



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: May 24, 2016
To: Interested Person
From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 16-127413 DZ: EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant | Architect: Janet Foz Jacobs | ORANGEWALL Studios a+p | 503.227.8100
240 N Broadway St Suite 202 | Portland OR 97227

Owner: Lee Weidman | OHSU, Design & Construction
3181 Swsam Jackson Park Road | Portland OR 97239

Contractor: Jaime Ruiz | Turner Construction Company
1200 NW Naito Pkwy, Suite 300 | Portland OR 97209

Site Address: 3181 SW Sam Jackson Park Road

Legal Description: TL 600 14.19 ACRES, SECTION 09 1S 1E; TL 500 7.41 ACRES, SECTION 09 1S 1E; TL 400 2.09 ACRES, SECTION 09 1S 1E

Tax Account No.: R991090460, R991090480, R991091710

State ID No.: 1S1E09 00600, 1S1E09 00500, 1S1E09 00400

Quarter Section: 3228

Neighborhood: Homestead, contact Anton Vetterlein at 503-866-1667.

Business District: None

District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Plan District: Marquam Hill

Zoning: EXd and EXcd: Central Employment (EX), Environmental Conservation (c) Overlay and Design (d) Overlay.

Case Type: DZ: Design Review

Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for the following exterior alterations to the Vollum Institute building including:

- Removal of existing terra cotta cladding and stone base located on the south elevation and the southern portion of the east and west elevations.

- Insulated metal panels are proposed in these areas except at the ground floor and portico where a new granite stone veneer is proposed.
- Replacement of existing metal-clad wood windows with new double glazed metal-clad wood windows located at on the south elevation and the southern portion of the east and west elevations.
- Addition of a new exterior window on the ground floor of the south elevation, east of the entry portico, approximately 4 feet wide and 16 feet tall.
- Replacement of existing doors at the ground floor with new all glass entry system to match existing.
- Replacement of existing butt-glazed glass set in glazing at the second story exterior with new thermally broken aluminum storefront with 1 inch insulate glass, in same location.
- Replacement of existing doors at the fourth floor mezzanine with new aluminum storefront doors with sidelights, in the same location.
- Replacement of existing glass guardrail panels at the fourth floor mezzanine with new ½ inch tempered glass panels, in the same location.
- Installation of a new insulated metal canopy above the entrance to the fourth floor mezzanine.
- Installation of new granite stone cap at the fourth floor terrace.
- Replacement of existing greenhouse glazing with insulated metal panel framed wall, curtainwall and standing seam metal roof.
- Installation of new clerestory windows in the metal paneling on the east and west elevations of the existing greenhouse.
- Removal of existing pavers in courtyard to be replaced with new stone pavers.

Design Review is required for the previously stated non-exempt alterations to the Vollum Building which is part of the Oregon Health Sciences University medical campus and is in Subdistrict A of the Marquam Hill Plan District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Marquam Hill Design Guidelines

ANALYSIS

Site and Vicinity:

The OHSU campus is made up of more than 30 multi-story buildings housing health care, research, administrative, and educational facilities. The Vollum Institute building sits above SW Sam Jackson Park Road, north of Mackenzie Hall and between Richard Jones Hall and Medical Research Building.

The subject properties at the OHSU campus are extensively built-up with large buildings and heavily traveled roads. Open space areas are both formally and informally landscaped. Much of the non-formal open space is densely vegetated with trees and shrubs which includes the areas directly west and north of the cooling tower complex.

Zoning:

The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The Design “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of

design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Environmental Conservation Zone “c” overlay conserves important resources and functional values in areas where the resources and functional values can be protected while following environmentally sensitive urban development.

Land Use History: City records indicate prior land use reviews for the site, none of which include this specific building and none that would directly impact this proposal.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **April 18, 2016**. The following Bureau responded with no issues or concerns:

1. Bureau of Development Services Life Safety / Building Code Section: Natalie Davis: May 03, 2016. Boilerplate comments provided. With no objections. (Exhibit E-1).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 18, 2016. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.825.010 Purpose

Design Review ensures:

- That development conserves and enhances the recognized special design values of a site or area;
- The conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district;
- That certain types of infill development will be compatible with the neighborhood and enhance the area; and
- High design quality of public and private projects.

Section 33.825.055, Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d) and requires Type II Design Review approval. Because the site is located within the Marquam Hill Plan District, the applicable design guidelines are the Marquam Hill Design Guidelines.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

Marquam Hill Design Guidelines

1. Enhance views of Marquam Hill. Enhance views of Marquam Hill in visually prominent new development by emphasizing verticality, de-emphasizing a building's overall mass, and/or articulating building facades.

