

BLOCK 43

TYPE III LAND USE REVIEW SUBMITTAL



OWNER/ DEVELOPER

ALAMO MANHATTAN
WADE JOHNS
2808 FAIRMONT STREET ST. 200
DALLAS, TEXAS 75201
PH: 469.941.4515
FAX: 469.941.4505
EMAIL: WADE.JOHNS@ALAMOMANHATTAN.COM

DESIGN TEAM

HENSLEY LAMKIN RACHEL, INC.
ROBERT LAMKIN
14881 QUORUM DRIVE ST. 550
DALLAS, TEXAS 75254
PH: 972.726.9400
FAX: 972-726-9401
EMAIL: BOB@HLRINC.NET

SERA ARCHITECTS, INC.
KURT SCHULTZ
338 NW 5TH AVENUE
PORTLAND, OREGON 97209
PH: 503.445.7312
FAX: 503.445.7395
EMAIL: KURTS@SERAPDX.COM

OTAK
TROY KENT
17355 SW BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
PH: 503.699.4506
FAX: 503.635.5395
EMAIL: TROY.KENT@OTAK.COM

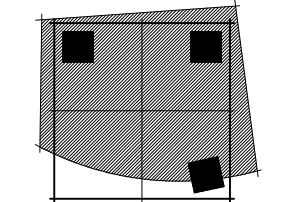
STUDIO OUTSIDE
CAROLYN PERNA
824 EXPOSITION AVENUE, SUITE 5
DALLAS, TX 75226
PH: 214.954.7160
FAX:
EMAIL: CPERNA@STUDIOOUTSIDE.COM

SHEET INDEX

SECURITY FENCE ELEVATION	L4.01	05-28-13
RECTANGULAR FIRE PIT	L4.02	05-28-13
FOUNTAIN INFINITY EDGE	L4.03	05-28-13
GRILL ELEVATION	L4.04	05-28-13
GRILL SECTIONS	L4.05	05-28-13
PLANTER WALL	L4.06	05-28-13
LANDSCAPE PLAN	L5.01	05-28-13
COURTYARD LANDSCAPE PLAN	L5.02	05-28-13
PLANT LEGEND	L5.03	05-28-13
PLANT DETAILS	L5.04	05-28-13
PLANT DETAILS	L5.05	05-28-13
PLANTING IMAGES		05-28-13
PLANTING IMAGES		05-28-13
COVER SHEET	A0.0	05-28-13
PROJECT AREAS	A0.1	05-02-13
EXISTING CONDITIONS PLAN	C001	01-21-13
STREET AND STORM PLAN	C100	05-02-13
UTILITY PLAN	C101	05-02-13
SITE VICINITY MAP	A1.1	01-21-13
SITE PHOTOS	A1.2	01-21-13
SITE AERIAL VIEW	A1.3	01-21-13
SITE PLAN	A1.4	05-28-13
FAR DIAGRAMS	A1.5	05-02-13
LAYOUT PLAN	L2.01	05-28-13
LANE STREET SIDEWALK CONNECTIONS COLOR PLAN		05-28-13
LAYOUT PLAN	L2.02	05-28-13
COURTYARD COLOR PLAN		05-28-13
LAYOUT PLAN	L2.03	05-28-13
LANDSCAPE CONCEPT MATERIALS		05-28-13
FLOOR PLAN GARAGE LEVEL 2	A2.1	05-02-13
FLOOR PLAN GARAGE LEVEL 1	A2.2	05-02-13
FLOOR PLAN UNIT LEVEL 1	A2.3	05-28-13
FLOOR PLAN UNIT LEVEL 2	A2.4	05-02-13
FLOOR PLAN UNIT LEVELS 3-6 (TYP.)	A2.5	05-02-13
ROOF PLAN	A2.6	05-28-13
ELEVATIONS	A3.1	05-28-13
ELEVATIONS	A3.2	05-28-13
ELEVATIONS INTERIOR COURTYARD	A3.3	05-28-13
ENLARGED WALL SECTIONS/ ELEVATIONS	A4.1	05-28-13
ENLARGED WALL SECTIONS/ ELEVATIONS	A4.2	05-28-13
ENLARGED WALL SECTIONS/ ELEVATIONS	A4.3	05-28-13
ENLARGED WALL SECTIONS/ ELEVATIONS	A4.4	05-28-13
ENLARGED WALL SECTIONS/ ELEVATIONS	A4.5	05-28-13
BUILDING SECTIONS	A5.1	05-28-13
BUILDING SECTIONS	A5.2	05-28-13
PERSPECTIVE	A6.1	05-28-13
PERSPECTIVE	A6.2	05-28-13
PERSPECTIVE	A6.3	05-28-13
PERSPECTIVE	A6.4	05-28-13
PERSPECTIVE	A6.5	05-02-13
PERSPECTIVE	A6.6	05-02-13
PERSPECTIVE	A6.7	05-02-13
PERSPECTIVE	A6.8	05-28-13
PERSPECTIVE	A6.9	05-28-13
PERSPECTIVE	A6.10	05-28-13
PERSPECTIVE	A6.11	05-28-13
PERSPECTIVE	A6.12	05-28-13
DETAILS	AD1.1	05-28-13
DETAILS	AD1.2	05-28-13
DETAILS	AD1.3	05-28-13
DETAILS	AD1.4	05-28-13

Block 43
ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75254
PH 972.726-9400
SUITE 550
FAX 972.726-9401



© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLEY LAMKIN RACHEL,
INC.

PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---
ISSUE SET:
01/22/2013
PERMIT SET ISSUE

CONSTRUCTION SET ISSUE:

REVISIONS
REVISION 05/28/2013

12260

A0.0
COVER SHEET &
INDEX

V-01-08-13

BUILDING B - ABOVE PODIUM UNIT TABULATIONS

UNIT TYPE	NO.	NET A/C AREA	NON A/C AREA	UNIT GROSS	PROJECT NET A/C	PROJECT NET NON A/C	PROJECT GROSS	UNIT % TOTAL	UNIT % TYPE	UNIT % TOTAL PROJECT	
S1.1	5	541	0	541	2,705	0	2,705	2.9%	20.0%	100.0%	2.5%
S1.2	5	530	0	530	2,650	0	2,650	2.9%	20.0%		2.5%
S1.3	5	520	0	520	2,600	0	2,600	2.9%	20.0%		2.5%
S1.4	10	530	0	530	5,300	0	5,300	5.7%	40.0%		5.0%
A1.1	2	624	0	624	1,248	0	1,248	1.1%	1.7%	100.00%	1.0%
A1.2	3	624	47	671	1,872	141	2,013	1.7%	2.6%		1.5%
A2	10	676	0	676	6,760	0	6,760	5.7%	8.7%		5.0%
A3	10	670	0	670	6,700	0	6,700	5.7%	8.7%		5.0%
A4.1	8	693	0	693	5,544	0	5,544	4.6%	7.0%		4.0%
A4.2	12	693	0	693	8,316	0	8,316	6.9%	10.4%		6.0%
A5.1	24	726	0	726	17,424	0	17,424	13.7%	20.9%		12.1%
A5.2	6	763	0	763	4,578	0	4,578	3.4%	5.2%		3.0%
A6	10	734	87	821	7,340	870	8,210	5.7%	8.7%		5.0%
A7.1	2	763	69	832	1,526	138	1,664	1.1%	1.7%		1.0%
A7.2	8	763	52	815	6,104	416	6,520	4.6%	7.0%		4.0%
A8.1	1	770	64	834	770	64	834	0.6%	0.9%		0.5%
A8.2	3	770	64	834	2,310	192	2,502	1.7%	2.6%		1.5%
A8.3	1	835	0	835	835	0	835	0.6%	0.9%		0.5%
A9	5	722	0	722	3,610	0	3,610	2.9%	4.3%		2.5%
A10	5	793	0	793	3,965	0	3,965	2.9%	4.3%		2.5%
A11.1	2	799	0	799	1,598	0	1,598	1.1%	1.7%	1.0%	
A11.2	3	799	28	827	2,397	84	2,481	1.7%	2.6%	1.5%	
A12	5	754	0	754	3,770	0	3,770	2.9%	4.3%	2.5%	
B1.1	2	991	112	1,103	1,982	224	2,206	1.1%	6.7%	100%	1.0%
B1.2	8	991	76	1,067	7,928	608	8,536	4.6%	26.7%		4.0%
B2.1	3	1,082	112	1,194	3,246	336	3,582	1.7%	10.0%		1.5%
B2.2	12	1,082	77	1,159	12,984	924	13,908	6.9%	40.0%		6.0%
B2.3	1	1,101	112	1,213	1,101	112	1,213	0.6%	3.3%		0.5%
B2.4	4	1,101	77	1,178	4,404	308	4,712	2.3%	13.3%		2.0%
TOTALS	175	752		777	131,567	4,417	135,984	100.00%		87.9%	

BUILDING A - BELOW PODIUM UNIT TABULATIONS

UNIT TYPE	NO.	NET A/C AREA	NON A/C AREA	UNIT GROSS	PROJECT NET A/C	PROJECT NET NON A/C	PROJECT GROSS	UNIT % TOTAL	UNIT % TYPE	UNIT % TOTAL PROJECT	
P-S1	1	435	0	435	435	0	435	4.2%	33.3%	100.0%	0.5%
P-S2	1	435	0	435	435	0	435	4.2%	33.3%		0.5%
P-S3	1	553	0	553	553	0	553	4.2%	33.3%		0.5%
P-A1	1	566	0	566	566	0	566	4.2%	5.3%	100%	0.5%
P-A2	1	627	73	700	627	73	700	4.2%	5.3%		0.5%
P-A3	1	656	73	729	656	73	729	4.2%	5.3%		0.5%
P-A4	1	670	0	670	670	0	670	4.2%	5.3%		0.5%
P-A5	1	676	0	676	676	0	676	4.2%	5.3%		0.5%
P-A6	1	680	0	680	680	0	680	4.2%	5.3%		0.5%
P-A7	1	688	141	829	688	141	829	4.2%	5.3%		0.5%
P-A8	1	693	0	693	693	0	693	4.2%	5.3%		0.5%
P-A9	1	693	0	693	693	0	693	4.2%	5.3%		0.5%
P-A10	1	712	141	853	712	141	853	4.2%	5.3%		0.5%
P-A11	1	726	0	726	726	0	726	4.2%	5.3%		0.5%
P-A12	1	726	0	726	726	0	726	4.2%	5.3%		0.5%
P-A13	1	726	0	726	726	0	726	4.2%	5.3%		0.5%
P-A14	1	740	129	869	740	129	869	4.2%	5.3%		0.5%
P-A15	1	750	0	750	750	0	750	4.2%	5.3%		0.5%
P-A16	1	772	0	772	772	0	772	4.2%	5.3%		0.5%
P-A17	1	777	0	777	777	0	777	4.2%	5.3%		0.5%
P-A18	1	799	0	799	799	0	799	4.2%	5.3%	0.5%	
P-A19	1	799	129	928	799	129	928	4.2%	5.3%	0.5%	
P-B1 ANSI	1	1,013	112	1,125	1,013	112	1,125	4.2%	50.0%	100%	0.5%
P-B2 ANSI	1	1,033	112	1,145	1,033	112	1,145	4.2%	50.0%		0.5%
TOTALS	24	706		744	16,945	910	17,855	100.00%		12.1%	

TOTALS

		AVERAGE					
TOTALS	199	746		773	148,512	5,327	153,839

UNIT TYPE PERCENTAGES

		TOTALS		AVERAGE
STUDIOS		28	14.07%	473
ONE BEDROOM		139	69.85%	596
TWO BEDROOM		32	16.08%	989
TOTAL		199	100.00%	

BUILDING AMENITIES SF TABULATIONS

	LEASING	CLUB	FITNESS	LOBBY/MAIL	ROOF DECK		TOTAL S.F.
BLDG A	1,302	1,353	1,337	699			4,691
BLDG B					2,660		2,660
							7,351

BUILDING NON RENTABLE SF TABULATIONS

BLDG A - RETAIL			UL1						TOTAL S.F.	1,469
BLDG A - PARKING GARAGE	GL2	GL1							TOTAL S.F.	74,108
	37,476	36,632								
BLDG A NON RENTABLE			UL1	UL2	UL3	UL4	UL5	UL6	TOTAL S.F.	4,851
BLDG B NON RENTABLE				3,376	3,376	3,376	3,376	3,376		16,880
BLDG A STORAGE	GL2	GL1	UL1	UL2	UL3	UL4	UL5	UL6	TOTAL S.F.	955
BLDG B STORAGE	319	319	317	132	132	132	132	132		660

BUILDING TOTALS

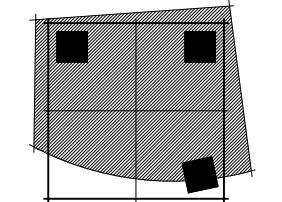
BLDG. TYPE	PROJECT UNIT NET BY BUILDING	PROJECT UNIT GROSS BY BUILDING	NONE RENTABLE AMENITIES BY BUILDING	NONE RENTABLE BY BUILDING (CORRIDOR, STAIRS, ELEV & CHASES)	RENTABLE STORAGE BY BUILDING	PARKING GARAGE	BUILDINGS TOTAL GROSS AREA BY BUILDING
BLDG A	16,945	17,855	4,691	4,851	955	74,108	102,460
BLDG B	131,567	135,984	2,660	16,880	660	0	156,184
TOTALS	148,512	153,839				TOTAL	258,644

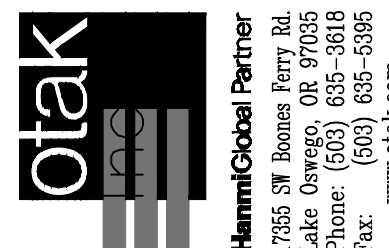
PARKING

Required bicycle parking										
Long-term parking	Residential parking 1.5 spaces per unit	units	199	spaces	298.5					
	Retail parking 2 spaces required				2					
	Office parking 2 spaces required				2					
	Total				302.5					
Short-term parking	Residential parking 1 space per 20 units	units	199	spaces	9.95					
	Retail parking 2 spaces required				2					
	Office parking 2 spaces required				2					
	Total				13.95					
Required car parking	No parking required				0					
Required Loading spaces	Loading spaces in garage				2					
Provided bicycle parking	Long-term spaces in unit Long-term spaces in garage Total short-term parking				280 24 304					
	Short-term spaces				14					
Provided car parking	Residential - regular spaces				196	100.00%				
	Total provided Parking ratio per unit				196 0.98	100.00%				
Provided Loading spaces	9x18 loading spaces				2					

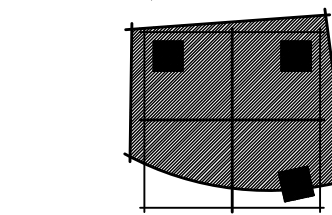
Site Info

Site area	40,402 s.f.	0.93 acres
Density	214.55 units/acre	
Proposed FAF	184,536 s.f.	4.67
Allowed FAR	242,400 s.f.	6.01





Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75254
PH 972 726-9400



TROY D. KENT, PE
OR LICENSE NO. 16015
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL
REVIEW

© 2012 HENSLEY LAMKIN RACHEL, INC.
ALL DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE
AND REMAIN THE PROPERTY OF
HENSLEY LAMKIN RACHEL, INC.
THIS DOCUMENT AND THE
INFORMATION CONTAINED HEREIN
MAY NOT BE REPRODUCED, COPIED, OR
DISCLOSED WITHOUT WRITTEN
CONSENT OF
HENSLEY LAMKIN RACHEL, INC.

ISSUE SET:
01/22/2013

PERMIT SET ISSUE:
--/--/--

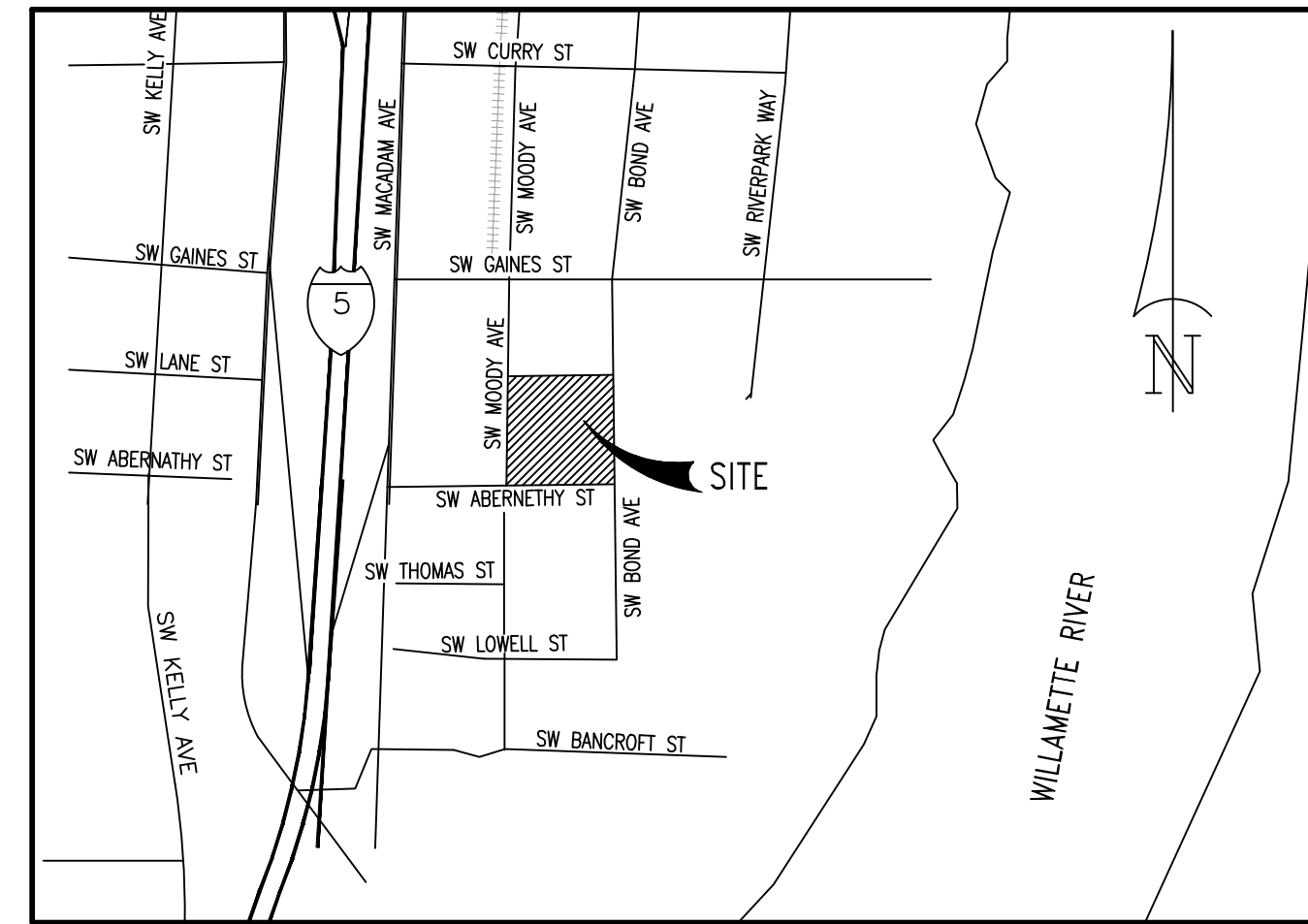
CONSTRUCTION SET ISSUE:
--/--/--

REVISIONS

12260

C001

EXISTING CONDITIONS PLAN



VICINITY MAP
NOT TO SCALE

DESCRIPTION:

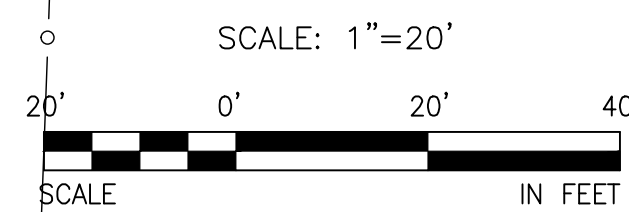
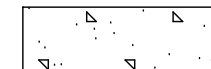
PER CHICAGO TITLE INSURANCE COMPANY OF OREGON, PRELIMINARY REPORT,
ORDER NUMBER 472512502907 JL-CT50, DATED SEPTEMBER 14, 2012:

ALL OF BLOCK 173, CARUTHERS ADDITION TO THE CITY OF PORTLAND, IN THE
CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON,
EXCLUDING SW LANE STREET.

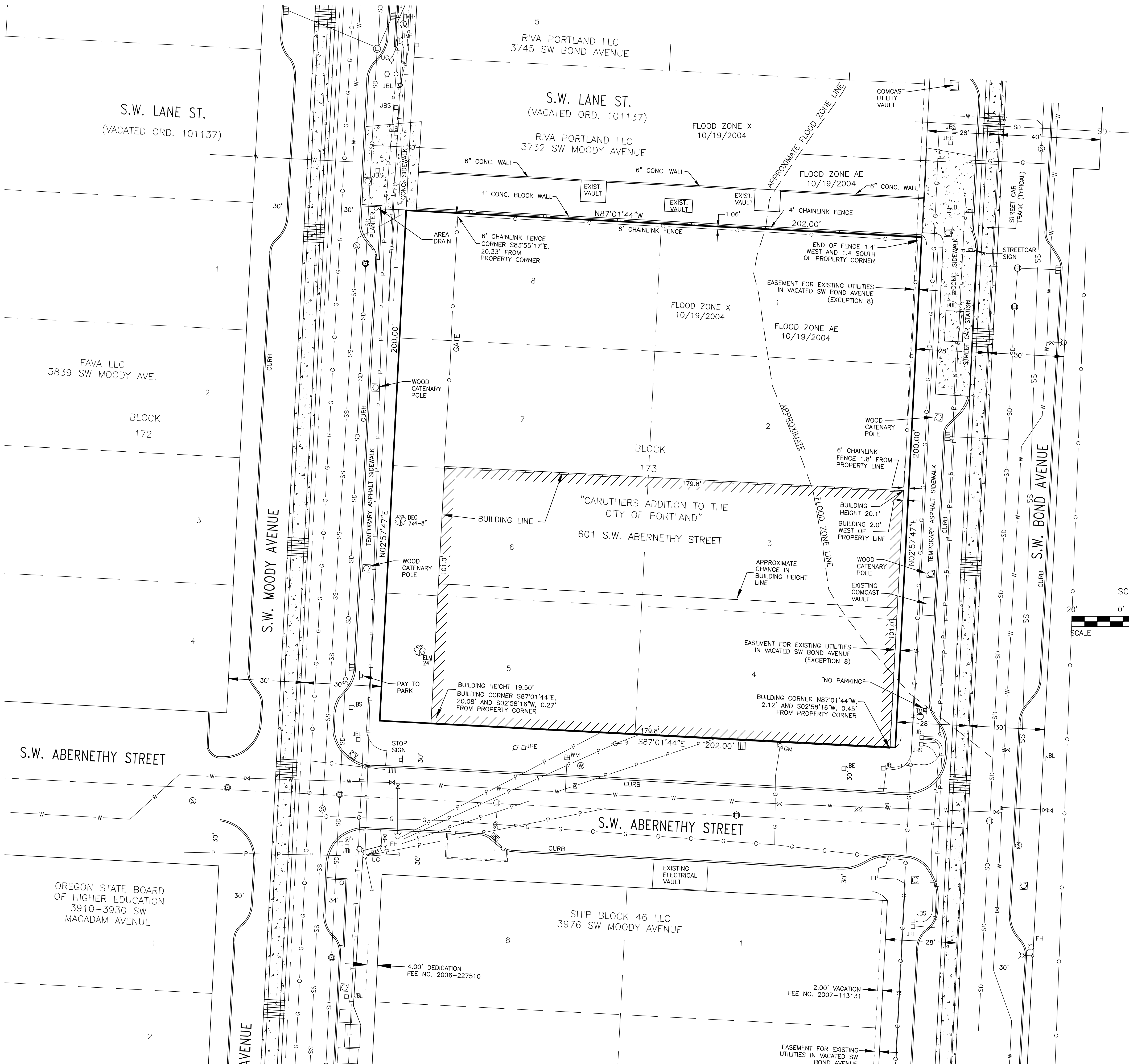
TOGETHER WITH THAT PORTION OF VACATED SW BOND AVENUE WHICH INURED
THERE TO UPON VACATION THEREOF, CITY OF PORTLAND ORDINANCE NO. 180979,
RECORDED JUNE 25, 2007, AS FEE NO. 2007-113131.

LEGEND:

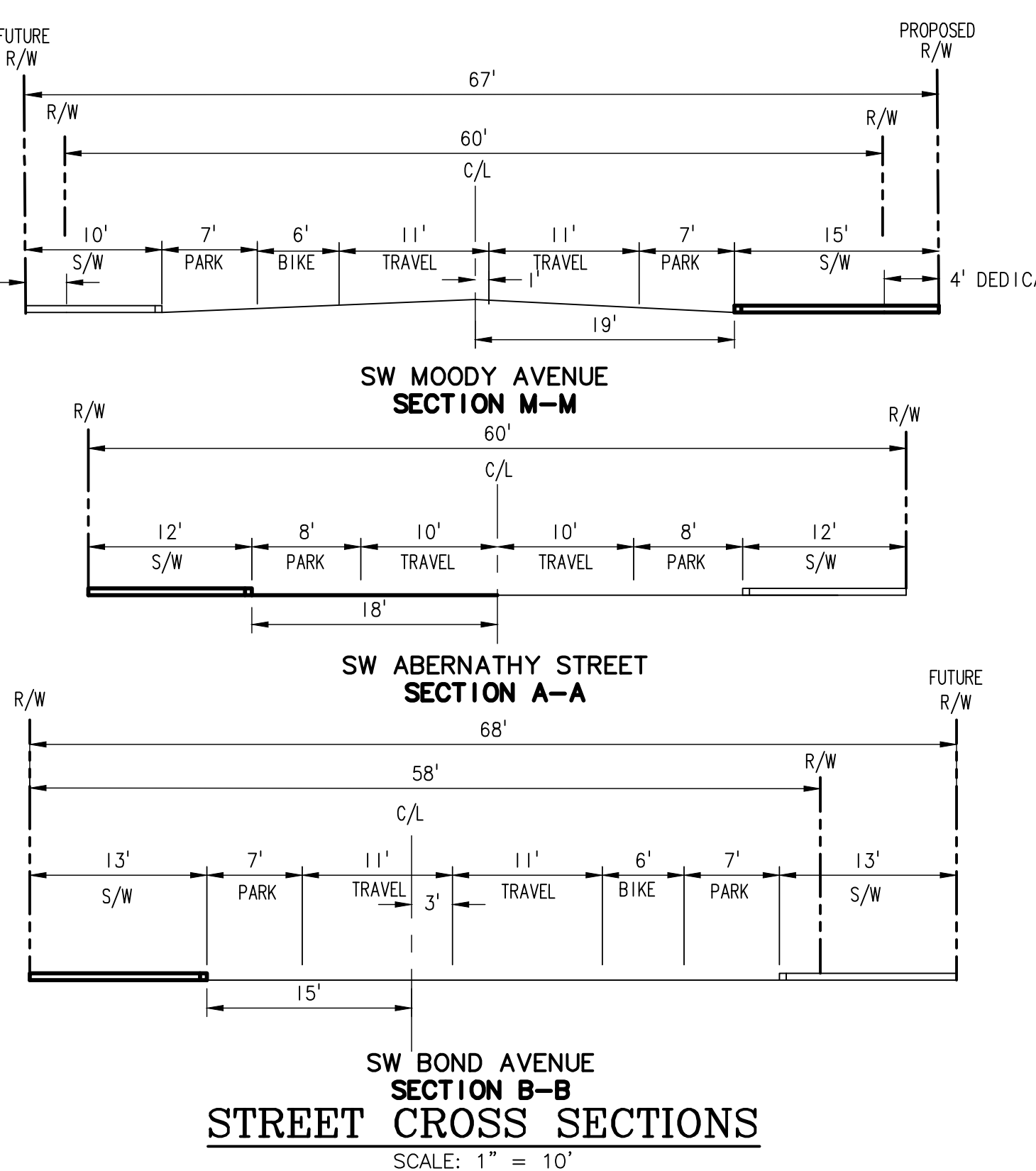
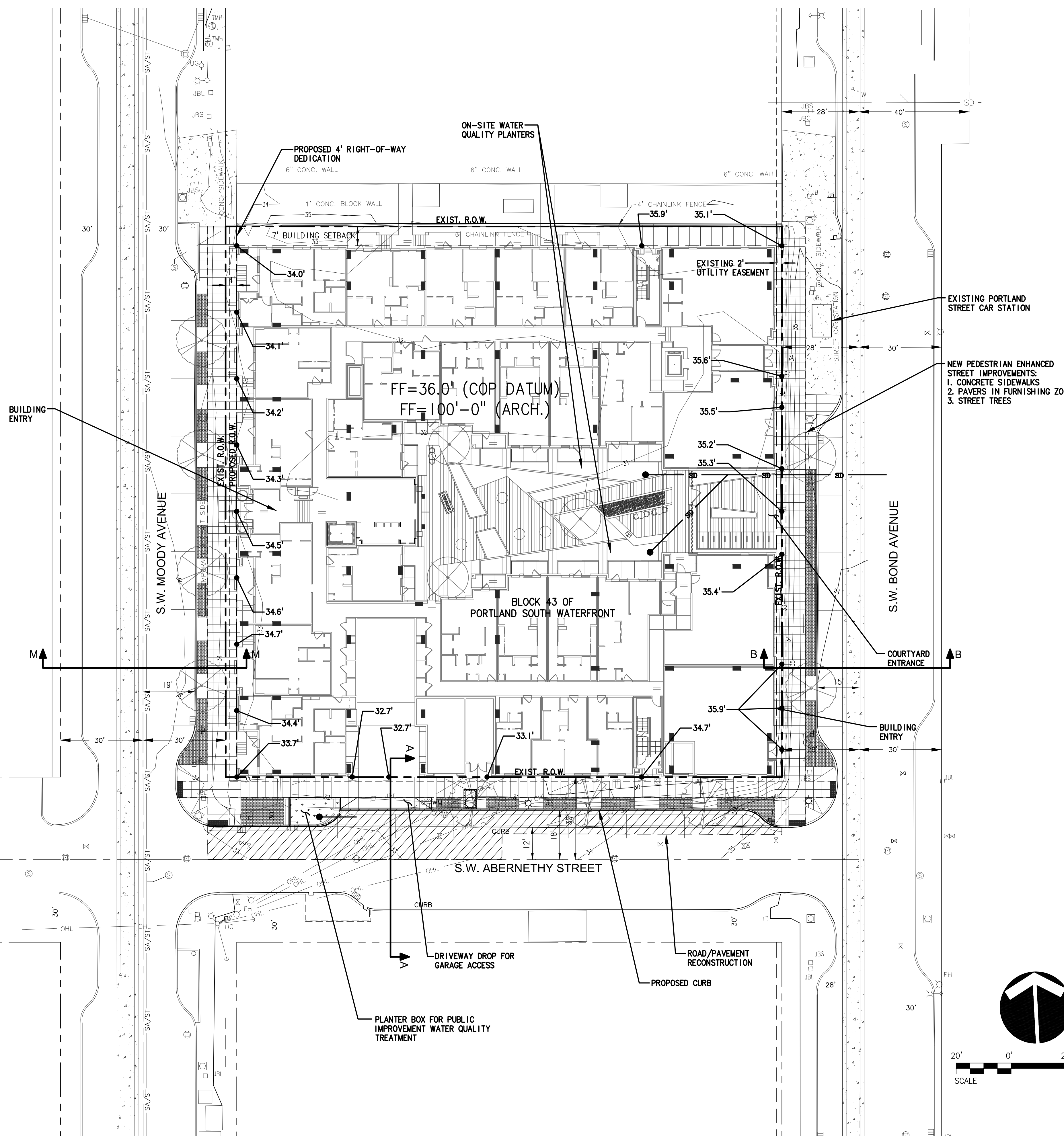
- FH = FIRE HYDRANT
- WV = WATER VALVE
- SM = SANITARY MANHOLE
- SDM = STORM DRAIN MANHOLE
- W = WATER LINE
- SS = SANITARY SEWER
- SD = STORM DRAIN
- OHL = OVERHEAD UTILITY LINE
- S = SIGN
- CLF = CHAINLINK FENCE
- UP = UTILITY POLE
- UPD = UTILITY POLE WITH DROP
- GA = GUY ANCHOR
- I = INLET
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- UPLS = UTILITY POLE WITH STREET LIGHT
- JBS = TRAFFIC SIGNAL WIRE JUNCTION BOX
- JWB = STREET LIGHT WIRE JUNCTION BOX
- JBE = ELECTRICAL WIRE JUNCTION BOX
- V = VACATED RIGHT OF WAY AND PROPERTY LINES
- CP = CATENARY POLE
- TM = TELEPHONE MANHOLE
- WM = WATER MANHOLE
- C = CONCRETE



SCALE: 1"=20'



XREF LIST
Ltscale: 20
Resolved:
12260_30X42_TITLE
Unresolved:
S18641H01
12260_22X34_TITLE



STORMWATER NARRATIVE:

FOLLOWING THE REQUIREMENTS FOR THE STORMWATER INFILTRATION AND DISCHARGE HIERARCHY AND THE FACT THAT DEVELOPMENT ALONG SOUTH WATERFRONT IS NOT REQUIRED TO INFILTRATE OR RETAIN STORMWATER, BLOCK 43 FALLS UNDER CATEGORY 3. CATEGORY 3 ACCORDING TO THE CITY OF PORTLAND STORMWATER MANAGEMENT PLAN "REQUIRES ONSITE DETENTION WITH VEGETATED FACILITIES THAT OVERFLOW TO A DRAINAGE-WAY, RIVER, OR STORM-ONLY PIPE. VEGETATED FACILITIES (LINED OR UNLINED) MUST MEET POLLUTION REDUCTION AND FLOW CONTROL REQUIREMENTS TO THE MAXIMUM EXTENT FEASIBLE PRIOR TO OFFSITE DISCHARGE".

ON-SITE

THE ONSITE IMPIEVIOUS AREA WILL BE TREATED BY TWO METHODS. FIRST, THE IMPIEVIOUS ROOF AREA WILL BE CONVEYED THROUGH DOWNSPOUTS TO PLANTERS WITHIN THE COURTYARD. FROM THERE, THE STORMWATER WILL INFILTRATE THROUGH THE PLANTER TO A PERFORATED PIPE WHICH WILL THEN BE CONVEYED WITH A 10" PIPE AND PIPED TO THE EXISTING CATCHBASIN AND 10" HOPE PIPE IN SW BOND AVE. PLANTER BOXES PER CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL DETAIL SW-322 AND SW-323. THE STORMWATER FROM THE IMPIEVIOUS AREA WITHIN THE COURTYARD WILL SEND FLOW TO THE EAST SIDE OF THE BUILDING WHERE IT WILL BE COLLECTED IN A TRENCH DRAIN AND DISPERSED UNDER THE PERVIOUS PAVERS TO THE SAND FILTER LAYDOWN. THE STORMWATER WILL FLOW THROUGH THE SAND FILTER LATERALLY TO THE EAST, TREATING THE STORMWATER UNTIL IT IS COLLECTED IN A PERFORATED PIPE ON THE EAST SIDE OF THE COURTYARD. FROM THERE IT WILL BE CONVEYED VIA THE 10" STORM PIPE TO THE STORMWATER CATCH BASIN WITHIN SW BOND AVE, ALONG WITH THE STORMWATER FROM THE PLANTERS IN THE COURTYARD.

PUBLIC RIGHT-OF-WAY

SW BOND AVE
STORMWATER ALONG SW BOND AVE IS CURRENTLY BEING COLLECTED IN A CATCH BASIN APPROXIMATELY MID-BLOCK TO BLOCK 43. NO NEW STORMWATER TREATMENT IS PROPOSED FOR SW BOND AVE FRONTAGE.

SW MOODY AVE
STORMWATER ALONG SW MOODY AVE IS CURRENTLY BEING COLLECTED BY A STORMWATER PLANTER AT THE NORTH END OF BLOCK 43 AND IN A CATCH BASIN NEAR THE SOUTH END OF BLOCK 43. NO NEW STORMWATER TREATMENT IS PROPOSED FOR SW MOODY AVE FRONTAGE.

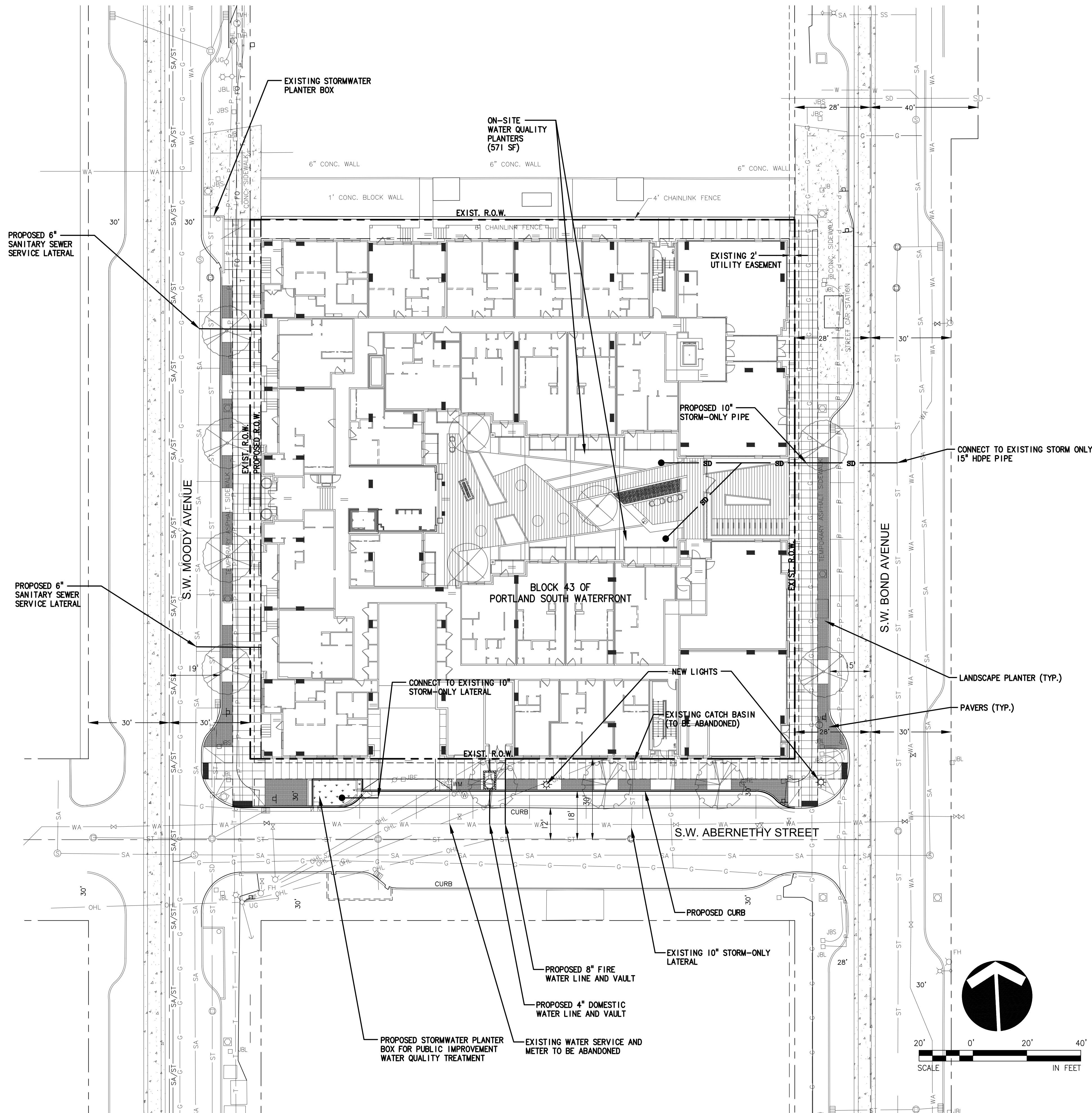
SW ABERNETHY ST
STORMWATER ALONG SW ABERNETHY ST WILL BE COLLECTED AND TREATED BY A PROPOSED STORMWATER PLANTER ON THE WEST END OF SW ABERNETHY ST. PLANTER BOXES PER CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL DETAIL SW-322 AND SW-323. FROM THERE, THE TREATED STORMWATER WILL BE CONVEYED TO AN EXISTING 10" PIPE, WHICH LEADS TO THE STORM SEWER MAIN IN SW ABERNETHY ST.

