

811 SE Stark **Design Review**

works partnership llc. 04.10.2015

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811 SE Stark Ave.
 R150353 Tax Roll: East Portland, Block 182, ELY of Sandy Blvd-S 5' of Lot 3,
 ELY of Sandy Blvd Lot 4, Lot 5

PROJECT SUMMARY

The 811 Stark Project site is located on a 8,963 sf lot in an EX Industrial Zone at the corner of SE Sandy Blvd. and SE Stark St. in the Central Eastside Sub-district of the Central City. The project is a 31,500 sf mixed-use building with retail space on the first floor, and an expected mix of creative office uses on the upper floors. Work includes 3-stories of wood glulam post and beam construction of open floor plan work space over a 1-story concrete podium, with ground floor retail, parking, lobby and building services. Two stairs and one elevator access each floor.



Regional Block Plan



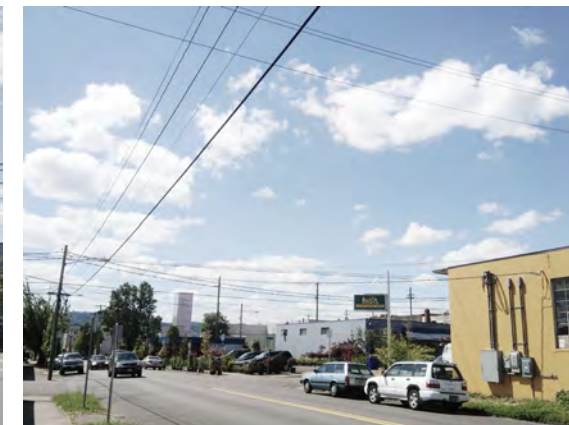
On 9th Looking South



Intersection of 9th and Stark



South-East Corner



South-East Corner Looking Down Stark



South-West Corner

ZONING CODE DEVELOPMENT STANDARDS SUMMARY

Base Zone: EX (Central Employment)
 Overlay: d (Design Review)
 District: CC (Central City)
 Subdistrict: CEID (Central Eastside)

Base Zone FAR: 3:1
 CC Far:
 Base Zone Height: 65ft
 CC Height: 50 ft Eligible for Bonuses
 (Per 33.510.205 & Map 510-3)

Setbacks: 0 ft to Adjacent EX Zone

Ground Floor Windows: Required

Entrance Requirements: Not Required

Building Lines: Not Required (Map 510-6)

FAR Bonus: 33.510.210.8: Locker Room Bonus Option

Area Calculations	
Building stories	4 Story
Site area	8963 sf
BASE 3 to 1	26889 sf
height	50 ft
	50 ft from SW corner
1	7875 sf
2	7875 sf
3	7875 sf
4	7875 sf
R	150 sf
total	31650 sf
FAR needed	4761 sf

PARKING

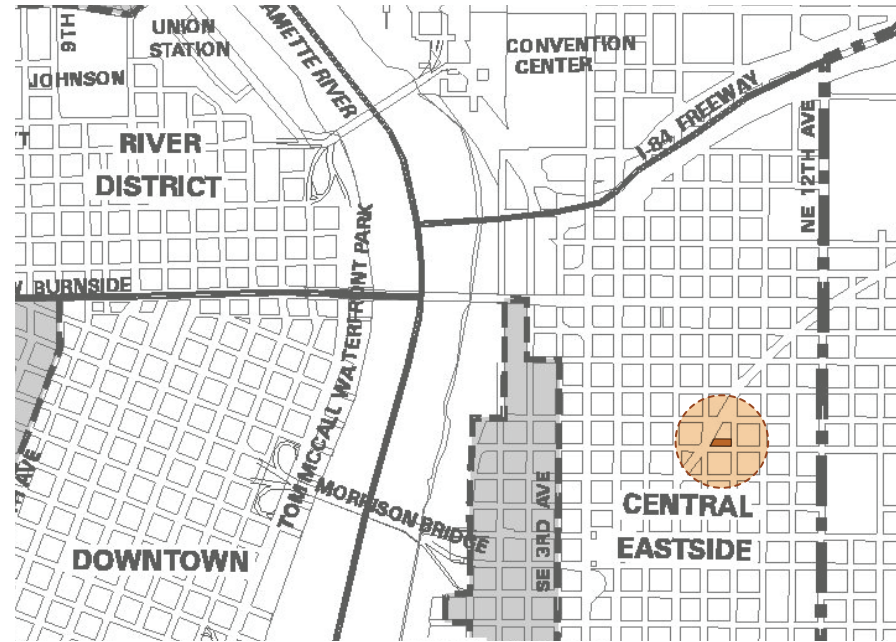
Central City Parking Sector: Central Eastside Subdistrict, CE3
 Type:
 Min: No Minimum Requirement
 Distance from Transit Stop 860ft
 Max: No Maximum
 Vehicle Spaces Provided: 13

BIKE PARKING

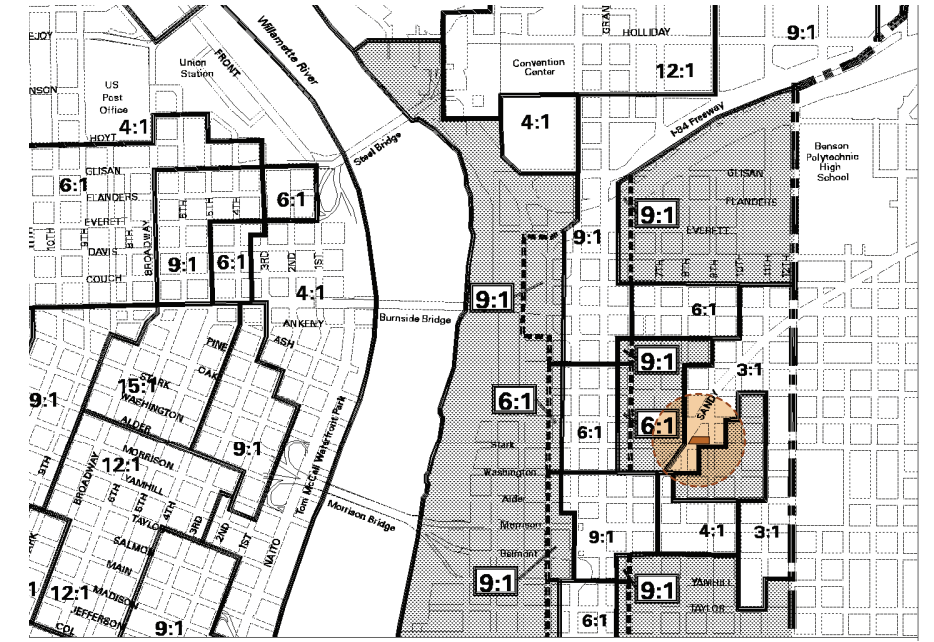
	Office	Retail	Total
Long Term Spaces	18	02	20
Short Term Spaces	02	02	04

LOADING

Loading Required: One Standard A, 35'ft x 10ft with clearance of 13'-0"
 Loading Provided: One Standard B Through Requested Modification



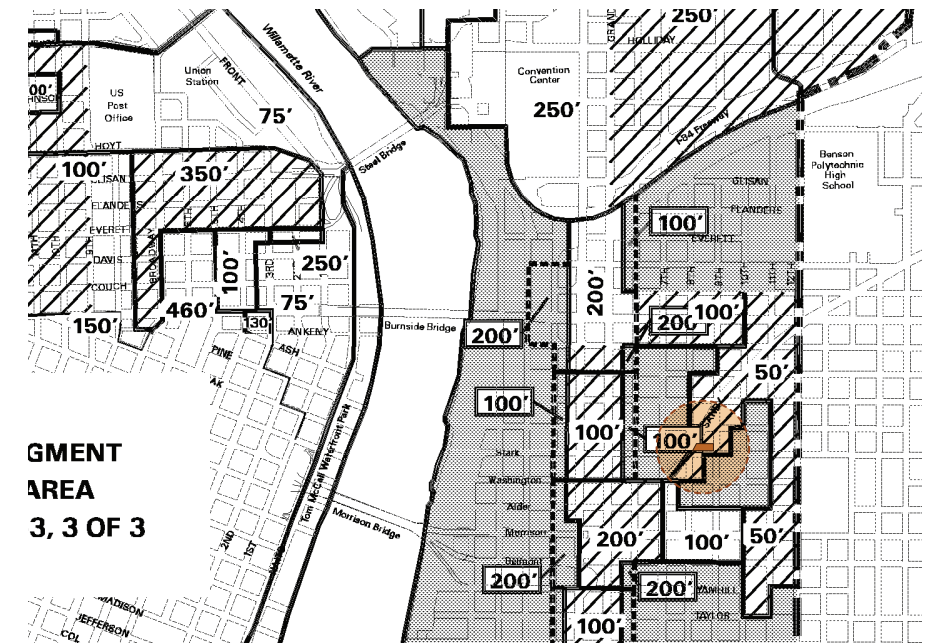
CCPD 33.510 - MAP 510-1



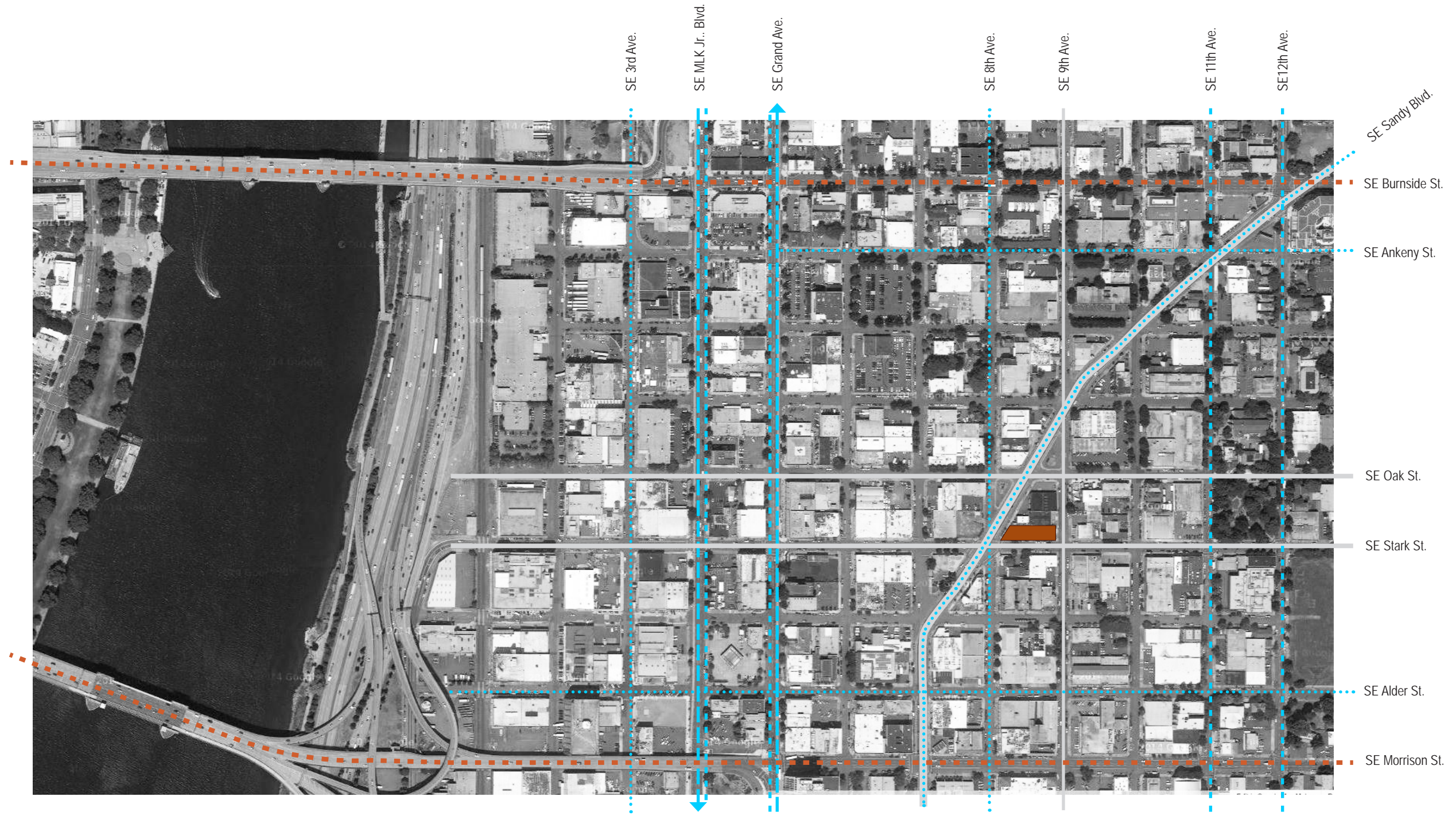
CCPD 33.510 - MAP 510-2





Bonus Calculations

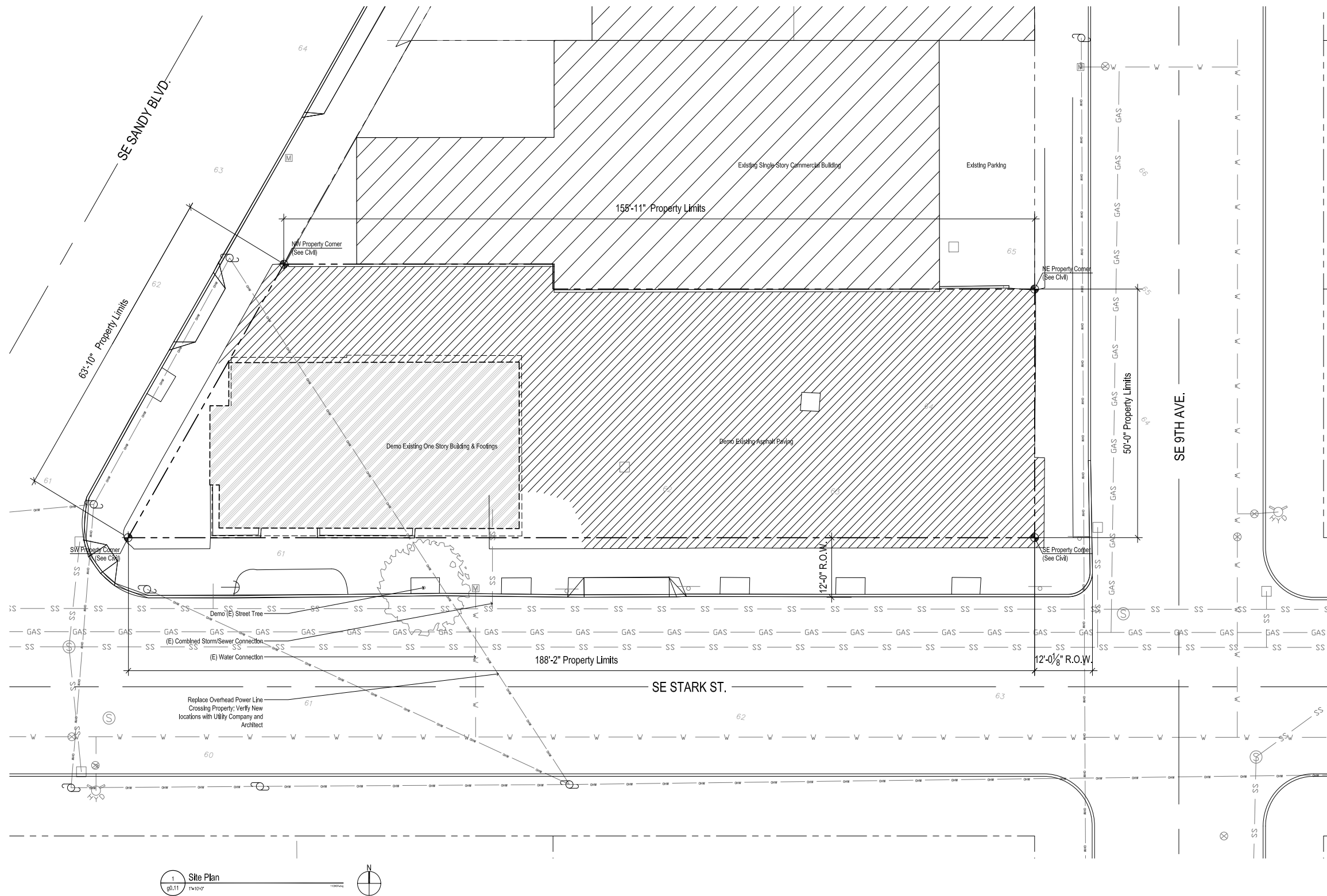
general bonuses	BONUS	code section
bike/locker 40 sf per 1sf	bike locker area 410 sf	16420
		33.510.210.C.8
height bonuses		
Must earn at least 1:1 FIRST		
required min 8963 sf	15 ft additional height	33.510.210.D.2.a
	65' max	
	69' from SW Corner	



CCPD 33.510 - MAP 510-3

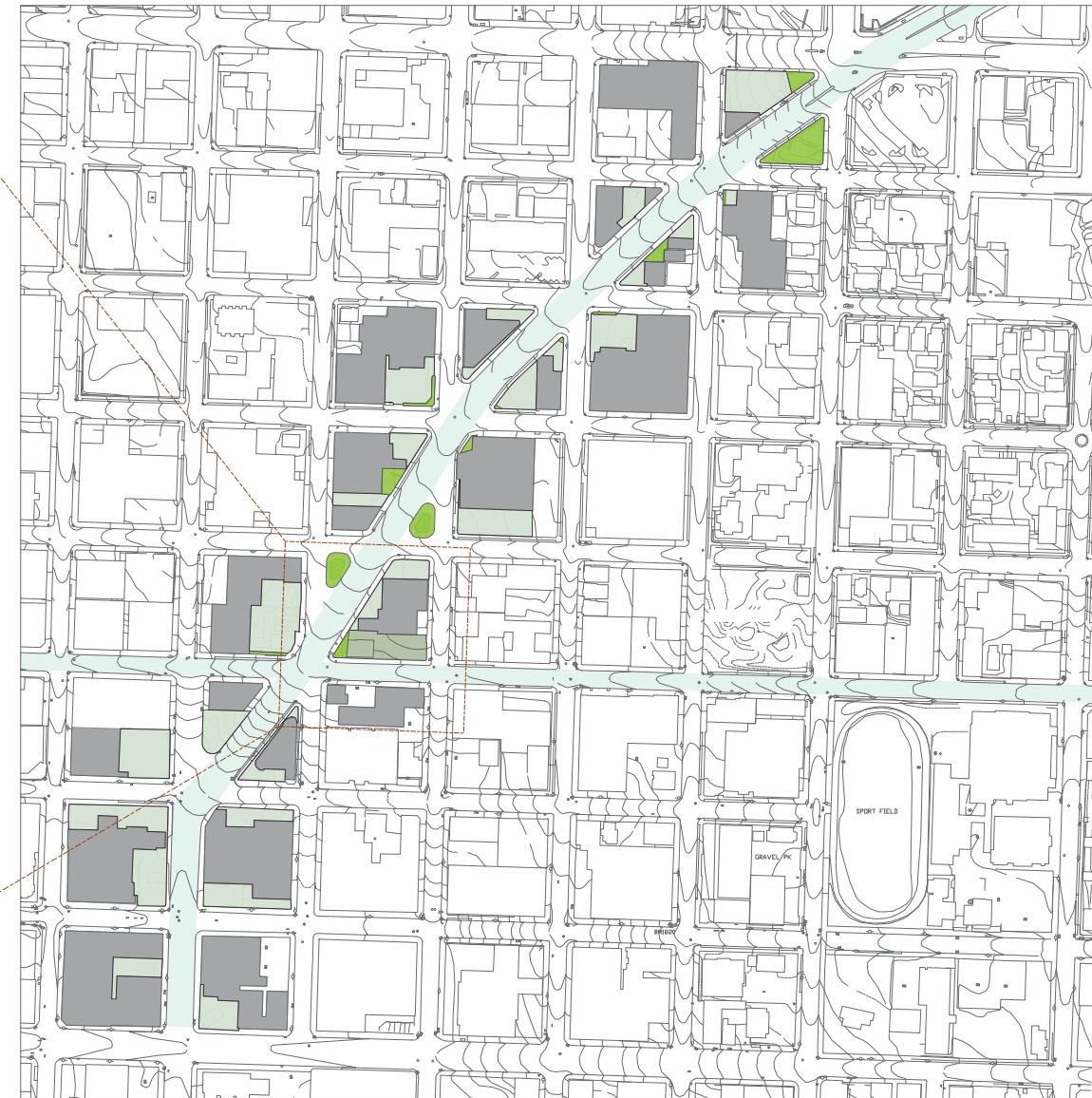


- Site 
- Proposed Light Rail Transit 
- Bus Transit 
- Bike Transit 

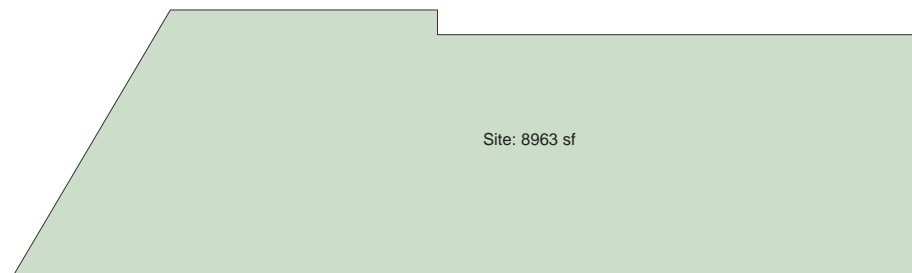
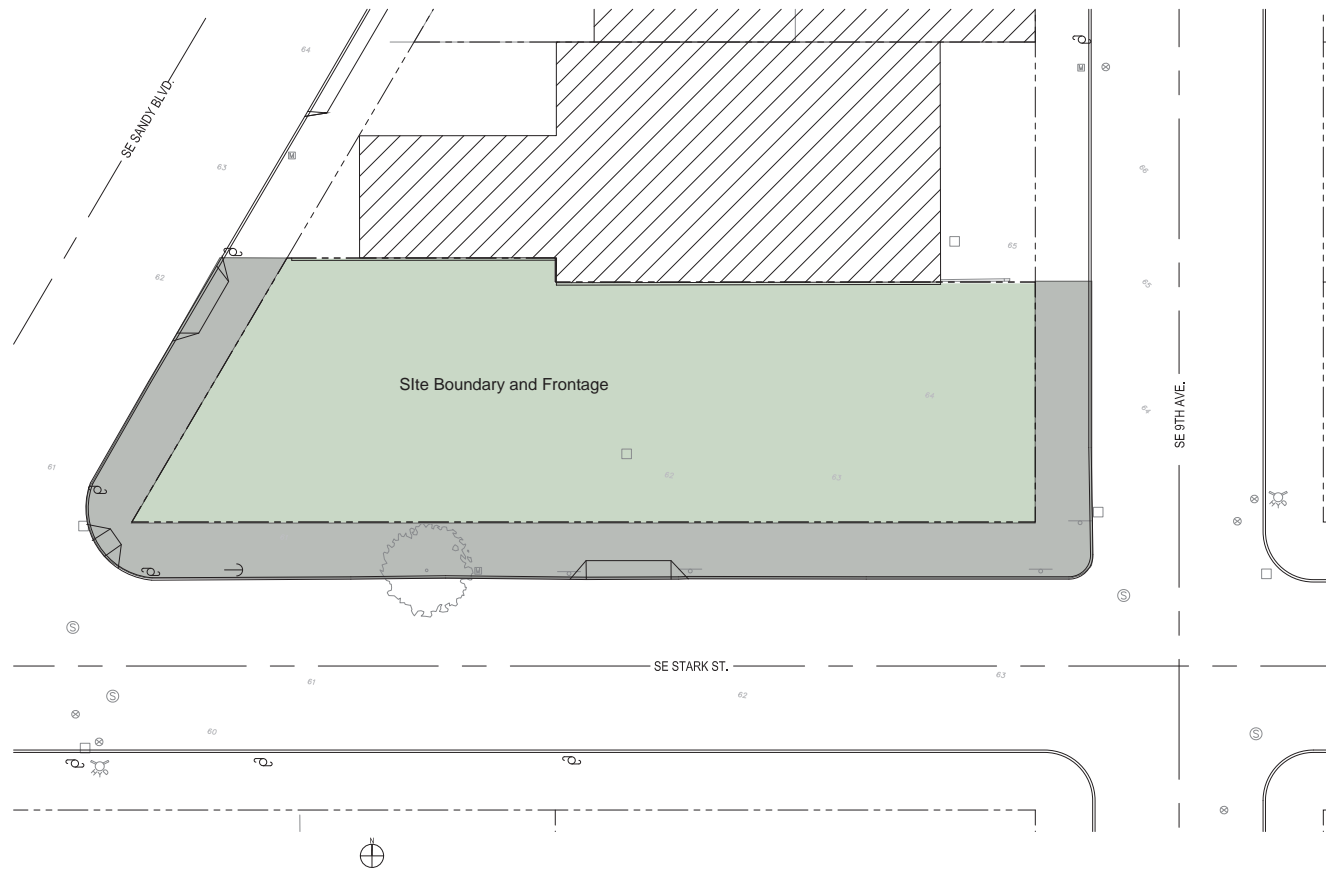




