

# 11TH & BURNSIDE

## DESIGN REVIEW SUBMITTAL

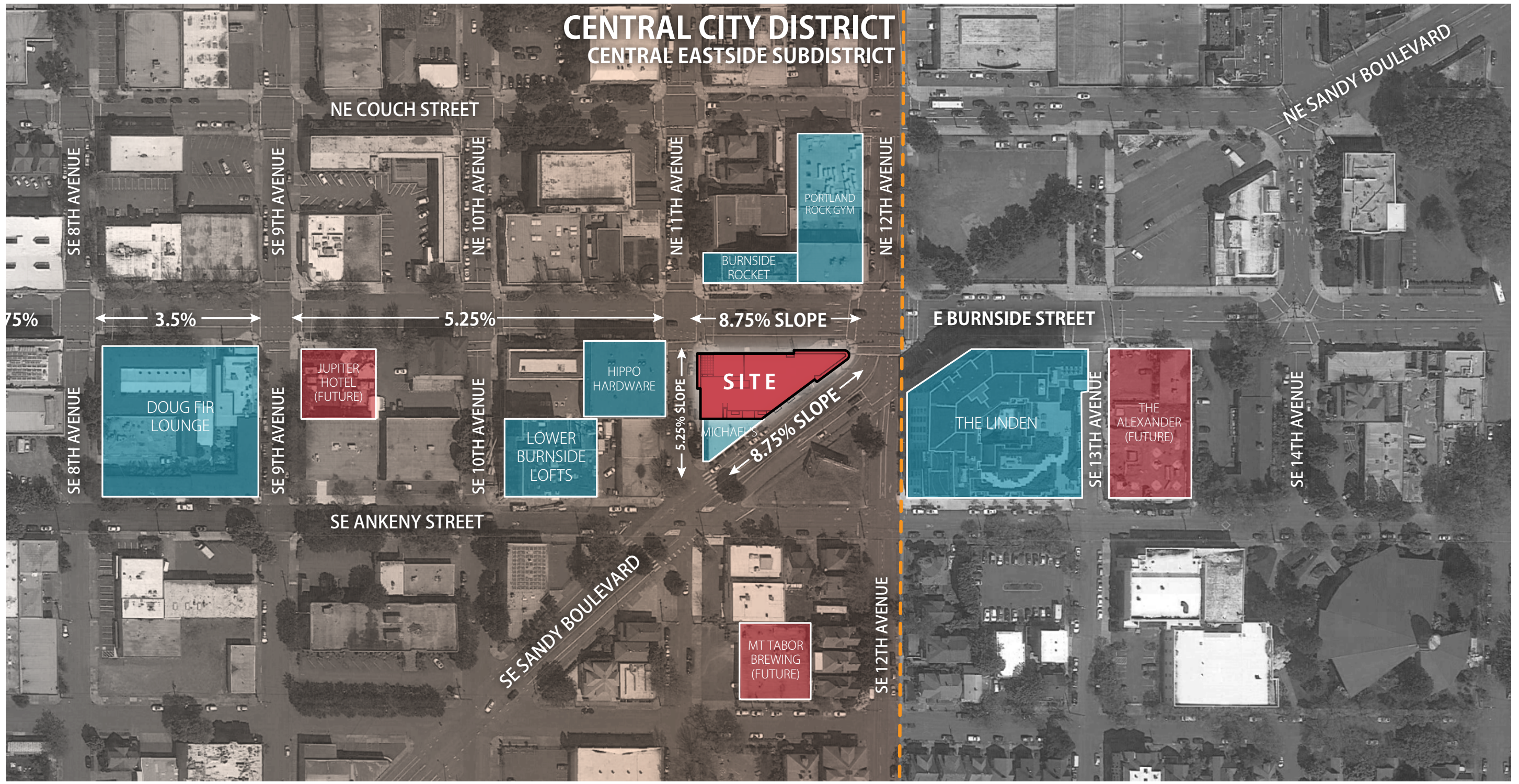
EA 15 - 177695

LU 15 - 259840

HEARING : FEBRAURY 4TH, 2016

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**CENTRAL CITY DISTRICT**  
**CENTRAL EASTSIDE SUBDISTRICT**

PROJECT ADDRESS :  
 1111 SE SANDY BOULEVARD  
 PORTLAND, OREGON 97214-1333

**V C A** 11th & BURNSIDE  
 VALLASTER CORL ARCHITECTS DESIGN REVIEW SUBMITTAL  
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VICINITY MAP

**C01**



PREVIOUS DESIGN - NORTHEAST

**V C A**  
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**CO2**



PREVIOUS DESIGN

PREVIOUS DESIGN - SOUTHWEST

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**C03**



PREVIOUS DESIGN

PREVIOUS DESIGN - NORTHWEST

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**C04**



RENDERING FROM NORTHEAST

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**C05**



RENDERING FROM SOUTHWEST

**V C A**  
VALLASTER CORL  
ARCHITECTS

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**C06**



RENDERING FROM NORTHWEST

**V C A**  
VALLASTER CORL  
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**C07**

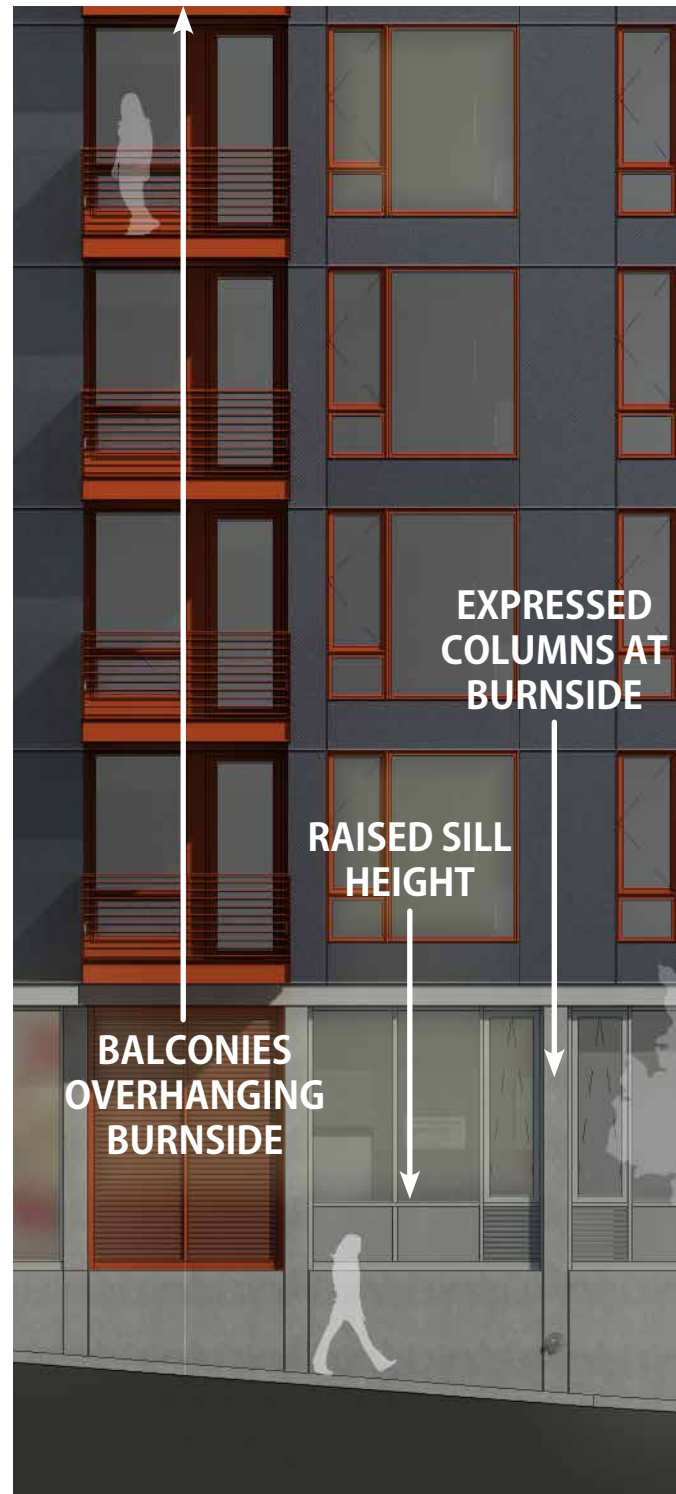




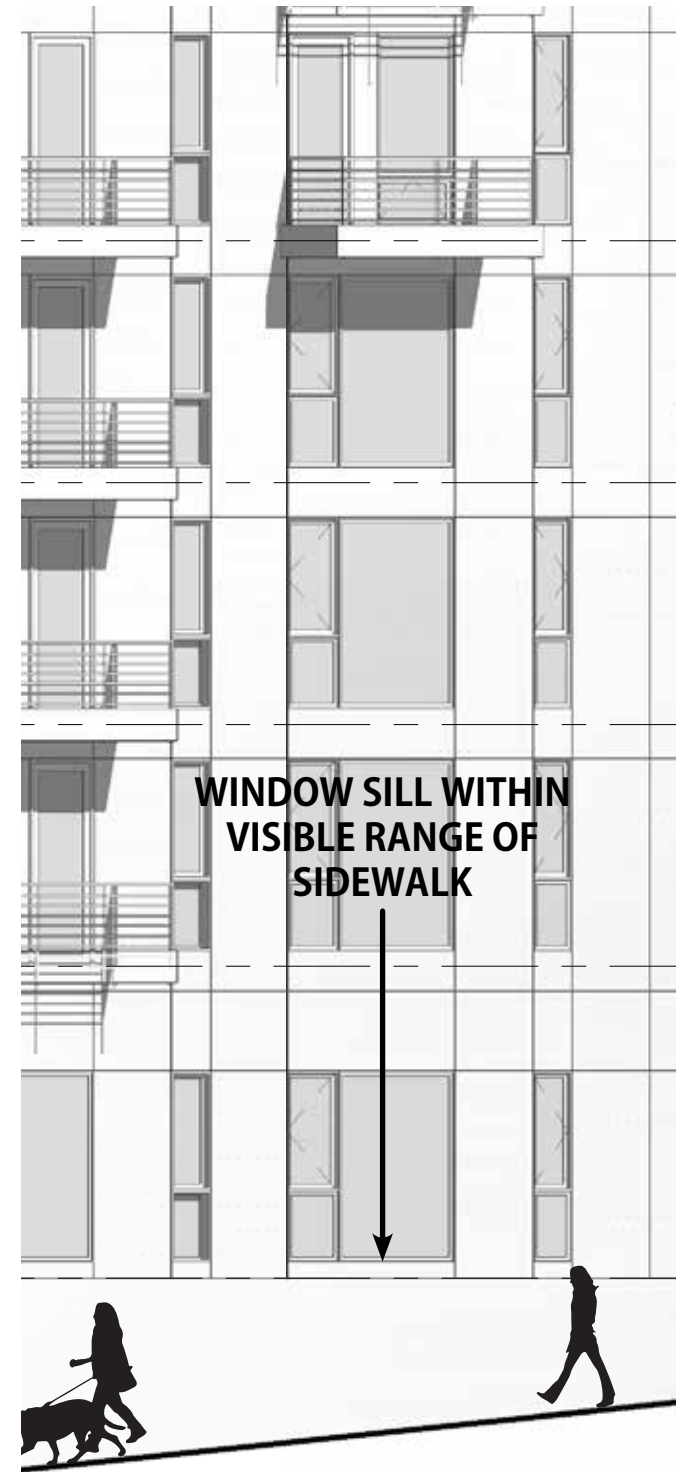
DESIGN ITERATION MASSING STUDIES POST-DAR



**NORTH ELEVATION  
PREVIOUS DESIGN**



**NORTH ELEVATION  
CURRENT DESIGN**

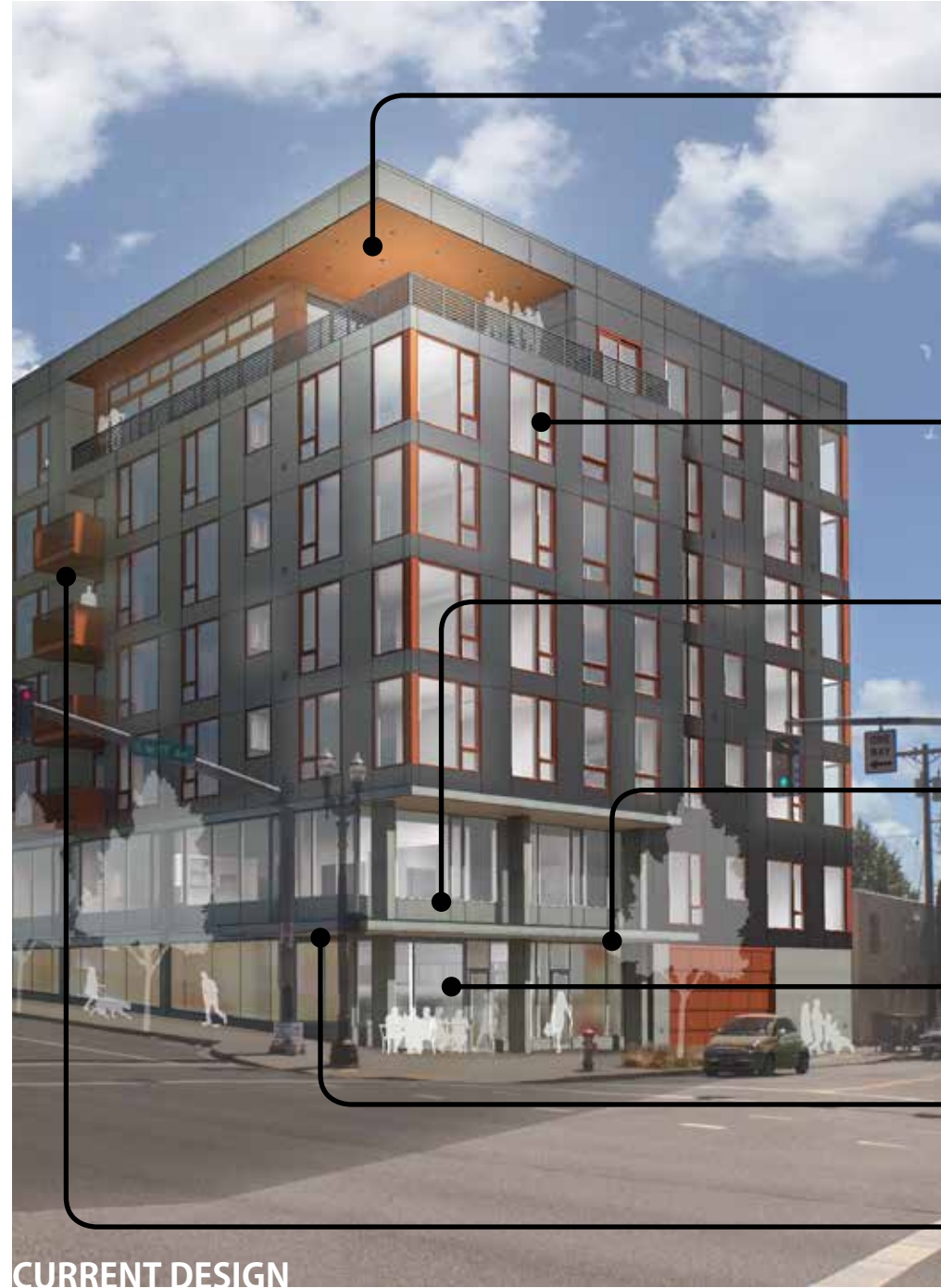
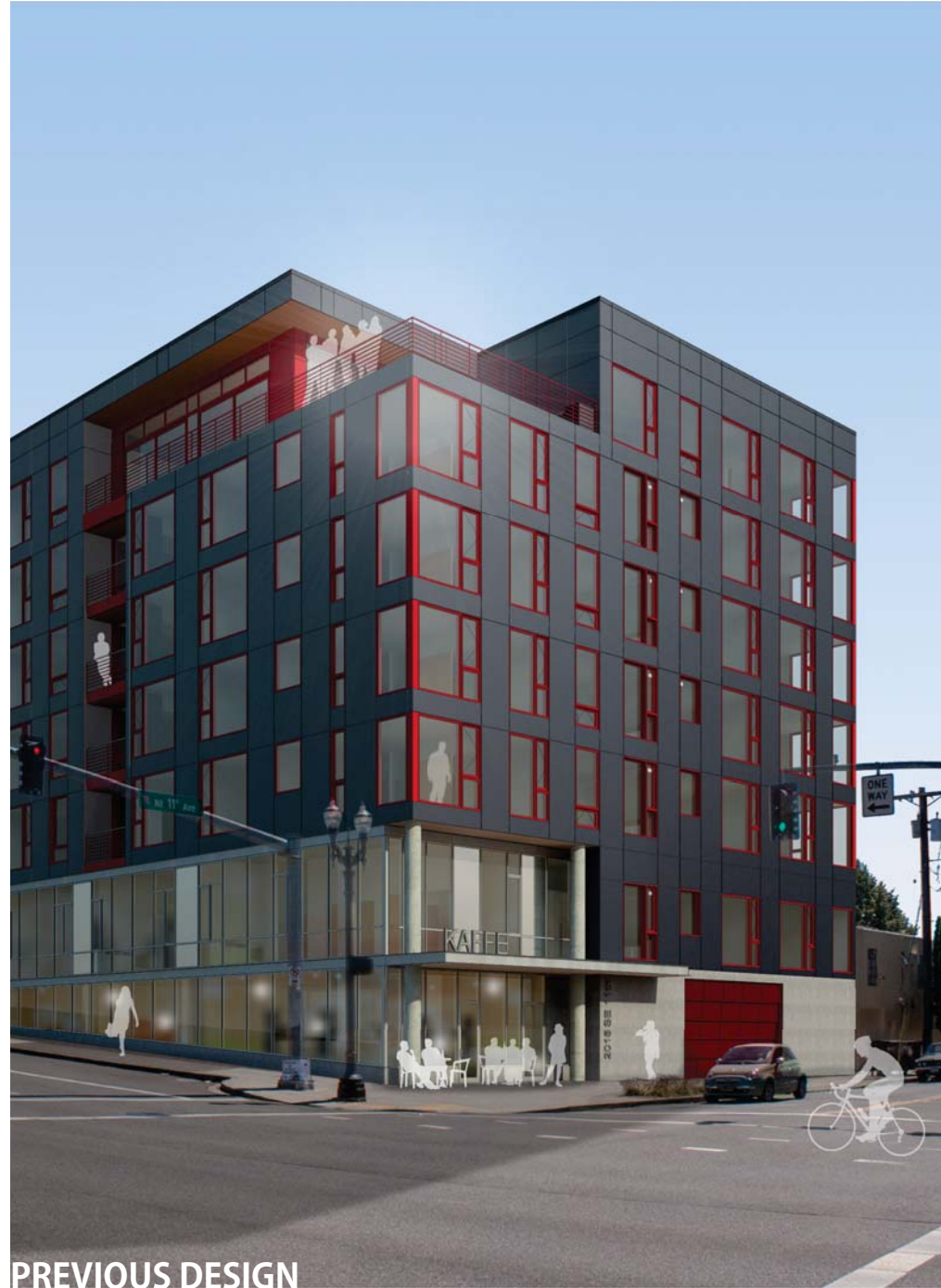