SW LANE ST
NO SITE STORMWATER IS TO BE DIRECTED TO THE SW LANE ACCESSWAY.

LEGEND:

EXISTING		PROPOSED	
FC	= FIRE HYDRANT		= CURB
W	= WATER VALVE		= FULL DEPTH RECONSTRUCTION
S	= SANITARY MANHOLE	— — —	= SAWCUT
SD	= STORM DRAIN MANHOLE		
OH	= OVERHEAD UTILITY LINE		
□	= SIGN		
U	= UTILITY POLE		
UD	= UTILITY POLE WITH DROP		
↓	= GUY ANCHOR		
III	= INLET		
U-U	= UTILITY POLE WITH STREET LIGHT		
JSB	= TRAFFIC SIGNAL WIRE JUNCTION BOX		
JLB	= STREET LIGHT WIRE JUNCTION BOX		
JB	= ELECTRICAL WIRE JUNCTION BOX		
⊠	= CATENARY POLE		
①	= TELEPHONE MANHOLE		
⊙	= WATER MANHOLE		
■	= CONCRETE		

XREF LIST
Ltscale: 20
Resolved
P16641X230
S16641X190
12260_UL1
P16641X600
12106_HARD
12260_30X42_TITLE
Unresolved
P16641X001
12260_22X34_TITLE

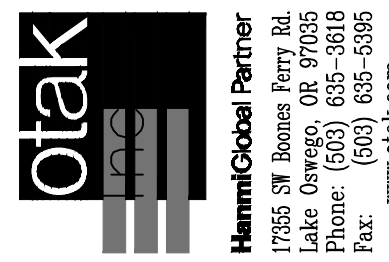


LEGEND:

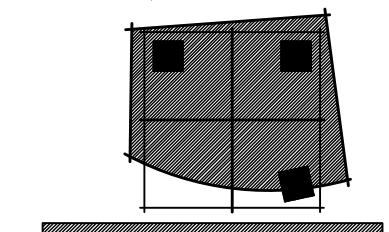
EXISTING		PROPOSED	
	= FIRE HYDRANT		= CURB
	= WATER VALVE		= DOMESTIC WATER LINE
	= SANITARY MANHOLE		= FIRE WATER LINE
	= STORM DRAIN MANHOLE		= SANITARY SEWER
	= WATER LINE		= STORM DRAIN
	= SANITARY SEWER		
	= STORM DRAIN		
	= OVERHEAD UTILITY LINE		
	= SIGN		
	= CHAINLINK FENCE		
	= UTILITY POLE		
	= UTILITY POLE WITH DROP		
	= GUY ANCHOR		
	= INLET		
	= UTILITY POLE WITH STREET LIGHT		
	= TRAFFIC SIGNAL WIRE JUNCTION BOX		
	= STREET LIGHT WIRE JUNCTION BOX		
	= ELECTRICAL WIRE JUNCTION BOX		
	= CATENARY POLE		
	= TELEPHONE MANHOLE		
	= WATER MANHOLE		
	= CONCRETE		

Block 43
SOUTH WATER FRONT DISTRICT
PORTLAND, OR

ALAMO MANHATTAN



Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
SUITE 550
75254
DALLAS, TEXAS
PH 972 726-9400
FAX 972 726-9400



TROY D. KENT, PE
OR LICENSE NO. 16015
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL
REVIEW

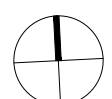
© 2012 HENSLEY LAMKIN RACHEL, INC.
ALL DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE
AND REMAIN THE PROPERTY OF
HENSLEY LAMKIN RACHEL, INC.
THIS DOCUMENT AND THE
INFORMATION CONTAINED HEREIN
NOT BE DUPLICATED, USED, OR
DISCLOSED WITHOUT WRITTEN
CONSENT OF
HENSLEY LAMKIN RACHEL, INC.

ISSUE SET:
01/22/2013
PERMIT SET ISSUE:
--/--/--
CONSTRUCTION SET ISSUE:
--/--/--
REVISIONS

12260

C101
UTILITY PLAN

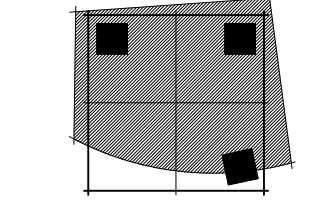


 SITE VICINITY MAP
SCALE: N.T.S.

Block 43

ALABAMA
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972.726-9400
FAX 972.726-9401
SUITE 550



© 2013 HENLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENLEY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	
REVISION 1	02/12/2013
REVISION 2	03/13/2013

12260
A1.1
SITE
VICINITY MAP
V-01-08-13



NORTH ELEVATION



EAST ELEVATION



THE MATISSE



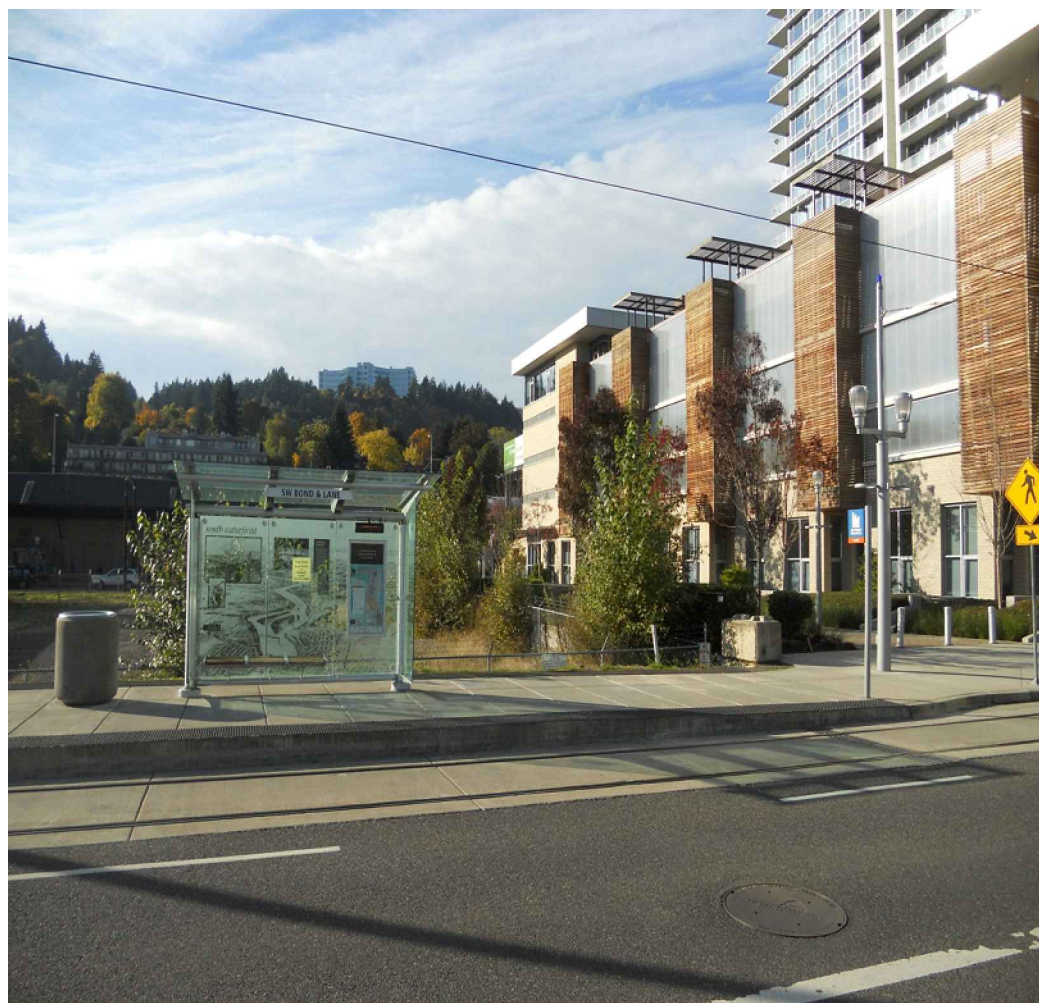
WEST ELEVATION



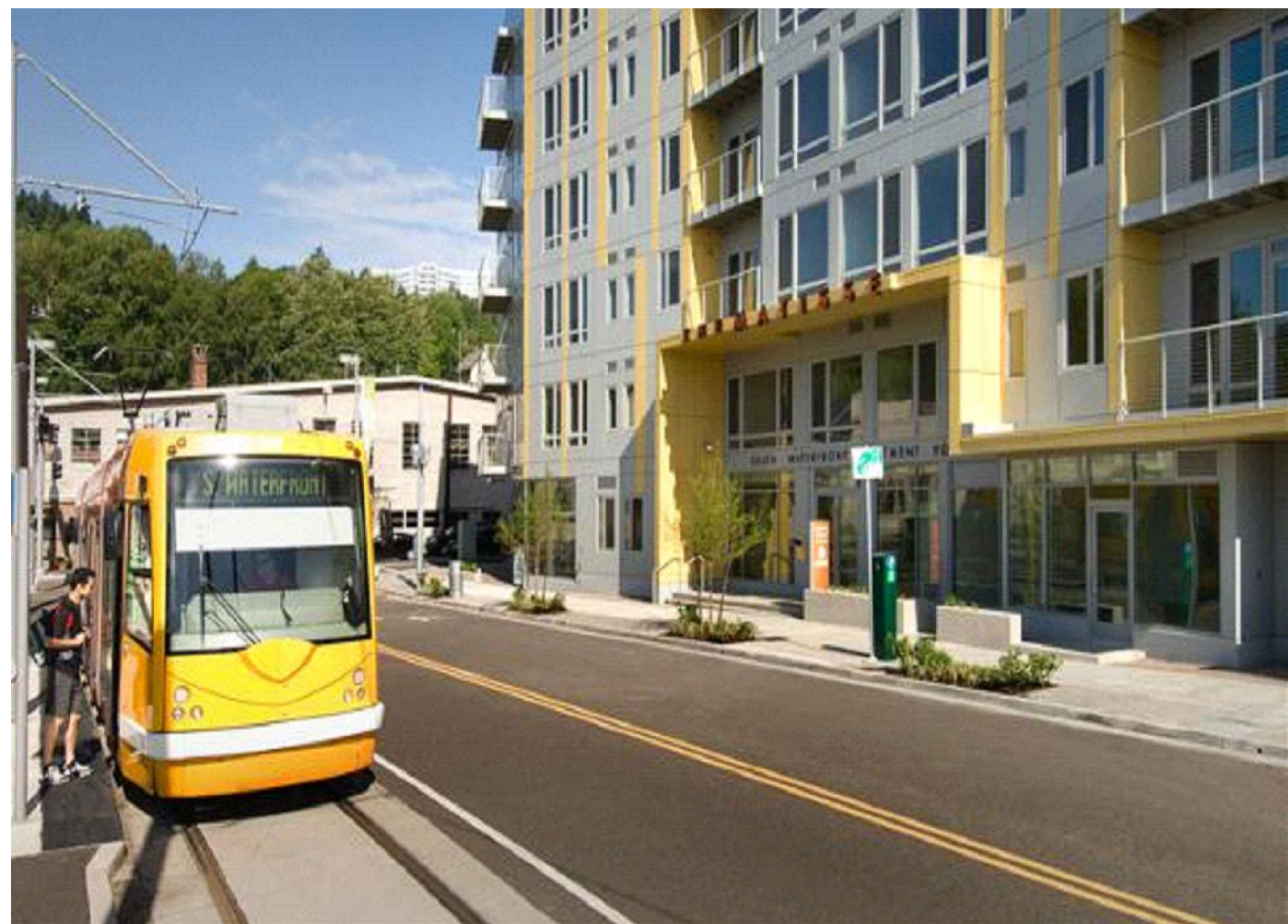
SOUTH ELEVATION



RIVA ON THE PARK & THE ARDEA



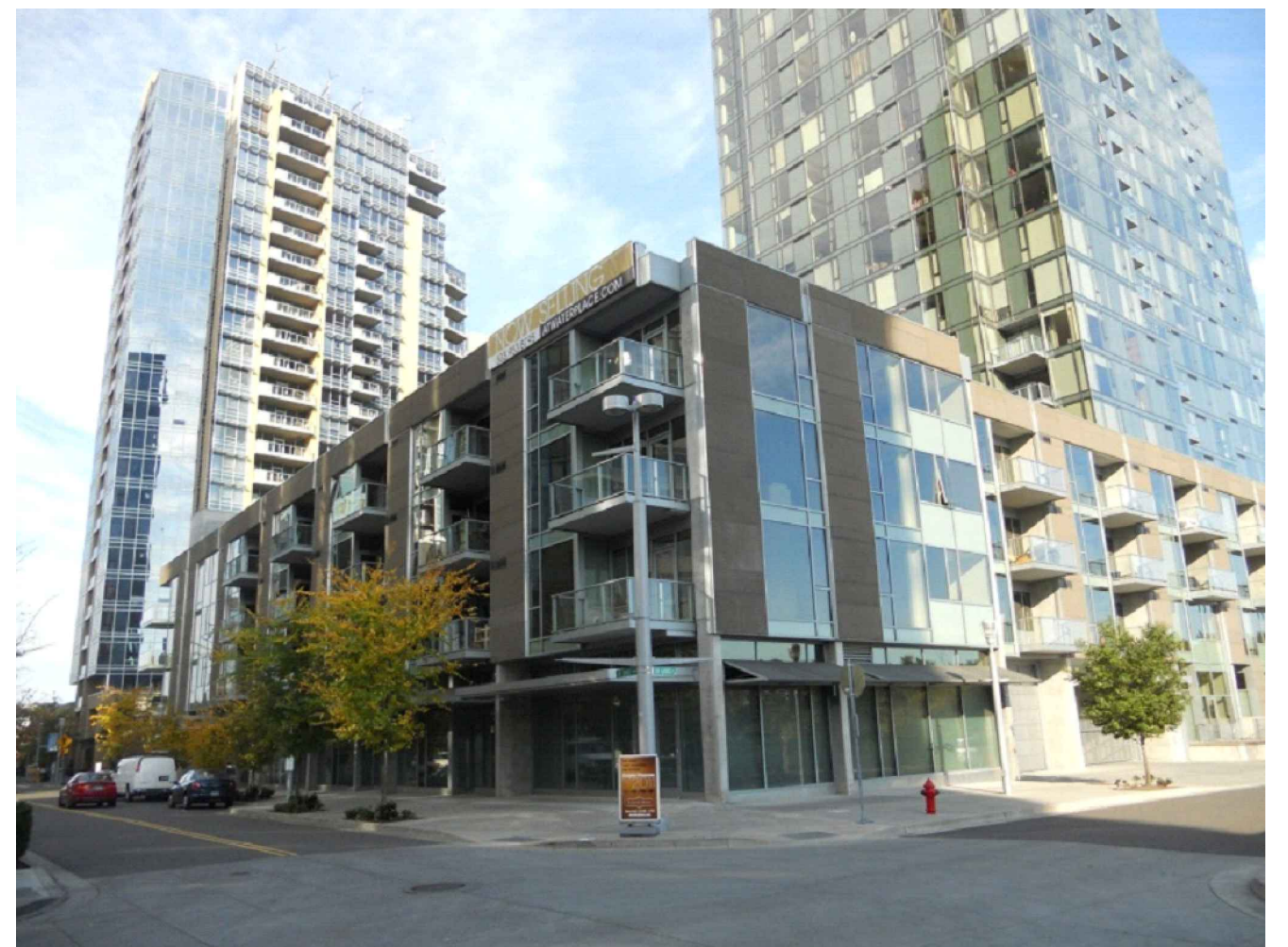
STREETCAR STOP @ SITE



STREETCAR STOP @ LOWELL & BOND



PEDESTRIAN WALK @ SW LANE



ATWATER PLACE

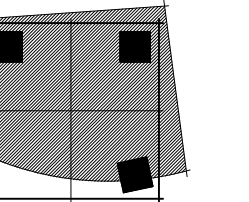
SITE PHOTOS
SCALE: N.T.S.

Block 43

ALAMO ANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
14881 QUORUM DRIVE
PLACENTIA, TEXAS 77664
PH 972 726-9400
FAX 972 726-9401



© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLEY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	
CONSTRUCTION SET ISSUE:	
REVISIONS	
REVISION 1	02/12/2013
REVISION 2	03/13/2013

12260

A1.2
SITE
PHOTOS

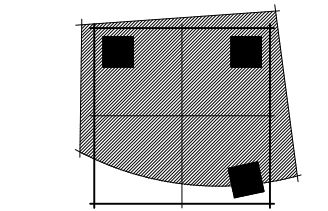
V-01-08-13



Block 43

ALABAMA ANHATTAN
PORTLAND, OREGON

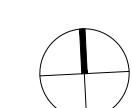
Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400
FAX 972 726-9401



© 2013 HENLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENLEY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	
REVISION 1	02/12/2013
REVISION 2	03/13/2013

12260
A1.3
SITE
AERIAL VIEW
V-01-08-13

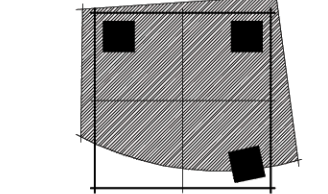
 SITE AERIAL VIEW
SCALE: N.T.S.



SITE PLAN
SCALE: 1" = 20'-0"

© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
EDMAN THE PROPERTY OF HENSLEY
LAMKIN RACHEL, INC. THE DOCUMENT
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLEY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	
REVISION	Δ 05/28/2013

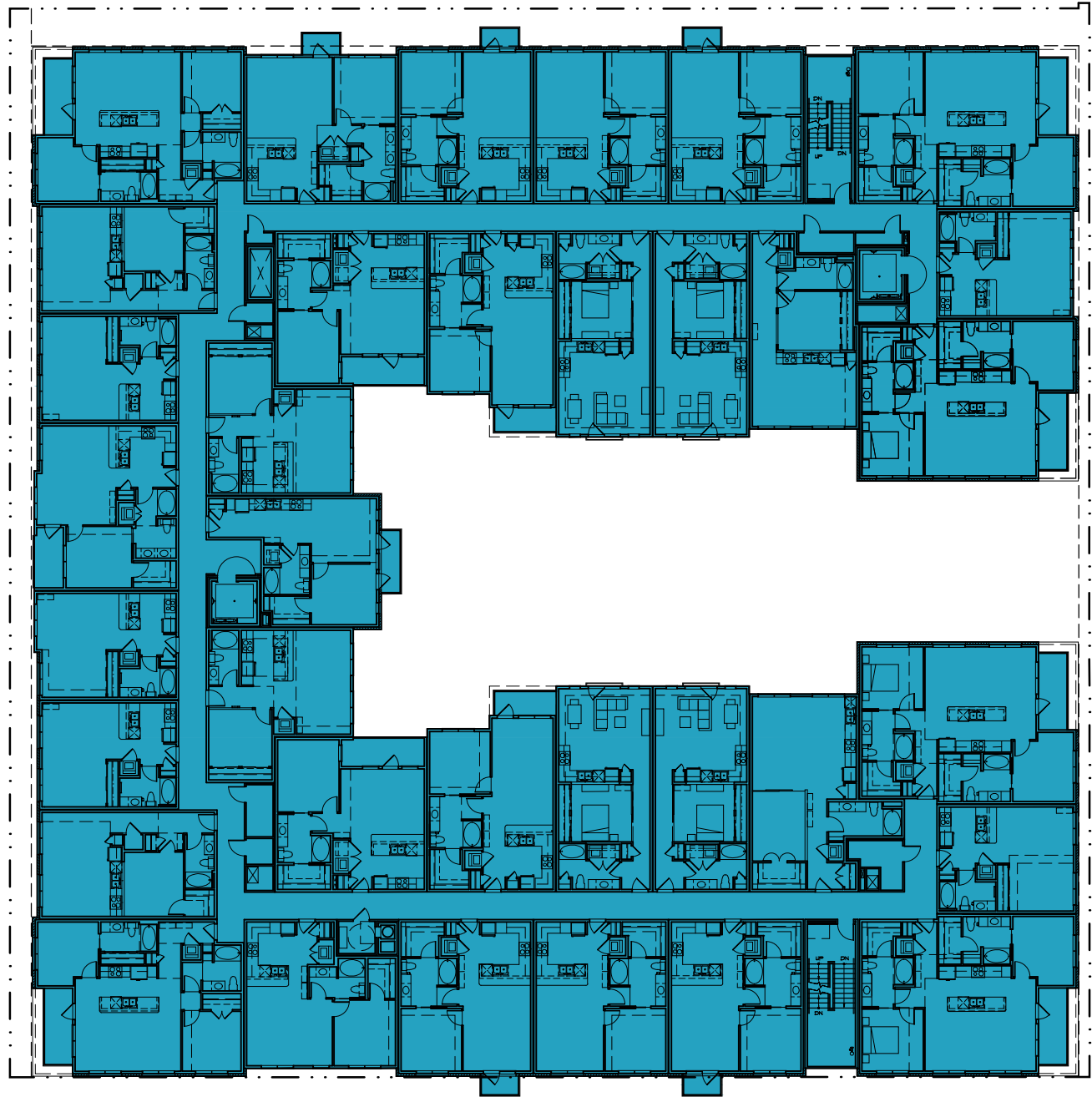


Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400
SUITE 550
FAX 972 726-9401

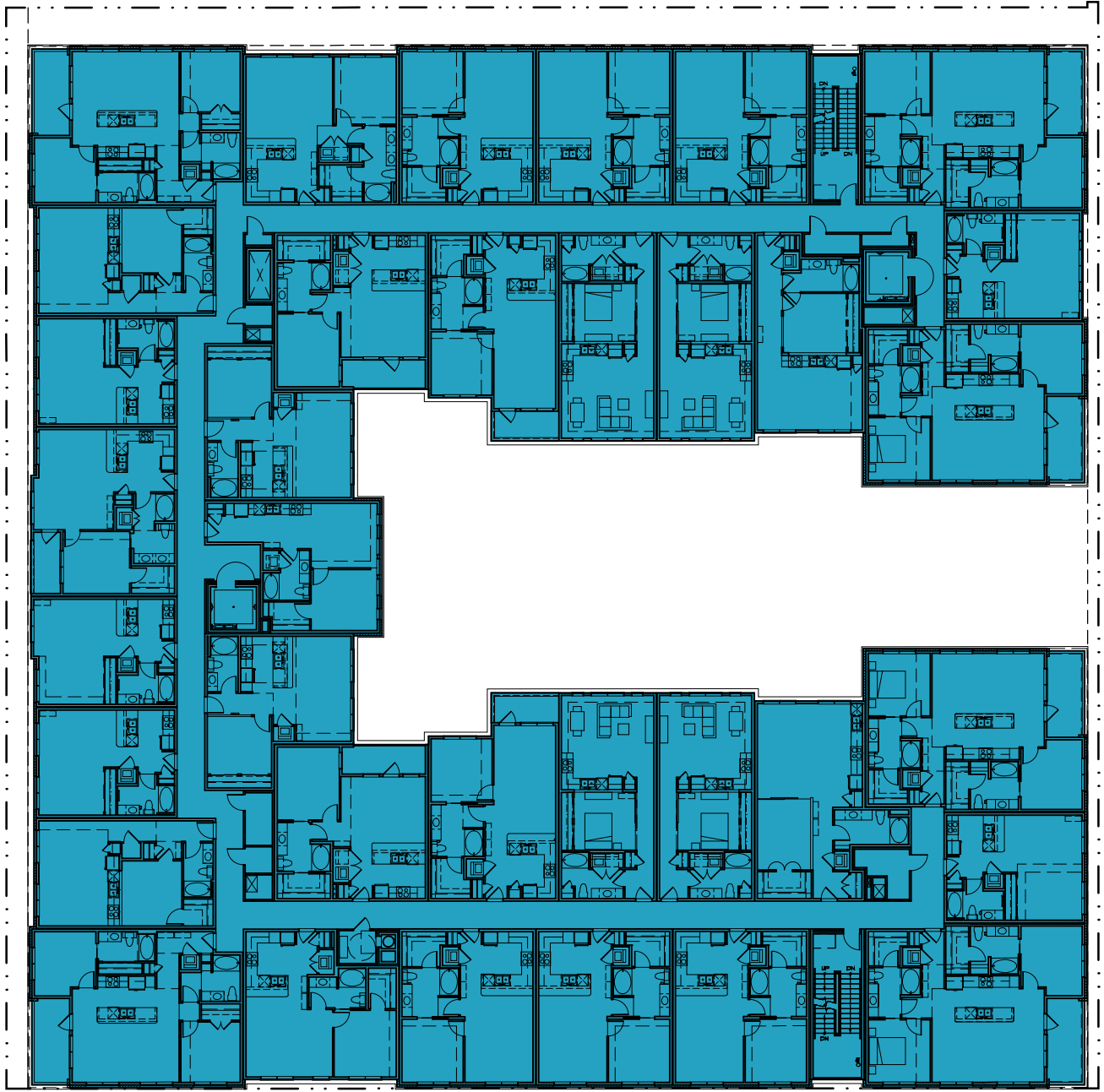
Block 43
ALAMO MANHATTAN
PORTLAND, OREGON

12260
A1.4
SITE PLAN

V-01-08-13



UNIT LEVEL - TYPICAL (3-6) - 31,235 S.F.
SCALE: 1" = 30'-0"



UNIT LEVEL 2 - 31,244 S.F.
SCALE: 1" = 30'-0"



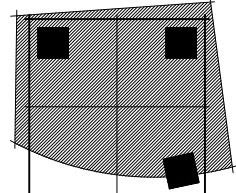
UNIT LEVEL 1 - 28,352 S.F.
SCALE: 1" = 30'-0"

FAR DATA	
BUILDING LEVEL	TOTAL S.F.
LEVEL ONE	28,352 S.F.
LEVEL TWO	31,244 S.F.
LEVEL THREE	31,235 S.F.
LEVEL FOUR	31,235 S.F.
LEVEL FIVE	31,235 S.F.
LEVEL SIX	31,235 S.F.
TOTAL FAR	184,536 S.F.

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972.726-9400
SUITE 550
FAX 972.726-9401



© 2013 HENSELY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSELY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSELY LAMKIN RACHEL,
INC.

PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: _____

ISSUE SET:
01/22/2013

PERMIT SET ISSUE:

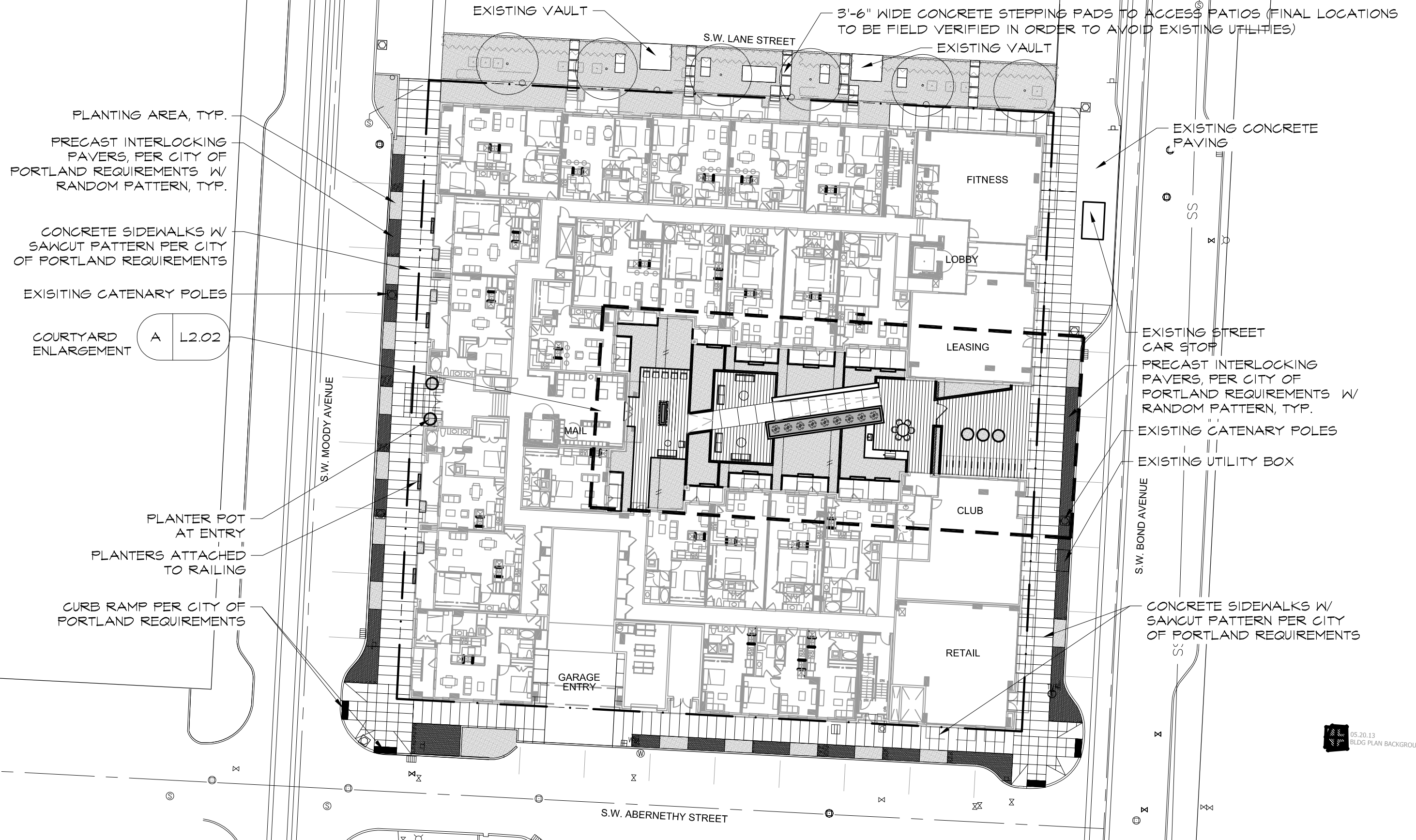
CONSTRUCTION SET ISSUE:

REVISIONS	
REVISION 1	02/12/2013
REVISION 2	03/13/2013
REVISION 3	03/22/2013
REVISION 4	05/02/2013

12260

A1.5
FAR DIAGRAMS

V-01-08-13



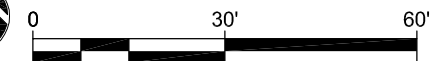
LAYOUT PLAN **L2.01**

studioOutside

824 Exposition Avenue, Suite 5
 Dallas, Texas 75224
 o 214 954 7160 f 214 954 7161
 studiooutside.us

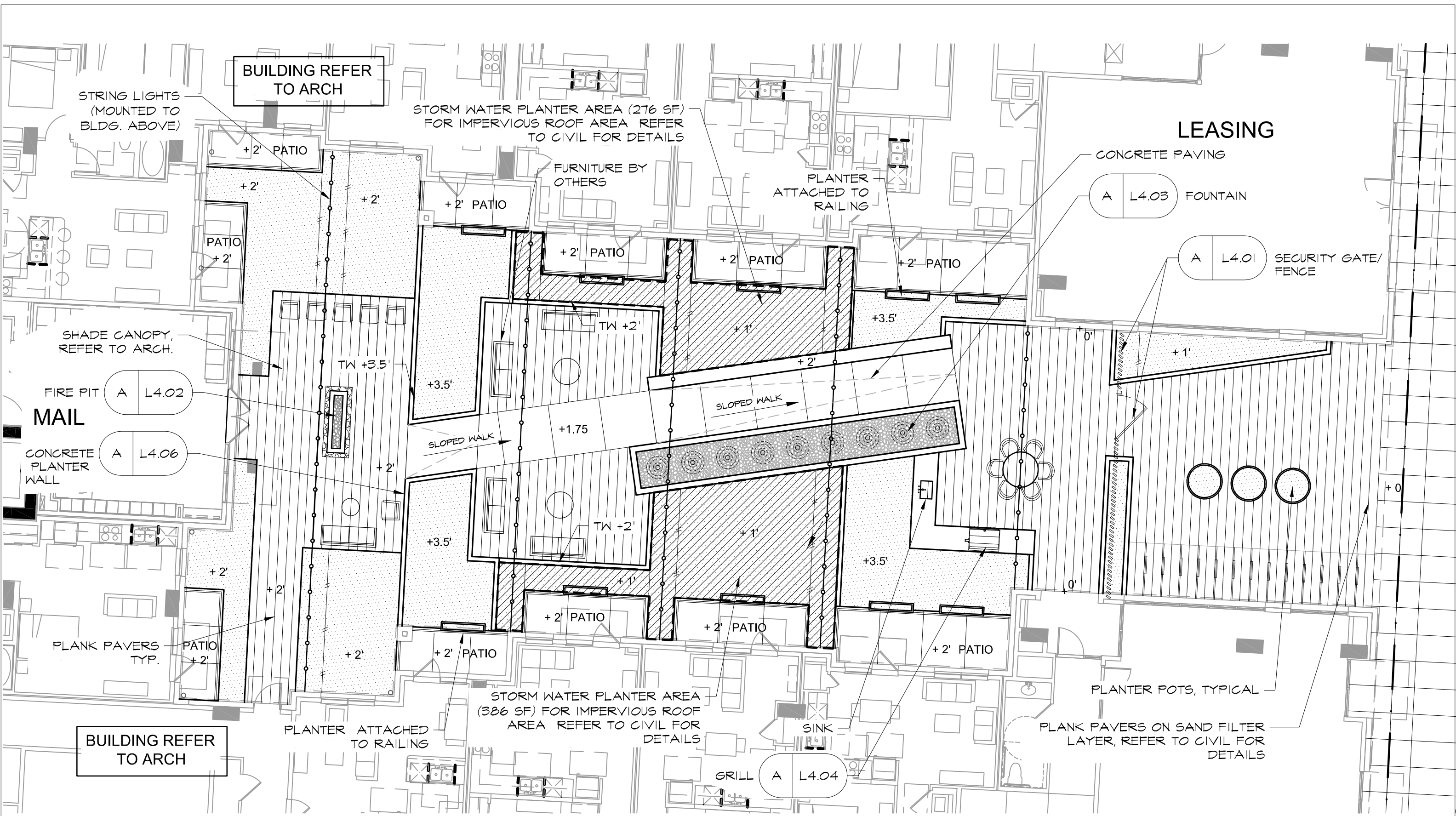
ALAMO MANHATTAN

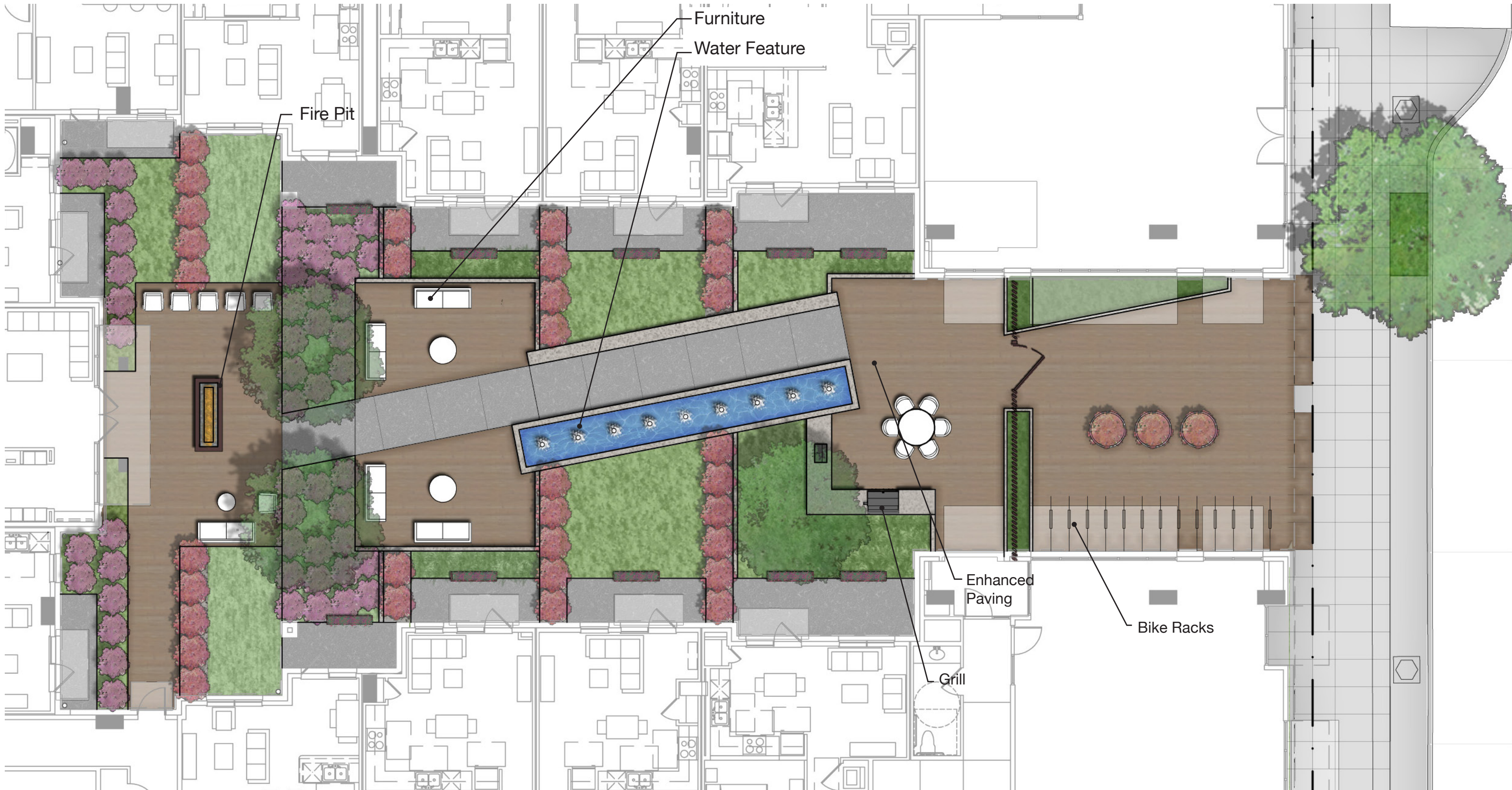
Block 43, Portland OR

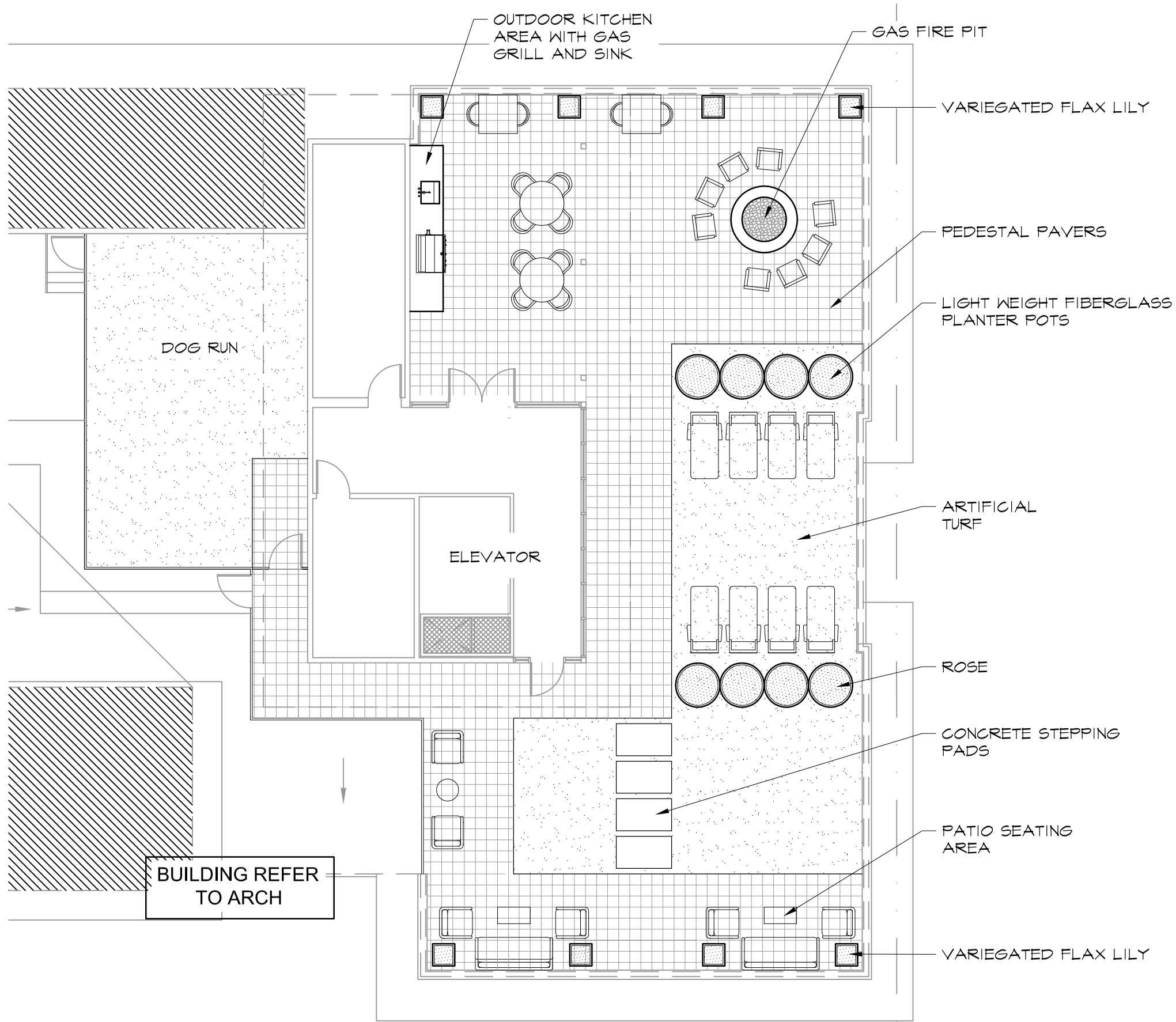


Date: 05.24.2013
 Issue: Design Review
 Job No. 12106
 Scale: 1" = 30'-0"