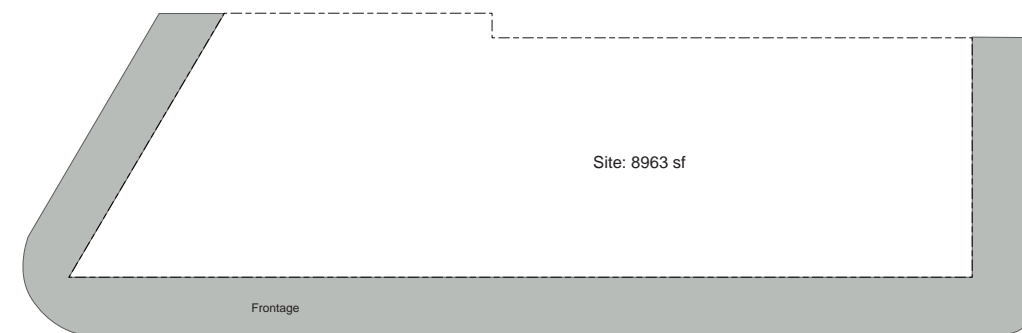
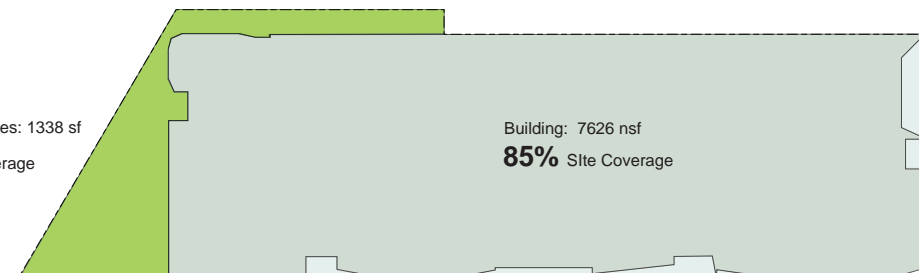
Proposed site plan:

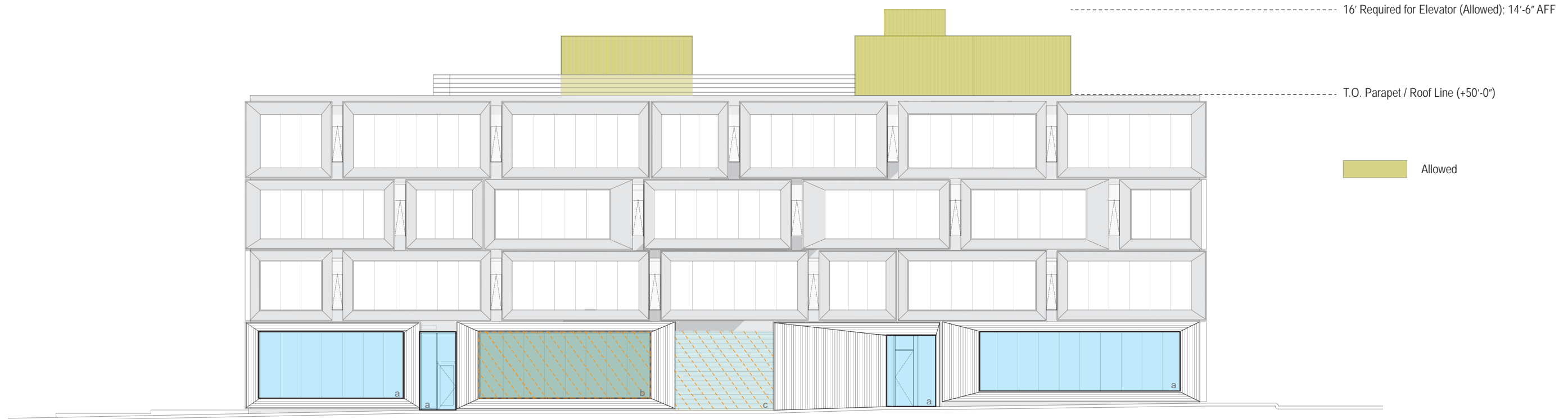


Edge Conditions along Sandy Blvd:
Building Massing / Public Space / Landscaping



Plaza and entrances: 1338 sf
15% Site Coverage





South

- a. Glazing
- a1. Operable Glazing
- b. Built in Display
- c. Future Glazing



East

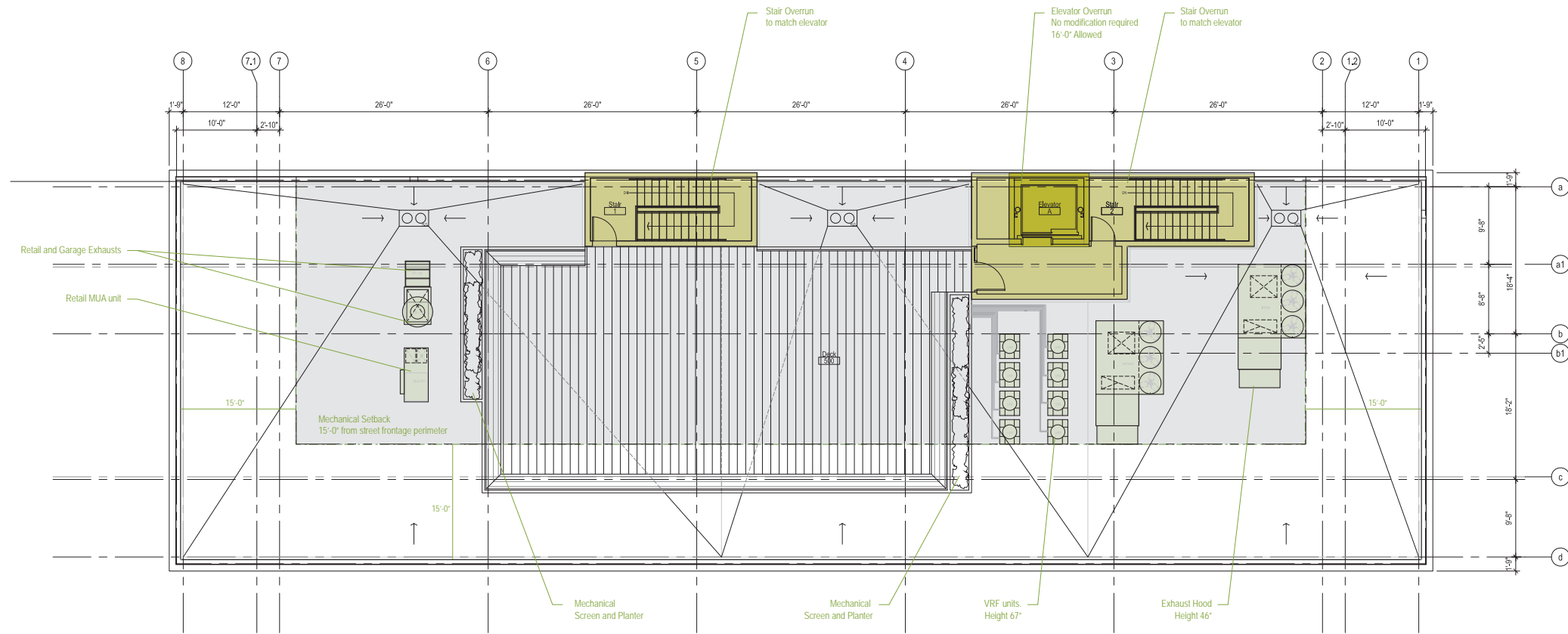


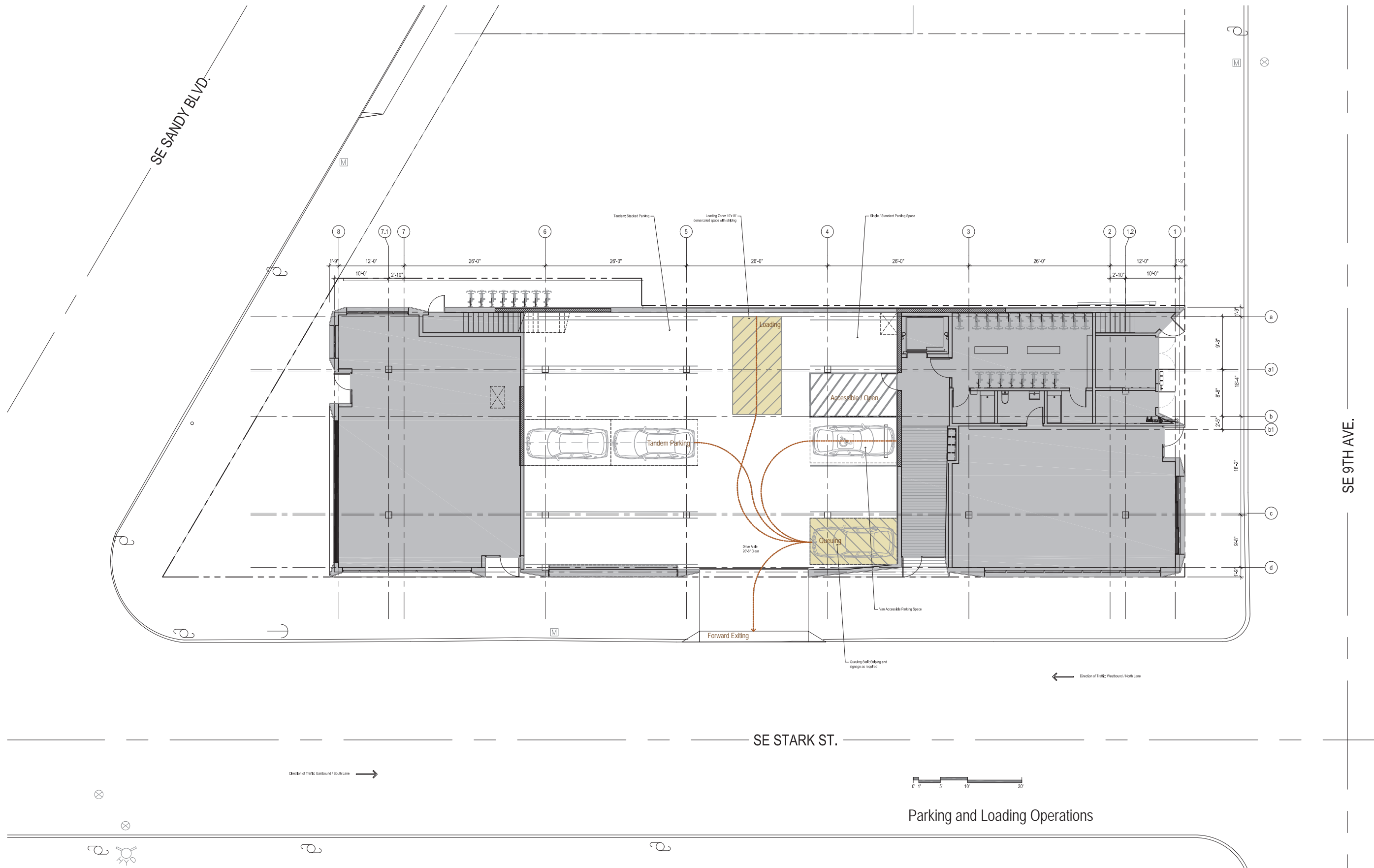
West

Total Area	Total Open + Display Area	% Open Area
3756 sqft	1664 sqft (1880 with future)	48% (50% with future)

- Open Area
- Display Window
- Future Open Area (Active Open Spaces)

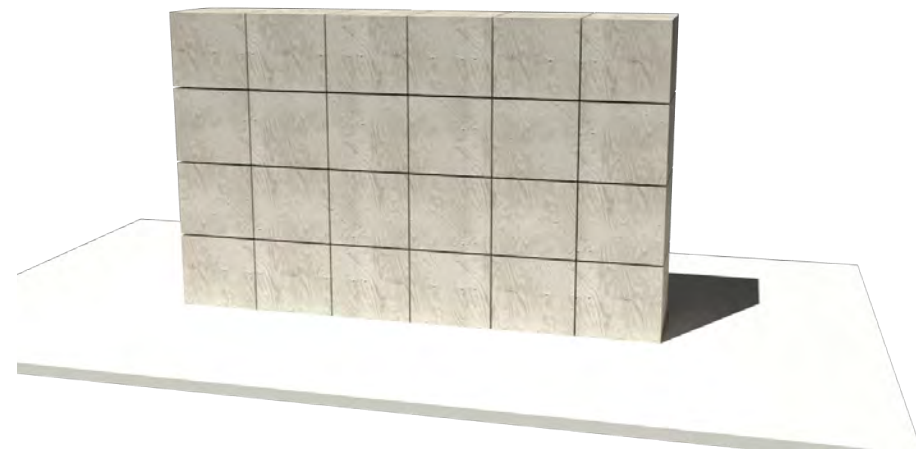
Total Open and Active Lengths meet or exceed 50% elevation lengths





Parking and Loading Operations

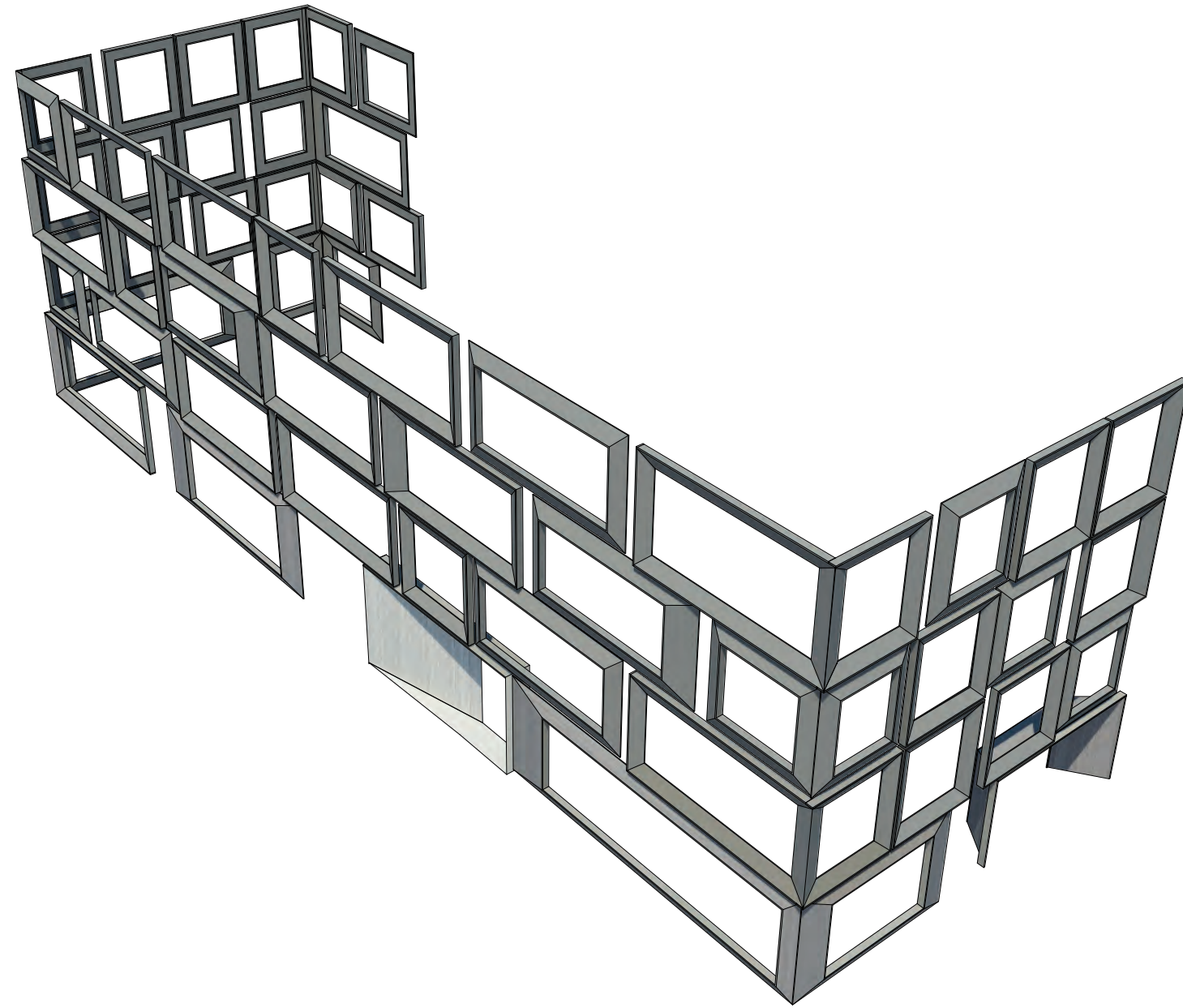
Concept



Basic Massing

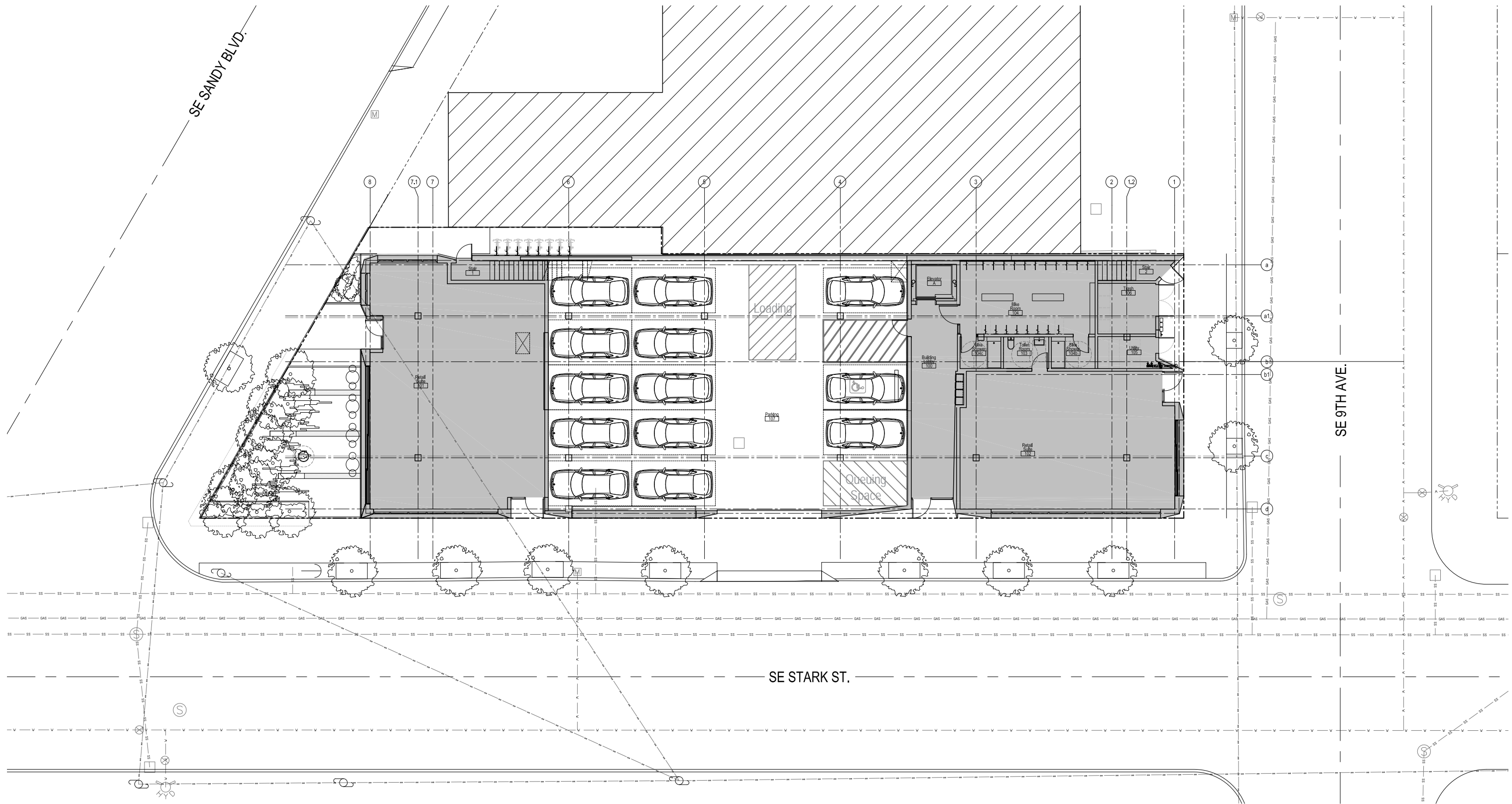


Differentiated Massing
(shift + void)



Framing Interface

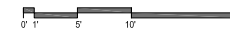
Building Drawings



General Notes

Lot Size: 8,964 sf
 Building GSF: 31,548 sf
 Building Height: 50'-0", 4 Stories

Bike Parking: 20 Long Term



STORMWATER NOTES

TOTAL SITE AREA = 8,963 SF

ROOF AREA = 7,875 SF

PLAZA AREA = 1,088 SF







WATER QUALITY PLANTER (FOR PLAZA) = 57 SF

OVERFLOW FROM THE WATER QUALITY PLANTER WILL BE DIRECTED TO THE DRYWELL BENEATH THE PLAZA.

