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PROJECT TEAM

MASTER DEVELOPMENT, LLC Applicant

MACKENZIE Architecture | Interiors | Structural | Civil | Landscape | Planning | Traffic

SAZAN GROUP Mechanical | Electrical | Plumbing

PROJECT ARTIST

TYLER SHRAKE Public Art

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Design Commission Hearing Topic

2/16/2023 Commission Discussion

Applicant Response

1. Response to required public Art and Water feature guidelines

2. Response to Portland Themes (A2) Guideline

3. Concerns about blank wall area and inactive interior programming (bike storage and dog wash) at the south ground floor elevation

4. Flexibility of the programming along NE 7th Avenue

5. Lack of continuous canopies along NE 7th Avenue

6. Lack of proposed balconies

7. Likely success of landscaping in the above-ground planters, including the viability of vines growing up the wall

- The Design Commission concluded that insufficient detail was available to support the design.
- The Design Commission concluded this was satisfied.
- Commissioners would like 3D views of the Green Loop experience from the sidewalk and additional landscape/irrigation information for proposed planters.
- The Design Commission concluded this was satisfied, acknowledging that every building needs a space for utilitarian functions (e.g., electrical transformer, garage, etc.).
- The Design Commission concluded this was satisfied.
- The Design Commission directed the applicant to add approximately 50’ of canopy in front of the pool/spa area.
- The canopy needs to complement the art/water feature.
- The Design Commission requested additional balconies on the east façade to communicate the residential character of the building. Commissioners suggested considering a vertical strip of balconies at the southeast corner.
- To minimize impacts on unit floor plans and leasable area, Juliet balconies are acceptable and can protrude or be flush with the building face.
- The Design Commission concluded this was satisfied.
- Commissioners would like additional information on landscape planter design and on freeze protection/maintenance regimes for irrigation maintenance.

- The applicant commissioned an artist to design a water-themed public art piece, consisting of a large-scale mural etched into the glass at the pedestrian level on the east elevation. The placement coincides with the location of the Pool and Spa tenant amenity to highlight the program while moderately obscuring visibility of the occupants.
- Graphics of the art design are in the design packet (Sheets C.13, C.25, and APP.14). The canopy over the public art includes integrated lighting as detailed on Sheets C.22-B, C.21, and C.26.
- The artist biography, statement of inspiration, and portfolio are in the artist packet.
- Additional explanation of Portland themes are included in the Design Guideline responses (Sheet APP.29).
- Renderings of sidewalk-level views of the NE 7th Ave alignment of the Green Loop have been provided on Sheets C.25 and C.25-B.
- Landscape and irrigation details for planters are included on Sheet C.25-B.
- The south elevation’s division between activated and functional areas is analyzed on Sheet APP.13.
- Visibility to active uses has been maximized to the degree possible without interfering with the functional needs of the building (e.g., electrical service, garage, loading area, etc.), which limit opportunities to provide additional glazing.
- Renderings depicting the south elevation are provided on Sheets APP.1 and APP.4.
- The ground floor’s tall floor-to-floor height (Sheet C.17) provides flexibility for conversion to other uses.
- Sheets APP.15 and APP.15-B depict how hypothetical retail tenant spaces with separate entries allow access from the NE 7th Avenue sidewalk without needing ramps.
- The new canopy has been added as directed (Sheets C.13 and C.22-B). Due to the sloped sidewalk, the canopy is set at an intermediate elevation between the canopies on either side.
- The canopy over the public art (Sheet APP.14) will include integrated lighting as detailed on Sheets C.22-B, C.21, and C.26.
- Nearly the entire length of NE 7th Avenue now has canopies (Sheet C.6).
- The applicant has added a significant number of balconies on all 4 elevations. The original design included 15 recessed balconies. Based on the Design Commission’s input the design now includes 39 recessed balconies and 184 Juliet balconies for a total of 223 (Sheet APP.11-B).
- Progression of the balcony design is shown on Sheets APP.10, APP.11, and APP.11-B).
- Updated floor plans depicting the new recessed balconies are shown on Sheet C.10, with updated elevations on Sheets C.12-C.14.
- An example image for the glass balcony railing is included on Sheet C.18, with details of the Juliet balconies on Sheet C.20.
- Updated renderings are included as Sheets APP.1, APP.2, APP.5.
- Sheet C.25-B provides additional detail on the ground-level landscape planters, which will be installed at sidewalk level due to insufficient depth from grade to the top of building foundation below.
- The raised planters will provide sufficient growing medium, insulation to modulate soil temperature, and irrigation for the vines.
- Star jasmine vines are capable of twining up the provided cables.
- Drip irrigation tubing will utilize adequate cover to minimize the threat of freezing.

Design Commission Hearing Topic

2/16/2023 Commission Discussion

Applicant Response

8. Details of the northeast corner seating element and likely success of the covered sedums

- The Design Commission concluded this was satisfied.
- Commissioners would like additional information on landscape planter design and on freeze protection/maintenance regimes for irrigation maintenance.
- Commissioners would like 3D views of the Green Loop experience from the sidewalk, extending from the public art feature northward and around the corner to the benches.

- Mackenzie landscape architects propose sedum ternatum due to its hardiness (Sheets C.25 and C.25-B). The plants will be irrigated and health will be monitored so replacements can be installed if dieback occurs.
- Sheet C.25-B provides additional detail on the sedums and the benches.
- The stepped stone feature will provide sufficient growing medium, insulation to modulate soil temperature, and irrigation for the sedums (Sheet C.25-B).
- Drip irrigation tubing will utilize adequate cover to minimize the threat of freezing.
- Renderings of sidewalk-level views of the NE 7th Ave alignment of the Green Loop have been provided on Sheets C.25 and C.25-B.

9. Confirmation of barrier-free design throughout the building

- The Design Commission concluded this was satisfied.

- Sheet C.7 provides detail on floor elevations and abutting sidewalk elevations, demonstrating barrier-free entry.
- Sheets APP.15 and APP.15-B provide similar information for the hypothetical floor plan demonstrating flexibility of the ground-floor uses.
- The Oregon Structural Specialty Code requires accessible design throughout all public areas and in a percentage of the dwelling units, to be verified during the project's permit phase.

PROJECT SUMMARY

Address	701 + 777 NE 7th Avenue Portland, OR 97232
Property Tax IDs	R182216 (701 NE 7th Ave) + R182217 (777 NE 7th Ave)
Tax Lots	1N1E35BC2200 (701 NE 7th Ave) + 1N1E35BC2100 (777 NE 7th Ave)
Site Size	20,000 SF

PROJECT NARRATIVE

The proposed development is for a 15-story multi-family apartment building located at the southwest corner of NE 7th Avenue and NE Oregon Street in the Lloyd District. Tax lot 1N1E35BC2200 is currently occupied by an office building. Tax lot 1N1E35BC2100 is vacant.

The site is located in the Central Commercial (CX) zone, with a d (design) overlay, and is within the Central City Plan District (Lloyd District design subdistrict).

The proposed building use includes 14 stories of apartment units with levels 2-6 having 17 units each, levels 7-13 having 20 units each, level 14 having 10 units, and level 15 having 5 units, for 240 total units, of which 35 are Inclusionary Housing units. The ground floor will provide resident amenities while a community room, an amenity deck and ecoroof will occupy the penthouse level.

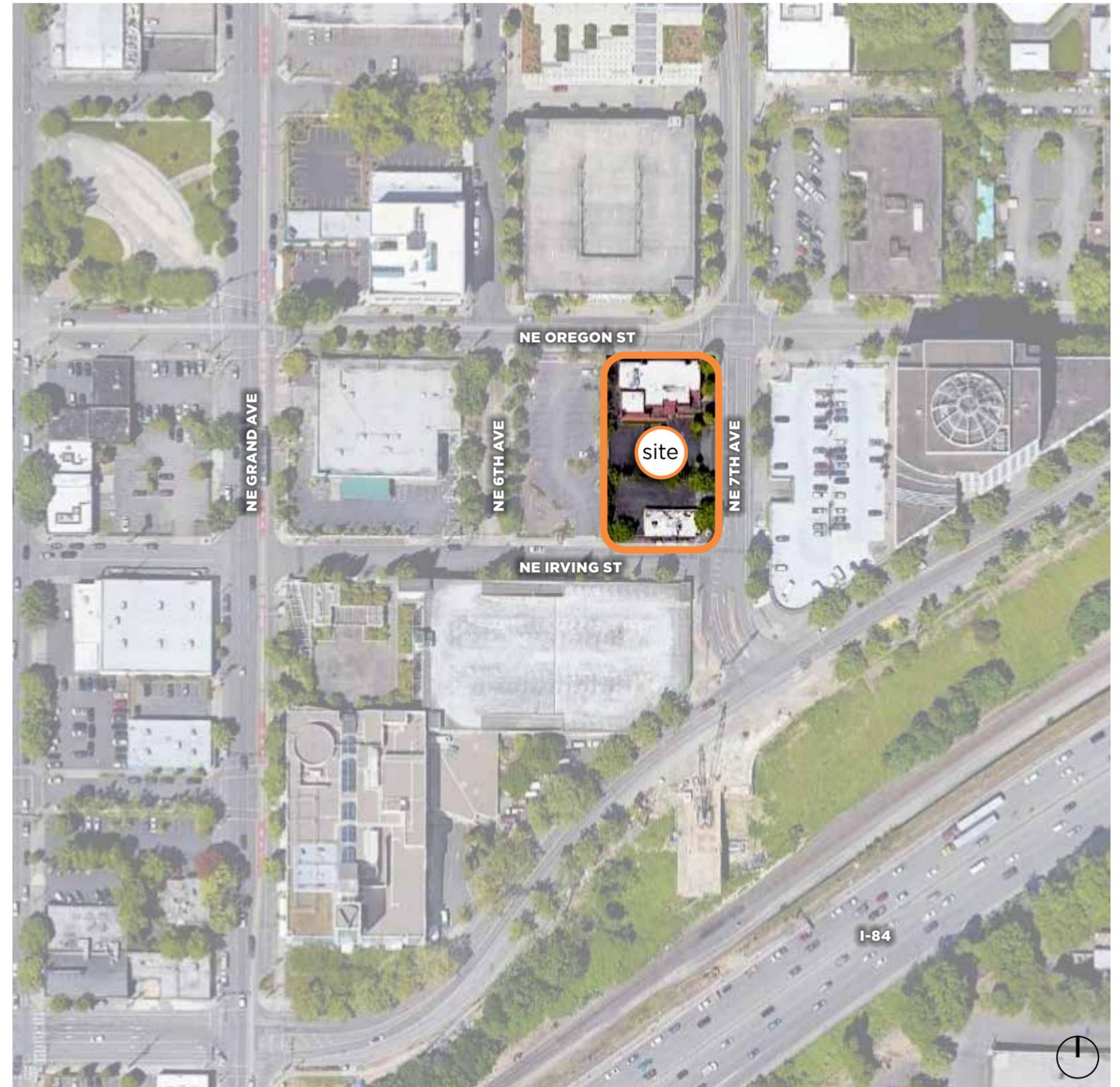
Vehicle access to the proposed below-grade garage will be provided from NE Irving Street. There are 164 parking spaces including 6 ADA spaces.

Pedestrian entrances are provided along NE Oregon Street, NE Irving Street, and NE 7th Avenue with entrances set back and covered to provide weather protection.

The Portland Streetcar (A Loop) runs along the site's NE Oregon Street frontage.

With the site located along the Portland Streetcar and Green Loop, careful consideration has been given to the pedestrian friendly streetscape.

The new/redeveloped impervious area behind the existing curb on NE Irving Street, NE 7th Avenue, and NE Oregon Street will trigger the Storm Water Management Manual (SWMM) requirements. The project owner elects to pursue the offsite stormwater management fee through the staff review special circumstances (SRSC) process in lieu of building public stormwater facilities.



ZONING SUMMARY

Base Zone	Central Commercial (CX)
Overlay	d (Design)
District	Central City (CC)
Subdistrict	Lloyd District
Base Zone FAR	4:1
Base Zone Height	75 feet
Central City FAR	9:1
Central City Height	250 feet
Inclusionary Housing FAR Bonus	3:1
Inclusionary Housing Height Bonus	75 feet
FAR Total with bonus	12:1
Height Total with bonus	325 feet
Minimum Setbacks	0 feet
Maximum Setbacks	Building must extend to within 12 feet of street lot line for 75% of lot line
Maximum Lot Coverage	100% of Site Area
Minimum Landscape Area	0%

PARKING SUMMARY

Central City Parking Sector	Lloyd District Subdistrict, 2
Minimum Parking	None
Maximum Parking	1.2 spaces per dwelling unit
Distance from Transit Stop	Approximately 415 feet - Streetcar Approximately 800 feet - Bus Approximately 750 feet - MAX
Loading	Two Standard B spaces

ZONING CODE REQUIREMENTS

Ecoroof	Required
Outdoor Area	Not Required
Building Length + Facade Articulation	Not Required
Ground Floor Active Use	Not Required
Required Building Lines	Building must extend to street lot line along 75% of street lot line, or to within 12 feet of street lot line within intervening space designed as an extension of the sidewalk and committed to active uses
Ground Floor Window Standard	40% of wall area facing streets, measured from 2 feet to 10 feet above the finished grade
Upper Floor Window Standard	15% of wall area facing streets, measured from 10 feet above the finished grade
Pedestrian Standards	Connections to abutting streets apply on all frontages unless at least 50% of facade is within 10 feet of street
Transit Street Main Entrance	Transit street standards apply on NE Oregon Street Need entrance facing the street, or at up to 45 degree angle, or face courtyard within 60 feet of transit street
Bird-Safe Exterior Glazing	Required
Low-Carbon Building	Required
Inclusionary Zoning	Required
Design Review	Required



1



2



3



4

EXISTING SITE



A



B

EXISTING SITE CONTEXT



B



C



NE 6TH AVE

NE OREGON ST

STREETCAR LINE

gas meter

ENTRY

ENTRY

**PROPOSED
15-STORY
APARTMENTS**

building footprint
18,103 SF

building coverage
18,895 SF

ADJACENT
PROPERTY

property line

NE 7TH AVE

Legend
short term bike parking

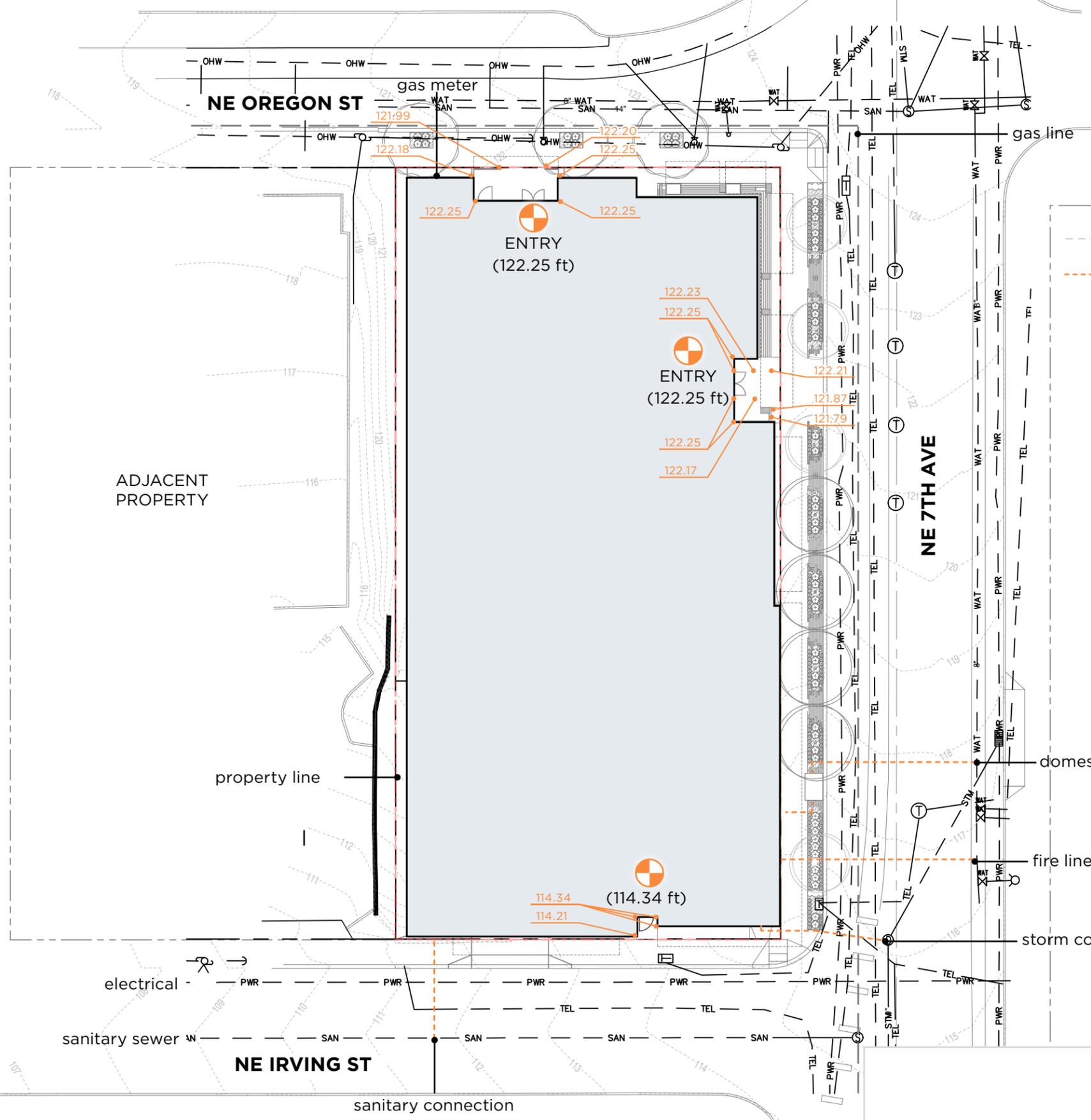
canopy above
existing
bike lane

GARAGE
ENTRY

NE IRVING ST



Drawing Scale: 1" = 30'



- Legend**
- Existing utility
 - Proposed utility

NE 6TH AVE

NE 7TH AVE

NE OREGON ST

NE IRVING ST

ADJACENT PROPERTY

property line

ENTRY
(122.25 ft)

ENTRY
(122.25 ft)

sanitary connection
(114.34 ft)

gas meter

gas line

domestic water

fire line

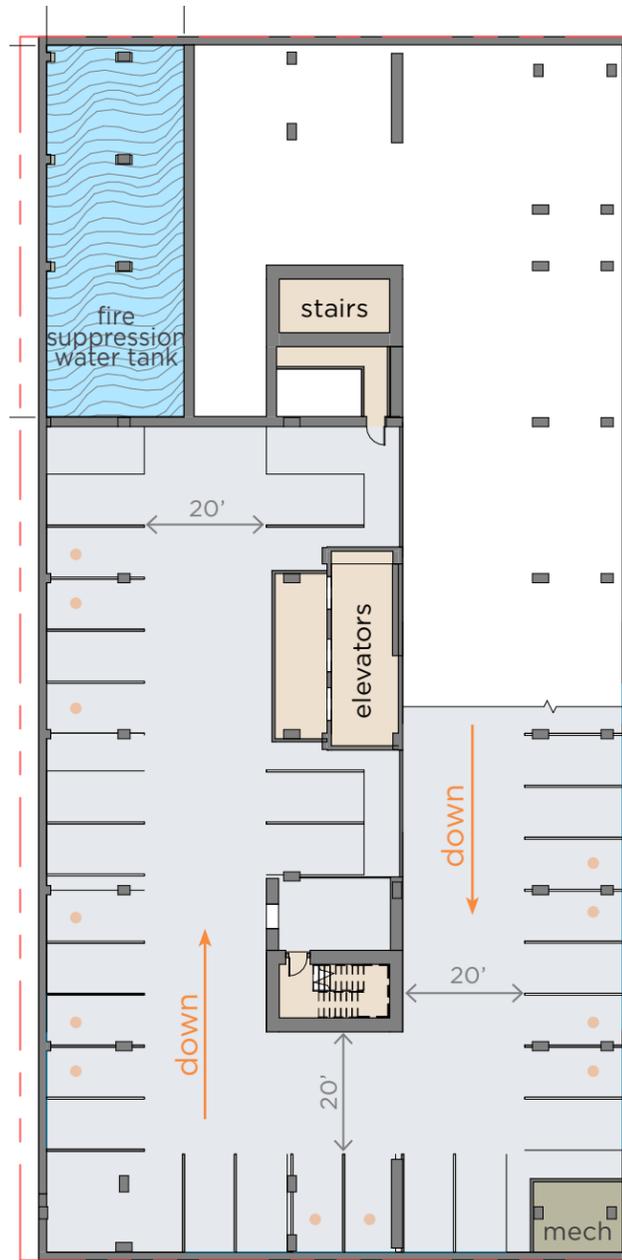
storm connection

electrical

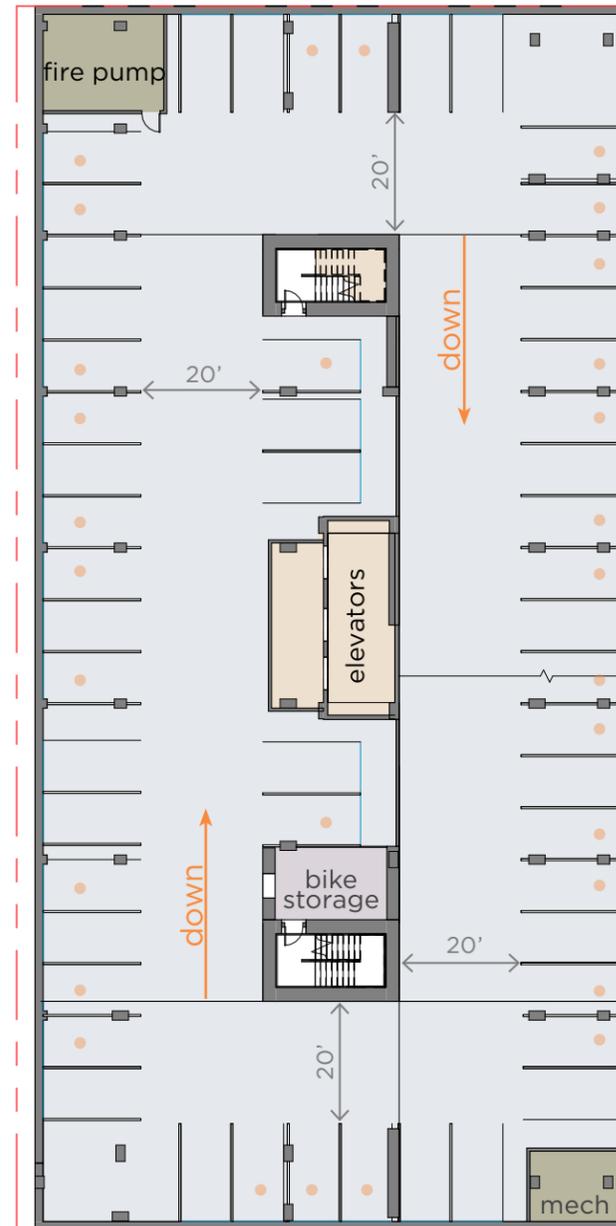
sanitary sewer



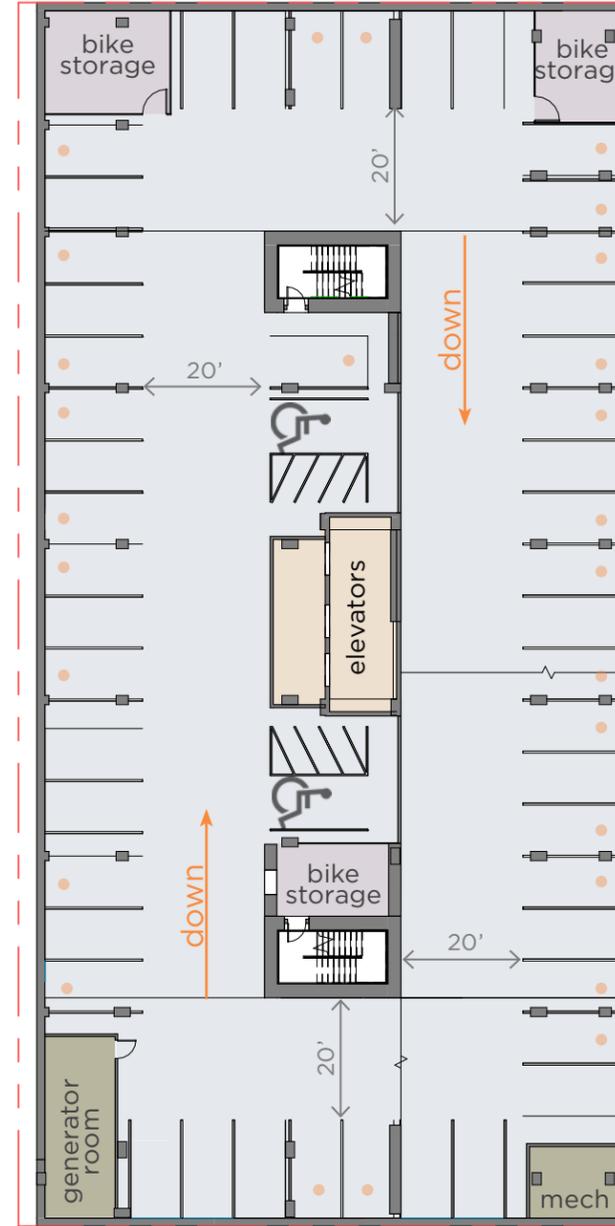
Drawing Scale: 1" = 30'



Floor Plan Level P4



Floor Plan Level P3



Floor Plan Level P2

Parking Schedule

Level	Type	Total Count
P1	Parking Space - ADA: 9' x 16' (6' Aisle)	6
P1	Parking Space - ADA: 9' x 16' (8' Aisle) - VAN	7
P1	Parking Space	17
		24
P2	Parking Space - ADA: 9' x 16' (8' Aisle) - VAN	2
P2	Parking Space	49
		51
P3	Parking Space	51
P4	Parking Space	38

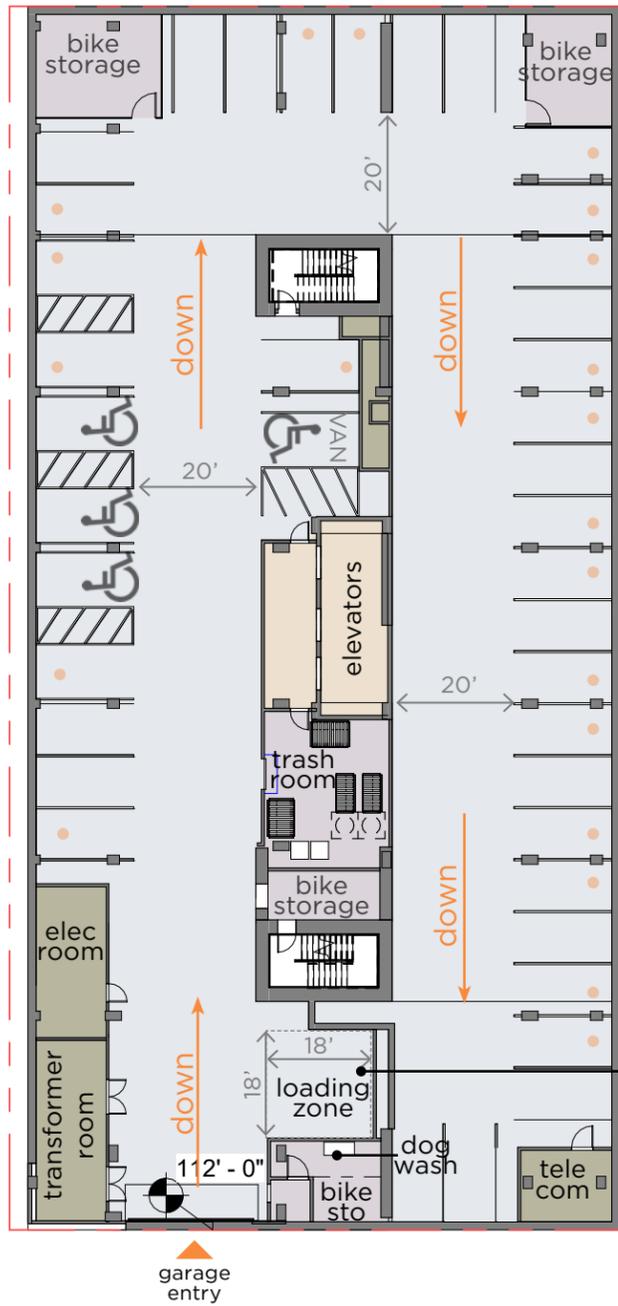
Grand total: 164 spaces

Legend

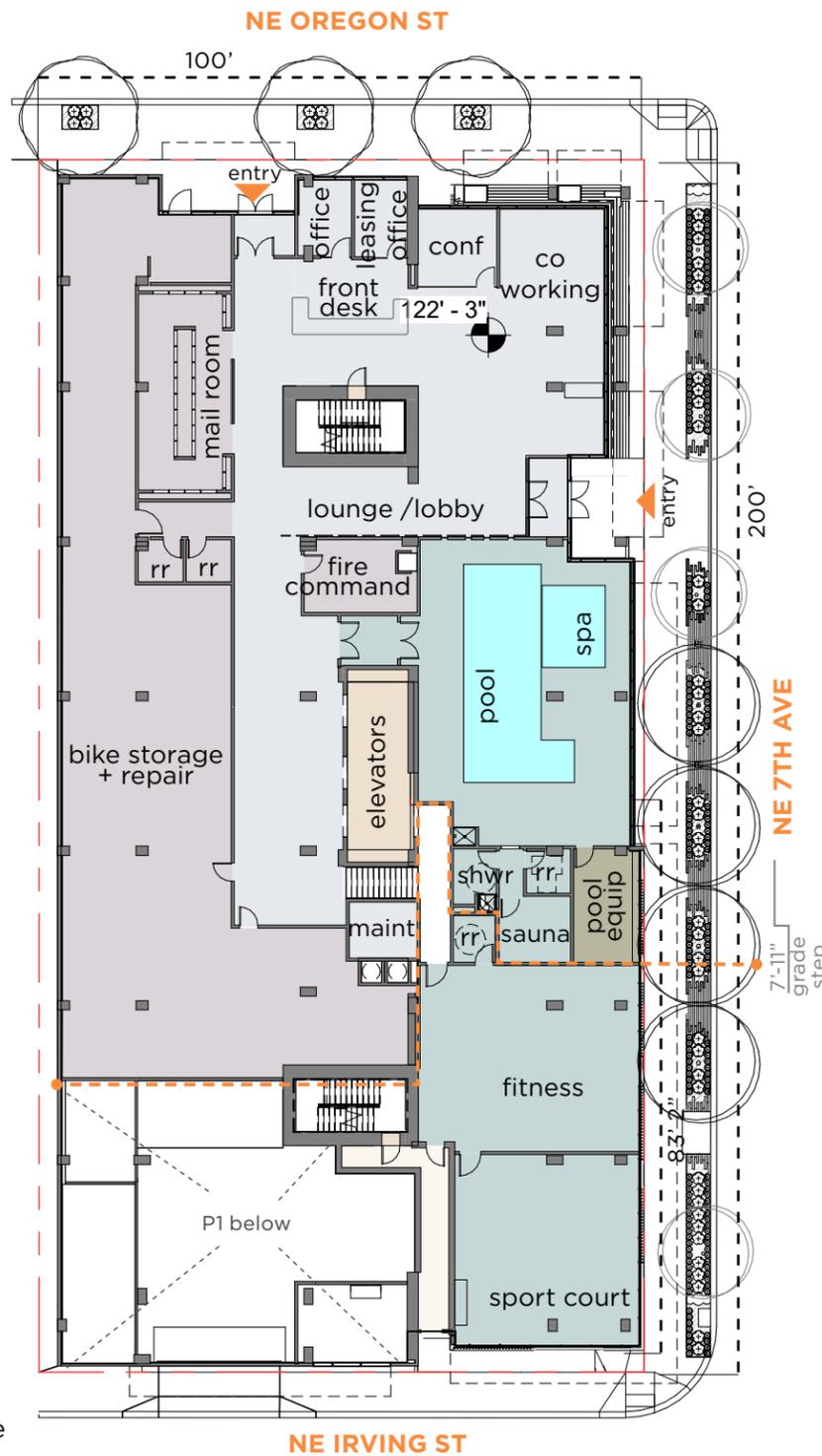
- Modified Parking Space
see sheet APP.13 for modification
- P4 12
- P3 28
- P2 24
- P1 20

Total modified parking stalls = 84





Floor Plan Level P1

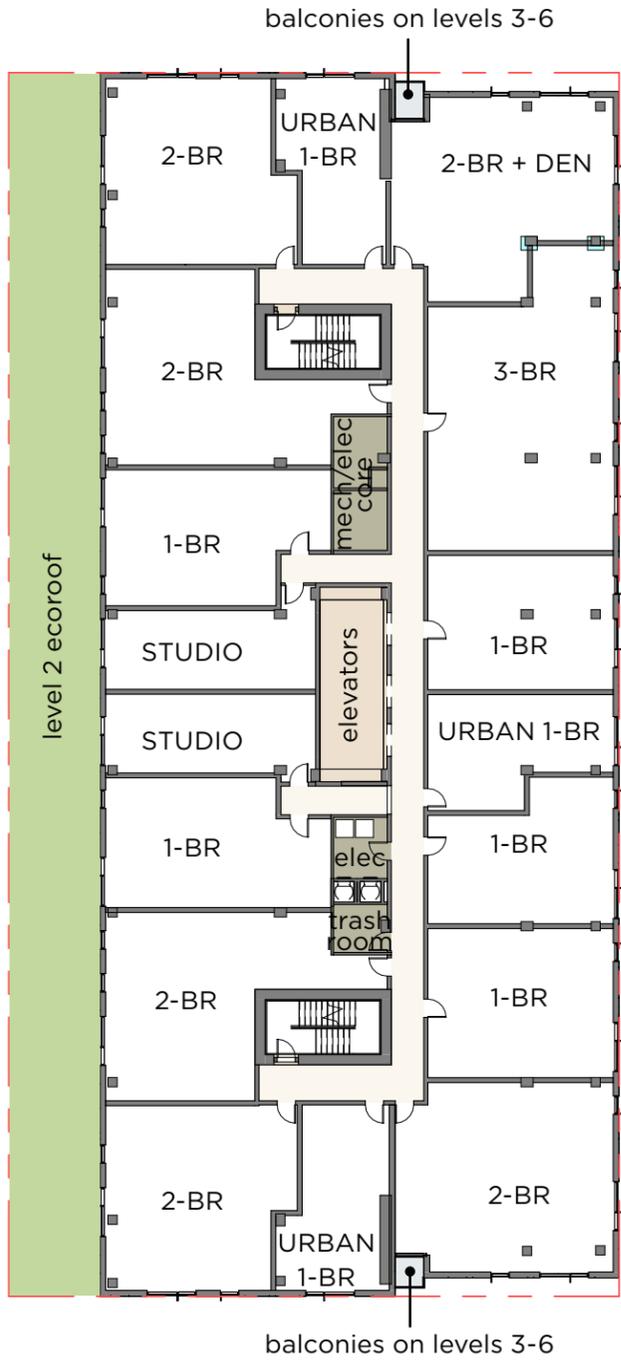


Floor Plan Level 1

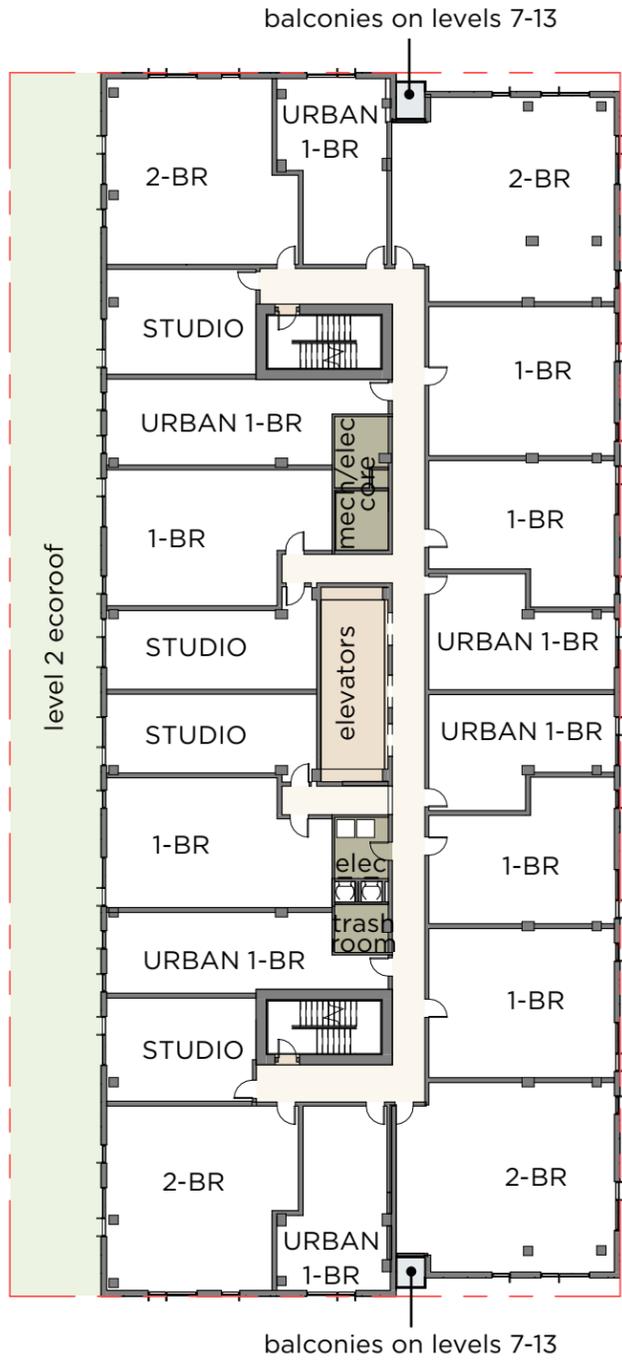
Pedestrian Level Building line Standards

Street Amenity	Lot Line Length	Length on Lot Line	Percentage of lot line
NE OREGON ST	100'		
Building on lot line		0	0%
Active use: bike parking (C.6)		30'	30%
Stopping/Gathering:			
covered entry (-8'6" deep)		22'	22%
Combined use:		33'	33%
Seating (2)4' lengths			
Pedestrian Movement (+4' 2" width)			
Landscaping (3' 4" deep)			
Combined amenity + Building		85'	85% prov > 75% req
NE 7TH AVE	200'		
Building on lot line		83' 2"	
Active use:			
covered entry (12')		16' 6"	8%
Combined use:		49' 3"	25%
Ped. Movement (+2' 6" width)			
Landscaping (3'4" deep)			
Ped. movement (+1' 6" width)		47' 6"	24%
Combined amenity + building		196' 5"	98% prov > 75% req
NE IRVING ST	100'		
NE Irving St.			
Building on lot line		0	0%
Ped. movement (+3' 7" width)		37' 4"	37%
Ped. movement (+1' 0" width)		59' 7"	60%
Combined amenity + building		97' 3"	97% prov > 75% req

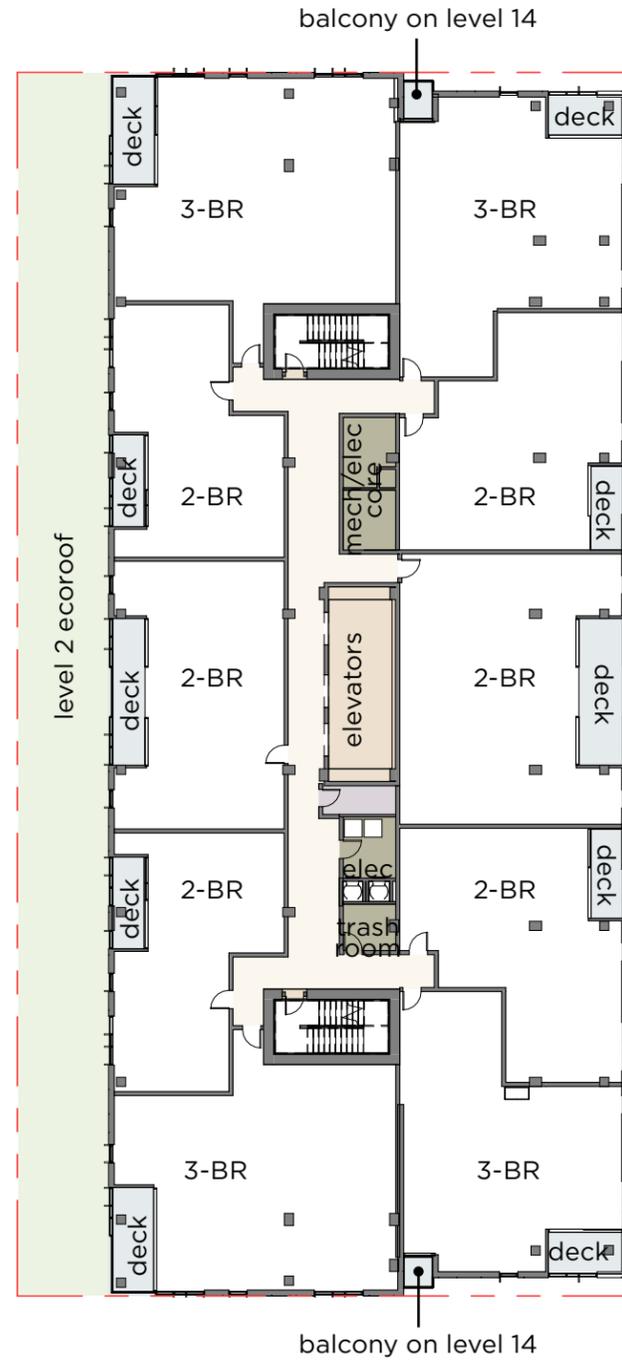




Floor Plan Type 1 Levels 2-6

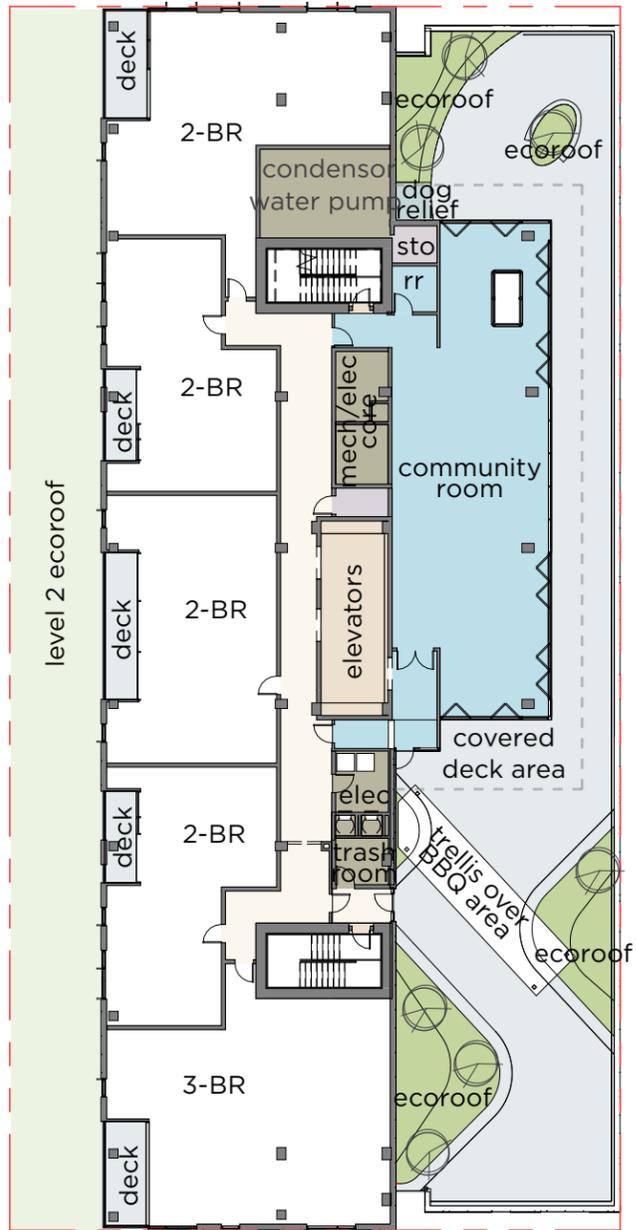


Floor Plan Type 2 Level 7-13

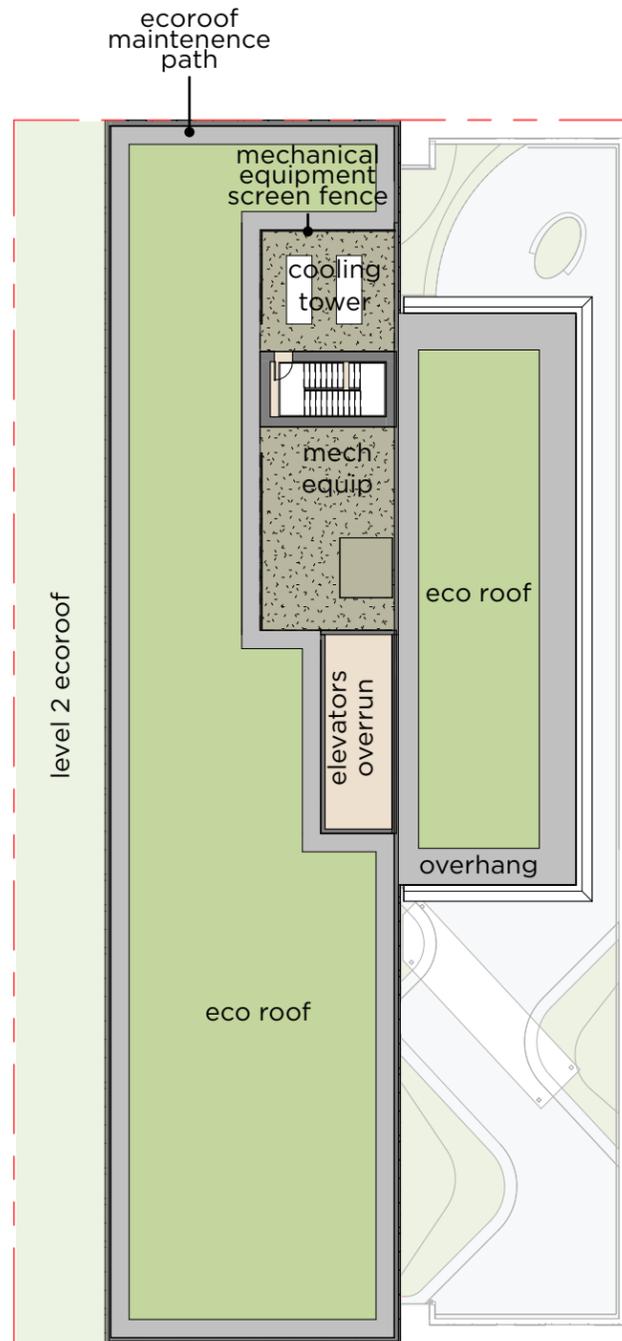


Penthouse Type 1 Level 14





Penthouse Type 2 Level 15



Floor Plan Roof



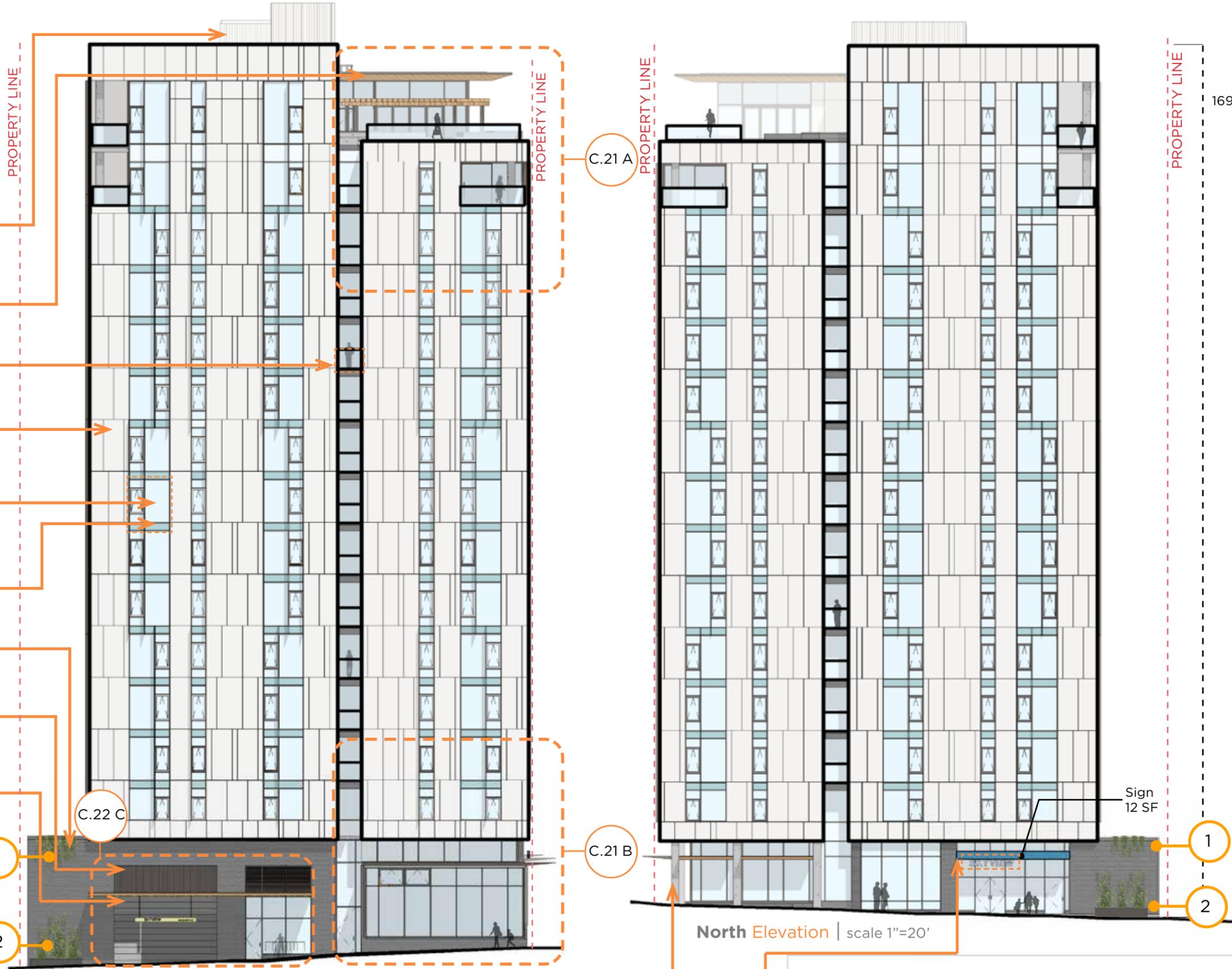
Drawing Scale: 1" = 30'

Keynotes

- 1 trailing plants
- 2 planter with vertical vines within property line

Material Key

- Morin Matrix MX-2 corrugated aluminum wall panel in Bone White
- Geolam Aluminum Cladding with wood veneer in Teak
- clear glass railing at balcony
- Equitone [tectiva] fiber cement panels - integral color TE90
- clear vision glass - bird safe finish applied as shown on APP.20-APP.21
- spandrel glass occurring at floor lines as part of the Intus window system
- Roda Linear Walling split stone veneer
- Morin Matrix MX-2 corrugated aluminum wall panel in Zinc
- garage door aluminum frame and grill, powder coated in dark bronze
- exposed concrete
- distinctly colored entrance canopies

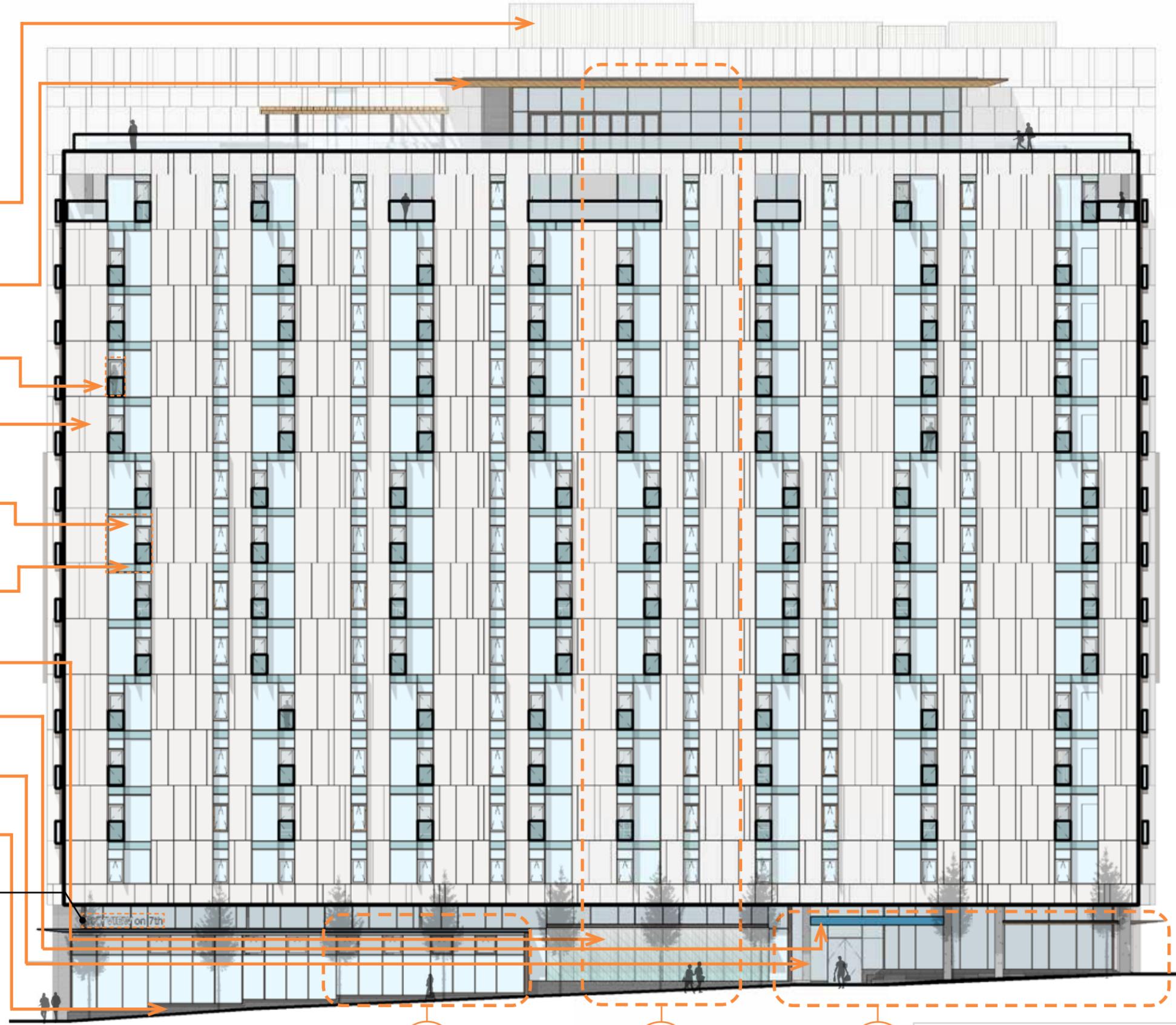


South Elevation | scale 1"=20'

North Elevation | scale 1"=20'

Material Key

- Morin Matrix MX-2 corrugated aluminum wall panel in Bone White
- Geolam Aluminum Cladding with wood veneer in Teak at all canopies
- clear glass Juliet balcony
- Equitone [tectiva] fiber cement panels - integral color TE90
- clear vision glass - bird safe finish applied as shown on APP.20-APP.21
- spandrel glass occurring at floor lines as part of the Intus window system
- water-themed art/privacy glazing as shown on APP.14
- distinctly colored entrance canopies
- exposed concrete
- Roda Linear Walling split stone veneer
- Sign 19 SF



167'

0' 10' 20' 40'

East Elevation | scale 1"=20'

C.22 A

C.20 A

C.22 B

Material Key

- Morin Matrix MX-2 corrugated aluminum wall panel in Bone White
- Equitone [tectiva] fiber cement panels - integral color TE90
- clear glass Juliet balcony
- clear vision glass - bird safe finish applied as shown on APP.20-APP.21
- spandrel glass occurring at floor lines as part of the Intus window system
- Roda Linear Walling split stone veneer
- cmu



179'

West Elevation | scale 1"=20'



Legend

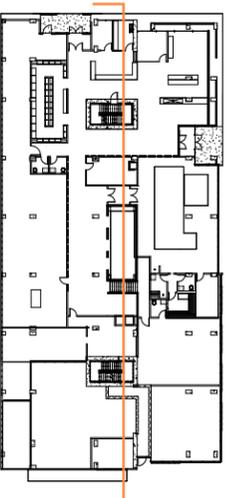
- penthouse type 2
- penthouse type 1
- floor plan type 2
- floor plan type 1
- fitness, mail room lounge, leasing,
- coworking, bike parking, pool,
- fitness, mail room
- parking and bike storage



Metro Regional Center Parking Structure

Skyview on 7th

Liberty Centre Parking Structure

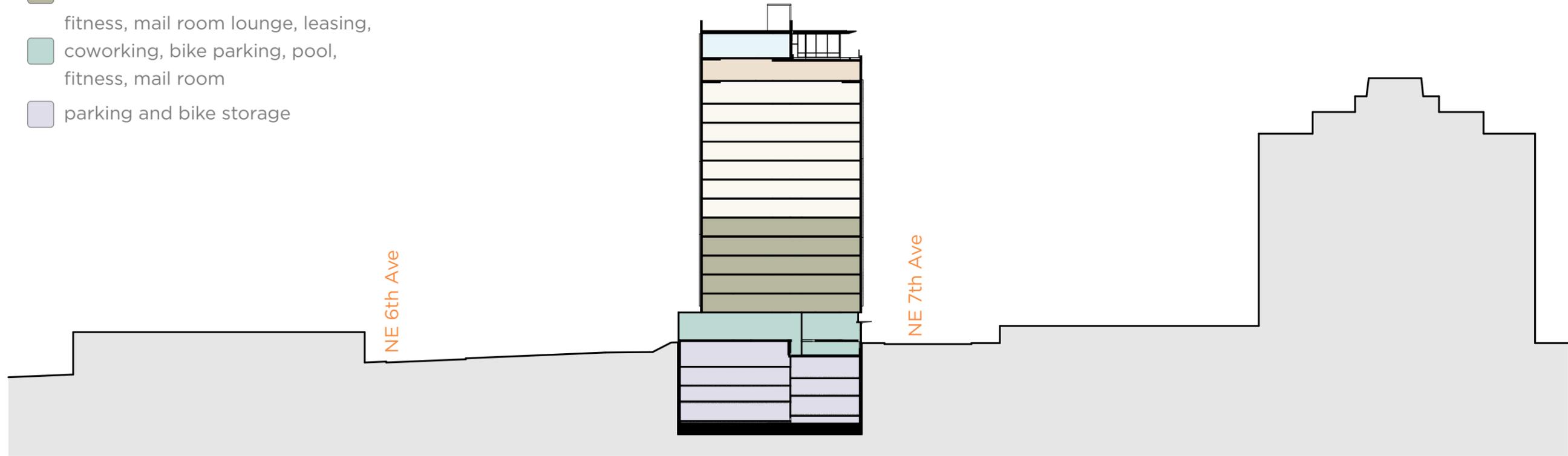


0' 30' 60' 120'

Drawing Scale: 1" = 60'

Legend

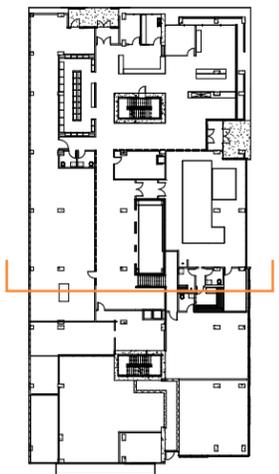
- penthouse type 2
- penthouse type 1
- floor plan type 2
- floor plan type 1
- fitness, mail room lounge, leasing,
- coworking, bike parking, pool,
- fitness, mail room
- parking and bike storage



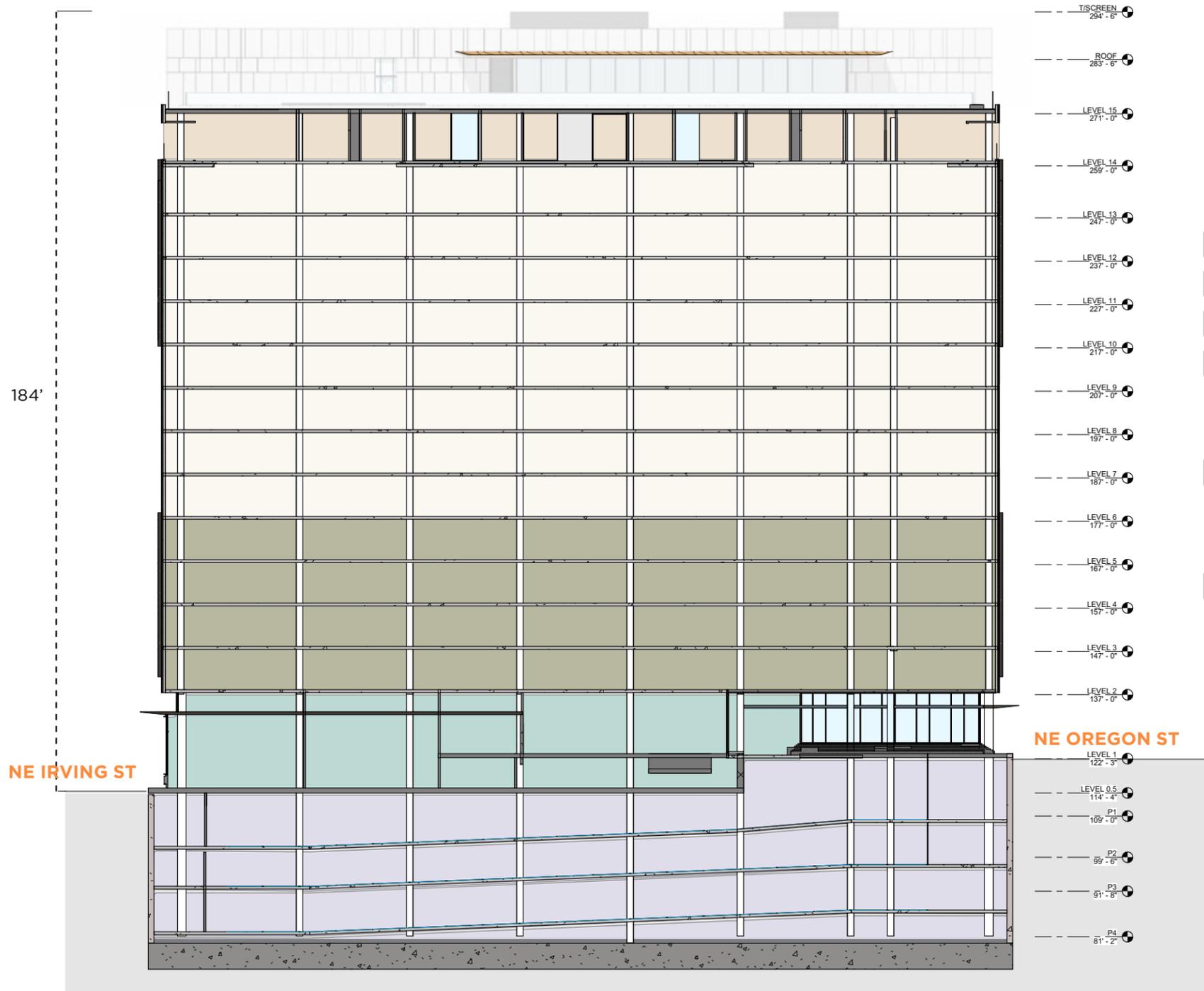
Land Rover, Range Rover Vehicle Service

Skyview on 7th

Oregon State Office Building

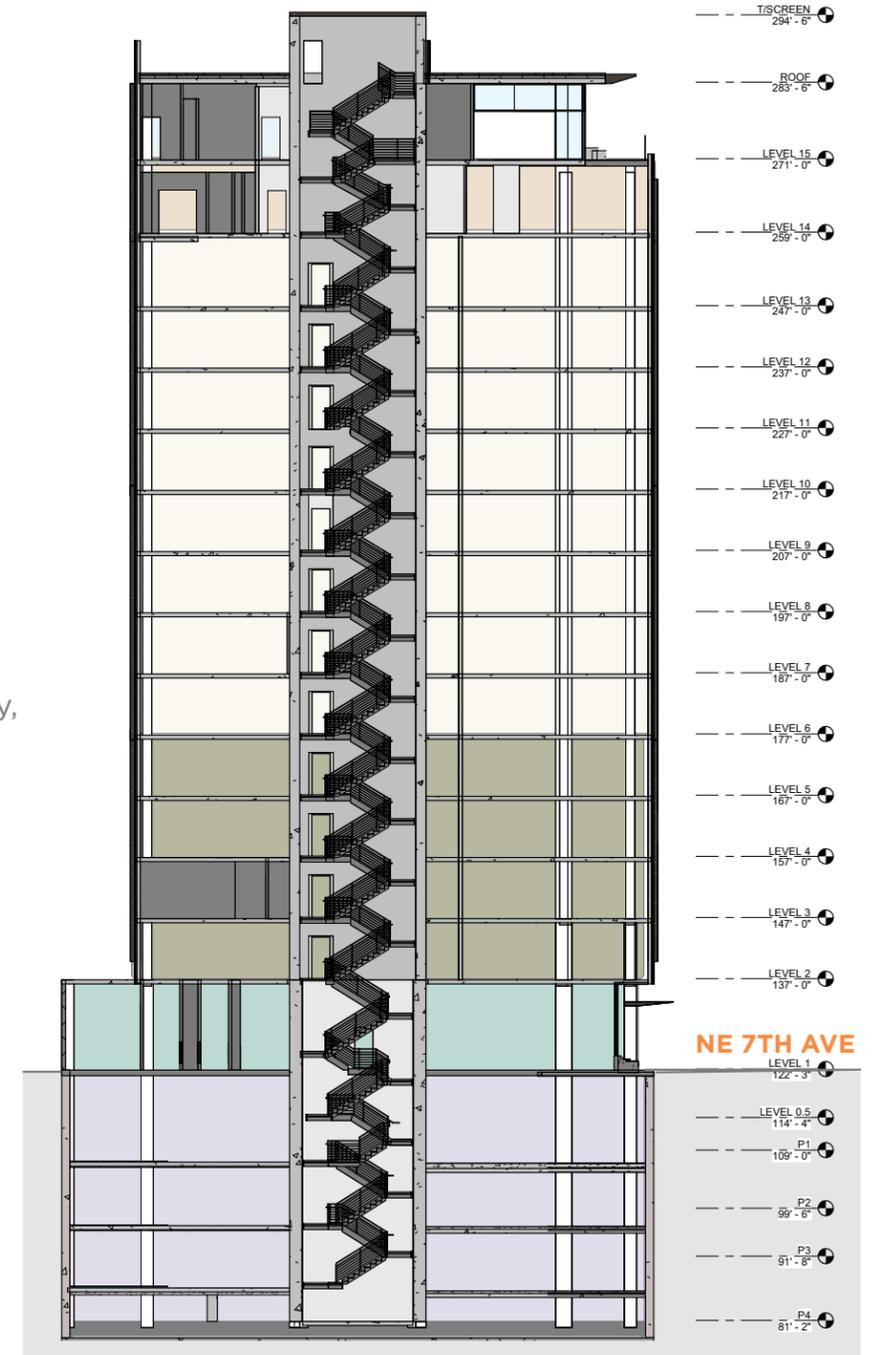


0' 30' 60' 120' Drawing Scale: 1" = 60'



