Holst Architecture and GBD Architects for C.E. John Company

Type III Design Review, LU 12-218319

Submitted June 24, 2013

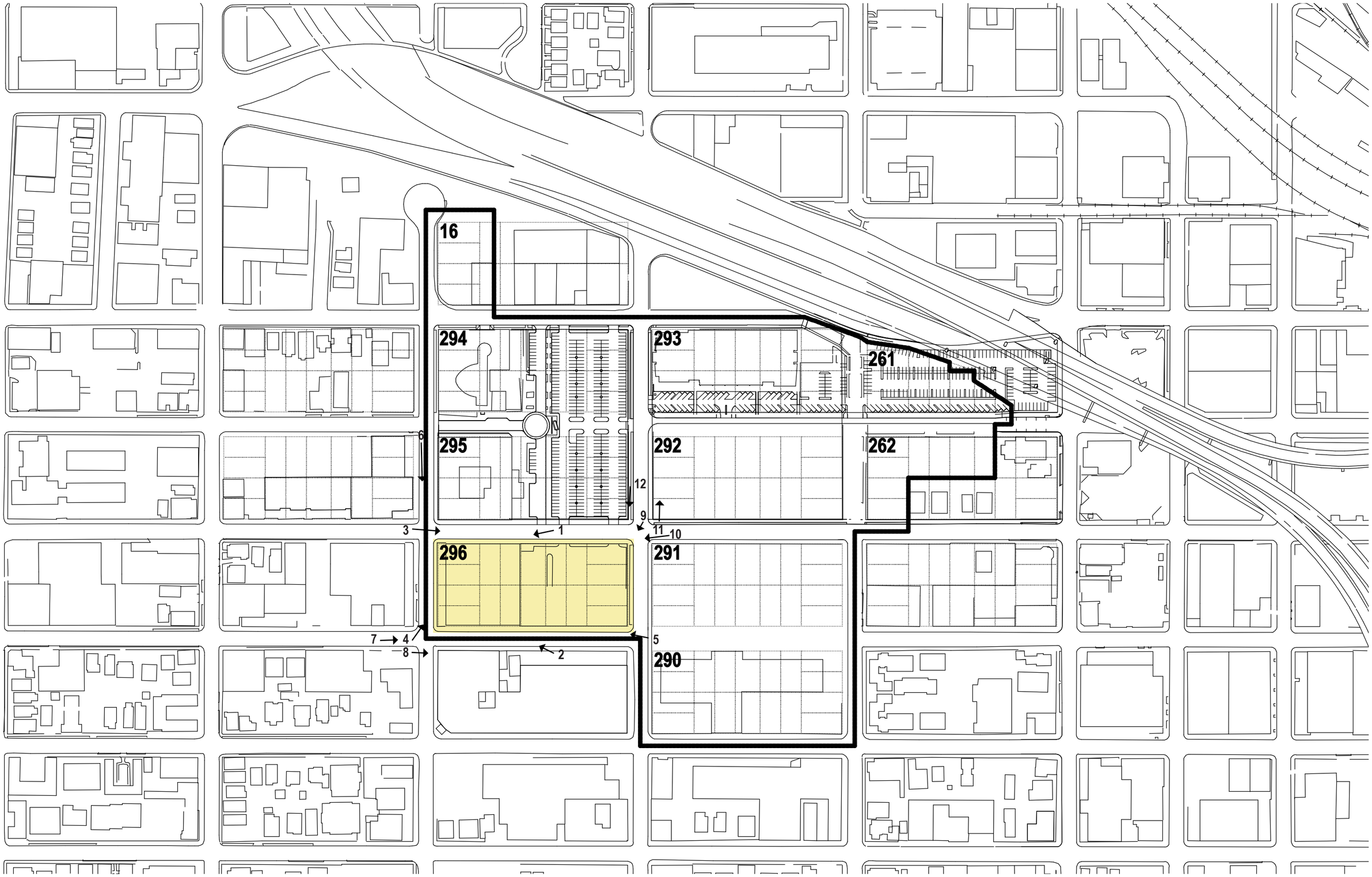
BLOCK 296

INFORMATION

LU#:	12-218319
PROPERTY:	NW 21st Street, Block 296, Lots 1-10
RE:	Application for a Type III Design Review
ORIGINALY SUBMITTED:	May 3, 2013
RESUBMITTED:	May 28, 2013
FINAL SUBMISSION:	June 24, 2013
ARCHITECT:	Holst Architecture
CONTACT:	Alan Jones, Project Manager ajones@holstarc.com 503.233.9856
ARCHITECT:	GBD Architects
CONTACT:	Bruce Brown, Principal bruce@gbdarchitects.com 503.233.9856
LANDSCAPE:	Lango Hansen Landscape Architects
CONTACT:	Kurt Lango, Principal kurt@langohansen.com 503.295.2437
OWNER:	C.E. John Company, Inc.
CONTACT:	Thomas DiChiara tad@cejohn.com 306.696.0837

CONTENT

OVERVIEW



C.3 Existing Master Plan and Block 296 Map


1


2


Conway
3


4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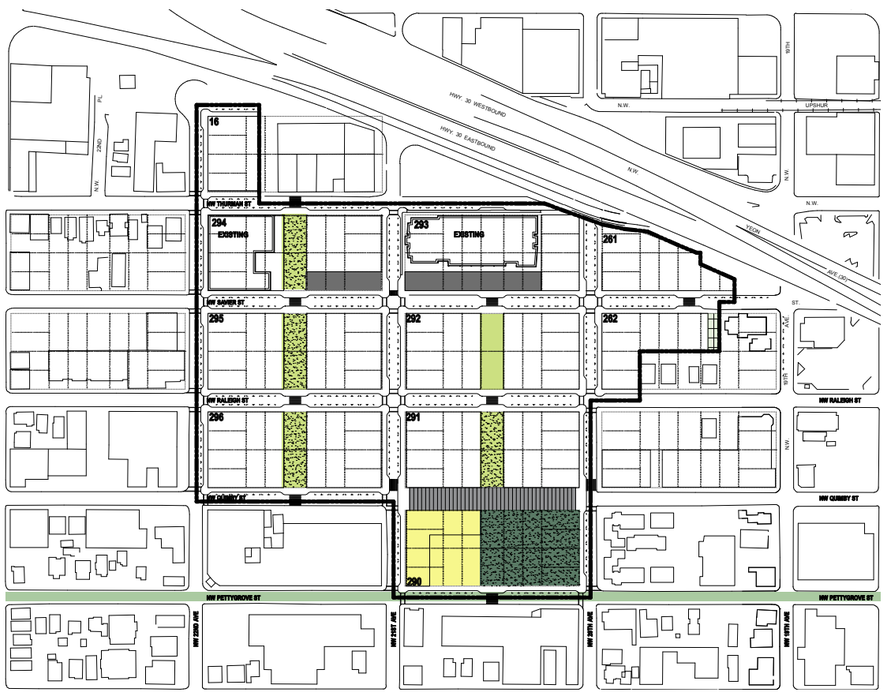
12



OPEN SPACE

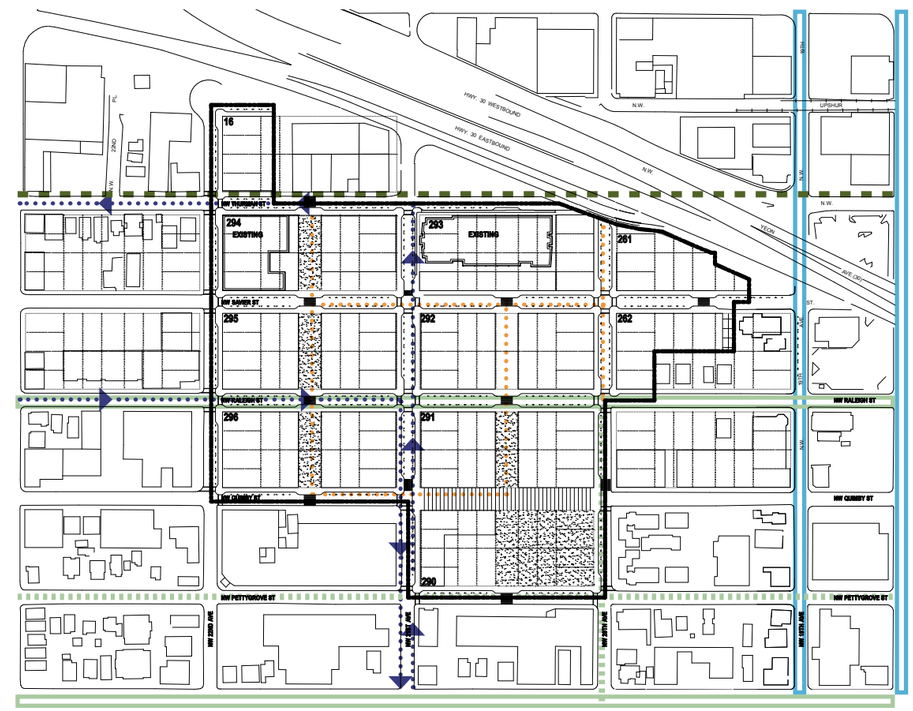
- Pedestrian Accessway
- Quimby Street Parcel
- City Designated Green Street
- Pocket Park
- Neighborhood Park
- Square and Associated Development
- Building Forecourt

ZONING

- EXd
- IG1

STREETS

- Pedestrian Accessway
- Local Service Street with Special Design Features
- City Designated Green Street
- Local Service Street
- Neighborhood Community Main Street



CIRCULATION SYSTEMS

- Potential Street Car Alignment
- Future Separated Bike Lane In-Roadway
- Existing Bike Lane Separated in-Roadway
- Existing or Funded Bike Boulevard
- Future Bike Boulevard
- Con-Way Bike Friendly Streets

BLOCK 296

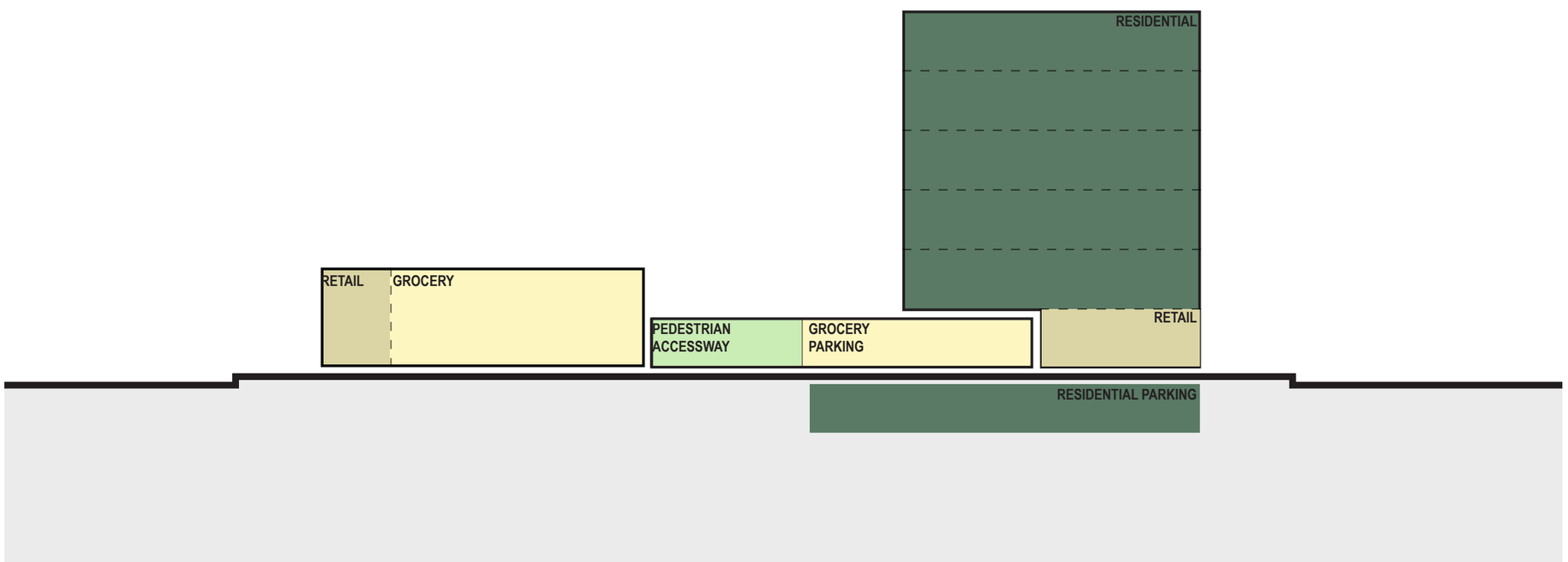
Zone	EX
Overlay	Design
Plan District	Northwest Plan District
Sub District	Con-Way Master Plan
Historic	no
Urban Renewal	no
Total Site Area	91,400SF
Max FAR	3:1 = 274,200SF
Min FAR	1.5:1 = 137,100SF
Proposed FAR	Buildings = 165,469SF
	Site = 91,400SF
	FAR = 1.8:1

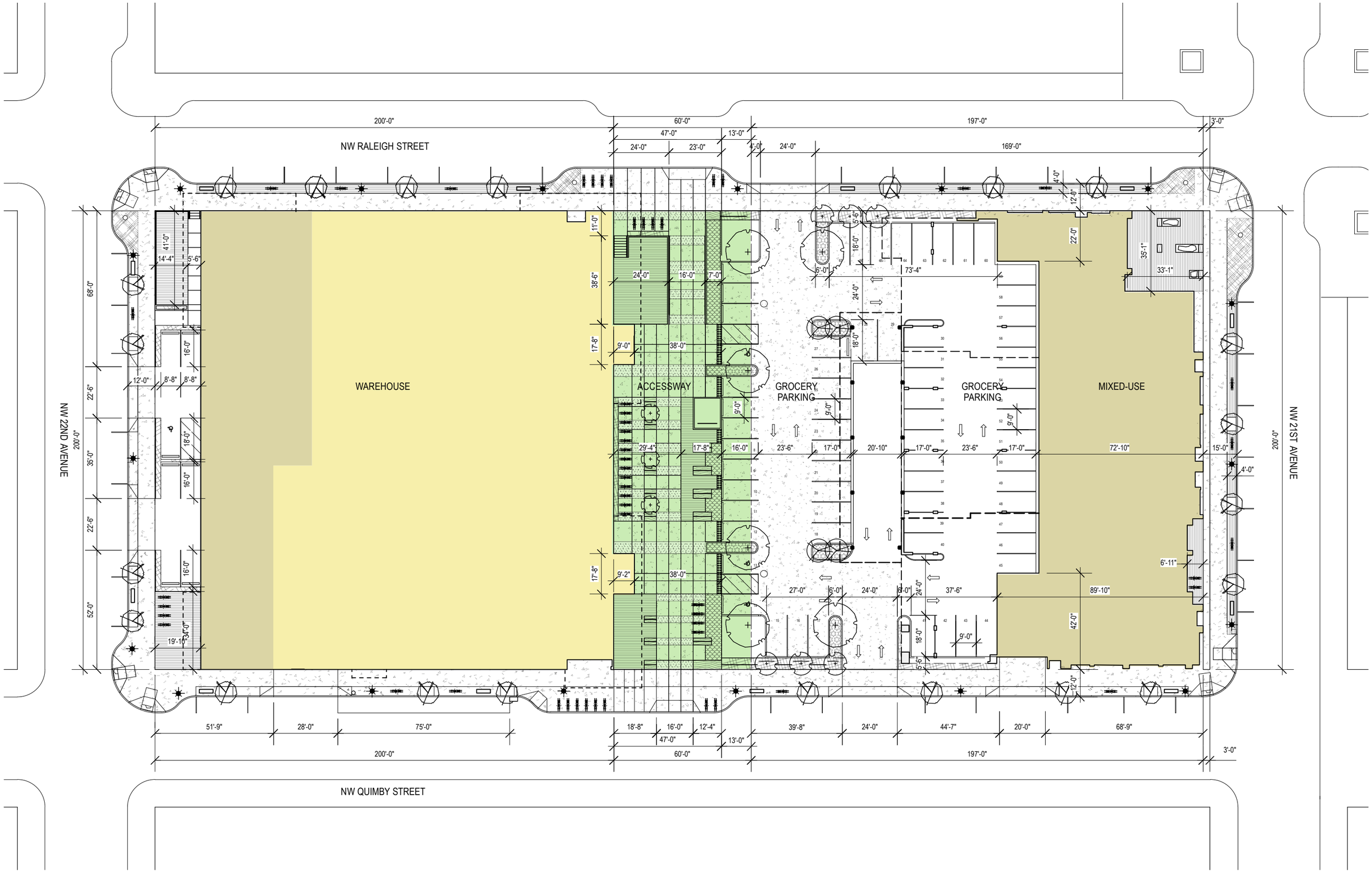
WAREHOUSE

Site Area	40,000SF
Height Limit	Varies: Lots 11-14: 77', Lots 15-18: 67'
Proposed Height	33'-0"
Building Use	28,000SF of M (Grocery)
	7,935SF of M (Retail)
Bike Parking	7 Required/Provided Short Term Spaces
	3 Required/Provided Long Term Spaces
Vehicle Parking	64 Parking Stalls for Grocery
	3 ADA Parking Stalls for Grocery
	6 Parking Stalls for Retail
	1 ADA Parking Stalls for Retail
Loading Space	1 Provided
Proposed FAR	Building = 36,324SF
	Site = 46,000SF
	FAR = 0.8:1

MIXED USE

Site Area	39,400SF
Height Limit	Varies: Lots 1-4: 87', Lots 5-8: 77'
Proposed Height	75"-0"
Building Use	8,500 Gross Square Feet of M (Retail)
	100,555 Gross Square Feet of R-2
	30,700 Gross Square Feet of Parking
Bike Parking	2 Required/Provided Short Term Spaces for Retail
	2 Required/Provided Long Term Spaces for Retail
	6 Required/Provided Short Term Spaces for Residential
	126 Required/Provided Long Term Spaces for Residential
Vehicle Parking	76 Parking Stalls
	3 ADA Parking Stalls
Loading Space	1 Residential Provided
Proposed FAR	Building = 129,145SF
	Site = 45,400SF
	FAR = 2.8:1





OVERVIEW

Block 296: Design Review . Holst Architecture + GBD Architects for CE John Company . LU 12-218319 . Submitted June 24, 2013

Site Plan C.8

C.9 Rendering, Aerial

Rendering, Aerial of Warehouse and Pedestrian Accessway

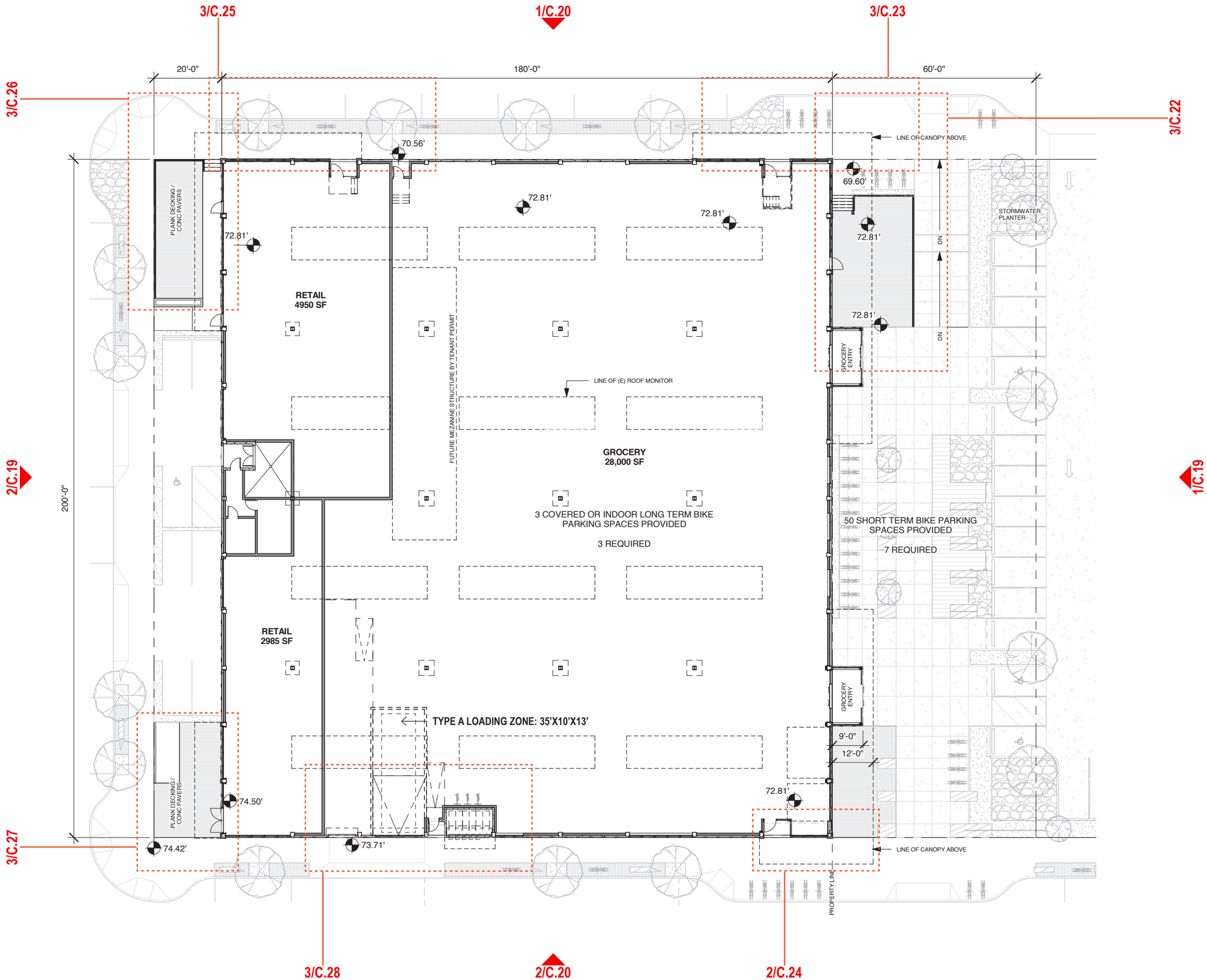
WAREHOUSE

C.13 Rendering, Aerial of East Facade

Rendering, Northeast Corner

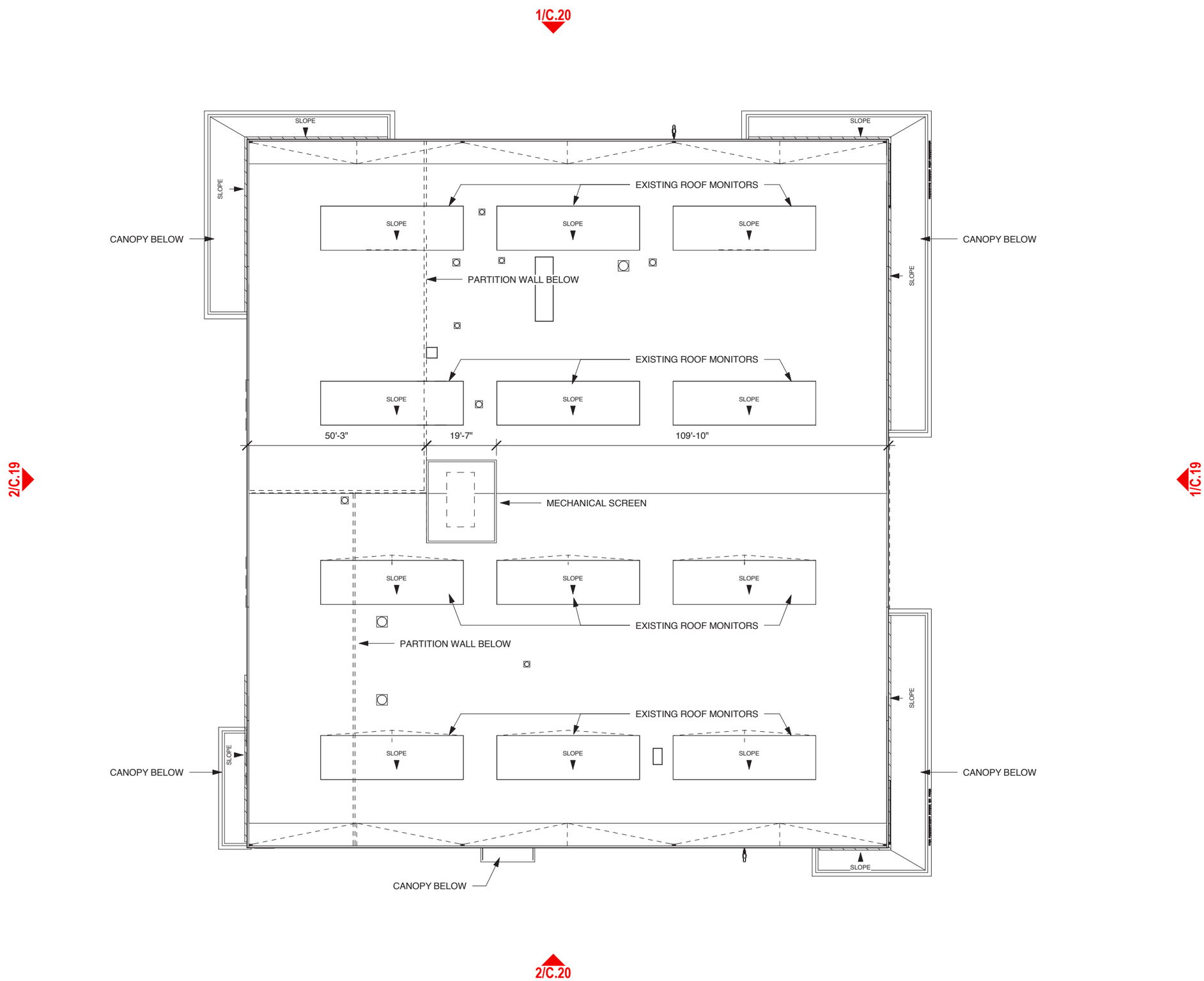
C.15 **Rendering, Looking West on NW Quimby Street**

Rendering, Southeast Corner



Block 296: Design Review . Holst Architecture + GBD Architects for CE John Company . LU 12-218319 . Submitted June 24, 2013 **WAREHOUSE**

C.17 Ground Floor Plan, FAR: 0.91, Long Term Bike Parking: 3



WAREHOUSE

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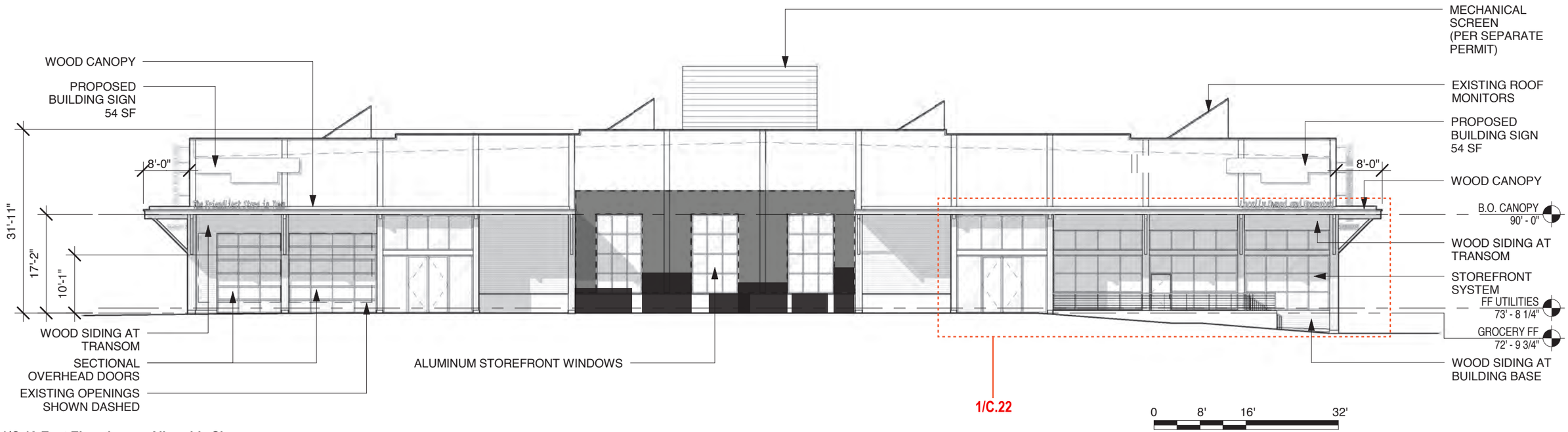
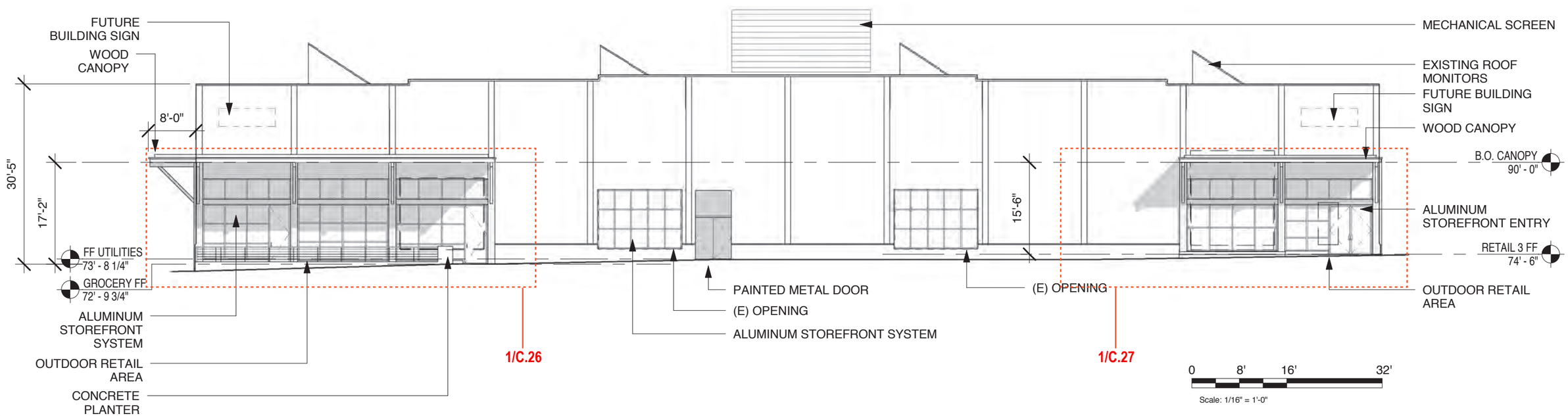
Roof Plan C.18



1/C.19 East Elevation

Allowable Signage

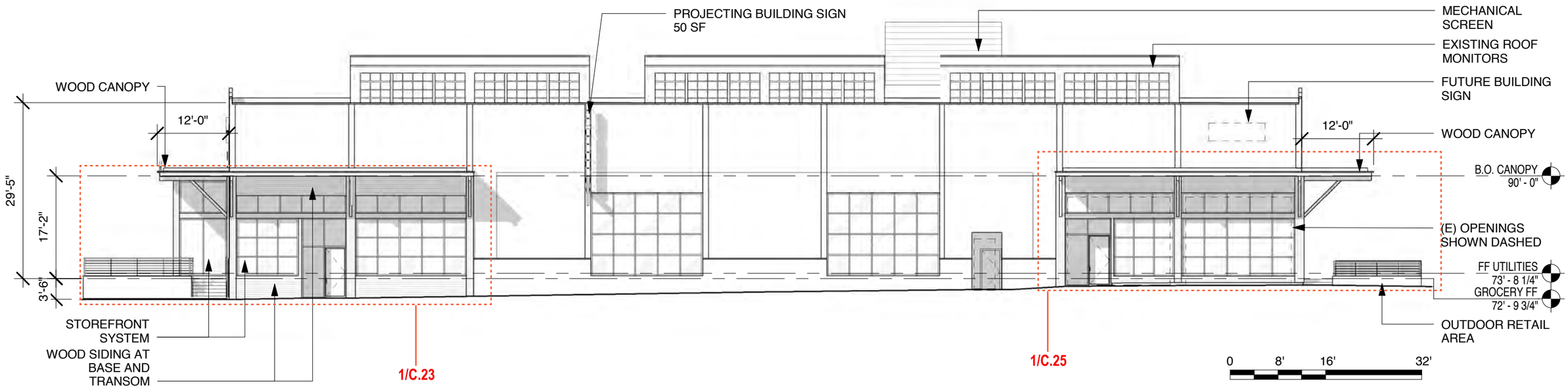
Allowable Signage at East Facade = 200' x 1.5SF = 300SF
Proposed Signage at East Facade = 139SF
Remaining Allowable Signage = 300SF - 139SF = 161SF



2/C.19 West Elevation

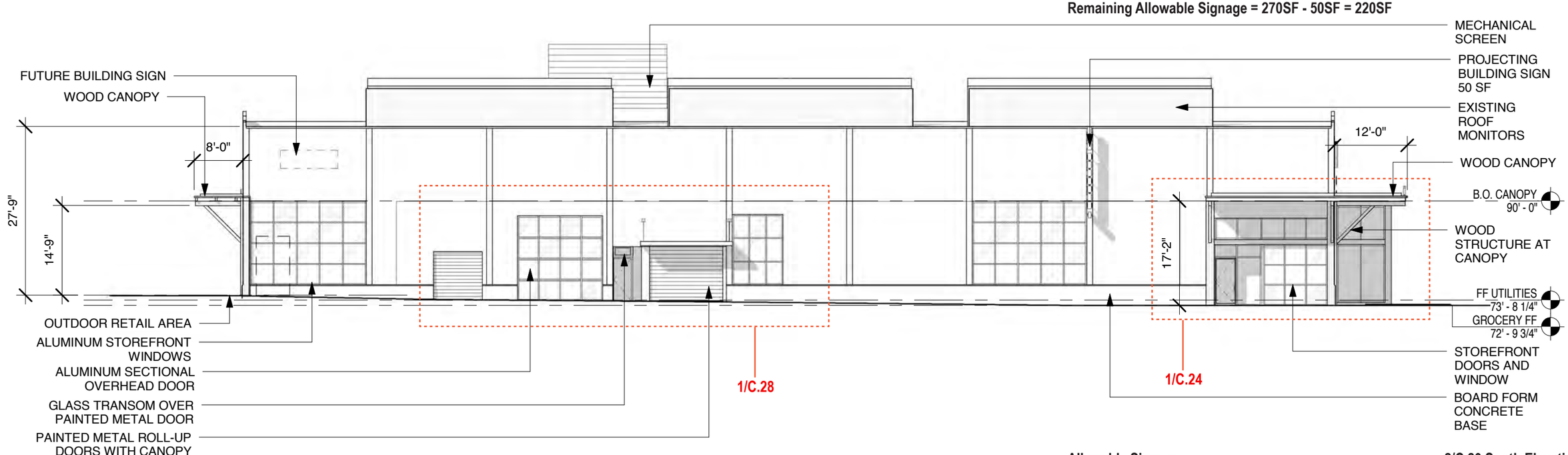
Allowable Signage

Allowable Signage at West Facade = 200' x 1.5SF = 300SF
Proposed Signage at West Facade = 0SF
Remaining Allowable Signage = 300SF - 0SF = 300SF



Allowable Signage
Allowable Signage at North Facade = 200' x 1.5SF = 270SF
Proposed Signage at North Facade = 50SF
Remaining Allowable Signage = 270SF - 50SF = 220SF

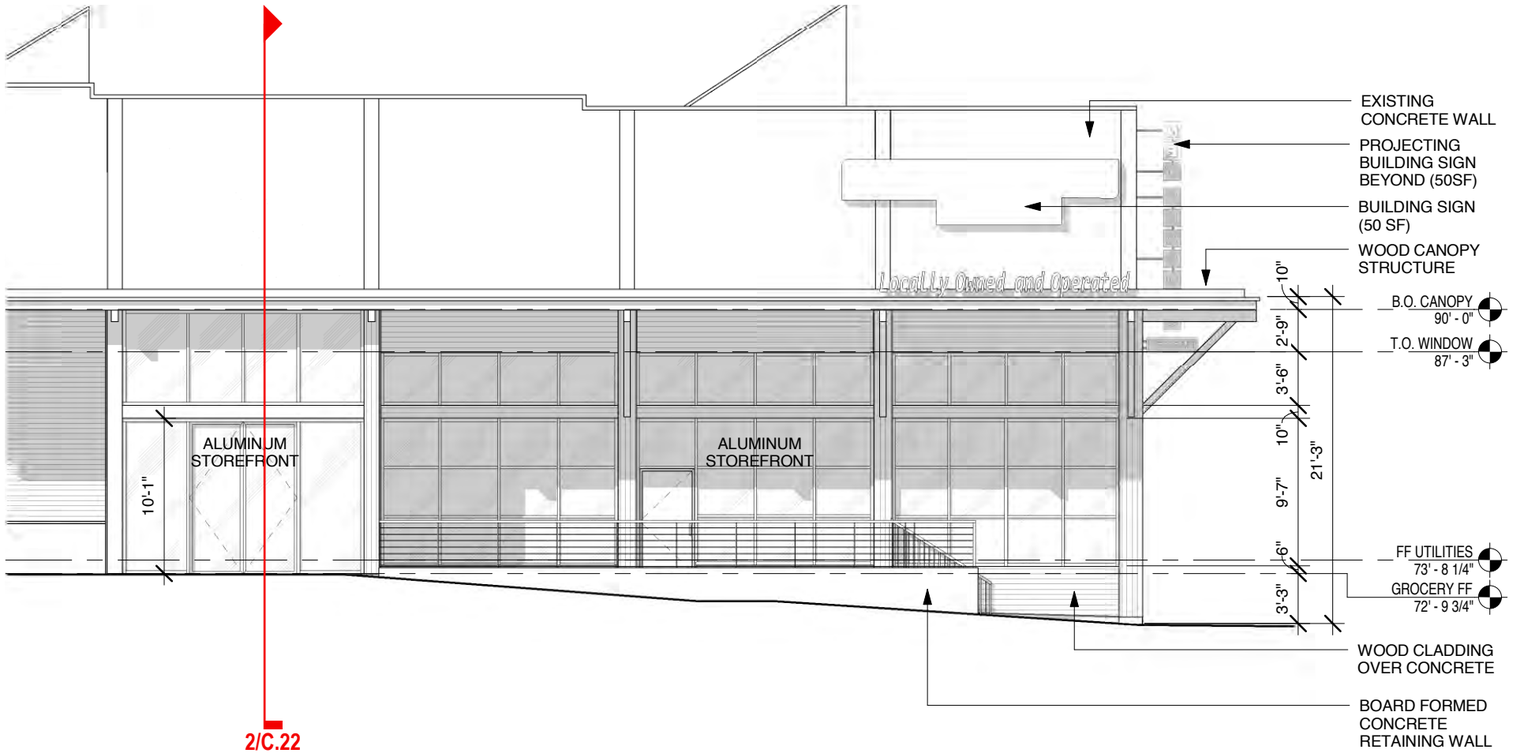
1/C.20 North Elevation



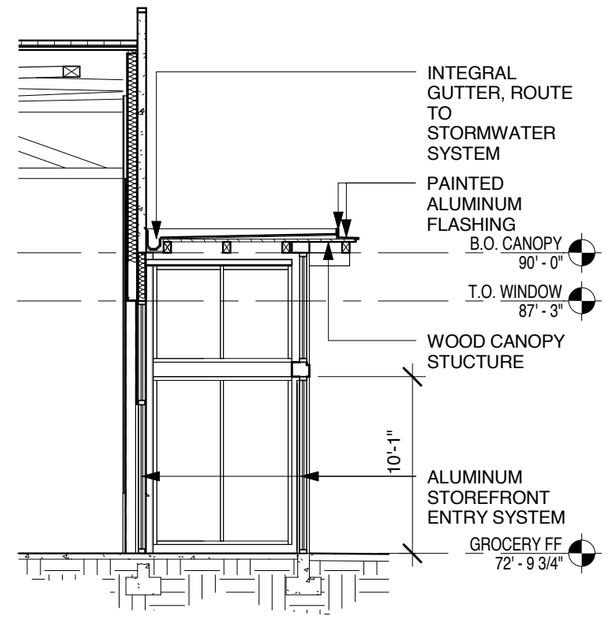
Allowable Signage
Allowable Signage at South Facade = 200' x 1.5SF = 270SF
Proposed Signage at South Facade = 50SF
Remaining Allowable Signage = 270SF - 50SF = 220SF

2/C.20 South Elevation

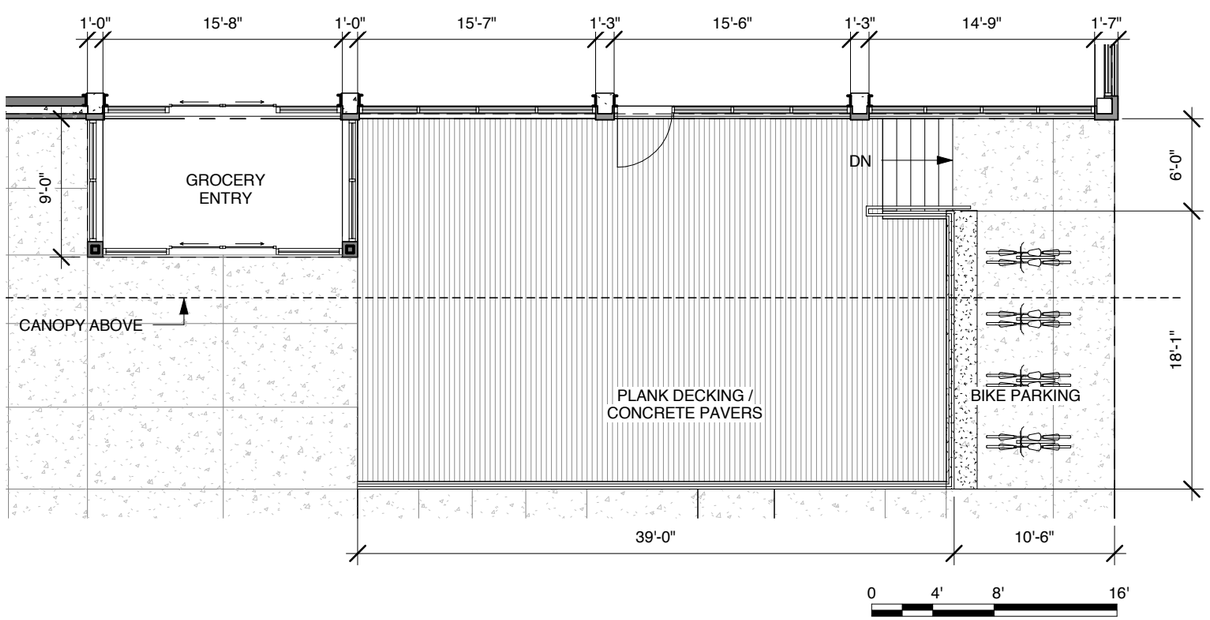
C.21 Rendering, Northeast Corner at Pedestrian Accessway



