

August 27, 2012

LU 11-189250 DZ

Attached are the amended drawings for our previously submitted Design Review application. These documents are to serve as information for the upcoming hearing of September 6th, 2012.

As you will note, the proposal has been altered significantly from our original submission. Over the course of the last few months we have worked with staff in an effort to come to a design that meets both the Design Guidelines for the district as well as the needs of our client, Broadway Toyota, and the manufacturer, Toyota Motor Sales.

- The entry portal is now almost half the size of the original design. By reducing its dimensions, we believe it better compliments the scale of the existing structure and presents a more gentle gesture toward the pedestrian realm while still effectively marking the main entry.
- The entry portal is now symmetrical. This revision offers an entry element that is indicative of and reinforces the form of the column and lintel façade of the existing building.
- The internal illumination has been removed from the design. The entry structure will still be constructed of translucent glass and metal as previously submitted in our original application, however without the internal lighting fixtures. Instead, new down-lights are proposed in the ceiling of the "archway" to further emphasize the path of entry.
- The sign square footage on the entry element has been reduced to just 80 square feet which is below the 100 square feet allowed by the sign code. We believe this smaller sign also better fits with the overall scale of the entry portal and façade beyond.

Finally, while our original application listed a valuation of \$200,000 and would subsequently have required 10% (or \$20,000) be spent on removing non-conforming site conditions, the significant reduction in the size of the architectural entry feature as well as the removal of the internal illumination has considerably reduced the estimated cost of our project. As the new budget is less than the \$141,000 threshold for requiring work on non-conforming site conditions, the originally proposed landscape buffers along NE Broadway on the adjacent lots to the South and East are no longer required by code to be addressed and therefore will not be completed within the scope of this project.

Thank You.



STEVEN J. MAGUIRE
INTERN ARCHITECT / PROJECT MANAGER
AXIS DESIGN GROUP A&E, INC.
11104 SE Stark Street
Portland, Oregon 97216
[t] 503 284 0988
[f] 503 546 9276
stevenm@axisdesigngroup.com



