



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 29, 2015
To: Interested Person
From: Jeff Mitchem, Land Use Services
503-823-7011 / Jeffrey.Mitchem@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 15-252516 DZ
AC HOTEL - CHANGES TO TYPE III APPROVAL

GENERAL INFORMATION

Applicant: Jon Mcauley
SERA Design and Architecture
338 NW 5th Avenue
Portland, OR 97209

Owner: Jeff Madden
Mortenson Construction
610 SW Alder St, Ste 200
Portland OR 97205

Site Address: 820-838 SW 3RD AVE

Legal Description: BLOCK 22 LOT 5&6, PORTLAND; BLOCK 22 LOT 5&6, PORTLAND
Tax Account No.: R667703480, R667703480, R667703480, R667703480
State ID No.: 1S1E03BA 06100, 1S1E03BA 06100, 1S1E03BA 06100, 1S1E03BA 06100

Quarter Section: 3129
Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Zoning: CXd, Central Commercial with a Design Overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:
The proposal is for the following revisions to the approved Land Use Review for the AC Hotel by Marriott (LU14-225506 DZAD) including the following elements:
1. Revise rooftop mechanical screen.

2. Add operable windows to the ground floor, 3 bays on West Elevation.
3. Reduce window opening size at upper floors 3-13 by 6” and change from aluminum to VPI commercial grade vinyl windows.
4. Reduce depth of brick return at upper floors 3-13 by 3”.
5. Relocate gas meter from SW 3rd Ave elevation to within building at loading.
6. Reduce depth of corner oriel window cantilever.
7. Relocate 2nd level storm water planter.
8. Modify exterior lighting.
9. Revise cladding from brick to composite metal panel system (MP-05) on north façade above the directors building and on pilasters in the courtyard.

Design Review is required because the proposal is for changes to a previously approved Land Use Review.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The vacant ¼-block site occupies the northeast corner of the intersection of SW 3rd Ave and Taylor St. The remainder of the block is fully developed –adjacent to the north is the Director Building (Landmark, circ. 1911) and fronting SW 2nd St adjacent to the east are four masonry buildings within the Yamhill Historic District. The MAX light rail line runs along SW Yamhill and Morrison Streets, which are designated Regional Transitway/Major Transit Priority Streets, Central City Transit Pedestrian Streets, and Local Service Bikeways. SW 3rd Avenue and Taylor St are both designated City Walkways. The site is within the Downtown Pedestrian District.

Zoning:

The Central Commercial Zone (CX) is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: LU14-225506 DZAD. Land Use Review approval of the AC Hotel, a new 204 room hotel on a vacant 10,000 square foot lot – 13 floors plus one below grade level on existing vacant lot.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **November 16, 2015**. The following Bureaus have responded with no issues or concerns:

- Water Bureau (Exhibit E.1)
- Life Safety Plans Examiner (Exhibit E.2)
- Bureau of Environmental Services (Exhibit E.3)

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on **November 16, 2015**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d); therefore the proposal requires Design Review approval. Because of the site’s location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City. The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City’s districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City’s districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

Central City Fundamental Design Guidelines

A8 Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings’ active interior spaces from adjacent sidewalks. Use architectural

elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

B1 Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B2 Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B4 Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize, and rest. Ensure that these places do not conflict with other sidewalk uses.

B5 Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally-oriented pocket parks that incorporate amenities for nearby patrons.

B6 Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

C9. DEVELOP FLEXIBLE SIDEWALK LEVEL SPACES. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings for A8, B1, B2, B4, B5, B6, C9. The proposed design changes to the ground floor storefront system (glass canopy with integrated heat lamps and channel lighting, and operable windows with 1' increased recess) will help make the spill-out area for the lounge more successful with increased safety and comfort measures, and covered space thereby enhancing functionality and safety of the sidewalk for patrons.

Changes to the canopies will drain water onto the sidewalk, where they were previously approved to drain to gutters and downspouts. The canopies proposed to drain to the sidewalk are consistent with existing practices elsewhere in the Central City. The continuous canopies will still provide the same level of weather protection along the sidewalk as approved.

The proposed relocation of the gas meter from the west elevation (near the lounge spill-out area) to the south elevation (near the loading bay) will improve seating ambience without impacting loading operations.

Therefore these guidelines are met.

C2. PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT. Use design principles and building materials that promote quality and permanence.

