



PREFINISHED ALUMINUM RAILINGS

BRICK FACADE

FIBER CEMENT TRIM

STANDING SEAM METAL MANSARD ROOFING

FIBER CEMENT SIDING EXPOSURE 6" - 8"

FIBER CEMENT TRIM - TYPICAL AT ALL OPENINGS AND CORNERS

TOP

MIDDLE

BASE

14'-3"

41'-9"

18'-0"

9'-0"
10'-6"

INSIGHT ARCHITECTS

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

RIVERVIEW

STOREFRONT ENTRANCES

RECESSED BALCONY

ARCHITECTURAL FIBERGLASS CORNICE

BRICK OR MANUFACTURED STONE PILASTER

COVERED RETAIL ENTANCES

RECESSED AND COVERED MAIN ENTRANCE TO APPARTMENT LOBBY

BOARD AND BATTEN FIBER CEMENT SIDING

OVERSIZED BRICK FIRST FLOOR

6' WIDE METAL CANOPY

81% GLAZING*
91% WEATHERPROTECTION

*Calculated per SRC 112.030 (b)

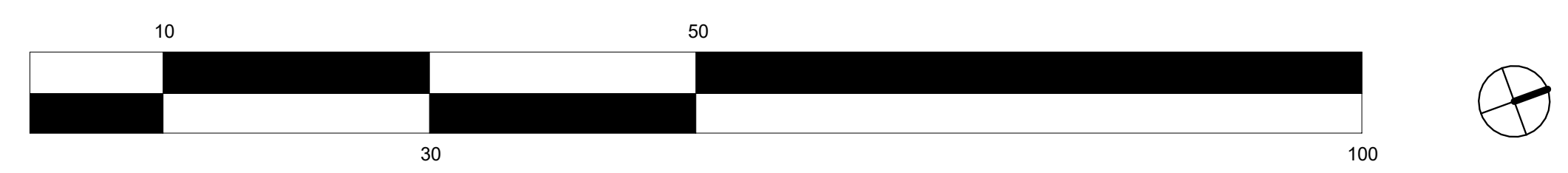
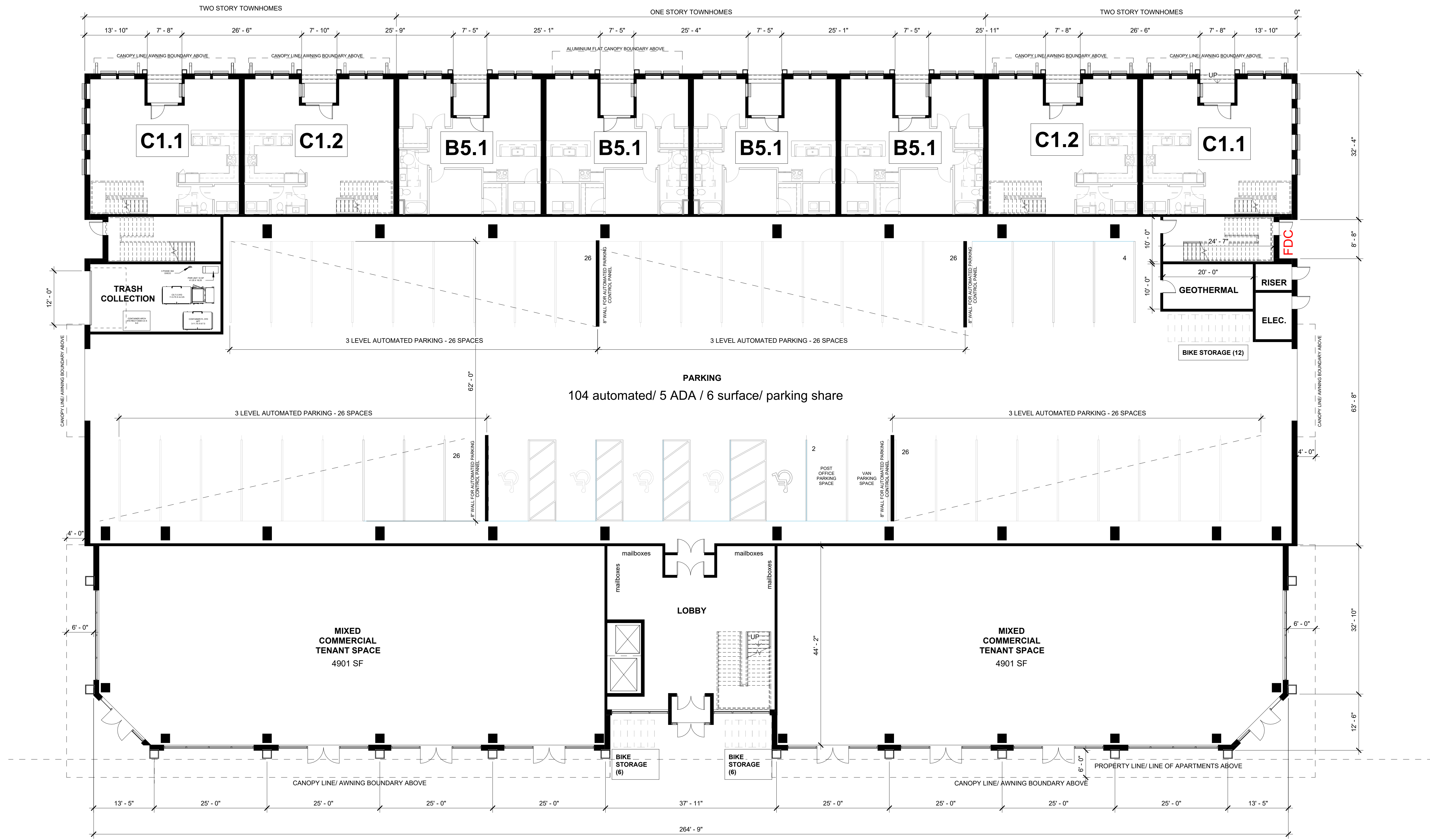


60% GLAZING*
56% WEATHERPROTECTION

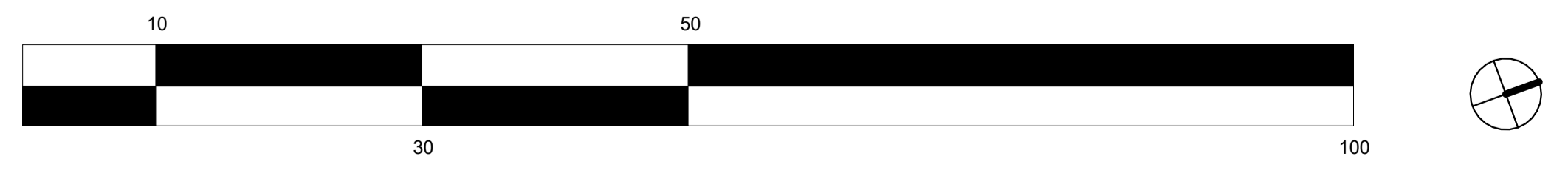
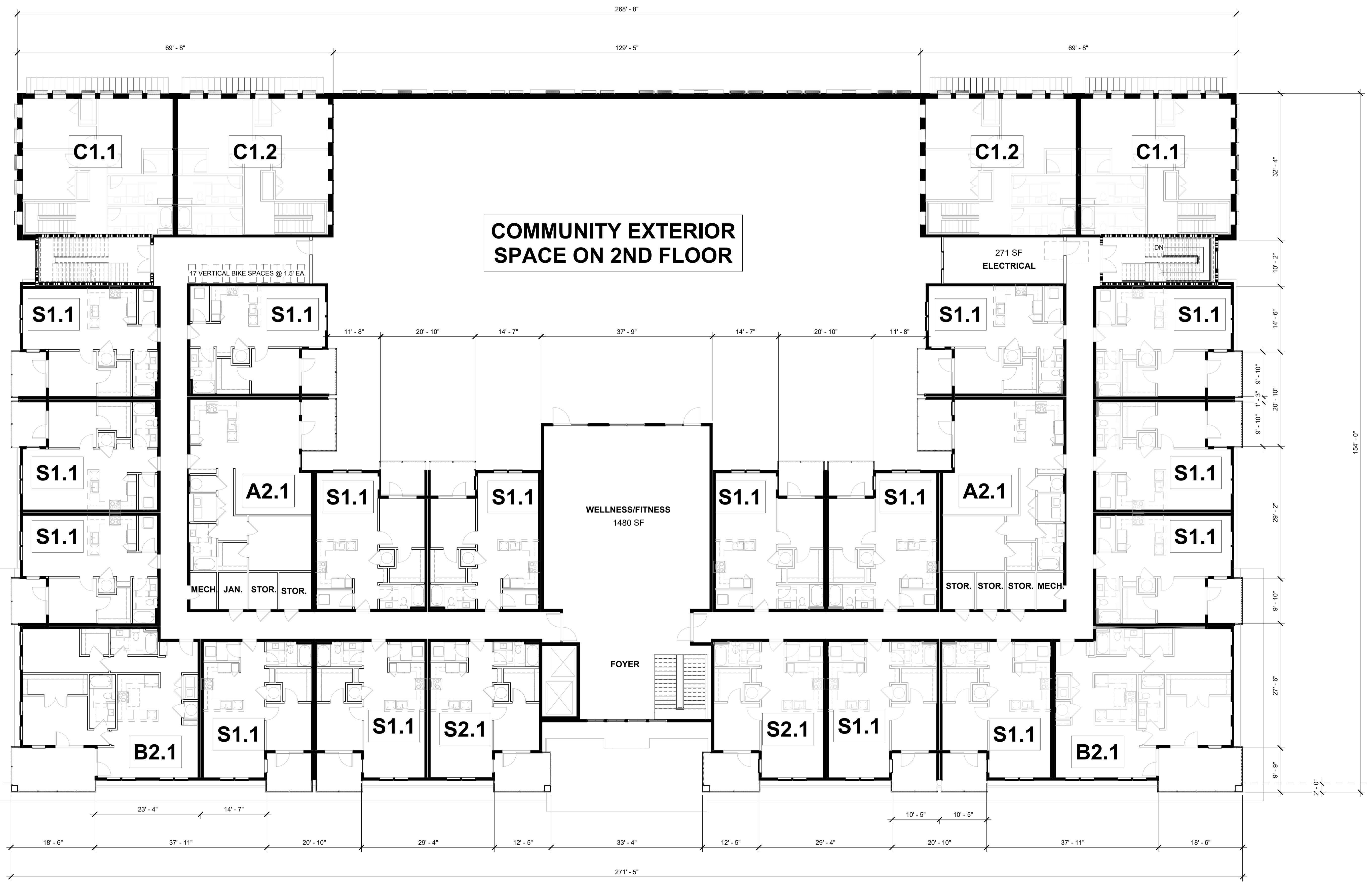
*Calculated per SRC 112.030 (b)