EXISTING SOUTH ELEVATION
Looking North



PROPOSED SOUTH ELEVATION
Looking North



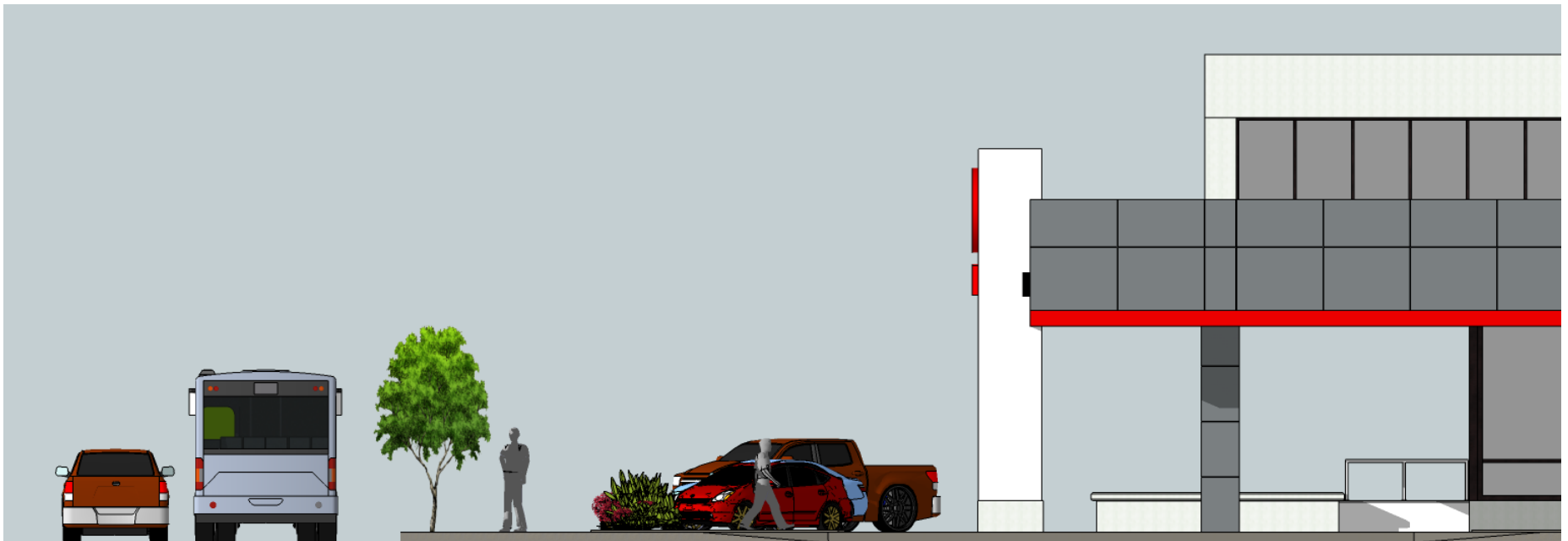
EXISTING SOUTH ELEVATION
Looking West



PROPOSED SOUTH ELEVATION
Looking North



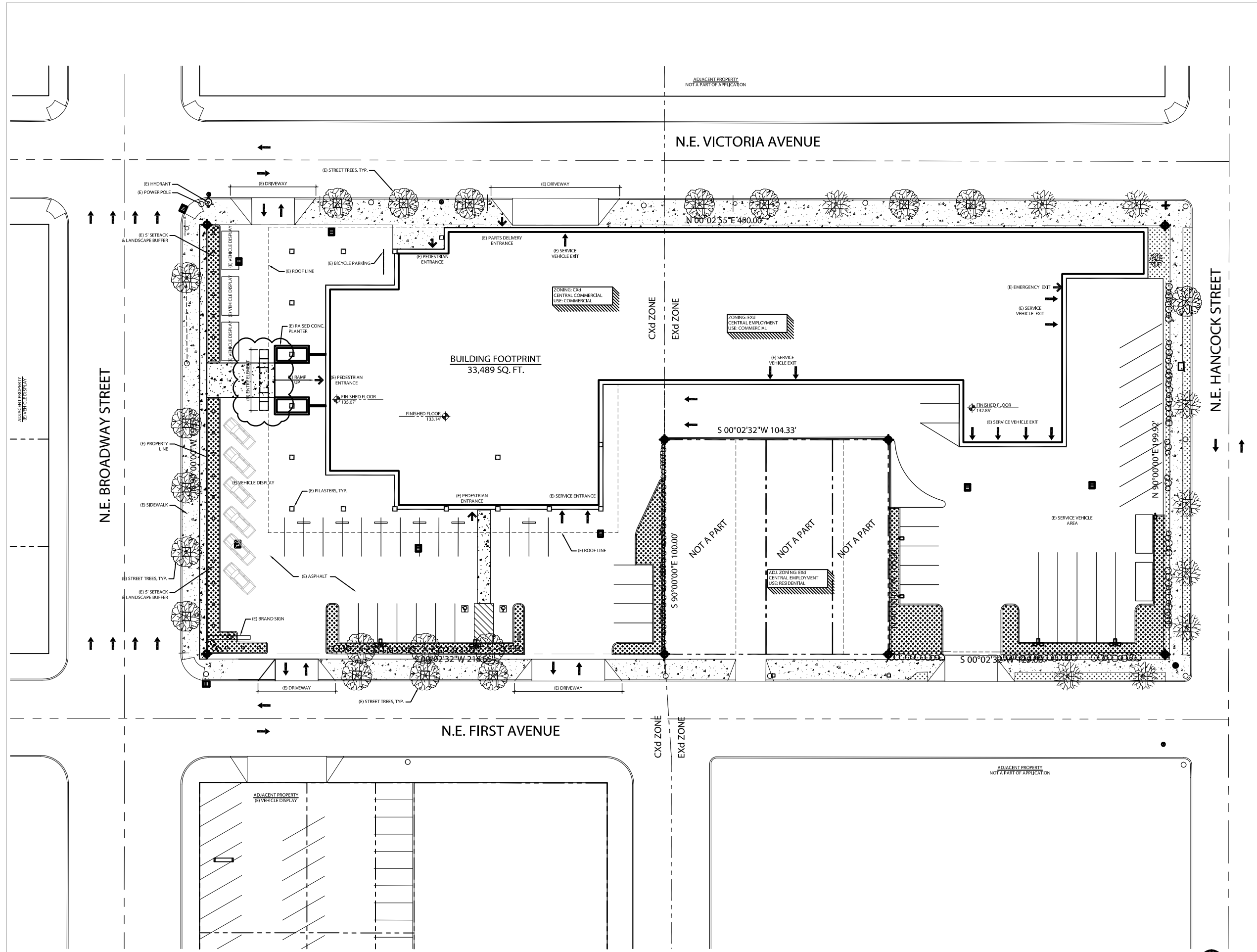
Existing



Proposed

SOUTH ELEVATION
Street Section

S:\Project\2011\Projects\11-027 Broadway Toyota\validation\land\100\2011 LandUse Submittal A1.1 - 11027 - New Site Plan.dwg © Plot Date: Aug 24 12 @ Time: 4:24 PM



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

© AXIS DESIGN GROUP
THESE DRAWINGS ARE THE PROPERTY
OF AXIS DESIGN GROUP AND ARE NOT
TO BE REPRODUCED IN ANY MANNER
EXCEPT WITH THE PRIOR WRITTEN
APPROVAL OF AXIS DESIGN GROUP.

