STADIUM

Fred Meyer®

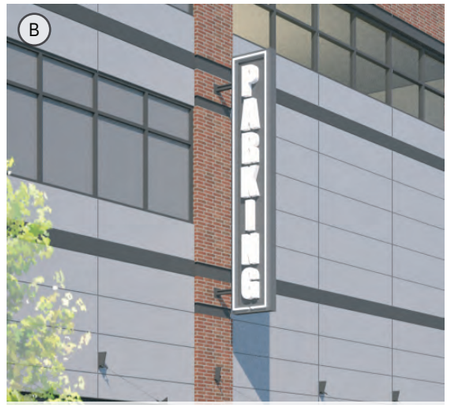
100 NW 20TH PLACE, PORTLAND, OR 97209

DESIGN REVIEW APPLICATION - OCTOBER 18TH, 2012

GROUP MACKENZIE

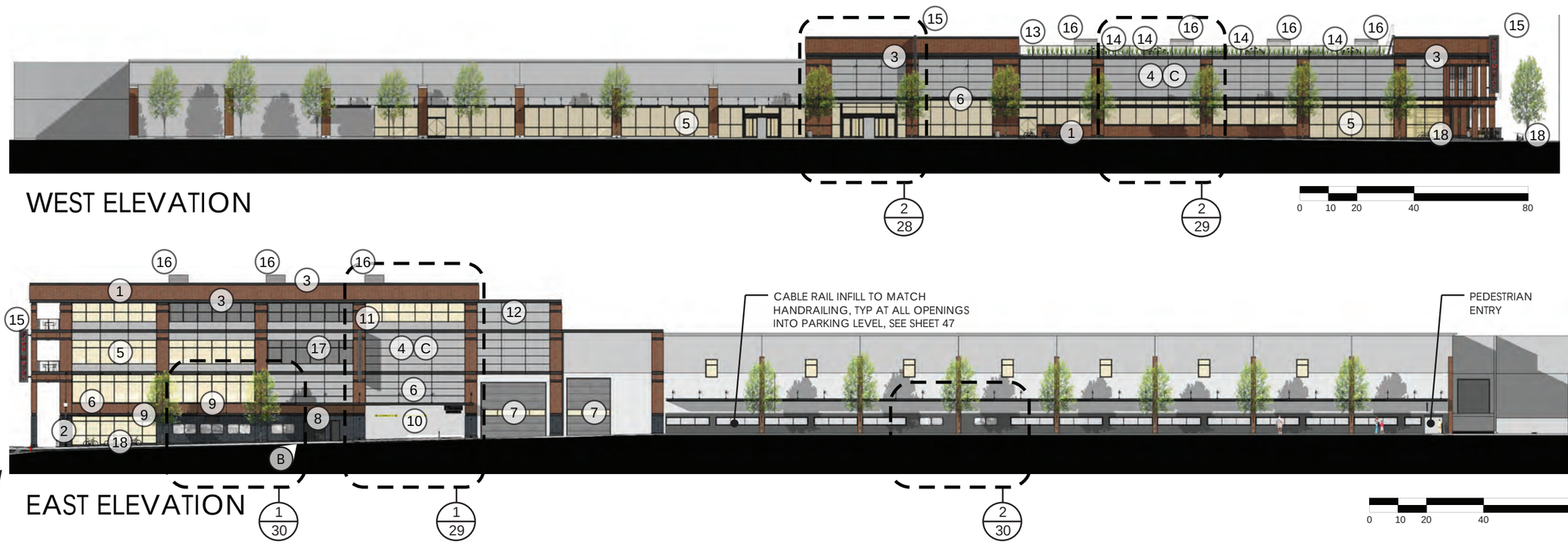
SIDEWALK AT SOUTHEAST CORNER

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

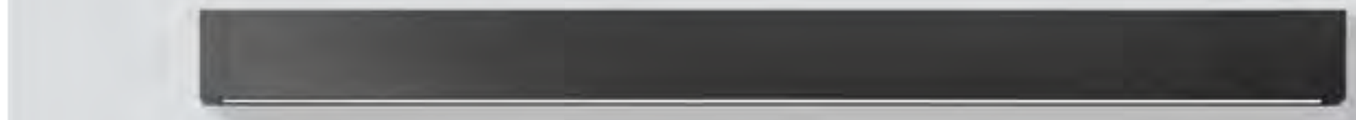
C8 DIFFERENTIATE THE SIDEWALK LEVEL OF BUILDINGS

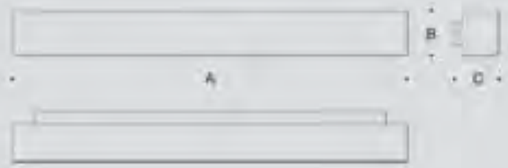
Differentiation in building materials and elements in the design helps create a human scale at the sidewalk level. For instance, the bays between the structural columns are infilled with large expanses of glass at the sidewalk level to provide pedestrians a visual connection to the active interior spaces. In contrast, the upper levels of the expansion consist of metal paneling and the upper levels of the existing store consist of painted concrete.