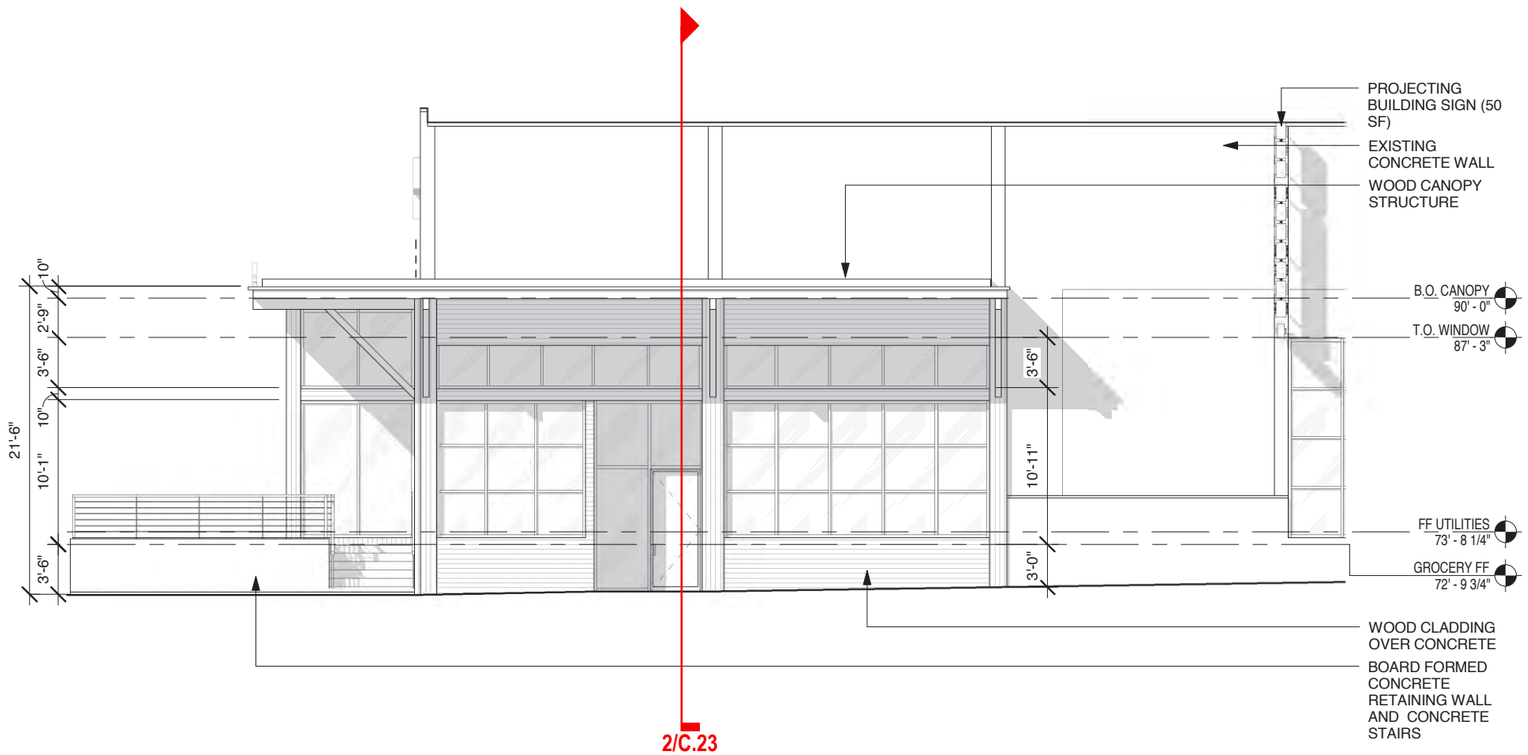
1/C.22 Grocery's Pedestrian Accessway Entry - Elevation



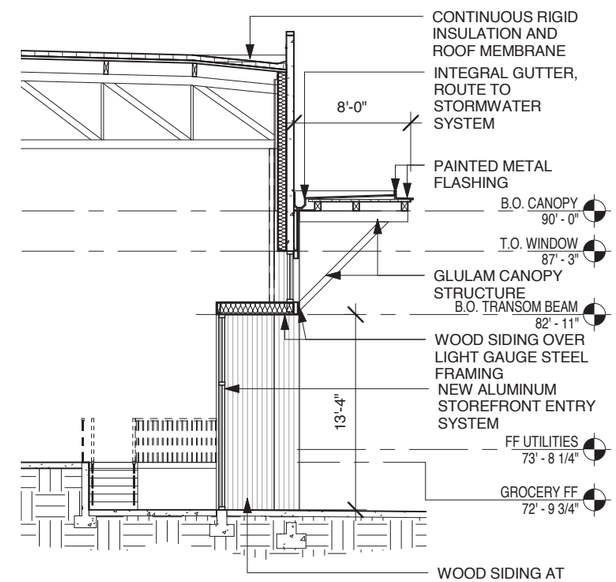
2/C.22 Grocery's Pedestrian Accessway Entry - Wall Section



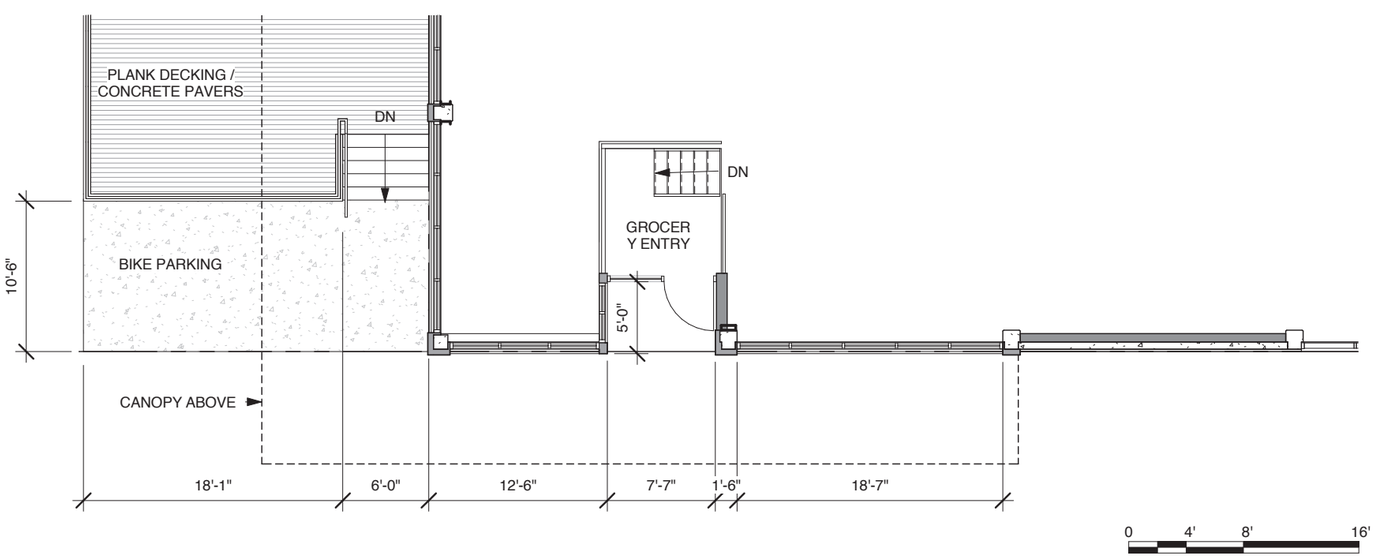
3/C.22 Grocery's Pedestrian Accessway Entry - Plan



1/C.23 Grocery's Raleigh Entry - Elevation

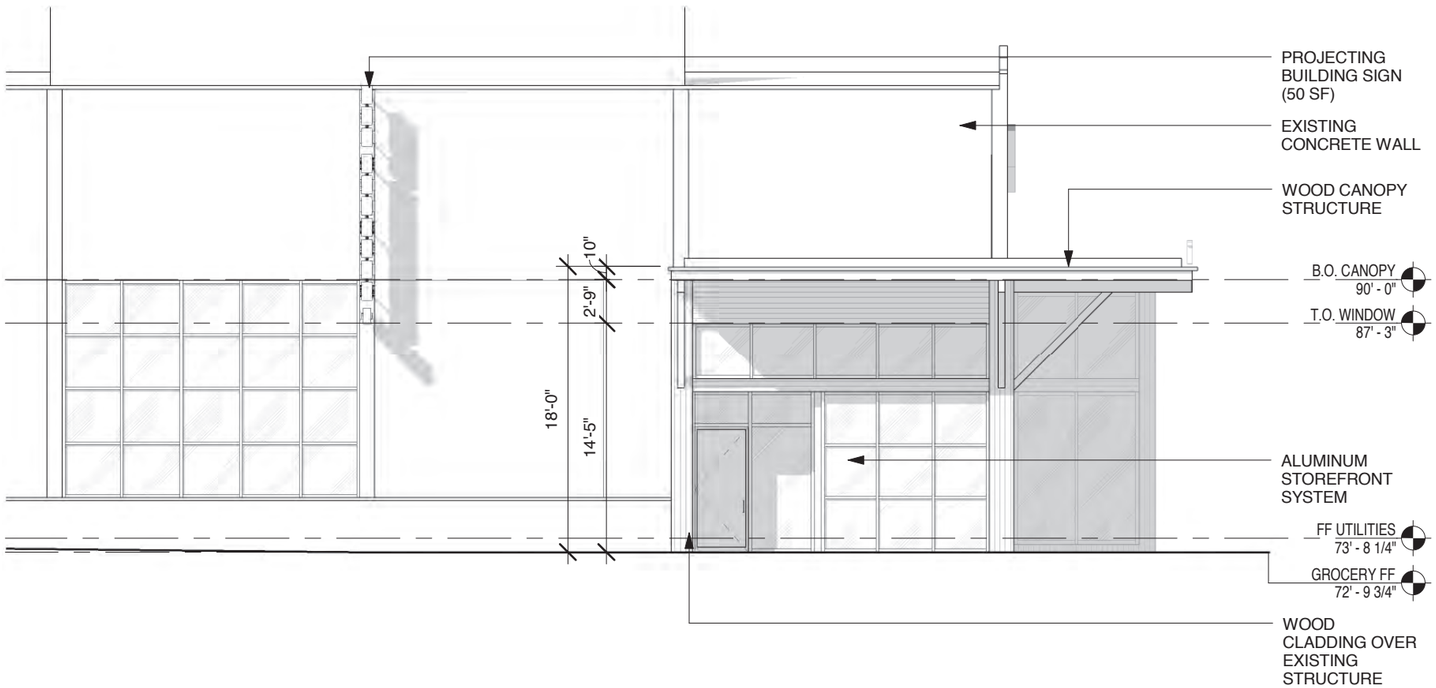


2/C.23 Grocery's Raleigh Entry - Wall Section

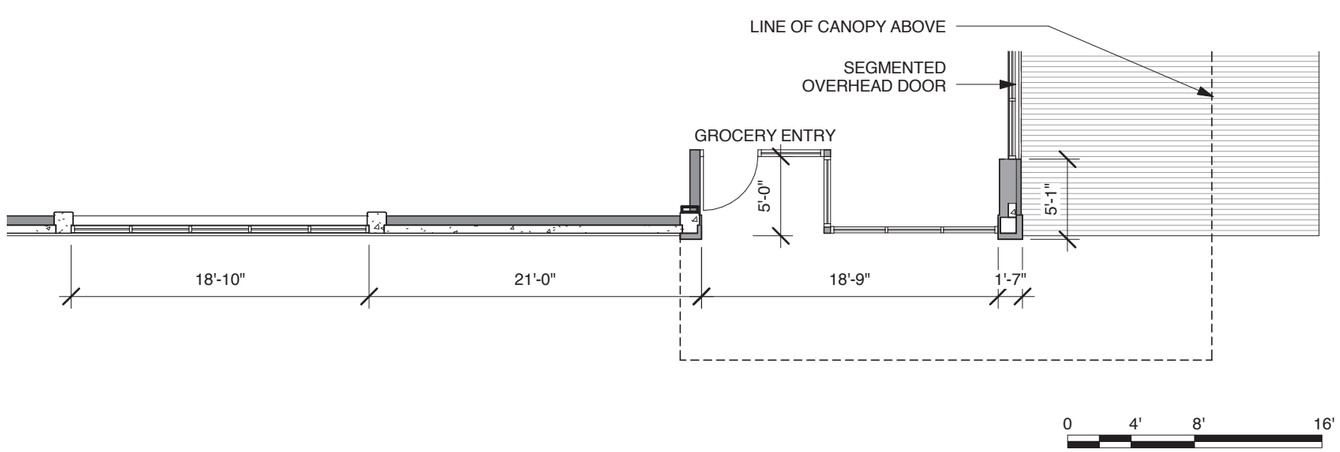


3/C.23 Grocery's Raleigh Entry - Plan

4/C.23 Rendering, Northeast Corner at Raleigh



1/C.24 New Season's Quimby Entry - Elevation



2/C.24 New Season's Quimby Entry - Plan

3/C.24 Rendering, Southeast Corner at Quimby

Enlargements, Southeast Corner at Quimby

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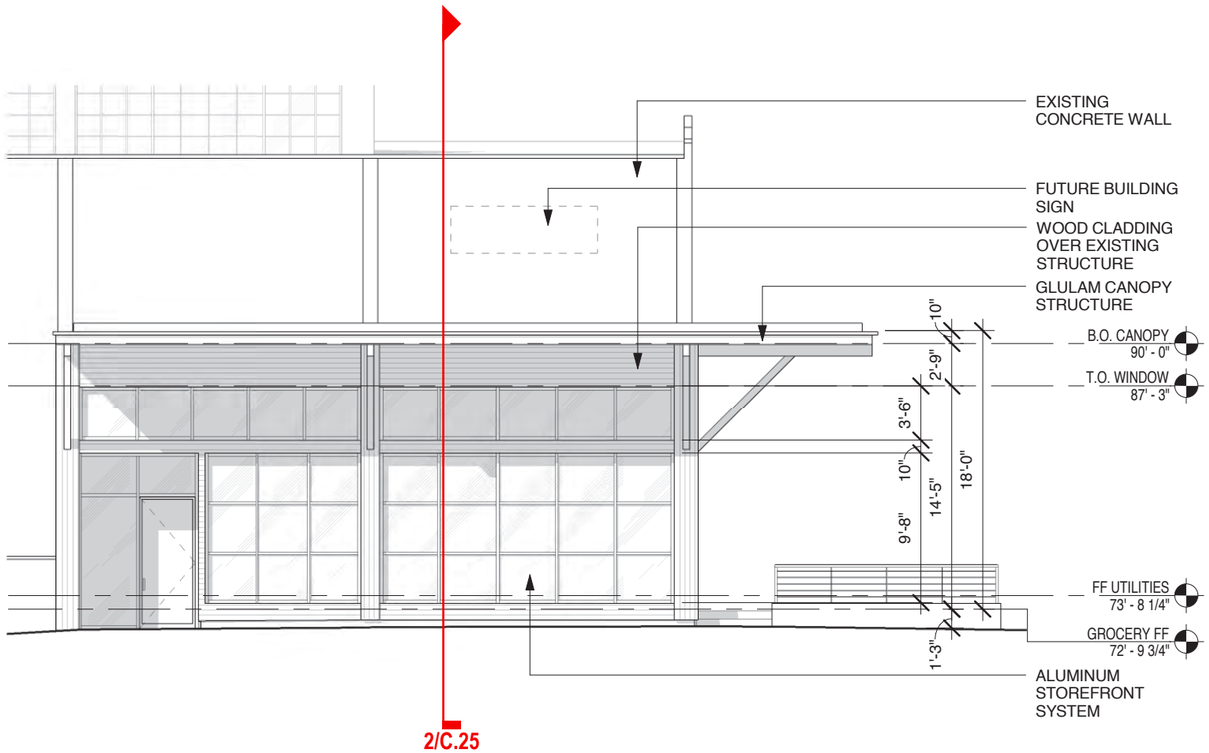
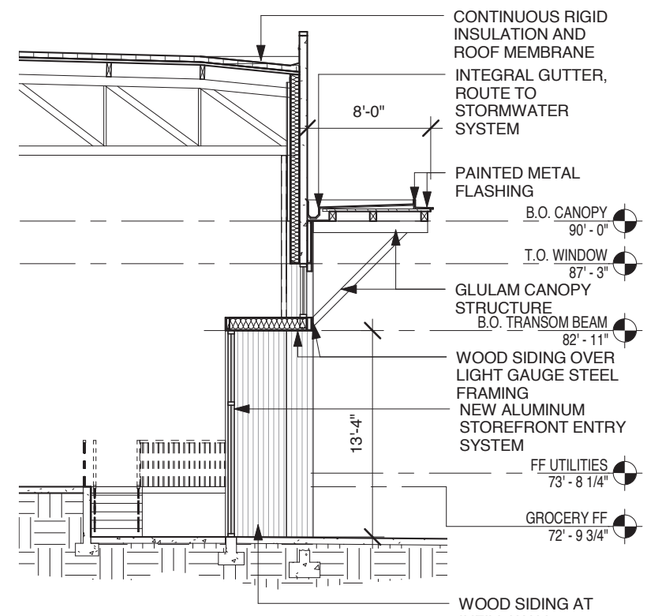
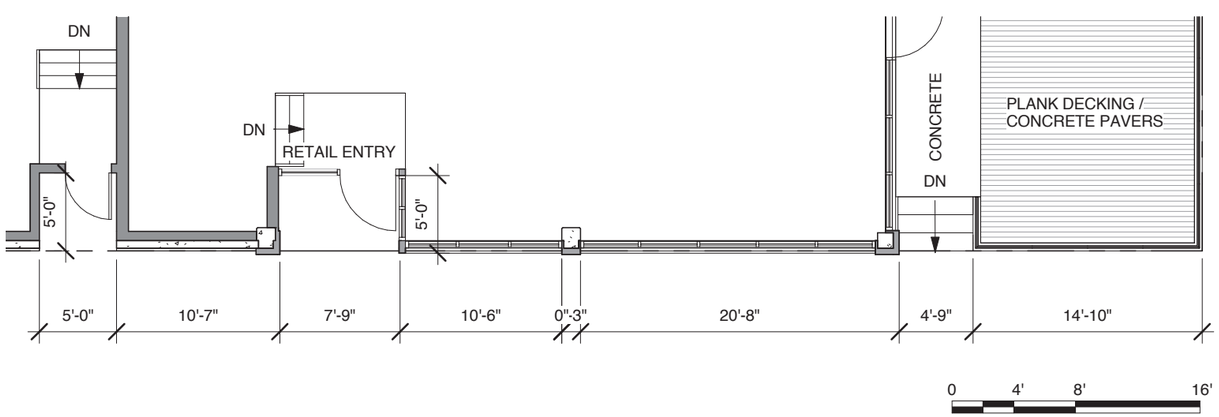


1/C.25 Retailer's Raleigh Entry - Elevation

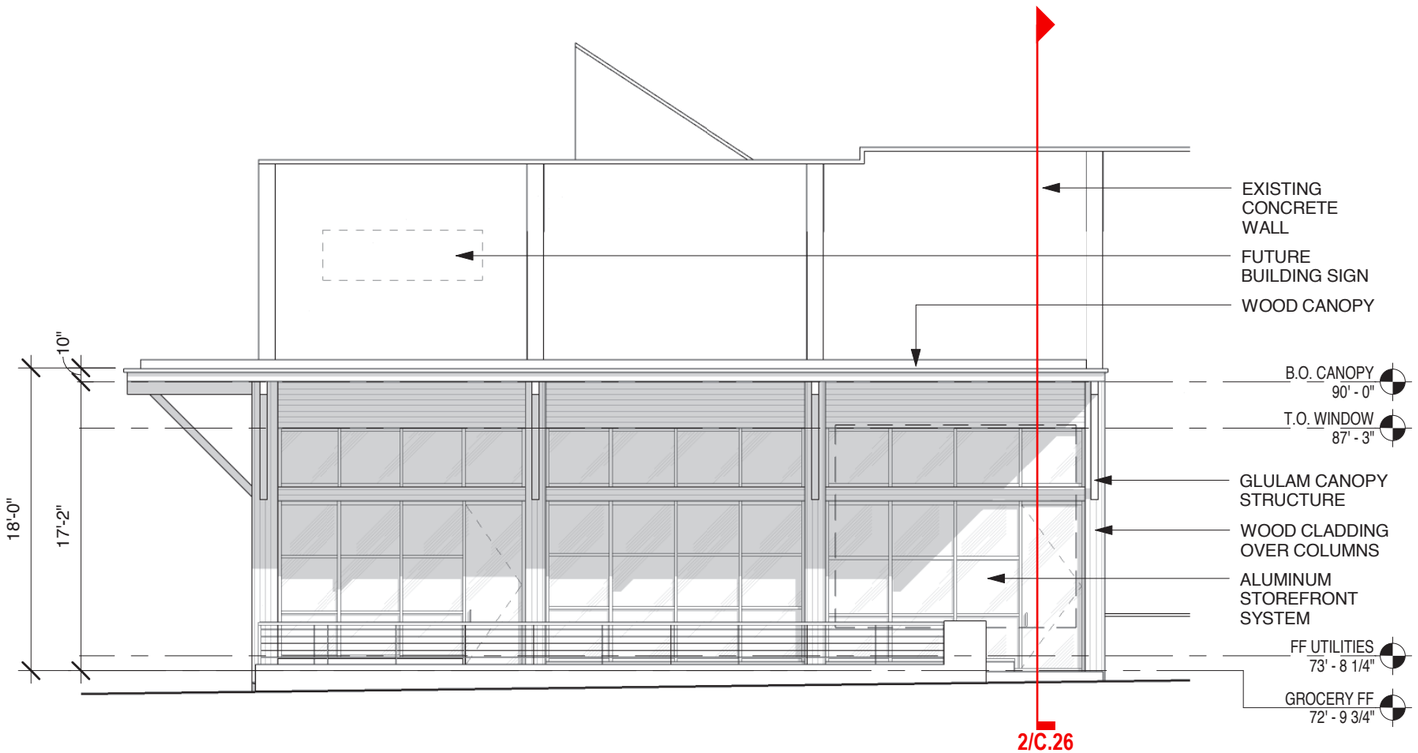


2/C.25 Retailer's Raleigh Entry - Wall Section

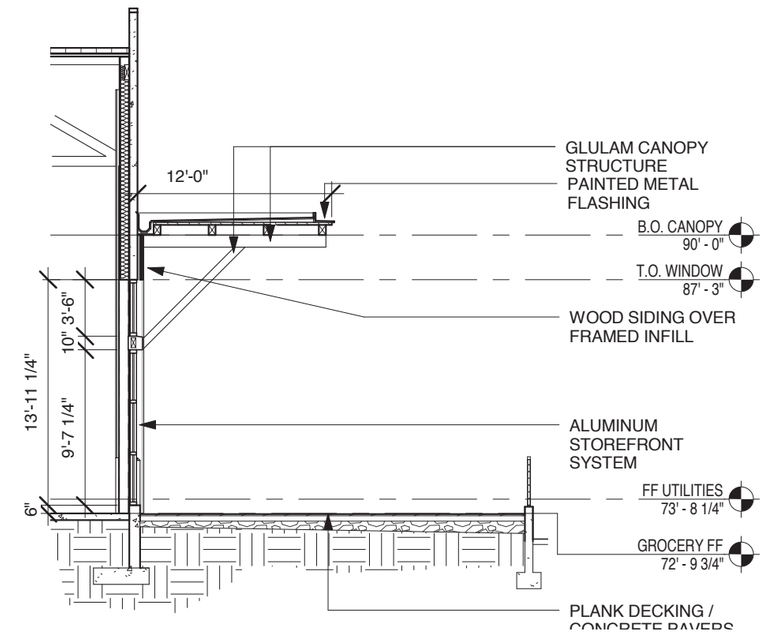


3/C.25 Retailer's Raleigh Entry - Plan

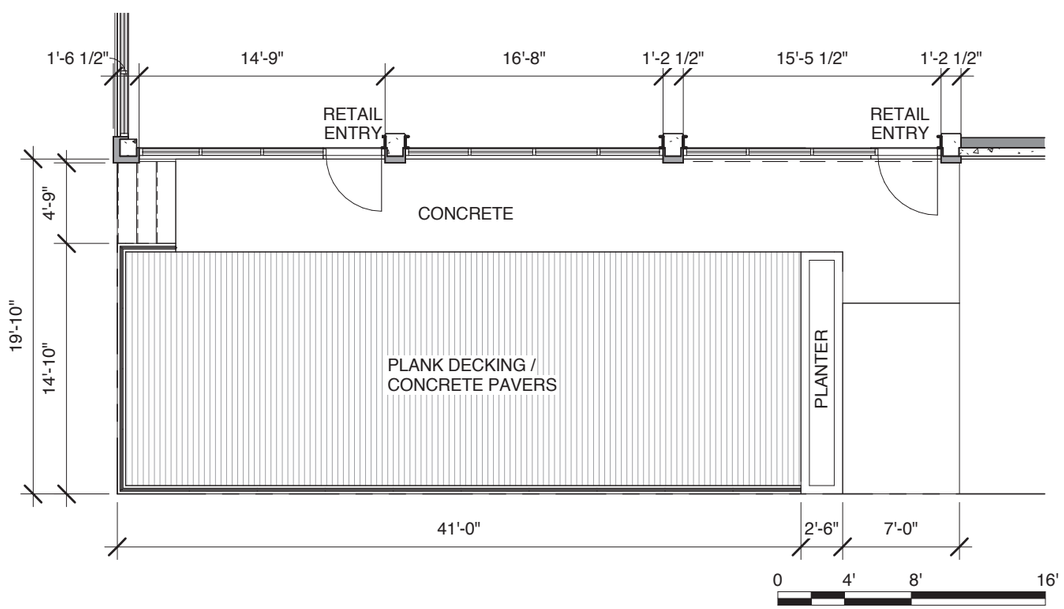
4/C.25 Rendering, Northwest Corner at Raleigh



1/C.26 Retailer's 22nd Entry - Elevation



2/C.26 Retailer's 22nd Entry - Wall Section



3/C.26 Retailer's 22nd Entry - Plan

4/C.26 Rendering, Northwest Corner at 22nd

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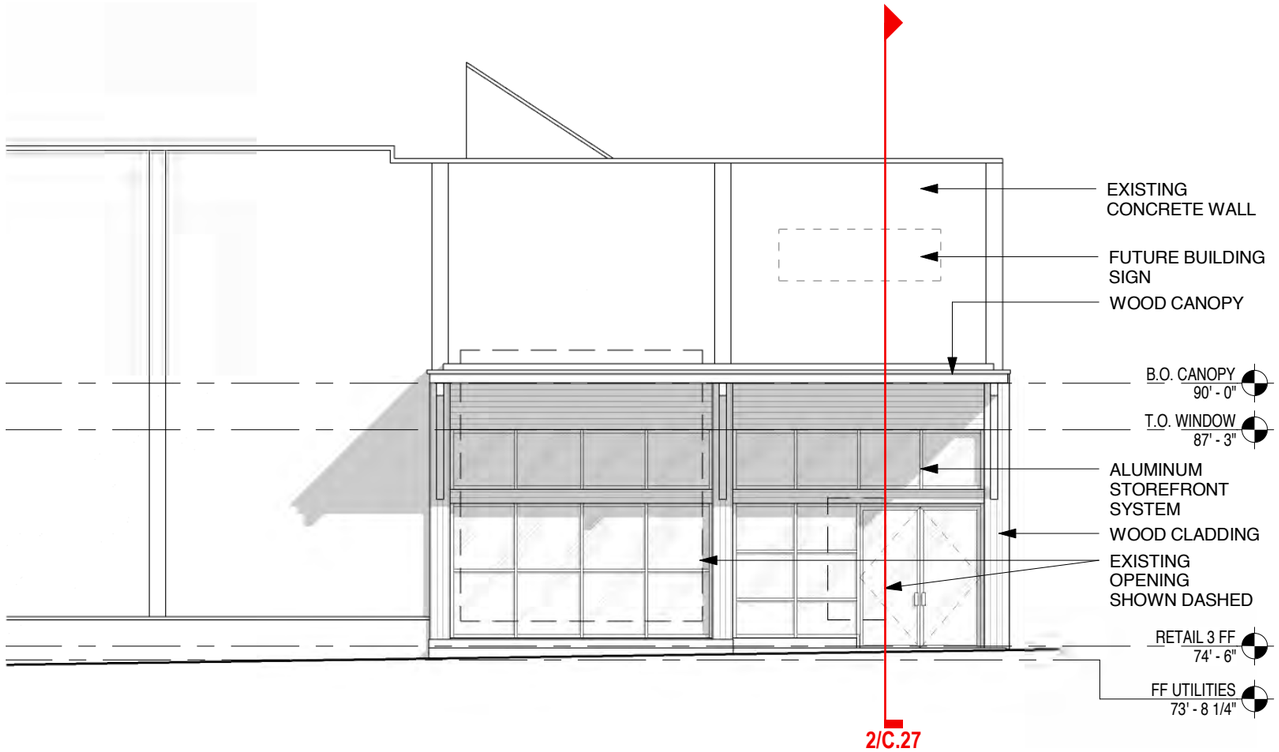
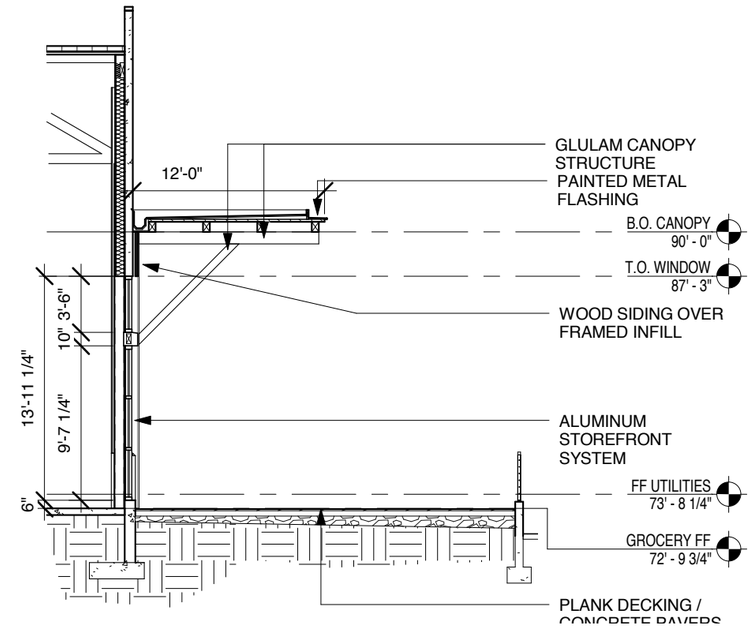
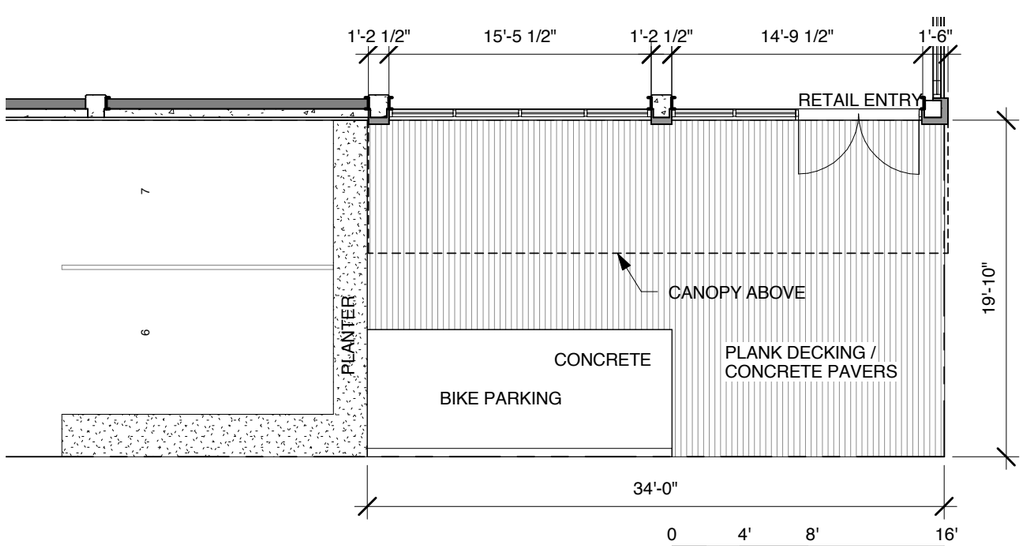


1/C.27 Retailer's 22nd Entry - Elevation



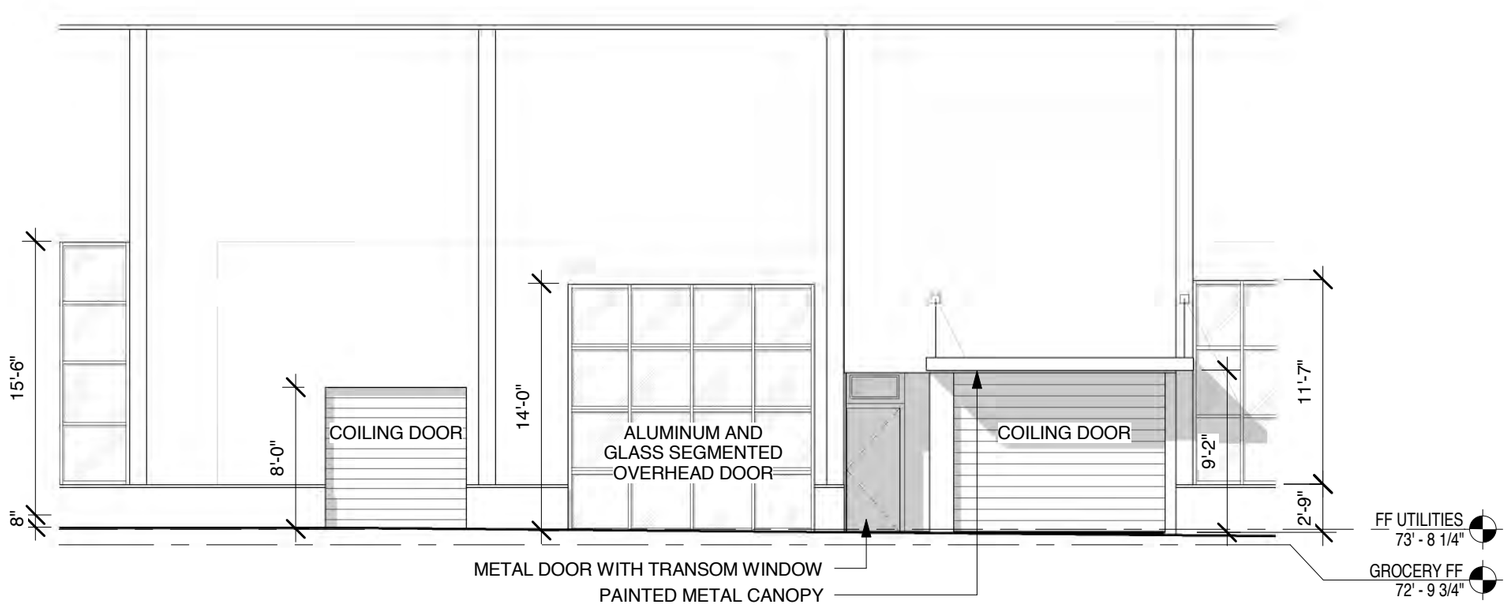
2/C.27 Retailer's 22nd Entry - Wall Section



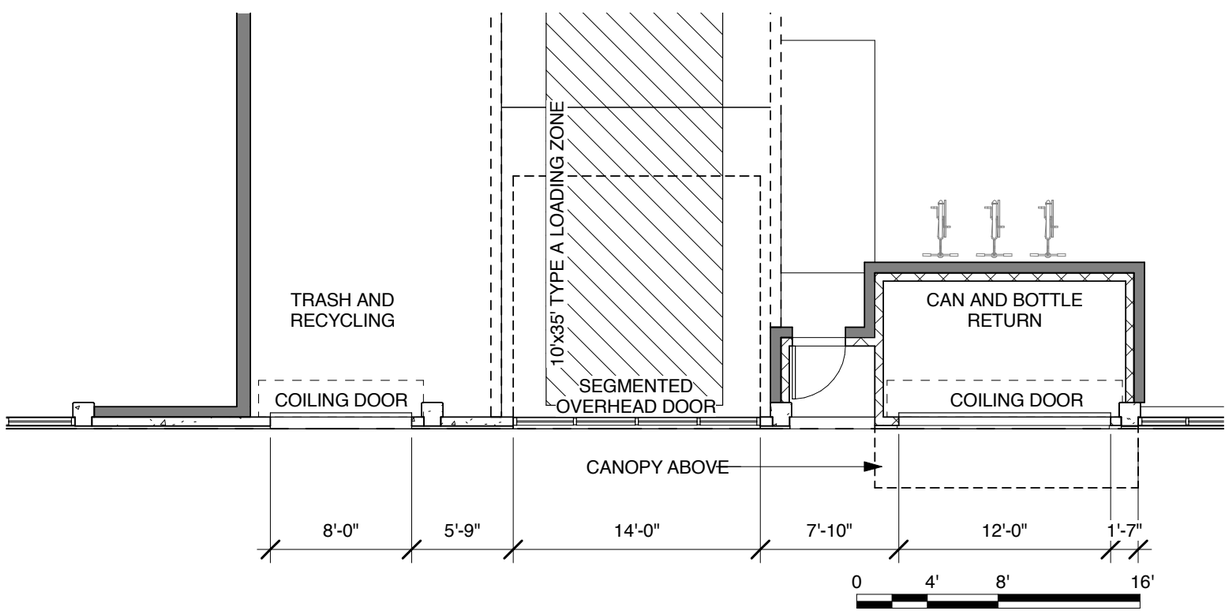
3/C.27 Retailer's 22nd Entry - Plan

4/C.27 Rendering, Southwest Corner at 22nd

Enlargements, Southwest Corner at 22nd



1/C.28 Grocery's Quimby Loading/Service Zone - Elevation



2/C.28 Grocery's Quimby Loading/Service Zone - Plan

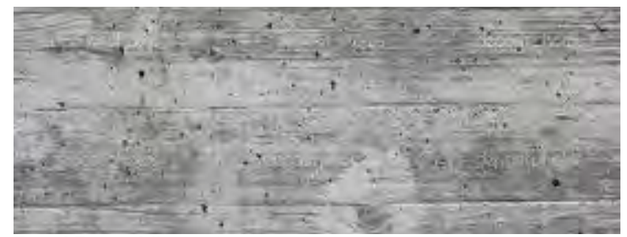
3/C.28 Rendering, Loading Zone on Quimby

Green Wall

Wood Siding / Canopies

Painted Concrete, Grey

Corten

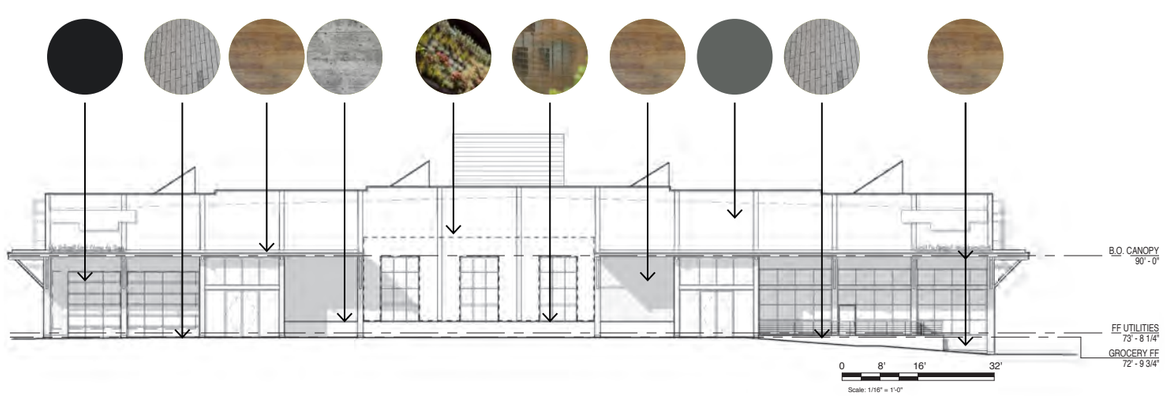


Board Formed Concrete

Painted Concrete, Green

Aluminum Storefront

Rectangular Modular Pavers



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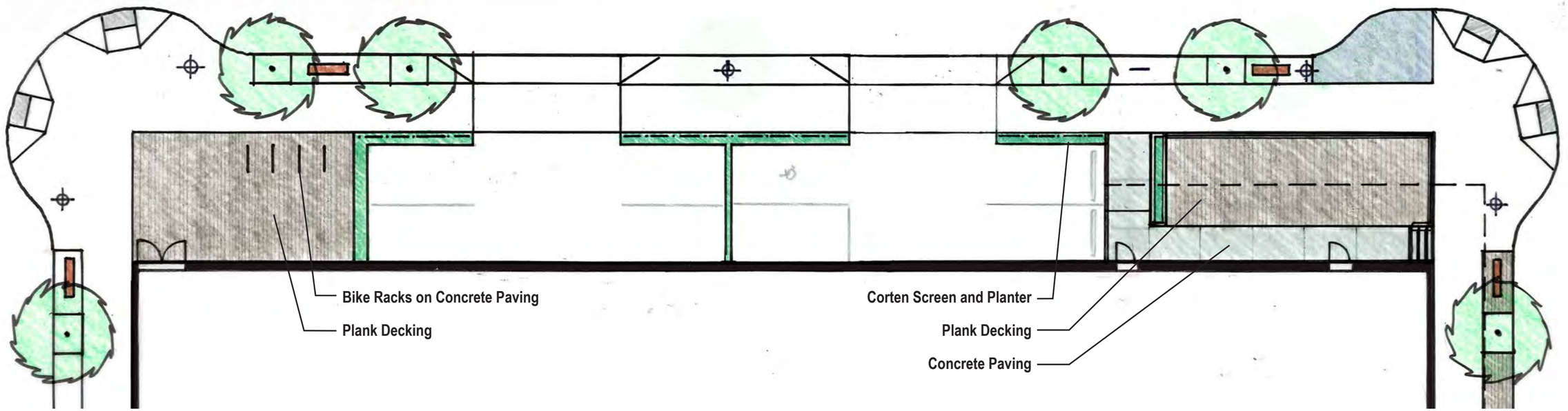
Building Materials

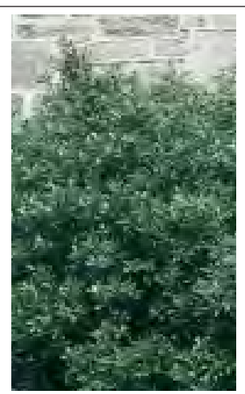
NW 22nd Ave.



