

CONSULTANT:



RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 212000

TOPOGRAPHIC/
UTILITY
SURVEY

NE 32rd AND
BROADWAY

A PORTION OF LOTS 1-15
BLOCK 5 AND LOTS 1-6
BLOCK 4, "BROADWAY
ADDITION TO CITY OF
PORTLAND" AND A
PORTION OF LOTS 13
AND 16, "FERNWOOD",
SITUATED IN THE SW 1/4
OF SECTION 25,
TOWNSHIP 1 NORTH,
RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF PORTLAND,
MULTNOMAH COUNTY,
OREGON

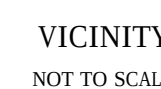
SHEET TITLE:

DRAWN: NLF
REVIEWED BY: BLH / MRG

DRAWN BY: XXX
DATE ISSUED: 09.24.12

SHEET:

2 of 2



LEGEND

- | | |
|-----|---------------------------------|
| SF | SQUARE FEET |
| L= | LENGTH OF CURVE |
| CHD | CHORD OF CURVE |
| AC | ASPHALT CONCRETE |
| S/W | CONCRETE SIDEWALK |
| D/W | DRIVEWAY |
| SS | COMBINED STORM/SANITARY SEWER |
| W | WATER LINE |
| E | BURIED POWER |
| XOH | OVERHEAD WATER LINES |
| GAS | GAS LINE |
| Ⓜ | GAS METER |
| Ⓢ | COMBINED STORM/SANITARY MANHOLE |
| □ | CATCH BASIN |
| ⦿ | FIRE HYDRANT |
| ⊕ | WATER VALVE |
| ⊖ | WATER METER |
| ⊙ | GAS VALVE |
| ⊛ | LIGHT POLE BASES |
| ⊞ | SIGNAL POLE |
| ⊟ | SIGNAL RISER |
| ⊠ | POWER RISER |
| ⊡ | POWER POLE |
| ⊢ | POLE WITH GUY ANCHOR |
| ⊣ | GUY POLE |
| ⊤ | JUNCTION BOX |
| ⊥ | SIGNS |

*ADH 999 CITY OF PORTLAND SEWER
AS-BUILT REFERENCE

**ADH 999 NOT SURVEYED, DATA FROM CITY OF PORTLAND AS-BUILT

HR HISTORICAL HORSE RING

● FOUND MONUMENT AS NOTED

FOUND 5/8" IRON ROD WITH
CAP INSCRIBED "LS 75480"
63058

FOUND 5/8" IRON ROD WITH
CAP INSCRIBED "PLS 1678"
NO. 54583

10000 5/8" IRON ROD WITH
CAP INSCRIBED "PLS 1678" IN
54583 AND 54755. VISITED
NOW LOST DUE TO DEMOLITION

(1) RECORD DATA PER SURVEY NO. 54755

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

R:

RUNBERG ARCHITECTURE GROUP

kpff Consulting Engineers
1601 Fifth Avenue, Suite 1600
Seattle, Washington 98101-3665
(206) 622-5822 Fax (206) 622-8130

PROJECT NUMBER: 112470

GRANT PARK VILLAGE

NE 33rd & Broadway
Portland, OR

SHEET TITLE:

SITE, STORMWATER MANAGEMENT, AND UTILITY PLAN

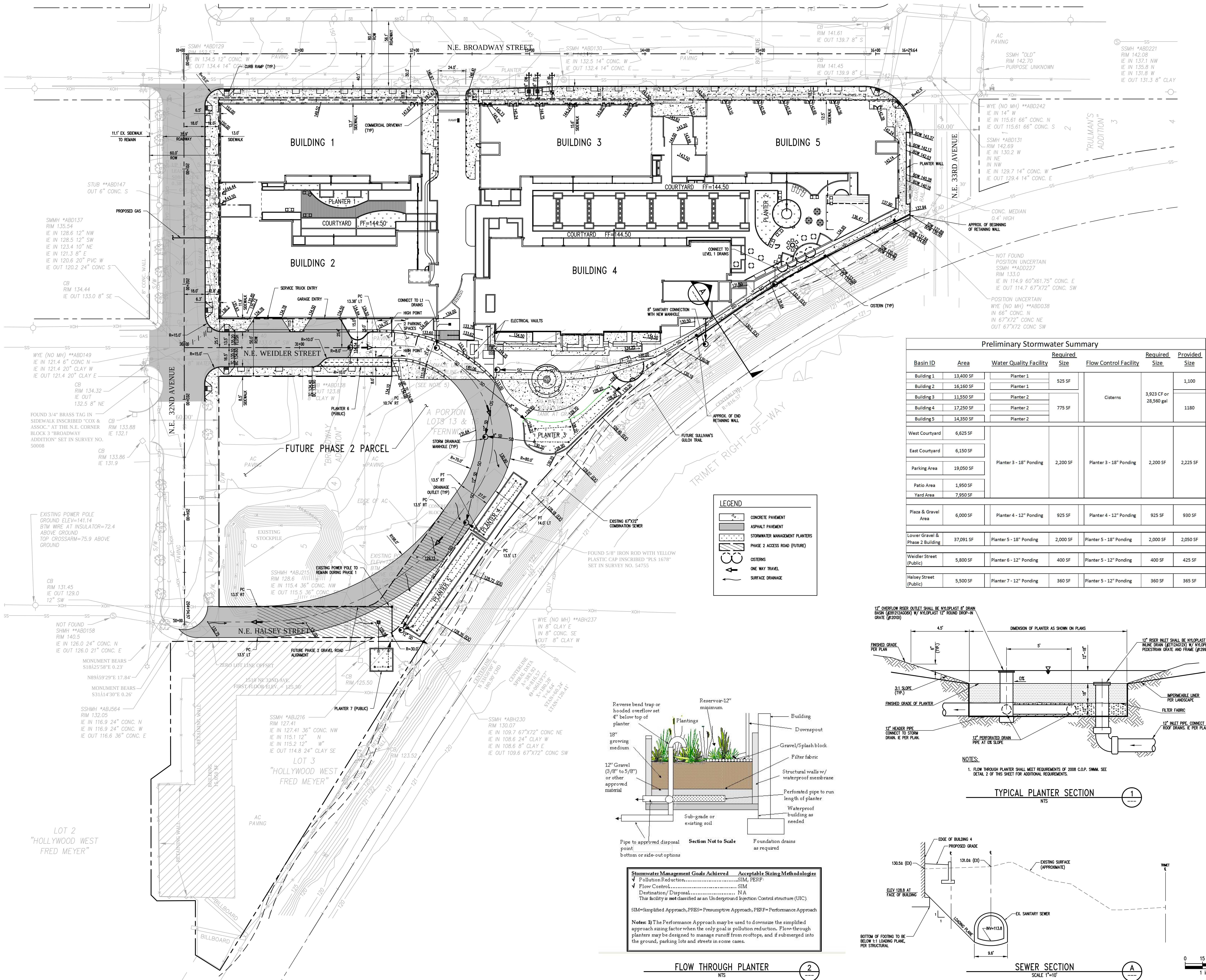
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DATE ISSUED:

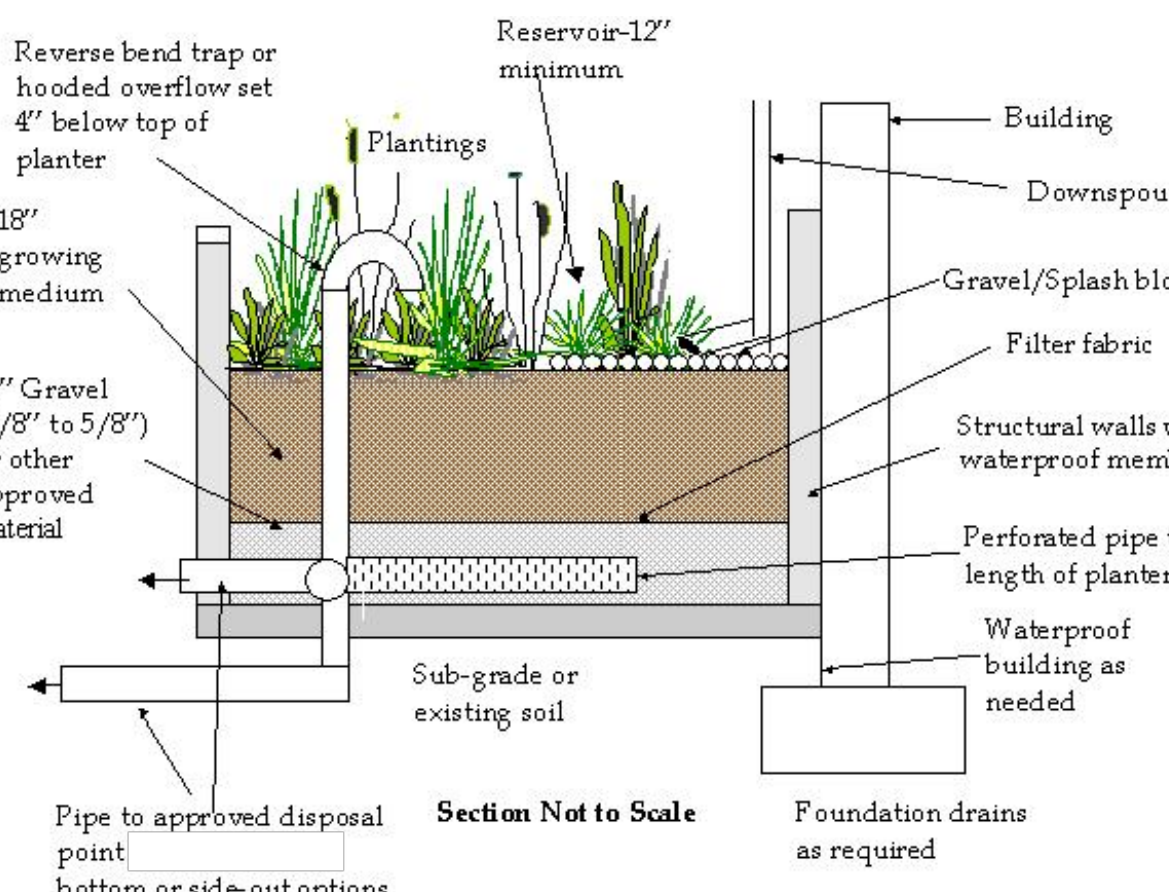
TWJ
09.24.12

SHEET: C100

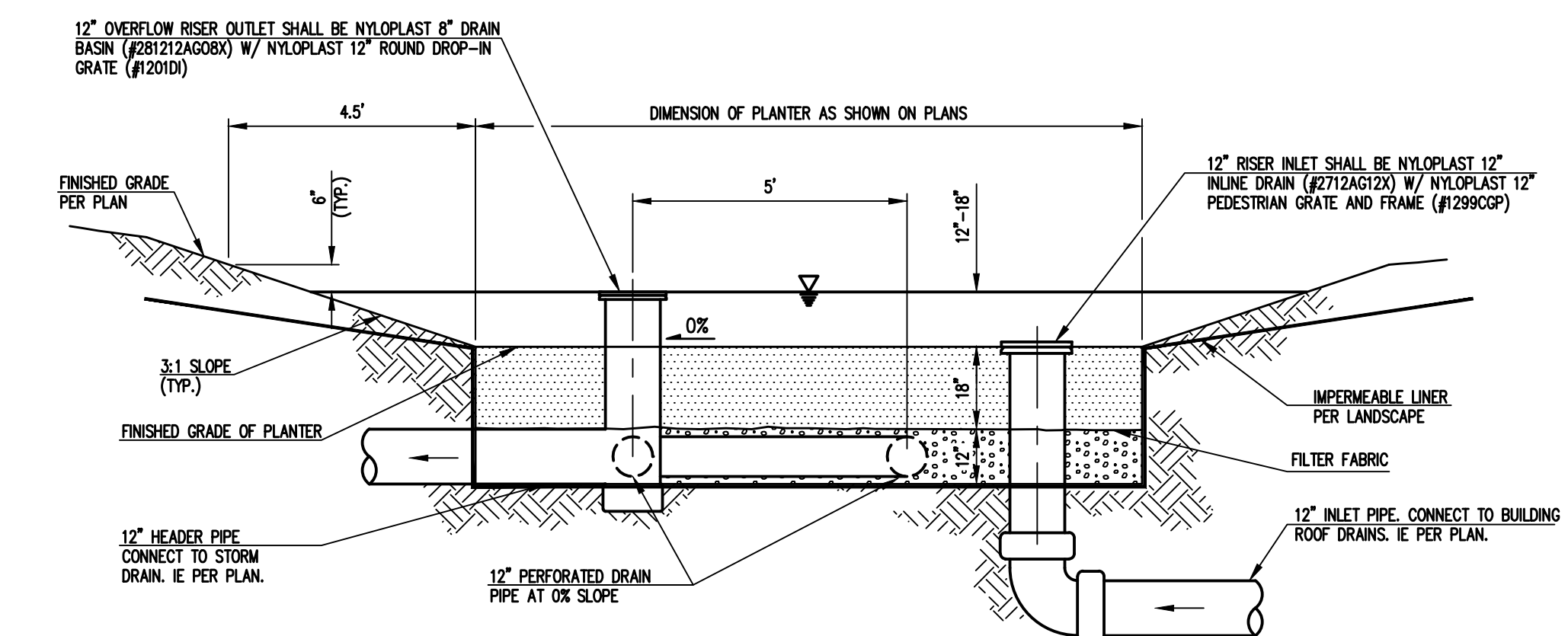
L.R. APPLICATION



Preliminary Stormwater Summary					
Basin ID	Area	Water Quality Facility	Required Size	Flow Control Facility	Required Size
Building 1	13,400 SF	Planter 1	525 SF	Cisterns	9,923 CF or 26,560 gal
Building 2	16,160 SF	Planter 1			
Building 3	11,550 SF	Planter 2			
Building 4	17,250 SF	Planter 2			
Building 5	14,350 SF	Planter 2	775 SF		
West Courtyard	6,625 SF	Planter 3 - 18" Ponding	2,200 SF	Planter 3 - 18" Ponding	2,225 SF
East Courtyard	6,150 SF				
Parking Area	19,050 SF				
Patio Area	1,950 SF				
Yard Area	7,950 SF				
Plaza & Gravel Area	6,000 SF	Planter 4 - 12" Ponding	925 SF	Planter 4 - 12" Ponding	925 SF
Lower Gravel & Phase 2 Building	37,091 SF	Planter 5 - 18" Ponding	2,000 SF	Planter 5 - 18" Ponding	2,000 SF
Weidler Street (Public)	5,800 SF	Planter 6 - 12" Ponding	400 SF	Planter 5 - 12" Ponding	400 SF
Halsey Street (Public)	5,500 SF	Planter 7 - 12" Ponding	360 SF	Planter 5 - 12" Ponding	360 SF

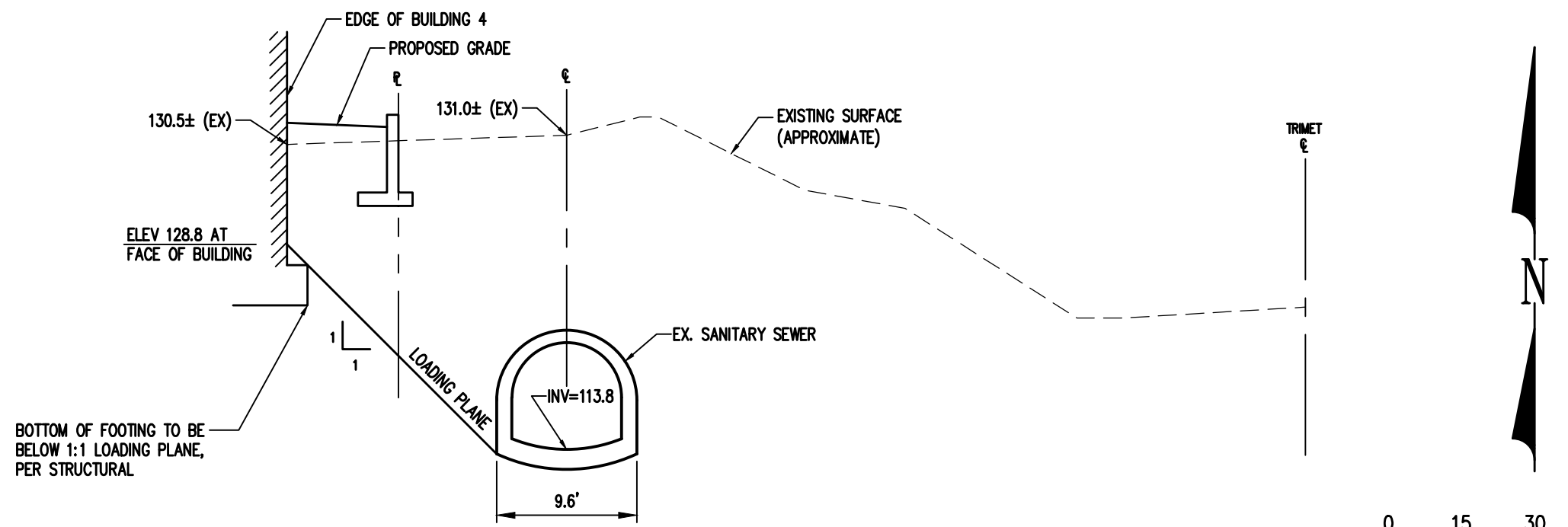


Stormwater Management Goals Achieved	Acceptable Sizing Methodologies
✓ Pollution Reduction	SIM, PERP
✓ Flow Control	SIM
Destination/Disposal	N/A
This facility is not classified as an Underground Injection Control structure (UIC).	
SIM=Simplified Approach, PRES=Presumptive Approach, PERP=Performance Approach	
Notes: 1) The Performance Approach may be used to downsize the simplified approach sizing factor when the only goal is pollution reduction. Flow-through planters may be designed to manage runoff from rooftops, and if submerged into the ground, parking lots and streets in some cases.	



NOTES:
1. FLOW THROUGH PLANTER SHALL MEET REQUIREMENTS OF 2009 C.O.P. SIMM. SEE DETAIL 2 OF THIS SHEET FOR ADDITIONAL REQUIREMENTS.

TYPICAL PLANTER SECTION
NTS



SEWER SECTION
SCALE 1"=10'



GENERAL NOTES:

1. FINISH LOWER LEVEL ELEVATION OF 134.50 = ARCHITECTURAL REFERENCE ELEVATION OF 0'-0".
2. SEE L100 FOR ALL SIDEWALK SCORING, EXPANSION AND CONTROL JOINT LOCATIONS.
3. SITE INFORMATION IS BASED ON OWNER'S SURVEY DATED 04.16.2012 BY ACCURATE LAND SURVEYS, INC., 1170 NE 64TH LANE, #1204, HILLSBORO, OR 97124. PH: 503-645-2360.
4. TYPICAL CURB RADIUS ARE 3'-0" AT ASPHALT SIDE OF CURB UON.
5. ALL PARKING SPACE DIMENSIONS ARE TO ASPHALT SIDE OF CURB. WHERE CURBS EXIST. ALL PARKING SPACE STRIPING IS 9'-0" WIDE X 18'-0" DEEP OC. UON.
6. BUILDING AND CURBS ARE PARALLEL TO THE NE BROADWAY PROPERTY LINE. PROPERTY LINE AT NE 32ND IS NOT PERPENDICULAR TO BUILDING FACE. SEE BUILDING LOCATION POINT FOR LAYOUT.
7. SEE SHEET A102 FOR ACCESSIBLE PARKING DETAILS AND SIGNAGE.
8. ACCESSIBLE ROUTES ARE INDICATED BY HATCHING. (SEE LEGEND). FLOOR DRAINS THAT OCCUR WITHIN ACCESSIBLE ROUTES MUST MEET REQUIREMENTS OF ANSI 1117.1.

LEGEND:

- SITE PROPERTY BOUNDARY
- [Hatched Box] LANDSCAPING
- [Hatched Box] FIRE DEPARTMENT ACCESS LANE
- [Hatched Box] ACCESSIBLE ROUTE
- [Arrows] EGRESS PATH TO RIGHT OF WAY

LEGAL DESCRIPTIONS:

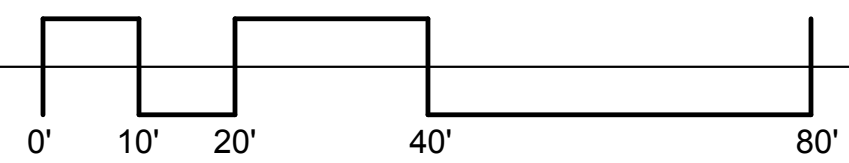
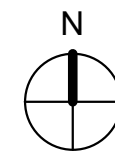
- | | |
|---|--|
| LOTS 1 & 2
PROPERTY ID: R121893
STATE ID: 1N1E25CD 11300
ALT ACCT #: R105500480 | LOTS 11-12
PROPERTY ID: R121898
STATE ID: 1N1E25CD 11800
ALT ACCT #: R105500690 |
| LOTS 3-5
PROPERTY ID: R121894
STATE ID: 1N1E25CD 11400
ALT ACCT #: R105500500 | LOT 15
PROPERTY ID: R121901
STATE ID: 1N1E25CD 12100
ALT ACCT #: R105500630 |
| LOT 6
PROPERTY ID: R121895
STATE ID: 1N1E25CD 11500
ALT ACCT #: R105500530 | LOTS 13 & 14
PROPERTY ID: R121900
STATE ID: 1N1E25CD 12000
ALT ACCT #: R105500610 |
| LOTS 7-9
PROPERTY ID: R121896
STATE ID: 1N1E25CD 11600
ALT ACCT #: R105500540 | LOTS 13 & 15
PROPERTY ID: R122222
STATE ID: 1N1E25CD 11900
ALT ACCT #: R276000700 |
| LOTS 8 & 10
PROPERTY ID: R121897
STATE ID: 1N1E25CD 11700
ALT ACCT #: R105500570 | |

TOTAL LONG-TERM BIKE PARKING
SPACES PROVIDED=345.

TOTAL VEHICLE PARKING SPACES
PROVIDED=270.

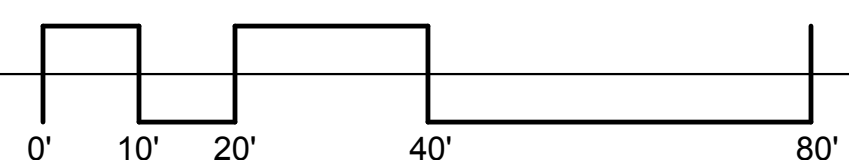
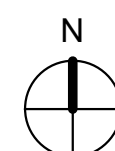
1. SITE PLAN - LEVEL 1

SCALE: 1" = 30'-0"



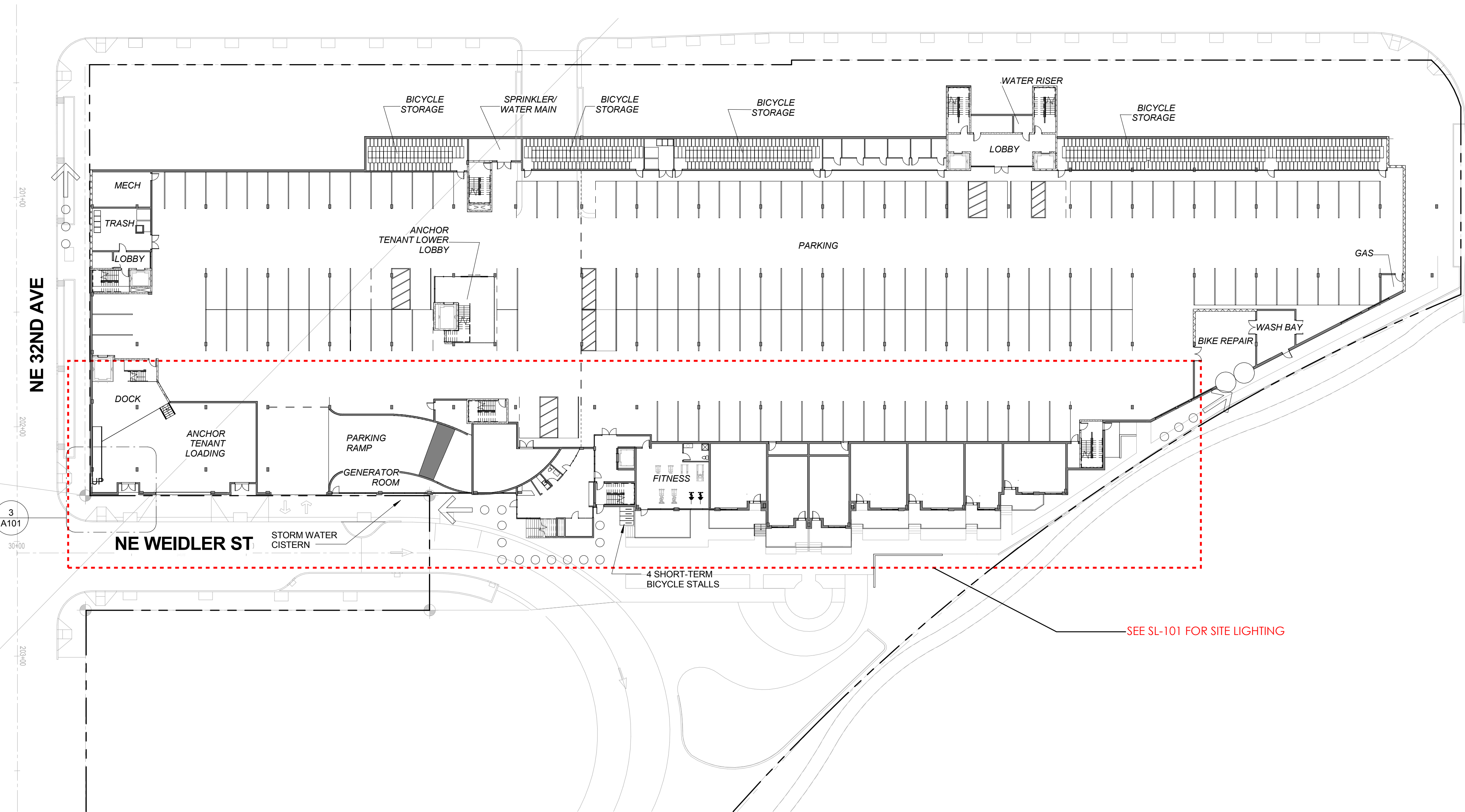
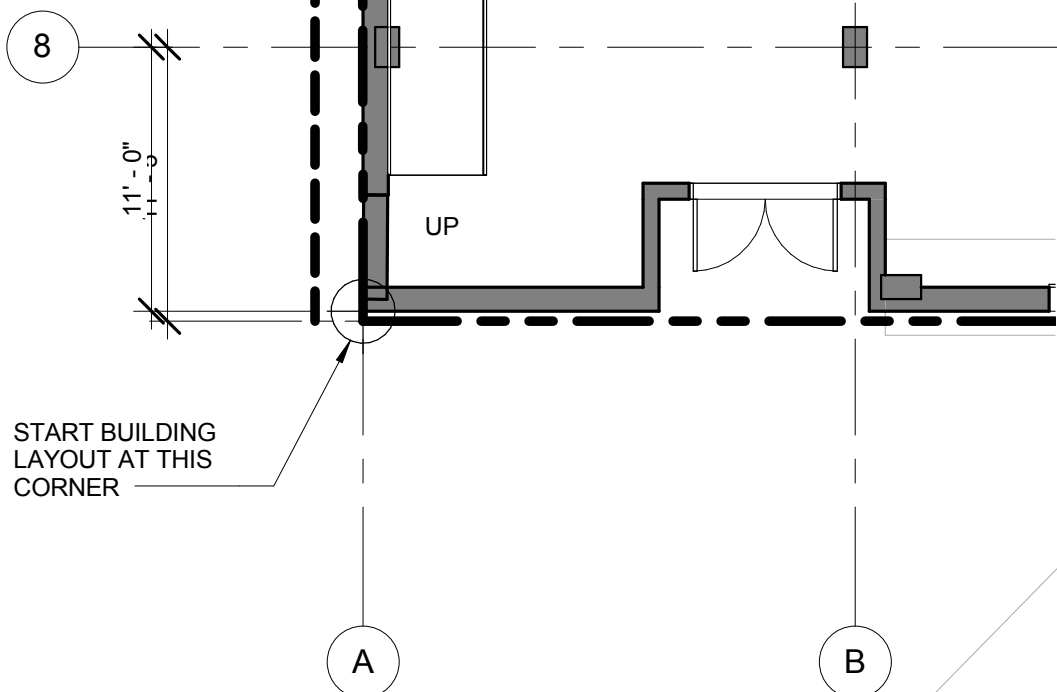
2. PARTIAL SITE PLAN - LOWER LEVEL

SCALE: 1" = 30'-0"

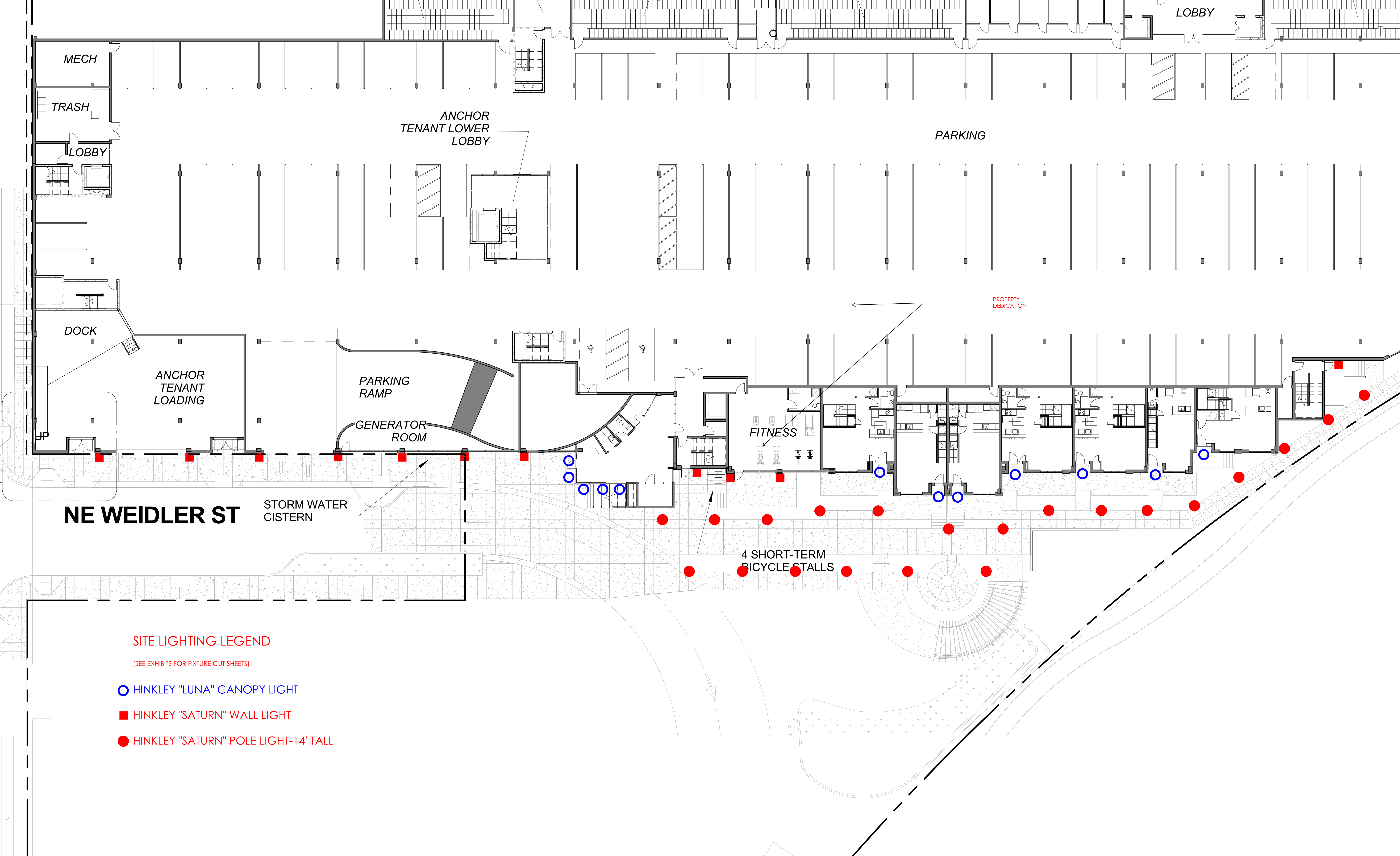


3. BUILDING LOCATION POINT

SCALE: 1/8" = 1'-0"

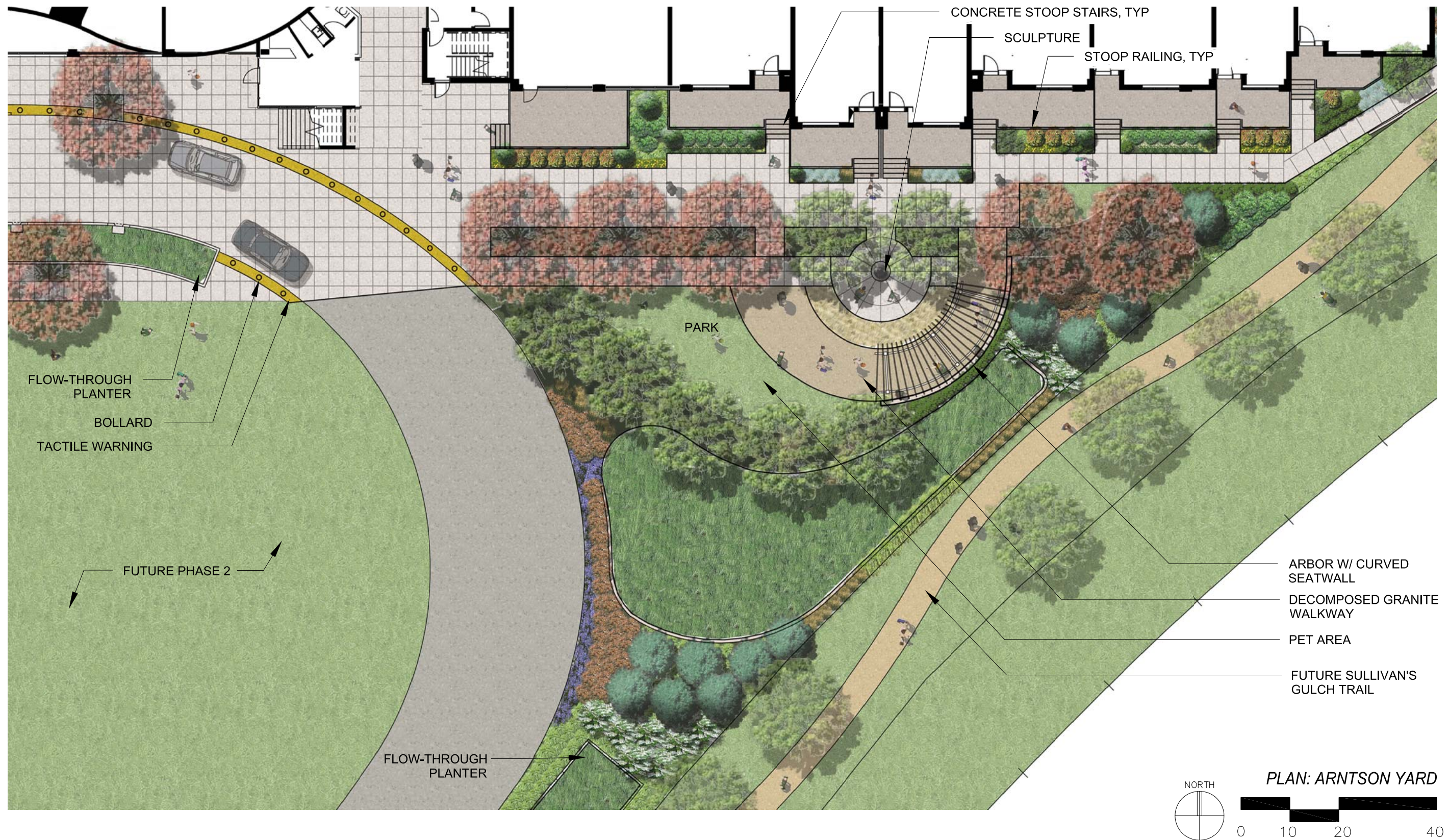


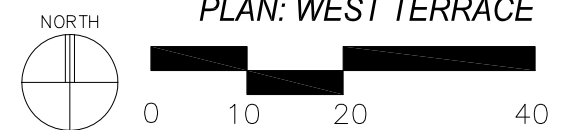
SEE SL-101 FOR SITE LIGHTING



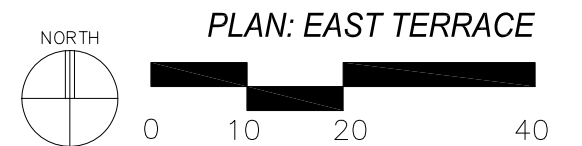
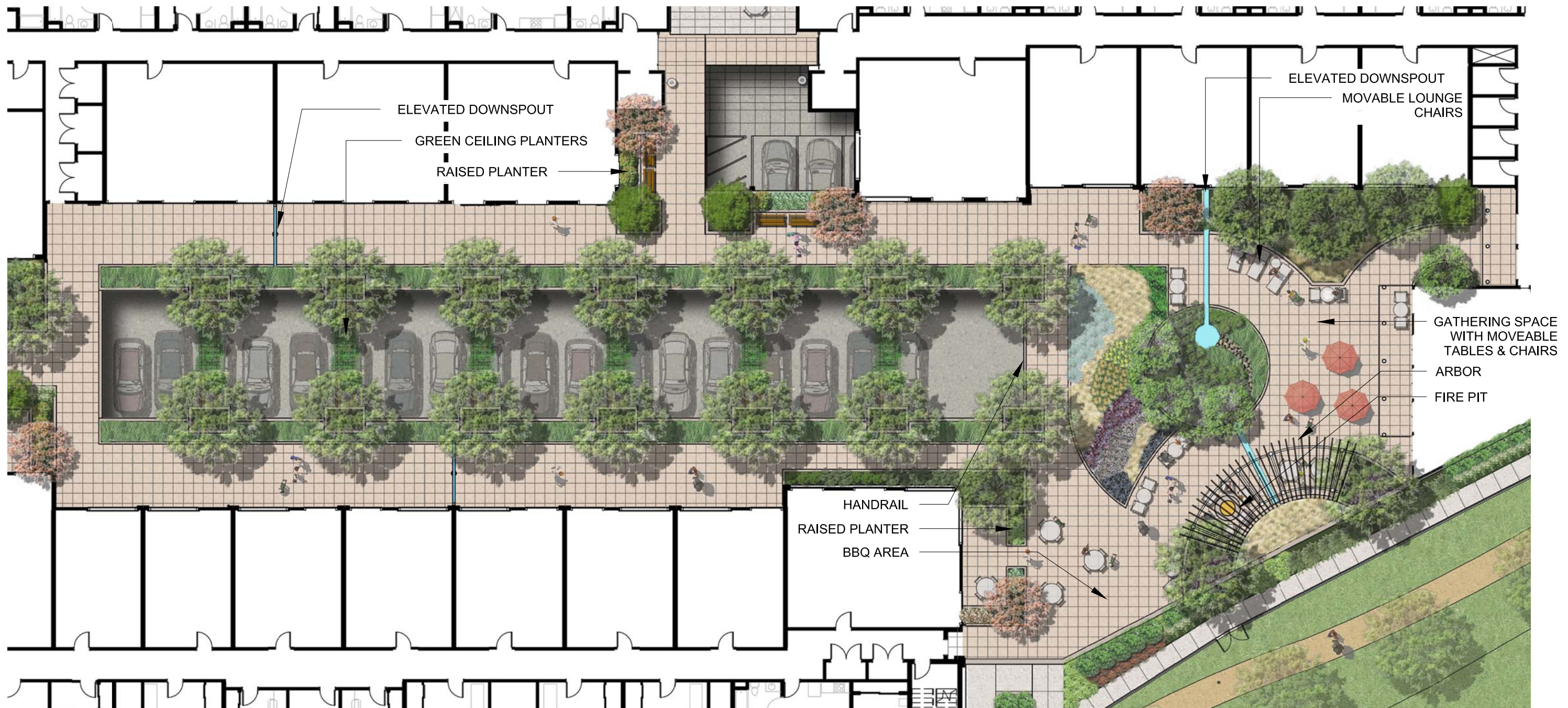
SITE LIGHTING EXHIBIT-ARNSTON YARD
NOT TO SCALE

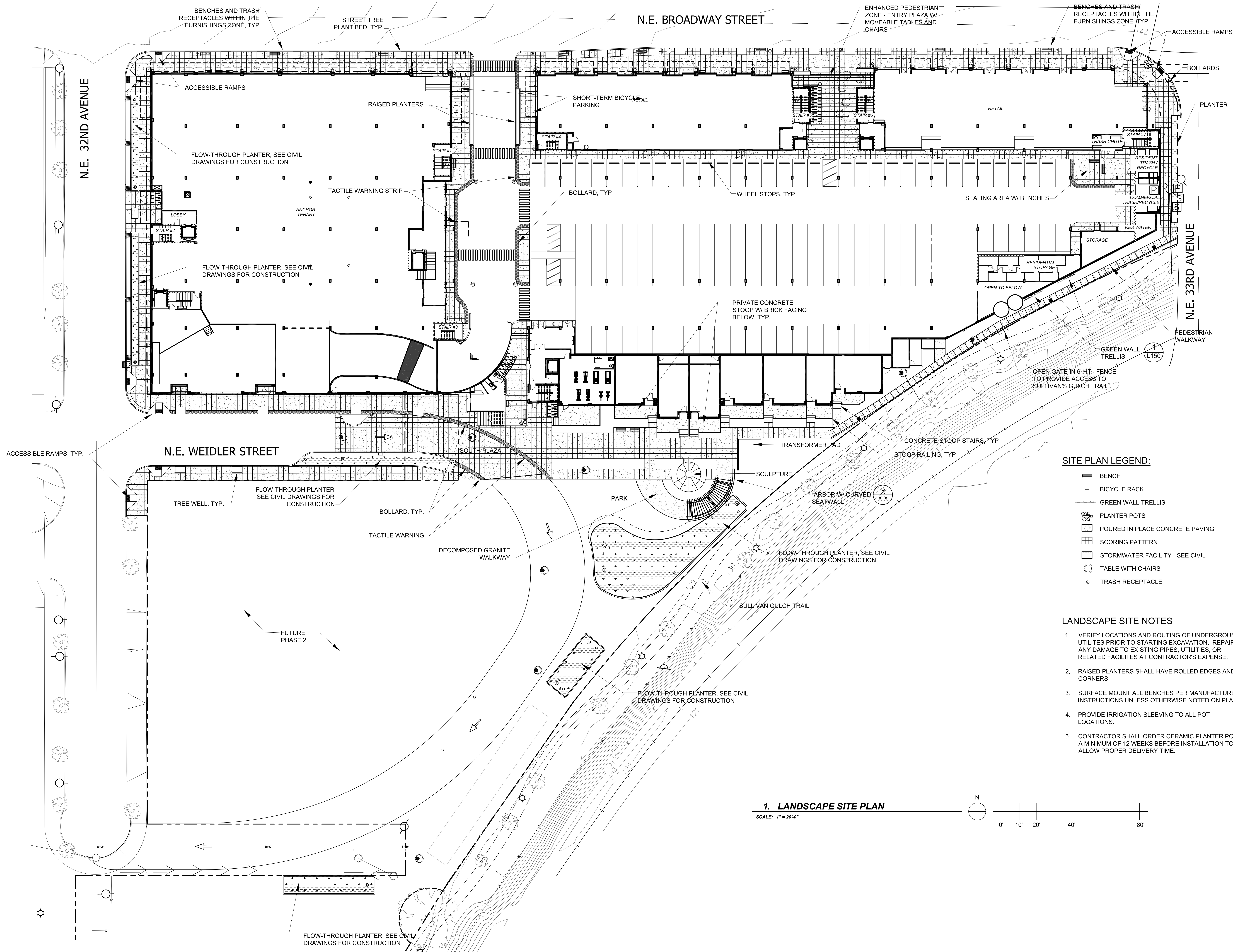


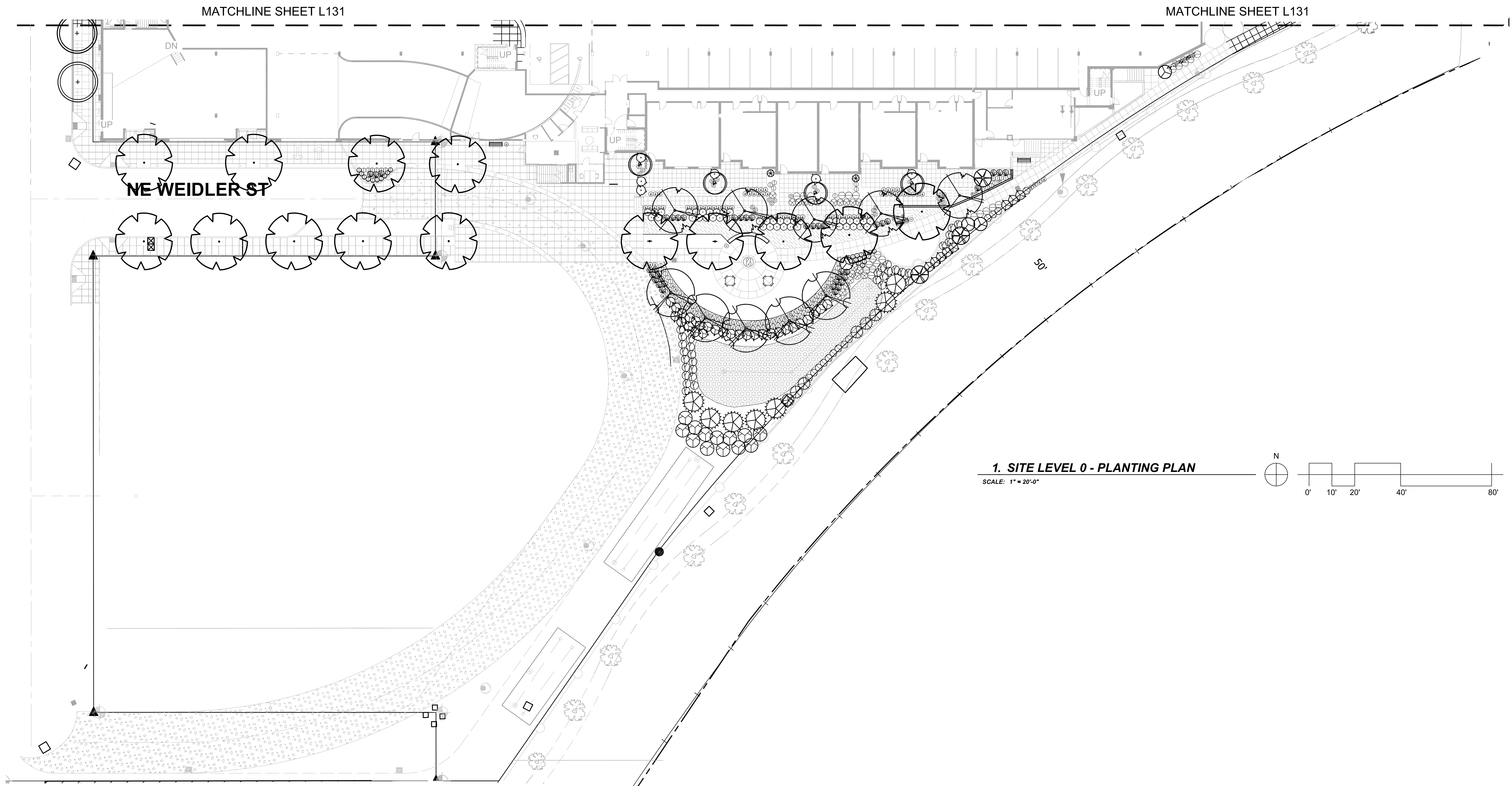




PLAN: WEST TERRACE

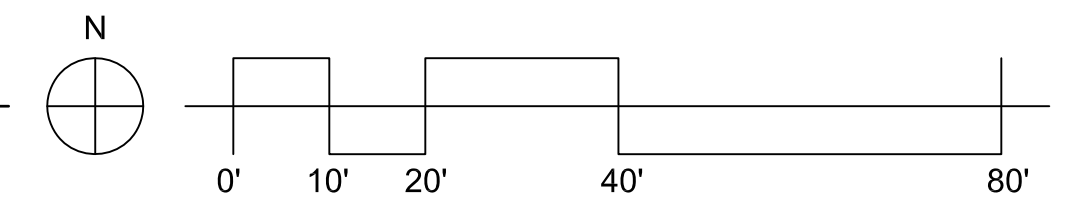






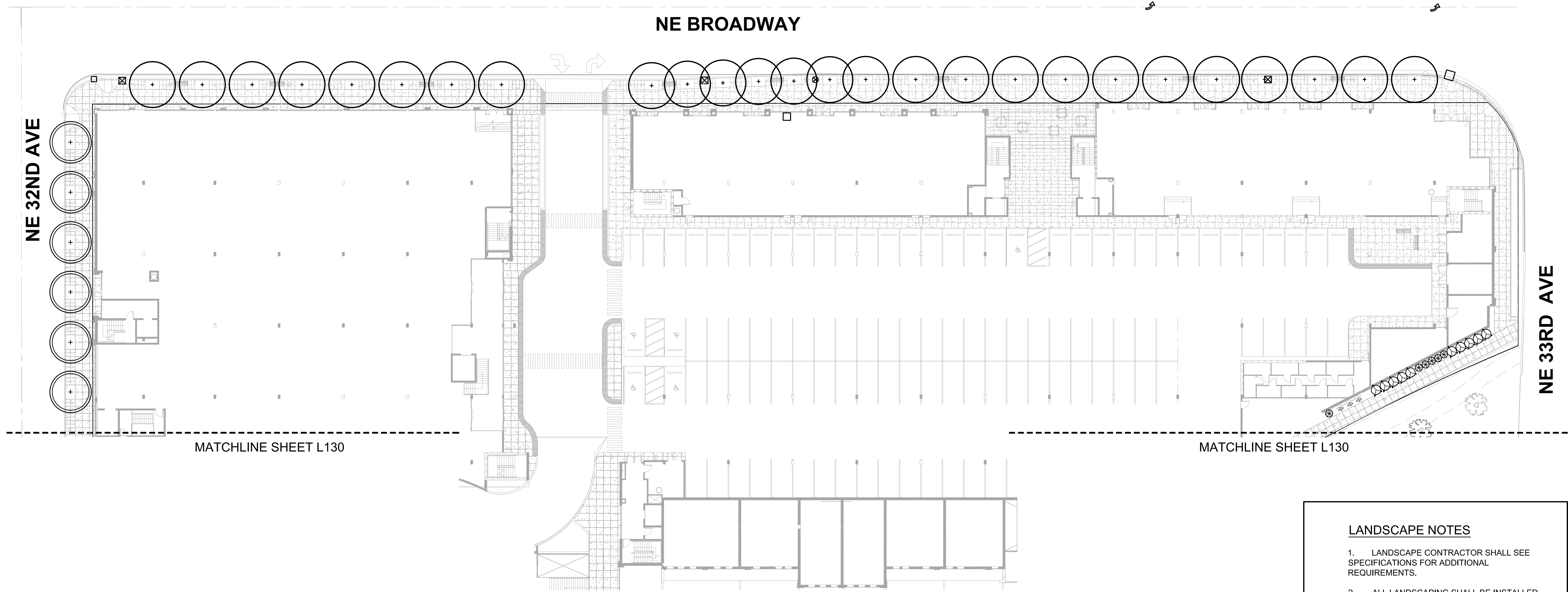
1. SITE LEVEL 0 - PLANTING PLAN

SCALE: 1" = 20'-0"

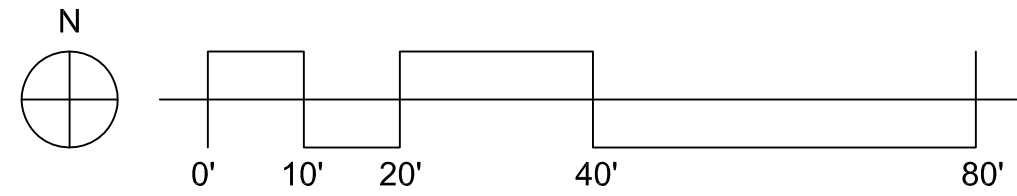


LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED BEST INDUSTRY STANDARDS FOR PLANTING PROCEDURES.
3. PLANT MATERIALS SHALL BE OF HIGH GRADE, AND SHALL MEET THE QUALITY AND SIZE STANDARDS FOR NURSERY STOCK.
4. PLANTINGS SHALL BE INSTALLED BETWEEN FEBRUARY 1st AND MAY 1st OR BETWEEN OCTOBER 1st AND NOVEMBER 15th. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
5. PLANTINGS SHALL BE MULCHED TO A MINIMUM DEPTH OF 2 INCHES AND 18 INCHES IN DIAMETER.
6. PLANT QUANTITIES SHOWN IN PLANS TAKE PRECEDENCE OVER QUANTITIES LISTED IN LEGEND.
7. PLANTS INDICATED AS SPECIMEN ARE TO BE HAND SELECTED BY LANDSCAPE ARCHITECT.
8. LANDSCAPE SHALL COMPLY WITH CITY OF PORTLAND TITLE 11 AND CODE CHAPTERS 20.40, 33.130, 33.248 AND 33.526 AT TIME OF BUILDING PERMIT.
9. SEE SHEET L132 FOR PLANT LEGEND AND PLANTING DETAILS.



