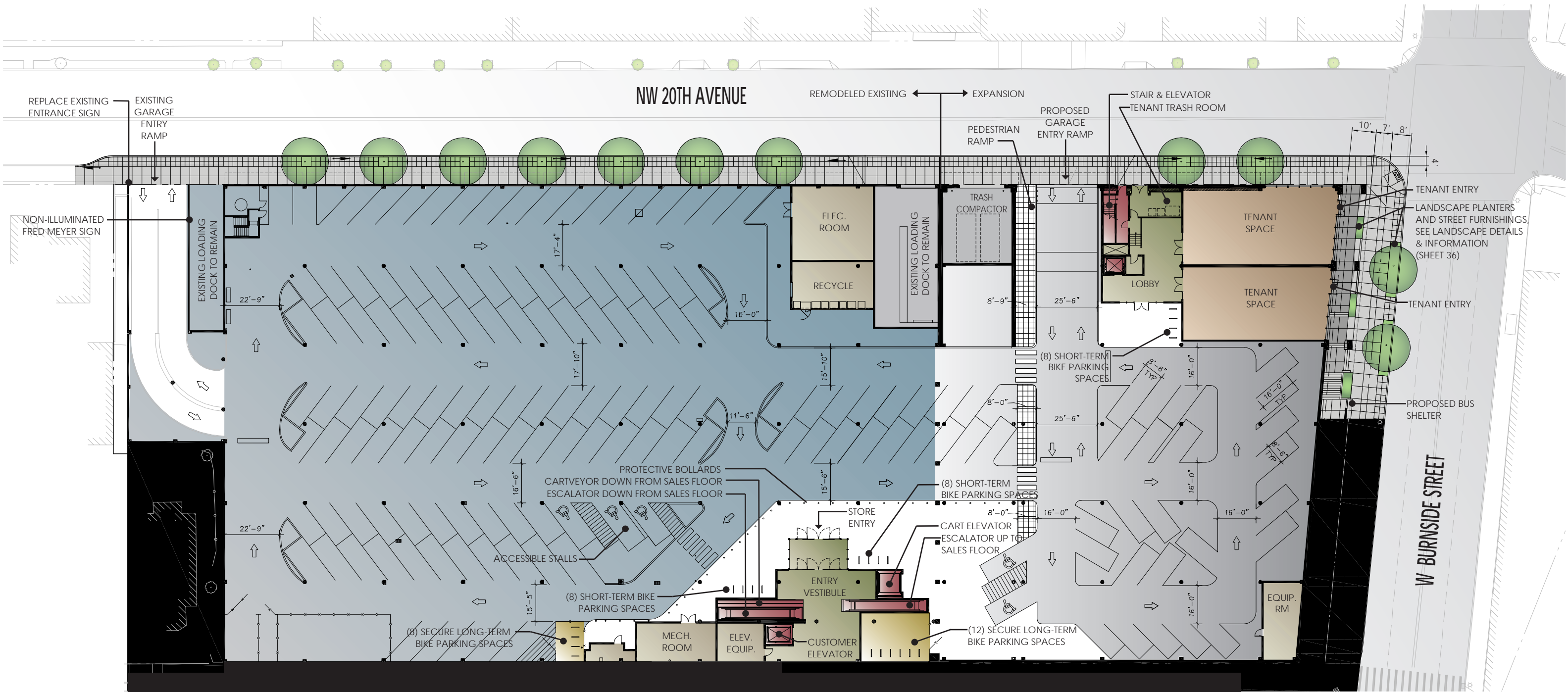
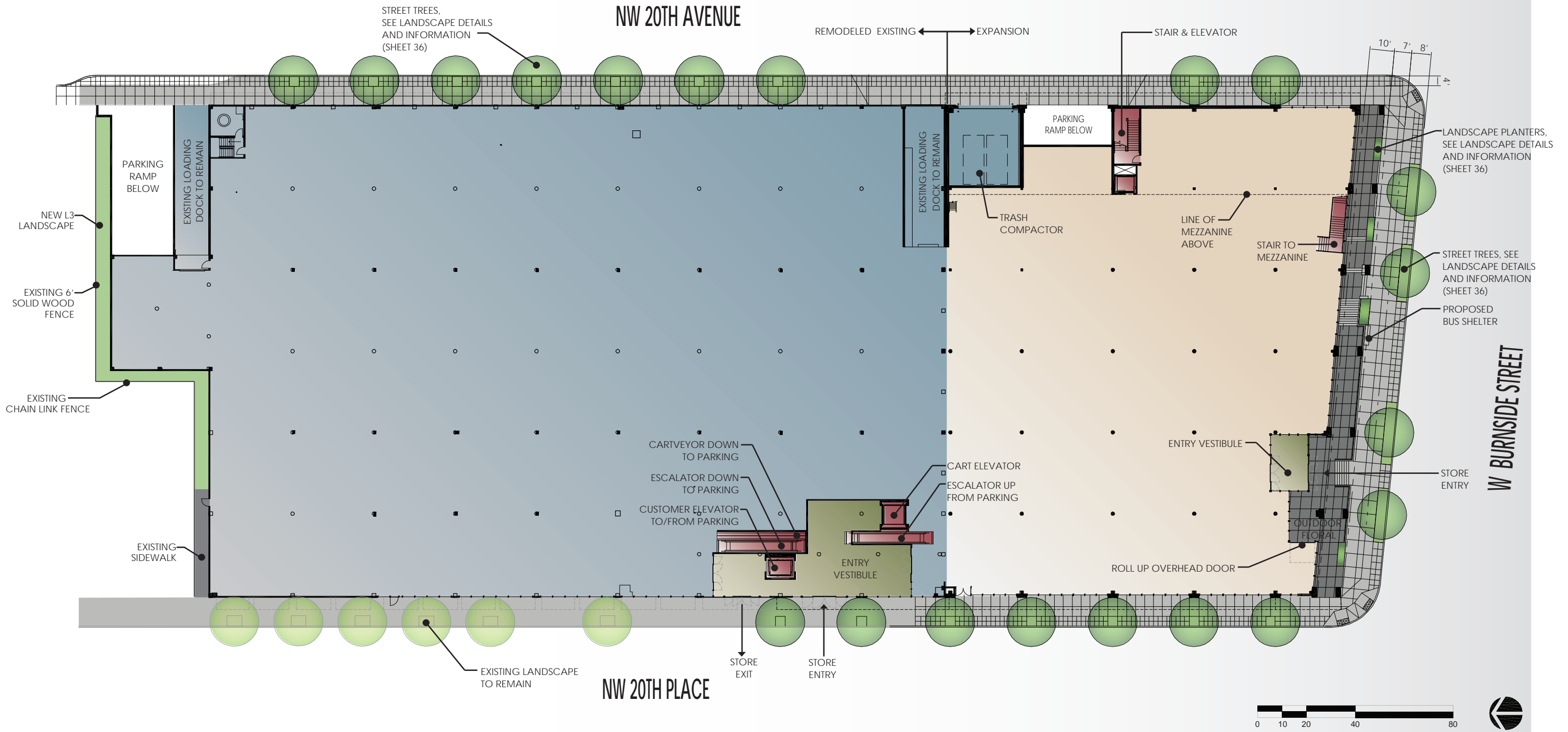
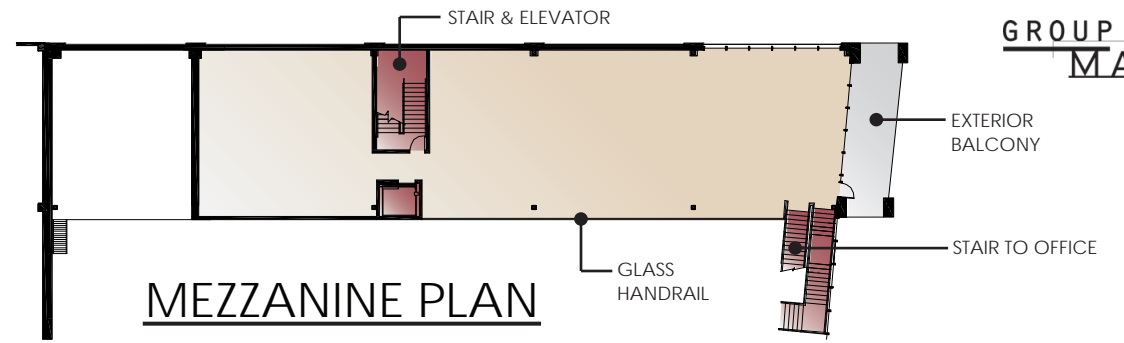