Findings: The Vollum Institute is surrounded by larger OHSU campus buildings to the east, west and south, and long established vegetation from the adjacent forested area to the north. As a result of this there are no direct distant views of the Vollum Institute. However, the building is a component of a larger campus and so while there may not be distant views of the structure from across the Willamette River, Pittock Mansion, or from SW Sam Jackson Park Road, the proposed alterations to the building do help the structure to meet its obligation to the enhancement of Marquam Hill. Alterations to the

building's cladding on the south elevation through the use of two varying hues of fully backed metal panel help to de-emphasize the mass of the building and decrease the visual prominence of the building as an institutional structure. The additional alteration of the entry portico cladding, including the removal of the existing failing terra cotta to be replaced with granite stone veneer is another example of the building adding visual interest and breaking down the mass of the overall structure. *This guideline is therefore met.*

2. Develop Integrated Building Rooftops. Size and place rooftop penthouses, mechanical equipment and related screening elements to mitigate their impacts on views of the buildings. Consider the incorporation of rooftop gardens and/or roof-level stormwater management systems to enhance views of and views onto the rooftops of buildings and parking structures.

Findings: There is currently a greenhouse and mechanical equipment penthouse on the roof of the Vollum Institute. Neither will be increased in size or mass, however both will be positively affected through the proposed alterations. The existing greenhouse glazing will be replaced with new glazing and the roof will be replaced with a standing seam metal roof. Incidentally, the greenhouse roof will then match the roof of the entry portico which is also to be replaced with a standing seam metal roof of the same design, style and color. The existing mechanical equipment penthouse metal cladding will be cleaned and repainted. *This guideline is therefore met.*

3. Maintain and Enhance Views from Marquam Hill. Maintain and enhance views from existing designated viewpoints.

Findings: The proposed alterations to the Vollum Institute will not impact the views from existing designated viewpoints. *This guideline does not apply.*

4. Develop Successful Formal Open Areas. Orient formal open areas to take advantage of available sunlight, existing and potential visual connections, pedestrian movement, building entries, and adjacent active uses. Ensure that formal open areas provide visual, spatial, and tactile relief from the density of Marquam Hill's institutional development. Depending on their desired functions, consider the incorporation of public amenities in formal open areas.

Findings: A number of the proposed alterations to the building will have the effect of taking advantage of available sunlight, existing and potential visual connections, pedestrian movement, building entries, and adjacent active uses. These alterations include the replacement of existing metal-clad wood windows with new double glazed metal-clad wood windows, the addition of a new storefront window to the ground floor, the replacement of the existing glazing on the rooftop greenhouse, the installation of new clerestory windows to the east and west elevations of the greenhouse, and the repaving of the existing courtyard with new stone pavers. *This guideline is therefore met.*

5. Strengthen the Pedestrian Network. Strengthen and enhance the pedestrian network and trail system by developing new segments that are safe, well-connected (both physically and visually), and rich in their amenities and material qualities.

Findings: The existing courtyard area directly adjacent to the south façade will be repaved with new stone pavers. New stone pavers will replace all existing pavers, many of which have cracked, broken and failed. The materials and patterning of the new stone pavers will match the existing materials and patterning. *This guideline is therefore met.*

6. Support the Pedestrian Network with New Development. Support the pedestrian network by developing building facades that create strong physical and visual connections to the system. Incorporate building equipment and/or service areas in a manner that does not detract from the pedestrian environment, including trails.

Findings: The proposed alterations to the Vollum Institute building including the replacement of existing metal-clad wood windows with new double glazed metal-clad wood windows and the installation of a new aluminum storefront window (approximately 4 feet wide and 16 feet in height) will provide continued physical and visual connection to the pedestrian network. In addition, repaving the exterior courtyard area will also help to support the adjacent pedestrian network on the site. *This guideline is therefore met.*

7. Enhance Relationships with Adjacent Forested Areas and Terwilliger Parkway.

Strengthen the relationships between new institutional development and adjacent forested areas or Terwilliger Parkway by working to reduce site impacts and enhance the integration of the built and natural environments. Incorporate building equipment and/or service areas to strengthen the natural qualities of adjacent forested areas or Terwilliger Parkway.

Findings: The proposed alterations to the Vollum Institute building will not change the footprint of the building and so are exempt from the Environmental Zone regulations in Portland Zoning Code 33.430. In addition, the alterations are primarily to the south façade of the building, which is outside the environmental overlay, and not immediately adjacent to the forested areas to the north. No alterations are proposed to the north façade of the building and alterations that are proposed to the east and west facades (of the north portion of the building) include cleaning the existing masonry and repainting the existing metal cladding on the mechanical equipment enclosure. So while this portion of the building is not visible it is being maintained so as to respect and not detract from the adjacent forested areas. *This guideline is therefore met.*

9. Further the Implementation of the Site Development Concepts. Further the implementation of the functional areas, pedestrian, and vehicular circulation site development concepts.

Findings: The proposed alterations to the Vollum Institute building will remove failing terra cotta cladding, un-insulated windows, and deteriorating roofs (on the rooftop greenhouse and entry portico) so that the building may be improved and be better linked to the existing development on the hill. The alterations are inline with the three Site Development Concepts in that through replacing existing failing materials on the south elevation there will be improved areas that complement and facilitate pedestrian circulation while not diminishing the compact urban form that is characteristic of the OHSU campus on the hill. *This guideline is therefore met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.