1. LEVEL 1 PLANTING PLAN
SCALE: 1" = 20'-0"

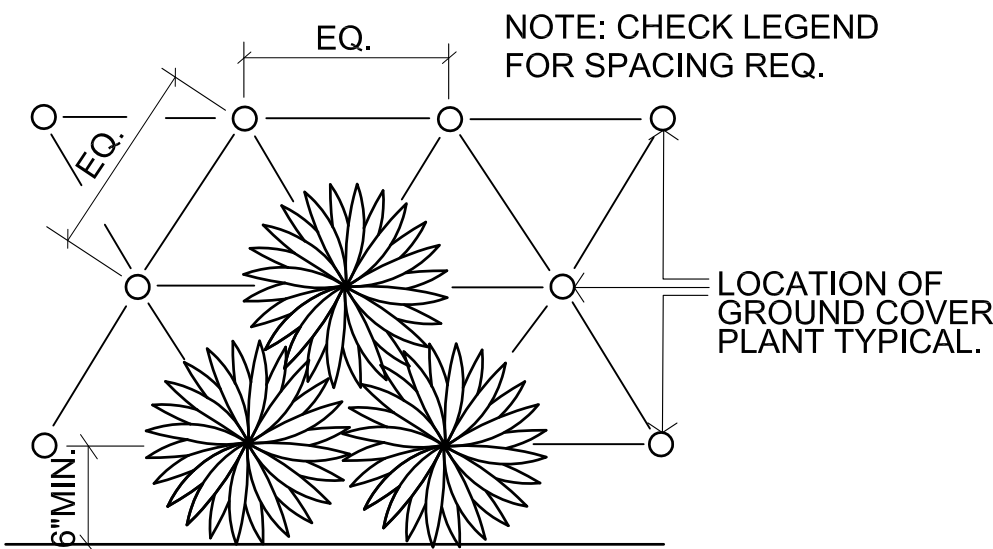


LANDSCAPE NOTES

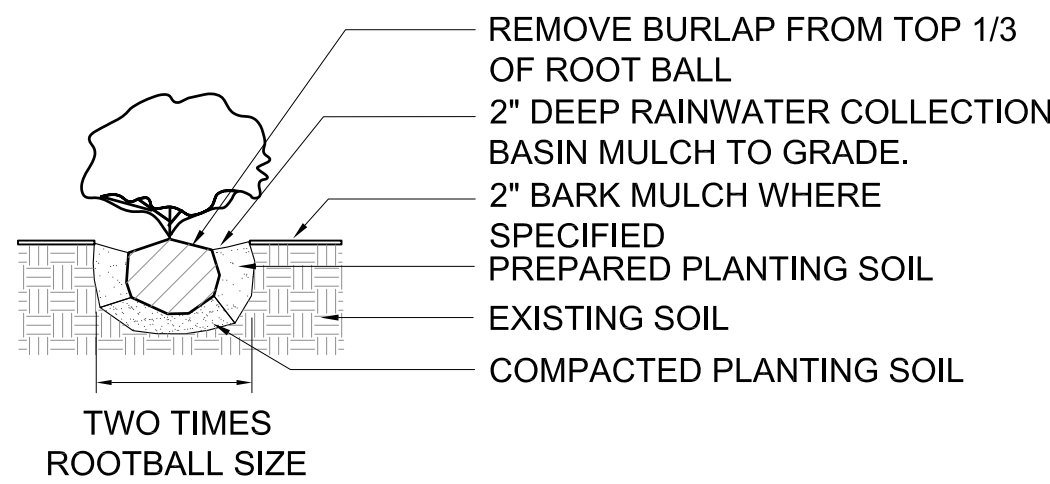
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5. PLANTINGS SHALL BE MULCHED TO A MINIMUM DEPTH OF 2 INCHES AND 18 INCHES IN DIAMETER.
6. PLANT QUANTITIES SHOWN IN PLANS TAKE PRECEDENCE OVER QUANTITIES LISTED IN LEGEND.
7. SEE LEGEND SHEET L132

PLANT LEGEND - SITE & LEVEL 1 PLANTERS

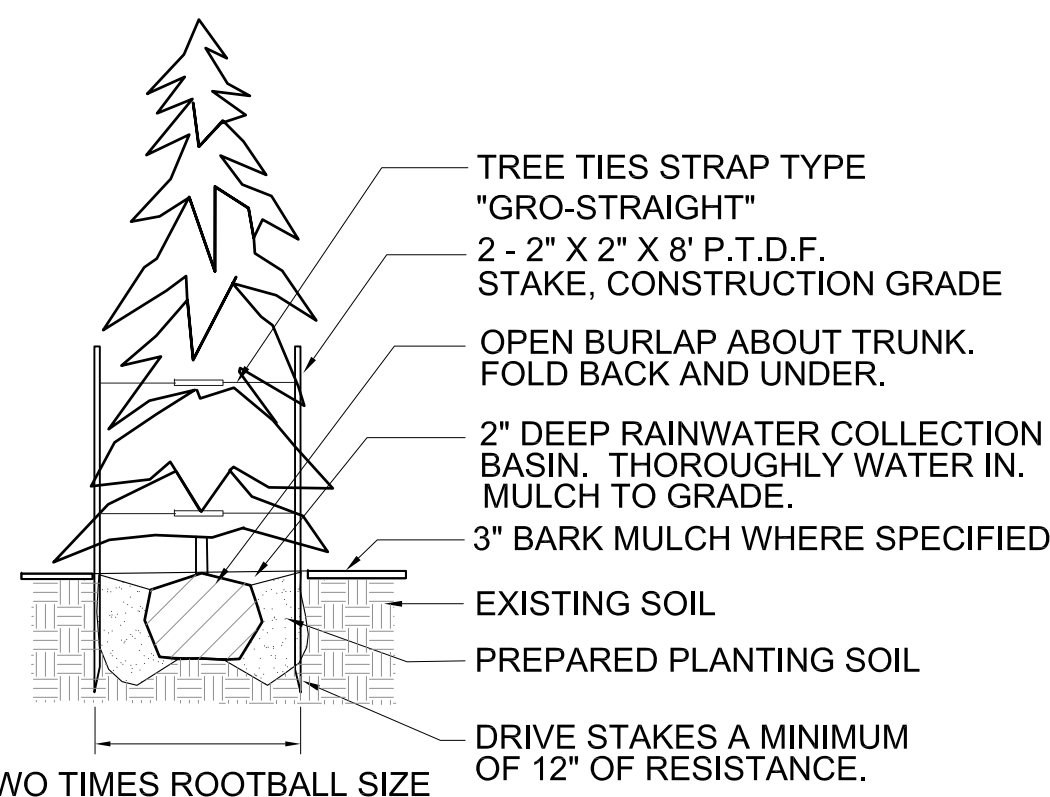
TREES	NAME	QTY.	SIZE	TYPE	GRASSES & VINES	NAME	QTY.	SIZE	TYPE
	ACER CIRGINATUM	4	7-8' HT.	3 TRUNK MIN.		BES- FLOW THROUGH PLANTER PLANTINGS	est.		
	Vine Maple					CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	40	3 GAL.	AS SHOWN
	ACER PALMATUM	5	8-10' HT	5 CANE MIN.		Karl Foerster's Feather Reed Grass			
	Green Leaf Japanese Maple					CAREX MORROWII 'AUREA VARIEGATA'	0	1 GAL.	CONTAINER
	ACER RUBRUM 'FRANJ HR,' PP16769	14	2" CAL.	MULTI-STEM		Variegata Sedge			
	Redpoint Maple					CLEMATIS x CARTEMANII 'BLAAVAL'	6	5 GAL.	CONTAINER
	CALOCEDRUS DECURRENS	4	8-10' HT.	B&B		Avalanche Evergreen Clematis			
	Incense Cedar					HELICTOTRICHON SEMPERVIRENS	24	1 GAL	CONTAINER
	Alaska Cedar	3	8-9' HT.	B&B		Blue Oat Grass			
	CHAMACYPARIS NOOTKATENSIS					MISCANTHUS SINENSIS 'PURPURSCENS'	13	2 GAL.	CONTAINER
	CHAMACYPARIS OBTUSA 'GRACILIS'	8	5-6' HT.	B&B		Purple Silver Grass			
	Slender Hinoki Cypress					NASSELLA TENUISSIMA	est.	1 GAL.	18" O.C.
	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	8	2" CAL.	B&B		Mexican Feather Grass			
	Worplesdon Sweetgum					PENNISETUM ALPEDUROIDES 'HAMELNS'	90	2 GAL.	CONTAINER
	PICEA PUNGENS 'BAKERI'	7	8-10' HT.	B&B		Dwarf Fountain Grass			
	Bakeri Blue Spruce					PARTHENOCISSUS QUINPUEFOLIA	6	5 GAL.	CONTAINER
	PRUNUS X YEDOENSIS 'AKEBONO'	5	2" CAL.	B&B		Virginia Creeper			
	Akebono Cherry								
SHRUBS	NAME	QTY.	SIZE	TYPE	GROUND COVERS & PERENNIALS	NAME	QTY.	SIZE	SPACING
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	34	2 GAL.	CONTAINER		AJUGA REPTANS	EST	1 GAL	18"O.C.
	Crymson Pygmy Barberry					Bugle Weed			
	BERBERIS THUNBERGII 'AUTROPUREUM'	32	5 GAL.	CONTAINER		CANNA INDICA 'Lon01' PPAF	0	1 GAL.	12"O.C.
	Japanese Red Barberry					Black Canna			
	CORNUS SERICEA 'KELSEYI'	54	2 GAL.	CONTAINER		HEMEROCALLIS 'STELLA DE ORO'	38	1 GAL	AS SHOWN.
	Kelsey Red Osier Dogwood					Day Lily			
	ILEX CRENATA CONVEXA	44	15-18"	CONTAINER		ILEX X 'MONDO' (MALE)	EST	1 GAL	18"O.C.
	Japanese Holly					Little Rascal Holly			
	ILEX X MESERVEAE 'BLUE GIRL'	46	7 GAL.	CONTAINER		RUDBECKIA 'EARLY BIRD GOLD'	6	1 GAL	AS SHOWN
	Blue Girl Meserve Hybrid Holly					Early Bird Gold Black-eyed Susan			
	LONICERA PILEATA	24	2 GAL.	CONTAINER		SEDUM x 'AUTUMN JOY'	0	1 GAL	AS SHOWN
	Privet Honeysuckle					Autumn Joy Stonecrop			
	PIERIS JAPONICA	6	24-30"	CONTAINER					
	Japanese Andromeda								
	POLYSTICHUM MUNITUM	0	2 GAL.	CONTAINER					
	Western Sword Fern								
	SPIRAEA X BUMALDA 'GOLD FLAME'	20	2 GAL	CONTAINER					
	Gold Flame Spirea								
	TAXUS x MEDIA 'BROWNII'	6	30-36"	CONTAINER					
	Brown's Yew								
	VIBURNUM PLICATUM TOMENTOSUM 'MARIESII'	13	7 GAL.	CONTAINER					
	Double File Vibernum								



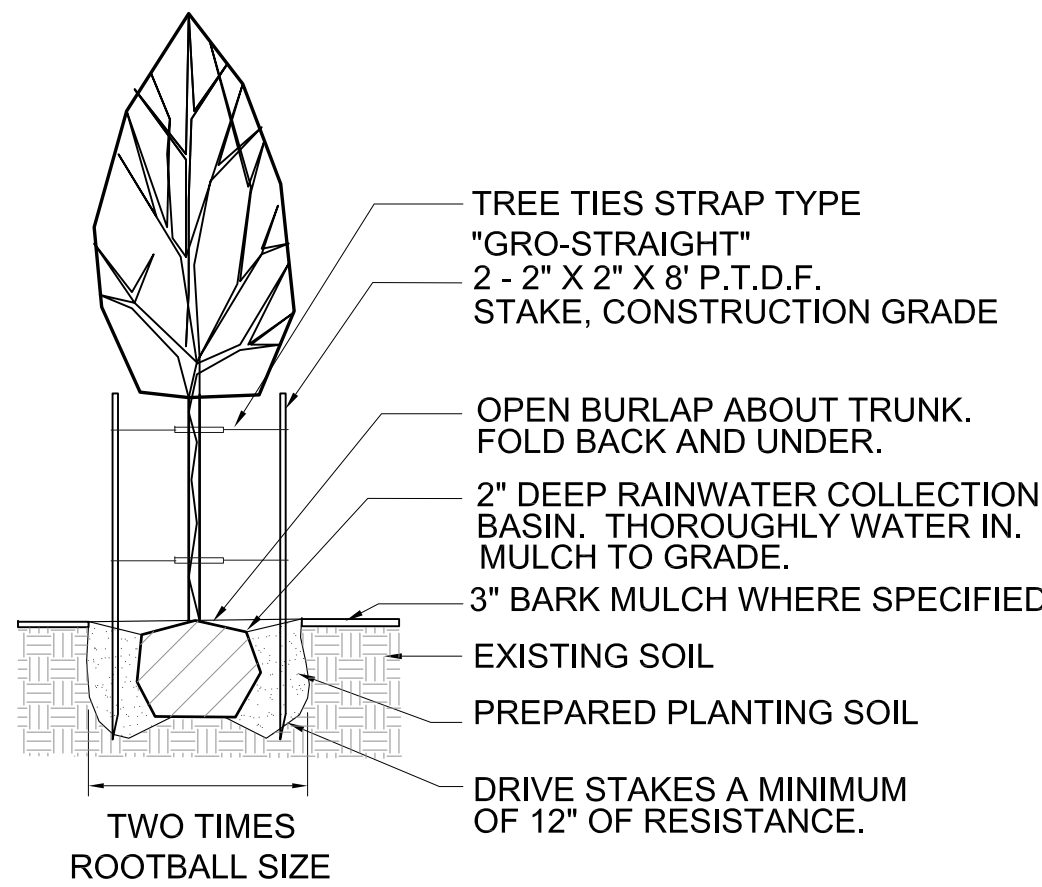
1. GROUNDCOVER PLANTING DETAIL, TYP
SCALE: NTS



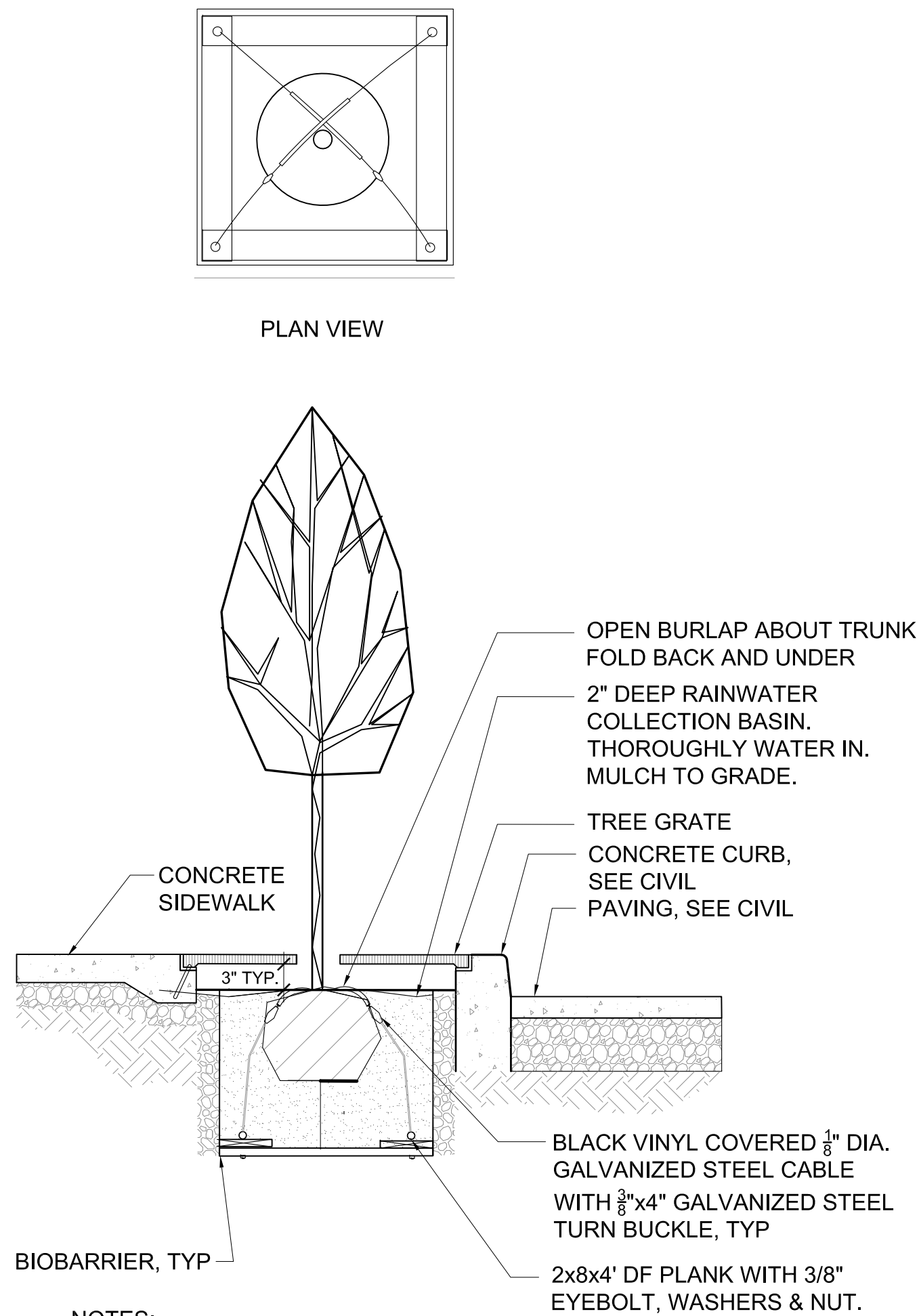
2. SHRUB PLANTING DETAIL, TYP
SCALE: NTS



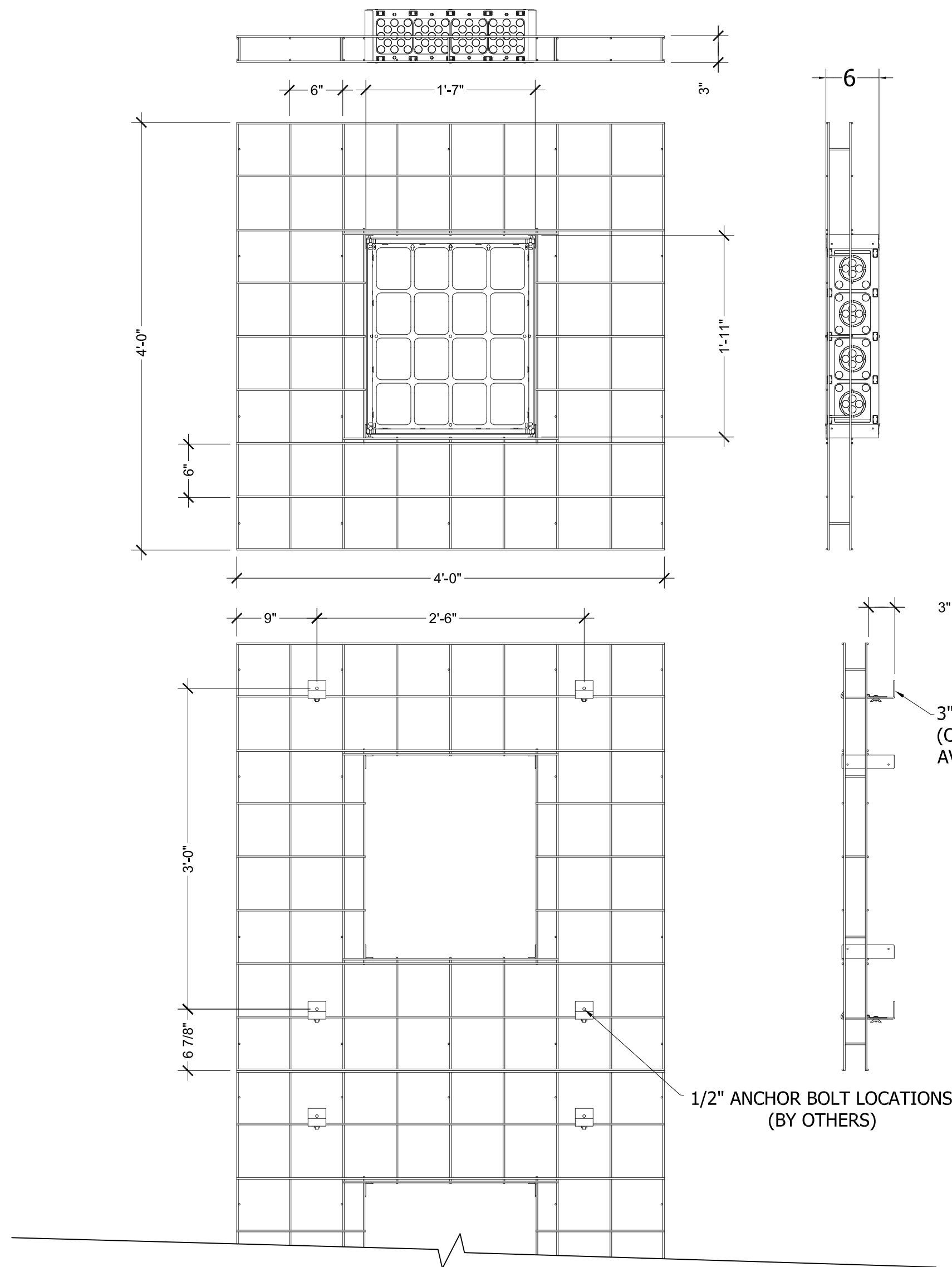
3. EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



4. DECIDUOUS TREE PLANTING DETAIL, TYP
SCALE: NTS



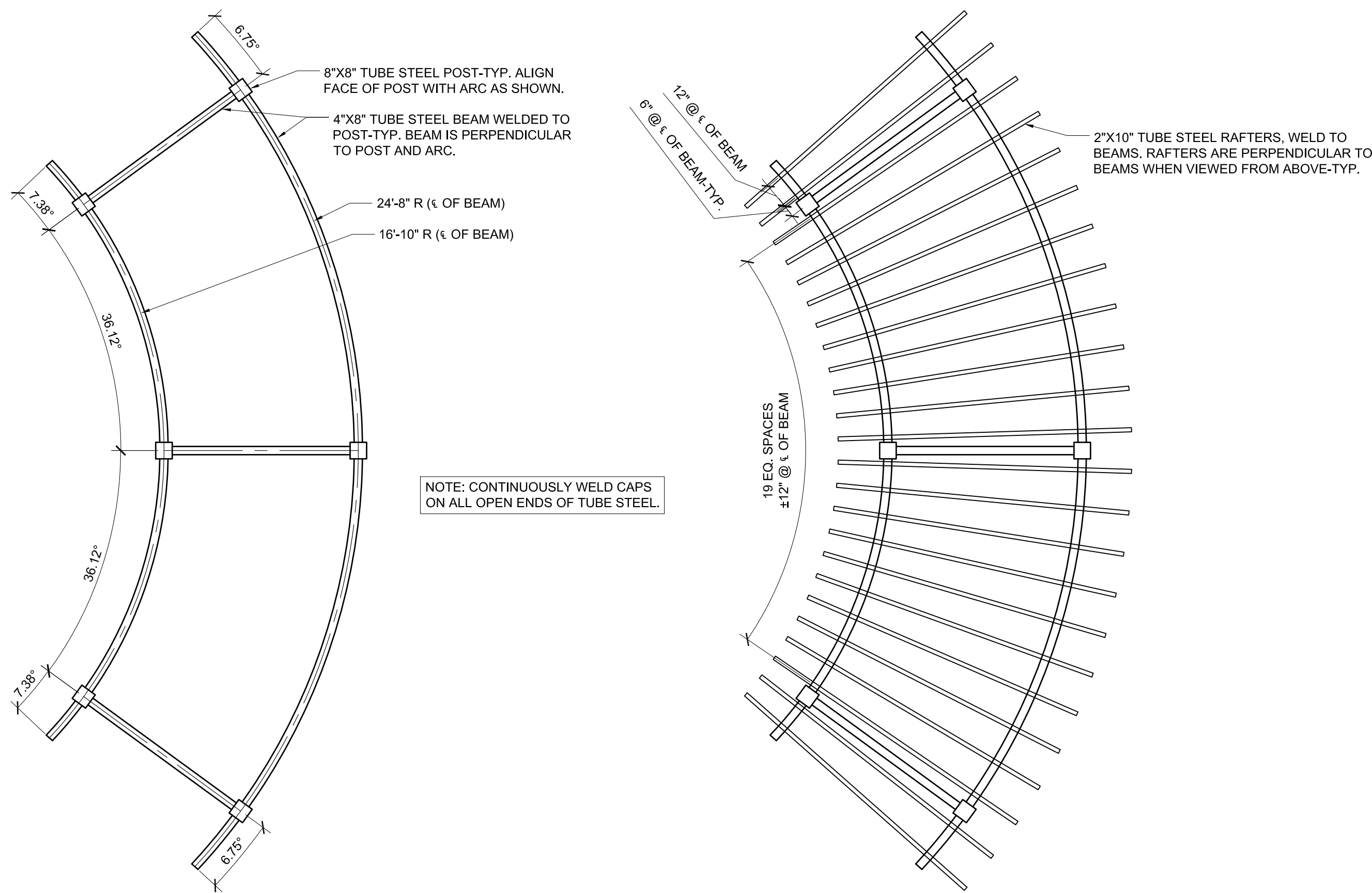
5. STREET TREE AT CURB PLANTING DETAIL
SCALE: NTS



1. LIVING GREEN WALL

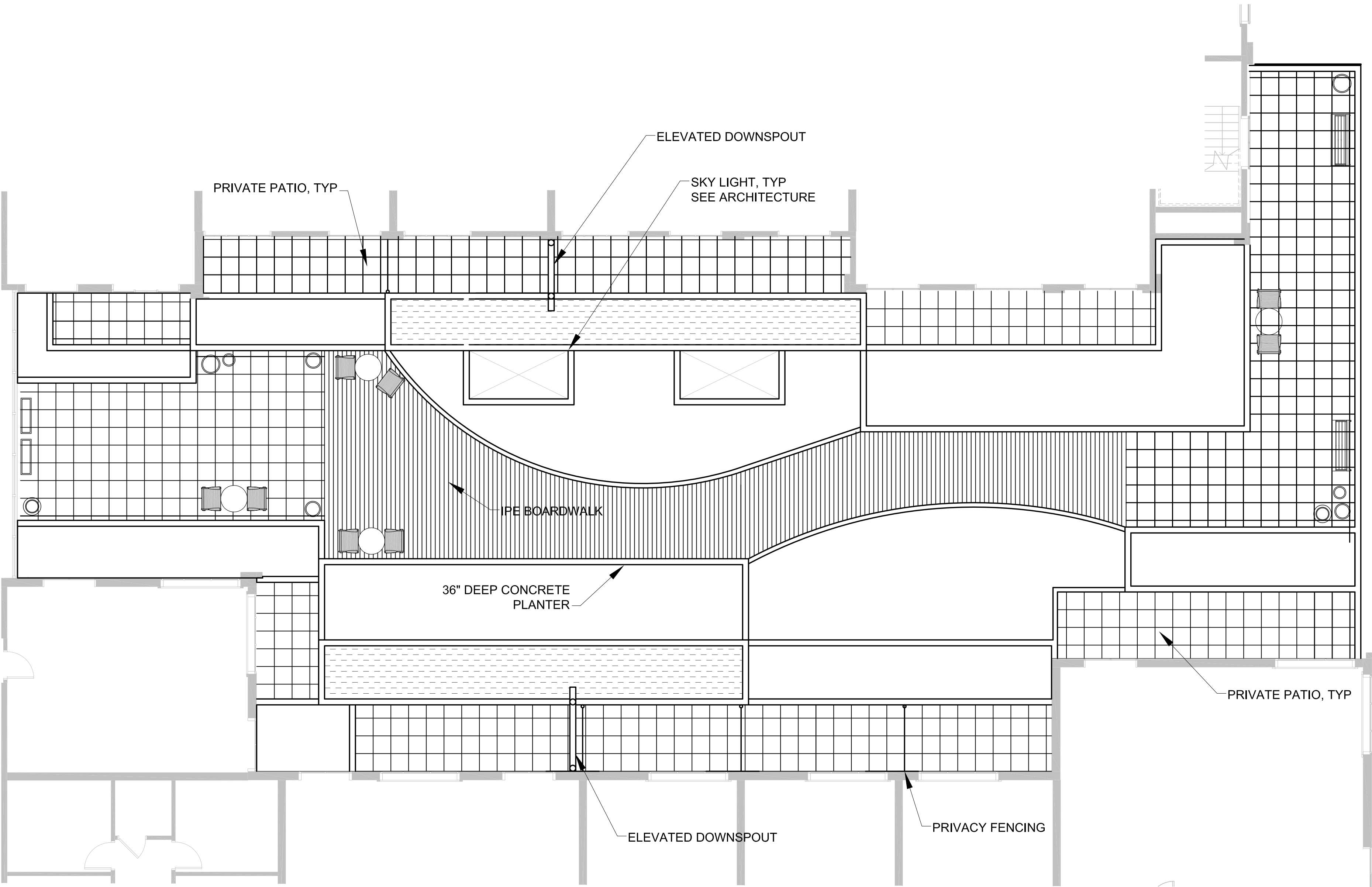
SCALE: 1" = 1'-0"

- NOTES: UNLESS OTHERWISE SPECIFIED
1. MANUFACTURER: TOURNESOL SITEWORKS, 1-800-542-2282
 2. MODEL: VH06-1-4848
 3. FINISH: POWDER COAT ENTIRE ASSEMBLY, GLOSS BLACK.
 4. ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY.
 5. 1/2" ANCHOR BOLTS BY OTHERS
 6. SEE ARCHITECTURE FOR BRACKET LOCATIONS ON BUILDING FACADE.
 7. CONTRACTOR TO CONNECT IRRIGATION AND DRAIN LINES TO PROJECT SYSTEM ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



2. TRELLIS - ARNTSON YARD

SCALE: 1/4" = 1'-0"



SITE PLAN LEGEND:

- BENCH
- CERAMIC PLANTER POTS
- FLOW-THROUGH PLANTER - SEE CIVIL DRAWINGS FOR SOIL PROFILE
- MOVEABLE LOUNGE CHAIR
- MOVEABLE TABLE AND CUSHIONED CHAIR
- PAVERS ON PEDESTAL
- PRIVACY FENCING
- RAISED PLANTER, TYP
- TABLE WITH UMBRELLA AND CHAIRS
- TRASH RECEPTACLE

CONSTRUCTION NOTES:

- CONTRACTOR TO PROTECT INTEGRITY OF ROOF ASSEMBLY. REPAIR ANY DAMAGE TO EXISTING ROOF ASSEMBLY, ROOF DRAINS, OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE.
- CONTRACTOR TO COORDINATE WORK WITH RELATED TRADES.
- SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL SPOT ELEVATIONS GIVEN REPRESENT TOP OF WALL AS MEASURED UP FROM FINISHED FLOOR ELEVATION

LRS ARCHITECTS

720 NW Davis 503.221.1121
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com

MACDONALD ENVIRONMENTAL PLANNING, P.C.
PORTLAND, OR 97205
PH: 503-224-1225 WWW.MEP-PC.COM

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

R:

RUNBERG ARCHITECTURE GROUP

PROJECT NUMBER: 211346 / 322105

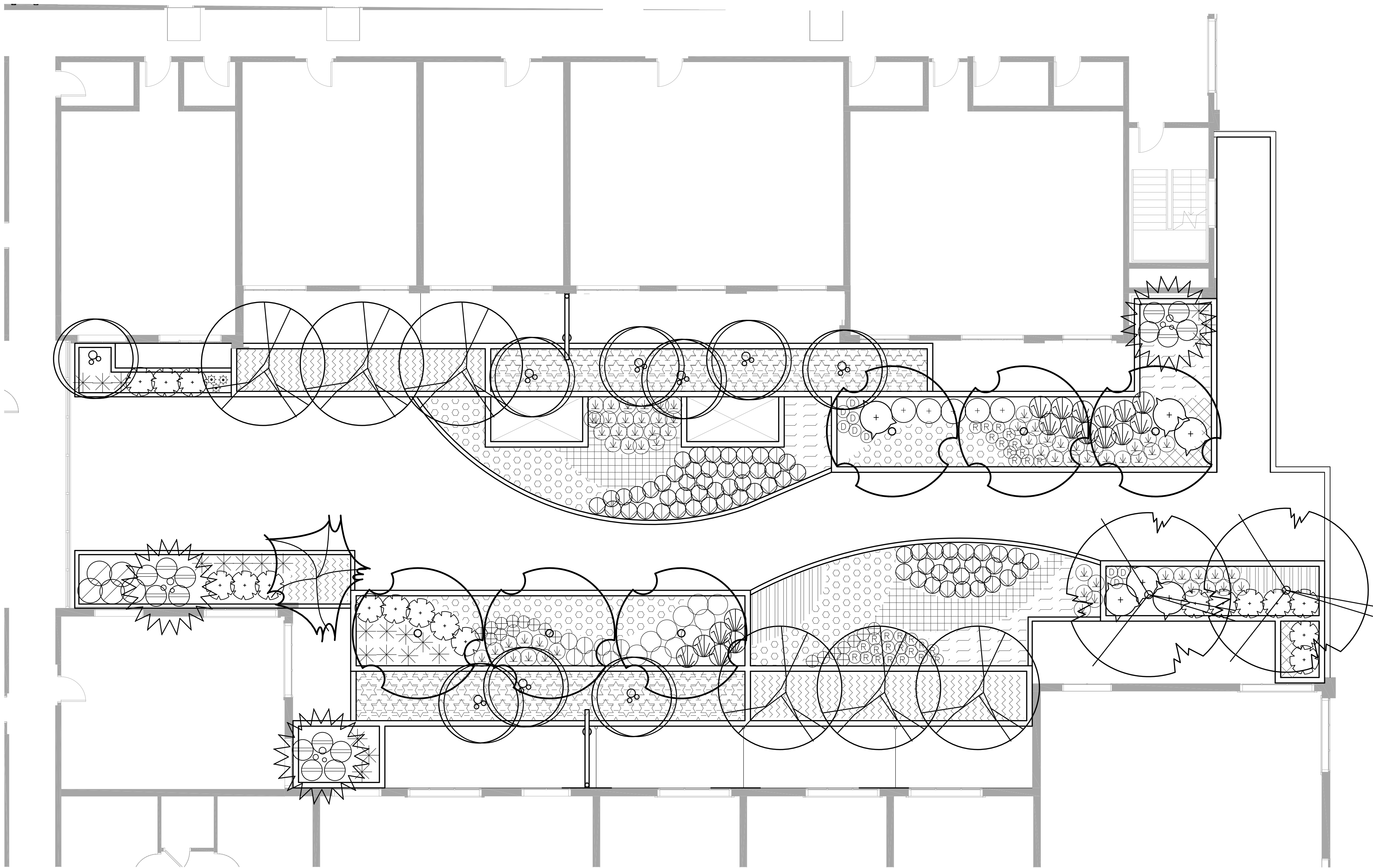
GRANT PARK VILLAGE

NE 33rd & Broadway
Portland, OR

SHEET TITLE:

WEST TERRACE - LANDSCAPE SITE PLAN

DRAWN BY: LMB/ BR
DATE ISSUED: 11.19.2012

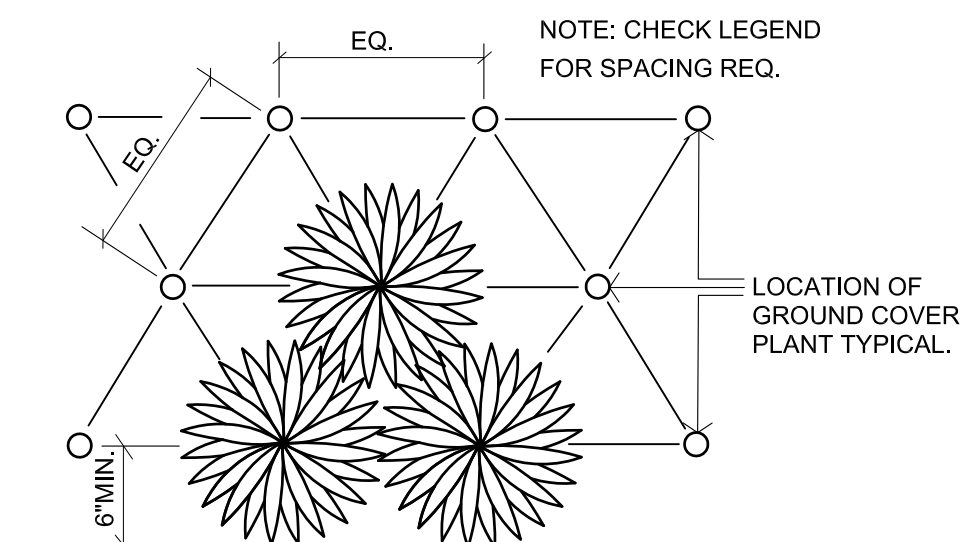


1. WEST TERRACE - PLANTING PLAN

SCALE: 1" = 8'-0"

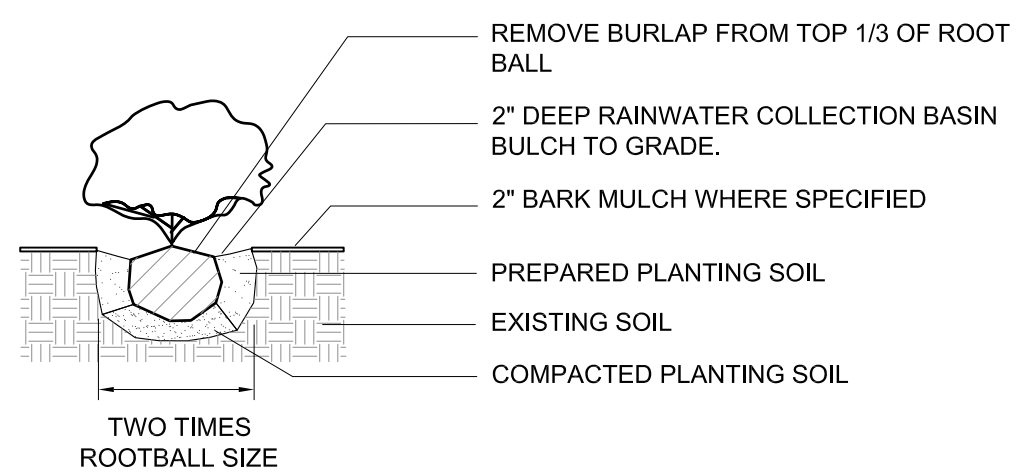
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1. CONTRACTOR TO PROTECT INTEGRITY OF ROOF ASSEMBLY. REPAIR ANY DAMAGE TO EXISTING ROOF ASSEMBLY, ROOF DRAINS, OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE.
2. CONTRACTOR TO COORDINATE WORK WITH RELATED TRADES.
3. ALL EXPOSED-CUT VERTICAL EDGES OF DRAINAGE MAT 24" OR LESS ABOVE ROOF SURFACE SHALL BE COVERED WITH 2 LAYER OF FILTER FABRIC AND SECURED WITH ETERNABOND TAPE PRIOR TO INSTALLING PLANTING MEDIUM.
4. INSTALL IRRIGATION BOXES OVER ROOF DRAINS AS SHOWN ON DETAIL. WRAP WITH FILTER FABRIC 6" UP SIDES OF BOX AND 12" AROUND BASE, SECURING WITH ETERNABOND TAPE TO PREVENT PLANTING MEDIUM FROM COMPROMISING DRAIN BELOW.
5. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



2. GROUND COVER PLANTING DETAIL

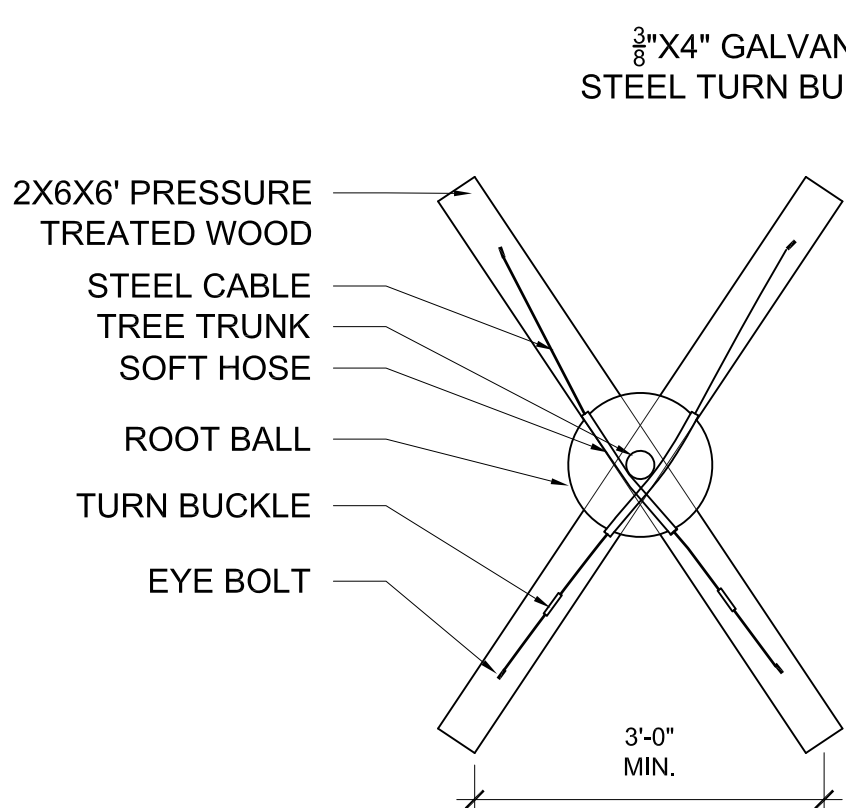
SCALE: NTS



3. SHRUB PLANTING DETAIL

SCALE: NTS

- NOTES:
1. USE GALVANIZED CABLE CLAMPS AT ALL CABLE CONNECTIONS
 2. ROOT BALL SHOULD BE HELD SNUG TO WOOD BRACE. DO NOT DAMAGE ROOT BALL BY OVER TIGHTENING CABLES.
 3. ADJUST WOOD SCISSOR BRACE TO AVOID UTILITIES.