100 NW 20TH PLACE, PORTLAND, OR 97209

DESIGN REVIEW APPLICATION - SEPTEMBER 20TH, 2012





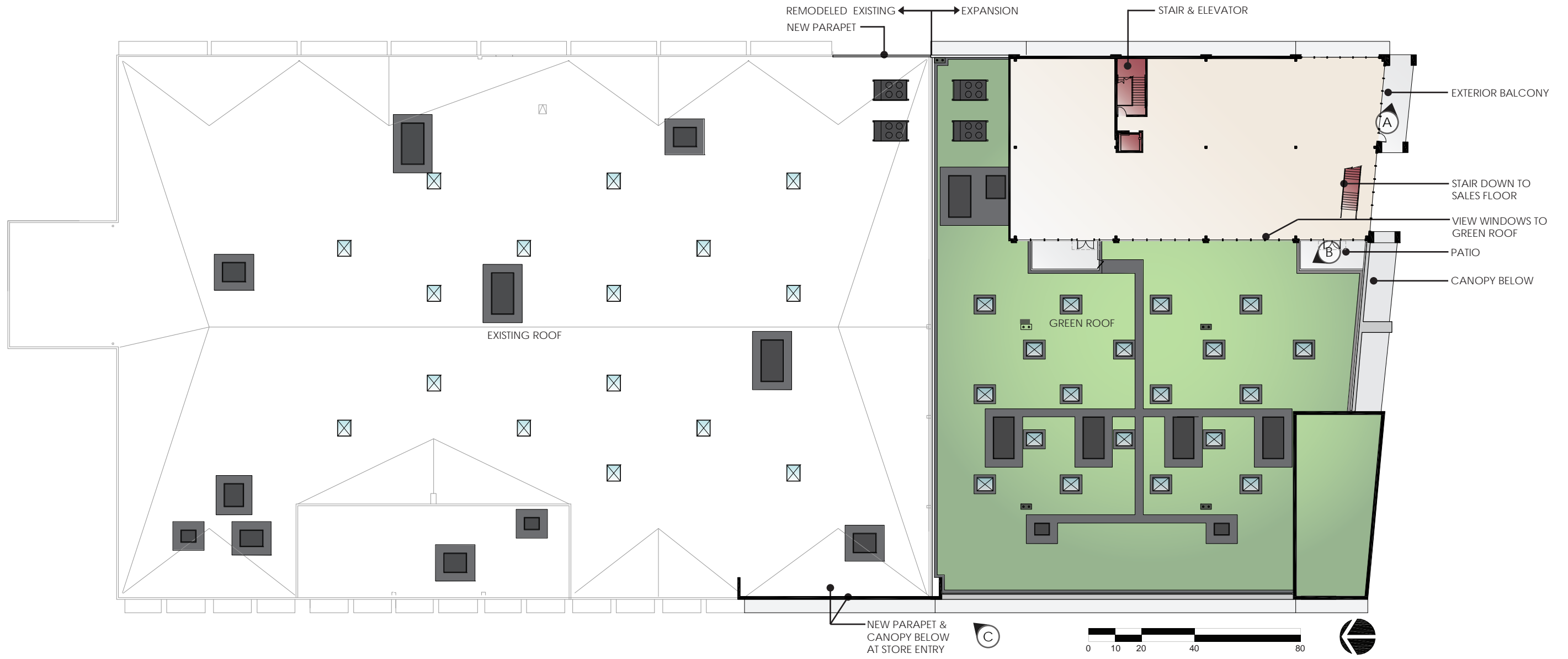


SEE SHEET 43 FOR RAILING DETAILS



SEE SHEET 43 FOR RAILING DETAILS

SEE SHEET 43 FOR CANOPY DETAILS





SEE SHEET 43 FOR RAILING DETAILS

ROOF TOP PATIO



CONCEPT - GREEN ROOF



SEE SHEET 43 FOR RAILING DETAILS

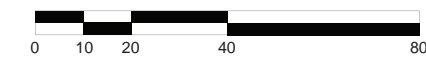
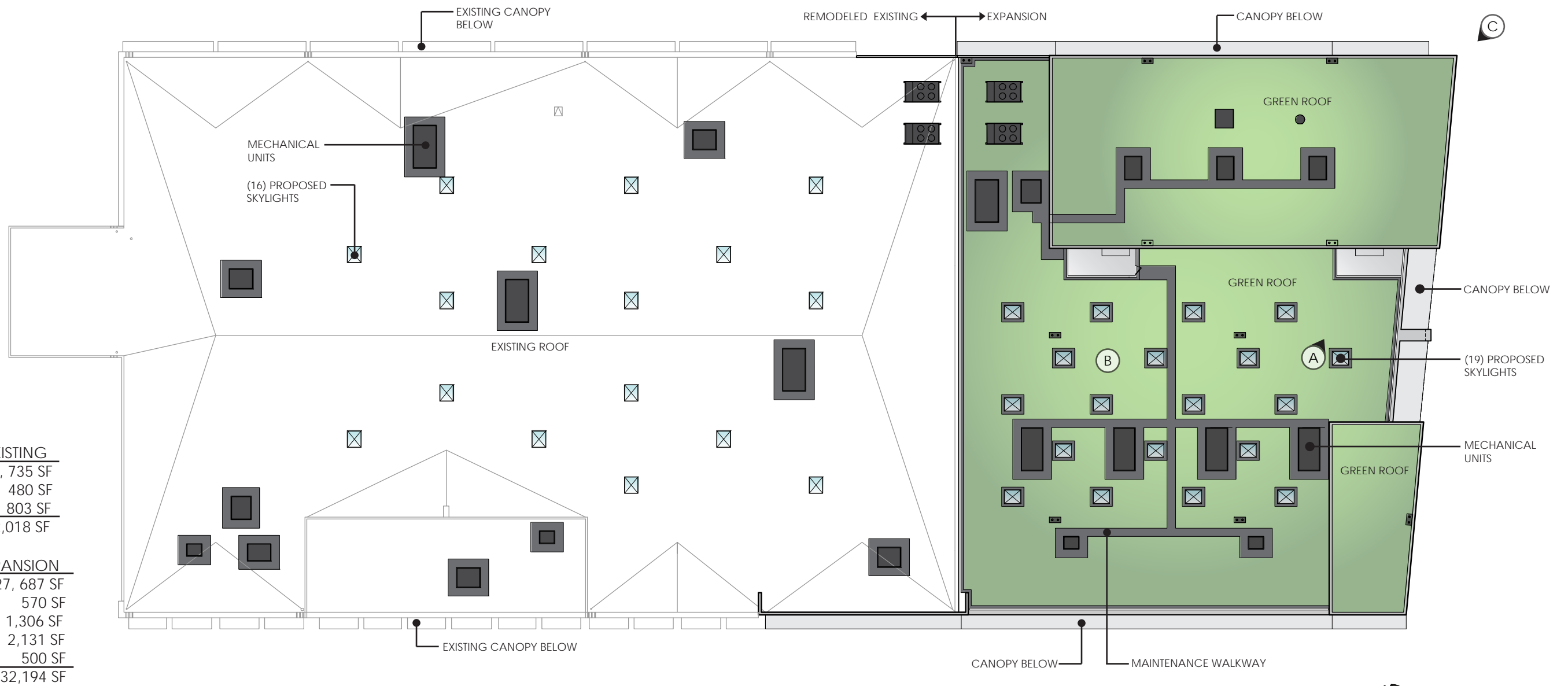
SOUTHEAST CORNER AT BALCONIES

