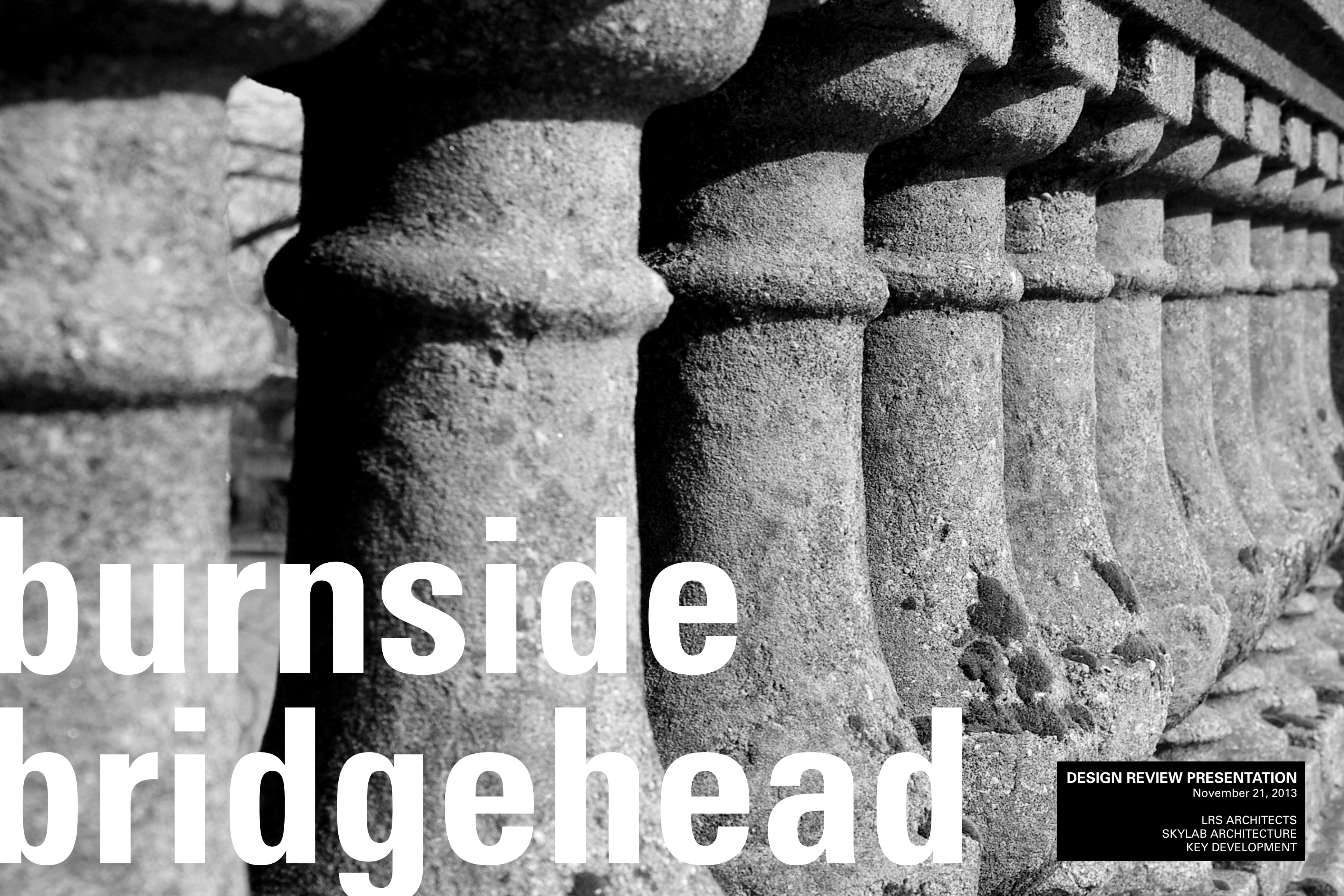




burnside bridgehead

DESIGN REVIEW PRESENTATION

November 21, 2013

LRS ARCHITECTS
SKYLAB ARCHITECTURE
KEY DEVELOPMENT

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Enlarged Elevations

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Podium Level

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Loading Standards

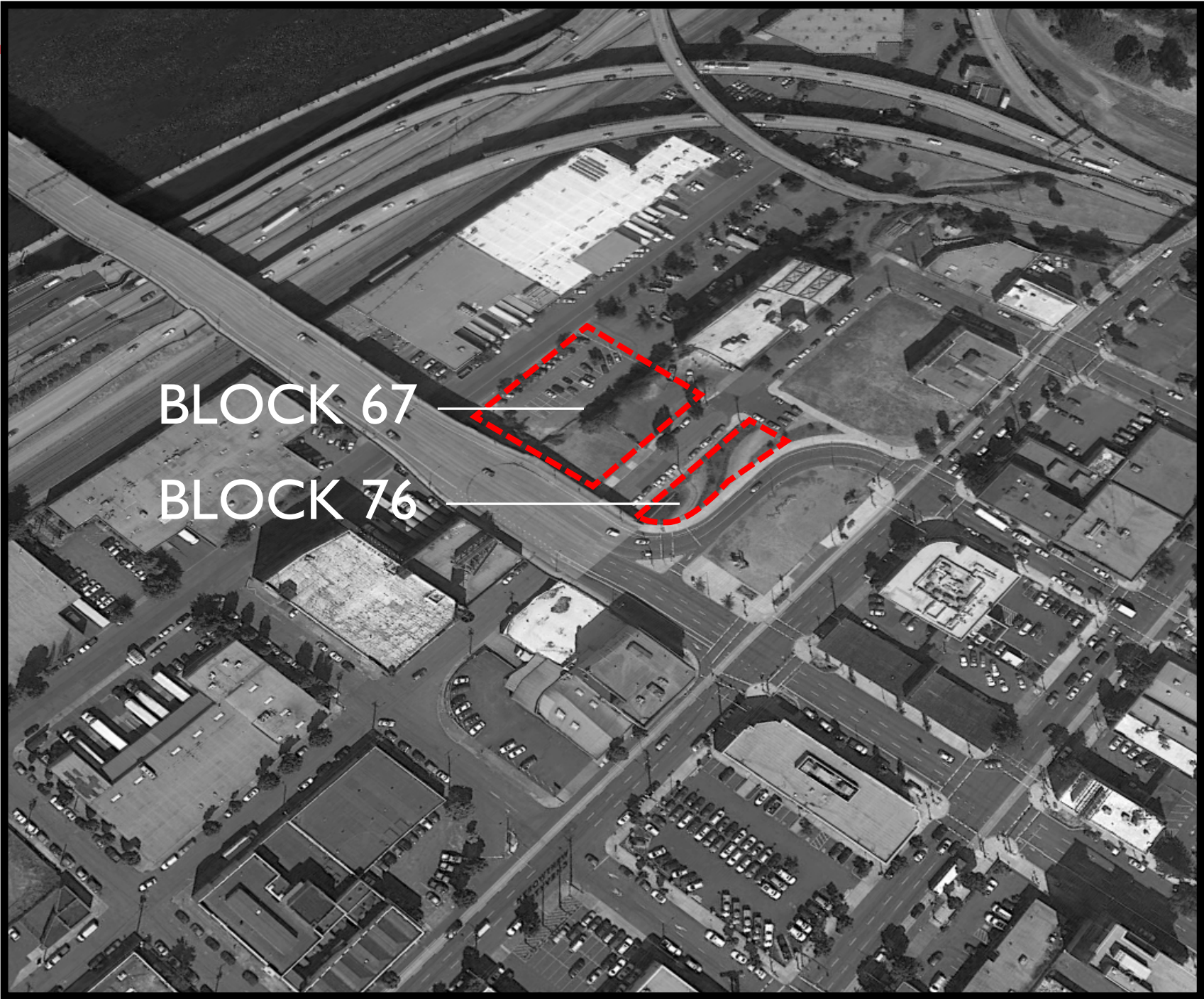
Height

Ground floor windows

Short term bike parking

Presentation Appendix

SITE | EXISTING CONDITIONS



SITE ANALYSIS | EXISTING CONDITIONS



SITE ANALYSIS | EXISTING CONDITIONS



SITE ANALYSIS | EXISTING CONDITIONS



SITE ANALYSIS | EXISTING CONDITIONS



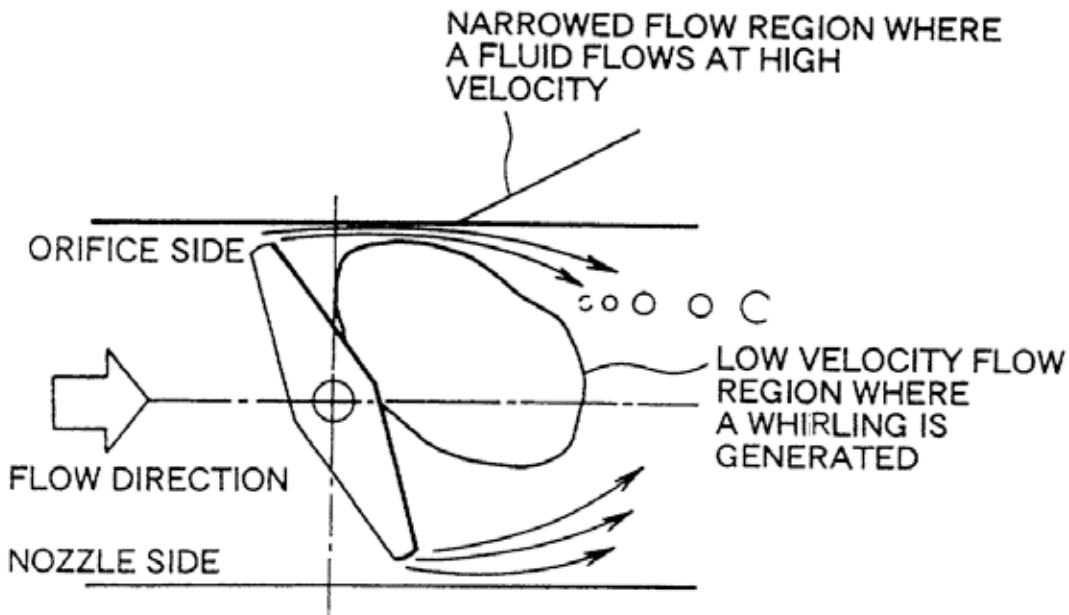
PROJECT CONCEPT DIAGRAMS

PROJECT CONCEPT DIAGRAMS | BRIDGEHEAD AS GATEWAY

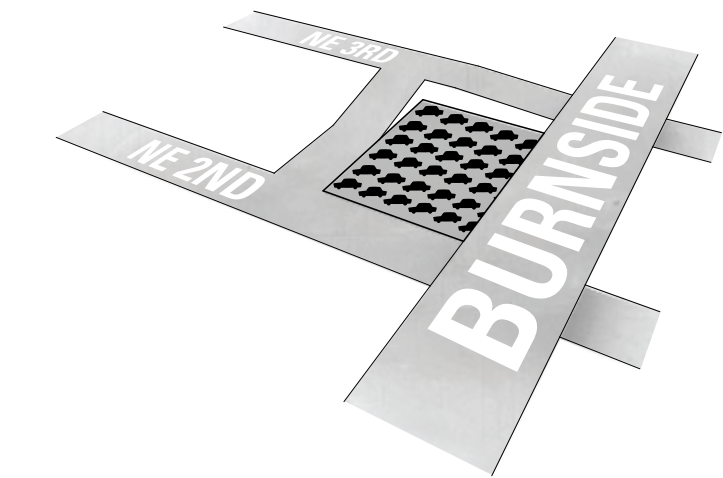


FIG. 1

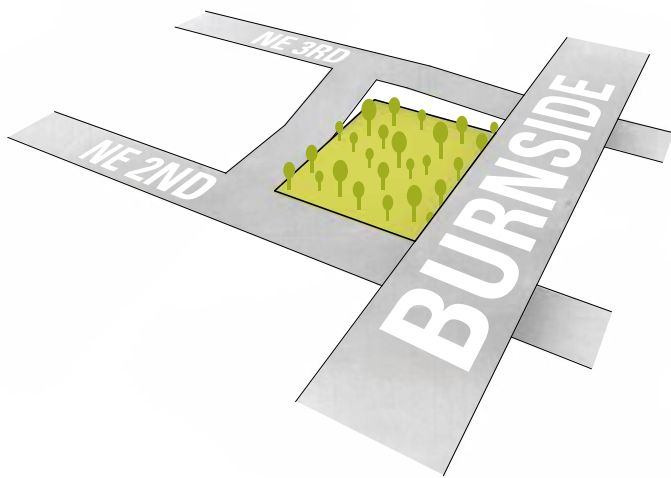
PRIOR ART



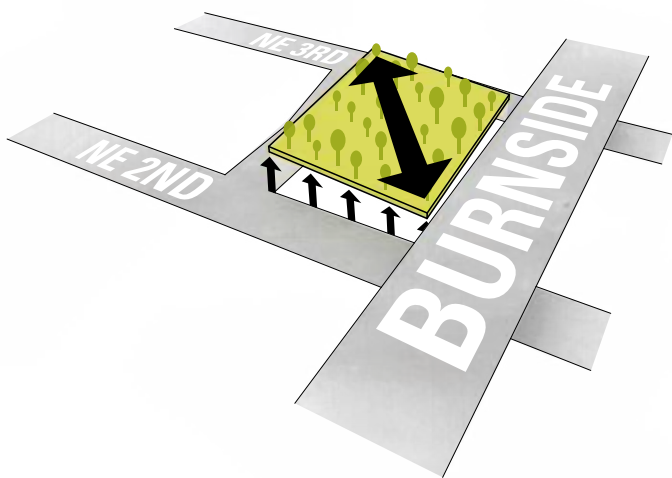
PROJECT CONCEPT DIAGRAM | FORM GENERATION



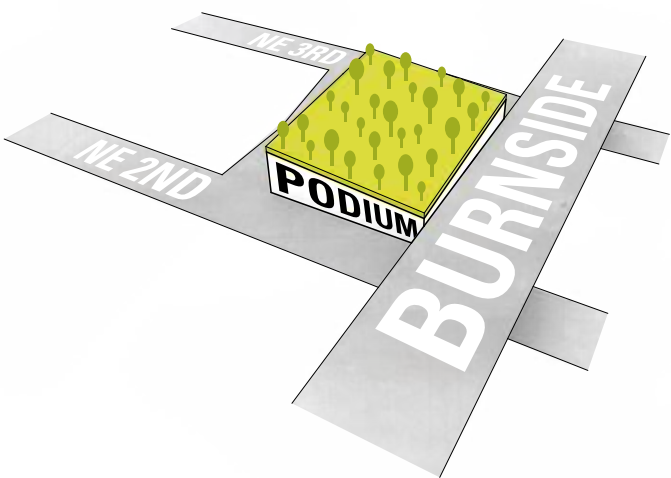
SITE IN EXISTING STATE



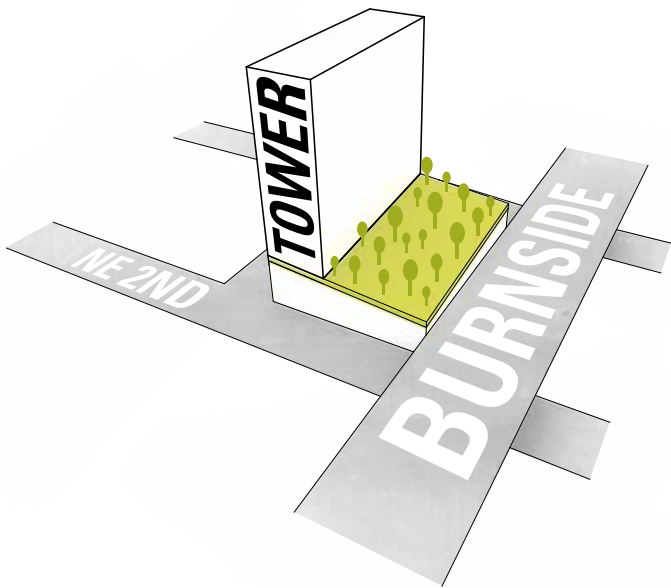
RECLAIM SITE TO NATURAL STATE



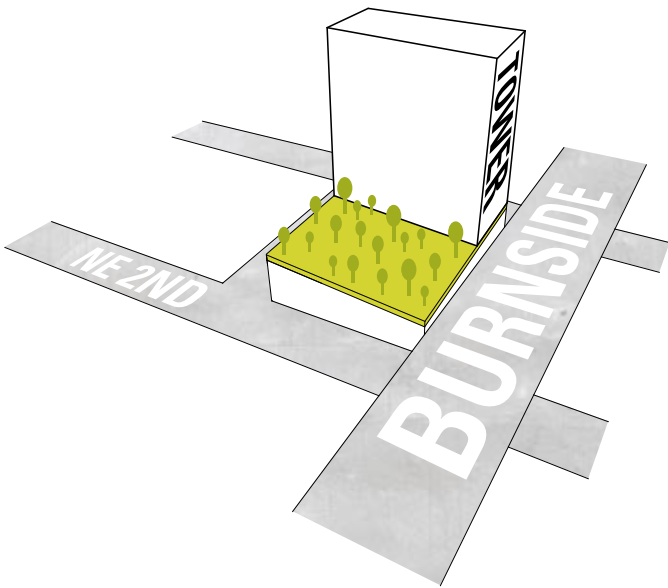
LIFT + TILT LANDSCAPE TO DRAIN WATER AND CONNECT TO CITY VIEW



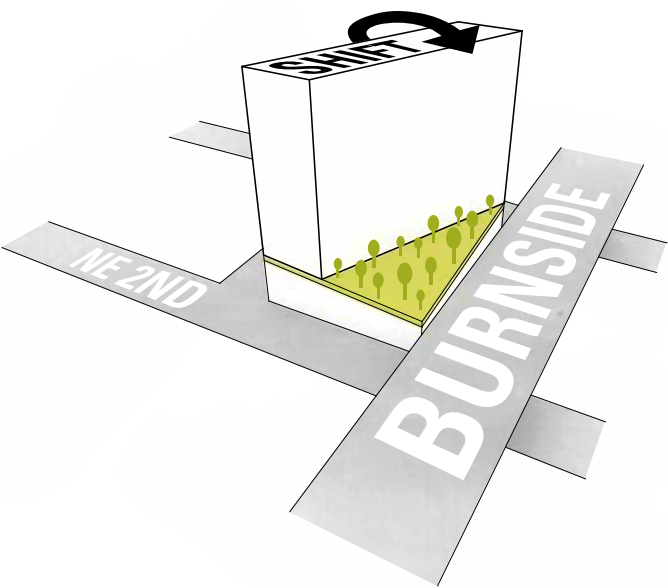
CARVE OUT BELOW LANDSCAPE WITH PODIUM PROGRAM



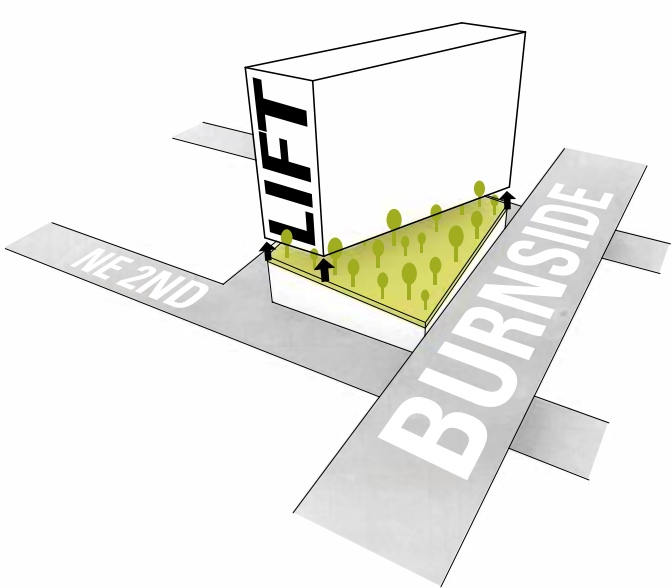
ADD TYPICAL RESIDENTIAL TOWER



ADD TYPICAL RESIDENTIAL TOWER



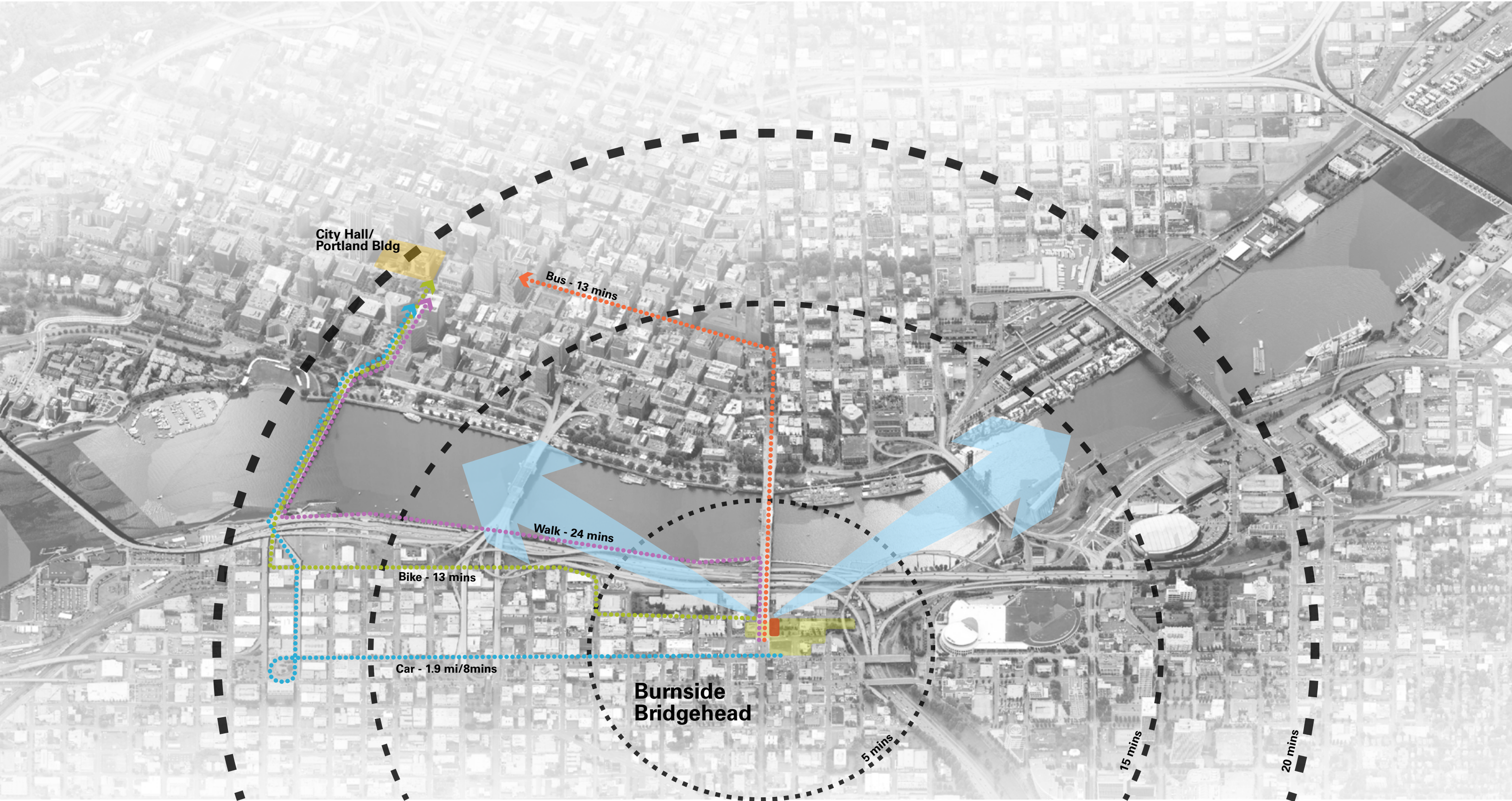
SHIFT TOWER TO RESPOND TO DAYLIGHT AND VIEWS



LIFT TOWER TO RETAIN LANDSCAPE CONNECTION ACROSS SITE

SITE ANALYSIS DIAGRAMS

SITE ANALYSIS | PROXIMITY DIAGRAM



SITE ANALYSIS | CIRCULATION



SITE ANALYSIS | CIRCULATION



18 STORIES

GROSS AREA 297,131 gsf

21 STORIES FAR 9.15:1

TOWER:

14,047 gsf / flr
11,926 unit gross area / flr

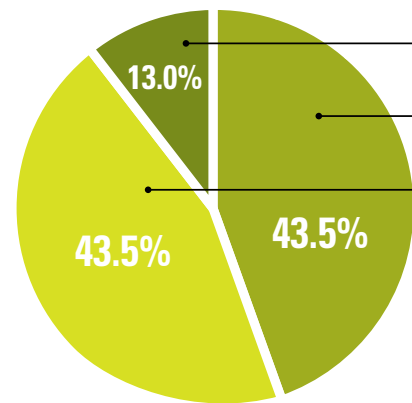


DOWNTOWN
VIEWS = 111 UNITS



MT HOOD
VIEWS = 111 UNITS

UNIT BREAKDOWN:



28 2 BEDROOMS
97 1 BEDROOMS
97 STUDIOS
222 UNITS
(18 PER FLOOR)

PARKING STALLS:

200

COMMERCIAL:

19,785 gsf
(+8,336 gsf @ couplet)

21 STORIES

GROSS AREA 339,272 gsf

21 STORIES FAR 10.44:1

TOWER:

14,047 gsf / flr
11,926 unit gross area / flr

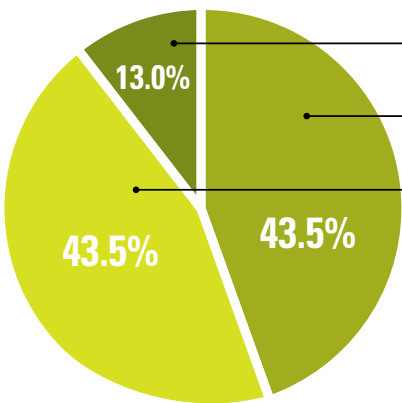


DOWNTOWN
VIEWS = 138 UNITS



MT HOOD
VIEWS = 138 UNITS

UNIT BREAKDOWN:



36 2 BEDROOMS
120 1 BEDROOMS
120 STUDIOS
276 UNITS
(18 PER FLOOR)

PARKING STALLS:

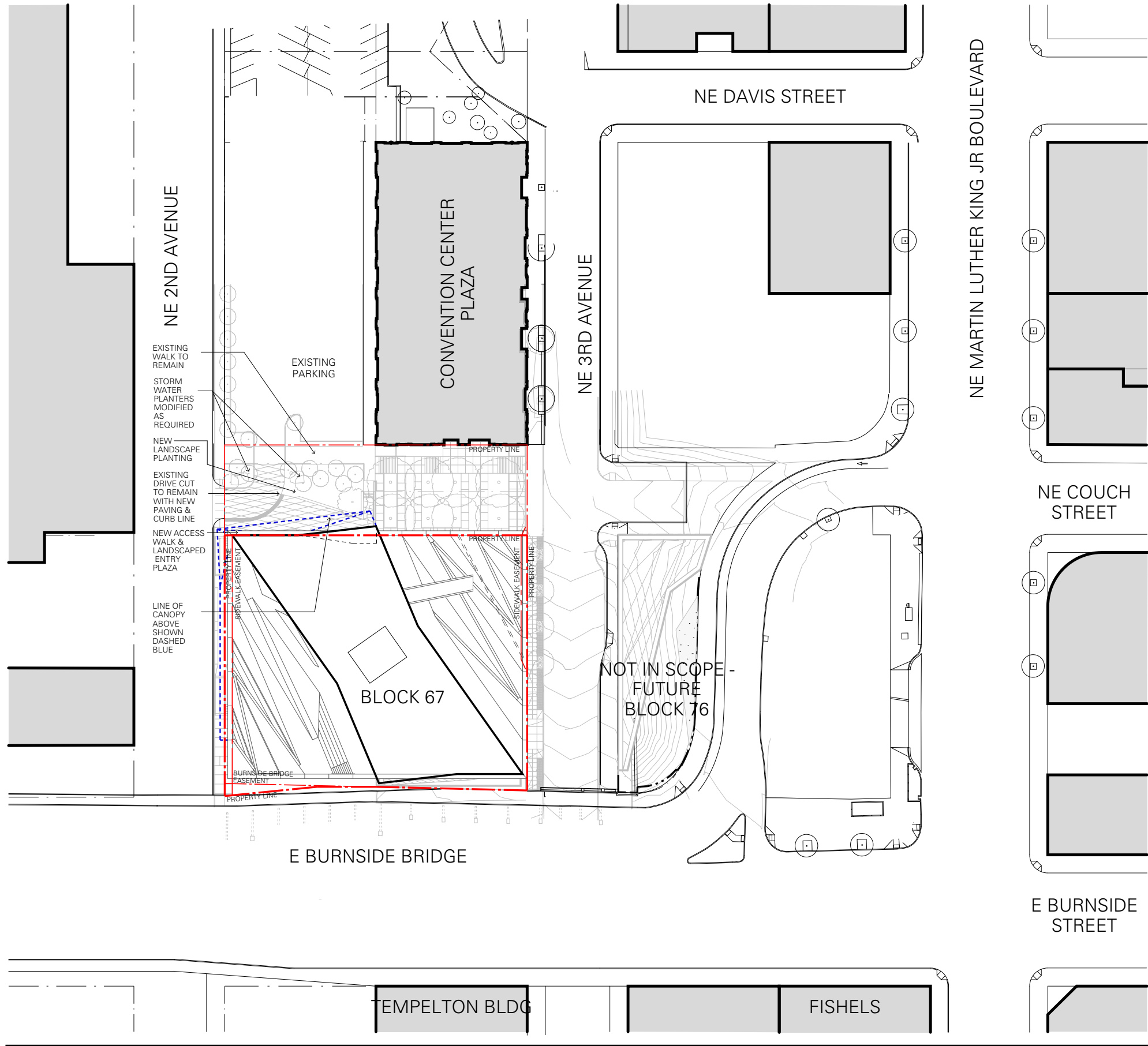
200

COMMERCIAL:

19,785 gsf
(+8,336 gsf @ couplet)

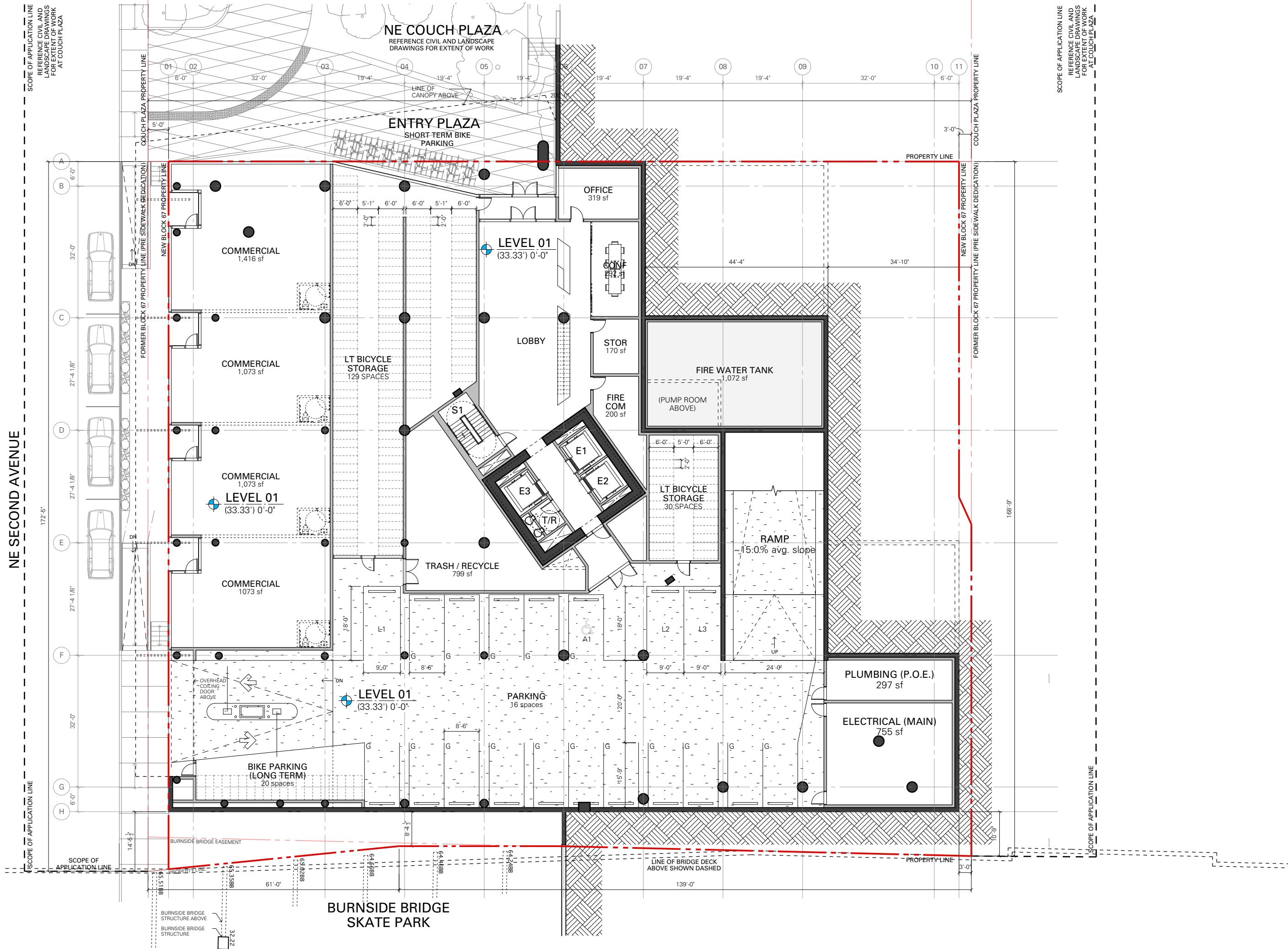
PLANS

SITE PLAN



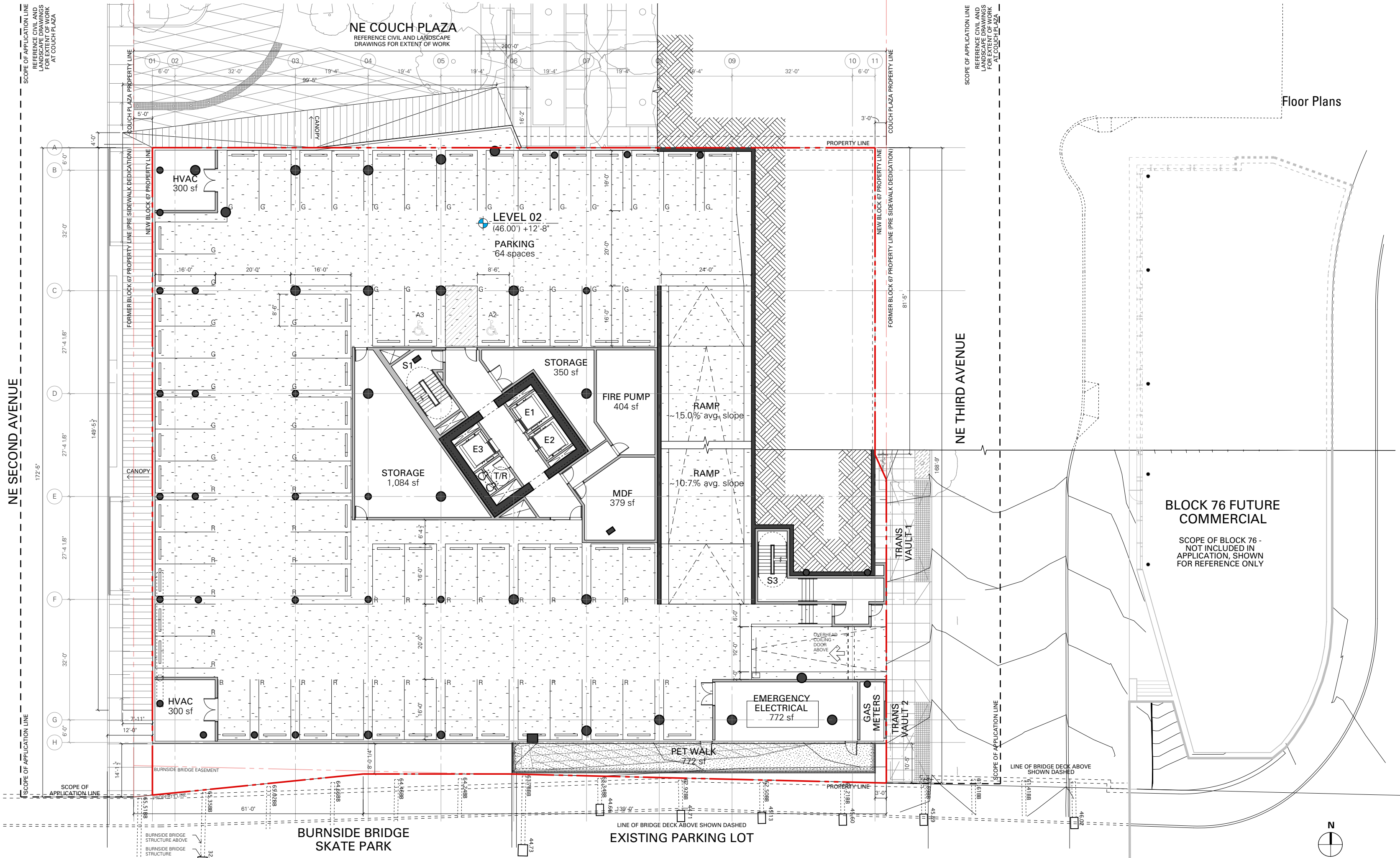
SITE PLAN: DR PHASE 1

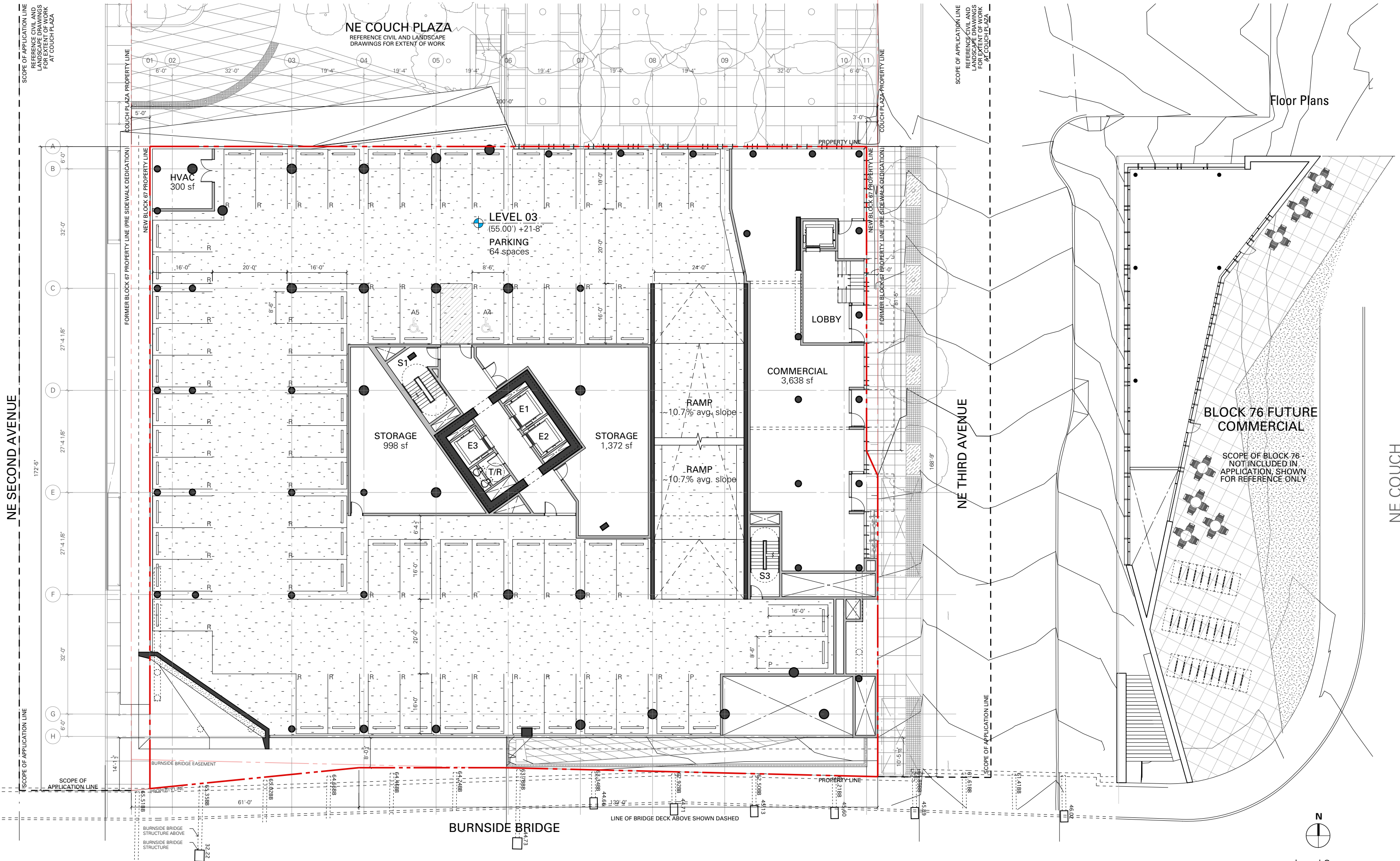
Floor Plans

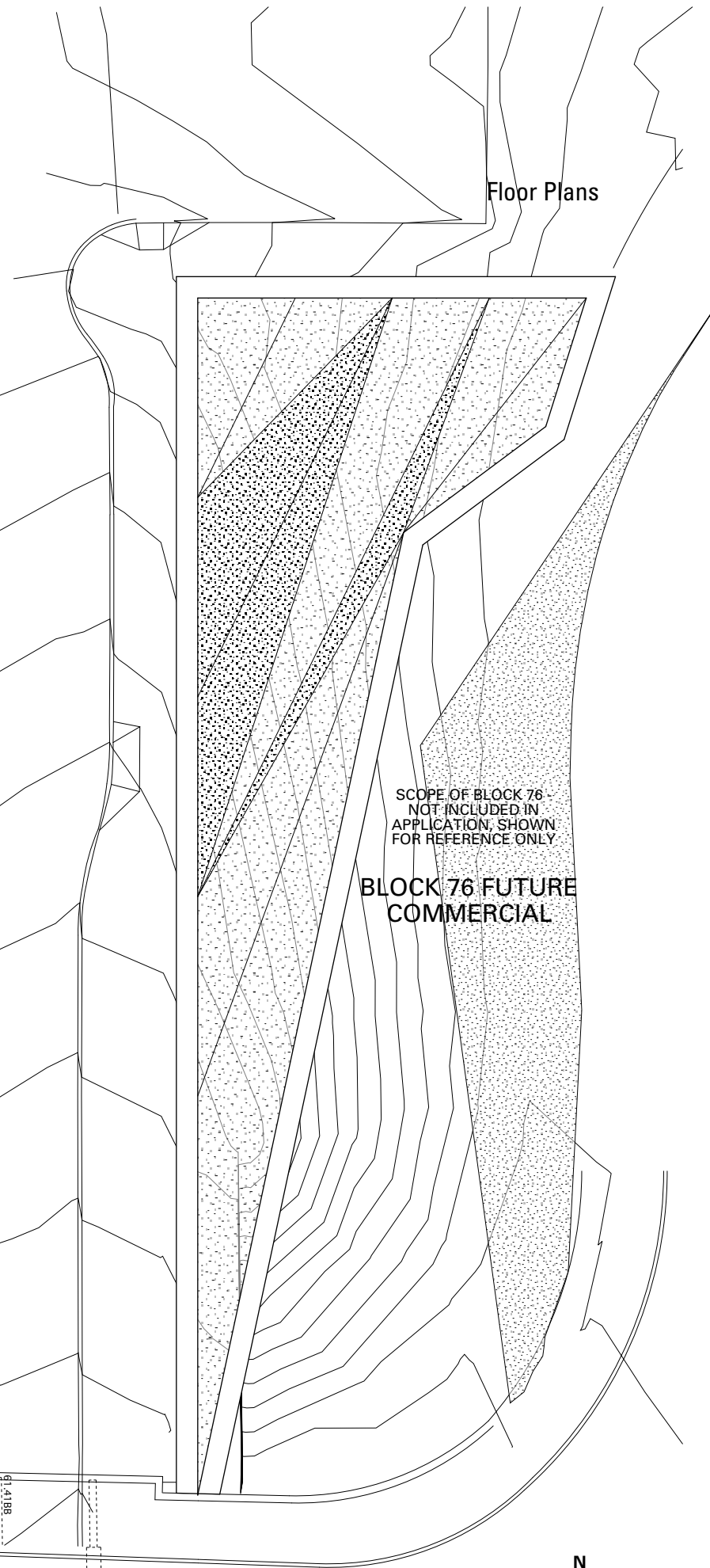
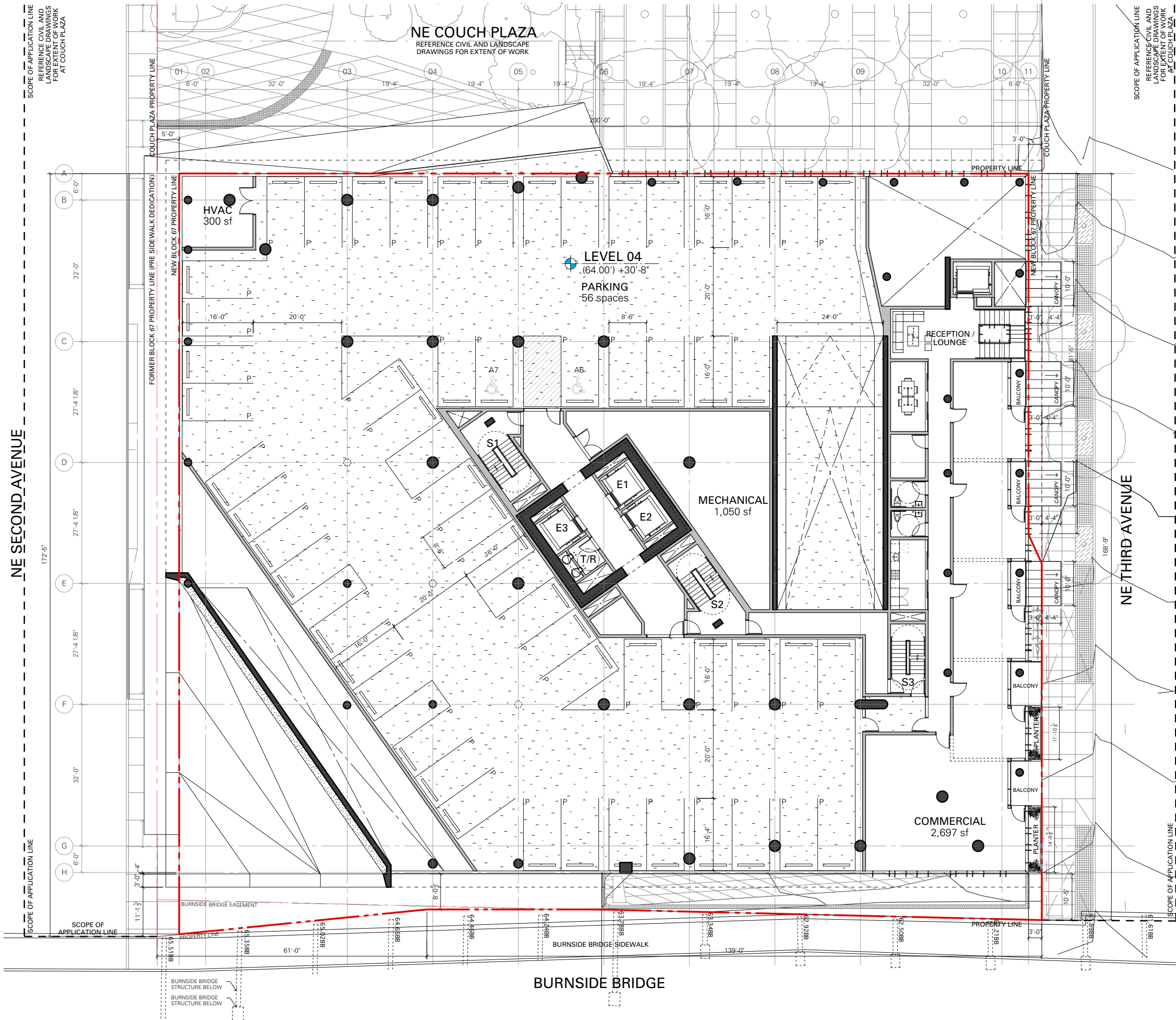


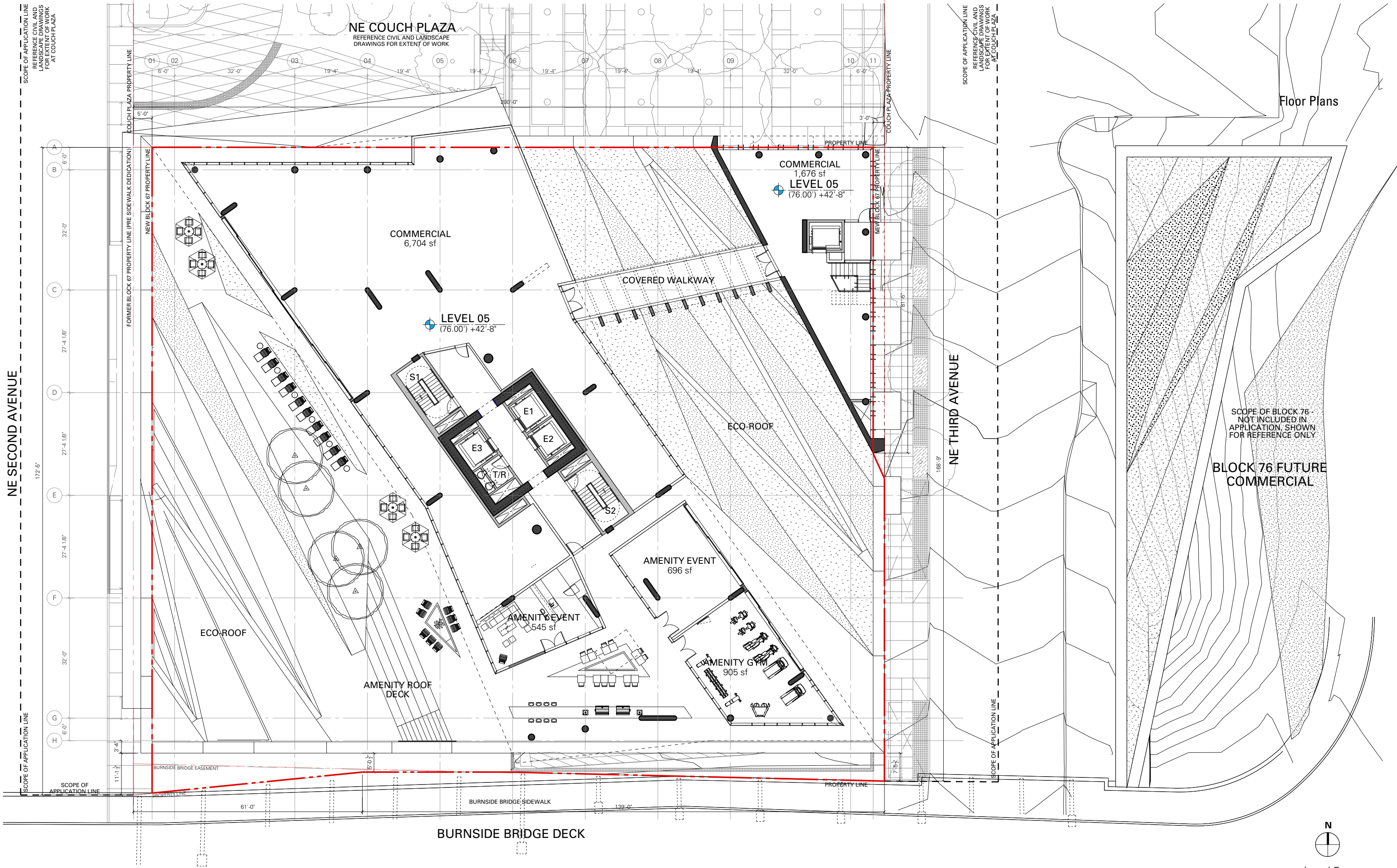
Burnside Bridgehead 11.21.13

Level 1
Scale: 3/64" = 1' 0"
Design Review (13-192030 DZM)
(PC 13-111743)









NE SECOND AVENUE

SCOPE OF APPLICATION LINE

SCOPE OF APPLICATION LINE

REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR EXTENT OF WORK AT COLCH PLAZA

172'-5"

A

E

C

D

E

F

C

H

AF

Burnside Bridgehead 11.21.13



Floor Plans

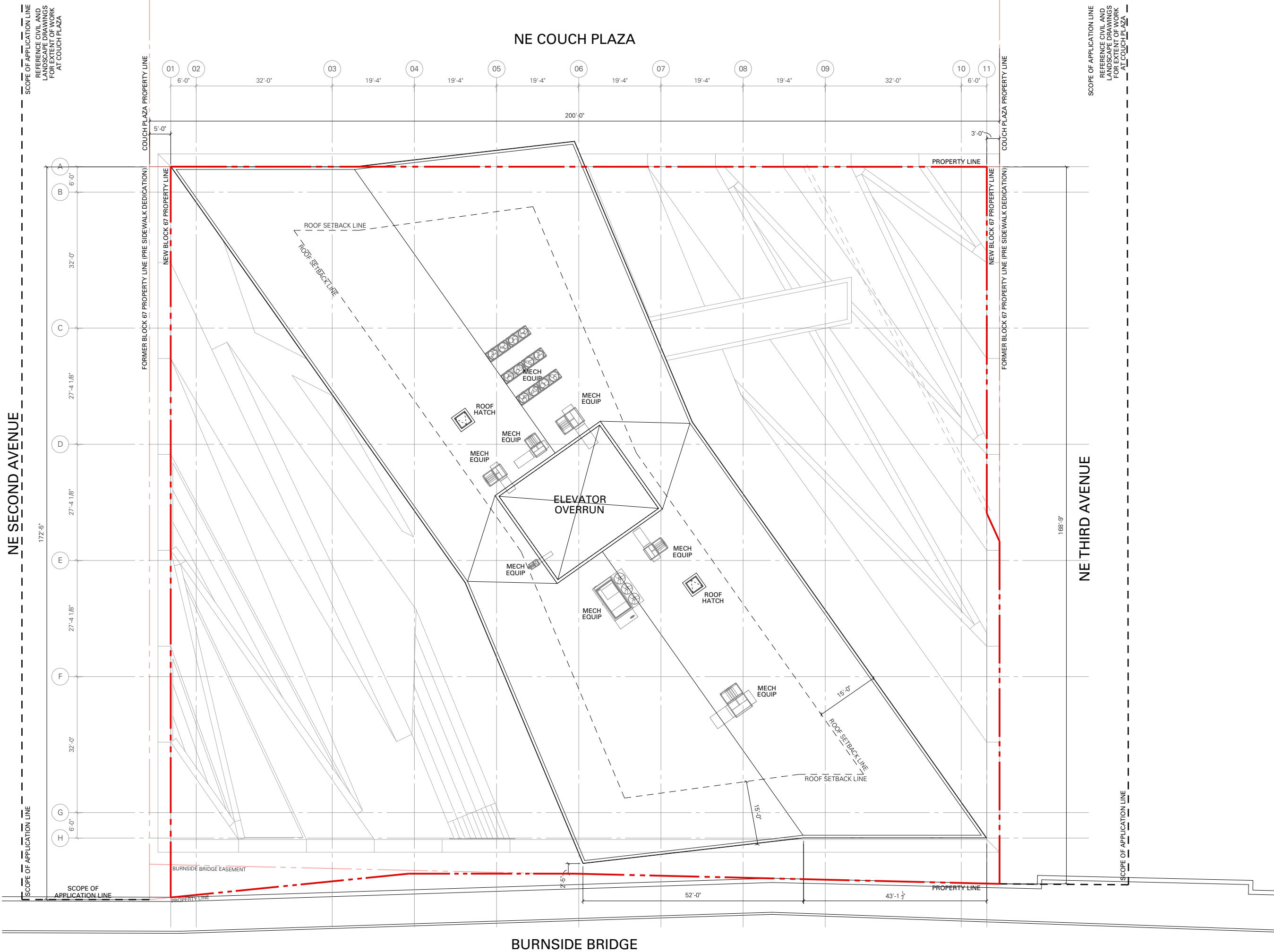
Typical Residential Plan
Scale: 3/64" = 1' 0"

Design Review (13-192030 DZM)
(PC 13-111743)

The site plan for NE Couch Plaza is oriented diagonally between NE Second Avenue and NE Third Avenue. The plan shows a large building complex with various rooms and areas labeled. Key features include:

- Streets:** NE Second Avenue to the west, NE Third Avenue to the east, and Burnside Bridge to the south.
- Property Lines:** Indicated by red dashed lines. The northern boundary is the Couch Plaza Property Line. The eastern boundary is the former Block 67 Property Line (pre sidewalk dedication) and the new Block 67 Property Line. The southern boundary is the Burnside Bridge Easement and the former Block 67 Property Line.
- Building Layout:** The building is divided into several sections:
 - PLUMBING:** Located in the upper central part of the building.
 - ELEC:** Located in the lower central part of the building.
 - STORAGE:** Located in the lower central part of the building, adjacent to the ELEC area.
 - Rooms:** Various rooms are shown, including offices, meeting rooms, and a central area labeled T/R.
 - Stairwells:** Labeled S1 and S2.
 - Entrances:** Labeled B1, B2, B3, and B4.
- Dimensions:** The plan includes numerous dimensions for lot widths, building setbacks, and room sizes. For example, the lot width between NE Second and NE Third Avenues is 172'-5". The building footprint is approximately 200'-0" wide at the top and 43'-1 1/2" wide at the bottom.
- Grid System:** A grid system is used for reference, with letters A through H along the western boundary and numbers 01 through 11 along the northern boundary.
- Scope of Application:** The plan is bounded by the Scope of Application Line, which is shown as a dashed line.

