

# A R T H O U S E







48,000 sf

6 stories

50 units of housing with ground floor retail

located at NW Couch and Park

Powell family building built to house PNCA art students

LEED - targeting SILVER

# ANALYSIS + CONCEPT DESIGN ISSUES RESOLUTION

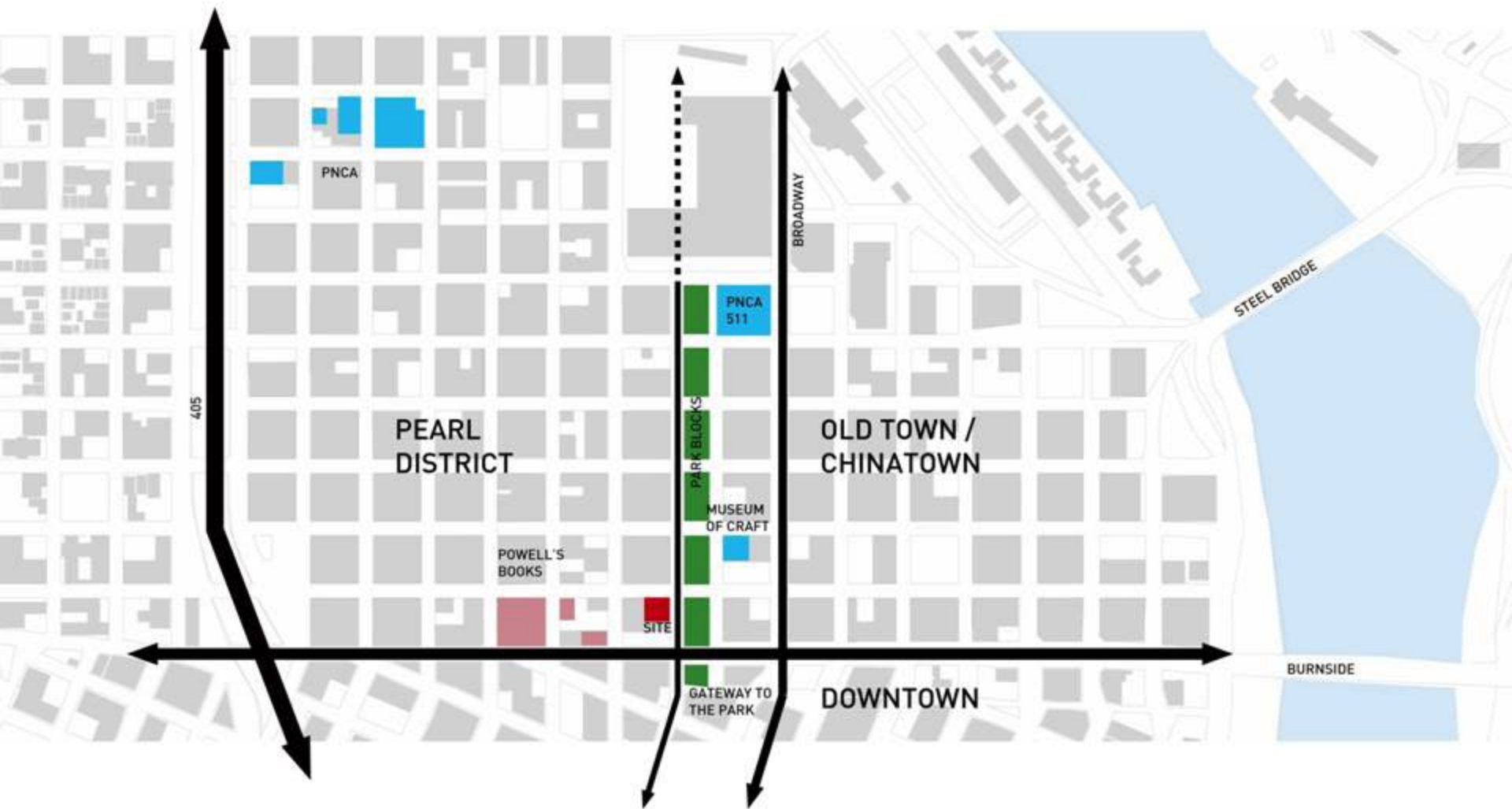
# ANALYSIS + CONCEPT

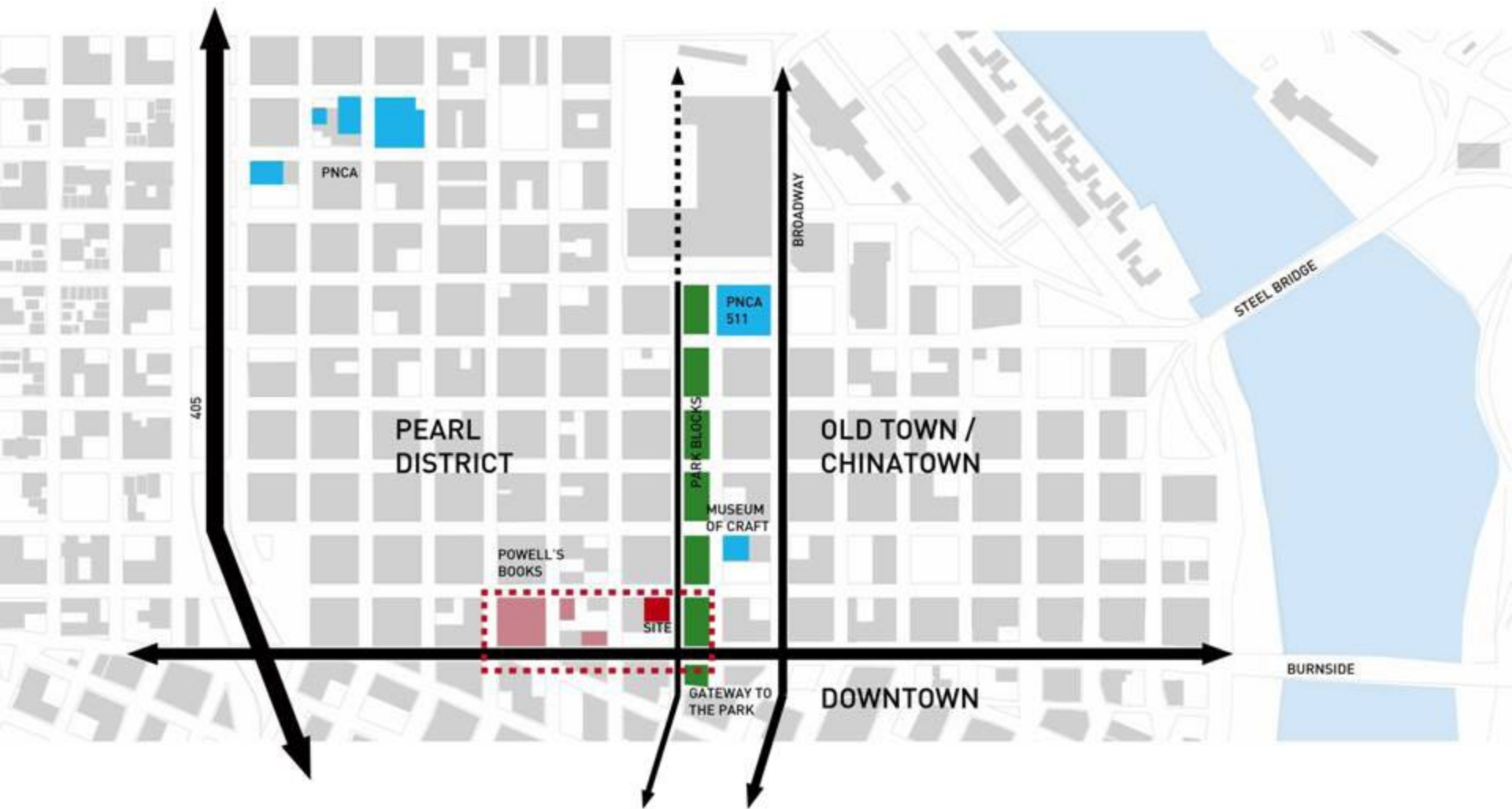
## DESIGN ISSUES

## RESOLUTION



























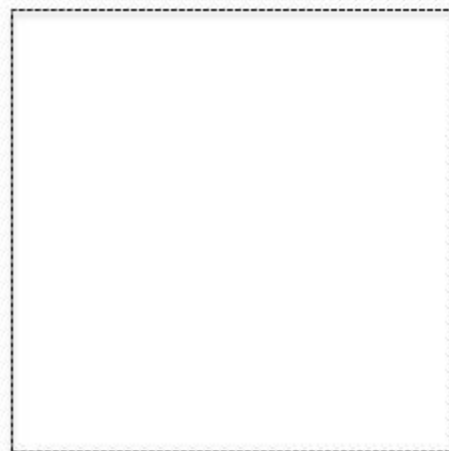






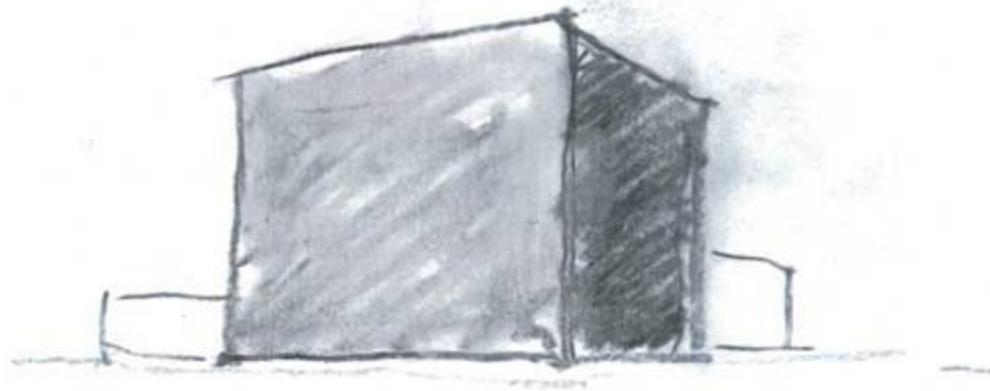


100'

