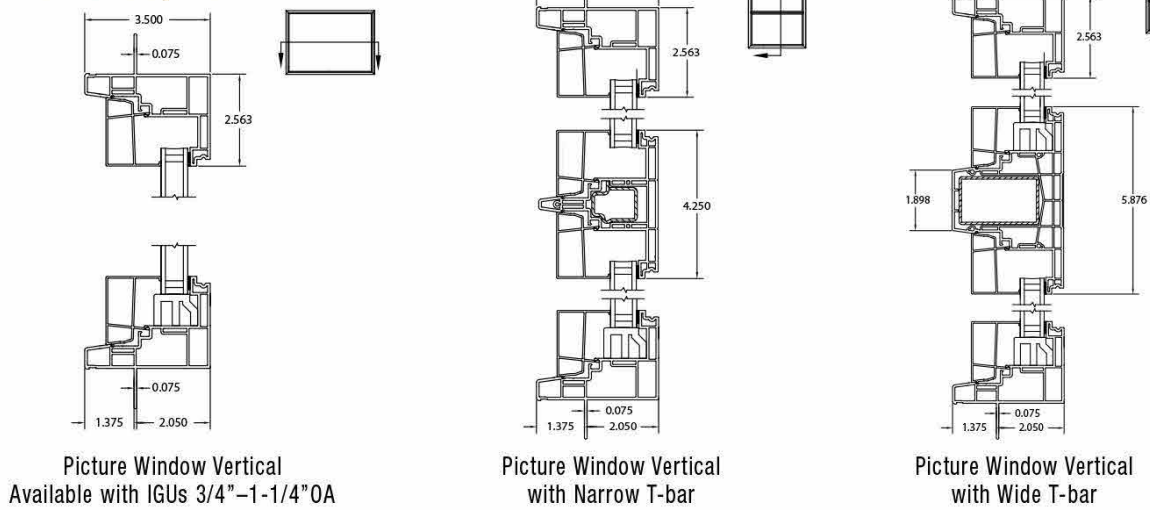
OPERABLE VINYL WINDOW



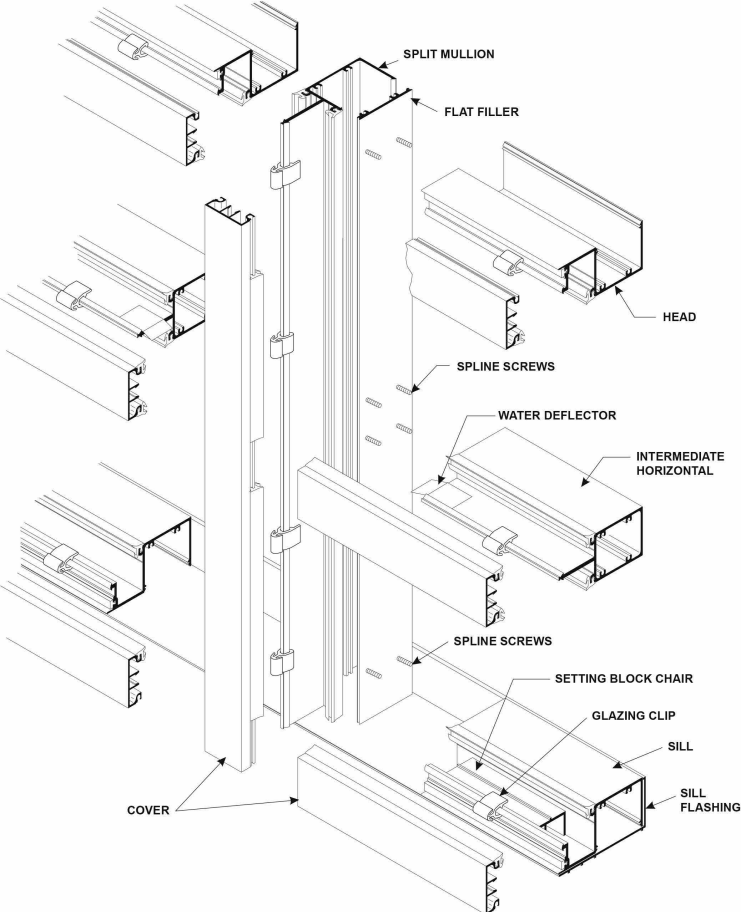
Casement Awning 3 1/2" Frame Depth



Fixed Window 3 1/2" Frame Depth



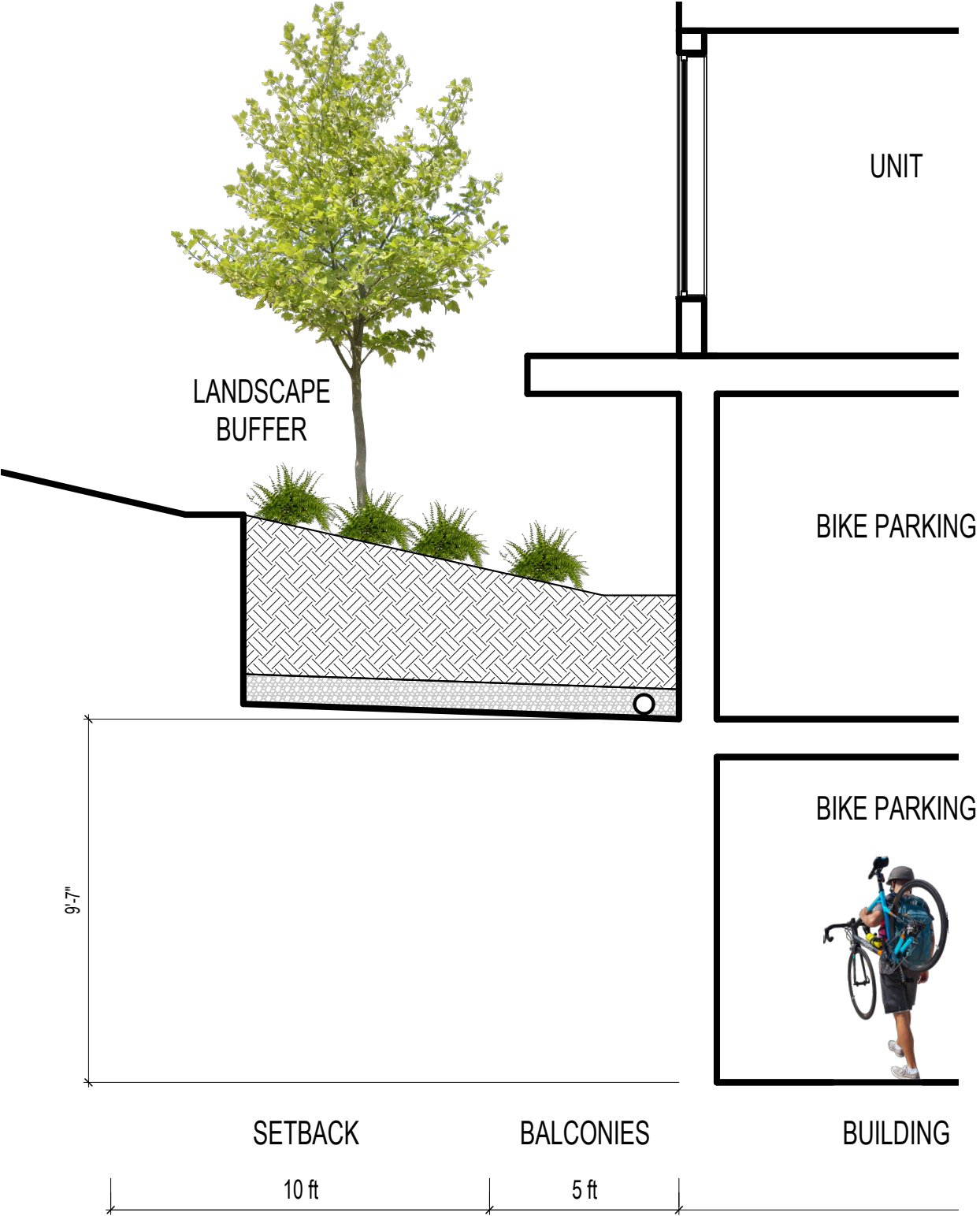
VINYL WINDOWS AT RESIDENTIAL UNITS  
VPI OR SIM



- 1-3/4" sight line with a 3-9/16", 4-1/2" or 6" depth
- SSG option
- Infill options up to 1-1/8"
- Thermal break via. Polymer glazing clip
- 1-1/4" perimeter sight line
- Project specific U-factors (See Thermal Charts)
- Storefront, Ribbon Window or Punched Openings