4. ROOFTOP TREE PLANTING W ANCHOR DETAIL

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

PLANT LEGEND - WEST TERRACE ONLY

TREES	NAME	QTY.	SIZE	TYPE
	<i>ACER CIRCINATUM</i> Vine Maple	9	7'-8' HT.	3 TRUNK MIN.
	<i>ACER PALMATUM</i> Blood Good Japanese Maple	2	8-10' HT	5 CANE MIN. MULTI-STEM
	<i>ACER PALMATUM</i> 'BLOOD GOOD' Blood Good Japanese Maple	1	2" CAL.	B&B SPECIMEN
	<i>CORNUS KOUSA</i> x <i>NUTTALLII</i> 'KN4-43' PP 16283 Starlight Dogwood	6	5-6' HT.	B&B
	<i>STEWARTIA PSEUDOCAMELIA</i> Japanese Stewartia	6	2.5" CAL.	B&B

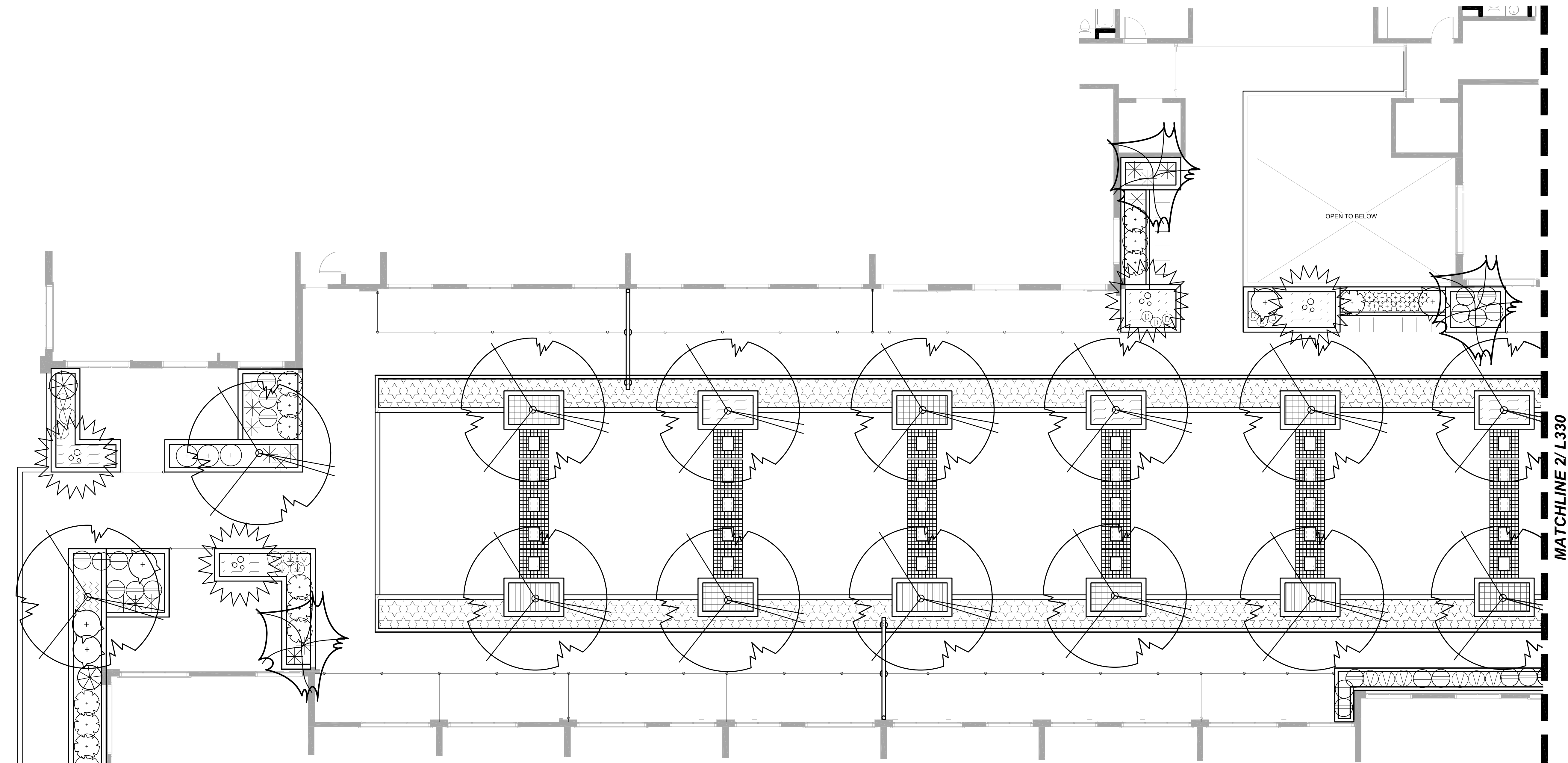
SHRUBS	NAME	QTY.	SIZE	TYPE
	<i>BERBERIS THUNBERGII</i> 'CRIMSON PYGMY' Crimson Pygmy Barberry	7	2 GAL.	CONTAINER
	<i>ILEX CRENATA CONVEXA</i> Japanese Holly	5	15-18"	CONTAINER
	<i>NANDINA DOMESTICA</i> 'GULF STREAM' Gulf Stream Nandina	5	5GAL.	CONTAINER
	<i>PIERIS JAPONICA</i> 'PINK FLAMINGO' Pink Flamingo Japanese Andromeda	6	24-30"	CONTAINER
	<i>POLYSTICHUM MUNITUM</i> Western Sword Fern	15	2 GAL.	CONTAINER
	<i>TERNSTROEMIA GYMNANTHERA</i> Japanese Clereya	18	21-24"	CONTAINER
	<i>VIBURNUM DAVIDII</i> David Viburnum	10	2 GAL.	CONTAINER

BAMBOO, GRASSES & VINES

	<i>CALAMAGROSTIS ACUTIFOLIA</i> 'KARL FOERSTER' Karl Foerster's Feather Reed Grass	18	2 GAL.	CONTAINER
	<i>CAREX MORROWII</i> 'AUREA VARIEGATA' Variegated Japanese Sedge	22	2 GAL.	CONTAINER
	<i>HELIOTRICHON SEMPERVIRENS</i> Blue Oat Grass	67	1 GAL	CONTAINER
	<i>NASSELLA TENUISSIMA</i> Mexican Feather Grass	EST	1 GAL	18"O.C.
	<i>PENNISETUM ALPEDUROIDES</i> 'HAMELNS' Dwarf Fountain Grass	64	2 GAL.	CONTAINER
	<i>PLEIOBLASTUS FORTUNEI</i> Dwarf Whitestripe	3	2 GAL.	CONTAINER
	<i>THAMNOCALAMUS TESSELLATUS</i> Bergamboes	3	15 GAL.	CONTAINER SPECIMEN

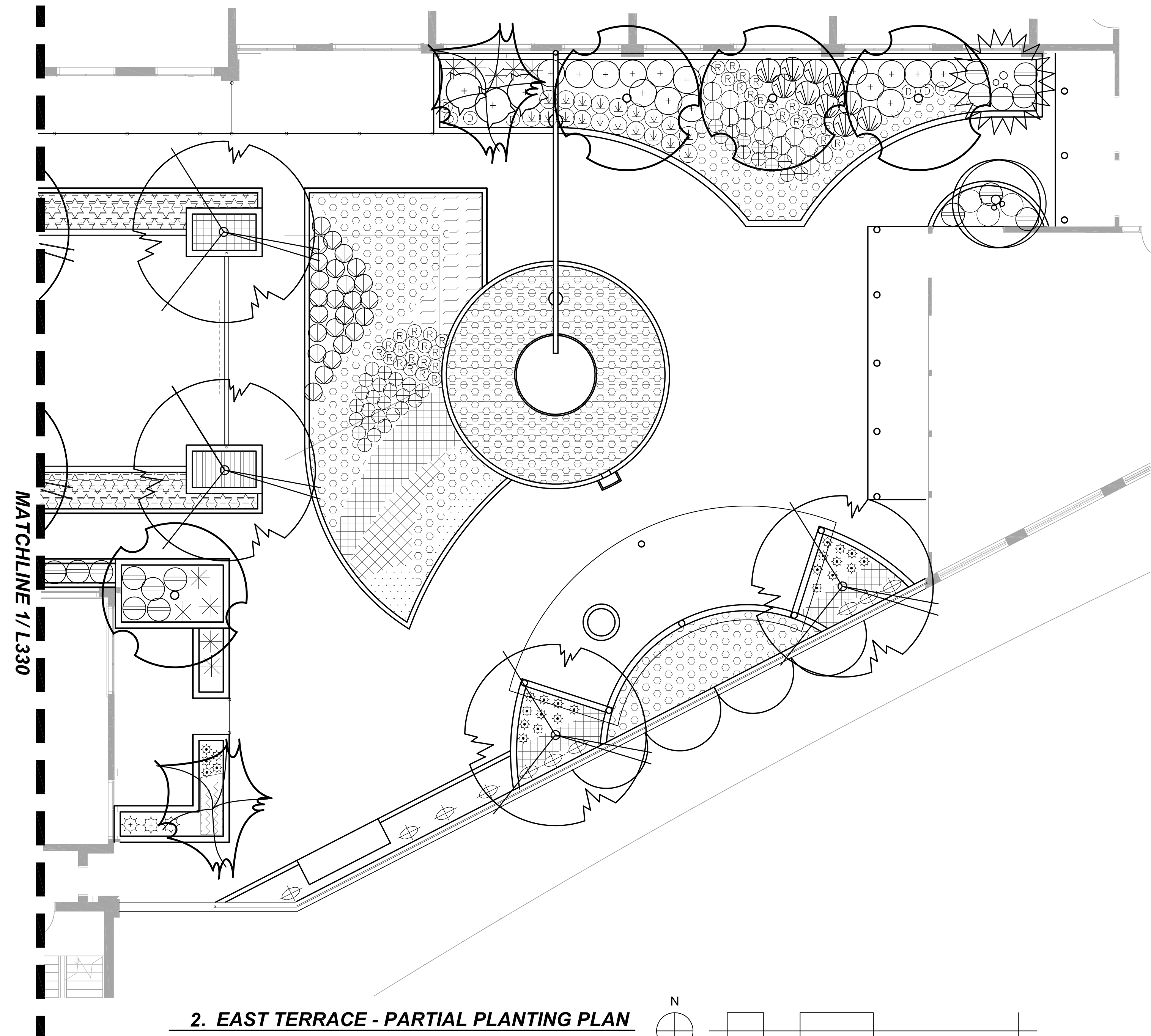
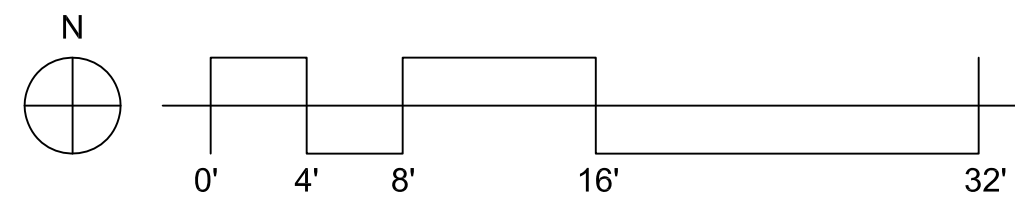
GROUNDCOVERS & PERENNIALS

	<i>AJUGA REPTANS</i> Bugleweed	EST	1 GAL	18"O.C.
	<i>HAKONECHLOA MACRA</i> Hakone Grass	EST	1 GAL	18"O.C.
	<i>HEMEROCALLIS</i> 'STELLA DE ORO' Stella de Oro Daylily	9	1 GAL	AS SHOWN
	<i>HEUCHERA</i> 'MELTING FIRE' Melting Fire Coral Bells	EST	1 GAL	18"O.C.
	<i>HEUCHERA</i> 'RAVE ON' RAVE ON CORAL BELLS	EST	1 GAL	18"O.C.
	<i>ILEX</i> X 'MONDO' (MALE) Little Rascal Holly	EST	1 GAL	18"O.C.
	<i>OPHIPOGON PLANISCAPUS</i> 'NIGRESCENS' Black Mondo Grass	EST	1 GAL	18"O.C.
	<i>RUDBECKIA</i> 'EARLY BIRD GOLD' Early Bird Gold Black-eyed Susan	30	1 GAL	AS SHOWN
	<i>SARCOCOCA HOOKERIANA</i> 'HUMILUS' Himalayan Sarcococa	EST	2 GAL	24"O.C.
	<i>SEDUM</i> 'AUTUMN JOY' Autumn Joy Stone Crop	19	2 GAL	AS SHOWN



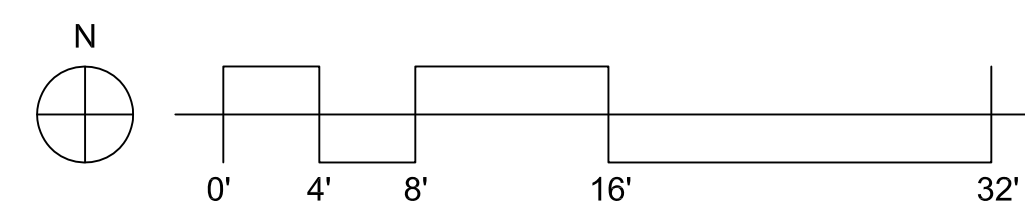
1. EAST TERRACE - PARTIAL PLANTING PLAN

SCALE: 1" = 8'-0"



2. EAST TERRACE - PARTIAL PLANTING PLAN

SCALE: 1" = 8'-0"



CONSTRUCTION NOTES:

1. CONTRACTOR TO PROTECT INTEGRITY OF ROOF ASSEMBLY. REPAIR ANY DAMAGE TO EXISTING ROOF ASSEMBLY, ROOF DRAINS, OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE.
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5. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. SEE SHEET L331 FOR PLANT LEGEND AND PLANTING DETAILS FOR EAST TERRACE.

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:



RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 211346 / 322105

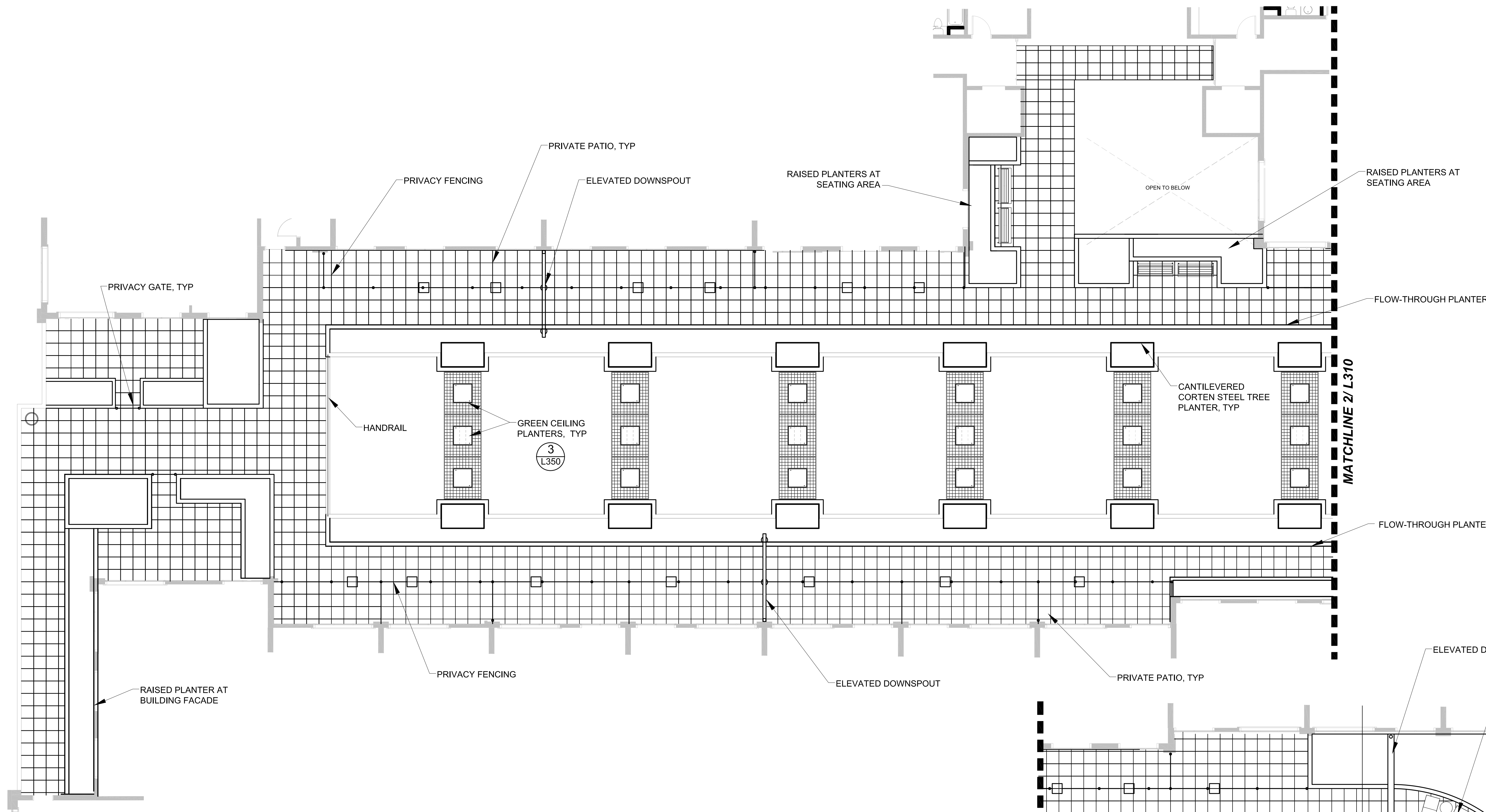
**GRANT PARK
VILLAGE**

**NE 33rd &
Broadway
Portland, OR**

SHEET TITLE:

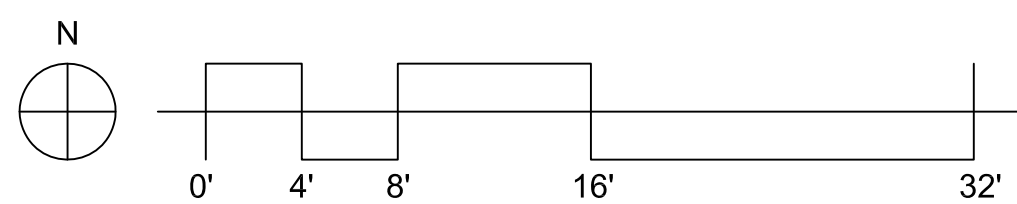
**EAST TERRACE -
PLANTING PLAN**

DRAWN BY: LMB/ BR
DATE ISSUED: 09.24.2012

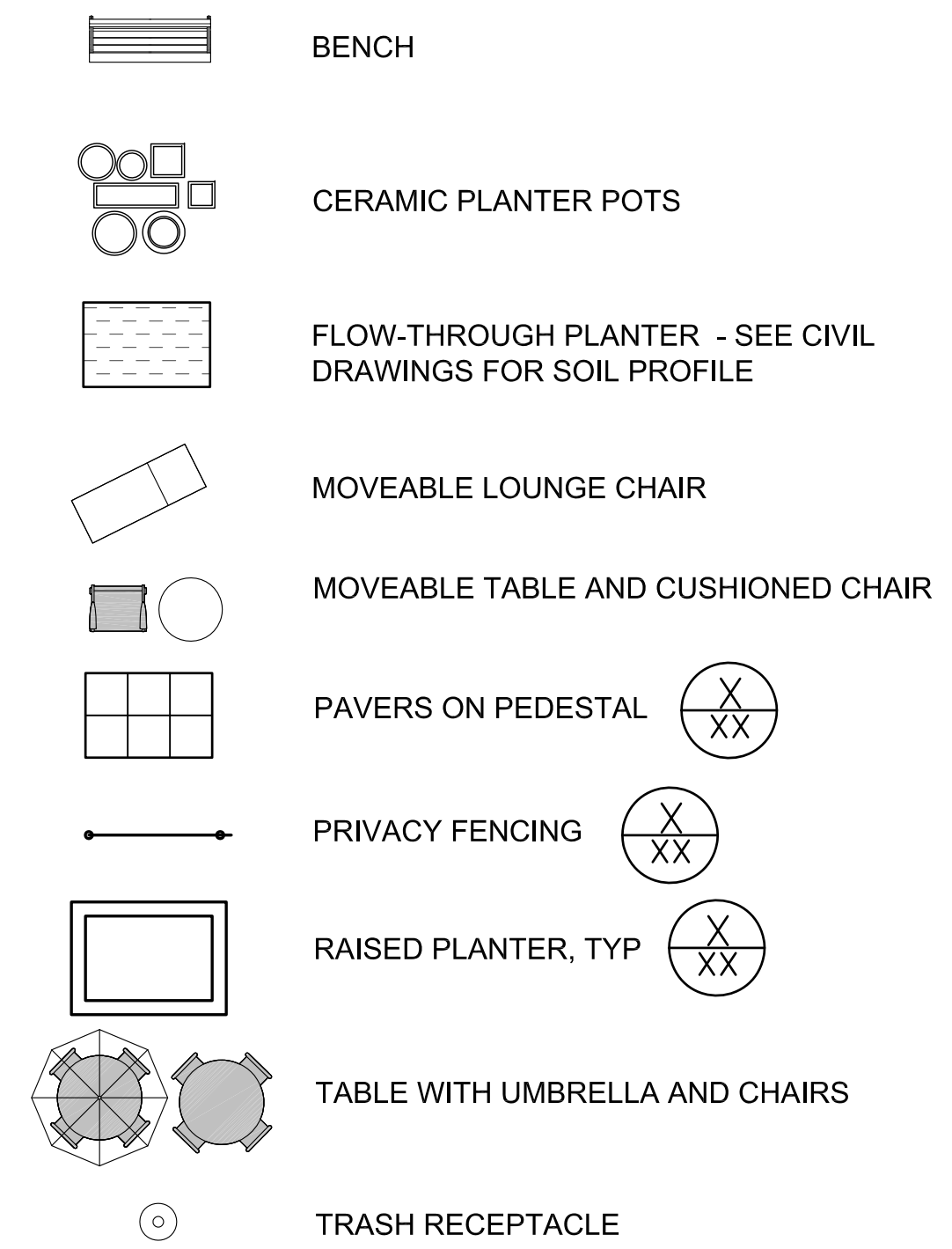


1. EAST TERRACE - PARTIAL LANDSCAPE SITE PLAN

SCALE: 1" = 8'-0"

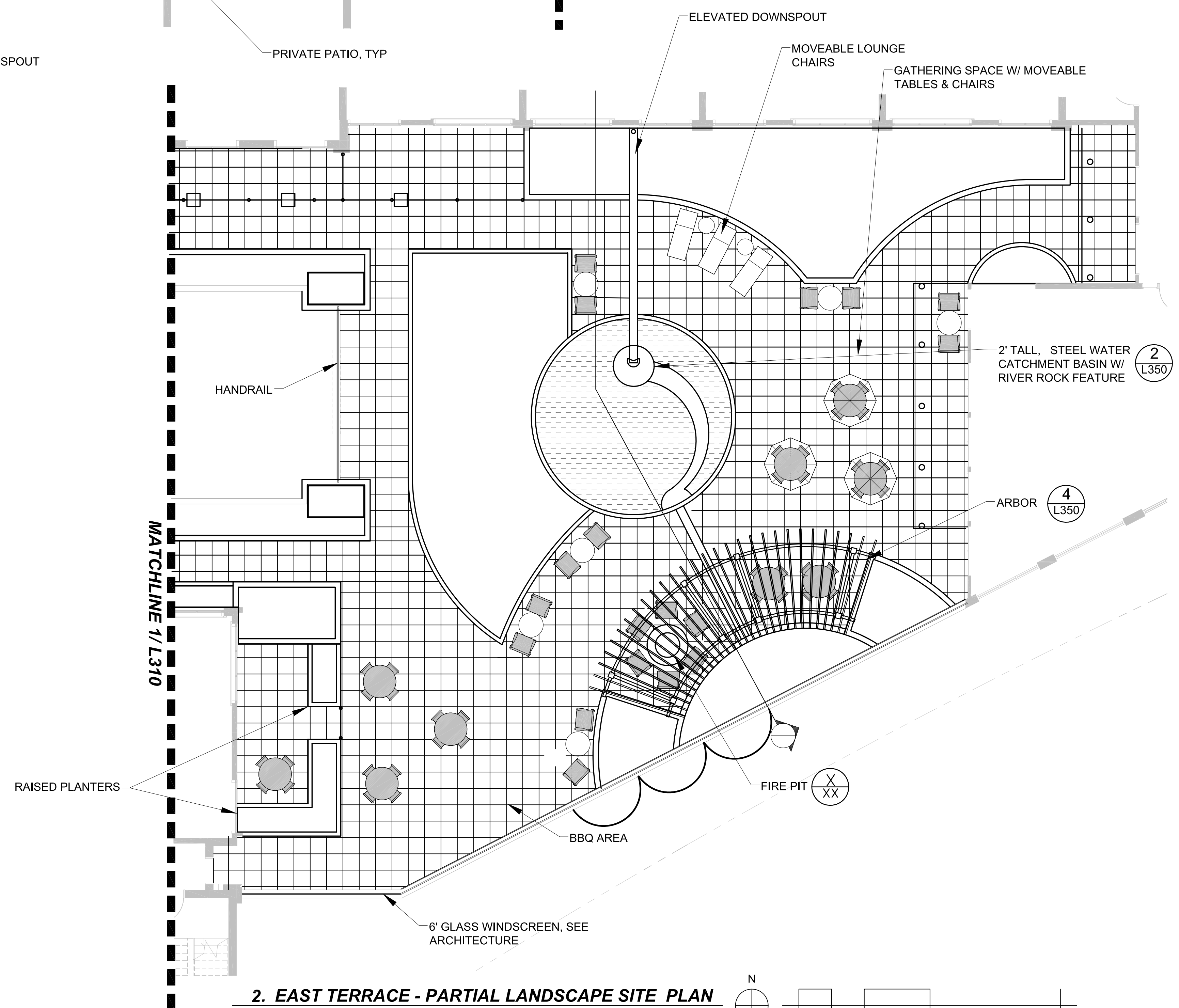


SITE PLAN LEGEND:



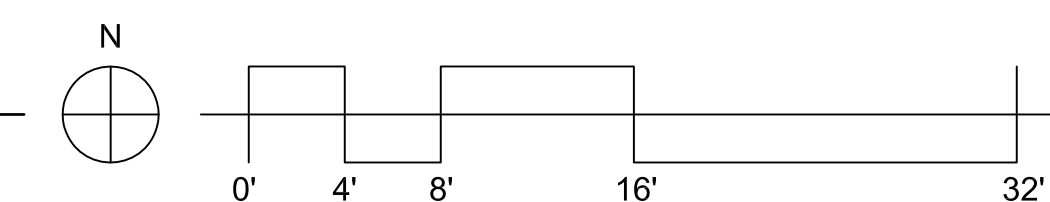
CONSTRUCTION NOTES:

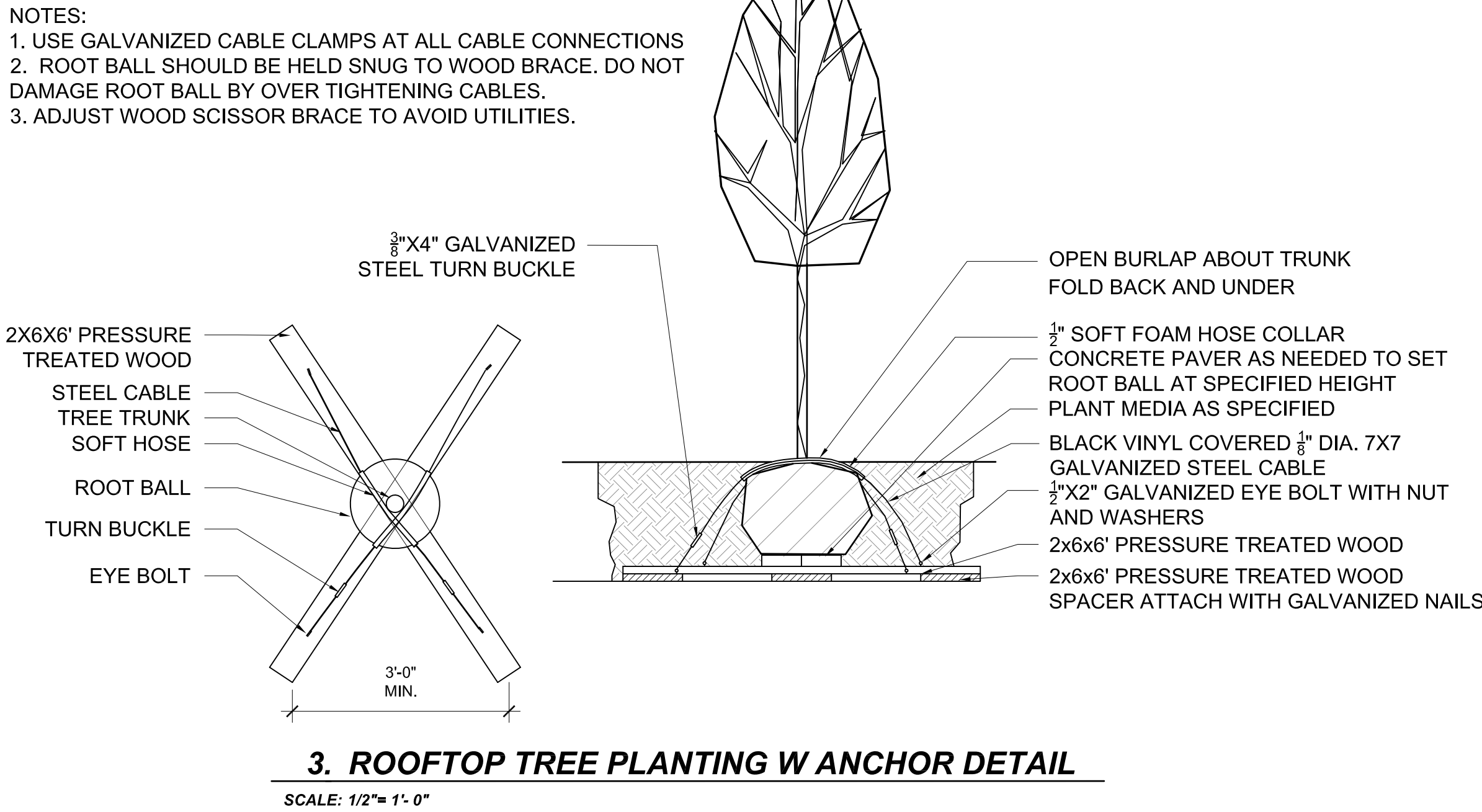
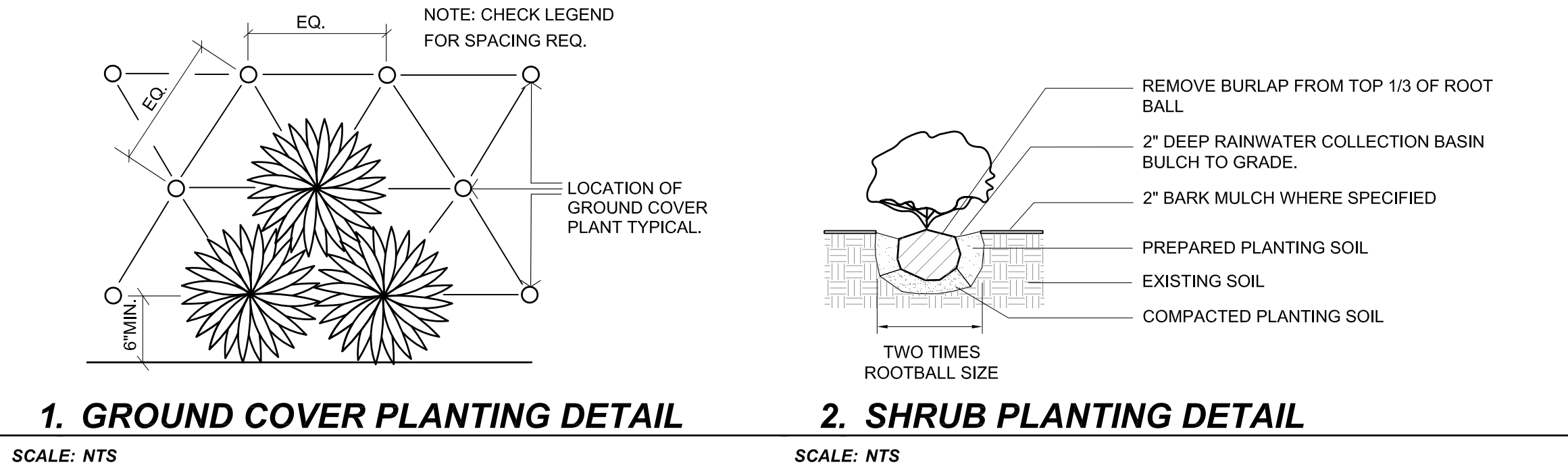
1. CONTRACTOR TO PROTECT INTEGRITY OF ROOF ASSEMBLY. REPAIR ANY DAMAGE TO EXISTING ROOF ASSEMBLY, ROOF DRAINS, OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE.
2. CONTRACTOR TO COORDINATE WORK WITH RELATED TRADES.
3. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



2. EAST TERRACE - PARTIAL LANDSCAPE SITE PLAN

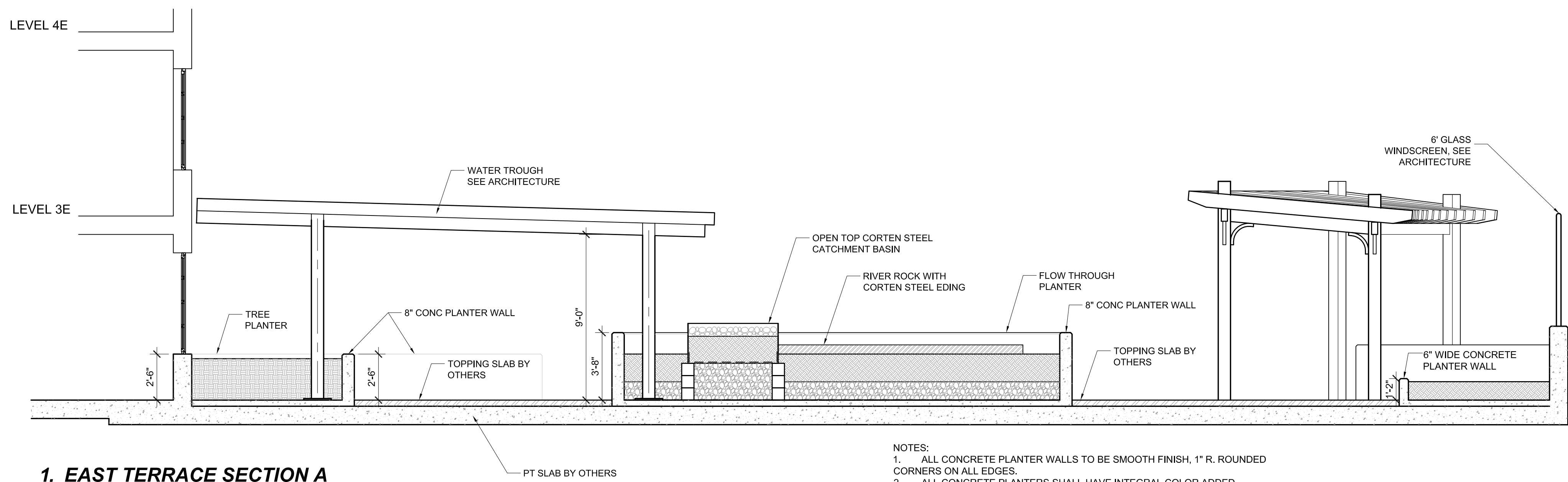
SCALE: 1" = 8'-0"





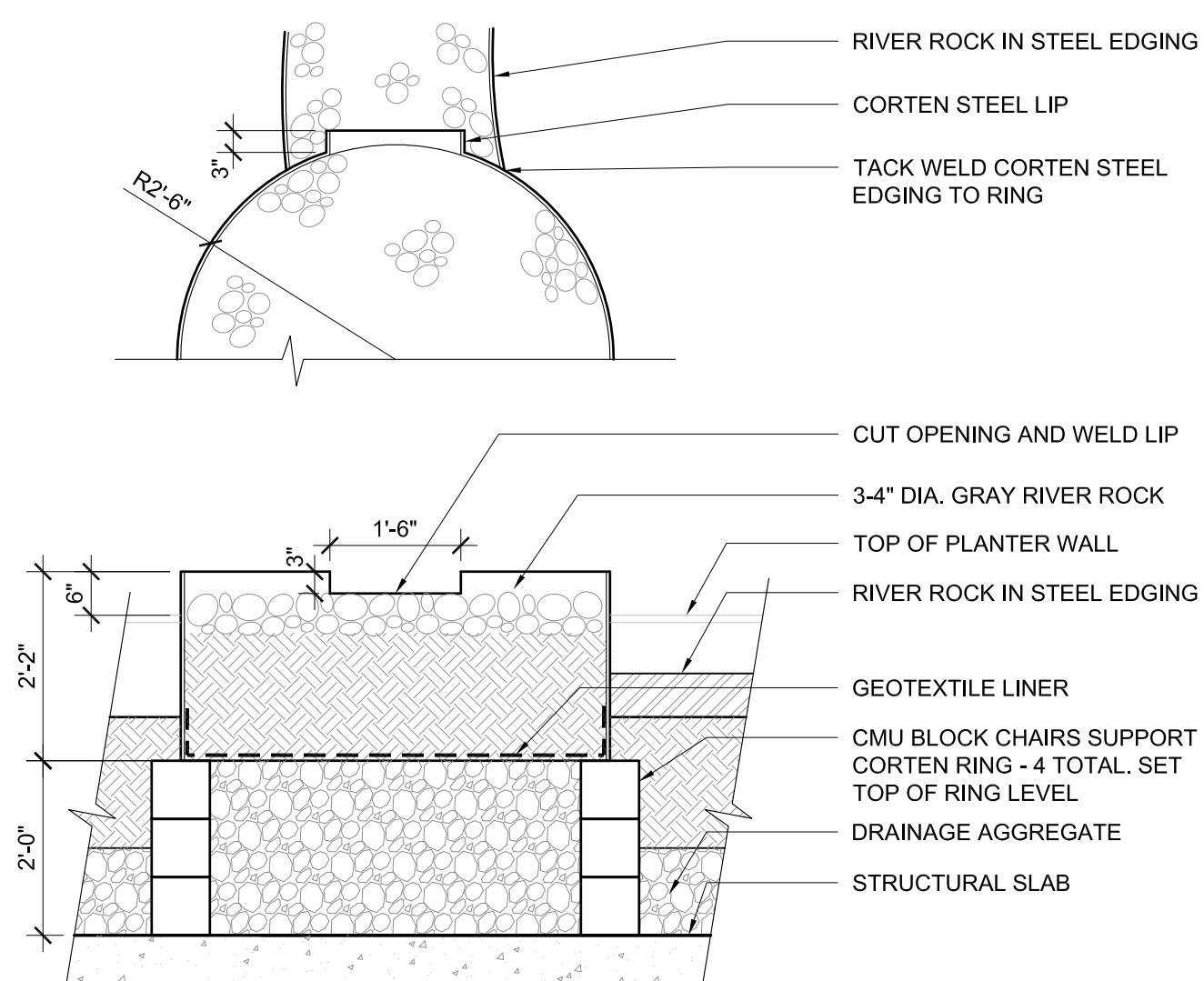
PLANT LEGEND - EAST TERRACE ONLY

TREES	NAME	QTY.	SIZE	TYPE
	ACER CIRCINATUM Vine Maple	1	7'-8' HT.	3 TRUNK MIN.
	ACER PALMATUM Green Leaf Japanese Maple	18	8-10' HT	5 CANE MIN. MULTI-STEM
	ACER PALMATUM 'BLOOD GOOD' Blood Good Japanese Maple	5	2" CAL.	B&B SPECIMEN
	CHAMAECYPARIS OBTUSA 'GRACILIS' Slender Hinoki Cypress	3	5-6' HT.	B&B
	STEWARTIA PSEUDOCAMELIA Japanese Stewartia	4	2.5" CAL.	B&B
SHRUBS				
	BERBERIS THUNBERGII 'CRIMSON PYGMY' Crimson Pygmy Barberry	16	2 GAL.	CONTAINER
	CORNUS SERICEA 'KELSEY' Kelsey Red Osier Dogwood	9	2 GAL.	CONTAINER
	ILEX CRENATA CONVEXA Japanese Holly	18	15-18"	CONTAINER
	PIERIS JAPONICA 'PINK FLAMINGO' Pink Flamingo Japanese Andromeda	8	24-30"	CONTAINER
	POLYSTICHUM MUNITUM Western Sword Fern	38	2 GAL.	CONTAINER
	TERNSTROEMIA GYMNANTHERA Japanese Clereya	19	21-24"	CONTAINER
	VIBURNUM DAVIDII David Viburnum	3	2 GAL.	CONTAINER
BAMBOO, GRASSES & VINES				
	BES - FLOW THROUGH PLANTER PLANTINGS			
	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' Karl Foerster's Feather Reed Grass	10	2 GAL.	CONTAINER
	CAREX MORROWII 'AUREA VARIEGATA' Variegated Japanese Sedge	25	2 GAL.	CONTAINER
	FARGESIA SP. 'JIUZHAIGOU' I Red Bamboo	12	2 GAL.	CONTAINER
	HYDRANGEA ANOMALA PETIOLARIS Climbing Hydrangea	10	5 GAL.	AS SHOWN
	NASSELLA TENUISSIMA Mexican Feather Grass	EST	1 GAL.	18"O.C.
	PENNISETUM ALPEDUROIDES 'HAMELNS' Dwarf Fountain Grass	24	2 GAL.	CONTAINER
	PLEIOBLASTUS FORTUNEI Dwarf Whitestripe	25	2 GAL.	CONTAINER
	THAMNOCALAMUS TESSELLATUS Bergamboos	5	15 GAL.	CONTAINER SPECIMEN
GROUNDCOVERS & PERENNIALS		QTY.	SIZE	NOTES
	AJUGA REPTANS Bugleweed	EST	1 GAL.	18"O.C.
	HAKONECHLOA MACRA Hakone Grass	EST	1 GAL.	18"O.C.
	HEMEROCALLIS 'STELLA DE ORO' Stella de Oro Daylily	13	1 GAL.	AS SHOWN
	HEUCHERA 'MELTING FIRE' Melting Fire Coral Bells	EST	1 GAL.	18"O.C.
	HEUCHERA 'RAVE ON' RAVE ON CORAL BELLS	EST	1 GAL.	18"O.C.
	ILEX X 'MONDO' (MALE) Little Rascal Holly	EST	1 GAL.	18"O.C.
	OPHIPOGON PLANISCAPUS 'NIGRESCENS' Black Mondo Grass	EST	1 GAL.	18"O.C.
	RUDBECKIA 'EARLY BIRD GOLD' Early Bird Gold Black-eyed Susan	37	1 GAL.	AS SHOWN
	SARCOCCOA HOOKERIANA 'HUMILUS' Himalayan Sarcoccoa	EST	2 GAL.	24"O.C.
	SEDUM 'AUTUMN JOY' Autumn Joy Stone Crop	38	2 GAL.	AS SHOWN



