

11TH & BURNSIDE

DESIGN REVIEW SUBMITTAL

EA 15 - 177695

LU 15 - 259840

HEARING : APRIL 14TH, 2016

PREVIOUS :

DECEMBER 17TH, 2015 : DESIGN ADVICE REQUEST

FEBRUARY 4TH, 2016 : DESIGN REVIEW

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CENTRAL CITY DISTRICT CENTRAL EASTSIDE INDUSTRIAL SUBDISTRICT



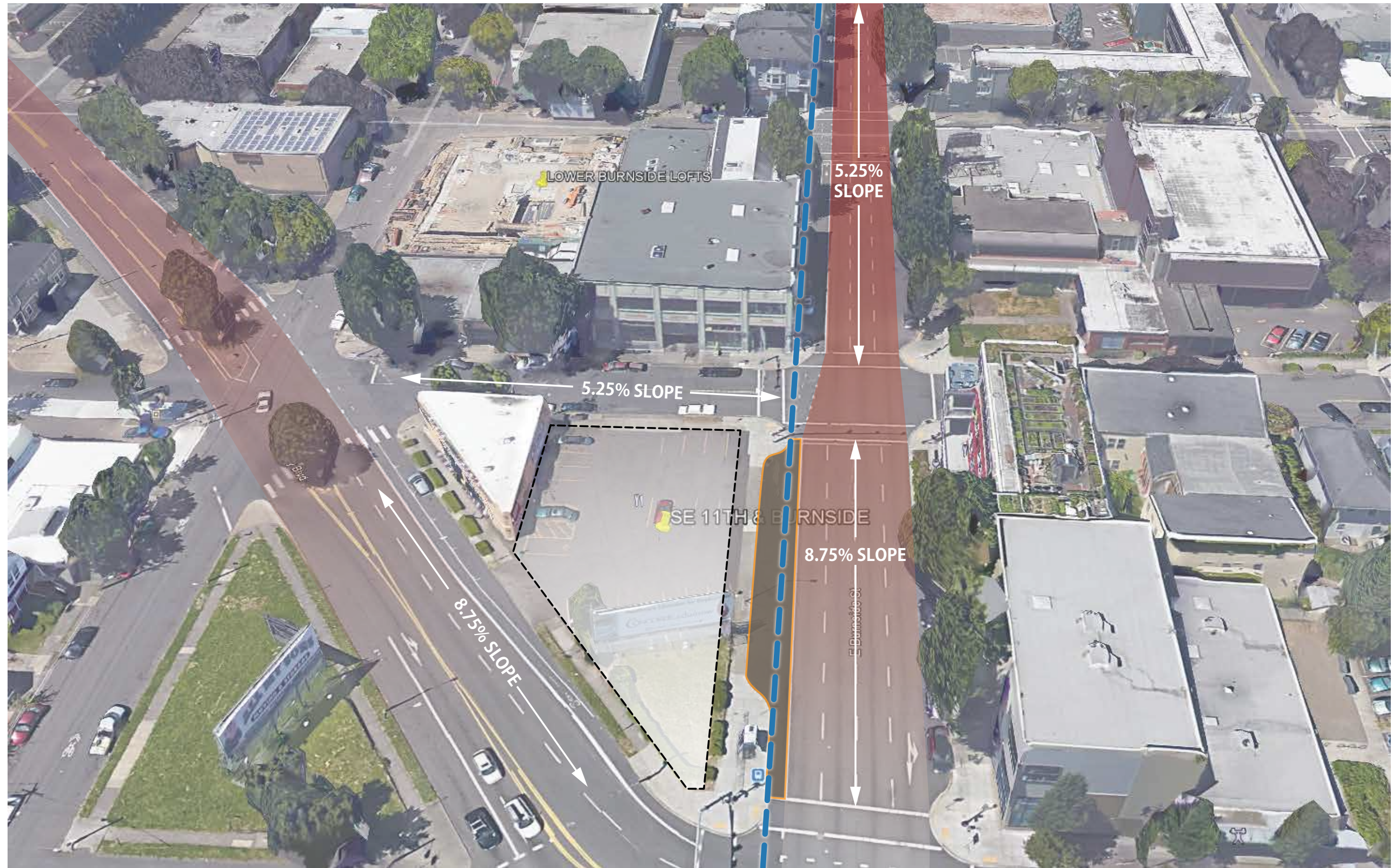
PROJECT ADDRESS :
1111 SE SANDY BOULEVARD
PORTLAND, OREGON 97214-1333

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VICINITY MAP

C01



BURNSIDE ARCADE DIAGRAM

PREVIOUS DESIGNS

AMENITY DECK OVERHANG EXTENDED

BALCONIES EXTENDED TO INCREASE
PEDESTRIAN COVERAGE



CANOPY COVERAGE ALONG
BURNSIDE ADDED

PREVIOUS DESIGNS - NORTHEAST

PREVIOUS DESIGNS



PREVIOUS DESIGNS - NORTHWEST

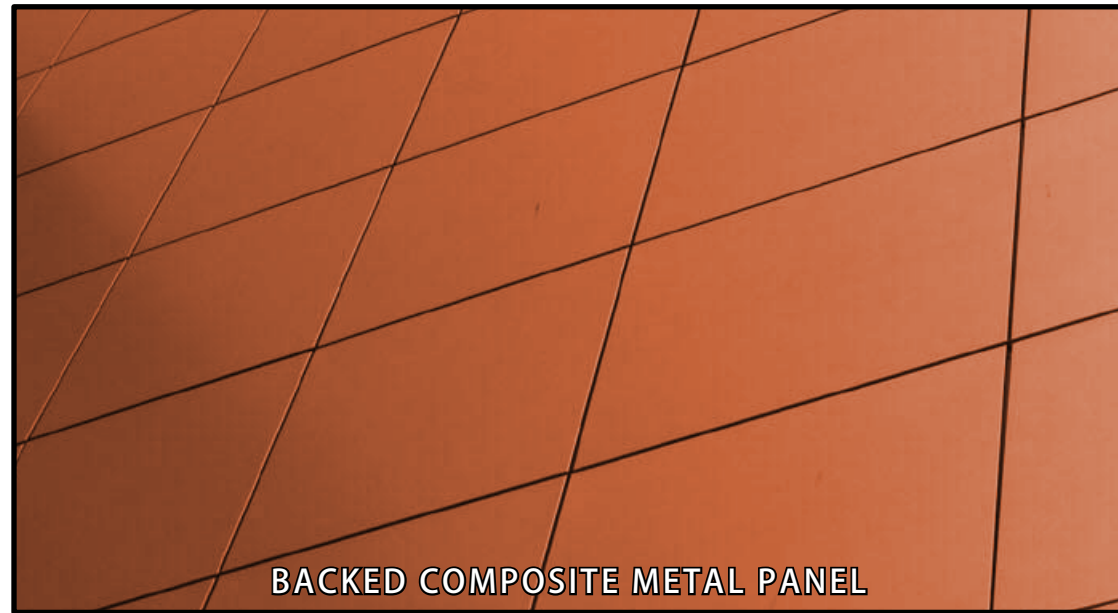
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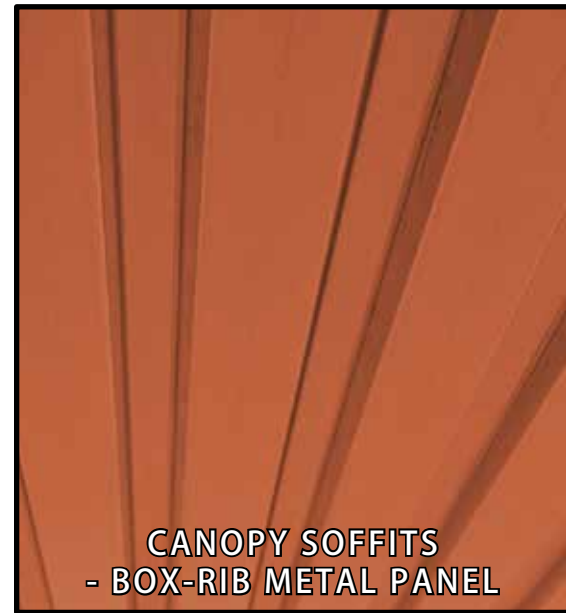
C04