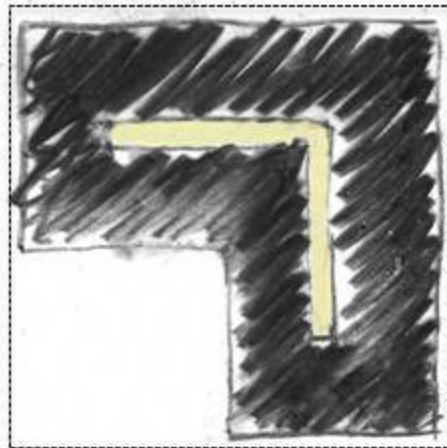


100'

PORTLAND QUARTER BLOCK SITE



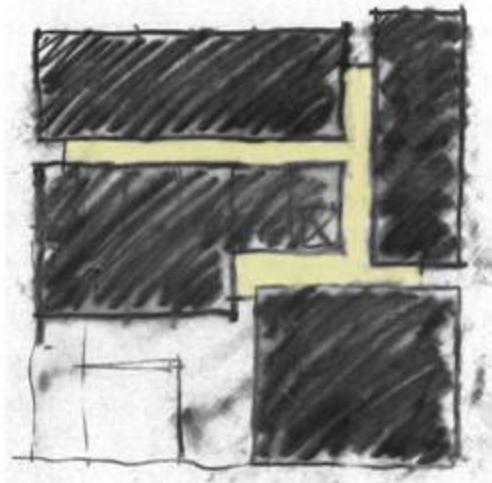
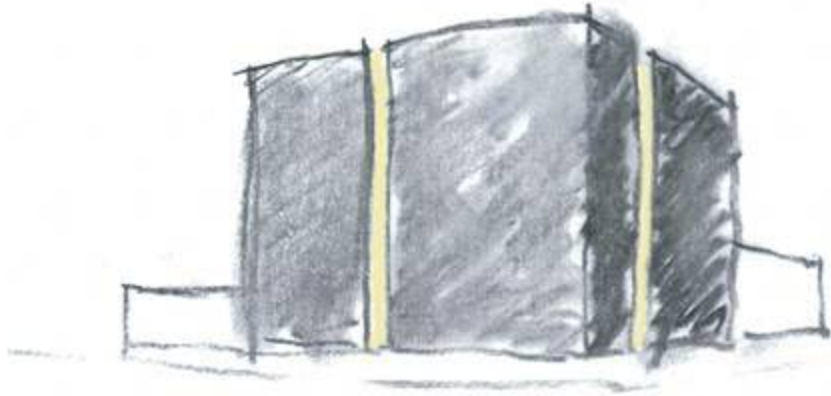
100'



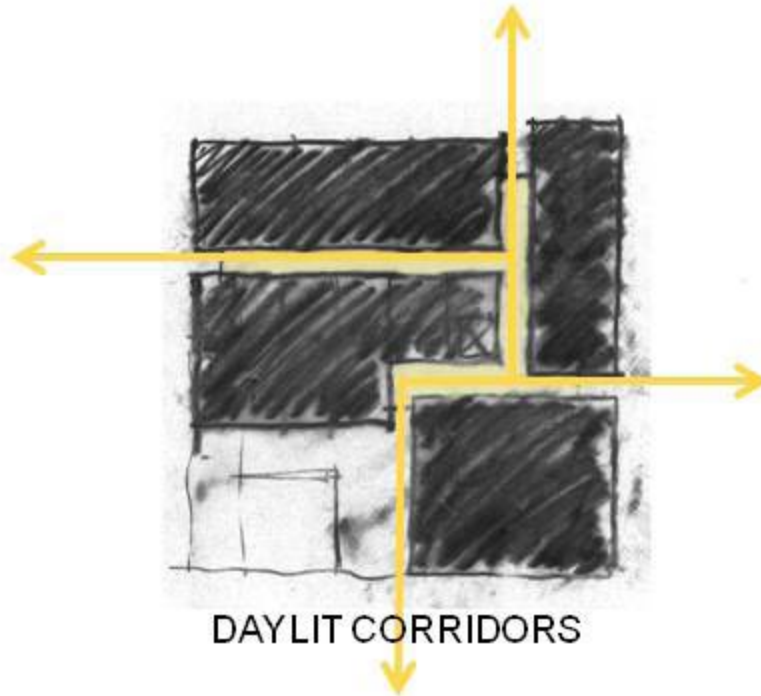
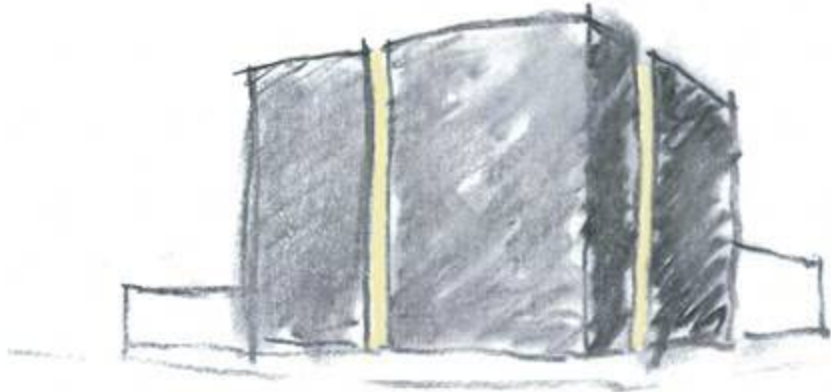
100'

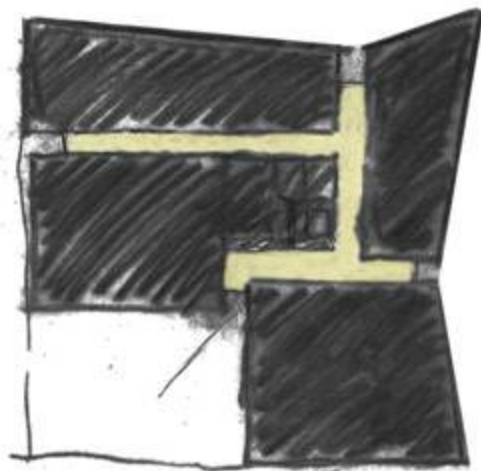
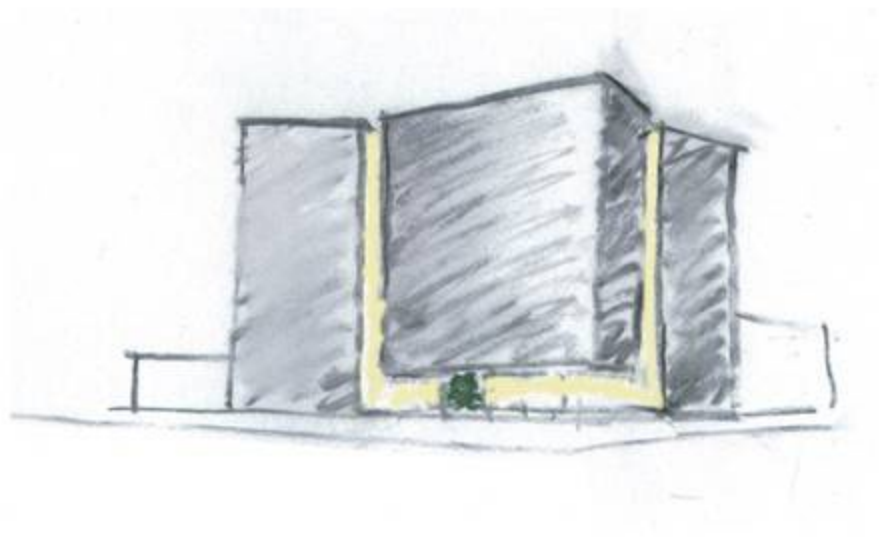
PORTLAND QUARTER BLOCK SITE



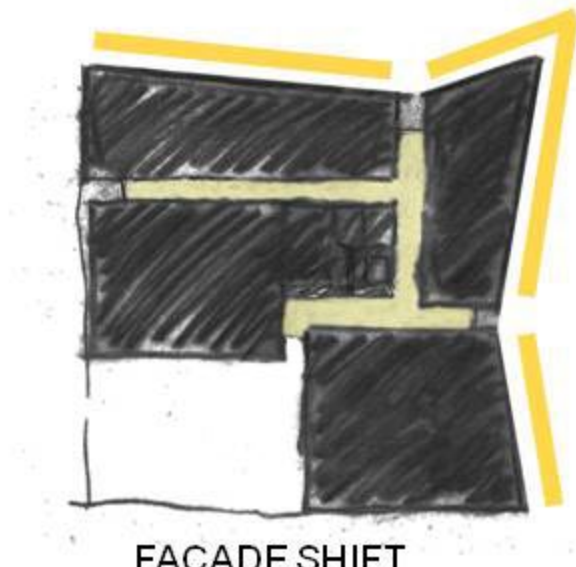
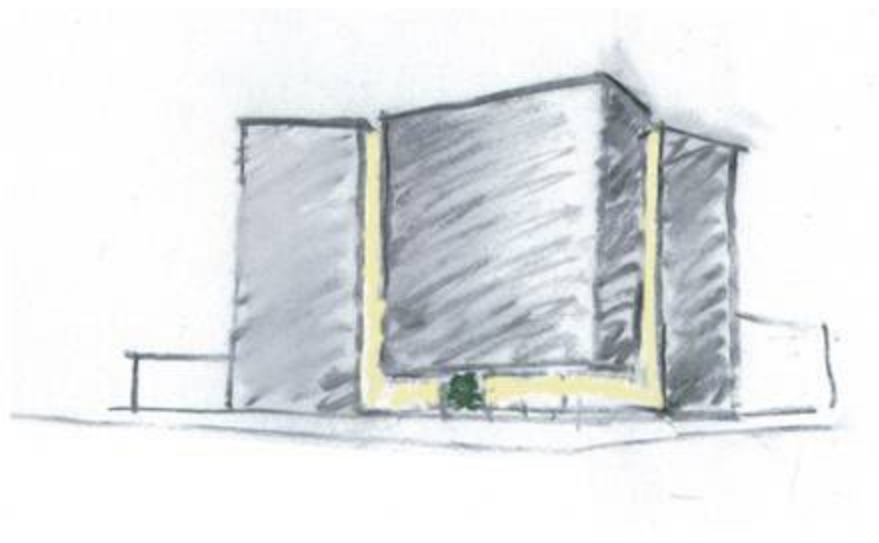