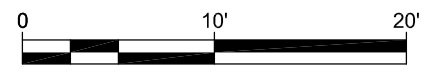






LAYOUT PLAN

L2.03



Amenities and Aesthetics



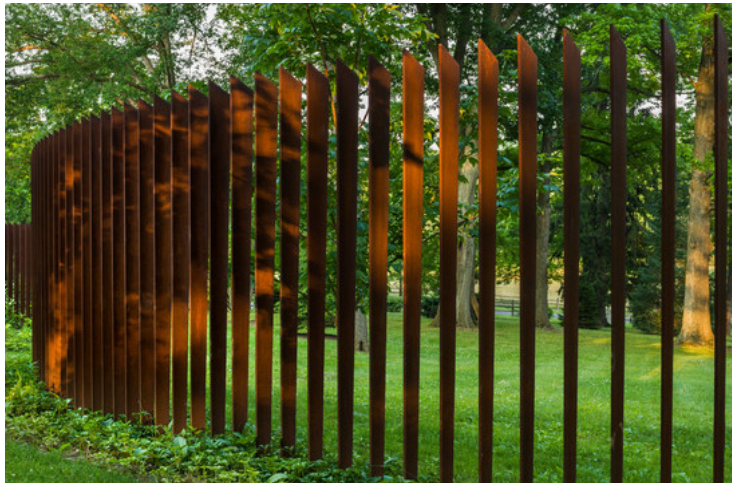
Water Feature



Water Feature



String Lighting



Security Fence



Fire Pit



Fire Pit



Bike Rack



Pavers



Planter

Materials and Images

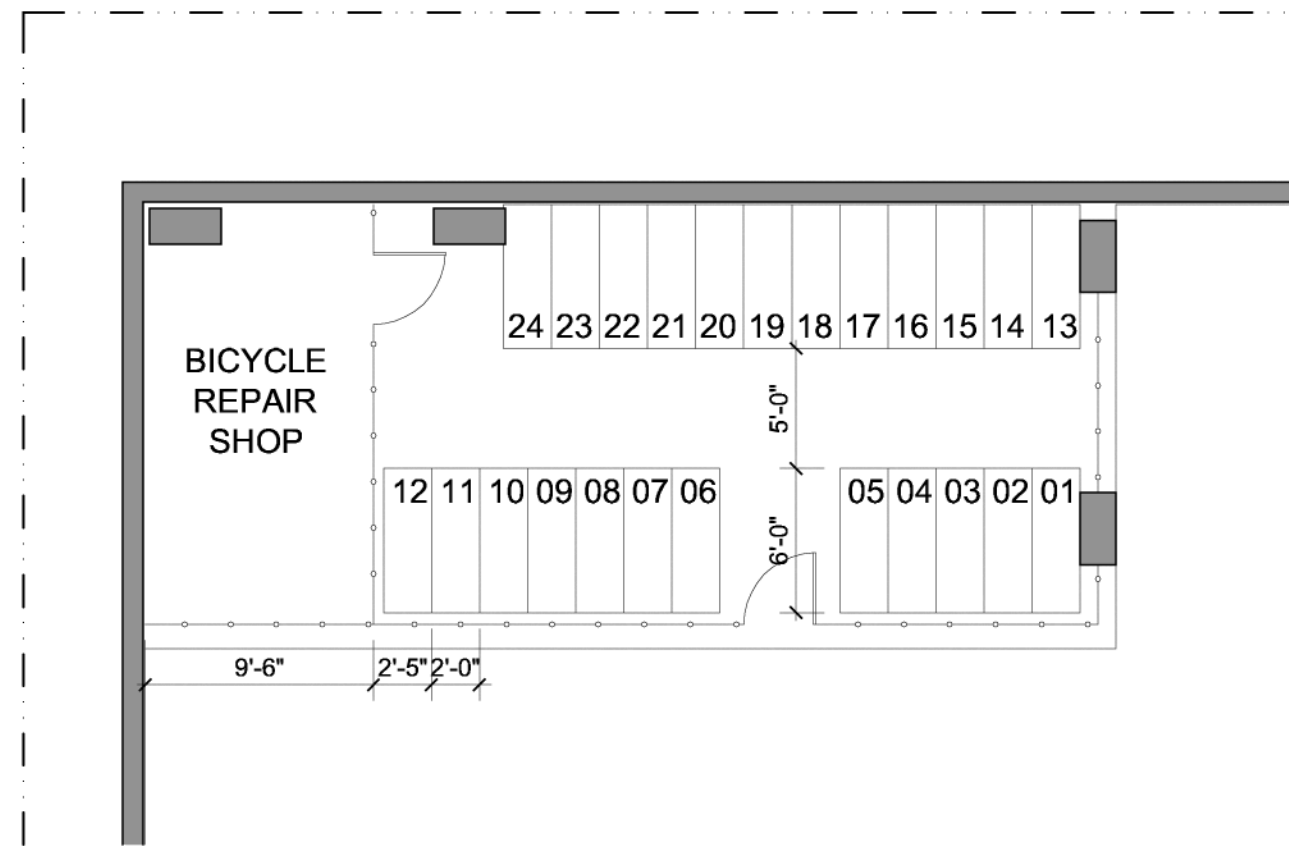
studioOutside

824 Exposition Avenue, Suite 5
Dallas, Texas 75224
o 214 954 7160 f 214 954 7161
studiooutside.us

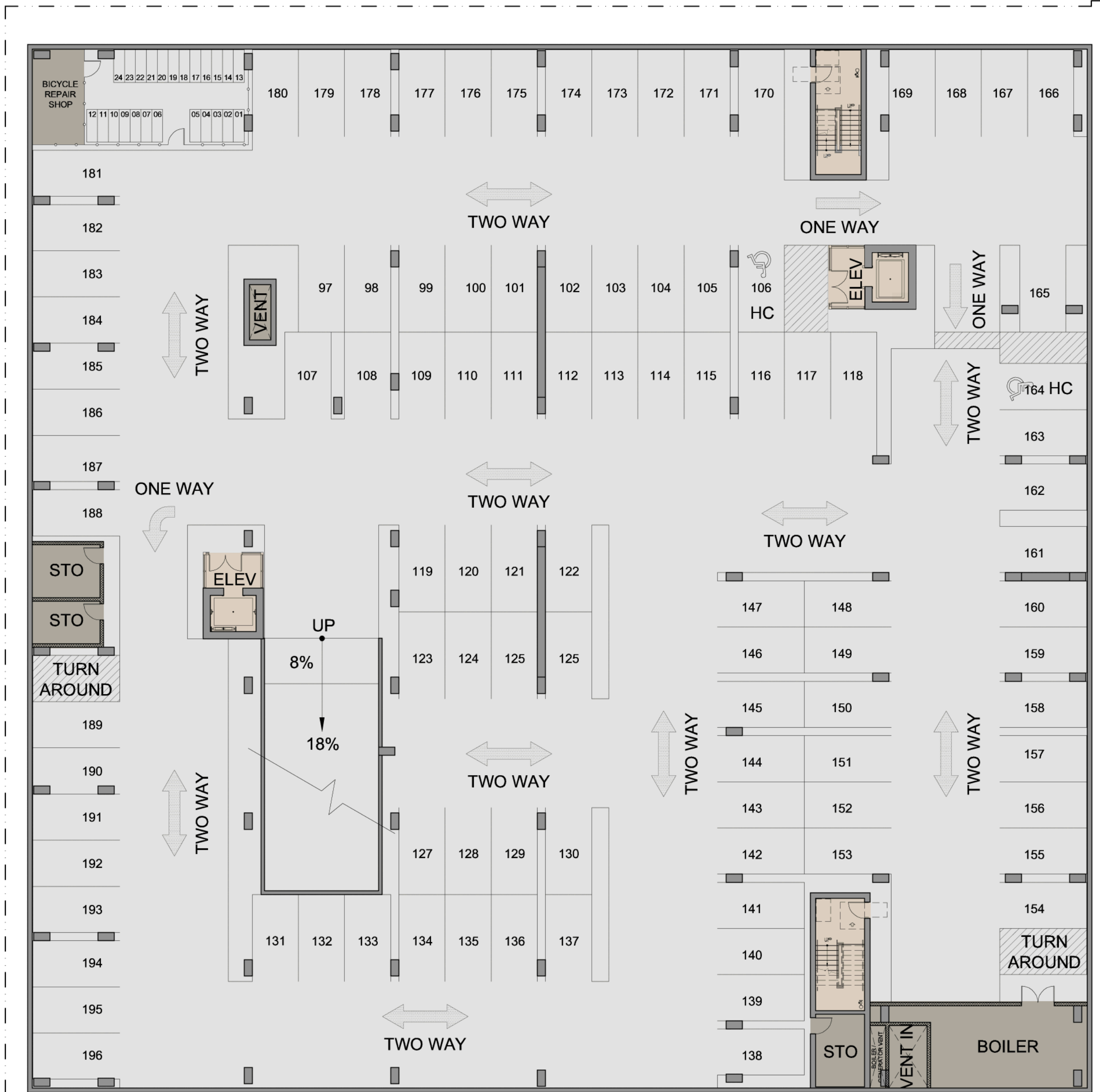
ALAMO MANHATTAN

Block 43, Portland OR

Date	05.24.2013
Issue:	Design Review
Job No.	12106
Scale	



02 ENLARGED BICYCLE PARKING AREA
SCALE: 1/8" = 1'-0"



01 FLOOR PLAN GARAGE LEVEL 2
SCALE: 1/16" = 1'-0"

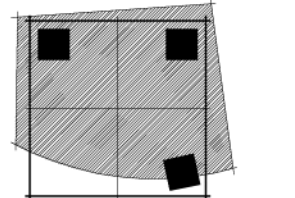
PROGRAM LEGEND

- UNITS
- BICYCLE STORAGE IN UNITS
- AMENITIES
- COMMON
- RETAIL
- PARKING
- PROJECTIONS BEYOND PROPERTY LINE

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9460
SUITE 550
FAX 972 726-9461



© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLEY LAMKIN RACHEL,
INC.

PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---

ISSUE SET:
01/22/2013
PERMIT SET ISSUE:

CONSTRUCTION SET ISSUE:

REVISIONS
REVISION 1 02/12/2013
REVISION 2 03/13/2013
REVISION 3 03/22/2013
REVISION 4 04/29/2013

12260

A2.1
FLOOR PLAN
GARAGE LEVEL 2

V-01-08-13



- Hensley Lamkin Rachel, Inc.**
ARCHITECTURE AND PLANNING
- 14831 QLOKUM DRIVE
DALLAS, TEXAS
PH 972 726-9400
- SUITE 550
75254
FAX 972 726-9401
- 

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373
PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL
REVIEW

© 2013 HENSLEY LAMON RACHEL, INC.
DOCUMENTS ARE INSTRUMENTS OF
SERVICE ARE KEPT IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSLEY
LAMON RACHEL, INC. THIS DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLEY LAMON RACHEL,
INC.

PROJECT MGR: JS
DRAWN BY: LS
CHECKED BY: ---
ISSUE SET:
01/27/2013
PERMIT SET ISSUE
---/---/---
CONSTRUCTION SET ISSUE
---/---/---
REVISIONS
REVISION 1 02/12/2013
REVISION 2 03/13/2013
REVISION 3 03/22/2013
REVISION 4 04/29/2013

12260

A2.2
FLOOR PLAN
GARAGE LEVEL 1

V-01-08-13

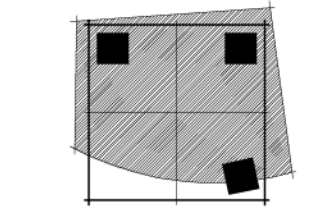


- PROGRAM LEGEND**
- UNITS
 - BICYCLE STORAGE IN UNITS
 - AMENITIES
 - COMMON
 - RETAIL
 - PARKING
 - PROJECTIONS BEYOND PROPERTY LINE

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9460
SUITE 550
FAX 972 726-9461

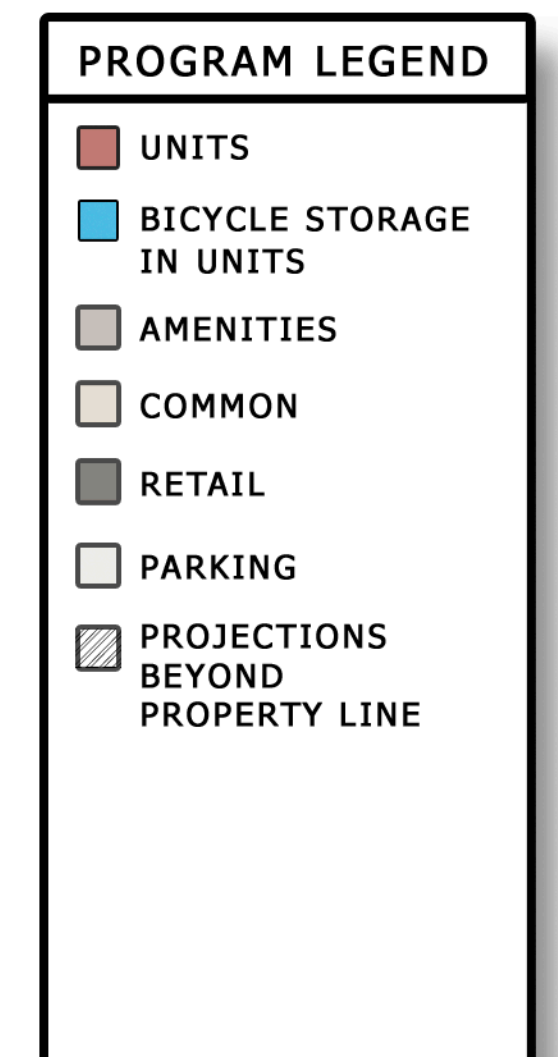


© 2013 HENLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENLEY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	
REVISION	5 05/28/2013

12260
A2.3
FLOOR PLAN
UNIT LEVEL 1
V-01-08-13

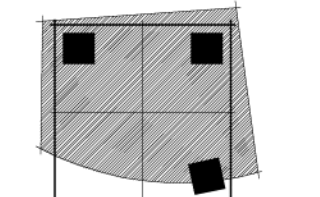
FLOOR PLAN UNIT LEVEL 1
SCALE: 1/16" = 1'-0"



Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS
PH 972 726-9400
SUITE 550
75254
FAX 972 726-9401



© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSLEY
LAMKIN RACHEL, INC. THIS DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE DUPLICATED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLEY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---

ISSUE SET:
01/22/2013

PERMIT SET ISSUE:
--/--/--

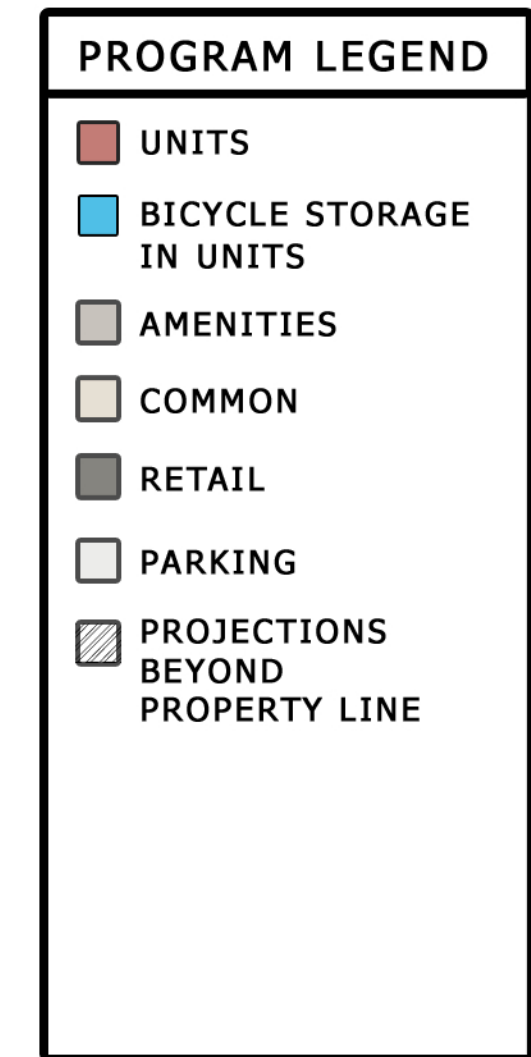
CONSTRUCTION SET ISSUE:
--/--/--

REVISIONS		
REVISION	1	02/12/2013
REVISION	2	03/13/2013
REVISION	3	03/22/2013
REVISION	4	04/29/2013

12260

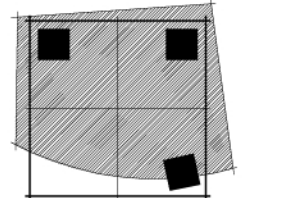
A2.4
FLOOR PLAN
UNIT LEVELS 2-6 (TYP.)

V-01-08-13



Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

14881 QUORUM DRIVE
DALLAS, TEXAS
PH 972 726-9400
SUITE 550
75254
FAX 972 726-9401



© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---

ISSUE SET:
01/22/2013

PERMIT SET ISSUE:

COLLECTIONS, 1991

CONSTRUCTION SET ISSUE:
--/--/--

REVISIONS

REVISION	1	02/12/2013
REVISION	2	03/13/2013

REVISION 3 03/22/2013

REVISION  05/02/2013

12260

A2.5

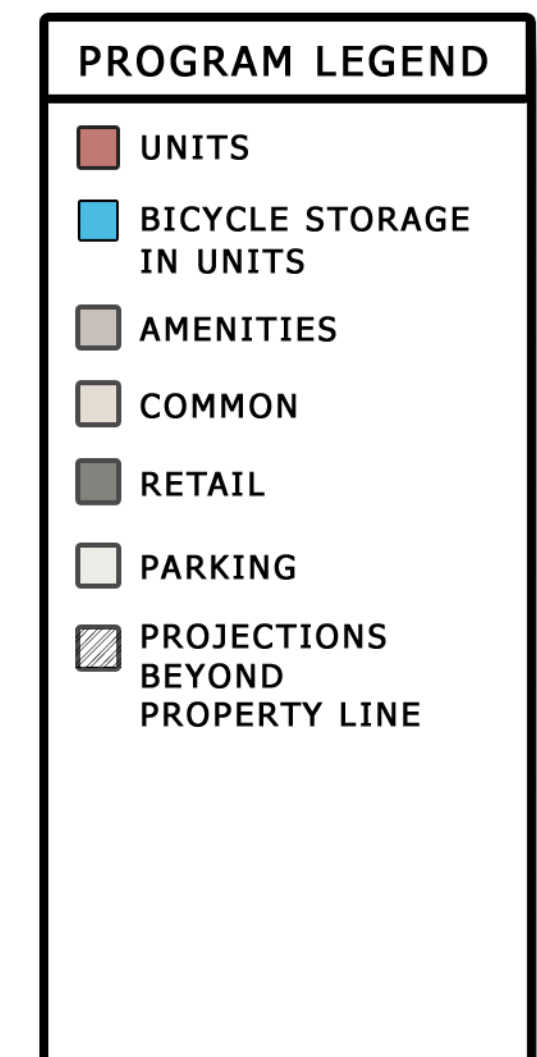
FLOOR PLAN
UNIT LEVELS 2, 6 (TYP)

UNIT LEVELS 3-5 (T.H.S.)

V-01-08-13

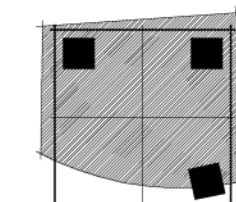


 FLOOR PLAN UNIT LEVELS 3-6 (TYP.)
SCALE: 1/16" = 1'-0"



Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

14881 QUORUM DRIVE
DALLAS, TEXAS
PH 972 726-9400
SUITE 550
75254
FAX 972 726-9401



© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSLEY
LAMKIN RACHEL, INC. THIS DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE DUPLICATED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLEY LAMKIN RACHEL,
INC.

PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---
ISSUE SET:
01/22/2013
PERMIT SET ISSUE:
---/---/---
CONSTRUCTION SET ISSUE:
---/---/---
REVISIONS
REVISION 5 05/28/2013

A2.6

ROOF PLAN

V-01-08-13



ROOF PLAN

SCALE: 1/16" = 1'-0"



02 EAST ELEVATION S.W. BOND
SCALE: 1/16" = 1'-0"



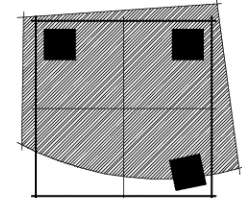
01 NORTH ELEVATION S.W. LANE
SCALE: 1/16" = 1'-0"

ELEVATION LEGEND	
1	STUCCO FINISH SYSTEM
2	BRICK VENEER
3	BURNISH BLOCK
4	MECHANICAL SCREEN
5	HIGH GRADE VINYL WINDOW
6	STOREFRONT SYSTEM
7	PAINTED STEEL GUARDRAIL SYSTEM
8	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)
9	TONGUE AND GROOVE ACCOYA WOOD PLANKS
10	PAINTED STEEL CANOPY WITH FABRIC COVER
11	PAINTED FASCIA BOARD
12	CAST STONE CAP
13	MECHANICAL VENT GRILL
14	GLASS GUARDRAIL SYSTEM
15	ENTRY MARQUEE
16	ROLL-UP GARAGE GATE
17	ROLL-UP GLAZED DOOR
18	GLASS AND STEEL CANOPY SYSTEM

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9460
SUITE 550
FAX 972 726-9461



© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLEY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	
REVISION	05/28/2013

12260

A3.1
ELEVATIONS

V-01-08-13



02 WEST ELEVATION 3.W. MOODY
SCALE: 1/16" = 1'-0"



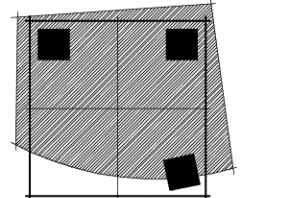
01 SOUTH ELEVATION 3.W. ABERNETHY
SCALE: 1/16" = 1'-0"

ELEVATION LEGEND	
1	STUCCO FINISH SYSTEM
2	BRICK VENEER
3	BURNISH BLOCK
4	MECHANICAL SCREEN
5	HIGH GRADE VINYL WINDOW
6	STOREFRONT SYSTEM
7	PAINTED STEEL GUARDRAIL SYSTEM
8	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)
9	TONGUE AND GROOVE ACCOYA WOOD PLANKS
10	PAINTED STEEL CANOPY WITH FABRIC COVER
11	PAINTED FASCIA BOARD
12	CAST STONE CAP
13	MECHANICAL VENT GRILL
14	GLASS GUARDRAIL SYSTEM
15	ENTRY MARQUEE
16	ROLL-UP GARAGE GATE
17	ROLL-UP GLAZED DOOR
18	GLASS AND STEEL CANOPY SYSTEM

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9460
SUITE 550
FAX 972 726-9461



© 2013 HENSELY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
EDMAN THE PROPERTY OF HENSELY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSELY LAMKIN RACHEL,
INC.

PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---
ISSUE SET:
01/22/2013
PERMIT SET ISSUE:

CONSTRUCTION SET ISSUE:

REVISIONS
REVISION 1 05/28/2013

12260

A3.2
ELEVATIONS

V-01-08-13



03 INTERIOR COURTYARD SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



02 INTERIOR COURTYARD NORTH ELEVATION
SCALE: 1/16" = 1'-0"



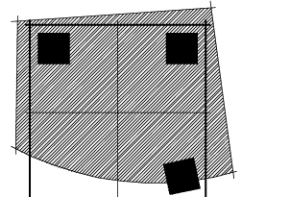
01 INTERIOR COURTYARD EAST ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION LEGEND	
1	STUCCO FINISH SYSTEM
2	BRICK VENEER
3	BURNISH BLOCK
4	MECHANICAL SCREEN
5	HIGH GRADE VINYL WINDOW
6	STOREFRONT SYSTEM
7	PAINTED STEEL GUARDRAIL SYSTEM
8	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)
9	TONGUE AND GROOVE ACCOYA WOOD PLANKS
10	PAINTED STEEL CANOPY WITH FABRIC COVER
11	PAINTED FASCIA BOARD
12	CAST STONE CAP
13	MECHANICAL VENT GRILL
14	GLASS GUARDRAIL SYSTEM
15	ENTRY MARQUEE
16	ROLL-UP GARAGE GATE
17	ROLL-UP GLAZED DOOR
18	GLASS AND STEEL CANOPY SYSTEM

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9460
SUITE 550
PH 972 726-9461



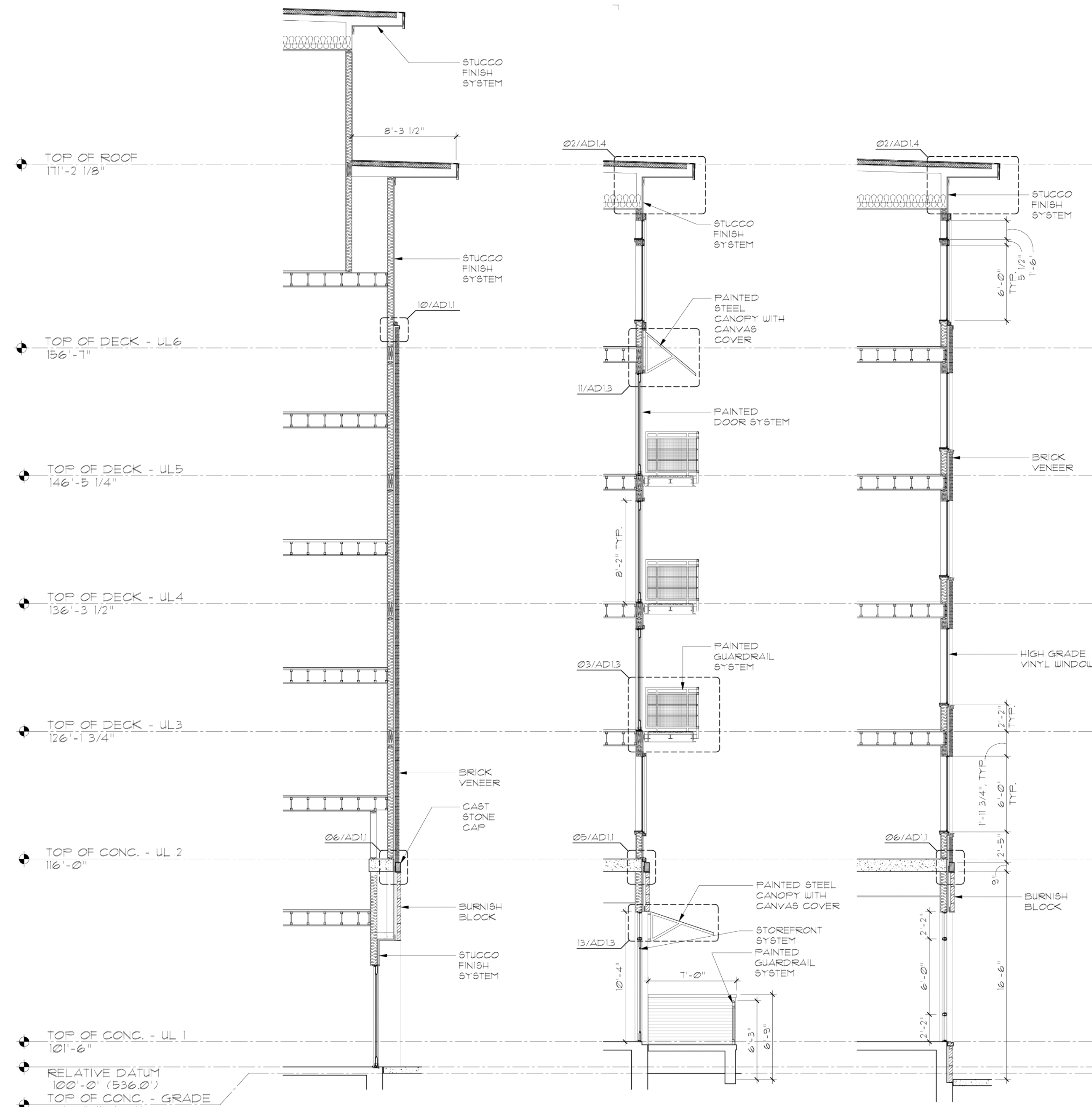
© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. THE DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE REPRODUCED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---
ISSUE SET: 01/22/2013
PERMIT SET ISSUE: ---
CONSTRUCTION SET ISSUE: ---
REVISIONS
REVISION 1 05/28/2013

12260

A3.3
ELEVATIONS
INTERIOR COURTYARD

V-01-08-13



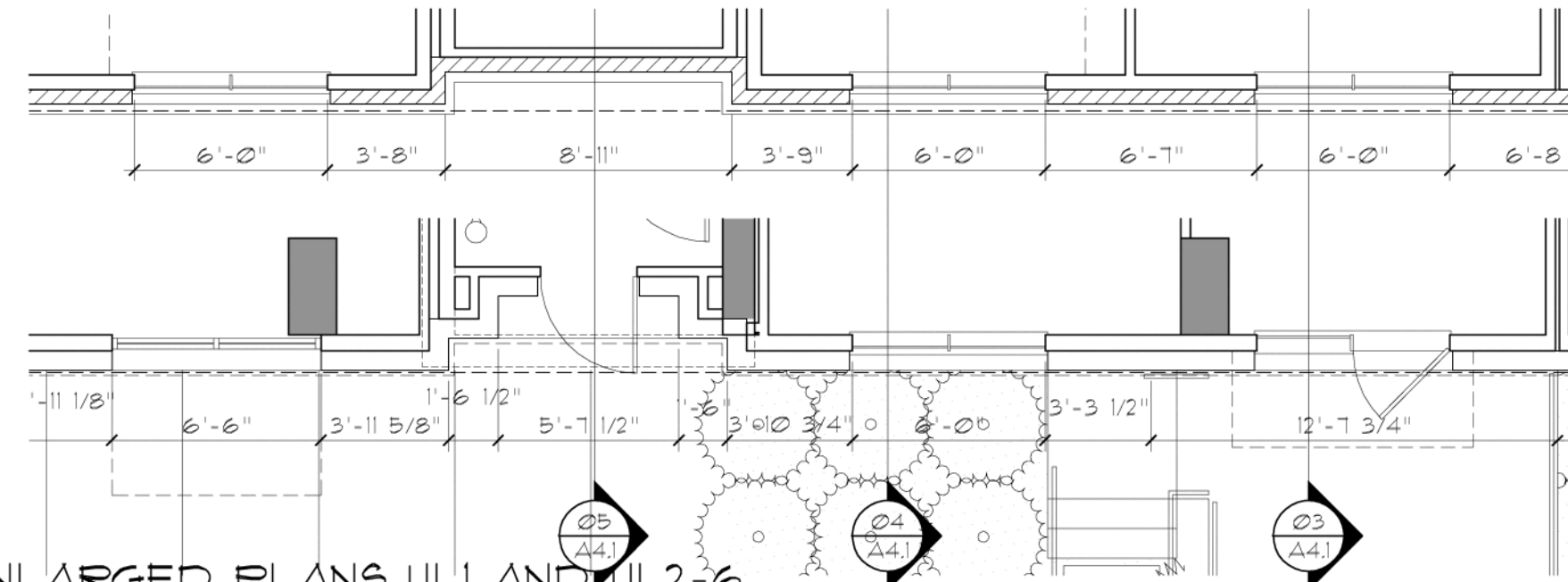
EXTERIOR WALL SECTION
SCALE: 3/16" = 1'-0"

EXTERIOR WALL SECTION
SCALE: 3/16" = 1'-0"

EXTERIOR WALL SECTION
SCALE: 3/16" = 1'-0"



ENLARGED NORTH ELEVATION - S.W. LANE
SCALE: 3/16" = 1'-0"



ENLARGED PLANS UL1 AND UL2-6
SCALE: 3/16" = 1'-0"

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972.726-9460
FAX 972.726-9461

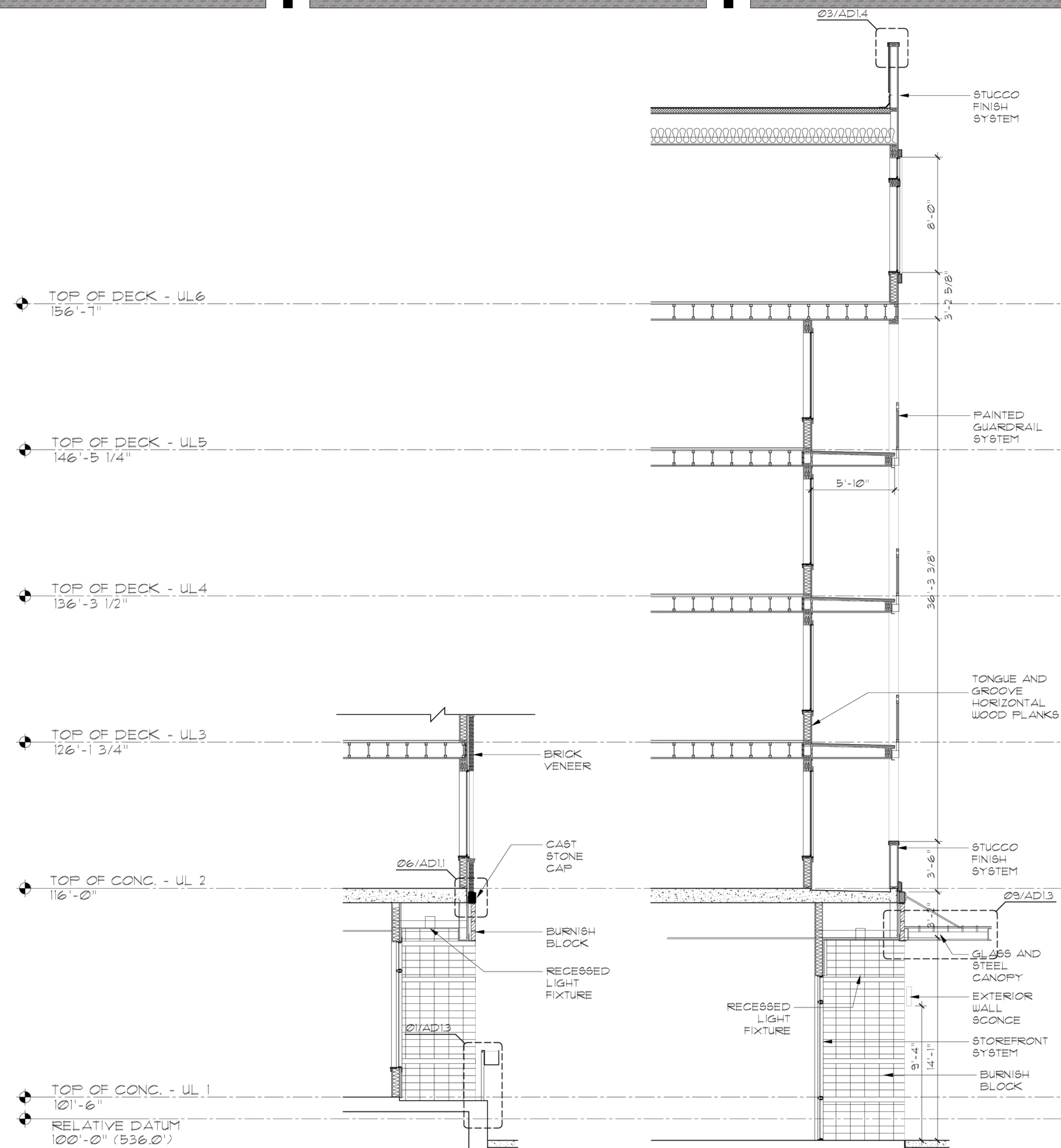
© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLEY LAMKIN RACHEL,
INC.

PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---
ISSUE SET: 01/22/2013
PERMIT SET ISSUE: ---
CONSTRUCTION SET ISSUE: ---
REVISIONS
REVISION 5 05/28/2013

12260

A4.1
ENLARGED WALL
SECTIONS/ELEVATIONS

V-01-08-13

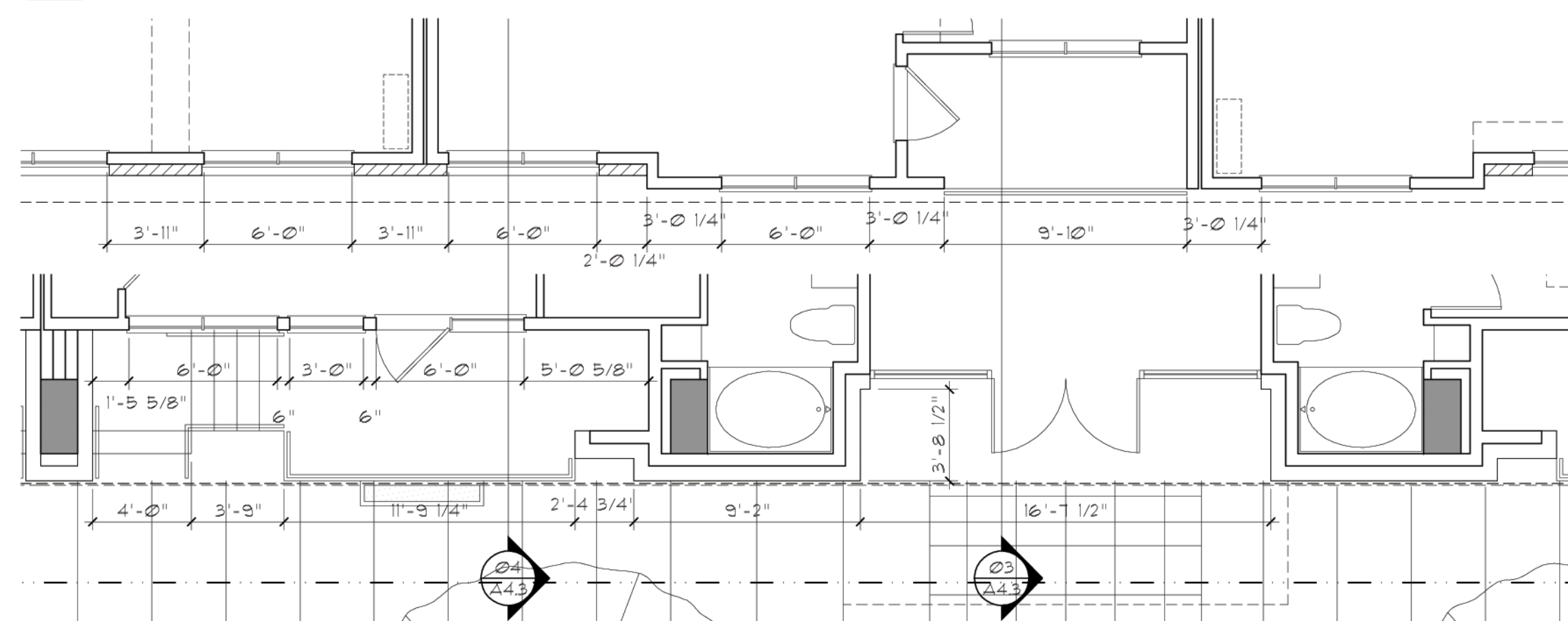


Ø4 EXT. WALL SECTION
SCALE: 3/16" = 1'-0"

Ø3 EXT. WALL SECTION
SCALE: 3/16" = 1'-0"



Ø2 ENLARGED WEST ELEVATION - S.W. MOODY AVE.
SCALE: 3/16" = 1'-0"



Ø1 ENLARGED PLANS U1 AND U2-6(TYP.)
SCALE: 3/16" = 1'-0"

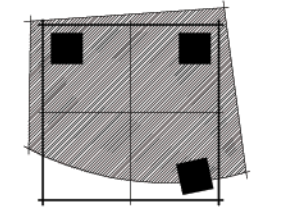
Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
13204
FAX 972 726-9461

14881 QUORUM DRIVE
DALLAS, TEXAS
PH 972 726-9460



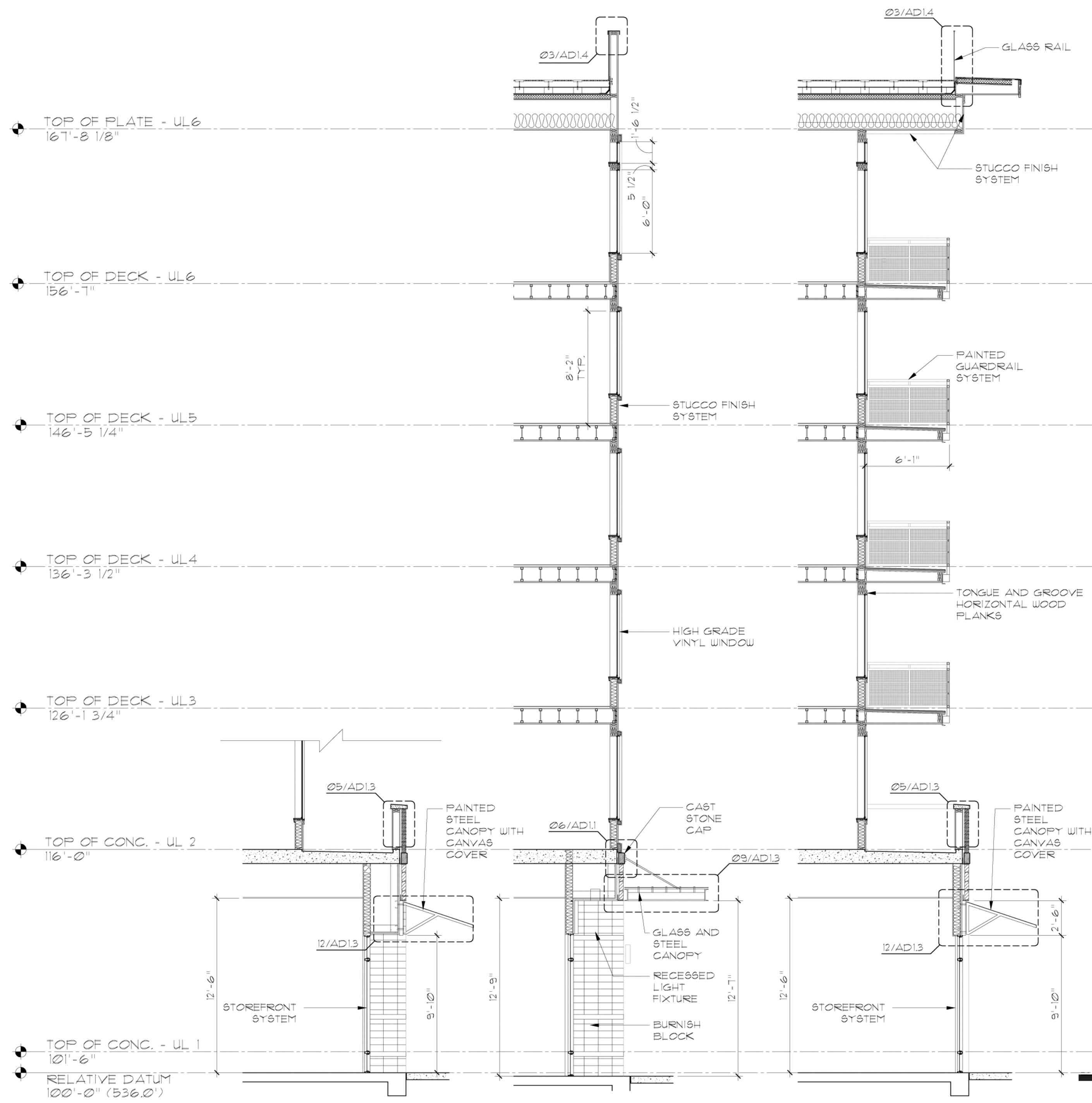
© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLEY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	---
REVISION	Δ 05/28/2013

12260

A4.2
ENLARGED WALL
SECTIONS/ELEVATIONS

V-01-08-13



01 EXTERIOR WALL SECTION
SCALE: 3/16" = 1'-0"

06 EXTERIOR WALL SECTION
SCALE: 3/16" = 1'-0"

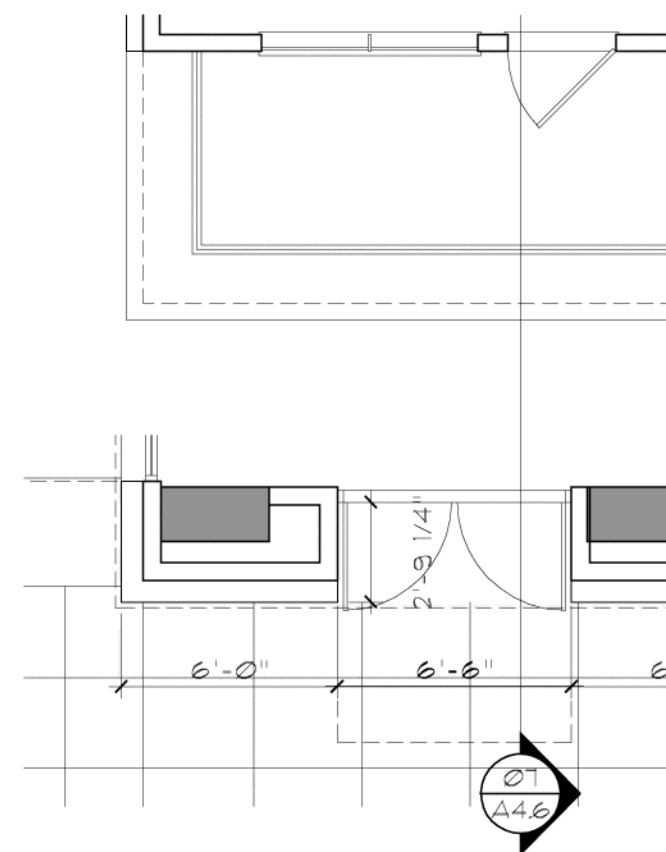
05 EXTERIOR WALL SECTION
SCALE: 3/16" = 1'-0"



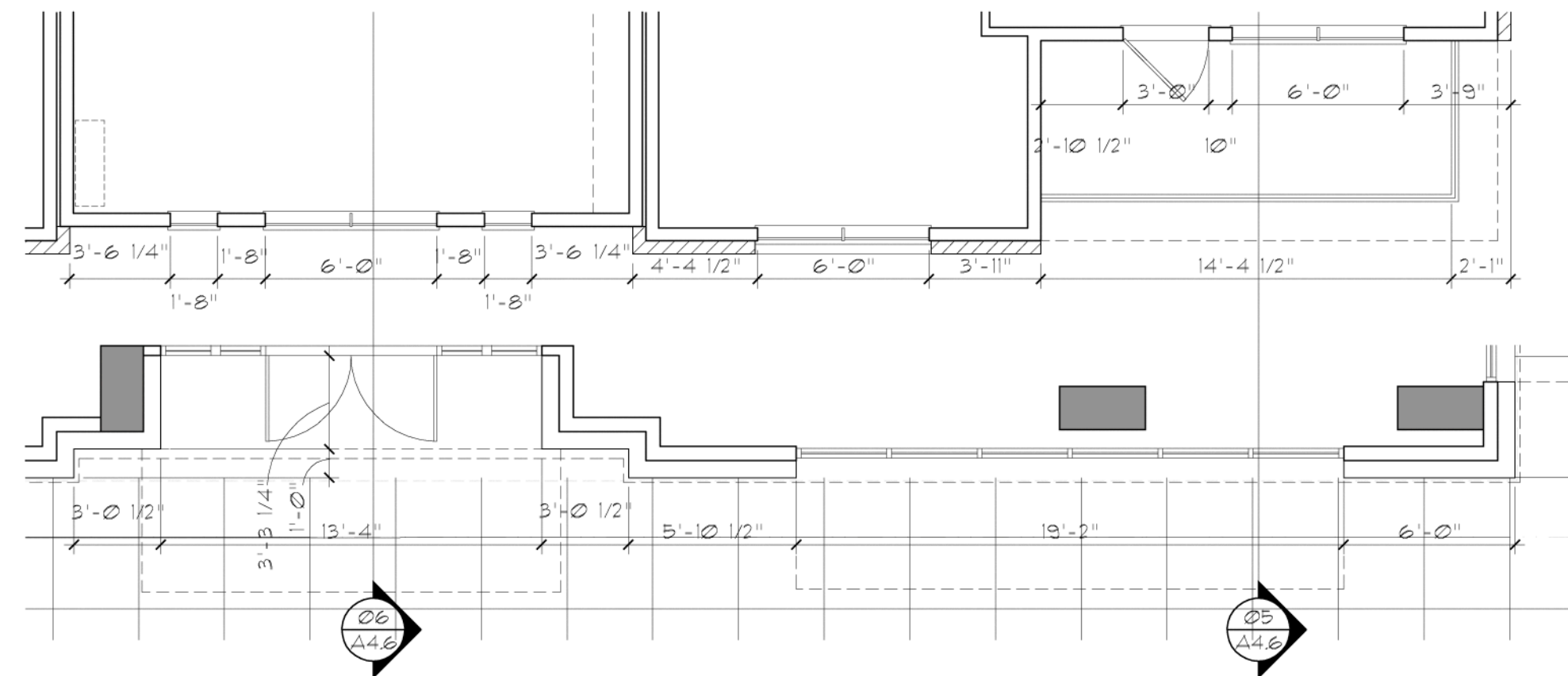
04 ENLARGED EAST ELEVATION - S.W. BOND
SCALE: 3/16" = 1'-0"



03 ENLARGED EAST ELEVATION - S.W. BOND
SCALE: 3/16" = 1'-0"



02 ENLARGED PLANS UL1 AND UL2-6
SCALE: 3/16" = 1'-0"



01 ENLARGED PLANS UL1 AND UL2-6
SCALE: 3/16" = 1'-0"

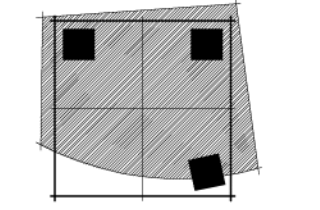
Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9460
FAX 972 726-9461

14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9460
FAX 972 726-9461



© 2013 HENSLY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSLY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLY LAMKIN RACHEL,
INC.

PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---
ISSUE SET:
01/22/2013
PERMIT SET ISSUE:

CONSTRUCTION SET ISSUE:

REVISIONS
REVISION 5 05/28/2013

12260

A4.4
ENLARGED WALL
SECTIONS/ELEVATIONS

V-01-08-13

Block 43

Hensley Lamkin Rachel, Inc.

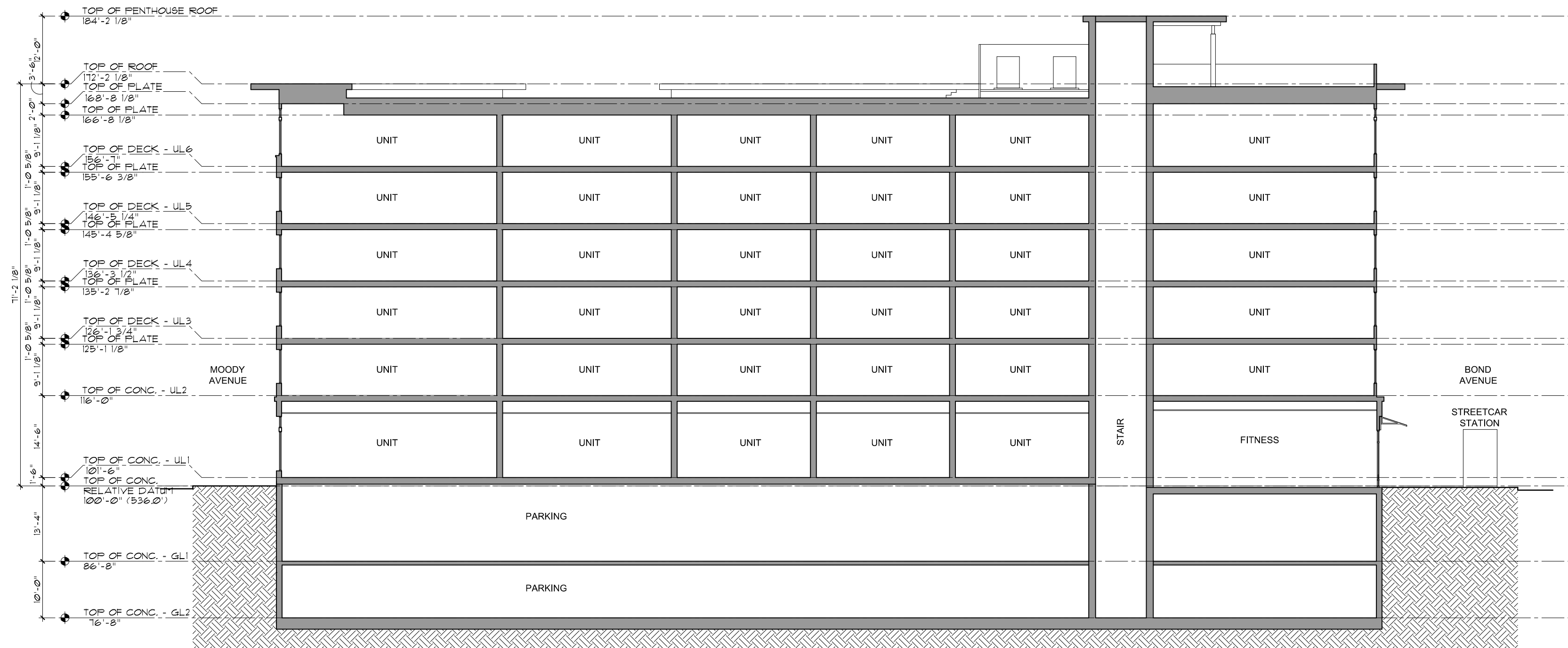
SUITE 550
75254
FAX 972 726-9401

© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSLEY
LAMKIN RACHEL, INC. THIS DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE DUPLICATED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLEY LAMKIN RACHEL,
INC.

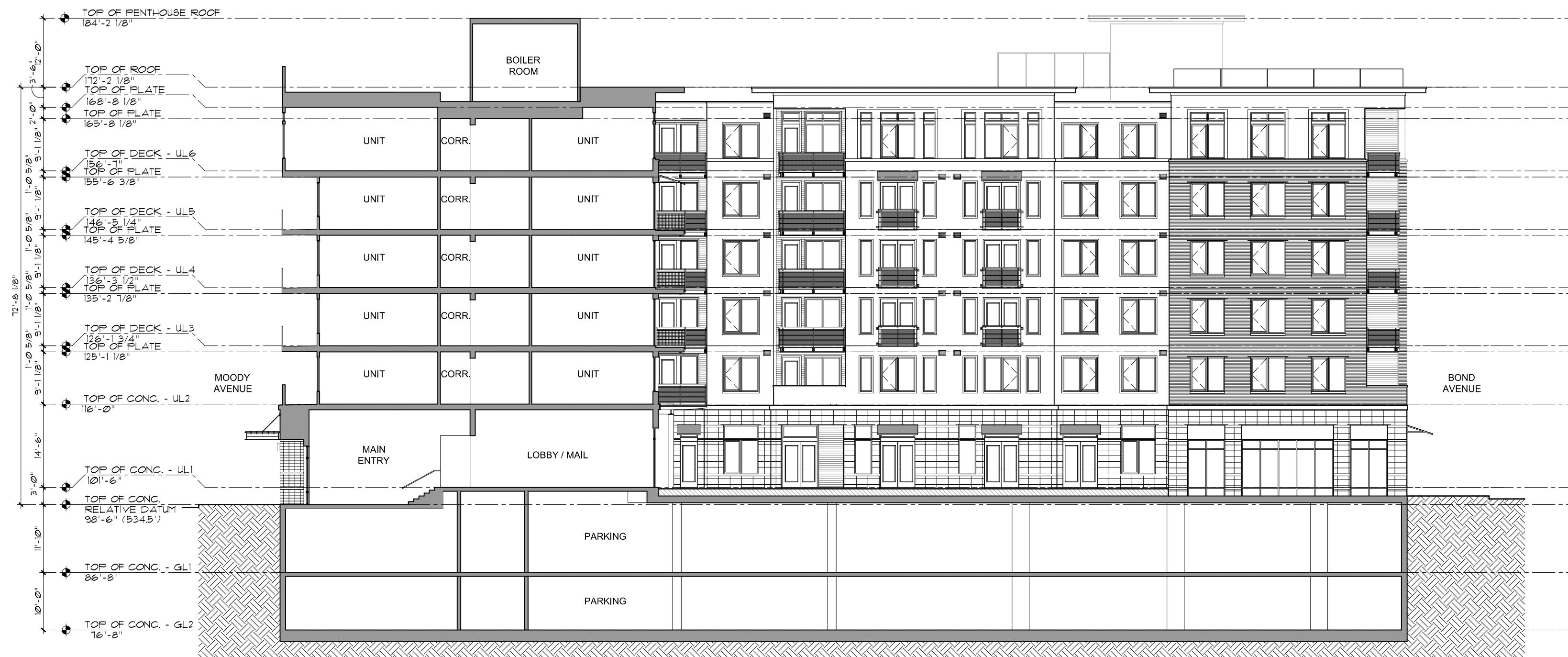
12260

V-01-08-13





02 WEST-EAST SECTION
SCALE: 1/16" = 1'-0"



01 WEST-EAST SECTION AT COURTYARD
SCALE: 1/16" = 1'-0"

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400
FAX 972 726-9401

14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400

© 2013 HENSELY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSELY
LAMKIN RACHEL, INC. THE DOCUMENT
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSELY LAMKIN RACHEL,
INC.

PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY:

ISSUE SET:
01/22/2013

PERMIT SET ISSUE:
---/---/---

CONSTRUCTION SET ISSUE:
---/---/---

REVISIONS

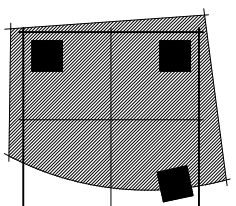
REVISION 1 05/28/2013

12260

A5.1

BUILDING SECTIONS

V-01-08-13





VIEW FROM NE ON BOND

SCALE: N.T.S.

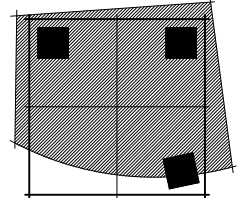
Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
1400 N. 10TH AVE.
PORTLAND, OREGON 97228
PH 503.726.9400
FAX 503.726.9401

1400 N. 10TH AVE.
SUITE 550
PORTLAND, OREGON 97228
PH 503.726.9400
FAX 503.726.9401



© 2013 HENSELY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSELY
LAMKIN RACHEL, INC. THE DOCUMENT
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSELY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	
REVISION	05/28/2013

12260

A6.1
PERSPECTIVE

V-01-08-13



01 VIEW FROM NW ON LANE
SCALE: N.T.S.

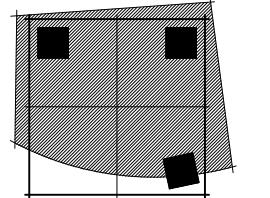
Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
1400 N. 20TH AVE.
PORTLAND, OREGON 97228
PH 503.726.9400
FAX 503.726.9401

1400 N. 20TH AVE.
SUITE 550
PORTLAND, OREGON 97228
PH 503.726.9400
FAX 503.726.9401



© 2013 HENSELY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSELY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSELY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	---
REVISION	05/28/2013

12260

A6.2
PERSPECTIVE

V-01-08-13



01 VIEW FROM SW ON MOODY
SCALE: N.T.S.

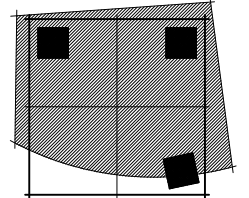
Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
1400 N. JEFFERSON
PORTLAND, OREGON 97201
PH 503.226.9400
FAX 503.226.9401

1400 N. JEFFERSON
PORTLAND, OREGON 97201
PH 503.226.9400
FAX 503.226.9401



© 2013 HENSELY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSELY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSELY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	
REVISION	05/28/2013

12260

A6.3
PERSPECTIVE

V-01-08-13



VIEW FROM ABERNETHY

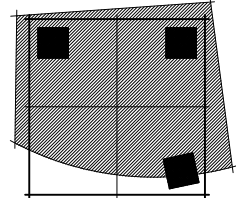
SCALE: N.T.S.

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972.726-9400
FAX 972.726-9401



© 2013 HENSELY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSELY
LAMKIN RACHEL, INC. THE DOCUMENT
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSELY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	
REVISION	05/28/2013

12260

A6.4
PERSPECTIVE

V-01-08-13



01 VIEW OF BOND FROM STREET
SCALE: N.T.S.

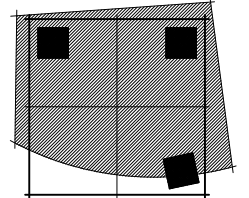
Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400
FAX 972 726-9401

14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400



© 2013 HENLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENLEY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	
REVISION	Δ 05/28/2013

12260

A6.8
PERSPECTIVE

V-01-08-13



01 VIEW OF MOODY FROM STREET
SCALE: N.T.S.

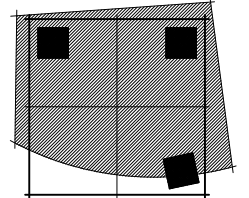
Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
1400 N. 2ND ST.
PORTLAND, OREGON 97208
PH 503 726-9400
FAX 503 726-9401

1400 N. 2ND ST.
PORTLAND, OREGON 97208
PH 503 726-9400
FAX 503 726-9401



© 2013 HENLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENLEY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	
REVISION	Δ 05/28/2013

12260

A6.9
PERSPECTIVE

V-01-08-13



VIEW FROM MOODY TO LOBBY ENTRANCE

SCALE: N.T.S

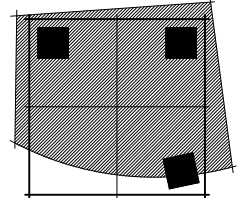
Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
1400 N. MICHIGAN
PORTLAND, OREGON 97204
PH 503 726-9400
FAX 503 726-9401

1400 N. MICHIGAN DRIVE
PORTLAND, OREGON 97204
PH 503 726-9400



© 2013 HENLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENLEY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	
REVISION	Δ 05/28/2013

12260

A6.10
PERSPECTIVE

V-01-08-13

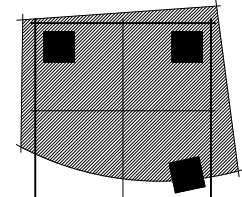


01 VIEW FROM NE CORNER ON BOND AT NIGHT
SCALE: N.T.S.

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400
FAX 972 726-9401
SUITE 550



© 2013 HENLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENLEY
LAMKIN RACHEL, INC. THE DOCUMENT
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENLEY LAMKIN RACHEL,
INC.

PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---
ISSUE SET:
01/22/2013
PERMIT SET ISSUE:

CONSTRUCTION SET ISSUE:

REVISIONS
REVISION 1 05/28/2013

12260

A6.11
PERSPECTIVE

V-01-08-13



Image USDA Farm Service Agency

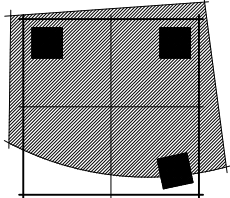
Google earth

01 VIEW FROM HIGHWAY 5 - ROOF LINE
SCALE: N.T.S

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14081 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400
SUITE 550
FAX 972 726-9401



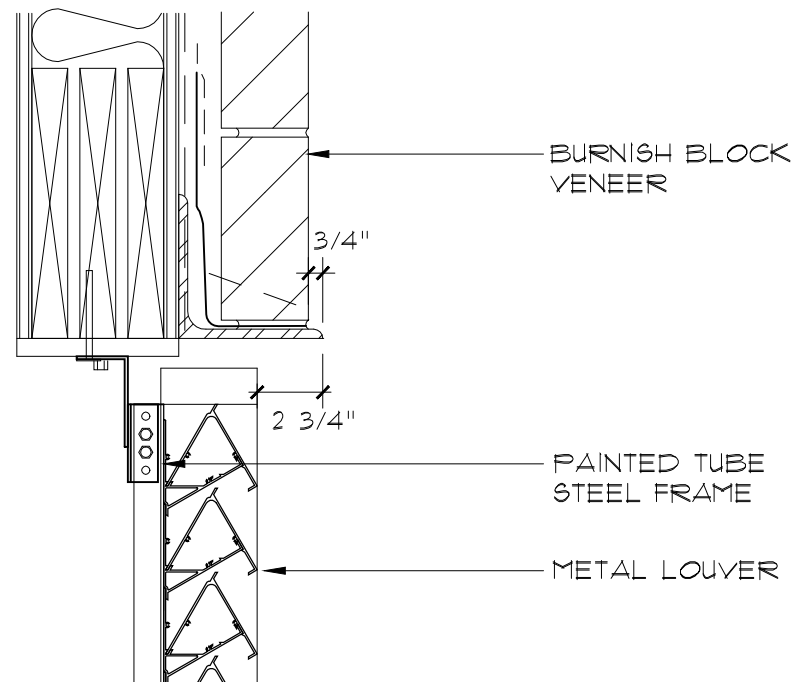
© 2013 HENLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENLEY
LAMKIN RACHEL, INC. THE DOCUMENT
HEREIN MAY NOT BE DUPLICATED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENLEY LAMKIN RACHEL,
INC.

PROJECT MGR:	JS
DRAWN BY:	LO
CHECKED BY:	---
ISSUE SET:	01/22/2013
PERMIT SET ISSUE:	---
CONSTRUCTION SET ISSUE:	---
REVISIONS	
REVISION	Δ 05/28/2013

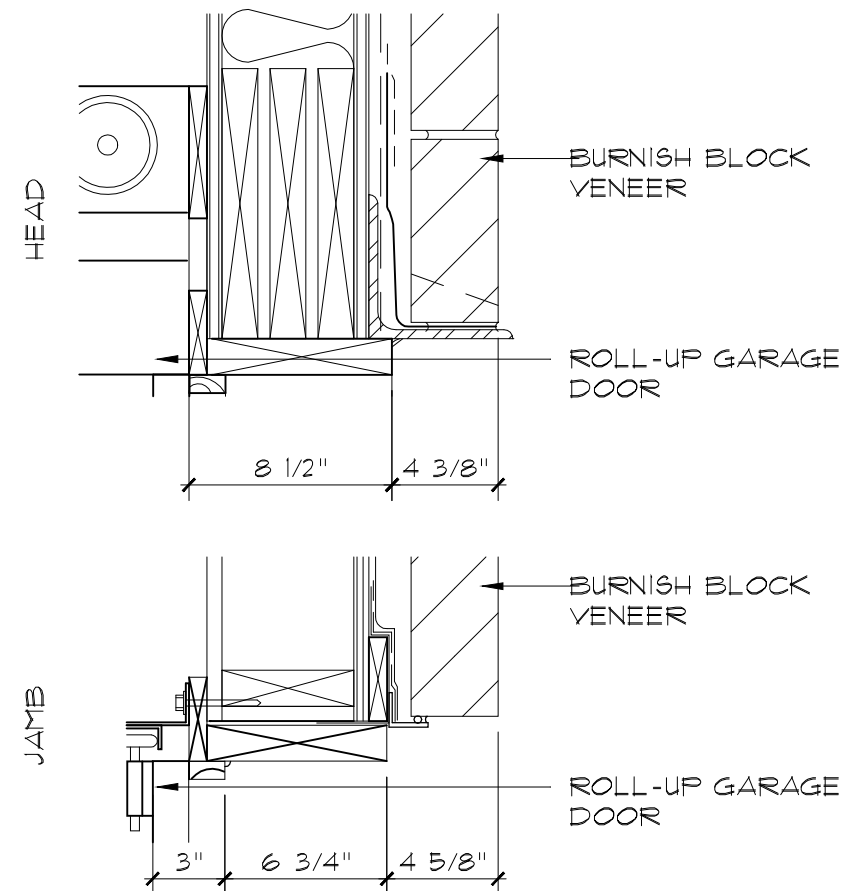
12260

A6.12
PERSPECTIVE

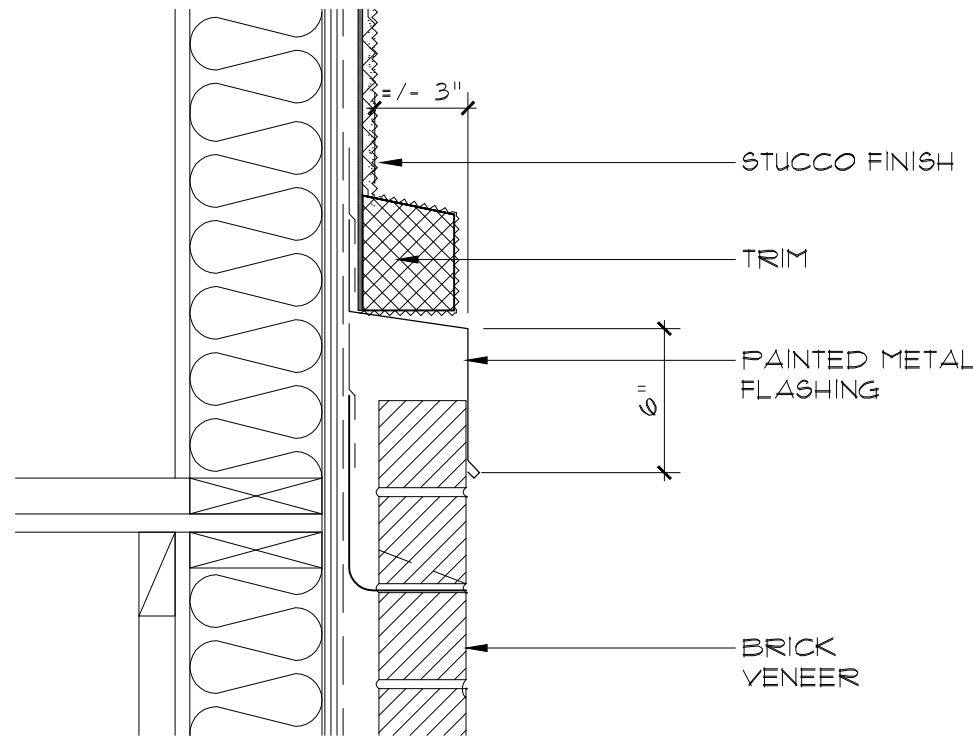
V-01-08-13



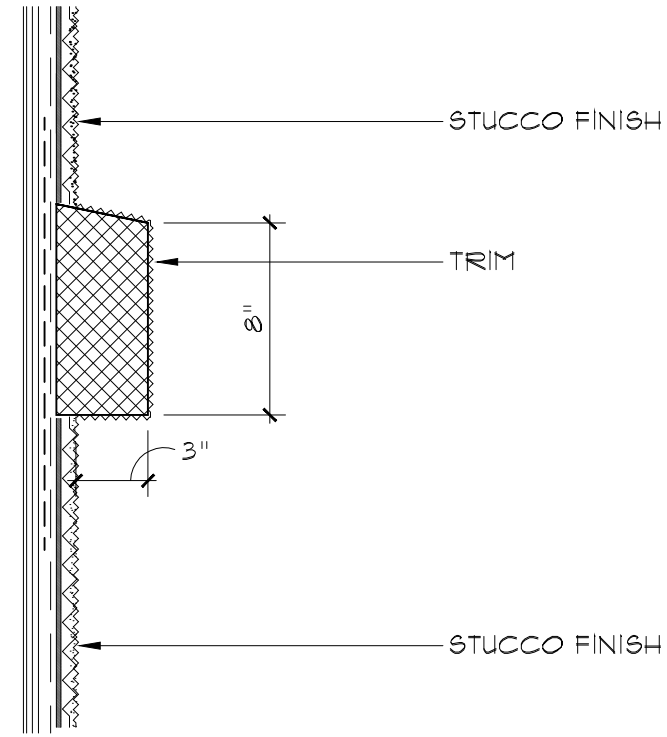
12 MECH. VENT HEAD
SCALE: 1 1/2" = 1'-0"
MASONRY



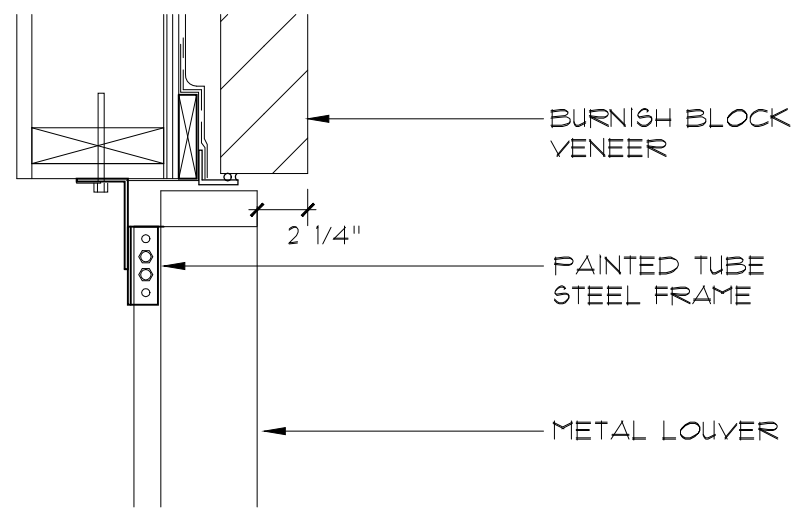
11 GARAGE DOOR HEAD / JAMB
SCALE: 1 1/2" = 1'-0"
TYP.