PERSPECTIVE VIEW AT NORTH PEDESTRIAN ENTRY

ENLARGED EAST ELEVATION

SCALE: NTS





Wall luminaires with downlight only

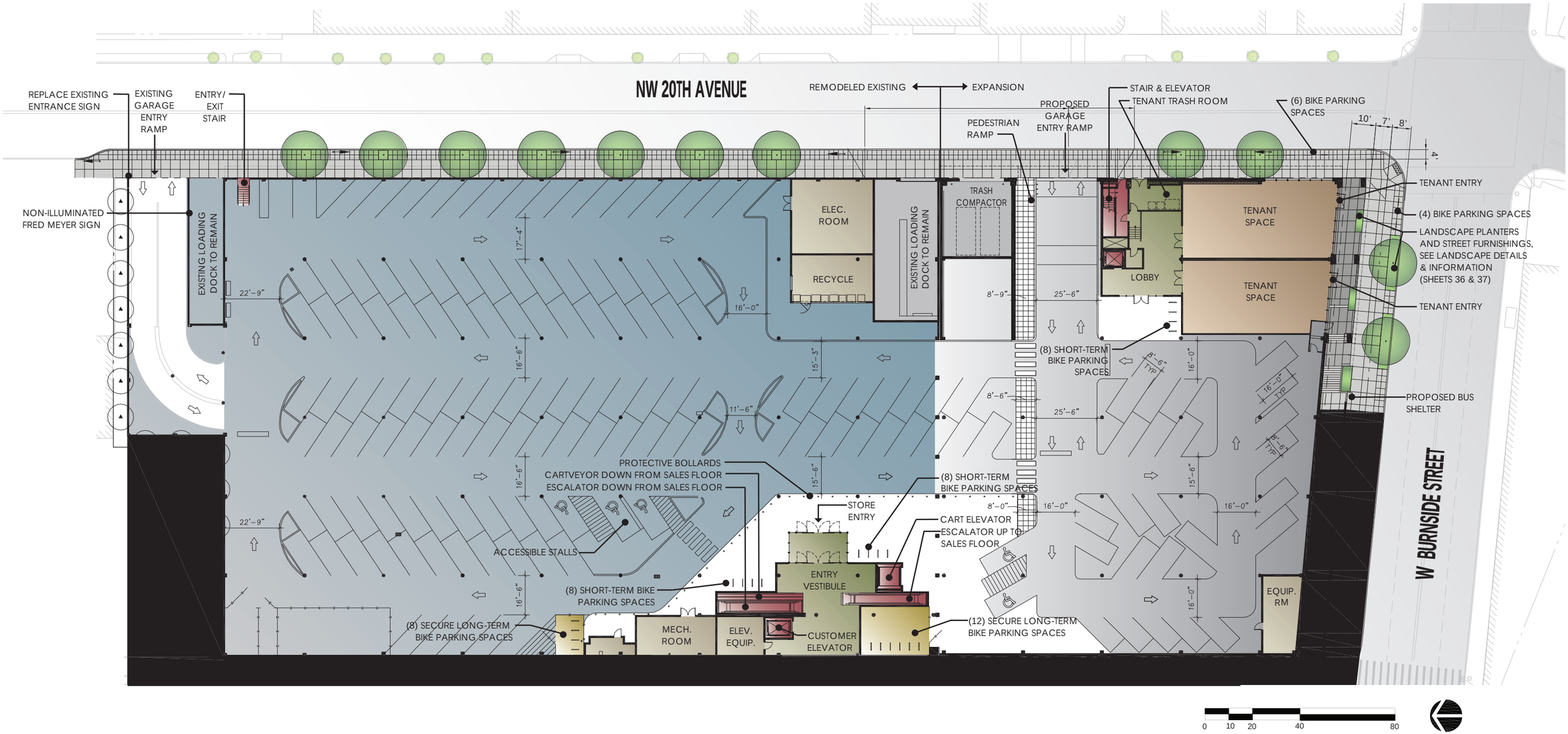
Luminaires can be arranged individually, in rows, or groups to create interesting lighting concepts.

Wall-mounted luminaires made from aluminum and stainless steel construction. Matte safety glass and electronic ballast.

U.L. listed, suitable for wet locations.

Protection class: IP65

Finish: Standard BEGA colors.


