



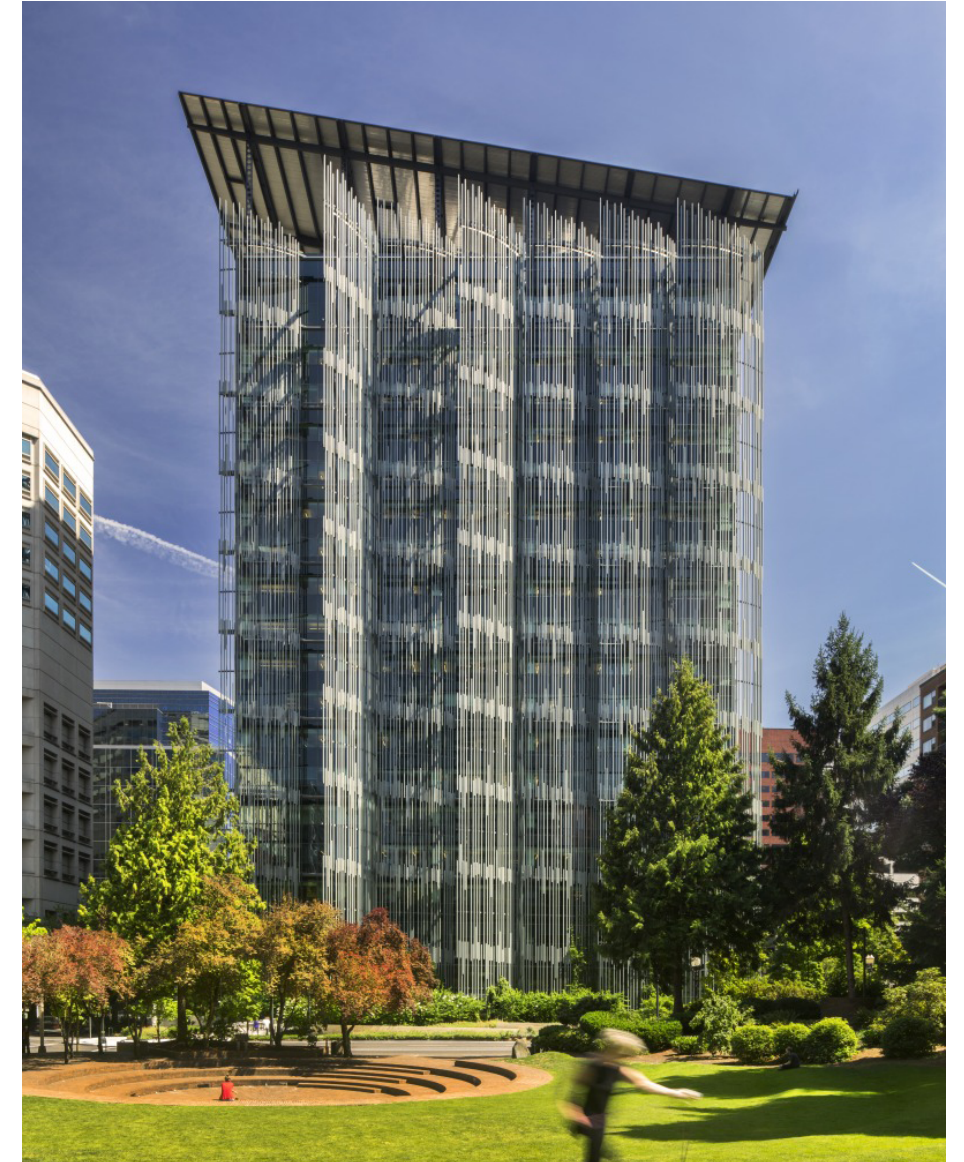
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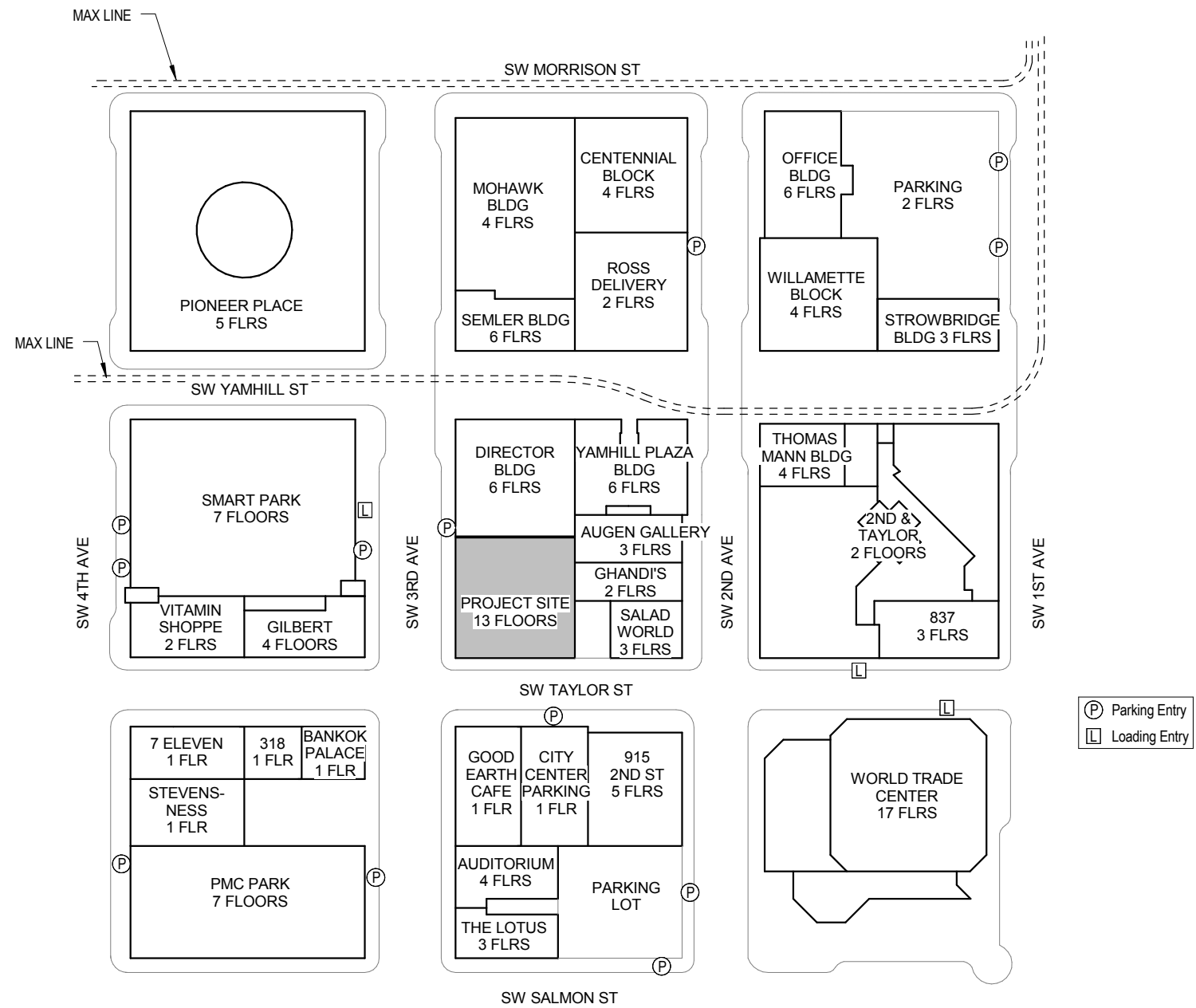
Cover.....	1
Contents.....	2
Aerial.....	3
Site Photos.....	4
Context.....	5
Three Block Study.....	6
Site Plan.....	7
Site Utility Plan.....	8
Lighting Plan.....	9
FAR Diagrams.....	10
Lower Level Floor Plan.....	11
Floor Plan Level 1.....	12
Floor Plan Level 2.....	13
Floor Plan Level 3-13.....	14
Roof Plan.....	15
West Elevation.....	16
South Elevation.....	17
Elevations.....	18
Enlarged Elevation and Sections.....	19
Enlarged Elevation and Sections.....	20
Enlarged Elevation and Sections.....	21
Enlarged Elevation and Sections.....	22
Street Level Perspective from SW.....	23
Night Perspective From Southwest.....	24
Landscape Courtyard Plan.....	25
Materials.....	26
Details.....	27
Details.....	28
Details.....	29
West Elevation.....	30
South Elevation.....	31
East Elevation.....	32
North Elevation.....	33

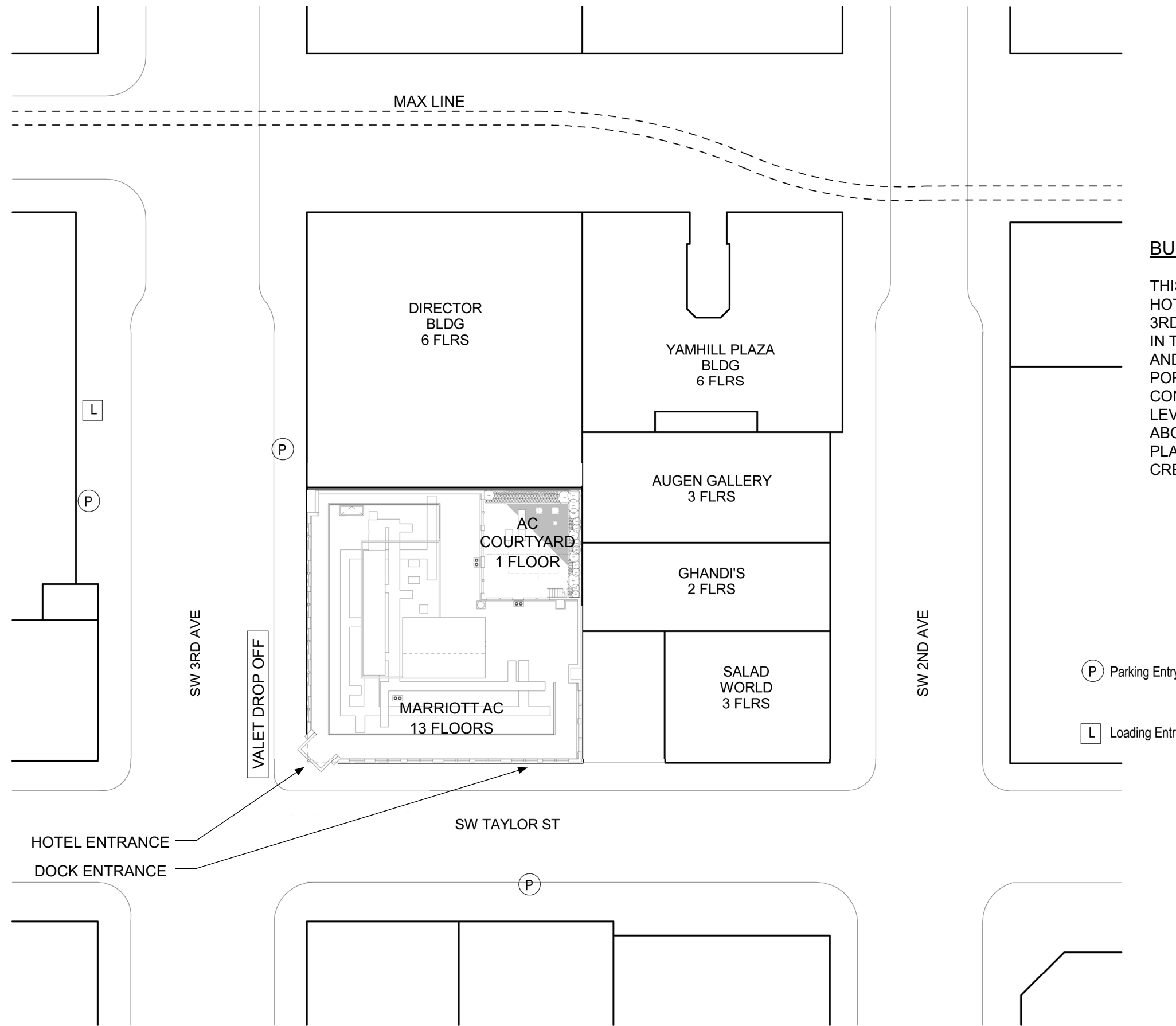










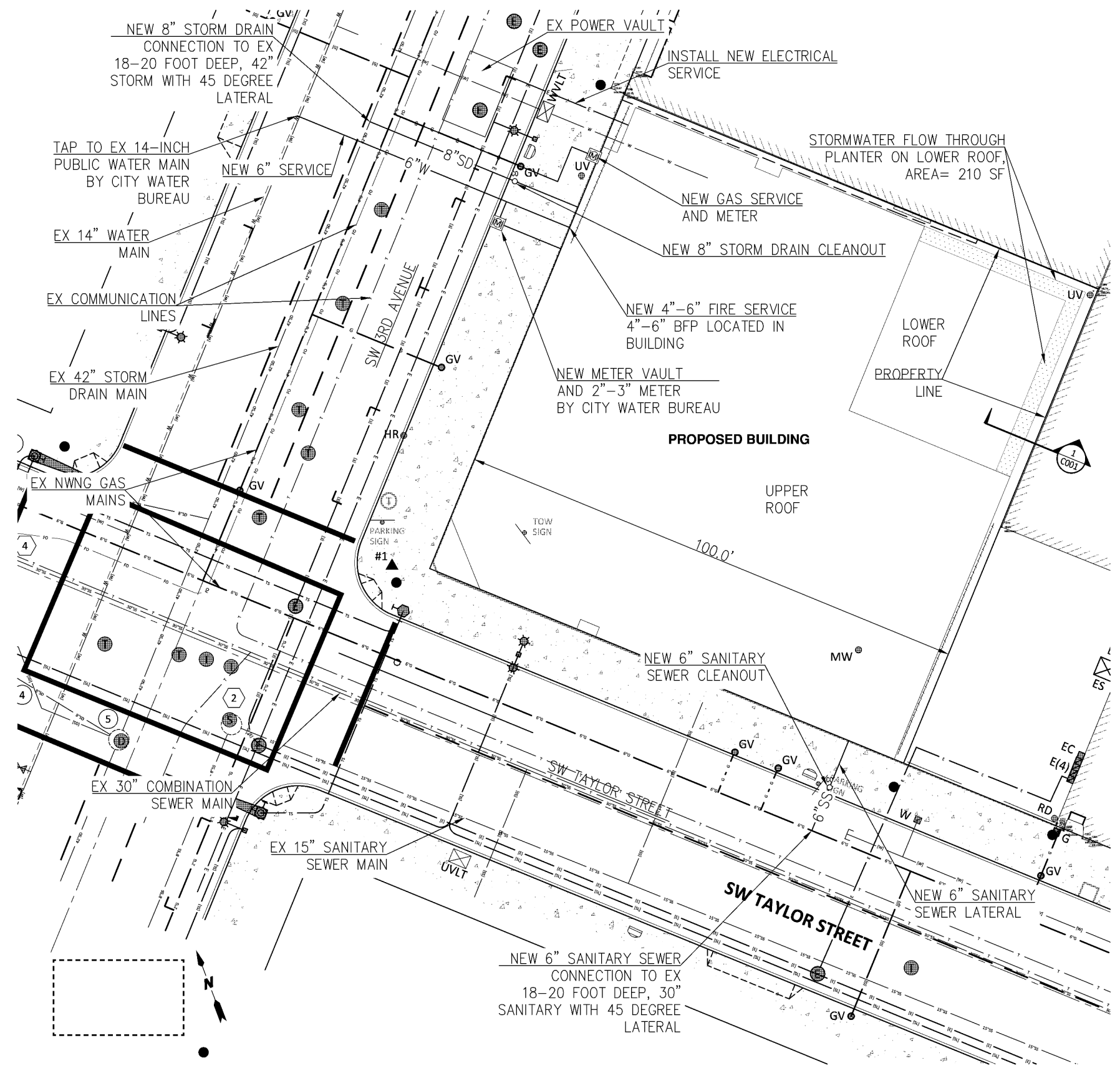


**BUILDING NARRATIVE**

THIS PROJECT IS A NEW 13 STORY HOTEL AT THE INTERSECTIONS OF SW 3RD AVENUE AND SW TAYLOR STREET IN THE CENTRAL CITY PLAN DISTRICT AND DOWNTOWN SUBDISTRICT IN PORTLAND, OREGON. THE PROJECT CONSISTS OF TWO PUBLIC/SERVICE LEVELS WITH 12 GUEST ROOM LEVELS ABOVE. THE STRUCTURE IS CAST IN PLACE AND POST TENSIONED CONCRETE.