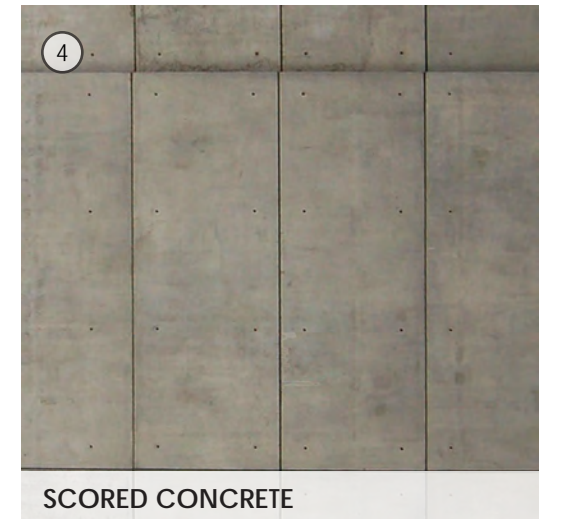
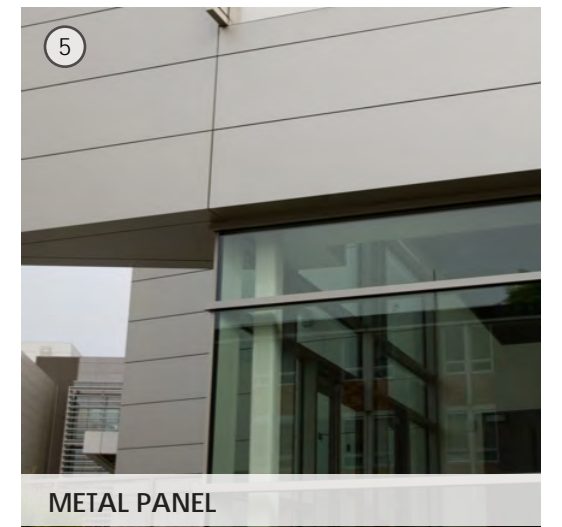
ROOF AREA DATA - EXISTING

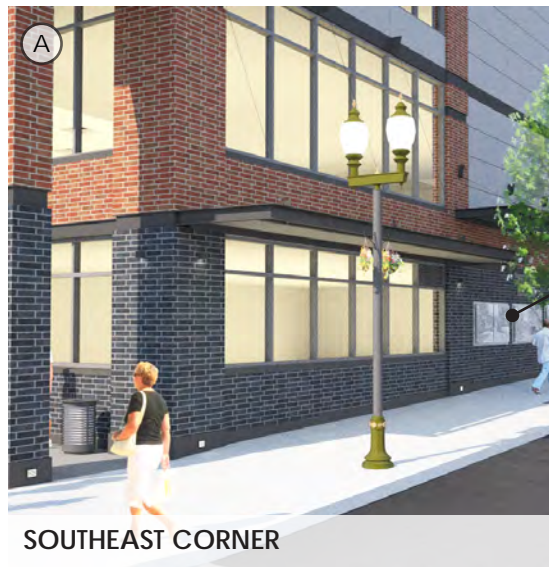
EXISTING ROOF:	60,735 SF
(16) SKYLIGHTS:	480 SF
MECH. UNITS:	803 SF
TOTAL	62,018 SF

ROOF AREA DATA - EXPANSION

GREEN ROOF:	27,687 SF
SKYLIGHTS:	570 SF
MECH. UNITS:	1,306 SF
ACCESS WALKWAY:	2,131 SF
ROOF PATIO:	500 SF
TOTAL	32,194 SF







SOUTHEAST CORNER

ETCHED STAINLESS STEEL PANEL, SEE SHEET 30



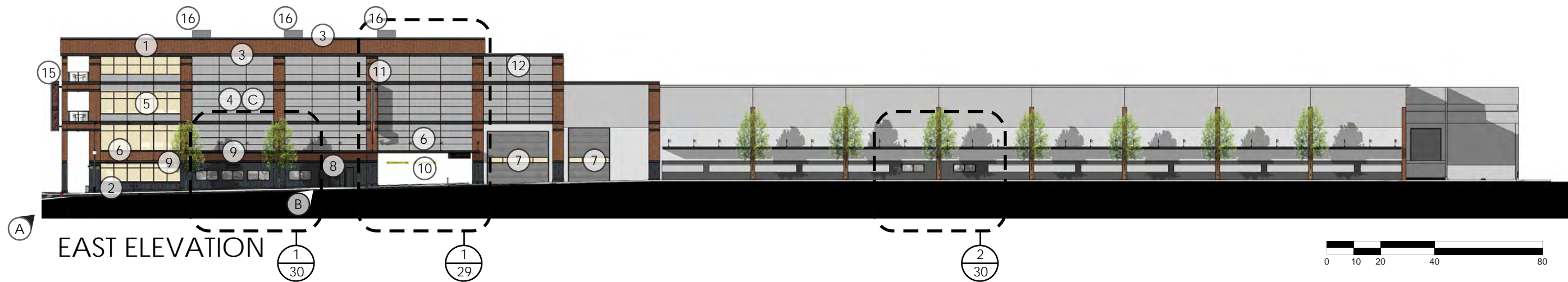
SIGN AT PARKING LEVEL ENTRANCE



CONCEPT - METAL PANEL SYSTEM



WEST ELEVATION



EAST ELEVATION

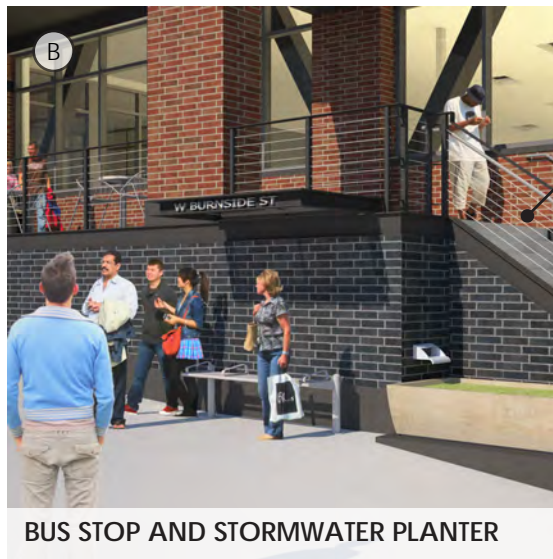
MATERIALS KEYNOTES

- | | |
|-------------------------------------|------------------------------------|
| 1 - BRICK (NORMAN RED BLEND) | 9 - METAL LOUVERS |
| 2 - BRICK (NORMAN GREY BLEND) | 10 - PARKING LEVEL ENTRANCE |
| 3 - STEEL CHANNEL | 11 - PARKING SIGNAGE |
| 4 - METAL PANEL SYSTEM | 12 - NEW PARAPET |
| 5 - ALUM. STOREFRONT GLAZING SYSTEM | 13 - CABLE GUARDRAIL |
| 6 - STEEL CANOPY | 14 - SKYLIGHTS (BEYOND) |
| 7 - METAL COILING DOOR W/ WINDOWS | 15 - FM SIGNAGE |
| 8 - HM DOOR | 16 - ROOF TOP MECHANICAL EQUIPMENT |