24



Floor Plans



RENDERINGS

RENDERINGS



RENDERINGS | COMPARISON



RENDERINGS



RENDERINGS | COMPARISON



RENDERINGS



RENDERINGS



RENDERINGS | COMPARISON



RENDERINGS



RENDERINGS | COMPARISON



RENDERINGS



RENDERINGS | COMPARISON



RENDERINGS



RENDERINGS | COMPARISON



RENDERINGS

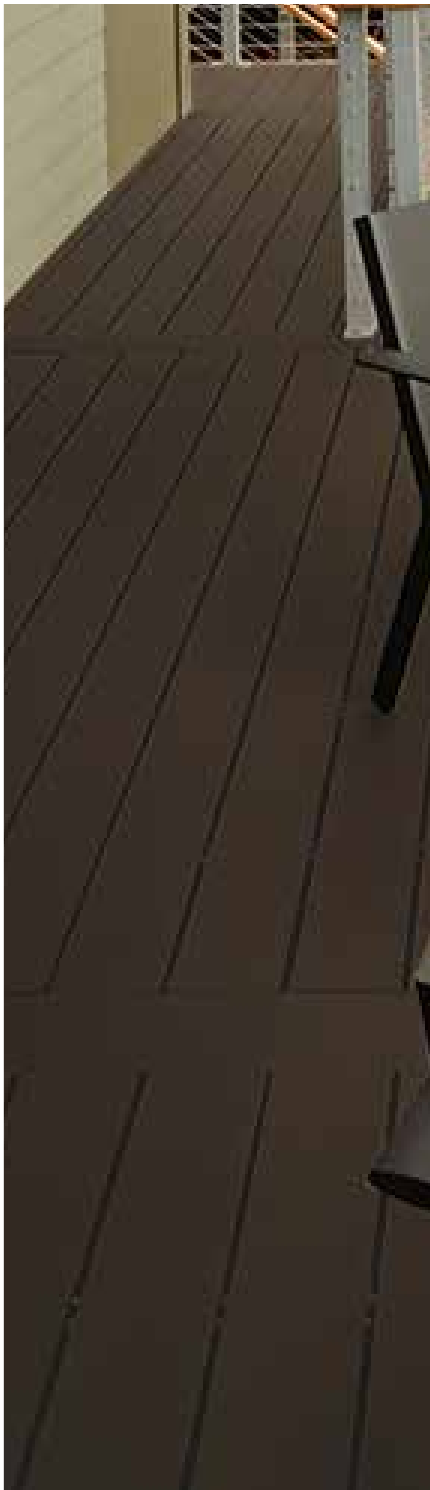


RENDERINGS



MATERIALS PALETTE

MATERIALS PALETTE



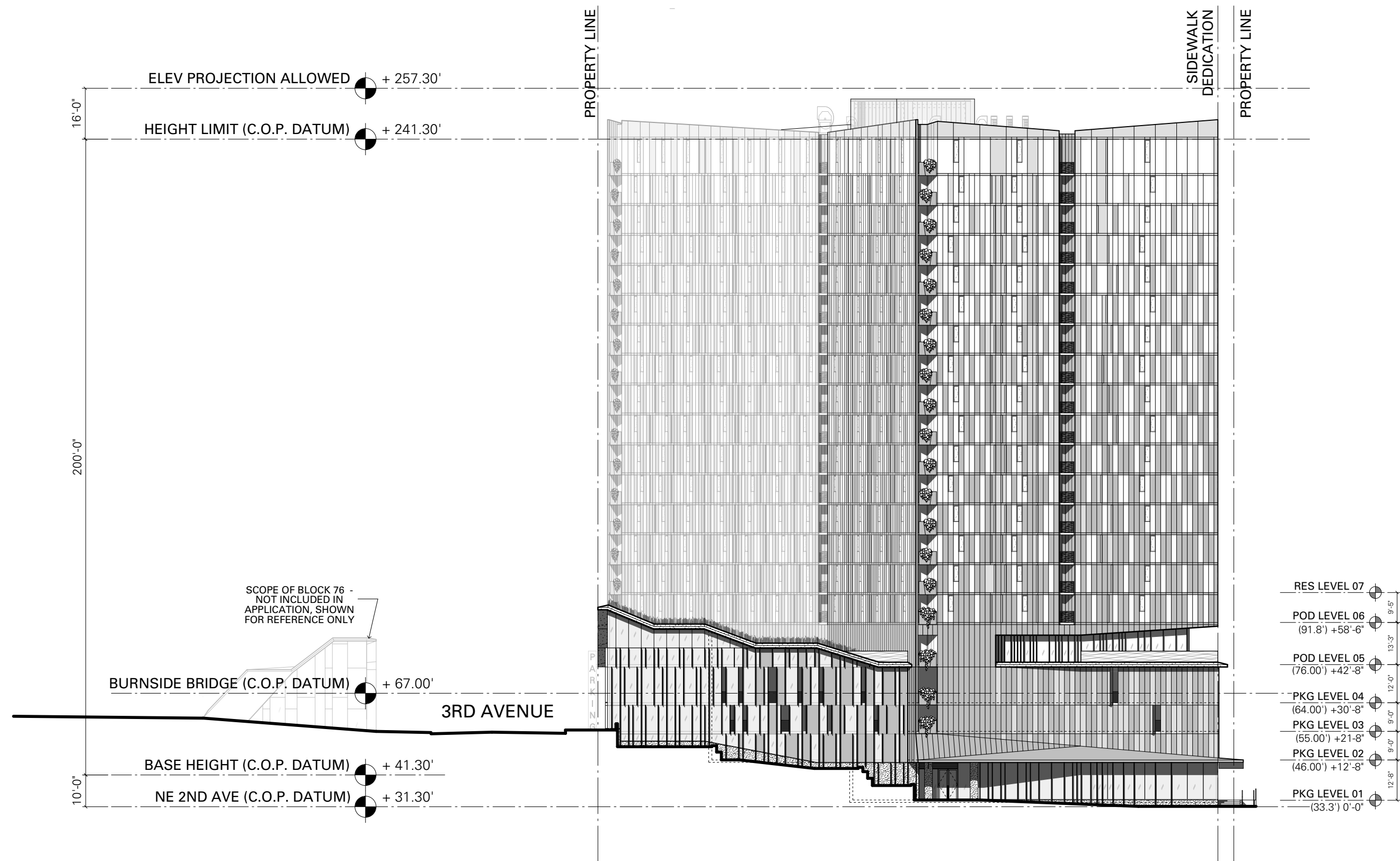
MATERIALS



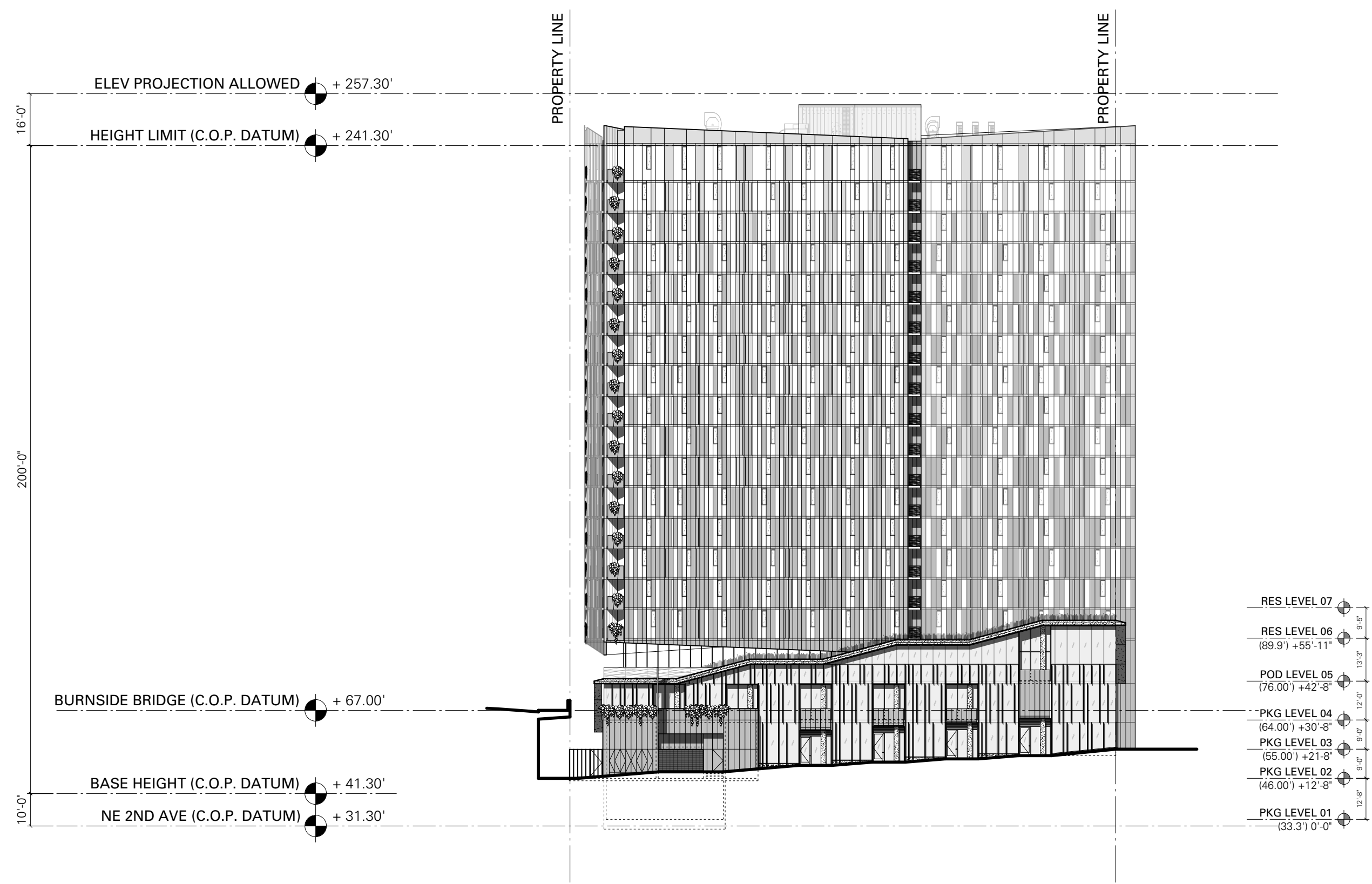
- TOWER SPANDREL GLASS - GUARDIAN MEDIUM GRAY
- TOWER VISION GLASS - GUARDIAN AG50
- TOWER WINDOW WALL MULLIONS - KYNAR 500 MEDIUM BRONZE
- TOWER METAL PANEL 1 - KYNAR 500 MEDIUM BRONZE
- TOWER METAL PANEL 2 - STANDARD ANODIZED "CHAMPAGNE"
- GUARDRAIL - BLACKENED STAINLESS STEEL NETTING
- PODIUM HYBRID CURTAIN WALL - STRUCTURAL SILICONE GLAZE AND STANDARD ANODIZED ALUMINUM - "CHAMPAGNE"
- PODIUM VISION GLASS - GUARDIAN SUPERNATURAL 68
- PODIUM COPING - 304 2D STAINLESS STEEL - 26 GAUGE
- PODIUM SCREEN - 1/8" PERFORATED ALUMINUM PANELS - KYNAR 500 MEDIUM BRONZE
- PODIUM FOUNDATION - BOARD FORMED CONCRETE

OVERALL ELEVATIONS & BUILDING SECTIONS

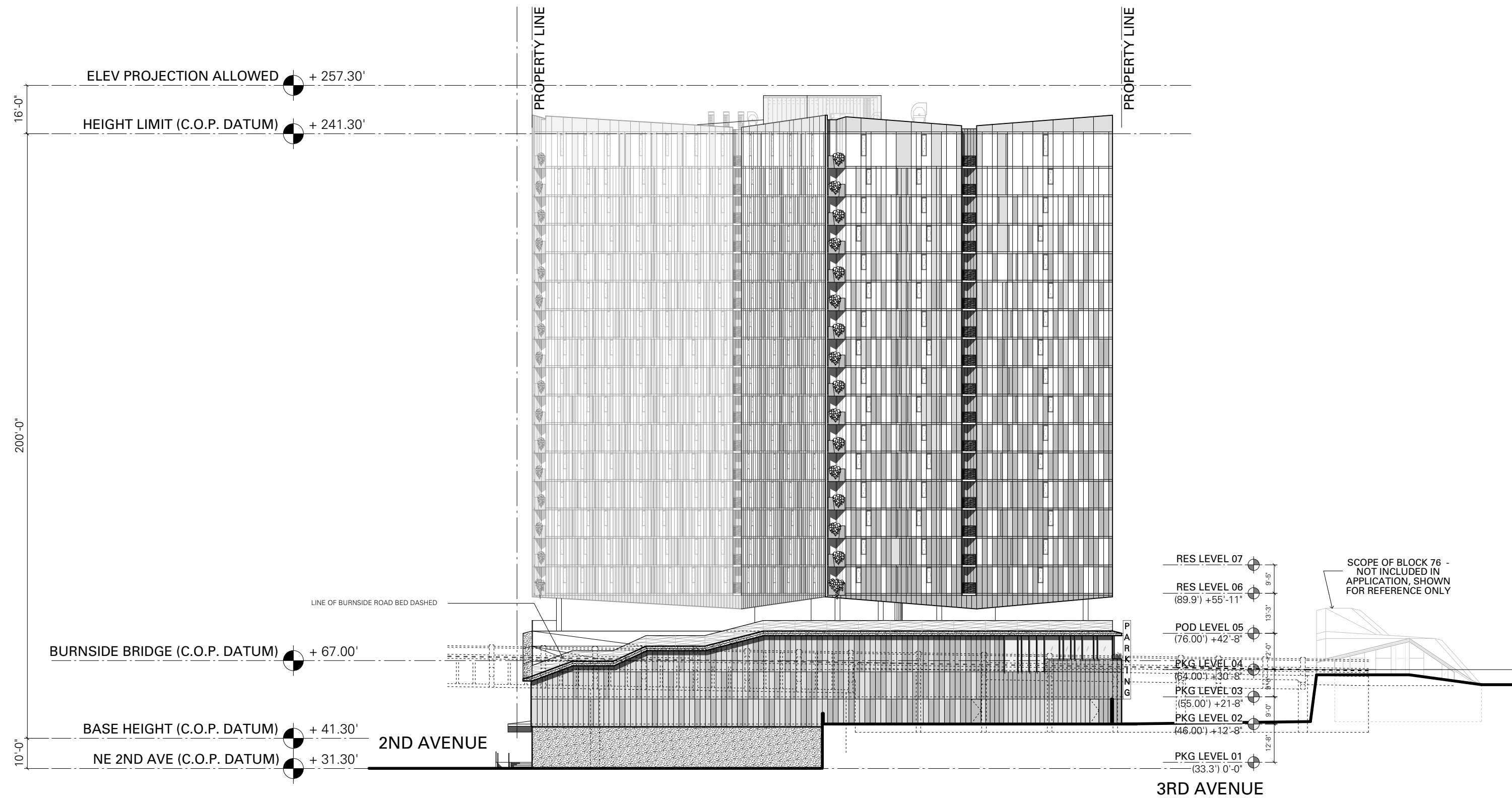
ELEVATIONS | NORTH ELEVATION



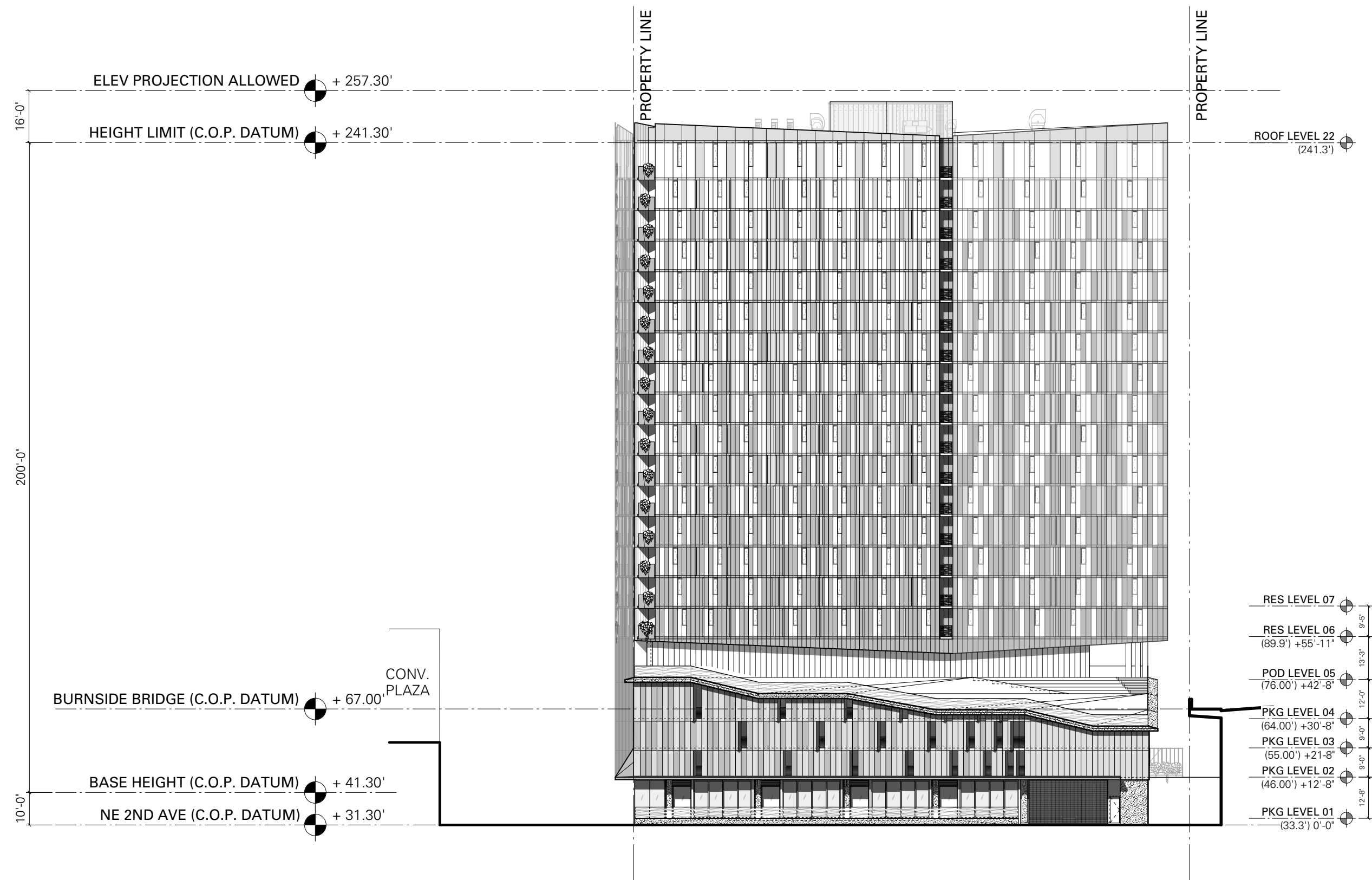
ELEVATIONS | EAST ELEVATION



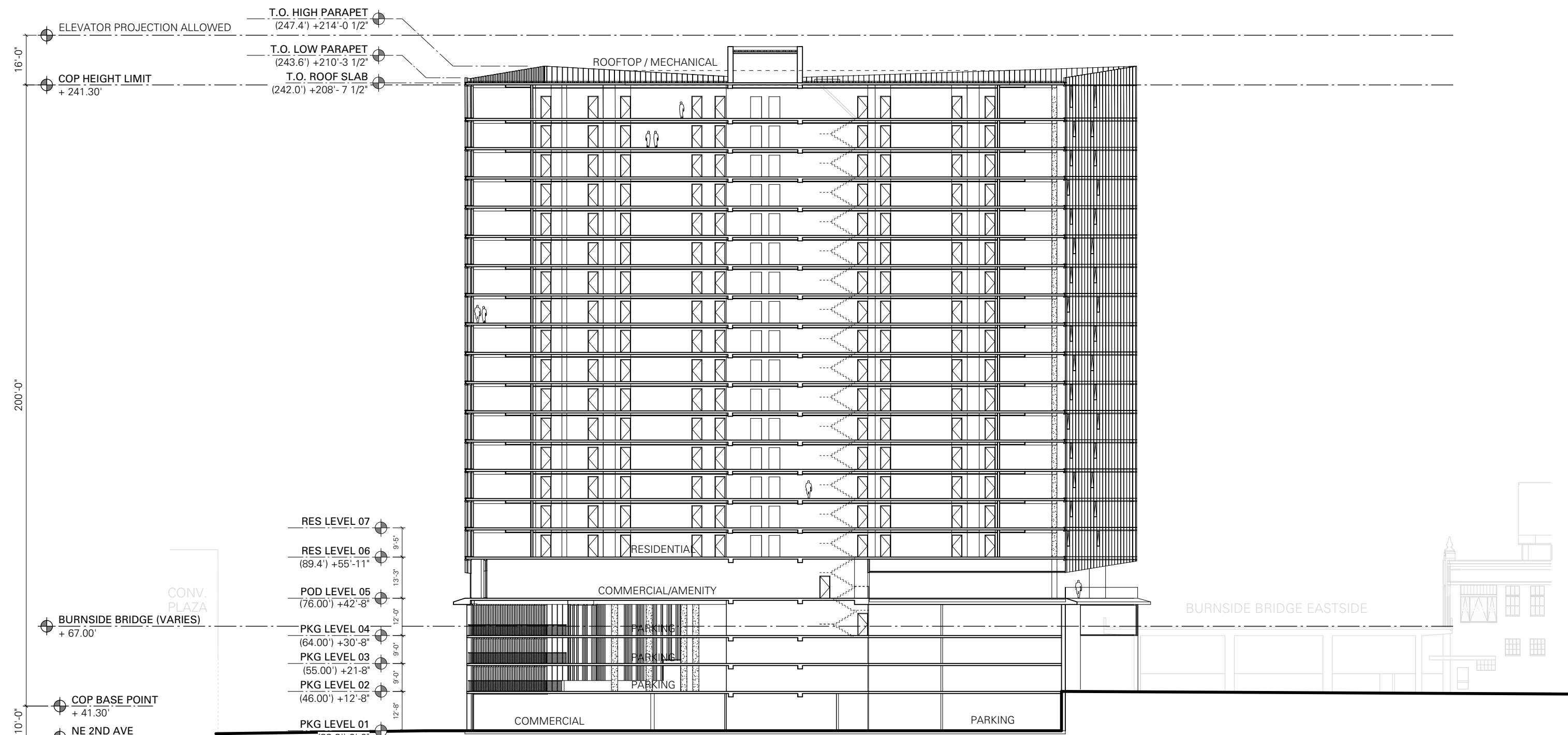
ELEVATIONS | SOUTH ELEVATION



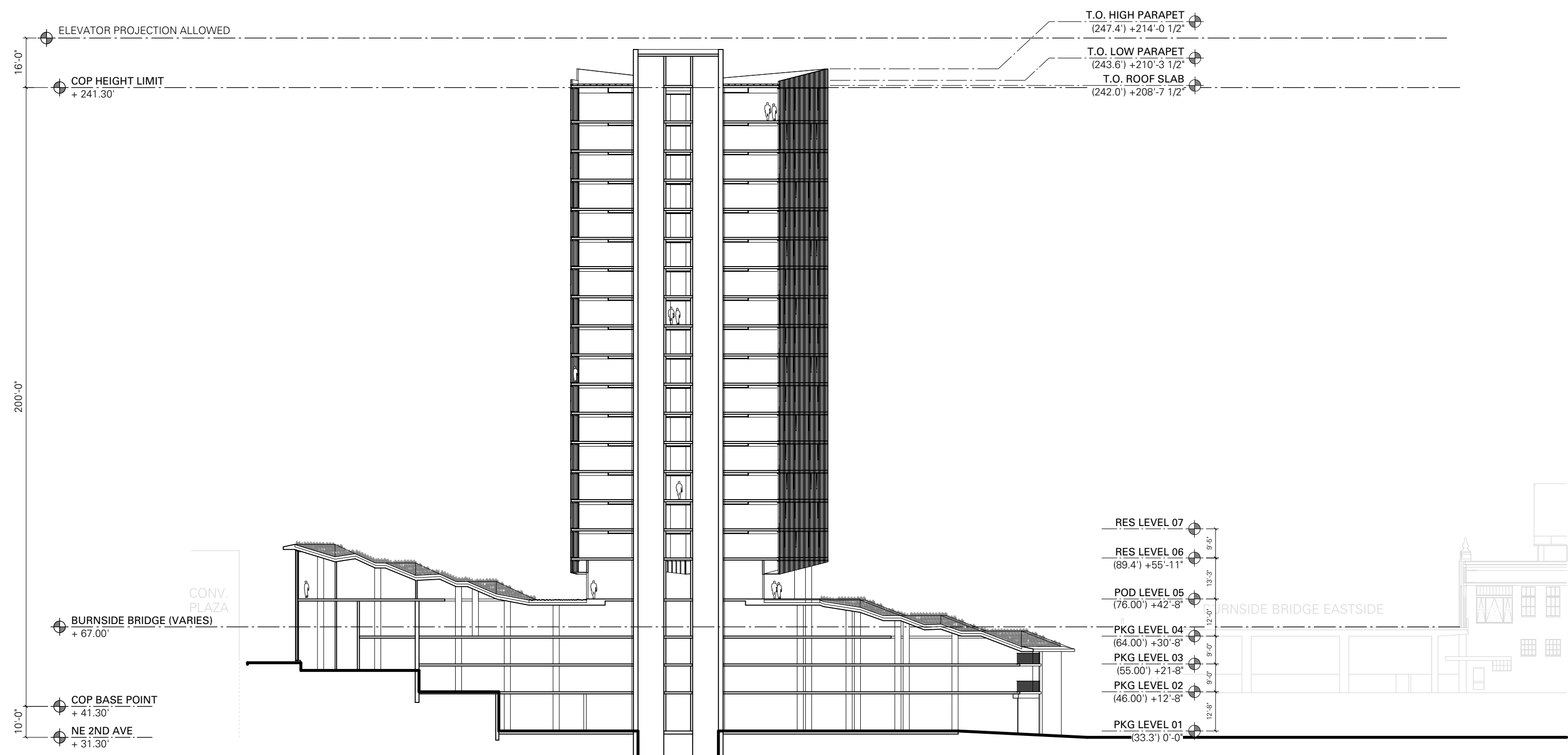
ELEVATIONS | WEST ELEVATION



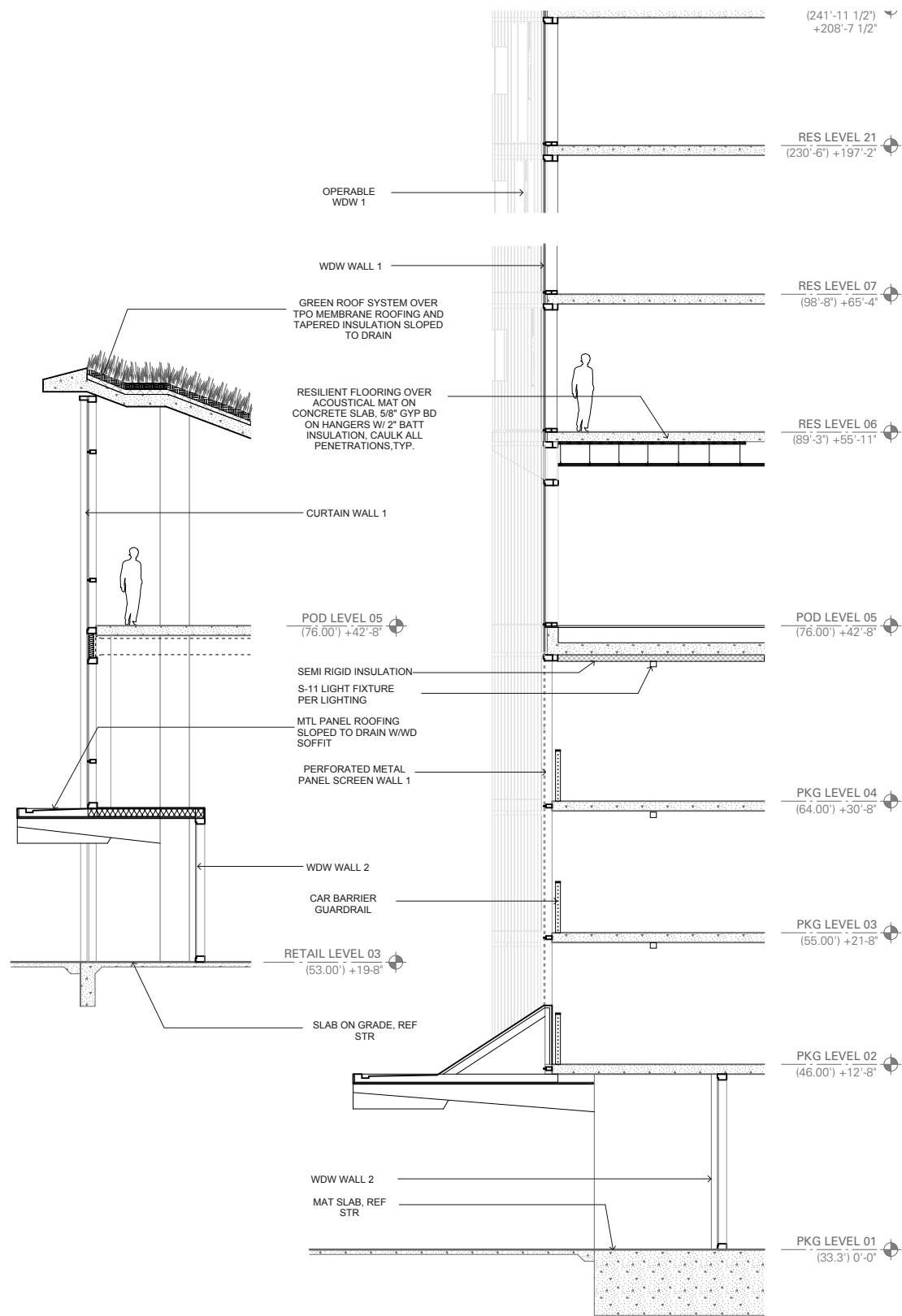
BUILDING SECTIONS | N/S BUILDING SECTION



BUILDING SECTIONS | E/W BUILDING SECTION

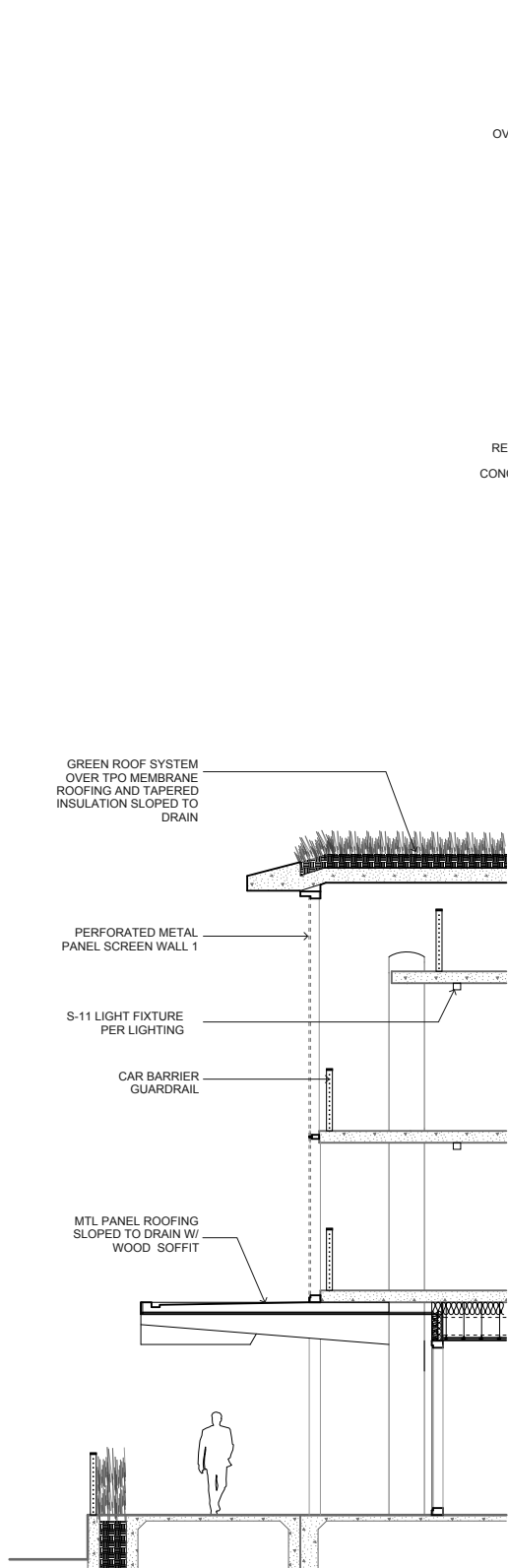


WALL SECTIONS

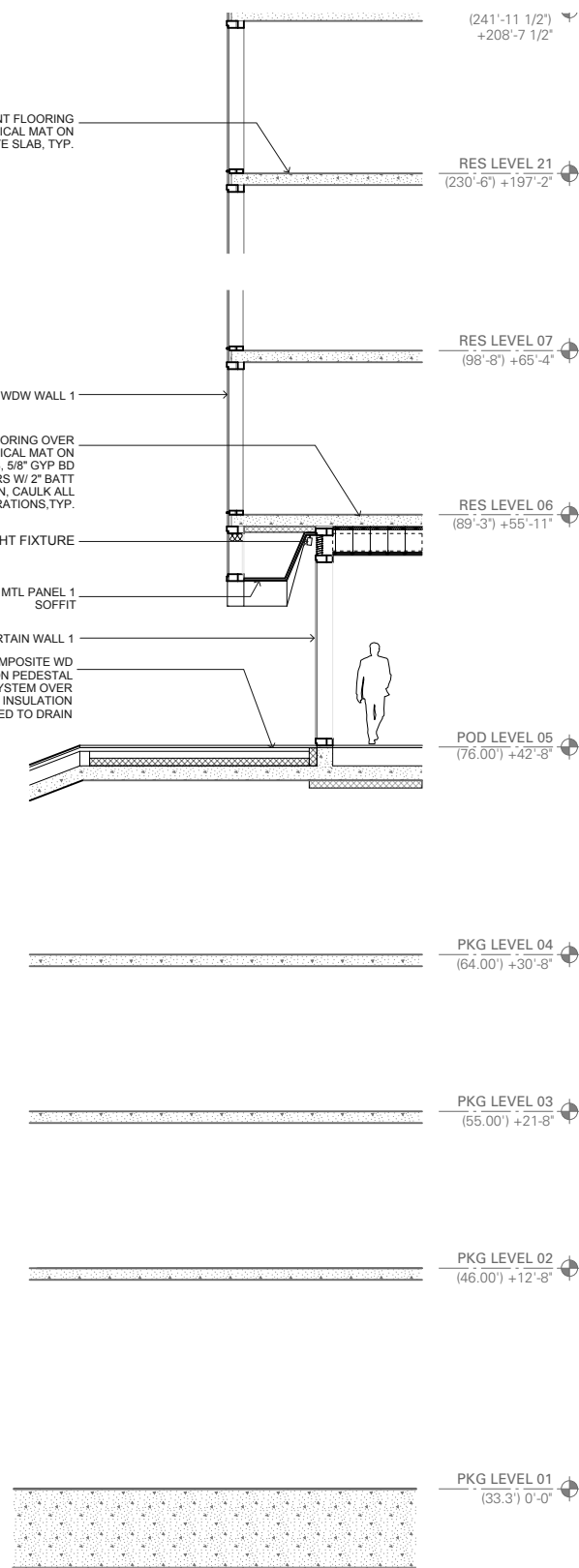


Wall Section 01
(Podium West Elevation)

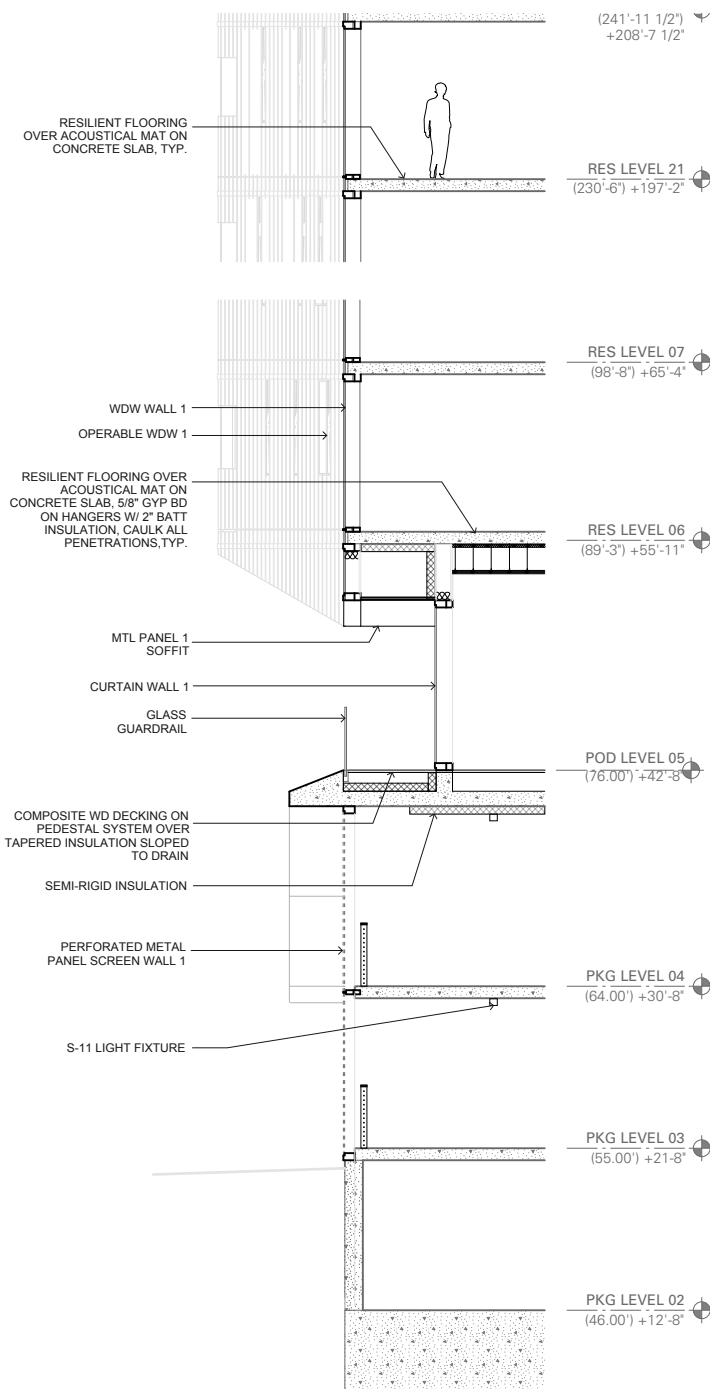
Wall Section 02
(Podium and Tower North Elevation)



Wall Section 03
(Podium West Elevation)

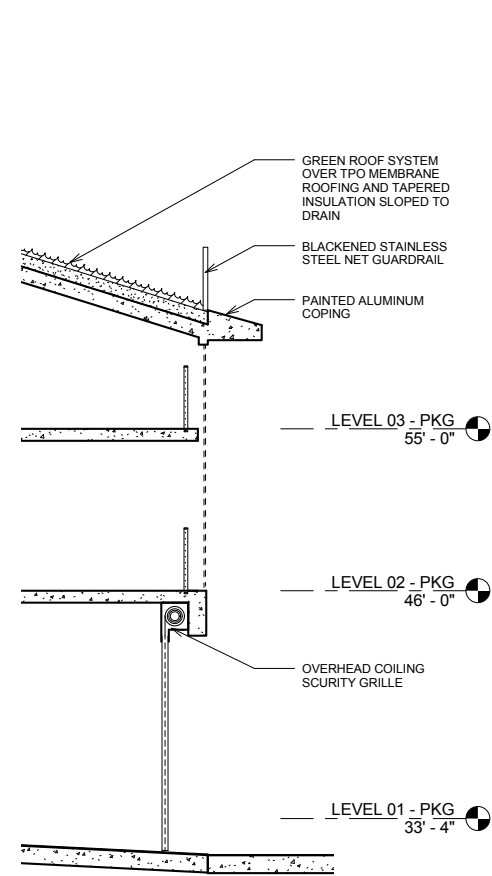


Wall Section 04
(Tower West Elevation)

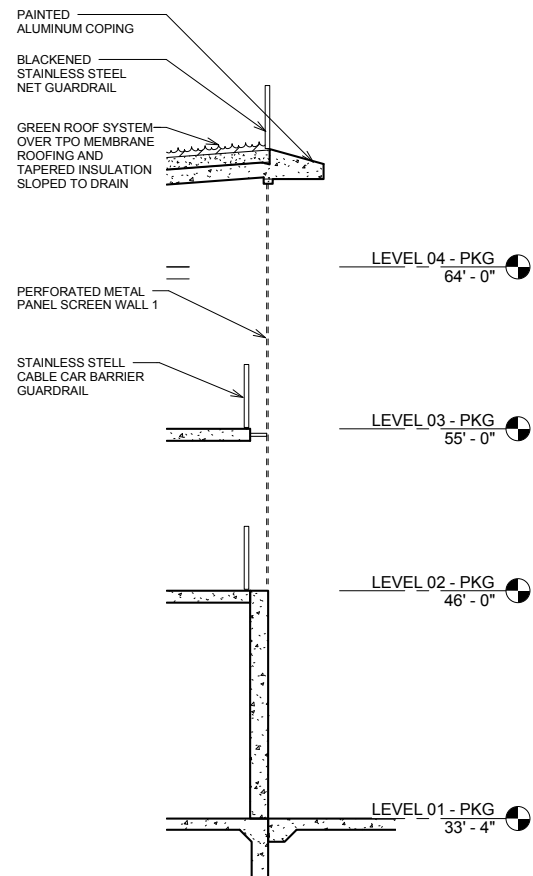


Wall Section 05
(Podium and Tower South Elevation)

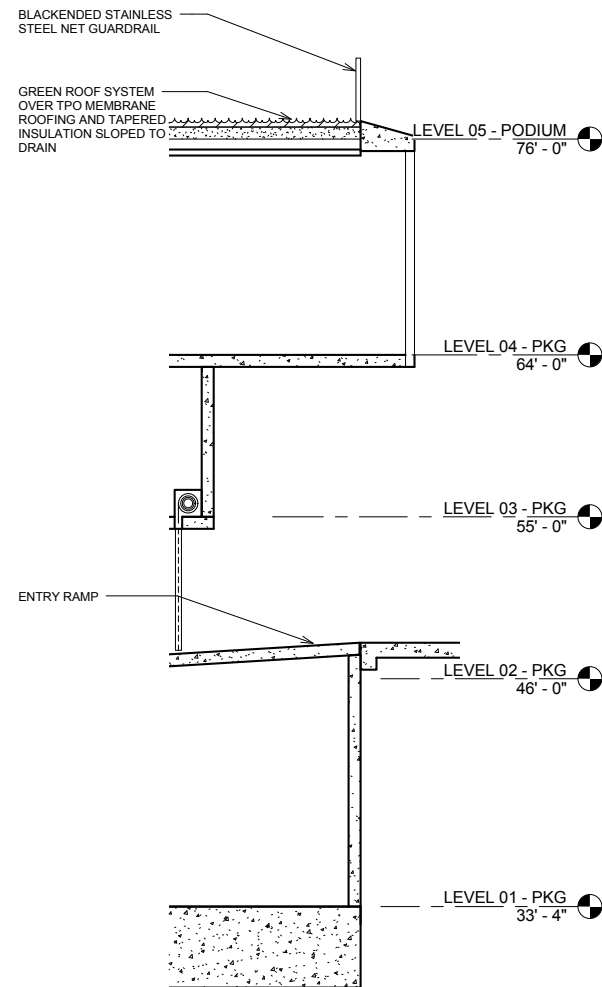
WALL SECTIONS



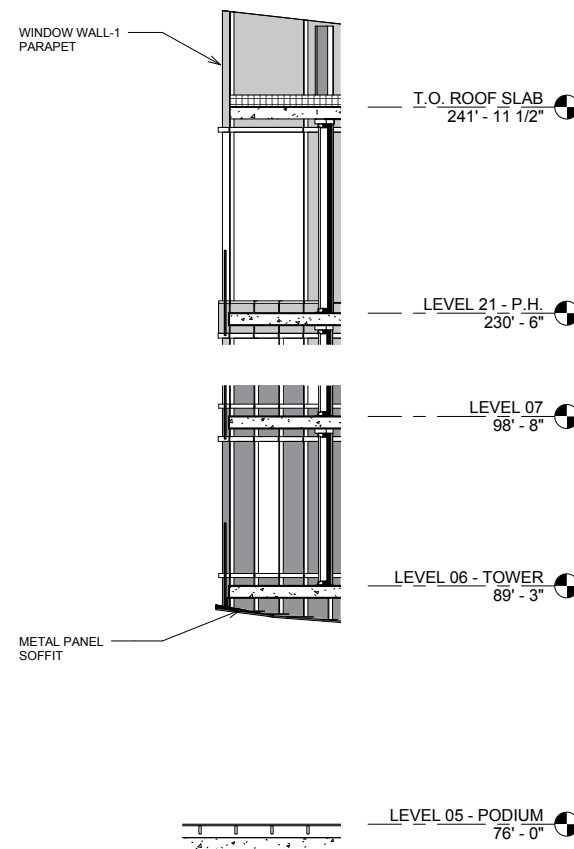
Wall Section 01
(West Garage)



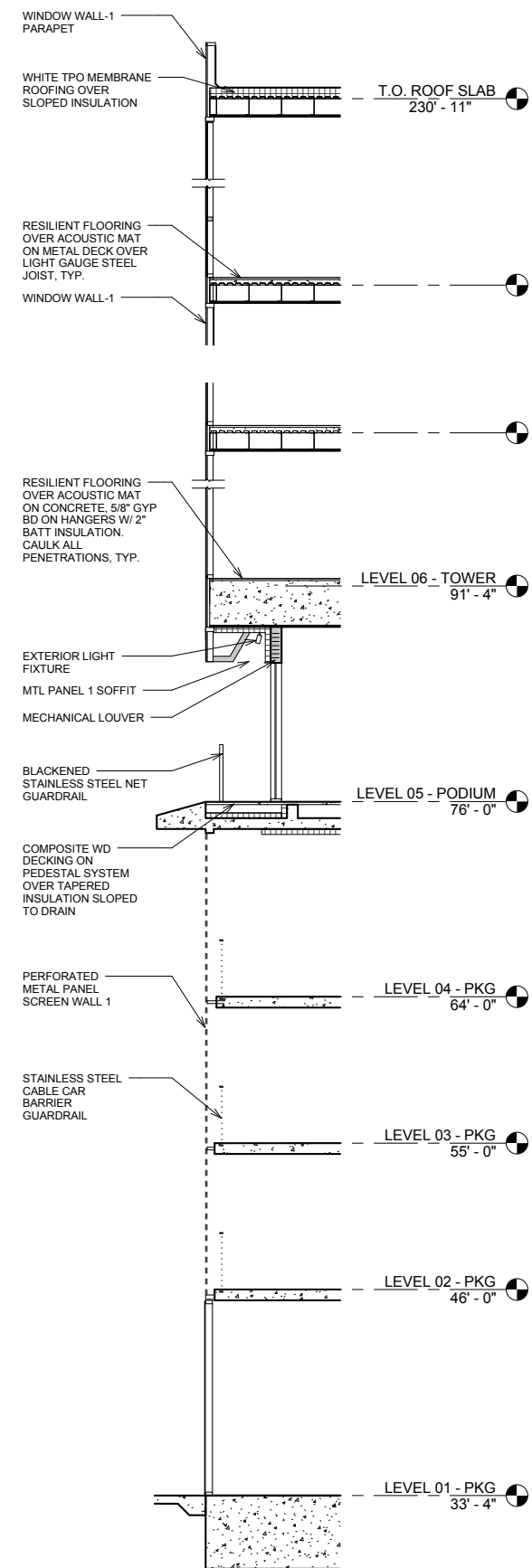
Wall Section 02
(South)



Wall Section 03
(East Garage)



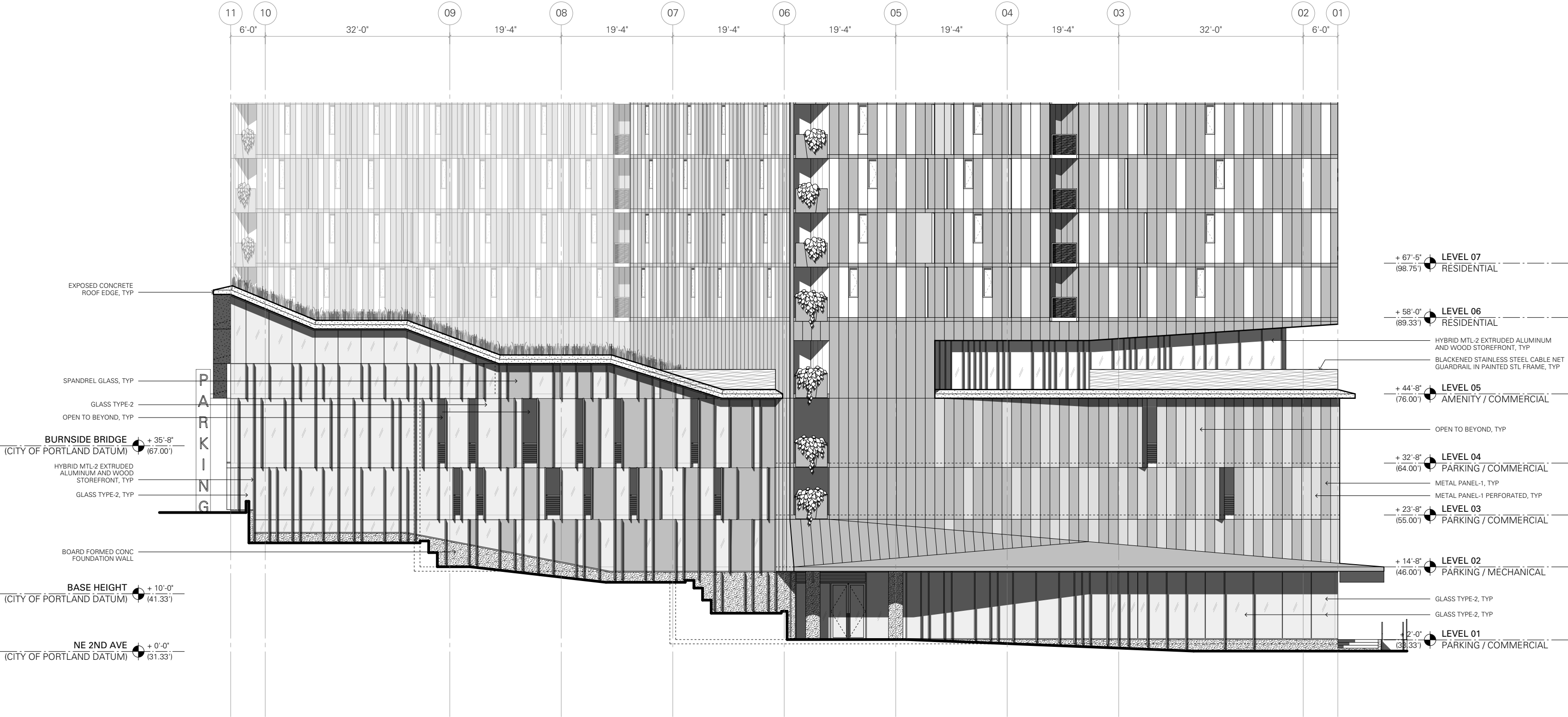
Wall Section 04
(Balconies)



Wall Section 05
(North Elevation)

PODIUM

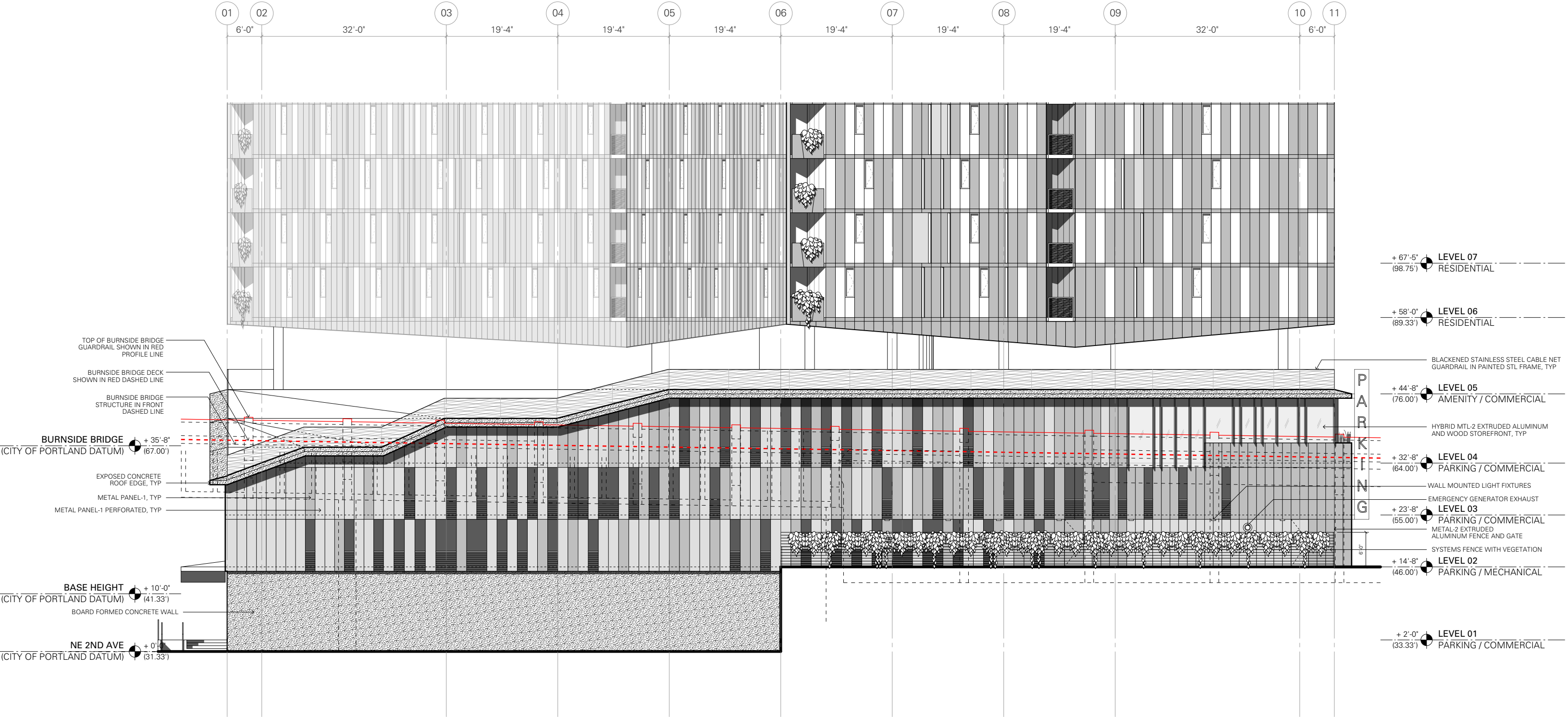
PODIUM ENLARGED ELEVATIONS | NORTH ELEVATION



PODIUM ENLARGED ELEVATIONS | EAST ELEVATION



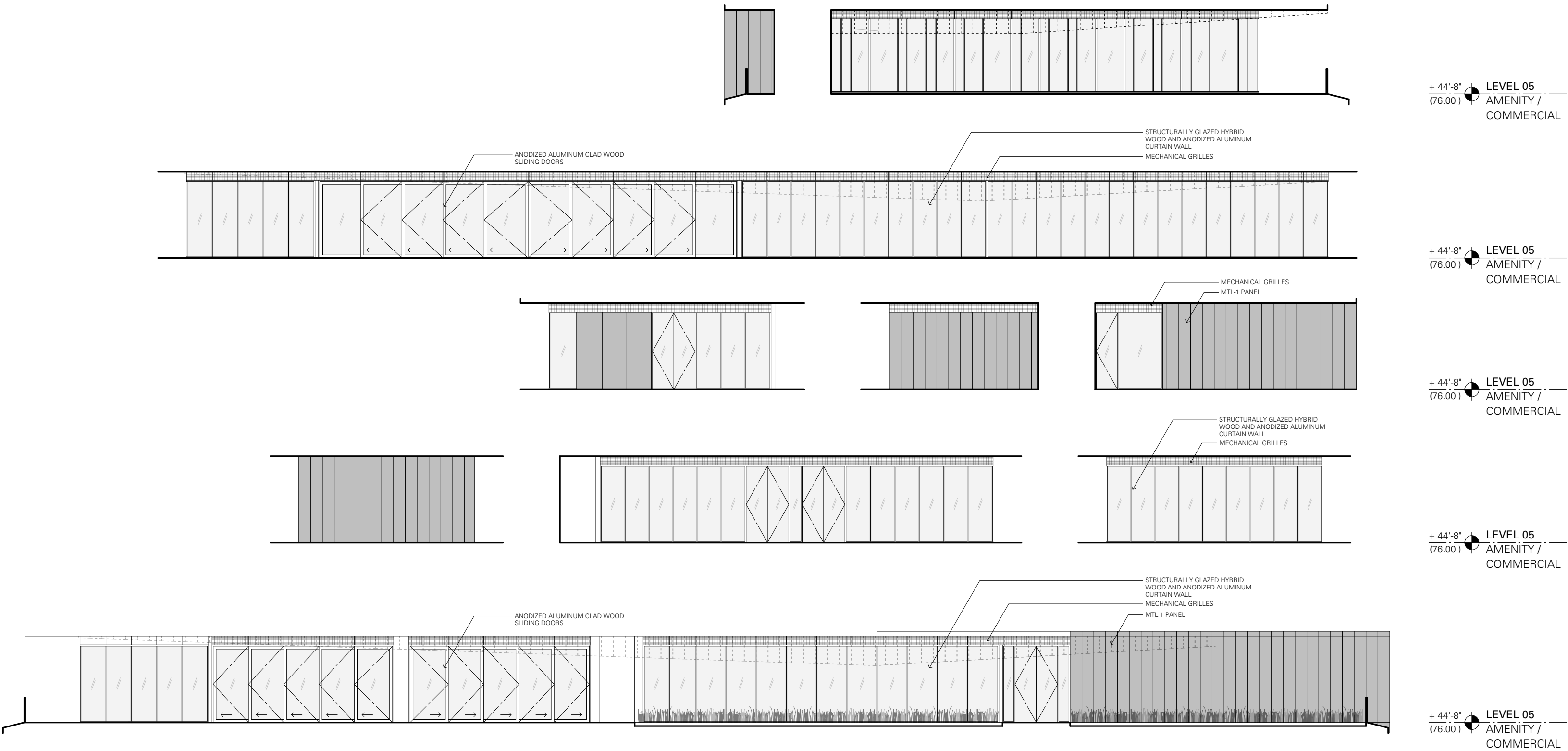
PODIUM ENLARGED ELEVATIONS | SOUTH ELEVATION



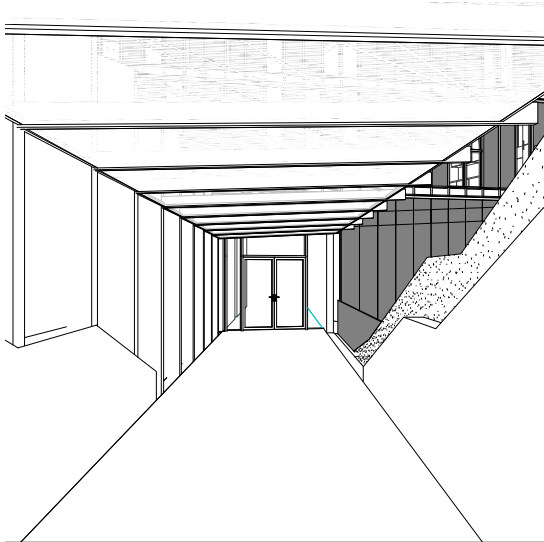
PODIUM ENLARGED ELEVATIONS | WEST ELEVATION



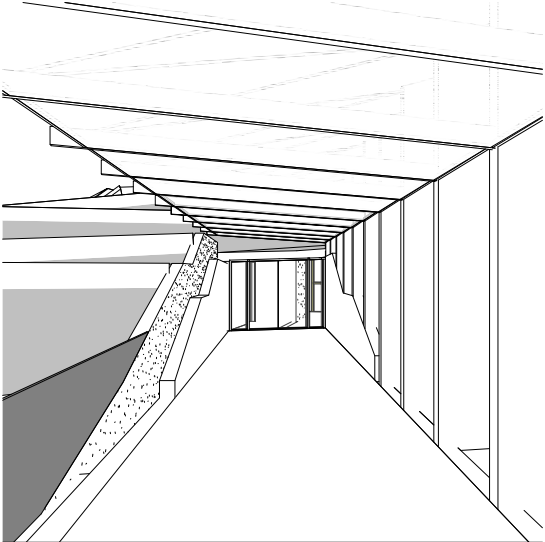
PODIUM | AMENITY LEVEL ELEVATIONS



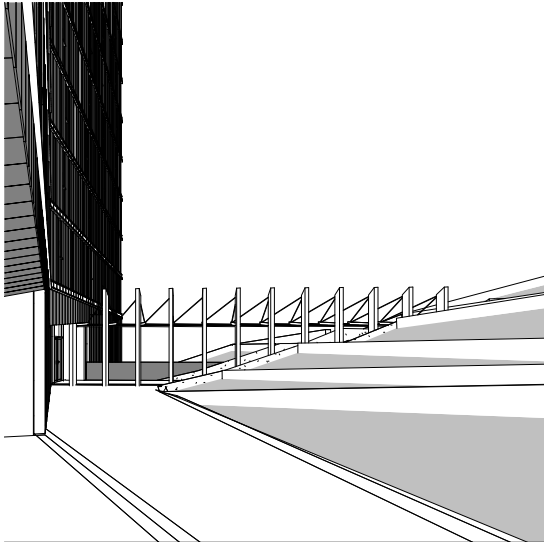
PODIUM | COVERED WALK



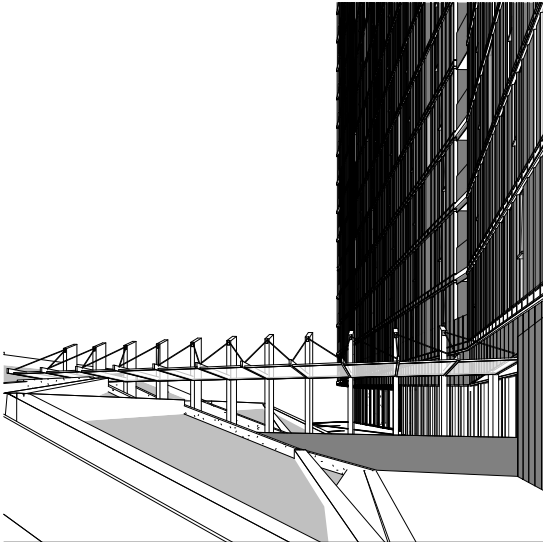
Perspective view - East



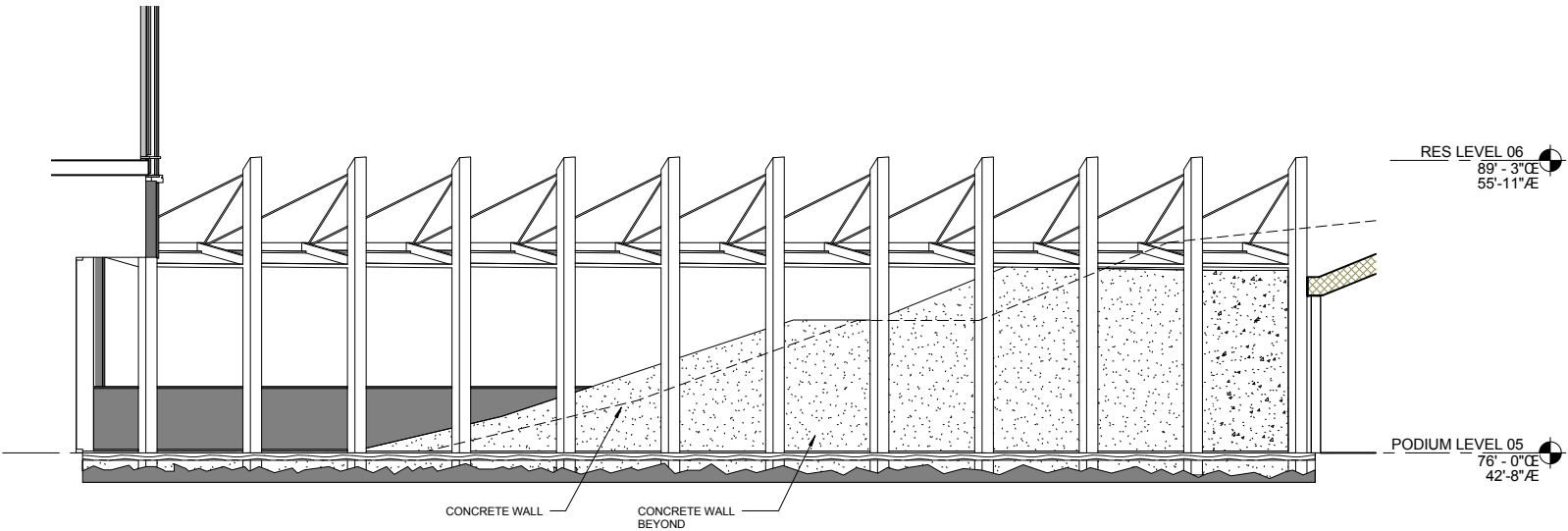
Perspective view - West



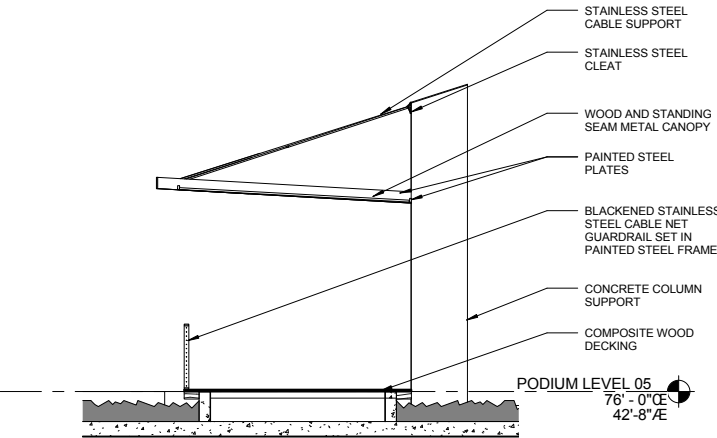
Perspective view - South



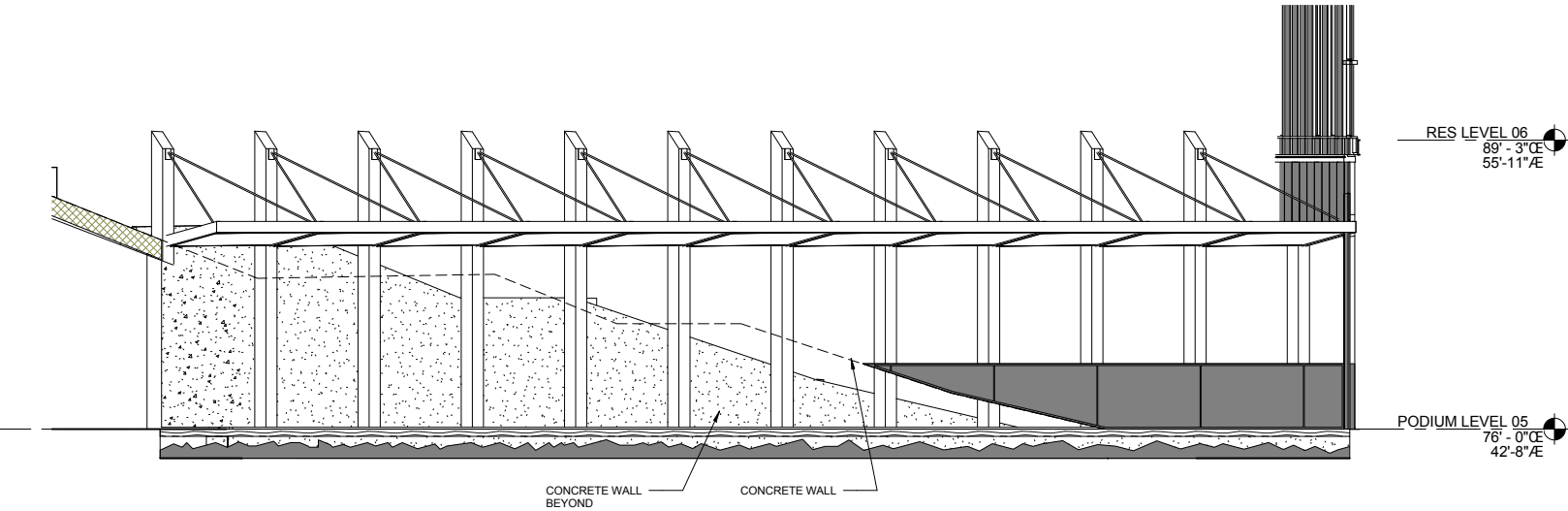
Perspective view - North



Elevation - Covered Walkway South

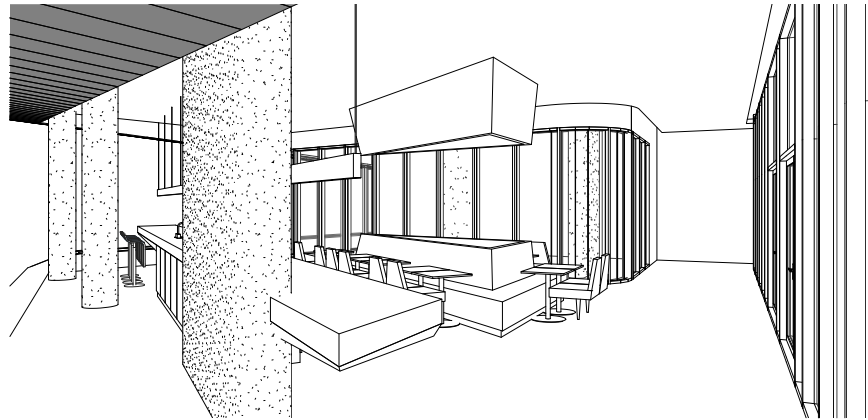


Section - Covered Walkway

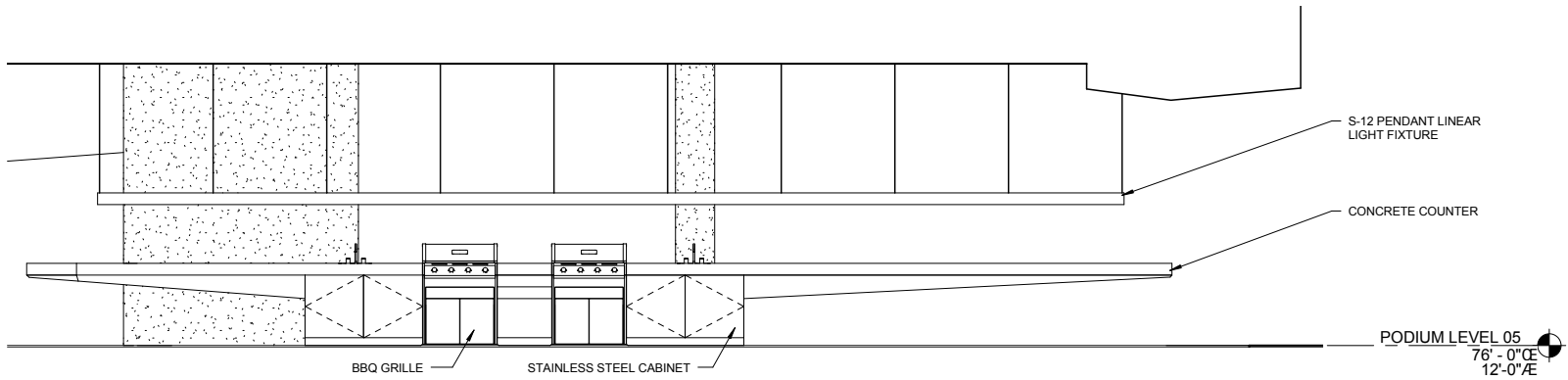


Elevation - Covered Walkway North

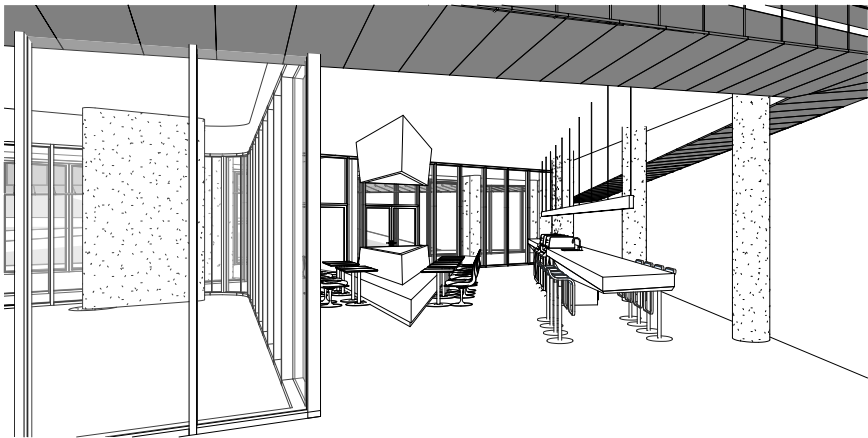
PODIUM | AMENITY LEVEL ELEVATIONS



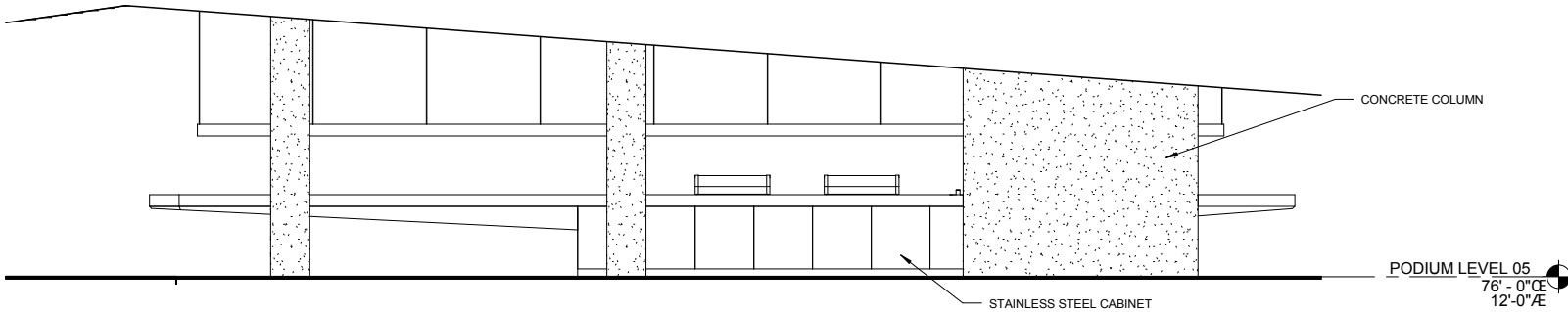
Amenity Area Perspective View 2



Elevation - Amenity Area North

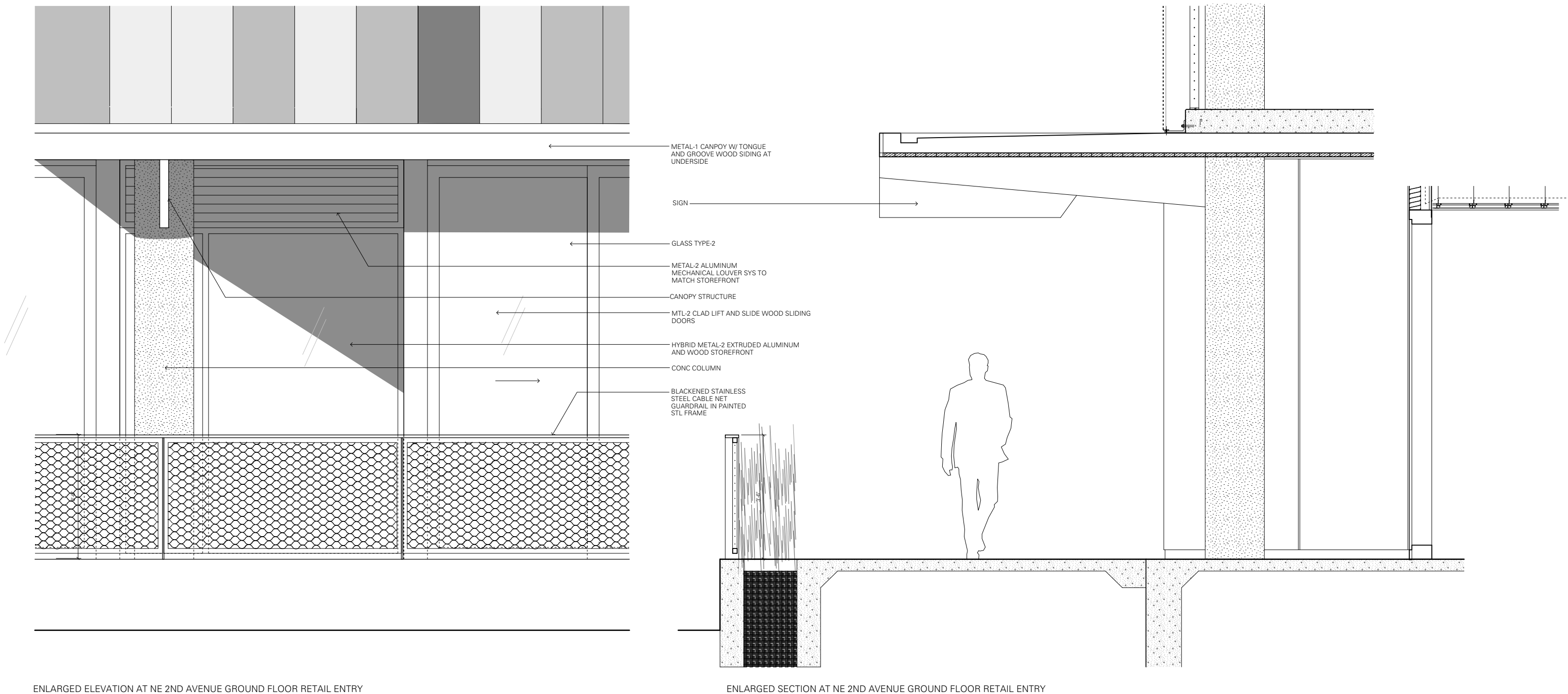


Amenity Area Perspective View 1

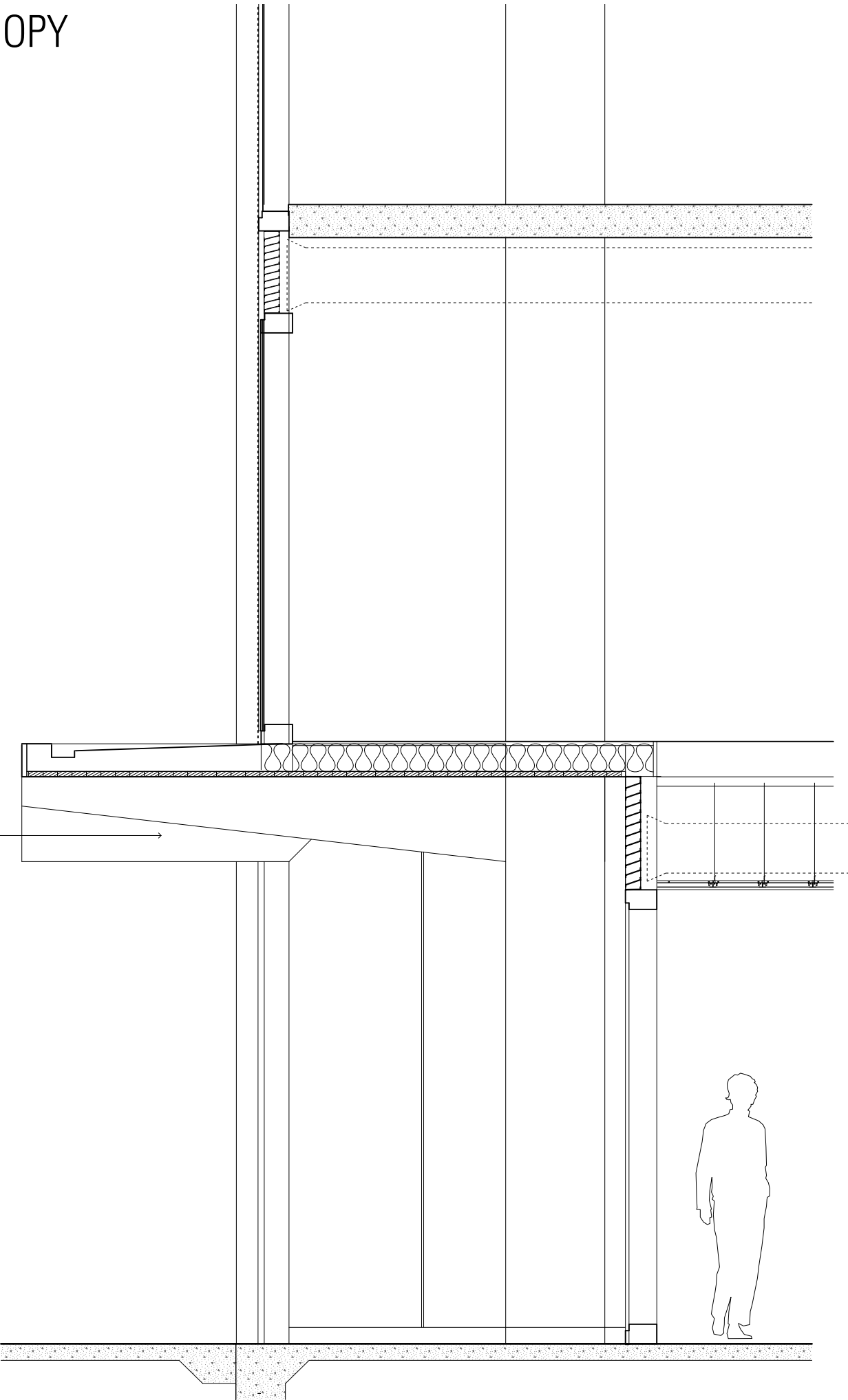
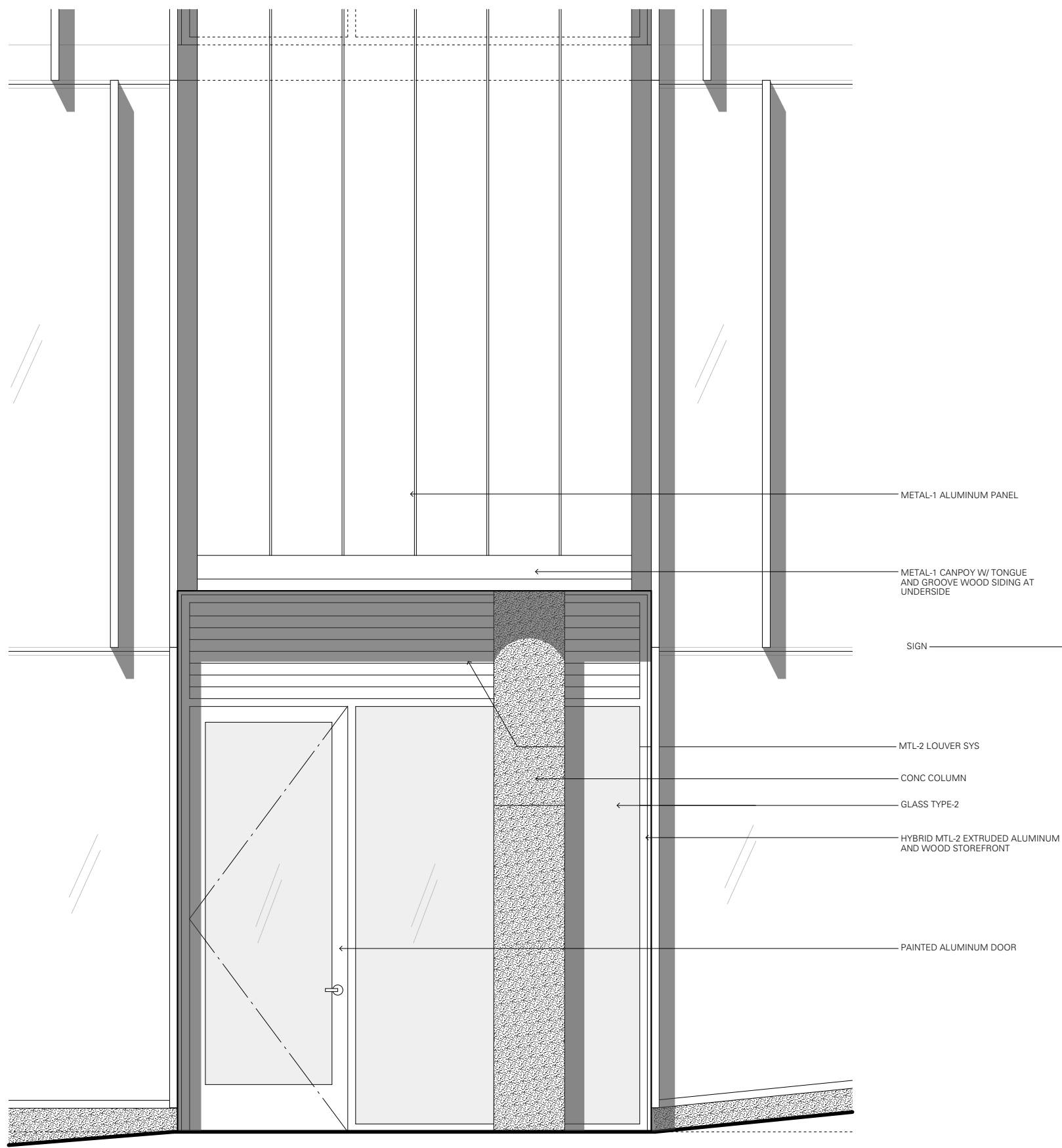