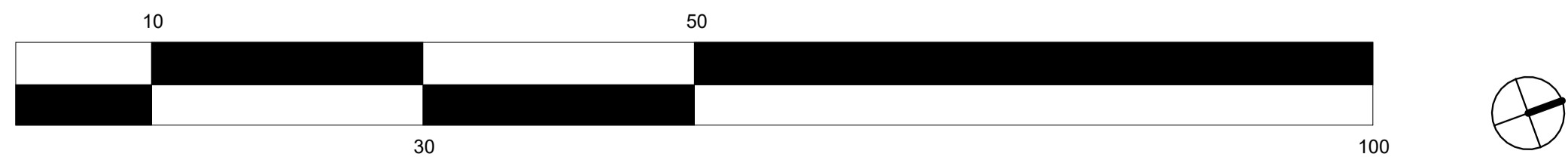
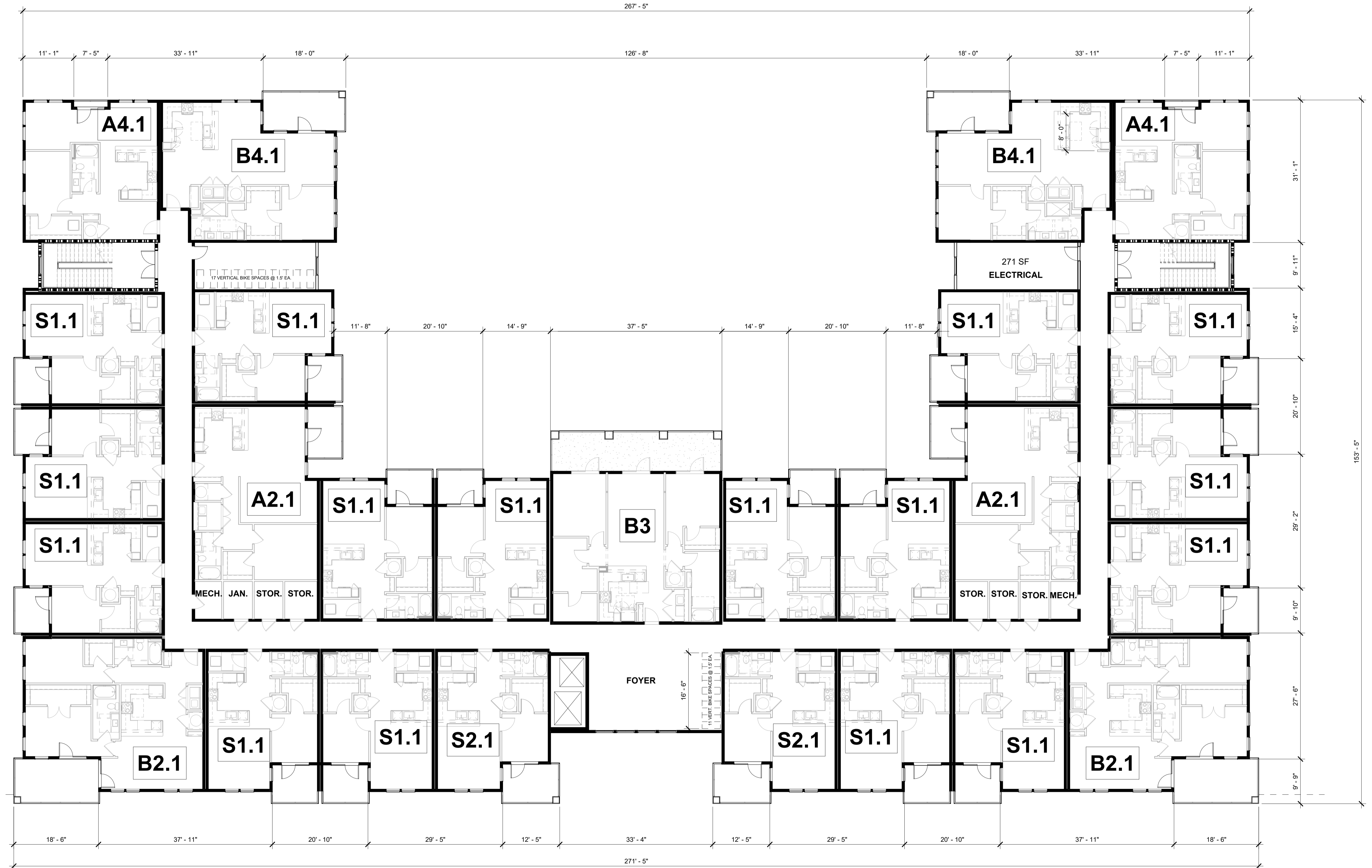




INSIGHT ARCHITECTS

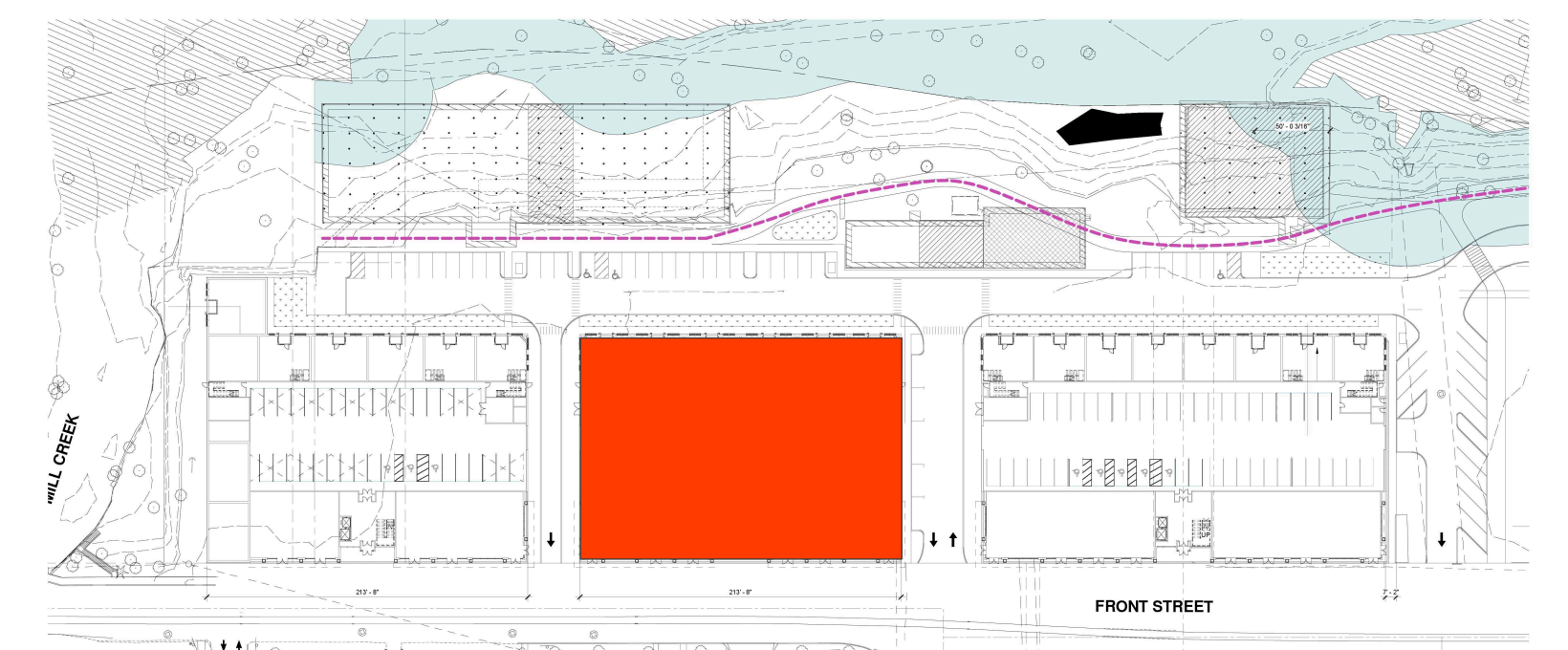


INSIGHT ARCHITECTS





INSIGHT ARCHITECTS





83% GLAZING*
89% WEATHERPROTECTION

*Calculated per SRC 112.030 (b)