- (P) Parking Entry
- (L) Loading Entry

HOTEL ENTRANCE  
DOCK ENTRANCE



**STORMWATER NARRATIVE**

PRIVATE:

**STORMWATER QUALITY:**  
CITY OF PORTLAND STORMWATER QUALITY REQUIREMENTS ARE BEING MET UTILIZING A FLOW-THROUGH PLANTER LOCATED AT LOWER ROOF. THE FLOW-THROUGH PLANTER IS SIZED TO ACCOMMODATE ALL NEW IMPERVIOUS ROOF SURFACE PER THE CITY OF PORTLAND'S PRESUMPTIVE APPROACH CRITERIA AND CALCULATOR. PRELIMINARY CALCULATIONS INDICATE A 70 FOOT LONG BY 3 FOOT FLOW-THROUGH PLANTER WILL BE REQUIRED AND WILL HAVE 94% OF ITS SURFACE CAPACITY UTILIZED. THE SIZING RATIO OF TOTAL FACILITY AREA TO PLANTER AREA IS 0.021. THE PROJECT WILL FALL UNDER CATEGORY 3 OF THE CITY'S STORMWATER DISPOSAL HIERARCHY.

STORMWATER FROM THE UPPER ROOF WILL BE COLLECTED VIA ROOF DRAINS AND DISCHARGED TO FLOW-THROUGH PLANTER LOCATED AT LOWER ROOF. STORM WATER FROM LOWER ROOF WILL SHEET DRAIN TO FLOW THROUGH PLANTER.

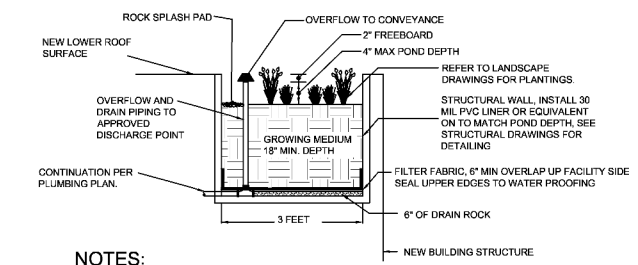
**STORMWATER FLOW CONTROL:**  
STORM WATER FLOW CONTROL IS NOT REQUIRED PER CITY OF PORTLAND BUREAU OF ENVIRONMENTAL SERVICES (BES) PRE-APPLICATION CONFERENCE RESPONSE (STORM-ONLY SEWER THAT DISCHARGES TO THE WILLAMETTE RIVER).

**STORMWATER SITE DISCHARGE:**  
A NEW 8-INCH STORMWATER DRAIN IS PROPOSED NEAR THE NORTHWEST SIDE OF THE DEVELOPMENT SITE. STORMWATER DISCHARGED FROM THE FLOW-THROUGH PLANTER WILL DISCHARGE VIA PIPE INTERNAL TO BUILDING TO NEW STORM DRAIN CONNECTION PIPE. THE NEW LATERAL IS PROPOSED TO FLOW WEST FROM THE SITE AND TAP INTO THE CITY OF PORTLAND'S 42-INCH STORMWATER MAIN LOCATED IN SW 3RD AVENUE. THE NEW STORMWATER DRAIN WILL REQUIRE SAWCUTS, EXCAVATION, BACKFILL AND PAVING IN THE RIGHT-OF-WAY OF SW 3RD AVENUE.

THE PROJECT WILL FALL UNDER CATEGORY 3 OF THE CITY'S STORMWATER DISPOSAL HIERARCHY.

PUBLIC:

WATER QUALITY WITHIN THE PUBLIC RIGHT-OF-WAY WILL NOT BE NECESSARY. NEW SIDEWALK AND CURB LINE LAYOUTS ARE ANTICIPATED AT THE NORTHEAST CORNER OF SW 3RD AND TAYLOR. RUNOFF COLLECTION FROM NEW AND REPLACED SIDEWALK IS PLANNED TO BE MAINTAIN TO EXISTING CATCHBASINS IN SW 3RD AND TAYLOR.



**NOTES:**

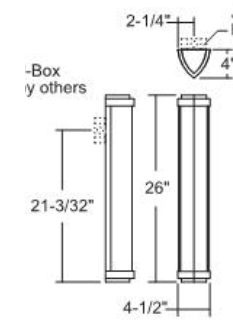
1. DIMENSIONS:
  - a. WIDTH OF PLANTER: AS SHOWN ON PLANS
  - b. DEPTH OF PLANTER: 4" MIN. FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION.
  - c. SLOPE OF PLANTER: 0.5% OR LESS
2. NO TREES OR DEEP ROOTED VEGETATION OVER PIPING.
3. PLANTING PER LANDSCAPE PLANS.
4. RAIN DRAINS AND OVERFLOW TO MAINTAIN MAXIMUM LINEAR SEPARATION
5. NO BARK CHIPS TO BE USED WITHIN FACILITY.
6. SPLASH PAD SHALL BE 2" MIN. DEPTH

**1 STORMWATER FLOW THROUGH PLANTER**  
NTS

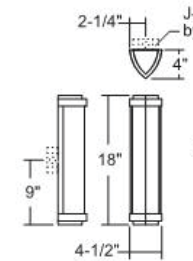




Fixture Type G-1 wall sconce

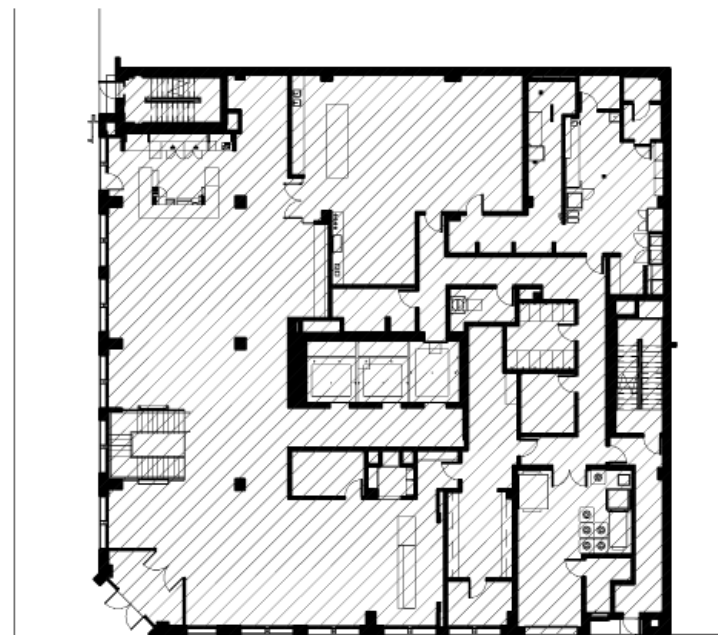


Fixture Type G-2 wall sconce



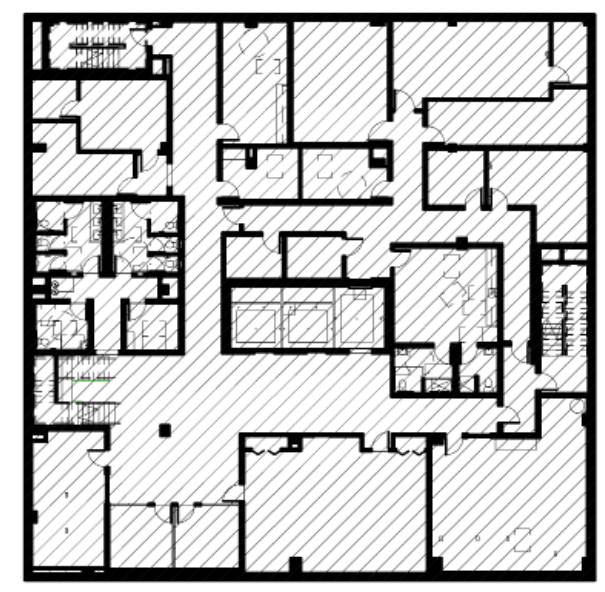
Fixture Type G-3 wall mounted downlight





9526 SF

LEVEL 1 (2)  
1/32" = 1'-0"



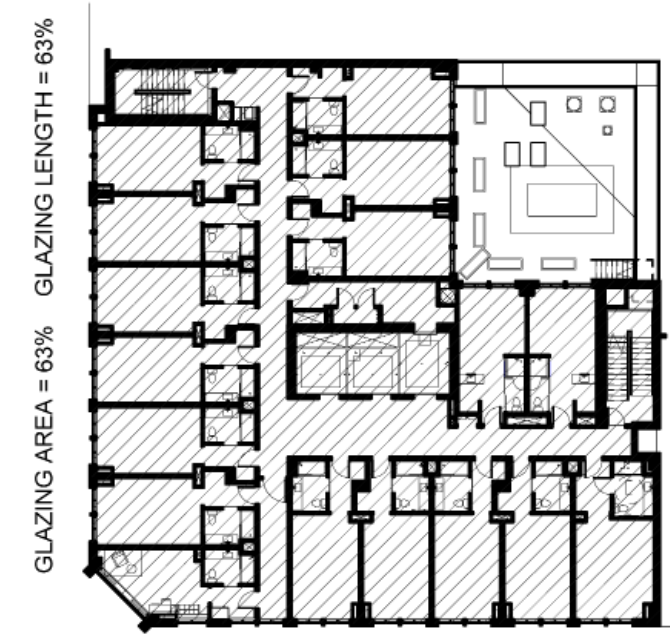
9719 SF

LOWER LEVEL (1)  
1/32" = 1'-0"



8264 SF ON FLOOR  
90,904 SF TOTAL

LEVEL 3 - 13 (4)  
1/32" = 1'-0"



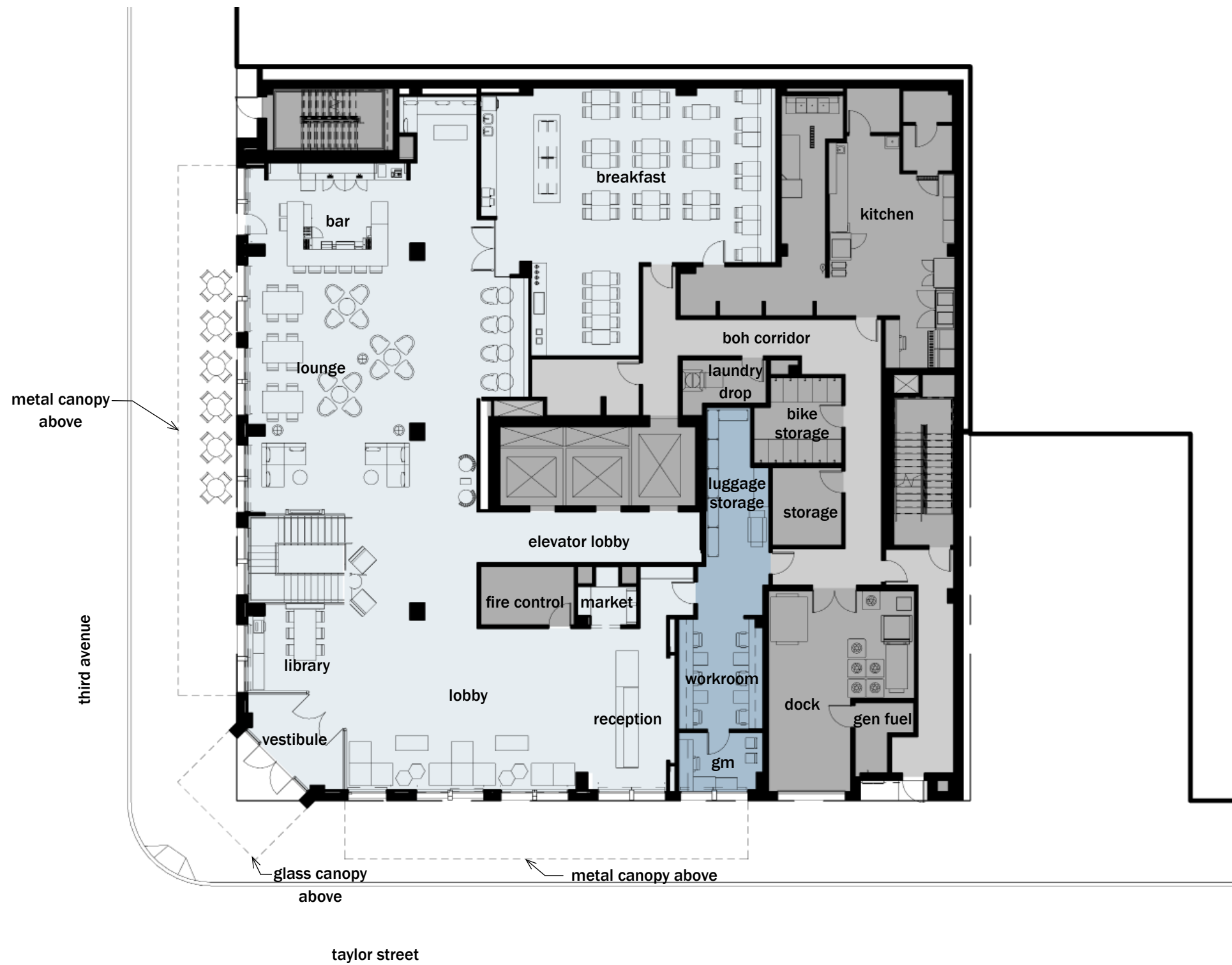
8176 SF

GLAZING AREA = 49.8% GLAZING LENGTH = 58%

LEVEL 2 (3)  
1/32" = 1'-0"