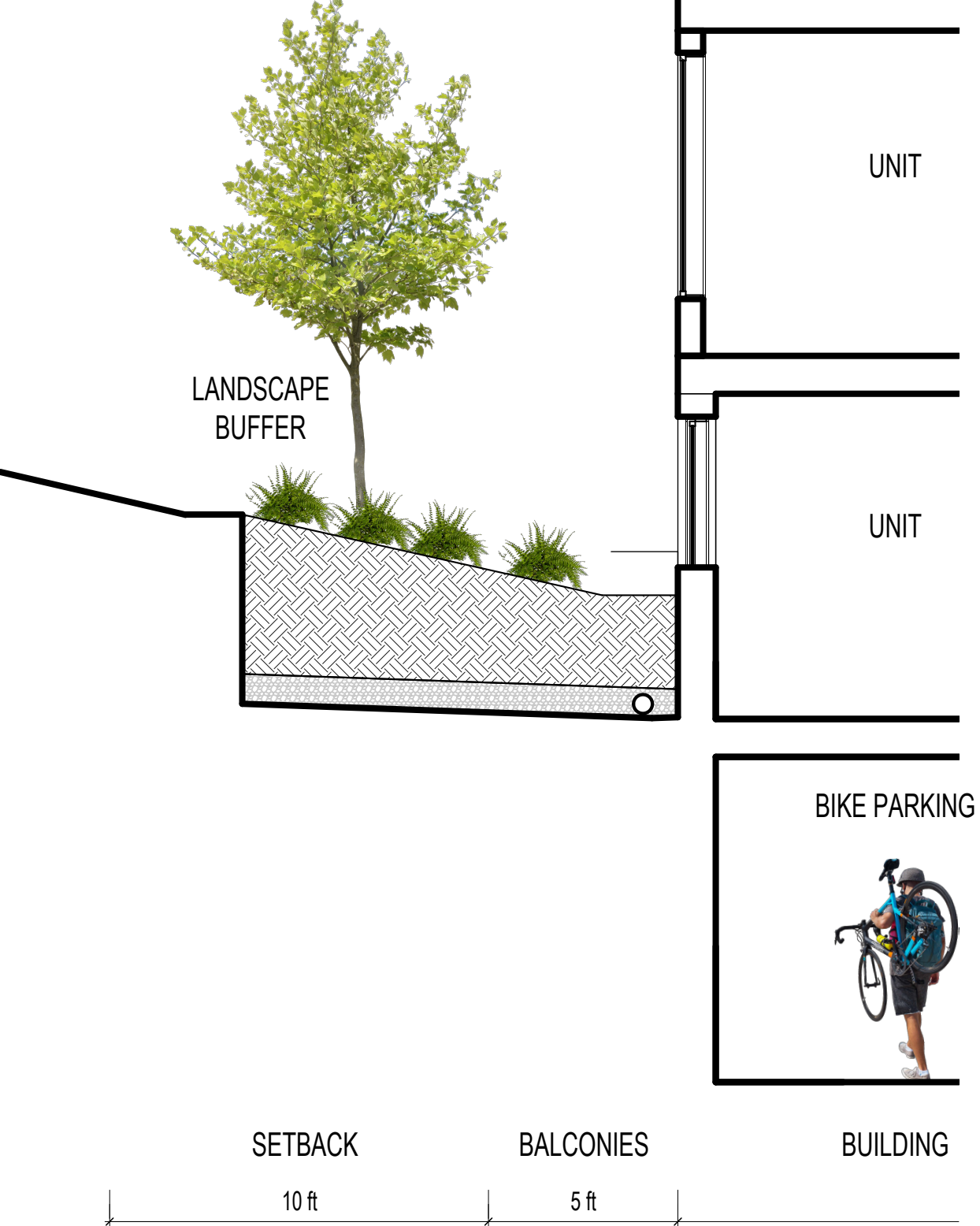
ALUMINUM STOREFRONT AT GROUND LEVEL ENTRIES  
KAWNEER OR SIM





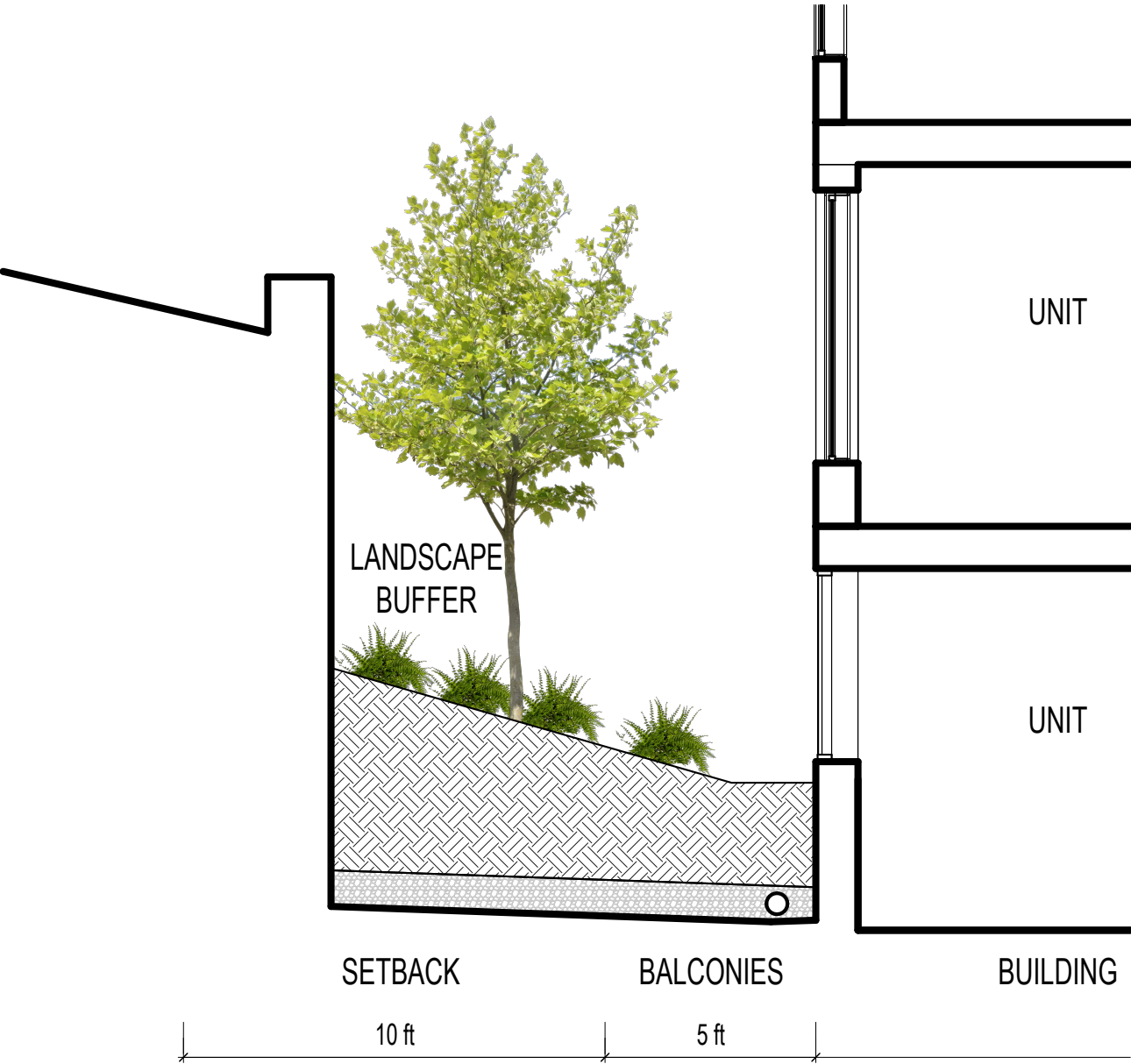
LANDSCAPE SECTION - BIKE PARKING

1/4" = 1'-0"



LANDSCAPE SECTION - BIKE PARKING + UNIT

1/4" = 1'-0"



LANDSCAPE SECTION - UNITS

1/4" = 1'-0"



LVL 1 PLANTING PLAN

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	HT	CAL
	CF	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM	B & B		1.5" CAL
	CL	CRATAEGUS X LAVALLEI / HAWTHORN	B & B		2.5" CAL
	GP	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B & B		1.5" CAL
	LT	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR	B&B	12'-15'	2.5" CAL
	MS	MAGNOLIA STELLATA / STAR MAGNOLIA	B & B		1.5" CAL
	PS	PINUS CONTORTA / SHORE PINE	B & B	10'	2.5" CAL
	QS	QUERCUS ROBUR 'FASTIGIATA' TM / SKYROCKET ENGLISH OAK	B & B		1.5" CAL

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	BS	BUXUS SEMPERVIRENS / COMMON BOXWOOD	2 GAL
	DF	DRYOPTERIS FILIX-MAS / MALE FERN	3 GAL
	DT	DRYOPTERIS TOKYOENSIS / TOKYO WOOD FERN	3 GAL
	FJ	FATSIA JAPONICA / JAPANESE FATSIA	5 GAL
	PM	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL
VINE	CODE	BOTANICAL / COMMON NAME	SIZE
	TC	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' / CONFEDERATE JASMINE	1 GAL

CONCEPT PLANT SCHEDULE

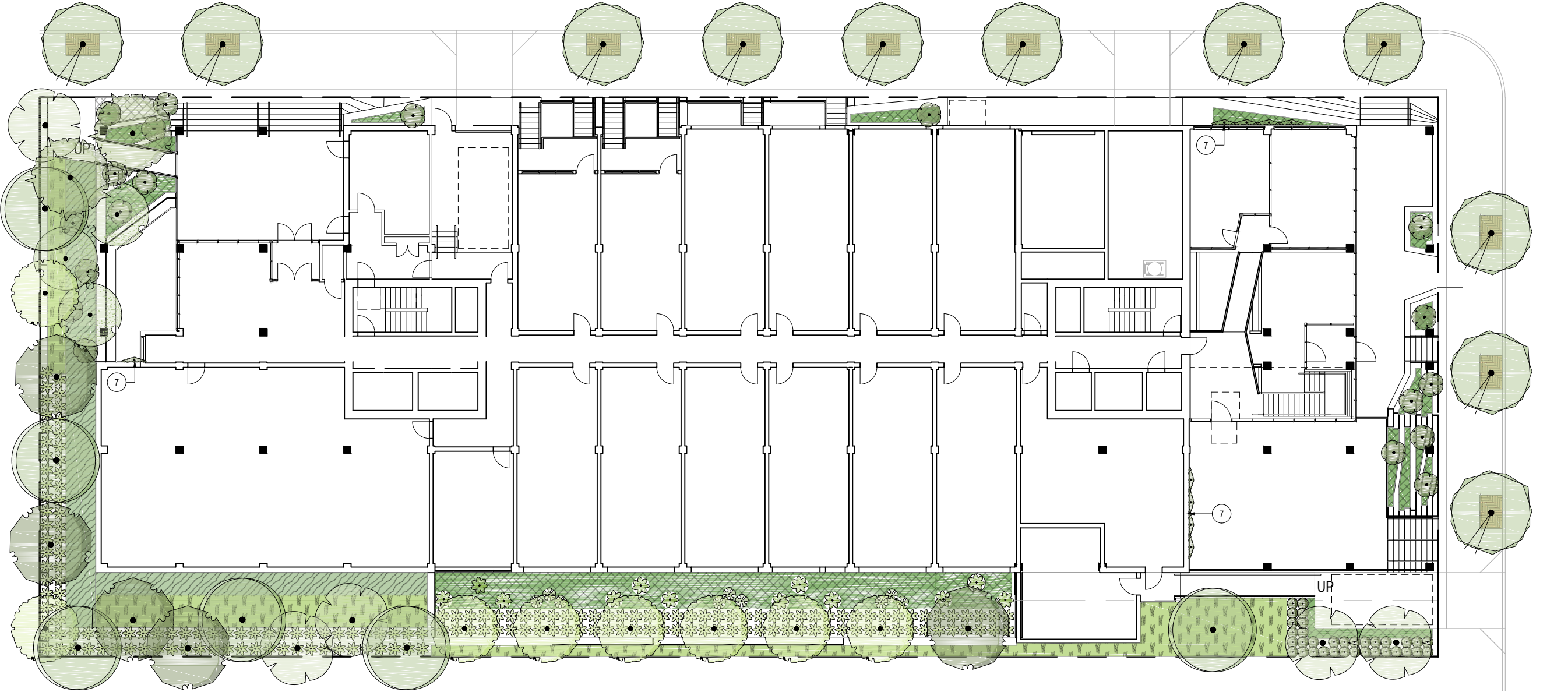
SHADE MIX	940 SF
CAREX OSHIMENSIS 'EVERILLO' TM / EVERCOLOR EVERILLO JAPANESE SEDGE	977
EUONYMUS FORTUNEI 'KEWENSIS' / KEW WINTERCREEPER	977
OPHIOPOGON JABURAN 'CRYSTAL FALLS' TM / CRYSTAL FALLS CLUMPING LILYTURF	977