STEPS AT SOUTHWEST ENTRY

SEE SHEET 43 FOR RAILING DETAILS

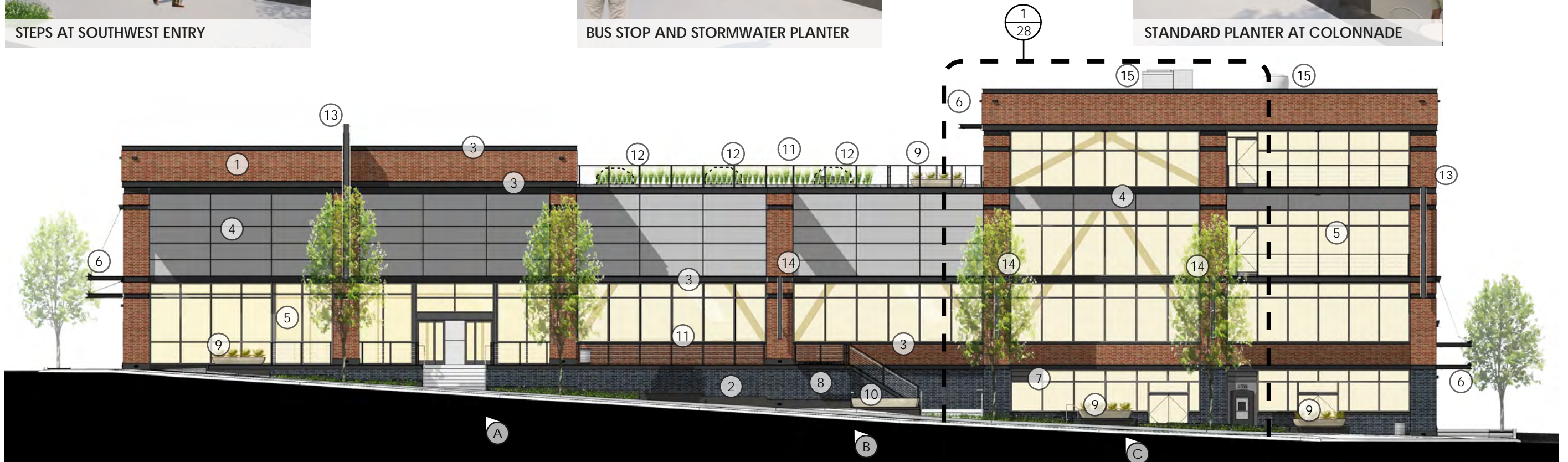


BUS STOP AND STORMWATER PLANTER

SEE SHEET 43 FOR RAILING DETAILS



STANDARD PLANTER AT COLONNADE



SOUTH ELEVATION

*NOTE: NO RTUs VISIBLE FROM THIS ELEVATION

SCALE: 1/16" = 1'-0"

MATERIALS KEYNOTES

- 1 - BRICK (NORMAN RED BLEND)
- 2 - BRICK (NORMAN GREY BLEND)
- 3 - STEEL CHANNEL
- 4 - METAL PANEL SYSTEM
- 5 - ALUM. STOREFRONT GLAZING SYSTEM
- 6 - STEEL CANOPY
- 7 - METAL LOUVERS
- 8 - BUS STOP CANOPY/BENCH
- 9 - PLANTER
- 10 - STORMWATER PLANTER
- 11 - CABLE GUARDRAIL
- 12 - SKYLIGHT (BEYOND)
- 13 - FM SIGNAGE
- 14 - TENANT SIGNAGE
- 15 - ROOF TOP MECHANICAL EQUIPMENT

GROUND FLOOR WINDOW CALCULATIONS

SOUTH

GROUND LEVEL WALL AREA: 1,475 SF
 GROUND LEVEL WINDOW AREA: 842 SF (368 SF REQUIRED)
 BUILDING LENGTH: 200'-0"
 WINDOW LENGTH: 136'-0" (100'-0" REQUIRED)

WEST

GROUND LEVEL WALL AREA: 4,048 SF
 GROUND LEVEL WINDOW AREA: 2,185 SF (1,012 SF REQUIRED)
 BUILDING LENGTH: 449-10"
 WINDOW LENGTH: 242'-0" (225'-0" REQUIRED)

EAST

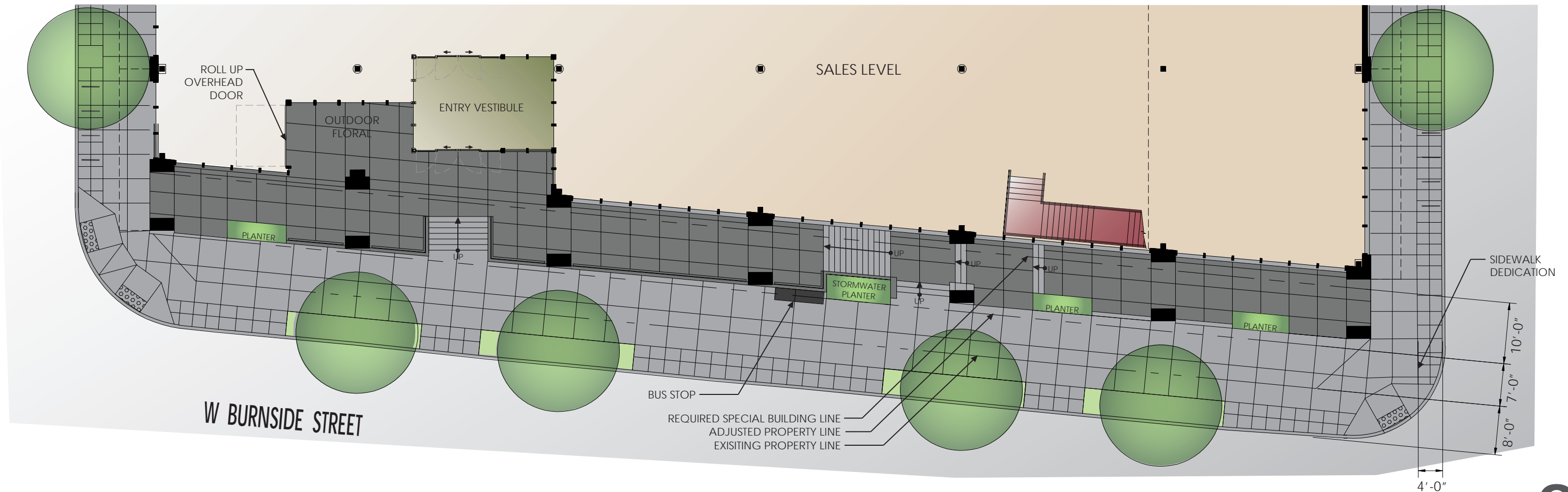
GROUND LEVEL WALL AREA: 4,185 SF
 GROUND LEVEL WINDOW AREA: 188 SF (1,046 SF REQUIRED)
 BUILDING LENGTH: 465'-0"
 WINDOW LENGTH: 28'-6" (232'-6" REQUIRED)