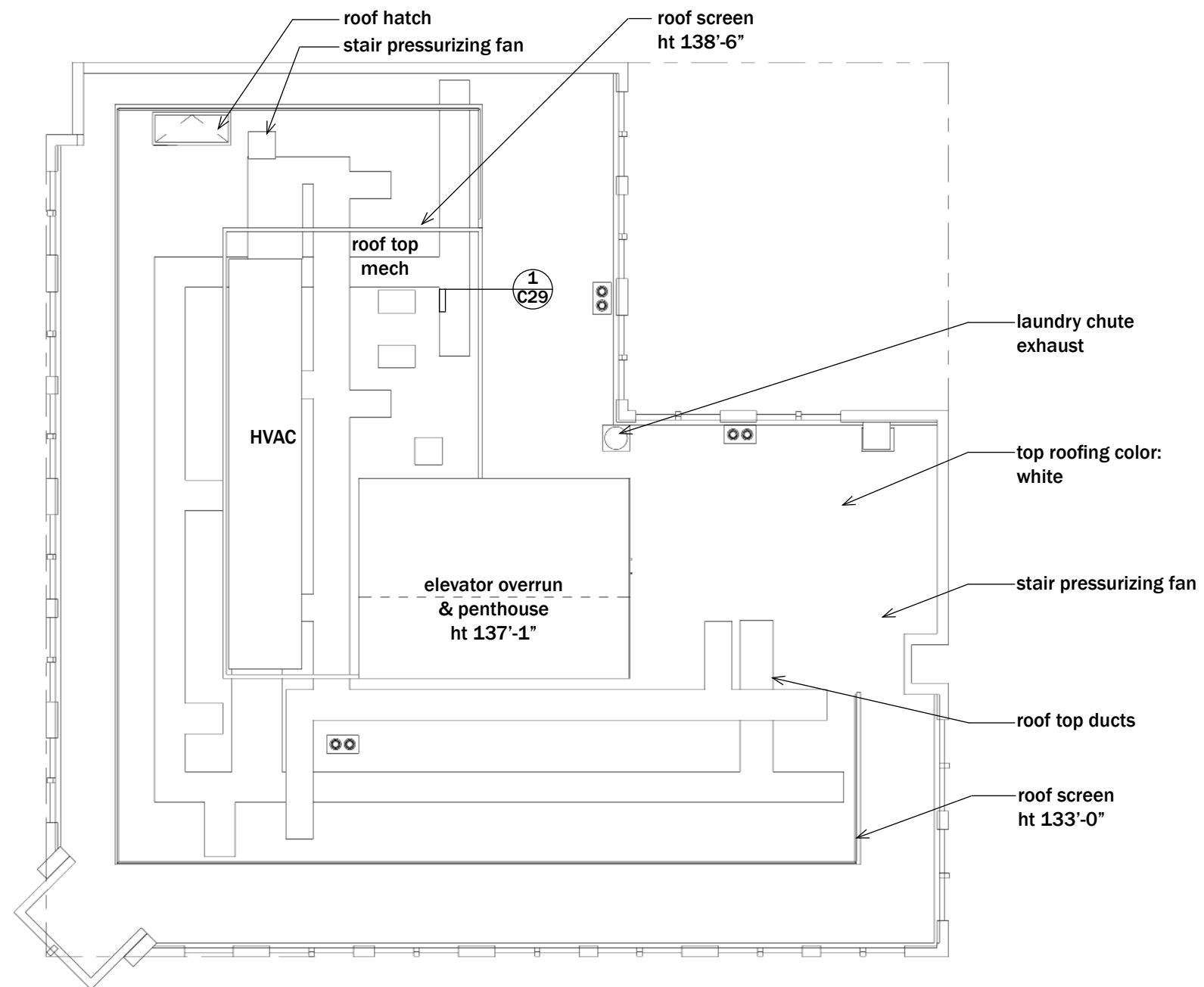
TOTAL SF: 118,325  
SITE: 10,000  
FAR: 11.8  
ALLOWED FAR: 12.0















- metal panel
- mechanical screen
- brick masonry color 1
- metal panel system
- brick masonry color 2
- window wall system
- aluminium window system
- vertical aluminium fin
- metal canopy
- glass canopy at entrance
- aluminium storefront system
- brick masonry color 1



130'

1  
C22

metal panel system

glass overhead door



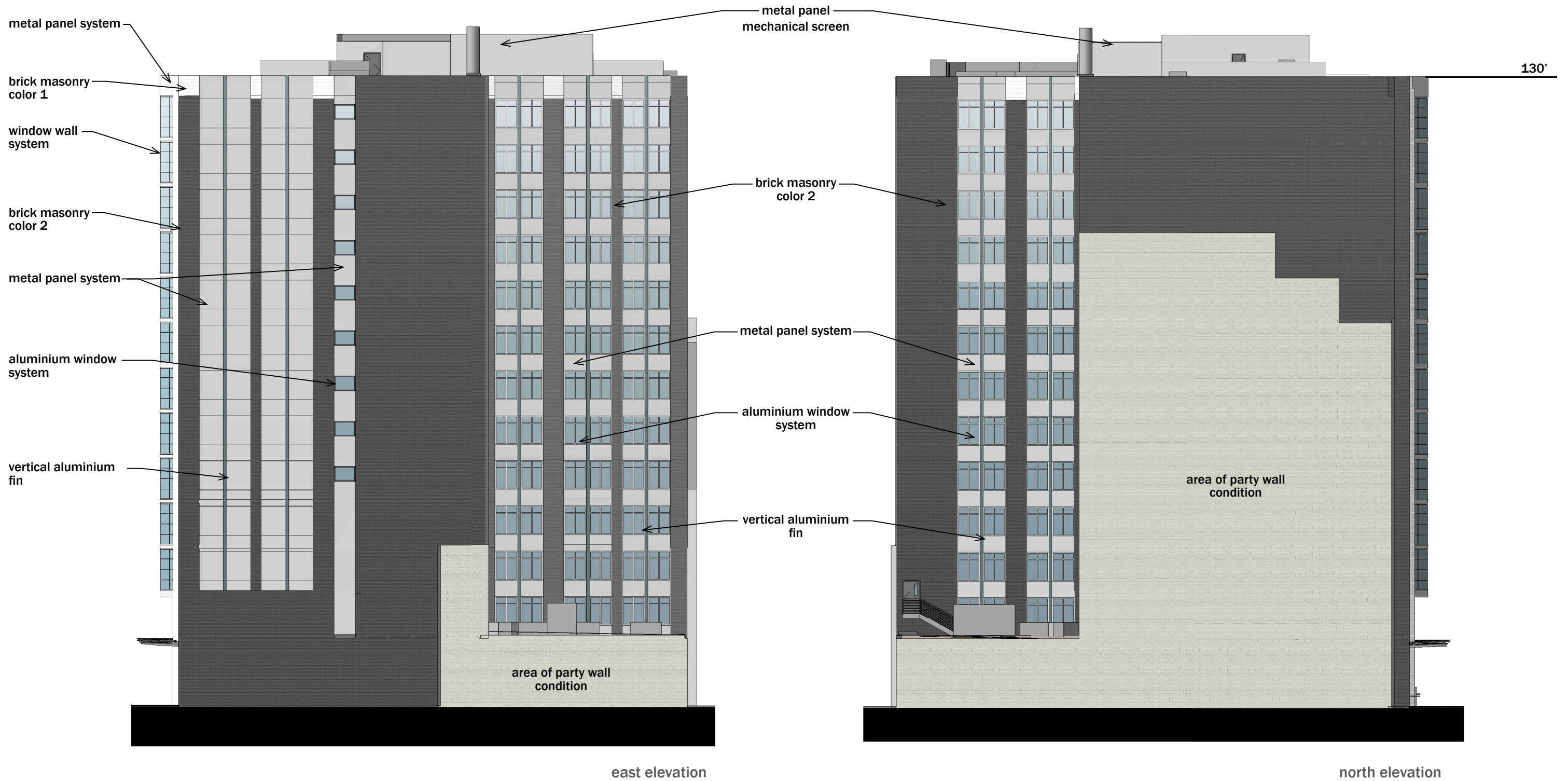
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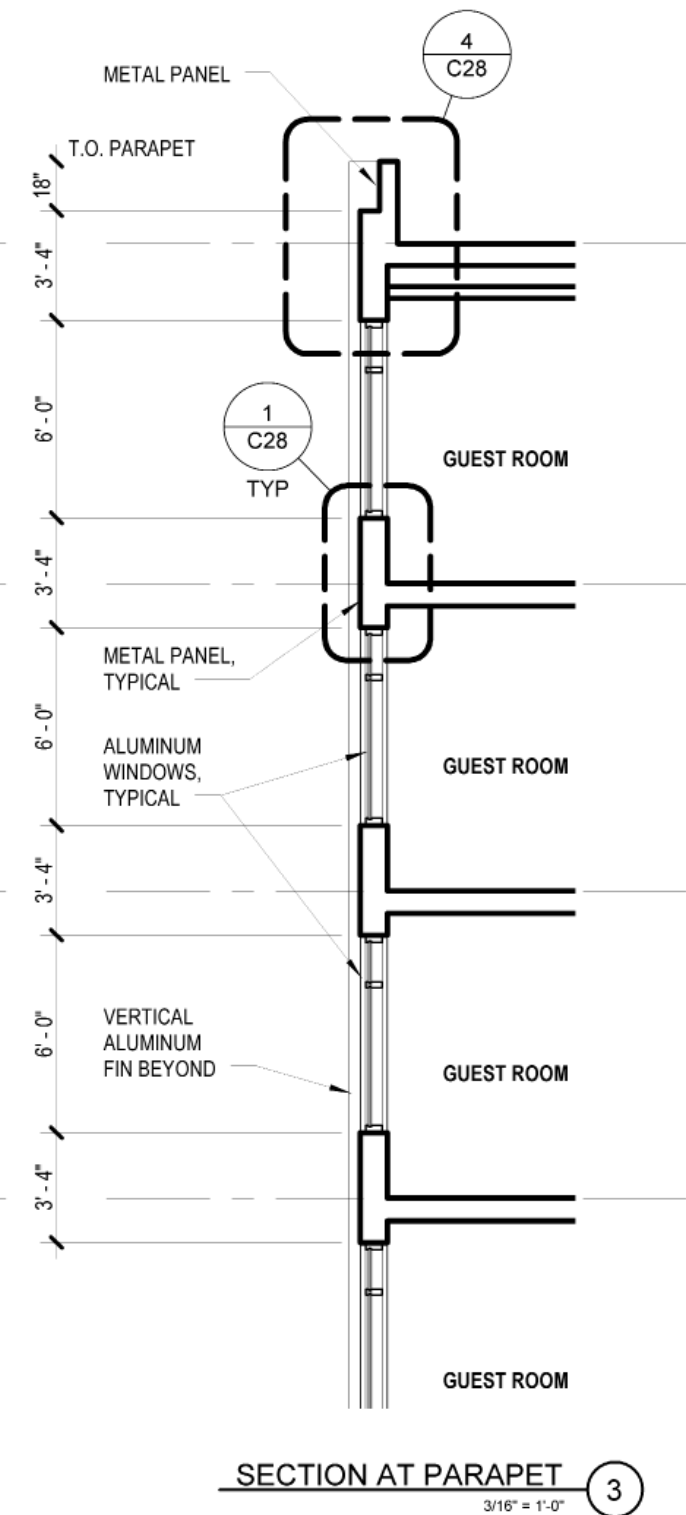
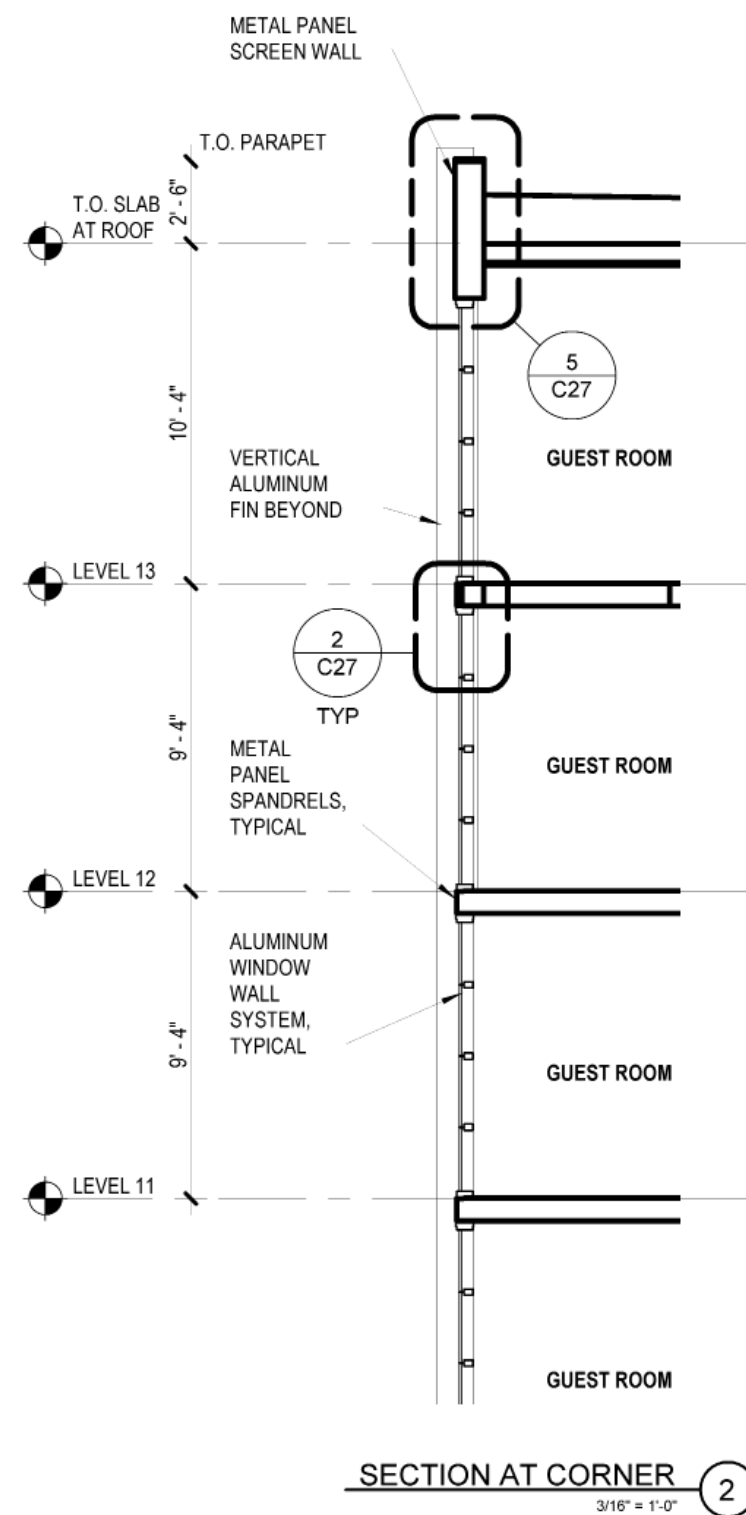
SOUTH ELEVATION