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE
	CP	CAREX TESTACEA 'PRAIRIE FIRE' / PRAIRIE FIRE ORANGE SEDGE	1 GAL
	LB	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL
	MR	MAHONIA REPENS / CREEPING MAHONIA	1 GAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
7	GREENSCREEN WALL MOUNTED TRELLIS, WITH AN 18" WIDE PLANTING SPACE IN HARDSCAPE AREA	4/L6.1

LVL 1 PLANTING PLAN



01 LVL 1 PLANTING PLAN

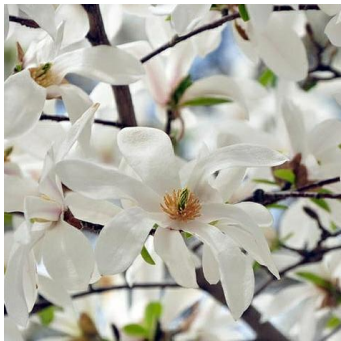
0 20 40 feet  
SCALE: 1" = 20'



LVL 1 PLANTING IMAGES



HAWTHORN



STAR MAGNOLIA



SHORE PINE



PRINCETON SENTRY  
MAIDENHAIR TREE



SKYROCKET ENGLISH OAK



ARNOLD TULIP POPLAR



FRANS FONTAINE HORNBEAM



CRYSTAL FALLS CLUMPING  
LILYTURF



KEW WINTERCREEPER



EVERCOLOR EVERILLO  
JAPANESE SEDGE



CREEPING MAHONIA



LIRIODENDRON TULIPIFERA  
'ARNOLD'



CONFEDERATE JASMINE



COMMON BOXWOOD



PRAIRIE FIRE ORANGE SEDGE



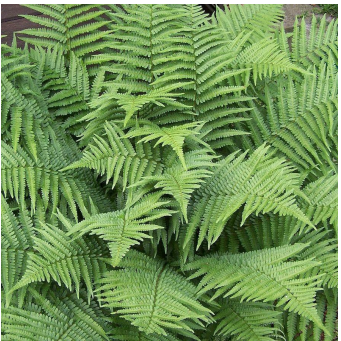
JAPANESE FATSIA



WESTERN SWORD FERN



TOKYO WOOD FERN



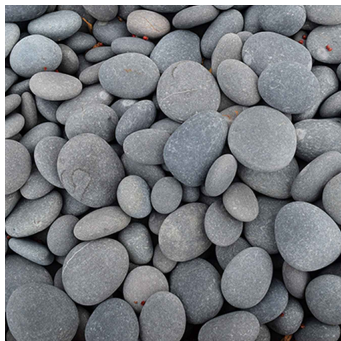
MALE FERN



LVL 11 PLANTING PLAN



5 UP LIGHTS



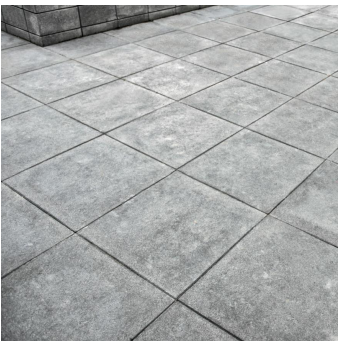
4 2 1/2" GREY STONE



3 RUBBER FLOORING TILES (COLOR TBD)

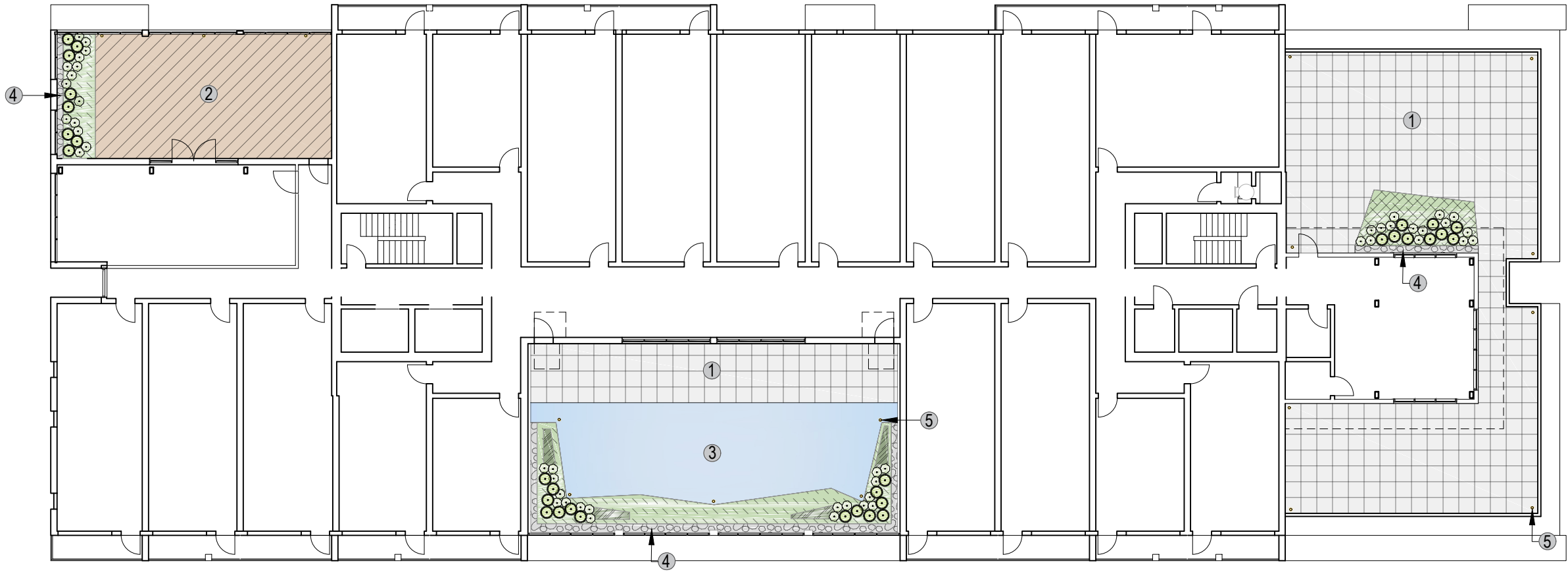


2 WOOD TILE

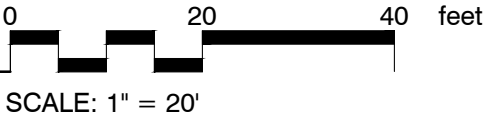


1 24" x 24" PAVERS

LVL 11 PLANTING PLAN				
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	
	CI	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE	1 GAL	
	NP	NASSELLA TENUISSIMA 'PONY TAILS' / PONY TAILS MEXICAN FEATHER GRASS	1 GAL	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SPACING	
	JP	JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	1 GAL	12" o.c.
	SEDM	SEDUM MIX / COLOR MAX SEDUM CUTTINGS- 150 LBS. PER 1,000 SF		



LVL 11 PLANTING PLAN



LVL 11 PLANTING IMAGES



SEDUM MIX



DWARF JAPANESE GARDEN  
JUNIPER



PONY TAIL MEXICAN FEATHER  
GRASS



ICE DANCE JAPANESE SEDGE



Layered System for Semi-Intensive Green Roofs

Description:

The Semi-Intensive Green Roof System has a thicker media depth, which gives designers the flexibility to add grasses and perennials in addition to sedum on their vegetative roofs which can add planting design options and biodiversity. Columbia Green Semi-intensive growing media, engineered to support a wider variety of plant materials is used in this system. It consists of a drainage layer, filter layer, and water retention layer below the growing media. It is easy to install- layers can be cut in the field to fit curves and irregular shapes.

The Semi-intensive Layered System is designed to retain water and decrease stormwater runoff. Once saturated, any excess water moves efficiently through the system and to the nearest roof drain. The Semi-intensive Layered Green Roof promotes plant health, allowing airflow in the drainage layer and through the media. The underlying membrane is protected with a Columbia Green root barrier. Growing media depths should be based on root space requirements for plant material selected, structural requirements, and stormwater retention goals. Depths typically range from 5" to 8". Consult with structural engineer to ensure your building accommodates the saturated weight of system.