AXIS DESIGN GROUP
11104 SE STARK STREET
PORTLAND, OR 97216
PH: 503.284.0988
FX: 503.546.9276

STRUCTURAL	
CIVIL	
LANDSCAPE	
MECHANICAL	
ELECTRICAL	
PLUMBING	
FIRE SUPPRESSION	
GENERAL CONTRACTOR	

BROADWAY TOYOTA
55 N.E. BROADWAY ST.
PORTLAND, OR 97232



REVISIONS
Δ 08/24/2012 REVISED ENTRY ELEMENT

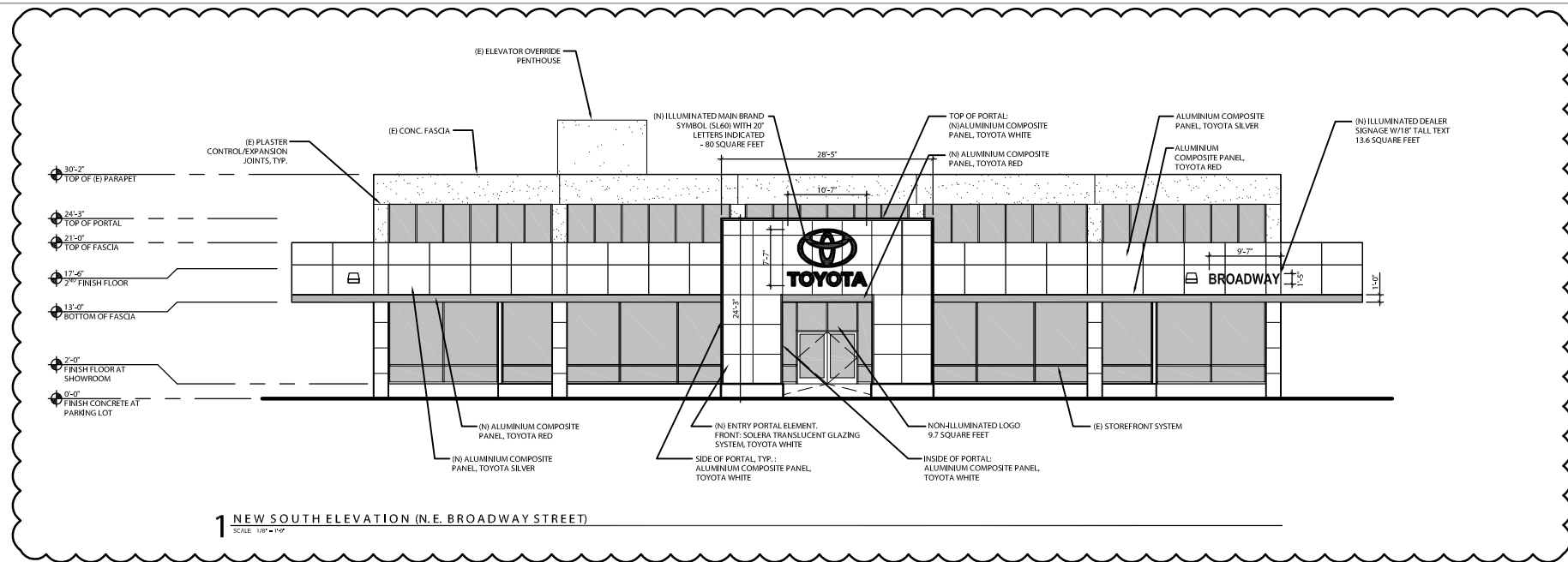
DRAWN BY: DEH
CHECKED BY: TRB
JOB NO.: 11-027