NW 20TH AVENUE
REMODELED EXISTING
EXPANSION
REPLACE EXISTING ENTRANCE SIGN
EXISTING GARAGE ENTRY RAMP
ENTRY/ EXIT STAIR
PEDESTRIAN RAMP
PROPOSED GARAGE ENTRY RAMP
STAIR & ELEVATOR
TENANT TRASH ROOM
(6) BIKE PARKING SPACES
10'
7'
8'
4'
TENANT ENTRY
(4) BIKE PARKING SPACES
LANDSCAPE PLANTERS AND STREET FURNISHINGS, SEE LANDSCAPE DETAILS & INFORMATION (SHEETS 36 & 37)
TENANT ENTRY
NON-ILLUMINATED FRED MEYER SIGN
EXISTING LOADING DOCK TO REMAIN
ELEC. ROOM
RECYCLE
EXISTING LOADING DOCK TO REMAIN
TRASH COMPACTOR
TENANT SPACE
LOBBY
TENANT SPACE
(8) SHORT-TERM BIKE PARKING SPACES
PROPOSED BUS SHELTER
W BURNSIDE STREET
PROTECTIVE BOLLARDS
CARTVEYOR DOWN FROM SALES FLOOR
ESCALATOR DOWN FROM SALES FLOOR
ACCESSIBLE STALLS
(8) SHORT-TERM BIKE PARKING SPACES
(8) SECURE LONG-TERM BIKE PARKING SPACES
STORE ENTRY
(8) SHORT-TERM BIKE PARKING SPACES
CART ELEVATOR
ESCALATOR UP TO SALES FLOOR
ENTRY VESTIBULE
MECH. ROOM
ELEV. EQUIP.
CUSTOMER ELEVATOR
(12) SECURE LONG-TERM BIKE PARKING SPACES
EQUIP. RM
17'–4"
16'–0"
22'–9"
16'–6"
15'–3"
11'–6"
8'–9"
25'–6"
8'–6"
8'–0"
5'–6" TYP
16'–0" TYP
0
10
20
40
80

SEE SHEET 44 FOR RAILING DETAILS

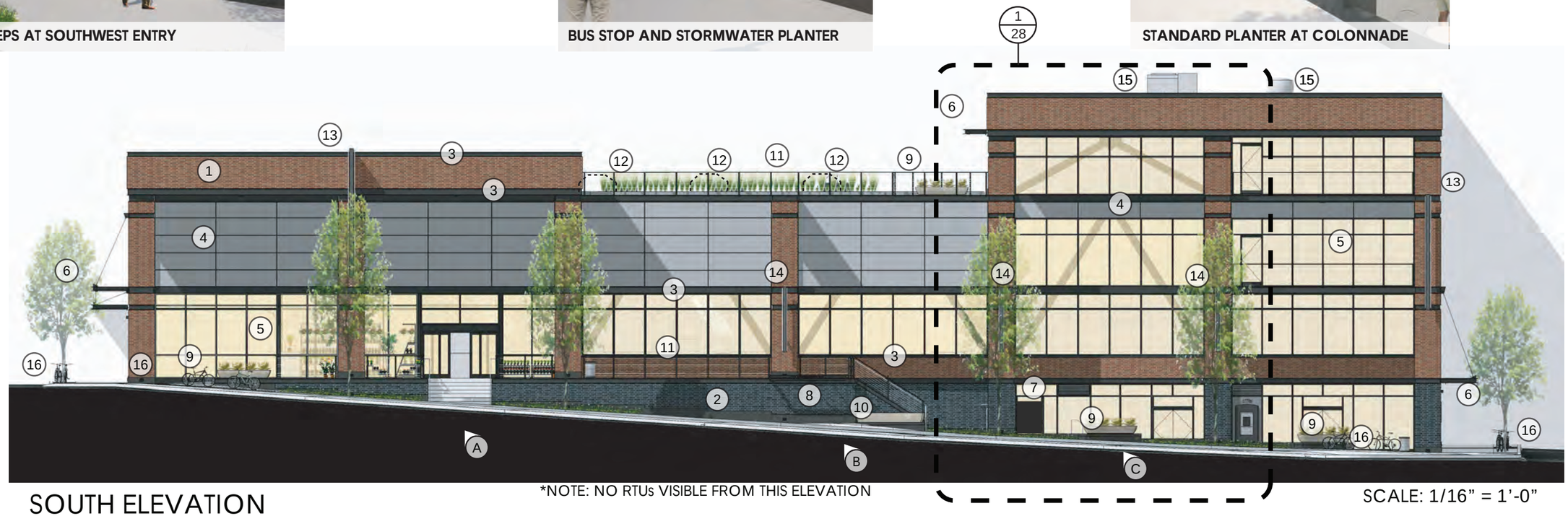
STEPS AT SOUTHWEST ENTRY

SEE SHEET 44 FOR RAILING DETAILS

BUS STOP AND STORMWATER PLANTER

STANDARD PLANTER AT COLONNADE

GROUP MACKENZIE



SOUTH ELEVATION

*NOTE: NO RTUs VISIBLE FROM THIS ELEVATION

SCALE: 1/16” = 1’-0”