System Components:

- 1. Columbia Green Root Barrier
  - A physical barrier preventing root intrusion into underlying waterproofing membrane
  - Description: 15-16 mils thick
- 2. 0.75" Drainage Layer
  - Designed to mitigate excess moisture through ventilation and promote efficient drainage of the growing media
  - Description: .75" Thick highly permeable three dimensional entangled polypropylene matrix
  - Installation: Do not overlap material. Install parallel to slope.
- 3. Filtration layer
  - Adhered to the Drainage Layer, prevents erosion of the growing media
  - Description: Durable spun-bonded polyester with non-directional weave
  - Installation: Overlap using provided 3" seams
- 4. 0.5" Water Retention Layer:
  - Provides supplemental moisture retention for green roof plants, and anchorage for plant roots
  - Description: High loft nonwoven polyester blanket with anchorage points for promoting solid root structures
  - Installation: Do not overlap material. Install perpendicular to slope.
- 5. Growing Media: Columbia Green Semi-intensive Growing Media, Regionally Sourced
  - See Columbia Green Growing Media Technical Information Sheet
- 6. Plants: Selected by Designer, typically sedum, perennials, and ornamental grasses

Storage:

- Store components in a dry area.
- Store away from sources of ignition and extremely high temperatures.

Precautions:

- Avoid prolonged exposure to sunlight, heat, sparks and open flames.
- Wash exposed skin prior to eating, drinking or smoking and at the end of each shift.

Concrete Architectural Pavers

Description:

Columbia Green Concrete Pavers are a high-density concrete suited for a beautiful flat walking surface on amenity decks and terraces. Our rooftop concrete pavers are typically pedestal set, which provides uniform spacing and can achieve a dead level installation while allow for free drainage. A variety of colors, textures and sizes offer the designer flexibility to achieve their vision.

Installation

- Pavers set on pedestals or otherwise supported at the corner or edge should sit on a minimum of 2" of support.
- Pavers that are cracked or damaged in any way should not be used.
- Concrete pavers are designed for pedestrian traffic. They are not designed to handle any type of vehicular traffic

Storage:

- Pavers delivered to site in steel banded, plastic banded, or plastic wrapped cubes on wooden pallets capable of transfer by forklift
- Unload pavers carefully at job site so that no damage occurs to product.

Precautions:

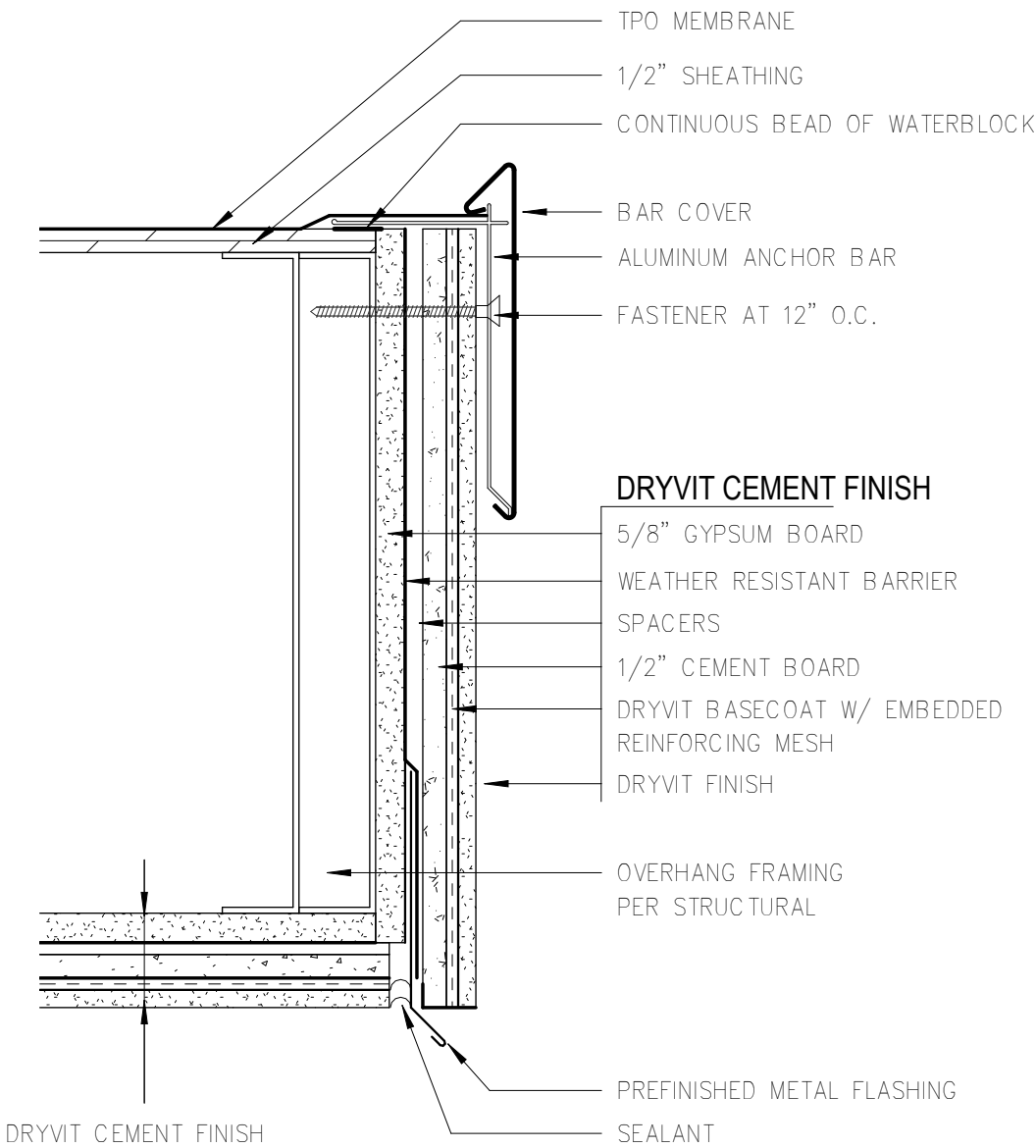
- Wash exposed skin prior to eating, drinking or smoking and at the end of each shift.
- Use caution when cutting and laying product.



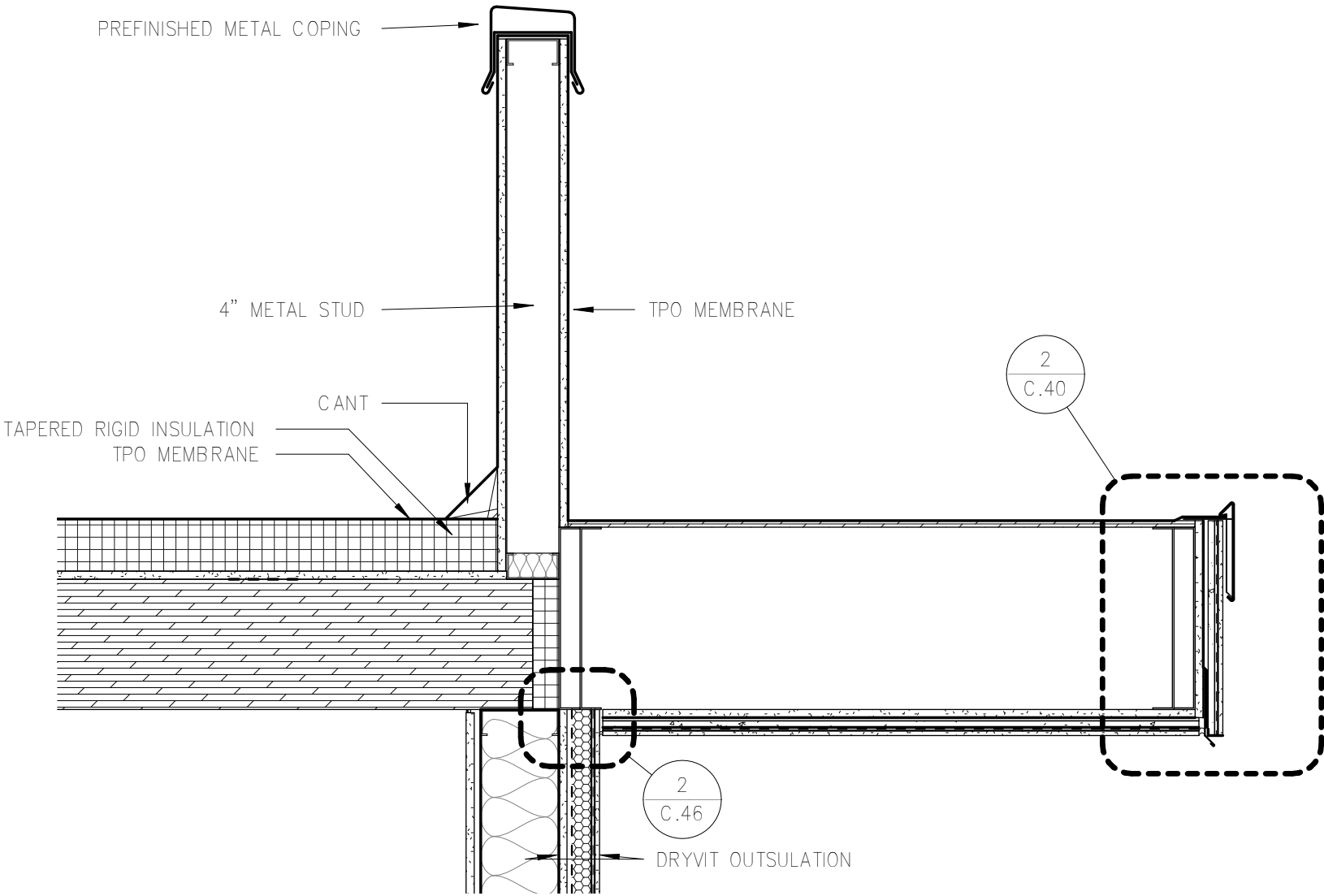
Technical Data:

Physical Property	Test Method	Value
Dimensions		24"x 24"x 1 7/8", Non-standard sizes available
Weight		23 lbs. per s.f.
Dimensional Tolerance		+/- 1/8" in any direction
Compressive Strength	ASTM C140	8,500 PSI
Water Absorptions	ASTM C140	Less than 5%
Flexural Strength	ASTM C293	Minimum 725 PSI
Freeze Thaw	ASTM C67	Less than 1% loss in weight after 40 cycles

IN PROGRESS.  
REFERENCE ONLY.