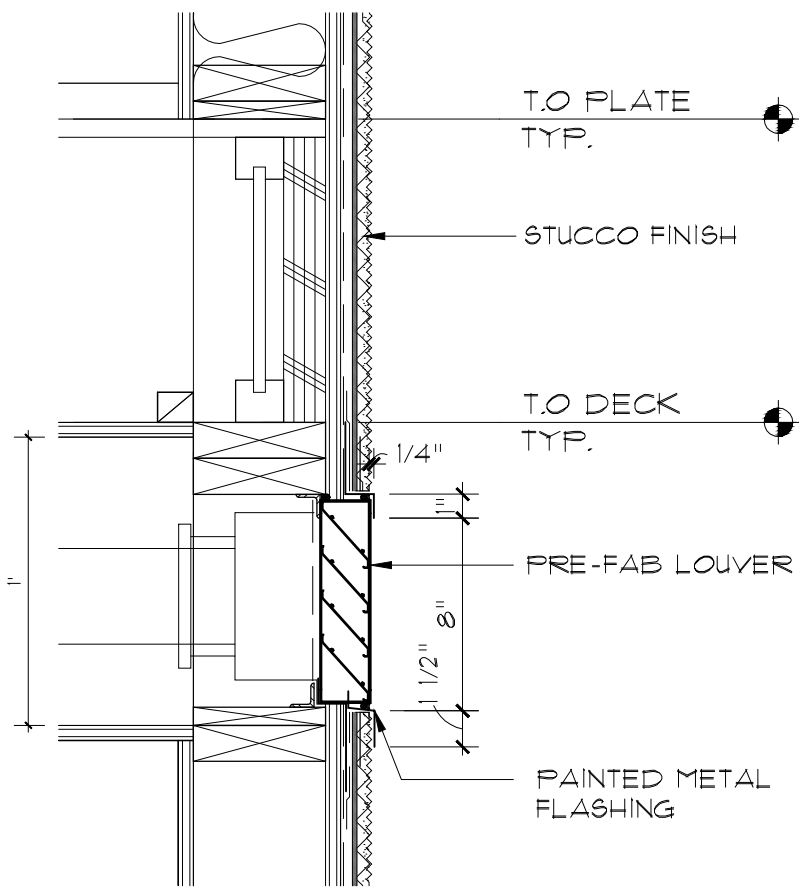
10 TRANSITION
SCALE: 1 1/2" = 1'-0"
STUCCO TO BRICK



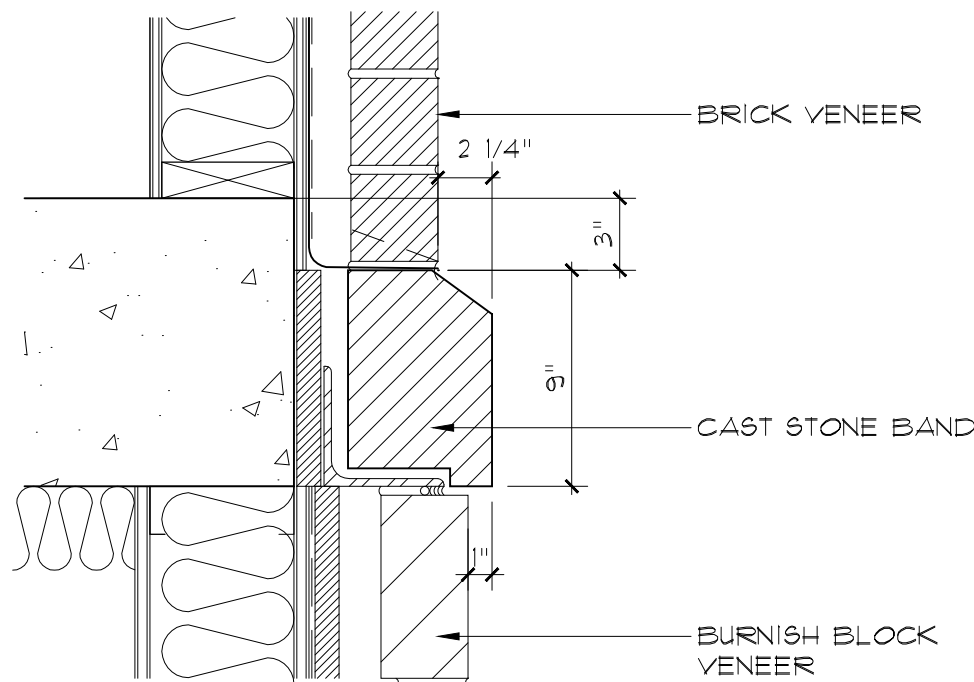
09 TRIM BAND
SCALE: 1 1/2" = 1'-0"
STUCCO



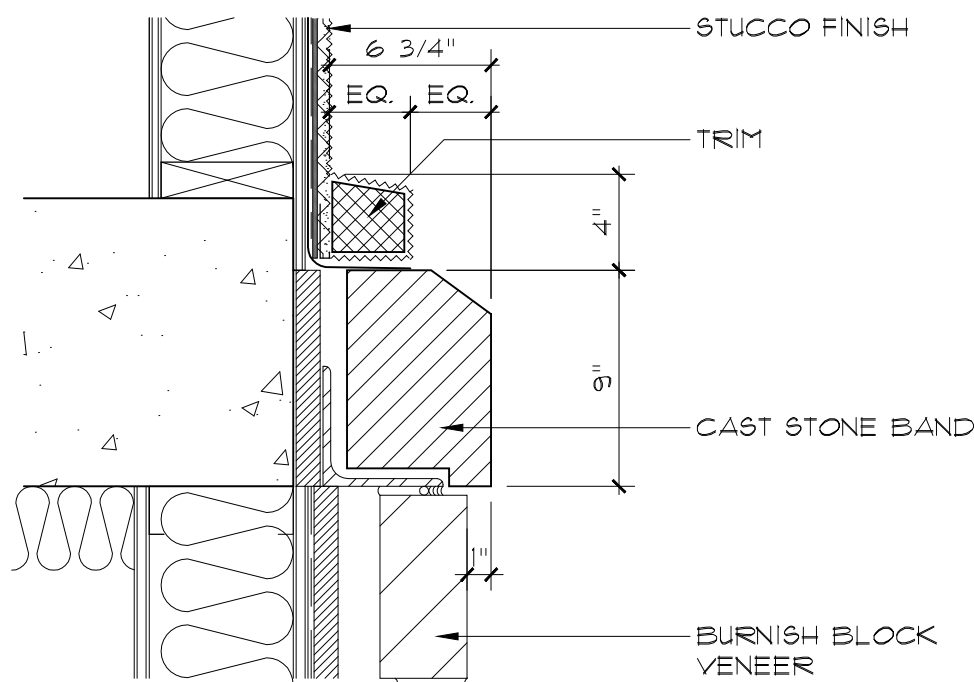
08 MECH. VENT JAMB
SCALE: 1 1/2" = 1'-0"
MASONRY



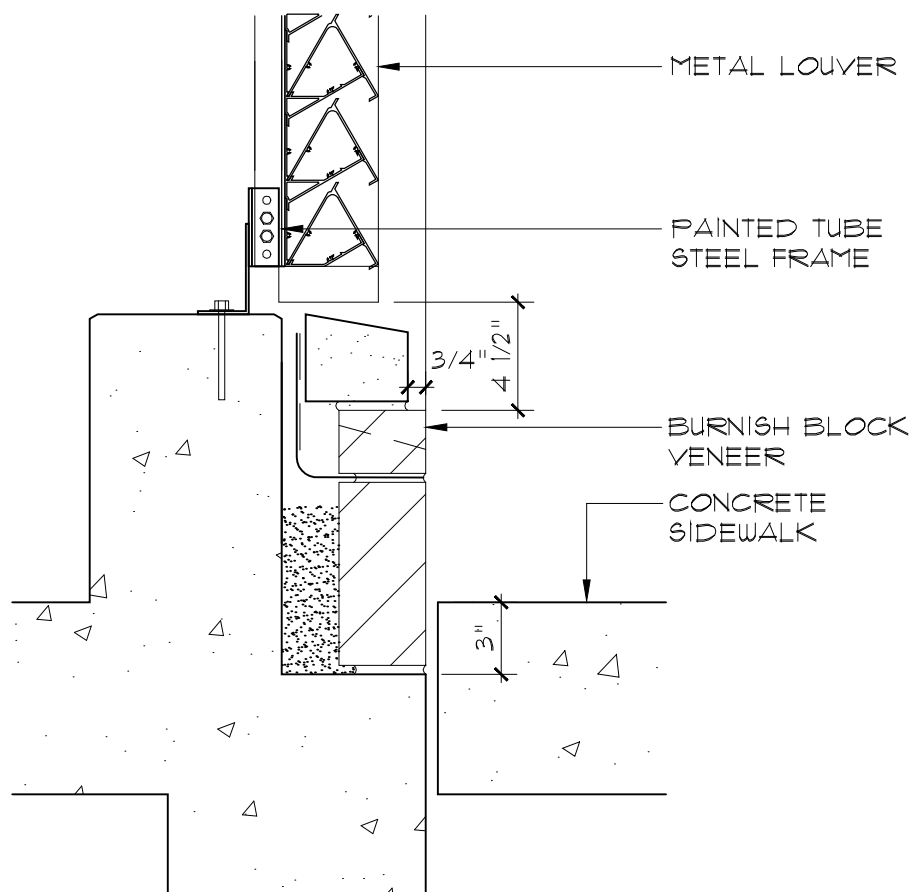
07 LOUVER HEAD AND SILL
SCALE: 1 1/2" = 1'-0"
STUCCO



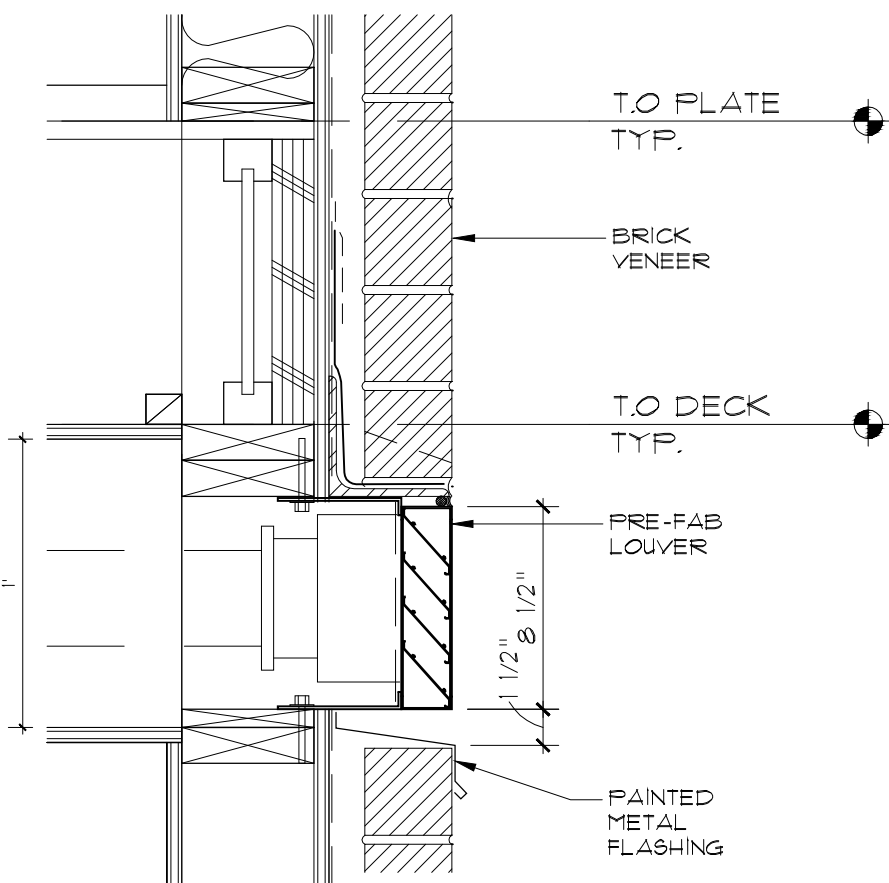
06 SLAB EDGE AT PROJECTION
SCALE: 1 1/2" = 1'-0"
BRICK / MASONRY



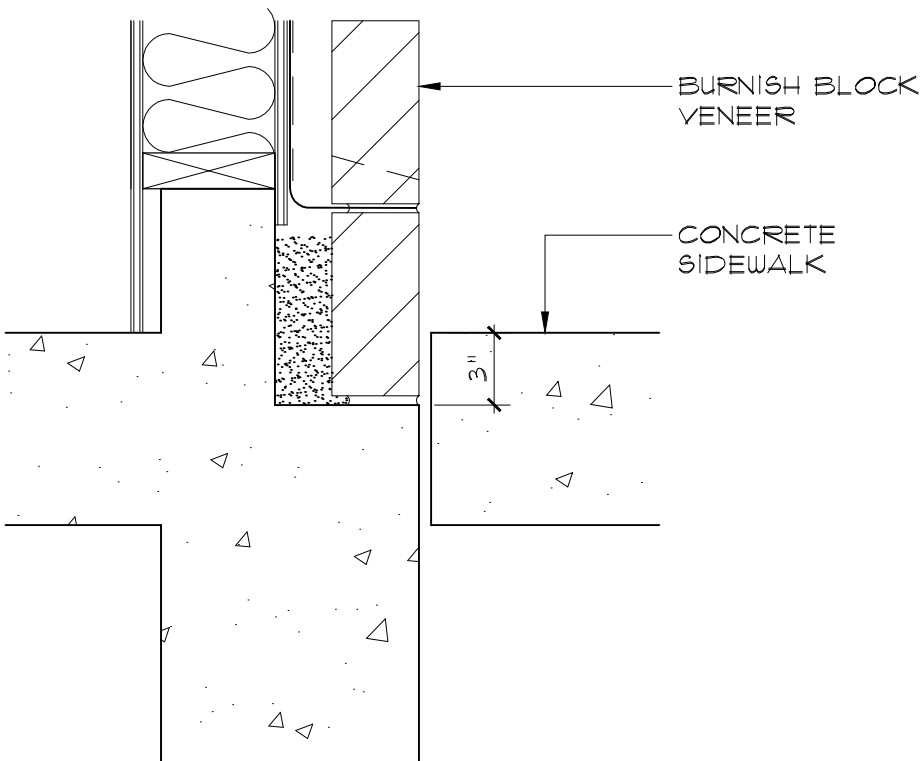
05 SLAB EDGE @ PROJECTION
SCALE: 1 1/2" = 1'-0"
STUCCO / MASONRY



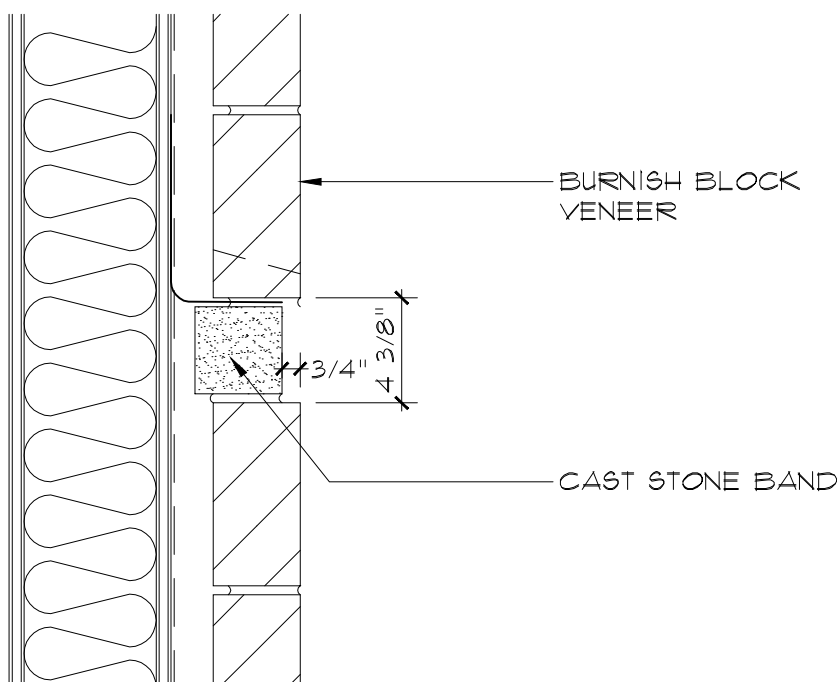
04 MECH. VENT SILL
SCALE: 1 1/2" = 1'-0"
MASONRY



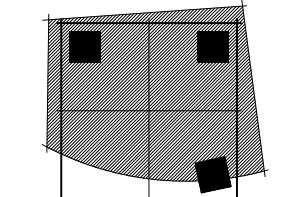
03 LOUVER HEAD AND SILL
SCALE: 1 1/2" = 1'-0"
MASONRY



02 SLAB EDGE @ COURTYARD
SCALE: 1 1/2" = 1'-0"
MASONRY

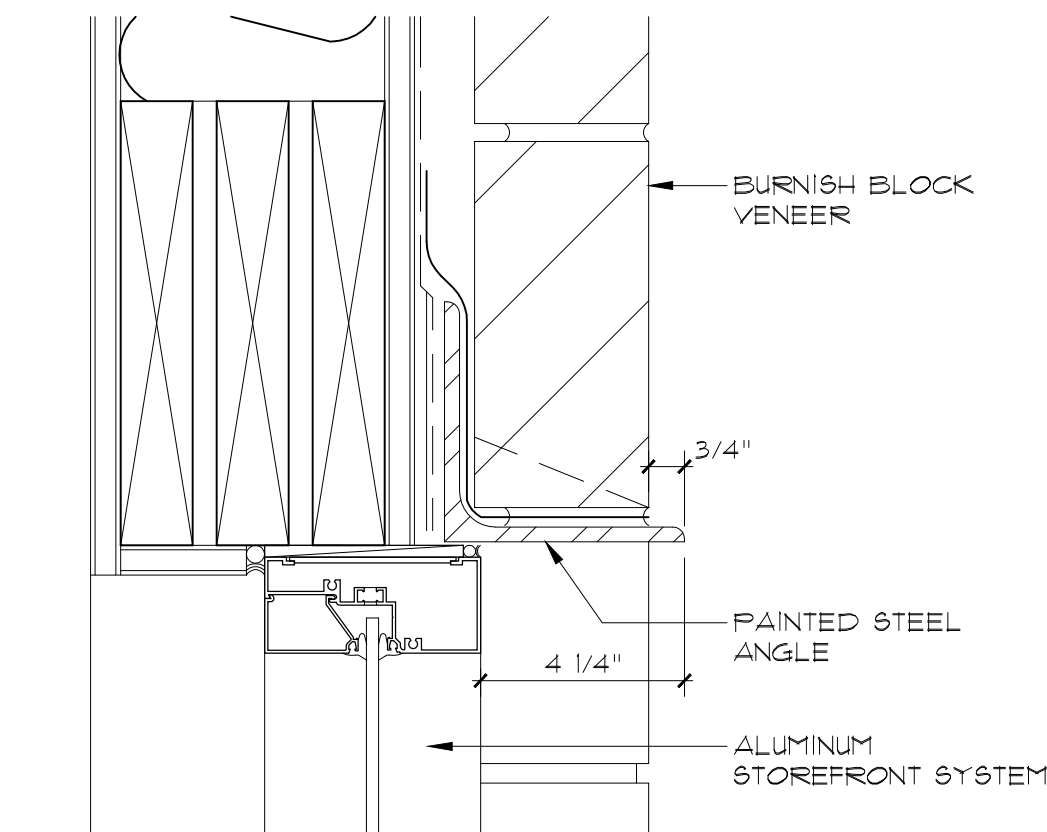


01 CAST STONE BAND
SCALE: 1 1/2" = 1'-0"
MASONRY

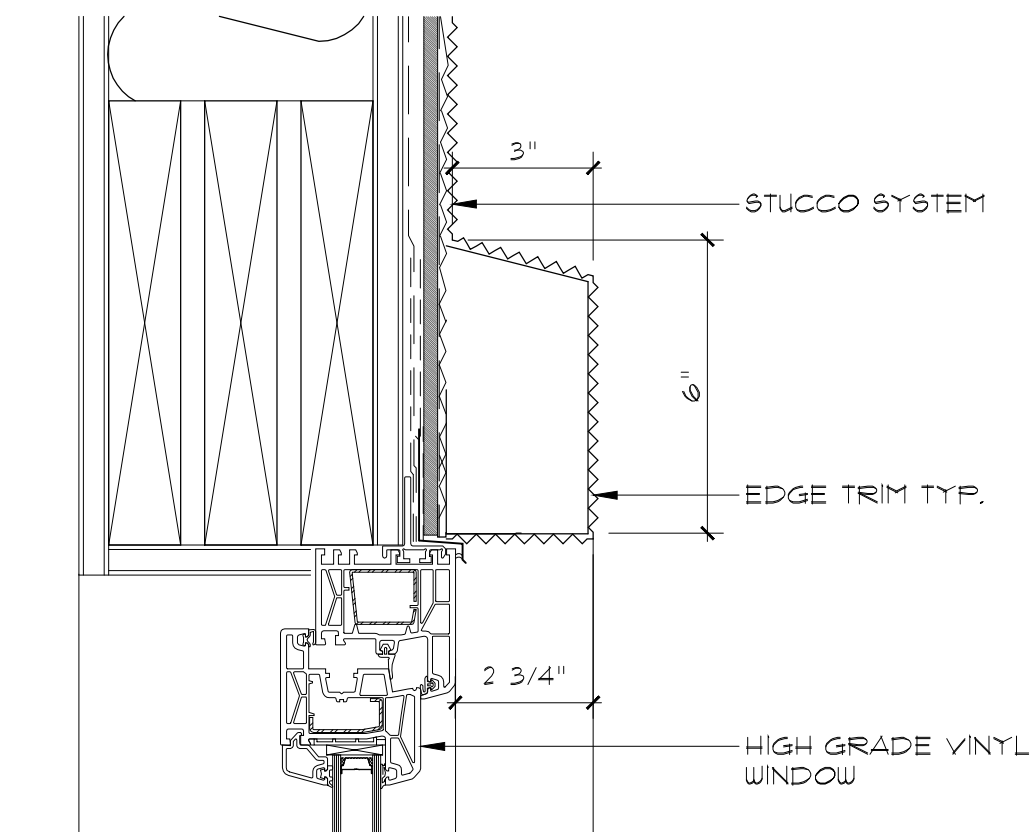


© 2013 HENSELY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSELY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE DUPLICATED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSELY LAMKIN RACHEL,
INC.

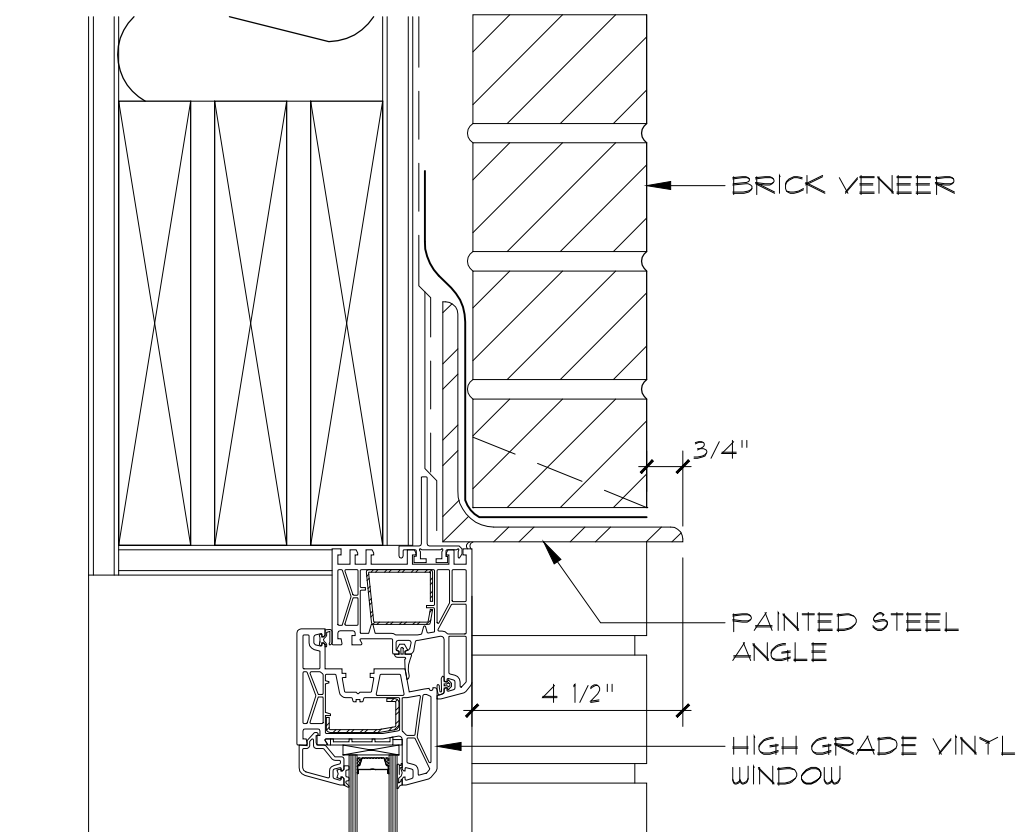
PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---
ISSUE SET: 01/22/2013
PERMIT SET ISSUE: ---
CONSTRUCTION SET ISSUE: ---
REVISIONS
REVISION 05/28/2013



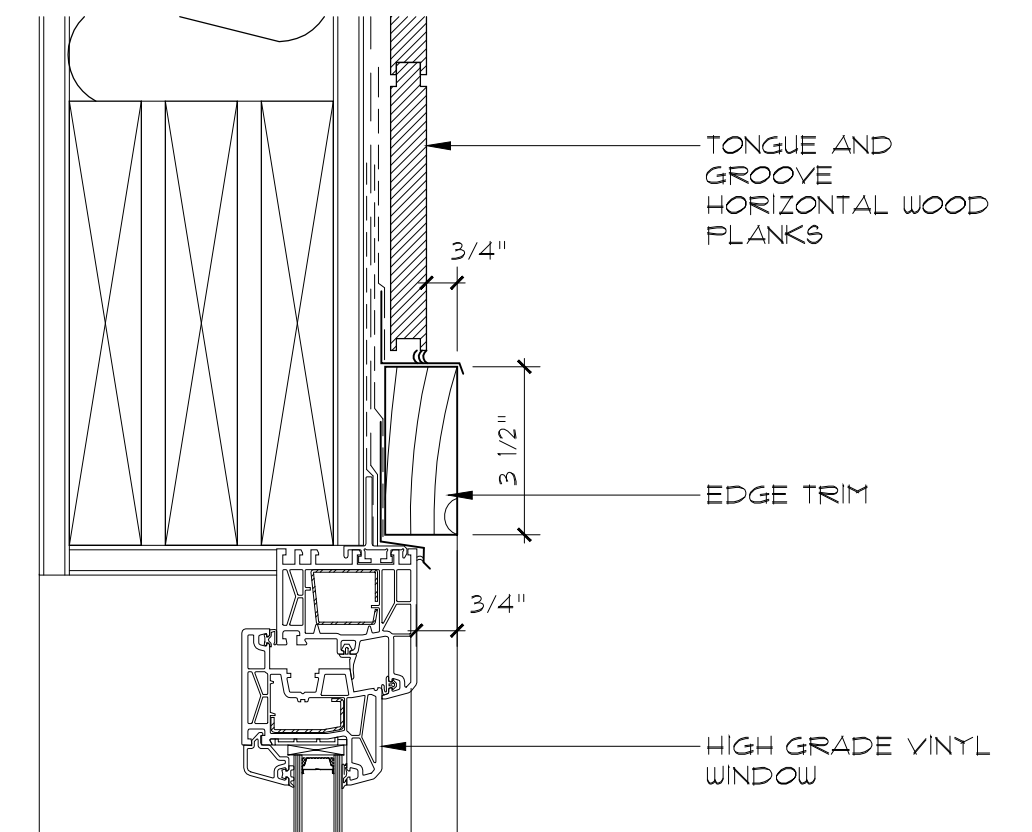
12 STOREFRONT HEAD
SCALE: 3" = 1'-0" TYP



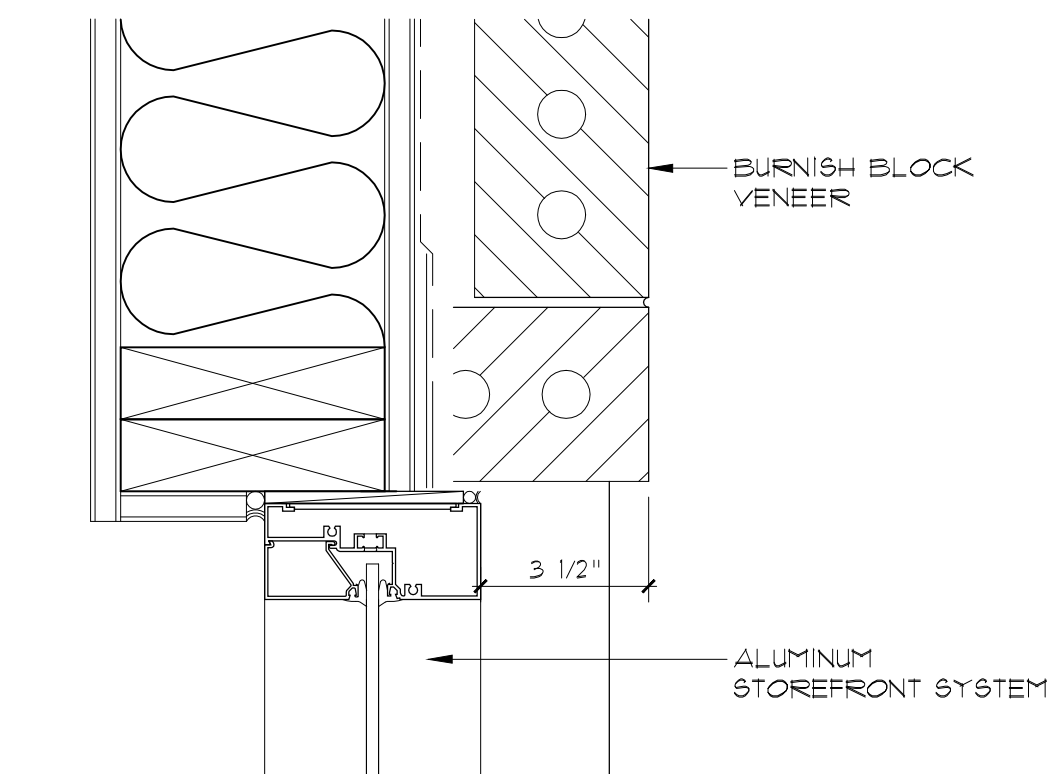
11 WINDOW HEAD
SCALE: 3" = 1'-0" STUCCO



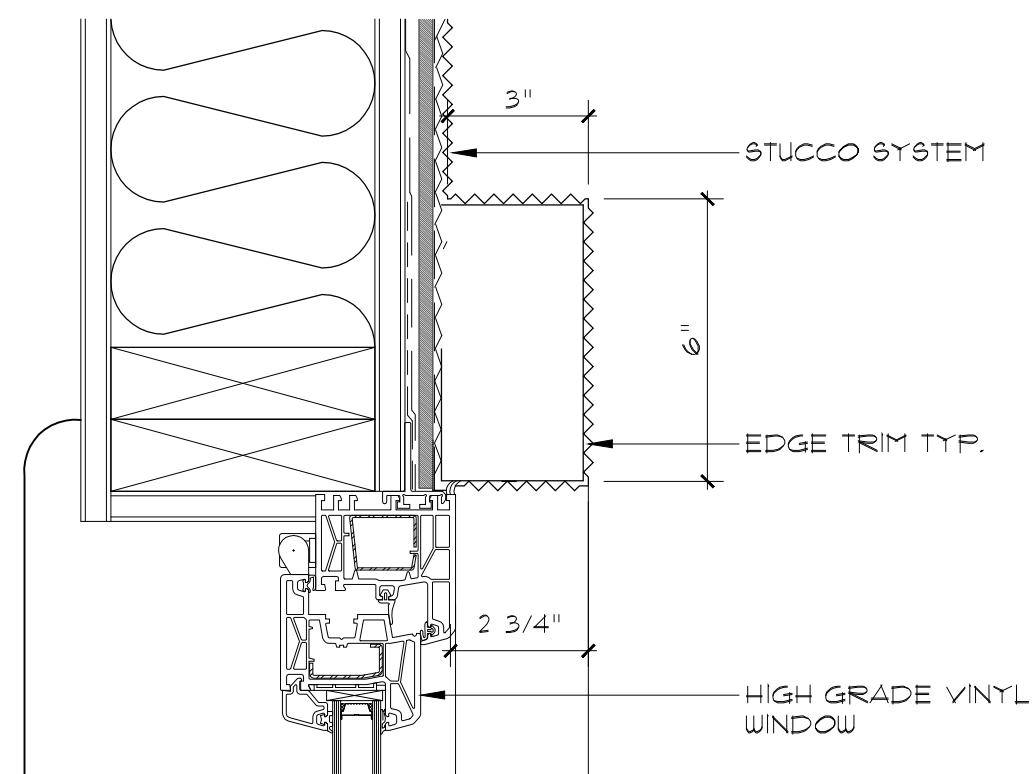
10 WINDOW HEAD
SCALE: 3" = 1'-0" BRICK



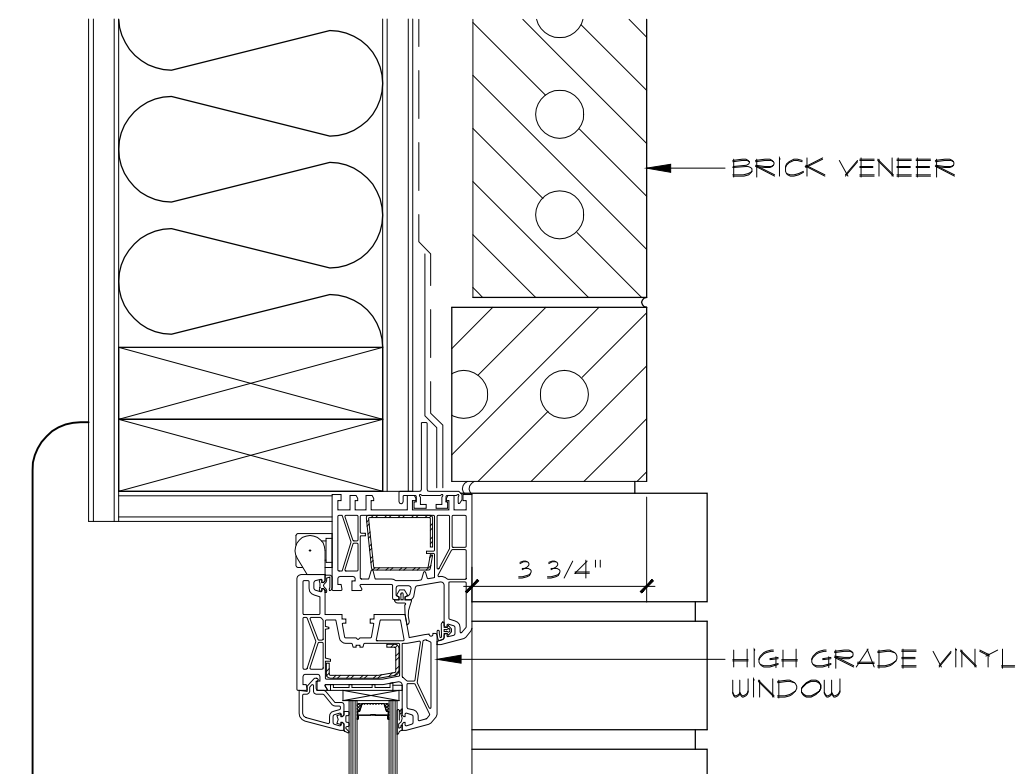
09 WINDOW HEAD
SCALE: 3" = 1'-0" WOOD PLANK



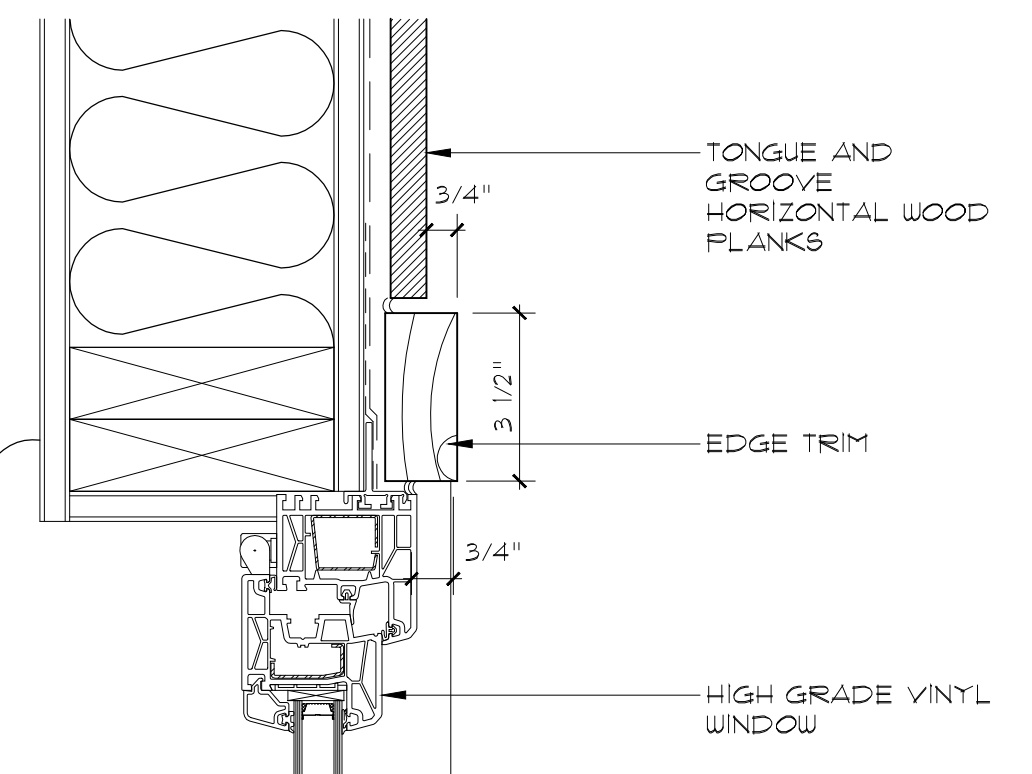
08 STOREFRONT JAMB
SCALE: 3" = 1'-0" TYP