0 8' 16' 32' N

Plant Palette

Calamogrostis x acutiflora 'Karl Foerster'
(Karl Foerster Feather Reed Grass)



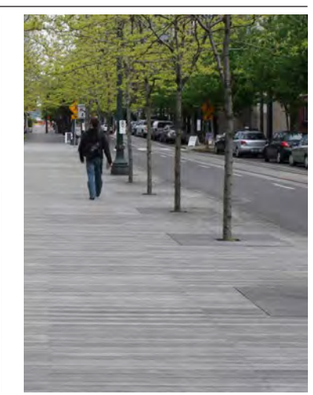
Ilex glabra 'Chamzin'
(Nordic Inkberry Holly)

Gleditsia triacanthos var. inermis
(Thornless Honey Locust - Street Tree)

Styrax japonicus
(Japanese Snowbell - Street Tree)

Materials

Perforated Corten
Steel Screen and Planter



Plank Decking

lango . hansen LANDSCAPE ARCHITECTS PC

Block 296: Design Review . Holst Architecture + GBD Architects for CE John Company . LU 12-218319 . Submitted June 24, 2013 WAREHOUSE

Landscape Plan, 22nd Avenue Frontage C.30

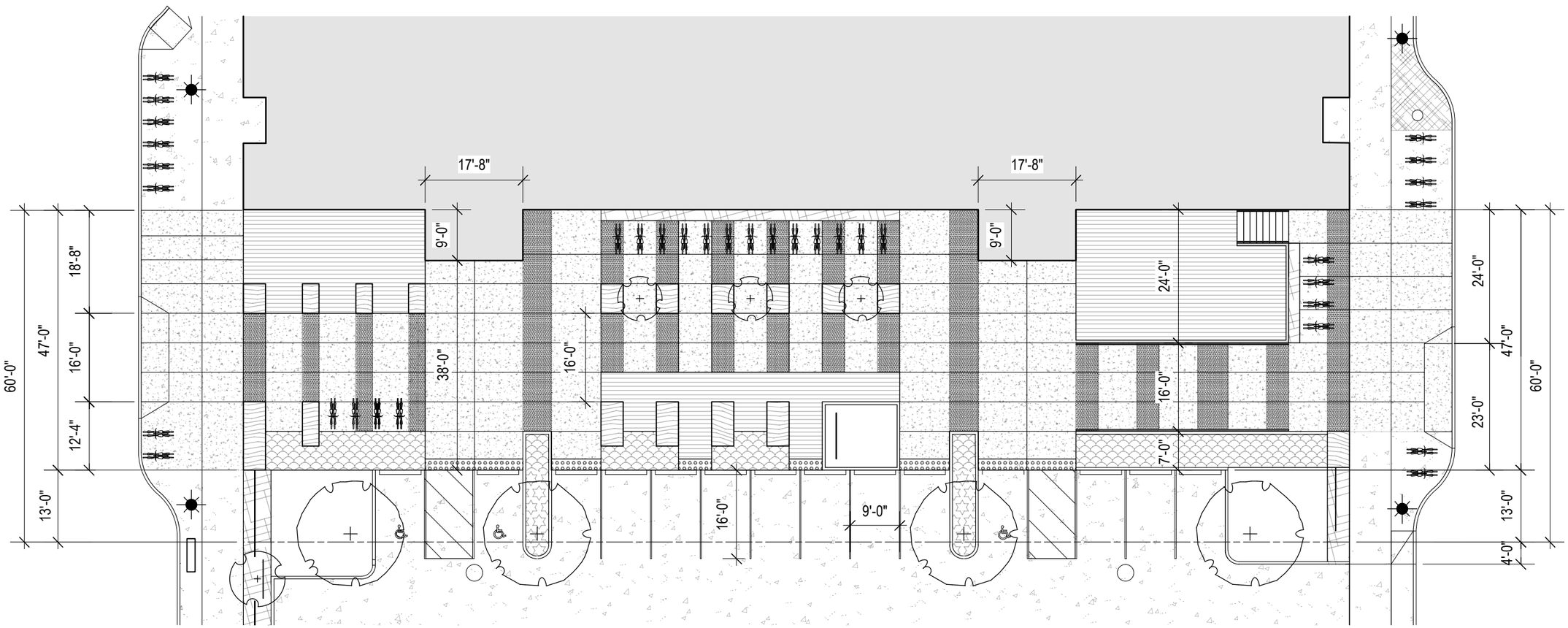
ACCESSWAY

 Rendering, Meandering Through the Accessway

Rendering, Looking at Green Wall

C.35 Rendering, Approaching from Parking

Rendering, Approaching from Raleigh



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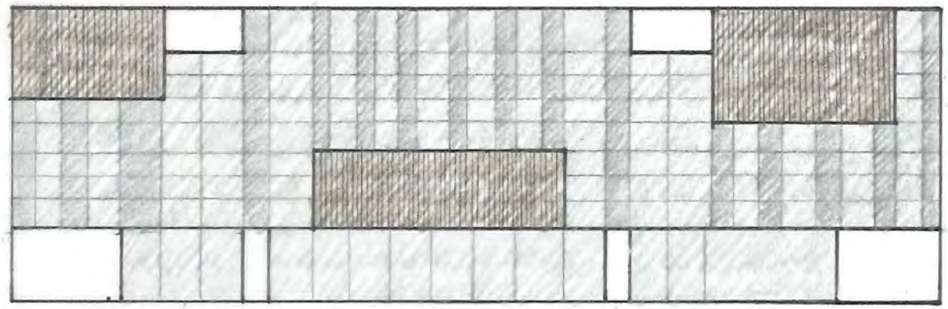
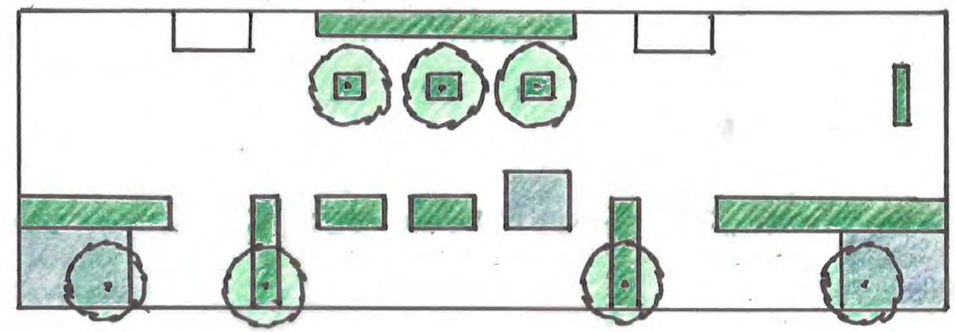
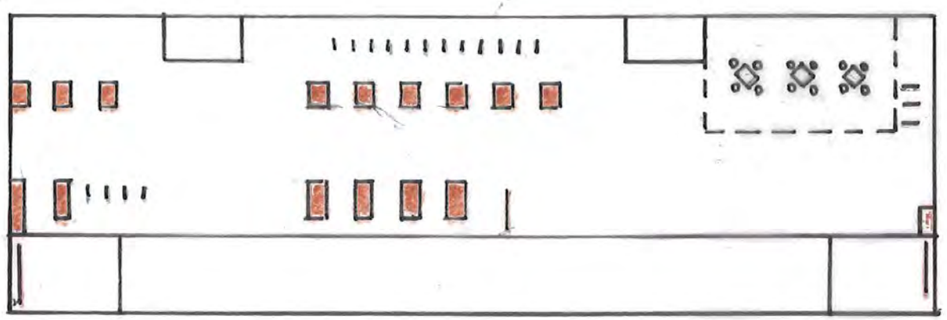
C.37 Site Plan



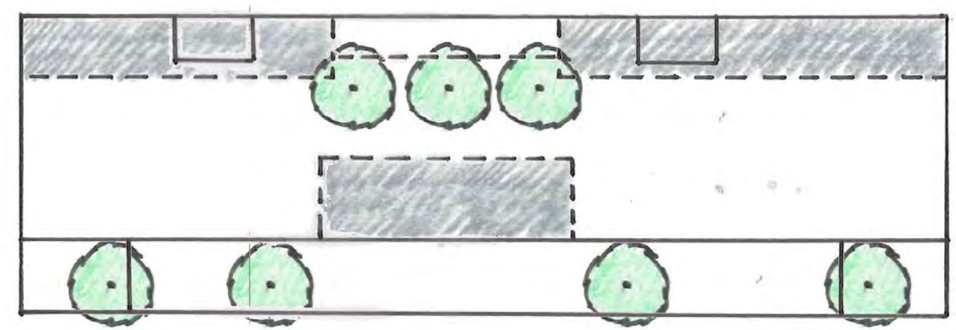
surface materials: concrete paving with two different surface finishes and sawcut joints to create a banding pattern throughout the accessway; cast concrete plank paving is used on both sides of accessway to frame and define pedestrian space.



planting areas: planting areas are organized to reinforce outdoor rooms, to delineate pedestrian and vehicular areas, and to help integrate the building with the accessway.



site furnishings: timber benches and corten metal screens which hearken back to the slabtown era of the neighborhood have been located to provide more structure to the outdoor rooms, along with other amenities such as moveable tables & chairs and bike racks.



canopies: architectural canopies - attached to the building and free-standing - are located in the space along with tree canopies to provide another layer of structure help define the pedestrian spaces in the accessway.

Pedestrian Accessway Plants


Abelia x 'Rose Creek
(Rose Creek Abelia)


Choisya ternata 'Aztec Pearl'
(Aztec Pearl Mexican Orange)


Liriope muscari
(Lily Turf)

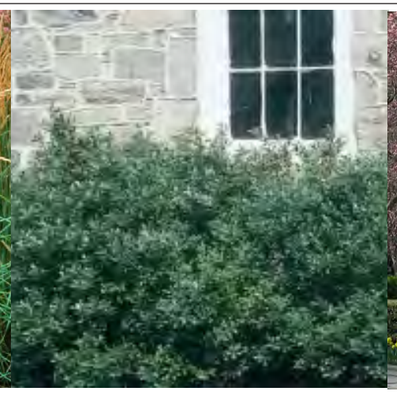

Pennisetum alopecuroides 'Hameln'
(Dwarf Fountain Grass)


Pennisetum alopecuroides 'Little Bunny'
(Little Bunny Fountain Grass)


Carpinus betulus 'Columnaris'
(Columnar European Hornbeam)

L2 Screening Plants


alamogrostis x acutiflora 'Karl Foerster'
(Karl Foerster Feather Reed Grass)


Ilex glabra 'Chamzin'
(Nordic Inkberry Holly)


Magnolia stellata
(Star Magnolia)

Stormwater Plants


Camassia quamash
(Quamash Camas)

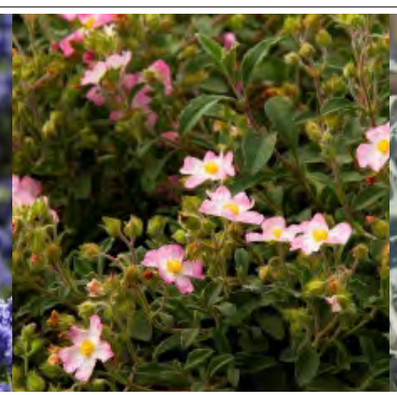

Carex testacea
(Orange New Zealand Sedge)


Cornus sericea 'Kelseyi'
(Kelsey's Dwarf Red-Osier Dogwood)


Juncus patens 'Elk Blue'
(Elk Blue California Gray Rush)

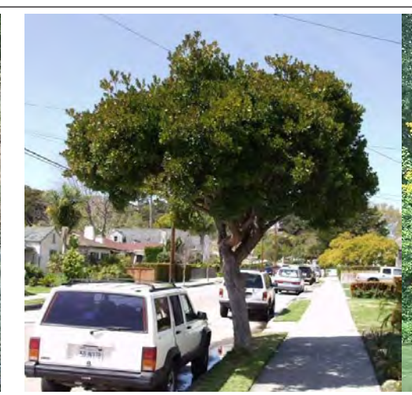
P1 Parking Lot Plants


Ceanothus x 'Blue Sapphire'
(Blue Sapphire Ceanothus)


Cistus 'Grayswood Pink'
(Grayswood Pink Rock Rose)

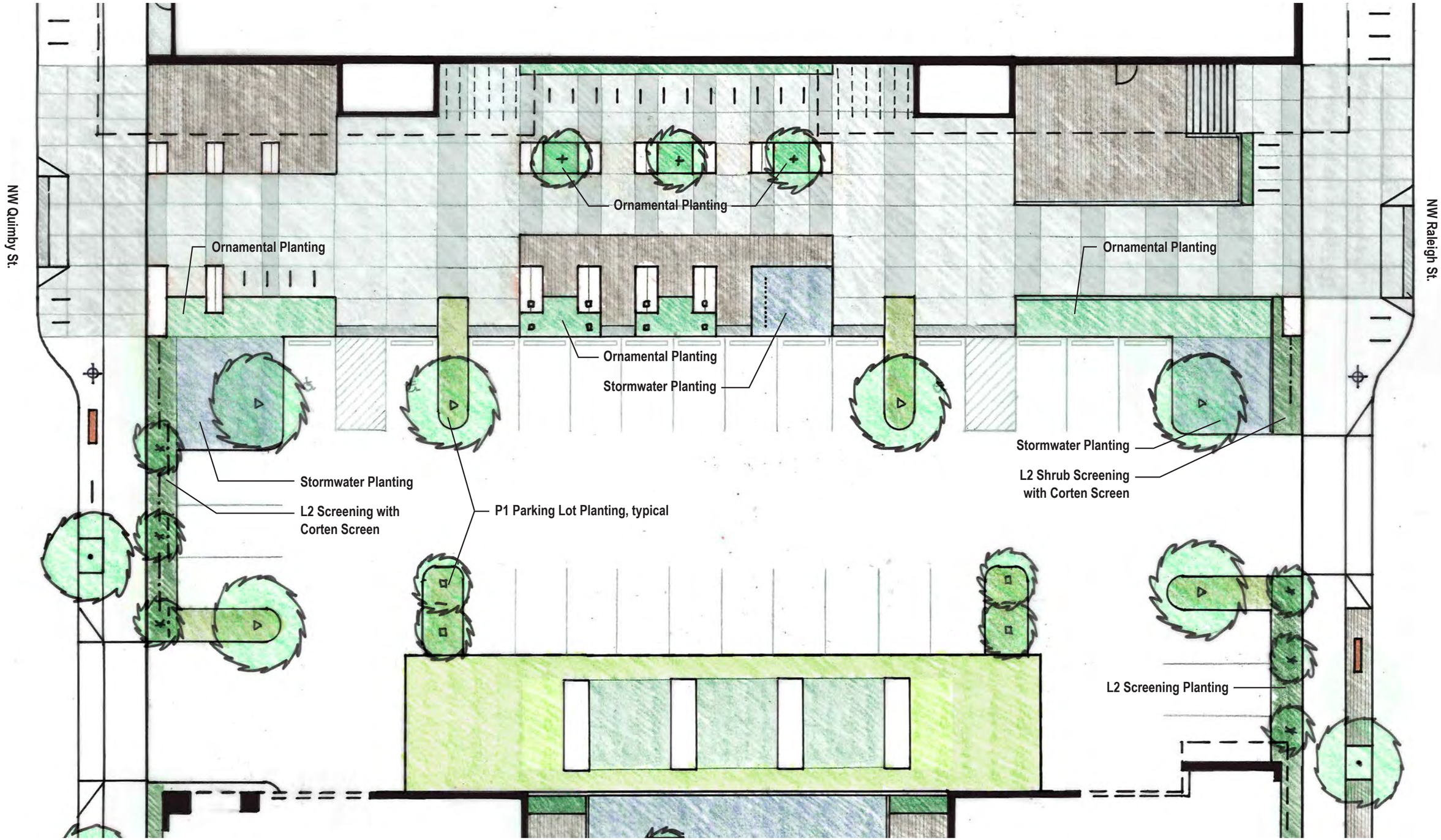

Leucophyllum zygophyllum 'Cimarron'
(Cimarron Texas Ranger)


Helictotrichon sempervirens
(Blue Oat Grass)


Arbutus unedo
(Strawberry Tree)


Gleditsia triacanthos var. inermis
(Thornless Honey Locust)

lango . hansen LANDSCAPE ARCHITECTS PC



0 8' 16' 32' N

lango . hansen LANDSCAPE ARCHITECTS PC

PEDESTRIAN ACCESSWAY

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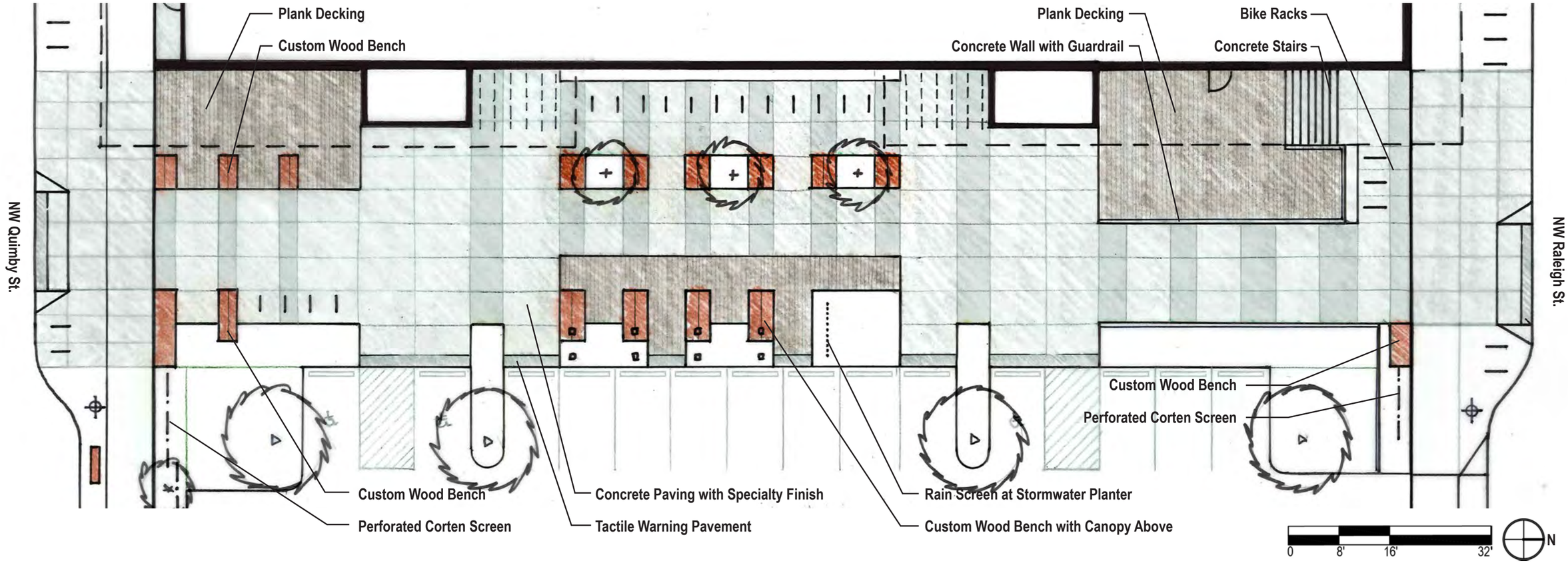
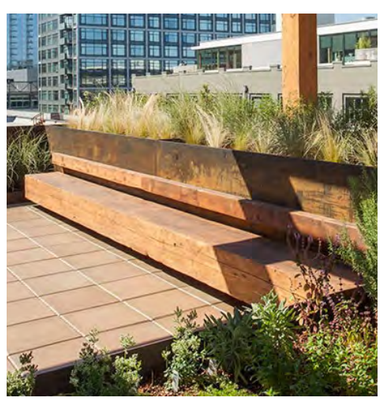
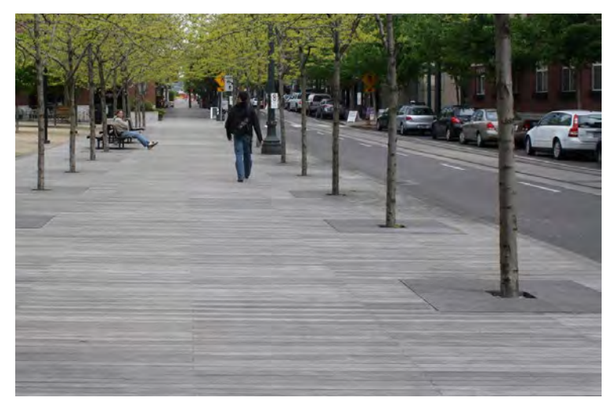
Planting Plan C.40

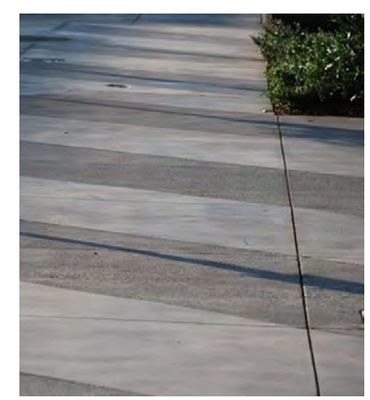



Custom Wood Benches
Reclaimed Wood with Corten Steel


Perforated Corten Steel Screen, 3' High


Rain Screen at Stormwater Planter


Plank Decking


Concrete Paving with Specialty Finish


Bike Racks

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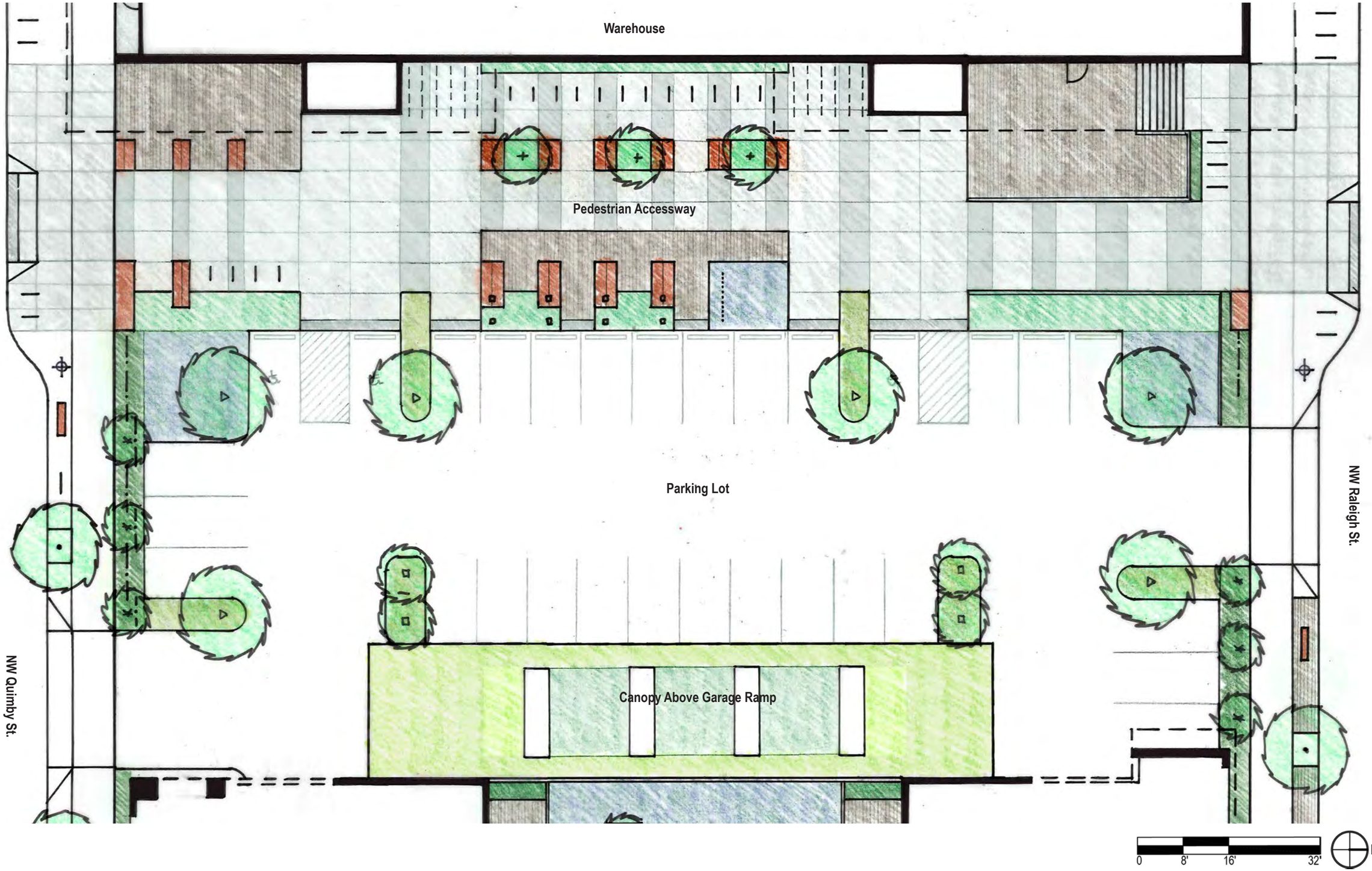

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Composite Plan C.42

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PEDESTRIAN ACCESSWAY

MIXED-USE

C.45 Rendering, Southeast Corner

Rendering, Northeast Corner

C.47 **Rendering, Northwest Corner**

Rendering, Aerial of West Facade

C.49 Rendering, Southwest Corner

Rendering, Garage Entry and Ramp Cover

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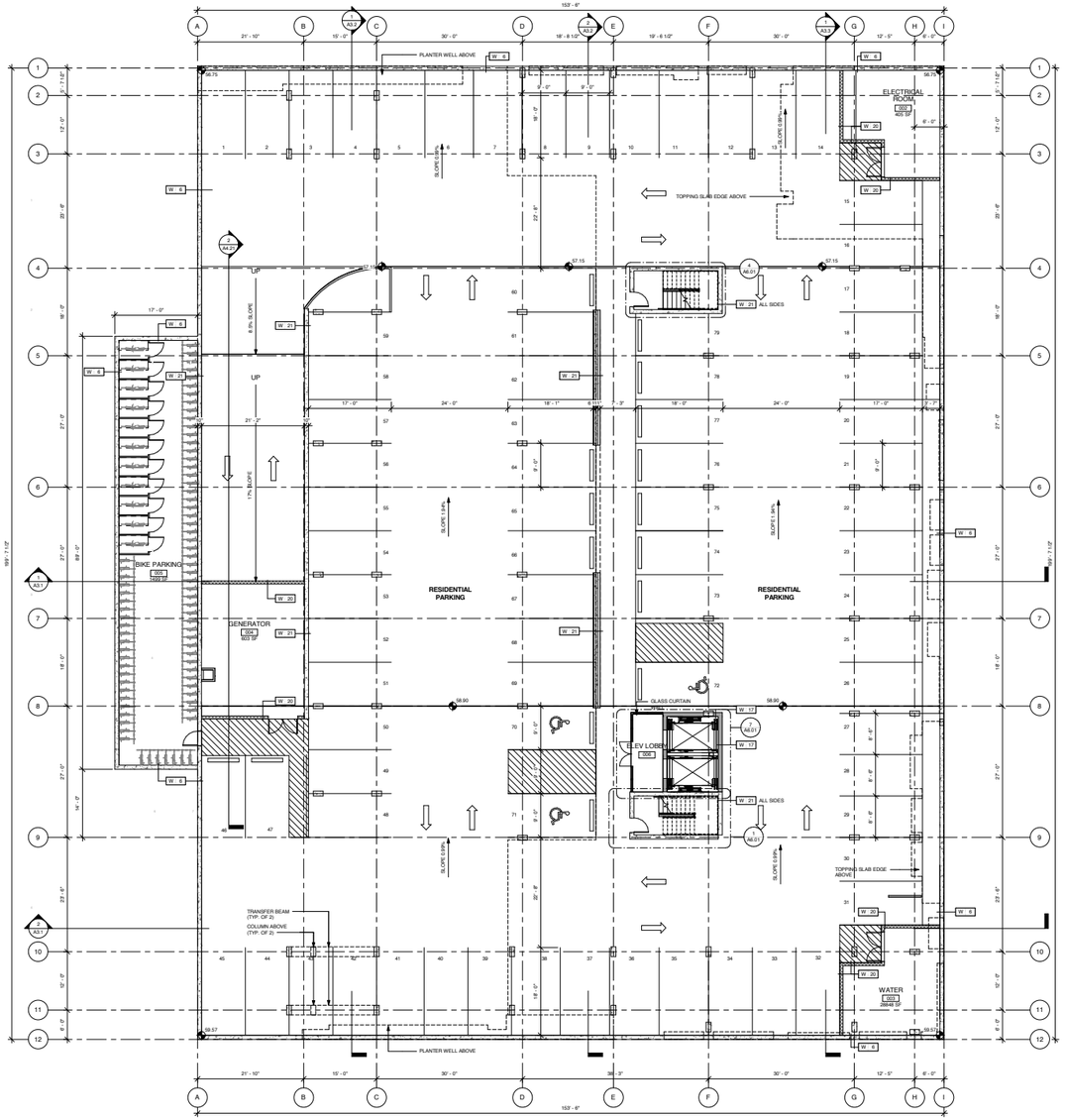
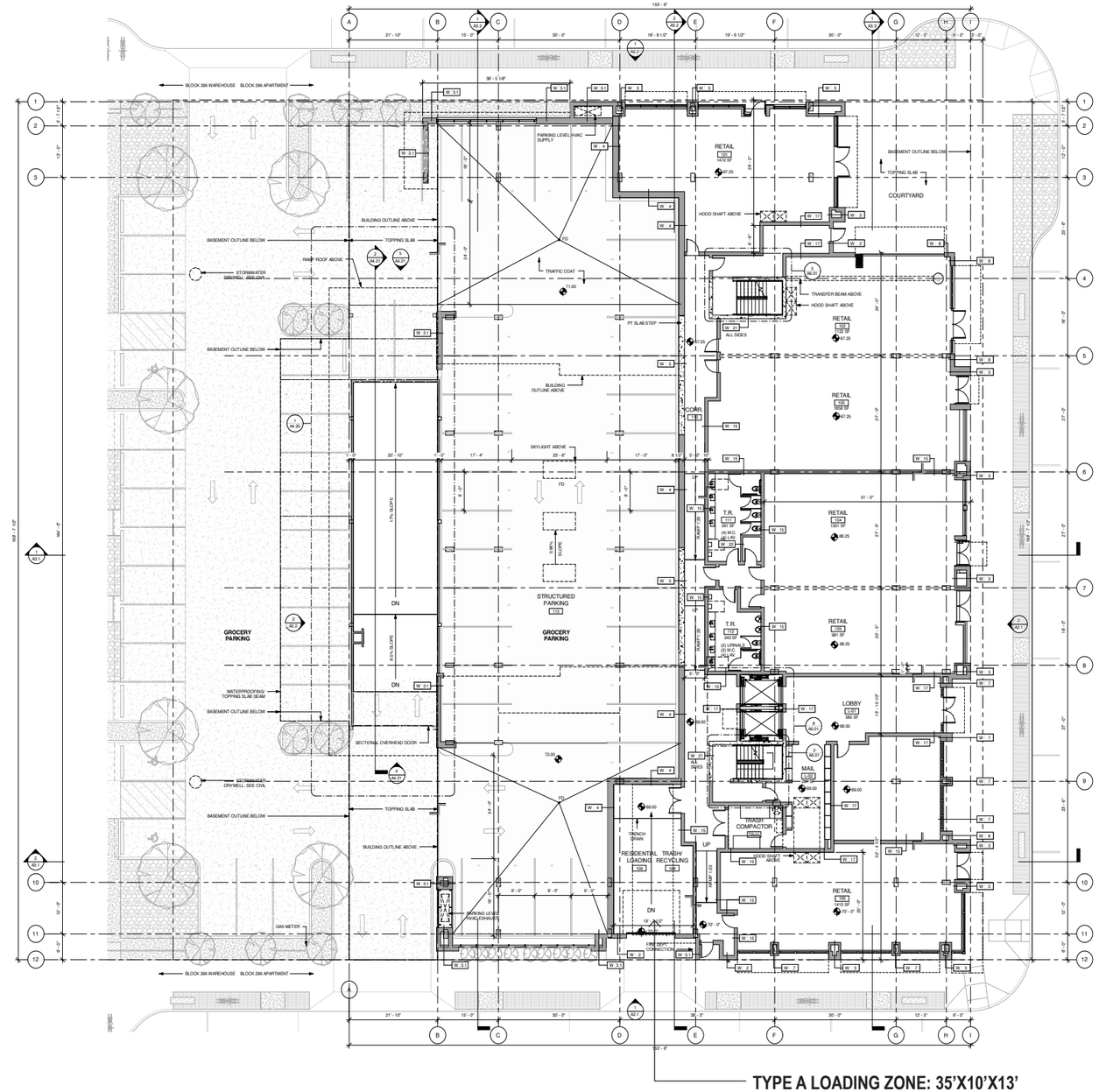
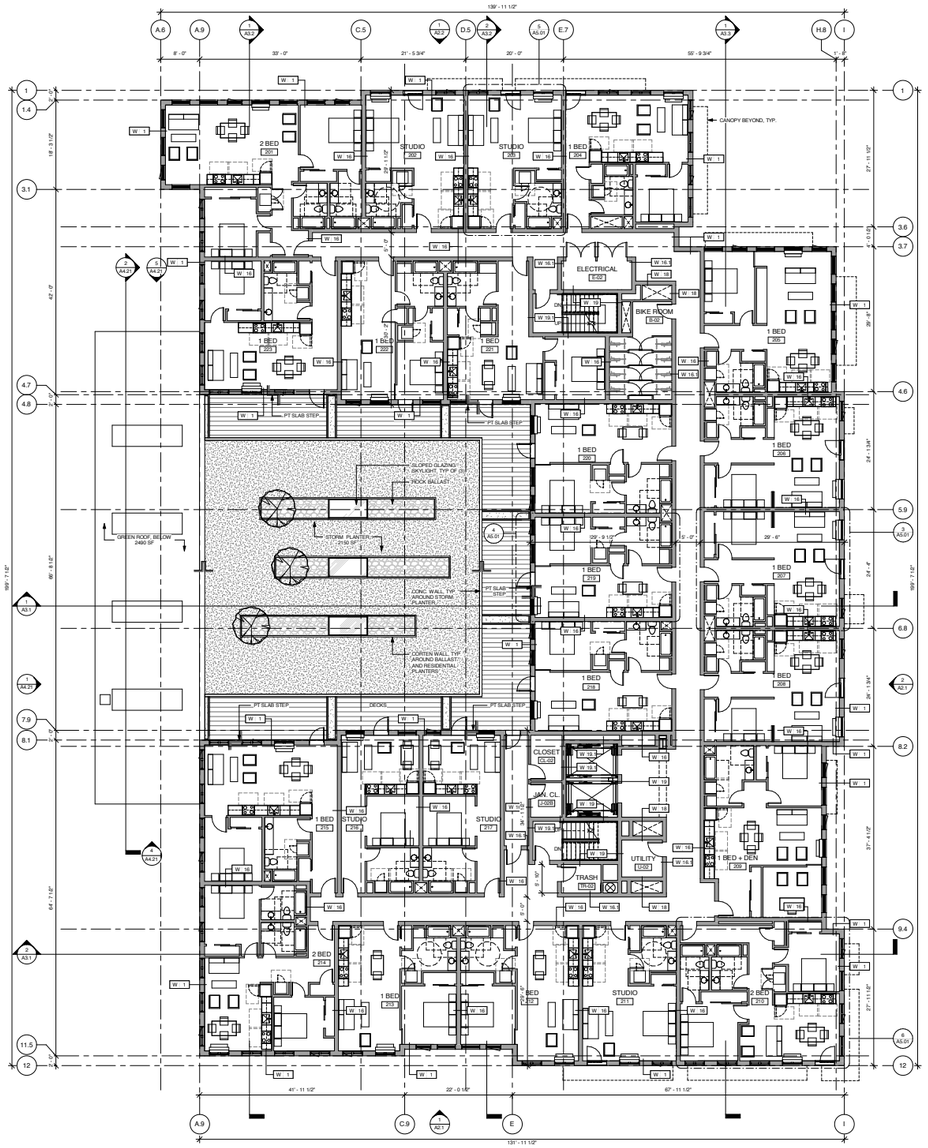


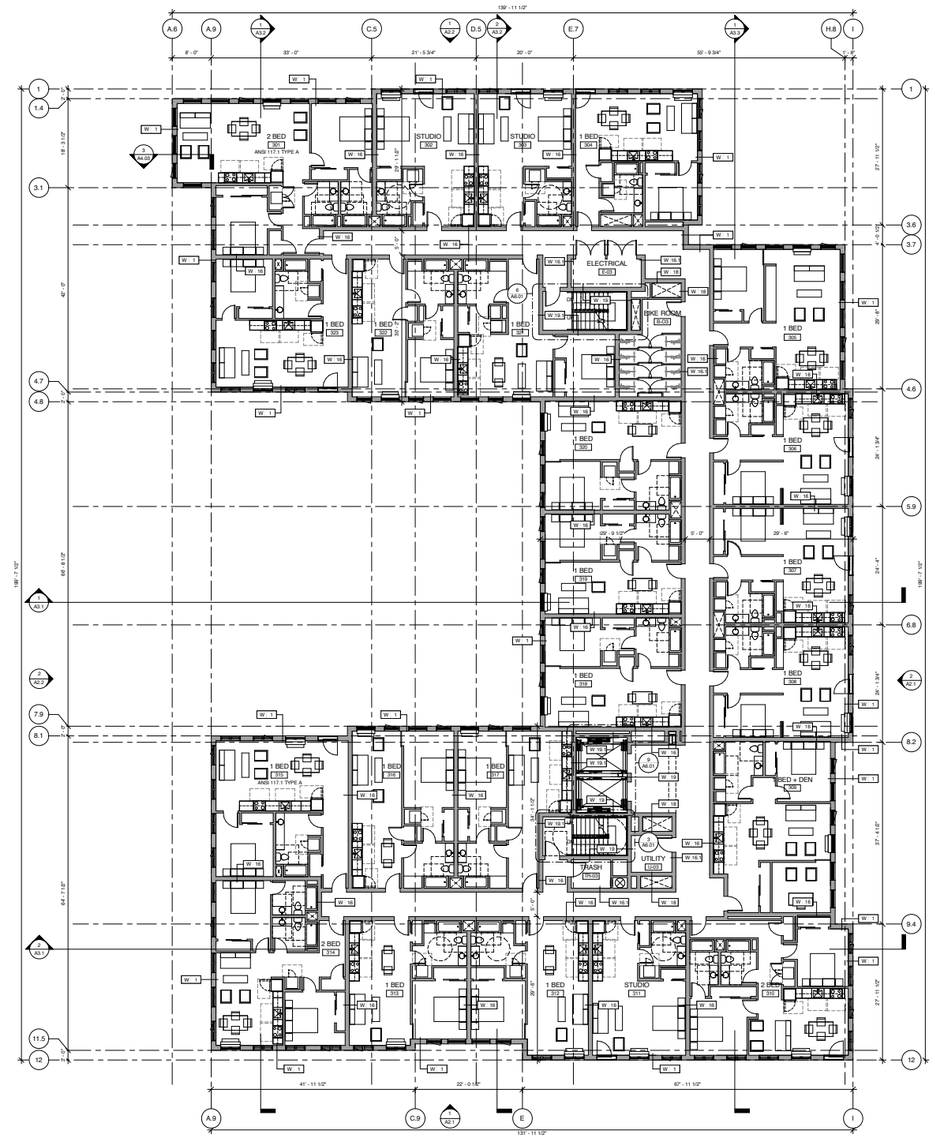
1/C.51 Parking Floor Plan, Long Term Bike Parking: 88



2/C.51 Ground Floor Plan, 26,911SF, FAR: .68



1/C.52 Second Floor Plan, 20,448SF, FAR: .5, Long Term Bike Parking: 8



2/C.52 Third Floor Plan, 20,448SF, FAR: .5, Long Term Bike Parking: 8

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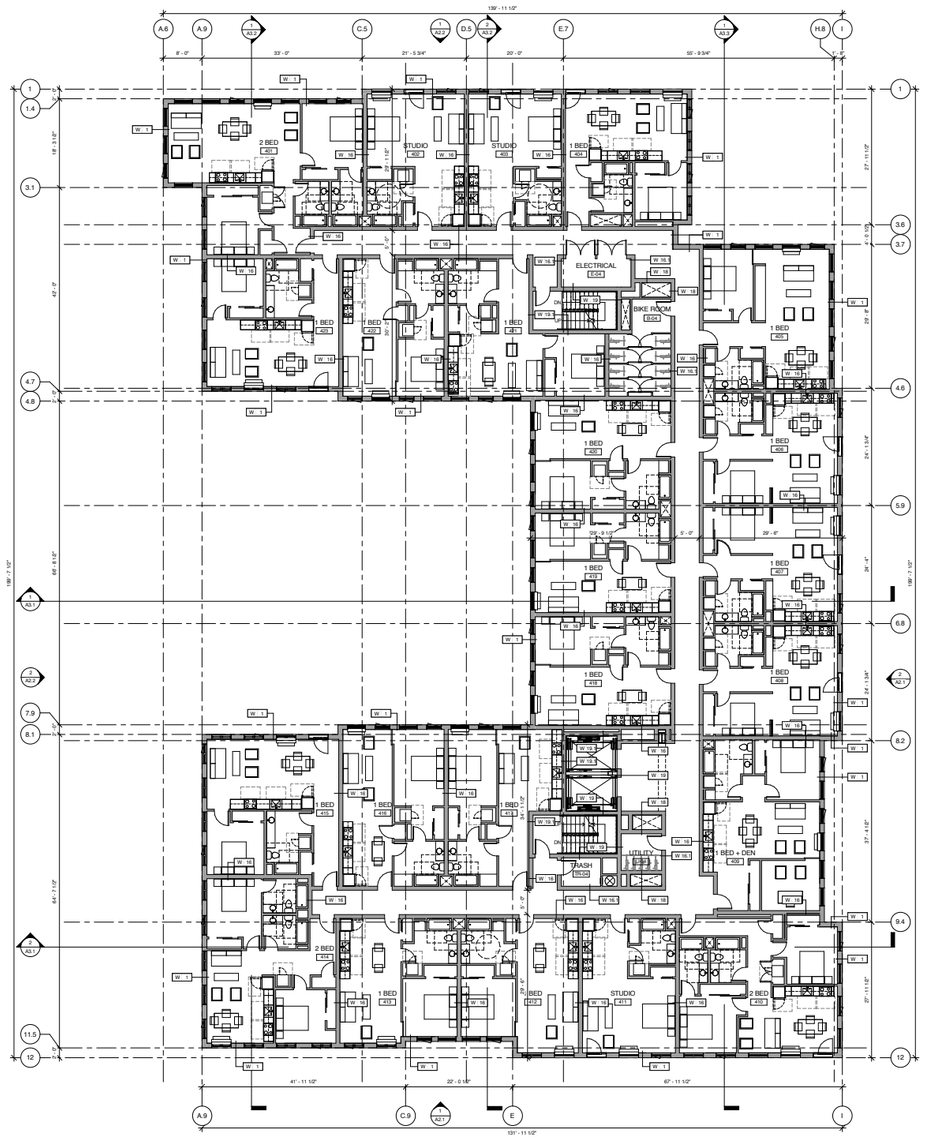
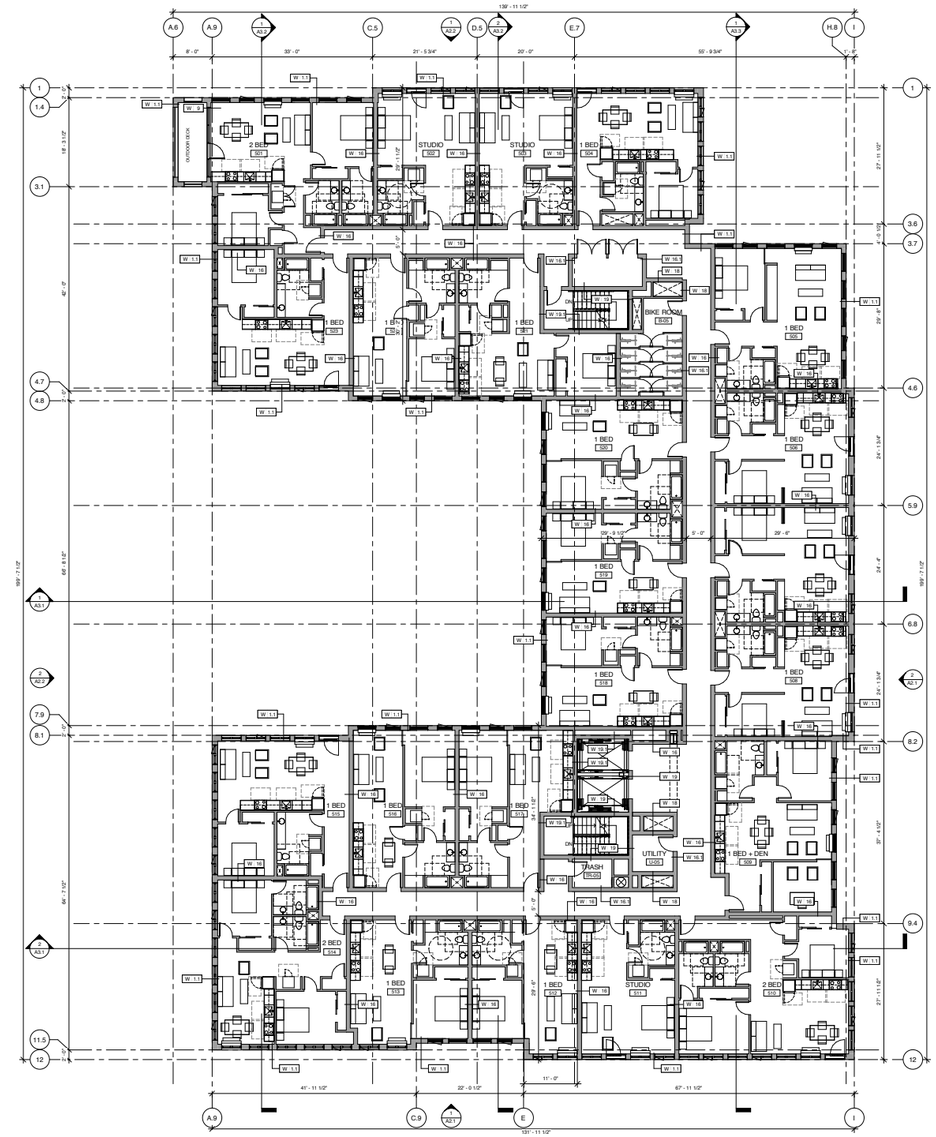
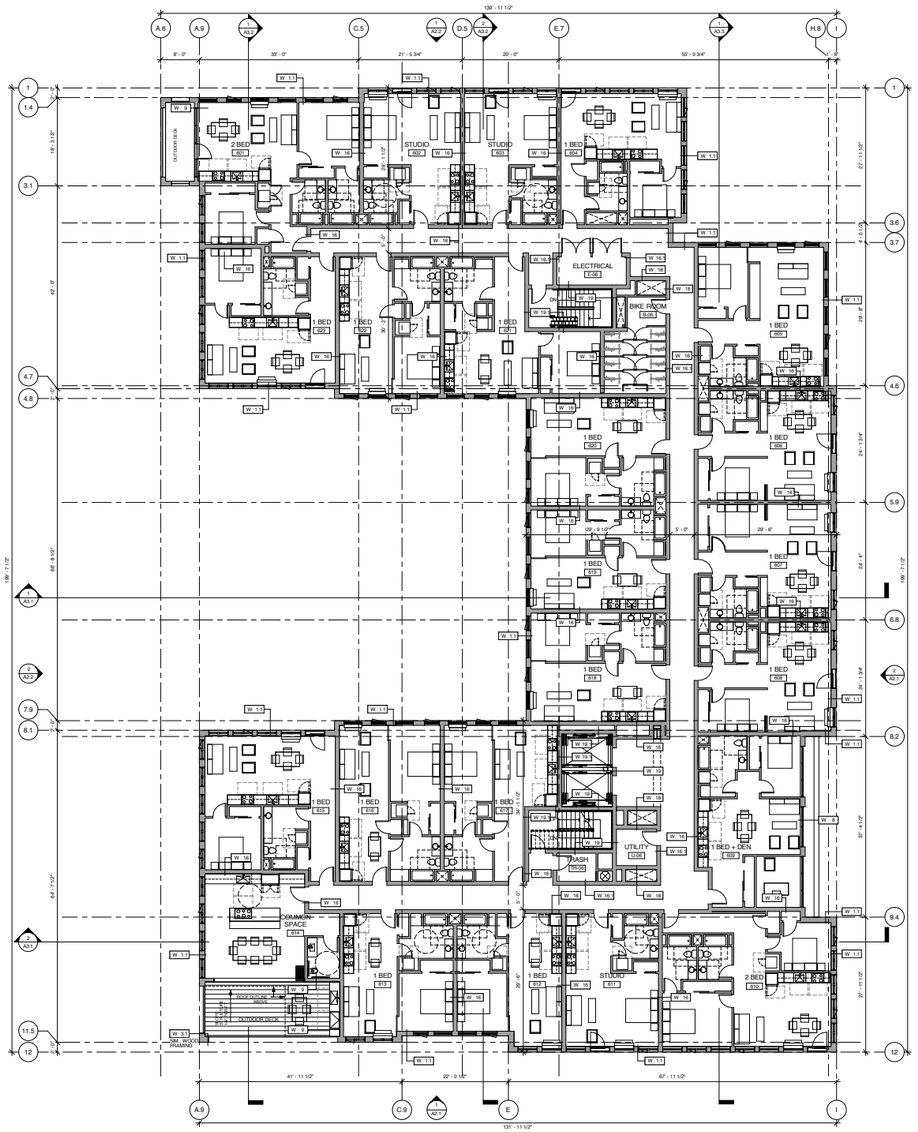


