June 22, 2017

KoTi APARTMENTS - BLOCK 290

LAND USE REVIEW TYPE III SUBMITTAL
LU 16-100496 DZM MS

GUARDIAN REAL ESTATE SERVICES LLC

Site Overview *Sect 1.0*

Narrative *Sect 2.0*

Site Design *Sect 3.0*

Building Design *Sect 4.0*

Building Elements *Sect 5.0*

Building Details *Sect 6.0*

GUARDIAN REAL ESTATE SERVICES LLC

VICINITY MAP / AERIAL VIEW

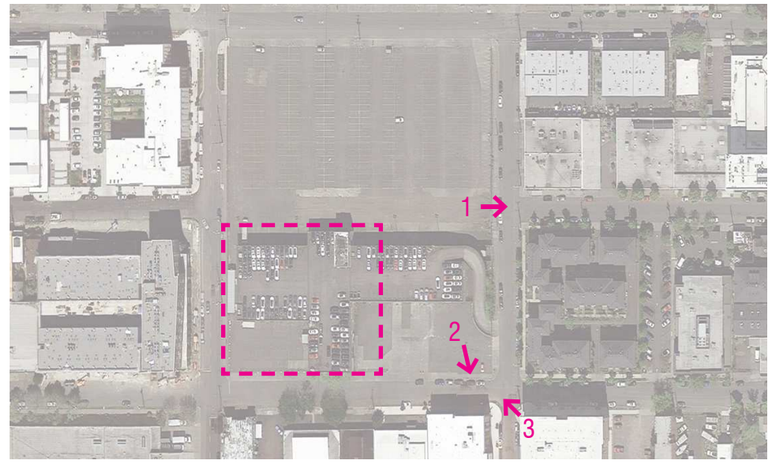
1.1

LRS ARCHITECTS

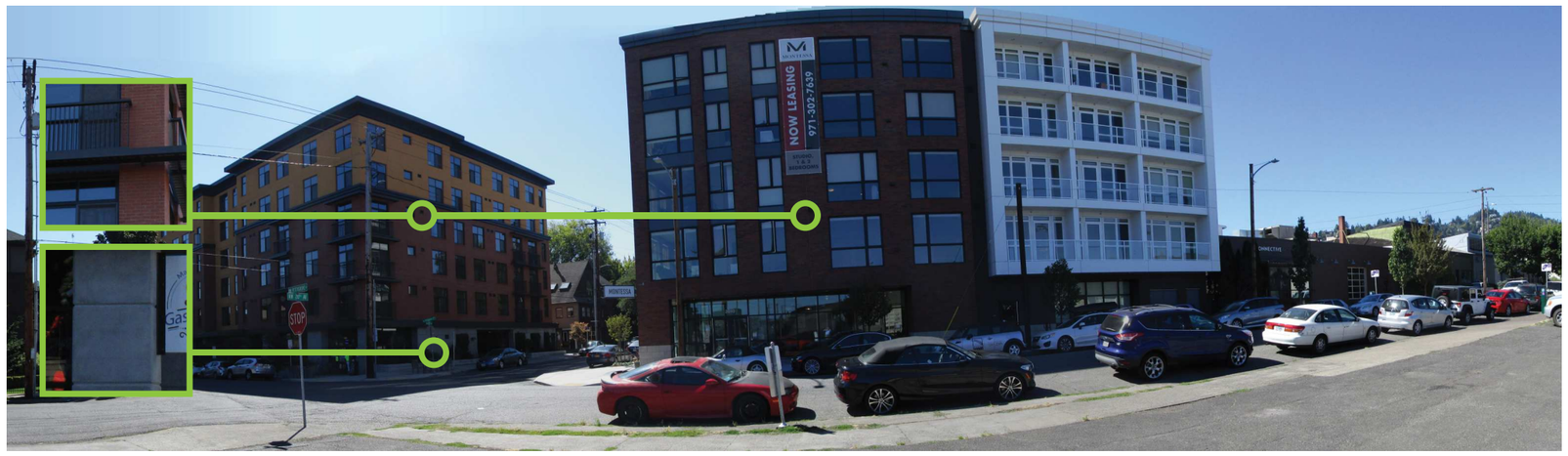
JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

1. NEIGHBORHOOD CONTEXT - NE CORNER



CONTEXT / VIEW LOCATION MAP

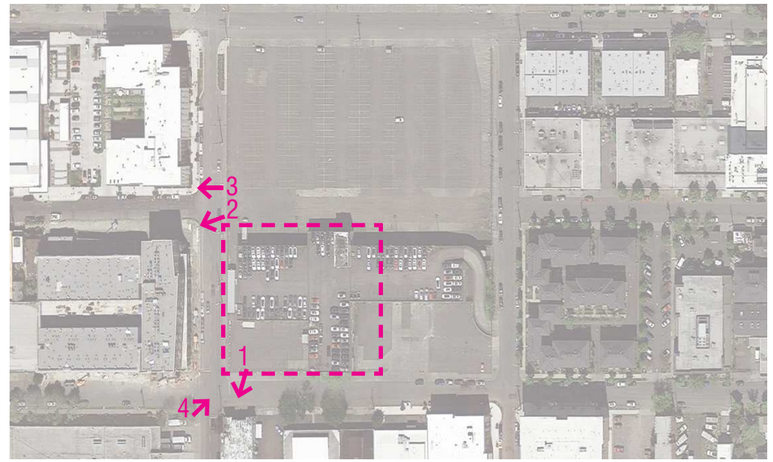


2. NEIGHBORHOOD CONTEXT - SE CORNER

3. EXISTING STRUCTURE FROM SE CORNER

1. NEIGHBORHOOD CONTEXT - SW CORNER

2. NEIGHBORHOOD CONTEXT - NW CORNER

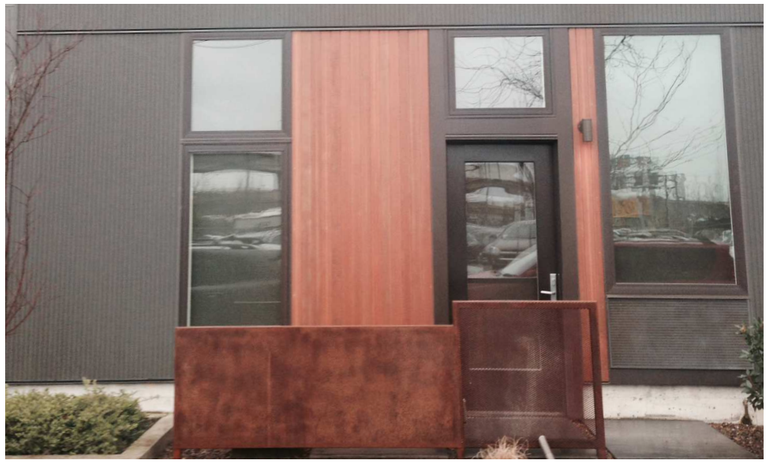


CONTEXT / VIEW LOCATION MAP

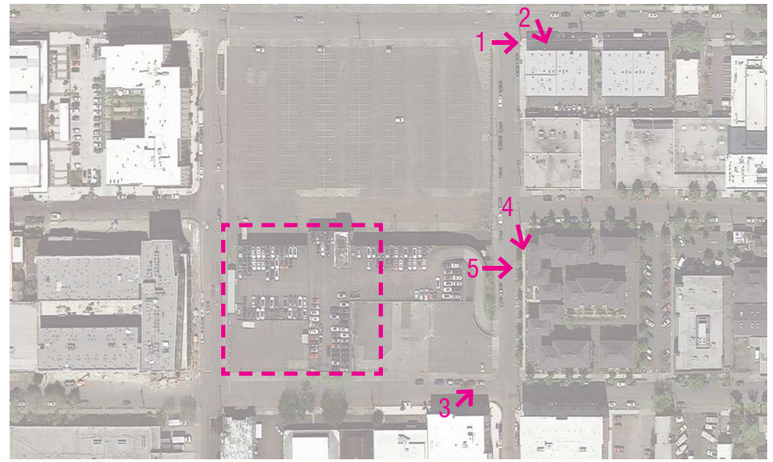
3. NEIGHBORHOOD CONTEXT - NW CORNER @ STREET LEVEL

4. EXISTING STRUCTURE FROM SW CORNER

1. NEIGHBORHOOD CONTEXT - SAWYER'S ROW STREET FRONT



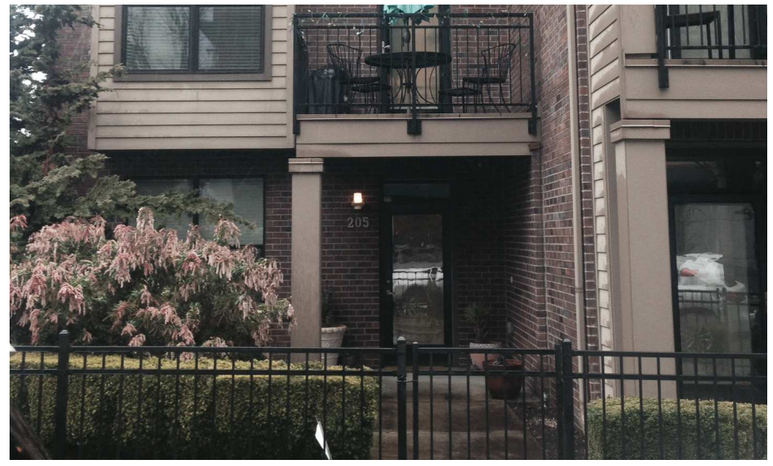
2. NEIGHBORHOOD CONTEXT - SAWYER'S ROW GROUND FLOOR UNIT



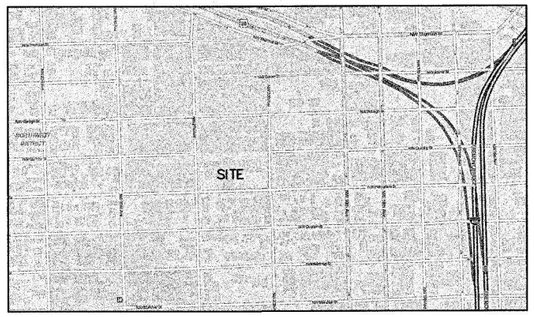
CONTEXT / VIEW LOCATION MAP

3. NEIGHBORHOOD CONTEXT - SE CORNER @ CONDOS

4. NEIGHBORHOOD CONTEXT - CONDO STREET FRONT



5. NEIGHBORHOOD CONTEXT - CONDO GROUND FLOOR UNIT



VICINITY MAP: NOT TO SCALE

SEE SHEETS 2 AND 3 OF THIS SURVEY FOR ADDITIONAL INFORMATION, TOPOGRAPHIC LEGEND, UTILITY LOCATE INFORMATION, AND NOTES

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

FIELD WORK DATES: 9/19/14-10/03/14

SURVEYOR'S CERTIFICATE:

TO: CON-WAY PROPERTIES, INC., A DELAWARE CORPORATION, GUARDIAN REAL ESTATE SERVICES, LLC., AND FIRST AMERICAN TITLE COMPANY OF OREGON:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 11(a), 11(b), 17, AND 21($1,000,000 MINIMUM COVERAGE) OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 19, 2014 TO OCTOBER 3, 2014.

11/21/14
JOHN T. CAMPBELL, PLS DATE
OREGON PLS NUMBER 60070 LS
RENEWS: DECEMBER 31, 2015
jtmc@hhpr.com
DATE OF PLAT OR MAP: NOVEMBER 21, 2014

EXCEPTIONS: PER REPORT NO. 2, PRELIMINARY TITLE REPORT, FILE NO.: NCS-479666-OR1, DATED OCTOBER 24, 2014.

NOTES IN BRACKETS [] BELOW ARE SURVEYOR'S NOTES. ALL OTHER TEXT IS FROM TITLE REPORT.

[EXCEPTIONS 1-7 APPEAR TO BE GENERAL EXCEPTIONS AND ARE NOT CONSIDERED SURVEY LOCATION ITEMS. EXCEPTIONS 8-13 ARE NOT SURVEY LOCATION ITEMS.]

(8) RESERVATION OF UTILITIES IN VACATED STREET AREA AND THE RIGHT TO MAINTAIN THE SAME AS SET FORTH IN ORDINANCE NO. 125197 A COPY OF WHICH WAS RECORDED OCTOBER 17, 1968 IN BOOK 645, PAGE 1389

[CONTAINS EASEMENT RESERVATION LANGUAGE OVER VACATED NW QUIMBY STREET, BLANKET IN NATURE.]

MONUMENT LEGEND:

● - FOUND SURVEY MONUMENT AS NOTED

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF A PORTION OF PARCEL 1 OF THAT TRACT OF LAND AS DESCRIBED BY DOCUMENT NO. 2001-043208, MULTNOMAH COUNTY DEED RECORDS, BEING ALL OF BLOCK 290, PLAT OF "COUCH'S ADDITION TO PORTLAND", PLAT BOOK 1 PAGES 51-52, MULTNOMAH COUNTY PLAT RECORDS, TOGETHER WITH ALL OF VACATED N.W. QUIMBY STREET PER CITY OF PORTLAND ORDINANCE NO. 125197, RECORDED AS BOOK 645 PAGES 1389-1393, MULTNOMAH COUNTY DEED RECORDS.

THE CENTERLINE OF NW 21ST AVENUE WAS (HELD) TO BE N00°00'00"E AS MEASURED BETWEEN THE FOUND MONUMENTS AT THE CENTERLINE INTERSECTION OF NW 21ST AVENUE AND NW RALEIGH STREET AND THE CENTERLINE INTERSECTION OF NW 21ST AVENUE AND NW NORTHRUP STREET PER SN 46715, MULTNOMAH COUNTY SURVEY RECORDS.

THE EXTERIOR BOUNDARY OF PARCEL 1 OF SAID DOCUMENT NO. 2001-043208, BEING ALL OF BLOCKS 290 AND 291, SAID PLAT OF "COUCH'S ADDITION TO PORTLAND", TOGETHER WITH ALL OF SAID VACATED N.W. QUIMBY STREET, WAS LOCATED BY HOLDING THE RECORD OFFSETS FROM THE FOUND SURVEY MONUMENTS AT THE EXTERIOR CORNERS AS SHOWN.

THE NORTH LINE OF SAID VACATED N.W. QUIMBY STREET WAS LOCATED BY HOLDING RECORD PLAT DISTANCES AS SHOWN.

0 20 40 80
SCALE: 1" = 40'

ABBREVIATIONS/REFERENCES:

CONC	=	CONCRETE
CALC.	=	CALCULATED
PLAT	=	"COUCH'S ADDITION TO PORTLAND"
SN	=	SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
TL	=	TAX LOT

LEGAL DESCRIPTION: PER REPORT NO. 2, PRELIMINARY TITLE REPORT, FILE NO.: NCS-479666-OR1, DATED OCTOBER 24, 2014.

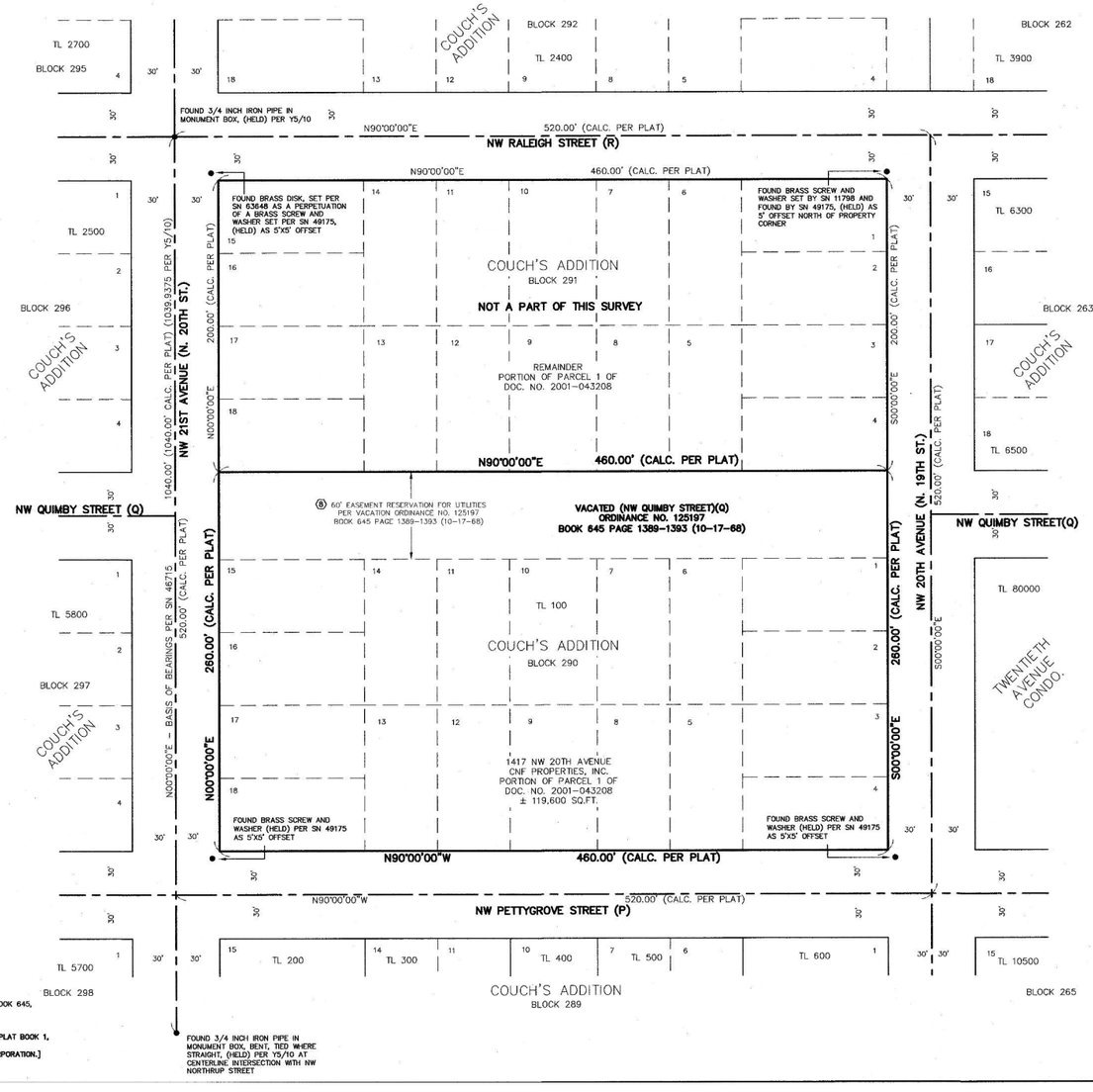
NOTES IN BRACKETS [] BELOW ARE SURVEYOR'S NOTES. ALL OTHER TEXT IS FROM TITLE REPORT.

REAL PROPERTY IN THE COUNTY OF MULTNOMAH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

ALL OF BLOCK 290, COUCH'S ADDITION (PLAT BOOK 1, PAGE 0047), IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

TOGETHER WITH THAT PORTION OF NW QUIMBY STREET WHICH INURED THERETO BY VACATION ORDINANCE NO. 125197, RECORDED OCTOBER 17, 1968 IN BOOK 645, PAGE 1389.

[ALSO SEE DOCUMENT NO. 2001-043208, MULTNOMAH COUNTY DEED RECORDS]
[THE LEGAL DESCRIPTION IN THE PROVIDED TITLE REPORT MAKES AN INCORRECT REFERENCE TO THE PLAT OF COUCH'S ADDITION, INDICATING THAT IT IS PLAT BOOK 1, PAGE 0047. THE CORRECT REFERENCE IS PLAT BOOK 1 PAGES 51-52.]
[THE PROPERTY IS VESTED IN CON-WAY PROPERTIES, INC., A DELAWARE CORPORATION WHO ACQUIRED TITLE AS CNF PROPERTIES, INC., A DELAWARE CORPORATION.]
["COUCH'S ADDITION" IS ALSO KNOWN AS "COUCH'S ADDITION TO PORTLAND"]



ALTA / ACSM LAND TITLE SURVEY
GUARDIAN REAL ESTATE
PORTLAND, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS+PLANNERS
LANDSCAPE ARCHITECTS+SURVEYORS

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS
EXPIRES 12-31-15

DESIGNED:	DRAWN:	CHECKED:	DATE:
I	KMB	JTC	11/21/14

NO.	DESCRIPTION	DATE
	REVISIONS	

SHEET NO. 1 OF 3
JOB NO. GRE-01

X:\GRE (Guardian Real Estate)\GRE-01 (Block 290 ALTA)\GRE01-DWGS\C3D\ GRE01-ALTA-SUR.dwg

GUARDIAN REAL ESTATE SERVICES LLC

Project Summary

Six story housing over on-grade retail and sub-grade parking structure.

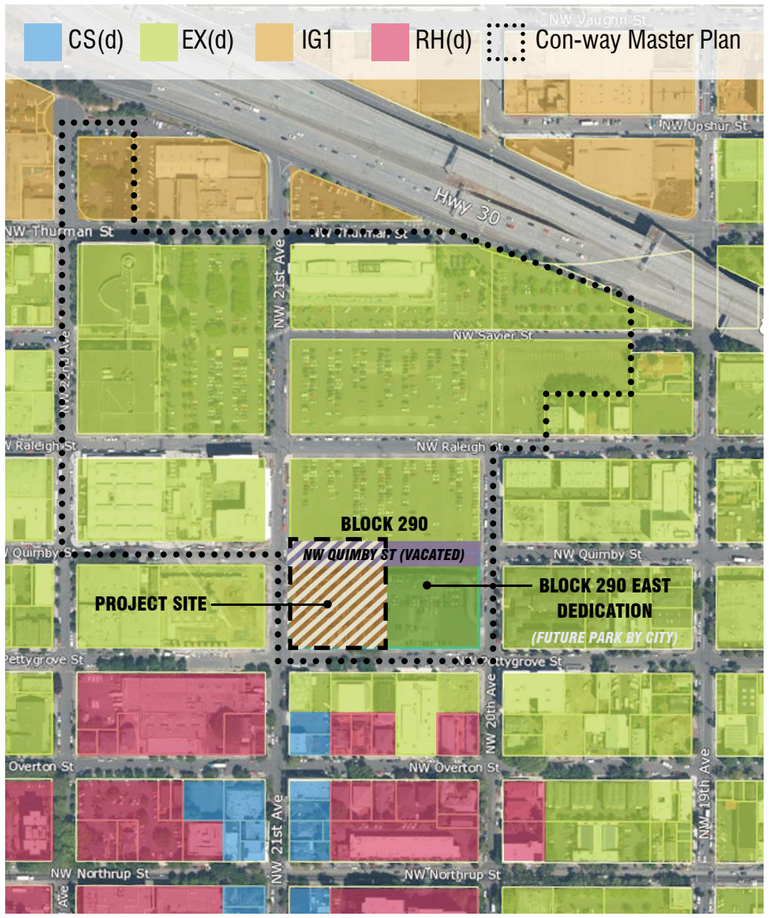
Block 290 is a new mixed-use/market rate apartment project proposed on the western half of the 460' x 260' parcel along NW Pettygrove St between NW 21st Ave and NW 20th Ave. The site is located on part of the former Con-way Industries Estate, and is part of the Northwest Master Plan area of the Northwest Plan District. On the site, a 3' dedication is proposed along NW 21st Ave, and a 200' x 200' parcel on the eastern half is intended to be sold to the City of Portland for a future park, per the Northwest Master Plan. The existing concrete warehouse and parking structure will be completely demolished. The proposed development consists of a total 181,682 SF including 200 apartments, indoor and outdoor resident amenity spaces, leasing office, a public plaza and 107 structured parking spaces. Per the Northwest Master Plan, the plaza provided on site will be a minimum of 16,000 SF.

Designated as a "Transition Area" within the Community Design Guidelines, the area features larger industrial warehouse buildings, commercial office and institutional buildings and surface parking areas built after the 1950s. It is much different than the rest of the Northwest District, having been designed for industrial, rather than residential uses. However, the area is transforming rapidly and Block 290 is emblematic of that change, featuring buildings of a higher density and larger massing, but with a residential focus. Block 290 is at the southern gateway to the new neighborhood forming within the previous industrial complex. Inspired by Nordic and Pacific Northwest architecture, Block 290 takes uses an understated pallete to bring sophistication to the idea of home. Block 290 is clad in an off-white brick, with cement board accent panels in a dark gray, that is articulated by framed areas of gray-green zinc panels. The massing creates landmarks around the building that integrate the upper floors into the pedestrian experience. Block 290 is contemporary in material and composition, while providing good urban design diversity that relates to the surrounding context.

Site Specifics

Property ID: R672947
Property Address: 1417 NW 20th Ave, Portland, OR, 97209
Site Area: 66,826 SF ; 1.53 Acres
Portland Block 290, Lot 9 - 18 (Refer to Proposed Partition Plan)

Zoning Summary Map



Zoning Authority

LUR Governing Agency: City of Portland

Zoning Code

Basic Building Code Assumptions:

Occupancy:
R-2 - Residential
A-2 - Restaurant
R-2 - Lobby/Amenities
S-2 - Parking/Storage
M - Retail Spaces

Construction Type:
Type IIIA over Type IA

Zoning Sections and Application

Zone (33.140) :
EX - Central Employment, with Design Overlay (per 33.420).

Allowed Use (33.140.100, per table 140-1):
Primary Use: Household living, Parks and Open Areas, Retail Sales & Services, Office

Design Review (33.420.041):
Type III

NORTH

Development Standards - EX (Central Employment)

Development Standards from Table 140-3

Standard	EX (REQ'D)	PROPOSED
Maximum FAR (see 33.140.205)	3 to 1	2.85 to 1
Maximum Height (see 33.562 & Con-way Master Plan)	47 ft / 77 ft	58 ft / 76ft 6in**
Min. Building Setbacks - Street Lot Line (see 33.140.215)	0 ft	0 ft
Max. Building Stbks (see 33.140.215) Transit Street or Pedestrian District	10 ft	3 ft
Maximum Building Coverage (see 33.140.220)	100% of site area	46%
Min. Landscaped Area (see 140.225)	None	Street Trees Provided *
Ground Floor Window Standards Apply (see 33.140.230)	Yes	Design meets Standards †
Pedestrian Standards Apply (see 33.140.240)	Yes	Design meets Standards *

† *See Ground Floor Plan for reference.*

‡ *See Parking Level Plan for reference.*

* *See Landscape plans for reference.*

^ *See Building Elevations for reference.*

** *See Modification Request on 2.10 for reference.*

Vehicle Parking Development Standards

Standard	EX (REQ'D)	PROPOSED
Parking (see 33.266, Table 266-1, Table 266-2)	Min. 0.5/unit; 201 units*.05 = 101 Max. 0.5/Unit + 1/200SF (Retail); 101 + (9800/200) = 150	Quimby St = 11† Below Grade= 109 ‡ TOTAL= 120 spaces
Parking Spaces (see 33.266.130, Table 266-4)	90 degree parking spaces: Min 8'-6" wide and 16'-0" deep stall size, with a drive aisle width of 20'-0" Parking spaces and aisles must meet the minimum dimensions contained in Table 266-4	Parking layout meets standards †‡
Accessible Spaces (see OSSC 1106)	5 for 101-150 Spaces, 1 wheelchair only.	4 Accessible, 1 Wheelchair Space provided
Loading Spaces (see 33.266.310)	(1) Standard A or (2) Standard B required for more than 100 units.	(1) Standard A space provided

Bicycle Parking Development Standards

Standard	EX (REQ'D)	PROPOSED
Bicycle Parking - Long Term (see 33.266.220, Table 266-6)	unit / 1.1 + 2 or 1/12,000SF (Retail) (200/1.1)+ 2 = 184	188 provided ‡
Bicycle Parking - Short Term (see 33.266.220, Table 266-6)	2, or 1 / 20 units + 2 or 1/5,000SF (Retail) (200/20)+ 2 = 12	12 provided †*

Miscellaneous Development Standards

Standard	EX (REQ'D)	PROPOSED
Trees (see 33.140.227)	See Title 11, Ch11.50	Design meets Standards *
Demolition (see 33.140.280)	See Title 11, Ch 11.50 for tree preservation	Design meets Standards *
Screening - Garbage & Recycling (see 33.140.235.B)	All garbage and recycling collection areas must be screened from the street and adjacent properties.	Design meets Standards †
Screening - Mechanical Equipment (see 33.140.235.A)	Mechanical equipment located on the ground must be screened from the street.	Design meets Standards †

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Floor Area Ratio Calculations

Development Standards from 33.140.205

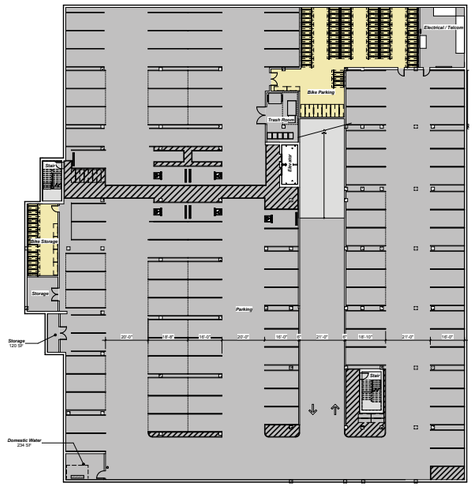
Maximum Floor Area Ratio - 3 to 1
Building Site Area - 66,826 SF
Maximum Allowable Building Area - 200,478 SF

Building Areas

Level 1 Area - 25,330 SF*
Level 2 Area - 27,442 SF
Level 3 Area - 27,432 SF
Level 4 Area - 27,432 SF
Level 5 Area - 26,538 SF
Level 6 Area - 24,051 SF
Level 7 Area - 24,051 SF

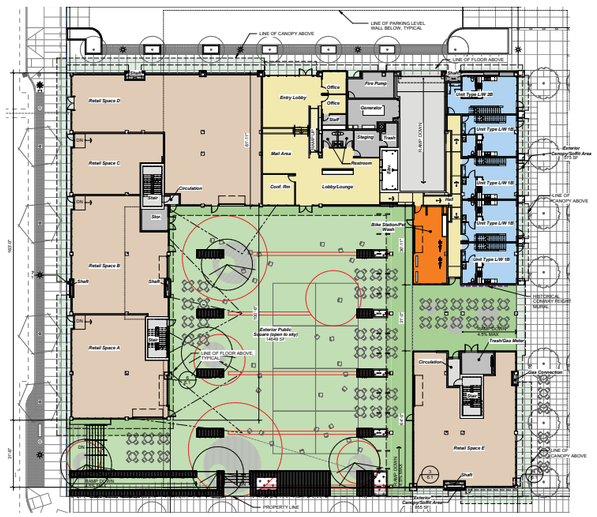
Total Building Area - 182,276 SF

Floor Area Ratio - (182,276 SF/ 66,826 SF) - 2.73 to 1

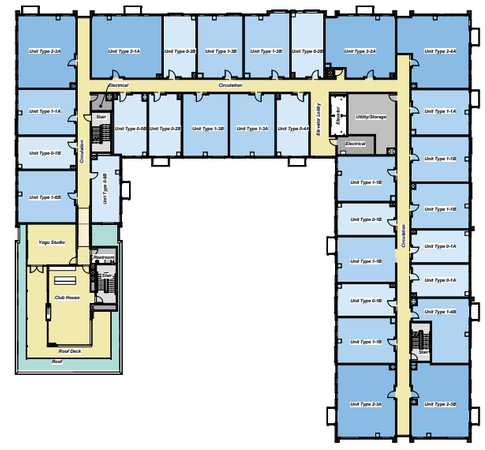


Floor Plan: Parking ***(Not included in Floor-Area-Ratio)***

Floor Plan: Level 2 ***(Levels 3 & 4 Similar)***

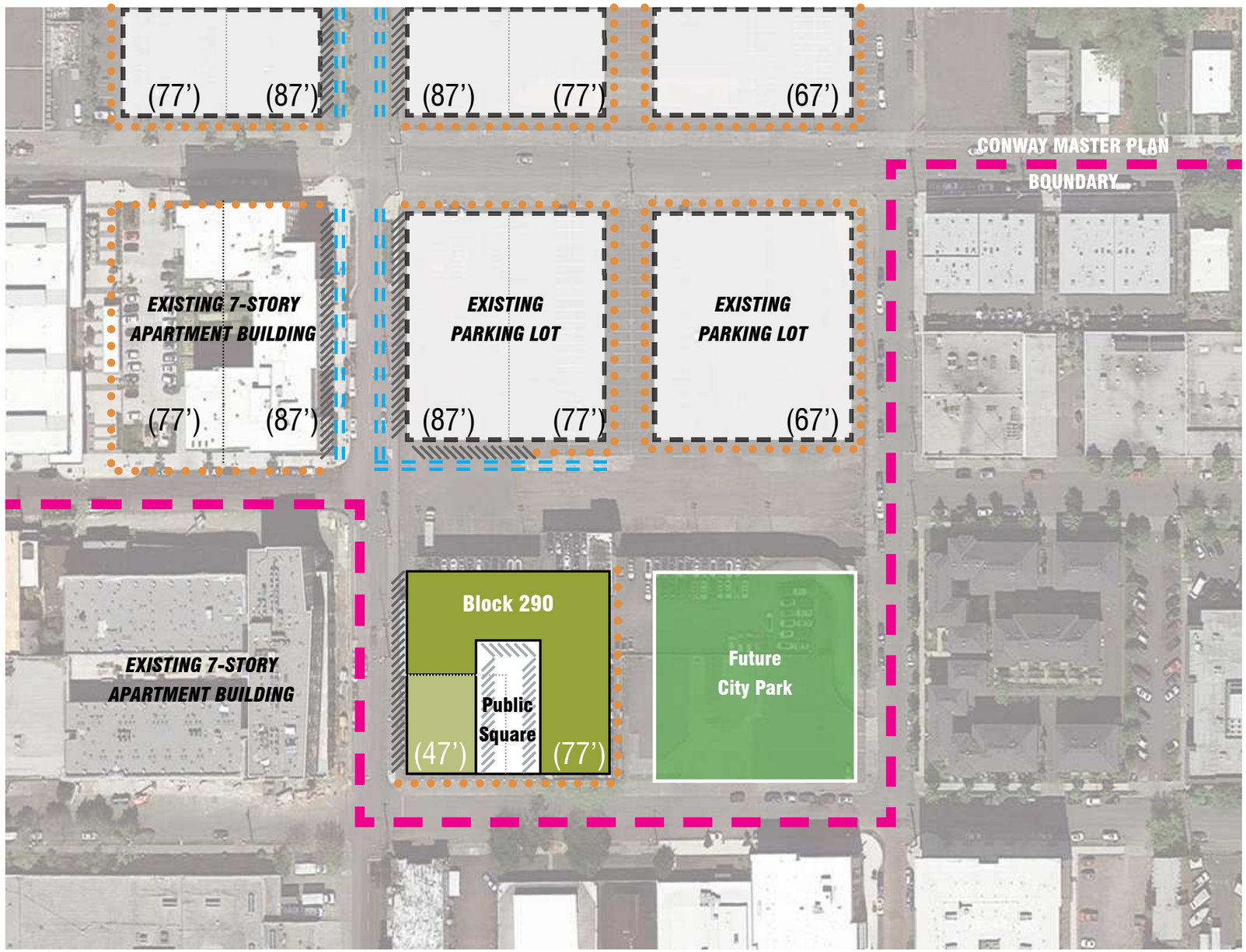


Floor Plan: Level 1 ***(Covered Exterior Area Included in Calculations)***



Floor Plan: Level 5 ***(Levels 6 & 7 Similar)***

GUARDIAN REAL ESTATE SERVICES LLC



Legend

(##') Maximum Allowable Height (from Map 05-1)

Required Ground Floor Retail Space (from Map 05-5, Per Sec 05.7)

Pedestrian Oriented Streets and Open Spaces (from Map 05-6, Per Sec 05.8)

Required Maximum Building Setbacks (from Map 05-4, Per Sec 05.6)

Future Building Area

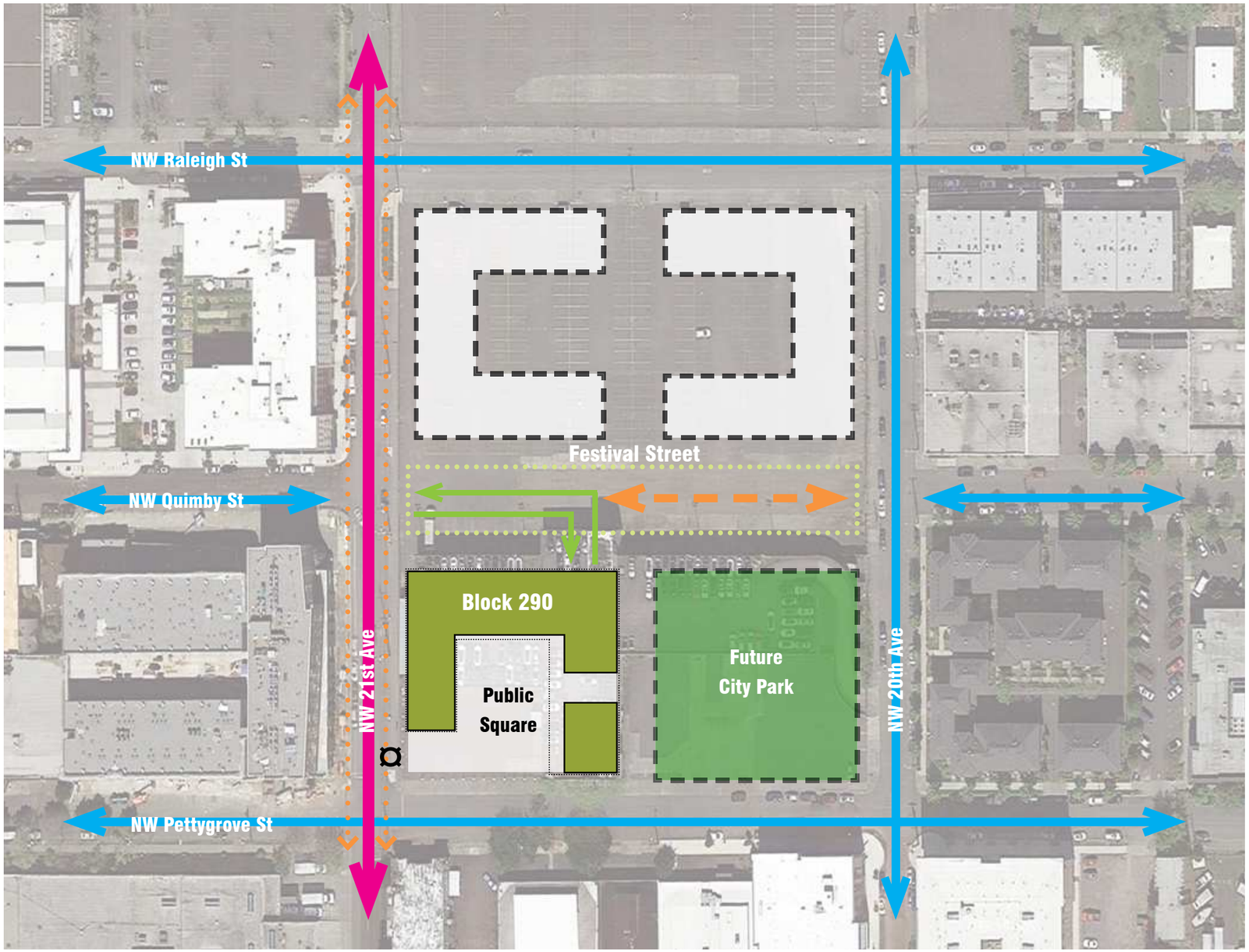
NORTH

MASTER PLAN DIAGRAM

LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC



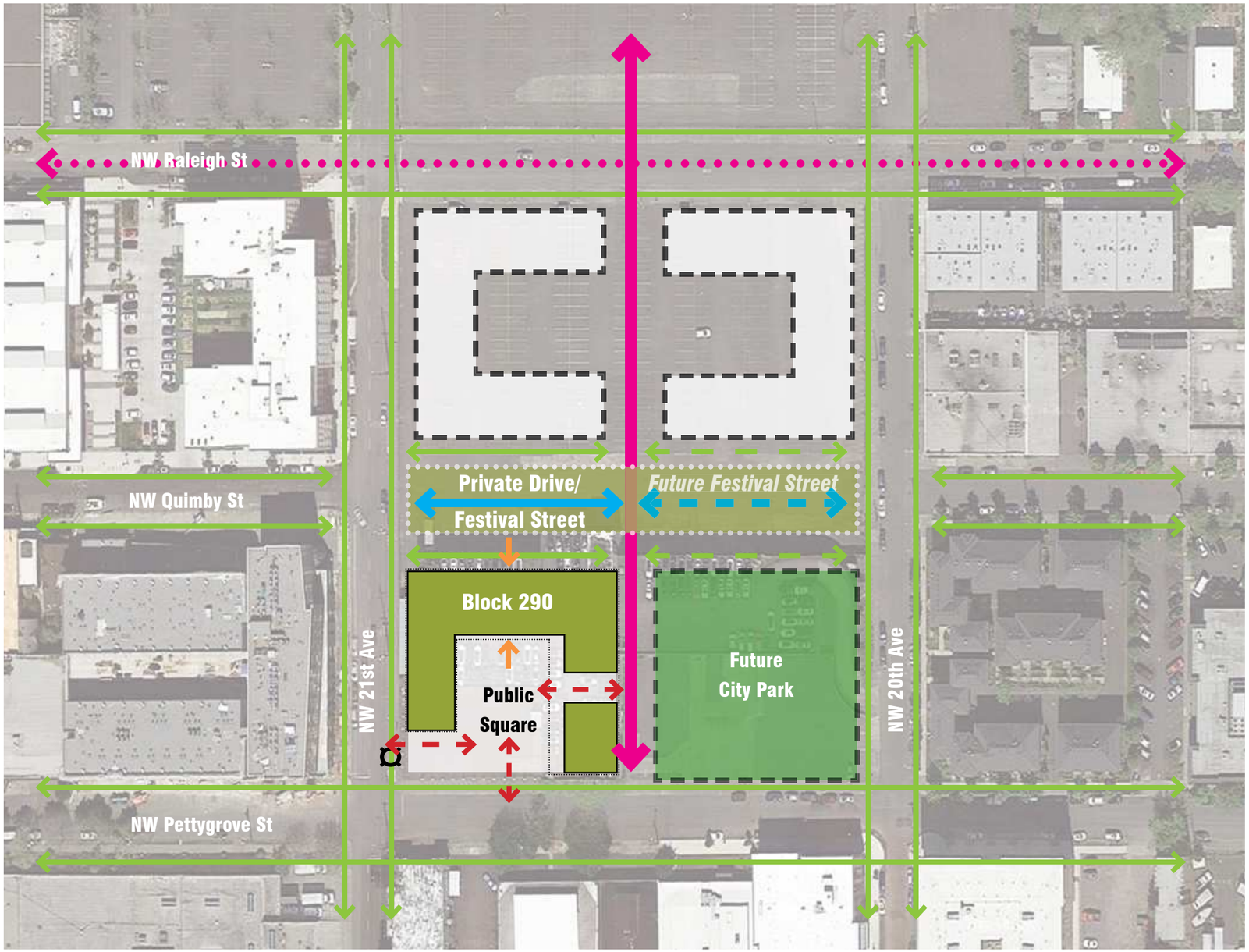
Legend

- Two-way Neighborhood Collector Street
- Two-way Local Access Street
- Two-way Local Access (Festival Street)
- Limited Access, Local Service (Future Festival Street Extension)
- Potential Future Street Car Alignment
- Public Transit Stop

NORTH

VEHICULAR PATHS & ENTRIES

GUARDIAN REAL ESTATE SERVICES LLC



Legend

- Pedestrian & Bike Access Only
- Limited Vehicular Access, Pedestrian & Bike Friendly, Future Conditions Shown as Dashed
- Standard City Sidewalk, Future Conditions Shown as Dashed
- Resident Entry Access
- Pedestrian Circulation
- City Designated Bikeway
- Private Drive / Festival Street
- Public Transit Stop