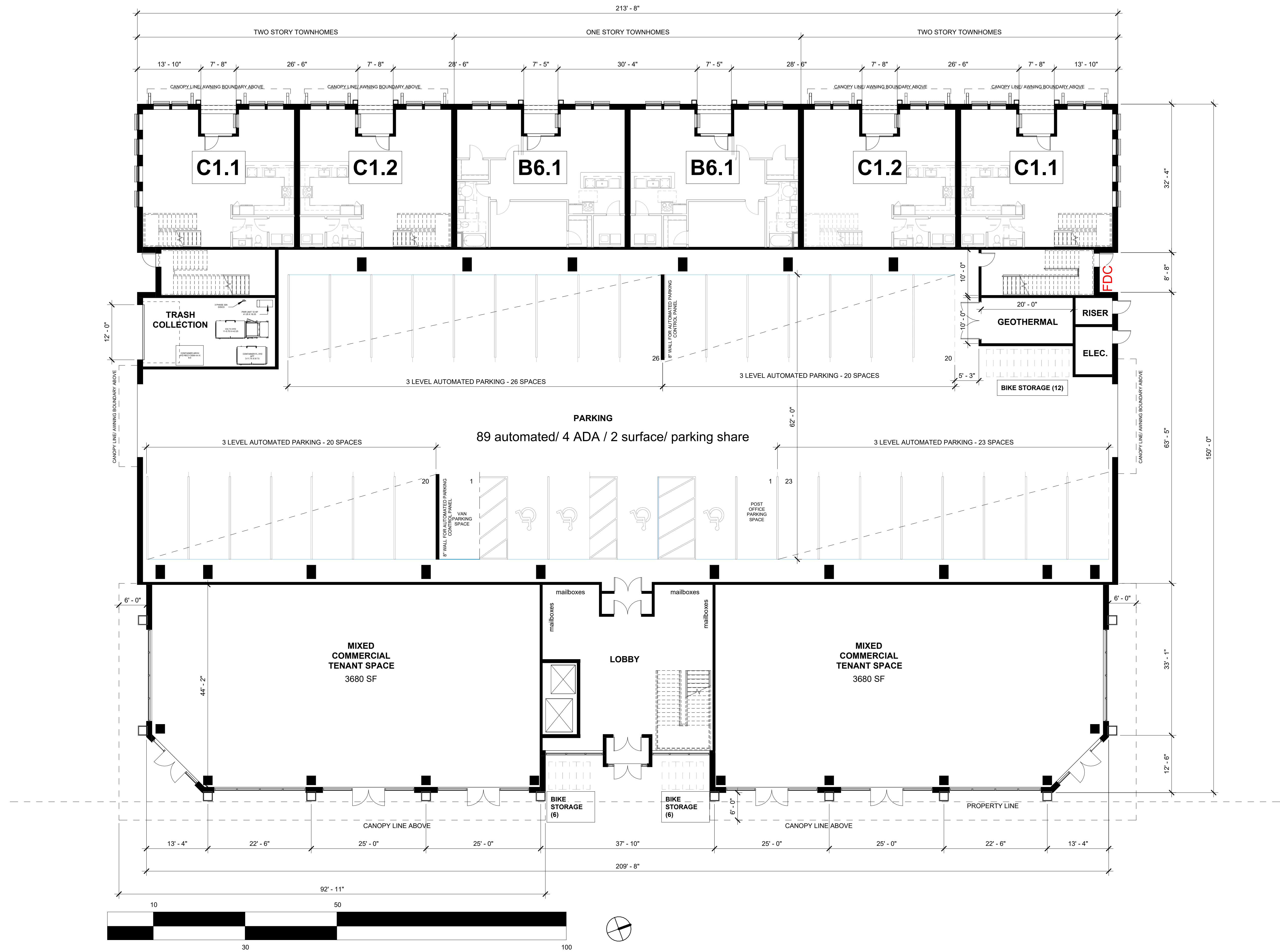


56% GLAZING*
59% WEATHERPROTECTION

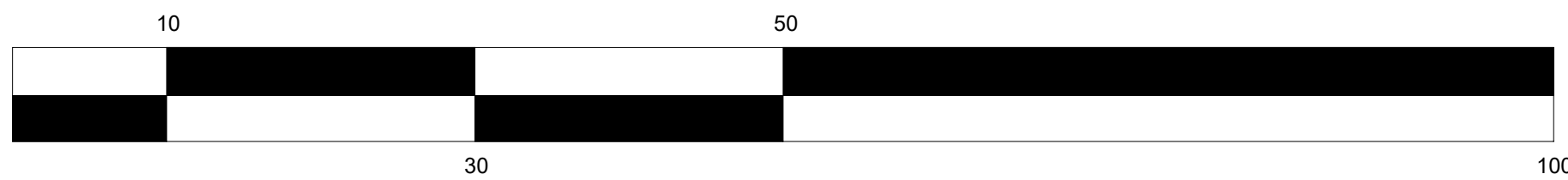
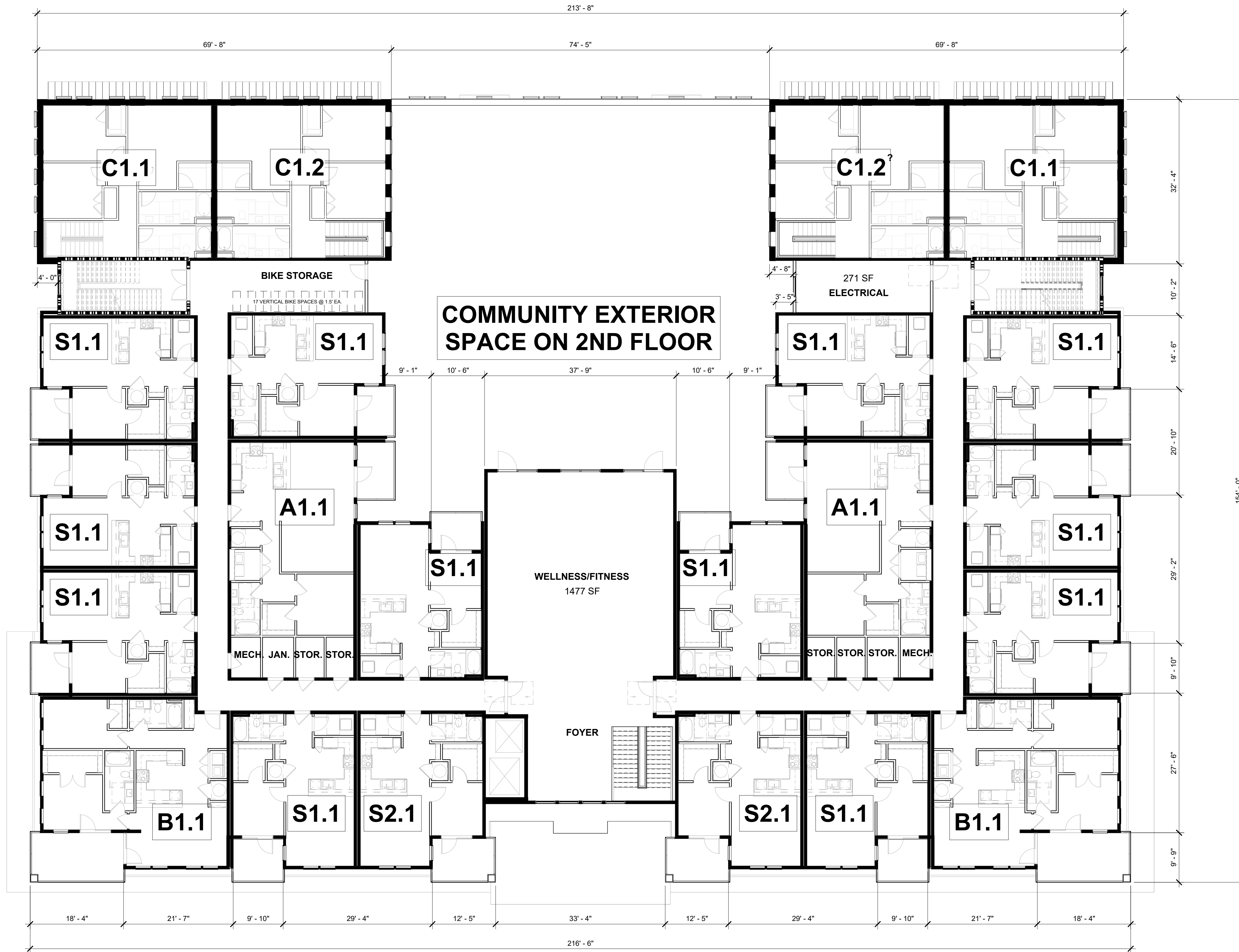
*Calculated per SRC 112.030 (b)