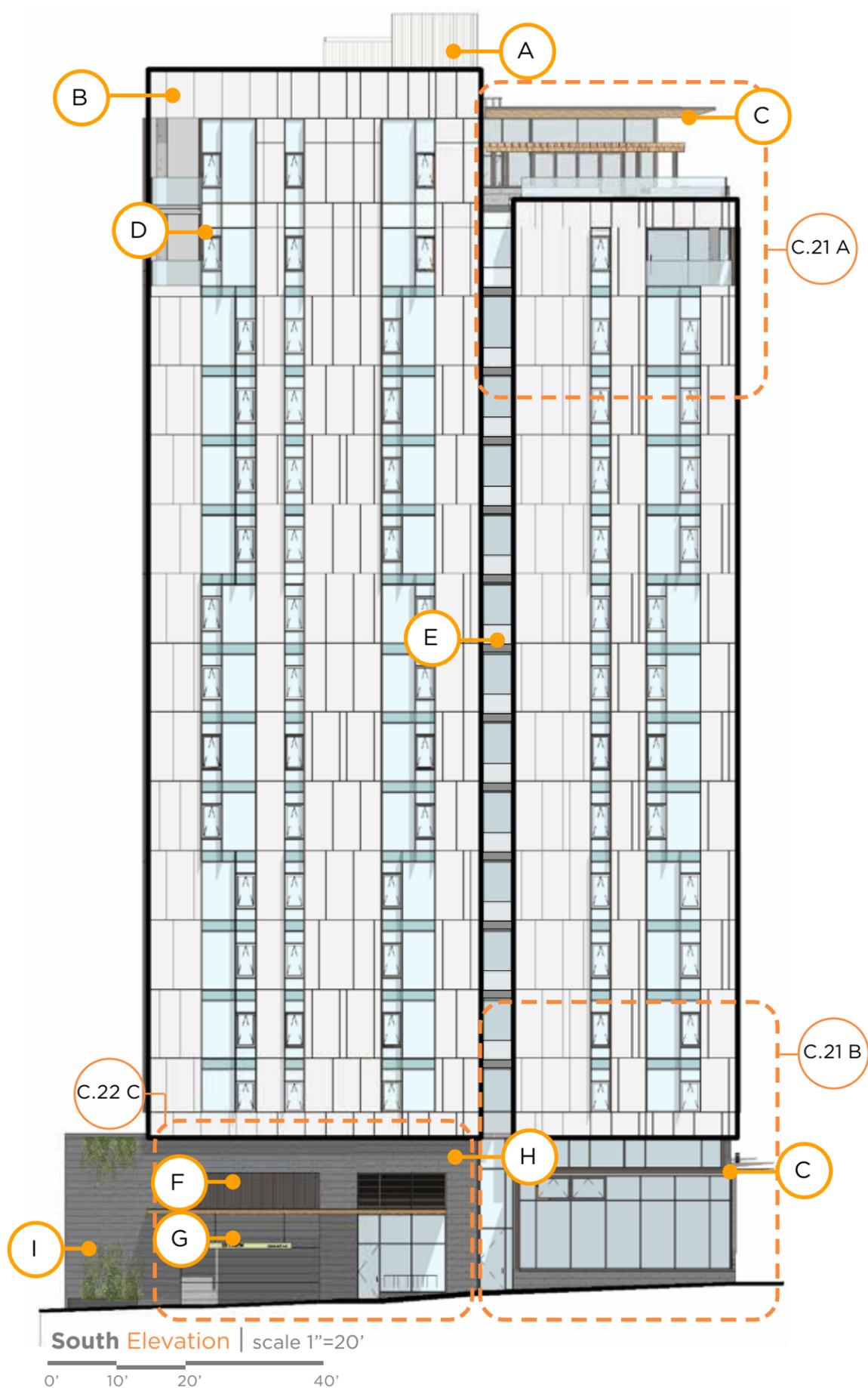
Section South-North | scale 1"=20'

- Legend**
- penthouse type 2
 - penthouse type 1
 - floor plan type 2
 - floor plan type 1
 - fitness, mail room
lounges, leasing,
 - coworking, bike
parking, pool, lobby,
fitness, mail room
 - parking and bike
storage

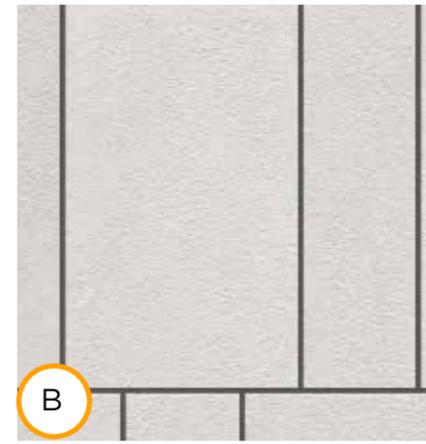


Section West-East | scale 1"=20'

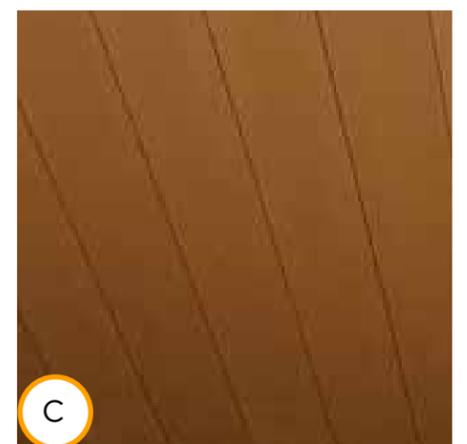




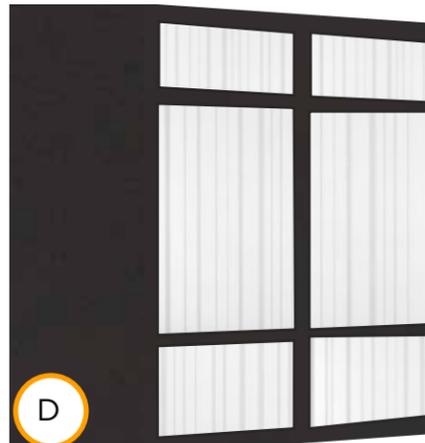
A
Morin Matrix MX-2 corrugated aluminum wall panels in Bone White used in mechanical screens, elevator overrun, and stair core



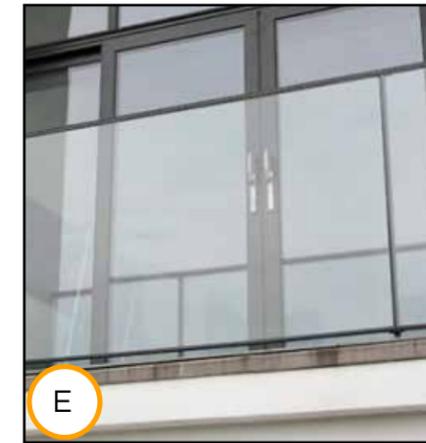
B
Equitone [tectiva] fiber cement panel. integral color: TE90, textured finish



C
Geolam Aluminum Cladding with wood veneer in Teak



D
Dark Bronze Metal Accents + Window Mullions + Fins. Spandrel part of Intus Window System (bird safe finish applied to vision glass)



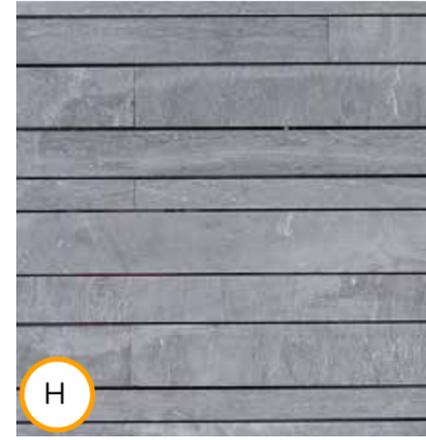
E
Clear Glass Balconies



F
Morin Matrix MX-2 corrugated aluminum wall panels in Dark Bronze



G
Aluminum frame and grill, powder coated in "dark bronze"



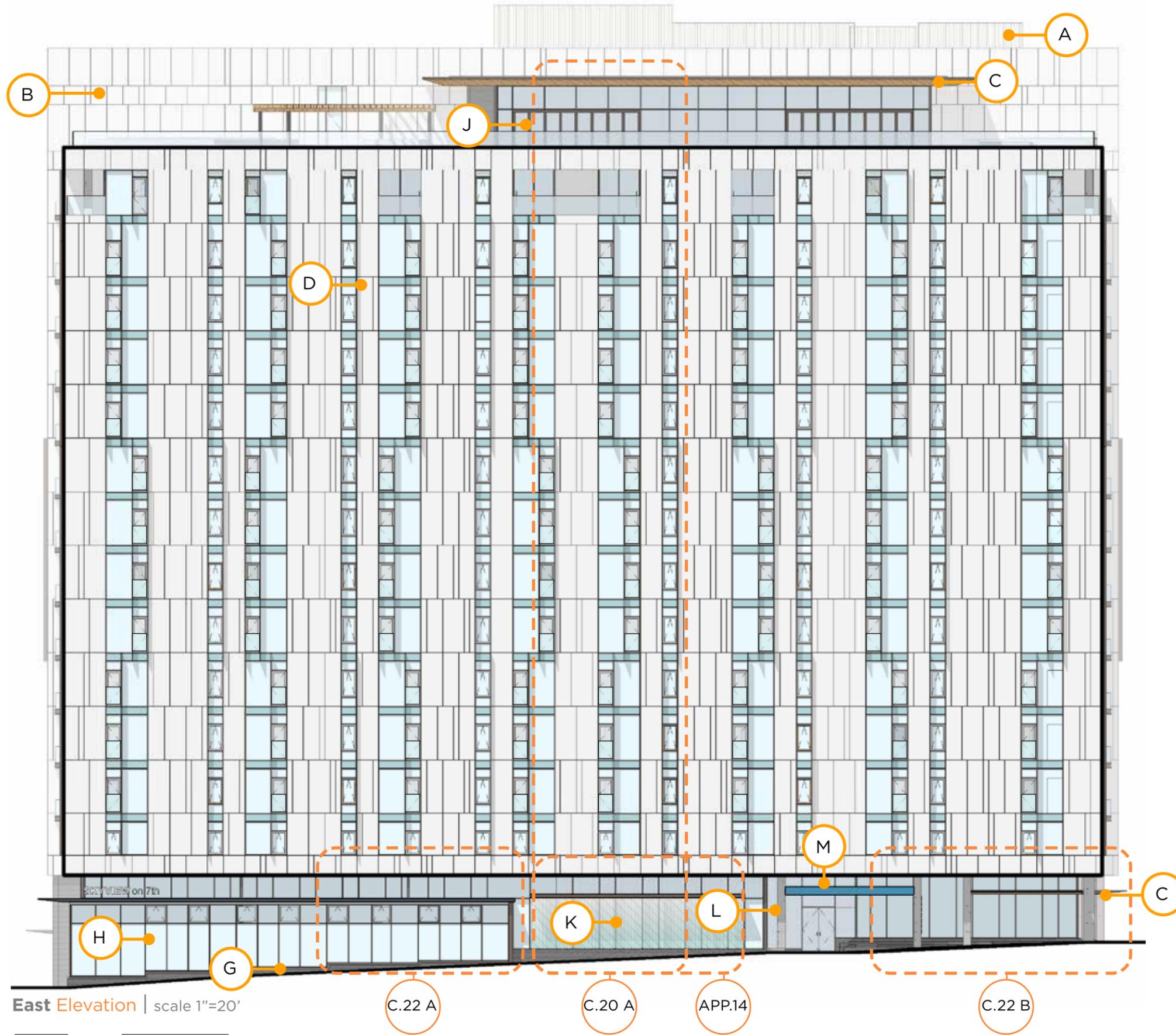
H
Roda Linear Walling split stone limestone cladding



I
Metal planter with climbing vines

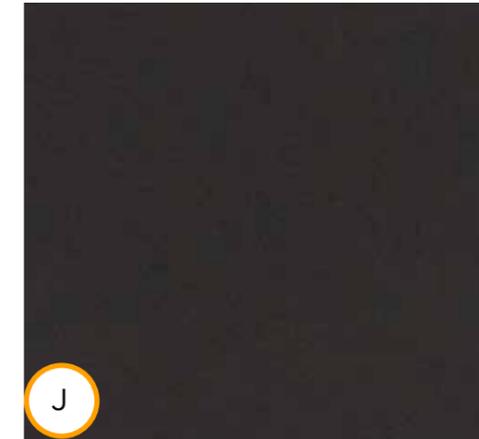
South Elevation | scale 1"=20'

0' 10' 20' 40'



East Elevation | scale 1"=20'

0' 10' 20' 40'



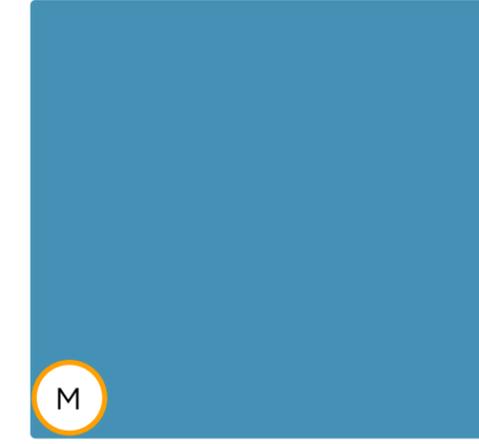
J
Folding glass windows with dark bronze color frames



K
Water-themed public artwork integrated into glazing system (see APP.14)



L
Exposed Concrete

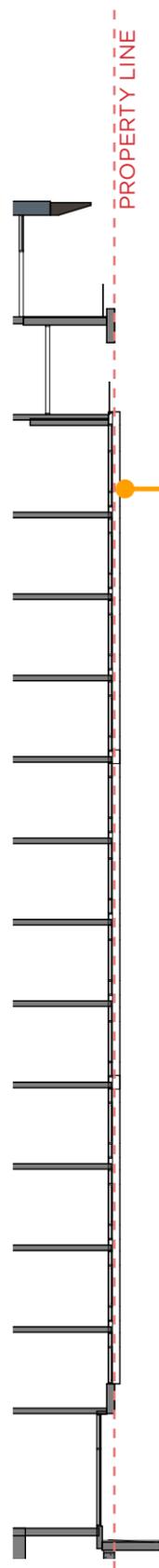


M
Entrances are highlighted by enhanced lighting, deep recesses, and distinctly colored canopies with a more pronounced profile

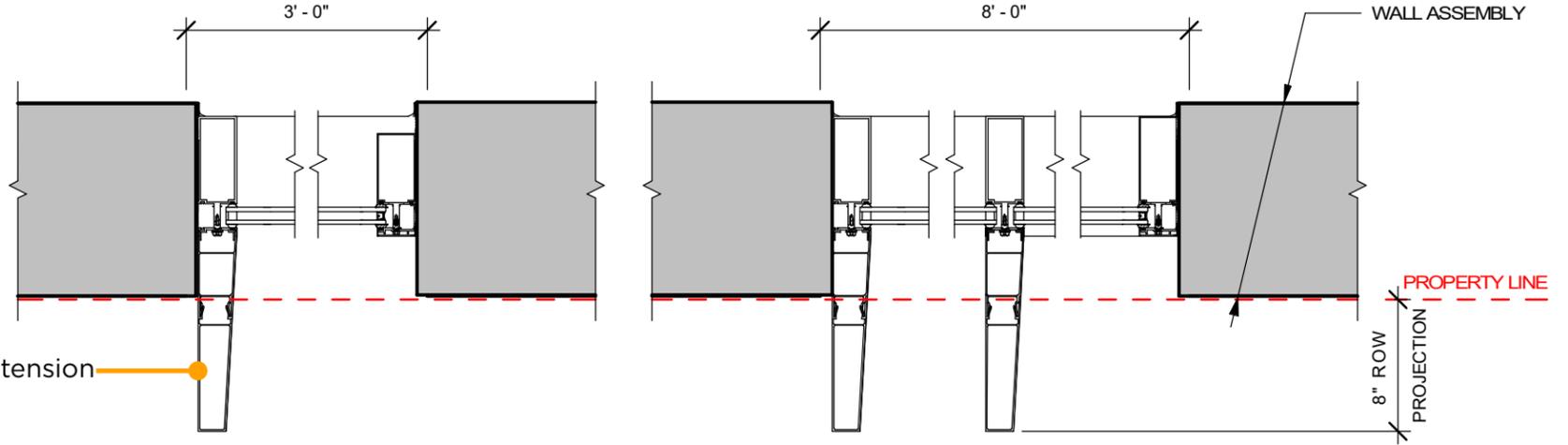


A East Elevation | scale 1"=20'

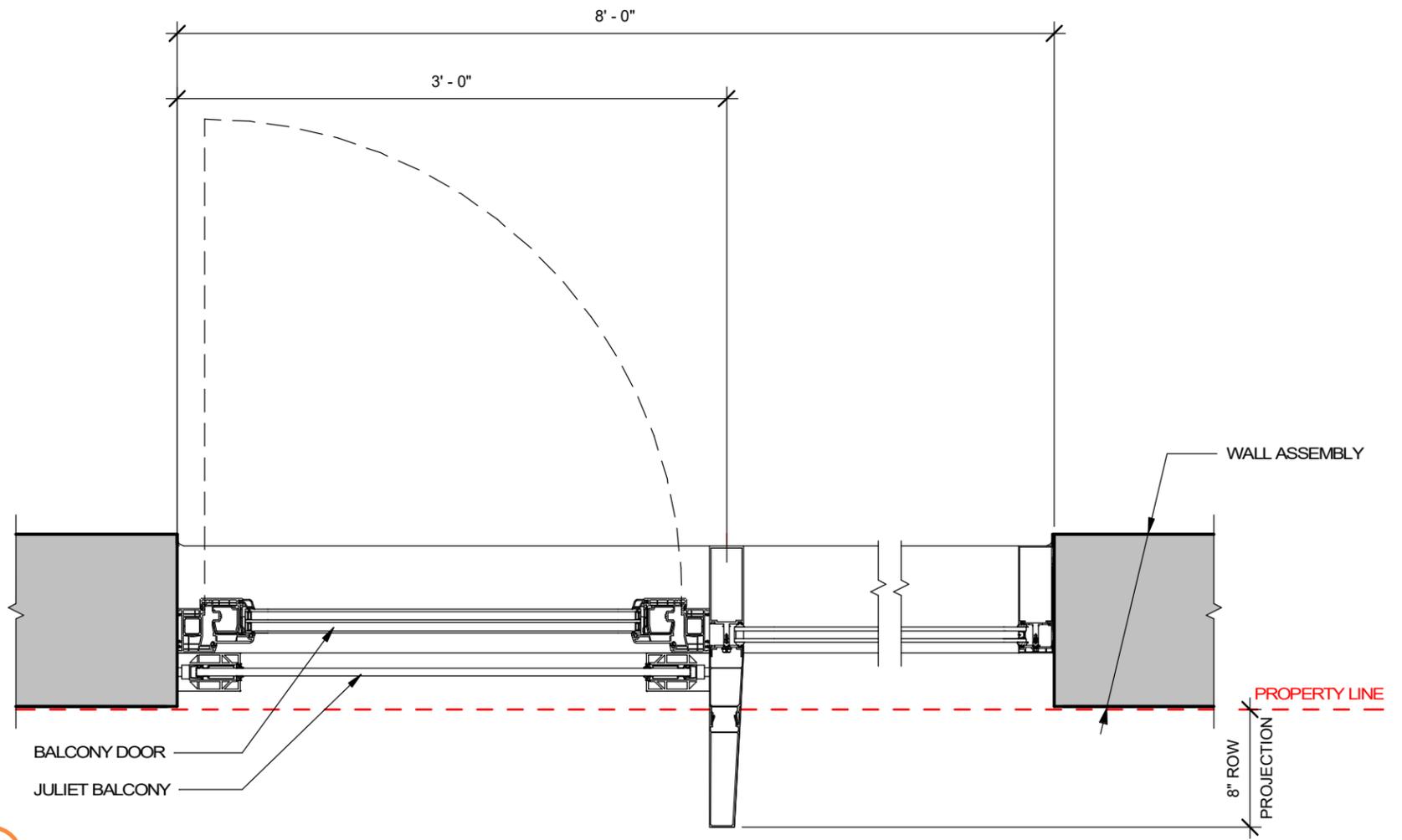
0' 10' 20' 40'



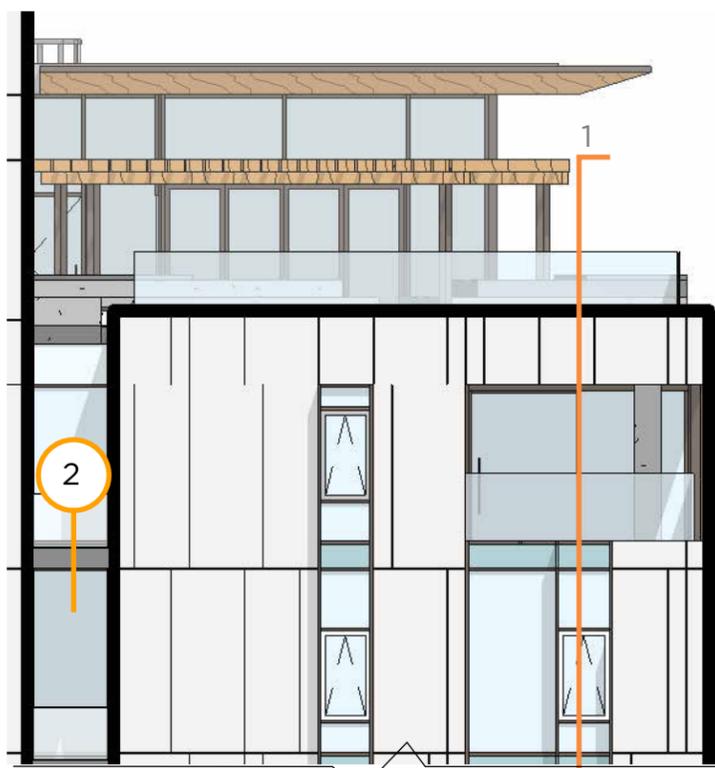
1 Wall Section



2 Typical Window Detail | nts



3 Typical Window Detail With Juliet Balcony | nts

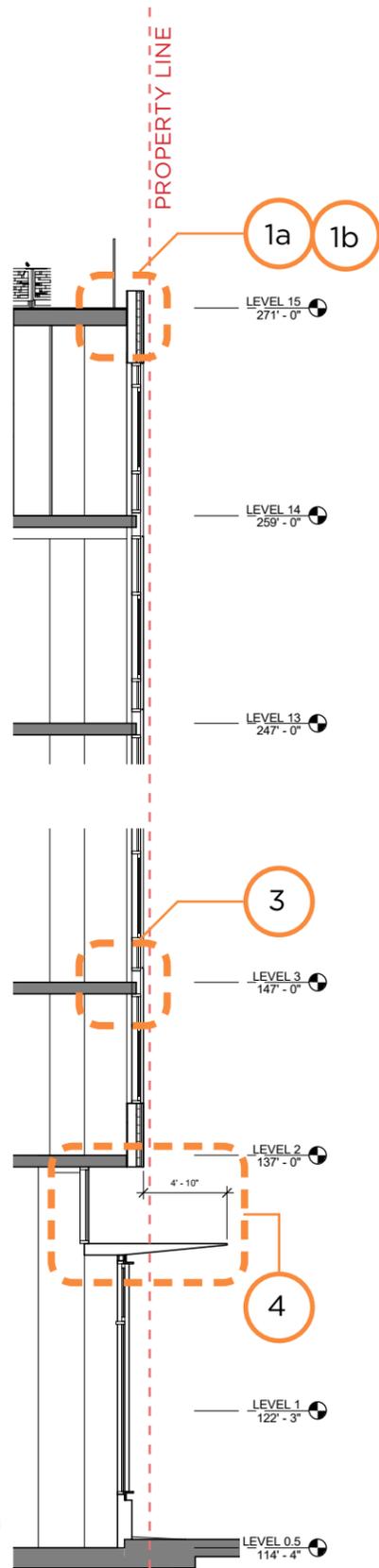


A South Elevation (upper) | scale 1"=10'

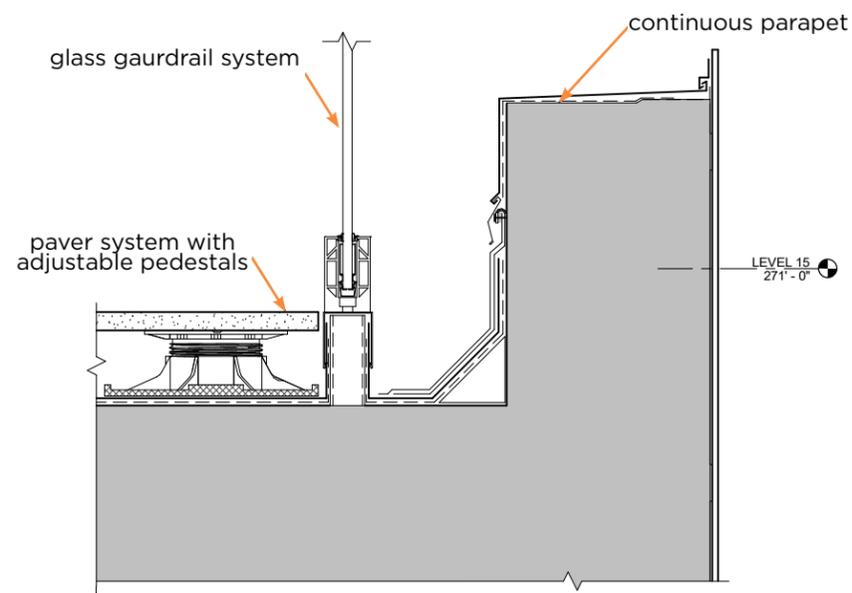


B South Elevation (lower) | scale 1"=10'

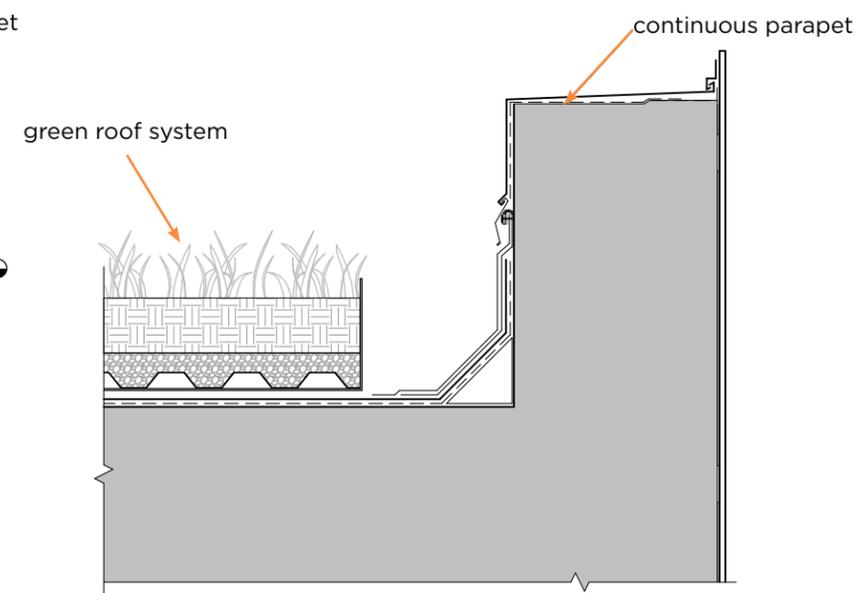
Not to scale



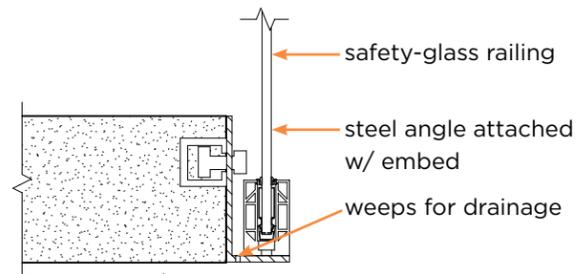
Wall Section 1



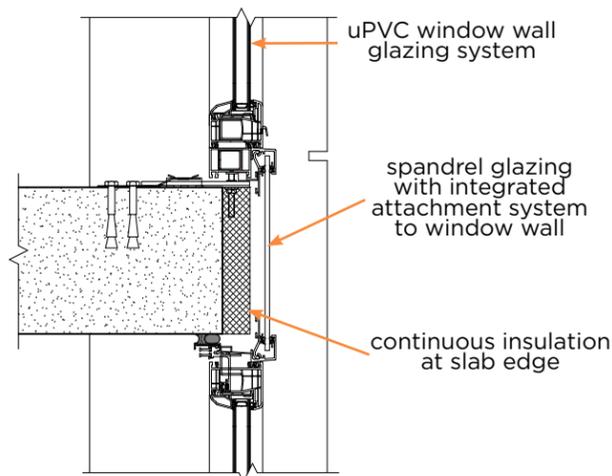
1a Parapet and Guardrail | nts



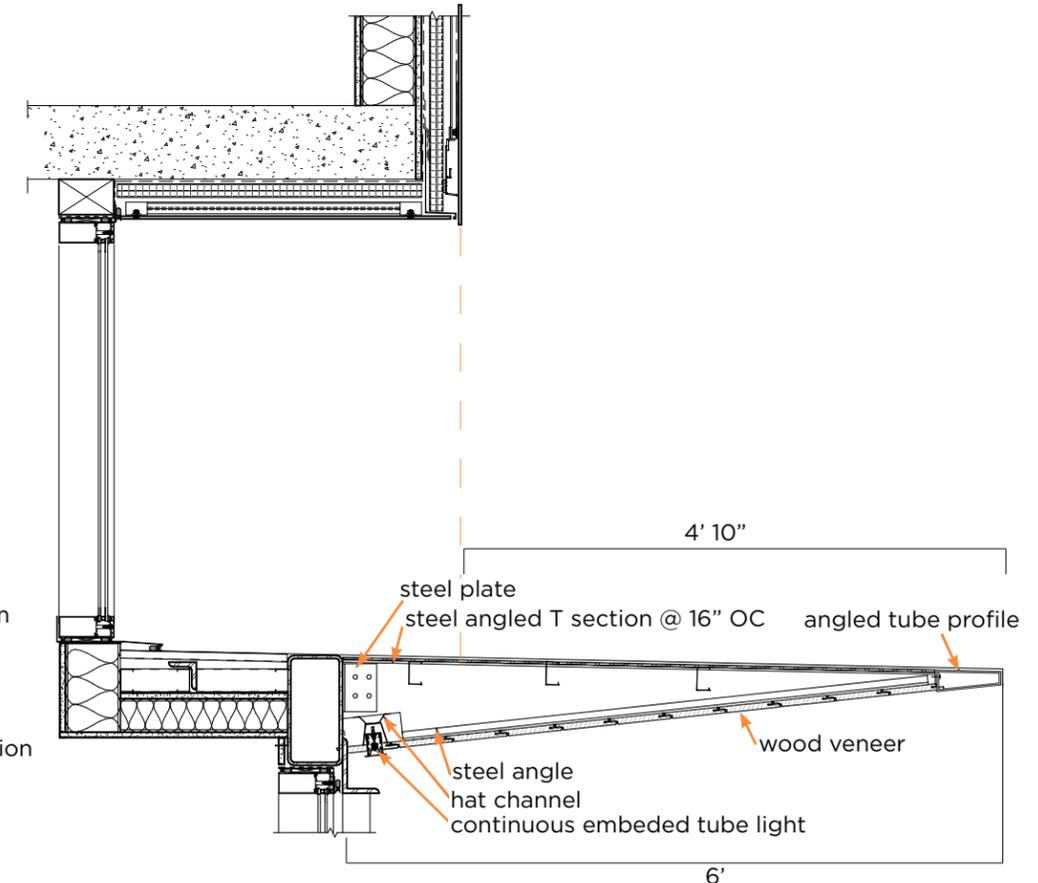
1b Green Roof Parapet | nts



2 Floor Detail at Balcony | nts



3 Floor Plate Spandrel | nts



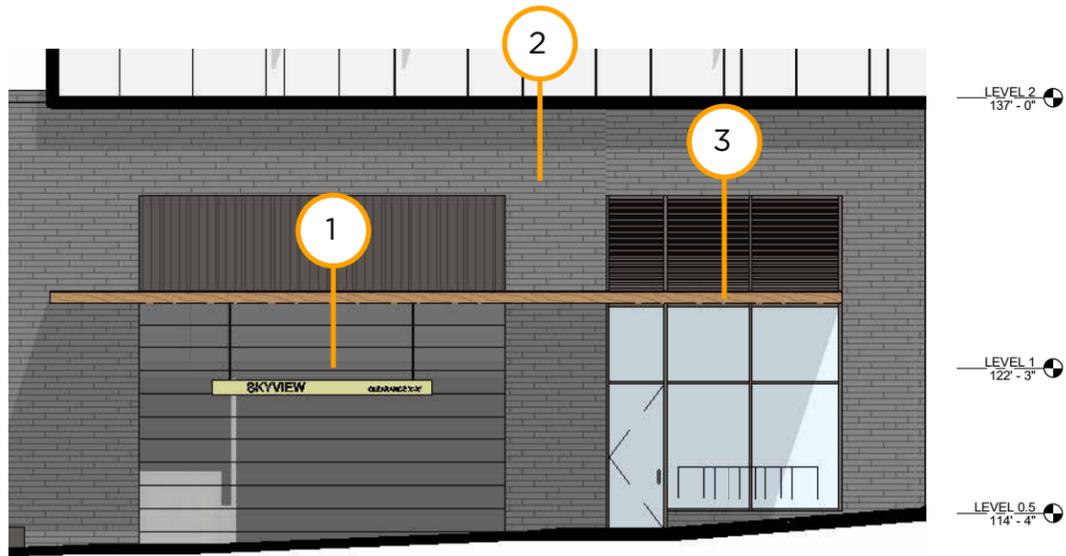
4 Canopy Section with Clerestory | nts

Enlarged Details

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LU 22-163863 C.21



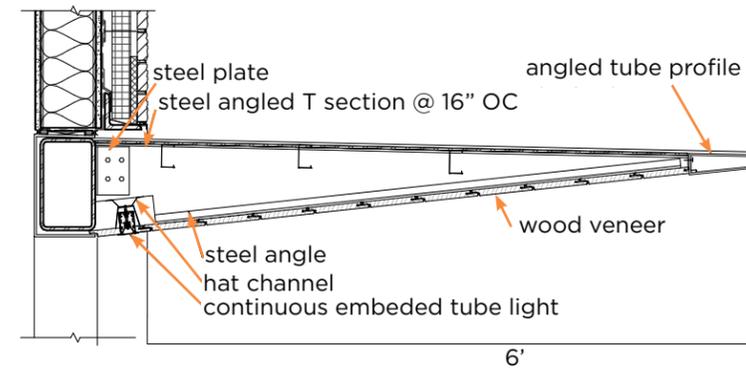
C South Elevation | Garage | scale 1"=10'



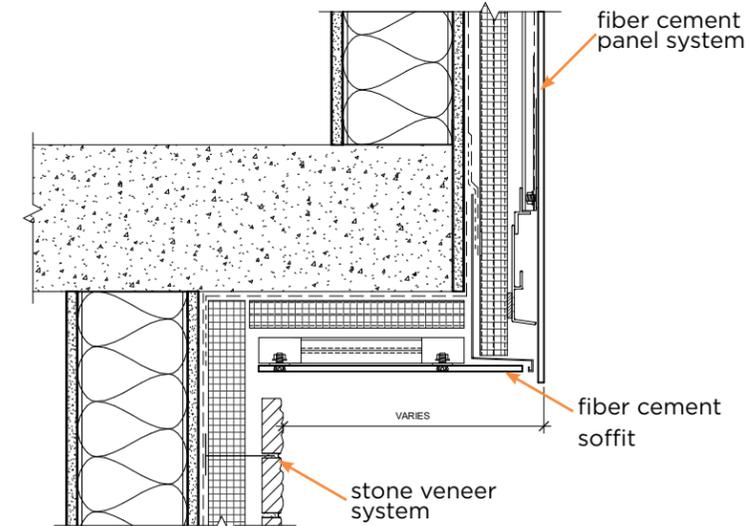
A East Elevation | Plane Change | scale 1"=10'



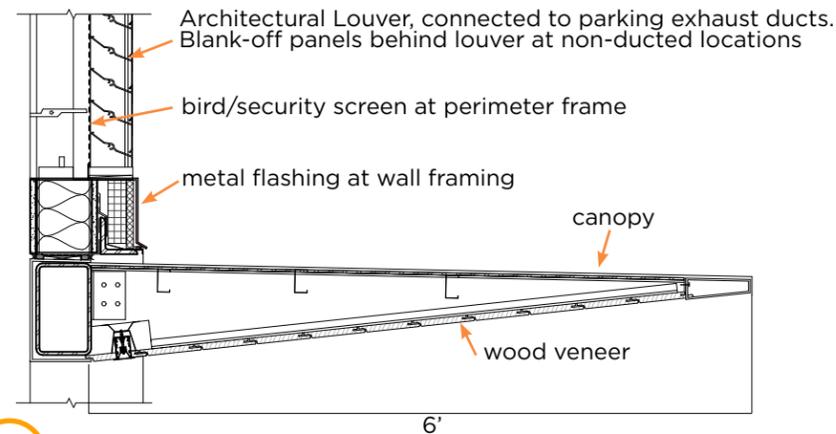
B East Elevation | Entry | scale 1"=10'



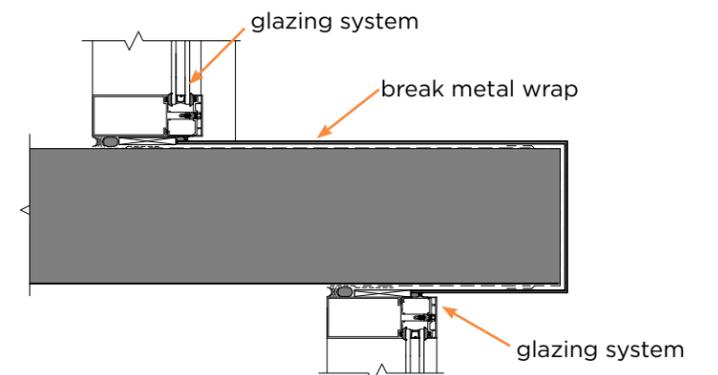
1 Garage Entry Canopy | nts



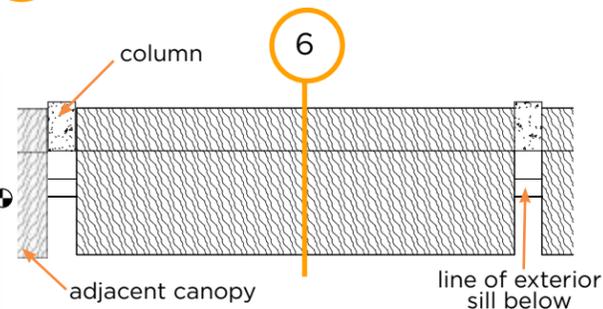
2 Fiber Cement Panel to Stone Transition | nts



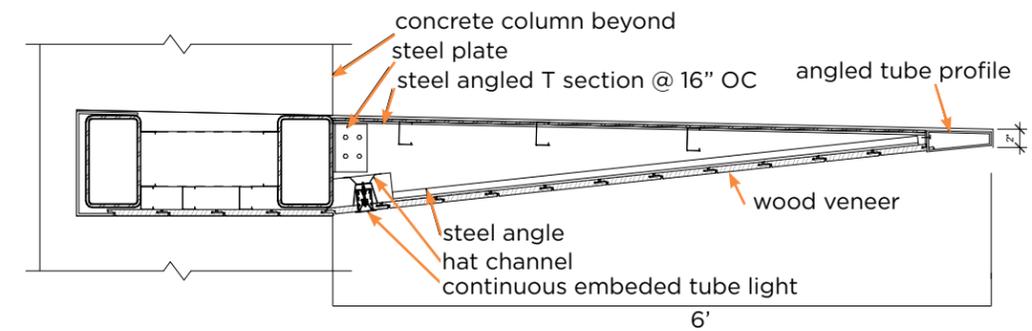
3 Mechanical Exhaust Louvers | nts



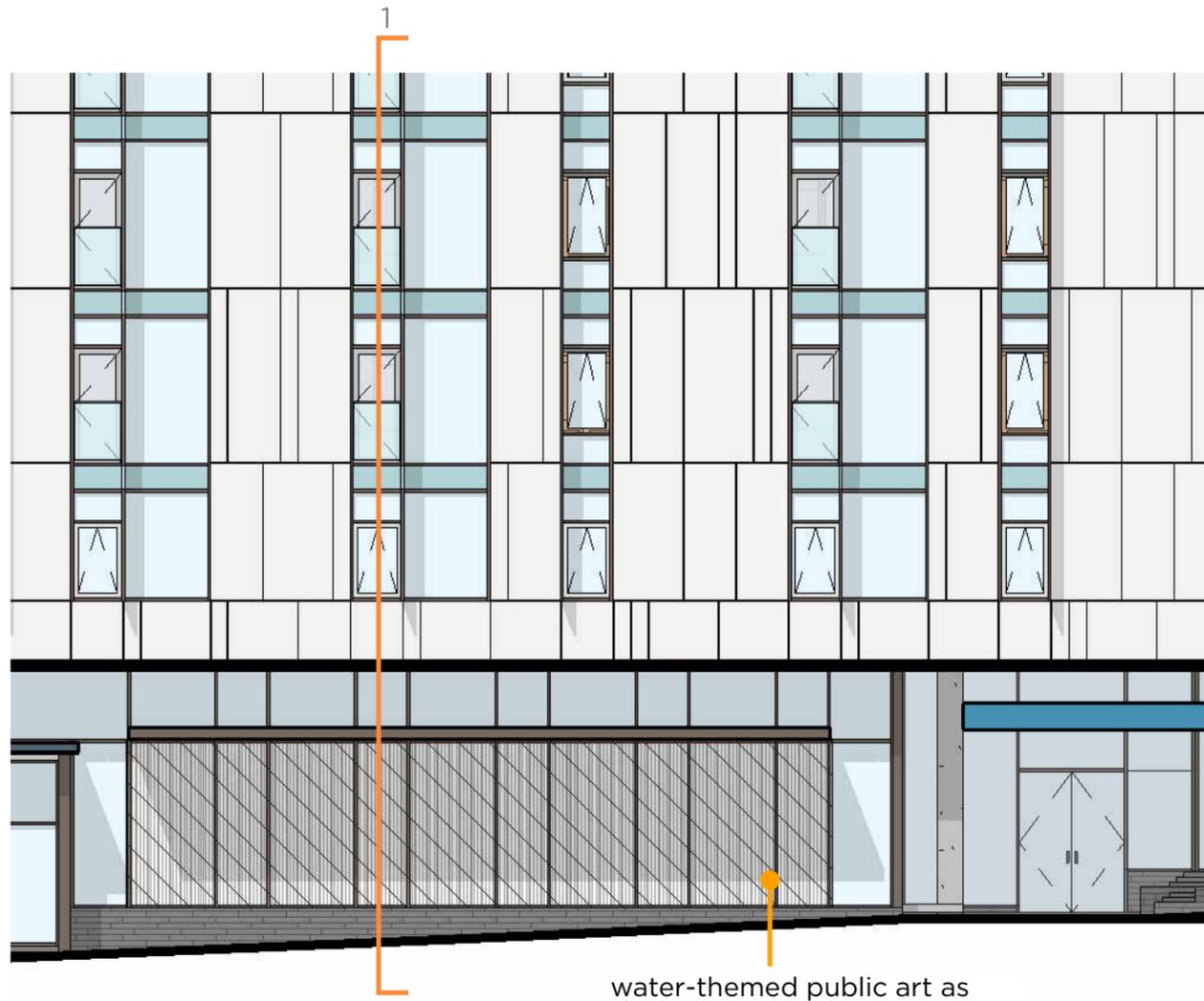
4 Curtain Wall Plane Change | nts



5 Canopy Plan at Ground Floor | nts

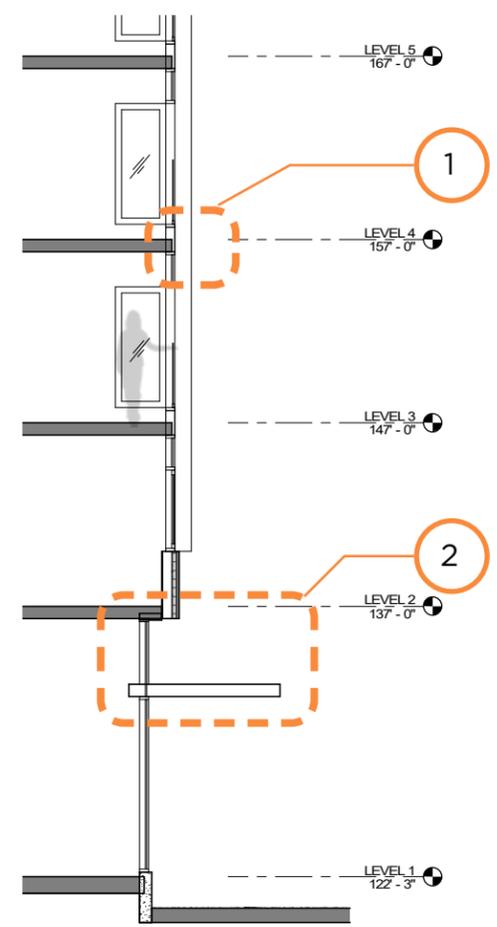


6 Canopy Detail | nts

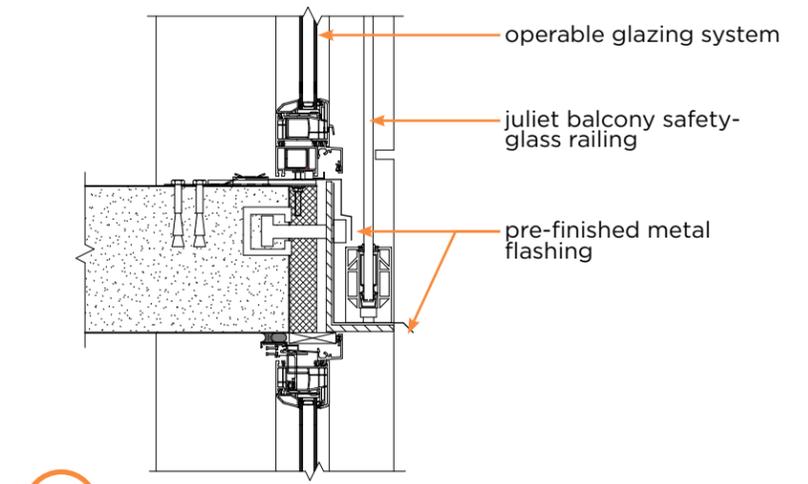


A East Elevation | scale 1"=10'

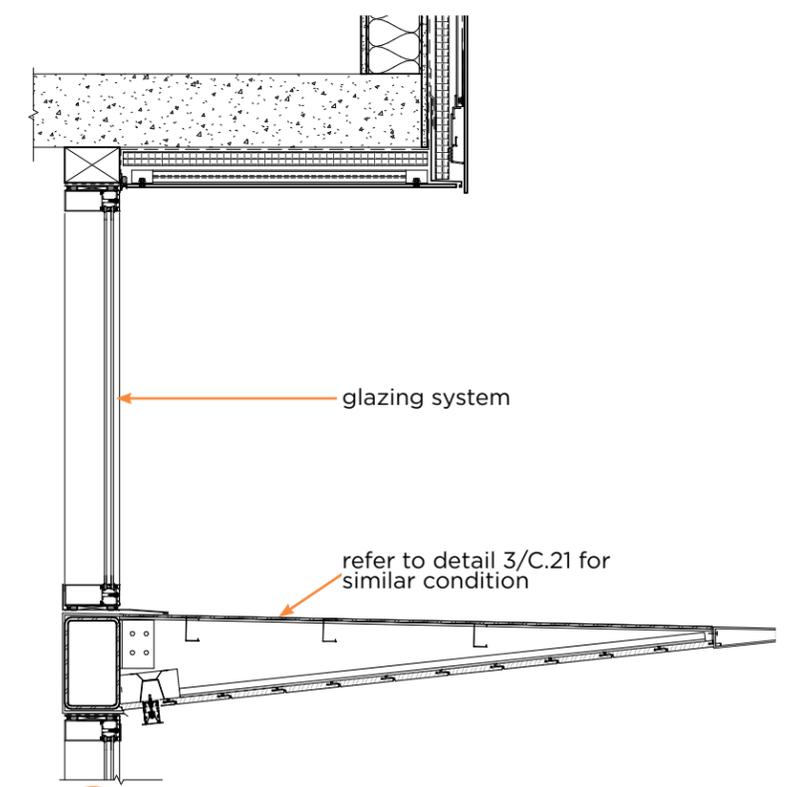
water-themed public art as shown on APP.14



Wall Section 1



1 Floor Detail at Juliet Balcony | nts



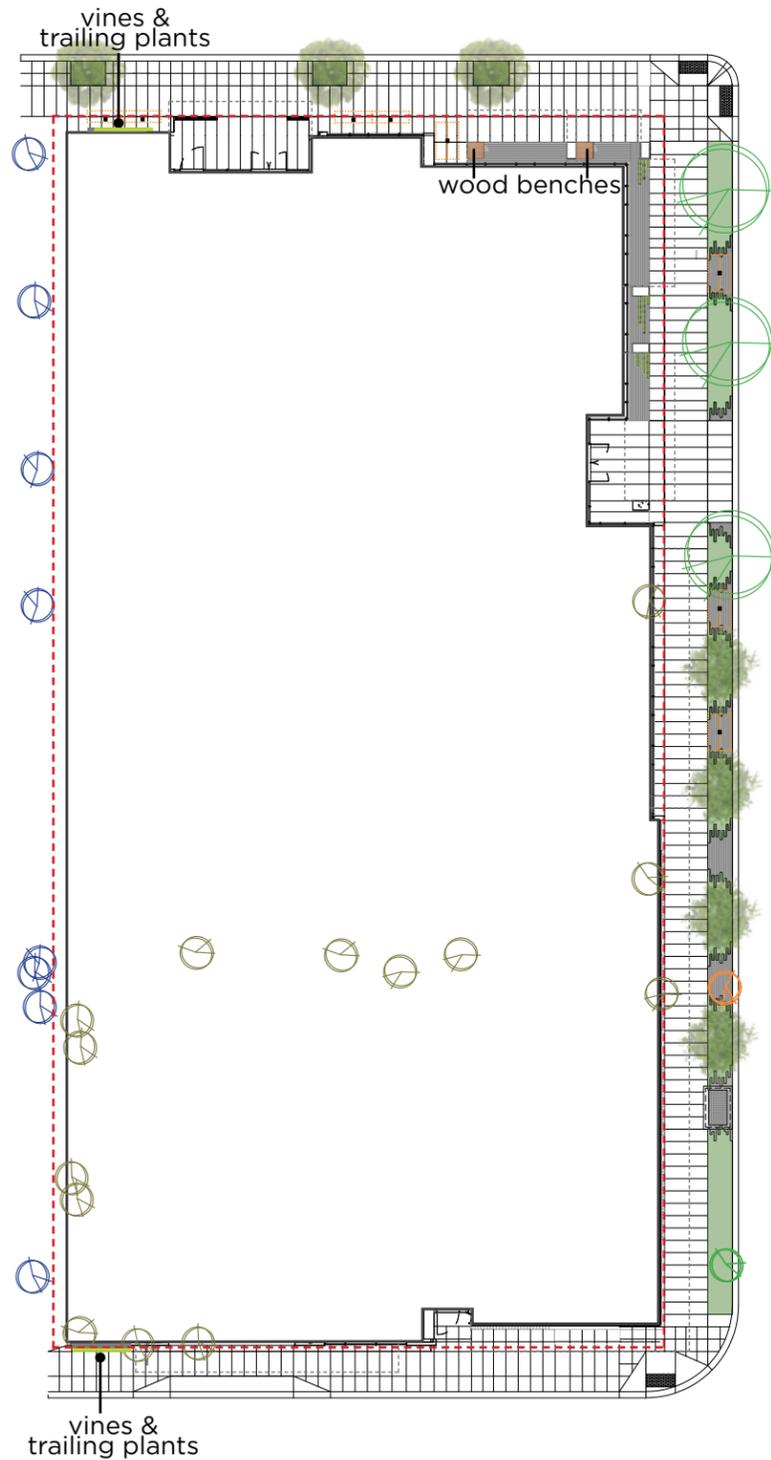
2 Canopy Detail | nts

Urban Forestry Information

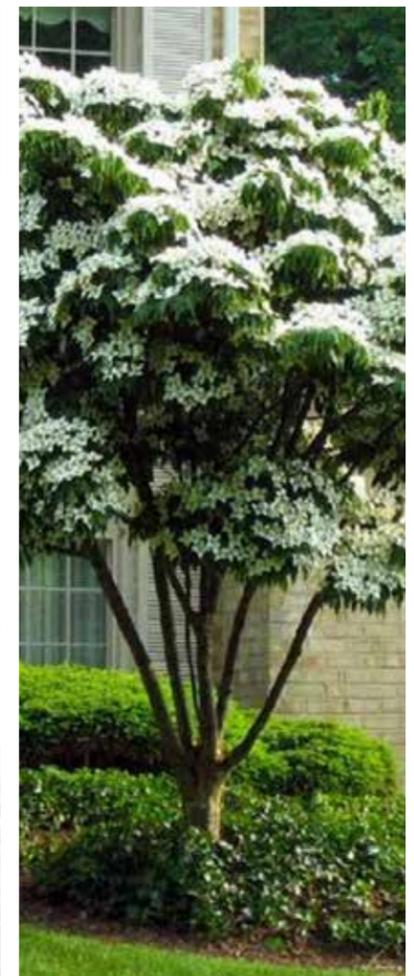
- Site is exempt from Tree Preservation Standards per PCC 11.050.040.B.3. Existing site trees proposed for removal
- Four existing street trees to be preserved on NE 7th Avenue
- One Silver Maple Hybrid to be removed from NE 7th Avenue to enable construction activities.
- Four new *Muashino Zelkova* trees proposed along 7th Avenue at 20' intervals. Mature height = 45'.
- Three new *Venus Dogwood* trees proposed along NE Oregon St. Mature height = 25'.

Legend

-  short term bike parking (12 spots provided)
-  Existing Red Maple / street tree to be preserved
-  Existing Silver Maple Hybrid / street tree to be removed
-  Existing Norway Maple / street tree to be preserved
-  Existing site trees to be removed
-  Offsite trees on adjacent property to be retained if possible. If the trees are not possible to retain, a tree removal permit will be obtained for the trees that are over 12-inches in trunk diameter.
-  New proposed *Muashino Zelkova* street trees
-  New proposed *Venus Dogwood* street trees
-  *Trachelospermum J. 'Madison'* vines on building face



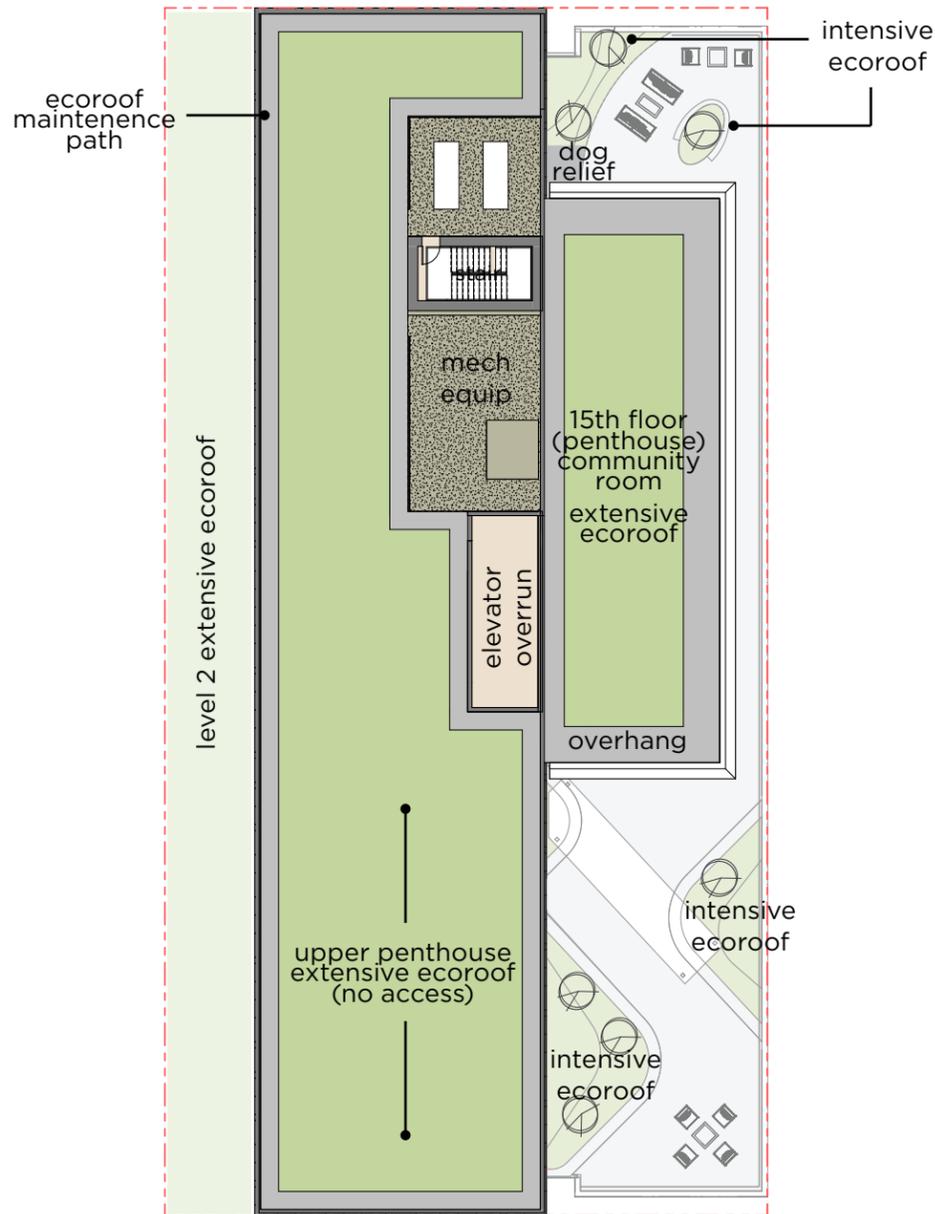
Landscape and Tree Plan Ground Level



Plantings Ground Level

Legend

 "small" Acer palmatum trees



Plantings extensive ecoroof (4" depth)



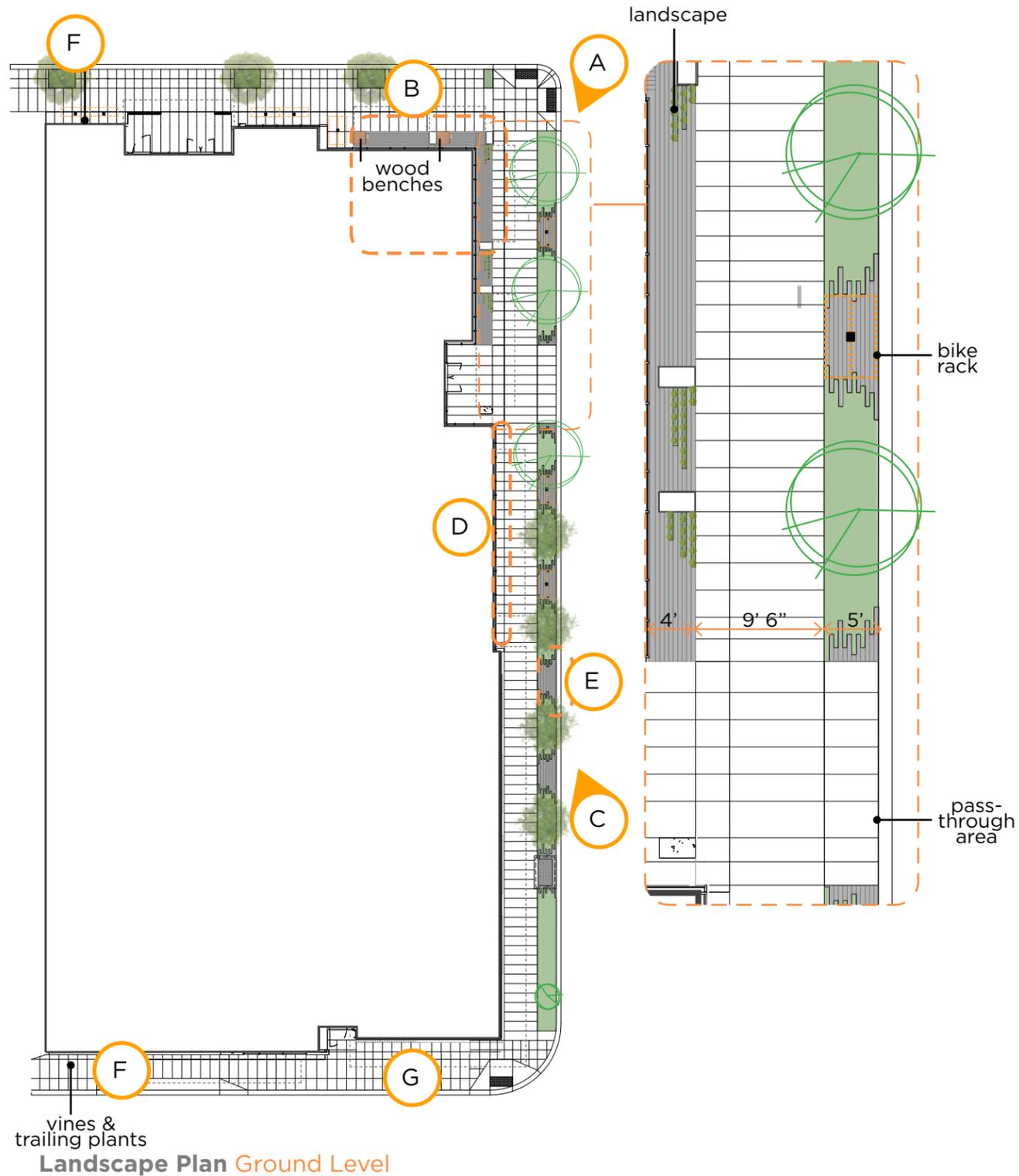
Plantings intensive ecoroof (12"-36" depth)

Ecoroof

Level	Area
L2	2,342 SF
PENTHOUSE	993 SF
ROOF	10,046 SF
TOTAL PROPOSED ECOROOF	13,381 SF
TOTAL ROOF AREA	19,675 SF
PERCENTAGE ECOROOF	68%

Landscape Plan Roof





- A** Continuous landscape strip that connects street tree wells to provide more landscaping to further separate pedestrian from vehicle traffic
- B** Integrated Bench/Landscape Design at NE corner under building canopies
- C**



Rendering 7th Avenue Sidewalk (Looking North)



Precedent Images Landscape

*Plants at NE corner will be hardy sedum species. The plants will be irrigated and health will be monitored so replacements can be installed if dieback occurs.