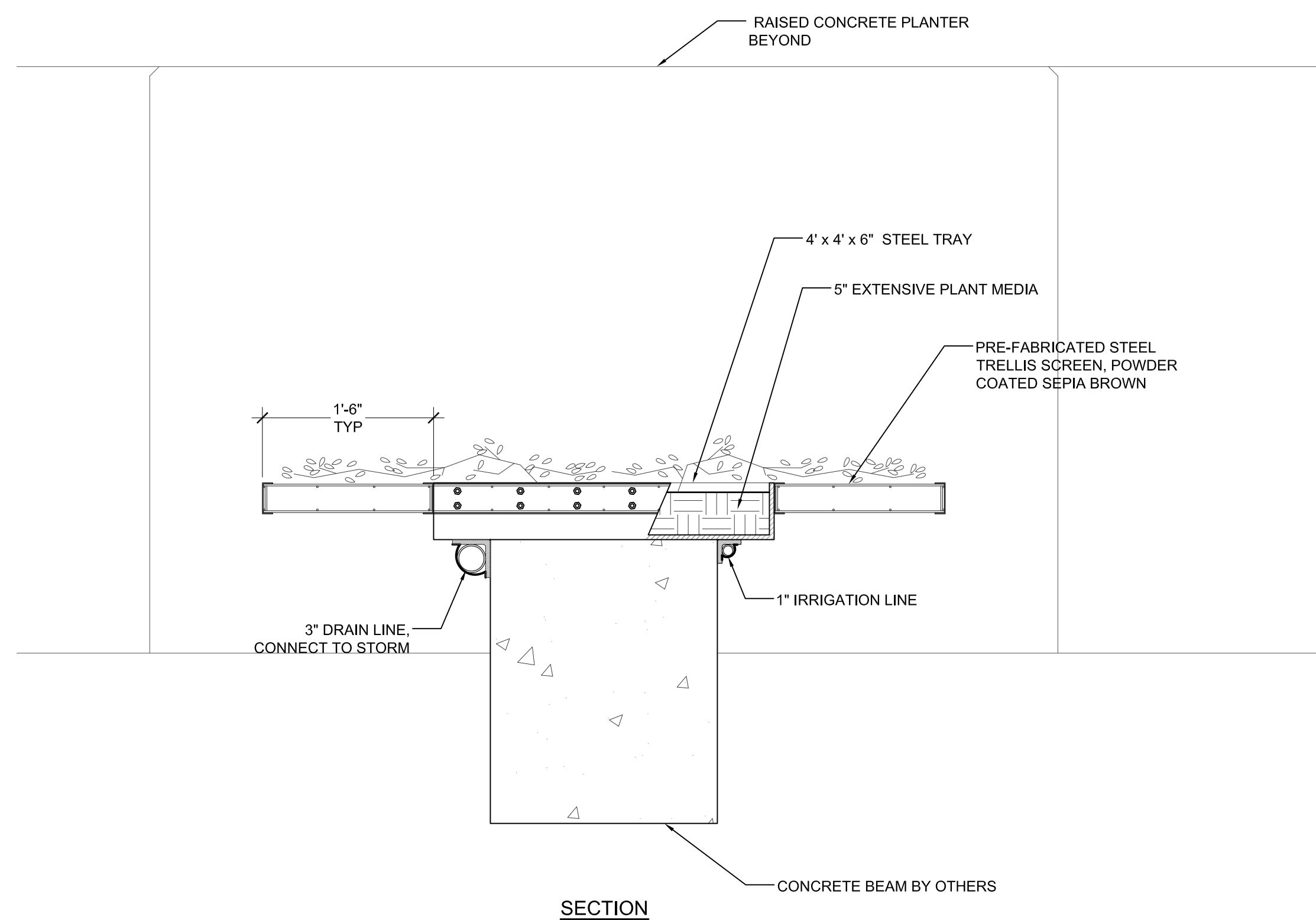
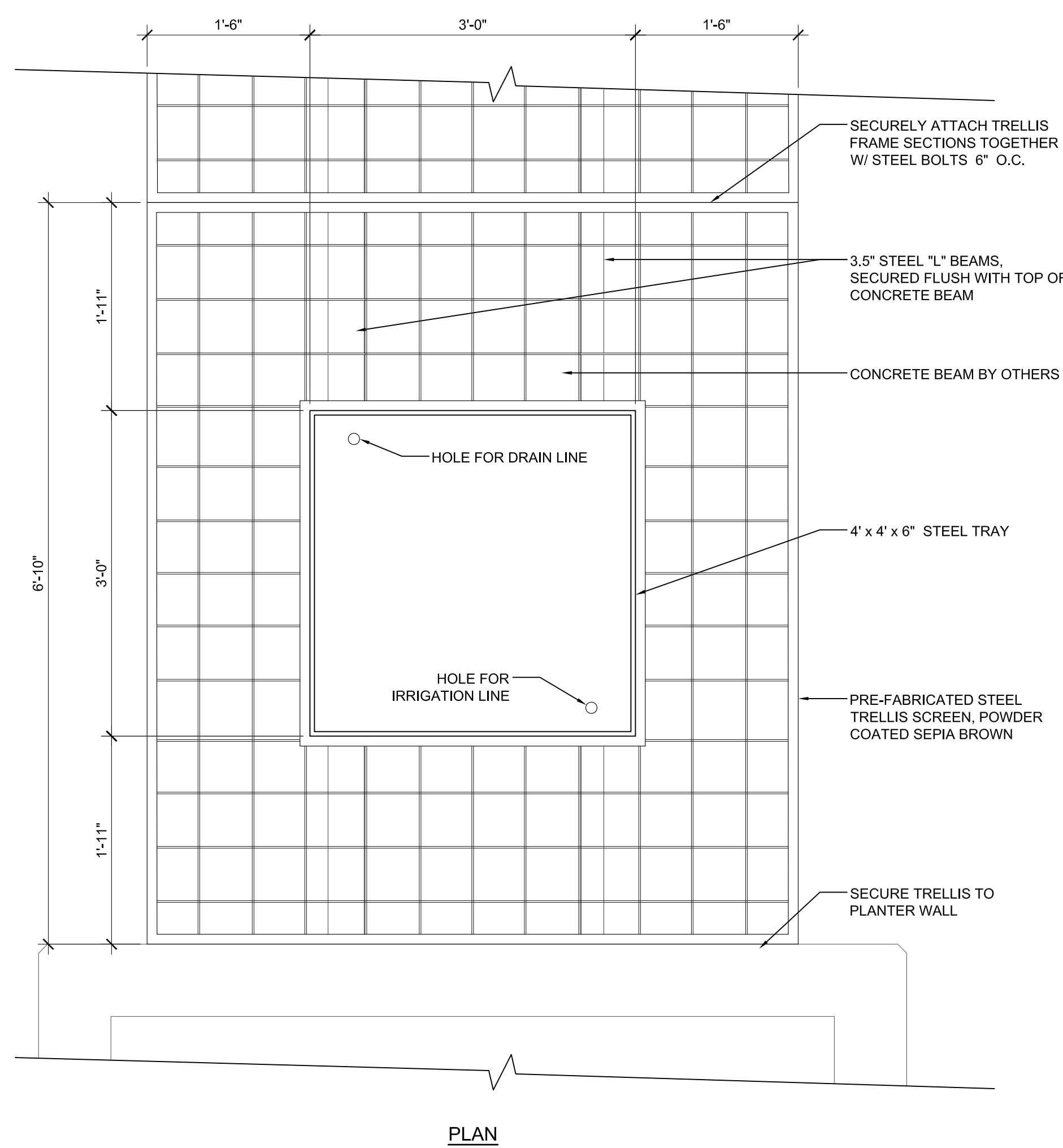
1. EAST TERRACE SECTION A

SCALE: 1/4" = 1'-0"



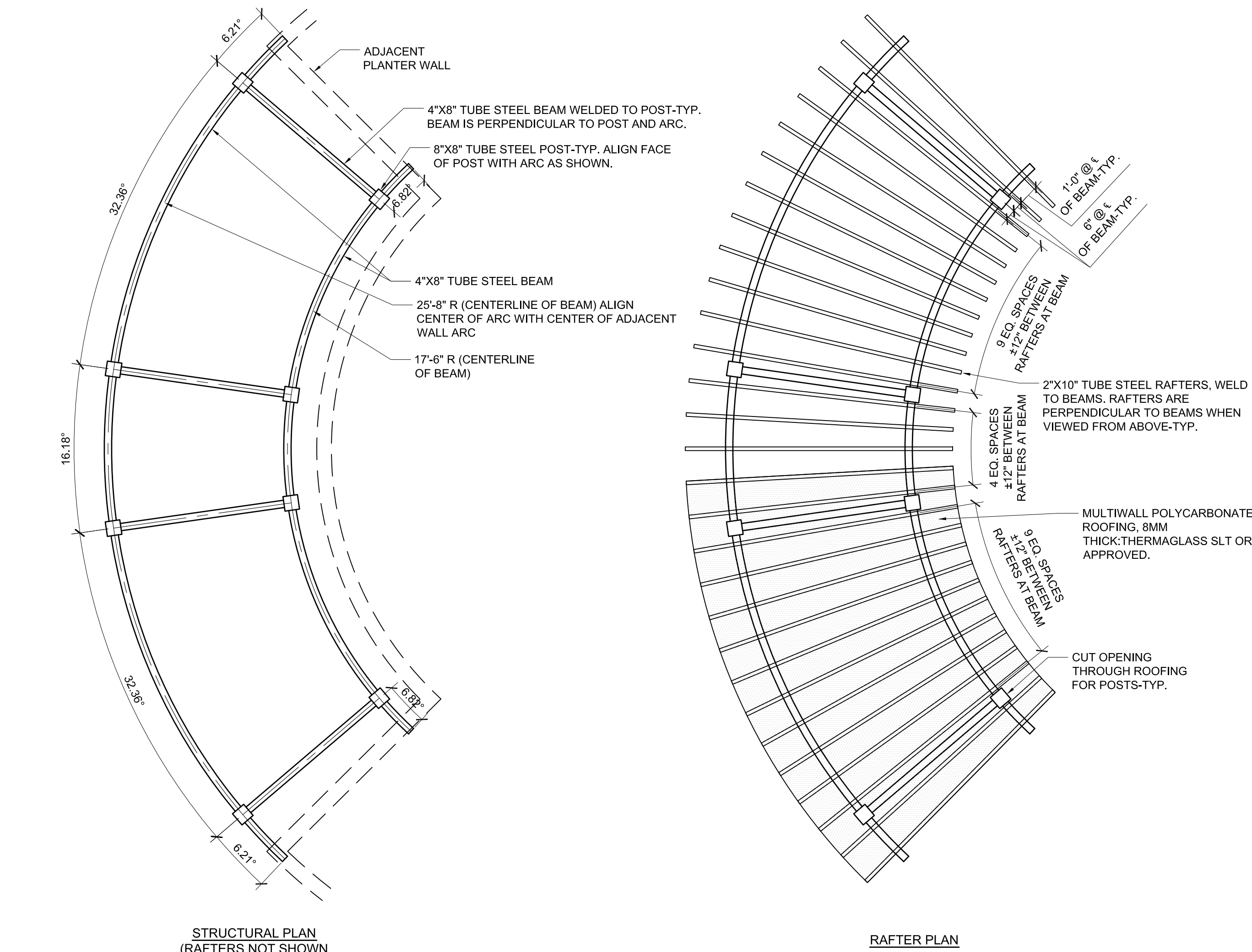
2. CATCHMENT BASIN

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



3. GREEN CEILING TRELLIS

SCALE: 1" = 1'-0"



4. ARBOR - TERRACE LEVEL 2

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

CONSULTANT:

R:

RUNBERG
ARCHITECTURE
GROUP

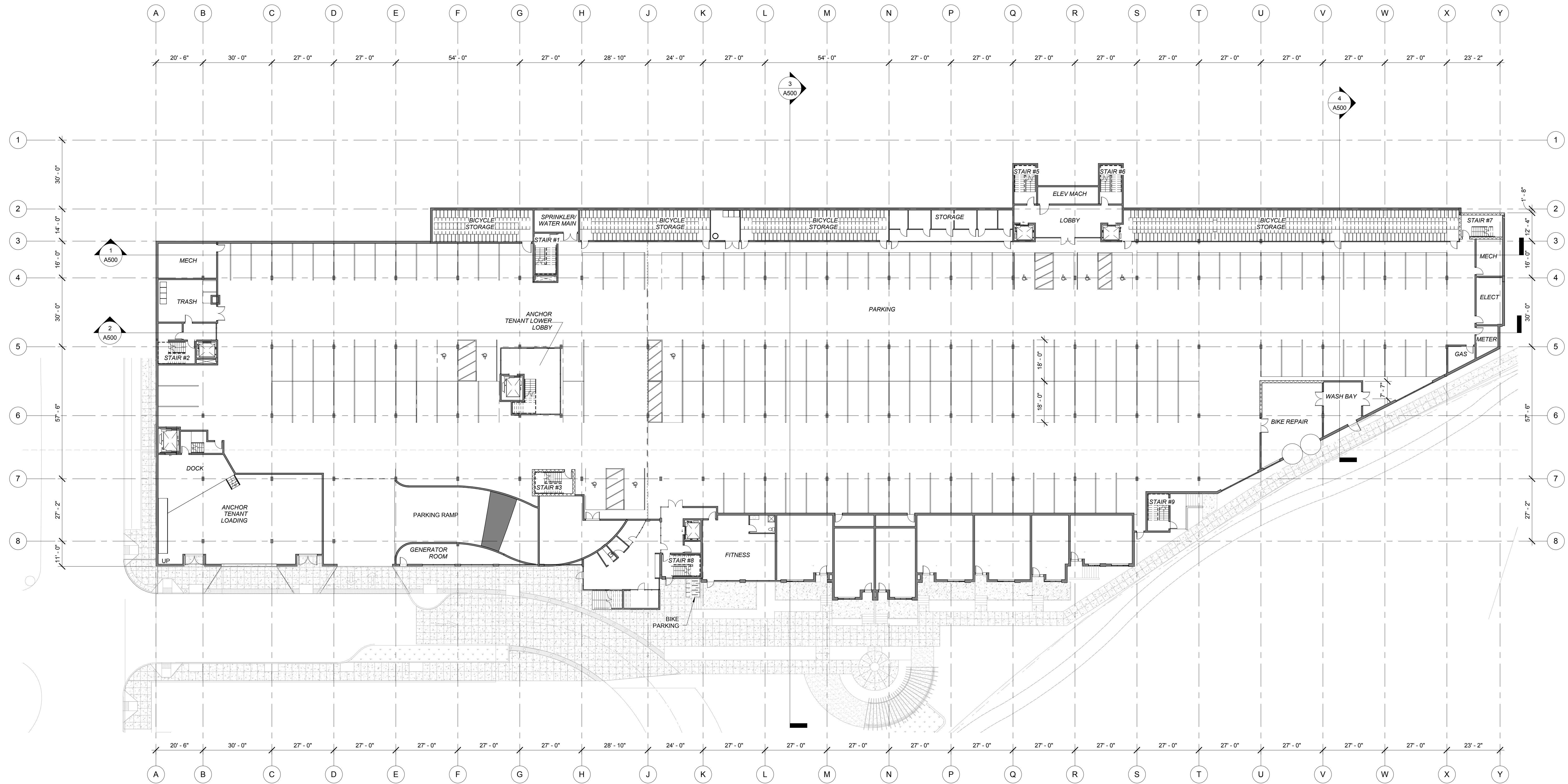
PROJECT NUMBER: 211346

GRANT PARK
VILLAGE

NE 33RD &
BROADWAY
PORTLAND, OR

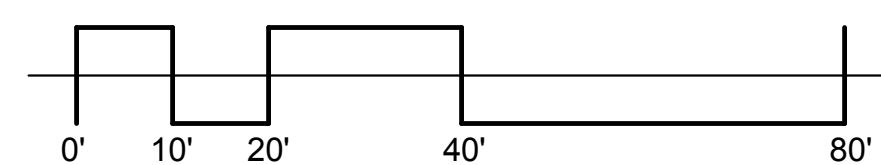
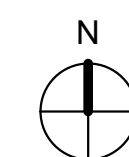
SHEET TITLE:
LOWER LEVEL
FLOOR PLAN

DRAWN BY: DMJ
DATE ISSUED: 10.25.2012



1. LOWER LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"



SHEET: **A200**

L.U.R. APPLICATION

LRS Architects, Inc. © 2012

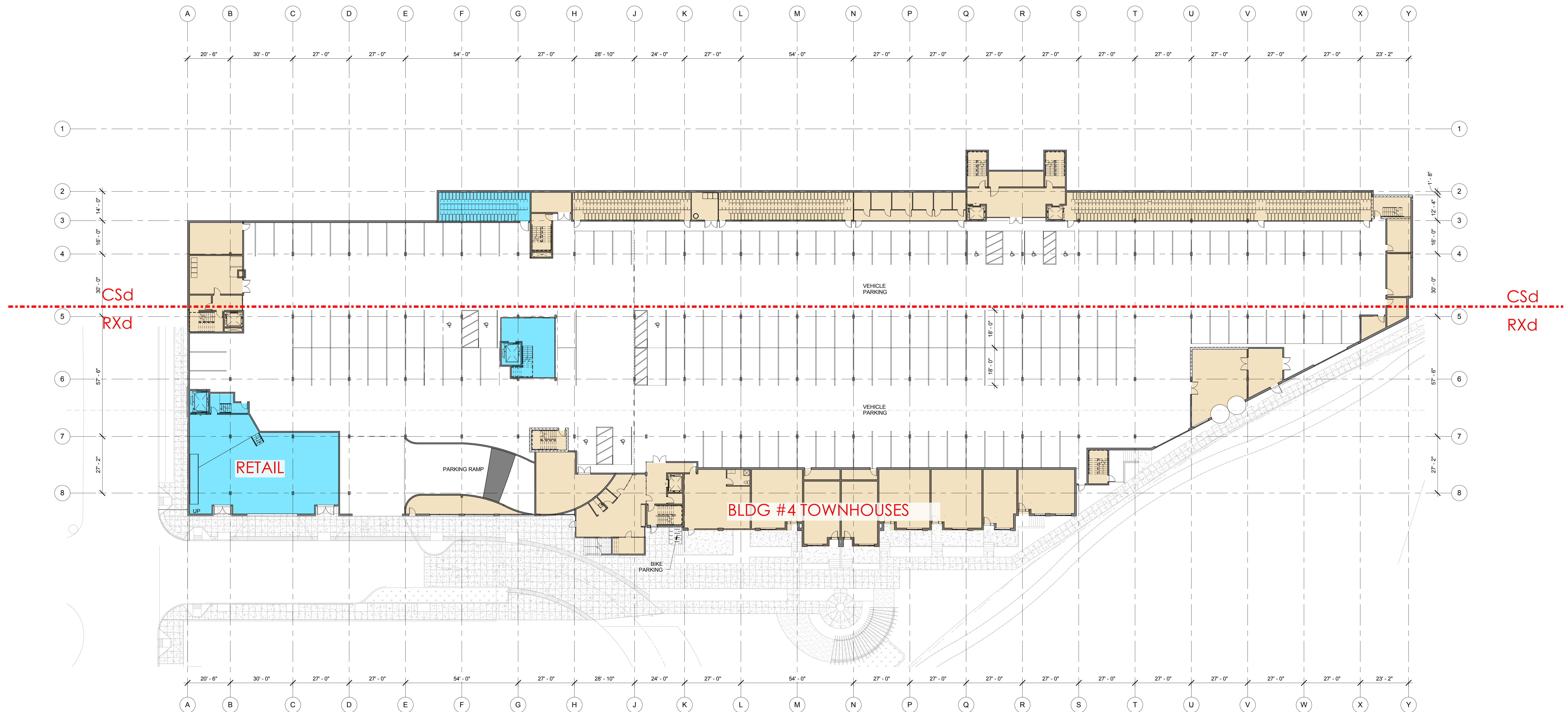
F.A.R. CALCULATION FOR
NON-RESIDENTIAL AREAS:

LOWER LEVEL IS A BASEMENT,
DOES NOT COUNT TOWARDS
F.A.R. CALCULATIONS

RETAIL AREA= 4,959 SF

RESIDENTIAL AREA= 18,848 SF

PARKING AREA= 59,692 SF



PROJECT NUMBER: 211346

**GRANT PARK
VILLAGE**

**NE 33RD &
BROADWAY
PORTLAND, OR**

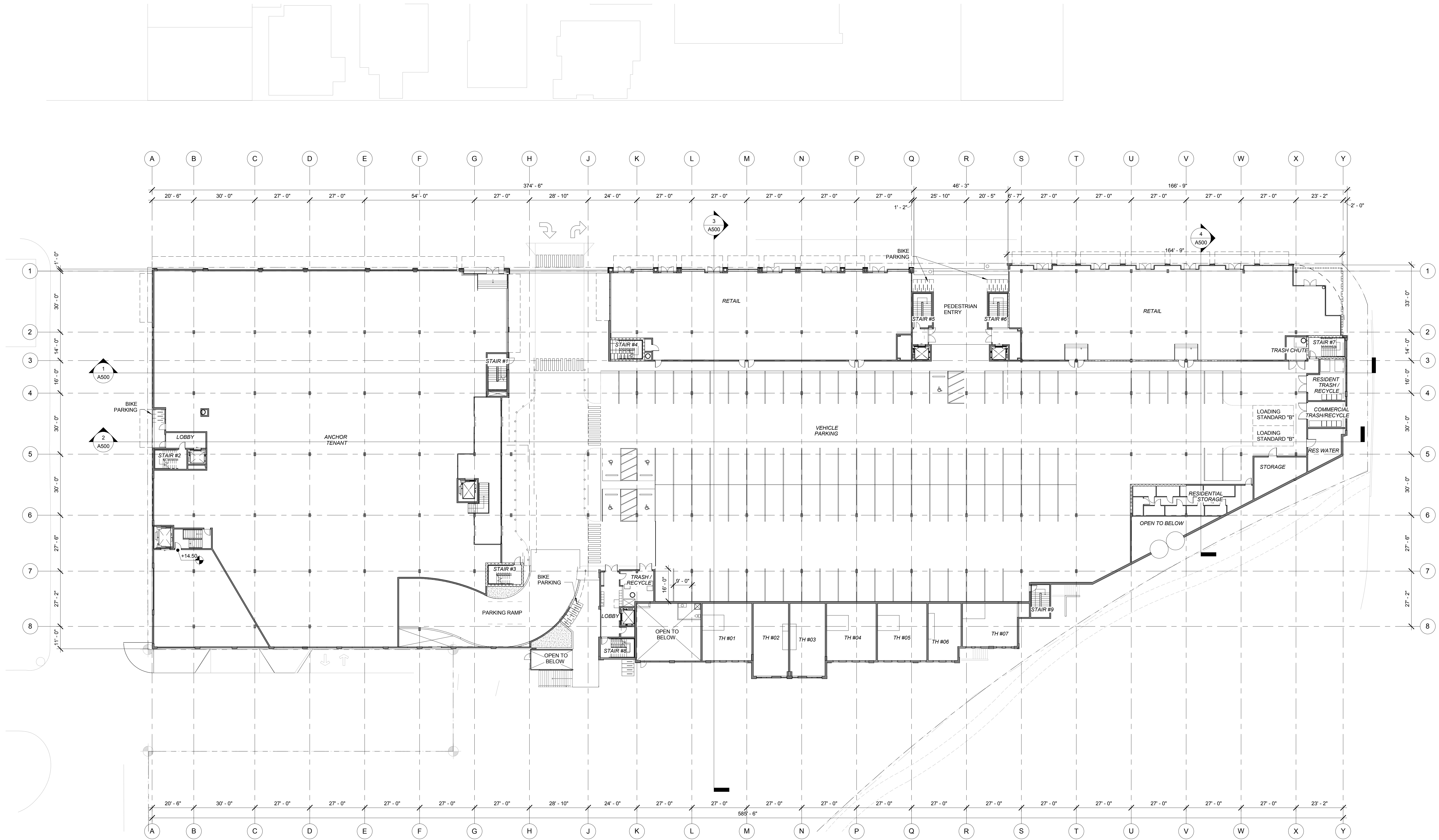
SHEET TITLE:

**FLOOR PLAN
DIAGRAMS**

DRAWN BY: Author
DATE ISSUED: 10.25.2012

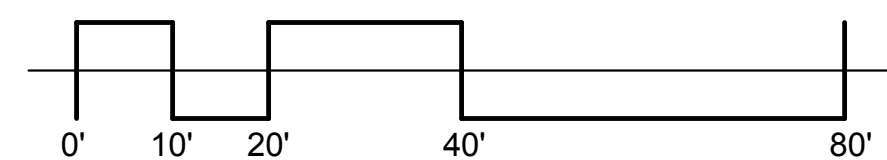
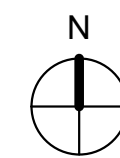
1. LOWER LEVEL FLOOR PLAN DIAGRAM

SCALE: 1" = 20'-0"



1. LEVEL 1 OVERALL

SCALE: 1" = 20'-0"



F.A.R CALCULATION FOR
NON-RESIDENTIAL AREAS:

PROJECT SITE AREA= 117,554 SF
MULTIPLIED BY FACTOR OF 3
(STRICTEST REQUIREMENT
CSx ZONE)
=352,662 SF MAXIMUM ALLOWED

BUILDING AREA= 86,966 SF
ACTUAL F.A.R= .74:1

RETAIL AREA= 43,019 SF

RESIDENTIAL AREA= 8,839 SF

PARKING AREA= 43,947 SF



1. LEVEL 1 OVERALL DIAGRAM

SCALE: 1" = 20'-0"

PROJECT NUMBER: 211346

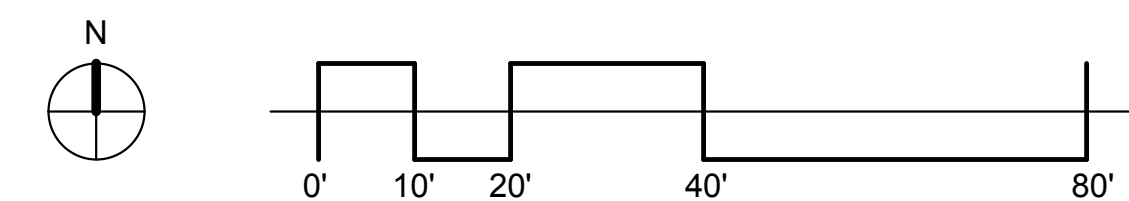
**GRANT PARK
VILLAGE**

**NE 33RD &
BROADWAY
PORTLAND, OR**

SHEET TITLE:

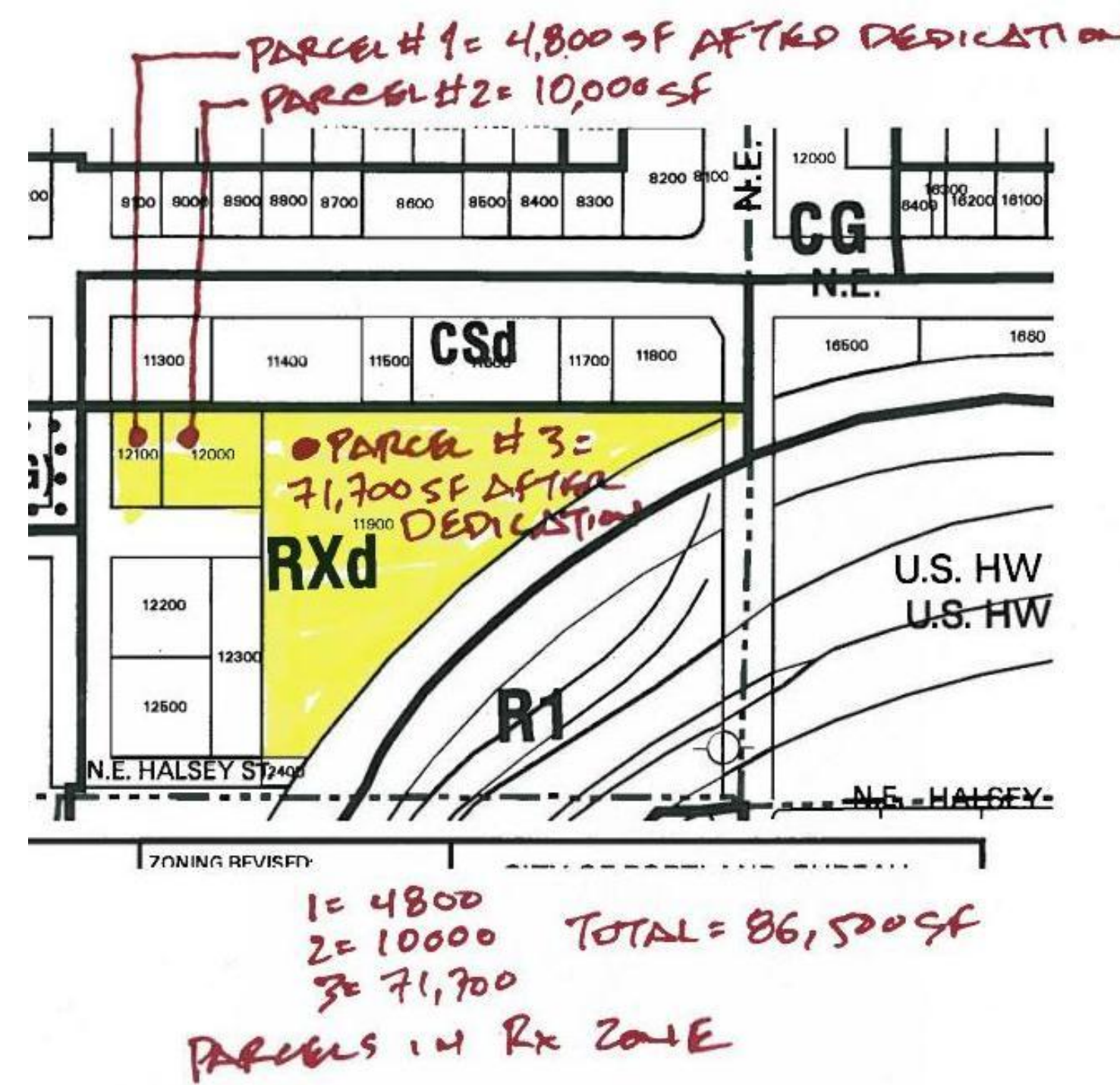
**FLOOR PLAN
DIAGRAMS**

DRAWN BY: Author
DATE ISSUED: 10.25.2012



1. TYPICAL HOUSING FLOOR - LEVEL 2 SHOWN

SCALE: 1" = 20'-0"



RESIDENTIAL UNIT DENSITY

PROJECT SITE AREA
(Csd + Rxd COMBINED) = 117,554 SF

PROJECT SITE AREA ZONED CX = 53,059 SF

TOTAL AREA OF (3) PARCELS ZONED RX
THAT PROJECT SITS UPON = 86,500 SF

68 UNITS PER TYPICAL
RESIDENTIAL LEVEL
=(68X3)= 204
+ 7 TOWNHOUSES

=TOTAL RESIDENTIAL
UNITS = 211



1. LEVEL 2 OVERALL DIAGRAM

SCALE: 1" = 20'-0"

PROJECT NUMBER: 211346

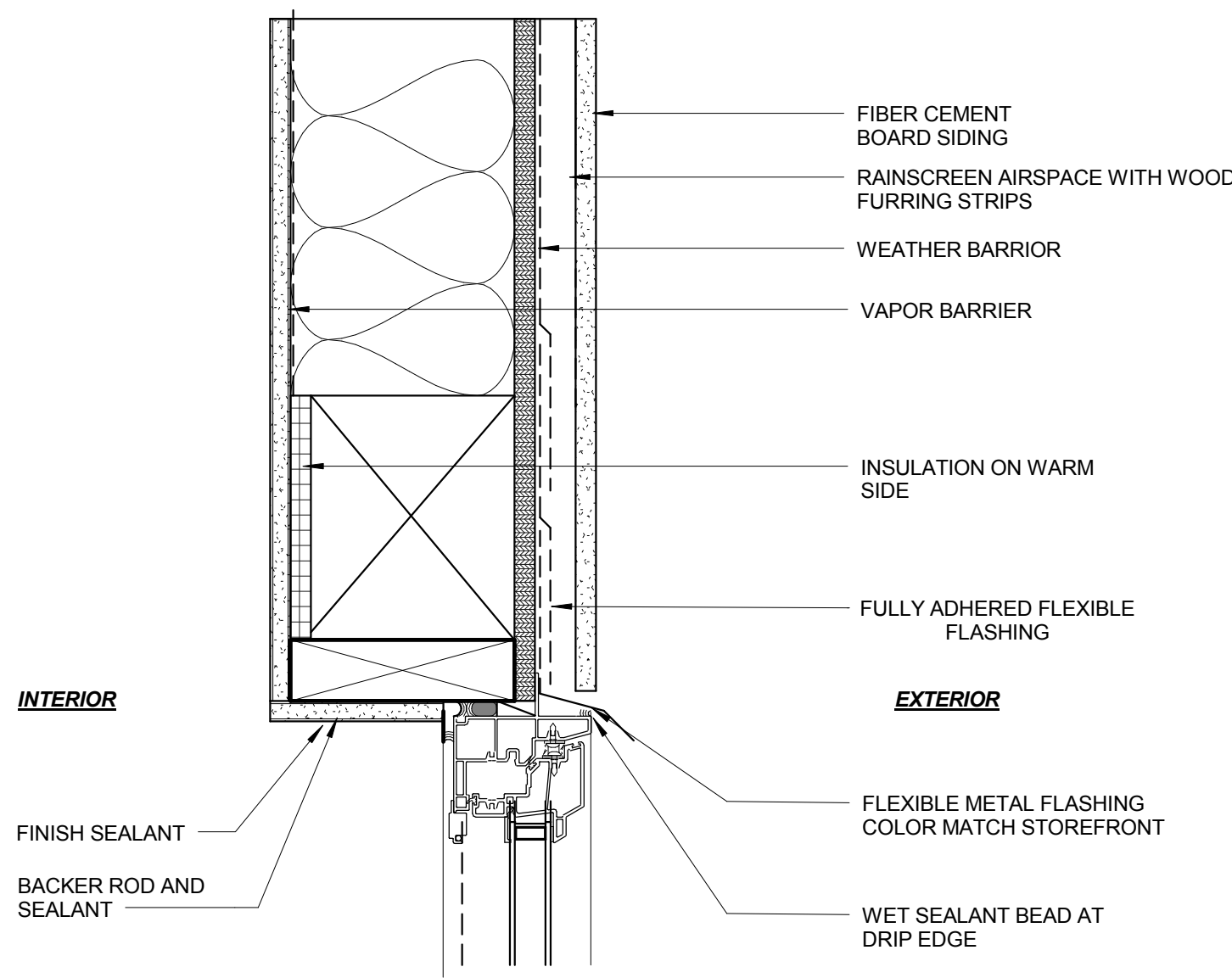
**GRANT PARK
VILLAGE**

**NE 33RD &
BROADWAY
PORTLAND, OR**

SHEET TITLE:

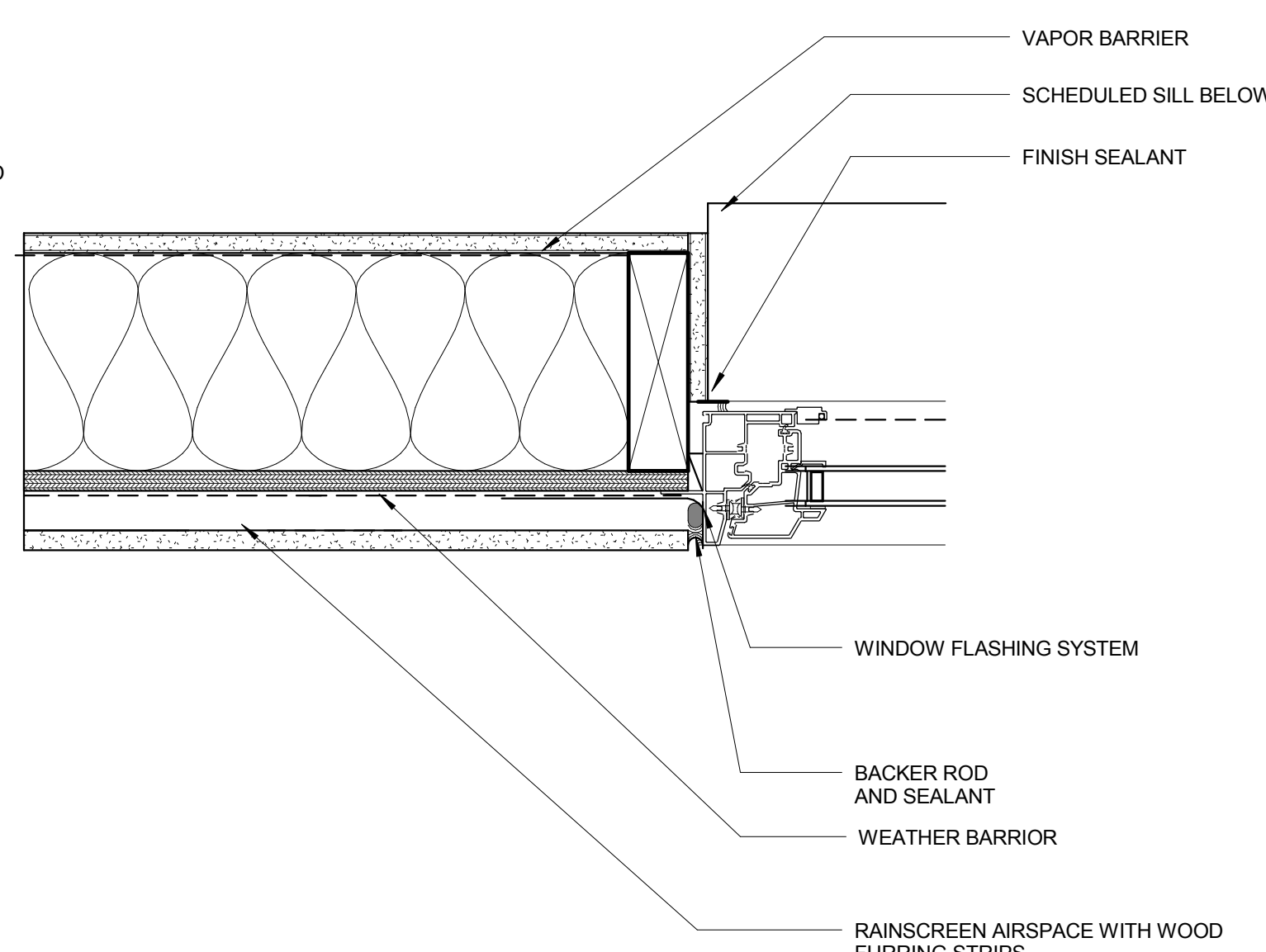
**FLOOR PLAN
DIAGRAMS**

DRAWN BY: Author
DATE ISSUED: 10.25.2012



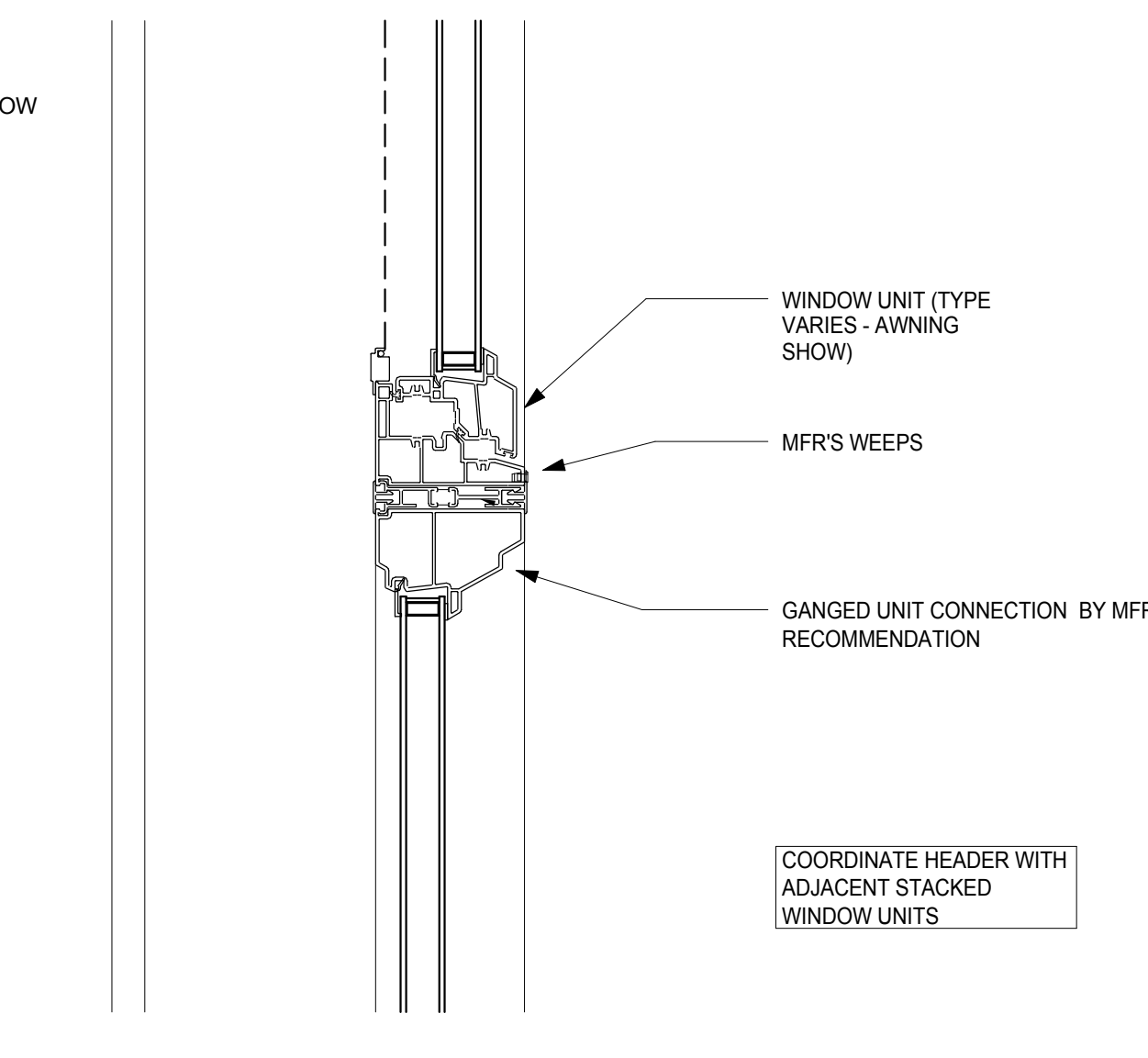
1. VINYL WINDOW HEAD

SCALE: 3" = 1'-0"



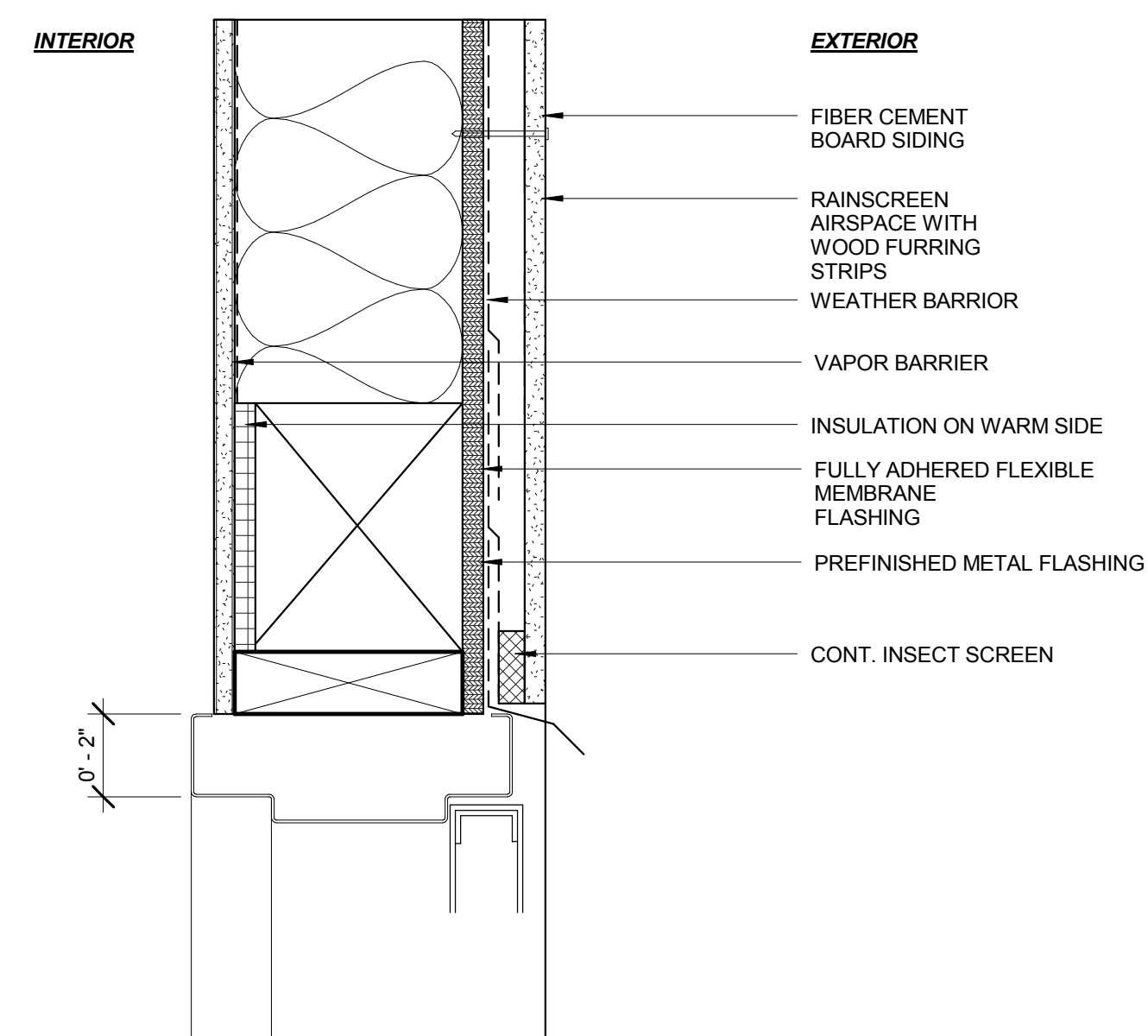
2. VINYL WINDOW JAMB

SCALE: 3" = 1'-0"



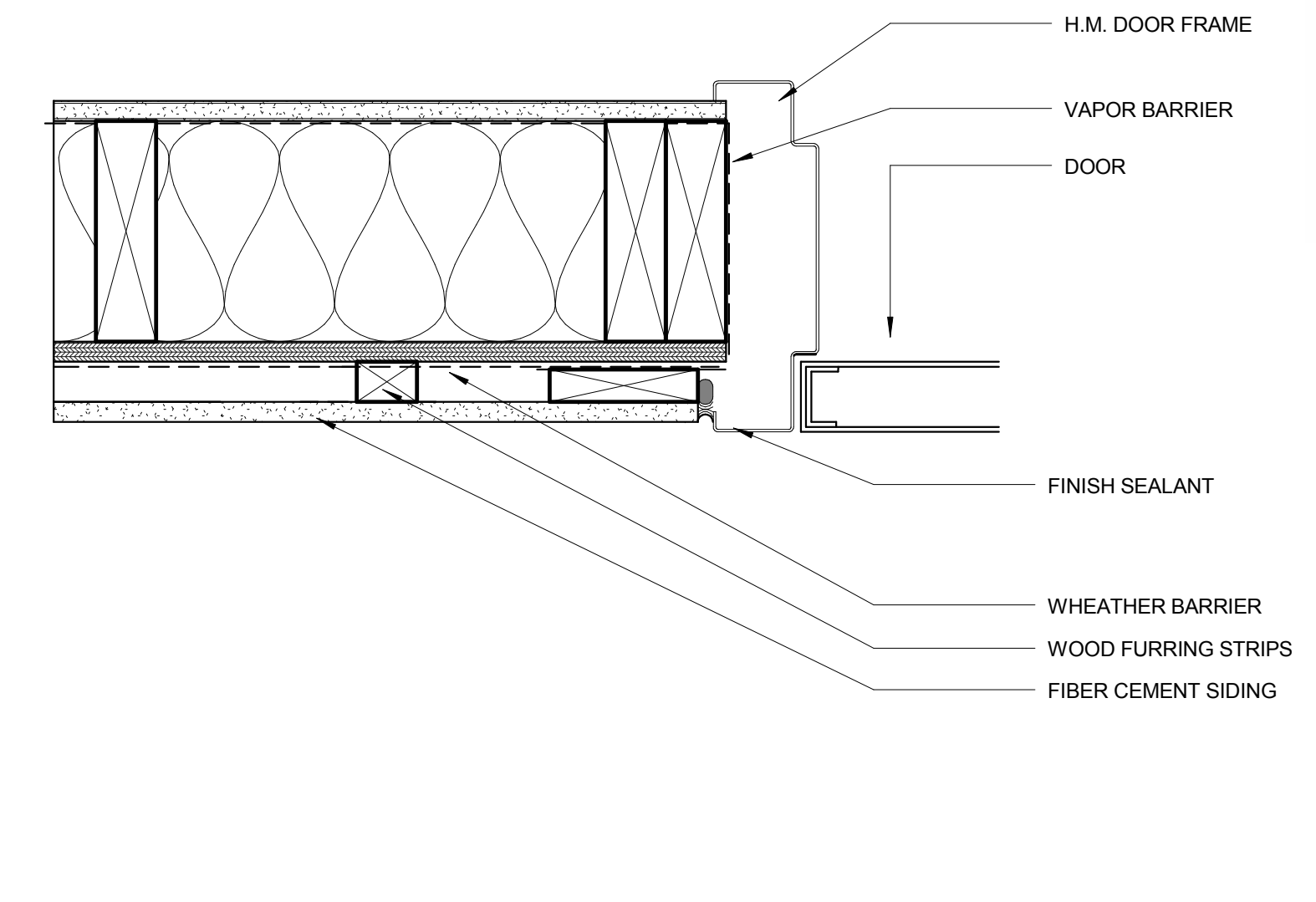
3. VINYL WINDOW MULLION HORIZ

SCALE: 3" = 1'-0"