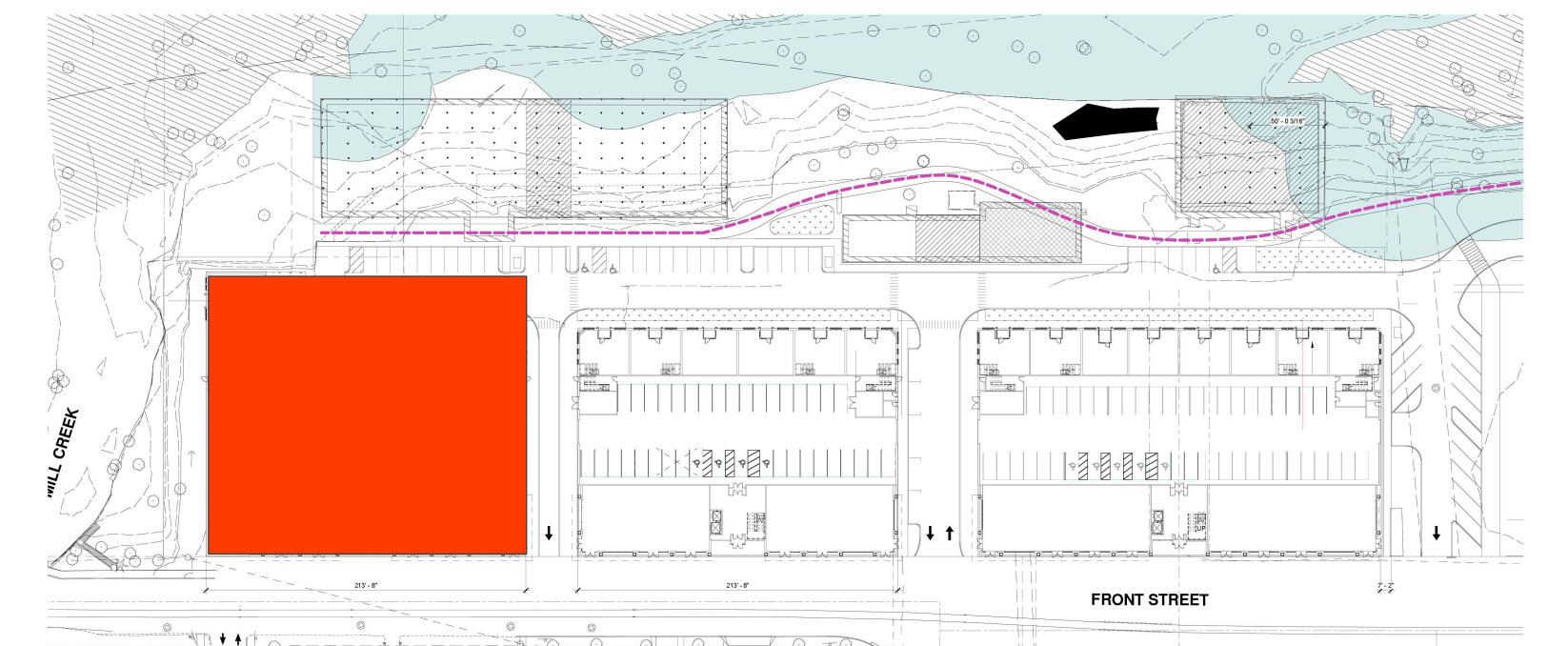


INSIGHT ARCHITECTS





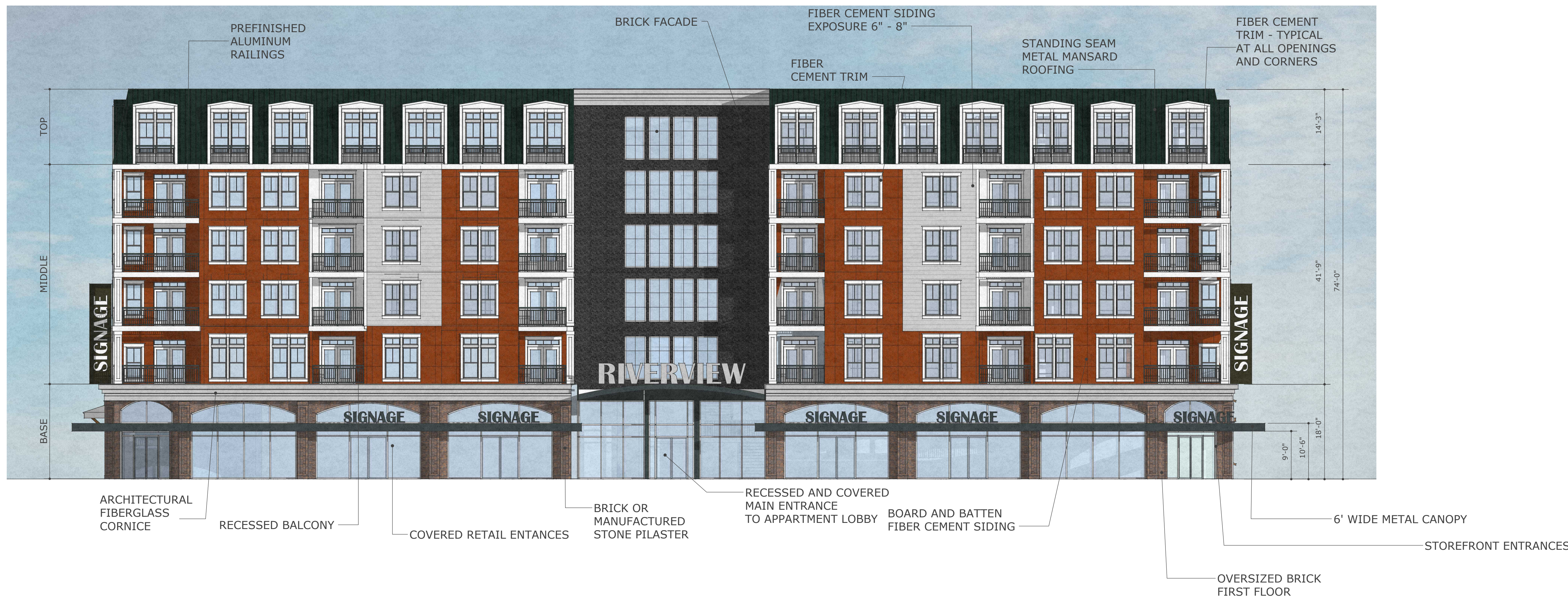




insight
ARCHITECTS

INSIGHT ARCHITECTS, PC
1307 West Morehead Street
Suite 108
Charlotte, NC 28208

**The Cannery
BLDG III**
Salem Oregon
Building Elevations



83% GLAZING*
89% WEATHERPROTECTION

*Calculated per SRC 112.030 (b)



FACE BRICK

ROWLOCK BRICK
SOLDIER COURSE
OVER WINDOWS (TYP.)
RECESSED ENTRANCES TO
GROUND FLOOR LIVING UNITS

COMMUNITY AMENITY SPACE
ON SECOND FLOOR TERRACE

1 STEP (6" RISER)
TO MEET GRADE CHANGE

STANDING SEAM METAL (OR METAL SHINGLE)
ROOF OVERHANG PROJECTING
5' FROM FACE OF FACADE

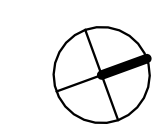
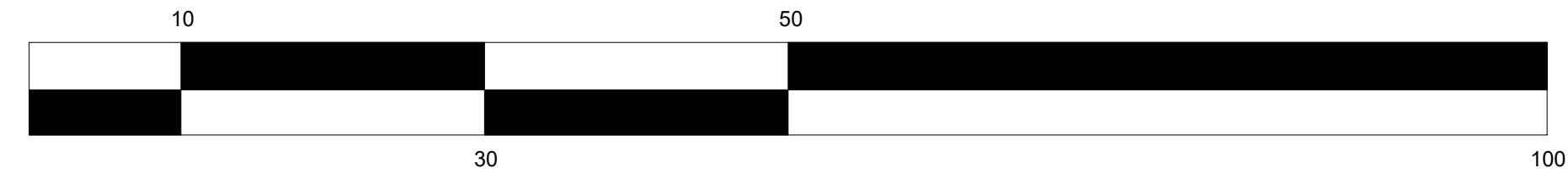
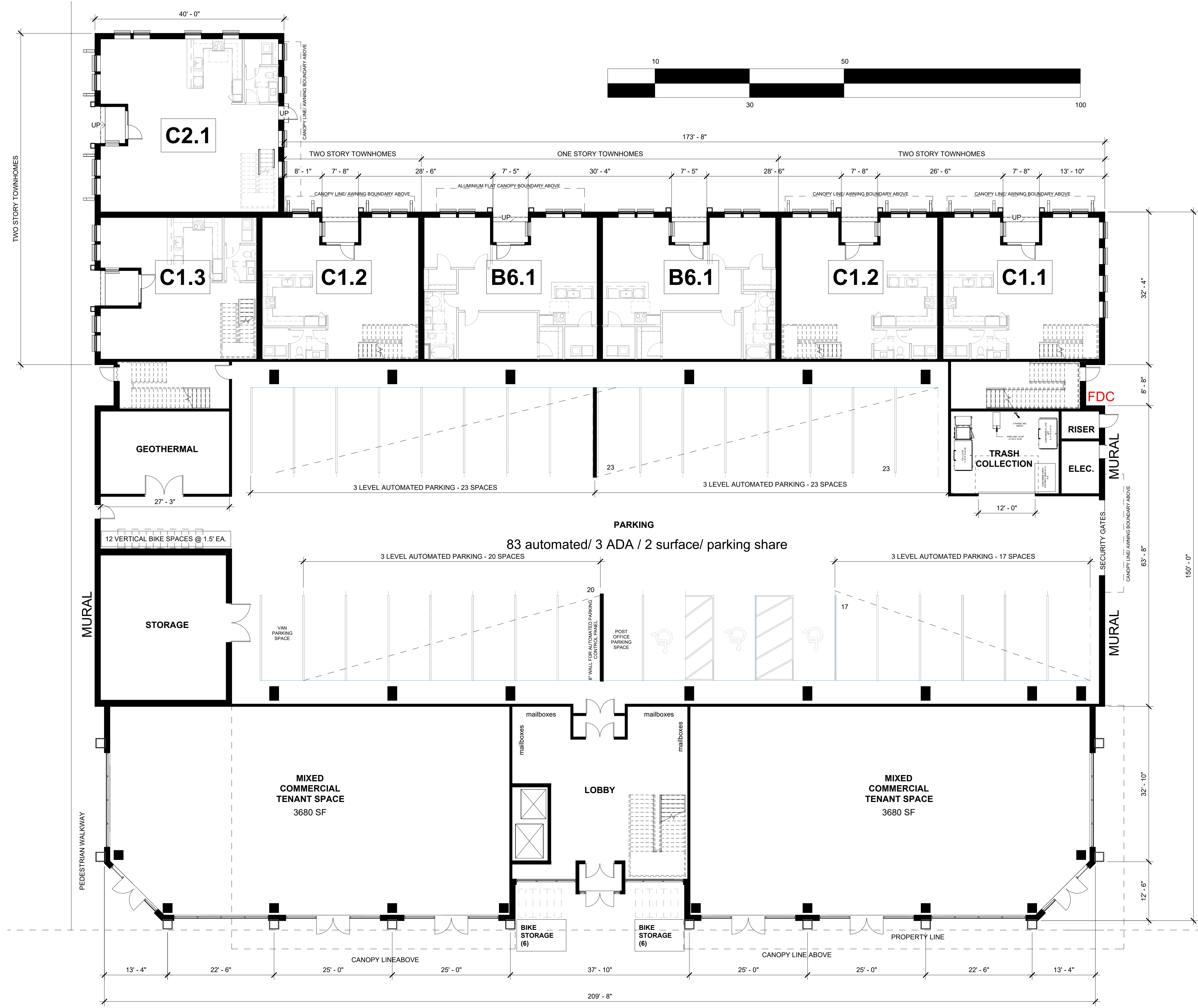
GROUND FLOOR SIDE VIEW
OF TOWNHOME UNIT