- D** Water-themed art/privacy glazing (APP.14)
- E** Landscape edge treatment at furnishing zone



Paving material

- F** Vines and trailing plants (C.12)
- G** Extensive Glazing (C.12 & APP.4)





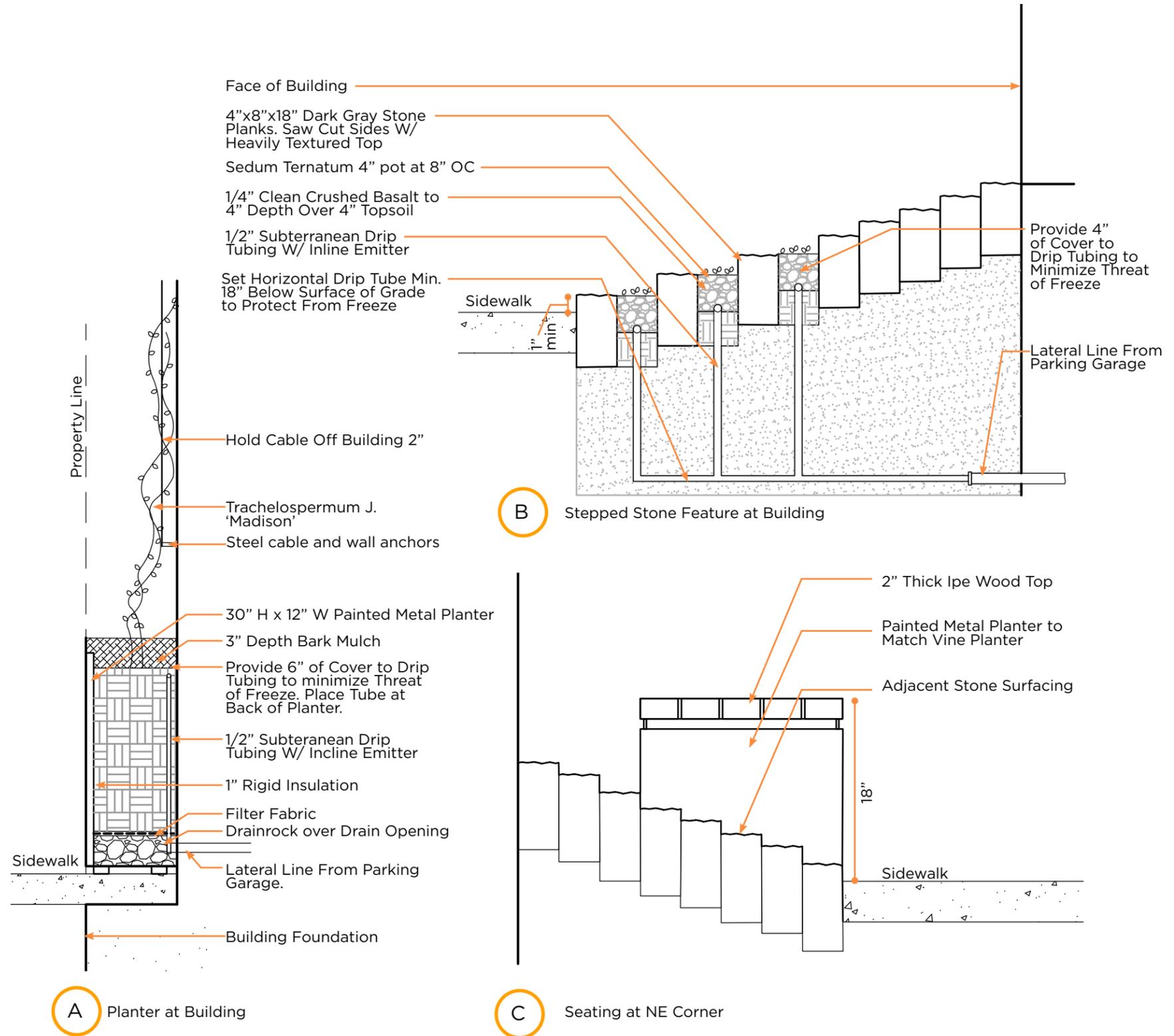
The vines will be planted in an above-ground metal planter due to the building foundation below grade. To keep the planter within the property line, the maximum width of the planter is 12". The planters will accommodate a soil volume of 24" depth x 10.5" wide of soil. Vines have the capability of growing in thin profiles such as this and reaching heights of up to 40'. The best vine for this application is the star jasmine vine. This vine is valued for its evergreen appearance, fragrant flowers and twining capability, as opposed to suckering. This vine is grown throughout Portland and can be found on the east side of the Hyatt House on S Moody Ave (see Detail I on C.18) and at the AIA Center for Architecture in the Pearl District. The plant does well in all light exposures and is preferred over other potential vine options.

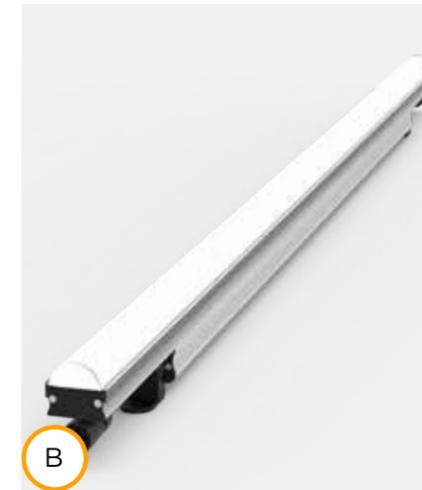
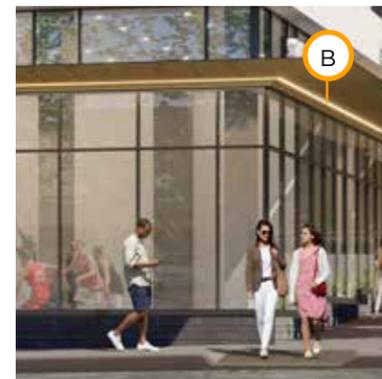
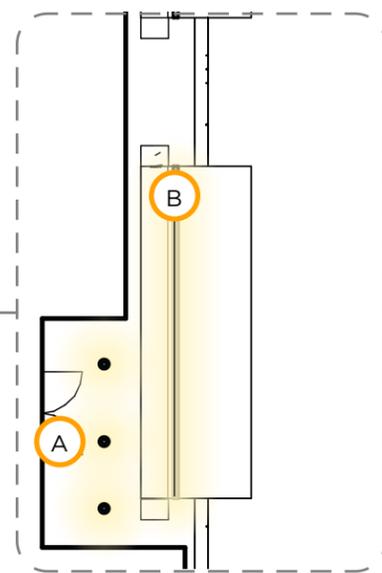
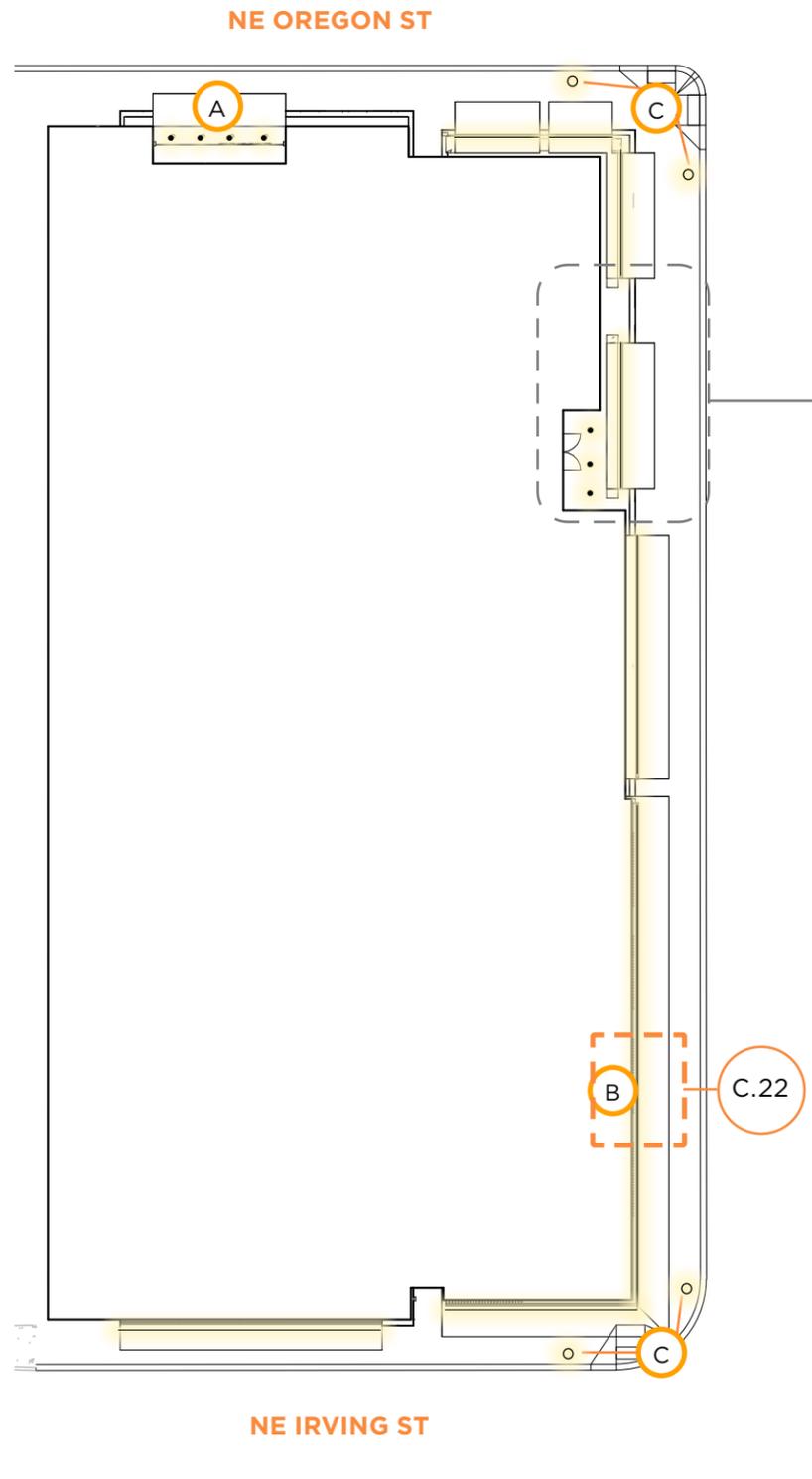
To moderate the soil temperature on the southern planter, one inch of rigid insulation will be used to insulate the soil from the wall and three inches of mulch will be used on top of the soil. The vines will be irrigated with subterranean drip tubing.



Rendering NE Corner

Sedums are known to be hardy and durable plants. When broken they have the ability to re-seed themselves. Sedums endure long periods of drought, grow in porous, rocky soil and have minimal water requirements. Sedum ternatum is proposed for its ability to grow in shadier conditions than other sedum species. Since the sedums are under the canopy, irrigation will be provided via underground drip tubing.





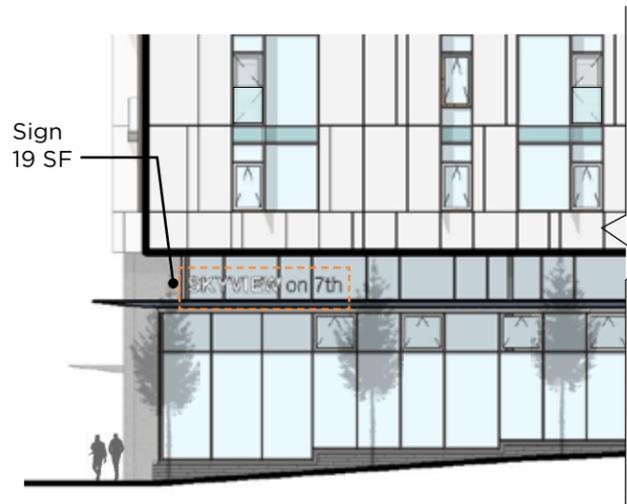
- (A) •
- (B) —
- (C) ○

Legend

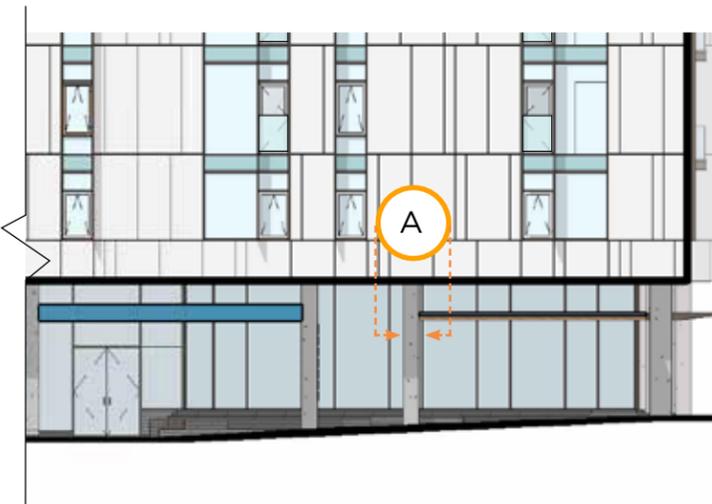
- square flush mount fixture - mounted within soffit
- recessed linear ceiling light embedded in full length canopy
- ornamental street light and pole per Lloyd District standards

Lighting Plan Level 1





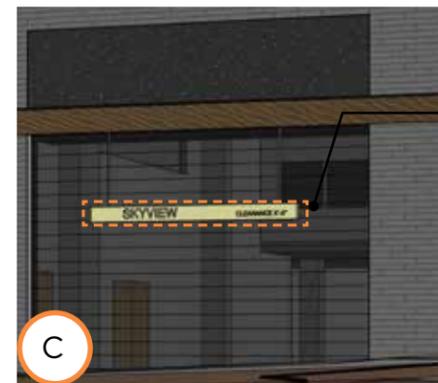
East Elevation | scale 1"=20'



NE corner signage



South Elevation | scale 1"=20'



signage at garage "crash bar"



North Elevation | scale 1"=20'

CODE

Permanent Signs

- At this site, base zone allows up to 450 SF (total) of sign area, which can be allocated among different building facades
- Maximum sign area is 100 SF per sign
- Signs over 32 SF must go through Design Review

Applicable Lloyd District Design Guidelines:

- Carefully place signs and sign supports on and for buildings to integrate with the scale, color and articulation of the building design.
- Avoid large, excessively illuminated or freestanding signs that contribute to visual clutter
- Demonstrate how signage is one of the design elements of a new or rehabilitation project and has been coordinated by the project designer/architect. Submit a master signage program as a part of every design review application

Applicable Central City Fundamental Design Guidelines:

- Integrate signs and their associated structural components with the building's overall design concept
- Size, place, design, and light signs to not dominate the skyline
- Signs should have only a minimal presence in the Portland skyline





Northeast Perspective



Northwest Perspective









- A convention center
- B convention center plaza
- C holladay park
- D Congressman Earl Blumenauer bicycle and pedestrian bridge



block 103 - as rendered



block 90 - as rendered



aster tower



velomor



elwood



5 MLK (as rendered)



Initial Concept Sketch



Basic Massing



Preliminary Detailed Massing



Refined Massing/Character - DAR



Proposed Design

	DAR comment	Design response	Reference
Context	1. Create a more residential character to the building to differentiate from office buildings. Consider recessed balconies.	1. Balconies have been added to all sides of the building with recessed private decks at the upper levels (levels 14 and 15) recessed balconies within the niches on the north and south elevations (levels 3-14), and Juliet balconies added to living spaces on the east and west elevations (levels 3-15). The added balconies are visible from a distance, making the building stand out from adjacent buildings as a residential building. Additionally, the operable windows at each unit create a facade capable of dynamic change as residents open their windows.	1. See elevations (C.12-C.14), Renderings (APP.1-APP.5) and design progression (APP.10-APP.11-B)
	2. Engage the Green Loop through visual connection of the active uses on the ground floor.	2. The program along the full length of the NE 7th Avenue elevation at the ground floor is comprised of active uses that will be visibly connected to the pedestrian right-of-way. These uses, from north to south include: co-working at the NE corner, the main lobby entrance, pool and spa, fitness room, and a sport court at the SE corner. Additionally, the program on Irving Street is visible through windows, including a fitness space and a bike storage room with large windows.	2. See ground level floor plan (C9) enlarged details (C20-C22-B), ground floor glazing areas (APP.17), and design progression (APP.10-APP.13)
	3. Integrate greenery along the Green Loop.	3. Connected landscape strips with integrated street tree placement, drawing from principles within the PBOT Pedestrian Design Guide, are proposed along NE 7th Avenue to frame pedestrian circulation and buffer from vehicular traffic. Trailing plantings and landscape planters have been added at the stone walls on NE Oregon Street and NE Irving Street. The integration of water-themed art/privacy glazing provides an active and engaging element for pedestrians..	3. See landscape plan and Green Loop Design (C.23-25) and public art (APP.14)
Public Realm	1. Canopies should be extended further over sidewalk. Design of canopies should be consistent. Entry canopies should be prominent.	1. All canopies have been updated so that the projected edges are aligned with the minimum projection from the face of the building exterior set at 5 ft to still allow room for street tree canopies. Additional depth is provided at the recessed entrances at NE 7th Avenue and NE Oregon Street, measuring 15 feet and 8 feet 6 inches respectively from the face of door to edge of canopy. Two additional canopies have been added: One at NE Irving Street over the parking garage entrance and bicycle storage/dog washing room and another midblock on the NE 7th elevation. Canopies at the main entries on NE 7th Avenue and NE Oregon Street are set apart from the rest of the canopies with a taller profile and blue to clearly indicate entries/exits.	1. See enlarged details (C.20-C.22-B)
	2. Active use should be proposed on at least one side of the garage entry.	2. Glazing at the bicycle storage and dog wash room has been expanded horizontally and vertically on the right-hand side of the garage entry. Additionally, on the left side of the garage door, a dynamic vertical planting has been added.	2. See elevation (C.12). detail (C.22), and design progression (APP.13)
	3. Incorporate art into the translucent windows at the pool area.	3. The exterior glazing at the pool and spa location has been designated for water-themed public artwork to be incorporated into the building facade to highlight the active use while modestly obscuring visibility of users.	3. See public art design (APP.14)
	4. The canopy height at the northeast corner should be appropriate. Consider 10' above sidewalk and 5' horizontally over sidewalk.	4. The canopy line between the NE corner of the building and the main entrance on NE 7th Avenue starts with just over 9' clear and increases with the grade change to 10 feet - 6 inches at the entry. The same canopy line that wraps the NE corner along NE Oregon starts with a minimum clearance of just under 9 feet 6 inches and increases to 10 feet clear. The clear height at the NE Oregon Street entry is 14 feet because of the grade.	4. See enlarged details (C.21-C.22-B)
Quality and Permanence	1. Provide a birdseye view of the roof that shows the canopy feature.	1. A Rendering has been provided that shows the roof garden and the community room from an aerial perspective.	1. See renderings (APP.1-APP.5)
	2. Materials: use concealed fasteners at the fiber cement board, at least at lower levels; the brick color should be integrated to the design; address how fins provide sun shading, wood materials should be protected from weather.	2. Materiality has been addressed as follows: <ul style="list-style-type: none"> •The installation will be per manufacturer's standard specification for concealed fasteners for at least the lower stories of the residential floors. •The basis of design for the dark accenting masonry at the building base has been specified in the "materials board". •The vertical fins integrated into the rhythm of the exterior glazing are not intended to provide solar shading, but are meant to accentuate the building's verticality and provide a dynamic rhythm of alternating shadow and depth along the exterior massing of the residential levels. •Natural resilient hardwood is utilized judiciously in protected conditions to provide warmth on the underside of canopies, soffits of recessed roof decks, and at the projected roofline at the community room. 	2. See materials (C.18-C.19)
	3. Stem walls and canopies should use the same language throughout in how they step or slope with grade.	3. The stem walls at the SE corner canopy element have been eliminated in order to extend the canopy edge further over the sidewalk for weather protection. The sill of the glazing is stepped to follow the grade. Canopies that wrap the corner of NE 7th Avenue are at a consistent height for continuity. A continuous height was set for canopies closer to the sidewalk at the SE Corner to respond to grade. The new canopy over the garage entry/bicycle storage matches the SE corner height. Not every canopy has been stepped to reduce noise and maintain a refined look.	3. See enlarged details (C.21-C.22-B)
Modifications	1. The proposed parking width modification was discussed at the DAR meeting.	1. This proposal seeks a modification to the 8 feet 6 inches x 16 feet parking space requirement in those spaces with structural columns, to allow encroachment of columns into the parking space width.	1. See modification (APP.19)



Design Advice Request Submission

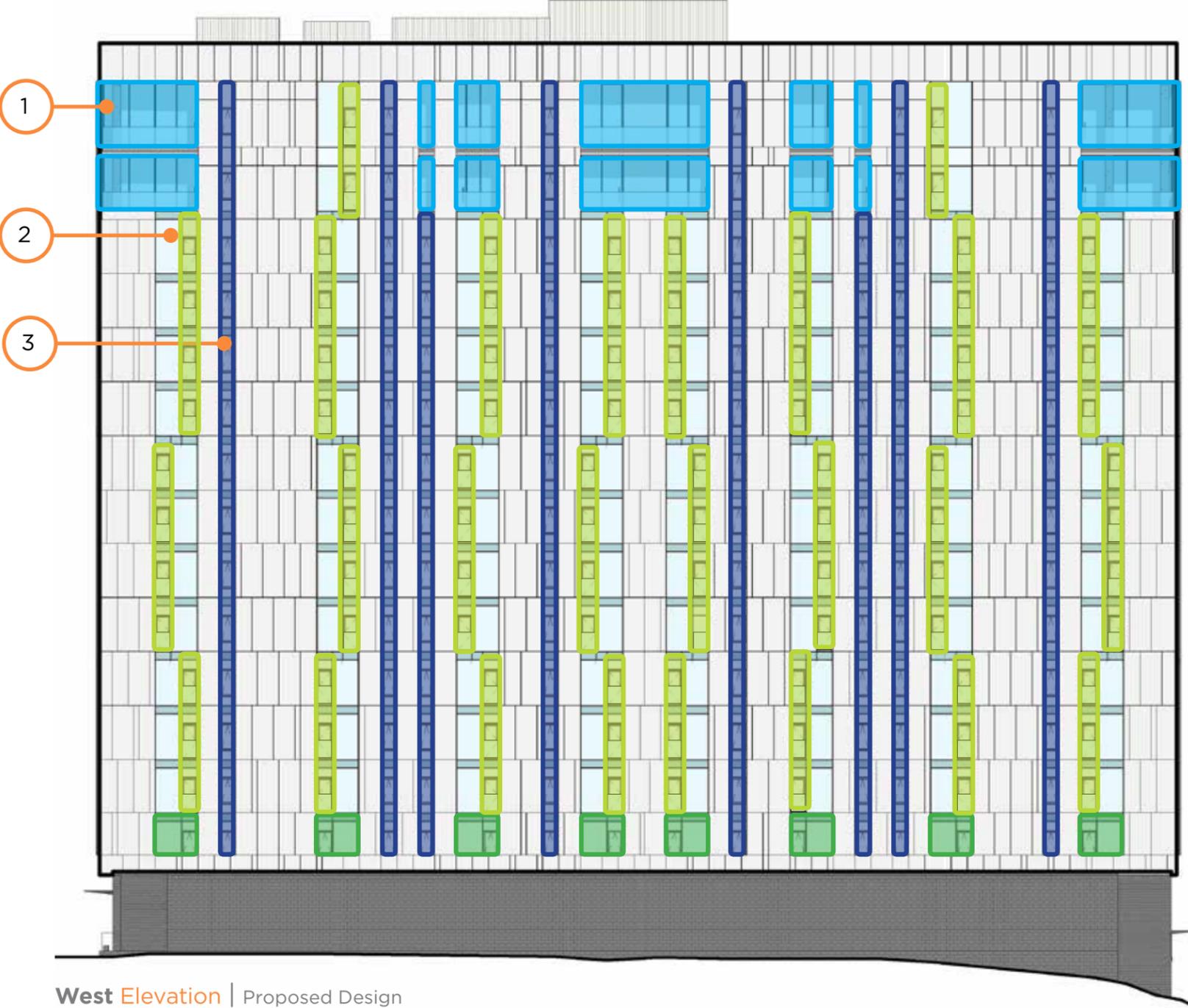
Legend: Window Pattern Organization

- Living Windows
- Bedroom Windows
- Recessed Balconies (39 total)
- Juliet Balconies (184 total)

Keynotes:

- 1 Recessed balconies are incorporated at the larger units on the upper levels to provide a clear and distinctive character for the buildings top floors where views are meaningful and noise from I-84 less impactful.
- 2 Living spaces are consistently articulated by large 8ft-wide, floor-to-ceiling windows with Juliet Balconies that are vertically aligned at the exterior elevations to provide natural light and views
- 3 Bedrooms are consistently articulated by large 3ft-wide, floor-to-ceiling windows that are vertically aligned at the exterior elevations to allow for a balance of daylight and privacy.

The window pattern accentuates the verticality of the design, further emphasizing the tower's height and elegance. All windows are operable, allowing residents to have access to natural ventilation, providing a comfortable and healthy living environment.



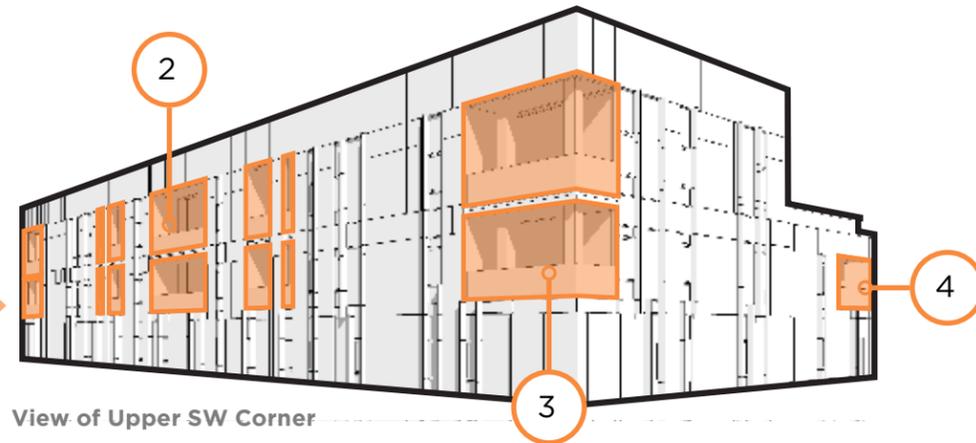
West Elevation | Proposed Design

Design Advice Request Submission



View of Upper SW Corner

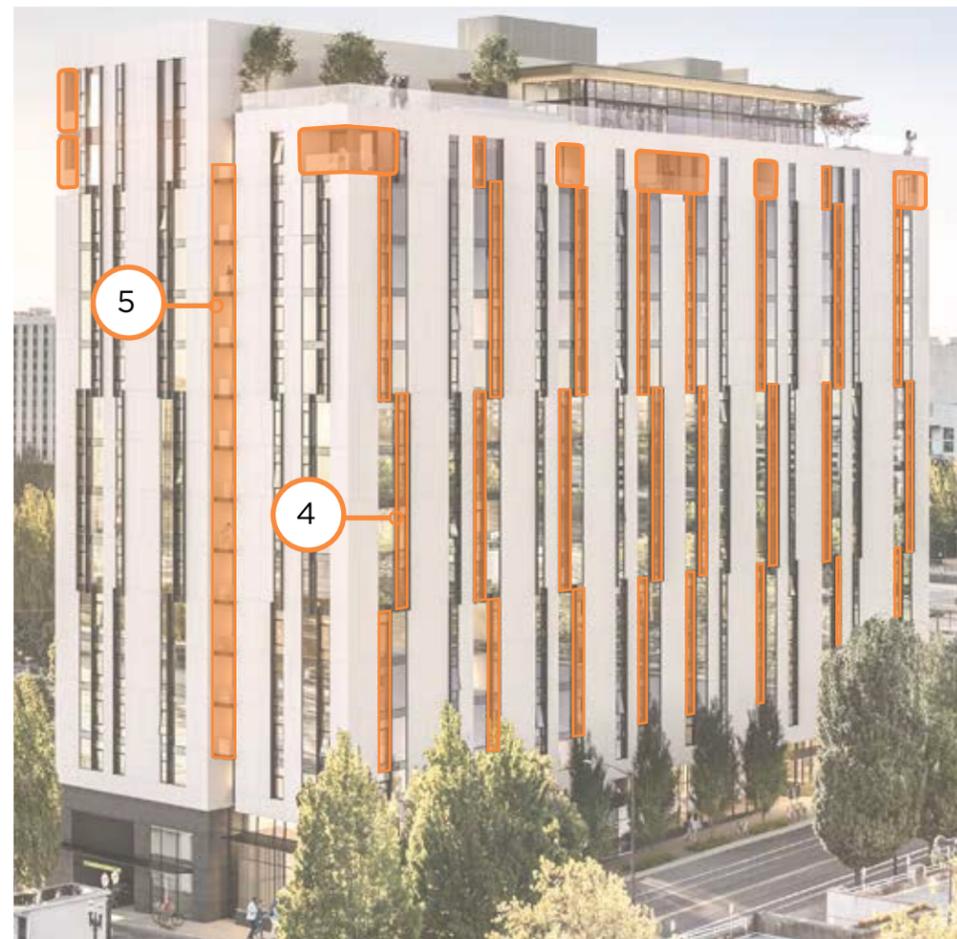
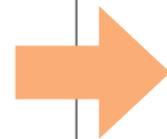
Proposed Design



View of Upper SW Corner



SE Corner Perspective



SE Corner Perspective

Keynotes:

- 1 Continuous recessed balcony proposed at time of DAR
- 2 Multiple recessed balconies have been utilized to reinforce the vertical expression on the top floors of all elevations and intentionally separated to provide privacy
- 3 Balconies have been added to the 14th floor to create a clear "top" for the building on all elevations to enhance the tripartite approach to the design (base, middle and top)
- 4 Juliet balconies have been added at the top units on the east and west elevations to highlight living spaces and reinforce the alternating pattern of the mullions.
- 5 Semi-recessed balconies have been added to the niches on the north and south elevations to reinforce the massing expression of the eastern and western halves of the building.
- 6 Positioning balconies on the corners has created a more dynamic expression of the building's massing that will be visible from any vantage point of the project





North Elevation



South Elevation



East Elevation



West Elevation

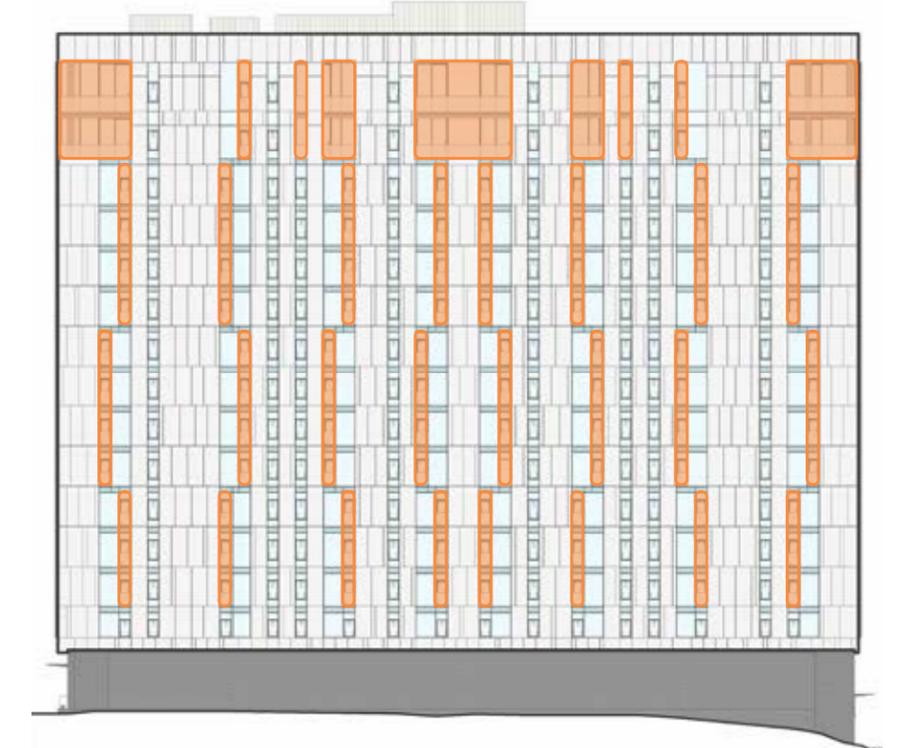


Proposed Design

39 Recessed Balconies

184 Juliet Balconies

TOTAL = 223 Balconies





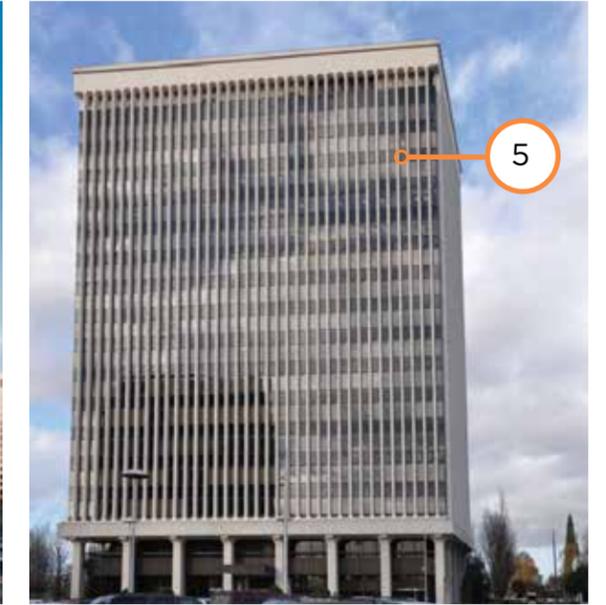
Keynotes:

- 1 Vertical Glazing balanced with Solid Exterior (Residential)
- 2 Use of Balconies (Residential)
- 3 Occupied Roof Gardens/Terraces (Residential)
- 4 Expansive Glazing (Commercial Office or Residential)
- 5 Expansive Glazing (Commercial Office or Residential)

Office Precedents



Lloyd Center Tower



Lloyd 700



Residential Precedents



5 MLK



South Elevation DAR | scale 1" = 15'

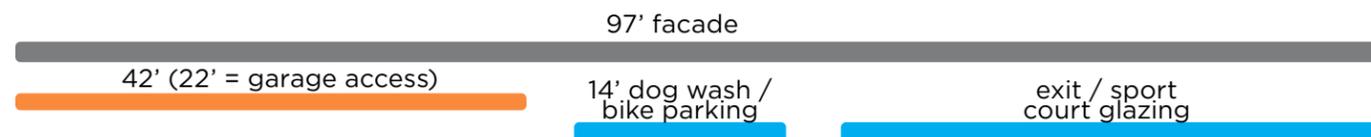


Diagram Activated vs Functional | 50% activated



South Elevation | scale 1" = 15'

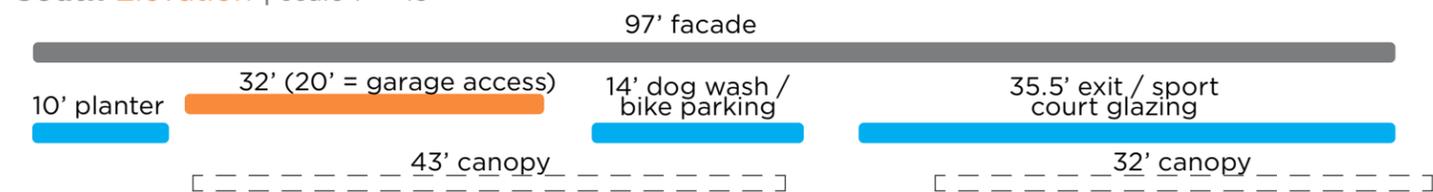


Diagram Activated vs Functional | 65% activated



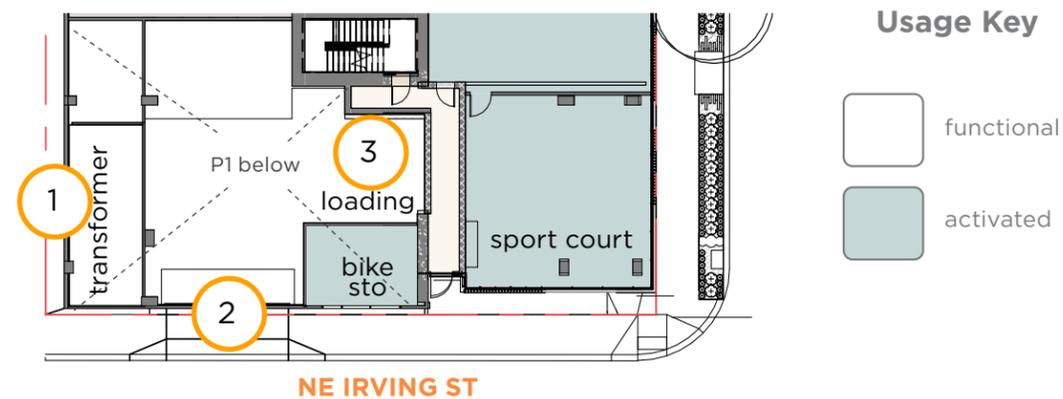
Functional Elements on South Elevation

- B** 1 Transformer Room - Located within the building, out of public ROW, requires rated enclosure. Oriented with minimum width facing public way and coordinated as preferred location with PBOT. South facing exterior wall featuring planters with trailing vines.
- 2 Parking Garage Access - Limited to a 20ft access at the only viable access, avoiding conflict with street car on Oregon and future Implementation of Green Loop on 7th.
- 3 Loading - located off street and out of public ROW
- 4 Necessary functional elements have been logically located to respond to existing grade and utilities and configured to occupy as little of the exterior elevation as possible. Street frontage reduced from potential 89' linear feet to 32' linear feet.
- E** 5 Exhaust Venting - placed high and above canopy to protect pedestrians

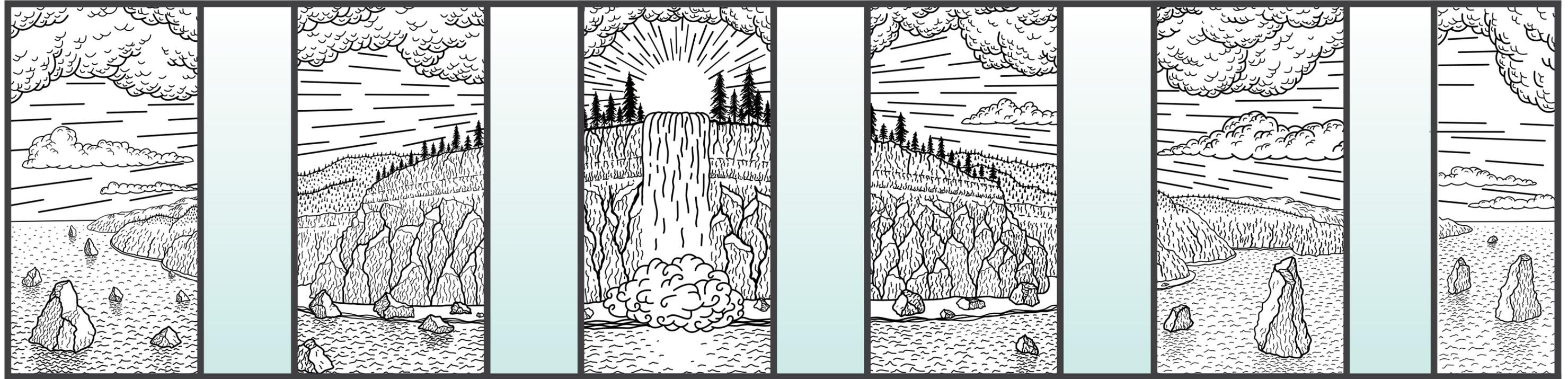
Active/Enhanced Elements on South Elevation

Active elements balance the grade variation and utilize the 26' vertical space from Level 0.5 to Level 2 to bring continuity to the base of the building through canopy lines & material changes

- A** Canopy at 16' above side walk at entry point (added in response to DAR feedback)
- B** 12" deep steel vine planter. Covers non-active zone of concern (added in response to DAR feedback)
- C** Transparent glazing at 2'-10', activates street - Sport Court, exit, & dog wash/ bike room
- D** Masonry has been more accurately represented to reflect design intent
- E** Texture panel & venting to provide scale for openings & alignment with datum of canopy (added in response to DAR feedback)



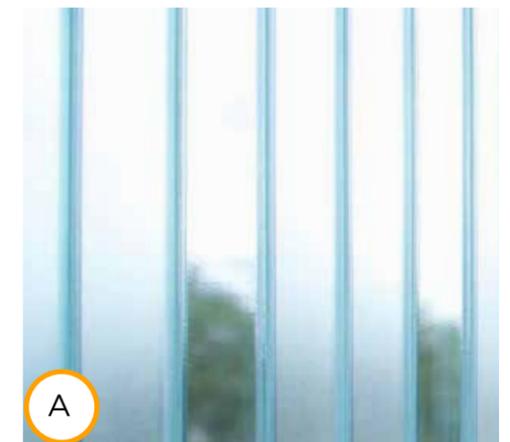
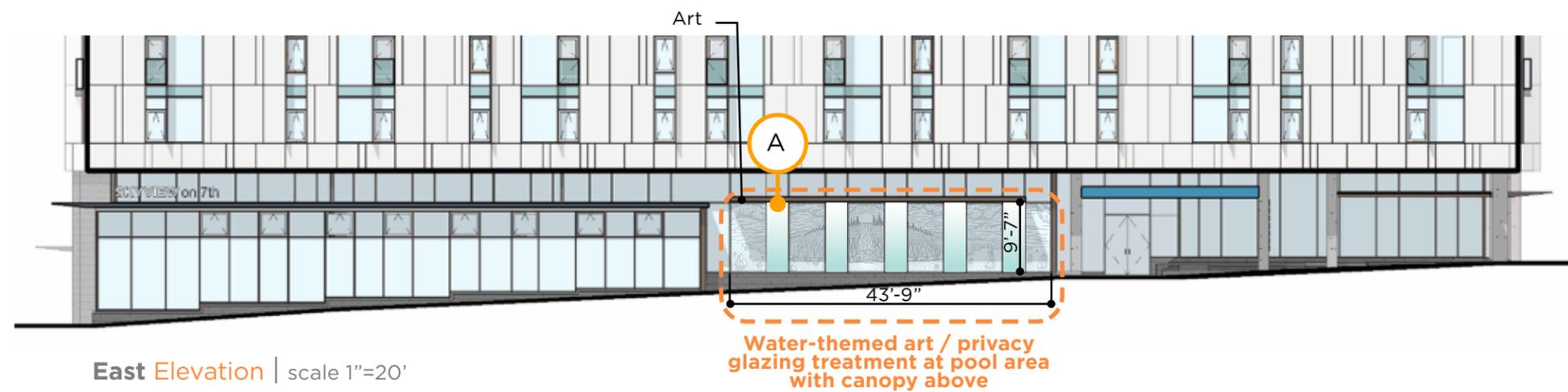
Floor Plan Level 1



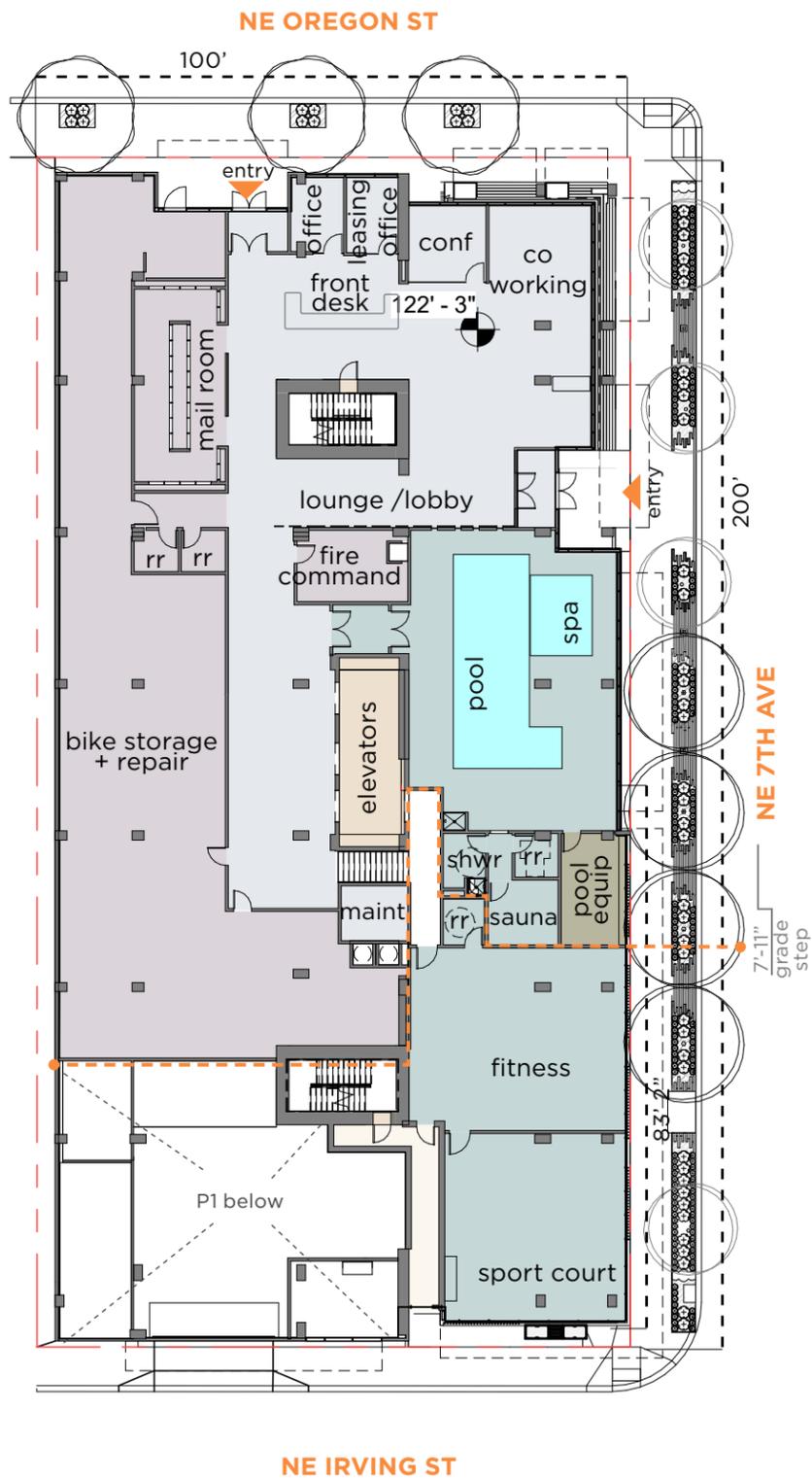
Public Art | water-themed etched glass installation, integrated into glazing system with translucent glass and lighting from canopy above

* See separate art packet with artist biography, statement of inspiration, and portfolio

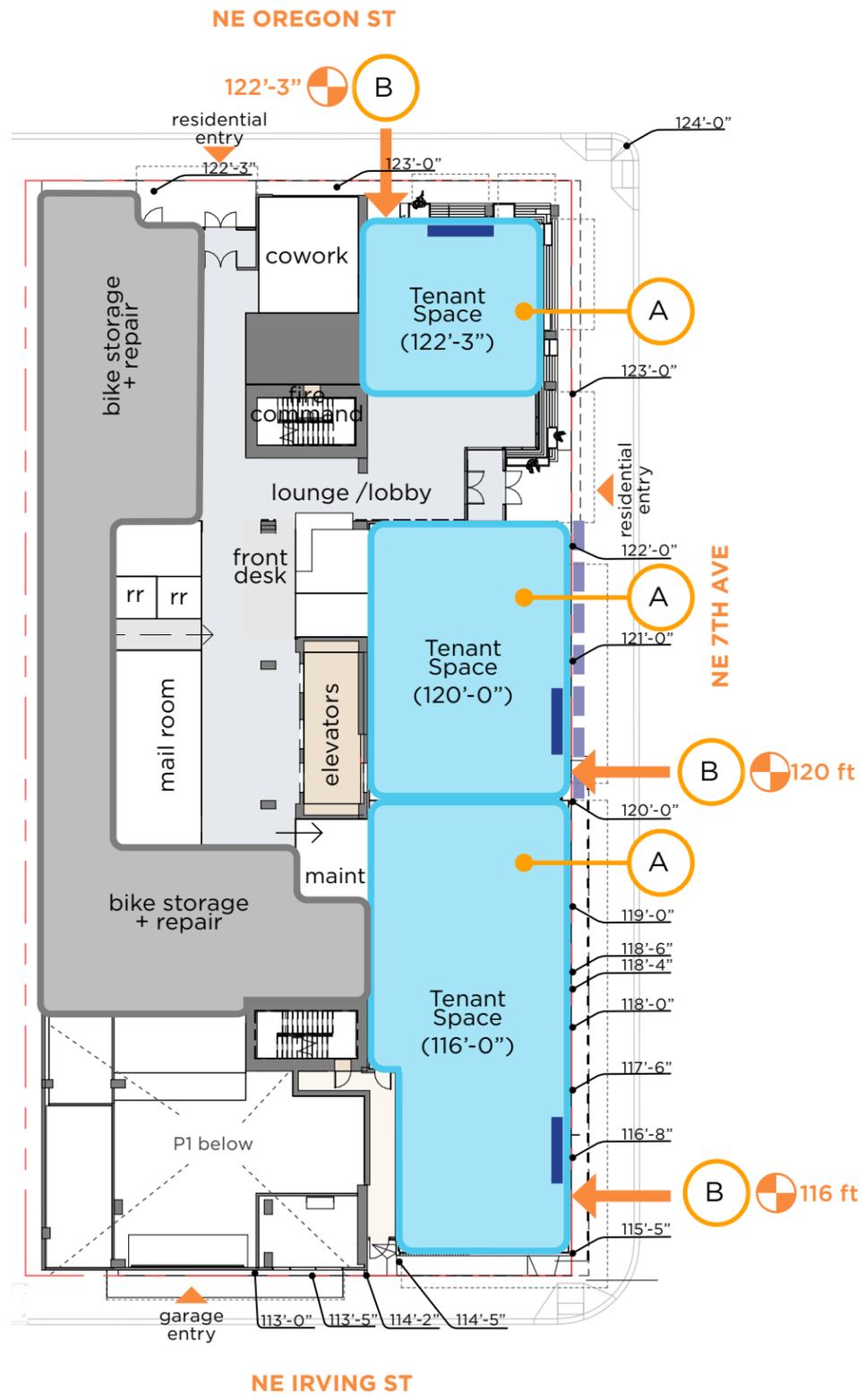
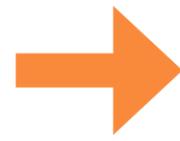
** Image is exempt from Sign Code per PCC 32.12.020.C



Material water-themed art/privacy glazing



Floor Plan Level 1

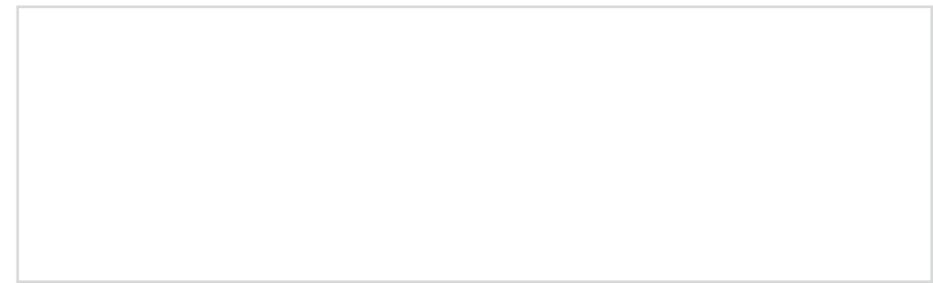
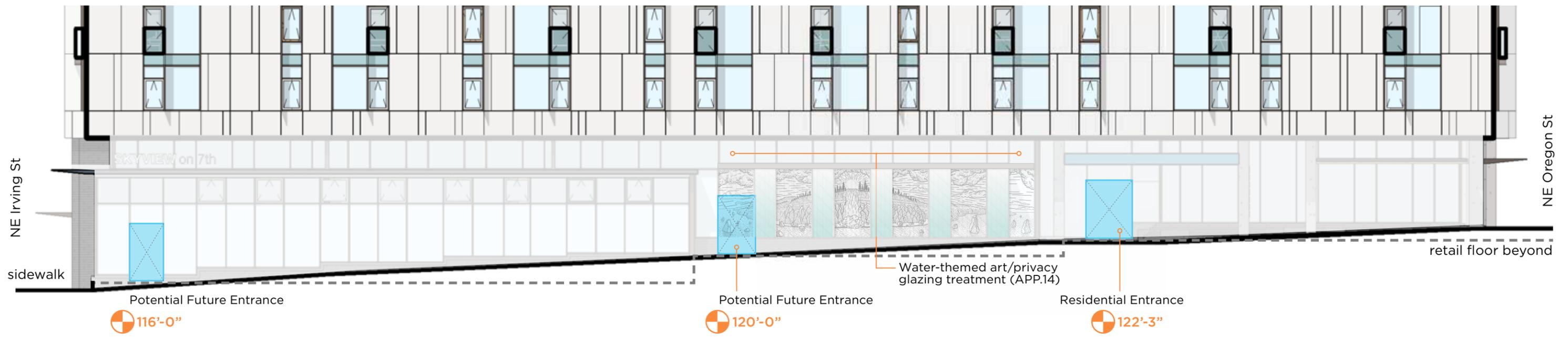


Floor Plan (Hypthetical) Level 1

Legend

- A** The tenant amenities that serve as Active Uses on the ground floor can be adapted to different program or other uses (i.e. separate retail tenant spaces).
- B** Separate tenant entrances could be accommodated with adaptation of the exterior glazing system and entrances matching adjoining sidewalk elevation







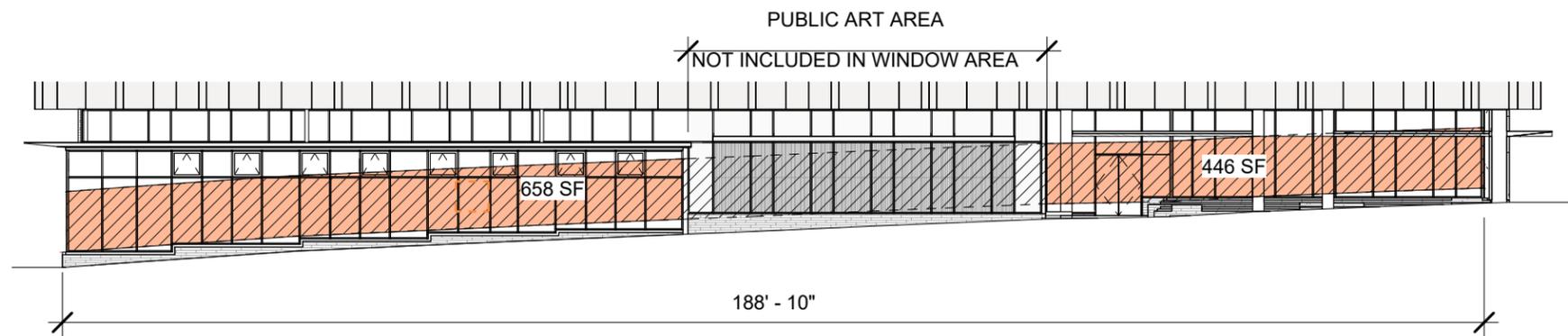
*Basement is not included in FAR calculation. A basement is the portion of a building that is partly or completely below grade, with a minimum of 50% of total combined basement wall area below grade. FAR also excludes areas where the elevation of the floor is 4 feet or more below the adjacent right-of-way

**FAR excludes long-term bike parking and structured parking and vehicle access to a max of 0.5 FAR.
 Long-term bike parking area = 4,142 SF
 + Drive aisle 1,406 SF
 5,548 SF (0.27 FAR) < 10,000 SF (0.5 FAR)

- Legend**
- Contributes to FAR
 - Areas 4' below grade, bike parking, and vehicle circulation
 - Does not Contribute to FAR

Grand Total Floor Area	239,959 SF
Site Area	20,000 SF
FAR	12
MAX FAR	12

Drawing Scale: 1" = 40'



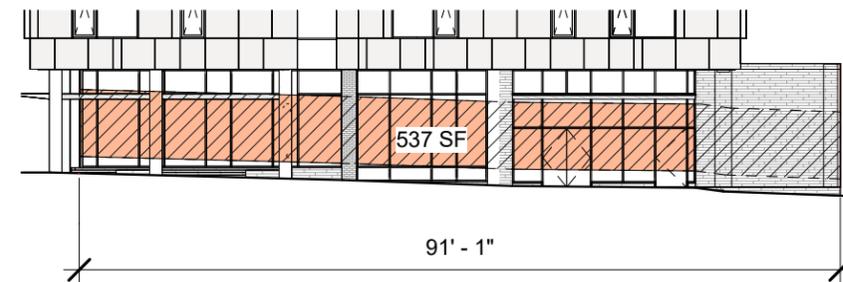
East Elevation 2' - 10' Zone = 1,508 SF
 Glazing Area = 1,104 SF

Required Area = 40%
 Window Area = 73%



South Elevation 2' - 10' Zone = 773 SF
 Glazing Area = 381 SF

Required Area = 40%
 Window Area = 49%



North Elevation 2' - 10' Zone = 729 SF
 Glazing Area = 537 SF

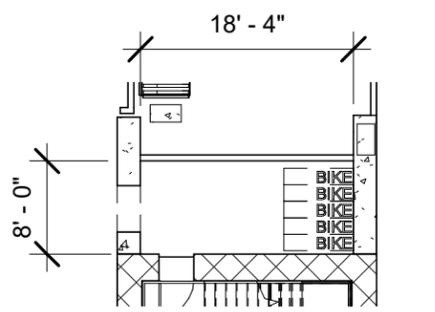
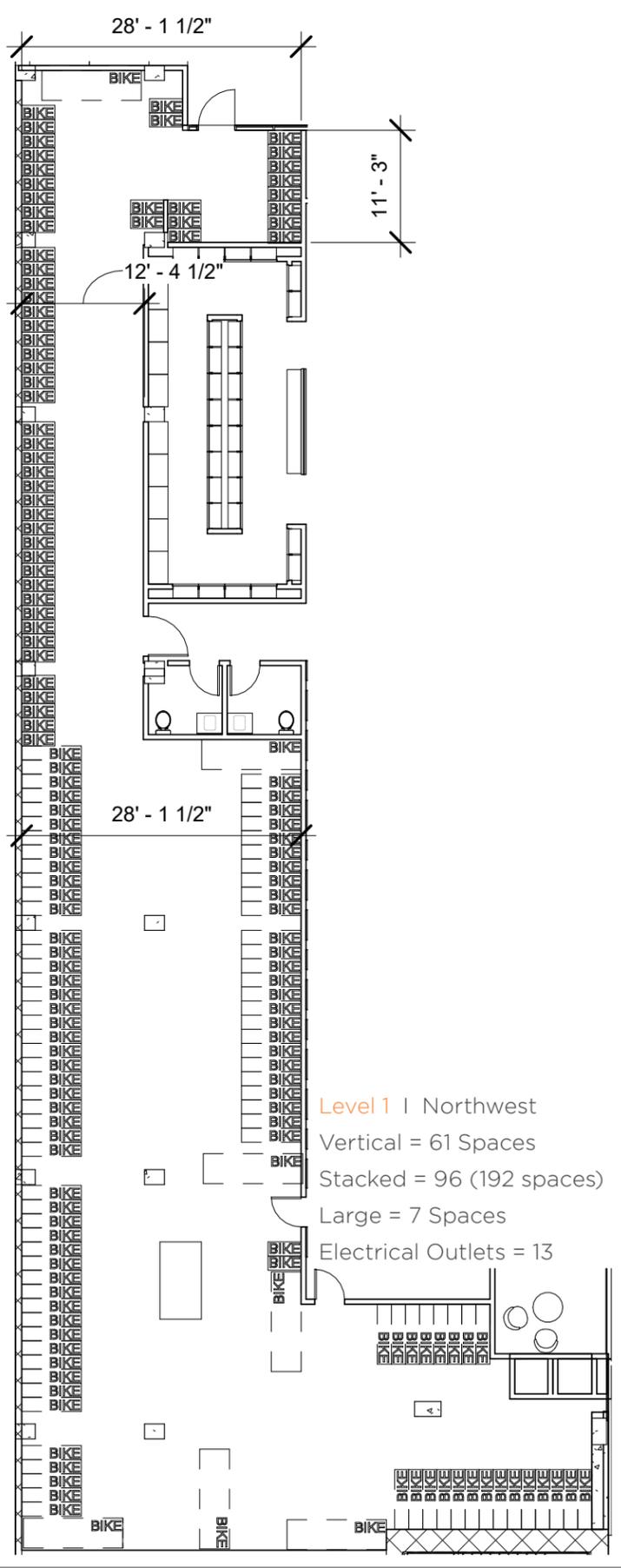
Required Area = 40%
 Window Area = 74%

Legend

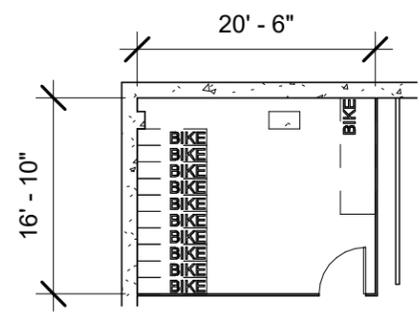
 Window Area

 2' - 10' Zone

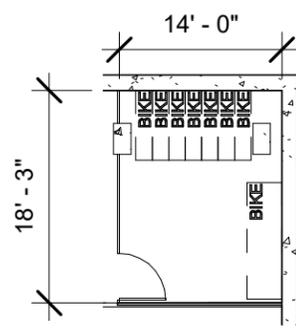
0' 10' 20' 40' Drawing Scale: 1" = 20'



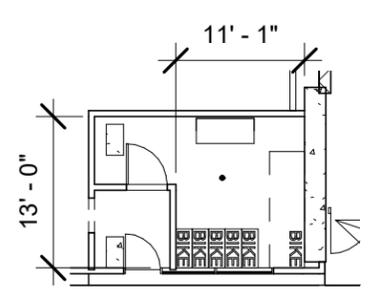
Level P1 | Stair Core
 Stacked = 5 (10 Spaces)
 Electrical Outlet = 1



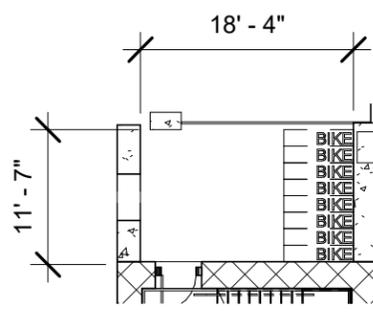
Level P1 + P2 | Northwest
 Stacked = 10 (20 Spaces)
 Large = 1 Space
 Electrical Outlet = 1



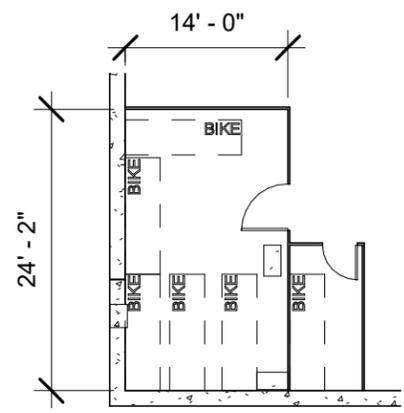
Level P1 + P2 | Northeast
 Stacked = 7 (14 Spaces)
 Large = 1 Space
 Electrical Outlet = 1



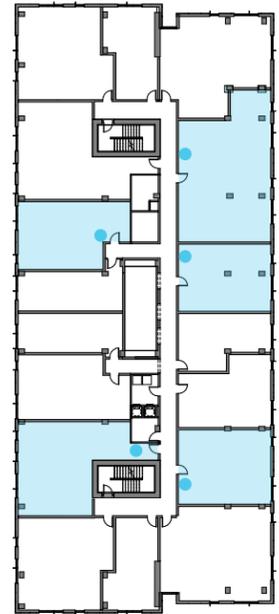
Level 1/P1 | South
 Vertical = 5 Spaces
 Large = 1 Space
 Electrical Outlet = 1



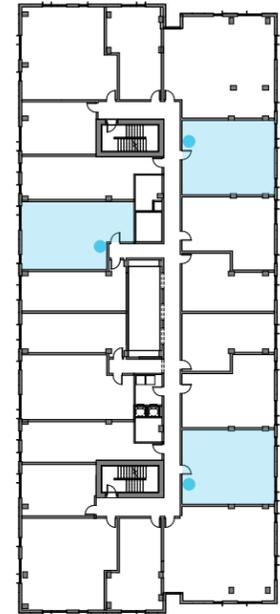
Level P2 | Stair Core
 Stacked = 8 (16 Spaces)
 Electrical Outlet = 1



Level P2 | Southwest
 Large = 6 Spaces
 Electrical Outlet = 1



Level 2-6
 Vertical = 5 Spaces
 (25 total spaces)



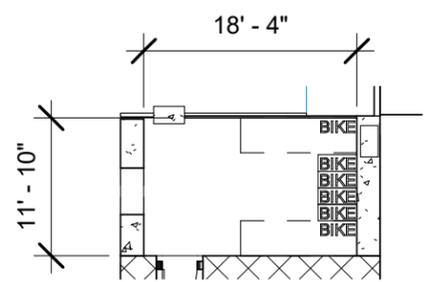
Level 7-13
 Vertical = 3 Spaces
 (21 total spaces)

Long Term Bike Counts

Required
 1.5 Spaces/unit
 398 Spaces Provided
 41% Horizontal at floor level (165 spaces)
 5% Large spaces (20 spaces)
 5% Electrical Outlets (20 Total)

Provided = 396 Spaces

Vertical = 78 Spaces
 Stacked = 126 (252 Spaces)
 Large = 20 Spaces
 In Units = 46 Spaces
 Electrical Outlets = 20



Level P3 | Stair Core
 Vertical = 4 Spaces
 Large = 2 Spaces
 Electrical Outlet = 1



Timberline
 Long-term, horizontal spaces/
 stacked



Capitol
 Exterior short-term bike spaces



Morrison
 Vertical - unit bike spaces



Tilikum
 Vertical - Interior long-term
 Horizontal - Interior long-term
 for large bikes

MODIFICATION I PARKING SPACE DIMENSION

Proposed modification:

Proposal seeks a modification to the 8'-6" x 16'-0" parking space requirement in those spaces with structural columns and shear walls, to allow encroachment into the parking space width.

Parking columns and shear walls occur at 91 spaces, which is 55% of parking spaces.

All parking spaces will meet the 16'-0" minimum length requirement, and all parking spaces will have stripes located at an 8'-6" spacing width.

Certain parking spaces will have one-half of a column width encroaching into one side of the space. As the columns are 1'-6" wide, that results in a 9" reduction of the parking space width where the column occurs.

Other parking spaces will have a shear wall that is 2' wide and result in an 8" reduction in abutting parking spaces.