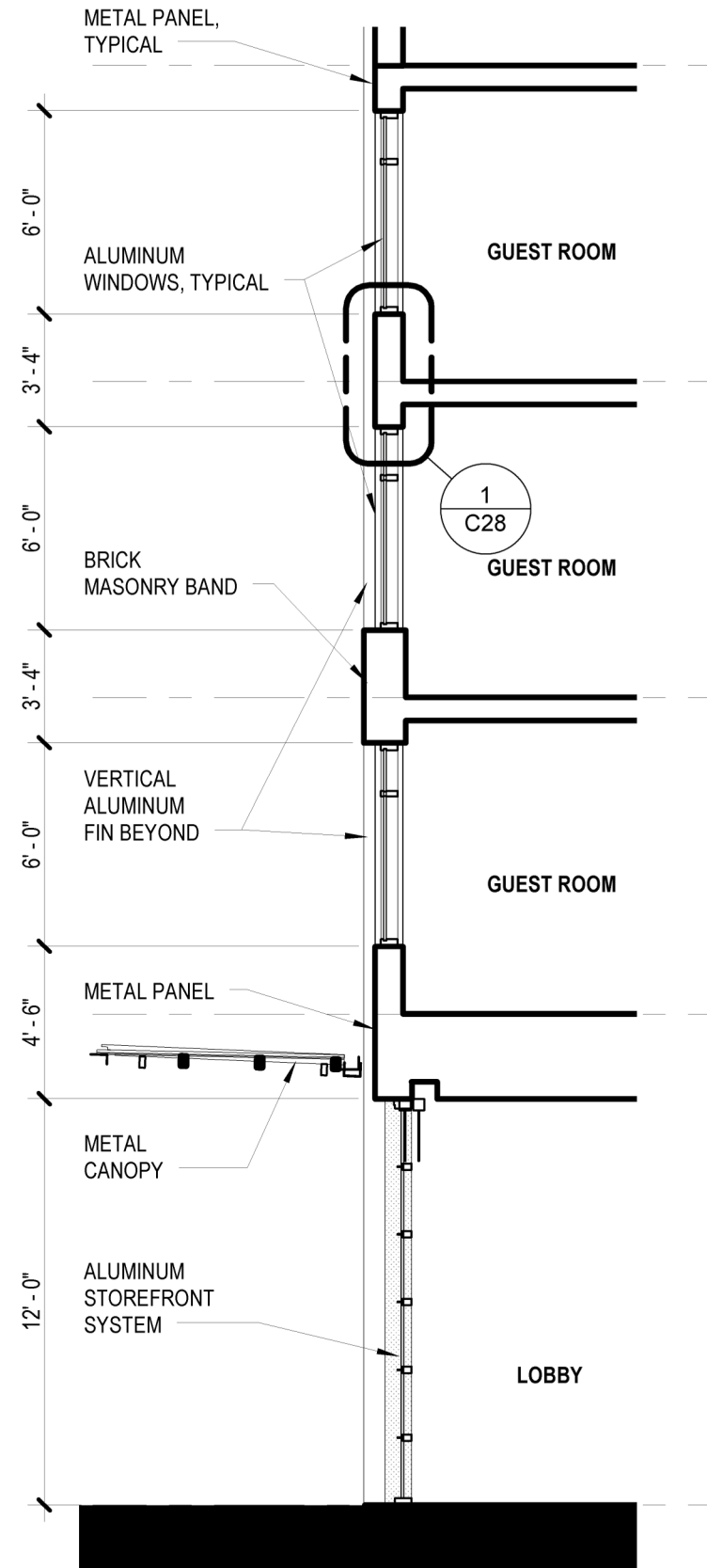
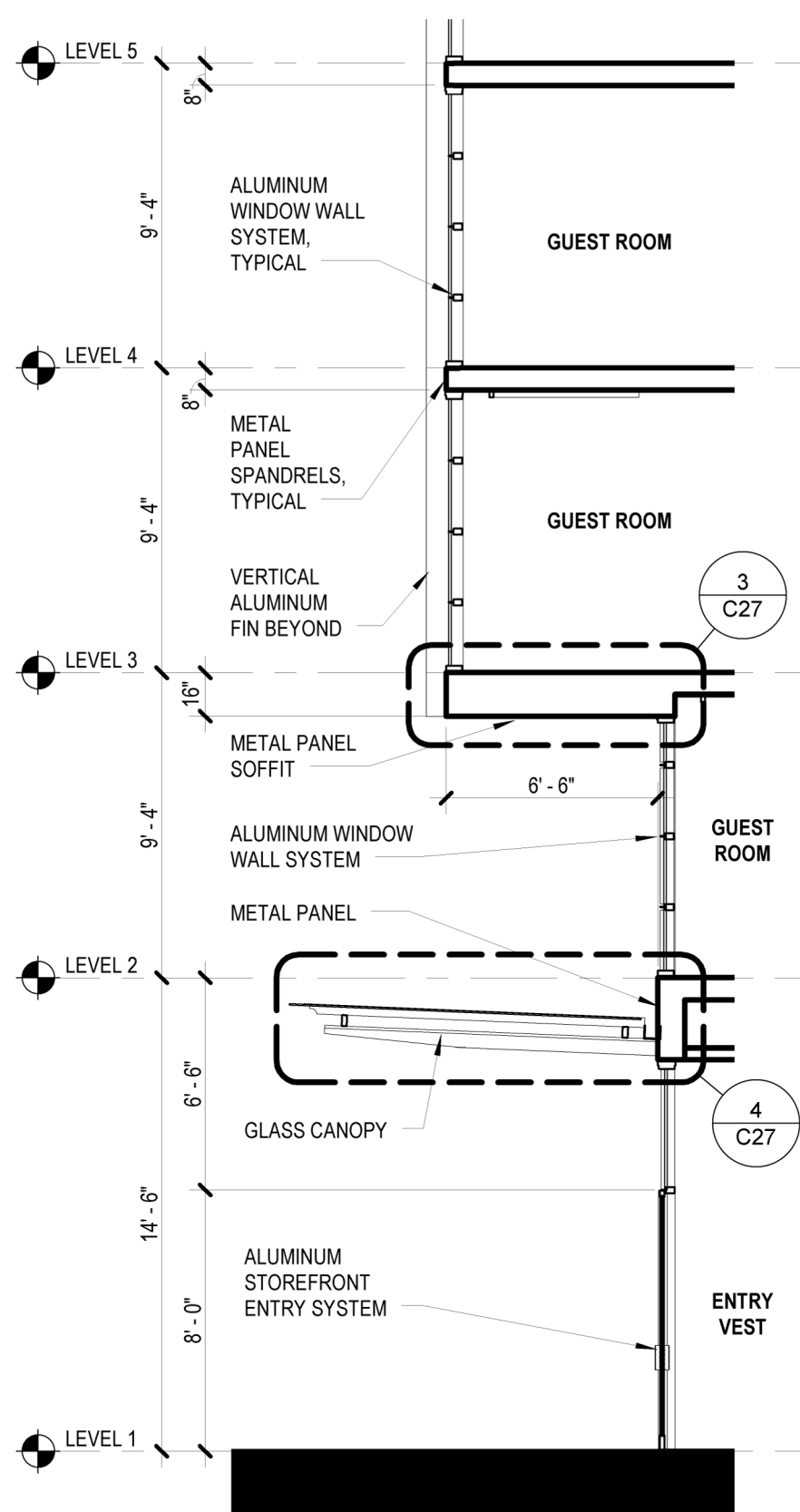


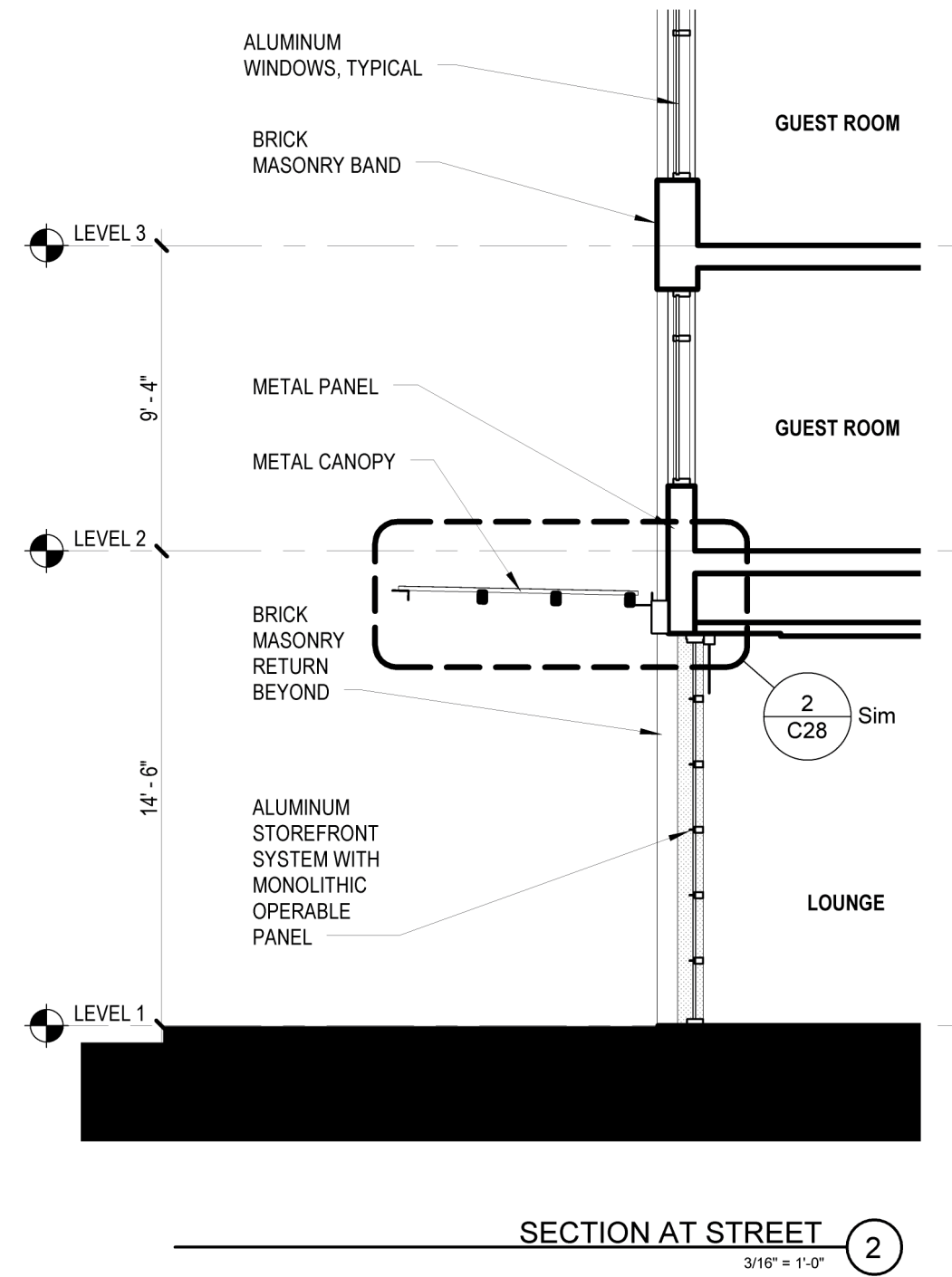
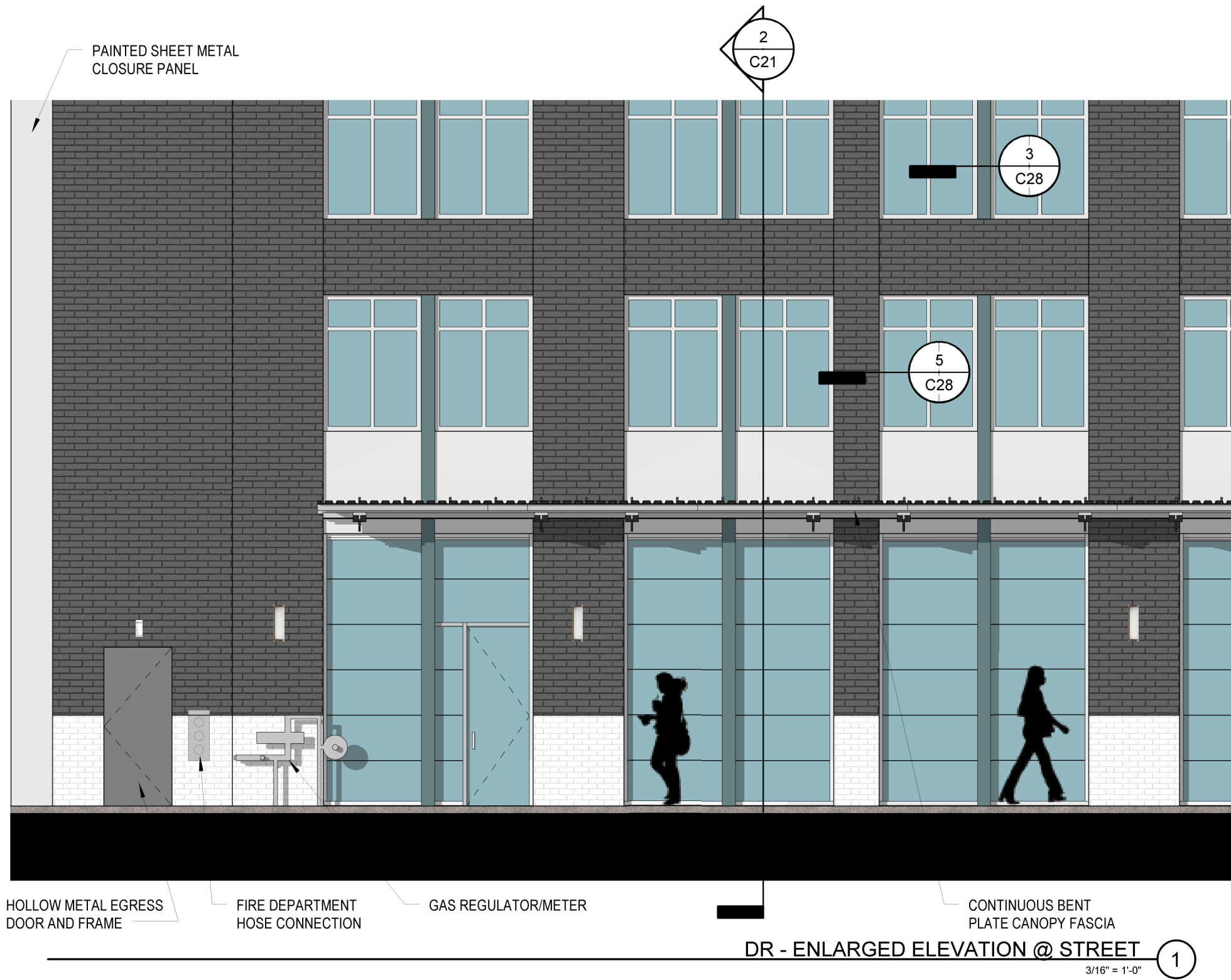
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C17