ROOF AREA DOES NOT REQUIRE WATER QUALITY TREATMENT. ROOF RUNOFF WILL BE DIRECTED TO THE DRYWELL BENEATH THE PLAZA.

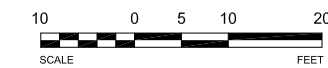
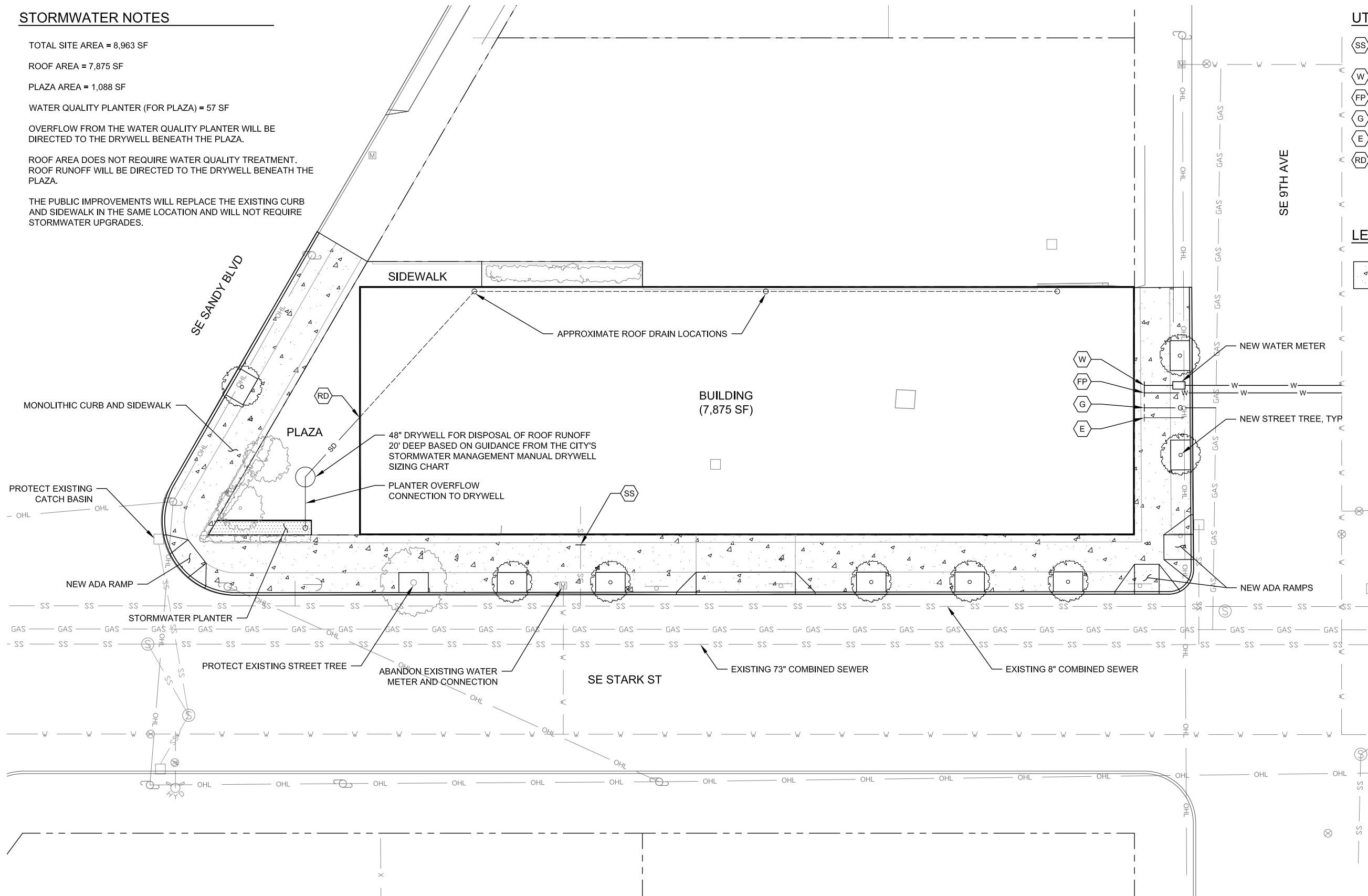
THE PUBLIC IMPROVEMENTS WILL REPLACE THE EXISTING CURB AND SIDEWALK IN THE SAME LOCATION AND WILL NOT REQUIRE STORMWATER UPGRADES.

UTILITY NOTES

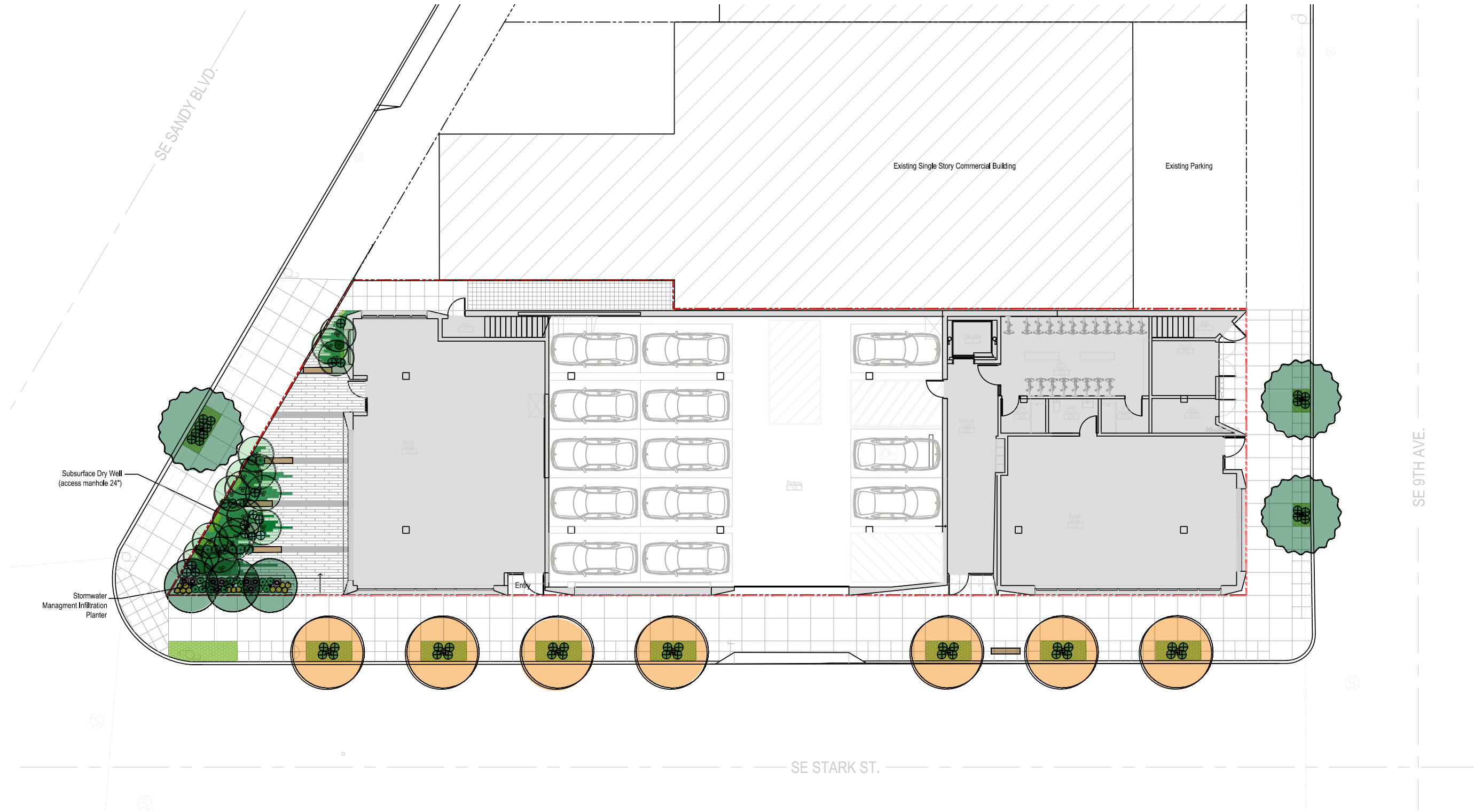
-  EXISTING SANITARY SEWER CONNECTION REPLACE AS NECESSARY
-  NEW WATER SERVICE CONNECTION
-  NEW FIRE PROTECTION CONNECTION
-  NEW GAS SERVICE
-  NEW 1200 AMP ELECTRICAL SERVICE
-  NEW ROOF DRAIN DOWNSPOUT CONNECTION

LEGEND

-  PROPOSED CONCRETE

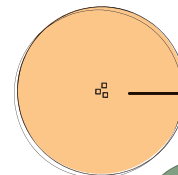
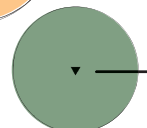

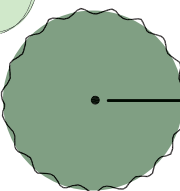








PLANT LEGEND




TREES

	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH; SPACING AS SHOWN, 2.5" B&B; (MULTI-TRUNK)
	RHAMNUS PURSHIANA CASCARA; SPACING AS SHOWN, 2" B&B
	POPULUS TREMULOIDES QUAKING ASPEN; SPACING AS SHOWN, 6-7" CAL. B&B (MULTI-TRUNK)
	STYRAX JAPONICUS JAPANESE SNOWBELL; SPACING AS SHOWN, 2.5" CAL. B&B



SHRUBS & GRASSES

	SYMPHORICARPOS MOLLIS CREEPING SNOWBERRY; SPACING AS SHOWN, 1 GAL. CONT.
	POLYSTICHUM MUNITUM SWORD FERN SPACING AS SHOWN, 1 GAL CONTAINER

STORMWATER PLANTINGS

	ELEOCHARIS OVATA OVATE SPIKE RUSH; SPACING AS SHOWN, 4" POTS
	CORNUS SERICEA 'KELSEYI' KELSEY'S RED-TWIGGED DOGWOOD; SPACING AS SHOWN, 1 GAL CONT.
	CAREX TESTACEA NEW ZEALAND ORANGE SEDGE; SPACING AS SHOWN, 1 GAL. CONTAINER

GROUNDCOVER

	CHAMOMILE NOBILE ROMAN CHAMOMILE - 12" O.C.; 4" POTS, TRIANGULAR SPACING
	ARCTOSTAPHYLOS UVA-URSI KINNICKINNICK - 12" O.C.; 4" POTS, TRIANGULAR SPACING