**SOUTH ELEVATION  
PREVIOUS DESIGN**



**SOUTH ELEVATION  
CURRENT DESIGN**

DESIGN ITERATION - NORTH / SOUTH ELEVATION



OVERHANG EXTENDED TO PROVIDE INCREASED WEATHER PROTECTION AT AMENITY DECK, FURTHERING YEAR-ROUND USAGE

CORNER EXTENDED 4' TO INCREASE PROMINANCE OF RETAIL CORNER AT 11TH & BURNSIDE

OPAQUE PANNELLING AT LEVEL 1 RESIDENTIAL UNITS FOR INCREASED PRIVACY

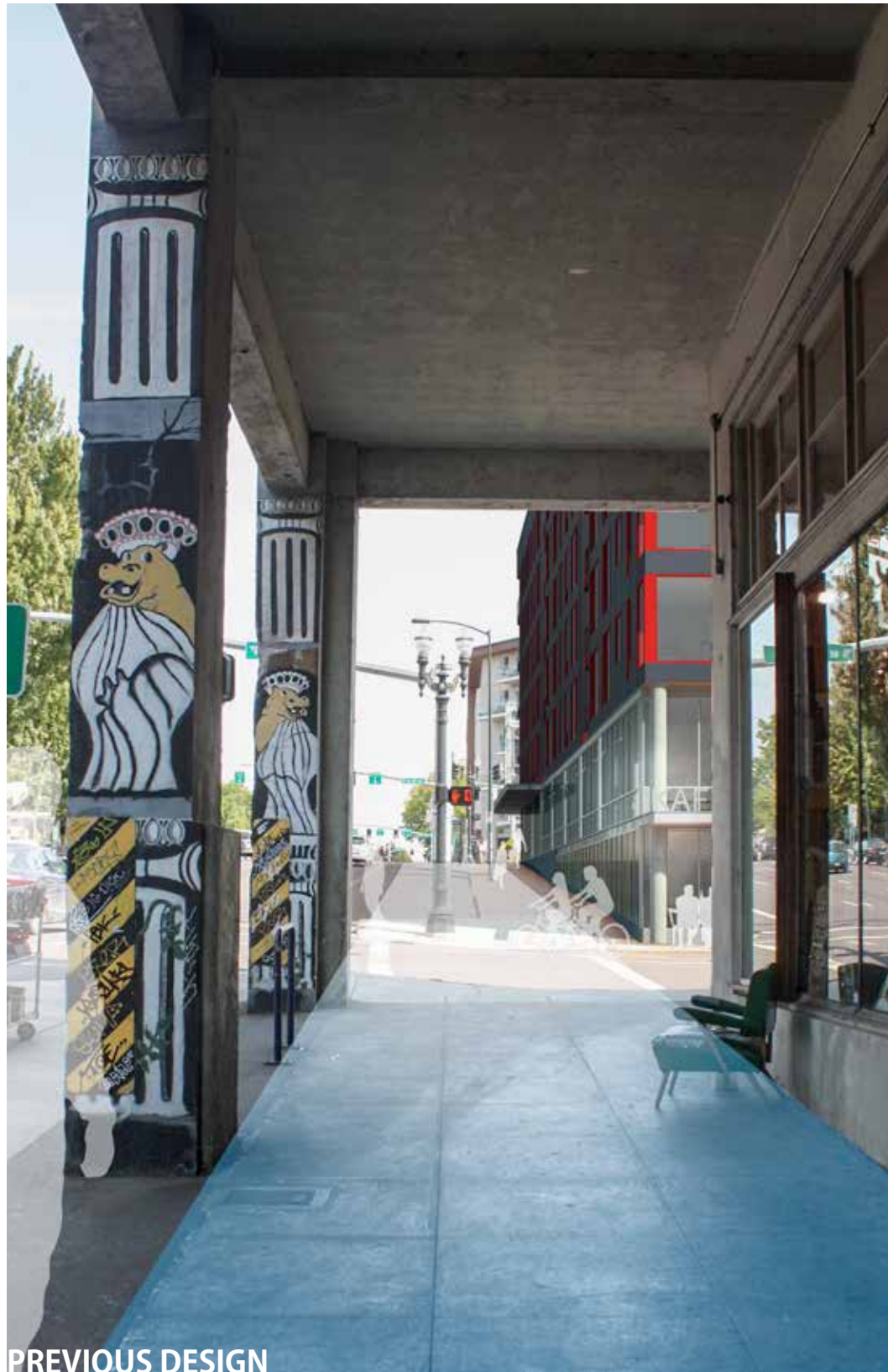
LOBBY EXTENDED TO INCREASE % OF GROUND FLOOR WINDOWS & ACTIVE SPACE

OPERABLE STOREFRONT CORNER AT BASEMENT RETAIL

CANOPY EXTENDED 8' OVER BURNSIDE

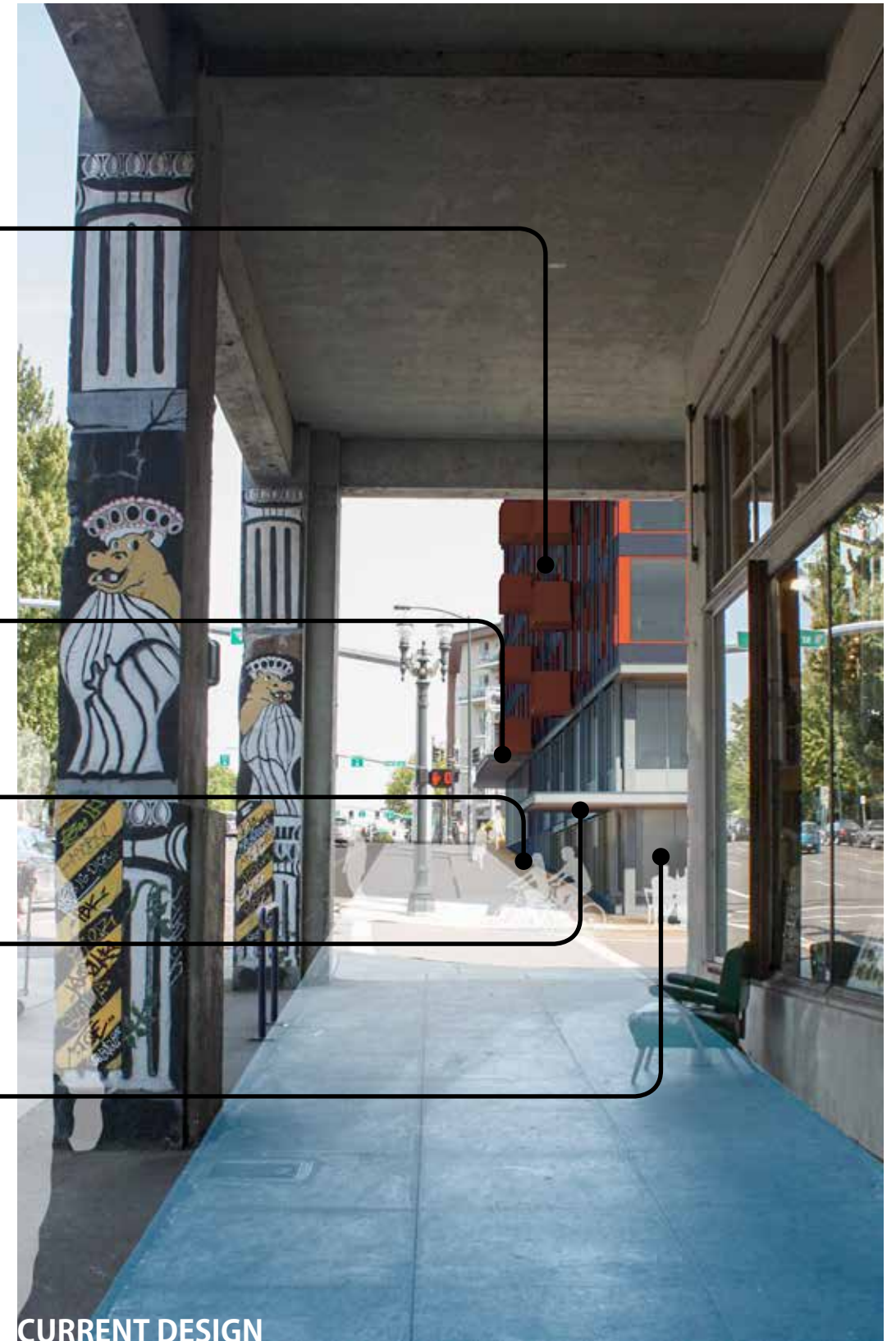
BALCONIES EXTENDED 4' OVER BURNSIDE

DESIGN ITERATION - WEST ELEVATION



PREVIOUS DESIGN

- BALCONIES EXTENDED  
4' OVER BURNSIDE
- OVERHANGING CANOPY INCREASED  
2' ALONG BURNSIDE & SANDY
- 4' SIDEWALK DEDICATION  
ALONG BURNSIDE
- CANOPY AT 11th EXTENDED  
8' OVER BURNSIDE
- OPERABLE STOREFRONT  
ACTIVATES RETAIL CORNER



CURRENT DESIGN

DESIGN ITERATION - BURNSIDE



NIGHT RENDERING FROM NORTHEAST

**V C A**  
VALLASTER CORL  
ARCHITECTS

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**C12**

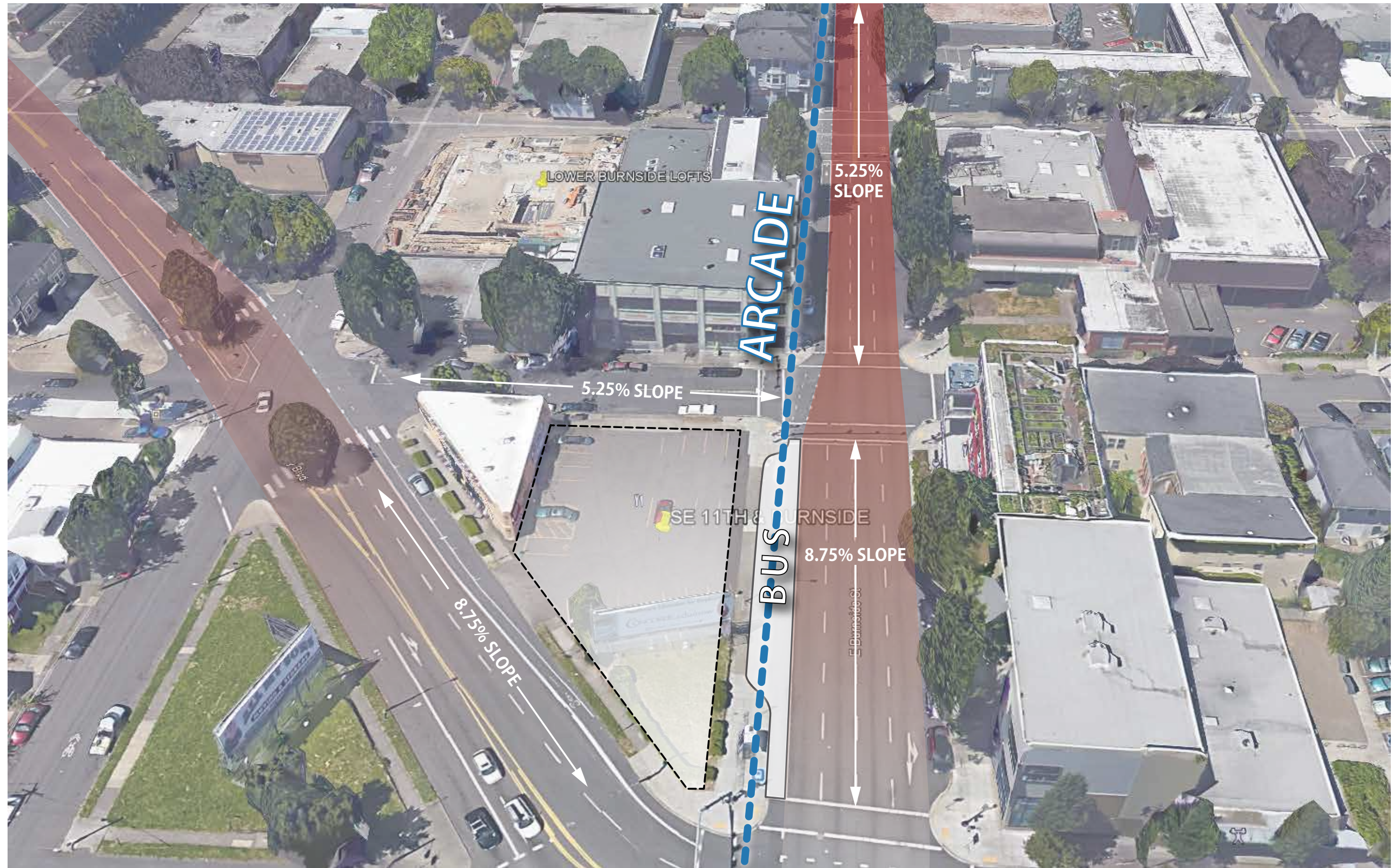


NIGHT RENDERING FROM NORTHWEST

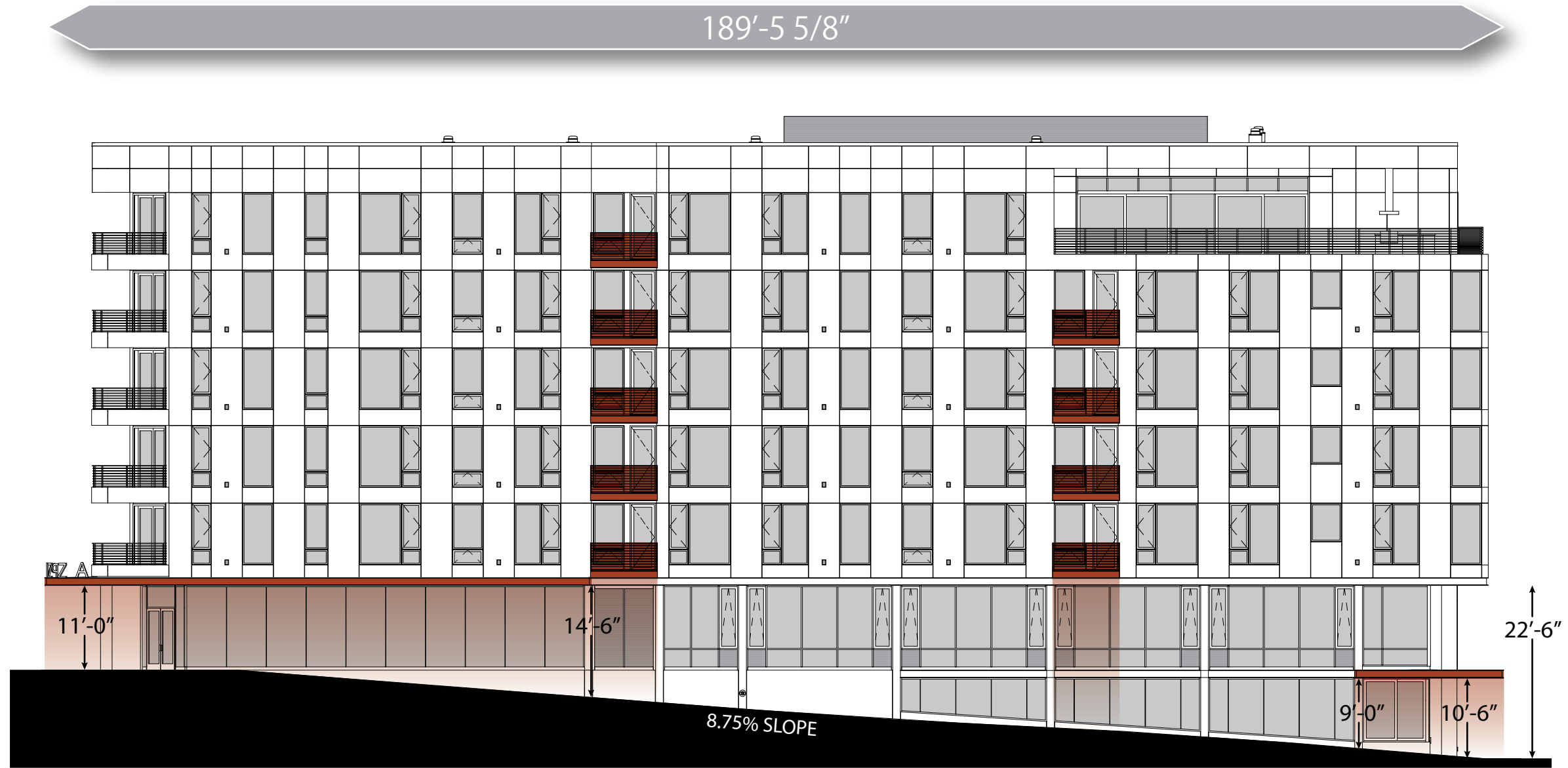
**V C A**  
VALLASTER CORL  
ARCHITECTS

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**C13**



BURNSIDE ARCADE DIAGRAM

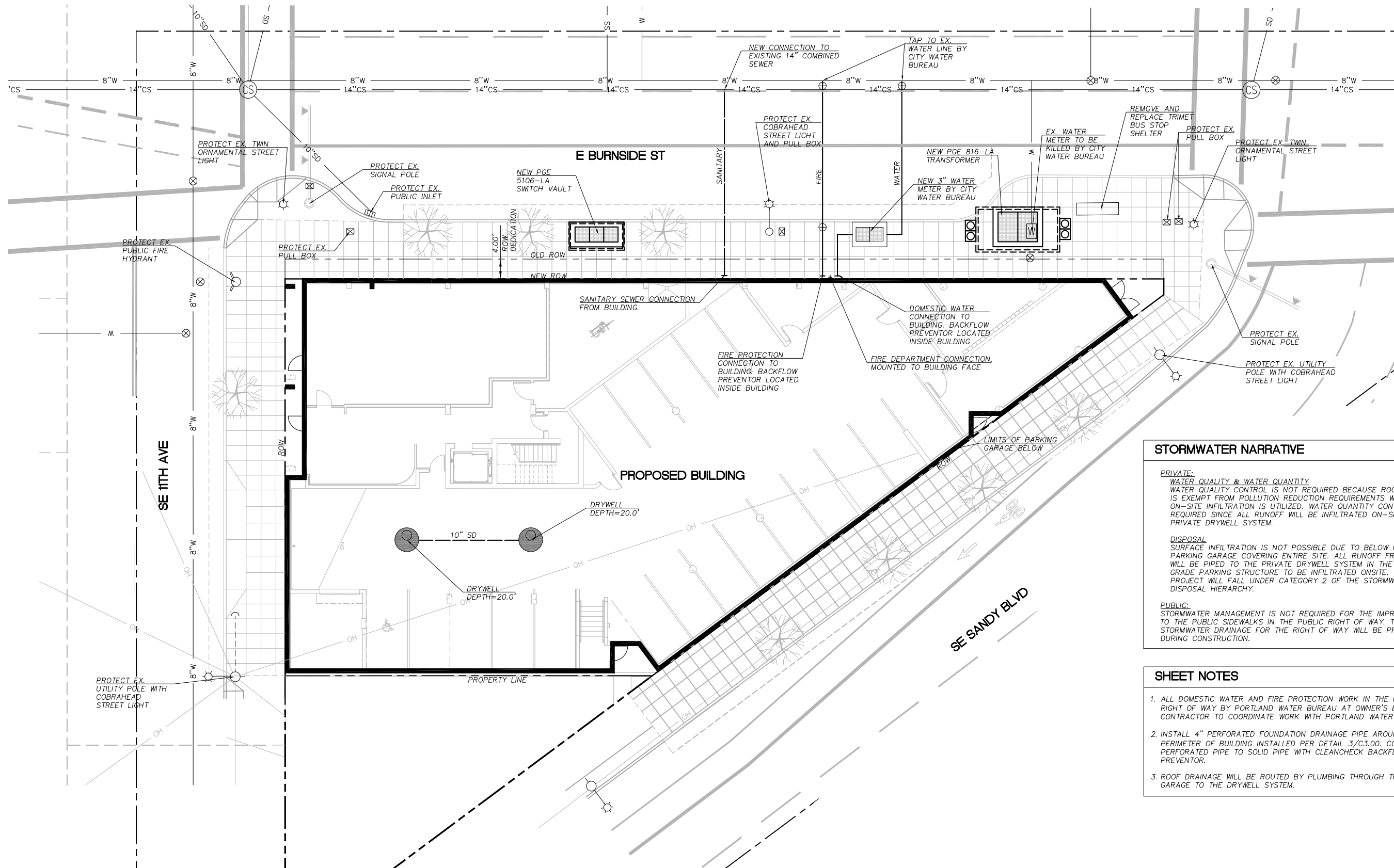


**57%**  
107'-7 5/8" COVERED

**43%**  
81'-10" UN-COVERED

BURNSIDE CANOPY COVERAGE DIAGRAM





**STORMWATER NARRATIVE**

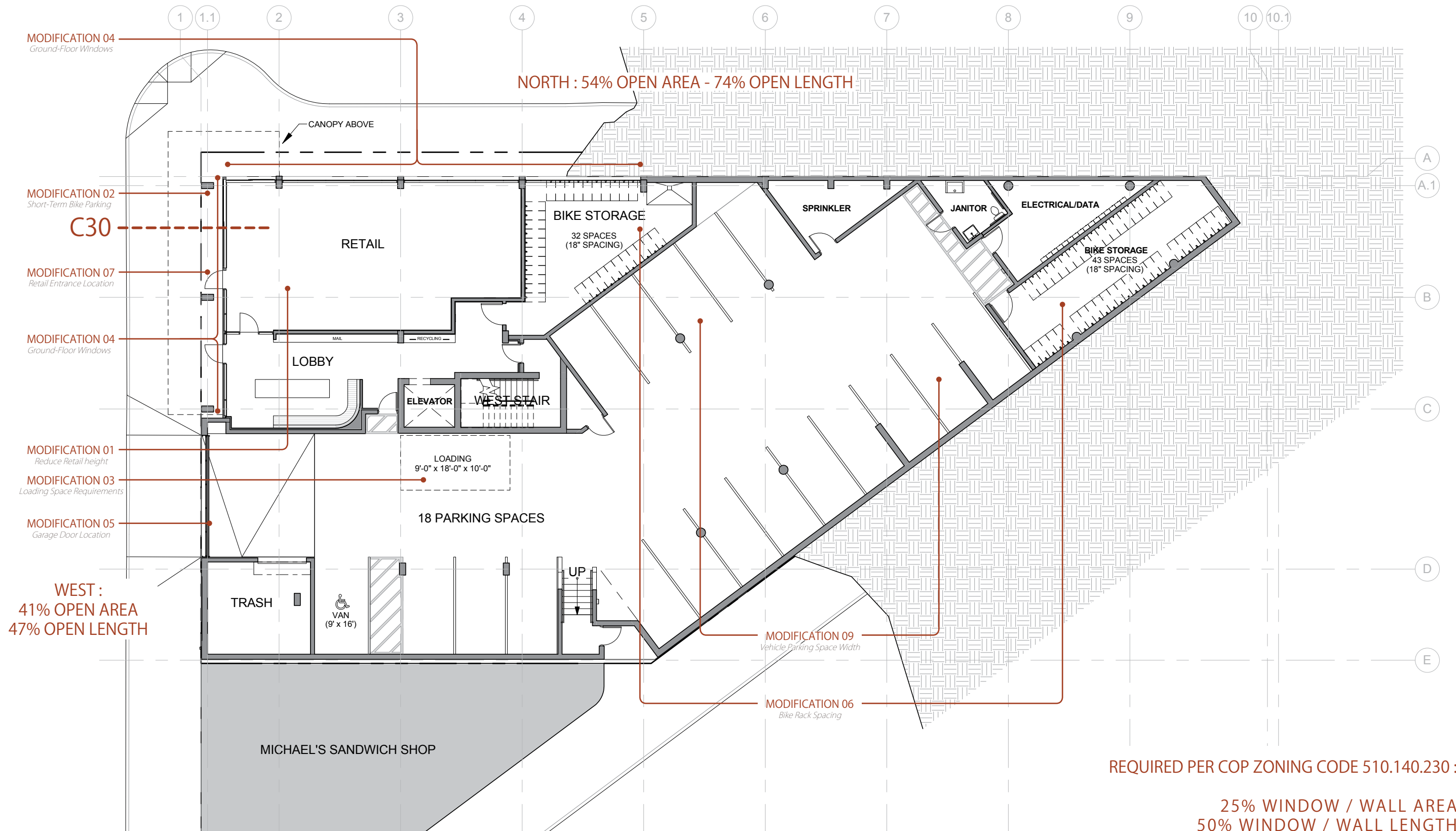
PRIVATE:  
**WATER QUALITY & WATER QUANTITY:**  
 WATER QUALITY CONTROL IS NOT REQUIRED BECAUSE ROOF RUNOFF IS EXEMPT FROM POLLUTION REDUCTION REQUIREMENTS WHEN ON-SITE INFILTRATION IS UTILIZED. WATER QUANTITY CONTROL IS NOT REQUIRED SINCE ALL RUNOFF WILL BE INFILTRATED ON-SITE IN THE PRIVATE DRYWELL SYSTEM.