DAYLIT CORRIDORS

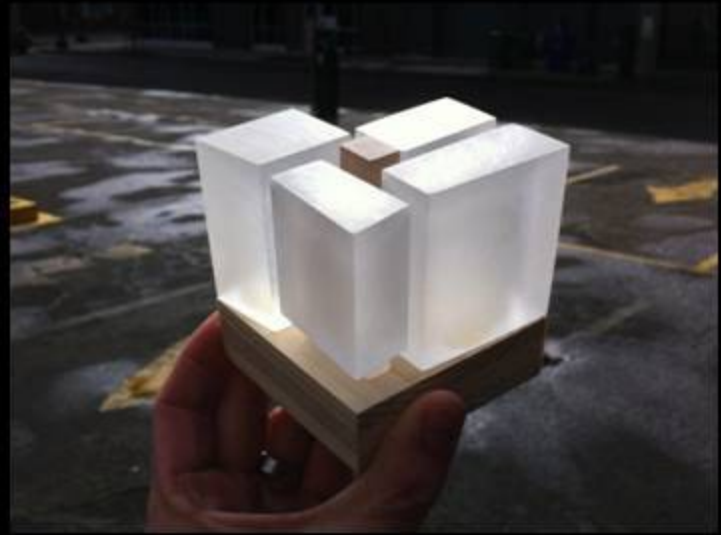
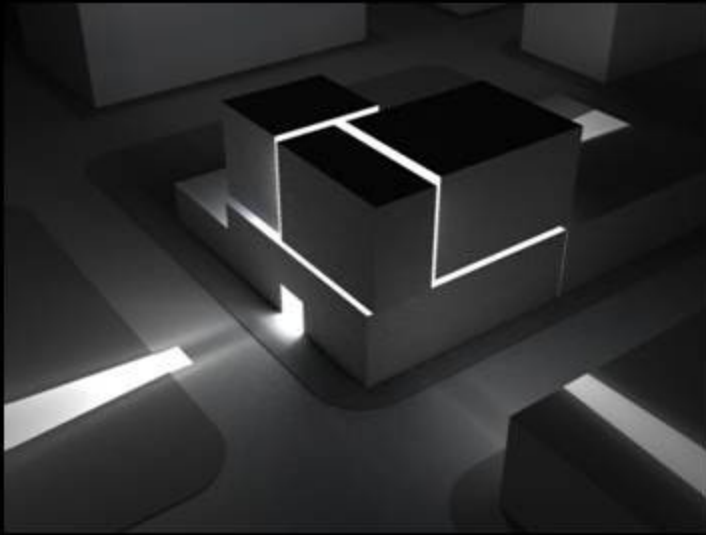




