



GENERAL NOTES:

1. FINISH LOWER LEVEL ELEVATION OF 134.50 = ARCHITECTURAL REFERENCE ELEVATION OF 0'-0".
2. SEE L110 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
- LANDSCAPING
- FIRE DEPARTMENT ACCESS LANE
- ACCESSIBLE ROUTE
- EGRESS PATH TO RIGHT OF WAY

LEGAL DESCRIPTIONS:

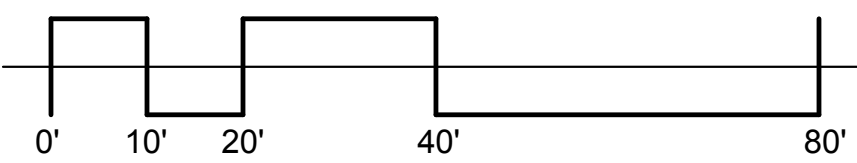
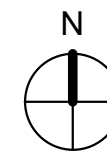
- | | |
|--|---|
| LOTS 1 & 2
PROPERTY ID: R121893
STATE ID: 1N1E25CD 11300
ALT ACCT #: R105500480 | LOTS 11-12
PROPERTY ID: R121898
STATE ID: 1N1E25CD 11800
ALT ACCT #: R105500690 |
| LOTS 3-5
PROPERTY ID: R121894
STATE ID: 1N1E25CD 11400
ALT ACCT #: R105500500 | LOT 15
PROPERTY ID: R121901
STATE ID: 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: R162222
STATE ID: 1N1E25CD 11900
ALT ACCT #: R276000700 |
| LOTS 9 & 10
PROPERTY ID: R121897
STATE ID: 1N1E25CD 11700
ALT ACCT #: R105500570 | |

TOTAL LONG-TERM BIKE PARKING
SPACES PROVIDED = 317

TOTAL VEHICLE PARKING SPACES
PROVIDED = 270

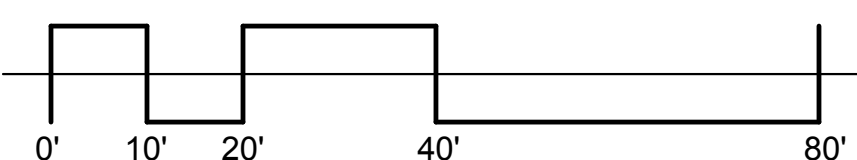
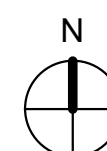
1. SITE PLAN - LEVEL 1

SCALE: 1" = 30'-0"



2. PARTIAL SITE PLAN - LOWER LEVEL

SCALE: 1" = 30'-0"



NE BROADWAY

306'-0"

588'-0" +/- TO PROPERTY LINE

BUS STOP- #77

PROPERTY DEDICATION
9'-8" +/- TO PROP LINE

(9) SHORT-TERM
BICYCLE STALLS

EXTENT OF 2'-0"
ROW DEDICATION

(10) SHORT-TERM
BICYCLE STALLS

+143.50

+142.50

+144.50

NE WEIDLER ST

(5) SHORT-TERM
BICYCLE STALLS
PHASE I
PROPERTY LINE

PROPERTY DEDICATION

GRID LINE A ALIGNS
WITH EXTERIOR
FACE OF BUILDING

8

11'-5"

11'-0"

0'-5"