**DISPOSAL:**  
 SURFACE INFILTRATION IS NOT POSSIBLE DUE TO BELOW GRADE PARKING GARAGE COVERING ENTIRE SITE. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE PRIVATE DRYWELL SYSTEM IN THE BELOW GRADE PARKING STRUCTURE TO BE INFILTRATED ONSITE. THE PROJECT WILL FALL UNDER CATEGORY 2 OF THE STORMWATER DISPOSAL HIERARCHY.

PUBLIC:  
 STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT OF WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

- SHEET NOTES**
1. ALL DOMESTIC WATER AND FIRE PROTECTION WORK IN THE PUBLIC RIGHT OF WAY BY PORTLAND WATER BUREAU AT OWNER'S EXPENSE. CONTRACTOR TO COORDINATE WORK WITH PORTLAND WATER BUREAU.
  2. INSTALL 4" PERFORATED FOUNDATION DRAINAGE PIPE AROUND PERIMETER OF BUILDING INSTALLED PER DETAIL 3/C3.00. CONNECT PERFORATED PIPE TO SOLID PIPE WITH CLEANCHECK BACKFLOW PREVENTOR.
  3. ROOF DRAINAGE WILL BE ROUTED BY PLUMBING THROUGH THE PARKING GARAGE TO THE DRYWELL SYSTEM.

UTILITY PLAN  
 1" = 20'-0"

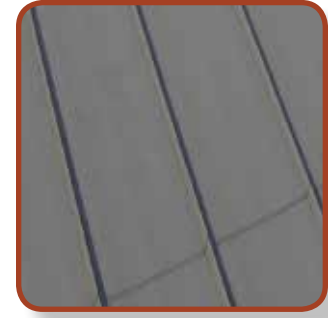
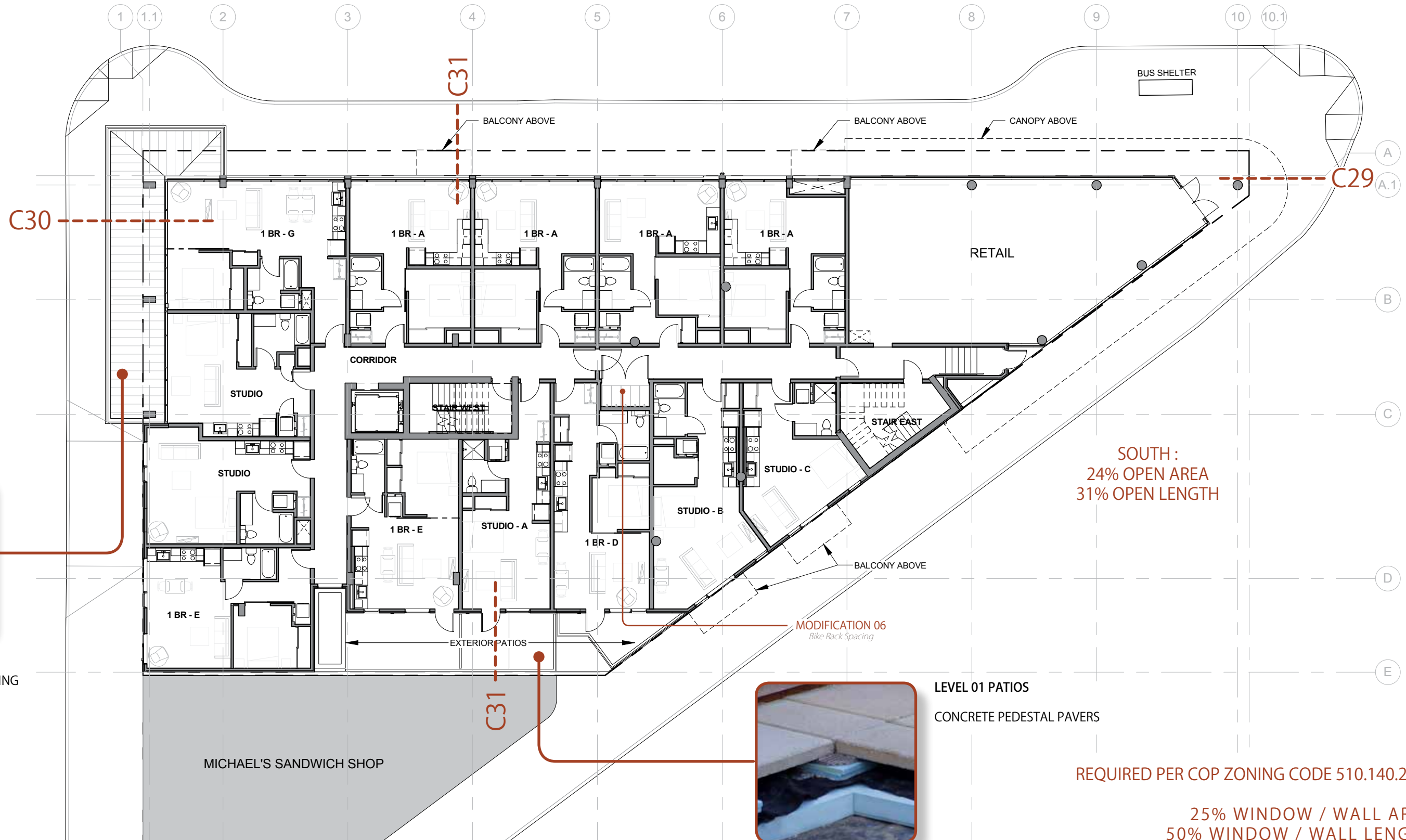


REQUIRED PER COP ZONING CODE 510.140.230 :

25% WINDOW / WALL AREA  
50% WINDOW / WALL LENGTH

FLOOR PLAN - BASEMENT

1/16" = 1'-0"



CANOPY ROOFING  
STANDING-SEAM METAL ROOFING  
- PREFINISHED TO MATCH  
TREAD PLATE



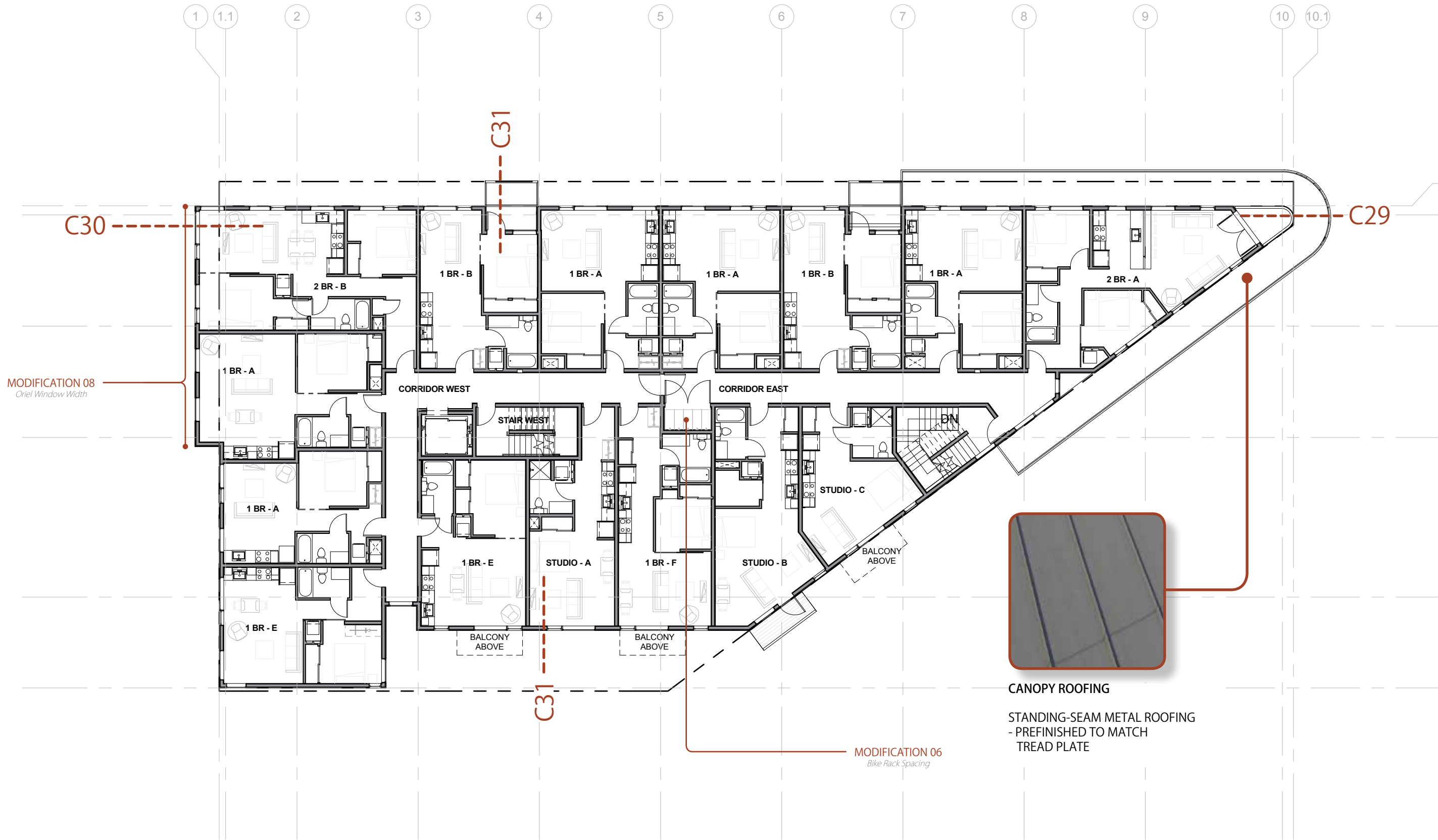
LEVEL 01 PATIOS  
CONCRETE PEDESTAL PAVERS

SOUTH:  
24% OPEN AREA  
31% OPEN LENGTH

REQUIRED PER COP ZONING CODE 510.140.230 :

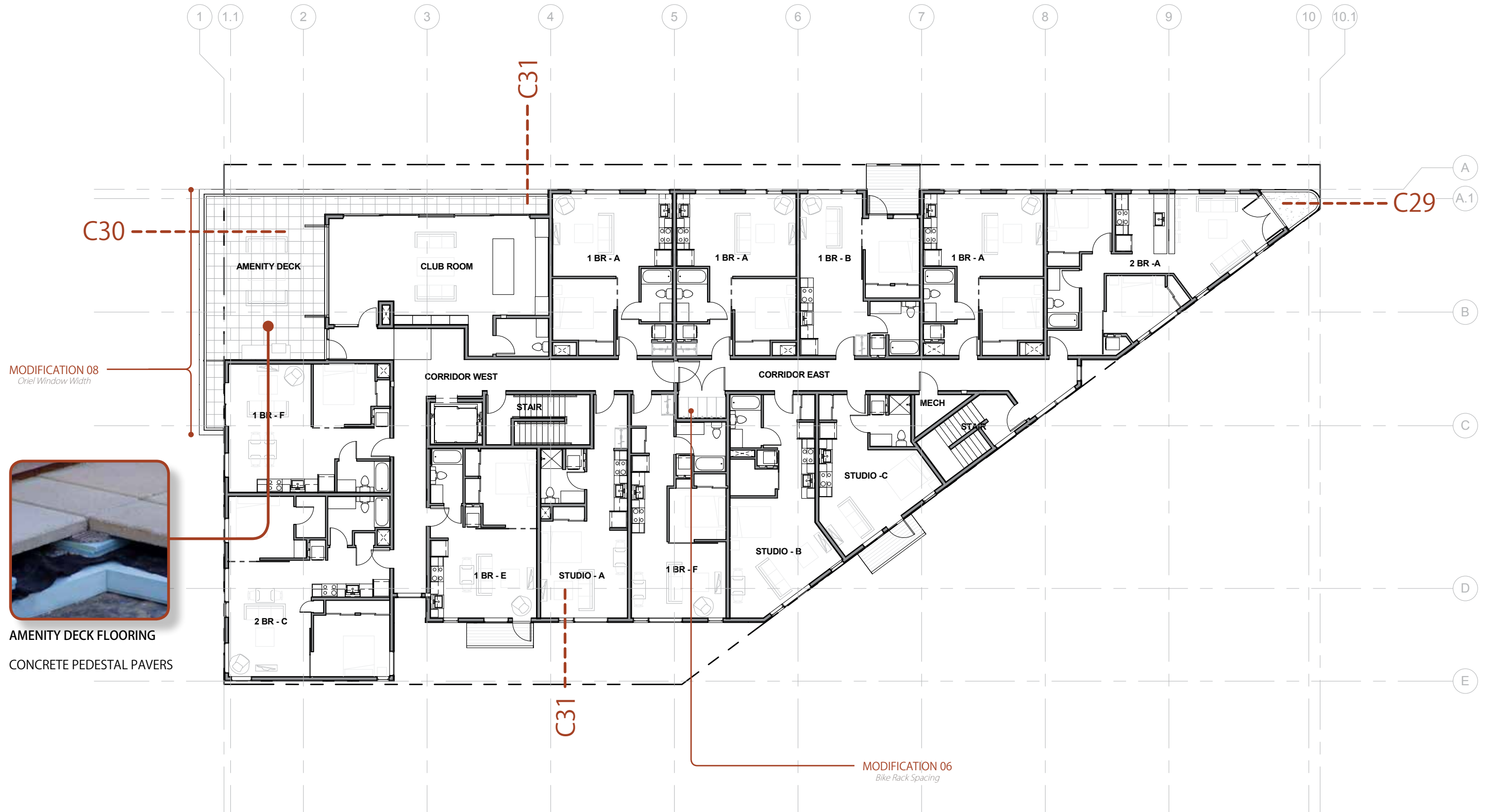
25% WINDOW / WALL AREA  
50% WINDOW / WALL LENGTH

FLOOR PLAN - LEVEL 01  
1/16" = 1'-0"



FLOOR PLAN - LEVEL 02 - 05

1/16" = 1'-0"

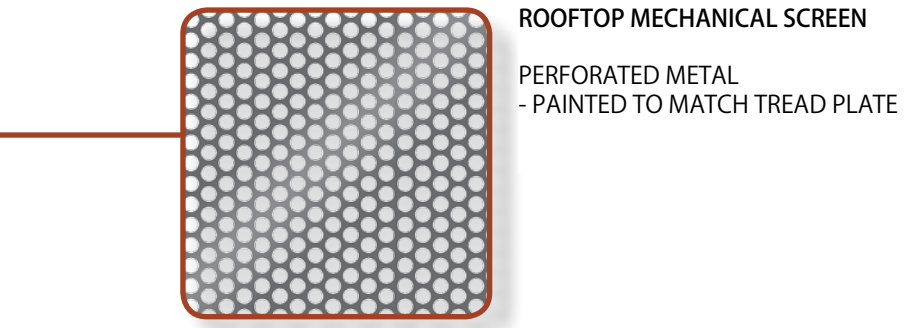
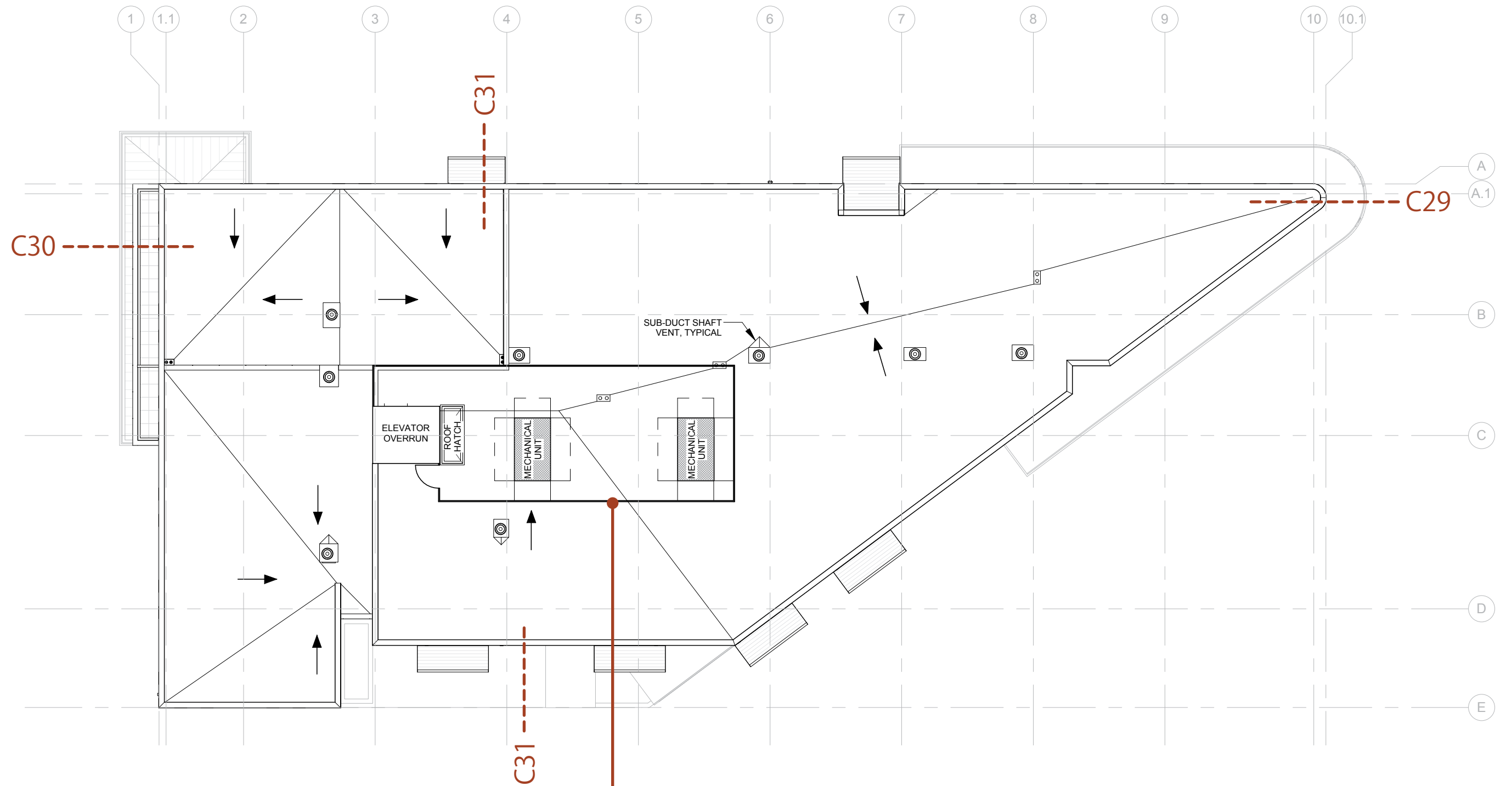


AMENITY DECK FLOORING  
CONCRETE PEDESTAL PAVERS

FLOOR PLAN - LEVEL 06

1/16" = 1'-0"

C20



**ROOFTOP MECHANICAL SCREEN**  
 PERFORATED METAL  
 - PAINTED TO MATCH TREAD PLATE

**FLOOR PLAN - ROOF**  
 1/16" = 1'-0"



CLUB ROOM  
AMENITY DECK

C33  
C36

C34

C31

MODIFICATION 08  
*Oriel Window Width*



3/16" STEEL TREAD PLATE  
- SHOP PAINT W/ KYNAR FINISH  
- TOUCH-UP IN FIELD AS REQUIRED



ARCHITECTURAL LOUVER



22 GA. FLUSH-SEAM  
METAL PANEL



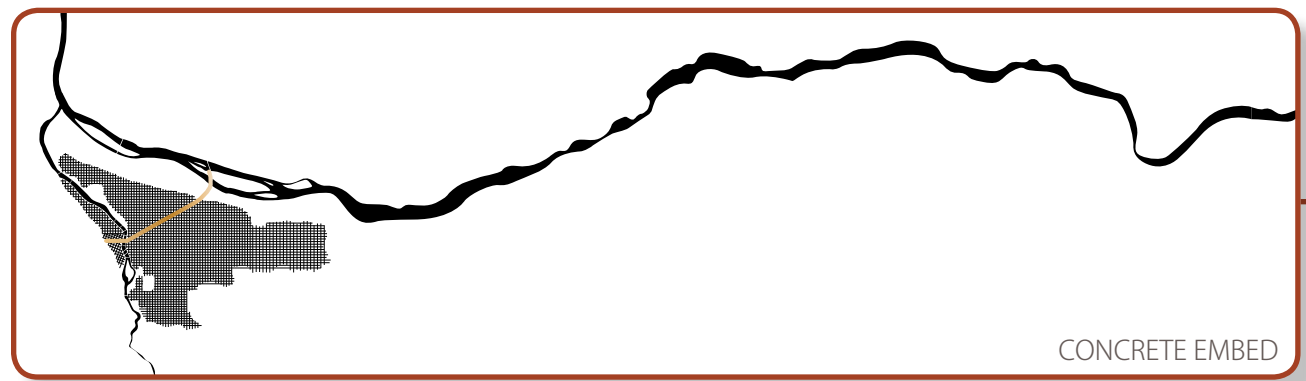
CANOPY SOFFITS  
CEDAR T&G  
W/ CLEAR FINISH

EXTERIOR ELEVATION - NORTH

**V C A**  
VALLASTER CORL  
ARCHITECTS

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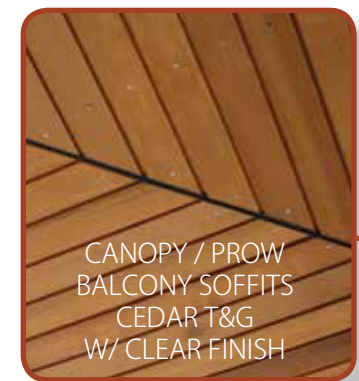
C22