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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
16 - BICYCLE PARKING

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: 226’-0” (225’-0” REQUIRED)

EAST
GROUND LEVEL WALL AREA: 4,185 SF
GROUND LEVEL WINDOW AREA: 204 SF (1,046 SF REQUIRED)
BUILDING LENGTH: 465’-0”
WINDOW LENGTH: 28’-6” (232’-6” REQUIRED)

C2 PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT

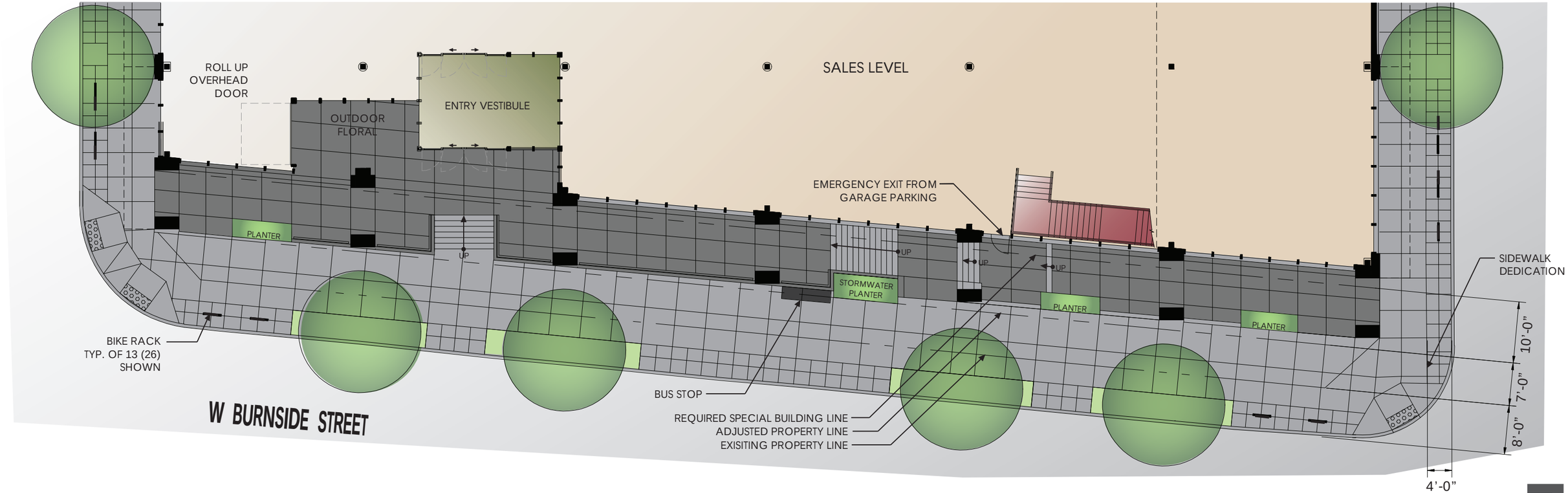
The store expansion consists of a variety of exterior materials, including brick and cast stone masonry, metal panel systems and wire guardrails, steel canopies, aluminum storefront window systems, and scored concrete walkways, to create building facades that provide a range of visual experiences and promote a sense of permanence. These materials are proposed to be integrated into the existing store façades in order to create a cohesive relationship between the old and new segments.

C3 RESPECT ARCHITECTURAL INTEGRITY

The existing store does not feature façade elements desired to be extended to West Burnside Street. In response, the design for the expansion incorporates elements and materials prevalent within the surrounding area, integrating these into both the old and new segments of the store to encourage an architectural integrity respectful of the neighborhood.

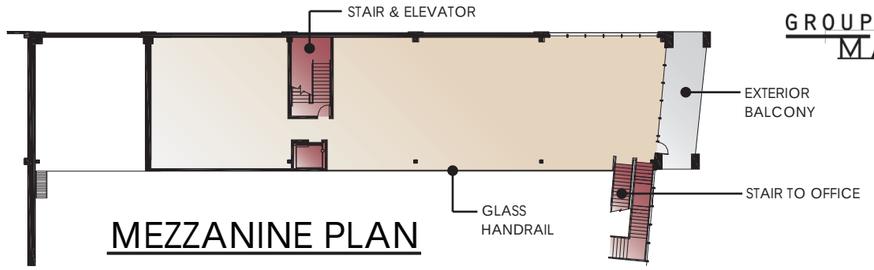
1 PARTIAL PERSPECTIVE VIEW OF BURNSIDE FRONTAGE