START BUILDING
LAYOUT AT THIS
CORNER

PROPERTY LINE

A

B

3. BUILDING LOCATION POINT

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

NE 32ND AVE

NE WEIDLER ST

3
A101

4 SHORT-TERM
BICYCLE STALLS

SEE SL-101 FOR SITE LIGHTING



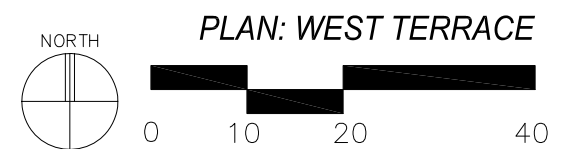
GRANT PARK VILLAGE

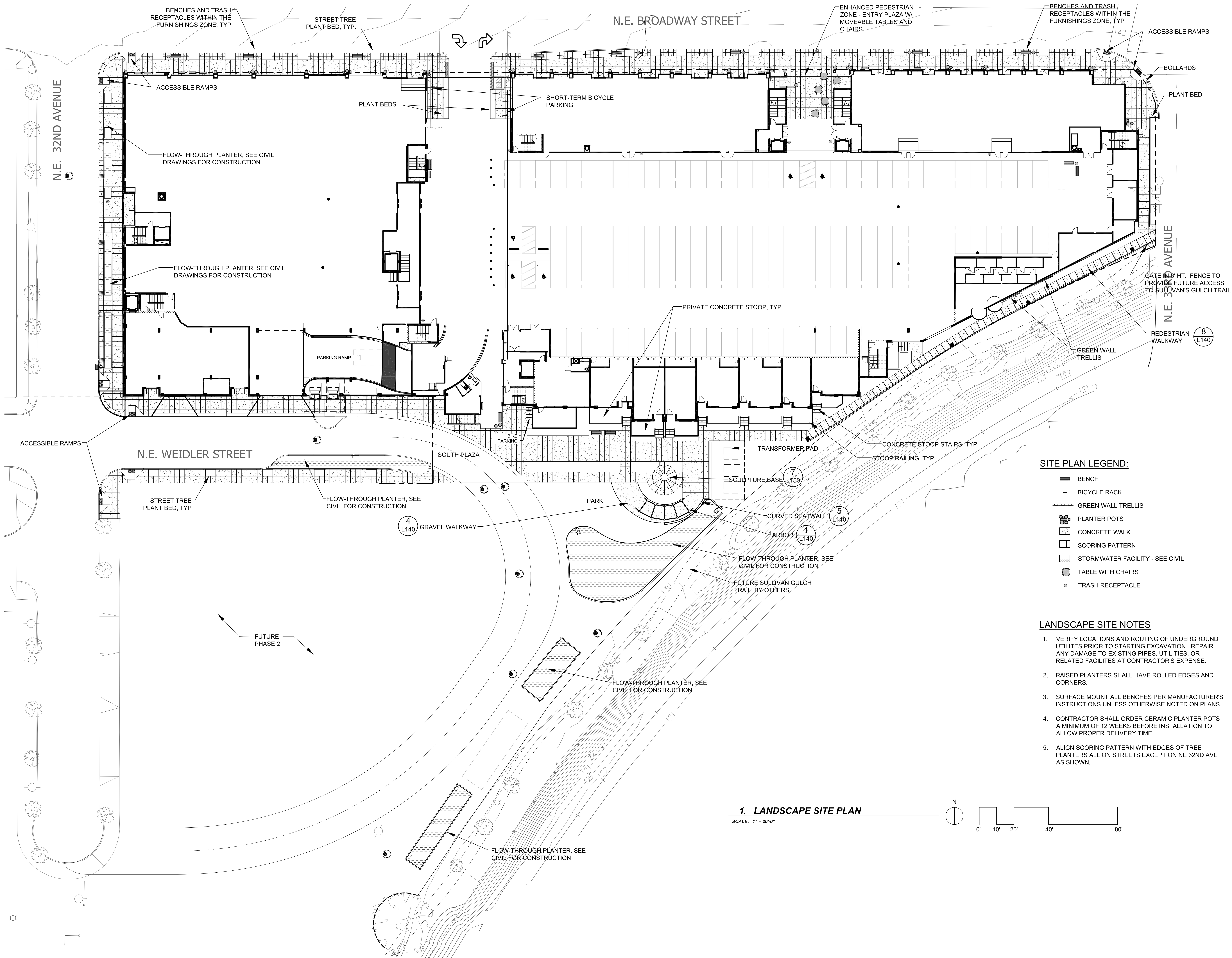
NE 33rd & BROADWAY
 PORTLAND, OR

PROJECT NAME: GRANT PARK VILLAGE
 PROJECT NUMBER: 211346
 DATE ISSUED: 01.14.13
 REVISION:

SHEET:

L001





SITE PLAN LEGEND:

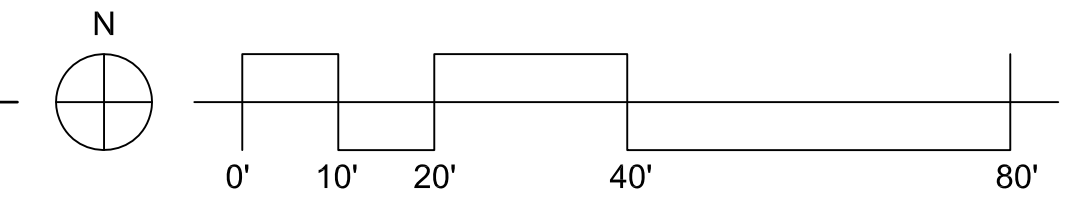
- BENCH
- BICYCLE RACK
- GREEN WALL TRELLIS
- PLANTER POTS
- CONCRETE WALK
- SCORING PATTERN
- STORMWATER FACILITY - SEE CIVIL
- TABLE WITH CHAIRS
- TRASH RECEPTACLE

