

DAR



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.portlandoregon.gov/bds



DESIGN ADVICE REQUEST
Land Use Review Application

File Number: 13-182165 DAR

FOR INTAKE, STAFF USE ONLY

Date Rec 7/19/13 by [signature]

Type I Type IX Type II Type IIX Type III Type IV

LU Reviews DZ

- [Y] [N] Unincorporated MC
[Y] [N] Flood Hazard Area (LD & PD only)
[Y] [N] Potential Landslide Hazard Area (LD & PD only)

APPT: Date Time
Qtr Sec Map(s) 3031 Zoning EXd
Plan District Central City - Central Eastside
Neighborhood BUCKMAN
District Coalition SEU
Business Assoc CEFC
Neighborhood 400' KERNS
Related File # 1000' KERNS

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site Address or Location 30, SE 10th Ave. Portland

Cross Street SE Ankeny St. Sq. ft./Acreage 10,000 s.f.

Site tax account number(s)

R -150484 R R
R R R

Adjacent property (in same ownership) tax account number(s)

R N/A R R

Describe project (attach additional page if necessary)

The proposed project is a mixed use building (6) stories in height & 52,735 sf in size. The ground floor will contain a building lobby, commercial/retail space & structured parking. The upper (5) floors will be used for (63) rental apartments and a common outdoor area for building tenant's use. Construction will be concrete @ the ground level with wood framing for the upper (5) levels. Steel will be the primary siding material.

Describe proposed stormwater disposal methods

Identify requested land use reviews

Design Advice Request

For renovation, provide exterior alteration value. AND provide total project valuation.

\$ \$6,000,000. \$

Land Divisions - Identify number of lots (include lots for existing development).

New street (public or private)?

yes no

continued / over 1



GLASS GUARDRAIL

METAL PANEL TO MATCH STOREFRONT SYSTEM

BOARD FORMED CONCRETE CANOPY

① ELEVATION - SOUTH
1/4" = 1'-0"

LOWER BURNSIDE LOFTS

ELEVATION - SOUTH

WEATHERING PLATE STEEL SIDING

ALUMINUM STOREFRONT SYSTEM

PLATE STEEL GUARDRAIL PANEL

LEVEL 6
56'-9"

STEEL BALCONY

LEVEL 5
46'-9"

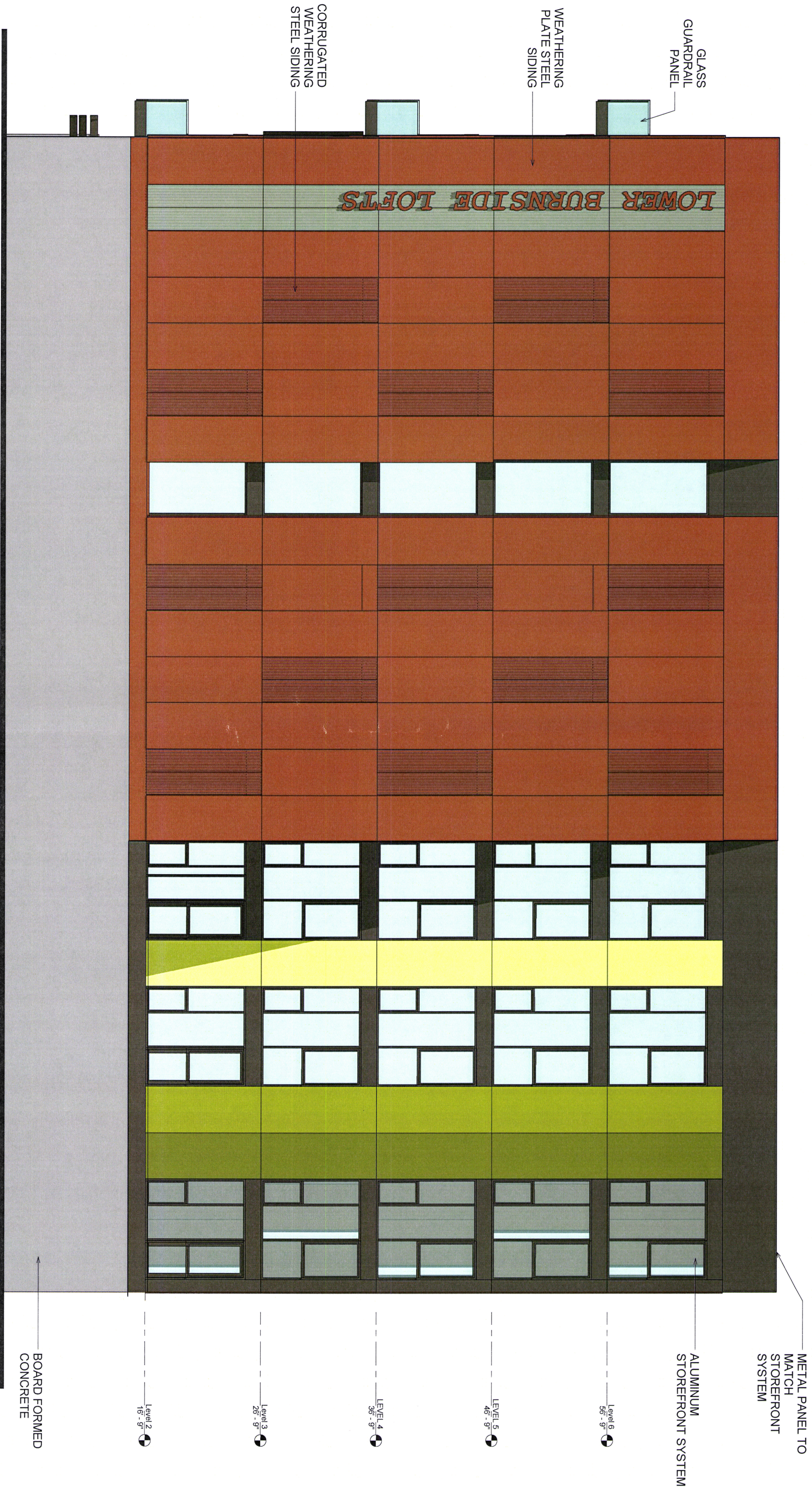
LEVEL 4
36'-9"