1 PARTIAL PERSPECTIVE VIEW OF BURNSIDE FRONTAGE



2 PARTIAL PERSPECTIVE VIEW OF BURNSIDE FRONTAGE





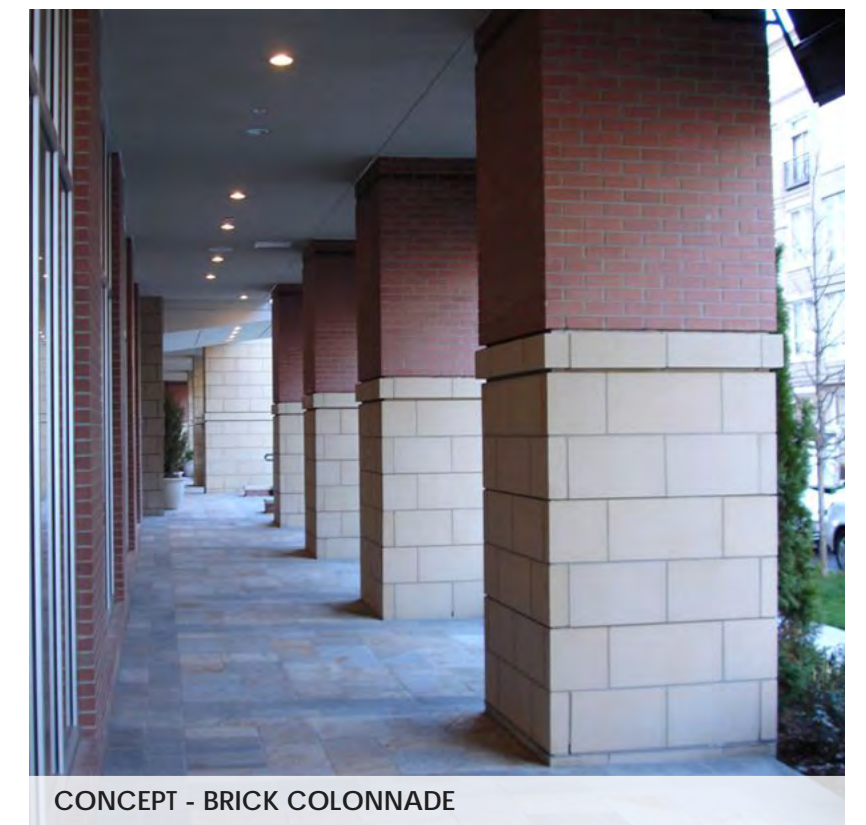
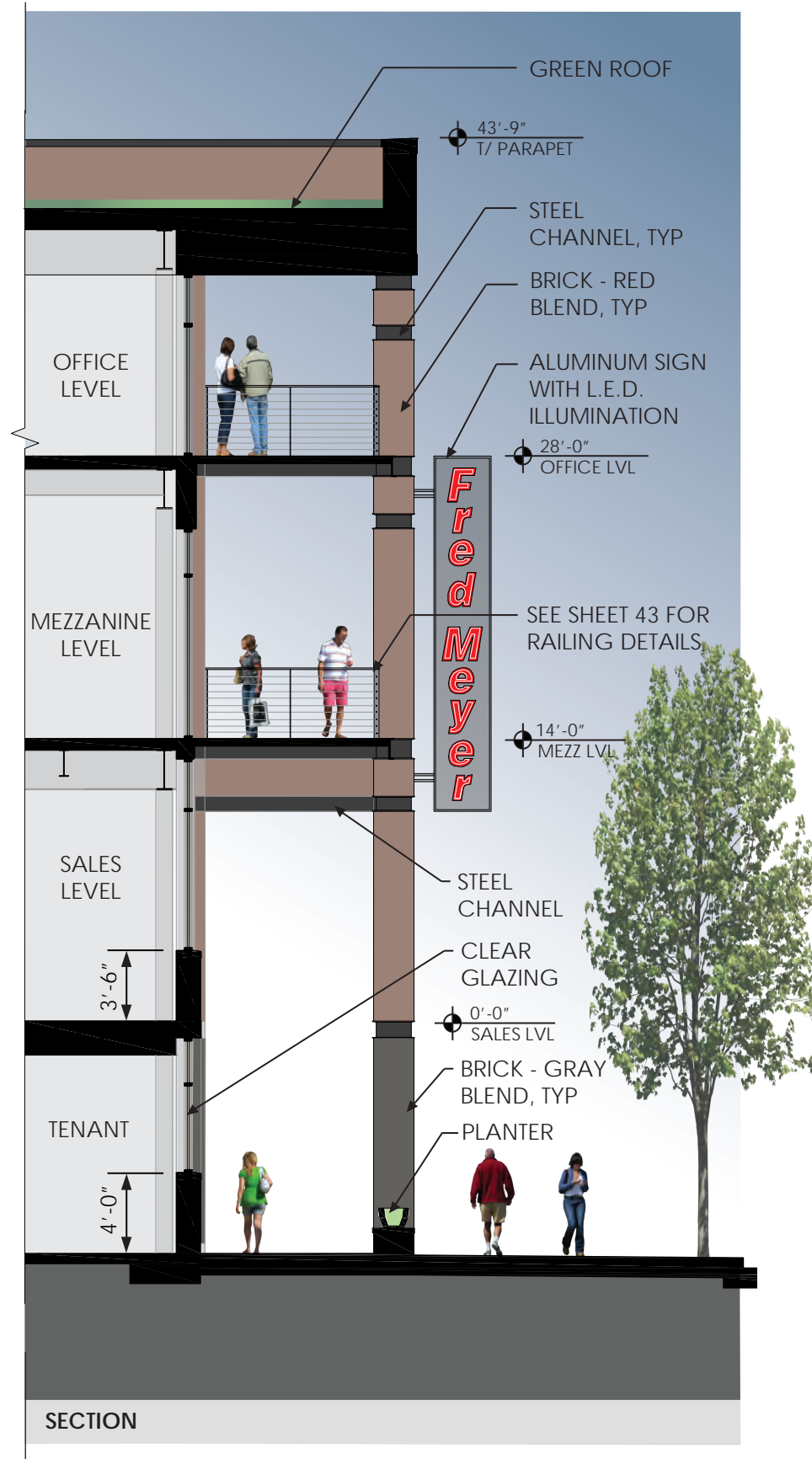
PERSPECTIVE VIEW



SECTION



CONCEPT - RAISED FRONTAGE





DAY PERSPECTIVE



EAST ELEVATION

GROUND LEVEL WALL AREA: 4,185 SF

GROUND LEVEL WINDOW AREA: 188 SF (1,046 SF REQUIRED)

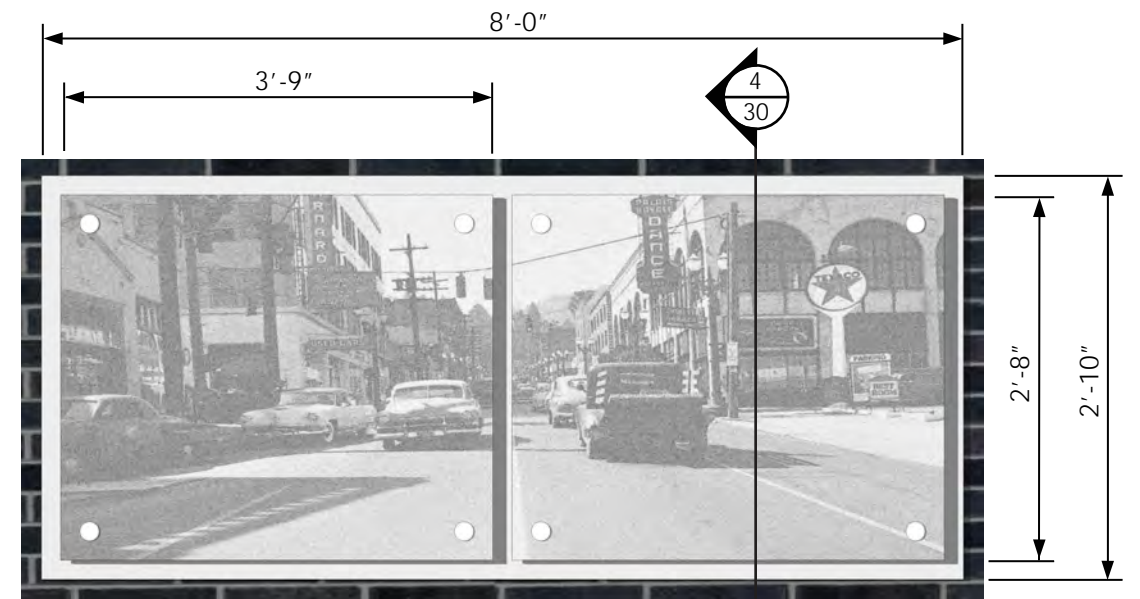
BUILDING LENGTH: 465'-0"