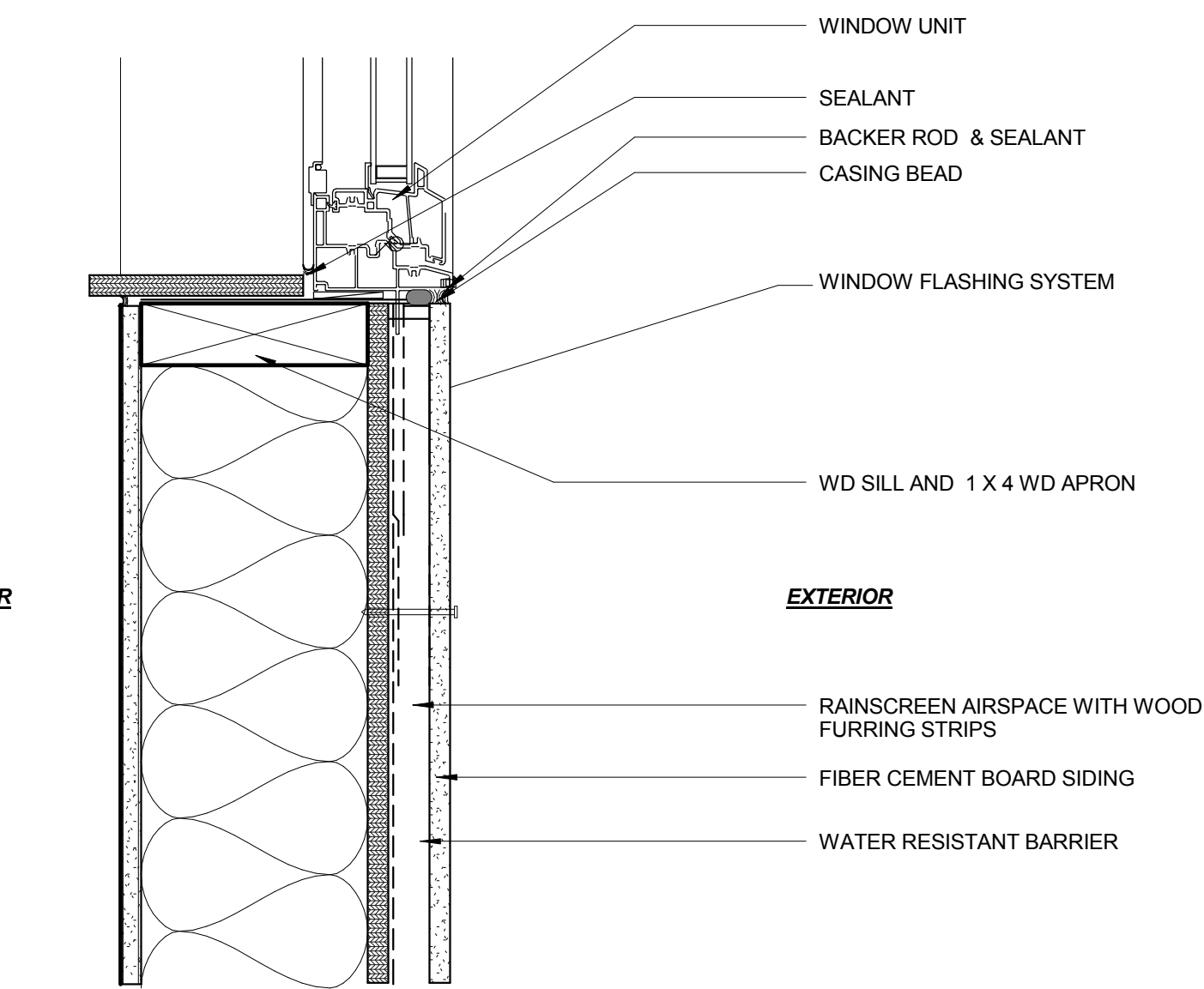
4. EXTERIOR HM DOOR HEAD

SCALE: 3" = 1'-0"



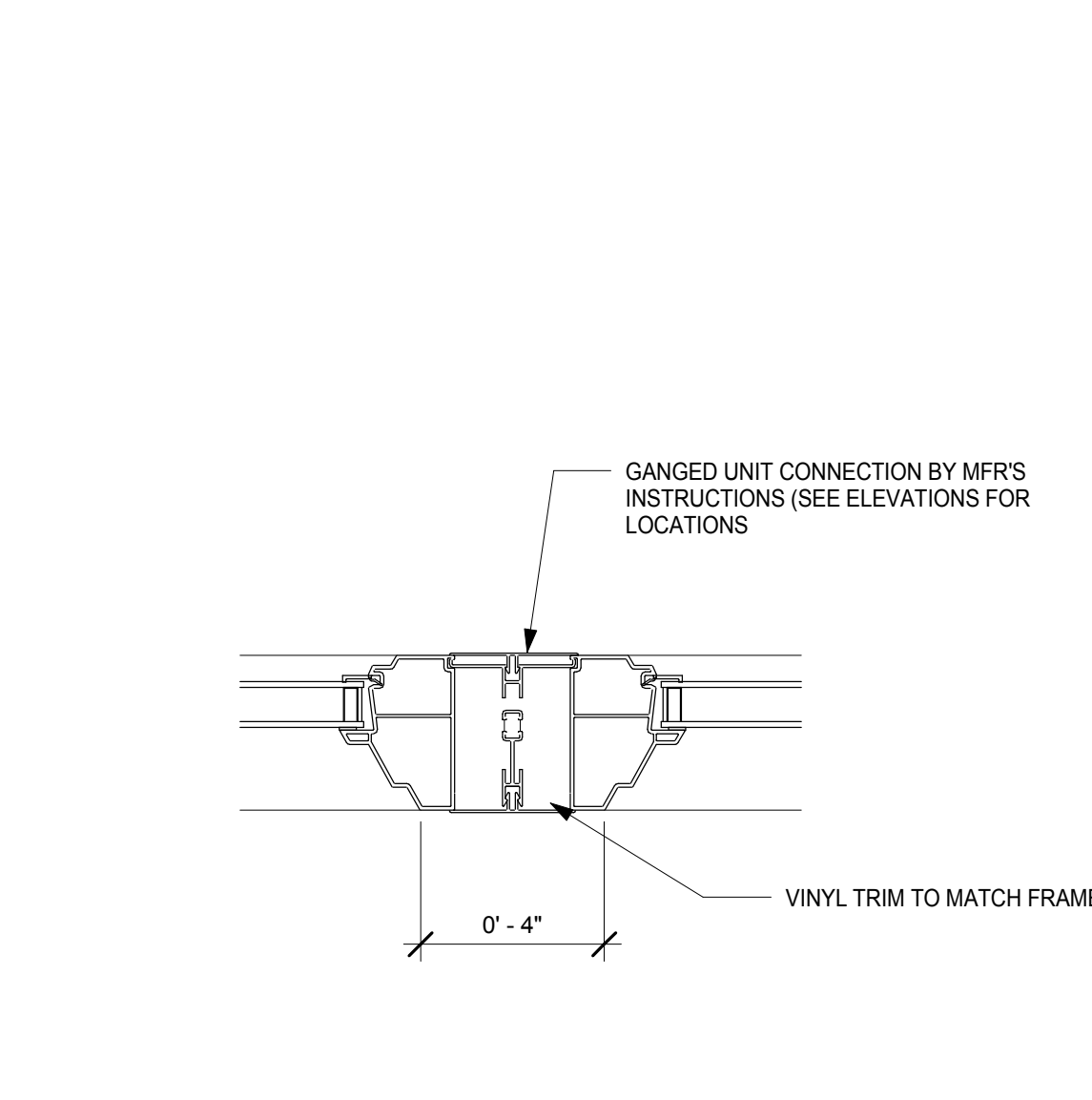
5. EXTERIOR HM DOOR JAMB

SCALE: 3" = 1'-0"



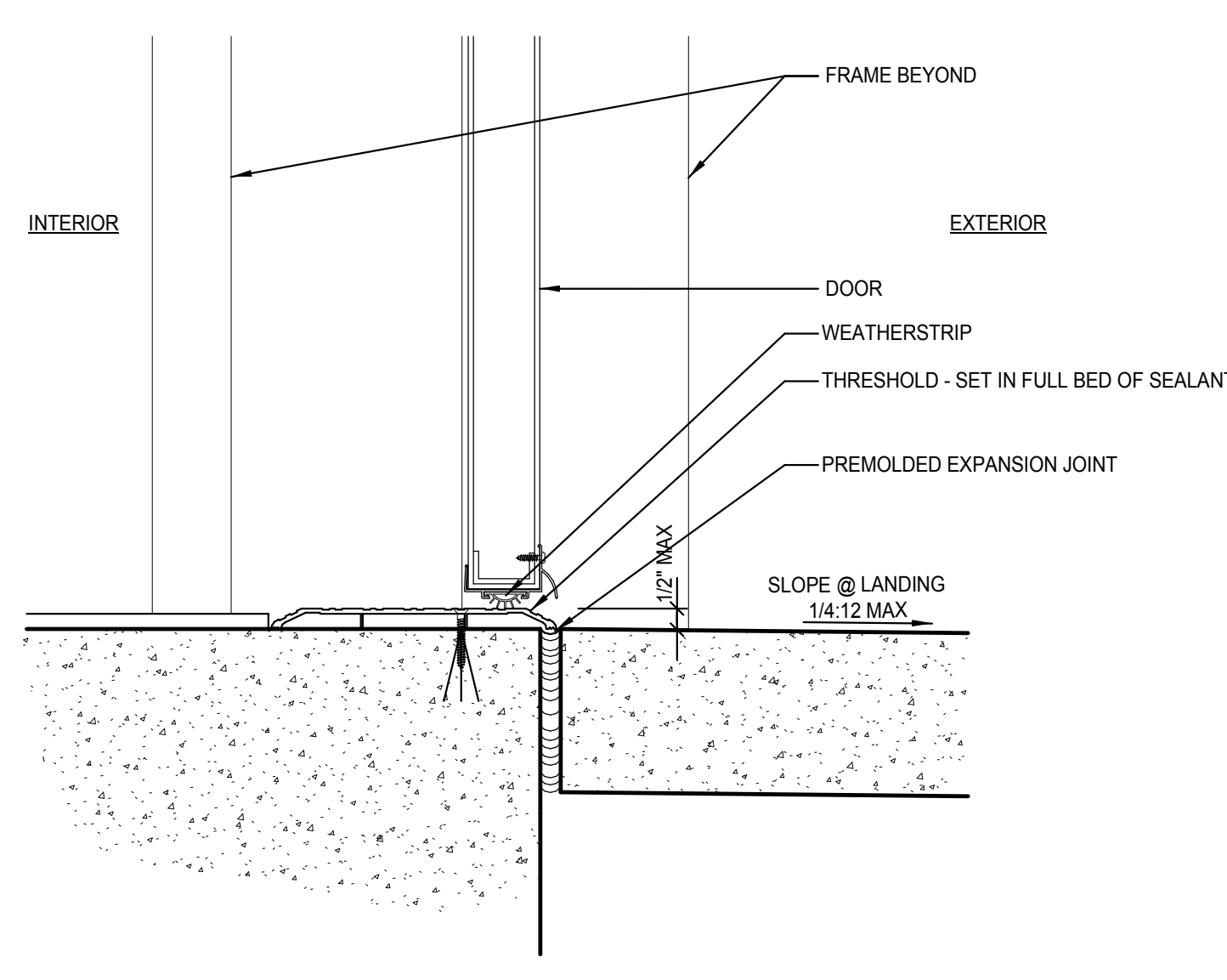
6. VINYL WINDOW SILL

SCALE: 3" = 1'-0"



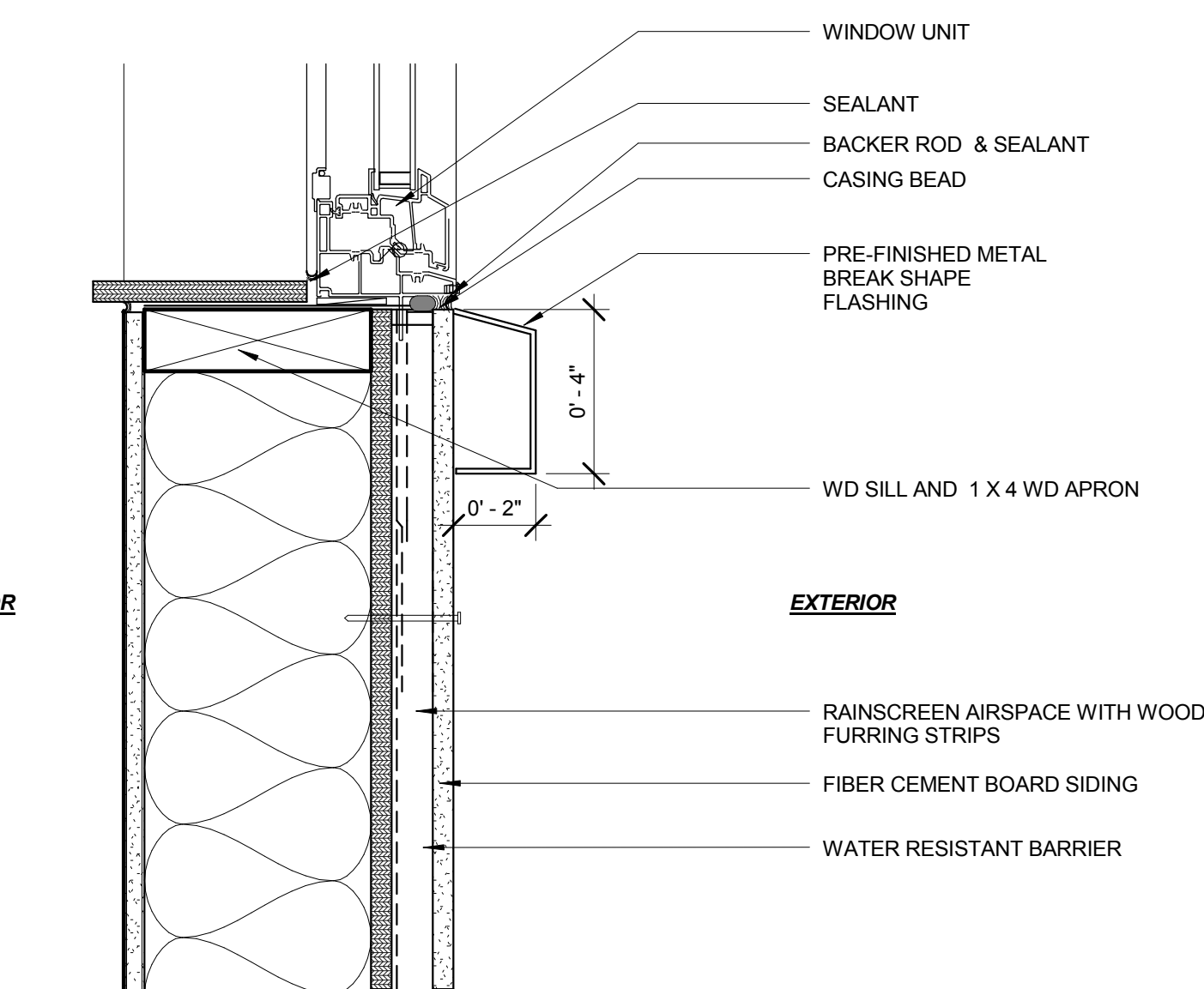
7. VINYL WINDOW JAMB 2

SCALE: 3" = 1'-0"



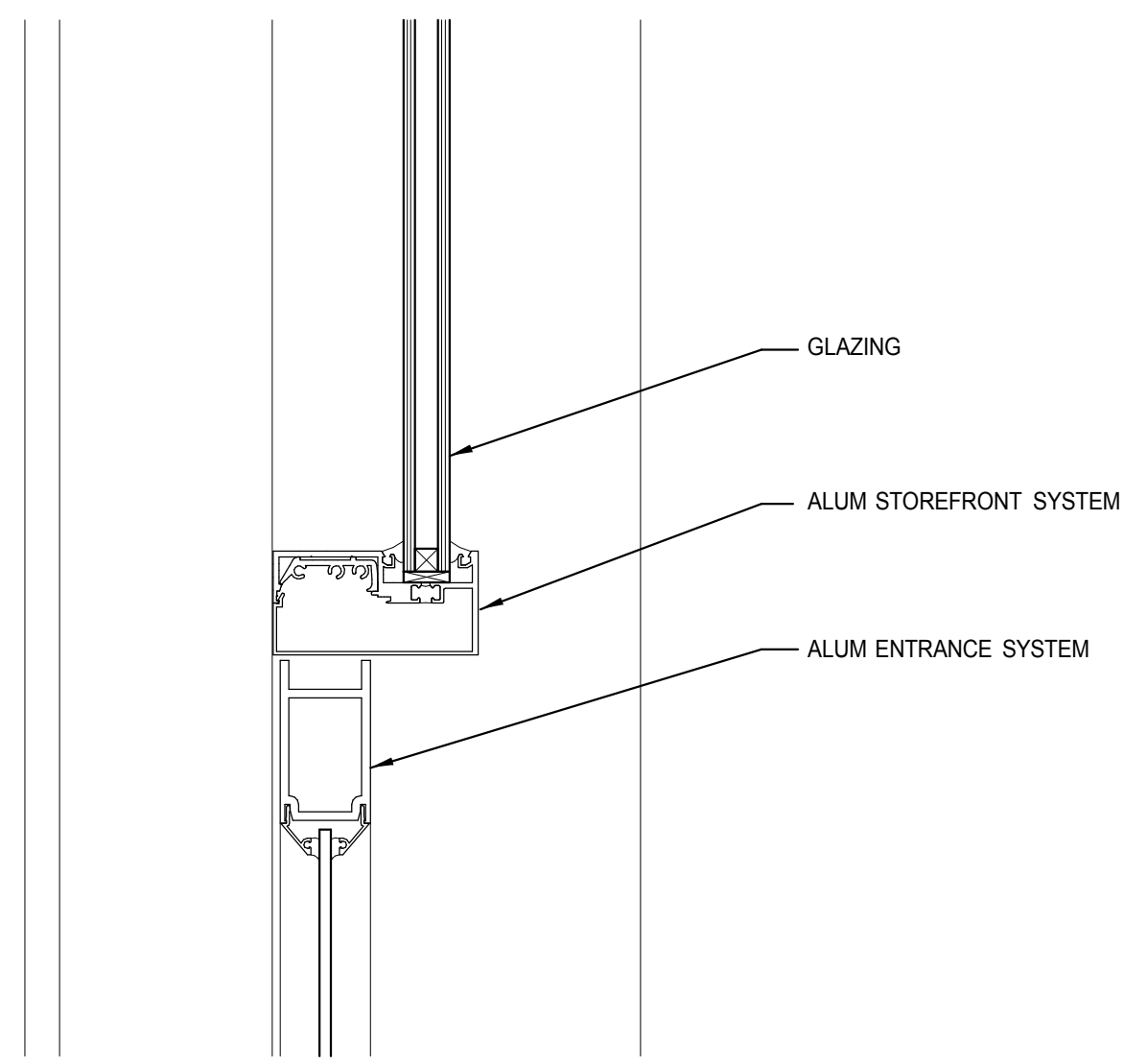
8. EXTERIOR HM DOOR SILL

SCALE: 3" = 1'-0"



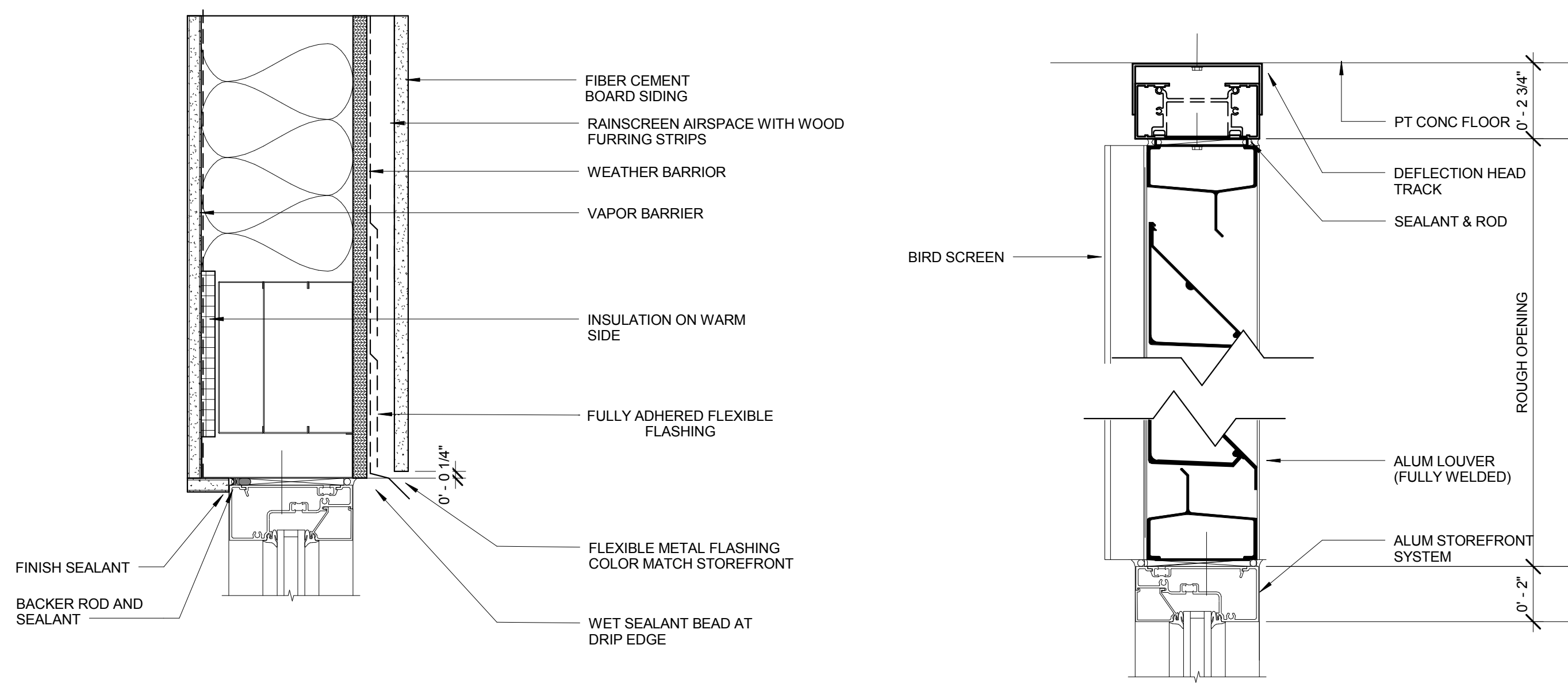
9. VINYL WINDOW SILL @ TRIM

SCALE: 3" = 1'-0"



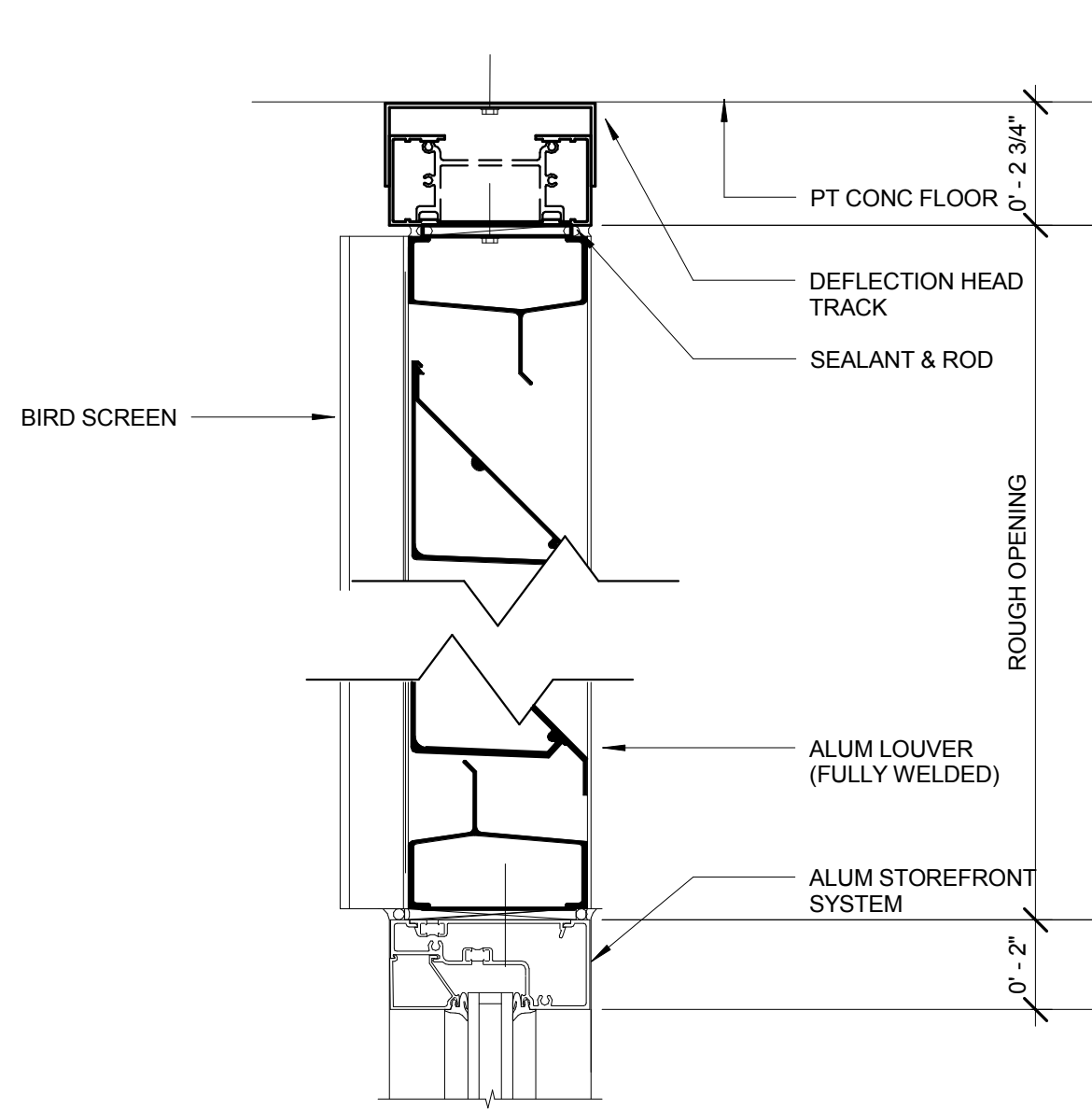
1. STOREFRONT DOOR HEAD

SCALE: 3" = 1'-0"



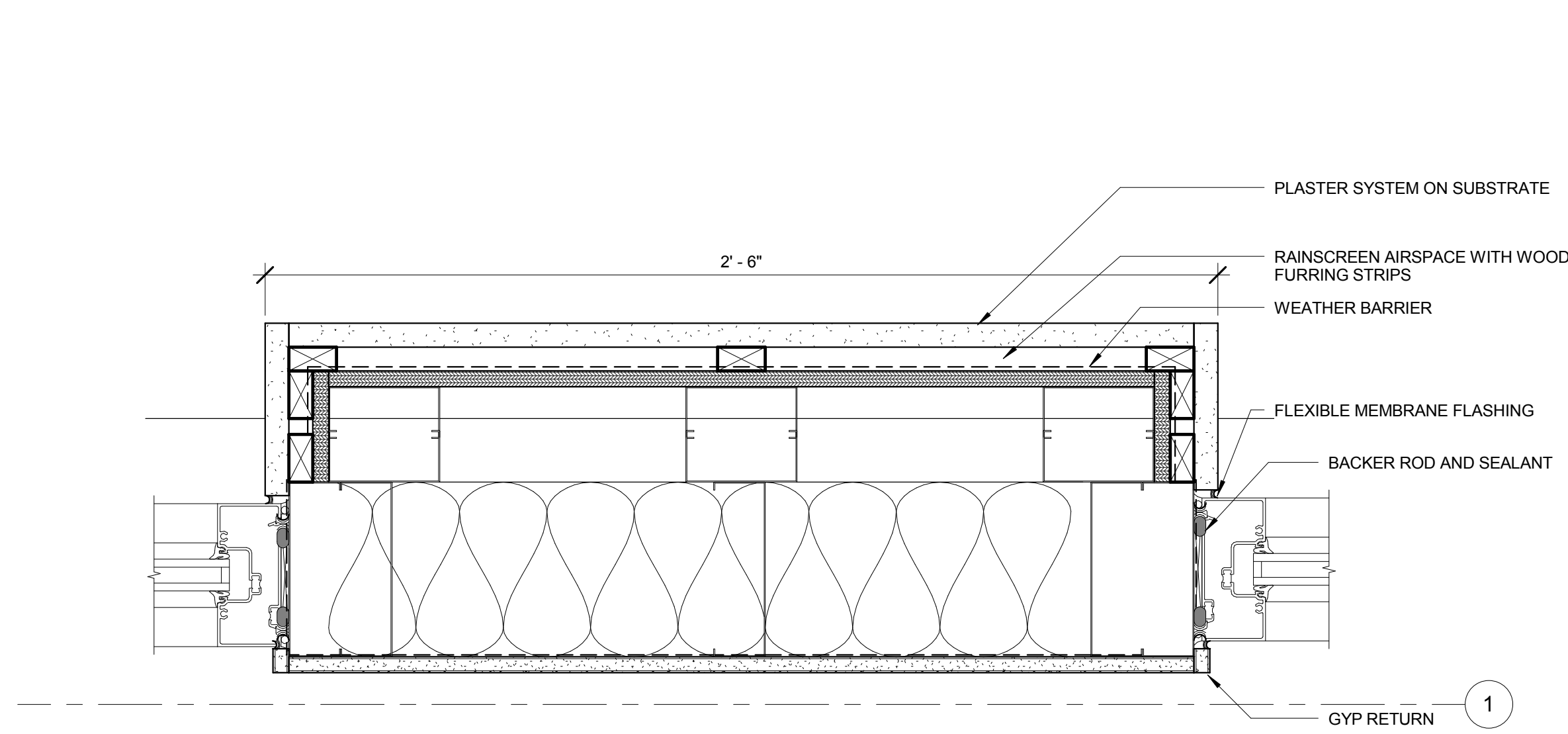
2. STOREFRONT WINDOW HEAD

SCALE: 3" = 1'-0"



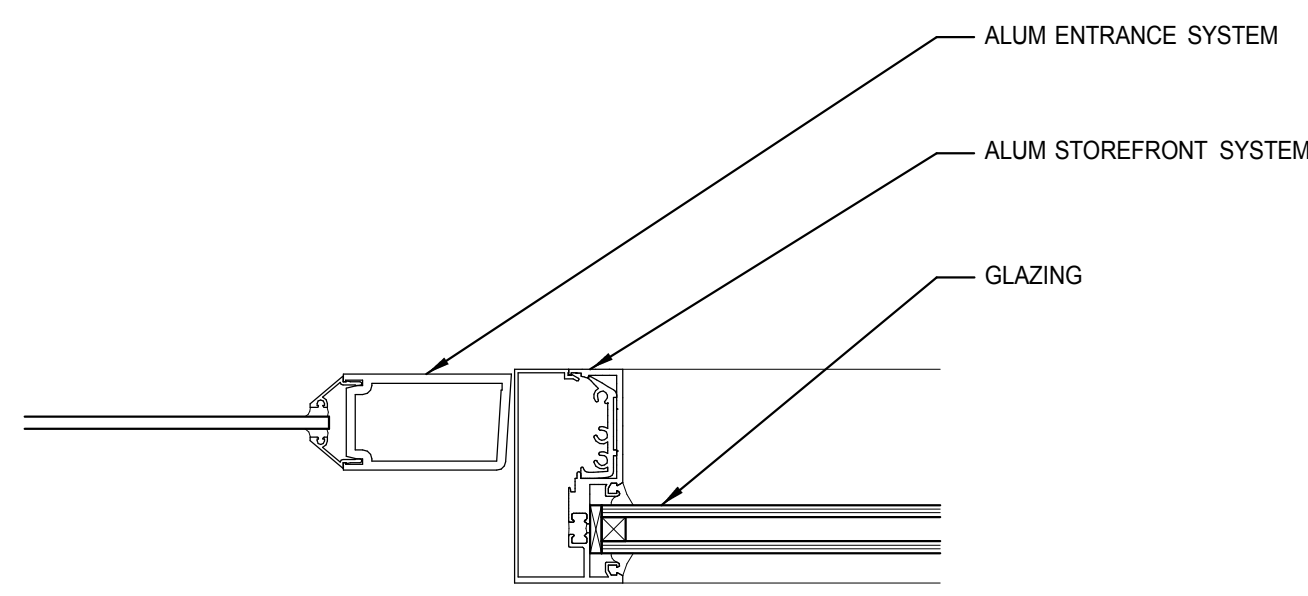
3. LOUVER HEAD/ SILL

SCALE: 3" = 1'-0"



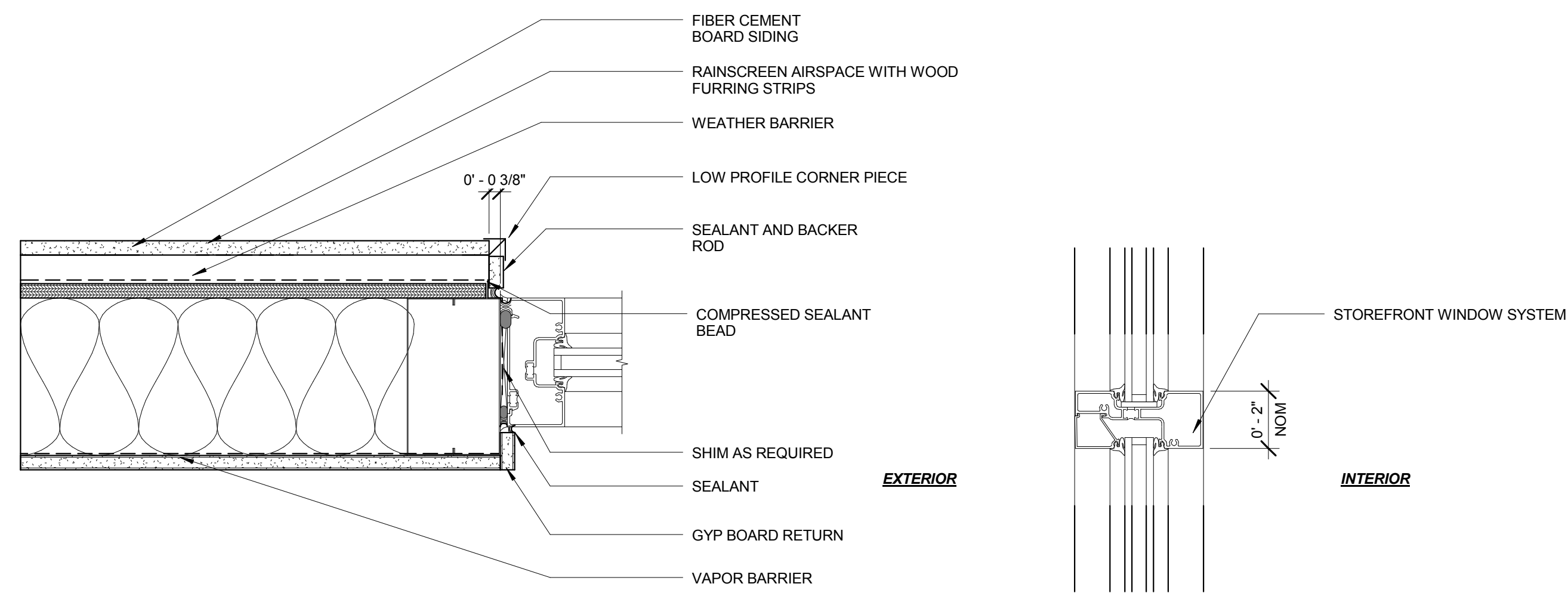
4. PLAN DETAIL @ STOREFRONT

SCALE: 3" = 1'-0"



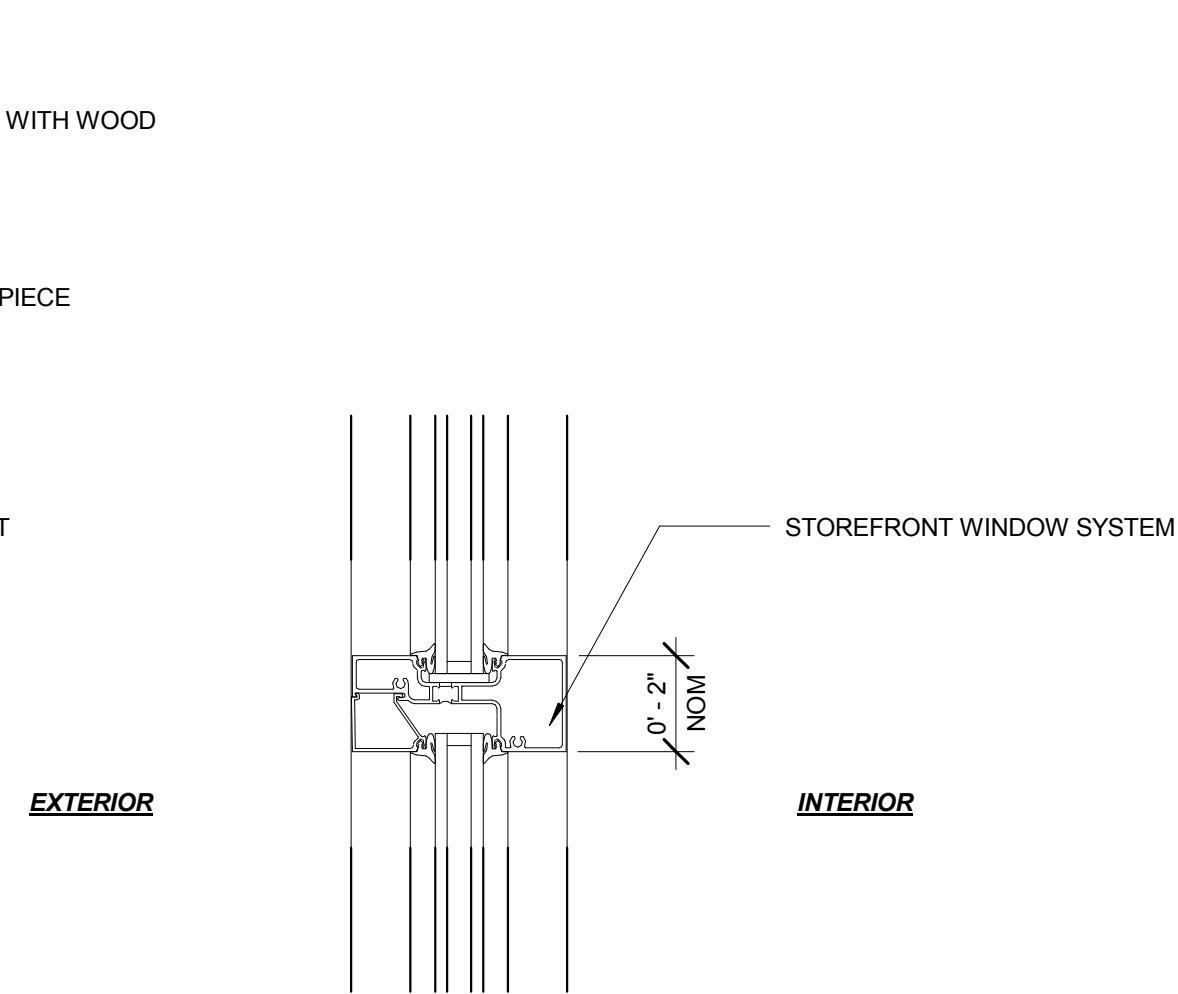
6. STOREFRONT DOOR JAMB

SCALE: 3" = 1'-0"



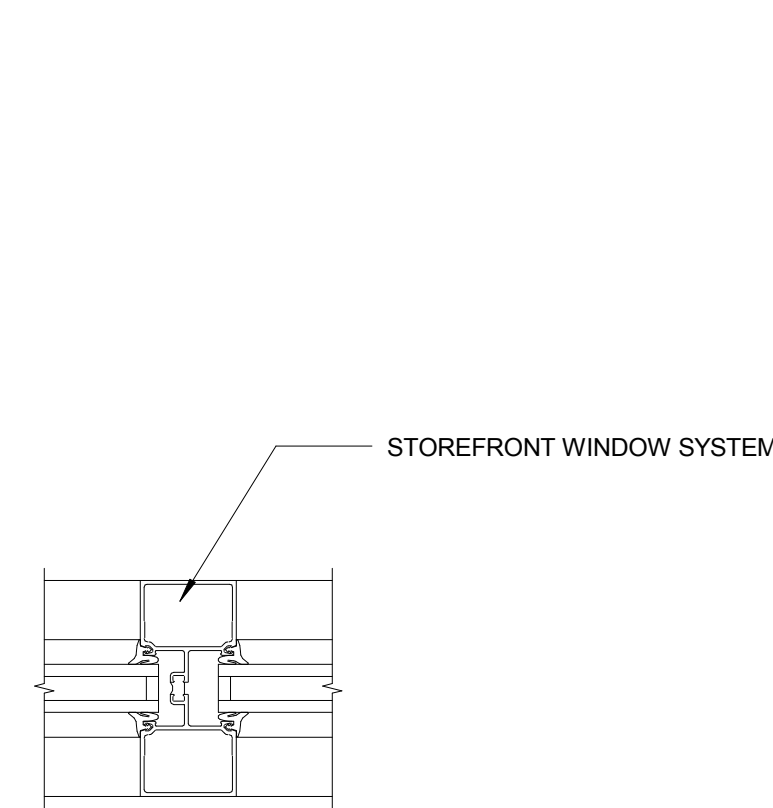
7. STOREFRONT WINDOW JAMB-GARAGE

SCALE: 3" = 1'-0"



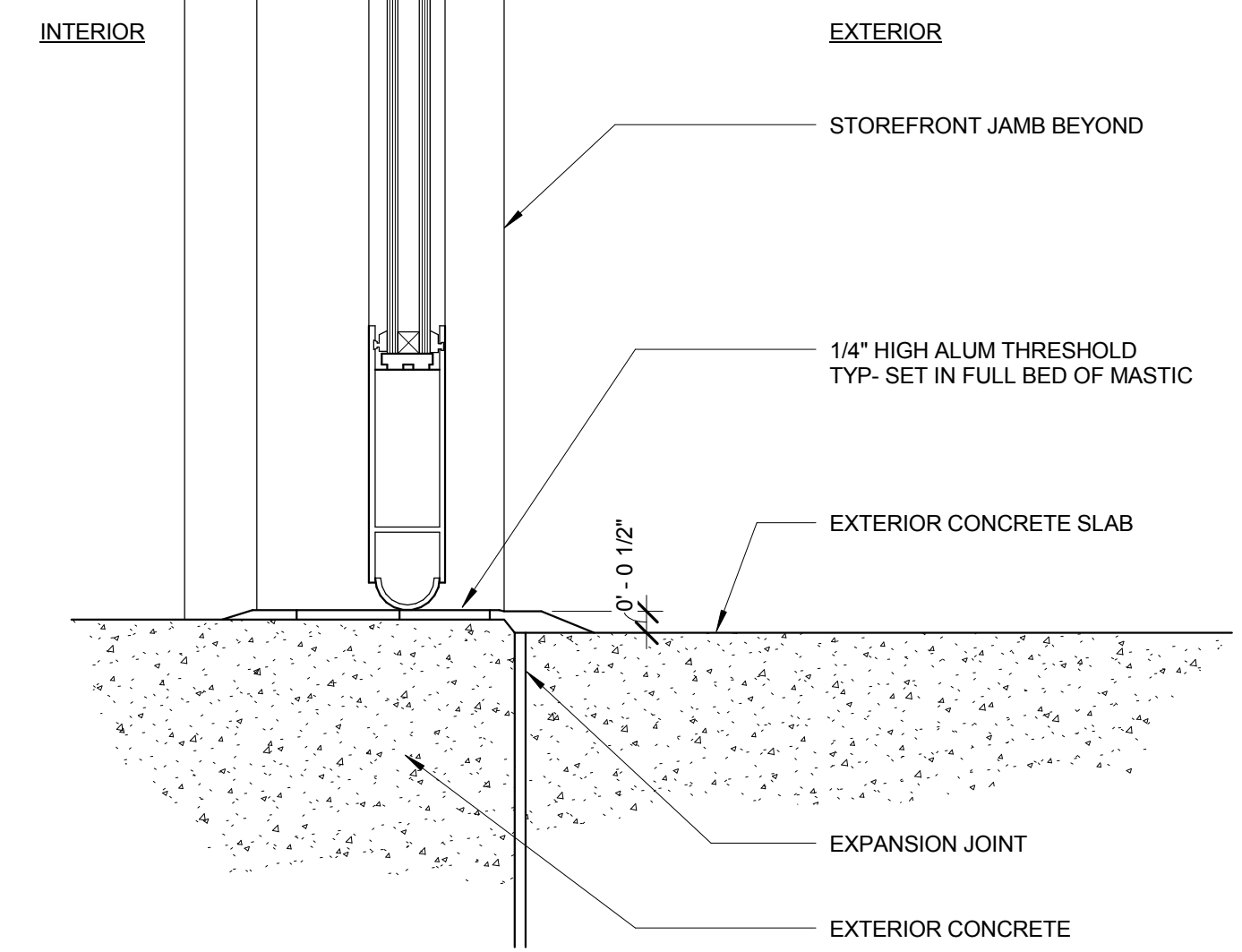
8. STOREFRONT WINDOW MULLION HORIZ

SCALE: 3" = 1'-0"