LEVEL 3
26'-9"

LEVEL 2
16'-9"

LEVEL 1
0'-0"

WOOD STOREFRONT SYSTEM
BOARD FORMED CONCRETE



METAL PANEL TO MATCH STOREFRONT SYSTEM

ALUMINUM STOREFRONT SYSTEM

Level 6
56'-9"

LEVEL 5
46'-9"

LEVEL 4
36'-9"

Level 3
26'-9"

Level 2
16'-9"

BOARD FORMED CONCRETE

LEVEL 1
0'-0"

ELEVATION - WEST
1/4" = 1'-0"

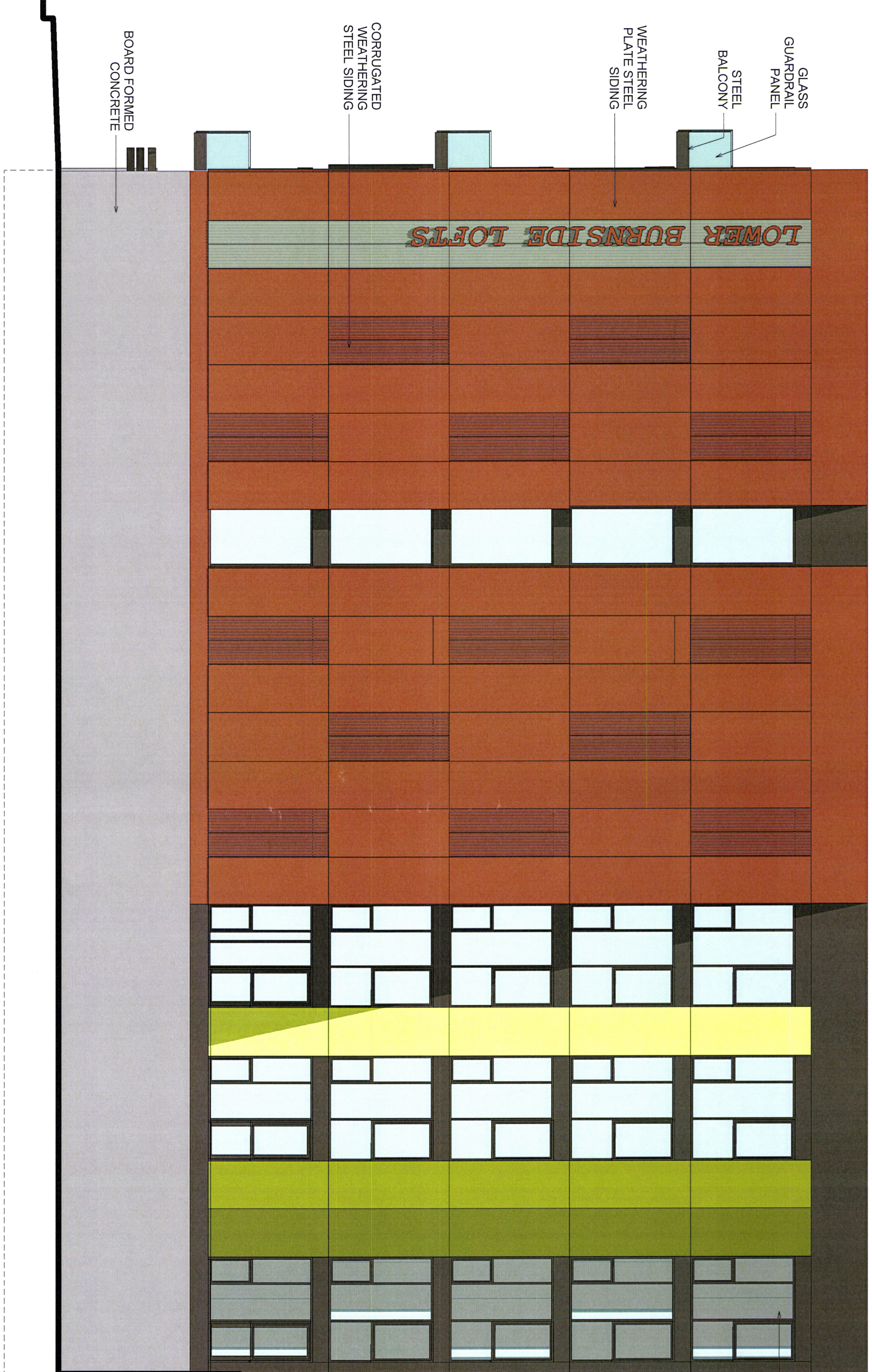
LOWER BURNSIDE LOFTS

ELEVATION - WEST

30 SE 10TH
7/18/2013 2:20:33 PM

EA13 182165 DAR





METAL PANEL TO MATCH STOREFRONT SYSTEM
 ALUMINUM STOREFRONT SYSTEM

Level 6
 56' - 9"

LEVEL 5
 46' - 9"

LEVEL 4
 36' - 9"

Level 3
 26' - 9"

Level 2
 16' - 9"

LEVEL 1
 0' - 0"

① ELEVATION - EAST
 1/4" = 1'-0"