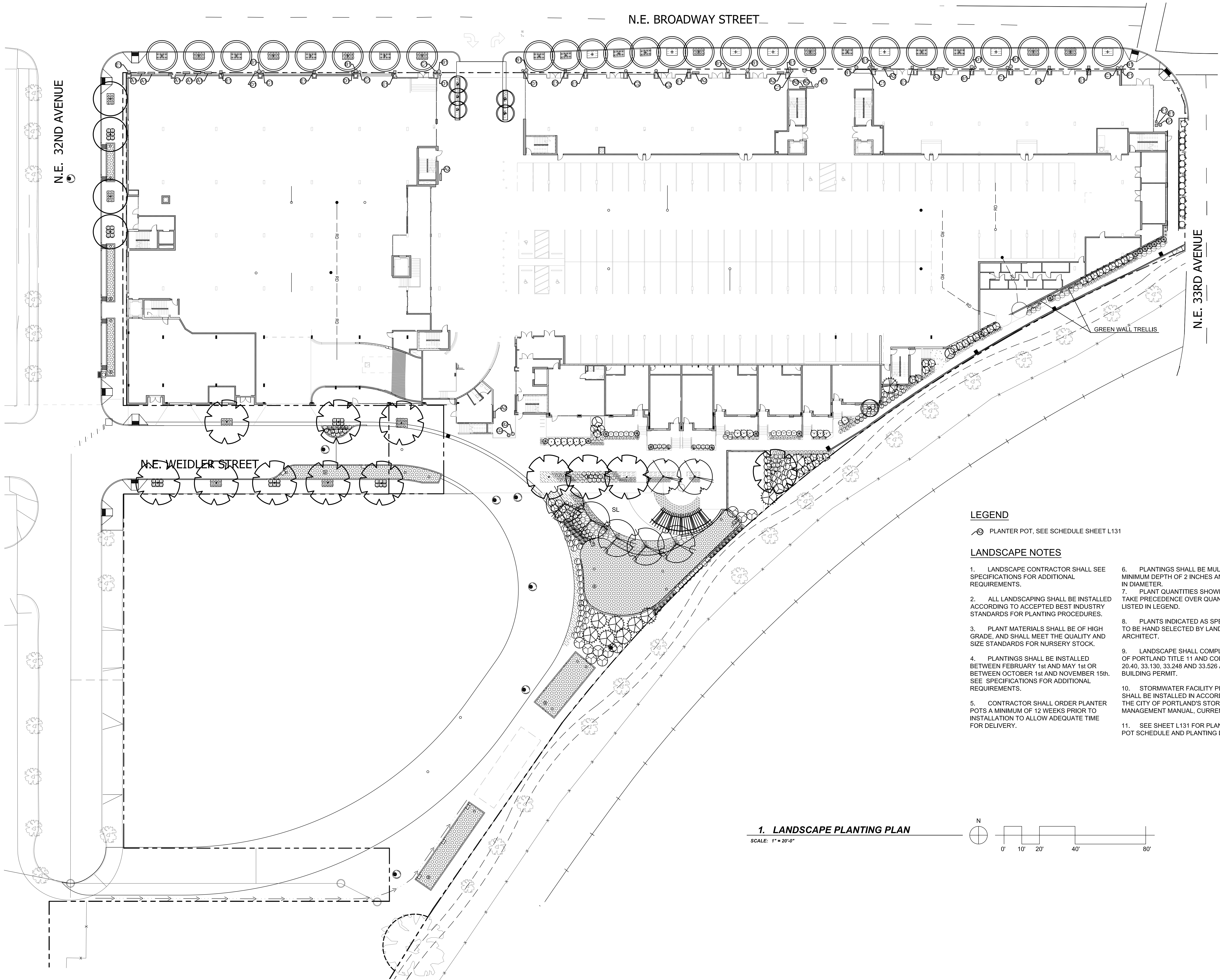
LANDSCAPE SITE NOTES

- VERIFY LOCATIONS AND ROUTING OF UNDERGROUND UTILITIES PRIOR TO STARTING EXCAVATION. REPAIR ANY DAMAGE TO EXISTING PIPES, UTILITIES, OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE.
- RAISED PLANTERS SHALL HAVE ROLLED EDGES AND CORNERS.
- SURFACE MOUNT ALL BENCHES PER MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR SHALL ORDER CERAMIC PLANTER POTS A MINIMUM OF 12 WEEKS BEFORE INSTALLATION TO ALLOW PROPER DELIVERY TIME.
- ALIGN SCORING PATTERN WITH EDGES OF TREE PLANTERS ALL ON STREETS EXCEPT ON NE 32ND AVE AS SHOWN.

1. LANDSCAPE SITE PLAN

SCALE: 1" = 20'-0"





LEGEND

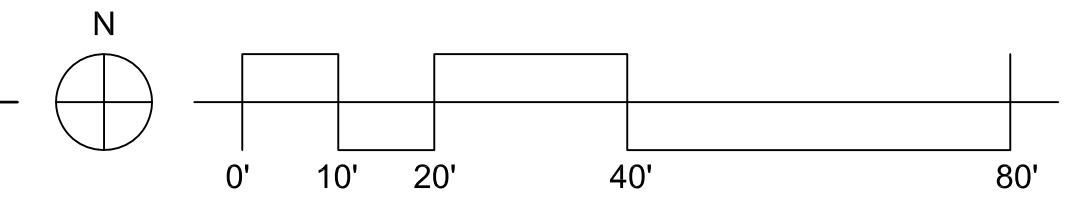
PLANTER POT, SEE SCHEDULE SHEET L131

LANDSCAPE NOTES

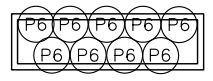

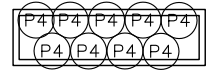

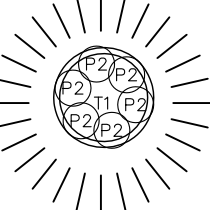
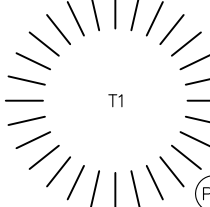

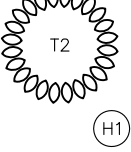
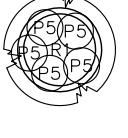
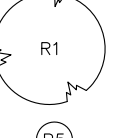
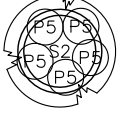
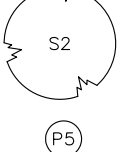


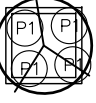
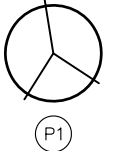
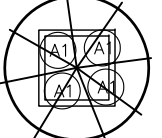
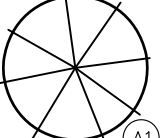


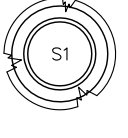
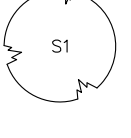

- LANDSCAPE CONTRACTOR SHALL SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED BEST INDUSTRY STANDARDS FOR PLANTING PROCEDURES.
- PLANT MATERIALS SHALL BE OF HIGH GRADE, AND SHALL MEET THE QUALITY AND SIZE STANDARDS FOR NURSERY STOCK.
- PLANTINGS SHALL BE INSTALLED BETWEEN FEBRUARY 1st AND MAY 1st OR BETWEEN OCTOBER 1st AND NOVEMBER 15th. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL ORDER PLANTER POTS A MINIMUM OF 12 WEEKS PRIOR TO INSTALLATION TO ALLOW ADEQUATE TIME FOR DELIVERY.
- PLANTINGS SHALL BE MULCHED TO A MINIMUM DEPTH OF 2 INCHES AND 18 INCHES IN DIAMETER.
- PLANT QUANTITIES SHOWN IN PLANS TAKE PRECEDENCE OVER QUANTITIES LISTED IN LEGEND.
- PLANTS INDICATED AS SPECIMEN ARE TO BE HAND SELECTED BY LANDSCAPE ARCHITECT.
- 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.
- STORMWATER FACILITY PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND'S STORMWATER MANAGEMENT MANUAL, CURRENT EDITION.
- SEE SHEET L131 FOR PLANT LEGEND, POT SCHEDULE AND PLANTING DETAILS.