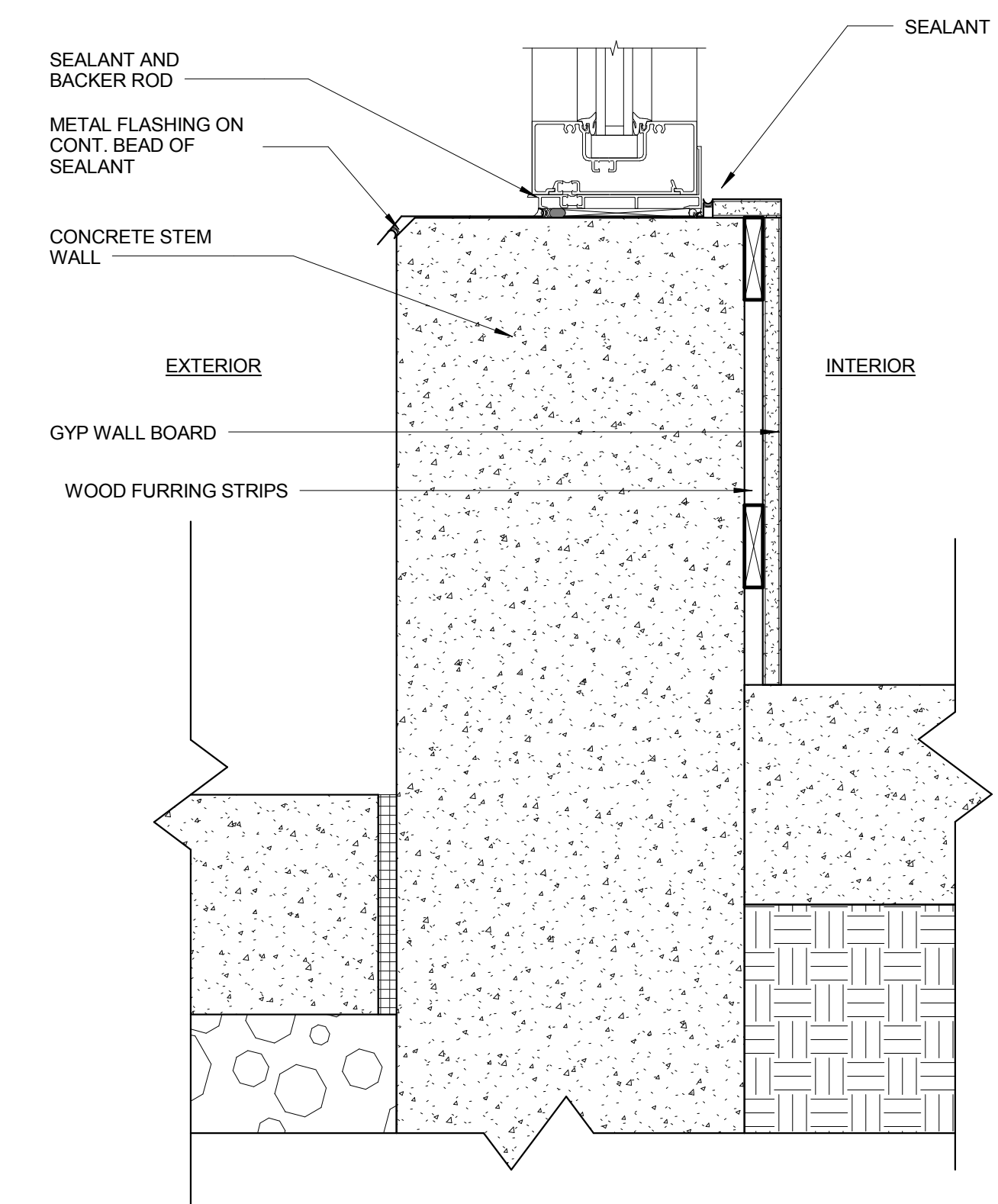
9. STOREFRONT WINDOW MULLION VERTICAL

SCALE: 3" = 1'-0"



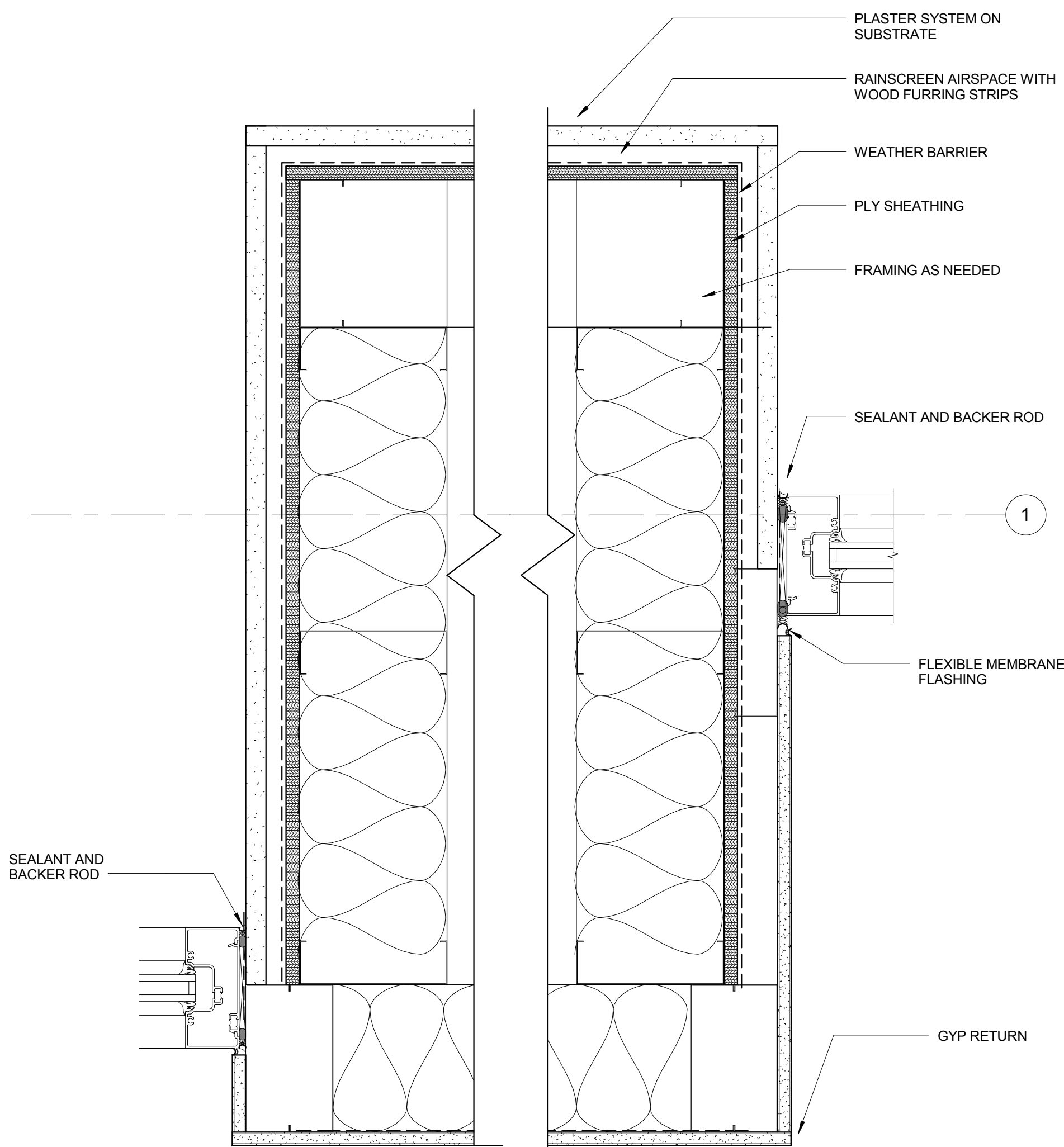
10. STOREFRONT DOOR SILL1

SCALE: 3" = 1'-0"



11. STOREFRONT WINDOWSILL 2

SCALE: 3" = 1'-0"



12. PLAN DETAIL @ STOREFRONT ENTRY

SCALE: 3" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

CONSULTANT:

R:
RUNBERG
ARCHITECTURE
GROUP

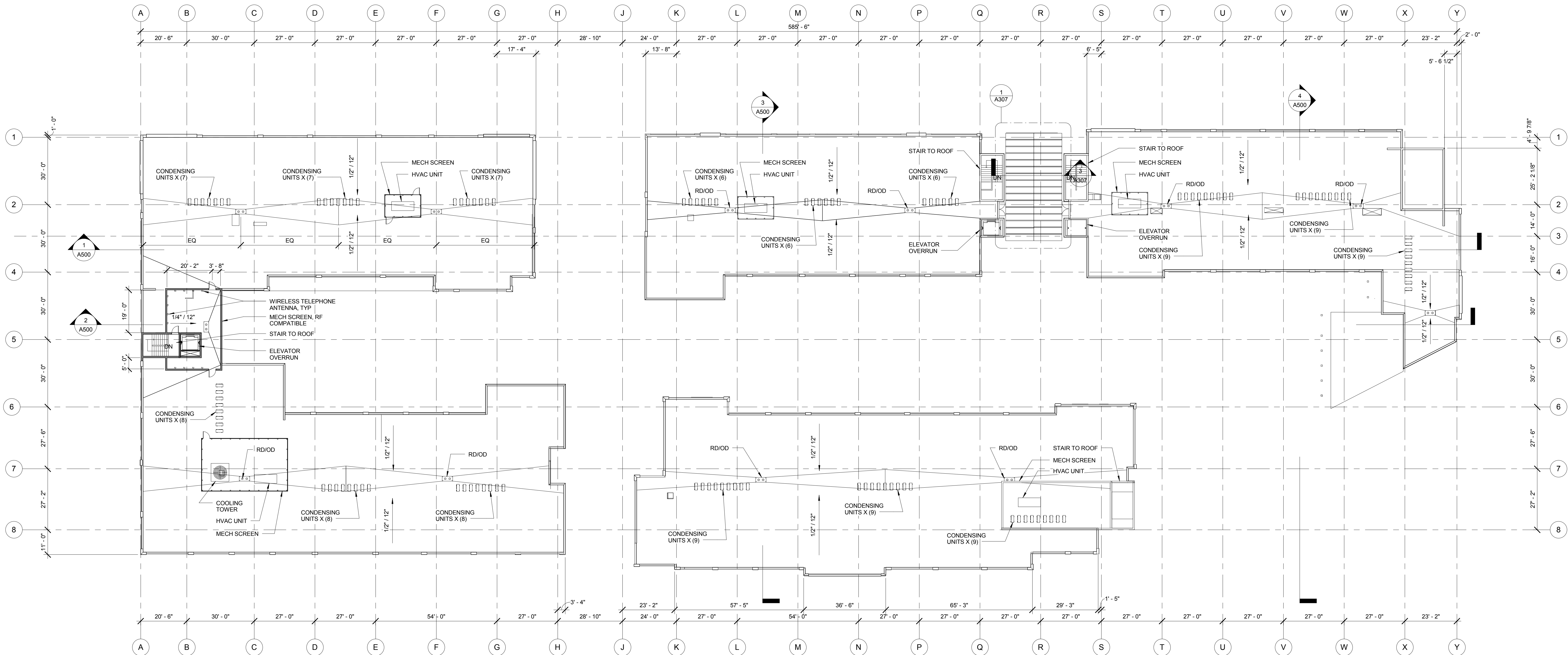
PROJECT NUMBER: 211346

**GRANT PARK
VILLAGE**

**NE 33RD &
BROADWAY
PORTLAND, OR**

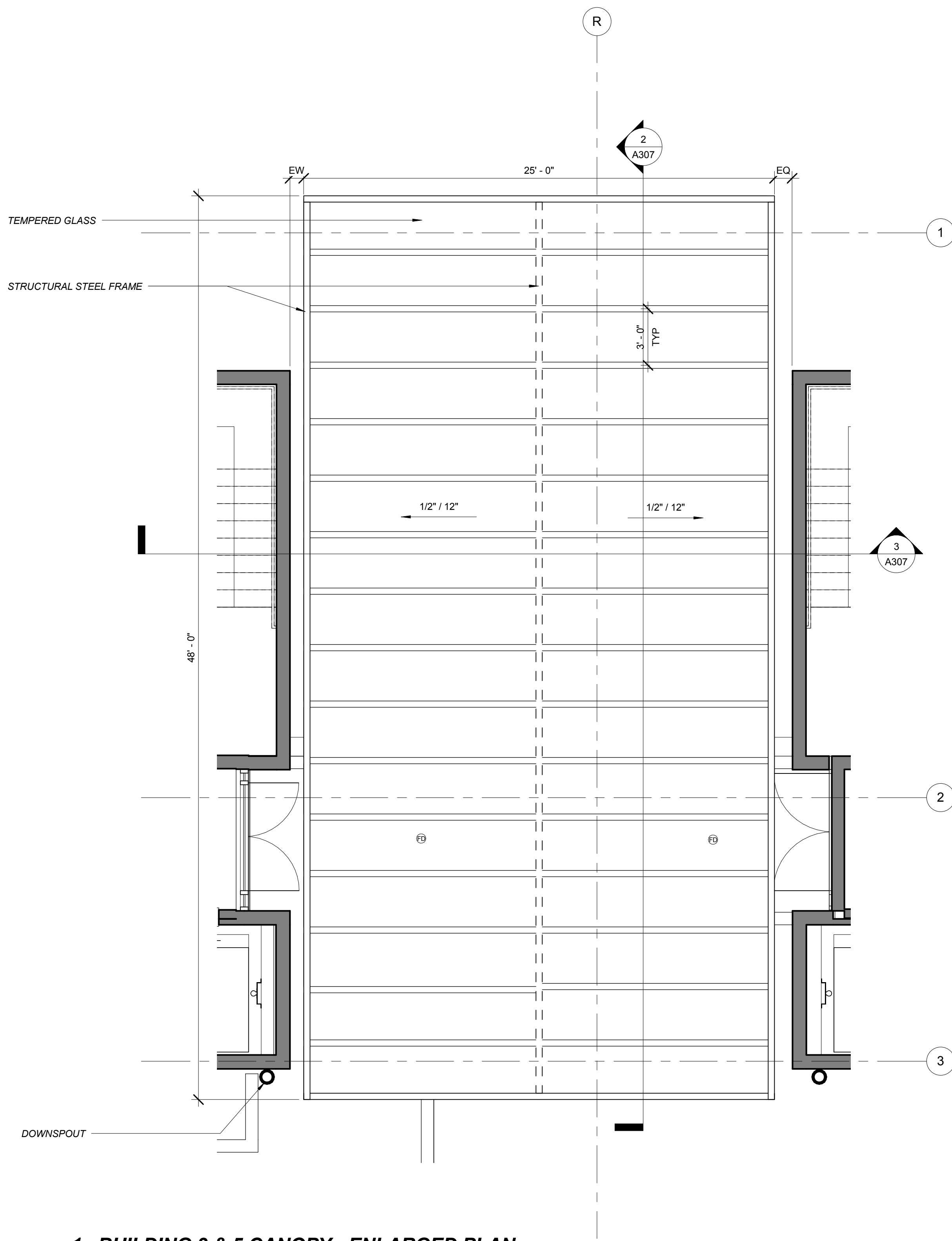
SHEET TITLE:
**STOREFRONT
DETAILS**

DRAWN BY: Author
DATE ISSUED: 11.21.2012



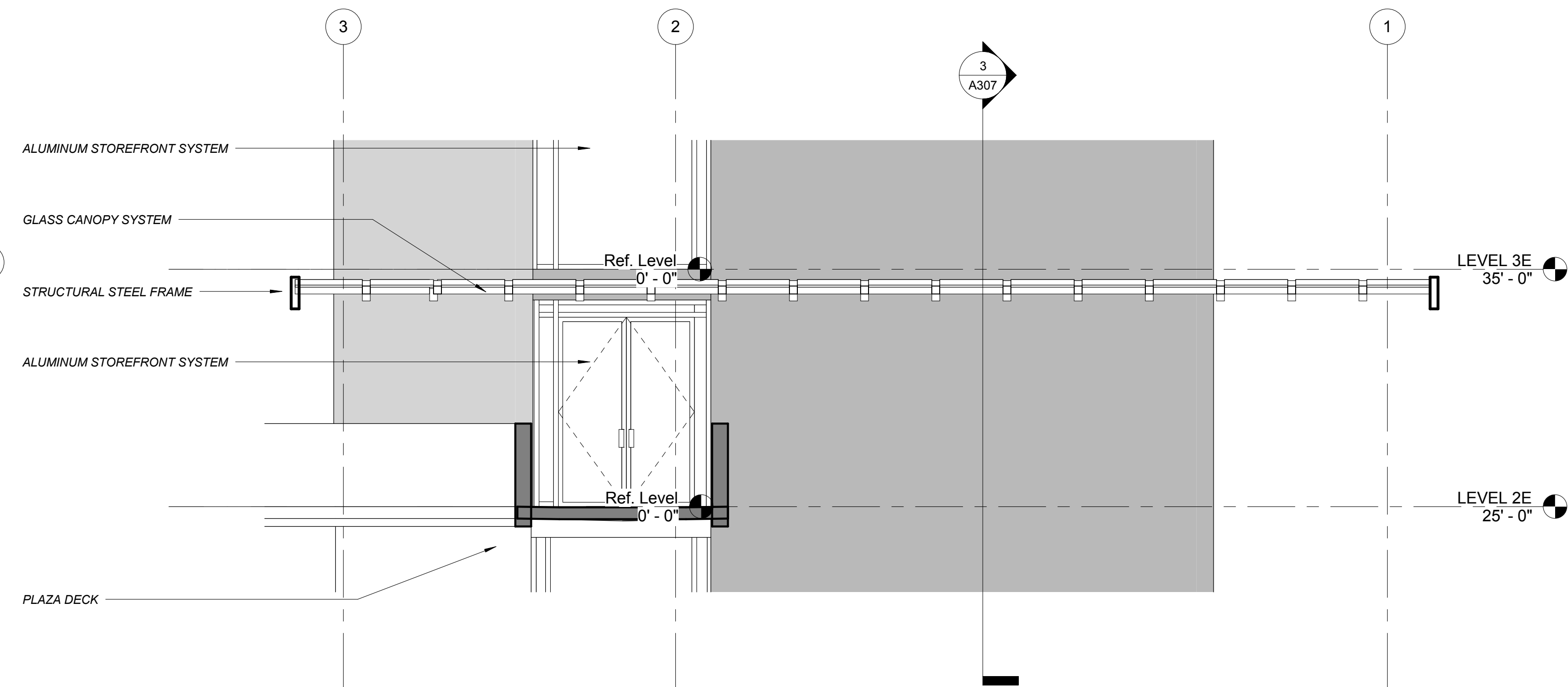
1. ROOF PLAN - OVERALL

SCALE: 1" = 20'-0"



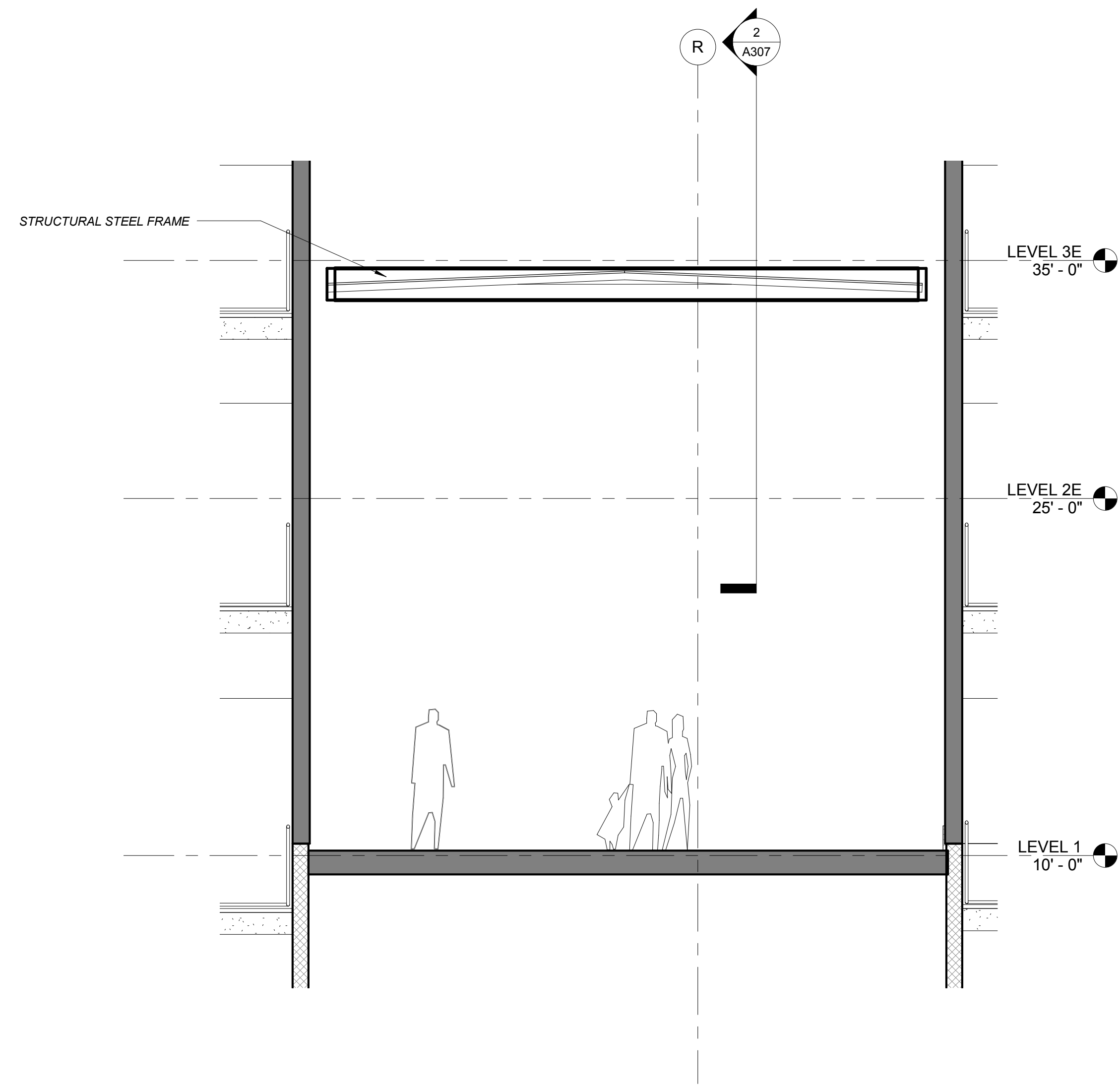
1. BUILDING 3 & 5 CANOPY - ENLARGED PLAN

SCALE: 1/4" = 1'-0"



BUILDING 3 & 5 CANOPY - LONGITUDINAL
2. SECTION

SCALE: 1/4" = 1'-0"



BUILDING 3 & 5 CANOPY - TRANSVERSE
3. SECTION

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

CONSULTANT:

R:
RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 211346

**GRANT PARK
VILLAGE**

**NE 33RD &
BROADWAY
PORTLAND, OR**

SHEET TITLE:
**EXTERIOR
OVERALL
ELEVATION
PERSPECTIVES**

DRAWN BY: Author
DATE ISSUED: 09.24.2012

SHEET: **A400**
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L.U.R. APPLICATION



OVERALL NORTH ELEVATION PERSPECTIVE



OVERALL SOUTH ELEVATION PERSPECTIVE



1. BUILDING 1 - NORTH

SCALE: 1/8" = 1'-0"



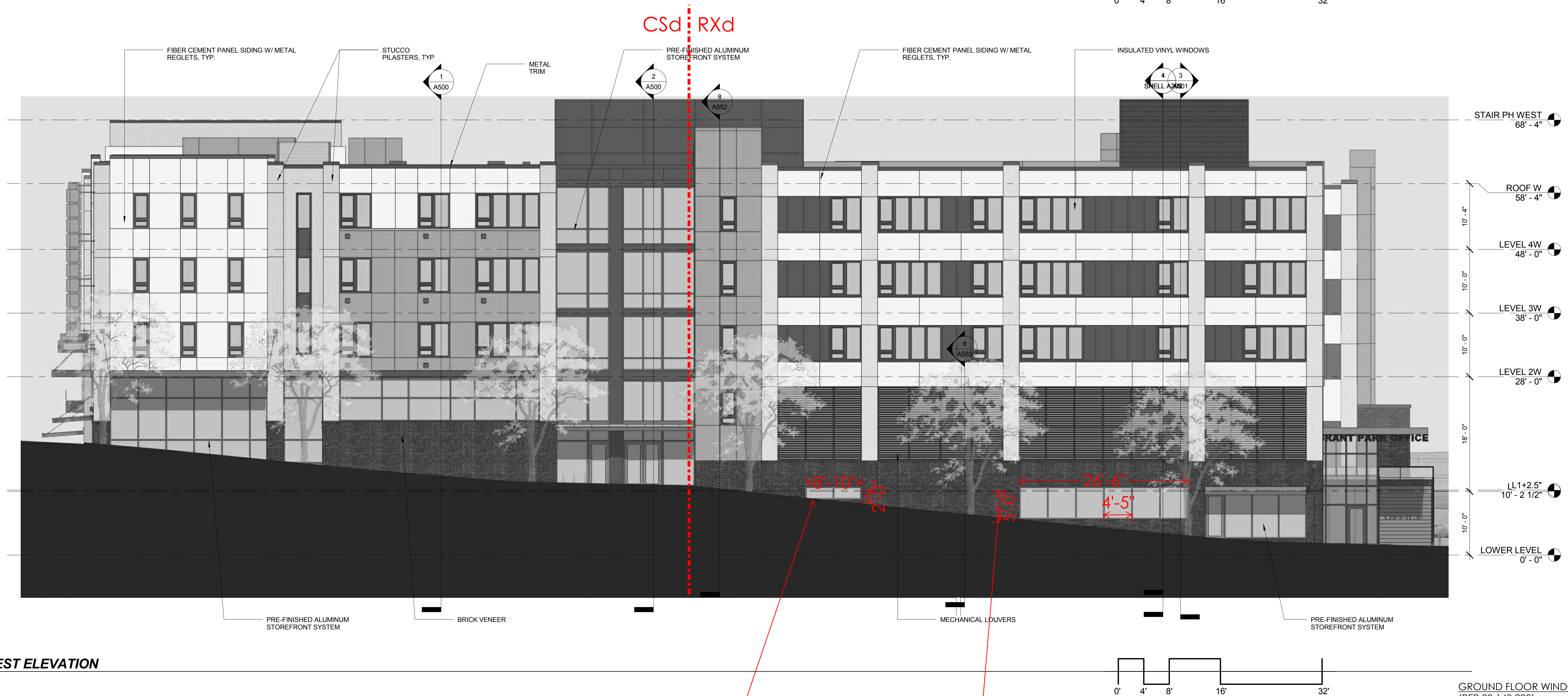
2. BUILDING 3 - NORTH

SCALE: 1/8" = 1'-0"



1. BUILDING 5 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3. BUILDING 1 & 2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

8'-10" X 2'-0" DISPLAY CASE: ALUMINUM
STOREFRONT SYSTEM WITH CLEAR GLASS.
INTERNALLY LIT.

26'-6" X 5'-0" DISPLAY CASE: ALUMINUM
STOREFRONT SYSTEM WITH CLEAR GLASS.
INTERNALLY LIT.

GROUND FLOOR WINDOWS CALCULATION
(PER 33.140.230)

GROUND FLOOR WALL AREA= 1,751 SF
GROUND FLOOR WINDOW AREA= 675 SF
WINDOW AREA COVERAGE= 38%

WINDOW FRONTAGE= 48%



1. ELEVATION BLDG 4 SOUTH

SCALE: 1/8" = 1'-0"

Csd RXd



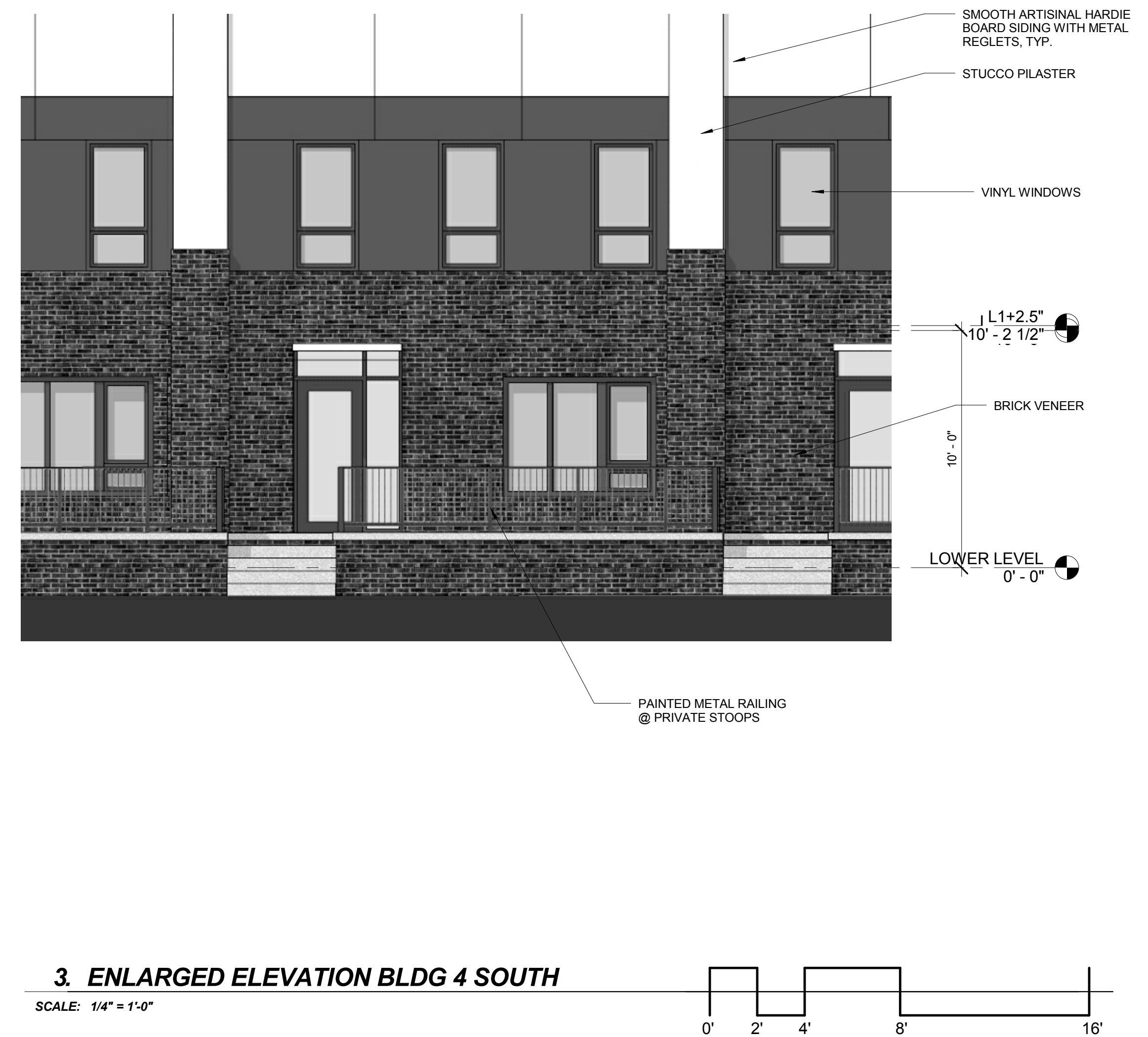
2. BUILDING 5 EAST ELEVATION

SCALE: 1/8" = 1'-0"

GROUND FLOOR WINDOWS CALCULATION
(PER 33.140.230)

GROUND FLOOR WALL AREA= 856 SF
GROUND FLOOR WINDOW AREA= 300 SF
WINDOW AREA COVERAGE= 35%

WINDOW FRONTAGE= 36%



3. ENLARGED ELEVATION BLDG 4 SOUTH

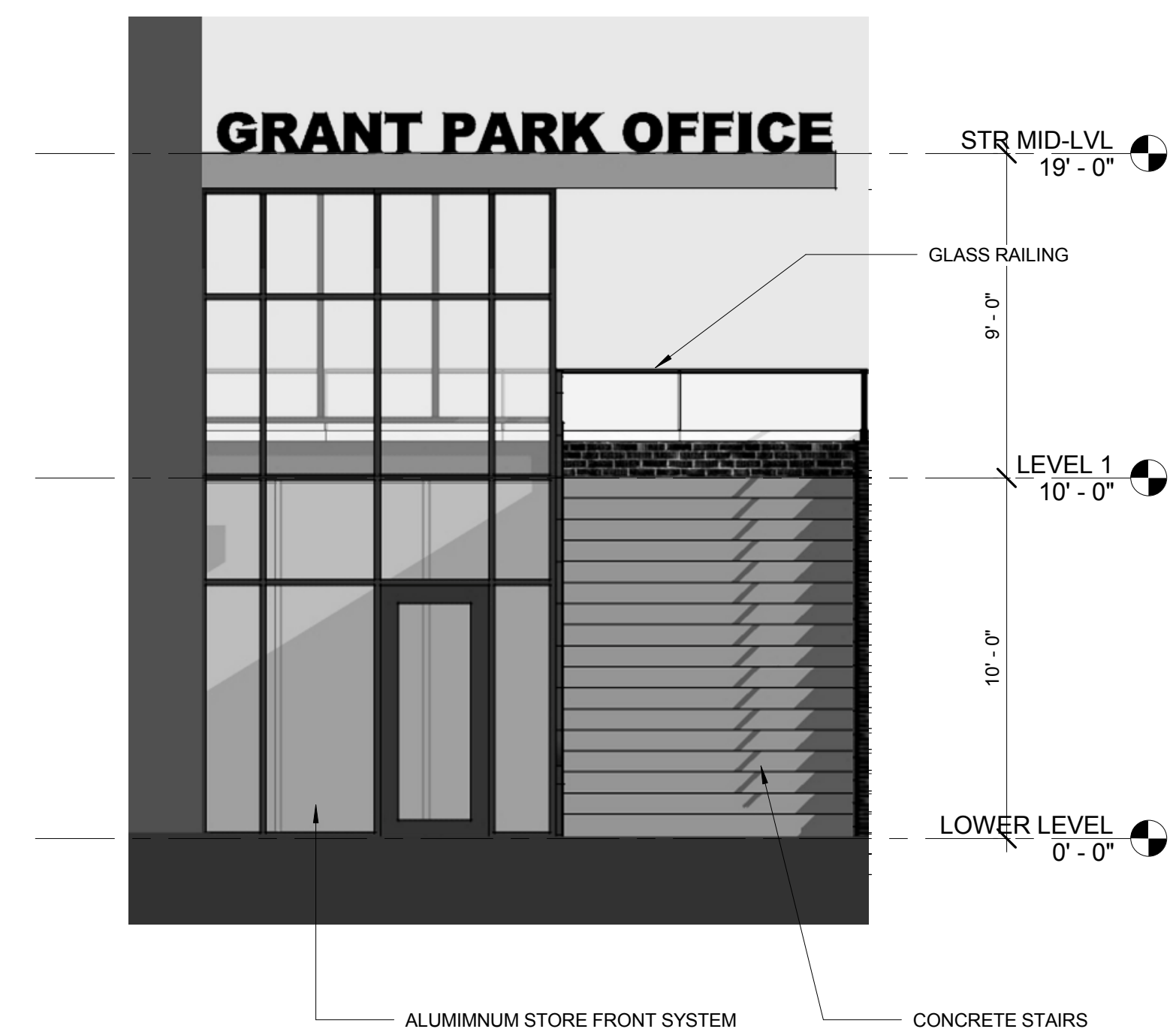
SCALE: 1/4" = 1'-0"

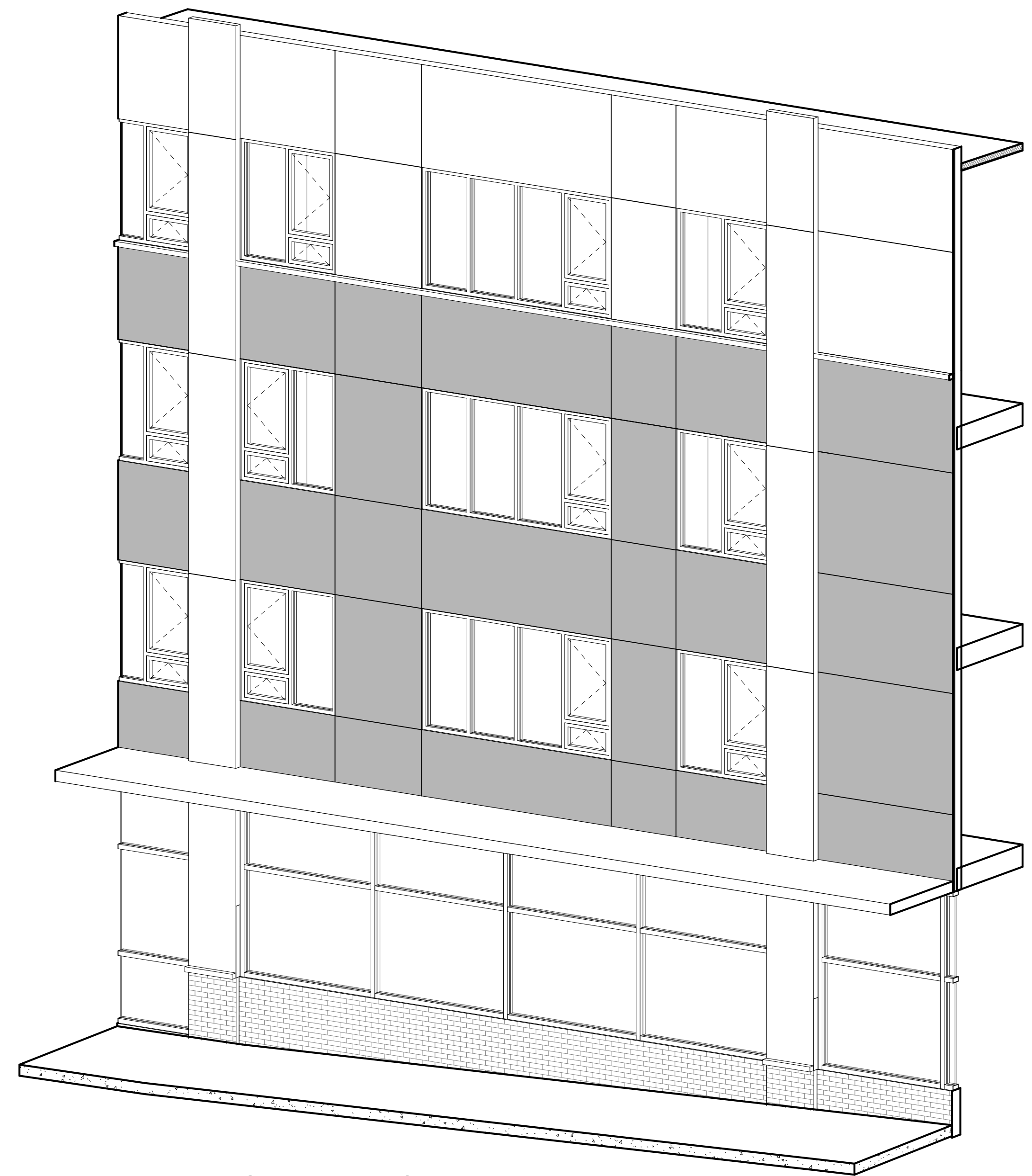


1. BUILDING 2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



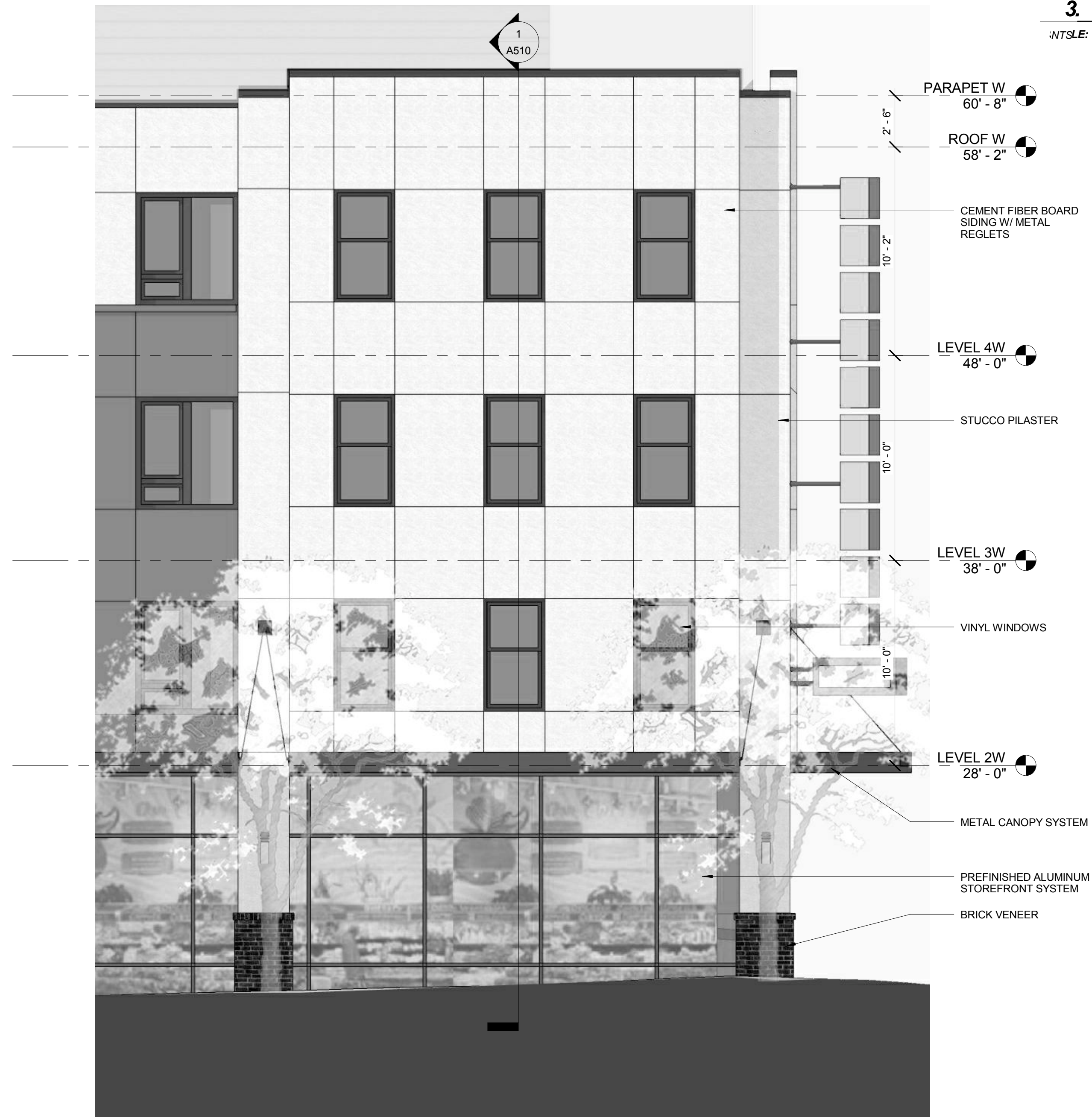
2. Elevation 1 - a
SCALE: 1/4" = 1'-0"





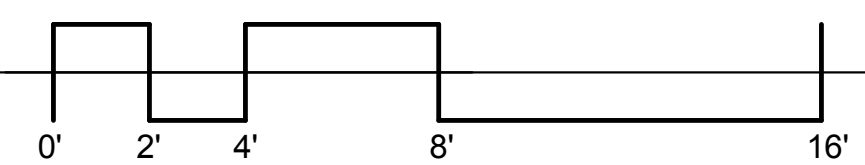
3. BUILDING 1 - ELEVATION DETAIL

NOTES:



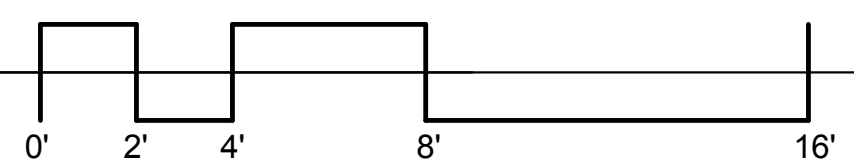
2. BUILDING 1 - ENLARGED NORTH ELEVATION

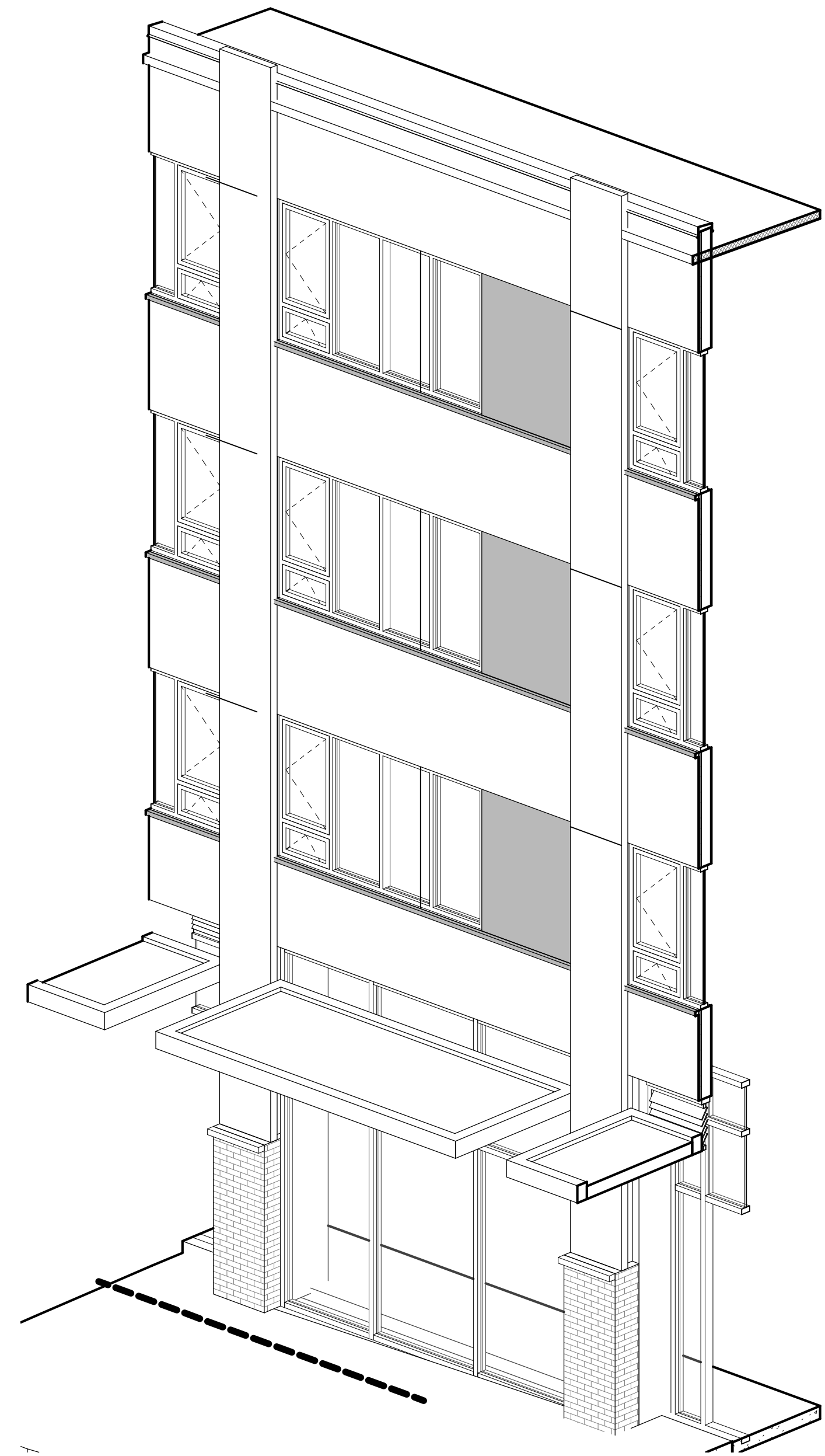
SCALE: 1/4" = 1'-0"