ULTRA HIGH PERFORMANCE
CONCRETE PANELS
- SMOOTH TEXTURE
- CONCEALED FASTENERS



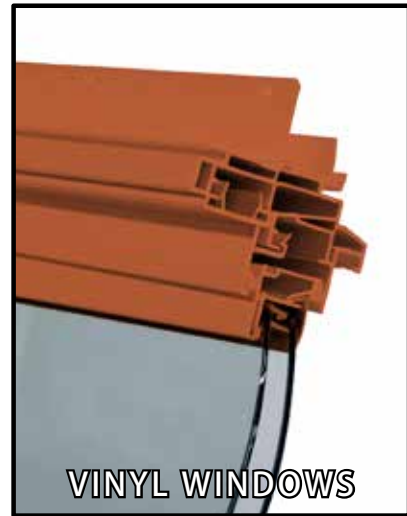
BACKED COMPOSITE METAL PANEL



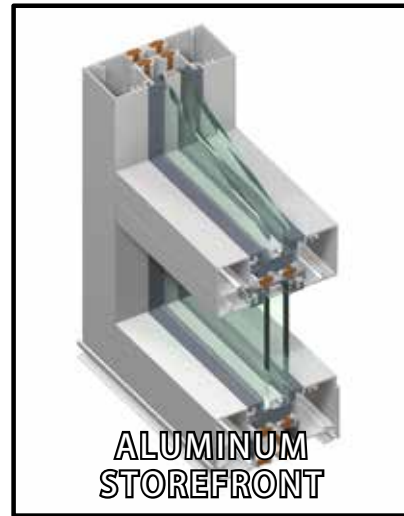
CANOPY SOFFITS
- BOX-RIB METAL PANEL



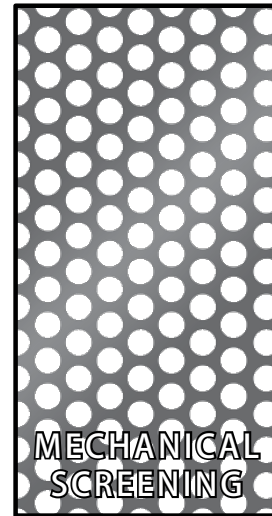
AMENITY DECK SOFFITS
- 4" CEDAR T&G
- CLEAR FINISH



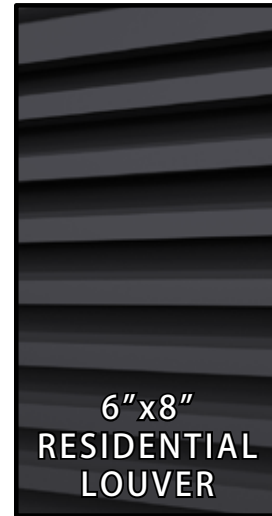
VINYL WINDOWS



ALUMINUM
STOREFRONT



MECHANICAL
SCREENING



6"x8"
RESIDENTIAL
LOUVER



VENTILATION
LOUVER



CAST IN
PLACE
CONCRETE



CONCRETE
PEDESTAL
PAVERS



ENCROACHMENT EXTENTS :
4' EXTENSION OVER BURNSIDE

RENDERING FROM NORTHEAST

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DESIGN A - C06



ENCROACHMENT EXTENTS :
4' EXTENSION OVER BURNSIDE

RENDERING FROM NORTHWEST

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DESIGN A - C07



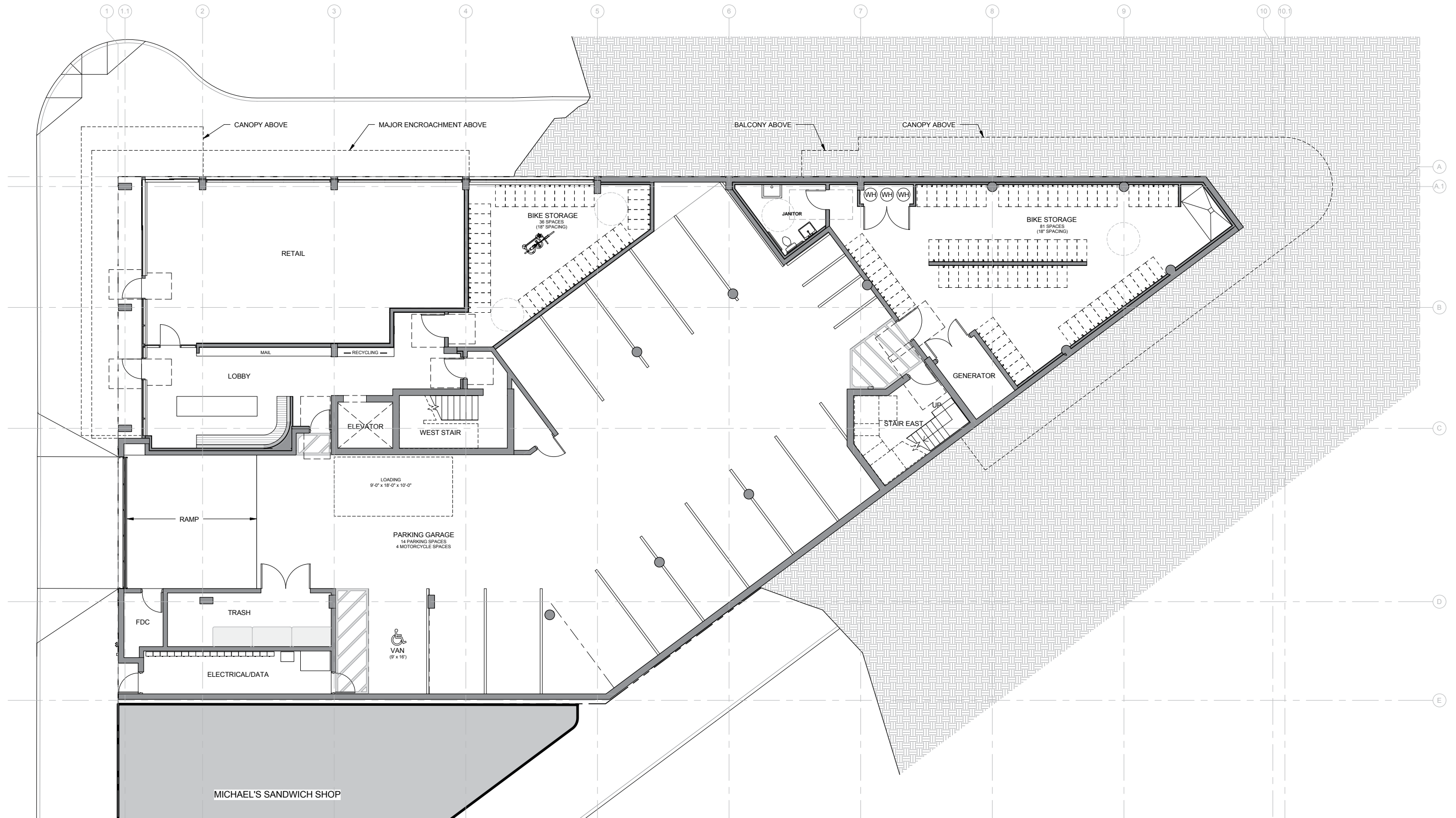
RELEVANT FOR BOTH DESIGNS

RENDERING FROM SOUTHWEST

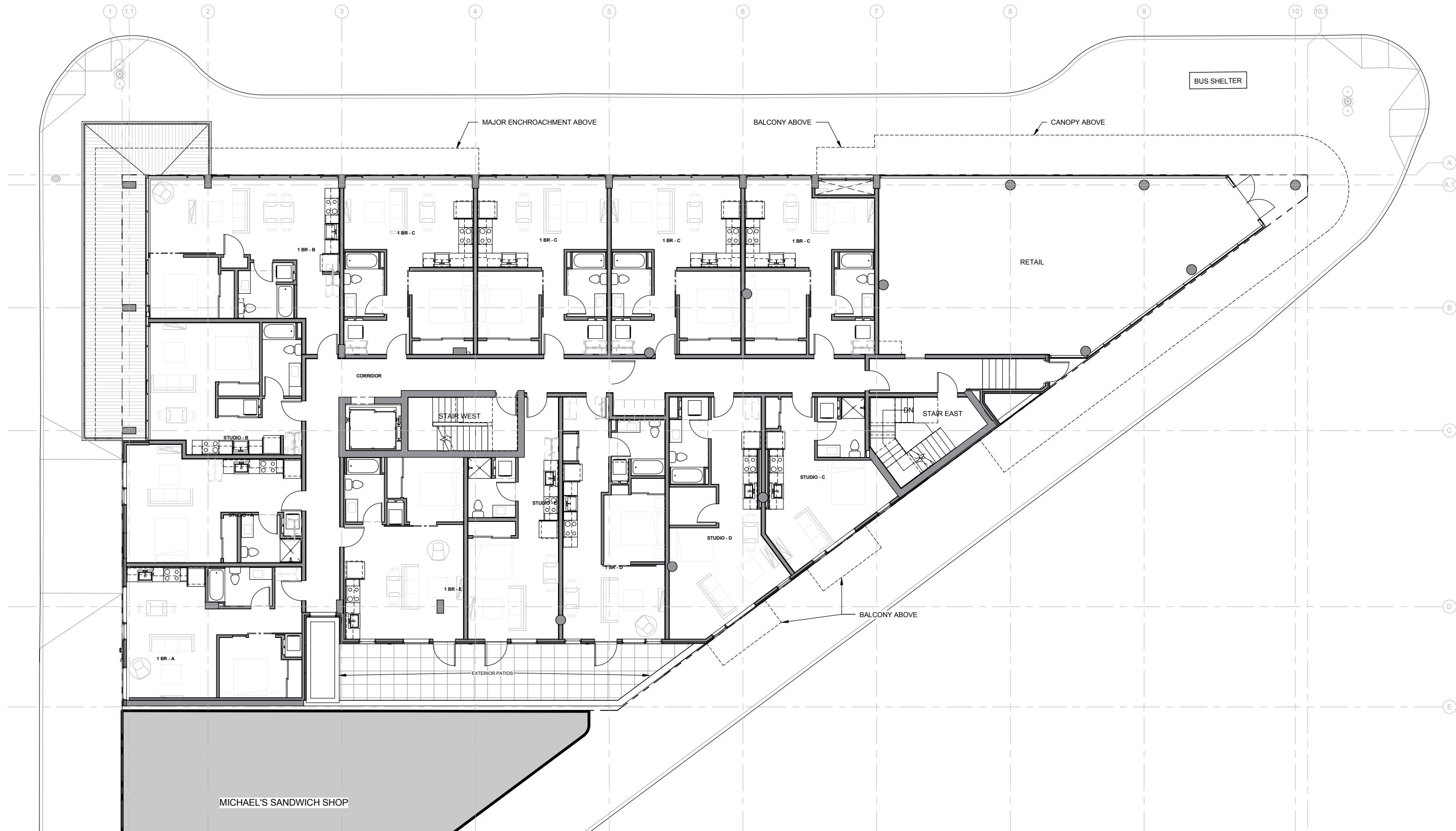
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DESIGN A - C08