1. LANDSCAPE PLANTING PLAN

SCALE: 1" = 20'-0"

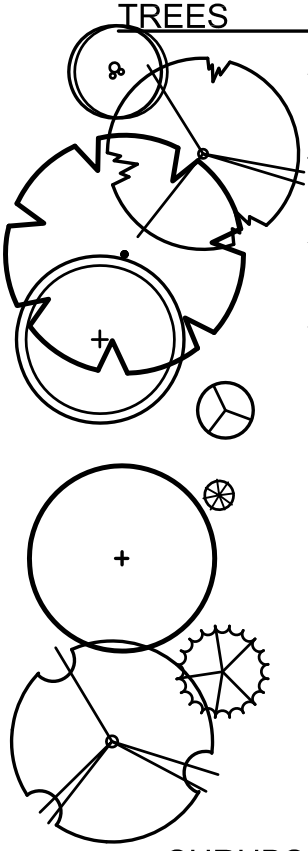


PLANTER POT SCHEDULE -

POT TYPE	NUMBER	PLANTING	PLANTS PER POT
A. MONSOON PLANTER BY IAP: 48" L, 14" W, 24" H., COLOR: BRONZE	A1	 	OPHIOPOGON JABURAN 'HOOF' PP#17430 Crystal Falls® Mondo Grass
	A2	 	CAREX DIOCHOSTACHYA 'KAGA NISHIKI' Gold Fountains Sedge
B. TALL CONE - LG BY CHAMPA: 25" DIA., 35" H., COLOR: RUSTIC	B1	 	ACER PALMATUM 'RED EMPEROR' Red Emperor Japanese Maple AJUGA REPTANS 'CAITLIN'S GIANT' Caitlin's Giant Carpet Bugle
	B2	 	COTINUS COGGYGRIA VELVET CLOAK' Velvet Cloak Smoke Bush HEUCHERA AMERICANA 'GREEN SPICE' Green Spice Coral Bells
C. TALL CONE - MED BY CHAMPA: 21" DIA. 29" H., COLOR: RUSTIC	C1	 	RHODODENDRON 'WOJNAR'S PURPLE' Wojnar's Purple Rhododendron ARENARIA BALEARICA Corsican Sandwort
	C2	 	HYDRANGEA ASPERA 'PLUM PASSION' Plum Passion® Hydrangea ARENARIA BALEARICA Corsican Sandwort
D. TALL CONE - SML BY CHAMPA: 17" DIA. 25" H., COLOR: RUSTIC	D1	 	BERGENIA CORDIFOLIA 'WINTERGLUT' Winterglow Bergenia
E. PINNACLE - LG BY CHAMPA: 19" SQ. 36" H., COLOR: RUSTIC	E1	 	CUPRESSUS SEMPERVIRENS 'GLAUCA' Blue Italian Cypress HEUCHERA 'SANTA ANA CARDINAL' Santa Ana Cardinal Coral Bells
	E2	 	CHAMACYPARIS OBTUSA 'GRACILIS' Slender Hinoki Cypress AJUGA x 'TOFFEE CHIP' PP18805 Toffee Chip Carpet Bugle
F. PINNACLE - SML BY CHAMPA: 15" SQ. 32" H., COLOR: RUSTIC	F1	 	CAREX DIOCHOSTACHYA 'KAGA NISHIKI' Gold Fountains Sedge
G. CANA - LG BY CHAMPA: 24" DIA. 18" H., COLOR: BLACK	G1	 	LEUCOTHOE FOUNTANESIANA 'ZEBLID' Scarletta® Fetterbush
	G2		Seasonal Color - TBD



NOTE:
PLANTER POTS AND PLANT SYMBOLS IN PLANTER POT
SCHEDULE ARE SHOWN AT ¾" = 1'-0" SCALE FOR CLARITY

PLANT LEGEND - SITE & LEVEL 1 PLANTERS



SHRUBS

①	BERBERIS THUNBERGII 'CRIMSON PYGMY' Crimson Pygmy Barberry
①	BERBERIS THUNBERGII 'AUTROPUREUM' Japanese Red Barberry
①	CORNUS SERICEA 'KELSEY' Kelsey Red Osier Dogwood
①	ILEX CRENATA CONVEXA Japanese Holly
①	ILEX X MESERVEAE 'BLUE GIRL' Blue Girl Meserve Hybrid Holly
①	LONICERA PILEATA Privet Honeysuckle
①	PIERIS JAPONICA Japanese Andromeda
①	POLYSTICHUM MUNIUM Western Sword Fern
①	VACCINIUM OVATUM Double File Viburnum
①	VIBURNUM PLICATUM TOMENTOSUM 'MARIESII' Double File Viburnum