C5 DESIGN FOR COHERENCY. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C2, C5. The design change to the location of rooftop mechanical screening has been revised to conceal more equipment oriented to the interior of the block while remaining under allowed height. No change is proposed to the quality of the screening material.

The replacement of brick with white aluminum composite panel at the north and east elevations facing the 2nd level roof (interior facing end wall conditions) will not significantly alter the building's overall coherency as all street-facing facades will remain white brick. The proposed metal replacement is intended to match (color and

gage) material previously approved elsewhere on the building (accent on west and south elevations and rooftop mechanical screening.) As this material is interior to the block with limited oblique views from public space and is already used at other locations on the building, this change will not significantly lessen the coherency or permanence of the building.

The reduction in depth of the brick returns (approx 3”) and change to the window openings (6” vertical dimensional decrease and mullion pattern) and material (aluminum to VPI commercial grade vinyl) at levels 3-13 are necessitated to meet energy performance requirements. The vinyl will be finished in a metallic silver to match the originally proposed aluminum color. The subtle change in color and the increase in solid cladding at the expense of 6” less glazing per window will have only incremental visual impact to the overall coherency of the composition.

Therefore these guidelines are met.

C11 Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building’s overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City’s skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings for C11. The second level rooftop changes – relocation of stormwater planter from the building’s perimeter to interior, relocation of the generator enclosure from the center of the roof to the east building wall – will better conceal rooftop equipment from limited interior block views.

The rooftop mechanical screen was revised to better conceal rooftop equipment. The previously approved design included a terraced screening composition (low-roof and high-roof) to step up to the taller equipment toward the center of the roof. The changes affect the low roof screen only which has been re-oriented toward the center of the block (out of view from abutting right-of-way) while reducing overall area of screening and remaining under allowed height thereby remaining well integrated with the building’s overall design concept.

Therefore this guideline is met.

C12 Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building’s overall design concept. Use exterior lighting to highlight the building’s architecture, being sensitive to its impacts on the skyline at night.

Findings for C12. The exterior lighting revisions are limited to the ground level along the west and south elevations where they serve the purpose of enhancing ambient lighting at the lounge spill-out area and upward illumination of the pilasters. Both interventions will enhance ground level functionality while serving to subtly highlight the building’s architecture.

Therefore this guideline is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

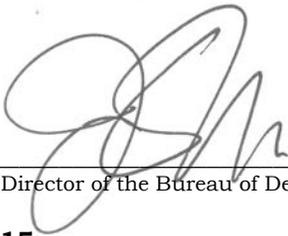
The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. None of the proposed changes to the original design significantly detract from the approvability of the original project – the building’s graceful verticality, the coherent singularity of the two street-facing elevations, significant deployment of high-quality masonry, metal and glass skin and vibrant layering in the façade – and the building represents a significant contribution to the architectural character of the central city. The ground floor of the building supports active uses along the sidewalk, and a strong relationship is maintained between the design of the tower and the ground floor, as vertical elements of the tower are carried to the ground. The proposal meets and in some cases exceeds the applicable design guidelines and therefore, with conditions of approval, warrants approval.

ADMINISTRATIVE DECISION

Approval of revisions to the approved Land Use Review for the AC Hotel by Marriott (LU14-225506 DZAD), per the approved site plans, Exhibits C-1 through C-14, signed and dated December 24, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.14. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-252516 DZ. No field changes allowed."

Staff Planner: Jeff Mitchem

Decision rendered by:  **on December 24, 2015.**
By authority of the Director of the Bureau of Development Services

Decision mailed: December 29, 2015.

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on October 22, 2015, and was determined to be complete on **November 10, 2015**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on October 22, 2015.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: March 9, 2106.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information

satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on January 12, 2016** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **January 13, 2016.**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to:

Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time. Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