TREES



Heritage River Birch



Cascara



Quaking Aspen



Japanese Snowbell

SHRUBS AND FERNS



Creeping Snowberry



Swordfern

STORMWATER



Kelsey's Dogwood



Ovate Spikerush



New Zealand Orange Sedge

GROUNDCOVERS



Roman Chamomile



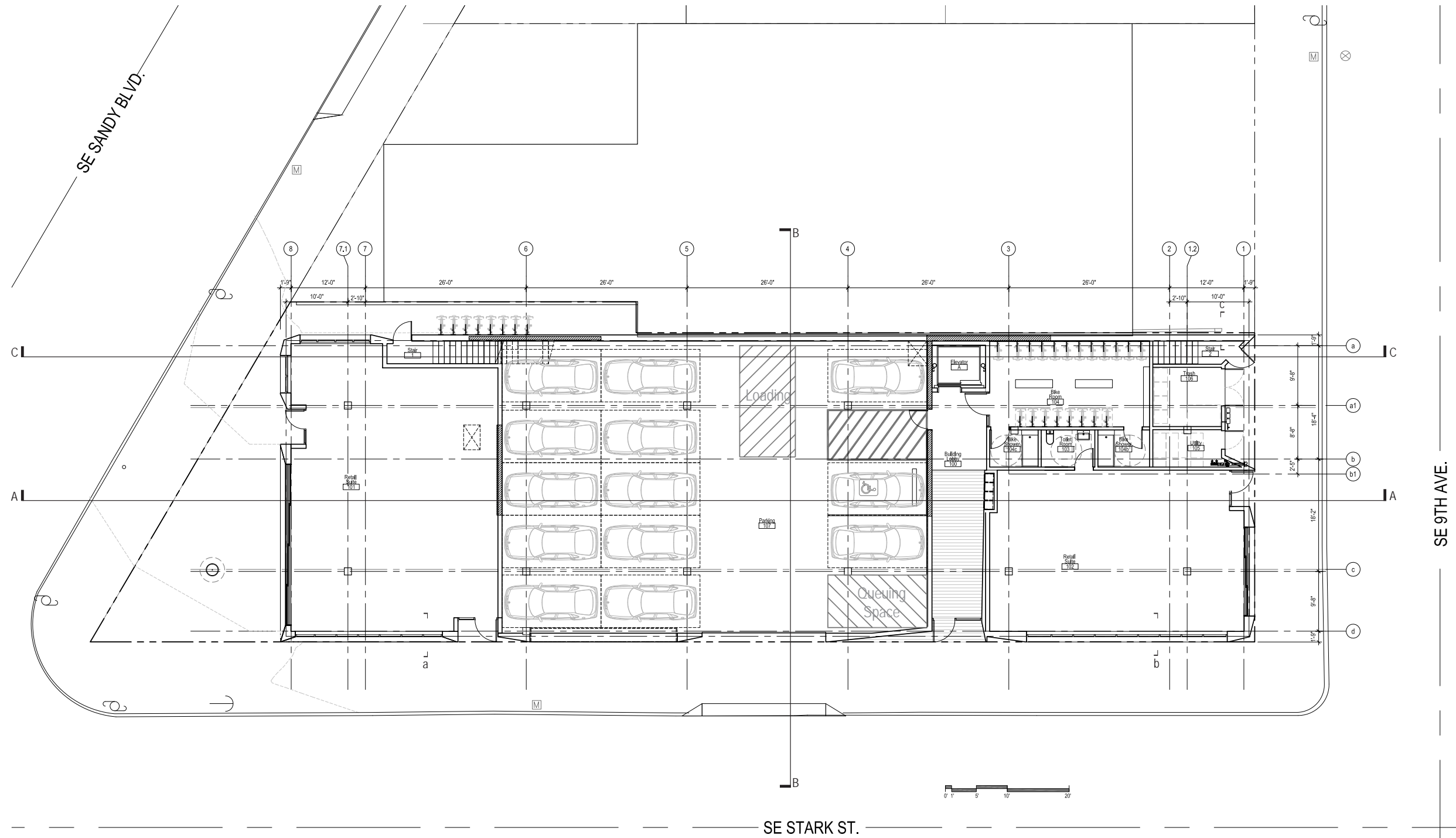
Kinnikinnick

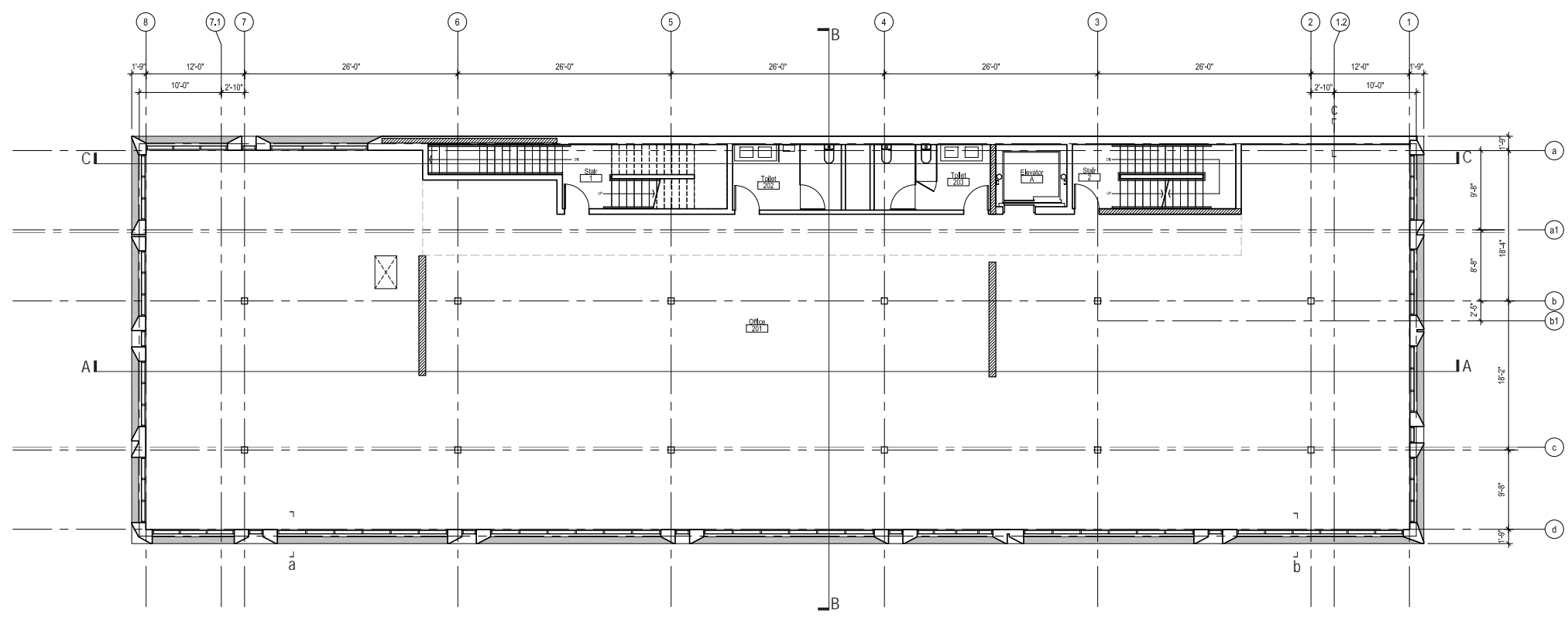


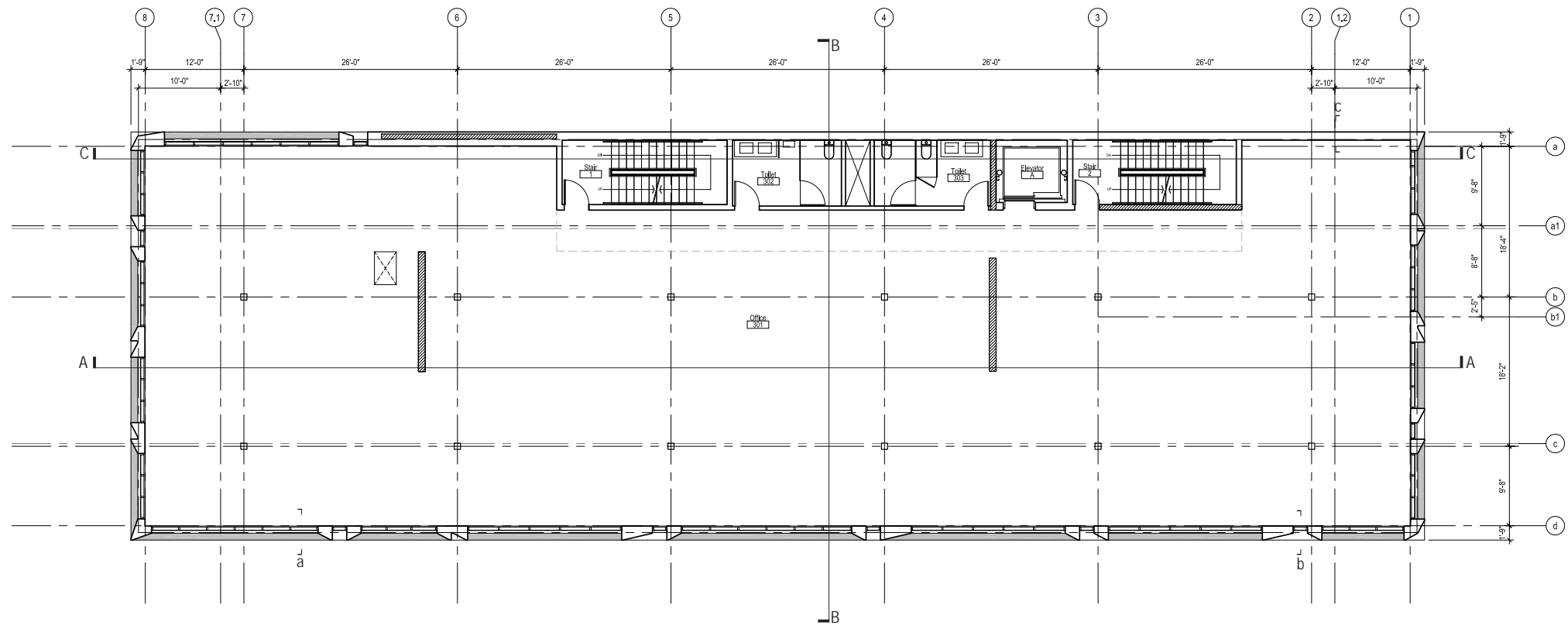
Plaza from Retail Interior

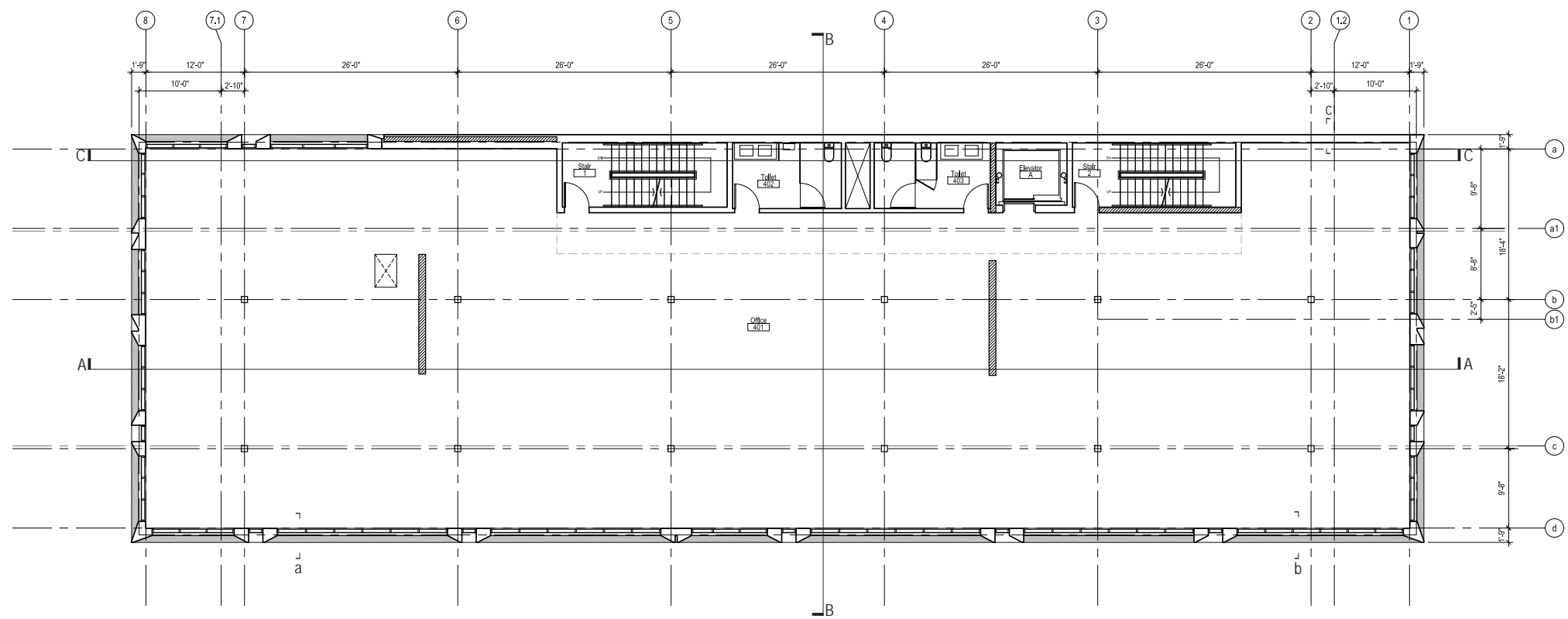


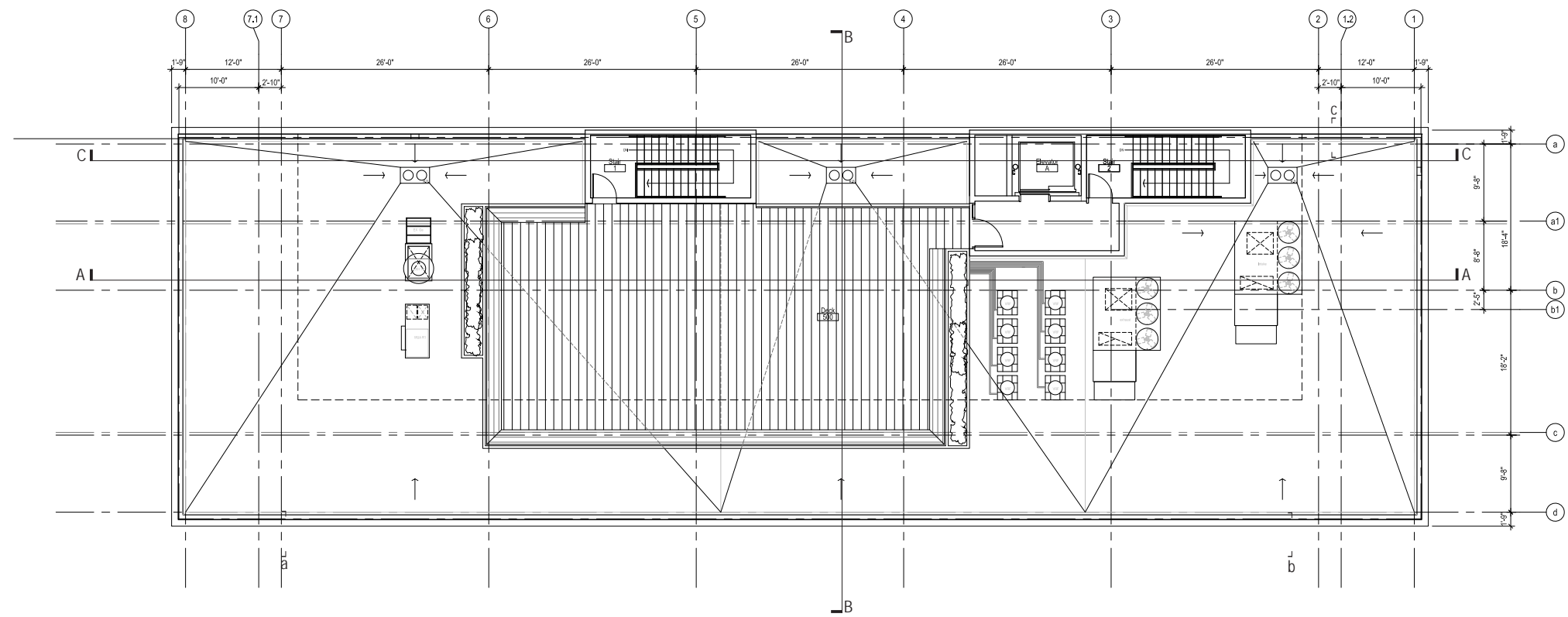
Interior of PLaza

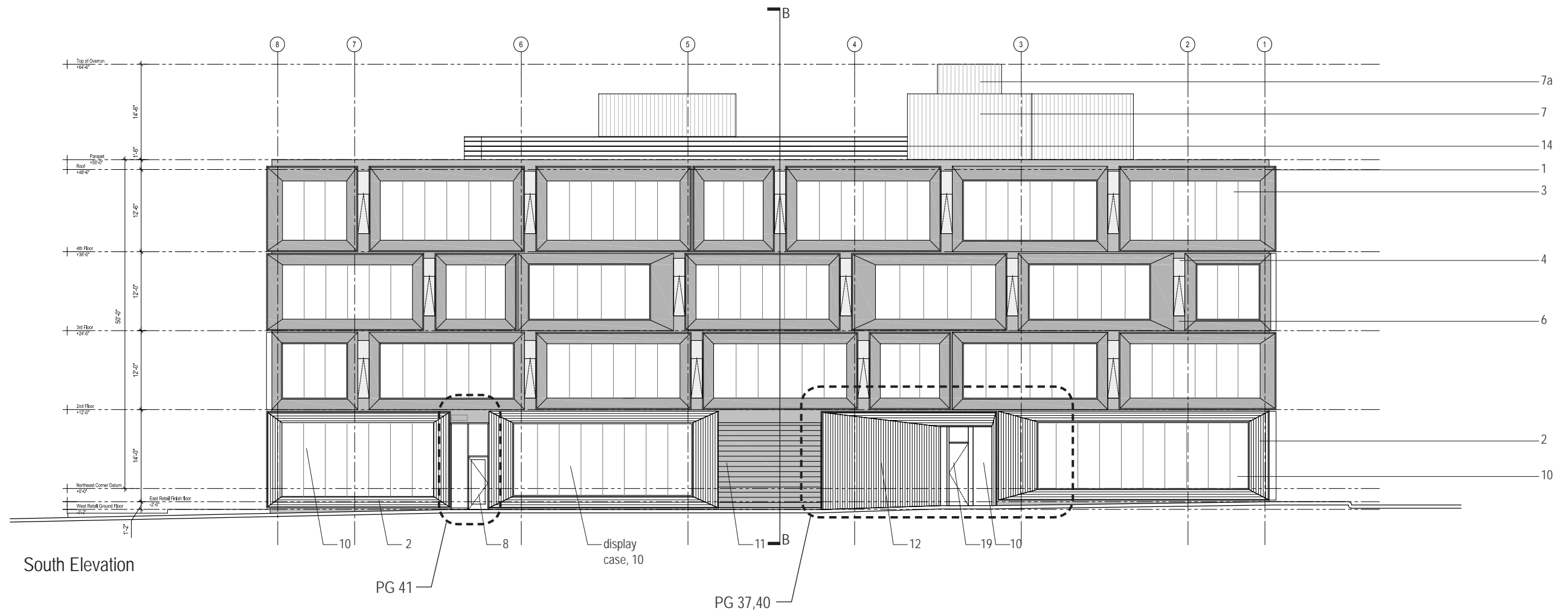




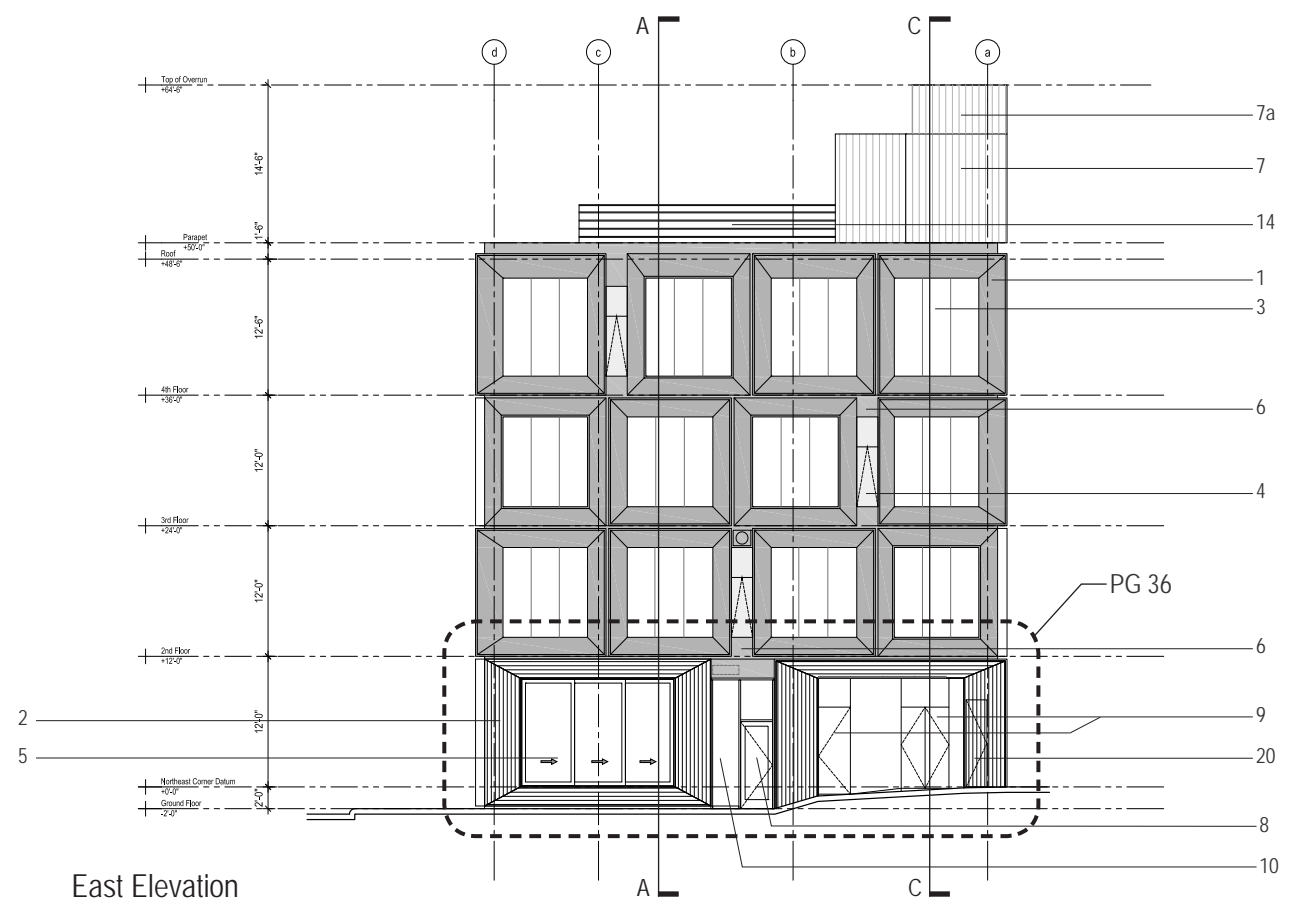








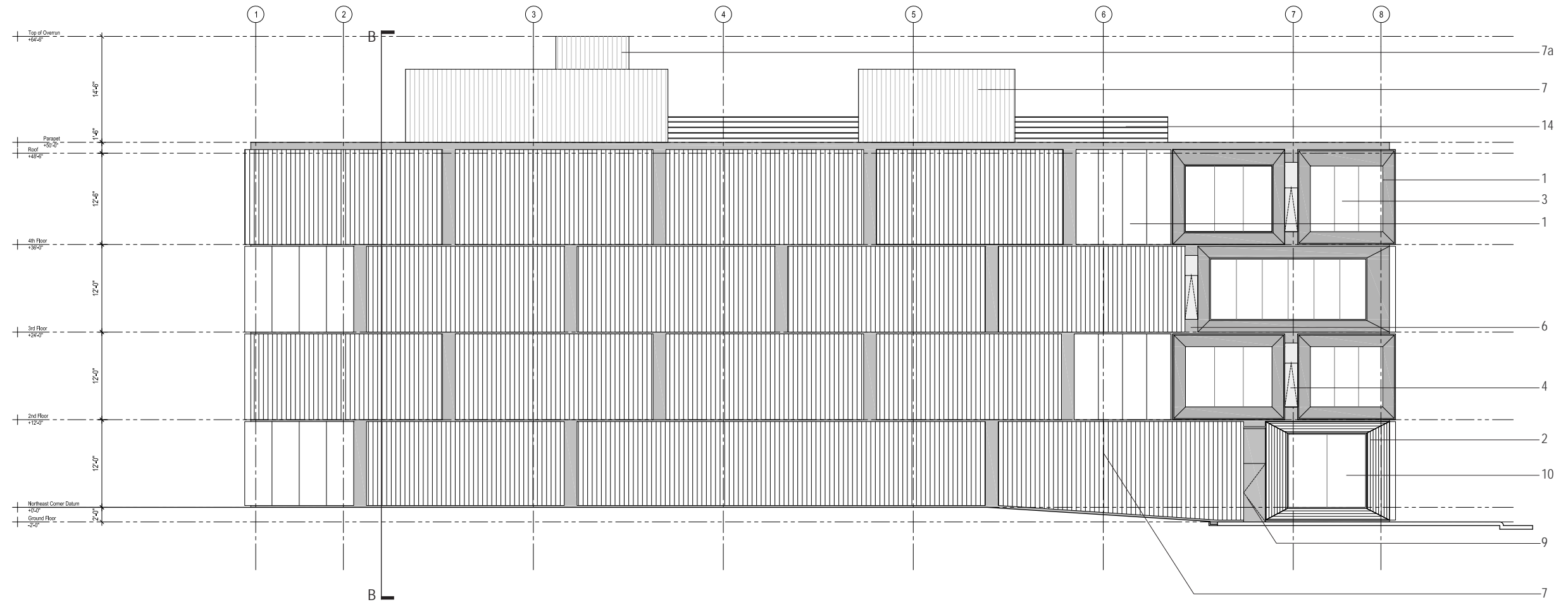
South Elevation



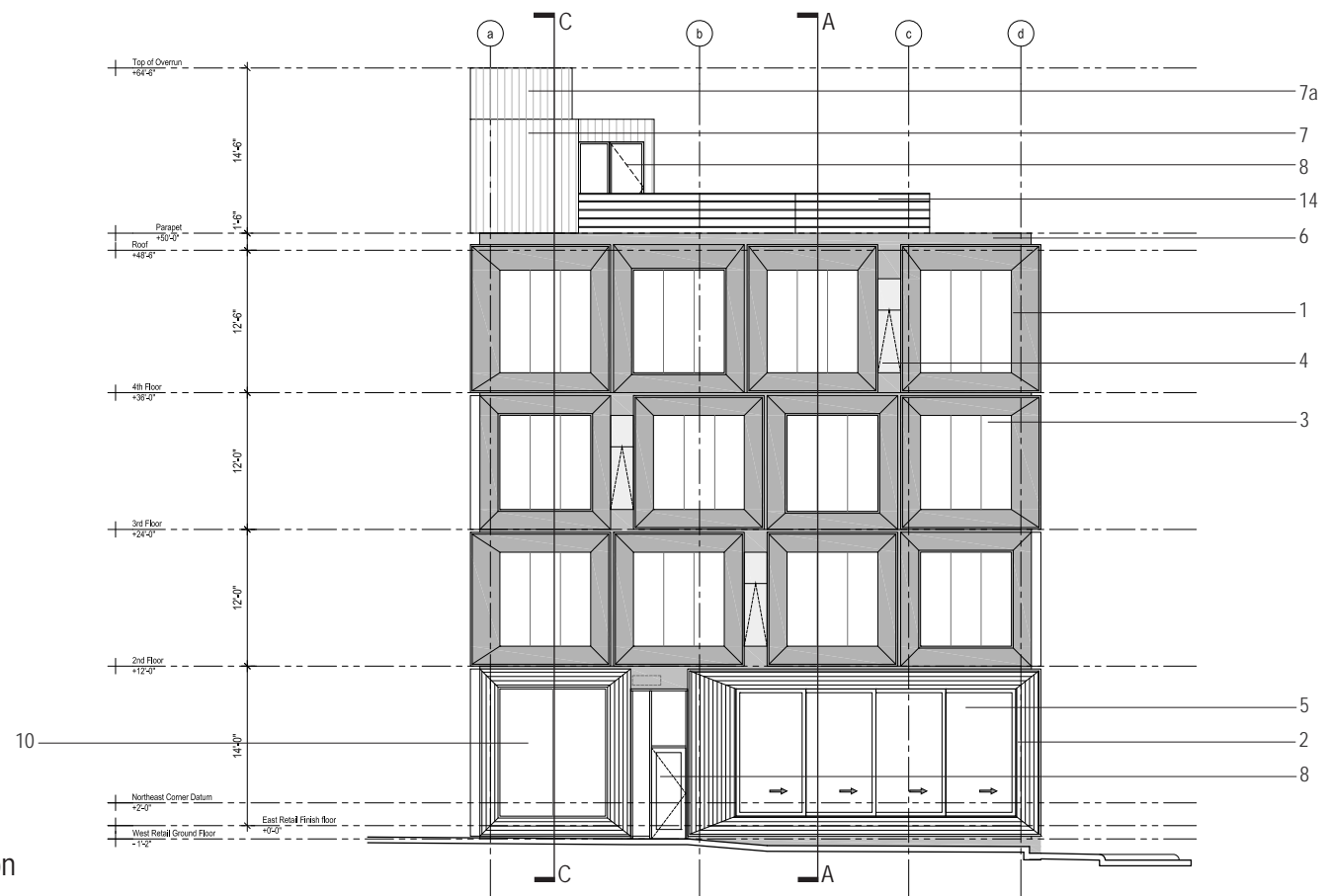
East Elevation

Material Key

- | | |
|---|---|
| 1. Mechanically Fastened Bent 4mm Core Backed Panel, Color A | 11. Coiling Overhead Door, Perforated Slats, Slate Grey |
| 2. Cedar T&G Rainscreen, Warm Silver Finish | 12. Cedar T&G Rainscreen (Lobby), Natural Finish |
| 3. Clear Glazing Units; Vertical SSG Mullions | 13. Stormwater Planter, Clear Coat Color A |
| 4. Operable Awning Window with Grey Glazing Units | 14. Wooden Roof Deck, Natural IPE |
| 5. Clear Glazing Sliding Wood Window Panel, Warm Silver Finish | 15. Guardrail, Color A |
| 6. Sheet Metal Flashing, Color B | 16. Exterior Cove Lighting |
| 7. Box Rib Metal Panel, Color A | 17. Call Box |
| 7a. Box Rib Metal Panel, Sky Grey | 18. Post offset individual building address signage, Cotton White |
| 8. Narrow Frame Aluminum Entrance Door, Glass w/ Slate Grey Frame | 19. Glass Entrance Door |
| 9. Flushline Aluminum Entrance Door (Solid), Slate Grey | 20. Wood Clad Hollow Metal Door, Warm Silver Finish |
| 10. Aluminum Storefront System with Structural Silicone Joints | |