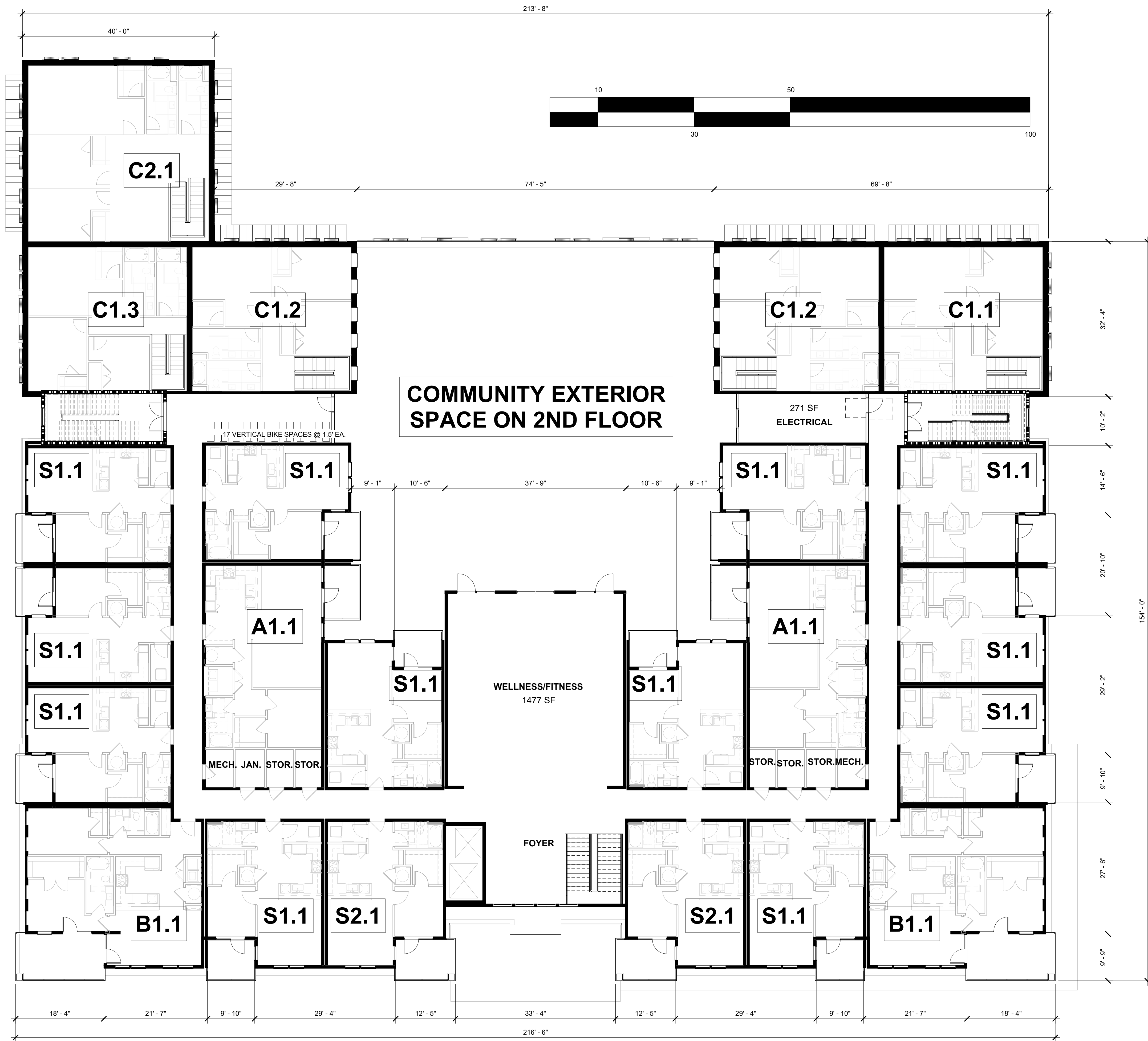
52% GLAZING*
59% WEATHERPROTECTION

*Calculated per SRC 112.030 (b)



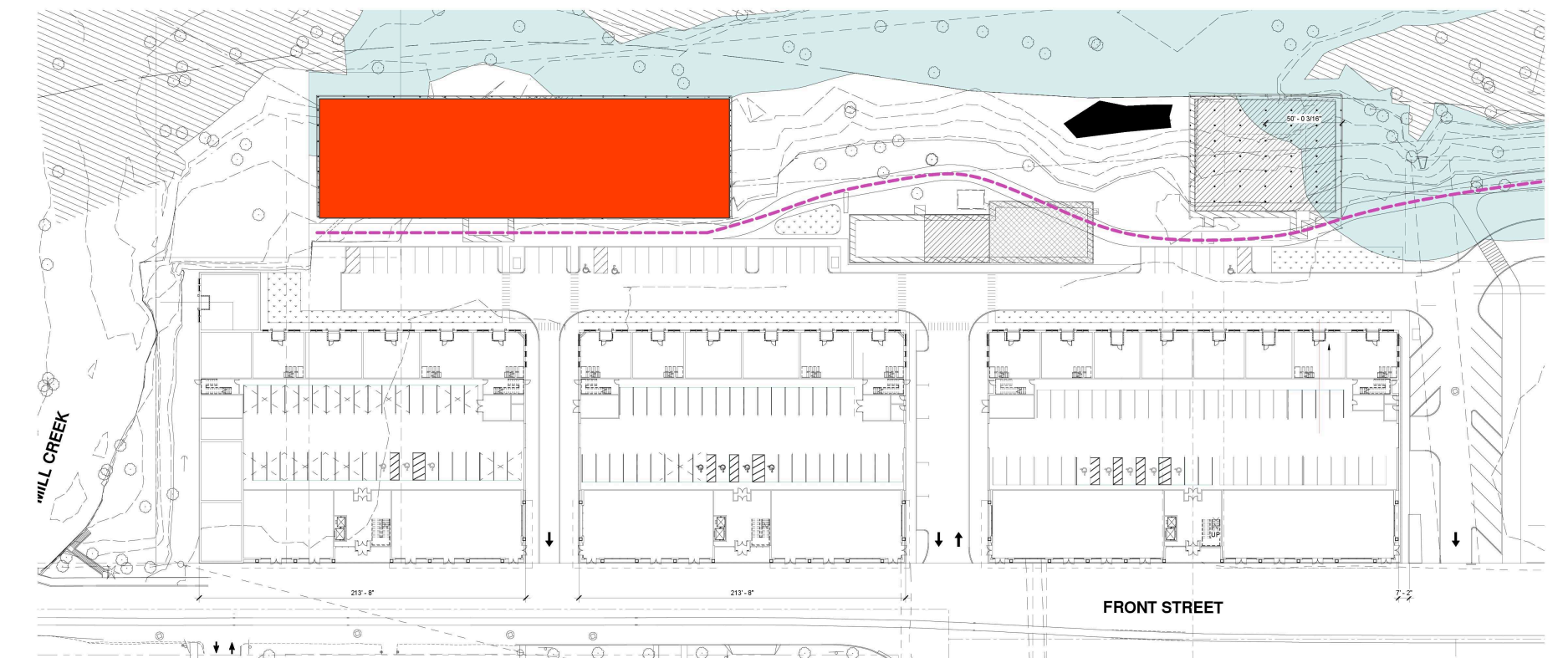












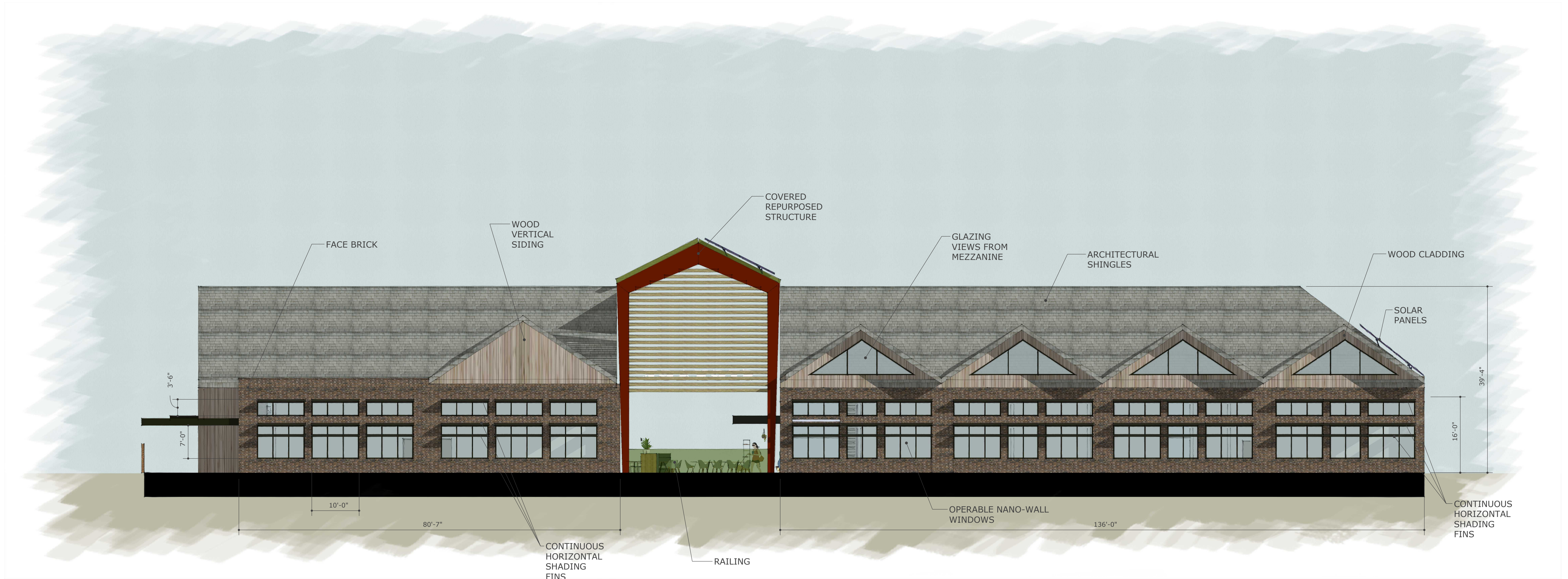


SOUTH SECTION

58% GLAZING*
 82% WEATHERPOTECTION.
 Pedestrian traffic between the two building sections.
 *Calculated per SRC 112.030 (b)

NORTH SECTION

68% GLAZING*
 91% WEATHERPOTECTION.
 Pedestrian traffic between the two building sections.
 *Calculated per SRC 112.030 (b)