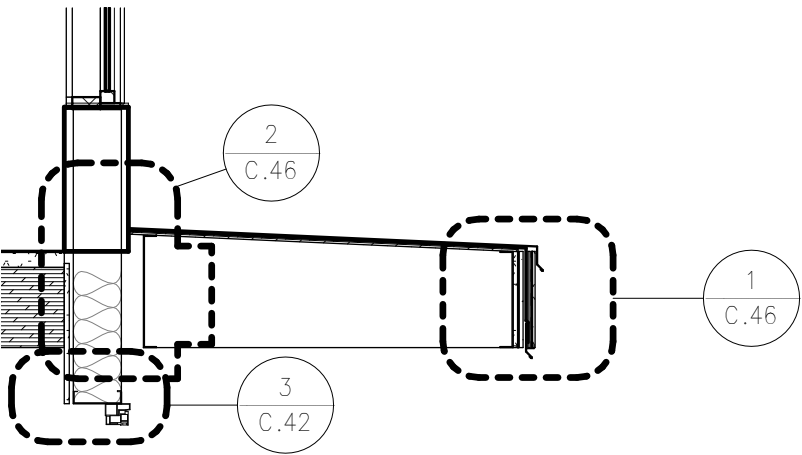
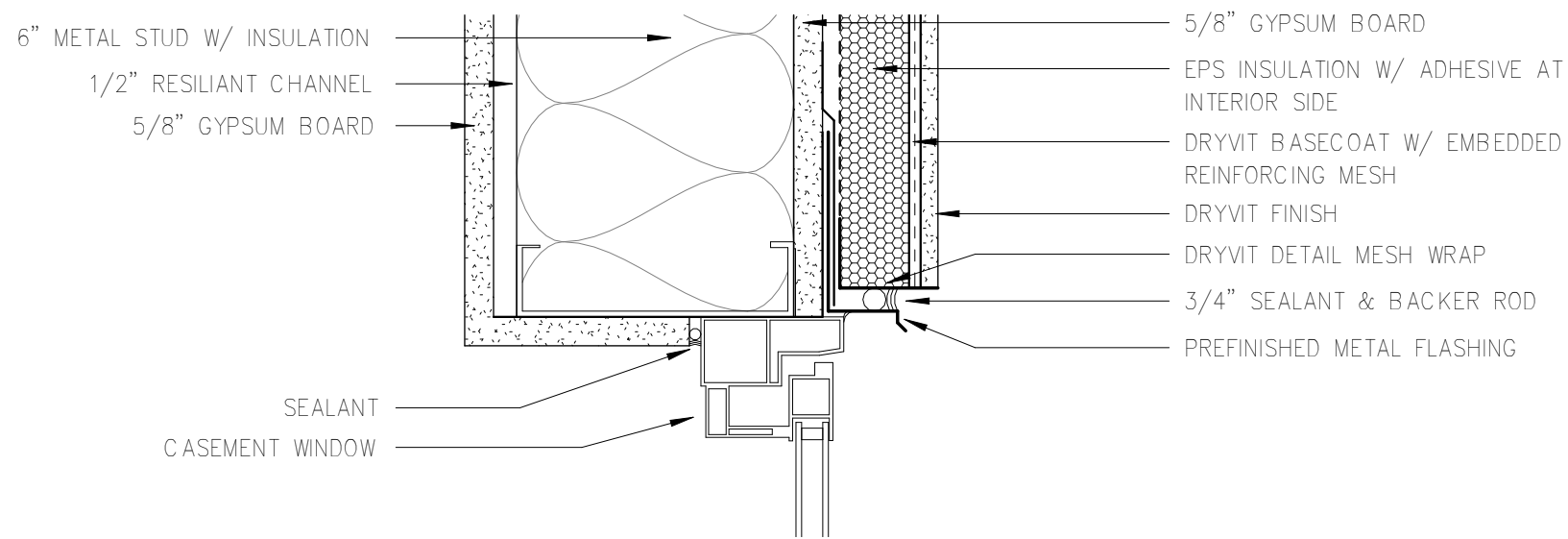


2 ROOF EDGE SECTION - EIFS  
3" = 1'-0"



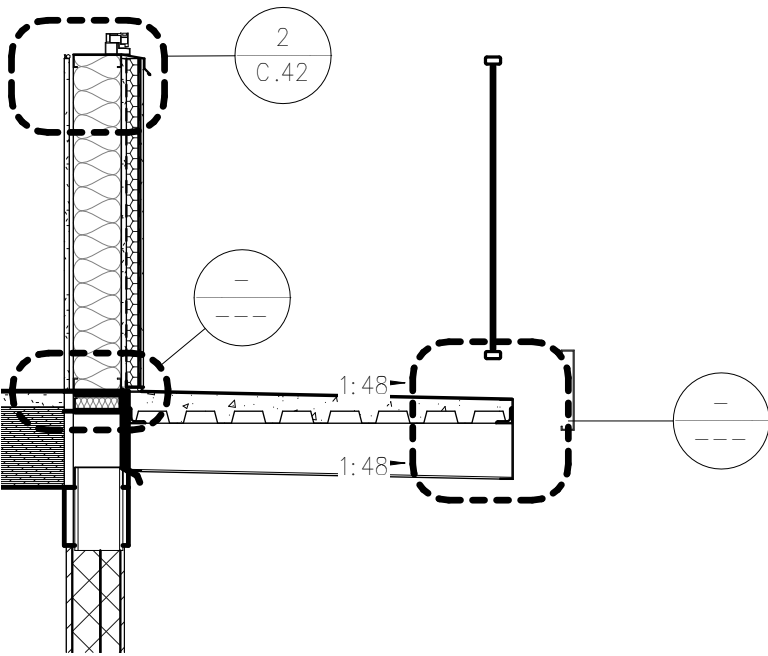
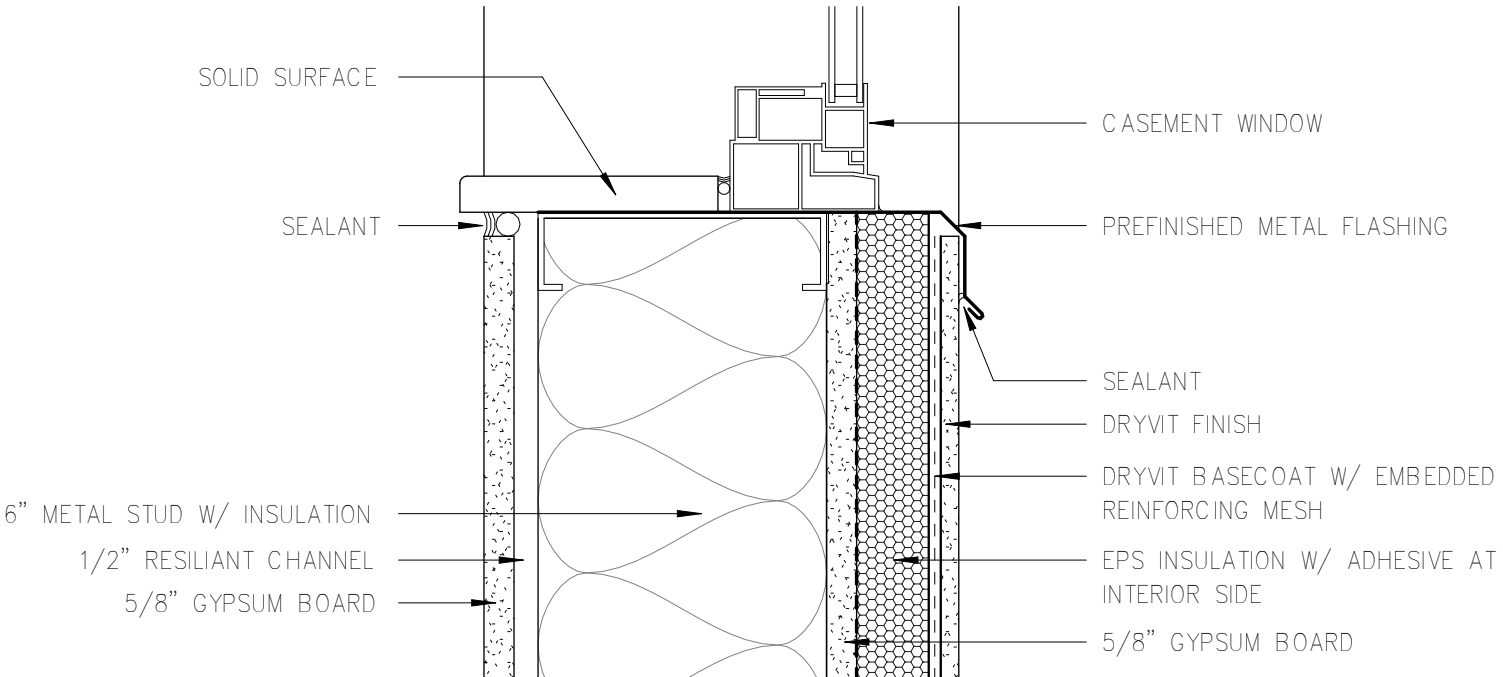
1 ROOF SECTION - EIFS  
1" = 1'-0"