ADMINISTRATIVE DECISION

Approval of exterior alterations to the Vollum Institute building on the OHSU campus within the Marquam Hill Plan District, Sub District A.

Approval, per the approved site plans, Exhibits C-1 through C-13, signed and dated Thursday, May 19, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.13. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-127413 DZ. No field changes allowed."

Staff Planner: Arthur Graves

Decision rendered by:  **on Thursday, May 19, 2016.**
By authority of the Director of the Bureau of Development Services

Decision mailed: Tuesday, May 24, 2016.

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 26, 2016, and was determined to be complete on April 6, 2016.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 26, 2016.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: Thursday, August 04, 2016.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on Tuesday, June 07, 2016.** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on

Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **Wednesday, June 08, 2016 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

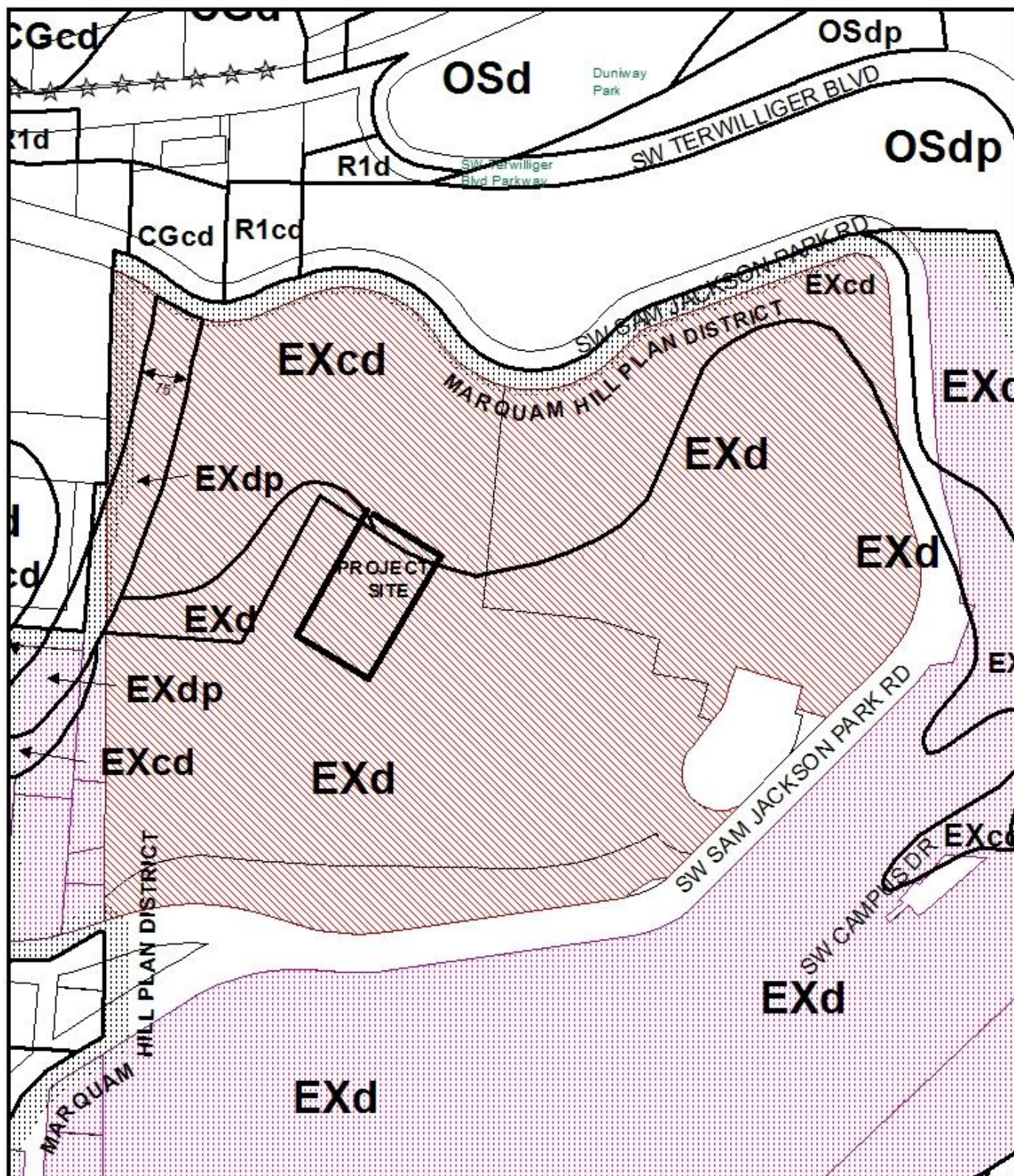
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Applicant's Statement
 - 2. Applicant's response to issues in Incomplete Letter: April 06, 2016
 - 3. Covenant for Nonconforming Development Assessment
 - 4. Analysis Report: December 12, 2014
 - 5. Response to staff's questions about existing terra cotta cladding.
 - 6. Response to staff's questions about proposed metal panels.
 - 7. Cover sheet for set: February 26, 2016
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Vicinity Plan
 - 2. Site Plan (attached)
 - 3. Floor Plans
 - 4. Plan/Diagram (aerial) illustrating proposed alterations
 - 5. Photo/Diagram (aerial) illustrating proposed alterations
 - 6. Elevation: South (attached)
 - 7. Elevation: East (attached)
 - 8. Elevation: West (attached)
 - 9. Elevation: North (attached)
 - 10. Photo Rendering Existing
 - 11. Photo Rendering Proposed
 - 12. Materials Palette
 - 13. Manufacturers Cut-sheets
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Development Services Life Safety / Building Code Section: Natalie Davis: May 03, 2016.
- F. Correspondence: None Received
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter: March 24, 2016
 - 3. Site Visit Photos