NORTH SECTION

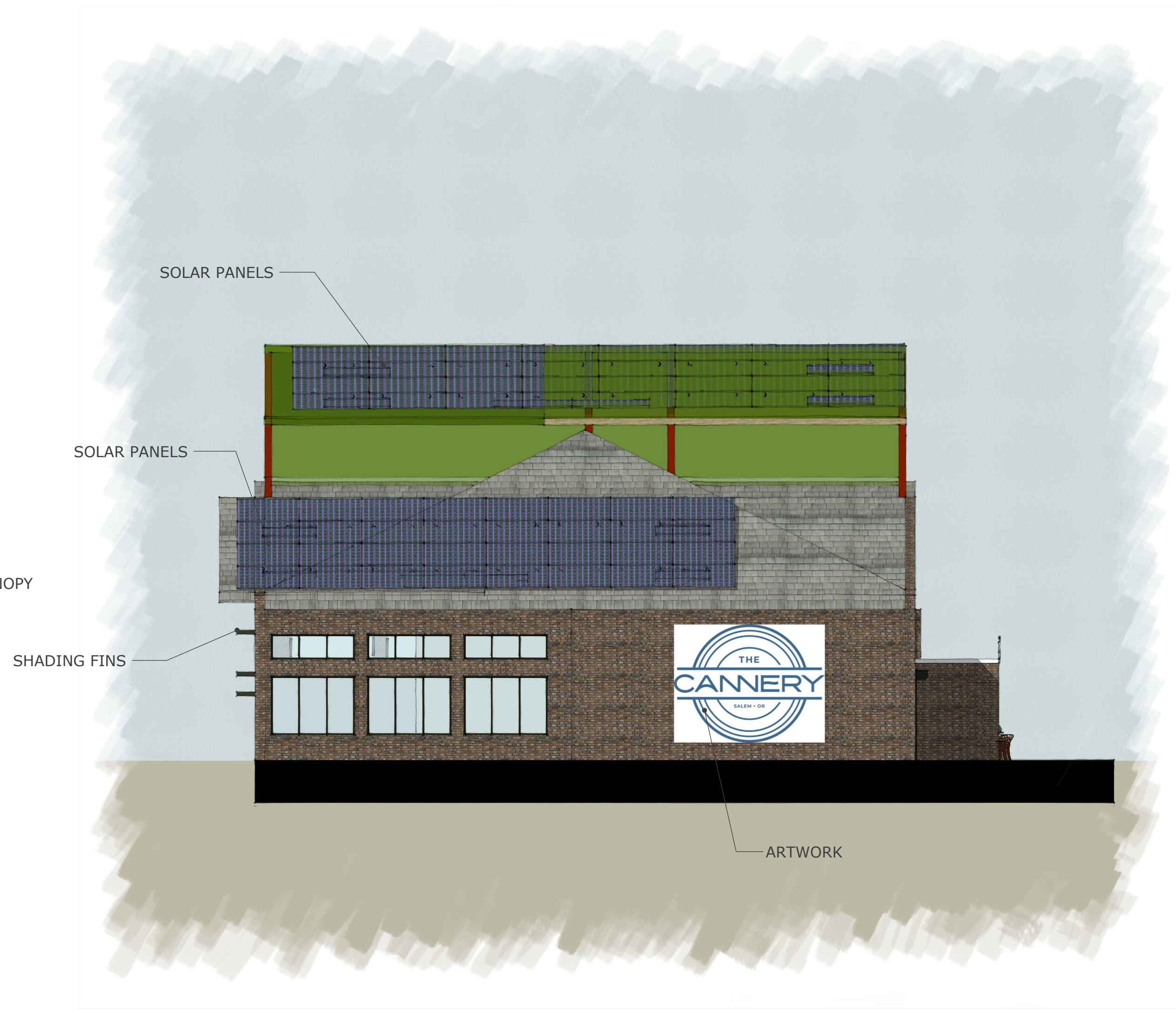
75% GLAZING*
 NO WEATHERPOTECTION.
 Pedestrian traffic between the two building sections.
 *Calculated per SRC 112.030 (b)

SOUTH SECTION

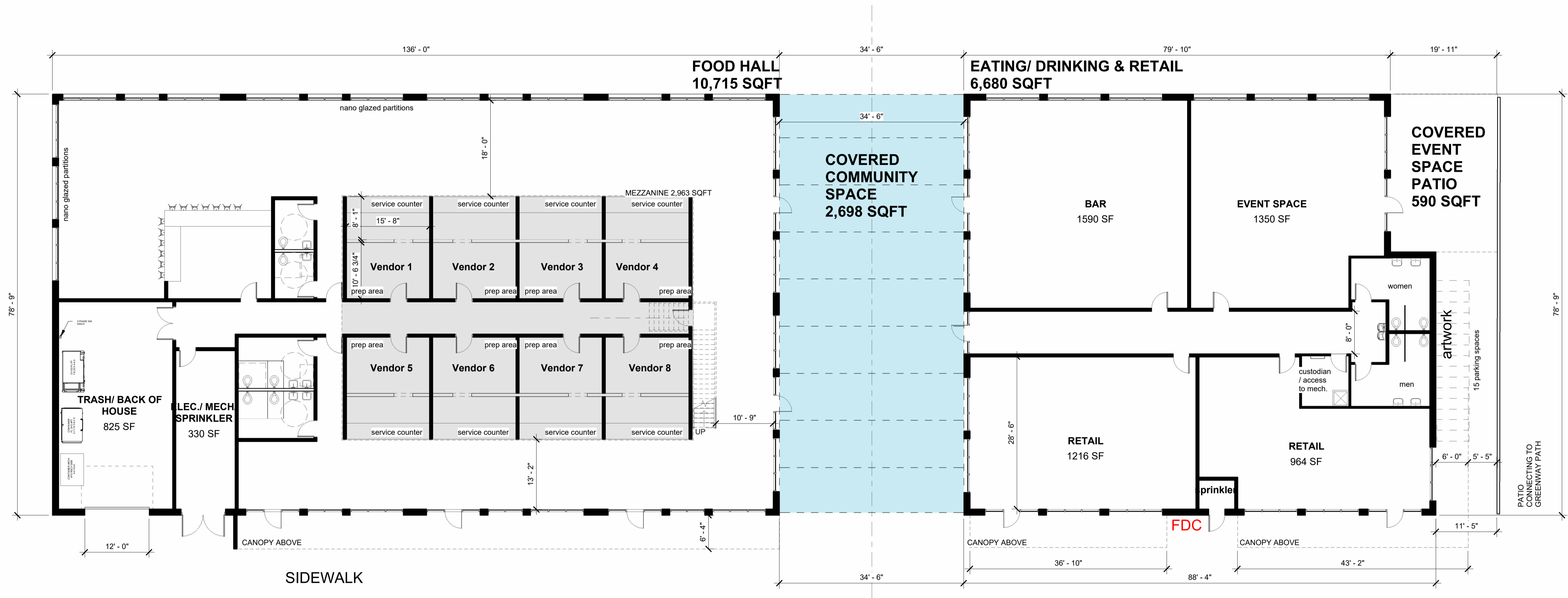
78% GLAZING*
 NO WEATHERPOTECTION.
 Pedestrian traffic between the two building sections.
 *Calculated per SRC 112.030 (b)



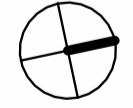
NORTH ELEVATION



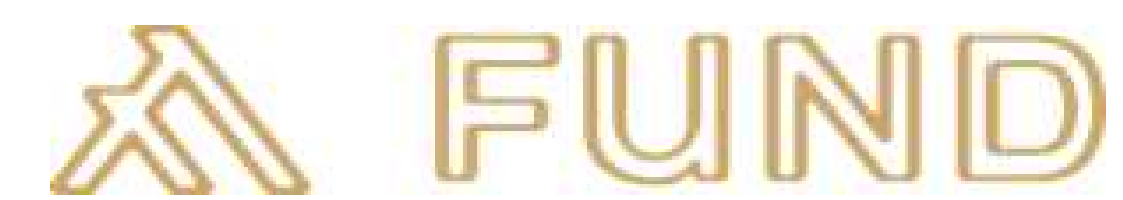
SOUTH ELEVATION



1 FOOD HALL
 3/32" = 1'-0"



INSIGHT ARCHITECTS





+/- 92'-0"
EXISTING

ARCHITECTURAL SHINGLES

SIGNAGE

+/- 26'-0"
EXISTING

EXISTING BRICK
DETAILING
TO REMAIN (TYP.)