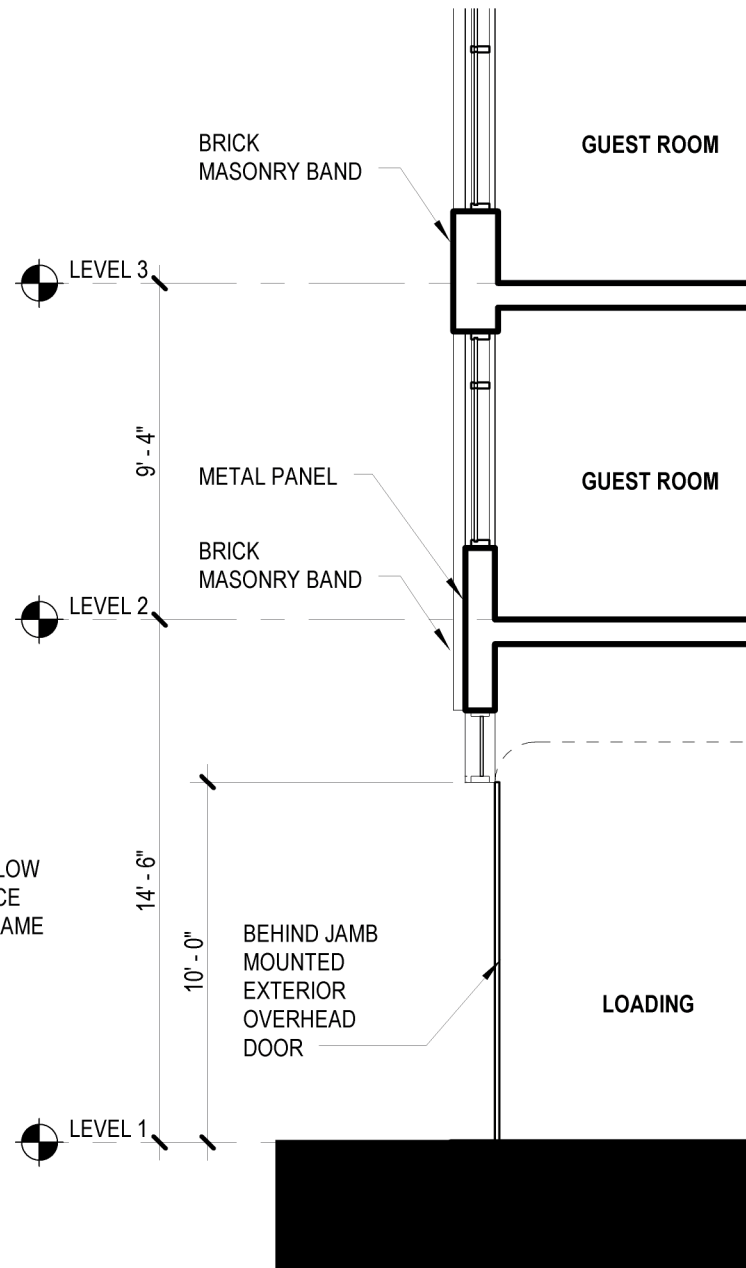




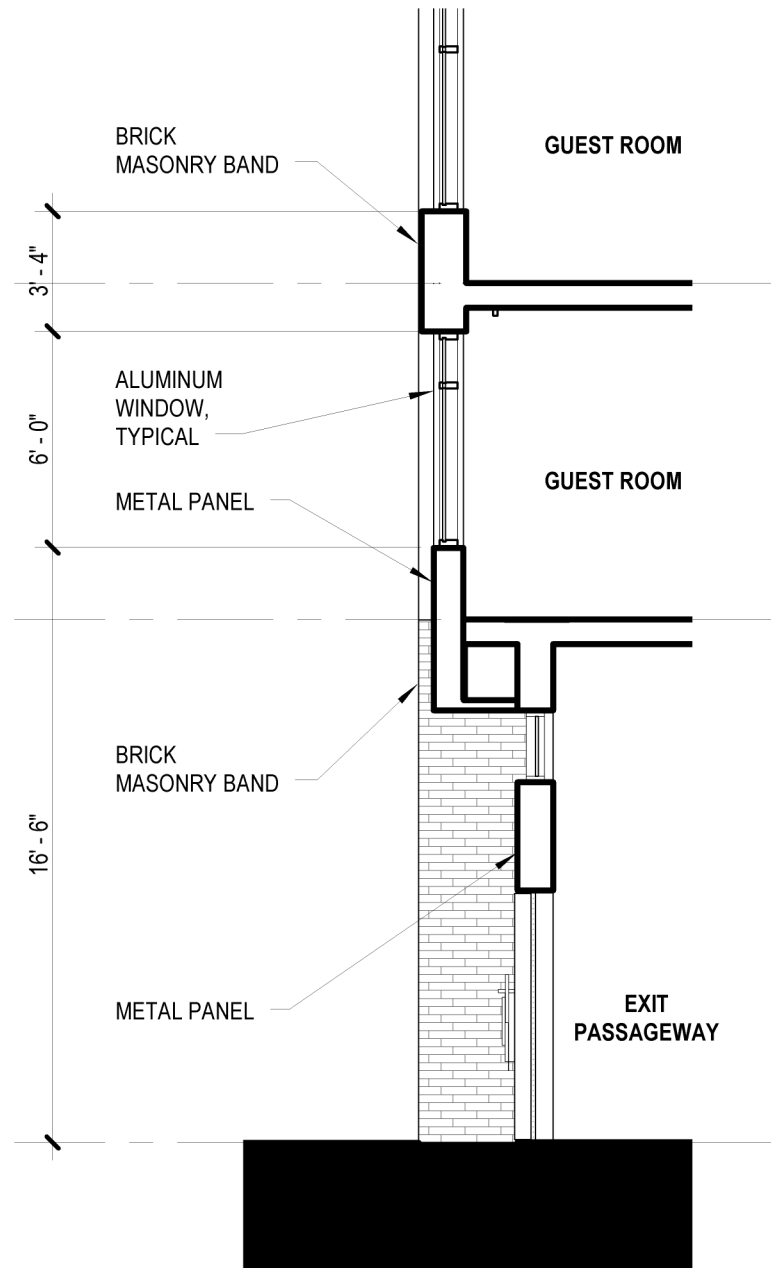


GLASS OVERHEAD DOOR      GENERATOR FUEL PORT      ACCESS CONTROL AND DELIVERY INTERCOM

**ENLARGED ELEVATION AT SERVICE ENTRANCE** ①  
3/16" = 1'-0"



**SECTION AT LOADING** ②  
3/16" = 1'-0"



**SECTION AT SERVICE DOOR** ③  
3/16" = 1'-0"









PHYSOCARPUS CAPITALUS (PHY)



SPIREAE DOUGLASII (SPI)



CORNUS SERICEA (COR)



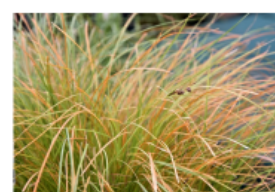
POLYPODIUM GLYCYRRHIZA (POL)



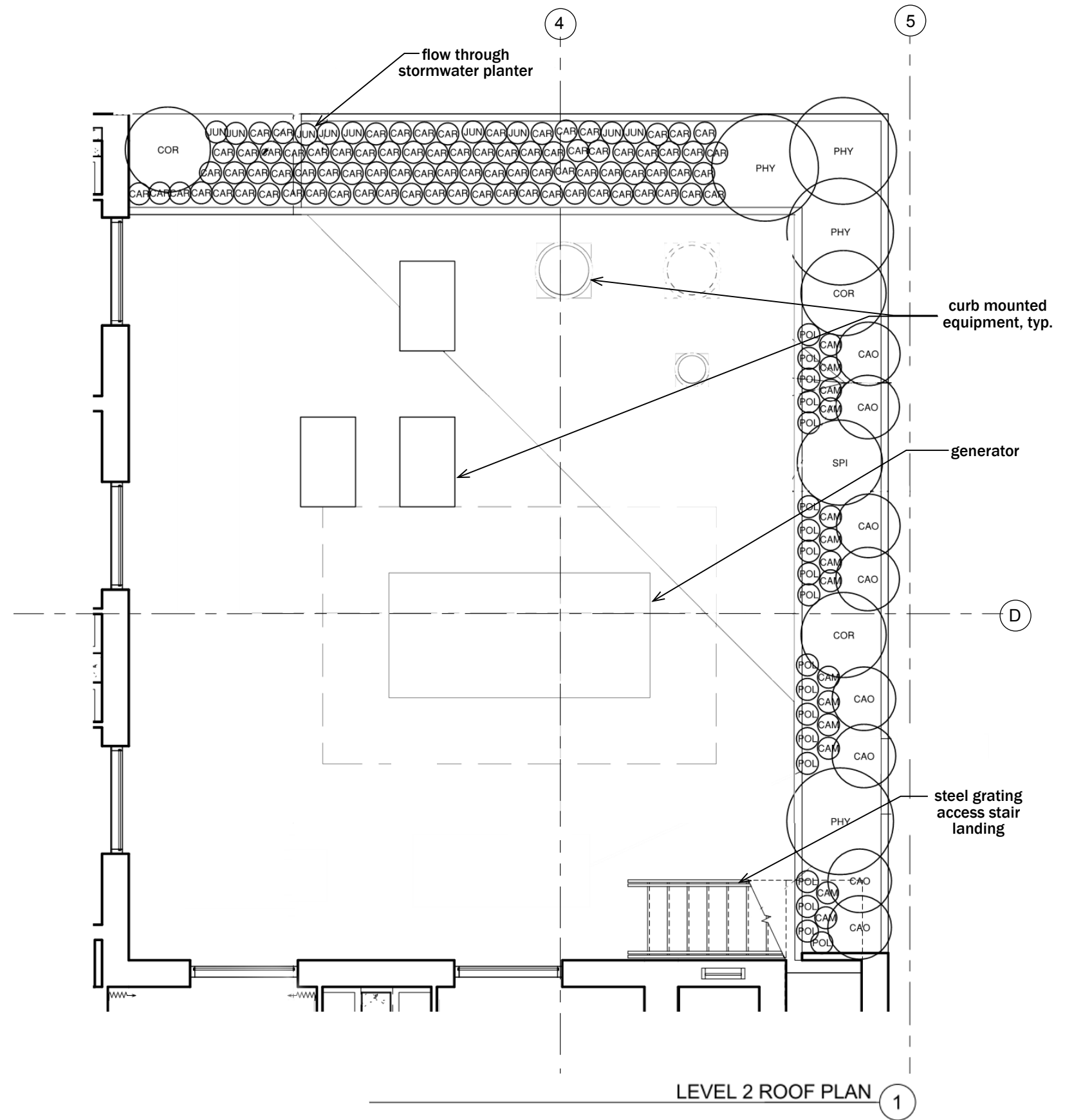
CAMASSIA QUAMASH (CAM)



CAREX OBNUPTA (CAO)



CAREX TESTACEA (CAT)