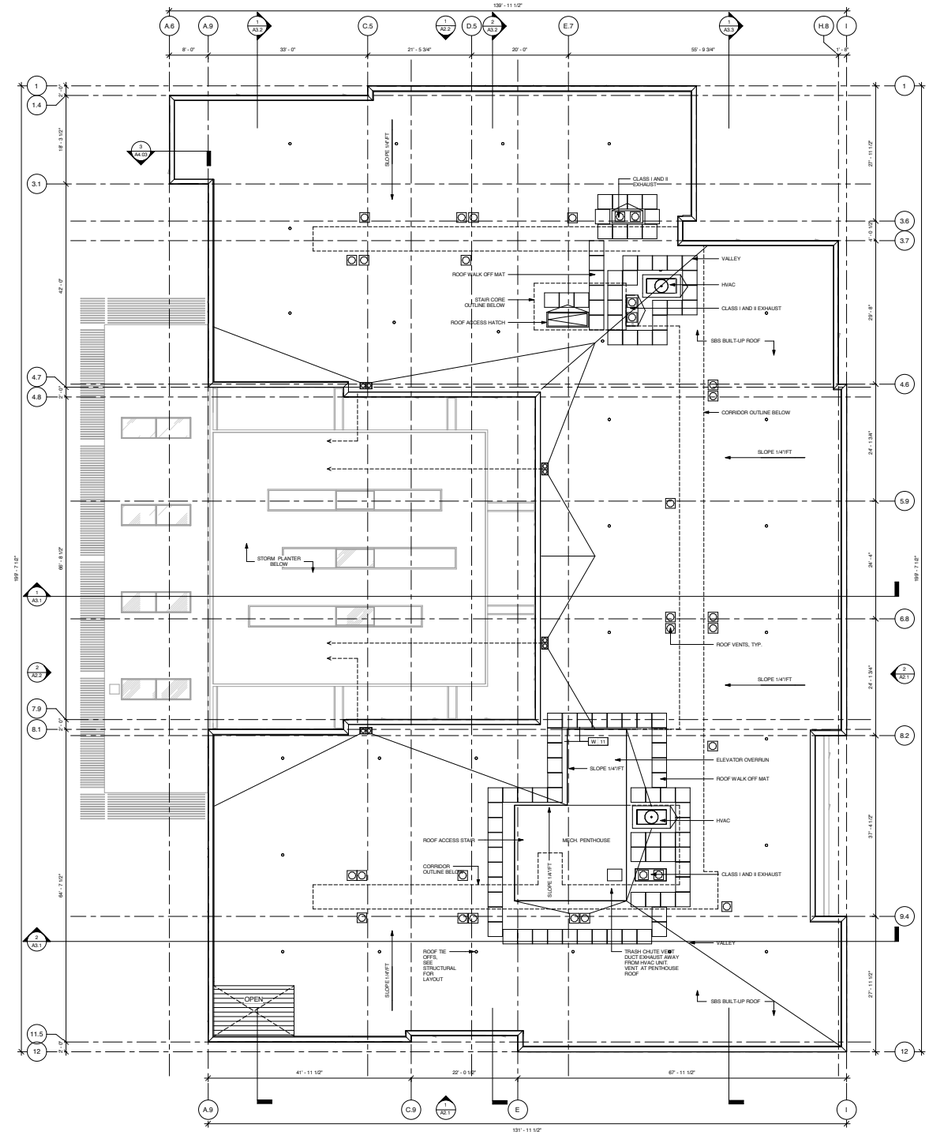
1/C.53 Fourth Floor Plan, 20,448SF, FAR: .5, Long Term Bike Parking: 8



2/C53 Fifth Floor Plan, 20,448SF, FAR: .5, Long Term Bike Parking: 8



1/C.54 Sixth Floor Plan, 20,448SF, FAR: .5, Long Term Bike Parking: 8



2/C.54 Roof Plan

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C.55 East Building Elevation

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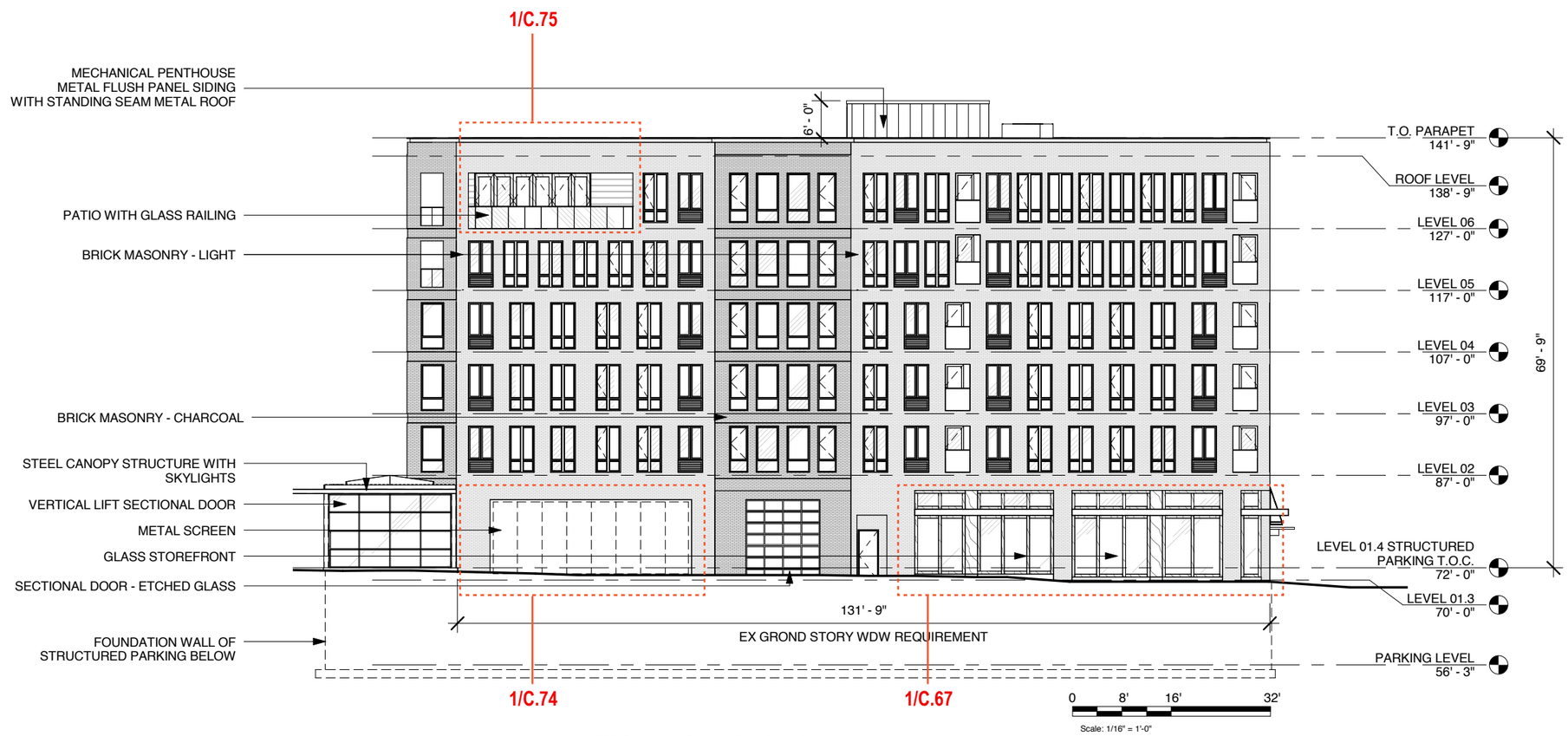
West Building Elevation **C.56**

EX Ground Story Window Requirement

Total Facade =	**105' - 0"**	**Window Area Required:105'x9'x.25=**	**236.5 SF**
Window Length Required: 50% =	**52' - 6"**	**Window Area Provided =**	**336.0 SF**
Window Provided =	**42' - 0"**	**Modification=**	**10'-6" Length**

C.57 North Building Elevation



EX Ground Story Window Requirement

Total Facade =	131' - 9"	Window Area Required:131.75'x9'x.25=	296.43 SF
Window Length Required: 50% =	65' - 10"	Window Area Provided =	354.00 SF
Window Provided =	46' - 0"	Modification=	19'-10" Length

South Building Elevation C.58

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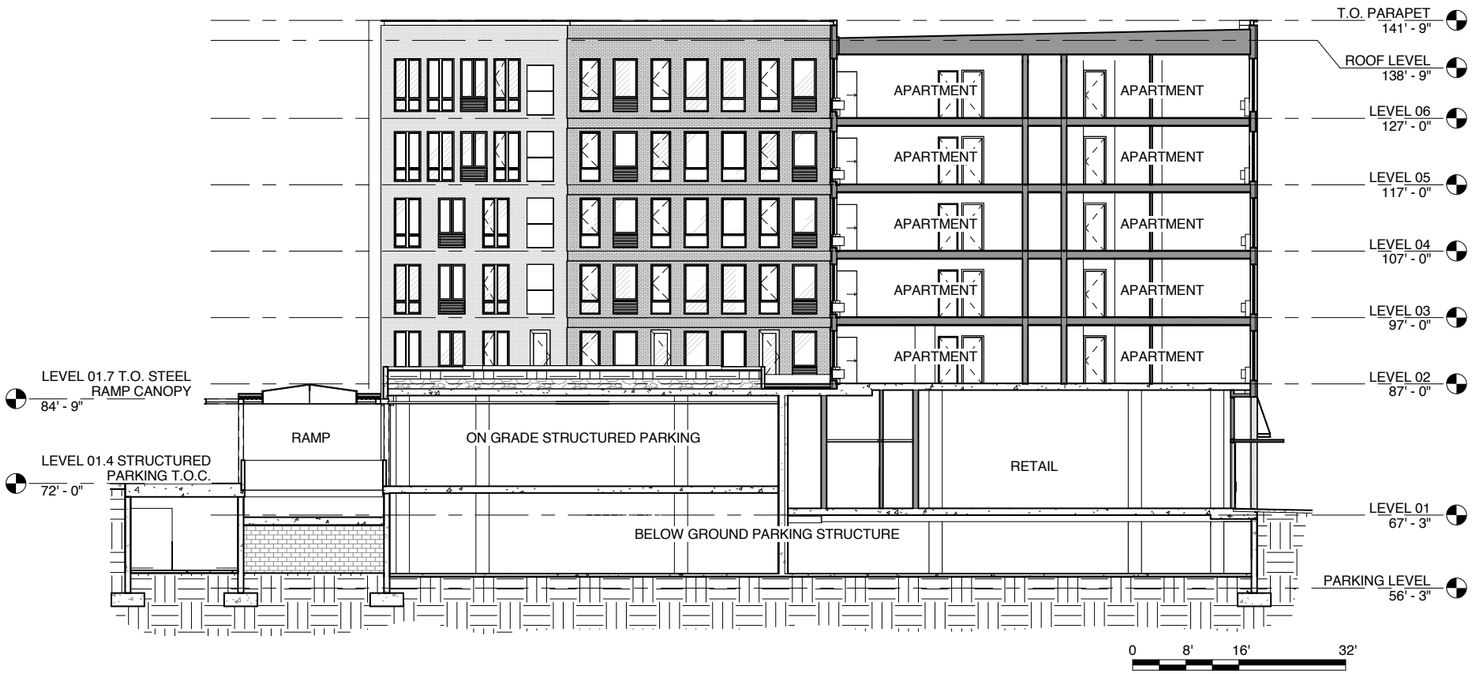

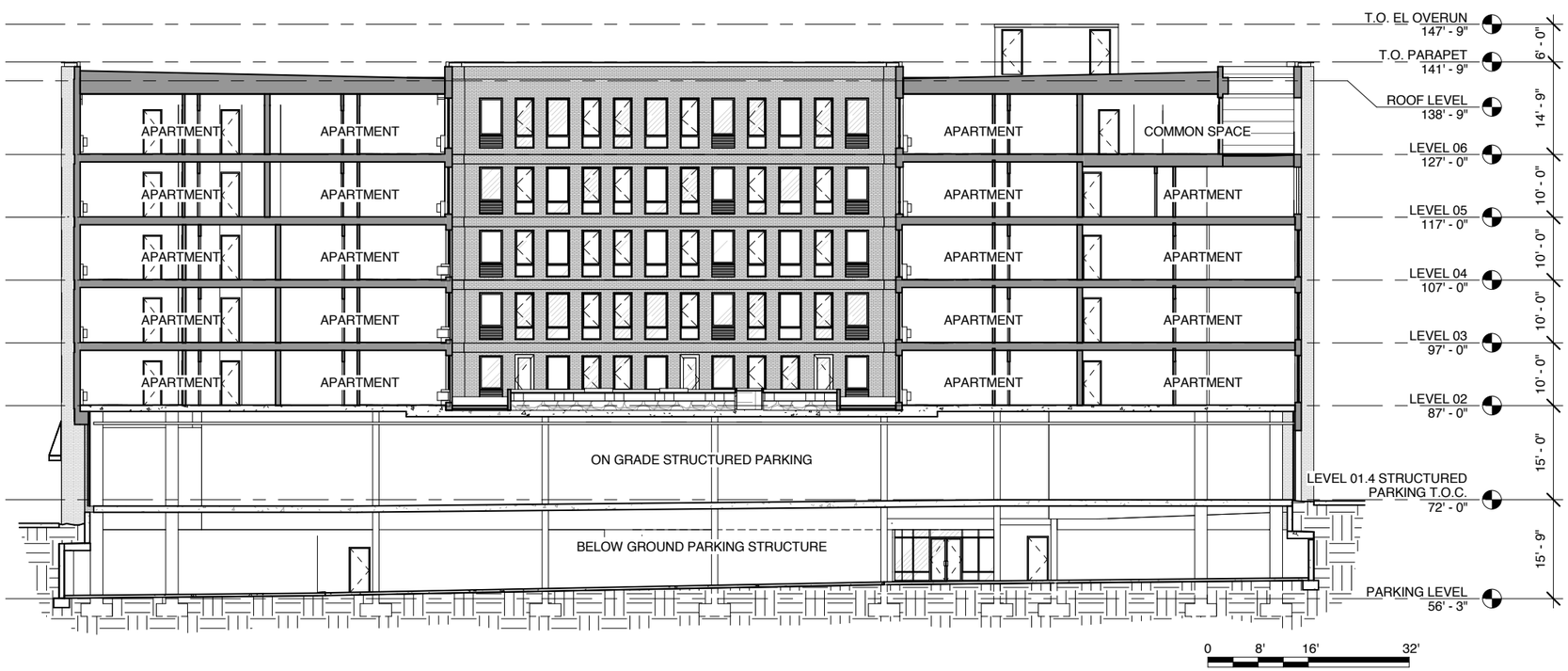

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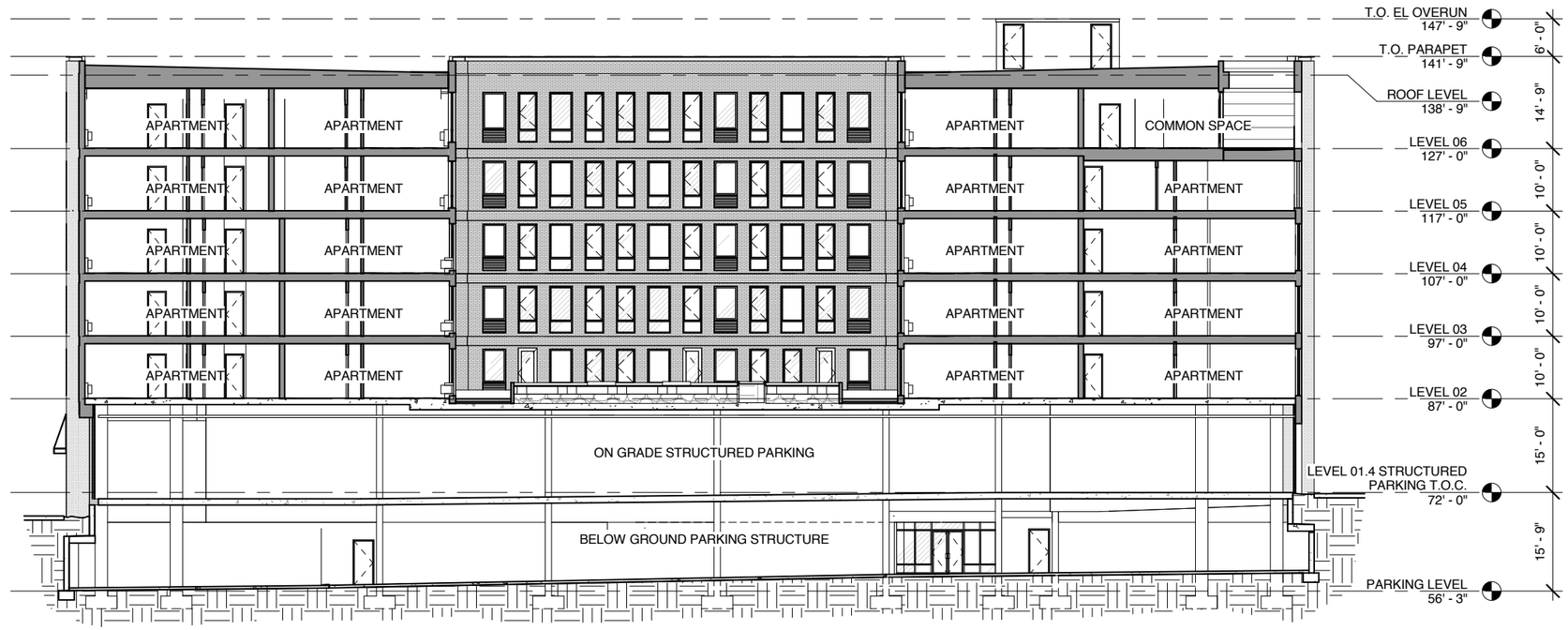
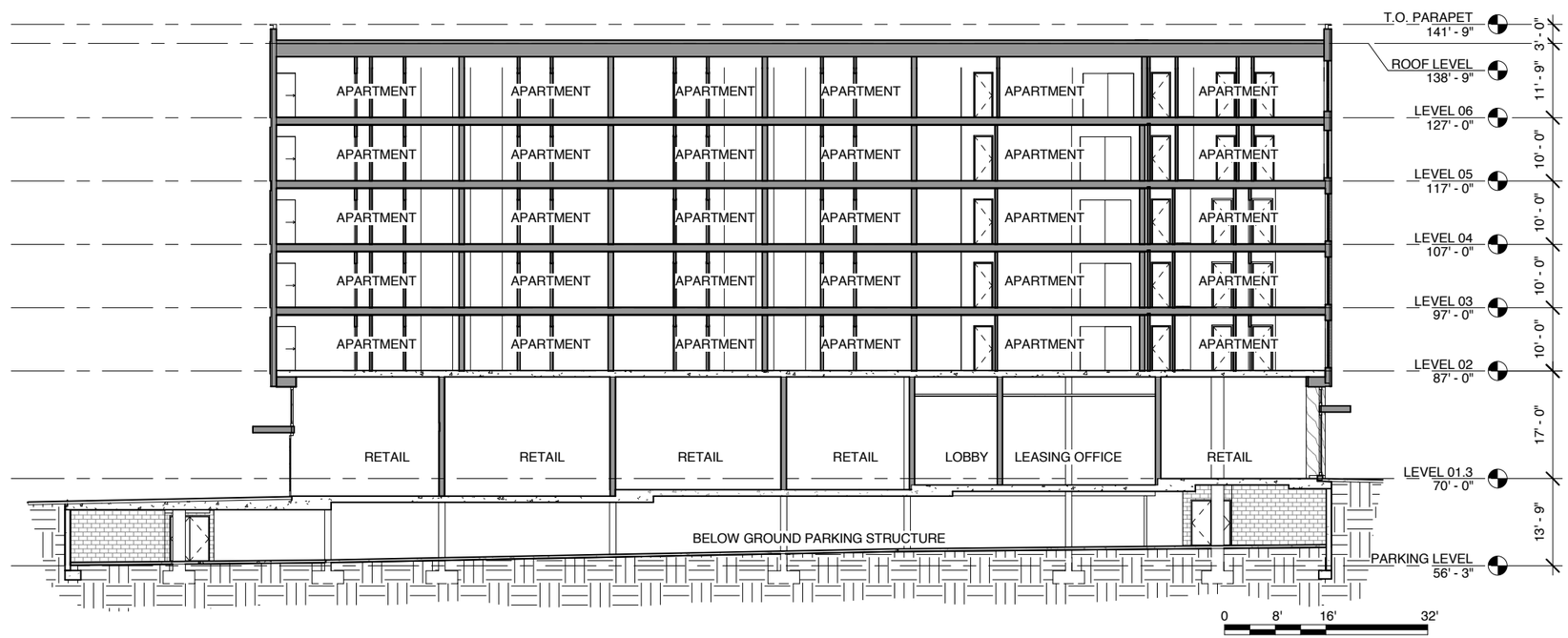
C.59 East-West Building Section





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North-South Building Elevation

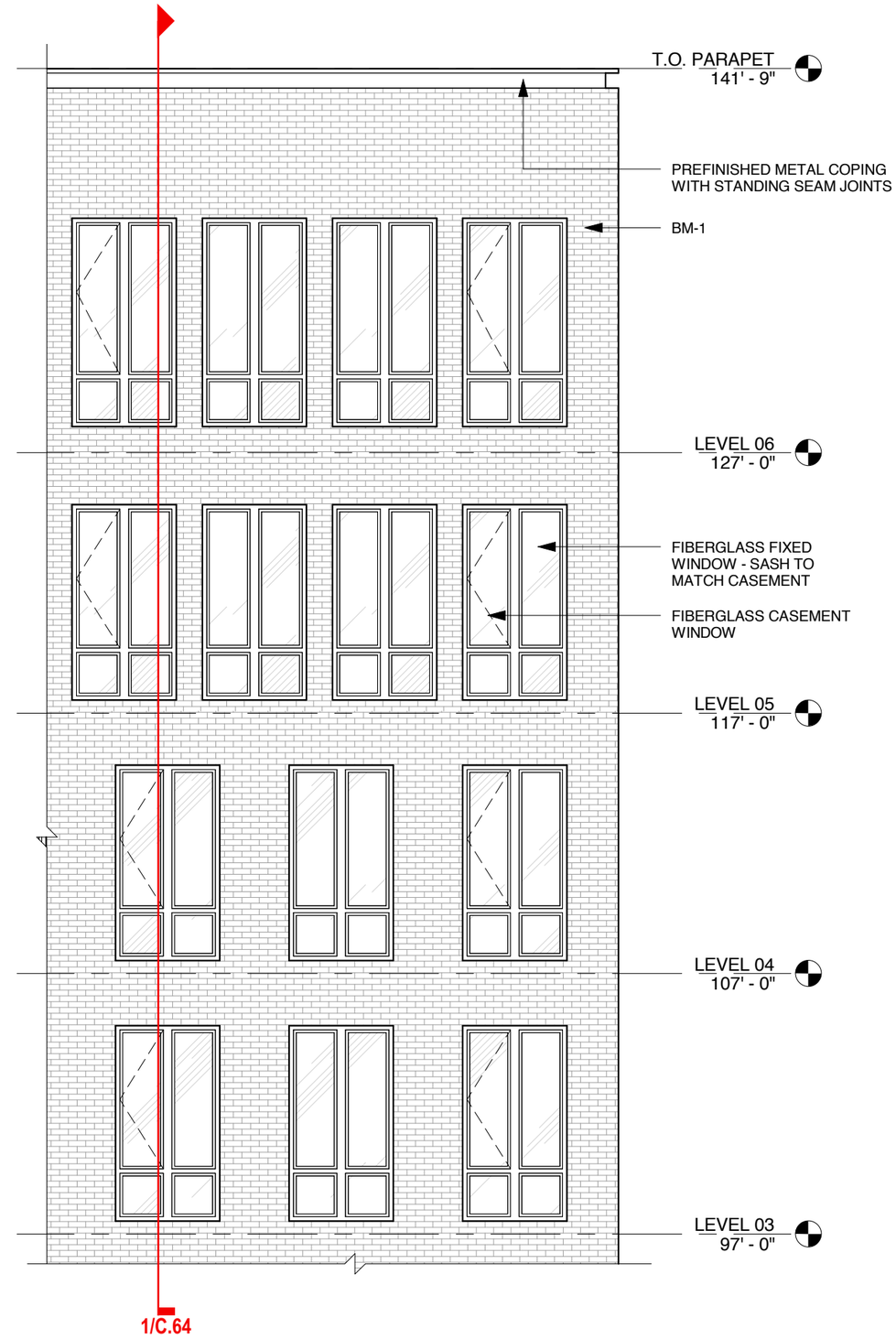
C.60

C.61 **Rendering, East Facade Storefronts**

Rendering, East Facade Storefronts

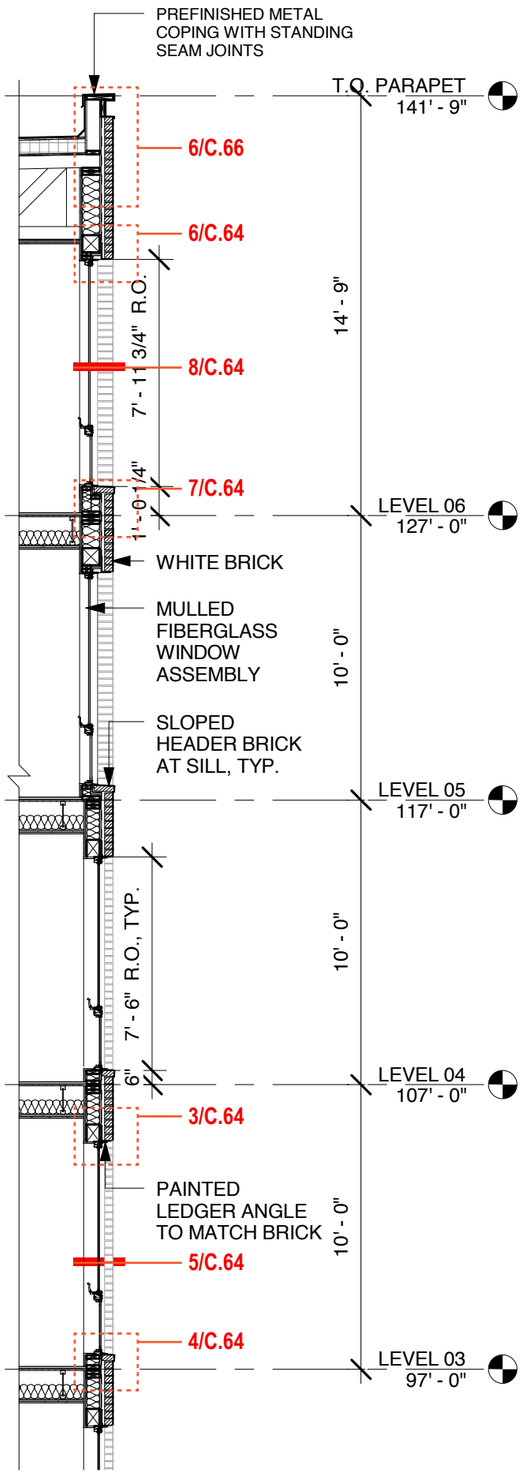
Block 296: Design Review . Holst Architecture + GBD Architects for CE John Company . LU 12-218319 . Submitted June 24, 2013 MIXED-USE

1/C.63 Typ. Apartment Bay Rendering at White Brick

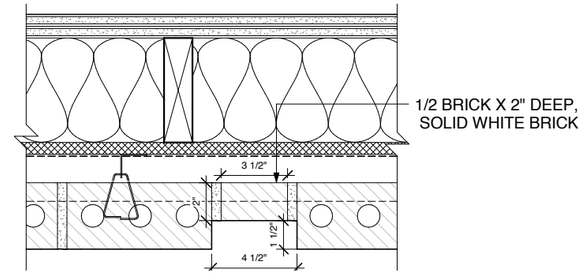


2/C.63 Typ. Apartment Bay Elevation at White Brick

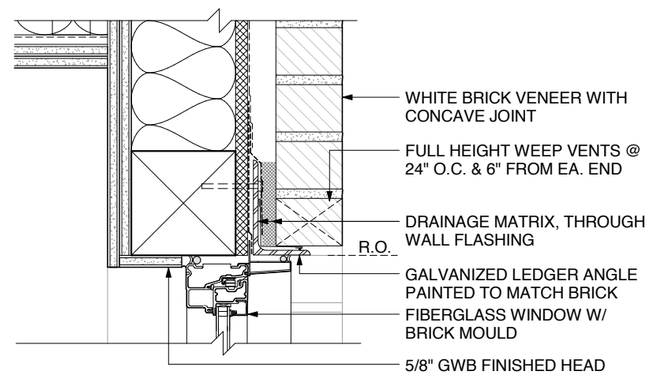
White Brick Rendering and Enlargement



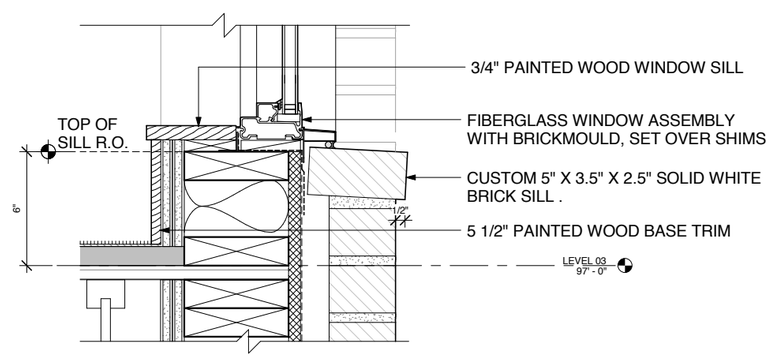
1/C.64 Typ. Apartment Bay Wall Section at White Brick



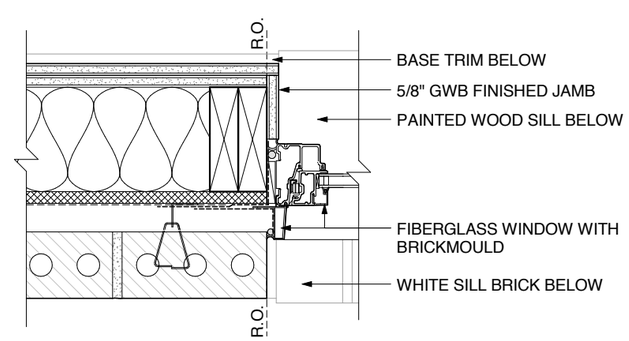
2/C.64 Typ. Vertical Reveal at White Brick



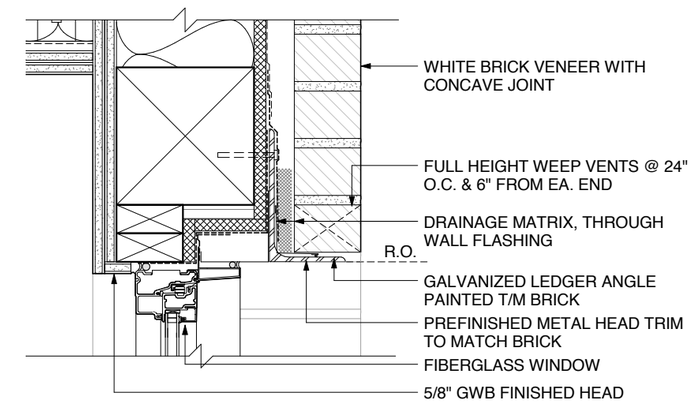
3/C.64 Window Head at White Brick



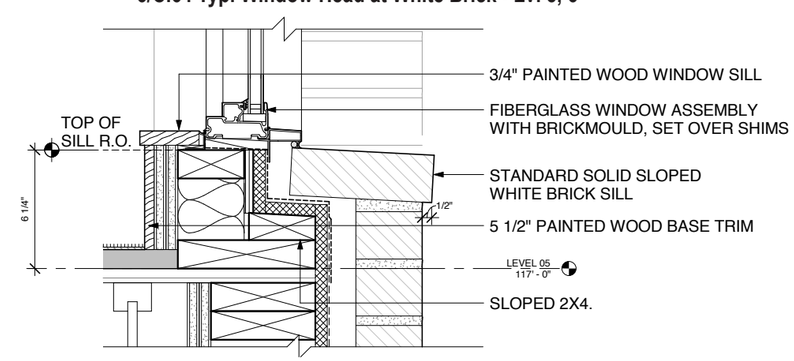
4/C.64 Window Head at White Brick



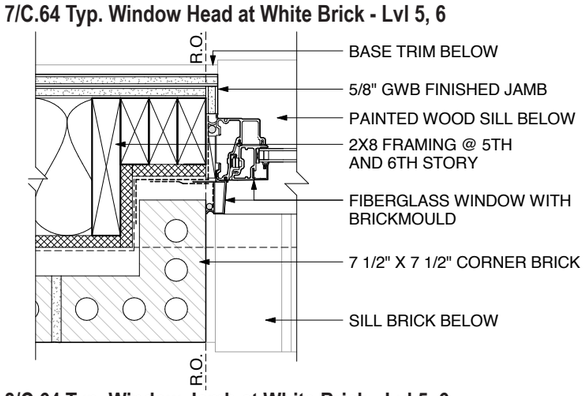
5/C.64 Window Jamb at White Brick



6/C.64 Typ. Window Head at White Brick - Lvl 5, 6



7/C.64 Typ. Window Head at White Brick - Lvl 5, 6



8/C.64 Typ. Window Jamb at White Brick - Lvl 5, 6

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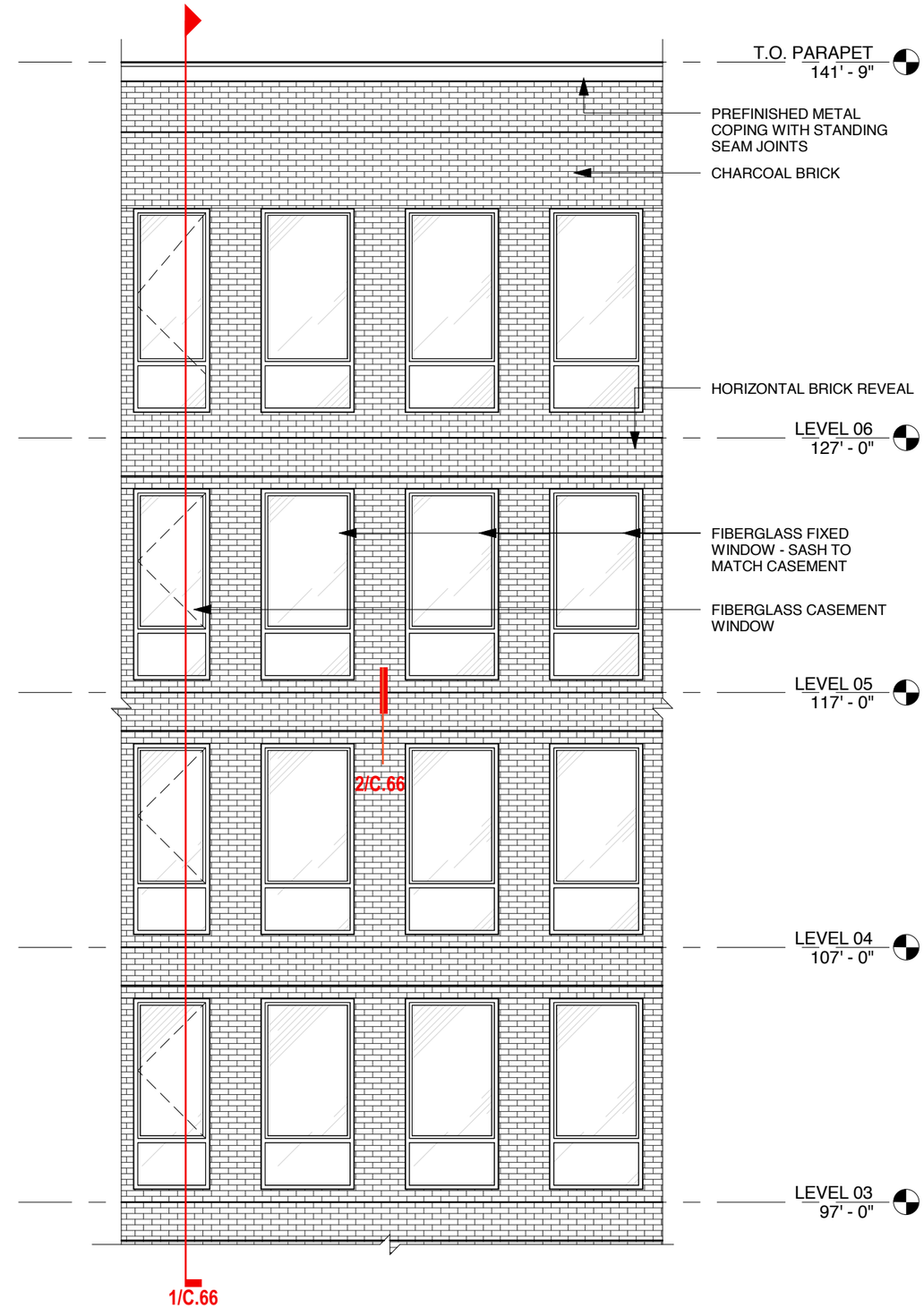
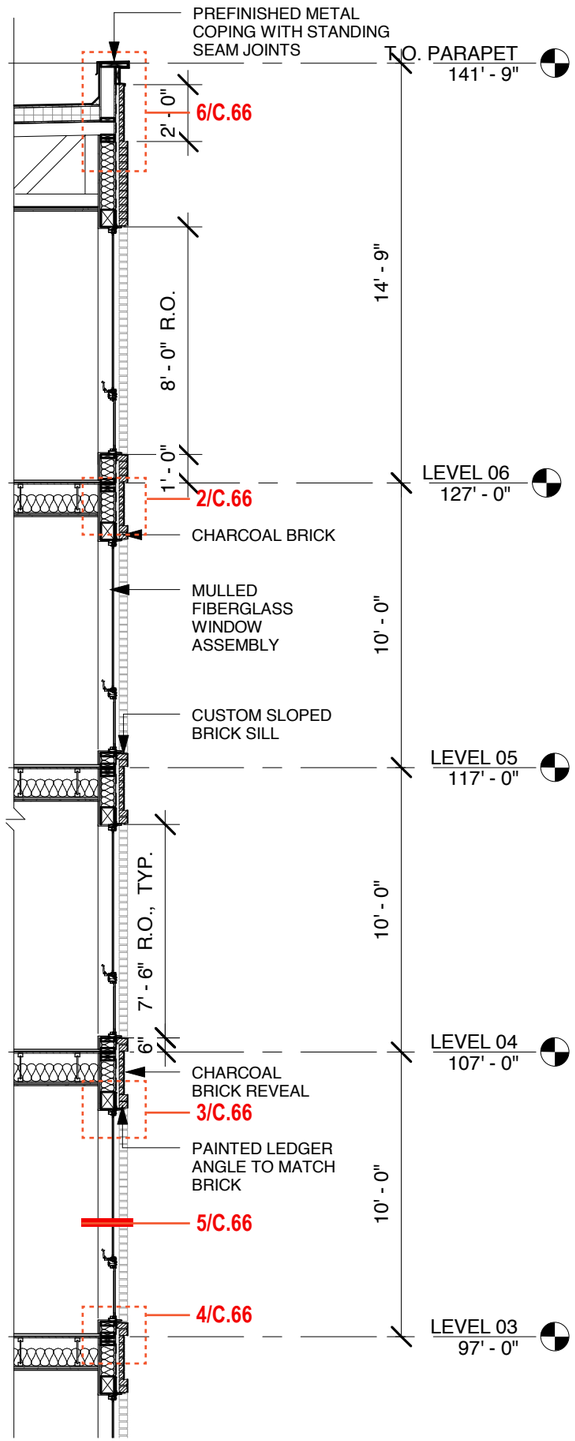
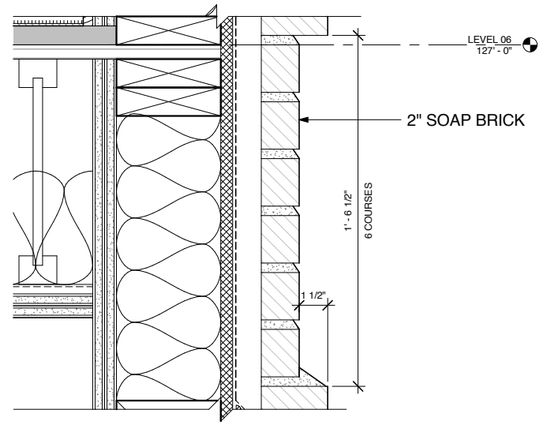
1/C.65 Typ. Apartment Bay Rendering at Charcoal Brick