2 PARTIAL PERSPECTIVE VIEW OF BURNSIDE FRONTAGE

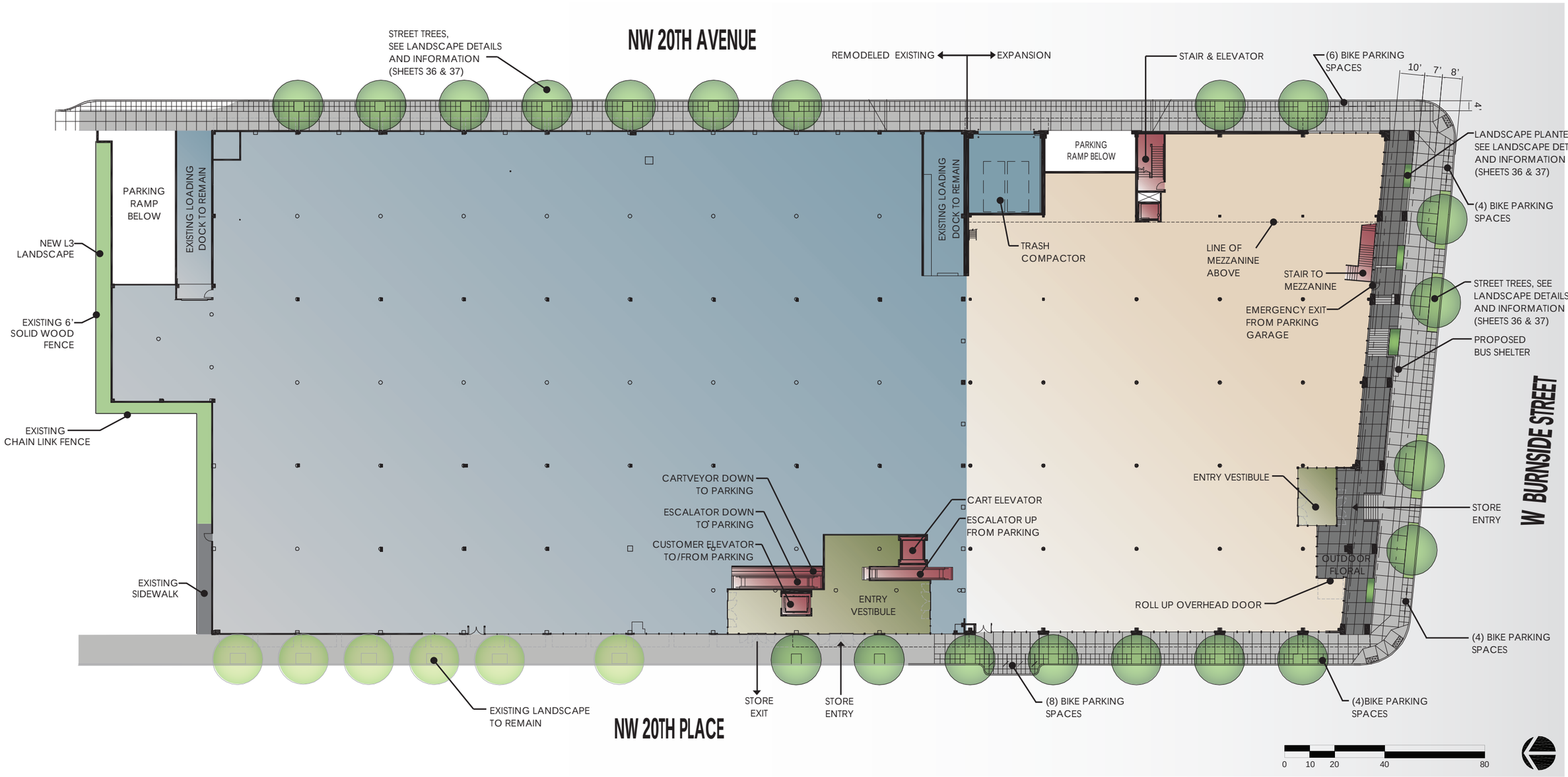


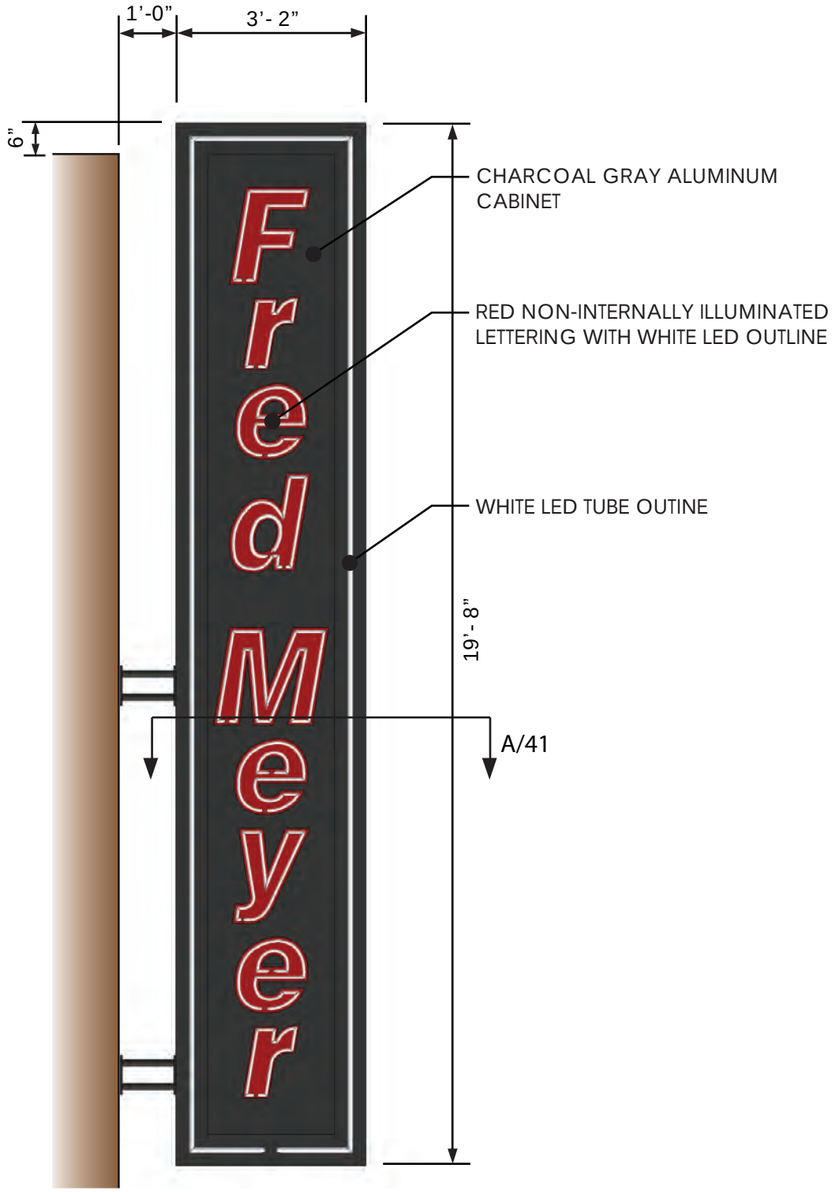
W. BURNSIDE FRONTAGE PLAN

1/16"=1'-0" | OCT 18TH, 2012