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



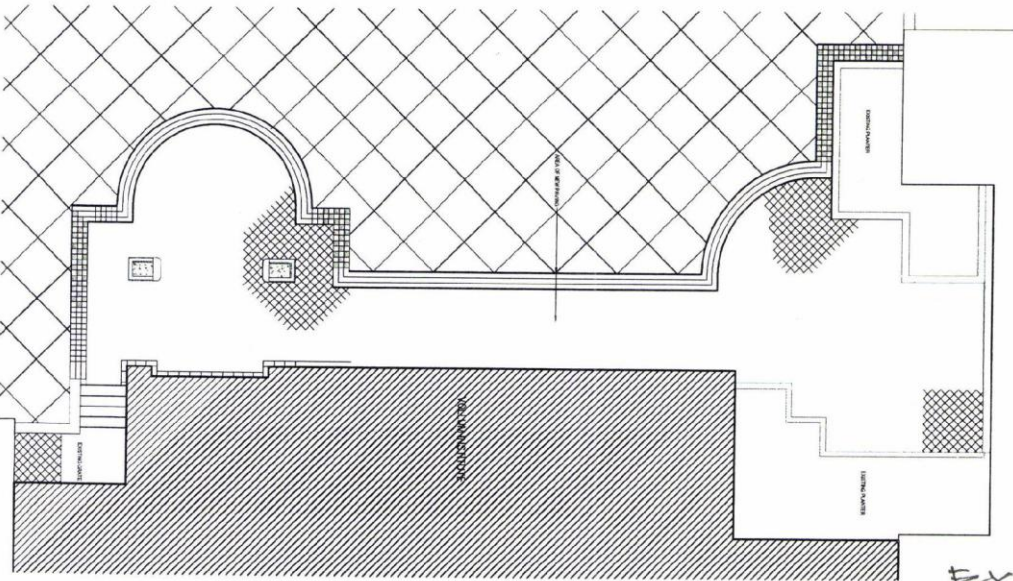
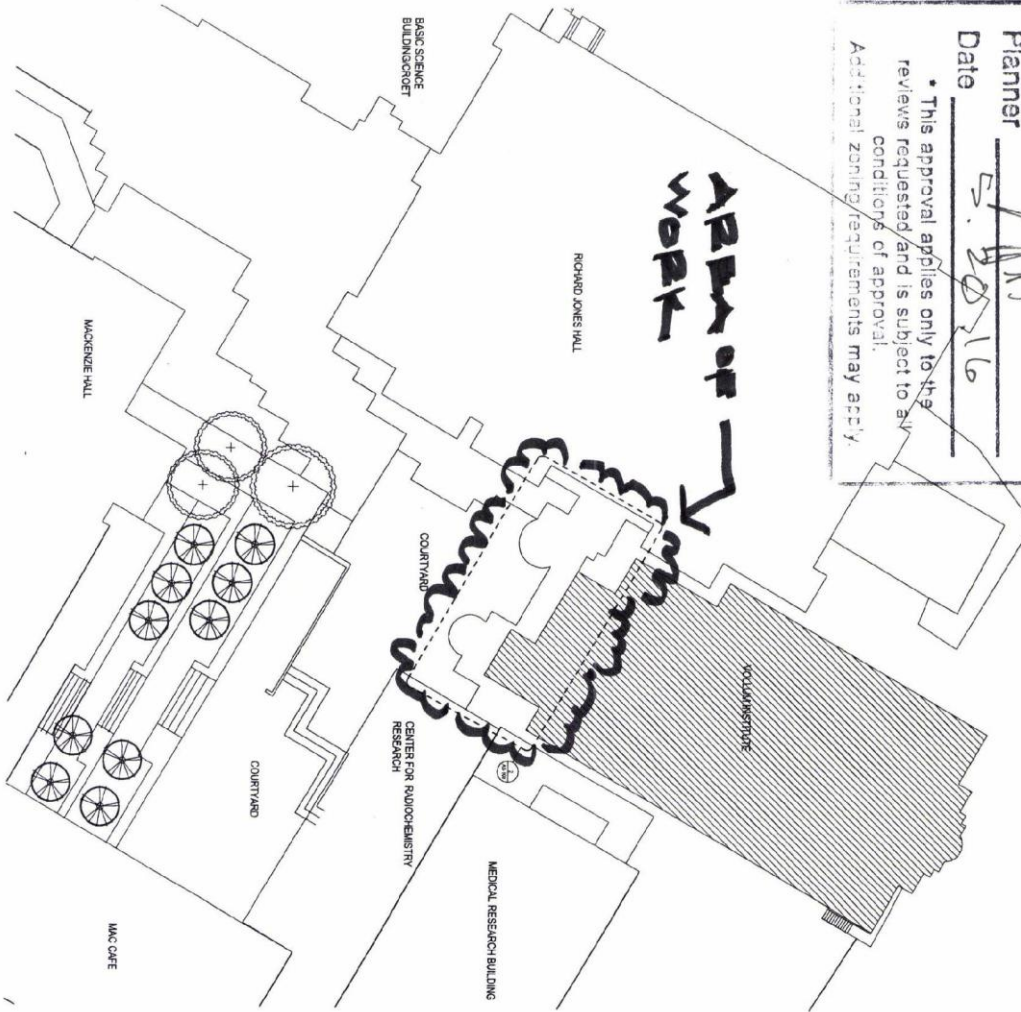
This site lies within the:
MARQUAM HILL PLAN DISTRICT
Sub District A