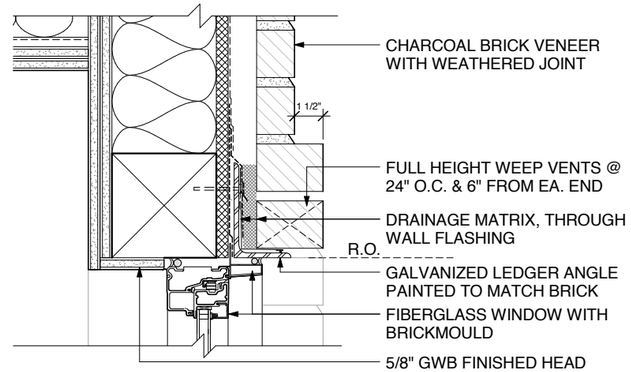
2/C.65 Typ. Apartment Bay Elevation at Charcoal Brick



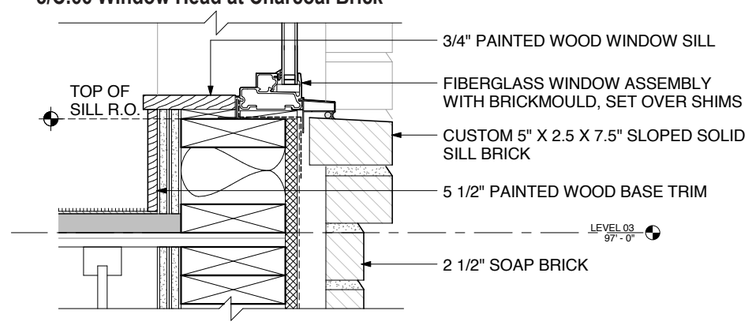
1/C.66 Typ. Apartment Bay Wall Section at Charcoal Brick



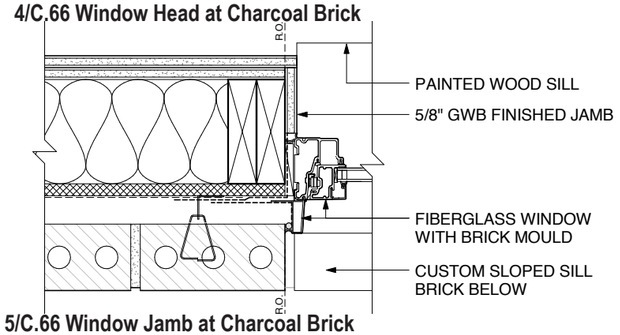
2/C.66 Typ. Horizontal Reveal at Charcoal Brick



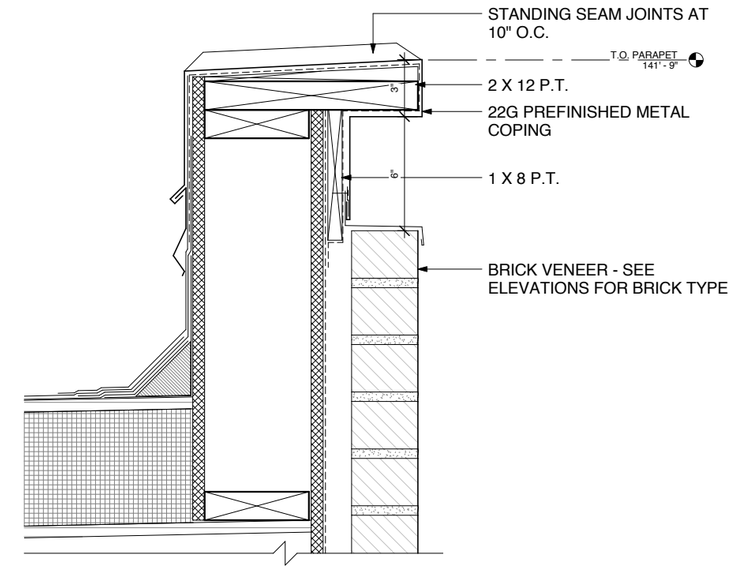
3/C.66 Window Head at Charcoal Brick



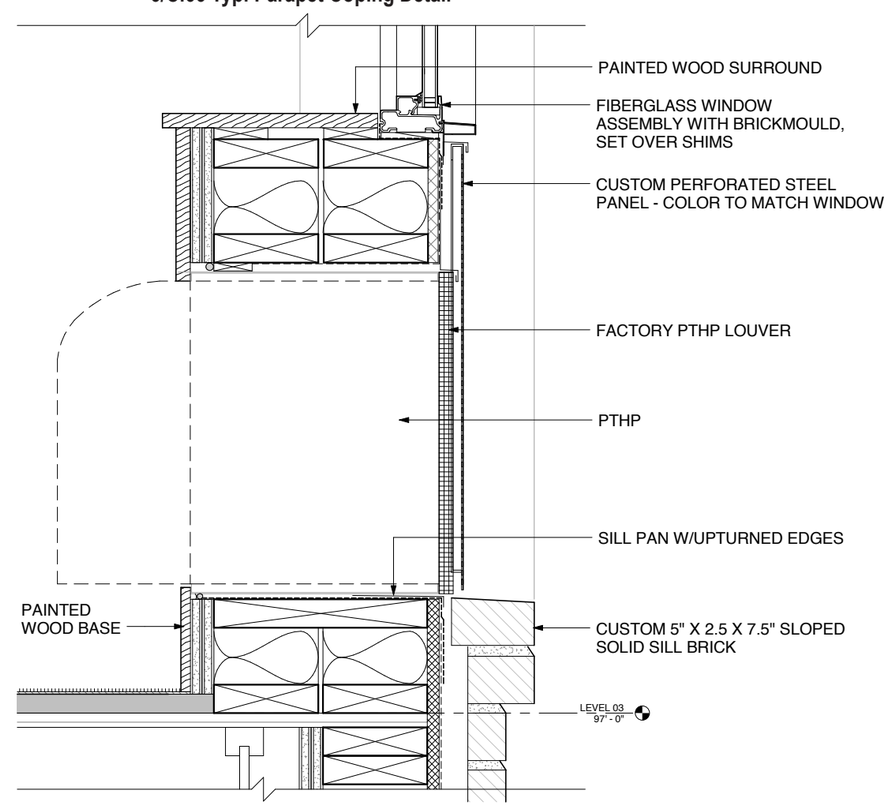
4/C.66 Window Head at Charcoal Brick



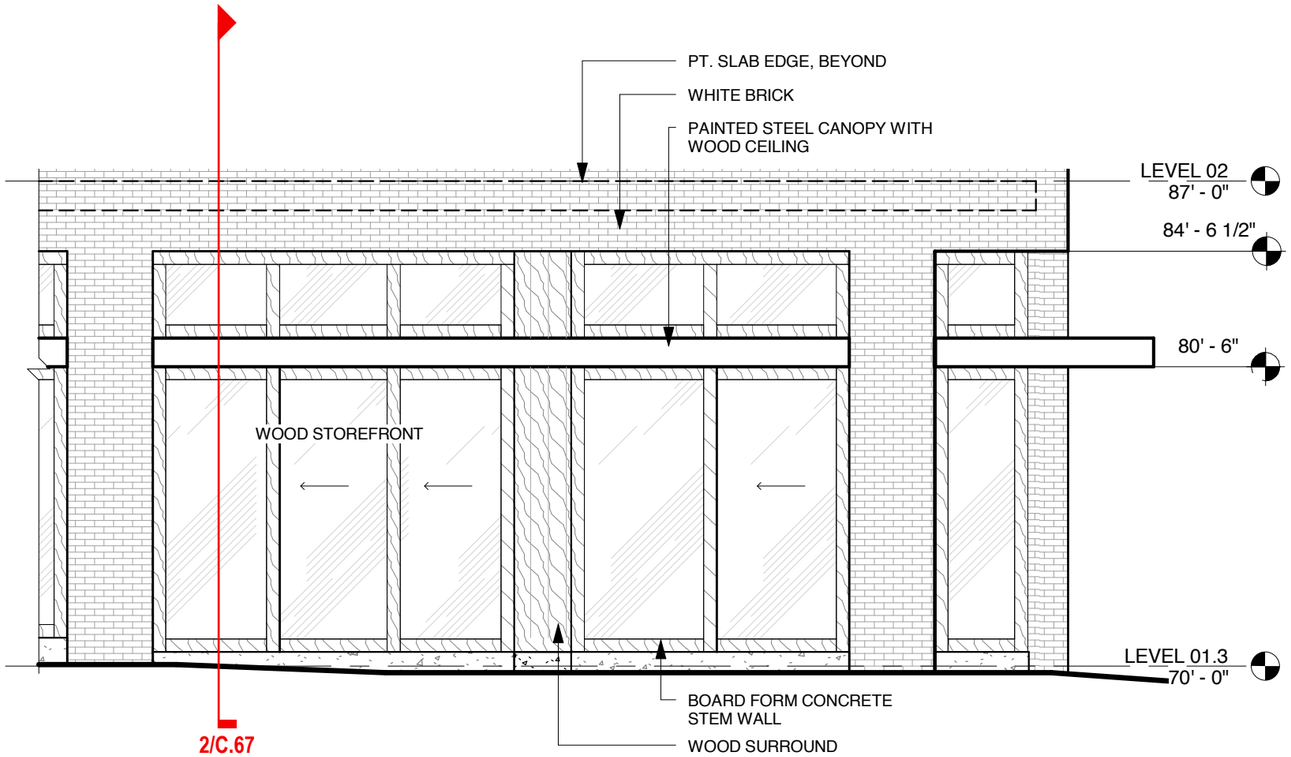
5/C.66 Window Jamb at Charcoal Brick



6/C.66 Typ. Parapet Coping Detail

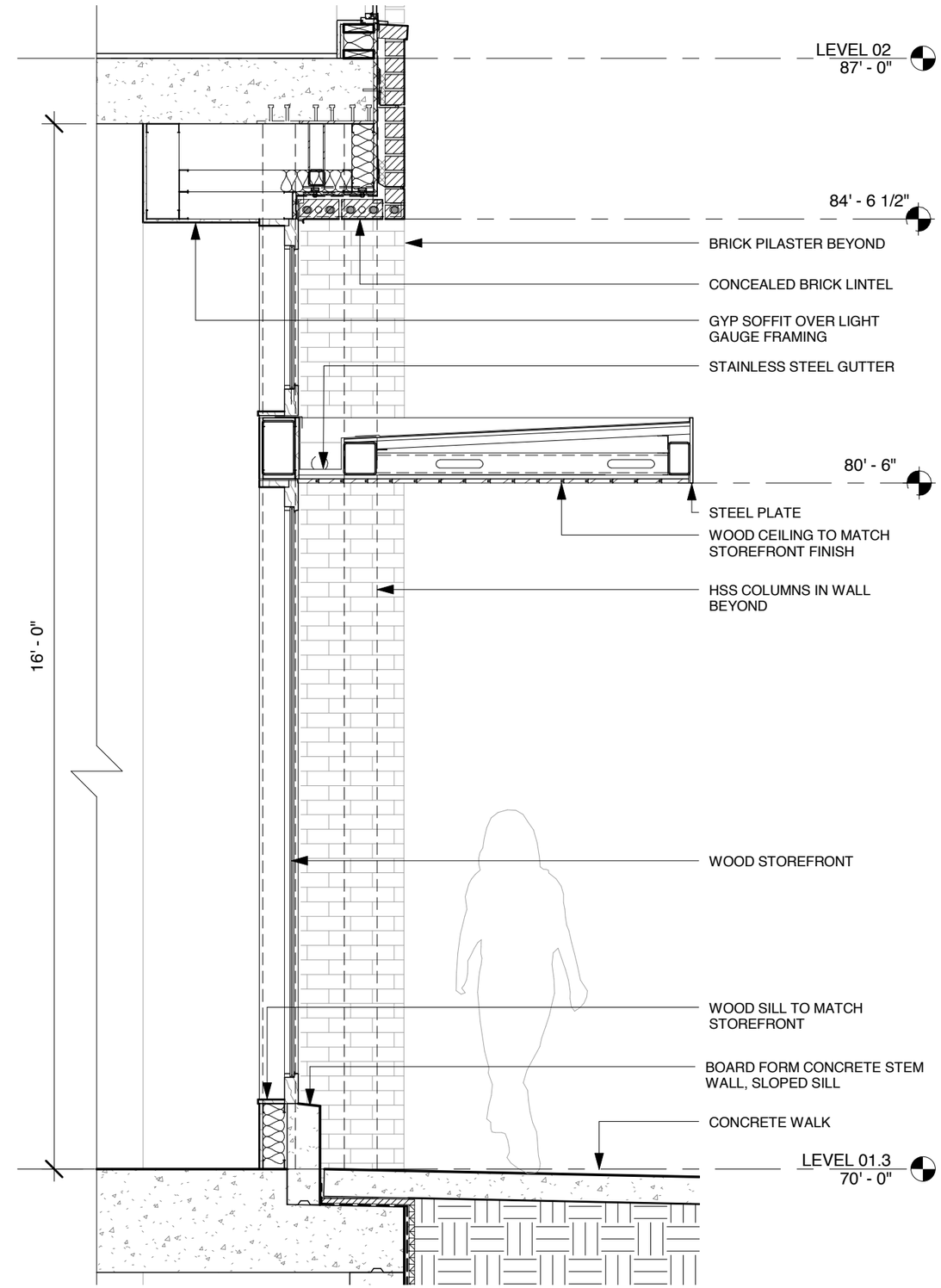


7/C.66 PHTP Detail

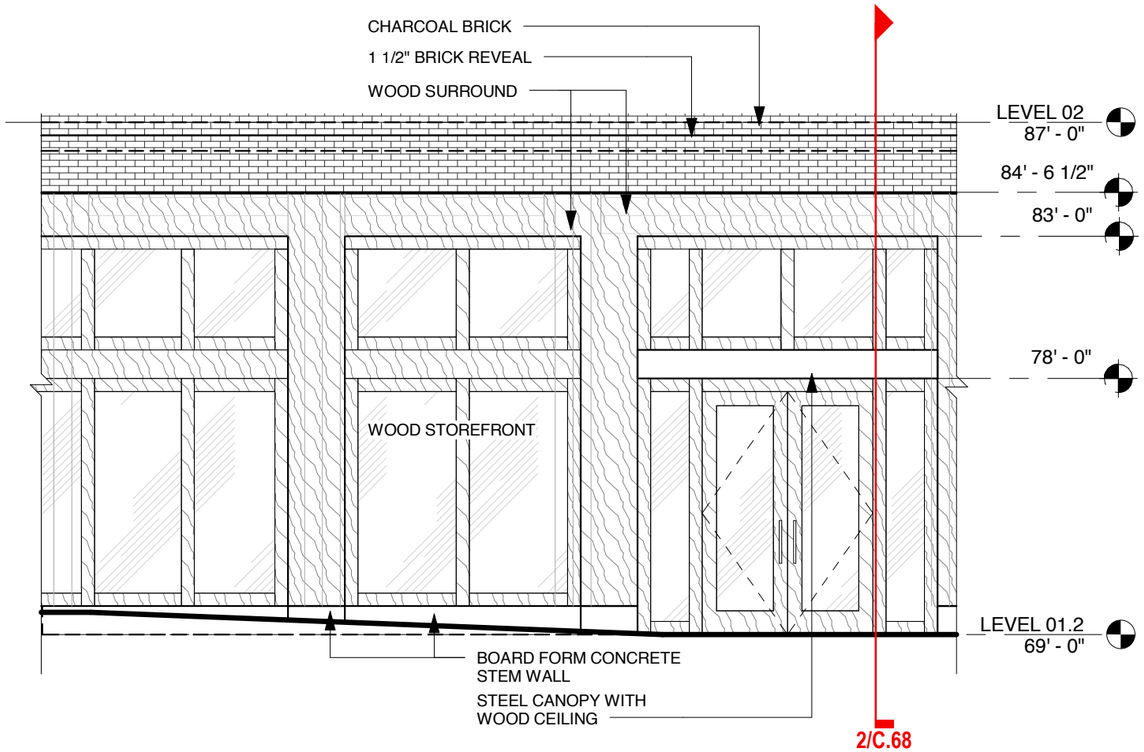


1/C.67 Wood Storefront at SE Corner - Elevation

3/C.67 Wood Storefront at SE Corner - Rendering

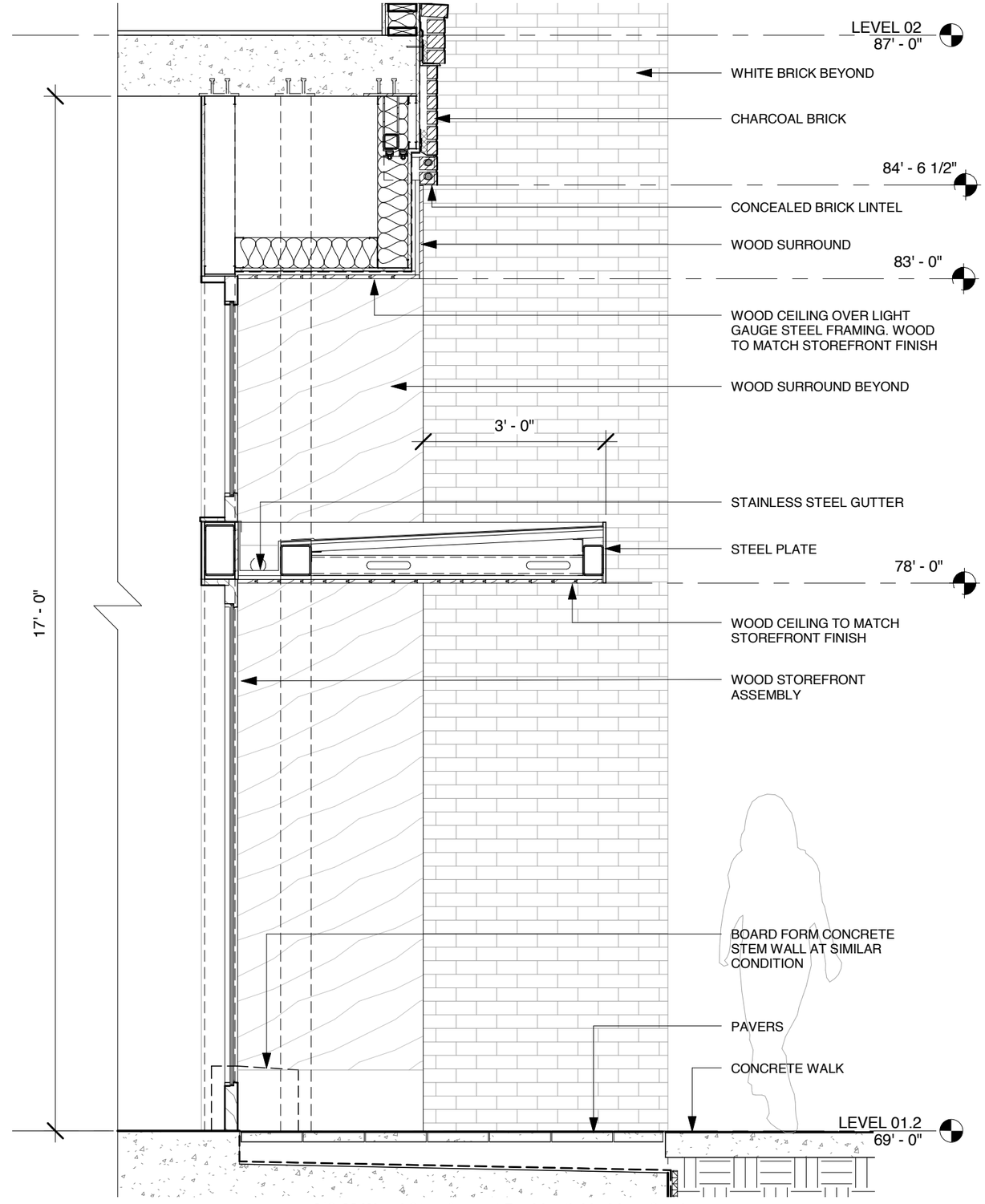


2/C.67 Wood Storefront at SE Corner - Section



1/C.68 Wood Storefront at Residential Lobby - Elevation

3/C.68 Wood Storefront at Residential Lobby - Rendering



2/C.68 Wood Storefront at Residential Lobby - Section

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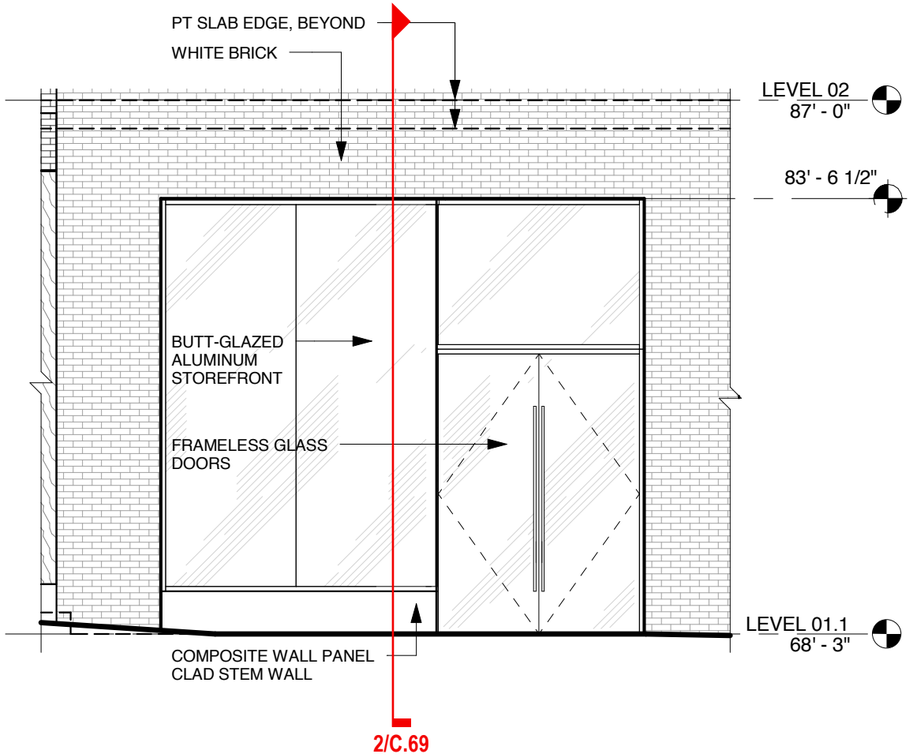
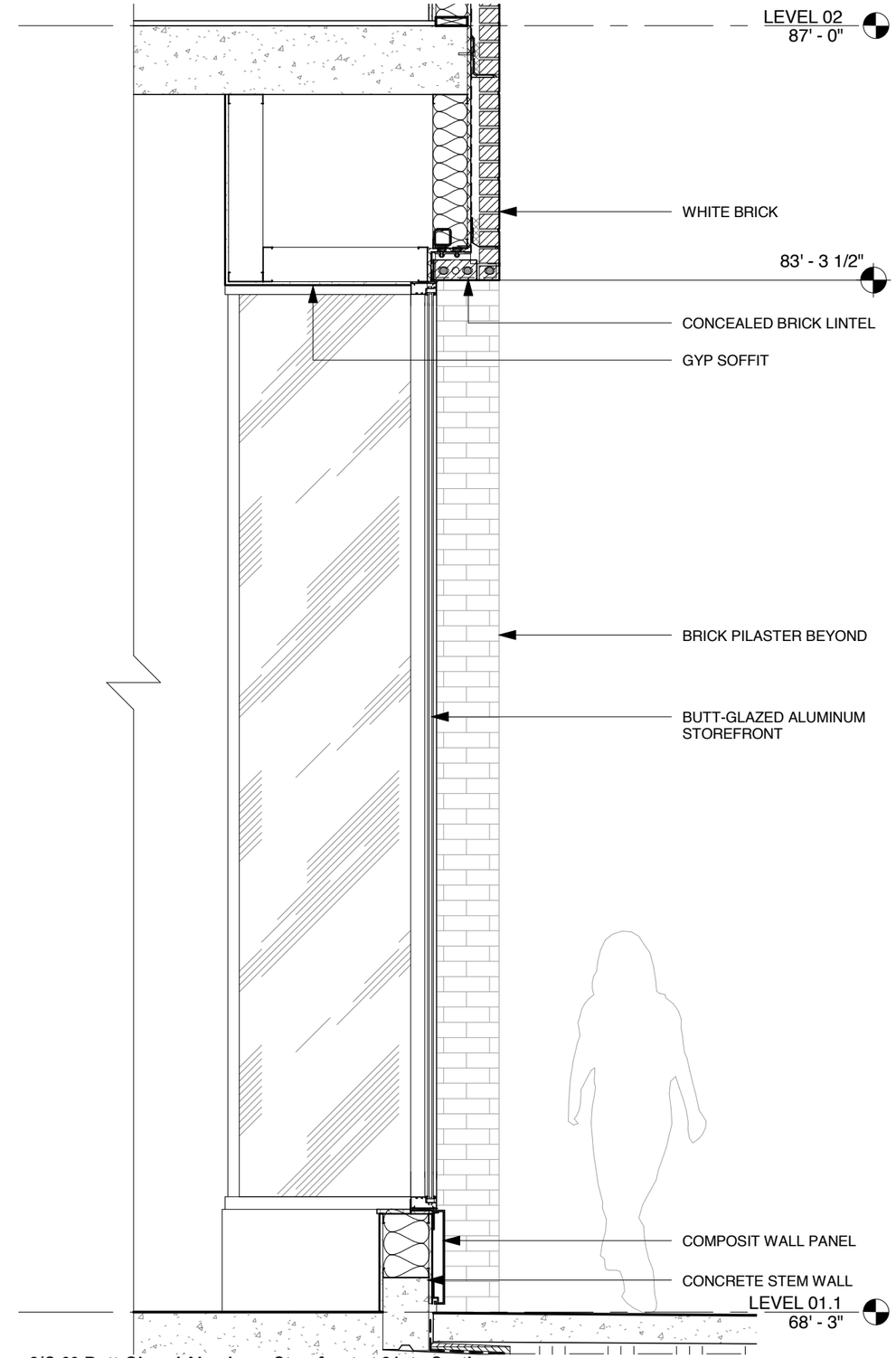
Enlargement, Wood Storefront at Residential Lobby C.68



1/C.69 Butt-Glazed Aluminum Storefront at 21st - Elevation

3/C.69 Butt-Glazed Aluminum Storefront at 21st - Rendering



2/C.69 Butt-Glazed Aluminum Storefront at 21st - Section

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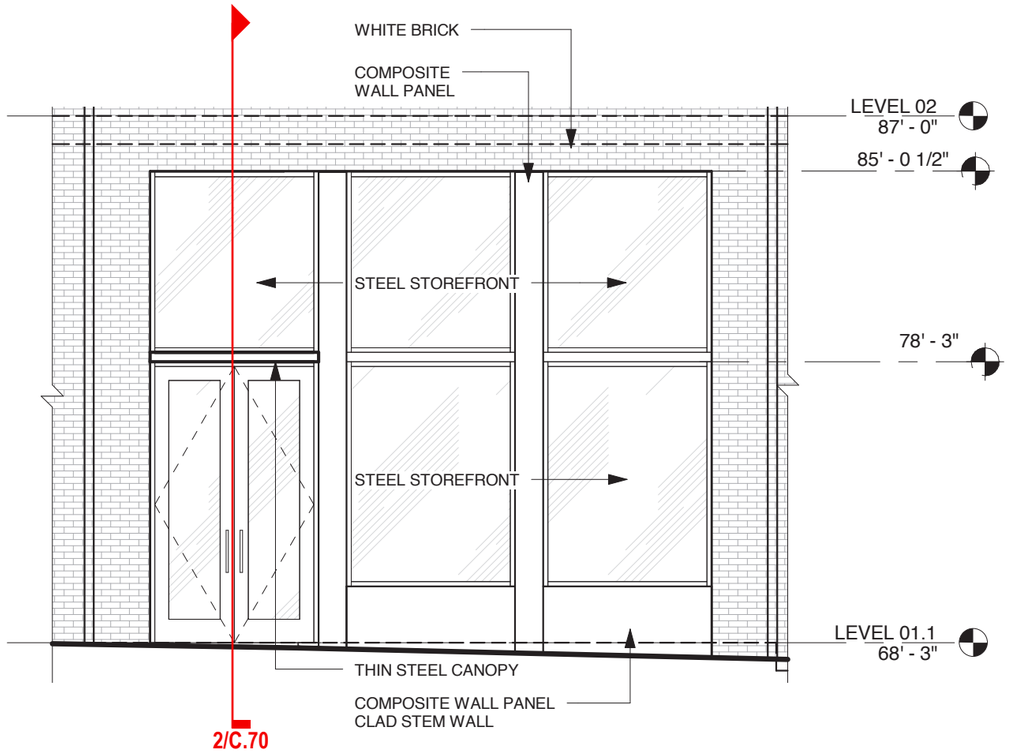
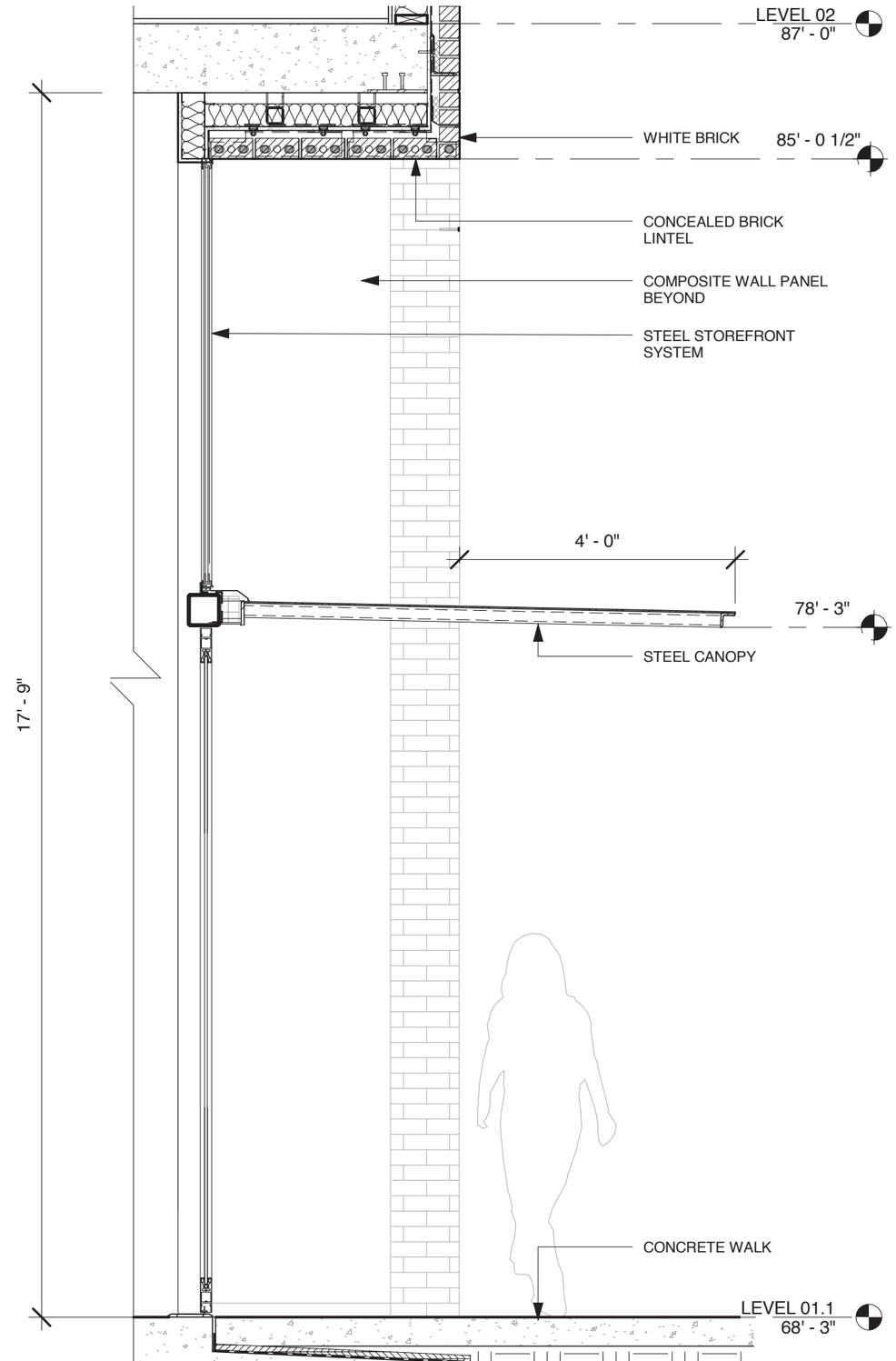
Enlargement, Butt-Glazed Aluminum Storefront at 21st



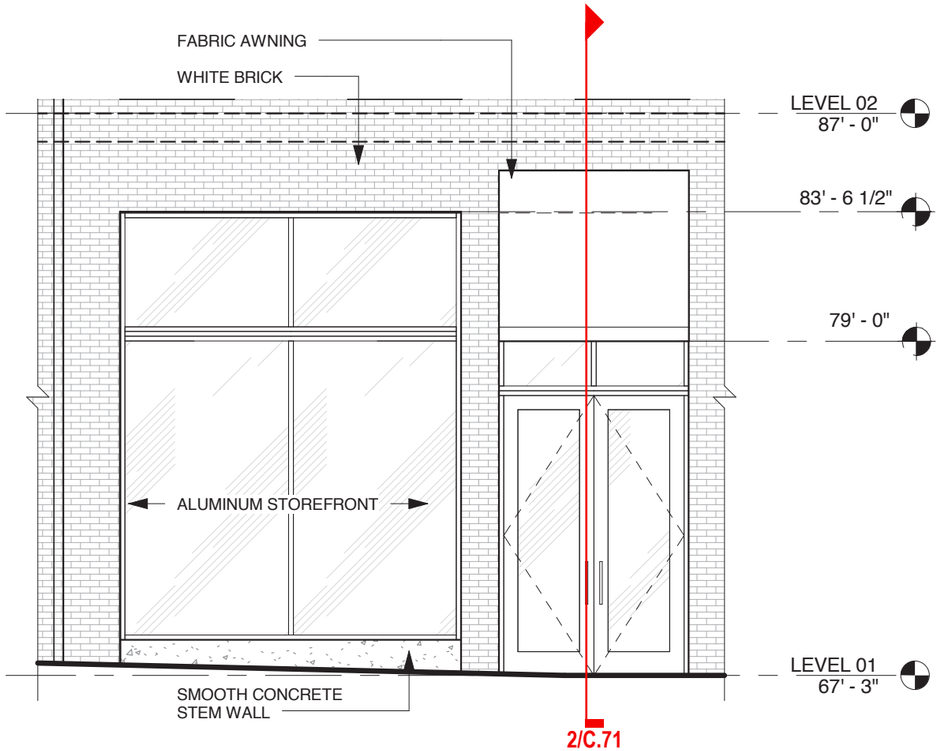
1/C.70 Steel Storefront at 21st - Elevation

3/C.70 Steel Storefront at 21st - Rendering



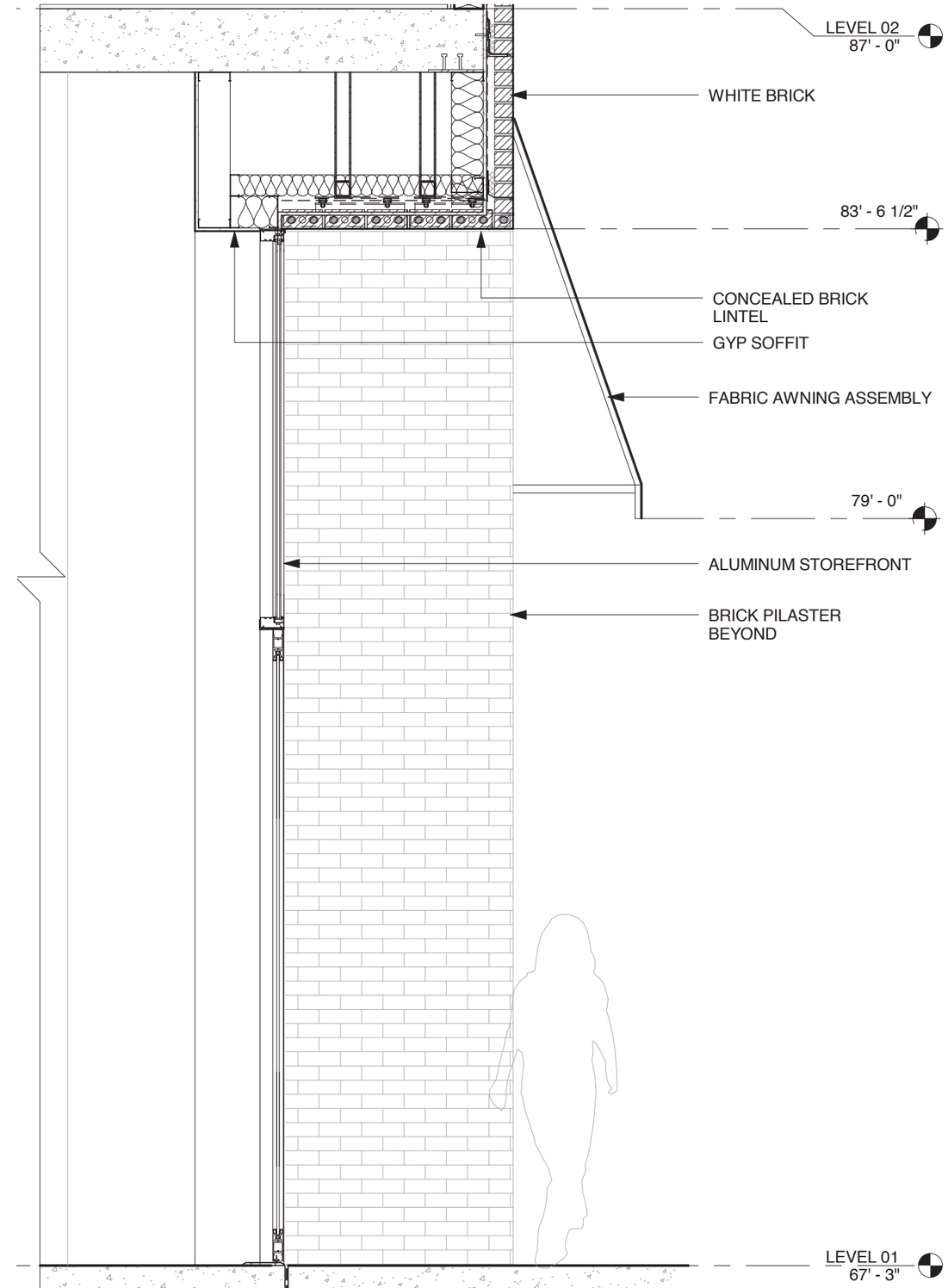
2/C.70 Steel Storefront at 21st - Section

Block 296: Design Review . Holst Architecture + GBD Architects for CE John Company . LU 12-218319 . Submitted June 24, 2013 MIXED-USE