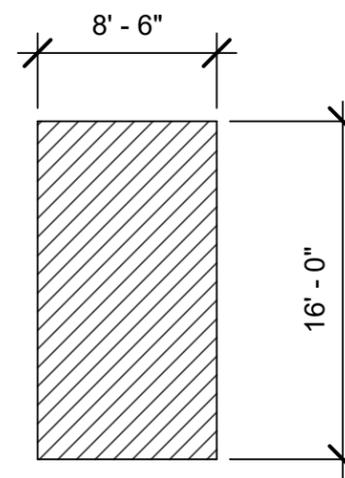
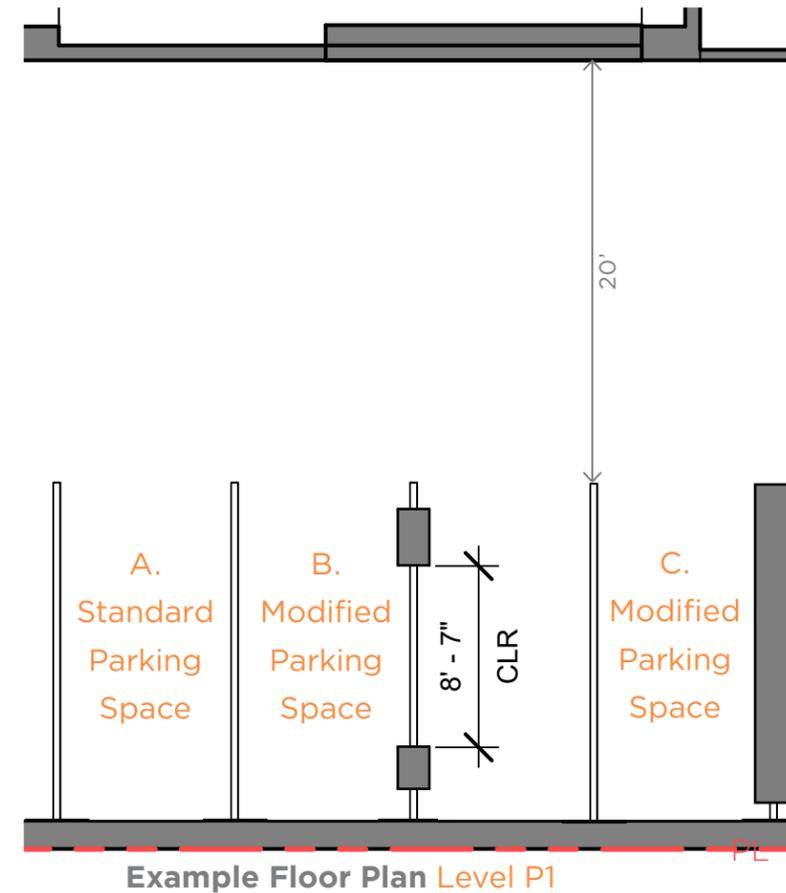
(See pages C.8 and C.9 for locations of modified parking spaces)

Meeting the Design Guidelines:

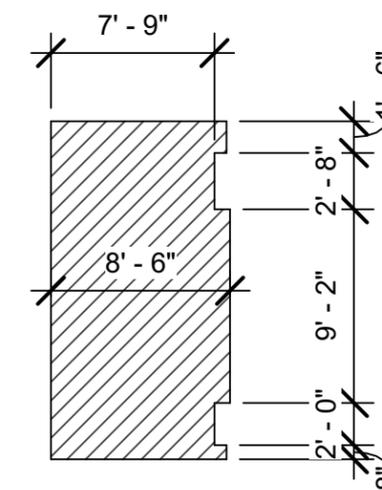
1. Arranging the structural columns requires attention to how it will impact the plan layouts of the many levels of the building: residential units, parking levels, ground floor, and the associated exterior walls of the ground floor. The columns have been arranged to the greatest benefit of the ground floor to have an inset of the exterior wall on the ground floor. This results in having a column inset into the parking space stripe by that same distance. This provides more area between the building and the NE 7th Avenue Right of Way. This meets Design Guideline A8, Contribute to a Vibrant Streetscape, by integrating building setbacks with adjacent sidewalks.

2. This modification meets the purpose of the parking space standards, as it accommodates structured parking that provides the required 8'-6" width at the central portion of the parking space where there are car door swings "create[s] an environment inviting to pedestrians and transit users," "limit[s] the prominence of vehicle areas along street frontages and create[s] a strong relationship between buildings and the sidewalk," and "promote[s] safe circulation with the parking area" as specified in PZC 33.266.130.A

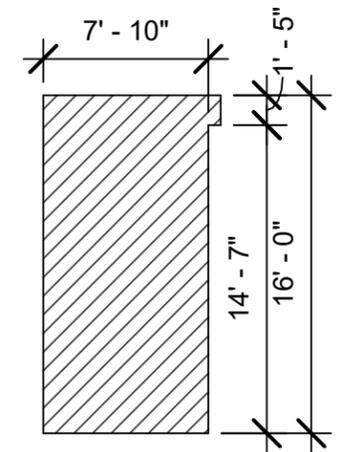
3. The impact resulting from this modification has been mitigated as much as possible by locating the columns to be clear of the car door opening area, and by ensuring that shear walls are located only along one side of parking spaces so doors can open freely on the other side.



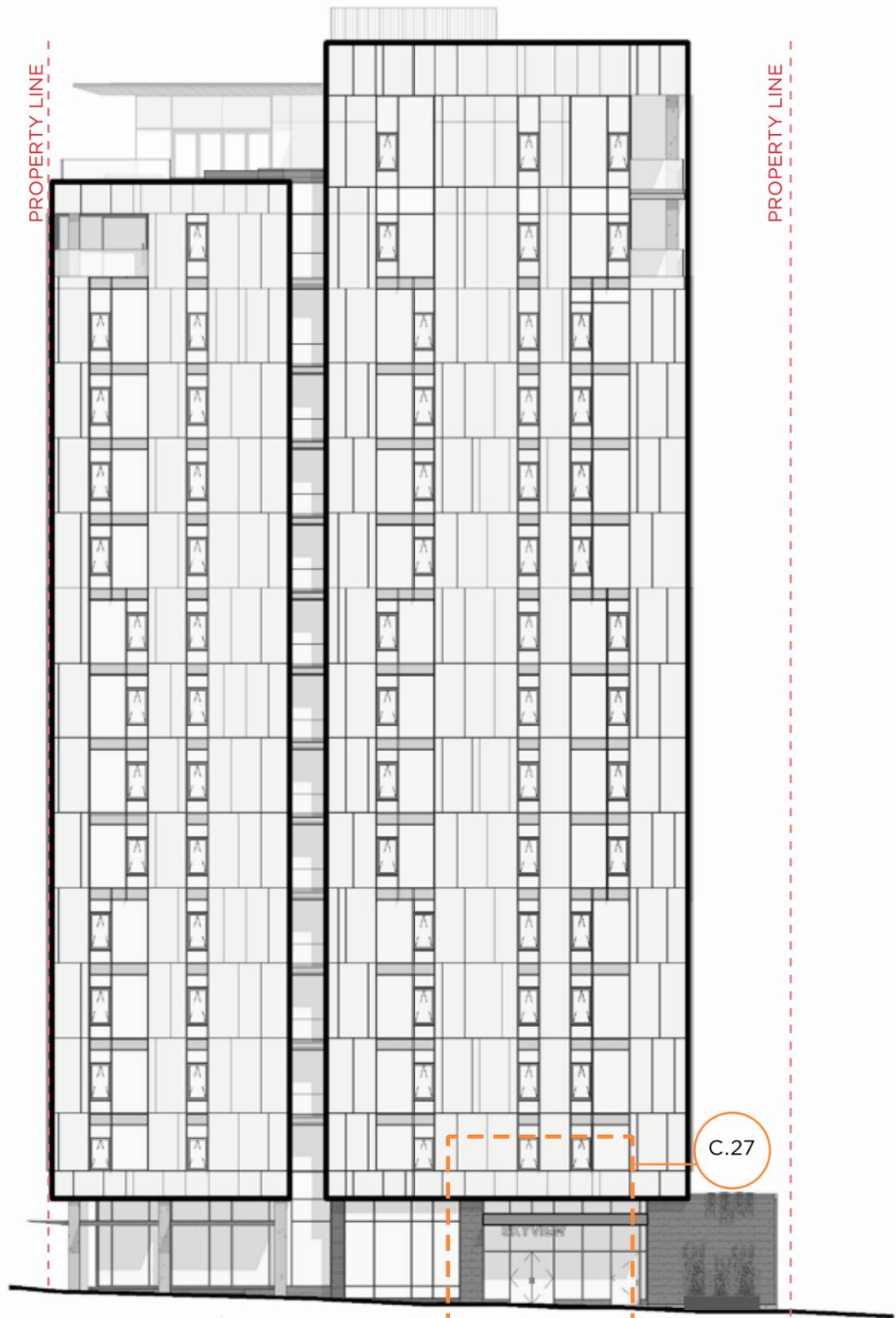
A. Standard parking space



B. Modified parking space (columns)



C. Modified parking space (shear wall)

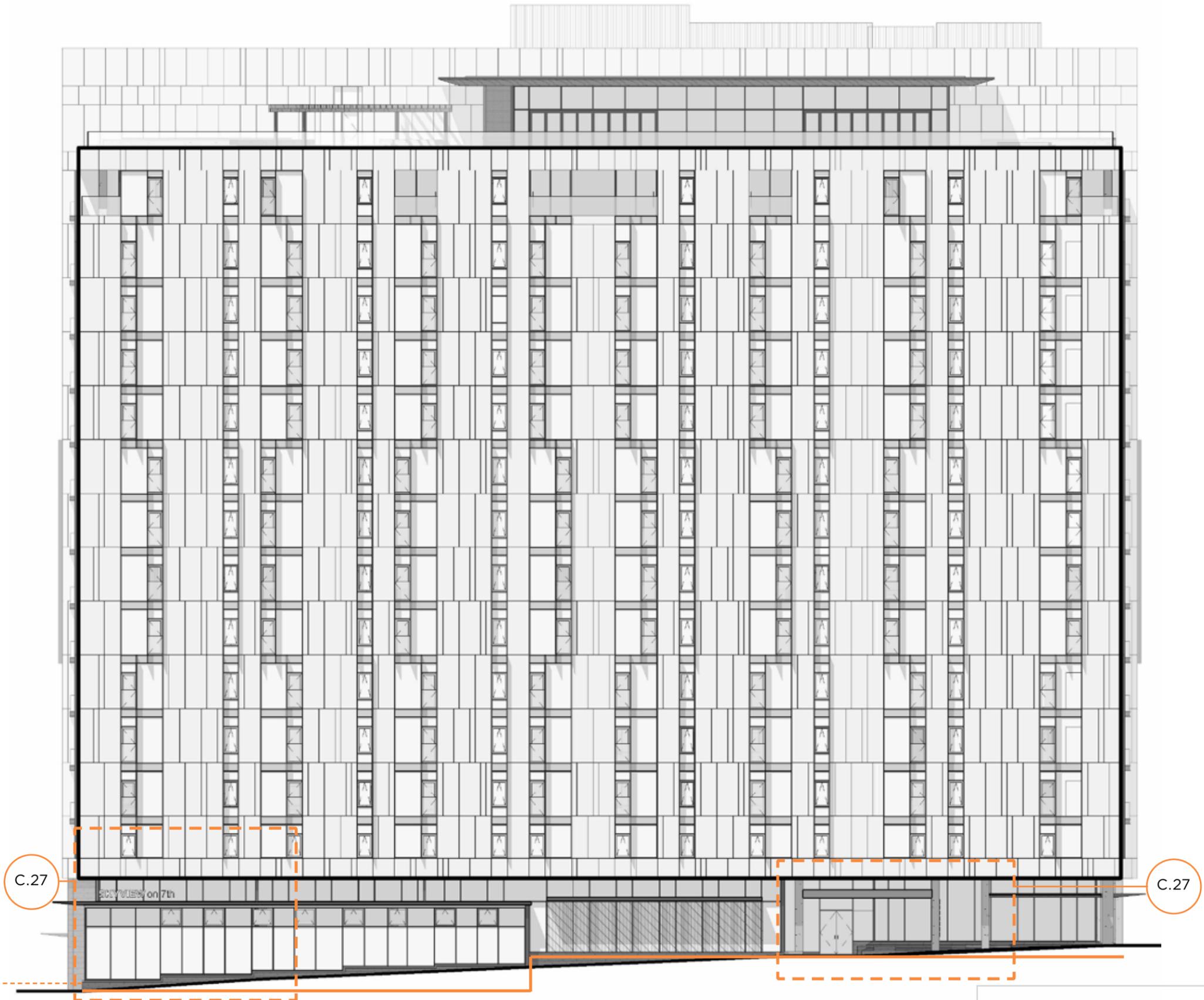


North Elevation | scale 1"=20'



South Elevation | scale 1"=20'





slab step for reference of interior plane vs. street grade

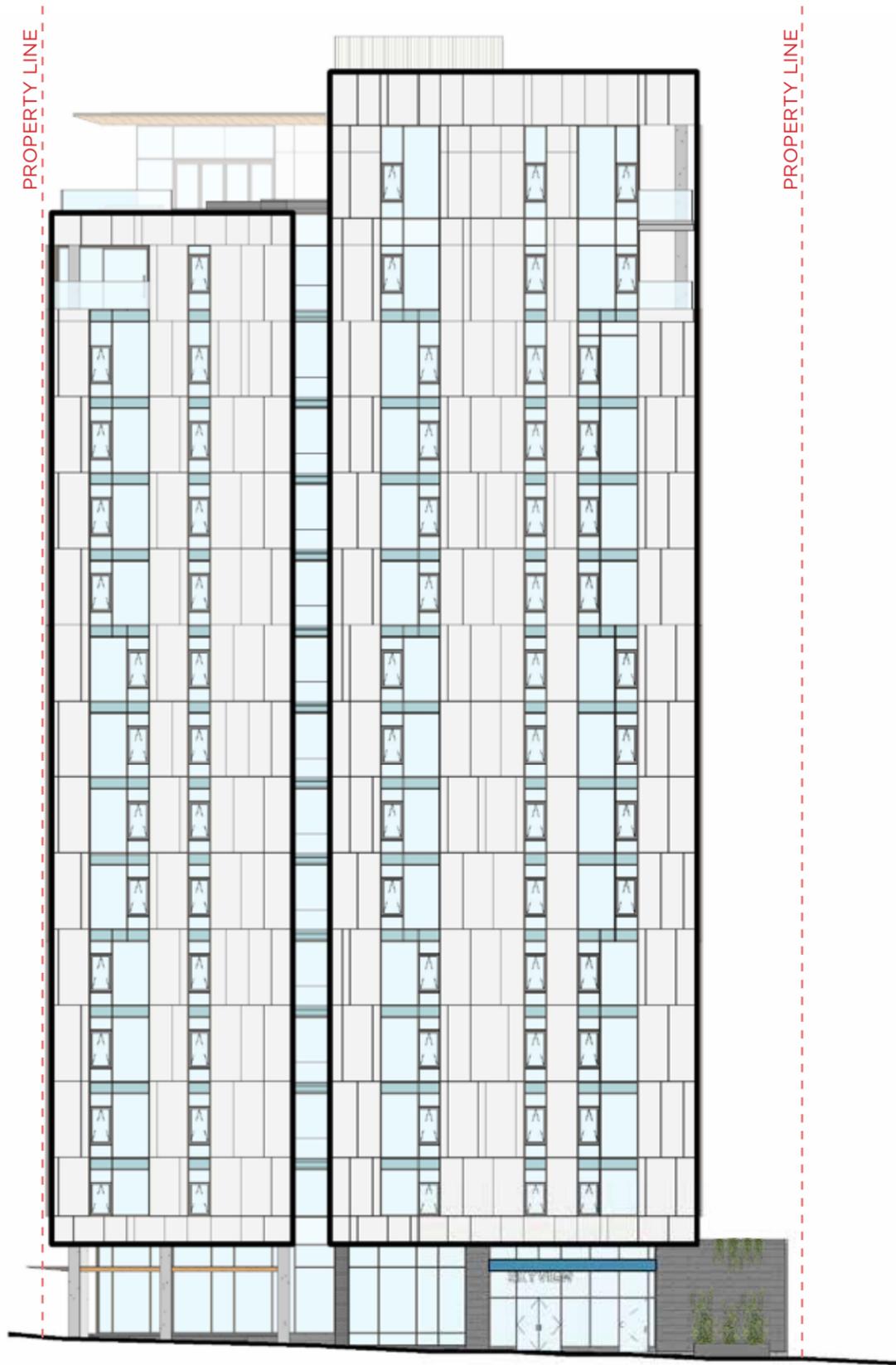
0' 10' 20' 40'

East Elevation | scale 1"=20'

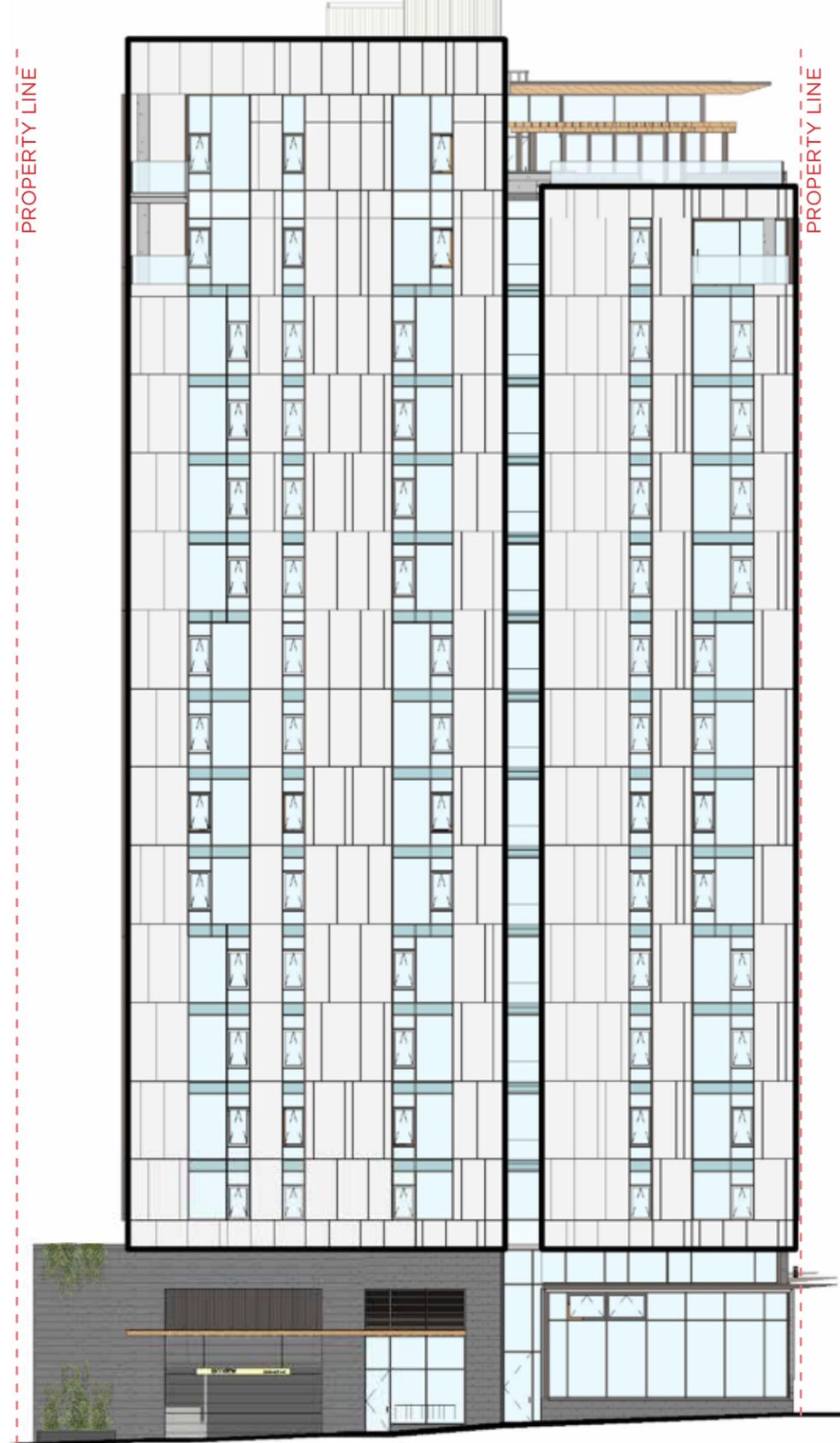


West Elevation | scale 1"=20'

0' 10' 20' 40'



North Elevation | scale 1"=20'



South Elevation | scale 1"=20'



East Elevation | scale 1"=20'

0' 10' 20' 40'



West Elevation | scale 1"=20'

0' 10' 20' 40'

bird-safe material finish at glazed railings and glazing located directly adjacent to roof per PZC 33.510.223 refer to APP.21

Material %
 glass 35%
 spandrel 4%
 fiber cement panels 58%
 dark masonry 2%
 corrugated metal 1%

bird-safe vision glazing per PZC 33.510.223 refer to APP.21

no bird safe finish (within 10% allowable)

bird-safe material finish at glazed railings and glazing located directly adjacent to roof per PZC 33.510.223 refer to APP.21

Material %
 glass 37%
 spandrel 5%
 fiber cement panels 52%
 dark masonry 5%
 corrugated metal 1%

bird-safe vision glazing per PZC 33.510.223 refer to APP.21

North Elevation | scale 1"=20'

South Elevation | scale 1"=20'

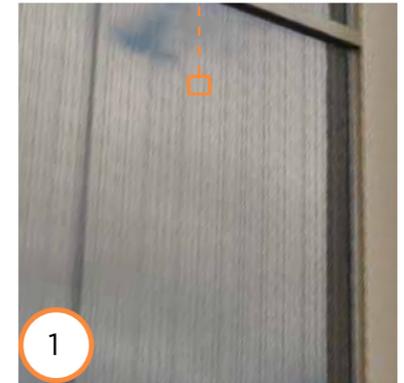
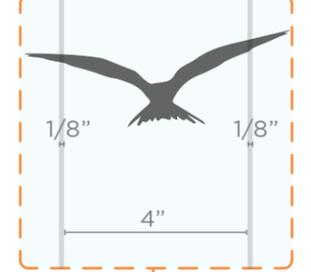




1
bird-safe vision glazing at glazed railings and glazing located directly adjacent to roof per PZC 33.510.223

15'

6" x 6" area of fritted glass



1
vertical fritting to be used where bird-safe vision glazing is indicated

60'

1
bird-safe vision glazing per PZC 33.510.223

- Material %**
- Glass 37%**
 - spandrel 7%**
 - Fiber cement panels 53%**
 - dark masonry 1%**
 - exposed concrete 1%**
 - corrugated metal 2%**

East Elevation | scale 1"=20'

no bird safe finish
(within 10% allowable)





15'

bird-safe material finish
at glazed railings and
glazing located directly
adjacent to roof per PZC
33.510.223

60'

bird-safe
material
finish per PZC
33.510.223

- Material %**
- glass 35%
 - spandrel 4%
 - fiber cement panels 51%
 - cmu 8%
 - dark masonry 1%
 - corrugated metal 2%

West Elevation | scale 1"=20'



Central City Fundamental Design Guidelines

Guideline Topic	Guideline	Response
<p>A. Portland Personality <i>A1. Integrate the River.</i></p> <p><i>A2. Emphasize Portland Themes.</i></p> <p><i>A3. Respect the Portland Block Structures.</i></p> <p><i>A4. Use Unifying Elements.</i></p> <p><i>A5. Enhance, Embellish, and Identify Areas.</i></p> <p><i>A6. Re-use/Rehabilitate/Restore Buildings.</i></p> <p><i>A7. Establish and Maintain a Sense of Urban Enclosure.</i></p> <p><i>A8. Contribute to a Vibrant Streetscape.</i></p>	<p><i>Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway.</i></p> <p><i>Develop accessways for pedestrians that provide connections to the Willamette River and greenway.</i></p> <p><i>When provided, integrate Portland-related themes with the development's overall design concept.</i></p> <p><i>Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space.</i></p> <p><i>Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.</i></p> <p><i>Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.</i></p> <p><i>Enhance an area by reflecting the local character within the right-of-way.</i></p> <p><i>Embellish an area by integrating elements in new development that build on the area's character.</i></p> <p><i>Identify an area's special features or qualities by integrating them into new development.</i></p> <p><i>Where practical, reuse, rehabilitate, and restore buildings and/or building elements.</i></p> <p><i>Define public rights-of-way by creating and maintaining a sense of urban enclosure.</i></p> <p><i>Integrate building setbacks with adjacent sidewalks to increase the space for potential public use.</i></p> <p><i>Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks.</i></p> <p><i>Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.</i></p>	<p>The site is located over a half-mile from the Willamette River and greenway; however, improvements to all of the site's frontages enhance direct pedestrian connection to the sidewalks and crosswalks leading to the river. The rooftop amenity space and the western, northern, and southern units offer views of the Willamette River, as do the western-facing decks on levels 14 and 15.</p> <p>The applicant proposes to integrate themes related to the site's context in the Lloyd District, the city, and the Pacific northwest.</p> <ul style="list-style-type: none"> Natural wood is used in targeted applications (recessed roof deck soffits, roof overhang at the community room, undersides of the canopies along the public sidewalk) to recognize Portland's historic forests and present-day urban tree canopy. See Sheets C.18, C.21, C.22, C.22-B, C.25, C.25-B, APP.3, APP.4. The ecoroof and the roof garden evoke northwest landscapes. See Sheets C.11, C.24, APP.3, APP.5 The art concept incorporates the theme of water to relate to the interior program (the proposed pool and spa) and especially Portland's rainfall and the Willamette River. See Sheet APP.14. Similar to other residential buildings, the community room and the rooftop garden provide communal exterior activity space and views to Mt. St. Helens and Mt. Hood. See Sheets APP.3, APP.5. Ground-level benches at the northeast corner of the building provide places to rest and enjoy views of passing streetcars. See Sheets C.25, C.25-B. The masonry building walls utilize the Lloyd District vernacular. See Sheets C.12, C.13, C.18, APP.1. Significant ground-floor glazing affords views of interior recreational space (sport court and fitness area) to activate the site's Green Loop frontage. The view into the bike storage area and dog washing station on NE Irving Street plays off the Green Loop since passersby will include cyclists and dog walkers. See Sheets C.12, C.13, APP.4, APP.13. <p>The proposed development does not alter the existing block pattern (the traditional 200' block pattern found in the Central City plan district). The proposed development is not part of a superblock. The proposed improvements will enhance the pedestrian experience along the NE 7th Avenue 200' block face and along the NE Oregon Street and NE Irving Street half-block faces.</p> <p>The entire site will be redeveloped as part of the proposed development. The new building uses the Lloyd District's building material and color typology to unify the area. The overall design draws on the Tripartite approach with a base, middle, and top that is consistent with other vertical structures in the Lloyd District. The design also incorporates materiality specified in the Lloyd District Design Guidelines to contribute to the unified character of the district. Additionally, the project is situated on the newly adopted Green Loop and the right-of-way improvements will incorporate PBOT design principles to enhance the pedestrian experience. Finally, the building will utilize street trees, canopies, and benches to improve the streetscape in a manner consistent with other Central City designs.</p> <p>The overall design has focused strongly on the abutting Green Loop to the east and the Streetcar to the north. The ground floor of the building offers extensive windows and glazing to enhance the pedestrian realm with added visual emphasis on the southeast corner that will be visible from the Congressman Earl Blumenauer Bicycle and Pedestrian Bridge. Furthermore, the building utilizes masonry to be consistent with the materials of other buildings in the Lloyd District and employs canopies at building entries and along the public sidewalks to enliven the streetscape.</p> <p>The previous single-story buildings on-site were not amenable to reuse due to the proposed multifamily use and the scale of the development. This guideline does not apply.</p> <p>The proposed building's massing reinforces the pedestrian streetscape by building to the street edge. The building is built up to the right-of-way, except where it's stepped back to create wider sidewalks for pedestrian circulation and to make room for accessible sidewalk transitions at street corners. The proposed canopies help establish a human scale for pedestrians, while the proposed seating areas provide amenities for passersby.</p> <p>Entries and windows are oriented to the street-facing façades. The proposed canopies provide weather protection for pedestrians, while the majority of the ground floor is glazed to promote visual connection to active uses at the sidewalk frontages (starting on NE Oregon Street and moving clockwise around NE 7th Avenue and to NE Oregon Street lobby, leasing office, co-working, main lobby entrance, pool/spa, fitness, sport court, and bicycle storage/dog washing station).</p>

Guideline Topic	Guideline	Response
<p><i>A9. Strengthen Gateways.</i></p>	<p><i>Develop and/or strengthen gateway locations.</i></p>	<p>The proposed development is not located at a designated gateway location; however, with the construction of the Congressman Earl Blumenauer Bicycle and Pedestrian Bridge and the site's location along the Green Loop, the abutting portion of NE 7th Avenue will function similarly to a gateway. As such, the applicant proposes prominent sport and fitness activity spaces oriented toward NE 7th Avenue to complement and strengthen this future gateway. The building's massing and verticality will further contribute to a sense of arrival for those disembarking from the bridge. The proposed building will infill an underutilized property previously containing relatively small buildings and large areas for parking. The size and street-edge character of the proposed new building is designed to advance this guideline.</p>
<p>B. Pedestrian Emphasis</p>		
<p><i>B1. Reinforce and Enhance the Pedestrian System.</i></p>	<p><i>Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed.</i></p> <p><i>Develop and define the different zones of a sidewalk; building frontage zone, street furniture zone, movement zone, and the curb.</i></p> <p><i>Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.</i></p>	<p>Existing sidewalks will be improved along NE Oregon Street, NE Irving Street, and NE 7th Avenue. Additionally, the sidewalk design has been developed to fit within PBOT's Pedestrian Design Guidelines to include defined building frontage, movement, furnishing, and curb zones.</p>
<p><i>B2. Protect the Pedestrian.</i></p>	<p><i>Protect the pedestrian environment from vehicular movement.</i></p> <p><i>Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest and diversity to the pedestrian.</i></p> <p><i>Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.</i></p>	<p>The proposed improvements to the NE 7th Avenue sidewalk include distinctive paving, street trees, low plantings, and bicycle racks, while the on-street parking and existing bicycle lane further define an edge to the pedestrian space and buffer the sidewalk from traffic. Lighting will be incorporated into the exterior canopies and at building entrances to illuminate pedestrian space. The glazing at the ground floor continues vertically on the elevations along NE Oregon Street and NE Irving Street in recesses that divide the massing of the residential levels into two distinct elements. This continuous element highlights the active uses and creates a unique character for the building that will provide a glowing ambience at the right-of-way to light abutting portions of the sidewalk. All venting from the building will be at the roof, with the exception of parking garage ventilation, which will be high on the ground floor on NE Irving Street so as to not detract from the pedestrian environment.</p>
<p><i>B3. Bridge Pedestrian Obstacles.</i></p>	<p><i>Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.</i></p>	<p>Innovative sidewalk design is demonstrated through: the crossings at the northeast and southeast corners, which meet PBOT's design criteria for the Lloyd District; the sidewalks on NE Oregon Street and NE Irving Street, which meet PBOT's criteria for Lloyd District; and the sidewalk design along NE 7th Avenue, which is intended to be differentiated and contribute to the Green Loop character. Consolidating all vehicle access to a single location on the lowest classification street (NE Irving Street) minimizes pedestrian/vehicle conflict points while hiding vehicle parking/circulation areas from view.</p>
<p><i>B4. Provide Stopping and Viewing Places.</i></p>	<p><i>Provide safe, comfortable places where people can stop, view, socialize, and rest.</i></p> <p><i>Ensure that these places do not conflict with other sidewalk uses.</i></p>	<p>Seating is proposed under canopies on a portion of NE Oregon Street, near the northeast corner of the building, for people to stop and view the streetcar. Large display windows are provided to let light into the lobby and sport areas on the ground floor, and to allow pedestrians to view ongoing activities within the building. This transparency offers a comfortable, safe, and attractive experience with natural daylight for residents and an appealing exterior appearance.</p>
<p><i>B5. Make Plazas, Parks and Open Space Successful.</i></p>	<p><i>Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces.</i></p> <p><i>Where provided, integrate water features and/or public art to enhance the public open space.</i></p> <p><i>Develop locally-oriented pocket parks that incorporate amenities for nearby patrons.</i></p>	<p>Views of public parks, plazas, and open spaces are provided from upper-story units on both the east and west sides of the building (e.g., Mt. Tabor Park and Governor Tom McCall Waterfront Park). Western-facing units will have views to the Oregon Convention Center Plaza. View access to Holladay Park is restricted by other buildings for eastern-facing units. The rooftop open space provides mountain views (including Mt. Hood) and a limited view of the west hills. The site is not adjacent to public open space. The exterior glazing at the pool and spa has been designed to incorporate water-themed public art at the street level along the NE 7th Avenue sidewalk to add interest and contributes to a vibrant and varied visual environment.</p>
<p><i>B6. Develop Weather Protection.</i></p>	<p><i>Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.</i></p>	<p>Canopies are provided along NE Oregon Street from the north building entry and wrap around the corner along NE 7th Avenue to the NE 7th Avenue entry. The canopies facing NE Oregon Street provide weather protection for streetcar riders either standing or seated at the integrated benches. A canopy is located just south of the main entry at NE 7th at the public art location to provide nearly uninterrupted weather protection along the Green Loop for pedestrians. Another continuous canopy frames the fitness and sport court along NE 7th Avenue and wrapping around the southeast corner onto NE Irving Street. There is also a canopy that provides weather protection at the south bicycle storage and parking garage entrance along NE Irving Street. Building entries are recessed under these canopies to allow for protected transitions from indoor space to outdoor space.</p>
<p><i>B7. Integrate Barrier-Free Design.</i></p>	<p><i>Integrate access systems for all people with the building's overall design concept.</i></p>	<p>Building entrances at NE Oregon Street and NE 7th Avenue provide barrier-free entry for tenants and guests, without the need for ramps or other special accommodations.</p>

Guideline Topic	Guideline	Response
<p>C. Project Design</p> <p><i>C1. Enhance View Opportunities.</i></p> <p><i>C2. Promote Permanence and Quality in Development.</i></p> <p><i>C3. Respect Architectural Integrity.</i></p> <p><i>C4. Complement the Context of Existing Buildings.</i></p> <p><i>C5. Design for Coherency.</i></p> <p><i>C6. Develop Transitions Between Buildings and Public Spaces.</i></p>	<p><i>Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity.</i></p> <p><i>Size and place new buildings to protect existing views and view corridors.</i></p> <p><i>Develop building facades that create visual connections to adjacent public spaces.</i></p> <p><i>Use design principles and building materials that promote quality and permanence.</i></p> <p><i>Respect the original character of an existing building when modifying its exterior.</i></p> <p><i>Develop vertical and horizontal additions, that are compatible with the existing building, to enhance the overall proposal's architectural integrity.</i></p> <p><i>Complement the context of existing buildings by using and adding to the local design vocabulary.</i></p> <p><i>Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.</i></p> <p><i>Develop transitions between private development and public open space.</i></p> <p><i>Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.</i></p>	<p>The ground level glazing is largely oriented towards the Green Loop to increase pedestrian interaction with the building. The clear glazing promotes views to and from the public right-of-way to allow for visual access along the sidewalk including the northern entrance, leasing office, co-working, lounge/main lobby, pool area, workout space, sport court, and bicycle storage on the south. Residential units on the east side have windows that face the Green Loop and the public right-of-way, with upper units facing towards Mt. Hood. Residential units on the west side have windows that face the Oregon Convention Center and the western skyline of Portland. Corner units on the north side can see the Portland Streetcar and an extent of the Green Loop. Corner units on the south side can view I-84 and an extent of the Green Loop. Levels 3-15 incorporate large windows, Juliet balconies and recessed balconies that orient to Mt. Hood on the east and to the Portland skyline to the west, creating visual interest and relief on the façades of the building. The community room and the rooftop garden on the eastern half of level 15 have panoramic views to the north (with a glimpse of Mt. St. Helens), east (Mt. Hood), and south. South-facing views afford the opportunity to admire the architectural form of the Congressman Earl Blumenauer Bicycle and Pedestrian Bridge.</p> <p>High-quality durable materials are used throughout:</p> <ul style="list-style-type: none"> • Fiber-reinforced cement (Equitone) panels that resemble concrete panels. • Commercial curtainwall for glazing at ground level, vertical accents, and rooftop community room. • Glazing system (Intus window system) for residential units. • Artful placement of materials is designed to create a simple, easily recognizable pattern in the juxtaposition of the fiber-cement materials and mullion extensions. • Masonry for opaque exterior walls at ground floor. • Natural wood in protected conditions on the underside of canopies, recessed roof deck soffits, and the roof overhang at the community room. <p>The proposal does not involve any existing buildings. This guideline does not apply.</p> <p>The approach to the project draws on the principles of Tripartite design (base, middle, top) as most mid and high-rise buildings within the downtown core and Lloyd District have implemented. The 15-story design complements the context by bridging the gap in height between the Portland State Office Building and Aster Tower. Materials were specifically chosen to complement the surrounding context, such as the material tones of Aster Tower and the Metro Regional Center and to satisfy the material palette set forth in the Lloyd District, which include:</p> <ul style="list-style-type: none"> • The predominant material for the residential mass is light-colored in fitting with the Lloyd District. • Masonry was chosen for the base. • Except for the Pool and Spa area on the ground floor and the spandrel glazing at the residential floor slab edges, all glass will be non-reflective with clear vision glazing. <p>The common amenity spaces for tenants are treated with almost complete transparency to maximize connection to surrounding context and access to views. The base of the building transitions from near-complete transparency along NE 7th Avenue around the corners at NE Oregon Street and NE Irving Street towards opaque stone masonry that houses building utilities, secure parking garage entrance and long-term bicycle storage. Residential floors are treated as two parallel masses of a pristine white to match the character of the Lloyd District and are textured with a rhythm of vertical windows that correspond to living and bedroom spaces within the units. The eastern half of the top floor is home to a community room with panoramic views to a rooftop garden and beyond to views of the north, south, and east, specifically Mt. Hood. The masonry at the ground level and the fiber cement panels at the upper level utilize a cohesive vocabulary of stone-based materials.</p> <p>The project does not abut dedicated public open space; however, the proposed building does have extensive frontage along the public sidewalk, so the sidewalk serves as a transition by providing the building frontage, movement, furnishing, movement, and curb zones. Recessed entries function as transition zones as well. Integrated seating is proposed on NE Oregon Street to provide a seating opportunity for people to view the streetcar.</p>

Guideline Topic	Guideline	Response
<p><i>C7. Design Corners that Build Active Intersections.</i></p>	<p><i>Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs, and pedestrian entrances to highlight building corners.</i></p> <p><i>Locate flexible sidewalk-level retail opportunities at building corners.</i></p> <p><i>Locate stairs, elevators, and other upper floor building access points toward the middle of the block.</i></p>	<p>The primary entries are placed on the north and east facades to provide ready pedestrian and visual access to the Portland Streetcar. The most prominent corners of the building – the northeast and southeast corners – are highlighted by an enhanced pedestrian environment which is created through the use of pedestrian-friendly right-of-way treatment, large windows, wrap-around canopy, and attractive materials. On the north and east frontages, ground-floor activities will be generally visible (save for the pool and spa area) from the rights-of-way to activate the pedestrian experience with distinctive items such as views of the sport court. Stairs, elevators, building equipment, and maintenance facilities are intentionally placed away from the street corners.</p>
<p><i>C8. Differentiate the Sidewalk-Level of Buildings.</i></p>	<p><i>Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.</i></p>	<p>The building base is differentiated with masonry, extensive clear glazing, recessed entries, and protective canopies with integrated lighting along much of the building, with contrasting materials and glazing style on upper floors.</p>
<p><i>C9. Develop Flexible Sidewalk-Level Spaces.</i></p>	<p><i>Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.</i></p>	<p>The applicant proposes for the ground level to be for the use of tenants and guests rather than for separate retail tenants; however, should the need arise, the tall floor-to-floor height provides flexibility for the proposed fitness and sport court spaces, which could be adapted to accommodate different tenant amenities in alignment with this guideline. See Sheets APP.15, APP.15-B.</p>
<p><i>C10. Integrate Encroachments.</i></p>	<p><i>Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment.</i></p> <p><i>Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.</i></p>	<p>Mullion cap extensions protrude into the right-of-way above ground level, so they do not impede the pedestrian space. Canopies are provided along NE Oregon Street from the north building entry and wrap around the corner along NE 7th Avenue to the NE 7th Avenue entry. A continuous canopy frames the fitness and sport court along NE 7th Avenue, wrapping around the southeast corner onto NE Irving Street. A canopy is located just south of the main entry at NE 7th Avenue at the public art location to provide nearly uninterrupted weather protection along the Green Loop for pedestrians. Another canopy that provides weather protection is at the south bicycle storage and parking garage entrance along NE Irving Street.</p>
<p><i>C11. Integrate Roofs and Use Rooftops.</i></p>	<p><i>Integrate roof function, shape, surface materials, and colors with the building's overall design concept.</i></p> <p><i>Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points.</i></p> <p><i>Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.</i></p>	<p>The roof is low-slope, bounded by parapets that are a continuation of the building's massing and predominant materiality. This also helps the roof design meet the requirement for stormwater management – ecoroof with the exception of where mechanical rooftop units (screened by fencing) are located. Level 15 is split between penthouse apartments and a community room that is adjacent to an eastern-oriented occupiable roof deck with integrated roof garden design elements that contribute to the stormwater mitigation, and the roof garden provides views to Mt. Hood, Mt. St. Helens, and Mt. Tabor.</p>
<p><i>C12. Integrate Exterior Lighting.</i></p>	<p><i>Integrate exterior lighting and its staging or structural components with the building's overall design concept.</i></p> <p><i>Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.</i></p>	<p>Lighting will be incorporated into exterior canopies and at building entrances to illuminate the pedestrian space. The treatment of the glazing at the ground floor and its vertical continuation on the upper residential massing on NE Oregon and NE Irving Streets will provide a glowing element at night that highlights the massing and active uses and creates a unique character for the building. Similarly, to the ground floor, the rooftop community room is fully transparent and will provide a glowing element on the top floor at night.</p>
<p><i>C13. Integrate Signs.</i></p>	<p><i>Integrate signs and their associated structural components with the building's overall design concept.</i></p> <p><i>Size, place, design, and light signs to not dominate the skyline.</i></p> <p><i>Signs should have only a minimal presence in the Portland skyline.</i></p>	<p>Minimal signage locations have been proposed at the north entrance off of NE Oregon Street, at the entrance on NE 7th Avenue, at the SE corner of NE 7th Avenue and NE Irving Street, and at the parking garage entrance on NE Irving Street. Locations and size have been indicated on the elevations. Signs are anticipated to be minimally and tastefully illuminated with internal lighting.</p>

Lloyd District Design Guidelines

Guideline Topic	Guideline	Response
<p>A. Portland Personality (Lloyd District)</p>		
<p><i>A1. Integrate the River.</i> <i>A1-1: Connect Public Facilities to the River</i></p>	<p><i>Provide public access to, from, and along the river in a manner that connects major public use facilities in the District to the river which stimulate year-around enjoyment.</i></p>	<p>The proposed development is not proximate to the river and no public use facilities are proposed. This guideline is not applicable.</p>
<p><i>A3. Respect the Portland Block Structures.</i></p>		
<p><i>A3-1: Support a Convenient Pedestrian Linkage Through the Superblocks Between Convention Center and Lloyd Center</i></p>	<p><i>Provide and support a convenient pedestrian linkage through the superblocks between the Oregon Convention Center at N.E. Martin Luther King Blvd. and N.E. Oregon to the Lloyd Center at N.E. Multnomah and 9th.</i></p>	<p>The proposed development is not located directly between the Convention Center and Lloyd Center. This guideline is not applicable.</p>
<p><i>A3-2: Make Superblock Plazas Inviting and Easily Accessible from Holladay Street</i></p>	<p><i>Make superblock plazas and public spaces in superblocks fronting on Holladay Street inviting and easily accessible from Holladay Street. Public spaces should be visually connected to Holladay Street. Public/private spaces are also encouraged be visually connected with adjacent public improvements.</i></p>	<p>The proposed development does not front Holladay Street or a Superblock Plaza. This guideline is not applicable.</p>
<p><i>A5. Enhance, Embellish, and Identify Areas.</i></p>		
<p><i>A5-1: Develop Identifying Features</i></p>	<p><i>Encourage the inclusion of features in the design of projects that give projects identity and a sense of place or significance within the District.</i></p>	<p>The design intentionally orients common amenities outwardly and openly to the public right-of-way at the ground floor. The prominent proposed fitness area and sport court complement the activity of the Green Loop and the proximity to the Congressman Earl Blumenauer Bicycle and Pedestrian Bridge. The Level 15 roof garden and community room are treated similarly to reinforce a sense of place for tenants. The proposed water-themed public art complements the existing nature-themed mural on the northwest corner of NE 7th Avenue and NE Lloyd Boulevard.</p>
<p><i>A5-2: Accommodate or Incorporate Underground Utility Service</i></p>	<p><i>Accommodate or incorporate underground utility service to development projects.</i></p>	<p>Existing overhead utilities will be undergrounded except for the Portland Streetcar Overhead Contact System (OCS), which is required to be above ground. The proposed electrical and natural gas meters and facilities (e.g, transformers) will be interior to the building rather than above-ground.</p>
<p><i>A5-3: Incorporate Works of Art</i></p>	<p><i>Incorporate works of art into development projects.</i></p>	<p>The exterior glazing at the pool and spa location has been designated for water-themed public artwork to be incorporated into the building facade to highlight the active use while modestly obscuring visibility of users in the pool area and to add a distinct and engaging element for passerby’s in the pedestrian realm. The concept for the application of an etched mural subdivided by sections of translucent glass is also intended to be dynamic in its emulation of water in a way that directly relates to the building program, offering a meaningful and vibrant contribution to the streetscape. See Sheet APP.14 and artist packet.</p>
<p><i>A5-4: Incorporate Water Features</i></p>	<p><i>Enhance the quality of major public spaces by incorporating water features.</i></p>	<p>An actual water feature is not proposed, as the project does not include or border outdoor public areas. The public art component incorporates the theme of water and relates to the pool and spa program. Feedback from the Design Commission indicated that this would meet the intent of incorporating public art and water feature elements into the design.</p>
<p><i>A5-5: Use Public Right-of-Way Design Criteria Established for the Lloyd District</i></p>	<p><i>Use the public right-of-way design criteria as established and administered by the City Engineer especially for the Lloyd District from the adopted Lloyd District Transportation Capital Improvements - District-Wide Design Criteria.</i></p>	<p>The building envelope has been variably stepped back from 1’ to 4’-6” from the property line on the north, east, and south sides to increase the width of the sidewalk and the proposed street improvements comport with District standards as outlined by PBOT staff. The right-of-way on NE 7th Avenue has been designed to standards set forth in PBOT’s Pedestrian Design Guide as no codified standards exist for right-of-way treatment along the Green Loop. Final details will be reviewed by PBOT staff through the Public Works permitting process.</p>
<p><i>A5-6: Incorporate Landscaping as an Integral Element of Design</i></p>	<p><i>Incorporate landscaping as an integral element of design which is supportive of both the built and natural environment.</i></p>	<p>The Level 15 community room looks out to views of Mt. Hood, the Hills, and glimpses of Mt. St. Helens. It also looks out onto the adjacent roof garden, comprising habitable deck and ecoroof that shares the same views. The rooftop plants are inviting to a variety of wildlife which will help support the natural environment. Ground level landscaping, in the form of planters appropriate for the urban context, will provide a natural element within the pedestrian environment.</p>

Guideline Topic	Guideline	Response
<p><i>A5-7: Integrate the Civic Campus into the Lloyd District</i></p>	<p><i>Integrate the Civic Campus into the Lloyd District in a manner that provides a cohesive link westerly to the river and easterly to the core of the Lloyd District.</i></p> <p><i>Extend the Holladay Street pedestrian project to an active terminus overlooking the Willamette River.</i></p> <p><i>Link river overlooks, open spaces and trails into a unified system to and along the riverfront wherever possible; create clear pedestrian connections to the riverfront; and encourage and enhance visual and physical corridors to river viewpoints and amenities.</i></p> <p><i>Provide safe and attractive vehicular/pedestrian access through the area that connects with development patterns in surrounding sub-districts.</i></p> <p><i>Integrate bridge and freeway access ramps into the arterial streets circulation pattern.</i></p>	<p>The site is not located within the Civic Campus, along Holladay Street, or along the river or I-5. This guideline is not applicable.</p>
<p><i>A5-8: Integrate the Lloyd Shopping Center into the Lloyd District</i></p>	<p><i>Through inviting pedestrian access and clear visual connections for both vehicles and people, integrate by linking the Lloyd Center with residential and west, office areas along Multnomah Street, Holladay Park and Holladay Street transit stops.</i></p> <p><i>Improve and extend the Center's pedestrian access to the north.</i></p> <p><i>Establish pedestrian access through the shopping center that connects with development in surrounding subdistricts.</i></p>	<p>The site is not located near the Lloyd Shopping Center. This guideline is not applicable.</p>
<p><i>A8. Contribute to a Vibrant Streetscape.</i></p>		
<p><i>A8-1: Incorporate Active Ground Level Uses in Parking Structures</i></p>	<p><i>Incorporate active ground-level uses in new and modified parking structures that are near active retail and pedestrian areas.</i></p>	<p>The majority of the ground floor is glazed to promote visual connection to active uses at the sidewalk frontages (starting on NE Oregon Street and moving clockwise: lobby, leasing office, co-working, main lobby entrance, pool/spa, fitness, sport court, and bicycle storage/dog washing station). Parking is proposed underground so as not to be visible from the street.</p>
<p><i>A9. Strengthen Gateways.</i></p>		
<p><i>A9-1: Provide a Distinct Sense of Entry and Exit</i></p>	<p><i>Design and develop gateways into and within the Lloyd District that are appropriate and relate to the district's and subdistricts' emerging characteristics.</i></p>	<p>With the opening of the Congressman Earl Blumenauer Bicycle and Pedestrian Bridge, and the site's location along the Green Loop, emphasis has been given to develop the building's character to specifically relate to the bridge and its users. The active uses of the sport court and fitness area are highlighted with a rhythm of architectural screening and canopy that will be visible to pedestrian and bicycle traffic emerging from the bridge. The building's massing and verticality will further contribute to a sense of arrival for those disembarking from the bridge. The proposed building will infill an underutilized property previously containing relatively small buildings and large areas for parking. The size and street-edge character of the proposed new building is designed to advance this guideline.</p>
<p>B. Pedestrian Emphasis</p>		
<p><i>B1.Reinforce and Enhance the Pedestrian System.</i></p>		
<p><i>B1-1: Protect Pedestrian Areas from Mechanical Exhaust</i></p>	<p><i>Incorporate mechanical exhausting systems in a manner that does not detract from the quality of the pedestrian environment.</i></p>	<p>All venting from the building will be at the roof, with the exception of parking garage ventilation which will be high on the ground floor on NE Irving Street as to not detract from the pedestrian environment.</p>
<p><i>B1-2: Incorporate Additional Lighting</i></p>	<p><i>Incorporate project lighting in a manner that reinforces the pedestrian environment and which provides design continuity to an area by enhancing the drama and presence of architectural features.</i></p>	<p>Exterior lighting will be incorporated into the exterior canopies and at building entrances to illuminate pedestrian areas. The treatment of the glazing at the ground floor and its vertical continuation on the upper residential massing on NE Oregon and NE Irving Streets will provide a glowing element at night that highlights the massing and active uses and creates a unique character for the building. Similarly to the ground floor, the rooftop community room is fully transparent and will provide a glowing element on the top floor at night.</p>

Guideline Topic	Guideline	Response
<p><i>B1-3: Design Projects to Attract Pedestrians to the Broadway/ Weidler Corridor</i></p>	<p><i>Incorporate design features in new projects or building renovation which attract pedestrians and encourage their safe and enjoyable movement throughout the Broadway/Weidler Corridor and which support the corridor as a neighborhood retail area.</i></p>	<p>The proposed building is not located in the Broadway/ Weidler Corridor. This guideline is not applicable.</p>
<p><i>B3. Bridge Pedestrian Obstacles.</i></p>		
<p><i>B3-1: Provide Pedestrian Crossings Spaced at Traditional One-Block Intervals</i></p>	<p><i>Provide and design for pedestrian crossings spaced at traditional one-block intervals where deemed safe and appropriate by the City Engineer.</i></p>	<p>The site is not located in a superblock so there is no need for a mid-block crossing. The proposed sidewalk improvements include pedestrian ramps at the block corners to accommodate pedestrian crossings at one-block intervals.</p>
<p><i>B3-2: Improve Pedestrian Crossings on NE Broadway</i></p>	<p><i>Provide pedestrian crossing amenities along N.E. Broadway that improve pedestrian safety and convenience.</i></p>	<p>The site is not located along NE Broadway. This guideline is not applicable.</p>
<p><i>B6. Consider Sunlight, Shadow, Glare, Reflection, Wind and Rain.</i></p>		
<p><i>B6-1: Provide Pedestrian Rain Protection</i></p>	<p><i>Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.</i></p>	<p>Canopies are provided along NE Oregon Street from the north building entry and wrap around the corner along NE 7th Avenue to the NE 7th Avenue entry. The canopies facing NE Oregon Street provide protection for streetcar riders at integrated benches. Mid-block, along NE 7th Avenue, a canopy is provided to shelter pedestrians at the area designated for public art. A continuous canopy frames the fitness and sport court along NE 7th Avenue and wraps around the southeast corner onto NE Irving Street. There is also a canopy that provides weather protection at the south bicycle storage and parking garage entrance along NE Irving Street Building entries are recessed under these canopies to allow for protected transitions from indoor space to outdoor space.</p>
<p>C. Project Design</p>		
<p><i>C1. Respect Architectural Integrity</i></p>		
<p><i>C1-1: Integrate Parking</i></p>	<p><i>Integrate parking in a manner that is attractive and complementary to the site and its surroundings.</i></p> <p><i>Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.</i></p>	<p>All parking provided for the project is in a below-grade structured parking garage and only the garage entrance is visible to the public right-of-way at NE Irving Street.</p>
<p><i>C1-2: Integrate Signs</i></p>	<p><i>Carefully place signs and sign supports on and for buildings to integrate with the scale, color and articulation of the building design. Avoid large, excessively illuminated or freestanding signs that contribute to visual clutter.</i></p> <p><i>Demonstrate how signage is one of the design elements of a new or rehabilitation project and has been coordinated by the project designer/architect. Submit a master signage program as a part of every design review application.</i></p> <p><i>Incorporate signage that compliments and supports the pedestrian scale and use of the Broadway/Weidler Corridor and Holladay Street. While recognizing the dimensional provisions in the Code, size and scale of signs should be moderated in these pedestrian-oriented areas.</i></p>	<p>The building will have limited signage that relates to the building name/branding. Proposed locations are at the parking garage entrance on NE Irving Street; on NE 7th Avenue at the southeast corner canopy near NE Irving Street; at the lobby entrance on NE 7th Avenue; and at the entrance on NE Oregon Street. The signage is proposed to be integrated into the building so as to present a contextual and appropriately scaled design rather than a freestanding element that distracts or clutters the environment. Lighting is anticipated to be indirect rather than prominent and jarring.</p>
<p><i>C2. Consider View Opportunities</i></p>		
<p><i>C2-1: Maximize View Opportunities</i></p>	<p><i>Maximize view opportunities.</i></p>	<p>The ground level glazing is largely oriented towards the Green Loop to increase pedestrian interaction with the building. The clear glazing promotes views to and from the public right-of-way to allow for visual access along the sidewalk including the northern entrance, leasing office, co-working, lounge/main lobby, pool area, workout space, sport court, and bicycle storage on the south. Residential units on the east side have windows that face the Green Loop and the public right-of-way, with upper units facing towards Mt. Hood. Residential units on the west side have windows that face the Oregon Convention Center and the western skyline of Portland. Corner units on the north side can see the Portland Streetcar and an extent of the Green Loop. Corner units on the south side can view I-84 and an extent of the Green Loop. Level 14 and 15 units have recessed outdoor decks that orient to Mt. Hood on the east and to the Portland skyline to the west, creating visual interest and relief on the façades of the building. The community room and the rooftop garden on the eastern half of Level 15 have panoramic views to the north (with a glimpse of Mt. St. Helens), east (Mt. Hood), and south. South-facing views afford the opportunity to admire the architectural form of the Congressman Earl Blumenauer Bicycle and Pedestrian Bridge.</p>

Guideline Topic	Guideline	Response
<i>C3. Design for Compatibility</i>		
<i>C3-1: Design to Enhance Existing Themes in the Broadway/Weidler Corridor</i>	<i>Use special design features which reinforce architectural themes and elements within the Broadway/Weidler Corridor. Look to buildings from throughout the corridor for architectural precedent.</i>	The proposed development is not located in the Broadway/Weidler Corridor. This guideline is not applicable.
<i>C3-2: Orient Development Along the Lloyd District's Eastern Edge Towards Adjacent Neighborhoods</i>	<i>Design new projects along the eastern edge of the District so that they relate to the neighborhood through building orientation, building design and opportunities for public access.</i>	The proposed development is not located along the Lloyd District's Eastern Edge. This guideline is not applicable.
<i>C6. Differentiate the Sidewalk Level of Buildings</i>		
<i>C6-1: Step Back Upper Building Floors Along Holladay Street</i>	<i>Along Holladay Street from 1st to 13th Avenues, locate building bases along the build-to lines while setting upper floors of tall buildings back from the street.</i>	The proposed development is not located along Holladay Street. This guideline is not applicable.
<i>C10. Promote Permanence and Quality in Development</i>		
<i>C10-1: Use Masonry Materials</i>	<i>Except for window glazing, use masonry types of materials as the predominant exterior material for building walls. Use modular stone or masonry materials on the building base or first floor of buildings whenever possible.</i>	Stone masonry is proposed at the building base and integral color fiber-reinforced cement panels are used on the upper residential mass.
<i>C10-2: Design Exterior Building Walls That Are Transparent in Glazed Areas and Sculptural in Surface</i>	<i>Design exterior building walls that are transparent or translucent in the glazed areas and which are textural, sculptural, and articulated in surface character.</i>	All exterior glazing will be transparent with the exception of modestly screened glazing at the Pool/Spa area along NE 7th Avenue and spandrel glazing at the residential floor slab edges. All ground floor glazing and masonry is set back from the outside face of the residential levels above, creating depth and shadow. The vertically aligned windows for the residential floors on levels 2 through 15 are composed in a rhythm of alternating widths and spacing that correspond to living and bedroom spaces. The windows are composed as a series of contiguous vertical punched openings for relief with alternating vertical mullion extensions that create a dynamic pattern around the entire building.
<i>C10-3: Use Light Colors</i>	<i>The use of light color values is preferred for the predominant exterior building materials. Darker value materials should be used to accent or articulate the design.</i>	The predominant cladding of the exterior is a light integral color fiber-cement panel that is treated to resemble pre-cast concrete and is exclusively applied to the massing of the residential floors (levels 2 through 15) with a darker stone masonry at the ground floor for accent and differentiation.

CUTSHEET CONTENTS

CLADDING

SOFFIT

GLAZING SYSTEMS

LIGHTING

SITE ELEMENTS

Cladding



EQUITONE [tectiva]

EQUITONE [tectiva]

AUTHENTICITY

Original, through-colored material with highly expressive fiber cement structure.

INDIVIDUALITY

The production process makes each panel unique in color, texture and surface.

TACTILITY

Rough, unpolished fiber cement surface with delicate, linen touch.