WINDOW LENGTH: 28'-6" (232'-6" REQUIRED)

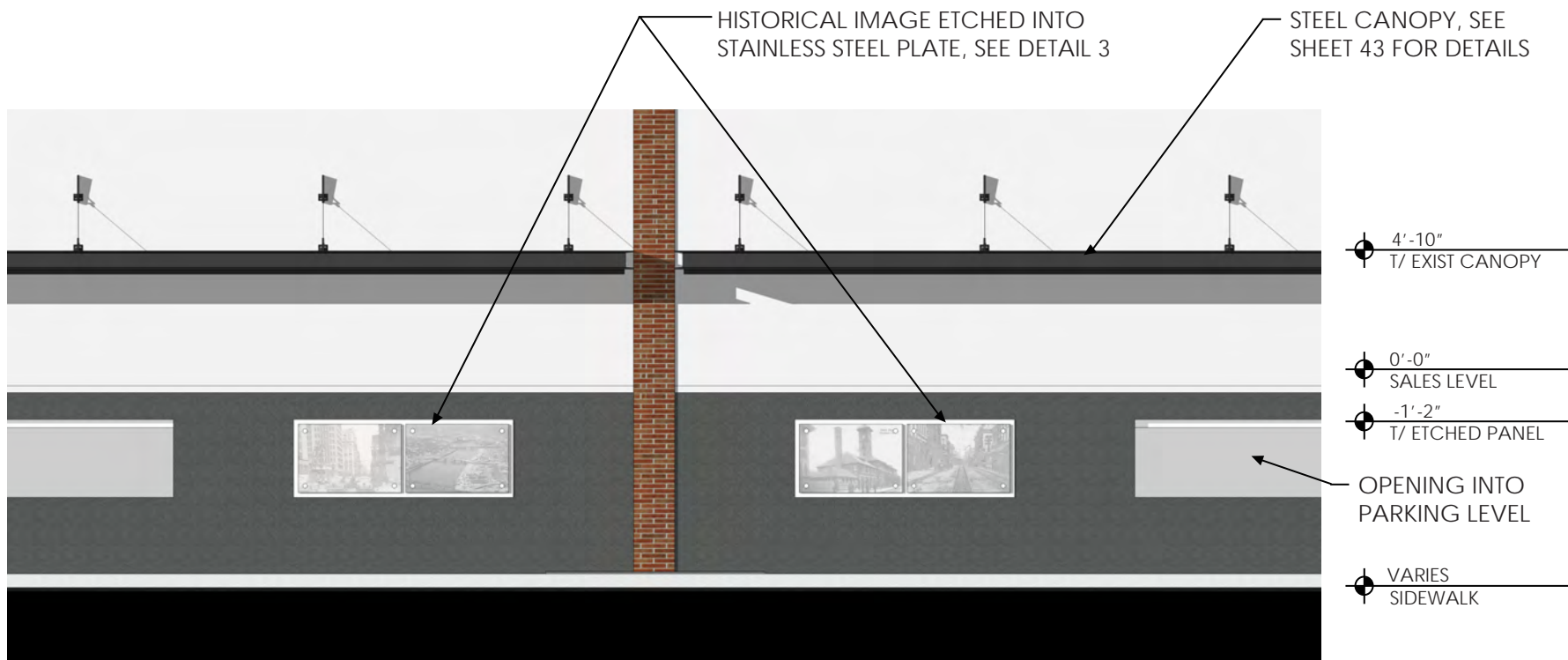


1 PARTIAL EAST ELEVATION
NTS

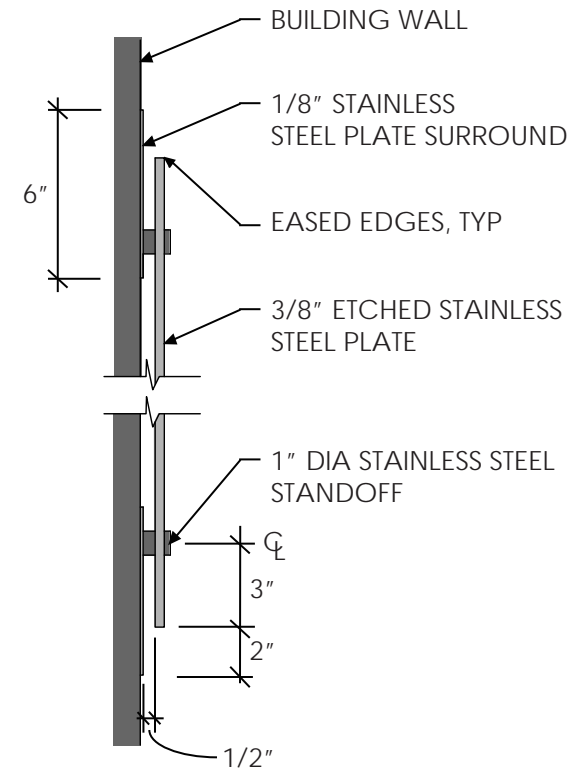
HISTORICAL IMAGE ETCHED INTO STAINLESS STEEL PLATE, SEE DETAIL 3



3 DETAIL ELEVATION OF ETCHED PANEL
NTS

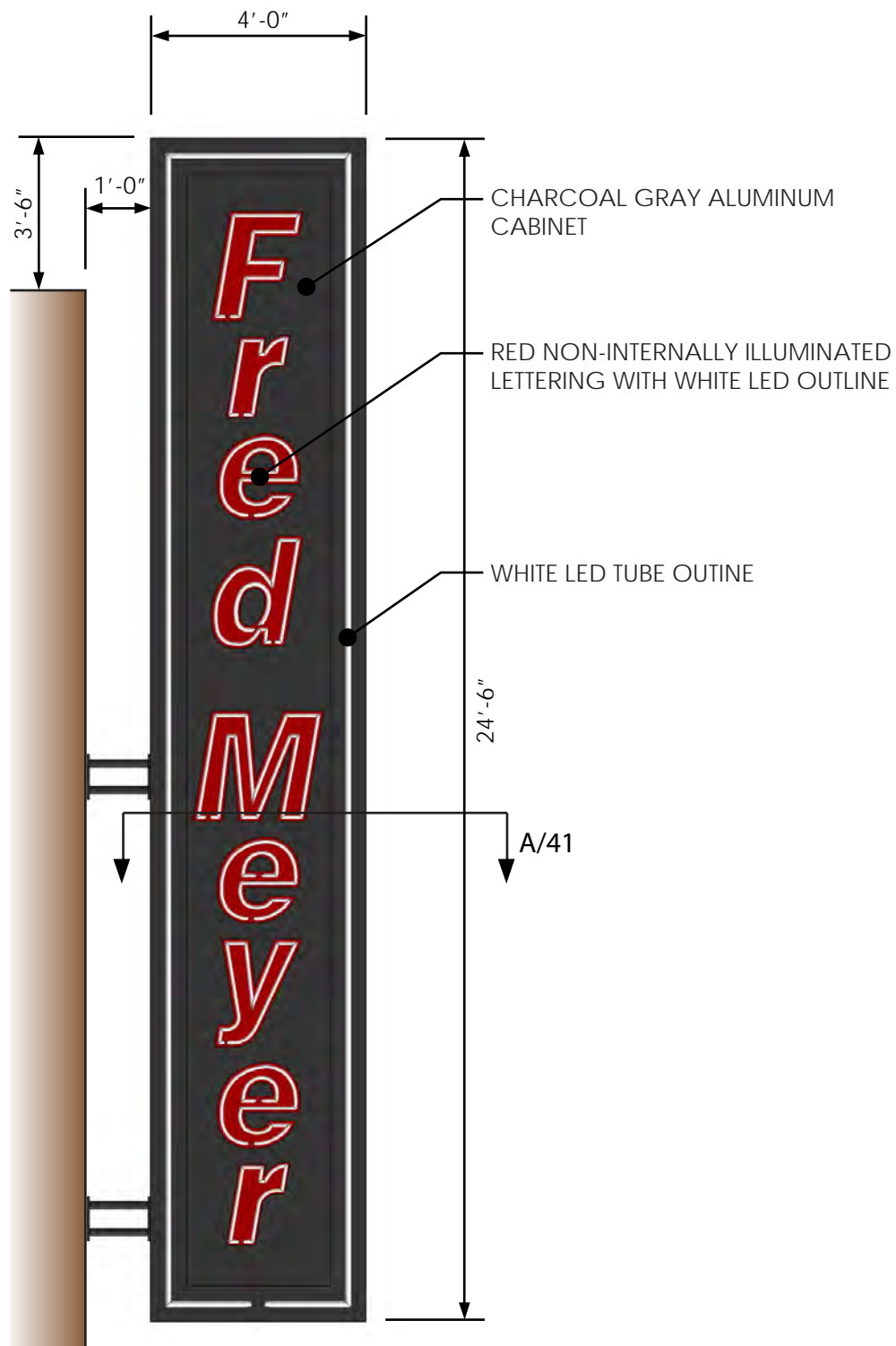


2 PARTIAL EAST ELEVATION
NTS



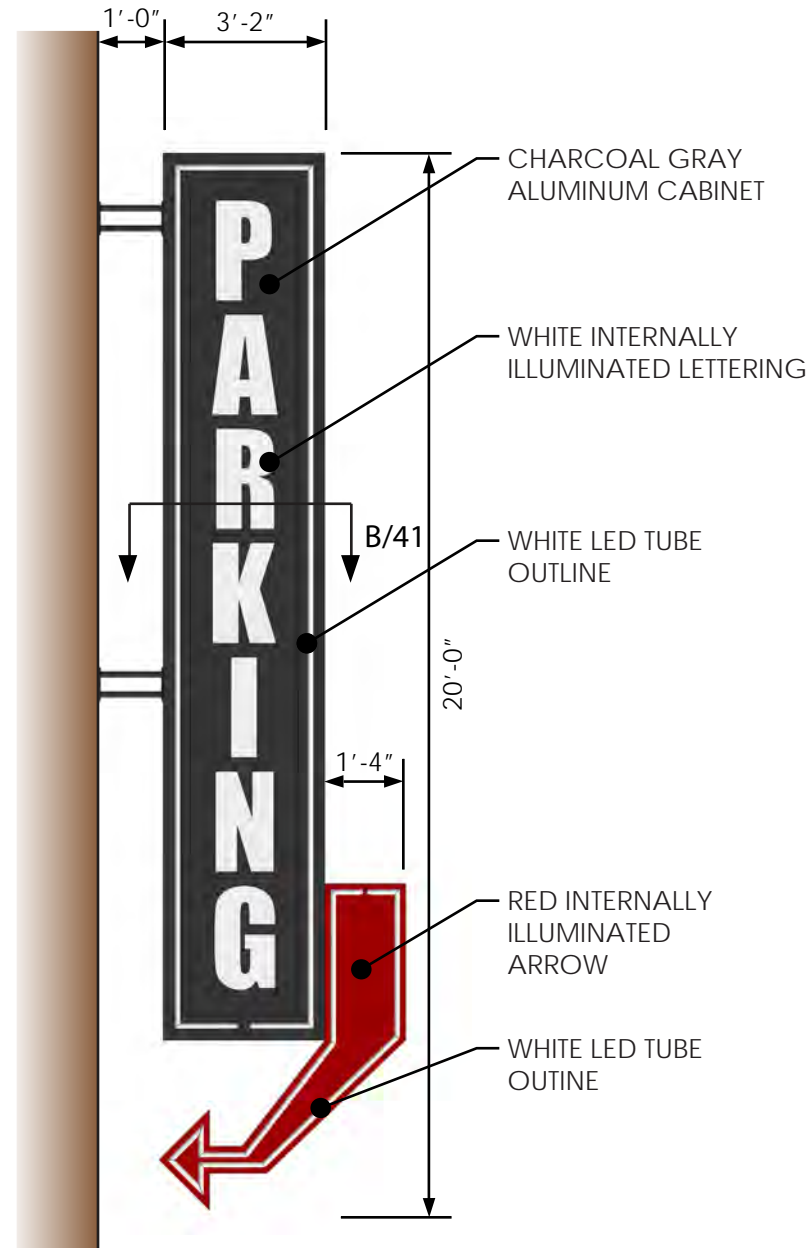
4 SECTION AT ETCHED PANEL
NTS

DESCRIPTION:
ON THE EAST ELEVATION ARTWORK IS PROPOSED AT THE PEDESTRIAN SCALE TO MITIGATE FOR THE DEFICIENCY OF GROUND