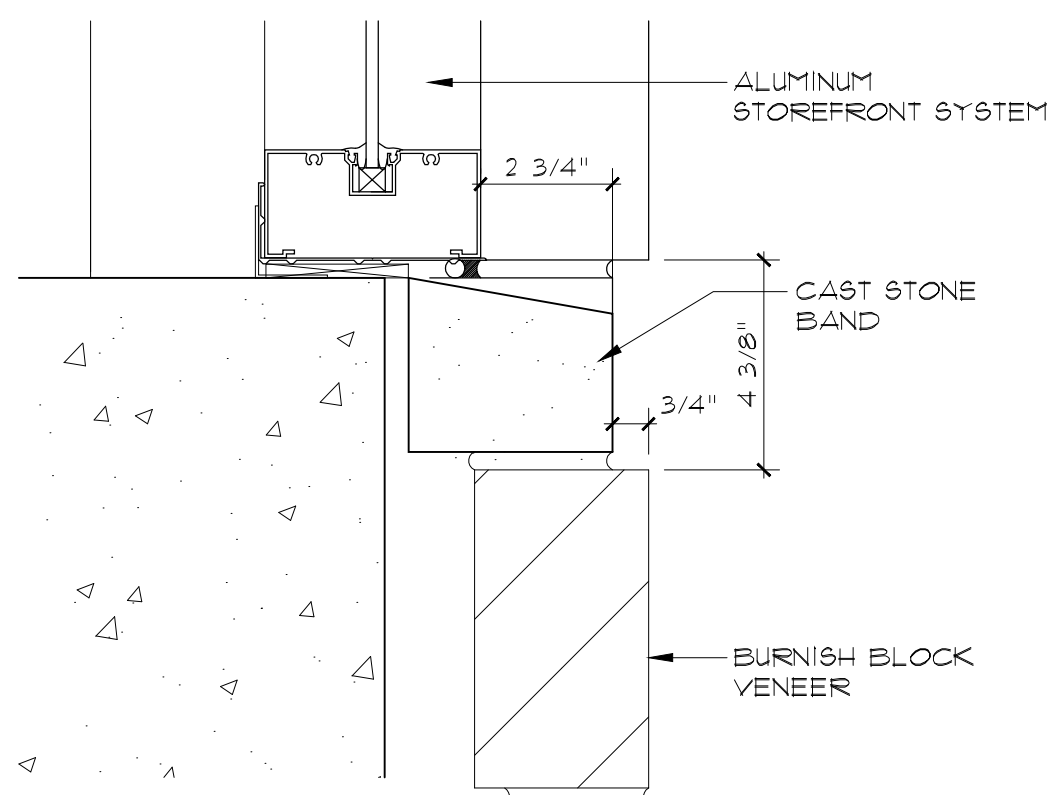
07 WINDOW JAMB
SCALE: 3" = 1'-0" STUCCO



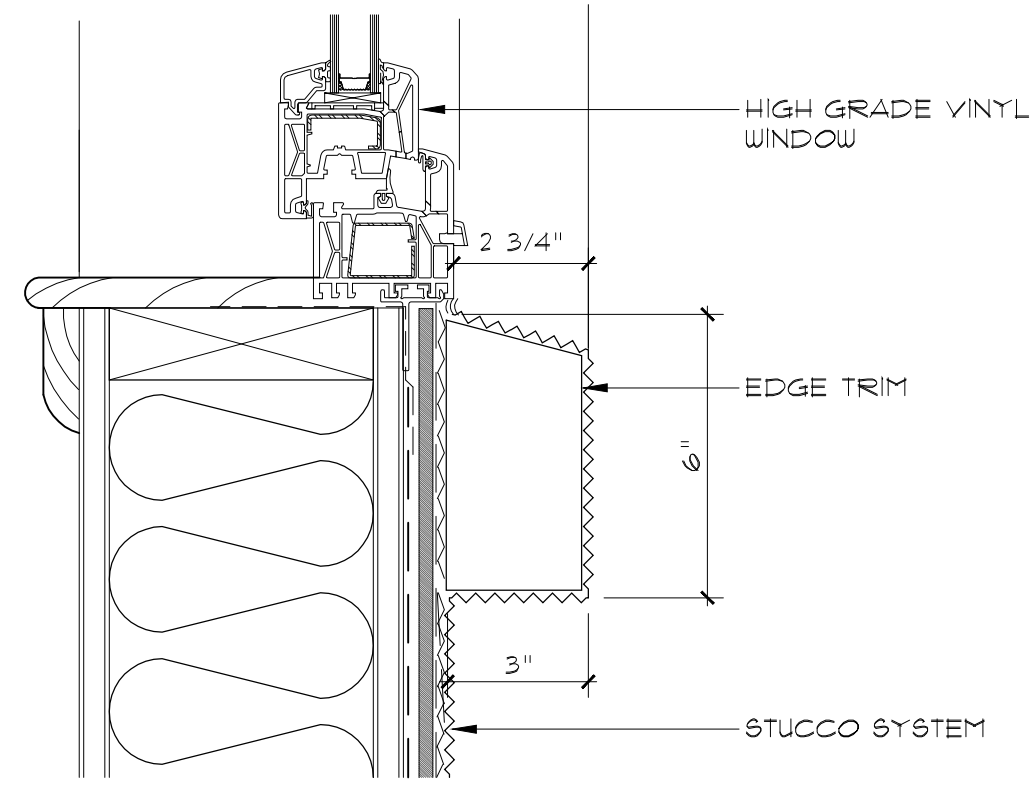
06 WINDOW JAMB
SCALE: 3" = 1'-0" BRICK



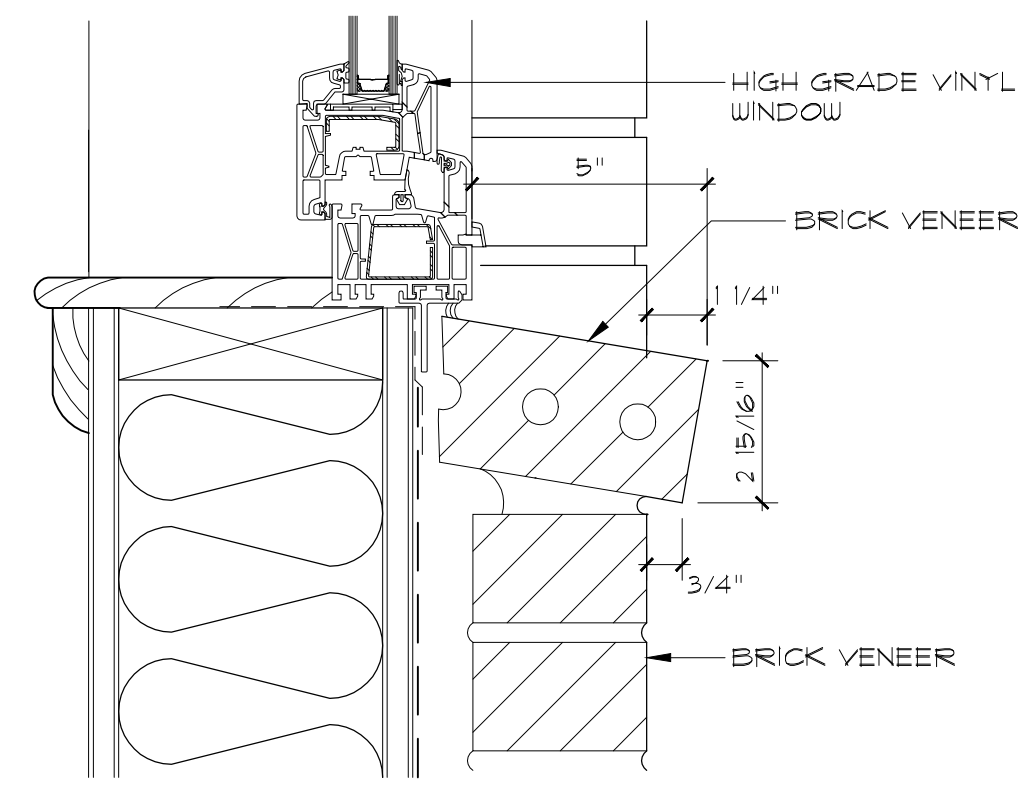
05 WINDOW JAMB
SCALE: 3" = 1'-0" WOOD PLANK



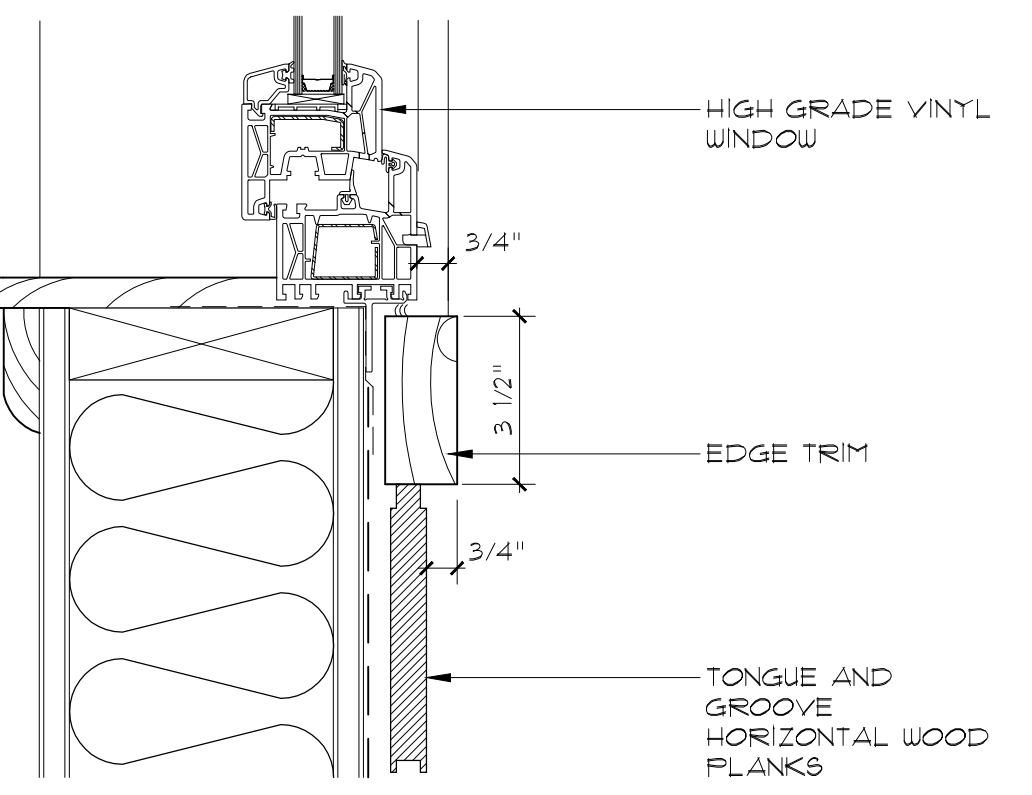
04 STOREFRONT SILL
SCALE: 3" = 1'-0" TYP



03 WINDOW SILL
SCALE: 3" = 1'-0" STUCCO



02 WINDOW SILL
SCALE: 3" = 1'-0" BRICK

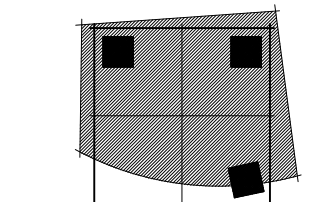


01 WINDOW SILL
SCALE: 3" = 1'-0" WOOD PLANK

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400
FAX 972 726-9401



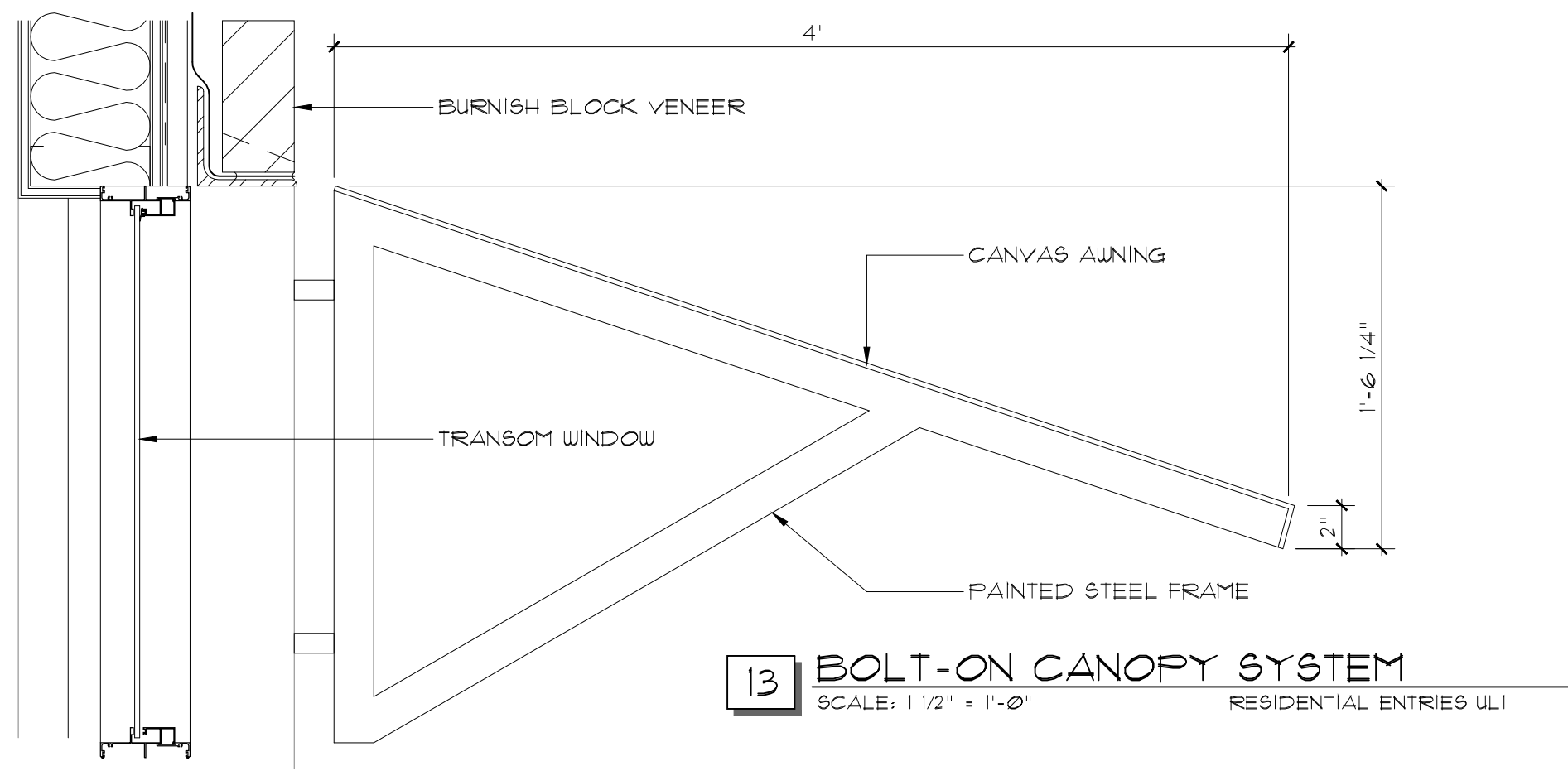
© 2013 HENLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE
AND REMAIN THE PROPERTY OF HENLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE DUPLICATED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENLEY LAMKIN RACHEL,
INC.

PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---
ISSUE SET: 01/22/2013
PERMIT SET ISSUE: ---
CONSTRUCTION SET ISSUE: ---
REVISIONS
REVISION 1 05/28/2013

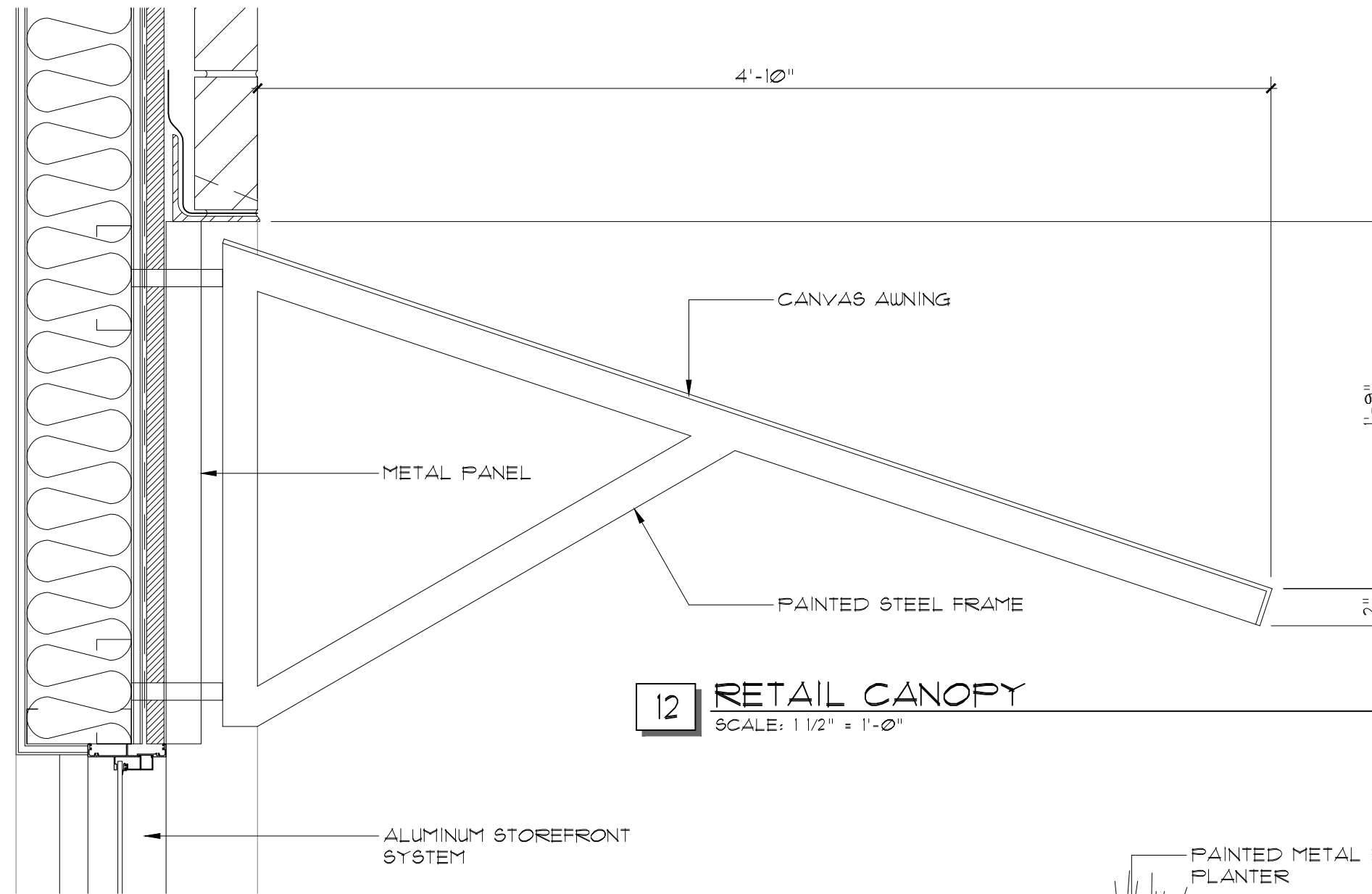
12260

AD1.2
DETAILS

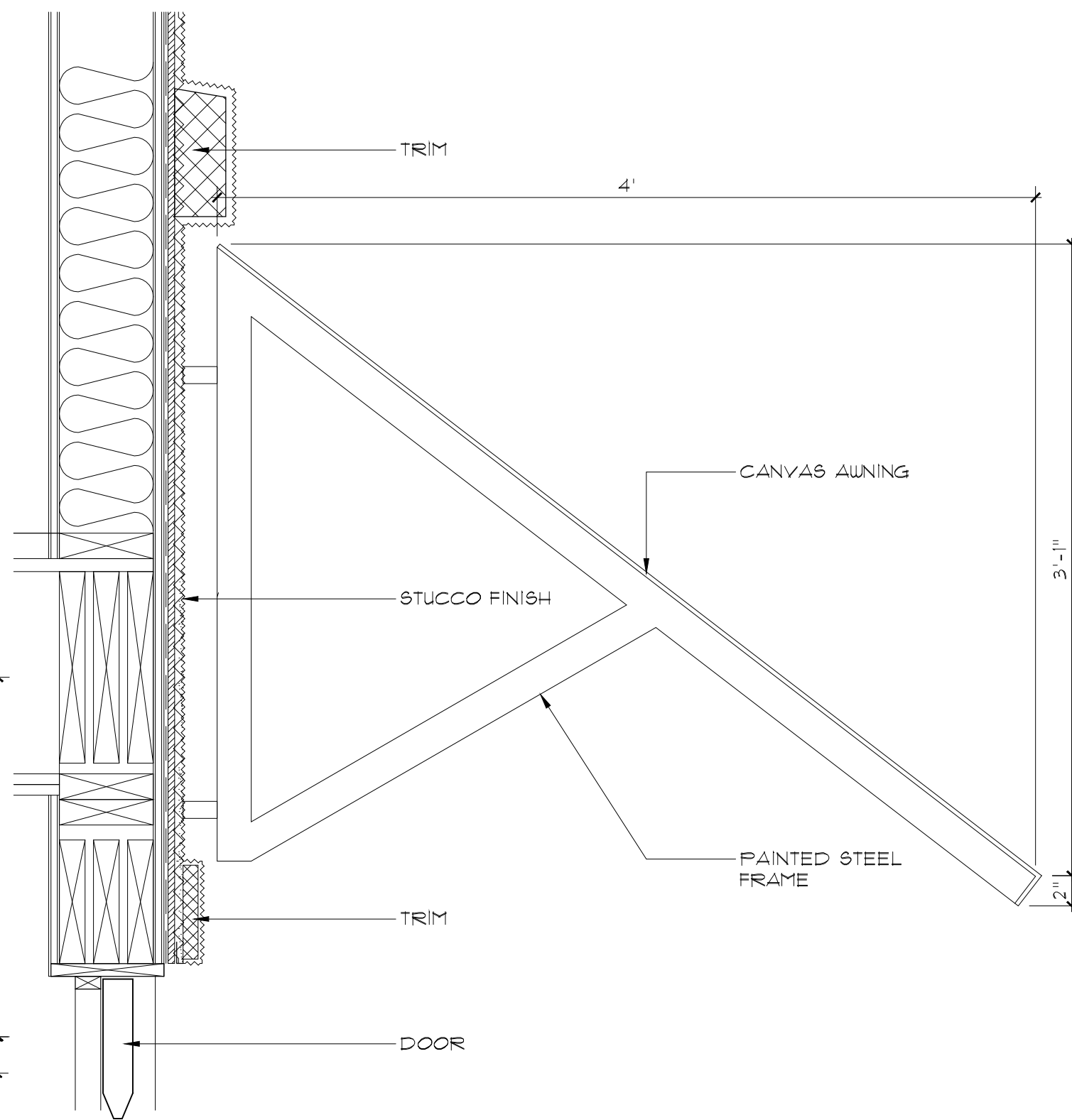
V-01-08-13



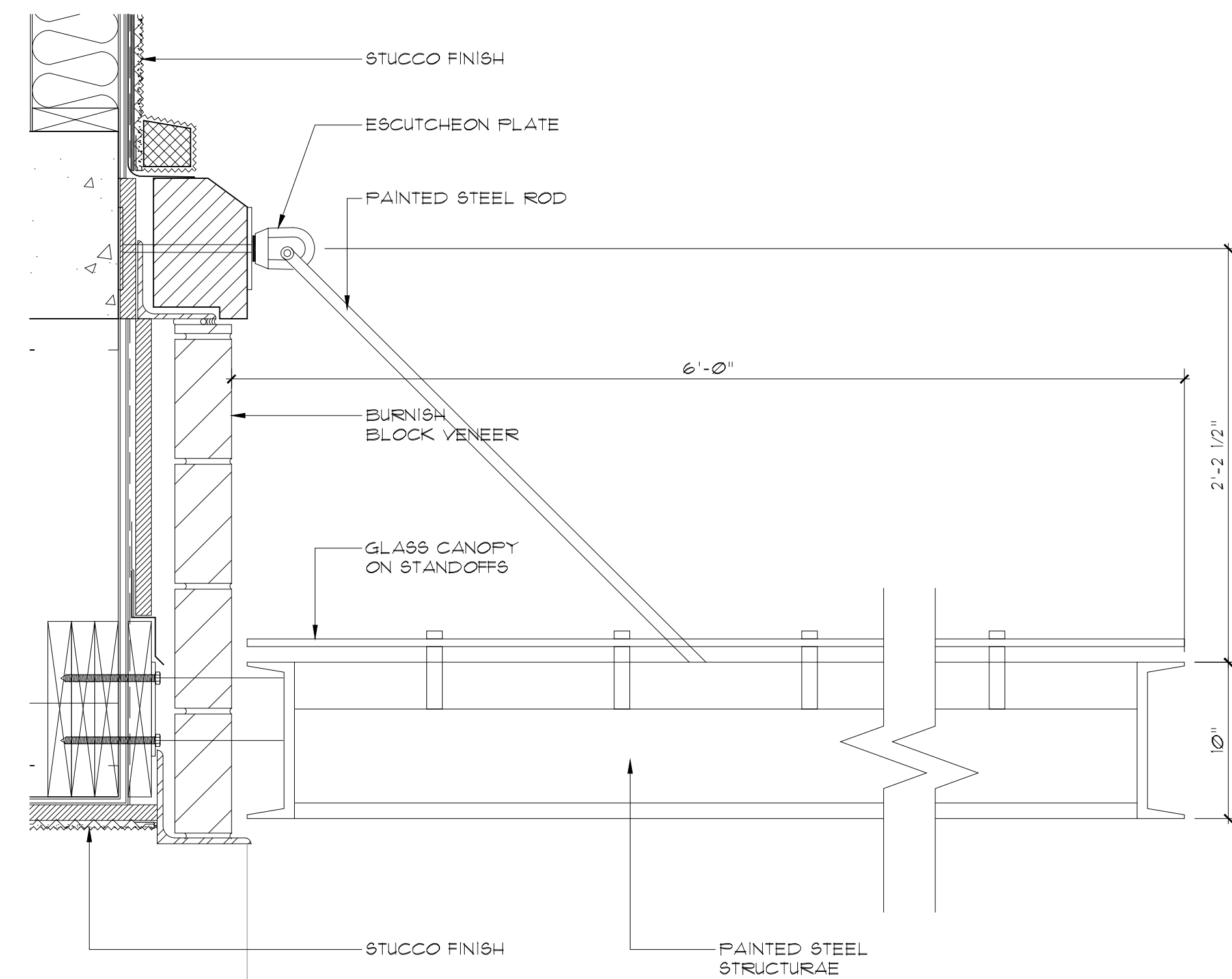
13 BOLT-ON CANOPY SYSTEM
SCALE: 1 1/2" = 1'-0"
RESIDENTIAL ENTRIES UL1



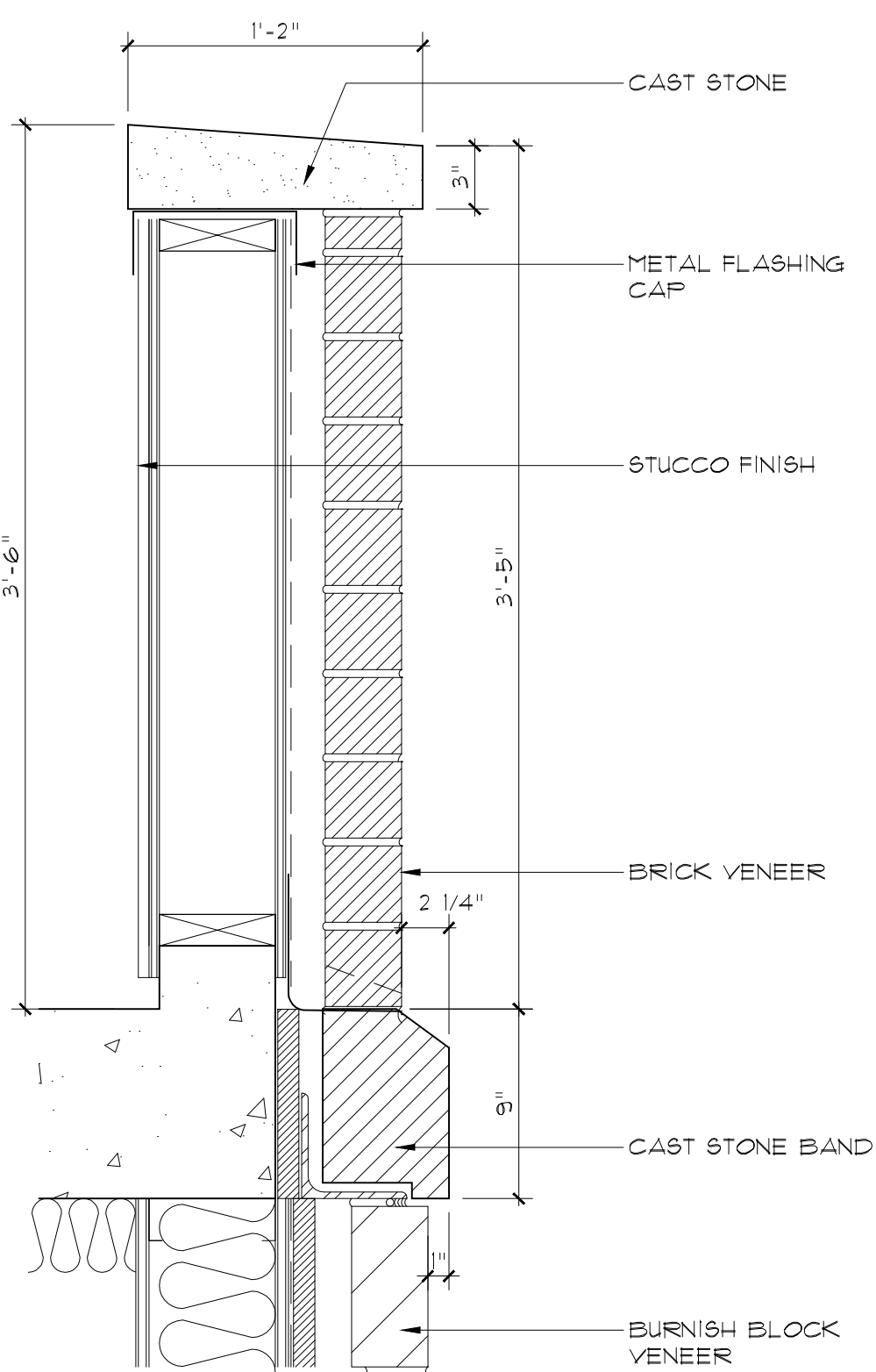
12 RETAIL CANOPY
SCALE: 1 1/2" = 1'-0"



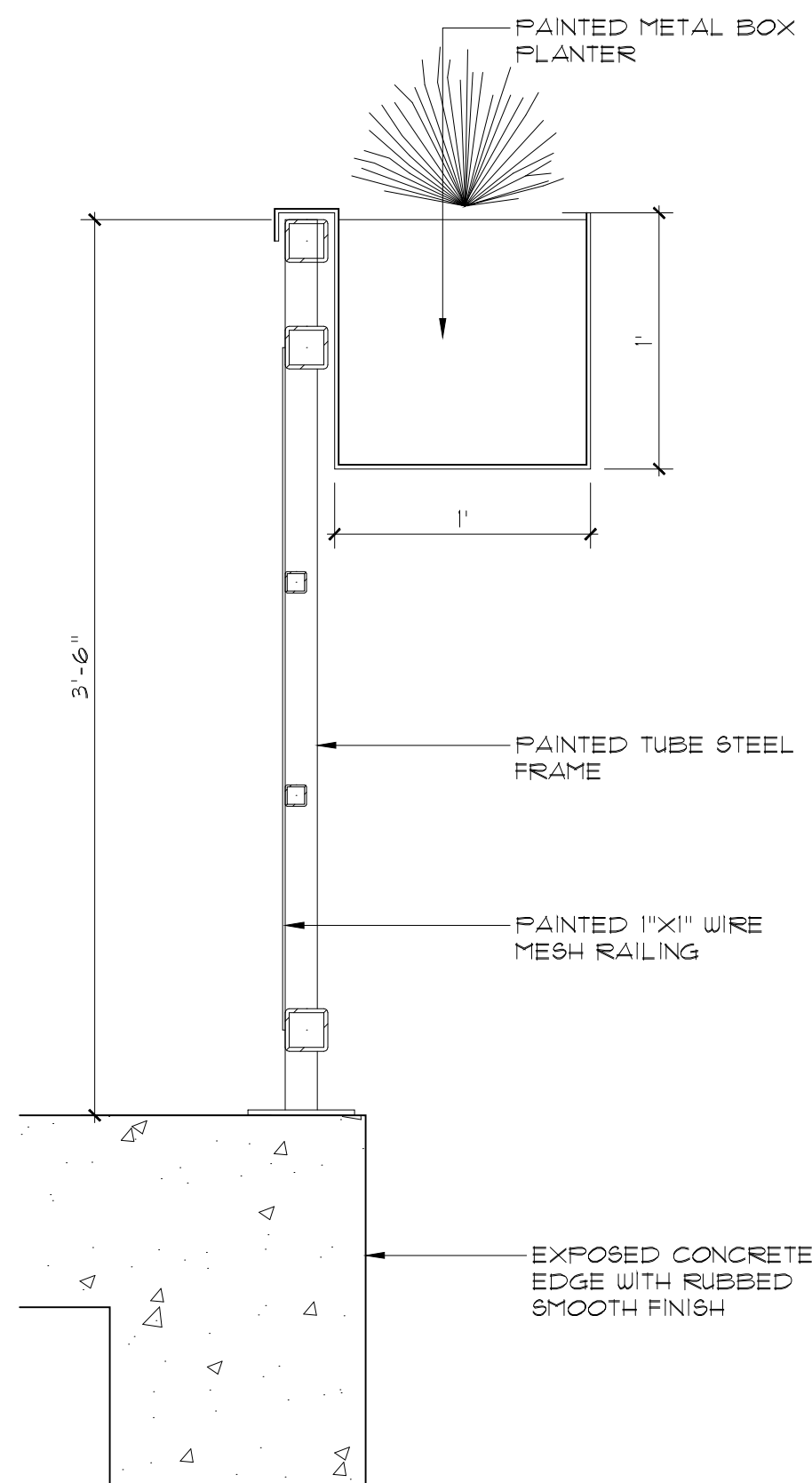
11 BOLT-ON CANOPY SYSTEM
SCALE: 1 1/2" = 1'-0"
OVER RESIDENTIAL BALCONIES



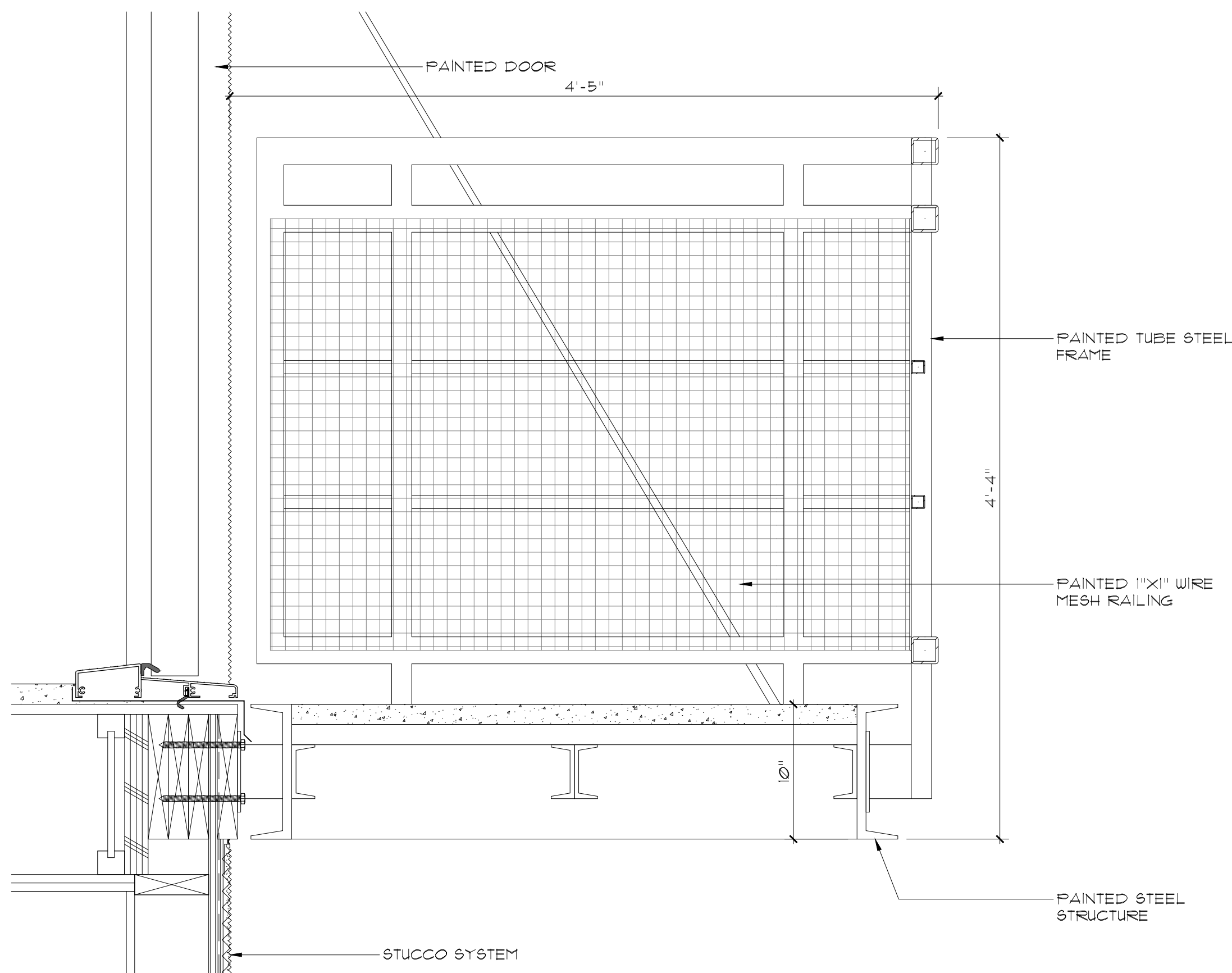
09 MAIN ENTRY CANOPY
SCALE: 1 1/2" = 1'-0"



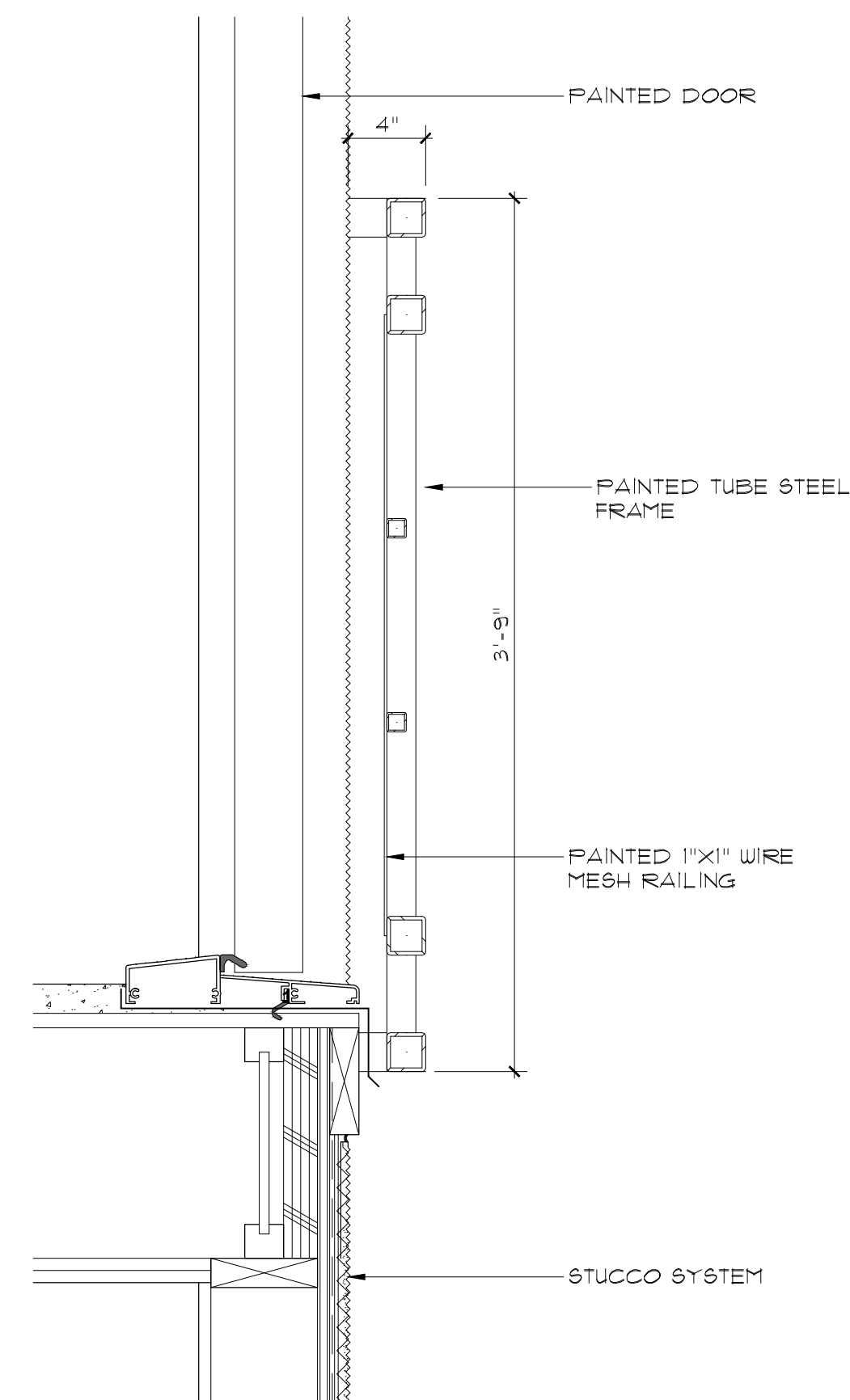
05 LOW WALL AT BALCONY DETAIL
SCALE: 1 1/2" = 1'-0"



04 PATIO RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



03 BALCONY SYSTEM
SCALE: 1 1/2" = 1'-0"



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

STUCCO

© 2013 HENSLEY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSLEY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, COPIED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSLEY LAMKIN RACHEL,
INC.