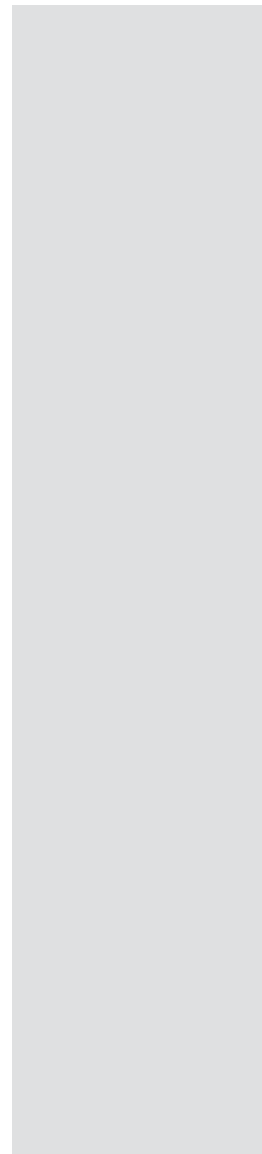
LEVEL 2 ROOF PLAN 1



brick color 1: white



glass overhead door



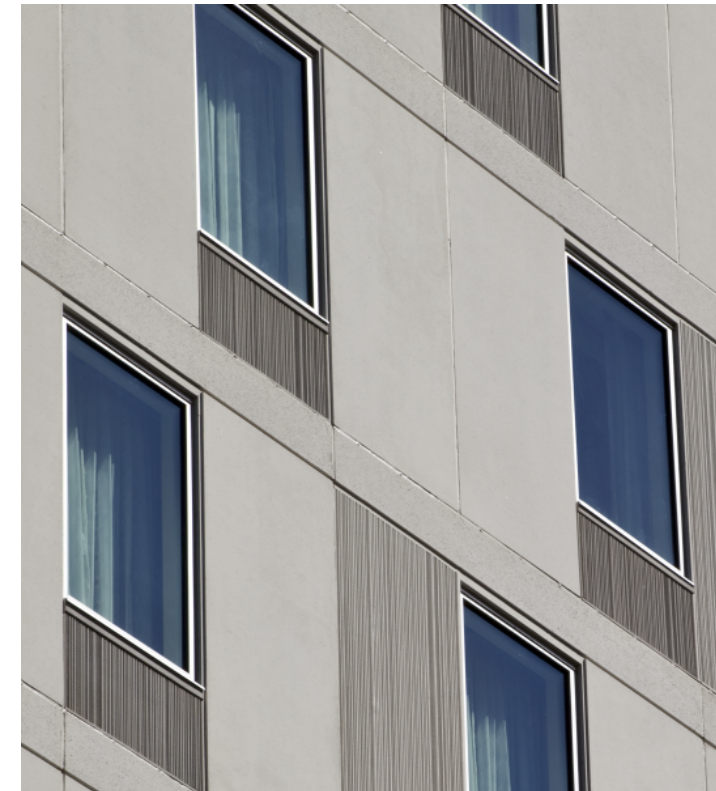
acm metal panel



aluminium window wall system



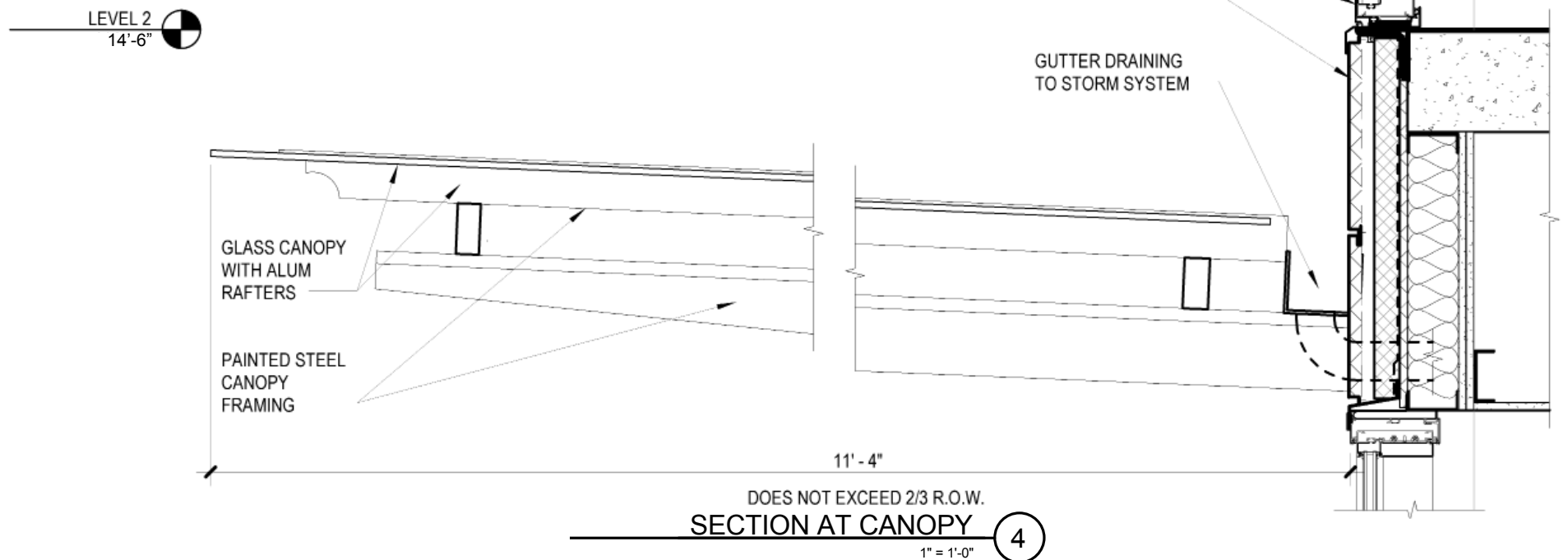
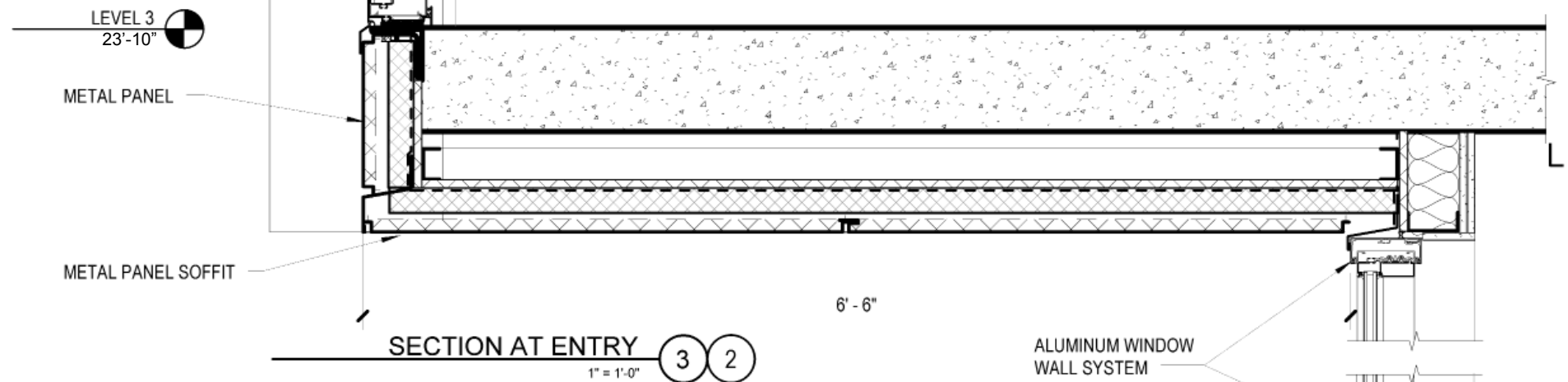
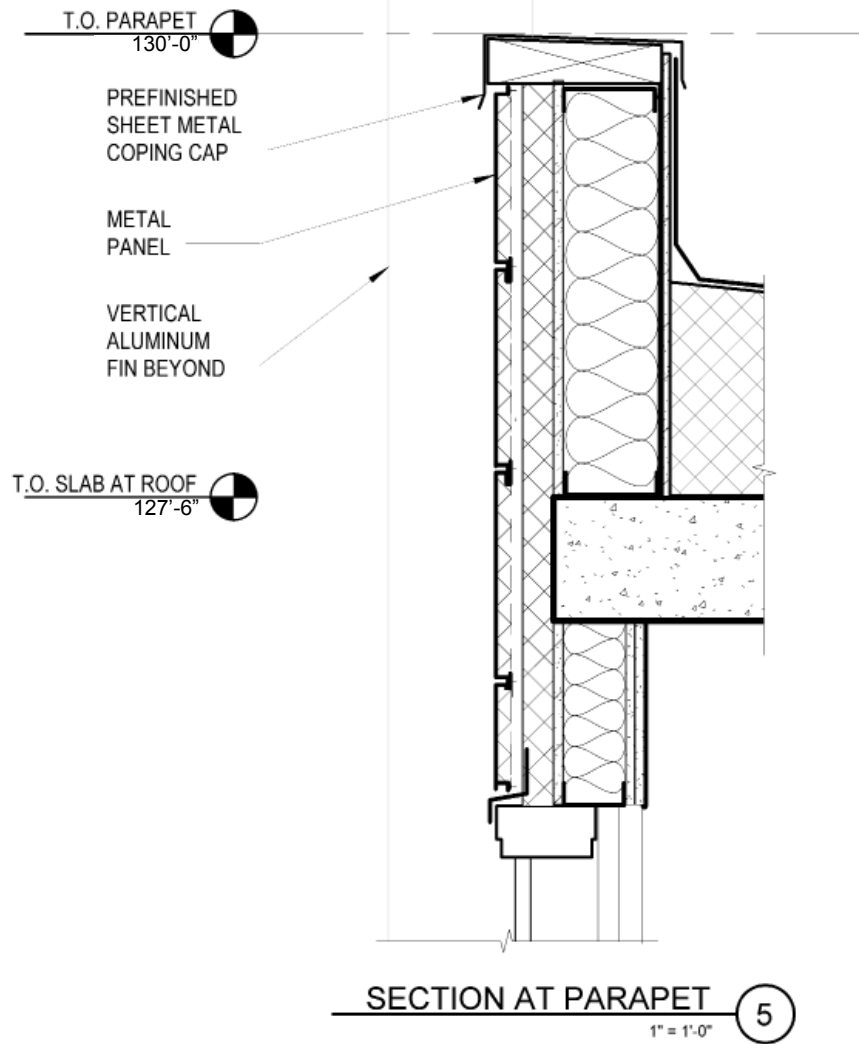
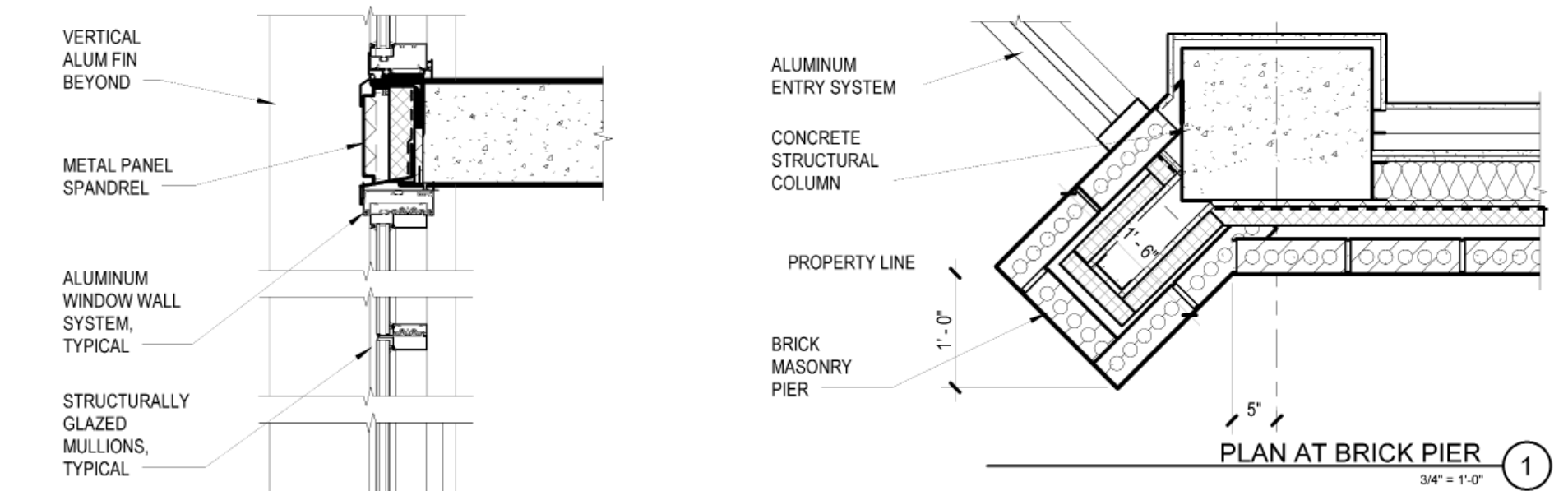
brick color 2: manganese iron

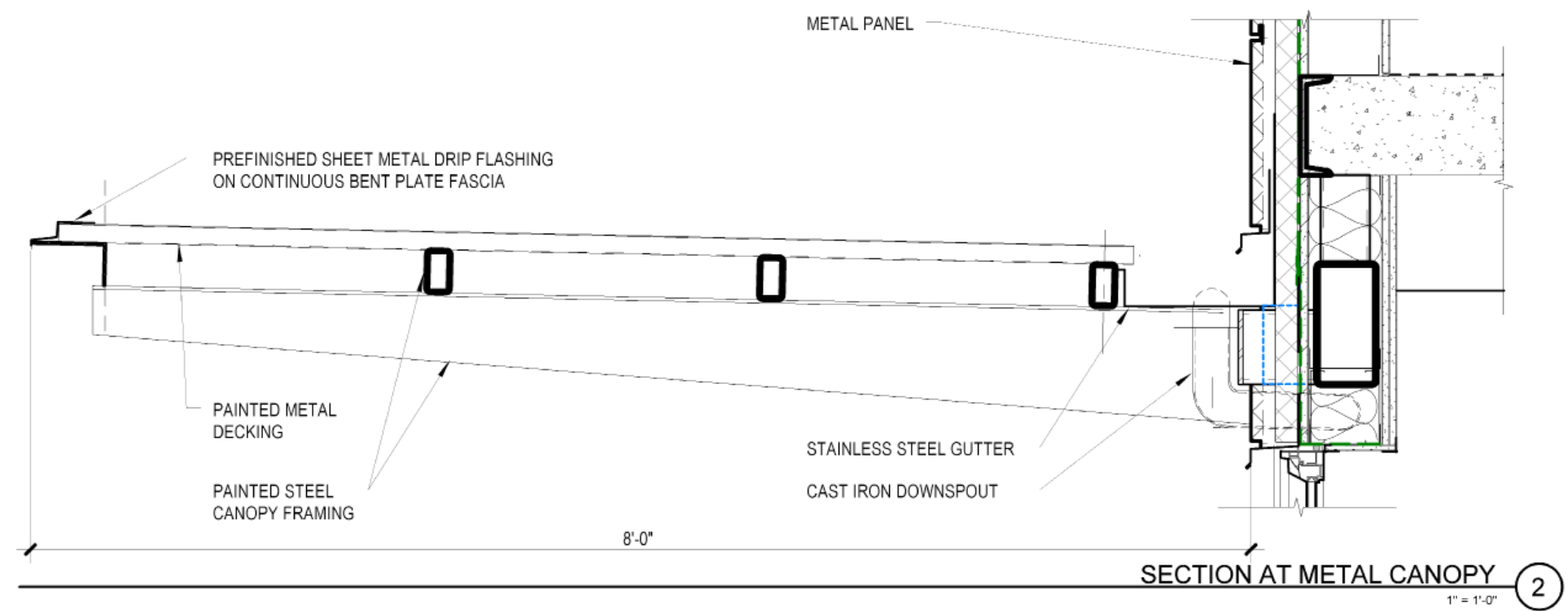
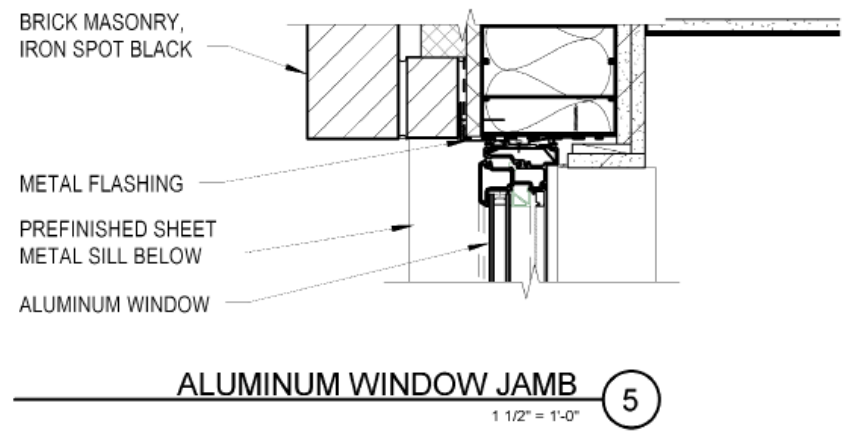
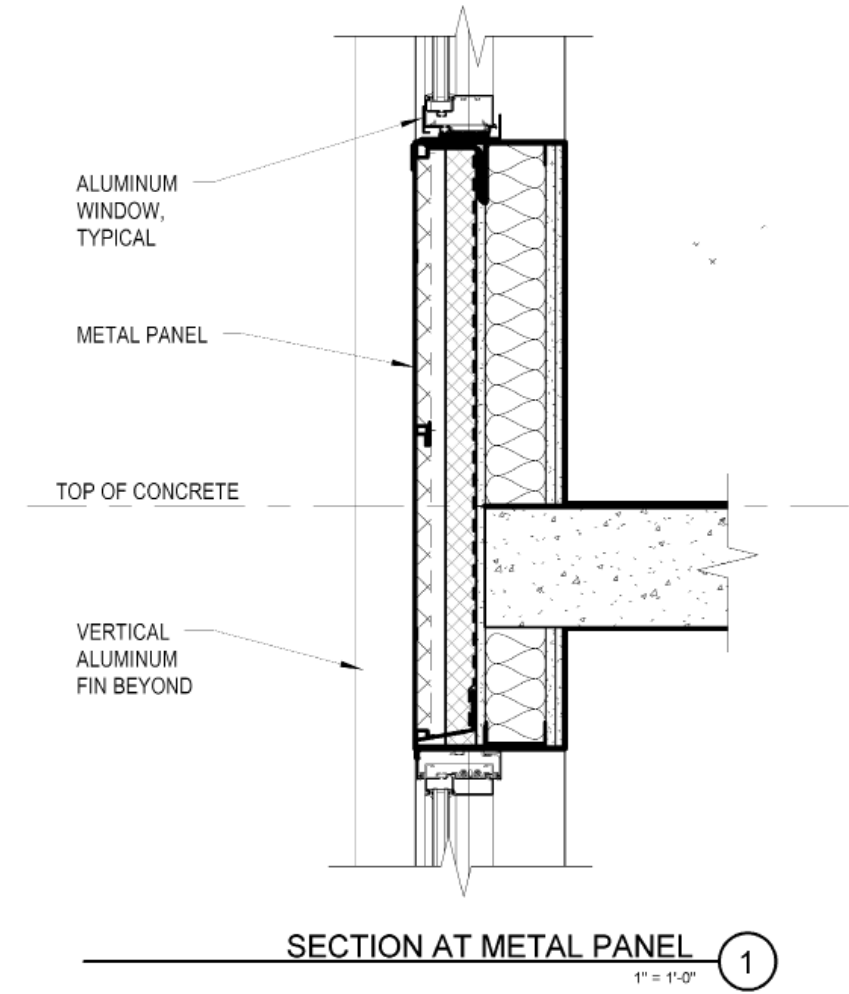
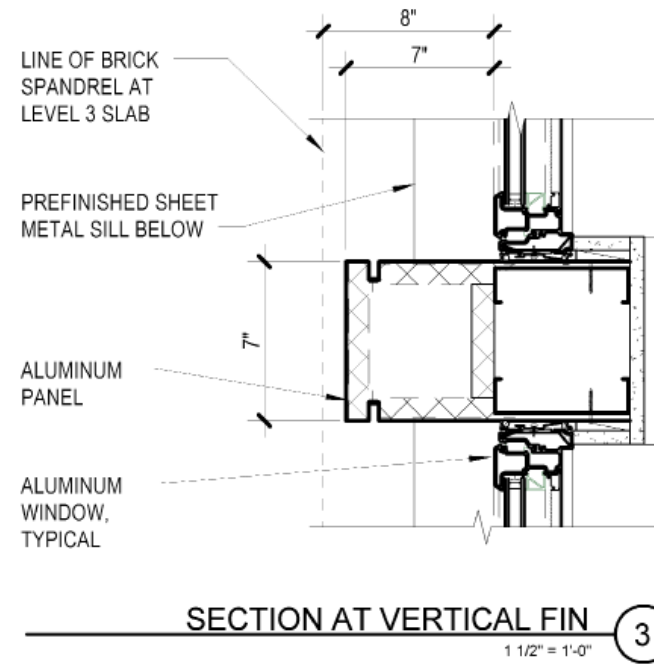
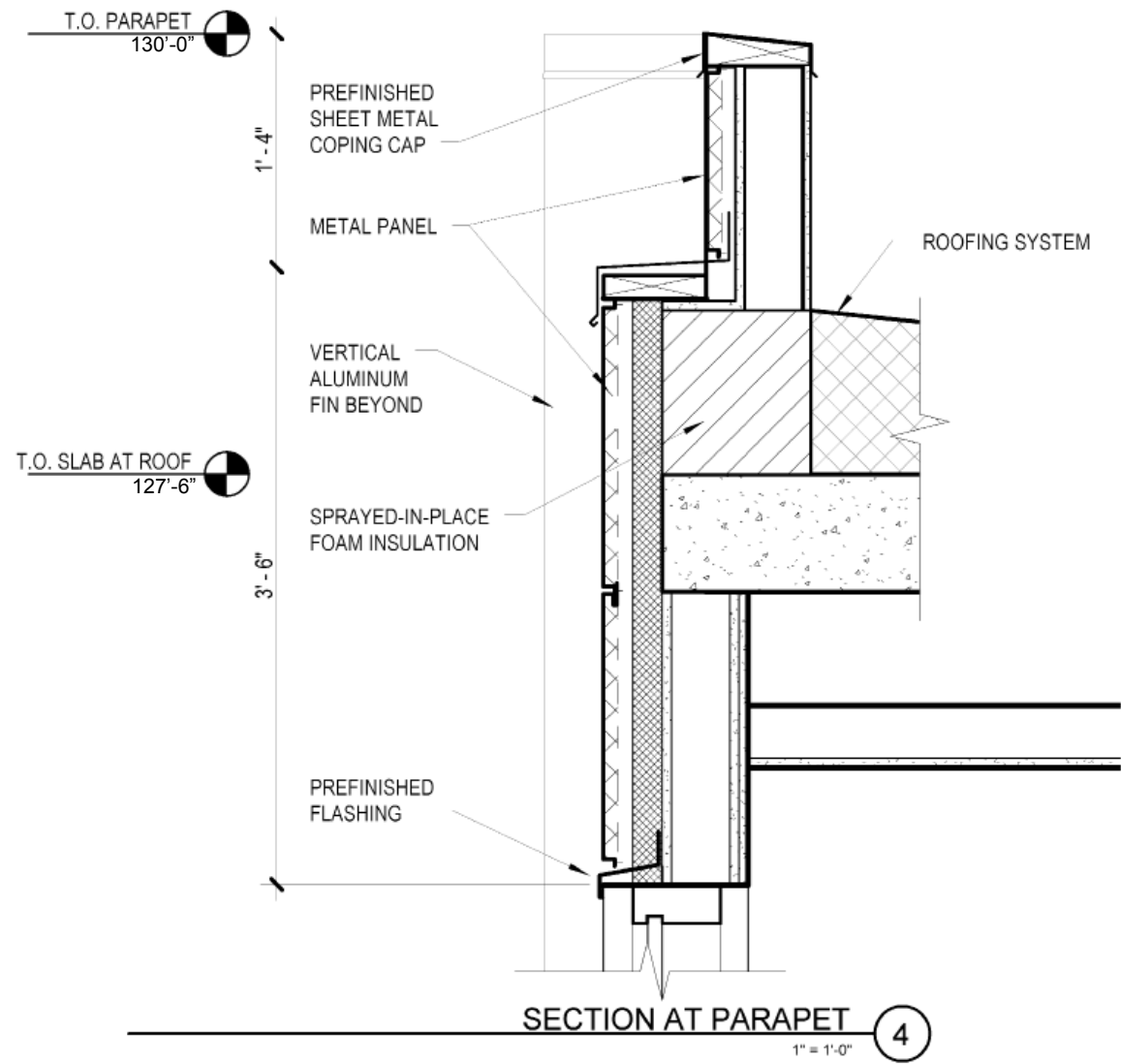