Thickness	Sheet Size	Nominal Weight
8mm	4' x 8' (1250 x 2500mm)	3.05lb/ft ²
	4' x 10' (1250 x 3100mm)	

*Naturally occurring white flecks may be visible which adds to the aesthetics of the material



UNIVERSE 8000 "CONCEALED FASTENER" EQUITONE® FIBRE CEMENT PANELS

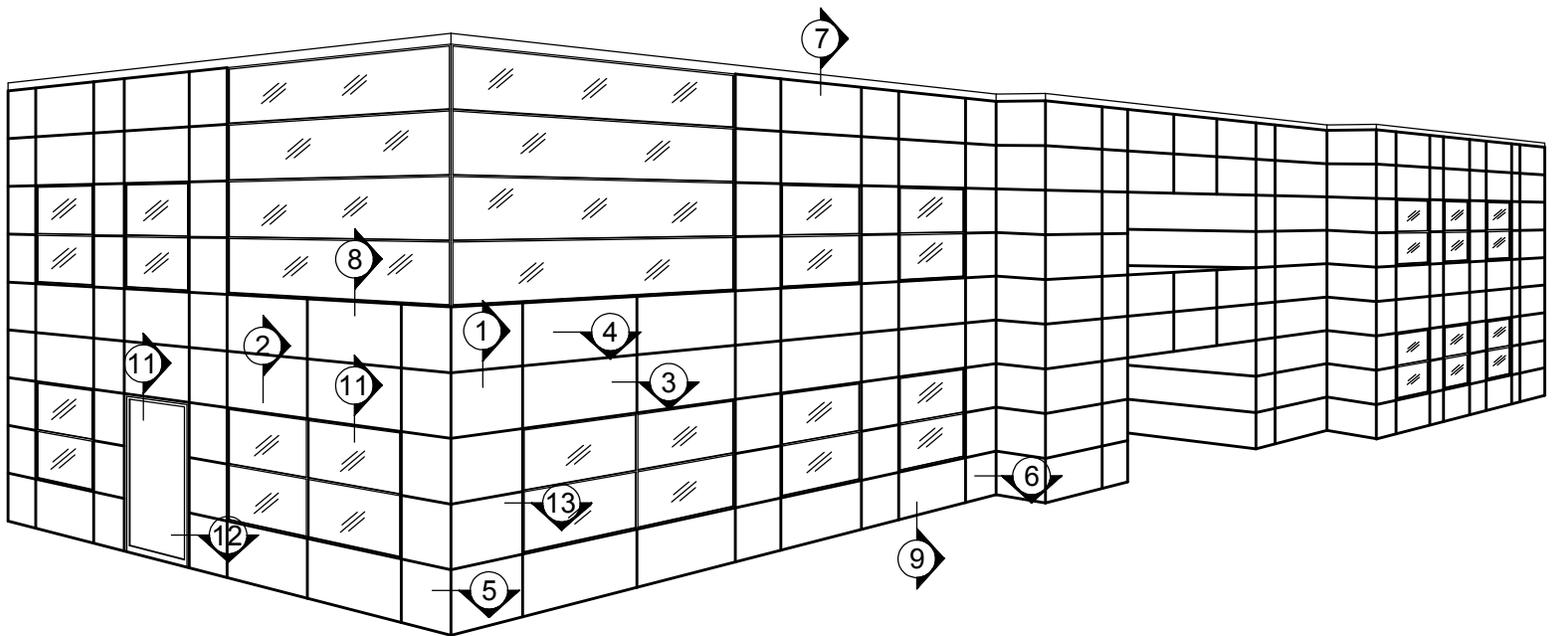
EQUITONE MATERIAL

EQUITONE REQUIRES DIFFERENT THICKNESSES FOR THE CONCEALED FASTENER SYSTEM:

[TECTIVA] REQUIRES 8MM

[NATURA], [PICTURA], AND [MATERIA] FINISHES REQUIRE 12MM

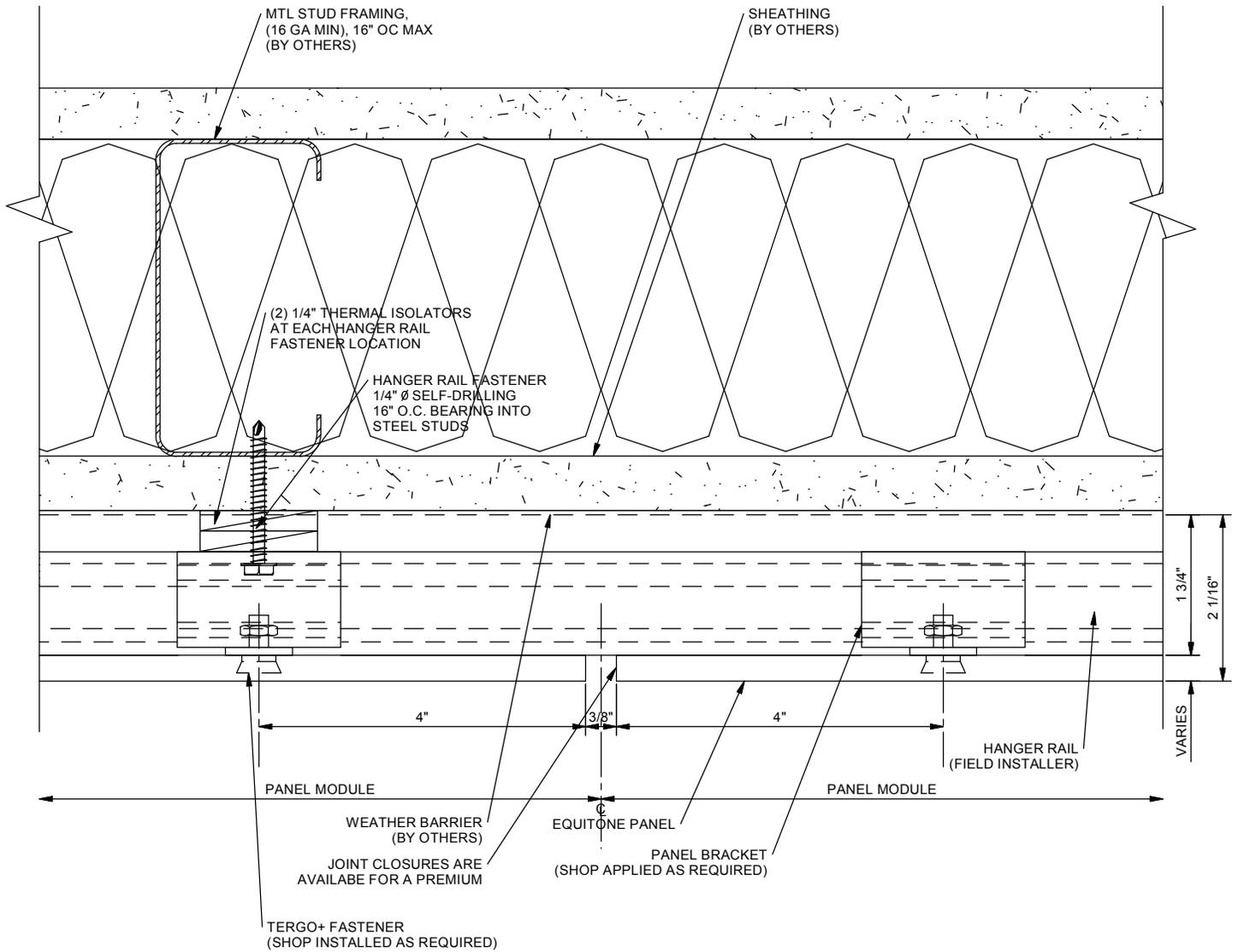
[LINEA] REQUIRES 10MM



BUILDING ELEVATION

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UNIVERSE[®] 8000 "CONCEALED FASTENER" EQUITONE[®] FIBRE CEMENT PANELS

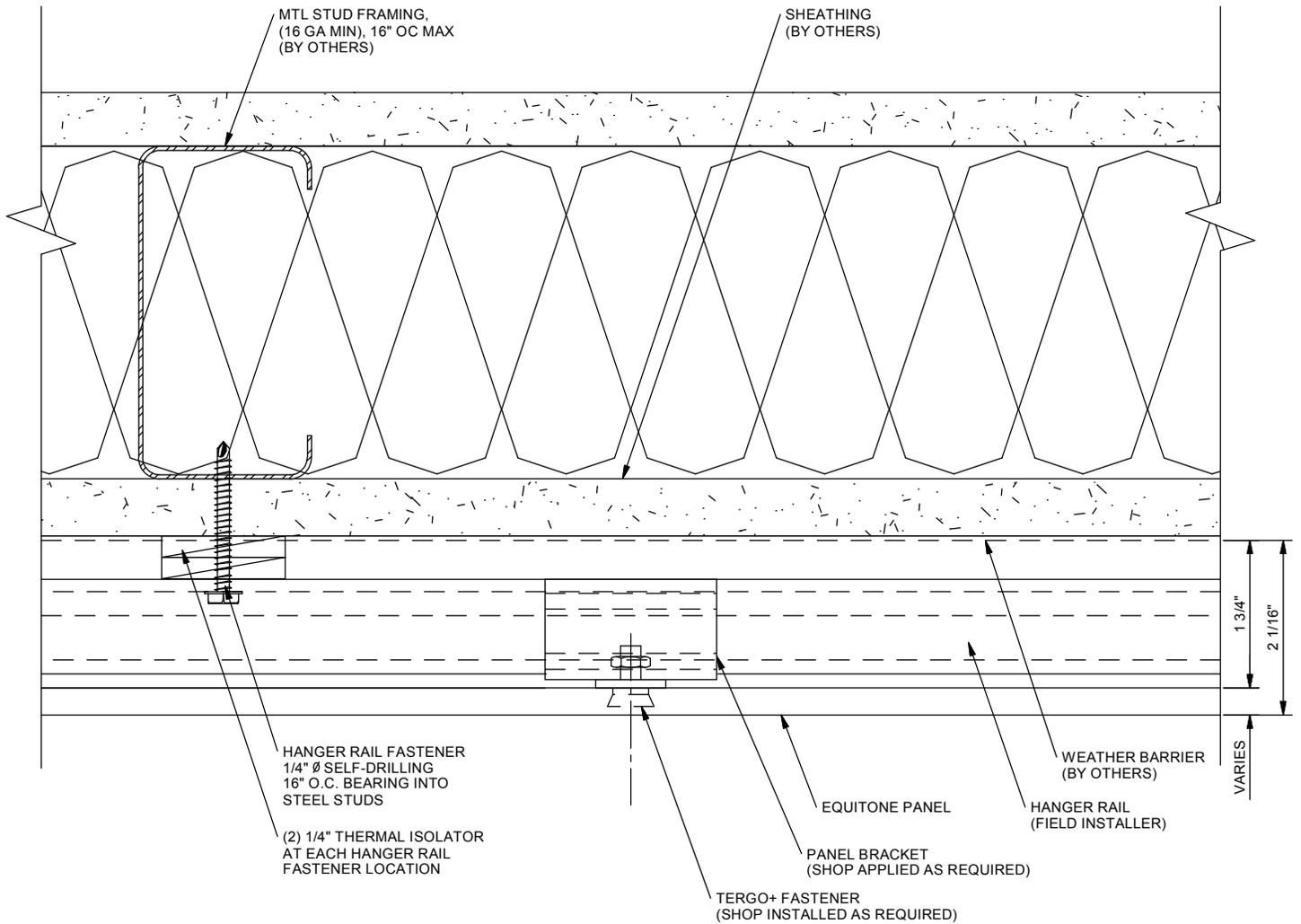


3

VERTICAL TWO-PANEL JOINT

SCALE: NOT TO SCALE

UNIVERSE[®] 8000 "CONCEALED FASTENER" EQUITONE[®] FIBRE CEMENT PANELS

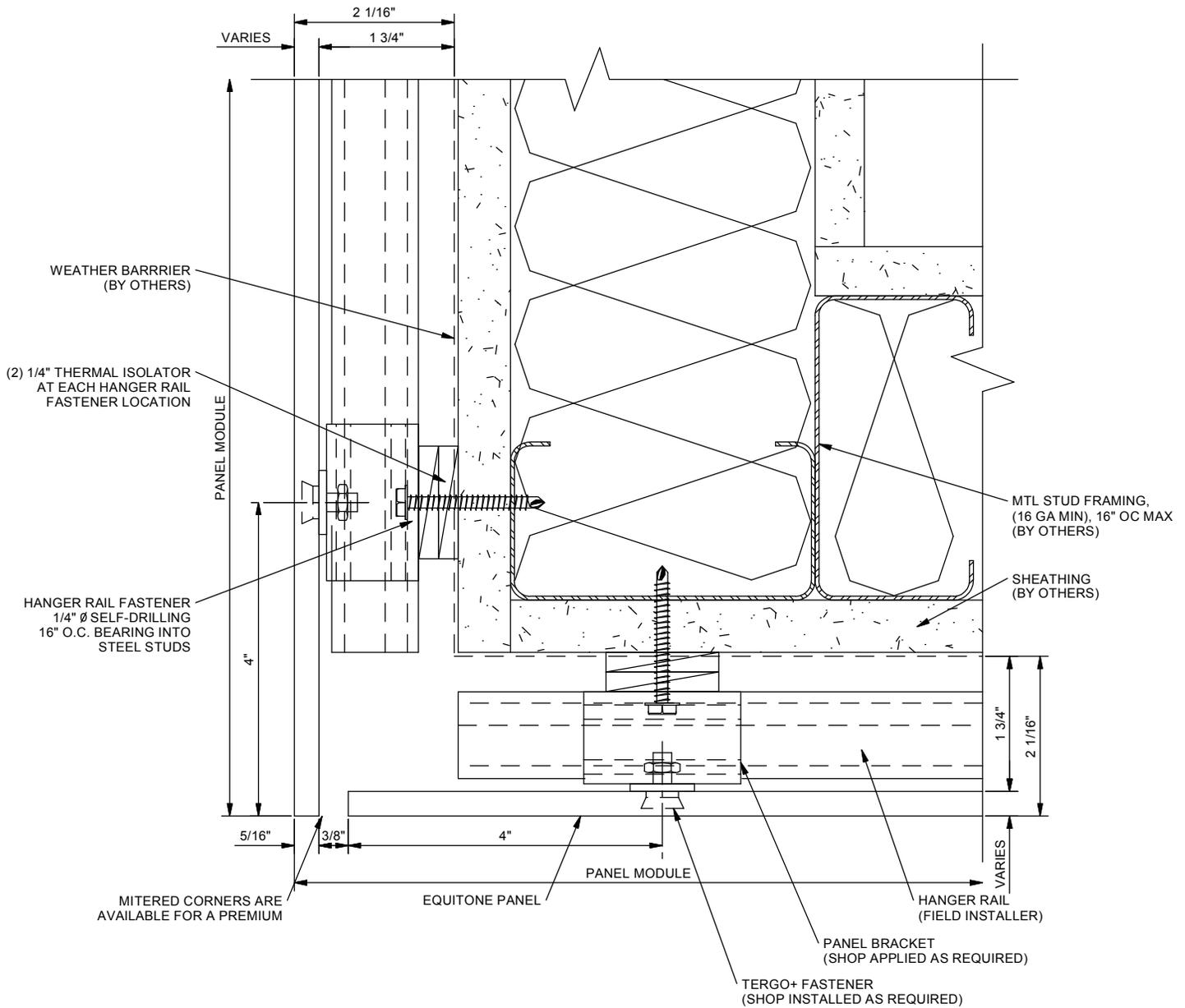


4

VERTICAL MID-PANEL

SCALE: NOT TO SCALE

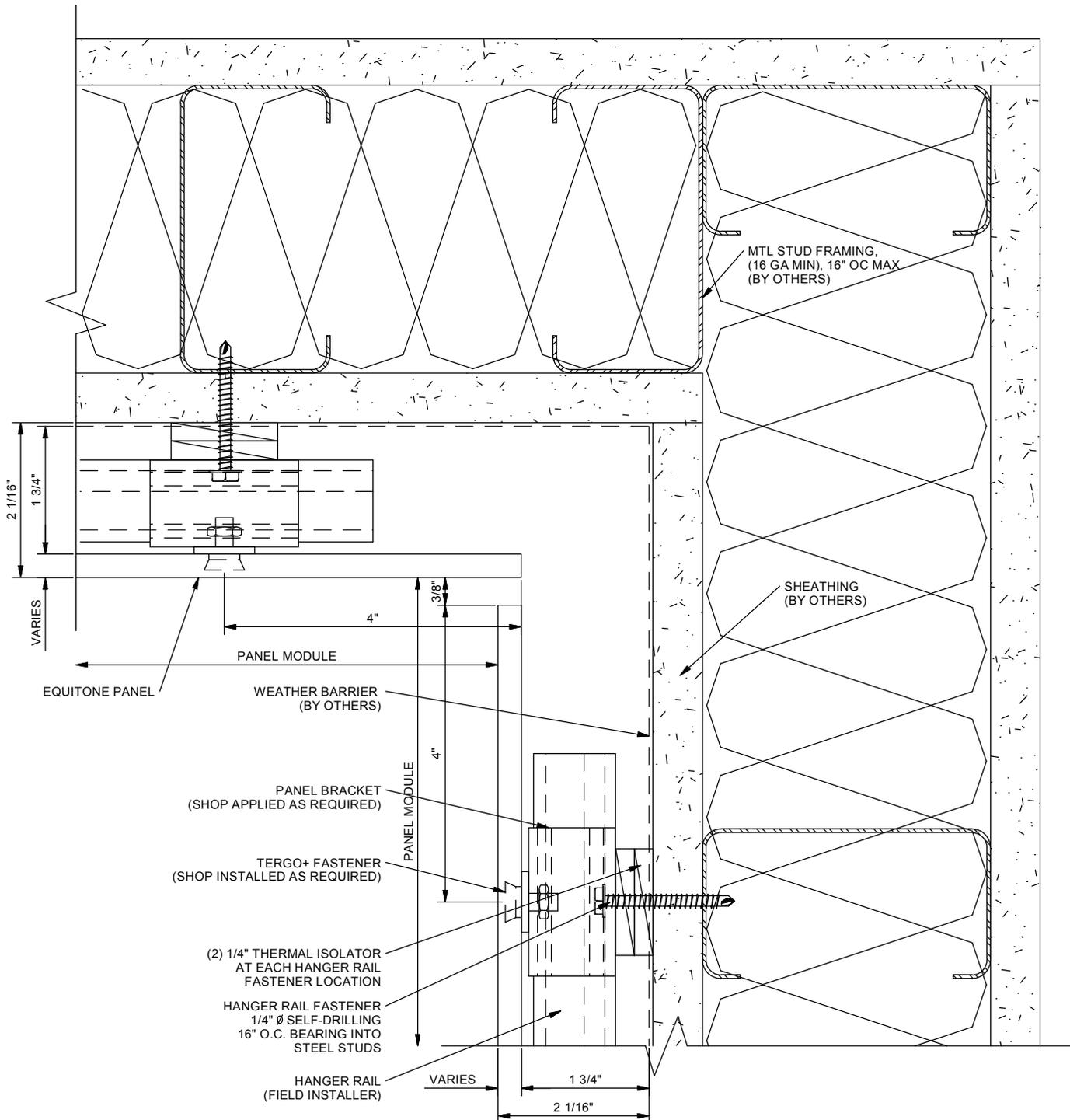
UNIVERSE[®] 8000 "CONCEALED FASTENER" EQUITONE[®] FIBRE CEMENT PANELS



5

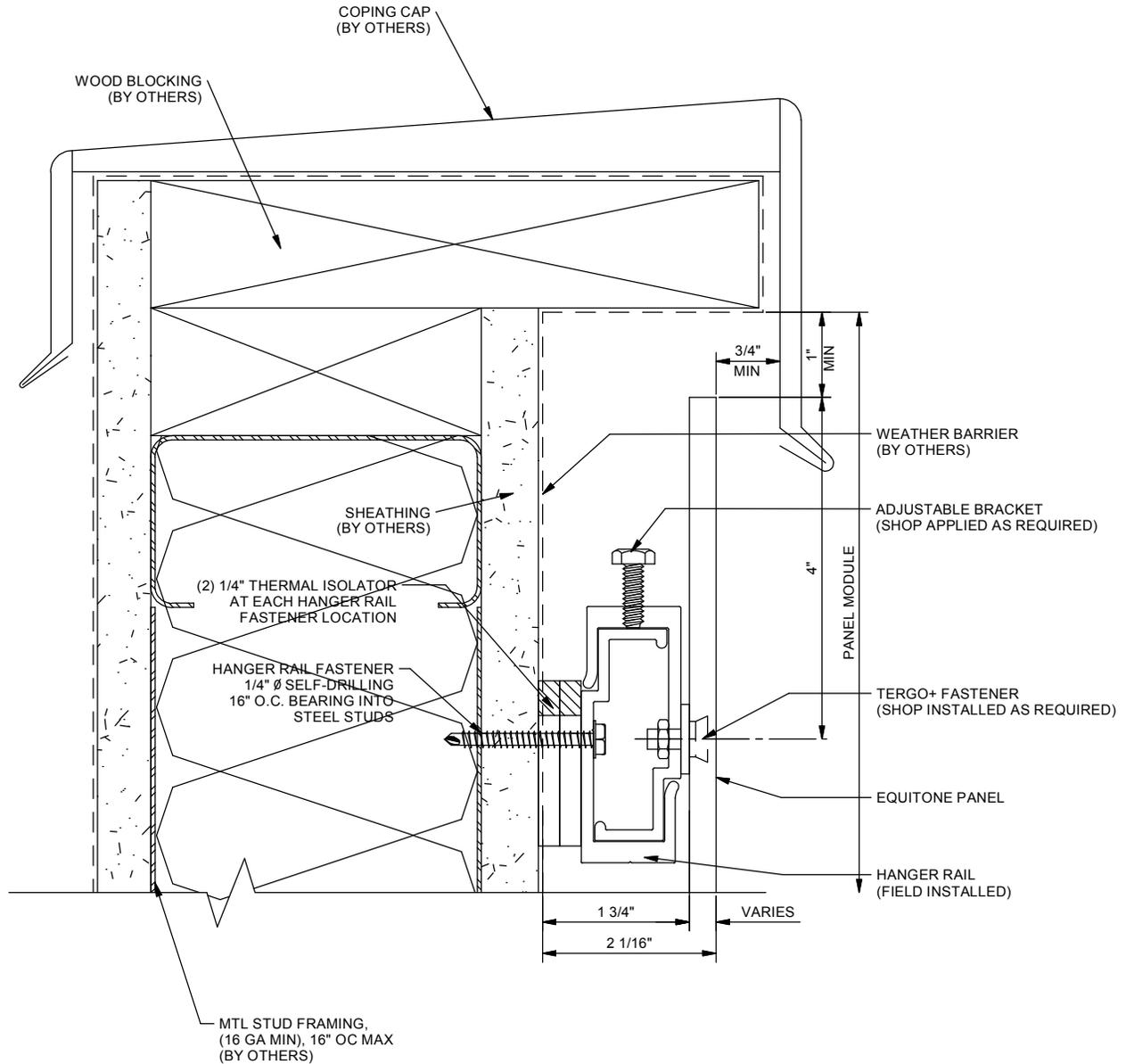
OUTSIDE CORNER
SCALE: NOT TO SCALE

UNIVERSE[®] 8000 "CONCEALED FASTENER" EQUITONE[®] FIBRE CEMENT PANELS



6 INSIDE CORNER
SCALE: NOT TO SCALE

UNIVERSE[®] 8000 "CONCEALED FASTENER" EQUITONE[®] FIBRE CEMENT PANELS

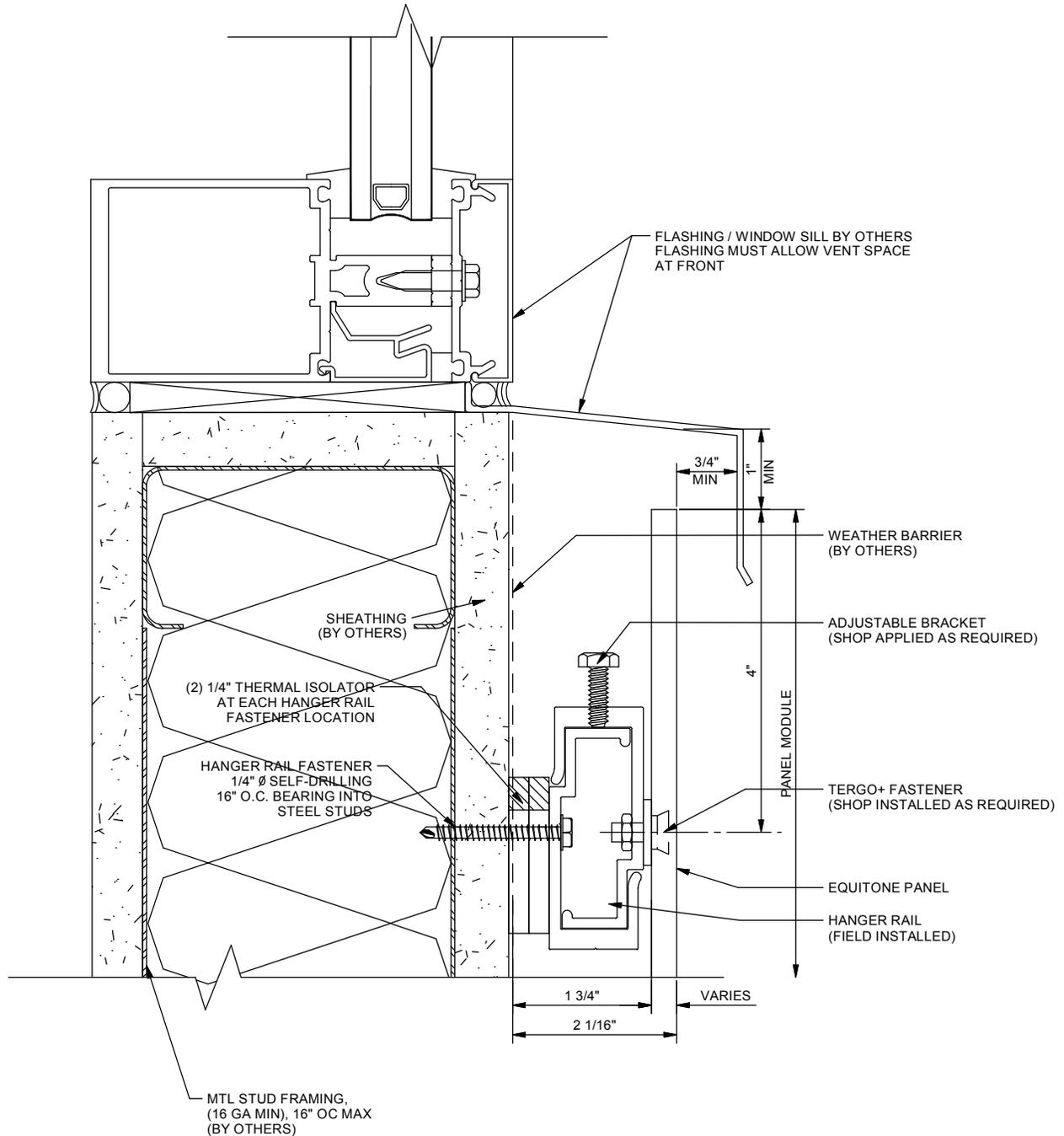


7

PARAPET

SCALE: NOT TO SCALE

UNIVERSE[®] 8000 "CONCEALED FASTENER" EQUITONE[®] FIBRE CEMENT PANELS

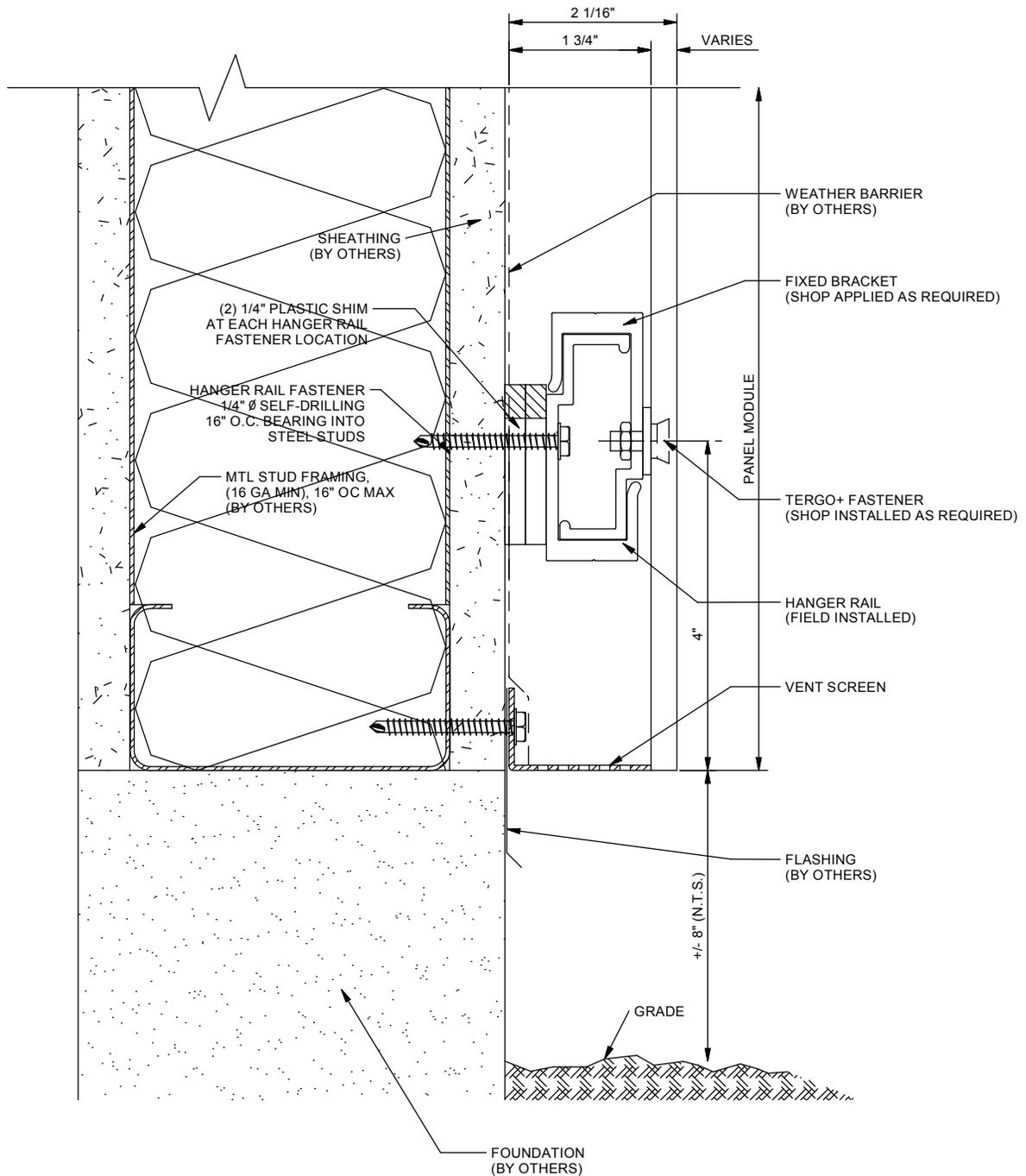


8

WINDOW SILL

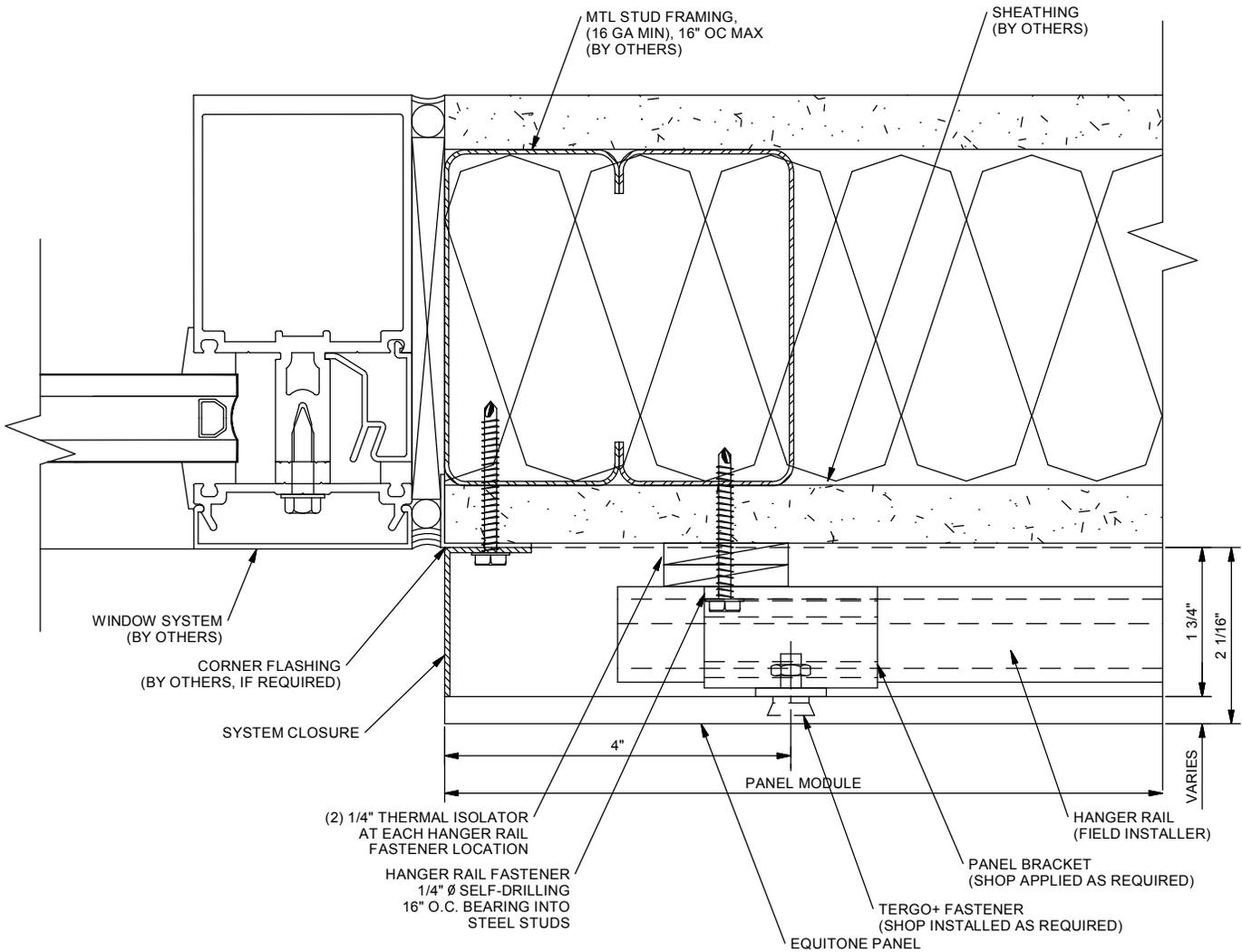
SCALE: NOT TO SCALE

UNIVERSE[®] 8000 "CONCEALED FASTENER" EQUITONE[®] FIBRE CEMENT PANELS



9 BASE OF WALL
SCALE: NOT TO SCALE

UNIVERSE[®] 8000 "CONCEALED FASTENER" EQUITONE[®] FIBRE CEMENT PANELS



13 WINDOW JAMB
SCALE: NOT TO SCALE

STRIKING CONTEMPORARY ARCHITECTURAL LINES

Echoing the style of Peter Zumthor's iconic design of Therme Vals Spa, our Linear Walling range is a Strip walling that reinforces lineal architectural narrative.

Comprising of split stone, limestone, slate travertine and sandstone, this format represents a modern way of integrating natural stone into a unique design project. Its streamlined appearance creates a modern backdrop that is suitable for internal and external applications.

A thin profile makes Linear Walling an ideal option to be used on vertical surfaces. We use sawn and split in combination together to create a distinctive textured façade.





Cavern (Split)



Cavern (Sawn)



Roda



Sancerre (Hand Chiseled)



Sancerre (Sawn)



Scala

—
A selection of high resolution 3D textures is available at www.ecooutdoorusa.com

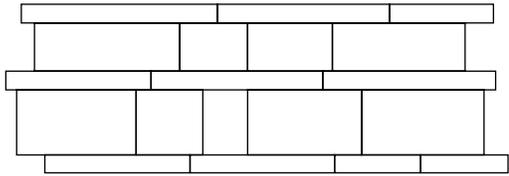


-
1. Roda
 2. Sancerre
 3. Scala
-

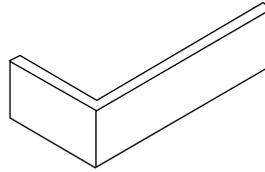


SIZES

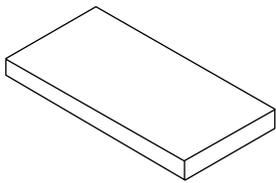
Tiles



Corners



Capping



—
For more downloadable imagery visit www.ecooutdoorusa.com

Protected by



Metal Wall & Roof Systems
North America

Architectural Metal Wall & Roof Systems Color Options

Our range of color options provide you with the most durable surfaces and longest warranties, with custom color matching available there are unlimited design options available.

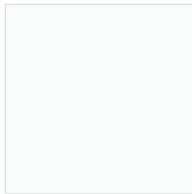
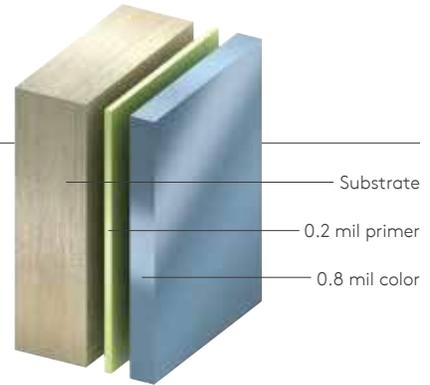
Morin[®]
A Kingspan Group Company

Color Options

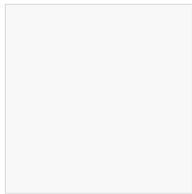
Standard Colors

Fluropon® PVDF – Kynar500®

Formulated with 70% Kynar 500® proprietary resin, Fluropon® is a premium fluoropolymer coating. Factory applied and baked on, it provides excellent adhesion and flexibility properties with aluminum, HDG steel or Galvalume® components.



Regal White
SR:0.70 E:0.86 SRI:85
RGB: 205 208 207



Ascot White
SR:0.69 E:0.85 SRI:83
RGB: 205 207 207



Bone White
SR:0.69 E:0.84 SRI:83
RGB: 212 210 198



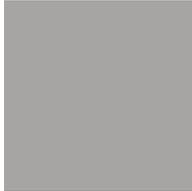
Sandstone
SR:0.61 E:0.85 SRI:72
RGB: 184 180 166



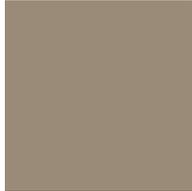
Dove Gray
SR:0.47 E:0.86 SRI:53
RGB: 143 145 144



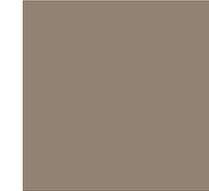
Zinc Gray
SR:0.35 E:0.86 SRI:37
RGB: 100 97 93



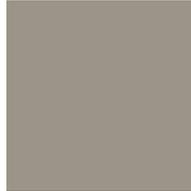
Chromium Gray
SR:0.56 E:0.86 SRI:65
RGB: 166 166 164



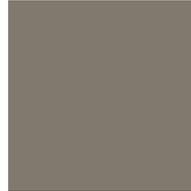
Surrey Beige
SR:0.48 E:0.86 SRI:54
RGB: 154 139 121



Sierra Tan
SR:0.38 E:0.85 SRI:40
RGB: 145 129 115



Parchment
SR:0.53 E:0.85 SRI:61
RGB: 154 148 136



Antique Bronze
SR:0.43 E:0.86 SRI:48
RGB: 127 119 109



Spartan Bronze
SR:0.31 E:0.85 SRI:31
RGB: 71 65 59



Dark Bronze
SR:0.27 E:0.85 SRI:26
RGB: 55 51 50



Redwood
SR:0.38 E:0.86 SRI:41
RGB: 116 69 63



Colonial Red
SR:0.32 E:0.86 SRI:33
RGB: 87 51 50



Patina Green
SR:0.41 E:0.84 SRI:44
RGB: 106 113 98



Evergreen
SR:0.26 E:0.85 SRI:24
RGB: 56 70 62



Slate Blue
SR:0.28 E:0.85 SRI:27
RGB: 75 103 115



Bristol Black
SR:0.26 E:0.86 SRI:25
RGB: 45 43 42



Blue Gray
SR:0.27 E:0.85 SRI:26
RGB: 59 61 62

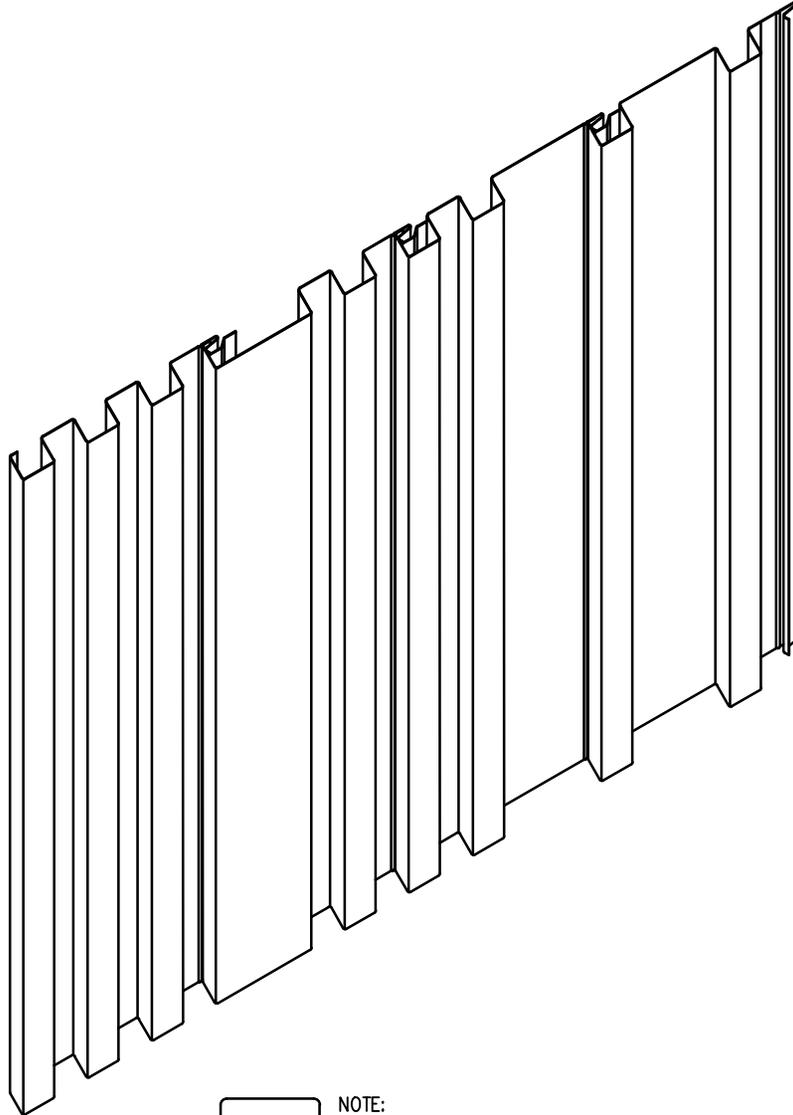


Regal Blue
SR:0.26 E:0.85 SRI:24
RGB: 43 68 87

To find out more and to see the complete range, visit: www.morincorp.com

Matrix Wall Series Detail Manual

Vertical Application with Extrusion



Index

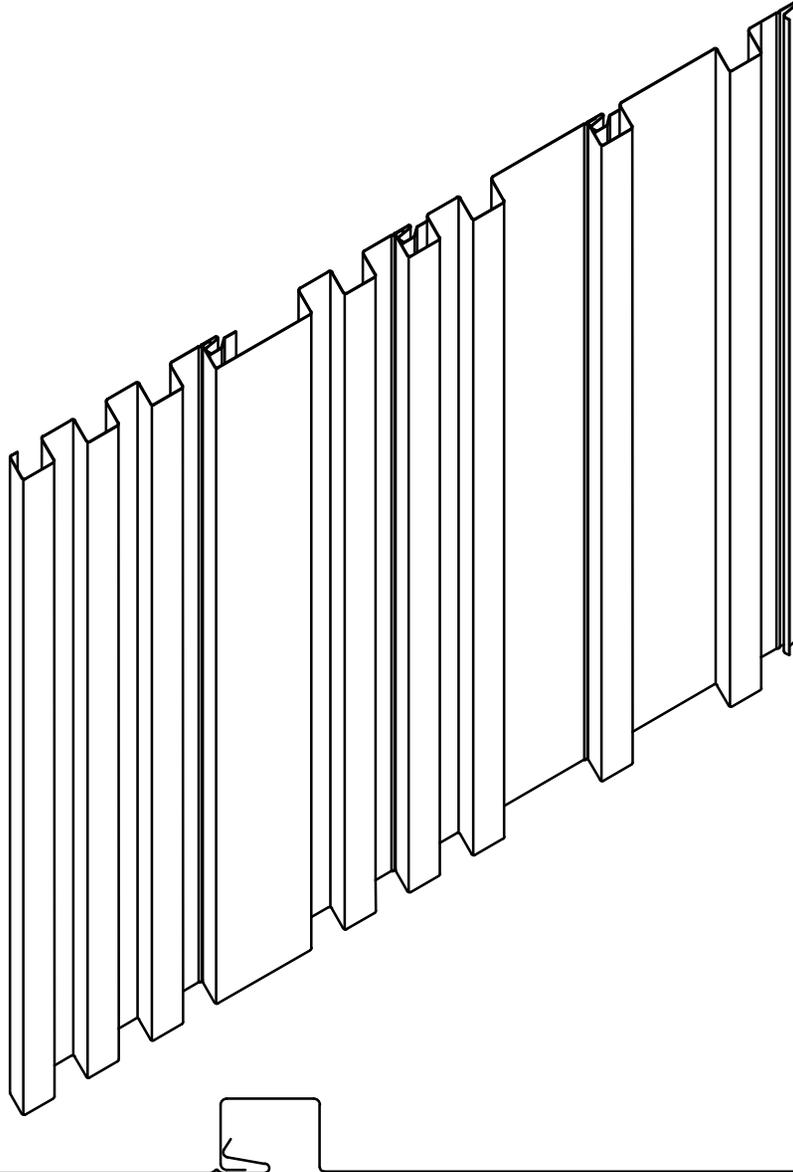
MX 1.0 Panel Assembly.....	1
MX 2.0 Panel Assembly.....	2
MX 3.0 Panel Assembly.....	3
MX 4.0 Panel Assembly.....	4
MX 6.0 Panel Assembly.....	5
MX 7.0 Panel Assembly.....	6
MX 8.0 Panel Assembly.....	7
MX 9.0 Panel Assembly.....	8
MX 10.0 Panel Assembly.....	9
MX 11.0 Panel Assembly.....	10
Coping Detail.....	11
Gravelstop Detail.....	12
Base at Curb or Edge of Slab Detail.....	13
Base at Slab Detail.....	14
Stack Joint Detail.....	15
Door/Window/Louver Head Detail.....	16
Door/Window/Louver Sill Detail.....	17
Door/Window/Louver Jamb Detail.....	18
Intersection of Head/Jamb/Sill.....	19
Front Soffit	20
Front Soffit	21
Back Soffit	22
Back Soffit	23
Endwall.....	24
Outside Corner	25
Inside Corner	26
Penetration Detail.....	27

NOTE:
PANEL CLIP EXCLUDED IN EXTRUSION DETAILS FOR SIMPLICITY.
REFERENCE CLIP ATTACHMENT AT ASSEMBLY PAGES FOR PANEL CLIP APPLICATION.

*MANUAL DOES NOT APPLY TO ZINC OR COPPER APPLICATIONS

Matrix Wall Series Detail Manual

Vertical Application with Trim



Index

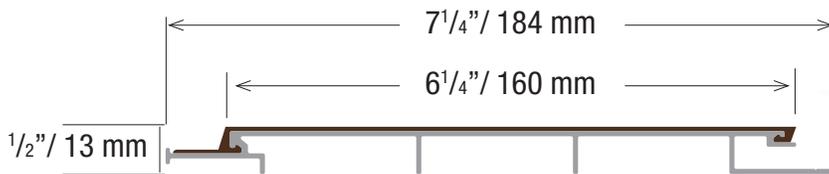
MX 1.0 Panel Assembly.....	1
MX 2.0 Panel Assembly.....	2
MX 3.0 Panel Assembly.....	3
MX 4.0 Panel Assembly.....	4
MX 6.0 Panel Assembly.....	5
MX 7.0 Panel Assembly.....	6
MX 8.0 Panel Assembly.....	7
MX 9.0 Panel Assembly.....	8
MX 10.0 Panel Assembly.....	9
MX 11.0 Panel Assembly.....	10
Coping Detail.....	11
Gravelstop Detail.....	12
Base at Curb or Edge of Slab Detail.....	13
Base at Slab Detail.....	14
Stack Joint Detail.....	15
Door/Window/Louver Head Detail.....	16
Door/Window/Louver Sill Detail.....	17
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Back Soffit	23
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Inside Corner	26
Penetration Detail.....	27
Expansion Detail.....	28
Transition Detail.....	29
Deflection Joint Detail.....	30

*MANUAL DOES NOT APPLY TO ZINC OR COPPER APPLICATIONS

Vertigo 5010

Hybrid Aluminum/WPC Cladding/Soffit

Datasheet



*Technical information may change without warning.
Please ensure you that you reference our latest as shown on our website at www.geolaminc.com*

Thickness: 1/2 in | 13 mm
Total width: 7 1/4 in | 184 mm
Usable width: 6 1/4 in | 160 mm
Section tolerances in mm: + 0.5 / - 2.0

Fire rating:
On request before order

Surfaces finish: Sanded

Profiles fastening and installation:
Check our website www.geolaminc.com

Standard length: 12 ft | 3.66 m

Or order custom lengths from:
7 ft to 19 ft 8 in | 2.15 m to 6 m

Weight: 0.80 lb/ft | 1.19 kg/m

Secondary moment Ix (cm⁴): 0.56

Secondary moment Iy (cm⁴): 122.03

Section modulus Z+x (cm³): 0.68

Section modulus Z-x (cm³): 0.68

Section modulus Z+y (cm³): 13.47

Section modulus Z-y (cm³): 13.47

Core in anodized aluminum alloy:
A6063S-T5 Serie 6000

Coefficient of Thermal Expansion (20-100°C):
23.4 μm/m/°C

Modulus of Elasticity: 68.9 GPa

Max Tensile Strength: 186 Mpa

Carbon Footprint:
WPC : 1.54 kg CO₂ /Kg
Profile : 9.005 kg CO₂ /Kg

Sanding finish and/or shading may vary between runs

Standard Colors -  Minimum 5,000 ft for all colors



All standard colors stocked in the US, no minimum.



Teak



Moleskin



Rosewood



Ebony

Non-Standard Colors - 90 day lead time - Minimum order 5,000 ft.



Ivory



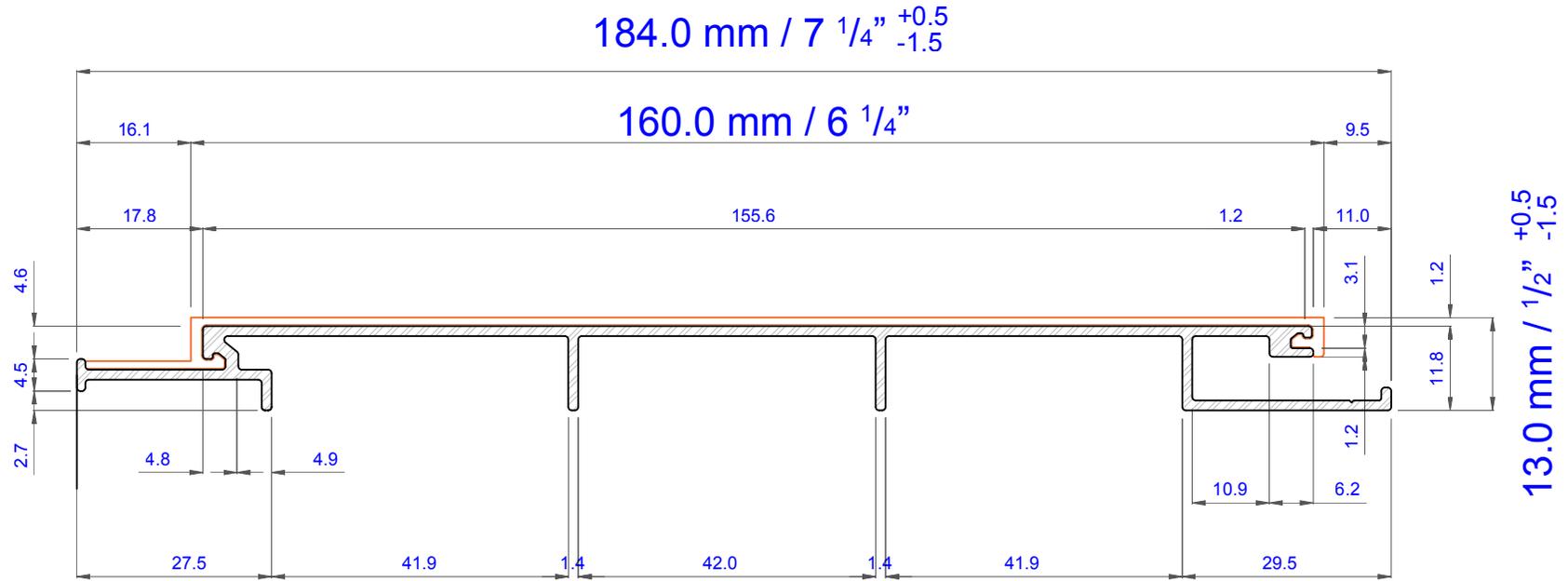
Blackwood



Bilinga

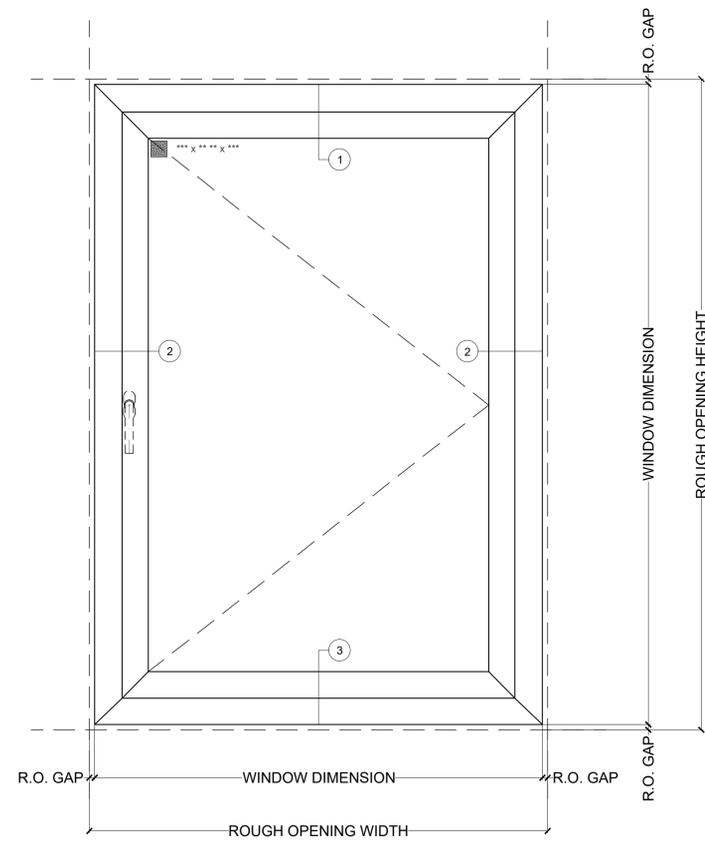
Custom Colors Available - Minimum order 6,000 ft.

www.geolaminc.com
Toll free: 1-877-627-3530
info@geolaminc.com



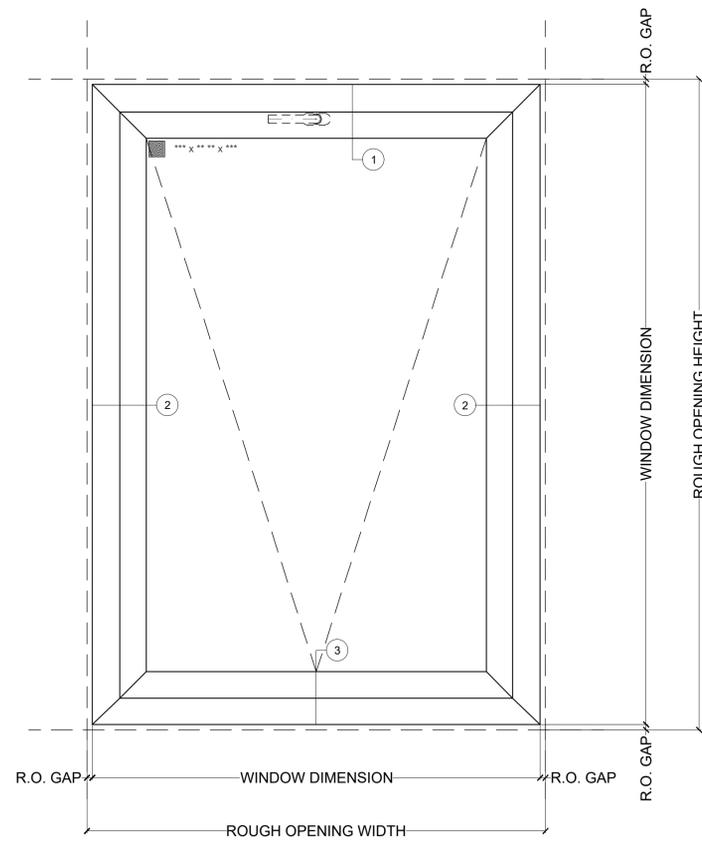
Technical specifications, dimensions in mm		Cross section coefficient Z+x (cm ³)	0.68	Wood hybrid system WHS	Type 1.0
Weight (kg/ml)	1.29	Cross section coefficient Z-x (cm ³)	1.60	Vertigo 5010	Geolam www.geolaminc.com
Cross section, secondary moment Ix (cm ⁴)	0.56	Cross section coefficient Z+y (cm ³)	13.47		
Cross section, secondary moment Iy (cm ⁴)	122.03	Cross section coefficient Z-y (cm ³)	12.85		

Glazing Systems



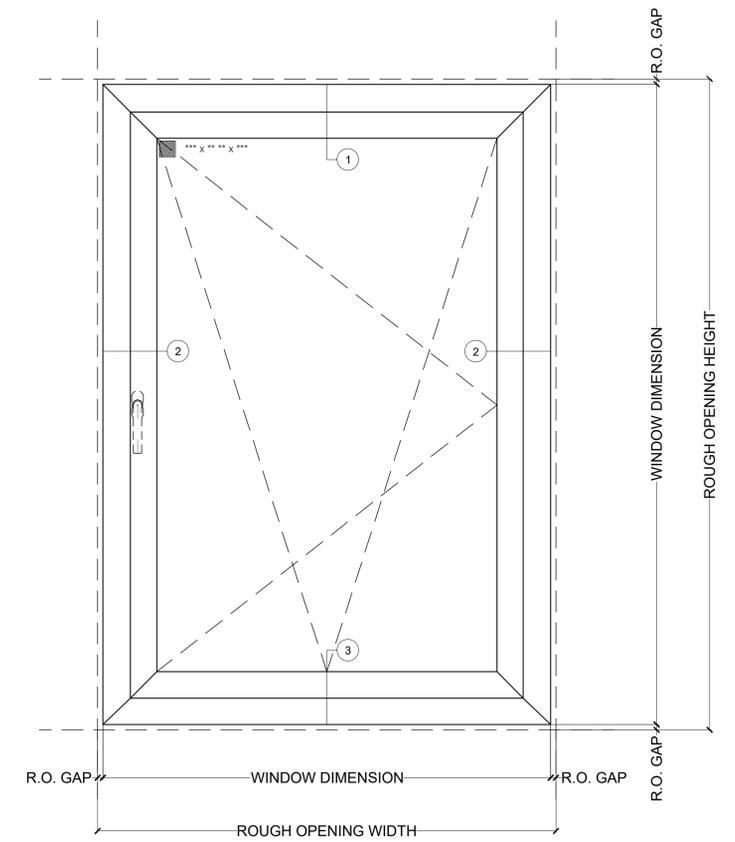
AW CASEMENT WINDOW

SCALE 1 1/2" = 1'-0"



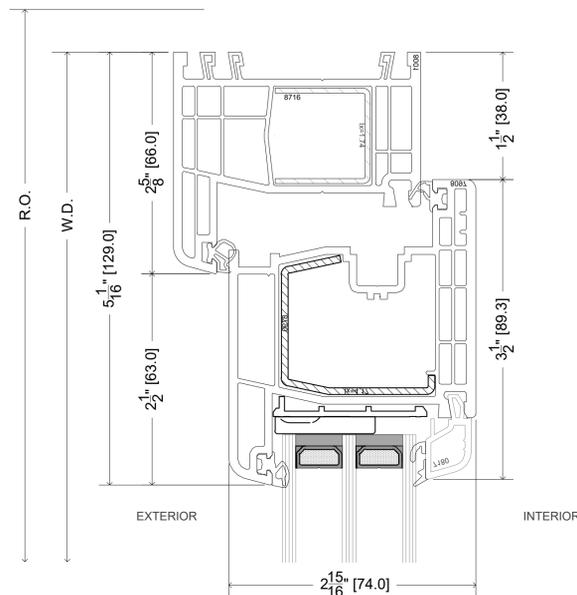
AW HOPPER WINDOW

SCALE 1 1/2" = 1'-0"



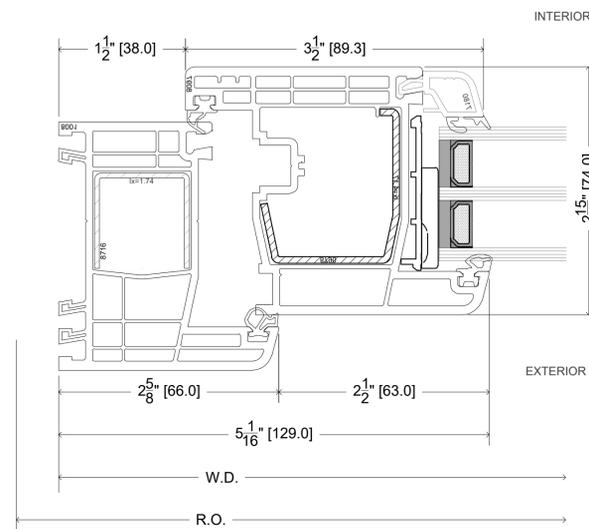
AW DUAL ACTION WINDOW

SCALE 1 1/2" = 1'-0"



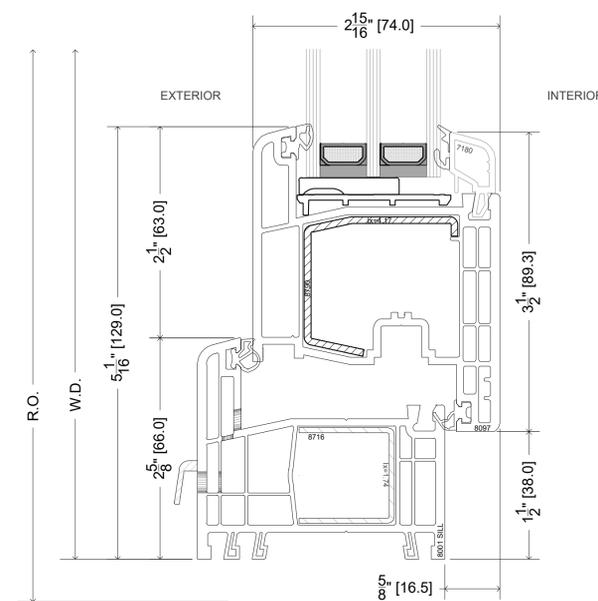
1 OPERABLE WINDOW SECTION PROFILE @ HEAD

SCALE 1'-0" = 1'-0"



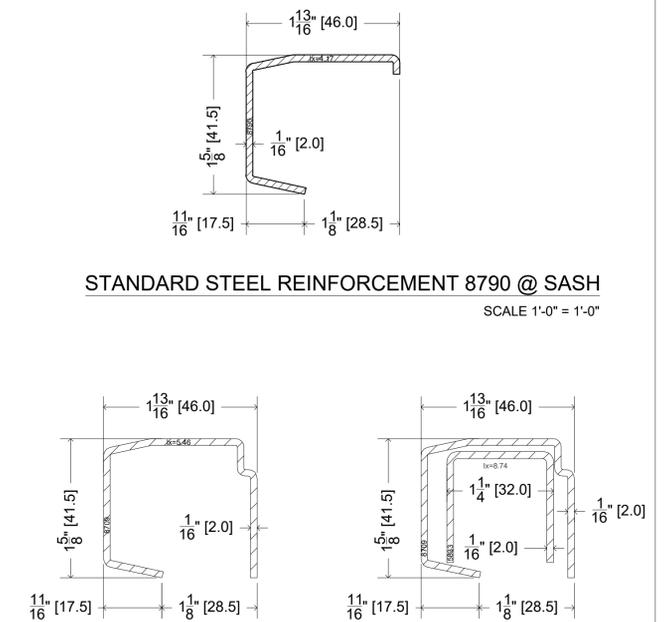
2 OPERABLE WINDOW SECTION PROFILE @ JAMB

SCALE 1'-0" = 1'-0"



3 OPERABLE WINDOW SECTION PROFILE @ SILL

SCALE 1'-0" = 1'-0"

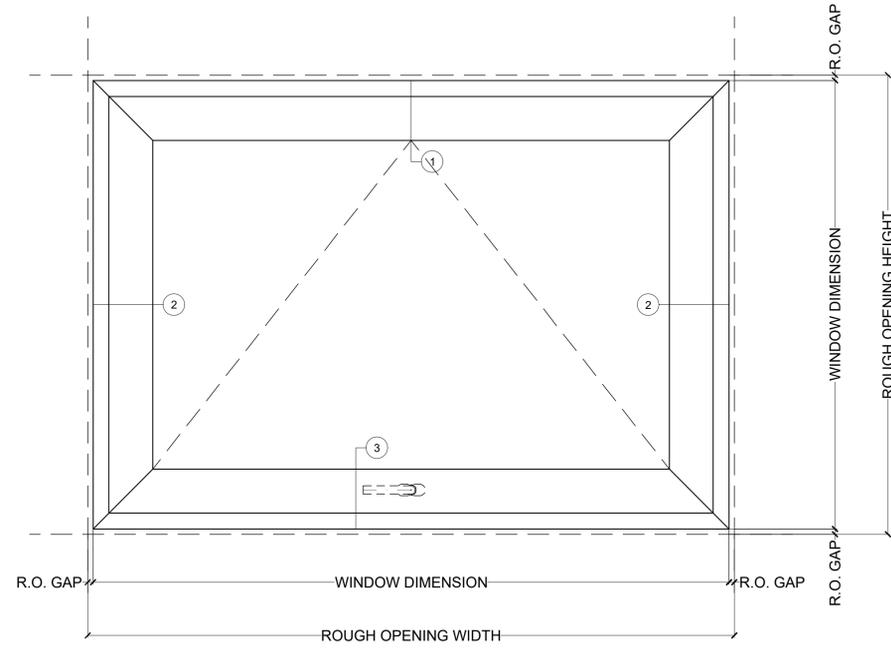


STANDARD STEEL REINFORCEMENT 8790 @ SASH

SCALE 1'-0" = 1'-0"

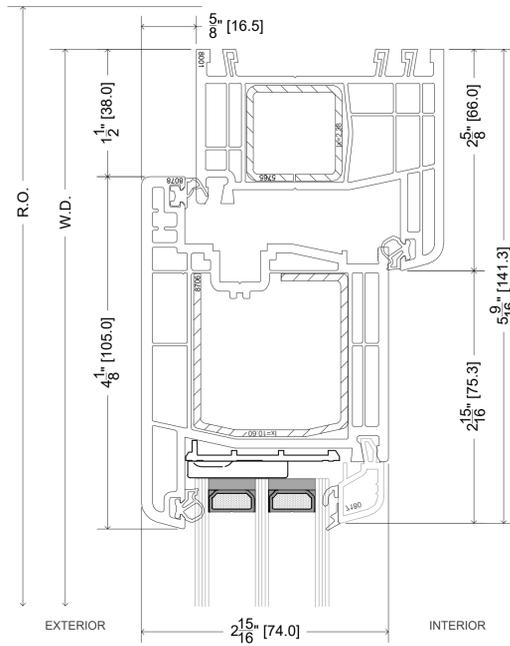
OPT. STEEL REINFORCEMENTS 8709 & 8709+5833 @ SASH

SCALE 1'-0" = 1'-0"

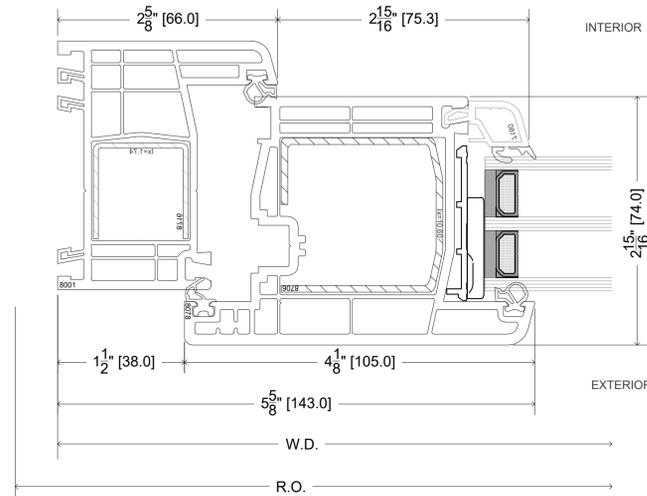


AW AWNING WINDOW

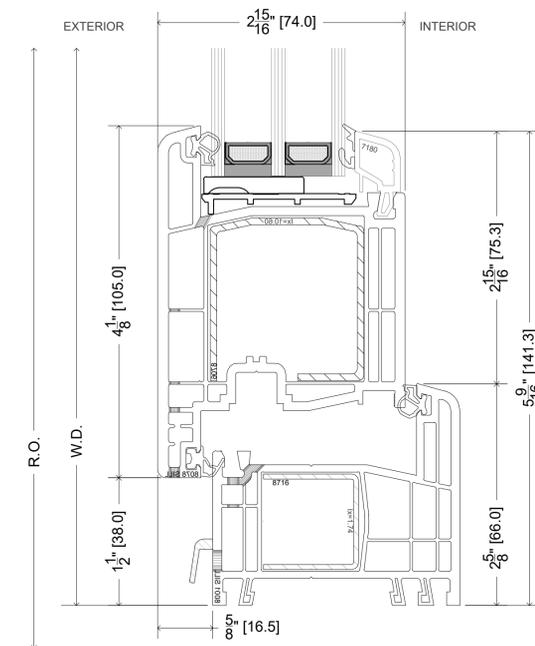
SCALE 1 1/2" = 1'-0"



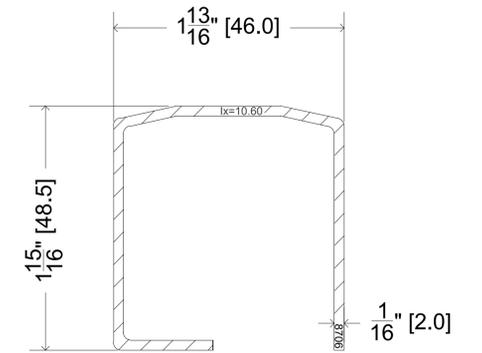
1 AWNING WINDOW SECTION PROFILE @ HEAD
SCALE 1'-0" = 1'-0"



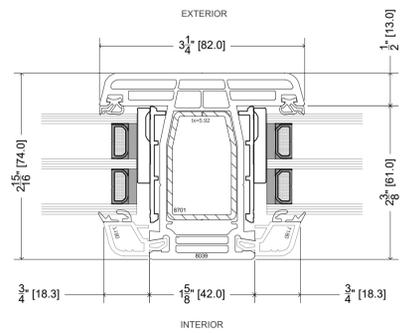
2 AWNING WINDOW SECTION PROFILE @ JAMB
SCALE 1'-0" = 1'-0"



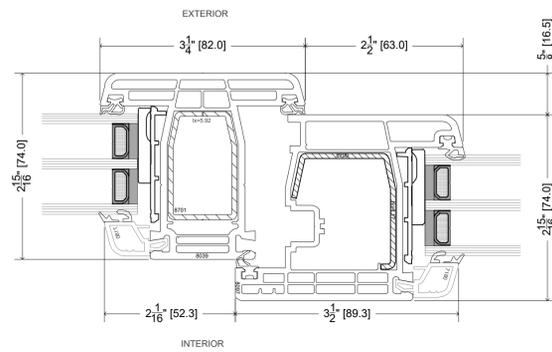
3 AWNING WINDOW SECTION PROFILE @ SILL
SCALE 1'-0" = 1'-0"



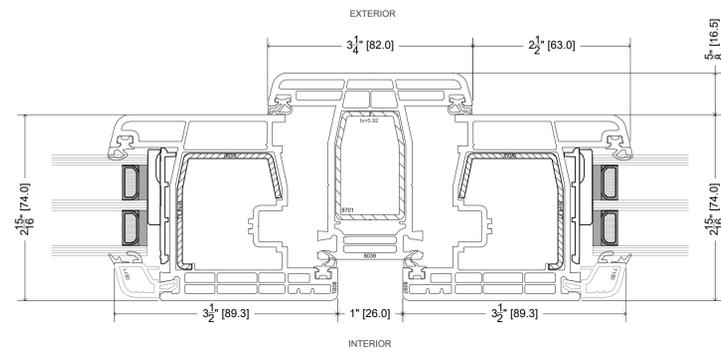
STEEL REINFORCEMENT 8706 @ SASH
SCALE 1'-6" = 1'-0"