- Site
- Also Owned Parcels
- Recreational Trails
- Project Site

File No.	LU 16-127413 DZ
1/4 Section	3328
Scale	1 inch = 200 feet
State_Id	1S1E09 600
Exhibit	B (Feb 29, 2016)

Approved
City of Portland
 Bureau of Development Services
 Planner _____
 Date 5.20.16

* This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.



1 SITE PLAN
 Scale: 1/8" = 1'-0"

2 PAVING PLAN
 Scale: 1/8" = 1'-0"

Drawings printed at 100% and not to scale

AS-100

OREGON HEALTH & SCIENCE UNIVERSITY (OHSC) VOLLUM RENOVATION PROJECT (VRP) - ENVELOPE 3191 SW SAM JACKSON PARK ROAD PORTLAND, OR 97239					
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61 THE PLAN

W 16 - 127413 D2

W 16 - 127413 D2

FACADE KEY NOTES

1. REPLACE EXISTING GLAZED TERRA COTTA CLADDING WITH NEW INSULATED METAL PANEL CLADDING, TYP.
2. REPLACE (2) PAIRS OF EXISTING WOOD FRAMED TERRACE DOORS AND SIDELIGHTS WITH A SINGLE PAIR OF THERMALLY BROKEN ALUMINUM STOREFRONT DOORS WITH SIDELIGHTS AND 1" INSULATED GLASS
3. CLEAN EXISTING MASONRY, TYP.
4. REPLACE EXISTING GLASS GUARDRAIL PANELS WITH NEW 1/2" TEMPERED GLASS PANELS
5. REPLACE EXISTING METAL-CLAD WOOD WINDOWS AT NEW INSULATED METAL PANEL CLADDING WITH NEW DOUBLE GLAZED METAL-CLAD WOOD WINDOWS, TYP.
6. REPLACE EXISTING GLAZED TERRA COTTA CLADDING WITH NEW GRANITE STONE VENEER CLADDING AT GROUND FLOOR AND PORTICO. SEE SHADED AREA FOR EXTENT OF STONE.
7. REMOVE EXISTING PAVERS AND REPLACE WITH NEW PAVERS
8. CLEAN EXISTING STONE BASE
9. NEW THERMALLY BROKEN ALUMINUM STOREFRONT WINDOW WITH 1" INSULATED GLASS
10. REPLACE EXISTING ALL-GLASS DOORS AND SIDELIGHTS AT ENTRY AND ENTRY VESTIBULE WITH NEW ALL-GLASS ENTRY SYSTEM, TYP. EXISTING THAT INCLUDES A NEW TOUCHLESS AUTO OPENER & CARD READER, AND WEATHER SEALS.
11. REPLACE EXISTING INSULATED BUTT-GLAZED GLASS SET IN GLAZING CHANNELS WITH THERMALLY BROKEN ALUMINUM STOREFRONT WITH 1" INSULATED GLASS
12. PREP AND PAINT EXISTING METAL CLADDING AT MECHANICAL EQUIPMENT ENCLOSURE, TYP.
13. EXISTING CONCRETE PLANTER TO REMAIN
14. REPLACE EXISTING ROOF WITH NEW STANDING SEAM METAL ROOF AT ENTRY PORTICO AND "GREENHOUSE"
15. NEW INSULATED METAL PANEL CANOPY
16. NEW CLERESTORY WINDOWS IN METAL PANEL CLAD INSULATED FRAMED WALL ASSEMBLY
17. NEW STONE CAP AT 4TH FLOOR MEZZANINE TERRACE
18. NEW GRANITE STONE VENEER WITH WATER JET CUT LETTERING AND COGE TRIM BAND
19. REPLACE EXISTING GREENHOUSE GLAZING WITH NEW CURTAIN WALL

Approved
City of Portland
Bureau of Development Services
Planner
Date 5.20.16
This approval applies only to the
project requested and is subject to all