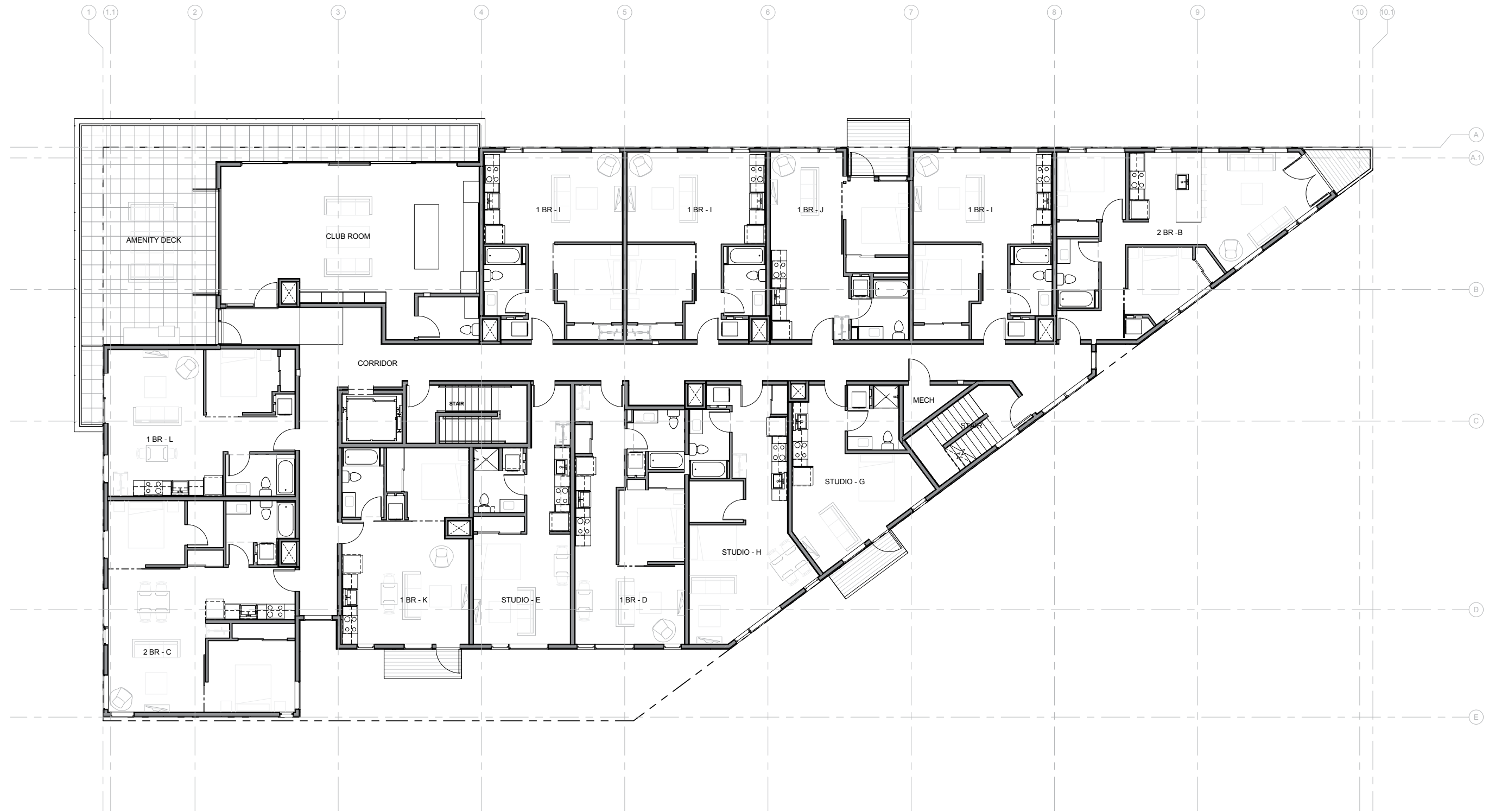
FLOOR PLAN - BASEMENT



FLOOR PLAN - LEVEL 01



FLOOR PLAN - LEVEL 02-05



FLOOR PLAN - LEVEL 06



NORTH ELEVATION - DESIGN B

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C13



SOUTH ELEVATION

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C14