Elevation - Amenity Area South

PODIUM DETAIL ELEVATION & SECTION | 2ND AVE RETAIL ENTRY CANOPY



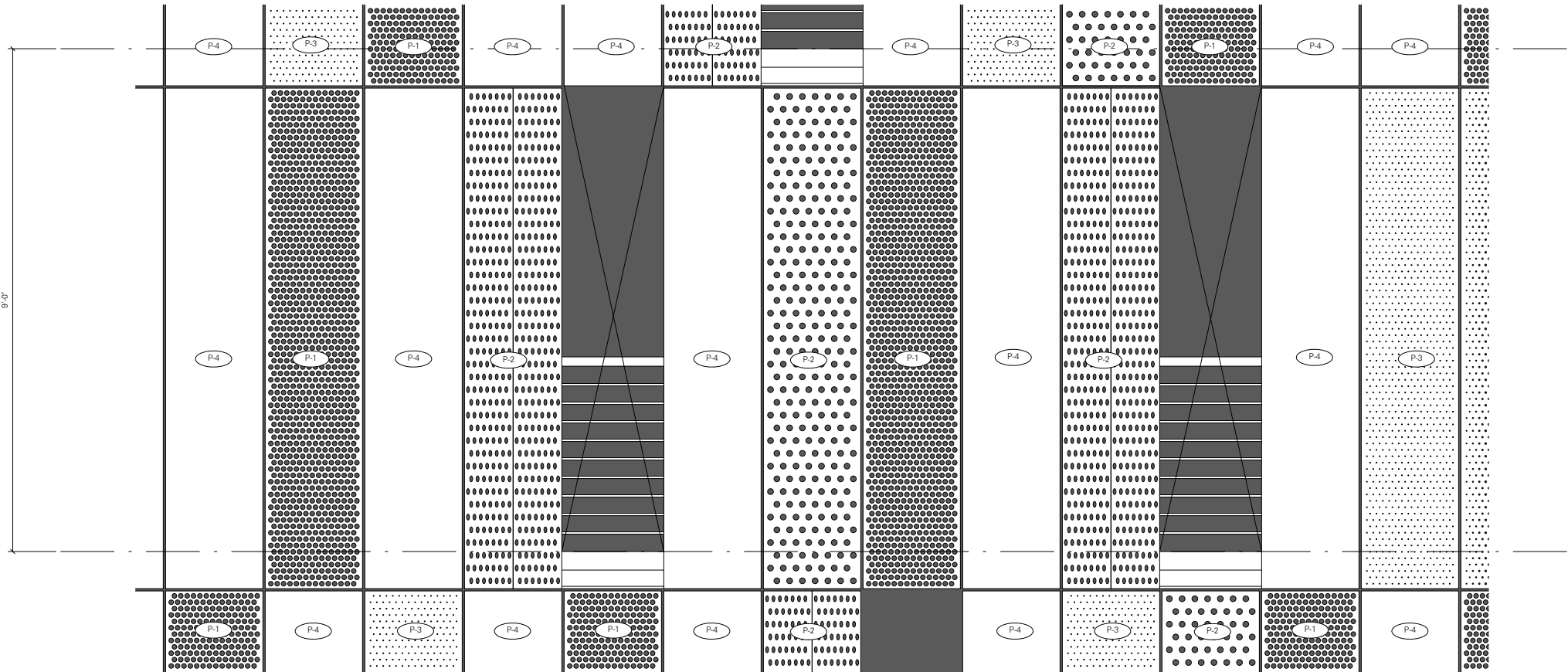
PODIUM DETAIL ELEVATION & SECTION | 3RD AVE RETAIL ENTRY CANOPY



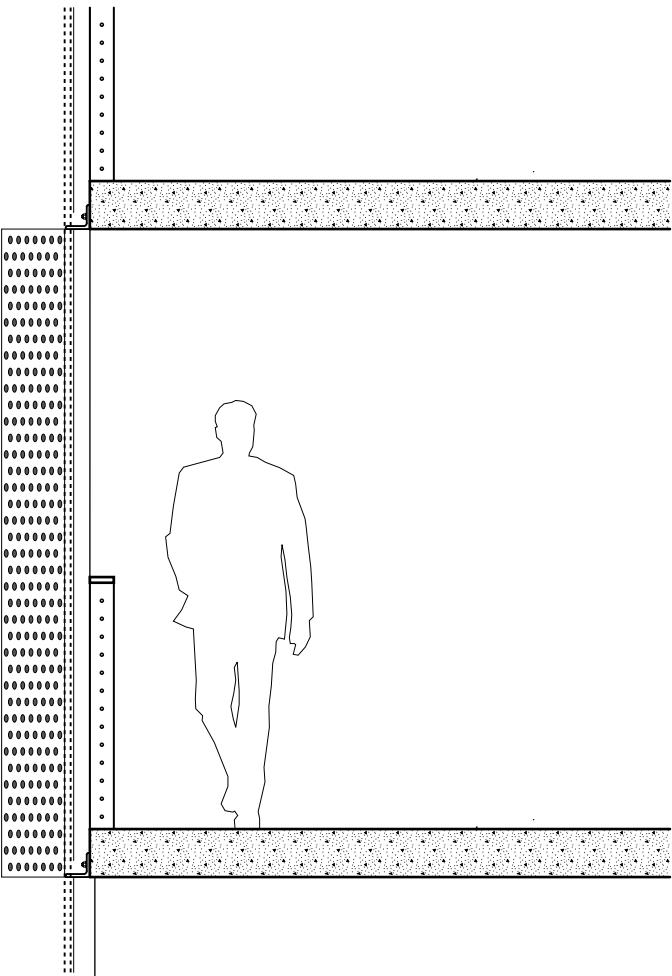
ENLARGED ELEVATION AT NE 3RD AVENUE GROUND FLOOR RETAIL ENTRY

ENLARGED SECTION AT NE 3RD AVENUE GROUND FLOOR RETAIL ENTRY

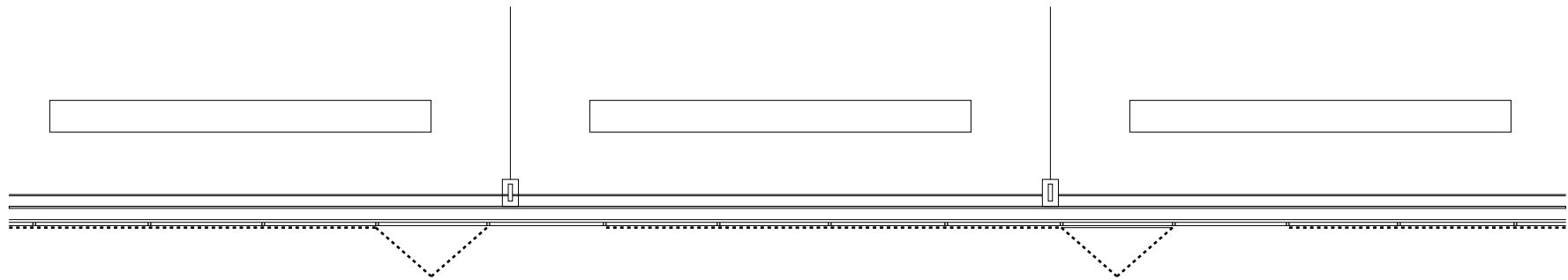
PODIUM DETAIL ELEVATION & SECTION | SCREEN WALL



PARTIAL ELEVATION AT TYPICAL PODIUM SCREEN WALL



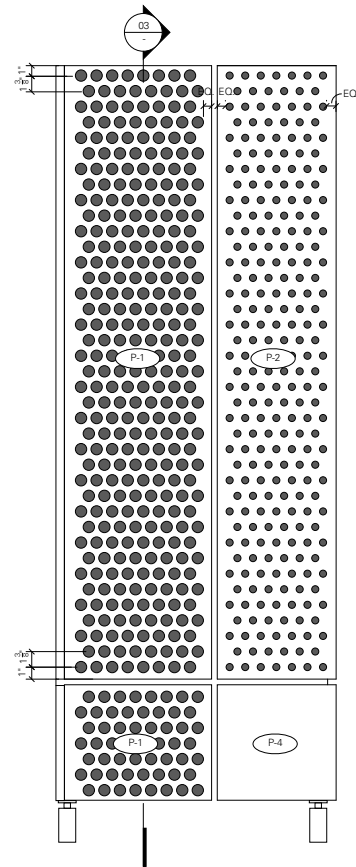
SECTION AT TYPICAL PODIUM SCREEN WALL



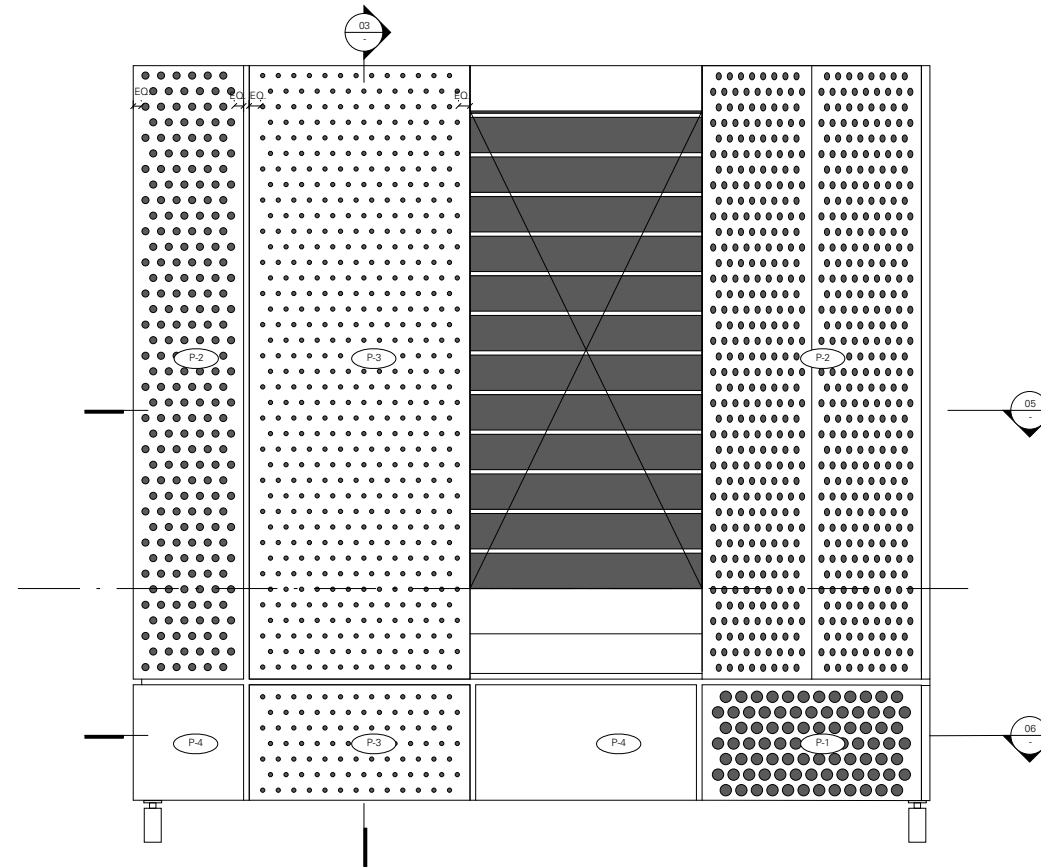
PARTIAL PLAN AT TYPICAL PODIUM SCREEN WALL

- P-1 Panel-1: 1/8" Painted aluminum plate, 1" D. staggered holes at 1 3/8" on center with equal side and top margins. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"
- P-2 Panel-2: 1/8" Painted aluminum plate, 5/8" D. staggered holes at 1 3/8" on center with equal side and top margins. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"
- P-3 Panel-3: 1/8" Painted aluminum plate, 3/8" D. staggered holes at 1 3/8" on center with equal side and top margins. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"
- P-4 Panel-4: 1/8" Painted aluminum plate - Solid Panel. Paint color to match Citadel Series F Kynar 500 - "Medium Bronze"

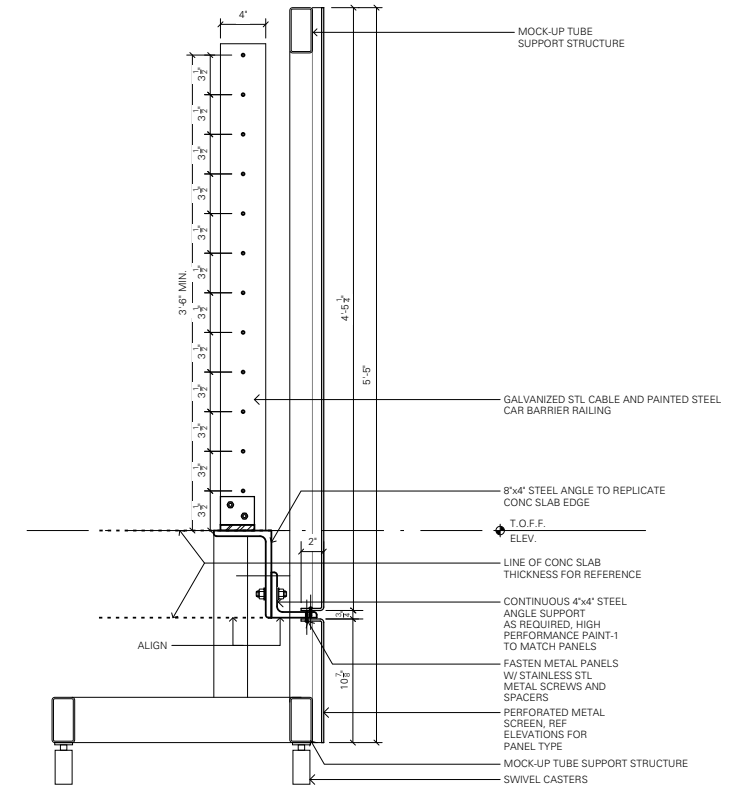
PODIUM DETAIL ELEVATION & SECTION | GARAGE SCREEN MOCKUP DETAILS



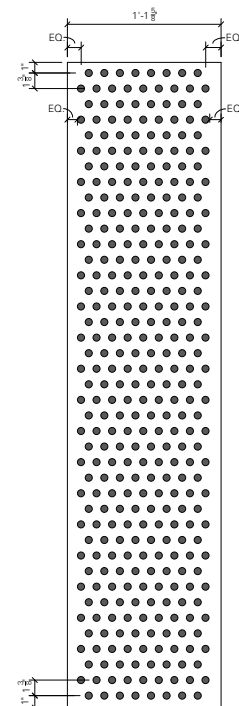
ELEVATION - PODIUM GARAGE SCREEN @ CORNER



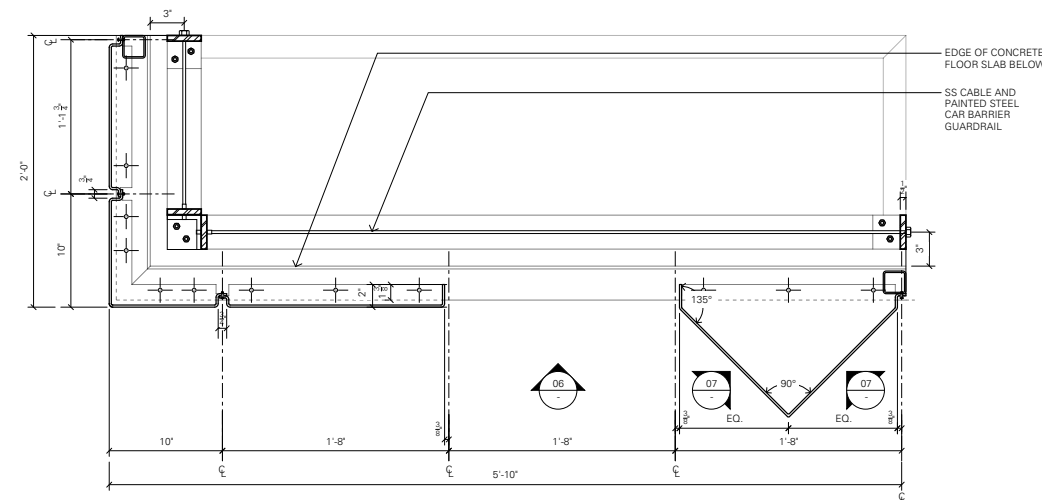
ELEVATION - PODIUM GARAGE SCREEN @ CORNER



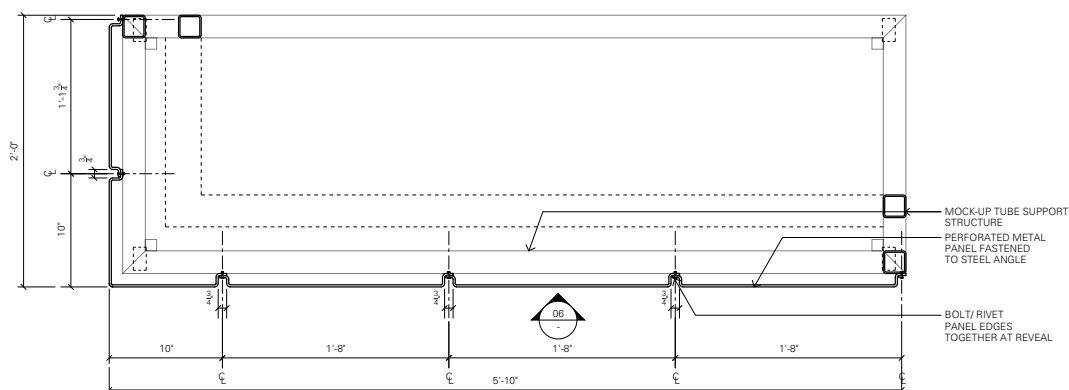
SECTION AT GARAGE SCREEN



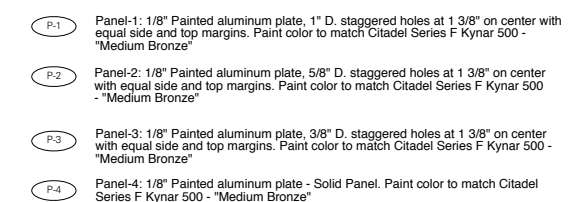
DETAIL ELEVATION - PANEL-2 FLATTENED



DETAIL (PLAN) - PODIUM GARAGE SCREEN @ CORNER

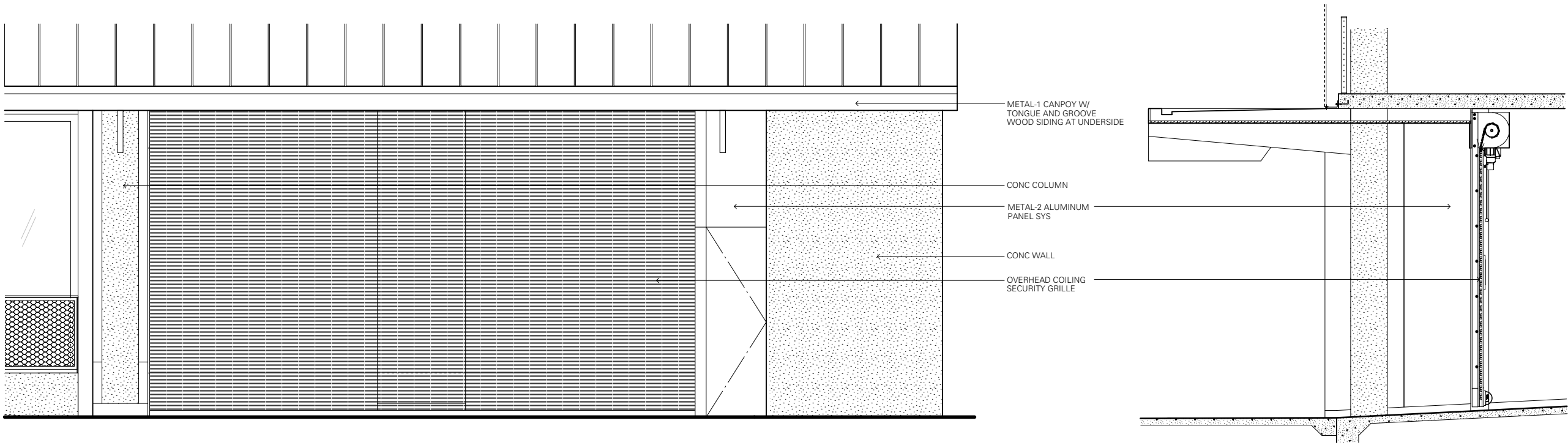


DETAIL (PLAN) - PODIUM GARAGE SCREEN @ CORNER



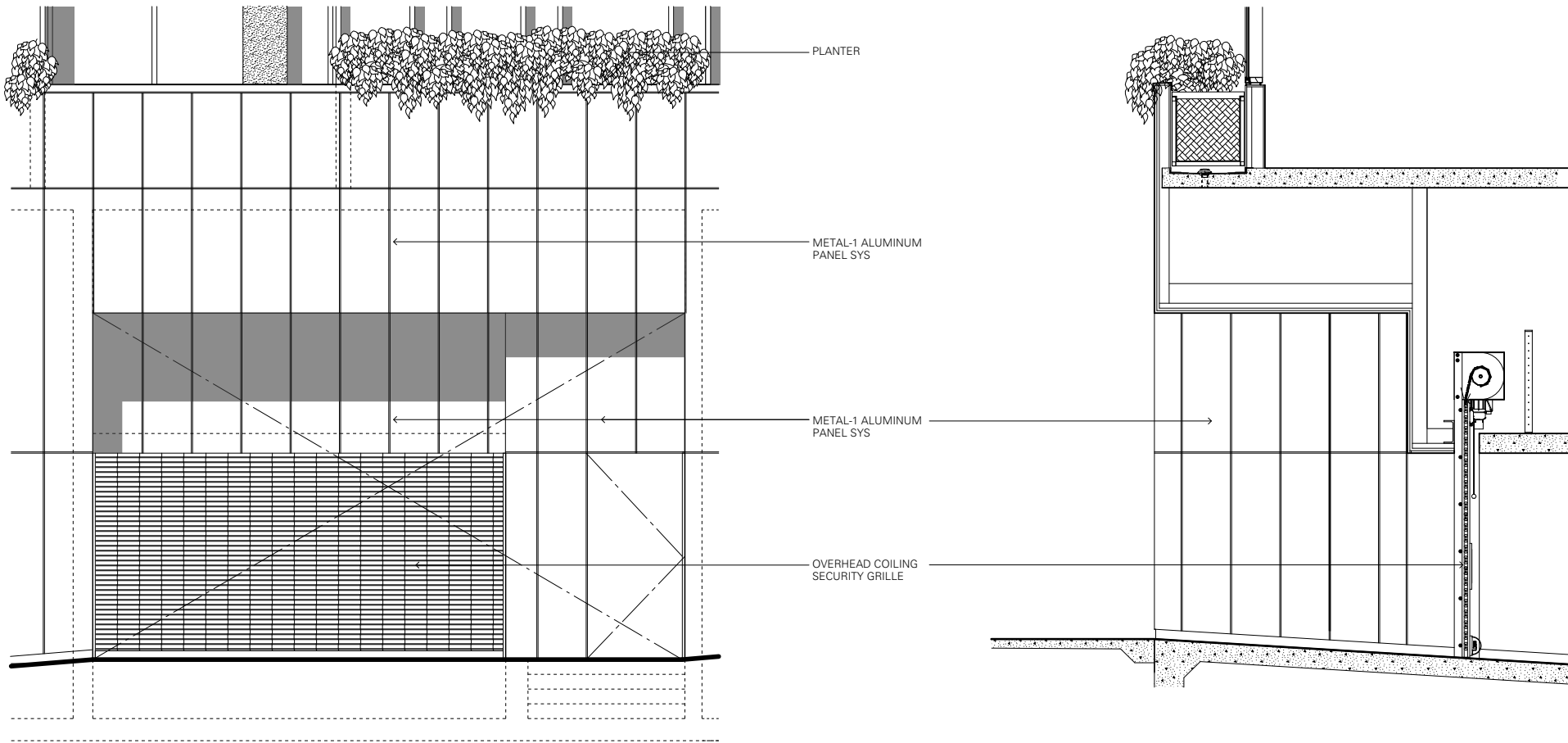
PANEL TYPE SCHEDULE

PODIUM DETAIL ELEVATION & SECTIONS | GARAGE ENTRY ENLARGED ELEVATIONS



Enlarged Elevation: West Garage Gate

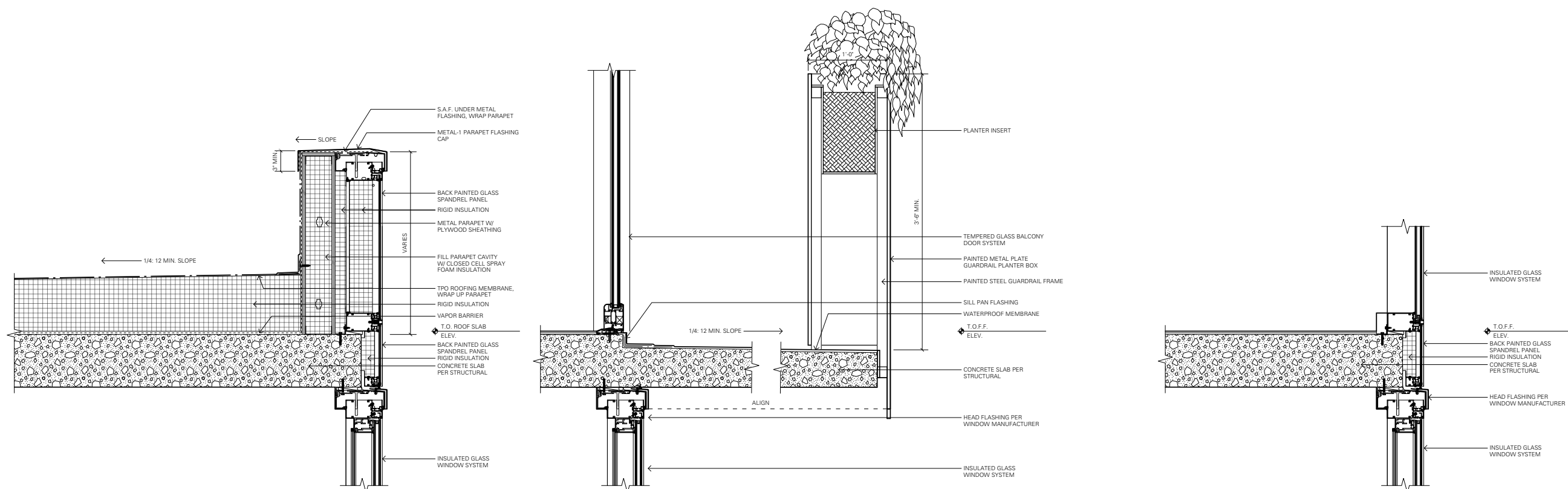
Enlarged Section: West Garage Gate



Enlarged Elevation: East Garage Gate

Enlarged Section: East Garage Gate

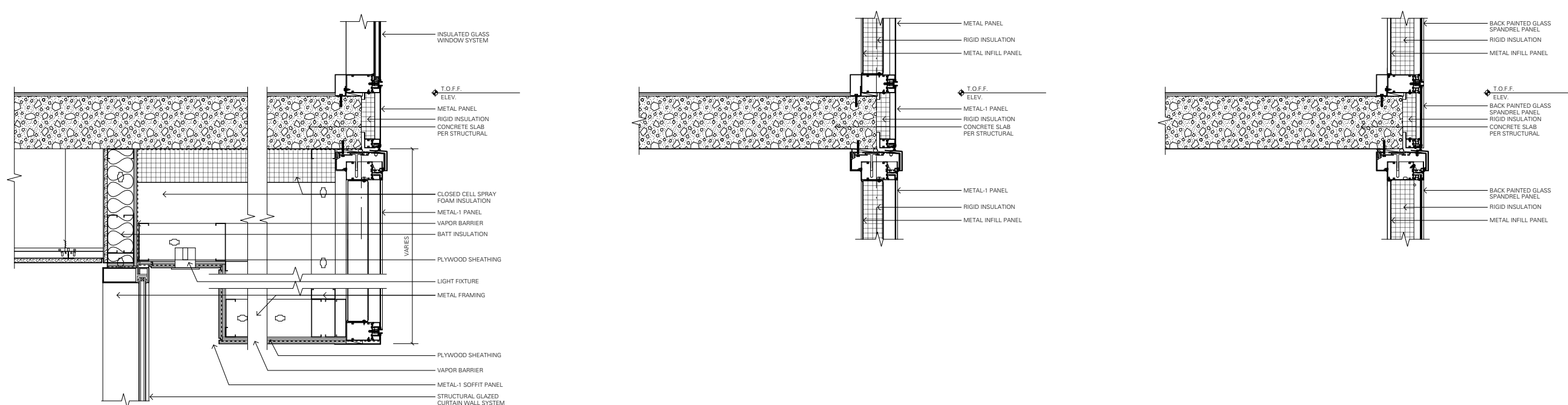
PODIUM DETAILS | DOG WALK GATE & FENCE



TOWER PARAPET DETAIL 06

TOWER BALCONY GUARDRAIL 04

TOWER GLASS TO GLASS 02

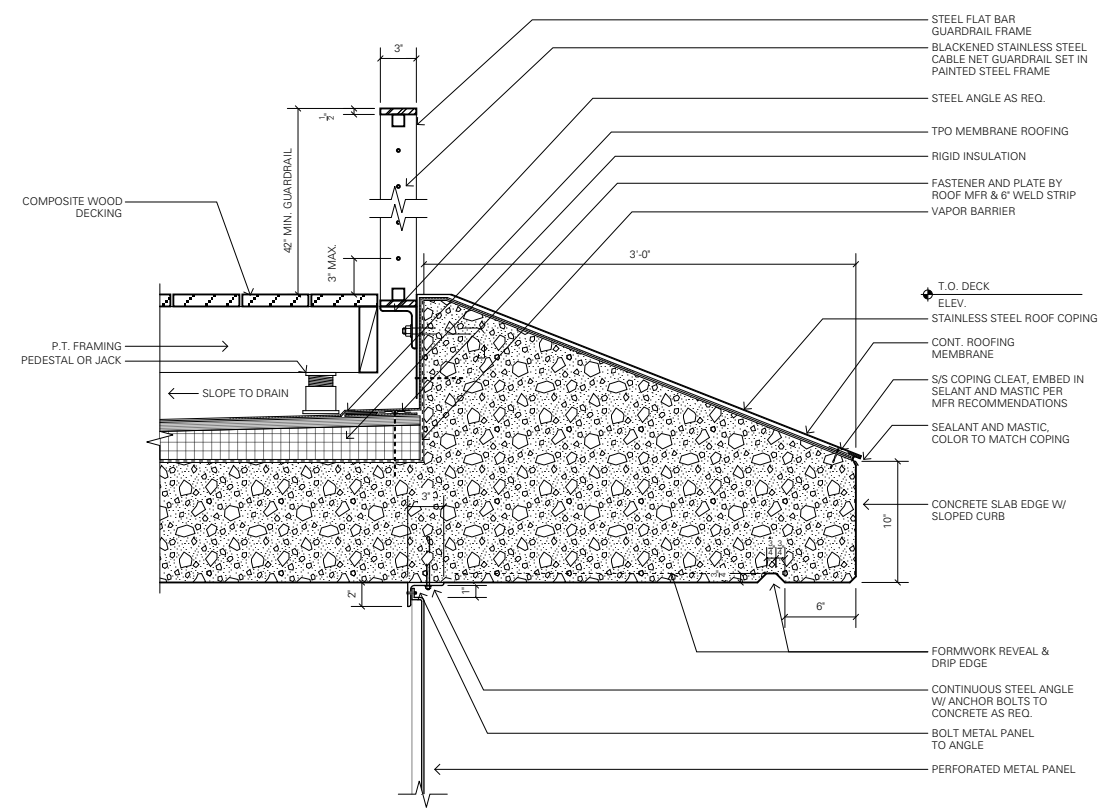


TOWER AMENITY LEVEL SOFFIT DETAIL 05

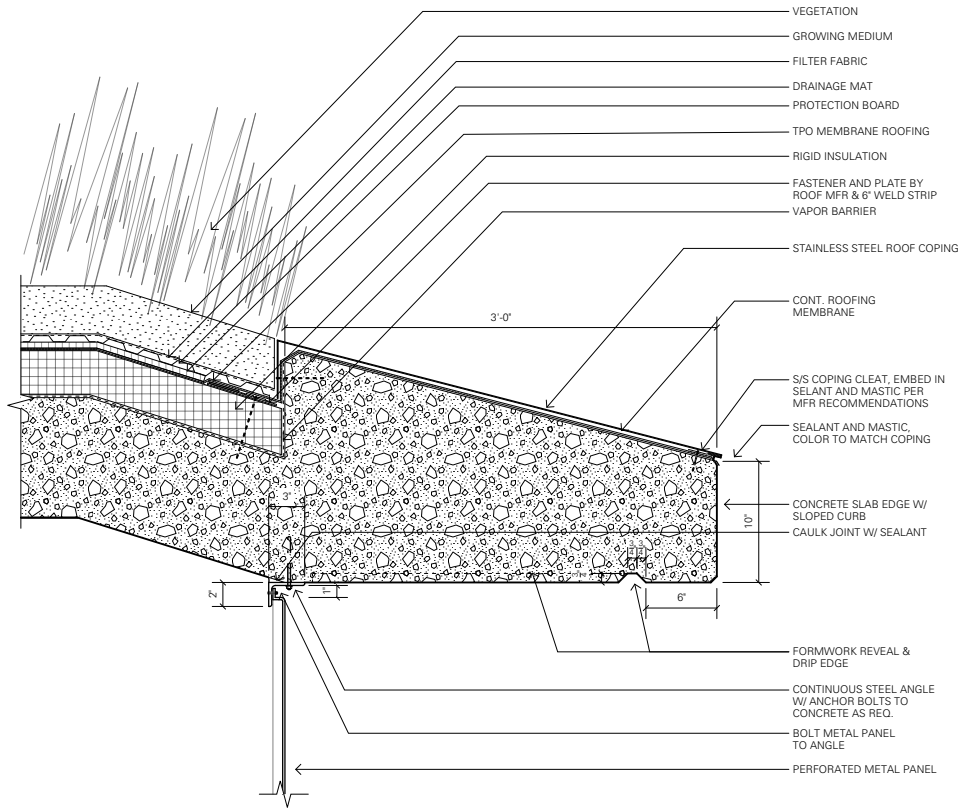
TOWER METAL PANEL TO METAL PANEL 03

TOWER SPANDREL TO SPANDREL 01

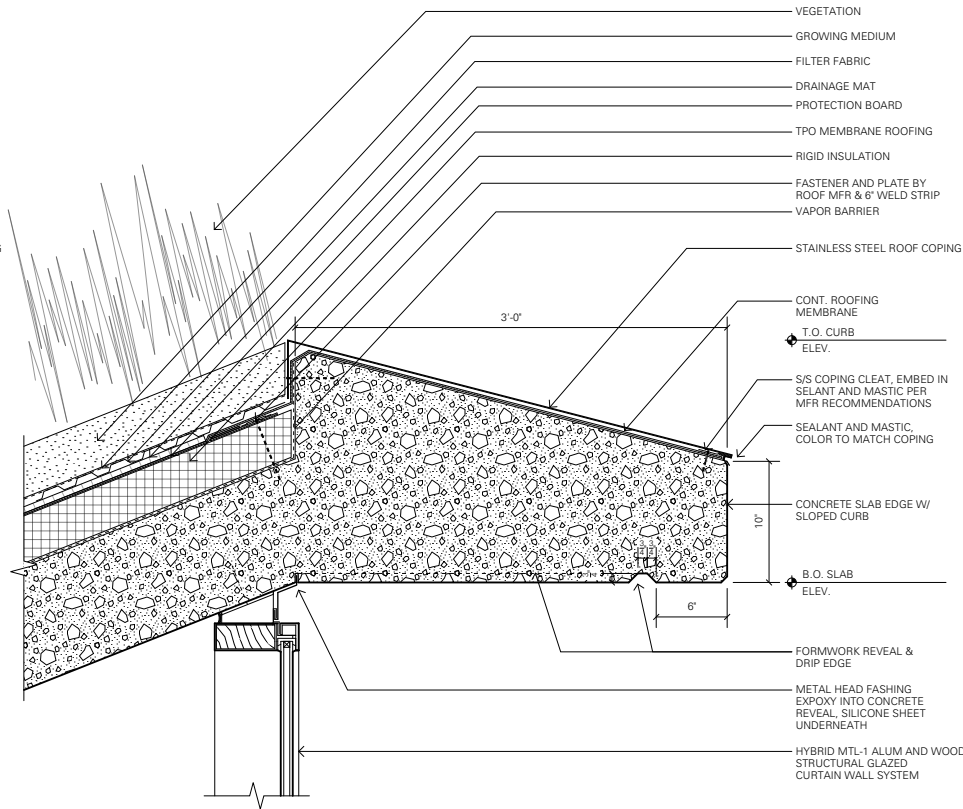
PODIUM | DETAILS



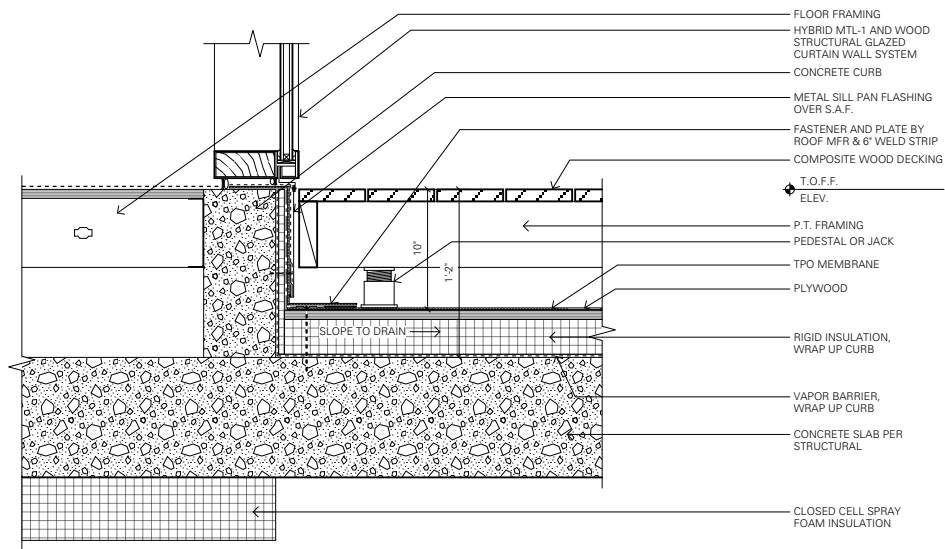
PODIUM ROOF DECK DETAIL 06



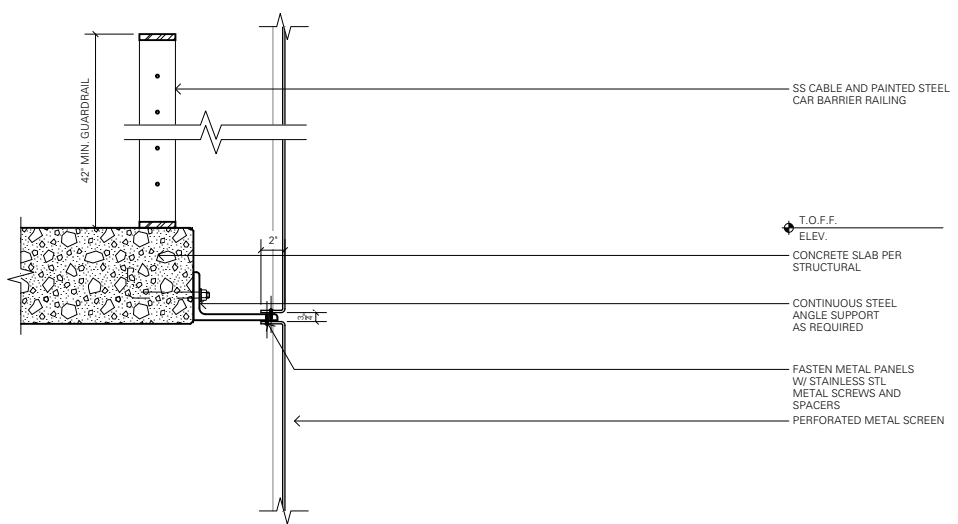
PODIUM AT GARAGE SCREEN 04



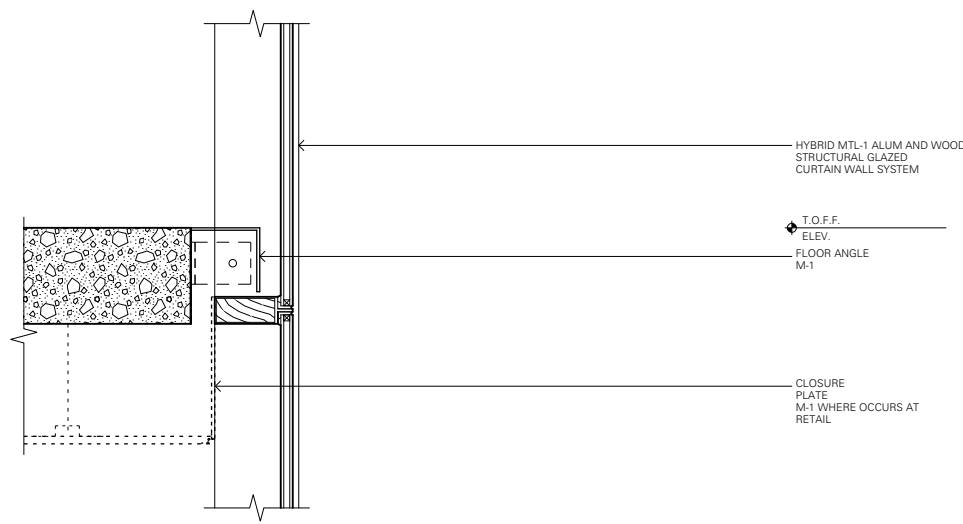
PODIUM AT CURTAIN WALL 02



PODIUM ROOF DECK DETAIL 05

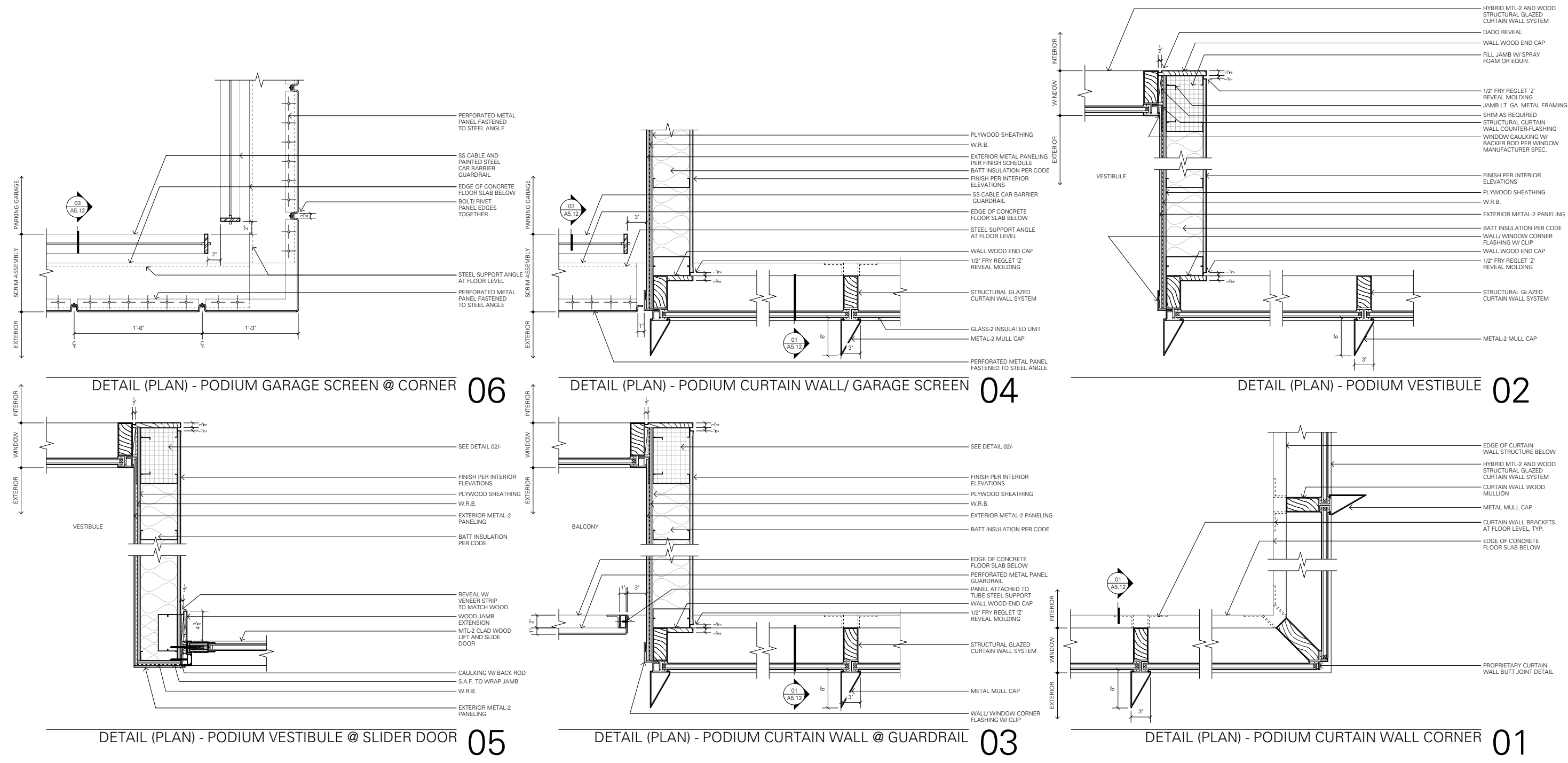


PODIUM AT GARAGE SCREEN 03



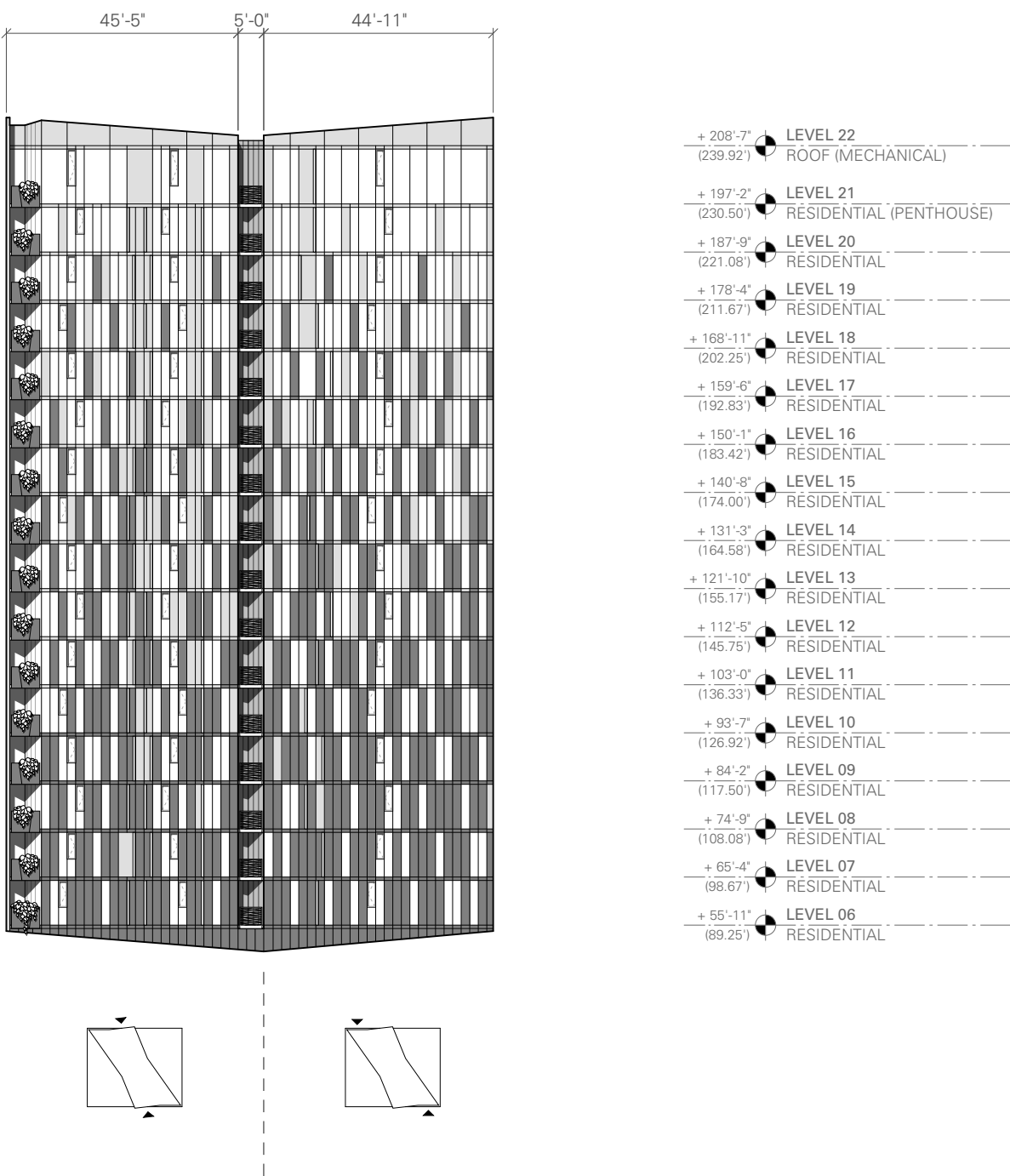
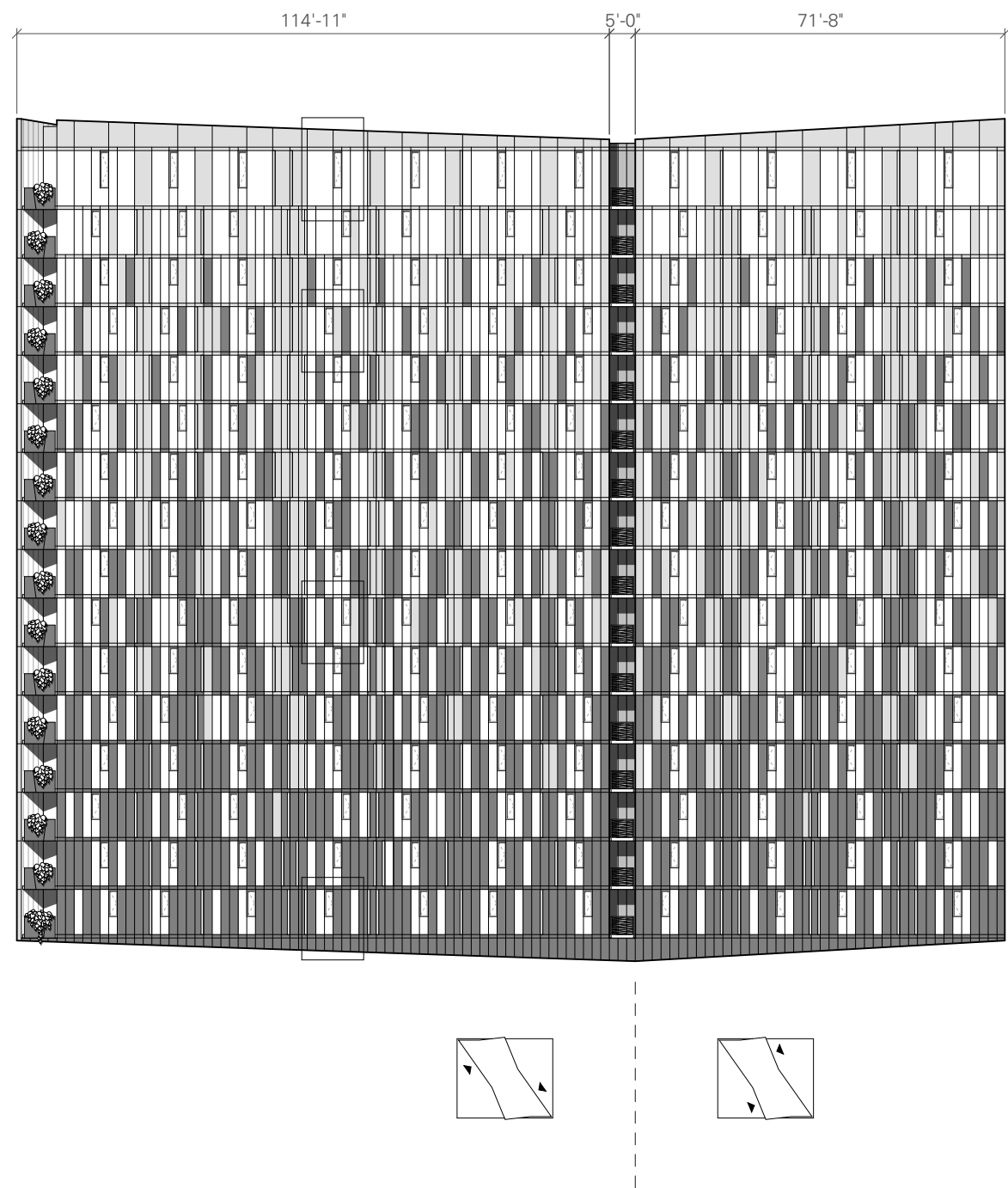
PODIUM AT CURTAIN WALL 01

PODIUM | DETAILS



TOWER

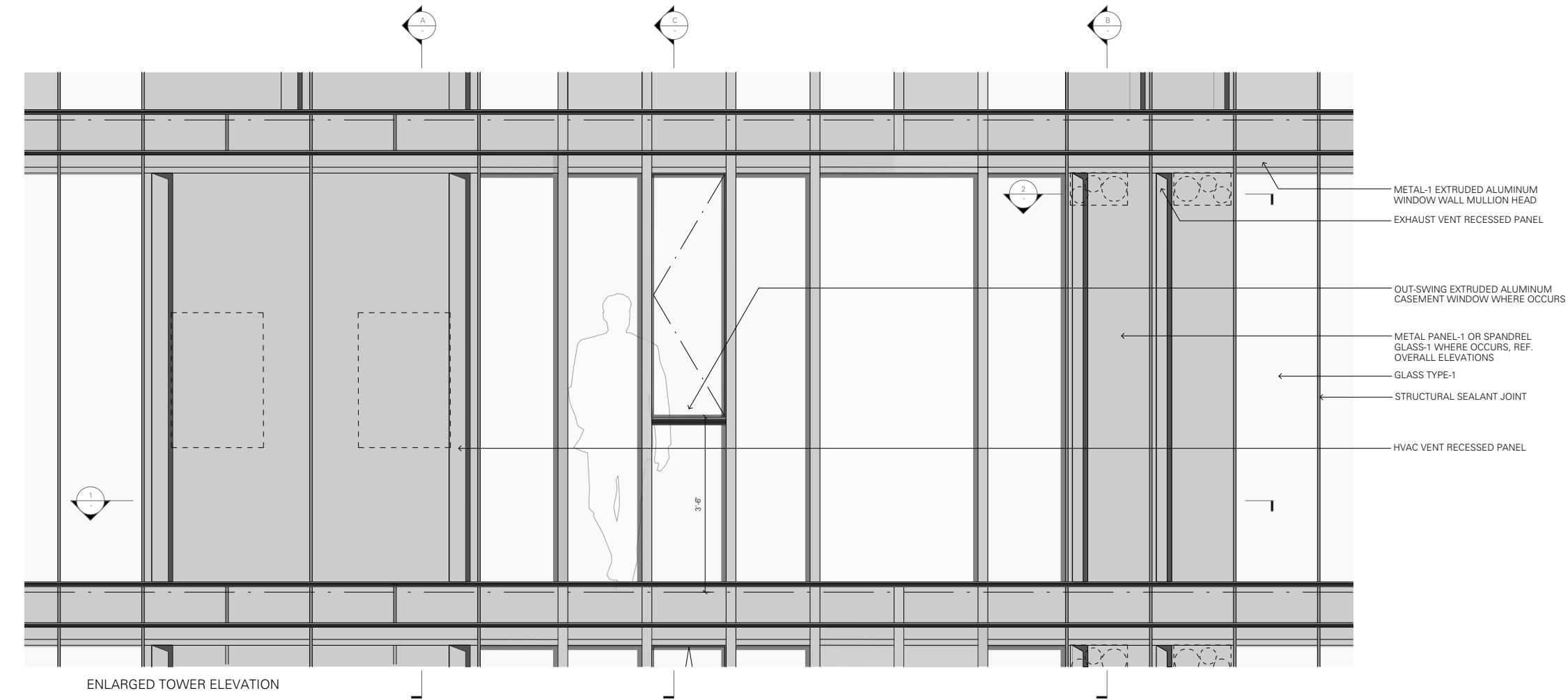
TOWER I WINDOW WALL UNFOLDED



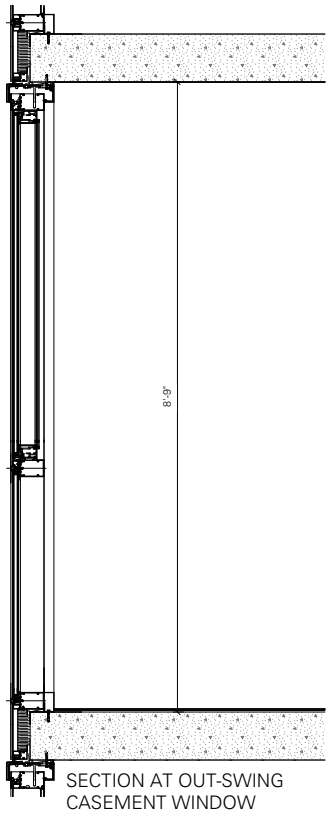
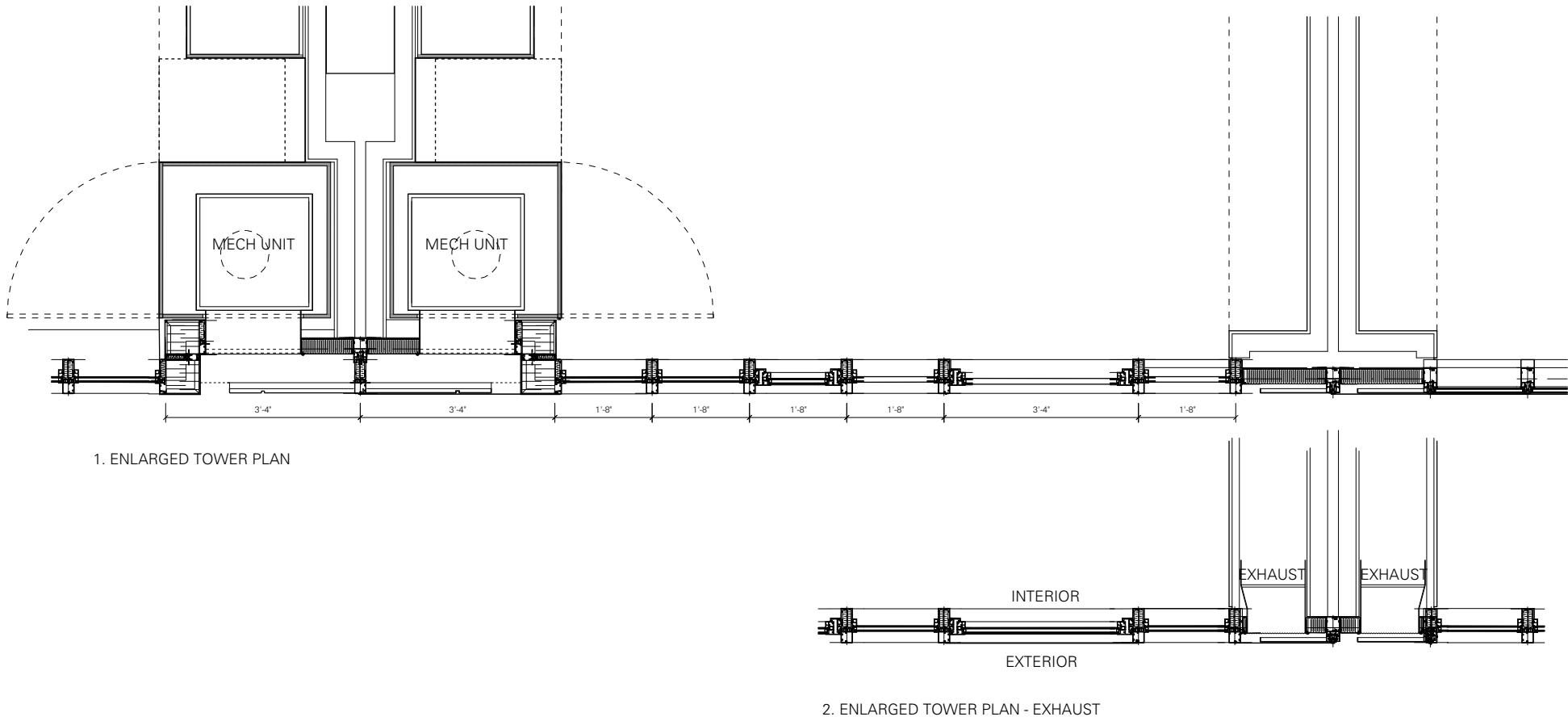
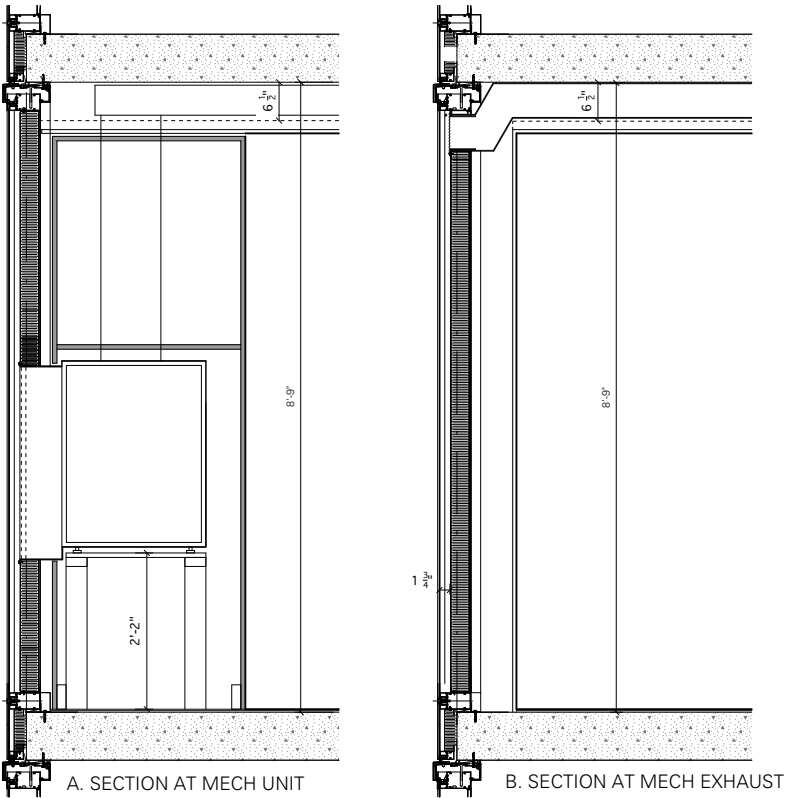
+ 208'-7"	LEVEL 22
(239.92')	ROOF (MECHANICAL)
+ 197'-2"	LEVEL 21
(230.50')	RESIDENTIAL (PENTHOUSE)
+ 187'-9"	LEVEL 20
(221.08')	RESIDENTIAL
+ 178'-4"	LEVEL 19
(211.67')	RESIDENTIAL
+ 168'-11"	LEVEL 18
(202.25')	RESIDENTIAL
+ 159'-6"	LEVEL 17
(192.83')	RESIDENTIAL
+ 150'-1"	LEVEL 16
(183.42')	RESIDENTIAL
+ 140'-8"	LEVEL 15
(174.00')	RESIDENTIAL
+ 131'-3"	LEVEL 14
(164.58')	RESIDENTIAL
+ 121'-10"	LEVEL 13
(155.17')	RESIDENTIAL
+ 112'-5"	LEVEL 12
(145.75')	RESIDENTIAL
+ 103'-0"	LEVEL 11
(136.33')	RESIDENTIAL
+ 93'-7"	LEVEL 10
(126.92')	RESIDENTIAL
+ 84'-2"	LEVEL 09
(117.50')	RESIDENTIAL
+ 74'-9"	LEVEL 08
(108.08')	RESIDENTIAL
+ 65'-4"	LEVEL 07
(98.67')	RESIDENTIAL
+ 55'-11"	LEVEL 06
(89.25')	RESIDENTIAL