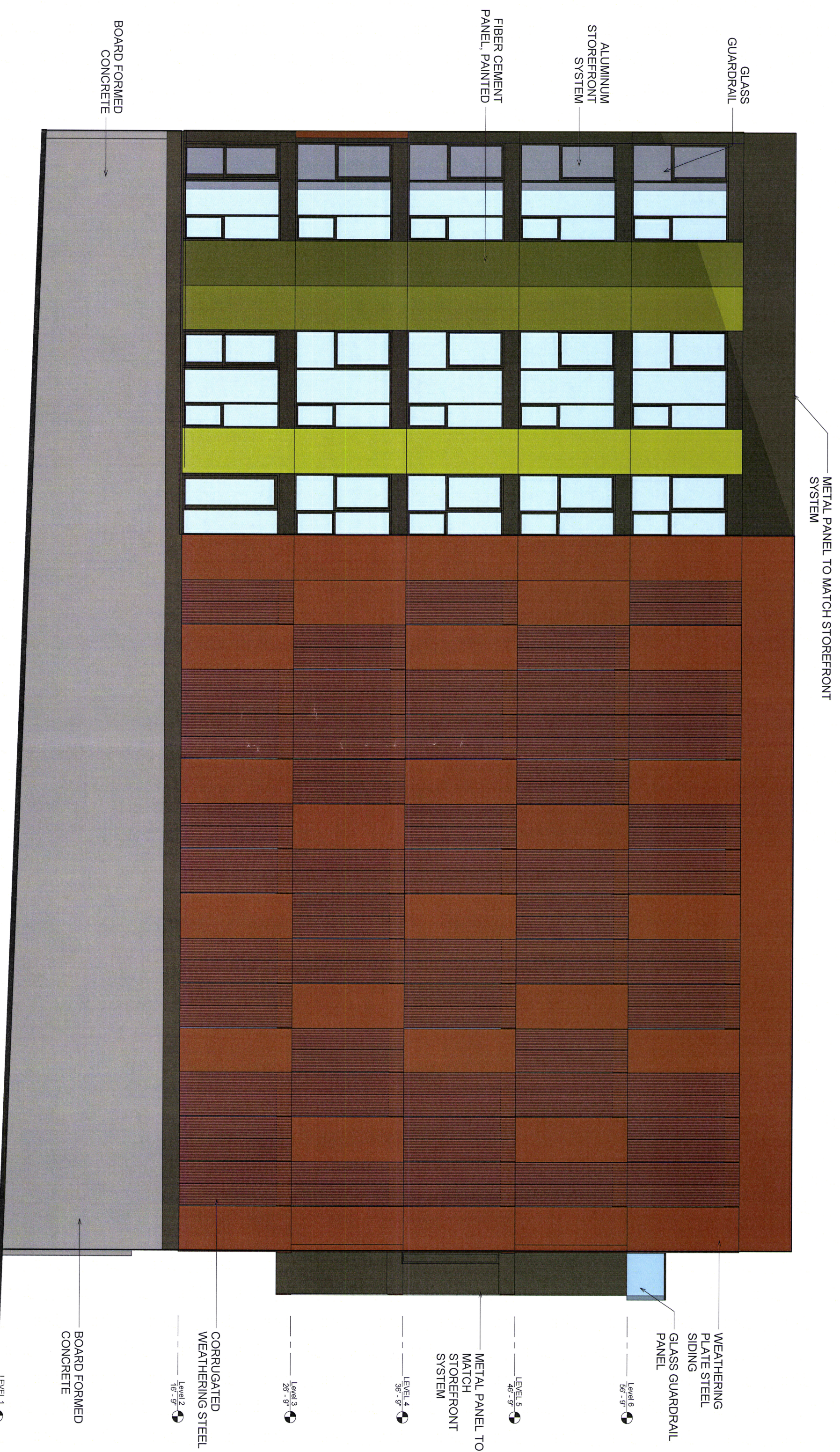
LOWER BURNSIDE LOFTS

ELEVATION - EAST

30 SE 10TH
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METAL PANEL TO MATCH STOREFRONT SYSTEM

GLASS GUARDRAIL

ALUMINUM STOREFRONT SYSTEM

FIBER CEMENT PANEL, PAINTED

BOARD FORMED CONCRETE

WEATHERING PLATE STEEL SIDING
GLASS GUARDRAIL PANEL

METAL PANEL TO MATCH STOREFRONT SYSTEM

CORRUGATED WEATHERING STEEL

BOARD FORMED CONCRETE

LEVEL 1
0'-0"

Level 2
16'-9"

Level 3
26'-9"

LEVEL 4
36'-9"

LEVEL 5
46'-9"

Level 6
56'-9"