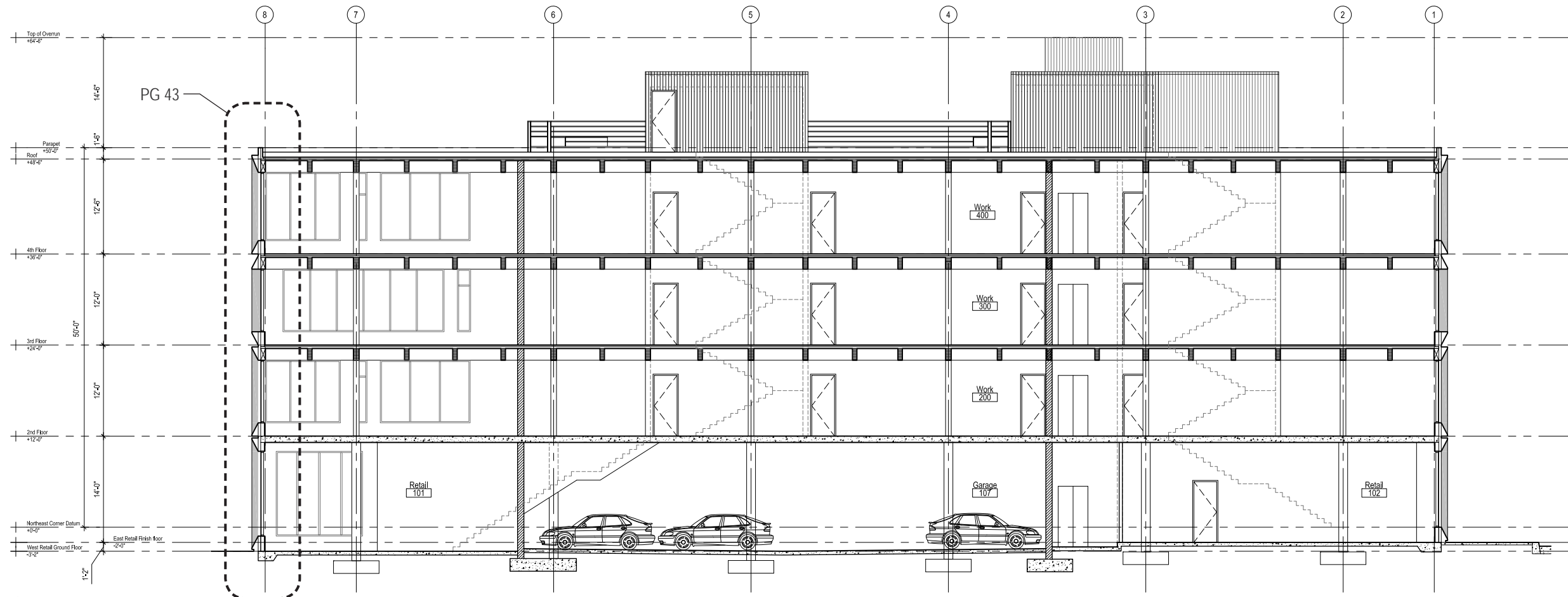
North Elevation



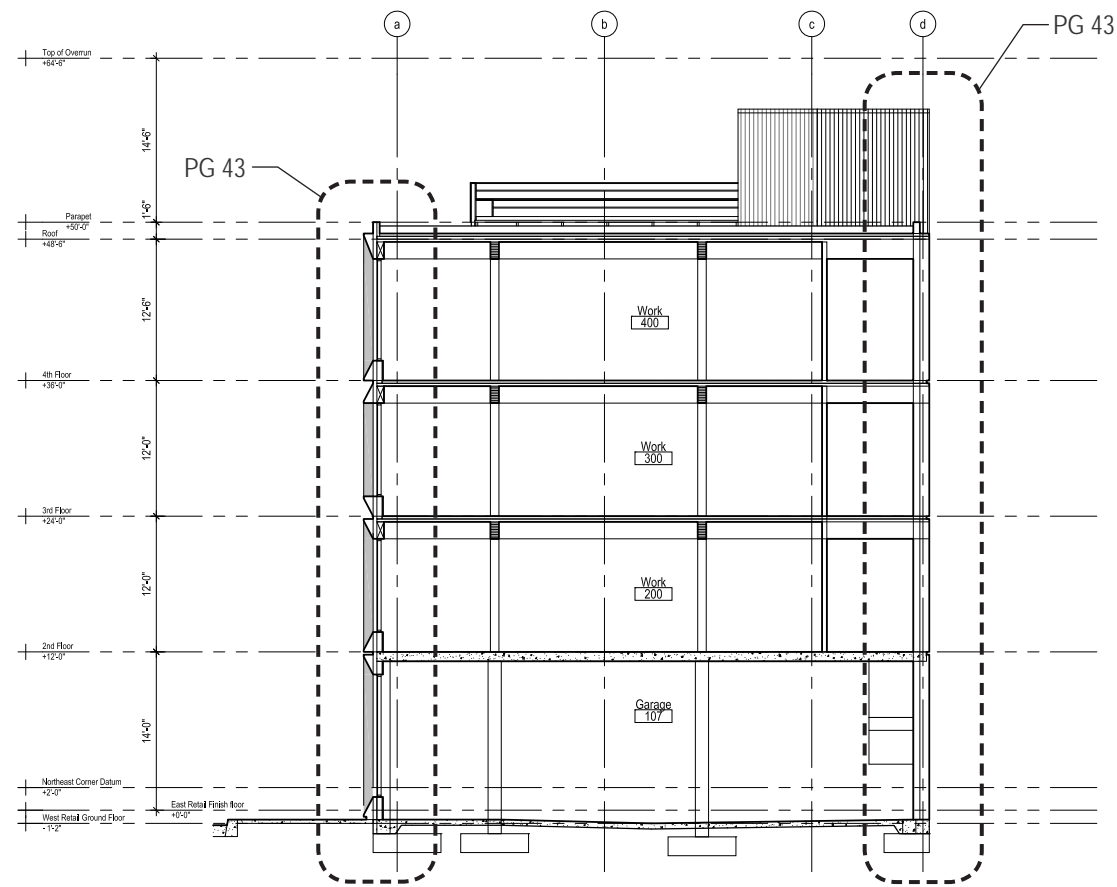
West Elevation

Material Key

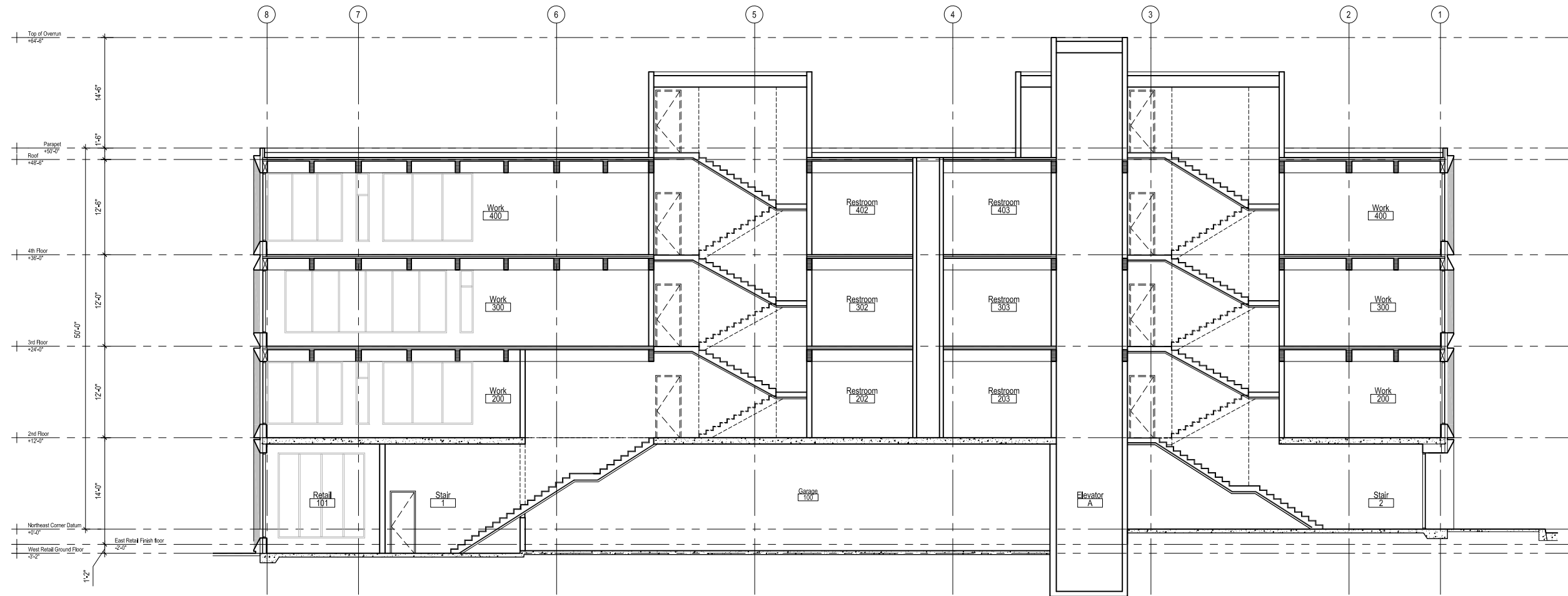
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Longitudinal Section A-A



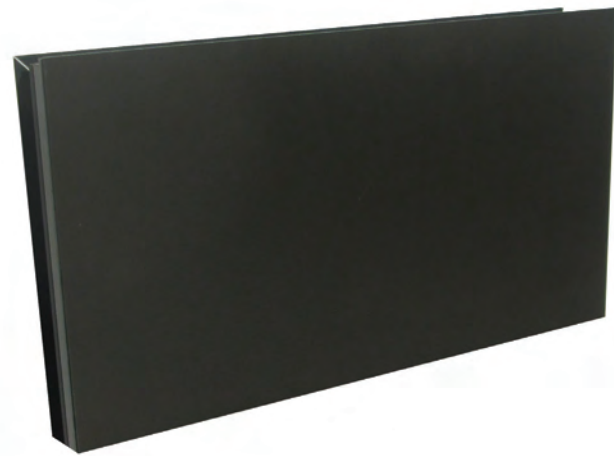
Transverse Section B-B



Longitudinal Section C-C



Exposed Concrete



Apolic Composite Metal Panel



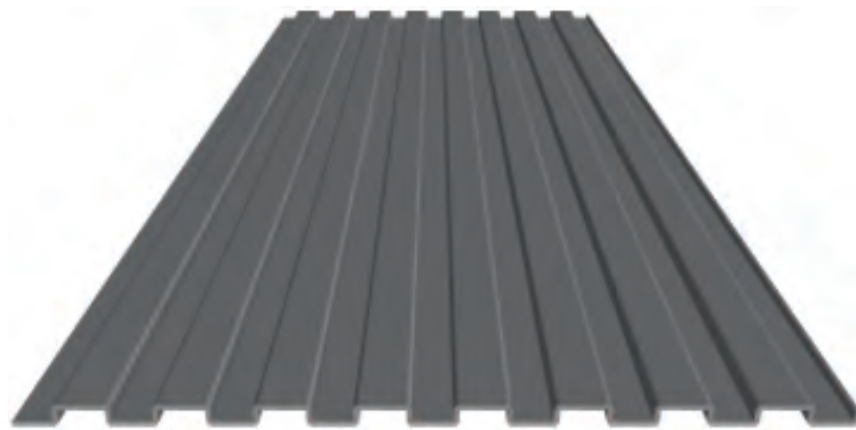
Grey Glazing: Solarban 60



Clear Glazing: Solarban 60



Box Rib Metal Panel



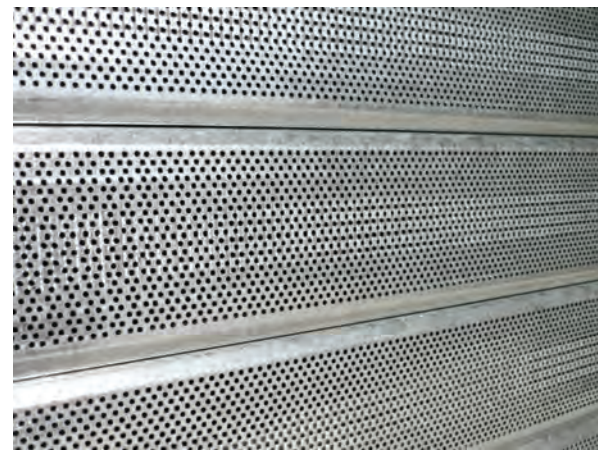
Box Rib Panel Profile



Cedar Siding: Natural Finish Clear Coat



Cedar Siding: Warm Silver Finish



Perforated Metal Panel

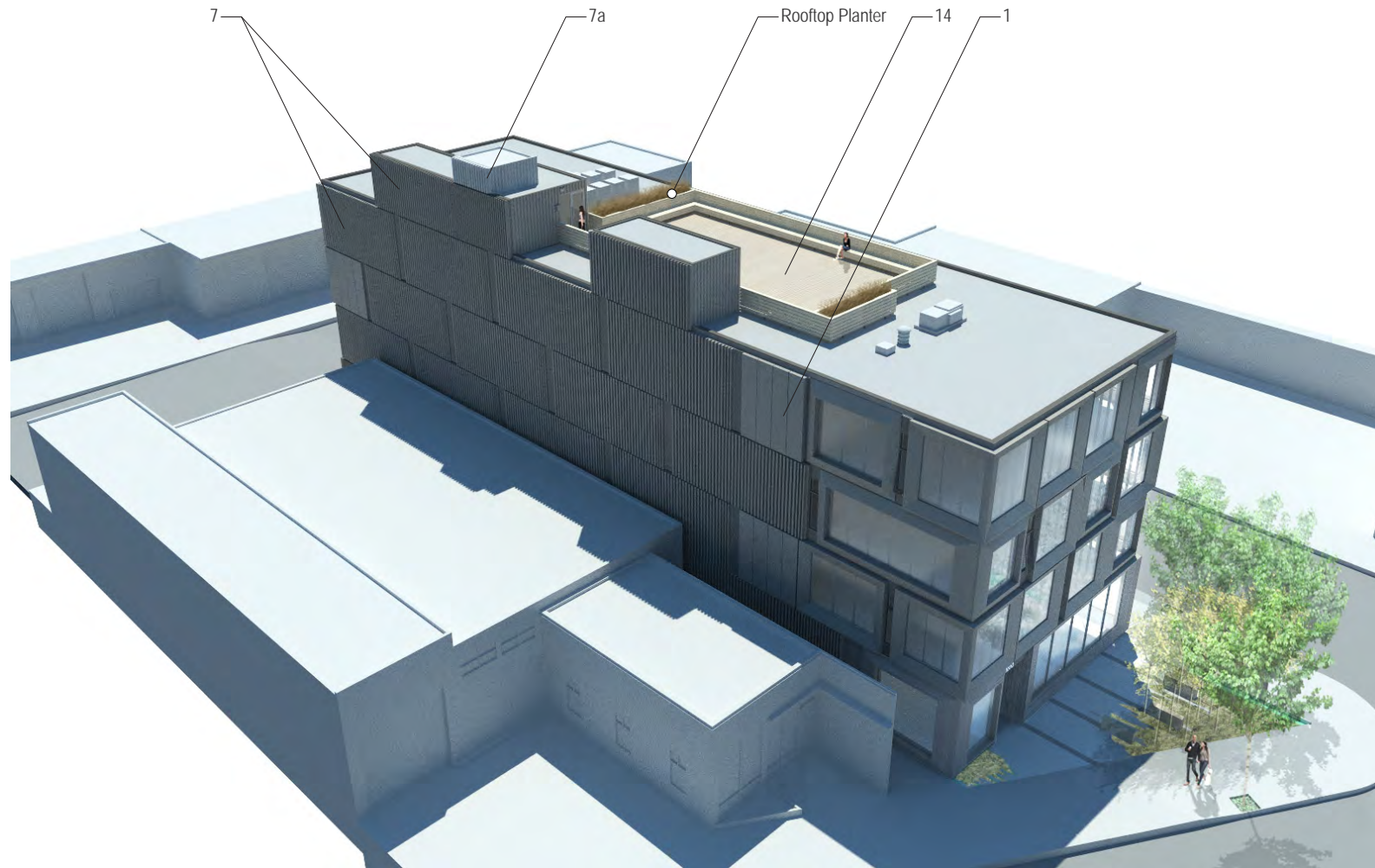


Box Rib Metal Panel



Cedar Siding: Natural Finish

Perspectives



Aerial View of North Facade



Aerial View from South-West

Material Key

- | | |
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View of North-West Corner from Sandy

7 1 3 8 2 5

Material Key

- | | |
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View of South Elevation

3 8 2 12 19 2 3



Close Up of East Elevation

2 5 8 9 6 16 20

Material Key

- | | |
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View of Entrance Lobby on South Facade

12 18 19 17 2 3



View of Typical Upper Floor Plan

4 3 3" Concrete on 3" Wood T&D Decking Concrete Shearwall Structural Steel Shoe

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- | | |
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| 7. Box Rib Metal Panel, Color A | 17. Call Box |
| 7a. Box Rib Metal Panel, Sky Grey | 18. Post offset individual building address signage, Cotton White |
| 8. Narrow Frame Aluminum Entrance Door, Glass w/ Slate Grey Frame | 19. Glass Entrance Door |
| 9. Flushline Aluminum Entrance Door (Solid), Slate Grey | 20. Wood Clad Hollow Metal Door, Warm Silver Finish |
| 10. Aluminum Storefront System with Structural Silicone Joints | |



View of South Facade from Sidewalk

3 2 3 12



View of Landscaping at South-West Corner

13 2

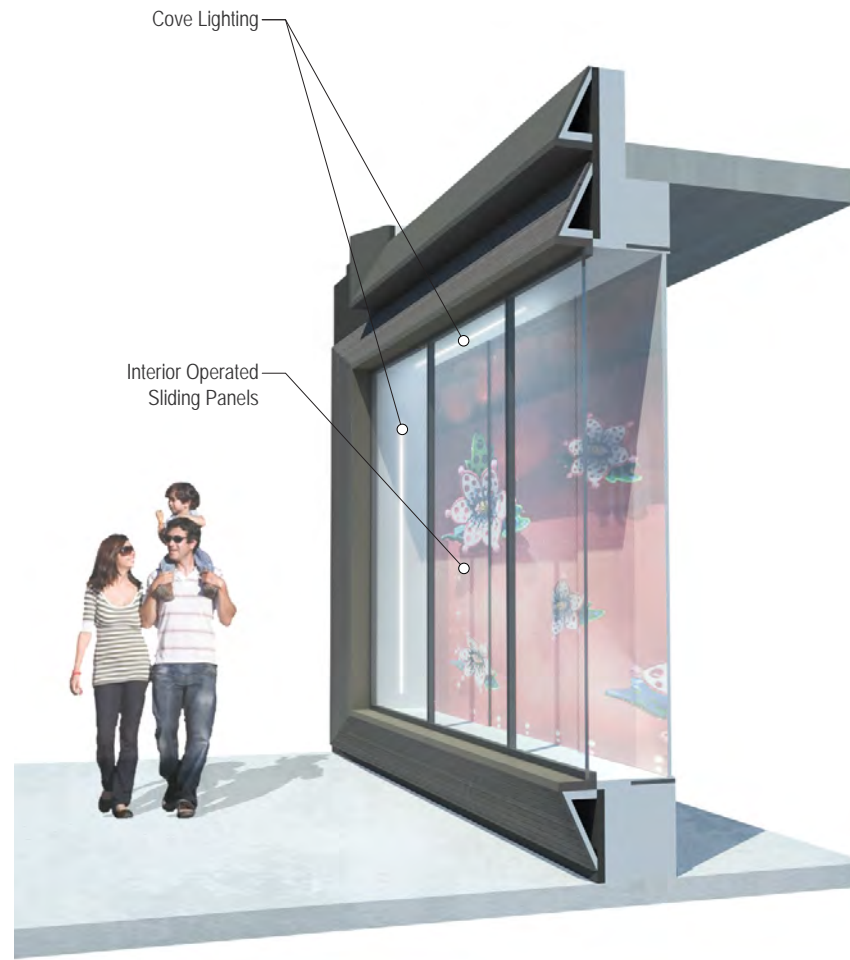
Material Key

- | | |
|---|---|
| 1. Mechanically Fastened Bent 4mm Core Backed Panel, Color A | 11. Coiling Overhead Door, Perforated Slats, Slate Grey |
| 2. Cedar T&G Rainscreen, Warm Silver Finish | 12. Cedar T&G Rainscreen (Lobby), Natural Finish |
| 3. Clear Glazing Units; Vertical SSG Mullions | 13. Stormwater Planter, Clear Coat Color A |
| 4. Operable Awning Window with Grey Glazing Units | 14. Wooden Roof Deck, Natural IPE |
| 5. Clear Glazing Sliding Wood Window Panel, Warm Silver Finish | 15. Guardrail, Color A |
| 6. Sheet Metal Flashing, Color B | 16. Exterior Cove Lighting |
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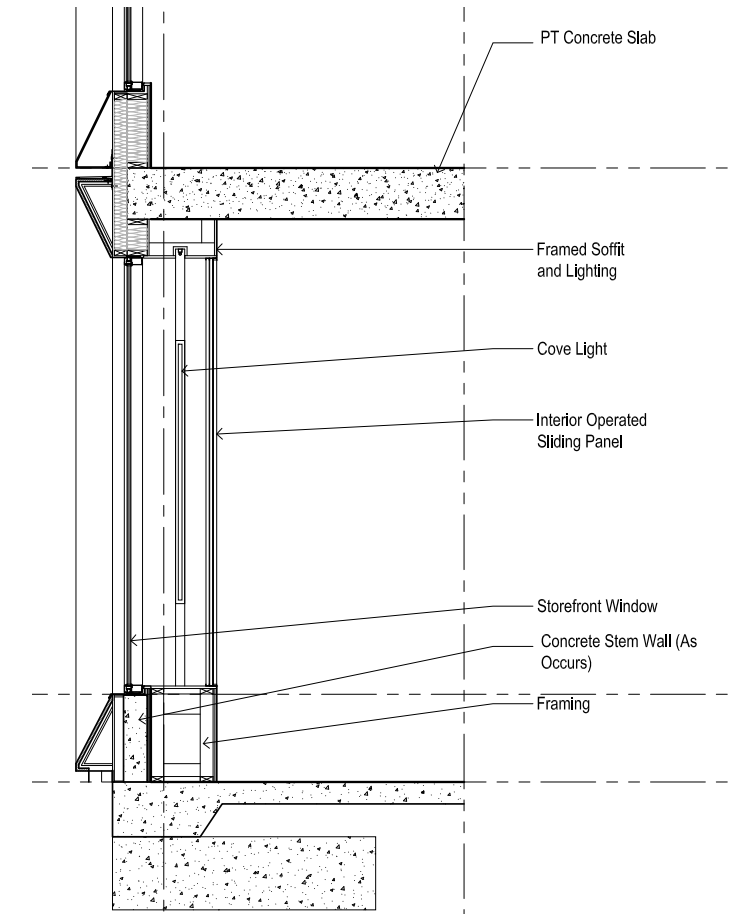