LEGEND			
CLEAR GLASS	SPANDREL GLASS	METAL PANEL	INSET BALCONY
OPERABLE WINDOW	INTAKE / EXHAUST SPANDREL PANEL	INTAKE / EXHAUST METAL PANEL	INSET BALCONY W/ PLANTER

TOWER | ENLARGED ELEVATION



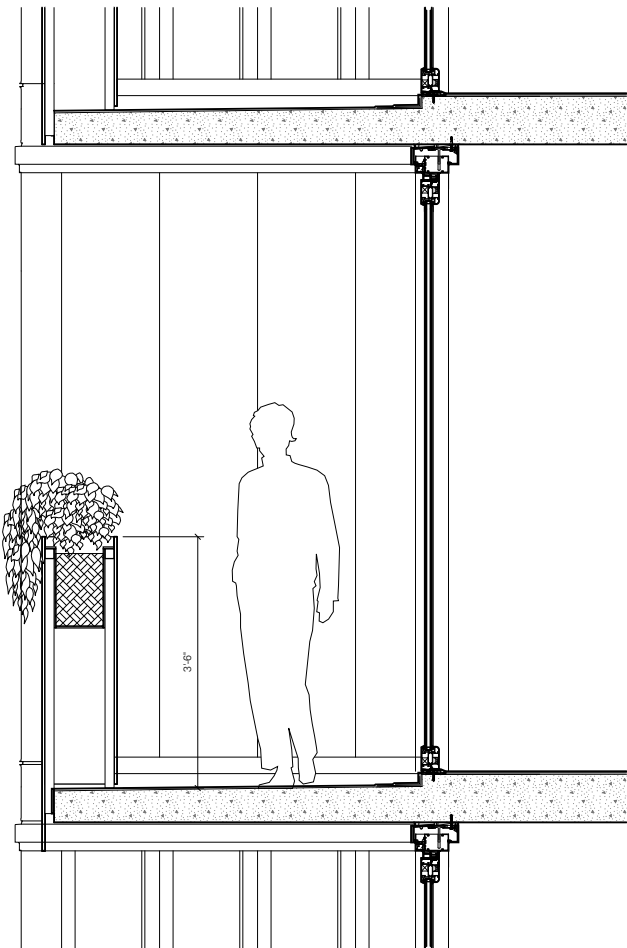
Enlarged Tower Elevation



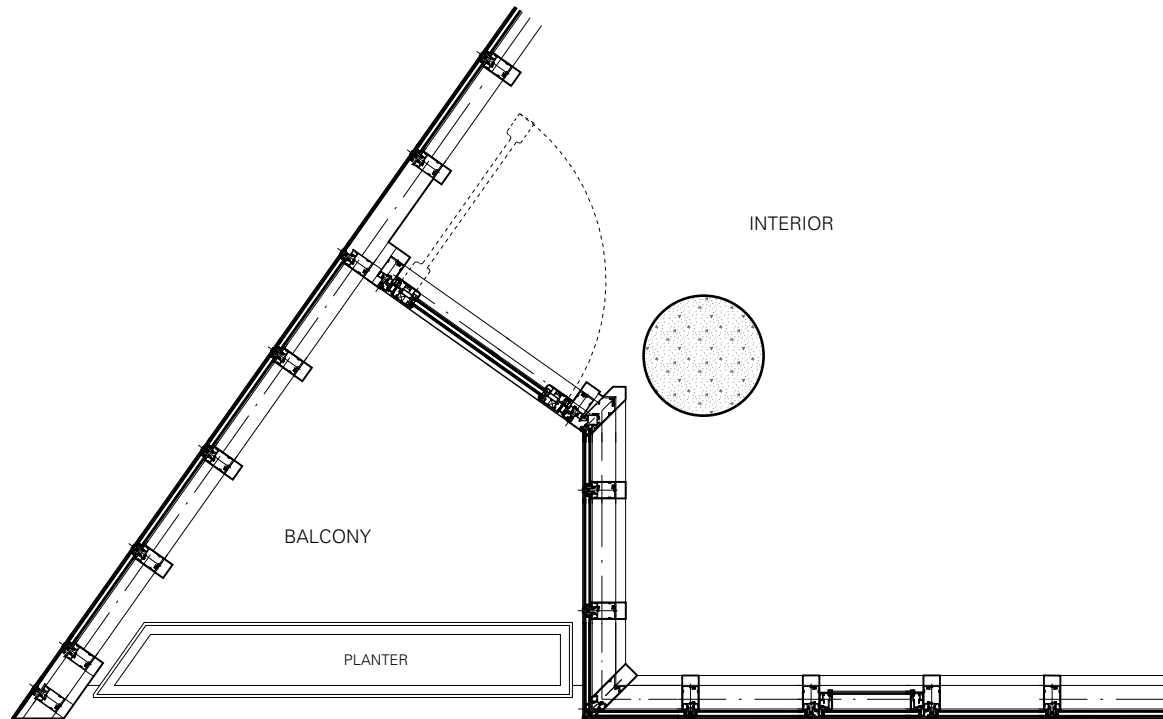
TOWER | ENLARGED ELEVATION AT TYPICAL BALCONY



ENLARGED LEVATION AT TYPICAL TOWER BALCONY - B1 (B2 SIM)

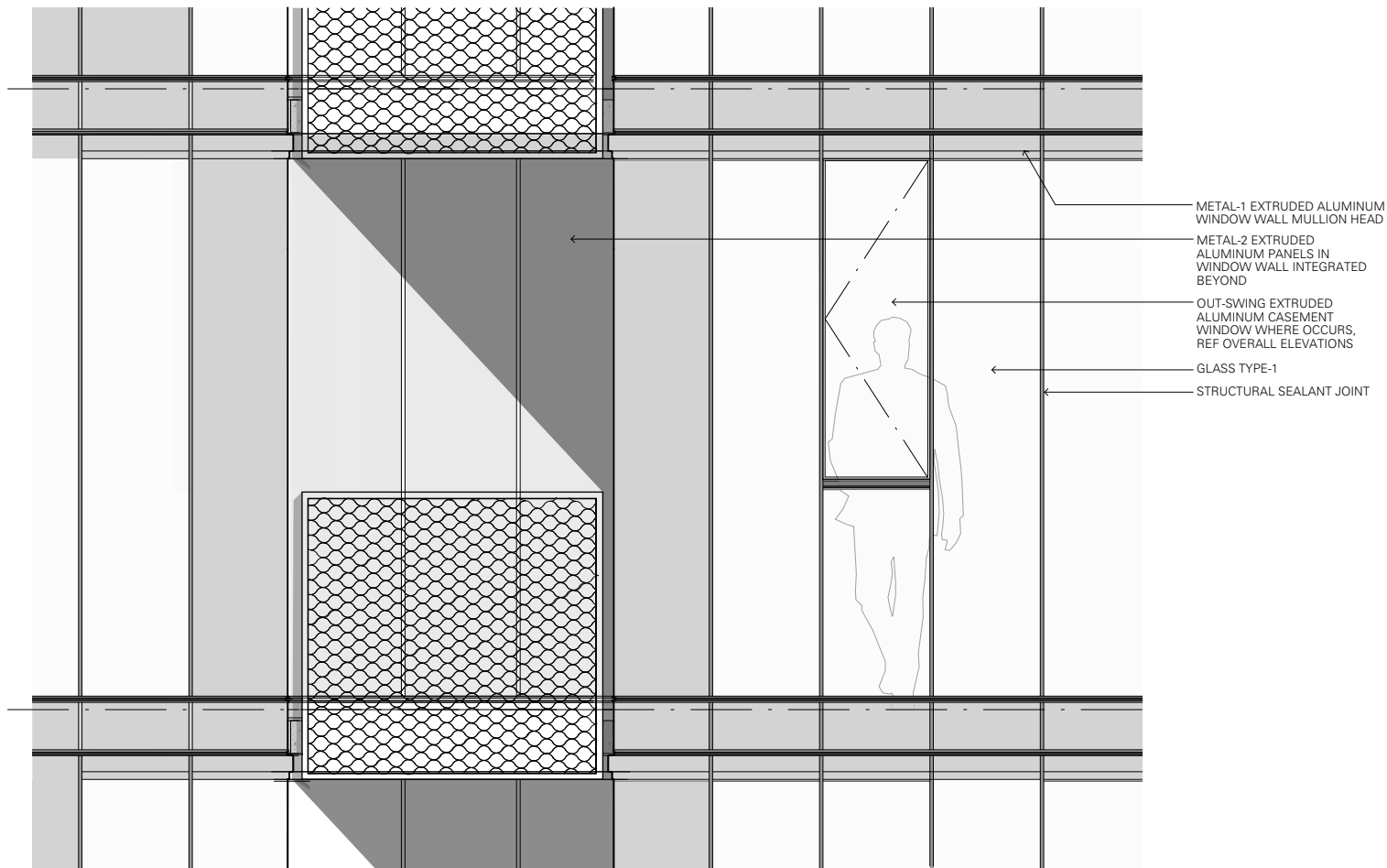


SECTION AT TYPICAL TOWER BALCONY - B1 (B2 SIM)



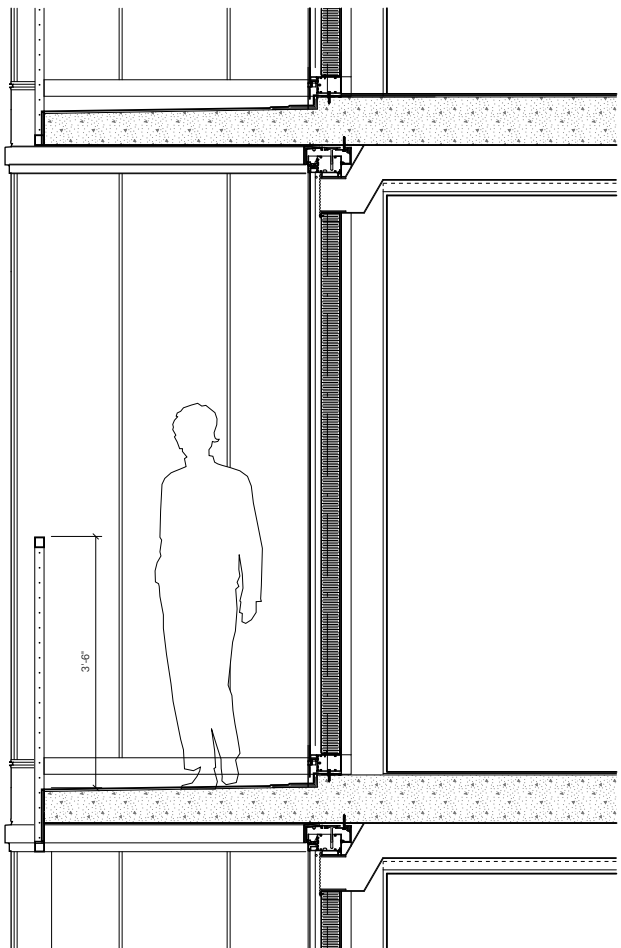
ENLARGED PLAN AT CORNER TOWER BALCONIES - B1 (B2 SIM)

TOWER I ENLARGED ELEVATION AT JULIET BALCONY

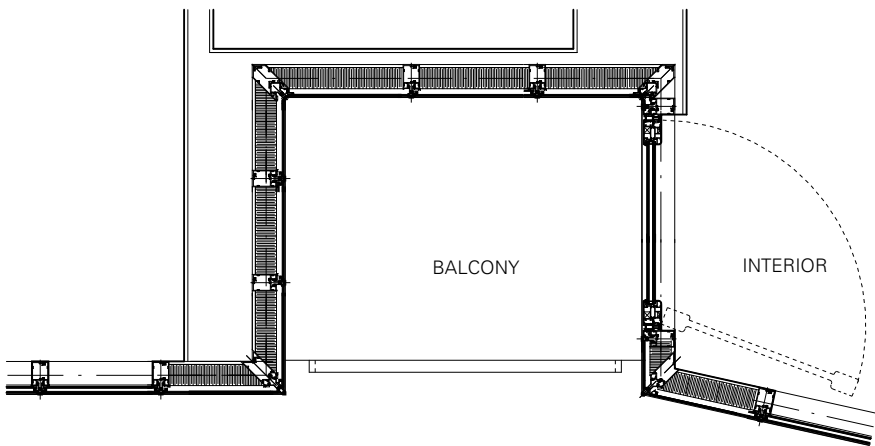


- METAL-1 EXTRUDED ALUMINUM WINDOW WALL MULLION HEAD
- METAL-2 EXTRUDED ALUMINUM PANELS IN WINDOW WALL INTEGRATED BEYOND
- OUT-SWING EXTRUDED ALUMINUM CASEMENT WINDOW WHERE OCCURS, REF OVERALL ELEVATIONS
- GLASS TYPE-1
- STRUCTURAL SEALANT JOINT

ENLARGED ELEVATION AT TOWER BALCONIES - B3 (B4 SIM)

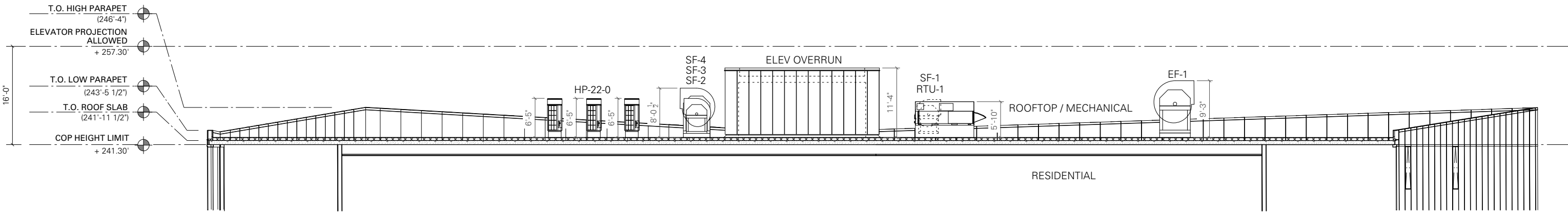


ENLARGED SECTION AT TOWER BALCONIES - B3 (B4 SIM)

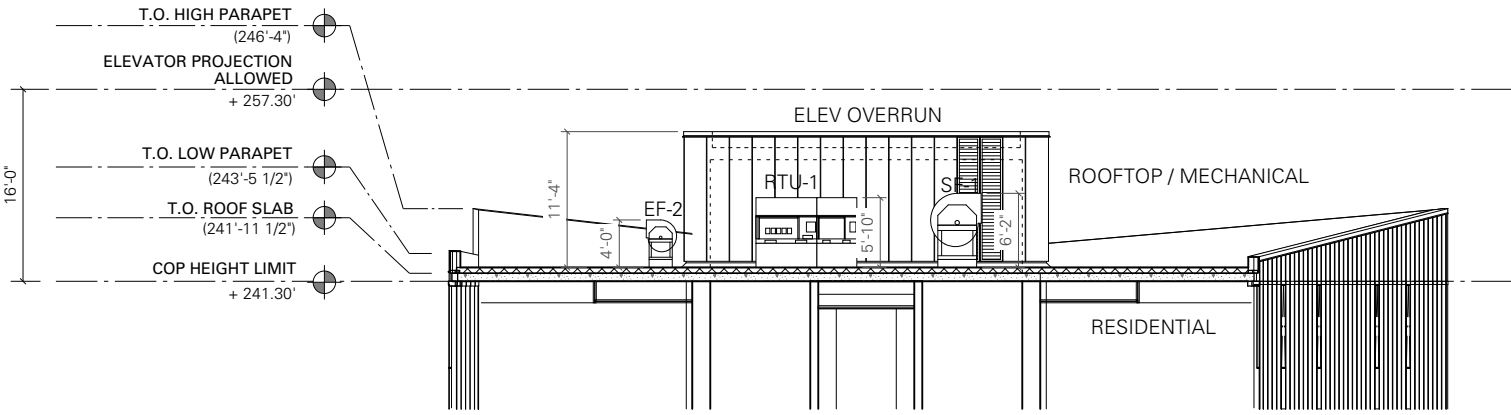


ENLARGED PLAN AT TOWER BALCONIES - B3 (B4 SIM)

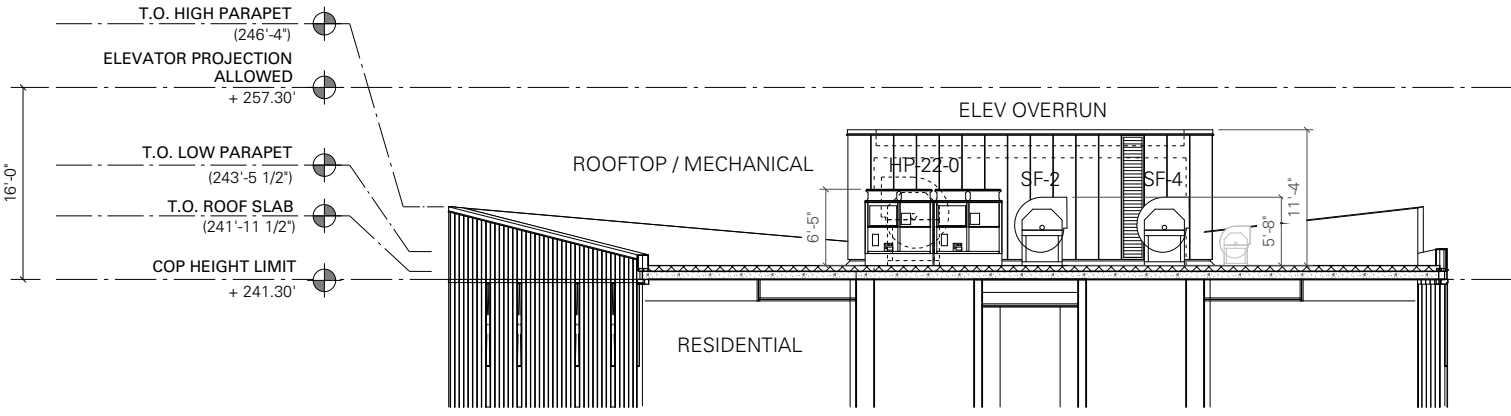
TOWER | ENLARGED SECTIONS AT ROOF



Enlarged Section (Tower Roof) 03
1/16"=1'-0"

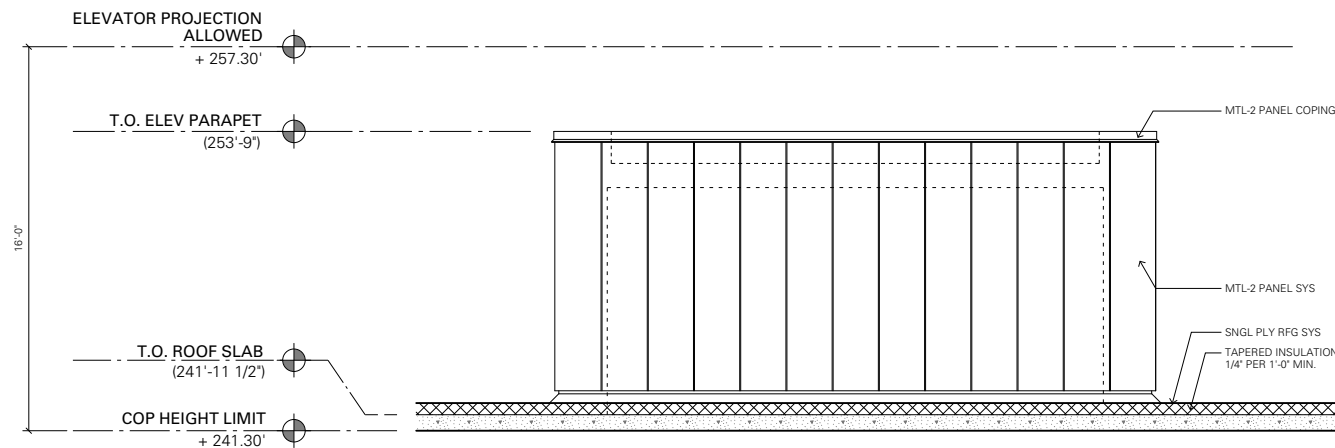


Enlarged Section (Tower Roof) 02
1/16"=1'-0"

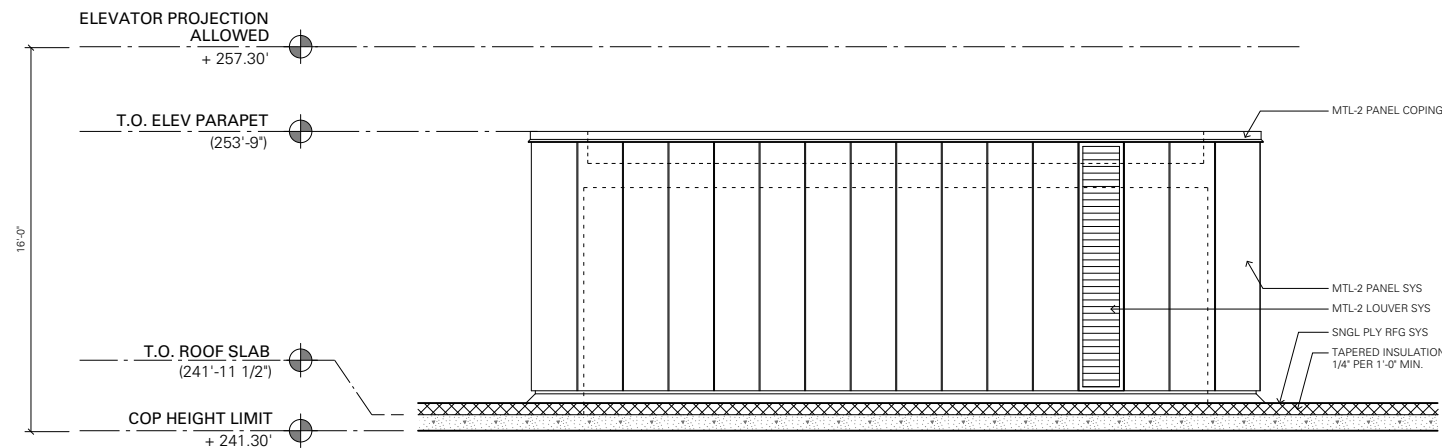


Enlarged Section (Tower Roof) 01
1/16"=1'-0"

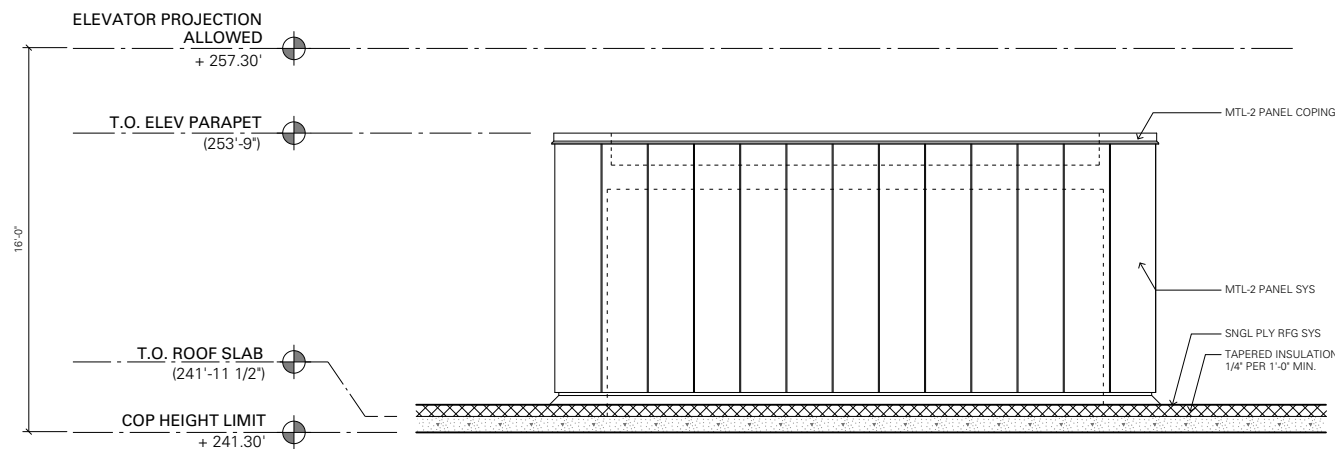
TOWER I ENLARGED ELEVATION AT ELEVATOR OVERRUN



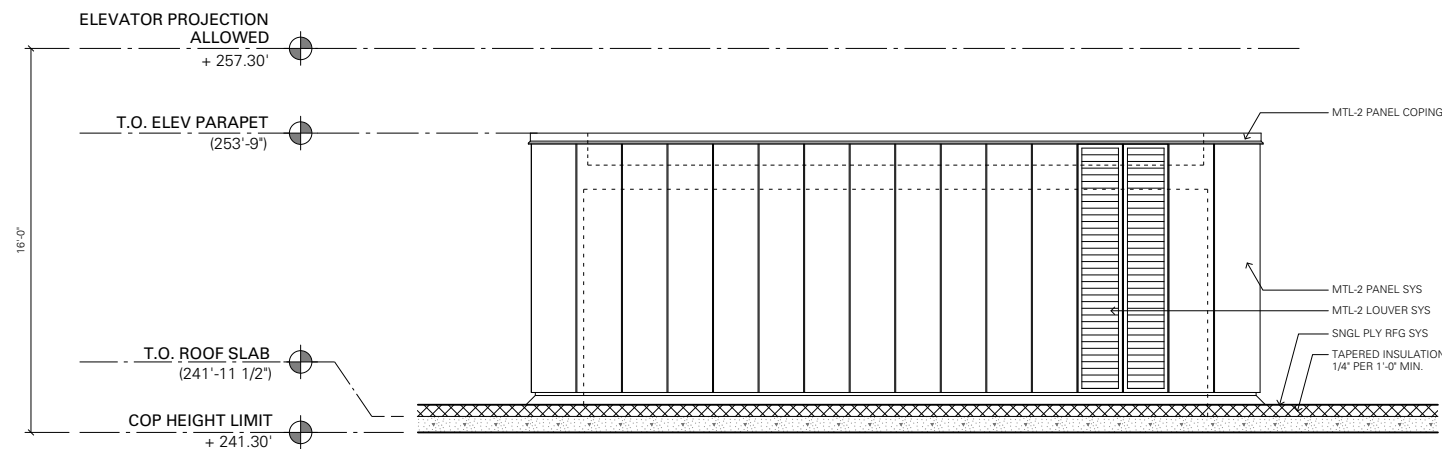
Enlarged Elevation (Elevator Overrun - West) 04
1/8"=1'-0"



Enlarged Elevation (Elevator Overrun - North) 02
1/8"=1'-0"

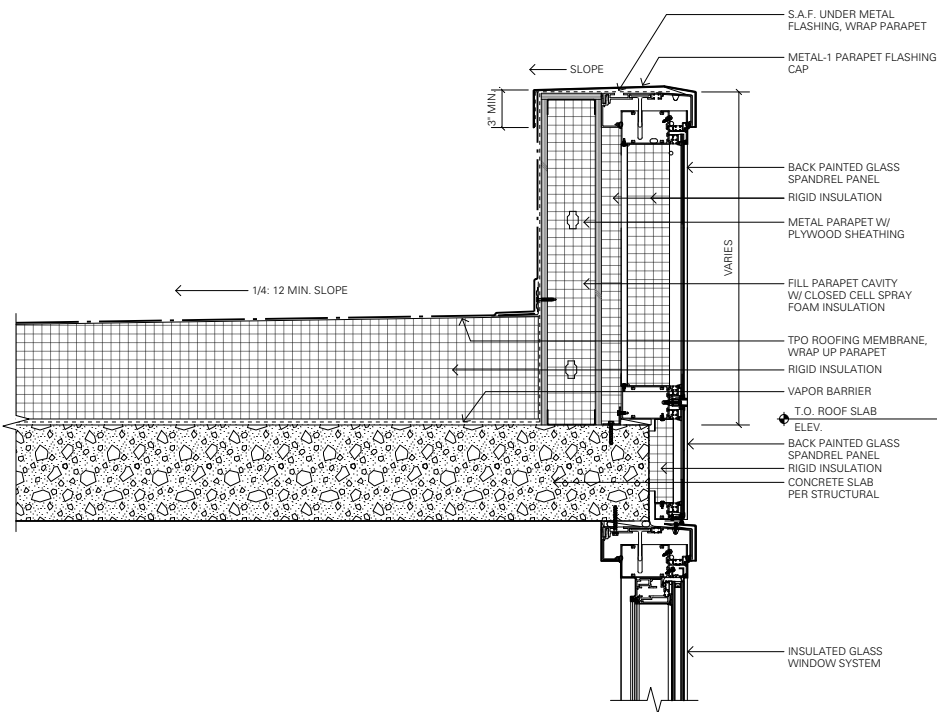


Enlarged Elevation (Elevator Overrun - East) 03
1/8"=1'-0"

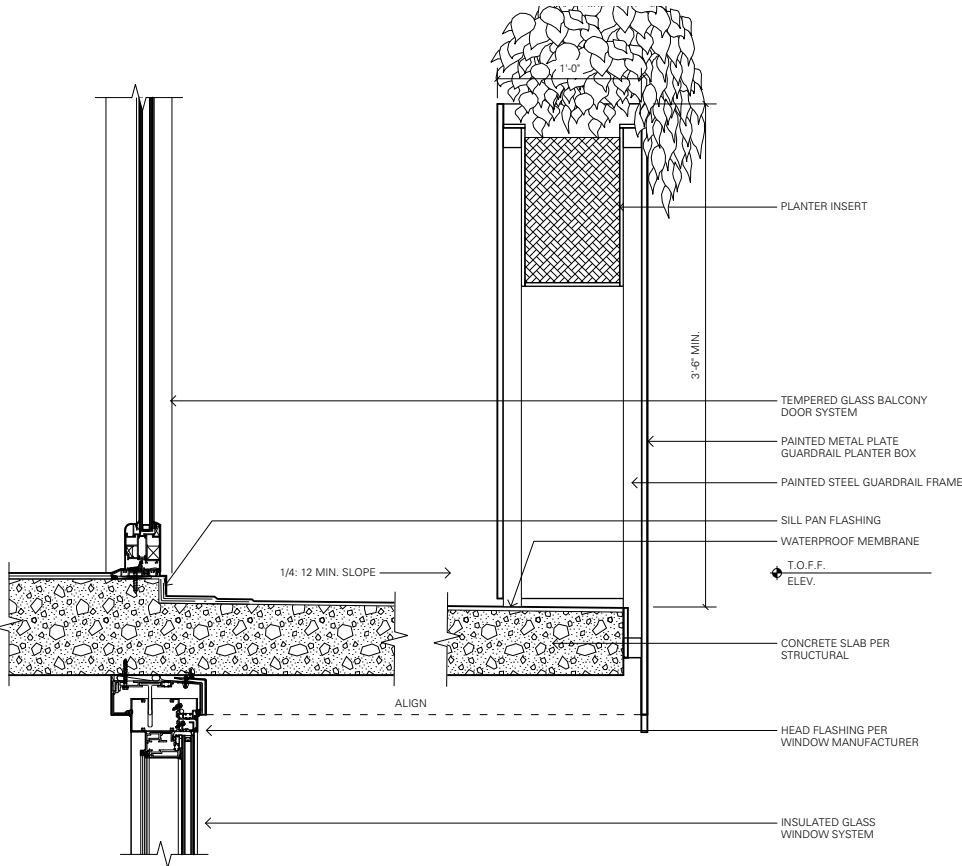


Enlarged Elevation (Elevator Overrun - South) 01
1/8"=1'-0"

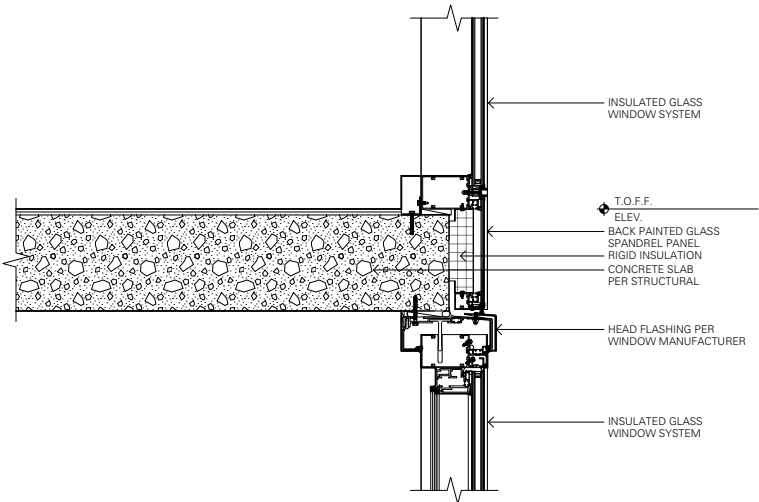
TOWER | DETAILS



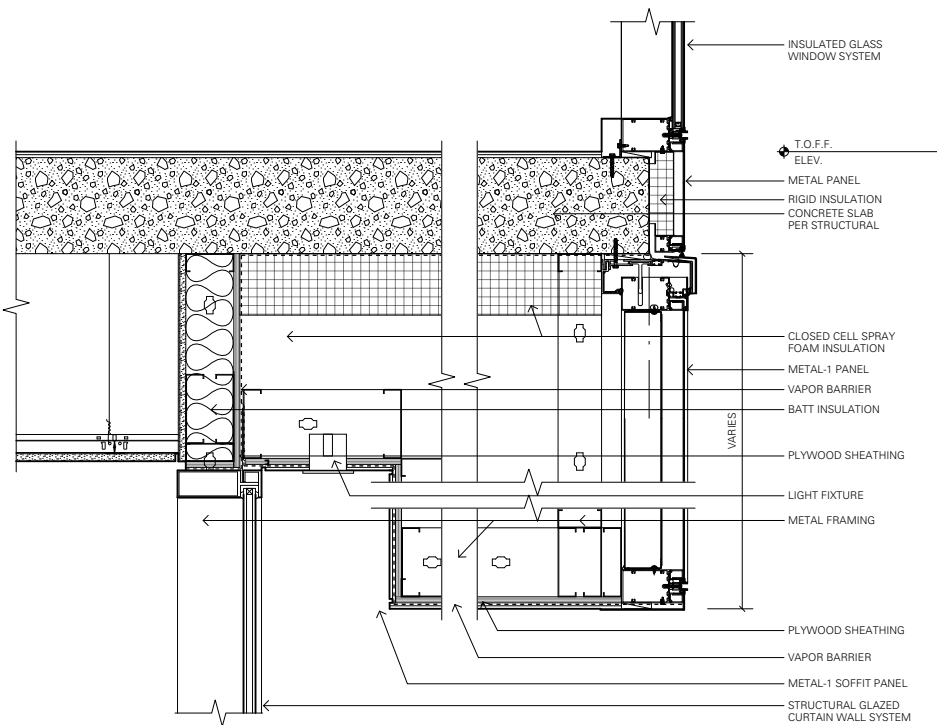
TOWER PARAPET DETAIL 06



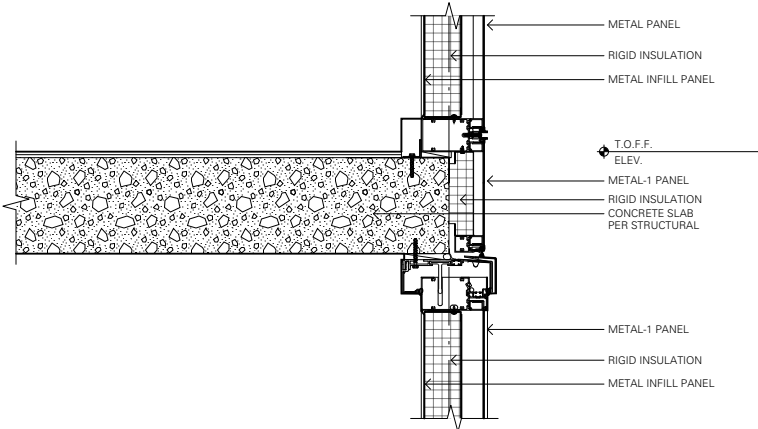
TOWER BALCONY GUARDRAIL 04



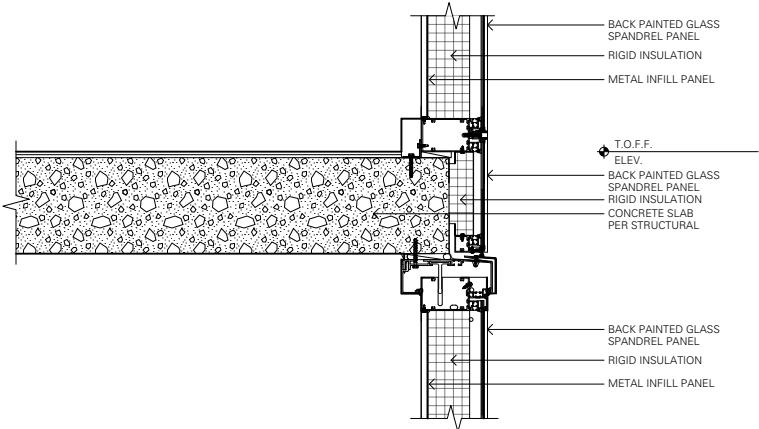
TOWER GLASS TO GLASS 02



TOWER AMENITY LEVEL SOFFIT DETAIL 05

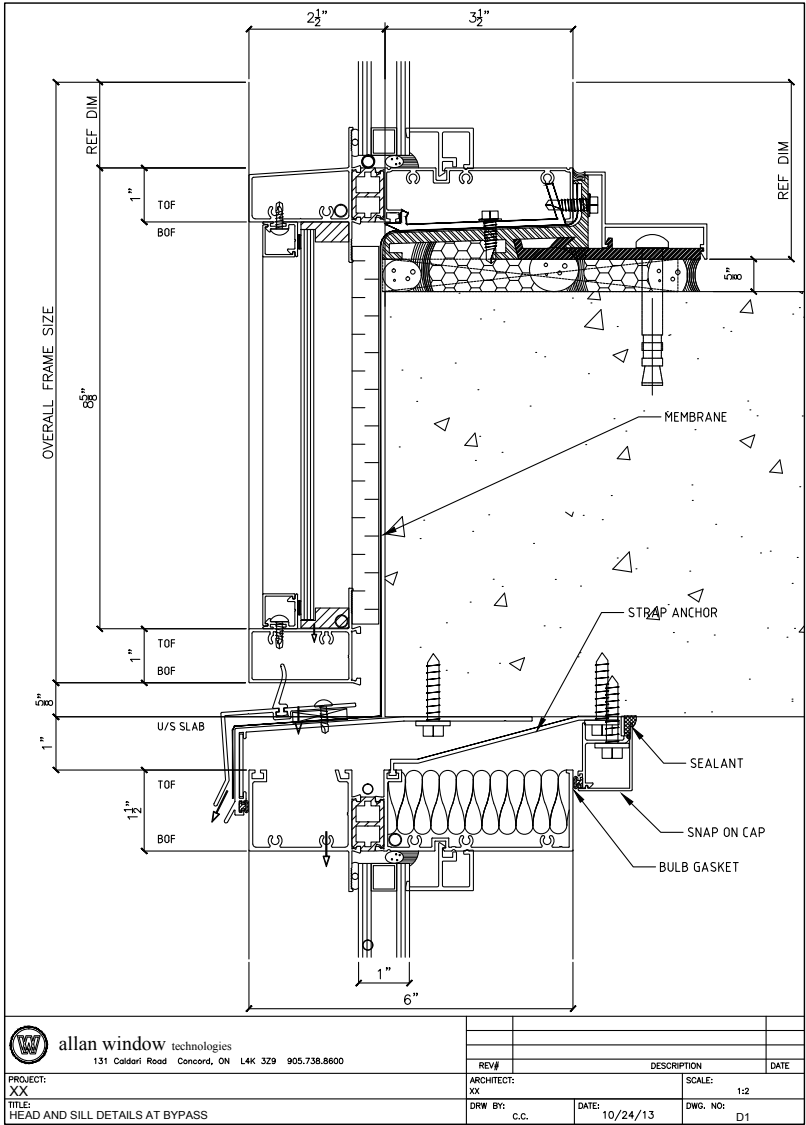
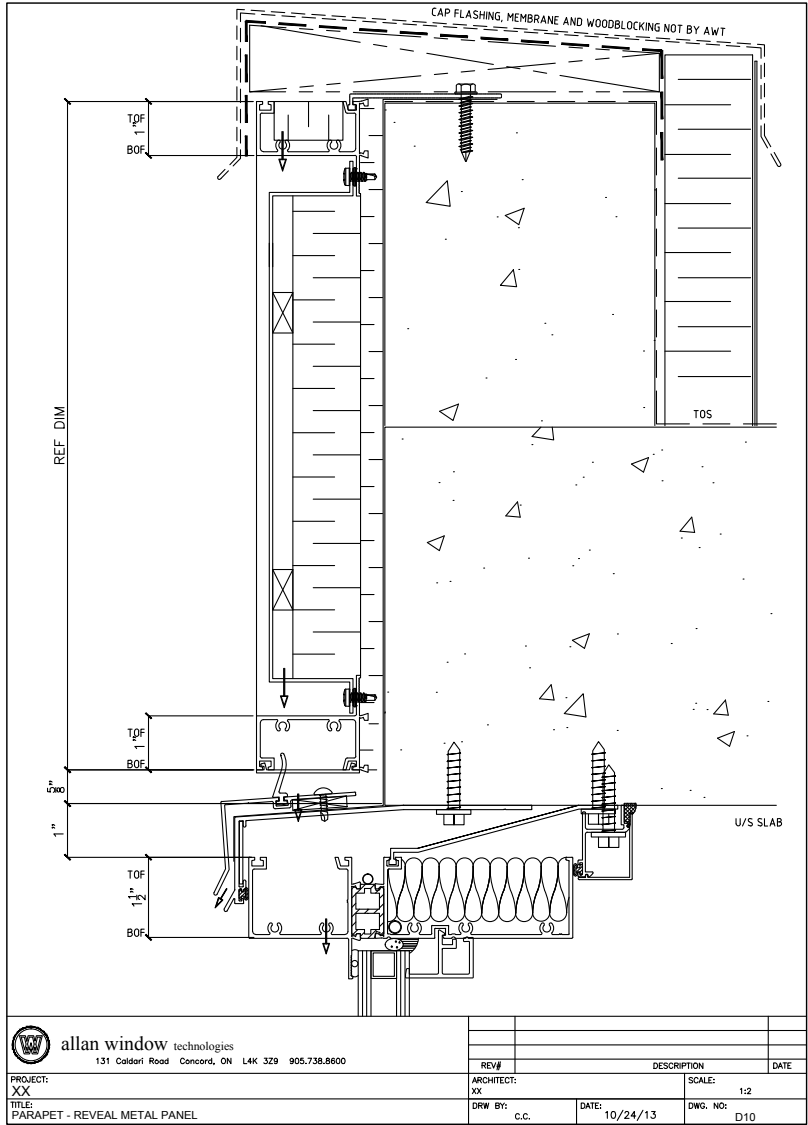
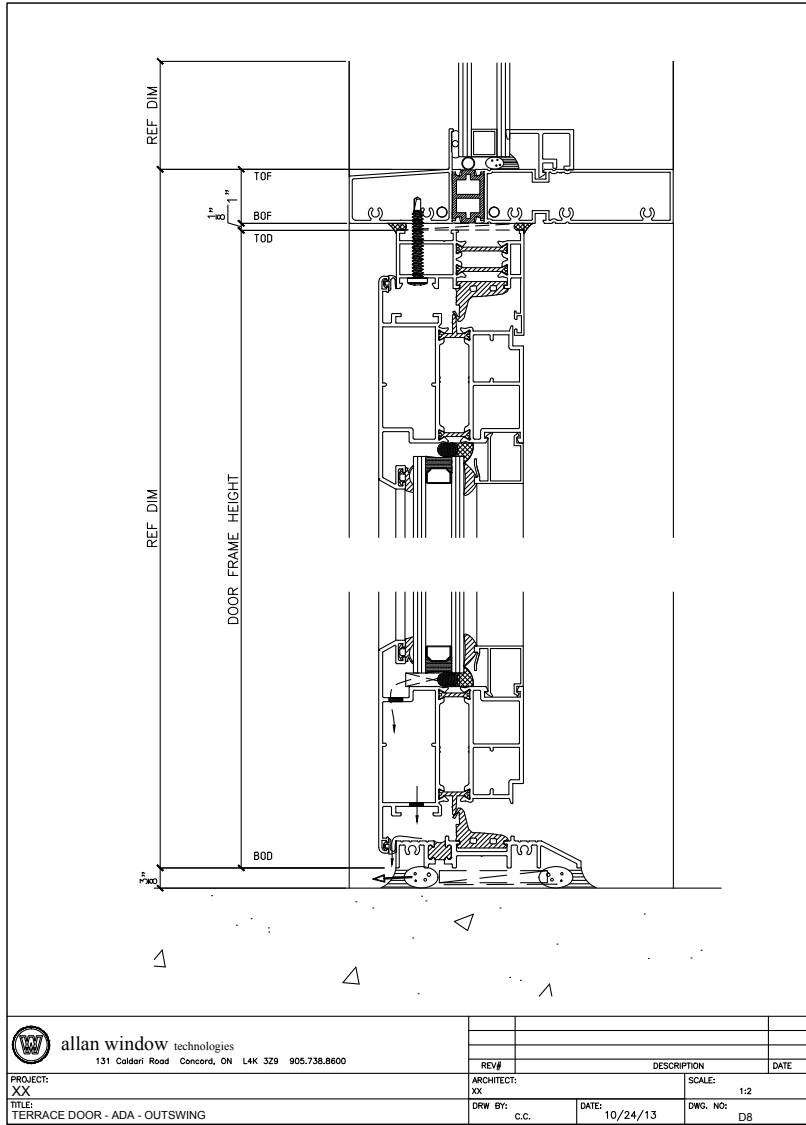


TOWER METAL PANEL TO METAL PANEL 03

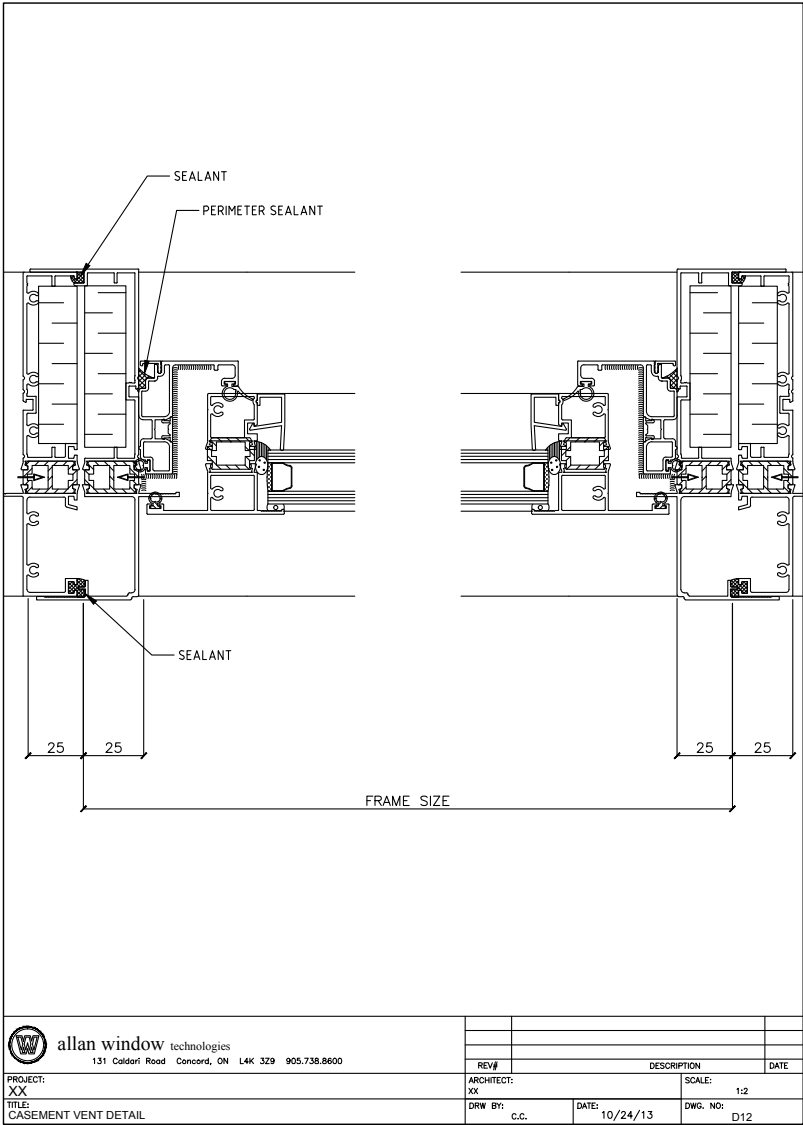
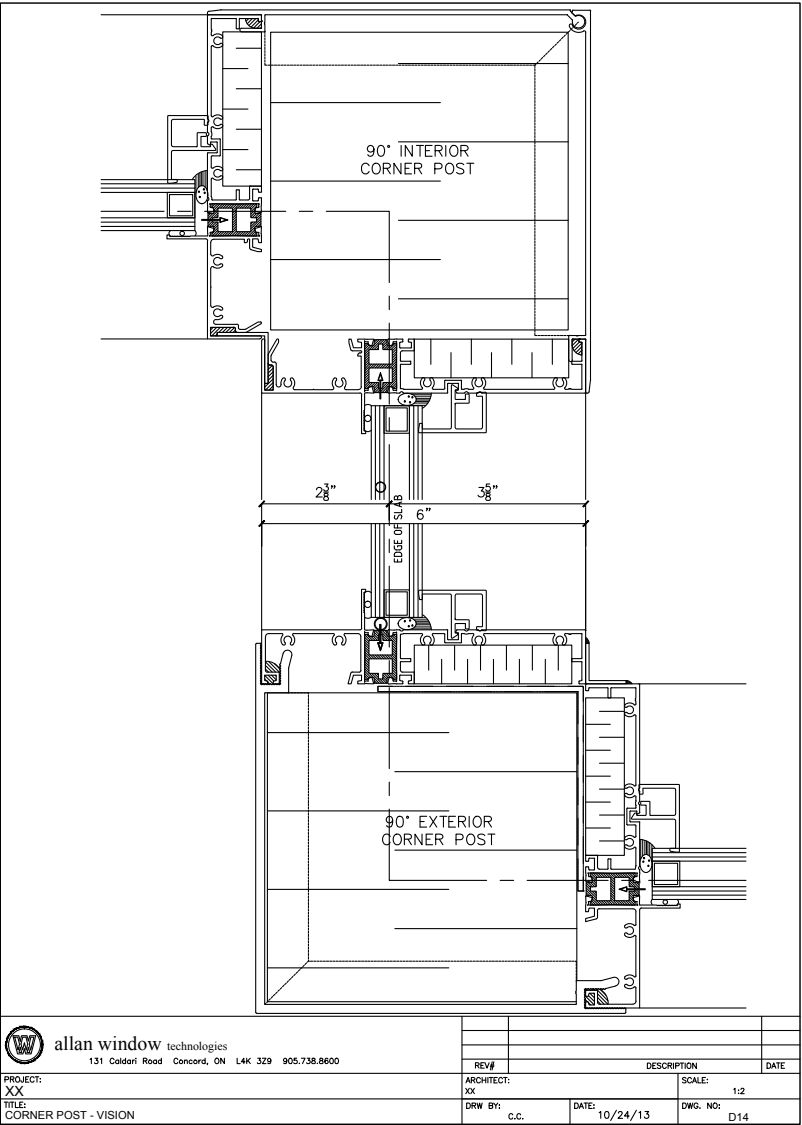
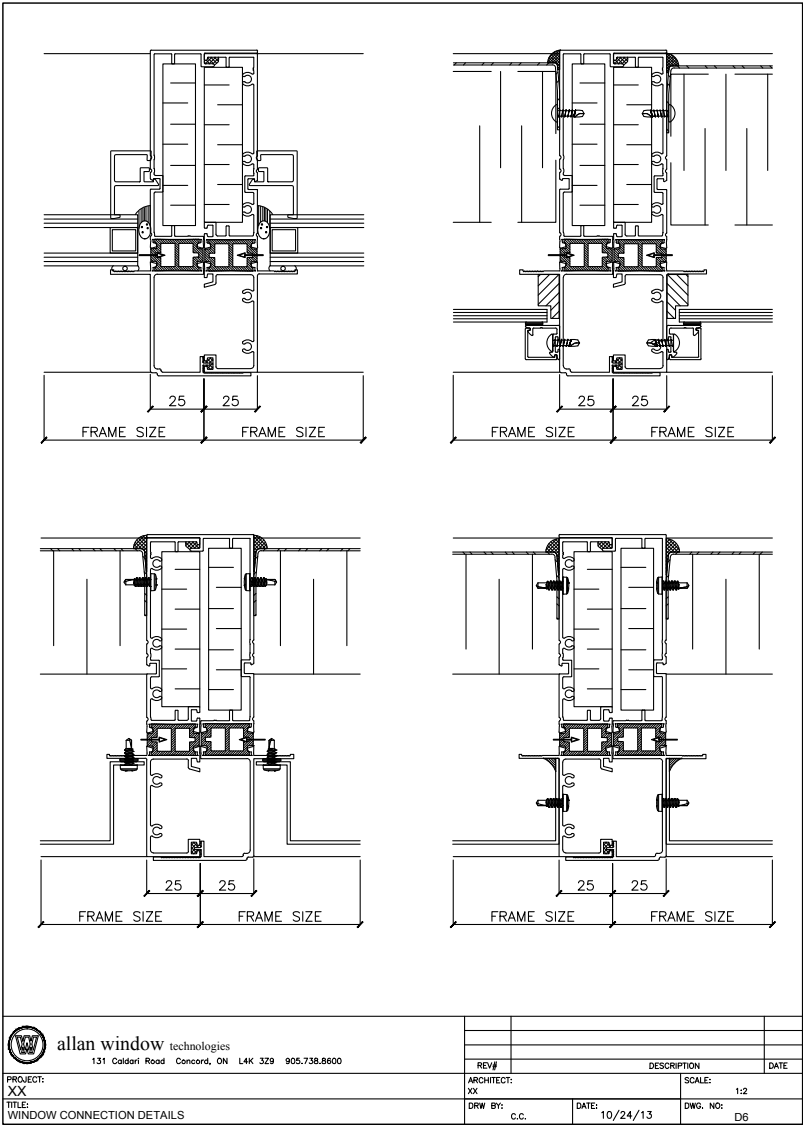