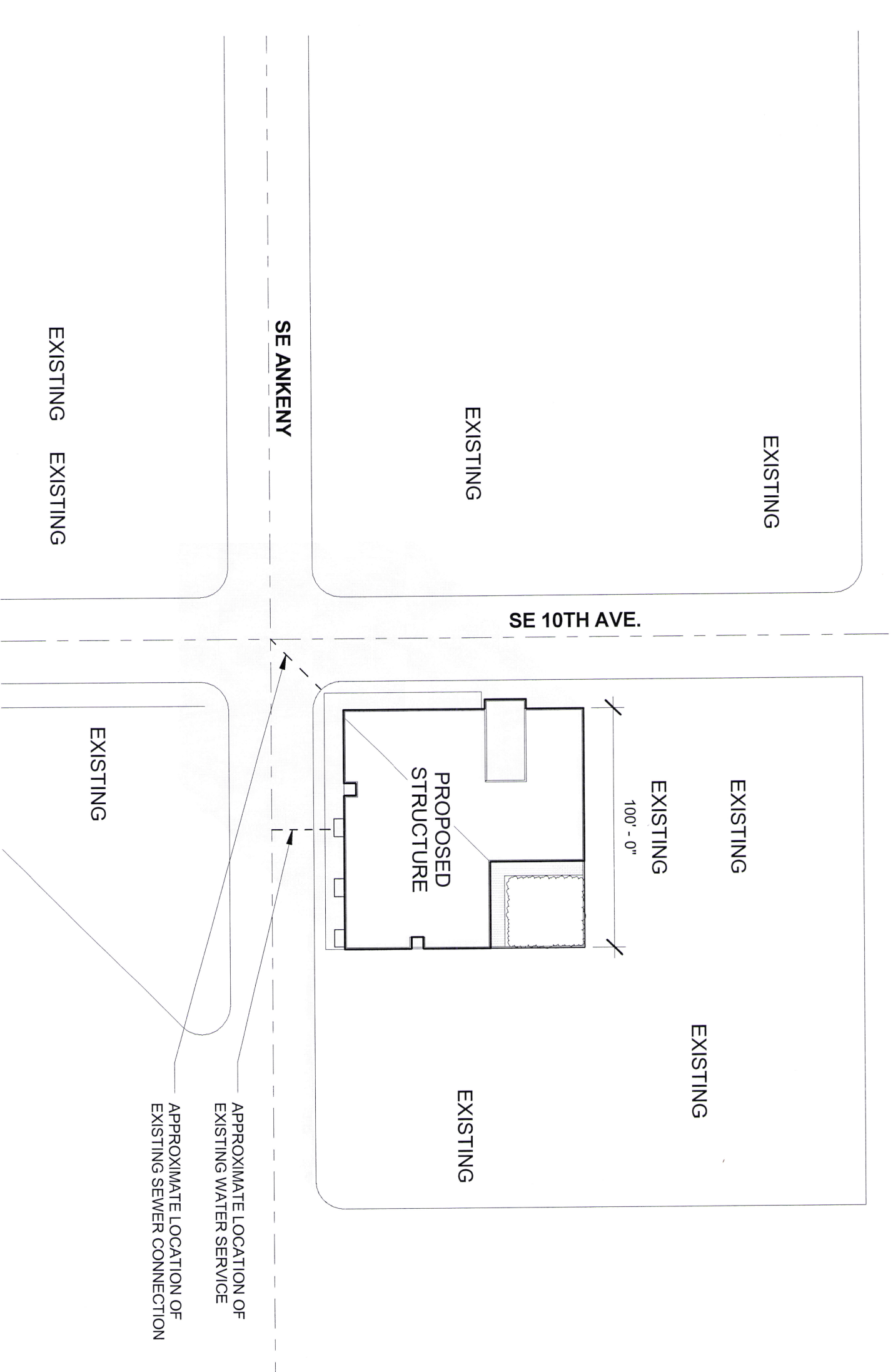
LOWER BURNSIDE LOFTS

ELEVATION - NORTH

30 SE 10TH
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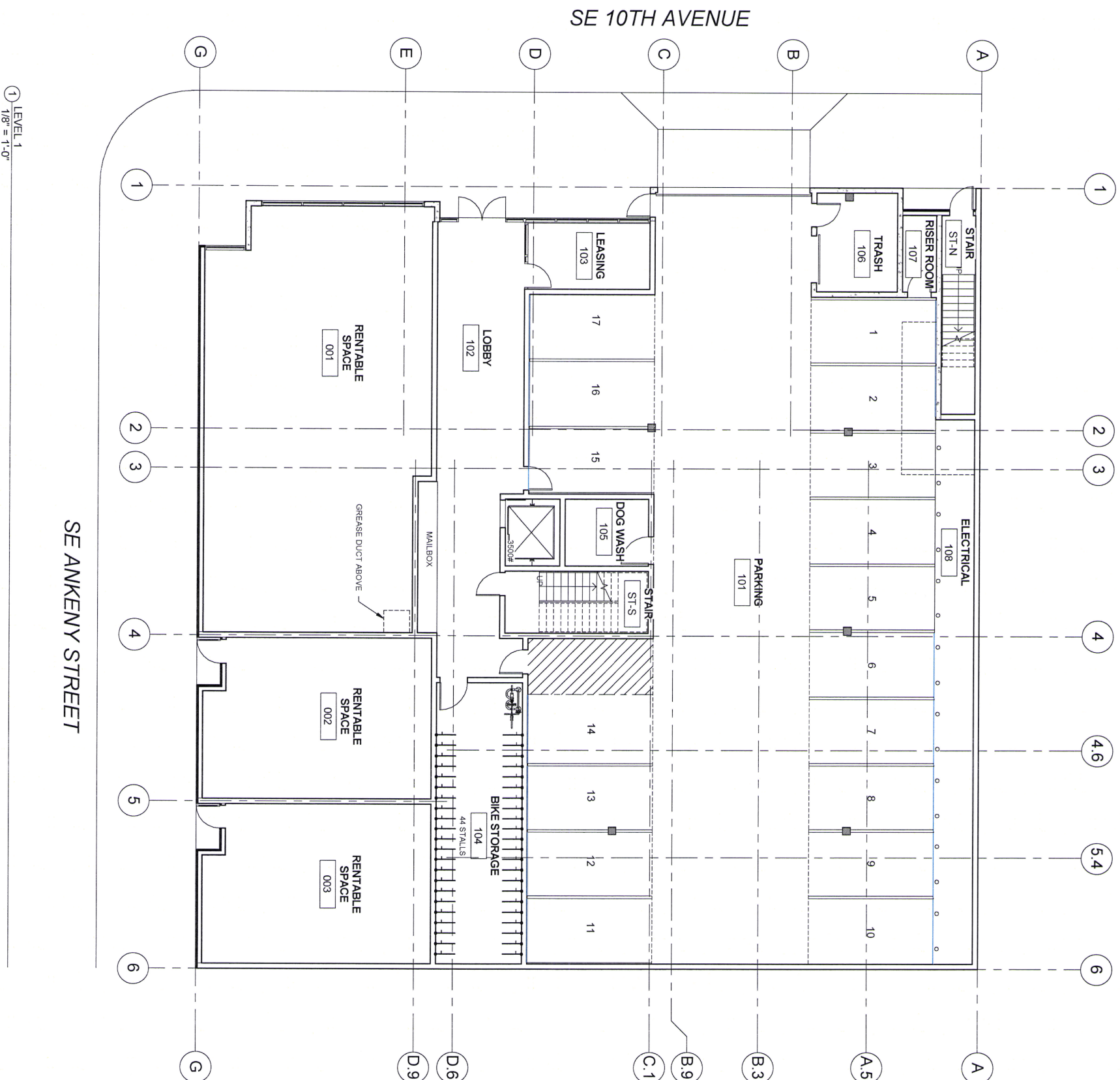


1 SITE PLAN
1" = 50'-0"

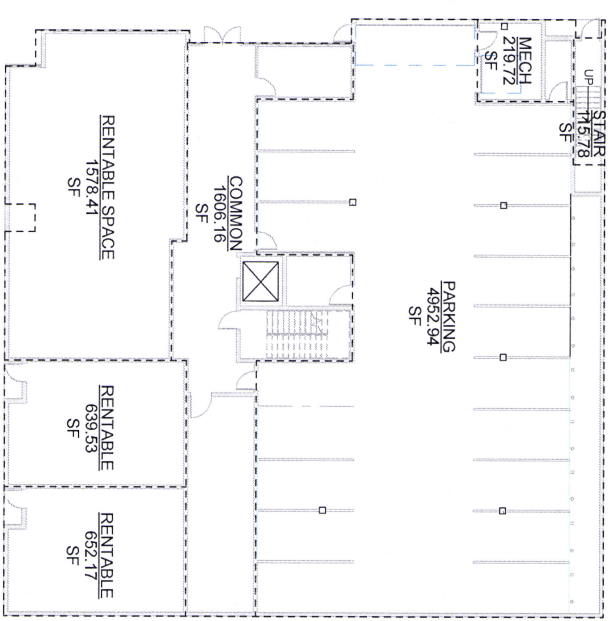
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LOWER BURNSIDE LOFTS

LEVEL 1 (9,760 GROSS SF)



① LEVEL 1
1/8" = 1'-0"



② LEVEL 1 AREA CALCULATIONS
1/16" = 1'-0"

AREA CALCULATED:
- EXTERIOR FACE OF EXTERIOR WALL
- CORRIDOR FACE OF CORRIDOR WALL
- CENTERLINE OF DEMISING WALL

- BUILDING GROSS SF :** 52,735 SF
- PARKING SPACES :** 17 TOTAL
(1 ACCESSIBLE)
- STUDIOS :** 17
- 1 BEDROOM :** 41
- 2 BEDROOM :** 6
- TOTAL :** 64 UNITS
- BIKE PARKING :** 44 STALLS
- UNIT BIKE PARKING :** 51 SPACES