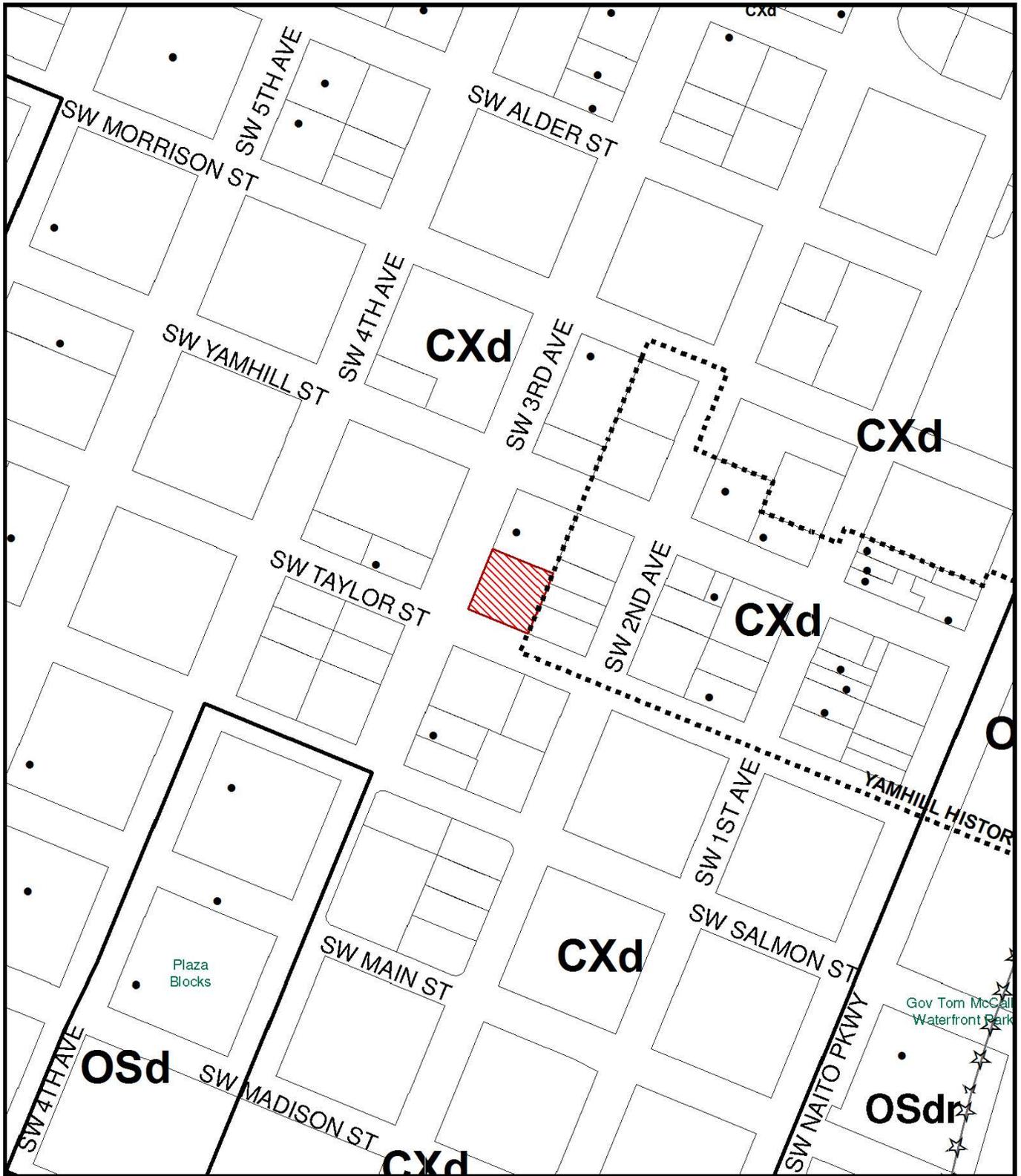
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Type II Design Review Drawing Set (Sheet C.1-C.14)
 - Sheet C.5, West and South Elevation (attached)
 - Sheet C.6, East and North Elevation (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Water Bureau
 - 3. Site Development Review Section of BDS
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT

-  Site
-  Recreational Trails
-  Historic Landmark

File No. LU 15-252516 DZ
 1/4 Section 3129
 Scale 1 inch = 200 feet
 State_Id 1S1E03BA 6100
 Exhibit B (Oct 27, 2015)