View of Display Case on South Facade

8,10
2
3
a



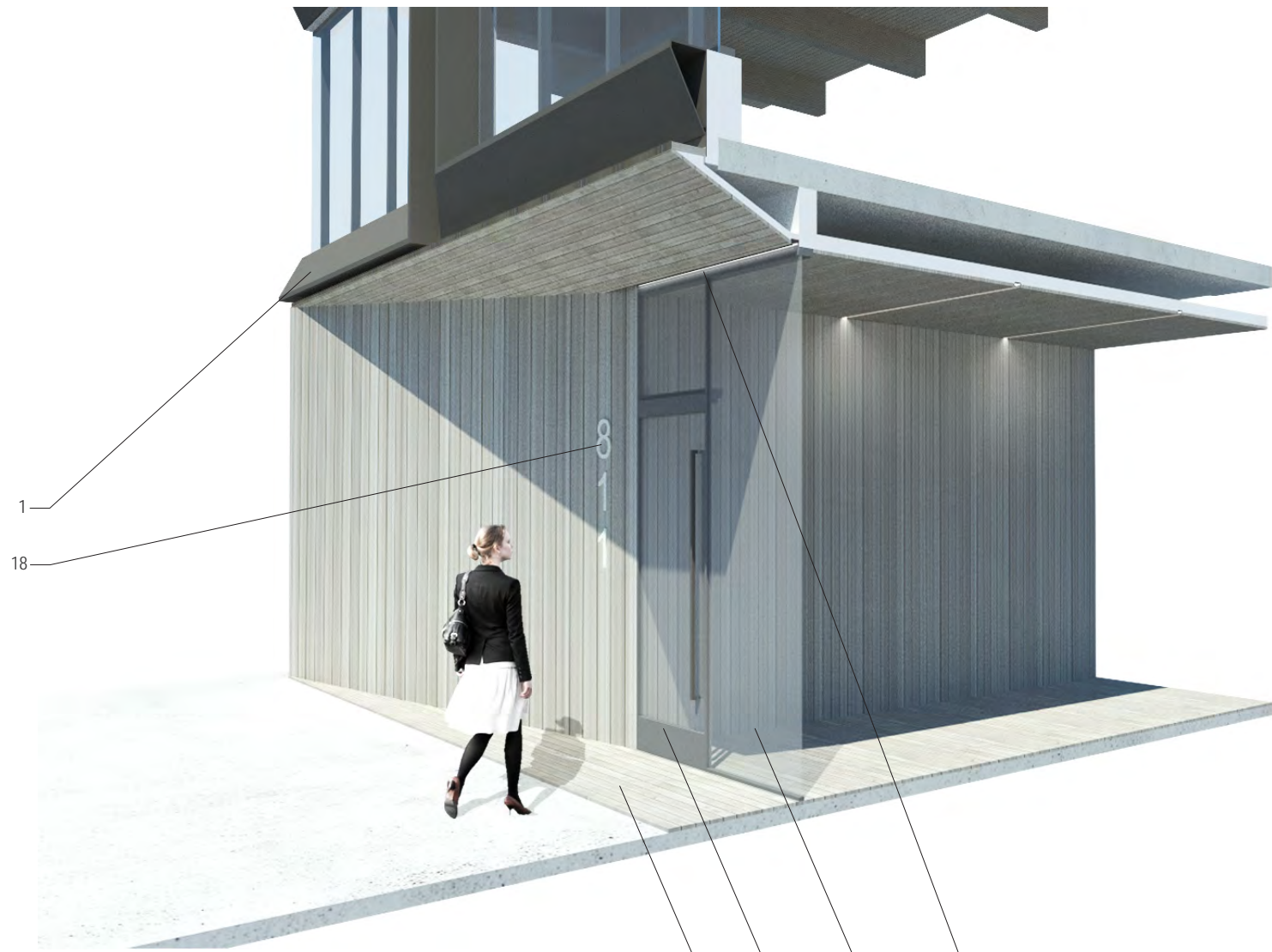
Section of Display Case on South Facade



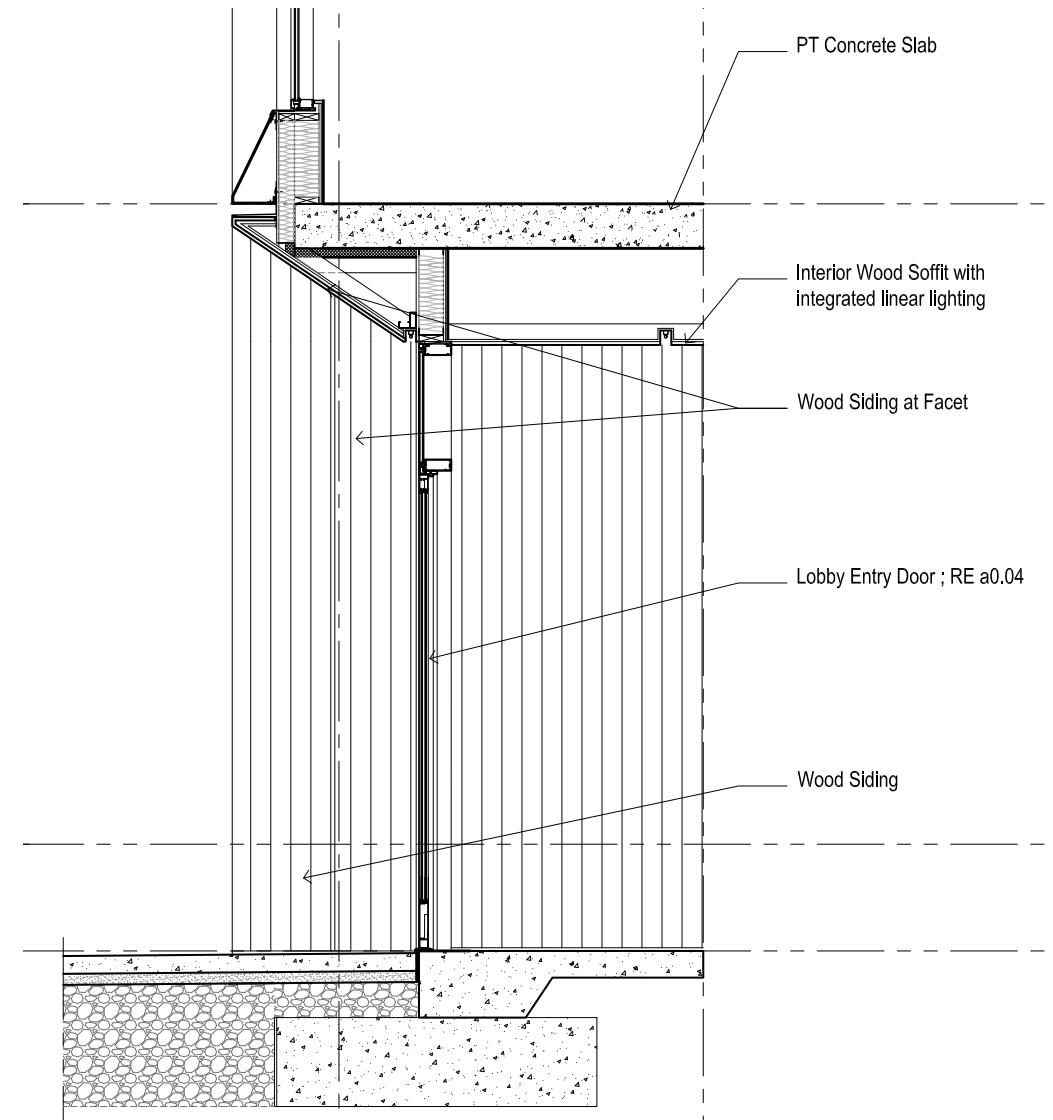
2D Section of Display Case on South Facade

Material Key

- | | |
|---|---|
| 1. Mechanically Fastened Bent 4mm Core Backed Panel, Color A | 11. Coiling Overhead Door, Perforated Slats, Slate Grey |
| 2. Cedar T&G Rainscreen, Warm Silver Finish | 12. Cedar T&G Rainscreen (Lobby), Natural Finish |
| 3. Clear Glazing Units; Vertical SSG Mullions | 13. Stormwater Planter, Clear Coat Color A |
| 4. Operable Awning Window with Grey Glazing Units | 14. Wooden Roof Deck, Natural IPE |
| 5. Clear Glazing Sliding Wood Window Panel, Warm Silver Finish | 15. Guardrail, Color A |
| 6. Sheet Metal Flashing, Color B | 16. Exterior Cove Lighting |
| 7. Box Rib Metal Panel, Color A | 17. Call Box |
| 7a. Box Rib Metal Panel, Sky Grey | 18. Post offset individual building address signage, Cotton White |
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| 9. Flushline Aluminum Entrance Door (Solid), Slate Grey | 20. Wood Clad Hollow Metal Door, Warm Silver Finish |
| 10. Aluminum Storefront System with Structural Silicone Joints | |



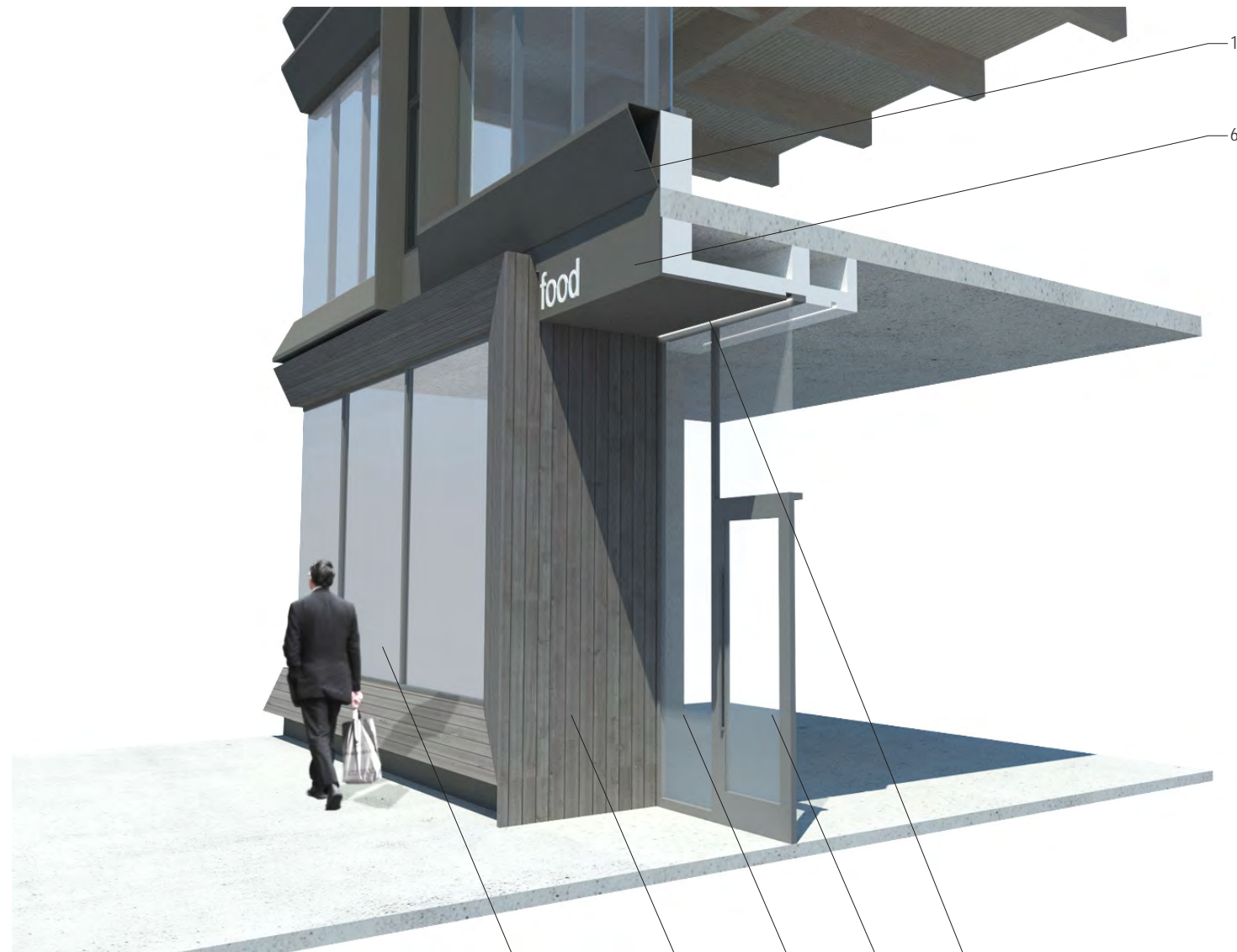
Section of Entrance Lobby on South Facade



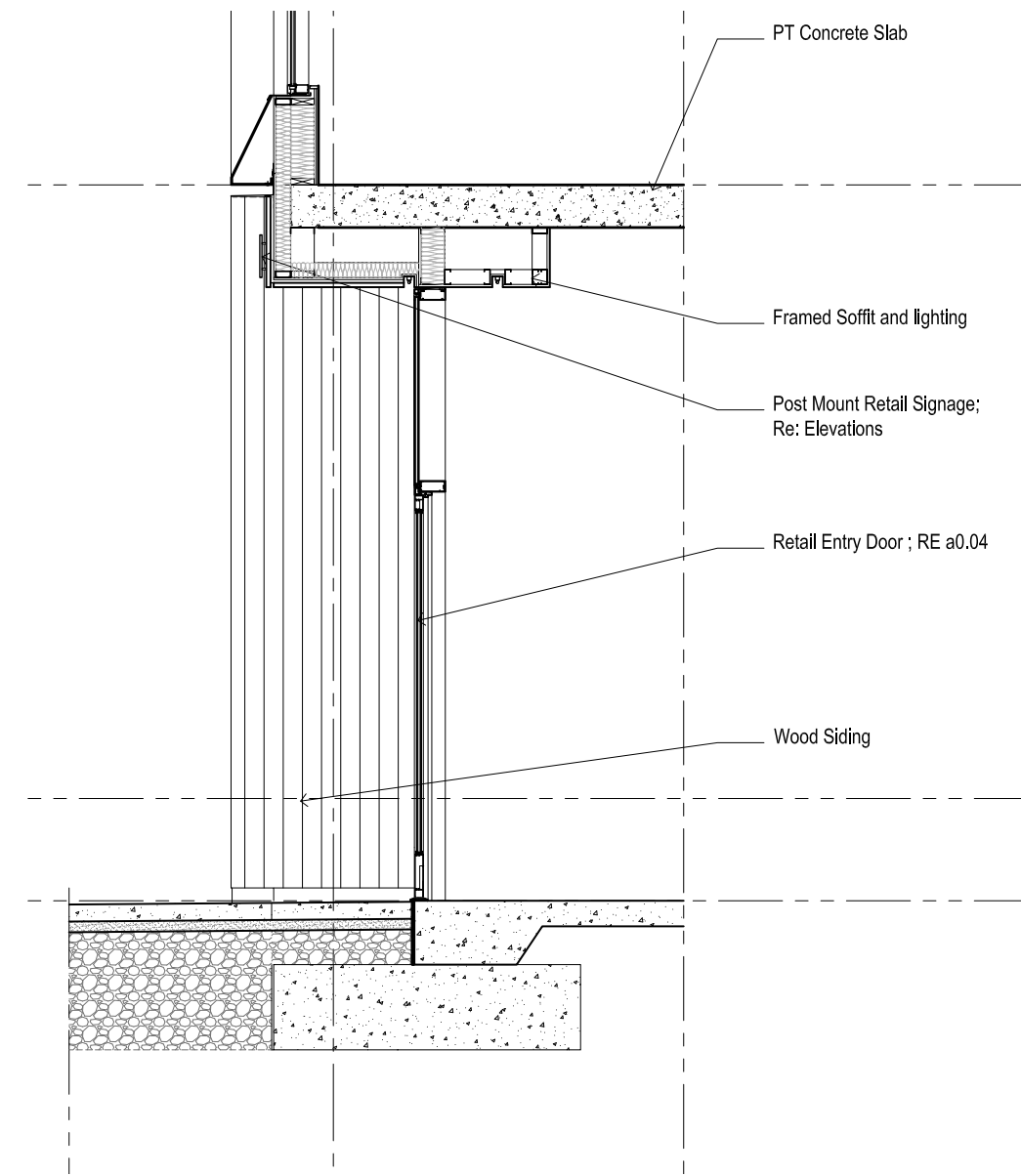
2D Section of Entrance Lobby on South Facade

Material Key

- | | |
|---|---|
| 1. Mechanically Fastened Bent 4mm Core Backed Panel, Color A | 11. Coiling Overhead Door, Perforated Slats, Slate Grey |
| 2. Cedar T&G Rainscreen, Warm Silver Finish | 12. Cedar T&G Rainscreen (Lobby), Natural Finish |
| 3. Clear Glazing Units; Vertical SSG Mullions | 13. Stormwater Planter, Clear Coat Color A |
| 4. Operable Awning Window with Grey Glazing Units | 14. Wooden Roof Deck, Natural IPE |
| 5. Clear Glazing Sliding Wood Window Panel, Warm Silver Finish | 15. Guardrail, Color A |
| 6. Sheet Metal Flashing, Color B | 16. Exterior Cove Lighting |
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| 9. Flushline Aluminum Entrance Door (Solid), Slate Grey | 20. Wood Clad Hollow Metal Door, Warm Silver Finish |
| 10. Aluminum Storefront System with Structural Silicone Joints | |



Section of Typical Ground Level Entrance

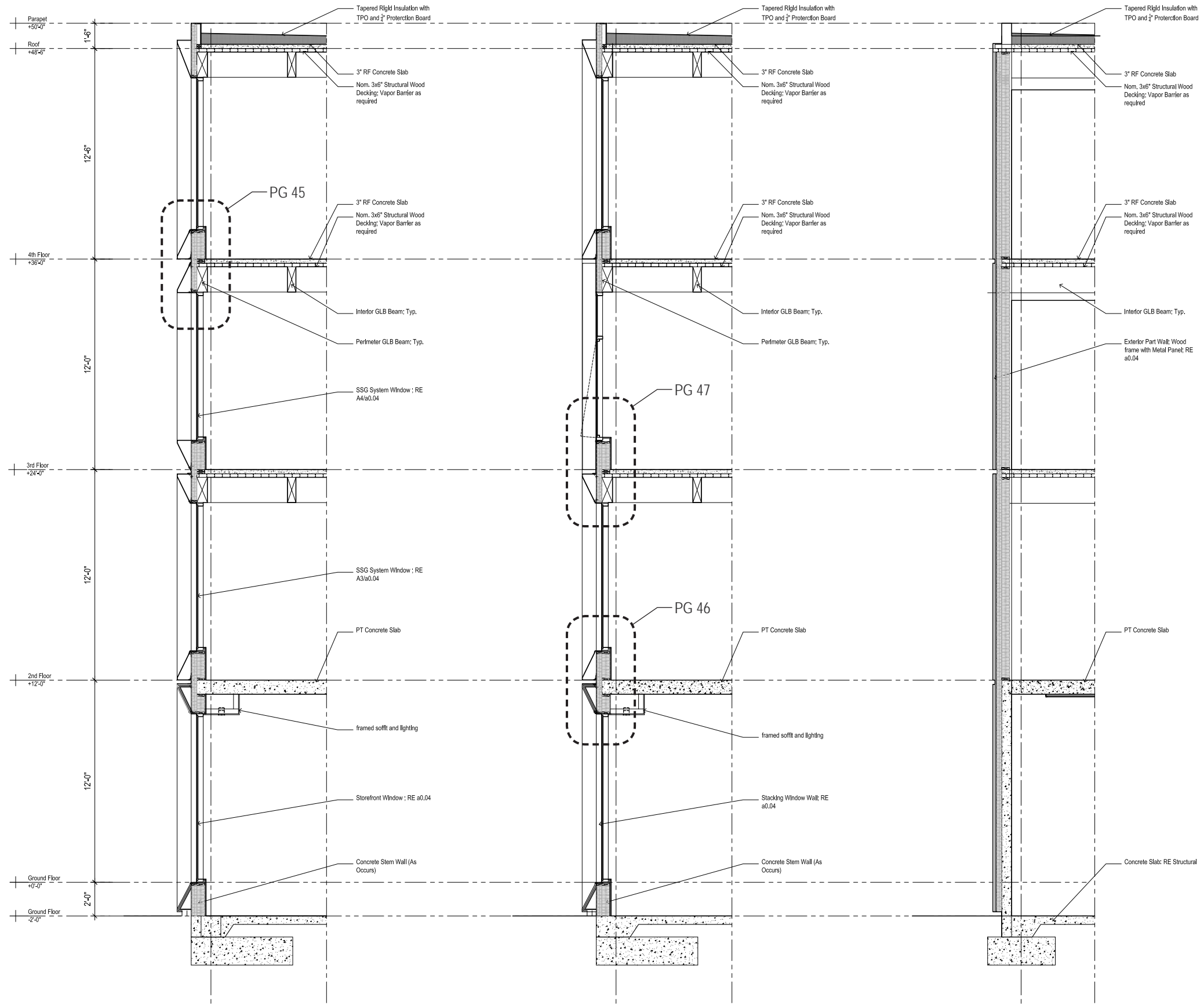


2D Section of Typical Ground Level Entrance

Material Key

- | | |
|---|---|
| 1. Mechanically Fastened Bent 4mm Core Backed Panel, Color A | 11. Coiling Overhead Door, Perforated Slats, Slate Grey |
| 2. Cedar T&G Rainscreen, Warm Silver Finish | 12. Cedar T&G Rainscreen (Lobby), Natural Finish |
| 3. Clear Glazing Units; Vertical SSG Mullions | 13. Stormwater Planter, Clear Coat Color A |
| 4. Operable Awning Window with Grey Glazing Units | 14. Wooden Roof Deck, Natural IPE |
| 5. Clear Glazing Sliding Wood Window Panel, Warm Silver Finish | 15. Guardrail, Color A |
| 6. Sheet Metal Flashing, Color B | 16. Exterior Cove Lighting |
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| 9. Flushline Aluminum Entrance Door (Solid), Slate Grey | 20. Wood Clad Hollow Metal Door, Warm Silver Finish |
| 10. Aluminum Storefront System with Structural Silicone Joints | |