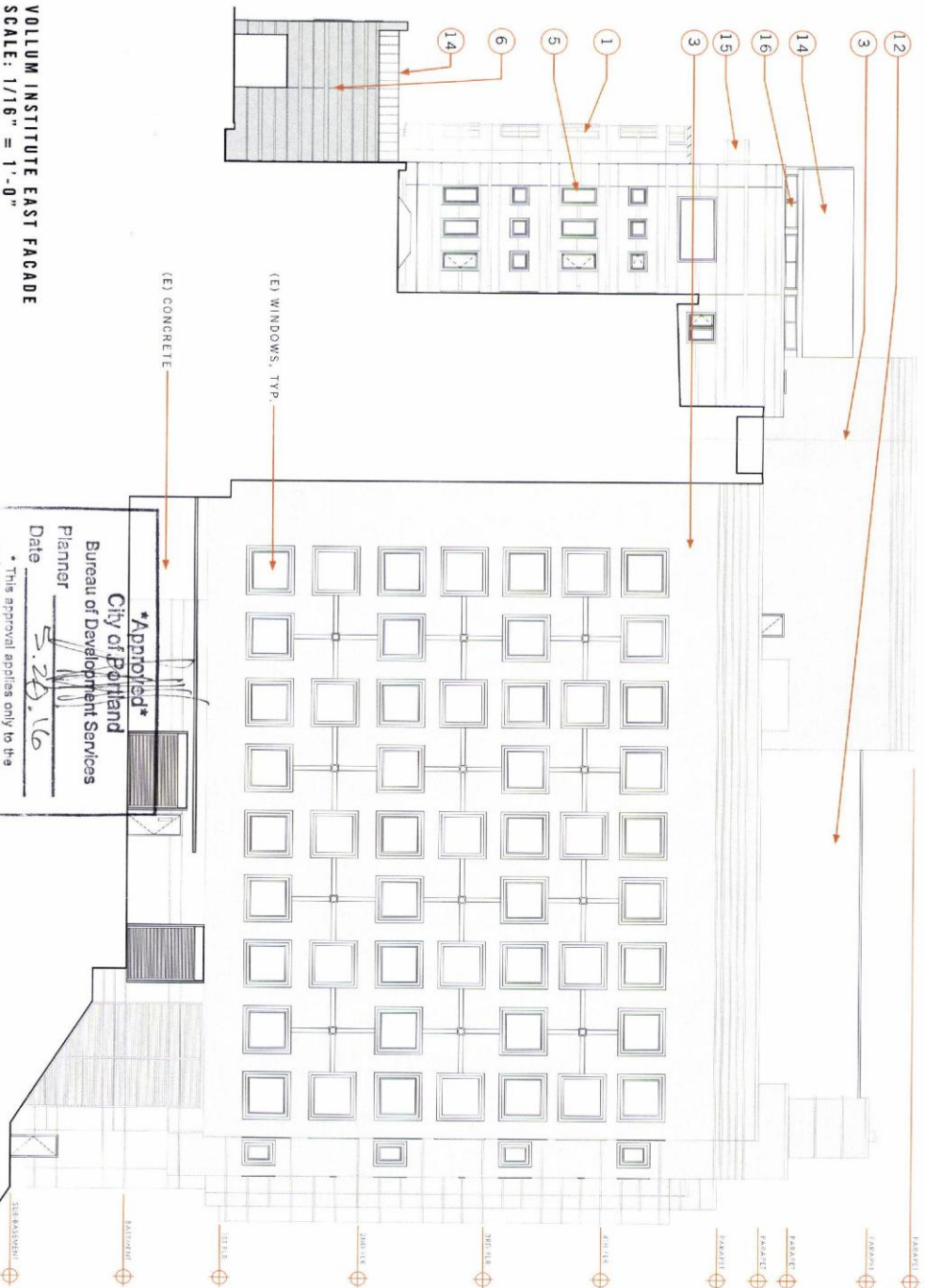
VOLLUM INSTITUTE PROPOSED SOUTH FACADE
SCALE 1/16" = 1'-0"



EXH C-6
00 16-12413 22

FACADE KEY NOTES

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13. EXISTING CONCRETE PLANTER TO REMAIN.
14. REPLACE EXISTING ROOF WITH NEW STANDING SEAM METAL ROOF AT ENTRY PORTICO AND GREENHOUSE.
15. NEW INSULATED METAL PANEL CANOPY.
16. NEW CLERESTORY WINDOWS IN METAL PANEL CLAD INSULATED FRAMED WALL ASSEMBLY.
17. NEW STONE CAP AT 4TH FLOOR MEZZANINE TERRACE.
18. NEW GRANITE STONE VENEER WITH WATER JET CUT LETTERING AND OOCE TRIM BAND.
19. REPLACE EXISTING GREENHOUSE GLAZING WITH NEW CURTAINWALL.