NORTH

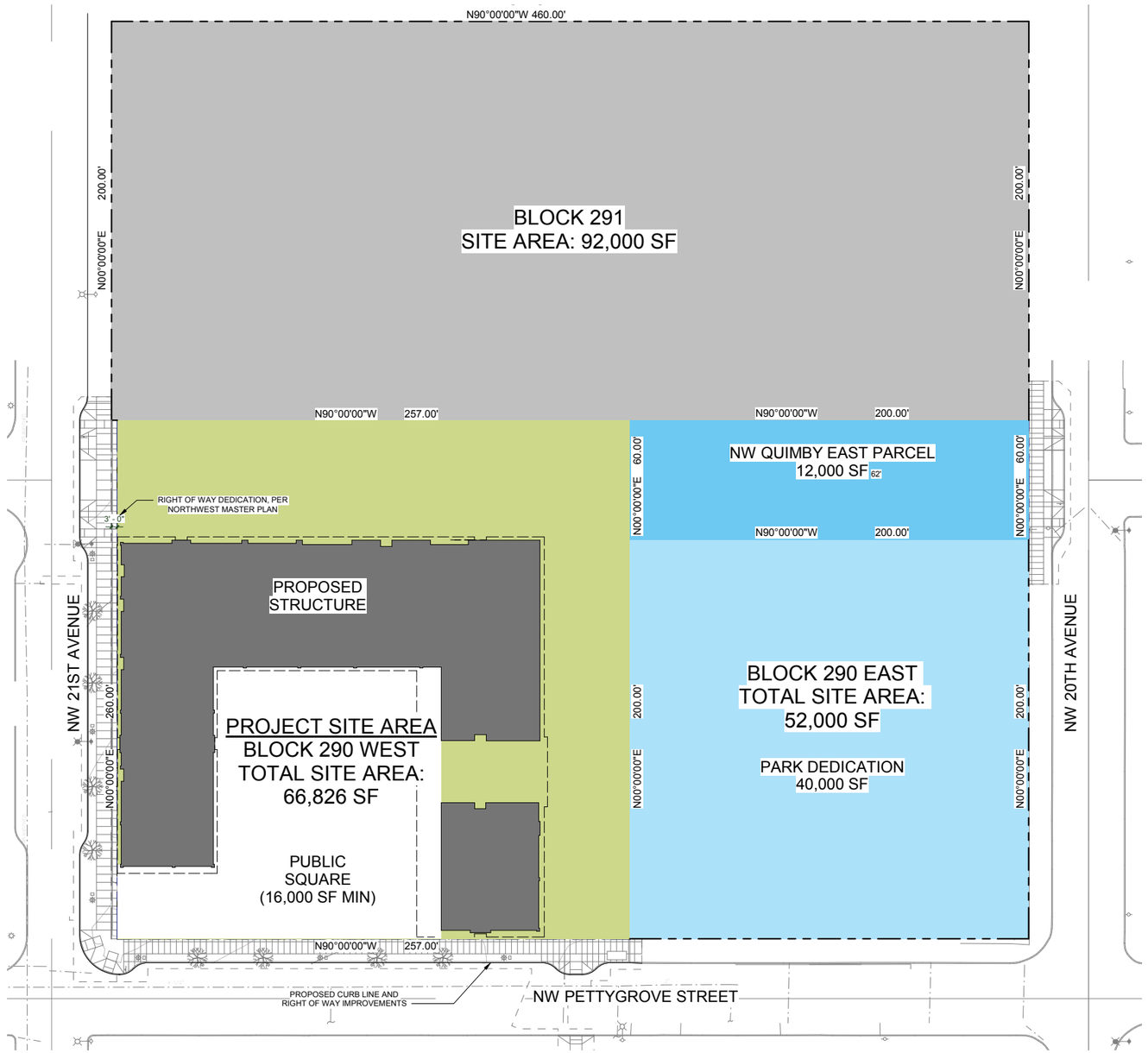
PEDESTRIAN & BIKE PATHS

1.11 LRS ARCHITECTS

JUNE 22, 2017

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC



PROPOSED SITE PARTITION PLAN

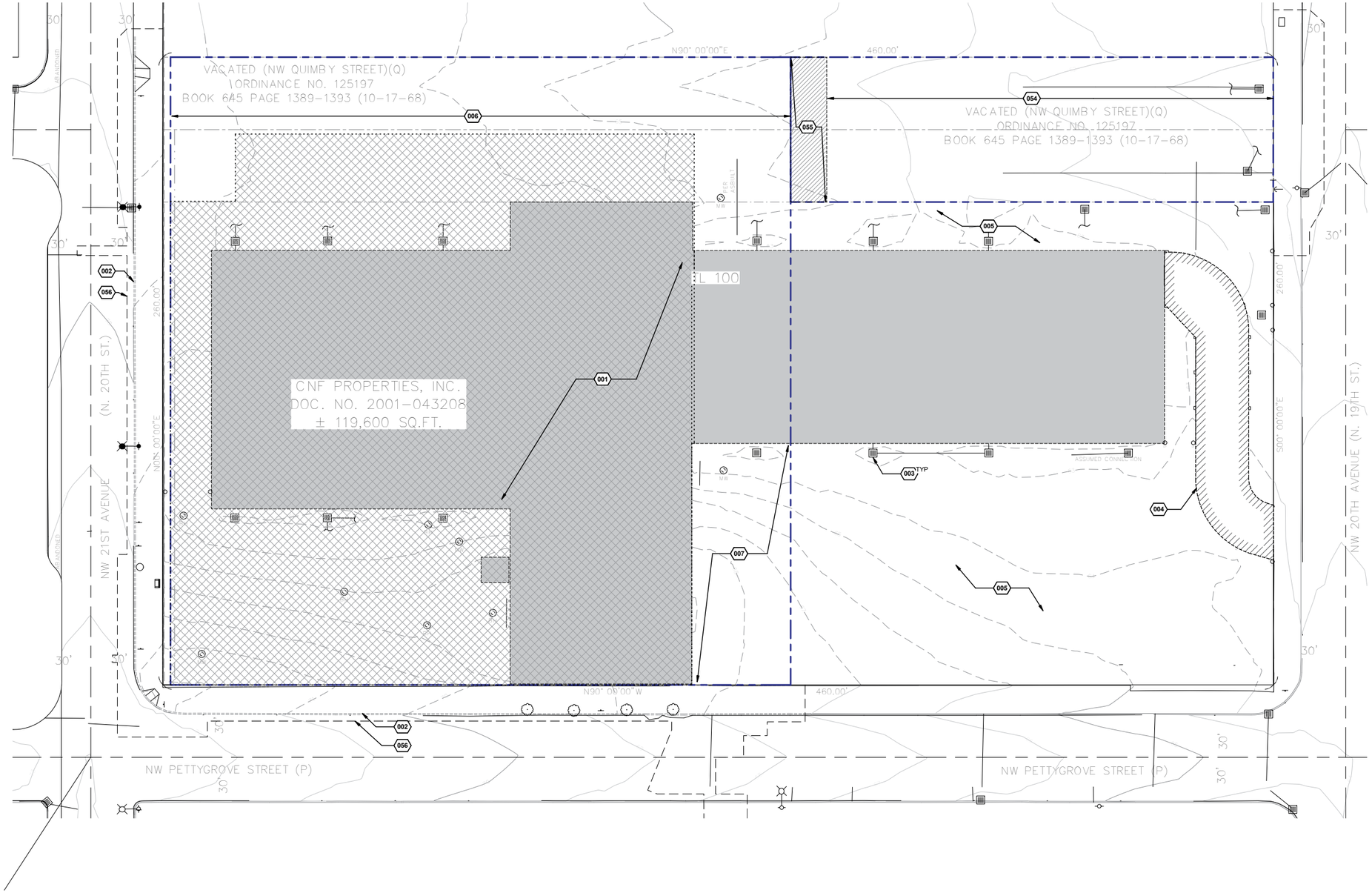
1.12

LRS ARCHITECTS

JUNE 22, 2017

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC



GENERAL NOTES:

A. SITE INFORMATION IS BASED ON OWNER'S SURVEY DATED 10/21/16, BY HARPER HOUF PETERSON RIGHELLIS INC.

B. REFER TO CIVIL PLANS FOR ADDITIONAL SITE AND SITE UTILITY DEMOLITION INFORMATION.

LEGEND

- SITE EASEMENTS
- SITE SETBACKS
- SITE PROPERTY BOUNDARY
- DEMOLISH SITE ELEMENT AS NOTED
- PROJECT FOOT PRINT. CLEAR AS REQD FOR EXCAVATION AND NEW WORK
- EXISTING BUILDING. TO BE DEMOLISHED
- EXISTING CONCRETE SIDEWALK

KEYNOTES

001	DEMOLISH EXISTING BUILDING AND PERPARE SITE FOR NEW WORK.
002	DEMOLISH PORTIONS OF EXISTING CURB & SIDEWALK AS REQD. SEE CIVIL
003	REMOVE EXISTING STORMWATER SYSTEM, SEE CIVIL.
004	REMOVE EXISTING RAMPS, SLABS, WALLS & CONC BRIDGE.
005	REMOVE ALL PAVING, CONC SLABS & SIDEWALKS TO PREPARE FOR FUTURE PARK, SEE CIVIL.
006	REMOVE ALL PAVING, CONC SLABS, CURBS, SIDEWALKS & WALLS AS REQD FOR NEW WORK IN NW QUIMBY ST. SEE CIVIL & LANDSCAPE.
007	REMOVE ALL PAVING, CONC SLABS, CURBS, SIDEWALKS & WALLS AS REQD FOR NEW WORK, SEE CIVIL & LANDSCAPE.
054	RETAIN EXISTING PAVING AT EAST PORTION NW QUIMBY ST. FOR ACCESS DRIVE - SEE CIVIL.
055	REMOVE PORTION OF PAVING AS REQUIRED FOR TEMPOARY TRANSISTION RAMP - SEE CIVIL.
056	LIMIT OF WORK IN ROW - SEE CIVIL.

0 20' 40'

N

SITE PLAN / DEMOLITION PLAN

1.13 LRS ARCHITECTS

JUNE 22, 2017

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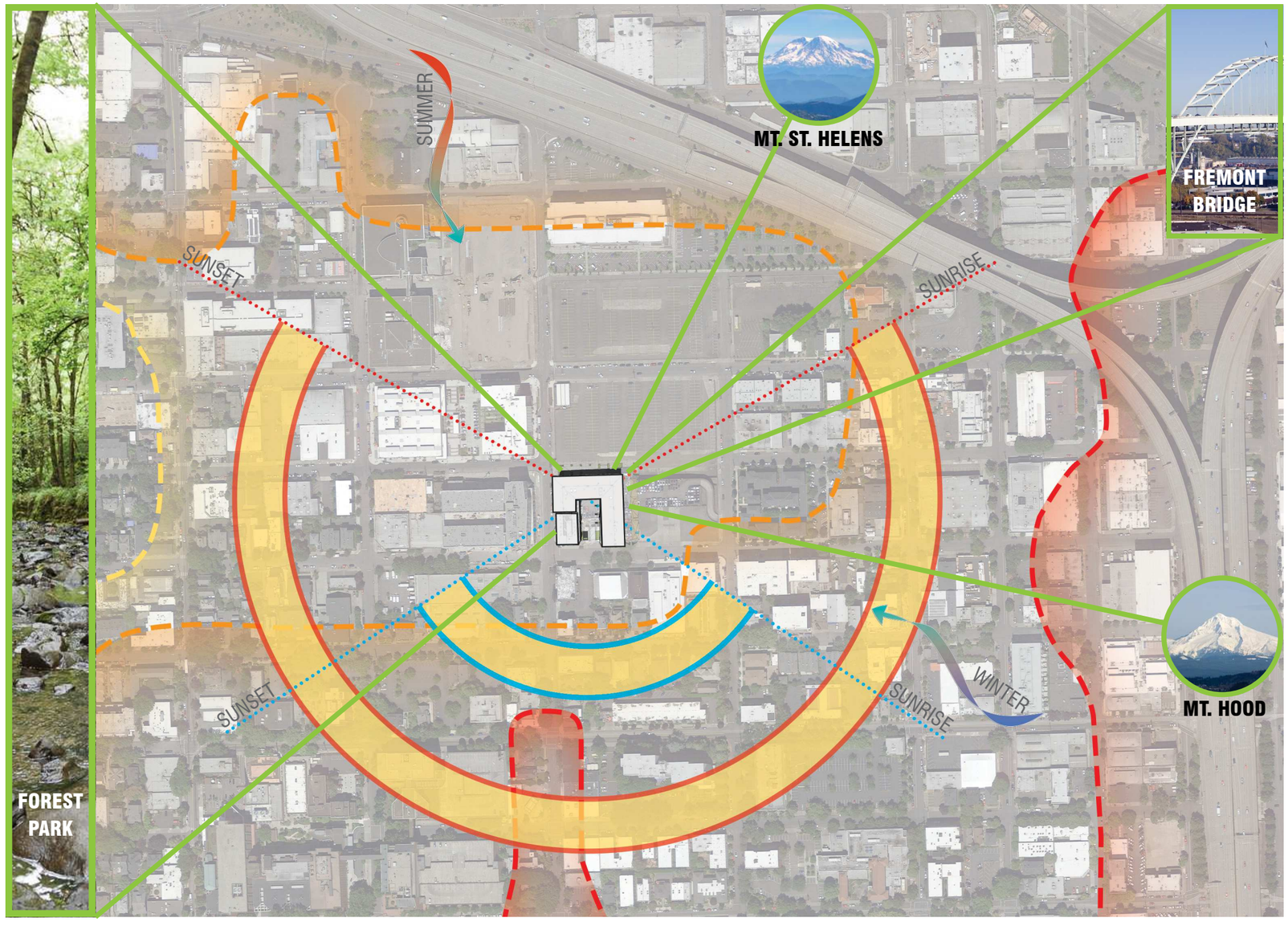


Legend

- Views from Site / Points of Interest
- Prevailing Wind Direction
- Summer Sun Path
- Winter Sun Path

Sound Intensity Contours:

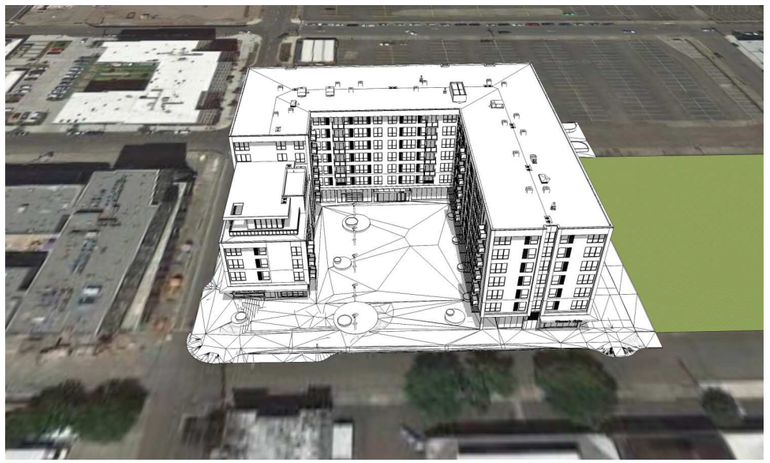
- Busy / Loud
- Active / Medium
- Active / Quite

NORTH

SITE DIAGRAM

GUARDIAN REAL ESTATE SERVICES LLC

SUMMER - 09:00 AM

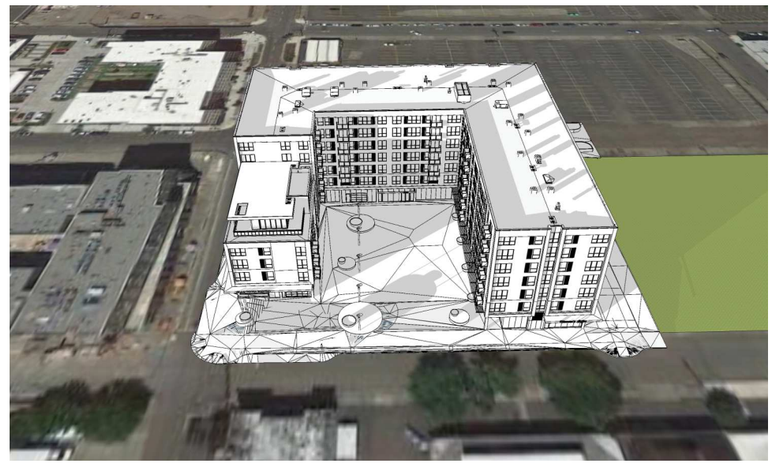


SUMMER - 12:00 PM

SUMMER - 04:00 PM

WINTER - 09:00 AM

WINTER - 12:00 PM



WINTER - 04:00 PM

Project Description

The applicant is requesting approval of a Type III Design Review for a new mixed-use project, with retail space and market rate and affordable apartments under the city of Portland's MULTE program. The proposed project is located on the western half of the 460' x 260' parcel bounded by NW Pettygrove St. and NW Quimby St. between NW 21st Ave and NW 20th. The site is located on part of the former Con-way Industries Estate, and is part of the Con-way Master Plan area of the Northwest Plan District. A 3' dedication is proposed along NW 21st Ave, and a 200' x 200' parcel on the southeast corner is intended to be sold to the City of Portland for a future park, per the Con-way Master Plan. An existing concrete truck service and parking structure will be completely demolished in order to construct the proposed Block 290 project and the future park. The proposed development consists of a total 190,343 SF including 200 apartments, indoor and outdoor resident amenity spaces, a leasing office, a public square. Underground structured parking for 108 stalls will be provided for residents. Consistent with the Con-way Master Plan, a public square is provided on site meeting the 16,000 SF called for in the master plan standards. The overall dimension(s) of the square conform with the 100'min. standard.

Additionally the site is located in a designated "Transition Area" within the Community Design Guidelines. The area is historically characterized with larger industrial warehouse buildings, commercial office buildings, institutional buildings, and surface parking areas built after the 1950s. It is much different in general character than the rest of the Northwest District, having been designed for industrial, rather than residential uses. However, the area is transforming rapidly and Block 290 is emblematic of that change, featuring buildings of a higher density and larger massing than many historic buildings, but with a residential and robust mixed use focus. Block 290 is at the southern edge of the new neighborhood forming within the previous industrial complex. This building is designed to be contemporary in material and composition, while making a conscious effort to provide architectural diversity and strong urban street edges. In response to neighboring developments and the design guidelines, the material palette of Block 290 is primarily brick and shingled zinc panels façades, articulated and accented with contrasting solid color panels. The massing of the building above the ground floor is punched openings contrasted by a mostly transparent podium that engages both the street frontages as well as pedestrian connections to the public square and the park beyond.

The building creates a square enclosed on three sides open to the south; a flanking colonnade and glass storefronts front on the open space. Within the glass storefronts provisions for overhead doors have been proposed to allow interior space to extend into the square beyond. An access-way connection (link) to the future park has been provided consistent with the Master Plan. Ground floor Live/Work Townhomes facing the park have been incorporated into the ground floor. The scale of the building is humanized and protected on the public faces with a combination of exterior overhangs and canopies. These features also serve to further differentiate the building above from street level below allowing the ground floor areas to feel open and inviting. All necessary building support spaces, parking, mechanical areas are completely screened. Required building systems ventilation louvers have been architecturally integrated into the design of the facade. Each of the exterior façades is also articulated through a hierarchy of 'frames' of masonry. Each frame separates the building into distinct portions that follow a logical order within the massing. The frames also serve to punctuate significant features including the public plaza entry points as well as building mass scaling elements. The large brick facades are further broken down with an inter-play of punched opening setbacks accented with contrasting panels that create a pleasant rhythm across the façade. These accents also tie the building materially to its base. Intentional and extensive transparency through the commercial spaces to the interior square helps create visual connectivity to the surrounding public way. Additionally, access-way connection encourages movement to and from the future park and square and well as the streetscapes beyond. The design proposes the use of a mural within the park access connection to increase the visual interest of this transitional space. The square is oriented to the south to maximize the mid-day solar exposure. Raised planters with integrated seating provide a vertical greening of the space as well as places to rest. These planters are strategically placed at the margins of the square to allow internal adaptation for special events and a range of activities. The seating elements are designed to resemble undulating island forms. These island forms are punctuated by circular pools of contrasting paving materials. These forms are purposely in contrast to the strong simple forms and lines of the building. The building façades are simply articulated; made up of the light colored masonry, used consistently throughout the project. This provides for reflected and diffused day-lighting within the square year-round. Balconies on interior dwelling units have been provided to provide additional eyes on the square.

Response to Community Guidelines

Portland Personality

GUIDELINE P1: PLAN AREA CHARACTER

Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

The site is located in the transitional Northwest Master Plan district, which is transforming from its former industrial uses to high density mixed-use/ residential. The design breaks up the façade of the building into faces (and/ or design elements) that are less than 100' in length to more closely relate to the size and scale of a standard 200' x 200' Portland city block. The square is fronted on three sides by building providing for a sense of urban enclosure as well as relief from the density of adjacent new developments. The transparent ground floor retail continues the pattern established in the Master Plan along NW 21st, and provides spaces that surround and help activate the square. The material palette of the building recalls and reinforces the dominate masonry building elements of the adjacent L.L. Hawkins building to the northwest, as well as other contemporary housing related buildings in the district.

GUIDELINE P2: HISTORIC AND CONSERVATION DISTRICTS

Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

Guideline P2 does not apply to this site.

GUIDELINE P3: GATEWAYS

Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans.

Guideline P3 does not apply to this site.

Pedestrian Emphasis

GUIDELINE E1: THE PEDESTRIAN NETWORK

Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that links destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

All sidewalks along the existing street system will be brought up to Portland Bureau of Transportation current standards which will ensure they are efficient, pleasant, and safe. The project is designed to link to the square, pedestrian access ways both physically as well as visually. The NW Quimby alignment will be enhanced to create a very pleasant pedestrian corridor which deemphasizes vehicular access. Designed as a private drive (per PBOT's request) with differentiated parking and pedestrian walking surfaces; it incorporates a sidewalk drive type access transition to discourage cut-through traffic from NW 21st to NW 20th. This design will allow only local limited access and discourage traffic east of the parking entrance to block 290 during special events. The Quimby alignment could then be closed north of the new park for special events. The proposed site improvements and linkages are consistent with the Conway Master Plan in that the park and the north/ south pedestrian access have been addressed in the design. In order to help identify the intersection of Quimby and the north/south pedestrian connection we are providing a raised sidewalk flanked by low raised planters. The pedestrian access way along the east face of the building is a pedestrian only walkway that provides a pleasant, tree-lined connection with seating areas and opportunities for outdoor dining from the southeast corner commercial space with a commanding view of the future park.

GUIDELINE E2: STOPPING PLACES

New large scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

The project provides benches, planters, and places of rest as well as meeting spots throughout. These include; the square, NW Quimby alignment, the north/south pedestrian access way as well as the multiple commercial entry points. Additionally the covered colonnade flanking the east side of the square provide additional space that is conducive to; stopping, visiting, meeting, and resting throughout the year out of the weather and/or direct sun.

GUIDELINE E3: SIDEWALK LEVEL OF BUILDING

Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

The building is differentiated from the building above in several ways. The building above the street level overhangs approx. three feet and has canopies; trellises, and provisions for fabric awnings at the ground floor to create visual interest, a human scale, and weather protection. They also indicate the primary entrances to the building. The interior colonnade also protects much of the ground floor retail area on the east side of the square from the weather creating effective places for gathering and seating throughout the year. The ground floor is primarily storefront, with exposed concrete columns, which is in contrast to the brick-clad and punch windowed building above.

GUIDELINE E4: CORNERS THAT BUILD ACTIVE INTERSECTIONS

Create intersections that are active, unified, and have a clear identity through careful scaling, detail and location of buildings, outdoor areas and entrances.

The ground floor is primarily made up of glazed storefront, designed to be activated by retail uses and entry points. This transparency also allows for activation of the corners from the events that will take place in the square. The main apartment entrance to the building is at the north midblock of Quimby St. which allows retail to occupy the northwest corner on 21st street. It is anticipated that the retail spaces in the South-west and South-east corners will also be accessed at or near each corner. The northeast corner is occupied by live/work dwelling units with extensive glazing. The proposed design provides for active uses at the four corners of the site and attempts to provide the maximum transparency along each frontage.

GUIDELINE E5: LIGHT, WIND AND RAIN

Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

The building ground level is set back from the building above and provides combination of canopies and colonnades as well as enclosing a public square in the block. These canopies and colonnades provide visual interest, protection from the sun and rain, and a human scale. The square is designed and oriented to maximize access to southern light. It is surrounded by a light colored brick that also acts to reflect sunlight and increase the ambient lighting in the space. The square is also enclosed on three sides with the building, which provides protection from the prevailing weather from the southwest. The deciduous trees along the south edge of the square also help to protect the space from wind and direct sun.

Project Design

GUIDELINE D1: OUTDOOR AREAS

When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians.

The square provided in the design is a public outdoor area that is accessible, pleasant and safe, with direct access from the public sidewalks as well the pedestrian access way and the park beyond. The square is greater than the prescribed 16,000 sf. if you take into account the colonnade with no overall dimension smaller than 100' at the ground plane. The square will be used not only by the building residents, but also by the retail/restaurant patrons as well as the public for outdoor seating and casual dining. Additionally, there is flexibility in the design to allow for public events and special neighborhood gatherings. Incorporated into the design is a roof deck at the 5th floor for resident use that provides private active outdoor space that is accessible, pleasant and safe with views south and west towards the downtown and west hills.

GUIDELINE D2: MAIN ENTRANCE

Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

The main entrance to the building primary use is located along the Quimby alignment, which is an accessible sidewalk. The entrance is prominently located at the midblock of the building facade. The main residential entry is clearly identified by a canopy and abundant transparency. The retail spaces have prominent entrances near the corners, with additional access from the square and entries along NW 21st and the park. Additionally, the residential entry is connected through the square. Live/work townhomes have entries provided at grade from the north/south pedestrian access-way bordering the Park.

GUIDELINE D3: LANDSCAPE FEATURES

Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Landscape elements enhance the building design on every frontage of the project. On the South and West façades street trees help create a buffer between the building and the street environment and define a pleasant pedestrian scale paired with the canopies on the building. Along the East façade is the pedestrian access-way; a space defined primarily through landscape and hardscape surfaces. It has several layers of planting along the length of the path, as well as planters that help define ground floor residential entries at the northeast corner. The north face of the building is distinguished by the development and connection to NW Quimby. Planters and trees, along with various scales of surface treatments, define the space and separate drive aisle from parking and pedestrian access. The square is greatly enhanced by landscape island features set into paver pools creating circular patterns. Additional planters at the east edge of the square help to soften the transition from the open square to the colonnade. These planters provide a place for vines to grow up the colonnade and across a trellis feature. Paver banding tie the horizontal surface of the square to the vertical columns of the building. These paver bands also provide registration (or a cadence) to the Squares surface and are punctuated by vertical light posts at the western edge.

GUIDELINE D4: PARKING AND GARAGES

Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

The parking for this project is located one level below grade. The entry to the garage is carefully placed on the North side of the structure, off of the NW Quimby alignment. The drive is designed to enhance, link, and compliment the future park and the north-south pedestrian access way. This location along with thoughtful design, allows for limited vehicular access, minimizing the impact on the pedestrian/bike friendliness that is desired in the Master Plan. This access design aligns with PBOT request to make the NW Quimby feel more like a local access drive verses a street.

GUIDELINE D5: CRIME PREVENTION

Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

The design minimizes the potential for crime through massing and programming. There is no back side to the building, as the structure bends around a square with active use spaces and residence facing into and out of the square. The transparency of the ground floor retail and amenity spaces provides a direct deterrent by providing a presence that faces outwards to the square and adjacent streets. Ground floor residential units also help provide a constant presence towards the pedestrian access way and the future park. Upper floor units provide the final layer of 'eyes on the street,' especially those residences with balconies, as there is a constant presence even when the retail and other public spaces are not in use late at night and early in the morning.

GUIDELINE D6: ARCHITECTURAL INTEGRITY

Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

Guideline D6 does not apply to this site.

GUIDELINE D7: BLENDING INTO THE NEIGHBORHOOD

Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

The design of the building reduces the impact of site development through massing, height, and materials. The building relates directly to adjacent new contemporary developments and the old industrial warehouses through massing, mainly as a single large building broken into smaller masses through articulation and materials. Additionally, the building height steps up from the main intersection of the site at NW 21st and Pettygrove, from 47'-0' to 76'-8" at the North and East sides of the building consistent with the requirements of the master plan. This step in massing helps to create a transition between the older, shorter structures to the southwest and the new, taller development that will occur to the North of the site. The building will also be clad primarily in brick that helps visually tie the new structure to adjacent newer development and nearby traditional housing.

GUIDELINE D8: INTEREST, QUALITY AND COMPOSITION

All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

The strategic use of materials and massing allow Block 290 to relate to its neighboring buildings, while maintaining interest through its unique articulation and proportional use of architectural elements. Additionally, Block 290 has a roof deck as part of the lower roof so that even this roof provides a well composed; interesting, and activated space when viewed from above. The building utilizes the same materials on each façade, and creates a cohesive composition through the use of architectural 'frames,' accent panels and rhythmic punched window placement. Each façade has two primary building materials, brick and zinc metal siding. Brick is a hallmark of traditional and long lasting construction. Zinc metal siding is an eco-friendly and extremely durable material that has been in use for over a century. These two main materials are accented with a solid color core cement panel, which provides a rich accent.

Response to NW Master Plan Guidelines

GUIDELINE 1: PROVIDE HUMAN SCALE TO BUILDINGS AND EDGES

Provide human scale and interest to buildings and edges along sidewalks, squares and pedestrian access ways.

The building base is differentiated from the massing above in several ways. The colonnades and canopies create relief and visual interest and closure to relate to a human scale. The ground level facades are set back from the building mass above. Extensive butt glazed storefront glazing systems are incorporated into the design and create transparency to the commercial spaces and the square beyond. Additionally there is a material break from glass and solid panel composition to masonry expression with punched openings. Primary entrances to the building and the breezeways (which connect the square to the park and the rest of the neighborhood) are punctuated by masonry frames and accent metal panels. The colonnades provide protection from the weather creating effective places for gathering. There are site furnishing seating provided throughout the square, and adjoining outdoor spaces with trees to provide shade and define places to stop.

GUIDELINE 2: DEVELOP URBAN EDGE VARIETY

Program uses on the ground level of buildings adjacent to parks, access ways and green streets that activate and expand the public realm. Design the lower stories of buildings to include elements that activate uses and add variety and interest to the building façades.

All four corners of the project have been programed to create active and engaging uses. With building entries, multiple retail spaces, and housing surrounding the entire block the project exceeds these guidelines and provides for a robust mix of uses and activities at the ground floor. Extensive use of glazing on both the street facing facades and the square offer a unique opportunity for see through from the street scape as well as the people in the plaza. Ground level housing with outdoor seating spaces abutting the park, offer a use type that fast becoming a part of the fabric of the neighborhood.

GUIDELINE 3: DEVELOP WEATHER PROTECTION

Develop integrated weather protection systems at the sidewalk level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

The building façade is articulated through ground floor edge setbacks, canopies, and colonnades flanking the public square in the center of the building. The canopies and colonnades provide direct protection from the sun and rain. The square is also surrounded on three sides by the building, which offers protection from the prevailing southwest wind and storms. The pedestrian access-way connector offers a protective haven from inclement weather and transition space from the park to the square. The landscape islands in the square also provide protection from midsummer sun, through the use of shade trees.

GUIDELINE 4: DEVELOP BUILDINGS THAT ARE APPROPRIATELY SCALED TO THE NEIGHBORHOOD

Develop buildings that are appropriately scaled to the most dense areas of the neighborhood. Façades should be well articulated and offer diversity in volume and form along the street edge.

The densest areas of the Conway Master Plan neighborhood are the rapidly developing residential sites immediately adjacent to Block 290. The building is designed to be aligned with the same density and building mass of those contemporary residential and mixed-use projects. See the project response to Guidelines D7 and D8, in addition to the project description, for a full understanding of the building articulation.

GUIDELINE 5: PROVIDE TRANSITIONS BETWEEN PUBLIC AND PRIVATE REALMS

Provide transitions between the public and private realms when residential structures abut streets, parks and pedestrian access ways.

While the majority of residential units are above the ground floor, there are five ground floor residential units at the northeast corner of the project. These units are adjacent to the pedestrian access way and face the future city park to the east of the project. Providing housing in this way, we are reinforcing the fabric of the neighborhood by providing ground floor housing which exists to the east and south of this site. Ground floor housing also provides for direct eyes on the pedestrian north-south corridor as well as the park.

GUIDELINE 6: INTEGRATE HIGH-QUALITY MATERIALS AND DESIGN DETAILS

Integrate high-quality materials and design details.

This requirement matches the Community Design Guideline D8: Interest, Quality and Composition. See the project response for Guideline D8 and the project description for a full understanding of the building's design and material choices.

GUIDELINE 7.A: PRIVATE OPEN SPACES THAT ARE WELL INTEGRATED

Provide private open spaces that are well integrated with adjacent development, act as gathering places designed to adapt to a variety of activities, are linked together and to other nearby open spaces, are accessible to the public and provide distinctive neighborhood identity.

This guideline is divided into the various sub-guidelines that follow. The design has developed the applicable areas on or adjacent to Block 290 to the guidelines below.

GUIDELINE 7.B: SQUARE

Design the square to be a significant iconic urban place and include commercial focal points as adjacent uses.

The square is bounded on three sides by the building. The massing allows for the square to be open to the south, which maximizes solar access in the winter and minimizes negative impacts from the harsher summer sun by providing a range of shaded and weather protected spaces. Additionally, the colonnade on the east boundary of the square provides a sheltered space along the margin of the square that encourages year-round use and outdoor connections to the interior retail and resident common spaces.

Block 290 is designed with the intent that retail and amenity spaces will front and activate not only the street facing edges but more importantly the square throughout the day and into the evening. The transparency that is integrated into the ground floor design supports the desire for a visual connection to the future park to the east, as well as the physical connection through the breezeway connections. Above the ground floor, residential units provide a constant presence in the square, especially those with balconies.

The square is intentionally designed to provide a simple, wide-open, flexible space for a multitude of uses. It purposely has a limited number of fixed planters and raised seating that line the edges of the square, to allow the flexibility and adaptation for many events. Small scale unit paving materials that make up the surface of the square help create a relatable human scale and interesting patterning to help break down the expansive ground plane. A contemporary building aesthetic with light tone brick, metal siding left to patina naturally, exposed concrete and minimalist aluminum storefront system create a rich but not over-done composition. The landscaping in the planters is primarily trees, which provide a softening of the urban space at the bounding edges and a vertical layering element from views above while still maintaining pedestrian sightline transparency. Larger raised seating platforms with “feature trees” are designed to allow for entertainers to provide concerts, or other similar events.

GUIDELINE 7.C: NW QUIMBY PARCEL

Provide a multi-use street and open space that links the neighborhood park and square to the south and development to the north, and serves primarily as a pedestrian and bicycle connection.

The NW Quimby parcel is designed to be both pedestrian/bike friendly and allow for resident access to the building. The current design also allows for limited through vehicular traffic, with provisions for emergency, service, and utility access. This design discourages non-local traffic, but provides space for on road parking and loading, all while providing generous space for cyclists and pedestrians. The design intent for NW Quimby allows for the eastern half of the parcel to be closed off for festival activities up to the parking entrance for Block 290. The proposed simple hardscape design allows flexibility for the connection to the park, while responding to the design of future pedestrian access way to the North.

GUIDELINE 7.D: PEDESTRIAN ACCESS WAYS

Provide a network of pedestrian access ways that, together with public green streets and building forecourts, form a special pedestrian circuit or network of connected open spaces in the neighborhood, in addition to providing pedestrian access to adjacent development.

Per Map 05-08 of the Master Plan, Guideline 7.D does not apply to this site. However; extensive pedestrian access ways have been considered in this project along all public, private bounding edges as well as internally to the site.

GUIDELINE 7.E: BUILDING FORECOURTS

Provide building forecourts on specific blocks that serve as multi-use outdoor spaces open to the public.

Per Map 05-08 of the Master Plan, Guideline 7.E does not apply to this site. However; larger overriding outdoor programmatic requirements are a part of this proposal. A “forecourt” has been designed into this project at the southwest corner which opens to square to NW21st and NW Pettygrove St.

GUIDELINE 7.F: POCKET PARK

Provide land for a small pocket park west of St. Patrick’s church.

Per Map 05-08 of the Master Plan, Guideline 7.F does not apply to this site.

Response to NW Master Plan Design Standards

1. MAXIMUM HEIGHT

The proposed project does meet this standard, however please refer to; '1.Maximum Height' under the Requested Design Modifications portion of this narrative for a proposed modification and explanation of the 47'-0" height in the southwest corner of the project. Specifically the maximum height allowed within the master plan is 77'-0" for three-quarters for the block; our proposal for this project is a building of 76'-8" in maximum height.

2. MAXIMUM AND MINIMUM FLOOR AREA RATIO AND USES

The proposed project meets all applicable sections of this standard. See page 1.8 'Floor Area Ratio Diagrams' for applicable documentation and clarification of how the proposed design meets these standards.

3. RETAIL SALES AND SERVICE USES ON BLOCK 296

As the proposed project is located on Block 290 and not Block 296, this standard is not applicable.

4. TRANSFER OF FLOOR AREA WITHIN THE NW MASTER PLAN AREA

As the proposed project does not require or use a transfer of floor area, this standard is not applicable.

5. NEIGHBORHOOD FACILITIES WITHIN THE NW MASTER PLAN AREA

The proposed project meets all applicable sections of this standard with the exception of section 5.B. See '5.B. / 5.B.5.a Full Service Bike Stations' under the Requested Design Modifications portion of this narrative for the proposed modification and explanation. Reference page 3.1 'Site Plan' and 4.1 'Floor Plans' for all other applicable documentation and clarification of how the proposed design meets these standards.

6. REQUIRED BUILDING LINES

As the proposed project is not required to meet this standard per Map 05-4 of the Conway Master Plan, this standard is not applicable. See page 1.9 'Master Plan Diagram' and 4.21 'Perspective - SE Corner across NW Pettygrove' for applicable documentation and clarifications.

7. SPECIAL REQUIRED GROUND FLOOR RETAIL SALES, SERVICE, OR NEIGHBORHOOD FACILITY USES ON NW 21ST AVENUE AND BUILDINGS THAT FRONT THE SQUARE

The proposed project meets all applicable sections of this standard with the exception of section 7.D.2. Reference '7.D.2' under the Requested Design Modifications portion of this narrative for the proposed modification and explanation. Reference page 4.1 'Floor Plans' and pages 4.6 – 4.15, 'Exterior Elevations - North (NW Quimby / Festival St)' through 'Glazing Elevation Diagram - Square Facing,' for all other applicable documentation and clarification of how the proposed design meets these standards.

8. STANDARDS ON STREETS AND OPEN SPACES

The proposed project meets all applicable sections of this standard with the exception of sections 8.F. See '8.F. Buildings' under the Requested Design Modifications portion of this narrative for the proposed modification and explanation. Reference page 3.1 'Site Plan' and pages 4.6 – 4.15, 'Exterior Elevations - North (NW Quimby / Festival St)' through 'Glazing Elevation Diagram - Square Facing,' for applicable documentation and clarification of how the proposed design meets these standards.

9. PARKING STANDARDS

The proposed project meets all applicable sections of this standard. See page 1.7 'Development Standards' and page 4.1 'Floor Plans' for applicable documentation and clarification of how the proposed design meets these standards.

10. SQUARE STANDARDS

The proposed project meets all applicable sections of this standard with the exception of sections 8.C and 8.F. See '10.C.' under the Requested Design Modifications portion of this narrative for the proposed modification and explanation. Reference page 3.1 'Site Plan' for all other applicable documentation and clarification of how the proposed design meets these standards.

Requested Design Modifications

The applicant is requesting approval of the following modifications to the Master Plan requirements:

Maximum Height

The maximum building heights allowed are shown on Map 05-01.

The maximum height in the Southwest corner of Block 290 is currently restricted to 47'. The applicant requests a modification of an additional 10'-0" above the current height limit for roof deck amenity spaces and semi-covered deck which is setback from all roof edges. This requested modification will not have a substantial negative visual or solar impact on adjacent developments or the square. The modification allows the use of space that is eligible for additional height through the Northwest District Plan bonuses, but without the need for an additional full story that would affect the massing of the building as well as adjacent solar access. By modifying the standard to allow the roof deck amenity spaces, the design is able to provide a private gathering space that activates an otherwise unoccupied roof. This proposal still maintains the intent of the Master Plan standard from the ground level public spaces. See PG 2.10 for diagrams and the specific requested text modifications to the Master Plan.

NEIGHBORHOOD FACILITIES WITHIN THE NW MASTER PLAN AREA

5.B. Standards. In the NW Master Plan Area, floor area used for specified neighborhood facilities is not counted towards maximum FAR for the NW Master Plan area. The specified neighborhood facilities are public schools, public community centers, daycare facilities for children, public libraries and full service bike stations. To qualify for this provision, the following requirements must be met:

The master plan limits neighborhood facilities to public schools, public community centers, daycare facilities for children, public libraries and full-service bike stations. The applicant requests a modification to allow for neighborhood facilities to also include self-service bike stations. The applicant is not using this facility to gain additional FAR for the project. Design guideline 7, specifically require 75% of square facing spaces to be either retail/service active use or neighborhood facilities. Without the inclusion of the self-service bike station the proposed design has spaces facing the square equal to approx. 71% of the total perimeter length. With the addition of a self-service bike station our active uses total rises to 81.4% which allows the proposed design to fully meet all applicable design guidelines. The purpose of this design guideline is to encourage the "creation of facilities to serve those who live and work in the Northwest master plan area." By allowing self-service stations without the added benefit to FAR calculations this modification better serves the purpose of the guideline by reserving the space for the public use. It also ensures that it can be used by everyone who lives and works in the NW Master Plan area. Additionally, by removing the FAR incentive it does not discourage the development of full-service bike stations in future developments. The Proposal still meets the intent of the master plan to encourage local growth and activity targeted for the neighborhood. See below for the specific requested text modifications to the Master Plan.

Current Text:

5.B. Standards. In the NW Master Plan Area, floor area used for specified neighborhood facilities is not counted towards maximum FAR for the NW Master Plan area. The specified neighborhood facilities are public schools, public community centers, daycare facilities for children, public libraries and full service bike stations. To qualify for this provision, the following requirements must be met:

5.B.5. Full-service bike stations. Floor area up to 2,500 square feet per station to be used for full-service bike stations does not count towards maximum FAR.

Full-service bike stations provide a wide range of amenities, including secure indoor bicycle parking, ADA-compliant showers, restrooms, lockers, bicycle self-repair stand with tools, and public transit information. Access is open to the public, or may be limited to members and users can choose from a range of membership options ranging from daily to annual plans.

Design Modification Request:

5.B. Requested change: In the NW Master Plan Area, floor area used for specified neighborhood facilities is not counted towards maximum FAR for the NW Master Plan area for this project specific to "Self-Service" bike stations provided. The proposed Self Service Bike Station would meet the following:

5.B.5. Self service Bike stations: Approved bike stations can be self-service, as defined below:

5.B.5.b. All floor areas used for self-service stations does count toward the maximum FAR for the project. Self-service bike stations provide at least one (1) self-service repair stand with tools in addition to limited amenities that may include indoor bicycle storage and/or bicycle cleaning facilities. Access is open to the public and may not be limited to members only.

SPECIAL REQUIRED GROUND FLOOR RETAIL SALES, SERVICE, OR NEIGHBORHOOD FACILITY USES ON NW 21ST AVENUE AND BUILDINGS THAT FRONT THE SQUARE

7.D.2 The area must be at least 50 feet deep, measured from the street facing façade (building services, vertical shafts, and underground garage entrances may intrude up to 10 percent of the required area;

This section of the NW Master Plan, requires all applicable spaces facing the square to be a minimum of 50' deep. The proposed design cannot physically meet this requirement as it conflict with other requirements of the Master Plan. Given constraints site, it is almost impossible to have a 100' wide square and (2) 50' wide retail spaces without further encroachment on the adjacent pedestrian right-of-way. The applicant requests some latitude in this guideline of 50 ft depth in order to meet all the intent and spirit of all the guidelines and standards for the entirety of the project. As the requirement for retail sales and service does not change, it still meets the intent of this guideline. By changing the guideline to an area based requirement, it better meets the purpose through allowing more creativity and flexibility in the creation of more lively and vibrant spaces. See PG 2.11 for diagrams and the specific requested text modifications to the Master Plan.

Standards on Streets and Open Spaces

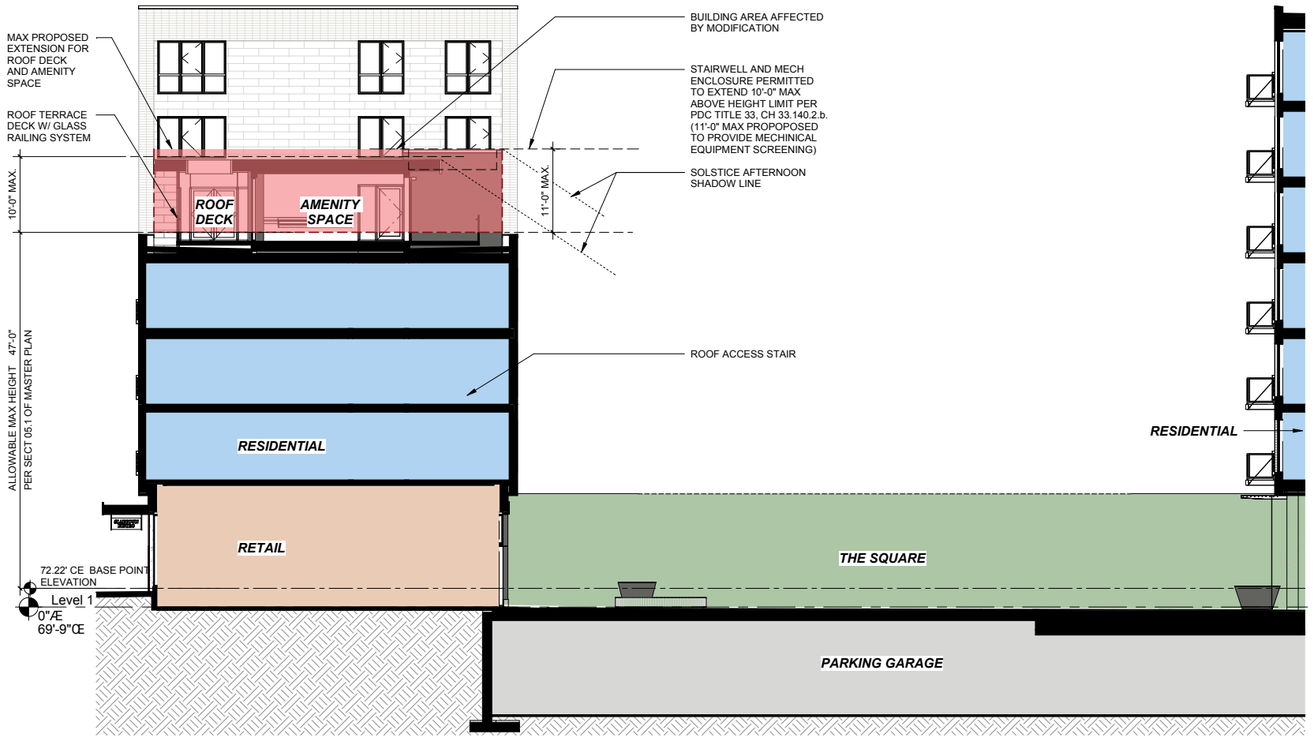
8.F. Buildings. The top floor of all buildings taller than 75 feet shall be setback a minimum of 5 feet.