CONCRETE EMBED



A/C VENT



CANOPY / PROW  
BALCONY SOFFITS  
CEDAR T&G  
W/ CLEAR FINISH

EXTERIOR ELEVATION - SOUTH





AMENITY DECK  
& CLUB ROOM

C32

MICHAEL'S SANDWICH SHOP

**MODIFICATION 01**  
*Reduced retail height*

**MODIFICATION 08**  
*Oriel Window Width*

**MODIFICATION 05**  
*Garage door location*

**MODIFICATION 04**  
*Ground floor windows*

**GARAGE ENTRY**

EXTERIOR ELEVATION - WEST

**V C A**  
VALLASTER CORL  
ARCHITECTS

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**C24**



MICHAEL'S SANDWICH SHOP

PIZZA

MODIFICATION 04  
*Ground floor windows*

UTILITY CONNECTIONS BEHIND  
SCREENING LOUVER, PREFINISHED  
TO MATCH TREAD PLATE

BUILDING EXIT

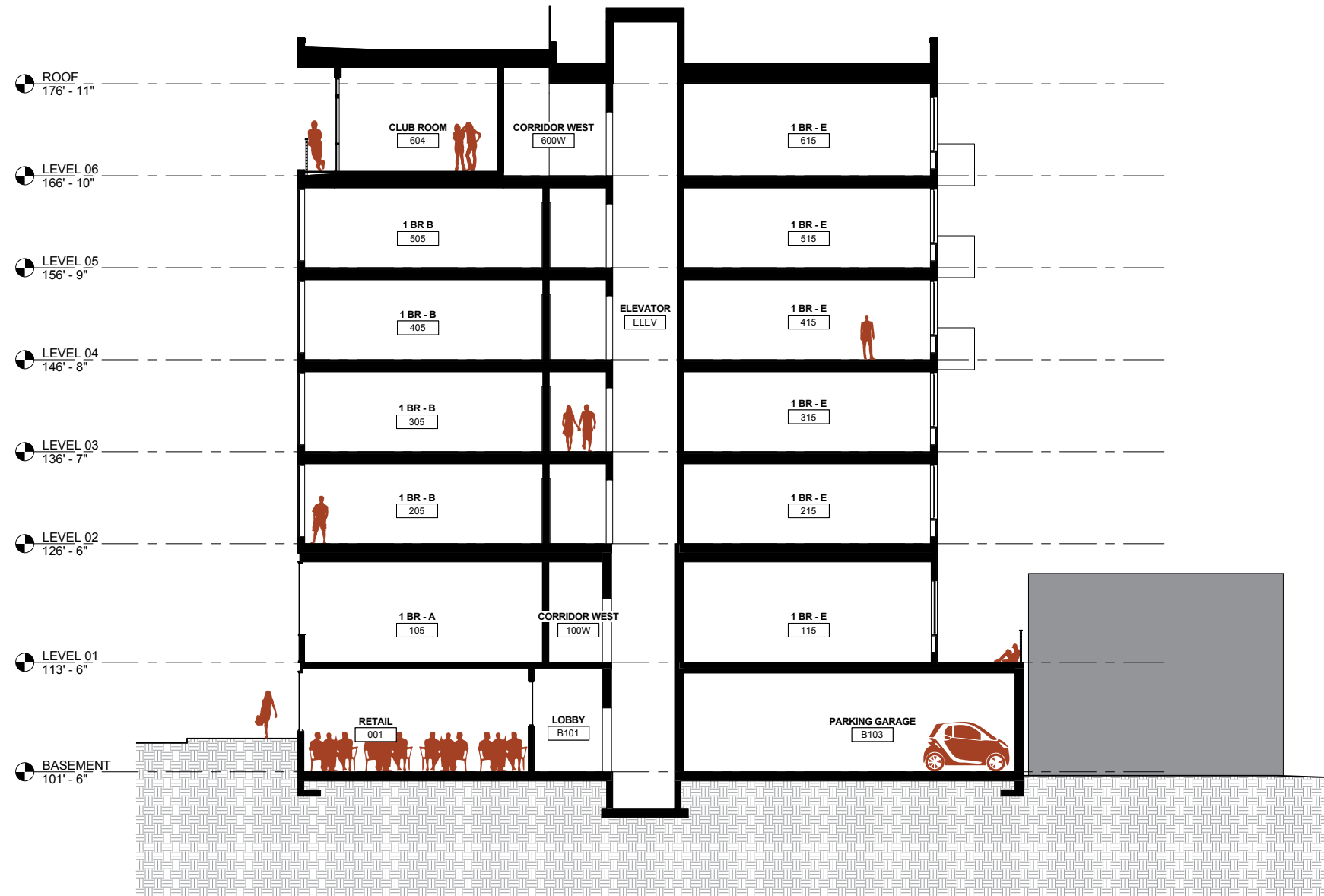
C30

EXTERIOR ELEVATION - EAST

**V C A**  
VALLASTER CORL  
ARCHITECTS

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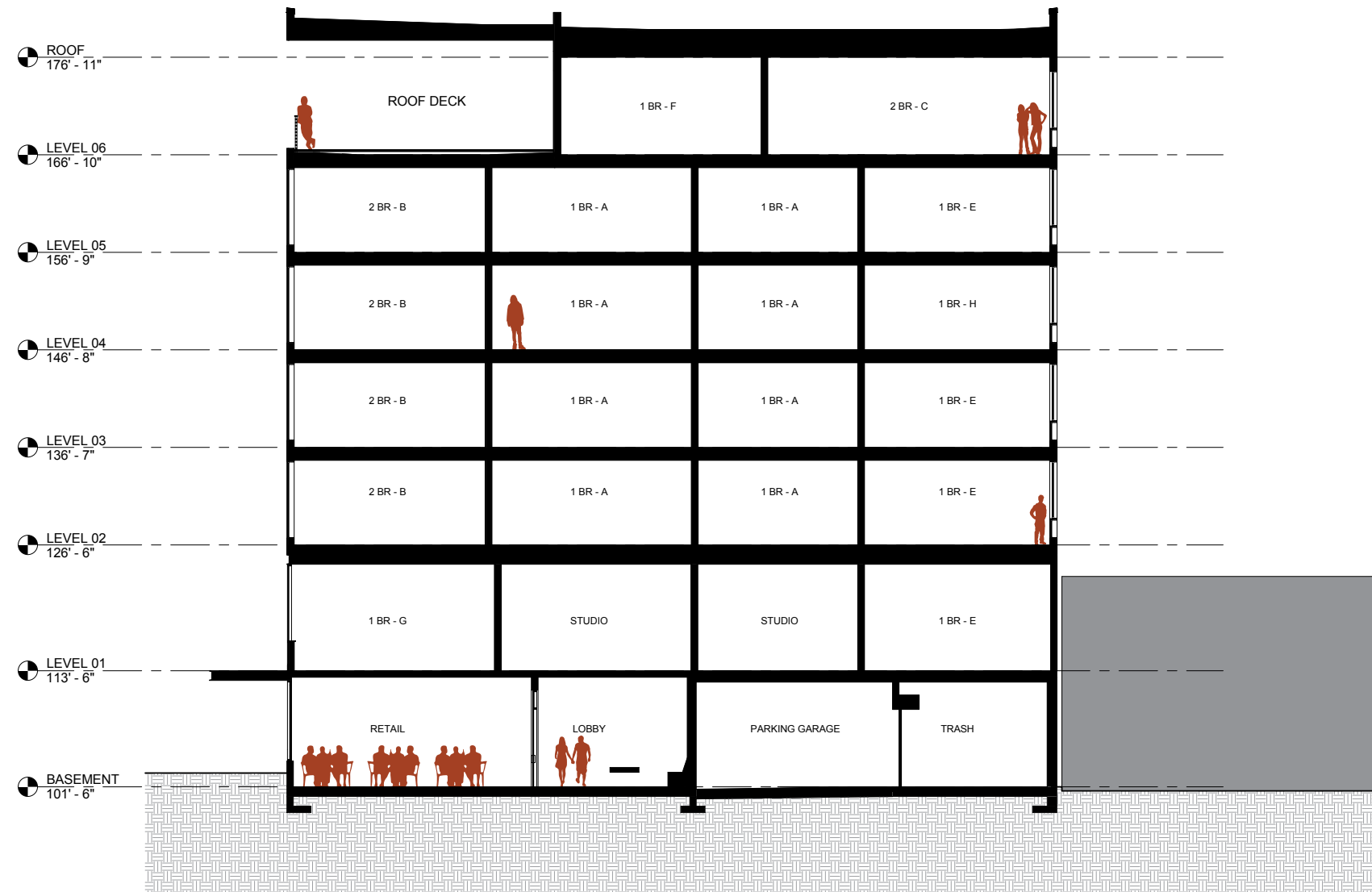
C25



SECTION THROUGH ELEVATOR

1/16" = 1'-0"

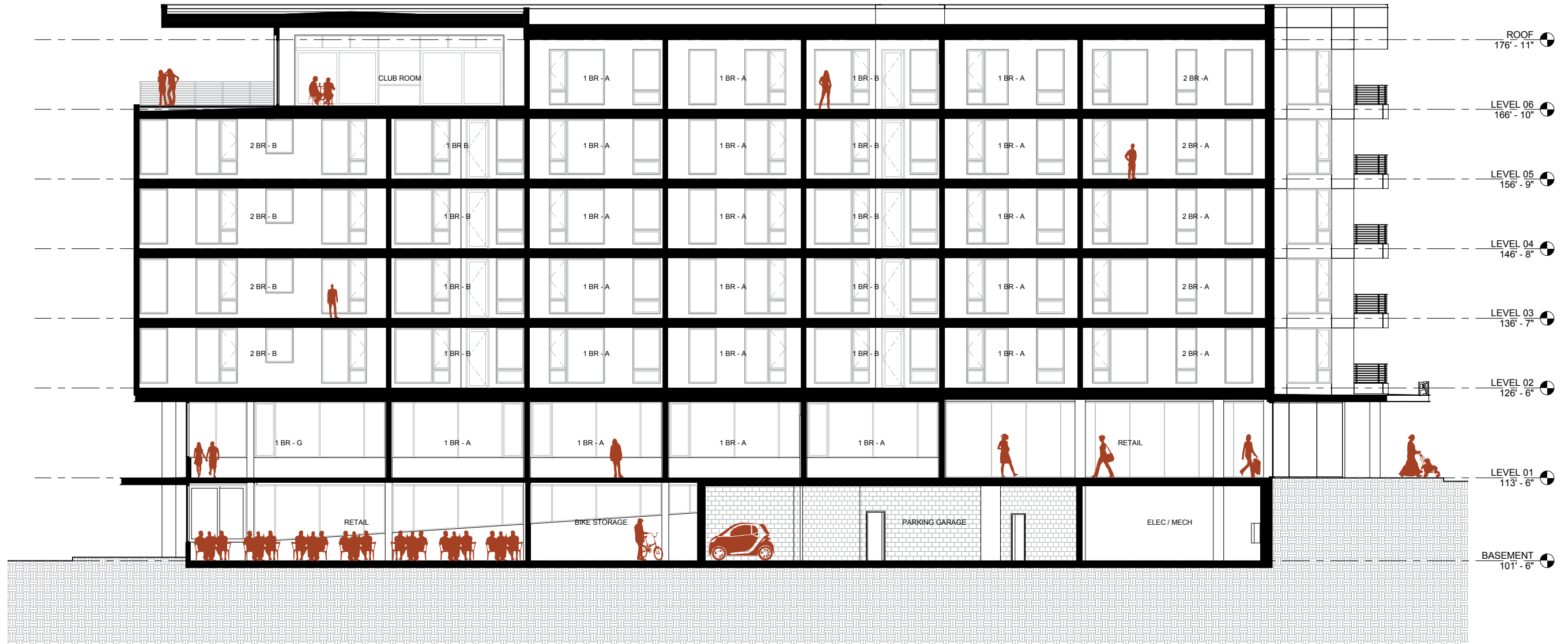
C26



SECTION THROUGH ROOF DECK

1/16" = 1'-0"

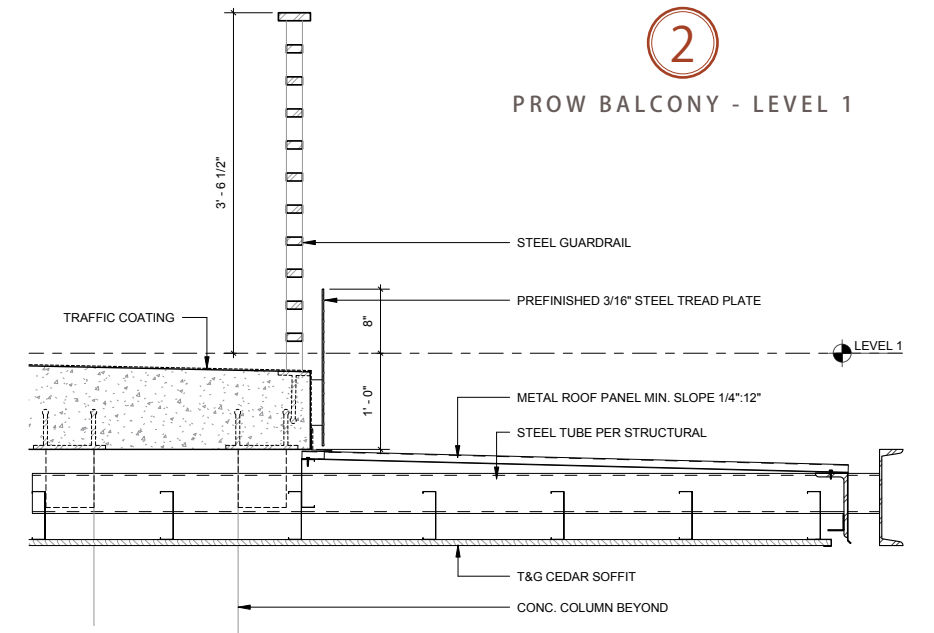
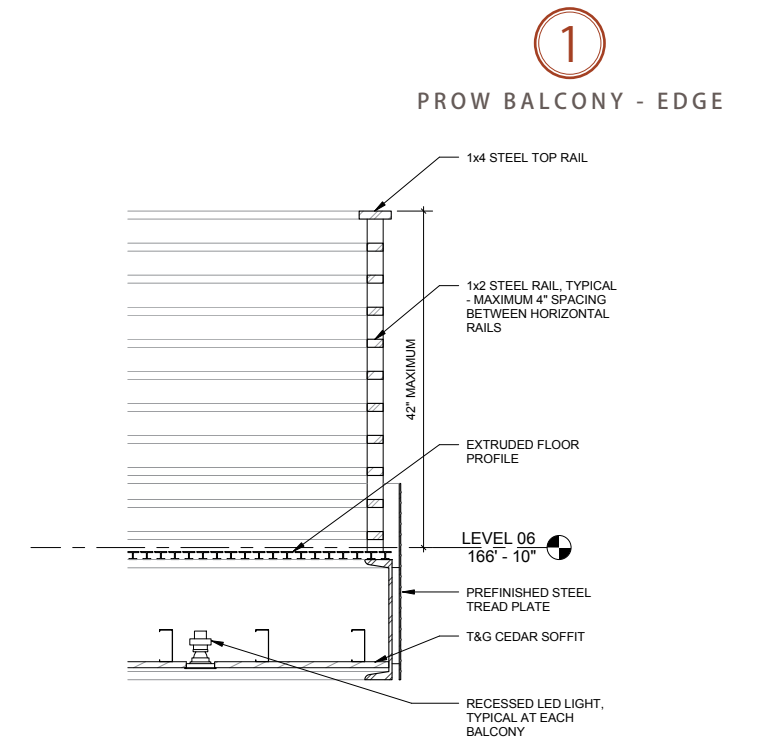
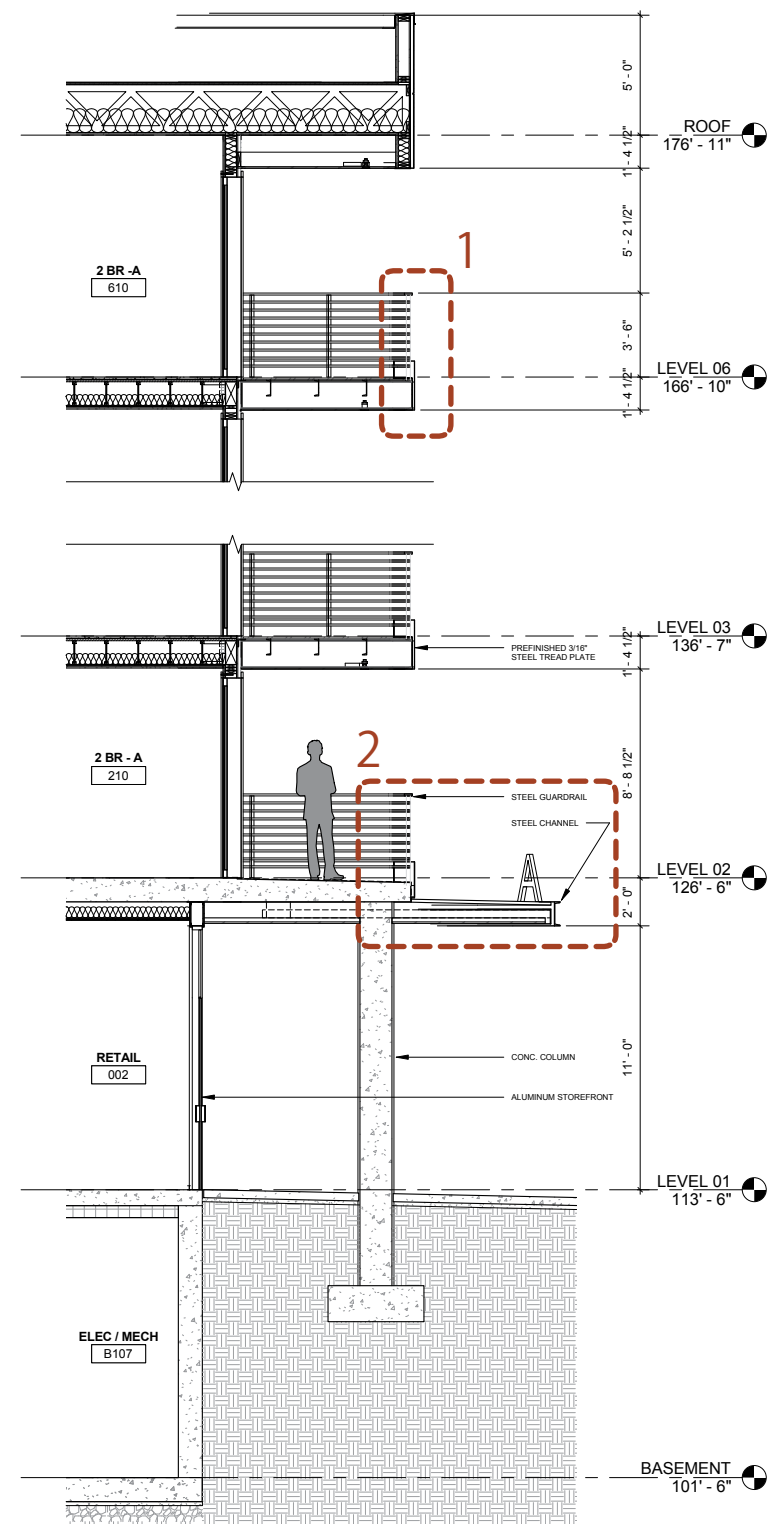
C27



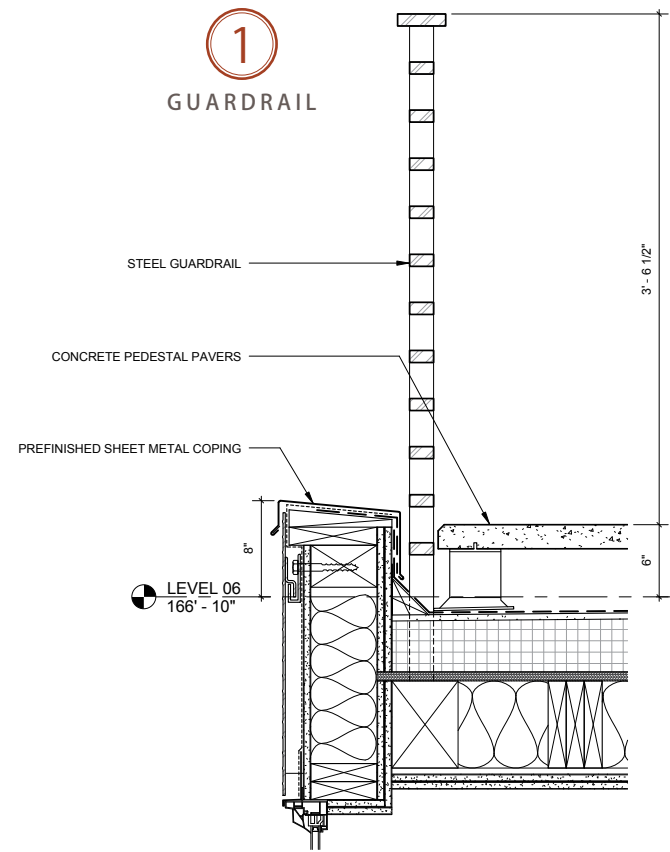
SECTION THROUGH CLUBHOUSE

1/16" = 1'-0"