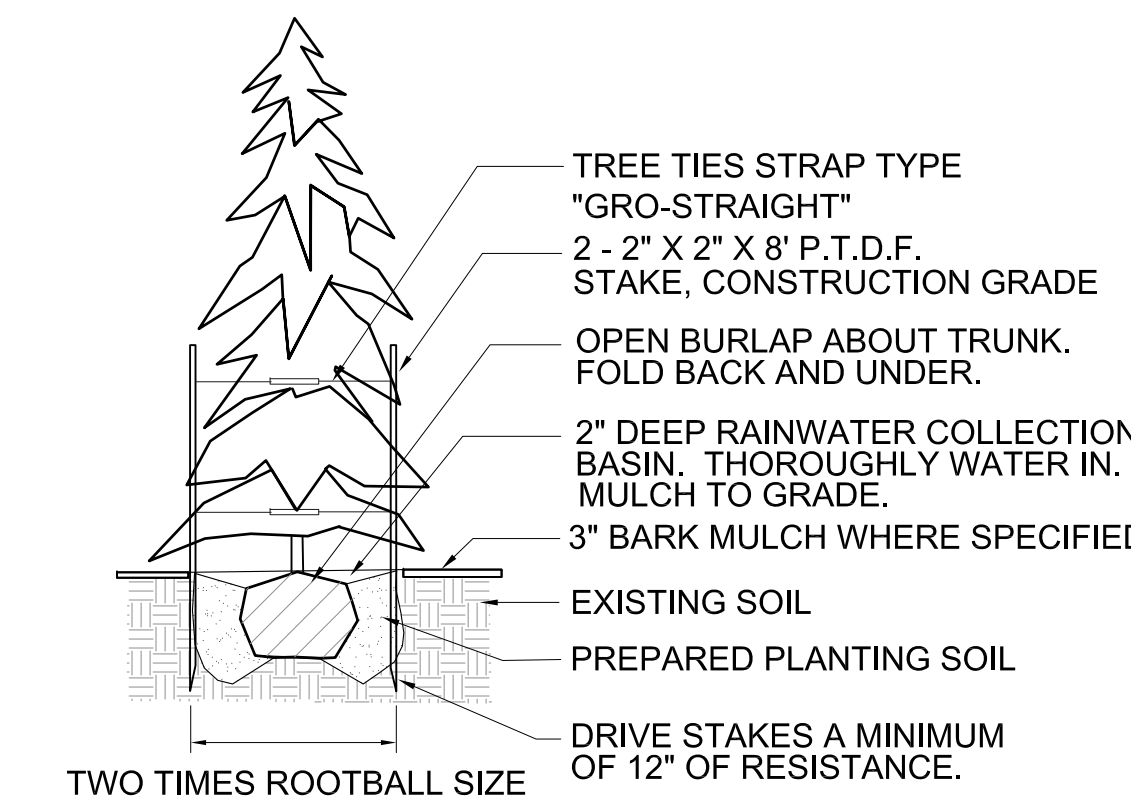
NAME	QTY.	SIZE	TYPE	GRASSES & VINES	NAME	QTY.	SIZE	TYPE
ACER CIRCINATUM Vine Maple	6	7-8' HT.	3 TRUNK MIN.		BES- FLOW THROUGH PLANTER PLANTINGS	est.		
ACER PALMATUM Green Leaf Japanese Maple	2	8-10' HT	5 CANE MIN.		CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' Karl Foerster's Feather Reed Grass	40	3 GAL.	AS SHOWN
ACER RUBRUM 'FRANK JR.' PP16769 Redpoint Maple	12	2" CAL.	MULTI-STEM B&B		CAREX MORROWII 'AUREA VARIEGATA' Variegata Sedge	91	1 GAL.	CONTAINER
ACER RUBRUM 'SCARSEN' Scarlet Sentinel Maple	26	2" CAL.	B&B		CLEMATIS x CARTEMANII 'BLAAVAL' Avalanche Evergreen Clematis	6	5 GAL.	CONTAINER
CALOCEDRUS DECURRENS Incense Cedar	5	8-10' HT.	MATCHED BRANCING B&B		HELICTOTRICHON SEMPERVIRENS Blue Oat Grass	124	1 GAL.	CONTAINER
CHAMACYPARIS OBTUSA 'GRACILIS' Slender Hinoki Cypress	17	5-6' HT.	B&B		MISCANTHUS SINENSIS 'PURPURSCENS' Purple Silver Grass	9	2 GAL.	CONTAINER
NYSSA SYLVATICA Black Tupelo	4	2" CAL.	B&B		NASSELLA TENUISSIMA Mexican Feather Grass	est.	1 GAL.	18" O.C.
PICEA PUNGENS 'BAKERI' Bakeri Blue Spruce	10	8-10' HT.	B&B		PENNISETUM ALPEDUROIDES 'HAMELNS' Dwarf Fountain Grass	217	2 GAL.	CONTAINER
PRUNUS X YEDOENSIS 'AKEBONO' Akebono Cherry	5	2" CAL.	B&B		PARTHENOCISSUS QUINPUEFOLIA Virginia Creeper	10	5 GAL.	CONTAINER
GROUND COVERS & PERENNIALS					NAME	QTY.	SIZE	SPACING
					AJUGA REPTANS Bugle Weed	est.	1 GAL.	18" O.C.
					CANNA INDICA 'Lon01' PPAF Black Canna	7	3 GAL.	AS SHOWN
					HEMEROCALLIS 'STELLA DE ORO' Day Lily	53	1 GAL.	AS SHOWN.
					ILEX X 'MONDO' (MALE) Little Rascal Holly	EST	# 2	18" O.C.
					RUDBECKIA 'EARLY BIRD GOLD' Early Bird Gold Black-eyed Susan	49	1 GAL.	AS SHOWN
				SL	SOD LAWN	est.		