Requiring structures over 75 feet to step back a minimum of 5 feet primarily serves to guarantee articulation of the building façade and to provide visual interest. Please note that this requirement is only required on the south and east faces of this block per Map 05-6 of the Master Plan.
Block 290 better meets the intent of this guideline, through vertical articulation, in brick frames and accent panels, instead of a literal horizontal break in the massing on two frontages. Additionally, the primary articulation on the affected face serves to highlight the access point from the pedestrian access way into the public square, providing an integral relationship to the pedestrian experience. The maximum proposed height for the majority of the Block 290 site is 76'-8" feet or slightly below. The applicant requests a modification to eliminate the setback requirement above 75 feet on these two frontages, to allow construction to the proposed height limit of 76'-8" feet or an encroachment of approximately ±18" into this standard. See PG 2.12 for diagrams and the specific requested text modifications to the Master Plan. Additionally; the entire project respects the implied pedestrian access-way (open space) on the east boundary abutting the park. Zoning to the south of our project is allowed to achieve 125'-0" in height with housing bonuses and is approximately equal distance to the park as our project. Therefore our proposal is less impactful on the pedestrian access-way and the park than potential future development allowed within the Title 33 zoning outside the Master Plan area.

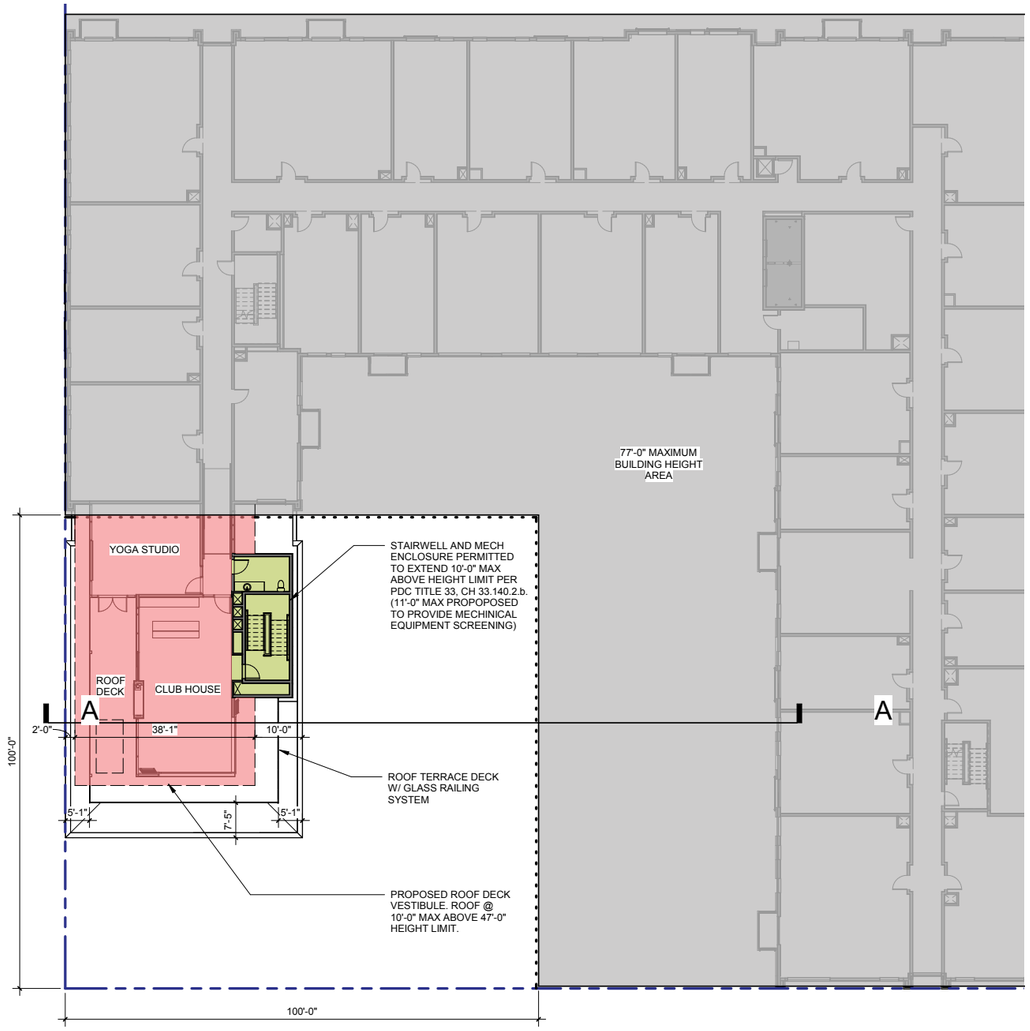
Square Standards

10.C. Ground plane connection between the square and neighborhood park shall be a minimum of 30-feet-wide, and if included within a building, shall have a clear height of at least 25 feet.

The applicant requests a modification to lower the minimum clear height of the ground plane connection to the neighborhood park. The purpose of the standard is to create a public square that is enclosed, but connected to adjacent open spaces. Extending the height of the connection to 25 feet will take away from the intimacy and protection currently provided in the square. The square at Block 290 is designed to be connected, meeting the minimum width, but the 25'-0" height, in combination with additional ground plane requirements of the master plan, creates a condition that bisects multiple floors and creates spaces that are architecturally and fiscally unfeasible. The applicant believes that the requested modification to 15'-0" better meets the purpose and intent of the standards by mitigating the requirement by providing art on the walls of the connection that are not already storefront glazing. See PG 2.13 for diagrams and the specific requested text modifications to the Master Plan.



2 SECTION AA



1 DIAGRAMMATIC FLOOR PLAN - LEVEL 5

Conway Master Plan Section 05.1, Maximum Height:

1 The maximum building height allowed are shown on Map 05-1.

Proposed modification:

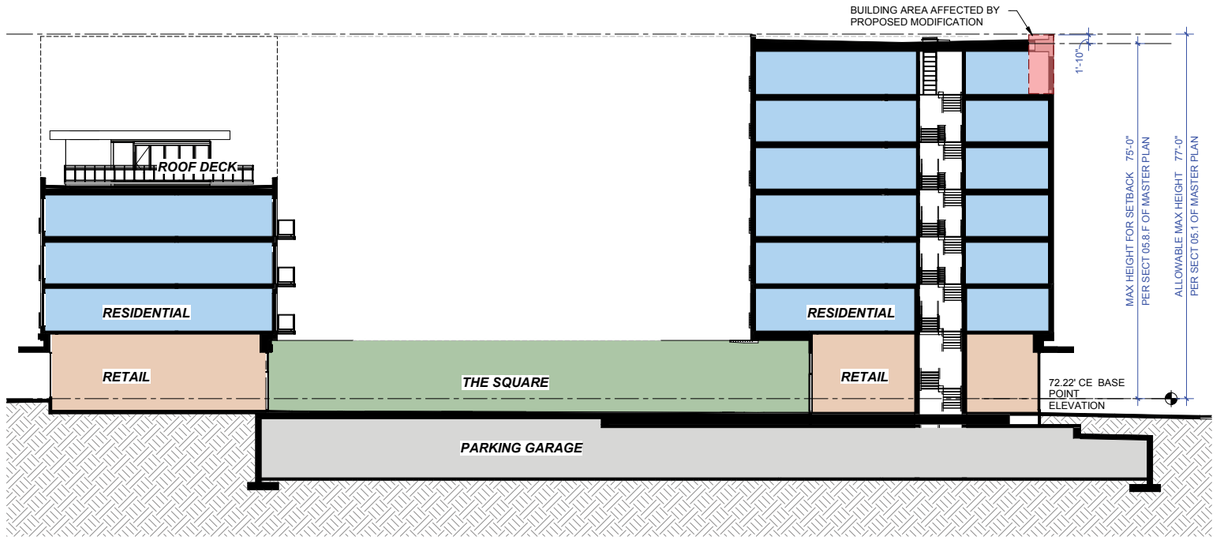
1 The maximum building height allowed are shown on Map 05-1 with following exceptions:

A. At 47 feet maximum height limit at square and adjacent development, residential amenity spaces associated with habitable roof deck terrace may extend up to 10 feet above maximum building height limit with a setback of 2'-0" min from roof edges at exterior walls below 47'-0".

B. Stair and mechanical enclosures may extend 11'-0" above maximum building height limit.

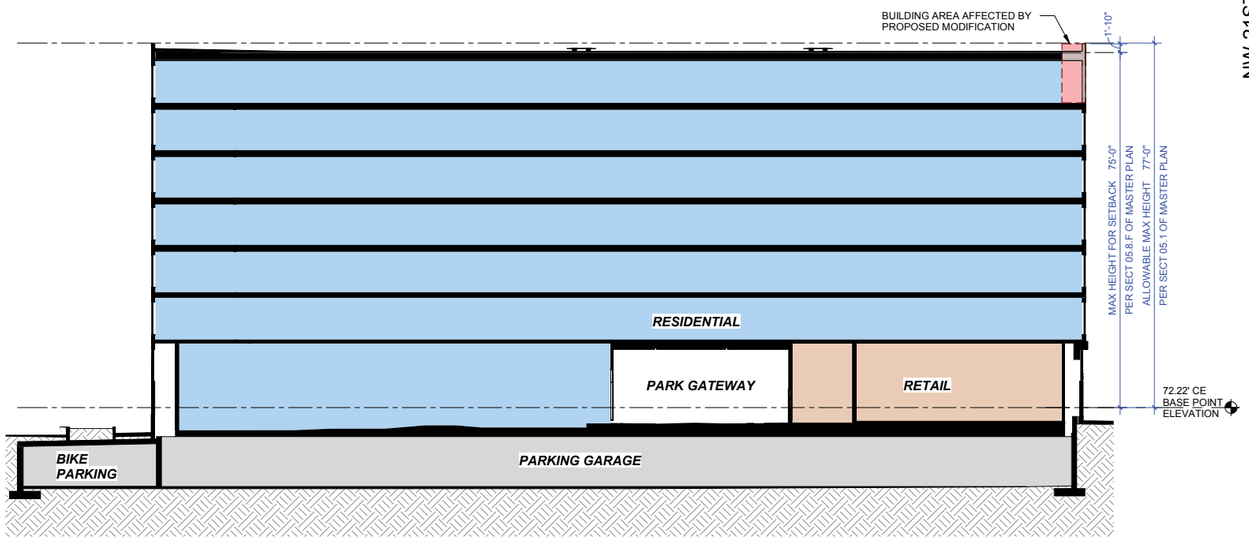
LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC



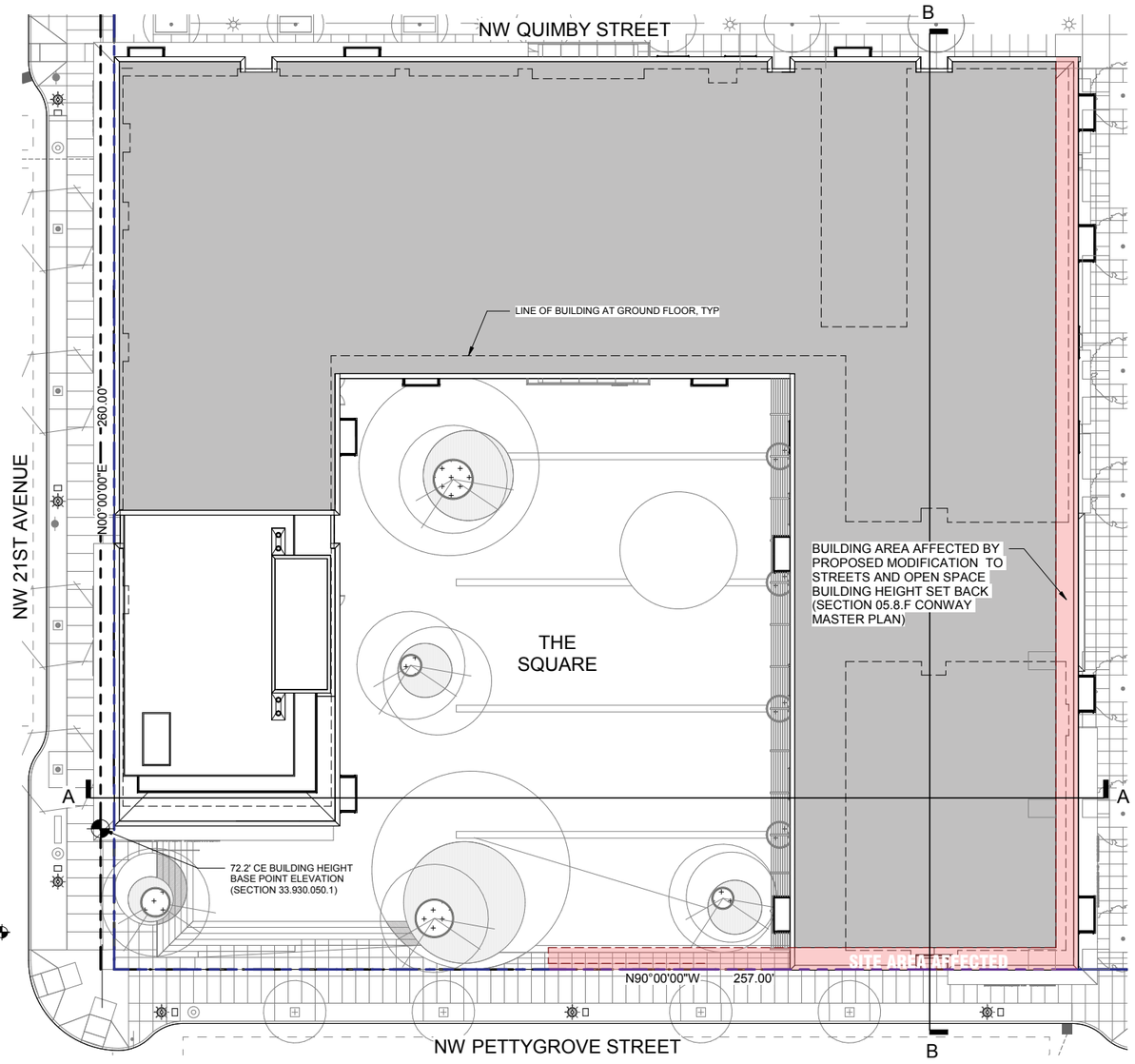
AA BUILDING SECTION DIAGRAM - EAST / WEST

0 8' 16' 32'



BB BUILDING SECTION DIAGRAM - NORTH / SOUTH

0 8' 16' 32'



1 DIAGRAMMATIC ROOF PLAN

Conway Master Plan Section 05.8.F, Standards on Streets and Open Spaces:

8.F Buildings. The top floor of all buildings taller than 75 feet shall be setback a minimum of 5 feet.

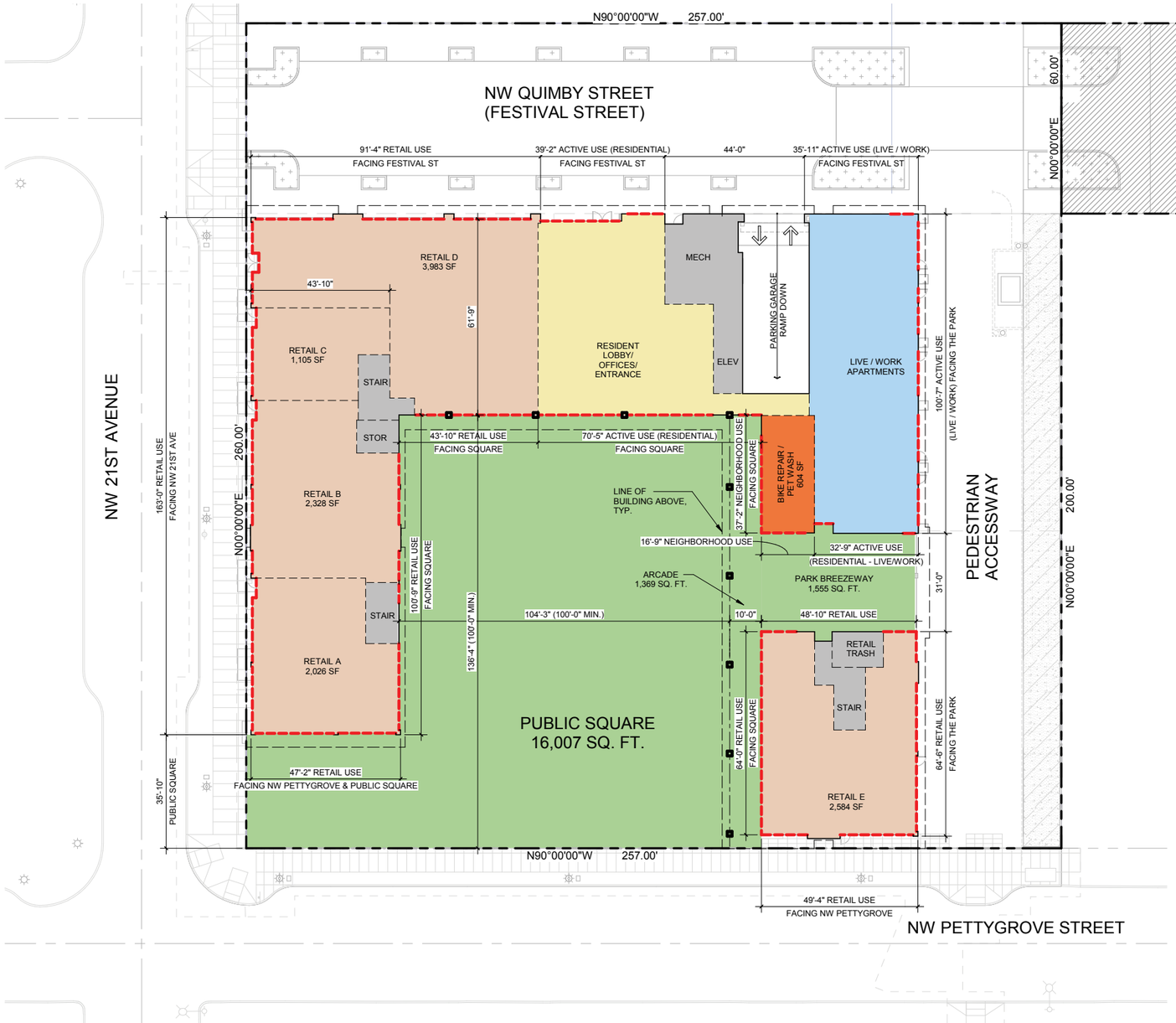
Proposed modification:

8.F Buildings. The top floor of all buildings taller than ***77 feet*** shall be setback a minimum of 5 feet.

0 8' 16' 32' N

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC



GROUND FLOOR USE LEGEND

- PUBLIC SQUARE (CONWAY MASTER PLAN SECTION 10)
- GROUND FLOOR RESIDENTIAL ACTIVE USE FACING SQUARE OR 21ST AVE (MEETING CONWAY MASTER PLAN, SECTION 8.D STANDARDS)
- GROUND FLOOR RESIDENTIAL ACTIVE USE LIVE / WORK UNITS
- GROUND FLOOR ACTIVE USE (RETAIL) FACING SQUARE OR 21ST AVE (CONWAY MASTER PLAN, SECTION 8.D)
- NEIGHBORHOOD FACILITY FACING SQUARE (CONWAY MASTER PLAN, SECTION 5.B.5)
- BUILDING SERVICES AND VERTICAL CIRCULATION
- EXTERIOR GROUND FLOOR WALL - SEE GROUND FLOOR WALL DIAGRAMS 4.14 & 4.15
- EXTERIOR GROUND FLOOR GLAZING - SEE GROUND FLOOR WALL DIAGRAMS 4.14 & 4.15

GROUND FLOOR EXTERIOR GLAZING:

TOTAL LENGTH OF GROUND FLOOR EXTERIOR WALL FRONTAGE FACING STREETS, PARK AND PUBLIC SQUARE = 1,013' - 6"

TOTAL LENGTH OF GROUND FLOOR GLAZING = 761' - 9" (75.2% OF GROUND FLOOR FRONTAGE)

REFER TO SHEETS 4.14 AND 4.15 FOR ADDITIONAL INFORMATION ON GROUND FLOOR GLAZING AREAS AND REQUIREMENTS.

ACTIVE USE AND RETAIL SPACES FACING SQUARE:

75% OF GROUND FLOOR WALLS FACING SQUARE TO ACCOMMODATE RETAIL SALES AND SERVICE USES OR NEIGHBORHOOD FACILITIES (CONWAY MASTER PLAN, SECTION 7.C)
PROPOSED DESIGN PROVIDES GREATER THAN 75% FRONTAGE OF SQUARE PERIMETER AS RETAIL AND NEIGHBORHOOD FACILITY USES THAT MEET PROPOSED MODIFIED SECTION 7.D.2.

LENGTH OF SQUARE FACING PERIMETER WALLS = 425'-9"
LENGTH OF RETAIL / NEIGHBORHOOD USE WALLS FACING SQUARE = 322-7" (75.8%)
LENGTH OF RESIDENTIAL ACTIVE USE WALLS FACING SQUARE = 70'-5" (16.5%)
TOTAL GROUND FLOOR ACTIVE USE/RETAIL WALLS = **393'-0" (92.3%)**

ACTIVE USE AND RETAIL SPACES FACING 21ST AVENUE:

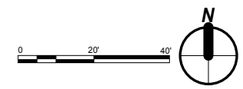
75% OF GROUND FLOOR WALLS FACING 21ST AVE TO ACCOMMODATE RETAIL SALES AND SERVICE USES OR NEIGHBORHOOD FACILITIES (CONWAY MASTER PLAN, SECTION 7.C)
PROPOSED DESIGN PROVIDES GREATER THAN 75% FRONTAGE OF ALONG 21ST AVENUE AS RETAIL AND NEIGHBORHOOD FACILITY USES THAT MEET PROPOSED MODIFIED SECTION 7.D.2.

LENGTH OF 21ST AVE. FACING WALLS = 163'-0"
LENGTH OF RETAIL USE WALLS FACING 21ST AVE. = 163'-0" (100%)
TOTAL GROUND FLOOR ACTIVE USE/RETAIL WALLS = **163'-0" (100%)**

Proposed Modifications to Conway Master Plan, Section 7 Special Required Ground Floor Retail Sales, Service or Neighborhood Facility Uses on 21st Avenue and Buildings Facing the Square.

Section 7.D.2 The area must be at least 50 feet deep, measured from the street facing facade (building services, vertical shafts, and underground garage entrances may intrude up to 10 percent of the required area.

Proposed Modification:
Section 7.D.2 ***The areas must have a minimum square footage of 1,000 square feet with a minimum average depth of 30' feet***, measured from the street/square facing facade (building services, vertical shafts, and underground garage entrances may intrude up to 10 percent of the required area.



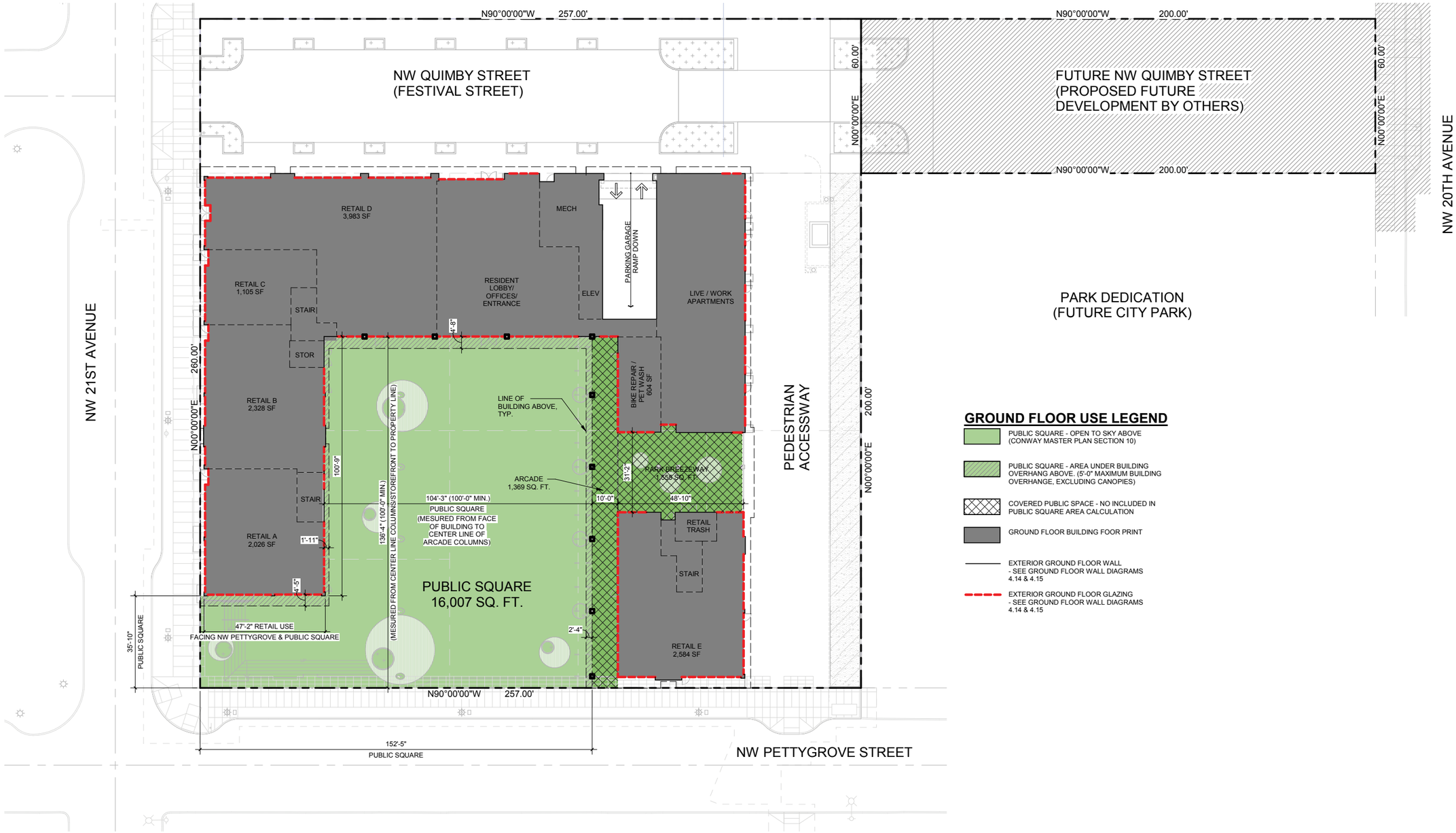
MODIFICATION REQUEST - SECT 05.7.D.2

211A LRS ARCHITECTS

JUNE 22, 2017

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC



GROUND FLOOR USE LEGEND

- PUBLIC SQUARE - OPEN TO SKY ABOVE (CONWAY MASTER PLAN SECTION 10)
- PUBLIC SQUARE - AREA UNDER BUILDING OVERHANG ABOVE. (5'-0" MAXIMUM BUILDING OVERHANGE, EXCLUDING CANOPIES)
- COVERED PUBLIC SPACE - NO INCLUDED IN PUBLIC SQUARE AREA CALCULATION
- GROUND FLOOR BUILDING FOOR PRINT
- EXTERIOR GROUND FLOOR WALL - SEE GROUND FLOOR WALL DIAGRAMS 4.14 & 4.15
- EXTERIOR GROUND FLOOR GLAZING - SEE GROUND FLOOR WALL DIAGRAMS 4.14 & 4.15

N

0 20' 40'

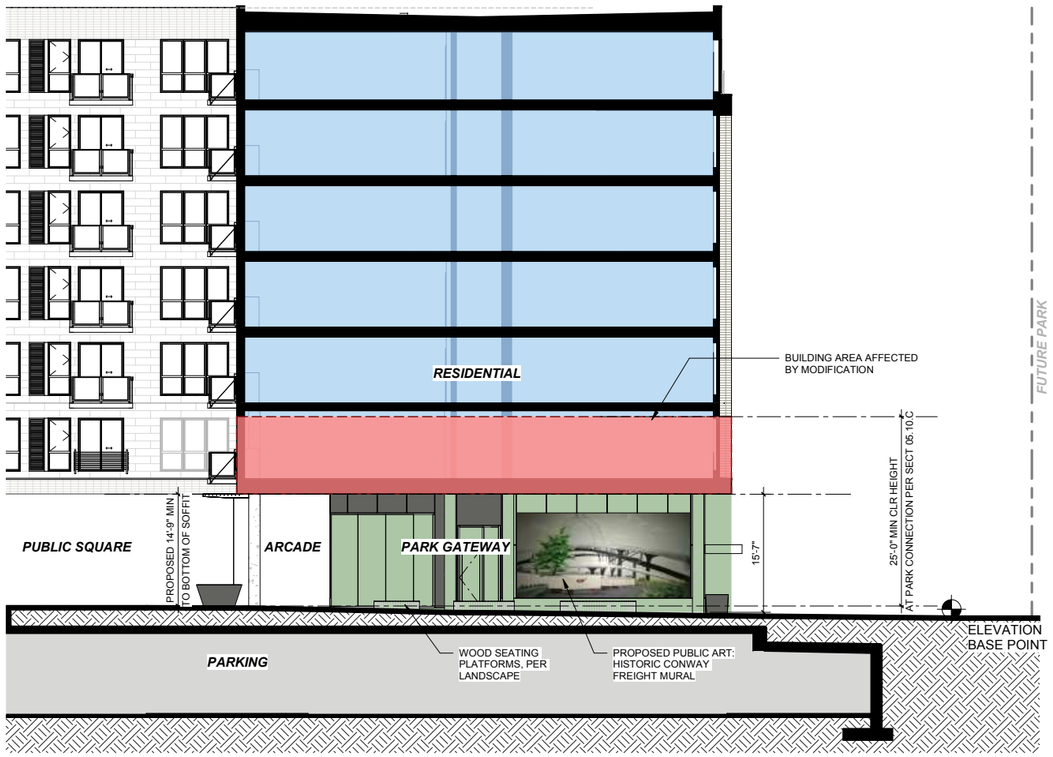
PUBLIC SQUARE AREA DIAGRAM

211B LRS ARCHITECTS

JUNE 22, 2017

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC

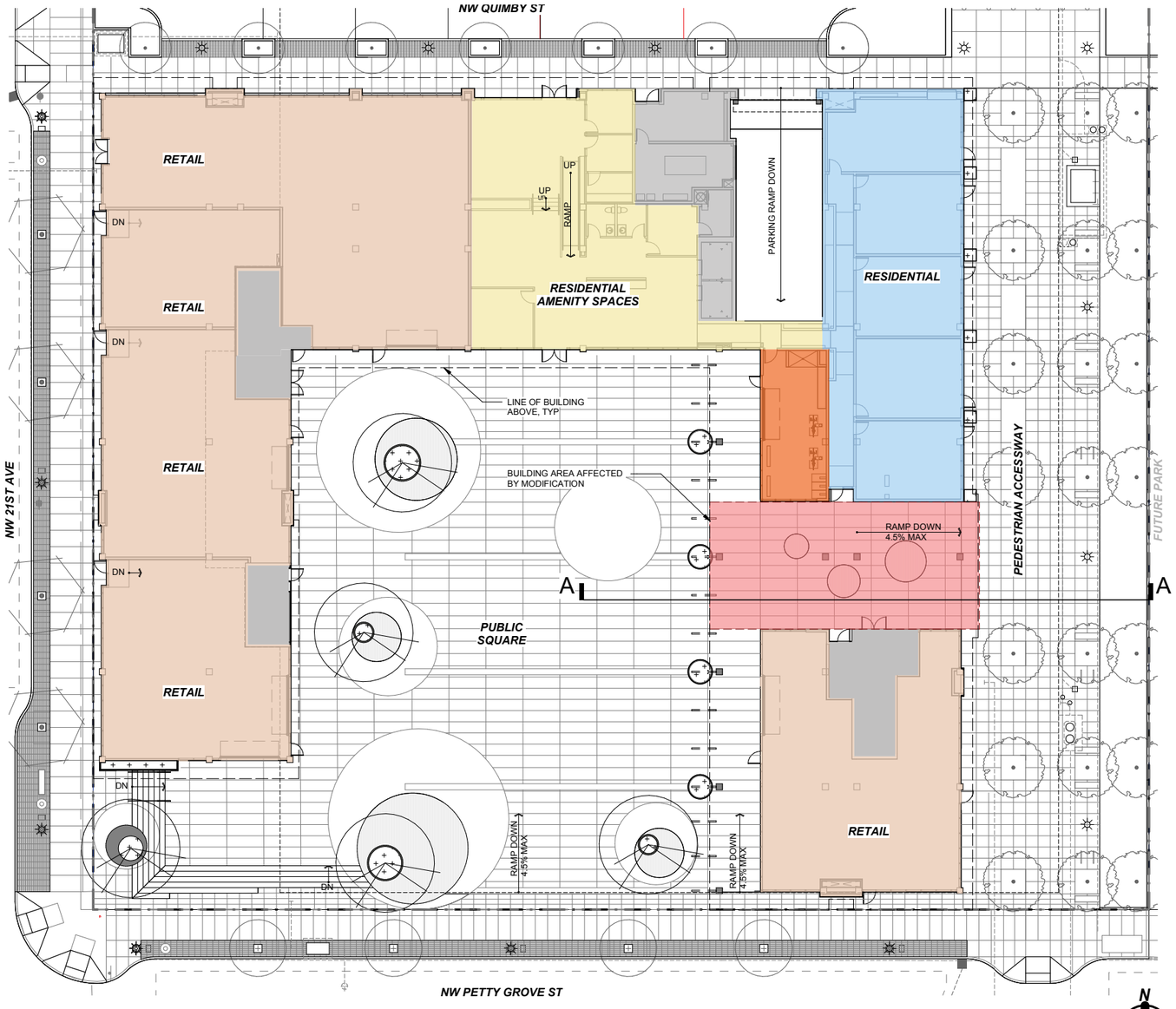


2 SECTION AA

0 10' 20'

Conway Master Plan Section 05.10, Square Standards:
10.C Ground plane connection between the square and neighborhood park shall be a minimum of 30-feet-wide, and if included within a building, shall have a clear height of at least 25 feet.

Proposed modification:
10.C *Ground plane connection between the square and neighborhood park shall be a minimum of 30-feet-wide, and if included within a building, shall have a clear height of at least 15 feet average.*



1 DIAGRAMMATIC FLOOR PLAN - LEVEL 1

0 8' 16' 32'

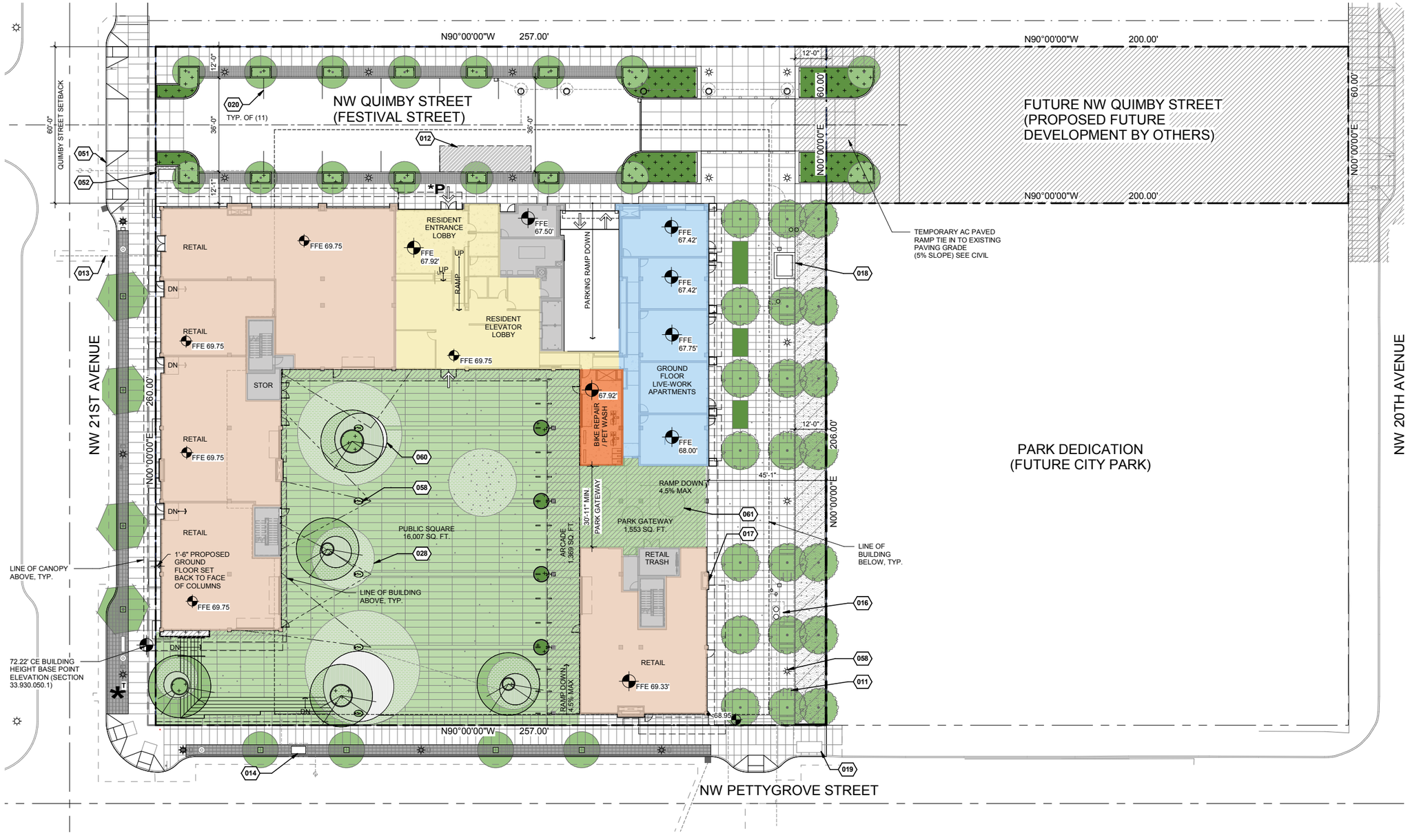
MODIFICATION REQUEST - SECT 05.10.C

2.13 LRS ARCHITECTS

JUNE 22, 2017

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC



GENERAL NOTES:

A. SITE INFORMATION IS BASED ON OWNER'S SURVEY DATED 10/21/16, BY HARPER HOUF PETERSON RIGHELLIS INC.
B. TYPICAL CURB RADIUS IS 3'-0" AT ASPHALT SIDE OF CURB, UON.
C. BUILDING AND CURBS ARE PARALLEL OR PERPENDICULAR TO THE WEST PROPERTY LINE.
D. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR SIDEWALK AND PAVING LAYOUT INFORMATION.
E. LANDSCAPE AND STREET TREES SHOWN FOR REFERENCE ONLY, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- SITE EASEMENTS
- SITE PROPERTY BOUNDARY
- RESIDENT COMMON BUILDING AREA
- LIVE / WORK APARTMENT UNITS
- NEIGHBORHOOD FACILITY (BIKE REPAIR/PET WASH)
- RETAIL BUILDING AREA
- PUBLIC SQUARE
- LANDSCAPE PLANTER AREA - SEE LANDSCAPE PLANS
- LANDSCAPE AND STREET TREES - SEE LANDSCAPE PLANS
- *T TRANSIT STOP
- BUILDING/TENANT ENTRANCE
- *P PRIMARY PUBLIC BUILDING ENTRANCE

KEYNOTES

011 BICYCLE RACK, SHORT TERM. SEE DETAIL
012 LOADING ZONE - (1) STANDARD 'A' SPACE. 35'-0" X 10'-0" W/ 13'-0" OF VERTICAL CLEARANCE, PER PORTLAND ZONING CODE 33.266.310.
013 SANITARY SEWER CONNECTION. SEE CIVIL.
014 DOMESTIC WATER LINE CONNECTION AND METER. SEE CIVIL.
016 GREASE INTERCEPTOR. SEE CIVIL.
017 GAS METER. SEE CIVIL.
018 PGE TRANSFORMER VAULT. SEE CIVIL.
019 PGE VAULT. SEE CIVIL.
020 PARALLE PARKING SPACE 22'-6" X8'-0", SEE LANDSCAPE
028 DECORATIVE PAVING, SEE LANDSCAPE
051 FIRE LINE CONNECTION. SEE CIVIL
052 FIRE LINE BACKFLOW PREVENTER VAULT. SEE CIVIL
058 ORNIMENTAL SITE LIGHT FIXTURE, SEE LANDSCAPE
060 CUSTOM PLANTER AND WOOD PLATFORM, SEE LANDSCAPE
061 CUSTOM WOOD BENCH, SEE LANDSCAPE

0 20' 40'

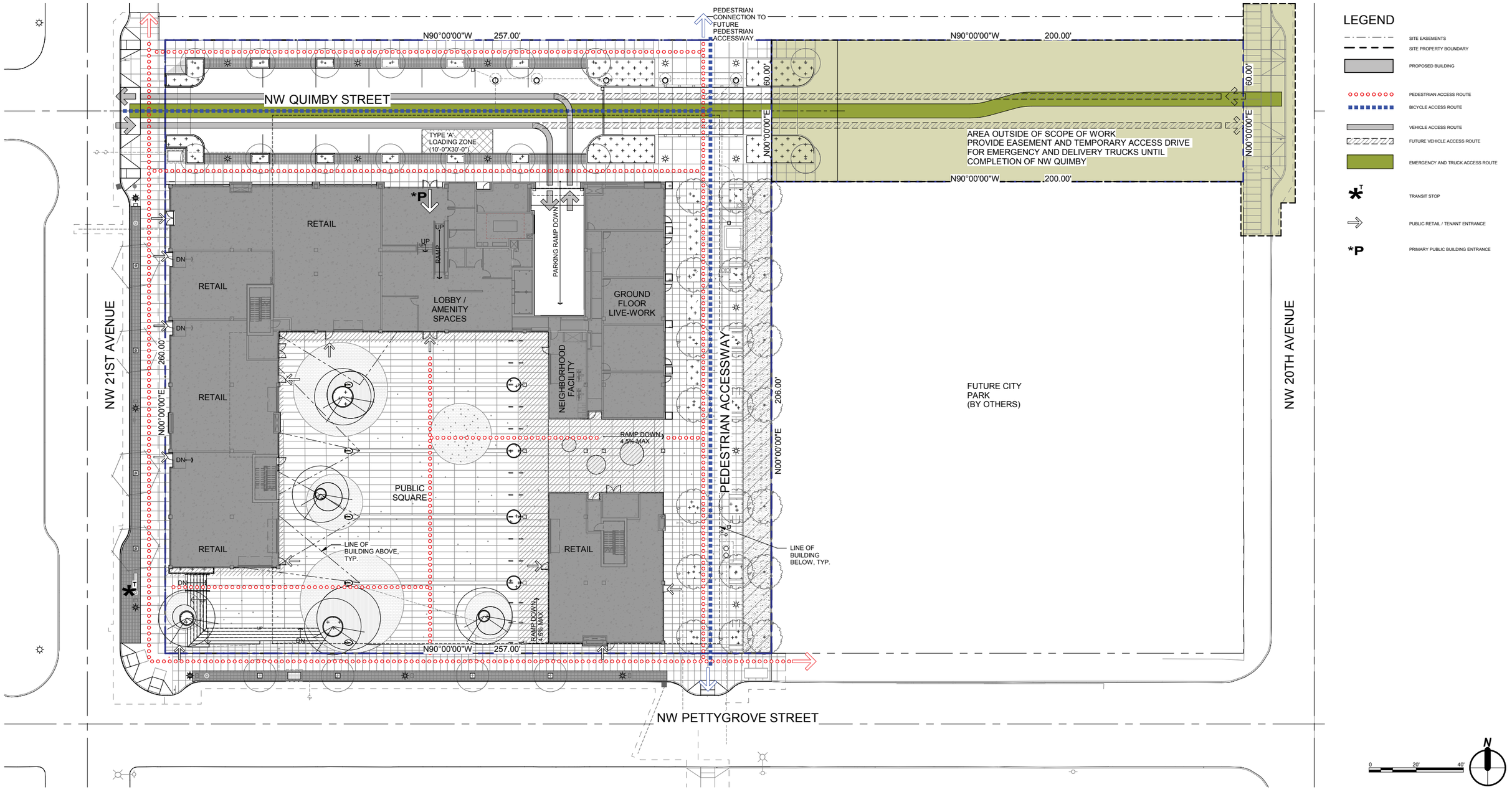
SITE PLAN

3.1 LRS ARCHITECTS

JUNE 22, 2017

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC



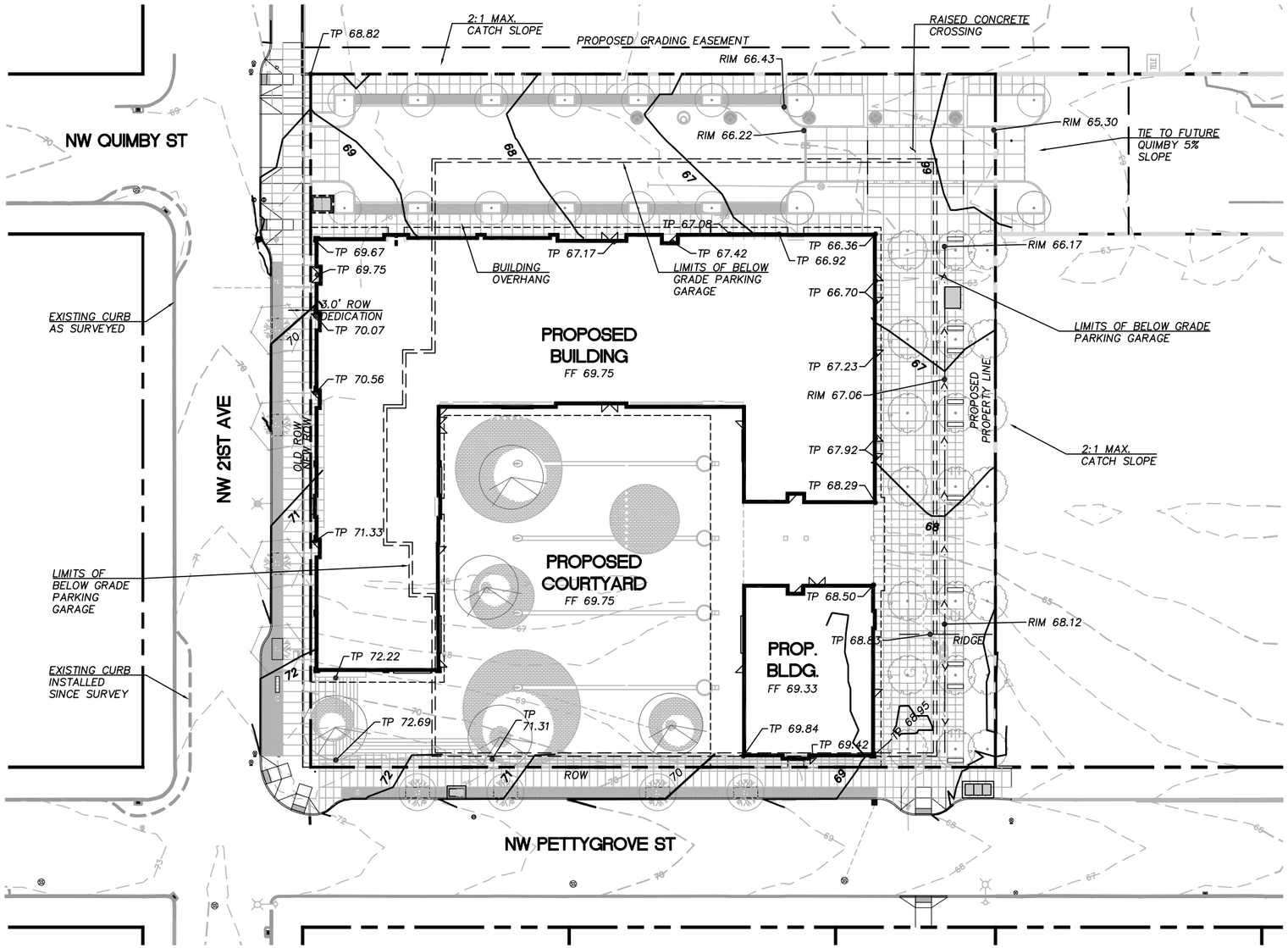
SITE ACCESS PLAN

3.2

LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC



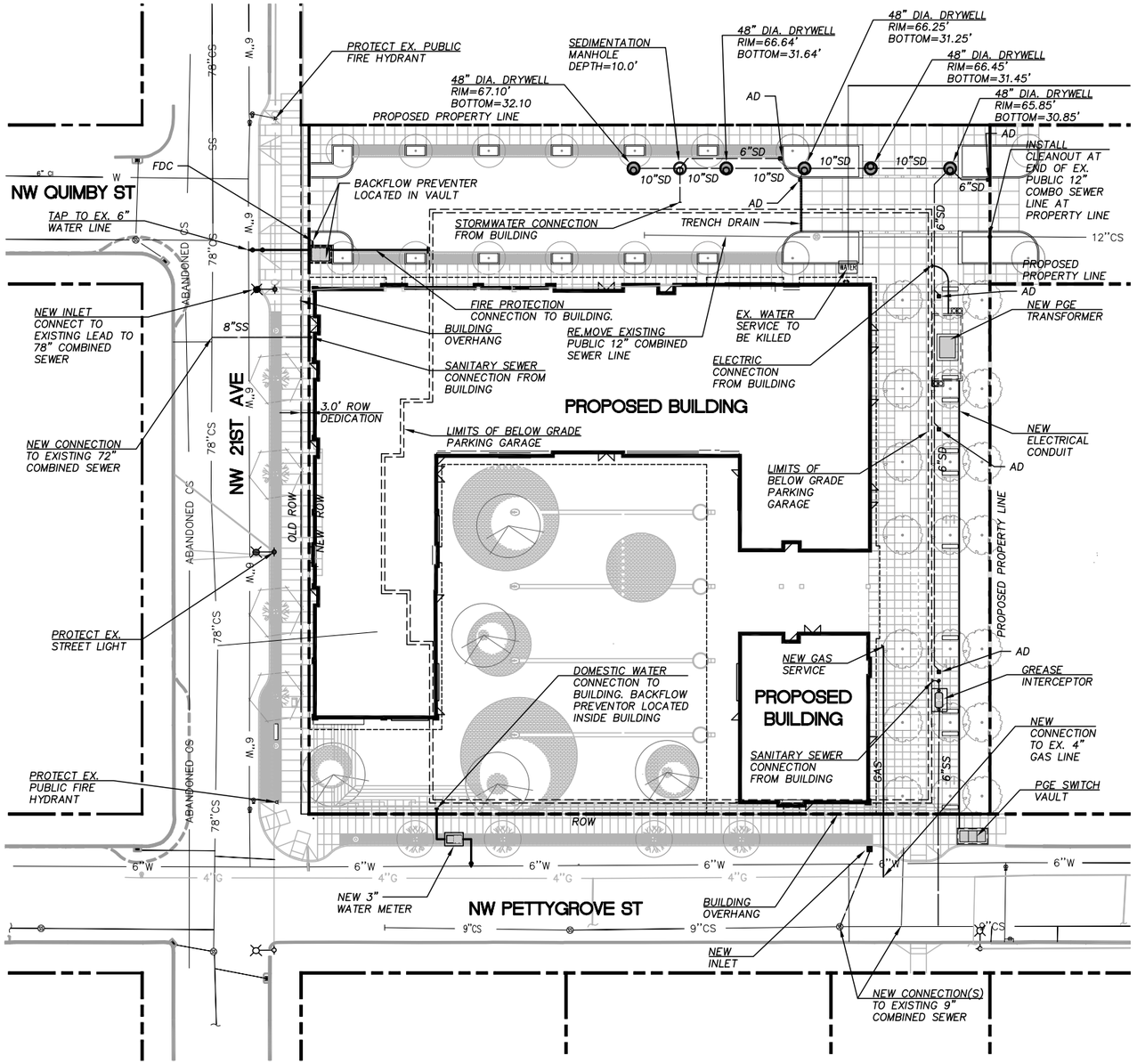
SHEET LEGEND

ITEM	DESCRIPTION
EG	EXISTING GRADE
FF	FINISH FLOOR
FG	FINISH GRADE
G	GUTTER
TC	TOP OF CURB
TP	TOP OF PAVEMENT
———	FLOW LINE
— 70 —	EXISTING CONTOUR
70	PROPOSED CONTOUR
— — —	GRADE BREAK

GRAPHIC SCALE
0 40 80
1 inch = 40 ft.