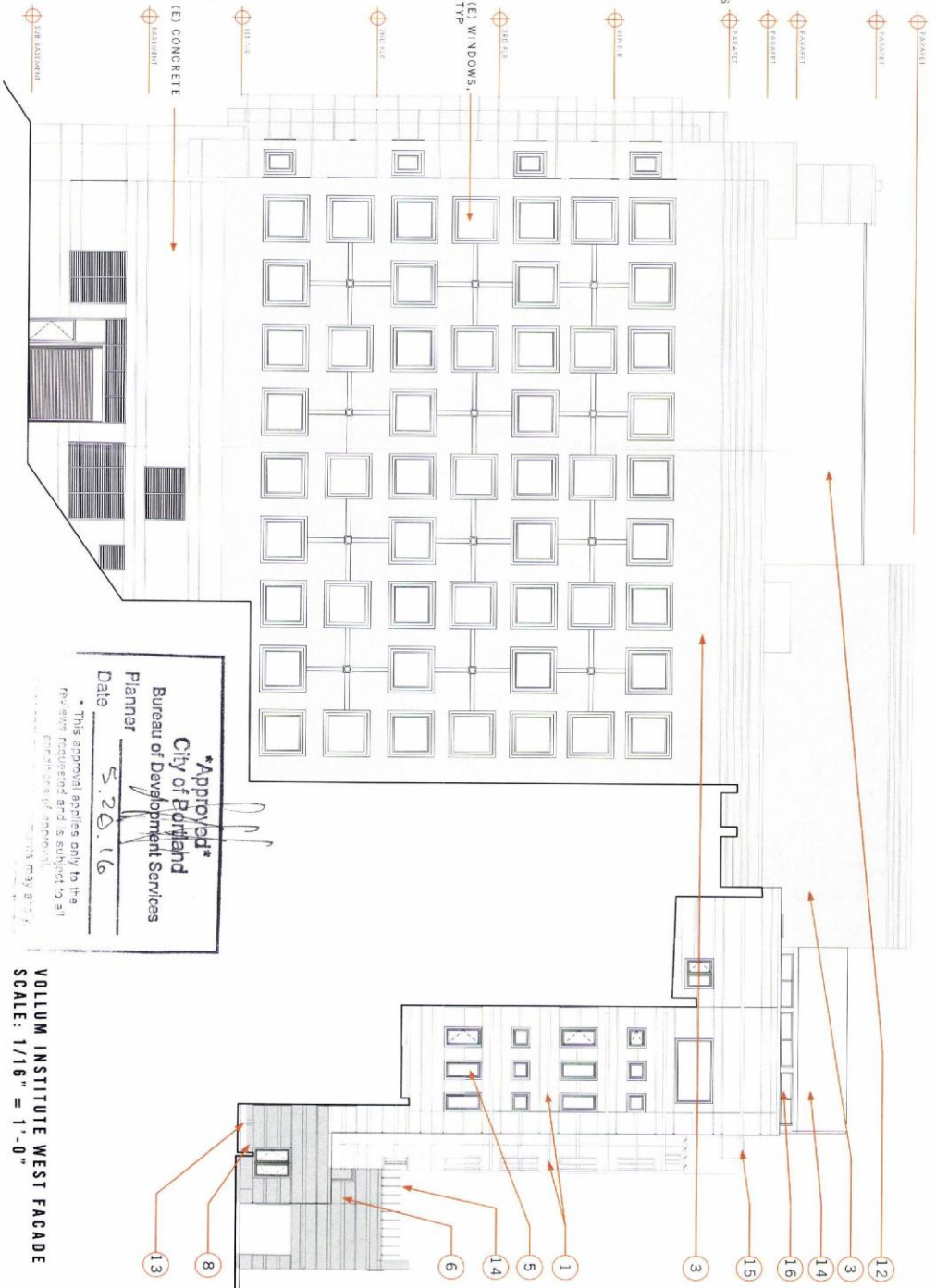


City of Portland
Bureau of Development Services
Planner
Date 5.28.16
*This approval applies only to the
reviews requested and is subject to all
conditions of approval.

EXT 6-7
16-127413 DB.