1. GROUNDCOVER PLANTING DETAIL, TYP

SCALE: NTS

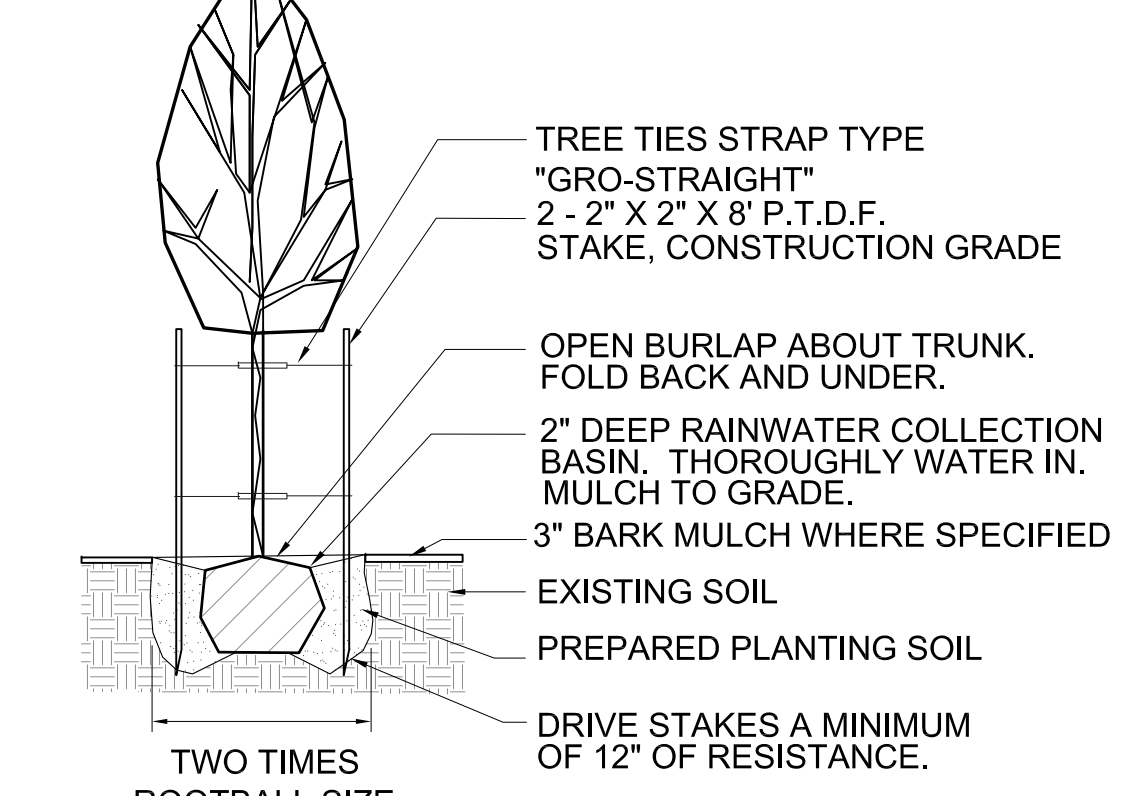
2. SHRUB PLANTING DETAIL, TYP