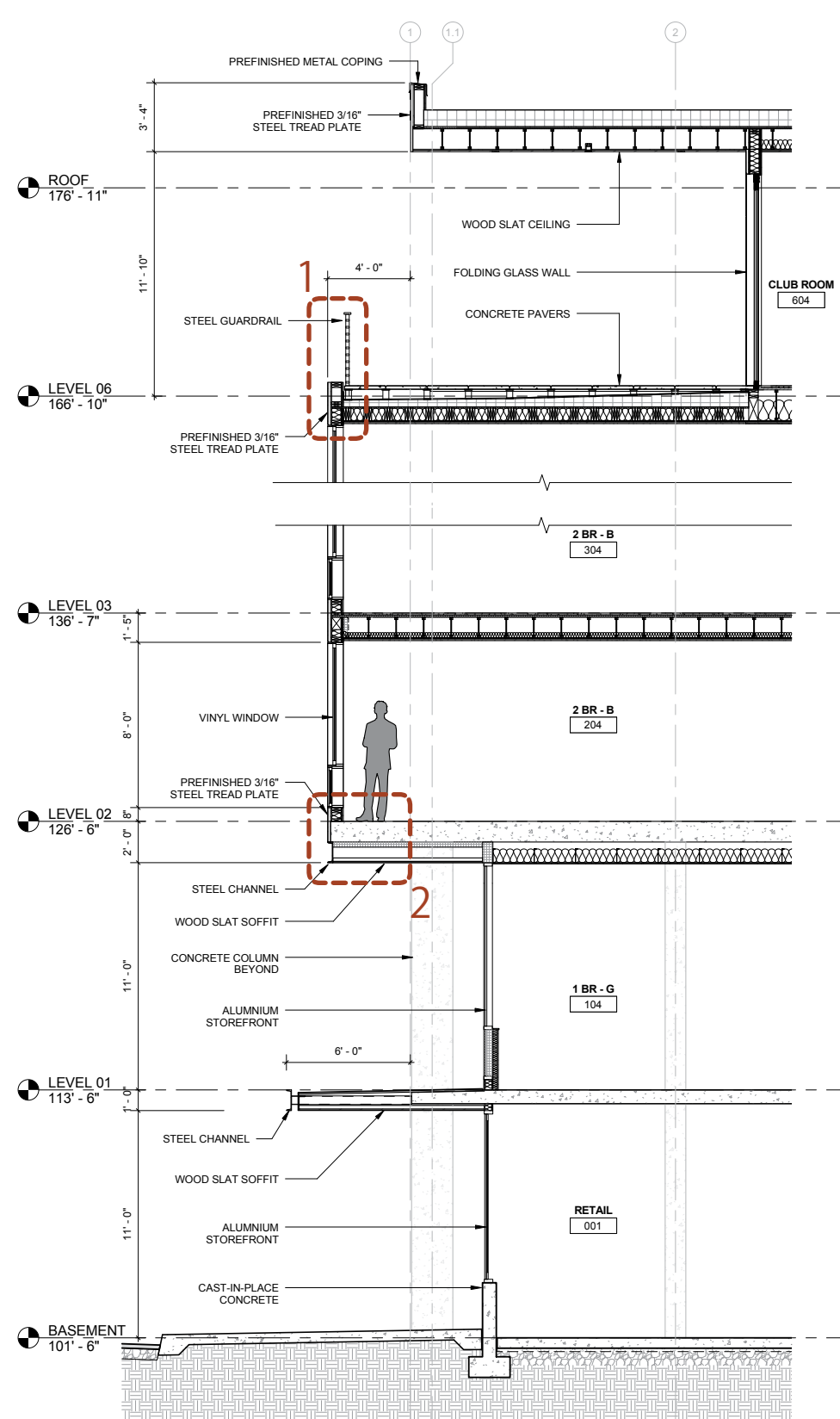
C28



WALL SECTION AT PROW



1  
GUARDRAIL



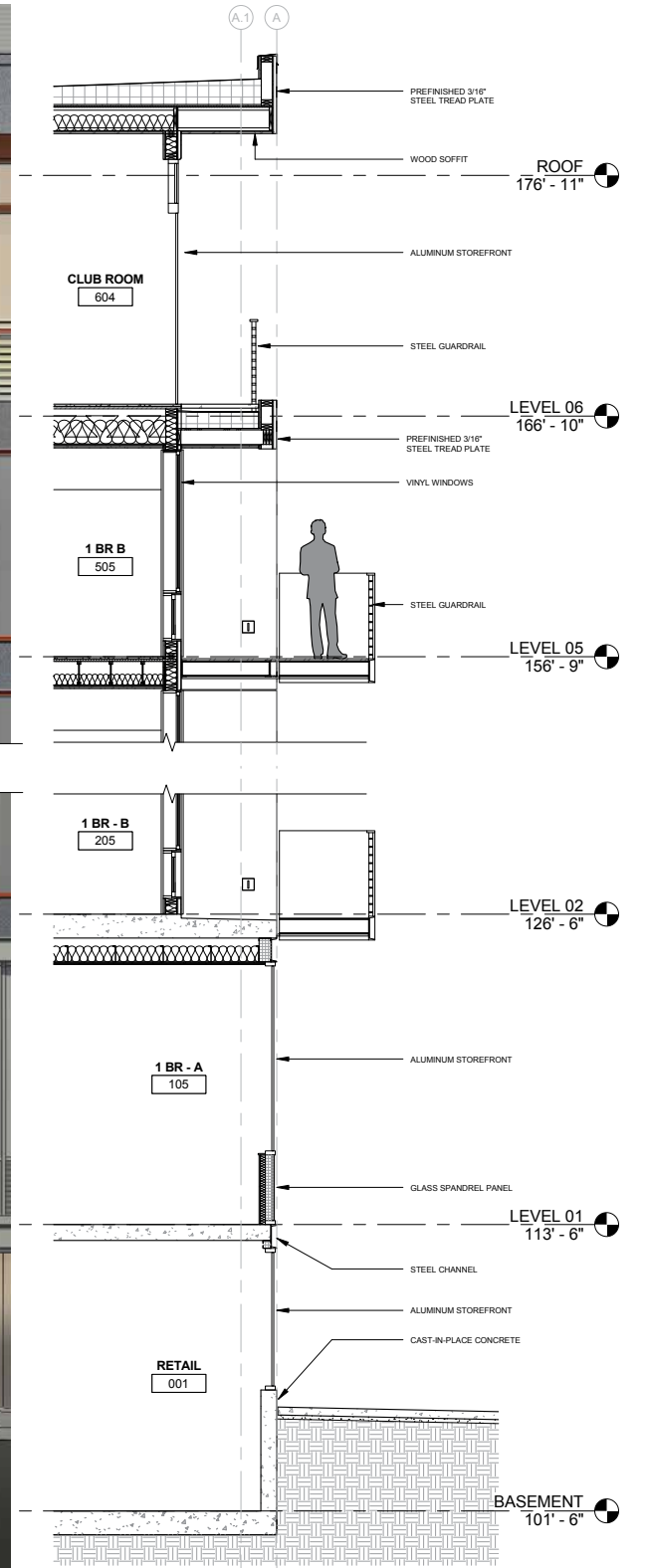
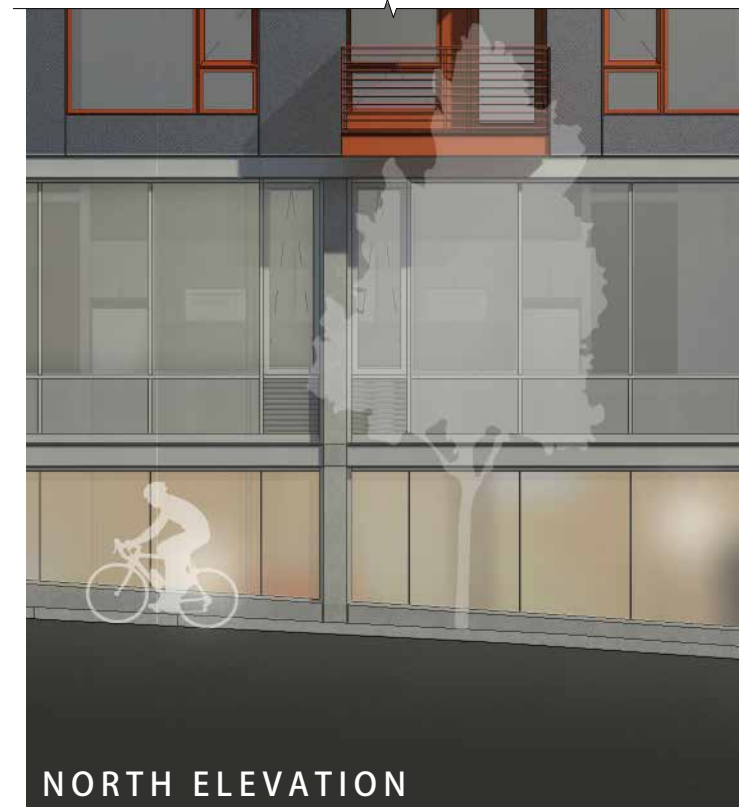
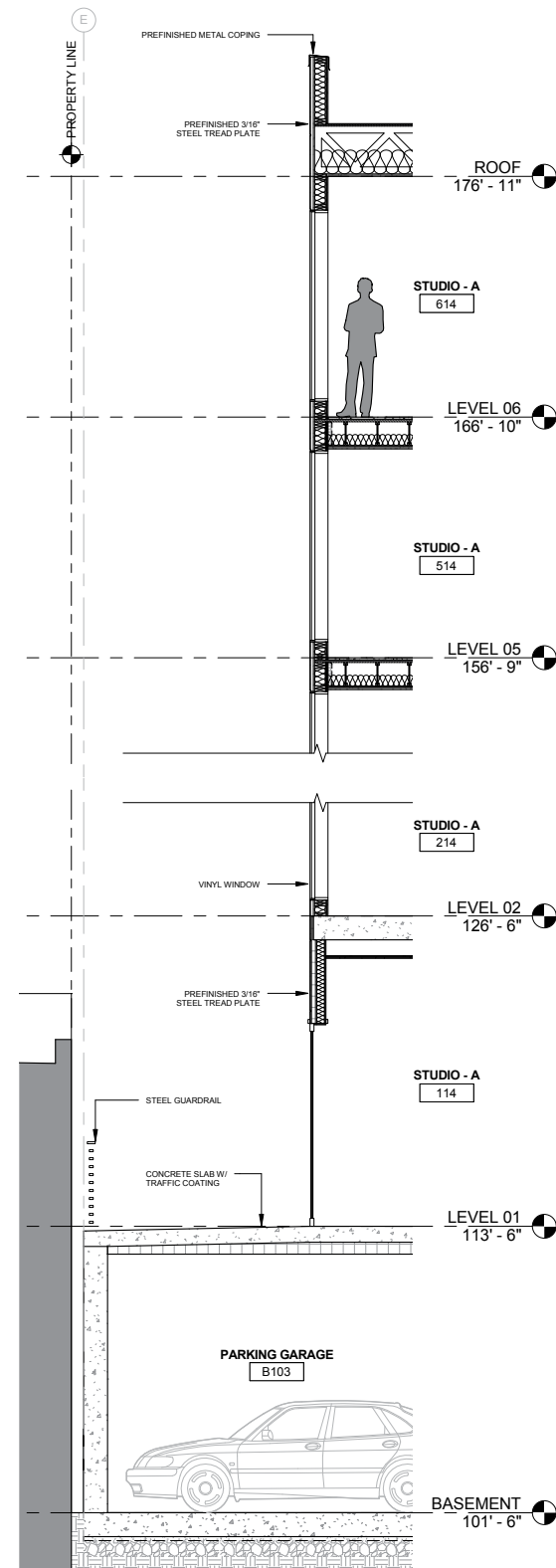
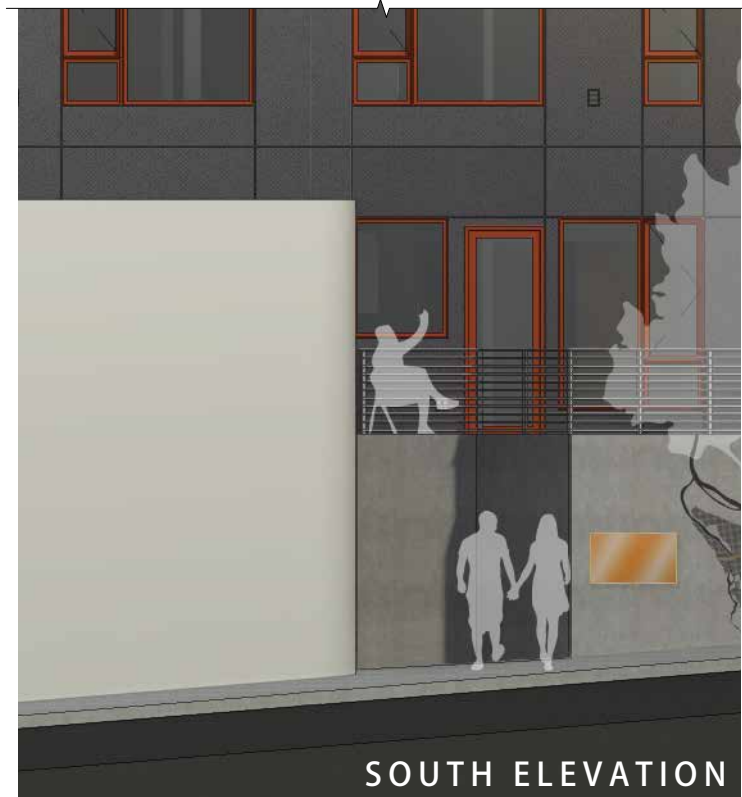
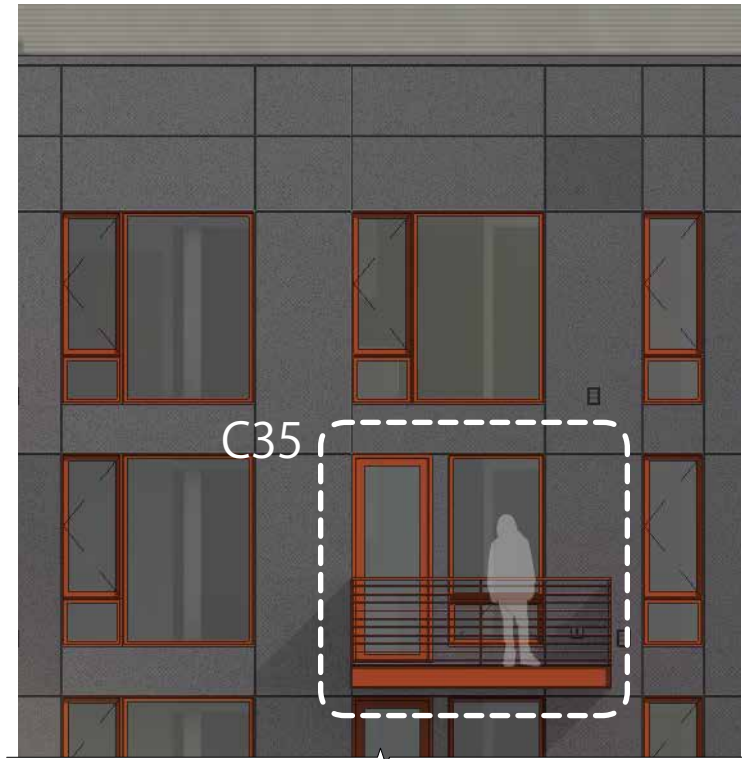
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OVERHANG - LVL 2