Enlarged Sections + Details



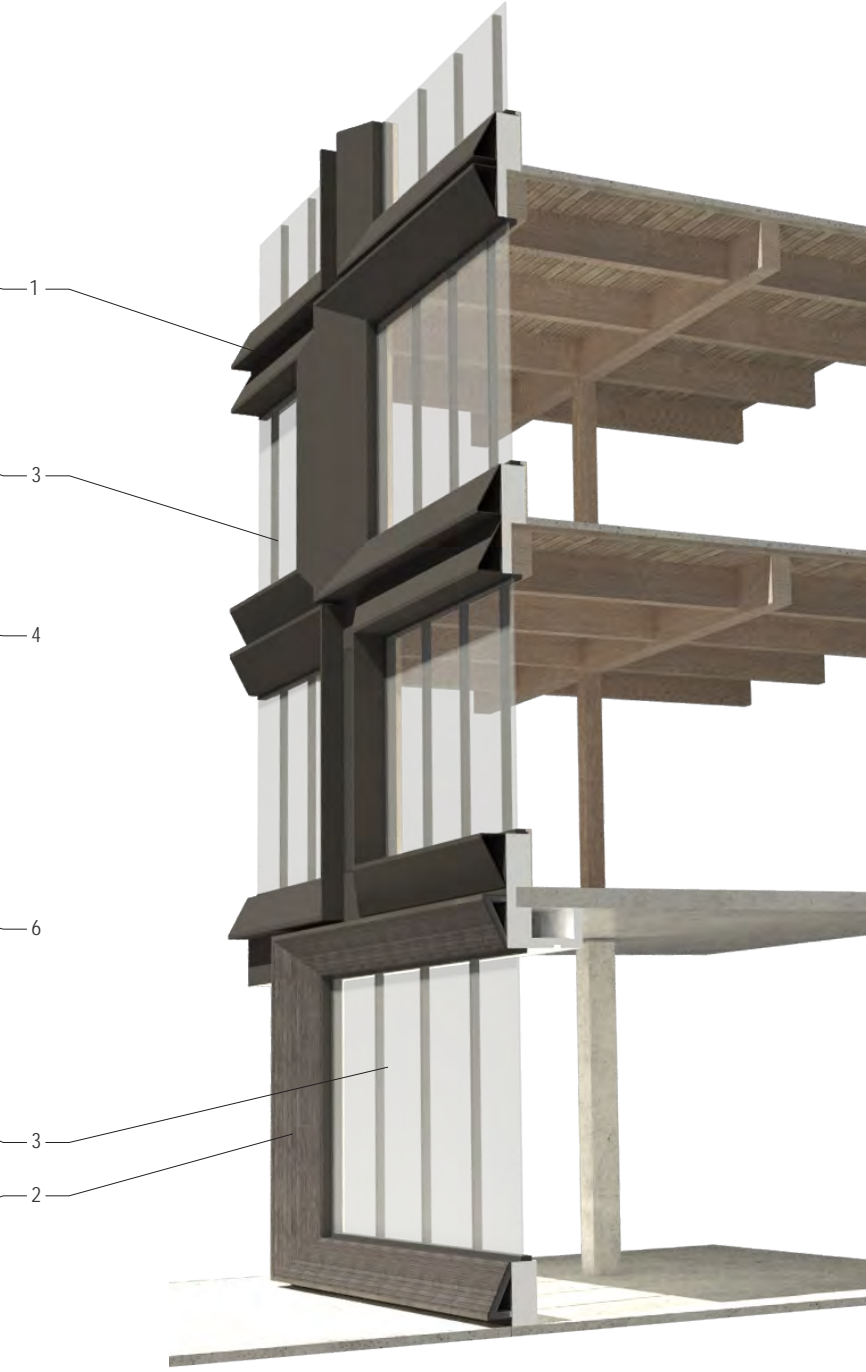
a. Typical Glazing

b. Typical Operable

c. Typical Solid



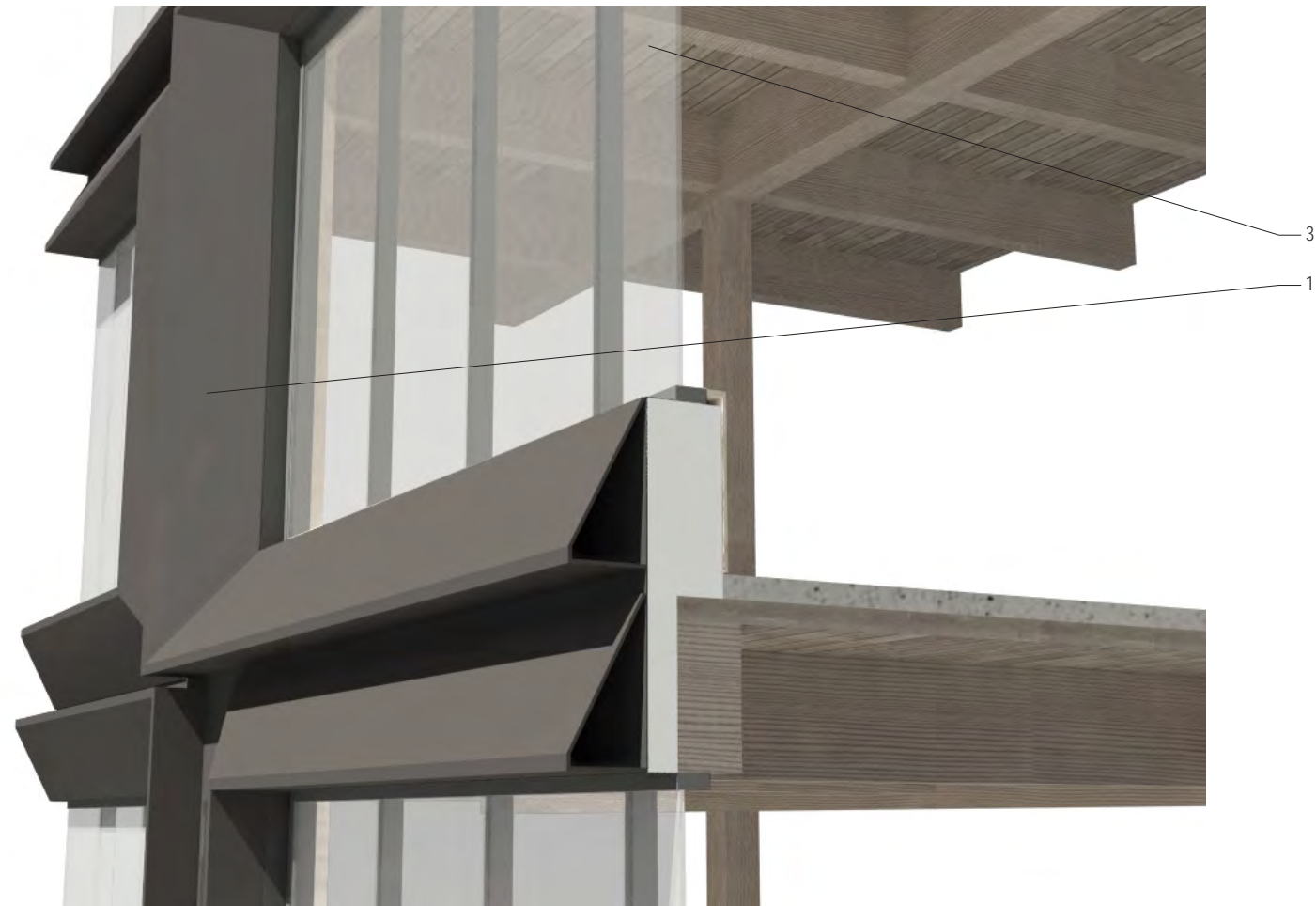
Enlarged Elevation



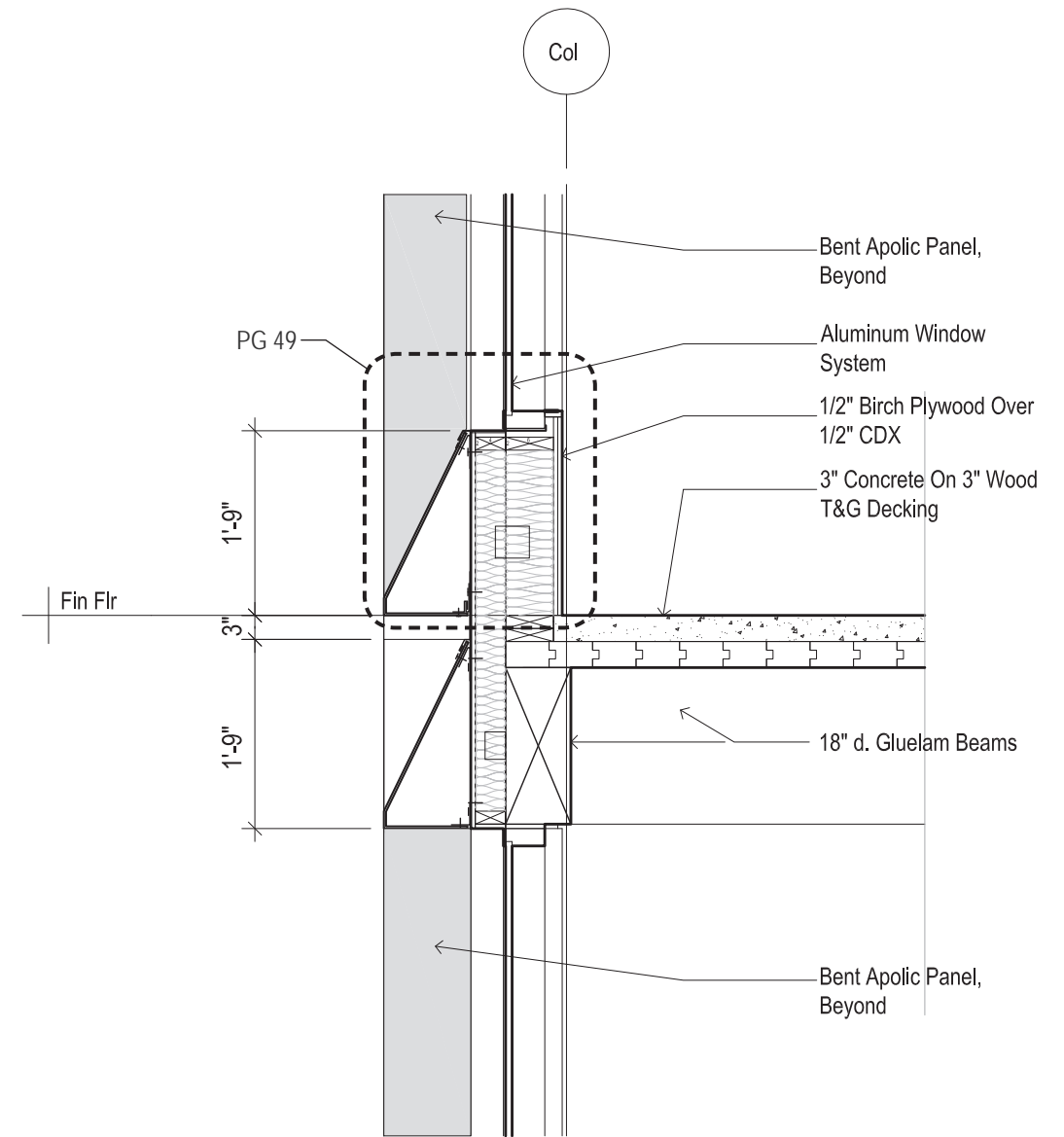
Typical Wall Section

Material Key

- | | |
|---|---|
| 1. Mechanically Fastened Bent 4mm Core Backed Panel, Color A | 11. Coiling Overhead Door, Perforated Slats, Slate Grey |
| 2. Cedar T&G Rainscreen, Warm Silver Finish | 12. Cedar T&G Rainscreen (Lobby), Natural Finish |
| 3. Clear Glazing Units; Vertical SSG Mullions | 13. Stormwater Planter, Clear Coat Color A |
| 4. Operable Awning Window with Grey Glazing Units | 14. Wooden Roof Deck, Natural IPE |
| 5. Clear Glazing Sliding Wood Window Panel, Warm Silver Finish | 15. Guardrail, Color A |
| 6. Sheet Metal Flashing, Color B | 16. Exterior Cove Lighting |
| 7. Box Rib Metal Panel, Color A | 17. Call Box |
| 7a. Box Rib Metal Panel, Sky Grey | 18. Post offset individual building address signage, Cotton White |
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| 9. Flushline Aluminum Entrance Door (Solid), Slate Grey | 20. Wood Clad Hollow Metal Door, Warm Silver Finish |
| 10. Aluminum Storefront System with Structural Silicone Joints | |



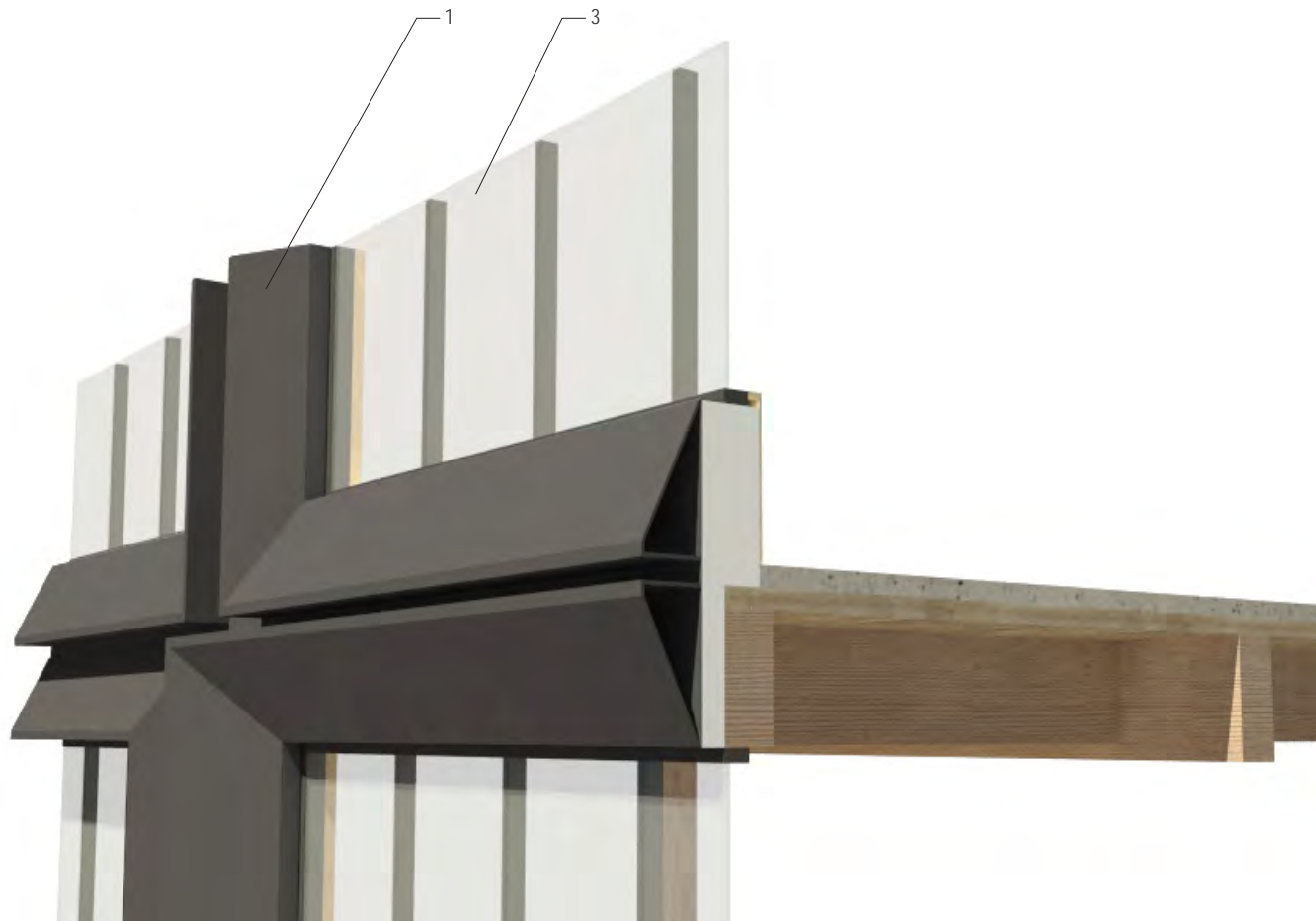
Rendering of Typical Exterior Wall Detail - Panel Condition 1



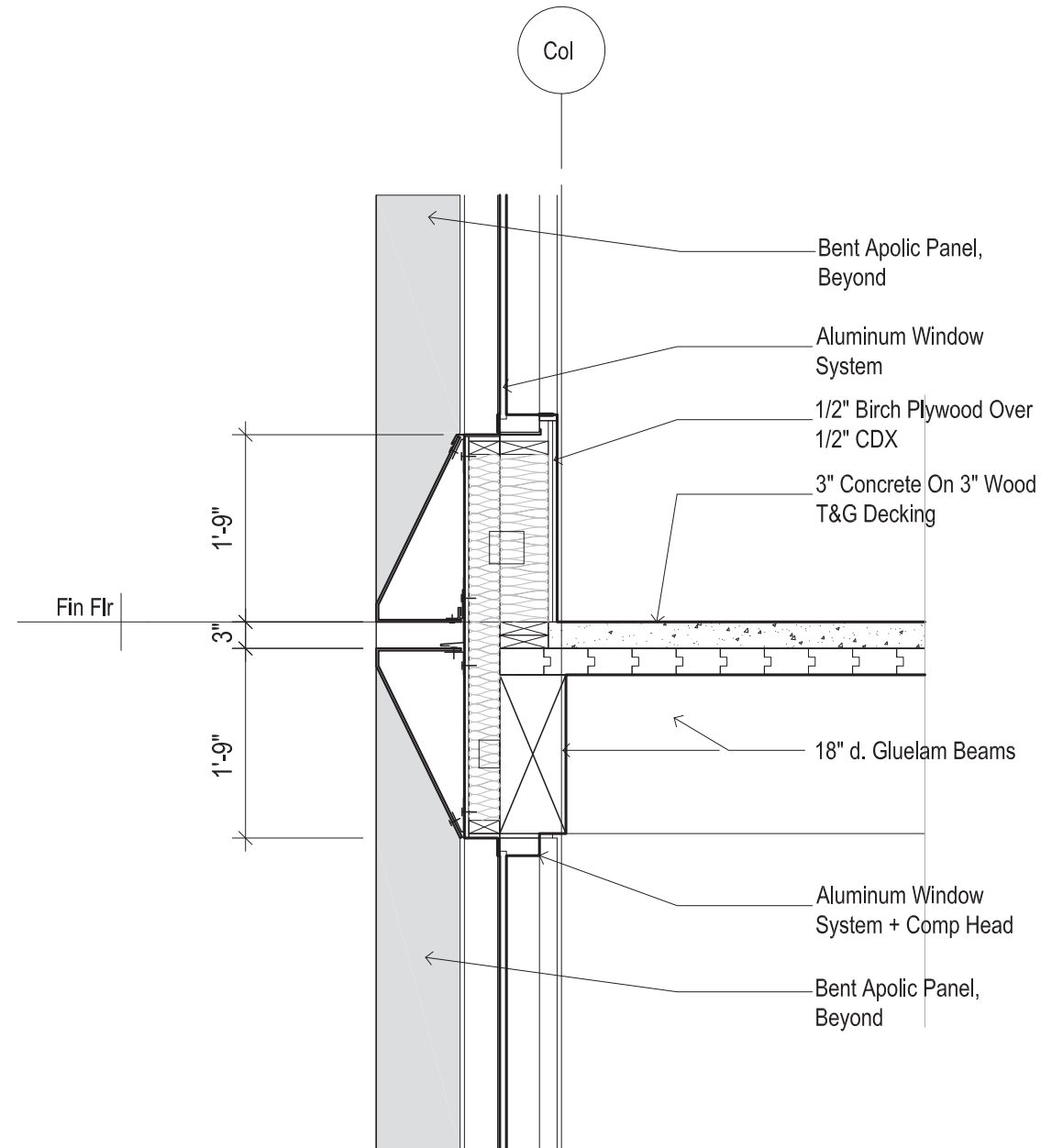
2D Section of Typical Exterior Wall Detail - Panel Condition 1

Material Key

- | | |
|---|---|
| 1. Mechanically Fastened Bent 4mm Core Backed Panel, Color A | 11. Coiling Overhead Door, Perforated Slats, Slate Grey |
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| 5. Clear Glazing Sliding Wood Window Panel, Warm Silver Finish | 15. Guardrail, Color A |
| 6. Sheet Metal Flashing, Color B | 16. Exterior Cove Lighting |
| 7. Box Rib Metal Panel, Color A | 17. Call Box |
| 7a. Box Rib Metal Panel, Sky Grey | 18. Post offset individual building address signage, Cotton White |
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| 9. Flushline Aluminum Entrance Door (Solid), Slate Grey | 20. Wood Clad Hollow Metal Door, Warm Silver Finish |
| 10. Aluminum Storefront System with Structural Silicone Joints | |



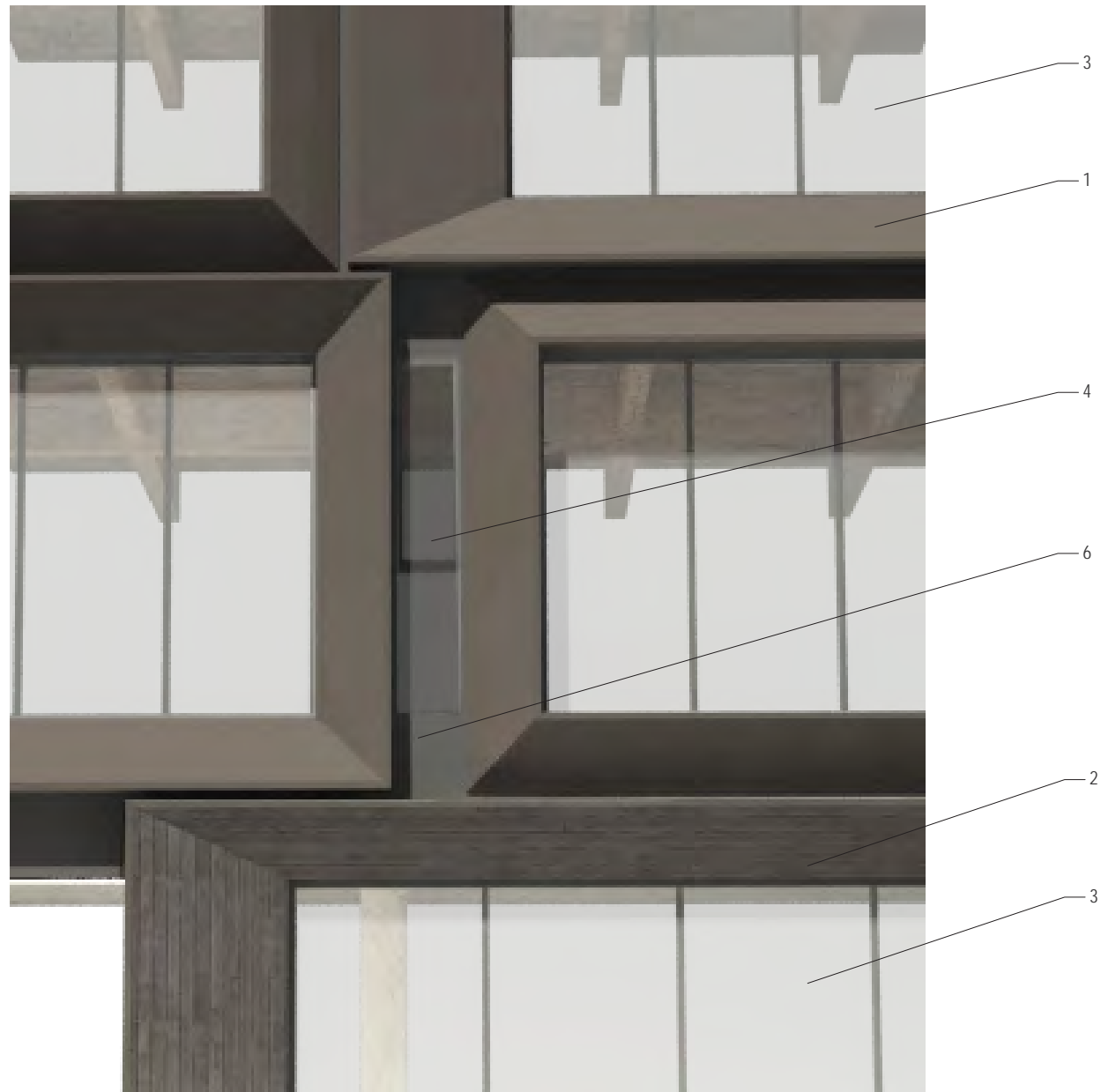
Rendering of Typical Exterior Wall Detail - Panel Condition 2