1. BUILDING 1 - ENLARGED NORTH ELEVATION

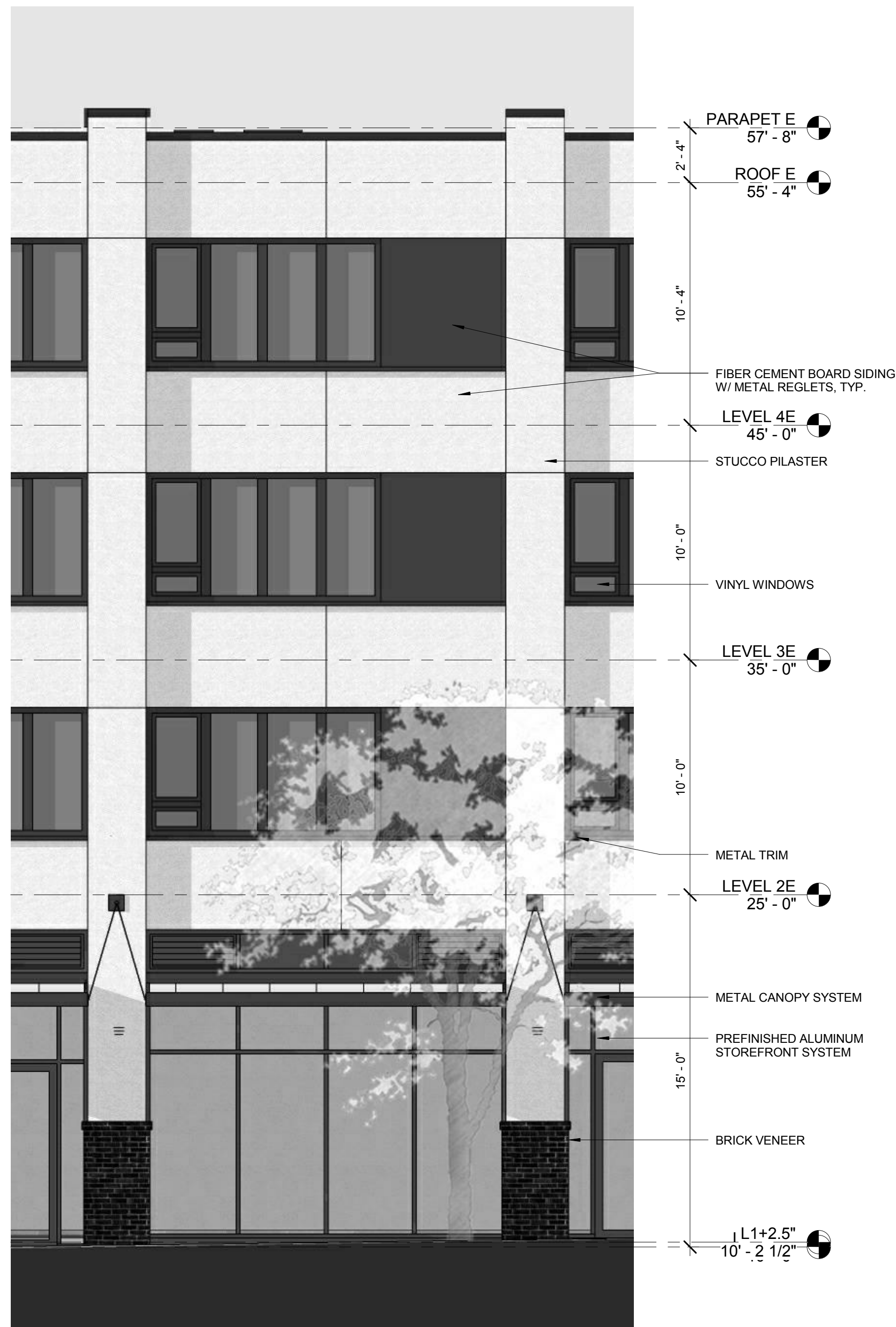
SCALE: 1/4" = 1'-0"





3. BUILDING 3 - ELEVATION DETAIL

SCALE: NTS



1. BUILDING 3 - ENLARGED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

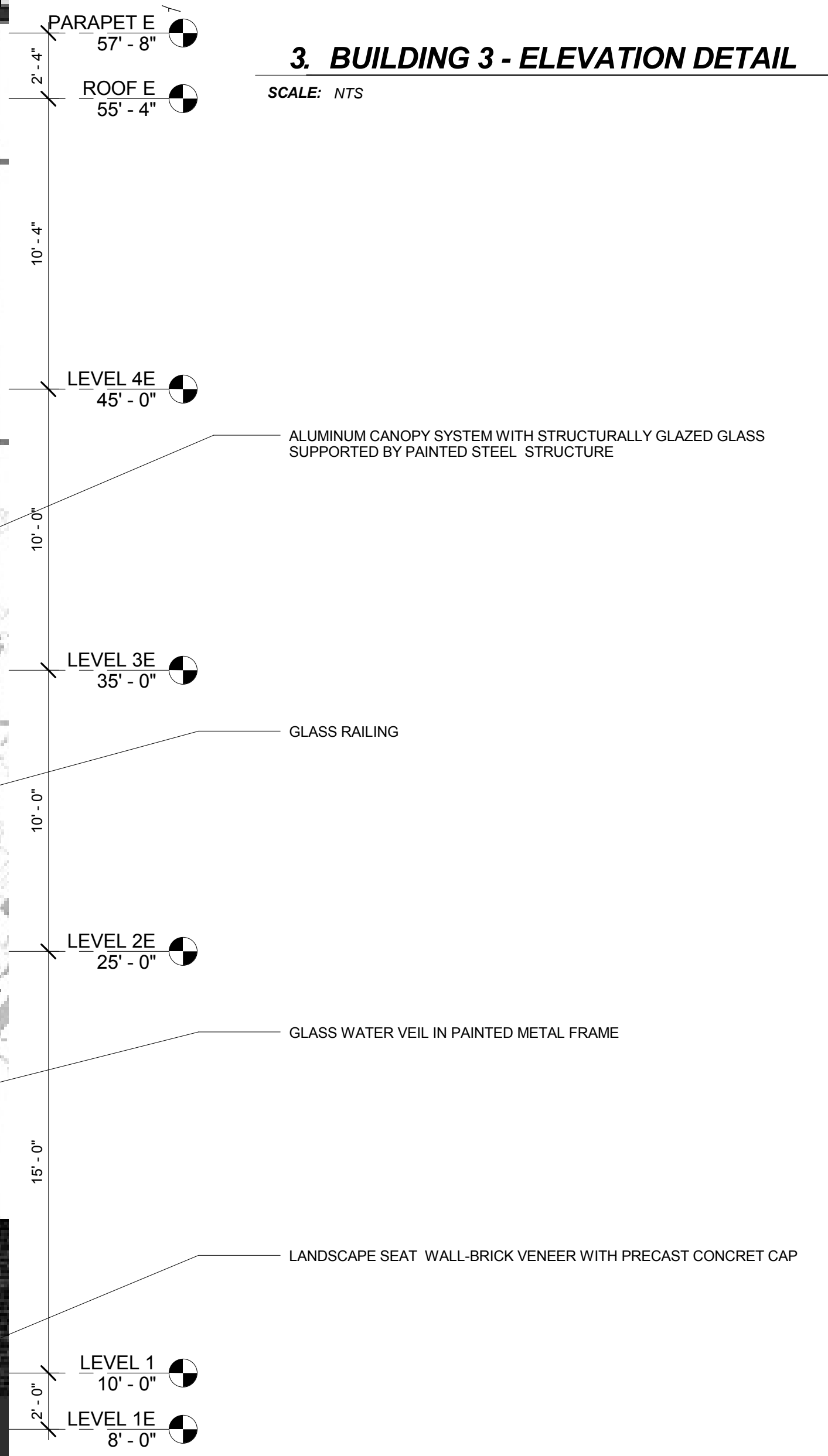
0' 2' 4' 8' 16'

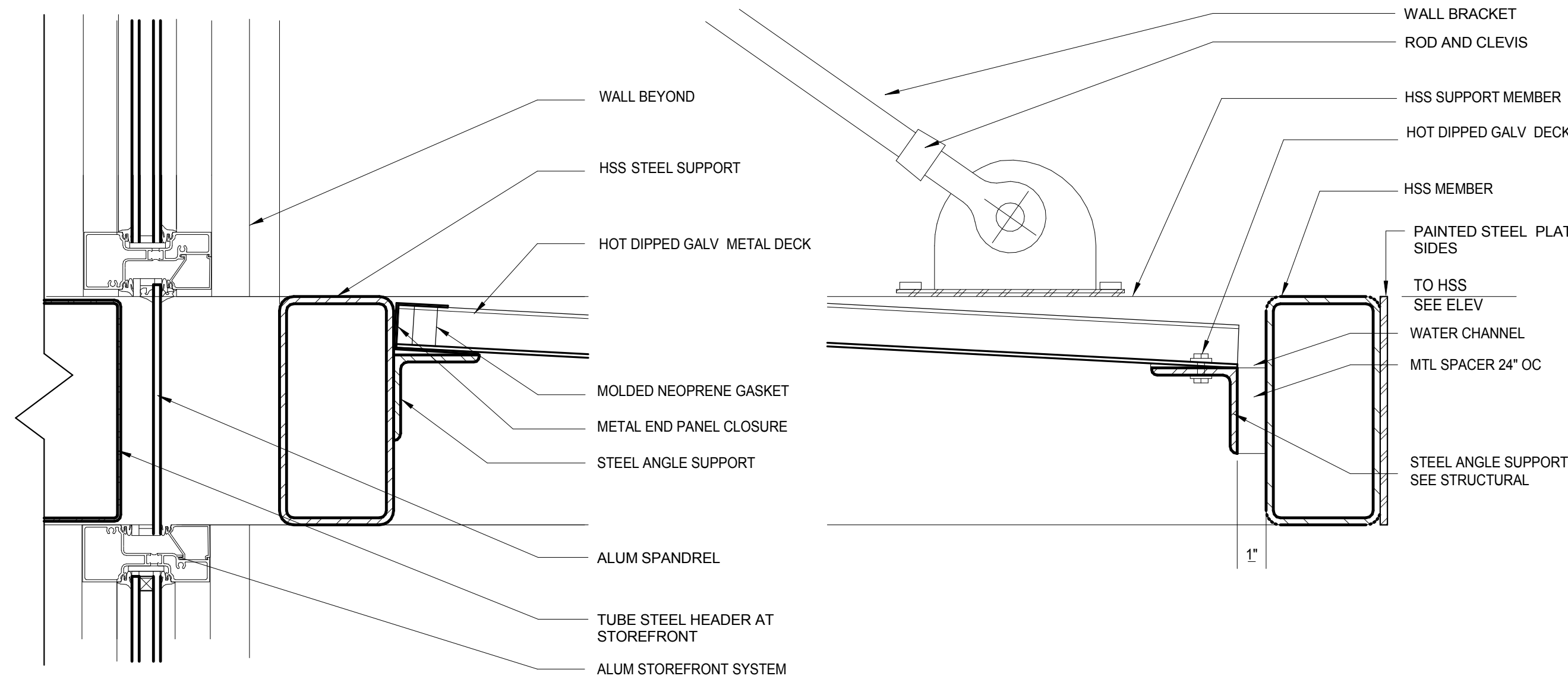


2. BUILDING 3 & 5 - ENLARGED ELEVATION

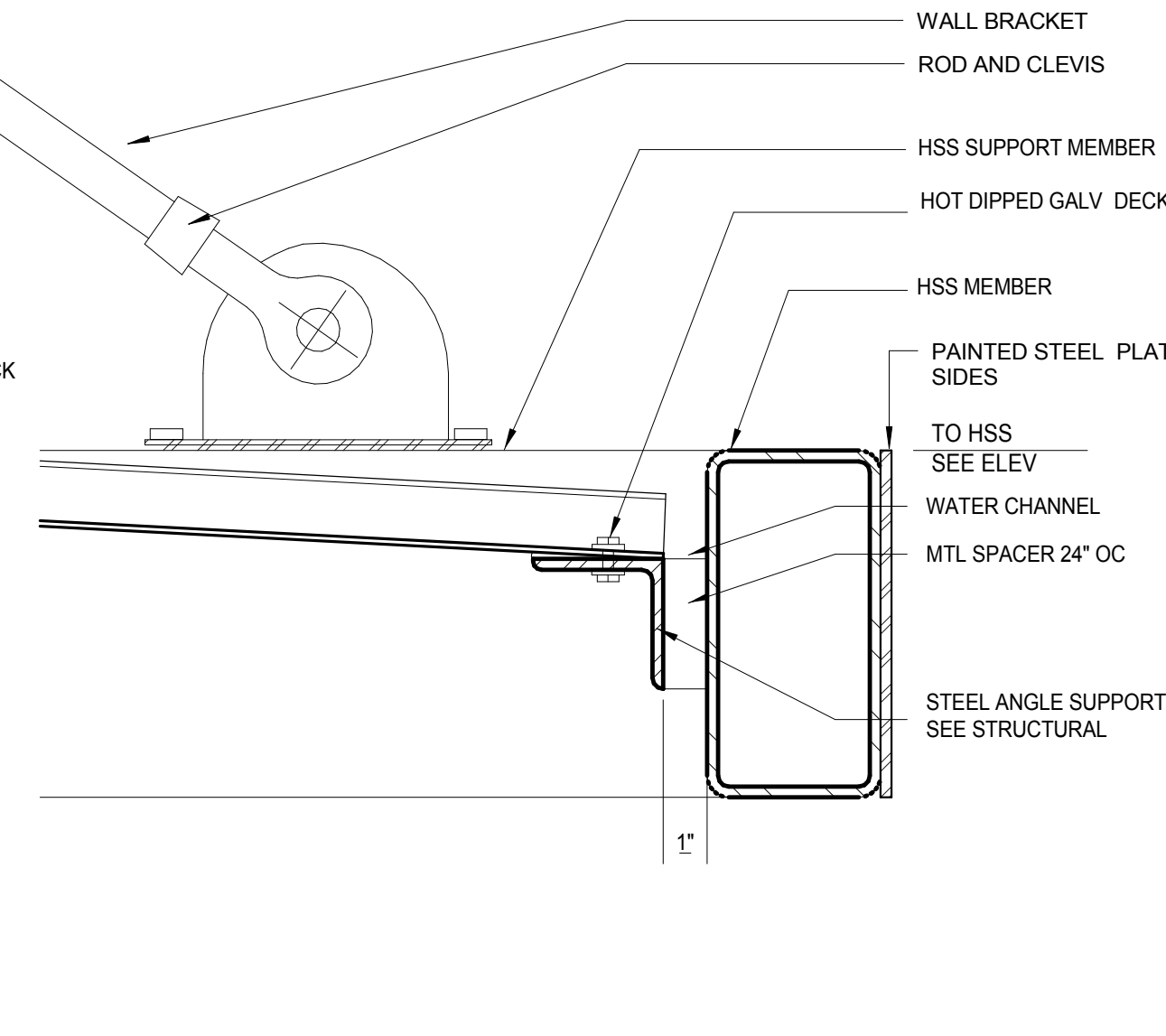
SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

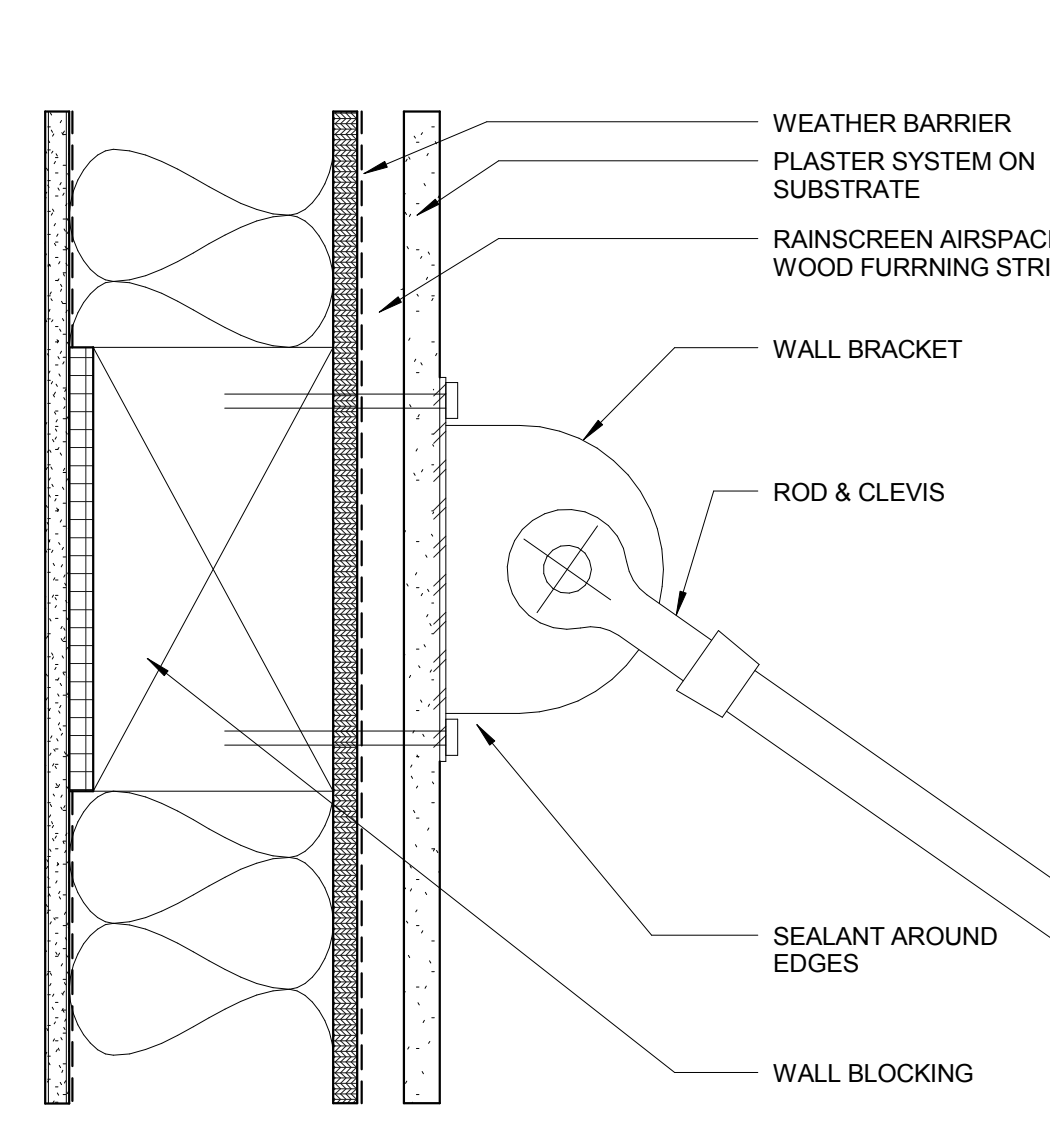




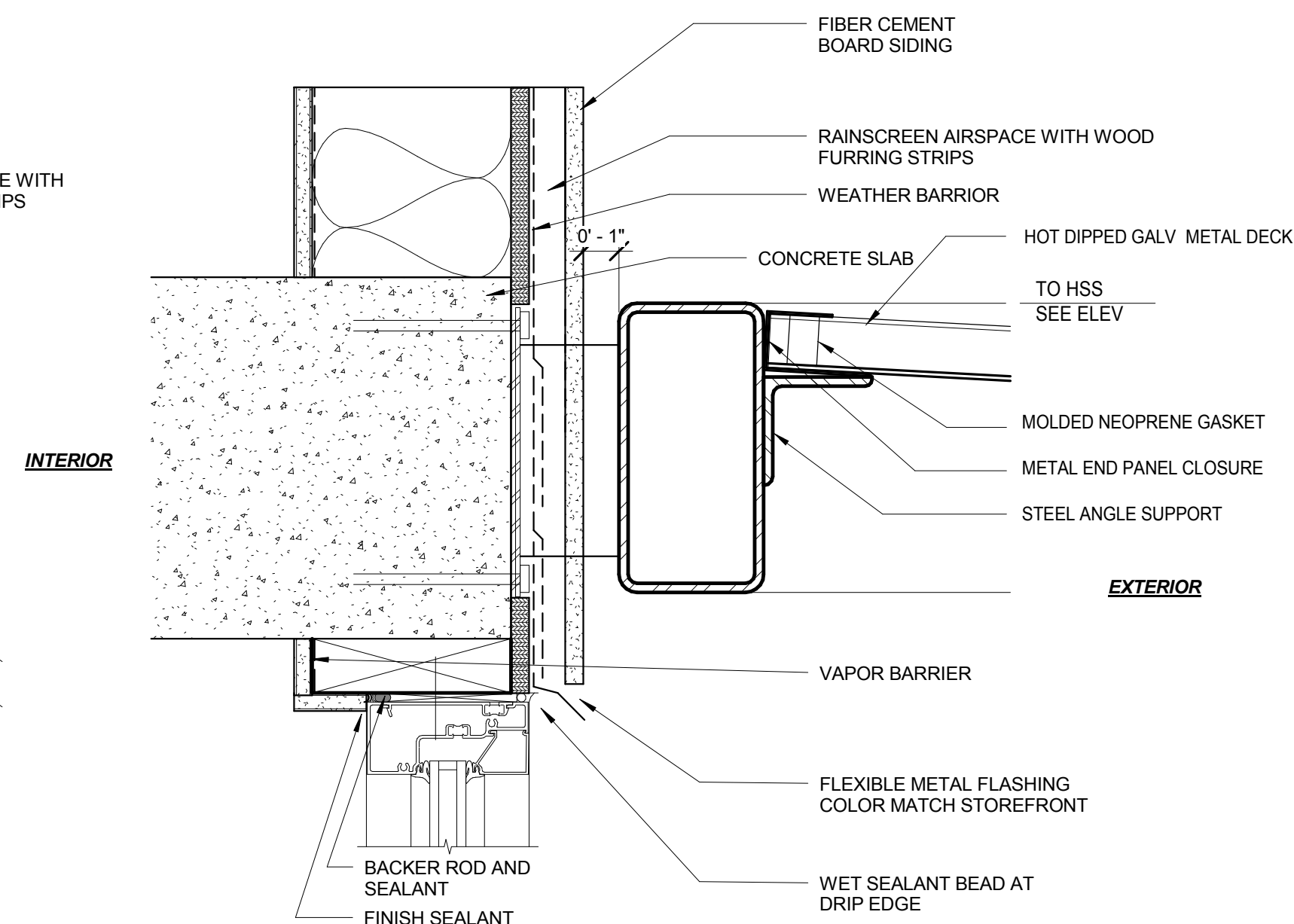
1. SECTION DETAIL @ CANOPY AT WINDOW
SCALE: 3" = 1'-0"



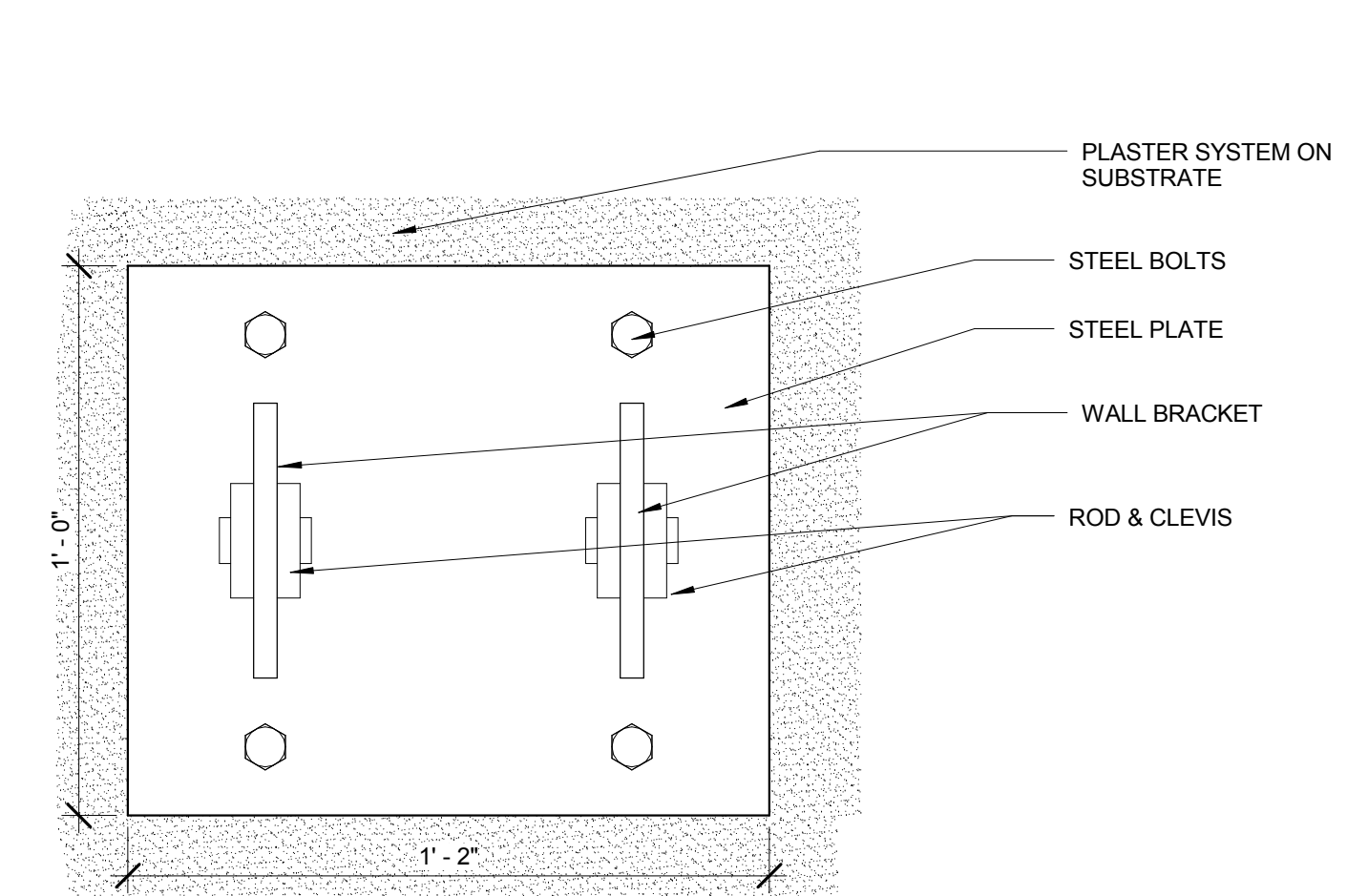
2. SECTION DETAIL @ CANOPY END
SCALE: 3" = 1'-0"



3. SECTION DETAIL @ CANOPY SUPPORT ROD
SCALE: 3" = 1'-0"



SECTION DETAIL @ CHANNEL CANOPY AT WALL
SCALE: 3" = 1'-0"



ELEVATION DETAIL @ CANOPY SUPPORT
15. ROD
SCALE: 3" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION
CONSULTANT:

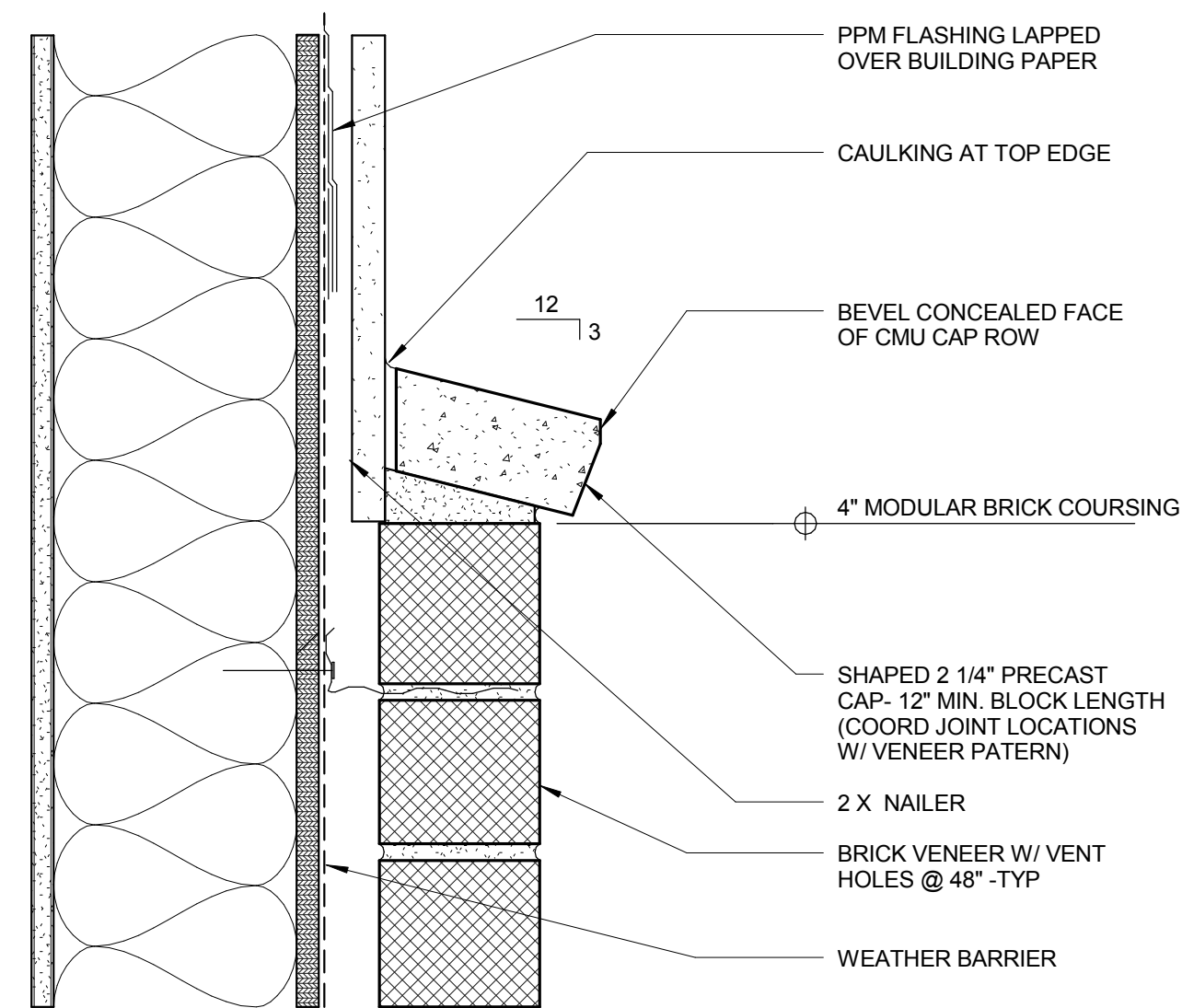
R:

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ARCHITECTURE
GROUP

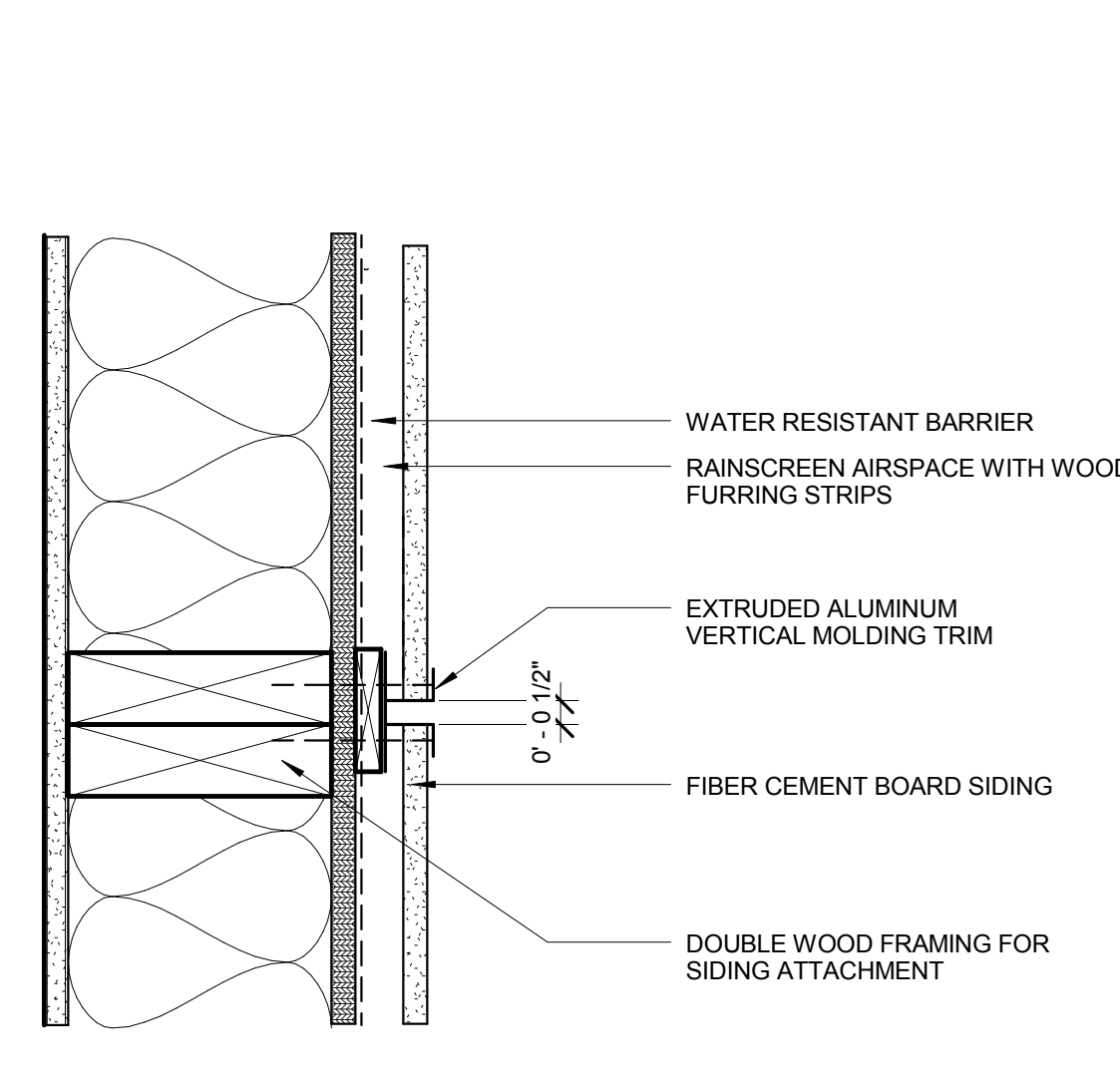
PROJECT NUMBER: 211346

GRANT PARK VILLAGE

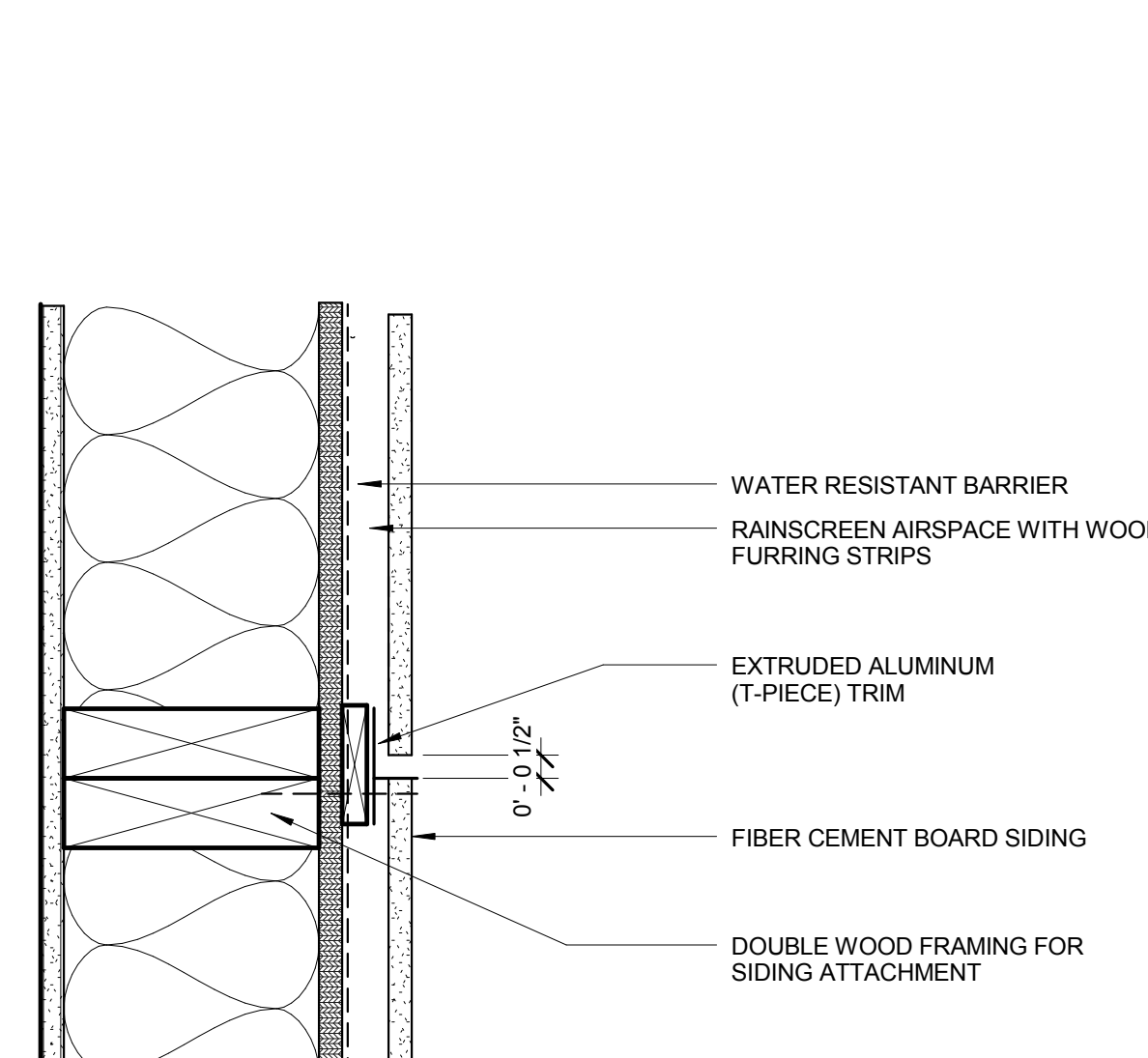
**NE 33RD & BROADWAY
PORTLAND, OR**



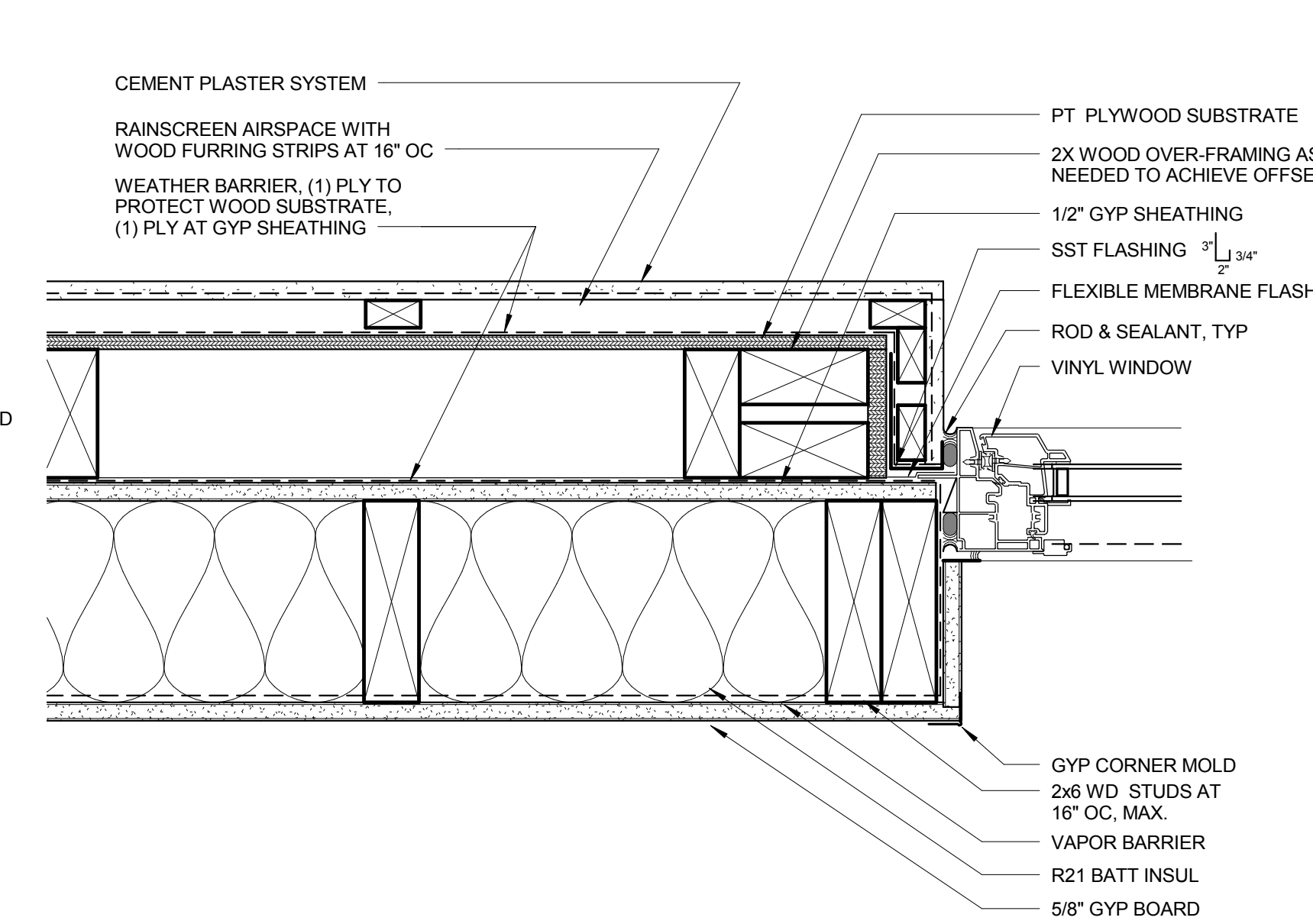
SECTION DETAIL @ BRICK VENEER AT PILASTER BASE
SCALE: 3" = 1'-0"



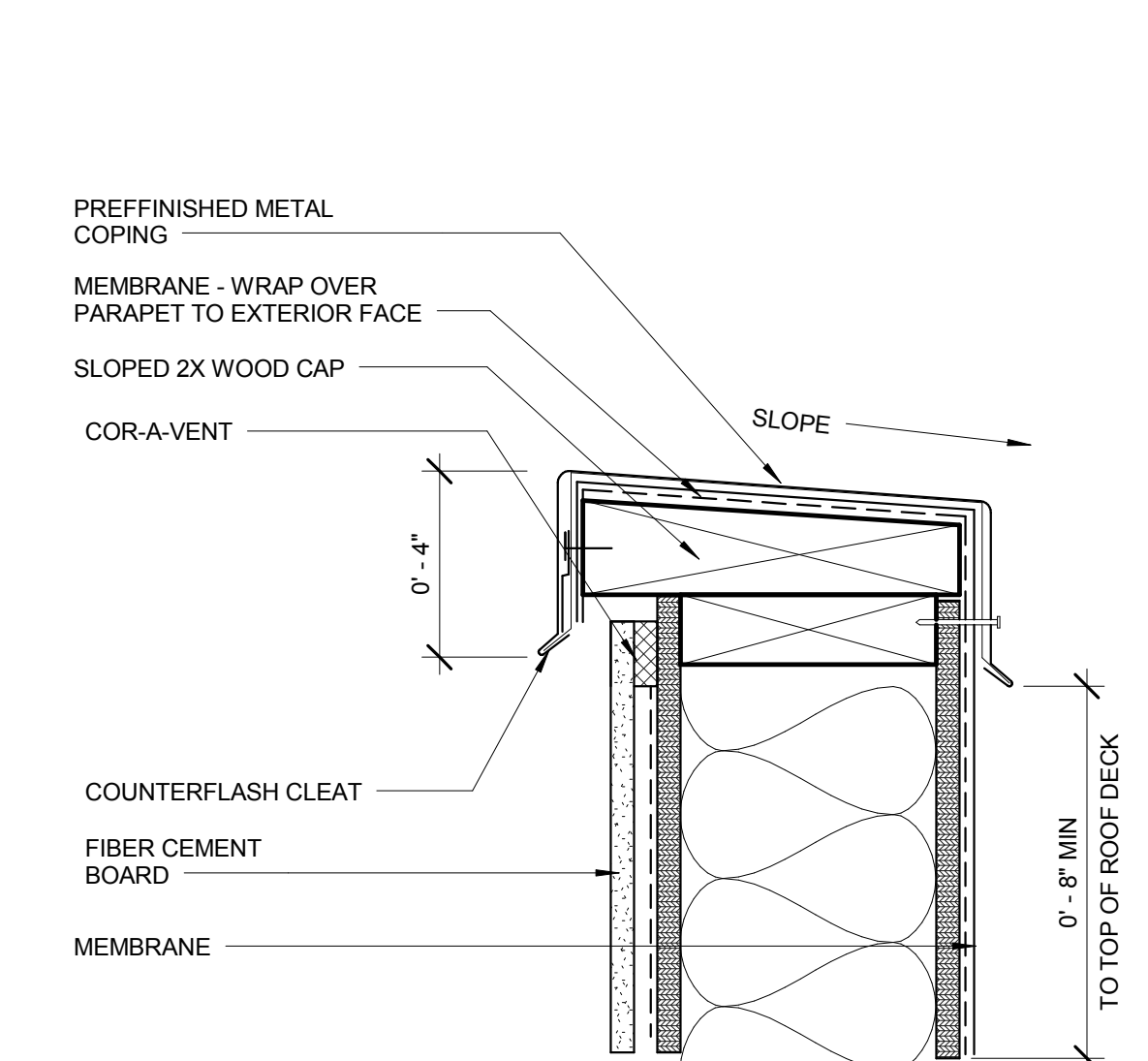
PLAN DETAIL @ CEMENT BOARD SIDING
7. VERTICAL REVEAL (PLAN)
SCALE: 3" = 1'-0"