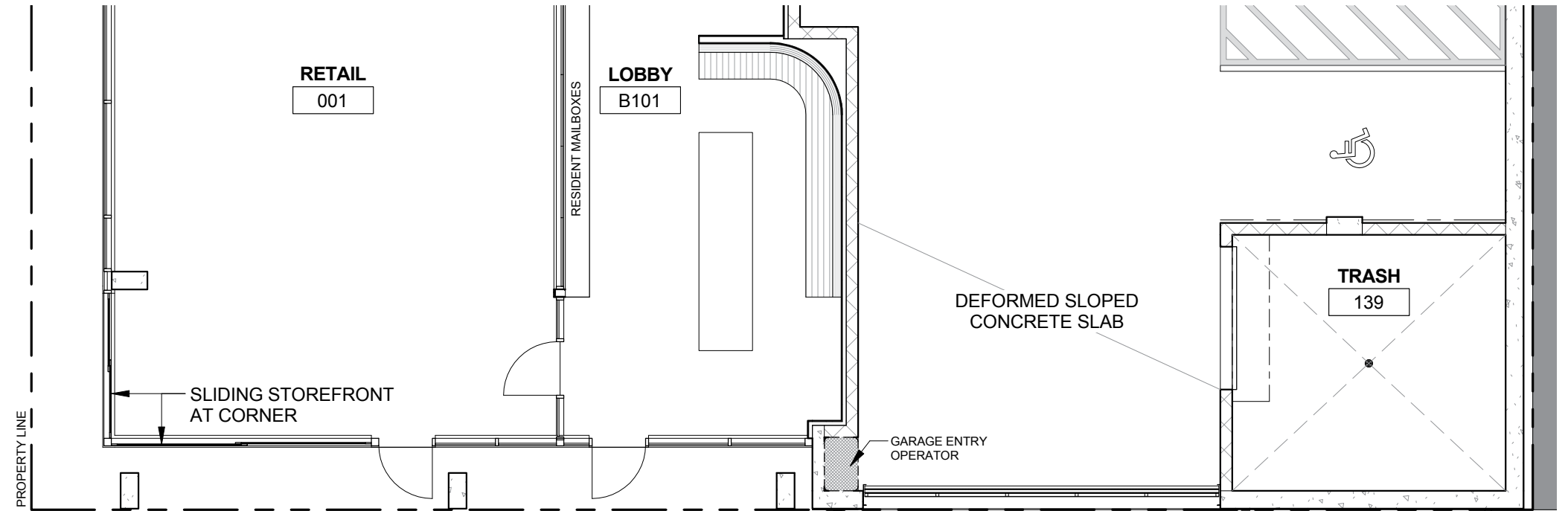
WEST ELEVATION

WALL SECTION AT ENTRY



WALL SECTIONS

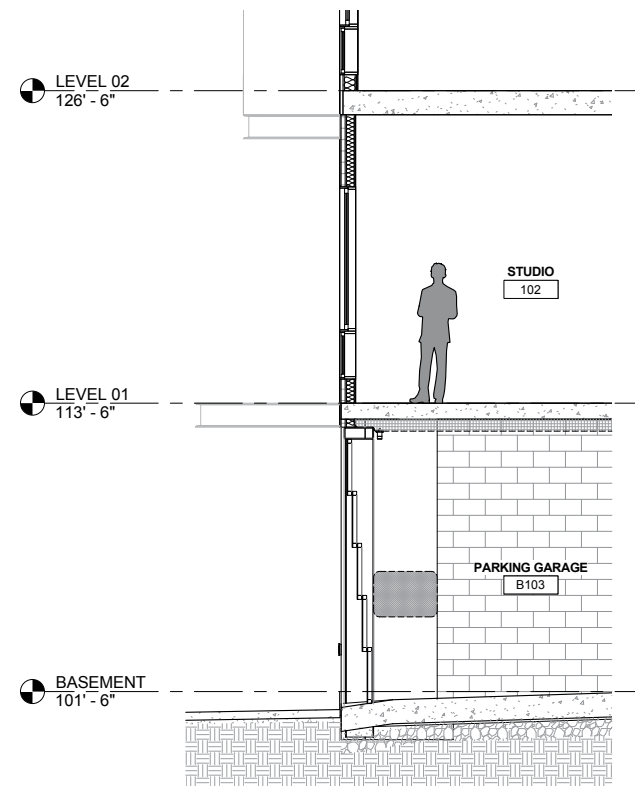




**BASEMENT LEVEL ENTRY**

- RETAIL ENTRY
- LOBBY
- GARAGE ENTRY

**FLOOR PLAN**



**WEST ELEVATION**

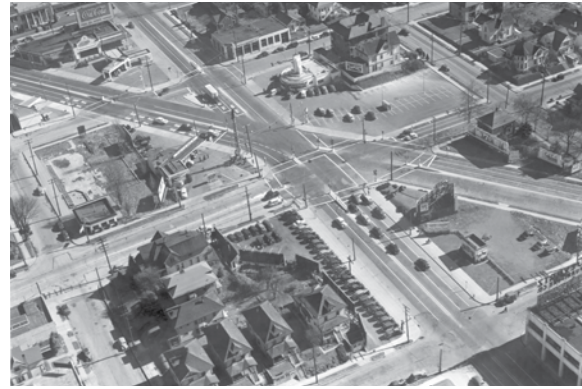
OPERABLE ALUMINUM STOREFRONT AT RETAIL

**GARAGE ENTRY**  
 - SOLID PANELS WITHIN VISIBLE RANGE  
 - VENTED PANELS AT SIDEWALK & OPENING HEAD

**GARAGE ENTRY**



1926



1939



1948



1958



1965

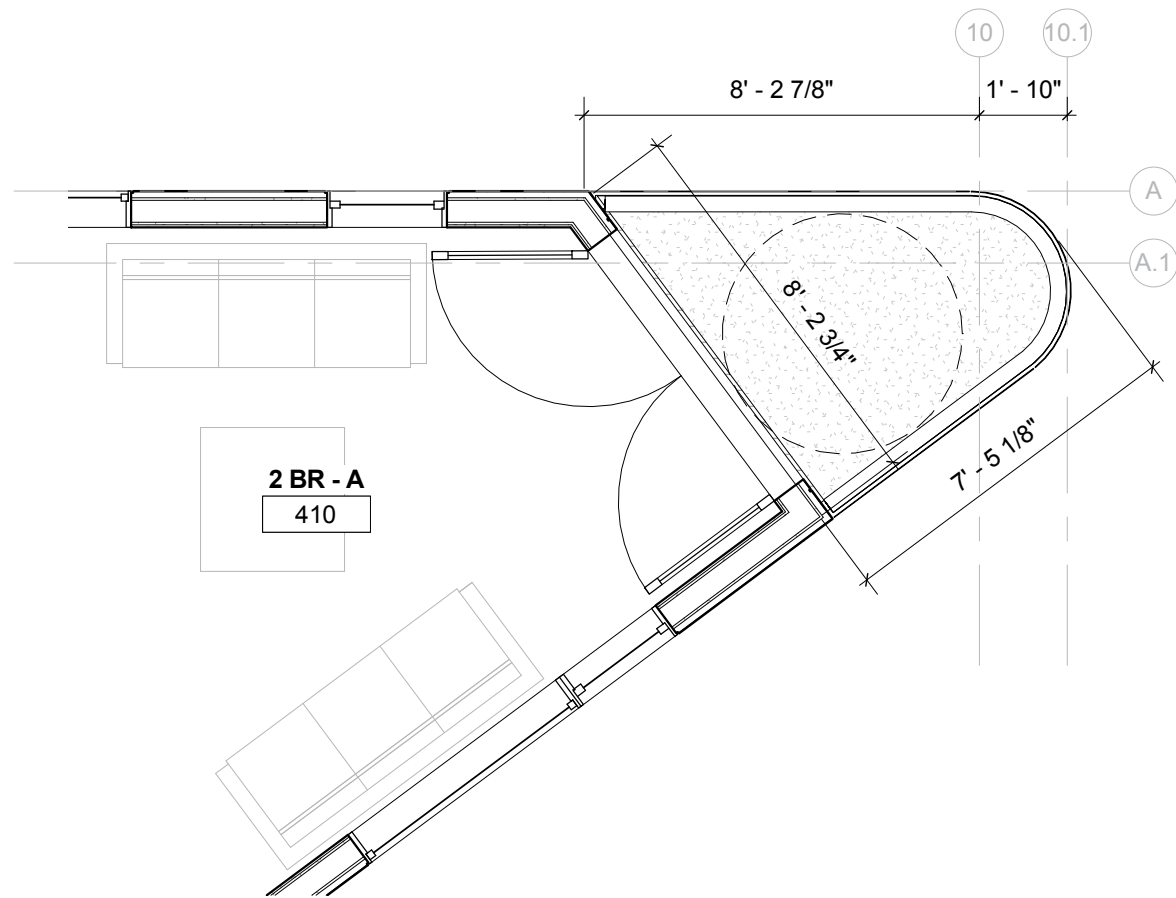
HISTORICAL PHOTOGRAPHS SHOWING BURNSIDE, SANDY, & THE CENTRAL EASTSIDE



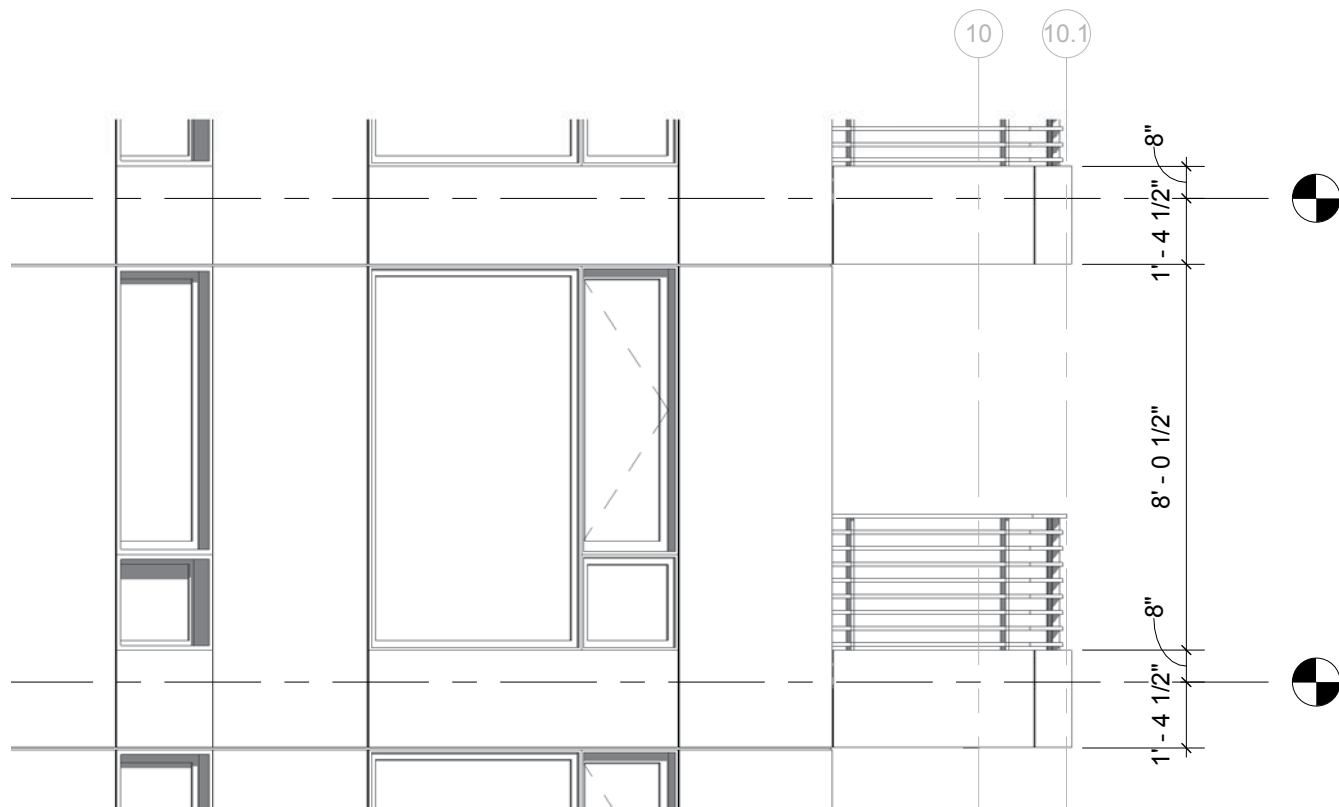
PLAQUE OR SIMILAR DISPLAY  
SET IN 1" EMBED IN CONCRETE WALL

GARAGE ENTRY  
- SOLID PANELS WITHIN VISIBLE RANGE  
- VENTED PANELS AT SIDEWALK & OPENING HEAD

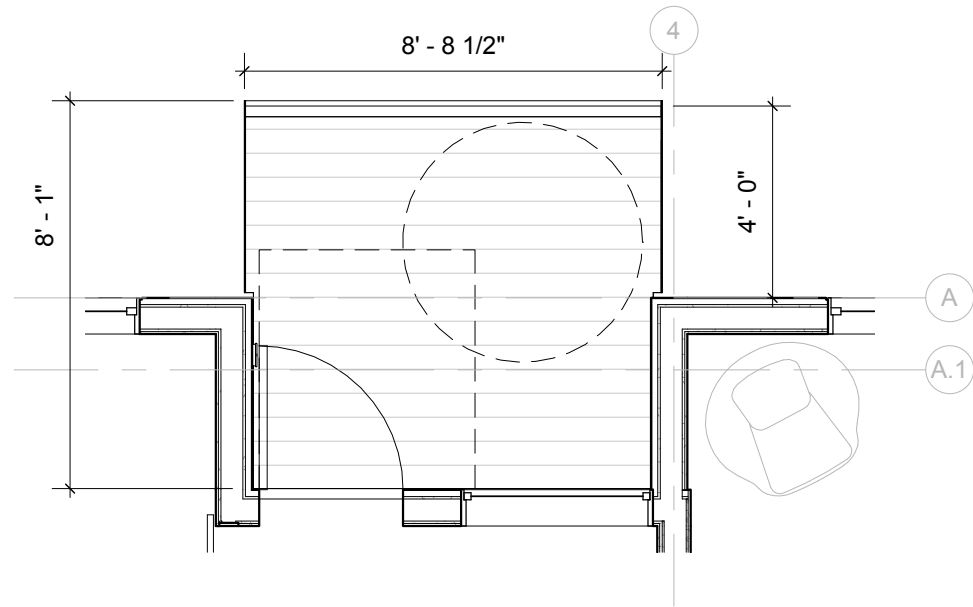
WEST ELEVATION BLANK WALL OPTIONS



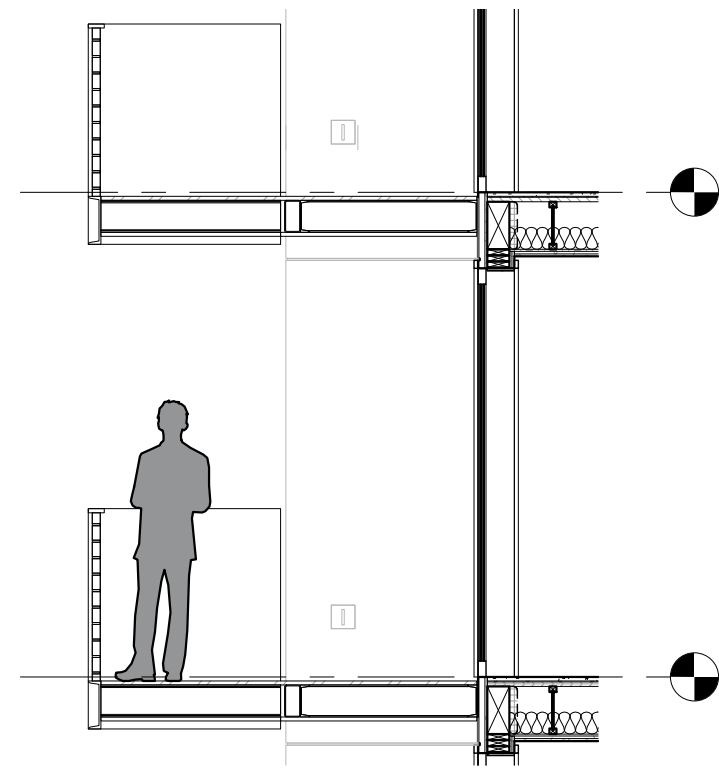
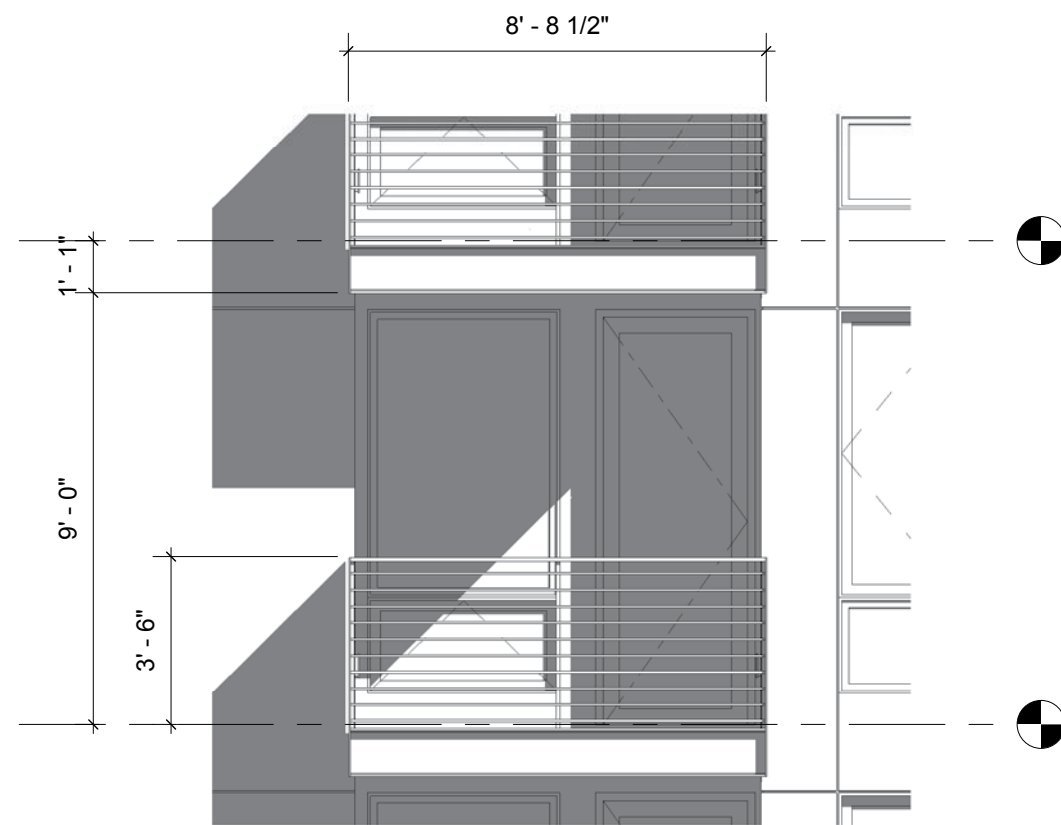
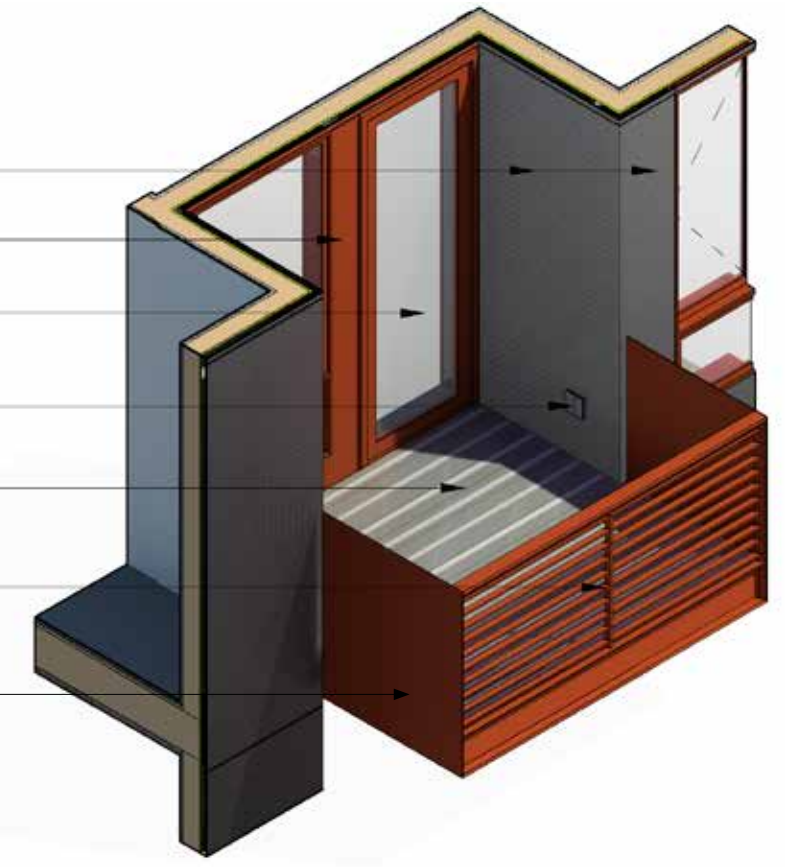
- IN-SWING FRENCH DOORS
- PREFINISHED STEEL TREAD PLATE
- PREFINISHED STEEL GUARDRAIL
- STEEL WALKING SURFACE WITH ELASTOMERIC COATING



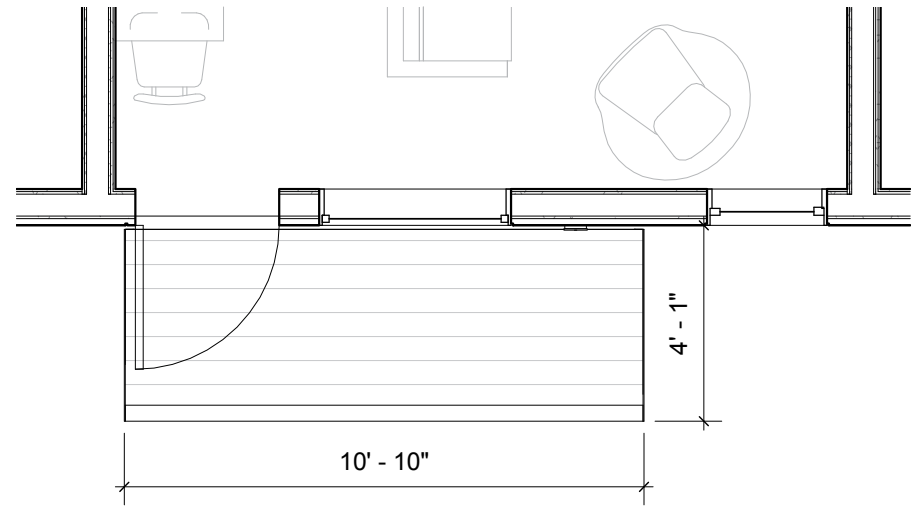
PROW BALCONIES



- PREFINISHED STEEL TREAD PLATE
- PREFINISHED FLAT STEEL PANEL - RED
- VINYL DOOR & WINDOW - RED
- STEP LIGHT - EITHER SIDE OF BALCONY
- ALUMINUM PROFILE WALKING SURFACE
- PREFINISHED STEEL BALCONY - RED
- SOLID PANEL SIDEWALLS, TYPICAL



NORTH ELEVATION BALCONIES



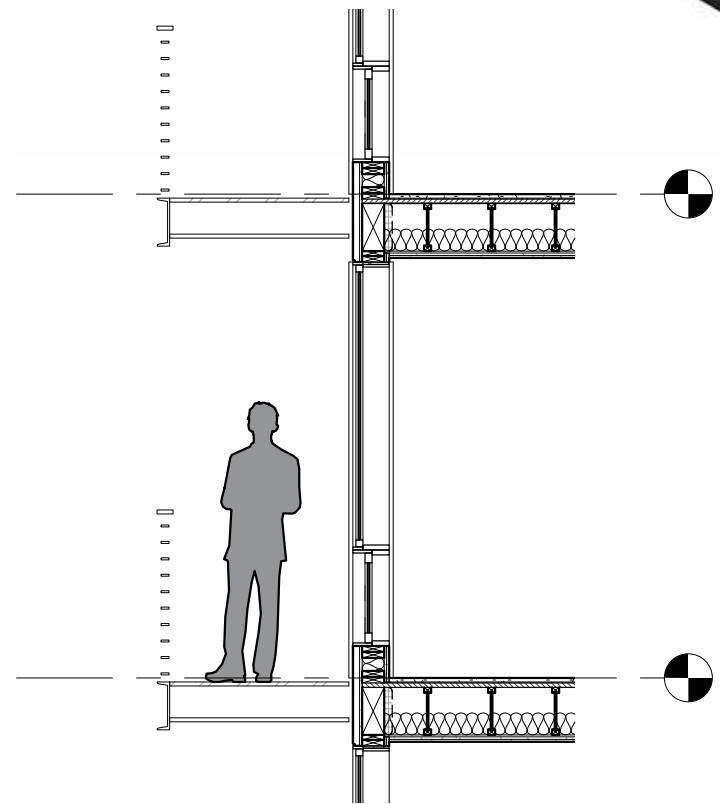
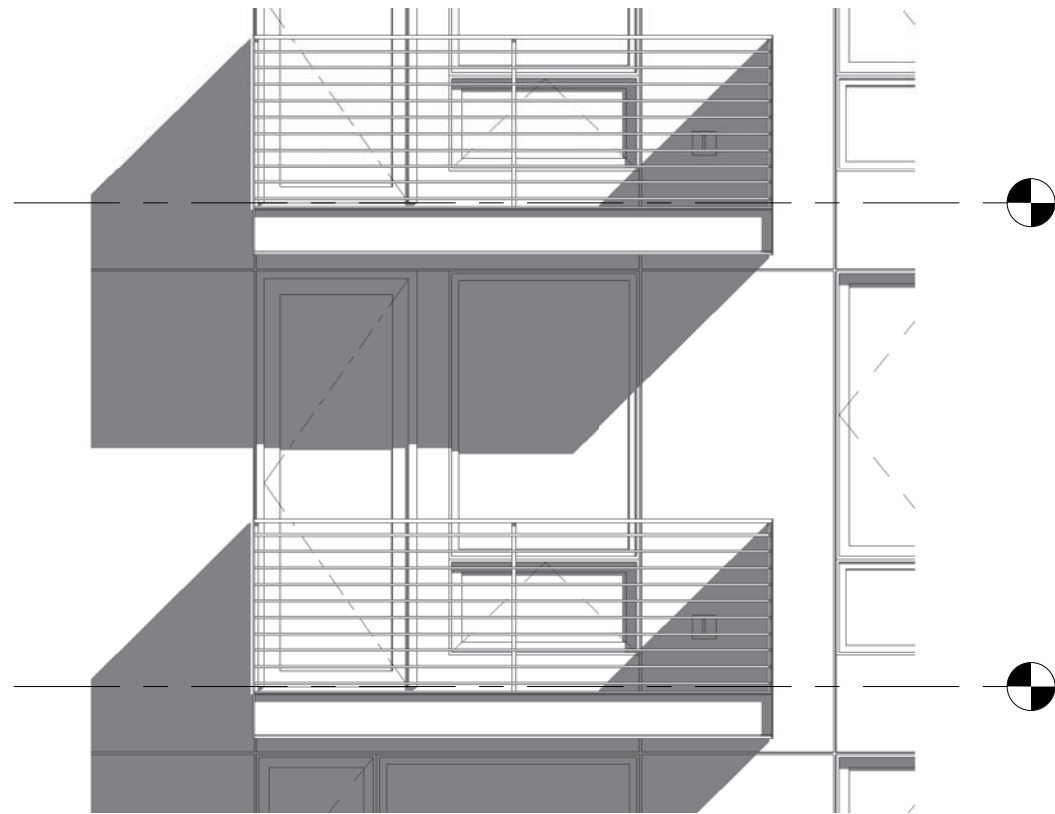
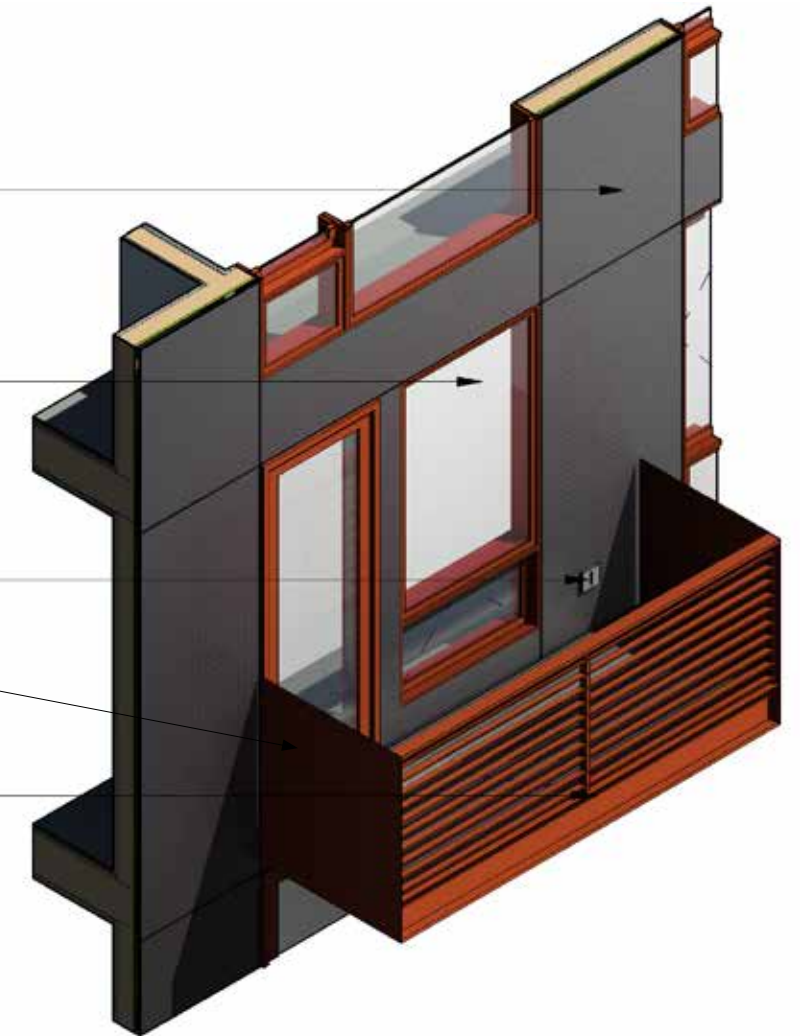
REFINISHED STEEL TREAD PLATE