FLOOR WINDOWS. CONCEPTUALLY THE ARTWORK WILL CONSIST OF HISTORICAL IMAGES, ETCHED INTO 3/8" STAINLESS STEEL PLATE WITH EASED EDGES. THE ARTWORK WILL BE MOUNTED TO THE BUILDING WALL AND BACKED BY A 1/8" STAINLESS STEEL PLATE. THE GRAPHICS SHOWN ARE EXAMPLES OF THE TYPES OF IMAGES WHICH WOULD BE ETCHED INTO THE STEEL PLATES. FRED MEYER INTENDS TO SOLICIT SUGGESTIONS FROM THE NEIGHBORHOOD ASSOCIATION FOR POTENTIAL IMAGES PRIOR TO FRED MEYER MAKING A FINAL SELECTION.

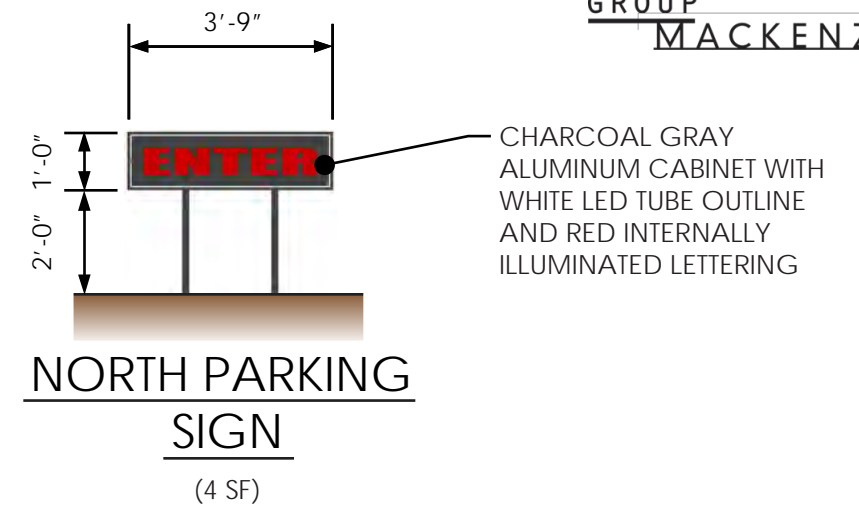


MAIN BLADE
SIGN (98 SF)