2D Section of Typical Exterior Wall Detail - Panel Condition 2

Material Key

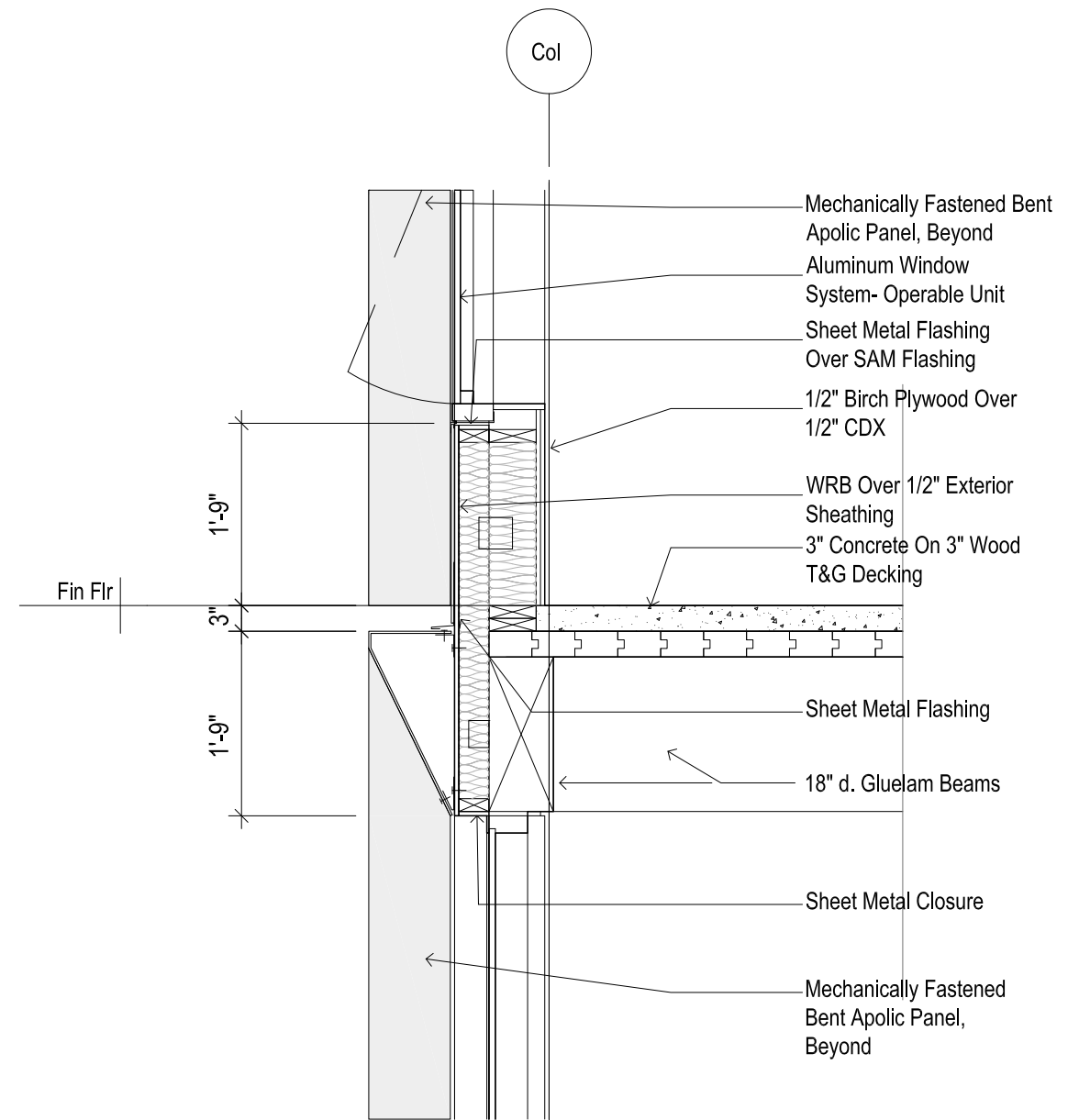
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|---|---|
| 1. Mechanically Fastened Bent 4mm Core Backed Panel, Color A | 11. Coiling Overhead Door, Perforated Slats, Slate Grey |
| 2. Cedar T&G Rainscreen, Warm Silver Finish | 12. Cedar T&G Rainscreen (Lobby), Natural Finish |
| 3. Clear Glazing Units; Vertical SSG Mullions | 13. Stormwater Planter, Clear Coat Color A |
| 4. Operable Awning Window with Grey Glazing Units | 14. Wooden Roof Deck, Natural IPE |
| 5. Clear Glazing Sliding Wood Window Panel, Warm Silver Finish | 15. Guardrail, Color A |
| 6. Sheet Metal Flashing, Color B | 16. Exterior Cove Lighting |
| 7. Box Rib Metal Panel, Color A | 17. Call Box |
| 7a. Box Rib Metal Panel, Sky Grey | 18. Post offset individual building address signage, Cotton White |
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| 9. Flushline Aluminum Entrance Door (Solid), Slate Grey | 20. Wood Clad Hollow Metal Door, Warm Silver Finish |
| 10. Aluminum Storefront System with Structural Silicone Joints | |



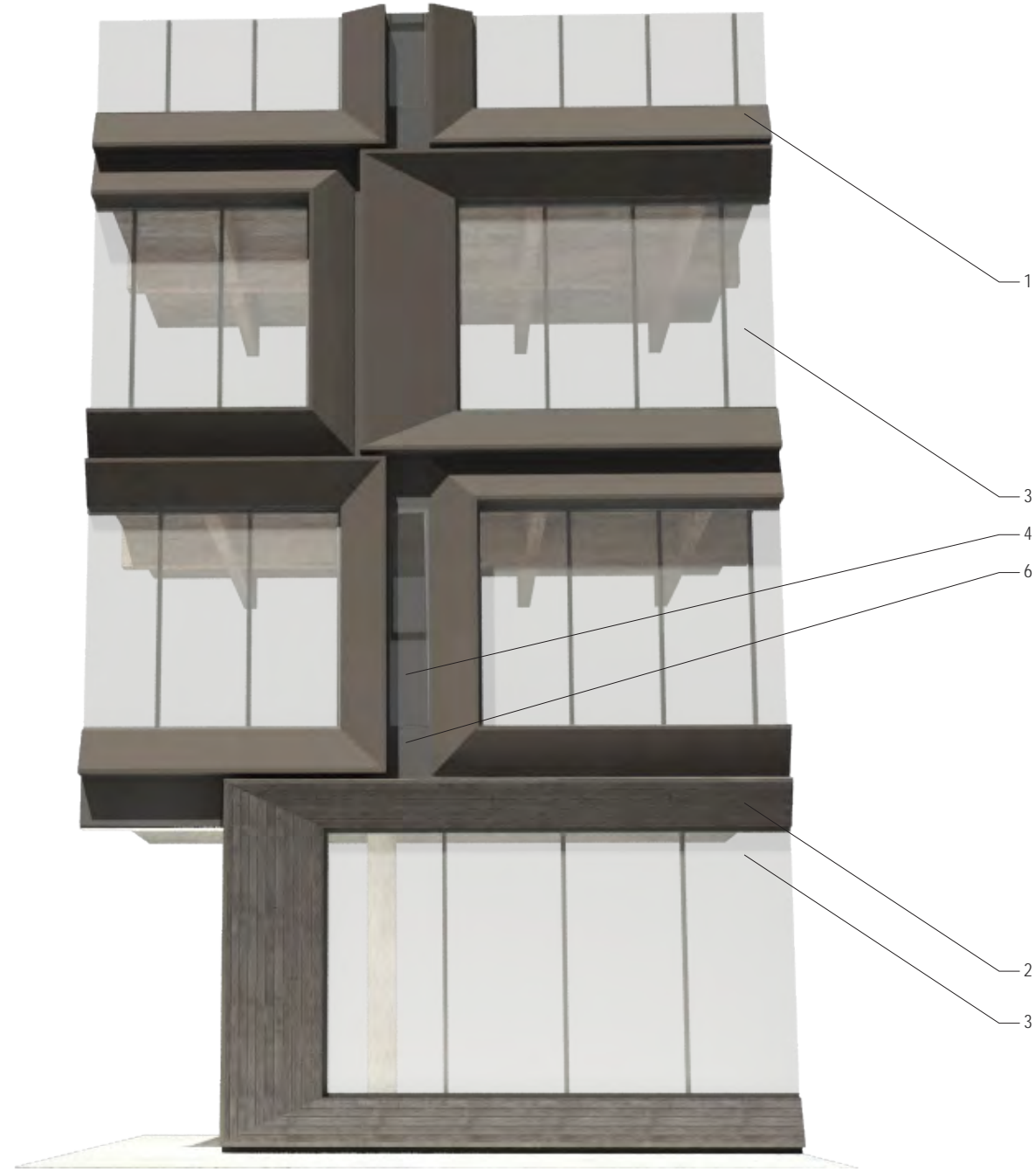
Rendering of Typical Exterior Wall Detail - Operable Vent Window

Material Key

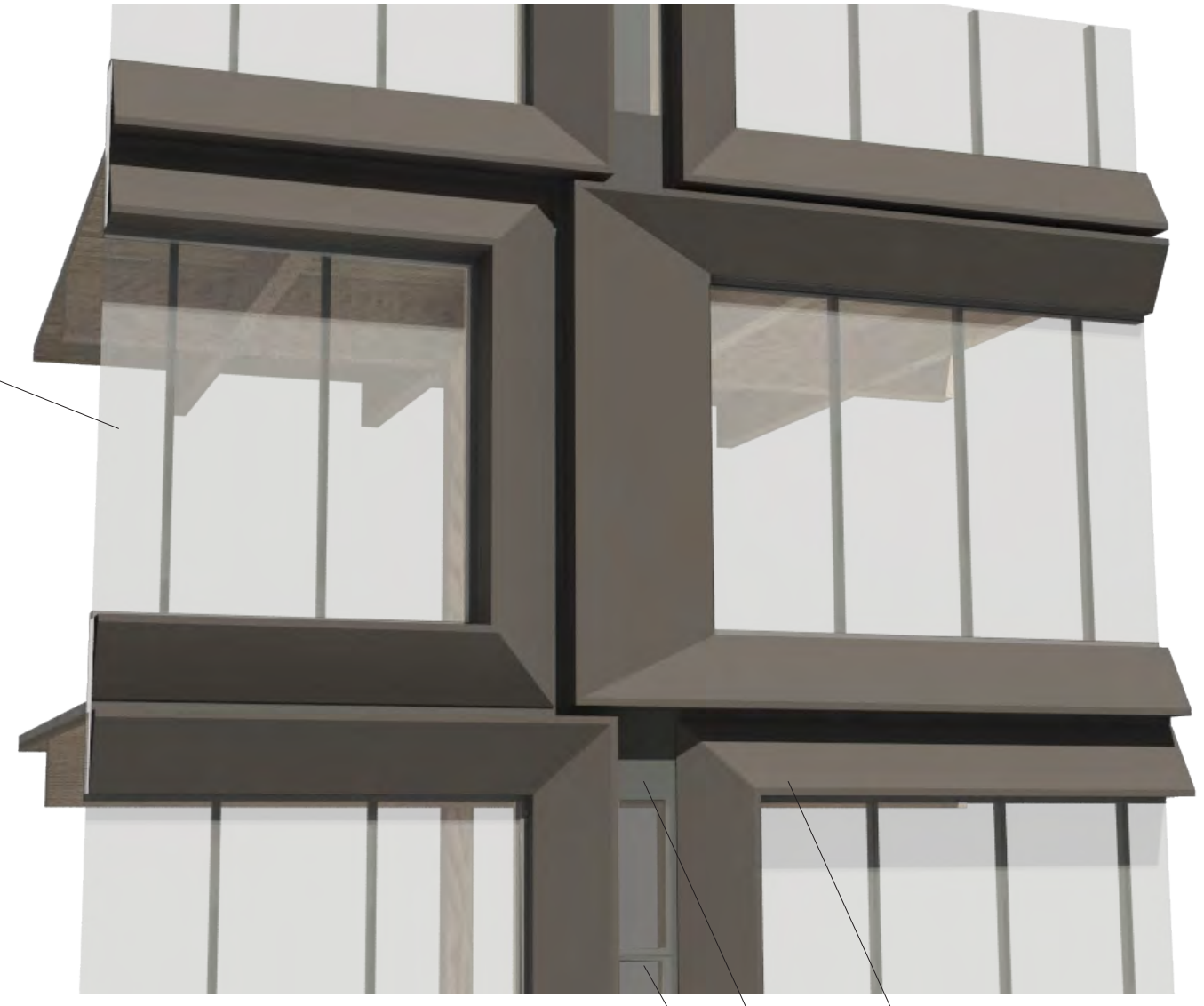
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|---|---|
| 1. Mechanically Fastened Bent 4mm Core Backed Panel, Color A | 11. Coiling Overhead Door, Perforated Slats, Slate Grey |
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| 7a. Box Rib Metal Panel, Sky Grey | 18. Post offset individual building address signage, Cotton White |
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| 10. Aluminum Storefront System with Structural Silicone Joints | |



2D Section of Typical Exterior Wall Detail - Operable Vent Window

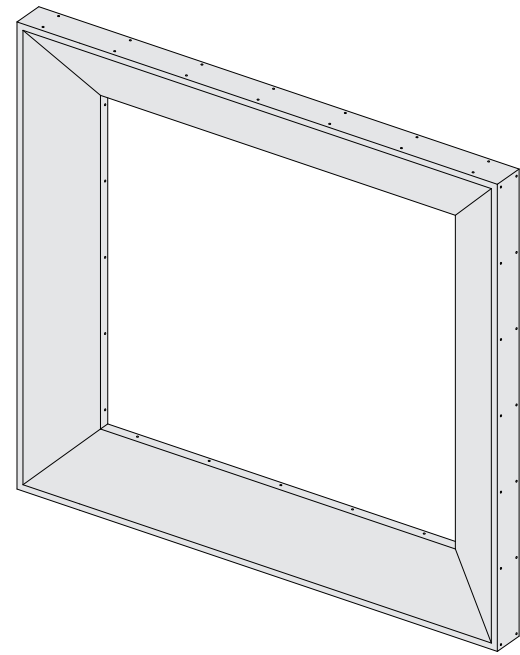


Enlarged Elevation

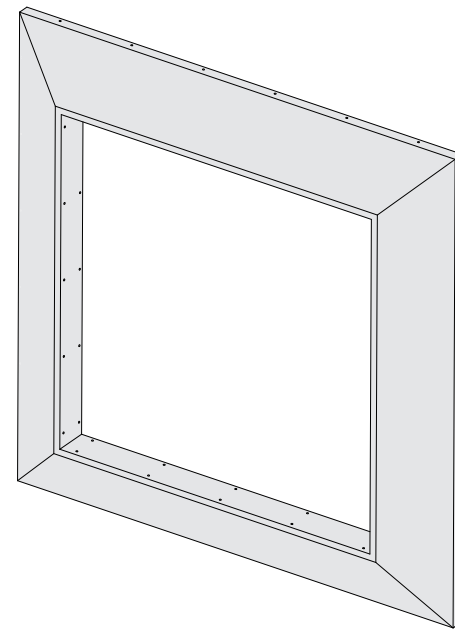


Enlarged Elevation

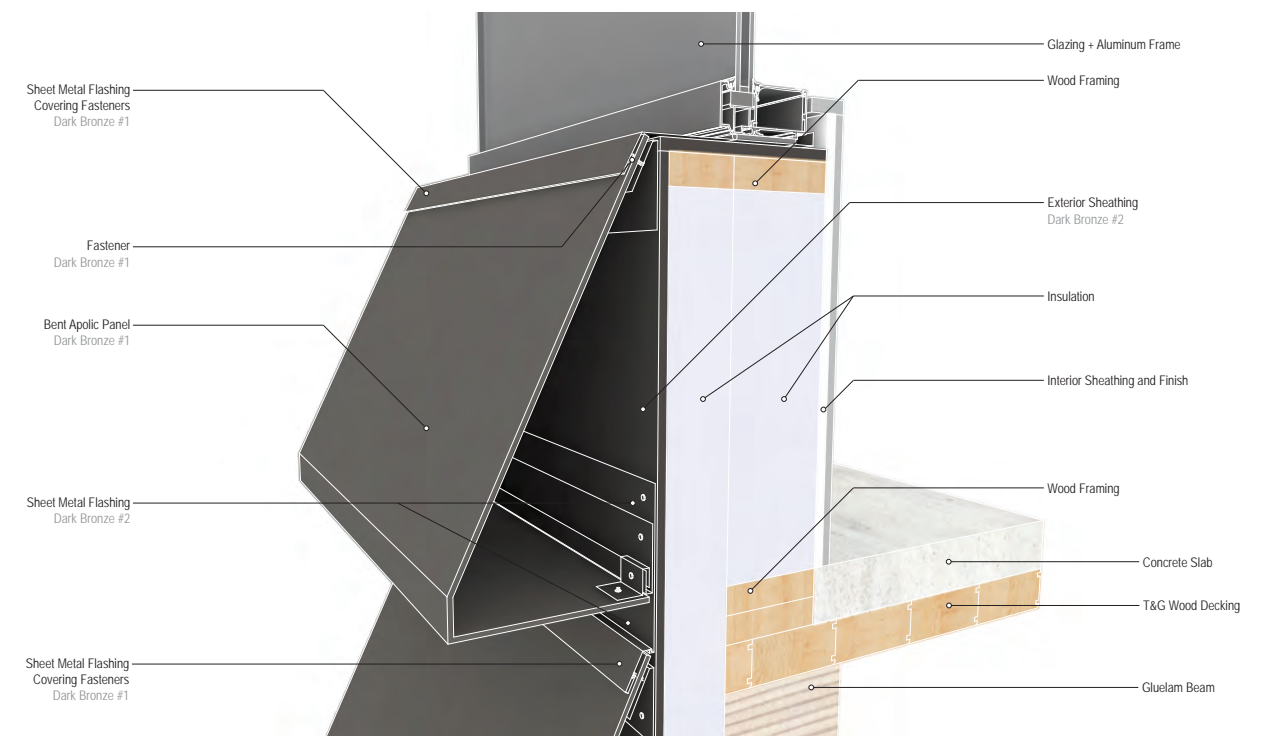
- Material Key
- | | |
|---|---|
| 1. Mechanically Fastened Bent 4mm Core Backed Panel, Color A | 11. Coiling Overhead Door, Perforated Slats, Slate Grey |
| 2. Cedar T&G Rainscreen, Warm Silver Finish | 12. Cedar T&G Rainscreen (Lobby), Natural Finish |
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| 10. Aluminum Storefront System with Structural Silicone Joints | |



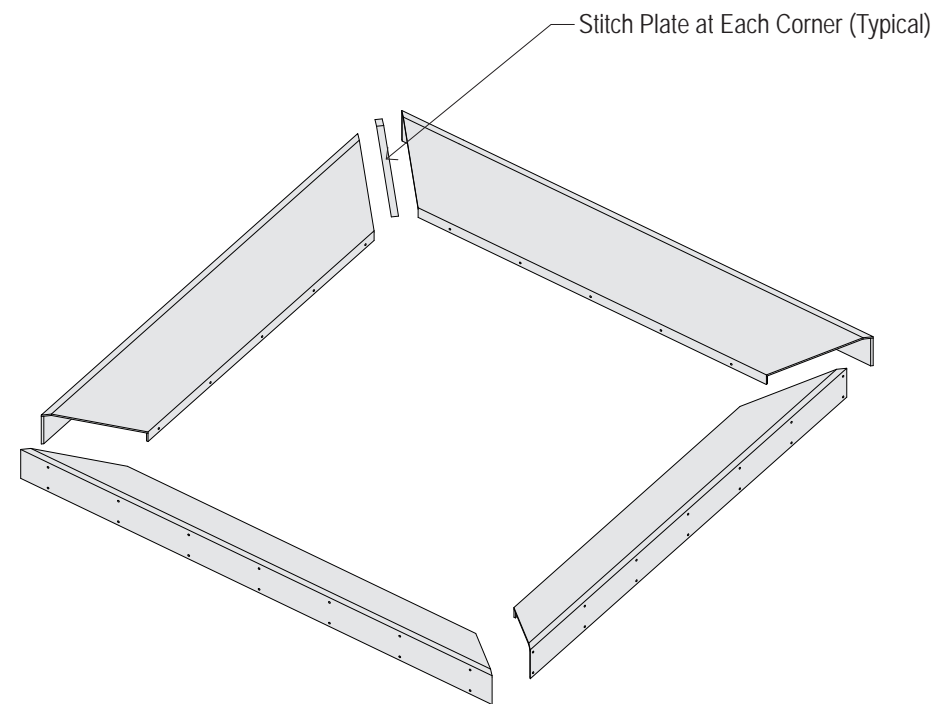
Panel Type A



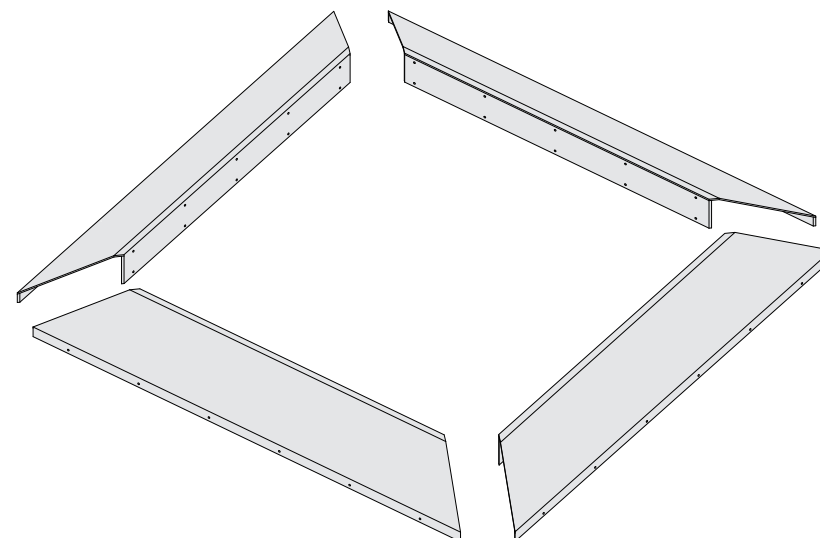
Panel Type B



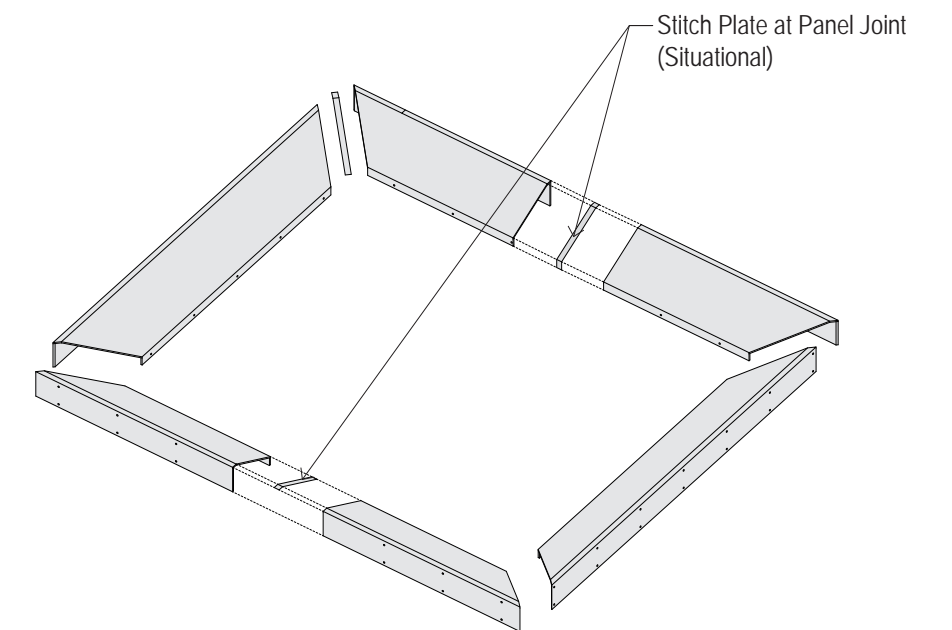
Section of Tube and Panel Assembly



Panel Assembly A



Panel Assembly B



Panel Assembly - Panel Joint