FACADE KEY NOTES

1. REPLACE EXISTING GLAZED TERRA COTTA CLADDING WITH NEW INSULATED METAL PANEL CLADDING, TYP.
2. REPLACE (2) PAIRS OF EXISTING WOOD FRAMED TERRACE DOORS AND Sidelights WITH A SINGLE PAIR OF THERMALLY BROKEN ALUMINUM STOREFRONT DOORS WITH SIDELIGHTS AND 1" INSULATED GLASS
3. CLEAN EXISTING MASONRY, TYP.
4. REPLACE EXISTING GLASS GUARDRAIL PANELS WITH NEW 1/2" TEMPERED GLASS PANELS
5. REPLACE EXISTING METAL-CLAD WOOD WINDOWS AT NEW INSULATED METAL PANEL CLADDING WITH NEW DOUBLE GLAZED METAL-CLAD WOOD WINDOWS, TYP.
6. REPLACE EXISTING GLAZED TERRA COTTA CLADDING WITH NEW GRANITE STONE VENEER CLADDING AT GROUND FLOOR AND PORTICO. SEE SHADED AREA FOR EXTENT OF STONE.
7. REMOVE EXISTING PAVERS AND REPLACE WITH NEW PAVERS
8. CLEAN EXISTING STONE BASE
9. NEW THERMALLY BROKEN ALUMINUM STOREFRONT WINDOW WITH 1" INSULATED GLASS
10. REPLACE EXISTING ALL GLASS DOORS AND SIDELIGHTS WITH THERMALLY BROKEN ALUMINUM STOREFRONT WINDOW WITH NEW ALL-GLASS ENTRY SYSTEM TO MATCH EXISTING THAT INCLUDES A NEW TOUCHLESS AUTO OPENER & CARD READER, AND WEATHER SEALS.
11. REPLACE EXISTING INSULATED BUTT GLAZED GLASS IN GLAZING CHANNELS WITH THERMALLY BROKEN ALUMINUM STOREFRONT WITH 1" INSULATED GLASS
12. PREP AND PAINT EXISTING METAL CLADDING AT MECHANICAL EQUIPMENT ENCLOSURE, TYP.
13. EXISTING CONCRETE PLANTER TO REMAIN
14. REPLACE EXISTING ROOF WITH NEW STANDING SEAM METAL ROOF AT ENTRY PORTICO AND "GREENHOUSE"
15. NEW INSULATED METAL PANEL CANOPY
16. NEW CLERESTORY WINDOWS IN METAL PANEL CLAD INSULATED FRAMED WALL ASSEMBLY
17. NEW STONE CAP AT 4TH FLOOR MEZZANINE TERRACE
18. NEW GRANITE STONE VENEER WITH WATER JET CUT LETTERING AND OGEE TRIM BAND
19. REPLACE EXISTING GREENHOUSE GLAZING WITH NEW CURTAINWALL



Approved
City of Portland
Bureau of Development Services
Planner
Date 5.26.16

* This approval applies only to the review requested and is subject to all conditions of approval.
Date: 5/26/16

VOLUM INSTITUTE WEST FACADE
SCALE: 1/16" = 1'-0"

FACADE KEY NOTES

1. REPLACE EXISTING GLAZED TERRA COTTA CLADDING WITH NEW INSULATED METAL PANEL CLADDING. TYP.
2. REPLACE (2) PAIRS OF EXISTING WOOD FRAMED TERRACE DOORS AND SIDELIGHTS WITH NEW THERMALLY BROKEN ALUMINUM STOREFRONT DOORS WITH SIDELIGHTS AND 1" INSULATED GLASS.
3. CLEAN EXISTING MASONRY. TYP.
4. REPLACE EXISTING GLASS GUARDRAIL PANELS WITH NEW 1/2" TEMPERED GLASS PANELS.
5. REPLACE EXISTING METAL-CLAD WOOD WINDOWS AT NEW INSULATED METAL PANEL CLADDING WITH NEW DOUBLE GLAZED METAL-CLAD WOOD WINDOWS. TYP.
6. REPLACE EXISTING GLAZED TERRA COTTA CLADDING WITH NEW GRANITE STONE VENEER CLADDING AT GROUND FLOOR AND PORTICO. SEE SHADED AREA FOR EXTENT OF STONE.
7. REMOVE EXISTING PAVERS AND REPLACE WITH NEW PAVERS.
8. CLEAN EXISTING STONE BASE.
9. NEW THERMALLY BROKEN ALUMINUM STOREFRONT WINDOW WITH 1" INSULATED GLASS.
10. REPLACE EXISTING ALL-GLASS DOORS AND SIDELIGHTS AT ENTRY AND ENTRY VESTIBULE WITH NEW ALL-GLASS ENTRY SYSTEM WITH TOUCH READER, AND WEATHER SEALS.
11. REPLACE EXISTING INSULATED BUTT-GLAZED GLASS SET IN GLAZING CHANNELS WITH THERMALLY BROKEN ALUMINUM STOREFRONT WITH 1" INSULATED GLASS.
12. PREP AND PAINT EXISTING METAL CLADDING AT MECHANICAL EQUIPMENT ENCLOSURE. TYP.
13. EXISTING CONCRETE PLANTER TO REMAIN.
14. REPLACE EXISTING ROOF WITH NEW STANDING SEAM METAL ROOF AT ENTRY PORTICO AND GREENHOUSE.
15. NEW INSULATED METAL PANEL CANOPY.
16. NEW CLERESTORY WINDOWS IN METAL PANEL CLAD INSULATED FRAMED WALL ASSEMBLY.
17. NEW STONE CAP AT 4TH FLOOR MEZZANINE TERRACE.
18. NEW GRANITE STONE VENEER WITH WATER JET CUT LETTERING AND OGEE TRIM BAND.
19. REPLACE EXISTING GREENHOUSE GLAZING WITH NEW CURTAINWALL.

Approved
City of Portland
Bureau of Development Services
Planner
Date 5.20.16

* This approval applies only to the review requested and is subject to all conditions of approval.
Expiry: 6/30/16



VOLLUM INSTITUTE NORTH FACADE
SCALE: 1/16" = 1'-0"

EXHIBIT A
10014-127413.DWG.