MEZZANINE PLAN

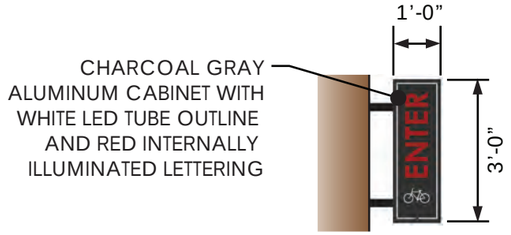




MAIN BLADE SIGN (62 SF)

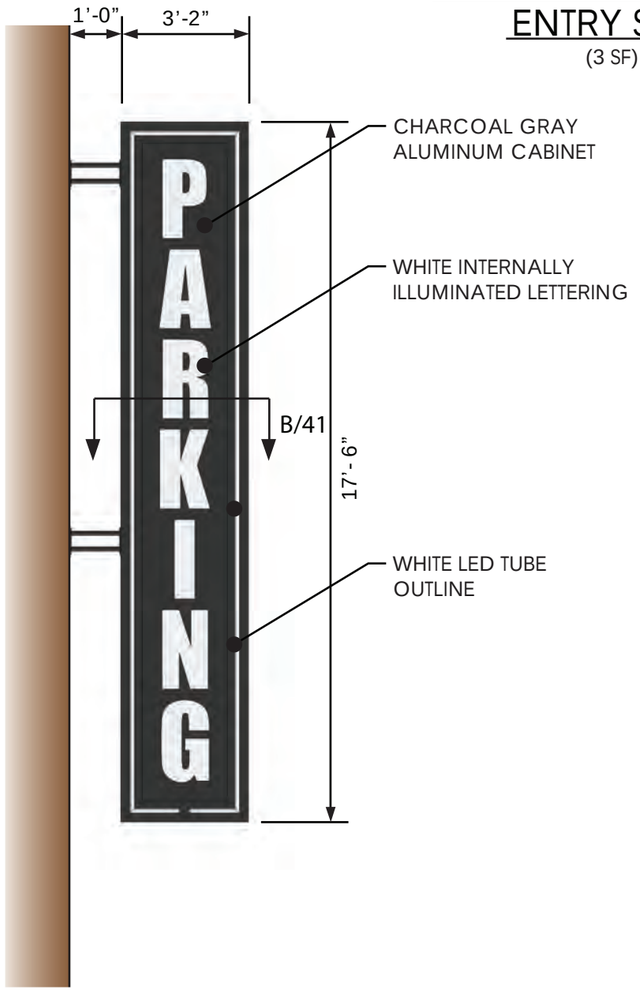
*MATCHING BLADE SIGN AT WEST ENTRY (62 SF)