Humber Design Group, Inc.
Portland, OR ▪ 503.946.6690 ▪ hdgpdx.com

GUARDIAN REAL ESTATE SERVICES LLC



STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY & WATER QUANTITY

WATER QUANTITY AND QUALITY CONTROL REQUIREMENTS ARE MET WITH FOUR DRYWELLS AND ONE SEDIMENTATION MANHOLE. THE DRYWELLS ARE SIZED TO TREAT MAJORITY OF NEWLY CONSTRUCTED IMPERVIOUS AREA.

DISPOSAL

MAJORITY OF RUNOFF FROM THE SITE WILL BE INFILTRATED ON SITE THROUGH THE USE OF DRYWELLS. THE PROJECT WILL FALL UNDER CATEGORY 2 OF THE STORMWATER DISPOSAL HIERARCHY.

PUBLIC STREET IMPROVEMENTS:

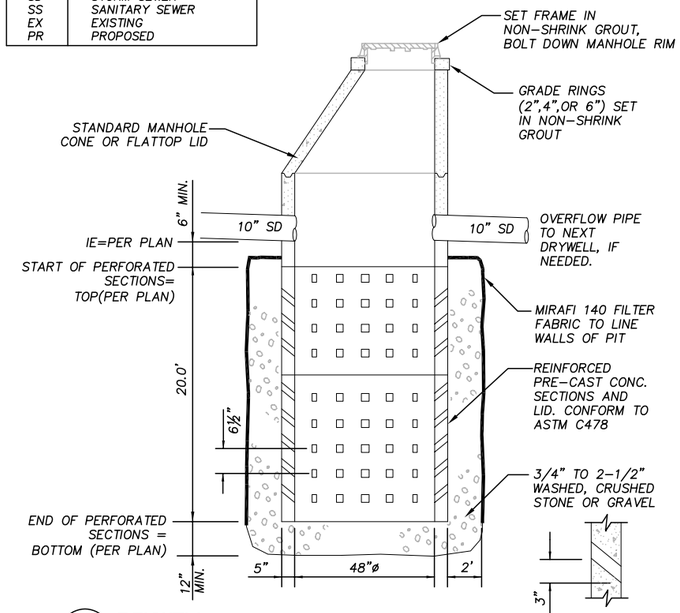
STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT OF WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

PRIVATE UTILITY CONTACT LIST

PGE:	NW NATURAL:	CENTURY LINK:
KOLBY HOLLINGSWORTH	JODI WRIGHT	SCOTT MILLER
(503) 963-6982	(503) 367-4984	(503) 242-4144
kolby.hollingsworth@pgn.com	jodi.wright@nwnatural.com	scott.miller4@centurylink.com

SHEET LEGEND

AD	AREA DRAIN
SD	STORM SEWER
SS	SANITARY SEWER
EX	EXISTING
PR	PROPOSED



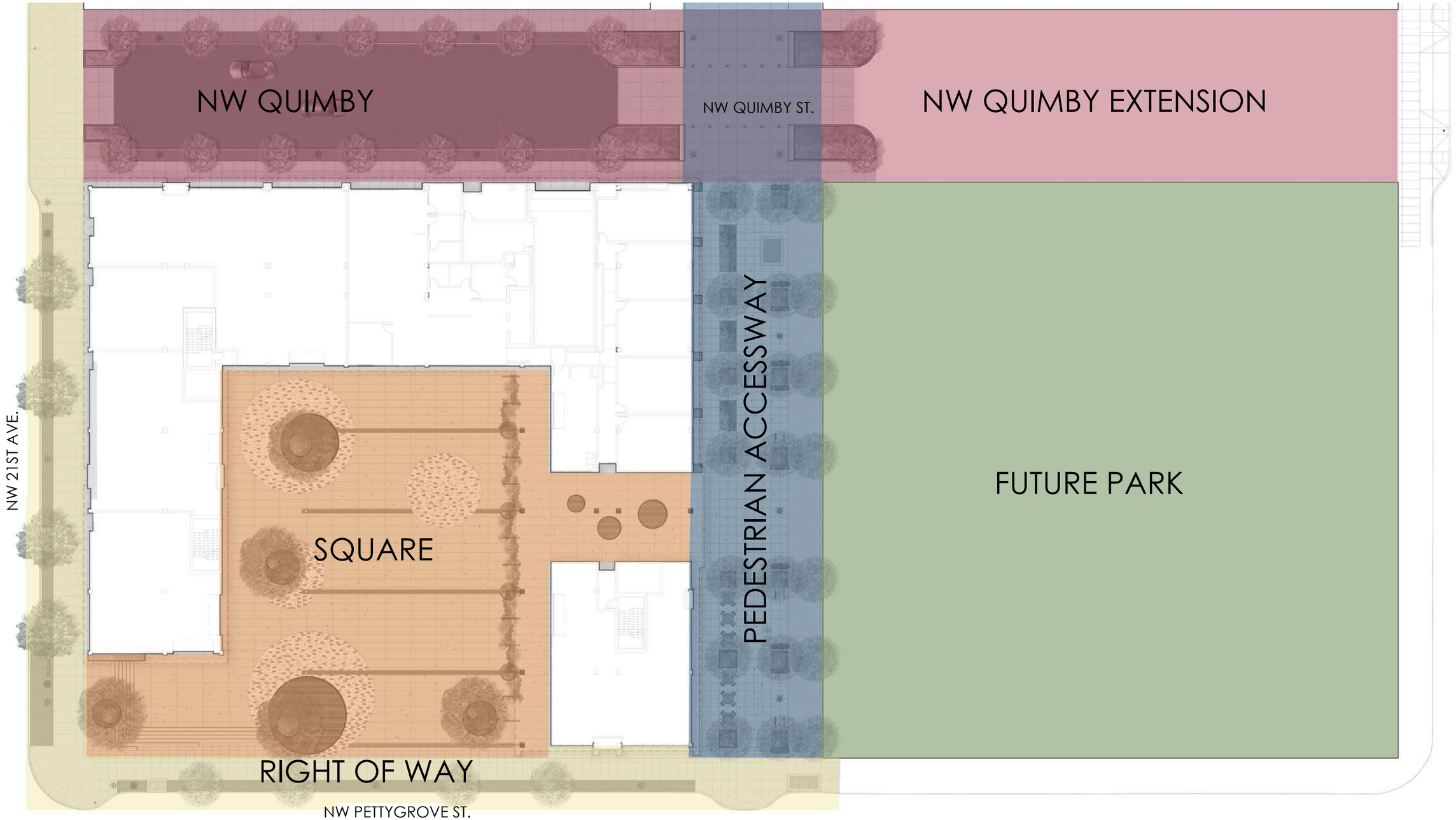
1 DRYWELL
NTS

GRAPHIC SCALE
0 40 80
1 inch = 40 ft.

Humber Design Group, Inc.
Portland, OR ▪ 503.946.6690 ▪ hdgpdx.com


NW QUIMBY ST.
NW 21ST AVE.

GUARDIAN REAL ESTATE SERVICES LLC

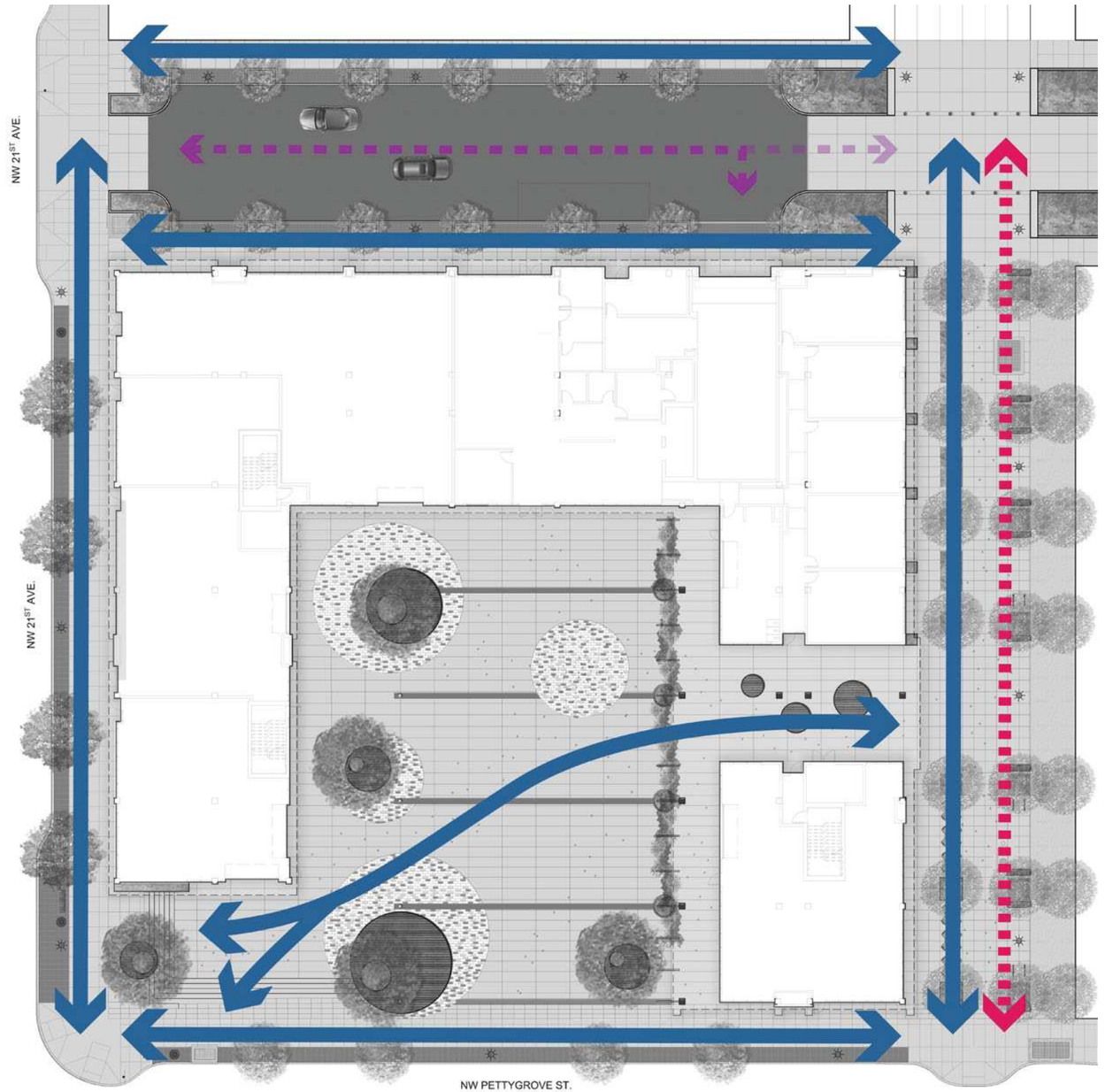


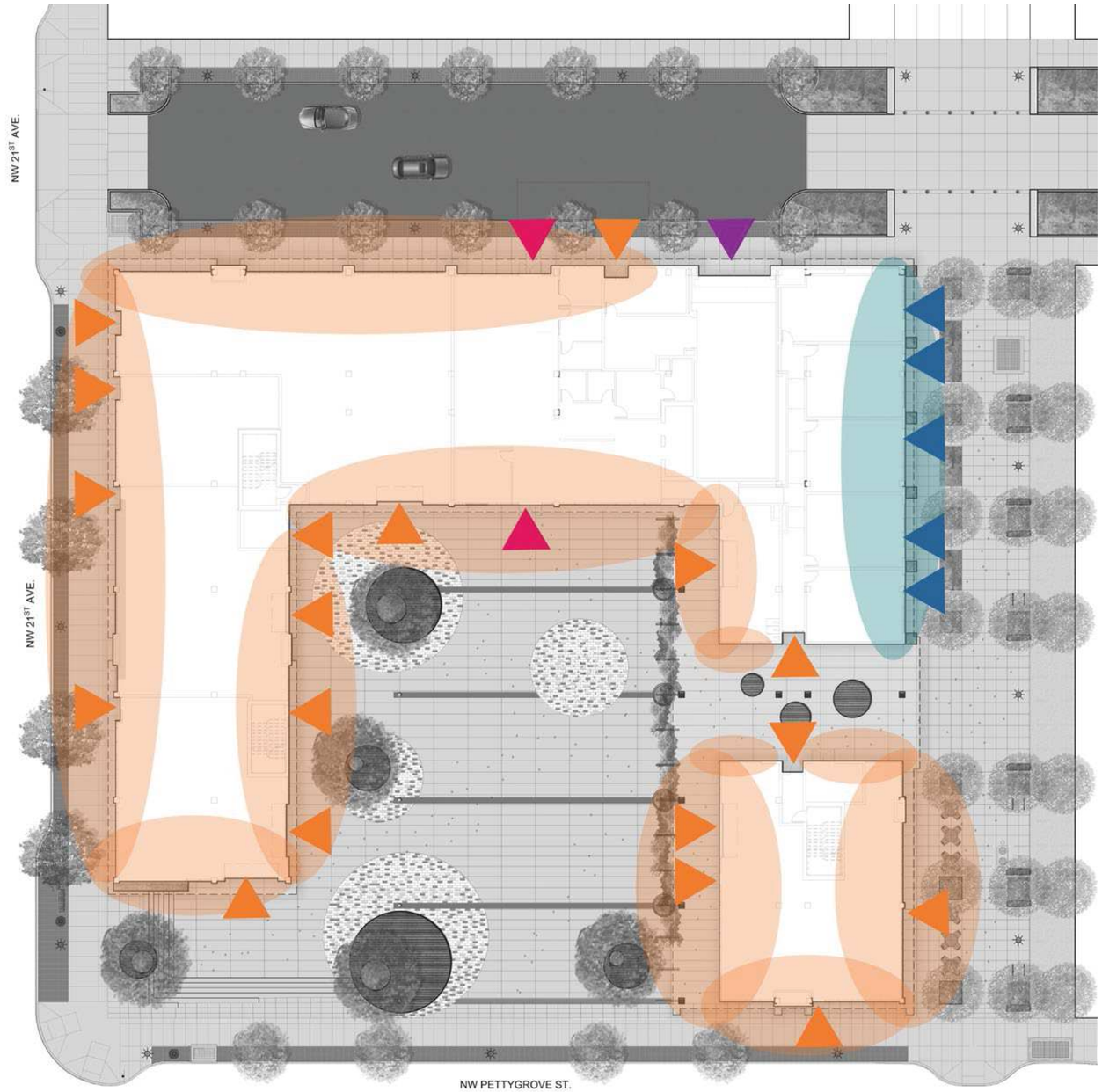
PLACE

LANDSCAPE - PLACEMAKING ZONES

LRS ARCHITECTS

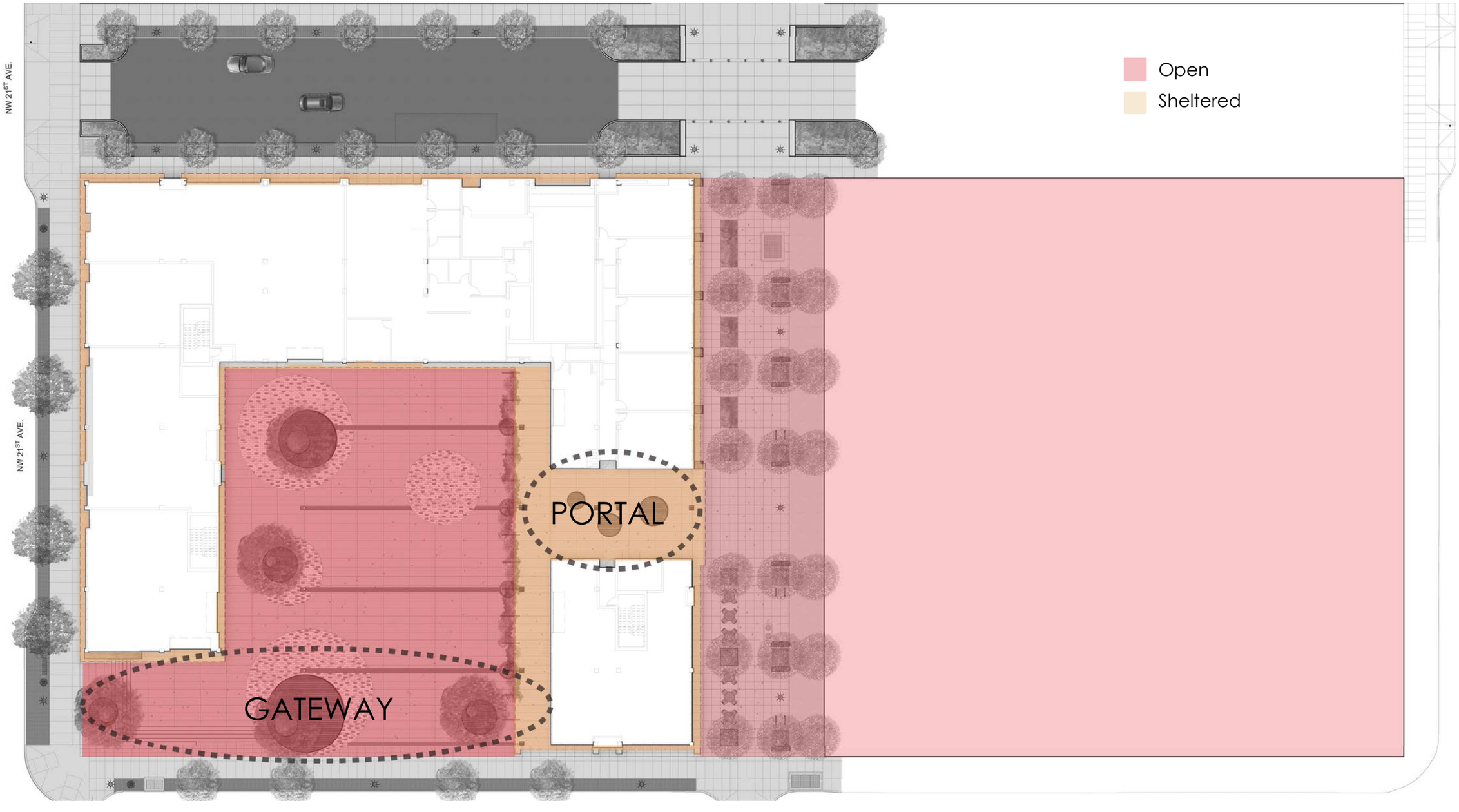
JUNE 22, 2017


NW 21ST AVE.
NW 21ST AVE.
NW PETTYGROVE ST.
Pedestrian
Bicycle & Pedestrian
Vehicular



- Active Use
- Live / Work
- Lobby
- Garage

GUARDIAN REAL ESTATE SERVICES LLC



GUARDIAN
REAL ESTATE SERVICES LLC

SEATING ISLAND | STAIR | SEATING ISLAND | SQUARE ACCESS | SEATING ISLAND | ARCADE | PEDESTRIAN ACCESSWAY

1/16" = 1' - 0"

PLACE

LANDSCAPE - NW PETTYGROVE LOOKING NORTH

3.10 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

56'
STAIR

27'
SEATING ISLAND

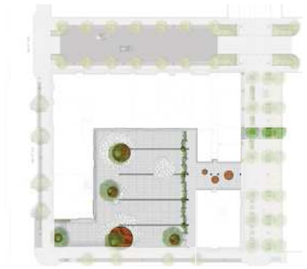
47'
SQUARE ACCESS

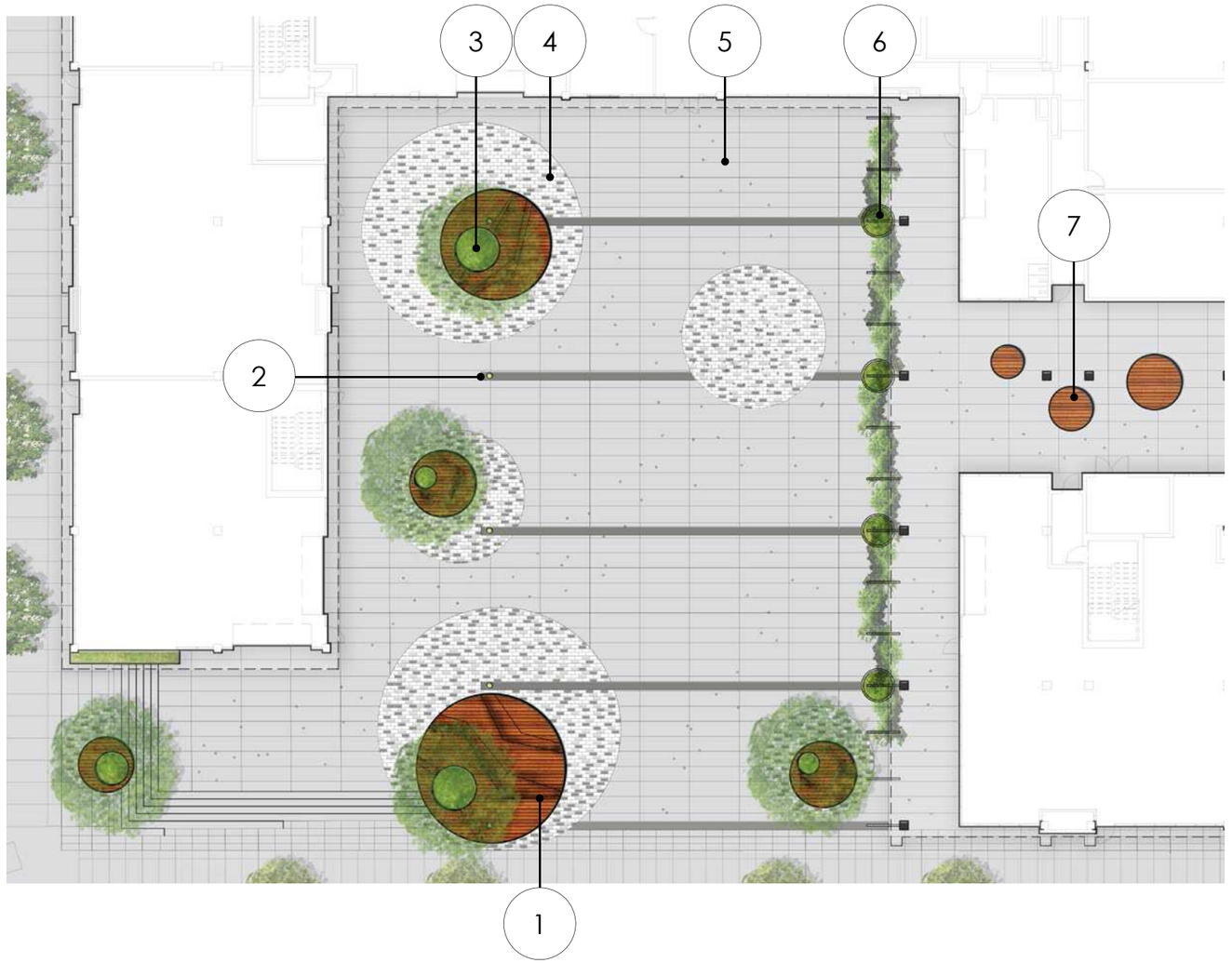
12'
SEATING ISLAND

6'
PLANTER

13'
ARCADE

NTS

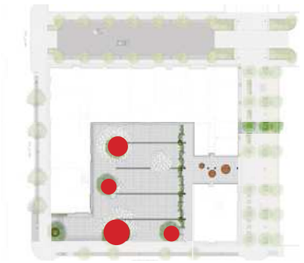




1. Seating Island
2. Pole Light
3. Sculptural Tree
4. Accent Paving
5. In Ground Glow Lights
6. Vine Planter
7. Round Bench

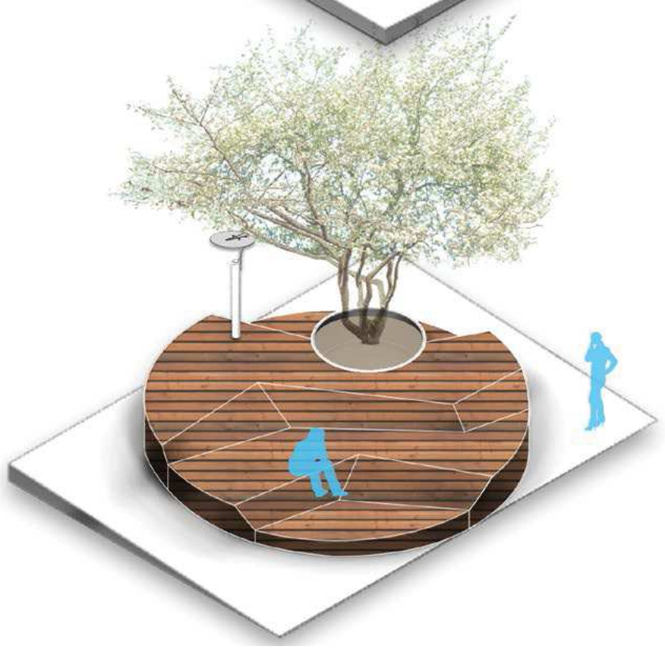
NTS

GUARDIAN REAL ESTATE SERVICES LLC



SE VIEW

NE VIEW

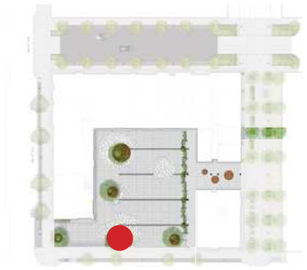


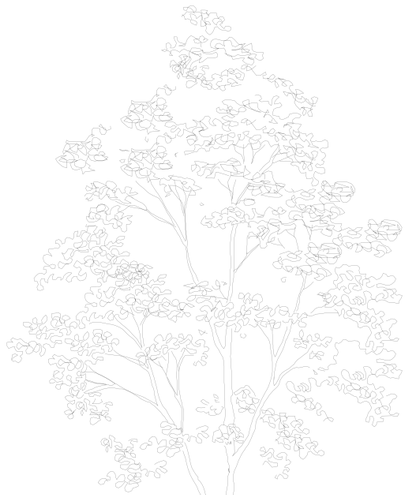
LARGE
27’

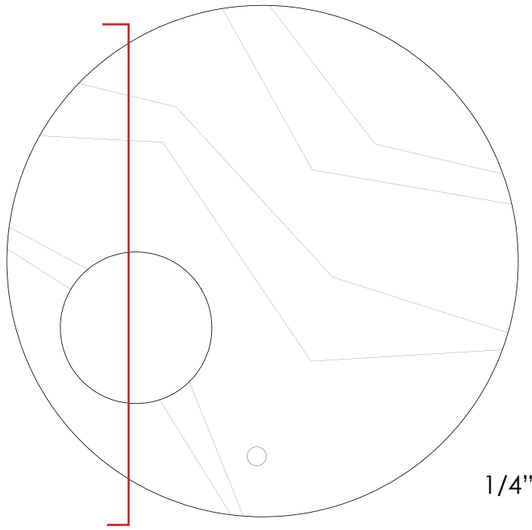
MEDIUM
20’

SMALL
12’

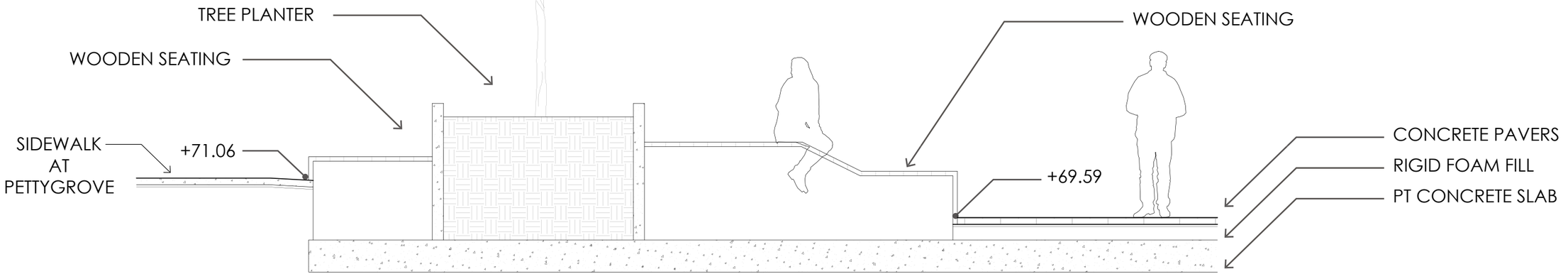
GUARDIAN REAL ESTATE SERVICES LLC





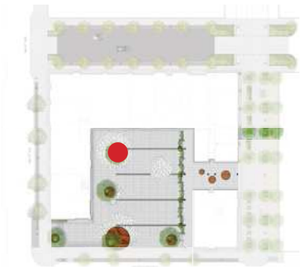


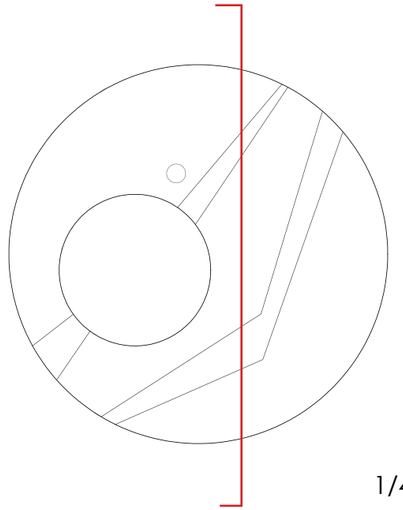
1/4" = 1'-0"



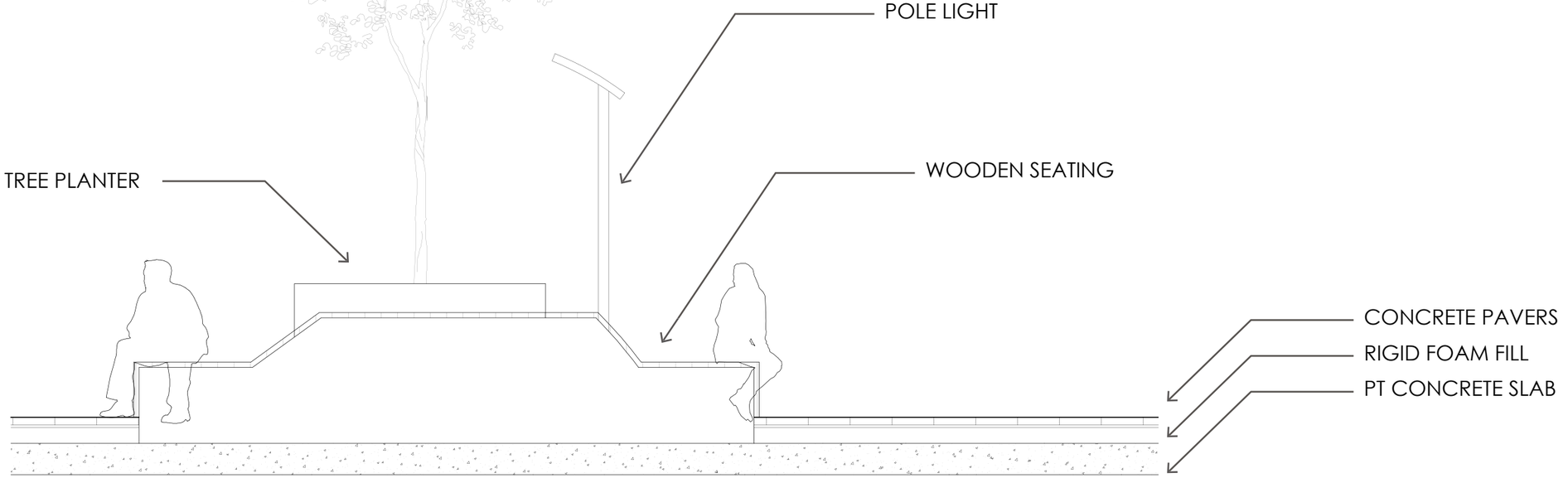
1/2" = 1'-0"

GUARDIAN
REAL ESTATE SERVICES LLC



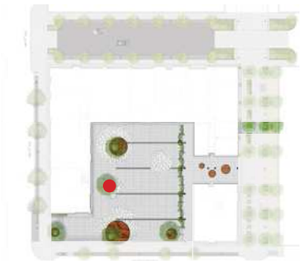


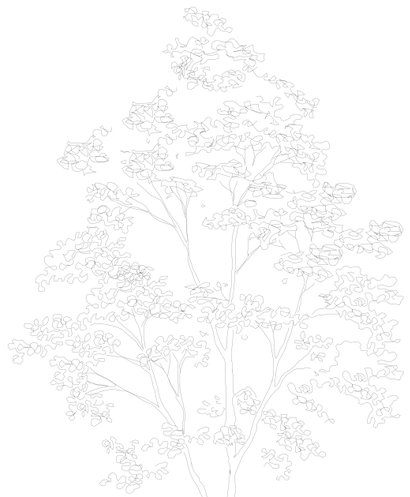
1/4" = 1'-0"

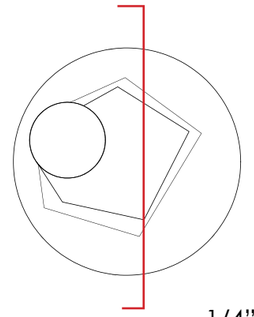


1/2" = 1'-0"

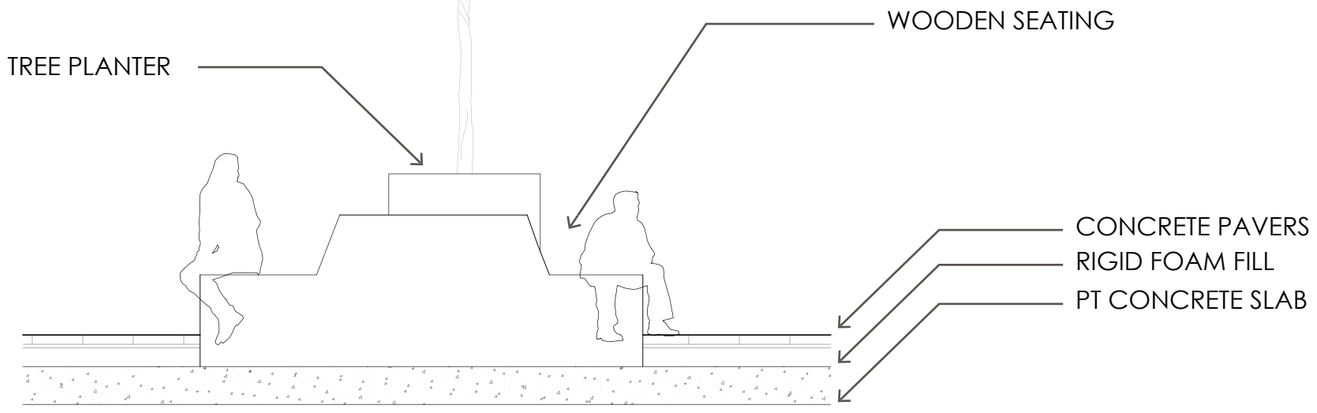
GUARDIAN REAL ESTATE SERVICES LLC



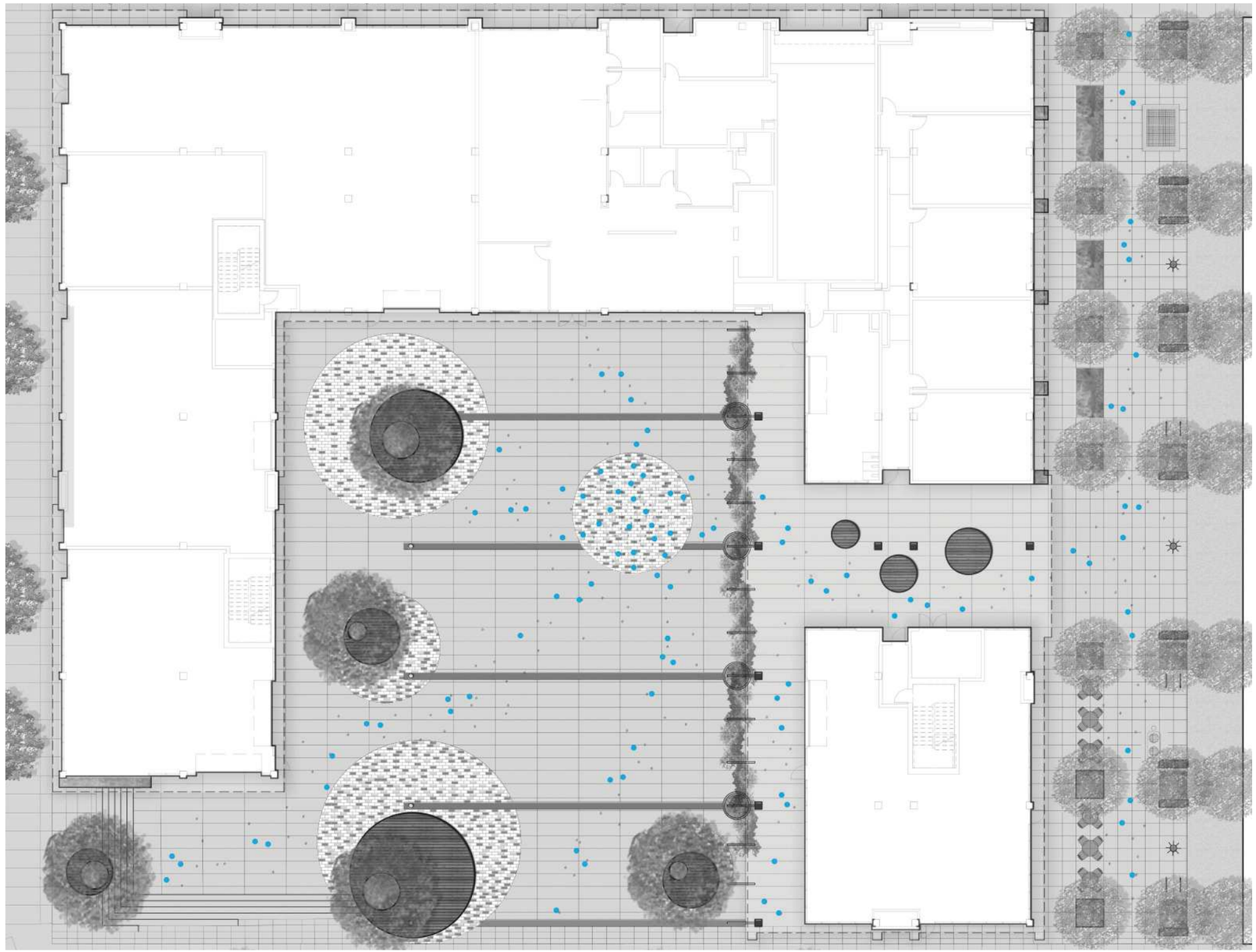




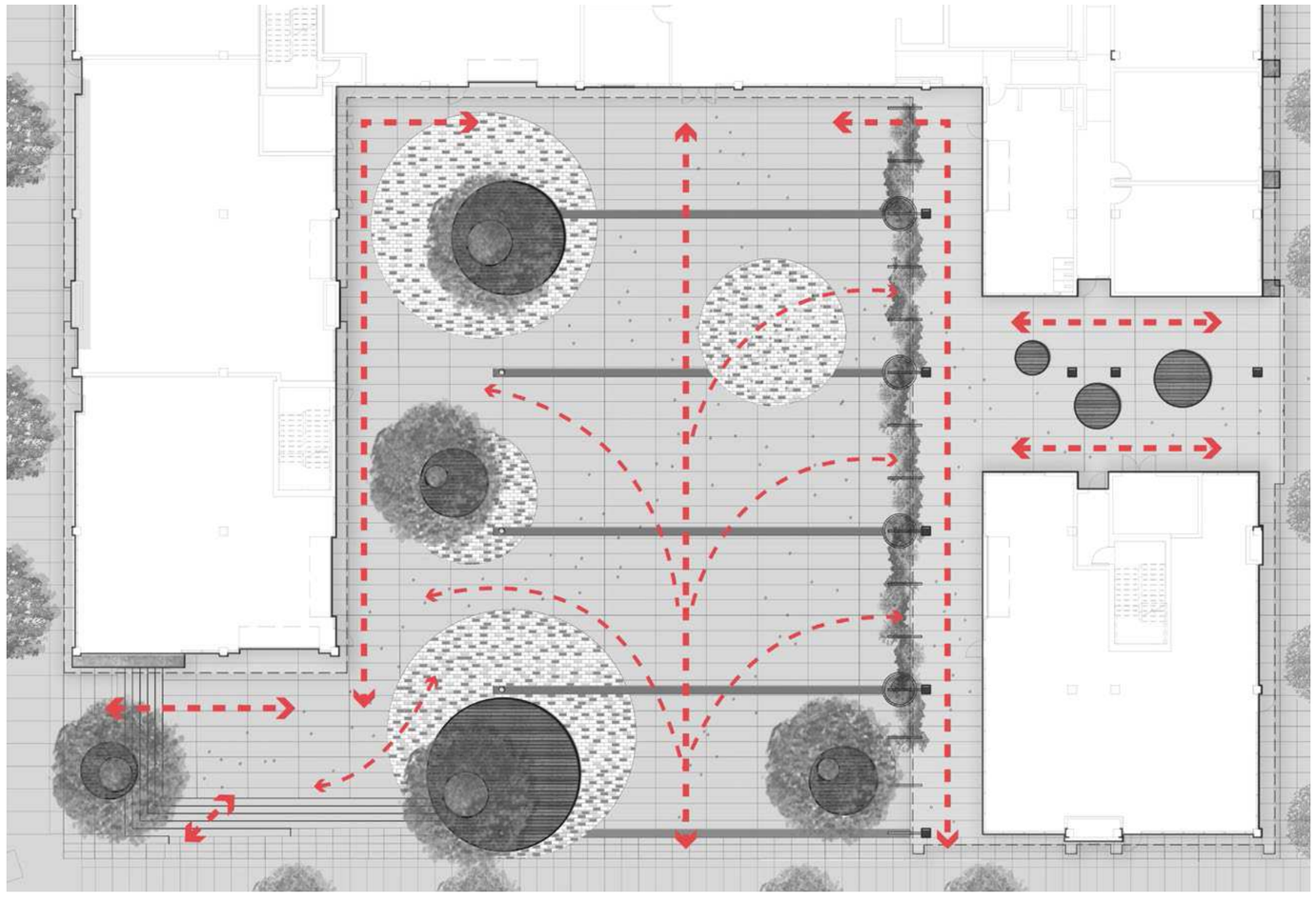
1/4" = 1'-0"