FAÇADE SHIFT



FAÇADE SHIFT



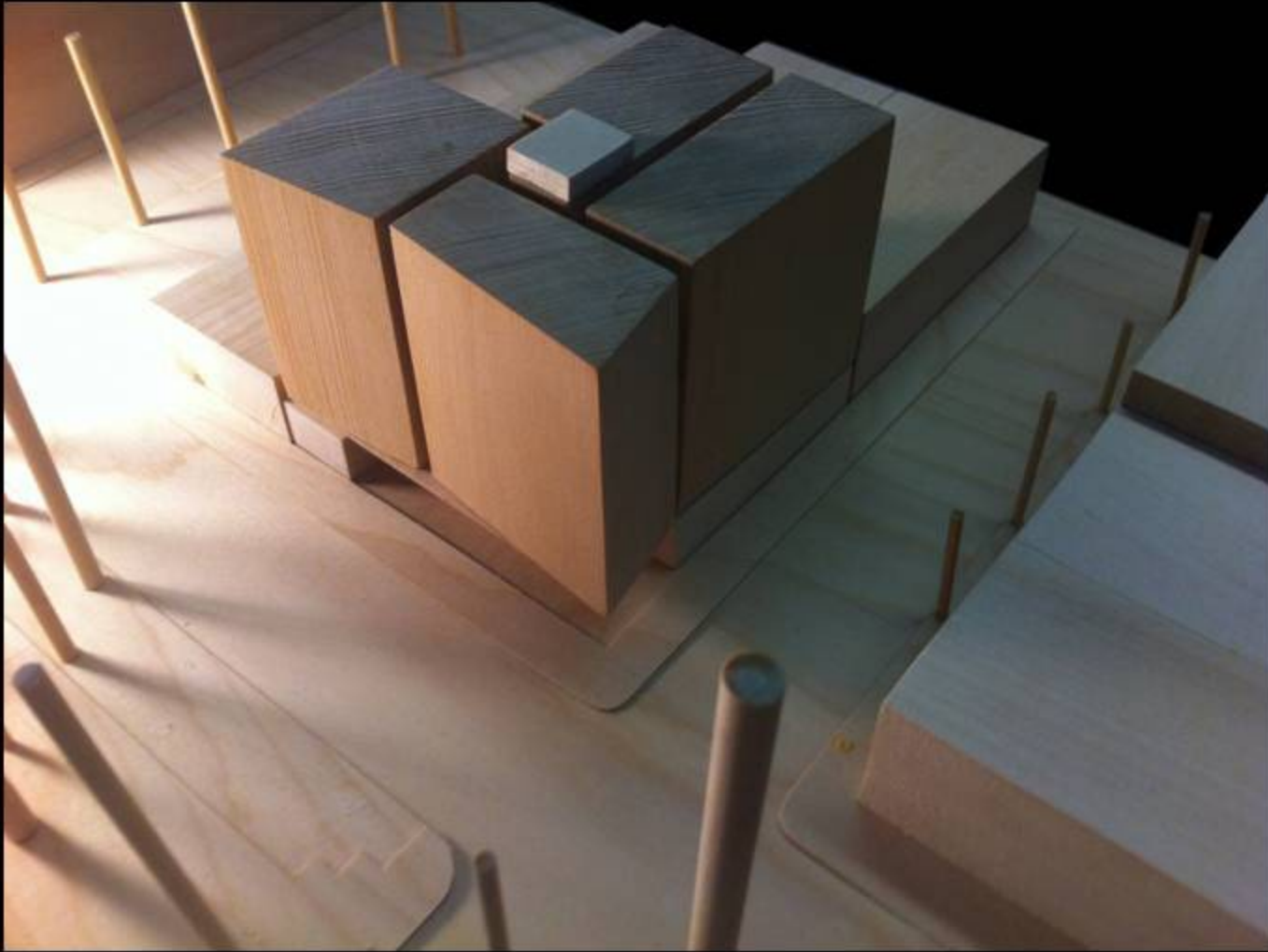








SITE MODEL



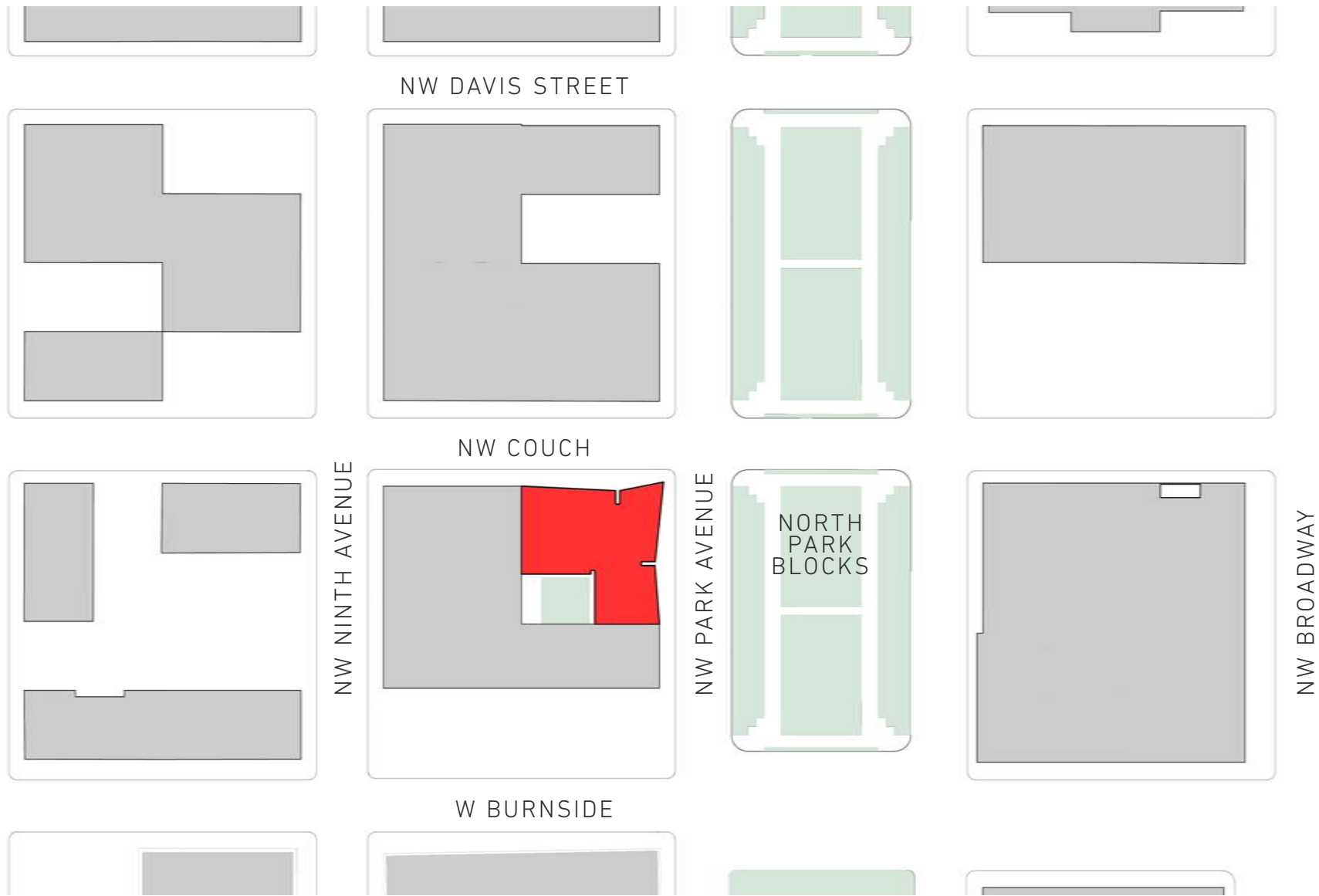
SITE MODEL DETAIL











## SITE PLAN

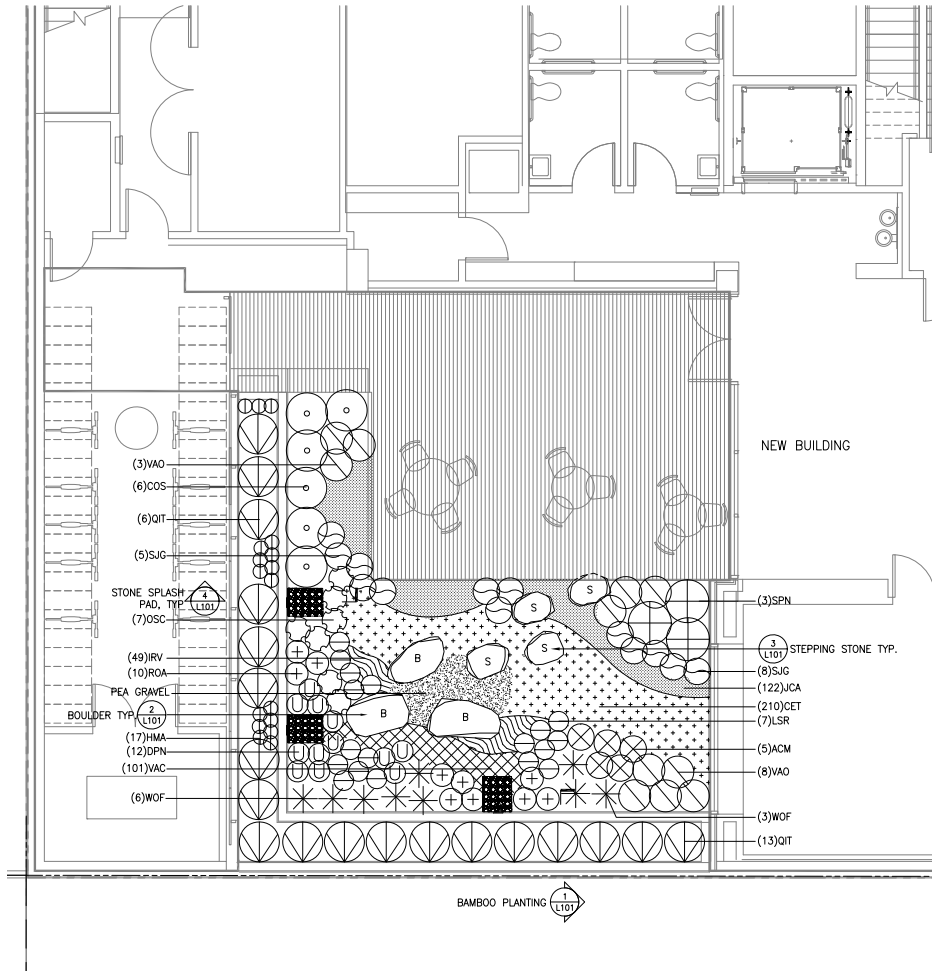


APARTMENT FLOORS 2-6



GROUND FLOOR PLAN





## PLANT SCHEDULE

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
SHRUBS					
⊗	ACM	<i>Acanthus mollis</i>	Bears Breeches	#3 CONT	as shown
⊖	DPN	<i>Darmera peltata</i> 'Nana'	Dwarf Umbrella Plant	#1 CONT	as shown
⊙	HMA	<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#1 CONT	as shown
⊙	COS	<i>Cornus sericea</i> 'Elegantissima'	Variegated Red Twig Dogwood	#3 CONT	as shown
⊙	LSR	<i>Ligularia stenocephala</i> 'The Rocket'	Rocket Ligularia	#1 CONT	as shown
⊙	OSC	<i>Osmunda cinnamomea</i>	Cinnamon Fern	#1 CONT	as shown
⊙	QIT	<i>Qiongzhuea tumidissinoda</i>	Chinese Walking Stick Bamboo	#5 CONT	as shown
⊙	ROA	<i>Rodgersia aesculifolia</i>	Rodgersia	#1 CONT	as shown
⊙	SPN	<i>Salix purpurea</i> 'Nana'	Dwarf Blue Arctic Willow	#3 CONT	as shown
⊙	SJG	<i>Spiraea japonica</i> 'Gold Mound'	Gold Mound Spiraea	#3 CONT	as shown
⊙	VAO	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#3 CONT	as shown
⊙	WOF	<i>Woodwardia fimbriata</i>	Giant Chain Fern	#1 CONT	as shown
GROUNDCOVERS					
⊙	CET	<i>Carex testacea</i> <i>Carex elata</i> 'Aurea'	Bowles Golden Sedge (50%) Orange New Zealand Sedge (50%)	#1 CONT	12" O.C.
⊙	JCA	<i>Juncus tenuis</i> 'Elk Blue' <i>Camassia quamash</i>	Slender Rush Small Camas	#1 CONT Bulb	12" O.C. 6 bulb/10 sf
⊙	VAC	<i>Viola nephrophylla</i> <i>Asarum caudatum</i>	Bag Violet (50%) Wild Ginger (50%)	#1 CONT	8" O.C.
⊙	IRV	<i>Iris versicolor</i>	Blue Flag	#1 CONT	12" O.C.

## LEGEND

- 24"x30" SPLASH PAD, 1"-3" ROUNDED RIVER ROCK WITH POND LINER UNDERNEATH
- BOULDER, ROUNDED WEATHERED BASALT, 3'-5'
- STEPPING STONE: LEDGE STONE 18X36", 3'-4" THICK
- COW TONGUE SCUPPER, SEE ARCH
- PEA GRAVEL

## ABBREVIATIONS

- B&B BALLED & BURLAPPED
- CAL CALIPER
- CONT CONTAINER
- DIA DIAMETER
- DBH DIAMETER AT BREAST HEIGHT
- EQ EQUAL
- HT HEIGHT
- MIN MINIMUM
- MAX MAXIMUM
- NO NUMBER
- O.C. ON CENTER
- SIM SIMILAR
- SPECS SPECIFICATIONS
- TYP TYPICAL
- # CONTAINER SIZE