*MATCHING BLADE SIGN AT SE CORNER = 2’-10”WIDE x 17’-6”TALL (49.5 SF)



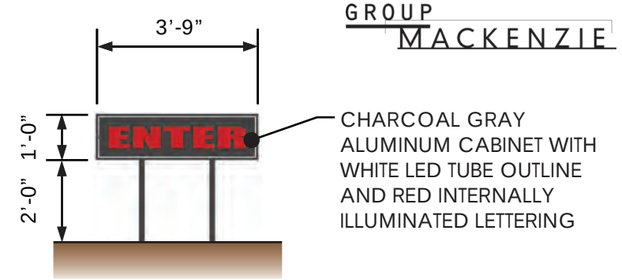
NORTH PEDESTRIAN ENTRY SIGN

(3 SF)



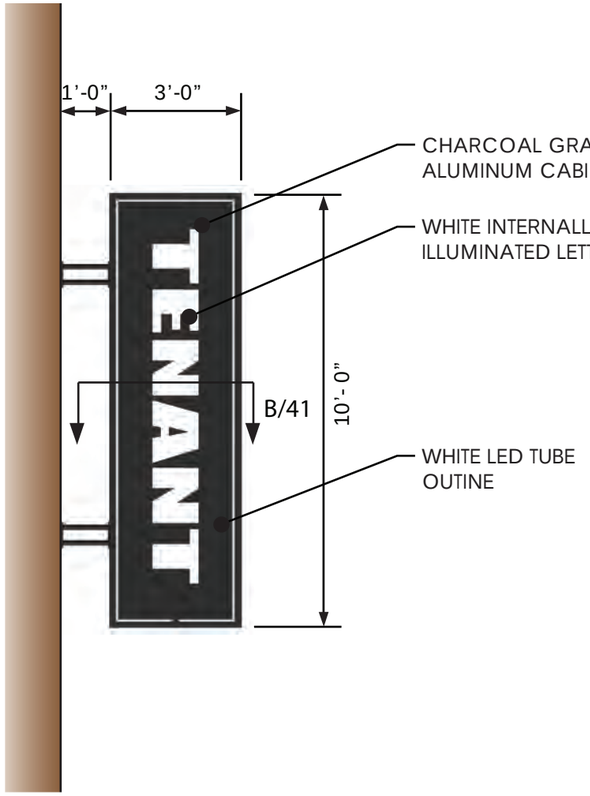
PARKING ENTRANCE SIGN

(56 SF)