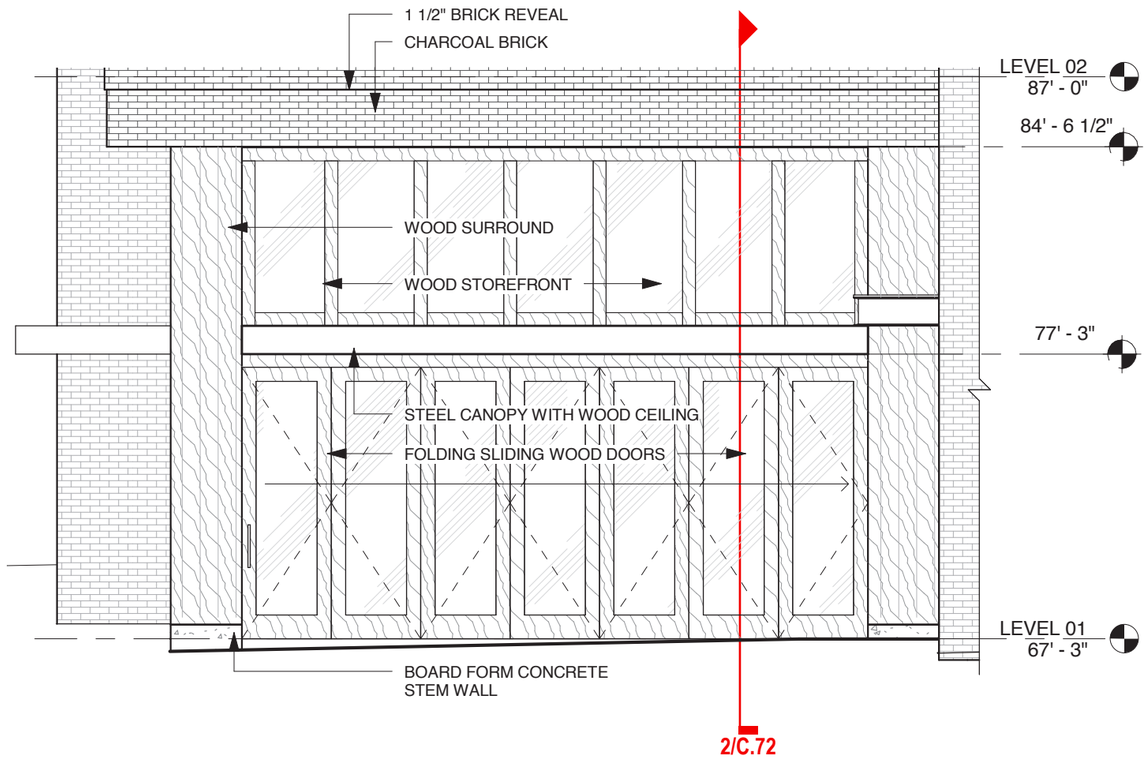


1/C.71 Aluminum Storefront at 21st - Elevation

3/C.71 Aluminum Storefront at 21st - Rendering

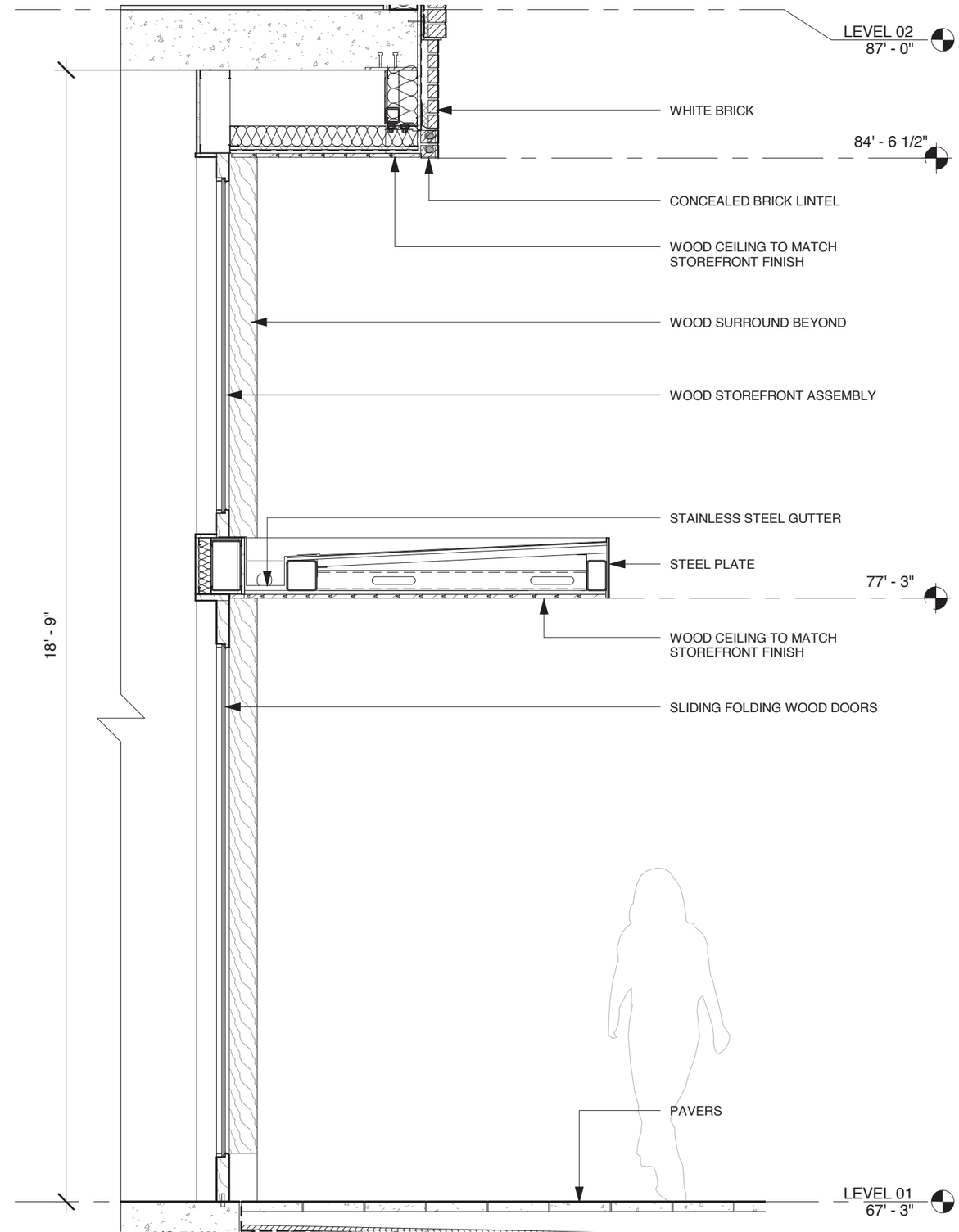


2/C.71 Aluminum Storefront at 21st - Section

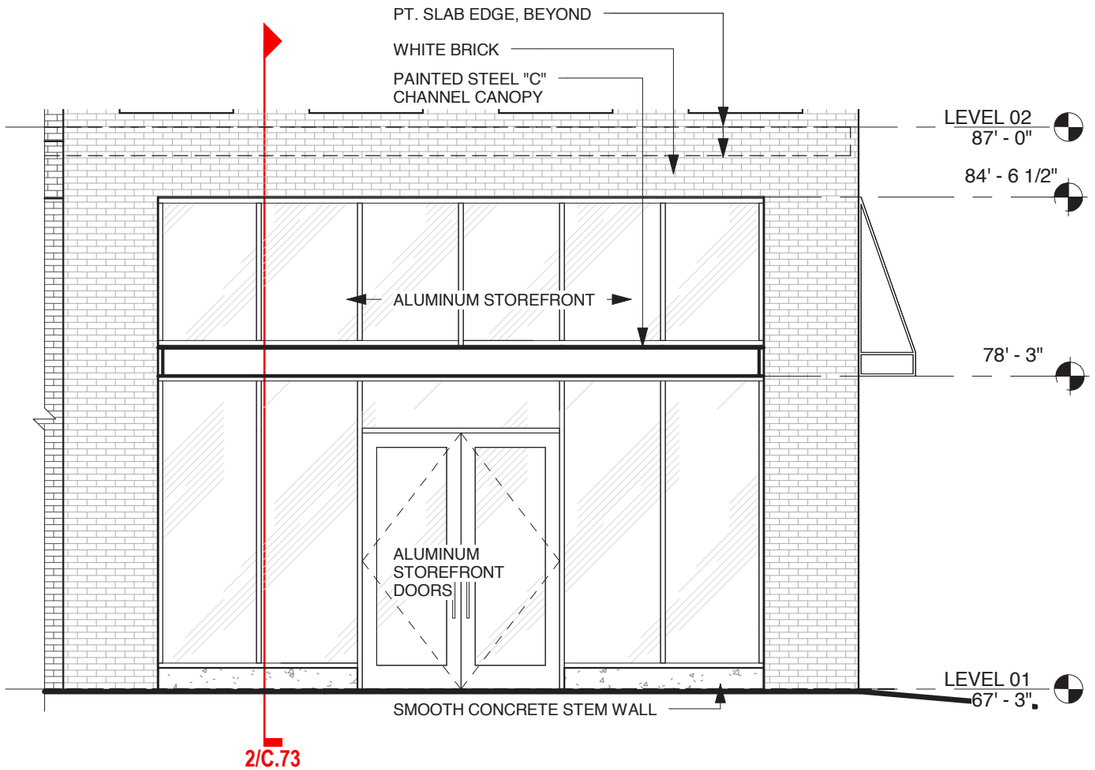


1/C.72 Wood Storefront at 21st - Elevation

3/C.72 Wood Storefront at 21st - Rendering

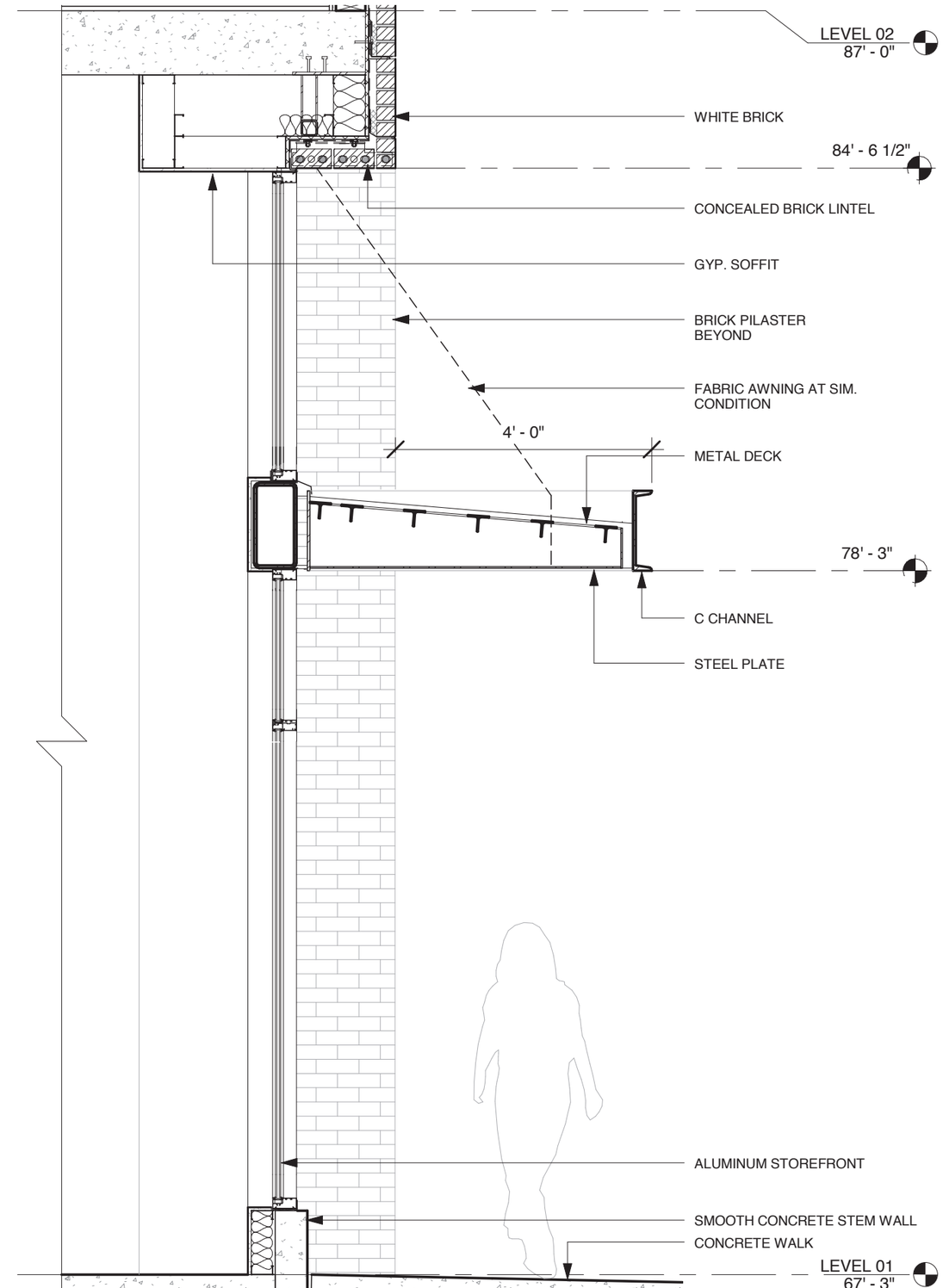


2/C.72 Wood Storefront at 21st - Section

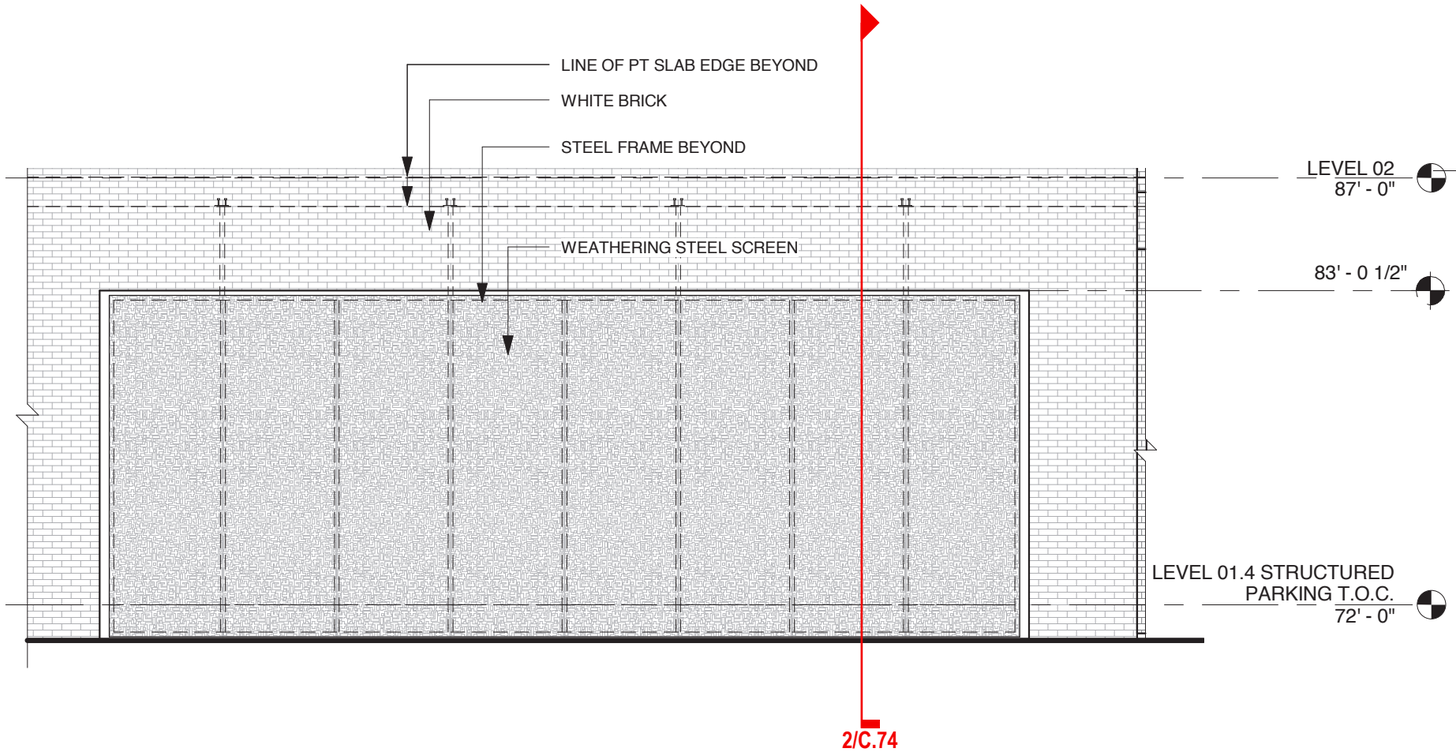


1/C.73 Aluminum Storefront at NE Corner - Elevation

3/C.73 Aluminum Storefront at NE Corner - Rendering

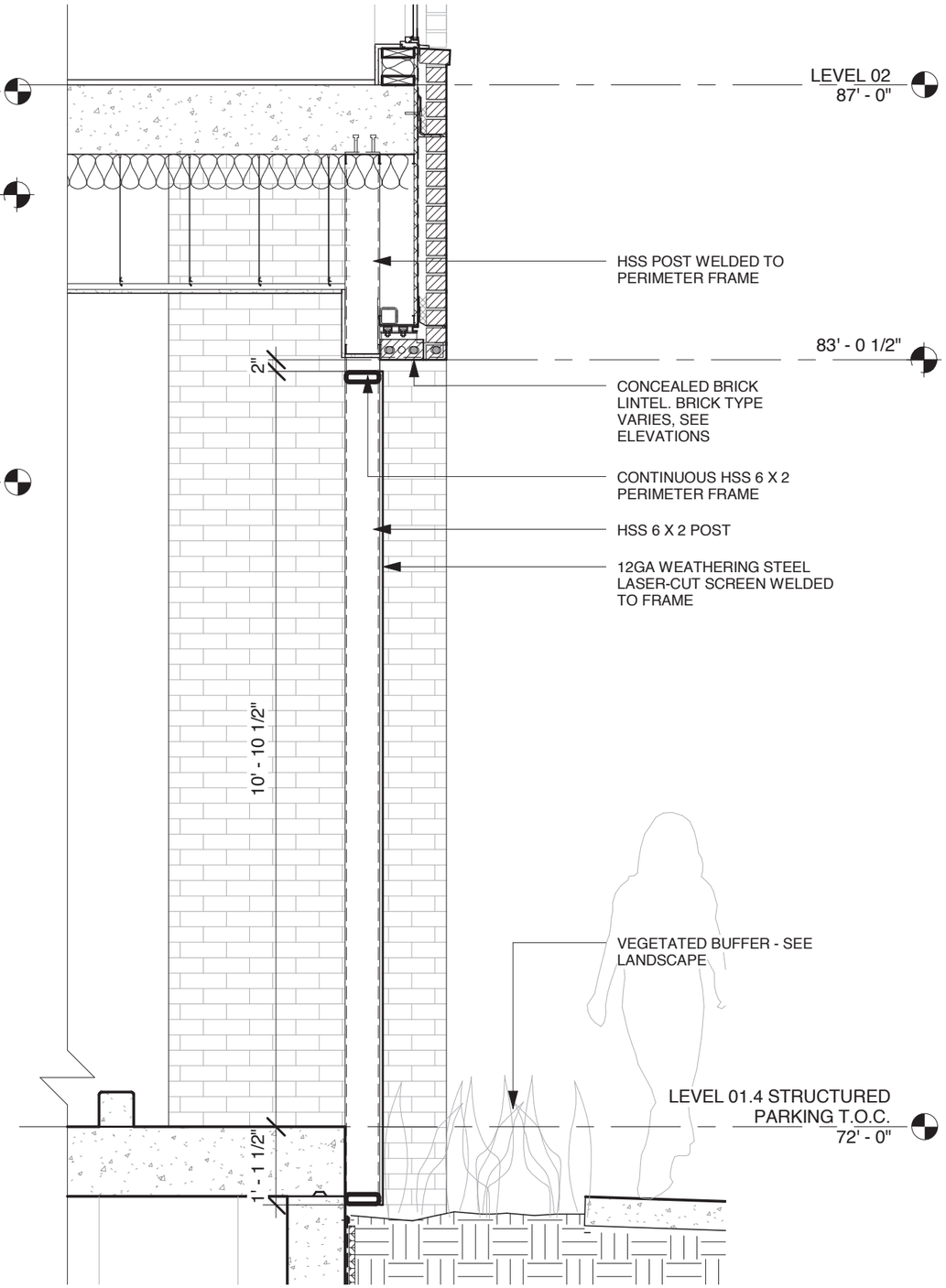


2/C.73 Aluminum Storefront at NE Corner - Section



1/C.74 Corten Screen at Covered Parking - Elevation

3/C.74 Corten Screen at Covered Parking - Rendering



2/C.74 Corten Screen at Covered Parking - Section

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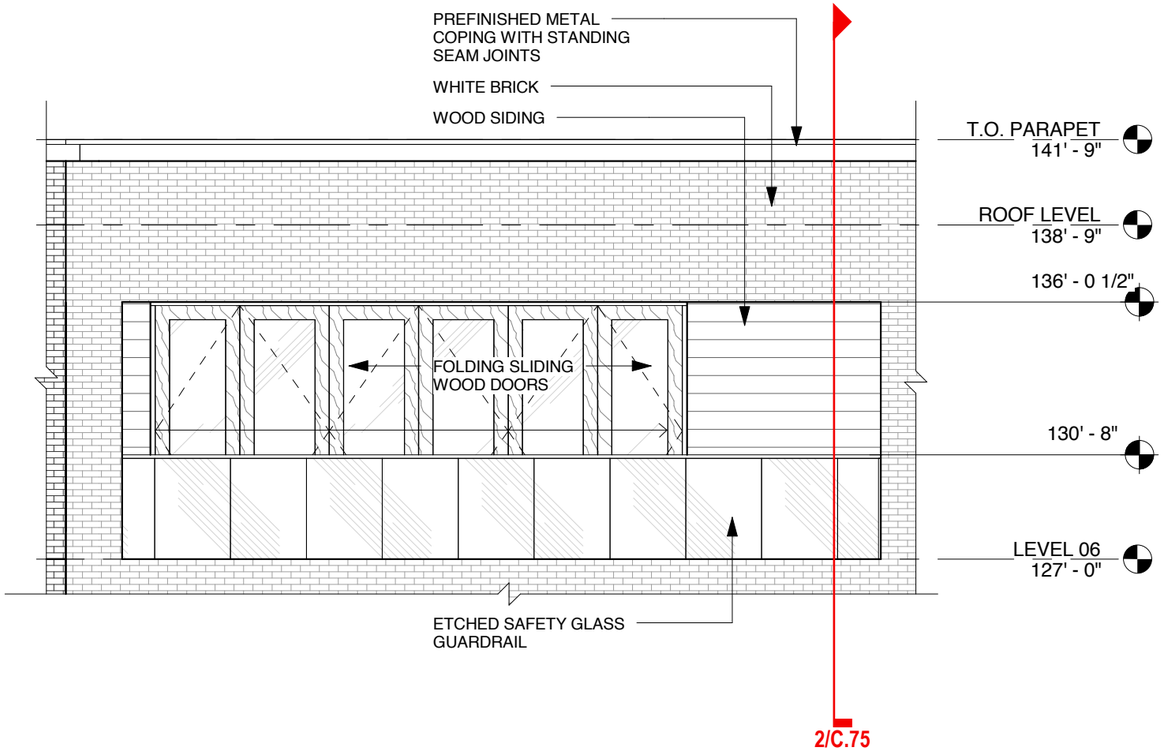
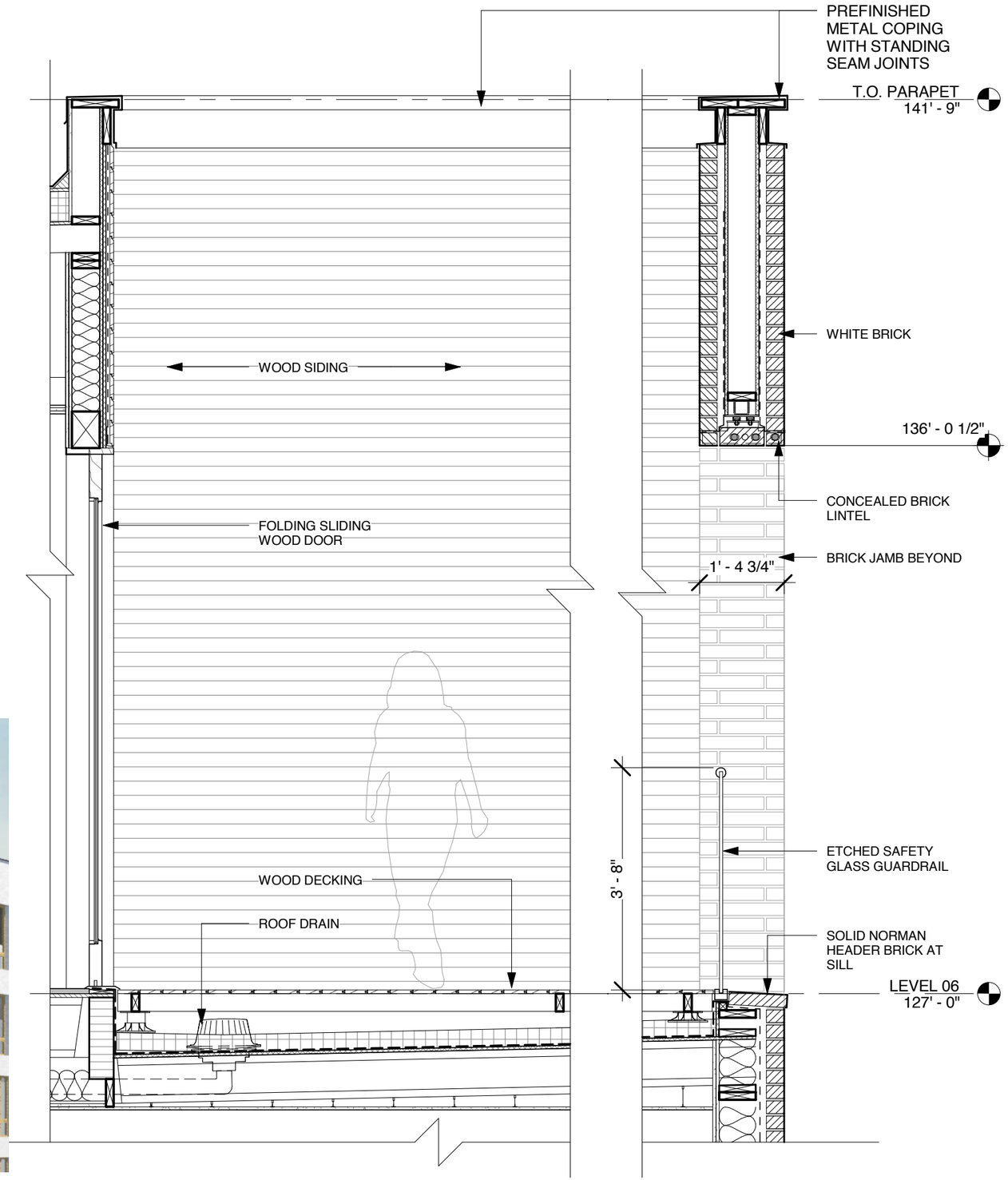


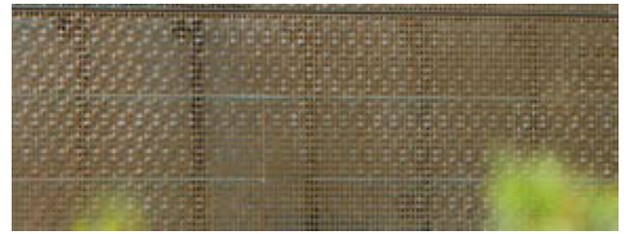
1/C.75 Sixth Floor Amenity Deck - Elevation

3/C.75 Sixth Floor Amenity Deck - Rendering



2/C.75 Sixth Floor Amenity Deck - Section


White Brick


Corten


Fiberglass Windows


Charcoal Brick

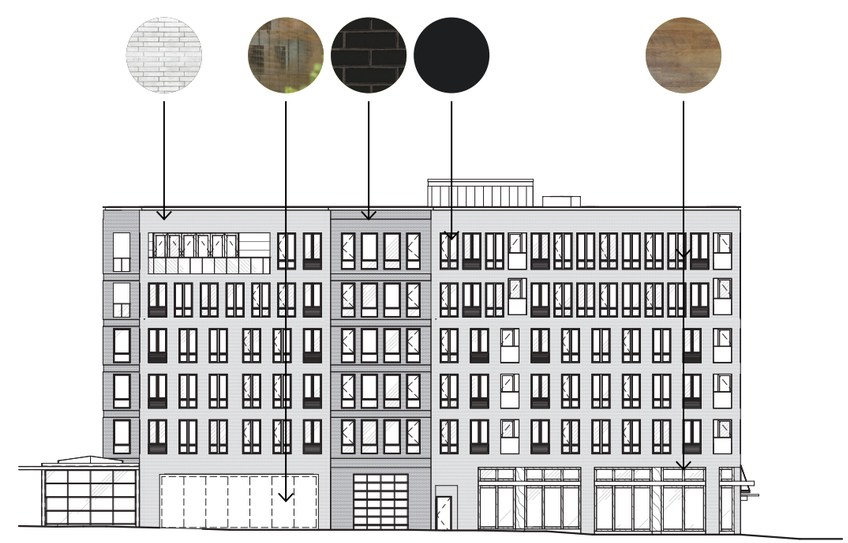

Concrete

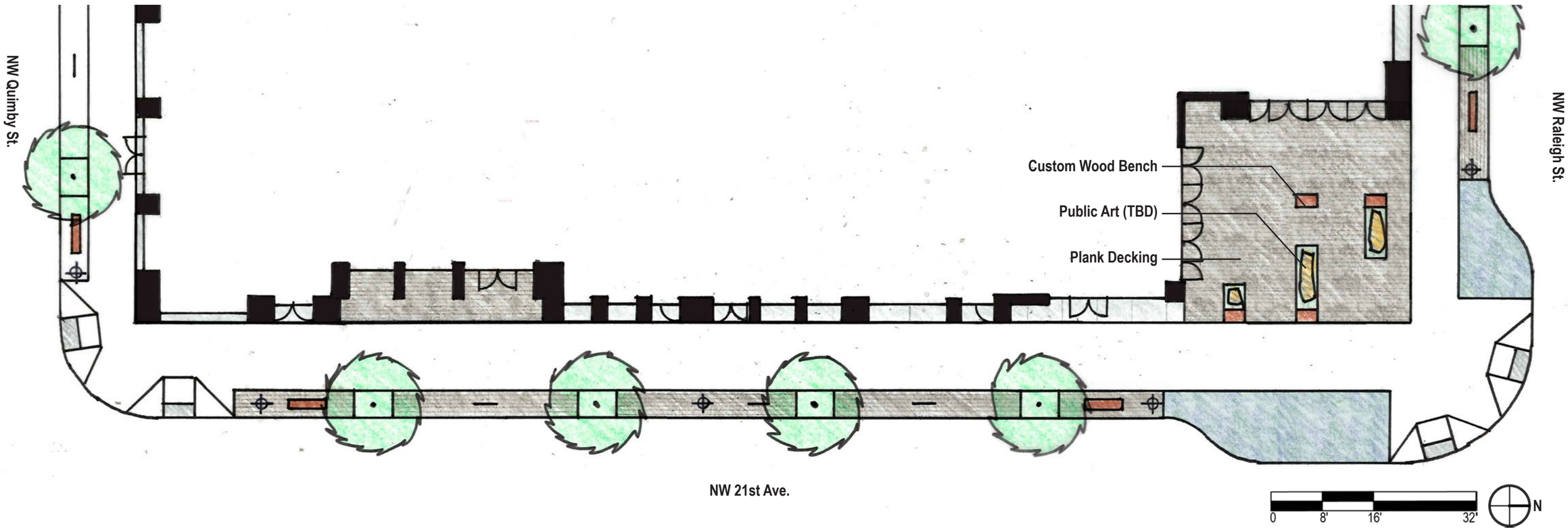

Steel Storefront


Wood Siding / Storefront


Rectangular Modular Pavers


Aluminum Storefront





Plants

Carpinus betulus 'Columnaris'
(Columnar European Hornbeam)

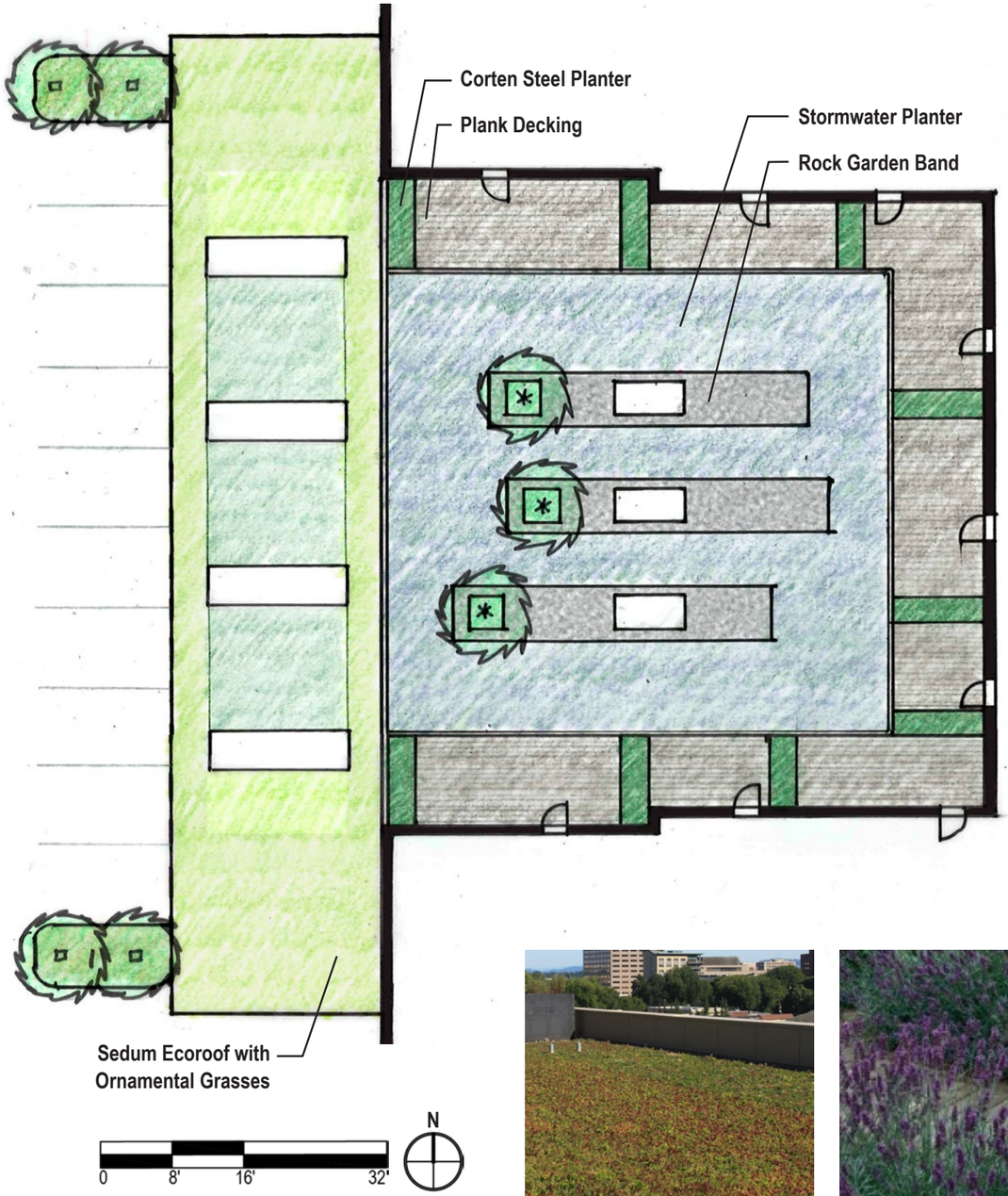
Materials

Custom Wood Benches
Reclaimed Wood with Corten Steel

Plank Decking

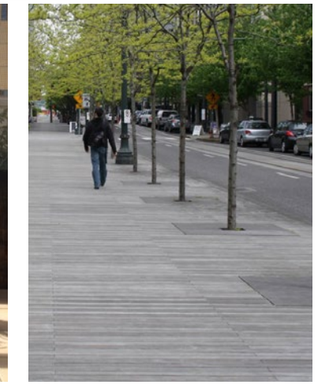
lango . hansen LANDSCAPE ARCHITECTS PC

C.77 Landscape Plan, 21st Avenue Frontage



Materials


Corten Steel Planters


Plank Decking

Rock Garden Band
(placeholder)

Plant Palette


Lagerstoemia indica 'Tuskegee'
(Tuskegee Crape Myrtle)


Nandina domestica 'Monfar' P.P.#14693
(Sierra Sunrise Heavenly Bamboo)


Pre-Grown Sedum Mat


Lavandula angustifolia 'Hidcote Blue'
(Hidcote Blue English Lavender)


Pennisetum alopecuroides 'Hameln'
(Dwarf Fountain Grass)


Carex morrowii 'Ice Dance'
(Ice Dance Japanese Sedge)


Cornus sericea 'Kelseyi'
(Kelsey's Red-Osier Dogwood)


Juncus patens 'Elk Blue'
(Elk Blue California Gray Rush)

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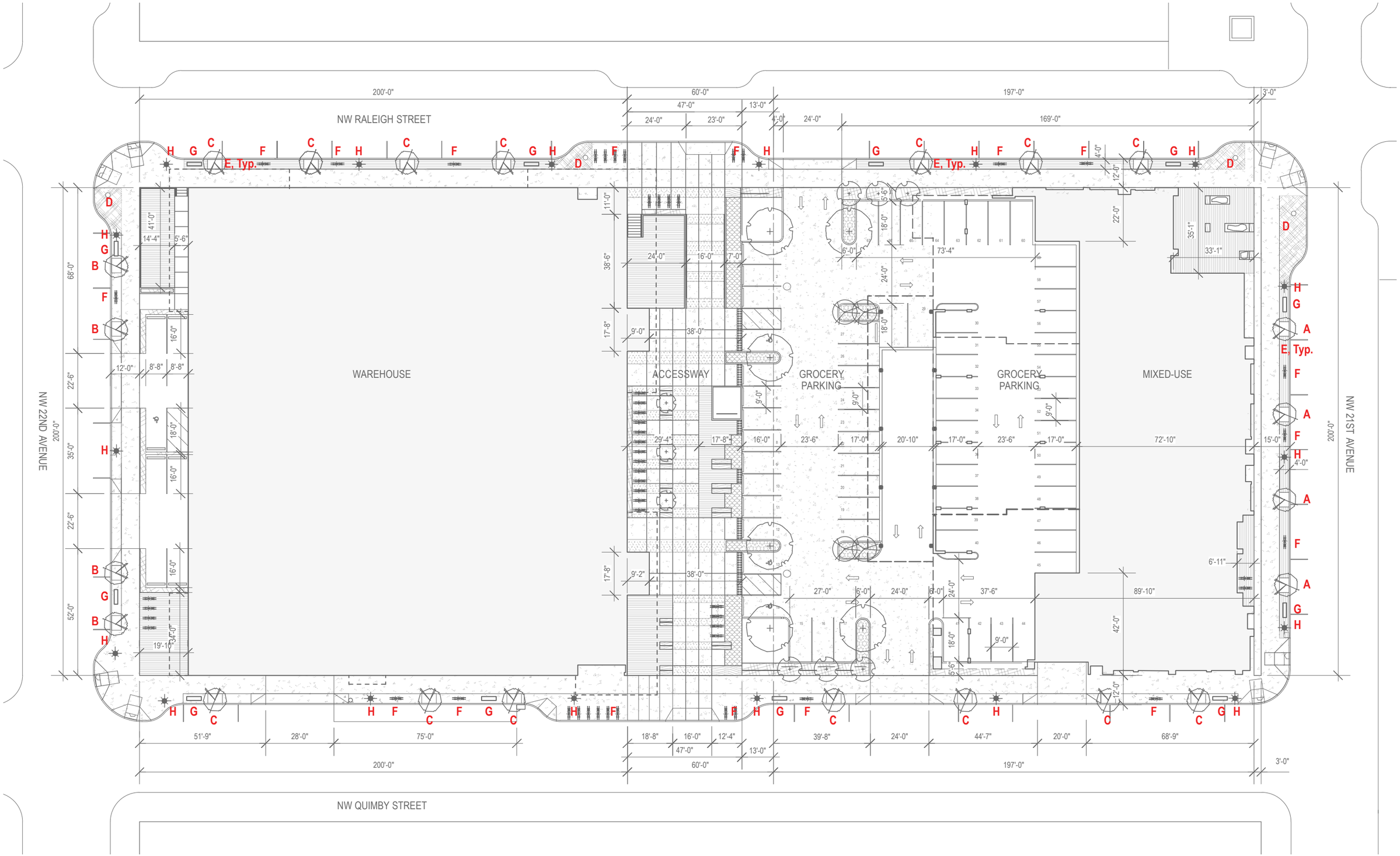
Landscape Plan, 2nd Floor Roof Decks and Stormwater Planter C.78

RIGHTOFWAY



Block 296: Design Review . Holst Architecture + GBD Architects for CE John Company . LU 12-218319 . Submitted June 24, 2013 **ROW STANDARDS**

C.81 Keyed Site Plan

A Street Trees on 21st
Columnar European Hornbeam

B Street Trees on 22nd
Japanese Snowbell

C Street Trees on Raleigh and Quimby
Thornless Honey Locust

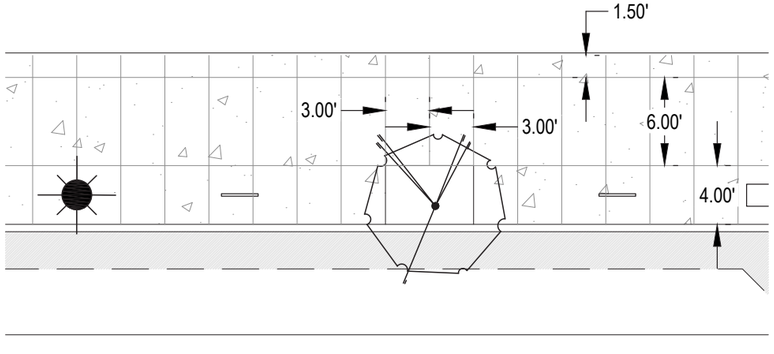
D Storm Planters
Various Plantings

E Paver in Furniture Zone
Stepstone, Narrow Modular, Granada White

F Street Bike Rack
mmcite, lotlimit, SL505

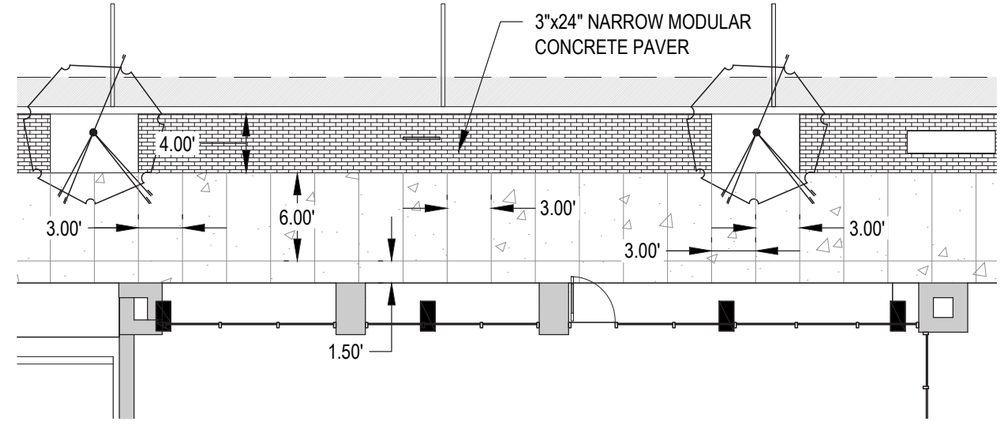
G Street Benches
mmcite, vera, 176

H Street Light
Landscape Forms, Leo 16' tall



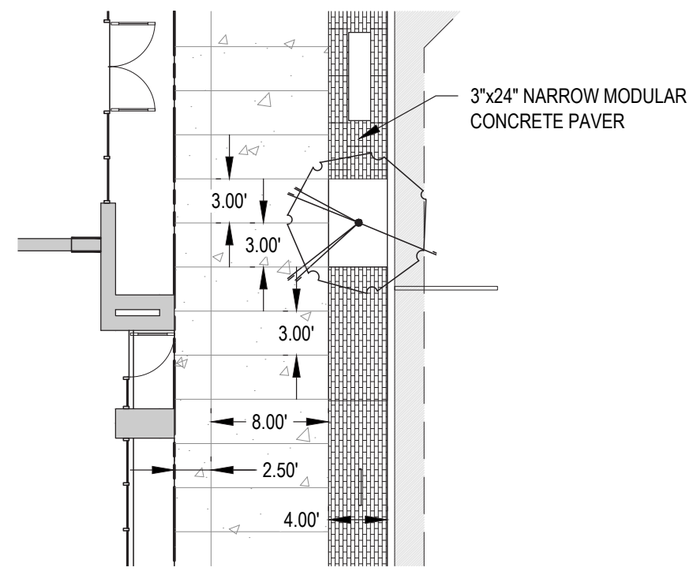
NW QUIMBY STREET AND NW 22ND AVE SCORING PATTERN

SCALE: 1"=10'



NW RALEIGH STREET SCORING PATTERN

SCALE: 1"=10'



NW 21ST AVENUE SCORING PATTERN

SCALE: 1"=10'