VINYL WINDOW & DOOR - RED

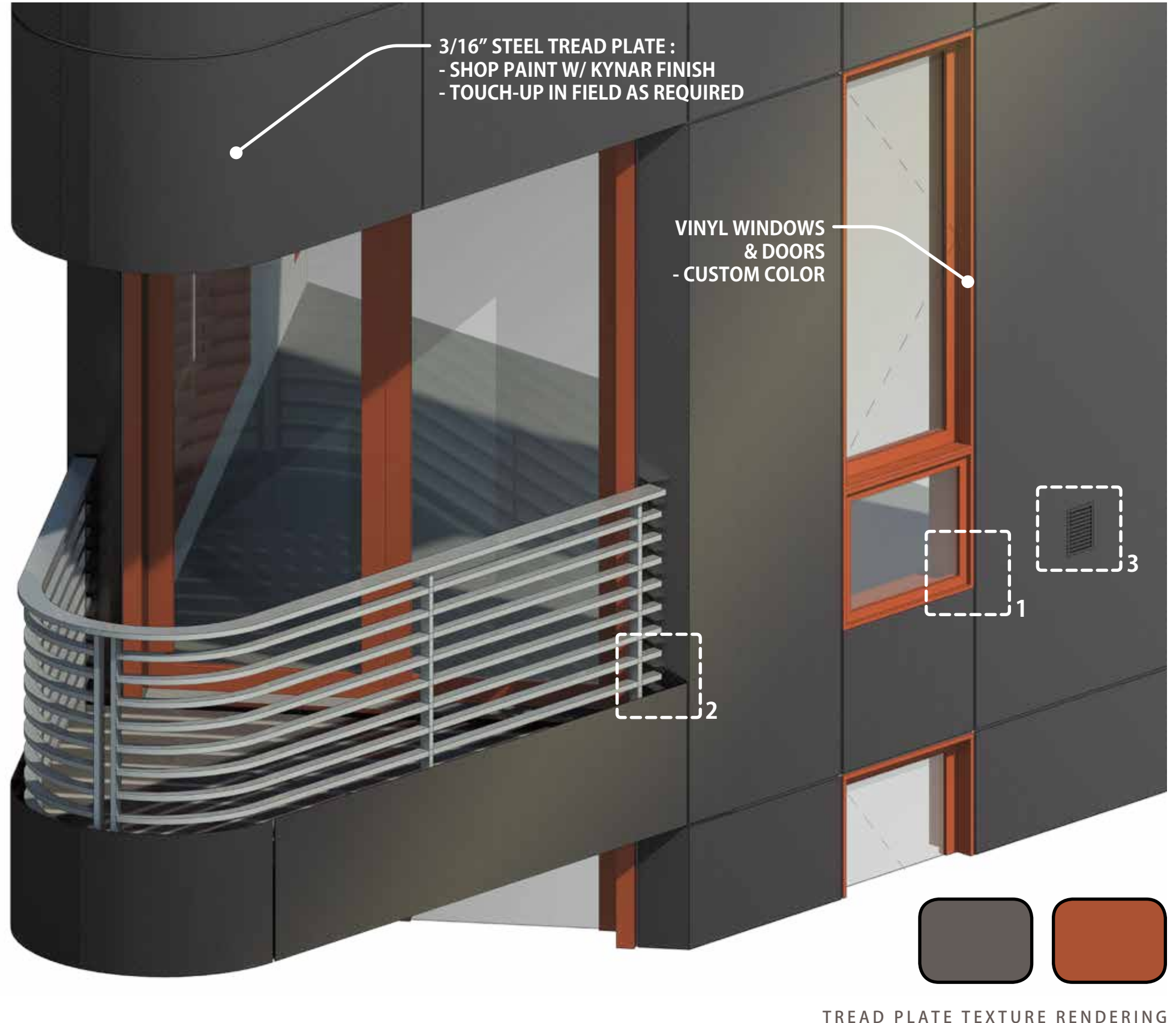
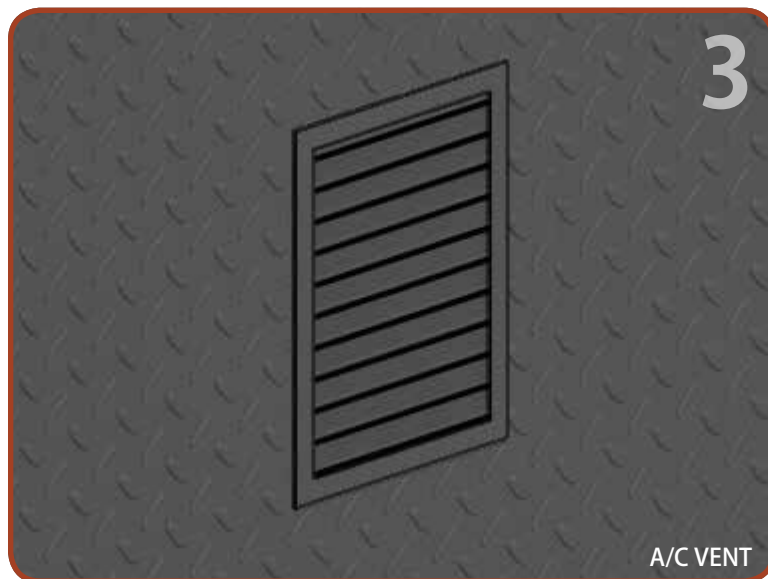
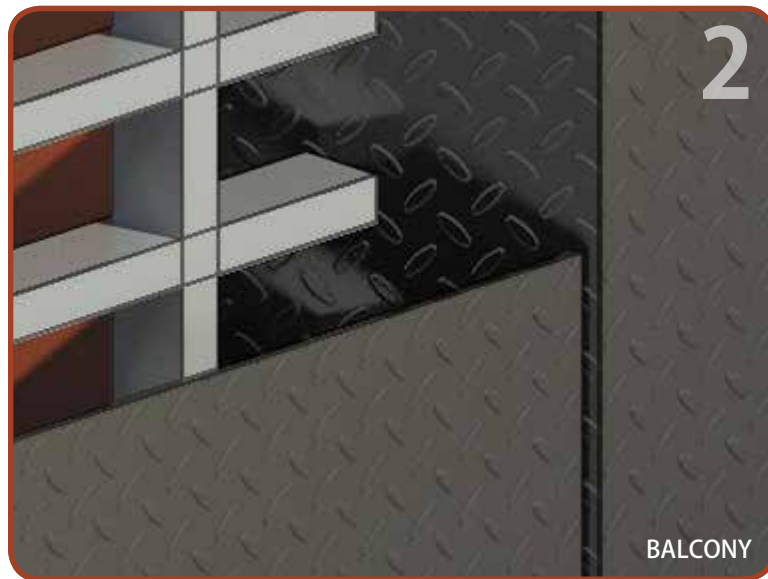
STEP LIGHT - ONE PER BALCONY

SOLID PANEL SIDEWALLS, TYPICAL

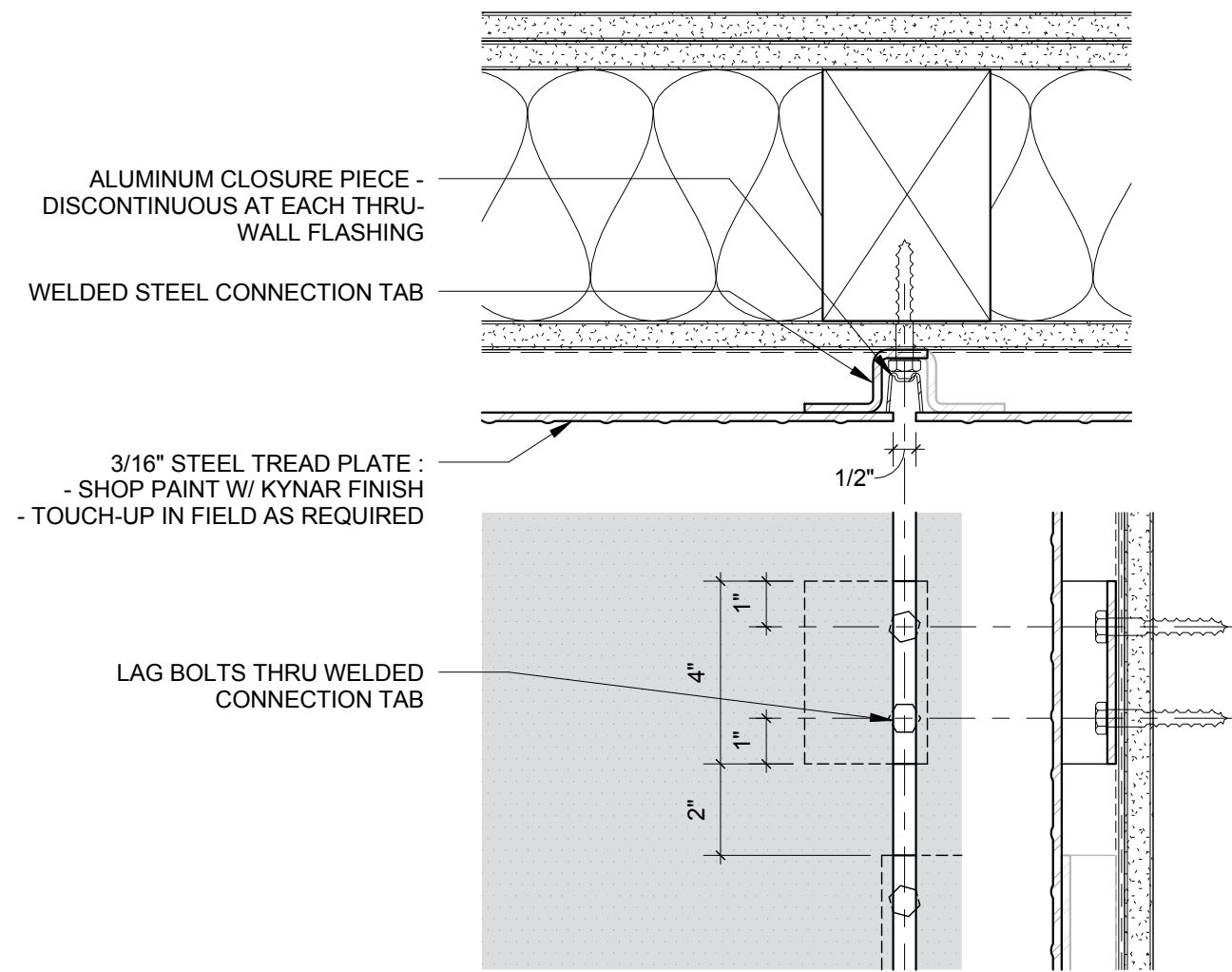
REFINISHED BOLT-ON STEEL  
BALCONIES - RED