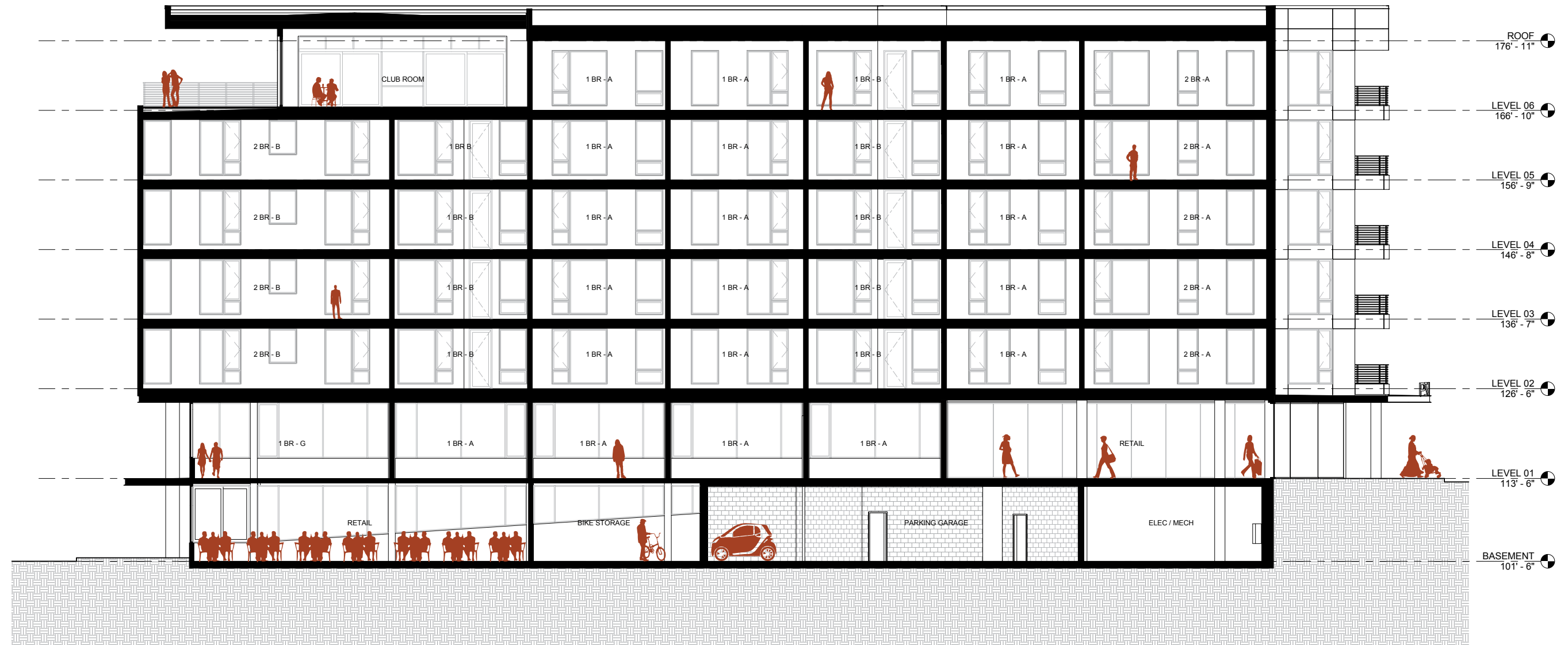


MICHAEL'S SANDWICH SHOP

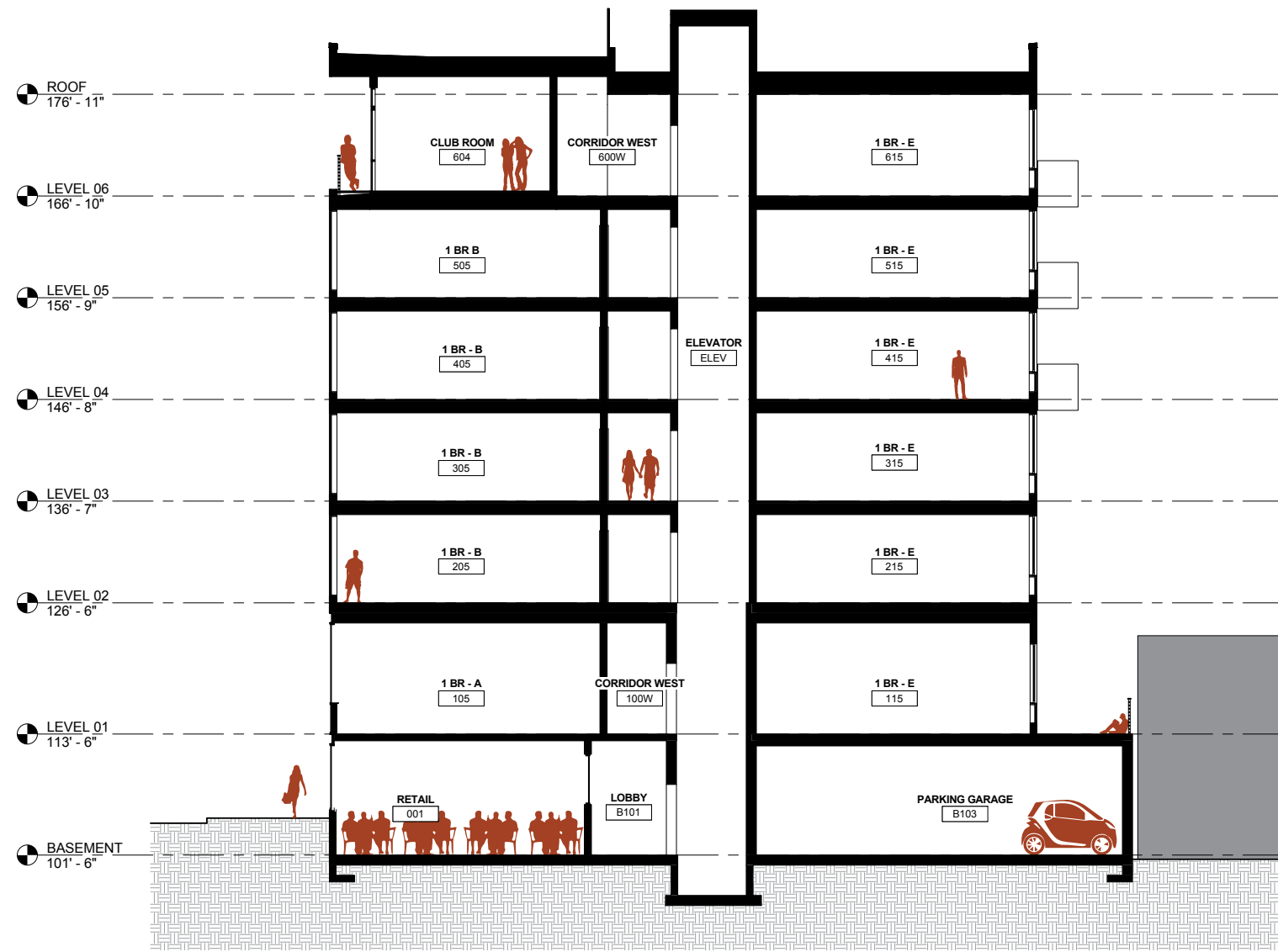
WEST ELEVATION - DESIGN A



BUILDING SECTION - EAST/WEST



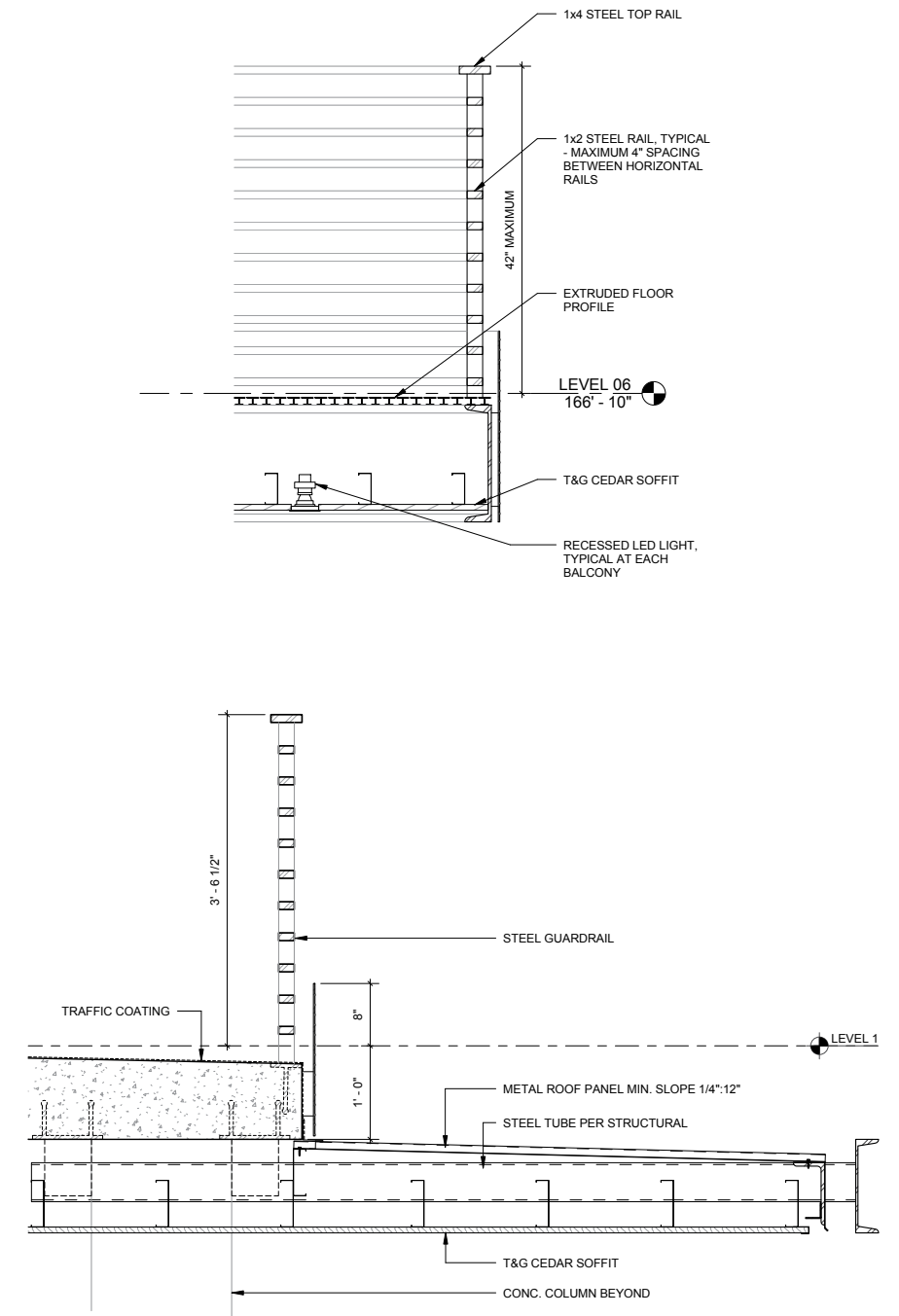
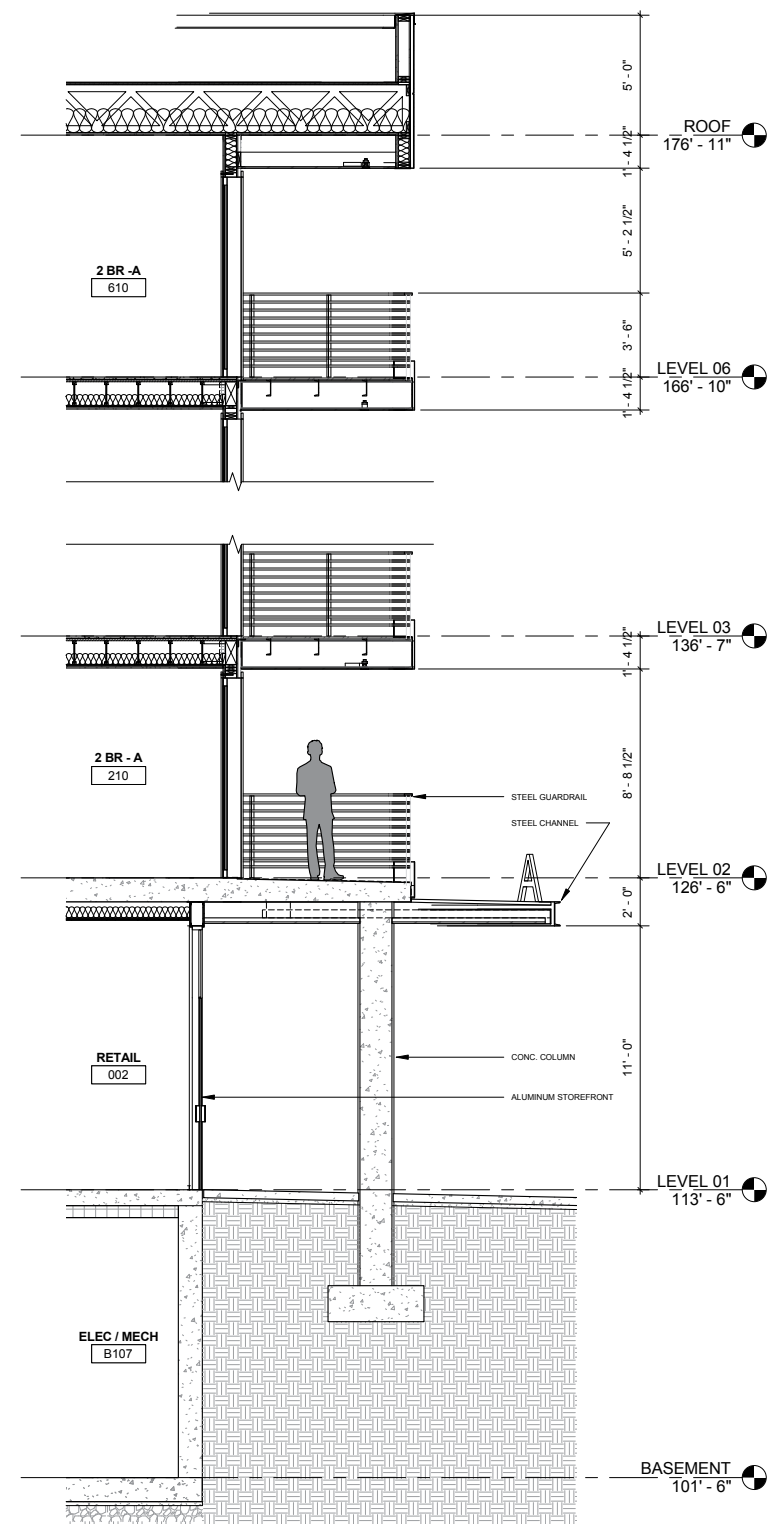
BUILDING SECTION - EAST/WEST