TOWER SPANDREL TO SPANDREL 01

TOWER I WINDOW WALL ALTERNATE - EXTERIOR MULLION CAP

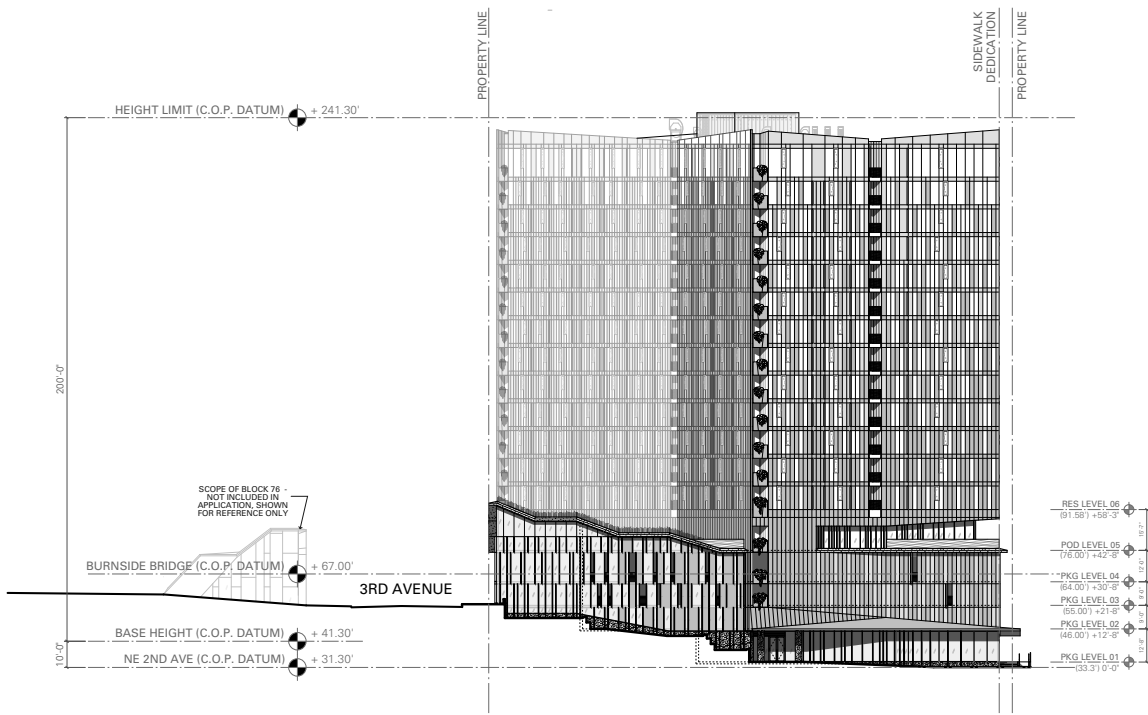


TOWER I WINDOW WALL ALTERNATE - EXTERIOR MULLION CAP

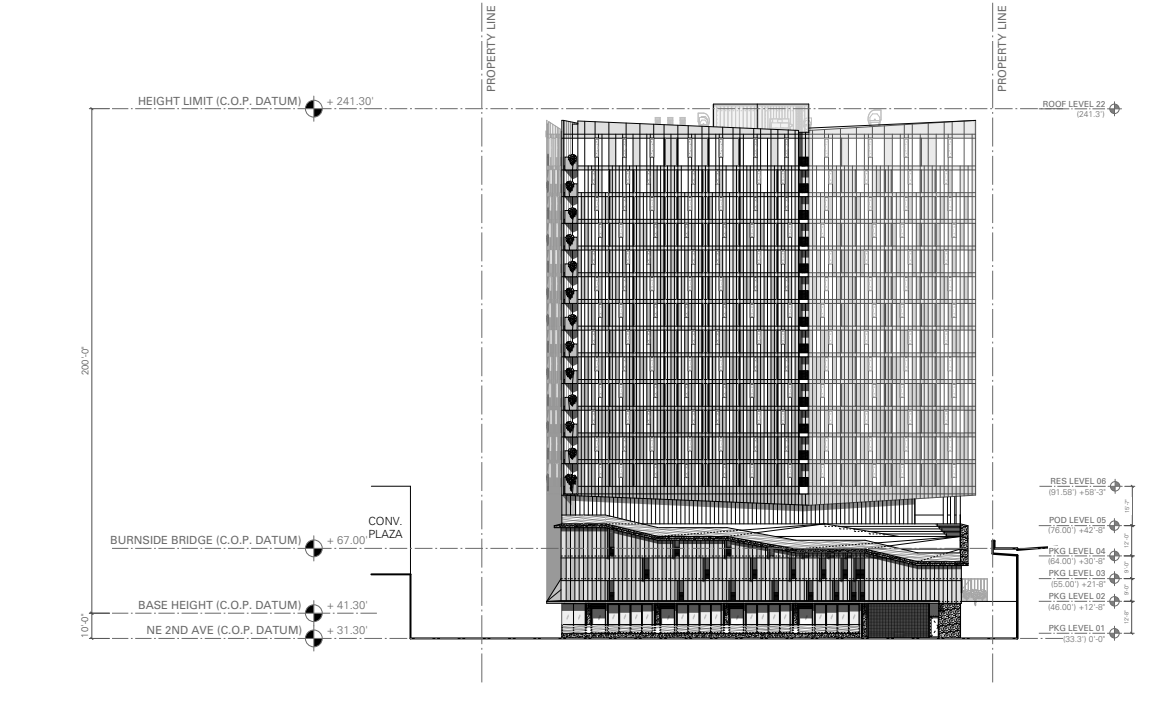


ALTERNATE TOWER

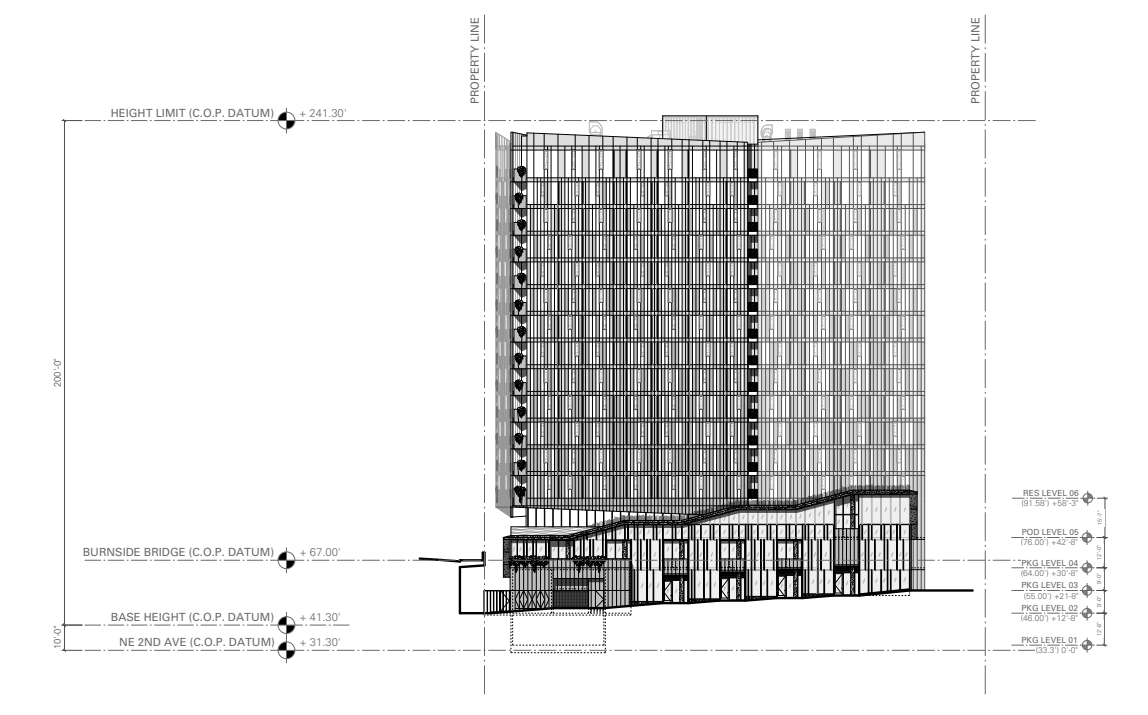
ALTERNATE TOWER, 18-STORY HEIGHT PROPOSAL | ELEVATIONS



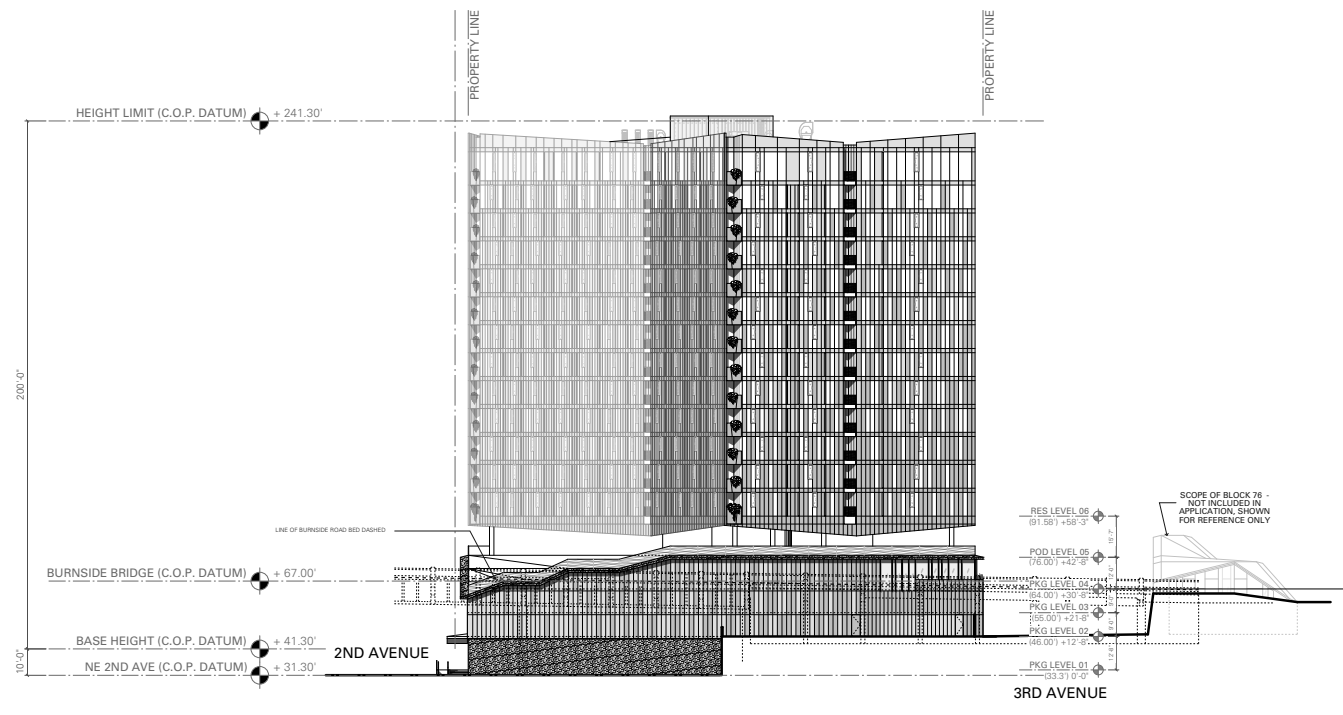
NORTH ELEVATION



WEST ELEVATION

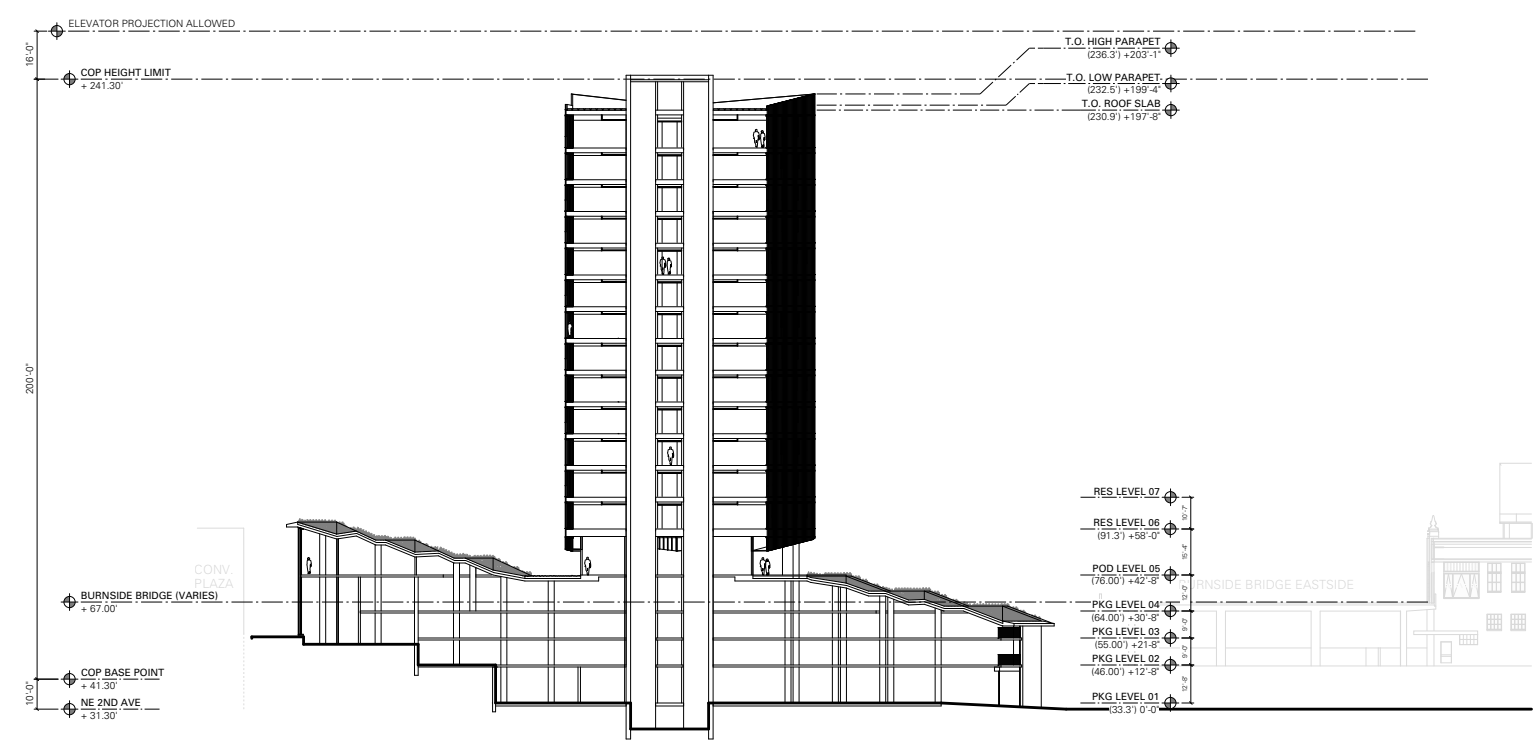


EAST ELEVATION

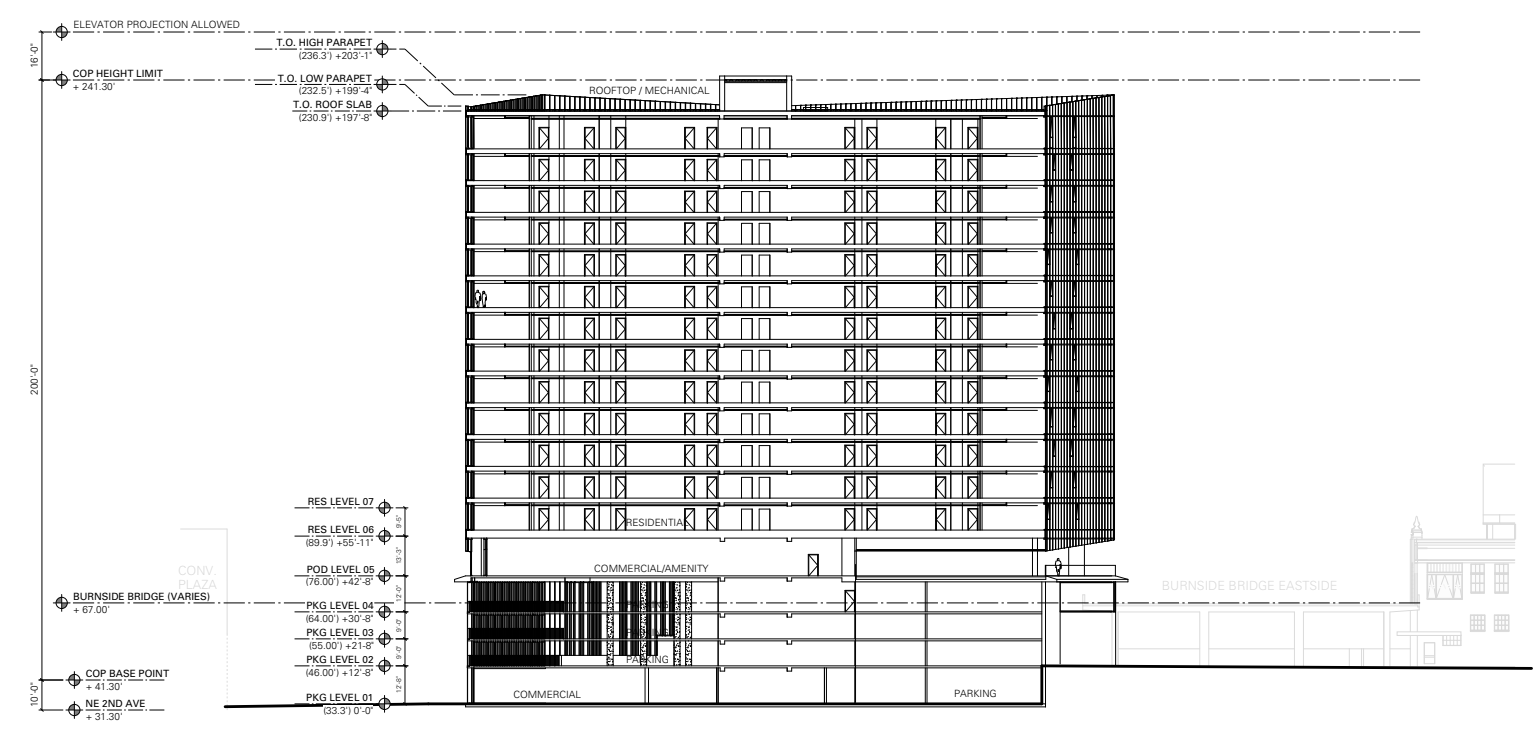


SOUTH ELEVATION

ALTERNATE TOWER, 18-STORY HEIGHT PROPOSAL | BUILDING SECTIONS



E/W BUILDING SECTION



N/S BUILDING SECTION

RENDERINGS



LANDSCAPE DESIGN

GROUND LEVEL LANDSCAPE PLAN | SITE PLAN KEY



GROUND LEVEL LANDSCAPE PLAN | SITE PLAN ENLARGEMENTS C & D

existing parking lot and concrete walkway

Existing parking lot, curbs and plantings; protect and maintain in place, meet and match existing with proposed conditions

ex. stormwater planters

Proposed improvements shall not impact previously approved planters.

curbless entry plaza

Flush transition from ped. plaza to vehicular entry with tactile warning tiles and bollards

proposed stormwater planter

concrete seatwall and stairs

existing stairs and ramps

protect and maintain in place

tree and shrub plantings

proposed tree and shrub plantings in existing planting areas, see planting plan

short term bicycle parking

SITE PLAN ENLARGEMENT C | COUCH PLAZA

existing conc. paving

Existing paving at Burnside Skatepark - protect and maintain in place, meet and match proposed with existing

pet walk terrace

concrete paving, artificial turf and bench overlook (view to existing skatepark below) - see architectural for pet walk terrace details

BURNSIDE BRIDGE (BURNSIDE SKATEPARK BELOW)

SITE PLAN ENLARGEMENT D | PET WALK TERRACE AND SKATEPARK



***limits of modifications
to existing conditions***

Modifications required by relocation of parking entry include repair and infill of concrete sidewalk, asphalt parking lot and planted area

relocated parking entry

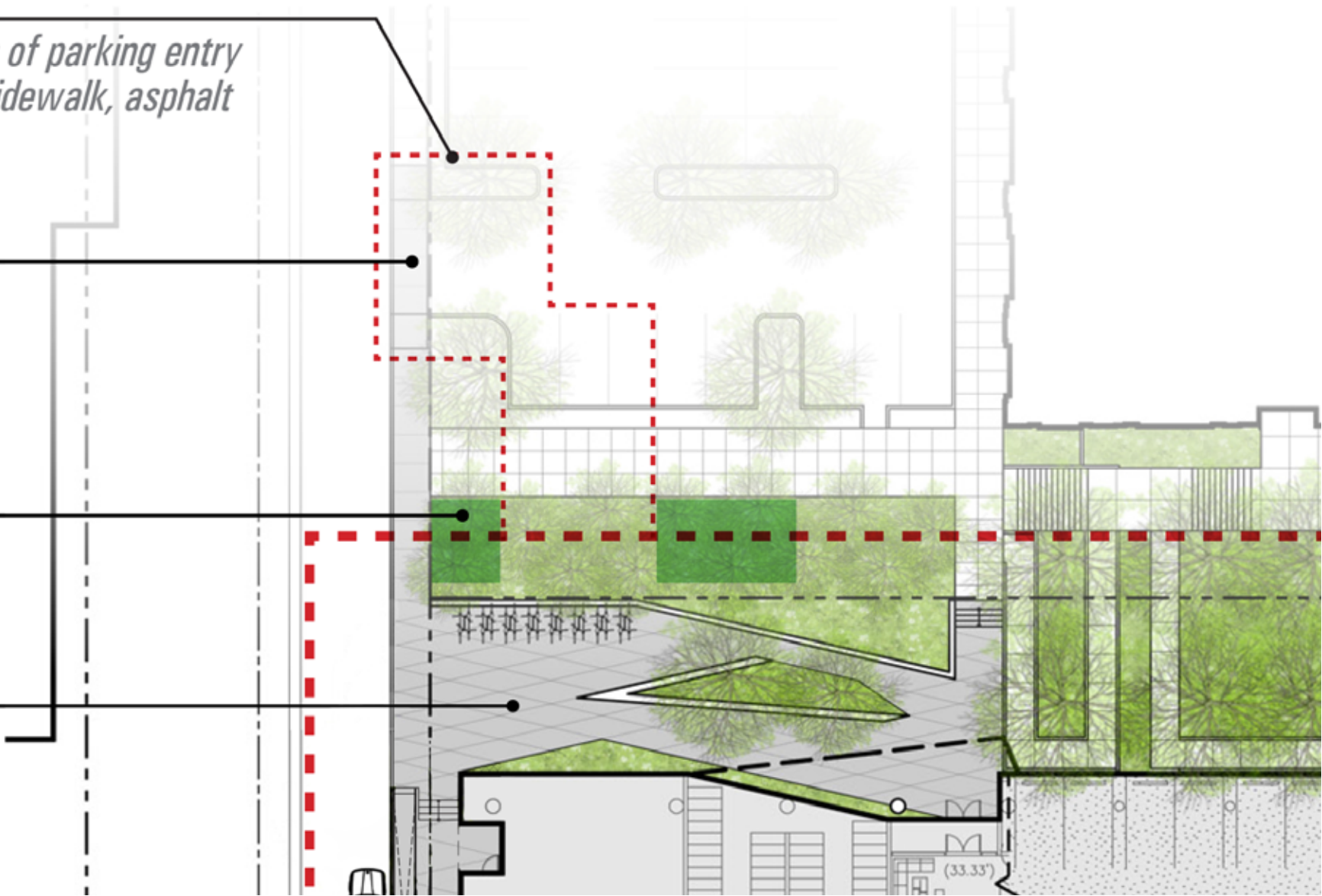
Relocated from existing location

***existing
stormwater planters***

Protect and maintain in place

building entry courtyard

With bicycle parking, concrete seatwalls and plantings and diagonally scored concrete



RENDERING



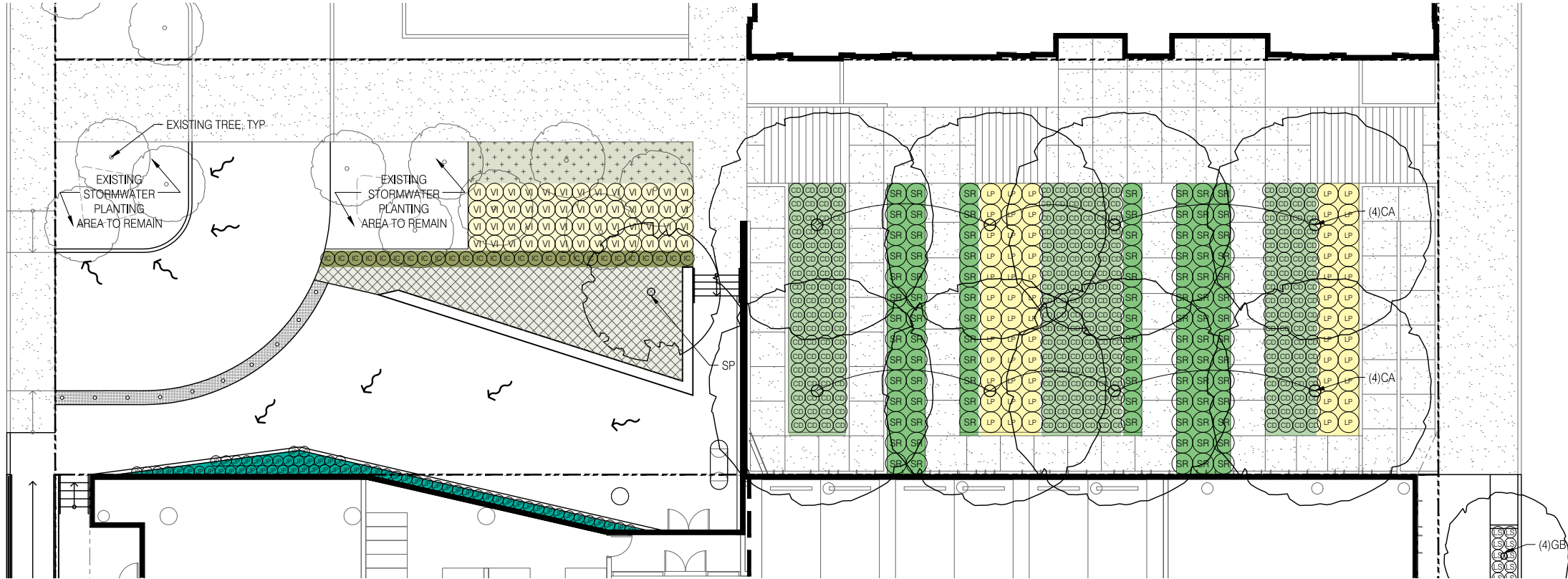
GROUND LEVEL LANDSCAPE PLAN | PLANTING PLAN - GROUND FLOOR ENLARGEMENTS

PLANT LEGEND

STREET TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	4" CAL	AS SHOWN
PLAZA TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	12' HT	AS SHOWN
RP	RHAMNUS PURSHIANA	CASCARA	2-1/2" CAL	AS SHOWN
SP	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	15' HT	AS SHOWN
SHRUBS AND PERENNIALS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CD	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	24" O.C.
EQ	EQUISETUM HYEMALE	HORSETAIL	2 GAL	18" O.C.
IC	ILEX CRENATA 'NORTHERN BEAUTY'	NORTHERN BEAUTY JAPANESE HOLLY	5 GAL	30" O.C.
JP	JUNCUS PATENS 'ELK BLUE'	ELK BLUE GREY RUSH	1 GAL	18" O.C.
LP	LONICERA PILEATA	PRIVET HONEYSUCKLE	5 GAL	36" O.C.
LO	LONICERA SEMPERVIRENS 'JOHN CLAYTON'	JOHN CLAYTON HONESUCKLE VINE	2 GAL	AS SHOWN
LS	LIRIOPE SPICATA	LILY TURF	1 GAL	18" O.C.
SR	SARCOCOCCA CONFUSA	FRAGRANT SWEET BOX	5 GAL	36" O.C.
VI	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL	AS SHOWN
GROUND COVER				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
* *	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	10" O.C.
XX	OPHIOPOGON JAPONICUS	MONDO GRASS	1 GAL	10" O.C.

GENERAL NOTES:

1. ALL PLANTING AREAS SHALL BE FULLY IRRIGATED USING HEAD TO HEAD COVERAGE.



PLANTING PLAN ENLARGEMENT C | COUCH PLAZA

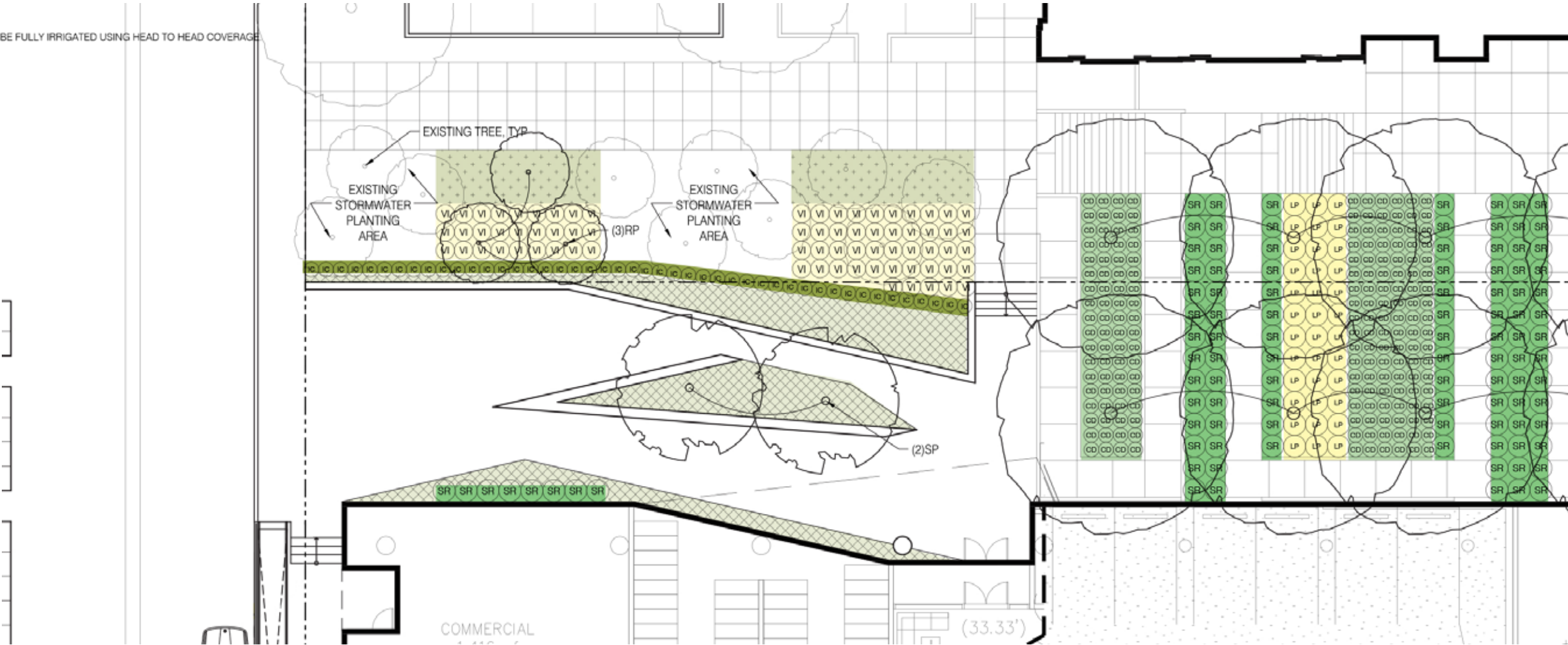
GROUND LEVEL LANDSCAPE PLAN | PLANTING PLAN - ALTERNATE PLAZA ENTRY

PLANT LEGEND

STREET TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	4" CAL	AS SHOWN
PLAZA TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	12" HT	AS SHOWN
RP	RHAMNUS PURSHIANA	CASCARA	2-1/2" CAL	AS SHOWN
SP	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	15" HT	AS SHOWN
SHRUBS AND PERENNIALS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CD	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	24" O.C.
EQ	EQUISETUM HYEMALE	HORSETAIL	2 GAL	18" O.C.
IG	ILEX CRENATA 'NORTHERN BEAUTY'	NORTHERN BEAUTY JAPANESE HOLLY	5 GAL	30" O.C.
LP	LONICERA PILEATA	PRIVET HONEYSUCKLE	5 GAL	36" O.C.
LO	LONICERA SEMPERVIRENS 'JOHN CLAYTON'	JOHN CLAYTON HONESUCKLE VINE	2 GAL	AS SHOWN
LS	LIRIOPE SPICATA	LILY TURF	1 GAL	18" O.C.
SR	SARCOCocca CONFUSA	FRAGRANT SWEET BOX	5 GAL	36" O.C.
VI	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL	AS SHOWN
GROUND COVER				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	10" O.C.
	OPHIPOGON JAPONICUS	MONDO GRASS	1 GAL	10" O.C.

GENERAL NOTES:

1. ALL PLANTING AREAS SHALL BE FULLY IRRIGATED USING HEAD TO HEAD COVERAGE.



GROUND LEVEL LANDSCAPE PLAN | PLANTING PALETTE



Equisetum hyemale
Horsetail



Lonicera sempervirens
John Clayton Honeysuckle Vine

2nd Avenue Loading Dock Area



Ginkgo biloba 'Autumn Gold'
Autumn Gold Ginkgo



Liriope spicata
Creeping Lily Turf

3rd Avenue



Ophiopogon japonicus
Mondo Grass



Sarcococca confusa
Fragrant Sweet Box

Couch Plaza



Arctostaphylos uva-ursi
Kinnickinnik



Viburnum davidii
David's Viburnum



Ilex crenata 'Northern Beauty'
Northern Beauty Japanese Holly



Stewartia pseudocamellia
Japanese Stewartia

GROUND LEVEL LANDSCAPE PLAN | PLANTING PLAN



Sarcococca confusa
Fragrant Sweet Box



Carex divulsa
Berkeley Sedge



Lonicera pileata
Privet Honeysuckle



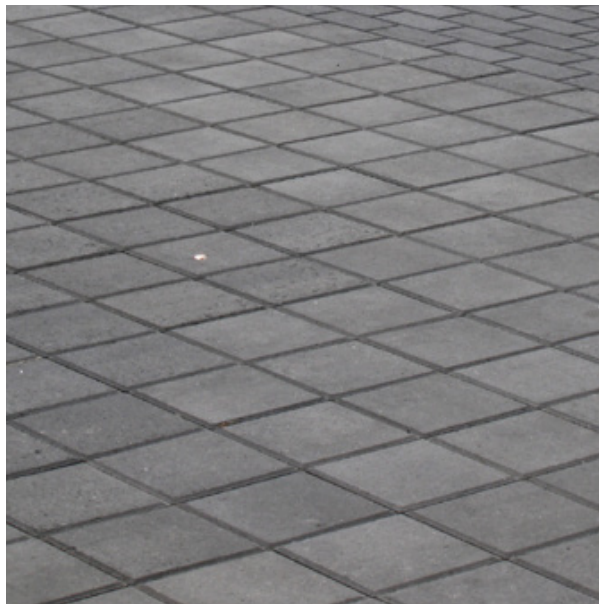
Cornus alternifolia
Pagoda Dogwood

Stair and Ramp Planting

GROUND LEVEL LANDSCAPE PLAN | MATERIALS



DIAGONALLY SCORED CONCRETE



UNIT PAVERS IN FURNISHING ZONE

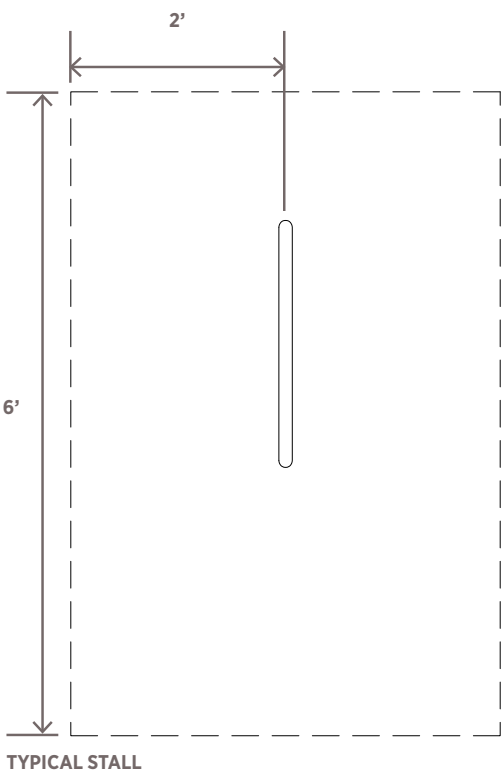


TACTILE WARNING TILES (see lighting dwgs for bollard type)

Reference lighting cut sheets for project bollard specification

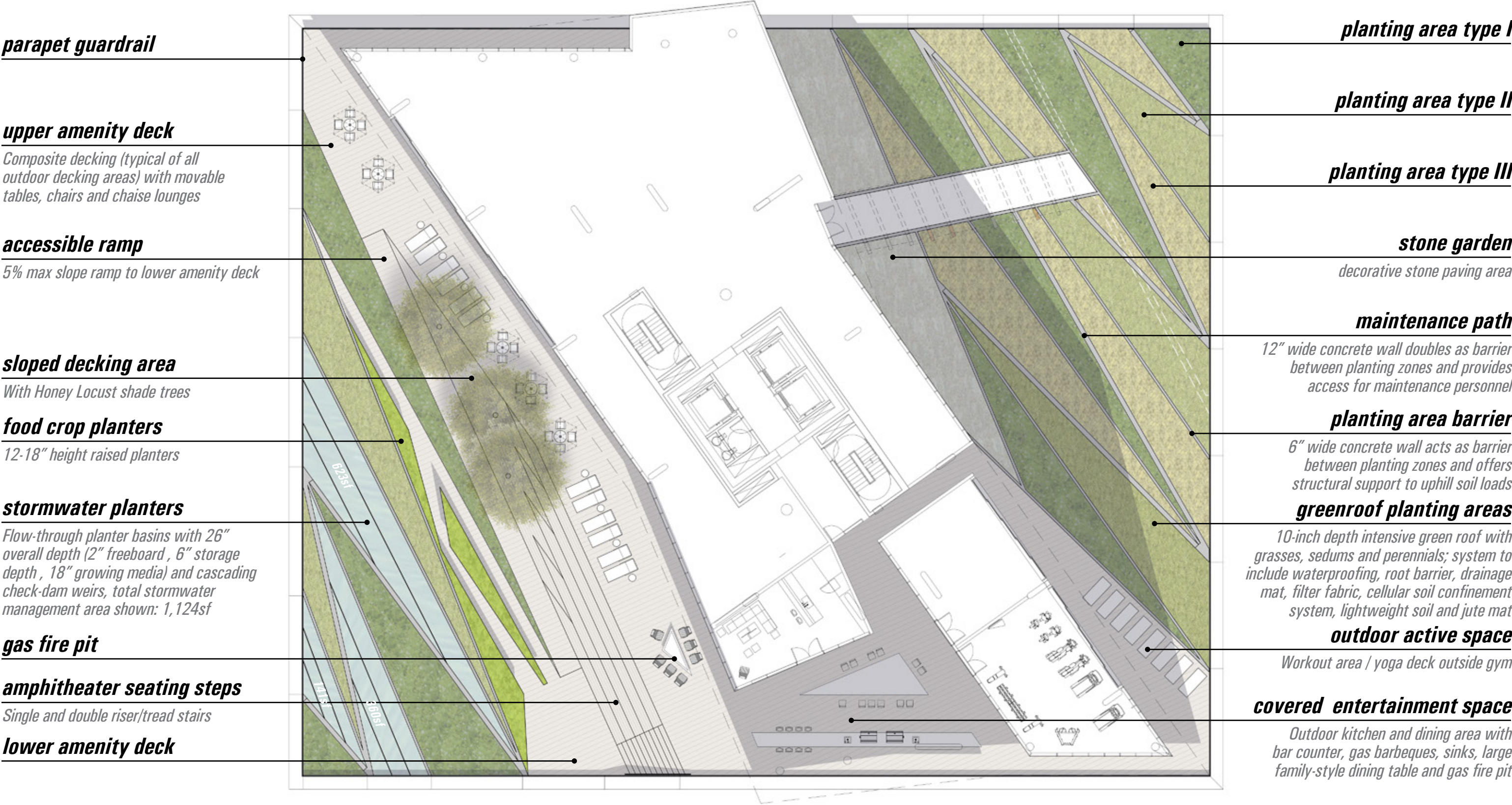


ANGULAR CONCRETE SEATWALL / PLANTER

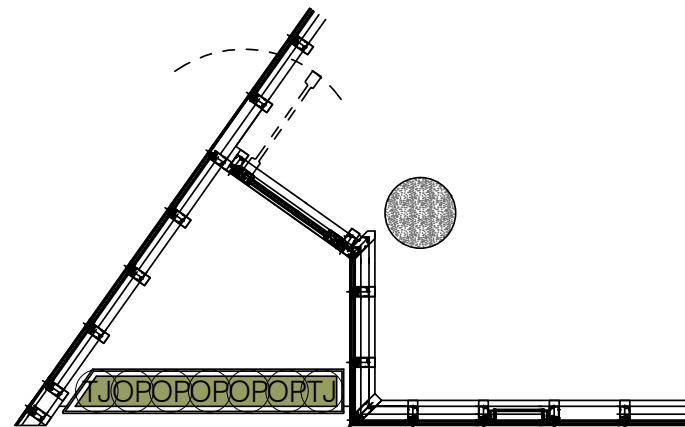


BICYCLE PARKING

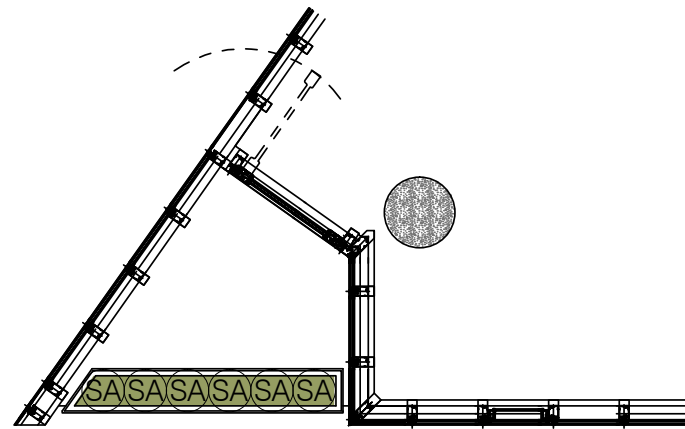
PODIUM ROOF DECK LANDSCAPE PLAN | AMENITY DECK PLAN



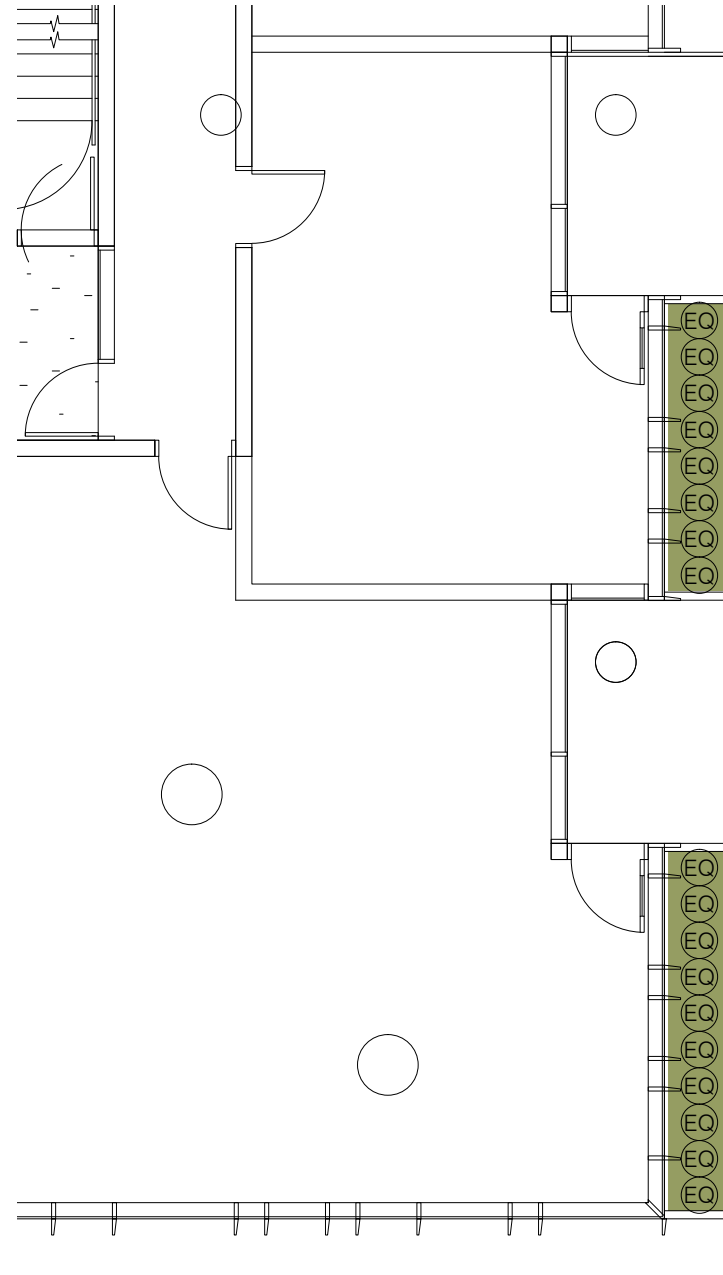
PODIUM ROOF DECK LANDSCAPE PLAN | PLANTING PALETTE



BALCONY B1 PLANTER



BALCONY B2 PLANTER



4TH FLOOR BALCONY PLANTERS

PLANT LEGEND

SHRUBS AND PERENNIALS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
EQ	EQUISETUM HYEMALE	HORSETAIL	2 GAL	18" O.C.
OP	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	10" O.C.
SA	SASAELLA RAMOSA	GROUNDCOVER BAMBOO	1 GAL	12" O.C.
TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	2 GAL	4' O.C.

GENERAL NOTES:

1. ALL PLANTING AREAS SHALL BE FULLY IRRIGATED USING HEAD TO HEAD COVERAGE.



PODIUM ROOF DECK LANDSCAPE PLAN | MATERIALS



DECKING



FIRE PIT



OUTDOOR KITCHEN



DECKING AND PLANTING AREA



RAMPED DECKING AND AMPHITHEATER

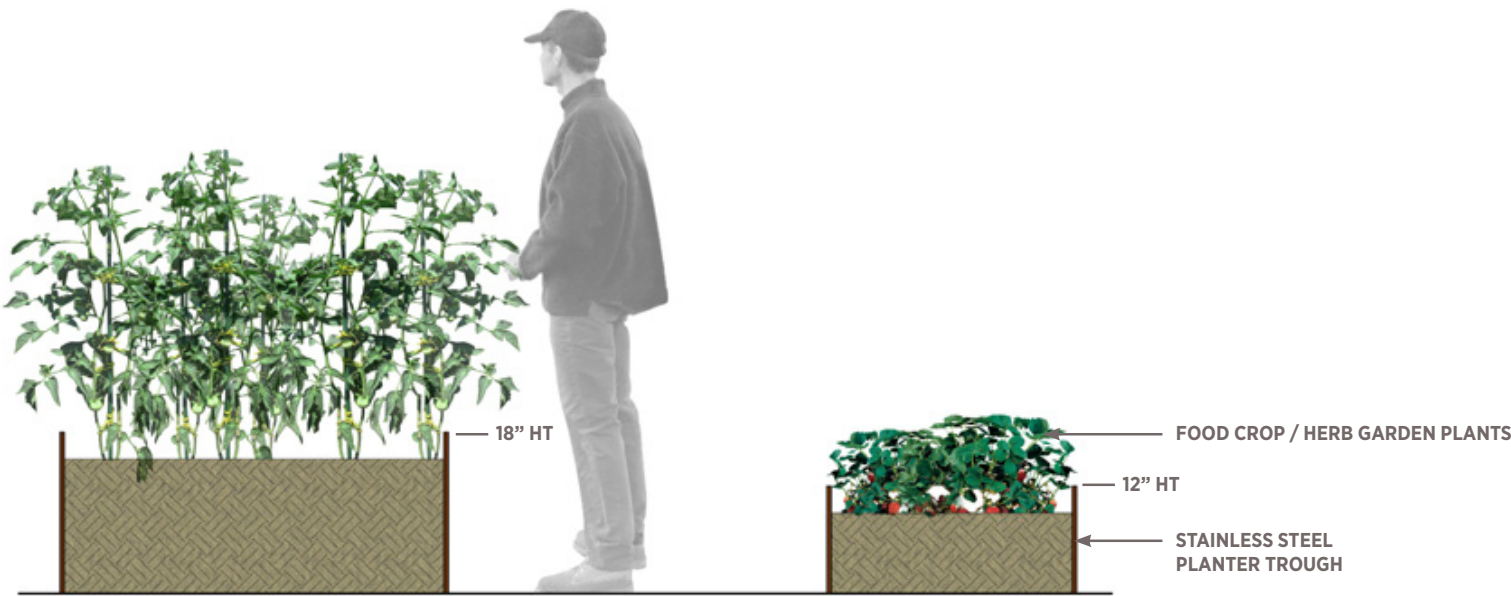


RAISED VEGETABLE GARDEN

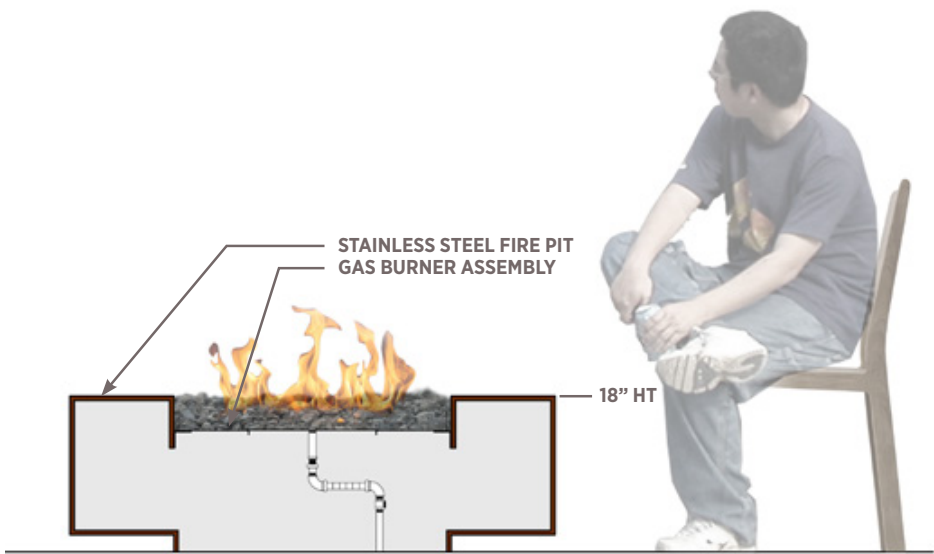
PODIUM ROOF DECK LANDSCAPE PLAN | MATERIALS



DECORATIVE STONE PAVING



RAISED VEGETABLE GARDEN PLANTERS



GAS FIRE PIT

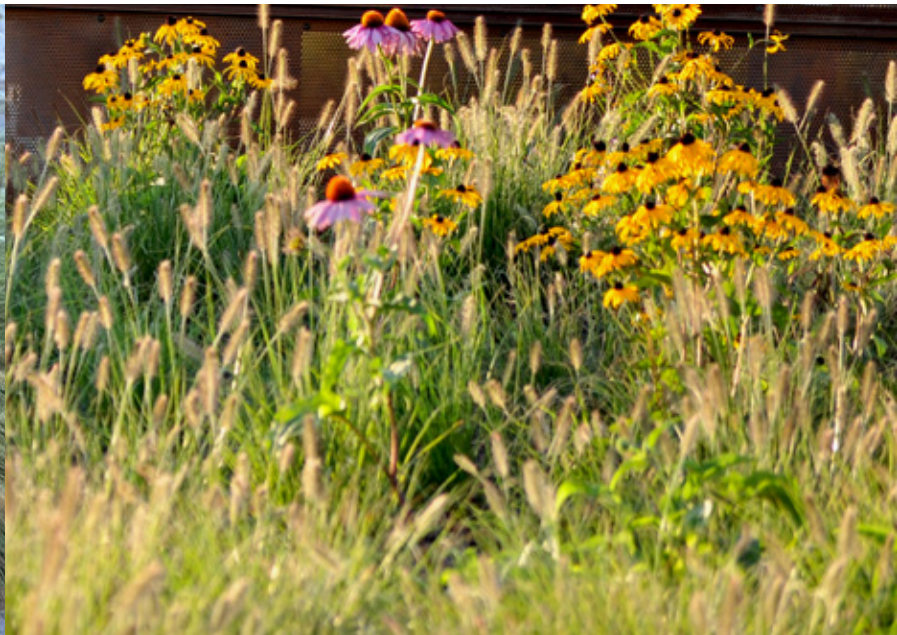
PODIUM ROOF DECK LANDSCAPE PLAN | CONCEPT



PODIUM ROOF DECK LANDSCAPE PLAN | PLANTING PALETTE



Pennisetum alopecuroides 'Hameln'
Dwarf Fountain Grass



Rudbeckia spp and Echinacea purpurea
Black Eyed Susan and Purple Coneflower

Grasses



Juncus patens 'Elks Blue'
Elks Blue Gray Rush



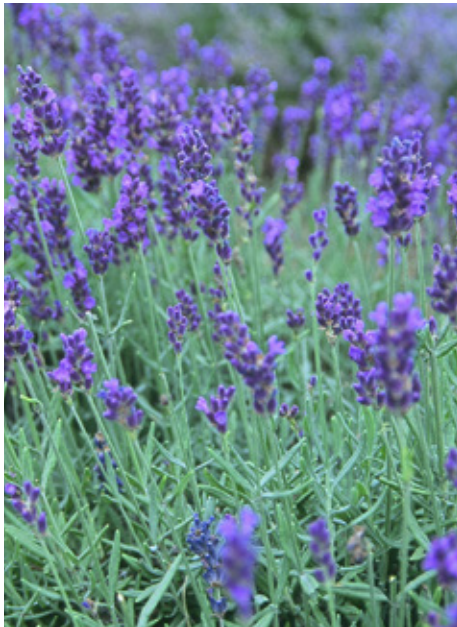
Iris tenax
Oregon Iris

Storm Water



Euphorbia amygdaloides var. 'Robbiae'
Mrs. Robbs Bonnet Euphorbia

Evergreen



Lavandula angustifolia 'Hidcote'
Hidcote Lavender

Herbs



Rosemarinus officinalis 'Prostratus'
Prostrate Rosemary

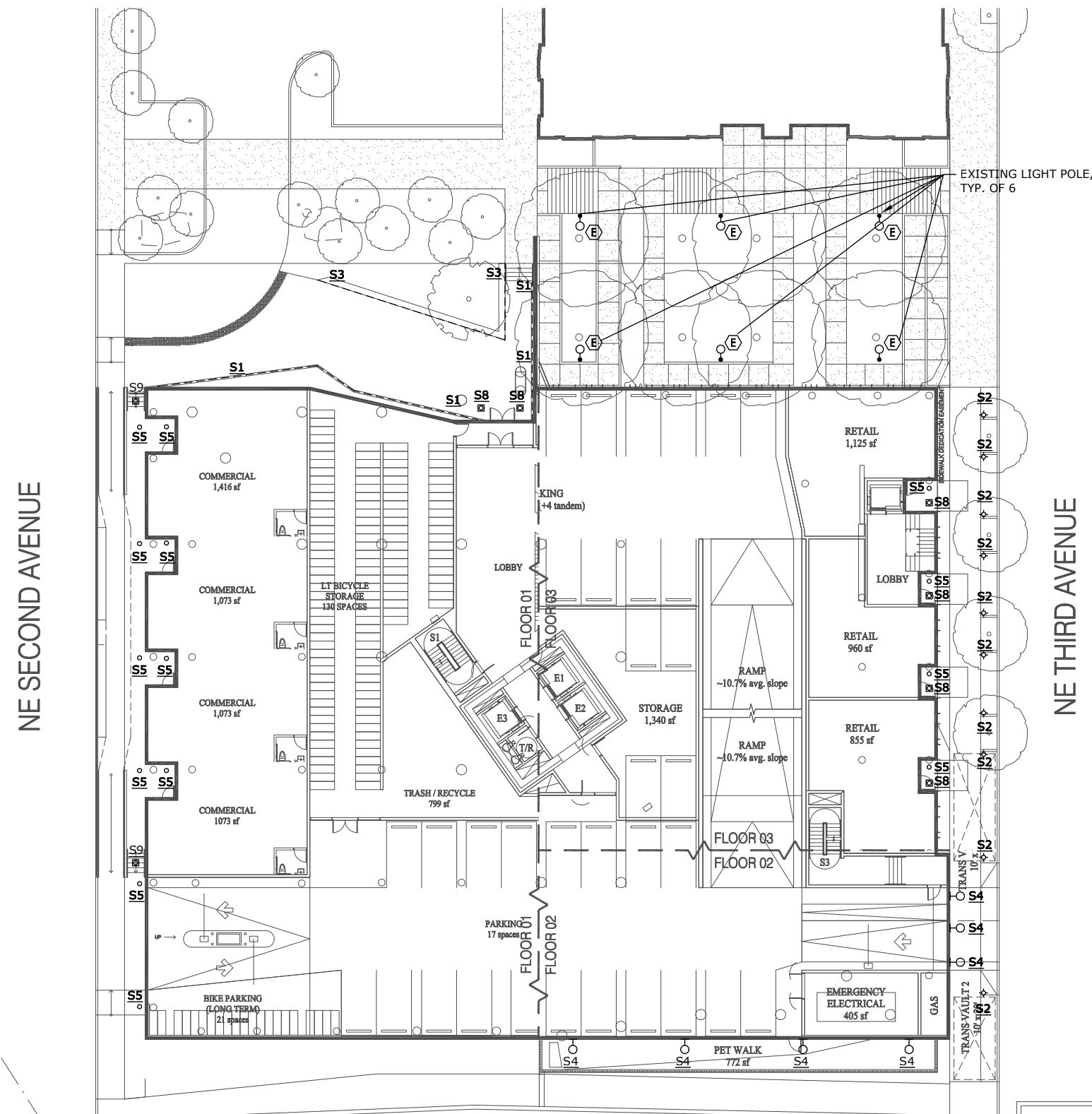


Gleditsia triacanthos var. inermis
Honey Locust

Trees

LIGHTING DESIGN

EXTERIOR LIGHTING PLAN | GROUND LEVEL SITE PLAN



LUMINAIRES:
S1 - LED LINEAR STATIC WHITE OR COLOR
S2 - LED ILLUMINATING BOLLARD
S3 - LED FLEXIBLE LINEAR
S4 - LED OR COMPACT FLUORESCENT WALL MOUNT
S5 - LED INGRADE UPLIGHT
S6 - LED STEPLIGHT
S7 - LED LINEAR GRAZER
S8 - LED RECESSED DOWNLIGHT
S9 - LED SURFACE MOUNT
S10 - LED LINEAR INGRADE UPLIGHT



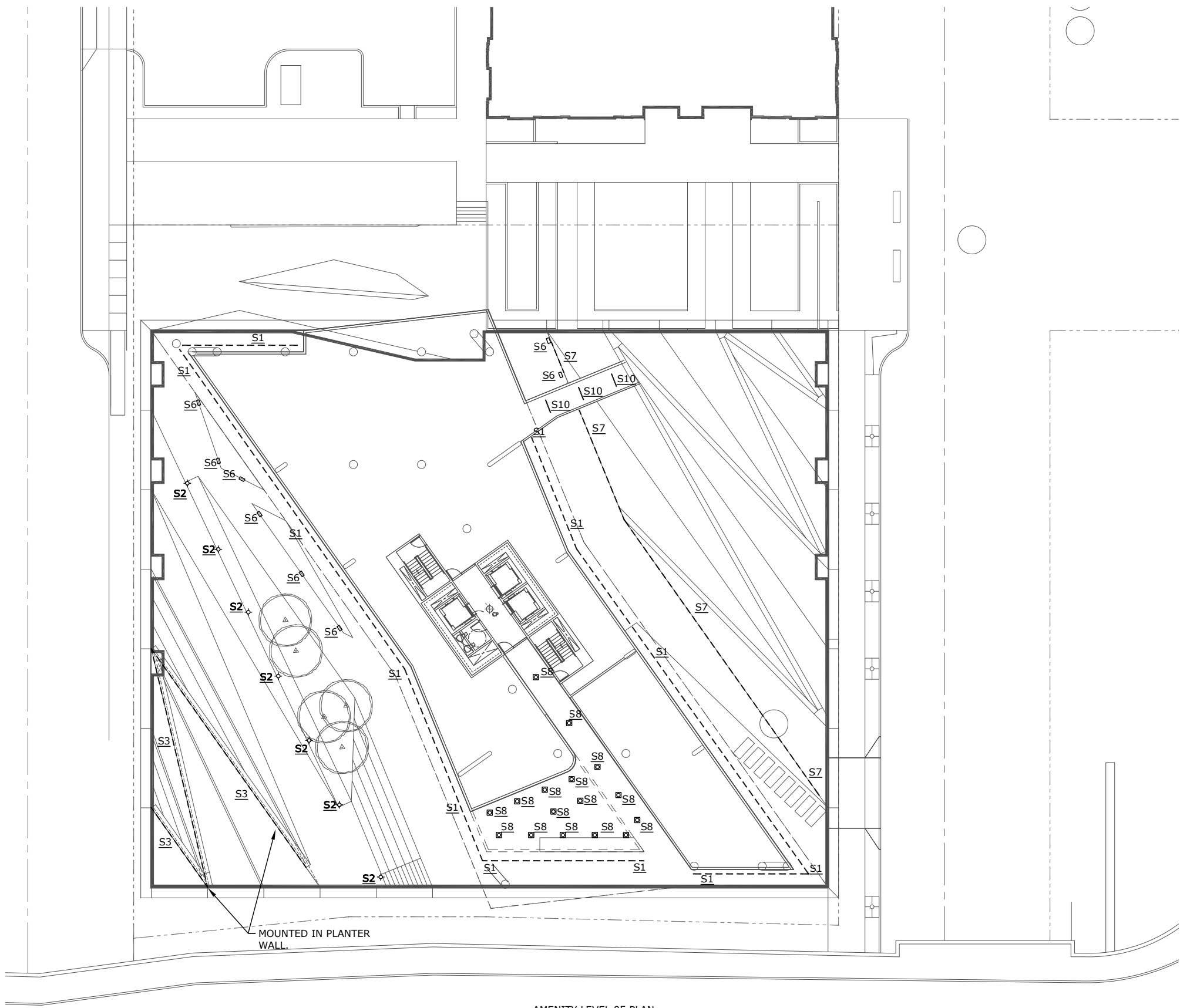
Portland | San Francisco | Seattle Lumald.com



Scale: $1/32'' = 1' 0''$

Design Review (13-192030 DZM)
(PC 13-111743)

EXTERIOR LIGHTING PLAN | AMENITY LEVEL PLAN



- LUMINAIRES:
- S1 - LED LINEAR STATIC WHITE OR COLOR
 - S2 - LED ILLUMINATING BOLLARD
 - S3 - LED FLEXIBLE LINEAR
 - S4 - LED OR COMPACT FLUORESCENT WALL MOUNT
 - S5 - LED INGRADE UPLIGHT
 - S6 - LED STEPLIGHT
 - S7 - LED LINEAR GRAZER
 - S8 - LED RECESSED DOWNLIGHT
 - S9 - LED SURFACE MOUNT
 - S10 - LED LINEAR INGRADE UPLIGHT



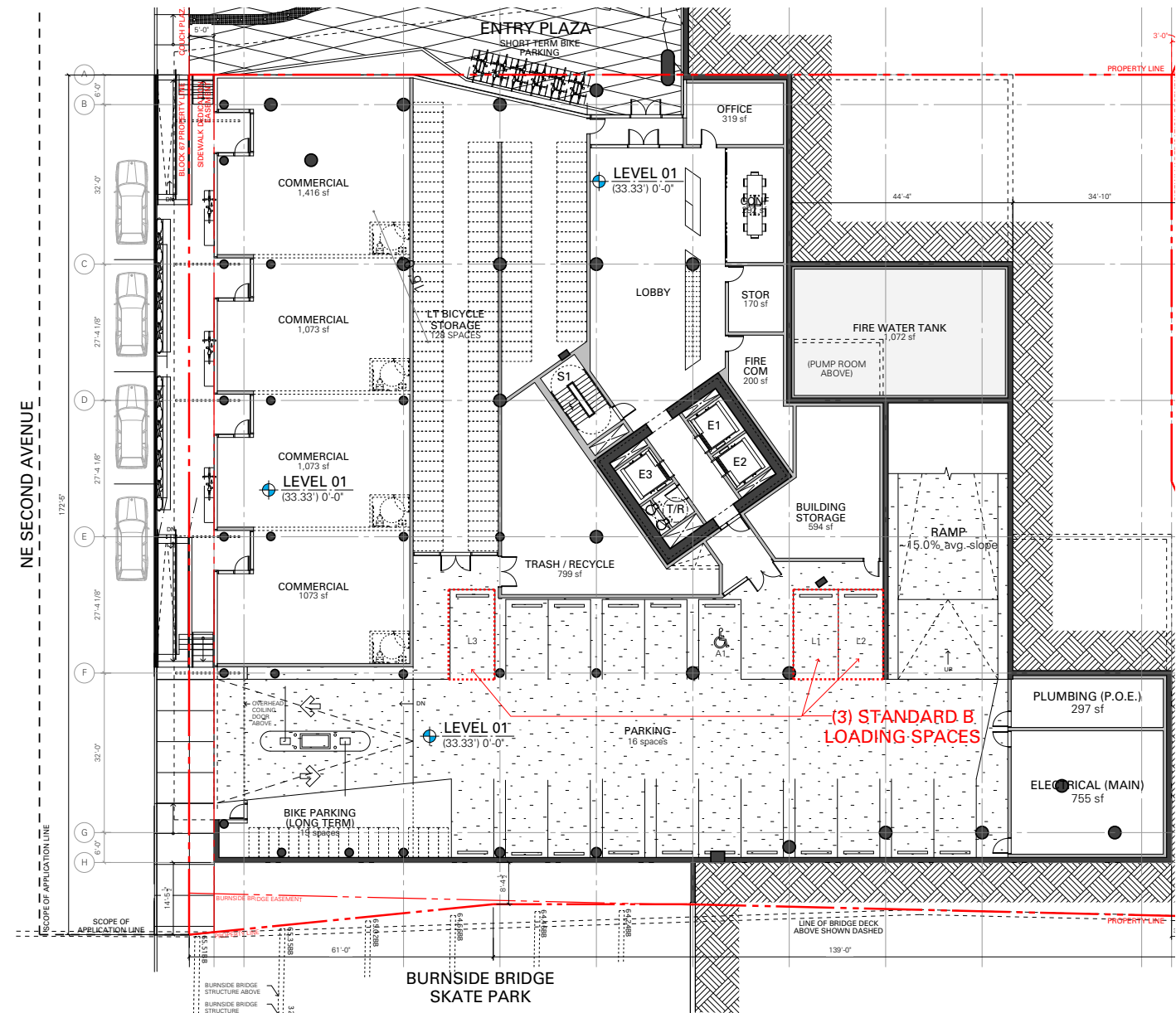
Portland | San Francisco | Seattle Lumaid.com



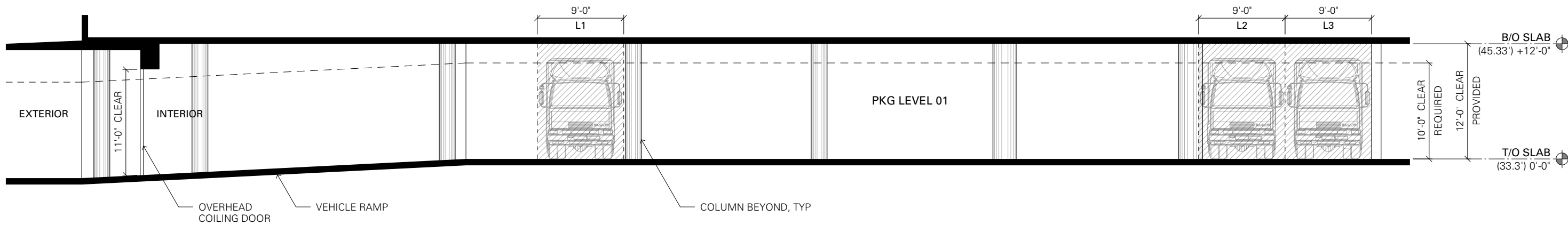
Scale: 1/32" = 1' 0"

MODIFICATIONS

MODIFICATIONS



GROUND FLOOR PLAN



The applicant requests approval for site, usage and building as detailed in the attached architectural drawings with the following modifications:

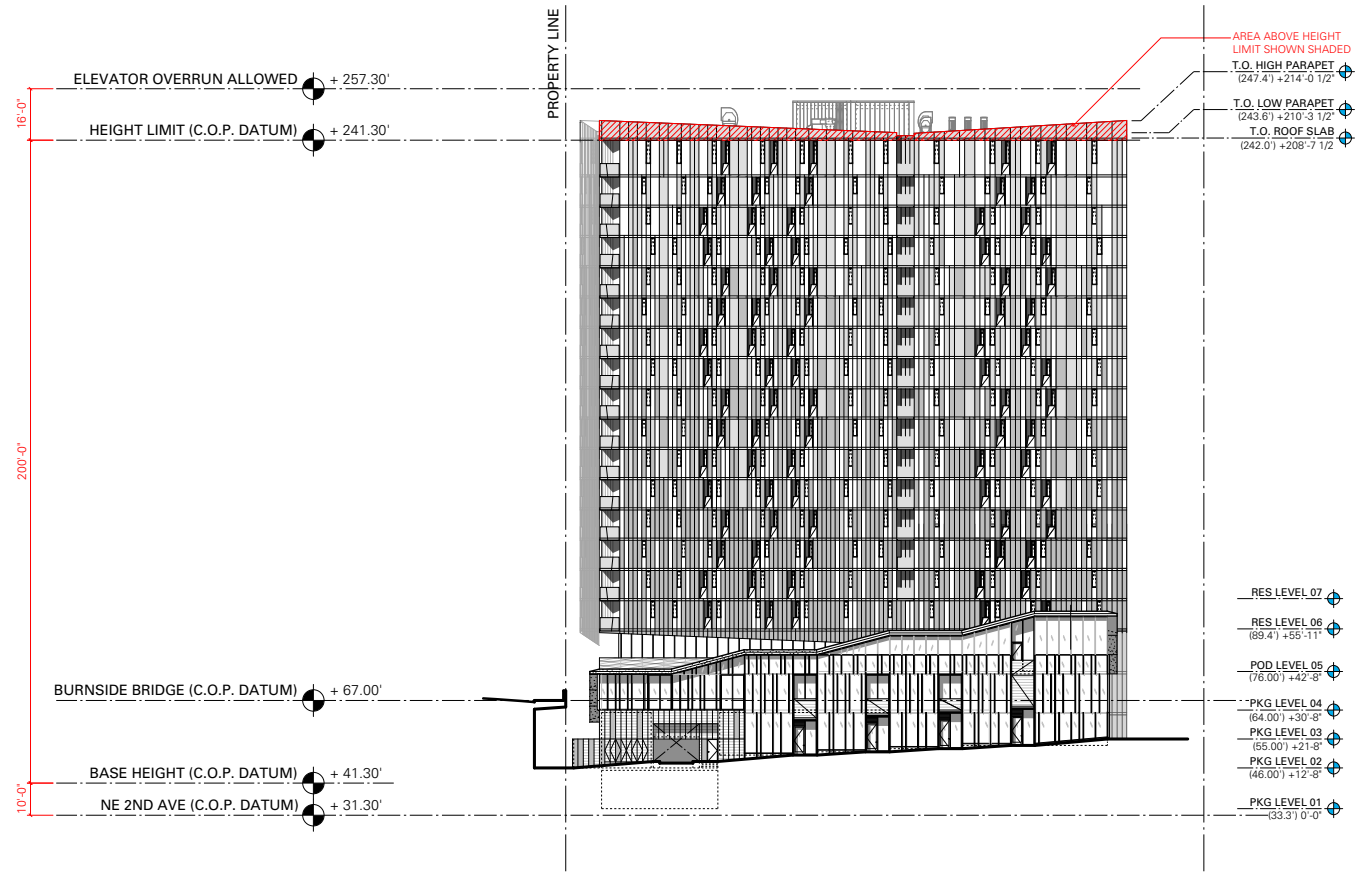
Modification 1:

33.266.310 C2.B Loading Standards

One Standard A loading space required for buildings with 20,000 or more sq. ft., up to 50,000 sq. ft. of floor area in uses other than Household Living.

The applicant requests approval to provide three Standard B parking spaces within the parking garage in place of one Standard A loading space. Due to the site's limited street frontage on NE 2nd Avenue and NE 3rd Avenue and the limited amount of street parking within the neighborhood a large Type A loading space along the street would take away valuable street parking for patrons of the retail spaces within the building. Additionally, providing the height needed within the first level of the parking garage for a larger loading space is also not an option given floor to floor heights have already been minimized to get the required program into the building while still staying close to the height limit. By utilizing three type B loading spaces, both the residential loading and retail loading are accommodated in proximity to core elevators while the project can increase the floor area devoted to active ground floor retail spaces and display windows along the building frontage to the public right-of-way.

MODIFICATIONS



Modifications, cont.

Modification 2:

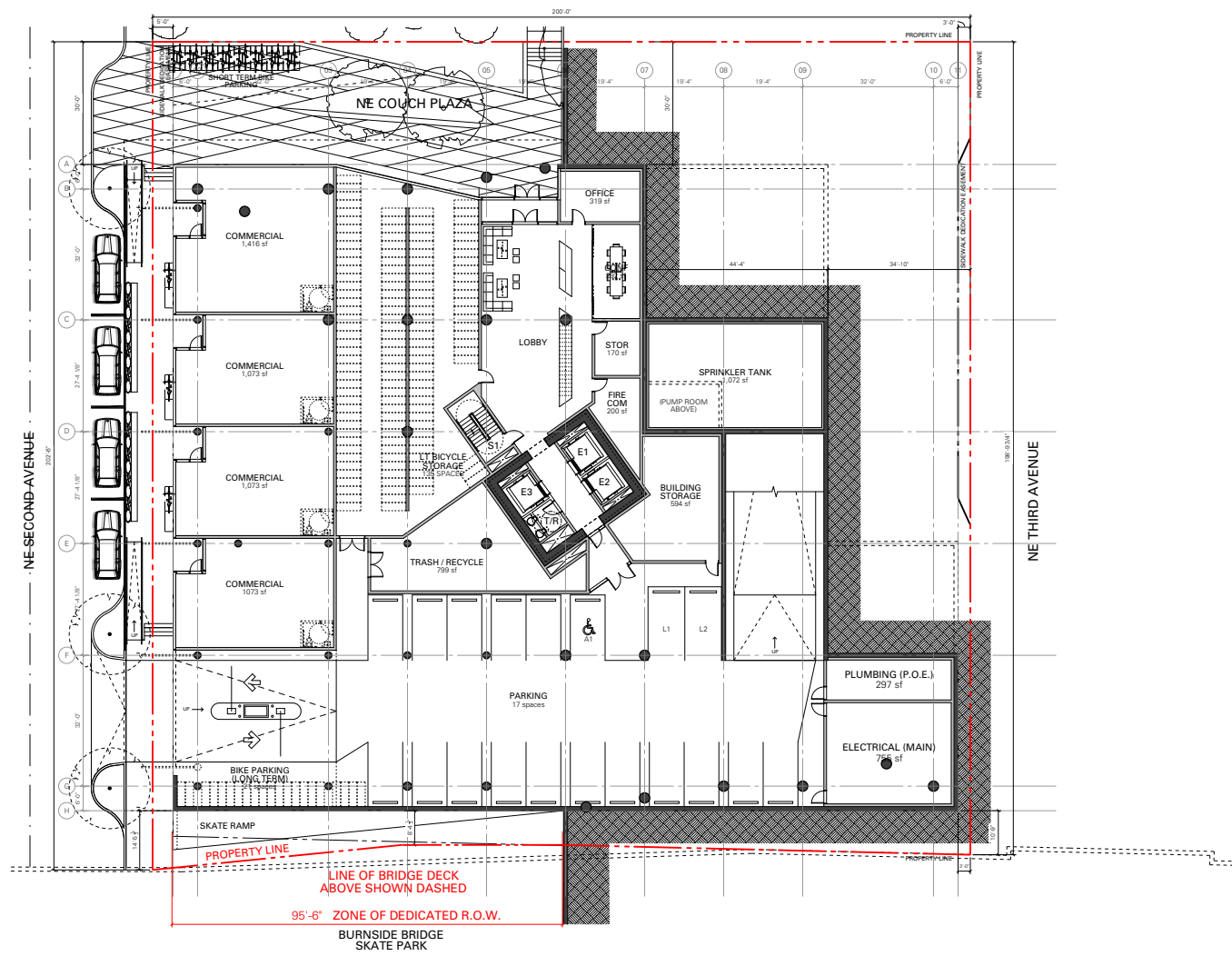
33.510.205.C Height

The applicant is requesting approval on a modification of the maximum building height to accommodate a sloping architectural parapet screen at the tower roof level. The maximum height standard as indicated per map 510-3 is 200'. The maximum building height measurement is established per 33.930.050.A.2 Measuring height Base Point 2 where the highest grade on the site is more than 10 feet above the lowest grade per figure 930-7. The lowest grade on the site is +31.30' and based on the zoning code height measurement guidelines, the base line of measurement for the building height is +41.30'. The calculated maximum building height is 241.3'.