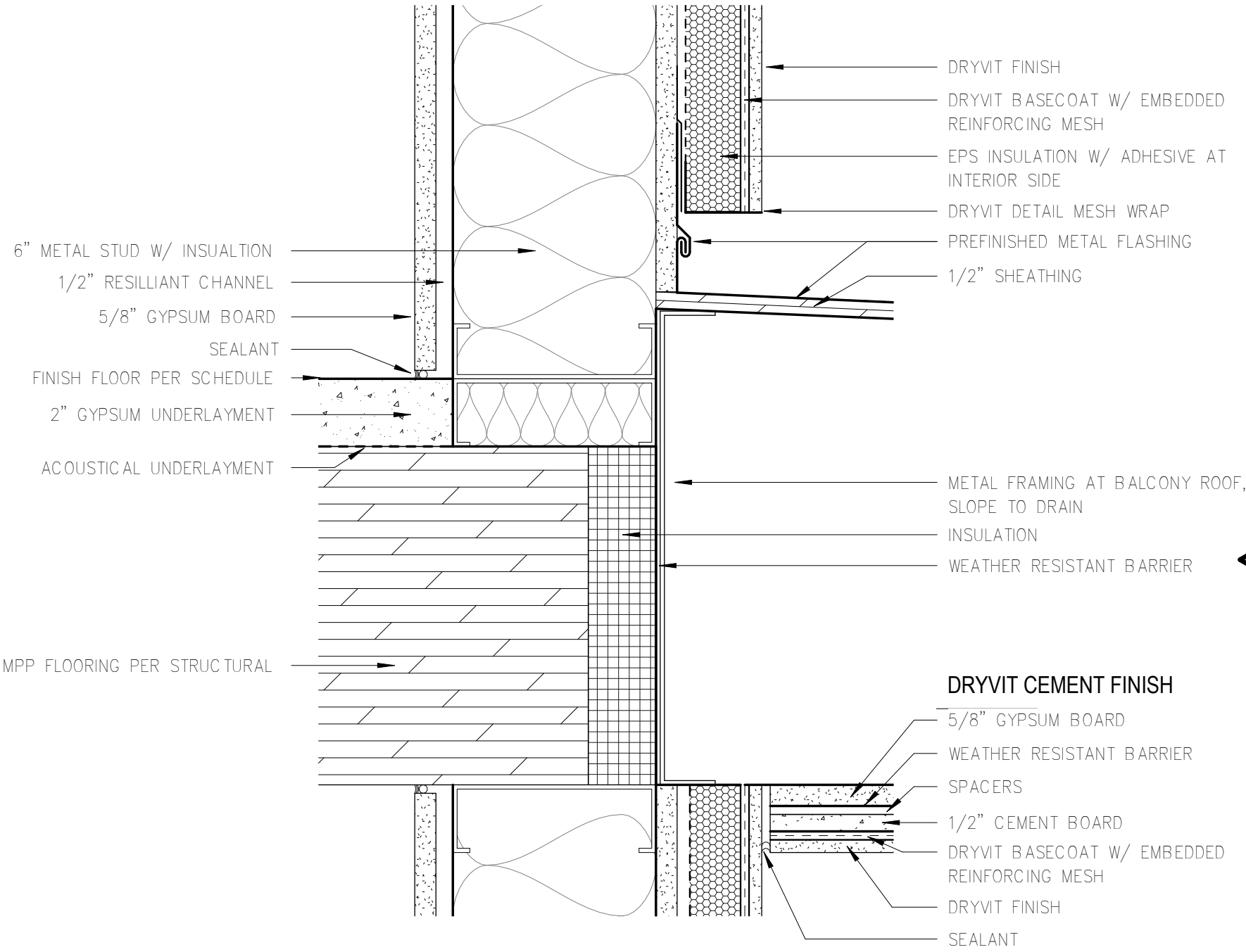
IN PROGRESS.  
REFERENCE ONLY.

3 WINDOW HEADER DETAIL  
3" = 1'-0"

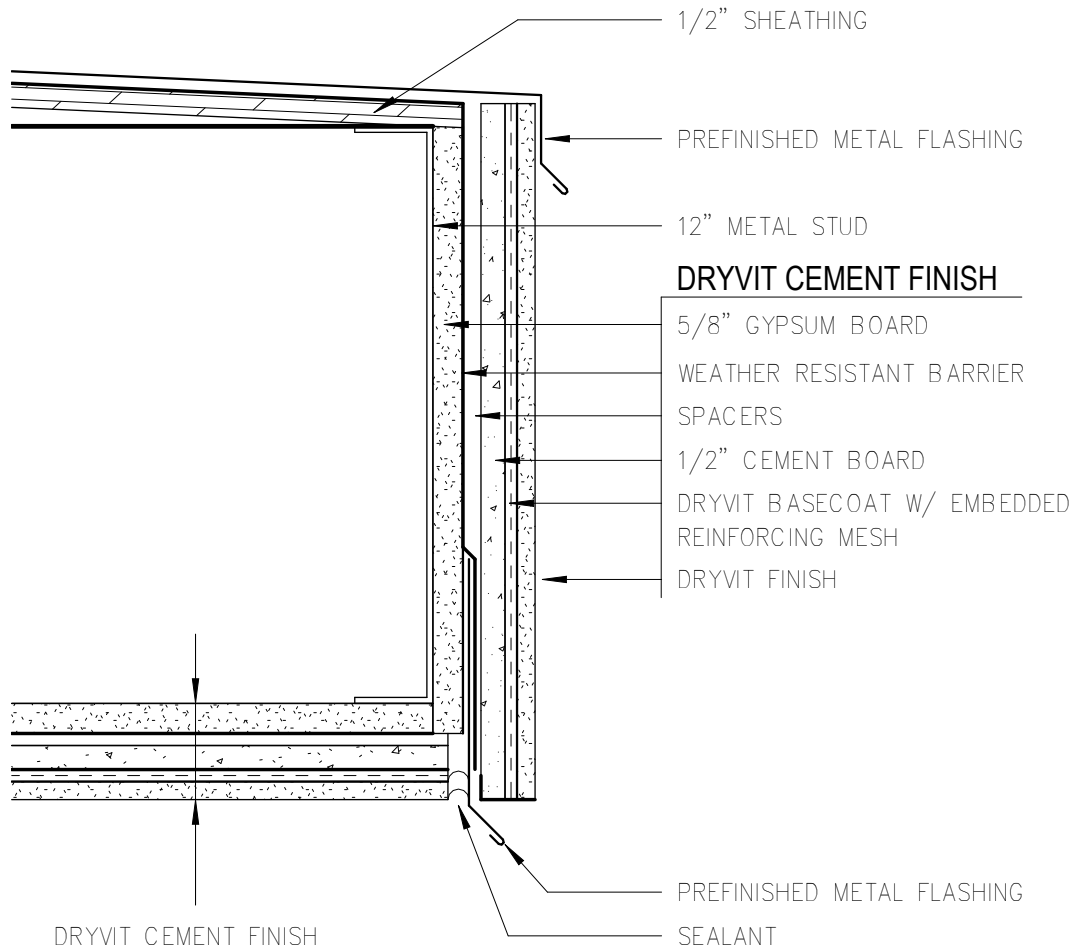


2 WINDOW SILL DETAIL  
3" = 1'-0"

1 BALCONY SECTION  
1/2" = 1'-0"



IN PROGRESS.  
REFERENCE ONLY.



2

BALCONY ROOF AT WALL DETAIL

3" = 1'-0"