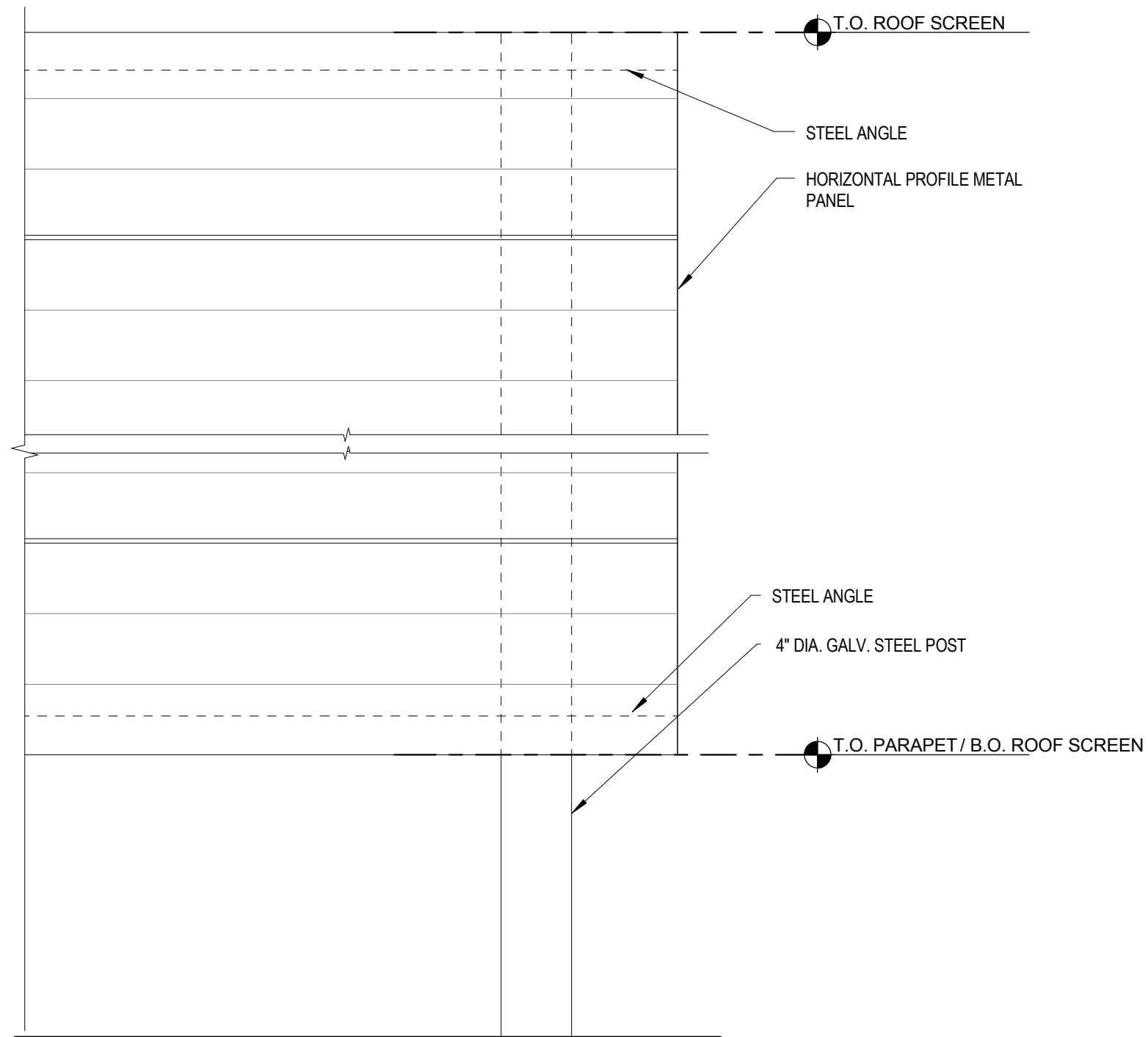
aluminium window system



steel & glass canopy



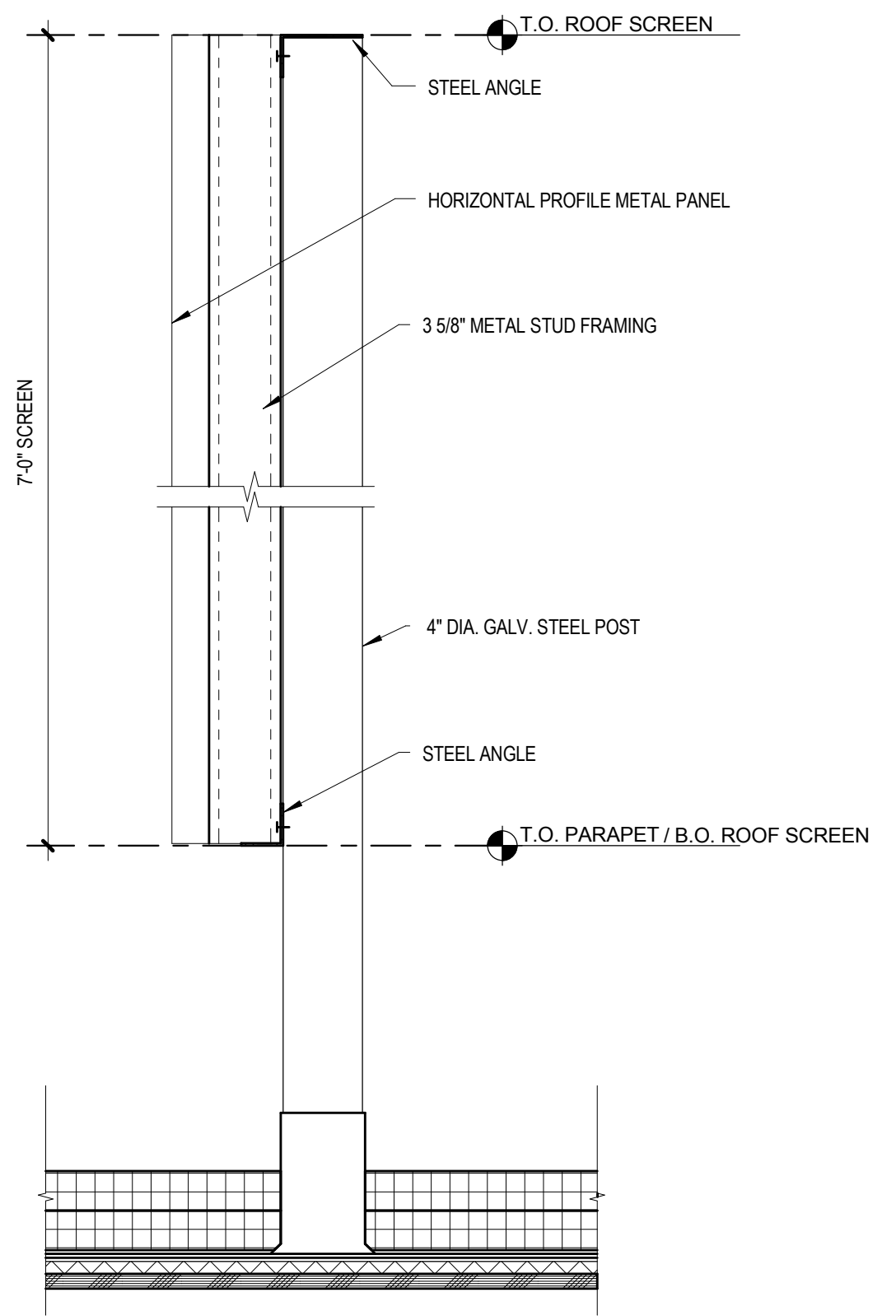




ROOF SCREEN ELEVATION

1 1/2" = 1'-0"

2



SECTION @ ROOF SCREEN

1 1/2" = 1'-0"

1







GENERAL NOTES - ELEVATION - EXTERIOR

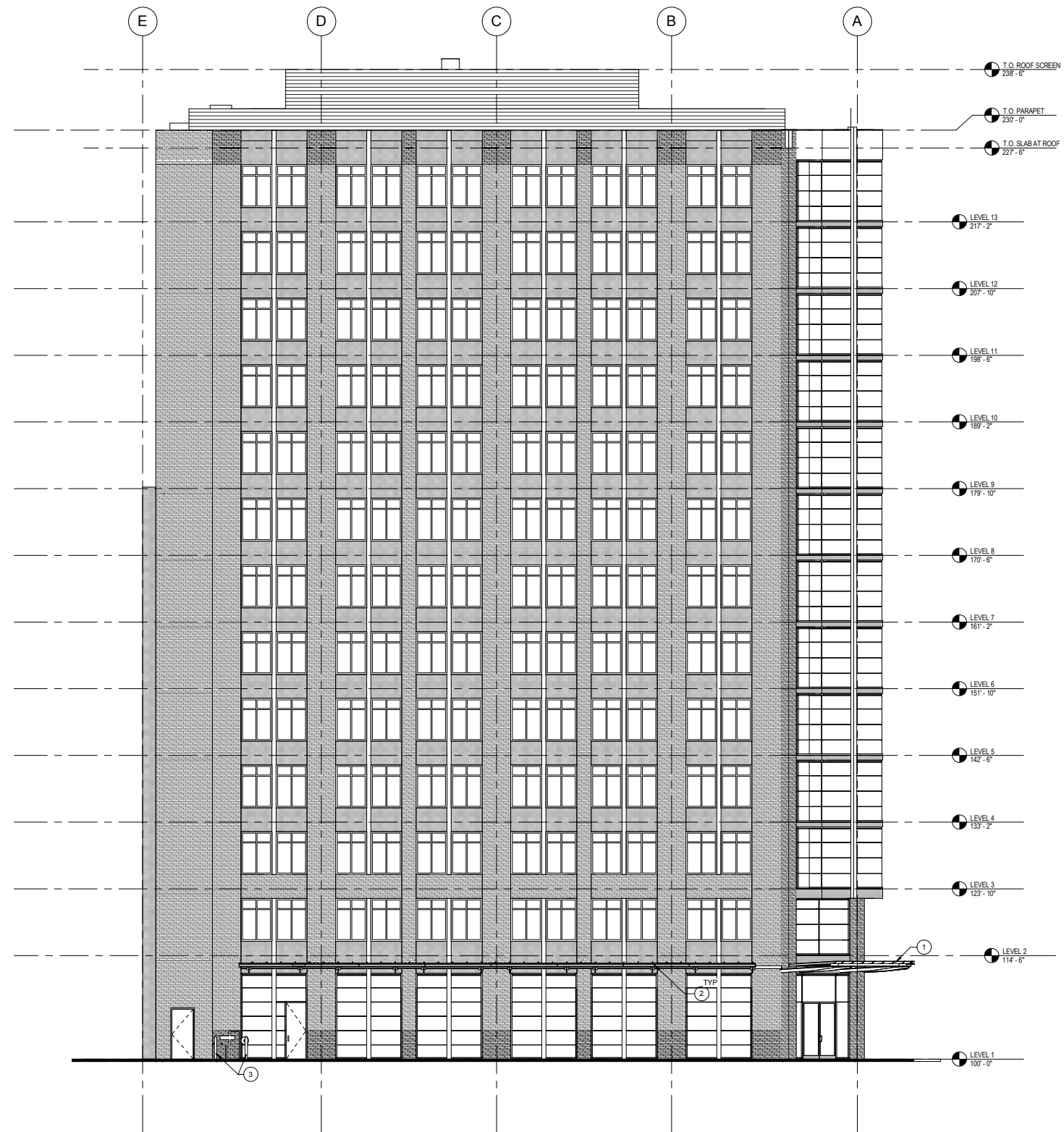
- A. ELEVATION KEYNOTES APPLY TO SHEETS A301-A311. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE A001 & A002 FOR WALL ASSEMBLIES
- C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