SCALE: NTS



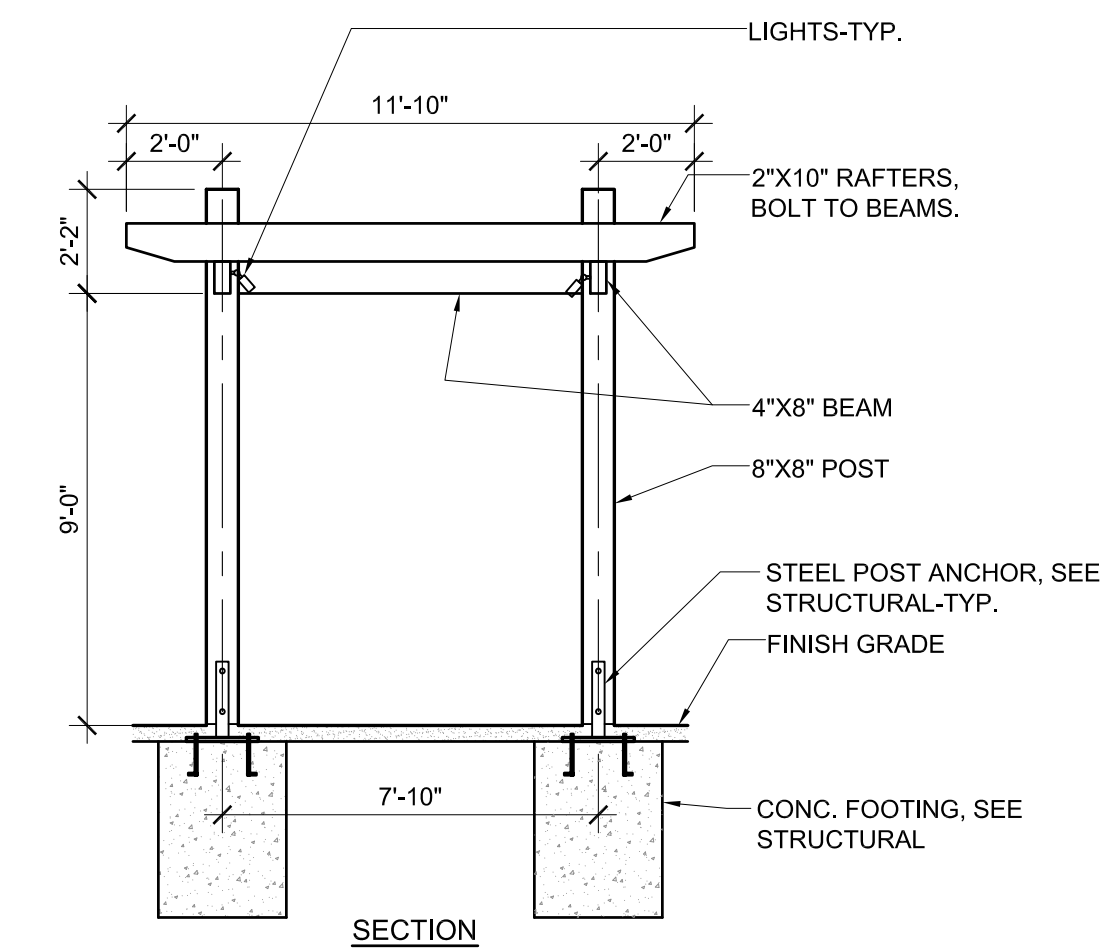
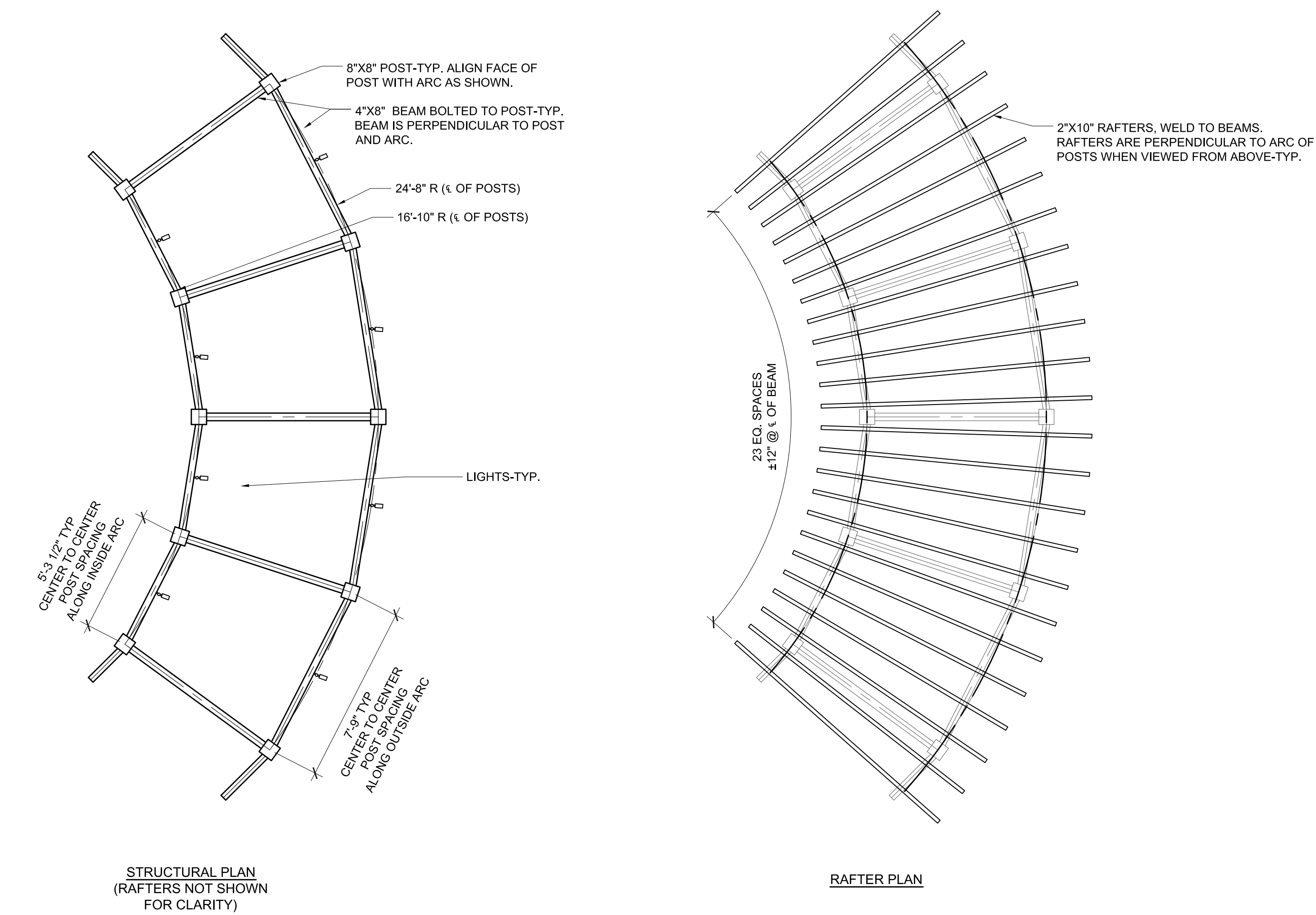
3. EVERGREEN TREE PLANTING DETAIL