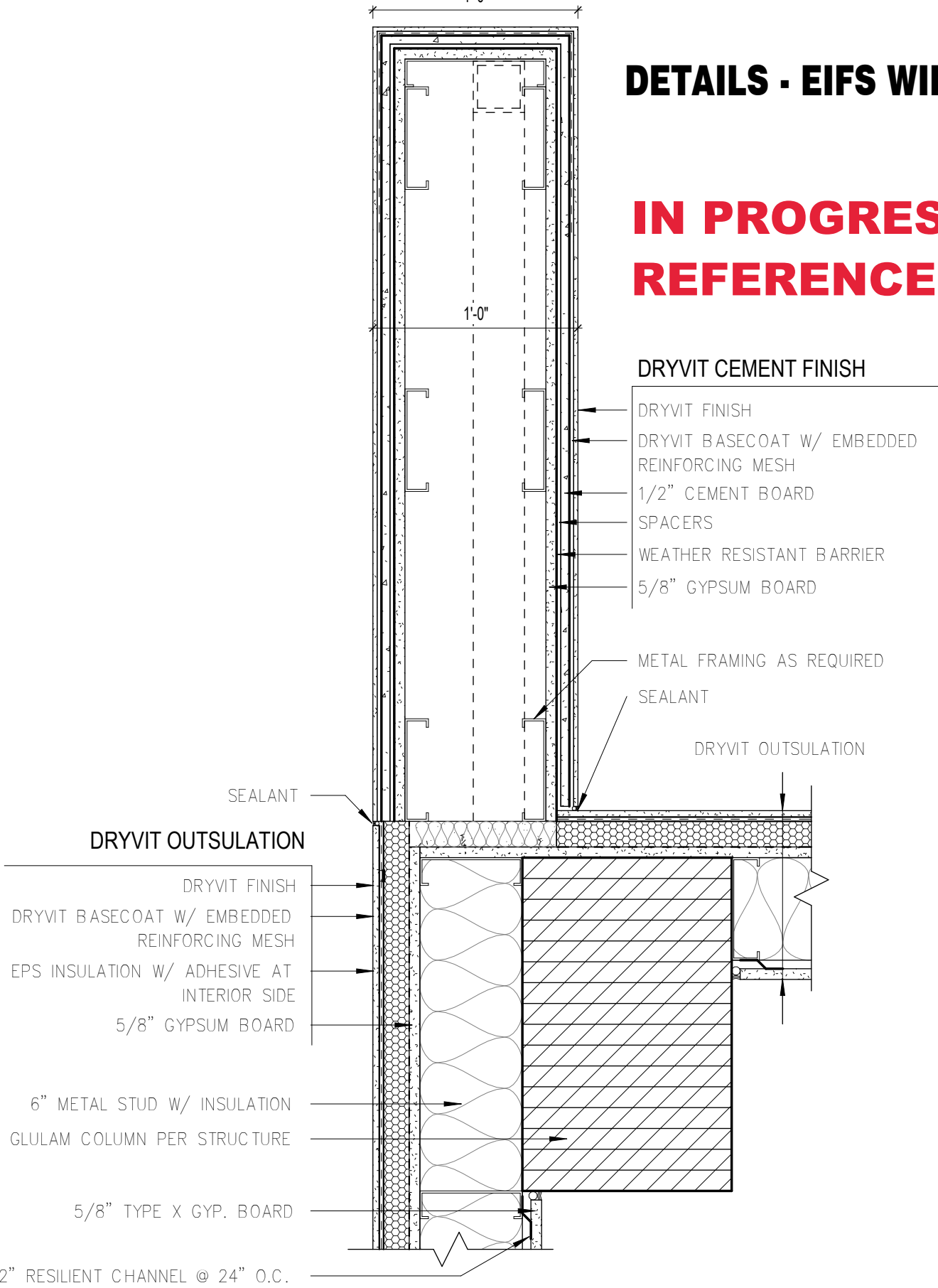
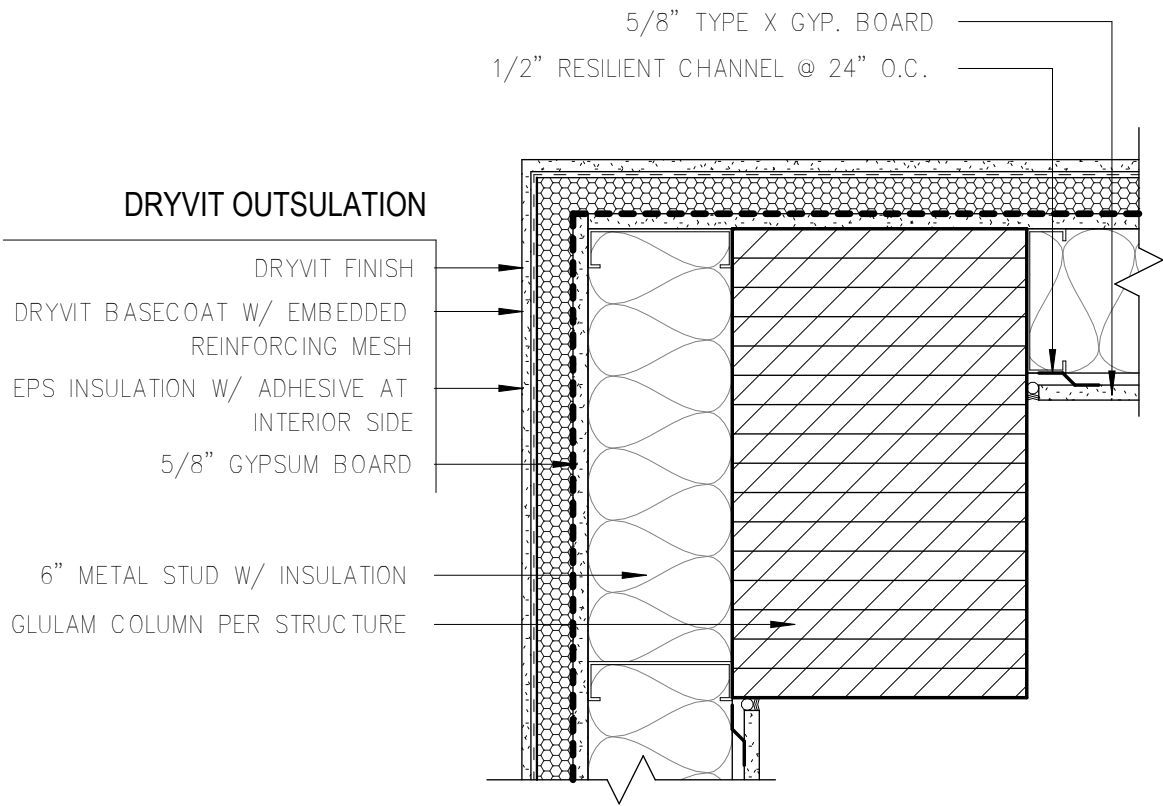
1

BALCONY ROOF DETAIL

3" = 1'-0"

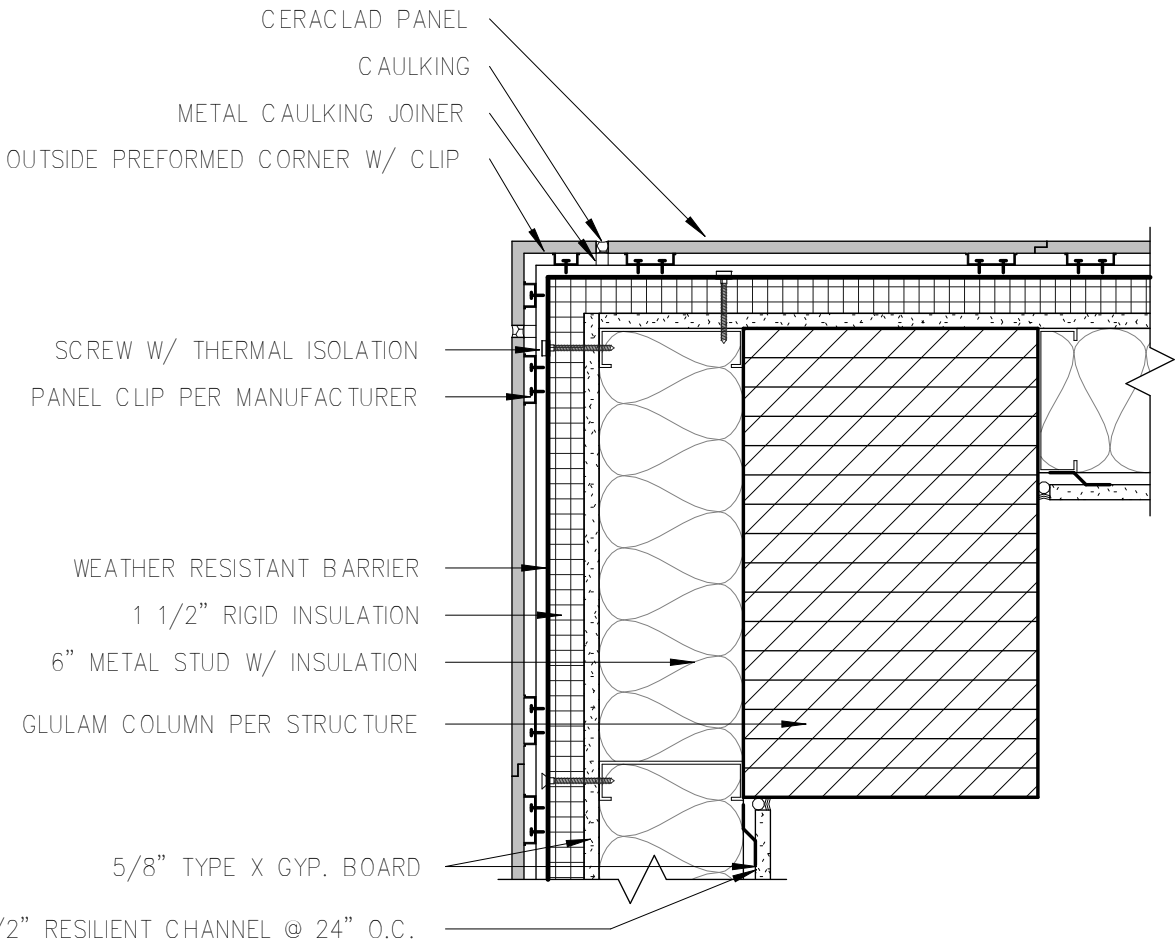


IN PROGRESS.  
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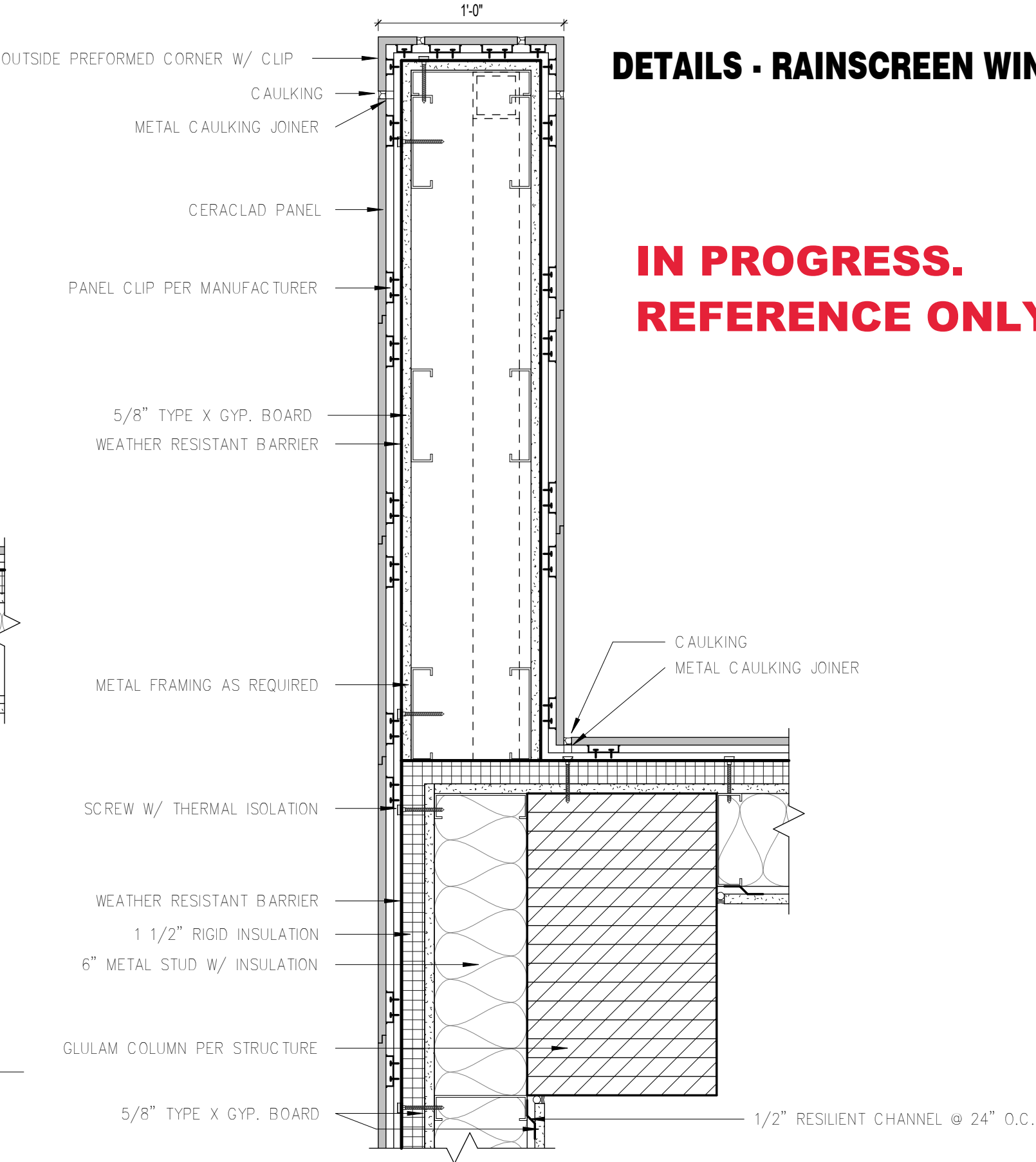
2 EXTERIOR DETAILS  
1 1/2" = 1'-0"