KEYNOTES - EXTERIOR ELEVATIONS

- 1 GLASS CANOPY
- 2 STEEL CANOPY
- 3 GAS METER PROTECTED BY PIPE BOLLARDS
- 4 3/4" 48" HEAVY ANGLE GUARDS FLUSH WITH FACE OF BRICK
- 5 GENERATOR FUELING PORT

LEGEND - EXTERIOR ELEVATIONS

-  BRICK - BLACK
-  BRICK - WHITE
-  METAL PANEL
-  PROFILE METAL PANEL
-  3-HR CMU WALL ASSEMBLY AT ADJACENT STRUCTURE
-  OUTLINE OF ADJACENT STRUCTURE



WEST ELEVATION



DESIGN REVIEW #LU 14-225506 DZ

C30



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 Portland, Oregon  
 18 February 2015







**GENERAL NOTES - ELEVATION - EXTERIOR**

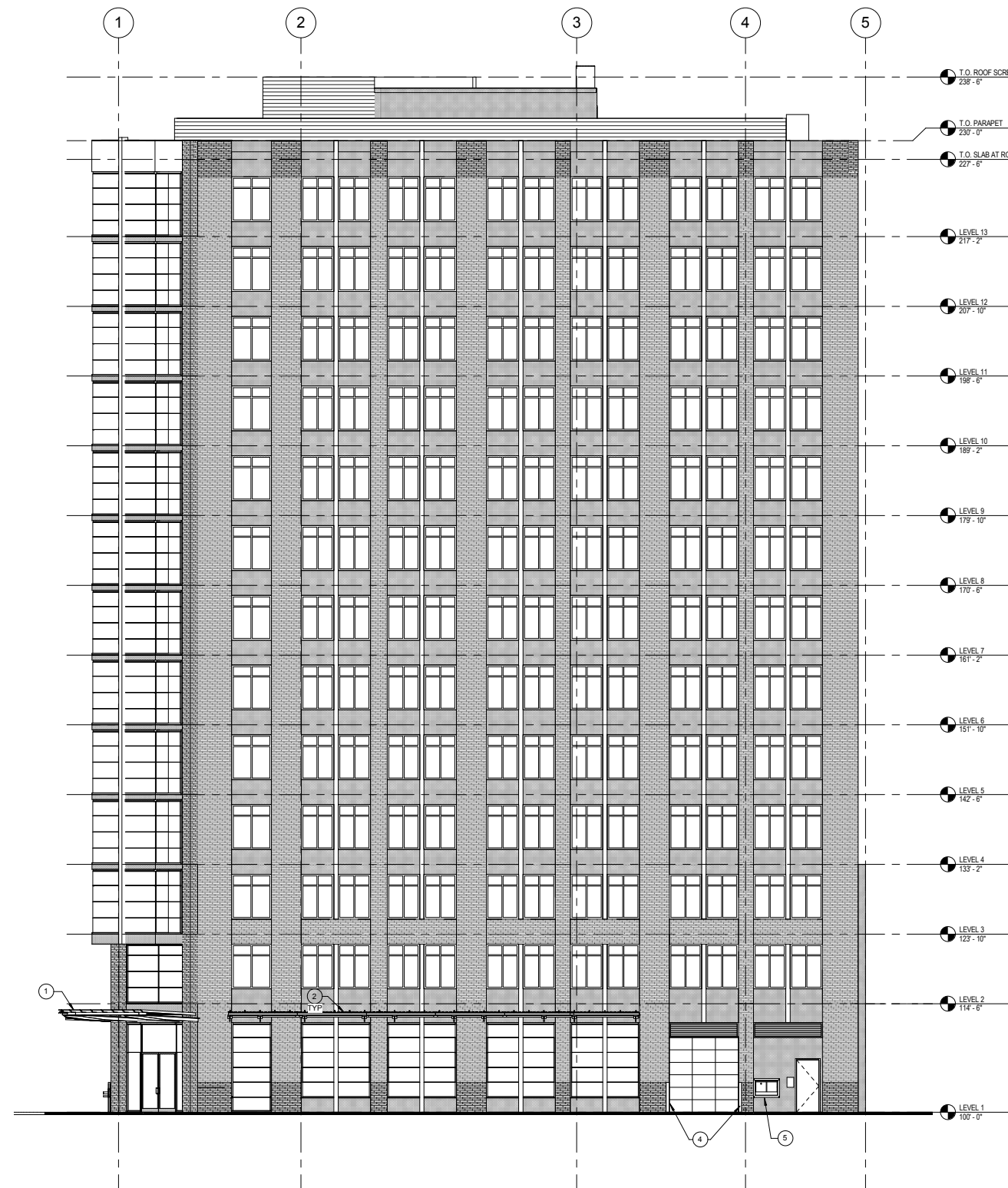
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- 5 GENERATOR FUELING PORT

**LEGEND - EXTERIOR ELEVATIONS**

-  BRICK - BLACK
-  BRICK - WHITE
-  METAL PANEL
-  PROFILE METAL PANEL
-  3-HR CMU WALL ASSEMBLY AT ADJACENT STRUCTURE
-  OUTLINE OF ADJACENT STRUCTURE



**SOUTH ELEVATION**

0' 5' 10' 20'

DESIGN REVIEW #LU 14-225506 DZ

**C31**







**GENERAL NOTES - ELEVATION - EXTERIOR**

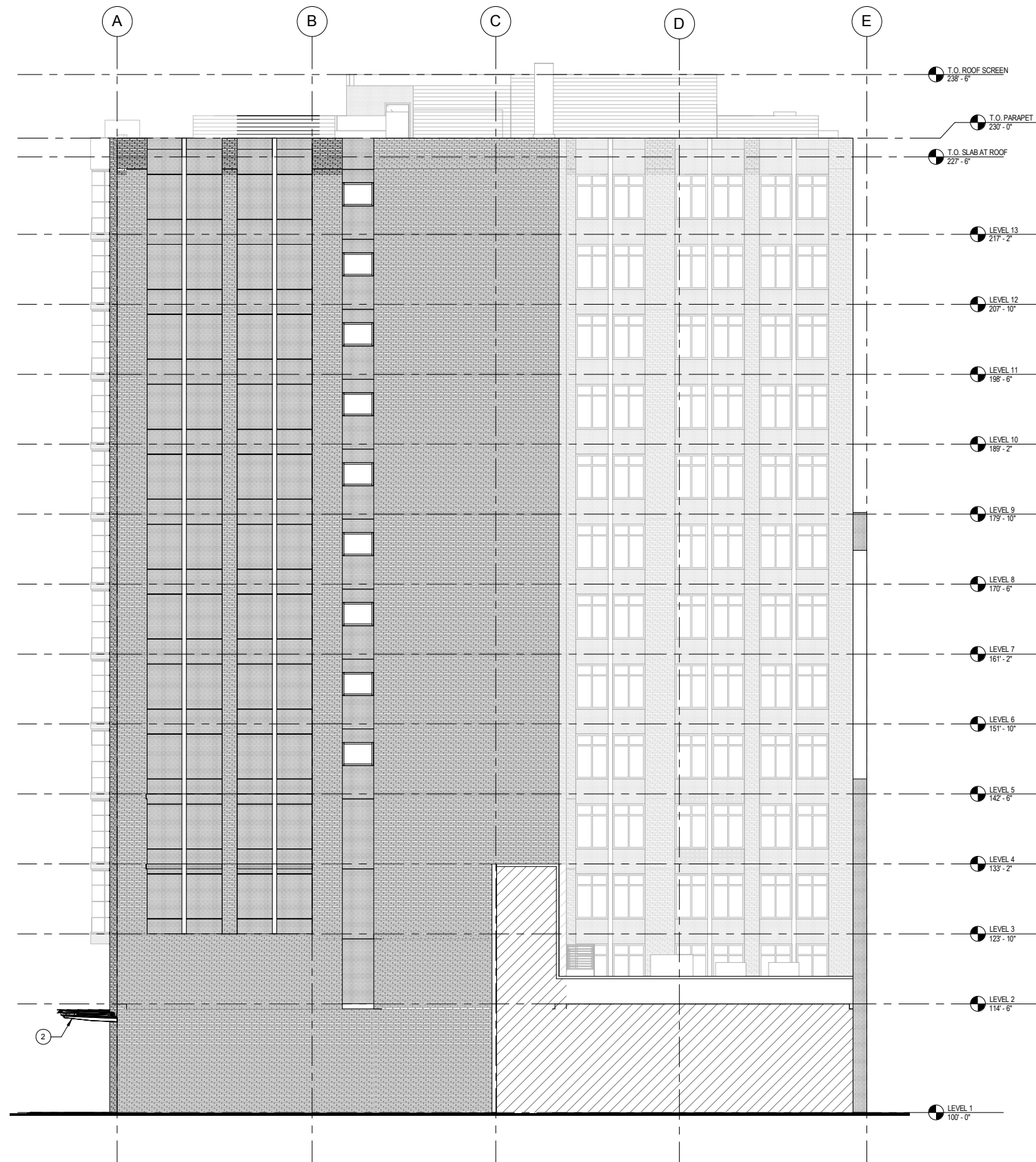
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**LEGEND - EXTERIOR ELEVATIONS**

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-  BRICK - WHITE
-  METAL PANEL
-  PROFILE METAL PANEL
-  3-HR CMU WALL ASSEMBLY AT ADJACENT STRUCTURE
-  OUTLINE OF ADJACENT STRUCTURE



**EAST ELEVATION**



DESIGN REVIEW #LU 14-225506 DZ

**C32**



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 Portland, Oregon  
 18 February 2015









GENERAL NOTES - ELEVATION - EXTERIOR

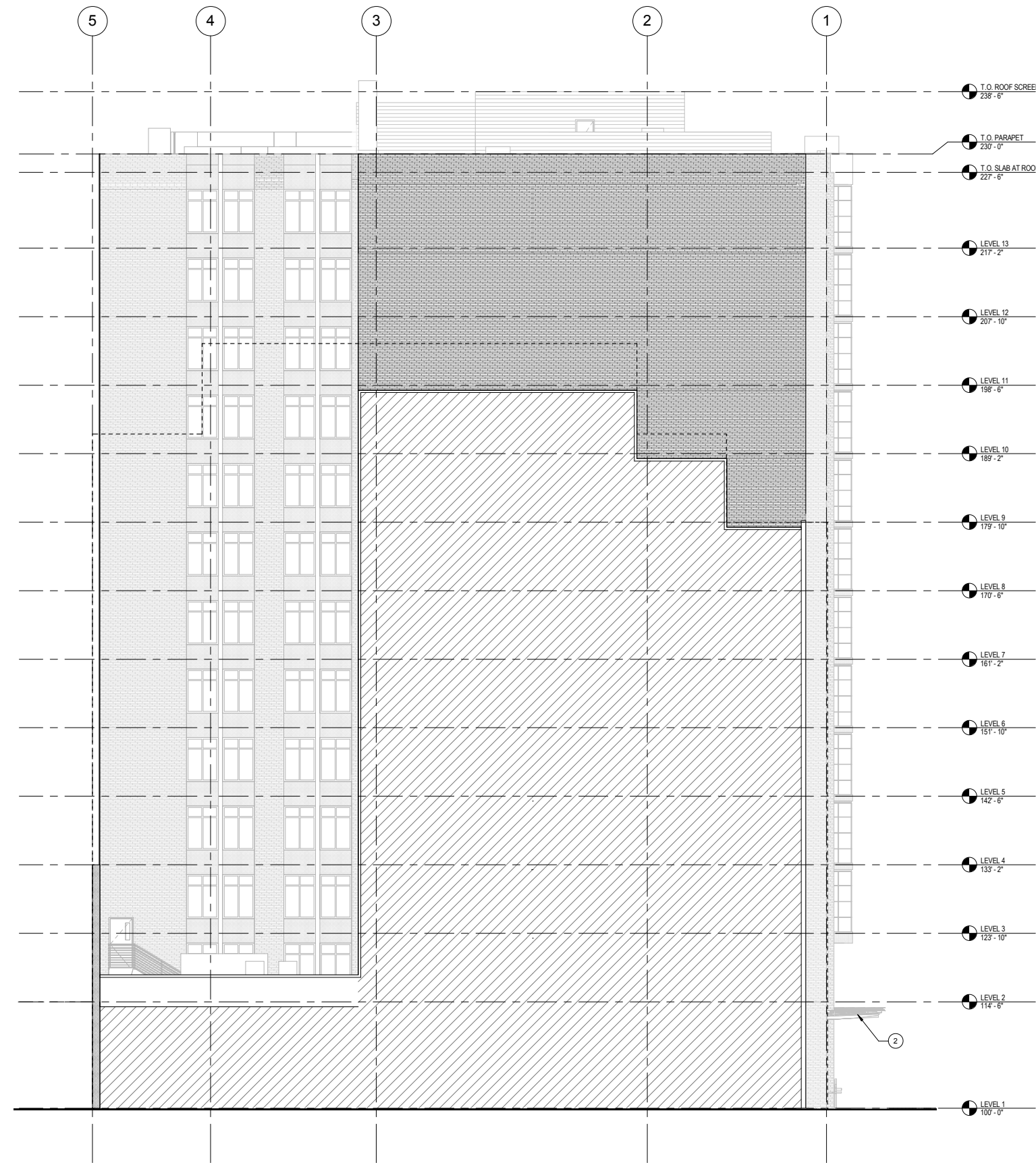
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-  METAL PANEL
-  PROFILE METAL PANEL
-  3-HR CMU WALL ASSEMBLY AT ADJACENT STRUCTURE
-  OUTLINE OF ADJACENT STRUCTURE



NORTH ELEVATION

0' 5' 10' 20'

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C33



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 Portland, Oregon  
 18 February 2015