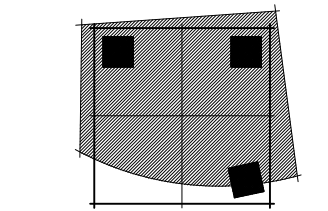
PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: _____
ISSUE SET: 01/22/2013
PERMIT SET ISSUE: _____
CONSTRUCTION SET ISSUE: _____
REVISIONS
REVISION 05/28/2013

12260

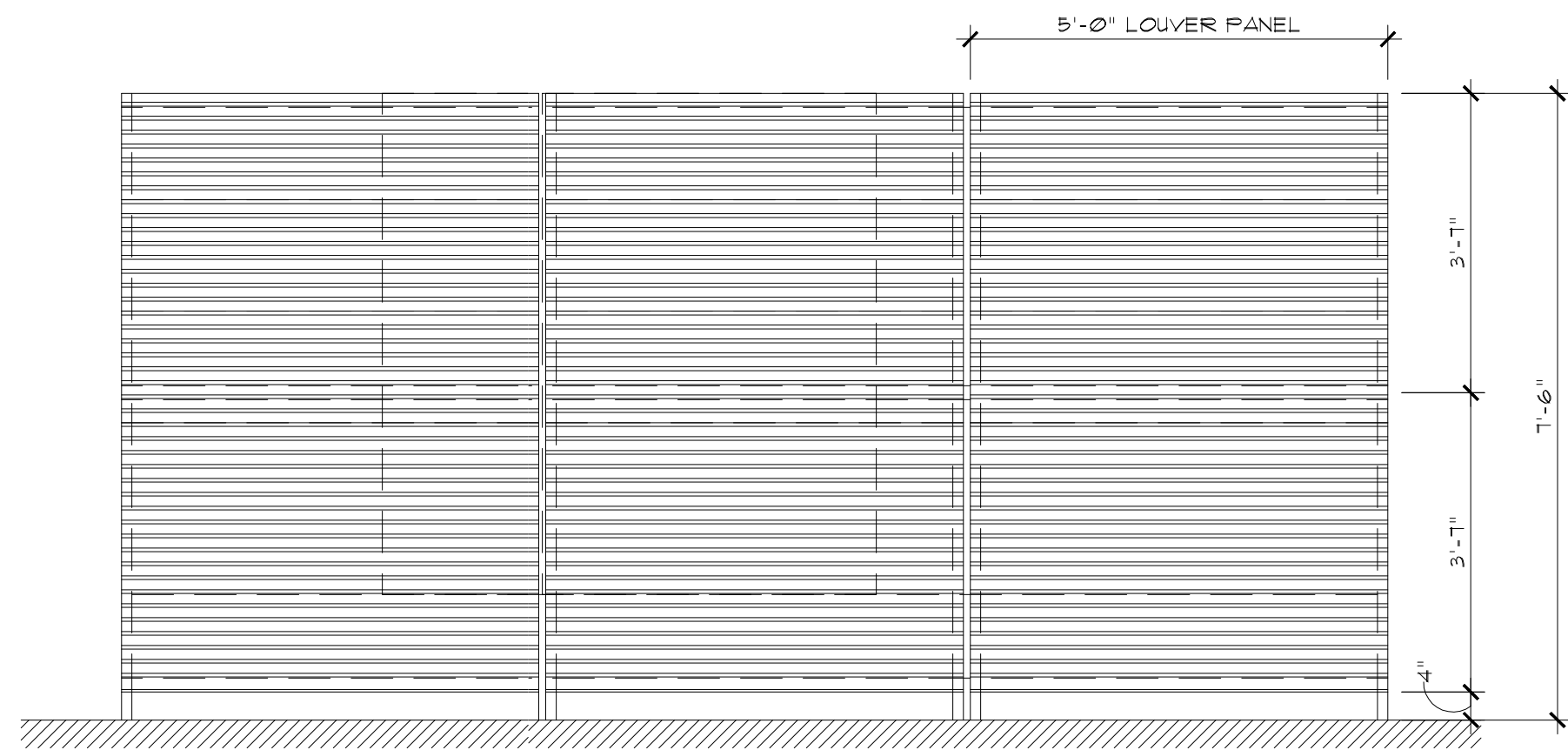
AD1.3
DETAILS

V-01-08-13

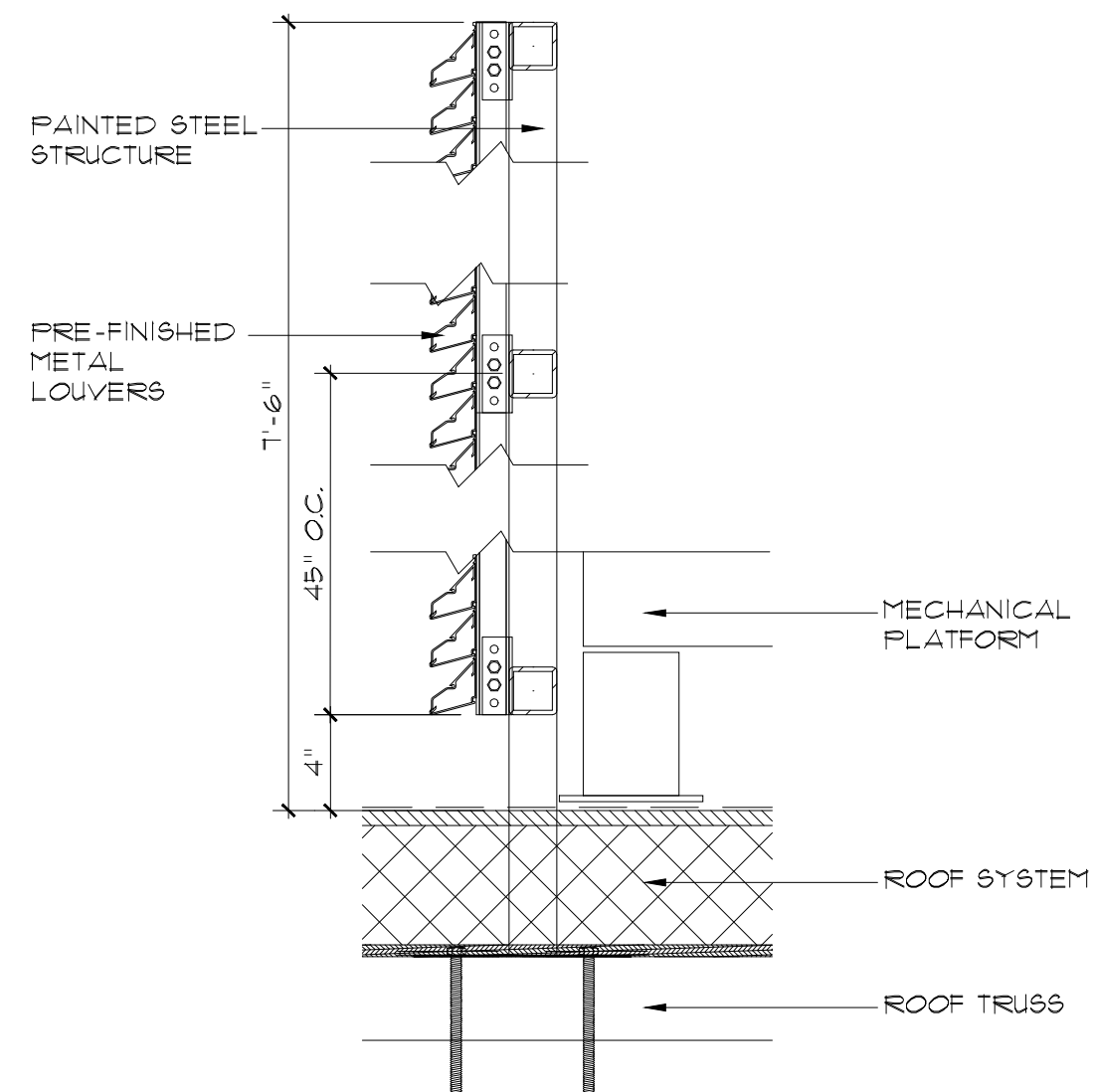
Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
14881 QUORUM DRIVE
DALLAS, TEXAS 75244
PH 972 726-9400
SUITE 550
FAX 972 726-9401



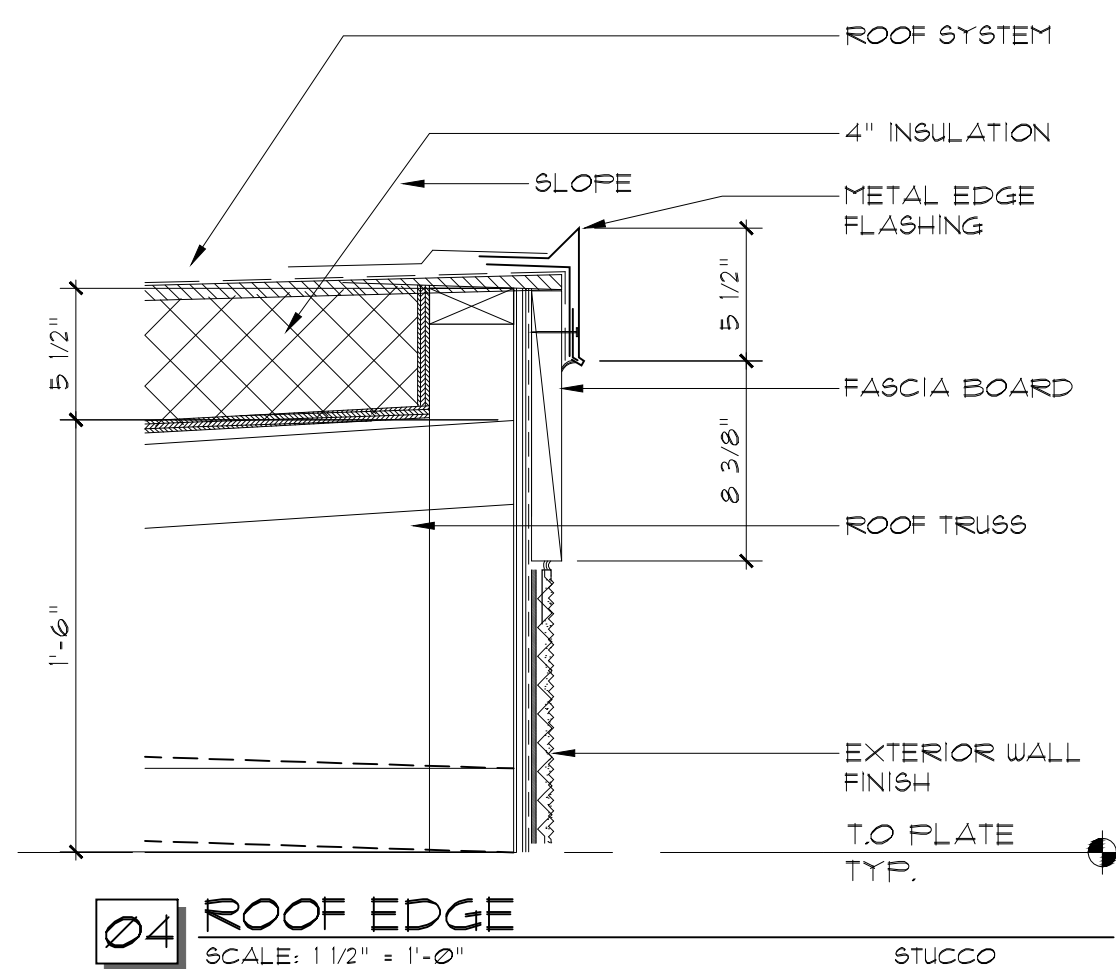
Block 43
ALAMO MANHATTAN
PORTLAND, OREGON



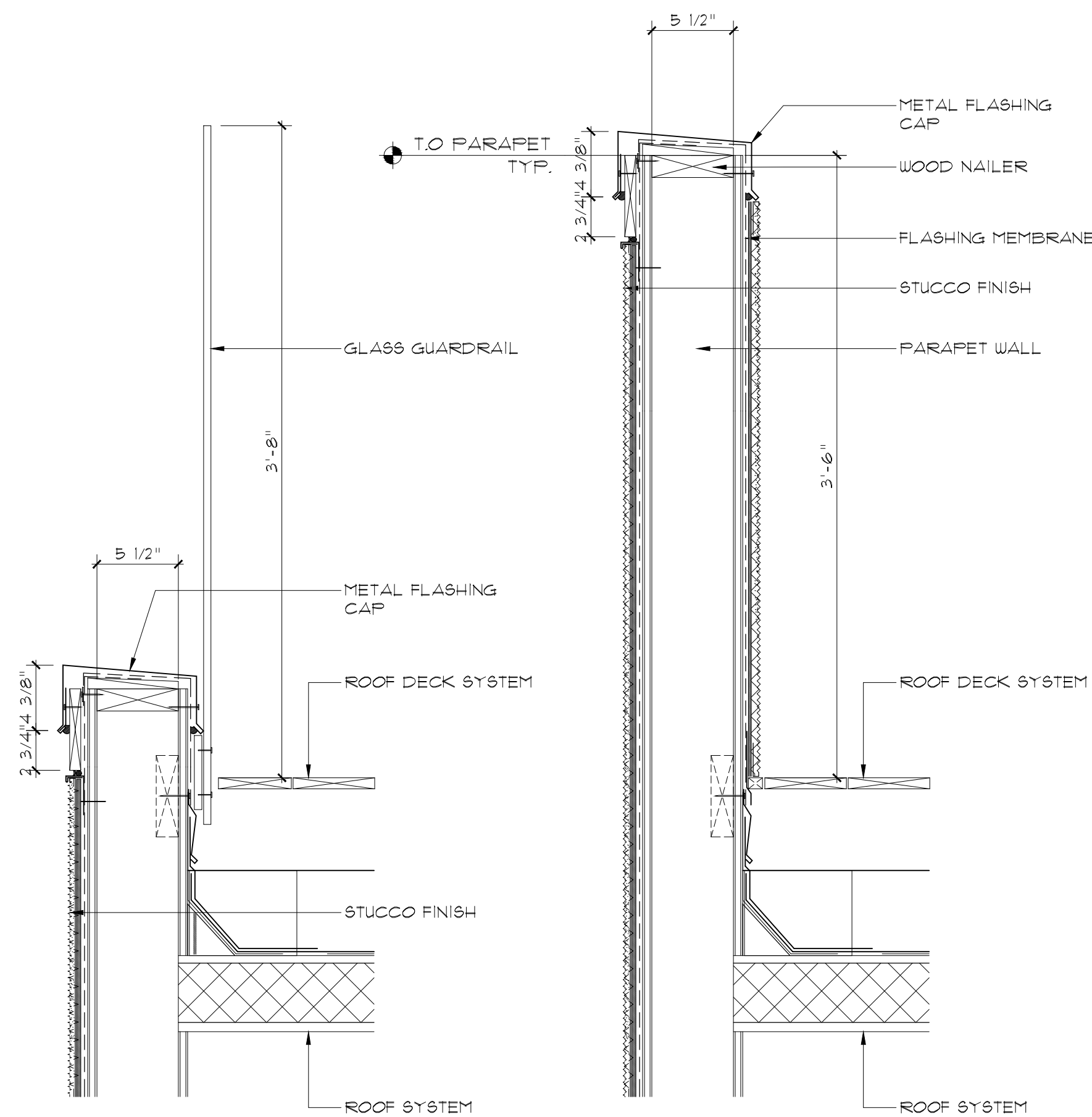
11 MECH. SCREEN ELEVATION
SCALE: 1/2" = 1'-0"



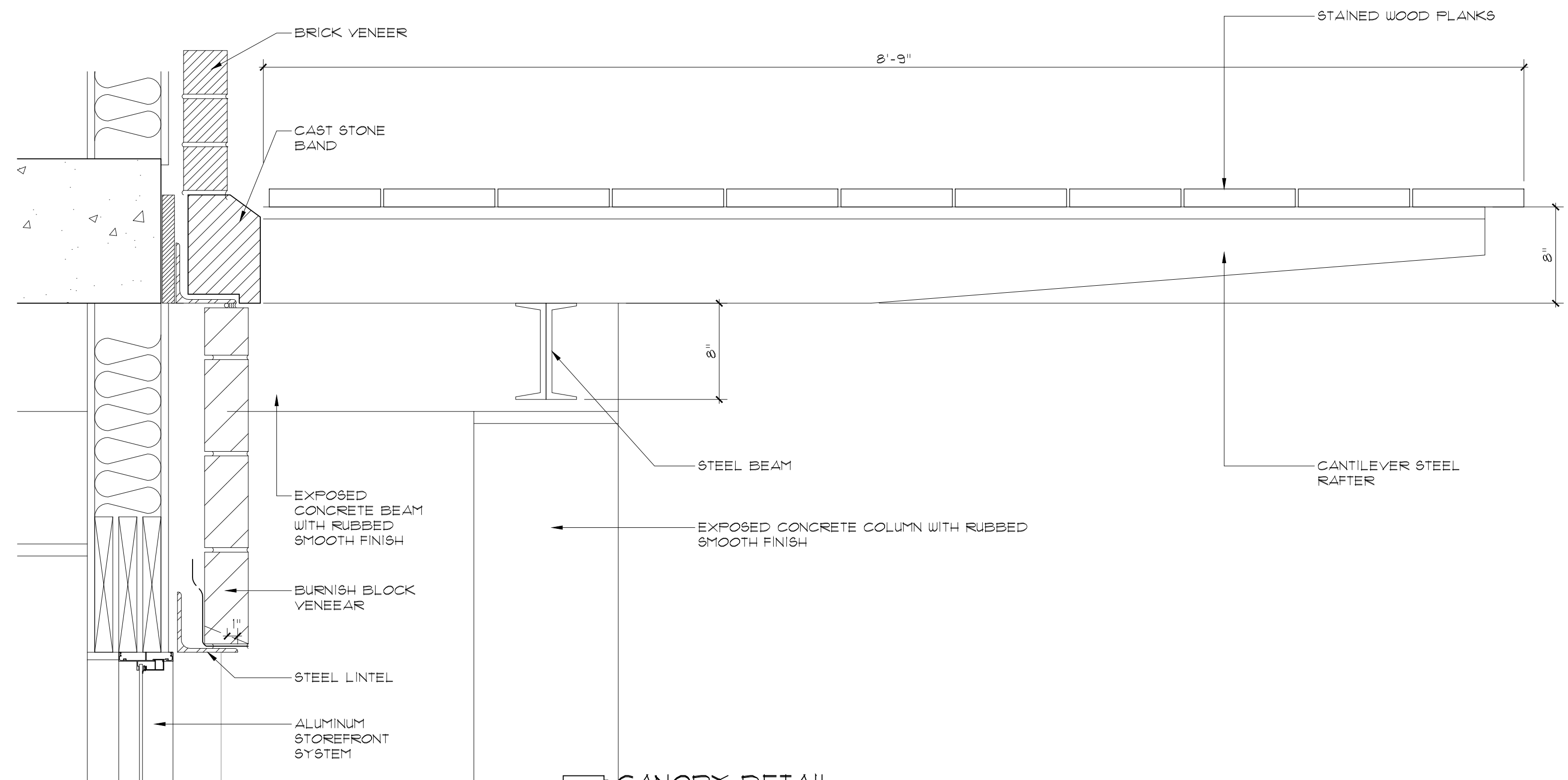
08 MECH. SCREEN @ ROOF
SCALE: 1 1/2" = 1'-0"



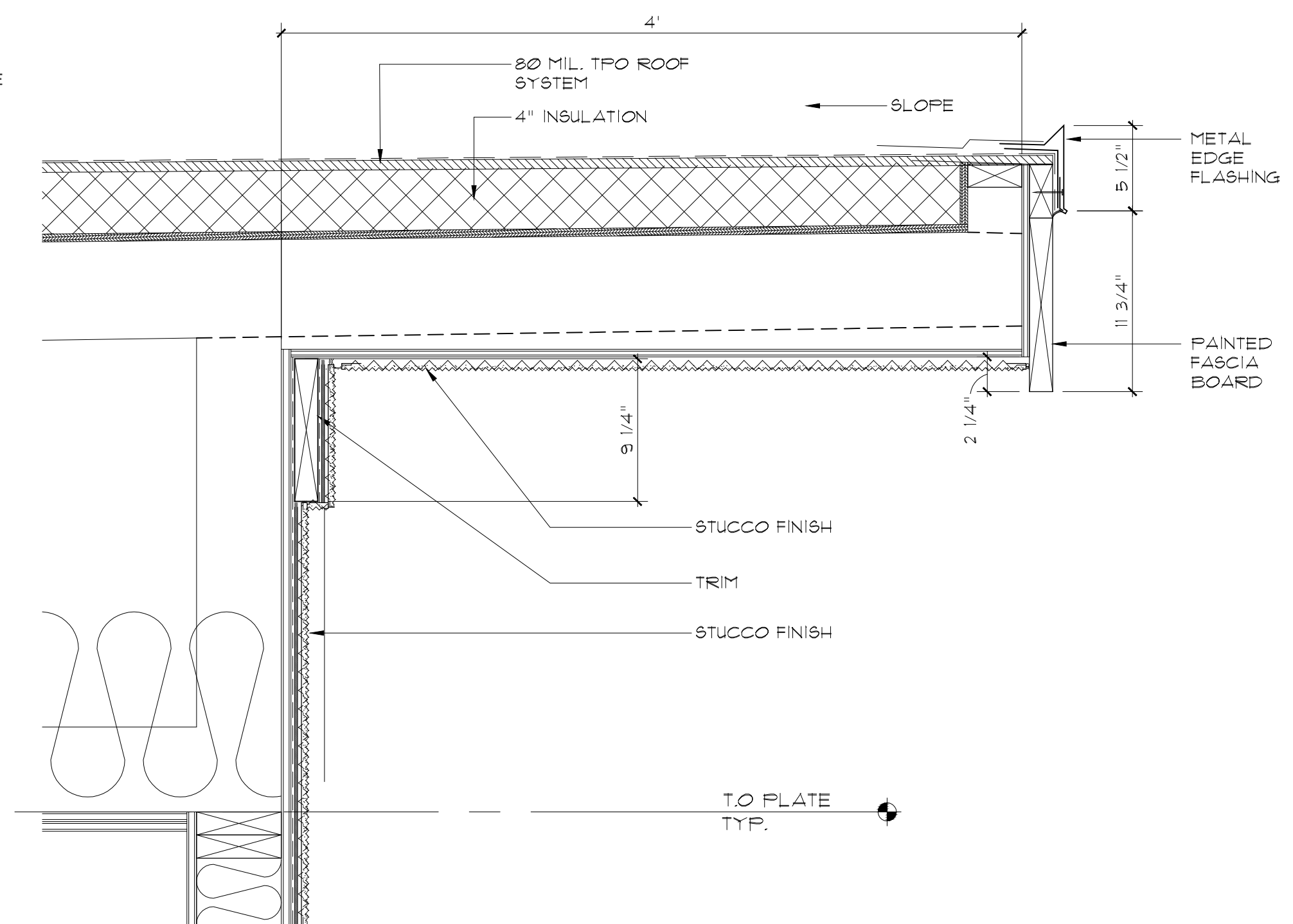
04 ROOF EDGE
SCALE: 1 1/2" = 1'-0"



03 PARAPET / GLASS RAIL AT ROOF DECK
SCALE: 1 1/2" = 1'-0"



10 CANOPY DETAIL
SCALE: 1 1/2" = 1'-0"



02 ROOF EAVE
SCALE: 1 1/2" = 1'-0"

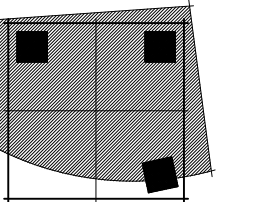
Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

SUITE 550
DALLAS, TEXAS
FAX 972 726-9401

14881 QUORUM DRIVE
DALLAS, TEXAS
PH 972 726-9400



© 2013 HENSELY LAMKIN RACHEL, INC.
DOCUMENTS AS INSTRUMENTS OF
SERVICE ARE GIVEN IN CONFIDENCE AND
REMAIN THE PROPERTY OF HENSELY
LAMKIN RACHEL, INC. THE DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN MAY NOT BE REPRODUCED, USED,
OR DISCLOSED WITHOUT WRITTEN
CONSENT OF HENSELY LAMKIN RACHEL,
INC.

PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---

ISSUE SET:
01/22/2013
PERMIT SET ISSUE:

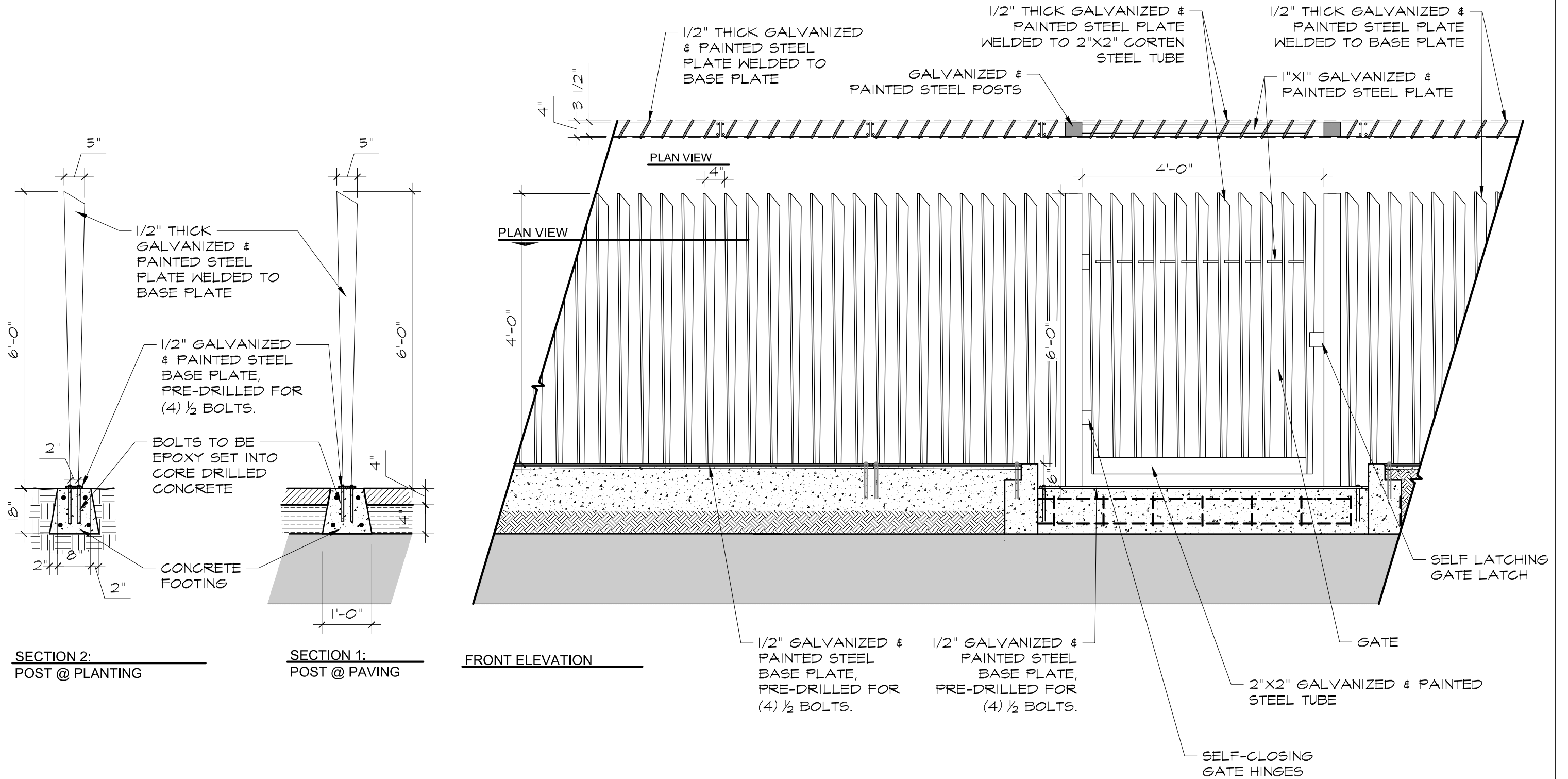
CONSTRUCTION SET ISSUE:

REVISIONS
REVISION 1 05/28/2013

12260

AD1.4
DETAILS

V-01-08-13



Security Fence Elevation A

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

DETAILS L4.01

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS, SAMPLES, & CUT SHEETS FOR APPROVAL PRIOR TO FABRICATION. SEE LAYOUT PLAN FOR LENGTHS

FIRE PIT GLASS. SIZE TO BE LARGE (3/8"-5/8"). PROVIDE 2" OFFSET FROM LIP OF FIRE PIT

3 ROWS OF STRAIGHT PIPE S.S. BURNERS - INSTALL PER MANUFACTURER'S SPECIFICATIONS.

1" LAVA ROCK INFILLED WITH COMMON SAND

1/2" GALVANIZED & PAINTED STEEL SIDES.

1/2" STEEL ANGLES, 18" O.C.

PLANK PAVERS REF. PLAN

VOID

GAS SUPPLY LINE - REFER TO MEP SHEETS

STRUCTURAL SLAB REF. ARCHITECTURAL

SECTION ELEVATION

PLAN

3 ROWS OF STRAIGHT PIPE S.S. BURNERS - INSTALL PER MANUFACTURER'S SPECIFICATIONS.

FIRE PIT GLASS. SIZE TO BE LARGE (3/8"-5/8"). PROVIDE 2" OFFSET FROM LIP OF FIRE PIT

1" LAVA ROCK INFILLED WITH COMMON SAND

1/2" GALVANIZED & PAINTED STEEL SIDES.