1 EIFS WING WALL DETAIL  
1 1/2" = 1'-0"



**RAINSCREEN OUTSIDE CORNER DETAIL**

1 1/2" = 1'-0"



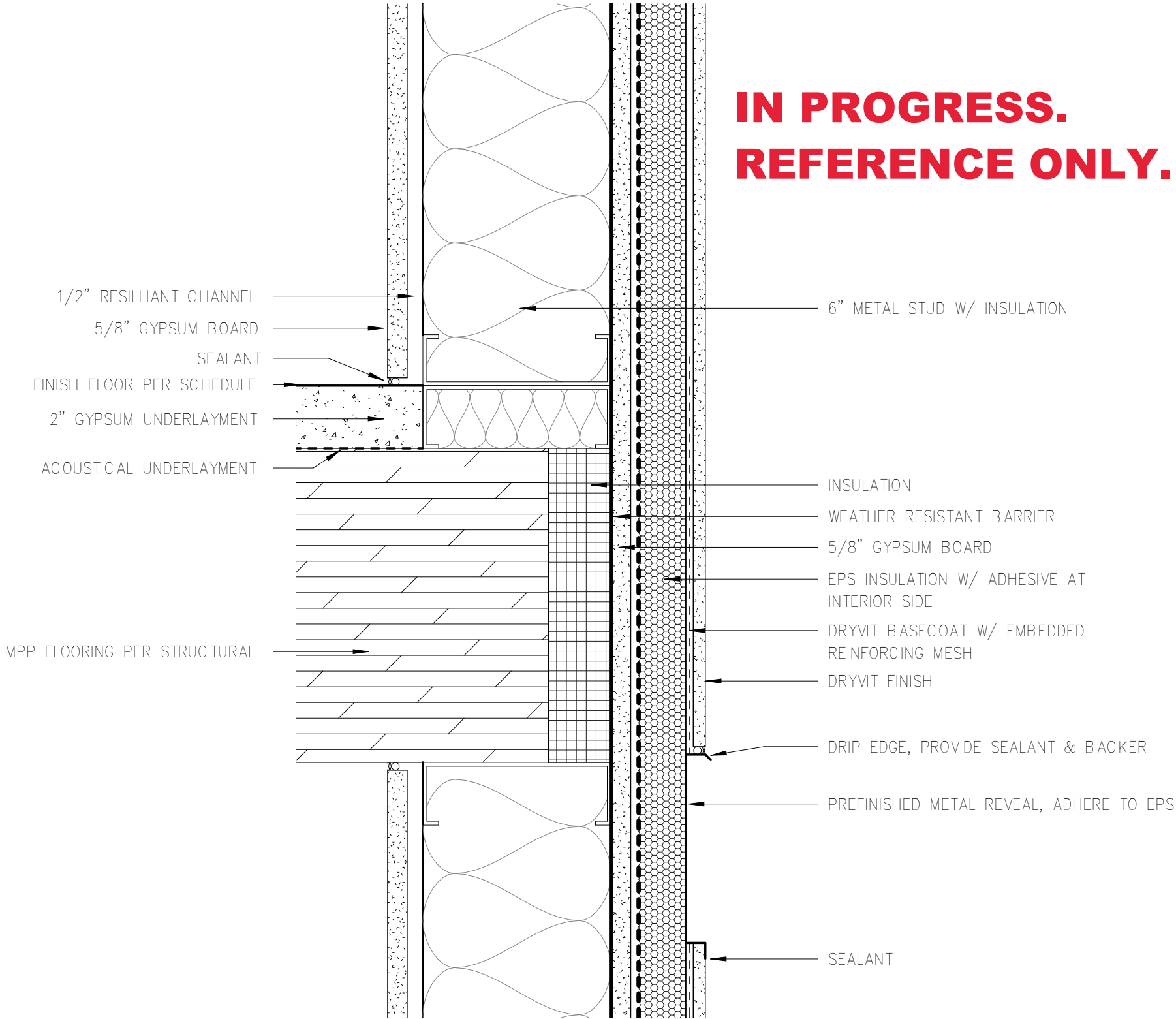
**RAINSCREEN WING WALL DETAIL**

1 1/2" = 1'-0"

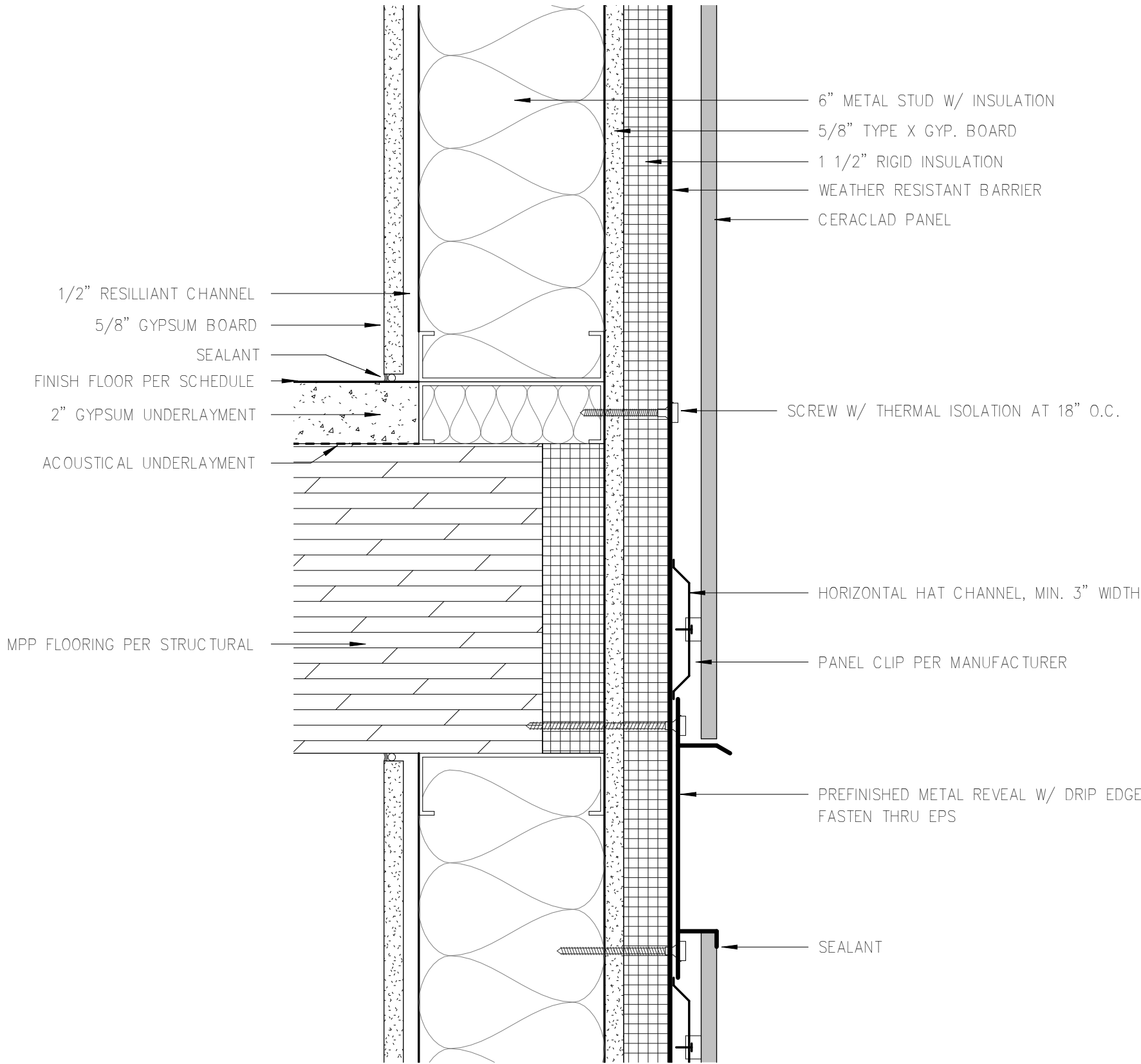
**IN PROGRESS.  
REFERENCE ONLY.**



IN PROGRESS.  
REFERENCE ONLY.



1 REVEAL DETAIL - EIFS  
3" = 1'-0"



1

REVEAL DETAIL - RAINSCREEN

3" = 1'-0"