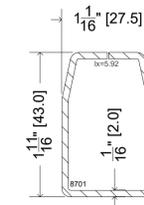
1 SMALL INTEGRAL MULLION SECTION PROFILE
FIXED TO FIXED WINDOW SCALE 9" = 1'-0"



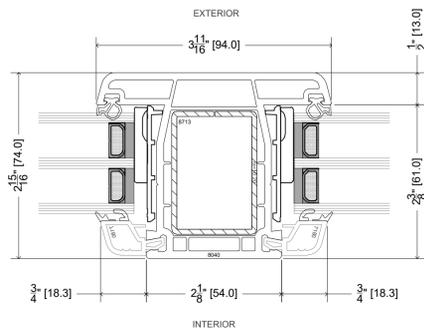
2 SMALL INTEGRAL MULLION SECTION PROFILE
FIXED TO OPERABLE WINDOW SCALE 9" = 1'-0"



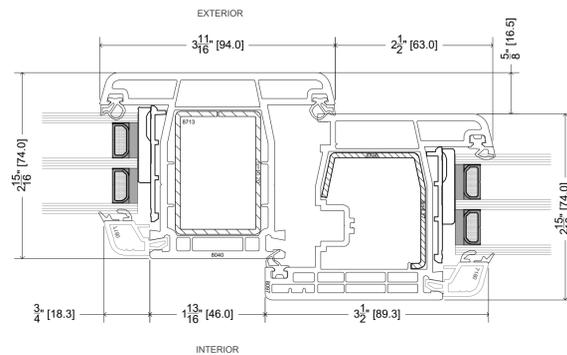
3 SMALL INTEGRAL MULLION SECTION PROFILE
OPERABLE TO OPERABLE WINDOW SCALE 9" = 1'-0"



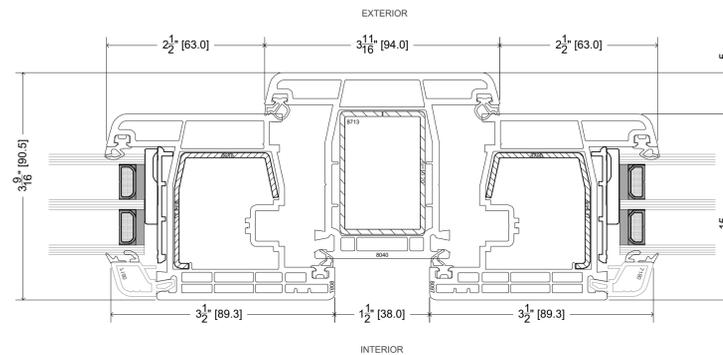
STANDARD STEEL
REINFORCEMENT 8701



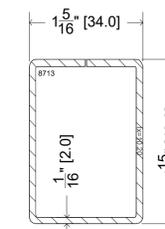
1 MEDIUM INTEGRAL MULLION SECTION PROFILE W/ DBL. STEEL
REINFORCEMENT FIXED TO FIXED WINDOW SCALE 9" = 1'-0"



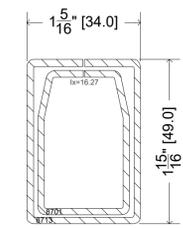
2 MEDIUM INTEGRAL MULLION SECTION PROFILE W/ DBL. STEEL
REINFORCEMENT FIXED TO OPERABLE WINDOW SCALE 9" = 1'-0"



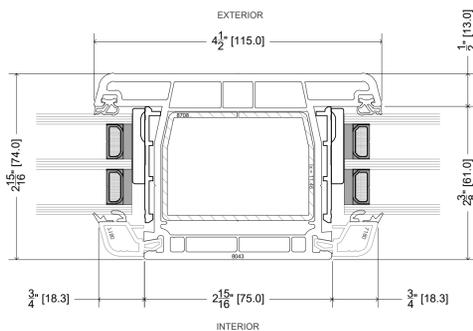
3 MEDIUM INTEGRAL MULLION SECTION PROFILE W/ DBL. STEEL
REINFORCEMENT OPERABLE TO OPERABLE WINDOW SCALE 9" = 1'-0"



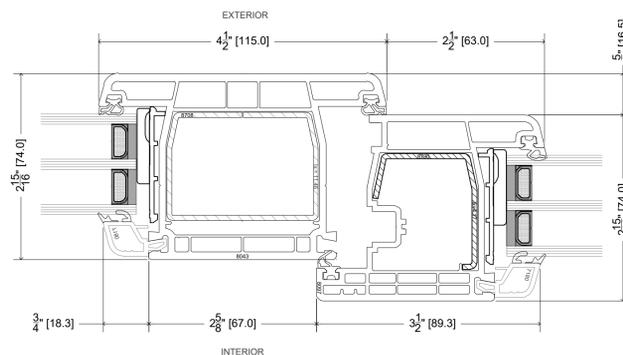
STANDARD STEEL
REINFORCEMENT 8713



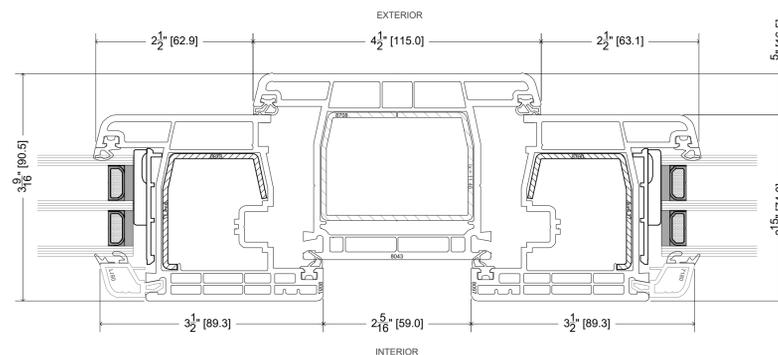
OPTIONAL STEEL
REINFORCEMENT 8713+8701



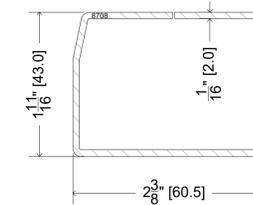
1 LARGE INTEGRAL MULLION SECTION PROFILE
FIXED TO FIXED WINDOW SCALE 9" = 1'-0"



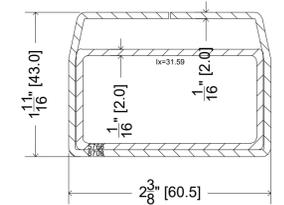
2 LARGE INTEGRAL MULLION SECTION PROFILE
FIXED TO OPERABLE WINDOW SCALE 9" = 1'-0"



3 LARGE INTEGRAL MULLION SECTION PROFILE
OPERABLE TO OPERABLE WINDOW SCALE 9" = 1'-0"

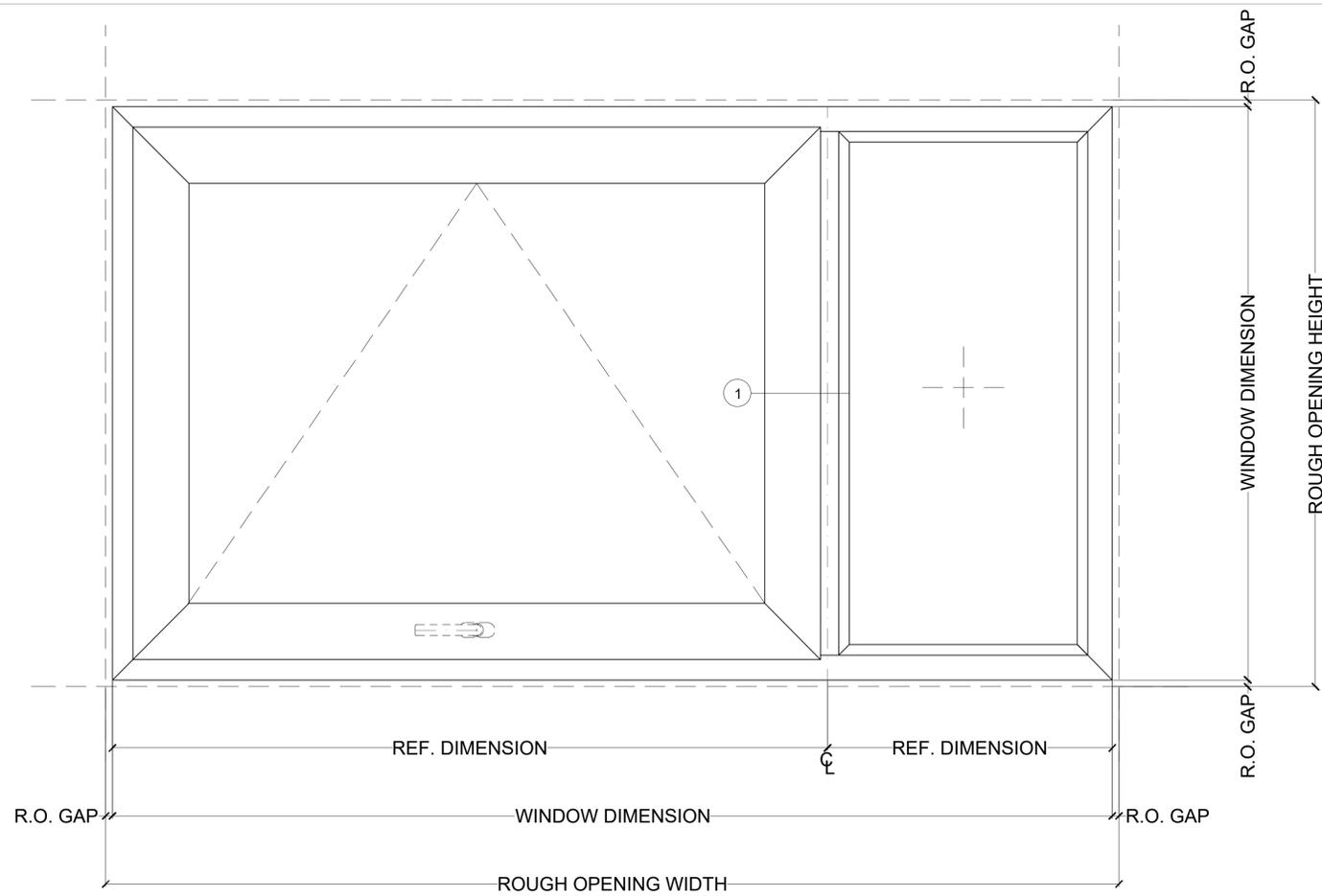


STANDARD STEEL
REINFORCEMENT 8708



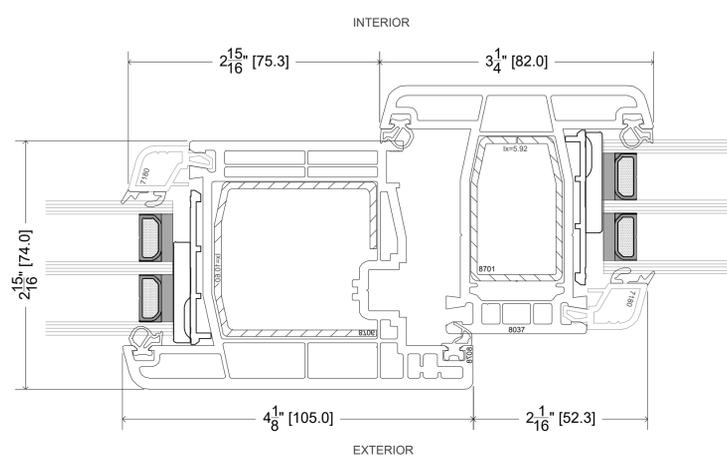
OPTIONAL STEEL
REINFORCEMENT 8708+5766

SCALE 1'-0" = 1'-0"



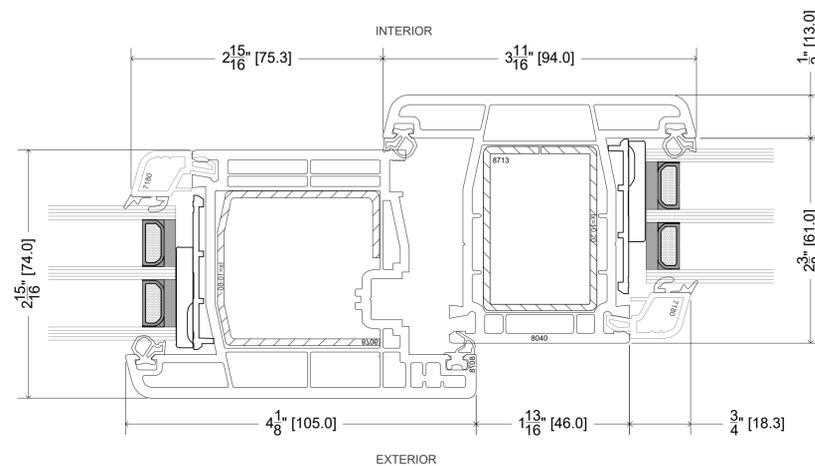
AW AWNING WINDOW WITH INTEGRAL MULLION

SCALE 2" = 1'-0"



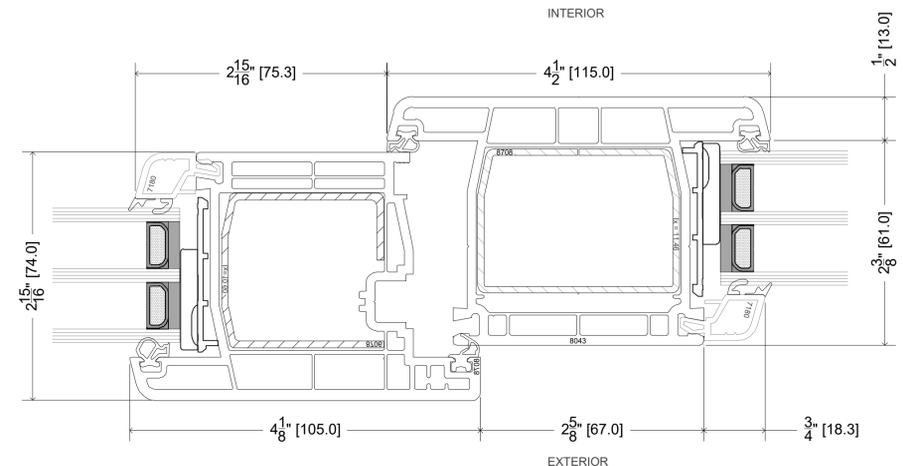
1 AWNING WINDOW WITH SMALL INTEGRAL MULLION

SCALE 1'-0" = 1'-0"



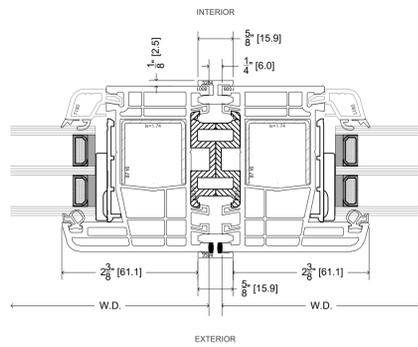
1 AWNING WINDOW WITH MEDIUM INTEGRAL MULLION

SCALE 1'-0" = 1'-0"

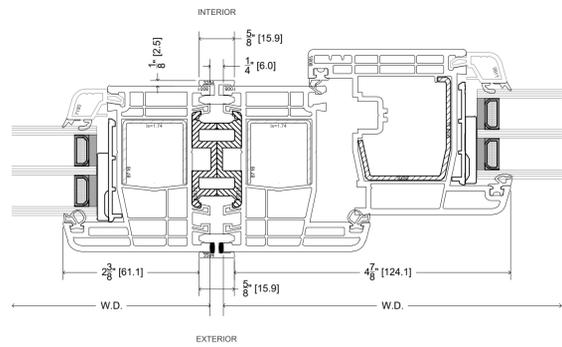


1 AWNING WINDOW WITH LARGE INTEGRAL MULLION

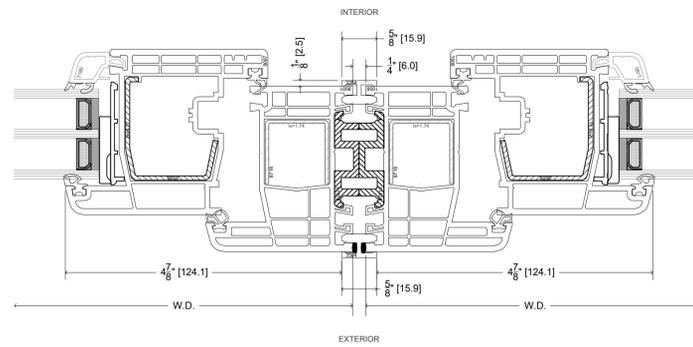
SCALE 1'-0" = 1'-0"



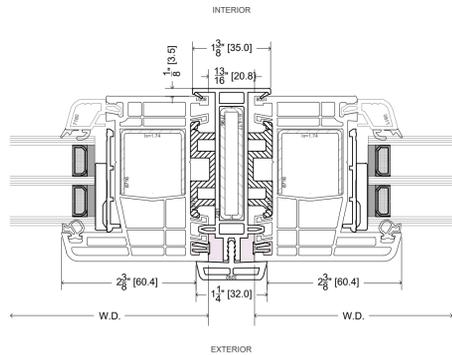
1 CONNECTION MULLION 3284 / 3284 SECTION PROFILE
FIXED TO FIXED WINDOW
SCALE 8" = 1'-0"



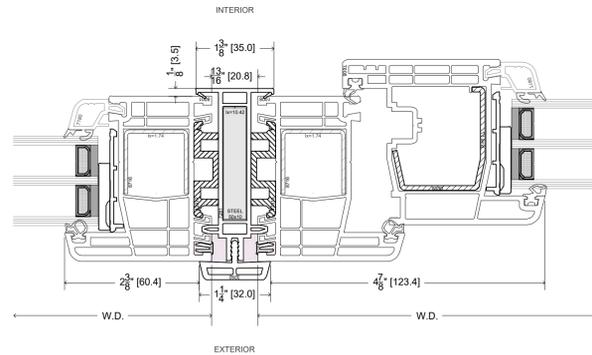
2 CONNECTION MULLION 3284 / 3284 SECTION PROFILE
FIXED TO OPERABLE WINDOW
SCALE 8" = 1'-0"



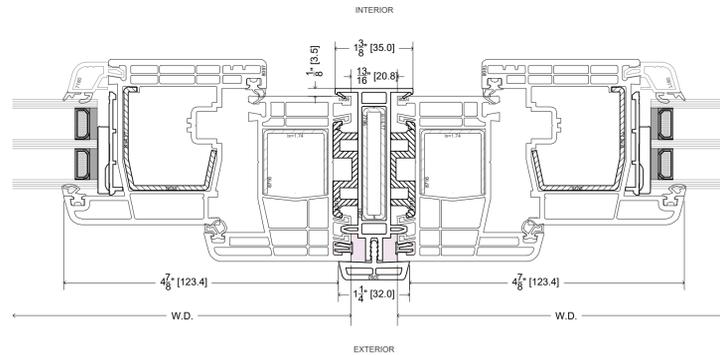
3 CONNECTION MULLION 3284 / 3284 SECTION PROFILE
OPERABLE TO OPERABLE WINDOW
SCALE 8" = 1'-0"



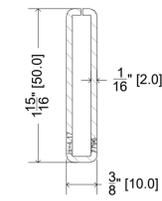
1 CONNECTION MULLION 7281 / 3292 SECTION PROFILE
FIXED TO FIXED WINDOW
SCALE 8" = 1'-0"



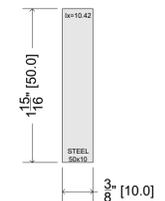
2 CONNECTION MULLION 7281 / 3292 SECTION PROFILE
FIXED TO OPERABLE WINDOW
SCALE 8" = 1'-0"



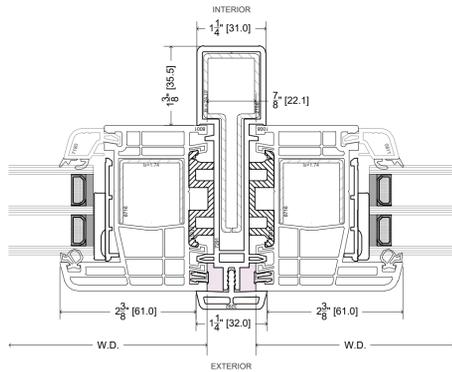
3 CONNECTION MULLION 7281 / 3292 SECTION PROFILE
OPERABLE TO OPERABLE WINDOW
SCALE 8" = 1'-0"



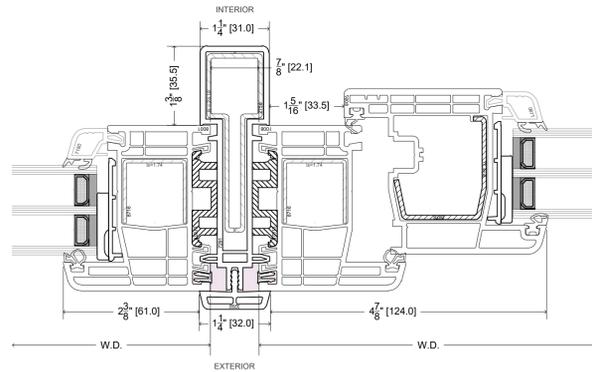
STANDARD STEEL REINFORCEMENT
FOR MULLION 7281



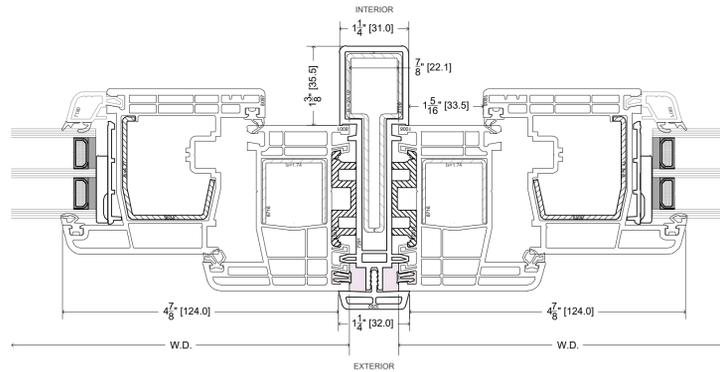
OPTIONAL STEEL REINFORCEMENT
FOR MULLION 7281



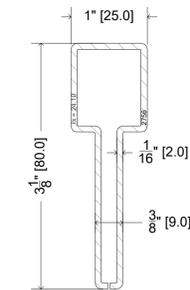
1 CONNECTION MULLION 7291 / 3292 SECTION PROFILE
FIXED TO FIXED WINDOW
SCALE 8" = 1'-0"



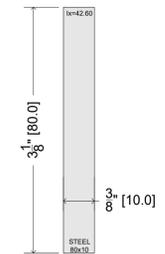
2 CONNECTION MULLION 7291 / 3292 SECTION PROFILE
FIXED TO OPERABLE WINDOW
SCALE 8" = 1'-0"



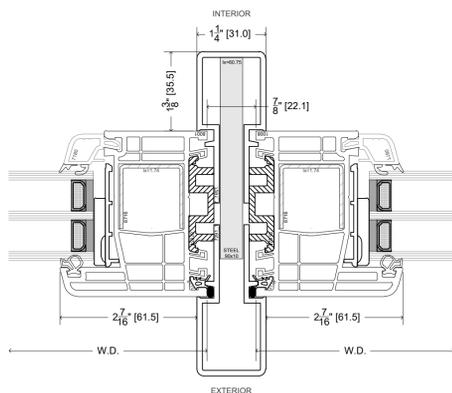
3 CONNECTION MULLION 7291 / 3292 SECTION PROFILE
OPERABLE TO OPERABLE WINDOW
SCALE 8" = 1'-0"



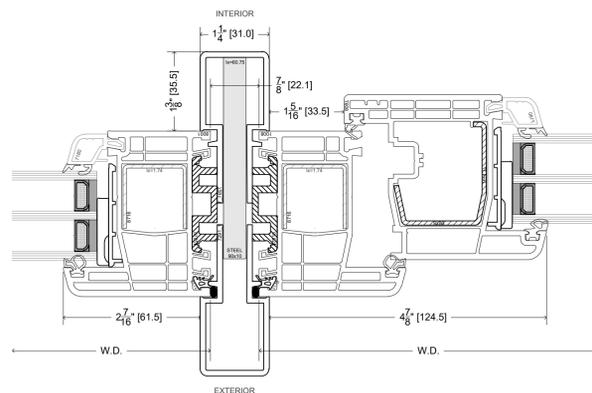
STANDARD STEEL REINFORCEMENT
FOR MULLION 7291



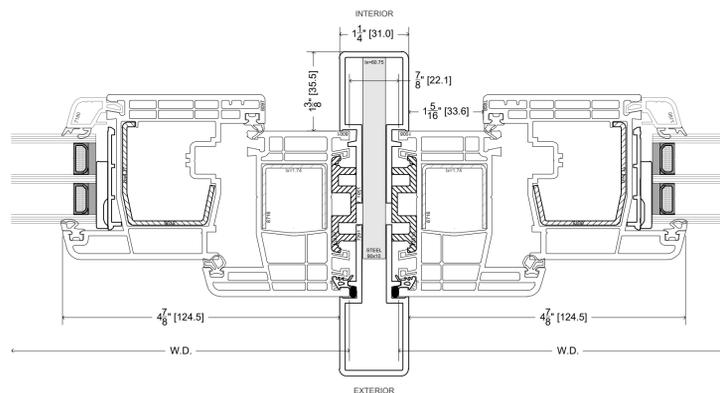
OPTIONAL STEEL REINFORCEMENT
FOR MULLION 7291



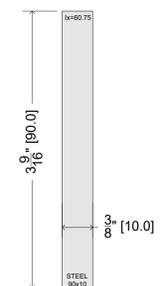
1 CONNECTION MULLION 7291 / 7291 SECTION PROFILE
FIXED TO FIXED WINDOW
SCALE 8" = 1'-0"



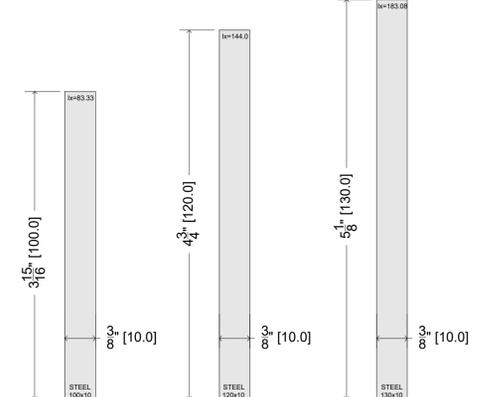
2 CONNECTION MULLION 7291 / 7291 SECTION PROFILE
FIXED TO OPERABLE WINDOW
SCALE 8" = 1'-0"



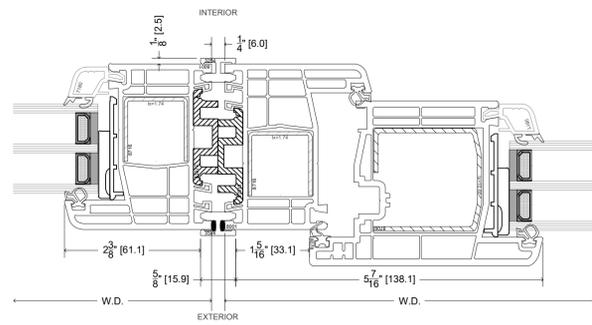
3 CONNECTION MULLION 7291 / 7291 SECTION PROFILE
OPERABLE TO OPERABLE WINDOW
SCALE 8" = 1'-0"



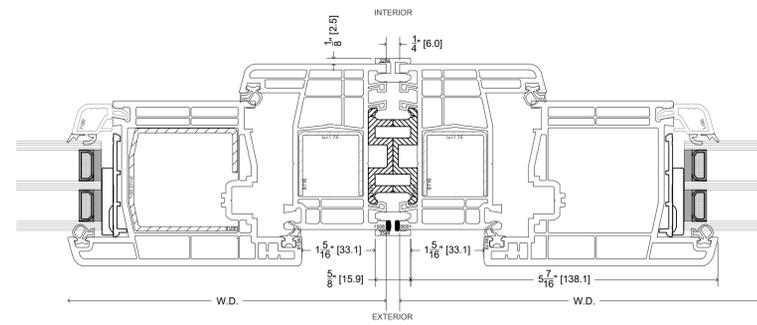
STANDARD STEEL REINFORCEMENT
FOR MULLION 7291/7291



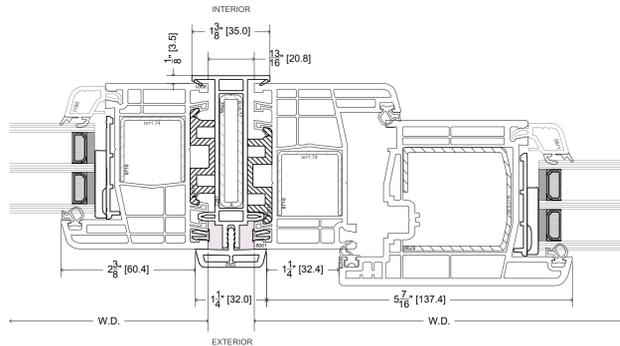
OPTIONAL STEEL REINFORCEMENT
FOR MULLION 7291/7291
SCALE 11" = 1'-0"



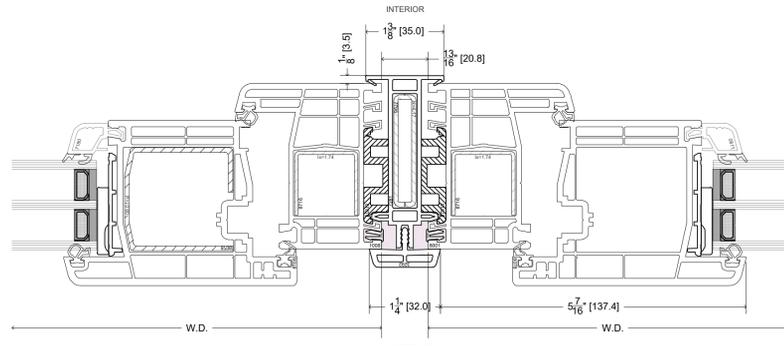
1 CONNECTION MULLION 3284/3284 DBL EXP. SECTION PROFILE
FIXED TO AWNING WINDOW
SCALE 8" = 1'-0"



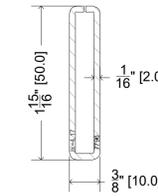
2 CONNECTION MULLION 3284/3284 DBL EXP. SECTION PROFILE
AWNING TO AWNING WINDOW
SCALE 8" = 1'-0"



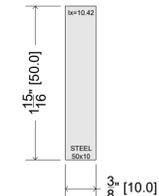
1 CONNECTION MULLION 7281/3292 EXP. SECTION PROFILE
FIXED TO AWNING WINDOW
SCALE 8" = 1'-0"



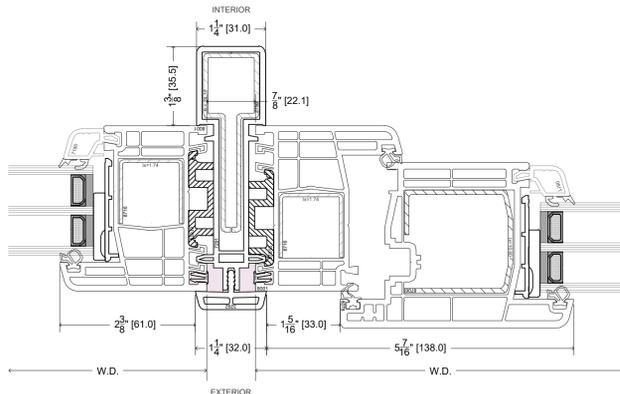
2 CONNECTION MULLION 7281/3292 SECTION PROFILE
AWNING TO AWNING WINDOW
SCALE 8" = 1'-0"



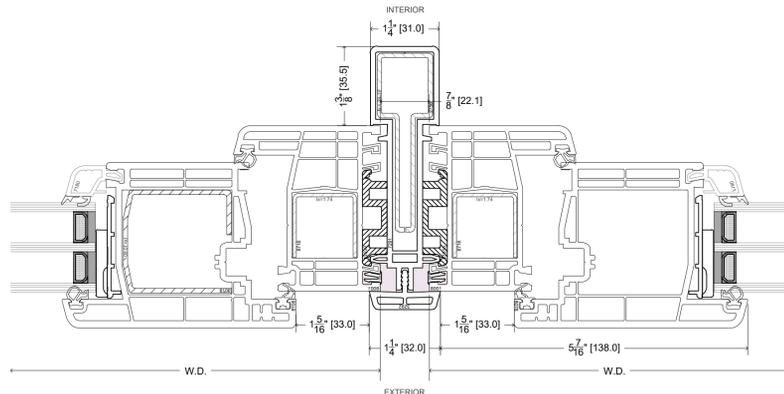
STANDARD STEEL REINFORCEMENT
FOR MULLION 7281



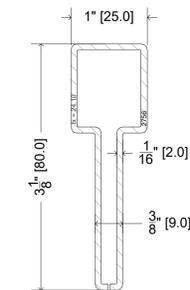
OPTIONAL STEEL REINFORCEMENT
FOR MULLION 7281



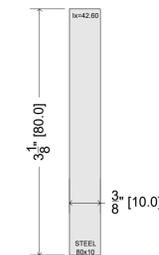
1 CONNECTION MULLION 7291/3292 EXP. SECTION PROFILE
FIXED TO AWNING WINDOW
SCALE 8" = 1'-0"



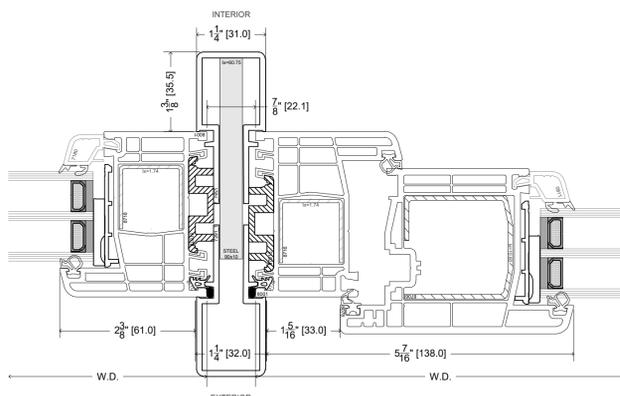
2 CONNECTION MULLION 7291/3292 SECTION PROFILE
AWNING TO AWNING WINDOW
SCALE 8" = 1'-0"



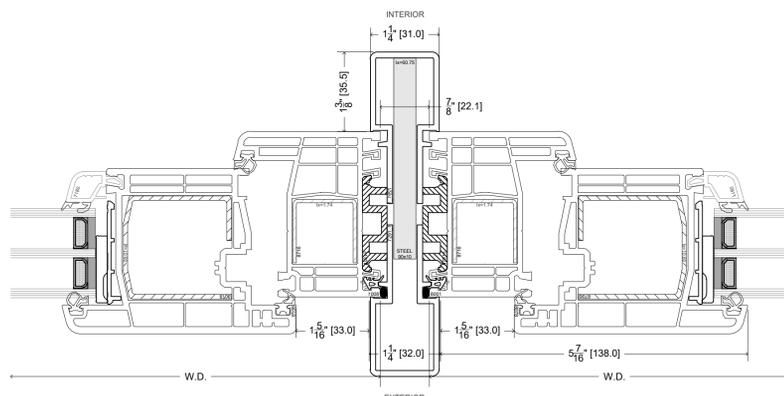
STANDARD STEEL REINFORCEMENT
FOR MULLION 7291



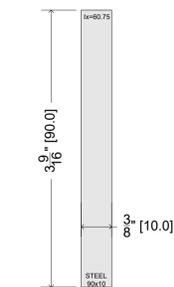
OPTIONAL STEEL REINFORCEMENT
FOR MULLION 7291



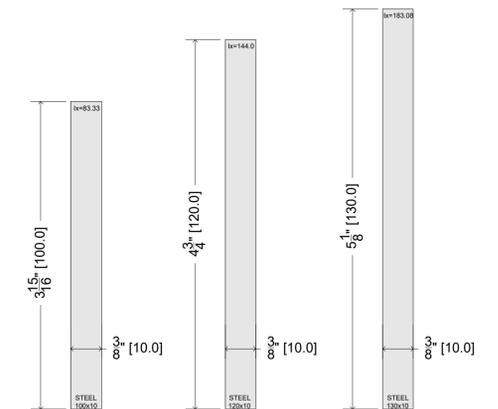
1 CONNECTION MULLION 7291/7291 DBL EXP. SECTION PROFILE
FIXED TO AWNING WINDOW
SCALE 8" = 1'-0"



2 CONNECTION MULLION 7291/7291 DBL EXP. SECTION PROFILE
AWNING TO AWNING WINDOW
SCALE 8" = 1'-0"



STANDARD STEEL REINFORCEMENT
FOR MULLION 7291/7291



OPTIONAL STEEL REINFORCEMENT
FOR MULLION 7291/7291

SCALE 11" = 1'-0"



SUPERA
WINDOWS
8001

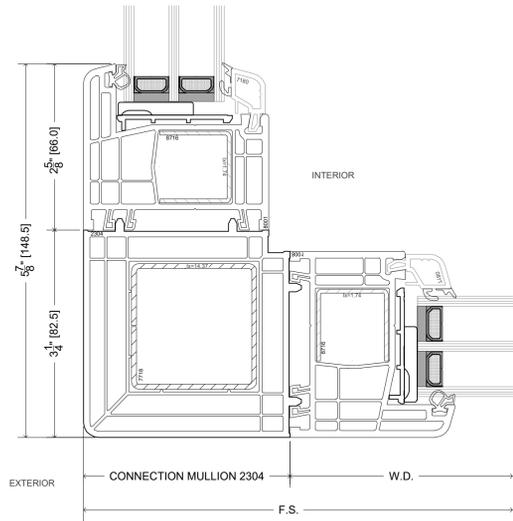
DRAWING TOPIC

AW - CONNECTION MULLIONS FOR AWNING WINDOWS

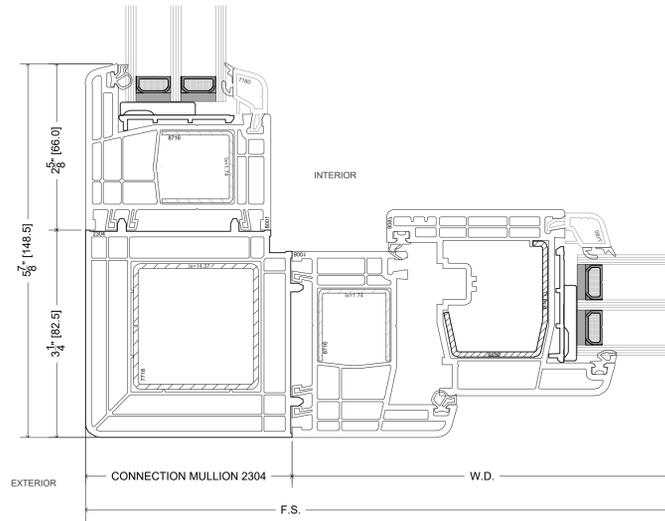
NOTES

- ALL ELEVATIONS REPRESENT EXTERIOR VIEW.
- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION. DOUBLE GLAZING ALSO AVAILABLE. PLEASE REFER TO GLAZING SECTION

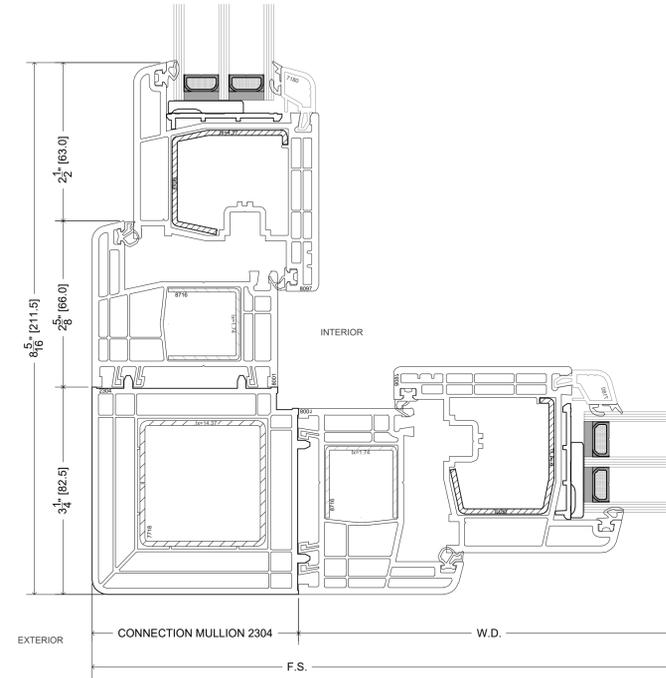
2022 ISSUE
JANUARY



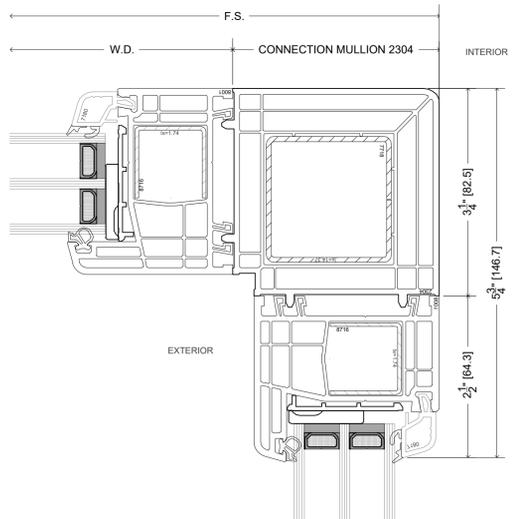
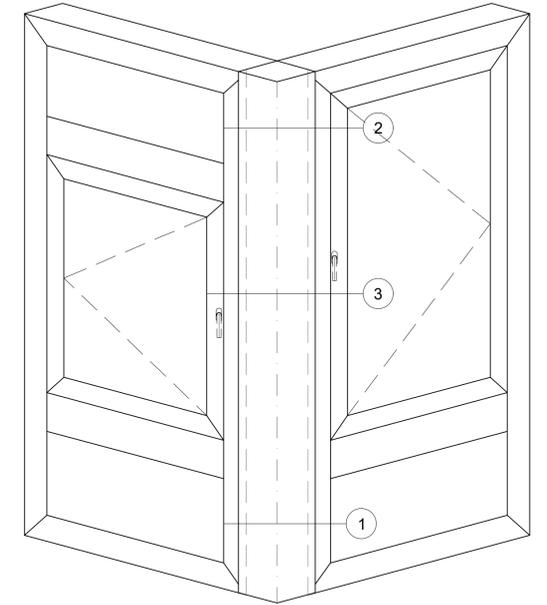
1 OUTER CORNER MULLION 2304 SECTION PROFILE
FIXED TO FIXED WINDOW SCALE 9" = 1'-0"



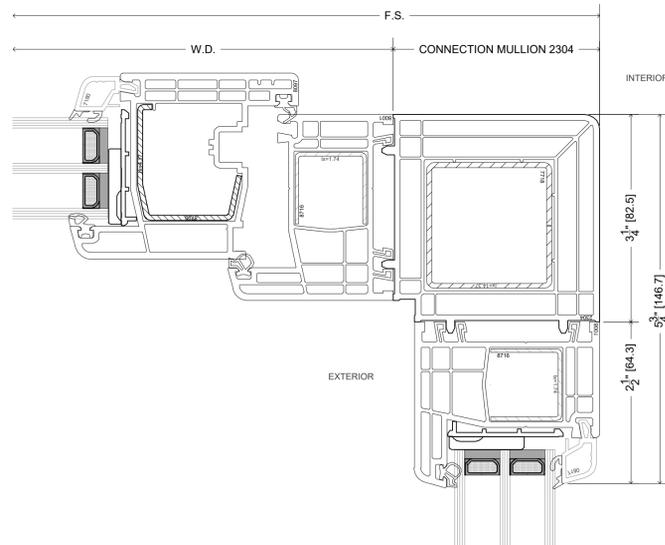
2 OUTER CORNER MULLION 2304 SECTION PROFILE
FIXED TO OPERABLE WINDOW SCALE 9" = 1'-0"



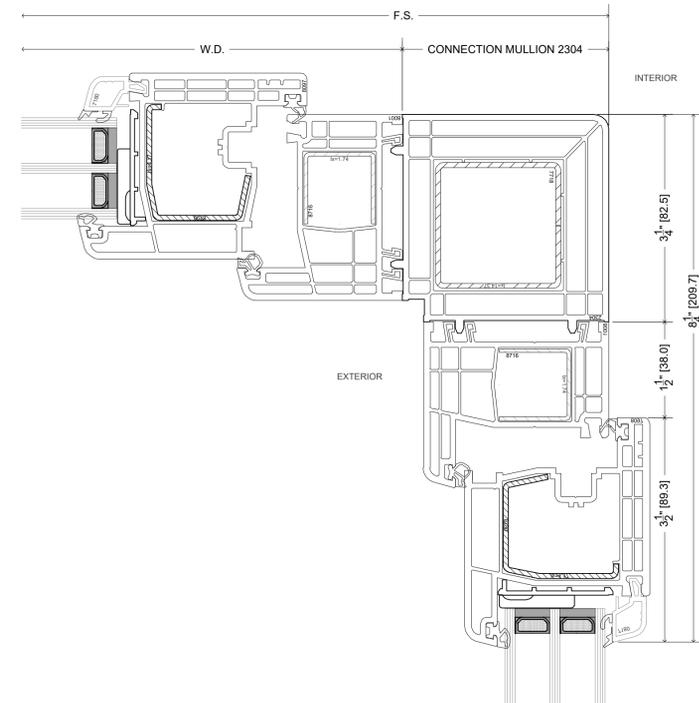
3 OUTER CORNER MULLION 2304 SECTION PROFILE
OPERABLE TO OPERABLE WINDOW SCALE 9" = 1'-0"



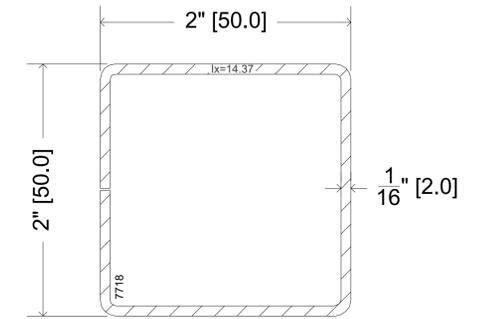
1 INNER CORNER MULLION 2304 SECTION PROFILE
FIXED TO FIXED WINDOW SCALE 9" = 1'-0"



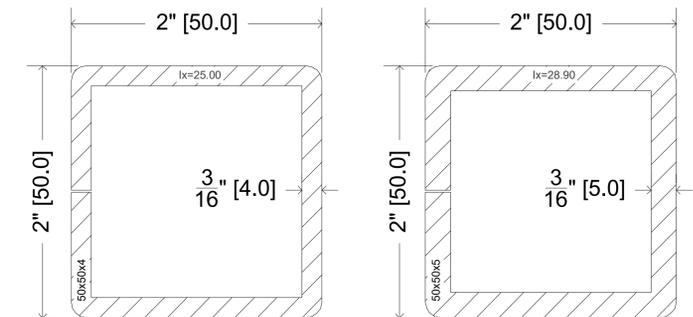
2 INNER CORNER MULLION 2304 SECTION PROFILE
FIXED TO OPERABLE WINDOW SCALE 9" = 1'-0"



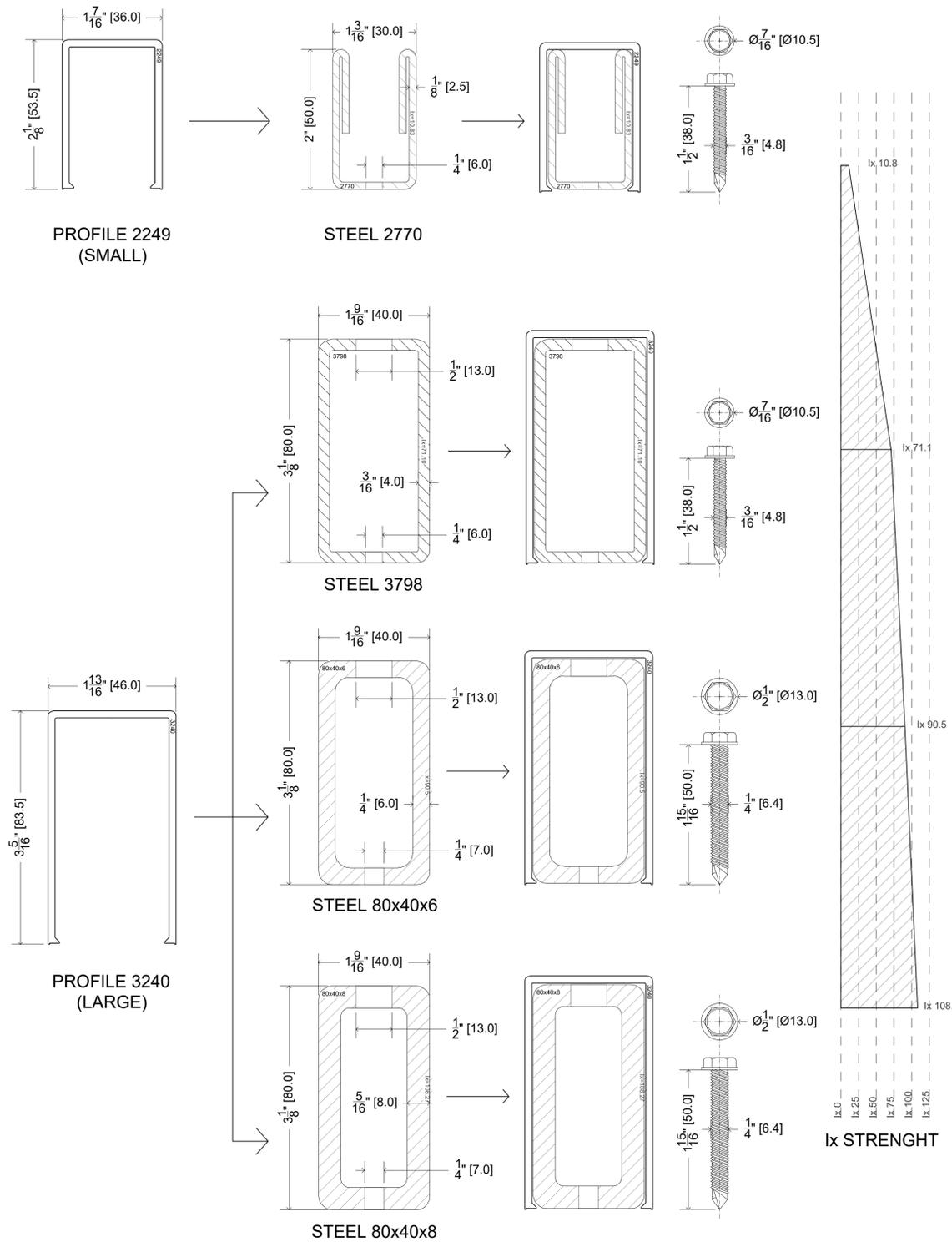
3 INNER CORNER MULLION 2304 SECTION PROFILE
OPERABLE TO OPERABLE WINDOW SCALE 9" = 1'-0"



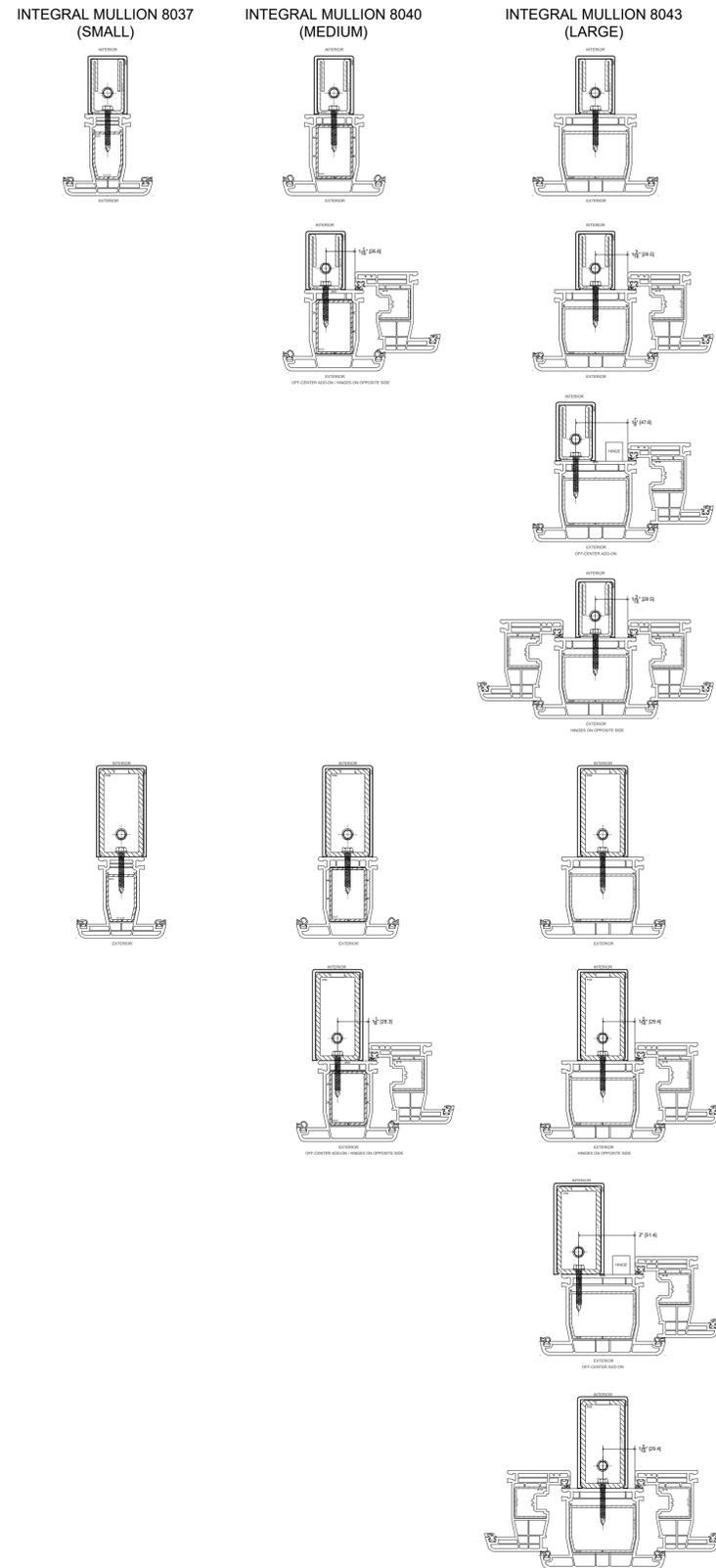
STANDARD STEEL REINFORCEMENT 7718
@ CORNER MULLION 2304 SCALE 1'-6" = 1'-0"



OPTIONAL STEEL REINFORCEMENTS
FOR CORNER MULLION 2304 SCALE 1'-6" = 1'-0"



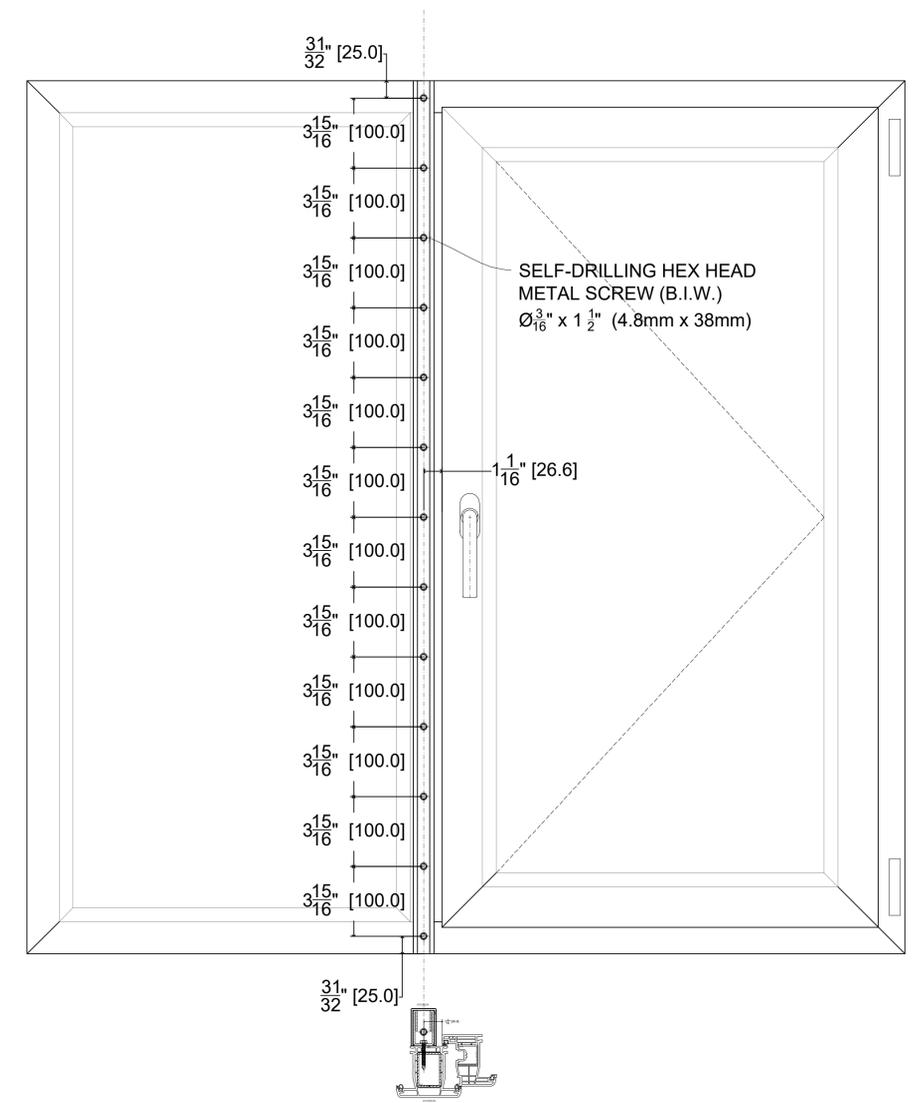
ADD-ON MULLION PROFILES AND THEIR RESPECTIVELY STEEL REINFORCEMENTS & SCREWS SCALE: 1'-0" = 1'-0"



ADD-ON MULLION PROFILES SMALL & LARGE POSSIBLE COMBINATION WITH INTEGRAL MULLIONS SCALE: 4" = 1'-0"

INSTALLATION SEQUENCE:

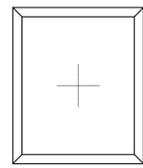
1. MEASURE THE DISTANCE FROM SASH TO THE CENTER OF ADD-ON (REFER TO SHOP DRAWINGS)
2. POSITION ADD-ON REINFORCEMENT OVER THE CENTER LINE
3. TIGHTEN FASTENERS THROUGH EXISTING HOLES IN THE REINFORCEMENT ($3\frac{1}{8}$ " [100mm] O.C. FOR SMALL REINFORCEMENTS & $7\frac{7}{8}$ " [200mm] O.C. FOR LARGE REINFORCEMENTS)
4. CLIP-ON THE POLYMER CLOSURE PROFILE



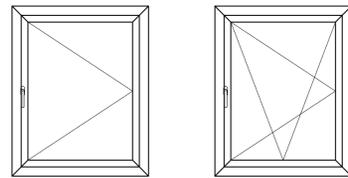
SAMPLE ELEVATION (INSIDE VIEW) MEDIUM INTEGRAL MULLION W/ SMALL ADD-ON PROFILE SCALE: 2 1/2" = 1'-0"

- ALL ELEVATIONS REPRESENT EXTERIOR VIEW.
- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION. DOUBLE GLAZING ALSO AVAILABLE. PLEASE REFER TO GLAZING SECTION
- LIMITATIONS APPLY DUE TO ADD-ON SIZE, INTEGRAL MULLION SIZE, HINGES, OR A COMBINATION OF THESE.
- FOR INTEGRAL MULLIONS STEEL REINFORCEMENT OPTIONS, PLEASE REFER TO INTEGRAL MULLIONS PAGE
- ADD-ON STEEL REINFORCEMENTS' HOLES ARE FACTORY PRE-DRILLED

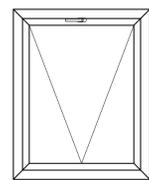
WINDOW OPERATION TYPE



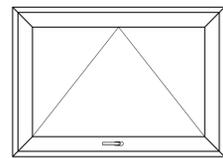
FIXED



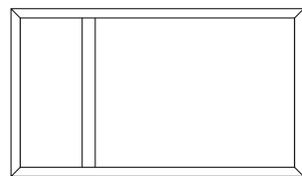
CASEMENT & DUAL ACTION



HOPPER

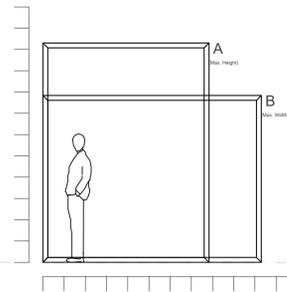


AWNING

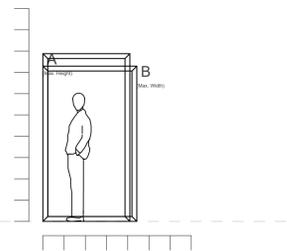


FIXED WITH INTEGRAL MULLION MULTI UNIT

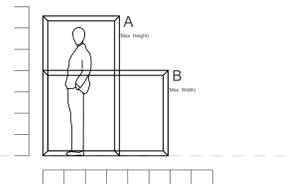
WHITE WINDOWS
MAX. MEASUREMENT (W x H)



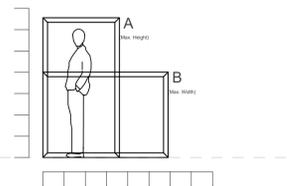
A: 7'-10¹/₈" [2.39m] x 10'-3⁵/₈" [3.14m]
B: 10'-3⁵/₈" [3.14m] x 7'-10¹/₈" [2.39m]
MAX. AREA OF 80.73 SQ. FT. [7.5m²]



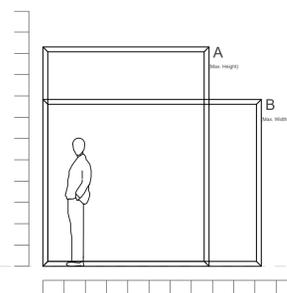
A: 4'-1³/₈" [1.25m] x 7'-10¹/₂" [2.40m]
B: 4'-5⁷/₈" [1.35m] x 7'-3¹/₂" [2.22m]
MAX. AREA OF 32.29 SQ. FT. [3.0m²]



A: 3'-7⁵/₈" [1.10m] x 6'-6³/₄" [2.00m]
B: 5'-10⁷/₈" [1.80m] x 4'-0⁷/₈" [1.22m]
MAX. AREA OF 23.68 SQ. FT. [2.2m²]

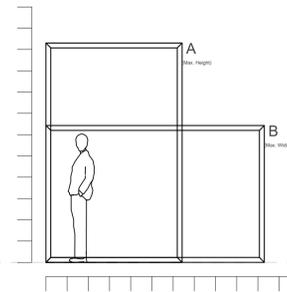


A: 3'-7⁵/₈" [1.10m] x 6'-6³/₄" [2.00m]
B: 5'-10⁷/₈" [1.80m] x 4'-0⁷/₈" [1.22m]
MAX. AREA OF 23.68 SQ. FT. [2.2m²]

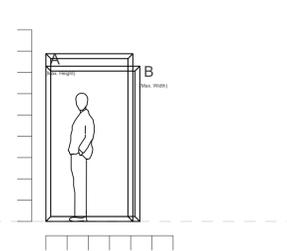


A: 7'-10¹/₈" [2.39m] x 10'-3⁵/₈" [3.14m]
B: 10'-3⁵/₈" [3.14m] x 7'-10¹/₈" [2.39m]
MAX. AREA OF 80.73 SQ. FT. [7.5m²]

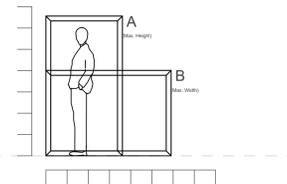
COLORED WINDOWS
MAX. MEASUREMENT (W x H)



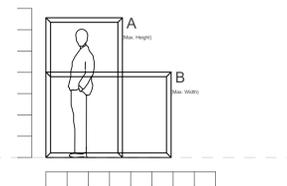
A: 6'-5¹/₈" [1.96m] x 10'-3⁵/₈" [3.14m]
B: 10'-3⁵/₈" [3.14m] x 6'-5¹/₈" [1.96m]
MAX. AREA OF 66.20 SQ. FT. [6.15m²]



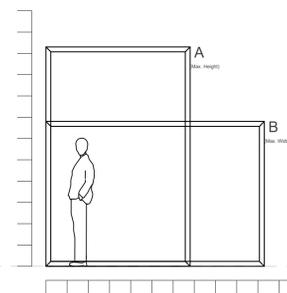
A: 4'-1³/₈" [1.25m] x 7'-10¹/₂" [2.40m]
B: 4'-5⁷/₈" [1.35m] x 7'-3¹/₂" [2.22m]
MAX. AREA OF 32.29 SQ. FT. [3.0m²]