1/2" = 1'-0"



NTS



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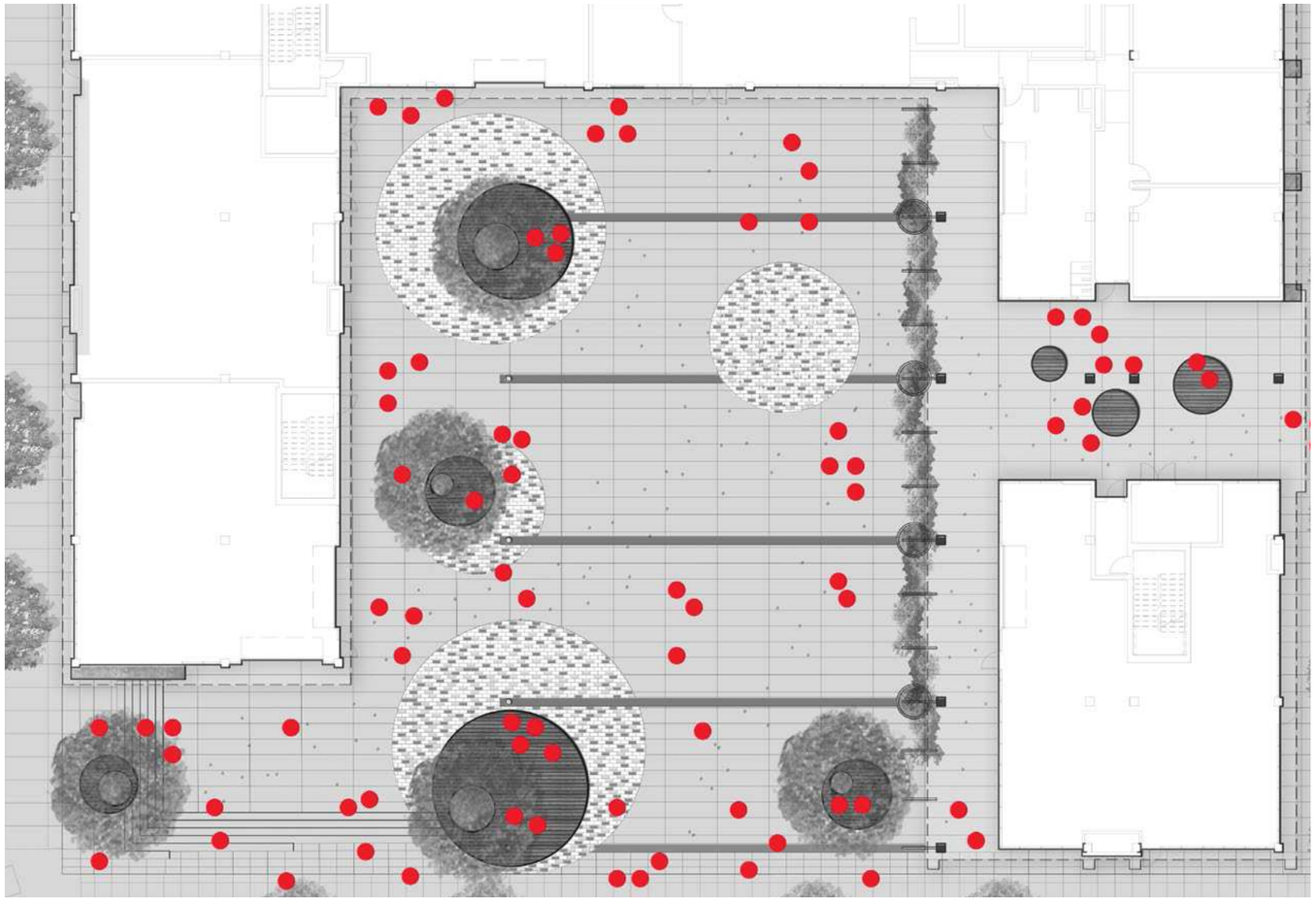
GUARDIAN REAL ESTATE SERVICES LLC



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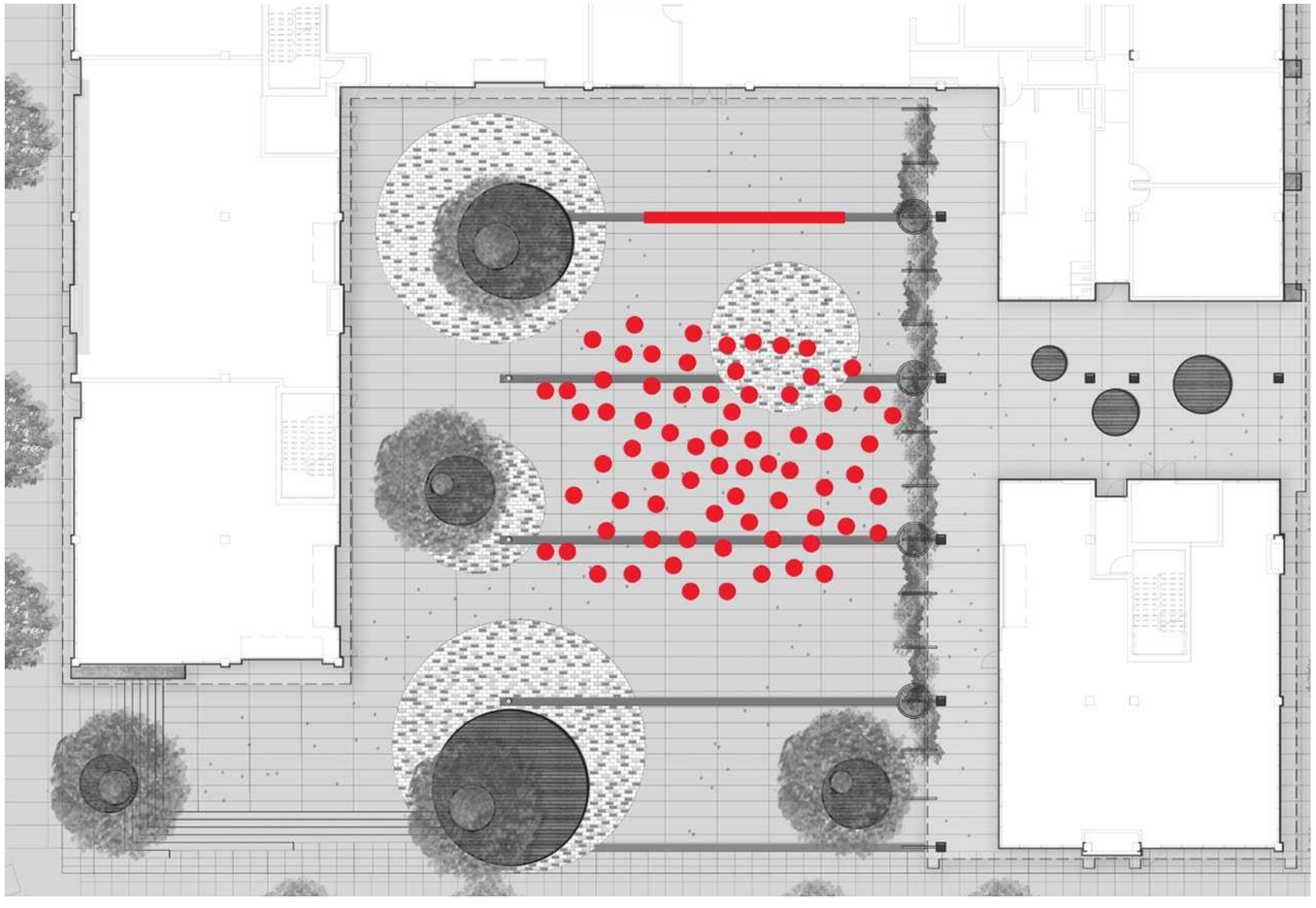

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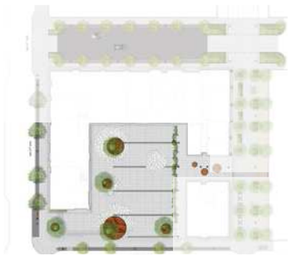
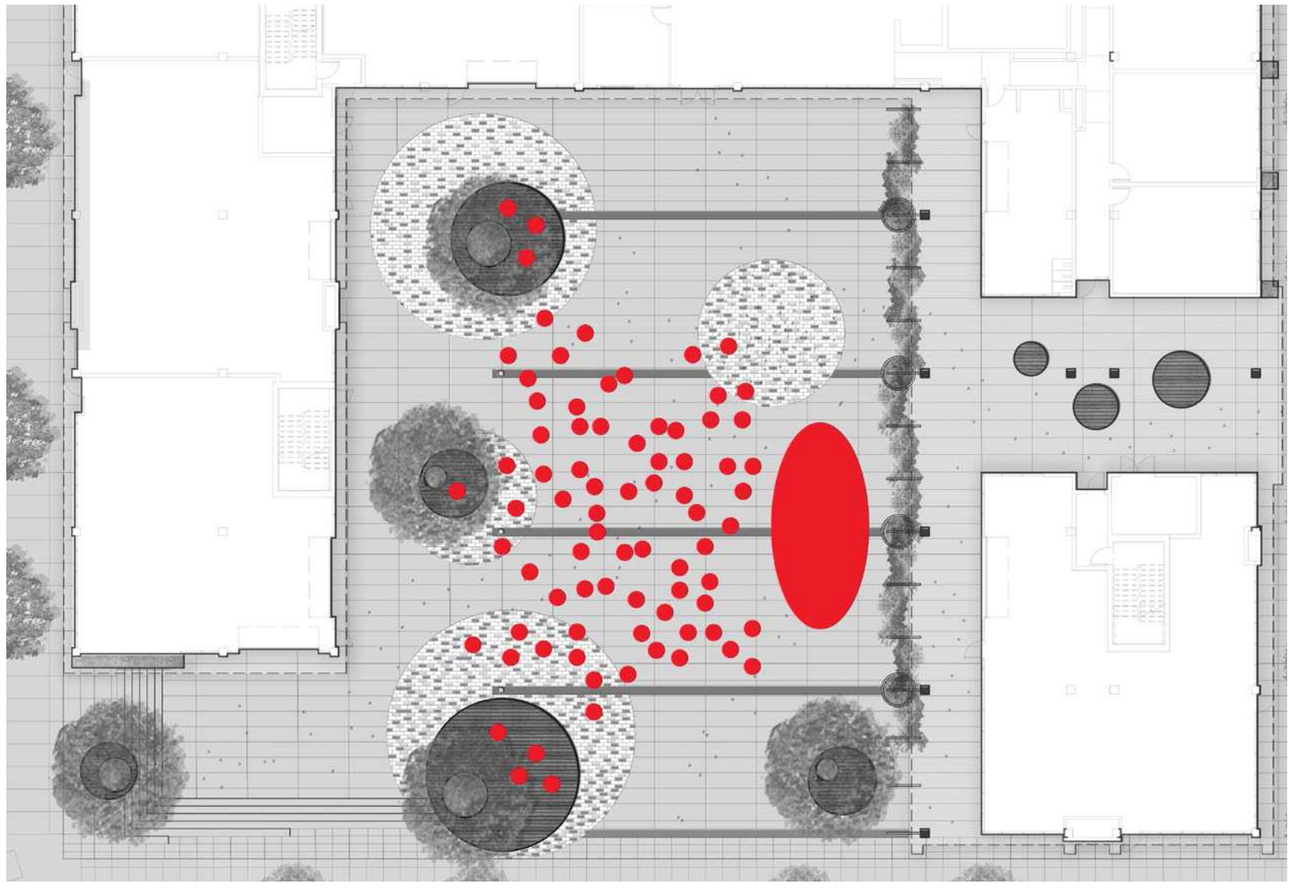


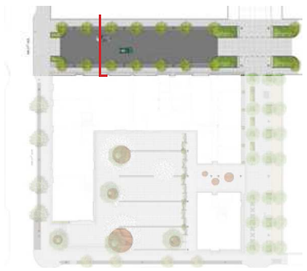


NTS

1. Through Street
2. Street Parking
3. Raised Planters
4. Loading Zone

NTS

GUARDIAN REAL ESTATE SERVICES LLC



1/8" = 1'-0"

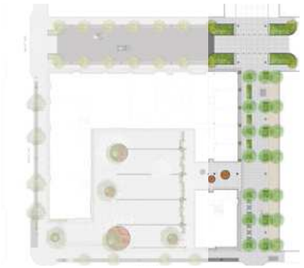
PLACE

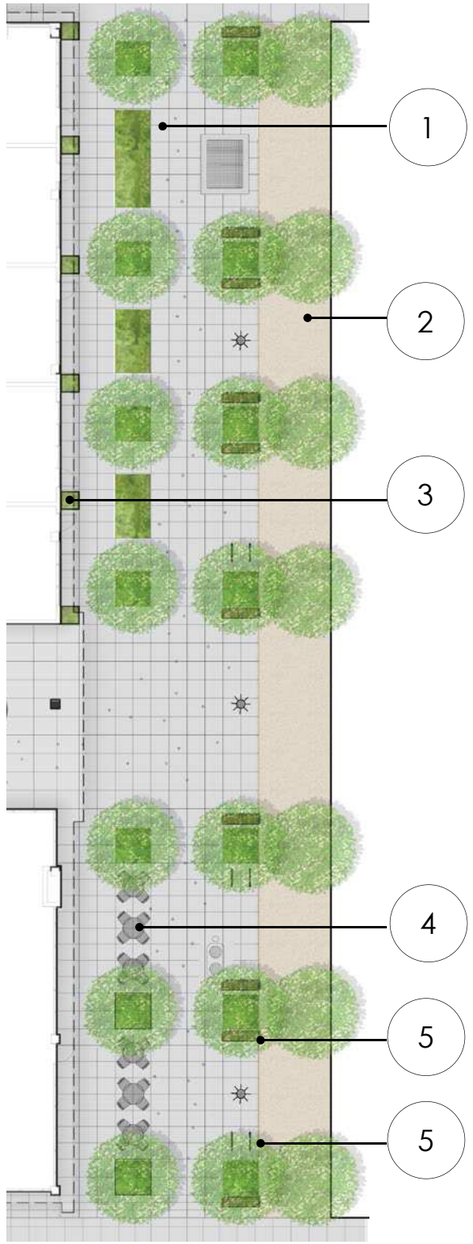
LANDSCAPE - NW QUIMBY LOOKING EAST

3.24 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC





1. Pedestrian and Bicycle Accessway
2. Decomposed Granite Grove
3. Raised Potted Planter
4. Moveable Seating
5. Bench
6. Bike Racks

NTS

GUARDIAN
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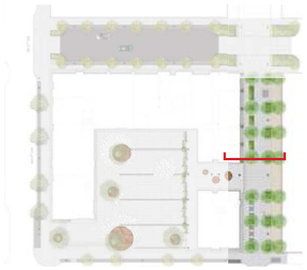


1/8" = 1'-0"

PLACE

LANDSCAPE - PEDESTRIAN ACCESSWAY LOOKING NORTH

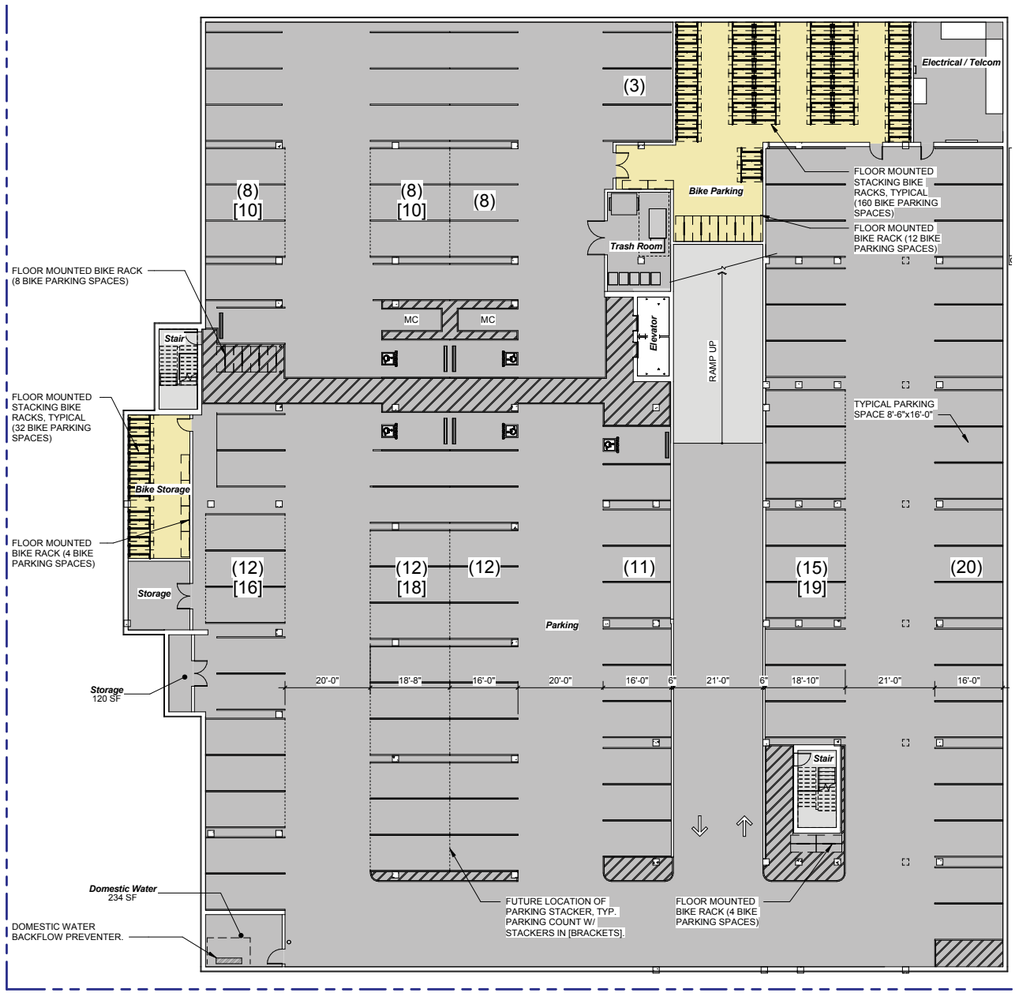
3.26

LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

GUARDIAN REAL ESTATE SERVICES LLC



PARKING COUNT:

STANDARD PARKING STALLS:	104
ACCESSIBLE PARKING STALLS:	5
TOTAL:	109
ADDITIONAL FUTURE SPACES FROM STACKED PARKING STALLS:	*18*
TOTAL:	*127*

1. PARKING LEVEL

2. LEVEL 1

GUARDIAN REAL ESTATE SERVICES LLC

1. LEVEL 2

2. LEVEL 3 & 4

Floor Plan Legend

- Building Circulation / Common Space
- Mech / Shaft
- Units - 1 Bed
- Units - 2 Bed
- Units - Studio
- Utility / Storage
- Vertical Circulation / Common Space

GUARDIAN REAL ESTATE SERVICES LLC

Floor Plan Legend

- Building Circulation / Common Space
- Mech / Shaft
- Roof
- Units - 1 Bed
- Units - 2 Bed
- Units - Studio
- Utility / Storage
- Vertical Circulation / Common Space

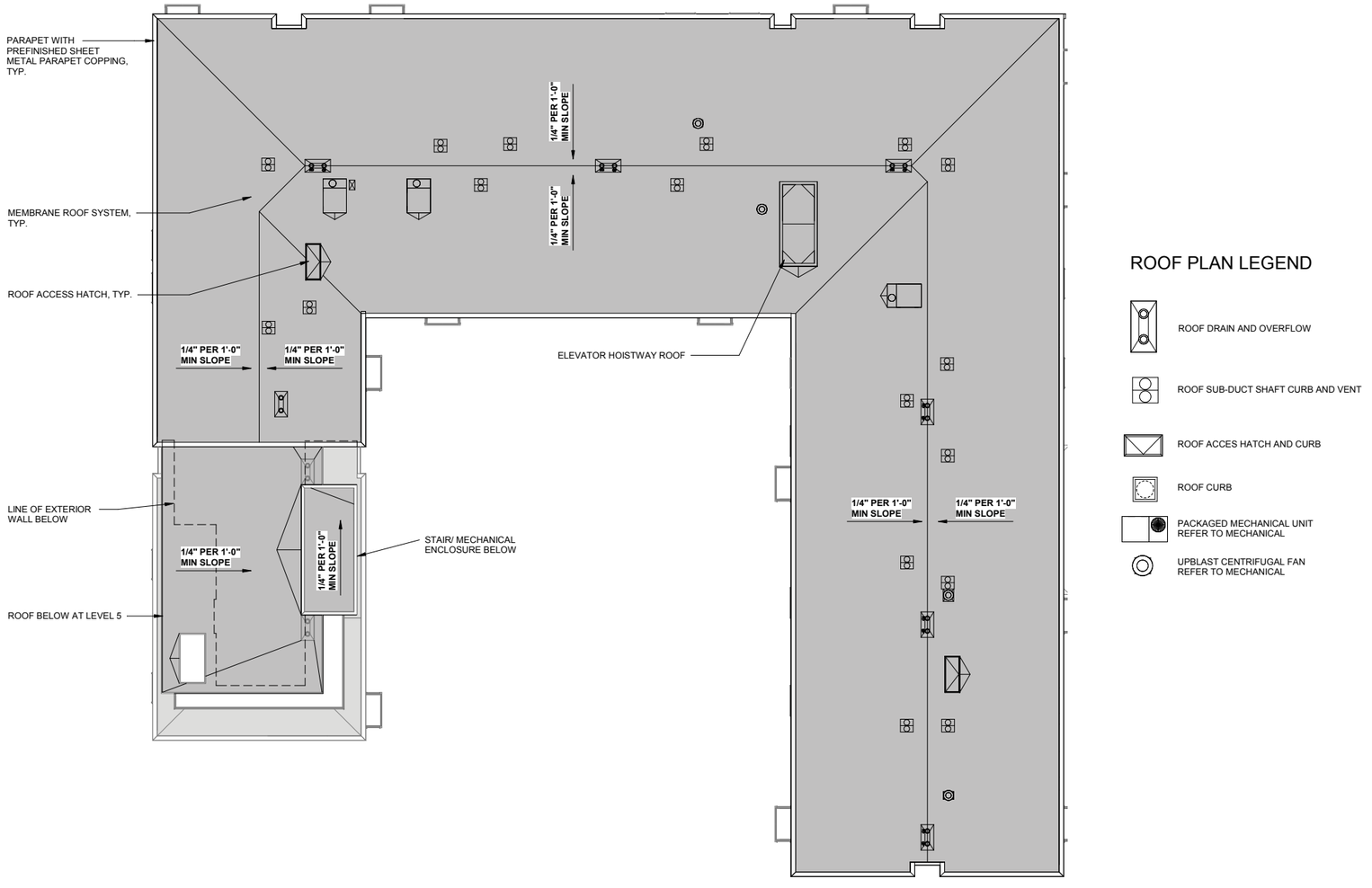
1. LEVEL 5

2. LEVEL 6 & 7

N

0 8' 16' 32'

GUARDIAN REAL ESTATE SERVICES LLC



ROOF PLAN LEGEND

- ROOF DRAIN AND OVERFLOW
- ROOF SUB-DUCT SHAFT CURB AND VENT
- ROOF ACCES HATCH AND CURB
- ROOF CURB
- PACKAGED MECHANICAL UNIT REFER TO MECHANICAL
- UPBLAST CENTRIFUGAL FAN REFER TO MECHANICAL

N

0 8' 16' 32'

ROOF PLAN

4.4

LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

Legend

METAL CANOPY SOFFIT - See 1/ 4.5

WOOD SOFFIT - See 2/ 4.5

SOFFIT - COMPOSITE PANEL, MATCH FACADE

COLUMN MOUNTED UP/DOWN FIXTURE [1]

WALL MOUNTED FLOODLIGHTS FIXTURE [2]

RECESSED LINEAR LED FIXTURE [3]

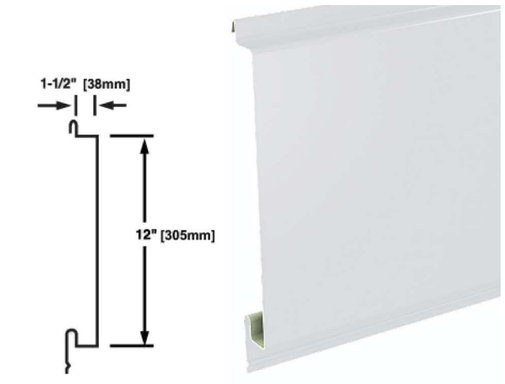
SQUARE RECESSED CAN LED FIXTURE [4]

LIGHTPOLE IN SQUARE [5]

Basis-of-Design for fixtures are specified as follows:
1. Dals Lighting Inc. - Cylindre DEL Bidirectional 4" LED (SG)
2. Selux - Olivio Grande LED (White)
3. Selux - M125 LED (Black)
4. Artemide - Ego 150 square 38deg (White)
5. See Landscape Sheets for type.

0 8' 16' 24'

N



1. 12" Wide White Metal Canopy Soffit Panels
Mfg: Centria
Type: Centria Profile Series IW-10A Concealed Fastener Profile
Finish: White (179 Regal White)

2. Wood Soffit Panels
Mfg: TBD
Type: 'A' & Better T&G Western Red Cedar
Finish: Clear Finish

EXTERIOR CANOPY AND SOFFIT PLAN

4.5

LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

EXTERIOR ELEVATIONS - NORTH (NW QUIMBY)

4.6

LRS ARCHITECTS

GUARDIAN REAL ESTATE SERVICES LLC

EXTERIOR ELEVATIONS - NORTH (OPTION B)

4.6B

LRS ARCHITECTS

GUARDIAN REAL ESTATE SERVICES LLC

EXTERIOR ELEVATION - EAST (PARK/PEDESTRIAN WAY)

4.7

LRS ARCHITECTS

GUARDIAN REAL ESTATE SERVICES LLC

EXTERIOR ELEVATIONS - SOUTH (NW PETTYGROVE)

4.8

LRS ARCHITECTS

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC

EXTERIOR ELEVATIONS - SOUTH (OPTION B)

4.8B

LRS ARCHITECTS

JUNE 22, 2017

EXTERIOR ELEVATIONS - WEST (NW 21ST AVE)

4.9

GUARDIAN REAL ESTATE SERVICES LLC

SQUARE ELEVATIONS - LOOKING WEST

4.10 LRS ARCHITECTS

GUARDIAN REAL ESTATE SERVICES LLC

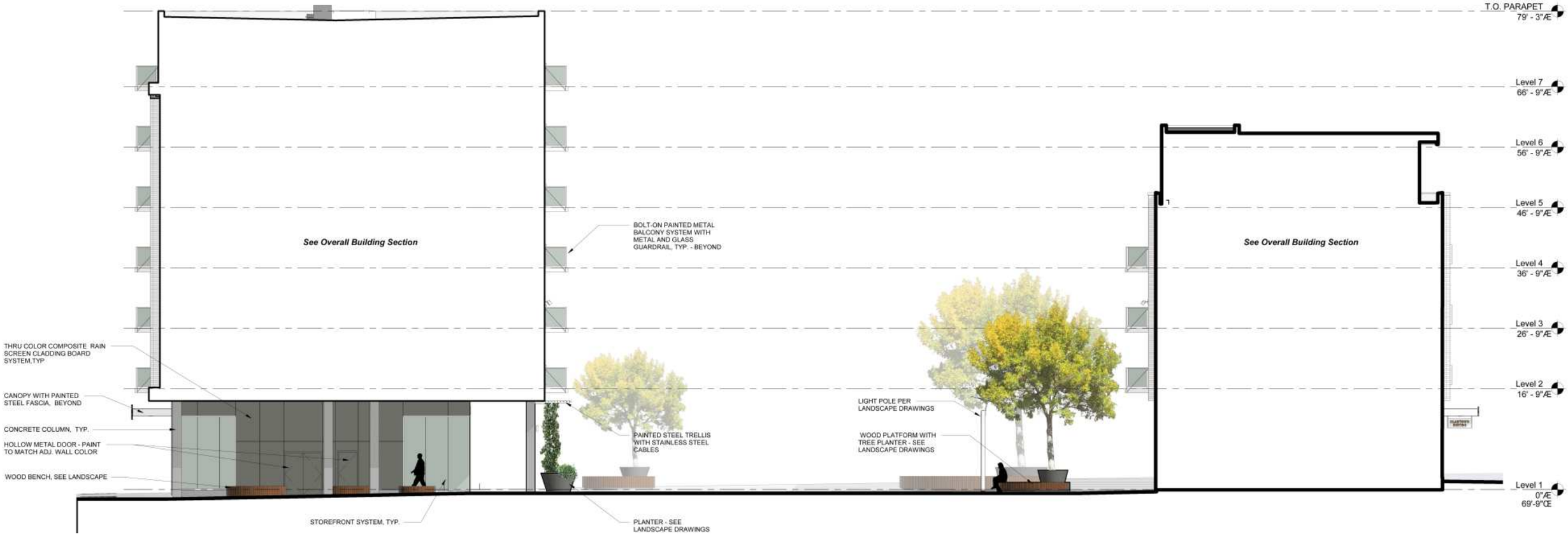
SQUARE ELEVATIONS - LOOKING NORTH

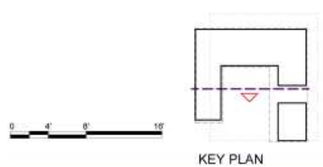
4.11 LRS ARCHITECTS

JUNE 22, 2017

SQUARE ELEVATIONS - LOOKING EAST

GUARDIAN REAL ESTATE SERVICES LLC





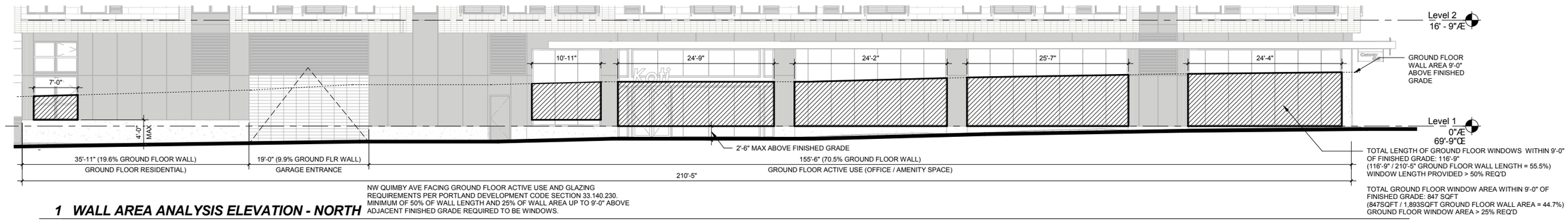
SQUARE ELEVATION - LOOKING SOUTH

4.13 LRS ARCHITECTS

JUNE 22, 2017

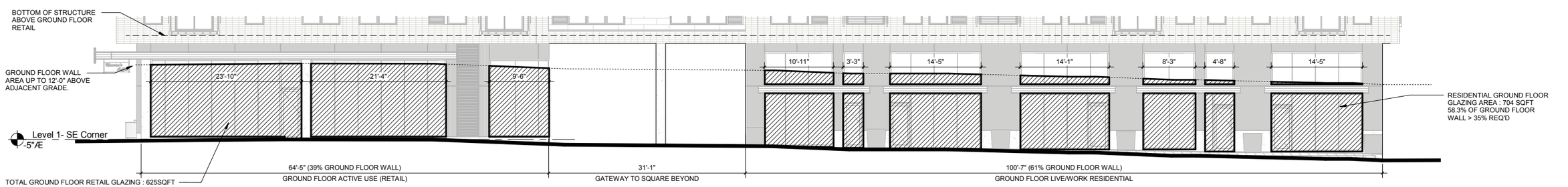
LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC



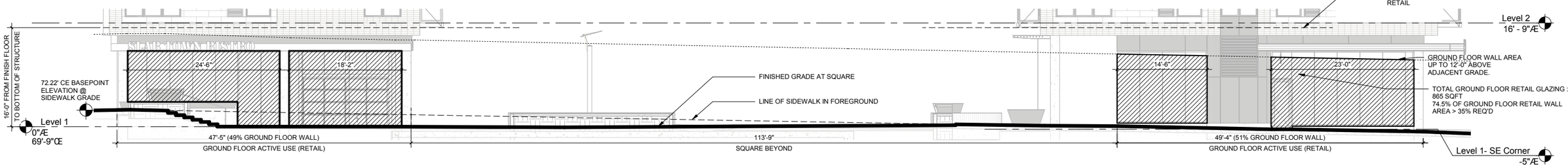
NW QUIMBY AVE FACING GROUND FLOOR ACTIVE USE AND GLAZING REQUIREMENTS PER PORTLAND DEVELOPMENT CODE SECTION 33.140.230. MINIMUM OF 50% OF WALL LENGTH AND 25% OF WALL AREA UP TO 9'-0" ABOVE ADJACENT FINISHED GRADE REQUIRED TO BE WINDOWS.

1 WALL AREA ANALYSIS ELEVATION - NORTH



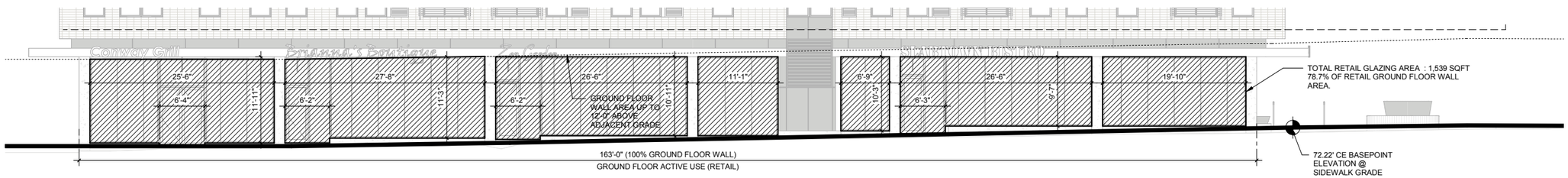
PEDESTRIAN ACCESS/PARK FACING GROUND FLOOR ACTIVE USE AND GLAZING REQUIREMENTS PER CONWAY MASTER PLAN SECTION 8.D. MINIMUM OF 50% OF WALL FRONTAGE REQUIRED TO MEET ACTIVE USE REQUIREMENTS. 16'-0" MINIMUM HEIGHT FROM GROUND FLOOR TO UNDERSIDE OF SECOND FLOOR STRUCTURE, 25 FOOT DEEP AREAS MEASURED FROM FACADE AND MINIMUM OF 35% OF GROUND FLOOR WALL AREA TO BE WINDOWS.

2 WALL AREA ANALYSIS ELEVATION - EAST



NW PETTYGROVE STREET FACING GROUND FLOOR ACTIVE USE AND GLAZING REQUIREMENTS PER CONWAY MASTER PLAN SECTION 8.D. MINIMUM OF 50% OF WALL FRONTAGE REQUIRED TO MEET ACTIVE USE REQUIREMENTS. 16'-0" MINIMUM HEIGHT FROM GROUND FLOOR TO UNDERSIDE OF SECOND FLOOR STRUCTURE, 25 FOOT DEEP AREAS MEASURED FROM FACADE AND MINIMUM OF 35% OF GROUND FLOOR WALL AREA TO BE WINDOWS.

3 WALL AREA ANALYSIS ELEVATION - SOUTH



NW 21ST AVE. FACING GROUND FLOOR ACTIVE USE AND GLAZING REQUIREMENTS PER CONWAY MASTER PLAN SECTION 7. MINIMUM OF 75% OF THE WALL AREA OF GROUND FLOOR RETAIL WALLS UP TO 12'-0" ABOVE SIDEWALK GRADE FACING NW 21ST AVE. TO BE WINDOWS OR DOORS (CONWAY MASTER PLAN, SECTION 7.D.3)

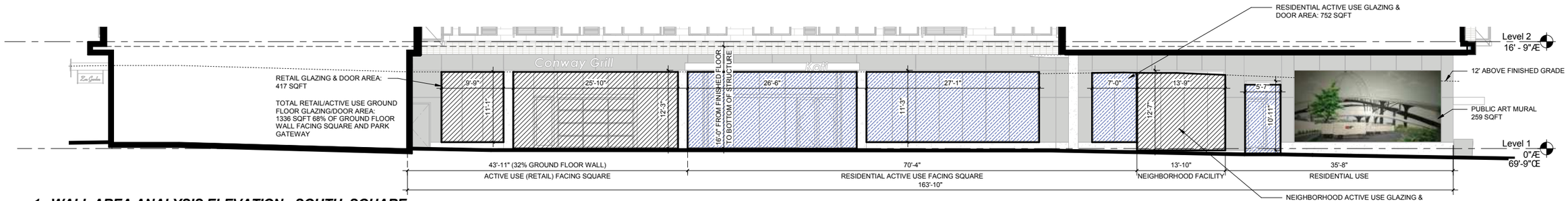
GLAZING ELEVATION DIAGRAM - STREET FACING

4.14 LRS ARCHITECTS

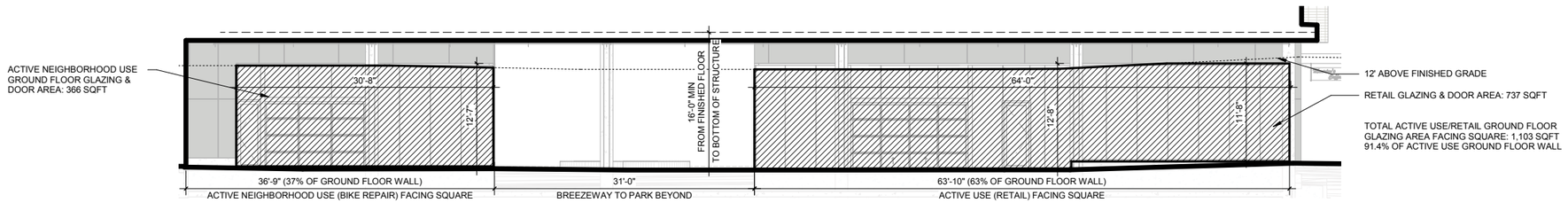
JUNE 22, 2017

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

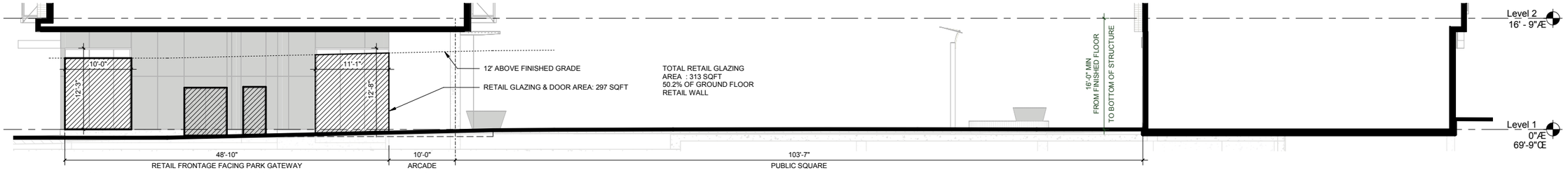
GUARDIAN REAL ESTATE SERVICES LLC



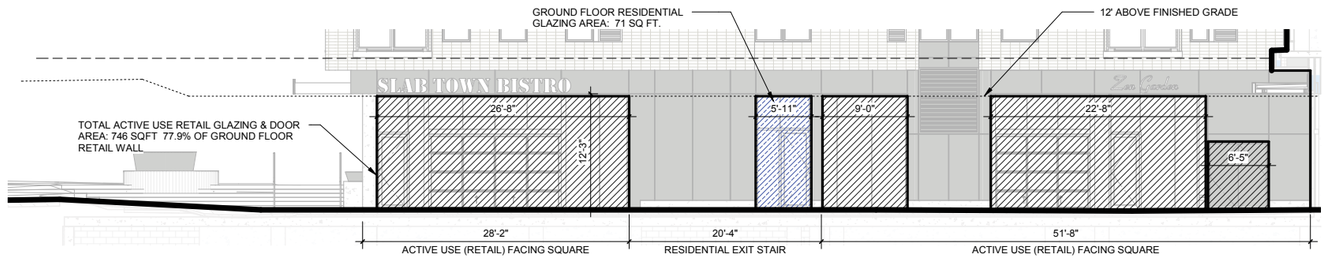
1 WALL AREA ANALYSIS ELEVATION - SOUTH, SQUARE



2 WALL AREA ANALYSIS ELEVATION - EAST, SQUARE



3 WALL AREA ANALYSIS ELEVATION - NORTH, BREEZEWAY



4 WALL AREA ANALYSIS ELEVATION - WEST, SQUARE

ACTIVE USE/RETAIL GLAZING FACING SQUARE:

MINIMUM OF 75% OF THE WALL AREA OF GROUND FLOOR RETAIL SALES, SERVICE AND NEIGHBORHOOD FACILITY WALLS FACING THE SQUARE TO BE WINDOWS OR DOORS (CONWAY MASTER PLAN, SECTION 7.D.3)

AREA OF GROUND FLOOR RETAIL/ NEIGHBORHOOD FACILITY WALLS:
383'-10" x 12'-0"(ABOVE FINISHED GRADE) = 4,606 SQFT
WINDOW/DOOR AREA IN RETAIL/NEIGHBORHOOD USE WALLS FACING SQUARE = **3,589 SQFT (77.9%)**

TOTAL AREA OF GROUND FLOOR ACTIVE USE & RETAIL/ NEIGHBORHOOD FACILITY WALLS:
426'-2" x 12'-0"(ABOVE FINISHED GRADE) = 5,114 SQFT
TOTAL GROUND FLOOR ACTIVE USE/RETAIL WINDOW/DOOR AREA = **4,031 SQ FT (78.8%)**

0 4' 8' 16'

GLAZING ELEVATION DIAGRAM - SQUARE FACING

4.15 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

1 North Elevation (NW Quimby)

GLAZING ABOVE GROUND FLOOR - NORTH ELEVATION

4.16 LRS ARCHITECTS

JUNE 22, 2017

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GLAZING ABOVE GROUND FLOOR - EAST ELEVATION

4.17

LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

1 South Elevation(NW Pettygrove) Modification to Reach 35% Glazing

GLAZING ABOVE GROUND FLOOR - SOUTH ELEVATION

4.18 LRS ARCHITECTS

JUNE 22, 2017

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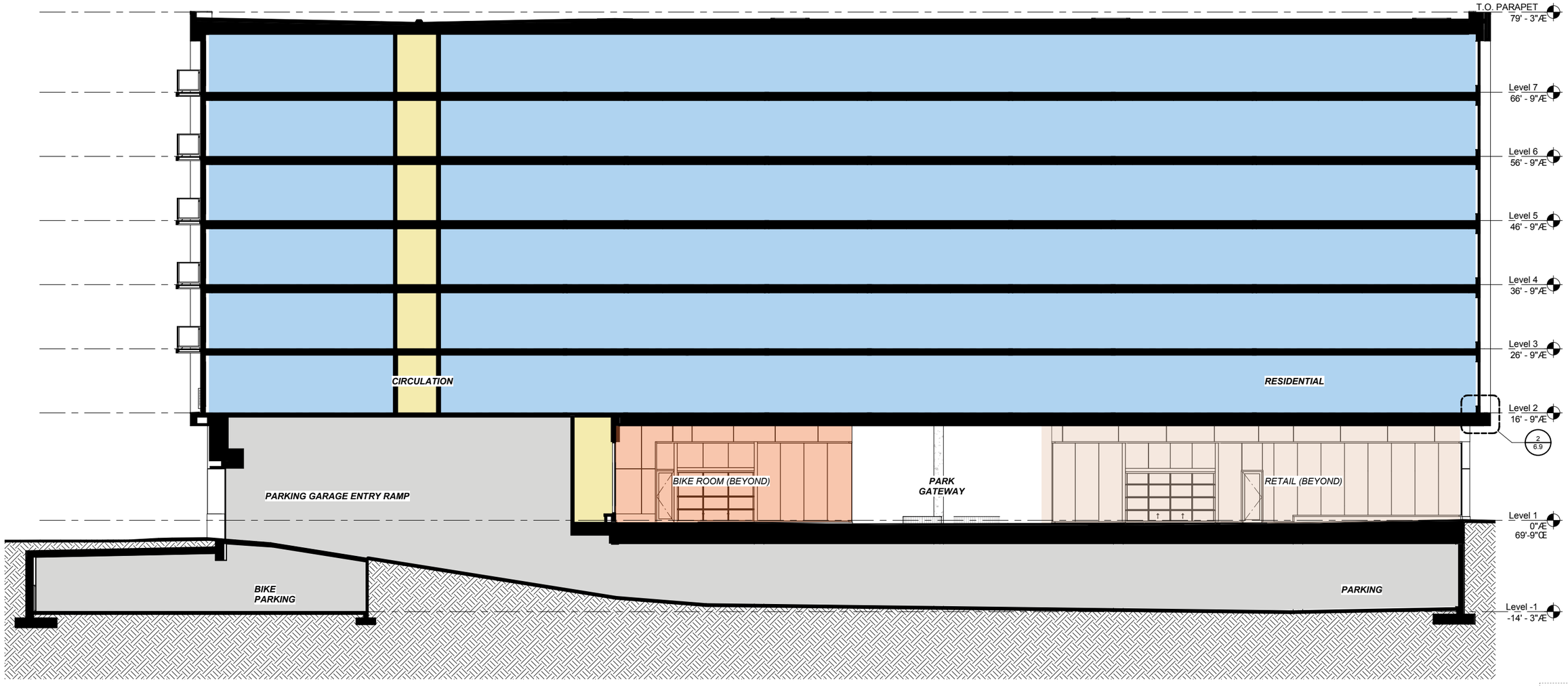
1 West Elevation (NW 21st Avenue)