GENERAL NOTES - ELEVATION - EXTERIOR

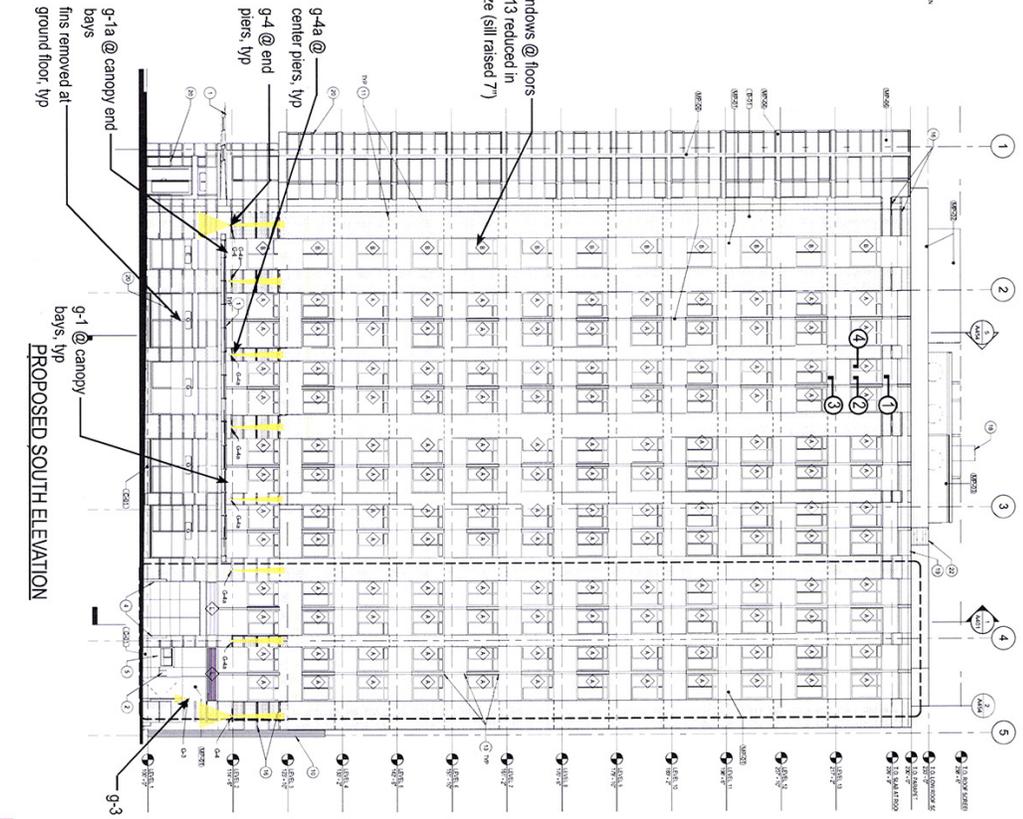
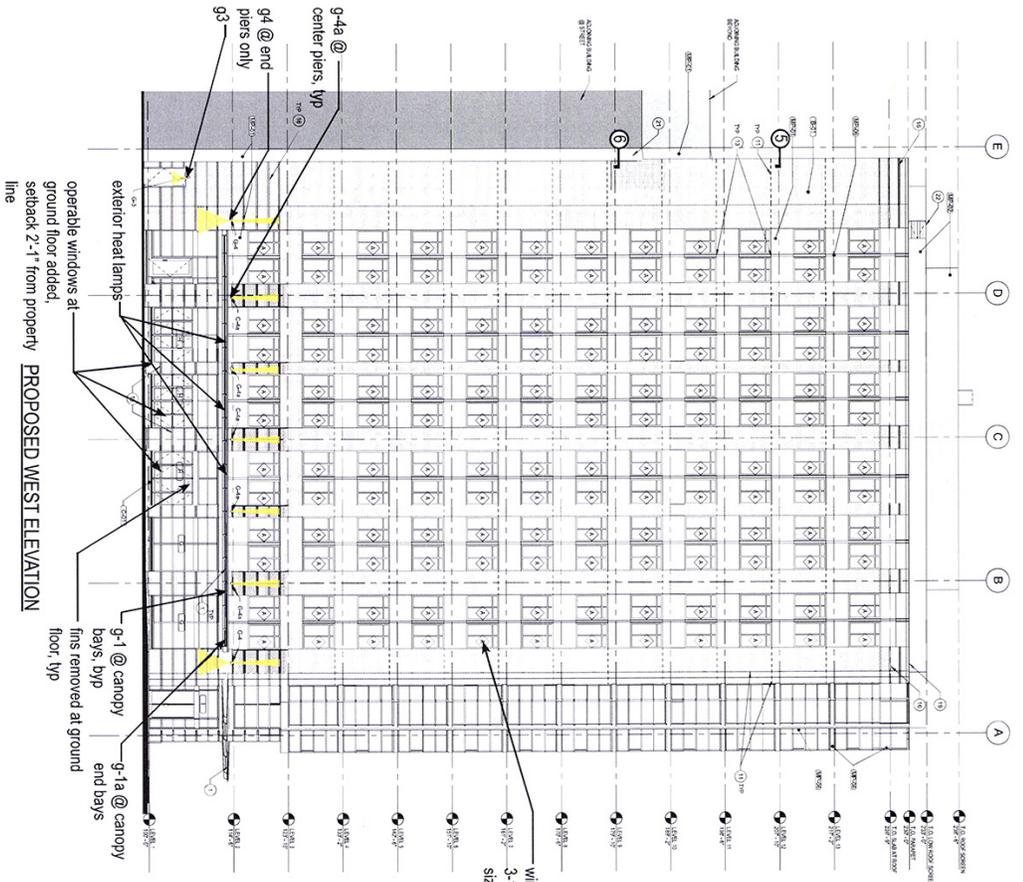
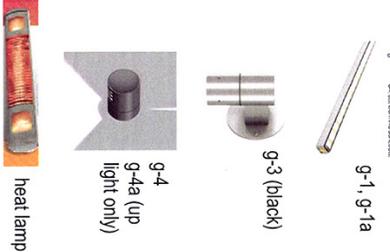
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KEYNOTES - EXTERIOR ELEVATIONS