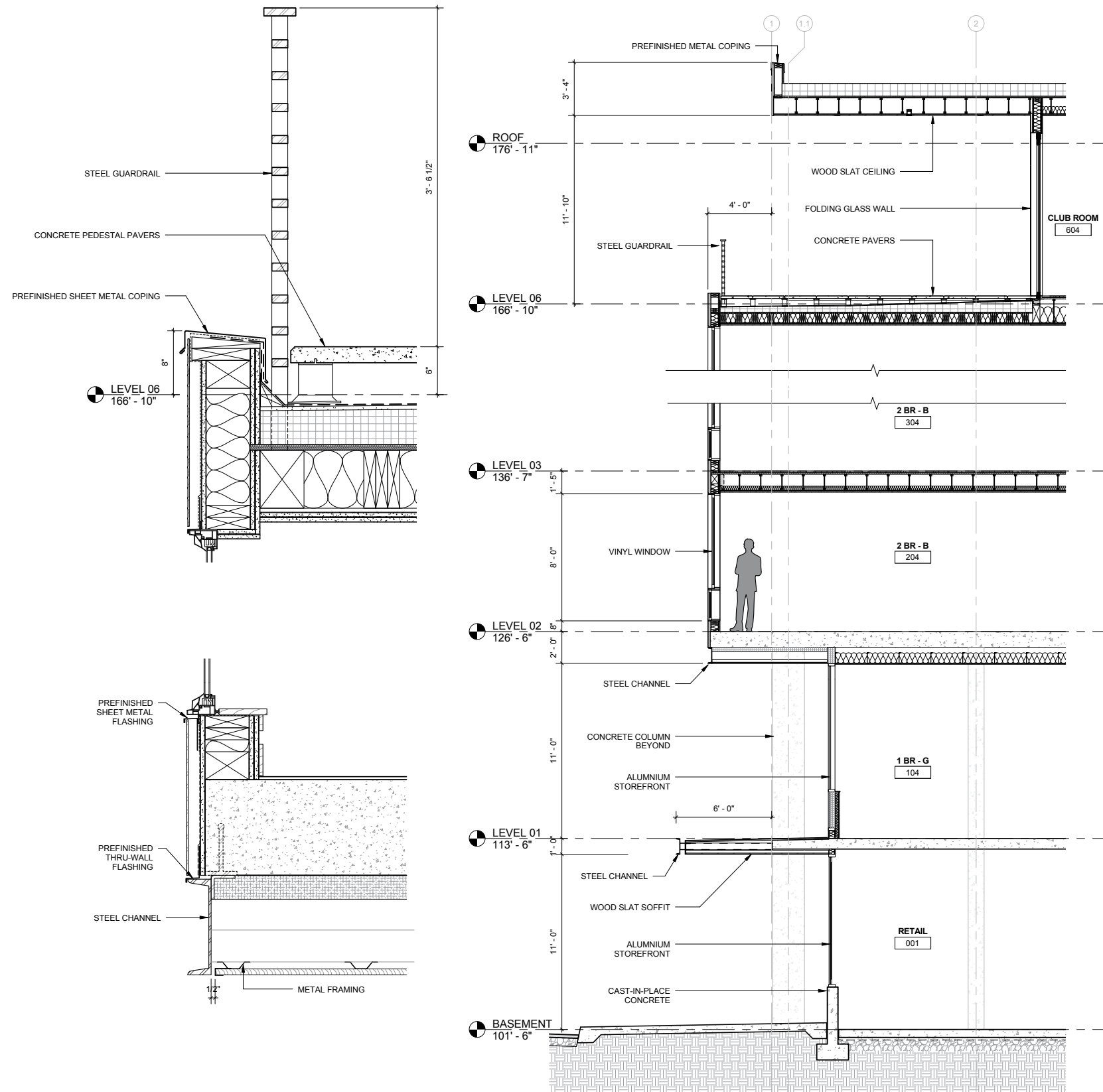
BUILDING SECTIONS - NORTH/SOUTH



ENLARGED EAST ELEVATION



WALL SECTION - PROW



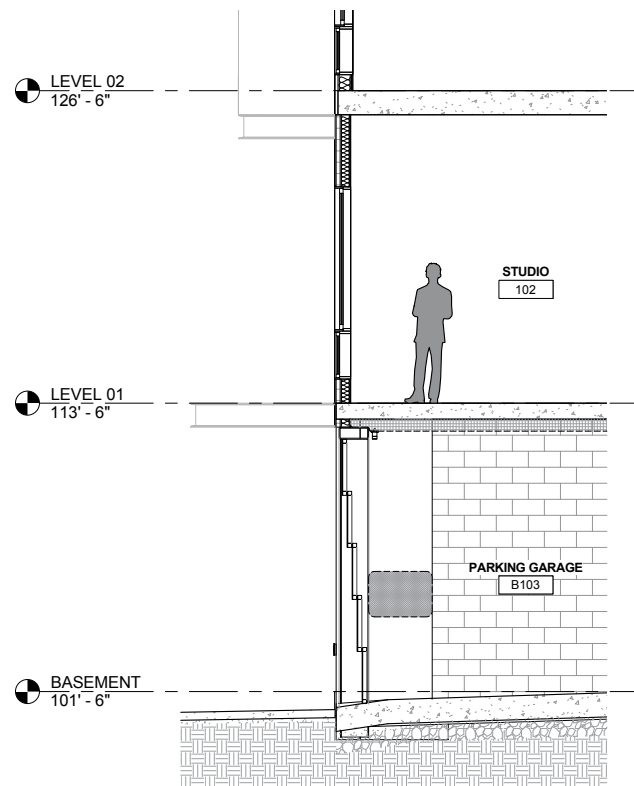
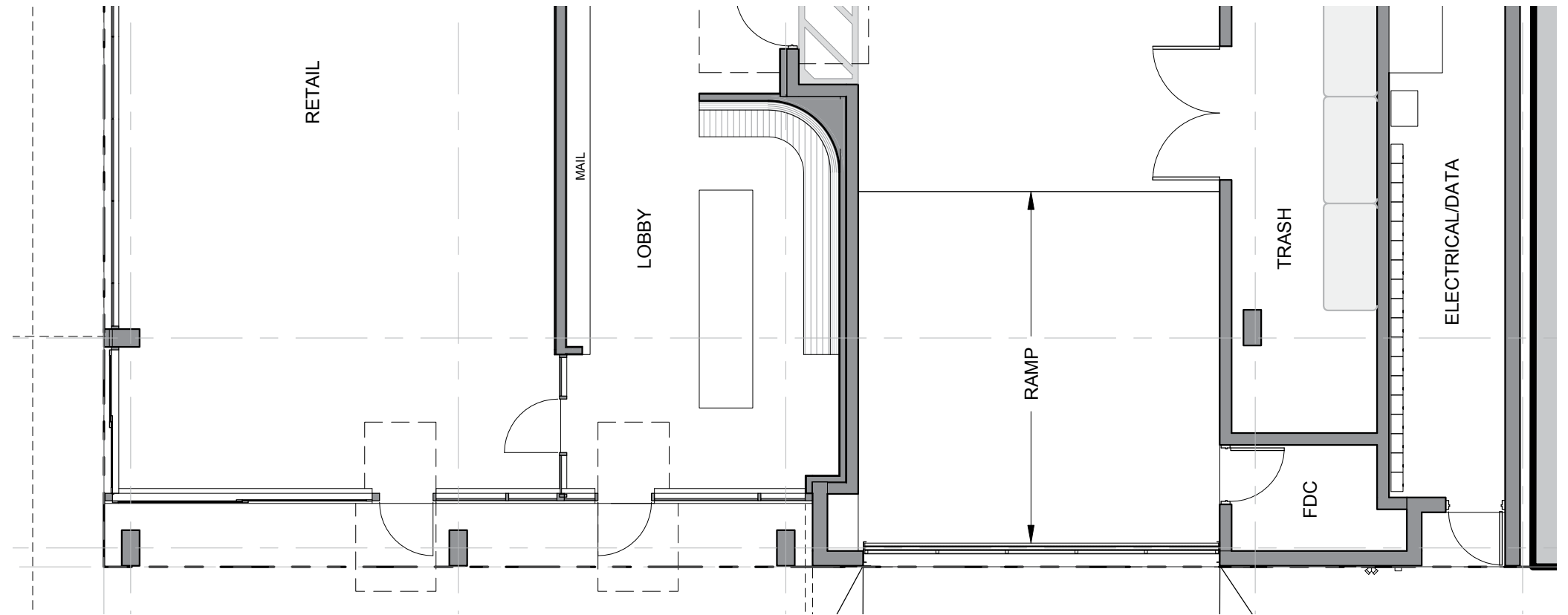
ENLARGED WEST ELEVATION