GLAZING ABOVE GROUND FLOOR - WEST ELEVATION

4.19 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC



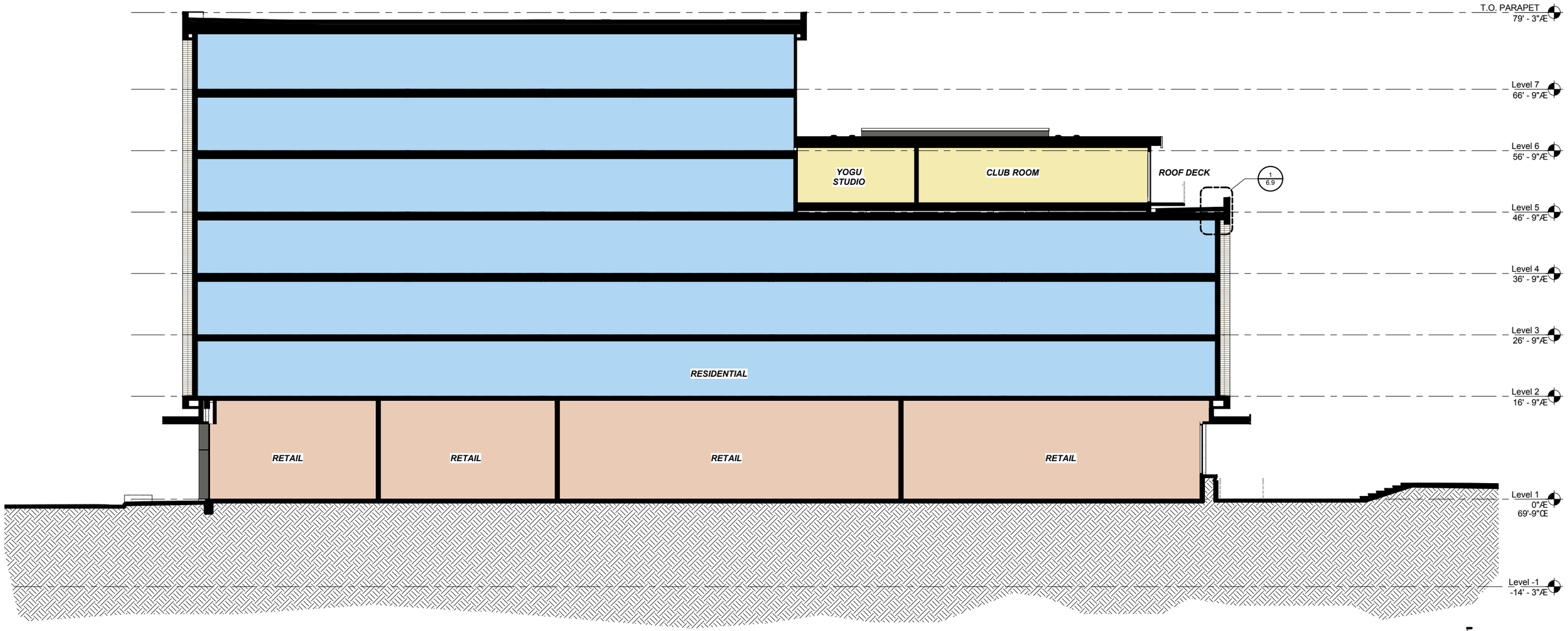
BUILDING SECTION - GARAGE RAMP & BREEZEWAY

4.20 LRS ARCHITECTS

JUNE 22, 2017

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC

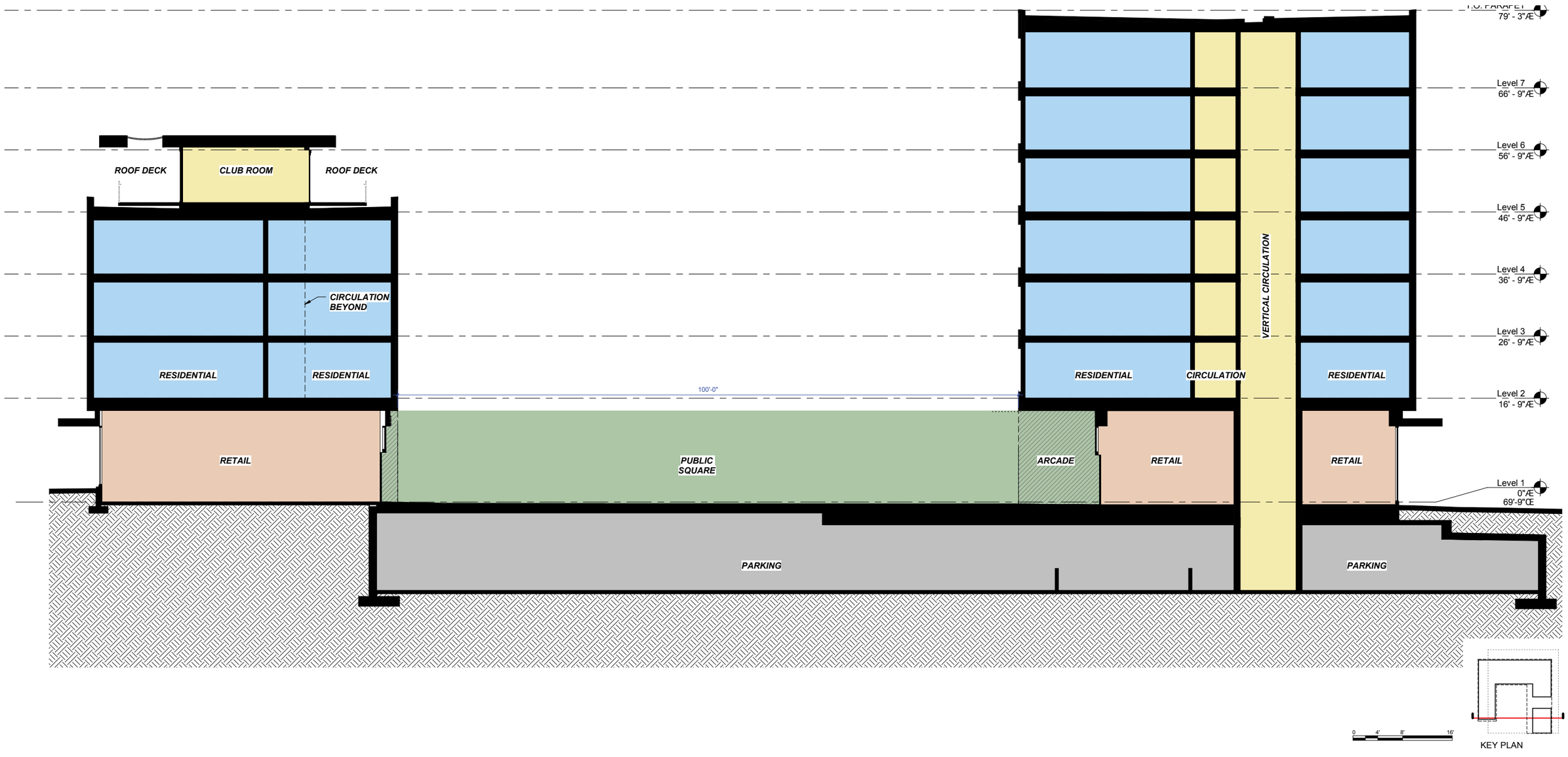


BUILDING SECTION - RETAIL & ROOF DECK

4.21 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC



BUILDING SECTION - THE SQUARE

4.22 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN
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AERIAL VIEW - SW CORNER

4.23 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

AERIAL VIEW - NE CORNER

4.24 LRS ARCHITECTS

JUNE 22, 2017

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC

PERSPECTIVE - SE CORNER ACROSS NW PETTYGROVE

4.25 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

PERSPECTIVE - NW CORNER ACROSS NW 21ST

4.26 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

PERSPECTIVE - NW CORNER ALONG SW QUIMBY

4.27 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

PERSPECTIVE - NE CORNER ALONG PEDESTRIAN WAY

4.28 LRS ARCHITECTS

JUNE 22, 2017

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC

PERSPECTIVE - PEDESTRIAN WAY AT BREEZEWAY

4.29 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

PERSPECTIVE - SE CORNER ALONG PEDESTRIAN WAY

4.30 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

PERSPECTIVE - SE CORNER ALONG SW PETTY GROVE

4.31 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

PERSPECTIVE - THE SQUARE DURING THE DAY

4.32 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

PERSPECTIVE - THE SQUARE DURING THE EVENING

4.33 LRS ARCHITECTS

JUNE 22, 2017

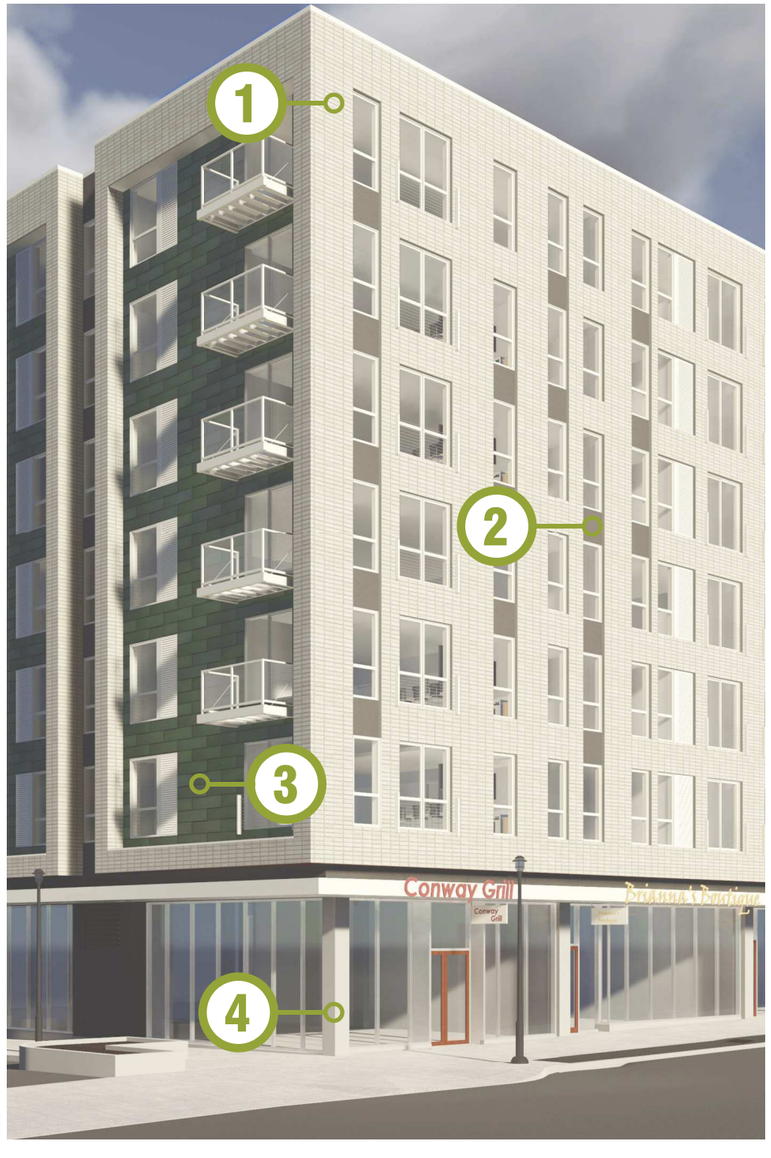
GUARDIAN REAL ESTATE SERVICES LLC

PERSPECTIVE - SW CORNER ALONG SW 21ST

4.34 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC



1. Brick

Manf.: Interstate Brick

Color : Artic White, Mortar - SM250 Antique White

Description: Norman (4x4x12 Nominal) brick laid in a traditional stacked bond.

2. Composite Panel

Manf.: Equitone

Color : Materia (MA400)

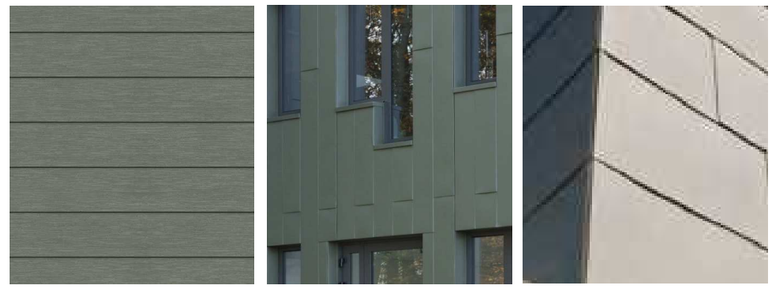
Description: Textured, through-color, fiber cement panel rain screen system using open reveal joints at panel edges.

3. Zinc-Alloy Wall Panel

Manf.: VMZinc

Color : Pigmento Green

Description: VMZ Flat Lock Wall Panel (1'x4' Nominal) with concealed fasteners laid in a half-lap pattern.



4. Exposed Concrete

Manf.: By General Contractor

Finish : Cast-in-Place Concrete, Architectural Finish TBD.

1. Aluminum/Glass Balcony

Manf.: Sapa / Railpro / TBD

Color : White with Clear and Frosted Glass

Description: Bidder designed aluminum framed deck assembly attached to building structure via bolted knife plates and tension rods.

2. Vinyl Windows

Manf.: Rehau

Color : Standard White

Description: White vinyl fixed, casement, and awning windows with insulated Low-E glazing.

3. Prefinished Aluminum Louvers

Manf.: C/S Louvers

Color : Pre-Finished to match adjacent paneling

Description: Thinline Louvers, 1302 or similar, and Concealed Thinline Louvers, 2282 or similar, with finish face aligned with exterior finish as required.

4. Wood Stile Entry Doors

Manf.: TBD

Color : Gray - Stain

Description: Full Lite wood stile storefront doors, stained gray.

5. Storefront Glazing System

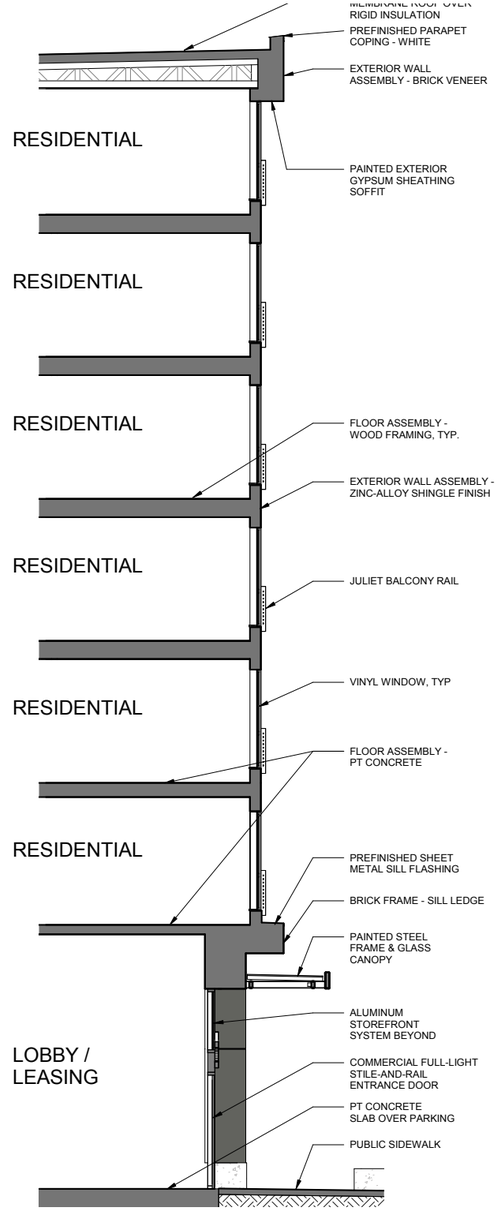
Manf.: Kawaneer

Finish: Tri-Fab Versaglaze 451T (SSG)

Description: 1” insulated clear float glass with Low-E coating. System has a white finish and predominately uses Structural Silicone Glazed joints.

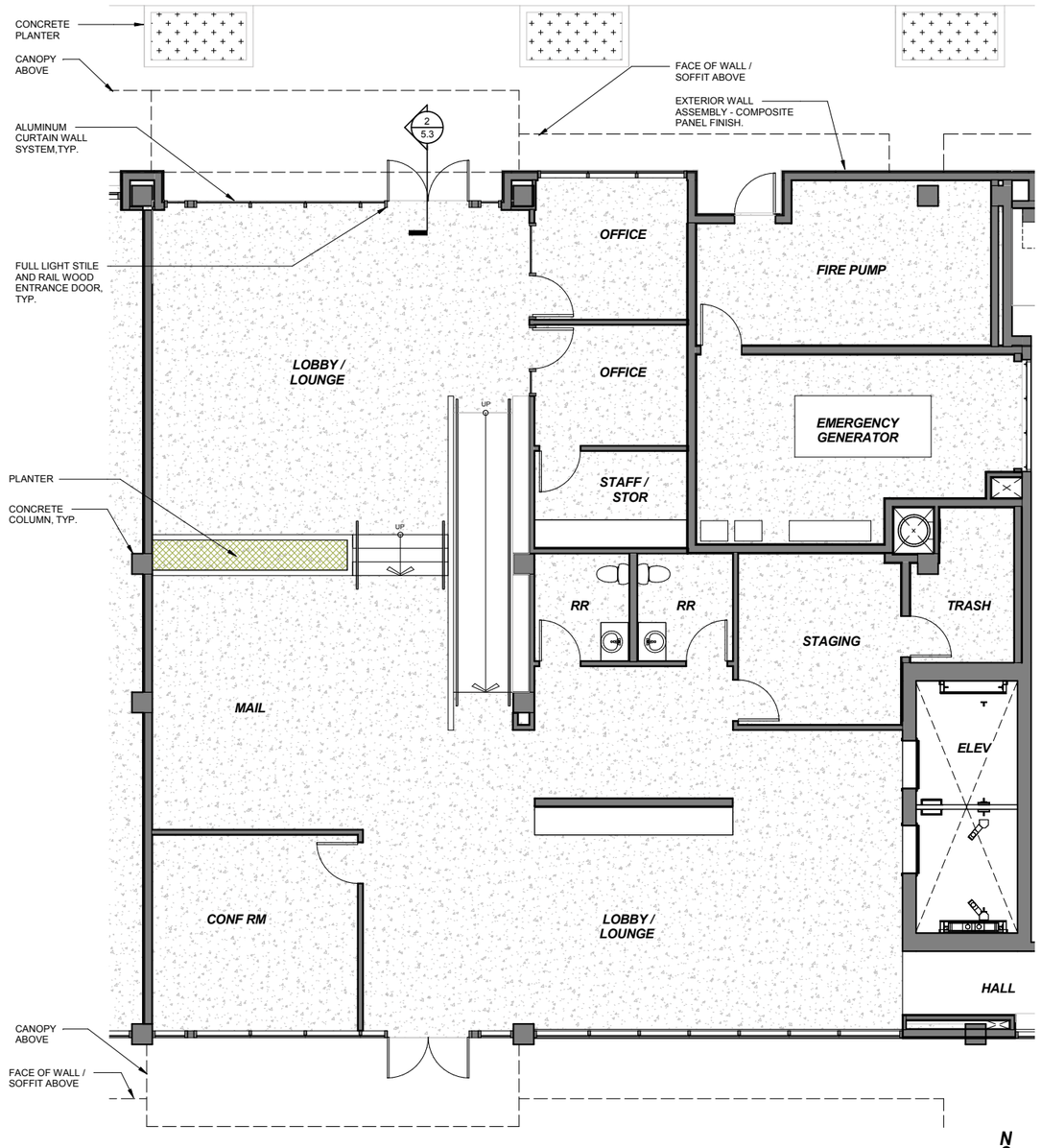
LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC



2 WALL SECTION @ LOBBY ENTRYWAY

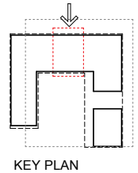
0 4' 8' 12'



1 ENLARGE PLAN @ LOBBY ENTRY

0 4' 8' 12'

. NW CORNER - RESIDENT ENTRY



KEY PLAN

BUILDING ELEMENTS - LOBBY ENTRY

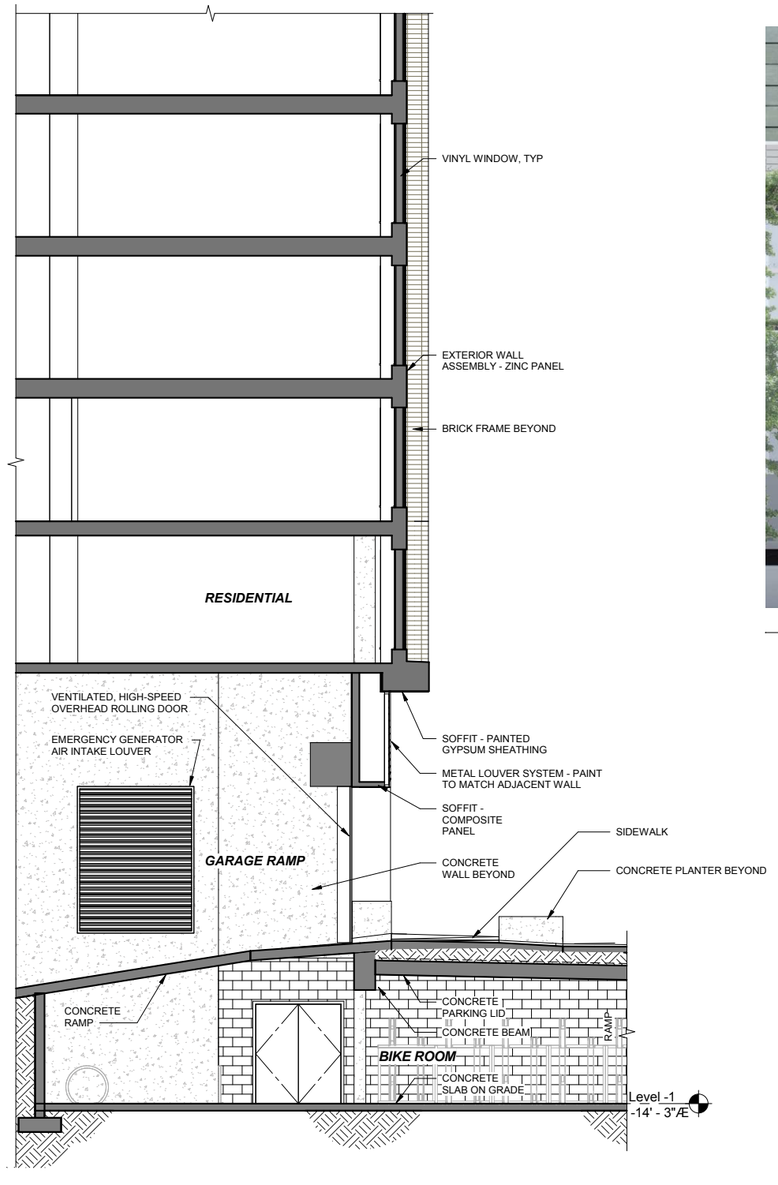
5.3

LRS ARCHITECTS

JUNE 22, 2017

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

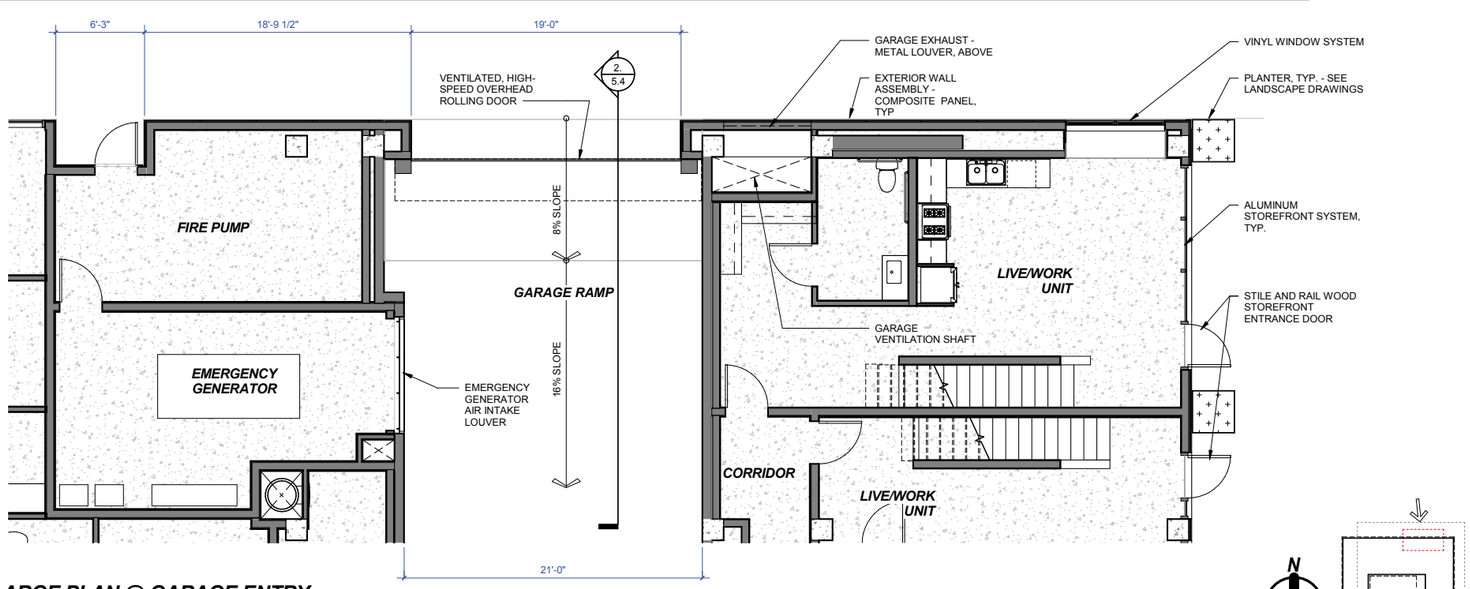
GUARDIAN REAL ESTATE SERVICES LLC



2. WALL SECTION @ GARAGE ENTRYWAY

0 4' 8' 12'

. PARKING GARAGE ENTRANCE



1 ENLARGE PLAN @ GARAGE ENTRY

BUILDING ELEMENTS - GARAGE ENTRY

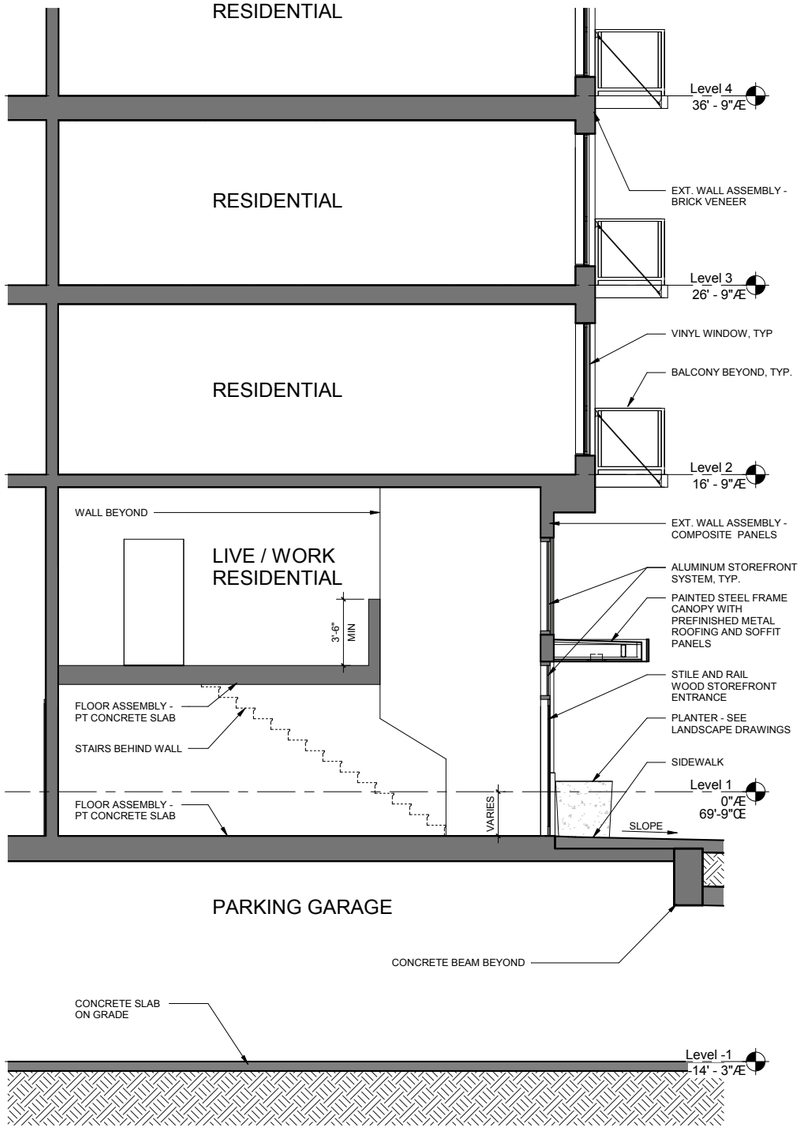
5.4

LRS ARCHITECTS

JUNE 22, 2017

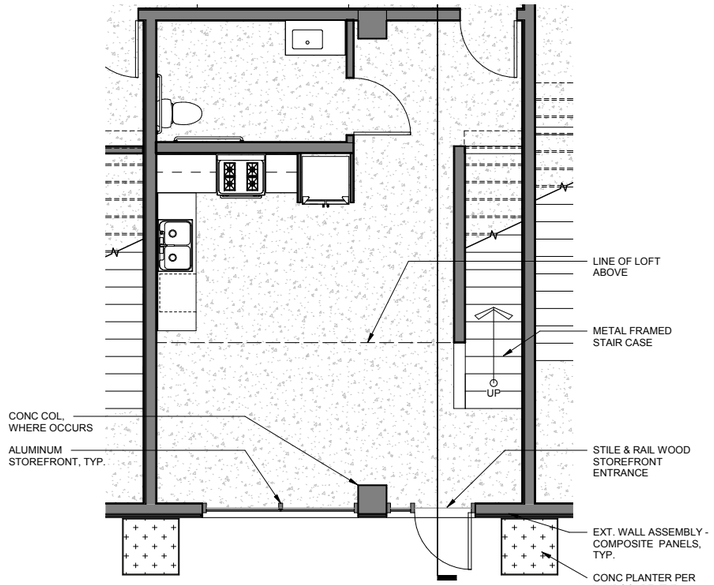
LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC

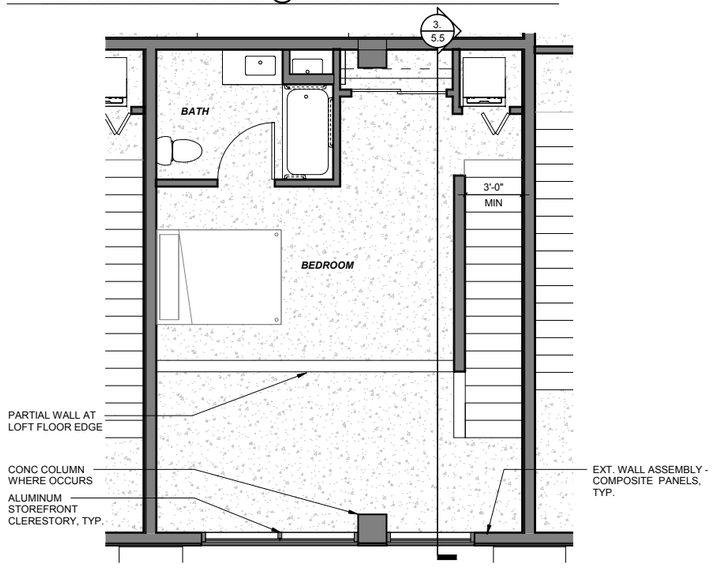


3. PARTIAL WALL SECTION @ PATIO UNITS

0 2' 4' 8'

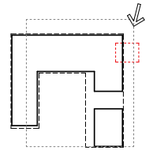


1. LOWER FLOOR PLAN @ LIVE/WORK UNITS



2. UPPER FLOOR PLAN @ LIVE/WORK UNITS

0 2' 4' 8'



KEY PLAN

BUILDING ELEMENTS - LIVE/WORK UNITS

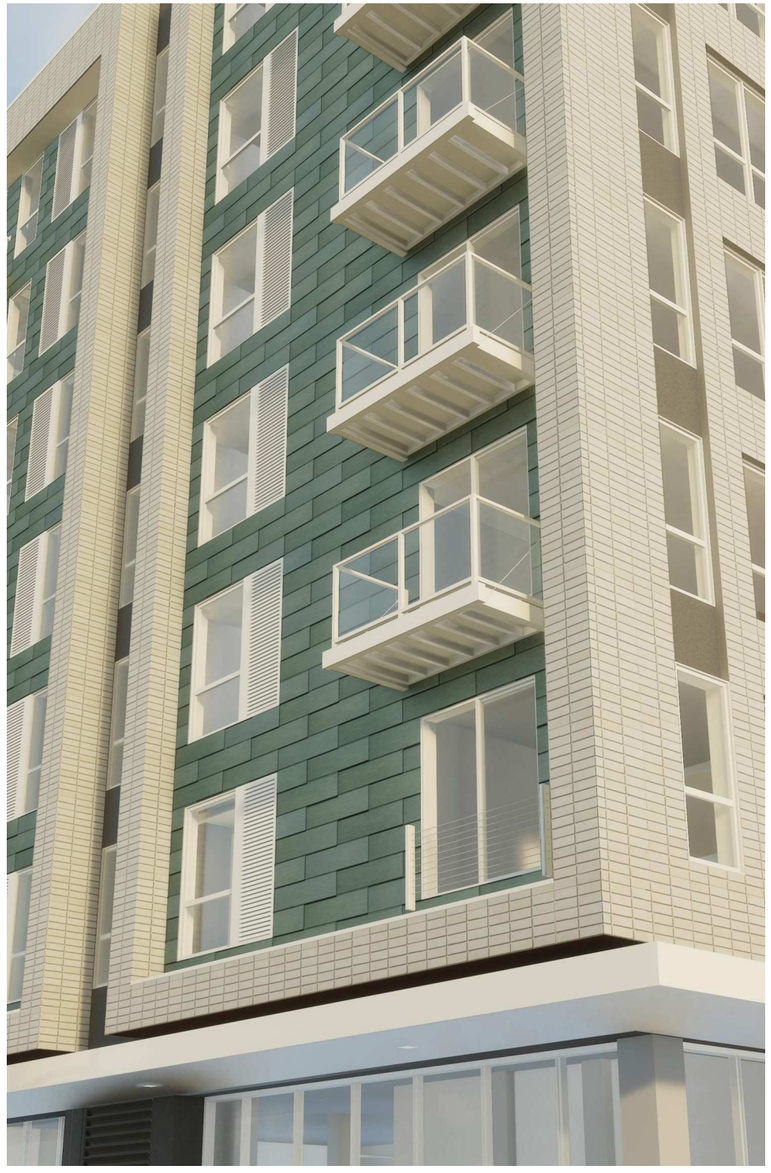
5.5

LRS ARCHITECTS

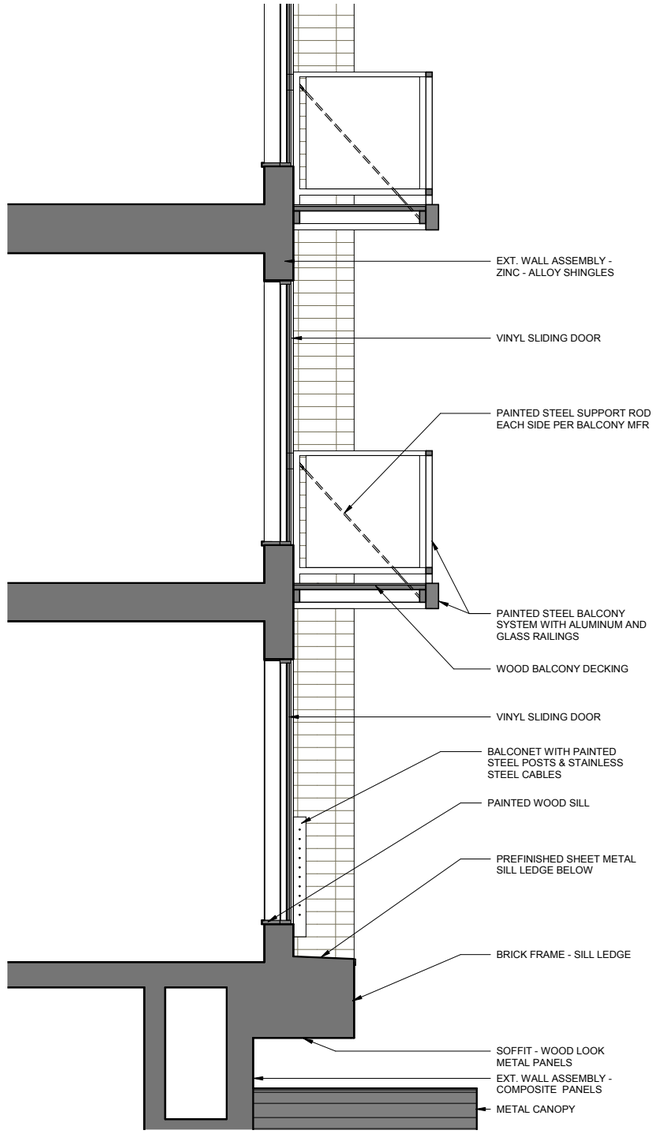
JUNE 22, 2017

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

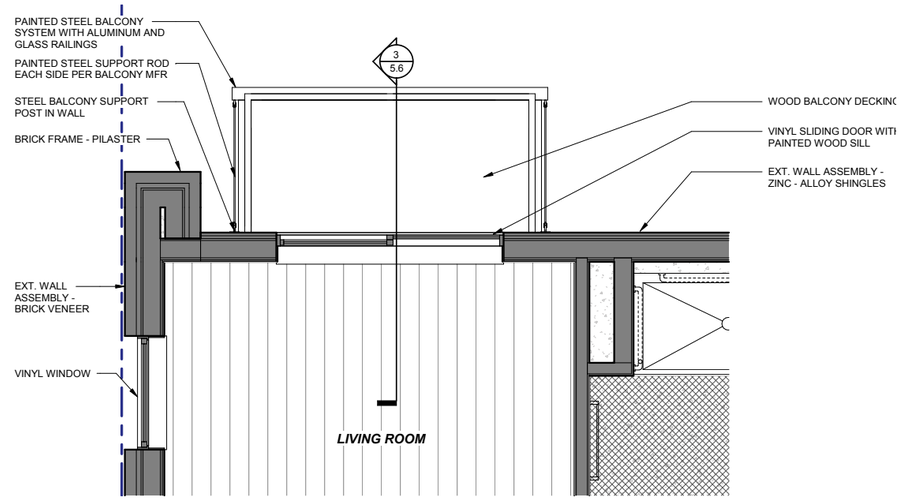
GUARDIAN REAL ESTATE SERVICES LLC



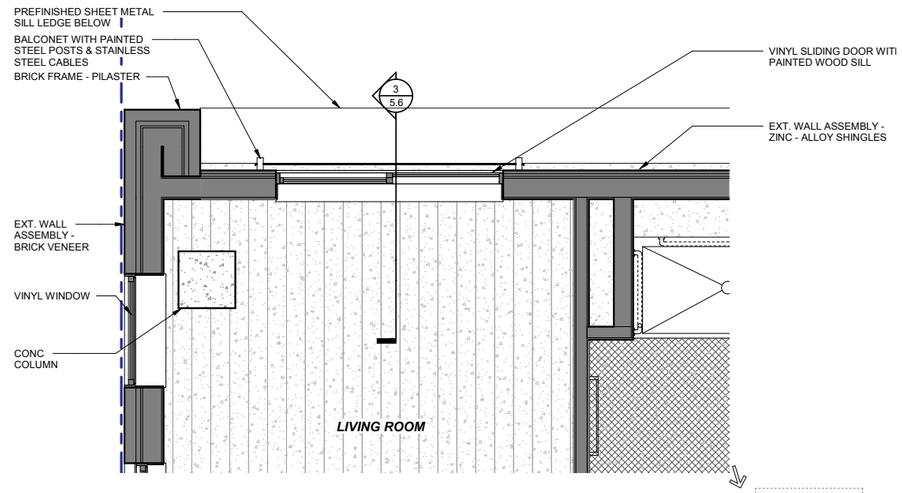
. NW CORNER BALCONY UNITS



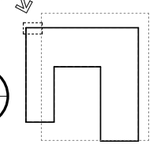
3 PARTIAL WALL SECTION @ BALCONIES 0 1' 2' 4'



1 CORNER UNIT WITH BALCONY 0 1' 2' 4' N



2 CORNER UNIT WITH BALCONET 0 1' 2' 4' N



KEY PLAN

BUILDING ELEVATIONS - BALCONY UNITS

5.6

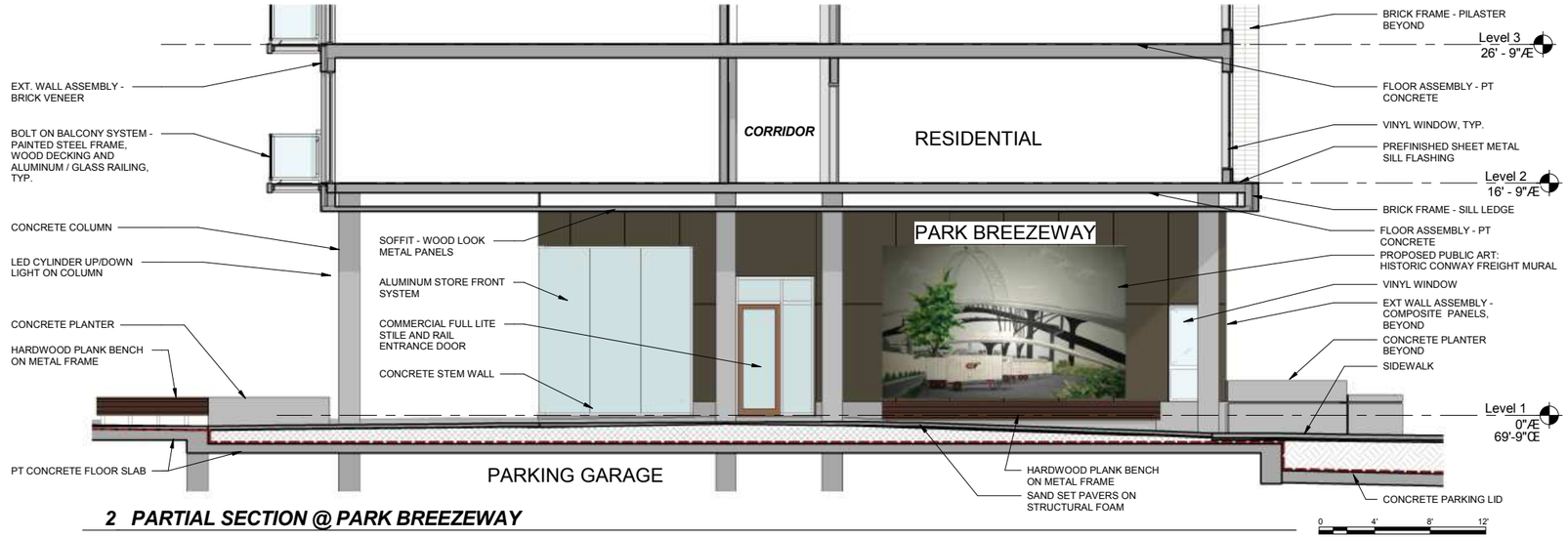
LRS ARCHITECTS

JUNE 22, 2017

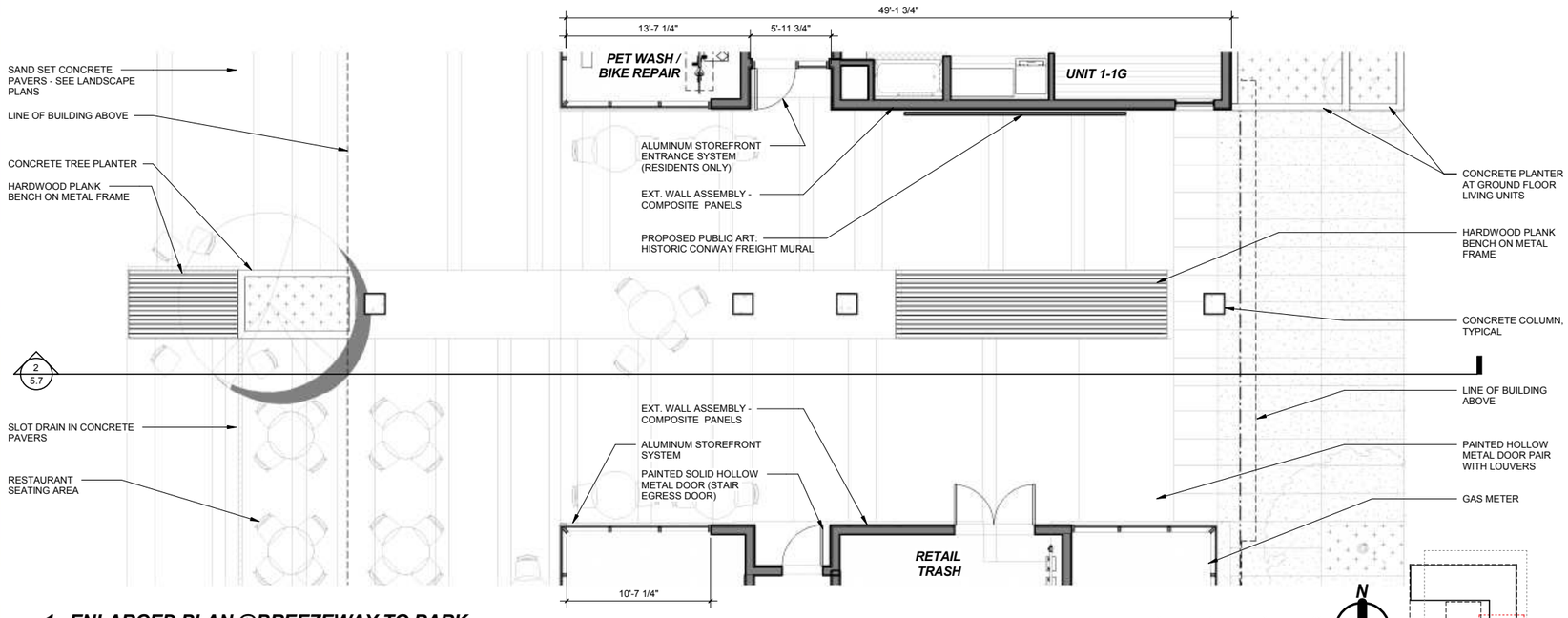
LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC

. PARK BREEZEWAY



2 PARTIAL SECTION @ PARK BREEZEWAY



1 ENLARGED PLAN @BREEZEWAY TO PARK

KEY PLAN

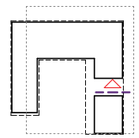
BUILDING ELEMENTS - BREEZEWAY TO PARK

5.7

LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC



KEY PLAN

BUILDING ELEMENTS - MURAL @ BREEZEWAY

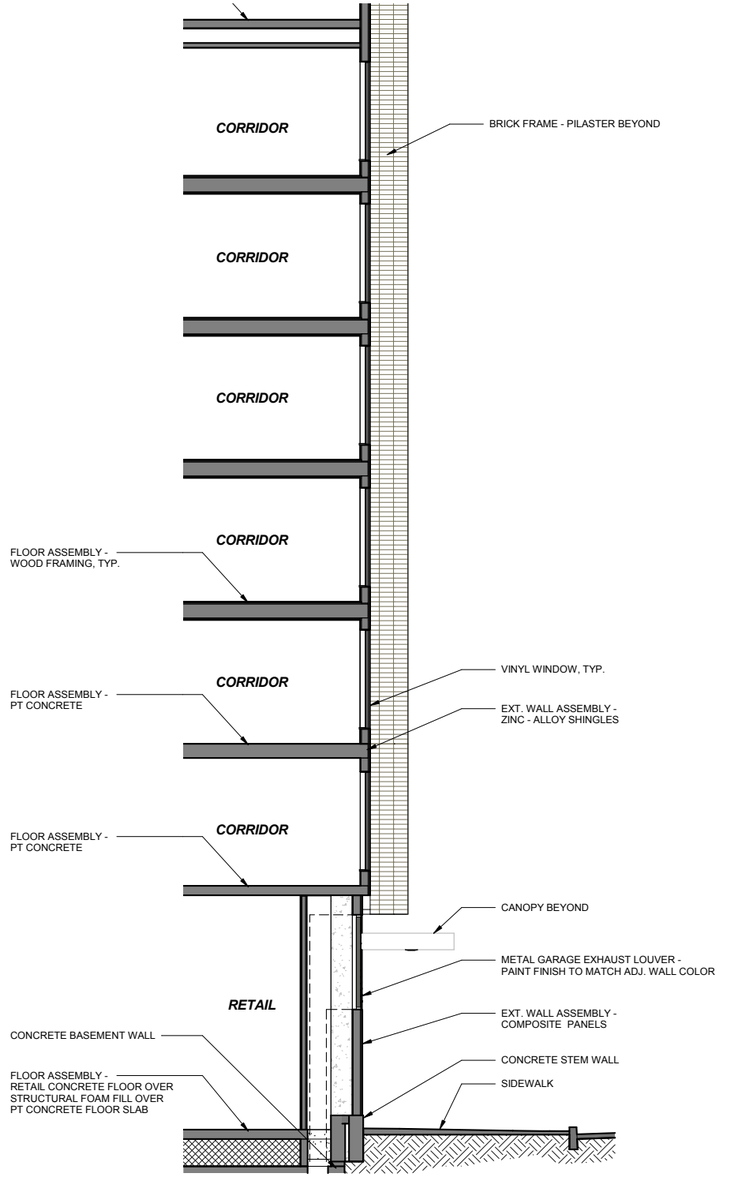
5.8

LRS ARCHITECTS

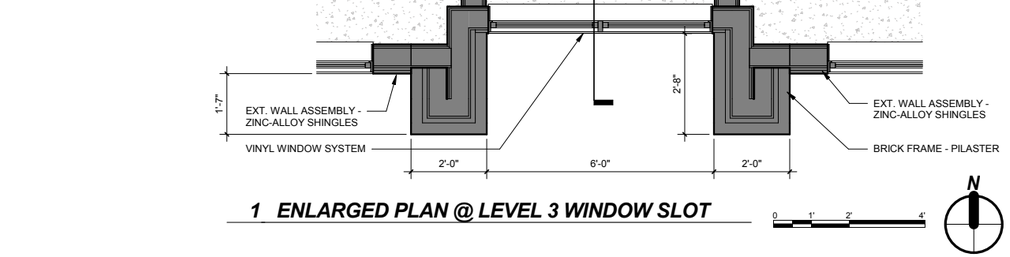
JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC

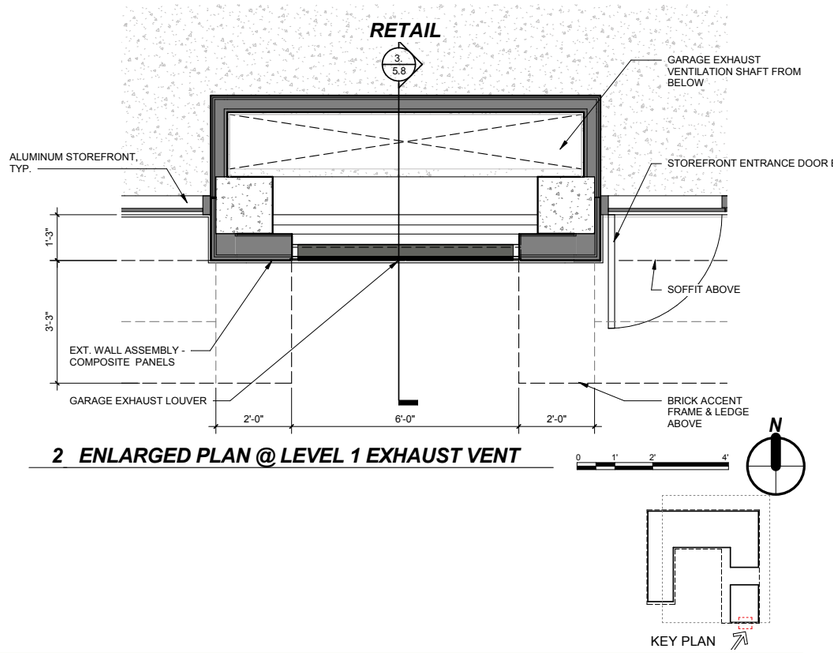
. SE CORNER CORRIDOR SLOT



3. WALL SECTION @ CORRIDOR



1 ENLARGED PLAN @ LEVEL 3 WINDOW SLOT

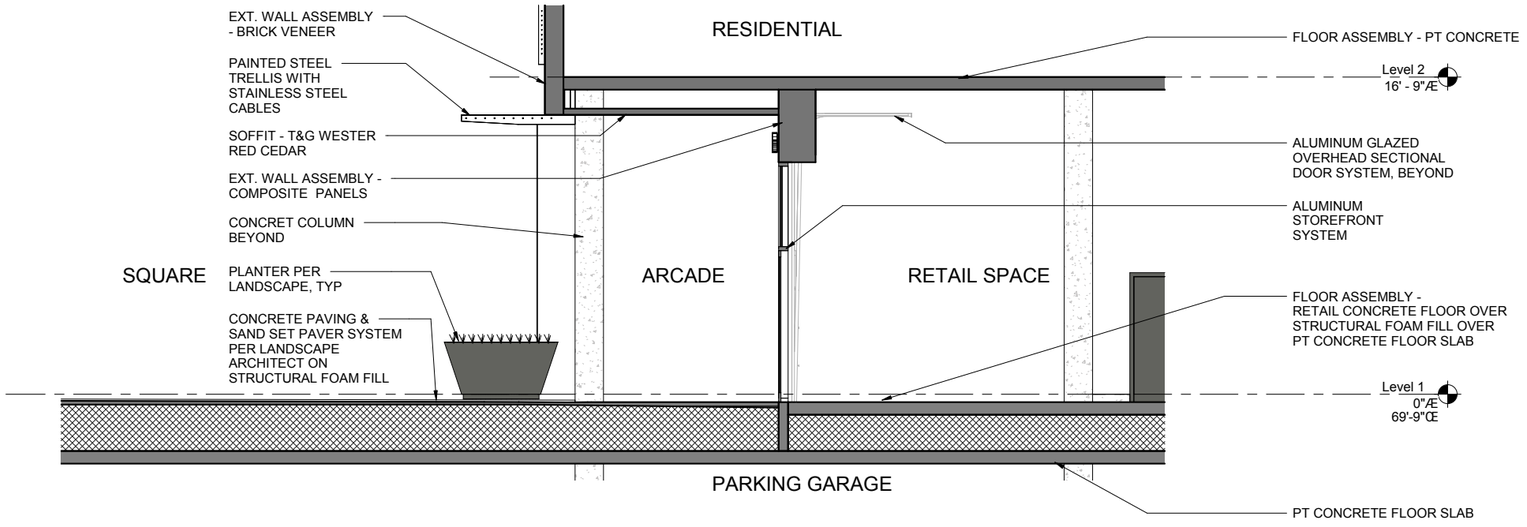


2 ENLARGED PLAN @ LEVEL 1 EXHAUST VENT

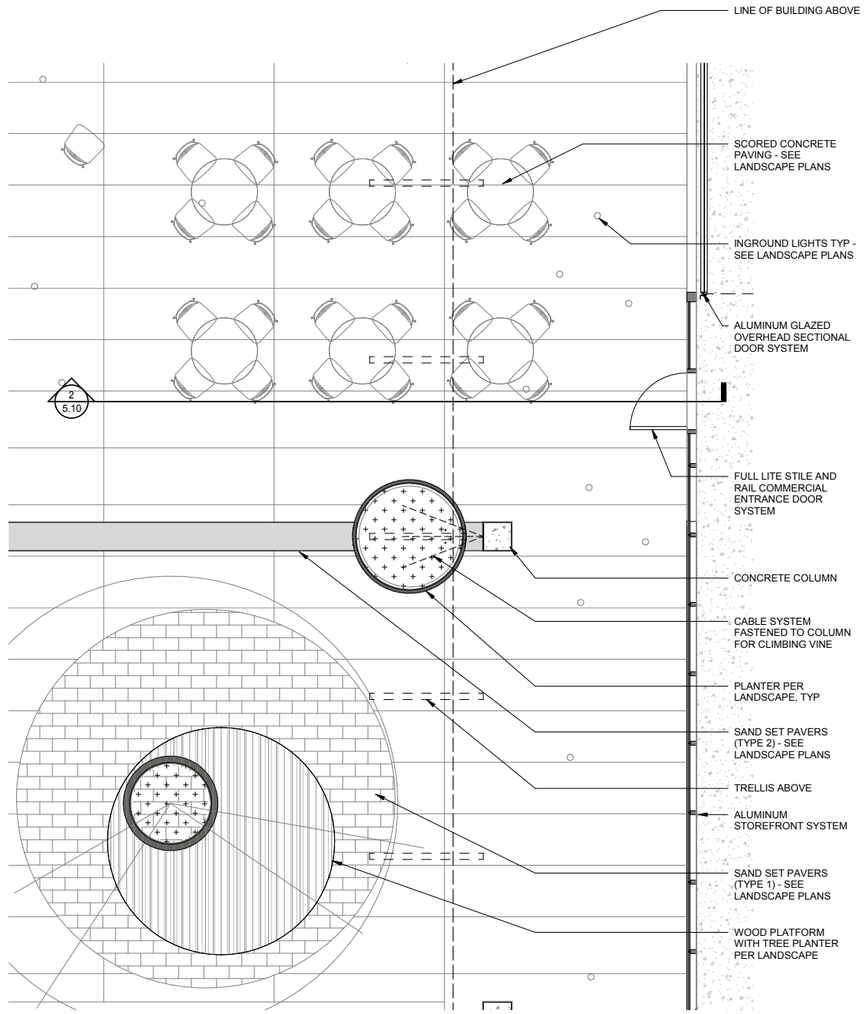
LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

GUARDIAN REAL ESTATE SERVICES LLC

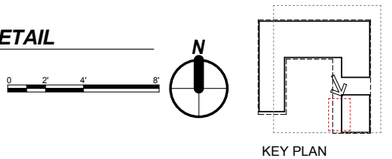
. SW RETAIL SEATING AREA LOOKING SOUTHEAST



2 PARTIAL WALL SECTION @ SW RETAIL



1 PARTIAL FLOOR PLAN @ SE RETAIL

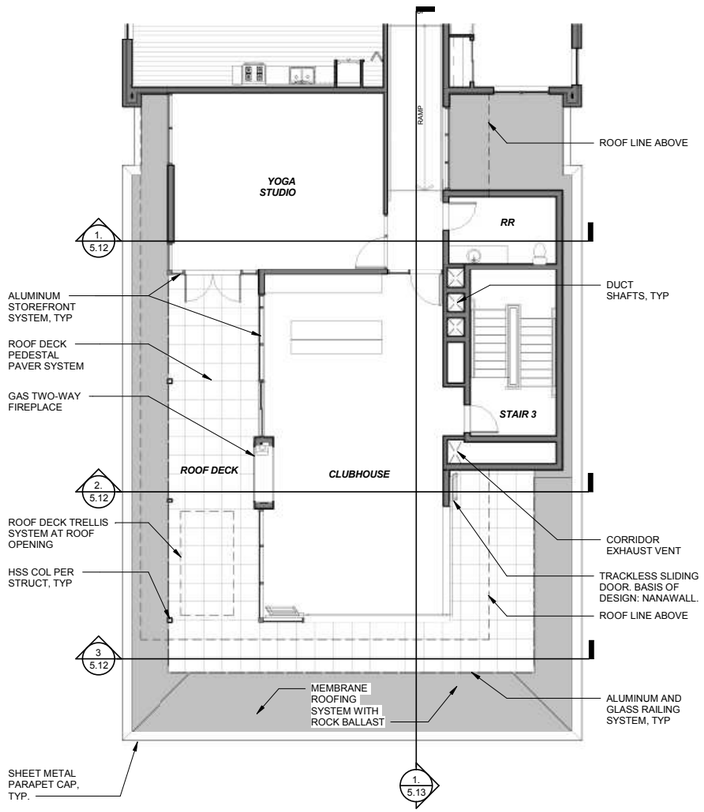


KEY PLAN

BUILDING ELEMENTS - RETAIL IN THE SQUARE

5.10 LRS ARCHITECTS

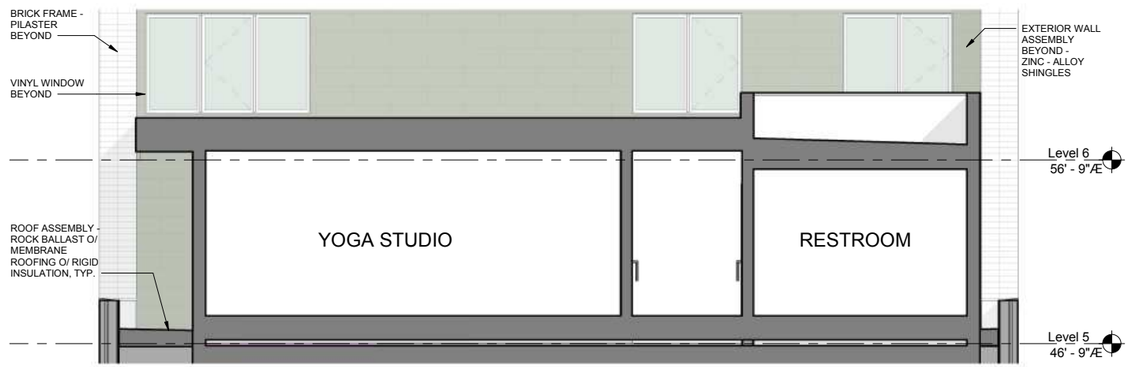
JUNE 22, 2017



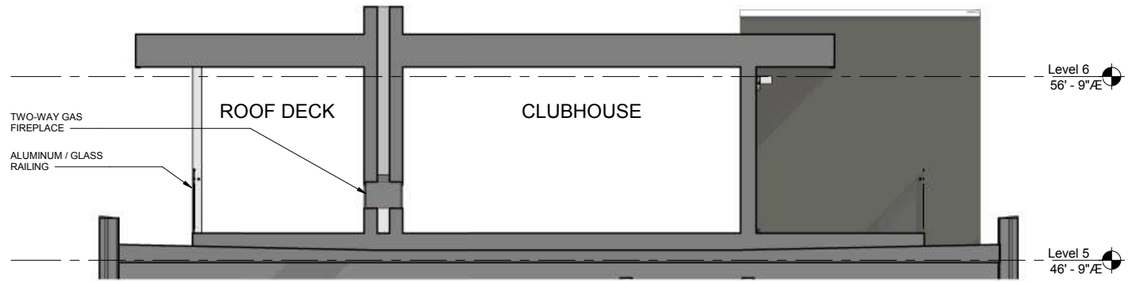
4. ROOF DECK - PLAN

0 4' 8' 16'

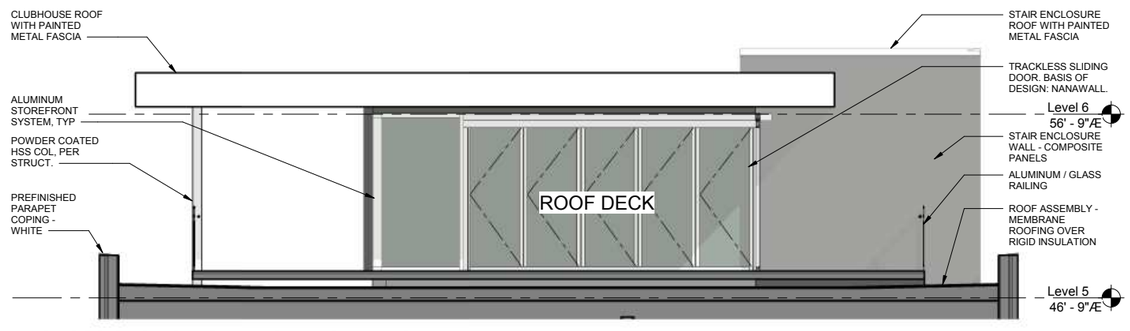
N



1. CROSS SECTION @ OPEN SEATING

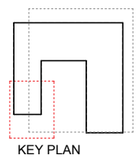


2. CROSS SECTION @ FIRE PIT

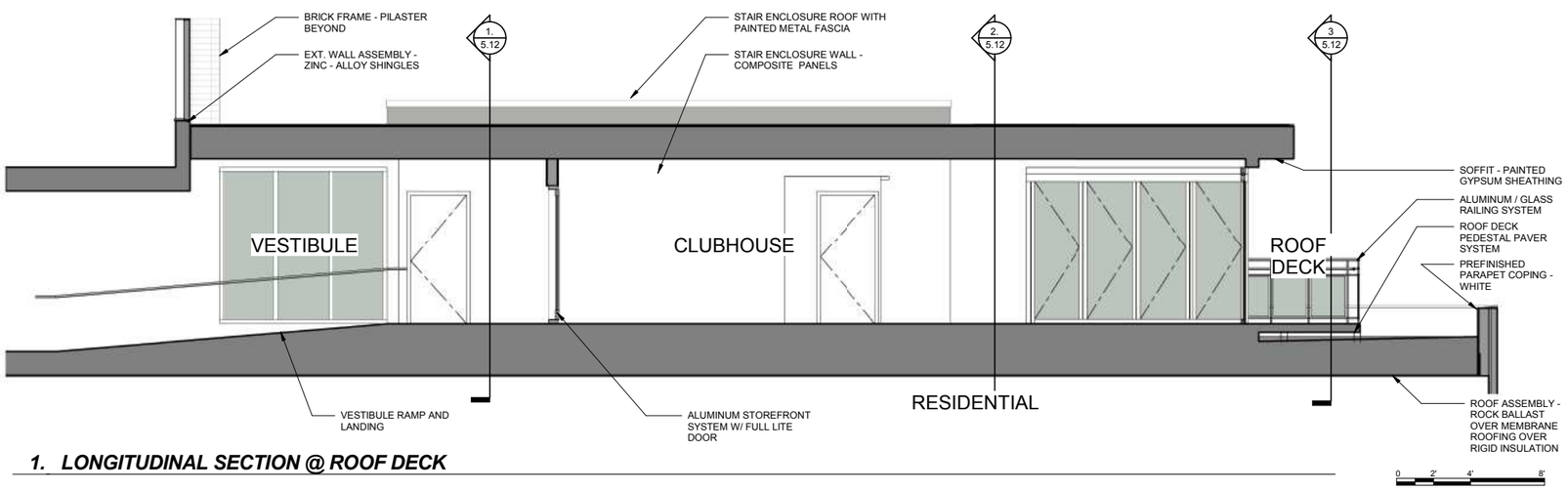


3 CROSS SECTION @ BANQUET SEATING

0 2' 4' 8'



GUARDIAN REAL ESTATE SERVICES LLC



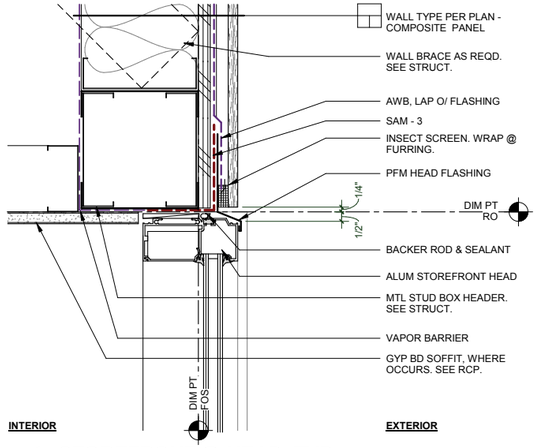
1. LONGITUDINAL SECTION @ ROOF DECK

BUILDING ELEMENTS - ROOF DECK

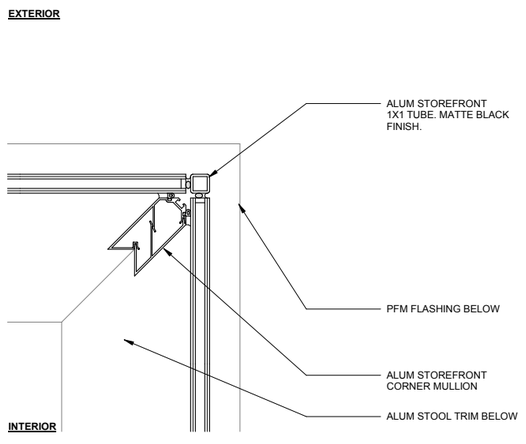
5.12 LRS ARCHITECTS

LU 16-100496 DZM MS - BLOCK 290 APARTMENTS

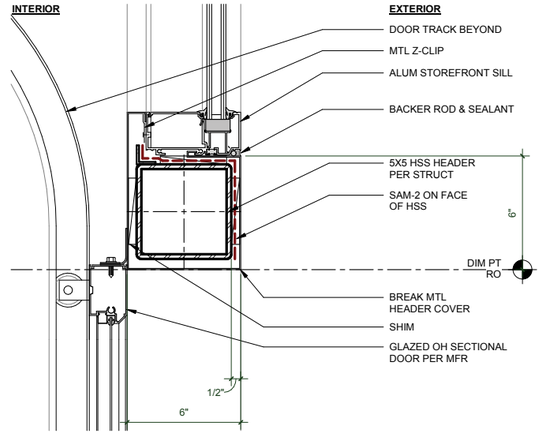
GUARDIAN REAL ESTATE SERVICES LLC



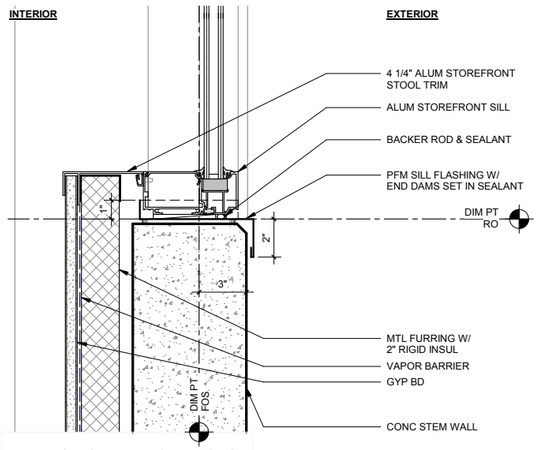
1 STOREFRONT @ HEAD, TYP



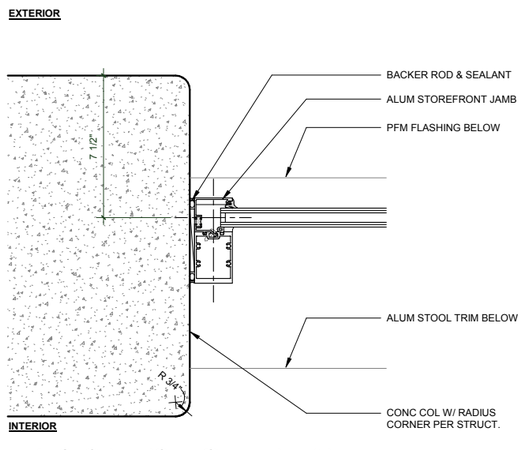
3 STOREFRONT @ CORNER, TYP



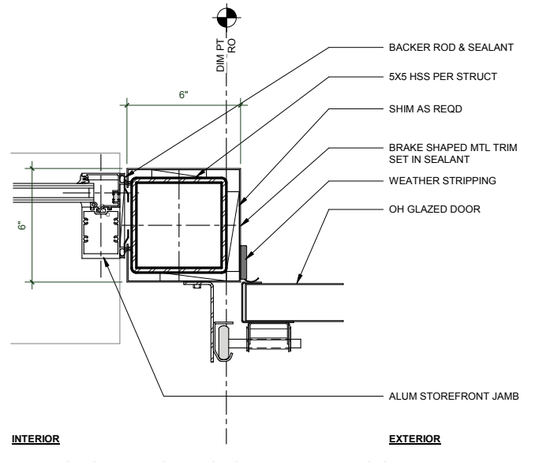
5 OVERHEAD DOOR HEAD @ STOREFRONT , TYP



2 STOREFRONT @ SILL, TYP



4 STOREFRONT @ JAMB, TYP



6 STOREFRONT @ OVERHEAD DOOR, JAMB, TYP

STOREFRONT DETAILS

6.1

LRS ARCHITECTS

JUNE 22, 2017

Construction

Automotive

Industry

REHAU®

Unlimited Polymer Solutions

SYSTEM 1400

CASEMENT, AWNING, FIXED

The System 1400 offers unsurpassed performance. With outstanding structural and sound abatement qualities, the System 1400 can be used in many building types, climates and environments for both new construction and remodeling projects. The system is available in white, beige or clay and can be laminated with solid color or wood-grain foils.

Performance Summary

NAFS: up to CW-PG60

ASTM E90 Acoustical (STC): up to 41 dB

U-factor down to 0.15*

TAS: Impact Resistant DP-60 (HVHZ)

* based on simulation

1 **Multi-point sash locks and snubbers**
Create tight seal, providing extra security and comfort from air infiltration

2 **High performance without reinforcements**
Able to achieve a DP-40 rating at 28 x 63 in (0.71 x 1.60 m)

3 **Three continuous seals on sash**
Provide superior air and water barrier

4 **Up to 1 3/8 in (35 mm) glazing channel**
Enhances both thermal and acoustical properties of the window (STC 41)

5 **Contoured or flat-faced sash**
Create either a millwork or contemporary look

6 **3 1/4 in (83 mm) small and large fixed frames and 4 5/8 in (117 mm) vent and large fixed frames with choice of contoured or flat/contemporary design**
Provide flexibility for projects with deeper wall construction

Construction

Automotive

Industry

REHAU®

Unlimited Polymer Solutions

SYSTEM 2200

SLIDING PATIO DOOR

The System 2200 high-performance sliding patio door offers superior operation and thermal efficiency, making it an excellent choice for upscale residential renovation and new construction projects. The system can be delivered as a knock-down kit, is available in white, beige or clay and can be laminated with solid color or wood-grain foils.

Performance Summary

NAFS: up to LC-PG65

ASTM E90 Acoustical (STC): up to 38 dB

U-factor down to 0.16*

* based on simulation

1 **European saddle-rail sash design**
Provides exceptionally smooth, low-friction operation and is easier to clean

2 **1 3/8 in (35 mm) glazing channel**
Accommodates triple glazing, increasing both energy efficiency and acoustical properties

3 **Interlocking sash**
Enhances structural durability and resistance to air infiltration

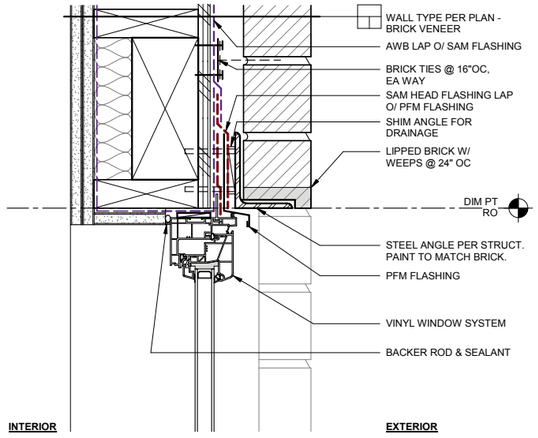
4 **Multiple configurations**
Allow flexibility for X-O, O-X or O-X-X-O configurations and dedicated fixed frame for sidelite and transom

5 **Internal sill drainage system**
Achieves superior resistance to water leakage

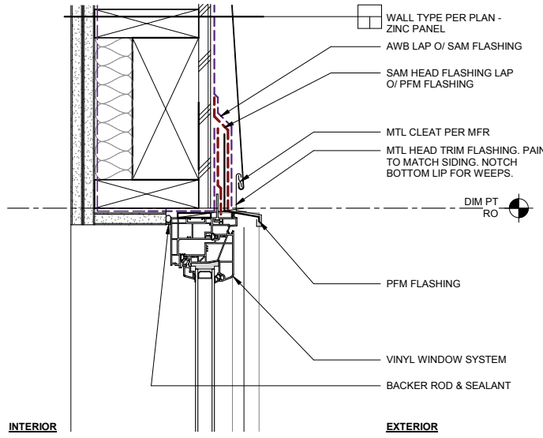
6 **Low-profile, aluminum-capped sloped sill**
Offers unobstructed building entry with the durability of an anodized aluminum finish

7 **Steel sash reinforcement**
Creates superior structural rigidity, allowing for installation in light-commercial applications

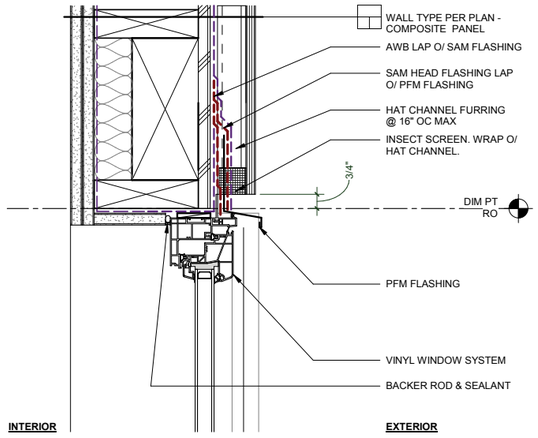
8 **Multi-point locking system**
Provides added security and product performance



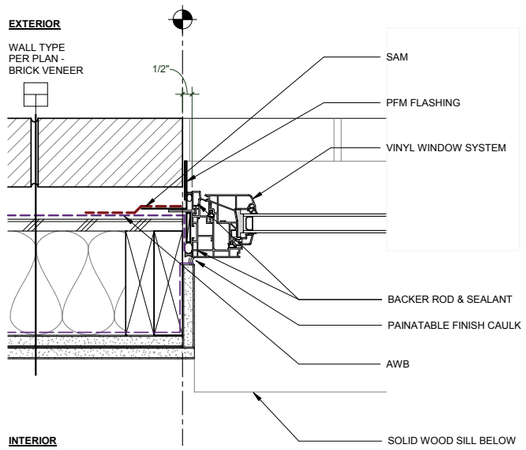
1 WINDOW HEAD @ BRICK, TYP



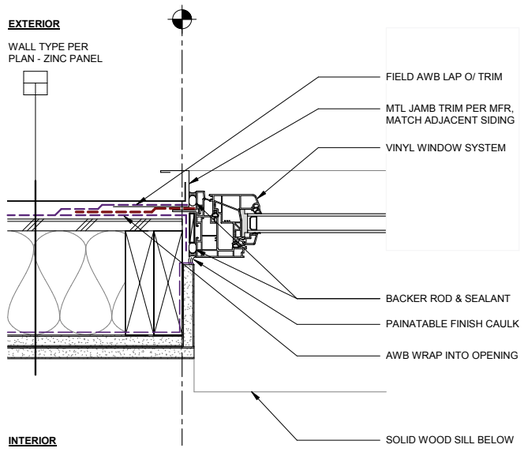
2 WINDOW HEAD @ ZINC PANEL, TYP



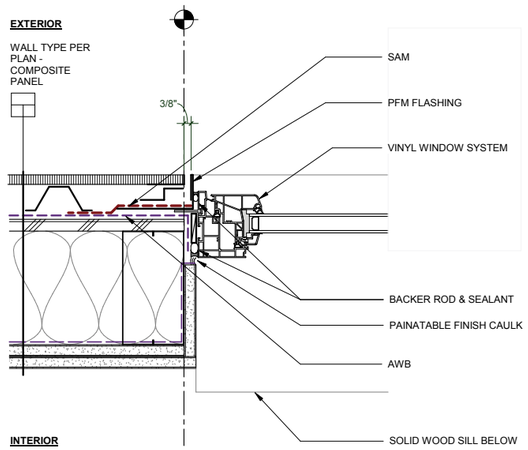
3 WINDOW HEAD @ FIBER CEMENT PANEL, TYP



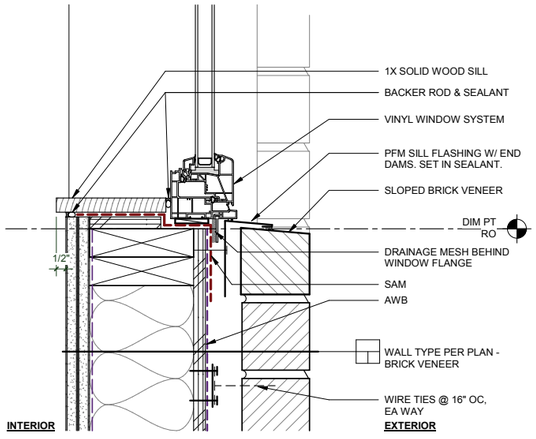
1_ WINDOW JAMB @ BRICK, TYP



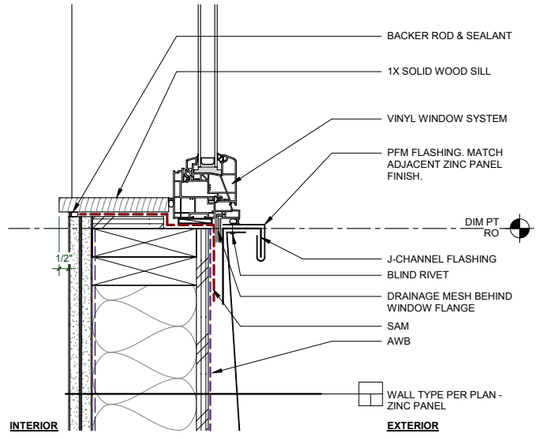
2_ WINDOW JAMB @ ZINC PANEL, TYP



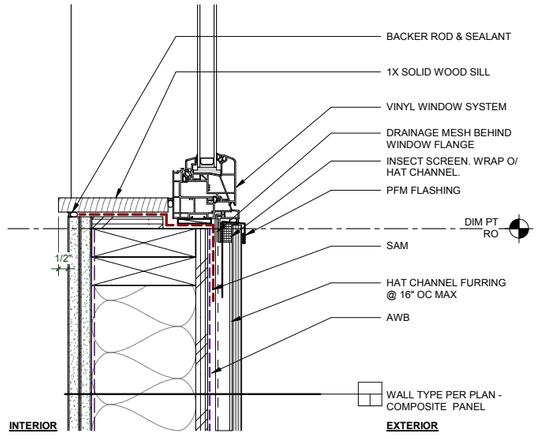
3_ WINDOW JAMB @ FIBER CEMENT PANEL, TYP



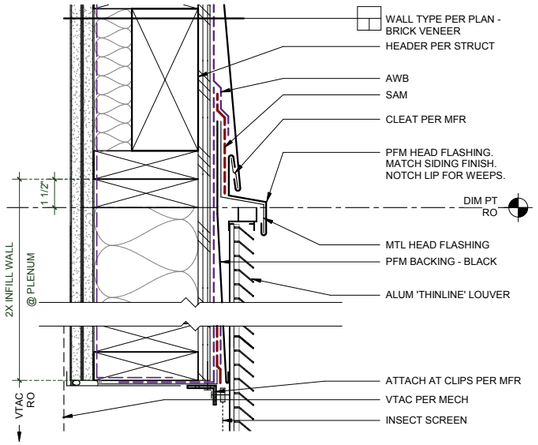
1 WINDOW SILL @ BRICK, TYP



2 WINDOW SILL @ ZINC PANEL, TYP

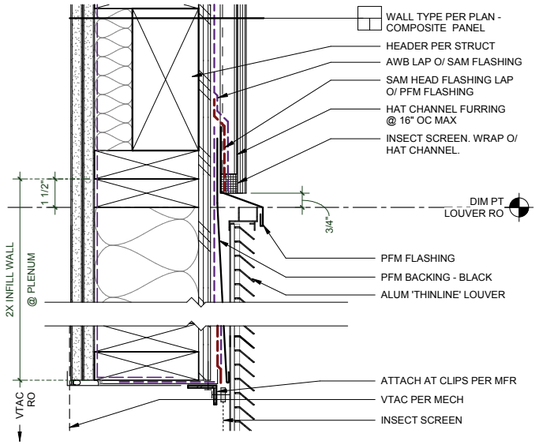


3 WINDOW SILL @ FIBER CEMENT PANEL, TYP



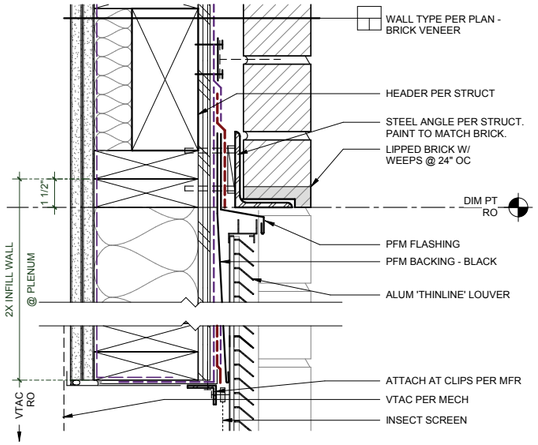
1 VTAC LOUVER @ HEAD & ZINC

SCALE: 3" = 1'-0"



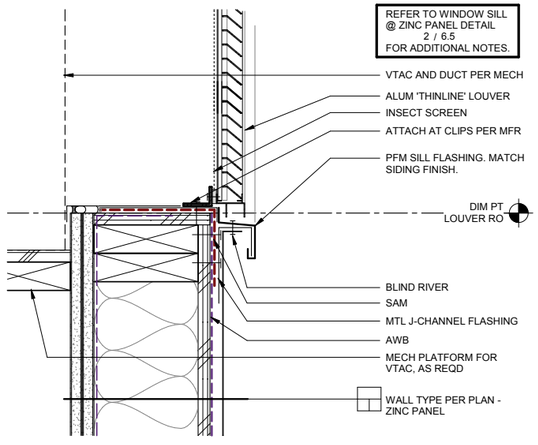
3 VTAC LOUVER @ HEAD & COMPOSITE PANEL

SCALE: 3" = 1'-0"



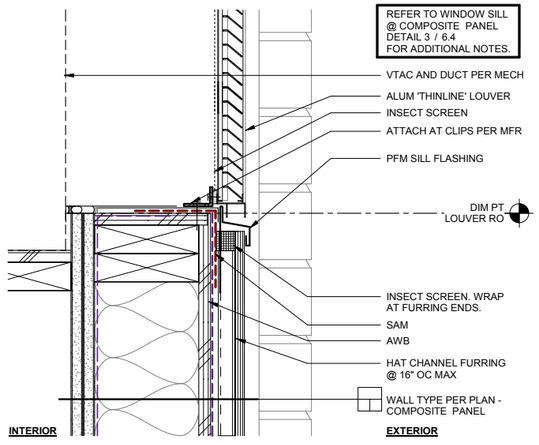
5 VTAC LOUVER @ HEAD & BRICK

SCALE: 3" = 1'-0"



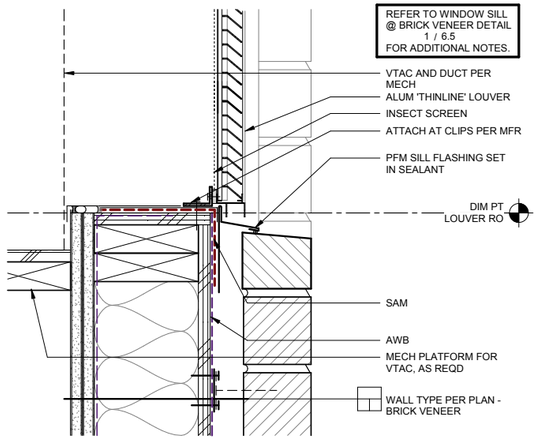
2 VTAC LOUVER @ SILL & ZINC

SCALE: 3" = 1'-0"



4 VTAC LOUVER @ SILL & COMPOSITE PANEL

SCALE: 3" = 1'-0"



6 VTAC LOUVER @ SILL & BRICK

SCALE: 3" = 1'-0"

Construction Specialties™

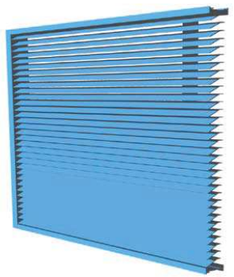
MODEL 1302 THINLINE LOUVER

C/S 1 3/8″ (34.9 mm) HIGH PERFORMANCE AIR CONDITIONING LOUVER

TEST DATA:

For a 4 Foot by 4 Foot Unit

- Free area = 9.29 ft^2 (0.863 m^2)
- Percent free area = 58.1%
- Maximum recommended air intake velocity = 700 FPM (3.56 m/s)
  Air volume @ 813 FPM free area velocity = 6503 CFM (3.07 m^3/s)
  Pressure drop @ 813 FPM free area velocity = 0.06 in H2O (14.9 Pa)
- Maximum recommended air exhaust velocity = 1750 FPM (8.98 m/s)
  Air volume @ 1750 FPM free area velocity = 16258 CFM (7.67 m^3/s)
  Pressure drop @ 1750 FPM free area velocity = 0.35 in H_2O (86.9 Pa)



SUGGESTED SPECIFICATIONS:

GENERAL: Furnish and install where indicated on the drawings C/S 1 3/8″ (34.9 mm) HIGH PERFORMANCE FIXED AIR CONDITIONING LOUVER **MODEL 1302** as manufactured by Construction Specialties, Inc. Cranford, New Jersey and Mississauga, Ontario. Complete details shall be submitted to the architect for approval prior to fabrication. The supplier must be a member of AMCA or BSRIA.

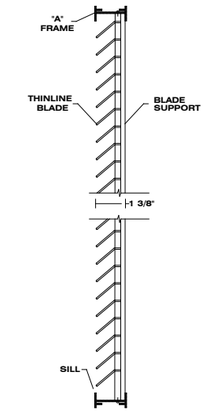
MATERIAL: Frames and blades shall be 6063-T6 aluminum alloy extrusions. All frames to be neatly mitered at corners and reinforced with corner brackets. Material thicknesses shall be as follows: Heads, sills, jambs and mullions: 0.064″(1.63 mm) Fixed blades: 0.064″(1.63 mm) All fasteners shall be aluminum or stainless steel. All louvers to be furnished with 18 x 14 aluminum mesh .123″ (.312mm) diameter wire insect screens secured within rolled aluminum frames. Frames to have mitered corners and corner locks. Screens and screen frames to be standard mill finish.