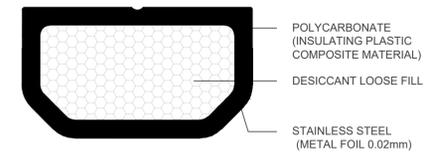
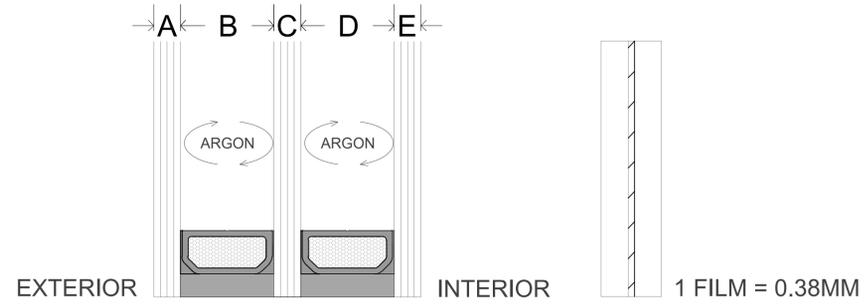
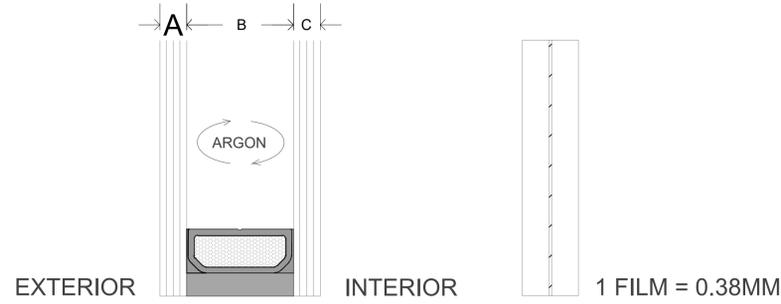
A: 3'-7⁵/₈" [1.10m] x 6'-6³/₄" [2.00m]
B: 5'-10⁷/₈" [1.80m] x 4'-0⁷/₈" [1.22m]
MAX. AREA OF 23.68 SQ. FT. [2.2m²]



A: 3'-7⁵/₈" [1.10m] x 6'-6³/₄" [2.00m]
B: 5'-10⁷/₈" [1.80m] x 4'-0⁷/₈" [1.22m]
MAX. AREA OF 23.68 SQ. FT. [2.2m²]



A: 6'-9⁵/₈" [2.07m] x 10'-3⁵/₈" [3.14m]
B: 10'-3⁵/₈" [3.14m] x 6'-9⁵/₈" [2.07m]
MAX. AREA OF ##### [6.51m²]



48MM	7248
46MM	7146
44MM	7144
42MM	7162
40MM	7180
38MM	7138
36MM	7116
34MM	7164
32MM	7142
30MM	7130
28MM	7118
26MM	7156
24MM	7124 LOUVER
22MM	7122
20MM	7196
18MM	7194

DET.1 TYP. DOUBLE PANE GLAZING OPTIONS W/ 90% ARGON FILLED SPACE

SCALE 2'-0" = 1'-0"

DET.2 TYP. TRIPLE PANE GLAZING OPTIONS W/ 90% ARGON FILLED SPACE

SCALE 2'-0" = 1'-0"

EXTERIOR PANE A: 4MM,6MM,8MM,10MM

ARGON SPACE B: 10MM,12MM,14MM,16MM,18MM,20MM,22MM

INTERIOR PANE C: 4MM,6MM,8MM,10MM

LAMINATE FILMS: 1,2,4,6,8 FILMS

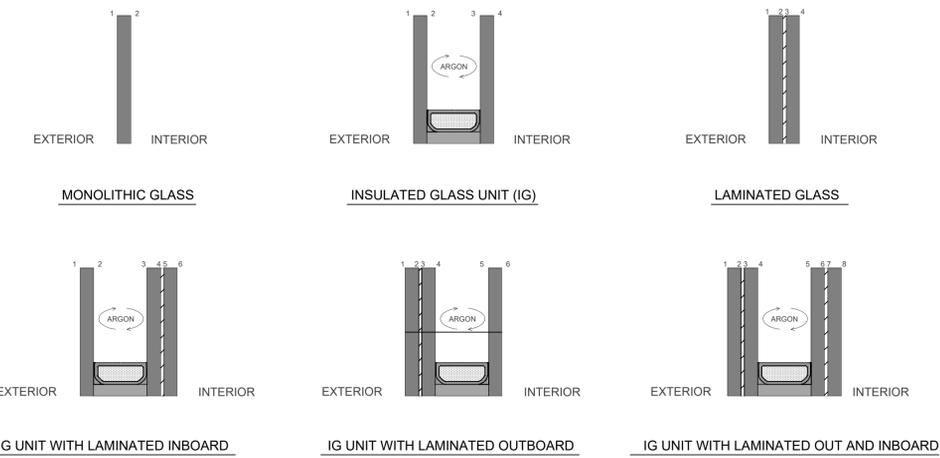
EXTERIOR PANE A: 4MM,6MM,8MM,10MM

ARGON SPACE B/D: 10MM,12MM,14MM,16MM

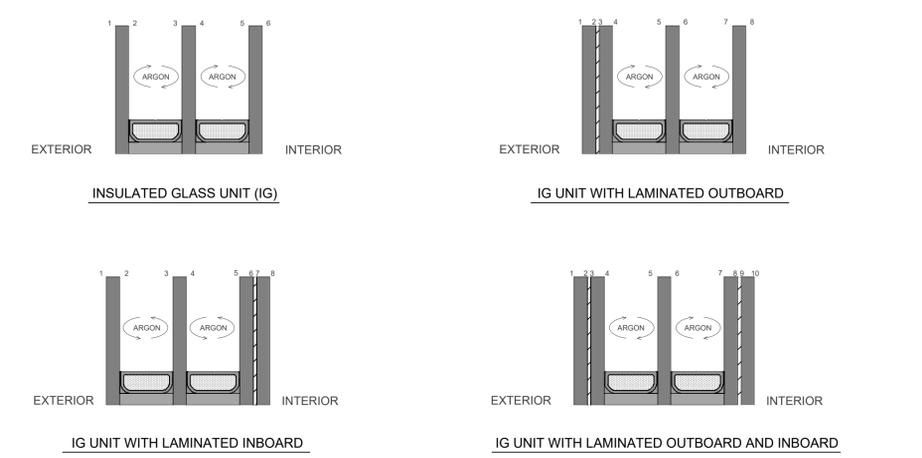
MIDDLE PANE C: 4MM,6MM,8MM,10MM

INTERIOR PANE E: 4MM,6MM,8MM,10MM

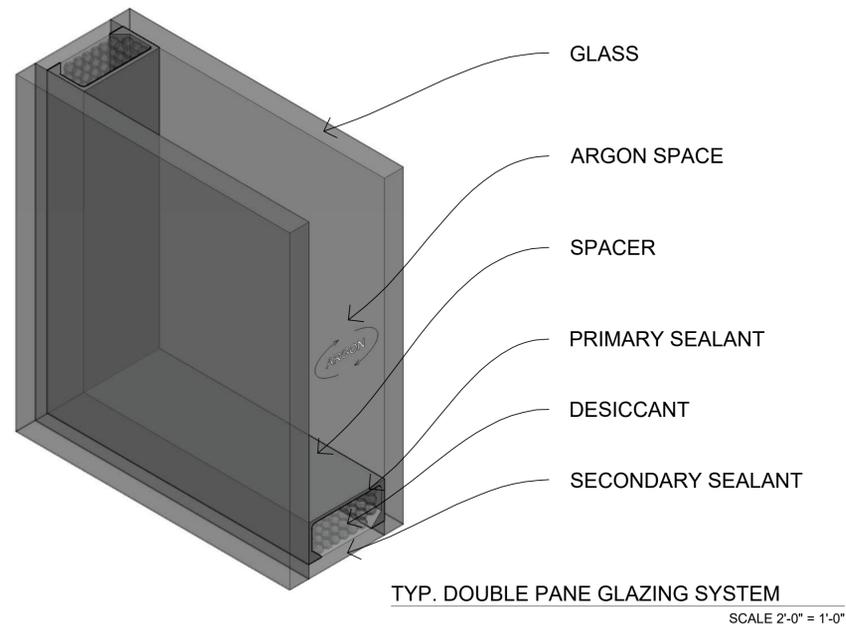
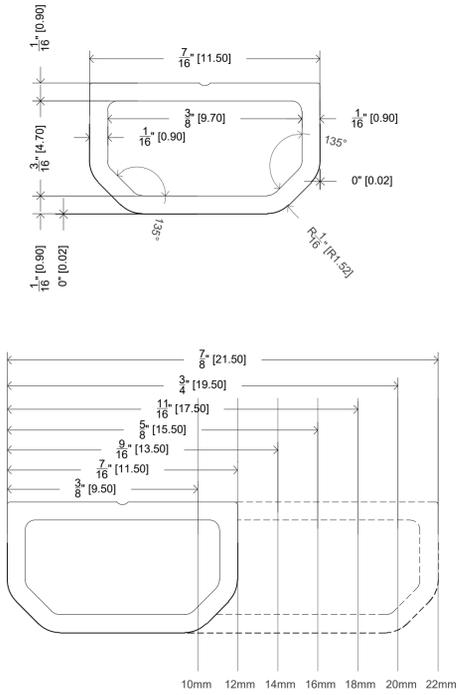
LAMINATE FILMS: 1,2,4,6,8 FILMS



SCALE 1'-0" = 1'-0"

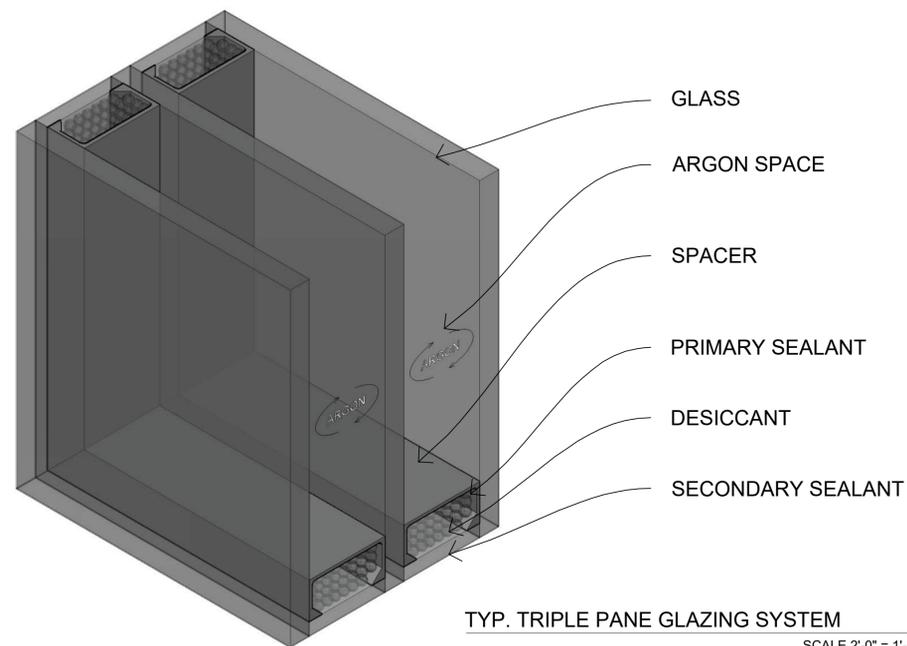


SCALE 1'-0" = 1'-0"



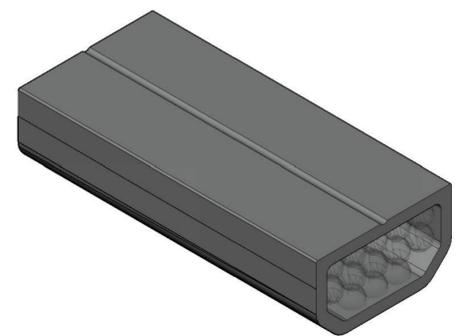
TYP. DOUBLE PANE GLAZING SYSTEM

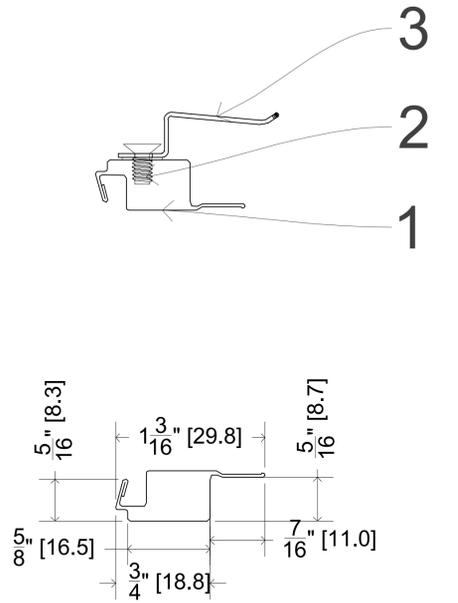
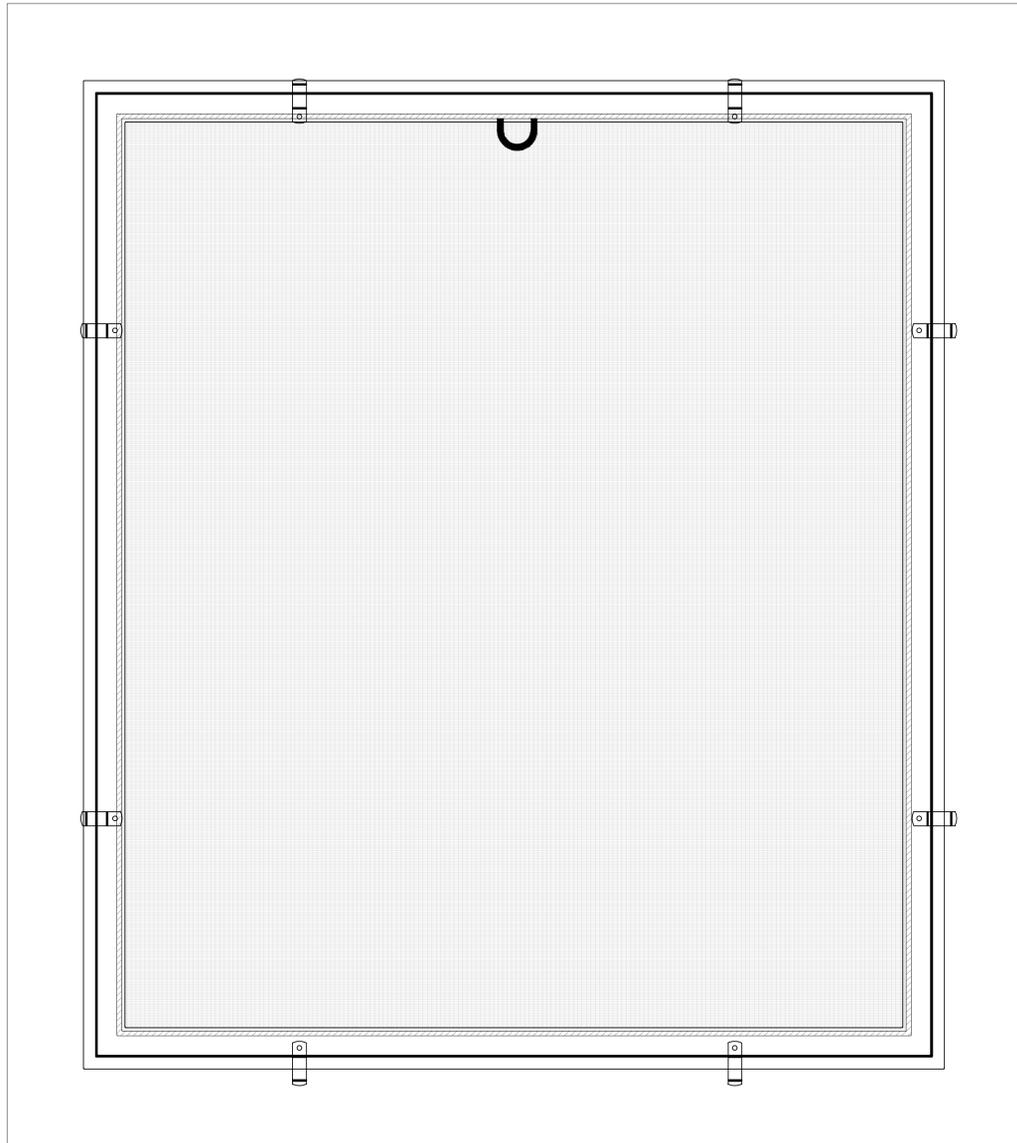
SCALE 2'-0" = 1'-0"



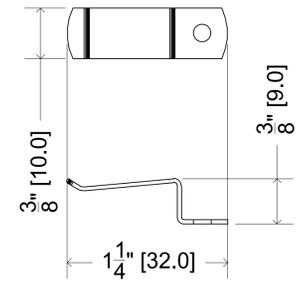
TYP. TRIPLE PANE GLAZING SYSTEM

SCALE 2'-0" = 1'-0"

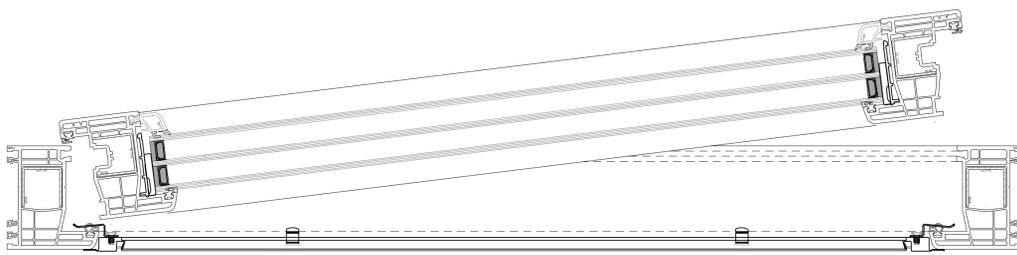




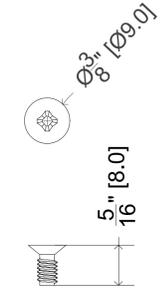
1 FIXED SCREEN FRAME PROFILE
SCALE 18" = 1' - 0"



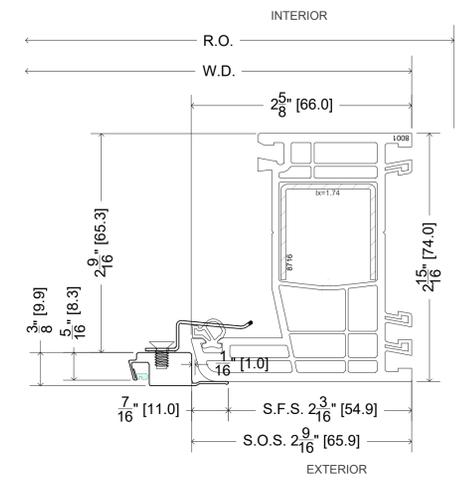
2 CLIP FOR FIXED SCREEN
SCALE 18" = 1' - 0"



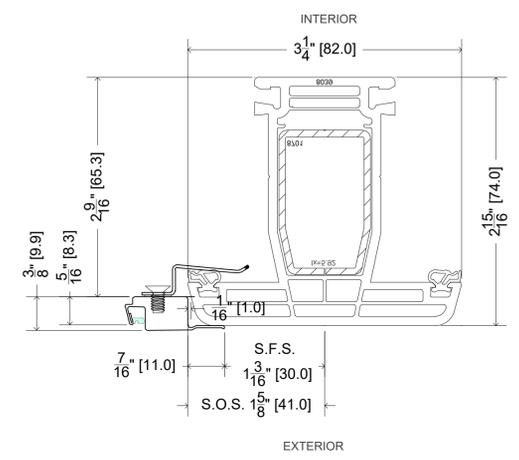
FIXED SCREEN INSTALLED ON A CW OPERABLE WINDOW
SCALE 5" = 1' - 0"



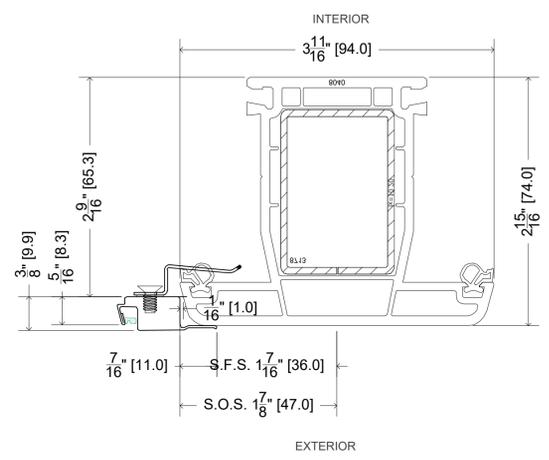
3 SCREW FOR CLIP PROFILE - TOP & SIDE VIEW
SCALE 18" = 1' - 0"



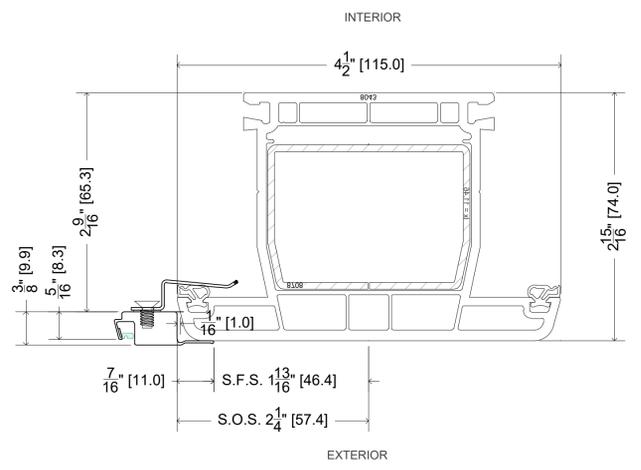
FIXED SCREEN @ WINDOW JAMB PROFILE
SCALE 1'-0" = 1' - 0"

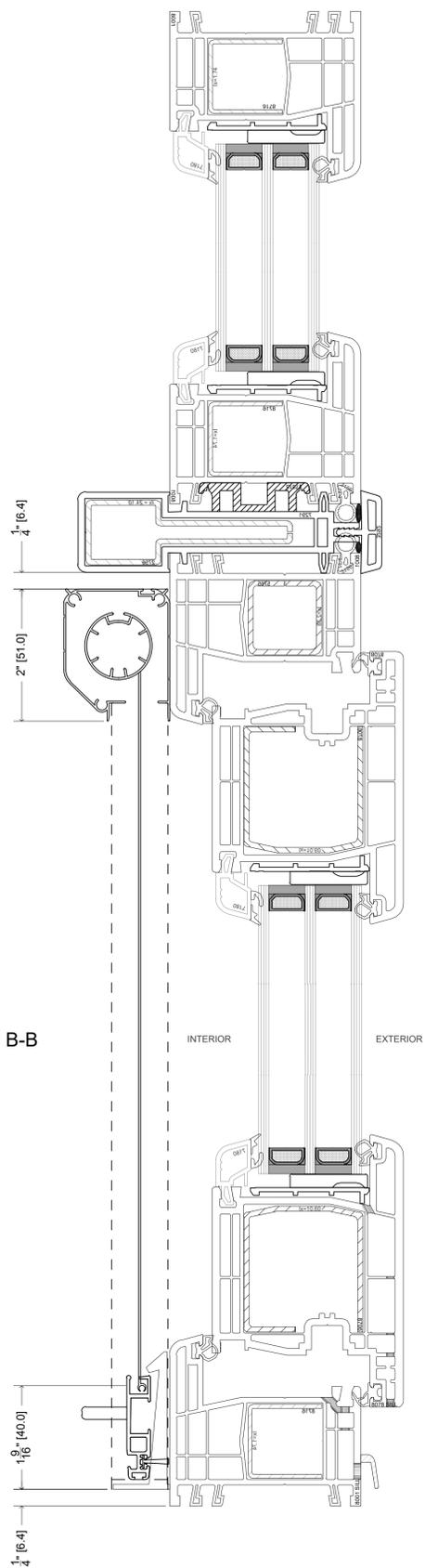


FIXED SCREEN @ INTEGRAL MULLION 8039 & 8040 PROFILES
SCALE 1'-0" = 1' - 0"



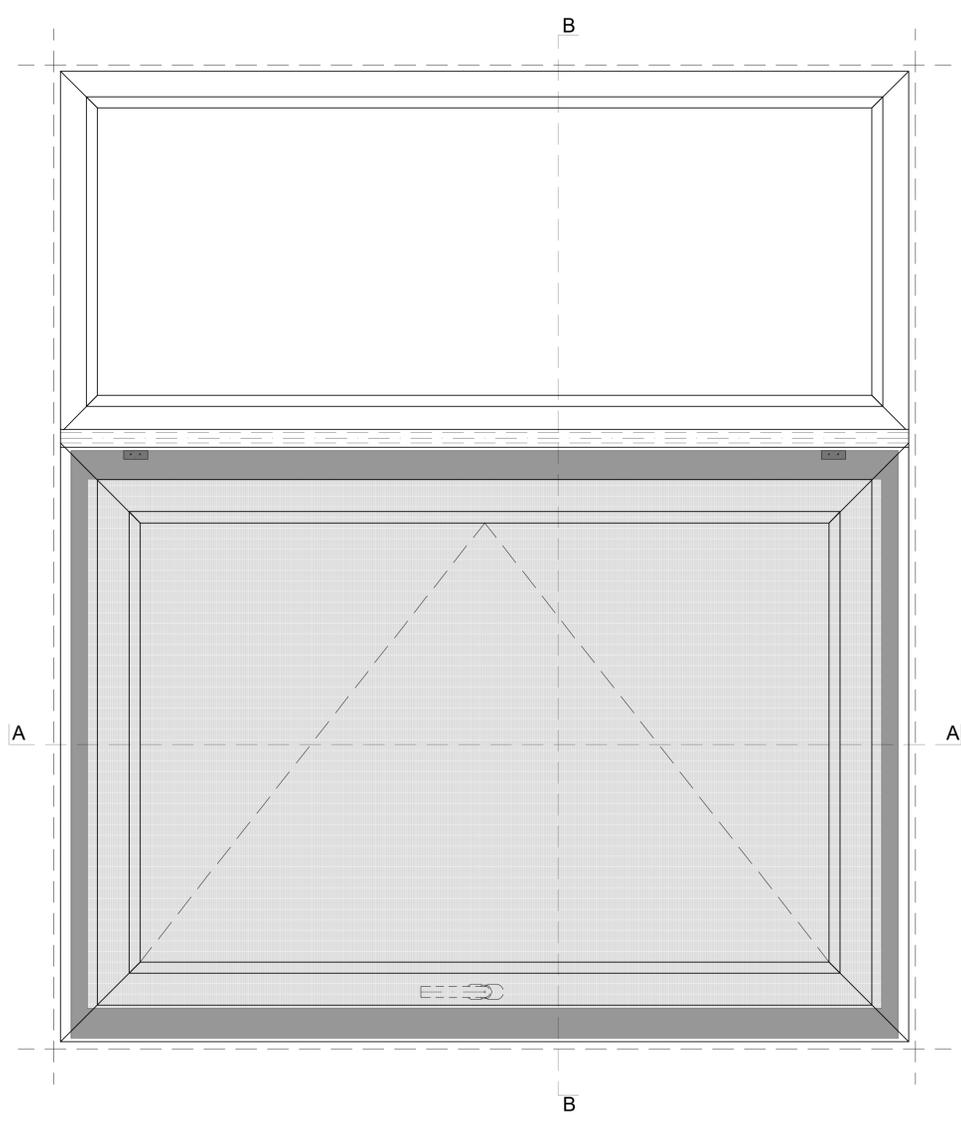
FIXED SCREEN @ INTEGRAL MULLION 8043 PROFILE
SCALE 1'-0" = 1' - 0"



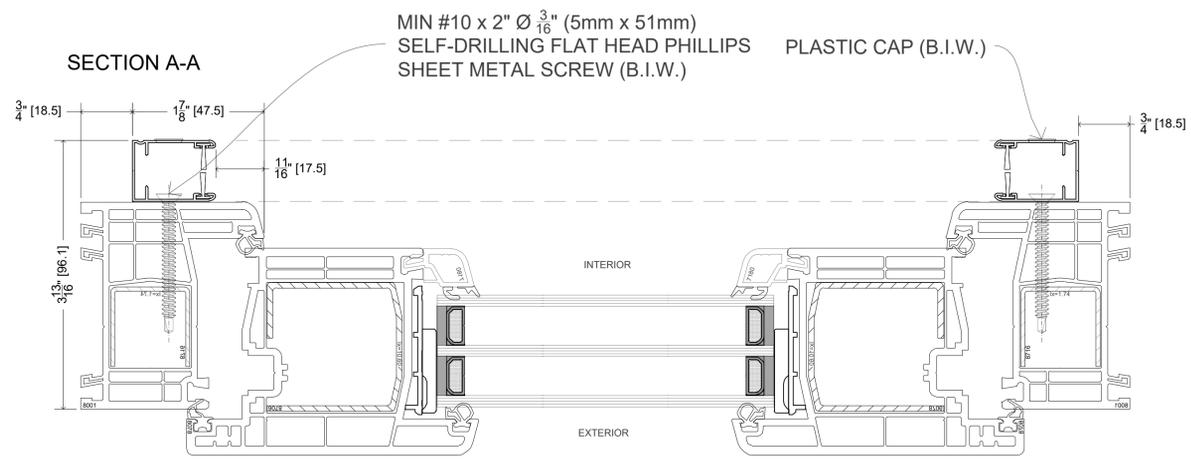


SECTION B-B

PULL-DOWN SCREEN PLACEMENT FOR AWNING WINDOW
VERTICAL SECTION
SCALE 10" = 1' - 0"



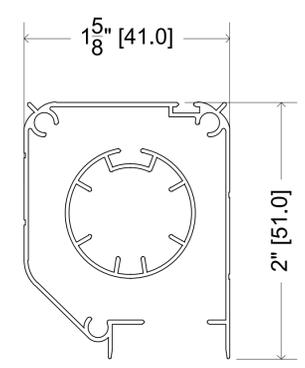
SAMPLE ELEVATION - INSIDE VIEW



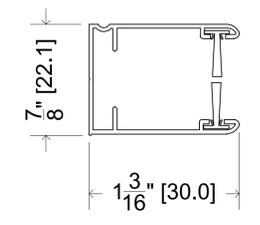
PULL-DOWN SCREEN PLACEMENT FOR AWNING WINDOWS
HORIZONTAL SECTION
SCALE 10" = 1' - 0"

MIN #10 x 2" \varnothing $\frac{3}{16}$ " (5mm x 51mm)
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)

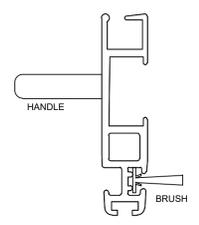
PLASTIC CAP (B.I.W.)



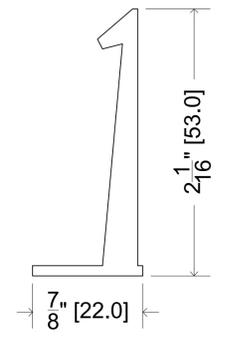
PULL-DOWN SCREEN TOP PIECE
SCALE 18" = 1' - 0"



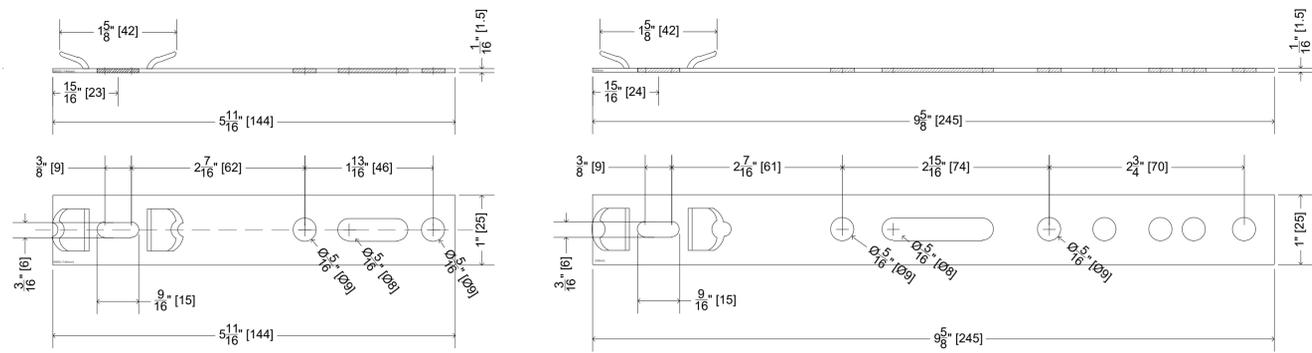
PULL-DOWN SCREEN SIDE PIECE
SCALE 18" = 1' - 0"



PULL-DOWN SCREEN BOTTOM PIECE
SCALE 18" = 1' - 0"

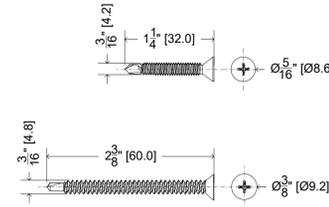


FIXATOR
SCALE 18" = 1' - 0"

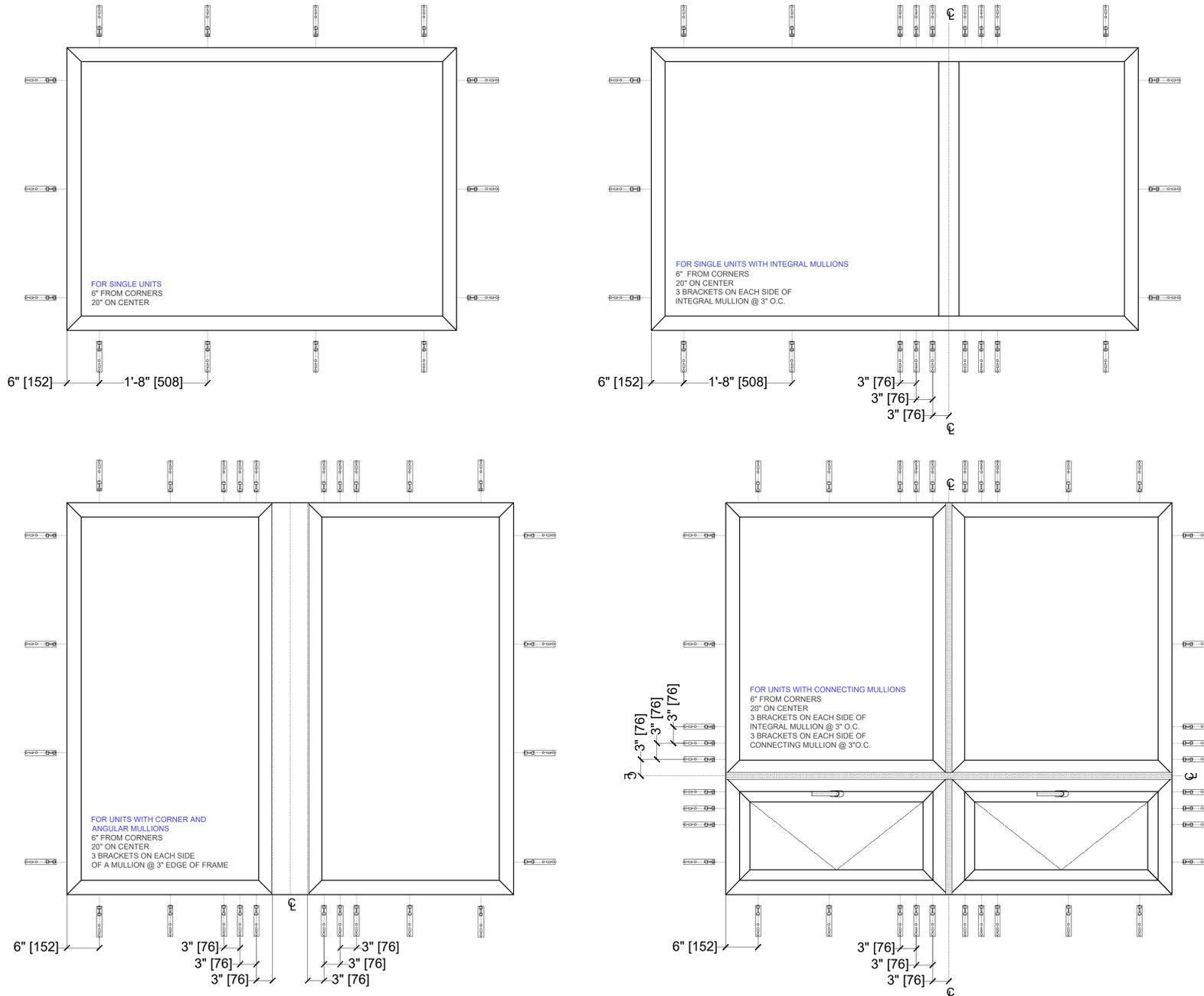


DIN 7504-P, Zn
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)
Ø $\frac{3}{16}$ " x 1 $\frac{1}{4}$ " (4.2mm x 32mm)

DIN 7504-P, Zn
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)
Ø $\frac{3}{16}$ " x 2 $\frac{3}{8}$ " (4.8mm x 60mm)



MOUNTING BRACKETS (STEEL GRADE: DX51D; COATING: Z275)
POSSIBLE LENGTH OF 144mm (S8000) or 245mm x 25mm x GAUGE 16 SCALE: 10" = 1'-0"



SUGGESTED ANCHORS

INTO STEEL STUD (18 GAUGE MIN.)
(2) ULTRACON ANCHORS PER CLIP
SCREW - Ø1/4- 14 SMS (GRADE 5 MIN.)
MIN. 3 FULL THREADS PENETRATION INTO STUD
MIN. EDGE DISTANCE 1"
MIN. SPACING BETWEEN ANCHORS 2"

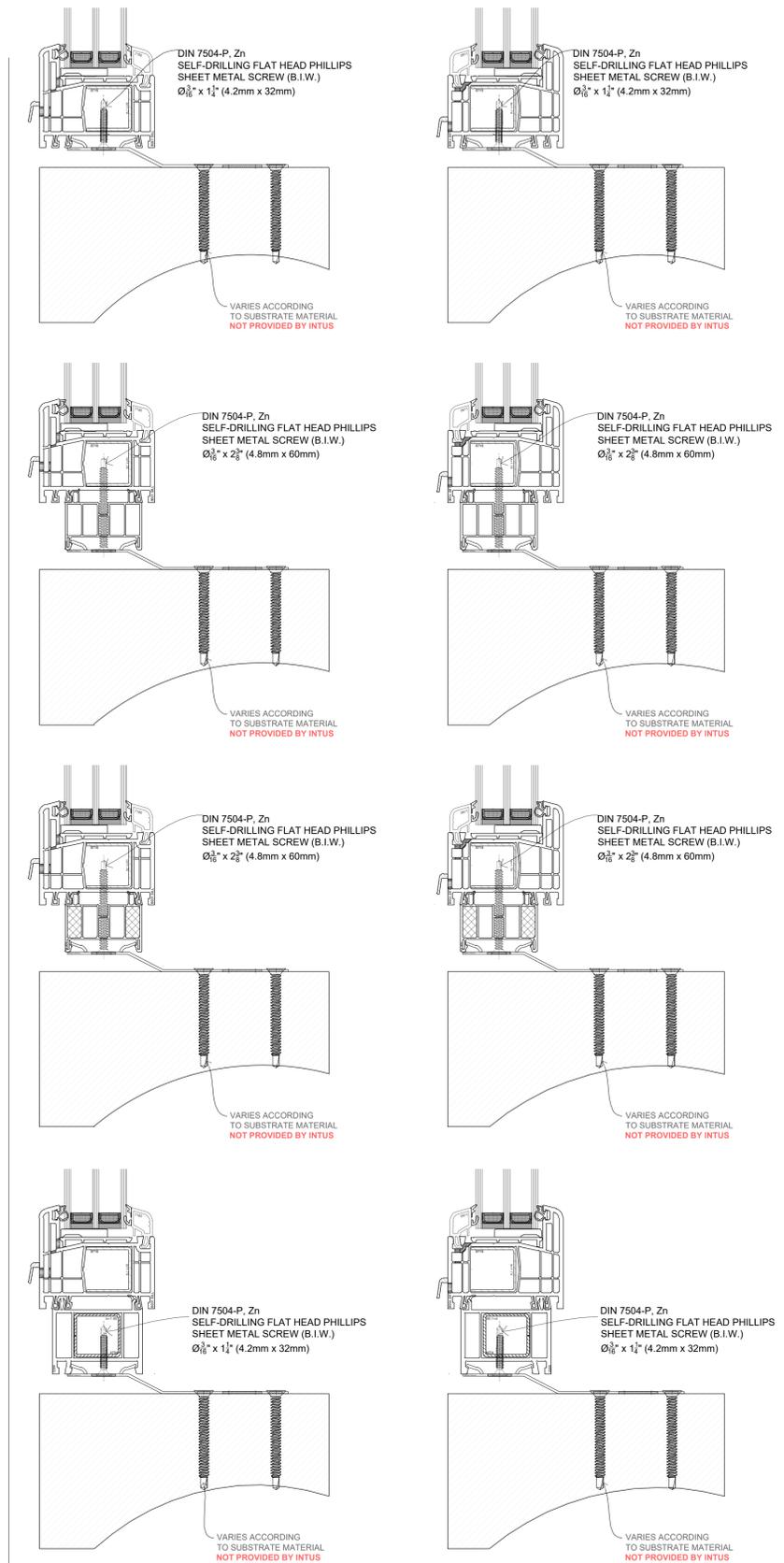
INTO METAL (6063-T5, MIN. 3/16" THICK)
(2) ULTRACON ANCHORS PER CLIP
SCREW - Ø1/4- 20 SMS (GRADE 5 MIN.)
MIN. FULL THREAD PENETRATION
MIN. EDGE DISTANCE 1"
MIN. SPACING BETWEEN ANCHORS 2"

INTO GROUT FILLED CMU BLOCK (F=2,000 PSI MIN.)
(2) ULTRACON ANCHORS PER CLIP
SCREW Ø1/4- CONCRETE
MIN. DEPTH OF EMBEDMENT INTO CONCRETE 1"
MIN. EDGE DISTANCE 2"
MIN. SPACING BETWEEN ANCHORS 2"

INTO CONCRETE (F=3,000 PSI MIN.)
(2) ULTRACON ANCHORS PER CLIP
SCREW Ø1/4- CONCRETE
MIN. DEPTH OF EMBEDMENT INTO CONCRETE 1"
MIN. EDGE DISTANCE 1"
MIN. SPACING BETWEEN ANCHORS 2"

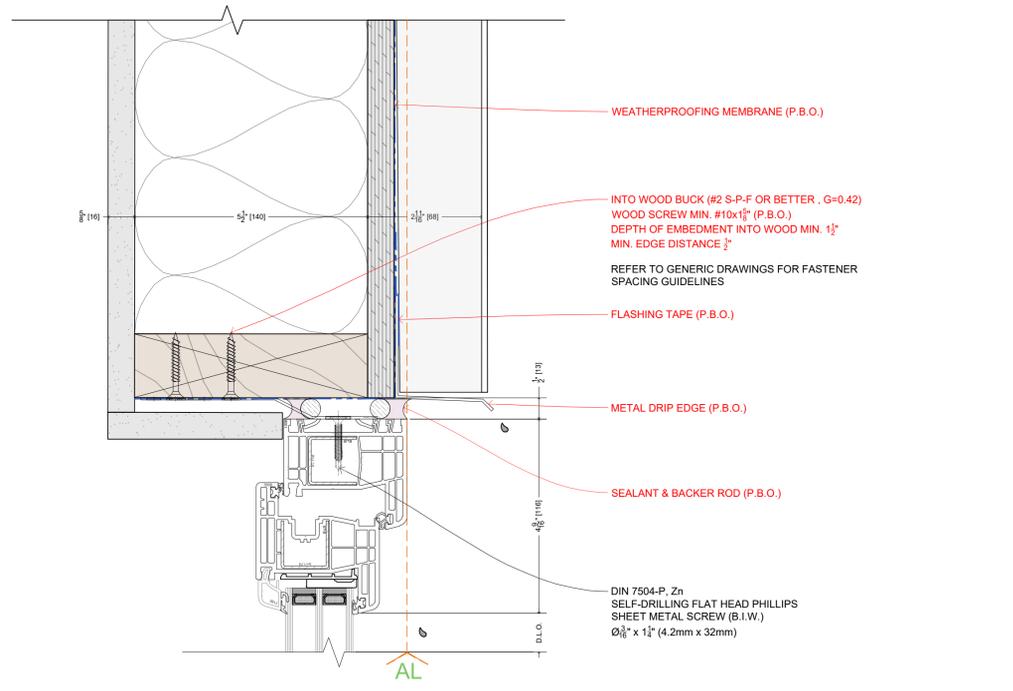
INTO WOOD BUCK (#2 S-P-F OR BETTER, G=0.42)
MAY. ULTRACON ANCHORS PER CLIP
SCREW Ø3/16 WOOD
MIN. DEPTH OF EMBEDMENT INTO WOOD 1-1/2"
MIN. EDGE DISTANCE 1"
MAX. SHIM SPACING 1"
MIN. SPACING BETWEEN ANCHORS 2"

SUGGESTED ANCHORS FOR A MAXIMUM DESIGN PRESSURE OF 50 P.S.F. ANY ENGINEERING CALCULATIONS TO TAKE PRECEDENCE.



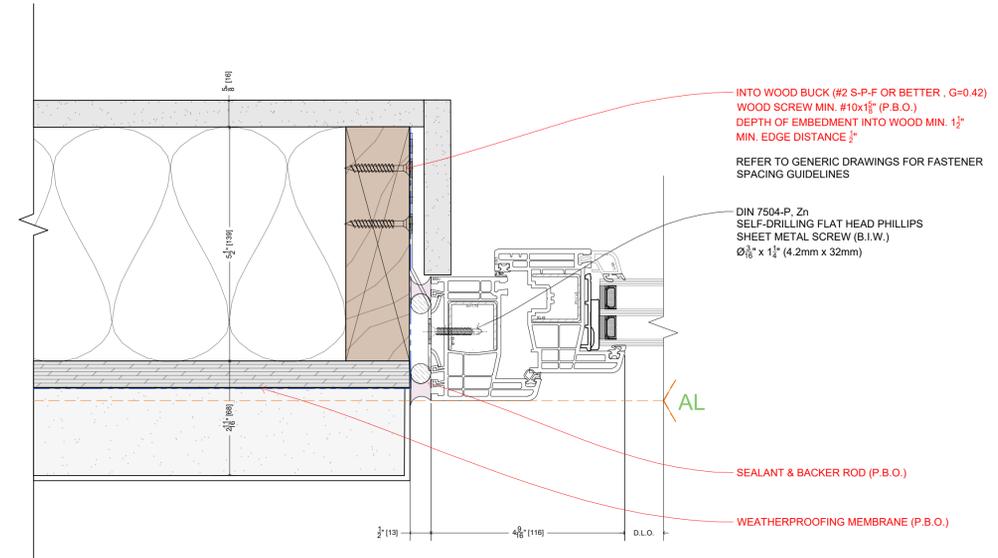
MOUNTING BRACKETS STAND ALONE USAGE OR
COMBINED WITH OFFERED UNDERSILL PROFILES

SCALE: 6" = 1'-0"



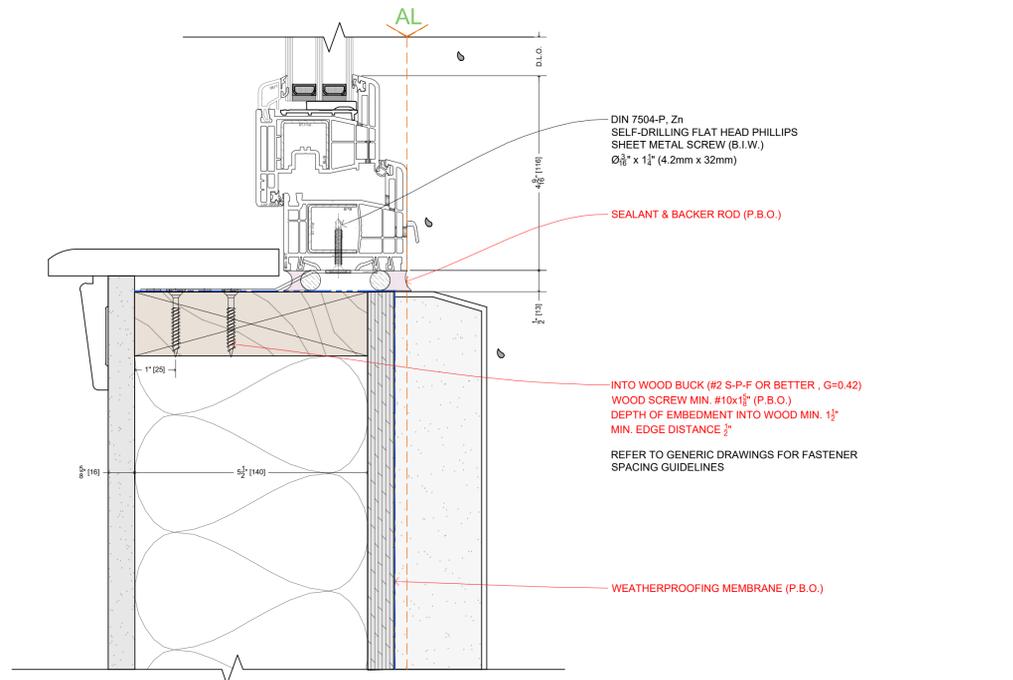
SAMPLE HEAD DETAIL WITH MOUNTING BRACKET

SCALE: 6" = 1'-0"



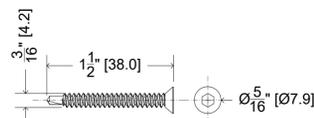
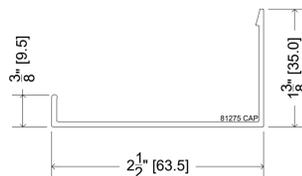
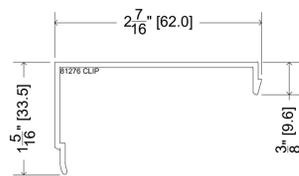
SAMPLE JAMB DETAIL WITH MOUNTING BRACKET

SCALE: 6" = 1'-0"



SAMPLE SILL DETAIL WITH MOUNTING BRACKET

SCALE: 6" = 1'-0"

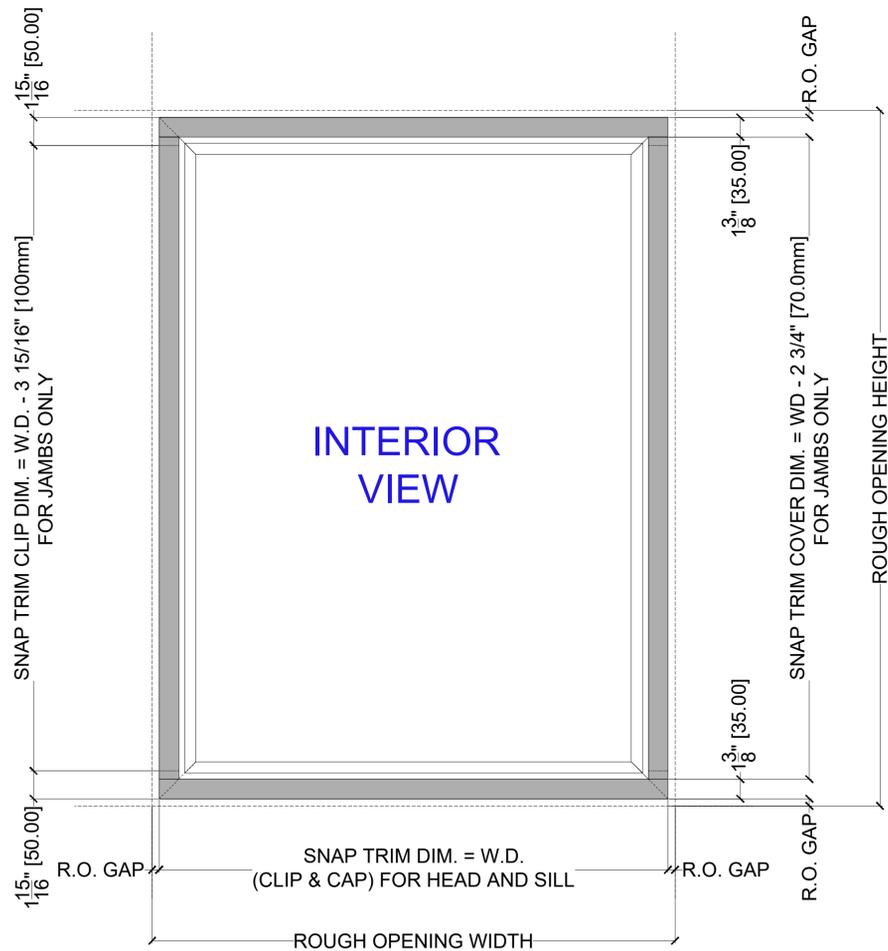
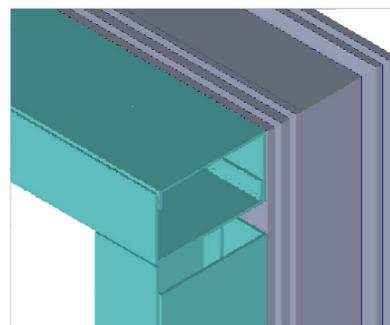
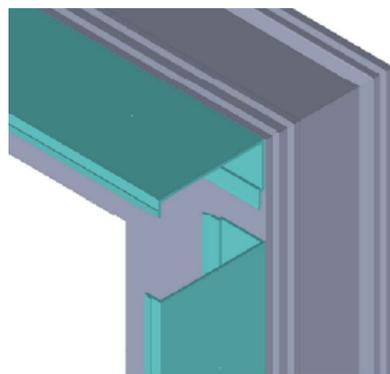


DIN 7504-P, Zn
 SELF-DRILLING HEXAGON HEAD
 SHEET METAL SCREW (B.I.W.)
 $\text{Ø} \frac{5}{16} \times 1 \frac{1}{2}$ (4.2mm x 38mm)

SNAP TRIM PROFILES & SCREW

(81276 CLIP & 81275 CAP)

SCALE: 1'-0" = 1'-0"

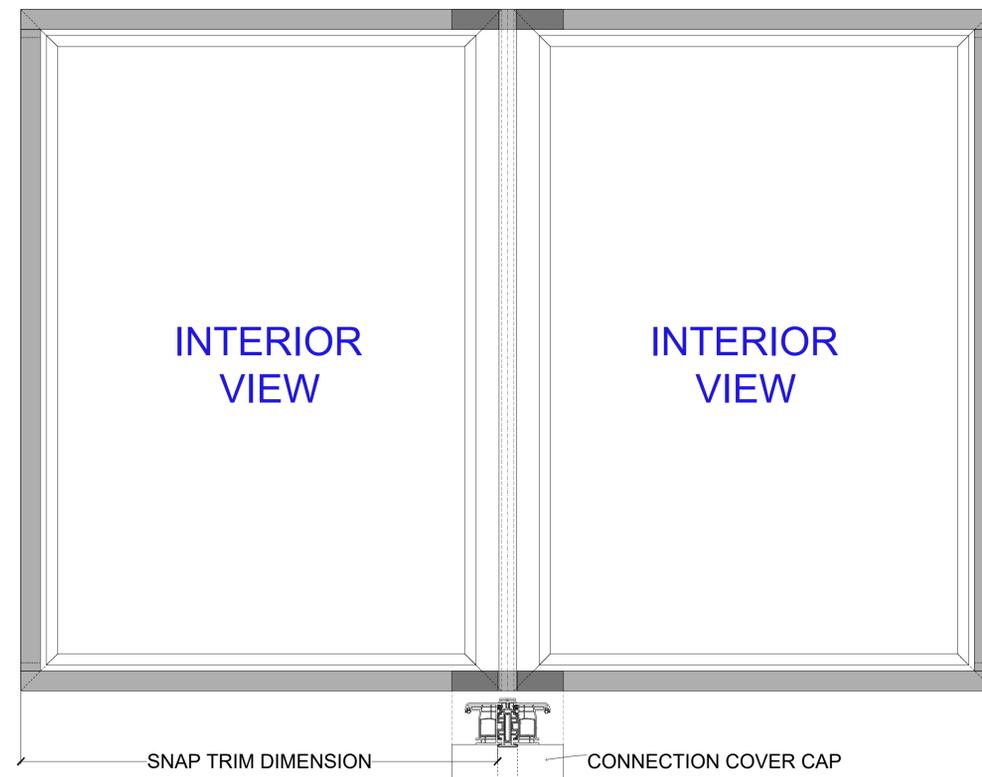
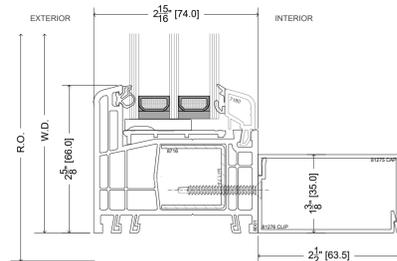
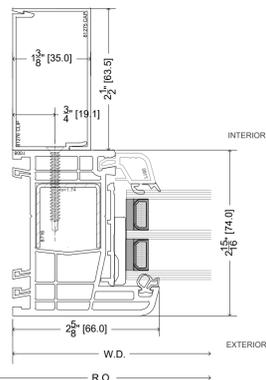
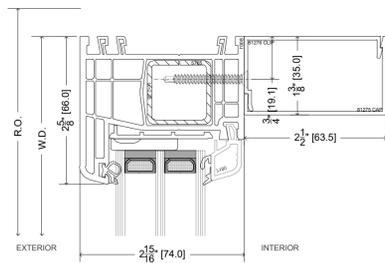


INTERIOR VIEW

FIXED WINDOW SAMPLE ELEVATION

DETERMINING SNAP TRIM SIZE

SCALE: 2" = 1'-0"



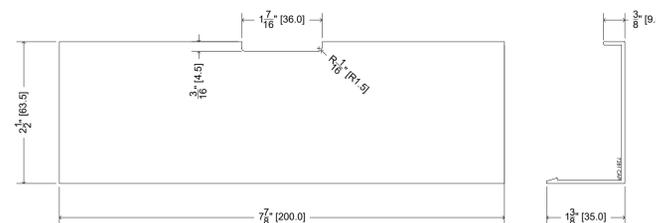
INTERIOR VIEW

INTERIOR VIEW

SAMPLE ELEVATION

UNITS WITH CONNECTING MULLION

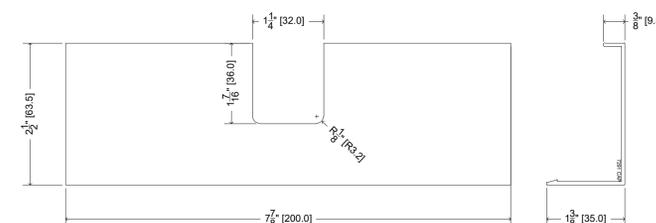
SCALE: 2" = 1'-0"



CONNECTION COVER CAP

FOR CONNECTING MULLION 7281

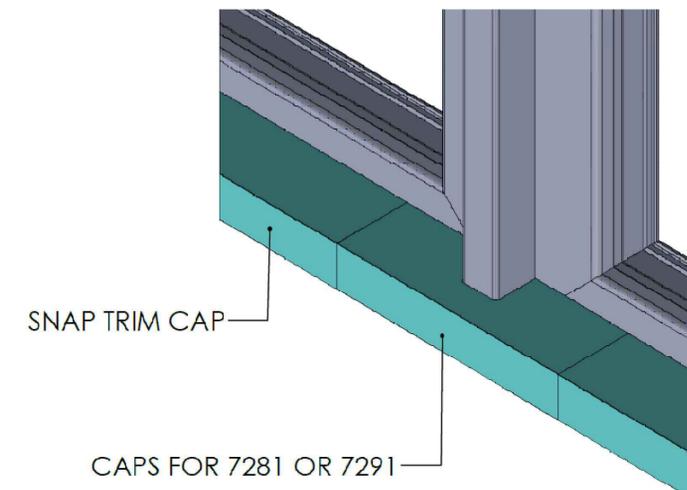
SCALE: 8" = 1'-0"



CONNECTION COVER CAP

FOR CONNECTING MULLION 7291

SCALE: 8" = 1'-0"



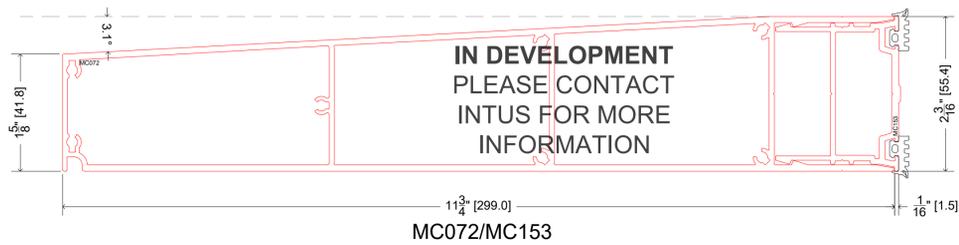
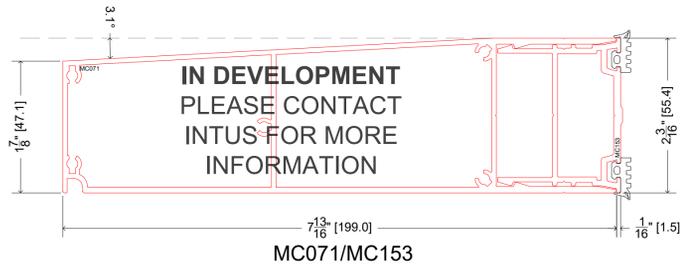
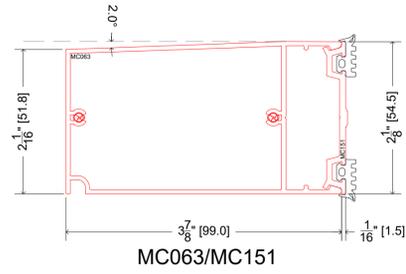
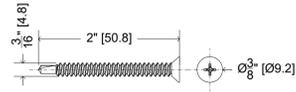
SNAP TRIM CAP

CAPS FOR 7281 OR 7291

NOTES

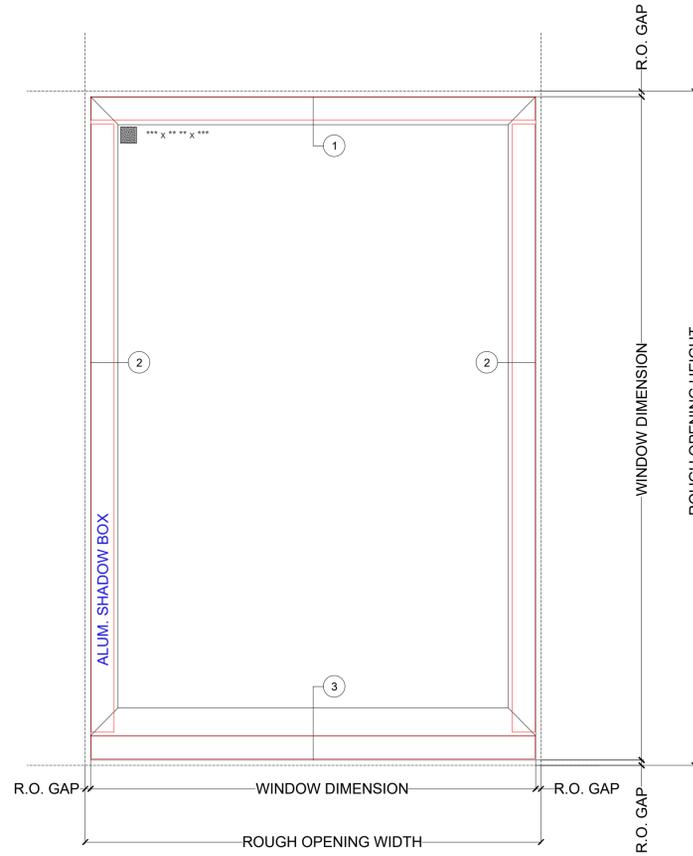
- ALL ELEVATIONS REPRESENT EXTERIOR VIEW.
- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION. DOUBLE GLAZING ALSO AVAILABLE. PLEASE REFER TO GLAZING SECTION
- SNAP TRIM CAN ALSO BE USED WITH UNDERSILL AND WIDENING PROFILES

DIN 7504-P, Zn
 SELF-DRILLING FLAT HEAD PHILLIPS
 SHEET METAL SCREW (B.I.W.)
 Ø $\frac{3}{8}$ " x 2" (4.8mm x 50.8mm)



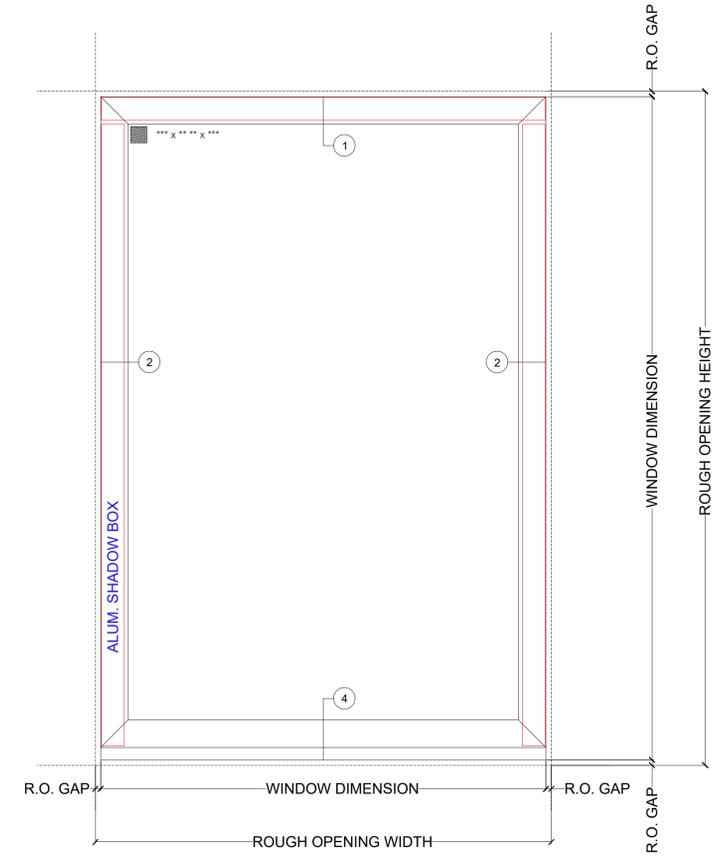
ALUMINUM SHADOW BOX PROFILES
 W/ SCREW SPECIFICATION

SCALE: 10" = 1'-0"