*Qiongzhuea tumidissinoda*  
Chinese Walking Stick Bamboo



*Hakonechloa macra* 'All Gold'  
All Gold Japanese Forest Grass



*Vaccinium ovatum*  
Evergreen Huckleberry



*Woodwardia fimbriata*  
Giant Chain Fern



*Osmunda cinnamomea*  
Cinnamon Fern



*Acanthus Mollis*  
Bears Breeches



*Cornus sericea* 'Elegantissima'  
Redtwig Dogwood



*Salix purpurea* 'Nana'  
Dwarf Blue Arctic Willow



*Asarum caudatum*  
Wild Ginger



*Spiraea japonica* 'Gold Mound'  
Gold Mound Spiraea



*Iris versicolor*  
Blue Flag



*Ligularia stenocephala* 'The Rocket'  
Rocket ligularia



*Rodgersia aesculifolia*  
Rodgersia



*Camassia quamash*  
Small Camas



*Carex elata* 'Aurea'  
Bowles' Golden Sedge



*Carex testacea*  
Orange New Zealand Sedge



*Juncus tenuis* 'Elk Blue'  
Elk Blue Slender Rush

## LANDSCAPE: COURTYARD PLANTING

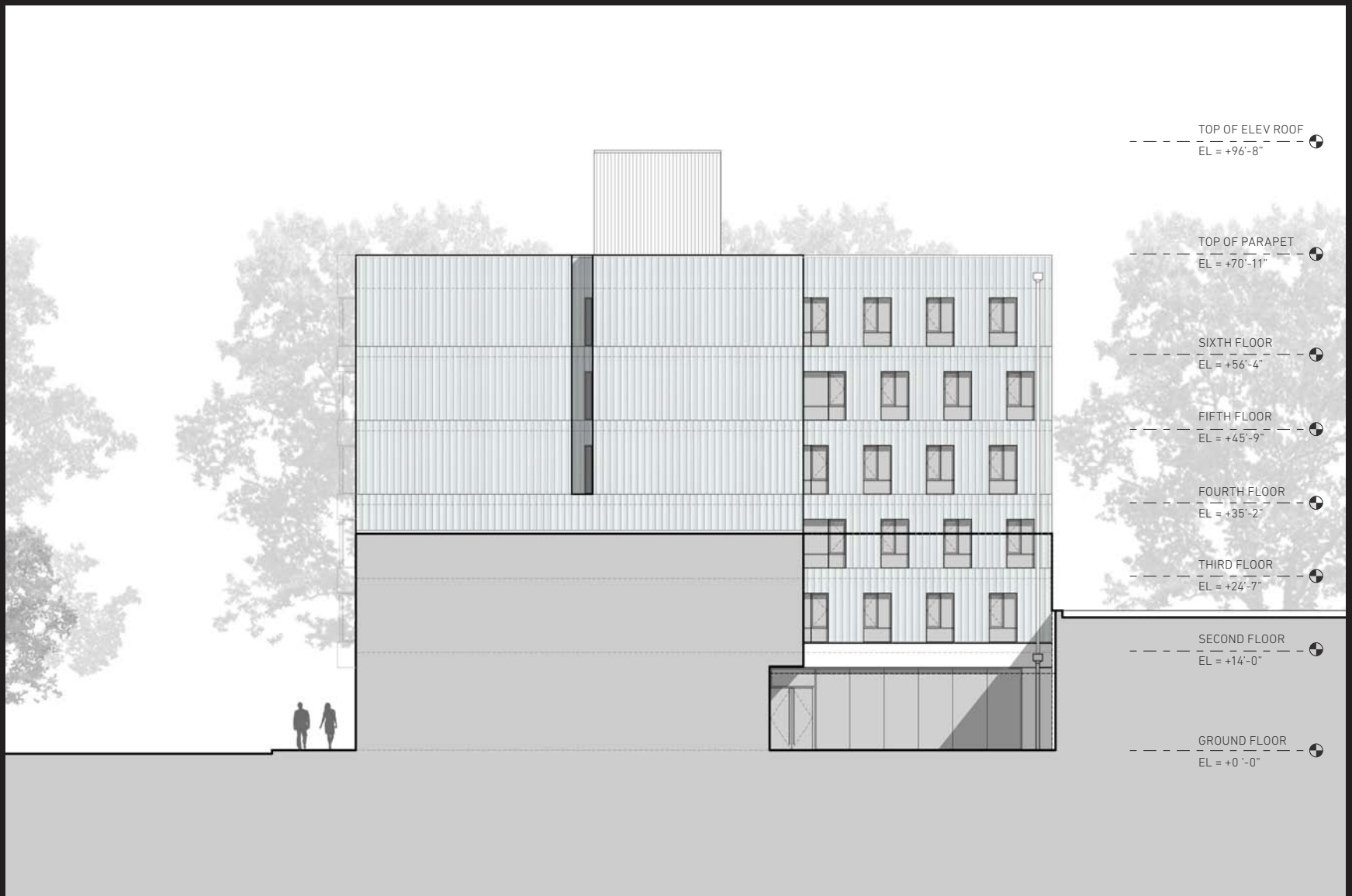


**EAST:** BUILDING ELEVATION



**NORTH:** BUILDING ELEVATION





**WEST: BUILDING ELEVATION**



**SOUTH:** BUILDING ELEVATION



ANALYSIS + CONCEPT  