STRUCTURAL DESIGN: Structural supports shall be designed and furnished by the louver manufacturer to carry a wind load of not less than_____ psf (Pascals). Note: If this paragraph is omitted or if the design wind load is not specified, the louvers will be manufactured in self-supporting units up to a maximum of 5′ (1524 mm) wide by 8′ (2438 mm) high. Any additional structural supports required to adequately secure these units within the opening shall be the responsibility of others.)

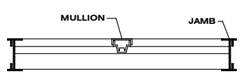
TEST DATA: The louver manufacturer shall submit test data on a 4′x 4′(1.22 m x 1.22 m) unit showing that the louver conforms to the following:

Free area:	= 9.29 ft^2 (0.863sq.m.)
Intake Pressure drop at 700 fpm free area velocity:	= 0.06 in H_2O (14.9 Pa)
Exhaust pressure drop at 1000-fpm (305m/min) free area velocity:	= 0.12 in H_2O (29.8 Pa)

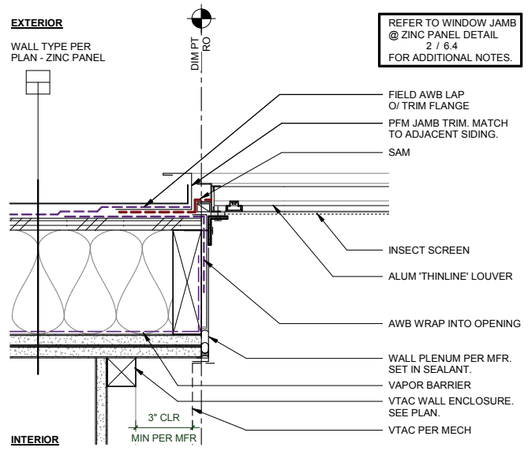
FINISH: All louvers shall be finished with C/S Powder Coat, a coating to be 1.5 to 3 mil. thick full strength **100% resin Fluoropolymer coating**. **Finish to allow zero VOCs** to be emitted into facility of application. Finish to adhere to a 4H Hardness rating. All finishing procedures shall be one continuous operation in the plant of the manufacturer. **The coating shall meet or exceed all requirements of AAMA specification 2605-5** "Voluntary Specification for High Performance Organic Coatings on Architectural extrusions and Panels." The louver manufacturer shall supply an industry standard **20-year limited warranty against failure or excessive fading** of the Fluoropolymer Powder Coat finish. This limited warranty shall begin on the date of material shipment.



SECTION VIEW

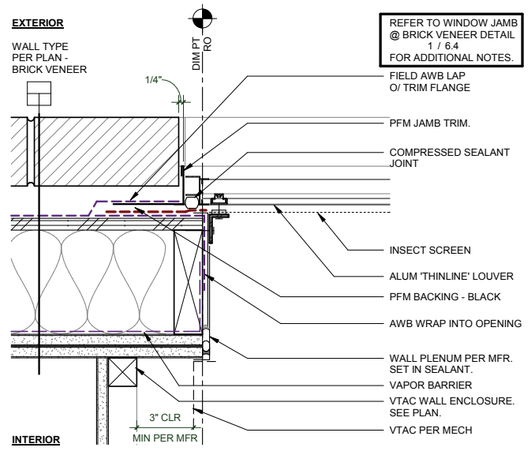


PLAN VIEW



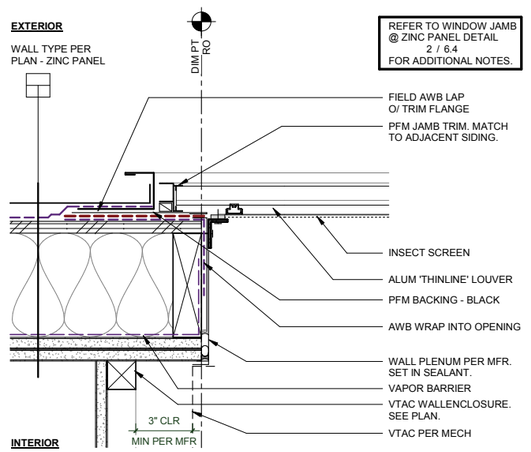
1 VTAC LOUVER @ JAMB & ZINC

SCALE: 3" = 1'-0"



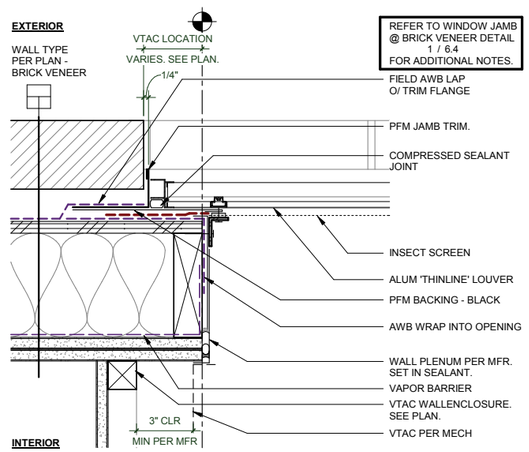
3 VTAC LOUVER @ JAMB & BRICK

SCALE: 3" = 1'-0"



2 970 LOUVER, JAMB, ZINC, THINLINE, OFFSET

SCALE: 3" = 1'-0"



4 VTAC LOUVER @ OFFSET JAMB & BRICK

SCALE: 3" = 1'-0"

Construction Specialties™

THINLINE LOUVER SYSTEM

1″ (25.4 mm) Model 0321 L Frame
1″ (25.4 mm) Model 0322 A Frame
1 3/8″ (34.9 mm) Model 1321 L Frame
1 3/8″ (34.9 mm) Model 1322 A Frame
2″ (50.8 mm) Model 2321 L Frame
2″ (50.8 mm) Model 2322 A Frame
1 3/8″ (34.9 mm) Model 1281 L Frame
1 3/8″ (34.9 mm) Model 1282 A Frame
2″ (50.8 mm) Model 2281 L Frame
2″ (50.8 mm) Model 2282 A Frame
2″ (50.8 mm) Model 2251 L Frame
2″ (50. 8mm) Model 2252 A Frame

SUGGESTED SPECIFICATIONS:

GENERAL: Furnish and install where indicated on the drawings C/S 1″, 1 3/8″, OR 2″ (25.4mm, 34.9mm OR 50.8mm) FIXED THINLINE A OR L FRAME LOUVER **MODEL_____** as manufactured by Construction Specialties, Inc. Cranford, New Jersey. Complete details shall be submitted to the architect for approval prior to fabrication. Supplier must be a member of AMCA or BSRIA

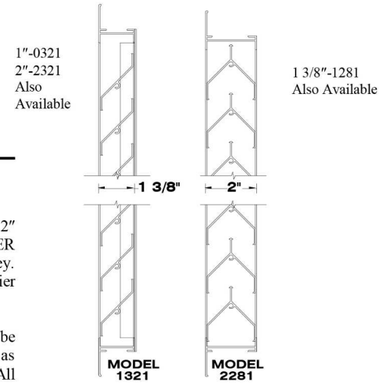
MATERIAL: Frames and blades shall be 6063-T6 aluminum alloy extrusions. All frames to be neatly mitered at corners and reinforced with corner brackets. Material thickness shall be as follows: Heads, sills, jambs and mullions: 0.064″ (1.63 mm) Fixed blades: 0.064″ (1.63 mm) All fasteners shall be aluminum or stainless steel. All louvers to be furnished with 18 x 14 aluminum mesh .123″ (.312 mm) diameter wire insect screens secured within rolled aluminum frames. Frames to have mitered corners and corner locks. Screens and screen frames to be standard mill finish.

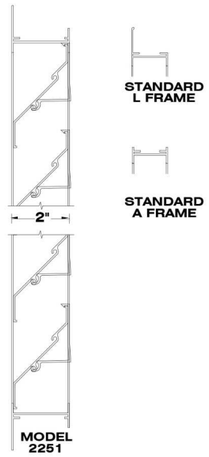
STRUCTURAL DESIGN: Structural supports shall be designed and furnished by the louver manufacturer to carry a wind load of not less than_____ psf (Pascals). Note: If this paragraph is omitted or if the design wind load is not specified, the louvers will be manufactured in self-supporting units up to a maximum of 5′ (1524 mm) wide by 8′ (2438 mm) high. Any additional structural supports required to adequately secure these units within the opening shall be the responsibility of others.)

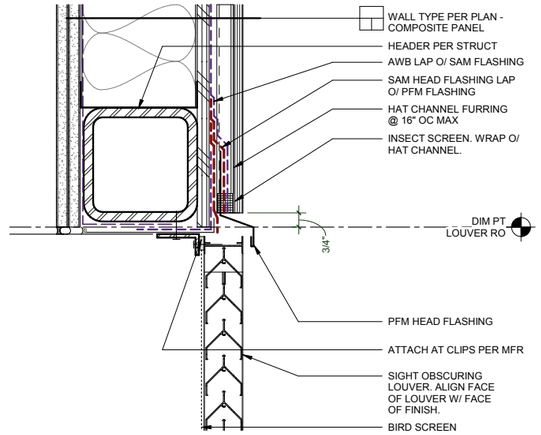
TEST DATA: The louver manufacturer shall submit test data on a 4′ x 4′ (1.22 m x 1.22 m) unit showing that the louver conforms to the following:

Free area	= _____ ft^2 (_____ m^2)	
Intake Pressure drop at 700 fpm (213m/min) free area velocity	= _____ in. (_____ mm) H2O	
Exhaust pressure drop at 1000 fpm (305 m/min) free area velocity	= _____ in. (_____ mm) H2O	

FINISH: All louvers shall be finished with C/S Powder Coat, a coating to be 1.5 to 3 mil. thick full strength **100% resin Fluoropolymer coating. Finish to allow zero VOCs** to be emitted into facility of application. Finish to adhere to a 4H Hardness rating. All finishing procedures shall be one continuous operation in the plant of the manufacturer. **The coating shall meet or exceed all requirements of AAMA specification 2605** "Voluntary Specification for High Performance Organic Coatings on Architectural extrusions and Panels." The louver manufacturer shall supply an industry standard **20-year limited warranty against failure or excessive fading** of the Fluoropolymer Powder Coat finish. This limited warranty shall begin on the date of material shipment.

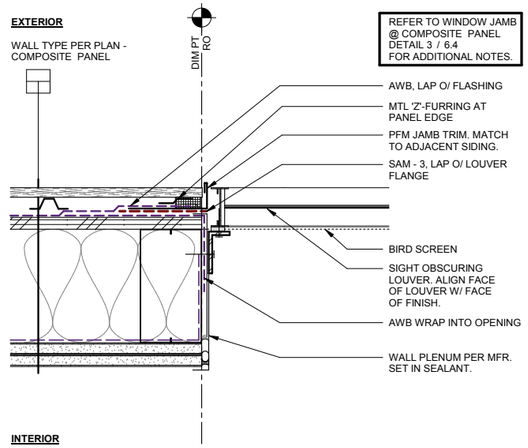






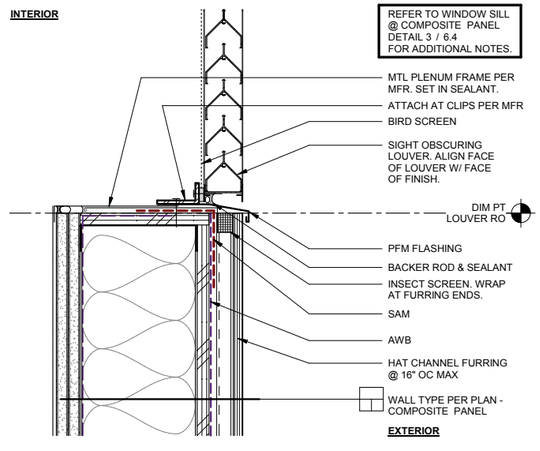
1 MECH LOUVER @ HEAD & COMPOSITE PANEL

SCALE: 3" = 1'-0"



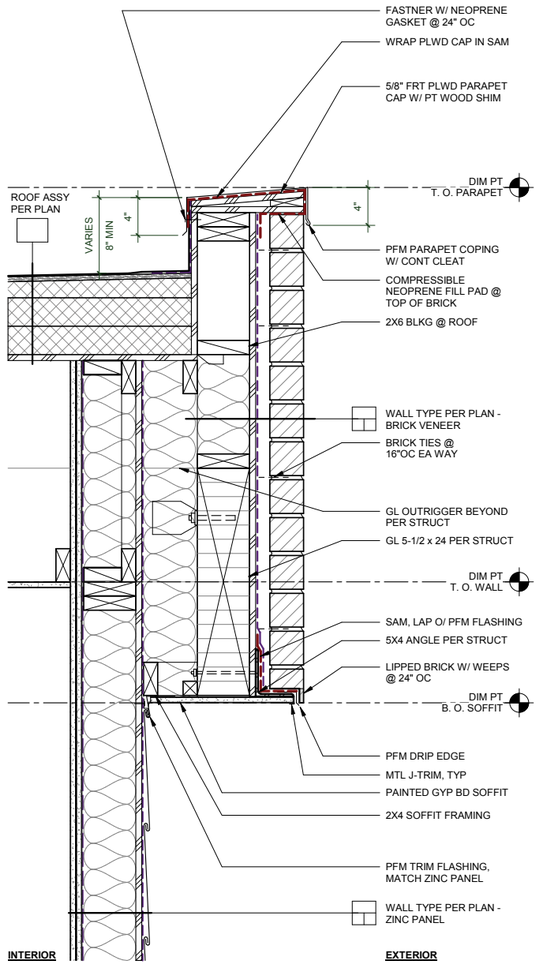
3 MECH LOUVER @ JAMB & COMPOSITE PANEL

SCALE: 3" = 1'-0"



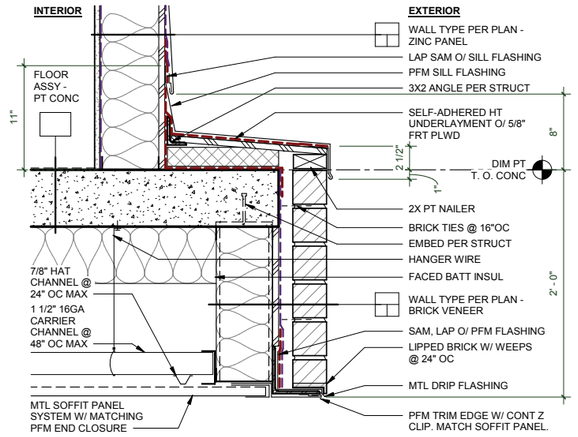
2 MECH LOUVER @ SILL & COMPOSITE PANEL

SCALE: 3" = 1'-0"



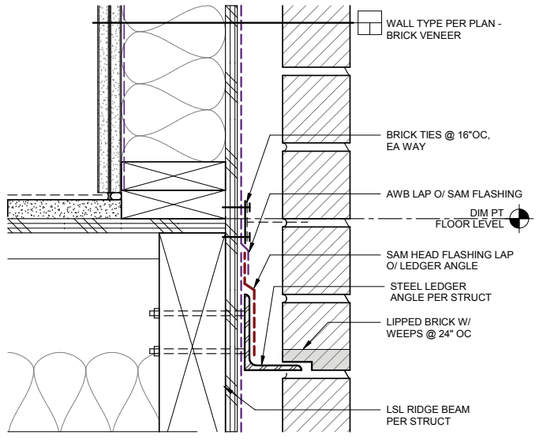
1 PARAPET @ BRICK W/ SOFFIT, TYP

SCALE: 1 1/2" = 1'-0"



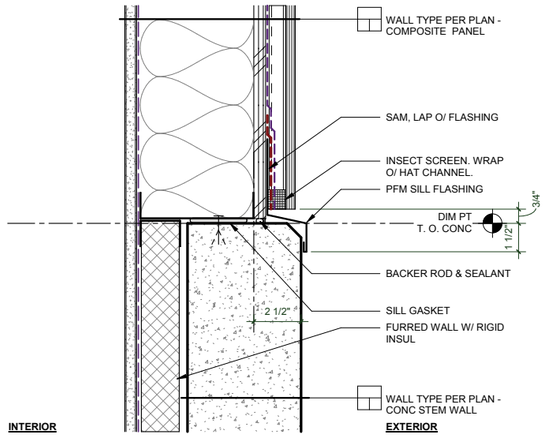
2 BRICK SILL @ ZINC

SCALE: 1 1/2" = 1'-0"



3 BRICK LEDGER, TYP

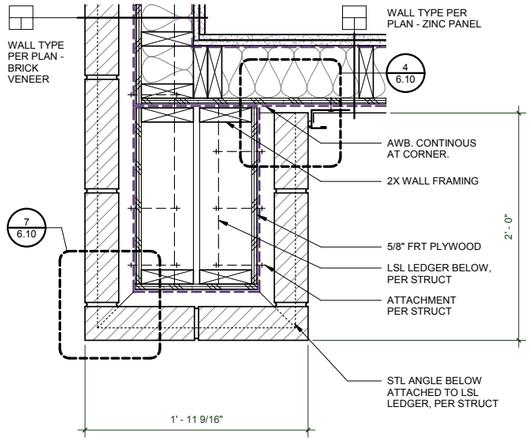
SCALE: 3" = 1'-0"



4 COMPOSITE PANEL WALL @ STEM WALL

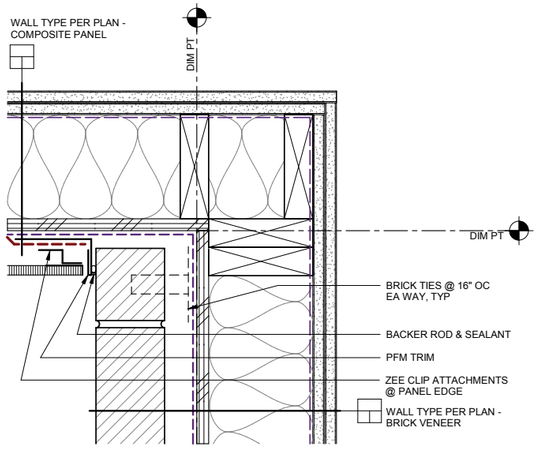
SCALE: 3" = 1'-0"

GUARDIAN REAL ESTATE SERVICES LLC



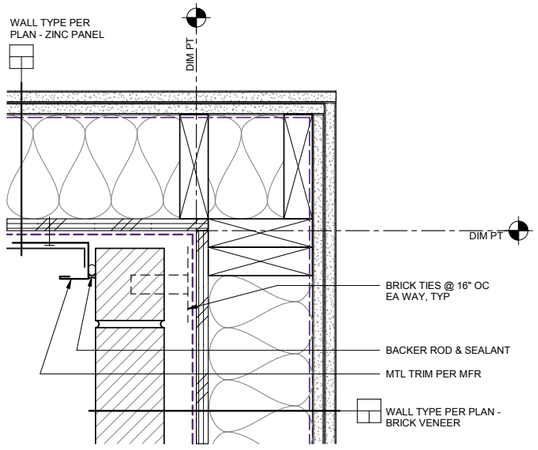
1 PLAN DETAIL @ BRICK FRAME

SCALE: 1 1/2" = 1'-0"



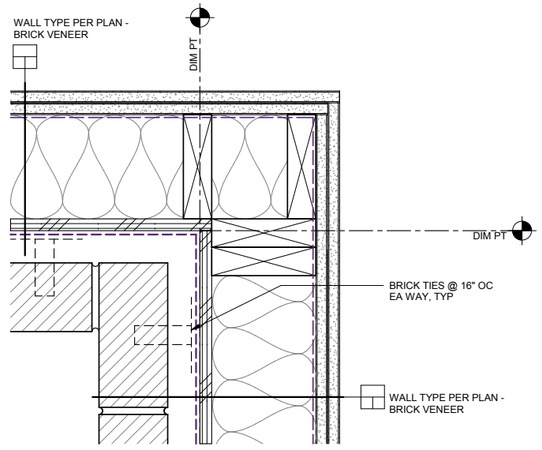
2 INSIDE CORNER, BRICK TO COMPOSITE PANEL

SCALE: 3" = 1'-0"



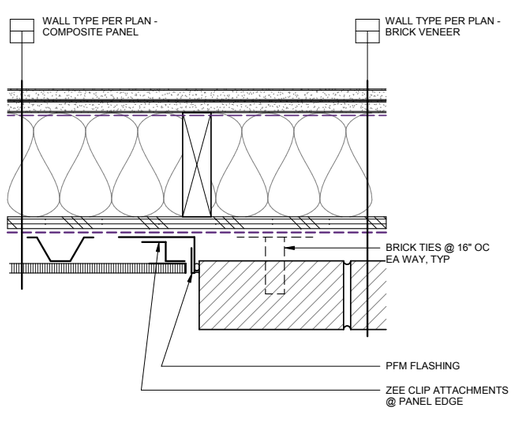
4 INSIDE CORNER, BRICK TO ZINC PANEL

SCALE: 3" = 1'-0"



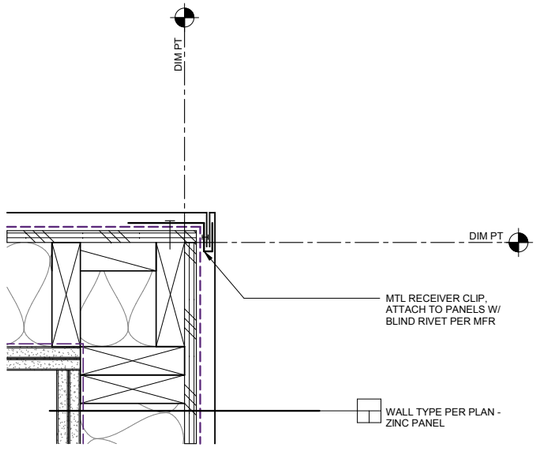
6 INSIDE CORNER, BRICK TO BRICK

SCALE: 3" = 1'-0"



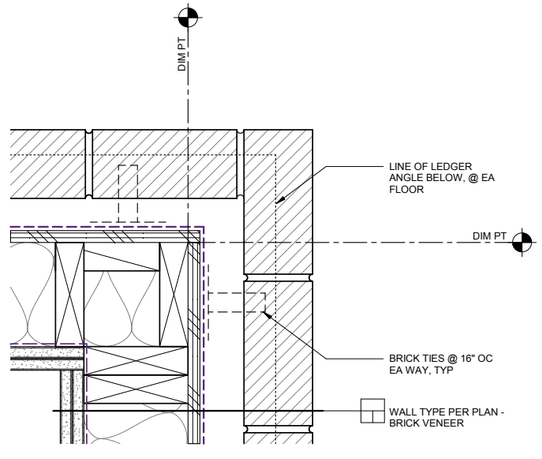
3 MATERIAL TRANSITION, BRICK TO COMPOSITE PANEL

SCALE: 3" = 1'-0"



5 OUTSIDE CORNER, ZINC PANEL TO ZINC PANEL

SCALE: 3" = 1'-0"



7 OUTSIDE CORNER, BRICK TO BRICK

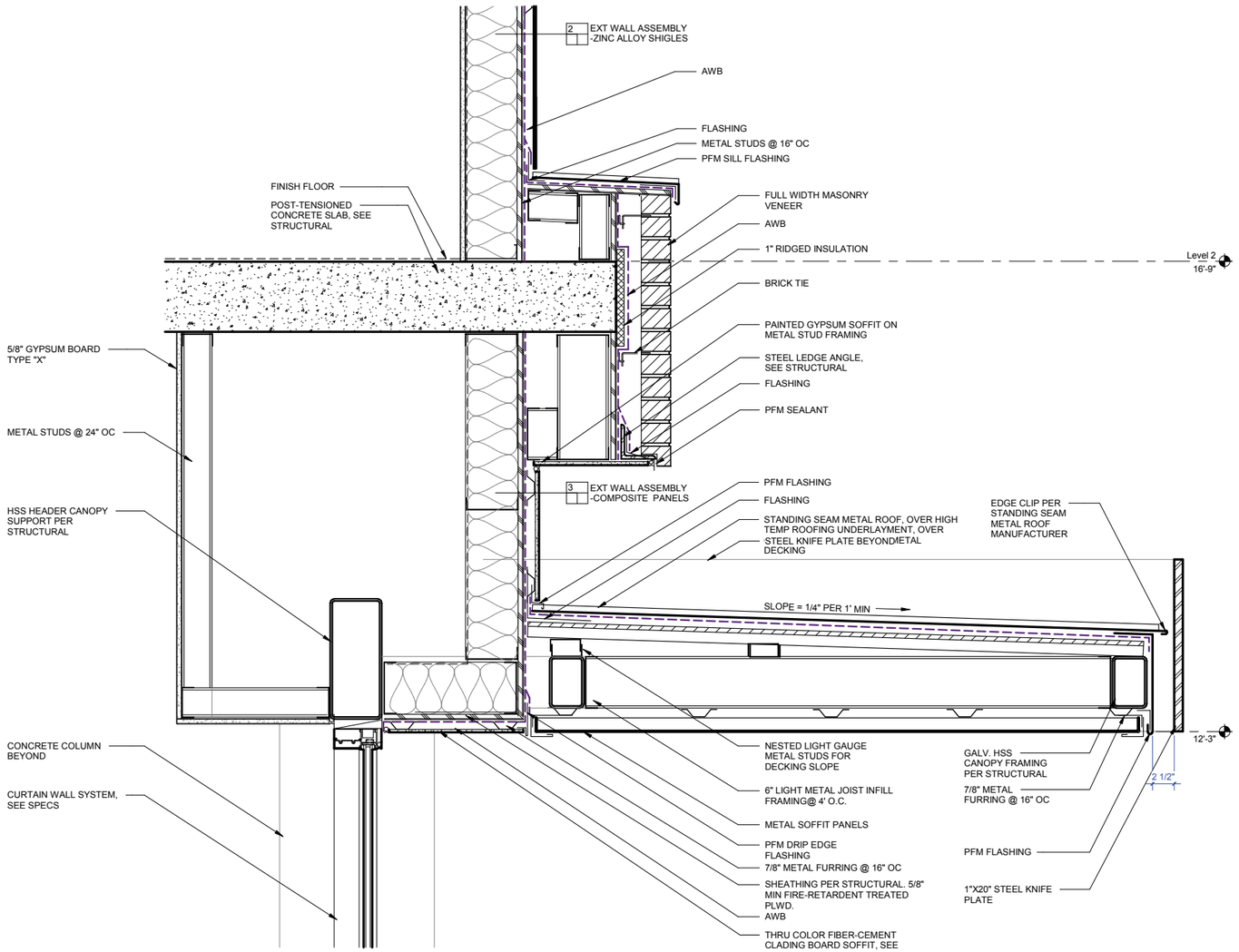
SCALE: 3" = 1'-0"

TYPICAL EXTERIOR FINISH DETAILS

6.10 LRS ARCHITECTS

JUNE 22, 2017

GUARDIAN REAL ESTATE SERVICES LLC



1 SECTION AT SE RETAIL CANOPY

SCALE: 1 1/2" = 1'-0"

TYPICAL CANOPY DETAIL

6.11 LRS ARCHITECTS

GUARDIAN REAL ESTATE SERVICES LLC

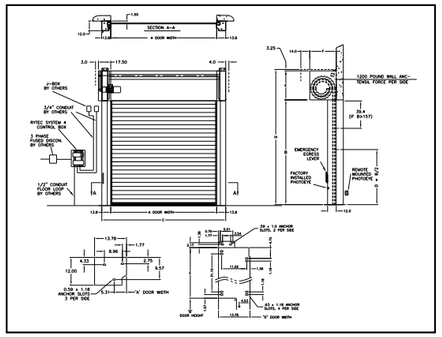
Model Name
- Rytec® Spiral® VT Door

Size and Dimensions
- Up to 26'2" W x 22'11" H
- Multiple door configurations based on door size.

Safety
- Thru-beam photo eyes
- Control-reliable electronic reversing edge

Available Options
- Standard slats
- Vision slats
- Hood and motor covers

Warranty
- Five-year limited warranty on mechanical components.
- Two-year limited warranty on electrical components.



Shown with full ventilated slat configuration

Architectural Styling
- Sleek, high-tech aluminum perforated slats enable airflow and partial visibility.
- Slats are available in anodized aluminum or optional custom paint colors.

Spiral Technology
- Unique spiral design results in no metal to metal contact, resulting in less wear and tear.
- Whisper quiet and low maintenance operation.
- Utilizes a compact AC drive motor with variable speeds to allow for soft acceleration and deceleration.

Compact AC Drive Motor

System 4 shown with optional rotary disconnect

Electrical Controls
- System 4™ controller housed in a NEMA 4X rated enclosure with factory set parameters.
- Intelligent processor monitors and controls power consumption.
- Advanced self-diagnostics for troubleshooting.
- Continuous monitoring logs all door activity and cycles.

Ventilated Panel Design
- Integrated ventilated slats with solid slats to regulate air pressure and light infiltration.
- Rubber weatherseal between slats is replaceable for easy maintenance.
- Patented hinge design allows for removal and replacement of single slat without disassembling the door panel.

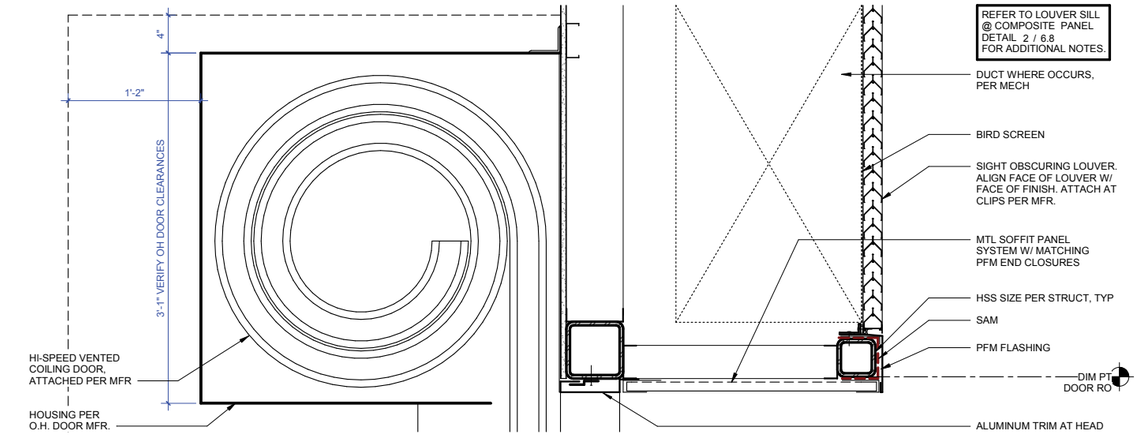
Ventilated slats engineered for maximum air flow

Counterbalance System
- Up to six extension springs in each side column, depending on the size of the door.
- The springs assist the motor in opening, reducing motor wear and increasing the longevity of mechanical components.
- Mechanical egress lever on the side column allows the door to be opened in the event of a power failure.

Travel Speed
- Opens at up to 100 inches per second.

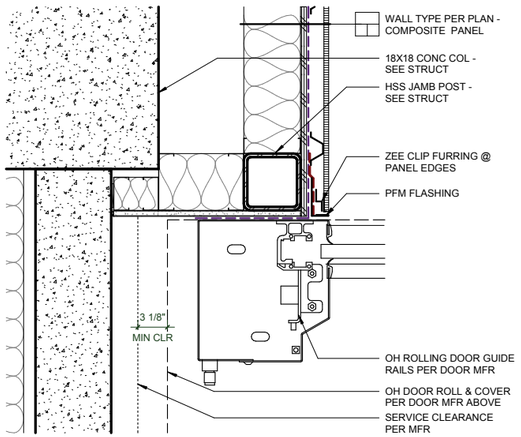
RYTEC HIGH PERFORMANCE DOORS

888-GO-RYTEC **RytecDoors.com**
Tel 262-677-9046 Fax 262-677-2058
One Cedar Parkway Jackson,WI 53037-0403



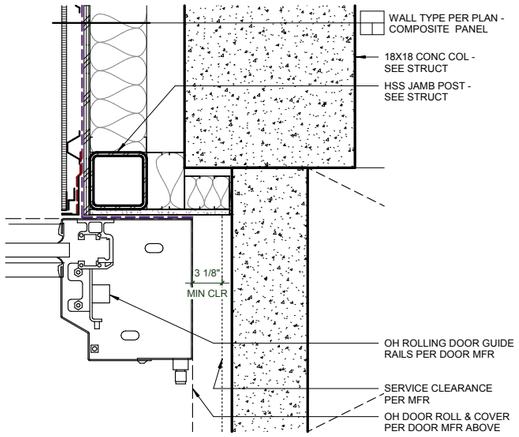
1 COILING OH DOOR @ HEAD, TYP

SCALE: 1 1/2" = 1'-0"



2 COILING OH DOOR @ JAMB, MOTOR SIDE

SCALE: 1 1/2" = 1'-0"



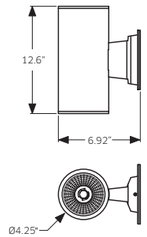
3 COILING OH DOOR @ JAMB, TYP

SCALE: 1 1/2" = 1'-0"

dals

1014-2LEDRA1

Cylindre DEL bidirectionnel 4" LED up & down cylinder



FINISH

BK SG BR

PARTICULARITÉS / FEATURES

Le cylindre est fabriqué avec une extrusion d'aluminium. / The cylindrical housing is fabricated of extruded aluminum.
Les modules DEL sont installés sur des dissipateurs de chaleur en aluminium pour maximiser leur refroidissement. / The LED modules are mounted on aluminum heat sinks to maximize heat dissipation.
Les réflecteurs en aluminium brillant offrent des faisceaux lumineux de 40°. / Bright aluminum reflectors provide 40° beam spreads.
Le luminaire est scellé par des lentilles de verre trempé. / The luminaire is sealed with clear tempered glass lenses.
Tous les composants sont revêtus d'une peinture en poudre cuite au four qui leur donne un fini durable. / All components are coated with baked powder coat paint, giving them a highly durable finish.

SPÉCIFICATIONS / SPECIFICATIONS

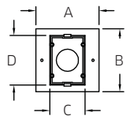
- Module / Module: 2LEDRA1
- Lumen / Lumen: 2 x 900lm
- Température de couleur / Color temperature: 4000°K
- CRI / LED CRI: 80+
- Puissance / Wattage: 2 x 10W
- Courant / Current: 700mA
- Tension d'entrée / Input voltage: 120V, 277V
- Tension / Voltage: 28V
- Transformateur intégré / Built-in driver
- Angle du faisceau / Beam angle: 40°
- Durée de vie DEL / LED life: 50 000 heures

INFORMATION TECHNIQUE / TECHNICAL INFO.

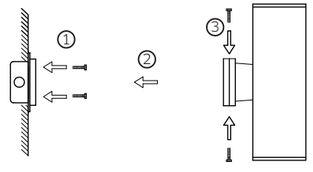
- Dimensions / Dimensions: Ø4,25", 12,6"x 6,92"
- Isolation / Insulation: CLASS I
- Classement / Rating: IP65

CERTIFICATION / CERTIFICATION

- Approval : ETL #3123001
- 5 years warranty



A: 5" / 127mm
B: 5" / 127mm
C: 2,8" / 71mm
D: 3,94" / 100mm



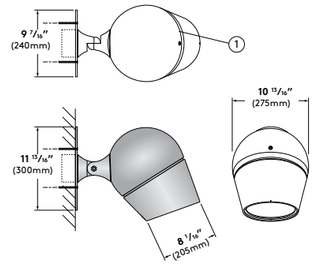
dals

DALS LIGHTING INC.
30 Rolland Briere, suite 104, Blainville QC J7C 5R8
TEL: 450-430-1818 FAX: 450-430-1850
www.dalslighting.com

Olivio Grande LED

selux

OLGL-U



Specifications

1. Luminaire Housing - Two piece high pressure die cast housing, made of low copper aluminum alloy. Single recessed captive screw allows easy access to light engine & gear tray components.

2. Gasketing - (not shown) UV and ozone-resistant silicone gasket between fixture housing and lens base provide IP67 level ingress protection. IP rated micro-membrane ensures pressure compensation.

3. Lens - (not shown) Tempered clear glass lens.

4. LED Light Engine - (not shown) made from high flux COB and vacuum metalized aluminum reflectors. Selux is using brand name LED manufacturers. Available in 3000K and 4000K, CRI minimum 80. Reflectors made from high purity aluminum to ensure high efficiencies throughout lifetime. Complete light engine can be removed easily for future upgrade. LED light engine provides a reported lumen maintenance of 84.3% at 60,000 hours. L70 calculated greater than 60,000 hours.

6. LED Driver - (not shown) Selux uses brand name high efficiency LED drivers. LEDs are driven by RoHS compliant high-efficiency driver. Excellent for cold temperature starting and instant on. Min. operating temperature -40°C/ -40°F.

7. Surge Protector - (not shown) Designed to protect luminaire from electrical surge up to 10kA. Surge protection up to 20kA optional.

8. Power Cord - (not shown) Pre-installed at factory and fed hidden through the luminaire hinge and hinge arm. Power cords are specified to fit the length of the pole specified with the luminaire.

Exterior Luminaire Finish -
Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide. Hot Dip Galvanized finish (GV) on all steel parts also available.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the OLIVIO LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED Light engine when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

Listings and Ratings: Luminaire and LED tested to IP67 and IESNA LM-79-08 standards. LED tested to LM-80 standards. Luminaire and LED tested at 25°C ambient temperature.

OLIVIO LED suitable for ambient temperatures of 40°C (104°F). Minimum operating temperature of luminaire at -40°C (-40°F).

NRTL Listed for wet location (i.e. UL, CSA)

Visit selux.us for our LED End of Life recycling policy.

Lumen Output for OLGL (58 watts)

Olivio Grande LED	S09	F40	F80	ASM
3000K CRI>80	4380 lm CBCP 66199cd	4430 lm CBCP 7600cd	4229 lm CBCP 2976cd	3489 lm CBCP 2852cd
4000K CRI>80	4506 lm CBCP 68103cd	4827 lm CBCP 7558cd	4350 lm CBCP 3058cd	3634 lm CBCP 2970cd

Lumen Output for OLGL (28 watts)

Olivio Grande LED	S09	F40	F80	ASM
3000K CRI>80	2190 lm CBCP 33099.5cd	2215 lm CBCP 3800cd	2114.5 lm CBCP 1488cd	1744.5 lm CBCP 1426cd
4000K CRI>80	2253 lm CBCP 34051.5cd	2413.5 lm CBCP 3779cd	2174 lm CBCP 1531cd	1817 lm CBCP 1485cd

M125 LED Interior Exterior Usage — Recessed Linear LED

selux

Project: _____

Type: _____ **Qty:** _____

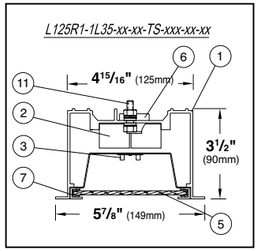
Series	Light Engine	CCT	Shielding	Mounting	Nominal Length	Finish
_____ –	_____ –	_____ –	_____ –	_____ –	_____ –	_____

Voltage _____ – Options _____

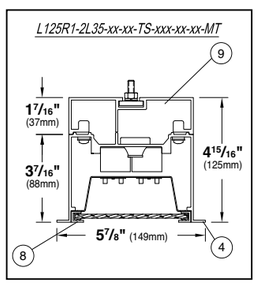
Series	Light Engine	CCT	Shielding	Mounting	Nominal Length	Finish	Voltage	Options
L125R1 Recessed Flanged **L125R2** Recessed Flanged / Flush Endcaps **L125** For Concrete Pour Only	**1L35** Single Linear LED **2L35** Double Linear LED	**27** 2700K **30** 3000K **35** 3500K **40** 4000K	**LI** Clear Glass with LED Optimized Inlay **MI** Clear Glass w/ Microprismatic Inlay **PC**[1] Prismatic Lens **SD**[1] Satine Lens	**SH** Suspension Bracket **TS** 1" Studs (Factory installed) **RC** Rotating Crossbar **PM** Perimeter Mount **MTB**[4] Metal Box Concrete Pour	**003** 3 foot **004** 4 foot **RUN** Nominal Length* * For actual lengths see p.6. For other lengths, configurations indicate nominal length rounded to the next highest foot. Factory will supply layout drawings. Individual fixtures cannot be field joined.	**WH** White **BK** Black **SV** Silver **SP** Specify Premium Color	**120** **277**	**MT**[3] Media Trunking **DM** Dimming (0-10V) Linear **DML** Dimming (0-10V) Logarithmic **DMD** Digital Addressable (DALI) Dimming **DME** Lutron 4-wire Dimming **DM3** Lutron 3-Wire Dimming **FS** Single Fusing **NC**[3] Nipple Connector (for RUN) **TR** Tamper Resistant Door Screws **TM** Separate Switching (consult factory) **EC** Emergency Wiring (consult factory)

[1] IK10 rated. [2] SH and TS mountings only. [3] Not required when MT is used. [4] For M125 concrete pour only.

L125R1-1L35-xx-xx-TS-xxx-xx-xx

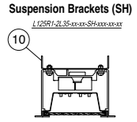


L125R1-2L35-xx-xx-TS-xxx-xx-xx-MT



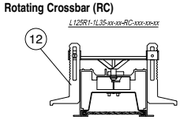
Suspension Brackets (SH)

L125R1-2L35-xx-xx-SH-xxx-xx-xx



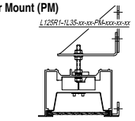
Rotating Crossbar (RC)

L125R1-1L35-xx-xx-RC-xxx-xx-xx



Perimeter Mount (PM)

L125R1-1L35-xx-xx-PM-xxx-xx-xx



(Scale = 1 : 8)

1. Housing - Continuous, 6063-T6 extruded aluminum profile up to 4 feet long. Die cast aluminum end caps. Housing end caps made from low copper, marine grade aluminum alloy. Two water-tight nipple connectors join fixtures in run configurations. See p. 8 for details.

2. Driver - Electronic Class 2 driver, universal for 120V/277V. Standard driver, high efficiency, PFC>0.95, soft start. Lutron A -Series (DM3/DME), 0-10V Linear (DM) and 0-10V Logarithmic (DML) or DALI (DMD) dimming may be specified as well.

3. LED Light Engine - High efficency LED light engine equipped with brand name LED's available in Single (1L35) or Double (2L35) LED array in 2700K, 3000K, 3500K, or 4000K. CCT tolerance within a 3-step MacAdam ellipse.

4. Flange - 9/16" (14mm) wide flange runs full lengths of both sides and is part of the main extruded body. Specify continuous flange (L125R1U) or flush end (L125R2U).

5. Shielding - Choice of tempered clear glass with LED optimized inlay, or microprismatic inlays; 4mm satine or clear polycarbonate prismatic lenses available (IK10 with polycarbonate or satine lenses only).

6. Grommet - Rubber Grommet in 13/16" feed hole provided for feed wire.

7. One piece Silicone Gasketing - Fixture lens and end plates are fully gasketed (IP65 rated) for weather proofing, dust, and insect control.

8. Fixture Door - Secure, completely sealed at all points of entry from water, insects and dust. Two captive stainless steel screws allow access to LED Light Engine. Door remains captive when servicing with corrosion protected steel safety cable on both ends.

9. Media Trunk - Provides raceway for additional cables, etc. in continuous run or pattern applications.

10. Suspension Brackets - Bolted onto fixture or media trunk. (Support wires or rod supplied and installed by others).

11. Ø1/4" Threaded Rod - 1/4"-20 stud only. Couplers & Rod by others.

12. Rotating Crossbar - For inaccessible ceilings, adjustable for ceiling thicknesses from **1/4"** to **2"**. Supplied, (2) per fixture.

13. Nipple Connector - (not shown) 3/8" IP nipple connector for water tight connection between luminaires in a run. Two connectors required per connection. Not required when MT is used.

Interior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated, and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard interior colors are White (WH), Black (BK), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser of the M125 LED luminaire. This limited warranty covers the fixture, LED driver and LED light engine when installed and operated according to Selux instructions. Fixture suitable for ambient temperature, see page 10. For details and exclusions, see "Selux Terms and Condition of Sale."

Listings and Ratings: Luminaire tested to IESNA LM-79-08 and LED tested to LM-80 test standards at 25° C ambient temperature.

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TEL (845) 834-1400
FAX (845) 834-1401
www.selux.us
L125Rx-0716-01 (ss-v1.44)

Union Made Affiliated with **IBEW** *Local 363*

IP65 **IK10**

In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

Ego 150 square 38° Ceiling Recessed

SPECIFICATIONS

Design By
Ernesto Gismondi

Collection
Outdoor

Colors & Finishes
- Stainless Steel
- White

Materials
- Body in aluminum
- Frame in stainless steel
- Black silkscreened tempered glass
- Swing arms to fasten to ceiling in steel

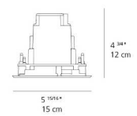
Specifications

Lumen output	284lm
Light output ratio	37.87lm/W
Power consumption	8W
Led type	7W ARRAY
CCT (Correlated Color Temperature)	4000K
CRI (Color Rendering Index)	>80
Life expectancy	50000Hrs
Control type	On/Off
Input Voltage	120V
Driver	Artemide Group IT10 - Italy-1xDC-12W-350MA-BMU
BUG Rating	B1-U0-G0

*Integrated light source

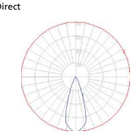
Features & Accessories
- Fastened to ceiling by swing arms
- Adjustable range: tilt +/-15°
- Integrated electronic driver
- Circuit operation assured in case of damage to one or several LEDs
- Standard non dimmable
- For dimming options, please consult with your Artemide Sales Representative

Dimensions



Packaging
1 Box
1 x 11-11/16" x 9-15/16" x 8-3/4" / 3.97 lbs - 29.5 cm x 25 cm x 22 cm / 1.8 kg

Light distribution
Direct



Red = Max Cd. Through Vertical plane
Blue = Max Cd. Through Horizontal plane

Luminaire weight
2.98 lbs / 1.35 kg

Warranty

last updated: 2017-04-19

We reserve the right to change specifications of our products.
For the latest product information please visit www.artemide.net

Artemide