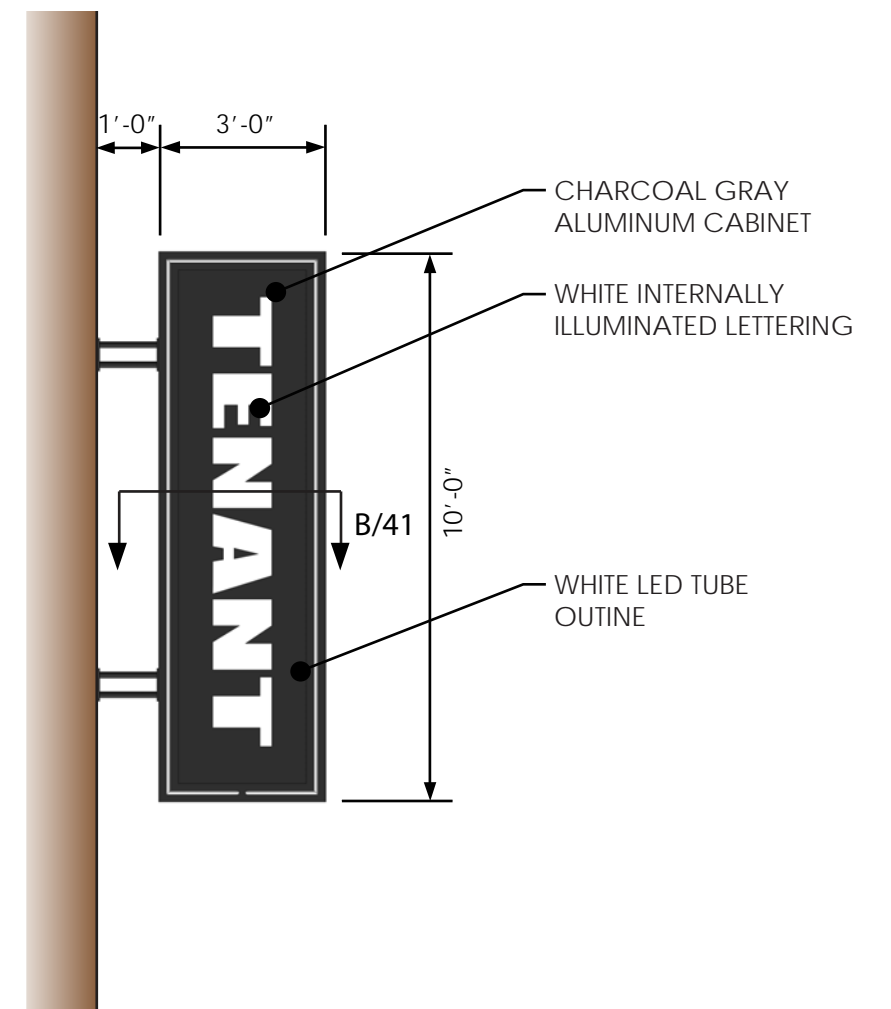
*MATCHING BLADE SIGN AT WEST ENTRY = 3'-2" WIDE x 19'-8" TALL (62 SF)
*MATCHING BLADE SIGN AT SE CORNER = 2'-10" WIDE x 17'-6" TALL (49.5 SF)



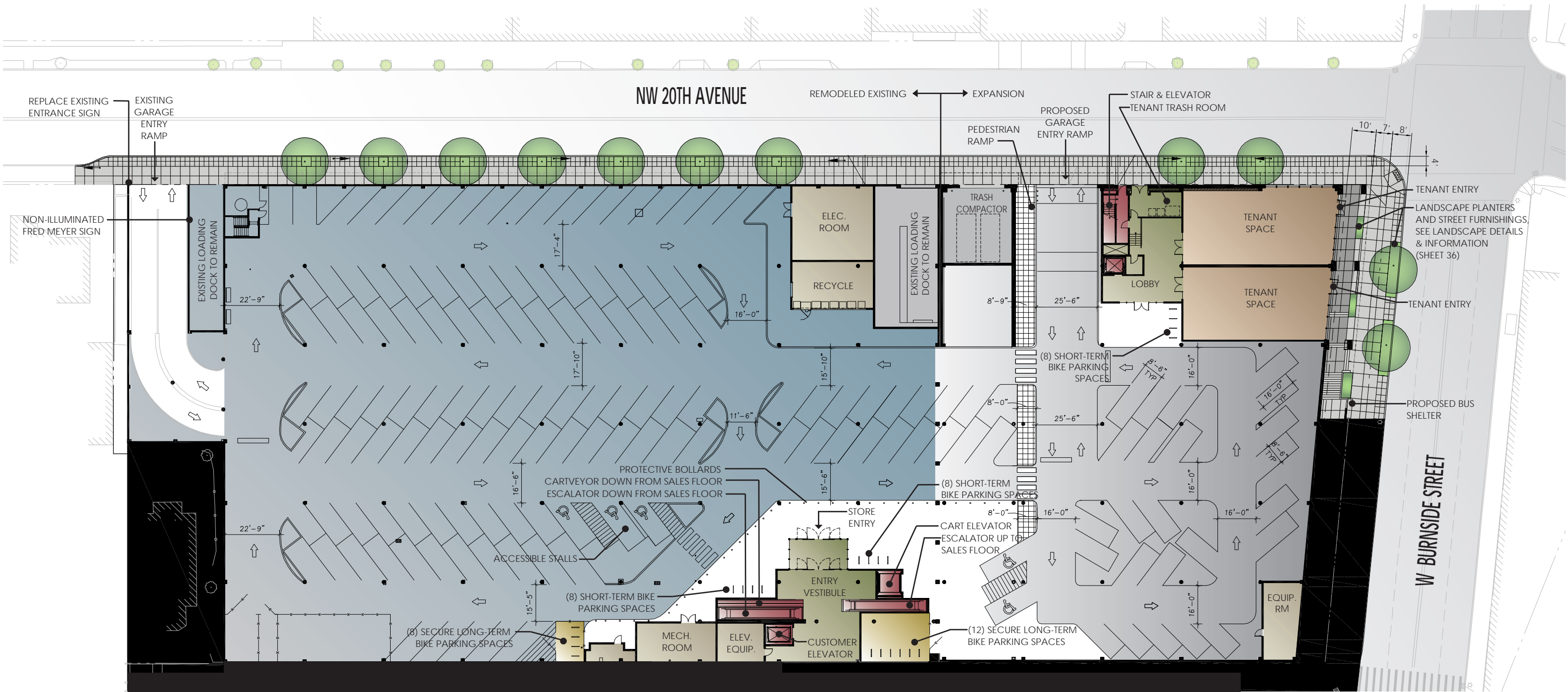
PARKING
ENTRANCE
SIGN (63.5 SF)



NORTH PARKING
SIGN
(4 SF)



TENANT
BLADE
SIGN (30 SF)



NW 20TH PL

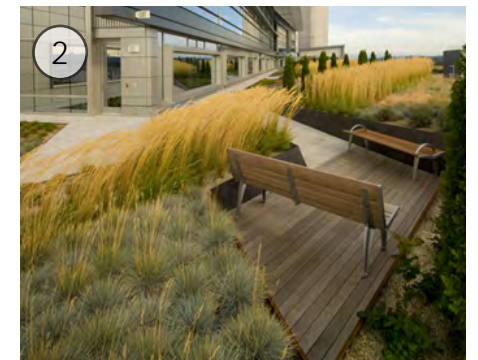


NW 20TH AVE

W BURNSIDE ST



1
SEDUMS



2
PERENNIALS/GRASSES



3
ROOF TOP PATIO



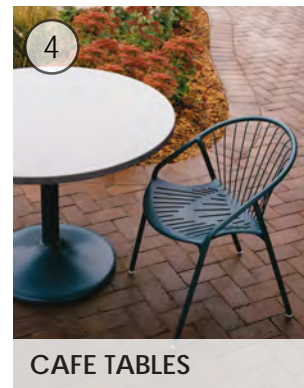
LINEAR PLANTERS



STORMWATER



BENCHES



CAFE TABLES



CITY APPROVED TREE GRATE



CITY APPROVED STREET TREE



GREEN ROOF - SEE PLAN



NIGHT PERSPECTIVE



DAY PERSPECTIVE

EAST ELEVATION
GROUND LEVEL WALL AREA: 4,185 SF
GROUND LEVEL WINDOW AREA: 188 SF (1,046 SF REQUIRED)
BUILDING LENGTH: 465'-0"
WINDOW LENGTH: 28'-6" (232'-6" REQUIRED)