WALL SECTION - ENTRY



BASEMENT LEVEL ENTRY

- RETAIL ENTRY
- LOBBY
- GARAGE ENTRY



WEST ELEVATION

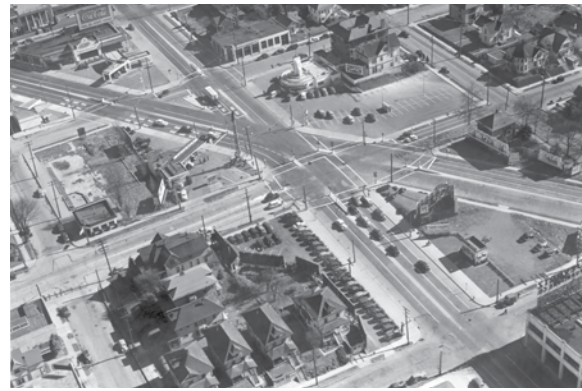
OPERABLE ALUMINUM
STOREFRONT AT RETAIL

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

GARAGE ENTRY



1926



1939



1948



1958



1965

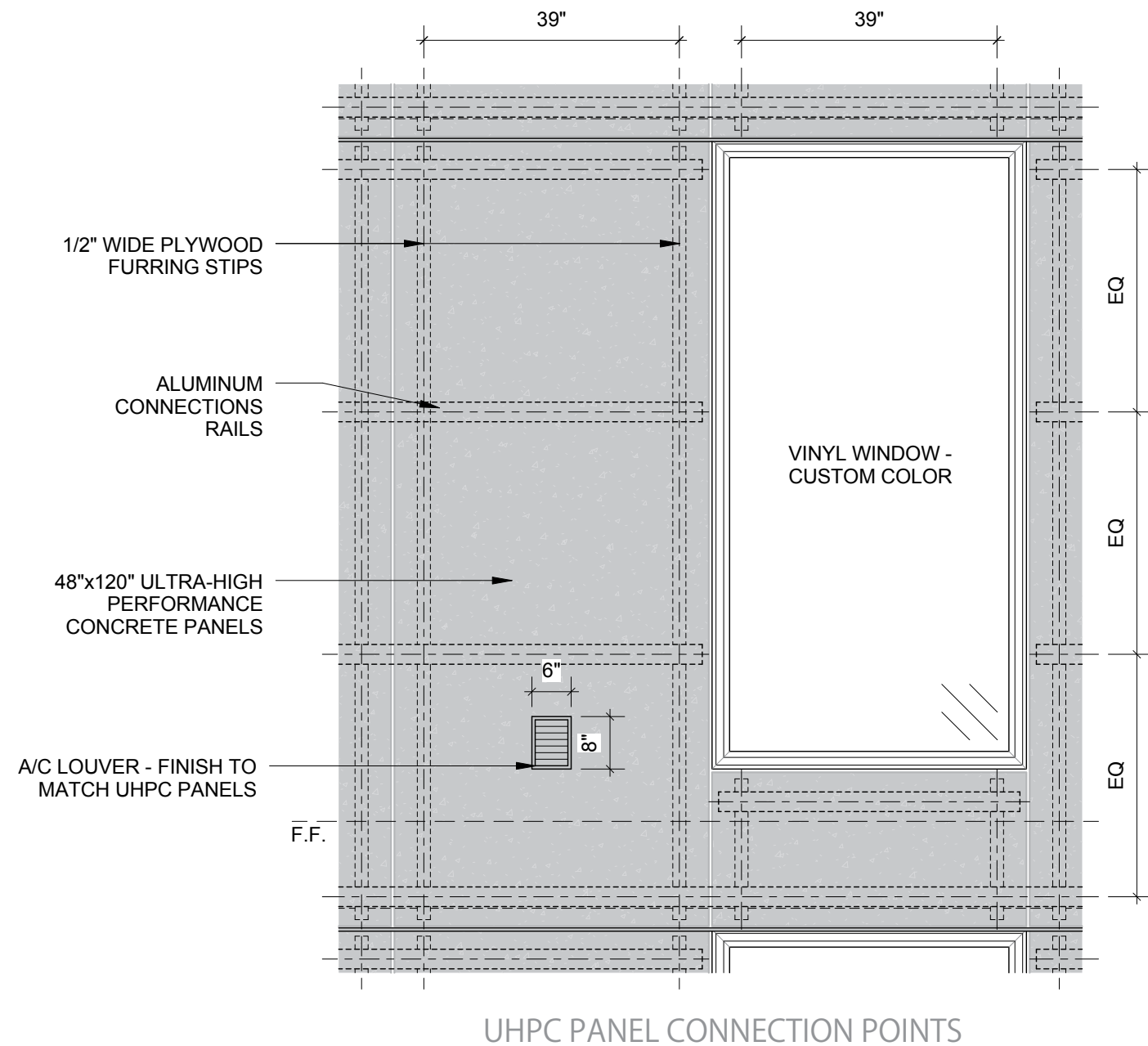
HISTORICAL PHOTOGRAPHS SHOWING BURNSIDE, SANDY, & THE CENTRAL EASTSIDE



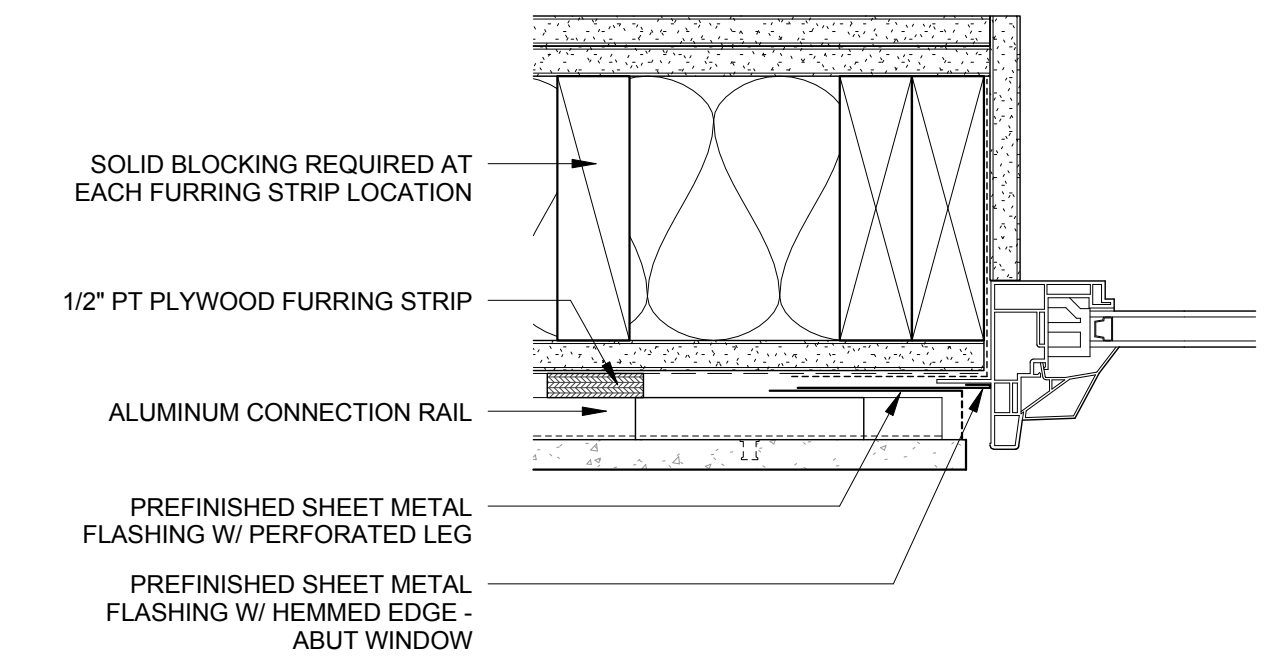
PLAQUE OR SIMILAR DISPLAY
SET IN 1" EMBED IN CONCRETE WALL

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

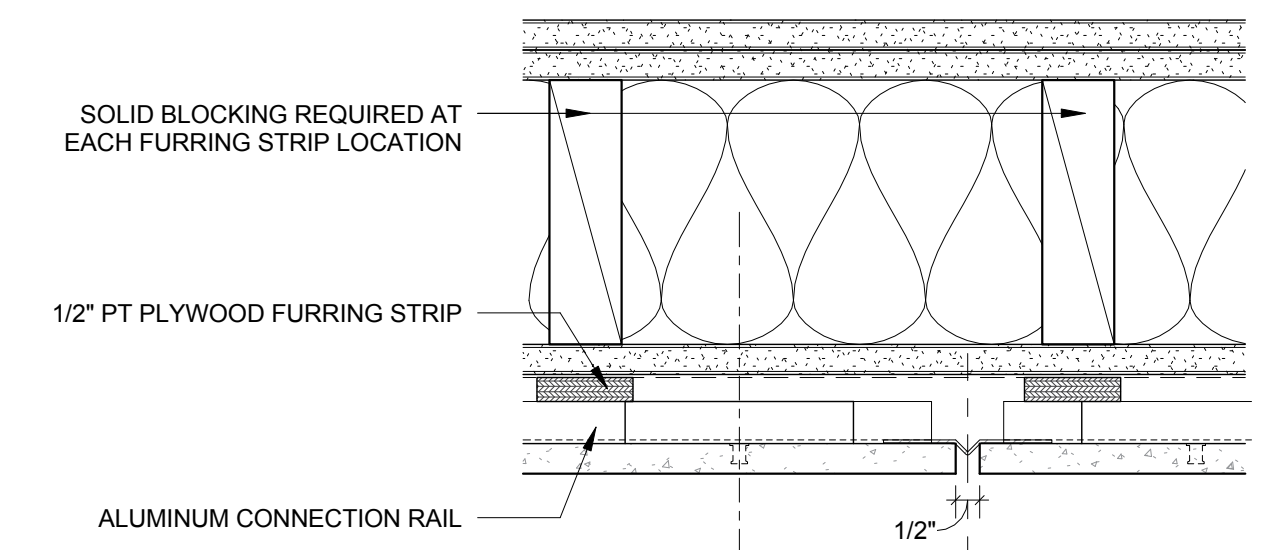
WEST ELEVATION BLANK WALL OPTIONS



UHPC PANEL CONNECTION POINTS



WINDOW JAMB DETAIL

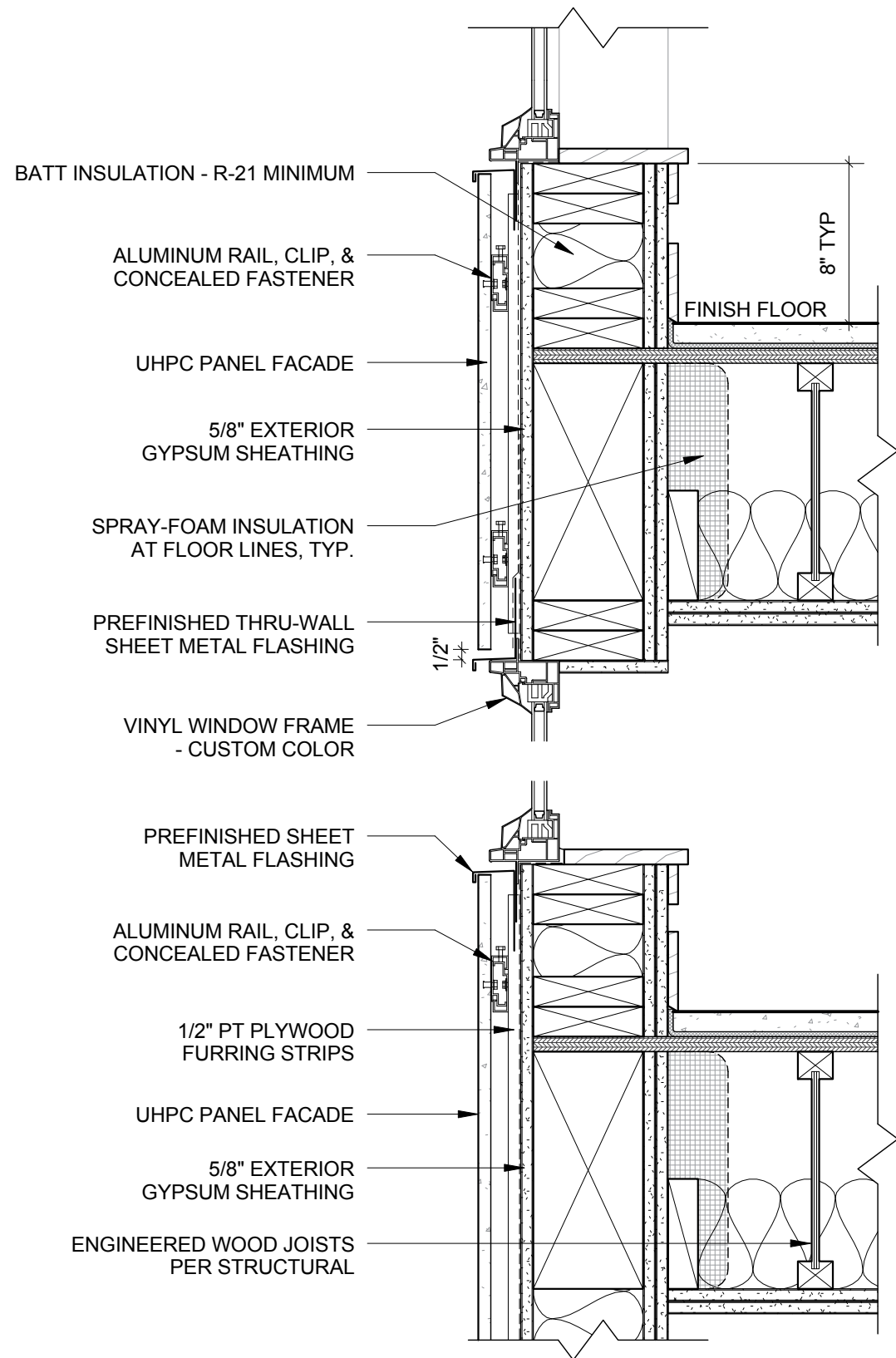


ALUMINUM CLIP W/ CONCEALED FASTENER & LEVELLING SET SCREW

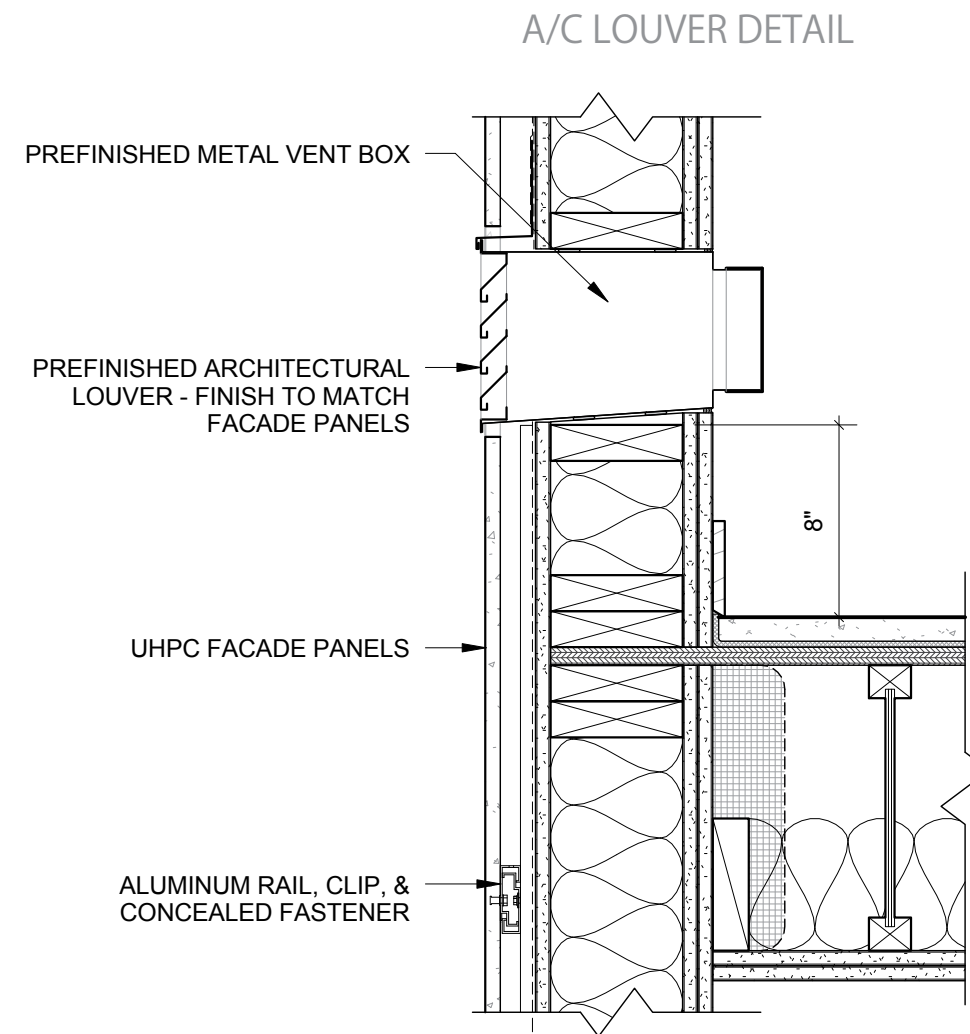
UHPC FACADE PANELS

VERTICAL PANEL JOINT