**DESIGN ISSUES**  
RESOLUTION



DESIGN ISSUES



DESIGN ISSUES: BASE PROPORTIONS





**DESIGN ISSUES:** BURNSIDE ELEVATION



**DESIGN ISSUES:** MECHANICAL PENTHOUSE



DESIGN ISSUES: FACADE DETAILING



ANALYSIS + CONCEPT  
DESIGN ISSUES  
**RESOLUTION**



DESIGN ISSUES: BASE PROPORTIONS

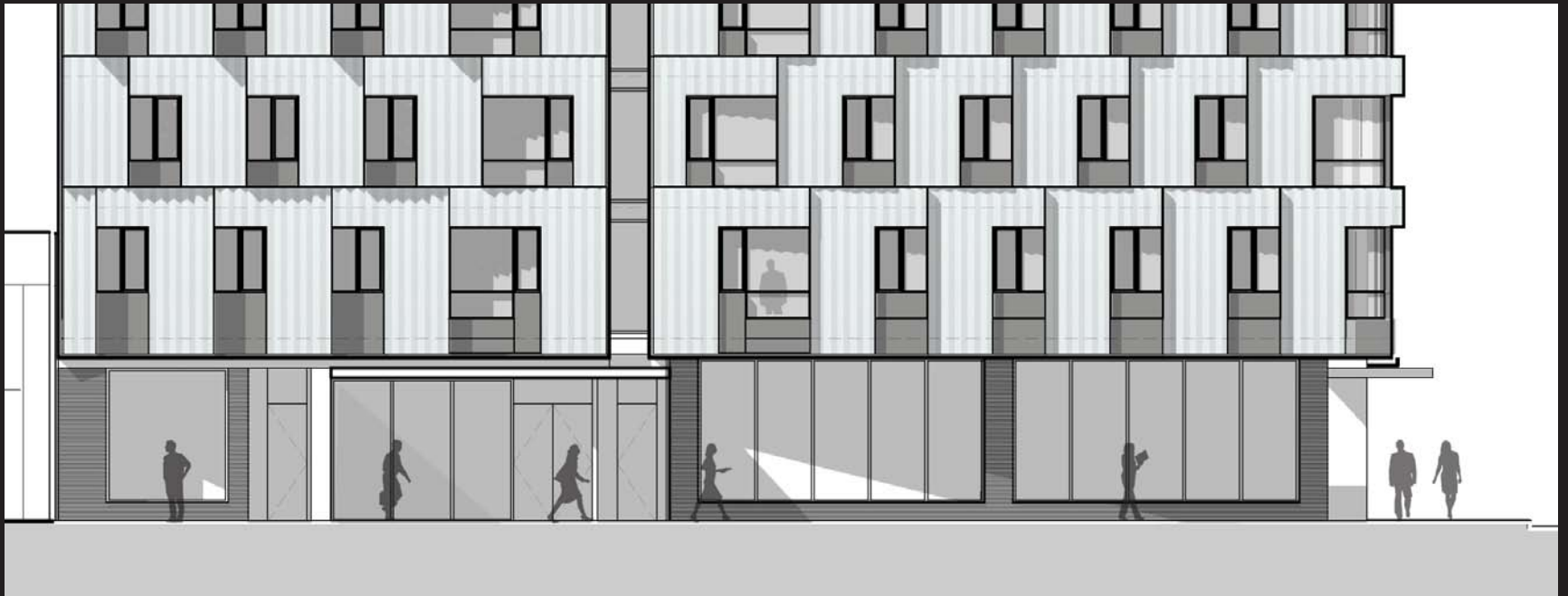


**BASE PROPORTIONS: PREVIOUS DESIGN**



**BASE PROPORTIONS: REVISED DESIGN**





**BASE PROPORTIONS:** PREVIOUS EAST ELEVATION



**BASE PROPORTIONS:** ADDED GLAZING AT APARTMENTS



**BASE PROPORTIONS: RECONFIGURED CANOPY**



BASE PROPORTIONS: ADDED BRICK





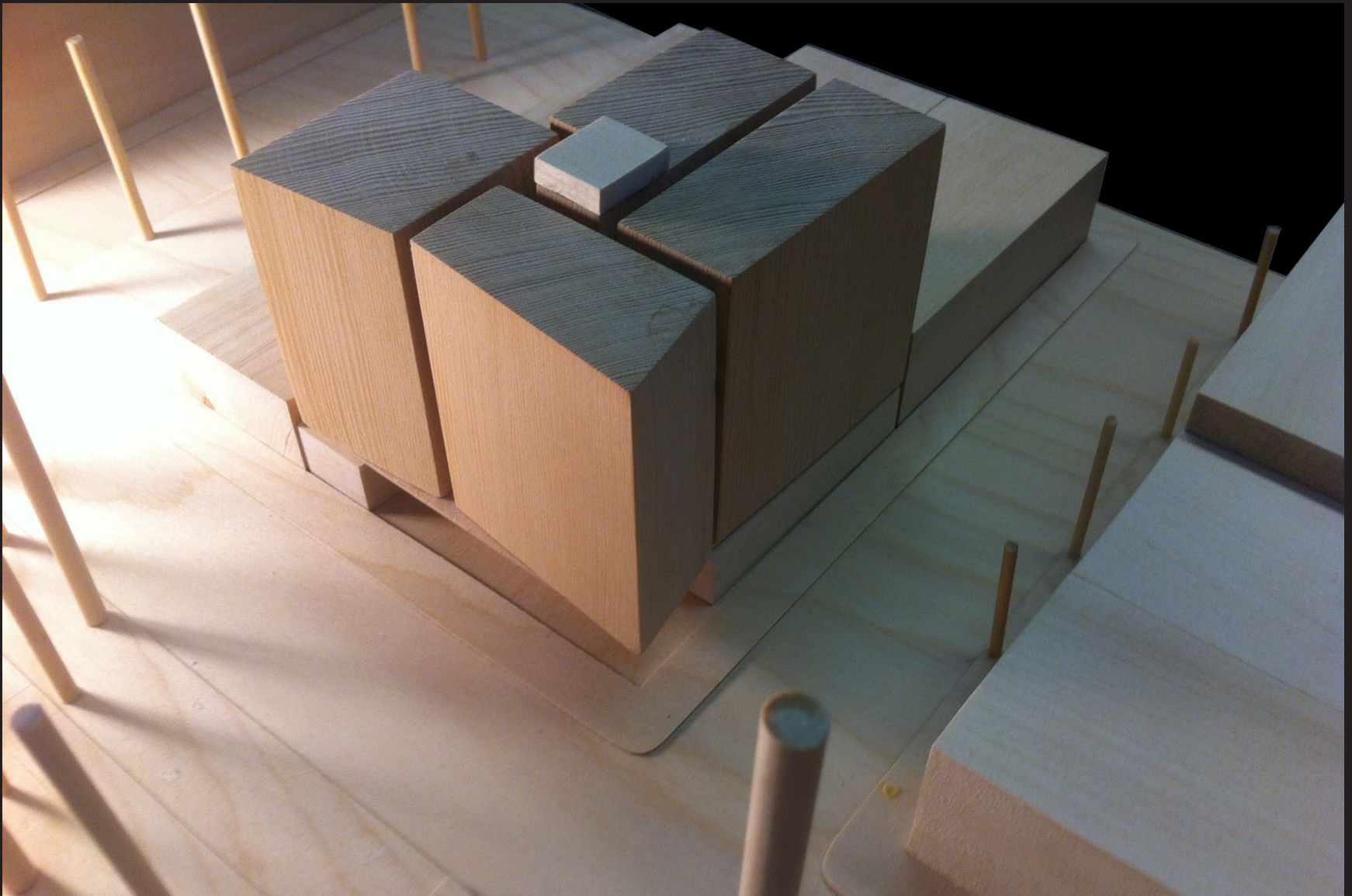
**BASE PROPORTIONS:** EAST ELEVATION



**BASE PROPORTIONS: COMPARISON**

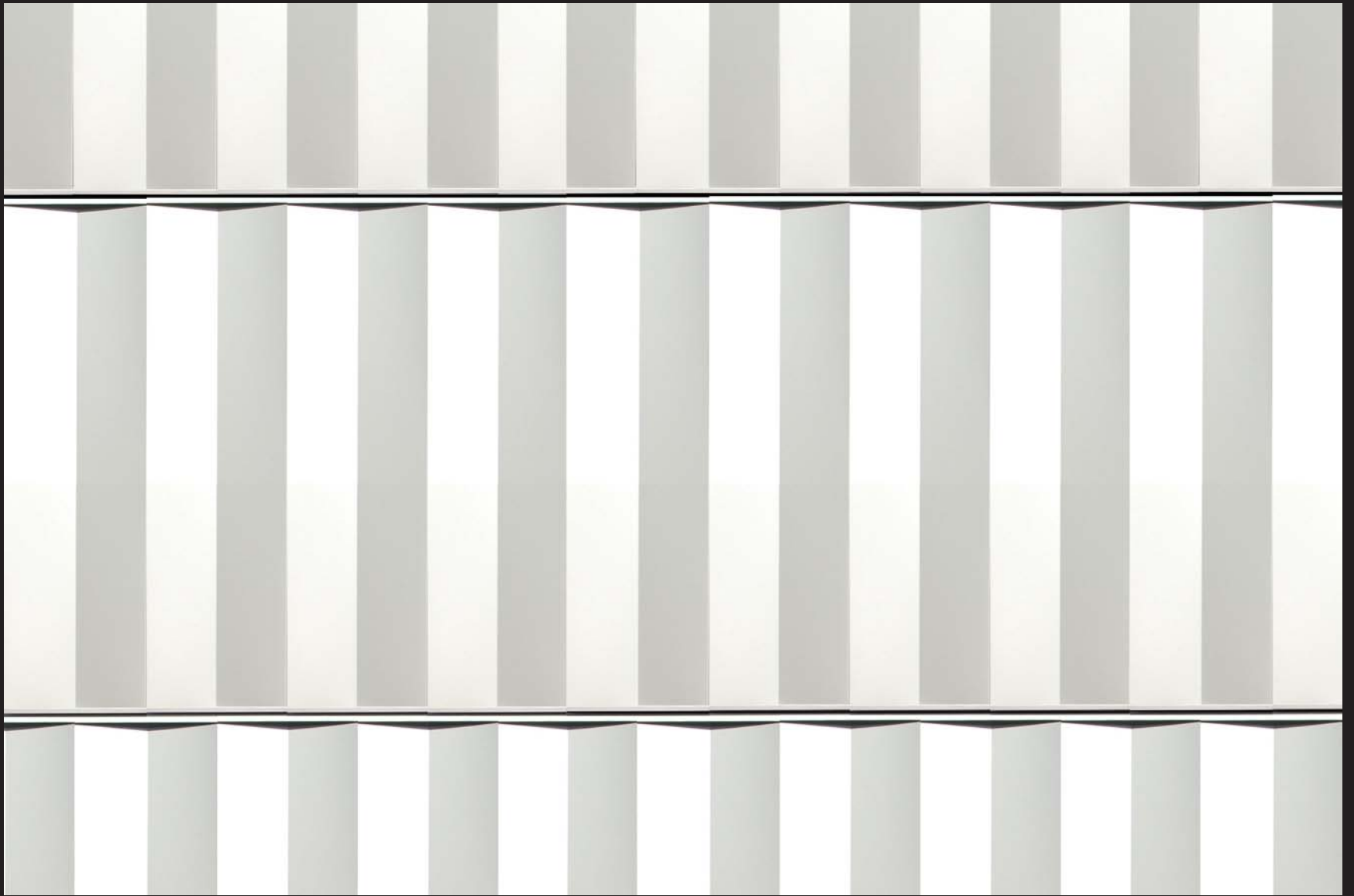


DESIGN ISSUES: PARTY WALL ELEVATIONS



**PARTY WALL ELEVATIONS: MATERIAL CONSISTENCY**





PARTY WALL ELEVATIONS: METAL PANEL



**PARTY WALL ELEVATIONS: VIEW FROM BURNSIDE**



**DESIGN ISSUES:** MECHANICAL PENTHOUSE

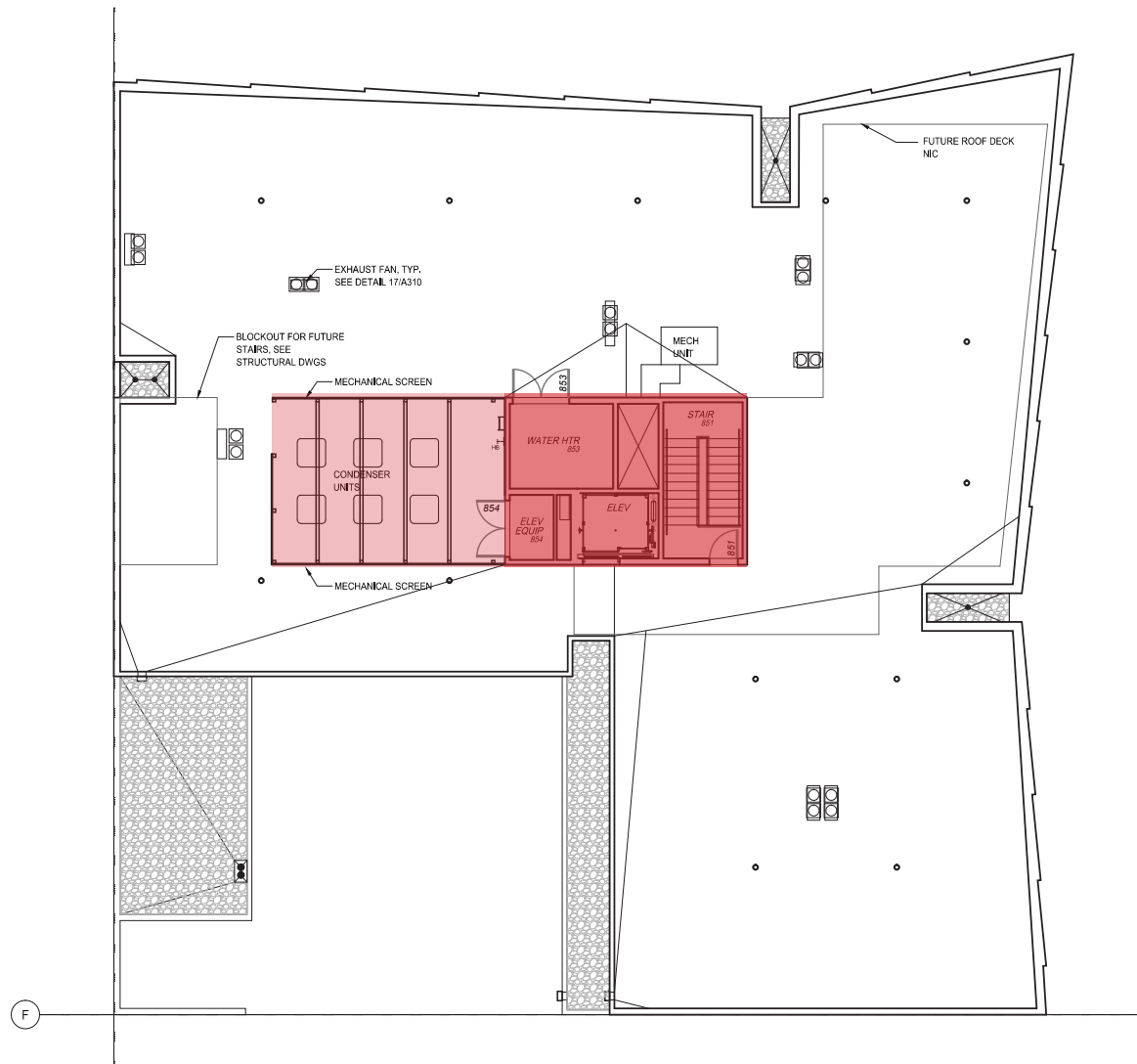