The sloping parapet establishes an architectural expression to the building form and adds visual interest to the tower skyline. The parapet slopes from a low point of 243.63' to a high point of 246.33'; 2'-4" and 6'-0 1/2" respectively over the established maximum building height of 241.3'. The elevator overrun will not exceed the maximum allowable height of 16' above the maximum building height.

To achieve a financially viable development project, the design utilizes a minimal floor-to-floor height for both the podium and residential levels. The 16 residential stories at the current tower footprint are required to achieve financial feasibility for the project. Additionally, the location of the BES Big Pipe, the flood plain elevation, and the presence of unstable soil all cause a condition where excavation is not financially feasible. This hardship along with the desire to provide an interesting top edge to the building contributes to the need to request a modification to the maximum building height.

MODIFICATIONS



Modifications cont.,

Modification 3:

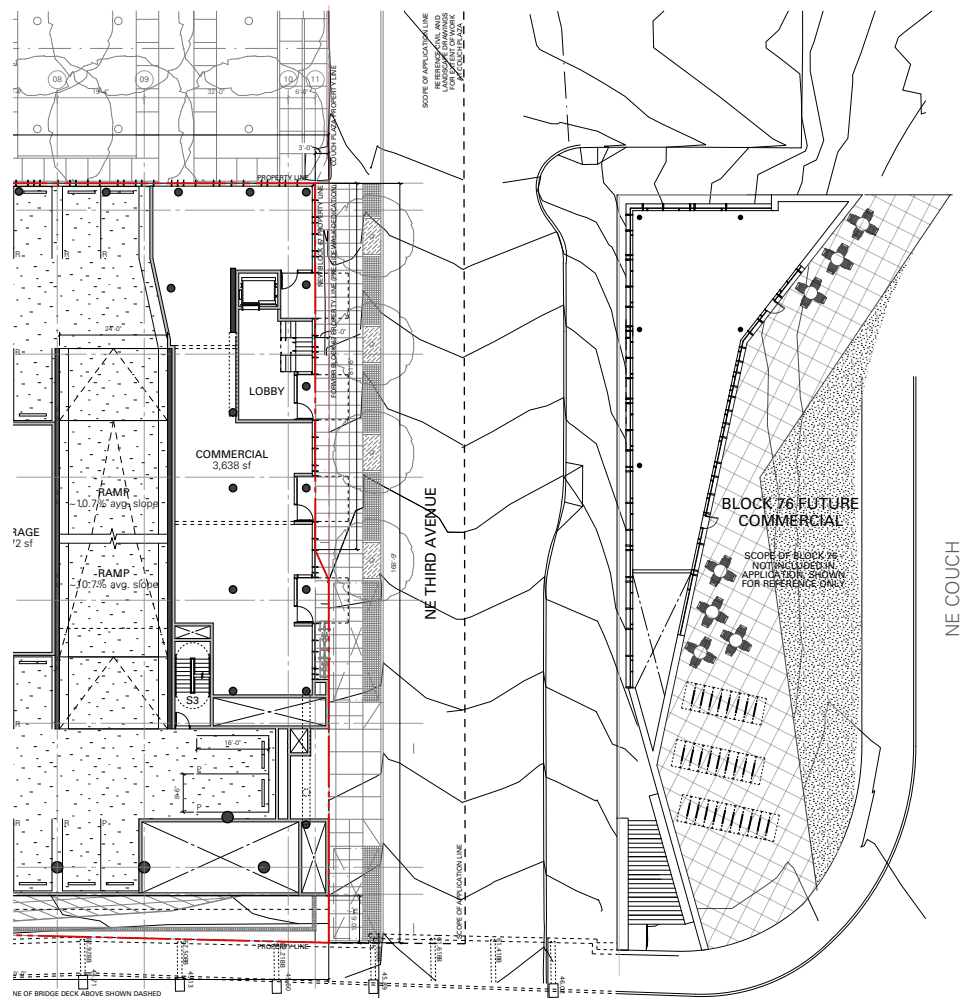
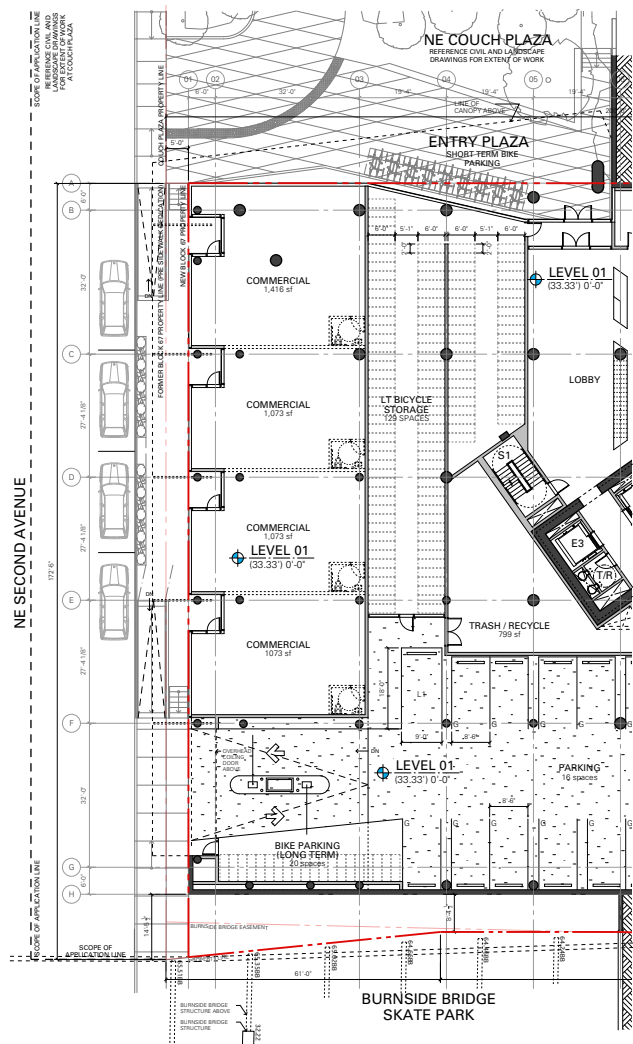
33.140.230 Ground Floor windows in EX Zone

The lot line along the southwest portion of site abuts a dedicated right-of-way, which is defined as a street in the Zoning Code and would necessitate meeting the ground floor window requirements. The applicant requests a modification to this development standard due to the unique condition of this site. This section of the site is at an elevation below the Burnside Bridge and adjacent to the Burnside Bridge Skate Park. Through discussions with representatives from the skate park, having a main entrance to a retail or amenity use adjacent to the skate park was determined to be non-desirable given the raw urban character of the skate park. The project proposes to enhance the relationship of the project to the skate park by incorporating a board formed structural wall in place of a main entrance requirement that would relate to the geometric forms of the skate park and industrial vocabulary of the bridge structure. The applicant feels that due to our unique situation the proposed solution better meets the intent of the standard, than ground floor windows.



EXISTING CONDITIONS

MODIFICATIONS



Modifications cont.,

Modification 4:

33.140.230 Short Term Bike Parking

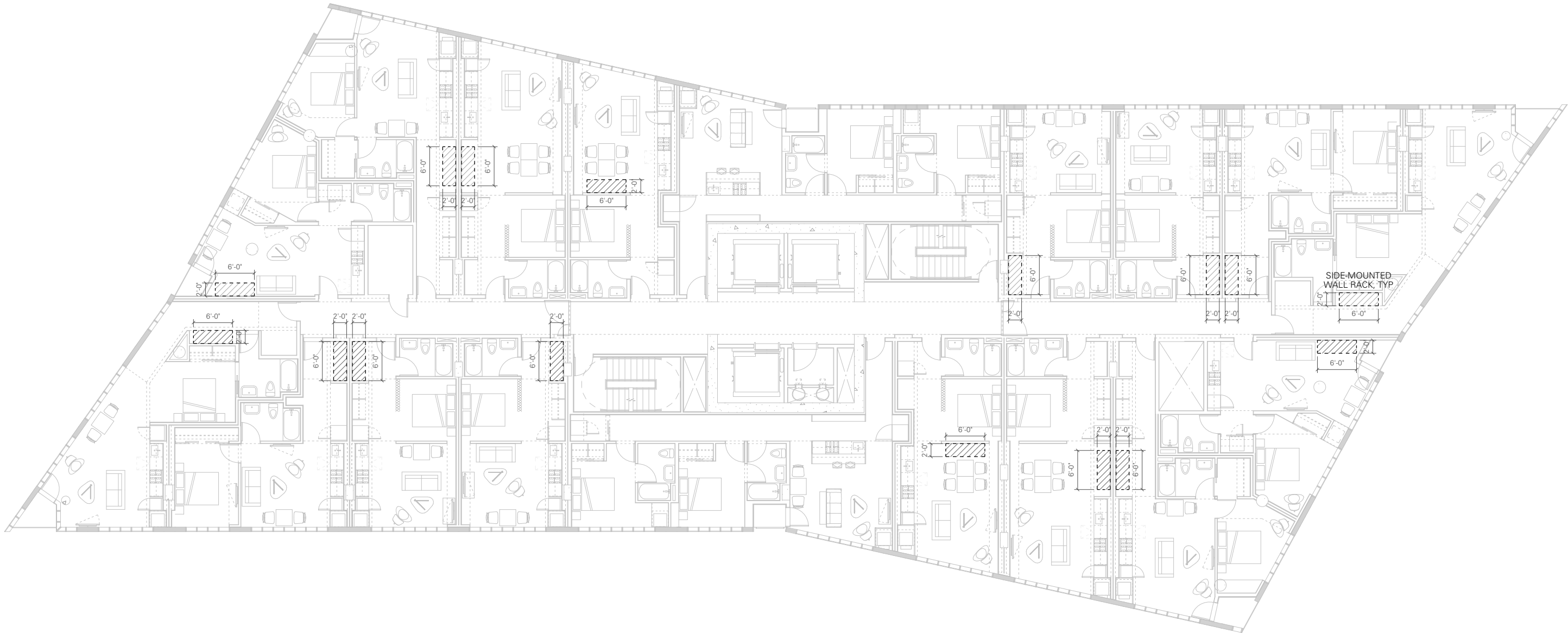
The applicant requests a modification to centrally locate the required short term bike parking (not disperse the 19 short term bike parking spaces within 50'-0" of main entrances on each facade). The project proposes to locate two short term bike parking spaces within the project property line along NE 3rd Avenue with the remainder of the spaces located near the main residential entrance at the north entry plaza. The plaza location provides a safe and protected space under the main entry canopy while visually adjacent to the commercial spaces located along the elevated pedestrian sidewalk proposed at NE 2nd Avenue. The elevated dock is designed as both a protected pedestrian circulation path and potential gathering space, therefore directing bikes to a central location outside of the pedestrian corridor is viewed as a potential benefit to the pedestrian and commercial spaces. The applicant feels that due to the site's unique restrictions with regard to steep slopes, limited commercial frontages along NE 2nd and 3rd Avenues, and site access along the north and south property lines, the proposed solution provides a site specific solution to these challenges while meeting the intent of the standard.

THANK YOU



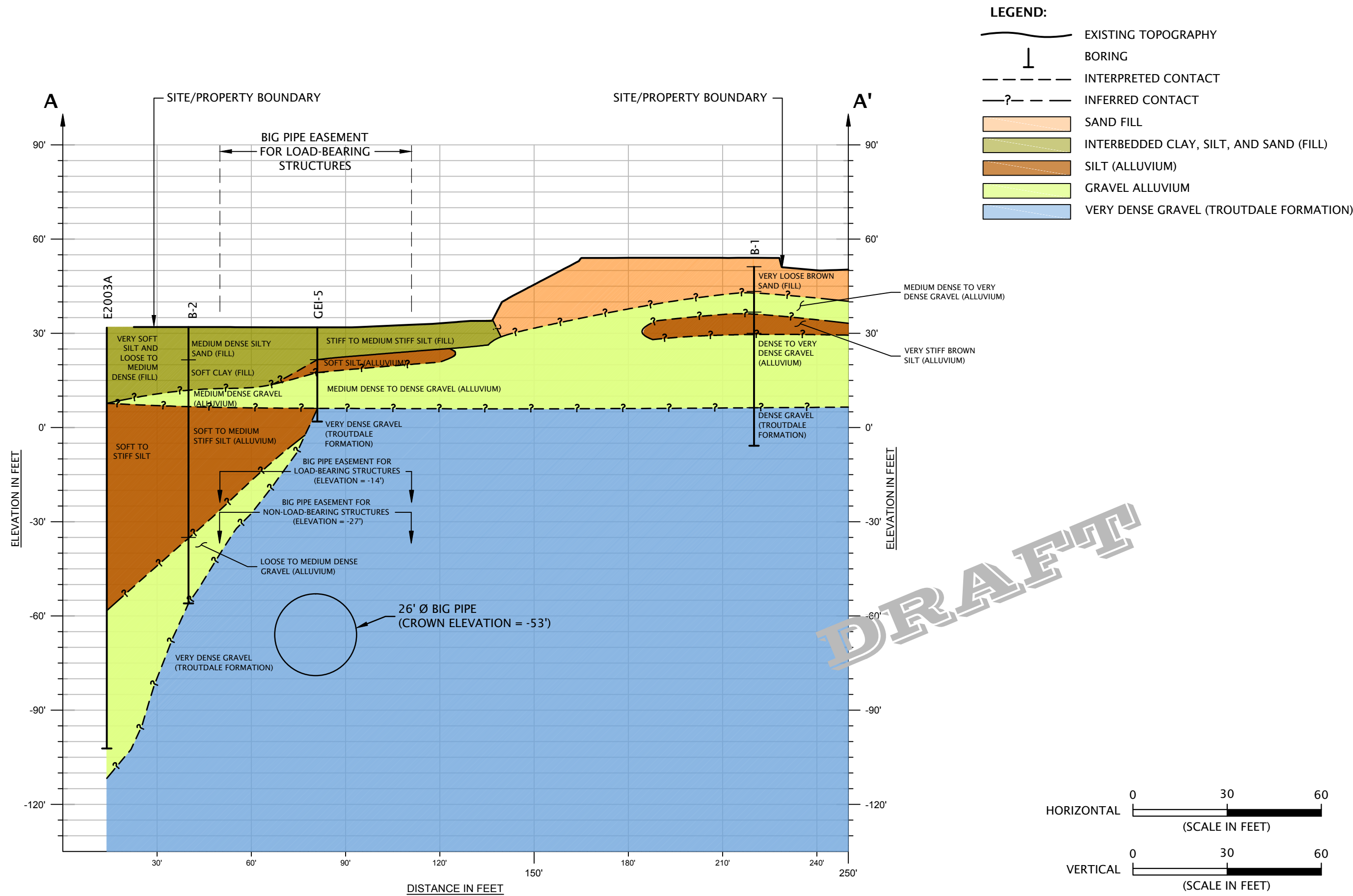
PRESENTATION APPENDIX

LONG TERM BIKE PARKING | TOWER TYPICAL UNIT PLANS



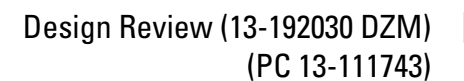
LONG TERM BIKE STORAGE	
Total Residential Units	276
Long-Term Bike Spaces / Unit Required	1.5
Total Long-Term Bike Spaces Required	414
Long-Term Bike Spaces Provided	
Ground Level 01	179
Residential Levels 06-20 (16 / flr x 15 flrs)	240
Total	419

GEOTECHNICAL REPORT | SITE SECTION

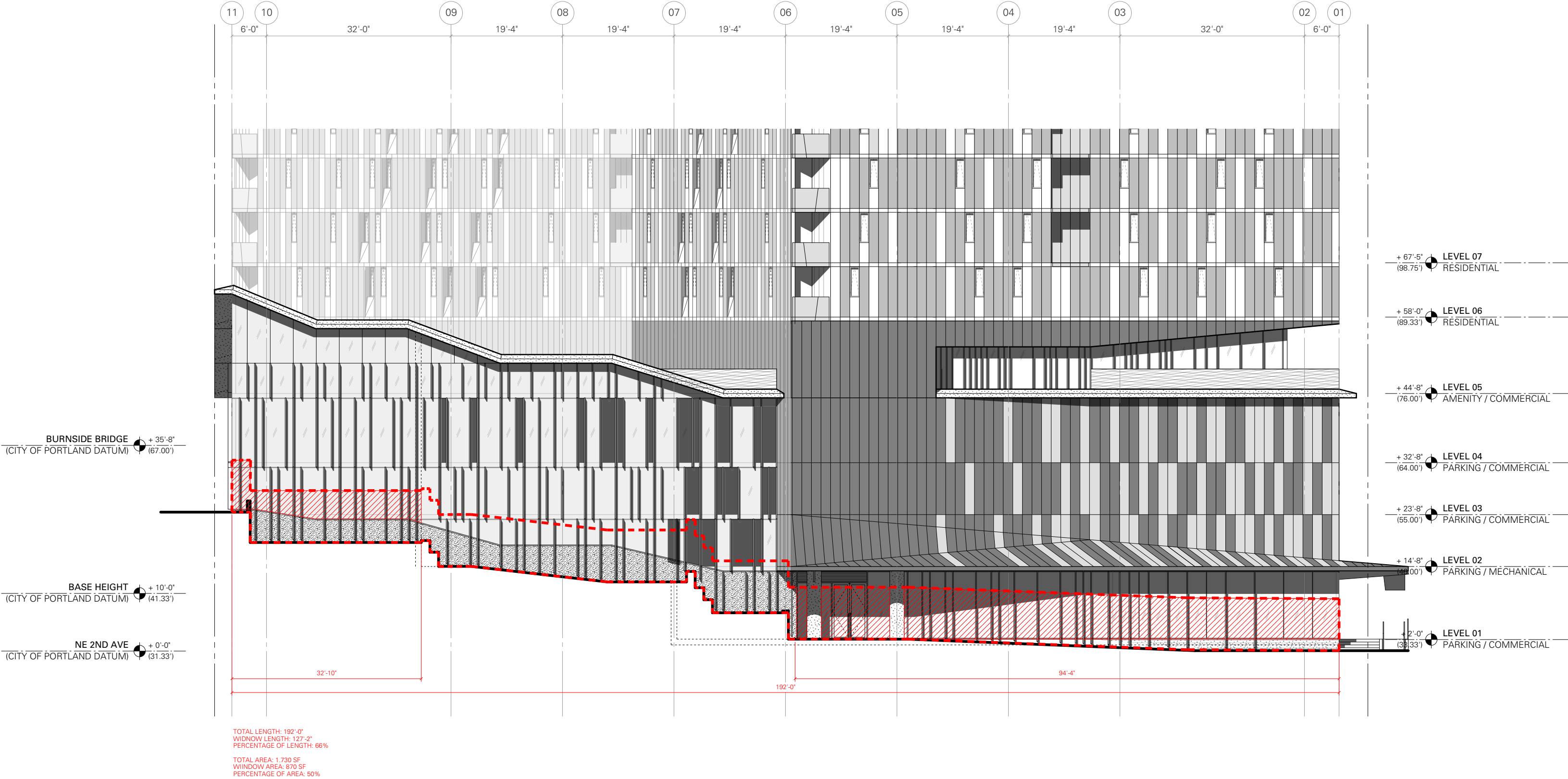


KEYDEVELOP-2-01	CROSS SECTION A-A'	FIGURE 3
	BLOCK 67 PORTLAND, OR	
MAY 2013		
GeoDesign 15575 SW Sequoia Parkway - Suite 100 Portland, OR 97224 OFF 503.968.8787 FAX 503.968.3068		

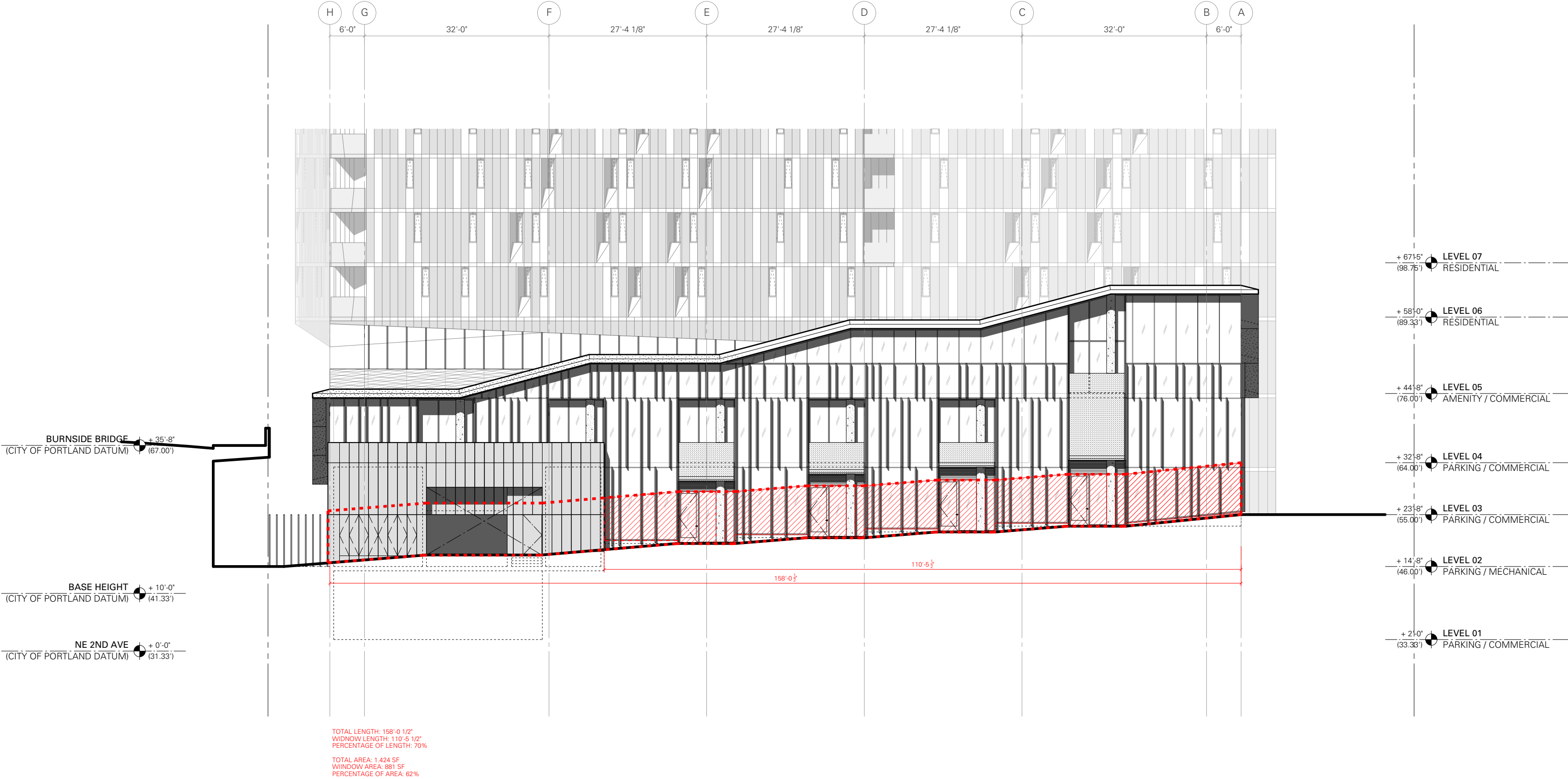
Burnside Bridgehead 11.21.13



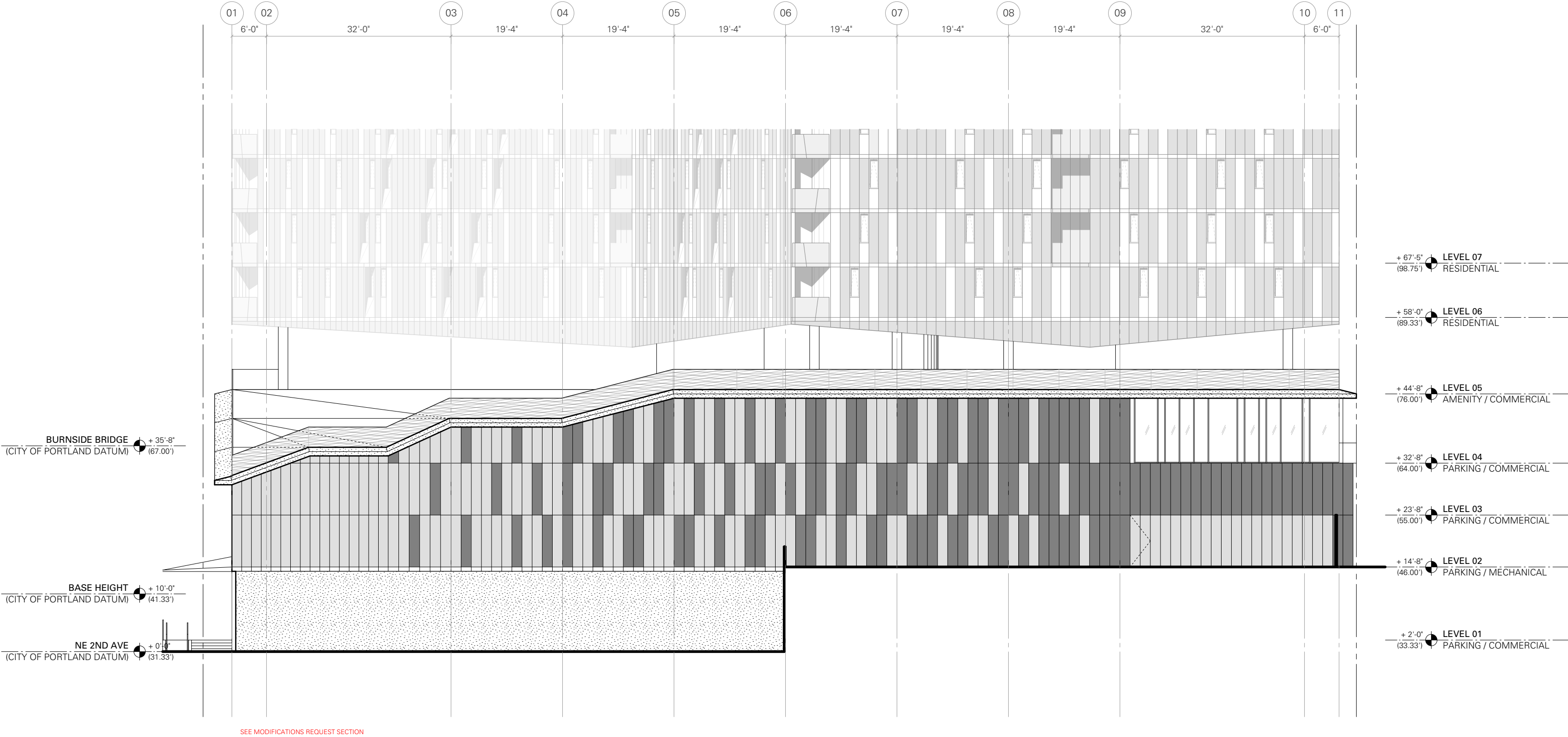
GROUND FLOOR WINDOW AREA CALCULATIONS | NORTH ELEVATION



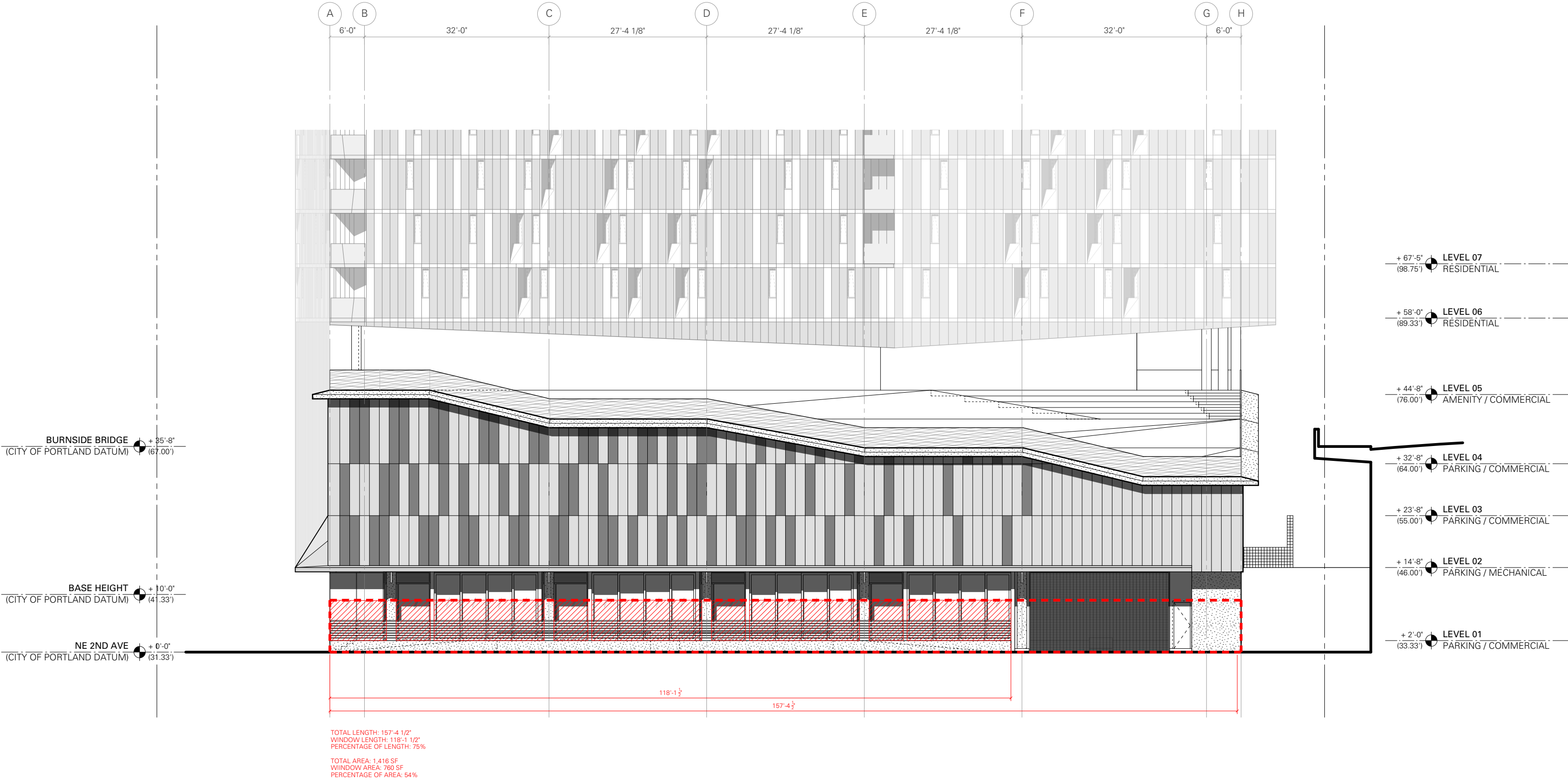
GROUND FLOOR WINDOW AREA CALCULATIONS | EAST ELEVATION



GROUND FLOOR WINDOW AREA CALCULATIONS | SOUTH ELEVATION



GROUND FLOOR WINDOW AREA CALCULATIONS | WEST ELEVATION



FAR AREA SUMMARY

LU 13-111743 PC

413 Southwest 13th Avenue, Suite 200
Portland, Oregon 97205 USA
+1 503 525 9315 Office
+1 503 525 0028 Fax
www.skylabarchitecture.com

Skylab Architects

BURNSIDE BRIDGEHEAD

November 4, 2013

BLOCK 67 - 21 Stories

Site Area	32,470 sf	Total Units	276 Units
FAR	12:1		
FAR Allowable Area 12:1	389,640 sf		
Developed FAR	10.44: 1		
Developed FAR Area Totoal	339,272		

Proposed Development - CONTRIBUTING FAR

Level 1 Parking Commercial Storage Core / Circulation Residential Amenity Mechanical Level 2 Parking Commercial Mechanical Core / Circulation Storage Level 3 Parking Commercial Core / Circulation Storage Mechanical Level 4 Parking Commercial Core / Circulation Mechanical Open to below/balcony Level 5 Residential Amenity Core / Circulation Commercial subtotal Lower Levels Level 6 Residential Core / Circulation Level 7 Residential Core / Circulation Level 8 Residential Core / Circulation	16,459 5,022 4,741 2,888 1,876 1,932 0 27,083 21,620 0 2,266 1,803 1,394 30,377 21,380 3,638 1,565 2,370 1,424 28,293 19,547 2,950 3,372 1,350 1,074 12,308 2,146 1,706 8,456 114,520 14,047 11,926 2,121 14,047 11,
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ALTERNATE DESIGN, 18 STORY HEIGHT PROPOSAL - FAR SUMMARY

LU 13-111743 PC

413 Southwest 13th Avenue, Suite 200
Portland, Oregon 97206 USA
+1 503 525 9315 Office
+1 503 525 0028 Fax
www.skylabarchitecture.com

Skylab Architects

BURNSIDE BRIDGEHEAD

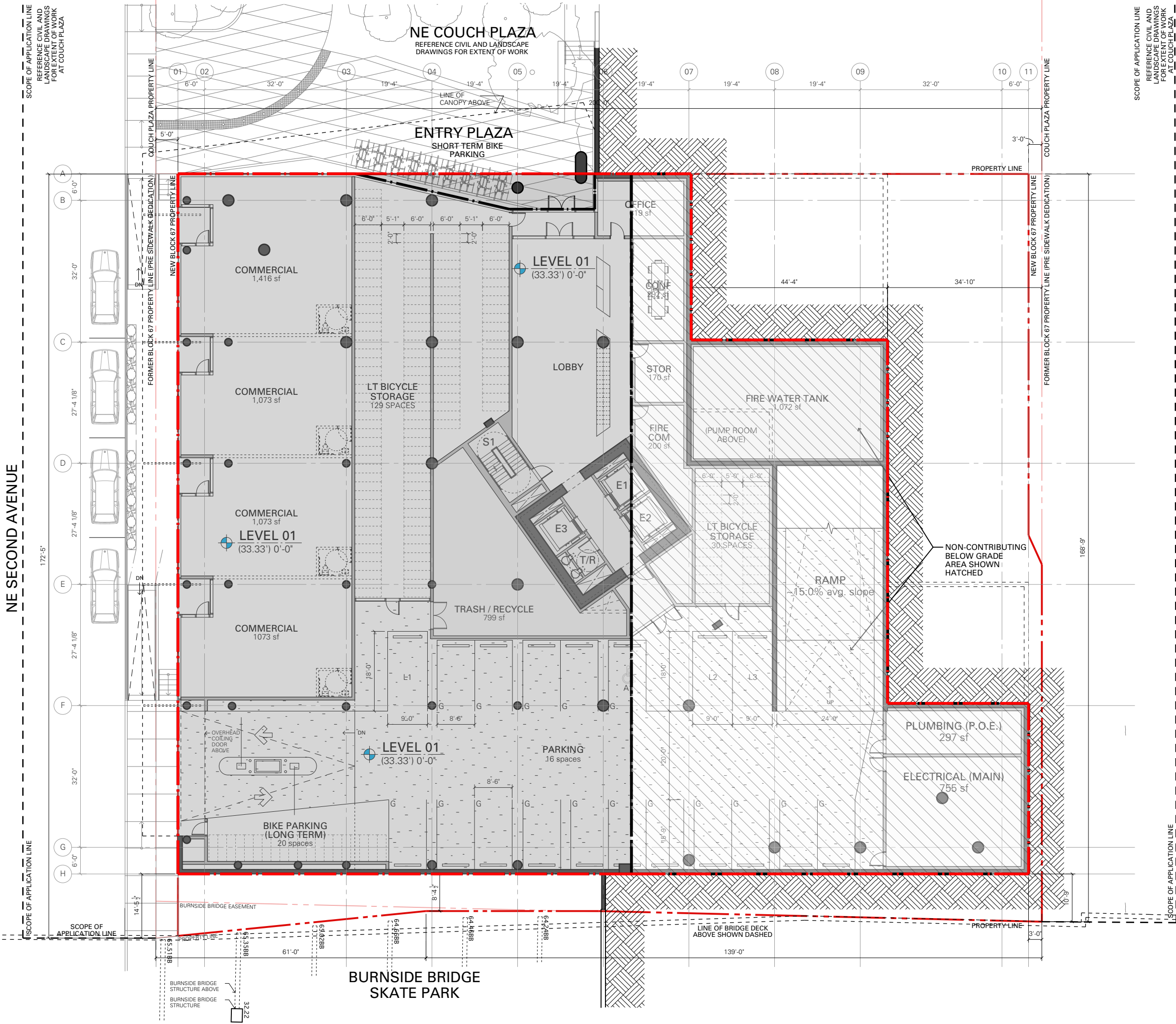
November 4, 2013

BLOCK 67 - 18 Stories

Site Area	32,470 sf	Total Units	222 Units
FAR	12:1		
FAR Allowable Area 12:1	389,640 sf		
Developed FAR	9.15: 1		
Developed FAR Area Totoal	297,131		

Proposed Development - CONTRIBUTING FAR

Level 1	16,459	Level 9	14,047
Parking	5,022	Residential	11,926
Commercial	4,741	Core / Circulation	2,121
Storage	2,888	Level 10	14,047
Core / Circulation	1,876	Residential	11,926
Residential Amenity	1,932	Core / Circulation	2,121
Mechanical	0	Level 11	14,047
Level 2	27,083	Residential	11,926
Parking	21,620	Core / Circulation	2,121
Commercial	0	Level 12	14,047
Mechanical	2,266	Residential	11,926
Core / Circulation	1,803	Core / Circulation	2,121
Storage	1,394	Level 13	14,047
Level 3	30,377	Residential	11,926
Parking	21,380	Core / Circulation	2,121
Commercial	3,638	Level 14	14,047
Core / Circulation	1,565	Residential	11,926
Storage	2,370	Core / Circulation	2,121
Mechanical	1,424	Level 15	14,047
Level 4	28,293	Residential	11,926
Parking	19,547	Core / Circulation	2,121
Commercial	2,950	Level 16	14,047
Core / Circulation	3,372	Residential	11,926
Mechanical	1,350	Core / Circulation	2,121
Open to below/Balcony	1,074	Level 17	14,047
Level 5	12,308	Residential	11,926
Residential Amenity	2,146	Core / Circulation	2,121
Core / Circulation	1,706	Level 18	14,047
Commercial	8,456	Residential	11,926
		Core / Circulation	2,121
subtotal Lower Levels		114,520	
Level 6	14,047		
Residential	11,926		
Core / Circulation	2,121		
Level 7	14,047		
Residential	11,926		
Core / Circulation	2,121		
Level 8	14,047		
Residential	11,926		
Core / Circulation	2,121		
		subtotal Tower Levels only	
		182,611	
		TOTAL	
		297,131	



FAR Diagram Plan

PROPOSED PARKING ALLOCATION

Growth Parking (G)	
Max Office Area Potential	19,967 sf
Max # of Spaces Allowed (2.5 / 1,000 sf office use)	49
Proposed # of Spaces	49
Residential / Hotel Parking (R)	
Max # of Spaces Allowed	unlimited
Proposed # of Spaces	92
Preservation Parking (P) (per COP Title 33.510.265, B)	
Future / Potential Use	limited by site, area, and use per zoning code
Max # of Spaces Allowed	59

FAR DIAGRAM PLANS

CHAPTER 33.910, DEFINITIONS

FLOOR AREA: The total floor area of the portion of a building that is above ground. Floor area is measured from the exterior faces of a building or structure. Floor area includes the area devoted to structured parking that is above ground level. Floor area does not include the following:

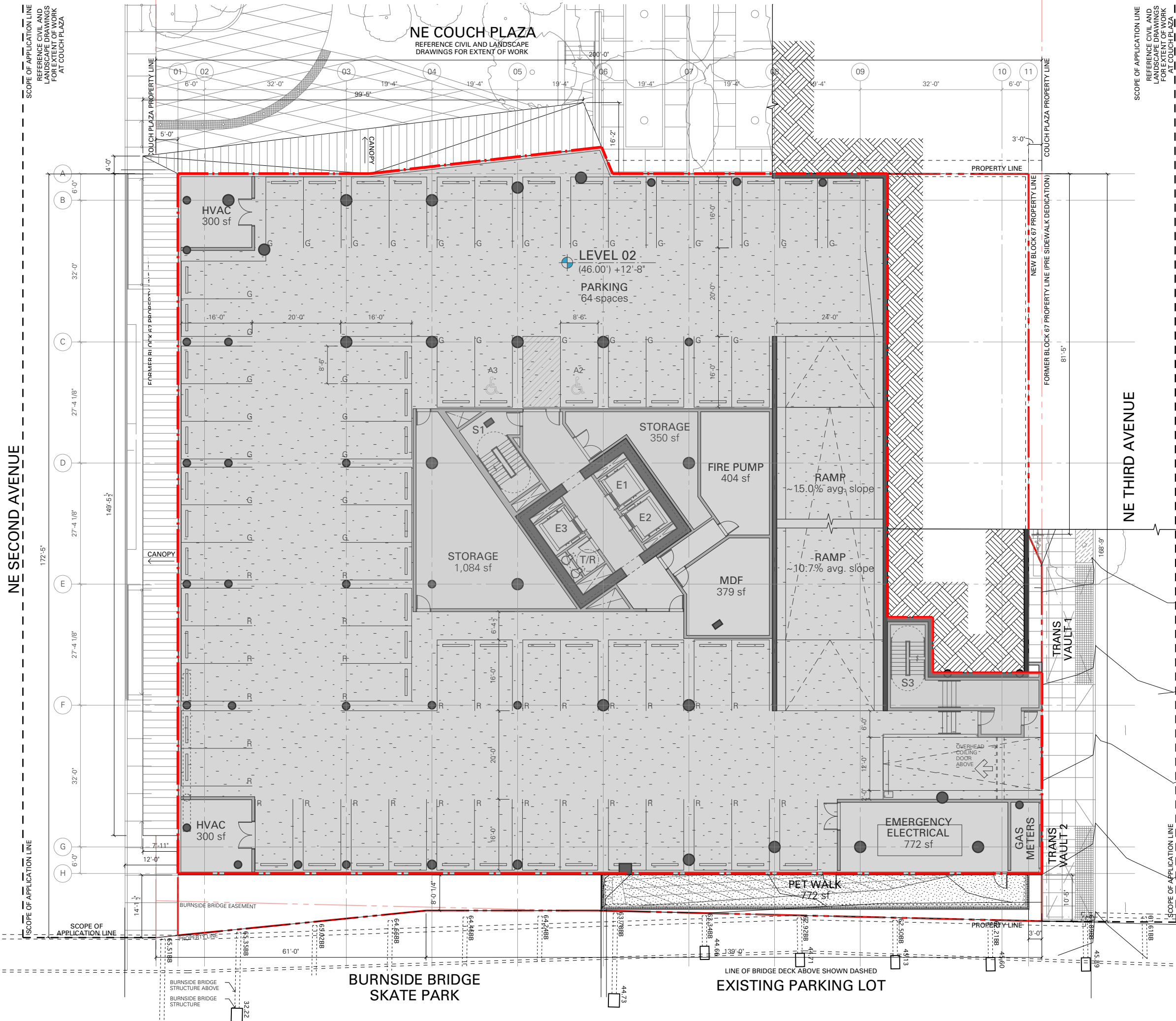
- Areas where the elevation of the floor is 4 feet or more below the lowest elevation of an adjacent right of way.

INTERPRETATION: Non-Contributing below grade area - For the sloping site, only the portion of the floor levels located within 4'-0" of the adjacent right-of-way are used in the calculation of the floor area. The elevation of the adjacent right-of-way is defined as the elevation of the adjacent grade.

Non-contributing area shown hatched. Contributing area shown shaded.

PODIUM LEVEL 01 AREAS

	NON-CONTRIBUTING BELOW GRADE AREA	
	CGA Contributing Construction Gross Area	16,459 sf
	COMMERCIAL	4,741 sf
	CORE	1,876 sf
	AMENITY	1,932 sf
	MEP	0 sf
	PARKING	5,022 sf
	STORAGE	2,888 sf



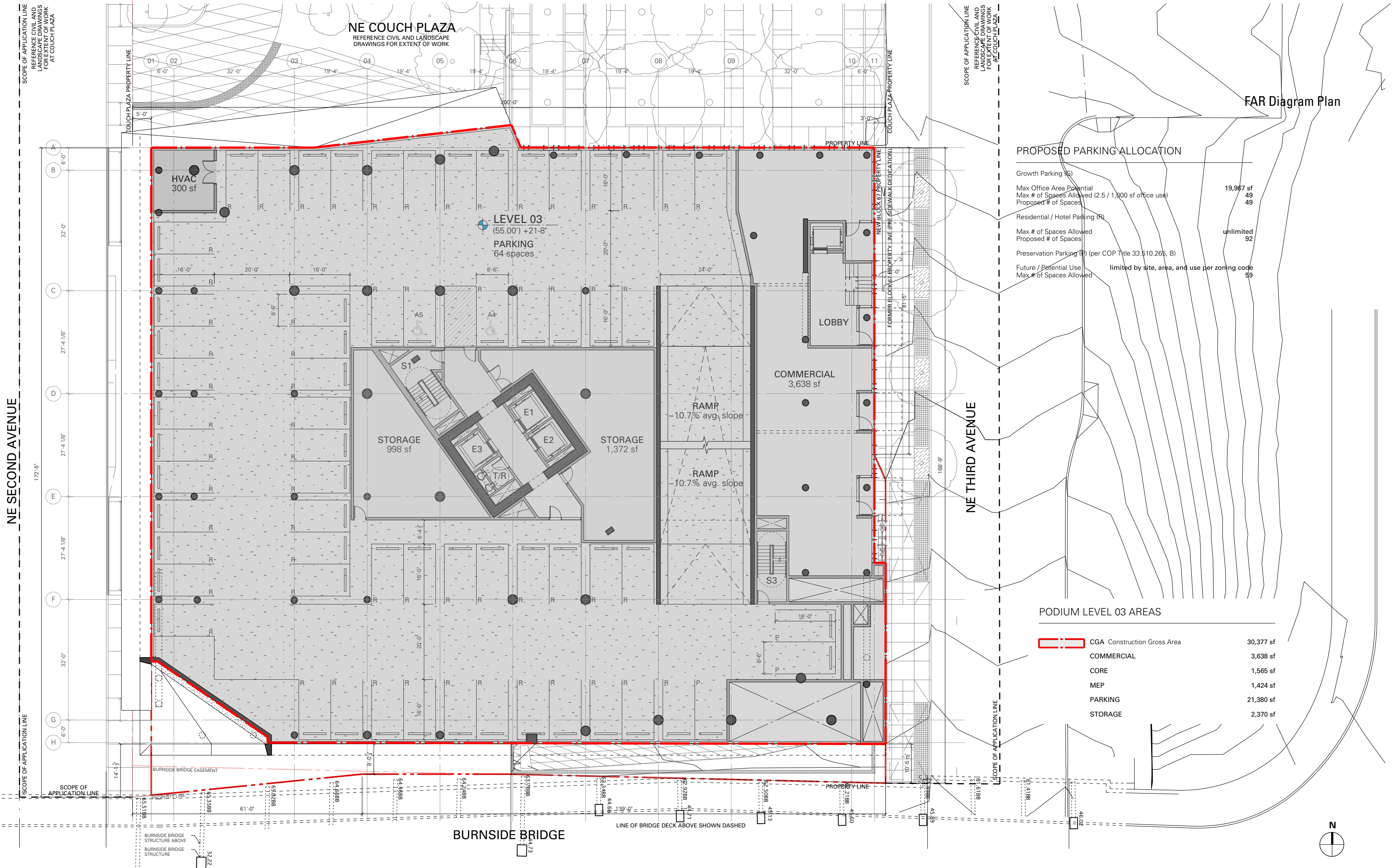
FAR Diagram Plan

PROPOSED PARKING ALLOCATION

Growth Parking (G)	
Max Office Area Potential	19,967 sf
Max # of Spaces Allowed (2.5 / 1,000 sf office use)	49
Proposed # of Spaces	49
Residential / Hotel Parking (R)	
Max # of Spaces Allowed	unlimited
Proposed # of Spaces	92
Preservation Parking (P) (per COP Title 33.510.265, B)	
Future / Potential Use	limited by site, area, and use per zoning code
Max # of Spaces Allowed	59

PODIUM LEVEL 02 AREAS

CGA Construction Gross Area	27,083 sf
CORE	1,803 sf
MEP	2,266 sf
PARKING	21,620 sf
STORAGE	1,394 sf

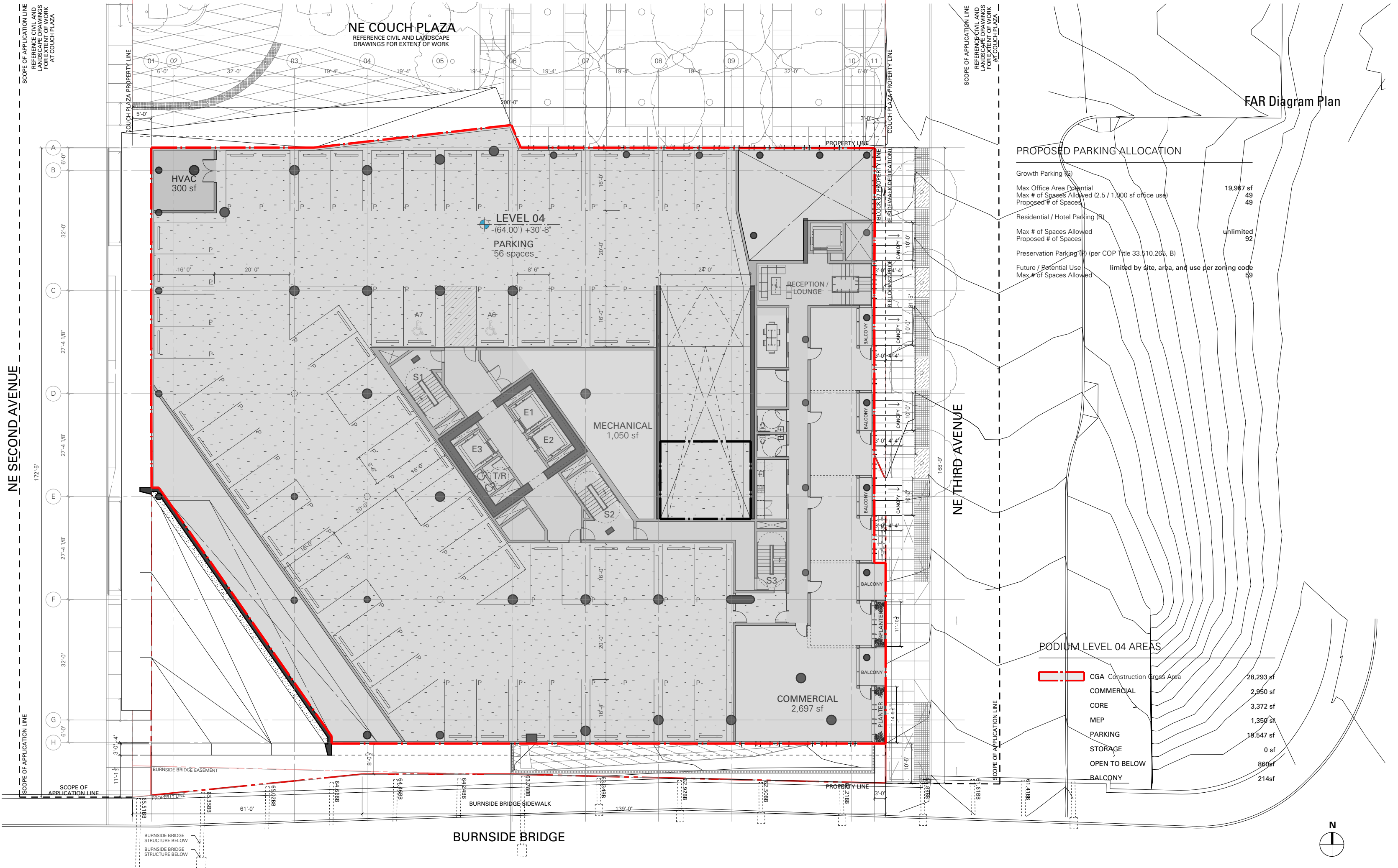


PROPOSED PARKING ALLOCATION

Growth Parking (G)	
Max Office Area Potential	19,967 sf
Max # of Spaces Allowed (2.5 / 1,000 sf office use)	49
Proposed # of Spaces	49
Residential / Hotel Parking (R)	
Max # of Spaces Allowed	unlimited
Proposed # of Spaces	92
Preservation Parking (P) (per COP Title 33.510.265, B)	
Future / Potential Use	limited by site, area, and use per zoning code
Max # of Spaces Allowed	59

PODIUM LEVEL 03 AREAS

 CGA Construction Gross Area	30,377 sf
COMMERCIAL	3,638 sf
CORE	1,565 sf
MEP	1,424 sf
PARKING	21,380 sf
STORAGE	2,370 sf



PROPOSED PARKING ALLOCATION

Growth Parking (G)	
Max Office Area Potential	19,967 sf
Max # of Spaces Allowed (2.5 / 1,000 sf office use)	49
Proposed # of Spaces	49
Residential / Hotel Parking (R)	
Max # of Spaces Allowed	unlimited
Proposed # of Spaces	92
Preservation Parking (P) (per COP Title 33.510.265, B)	
Future / Potential Use	limited by site, area, and use per zoning code
Max # of Spaces Allowed	59

PODIUM LEVEL 04 AREAS

CGA Construction Gross Area	28,293 sf
COMMERCIAL	2,950 sf
CORE	3,372 sf
MEP	1,350 sf
PARKING	18,547 sf
STORAGE	0 sf
OPEN TO BELOW	860sf
BALCONY	214sf

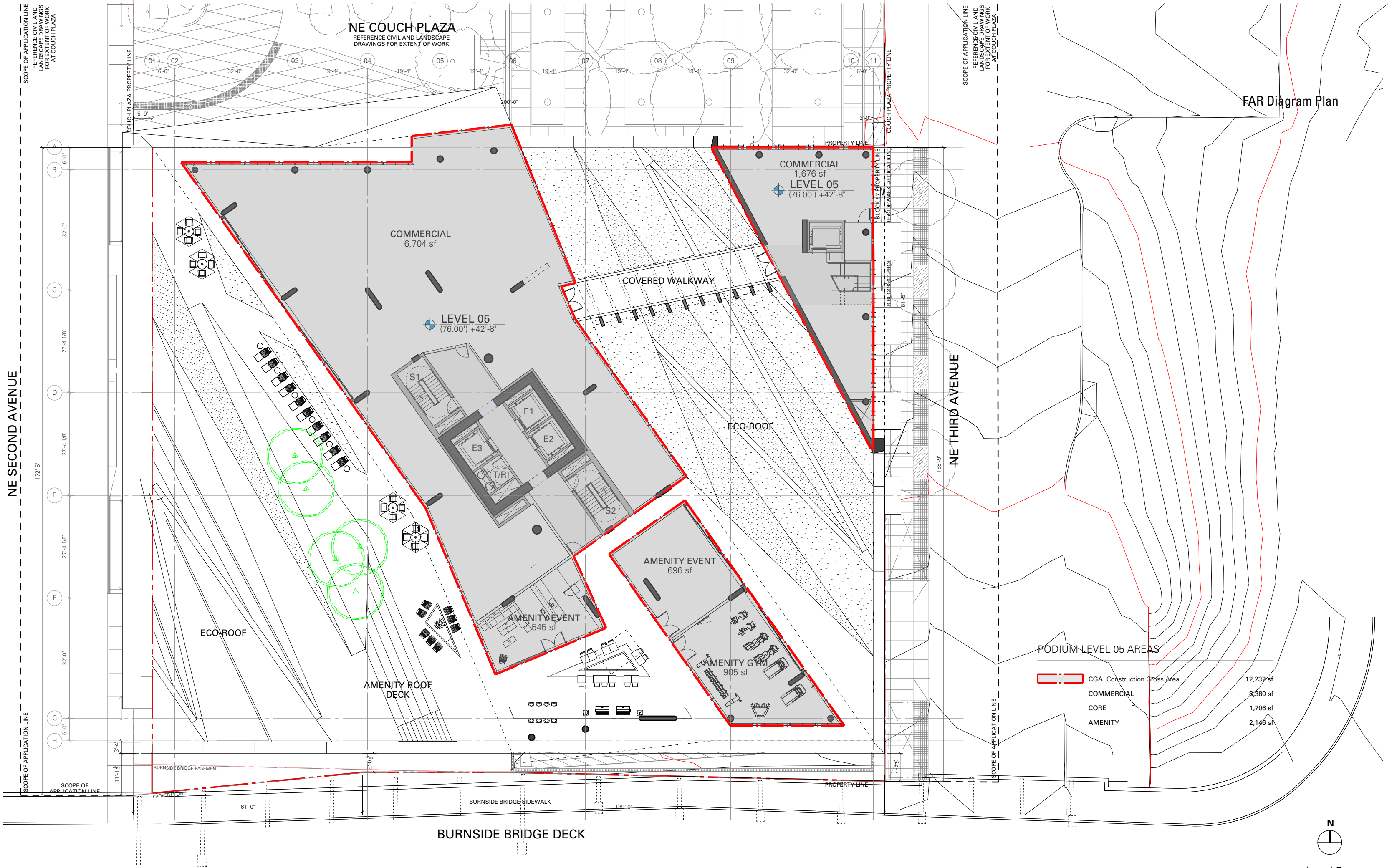
FAR Diagram Plan



Level 4

Scale: 3/63" = 1' 0"

Design Review (13-192030 DZM)
(PC 13-111743)





FAR Diagram Plan

UNIT AREAS		
UNIT	TYPE	UGA
01	1-BED A	577
02	1-BED B	818
03	1-BED C	563
04	1-BED D	760
05	STUDIO C	654
06	STUDIO B	576
07	2-BED A	1,009
08	STUDIO A	503
09	STUDIO A	503
10	1-BED A	577
11	1-BED B	818
12	1-BED C	563
13	1-BED D	760
14	STUDIO C	654
15	STUDIO B	576
16	2-BED A	1,009
17	STUDIO A	503
18	STUDIO A	503
TOTAL		11,926

TYPICAL TOWER LEVEL AREAS		
	CGA Construction Gross Area	14,047 sf
	UGA Unit Gross Area	11,926 sf
	CORE	1,943 sf
	MEP	178 sf

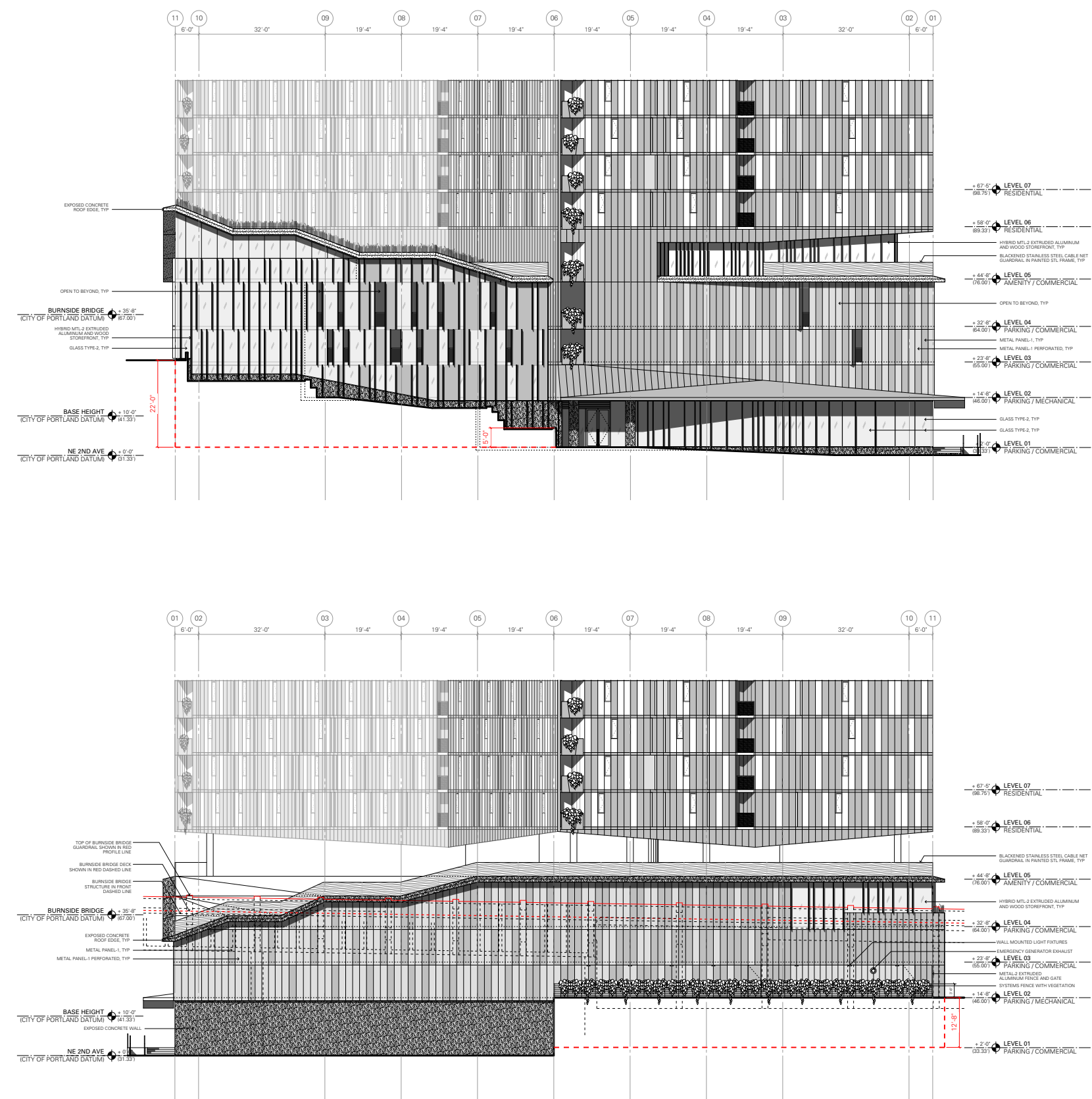


FAR Diagram Plan

UNIT AREAS		
UNIT	TYPE	UGA
01	2-BED PH1	1,959
02	2-BED PH2	1,653
03	2-BED PH3	1,905
04	2-BED PH1	1,959
05	2-BED PH2	1,653
06	2-BED PH3	1,905
TOTAL		11,034

PENTHOUSE LEVEL AREAS		
	CGA Construction Gross Area	14,047 sf
	UGA Unit Gross Area	11,034 sf
	CORE	1,908 sf
	MEP	1,105 sf

FAR DIAGRAM SECTION



LU 06-103735 ZC CONDITION OF APPROVAL - TRIP GENERATION

Condition of Approval C from LU 06-103735 ZC:

C. In addition to documenting compliance with applicable Zoning Code requirements, all Type III Design Review applications submitted for new development/redevelopment on the site must include:

1. A description of the proposed development, with floor area calculations by land use and dwelling unit counts;

The site is Portland Block 67, lots TL2000, 2100, 2200, 2300 (Lot 3 + part of Lot 4) TL 2400 (Lot 6 + part of Lot 5), TL 20012001, (Lots 1 & 2), TL 2500, (Lots 7 & 8) and Couch Plaza Block 68 TL 2602 located between NE 2nd and 3rd Avenues. The proposed mixed use project includes 16 stories of market rate apartment residential tower over 5 level podium including retail, office space and naturally ventilated above ground parking garage. Proposed program includes 276 apartment units, approximately 19,700 sq. ft. of commercial space with 16,759 designated retail and 2,950 designated office and 200 parking spaces. A residential unit mix will include mix of studios, one bedroom and two bedrooms. Amenity and retail space will be located on top of the parking podium. A landscaped green roof system will be integrated at the podium roof. An alternate for the height of the residential tower is also being sought. The alternate would be for 18 stories for 222 units market rate apartments over the same podium design.

Block 67 Total Development Size: 335,683 SF			
Size per residential Unit: 814 SF			
Land Use	Size (SQFT)	# of Units	
Residential	224,752	276	
Retail	16,759		
Office	2,950		
Parking	66,844		

2. The estimated net new trips generated by the proposed development;

Reference following Technical Memorandum prepared by Kittelson & Associates.

3. Information on the existing and remaining available dwelling units and square feet for each land use, per the Land Use Allocation and Allowable Trades table identified under Condition B;

Reference following chart for calculated for existing and remaining dwelling units and square feet for each land use.

Description/Source	Land Use Allocations							
	Housing		Employment					
	Residential (Units)		Retail (SF)		Office (SF)		Industrial (SF)	
	Base Allocation	Maximim Allocation	Base Allocation	Maximim Allocation	Base Allocation	Maximim Allocation	Base Allocation	Maximim Allocation
Allowed/Adopted - Portland Code	415	450	150,000	250,000	250,000	400,000	100,000	100,000
Block 67 Development	276		16,759		2,950		0	
Convention Center Plaza	0		0		96,000		0	
Future Available	139	174	133,241	233,241	151,050	301,050	100,000	100,000

4. Confirmation that the existing net new site-generated trips plus proposed trips falls within the parameters of the Land Use Allocation and Allowable Trades table.

As indicated in the Technical Memorandum prepared by Kittelson & Associates, the proposed development is estimated to generate 51 new auto trips that will enter the site during the weekday a.m. peak hour and there are 400 trips budgeted. During the weekday p.m. peak hour a total of 110 new auto trips are expected and 560 are budgeted. Therefore, we conclude the proposed development can occur within the trip cap established through the 2006 City of Portland zone change process (LU 06-103735 ZC (HO 406023)).

LU 06-103735 ZC CONDITION OF APPROVAL - TRIP GENERATION



TECHNICAL MEMORANDUM

Burnside Bridgehead Property Development

Trip Generation Estimate

Date: October 31, 2013 Project #:17329.0
To: Susan Barnes, LEED AP – Skylab Architecture
From: Casey Bergh, PE and Julia Kuhn, PE
cc: Jeff Pickhardt

KAI has prepared trip generation estimates for the proposed mixed use development on the Burnside Bridgehead property, including: 276 apartment units, 16,759 designated retail, and 2,950 designated office.

Table 1 includes the prepared trip rates, trip reductions, and ITE Land Use Codes based on those documented in the May 12, 2010 “Summary of Transportation Issues” memorandum included in the Burnside Bridgehead Framework Plan (Resolution 6800, Exhibit A). The internal trip reduction percentage was modified to reflect the proportion of retail, residential, and office proposed. The a.m. trip generation for the retail land use was also updated to reflect rates in the latest version of the ITE Trip Generation Manual (9th Edition).