FACADE DETAILS



TYPICAL WINDOW HEAD / SILL



FACADE DETAILS



ENCROACHMENT EXTENTS :
4' EXTENSION OVER BURNSIDE

STREETSCAPE - BURNSIDE

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DESIGN A - C25



ENCROACHMENT EXTENTS :
4' EXTENSION OVER BURNSIDE



STREETSCAPE - NORTHWEST CORNER

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DESIGN A - C26



RELEVANT FOR BOTH DESIGNS

BURNSIDE CANOPY COVERAGE DIAGRAM



ENCROACHMENT EXTENTS :
6' EXTENSION OVER BURNSIDE

DESIGN ITERATIONS

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DESIGN B - C28



ENCROACHMENT EXTENTS :
6' EXTENSION OVER BURNSIDE

RENDERING FROM NORTHEAST

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DESIGN B - C29



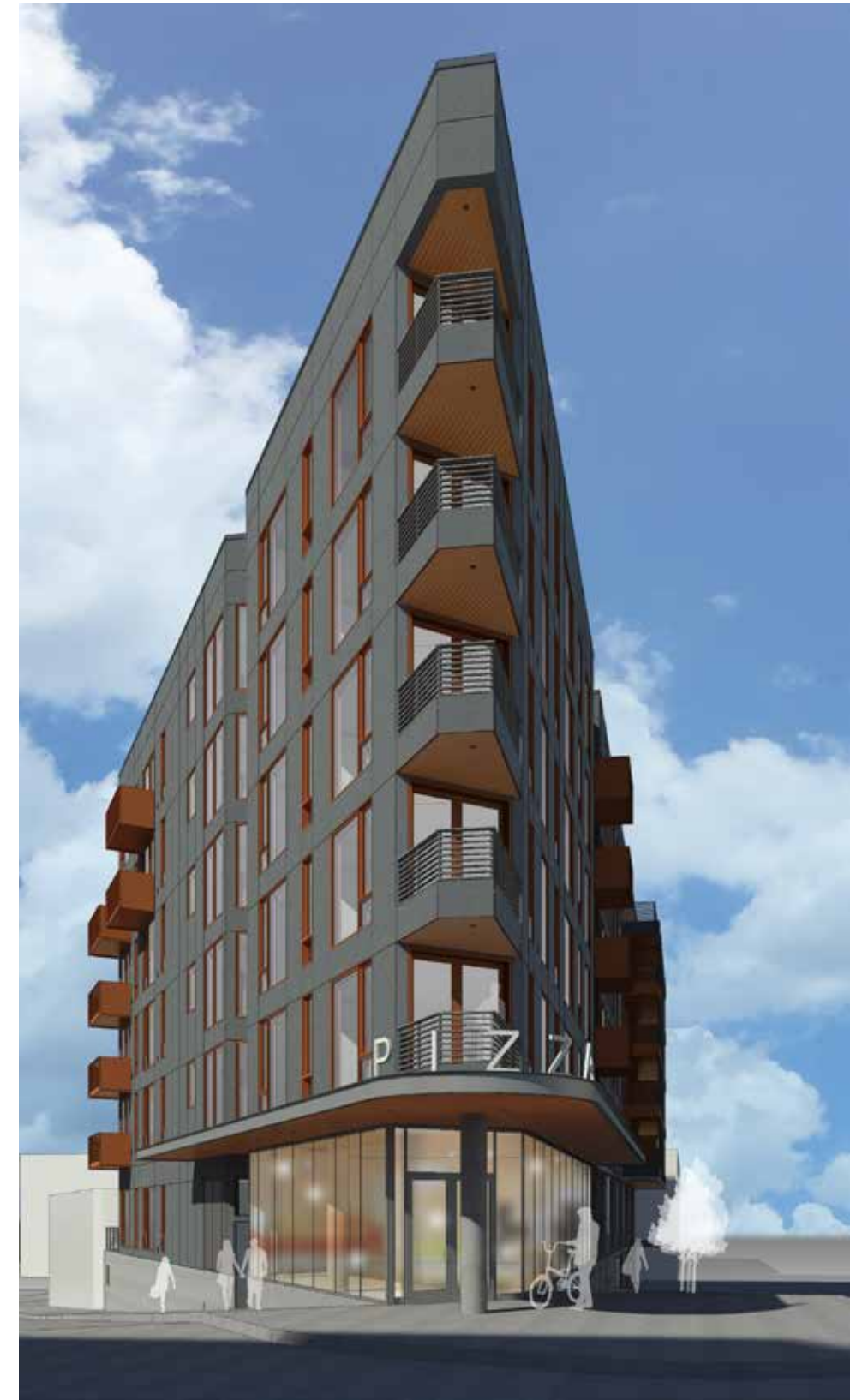
ENCROACHMENT EXTENTS :
6' EXTENSION OVER BURNSIDE

RENDERING FROM NORTHWEST