05/21/2013

0 5 10

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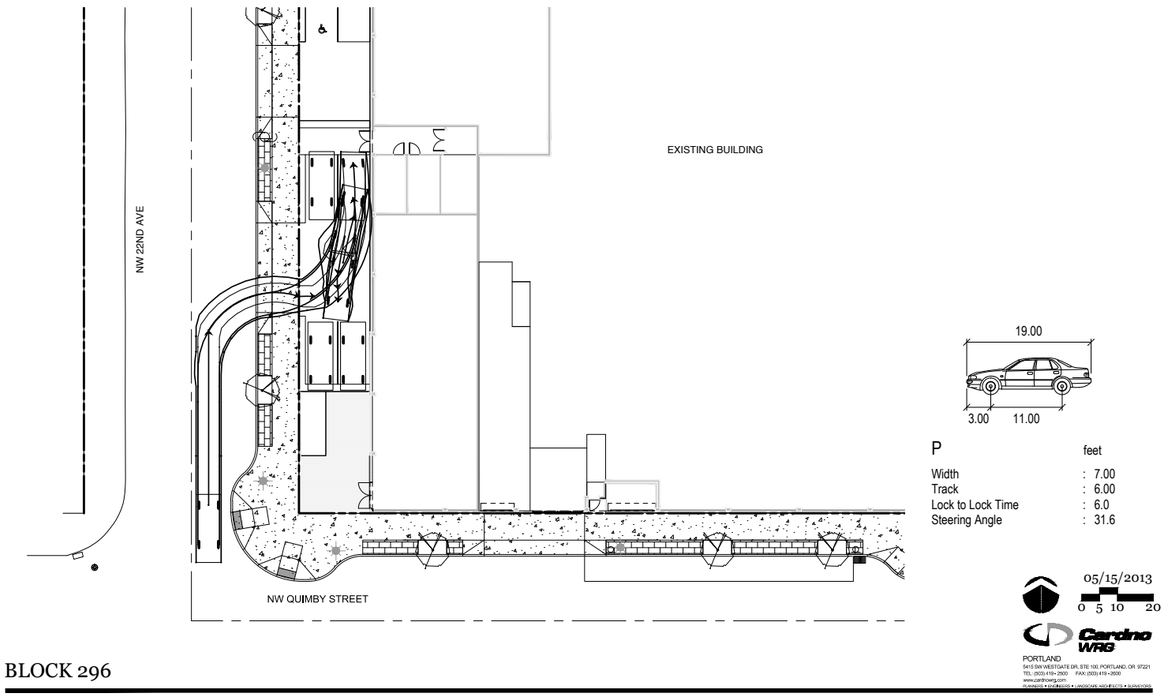
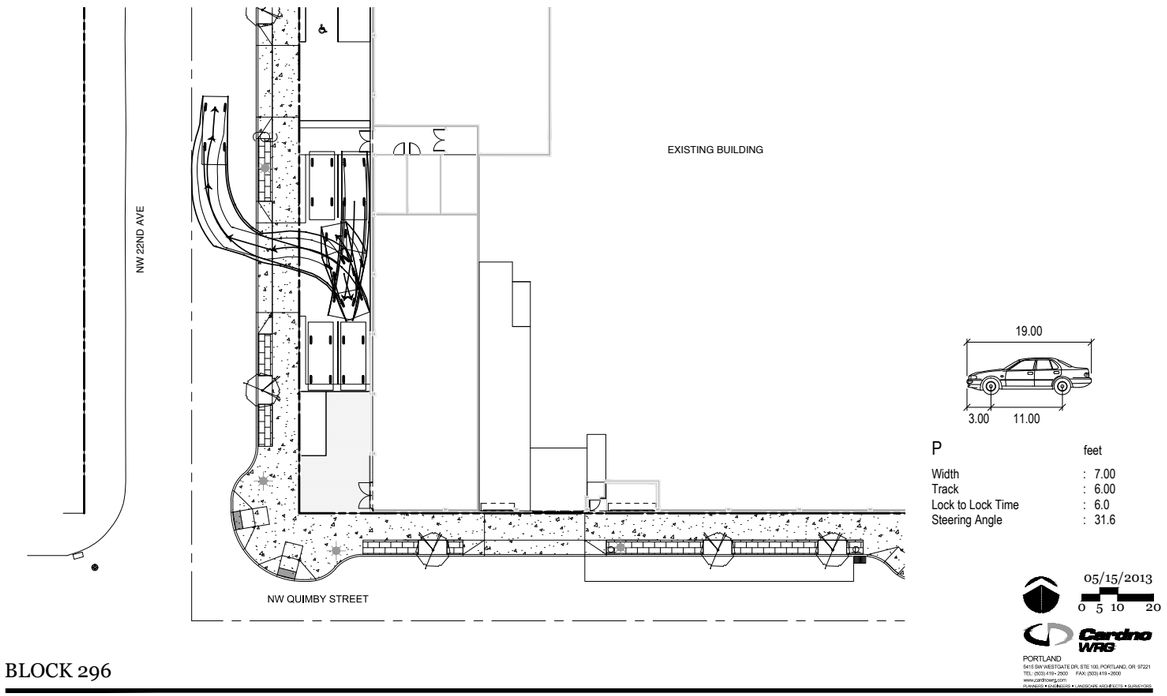


BLOCK 296

CITY OF PORTLAND

PASSENGER CAR INGRESS

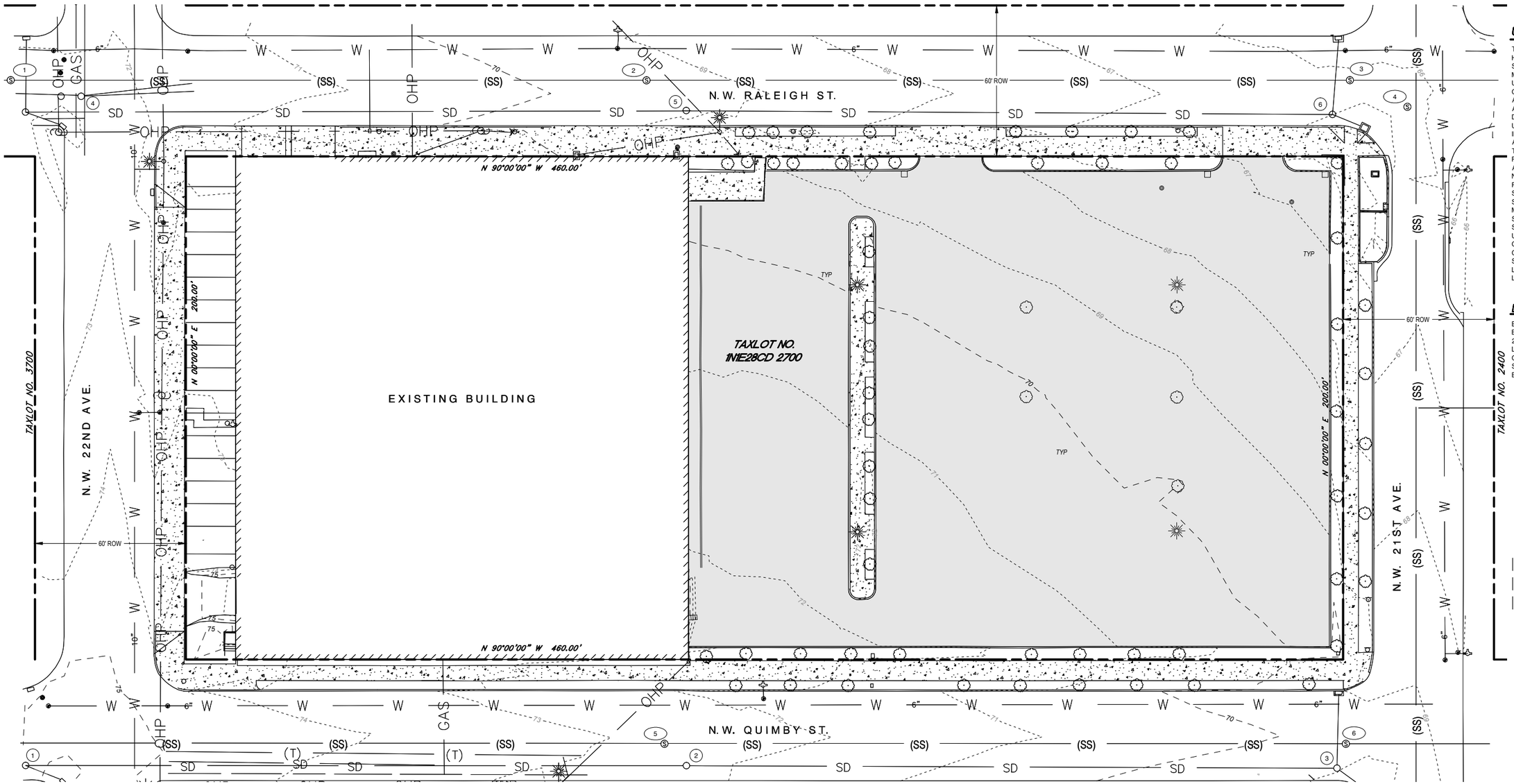


BLOCK 296

CITY OF PORTLAND

PASSENGER CAR TURNING

APPENDIX



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH (S)HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. DUE TO THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS CARDNO POLICY TO NOT SEND FIELD STAFF INTO UTILITY MANHOLES TO RETRIEVE DEPTH AND SIZE INFORMATION. INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES.

DATUM

ELEVATION DATUM: COP
BENCHMARK: CITY OF PORTLAND BM# 2912
LOCATION: ON THE SOUTHEAST CORNER OF RALEIGH STREET AND 21ST AVENUE. SET IN THE CONCRETE CURB
ELEVATION: 66.00 FEET

STORM TABLE

1	STORM SEWER MANHOLE RIM=75.39' IE IN (N)=69.0' IE IN (W)=64.5' IE IN (SE)=69.5' IE OUT (E)=64.4'	2	STORM SEWER MANHOLE RIM=72.38' IE IN (W)=61.4' IE OUT (E)=61.3'	3	STORM SEWER MANHOLE RIM=69.07' IE IN (W)=58.3' IE IN (S)=63.9' IE IN (SE)=65.8' IE OUT (E)=57.3'
4	STORM SEWER MANHOLE RIM=72.21' IE IN (N)=66.4' IE IN (W)=61.7' IE IN (SE)=68.2' IE OUT (E)=61.7'	5	STORM SEWER MANHOLE RIM=69.17' IE IN (N)=59.8' IE IN (W)=58.3' IE OUT (E)=58.2'	6	STORM SEWER MANHOLE RIM=66.00' IE IN (N)=59.9' IE IN (W)=55.5' IE IN (SE)=61.4' IE IN (SW)=60.4' IE OUT (E)=55.1'

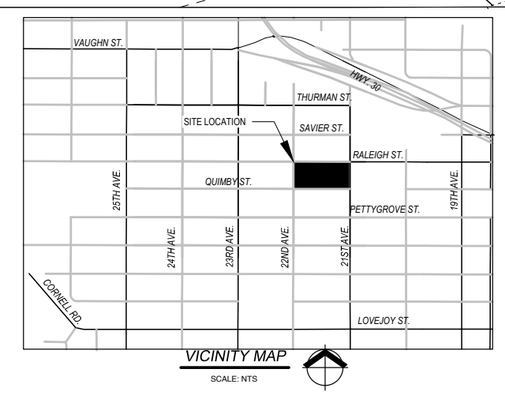
SANITARY SEWER TABLE

1	SANITARY SEWER MANHOLE RIM=72.4' PIPE SIZE = 16" IE (APPROX)=53'	2	SANITARY SEWER MANHOLE RIM=69.4' PIPE SIZE = 16" IE (APPROX)=49'	3	SANITARY SEWER MANHOLE RIM=66.2' PIPE SIZE = 16" IE (APPROX)=44'
4	SANITARY SEWER MANHOLE RIM=66.2' PIPE SIZE = 84" IE IN (S)=51.33' IE OUT (N)=50.75'	5	SANITARY SEWER MANHOLE PIPE SIZE = 16" RIM=72.7' IE (APPROX)=51'	6	SANITARY SEWER MANHOLE PIPE SIZE = 16" RIM=69.5' IE (APPROX)=48'

LEGEND

- EXISTING BOUNDARY LINE
- X - FENCE LINE, TYPE AS NOTED
- W - UNDERGROUND WATER LINE
- SD - STORM DRAINAGE LINE
- (SS) - ASBUILT SANITARY DRAINAGE LINE*
- (T) - TELEPHONE LINE
- OHP - OVERHEAD ELECTRICAL LINE
- GAS - UNDERGROUND GAS LINE
- BUILDING FACE
- 74 - EXISTING MINOR CONTOUR
- 75 - EXISTING MAJOR CONTOUR
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- GAS VALVE
- GAS METER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- POWER POLE
- TELEPHONE MANHOLE
- DECIDUOUS TREE
- BOLLARD
- SIGN
- CLEANOUT
- GUY WIRE

*SANITARY LINE WAS DRAWN IN APPROXIMATE LOCATIONS FROM EXISTING AS-BUILTS.



VICINITY MAP
SCALE: NTS

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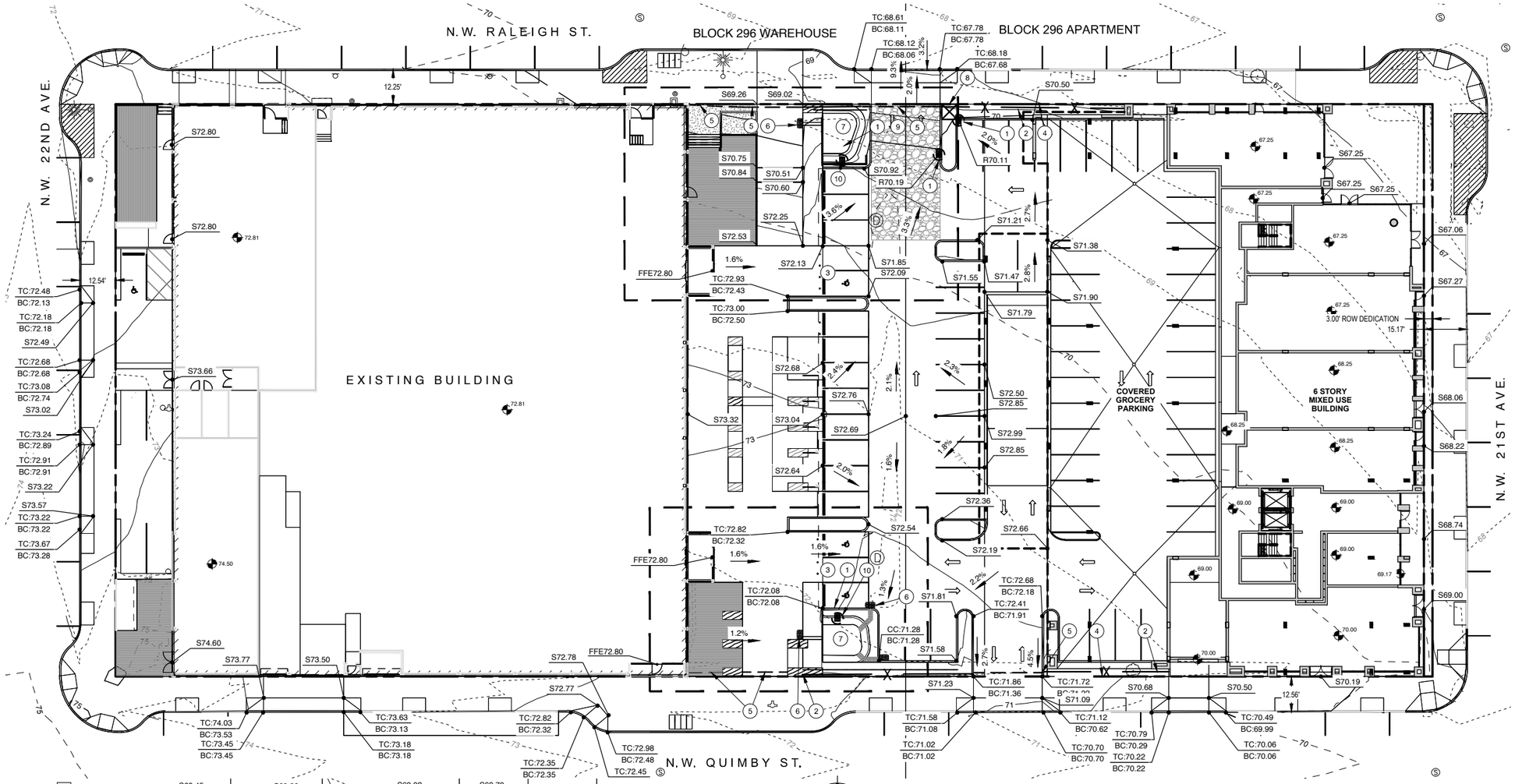
EXISTING CONDITIONS - Co.o

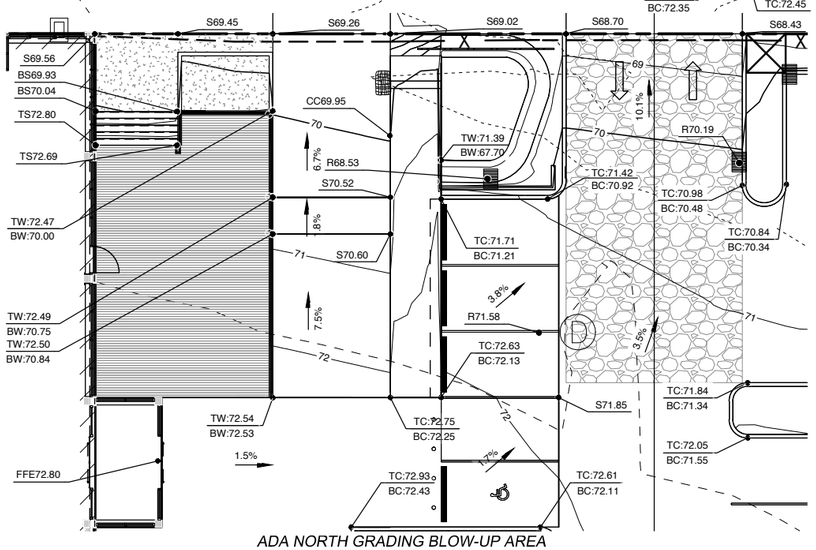


LEGEND

- PROPOSED CURB LINE
- PROPOSED STORMWATER FACILITY
- PROPOSED STRIPING
- PROPOSED OFFSITE PLANTER AREA
- PROPOSED STORM CATCHBASIN
- PROPOSED STORM DRYWELL
- PROPOSED RIP RAP
- 71 - PROPOSED MINOR CONTOUR
- 70 - PROPOSED MAJOR CONTOUR
- TC:72.00 BC:71.50 - TOP OF CURB AND BOTTOM OF CURB SPOT SHOT
- (72.00) - EXISTING SPOT SHOT
- S:72.38 - PROPOSED SPOT SHOT
  * ALL SPOT SHOTS ARE TOP OF ASPHALT
- CC:72.38 - PROPOSED CURB CUT
- FFE:72.80 - PROPOSED FINISHED FLOOR
- 2.0% - SLOPE
- PROPOSED SEDIMENT FENCE
- PROPOSED STRAW WADDLE
- PROPOSED BIO BAG
- PROPOSED CONCRETE WASHOUT
- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

GRADING AND EROSION CONTROL NOTES

1. PROPOSED SEDIMENT PROTECTION ON ALL EXISTING INLETS AND PROPOSED INLETS.
2. PROPOSED SEDIMENT FENCE.
3. PARKING SPACES IN A.D.A. ACCESSIBLE AREAS SHALL BE GRADED AT 2% MAX IN ALL DIRECTIONS.
4. ALL GRADES TO MATCH INTO EXISTING GRADES AT PUBLIC RIGHT OF WAY.
5. PROPOSED STRAW WADDLE.
6. PROPOSED BIOBAG SEDIMENT PROTECTION FOR CURB CUTS.
7. STORMWATER FACILITY/RAIN GARDEN.
8. PROPOSED CONCRETE TRUCK WASHOUT.
9. PROPOSED GRAVEL CONSTRUCTION ENTRANCE.
10. PROPOSED OVERFLOW STRUCTURE ATRIUM TYPE.



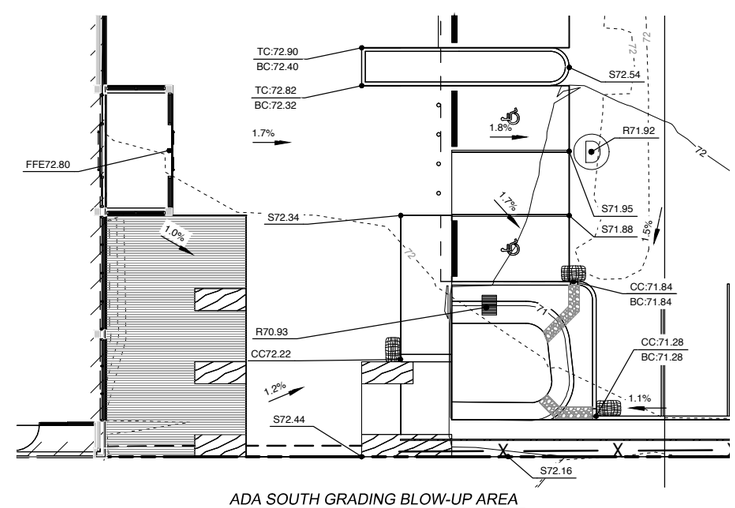
ADA NORTH GRADING BLOW-UP AREA

SCALE: 1"= 40'

40 20 0 40

SCALE: 1"= 20 FEET

20 10 0 20



ADA SOUTH GRADING BLOW-UP AREA

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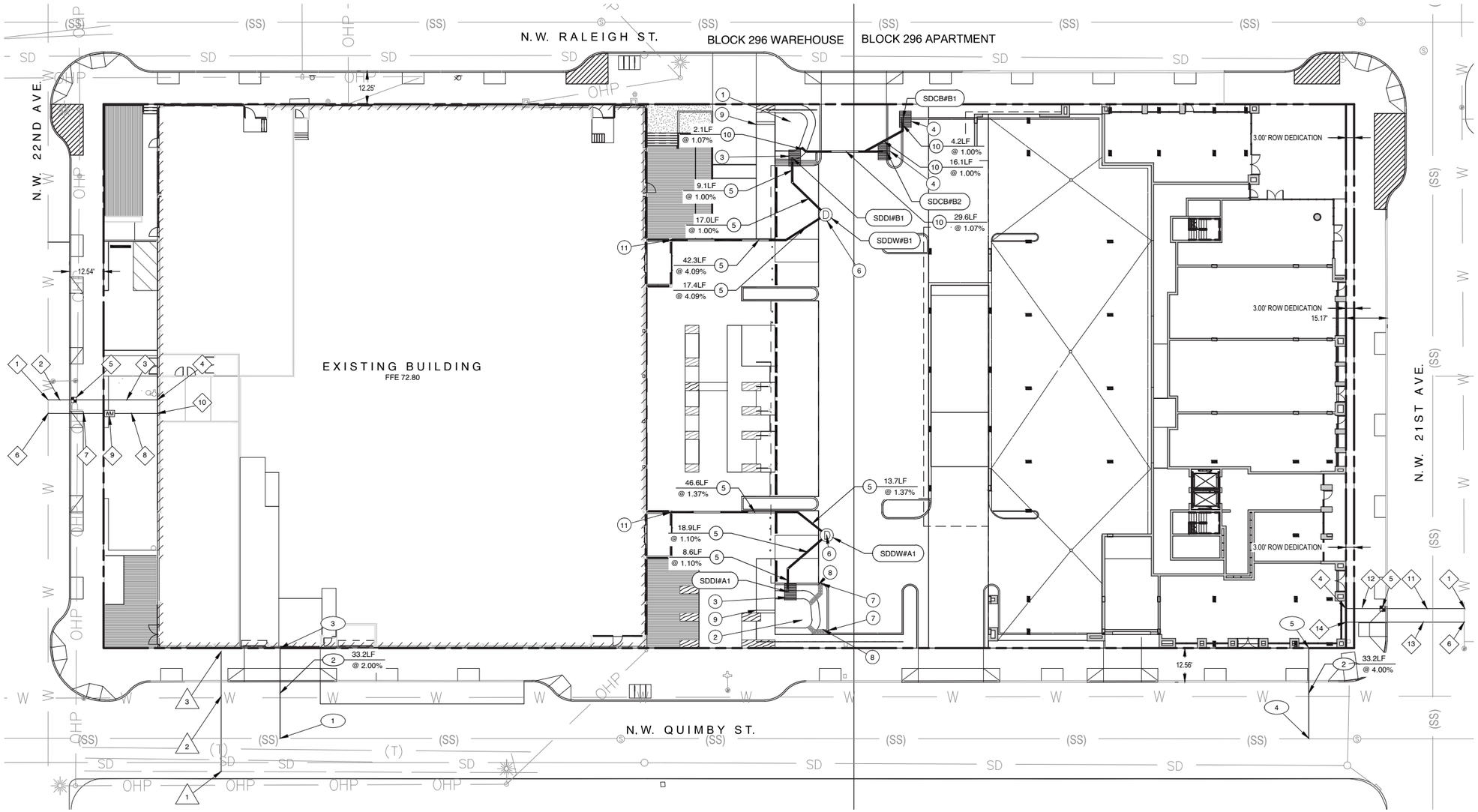
GRADING PLAN - C1.0



LEGEND

- EXISTING BOUNDARY LINE
- BUILDING FACE
- PROPOSED CURB
- PROPOSED STORM LINE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED BREAK LINE
- PROPOSED VALLEY LINE
- PROPOSED STORM CATCH BASIN
- PROPOSED DRYWELL
- PROPOSED RIP RAP
- PROPOSED OFF-SITE PLANTER
- PROPOSED DOUBLE CHECK VALVE ASSEMBLY
- PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
- EXISTING UNDERGROUND WATER LINE
- EXISTING STORM DRAINAGE LINE
- ASBUILT SANITARY DRAINAGE LINE*
- EXISTING TELEPHONE LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING GAS LINE
- GAS VALVE
- GAS METER
- LIGHT POLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- POWER POLE
- TELEPHONE MANHOLE
- DECIDUOUS TREE
- BOLLARD
- SIGN
- CLEANOUT

MANHOLE DATA

SDCB#B1
RIM: 70.10
IE IN (6"S) = 68.25

SDCB#B2
RIM: 70.17
IE OUT (6"W) = 68.11

SDDI#A1
RIM: 71.03
IE OUT (6"N) = 68.19

SDDI#B1
RIM: 68.53
IE OUT (6"S) = 65.67

SDDW#A1
RIM: 71.92
IE IN (6"SW) = 67.88
IE IN (6"NW) = 68.47

SDDW#B1
RIM: 71.46
IE IN (6"NW) = 65.41
IE IN (6"SW) = 66.86

SCALE: 1"= 40'

40 20 0 40

STORM NOTES

1. PROPOSED STORMWATER PLANTER A. FACILITY SURFACE AREA 145 SF, PLANTER BOTTOM ELEVATION: 67.70. 10" DEPTH.
2. PROPOSED STORMWATER PLANTER B. FACILITY SURFACE AREA 140 SF, PLANTER BOTTOM ELEVATION: 70.20. 10' DEPTH.
3. PROPOSED PLANTER DITCH INLET (OVERFLOW). SEE STORM DATA TABLE FOR MORE INFORMATION.
4. PROPOSED CATCH BASIN. SEE STORM DATA TABLE FOR MORE INFORMATION.
5. PROPOSED 6" PVC STORM LINE. SEE PLAN FOR LENGTH AND SLOPE.
6. PROPOSED DRY WELL, 20' DEPTH. SEE STORM DATA TABLE FOR MORE INFORMATION.
7. PROPOSED RIPRAP.
8. PROPOSED CURB CUT.
9. PROPOSED WEEP HOLE.
10. PROPOSED 6" DUCTILE IRON STORM LINE. SEE PLAN FOR LENGTH AND SLOPE.
11. PROPOSED 6" CANOPY ROOF DRAIN CONNECTION. IE: 69.30.

WATER NOTES

1. PROPOSED DOMESTIC WATER LINE CONNECTION. CONNECT TO EXISTING PUBLIC WATER LINE.
2. PROPOSED 9 LF OF 1-1/2" COPPER WATER LINE.
3. PROPOSED 31 LF OF 1-1/2" COPPER WATER LINE.
4. PROPOSED DOMESTIC WATER LINE BUILDING CONNECTION.
5. PROPOSED DOMESTIC DOUBLE CHECK VALVE ASSEMBLY.
6. PROPOSED FIRE WATER LINE CONNECTION. CONNECT TO EXISTING PUBLIC WATER LINE.
7. PROPOSED 18 LF OF 6" WATER LINE.
8. PROPOSED 22 LF OF 6" WATER LINE.
9. PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY.
10. PROPOSED FIRE WATER LINE BUILDING CONNECTION.
11. PROPOSED 30 LF OF 1-1/2" COPPER WATER LINE.
12. PROPOSED 14 LF OF 1-1/2" COPPER WATER LINE.
13. PROPOSED 44 LF OF 6" WATER LINE.
14. PROPOSED FIRE WATER LINE BUILDING CONNECTION. DOUBLE CHECK DETECTOR VALVE TO BE LOCATED INSIDE OF BUILDING.

NATURAL GAS NOTES

1. PROPOSED NATURAL GAS LINE CONNECTION. CONNECT TO EXISTING GAS LINE.
2. PROPOSED NATURAL GAS LINE.
3. PROPOSED NATURAL GAS LINE BUILDING CONNECTION.

SANITARY SEWER NOTES

1. PROPOSED PUBLIC SANITARY SEWER CONNECTION, PROPOSED IE: 63.89. EXISTING SANITARY SEWER PIPE IS 15" PIPE.
2. PROPOSED 4" PVC SANITARY LINE. SEE PLAN FOR LENGTH AND SLOPE.
3. PROPOSED SANITARY SEWER BUILDING CONNECTION, IE: 64.55. PROPOSED GREASE INTERCEPTOR TO BE LOCATED IN THE LOADING AREA WITHIN THE BUILDING FOOTPRINT.
4. PROPOSED PUBLIC SANITARY SEWER CONNECTION, PROPOSED IE: 59.75. EXISTING SANITARY SEWER PIPE IS 15" PIPE.
5. PROPOSED SANITARY SEWER BUILDING CONNECTION, IE: 61.08.

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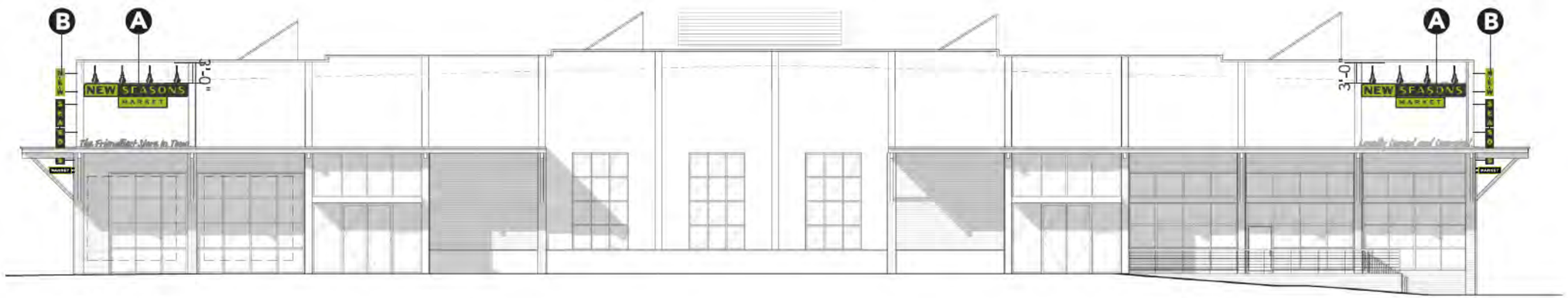
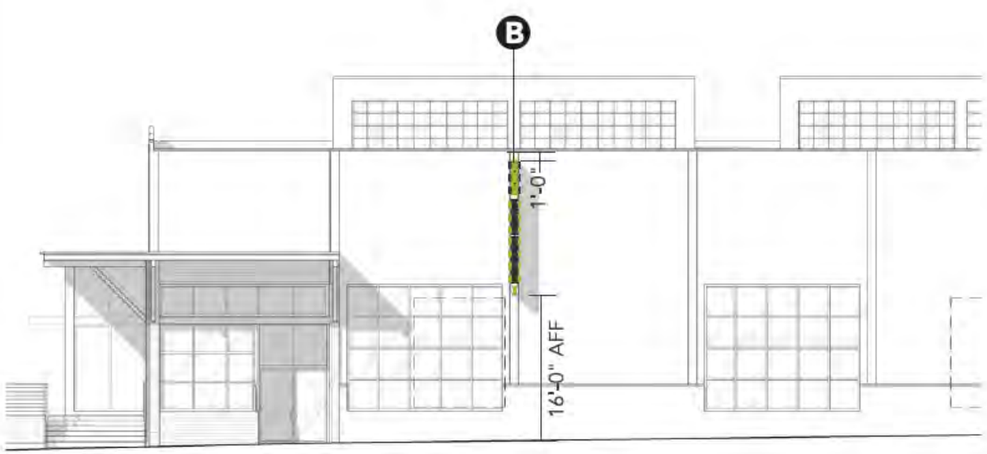
UTILITY PLAN - C2.0

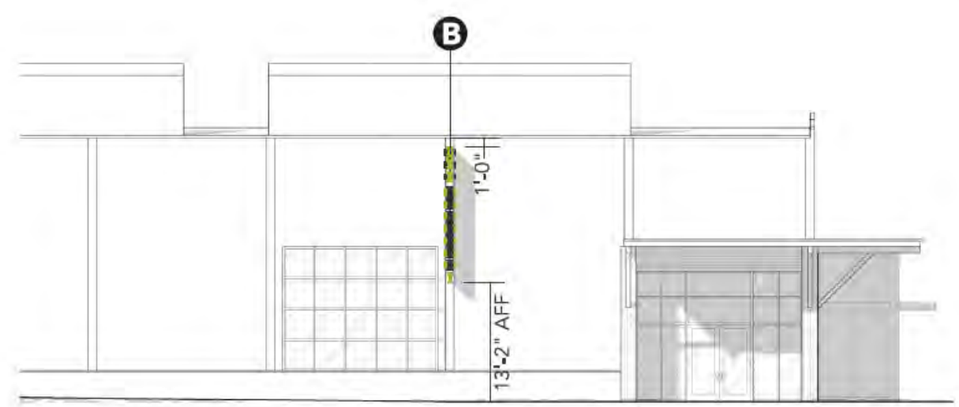
Exterior | Building Elevations



EAST ELEVATION
Scale: 1/16" = 1'-0"



PARTIAL NORTH ELEVATION
Scale: 1/16" = 1'-0"



PARTIAL SOUTH ELEVATION
Scale: 1/16" = 1'-0"

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PROJECT MANAGER
Dylan Martin

DESIGNER
J. Ford

PROJECT NAME
NEW SEASONS MARKET
Slabtown
2170 NW Raleigh Street
Portland, Oregon

PAGE DESCRIPTION
Building Elevations

REVISIONS
NA

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

APPROVALS
Client Signature

Landlord Signature

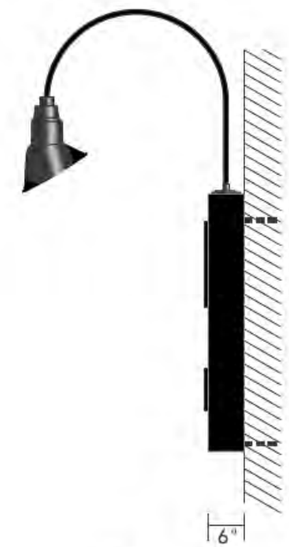
DATE: 05/1/13

PAGE #: 1 OF 5

DRAWING #:
13-JF519r1

Exterior | Building Identification

1 WALL DISPLAY - 53.44 SF
SCALE: ½" = 1'-0"



2 SIDE VIEW
SCALE: ½" = 1'-0"

A BUILDING IDENTIFICATION
Scale: 1/2" = 1'-0"

Wall Display

Illuminated
Manufacture and install two (2) S/F wall displays

Display

Construction: 6" Deep fabricated aluminum frame with .090" aluminum returns painted Satin Black

Faces: .090" aluminum painted Satin Black and Pantone 583C Green

Letters: ½" Black Sintra. 'Seasons' painted to match Pantone 583C Green

Illumination

Fixture: Abolite AD 200 Gooseneck Lamps GB E 3 GWT - ¾" Single Reflector Gooseneck wall bracket, qty. five (5)

Color: Satin Black

Mounting: mount fixtures to square tube frame.

Primary: One dedicated 120v/20amp circuit required

Installation

½" Lag bolts at 6'-0" on center (min. 3 per sign)

Colors

Black Sintra/ Satin Black

Pantone 583C Green

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PROJECT MANAGER
Dylan Martin

DESIGNER
J. Ford

PROJECT NAME
NEW SEASONS MARKET
Slabtown
2170 NW Raleigh Street
Portland, Oregon

PAGE DESCRIPTION
Tenant Identification

REVISIONS
NA

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

APPROVALS
Client Signature

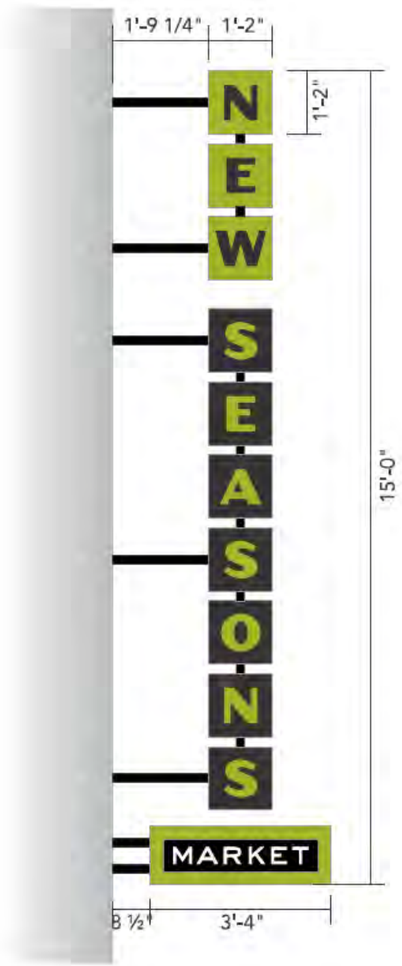
Landlord Signature

DATE: 05/1/13

PAGE #: 2 OF 5

DRAWING #: 13-JF519r1

Exterior | Projecting Displays



1 (2) PROJECTING DISPLAYS
SCALE: 3/8" = 1'-0"

2 SIDE VIEW
SCALE: 3/8" = 1'-0"

B D/F PROJECTING DISPLAYs (QTY. 2) - 49.84 SF AREA EA.
Scale: 3/8" = 1'-0"

Projecting Displays

Illuminated
Manufacture and install two (2) D/F Projecting Displays

Cabinet

Construction: fabricated aluminum, 8" deep with 1" hidden retainers, painted Pantone 583C Green and Satin Black

Faces: .090 aluminum hinged on sides for access (no visible fasteners on face) painted Pantone 583C Green and Satin Black, add matte white PSV or painted letters to reflect illumination

NEW SEASONS (Halo-Letters)

Faces: .090 aluminum painted Pantone 583C Green and Satin Black

Returns: .040 aluminum paint TM faces

Backs: .177 clear polycarb

Interior: painted white

Illumination: Sloan White LEDs, facing out

Power Supplies: mount inside cabinets

MARKET

Construction: fabricated aluminum 8" deep with 1" hidden retainers, painted Pantone 583C Green

Faces: .090 routed aluminum painted Pantone 583C Green and Satin Black with 3/4" clear push-thru acrylic, 3M White 230-20 1st surface and white diffuser 2nd surface

Installation

Wall Type: verify

Supports: 4x4 sq tubes painted Satin Black

Mounting: plate mount to corner of building as required per engineering

Colors

- Satin White/ 3M 220-20
- Satin Black
- Pantone 583C Green

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PROJECT MANAGER
Dylan Martin

DESIGNER
J. Ford

PROJECT NAME
NEW SEASONS MARKET
Slabtown
2170 NW Raleigh Street
Portland, Oregon

PAGE DESCRIPTION
Projecting Displays

REVISIONS
NA

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

APPROVALS
Client Signature
Landlord Signature

DATE: 05/1/13

PAGE #: 3 OF 5

DRAWING #:
13-JF519r1

Block 296: Design Review . Holst Architecture + GBD Architects for CE John Company . LU 12-218319 . Submitted June 24, 2013

Exterior | Canopy Display Tag-lines

C CANOPY DISPLAY TAG-LINES
Scale: 1/2" = 1'-0"

Canopy Display Tag-lines

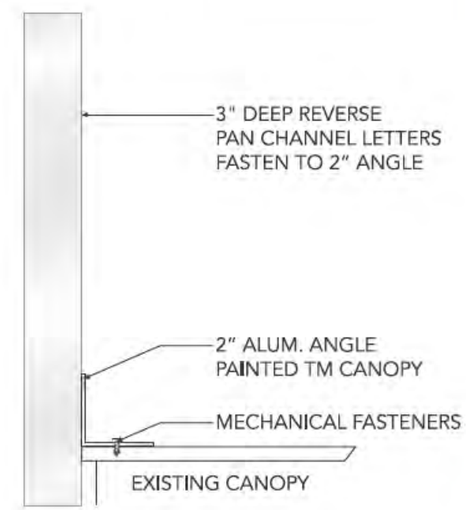
Non-Illuminated
Manufacture and install two (2) Canopy Display Tag-lines

Material: 3" deep reverse pan-channel aluminum letters painted Metallic Silver

Install: attach to 2" angle bracket painted TM canopy and mount to canopy with mechanical fasteners

Colors

Metallic Silver



3 SIDE VIEW
SCALE: NTS

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PROJECT MANAGER
Dylan Martin

DESIGNER
J. Ford

PROJECT NAME
NEW SEASONS MARKET
Slabtown
2170 NW Raleigh Street
Portland, Oregon

PAGE DESCRIPTION
Canopy Display Tag-Lines

REVISIONS
NA

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

APPROVALS
Client Signature

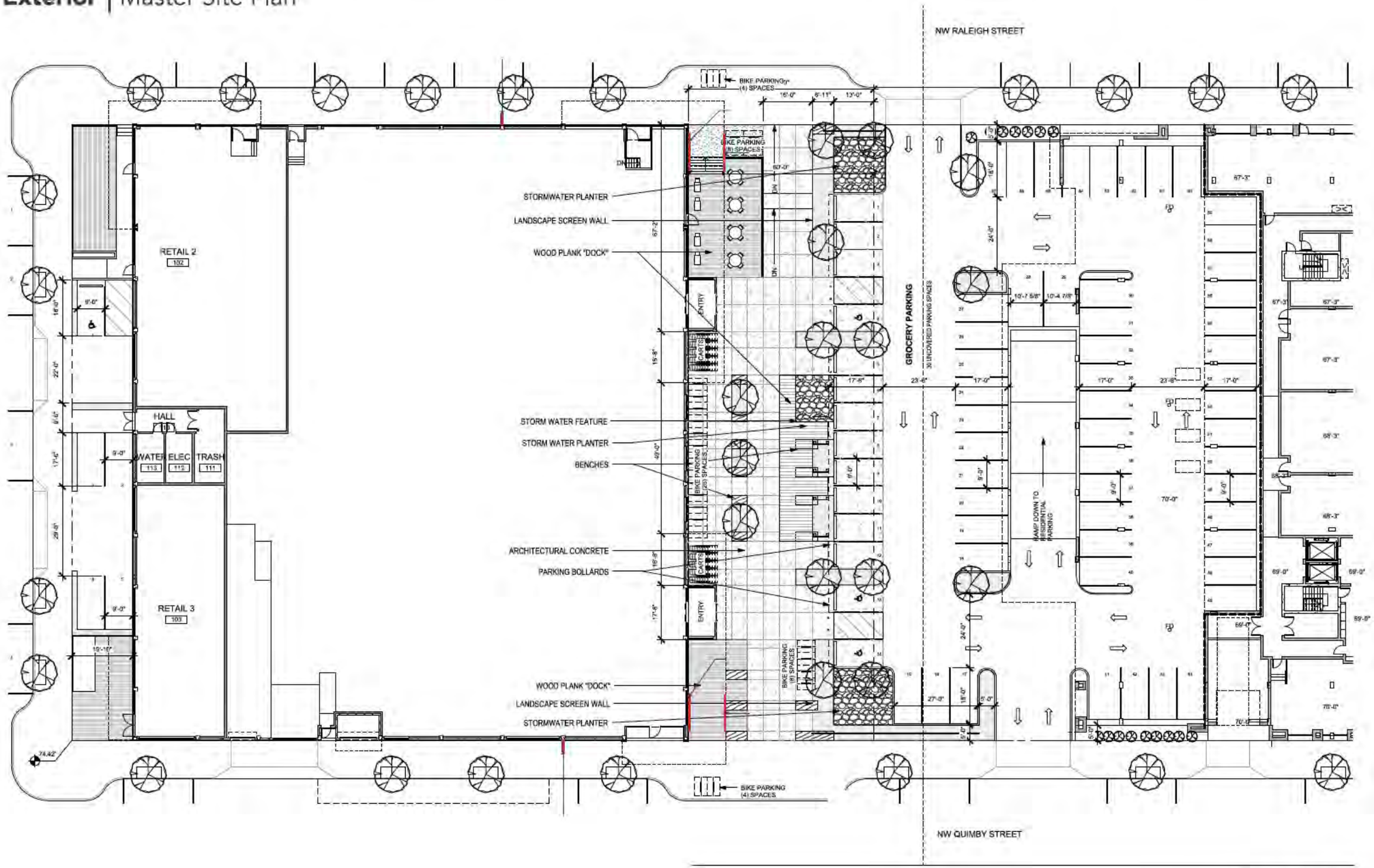
Landlord Signature

DATE: 05/1/13

PAGE #: 4 OF 5

DRAWING #:
13-JF519r1

Exterior | Master Site Plan



Scale: 1/32" = 1'-0"