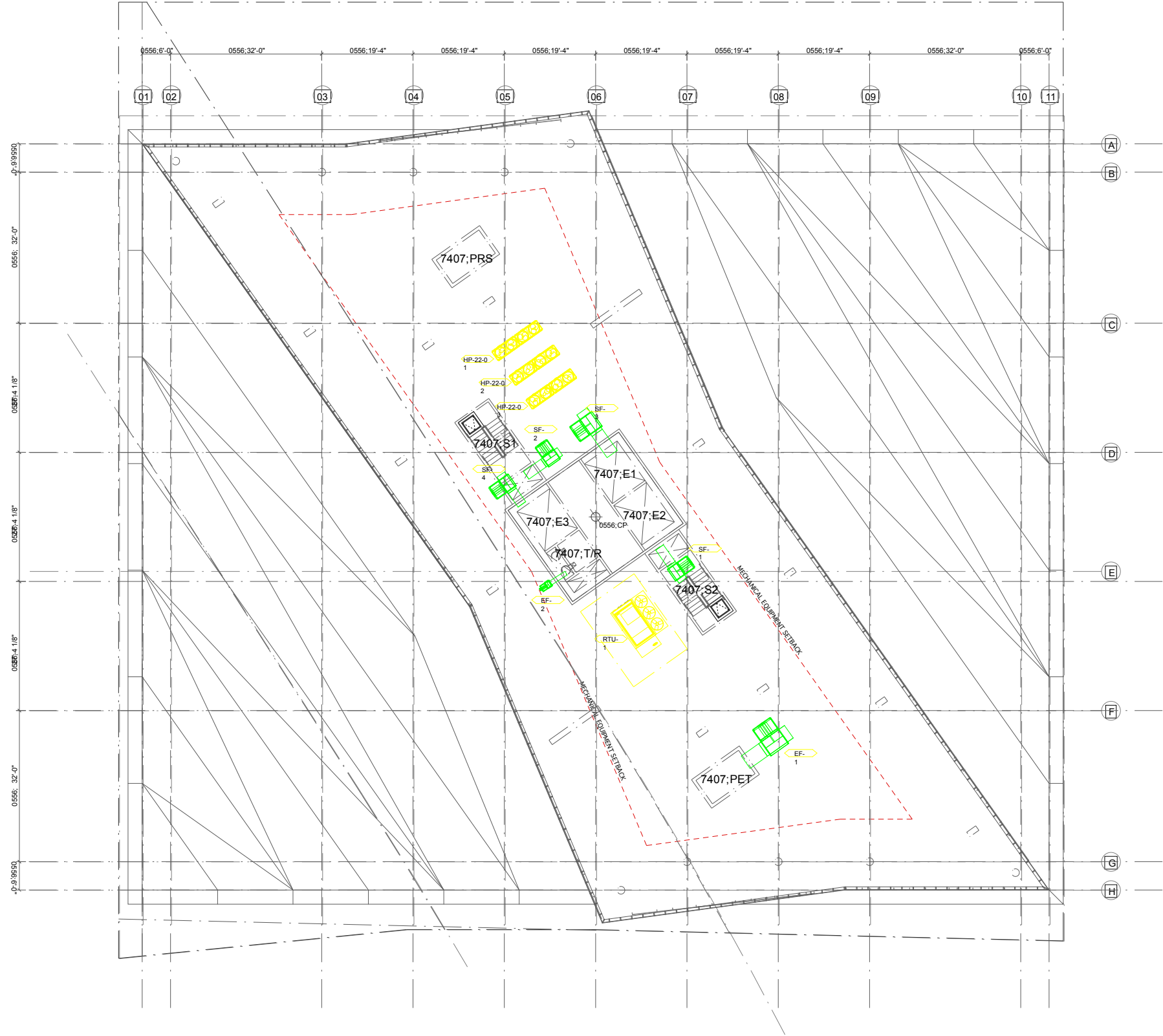
Table 1: Burnside Bridgehead Trip Generation Estimates

Description	Units	Number of Units	ITE Code	AM			PM		
				Total	In	Out	Total	In	Out
Residential	Dwelling Unit	276	230	121	21	100	144	97	47
Retail	1,000 SF	16,759	814	115	55	60	45	20	25
Office	1,000 SF	2,950	710	5	4	1	5	1	4
Total				241	80	161	194	118	76
Mode Reductions	Percent Reduction								
Transit	20%			(48)	(16)	(32)	(38)	(23)	(15)
Bike/Ped	12%			(29)	(10)	(19)	(23)	(14)	(9)
Auto Trips				164	54	110	133	81	52
Internal Trips	4%			(8)	(3)	(5)	(7)	(4)	(3)
External Auto Trips				156	51	105	126	77	49
Pass-by (retail)	34%			0	0	0	(16)	(7)	(9)
Primary Auto Trips				156	51	105	110	70	40
Total Trips Allowed by Zoning					400		560		
Trip Budget (Unused Trips)					349		451		

As indicated in Table 1, the proposed development is estimated to generate 51 new auto trips that will enter the site during the weekday a.m. peak hour and there are 400 trips budgeted. During the weekday p.m. peak hour a total of 110 new auto trips are expected and 560 are budgeted. Therefore, we conclude the proposed development can occur within the trip cap established through the 2006 City of Portland zone change process (LU 06-103735 ZC (HO 406023)).

Please contact Casey at 541-312-8300 or Julia at 503-228-5230 if you have any questions regarding these trip generation estimates.

MECHANICAL ROOF TOP EQUIPMENT PLAN





*NOT DRAWN TO SCALE

Ø 0.81
4 HOLES

52.94

20.88

Technical drawing of a mechanical part with dimensions:

- Overall width: 18.75
- Distance from right edge to center: 8.63
- Overall height: 26.63
- Distance from top edge to center: 11.5
- Distance from bottom edge to center: 15.13
- Base width: 16.88

Technical drawing of a pump assembly. The left view shows a circular inlet with a diameter of $\varnothing 11$. The right view shows a rectangular housing with a width of 9.75 and a height of 11.25. Both views indicate the shaft centerline and housing centerline.

*NOT DRAWN TO SCALE

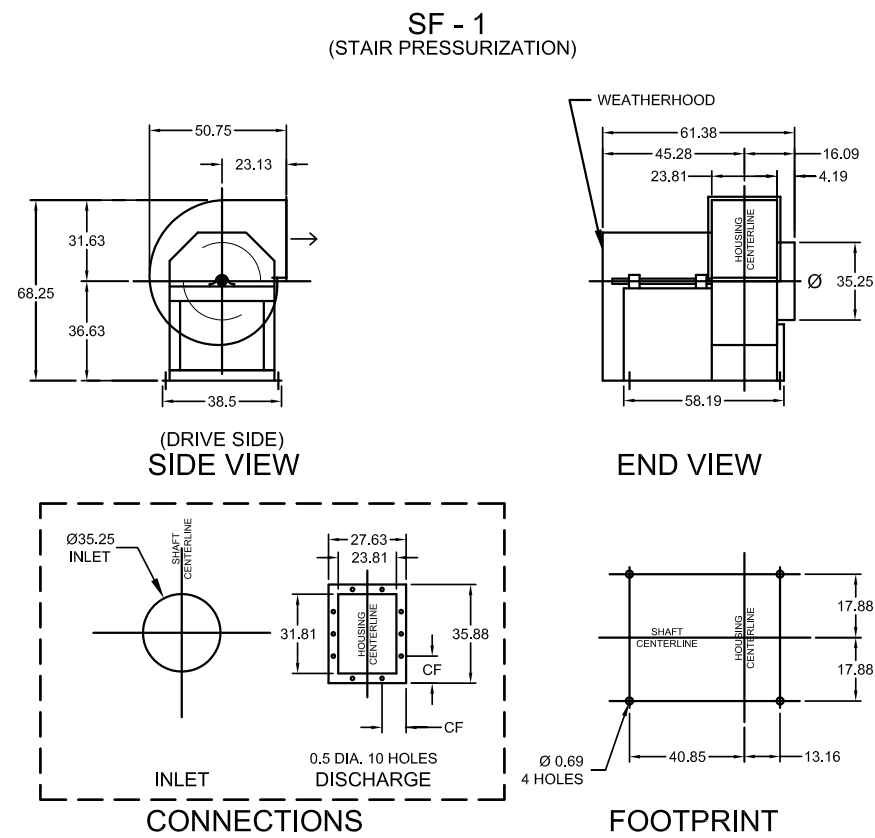
Technical drawing of a mechanical part with dimensions:

- Overall width: 31.75
- Distance from left edge to centerline: 24.88
- Distance from centerline to right edge: 6.88
- Distance from left edge to housing centerline: 9.75
- Distance from housing centerline to right edge: 2
- Overall height: 11
- Overall length: 27.5
- Feature: HOUSING CENTERLINE
- Feature: Ø

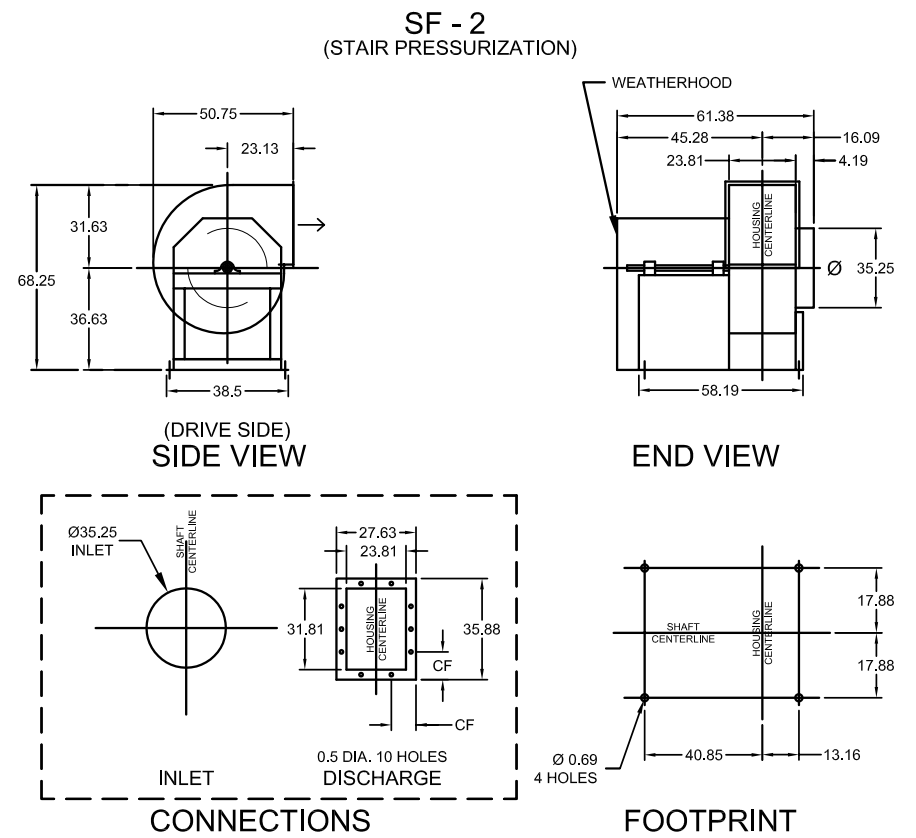
Figure 10 is a technical drawing of a rectangular plate with four corner holes. The plate has a total width of 19.06 and a total height of 16 (8+8). The centerline of the shaft is horizontal, and the centerline of the hobbing is vertical. The distance from the left edge to the centerline is 5.81. A dimension line indicates a hole diameter of Ø 0.5.

Ø 0.5
4 HOLES

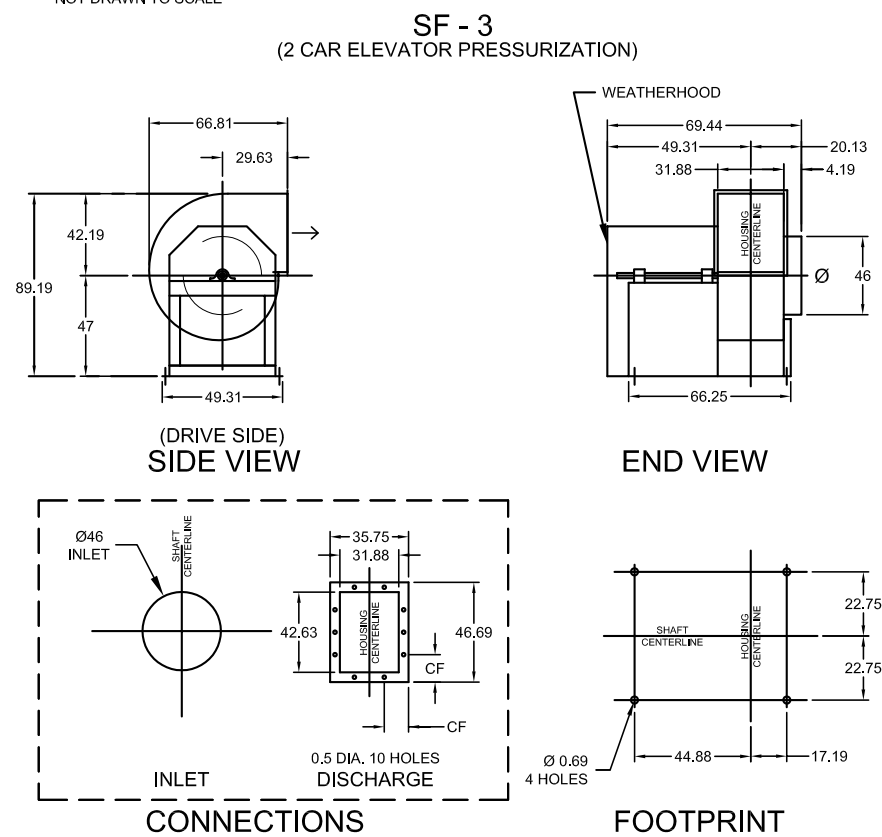
CUT SHEETS | MECHANICAL ROOF TOP EQUIPMENT



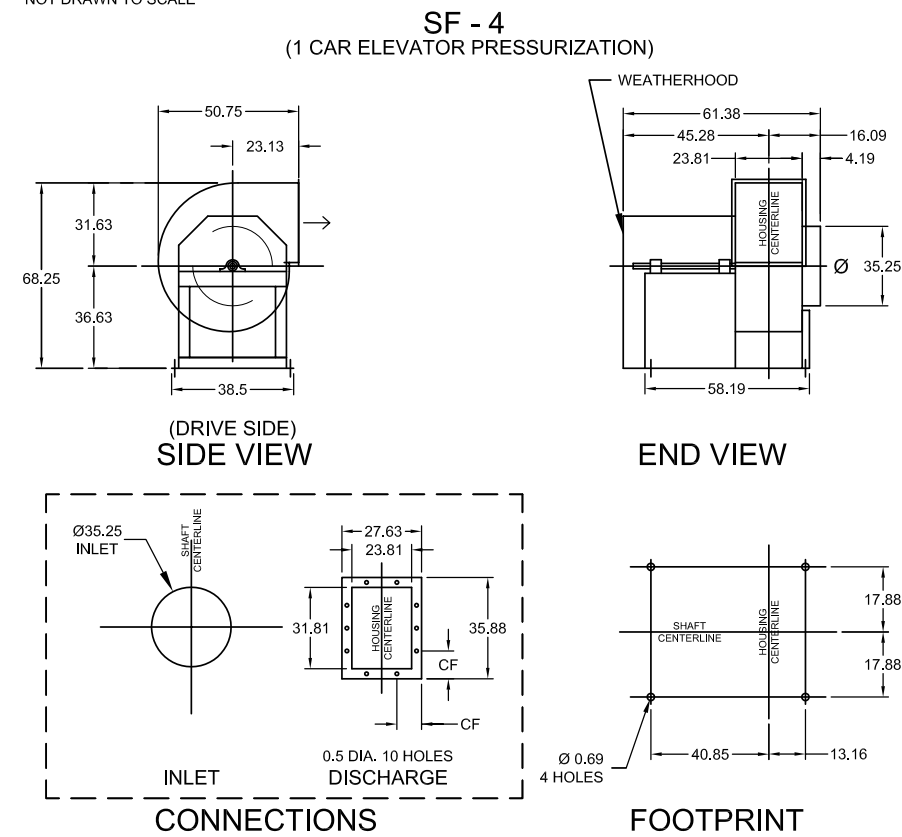
*NOT DRAWN TO SCALE



*NOT DRAWN TO SCALE



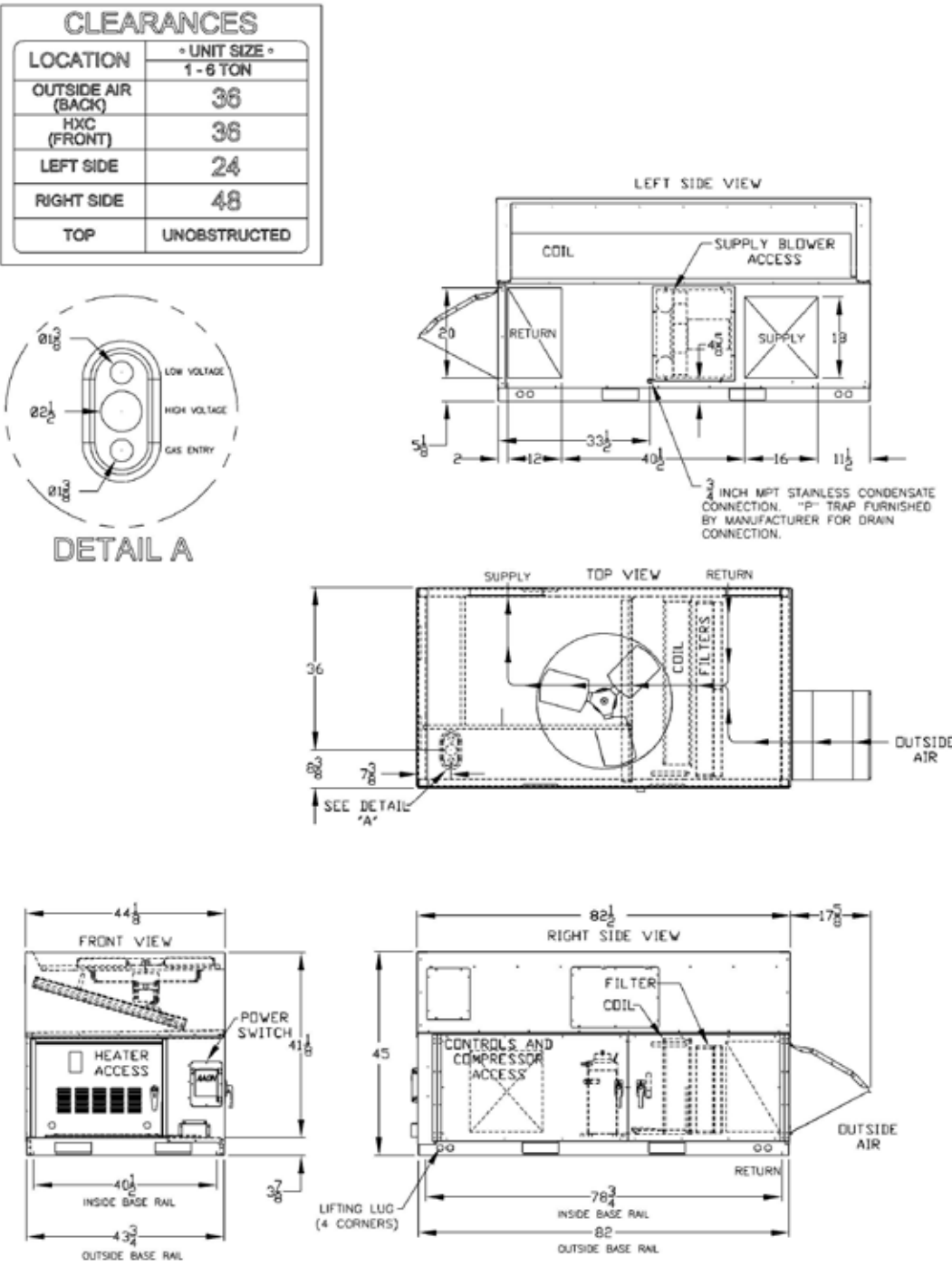
*NOT DRAWN TO SCALE



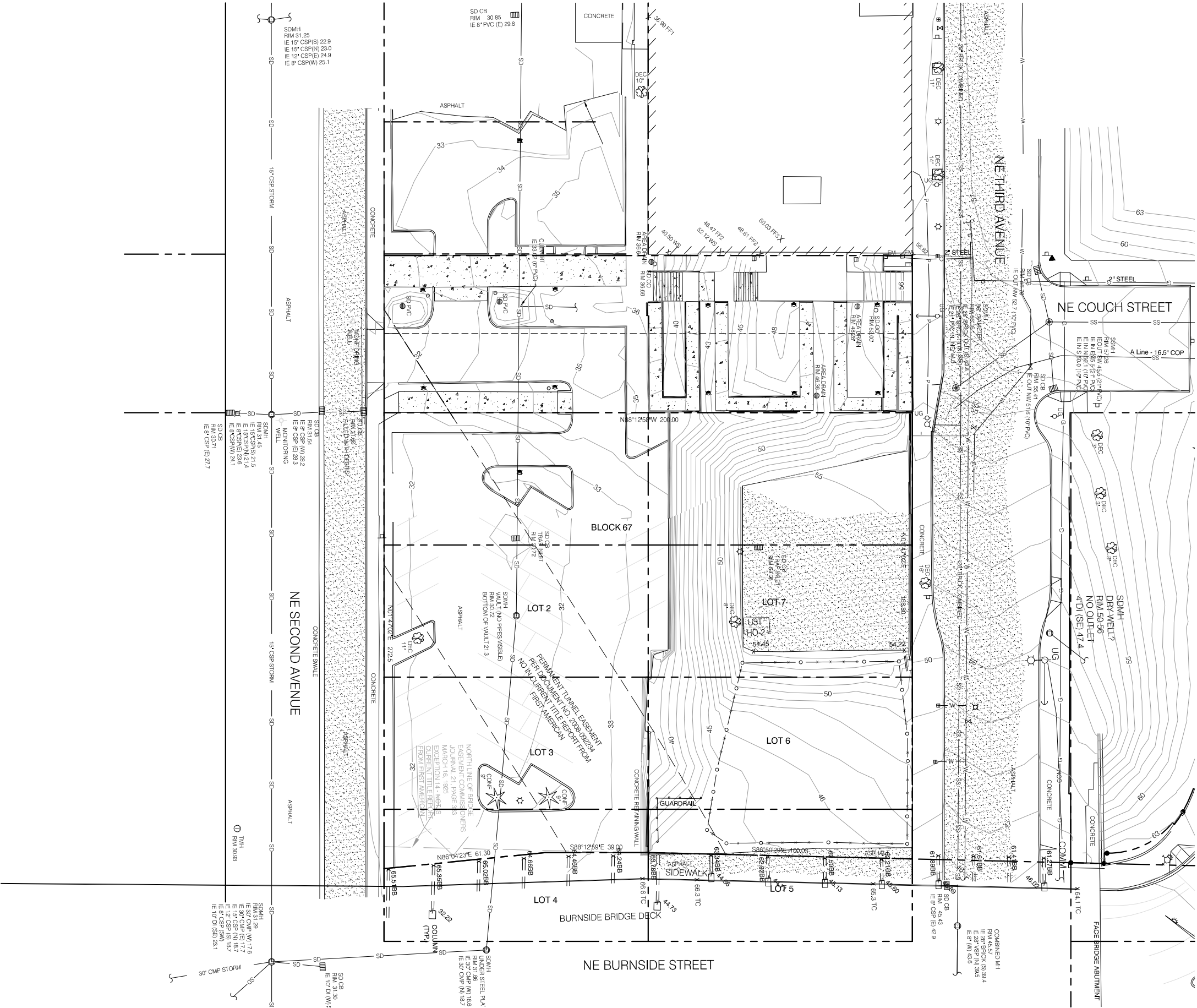
*NOT DRAWN TO SCALE

CUT SHEETS | MECHANICAL ROOF TOP EQUIPMENT

RTU-1 RQ CABINET
STANDARD HORIZONTAL ~ 1-6 TON



RQ-00013 REV:B 04/05/12 JRL
NOTE: ALL DIMENSIONS ARE IN INCHES



NOTES:

1.) CONTOUR INTERVAL IS 1 FOOT WITH 5 FOOT INDEX CONTOURS.

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) PROJECT CONTROL WAS ESTABLISHED USING GPS OBSERVATIONS REFERENCED TO NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).

THE HORIZONTAL DATUM IS A LOCAL DATUM PLANE. TO CONVERT COORDINATE VALUES TO OREGON STATE PLANE OF 1983, NORTH ZONE, MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.99991468.

ELEVATIONS ARE REFERENCED TO CITY OF PORTLAND DATUM.

4.) FIELD WORK WAS PERFORMED BETWEEN NOVEMBER 14 AND DECEMBER 5, 2007, AND 2013

5.) SUBSURFACE FEATURES ARE SHOWN AS MARKED BY ONE: CALL UTILITY LOCATE SERVICE AND PER CITY OF PORTLAND GIS MAPPING. UNDERGROUND UTILITIES MAY EXIST WITHIN THE PROJECT AREA THAT ARE NOT SHOWN ON THIS MAP. CALL 1-800-332-2344 BEFORE YOU DIG.

LEGEND:

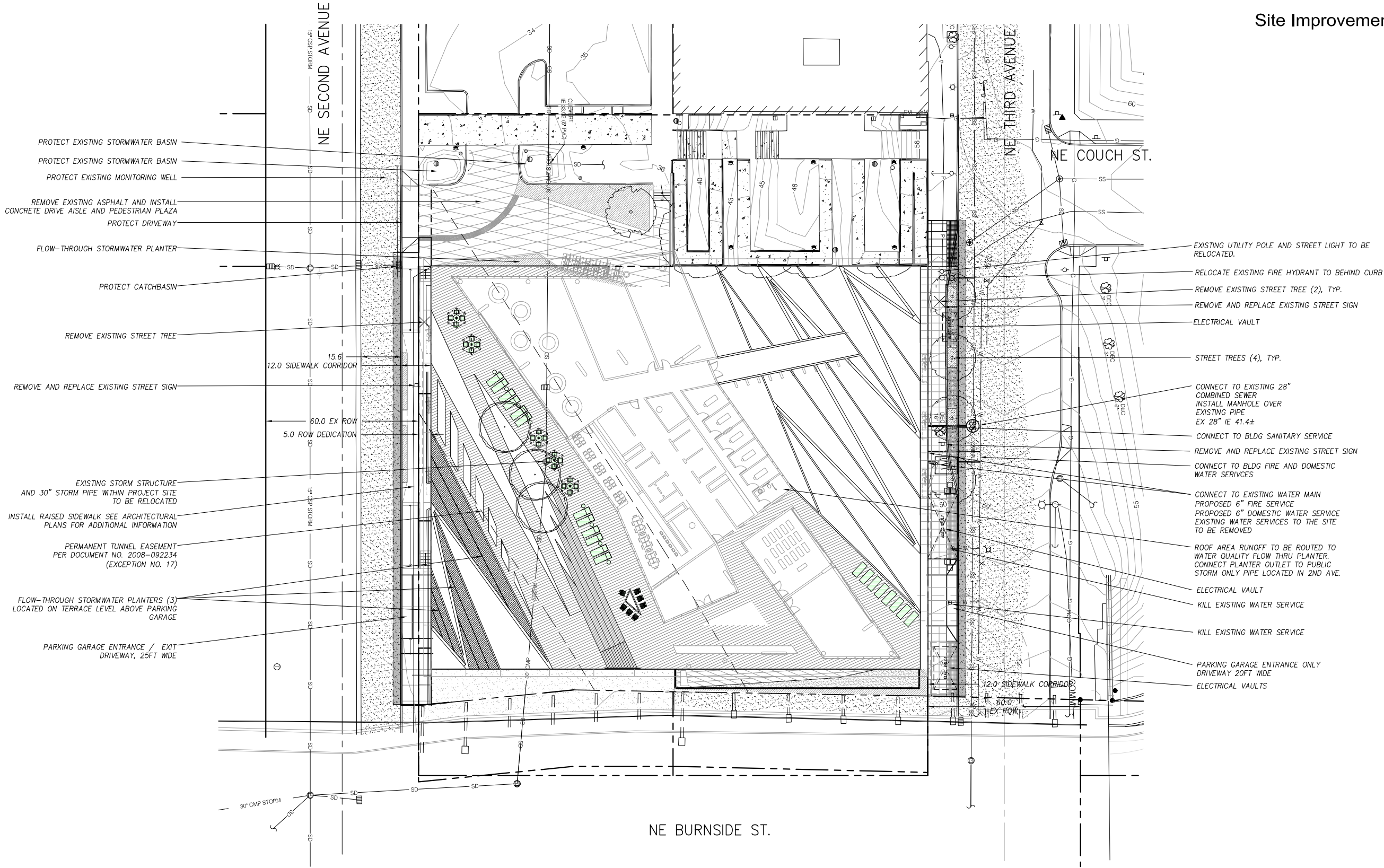
	SD CB		SANITARY SEWER
	SD CB		STORM DRAIN
	SDMH		WATER VALVE
	SDMH		FIRE HYDRANT
	SDMH		WATER METER
	SDMH		WATERLINE
	SSCO		GAS VALVE
	SSCO		GAS METER
	VSP=VITRIFIED CLAY PIPE		UNDERGROUND GAS LINE
	CSP=CONCRETE SEWER PIPE		TELEPHONE PEDESTAL
	PVC=POLYVINYLCHLORATE PIPE		UNDERGROUND TELEPHONE DUCTS
	CMP=CORRUGATED METAL PIPE		LUMINAIRE
	RCP=REINFORCED CONCRETE PIPE		POWER POLE
	CONF 99		POWER POLE W/DROP
	DEC 99		POWER POLE W/LIGHT
	SIGN		UNDERGROUND POWER DUCTS
	TRF		OVERHEAD WIRES
	TRF		GUY WIRE ANCHOR
	TRF		ELECTRIC METER
	TRF		CHAIN LINK FENCE
	TRF		BOLLARD

Harper Houf Peterson Righellis Inc.

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LANDSCAPE ARCHITECTS • SURVEYORS

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phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

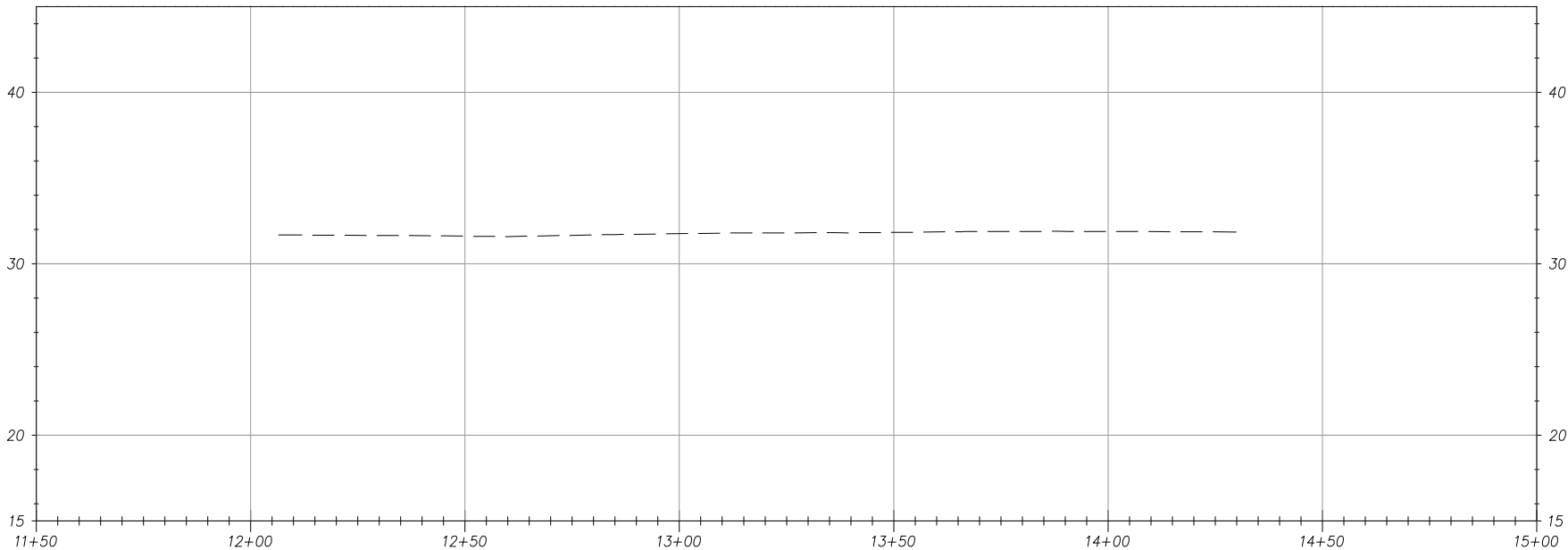




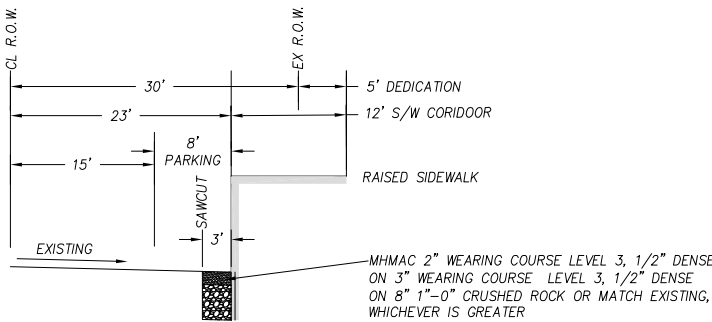
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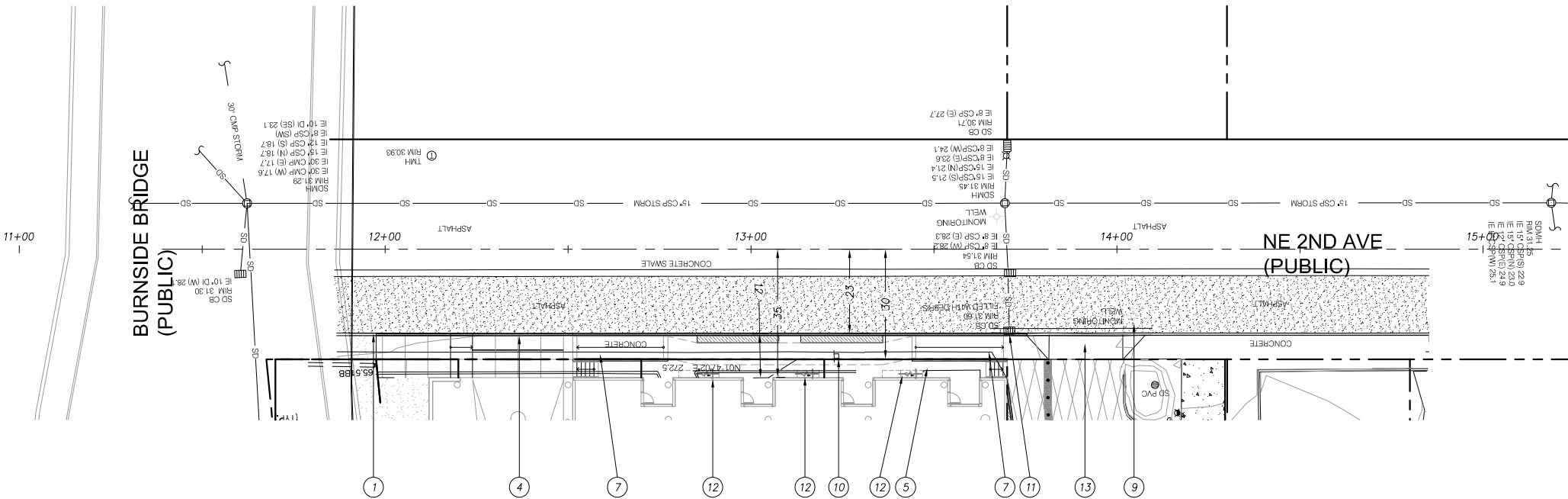
Scale: 1" = 40' 0"



NE 2ND AVE PROFILE
Scale: Horiz: 1" = 40' 0"
Vert: 1" = 10' 0"



NE 2ND AVE TYPICAL SECTION
AT RAISED SIDEWALK
N.T.S.



NE 2ND AVE PLAN
Scale: Horiz: 1" = 40' 0"

CONSTRUCTION NOTES:

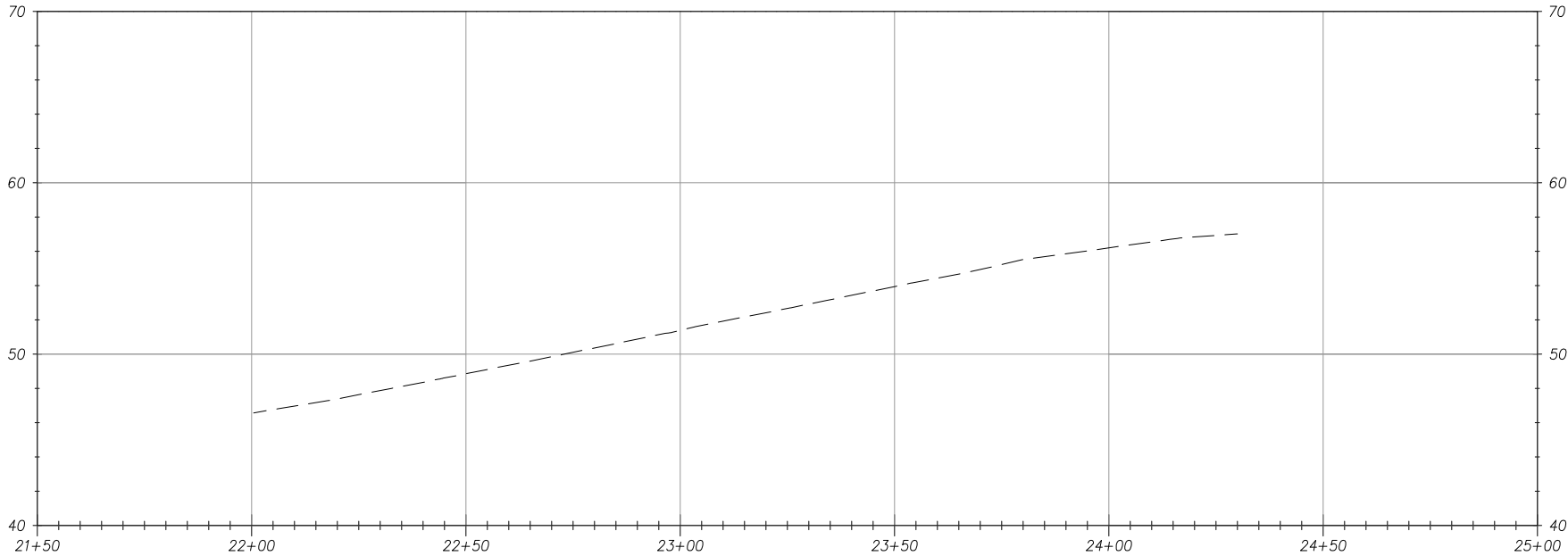
- 1 STA. 11+96.82 BEGIN IMPROVEMENTS
SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT, CURB
AND CONCRETE SIDEWALK AS SHOWN ON PLANS.
CONSTRUCT STREET, CURB AND SIDEWALK PER TYPICAL
SECTION ON SHEET XXX.
- 2 NOT USED.
- 3 RAISED SIDEWALK
- 4 CONSTRUCT 25FT WIDE DRIVEWAY
- 5 REMOVE EXISTING STREET TREE
- 6 NOT USED
- 7 STAIR AND RAMP
- 8 NOT USED
- 9 PROTECT MONITORING WELLS
- 10 EXISTING SIGN TO BE REMOVED.
- 11 PROTECT EXISTING CATCHBASIN
- 12 INSTALL BIKE RACK
ENCROACHMENT PERMIT REQUIRED FOR BIKE RACKS WITHIN
THE PUBLIC RIGHT-OF-WAY.
- 13 PROTECT EXISTING DRIVEWAY



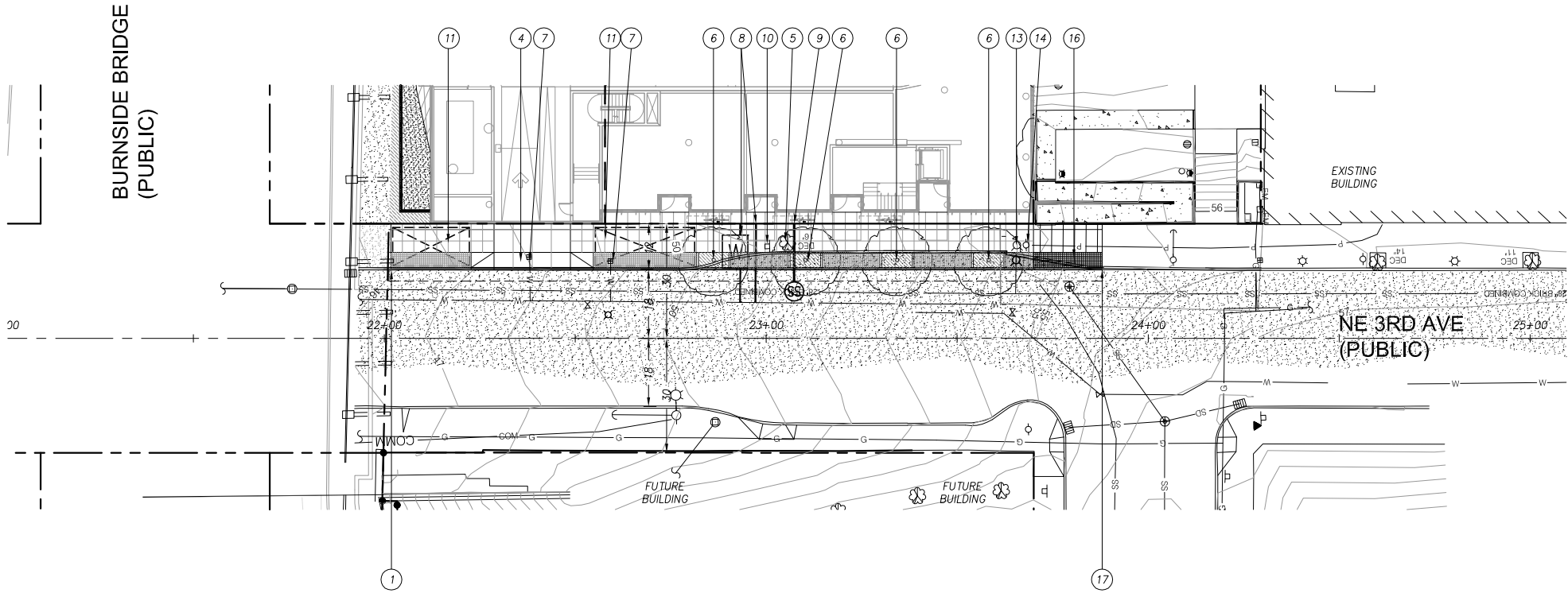
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Scale: 1" = 40' 0"



NE 3RD AVE PROFILE
Scale: Horz. 1"=40'
Vert. 1"=10'



NE 3RD AVE PLAN
Scale: Horz. 1"=40'

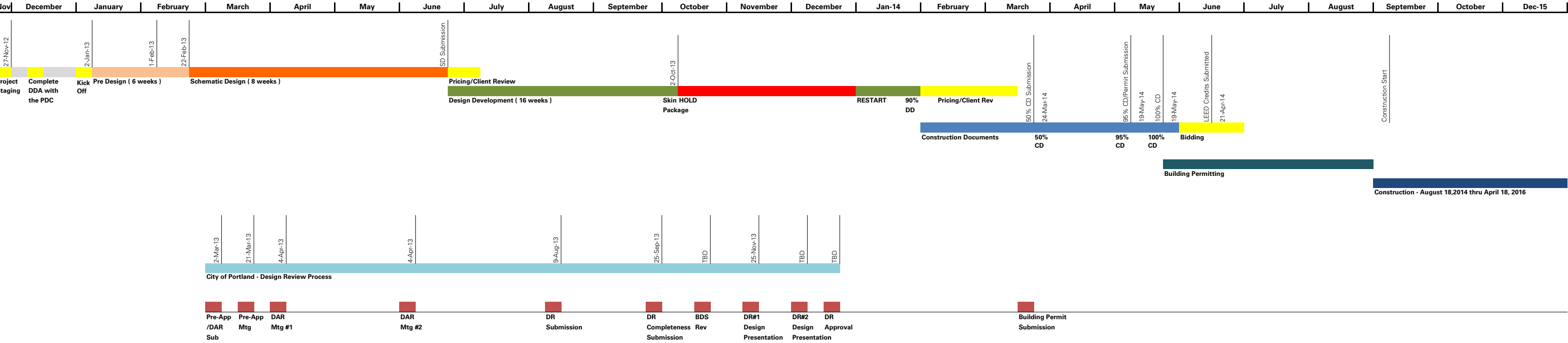
CONSTRUCTION NOTES:

- ① STA. 22+01.80 BEGIN IMPROVEMENTS. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT, CURB AND CONCRETE SIDEWALK AS SHOWN ON PLANS. CONSTRUCT STREET, CURB AND SIDEWALK PER TYPICAL SECTION ON SHEET XXX.
- ② NOT USED
- ③ NOT USED
- ④ CONSTRUCT 20FT WIDE DRIVEWAY
- ⑤ REMOVE EXISTING STREET TREE
- ⑥ PLANT "XXX", X" CALIPER STREET TREE IN TREE WELL. REFER TO DETAIL ON SHEET X. CONTACT LUKE MILLER WITH URBAN FORESTRY AT 503-823-4025 FOR ALTERNATIVE SPECIES APPROVAL AND/OR TREE PLANTING APPROVAL.
- ⑦ REMOVE EXISTING WATER SERVICE
- ⑧ STA. 22+93.00 PROPOSED DOMESTIC AND FIRE WATER SERVICE. DOMESTIC WATERMETER LOCATED BEHIND CURB IN SIDEWALK. BACKFLOW PREVENTERS FOR DOMESTIC AND FIRE LOCATED WITHIN BUILDING. INSTALLED UNDER SEPARATE PERMIT.
- ⑨ STA. 23+07.32 PROPOSED SANITARY SEWER LATERAL. CONNECT TO EXISTING COMBINED SEWER MAIN WITH MANHOLE.
- ⑩ EXISTING SIGN TO BE REMOVED AND REINSTALLED.
- ⑪ PROPOSED ELECTRICAL VAULT
- ⑫ NOT USED
- ⑬ RELOCATE EXISTING FIRE HYDRANT
- ⑭ RELOCATE EXISTING POWER POLE
- ⑮ PROTECT EXISTING CATCHBASIN
- ⑯ RELOCATE EXISTING STREET LIGHT
- ⑰ END IMPROVEMENTS MATCH EXISTING

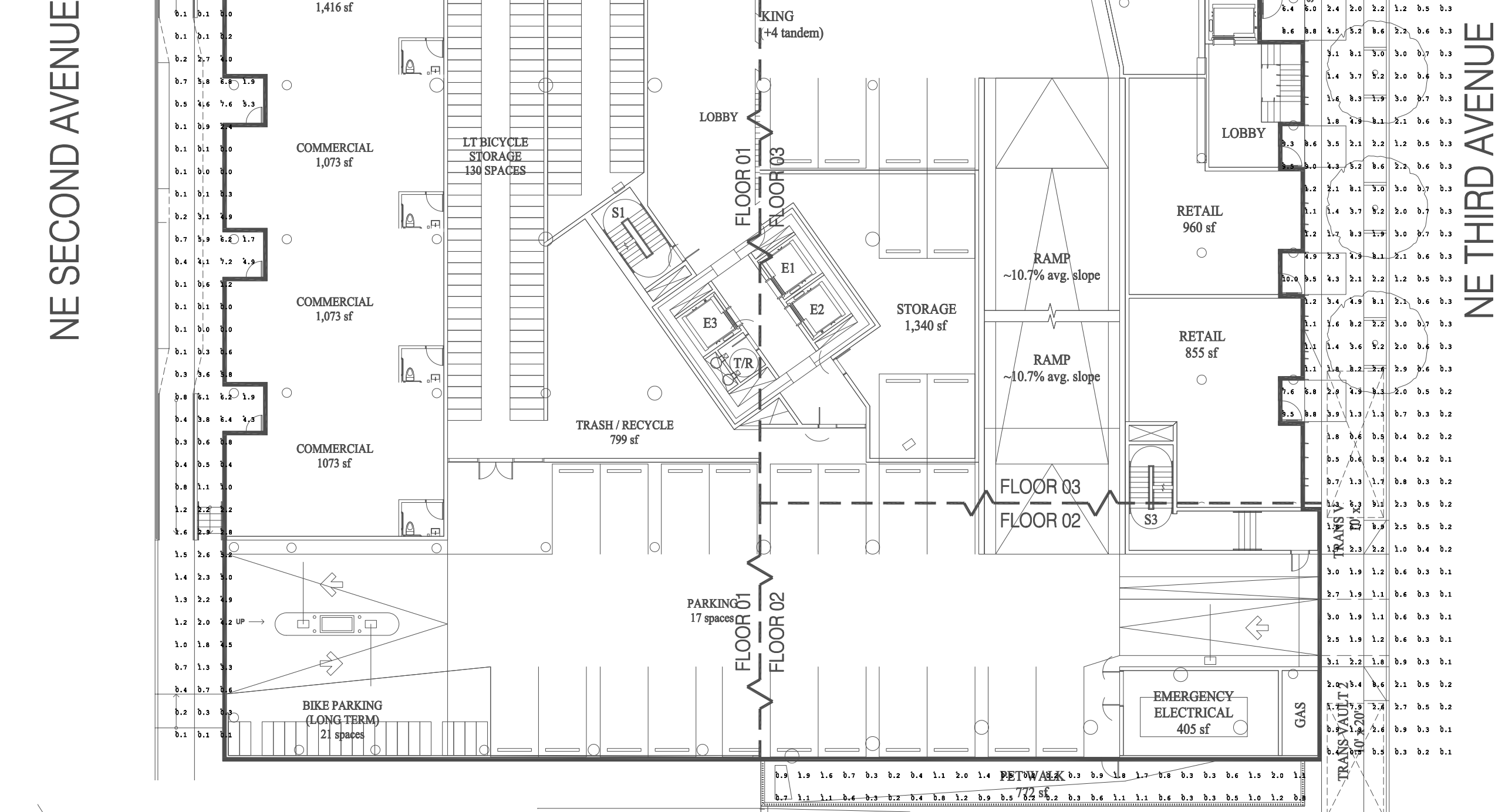


Scale: 1" = 40' 0"

PROJECT SCHEDULE



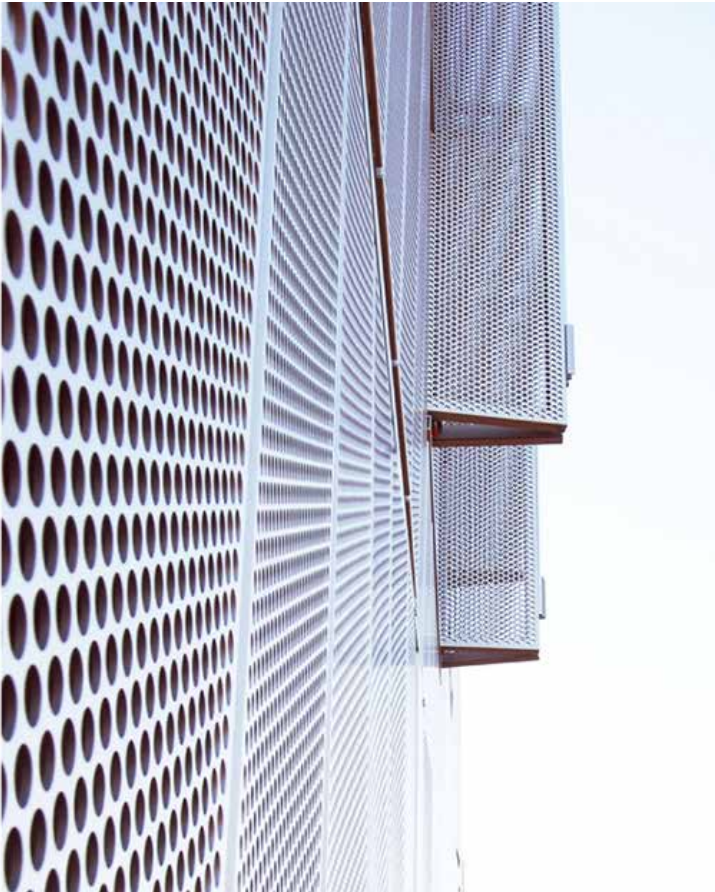
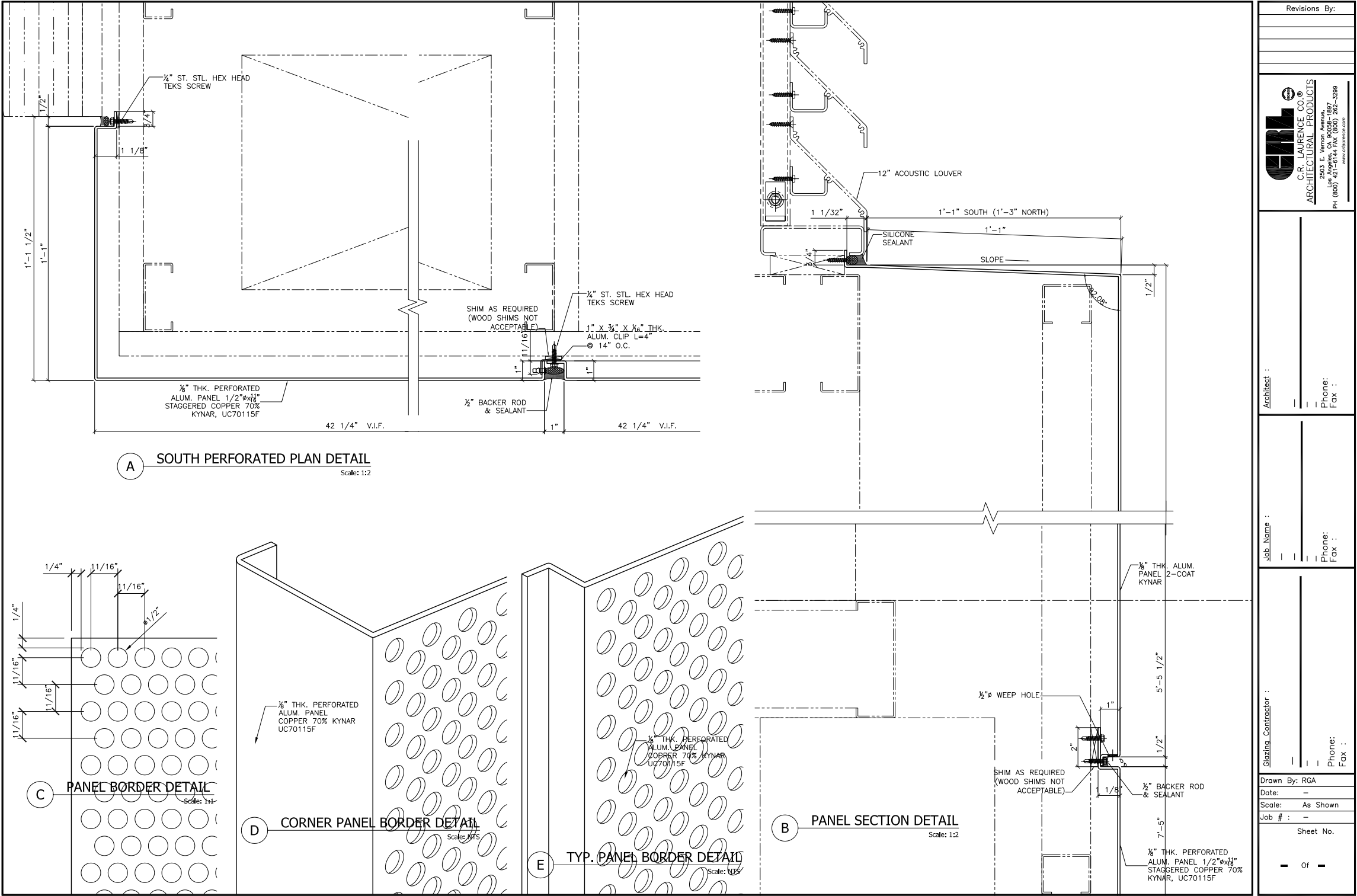
EXTERIOR LIGHTING | GROUND LEVEL PLAN



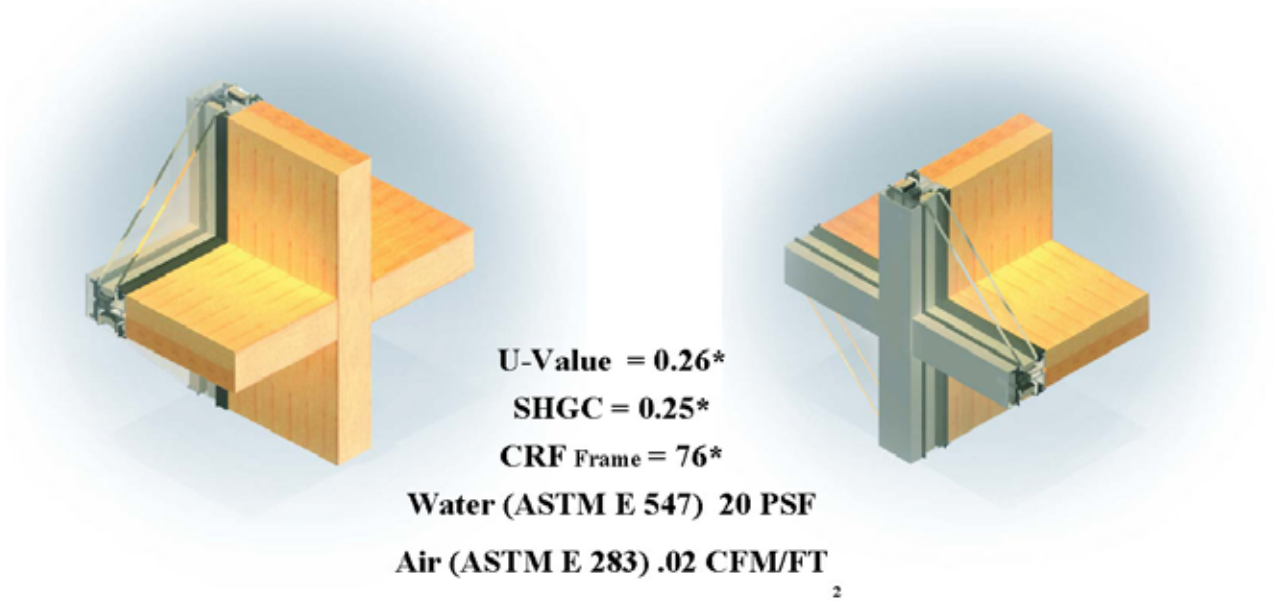
EXTERIOR LIGHTING | AMENITY LEVEL PLAN



MATERIAL CUT SHEETS | PERFORATED METAL PANEL SYSTEM



Series 3
Curtain Wall Systems



OVERVIEW

The HYBRID Series 3 curtain wall is an 2" high performance, zone drained stick system that achieves very high thermal insulation values, providing U-values well below the current and anticipated future building regulation requirements. Utilizing the insulating benefits of wood on the inside and aluminum on the outside, the curtain wall can incorporate all of the C.T.W. and SAS Hybrid windows and doors.

CONSTRUCTION

The HYBRID Series 3 curtain walls are constructed using vertical mullions with face fixed horizontal transoms on both the aluminum and the wood profiles. A wide range of transom and mullion section depths are available to maximize performance.

GLAZING

Insulated glazing is standard and should be carried out per the recommendations of AAMA. A variety of glass options are available to maximize the thermal and acoustic performance. The glazing is inserted between the aluminum and wood frames for maximum security.

PERFORMANCE

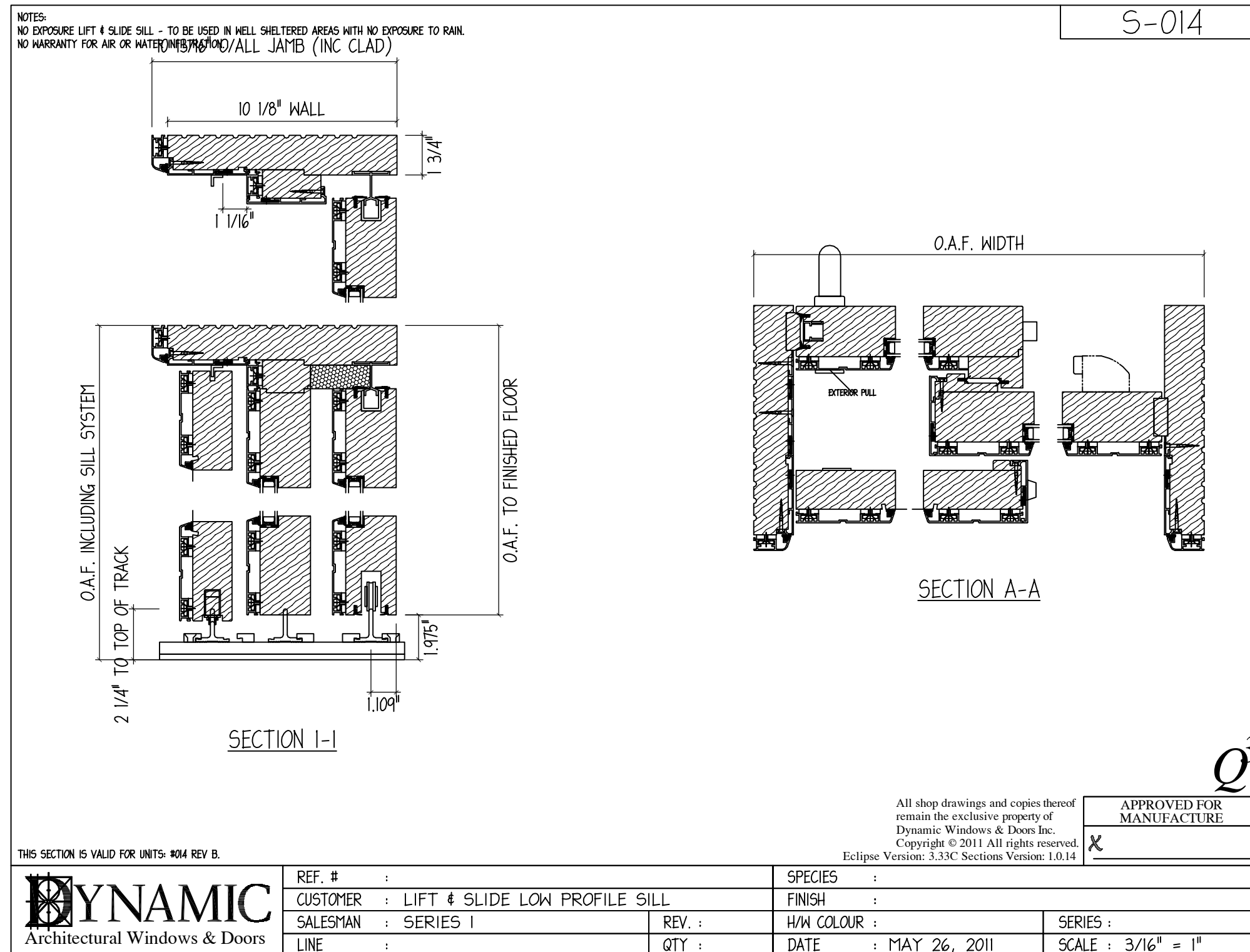
The HYBRID Series 3 curtain wall has been tested in accordance with the AAMA and A.S.T.M. curtain wall standards. Thermal testing per NFRC 100, 200, & 500.

FINISHES

The external aluminum is available in anodized, powder coat or Kynar finishes. The internal wood is available in clear laquered or water based stains can be field applied.



MATERIAL CUT SHEETS | ALUMINUM CLAD SLIDING DOORS



MATERIAL CUT SHEETS | CABLE NET GUARD RAIL

MUSTERAUSSCHREIBUNGSTEXT

EXAMPLE OF AN ENQUIRY • EXEMPLE DE TEXTE POUR APPEL D'OFFRE

1

GELANDERFÜLLUNGSSYSTEM

MW • DM 60/80

720 mm

Rahmenlänge (außen)
Frame length (external) • Longueur (extérieur)

MW • DM 60/80

720 mm

Rahmenlänge (außen)
Frame length (external) • Longueur (extérieur)

Winkel • Angle • Angle du rampant

RECHTECKIGE NETZFELDER • RECTANGULAR NET STRUCTURE • NAPPES RECTANGULAIRES

Technische Beschreibung/Standardmaße siehe Seite 44 • Technical description/Standard dimension see page 44 • Descriptif technique/Dimension standard voir page 44

Rechteckige Rundrohrrahmen aus nichtrostendem Edelstahl (Werkstoff 1.4571), Durchmesser 21,3 x 2 mm, Oberfläche geschliffen (Korn 320), Eckpunkte in allen vier Ecken kraftschlüssig gesteckt, werkseitig fertig bespannt mit X-TEND Netz, gefertigt aus Hochleistungsseilen (Konstruktion 7 x 7) aus nicht rostendem Edelstahl (Werkstoff 1.4401), Preßhülsen an den Seilkreuzungspunkten aus verzinnem Kupfer, Seildurchmesser des Netzes 1,5 mm, Höhe (Außenmaß) des Rahmens: 720 mm, Maschenweite 60 oder 80 mm.

Rectangular tubular frames made of stainless steel (AISI 316 Ti), diameter 21.3 mm, wall thickness 2 mm, satin finish (grain 320), all four corners are secured with a friction lock connection. The frames are supplied with the stainless steel net (AISI 316) made of high strength cables (construction 7 x 7) stretched and fixed in place. The ferrules used at the cable intersections are made of tinned copper. The cable diameter is 1.5 mm, height (outside dimension) of the frame: 720 mm, mesh widths 60 mm or 80 mm.

Cadre rectangulaire en tube Inox AISI 316 Ti, diamètre 21.3 x 2 mm, surface polie granulation 320; angles du cadre emboltés et bloqués, filet de câble Inox AISI 316 de haute qualité (construction 7x7) montés sur le cadre, manchons sertis en cuivre étamé, diamètre du câble 1.5 mm, hauteur extérieure du cadre 720 mm, dimension des mailles (DM) de 60 mm ou 80 mm.

Rahmenlänge (außen)	MW	Stück	Einzelpreis	Gesamtpreis
Frame length (external)	MW	Quantity	Unit price	Total price
largeur du cadre (extérieur)	DM	Qté	Prix unitaire HT	Prix total HT

RAUTENFÖRMIGE NETZFELDER • RHOMBIC NET STRUCTURE • NAPPES POUR RAMPANT

Technische Beschreibung/Standardmaße siehe Seite 44 • Technical description/Standard dimension see page 44 • Descriptif technique/Dimension standard voir page 44

Rautenförmige Rundrohrrahmen aus nichtrostendem Edelstahl (Werkstoff 1.4571), Durchmesser 21,3 x 2 mm, Oberfläche geschliffen (Korn 320), Eckpunkte in allen vier Ecken kraftschlüssig gesteckt, fertig bespannt mit X-TEND Netz, gefertigt aus Hochleistungsseilen (Konstruktion 7 x 7) aus nicht rostendem Edelstahl (Werkstoff 1.4401), Preßhülsen an den Seilkreuzungspunkten aus verzinnem Kupfer, Seildurchmesser des Netzes 1,5 mm, Höhe (Außenmaß) des Rahmens: 720 mm, Maschenweite 60 oder 80 mm.

Rhombic tubular frames made of stainless steel (AISI 316 Ti), diameter 21.3 mm wall thickness 2 mm, satin finish (grain 320), all four corners are secured with a friction lock connection. The frames are supplied with the stainless steel net (AISI 316) made of high strength cables (construction 7 x 7) stretched and fixed in place. The ferrules used at the cable intersections are made of tinned copper. The cable diameter is 1.5 mm, height (outside dimension) of the frame: 720 mm, mesh widths 60 mm or 80 mm.

Nappes pour rampant en tube Inox AISI 316 Ti, diamètre 21.3 x 2 mm, surface polie granulation 320; angles du cadre emboltés et bloqués, filet de câble Inox AISI 316 de haute qualité (construction 7x7) montés sur le cadre, manchons sertis en cuivre étamé, diamètre du câble 1.5 mm, hauteur extérieure du cadre 720 mm, dimension des mailles (DM) de 60 mm ou 80 mm.