MECHANICAL PENTHOUSE: PREVIOUS NORTH ELEVATION





MECHANICAL PENTHOUSE: NORTH ELEVATION



MECHANICAL PENTHOUSE: ROOF PLAN

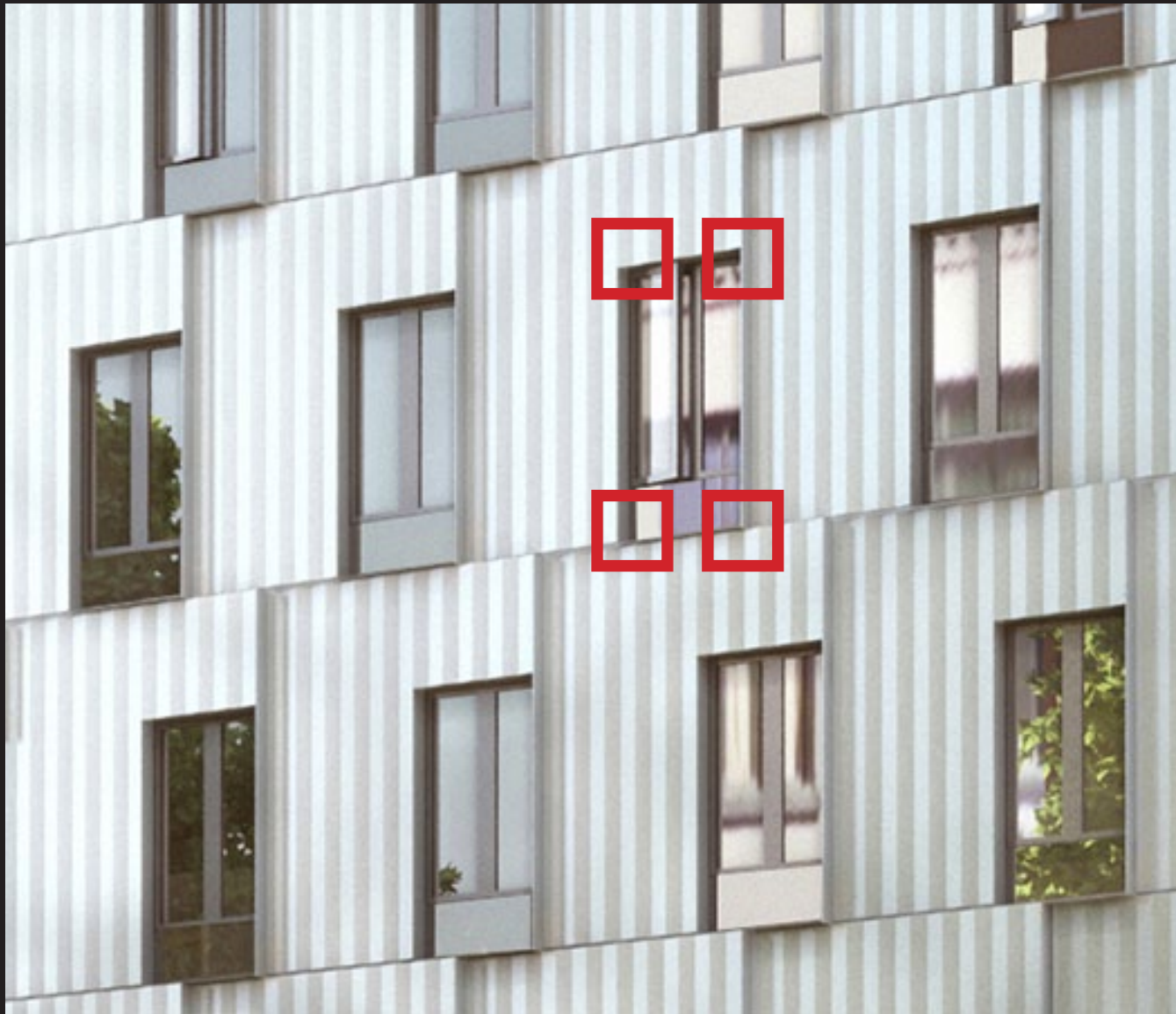


DESIGN ISSUES: FACADE DETAILING

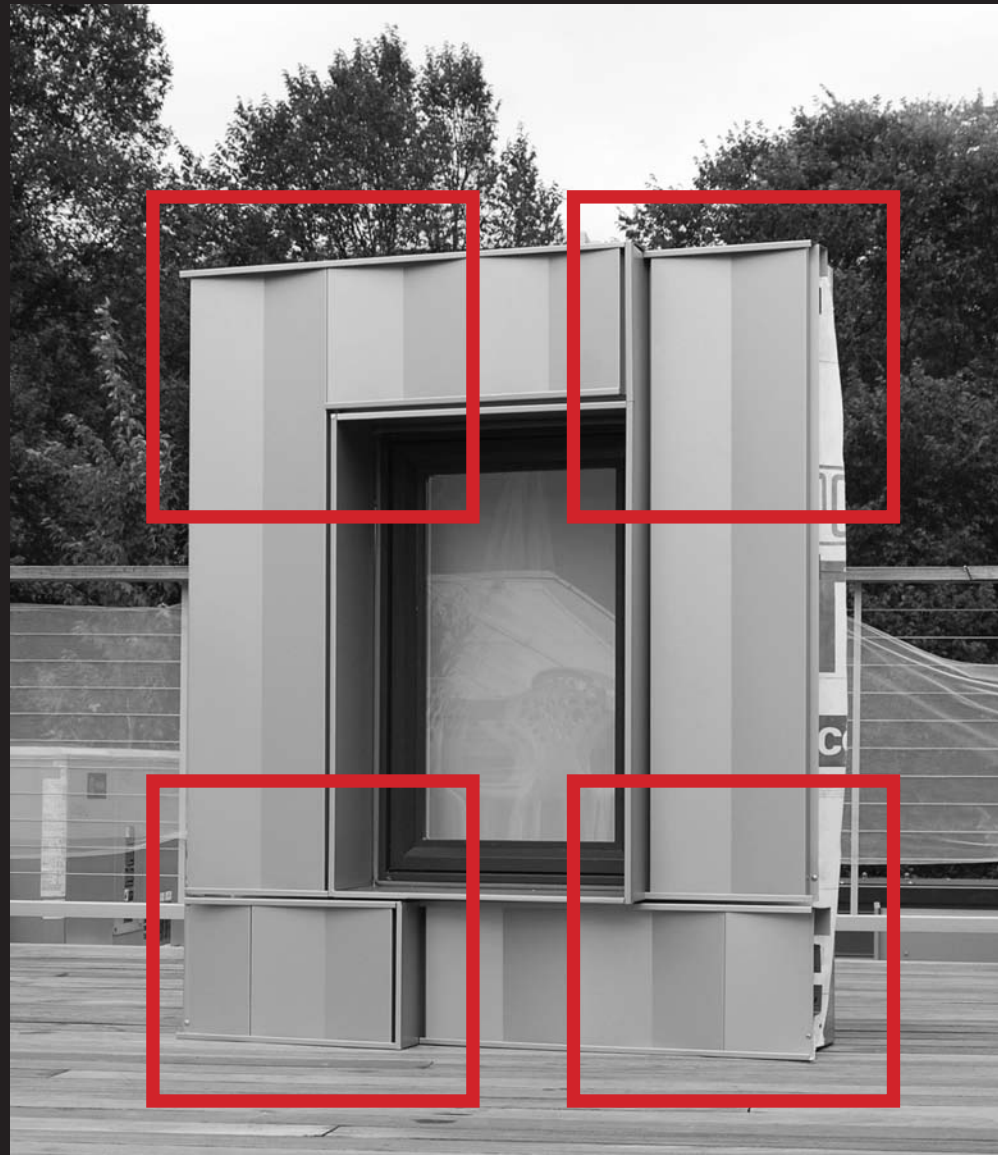




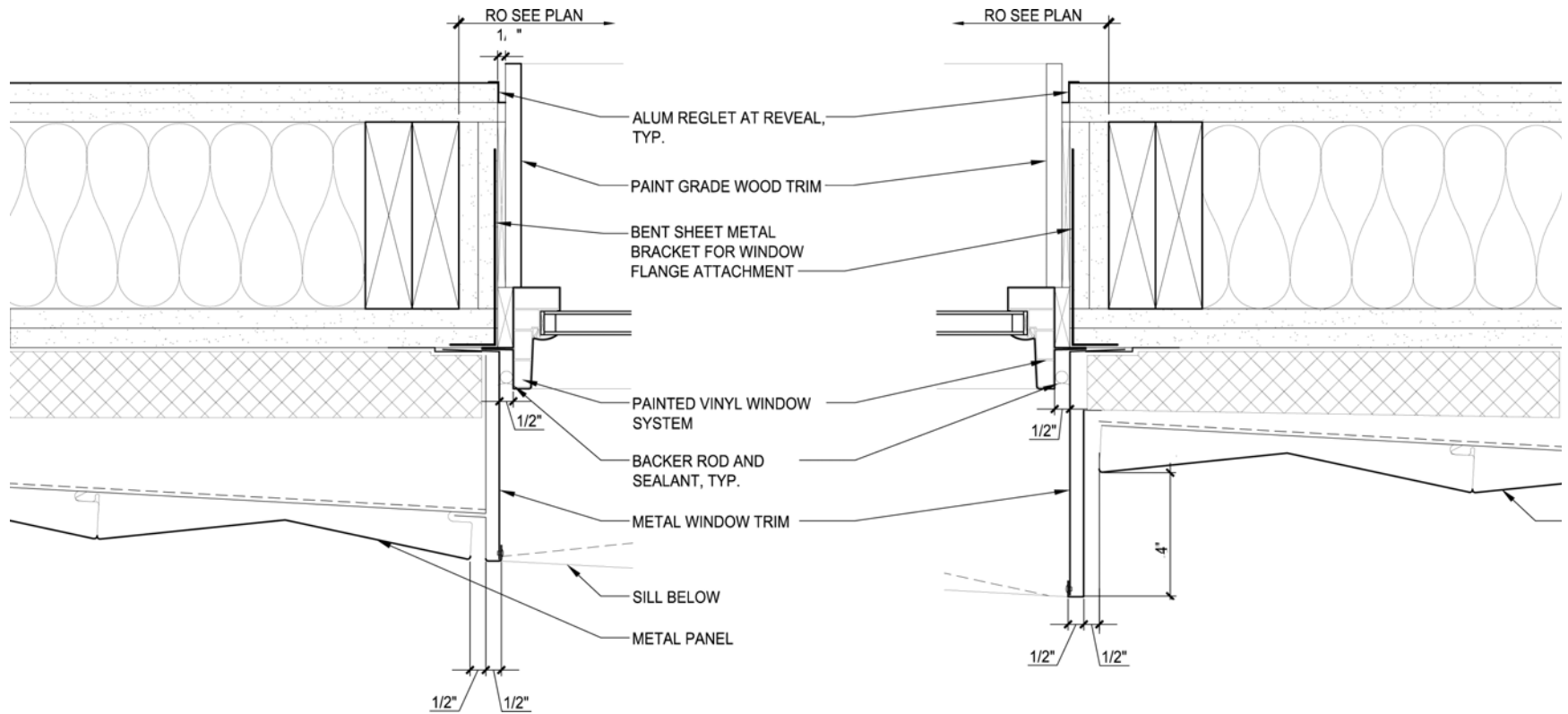




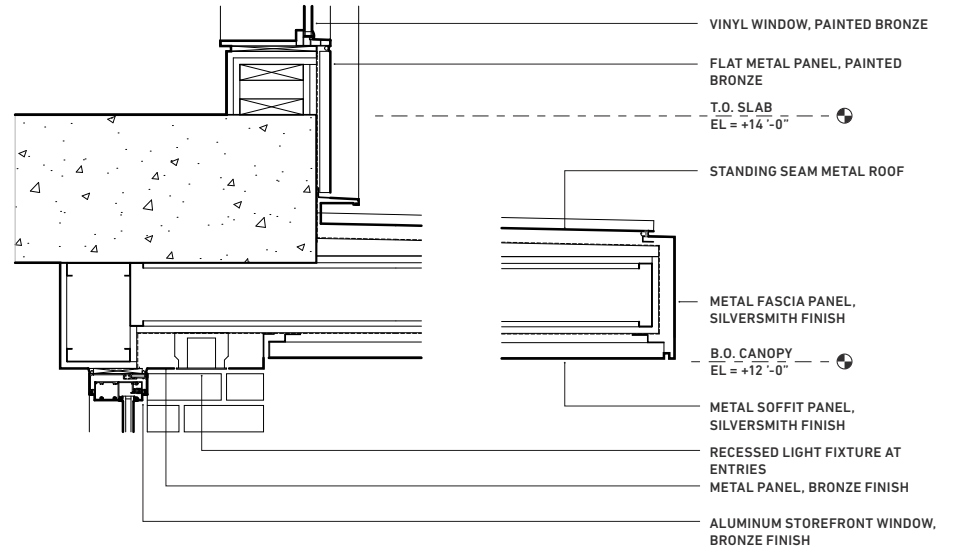
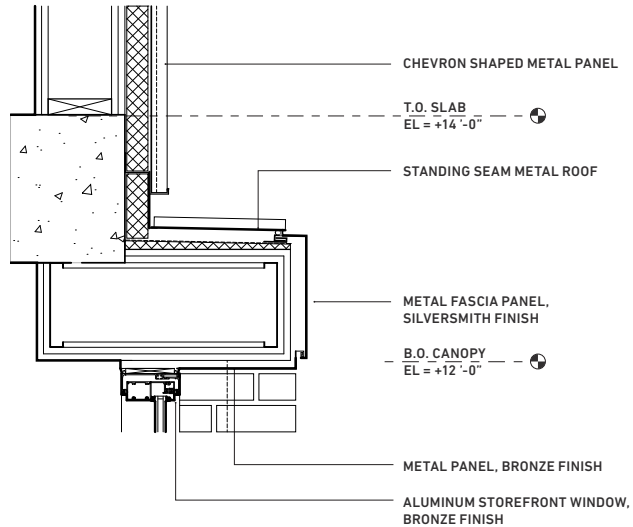
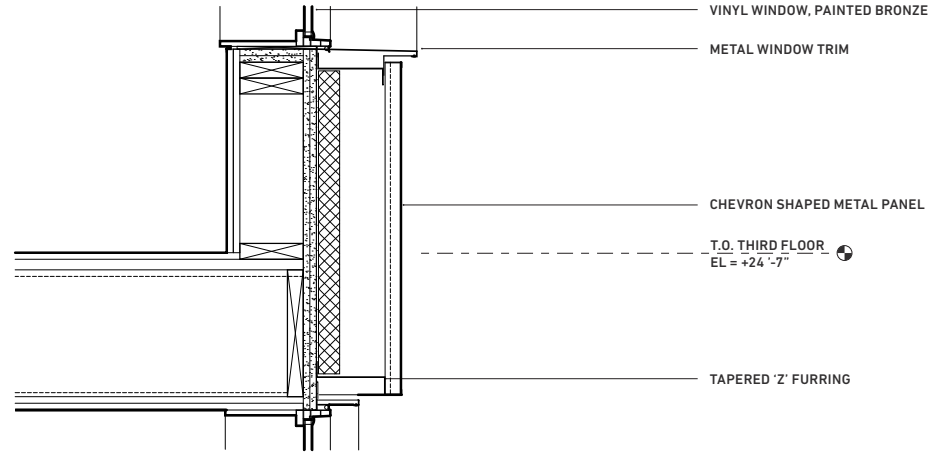
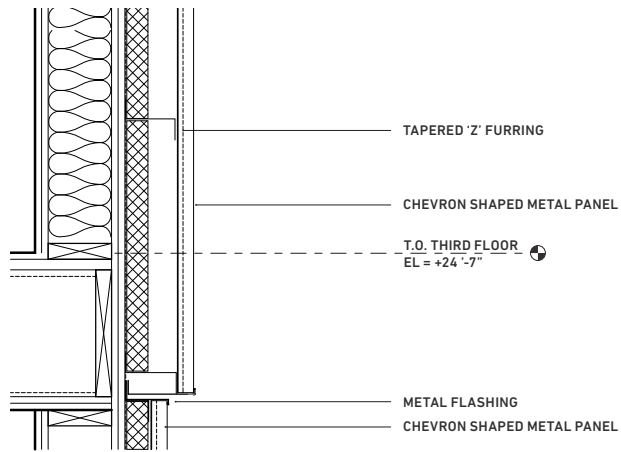
FACADE DETAILING: MOCKUP



FACADE DETAILING: MOCKUP



## FACADE DETAILING: WINDOW JAMB DETAILS



## FACADE DETAILING: WINDOW HEAD / SILL DETAILS





10:00 AM: AUGUST 12, FACING EAST



11:00 AM: AUGUST 12, FACING EAST



12:00 PM: AUGUST 12, FACING EAST



1:00 PM: AUGUST 12, FACING EAST





2:00 PM: AUGUST 12, FACING EAST



DUSK: AUGUST 12, FACING NORTH



DUSK: AUGUST 12, FACING NORTH



DUSK: AUGUST 12, FACING NORTH





9:00 PM: AUGUST 12, FACING NORTH