NORTH

SECURITY SIGNS
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PROJECT MANAGER
Dylan Martin

DESIGNER
J. Ford

PROJECT NAME
NEW SEASONS MARKET
Slabtown
2170 NW Raleigh Street
Portland, Oregon

PAGE DESCRIPTION
Master Site Plan

REVISIONS
NA

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

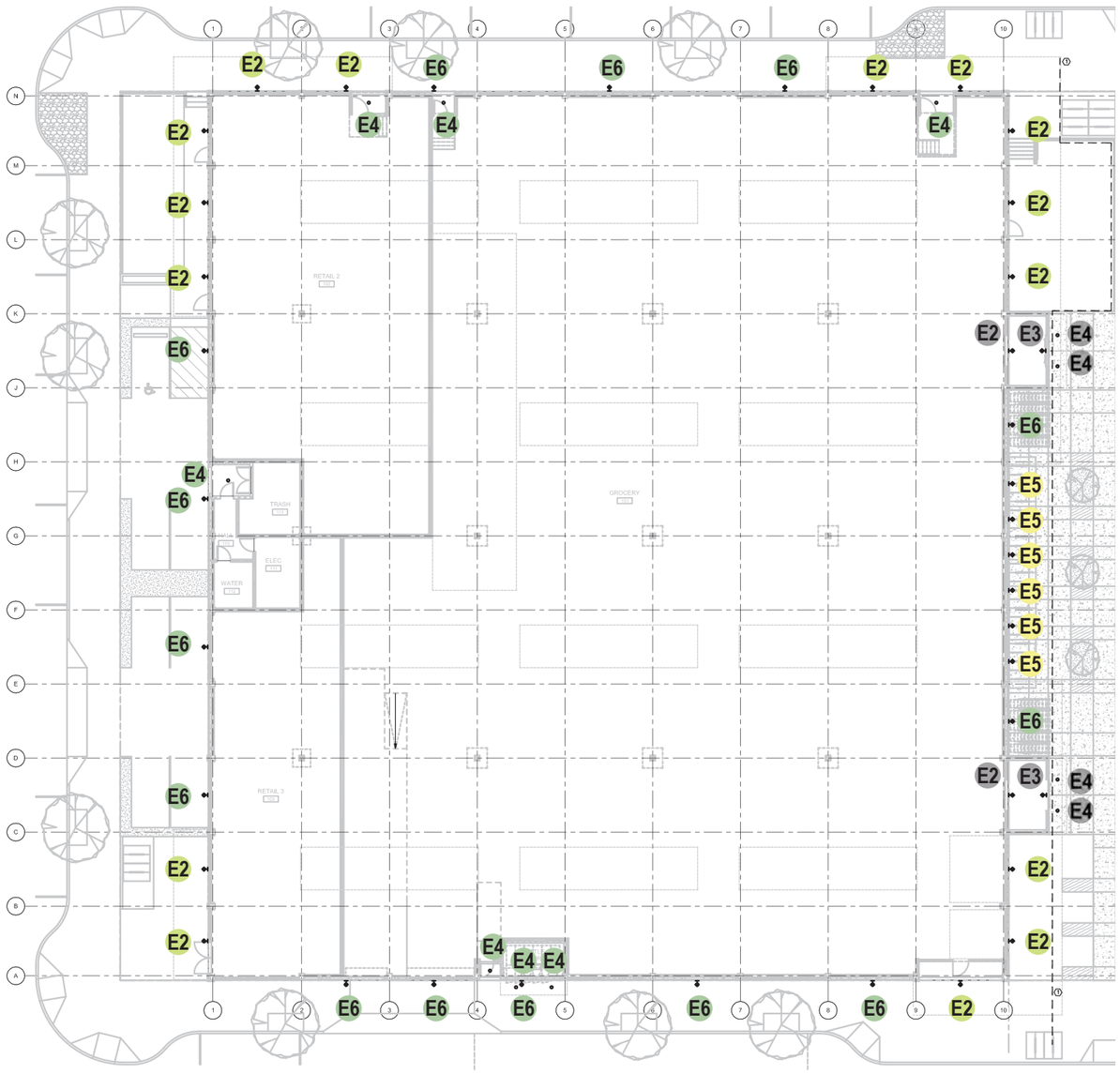
APPROVALS
Client Signature

Landlord Signature

DATE: 05/1/13

PAGE #: 5 OF 5

DRAWING #: 13-JF519r1



LIGHTING PLAN - WAREHOUSE

SCALE: 1/32"=1'-0"

E2

Canopy Uplighting

E2

E3

E4

Entrance Lighting

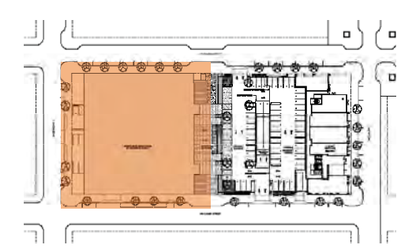
E6

E4

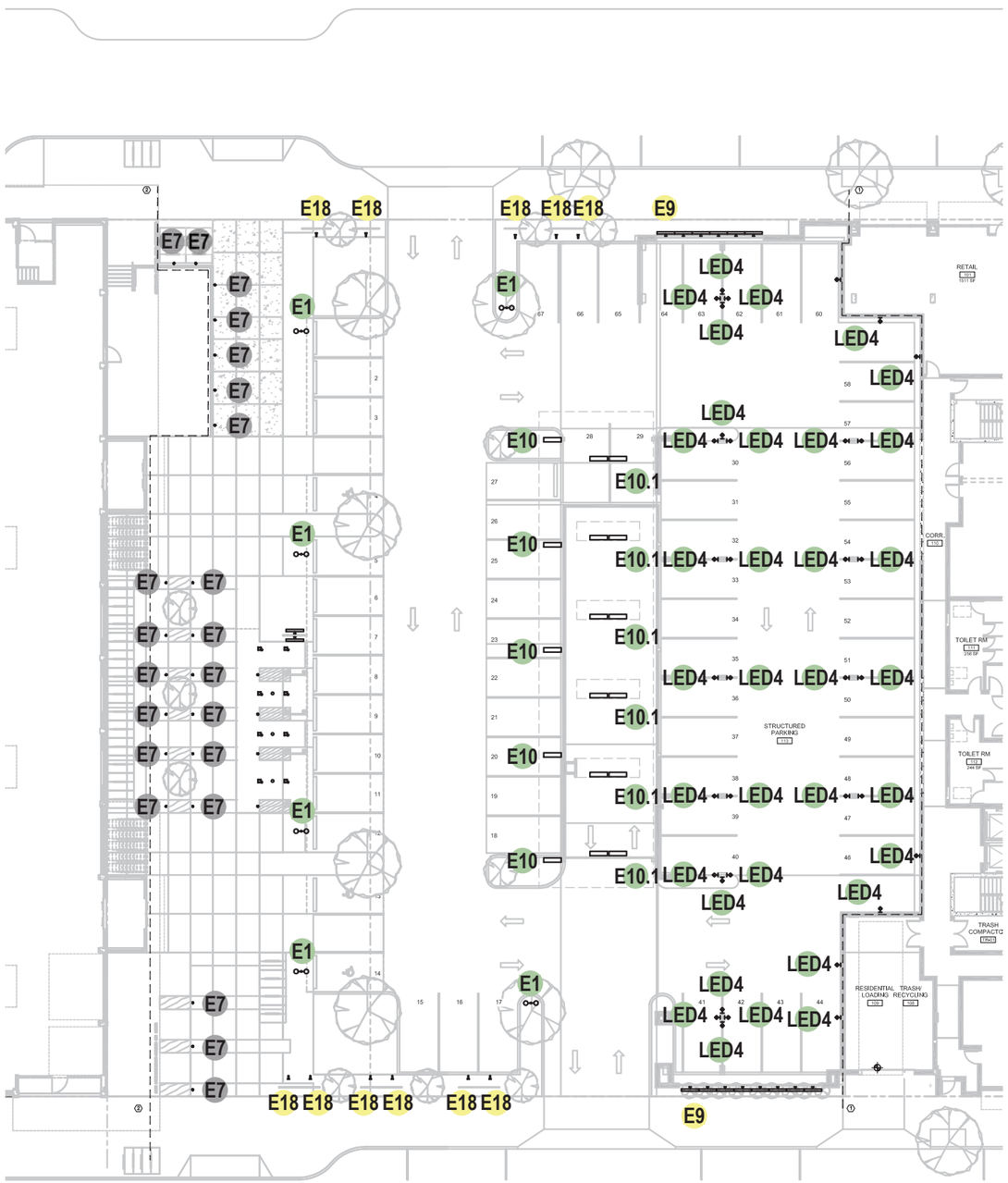
Building Facade Lighting

E5

Bike Parking Lighting

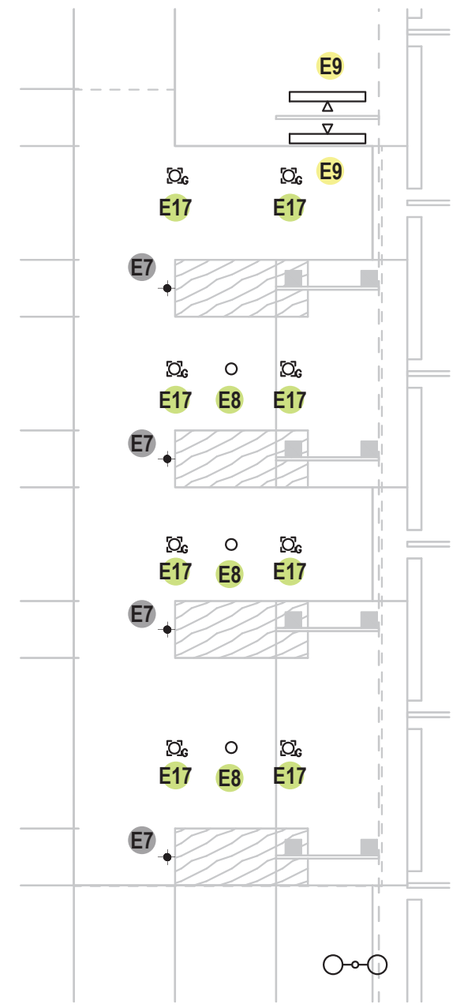


C.95 Warehouse Lighting Plan



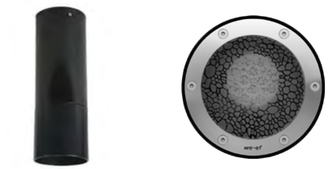
HTING PLAN - ACCESSWAY / PARKING

E: 1/32"=1'-0"



LIGHTING PLAN - SEATING AREA

SCALE: 1/8"=1'-0"



E8 E17

Canopy Lighting

E7

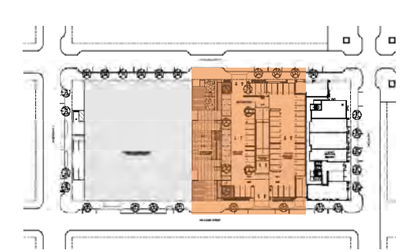
Seating Lighting

E1 E10 LED4

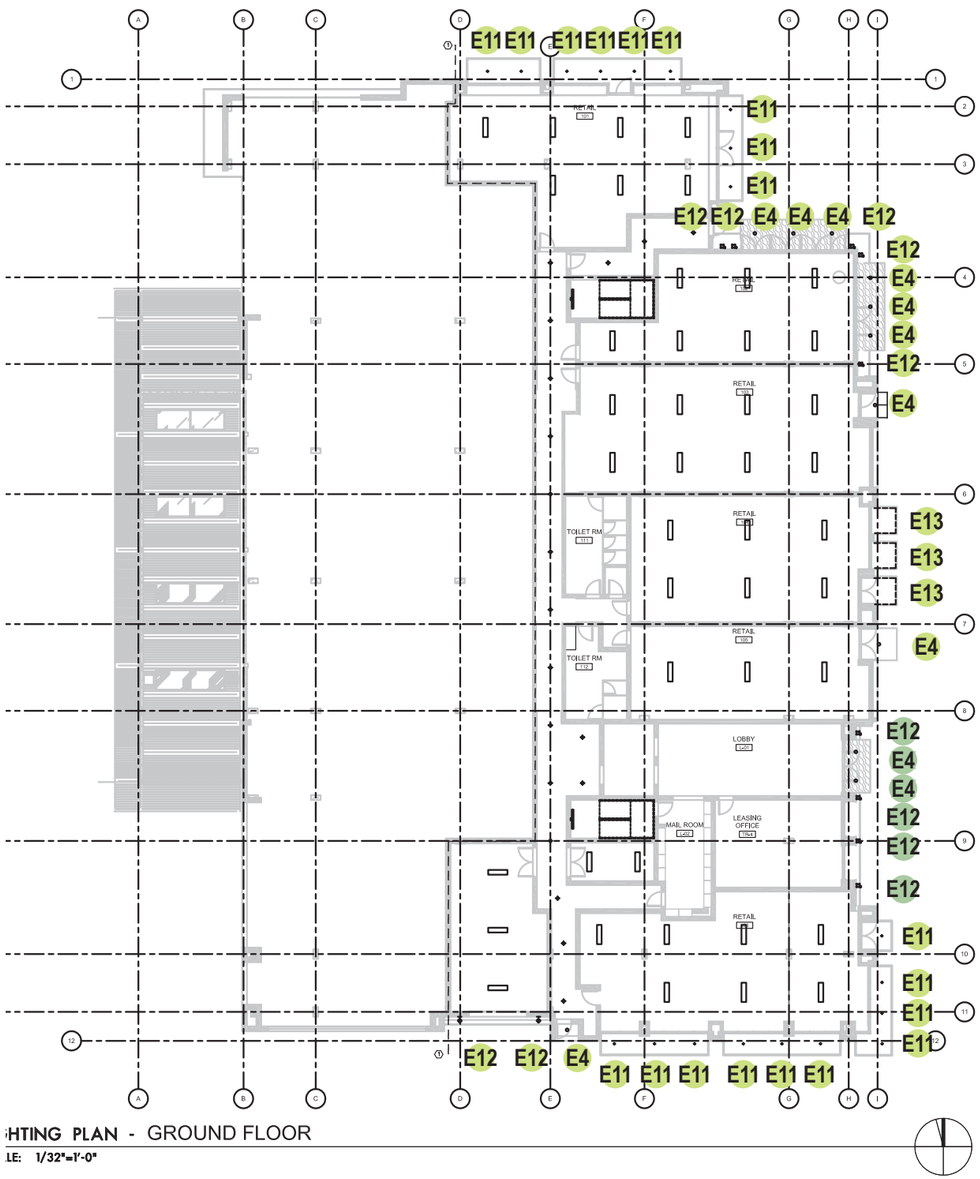
Path/Parking Lighting

E4 E9 E18

Accent Lighting

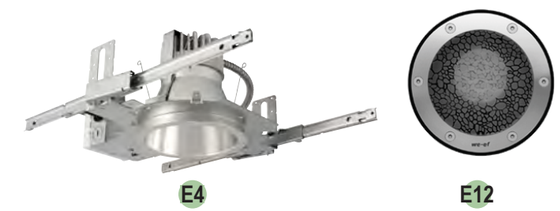


Pedestrian Accessway Lighting Plan



Modern-Rustic Facade Lighting

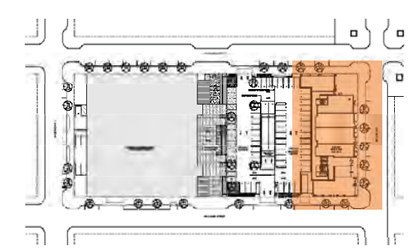
Plaza Lighting TBD



Lobby Facade Lighting

2nd Floor Decks & Landscaping (Not shown for clarity)

6th Floor Deck (Not shown for clarity)



SUBMITTAL MicroMetl

FORM NO. 3978-SP | DATE: 8 / 07

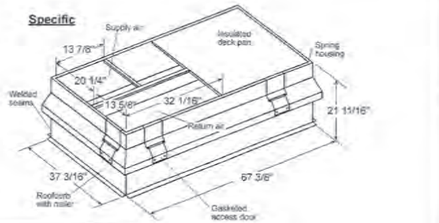
SUBMITTED TO:
COMPANY:
DRAWN BY: E. SALAZAR
JOB NAME:
EQUIPMENT:
NOTES:

Vibration Isolation Curbs for Carrier
48/50TC A/B04-A/B07; 50TCQ A04-A07; 48/50HC A04-A05; 48/50TF,TM,HJ,TFQ 004-007; 48/50HE 003-006 Units

Part Number: **SEE TABLE BELOW**

NOTES:
- Package includes roofcurb and isolation fully assembled with welded seams.
- Isolation springs have built-in seismic / earthquake restraints approved by the State of California.
- Spring application and anchorage method approved by Registered Professional Engineer in State of California.
- Springs are adjustable through watertight access doors.
- Insulated deck pan.
- Wood nailer, gasketing package included.
- Tight weather seal between roofcurb and spring housing.
- Shipped on a skidotank.

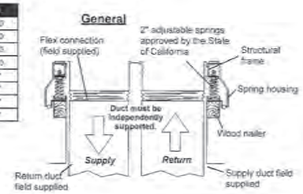
Specific



Carrier Units	MicroMetl Part#
48/50TC A/B04-A/B06; 50TCQ A04-A05; 48HC A04 (see note 1)	0402-372A-0101**
48/50TC A/B07 (see note 1)	0402-372A-0201**
50TCQ A06-A07; 48HC A05-A06 (see note 1)	0402-372A-0301**
50HC A04-A06 (see note 1)	0402-372A-0401**
48/50TF, TM 004-006 (see note 2)	0402-372A-21***
48HJ 004-007; 48HE 003-006; 50HJ 007; 50HE 005; 50HJQ 004-007 (see note 2)	0402-372A-24***
50HJ 004-006; 50HE 003-005 (see note 2)	0402-372A-25***
48/50TF, TM 007 (see note 2)	0402-372A-27***

NOTE 1: These units may use 2 power exhausts. In these instances, please replace character 9 of the part number with following:
Power Exhaust - P (P/N ex: 0402-372A-P1010)
NOTE 2: *** - Add PEQ to part number if using power exhaust.

General



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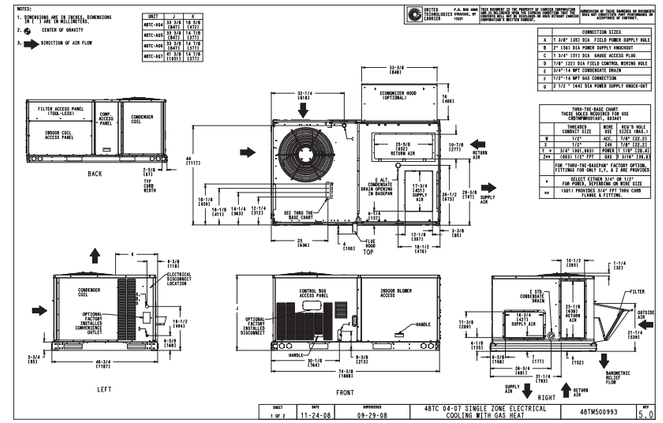
Certified Drawing for RTU-2

Project: Scandinavian Heritage Foundation
Prepared By:

04/14/2013
02:47PM



Packed Rooftop Builder 1.35

Page 9 of 44

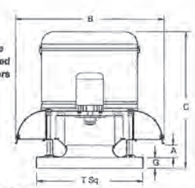
COOK

MARK: EF-06,7,10,13&15
PROJECT: NW23RD & LOVEJOY
DATE: 8/1/2012

ACE-D

Downblast Centrifugal Exhaust Ventilator Roof Mounted/Direct Drive

STANDARD CONSTRUCTION FEATURES:
All aluminum housing - Backward inclined all aluminum wheel - Two piece top cap with stainless steel quick release latches (sizes 120 - 180) - Welded curb cap corners - Birdscreen - Permanently lubricated ball bearing motors - Corrosion resistant fasteners - Transit tested packaging.



Performance

Qty	Catalog Number	Flow (CFM)	SP (inwc)	Fan RPM	Power (HP)
.5	120C150	750	.500	1118	.088

Altitude (ft): 39 Temperature (F): 70

Motor Information

HP	RPM	Volts/Ph/Hz	Enclosure	TOL
1/4	1550	115/1/60	ODP -SE	Yes

Sound Data Inlet Sound Power by Octave Band

1	2	3	4	5	6	7	8	LwA	dBA	Sones
64	66	68	59	57	53	48	44	63	52	6.2

Dimensions (inches)

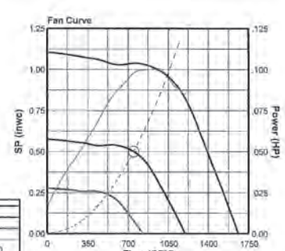
A	1-7/16
B	28-7/16
C	26-9/16
G	2
T Sq.	20
Roof Open. Sq.*	15-1/2

NOTE: Accessories may affect dimensions shown.

Shipping Weight(lbs)***	93

* Roof opening size for curb supplied by Cook only
***Includes fan, motor & accessories

Accessories:
STD DISCONNECT
BD-14 DAMPER
ROOF CURB RCG 18-9.5 R
FAN SPEED CONTROLLER 5A 120V PREWIRED



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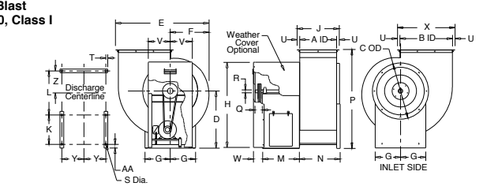
Page 8 of 20

COOK

MARK: KEF-1
PROJECT: BUILDING 296
DATE: 5/2/2013

CPS

Flat Blade Centrifugal Blower
Clockwise Up-Blast
Arrangement 10, Class I



Performance (*Bhp includes 8% drive loss)

Qty	Catalog Number	Flow (CFM)	SP (inwc)	Fan RPM	Power* (HP)	FEG
1	150 CPS	2500	2.00	1890	1.34	85

Altitude (ft): 39 Temperature (F): 70

Motor Information

HP	RPM	Volts/Ph/Hz	Enclosure	Mounted
1-1/2	1725	208/3/60	ODP -PE	Yes

Fan Information

Class	OVel(fpm)	Rotation	Discharge	Access
I	1914	CW	Upblast	3:00

Sound Data Inlet Sound Power by Octave Band

1	2	3	4	5	6	7	8	LwA	dBA
82	85	86	82	80	80	76	68	86	75

Accessories:
Premium Efficiency Motor (Min. 86.5%)
STD DISCONNECT PREWIRED
UL762 (327Y-300DEG)
STL ACC DOOR-BOLT
HANG. GREASE TROUGH
STEEL DRAIN
STL FLANGED INLET UL
OSHA BG/WC W ACCDOOR
L10 200K BEARINGS
ISOLATION RAILS-SPRG
RS-120 SET(4) - ISOLATORS

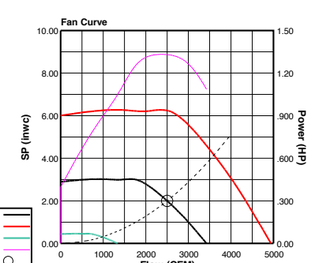
Dimensions (inches)

A	11-7/16	L	14-1/8	W	4
B	16-7/16	M	15-1/8	X	19-5/8
C	19-1/8	N	13-1/4	Y	8-5/8
D	19-1/16	P	34-3/8	Z	6-9/16
E	28-1/2	Q	3	AA	1-1/2
F	12-3/16	R	1		
G	9-3/8	S	9/16		
H	29-1/16	T	3/4		
J	14-5/8	U	1-5/8		
K	12	V	8		

NOTE: Accessories may affect dimensions shown.

Shipping Weight(lbs)***	456

***Includes fan, motor & accessories.



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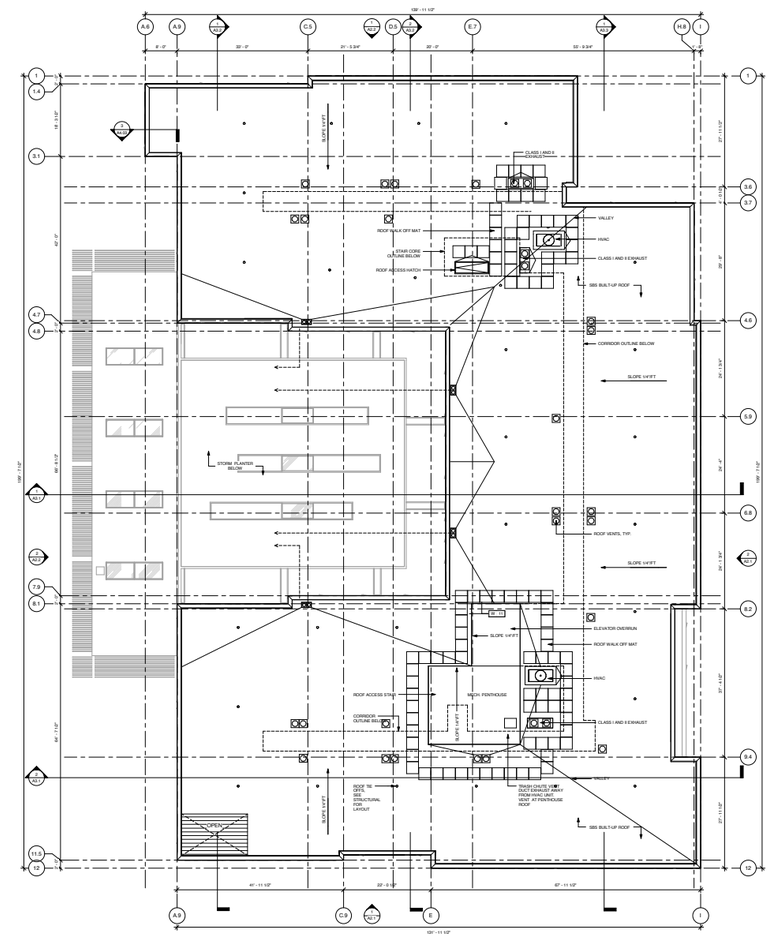
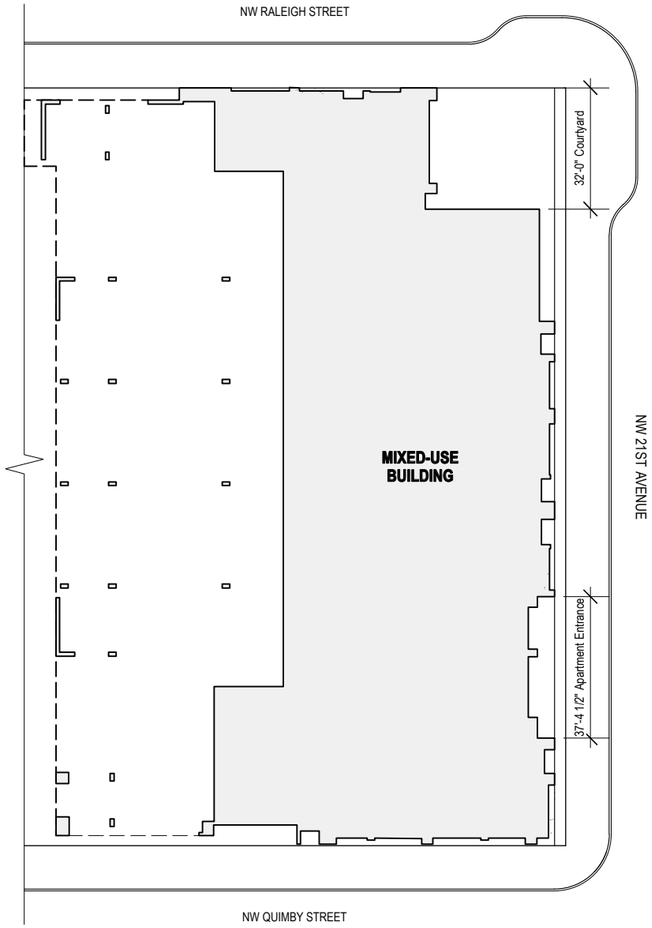
Page 1 of 5

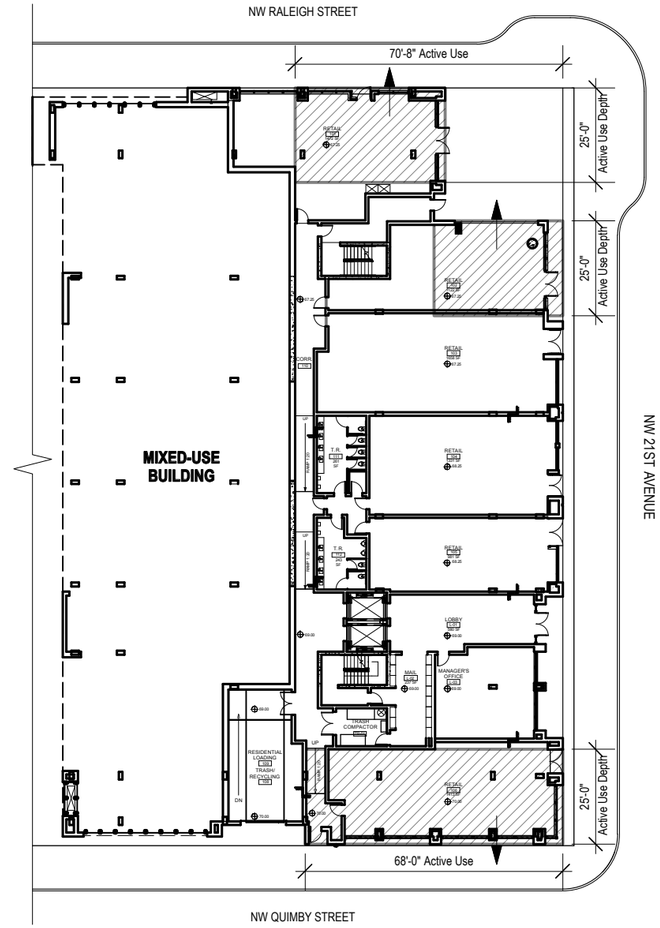


Block 296: Design Review . Holst Architecture + GBD Architects for CE John Company . LU 12-218319 . Submitted June 24, 2013

APPENDIX

Mixed-Use Roof HVAC Plan **C.98**





Modification 1 - Mixed-Use Building
Conway NW Master Plan Standard 6C: The building on NW 21st Avenue must extend to the street lot line along at least 75% of the lot line.

Proposal
A pedestrian courtyard at the intersection of NW Raleigh Street and NW 21st Avenue is proposed, therefore, 32'-0" of the building is pulled back from the property line. In addition, a recessed area in front of the residential lobby is proposed. The recess is 37'-4½" wide. Together the areas that are pulled back from the property line are 69'-4½" wide, which is 19'-4½" wider than the allowed 50'-0" or 75%. Both areas enhance the urban experience along the building edge.

Modification 2 and 3 – Mixed-Use Building
Conway NW Master Plan Standard 8D: Ground Story Active Use Standard for the Mixed-Use Building on NW Raleigh Street and NW Quimby Street.

Proposal
We propose to meet the intent of the standards as written in the Master Plan:
8d.1: The distance from the finished floor to the bottom of the structure above must be at least 16 feet. The bottom of the structure above includes supporting beams.
8d.2: The area must be at least 25 feet deep, measured from the façade; and
8d.3: At least 35 percent of the ground floor wall area must be windows and doors.

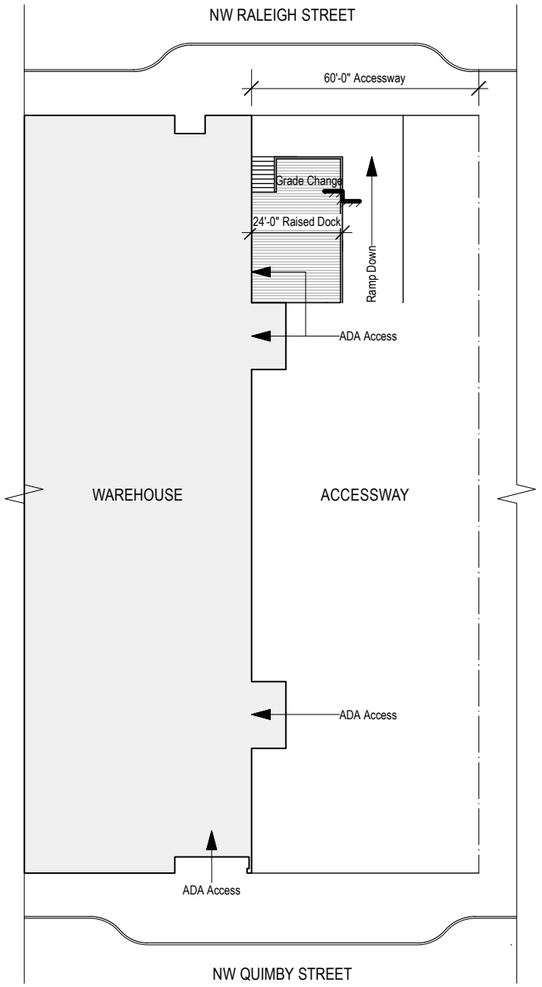
We believe that the proposal meets the intent of the standard along 50% of building frontage on both NW Raleigh Street and NW Quimby Street as shown in the diagram.

We propose to measure the areas that are required to meet the standard from the ROW on NW 21st Avenue.

We propose to count the active use areas south of the corner courtyard as part of the area meeting the requirements of the standard on NW Raleigh Street.

We propose to include the retail shared use corridor on NW Quimby Street as part of the area contributing to the requirements of the standard on NW Quimby Street as shown in the diagram.

Also, see the exterior elevations shown in modifications #5 and #6 for verification of the window area and floor to structure clearance requirements.



Window Provided = A+B+C+D+E = 46'-0"

Modification 4 – Warehouse
Conway NW Master Plan Standard 8E: Stoops and other private entry features extending into the Accessway.

Proposal
A raised public pedestrian dock extends 24'-0" (14'-0" more than the 10'-0" standard) into the Accessway.

The dock is a product of grade change.

The dock is a public amenity, not a private entrance.

Public circulation is provided on the dock.

The dock is similar to docks on NW 13th Avenue.

Modification 5 – Mixed-Use Building
Approval of a modification to 33.140.230 Ground Story Window Requirements for the Mixed-Use Building on NW Quimby Street.

Proposal
The length of building façade directly on NW Qimby Street is 131'-9". Therefore, 65'-10" of ground story windows are required. The proposed length of the ground story windows on NW Quimby is 46'-0". Therefore, we are proposing to reduce the required ground story window length by 19'-10".

The proposal is consistent with the propose of the standard because the proportions of the NW Quimby Street façade that do not have ground story windows are broken up by retail and residential service areas that encourage surveillance opportunities by restricting fortress-like facades at street level; and to avoid a monotonous pedestrian environment.

In addition, a large window like opening is provided between the tuck under parking and the sidewalk (labeled G).

The opening is filled with a laser cut art screen.

The screen is set back from the sidewalk behind a 2'-0" L2 like landscape buffer.

In addition, the areas of the ground story windows exceed the required areas.

The residential loading zone is also transparent glass, similar to storefront, and provides a breaking down of the façade (labeled F).

Window Provided = A+B = 42'-0"

Modification 6 – Mixed-Use Building
Approval of a modification to 33.140.230 Ground Story Window Requirements for the Mixed-Use Building on NW Raleigh Street.

Proposal
The length of building façade directly on NW Raleigh Street is 104'-5". Therefore 52'-2½" of ground story windows are required. The proposed length of the ground story windows directly on NW Raleigh is 42'-0". Therefore, we are proposing to reduce the required ground story window length by 10'-2½".

On balance, modifying the requirement to include the section of wall and windows of the courtyard that face NW Raleigh would be consistent with the purpose of the regulation since their function meets the intent of the guideline and the combined length of the ground story windows would then significantly exceed the ground story windows requirement.

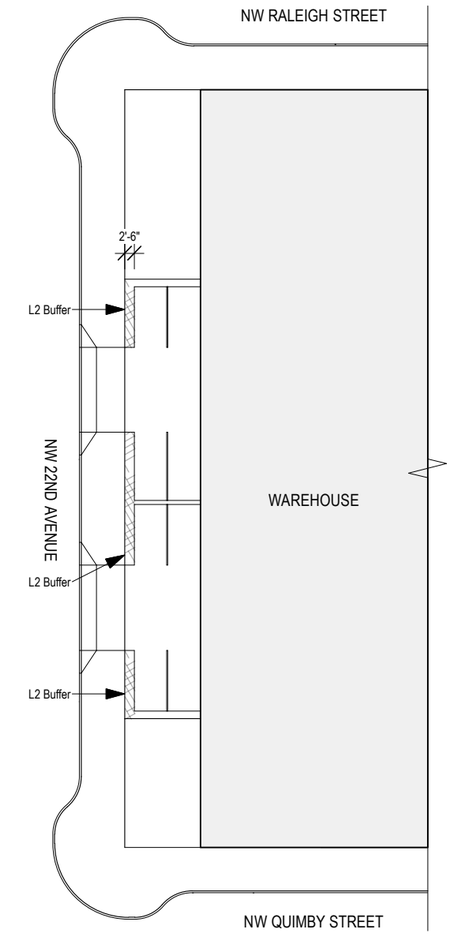
In addition, a large window like opening is provided between the tuck under parking and the sidewalk (labeled D).

The opening is filled with a laser cut art screen.

The screen is set back from the sidewalk behind a 3'-8" L2 like landscape buffer.

In addition, the areas of the ground story windows exceed the required areas.

The resultant development will better meet the guideline because there is a public courtyard located east of the portion of the façade directly on NW Raleigh. Since the courtyard is more than 20' deep the windows that open up to the courtyard facing NW Raleigh are not able to be included in the ground story calculation. However, the windows of the courtyard (labeled C) and the courtyard itself do function and contribute to the intention of the guideline.



Modification 7 – Warehouse
33.266.130: Standards for the L2 landscape buffer.

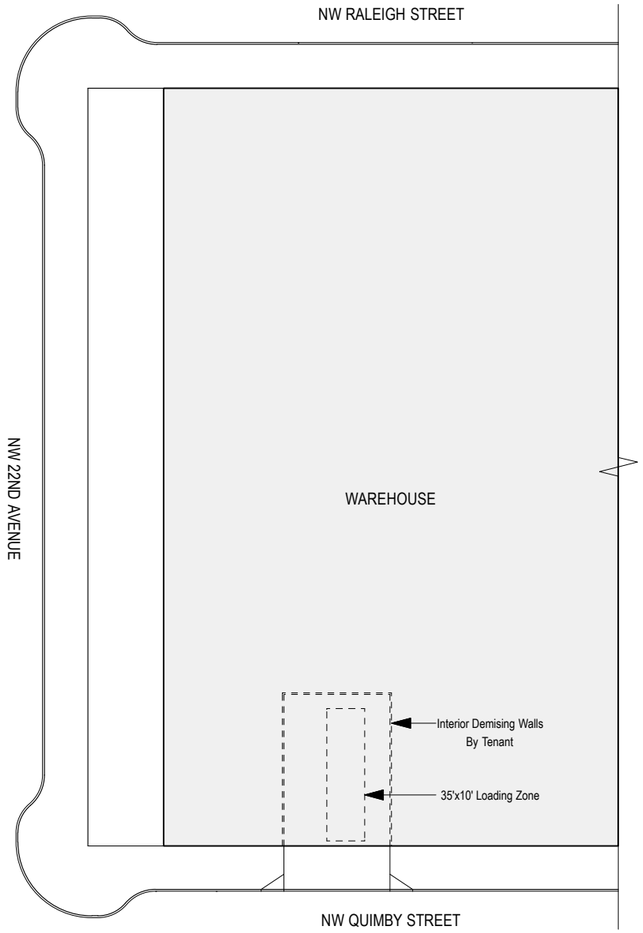
Proposal
We propose to reduce the width for the L2 landscape buffer and setback from 5' to 2'-6".

The 2'-6" landscape buffer includes both plantings and a fence.

The 2'-6" distance is an adequate to support plants.

PBOT indicated support of this proposal during the 30% PBOT Meeting.

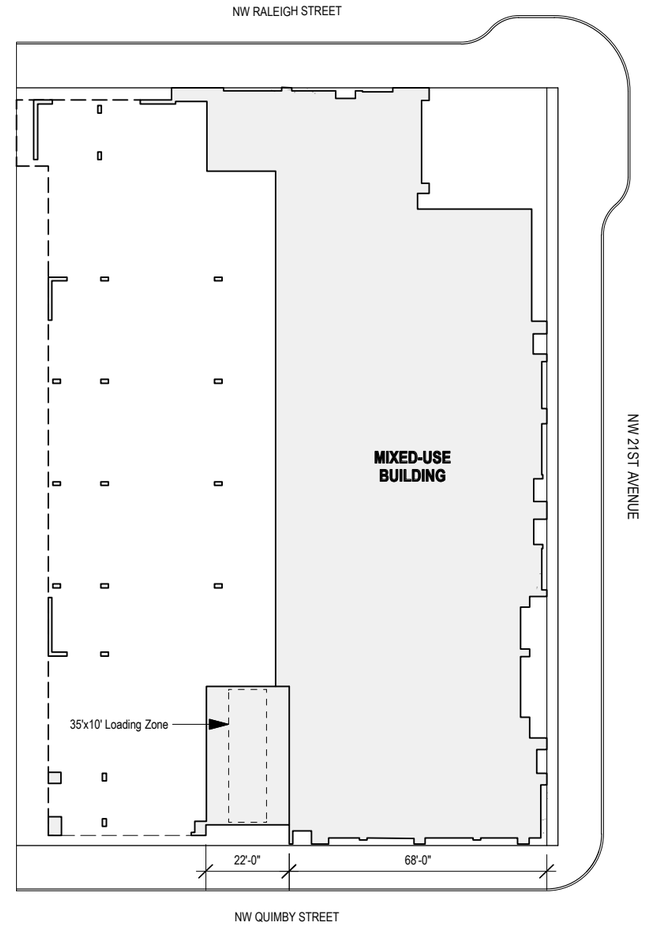
The proposal provides much needed additional on site parking.



Modification 8 – Warehouse
33.266.130: Parking and Loading Development Standards for loading zones

Proposal
A back in and pull out loading zone is proposed.

PBOT indicated support for this configuration during the 30% PBOT Meeting.



Modification 9 – Mixed-Use Building
33.266.130: Parking and Loading Development Standards for loading zones

Proposal
A back in and pull out loading zone is proposed.

PBOT indicated support for this configuration during the 30% PBOT Meeting.