Rahmenlänge (außen)	MW	Stück	Winkel	Einzelpreis	Gesamtpreis
Frame length (external)	MW	Quantity	Angle	Unit price	Total price
largeur du cadre (extérieur)	DM	Qté	Angle	Prix unitaire HT	Prix total HT

2

BEFESTIGUNGSELEMENTE-SETS

SET 1: (Abstand der Befestigung am Rahmen maximal 1300 mm - centre distance on the frame maximum - fixation du cadre tous les 1300 mm) bestehend aus - consisting of - composé de:

Befestigungsbügel • U-bracket • Etrier de fixation
Zylinderschraube • Locking bolt • Vis cylindrique
Abstandsrohr • Spacer tube • Entretoise
(1.3 x 2,0 mm)
Bodenrosette • Mounting plate • Rondelle
(Ø 40 mm)
Hülsenmutter M8 • Countersunk sleeve nut
Douille fileté
Zylinderschraube M8 • Locking bolt
Vis cylindrique

Stück	Einzelpreis	Gesamtpreis
Quantity	Unit price	Total price
Quantité	Prix unitaire HT	Prix total HT

SET 2: (Abstand der Befestigung am Rahmen maximal 1300 mm - centre distance on the frame maximum - fixation du cadre tous les 1300 mm) bestehend aus - consisting of - composé de:

Befestigungsbügel • U-bracket • Etrier de fixation
Bügelgegenstück • Bracket • Contrepartie d'étrier
Hülsenmutter M8 • Countersunk sleeve nut
Douille fileté
Zylinderschraube M8 • Locking bolt
Vis cylindrique

Stück	Einzelpreis	Gesamtpreis
Quantity	Unit price	Total price
Quantité	Prix unitaire HT	Prix total HT

SET 3: (Abstand der Befestigung am Rahmen maximal 1300 mm - centre distance on the frame maximum - fixation du cadre tous les 1300 mm) bestehend aus - consisting of - composé de:

Befestigungsbügel • U-bracket • Etrier de fixation
Zylinderschraube M8 • Locking bolt
Vis cylindrique

Stück	Einzelpreis	Gesamtpreis
Quantity	Unit price	Total price
Quantité	Prix unitaire HT	Prix total HT

Technische Änderungen vorbehalten.
Subject to technical modifications.
Sous réserve de modifications techniques.

Jakob® INOX LINE

13.1

Webnet with 50° mesh angle

13.2

Webnet with 60° mesh angle (Jakob® standard)

13.3

Webnet with extended mesh angle:
when stretched, the wire ropes load the sleeve (breaking limit).

The Jakob® INOX LINE Webnet was tested pursuant to EN 1263-1 for its static and dynamic load-bearing capacity.

Test data:

- Webnet size: length 7 m x width 5 m
- Webnet rope Ø 3.0 mm, mesh aperture 60 and 100 mm (horizontal and vertical meshes)
- Webnet rope Ø 2.0 mm, mesh aperture 60 and 100 mm (horizontal and vertical meshes)
- Suspension rope Ø 10.0 mm
- test object: 500-mm steel sphere, mass 100 kg
- drop height of test object: 7 m

Burnside Bridgehead 11.21.13

Design Review (13-192030 DZM)

PC 13-111743)

143

MATERIAL CUT SHEETS | OVERHEAD COILING SECURITY GRILLE

1-800-929-3667 (DOOR)

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Security Grilles

Commercial Grilles

Overhead Door Corporation's security grilles provide an array of attractive solutions for a spectrum of retail, commercial and industrial applications. Our side-folding grilles boast the shortest stacking dimension of any grille available today, and feature a handsome clear anodized finish (standard) in a variety of patterns and optional colors. We also offer a line of upward-coiling grilles. Constructed of aluminum, stainless or galvanized steel – with optional electric motor – these grilles are designed for durability and easy operation. Our comprehensive line of security grilles affords both reliability and peace of mind.

In addition the RapidGrille™ AP Model 676 offers commercial and industrial facility owners advanced performance in industrial, security and general commercial applications where tenants' security, long term asset value and minimized interruption to facility access are primary concerns. The RapidGrille™ Advanced Performance Security Grille provides facilities with maximized air movement and visual access while delivering increased operating speed, advanced design and safety features compared to standard security grilles.

Features

- Advanced performance upward-coiling grilles
- Upward-coiling grilles
- Side-folding grilles
- The shortest-stacking, lowest-profile side-folding grille available

Options

- Innovative engineering enhances design capabilities
- A wide range of options add versatility and style
- Standard anodized finish and a spectrum of color options

Advanced Performance Upward Coiling Security Grilles

The RapidGrille™ Model 676 security grille system was developed to supply advanced performance in industrial, security and general commercial applications where tenants' security, long term asset value and minimized interruption to facility access are primary concerns.

MODEL	IMAGE	MAX WIDTH	MAX HEIGHT	INSULATION	WARRANTY
676		30'4"	14'4"	Non Insulated	limited warranty 5 year motor 2 year door components

[View](#)
[* less info](#)

The RapidGrille™ Advanced Performance Security Grille provides facilities with maximized air movement and visual access while delivering more safety features than a standard security grille. The reliable springless design and operation provides reliable performance and asset longevity.

[Contact a Distributor](#)

[Print this page](#)

[E-mail to a friend](#)

Powder Coat Options

PowderGuard™ Finish is engineered for enduring performance and is available in up to 215 colors as well as color-matching to specification.

POWDERGUARD™ FINISH OPTIONS

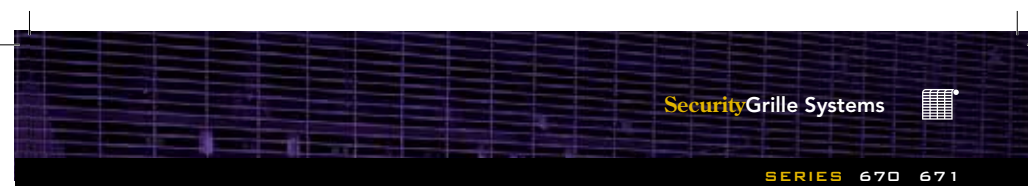
POWDERGUARD™ PREMIUM COLOR CHART

ONLINE ARCHITECTS DESIGN MANUAL

National Accounts

Need a nationwide network to access garage door services around the clock? Find out how our National Accounts Division can assist you.

NATIONAL ACCOUNTS DIVISION



That's Both Practical and Stylish.

Emergency Egress Options

For public building applications, where grilles are utilized to secure access to public areas, an emergency egress may be necessary to prevent entrapment in the event of emergency or power failure. Applications including hospitals, schools, office buildings and libraries are ideal for adding this safety option to the grille system. The emergency egress allows exit in the event of an alarm or power failure. The grille is unlocked and therefore allowing exit. This feature avoids entrapment as well as provides immediate access to emergency personnel. Overhead Door offers two different ways to implement the emergency egress option. Both ways meet the IBC 1008.1.4.4 requirements. One option is the auto release option using an egress electric operator system designed specifically to work with Overhead Door emergency egress. The other option is the manual release which can be operated with standard Overhead Door® commercial operators.

Optional Electric Operation

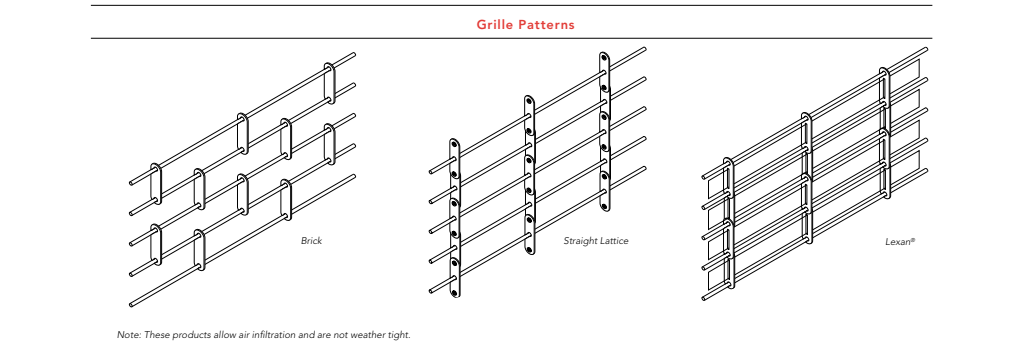
The 670 and 671 Series grilles are available with an electric operator to provide automatic passage for a variety of commercial and industrial uses, including schools, hospitals, libraries, public access buildings and parking garages. Our commercial operators are designed specifically for the 670 and 671 Series grilles to ensure precise, smooth and safe operation for years to come. These operators are available with a variety of safety and actuator options that make the 670 and 671 Series grilles suitable for nearly any commercial or retail application.

These options include:

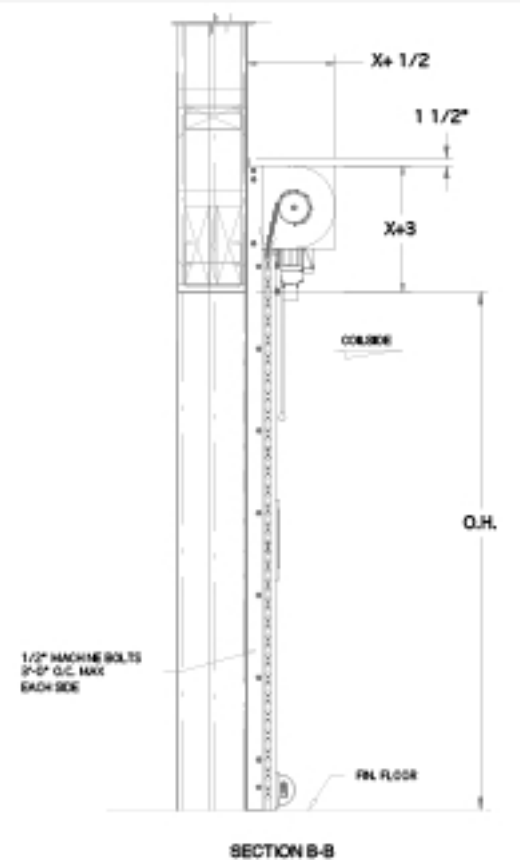
- Entrapment protection, including an electric or pneumatic sensing edge or photoelectric sensors
- Push-button, key or combination stations; surface or flush-mounted for interior or exterior locations
- Vehicle detectors, key card readers, photocell and grille timer controls
- Treadle or pull-switch stations
- Telephone entry and coded keyboard stations
- Universal programmable grille timer
- Radio control systems (24 VAC or 120 VAC)
- Emergency Egress allows for exiting without electrical power



670 upward-coiling grille. Installation and Service: Overhead Door Company of Huntsville.



Note: These products allow air infiltration and are not weather tight



 JOB NAME CONTRACTORS NAME ARCHITECTS NAME	DRAWING NO. D00-	SERIES 611
	OVERHEAD DOOR CO. OF PENNA., LEWISTOWN, PA.	

MATERIAL CUT SHEETS | AMENITY LEVEL GRILL & COMPOSITE BAMBOO DECKING



- Products
- Outdoor
- Traditional Grills
- BGB36-BQAR-N

Traditional Grills



36" All Grill for Built-in or On Cart

BGB36-BQAR-N Brushed Stainless Steel 36"

- Main
- Features
- Specs
- Manuals
- Print

DETAILS

DCS Outdoor Grills are simply the most advanced grilling system available for on-cart or built in applications.

Check with your local retailer for pricing, availability and stock of this model. The pi dimensions and specifications in this page apply to the specific product and model. Our policy of continuous improvement, these dimensions and specifications may change at any time. You should therefore check with your retailer or Fisher & Paykel's Customer Centre to ensure this page correctly describes the model currently available.

At DCS we combine the latest grilling technology and innovation to deliver the ultimate in outdoor cooking performance and control. Every DCS grill is handcrafted and constructed entirely of heavy gauge type 304 stainless steel.

Photo Shown on CAD-36 Cart

OPTIONS



MATERIAL CUT SHEETS | BIKE RACKS



The Bike Valet by Reclamation Art + Furniture

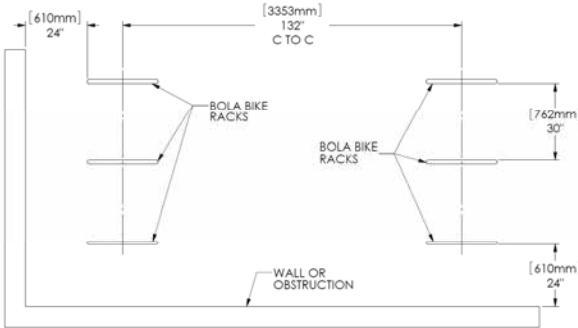
INTERIOR RESIDENTIAL UNITS LONG TERM BIKE RACKS



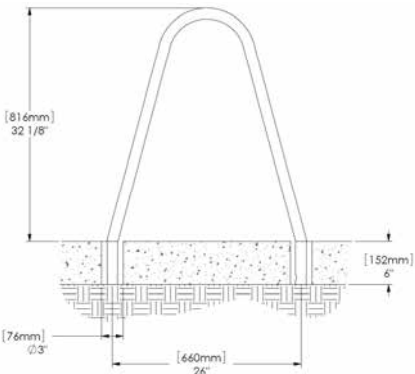
Embedded

Tools Required

- Unit ships assembled



Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)



Side Elevation, showing core drill sizes

INSTALLATION:

1. Core drill 3" diameter (minimum) holes 6" deep.
2. Prepare the holes for outdoor anchoring cement, such as Kwikset™ or Super Por-rok®. Follow the manufacturer's instructions for blowing out dust, filling with water, scrubbing, and removing excess water.
3. Place the bike rack back into position and fill the holes with anchoring cement.

Date: April 2010

Page 1 of 1



EXTERIOR SHORT TERM AND GROUND FLOOR INTERIOR LONG TERM BIKE RACKS



Collection

innit



Acapulco Chair
Based on time-honored Mayan hammock weaving technology this lounge chair unifies tradition with innovation and harmonizes the function of ergonomic comfort with retro-modern aesthetic form. The Acapulco is in every way cool. Its weave perfectly cradles the body within its clean lines without suffocating and offers a character of casual sophistication to every home or institution. The flexible yet durable vinyl cord gives the chair's guest an instant siesta.

78 cm (W) x 90 cm (D) x 90 cm (H) | 30" (W) x 35" (D) x 35" (H)

[See pricing/color availability >>>](#)



Concha
Innit introduces "The Concha" chair. Comfortable, cool, original and very stylish, this close cousin to the Acapulco chair is another Mexican classic, the concha is Mexico's answer to the bucket chair.

70 cm (W) x 43 cm (D) x 76 cm (H) | 28" (W) x 17" (D) x 30" (H)

[See pricing/color availability >>>](#)



S1

Burnside Bridgehead 11.21.13

S2

10820011 08/12

S3

Head Office: Tel: 503-645-0500
3302 NW 211th Terrace Fax: 503-645-8100
Hillsboro, Email: info@ligmanlightingusa.com
Oregon Website: www.ligmanlightingusa.com
97125
USA

Ligman Lighting USA reserves the right to change specifications without prior notice.



Ligman Lighting USA reserves the right to change specifications without prior notice.

S4

CUT SHEETS | EXTERIOR LIGHTING

HYDREL

Acuity Brands Company

SUITABLE FOR WET LOCATIONS

IP67

PARADOX 4

4" ARCHITECTURAL IN-GRADE LED (LINE VOLTAGE)

DESCRIPTION

Hydrel's Paradox Series sealed modular in-grade luminaires are multi-purpose units designed for up lighting architectural and landscape features. These units can be flush mounted into a variety of substrates including concrete or tile, landscape materials, and are IC rated up to 35 watts for wood or insulation applications as well. They are ideal when aperture size or luminaire depth is a priority.

SPECIFICATIONS

DOOR MATERIAL: Die cast bronze or stainless steel.

HOUSING: Die cast bronze and injection molded thermoplastic. The housing is U.V. stabilized, impact and corrosion resistant for use in all types of environments

LAMP TYPE: LED Monochromatic LED, 9W

VOLTAGE: See ordering guide.

LIGHT DISTRIBUTIONS: See ordering guide.

LENS / SEAL: Tempered clear flat borosilicate glass. The patent pending door/lens seal uses proprietary knife edge technology to secure the assembly to the housing. Two captive screws hold the assembly in place. The lens is notched to provide maximum aperture opening.

FIXTURE AIMING: The Paradox™ Series uses optical aiming filters with the LED light source when the TKO kit is ordered. The TKO kit consists of 4 filters: 5°, 10° and 15° tilt and 5° axial spread.

CONDUIT ENTRIES: Two 1/2" NPT side entries standard, two 1/2" bottom entries are optional.

ACCESSORIES: See ordering guide for a list of accessories.

POWER MODULE: Integrally mounted modular LED driver, prewired for easy installation and maintenance.

POWER SUPPLY: Integrally mounted transformer.

FINISH: Natural bronze or stainless steel with a brushed finish.

LISTING: CSA, CSA

RATED: IC, non-IC, ground mounted recessed.

TYPE

JOB NAME

PART NUMBER

Model	Material	Lamp Type	Voltage	Distribution
Lens	Conduit	Accessories	Lamp	Options
Listing				

APPROVALS

©2013 Acuity Brands Lighting, Inc.
Revised 2/15/13
PDX4_LINE_V LED

NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension. *Used for information purposes only. It does not govern manufacturing or inspection requirements.* (ANSI Y14.5-1975)

28880 Nordhoff St., Suite B
Chattsworth, CA 91311
Phone: 866.533.8981
Fax: 866.533.5291
www.hydrel.com

Recessed wall luminaire - stainless steel

Type: BEGA

Product: Project: Voltage: Color: Options: Modified:

Luminaire Lumens: 93

Tested in accordance with LM-79-08

2131LED

6.7 W LED

Lamps

A B C

10 1/4 3 1/4 4

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

©copyright BEGA-US 2012 Updated 10/12

Date: _____ Type: _____

Firm Name: _____

Project: _____

iW Graze MX Powercore

10° x 60° beam angle

Premium linear exterior LED wall grazing fixture with intelligent white light

iW Graze MX Powercore features the most light output in our line of intelligent white light grazing fixtures for high-intensity multi-story façade and surface illumination. Featuring Powercore technology, fixtures process power directly from line voltage, eliminating the need for external power supplies. These high-performance fixtures use channels of cool, neutral, and warm white LEDs to produce color temperatures ranging from 2700 K – 6500 K. Four fixture lengths and five beam angles support a large range of façade or surface illumination applications.

For detailed product information, please refer to the iW Graze Powercore Family Product Guide at www.philipscolorkinetics.com/its/intelligentwhite/iwgrazempowercore/

Specifications

Due to continuous improvements and innovations, specifications may change without notice.

Item	Specification	1 ft (305 mm)	2 ft (610 mm)	3 ft (914 mm)	4 ft (1219 mm)
Output	Lumens†	860	1720	2580	3440
	Efficacy (lm / W)	34.0			
	CRI	82			
	Lumen Maintenance‡	60,000 hours L70 @ 25° C	60,000 hours L70 @ 50° C	60,000 hours L50 @ 25° C	60,000 hours L50 @ 50° C
Electrical	Input Voltage	100 – 277 VAC, auto-ranging 50 / 60 Hz			
	Power Consumption	20 W	40 W	60 W	80 W
Control	Interface	Data Enabler Pro (DMX or Ethernet)			
	Control System	Philips Color Kinetics full range of controllers, including Light System Manager and iPlayer 3, or third-party controllers			
Physical	Dimensions (Height x Width x Depth)	2.7 x 12 x 2.8 in (69 x 305 x 71 mm)	2.7 x 24 x 2.8 in (69 x 610 x 71 mm)	2.7 x 36 x 2.8 in (69 x 914 x 71 mm)	2.7 x 48 x 2.8 in (69 x 1219 x 71 mm)
	Weight	2.1 lb (1.0 kg)	4.6 lb (2.1 kg)	7.1 lb (3.2 kg)	9.3 lb (4.2 kg)
	Housing	Extruded anodized aluminum			
	Lens	Clear polycarbonate			
	Fixture Connectors	Integral male / female waterproof connectors			
	Mounting	Male-posted, constant torque locking hinges			
	Temperature	-40° – 122° F (-40° – 50° C) Operating -4° – 122° F (-20° – 50° C) Storage -40° – 176° F (-40° – 80° C)			
	Humidity	0 – 95% non-condensing			
Certification and Safety	Fixture Run Lengths	To calculate fixture run lengths and total power consumption for your specific installation, download the Configuration Calculator from www.philipscolorkinetics.com/support/install_tool/			
	Environment	UL / cUL, FCC Class A, CE, PSE, C-Tick			

* 1 ft (305 mm) lumen output measurements comply with IES LM-79-08 testing procedures. 2 ft (610 mm), 3 ft (914 mm), and 4 ft (1219 mm) measurements are estimated based on the 1 ft (305 mm) measurements.

† L70 = 70% lumen maintenance (when light output drops below 70% of initial output). L50 = 50% lumen maintenance (when light output drops below 50% of initial output). Ambient luminaire temperatures specified. Lumen maintenance calculations are based on lifetime prediction graphs supplied by LED source manufacturers. Calculations for white-light LED fixtures are based on measurements that comply with IES LM-80-08 testing procedures. Refer to www.philipscolorkinetics.com/support/appnotes/lm-80-08.pdf for more information.

PHILIPS

OUTDOOR LED FTD/4

recessed LED wet location downlight

Spec Sheet

LED 0-080.2

WET LOCATION – OUTDOOR APPLICATION – WET LOCATION – OUTDOOR APPLICATION – WET LOCATION – OUTDOOR APPLICATION – WET LOCATION

FEATURES

Outdoor LED FTD/4 is a wet location downlight employing LED technology. Reflector design minimizes aperture brightness with a shielding angle of 40°. Fixture is only 6 1/8" deep.

Fixture is powered by an integral Philips Fortimo DIM remote phosphor LED module, dimmable to 10% with a 0-10 volt dimmer, with a CRI of 80 and a 5-year warranty from Philips. Fixture may be specified with modules of 1100, 1300 or 2000 lumen light output and with 2700K, 3000K, 3500K or 4000K color. See tables on the reverse for system wattages and luminaire efficacies.

Other features include:

- life: 35,000 hours at 70% of initial light output (IESNA LM80-2008)
- operational range: tolerates temperatures as low as -20° C (-4°F)

Reflector mounts a 1/8" thick prismatic glass lens which protects the lamp from a direct spray of water. Reflector assembly is attached to the fixture housing with positive torsion springs that pull the reflector flange tight to the ceiling. Reflector assembly is secured to the fixture housing by a safety chain.

Reflector is available in three clear natural aluminum finishes — semi-specular (C), slightly diffuse (V) or fully diffuse (EC) — as well as champagne gold and black Alzak®. Other reflector finishes are available on special order.

Outdoor LED FTD/4 includes a pair of mounting bars (3/4" x 27" C channel). Specialty bars for wood joist and T-bar installations are also available.

PRODUCT CODE

For complete product code, list basic unit and select one item from each following box.

Basic Unit.....	SHW4LED
NOTES: Standard driver is dimmable to 10% with a 0-10 volt dimmer.	
Light Output.....	1100
1100 lumens.....	1300
1300 lumens.....	2000
2000 lumens.....	
Light Engine Color.....	2700
2700K [CRI 80].....	3000
3000K [CRI 80].....	3500
3500K [CRI 80].....	4000
4000K [CRI 80].....	

Voltage.....	120
120 volt service.....	277
277 volt service.....	

Reflector Color and Detail.....	COCL
Semi specular Clear.....	VOCL
Slightly diffuse Clear.....	ECCL
Fully diffuse Clear.....	CCCL
Champagne Gold.....	CCCL
Black.....	BCCL

Other reflector finishes available on special order.
Clearing flange continues reflector finish. White painted flanges and custom painted flanges are available on special order. Add WF [white flange] or CCF [custom color flange].

FULLY SUSTAINABLE

Outdoor LED FTD/4 is fully sustainable. Both critical components — the LED module (diode array) and the driver (power conditioner) — can be replaced through the aperture with a screwdriver. Both components are, and will remain, available from Edison Price Lighting.

MODIFICATIONS AVAILABLE

Control factory with quantity for pricing; orders may require shop drawing approval.

• CONCC: luminaire suitable for poured-in-place concrete; add CONCC as prefix to Product Code.

• 2" CIG: luminaire suitable for installation in 2" thick ceiling material; add 2"CIG to Product Code.

• MARR: reflector suitable for marine environments; add MARR to Product Code.

EDISON PRICE LIGHTING

41-50 22nd STREET LIC NY 11011 Tel: 718.685.0700 Fax: 718.786.8530 www.epl.com
U.S. Patent No. 7,734,226 B2 (June 29, 2010)
©Copyright Edison Price Lighting 2012

S5

S6

S7

S8

Burnside Bridgehead 11.21.13

Design Review (13-192030 DZM)

149

(PC 13-111743)

LIMBURG Collection

Type:
LIMBURG Product #:
Project:
Voltage:

Surface and wall mounted LED and metal halide luminaires with **symmetrical** light distribution

Material: Housing constructed of aluminum with a polished aluminum finish (L6695), or a brilliant white finish, similar to RAL 9003 (L6913).

Glass: Hand blown crystal glass, partially frosted, with thread. Electrical: 6.5W LED luminaire, 12 total system watts, -25°C start temperature. Integral 120V through 277V electronic LED Driver, 0-10V dimming. Standard LED color temperature is 3000K (available in 4000K; add suffix K4).

Installation: Mounts directly to standard 4" octagonal wiring box (by others) using BEGA mounting kit.

Reflector: Anodized reflector of pure aluminum

UL listed, suitable for damp locations.

Weight: 2.0 lbs.

Luminaire Lumens: 318
Tested in accordance with LM-79-08



Brilliant	Polished
White	Aluminum
L6913	L6695
6.5W LED	4 1/2" 3"

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805)884-0533 FAX (805)566-9474 www.bega-us.com
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High CRI, high luminous flux, multi-chip LED module developed specifically to lower the perceived surface brightness of the LED, while providing high efficiency with minimal complexity.

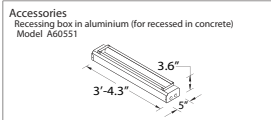
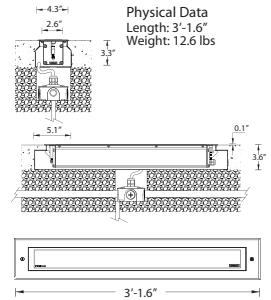


LUMINAIRE SPECIFICATION



PROJECT : _____ DATE : _____
LOCATION : _____
QUANTITY : _____ NOTE : _____

IP67 : Suitable for Wet Locations



U60325

Light linear inground uplight LEDs luminaire

Product Type
Light linear luminaires are designed to be multi-functional, offering a wide range of lighting solutions and dramatic highlighting effects on architectural facades of buildings. They are suitable for many applications including commercial, historic or modern architectural interiors and exteriors. The luminaires have features such as long life, limited maintenance and constant lifetime performance. The cool lens is perfect for public and pedestrian areas. The luminaires use a high quality LED source with low energy consumption and long service life 60,000 - 80,000 Hrs. The different length options allow the luminaire installation to be tailored exactly to the architectural structure.

The Luminaire is rated as class I with the high power LED integral driver, and class II when using a remote LED driver. A small profile low copper content die-cast aluminum and extruded aluminum body with high corrosion resistance. Power is provided through a single PG11 watertight cable gland and 4ft of Outdoor Submersible #18/3 500W 600V power cable. Two PG11 cable glands are available upon request. Stainless steel mounting hardware. Durable silicone rubber gasket and clear toughened 8mm / 0.13" thickness glass with a walk over rating of 500 Kg /1000lb maximum load. Anodized high purity aluminum reflector offering a choice of asymmetrical or bi-symmetrical reflectors. For use with T5 fluorescent lamps, operating from an integral electronic ballast. The luminaire is available in 4 lengths with a standard stainless steel frame. Main housing is treated with a chemical chromatinized protection before powder coating, ensuring high corrosion resistance. The recessing box is an accessory and must be ordered separately.

There are two types of LED lamp sources. One being a high power LED with three different beam distribution options or SMD (LED). Both types are available in red, blue, yellow, green and white 3000K, 4000K, 5000K. Consult factory for additional colors.

Lamp

☐ 27 White LED 27w
(For More Lamp options please Consult the Catalogue, Website or Contact The Ligman Lighting Factory)

Voltage (Please Specify)

☐ 120V
☐ 277V
☐ Other _____

Note

- Integral Electronic driver.



Head Office:
2302 NW 21st Terrace
Milwaukie,
Oregon
97122
USA
Tel: 503-645-0900
Fax: 503-645-8100
Email: info@ligmanlightingusa.com
Website: www.ligmanlightingusa.com
Ligman Lighting USA reserves the right to change specifications without prior notice.



Specialized Lighting Solutions, Inc.

LINDA TRANSPARENT DIRECT-INDIRECT DISTRIBUTION

LINDA TRANSPARENT: For use in car-parks or environments where indirect ceiling and diffused direct lighting is required to supply uniform illumination.

MECHANICAL CHARACTERISTICS:

- **Transparent** housing in self-extinguishing injection molded UV stabilized Polycarbonate.
- **Gasket** - Molded one piece injected long life sealing foam gasket provides.
- **IP65** watertight seal.
- **Diffuser: Transparent** Self-extinguishing injection molded polycarbonate, UV stabilized, with smooth external surface and diffused prismatic internal surface.
- **Gear-tray reflector unit:** reduced width for a greater indirect distribution, in hot galvanized steel, painted in white polyester, fixed to the housing by means of snap-lock devices in steel. Hinged opening for simple maintenance and installation.
- **Snug fit snap-lock clips**, in **stainless steel**, for diffuser's mounting, vandal-proof opening.



Installation:

Linda offers **quick** and **safe** installation with various types of fixings. The Luminaires are supplied with two types of mounting devices:



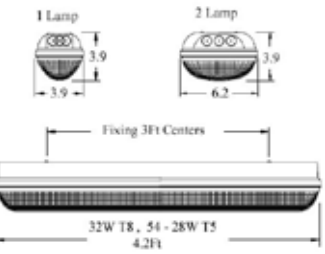
Ceiling:
Provided with Pair of metal brackets supplied for quick installation.



Suspended:
Hook or chain mounting. Provided with a Pair of steel springs supplied for quick install



Features:
• **REFLECTORS**
A selection of optional easy to install reflectors for a variety of applications. (See pages 3-4).



ORDERING DETAILS: (DESCRIPTION)

3F LINDA TRANSPARENT 1x32 T8
3F LINDA TRANSPARENT 2x32 T8
3F LINDA TRANSPARENT 1x28 T5
3F LINDA TRANSPARENT 2x28 T5
3F LINDA TRANSPARENT 1x54 T5
3F LINDA TRANSPARENT 2x54 T5

ORDERING NUMBER

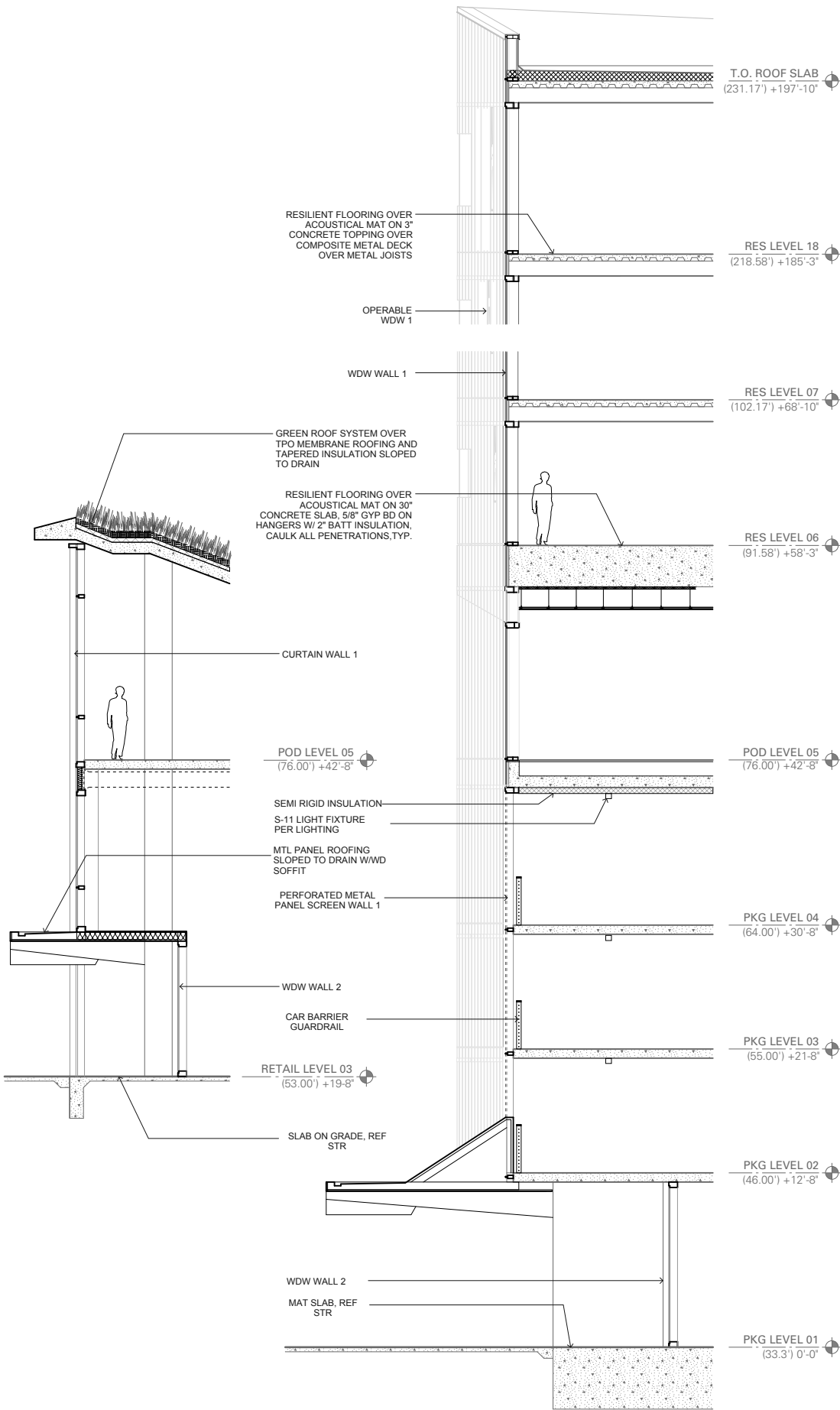
SLS-LTR-1x32W-T8-xx
SLS-LTR-2x32W-T8-xx
SLS-LTR-1x28W-T5-xx
SLS-LTR-2x28W-T5-xx
SLS-LTR-1x54W-T5-xx
SLS-LTR-2x54W-T5-xx

OPTIONS

EBP-Emergency Battery Pack (Consult Factory)
Reflector Options:
(16MRA, 16RTA, 16NBH, 16FGP, 16REC, 16TSL, 16QST, 16THO, 16UCL, 16GDM, 16CQD, 16NQE)

www.slsnw.com
640 NW Silverado Drive, Beaverton OR 97006 Tel: 503-530-8908 Fax: 503-531-0711

ALTERNATE TOWER, 18-STORY HEIGHT PROPOSAL | WALL SECTIONS

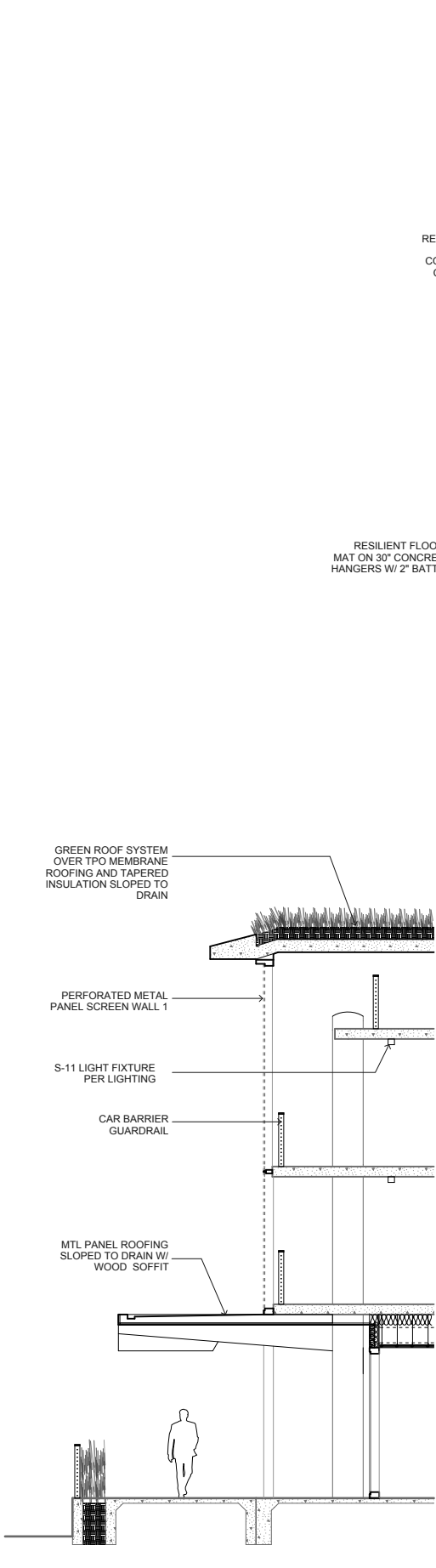


Wall Section (Podium West Elevation) 3/16"=1'-0"

05

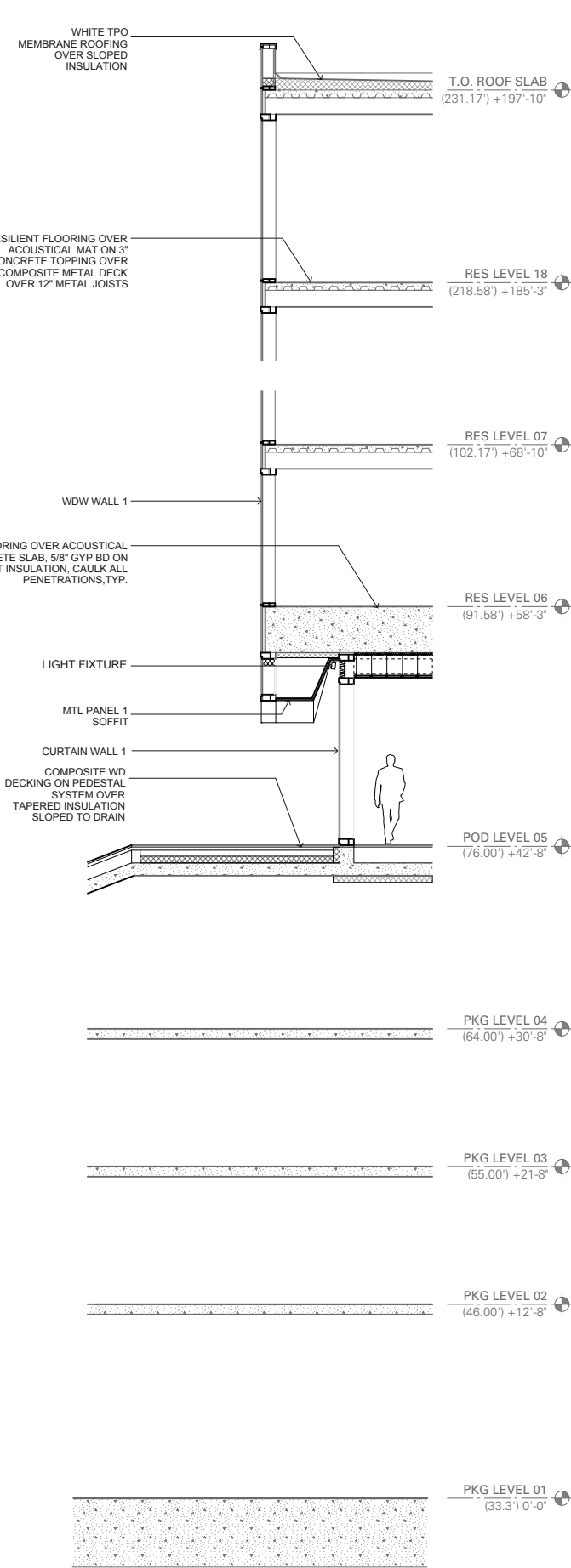
Wall Section (Podium and Tower North Elevation) 3/16"=1'-0"

04



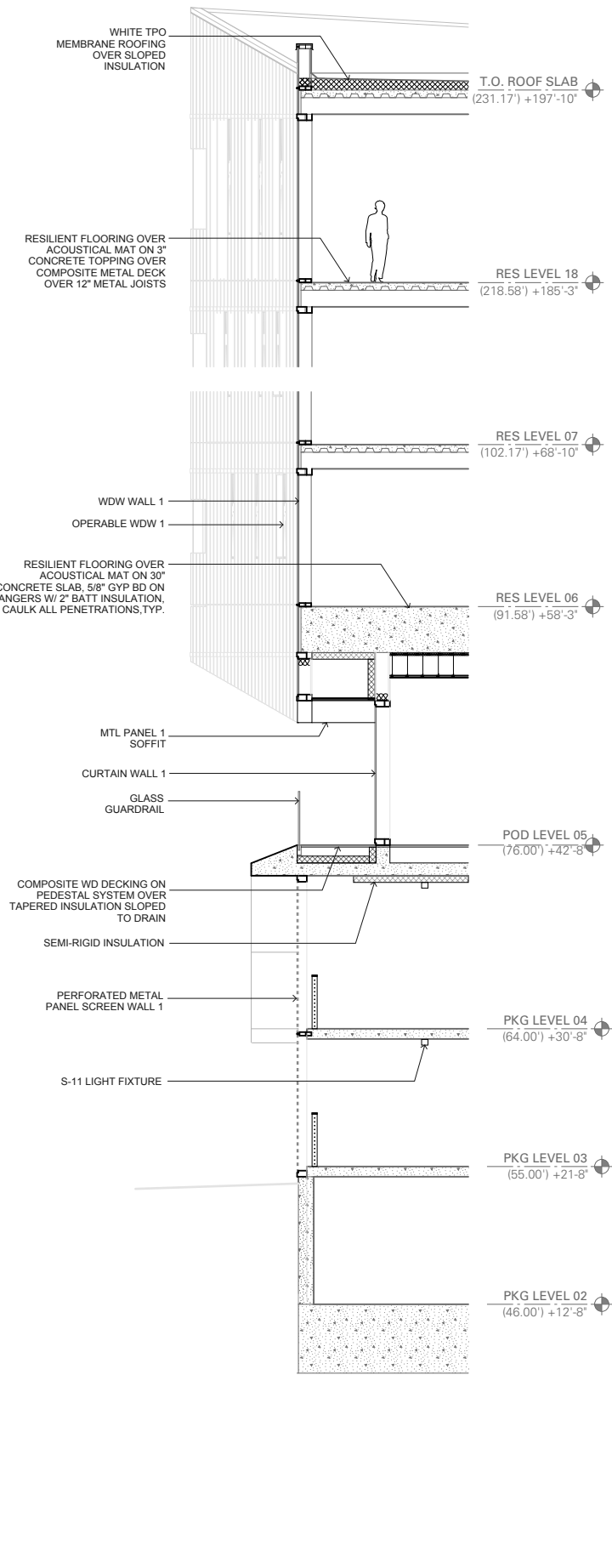
Wall Section (Podium West Elevation) 3/16"=1'-0"

03



Wall Section (Tower West Elevation) 3/16"=1'-0"

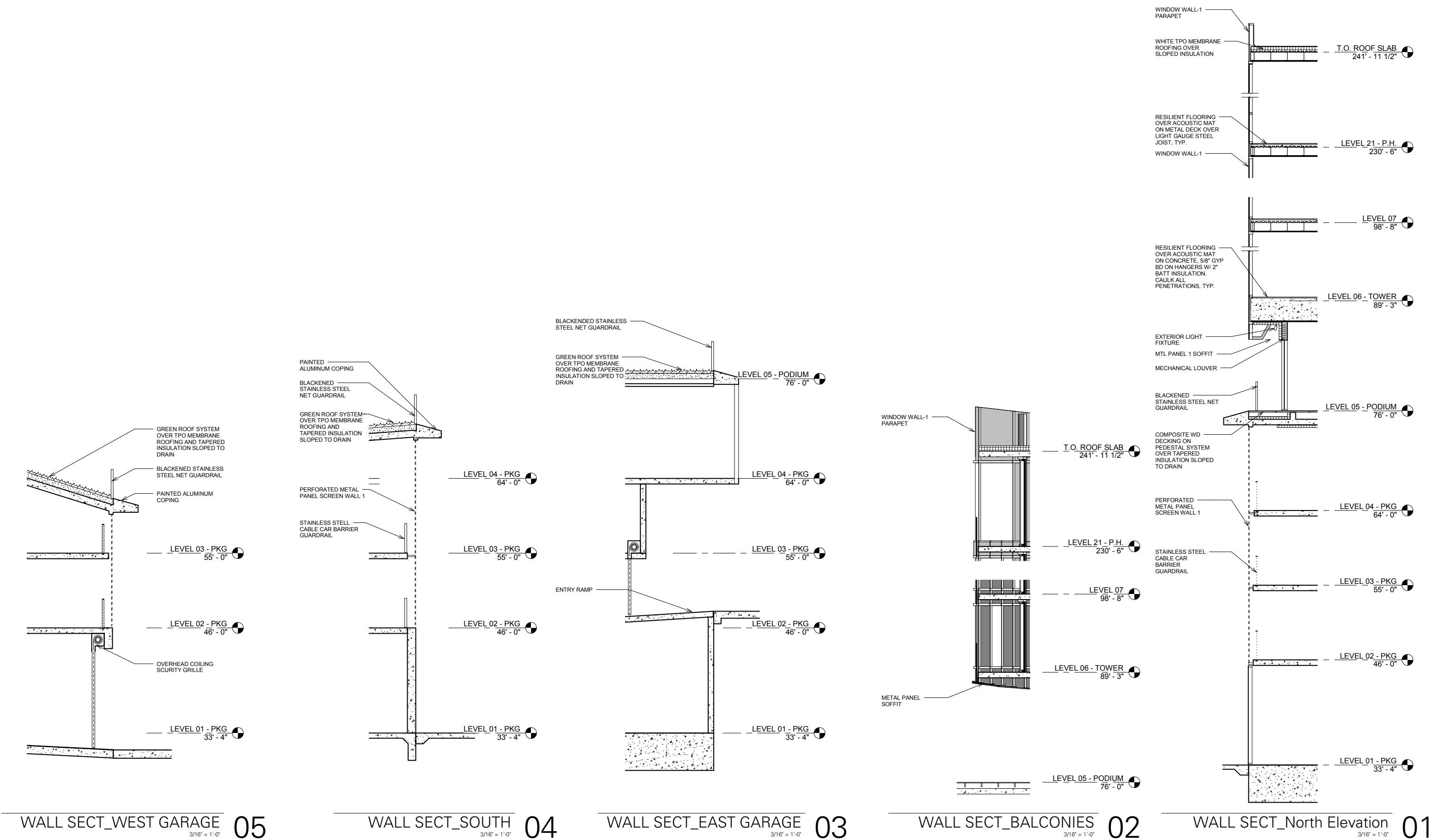
02



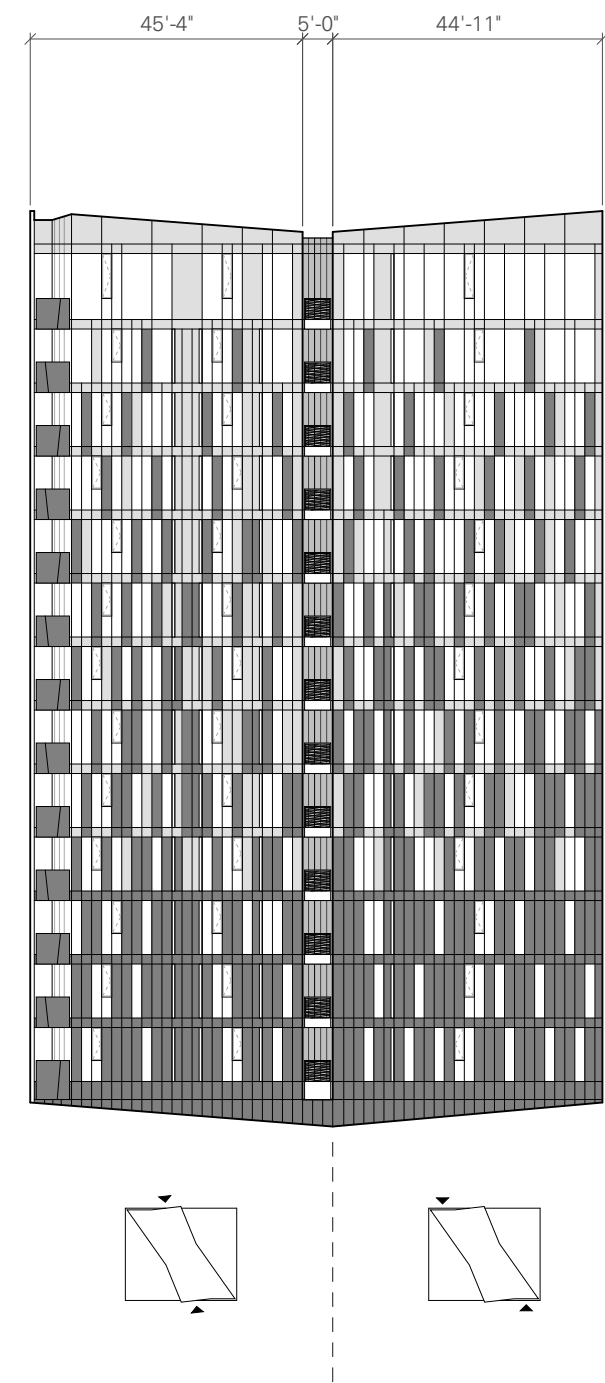
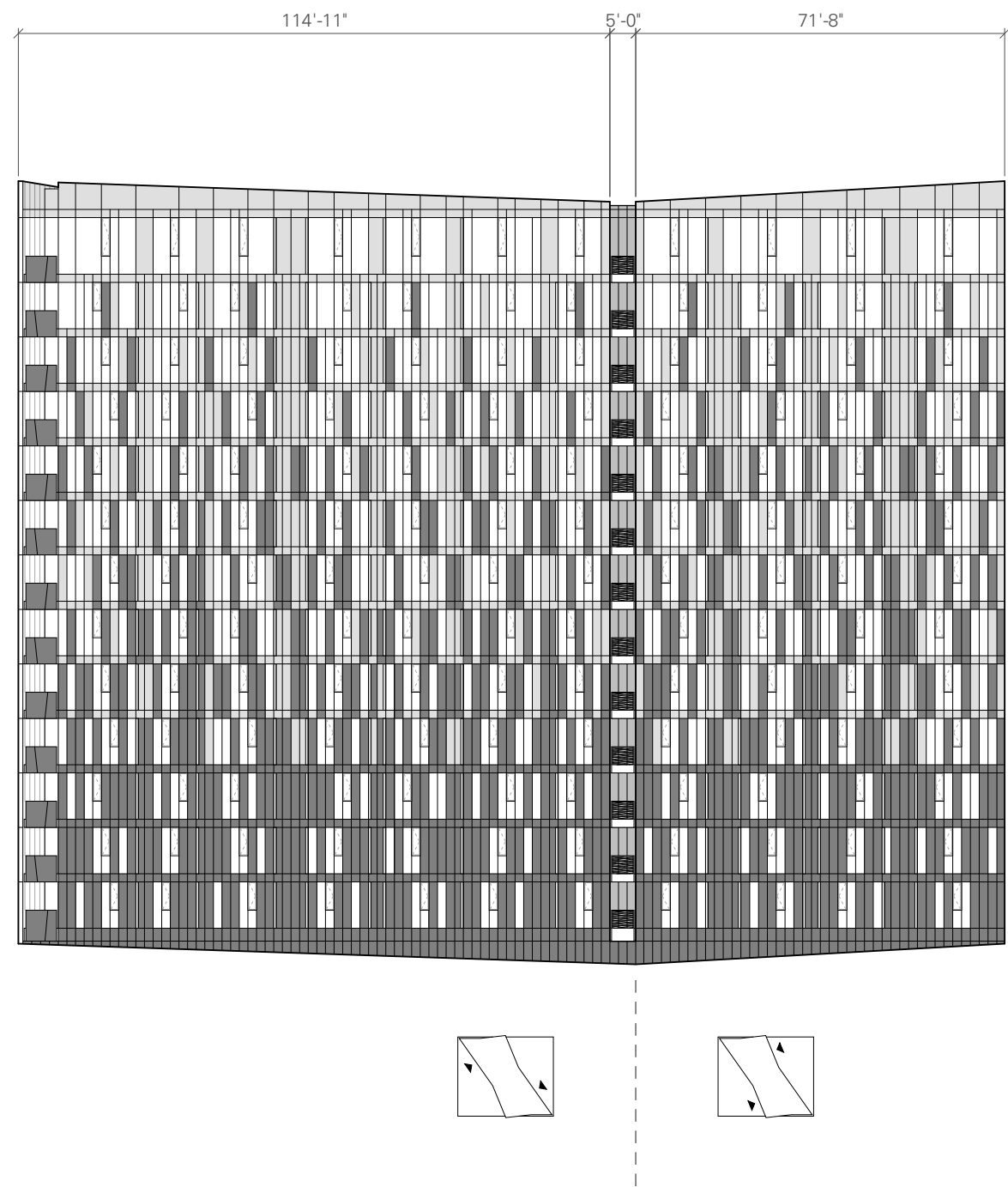
Wall Section (Podium and Tower South Elevation) 3/16"=1'-0"

01

ALTERNATE TOWER, 18-STORY HEIGHT PROPOSAL | WALL SECTIONS



ALTERNATE TOWER, 18-STORY HEIGHT PROPOSAL | TOWER WINDOW WALL UNFOLDED

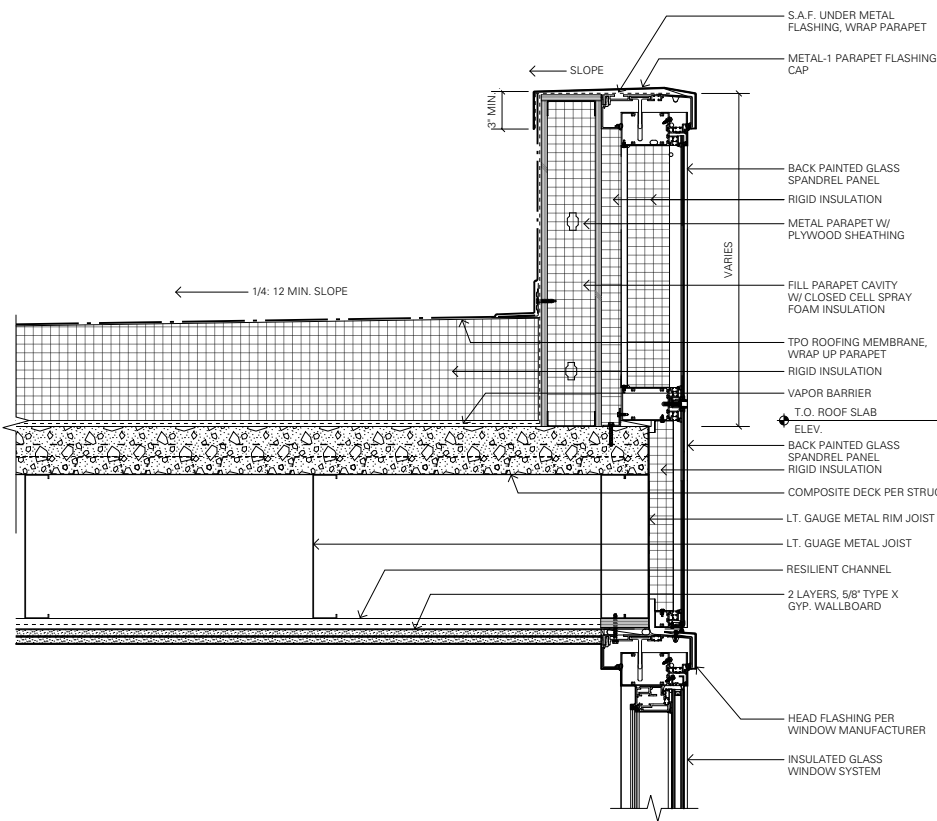


- + 197'-10" (231.17') LEVEL 19 ROOF (MECHANICAL)
- + 185'-3" (218.58') LEVEL 18 RESIDENTIAL (PENTHOUSE)
- + 174'-8" (208.00') LEVEL 17 RESIDENTIAL
- + 164'-1" (197.42') LEVEL 16 RESIDENTIAL
- + 153'-6" (186.83') LEVEL 15 RESIDENTIAL
- + 142'-11" (176.25') LEVEL 14 RESIDENTIAL
- + 132'-4" (165.67') LEVEL 13 RESIDENTIAL
- + 121'-9" (155.08') LEVEL 12 RESIDENTIAL
- + 111'-2" (144.50') LEVEL 11 RESIDENTIAL
- + 100'-7" (133.92') LEVEL 10 RESIDENTIAL
- + 90'-0" (123.33') LEVEL 09 RESIDENTIAL
- + 79'-5" (112.75') LEVEL 08 RESIDENTIAL
- + 68'-10" (102.17') LEVEL 07 RESIDENTIAL
- + 58'-3" (91.58') LEVEL 06 RESIDENTIAL

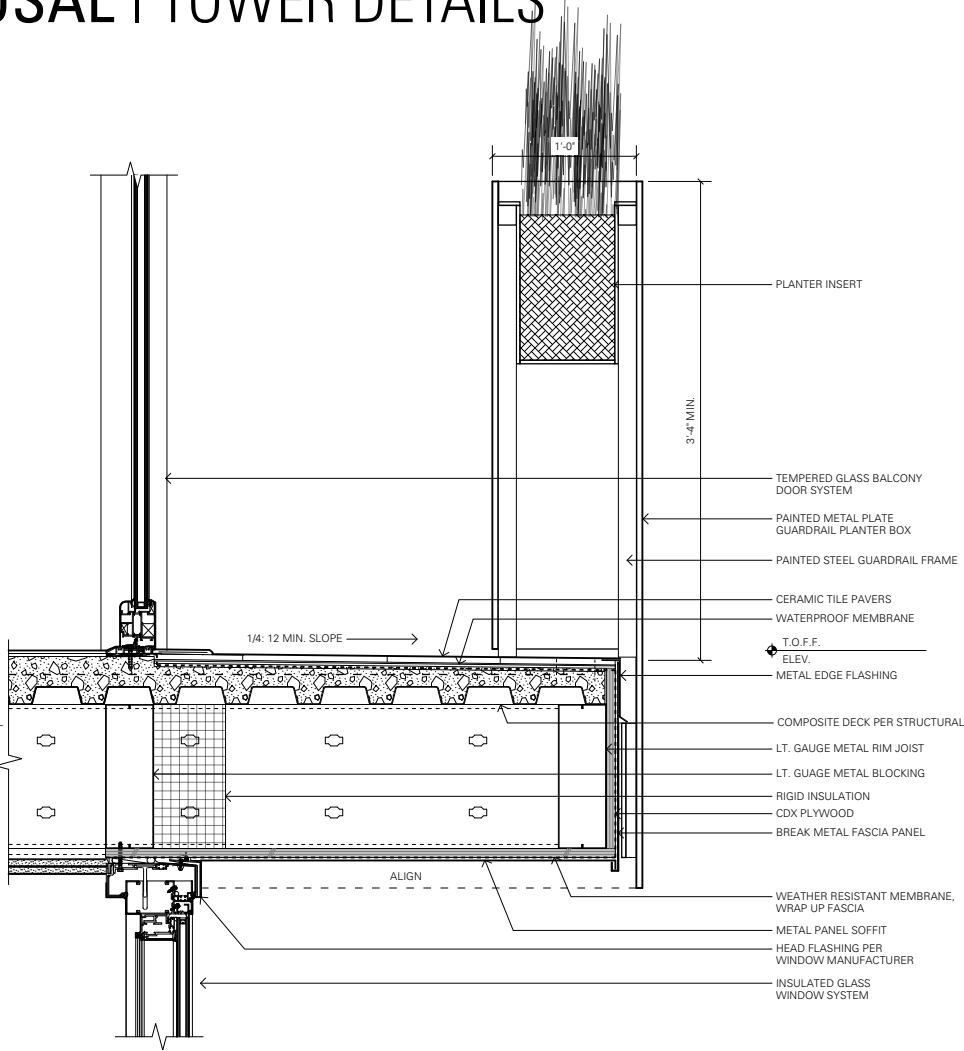
LEGEND

CLEAR GLASS	SPANDREL GLASS	METAL PANEL	INSET BALCONY
OPERABLE WINDOW	INTAKE / EXHAUST SPANDREL PANEL	INTAKE / EXHAUST METAL PANEL	INSET BALCONY W/ PLANTER

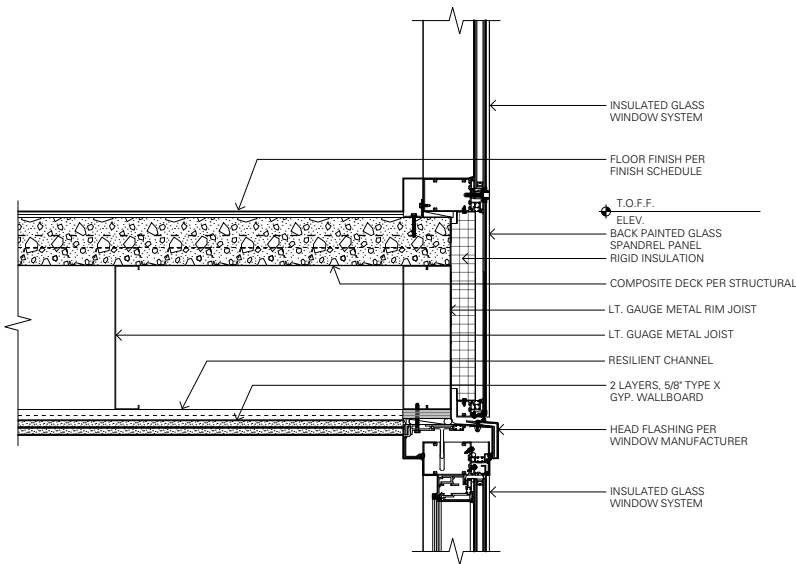
ALTERNATE TOWER, 18-STORY HEIGHT PROPOSAL | TOWER DETAILS



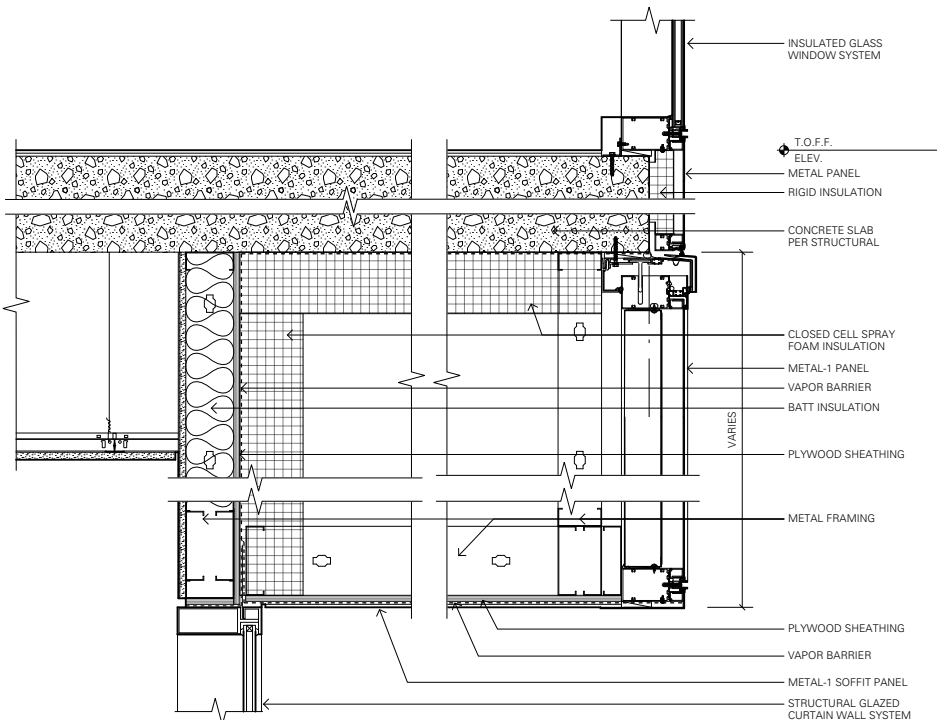
ALTERNATE TOWER STRUCTURE - TOWER PARAPET DETAIL 06



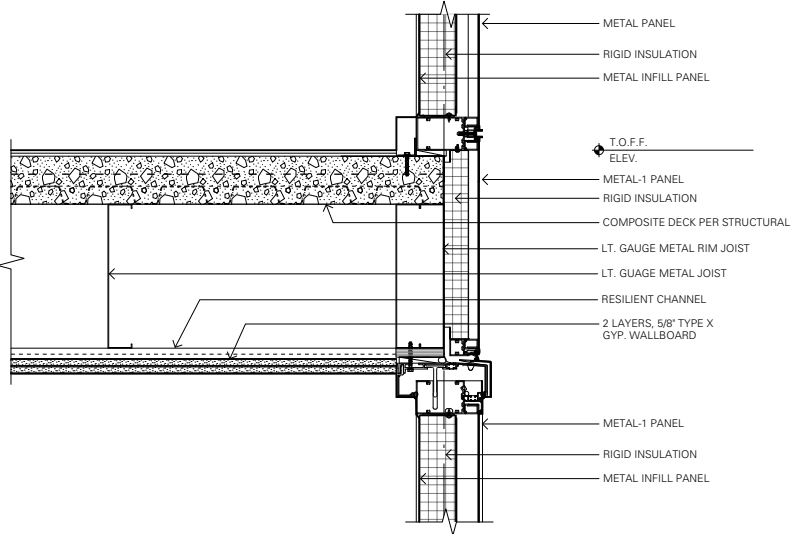
ALT TOWER STRUCTURE - TOWER BALCONY GUARDRAIL 04



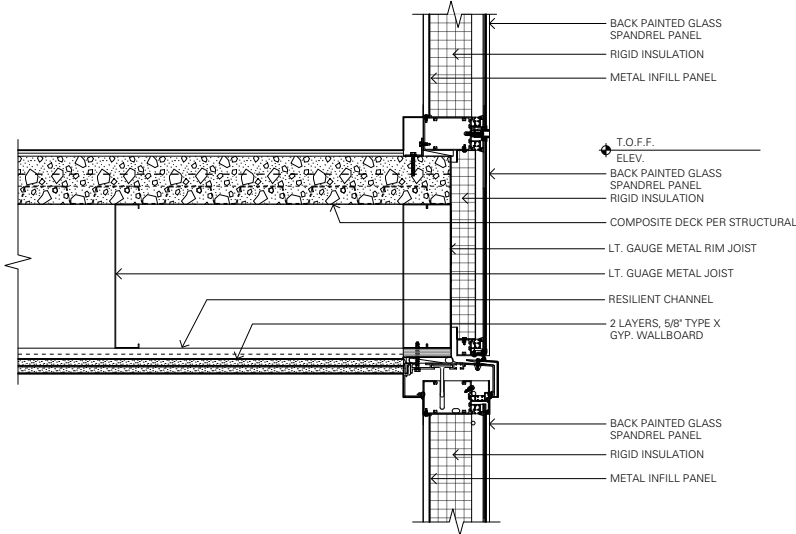
ALTERNATE TOWER STRUCTURE - GLASS TO GLASS 02



ALT TOWER STRUCTURE - AMENITY LEVEL SOFFIT DETAIL 05



ALT TOWER STRUCTURE - METAL PANEL TO METAL PANEL 03



ALTERNATE TOWER STRUCTURE - SPANDREL TO SPANDREL 01

Scale: 3/4" = 1' 0"