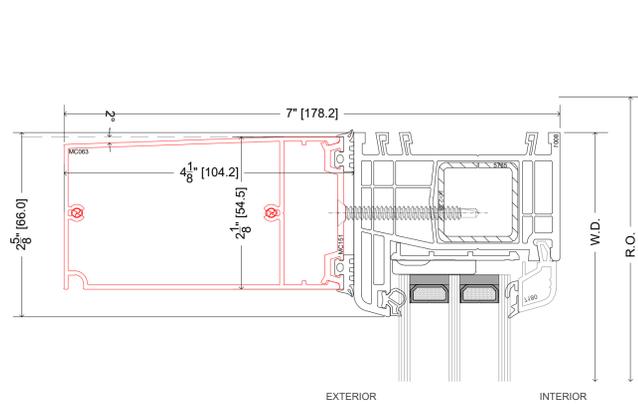
FIXED WINDOW SAMPLE ELEVATION
 W/ SHADOW BOX @ HEAD, JAMBS, AND SILL

SCALE: 1 1/2" = 1'-0"



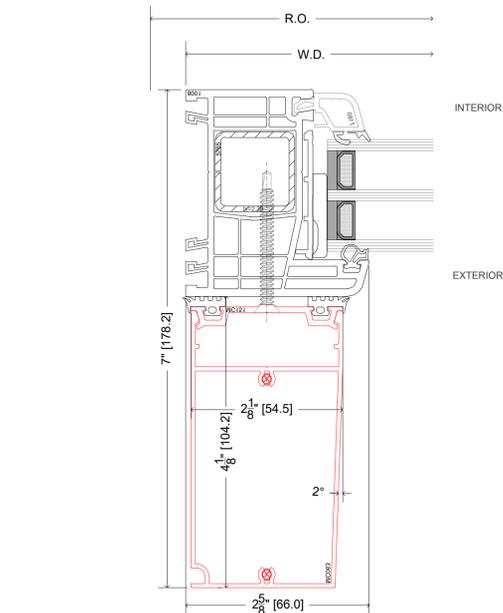
FIXED WINDOW SAMPLE ELEVATION
 W/ SHADOW BOX @ HEAD AND JAMBS

SCALE: 1 1/2" = 1'-0"



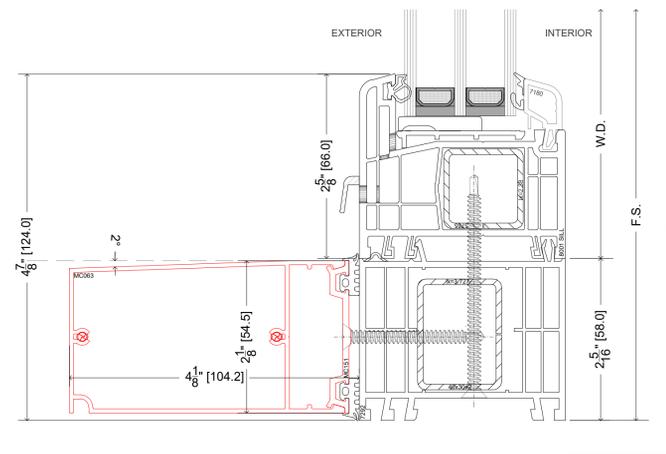
1 FIXED WINDOW SECTION PROFILE @ HEAD

SCALE 10" = 1'-0"



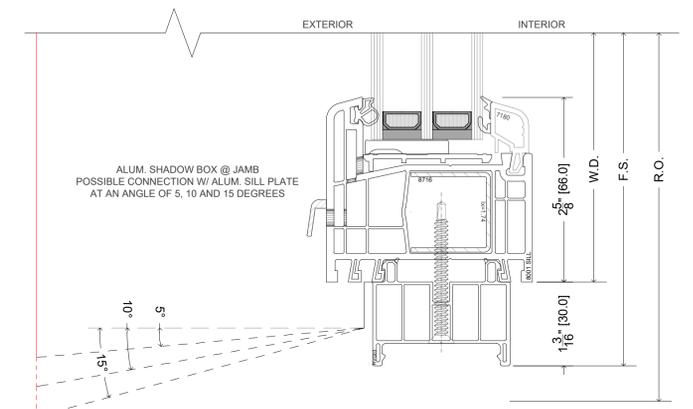
2 FIXED WINDOW SECTION PROFILE @ JAMB

SCALE 10" = 1'-0"



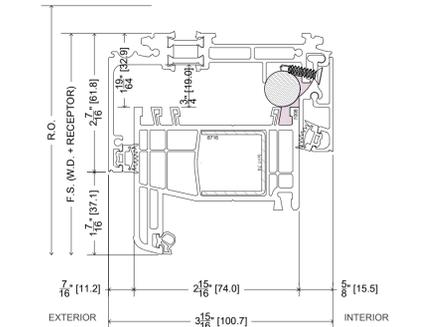
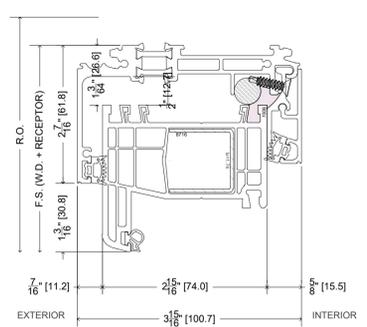
3 FIXED WINDOW SECTION PROFILE @ SILL
 W/ LARGE WIDENING PROFILE 7292

SCALE 10" = 1'-0"



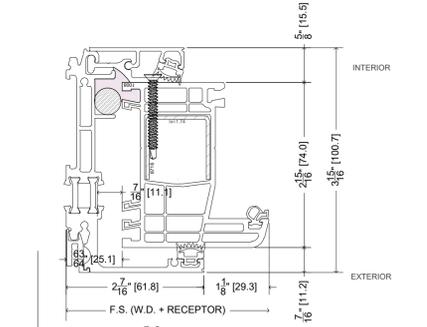
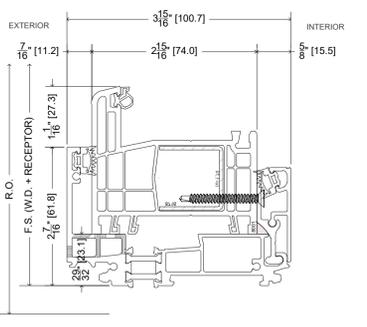
4 FIXED WINDOW SECTION PROFILE @ SILL
 W/ UNDERSILL PROFILE RVG03

SCALE 10" = 1'-0"



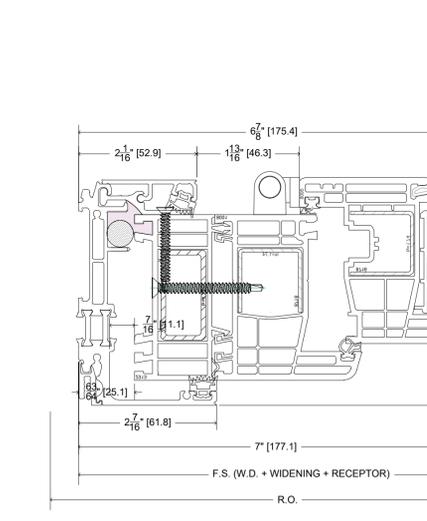
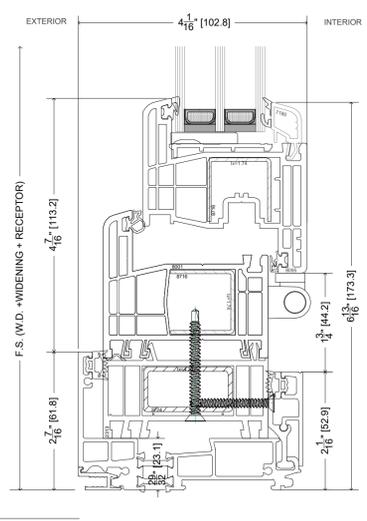
1 HEAD RECEPTOR @ FIXED WINDOW
1/2" GAP
SCALE 8" = 1'-0"

2 HEAD RECEPTOR @ FIXED WINDOW
3/4" GAP
SCALE 8" = 1'-0"



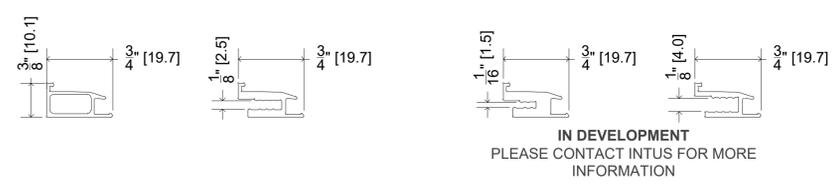
3 SILL RECEPTOR @ FIXED WINDOW
SCALE 8" = 1'-0"

4 JAMB RECEPTOR @ FIXED WINDOW
SCALE 8" = 1'-0"



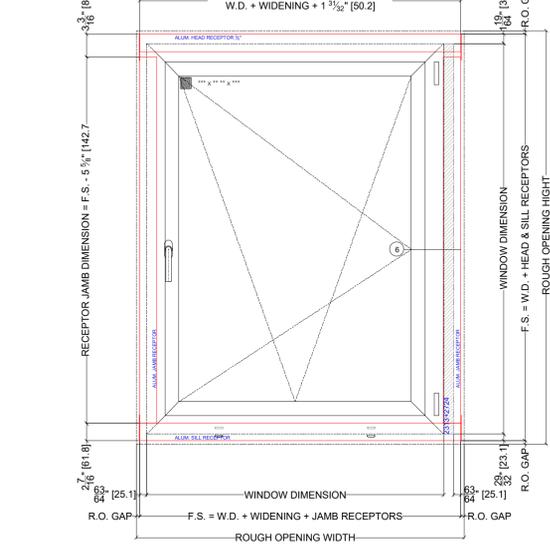
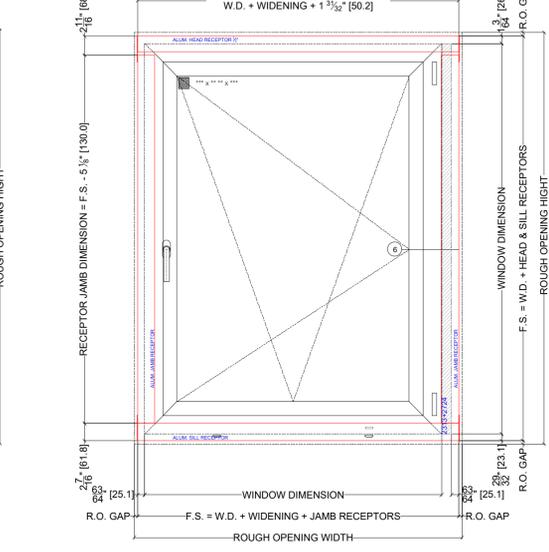
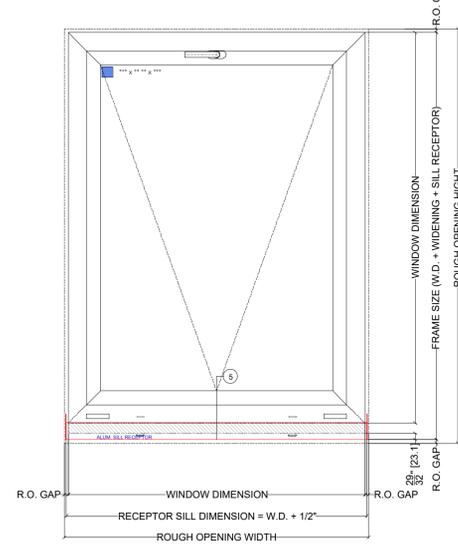
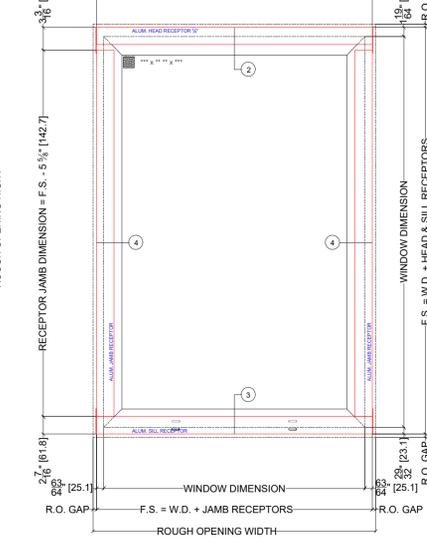
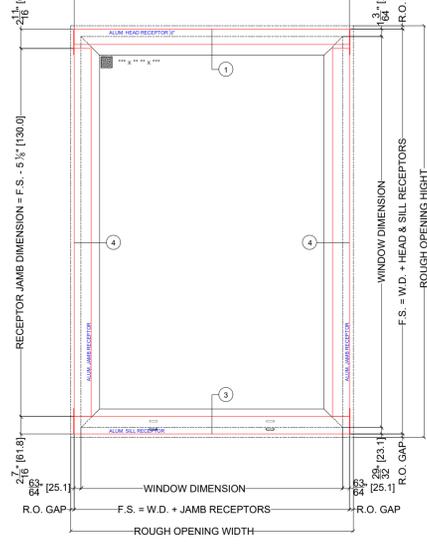
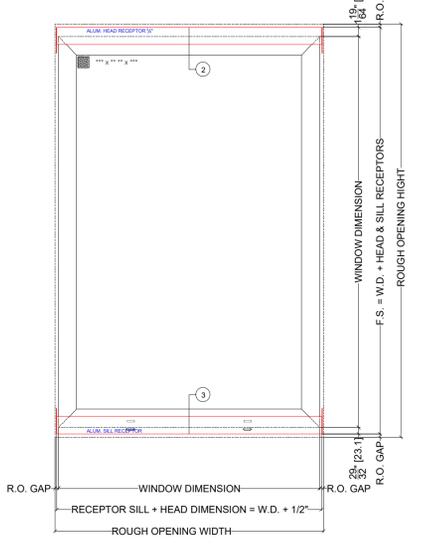
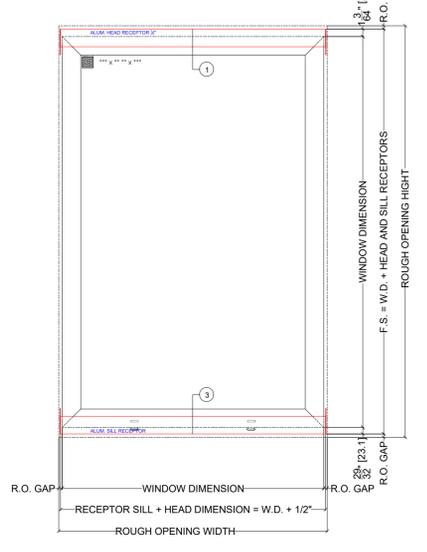
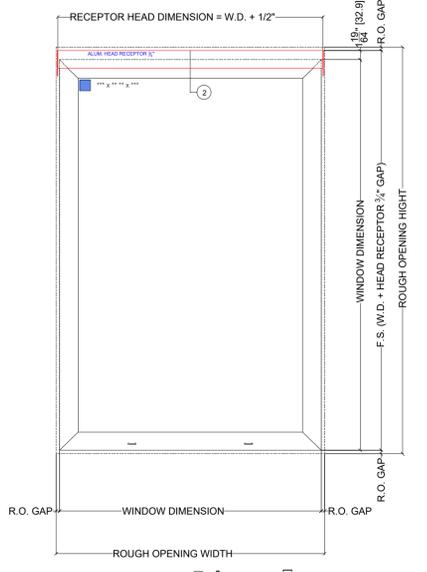
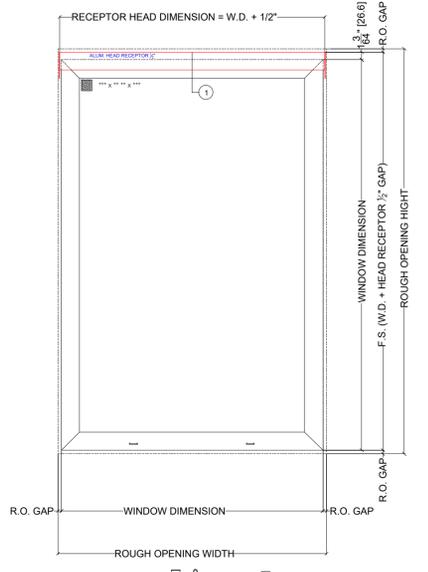
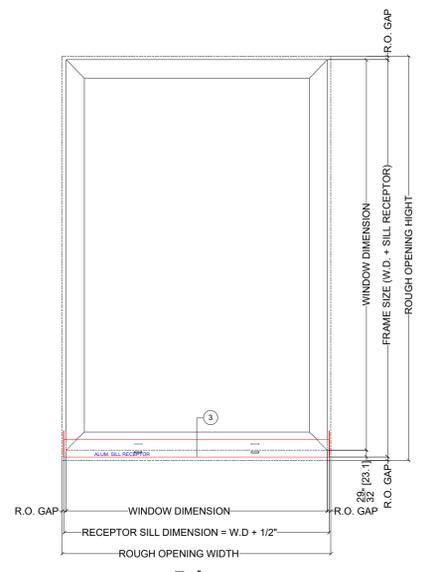
5 SILL RECEPTOR @ OPERABLE WINDOW
W/ MEDIUM WIDENING PROFILE
SCALE 8" = 1'-0"

6 JAMB RECEPTOR @ OPERABLE WINDOW
W/ MEDIUM WIDENING PROFILE
SCALE 8" = 1'-0"



ALUMINUM RECEPTOR ACCESSORY GROOVE
NONSTANDARD
SCALE 1'-0" = 1'-0"

IN DEVELOPMENT
PLEASE CONTACT INTUS FOR MORE
INFORMATION



ALUMINUM RECEPTORS - MAIN CONFIGURATION FOR FIXED AND OPERABLE WINDOWS
SAMPLE ELEVATIONS
SCALE: 1" = 1'-0"



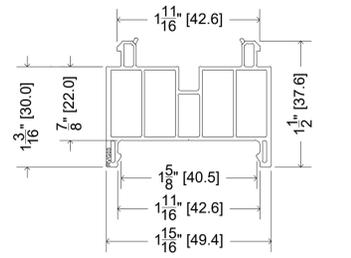
SUPERA
WINDOWS
8001

DRAWING TOPIC
ALUMINUM RECEPTORS

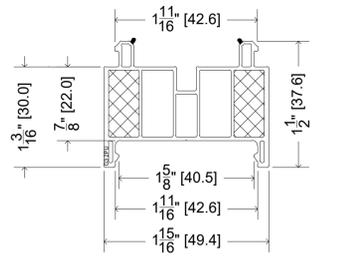
NOTES

- ALL ELEVATIONS REPRESENT EXTERIOR VIEW.
- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION. DOUBLE GLAZING ALSO AVAILABLE. PLEASE REFER TO GLAZING SECTION
- FOR CASEMENT & DUAL ACTION WINDOWS WITH JAMB RECEPTORS, MINIMUM MEDIUM WIDENING PROFILE IS REQUIRED AT HINGE SIDE.
- FOR HOPPER WINDOWS WITH SILL RECEPTOR, MINIMUM MEDIUM WIDENING REQUIRED AT SILL.
- ALUMINUM RECEPTORS ARE NOT APPLICABLE FOR AWNING WINDOWS.
- ACCESSORY GROOVE IS REQUIRED FOR WALL TRIMMING/ SILL PLATES.

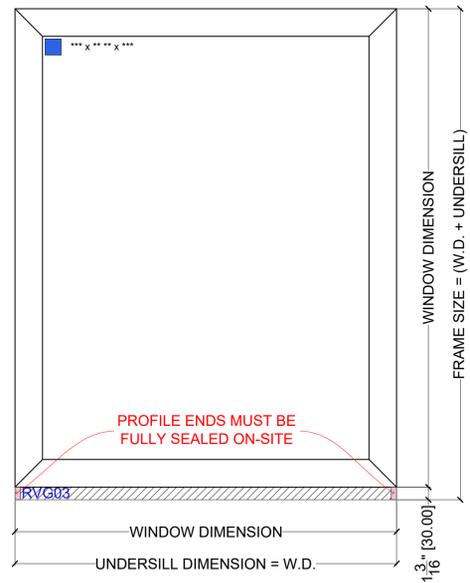
2022 ISSUE
JANUARY



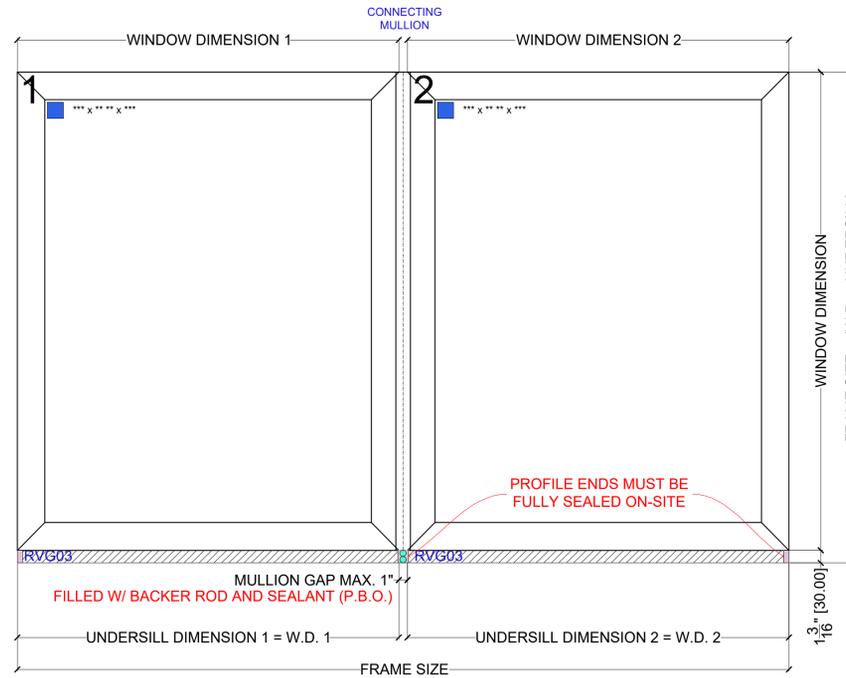
UNDERSILL PROFILE RVG03
W/OUT INSULATION SCALE: 1'-0" = 1'-0"



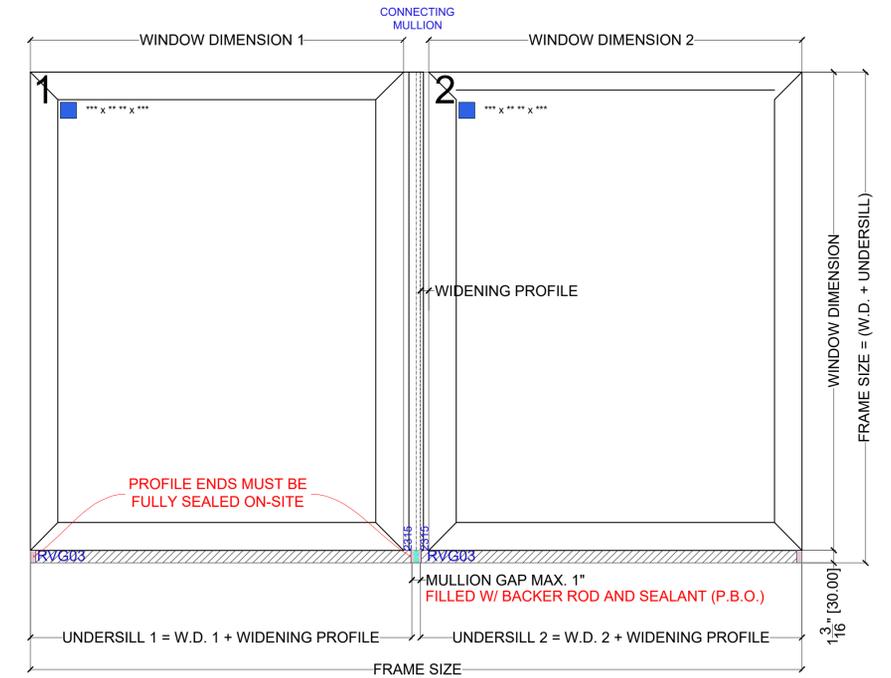
UNDERSILL PROFILE G3 2PU
W/ INSULATION SCALE: 1'-0" = 1'-0"



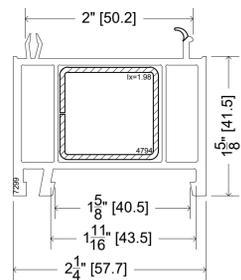
SAMPLE ELEVATION
SINGLE WINDOW



SAMPLE ELEVATION
WINDOWS WITH CONNECTING MULLION

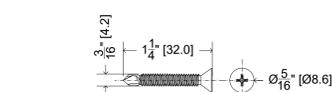


SAMPLE ELEVATION
WINDOWS WITH CONNECTING MULLION AND WIDENING PROFILE

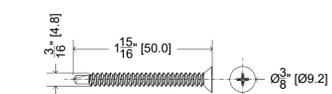


UNDERSILL PROFILE 7299
W/ REINF. 4794 SCALE: 1'-0" = 1'-0"

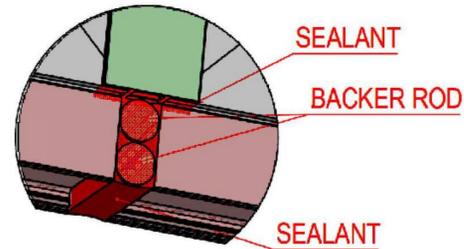
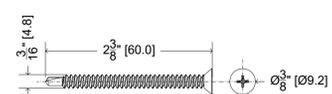
DIN 7504-P, Zn
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)
Ø³/₁₆" x 1¹/₄" (4.2mm x 32mm)



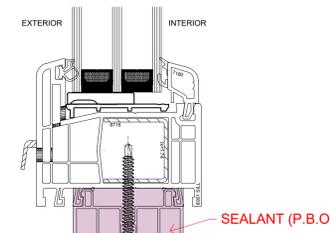
DIN 7504-P, Zn
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)
Ø³/₁₆" x 1¹⁵/₁₆" (4.8mm x 50mm)



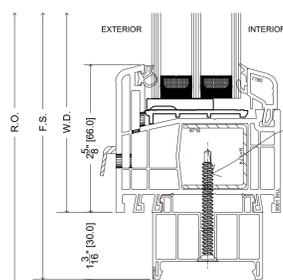
DIN 7504-P, Zn
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)
Ø³/₁₆" x 2³/₈" (4.8mm x 60mm)



GAP BETWEEN UNDERSILLS MUST BE FILLED WITH BACKER ROD AND SEALANT

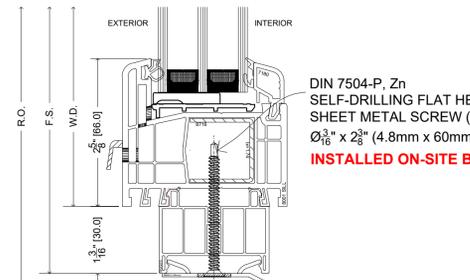


UNDERSILL PROFILE ENDS MUST BE FULLY SEALED ON-SITE (SEALANT P.B.O.)



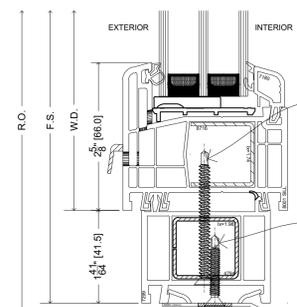
STEP 1:
FACTORY PRE-INSTALLED UNDERSILL

DIN 7504-P, Zn
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)
Ø³/₁₆" x 1¹⁵/₁₆" (4.8mm x 50mm)
FACTORY PRE-INSTALLED BY INTUS



STEP 2:
MOUNTING BRACKET INSTALLED ON-SITE

DIN 7504-P, Zn
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)
Ø³/₁₆" x 2³/₈" (4.8mm x 60mm)
INSTALLED ON-SITE BY CLIENT



STEP 1: FACTORY PRE-INSTALLED UNDERSILL
STEP 2: MOUNTING BRACKET INSTALLED ON-SITE

DIN 7504-P, Zn
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)
Ø³/₁₆" x 2³/₈" (4.8mm x 60mm)
FACTORY PRE-INSTALLED BY INTUS

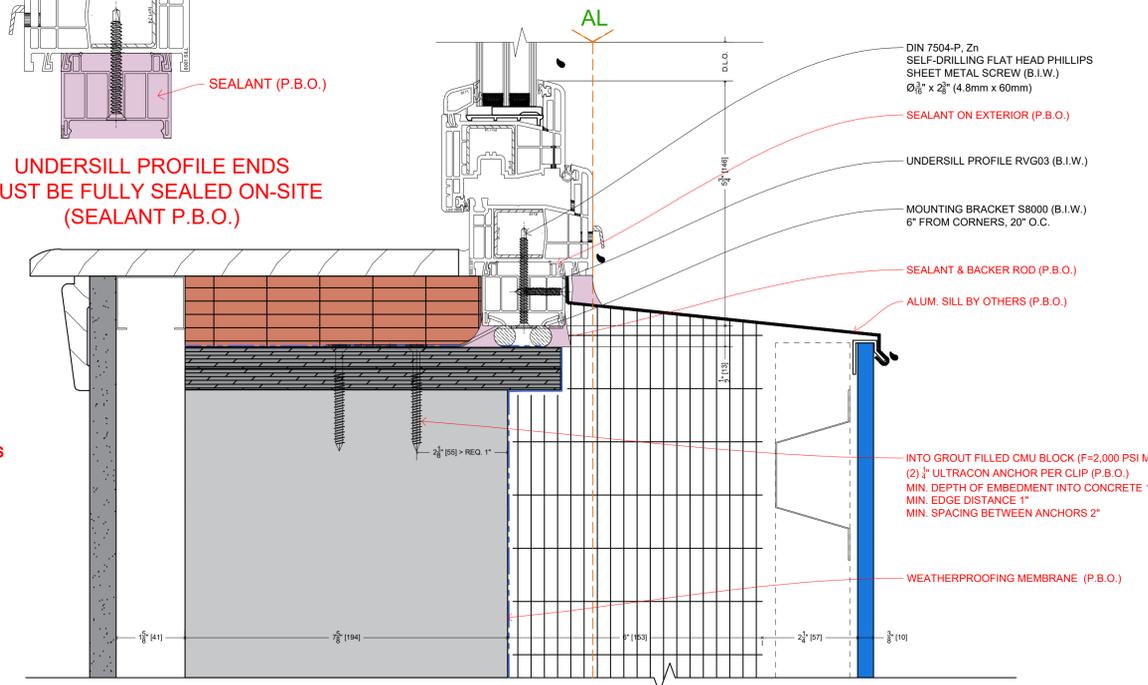
DIN 7504-P, Zn
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)
Ø³/₁₆" x 1¹/₄" (4.2mm x 32mm)
INSTALLED ON-SITE BY CLIENT

UNDERSILL PROFILE RVG03
WITH MOUNTING BRACKET

SCALE: 8" = 1'-0"

UNDERSILL PROFILE 7299
WITH MOUNTING BRACKET

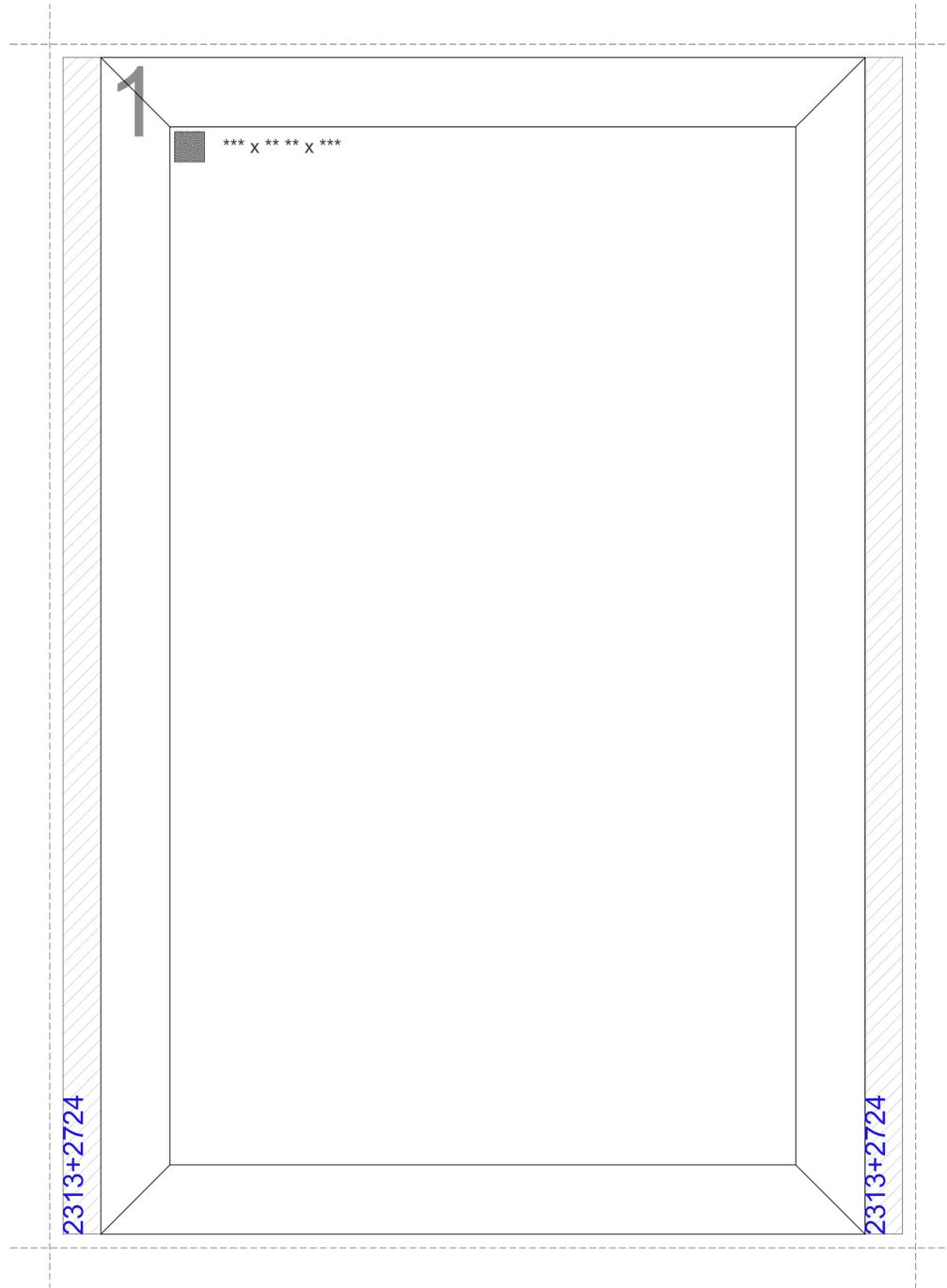
SCALE: 8" = 1'-0"



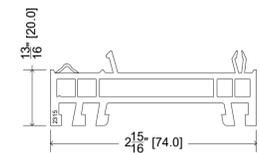
TYPICAL INSTALLATION DETAIL
WINDOW SILL WITH UNDERSILL PROFILE RVG03 SCALE: 6" = 1'-0"

NOTES

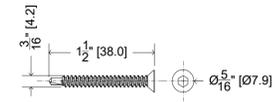
- ALL ELEVATIONS REPRESENT EXTERIOR VIEW.
- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION. DOUBLE GLAZING ALSO AVAILABLE. PLEASE REFER TO GLAZING SECTION
- ONE PIECE OF UNDERSILL PER WINDOW - NO CONNECTIONS ALLOWED.
- UNDERSILL PROFILE MAXIMUM LENGTH: 19'-8" (6000mm).
- UNDERSILL PROFILE MUST BE FACTORY PRE-CUT AND PRE-INSTALLED UNLESS SPECIFIED OTHERWISE ON SHOP DRAWINGS.
- ALL CONNECTIONS OF UNDERSILL MUST BE SEALED, AND UNDERSILL PROFILE ENDS MUST BE FULLY SEALED ON SITE.



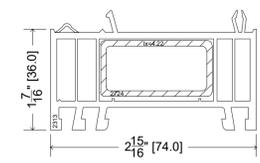
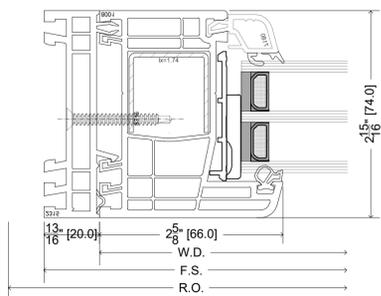
SAMPLE ELEVATION
FIXED WINDOW WITH WIDENING PROFILE 2313



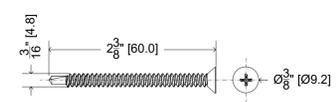
WIDENING PROFILE 2315 (SMALL)
WITHOUT REINFORCEMENT SCALE: 10" = 1'-0"



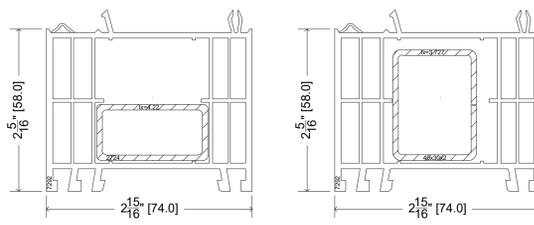
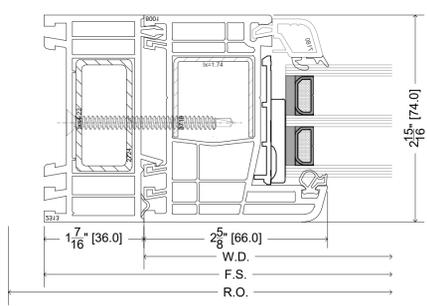
DIN 7504-P, Zn
SELF-DRILLING HEXAGON HEAD
SHEET METAL SCREW (B.I.W.)
Ø 5/16" x 1 1/2" (4.2mm x 38mm)



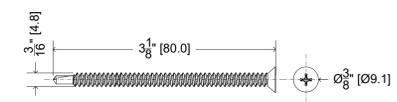
WIDENING PROFILE 2313 (MEDIUM)
W/ REINFORCEMENT 2724 SCALE: 10" = 1'-0"



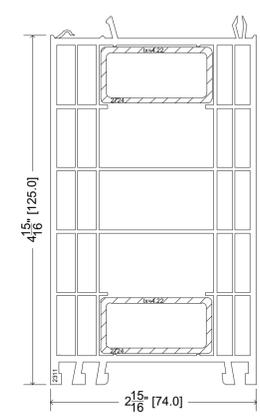
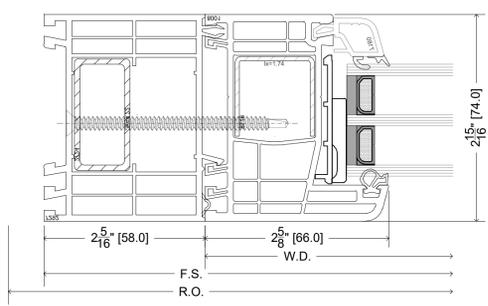
DIN 7504-P, Zn
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)
Ø 3/8" x 2 3/8" (4.8mm x 60mm)



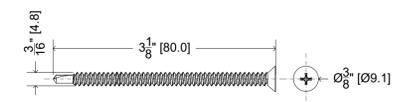
WIDENING PROFILE 7292 (LARGE)
W/ REINF. 2724 (STANDARD) & 40x30x2 SCALE: 10" = 1'-0"



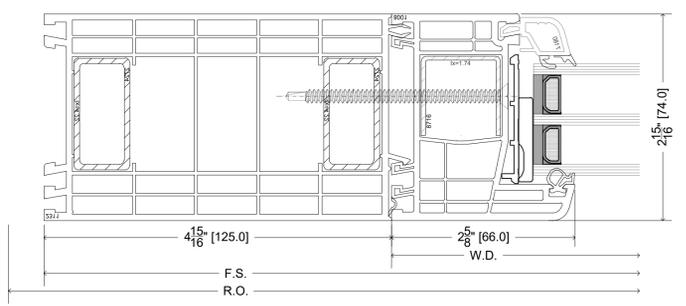
DIN 7504-P, Zn
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)
Ø 3/8" x 3 1/8" (4.8mm x 80mm)

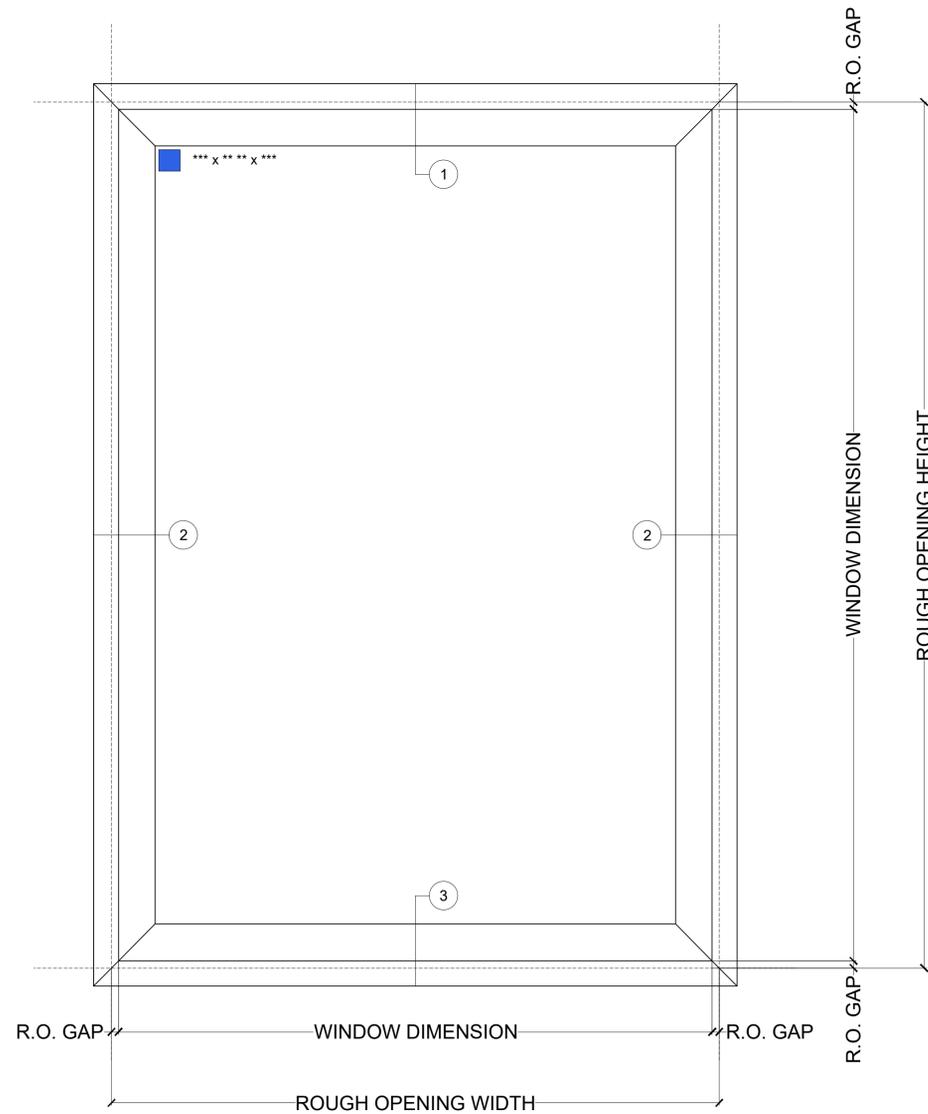


WIDENING PROFILE 2311 (EXTRA LARGE)
W/ TWO REINFORCEMENTS 2724 SCALE: 10" = 1'-0"



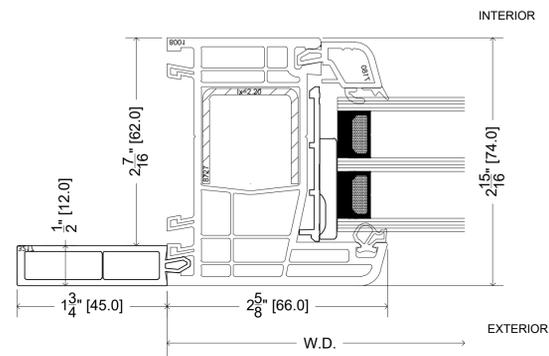
DIN 7504-P, Zn
SELF-DRILLING FLAT HEAD PHILLIPS
SHEET METAL SCREW (B.I.W.)
Ø 3/8" x 3 1/8" (4.8mm x 80mm)



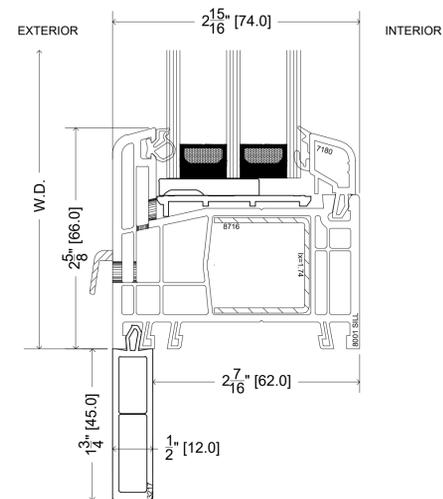


SAMPLE ELEVATION
FIXED WINDOW WITH JUMP FRAME PROFILE 3217

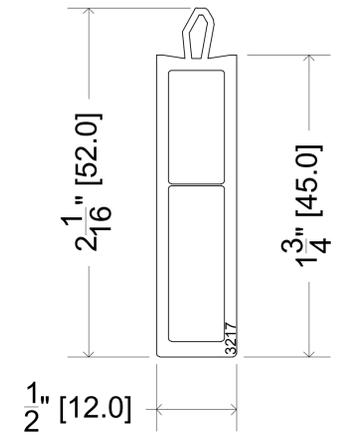
1 FIXED WINDOW @ HEAD
WITH JUMP FRAME PROFILE 3217 SCALE: 1'-0" = 1'-0"



2 FIXED WINDOW @ JAMB
WITH JUMP FRAME PROFILE 3217 SCALE: 1'-0" = 1'-0"



3 FIXED WINDOW @ SILL
WITH JUMP FRAME PROFILE 3217 SCALE: 1'-0" = 1'-0"



JUMP FRAME PROFILE 3217

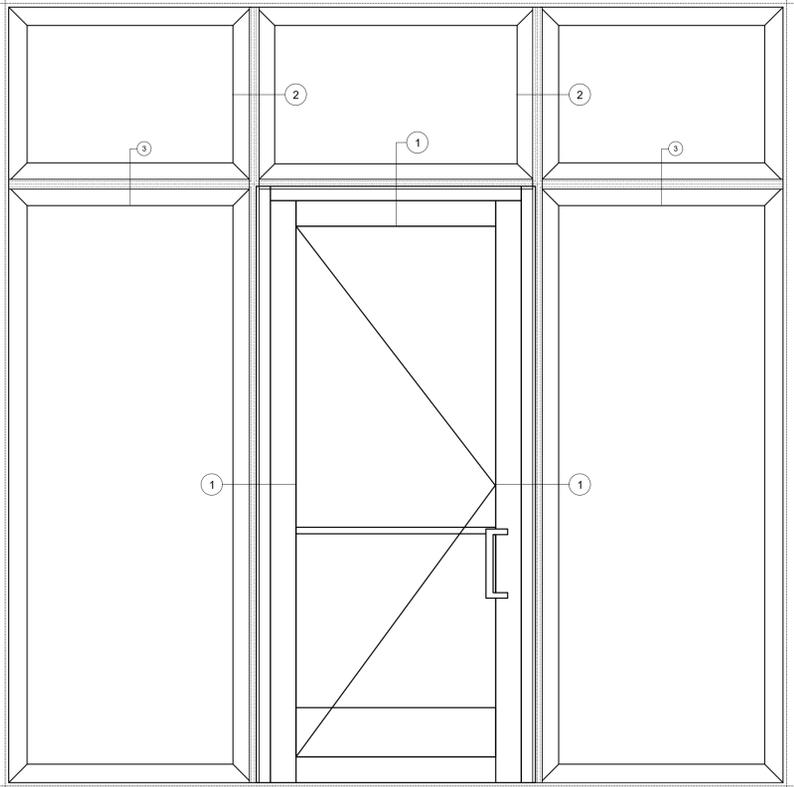
SCALE: 2'-0" = 1'-0"

DRAWING TOPIC

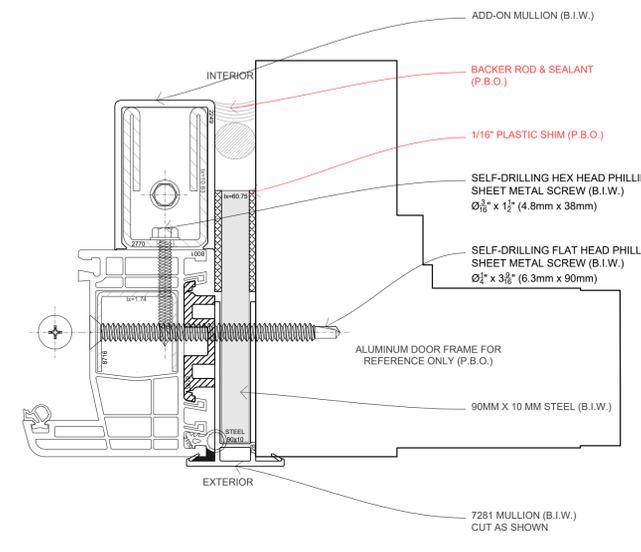
JUMP FRAME

NOTES

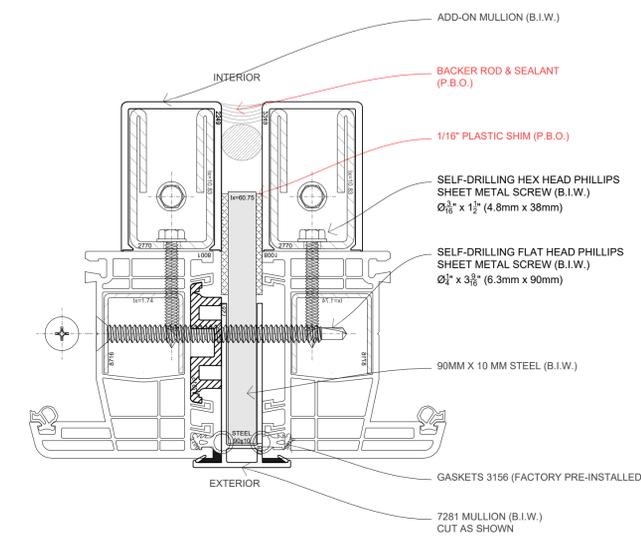
- ALL ELEVATIONS REPRESENT EXTERIOR VIEW.
- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION. DOUBLE GLAZING ALSO AVAILABLE. PLEASE REFER TO GLAZING SECTION
- AVAILABLE FOR SINGLE WINDOWS OR WINDOWS WITH INTEGRAL MULLIONS ONLY
- FACTORY WELDED AND PRE-INSTALLED



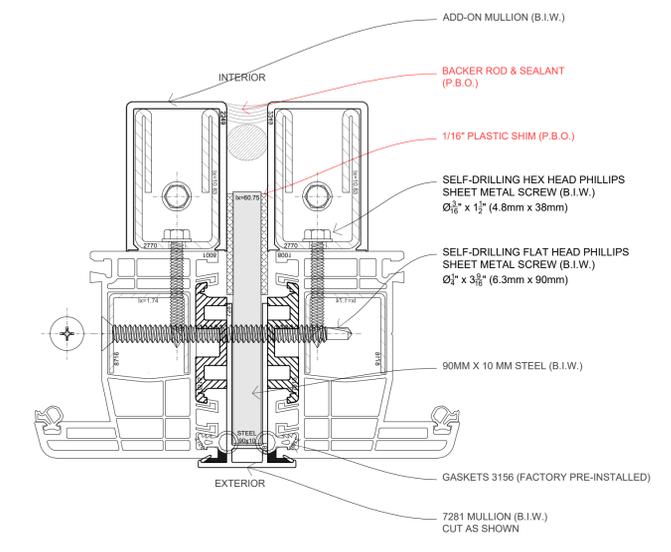
SAMPLE ELEVATION WINDOW / ALUMN. DOOR INTEGRATION
SCALE: 1" = 1'-0"



1 WINDOW TO ALUMINUM DOOR SECTION PROFILE
SCALE 1'-0" = 1'-0"

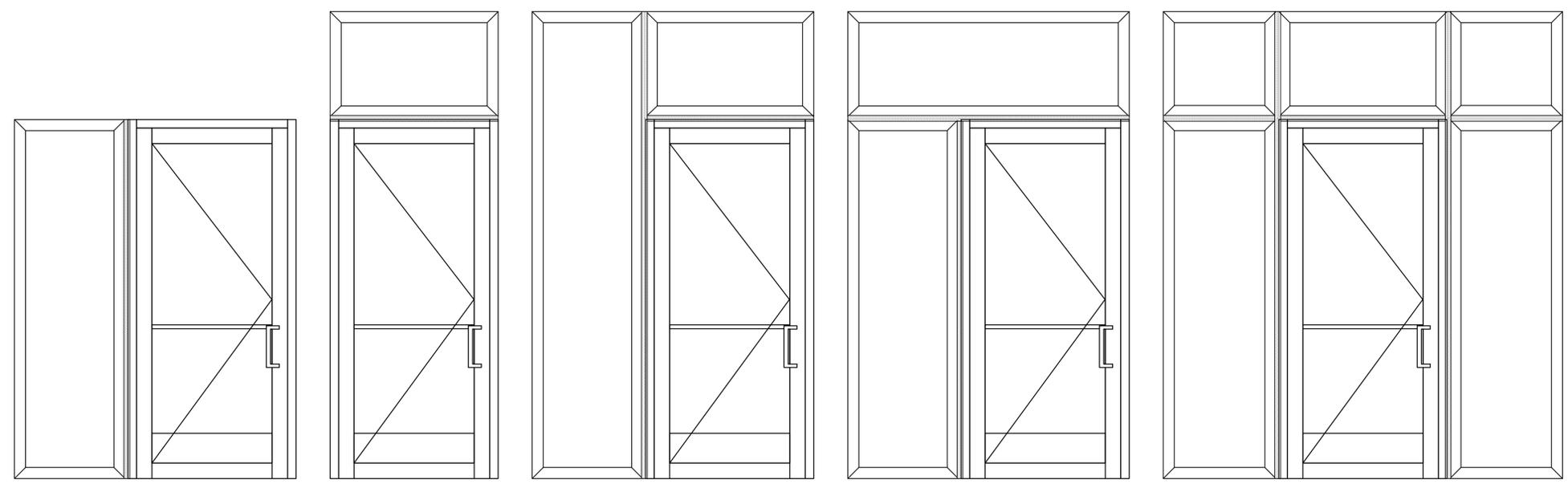


2 WINDOW TO DOOR TRANSOM SECTION PROFILE
SCALE 1'-0" = 1'-0"

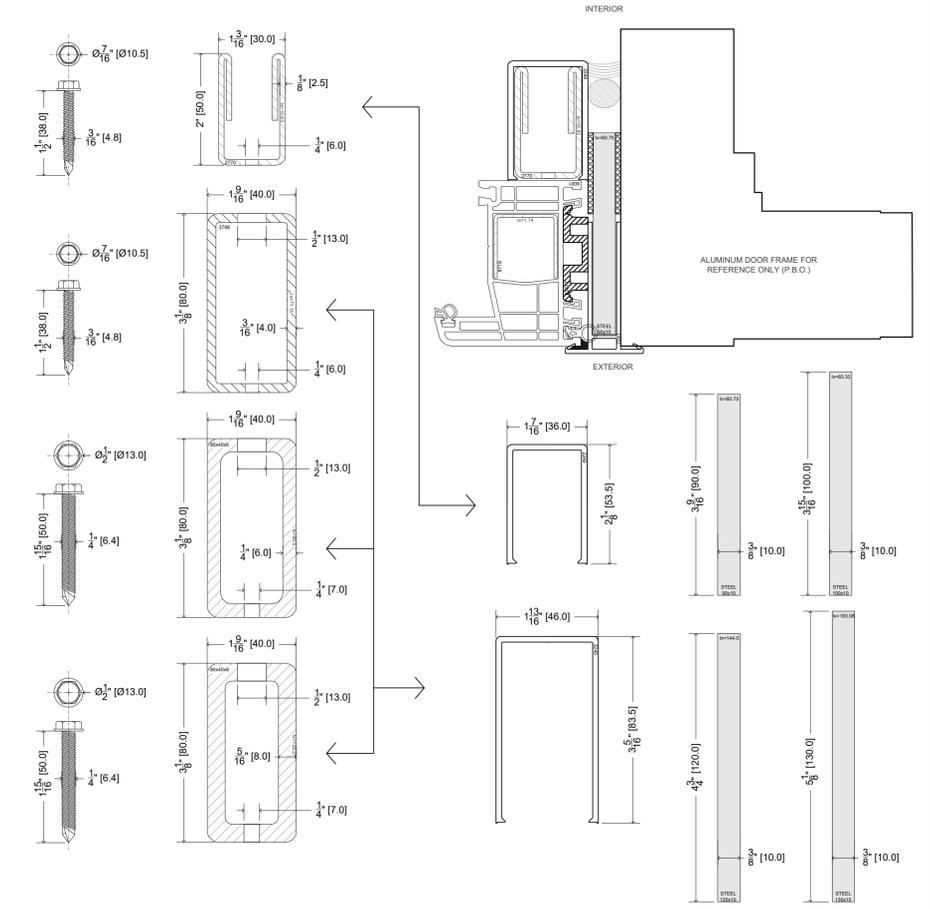


3 WINDOW TO DOOR TRANSOM SECTION PROFILE
SCALE 1'-0" = 1'-0"
W/ DOUBLE EXP. SHIMS

SAMPLE WINDOW / ALUMN. DOOR INTEGRATION



DOOR WITH SIDELIGHT DOOR WITH TRANSOM DOOR WITH FULL HEIGHT SIDELIGHT & TRANSOM DOOR WITH FULL WIDTH TRANSOM & SIDELIGHT DOOR WITH MULTIPLE TRANSOMS & SIDELIGHTS



ADD-ON STEEL REINFORCEMENTS & SCREWS ADD-ON CAPS STEEL REINFORCEMENTS



SUPERA WINDOWS 8001

DRAWING TOPIC
ALUMINUM DOOR INTEGRATION

NOTES
- ALL ELEVATIONS REPRESENT EXTERIOR VIEW.
- SECTION DETAILS SHOWING TRIPLE GLAZING OPTION. DOUBLE GLAZING ALSO AVAILABLE. PLEASE REFER TO GLAZING SECTION

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Lighting

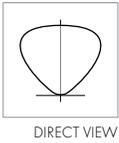
PROJECT:	TYPE:	CAT. #:	PEX - - - - - - - - - - UNV - - -
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PROFILE

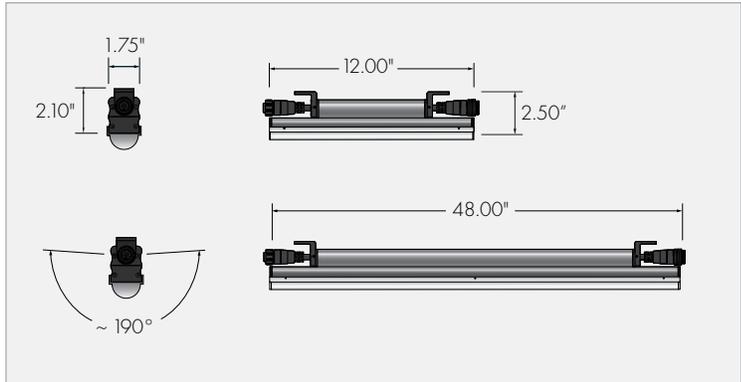
LIGHT SOURCE	4.0 W/FT, 7.0 W/FT, 10.0 W/FT
CCT	2700K, 3000K, 3500K, 4000K, STATIC COLORS
CRI	82 CRI
VOLTAGE	120V-277V
POWER	INTEGRATED POWER SUPPLY
DIMMING	FLICKER FREE DIMMABLE TO 1%. 0-10V, (SINK) DMX DIMMING
DIMENSIONS	2.50" X 1.75" X 12.00" OR 2.50" X 1.75" X 48.00"
WEIGHT	12.00": 1.65 LBS, 48.00": 6 LBS
HOUSING	EXTRUDED ALUMINUM HOUSING
LENS	POLYCARBONATE
FINISH	METALLIC GRAY, CUSTOM
WARRANTY	5-YEAR LIMITED
OPERATING TEMP	-25° C TO 50° C
LUMEN MAINTENANCE	75,000 HOURS
CERTIFICATION	ETL AND cETL FOR WET LOCATION, IP67



DISTRIBUTION



DIMENSIONS



PERFORMANCE SUMMARY

10.0 W/FT, 4000K, 48.00"	LUMENS
DIRECT VIEW	1202 LM

Site Elements



CAPITOL™ BIKE RACK

PRODUCT DATA





CAPITOL™ BIKE RACK

PRODUCT DATA

The **Capitol Bike Rack's** solid, corrosion-resistant cast aluminum body provides the strength necessary to stand up to continuous use while its simple, space-saving design allows it to engage with its surrounding environment as much or as little as desired. With a design perfect for cityscapes and other contemporary architectural settings, the Capitol Bike Rack is a solution for environments of all types.

MATERIAL & FINISHES

MATERIAL
<ul style="list-style-type: none"> Body is made of corrosion-resistant cast aluminum with powdercoat finish.

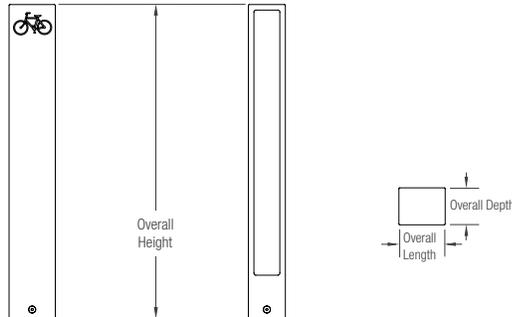
FINISHES
<ul style="list-style-type: none"> See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.

INSTALLATION & MAINTENANCE

INSTALLATION
<ul style="list-style-type: none"> Capitol Bike Racks must be surface mounted with embedded anchors. Stainless steel anchors and tamper-resistant stainless steel bolts are sold separately.

MAINTENANCE
<ul style="list-style-type: none"> Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

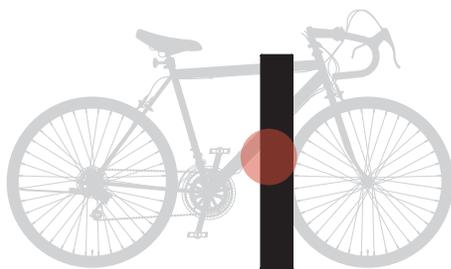
NOMINAL DIMENSIONS



OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
5" (127 mm)	4" (102 mm)	34" (864 mm)	25 lbs (11.4 kg)

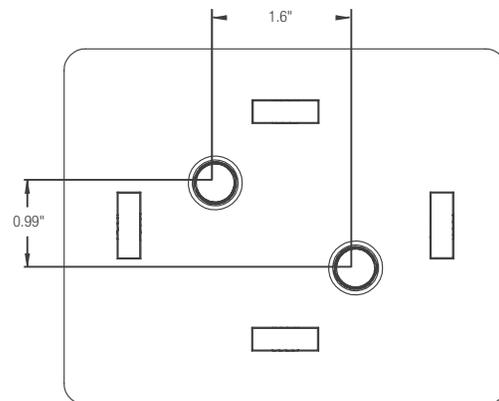
LOCKING POINT AND CONFIGURATION EXAMPLES

The Capitol Bike Rack was designed to allow for a multitude of locking point and configuration options to meet your individual needs. Please note that for optimal performance, Forms+Surfaces recommends a 36" center-to-center placement. See diagrams below and the separate installation instructions document for more details.



 A standard U-lock can be locked at this location for security and functionality.

LOCKING POINT EXAMPLE



MOUNTING / HARDWARE DETAIL

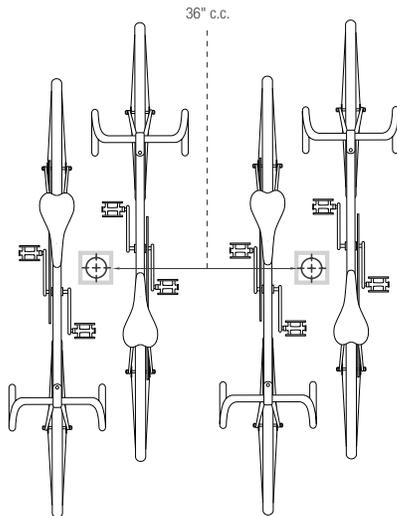
T 800.451.0410 | www.forms-surfaces.com

FORMS+SURFACES®

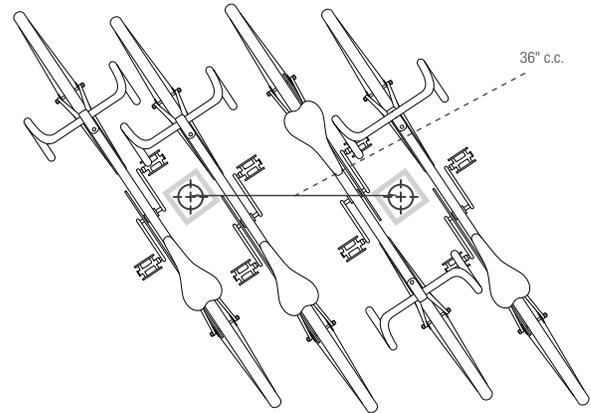
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LOCKING POINT AND CONFIGURATION EXAMPLES (Continued)



CONFIGURATION EXAMPLE A



CONFIGURATION EXAMPLE B

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Capitol Bike Rack Environmental Data Sheet for detailed environmental impact information.
- Capitol aluminum casting has up to 95% recycled content and is fully recyclable.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

MODEL NUMBER AND DESCRIPTION

MODEL	DESCRIPTION
SKCAP	Capitol Bike Rack

PRODUCT OPTIONS

The following options are available for an upcharge

Stainless steel anchors and tamper-resistant stainless steel bolts	Custom RAL powdercoat color
--	-----------------------------

LEAD TIME: 4 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

PRICING: Please contact us at **800.451.0410** or **sales@forms-surfaces.com**. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, model, powdercoat color for body casting. Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

MACKENZIE.

503.224.9560 | mcknze.com

Architecture · Interiors · Structural Engineering · Civil Engineering
Land Use Planning · Transportation Planning · Landscape Architecture

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