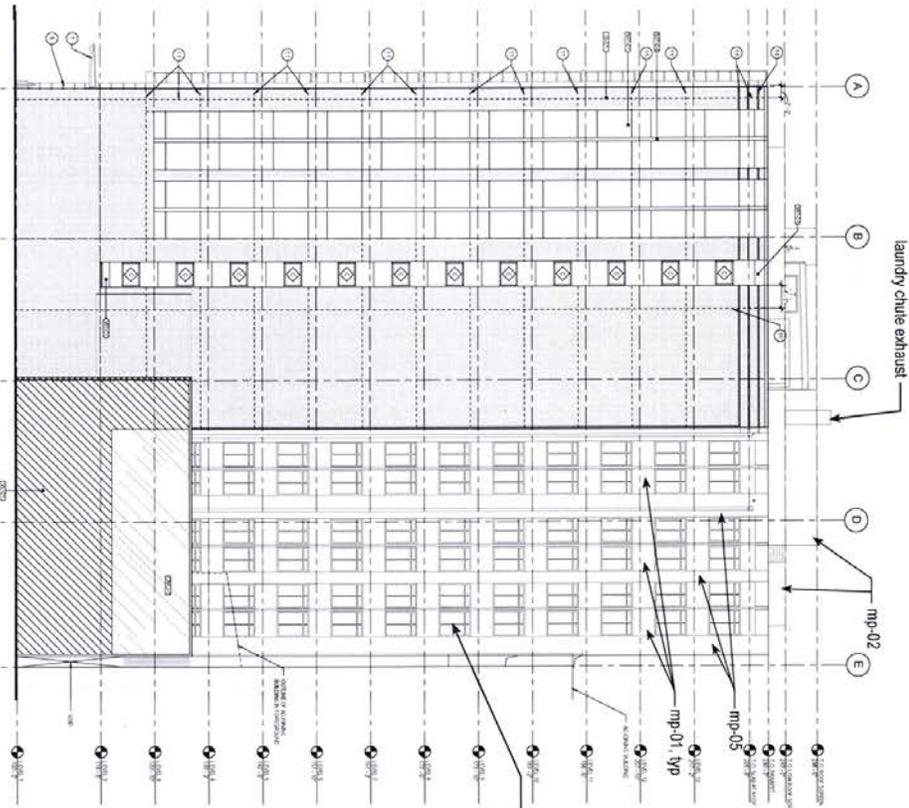
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LEGEND - EXTERIOR ELEVATIONS