DATE: 01/13/2012
ISSUED FOR: LANDUSE

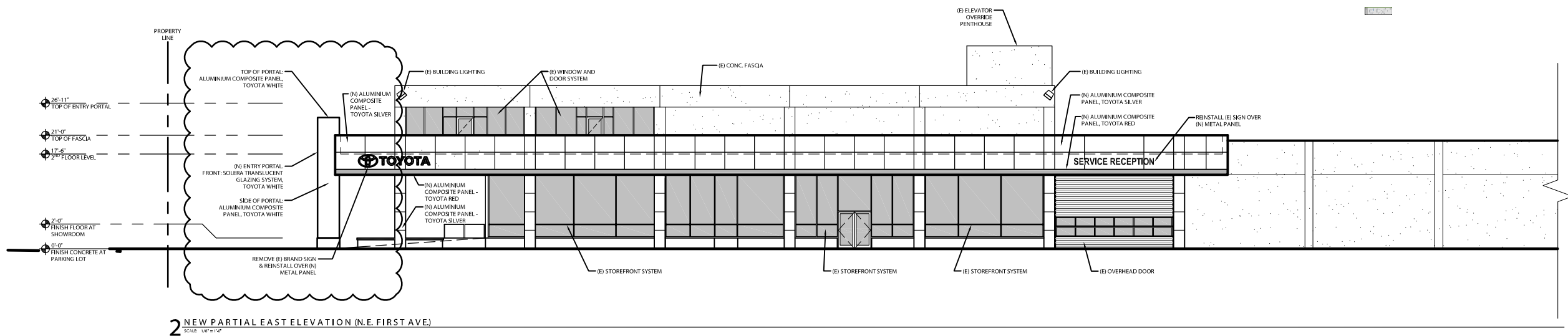
SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.

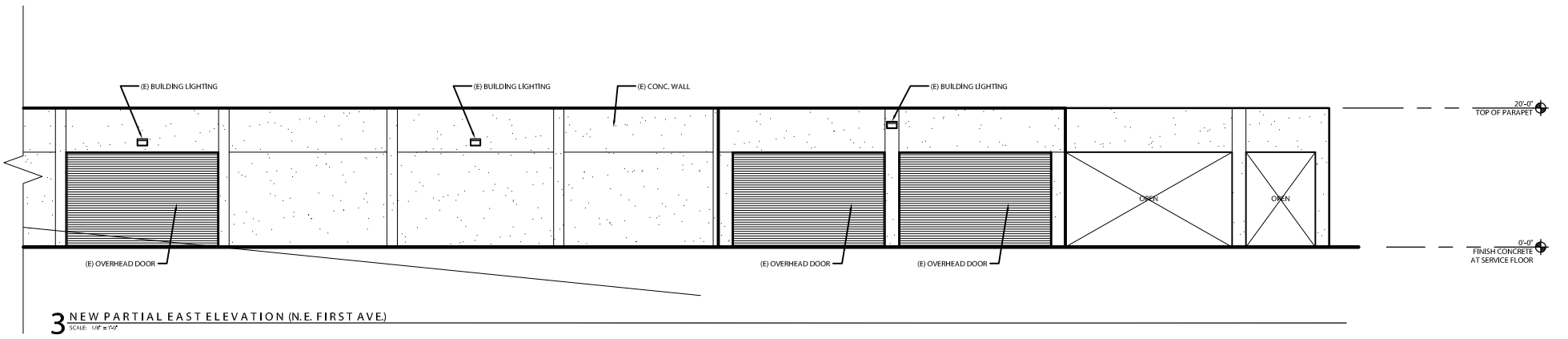
A1.1



1 NEW SOUTH ELEVATION (N.E. BROADWAY STREET)
SCALE: 1/8" = 1'-0"



2 NEW PARTIAL EAST ELEVATION (N.E. FIRST AVE)
SCALE: 1/8" = 1'-0"



3 NEW PARTIAL EAST ELEVATION (N.E. FIRST AVE)
SCALE: 1/8" = 1'-0"

© AXIS DESIGN GROUP
THIS DOCUMENT AND THE PROPERTY
OF AXIS DESIGN GROUP ARE NOT
TO BE REPRODUCED IN ANY MANNER
EXCEPT WITH THE PRIOR WRITTEN
CONSENT OF AXIS DESIGN GROUP.

AXIS DESIGN GROUP
11104 SE STARK STREET
PORTLAND, OR 97216
PH: 503.284.0988
FX: 503.546.9276

- STRUCTURAL
- CIVIL
- LANDSCAPE
- MECHANICAL
- ELECTRICAL
- PLUMBING
- FIRE SUPPRESSION
- GENERAL CONTRACTOR

BROADWAY TOYOTA
55 N.E. BROADWAY ST.
PORTLAND, OR 97232



REVISIONS	
Δ	08/24/2012 REVISED ENTRY ELEMENT

DRAWN BY: DEH
CHECKED BY: TRB
JOB NO: 11-027

DATE: 01/13/2012
ISSUED FOR: LANDUSE

SHEET TITLE
EXTERIOR ELEVATIONS-
NEW

SHEET NO.

A3.2