Trés Jolie

ALL EXISTING WINDOWS TO REMAIN
FOR SOUTH, EAST AND WEST FACADE

EXISTING POURED IN PLACE CONCRETE
STRUCTURE PAINTED WHITE

ALL EXISTING WINDOWS
TO REMAIN

NEW WINDOW TO MATCH
EXISTING WINDOWS AND SILL DETAILING

MAINTAIN ALL EXISTING DIMENSIONS

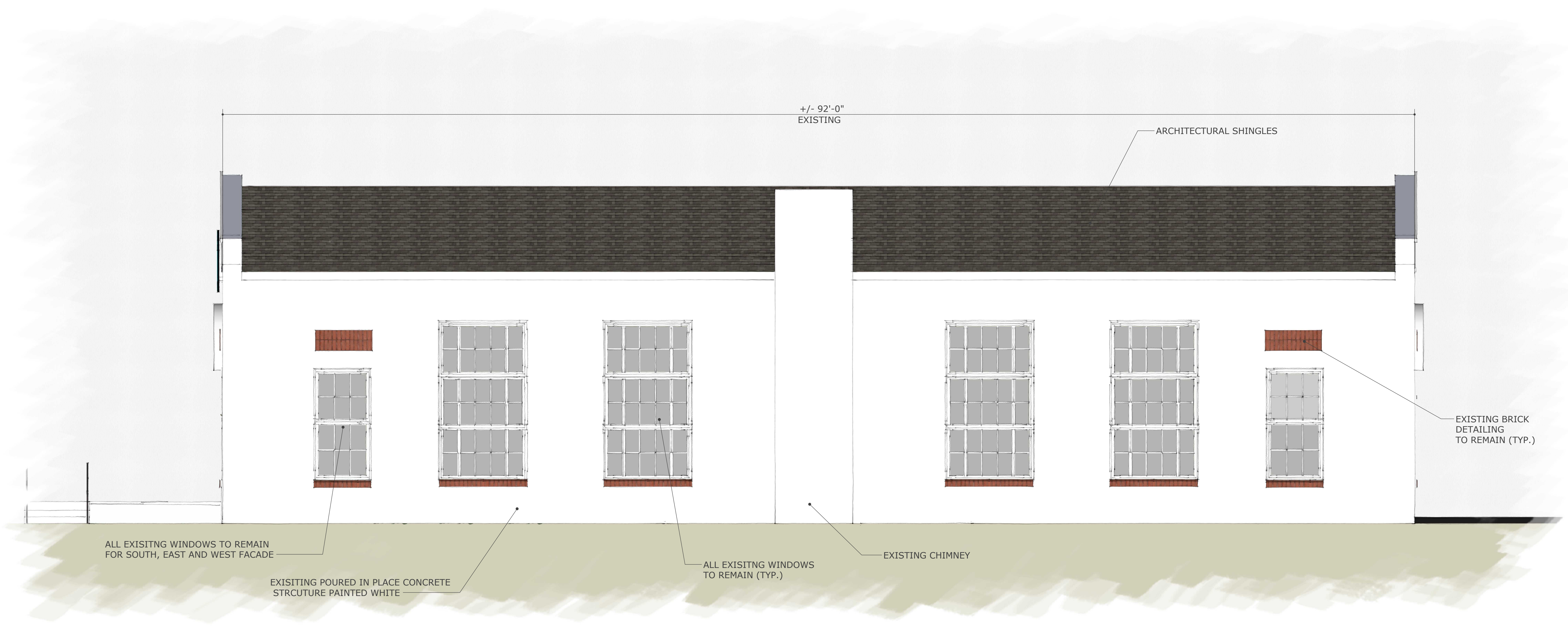


MAINTAIN ALL EXISTING DIMENSIONS



NOTE: CURRENTLY, THIS FACADE IS COVERED BY A PREVIOUS ADDITION, WHICH IS TO BE DEMOLISHED. ALTERED PORTION OF FACADE IS LESS THAN 10% OF THE OVERALL FACADE.

MAINTAIN ALL EXISTING DIMENSIONS



ALL EXISTING WINDOWS TO REMAIN FOR SOUTH, EAST AND WEST FACADE

EXISTING POURED IN PLACE CONCRETE STRUCTURE PAINTED WHITE

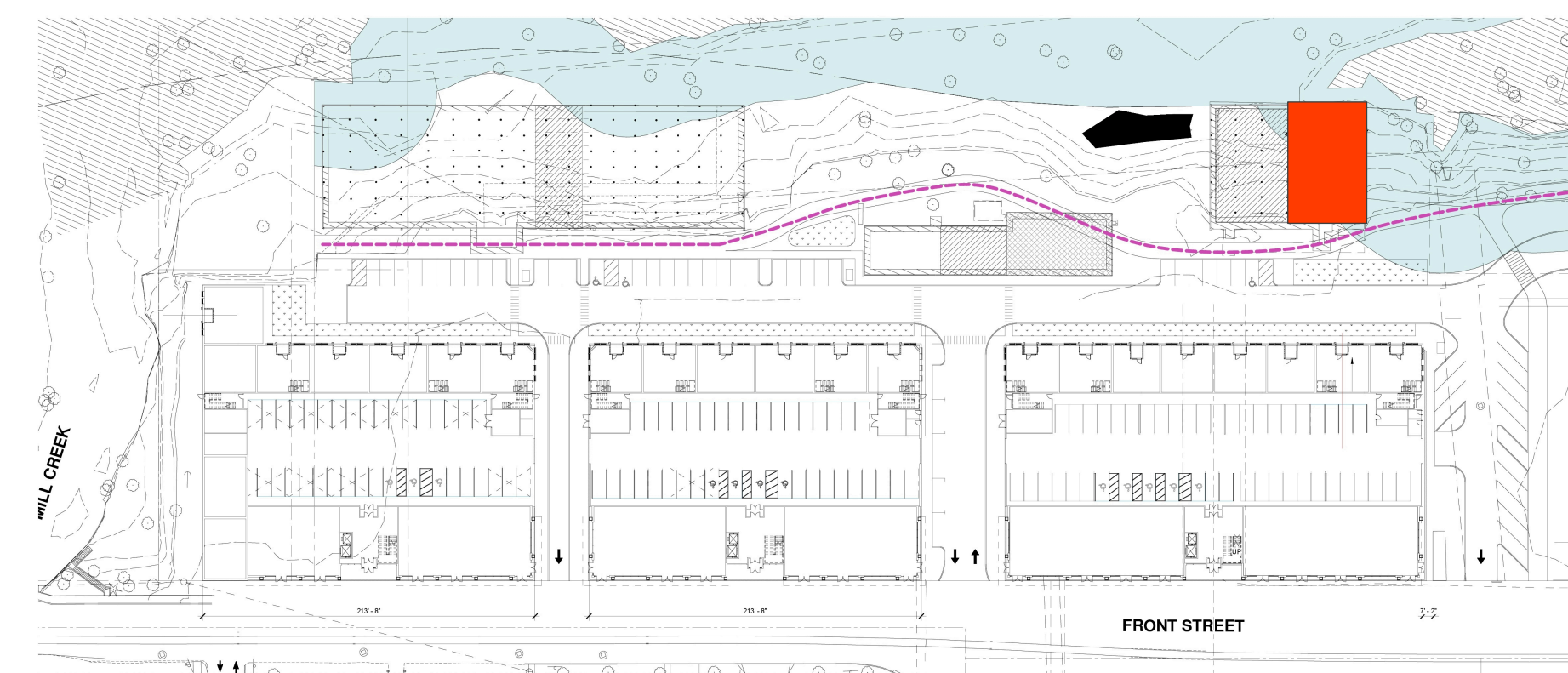
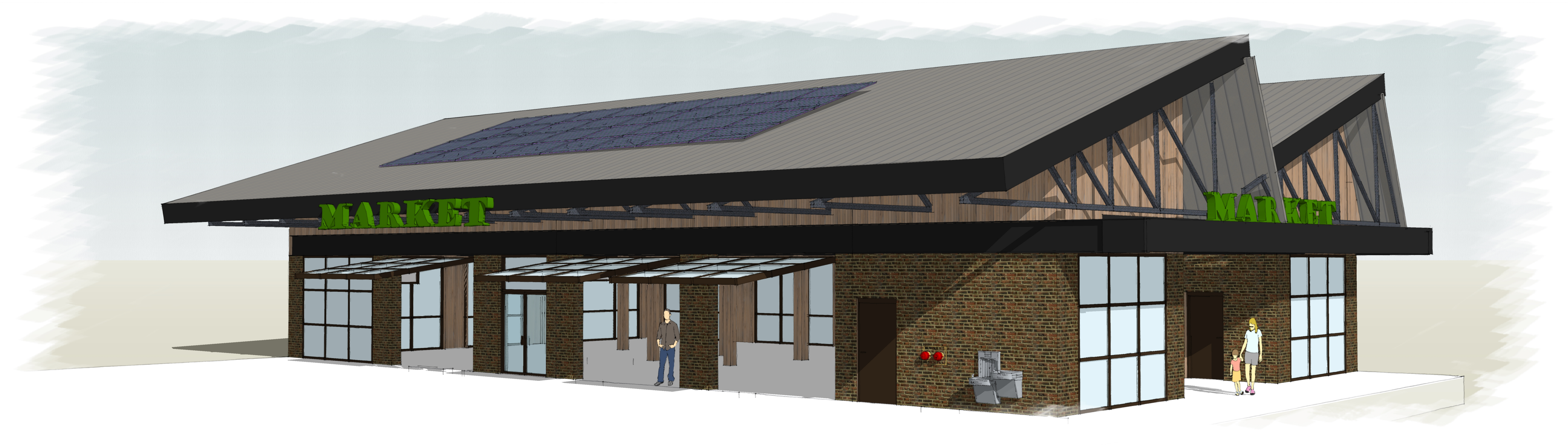
ALL EXISTING WINDOWS TO REMAIN (TYP.)

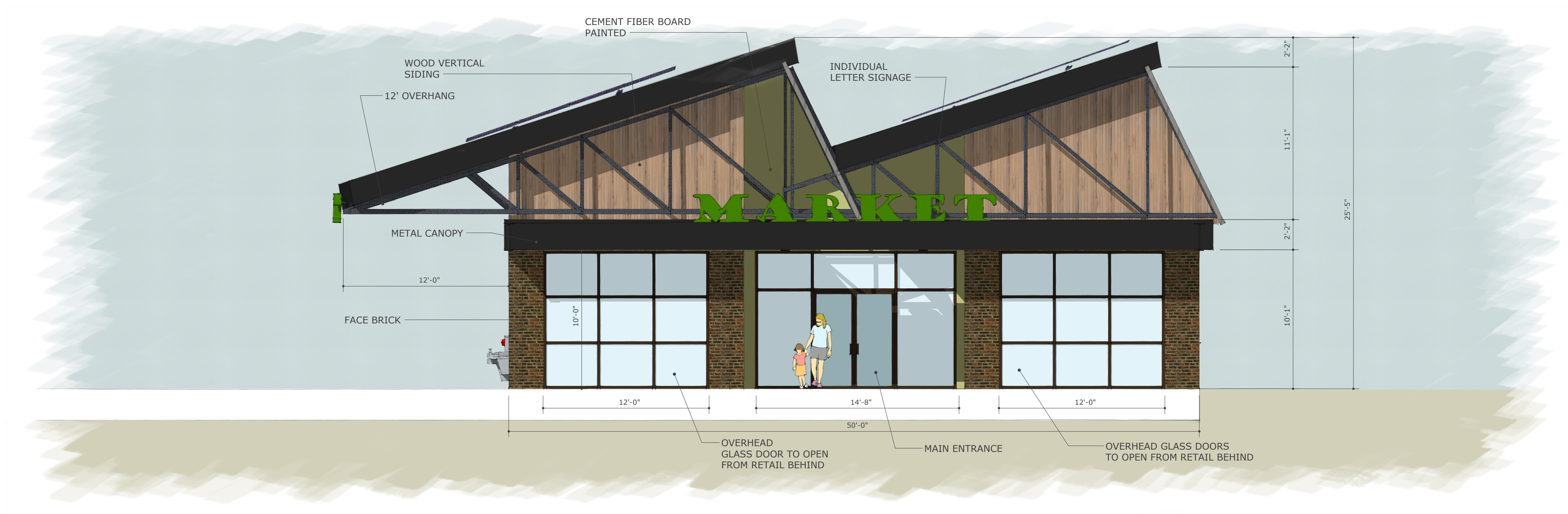
EXISTING CHIMNEY

ARCHITECTURAL SHINGLES

EXISTING BRICK DETAILING TO REMAIN (TYP.)