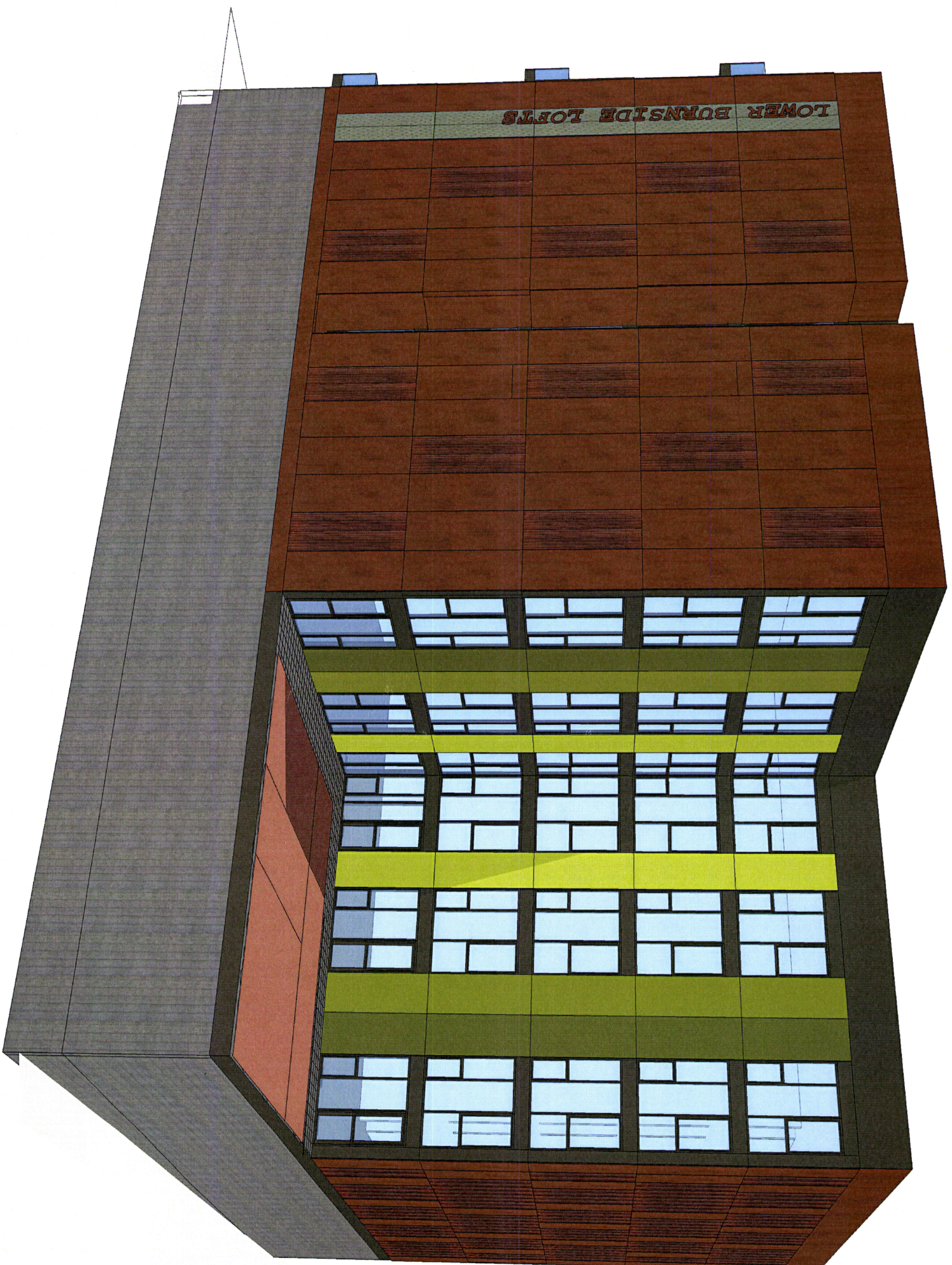
LOWER BURNSIDE LOFTS

PERSPECTIVE- SW

30 SE 10TH
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LOWER BURNSIDE LOFTS

LOWER BURNSIDE LOFTS

PERSPECTIVE- NE

30 SE 10TH
7/18/2013 2:23:18 PM

EA 13 182165 PAR