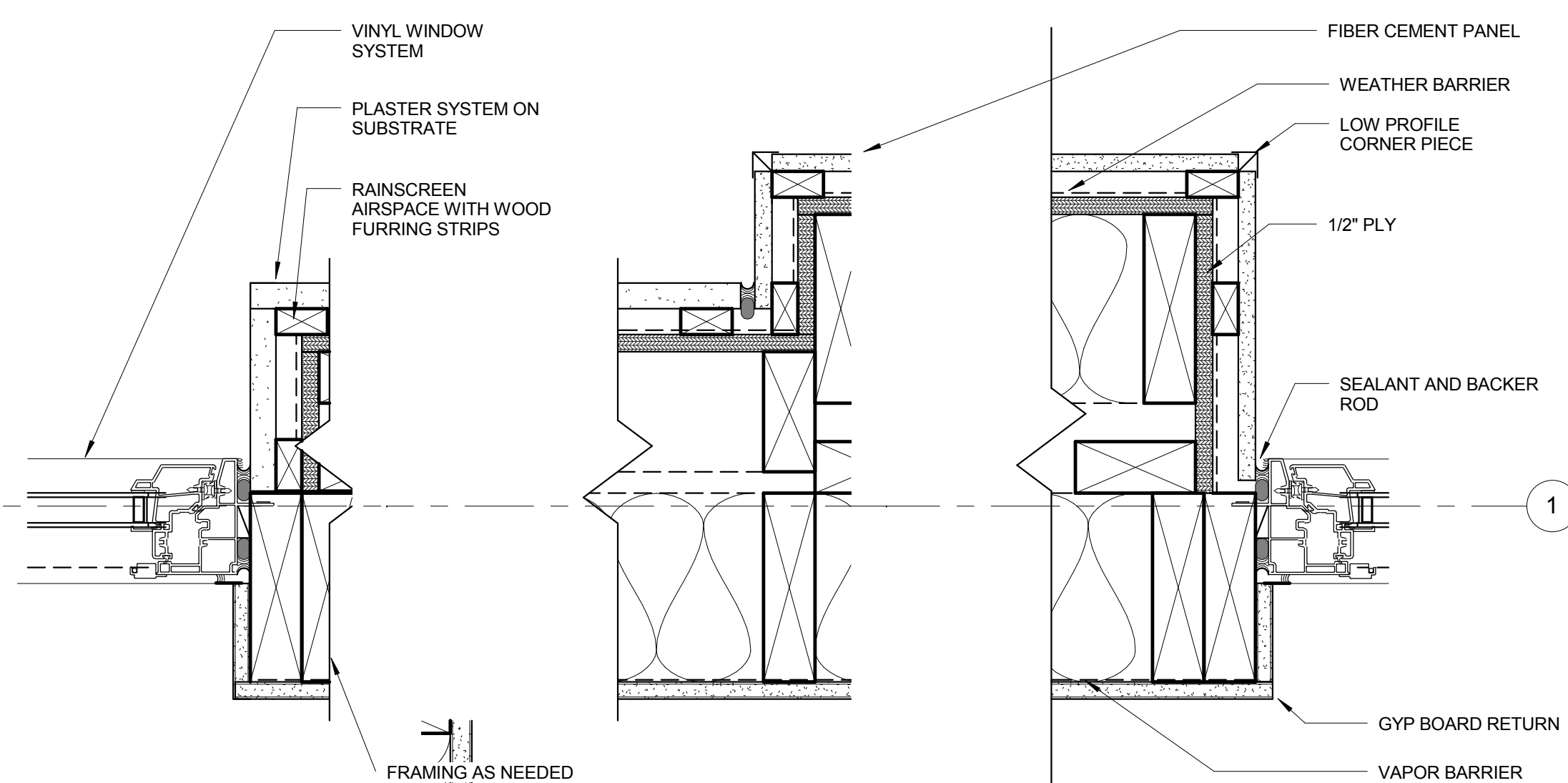
SECTION DETAIL @ CEMENT BOARD SIDING
8. HORIZONTAL REVEAL (SECTION)
SCALE: 3" = 1'-0"



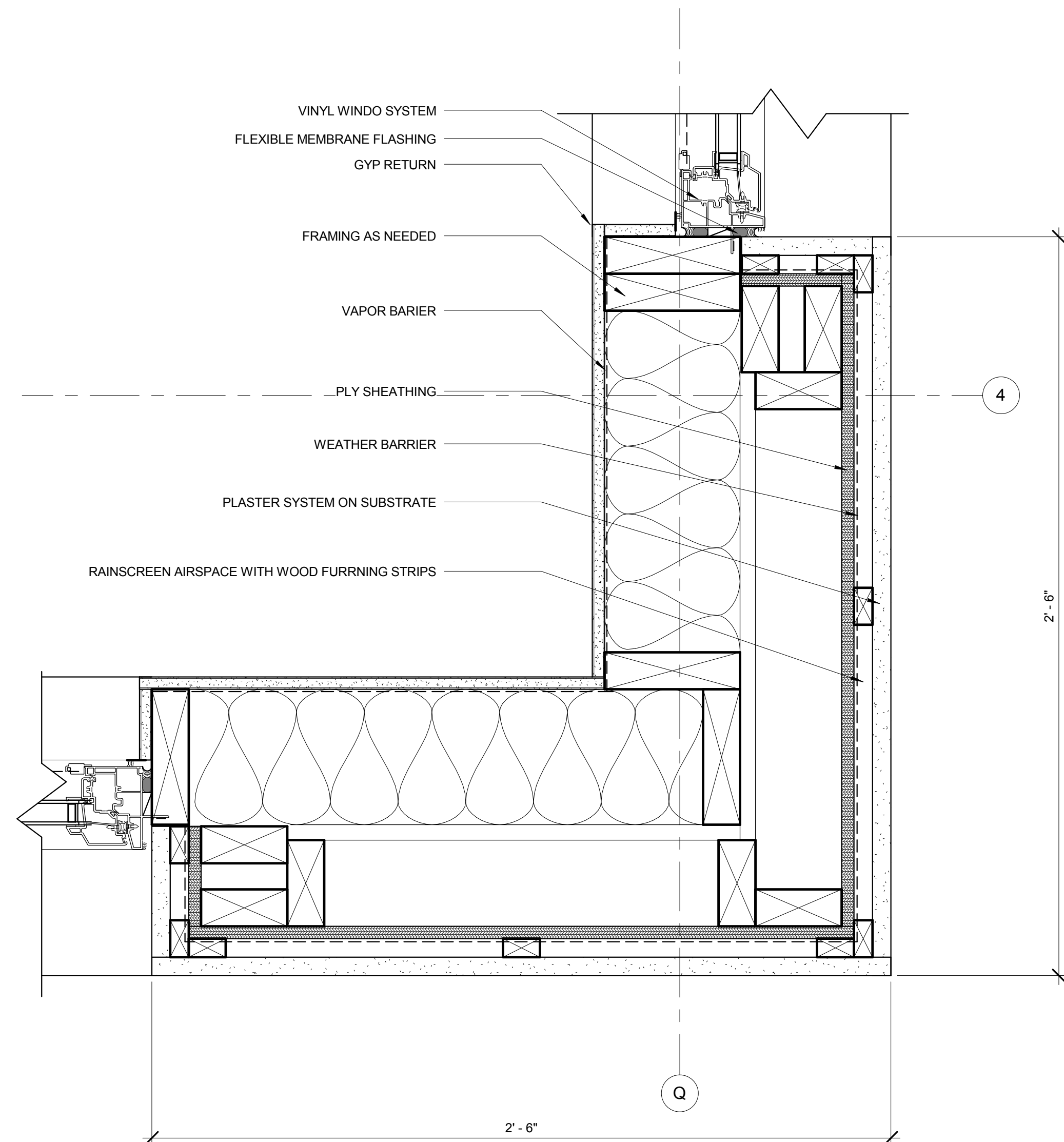
9. PLAN DETAIL - TYP PLASTER PILASTER
SCALE: 3" = 1'-0"



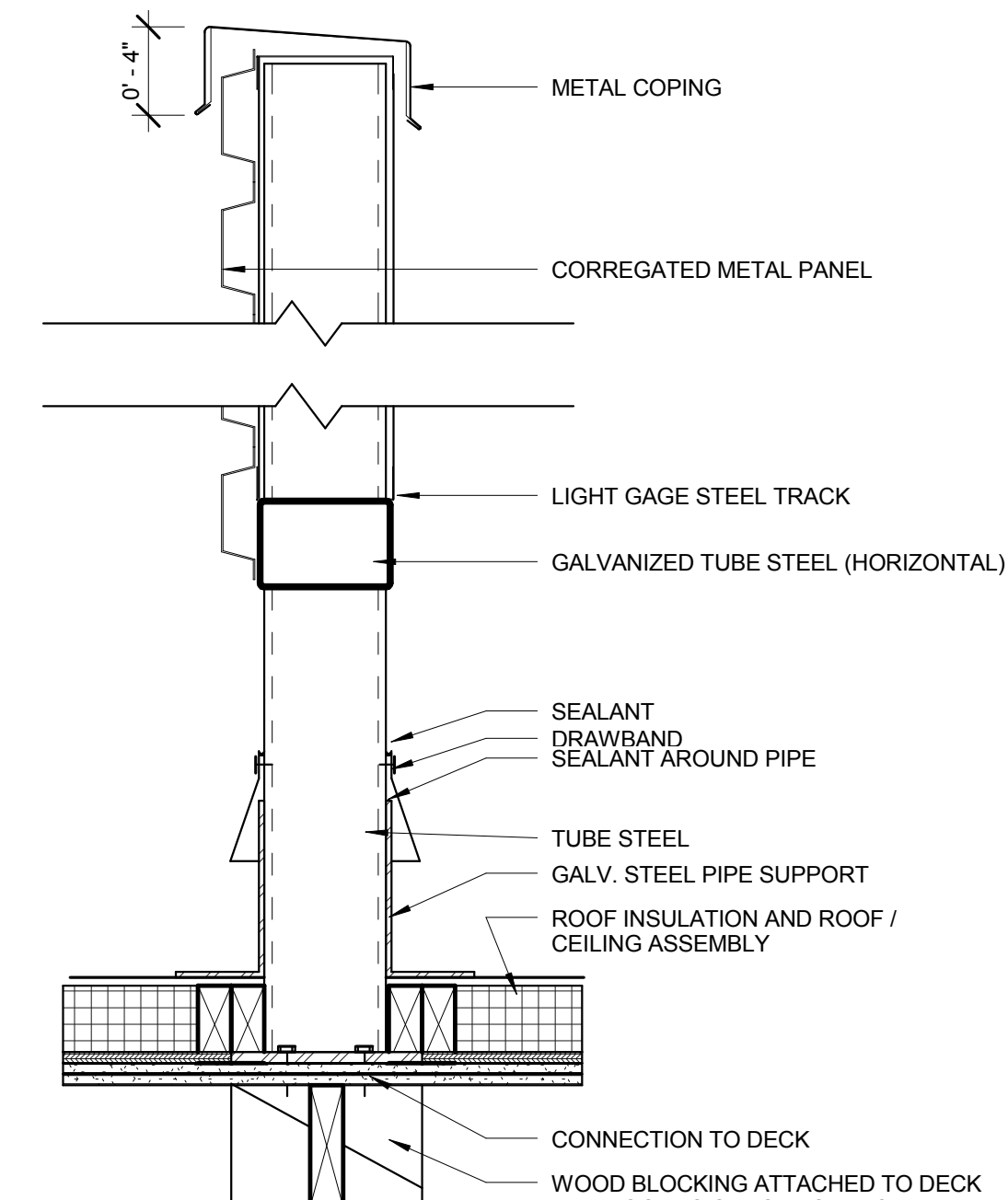
5. ROOF DETAIL @ TYP CAP RAINSCREEN
SCALE: 3" = 1'-0"



11. PLAN DETAIL @ PILASTER & FURRED WALL
SCALE: 3" = 1'-0"



12. CEMENT PLASTER PILASTER AT CORNER
SCALE: 3" = 1'-0"



14. ROOF DETAIL @ MECHANICAL SCREEN
SCALE: 1 1/2" = 1'-0"

SHEET TITLE:
**EXTERIOR
DETAILS**

DRAWN BY: Author
DATE ISSUED: 11.21.2012

SHEET **A450**

PRELIMINARY - NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 211346

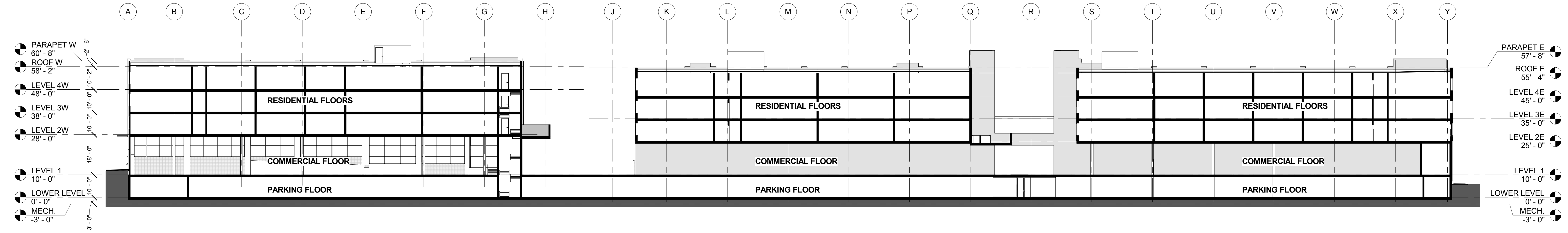
GRANT PARK
VILLAGE

NE 33RD &
BROADWAY
PORTLAND, OR

SHEET TITLE:

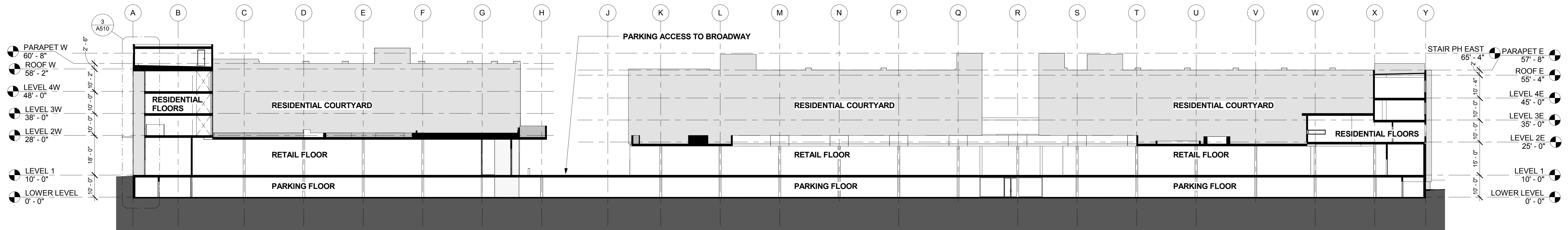
BUILDING
SECTIONS

DRAWN BY: Author
DATE ISSUED: 09.24.2012



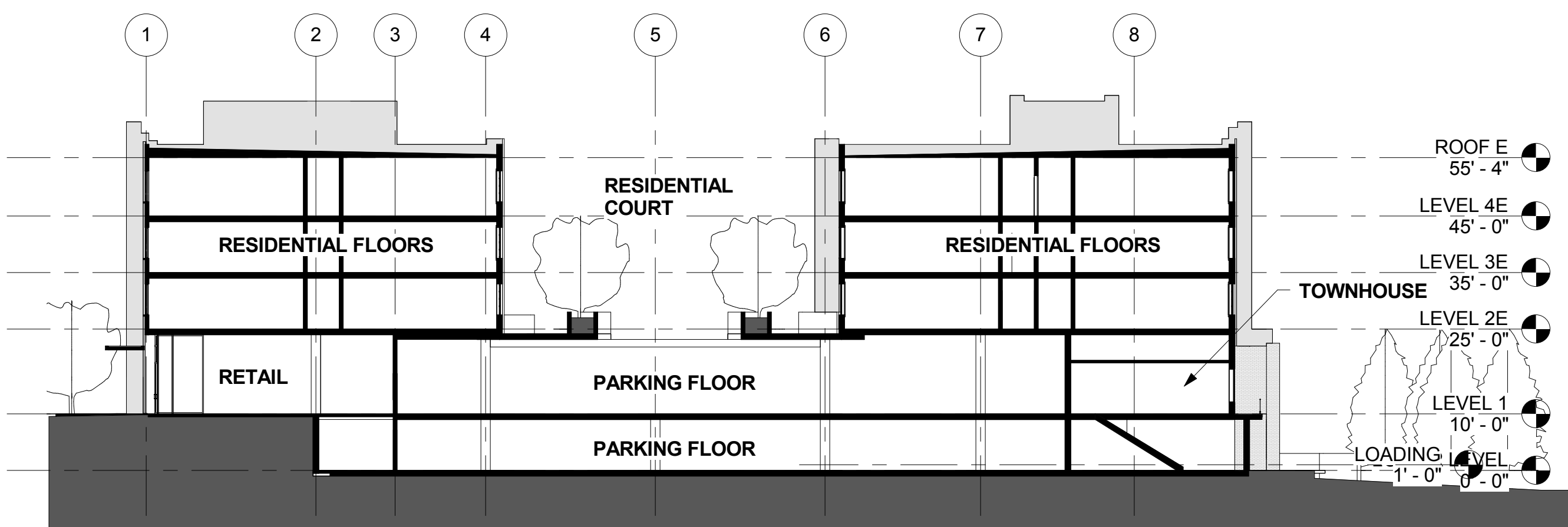
1. BUILDING SECTION LOOKING NORTH

SCALE: 1" = 20'-0"



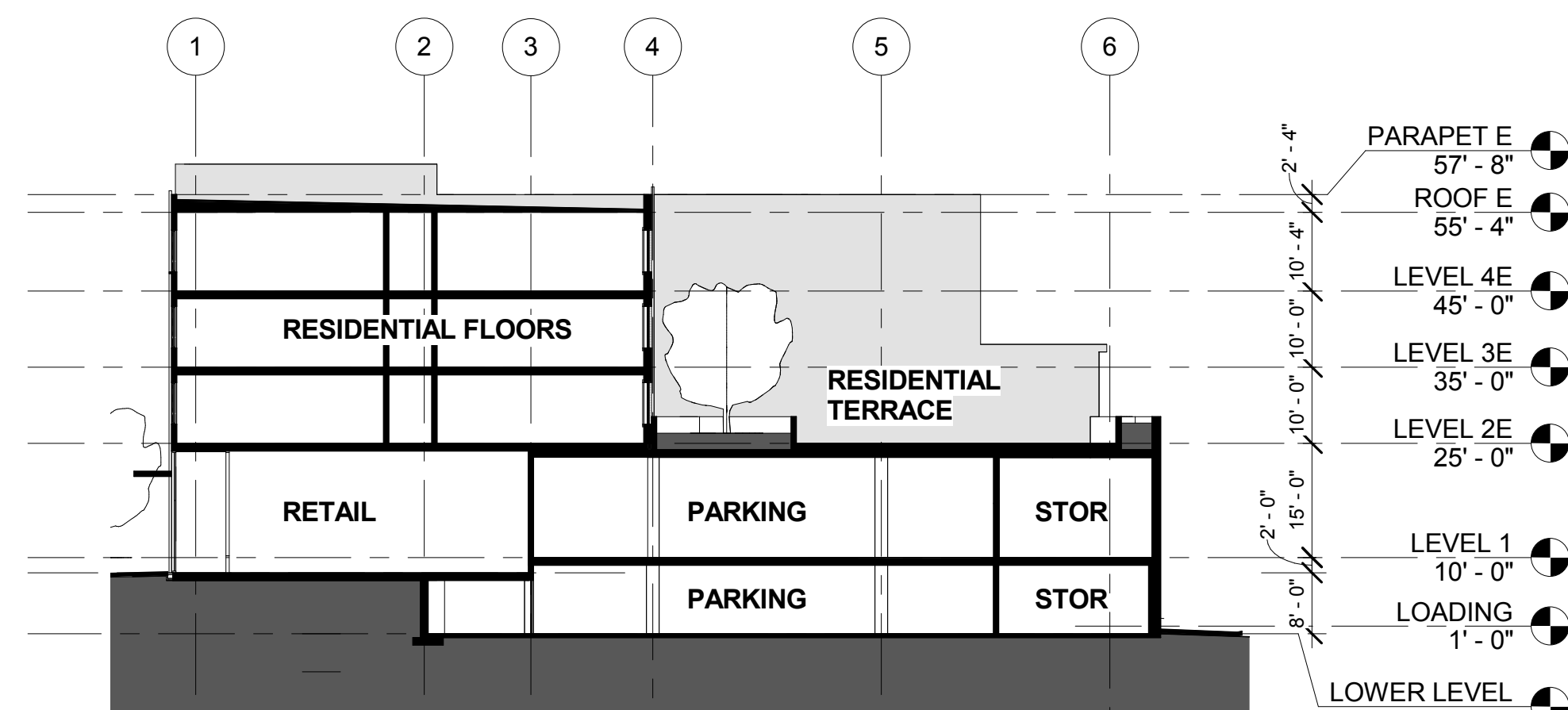
2. BUILDING SECTION LOOKING NORTH

SCALE: 1" = 20'-0"



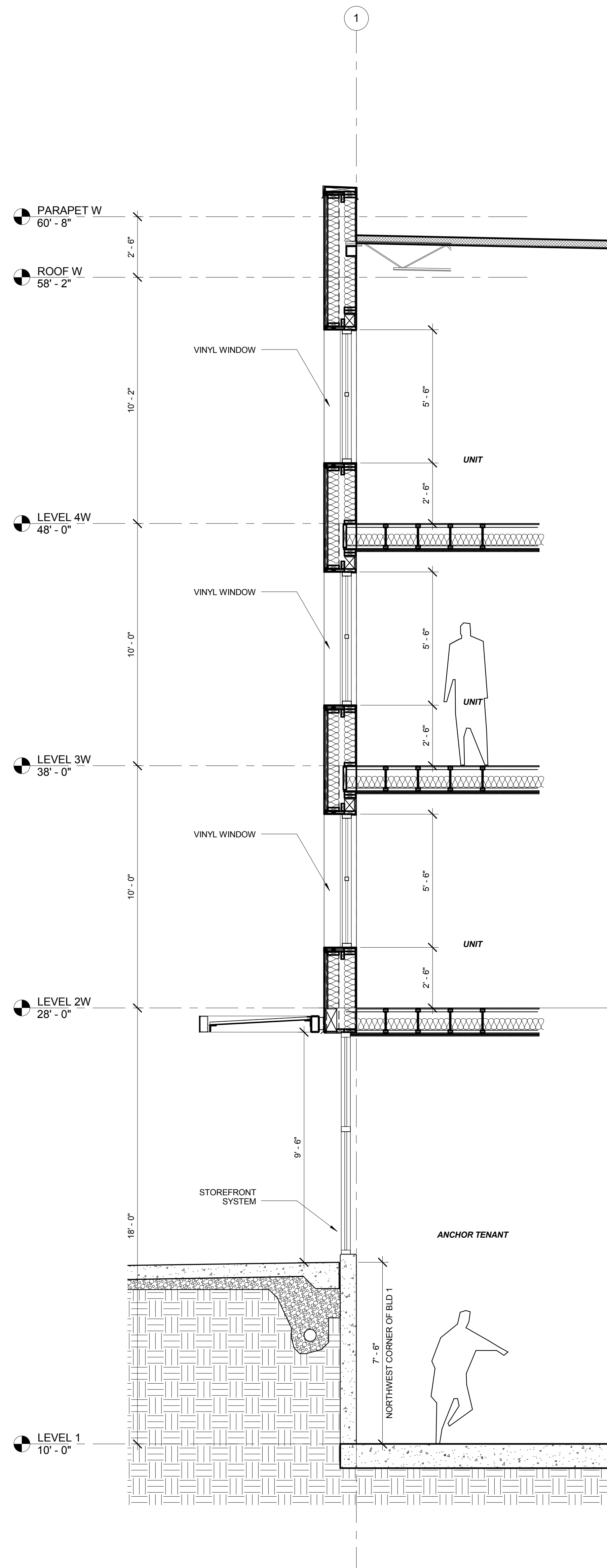
3. BUILDING SECTION LOOKING EAST

SCALE: 1" = 20'-0"

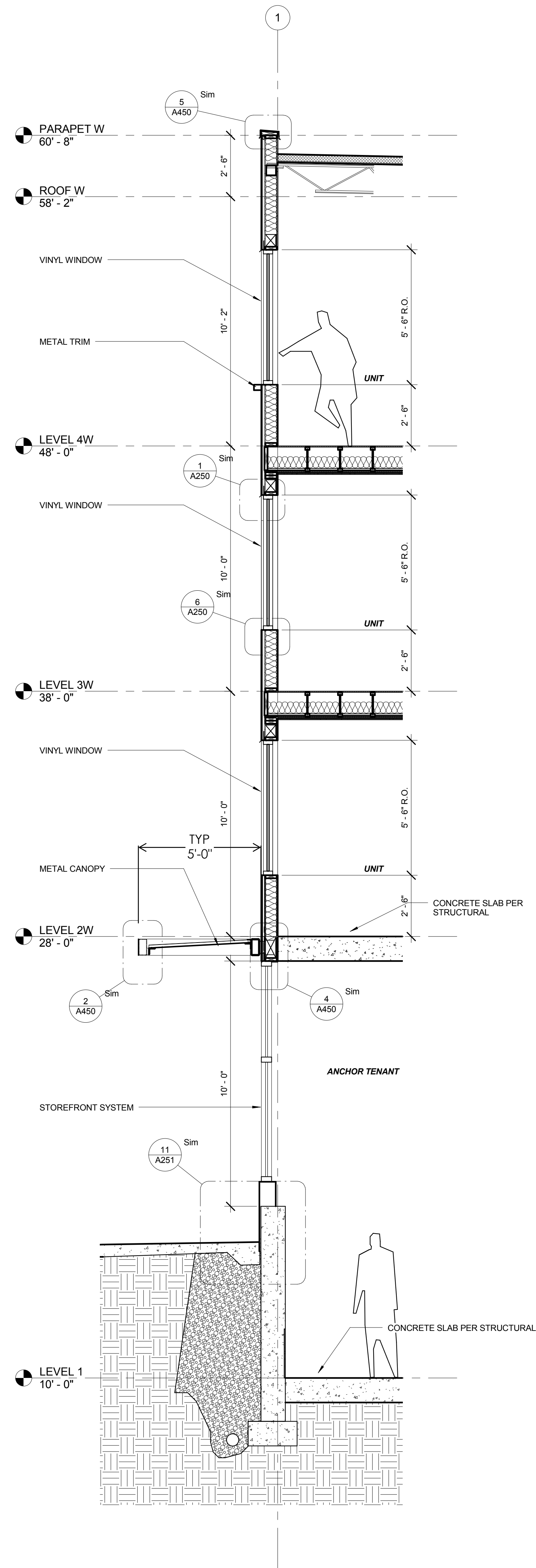


4. BUILDING SECTION LOOKING EAST

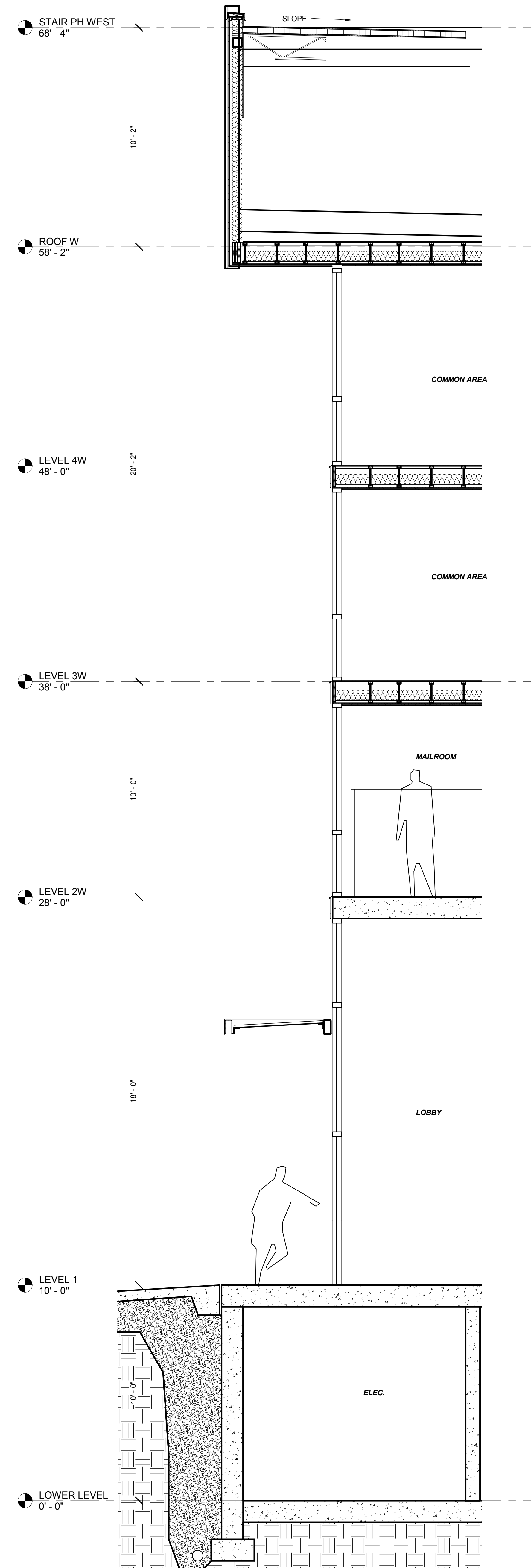
SCALE: 1" = 20'-0"



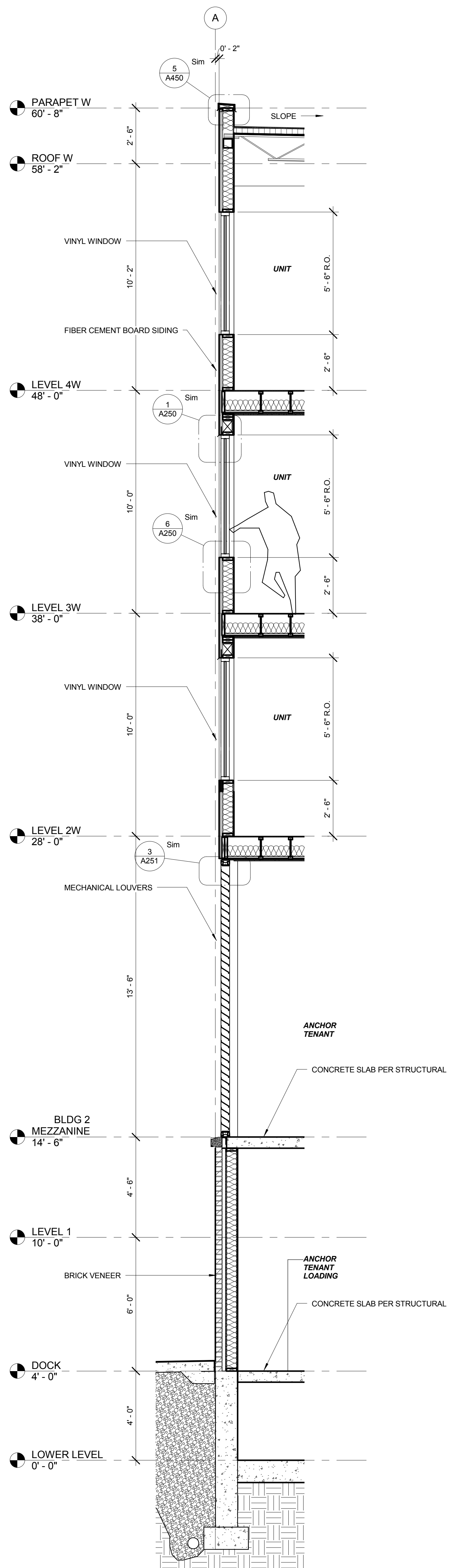
1. BUILDING 1 - WALL SECTION 1
SCALE: 3/8" = 1'-0"



2. BUILDING 1N - WALL SECTION 2
SCALE: 3/8" = 1'-0"

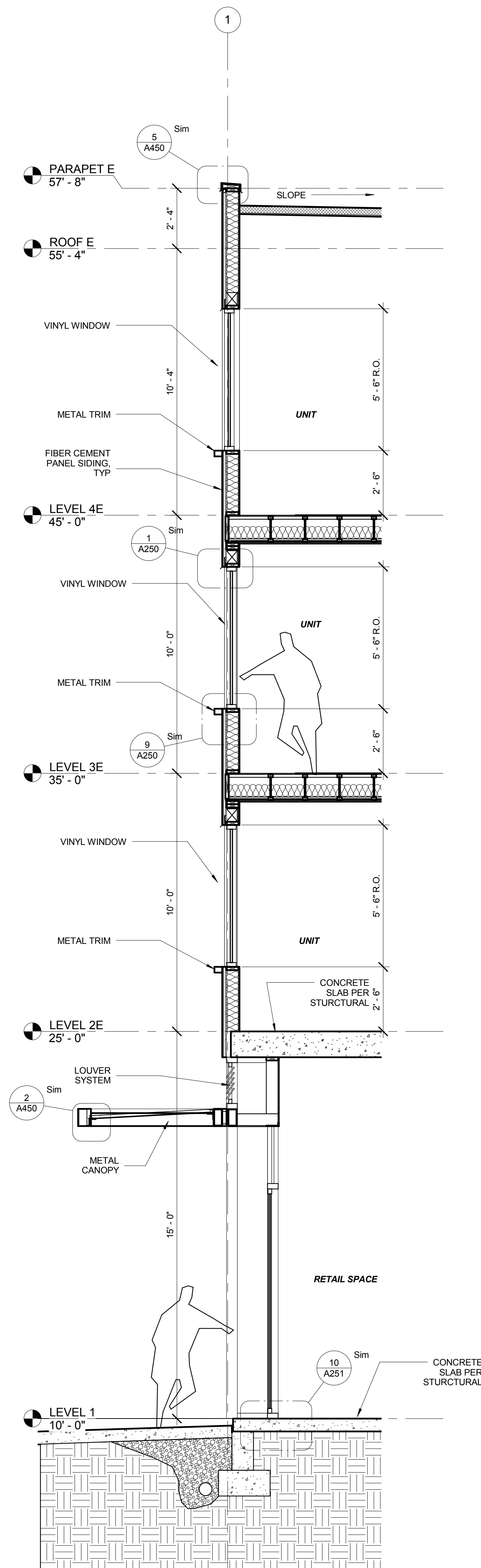


3. BUILDING 2W - WALL SECTION
SCALE: 3/8" = 1'-0"



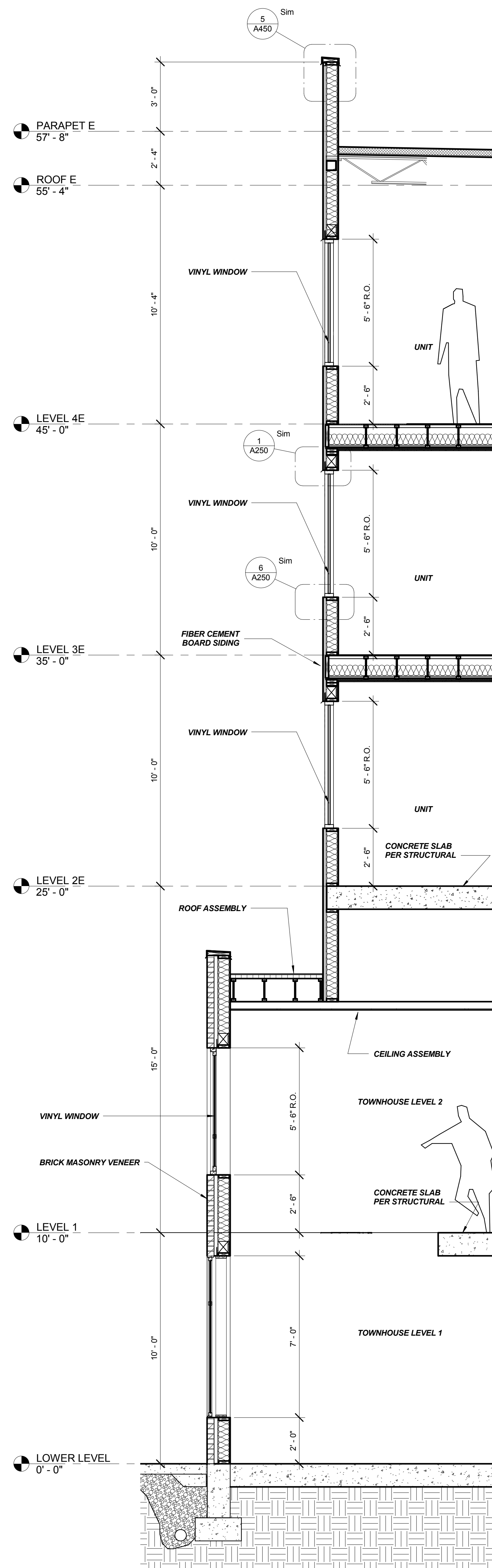
1. BUILDING 2W - WALL SECTION 1

SCALE: 3/8" = 1'-0"



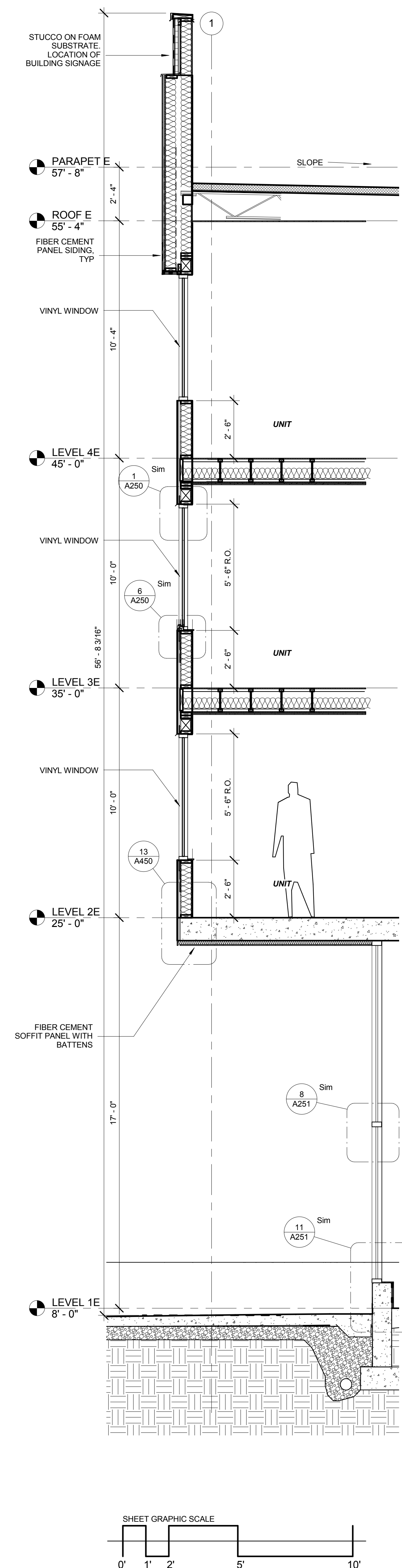
2. BUILDING 3N - WALL SECTION 1

SCALE: 3/8" = 1'-0"



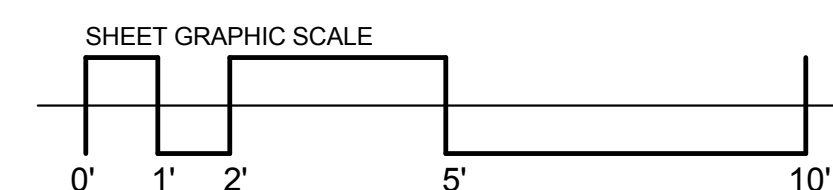
3. BUILDING 4 - WALL SECTION 1

SCALE: 3/8" = 1'-0"



4. BUILDING 5N - WALL SECTION 1

SCALE: 3/8" = 1'-0"





**AERIAL VIEW
FROM
NORTHEAST**



**VIEW FROM
SOUTH**

PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

R:
RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 212000
GRANT PARK VILLAGE
**NE 33RD & BROADWAY
PORTLAND, OR**

SHEET TITLE:
RENDERING



VIEW FROM
CORNER OF NE
BROADWAY AND
NE 33RD

DRAWN BY: XXX
DATE ISSUED: 11.29.12

PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

R:
RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 212000
GRANT PARK
VILLAGE
NE 33RD &
BROADWAY
PORTLAND, OR

SHEET TITLE:
RENDERING



VIEW FROM
CORNER OF NE
BROADWAY AND
NE 32ND

DRAWN BY: XXX
DATE ISSUED: 10.25.12

PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

R:
RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 212000
**GRANT PARK
VILLAGE**
**NE 33RD &
BROADWAY
PORTLAND, OR**

SHEET TITLE:
RENDERING



**VIEW OF NE 32ND
COURT FROM
NE BROADWAY**

DRAWN BY: XXX
DATE ISSUED: 11.27.12

PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

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RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 212000

GRANT PARK
VILLAGE
NE 33RD &
BROADWAY
PORTLAND, OR

SHEET TITLE:
RENDERING

DRAWN BY: XXX
DATE ISSUED: 11.19.12



CLOSE UP VIEW
OF NE 32ND
COURT

PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

R:
RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 212000
**GRANT PARK
VILLAGE**
**NE 33RD &
BROADWAY
PORTLAND, OR**

SHEET TITLE:
RENDERING

VIEW OF CORNER
OF NE 32ND AND
NE WEIDLER

DRAWN BY: XXX
DATE ISSUED: 10.25.12

GLASS RAILING AT EAST TERRACE



PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

R:
RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 212000
**GRANT PARK
VILLAGE**
**NE 33RD &
BROADWAY
PORTLAND, OR**

SHEET TITLE:
RENDERING

**VIEW OF SE
CORNER
TOWARDS NE
33RD**

DRAWN BY: XXX
DATE ISSUED: 11.19.12

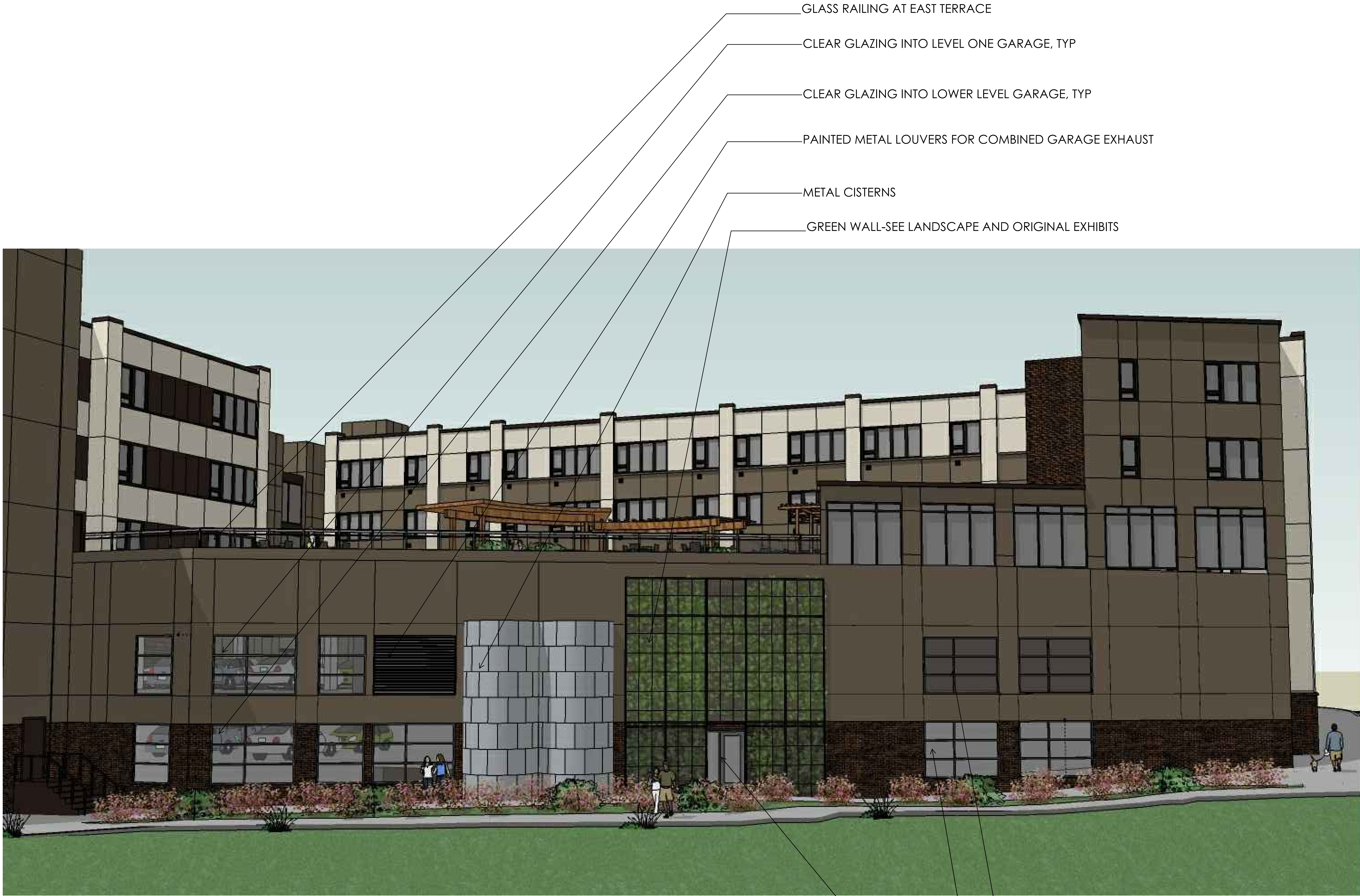
PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

R:
RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 212000
**GRANT PARK
VILLAGE**
**NE 33RD &
BROADWAY
PORTLAND, OR**

SHEET TITLE:
**PERSPECTIVE
ELEVATION**

DRAWN BY: XXX
DATE ISSUED: 11.19.12



PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

R:
RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 212000
**GRANT PARK
VILLAGE**
**NE 33RD &
BROADWAY
PORTLAND, OR**

SHEET TITLE:
RENDERINGS

DRAWN BY: XXX
DATE ISSUED: 11.19.12



**VIEW OF
TOWNHOUSE
STOOPS**



GRANT PARK VILLAGE