MAINTAIN ALL EXISTING DIMENSIONS

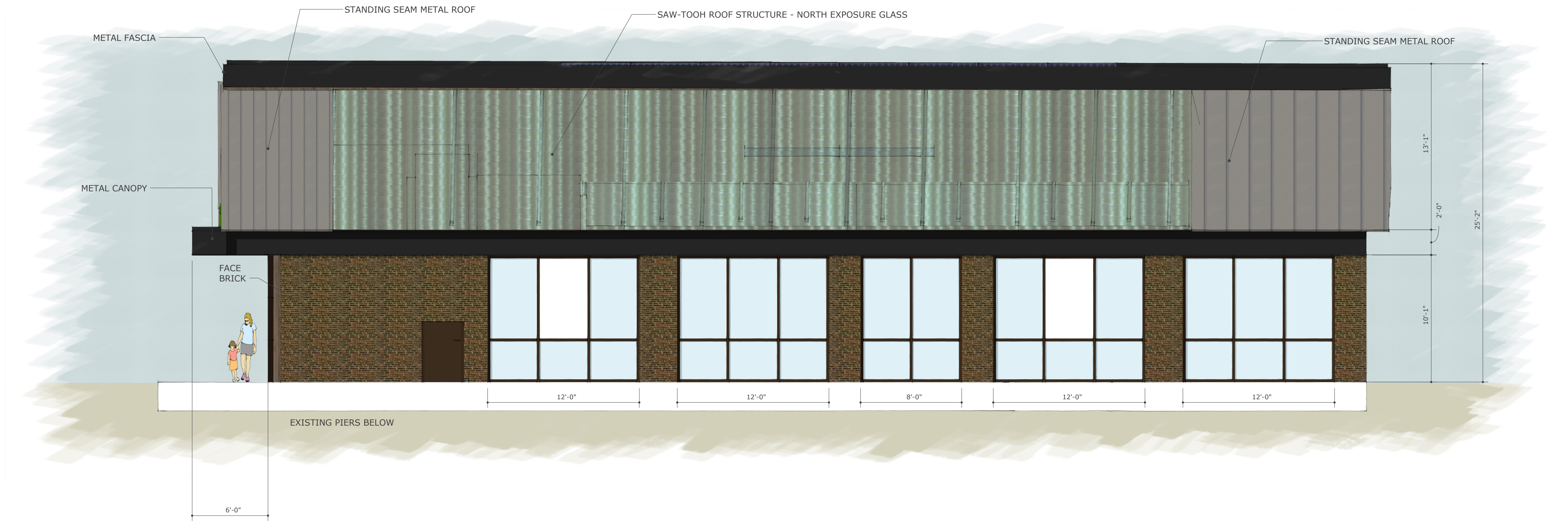


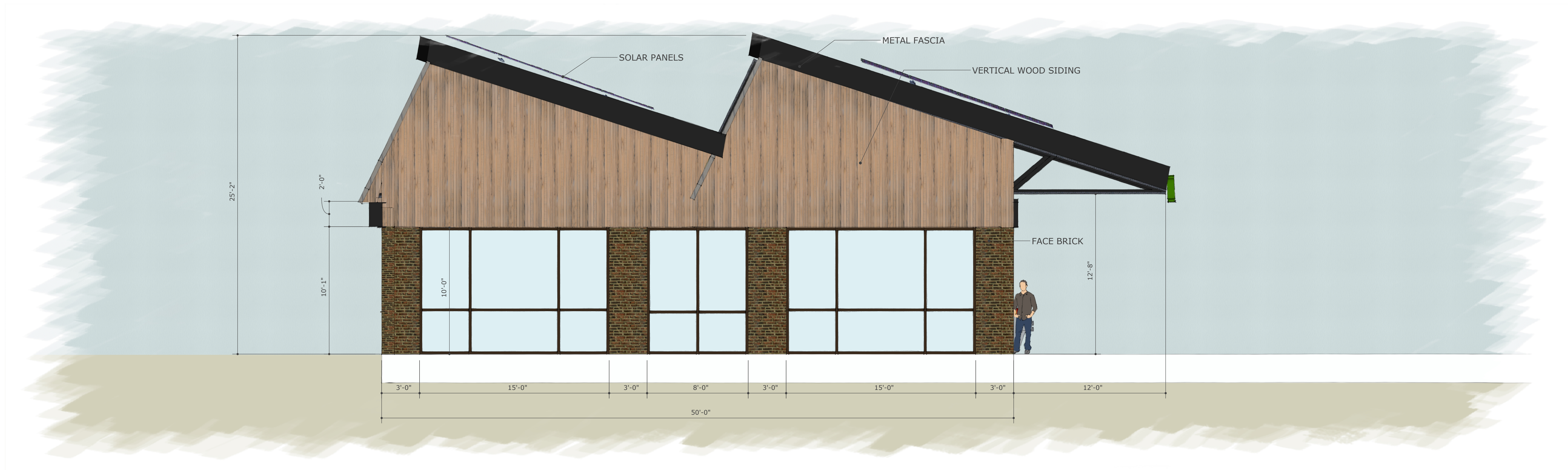


77% GLAZING*
100% WEATHERPROTECTION

*Calculated per SRC 112.030 (b)

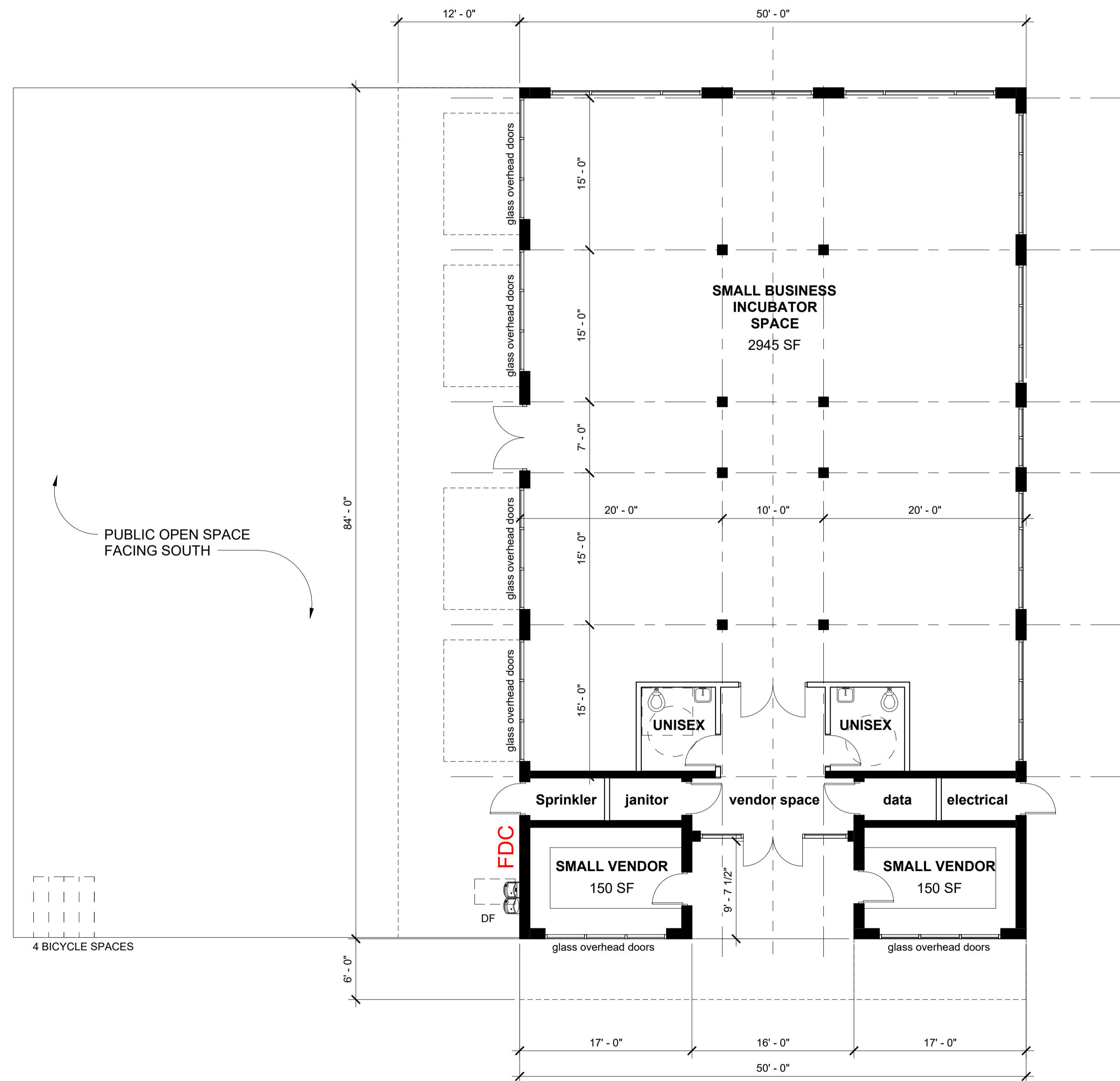






76% GLAZING*
NO WEATHERPROTECTION

*Calculated per SRC 112.030 (b)



1 1st FLOOR PLAN
 1/8" = 1'-0" 

TOTAL BUILDING SQFT 4,046 sf
 COVERED AREA: 1,154 sf
 TOTAL: 5,200 sf