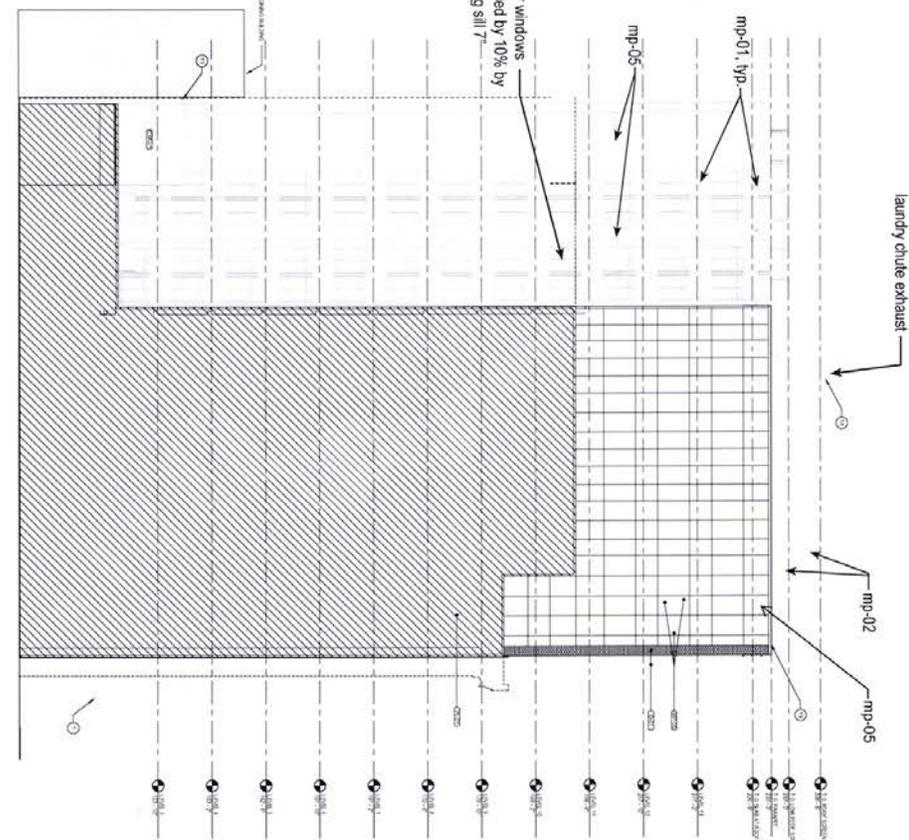
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- 13. OPERABLE WINDOW TYPES: OPERABLE TO 15 DEGREES ABOVE/BELOW.
- 14. OPERABLE WINDOW TYPES: OPERABLE TO 15 DEGREES ABOVE/BELOW.
- 15. OPERABLE WINDOW TYPES: OPERABLE TO 15 DEGREES ABOVE/BELOW.
- 16. OPERABLE WINDOW TYPES: OPERABLE TO 15 DEGREES ABOVE/BELOW.
- 17. OPERABLE WINDOW TYPES: OPERABLE TO 15 DEGREES ABOVE/BELOW.
- 18. OPERABLE WINDOW TYPES: OPERABLE TO 15 DEGREES ABOVE/BELOW.
- 19. OPERABLE WINDOW TYPES: OPERABLE TO 15 DEGREES ABOVE/BELOW.
- 20. OPERABLE WINDOW TYPES: OPERABLE TO 15 DEGREES ABOVE/BELOW.
- 21. OPERABLE WINDOW TYPES: OPERABLE TO 15 DEGREES ABOVE/BELOW.
- 22. OPERABLE WINDOW TYPES: OPERABLE TO 15 DEGREES ABOVE/BELOW.



Approved*
City of Portland - Bureau of Development Services
Planner: *[Signature]* Date: *8/28/15*
Approved Monitoring/Maintenance Plan



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

GENERAL NOTES - ELEVATION - EXTERIOR

1. ELEVATION SHALL BE CONSTRUCTION AND NOT A CONTRACT DOCUMENT.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND MATERIALS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING STRUCTURE AND MATERIALS IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PROCESS.
5. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES AND UTILITIES FROM DAMAGE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING STRUCTURE AND MATERIALS IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PROCESS.
9. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES AND UTILITIES FROM DAMAGE DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

NOTES - EXTERIOR ELEVATIONS

1. ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.
2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES AND REGULATIONS.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE LOCAL ORDINANCES.
5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE STATE AND FEDERAL REGULATIONS.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE INTERNATIONAL REGULATIONS.
7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE NATIONAL REGULATIONS.
8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE GLOBAL REGULATIONS.
9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE LOCAL REGULATIONS.
10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE STATE REGULATIONS.

LEGEND - EXTERIOR ELEVATIONS

SYMBOL	DESCRIPTION
(Symbol)	1. ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.
(Symbol)	2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
(Symbol)	3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES AND REGULATIONS.
(Symbol)	4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE LOCAL ORDINANCES.
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(Symbol)	9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE LOCAL REGULATIONS.
(Symbol)	10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE STATE REGULATIONS.



AC HOTEL BY MARRIOTT - SW 3RD & TAYLOR
 Portland, Oregon
 28 AUGUST 2015

City of Portland - Bureau of Development Services
 Approved*
 LU # _____ Date 12/24/15
 Approved Monitoring/Maintenance Plan

DESIGN REVIEW REVISIONS
 LU # 14 2/25/06