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DESIGN B - C30



ENCROACHMENT EXTENTS :
6' EXTENSION OVER BURNSIDE

STREETSCAPE - BURNSIDE

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DESIGN B - C31



ENCROACHMENT EXTENTS :
6' EXTENSION OVER BURNSIDE

STREETSCAPE - NORTHWEST CORNER

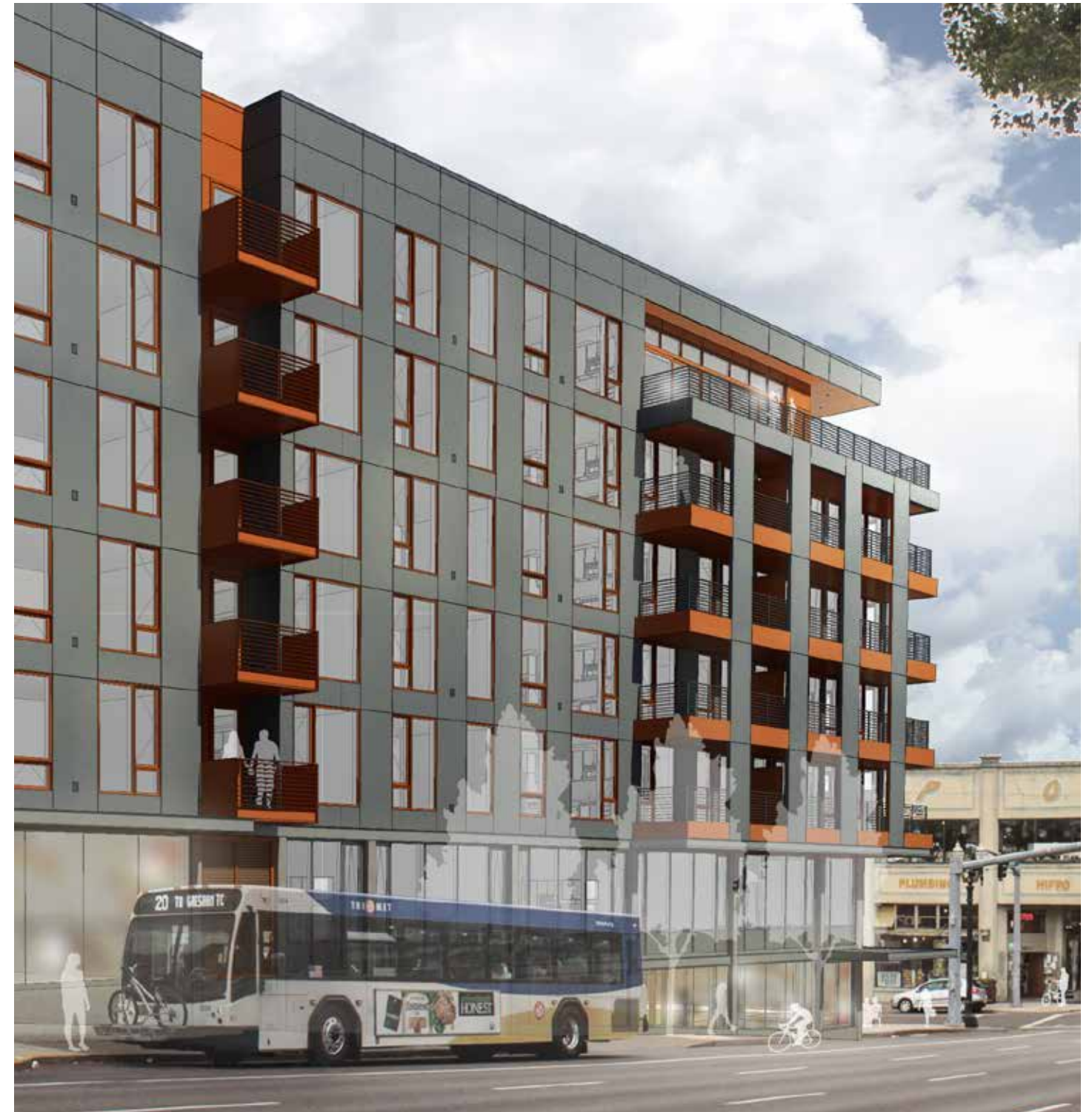
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DESIGN B - C32



DESIGN A
4' EXTENSION OVER BURNSIDE
~57' WIDE, 230 SF FOOTPRINT



DESIGN B
6' EXTENSION OVER BURNSIDE
~56' WIDE, 336 SF FOOTPRINT

DESIGN COMPARISON - NORTHEAST



DESIGN A
4' EXTENSION OVER BURNSIDE
~57' WIDE, 230 SF FOOTPRINT



DESIGN B
6' EXTENSION OVER BURNSIDE
~56' WIDE, 336 SF FOOTPRINT

DESIGN COMPARISON - DOWN BURNSIDE



DESIGN A
4' EXTENSION OVER BURNSIDE
~57' WIDE, 230 SF FOOTPRINT



DESIGN B
6' EXTENSION OVER BURNSIDE
~56' WIDE, 336 SF FOOTPRINT

DESIGN COMPARISON - NORTHWEST