CONT. 1/2" GALVANIZED STEEL PLATE WELDED TO SIDES

PLANK PAVERS REF. PLAN

VOID

STRUCTURAL SLAB REF. ARCHITECTURAL

SECTION

Rectangular Fire Pit

A

Scale: 3/4" = 1'-0"

DETAILS

L4.02

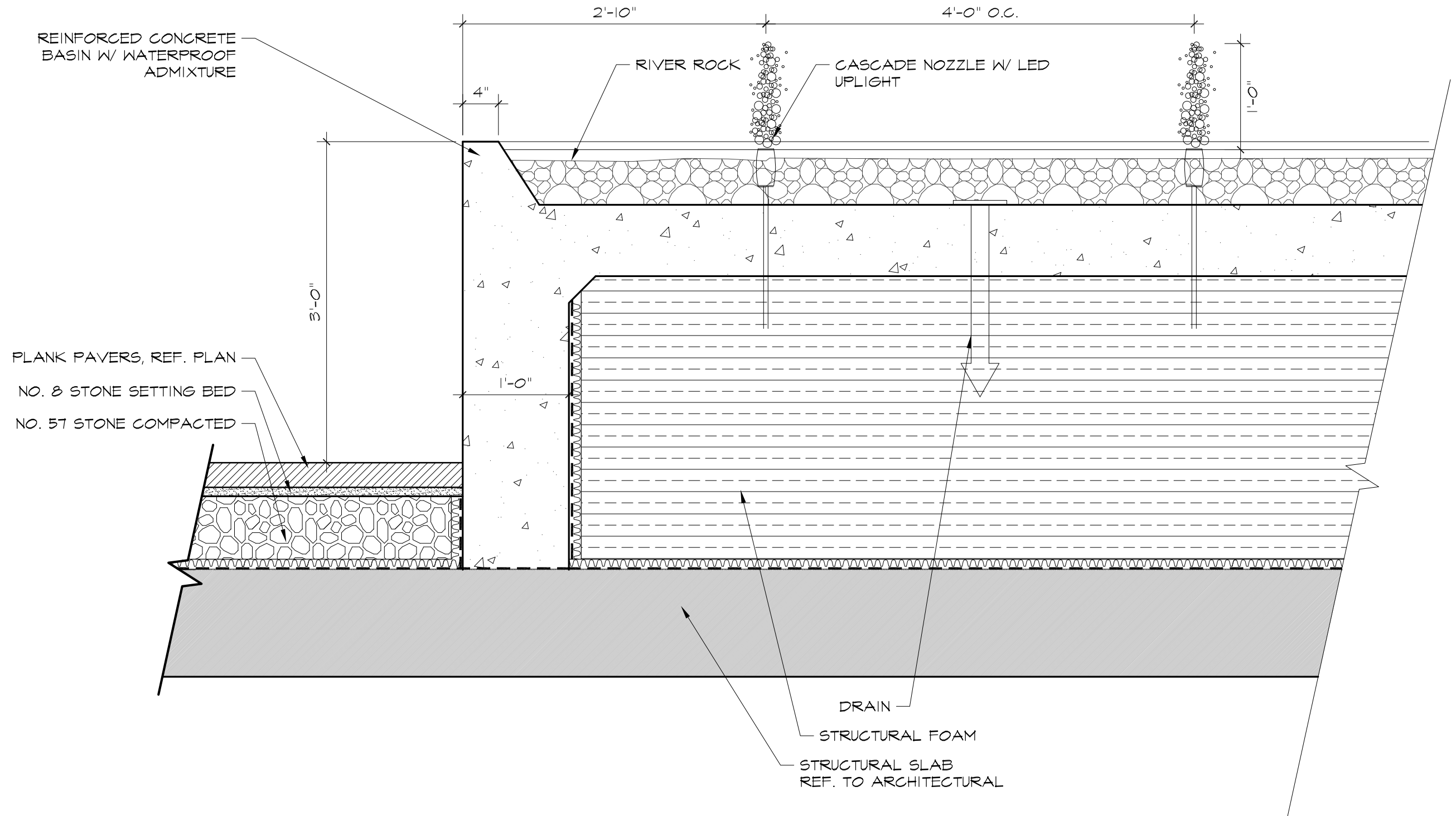
studioOutside

824 Exposition Avenue, Suite 5
Dallas, Texas 75224
o 214 954 7160 f 214 954 7161
studiooutside.us

ALAMO MANHATTAN

Block 43, Portland OR

Date 05.24.2013
Issue: Design Review
Job No. 12106
Scale Refer to Detail



Fountain Section

A

1"= 1'-0"

DETAILS

L4.03

studioOutside

824 Exposition Avenue, Suite 5
Dallas, Texas 75224
o 214 954 7160 f 214 954 7161
studiooutside.us

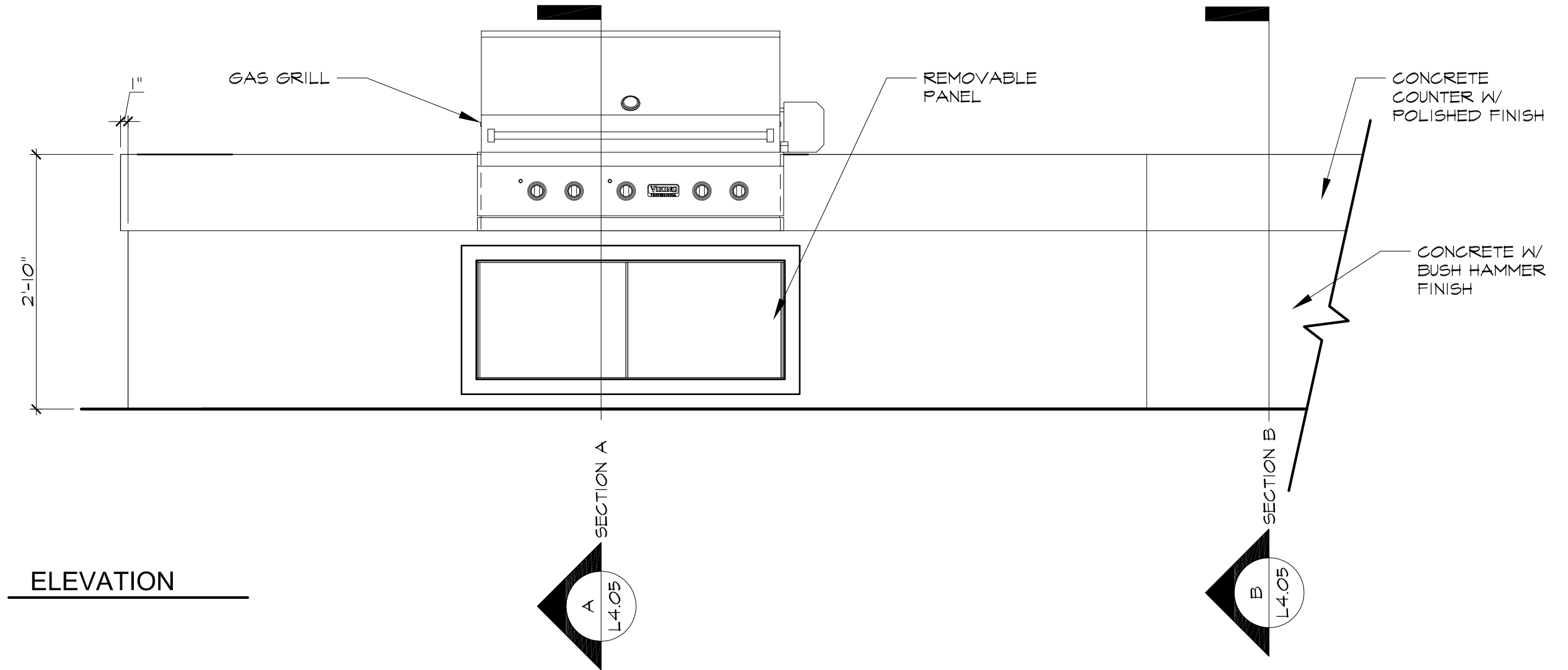
ALAMO MANHATTAN

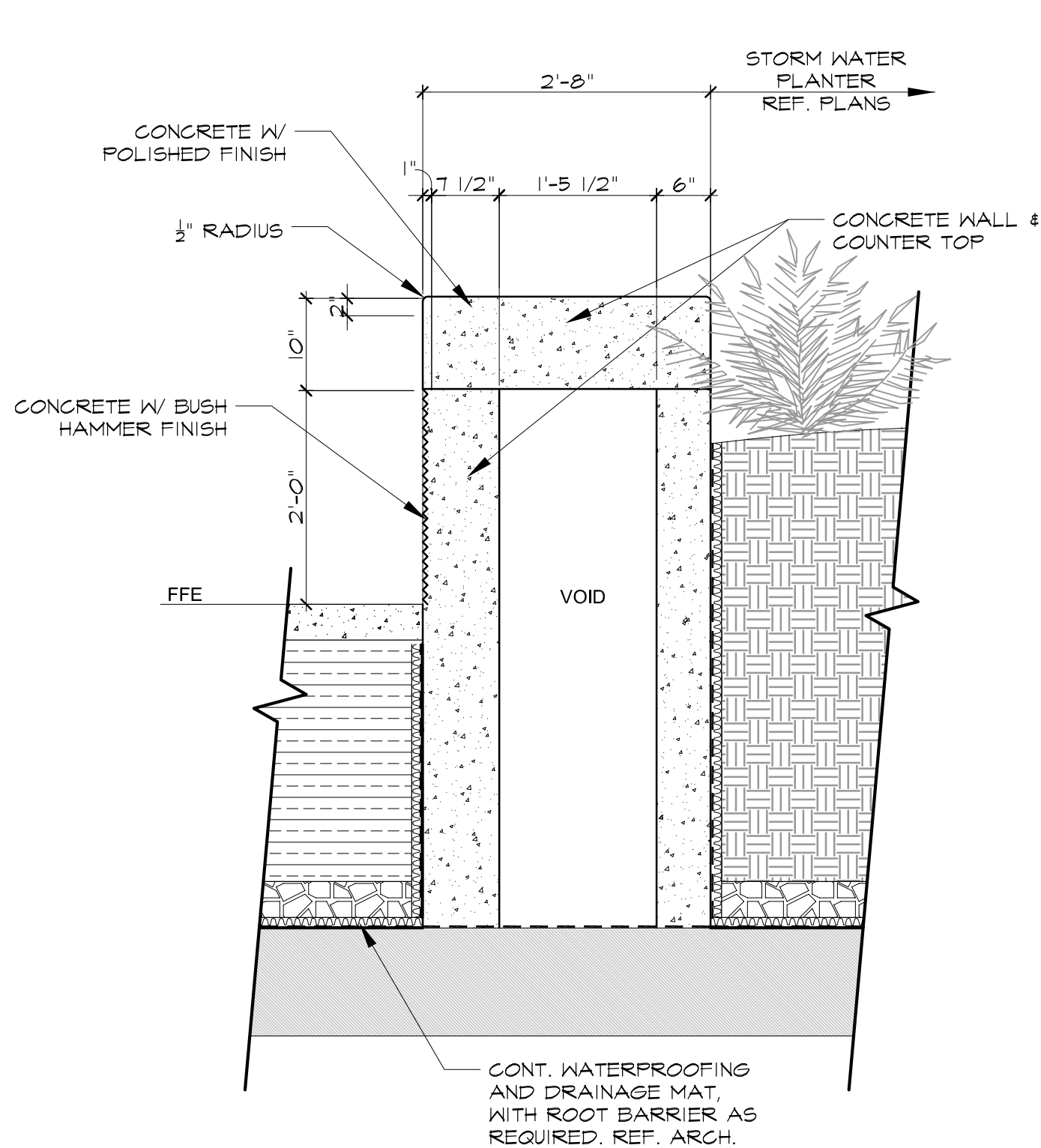
Block 43, Portland OR

Date 05.24.2013
Issue: Design Review
Job No. 12106
Scale Refer to Detail

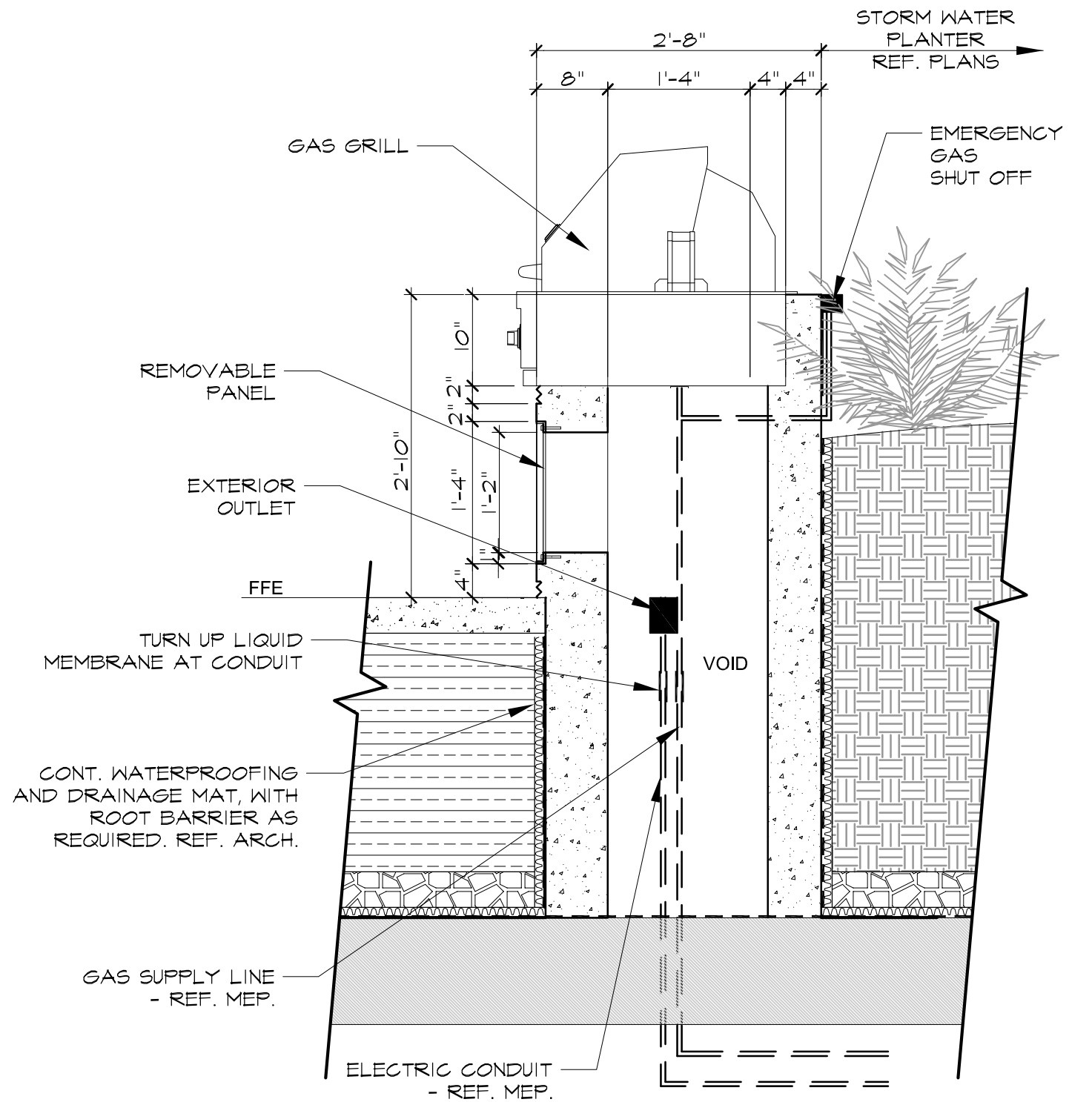
CONTRACTOR TO PROVIDE NATURAL
GAS CONVERSION KIT, GAS TIMER, AND
AN EMERGENCY SHUT VALVE FOR GRILL

REFER TO STRUCTURAL FOR
REINFORCEMENT





SECTION B



SECTION A

Grill Elevation

A

3/4"= 1'-0"

DETAILS

L4.05

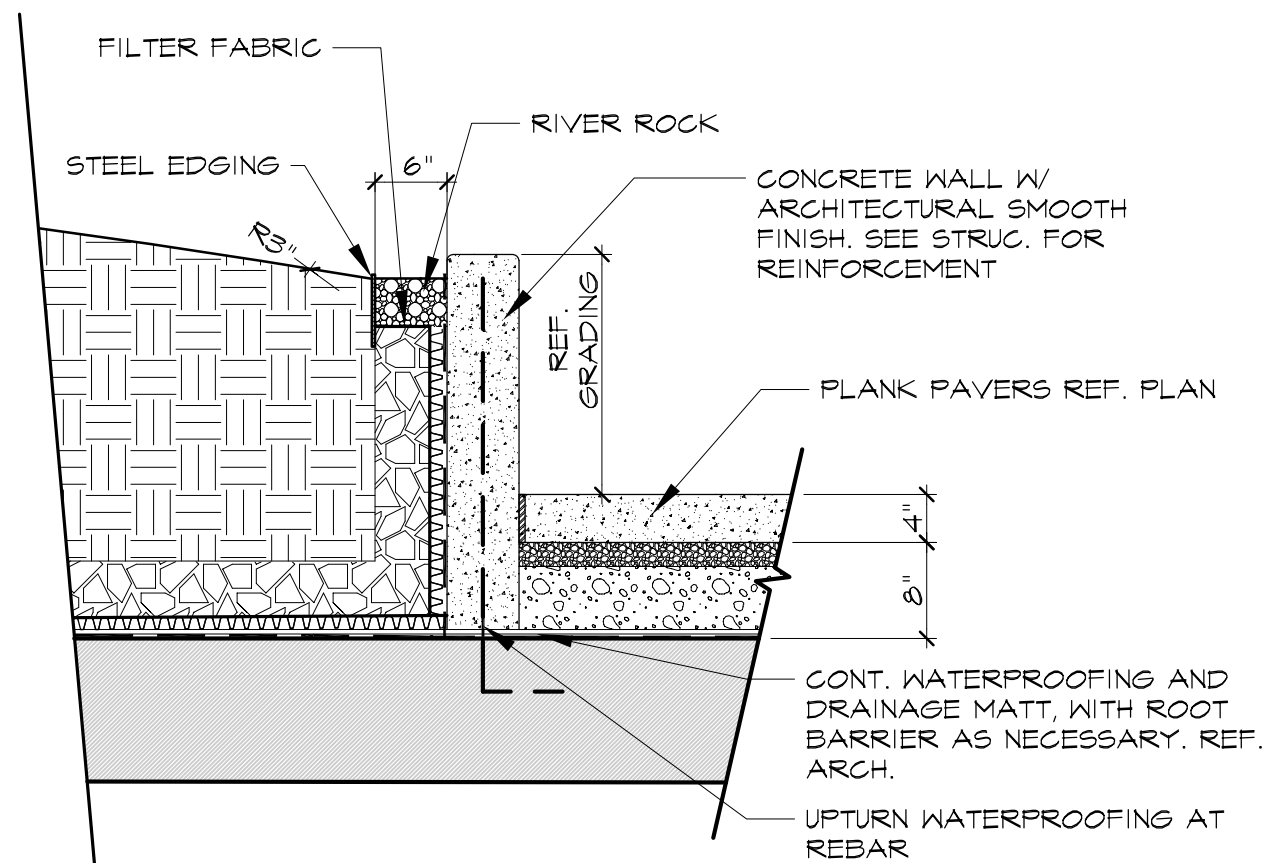
studioOutside

824 Exposition Avenue, Suite 5
Dallas, Texas 75224
o 214 954 7160 f 214 954 7161
studiooutside.us

ALAMO MANHATTAN

Block 43, Portland OR

Date 05.24.2013
Issue: Design Review
Job No. 12106
Scale Refer to Detail



Typical Planter Wall

A

Scale: 3/4" = 1'-0"

DETAILS

L4.06

studioOutside

824 Exposition Avenue, Suite 5
Dallas, Texas 75224
o 214 954 7160 f 214 954 7161
studiooutside.us

ALAMO MANHATTAN

Block 43, Portland OR

Date 05.24.2013
Issue: Design Review
Job No. 12106
Scale Refer to Detail

EXISTING SHRUBS TO REMAIN

EXISTING TREES TO REMAIN

RIVER HOUSE BLUE FESCUE

AUTUMN APPLAUSE ASH

COURTYARD
ENLARGEMENT

A L5.02

RIVER HOUSE BLUE FESCUE

S.W. MOODY AVENUE

S.W. LANE STREET

RED TWIG DOGWOOD

GLOSSY ABELIA

WINTER DAPHNE

JAPANESE GRASS
SEDEGE

S.W. BOND AVENUE

AUTUMN APPLAUSE ASH

JAPANESE GRASS
SEDEGE

DENSE SEDEGE

FOX RED CURLY SEDEGE

S.W. ABERNETHY STREET

CASCARA

LANDSCAPE PLAN

L5.01

studioOutside

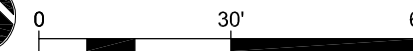
824 Exposition Avenue, Suite 5
Dallas, Texas 75224
o 214 954 7160 f 214 954 7161
studiooutside.us

ALAMO MANHATTAN

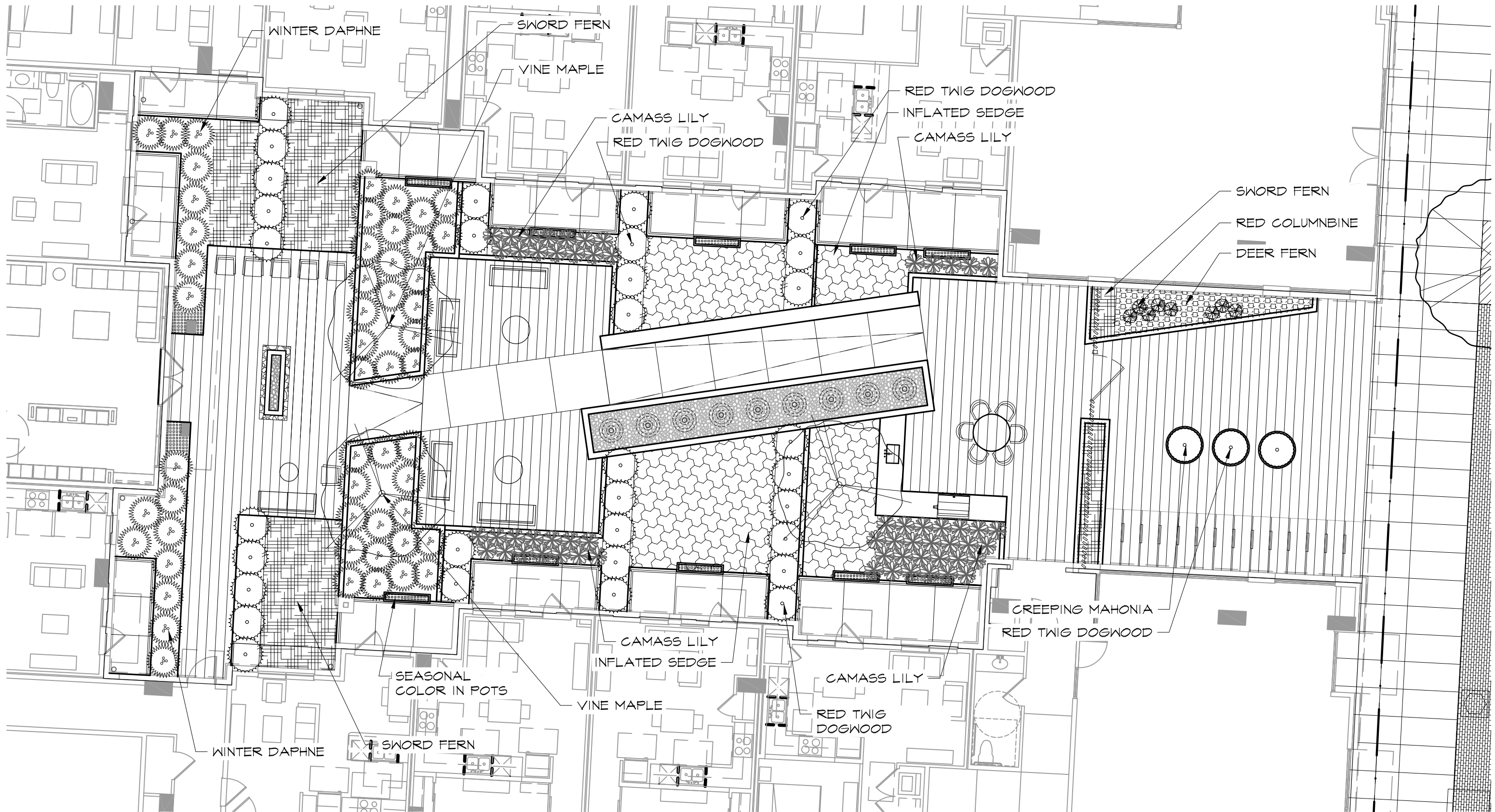
Block 43, Portland OR



NORTH



Date 05.24.2013
Issue: Design Review
Job No. 12106
Scale 1" = 10'-0"



COURTYARD LANDSCAPE PLAN

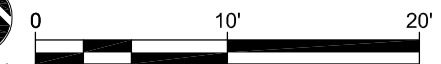
L5.02

studioOutside

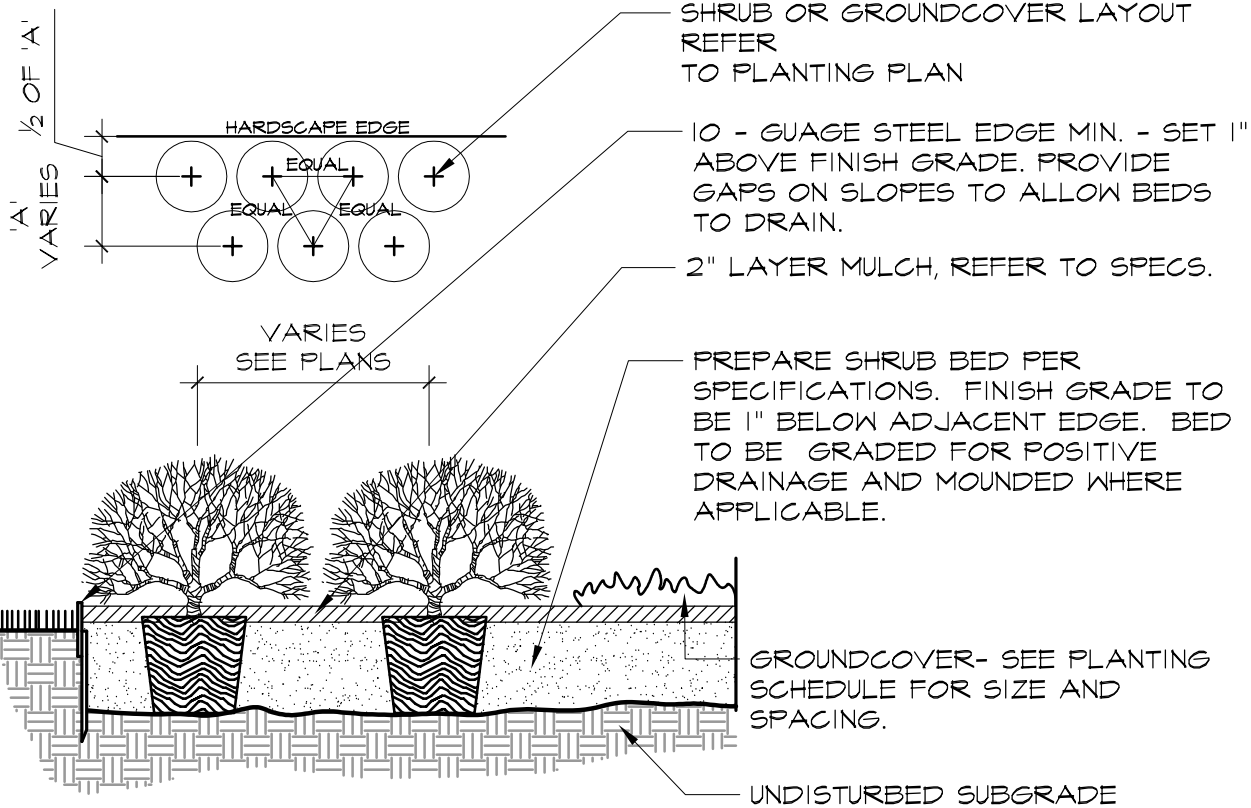
824 Exposition Avenue, Suite 5
Dallas, Texas 75224
o 214 954 7160 f 214 954 7161
studiooutside.us

ALAMO MANHATTAN

Block 43, Portland OR



Date 05.24.2013
Issue: Design Review
Job No. 12106
Scale 1" = 10'-0"

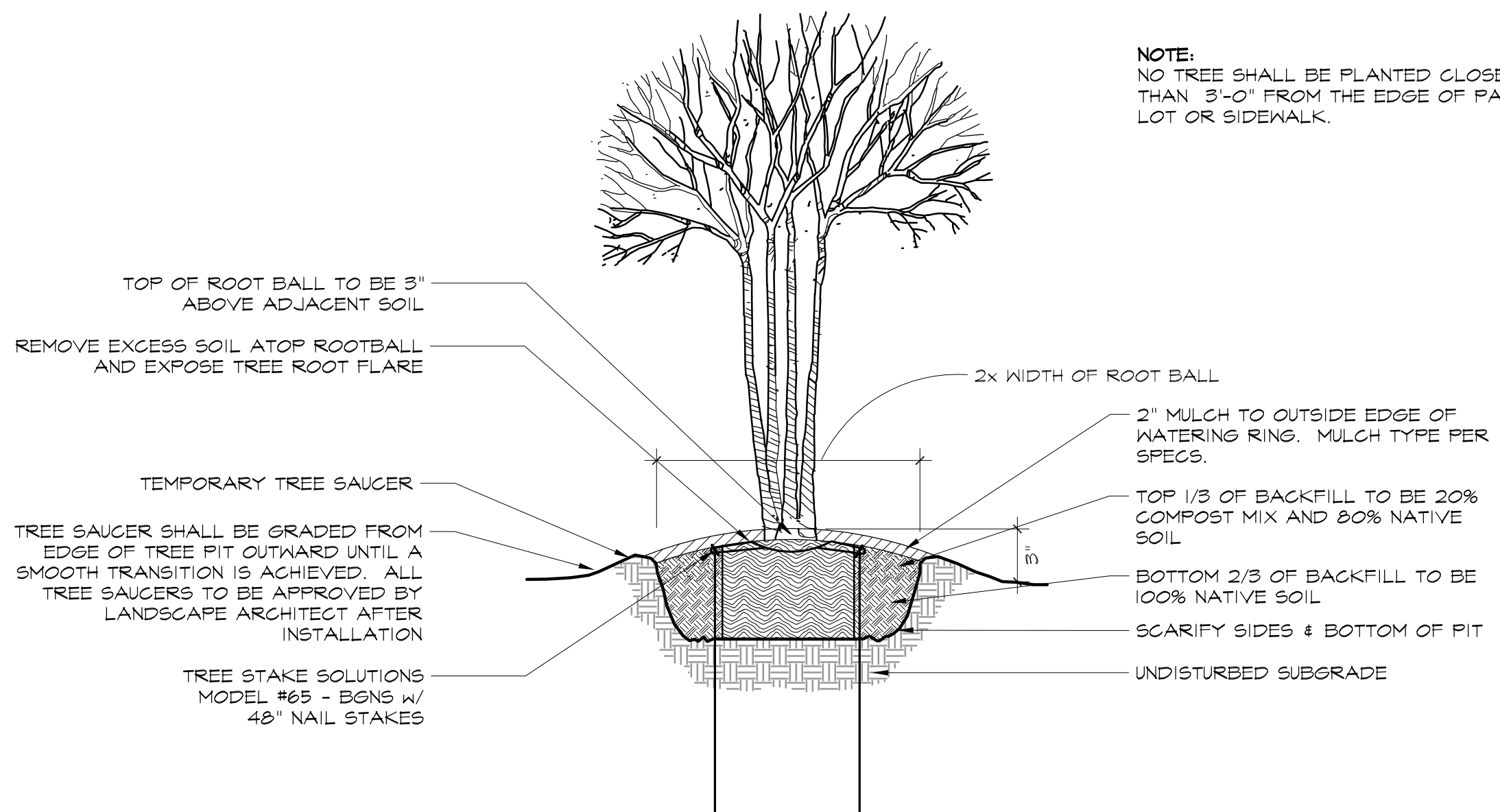


Shrubs & Groundcover

A

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

PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
TREES					
	AUTUMN APPLAUSE ASH <i>Fraxinus americana</i> 'Autumn Applause'	3.5" CAL.	14'-16'	7'-9'	CONTAINER GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER.
	CASCARA <i>Rhamnus purshiana</i>	3.5" CAL.	12'-14'	6'-8'	CONTAINER GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER.
ORNAMENTAL TREES					
	VINE MAPLE <i>Acer circinatum</i>	15" GAL.	36"	24"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, DENSE FOLIAGE TO GROUND, PLANT AS SHOWN.
SHRUBS					
	RED TWIG DOGWOOD <i>Cornus sericea</i> 'Isanti'	10 GAL.	42"	30"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 4' O.C.
	WINTER DAPHNE <i>Daphne odorata</i>	7 GAL.	30"	30"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 3' O.C.
	GLOSSY ABELIA <i>Abelia x grandiflora</i> 'Sherwoodii'	7 GAL.	30"	30"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 3' O.C.
GROUNDCOVERS & PERENNIALS					
	RED COLUMBINE <i>Aquilegia formosa</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT AS SHOWN
	DEER FERN <i>Blechnum spicant</i>	5 GAL.	12"	18"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
	CAMASSIA LILY <i>Camassia leichtlinii</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT AS SHOWN
	JAPANESE GRASS SEDGE <i>Carex morrowii</i> 'Ice Dance'	1 GAL.	8"-10"	10"-12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
	FOX RED CURLY SEDGE <i>Carex Buchananii</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
	DENSE SEDGE <i>Carex densa</i>	1 GAL.	10"-12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
	VARIEGATED FLAX LILY <i>Dianella tasmanica</i> "Variegata"	5 GAL.	12'	18"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
	INFLATED SEDGE <i>Carex vesicaria</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
	RIVER HOUSE BLUES FESCUE <i>Festuca californica</i> 'RiverHouse Blues'	1 GAL.	8"	8"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
	ELK BLUE RUSH <i>Juncus potens</i> 'Elle Blue'	3 GAL.	18"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
	CREEPING MAHONIA <i>Mahonia repens</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 3' O.C.
	SWORD FERN <i>Polystichum munitum</i>	5 GAL.	18"	24"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 24" TRIANGULAR SPACING
	SEASONAL COLOR	4" POT	6"	6"	

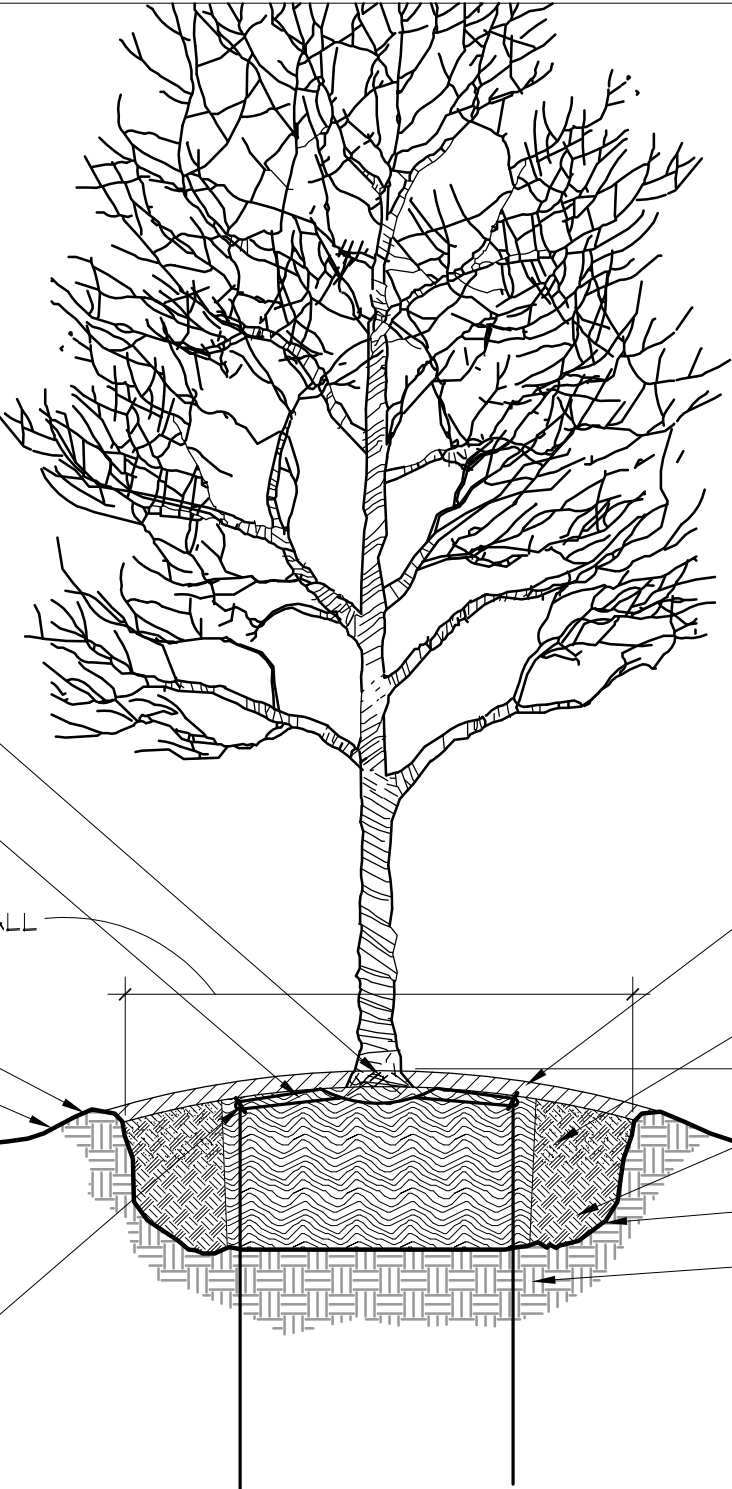


NOTE:
 NO TREE SHALL BE PLANTED CLOSER
 THAN 3'-0" FROM THE EDGE OF PARKING
 LOT OR SIDEWALK.

Container Grown Multi-Trunk Ornamental **A**

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

PLANT DETAILS		L5.04
Date	05.24.2013	
Issue:	Design Review	
Job No.	12106	
Scale	Refer to Detail	



NOTE:
NO TREE SHALL BE PLANTED CLOSER
THAN 3'-0" FROM THE EDGE OF PARKING
LOT OR SIDEWALK.

- TOP OF ROOT BALL TO BE 3" ABOVE ADJACENT SOIL
- REMOVE EXCESS SOIL ATOP ROOTBALL AND EXPOSE TREE ROOT FLARE
- 2x WIDTH OF ROOT BALL
- 2" MULCH TO OUTSIDE EDGE OF WATERING RING. MULCH TYPE PER SPECS.
- TOP 1/3 OF BACKFILL TO BE 20% COMPOST MIX AND 80% NATIVE SOIL
- BOTTOM 2/3 OF BACKFILL TO BE 100% NATIVE SOIL
- SCARIFY SIDES & BOTTOM OF PIT
- UNDISTURBED SUBGRADE
- TEMPORARY TREE SAUCER
- TREE SAUCER SHALL BE GRADED FROM EDGE OF TREE PIT OUTWARD UNTIL A SMOOTH TRANSITION IS ACHIEVED. ALL TREE SAUCERS TO BE APPROVED BY LANDSCAPE ARCHITECT AFTER INSTALLATION
- TREE STAKE SOLUTIONS MODEL #100 - BG/NS W/ 48" NAIL STAKES

Container Grown - 5" or Smaller

A

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

PLANT DETAILS		L5.05
Date	05.24.2013	
Issue:	Design Review	
Job No.	12106	
Scale	Refer to Detail	

Planting - Canopy Trees

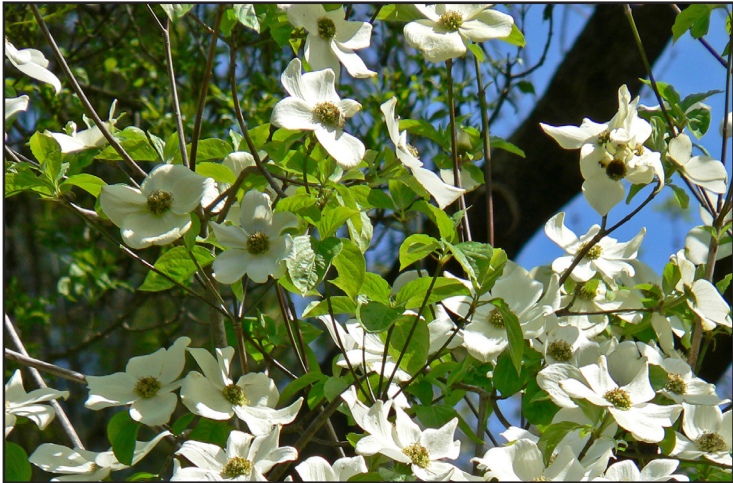


Fraxinus americana 'Autumn Applause'



Rhamnus purshiana

Planting - Ornamental Trees



Cornus nuttali

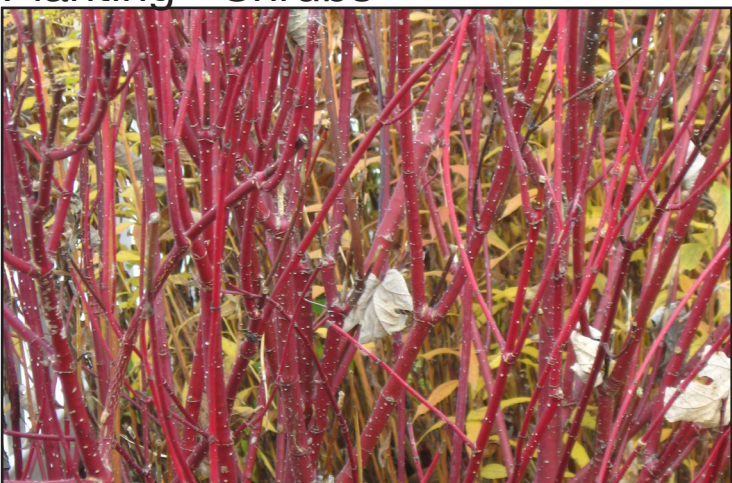


Acer circinatum

Planting - Shrubs



Acer palmatum 'Burgundy Lace'



Cornus sericea 'Isanti'



Mahonia aquifolium



Philadelphus coronarius

Planting - Groundcovers and Perennials



Blechnum spicant



Carex morrowii 'Ice Dance'



Carex buechananii



Carex densa

Planting - Groundcovers and Perrenials



Dianella tasmanica 'Variegata'



Dianella tasmanica 'DR 500'



Carex vesicaria



Erigeron glaucus



Festuca californica 'RiverHouse Blues'



Iris tenax



Juncus patens 'Elle Blue'



Mimulus cardinalis



Miscanthus sinensis 'Adagio'



Camassia leichtlinii



Polystichum munitum



Abelia x grandiflora 'Sherwoodii'