SOUTH ELEVATION BALCONIES

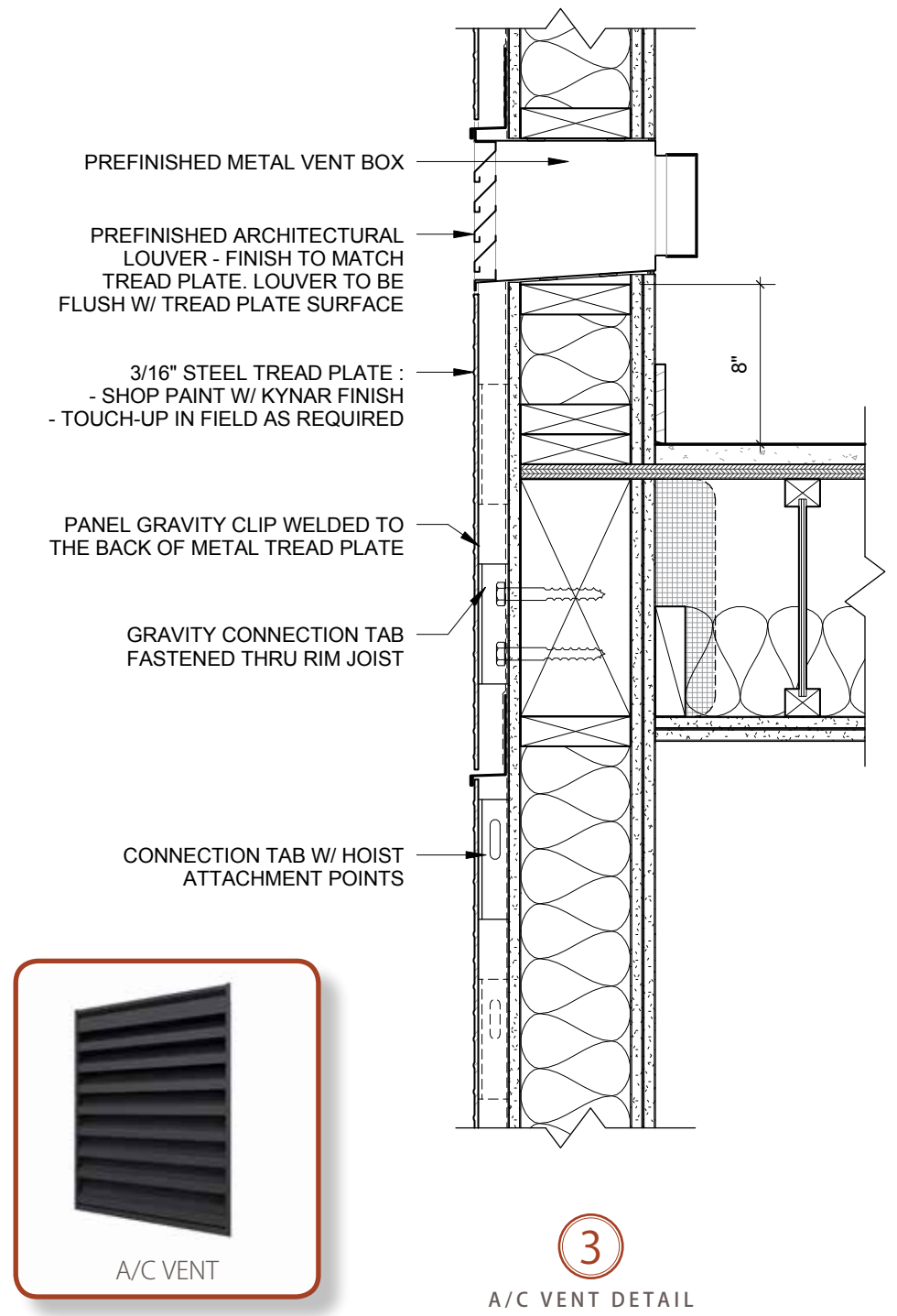






2

TREAD PLATE REVEAL DETAIL

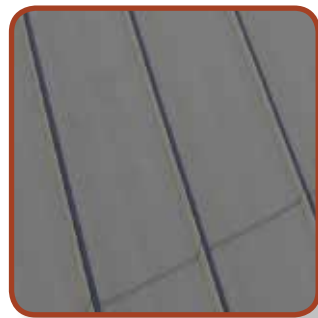


3

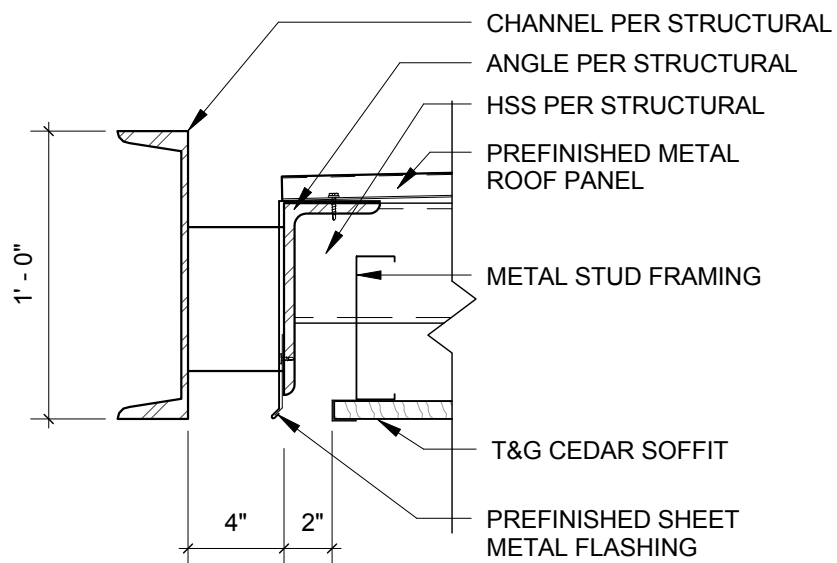
A/C VENT DETAIL

STEEL TREAD PLATE DETAILS

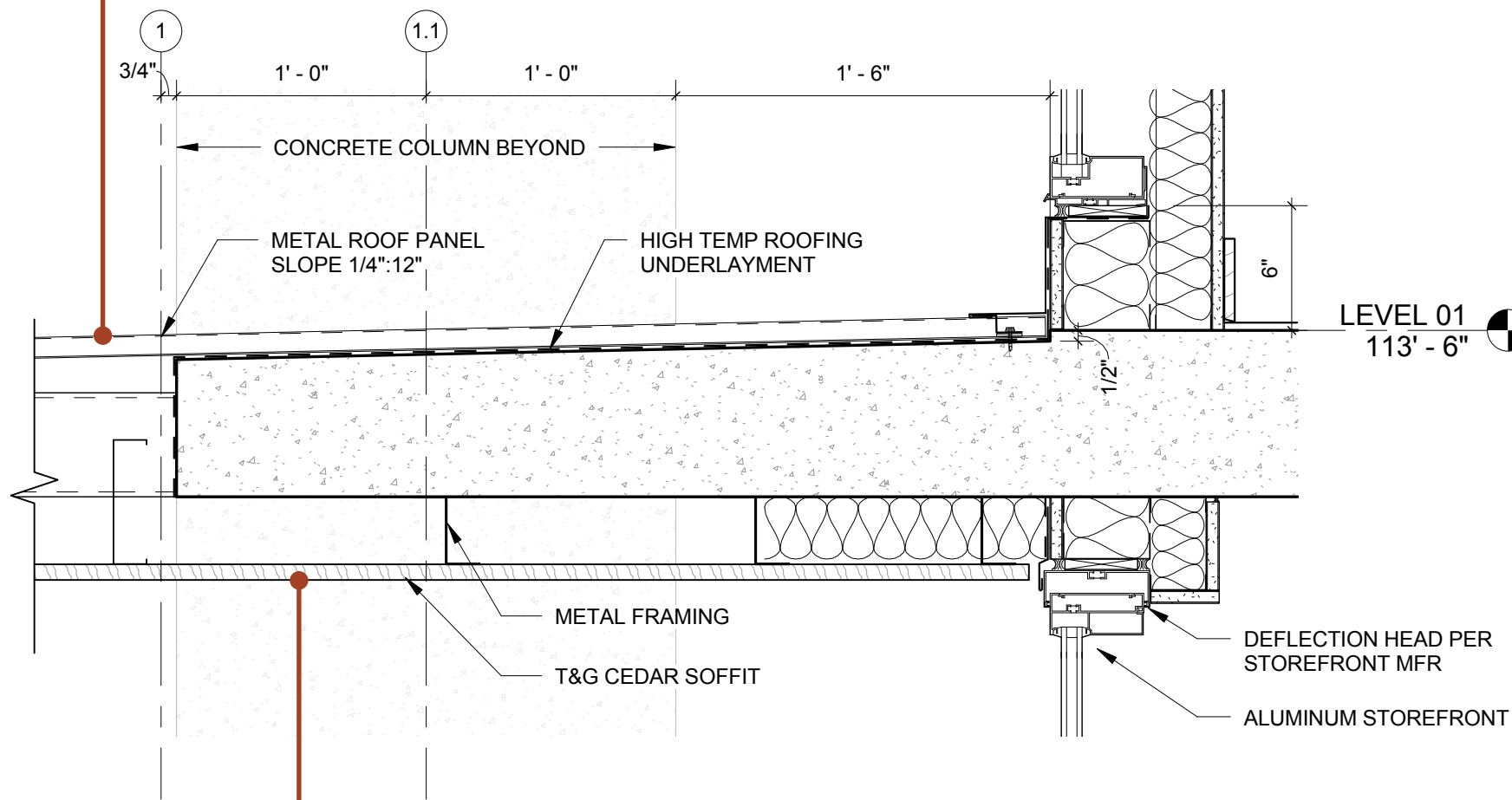




**CANOPY ROOFING**  
 STANDING-SEAM METAL ROOFING  
 - PREFINISHED TO MATCH  
 TREAD PLATE



**2**  
 CANOPY EDGE DETAIL

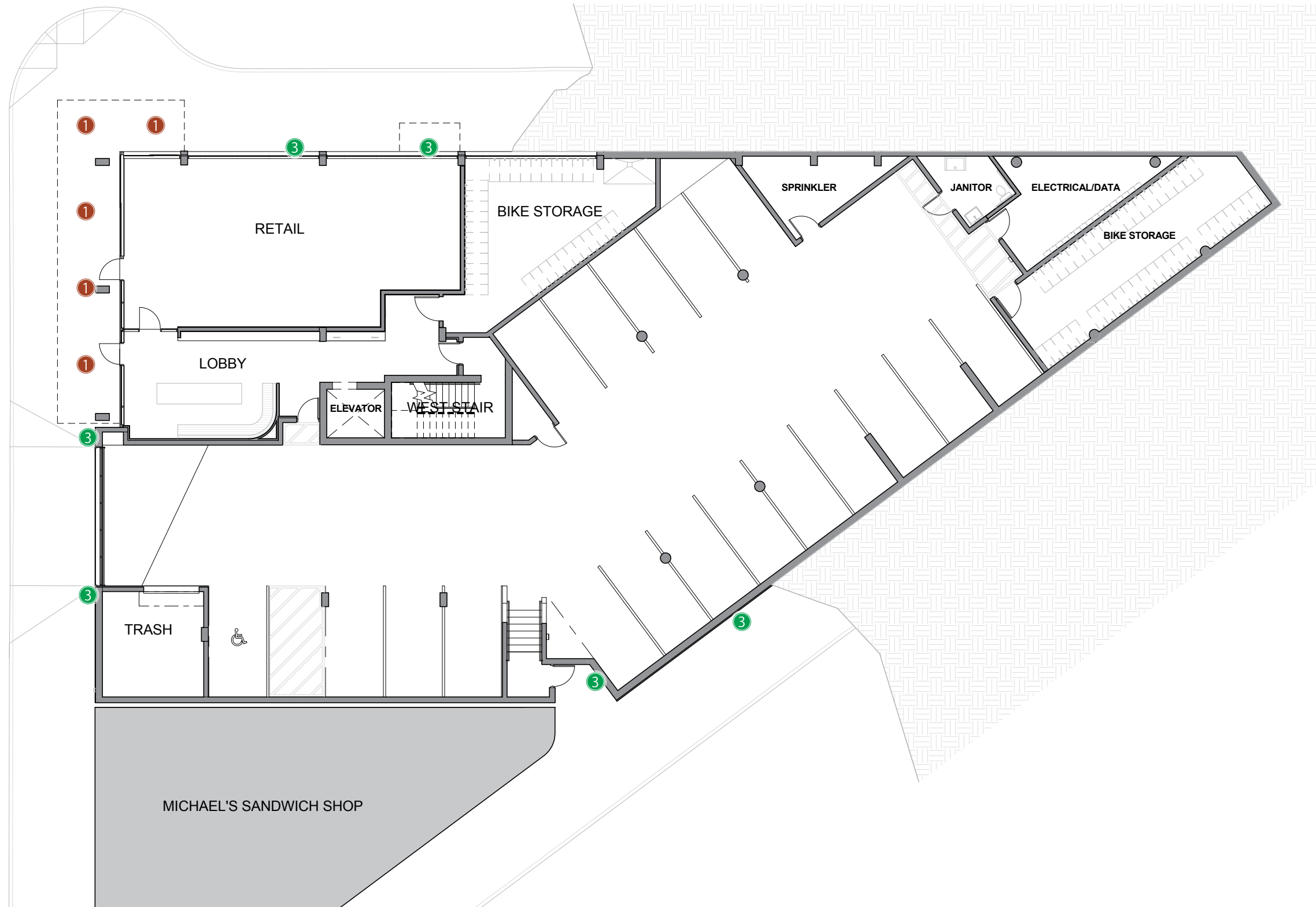


**3**  
 CANOPY AT LVL 01

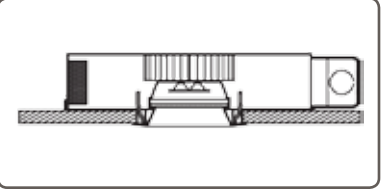



CANOPY / PROW  
 BALCONY SOFFITS  
 CEDAR T&G  
 W/ CLEAR FINISH


CANOPY DETAILS



- 1** FINISH  
BRUSHED ALUMINUM  
TYPE  
LED DOWNLIGHT  
MOUNT  
RECESSED IN SOFFIT


- 2** FINISH  
WHITE W/ LENS  
TYPE  
LINEAR LED  
MOUNT  
PENDANT-MOUNT


- 3** FINISH  
BRUSHED ALUMINUM  
TYPE  
LED STEP LIGHT  
MOUNT  
RECESSED IN WALL



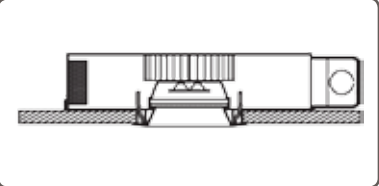
EXTERIOR LIGHTING - BASEMENT

1/16" = 1'-0"




- 1


FINISH  
 BRUSHED ALUMINUM  
 TYPE  
 LED DOWNLIGHT  
 MOUNT  
 RECESSED IN SOFFIT


  
- 2

FINISH  
 WHITE W/ LENS  
 TYPE  
 LINEAR LED  
 MOUNT  
 PENDANT-MOUNT


  
- 3

FINISH  
 BRUSHED ALUMINUM  
 TYPE  
 LED STEP LIGHT  
 MOUNT  
 RECESSED IN WALL



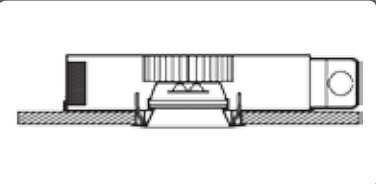
EXTERIOR LIGHTING - LEVEL 01

1/16" = 1'-0"




- 1


FINISH  
*BRUSHED ALUMINUM*  
 TYPE  
 LED DOWNLIGHT  
 MOUNT  
 RECESSED IN SOFFIT


  
- 2

FINISH  
*WHITE W/ LENS*  
 TYPE  
 LINEAR LED  
 MOUNT  
 PENDANT-MOUNT


  
- 3

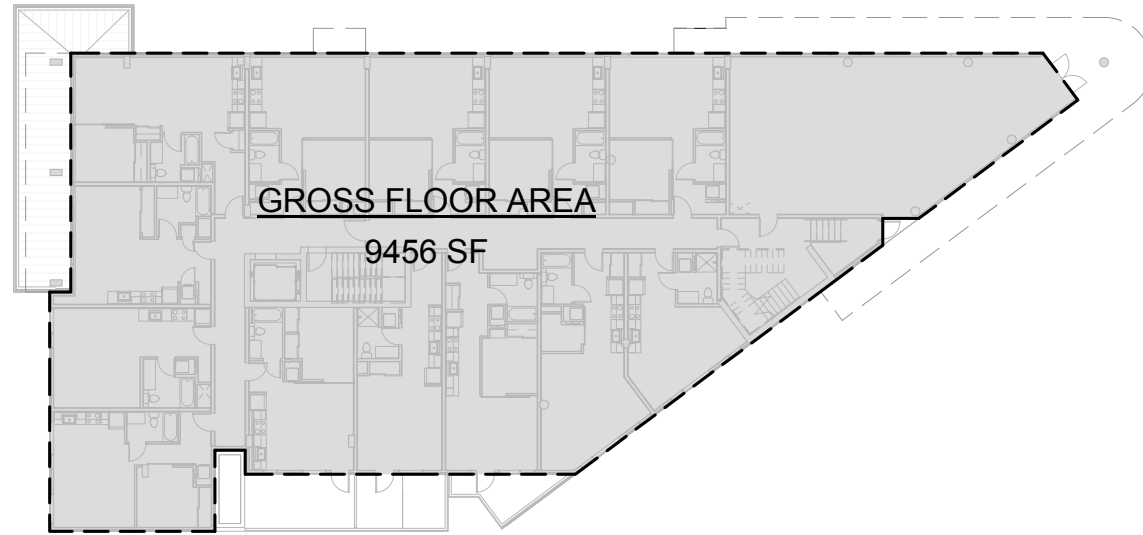
FINISH  
*BRUSHED ALUMINUM*  
 TYPE  
 LED STEP LIGHT  
 MOUNT  
 RECESSED IN WALL



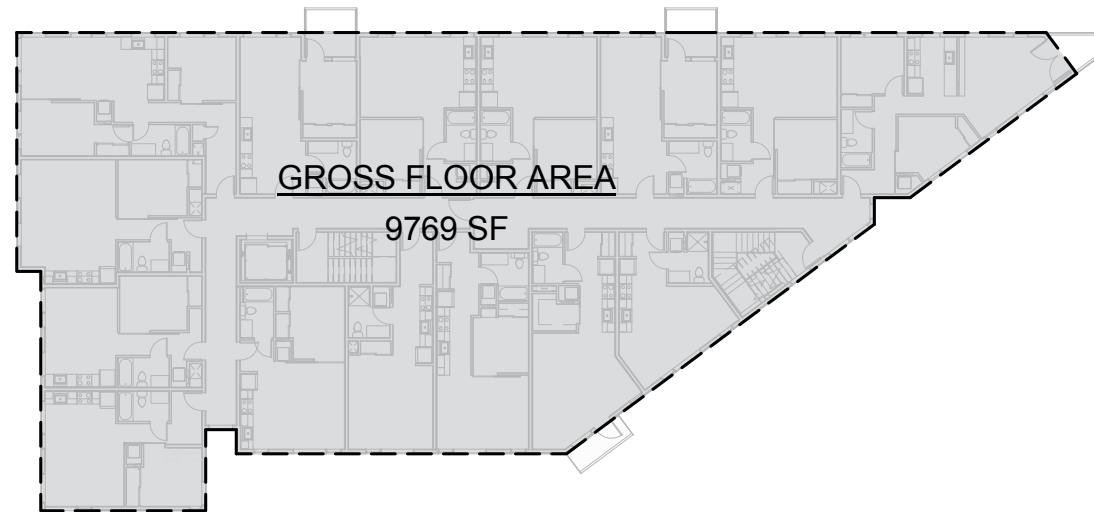
EXTERIOR LIGHTING - LEVEL 06

1/16" = 1'-0"

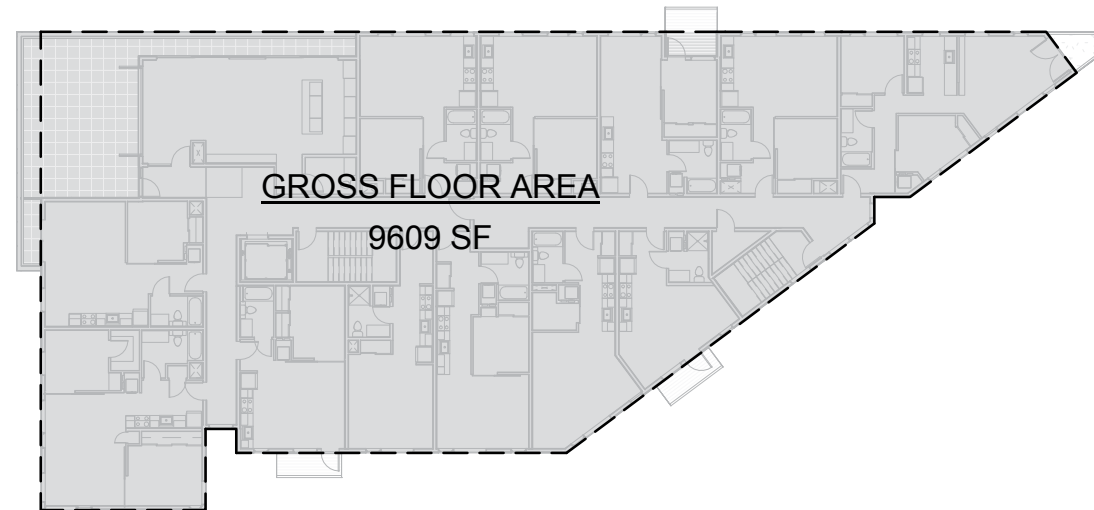
LEVEL 01



LEVEL 02 - 05



LEVEL 06



### F . A . R   C A L C U L A T I O N S

LEVEL 01 :	9,456 SF
LEVEL 02 :	9,769 SF
LEVEL 03 :	9,769 SF
LEVEL 04 :	9,769 SF
LEVEL 05 :	9,769 SF
LEVEL 06 :	9,609 SF

TOTAL : 58,141 SF  
 SITE AREA : 10,231 SF

F.A.R            5.68 : 1

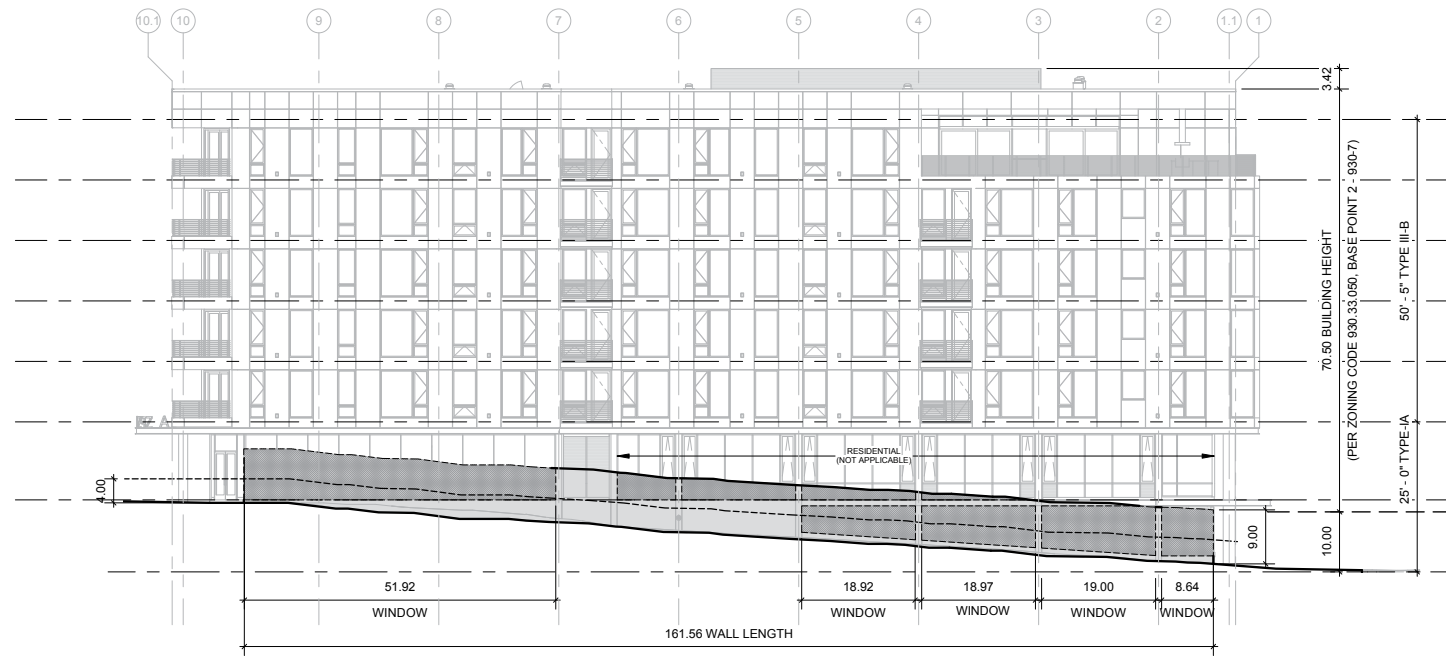
BASE            3 : 1    *ZONING CODE 33.510.210  
MAP 510-2*

ALLOWABLE    6 : 1    *ZONING CODE 33.510.210  
RESIDENTIAL BONUS OPTION*

**COMPLIANT**

FLOOR AREA RATIO CALCULATIONS

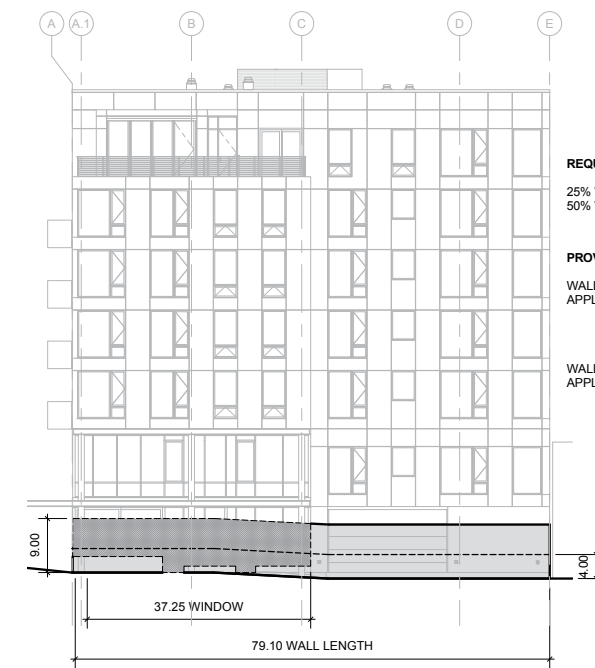
1/32" = 1'-0"



**REQUIRED PER COP ZONING CODE 510.140.230 :**  
 25% WINDOW / WALL AREA  
 50% WINDOW / WALL LENGTH

**PROVIDED :**  
 WALL AREA (TO 9'-0" FROM GRADE) : 1459 SF  
 APPLICABLE WINDOW AREA : 789.00 SF  
 : **54% WINDOW AREA (COMPLIANT)**  
 WALL LENGTH : 161.56'  
 APPLICABLE WINDOW LENGTH : 117.5'  
 : **73% WINDOW LENGTH (COMPLIANT)**

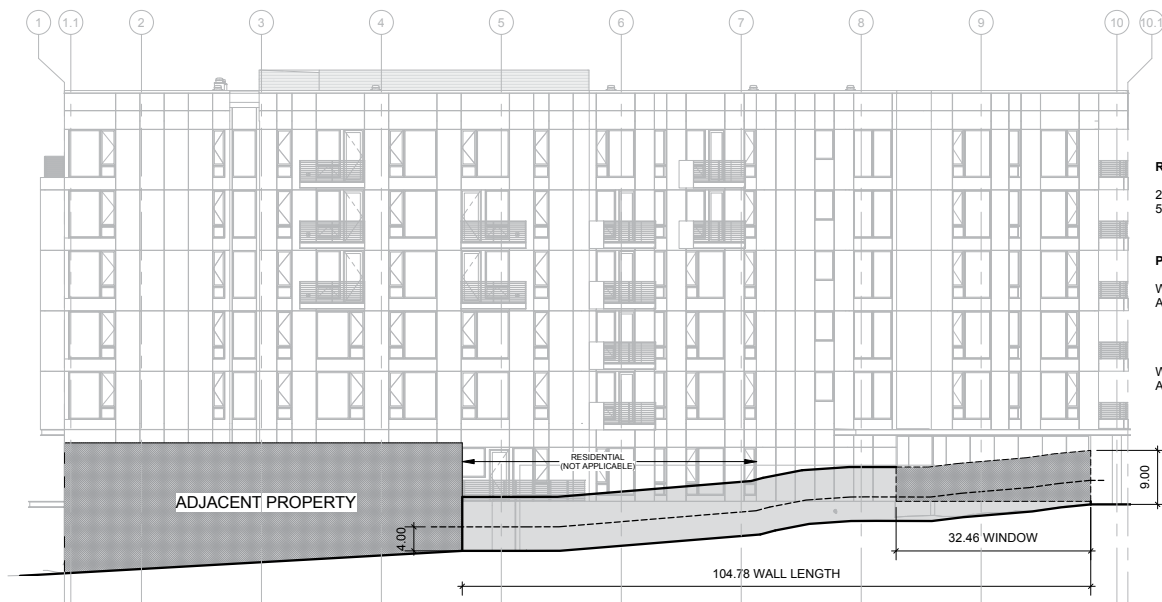
NORTH ELEVATION



**REQUIRED PER COP ZONING CODE 510.140.230 :**  
 25% WINDOW / WALL AREA  
 50% WINDOW / WALL LENGTH

**PROVIDED :**  
 WALL AREA (TO 9'-0" FROM GRADE) : 716.07 SF  
 APPLICABLE WINDOW AREA : 291.62 SF  
 : **40.7% WINDOW AREA (COMPLIANT)**  
 WALL LENGTH : 79.10'  
 APPLICABLE WINDOW LENGTH : 37.25'  
 : **47.1% WINDOW LENGTH (NON-COMPLIANT)**

WEST ELEVATION



**REQUIRED PER COP ZONING CODE 510.140.230 :**  
 25% WINDOW / WALL AREA  
 50% WINDOW / WALL LENGTH

**PROVIDED :**  
 WALL AREA (TO 9'-0" FROM GRADE) : 947.12 SF  
 APPLICABLE WINDOW AREA : 267.09 SF  
 : **23.5% WINDOW AREA (NON-COMPLIANT)**  
 WALL LENGTH : 104.78'  
 APPLICABLE WINDOW LENGTH : 32.46'  
 : **30.9% WINDOW LENGTH (NON-COMPLIANT)**

SOUTH ELEVATION

GROUND FLOOR WINDOW DIAGRAMS



**V C A**  
VALLASTER CORL  
ARCHITECTS

**11th & BURNSIDE**  
DESIGN REVIEW SUBMITTAL  
EA 15-177695  
LU15-259840