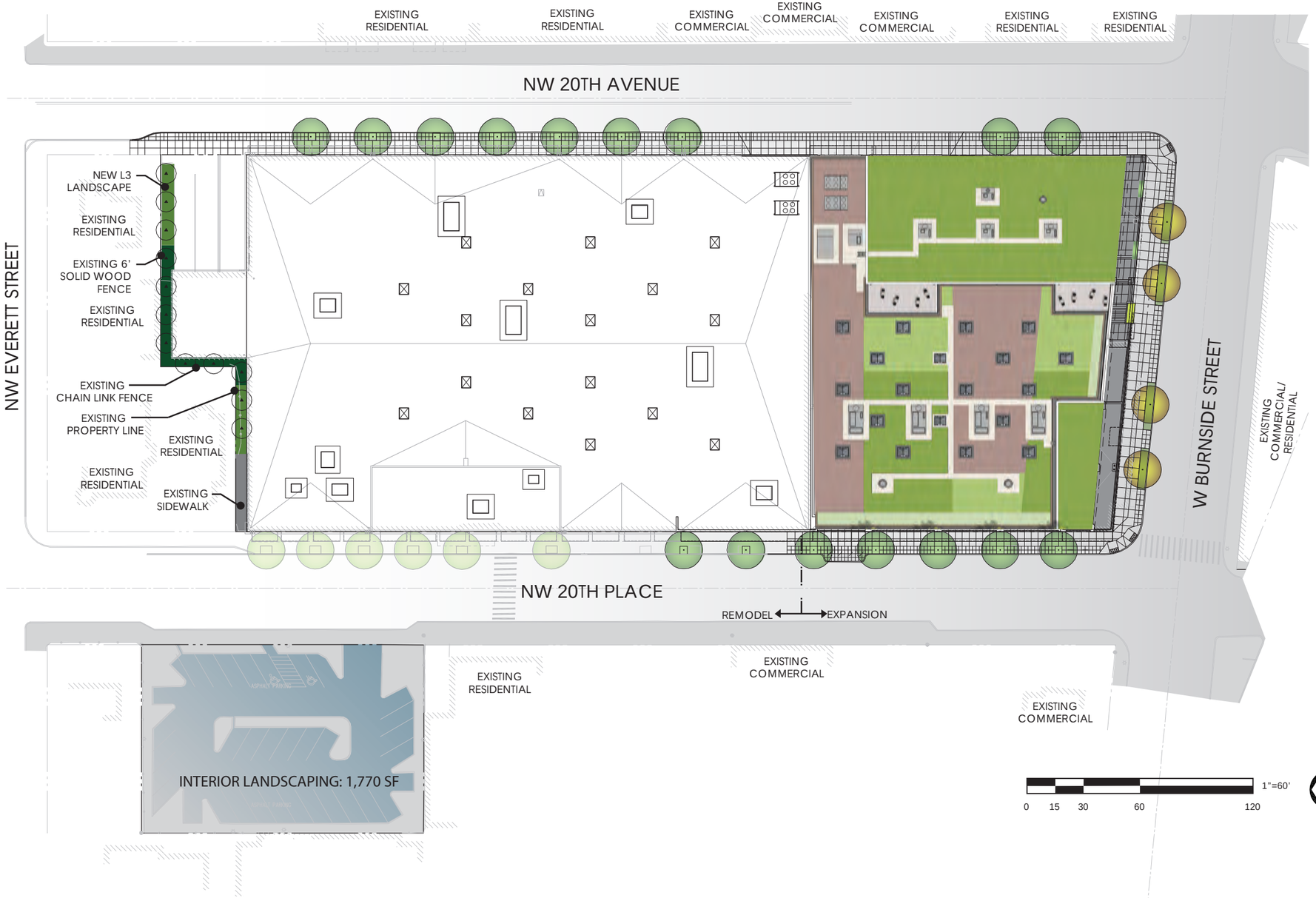
NORTH PARKING SIGN

(4 SF)



TENANT BLADE SIGN

(30 SF)



LEGEND

STREET TREES

- ACER GRANDIDENTATUM 'SCHMIDT' ROCKY MOUNTAIN GLOW MAPLE
- GINKGO BILOBA 'SARATOGA' SARATOGA GINKGO
- EXISTING STREET TREE

L-3 PLANTINGS

- ACER GRISEUM PAPERBARK MAPLE
- MYRICA CALIFORNICA PACIFIC WAX MYRTLE
- LIGUSTRUM JAPONICUM 'TEXANUM' JAPANESE PRIVET

STORMWATER PLANTER

- JUNCUS PATENS SPREADING RUSH

BURNSIDE PLANTER STRIPS

- ILEX CRENATA JAPANESE HOLLY
- ARCTOSTAPHYLUS UVA URSI KINNIKICK

LINEAR PLANTERS

- BUXUX SEPERVIRENS 'SUFFRUTICOSA' EDGING BOXWOOD
- PHORMIUM TENAX 'DARK DELIGHT' NEW ZEALAND FLAX
- AJUGA REPTANS CARPET BUGLE
- VINCA MINOR DWARF PERIWINKLE

GREEN ROOF

The green roof system is a design-build element of the project. Working with a green roof specialist, the design team will guide plant selection and layout to implement the roof garden vision. The roof garden concept is organized by large color blocks that echo the building façade. The brick red columns lay horizontally through the garden with select varieties of sedums and succulents that provide an overall uniform blended red color. Alternating block geometries of grays and greens echo the metal panels of the new façade. Accents of taller grasses provide edge definition and a sense of scale. Sun angle, heat reflection and shading opportunities will drive final variety selection.

PROPOSED GREEN ROOF PLANTINGS

SEDUM ACRE
SEDUM ALBUM
SEDUM KAMTSCHATICUM
SEDUM RUPESTRE
SEDUM SPURIUM
SEDUM MIDDENDORFFIANUM DIFFUSUM
SEDUM STEFCO
SPOROBOLUS HETEROLEPIS
CALAMAGROSTIS ACUTIFLORA
KOELERIA GLAUCA
FESTUCA IDAHOENSIS
DESCHAMPSIA FLEXUOSA