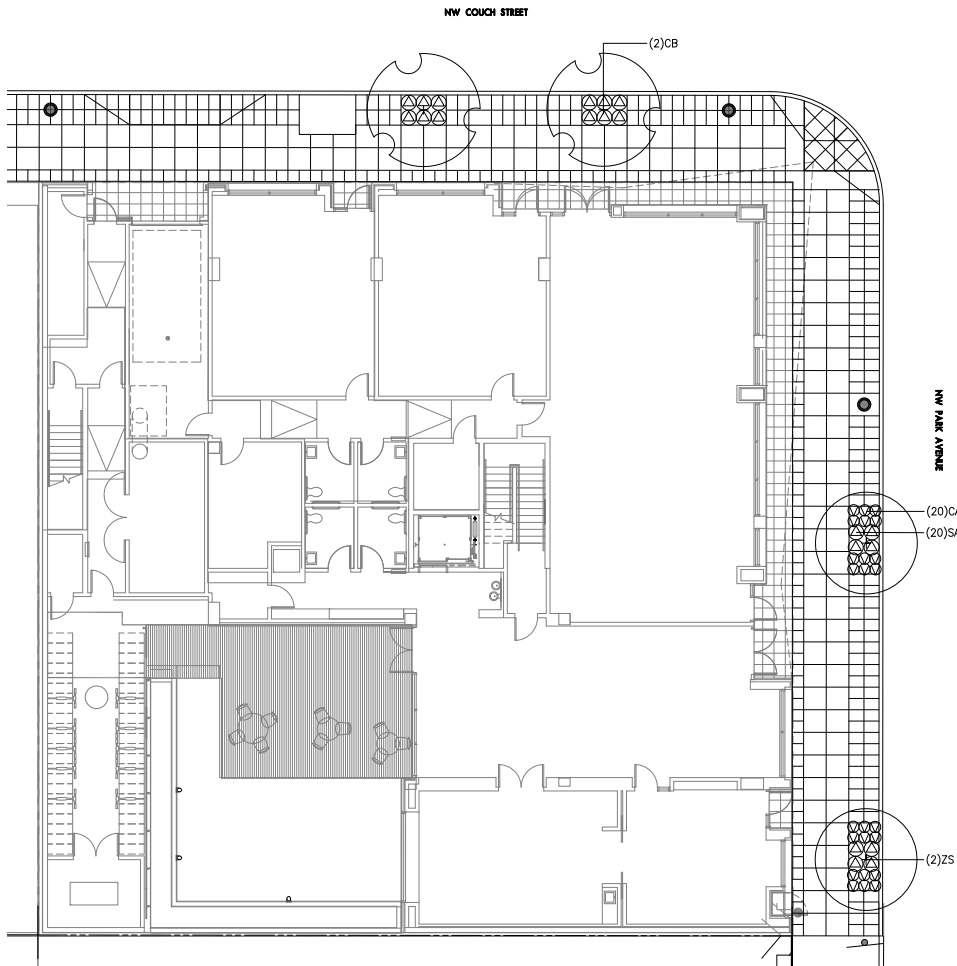












#### PLANT SCHEDULE

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
<b>TREES</b>					
	CB	<i>Carpinus betulus</i> 'Fastigiata'	Columnar Hornbeam	3" CAL	as shown
	ZS	<i>Zelkova serrata</i> 'Musashino'	Musashino Columnar Zelkova	3" CAL	as shown
<b>SHRUBS/GROUNDCOVERS</b>					
	SAC	<i>Sarcococca confusa</i>	Sweetbox	#5 CONT	as shown
	CAA	<i>Carex albul</i>	Frosty Curis Sedge	#1 CONT	as shown

#### PLANTING NOTES

1. THIS PLAN IS BASED ON A SURVEY BY KPFF CONSULTING ENGINEERS. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
3. ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
4. PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN.

#### ABBREVIATIONS

B&B	BALLED & BURLAPPED
CAL	CALIPER
CONT	CONTAINER
DIA	DIAMETER
DBH	DIAMETER AT BREAST HEIGHT
EQ	EQUAL
HT	HEIGHT
MIN	MINIMUM
MAX	MAXIMUM
NO	NUMBER
O.C.	ON CENTER
SIM	SIMILAR
SL	SEEDED LAWN
SPECS	SPECIFICATIONS
TYP	TYPICAL
#	CONTAINER SIZE

#### LEGEND

	LIGHT POLE, SEE CIVIL
	CONC SIDEWALK, SEE CIVIL