SCALE: NTS

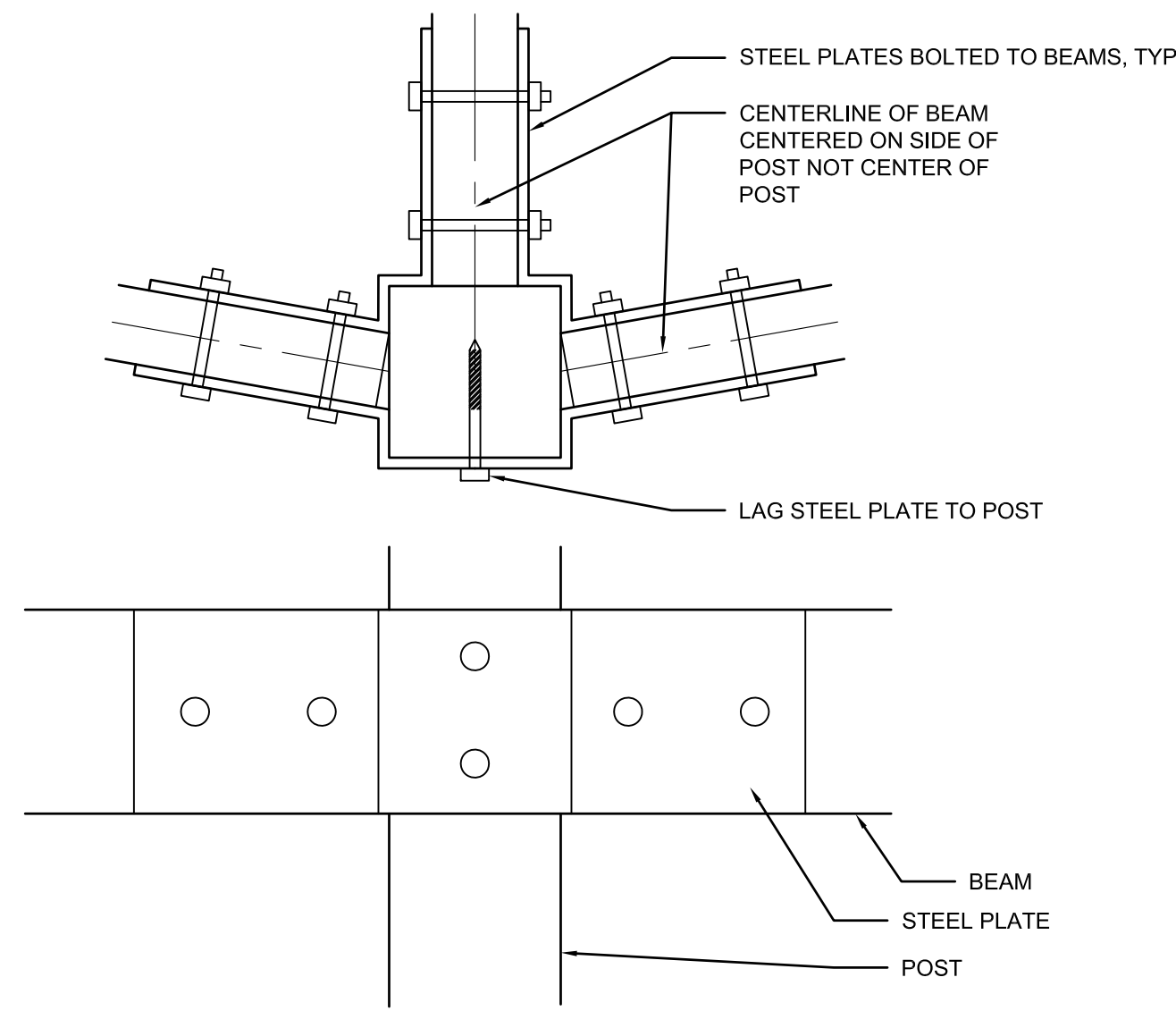


4. DECIDUOUS TREE PLANTING DETAIL, TYP

SCALE: NTS



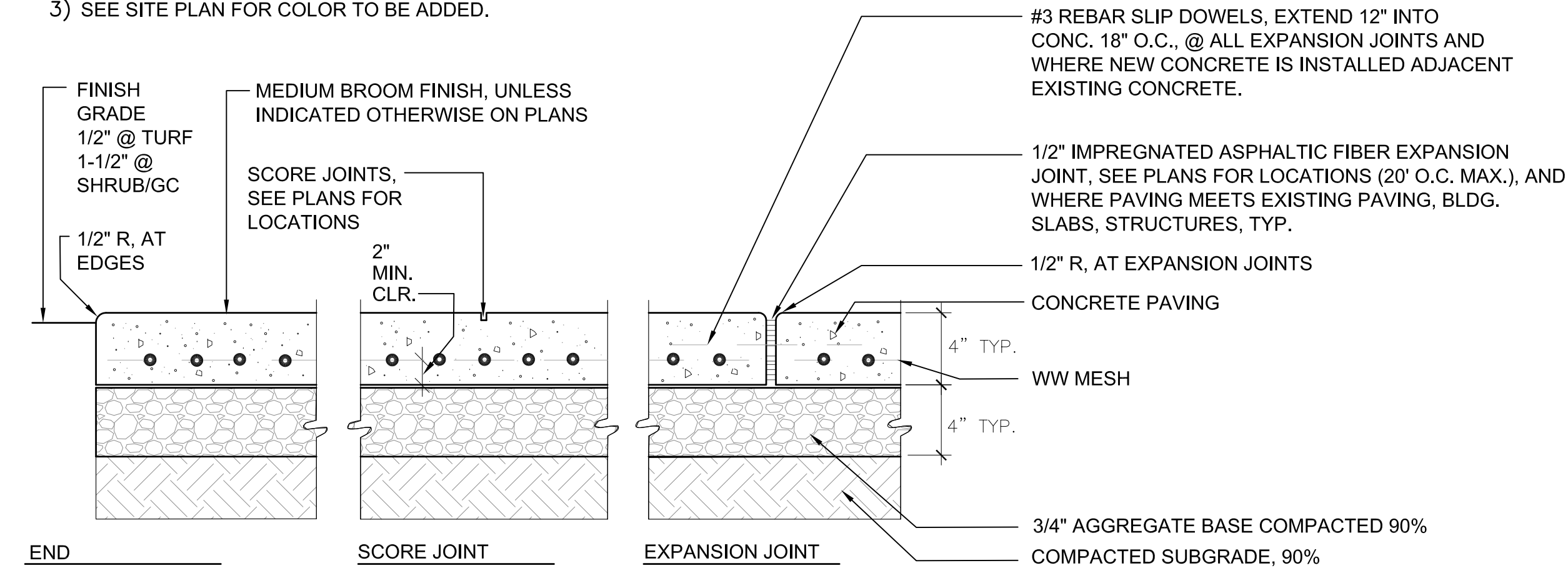
- NOTES:
1. POSTS, BEAMS AND RAFTERS SHALL BE CEDAR.
 2. MOUNT LIGHTS ON INSIDE FACES OF BEAMS AS SHOWN.
 3. ALL STEEL COMPONENTS SHALL BE HOT-DIP GALVANIZED AND POWDERCOATED
 4. ALL STEEL BOLTS AND FASTENERS SHALL BE HOT-DIP GALVANIZED.
 5. NUMBER OF LIGHTS SHOWN IS APPROXIMATE. ACTUAL NUMBER OF LIGHTS MAY VARY BASED ON FIXTURE CHOSEN AND PHOTOMETRIC DATA.



1. ARBOR - ARNTSON YARD

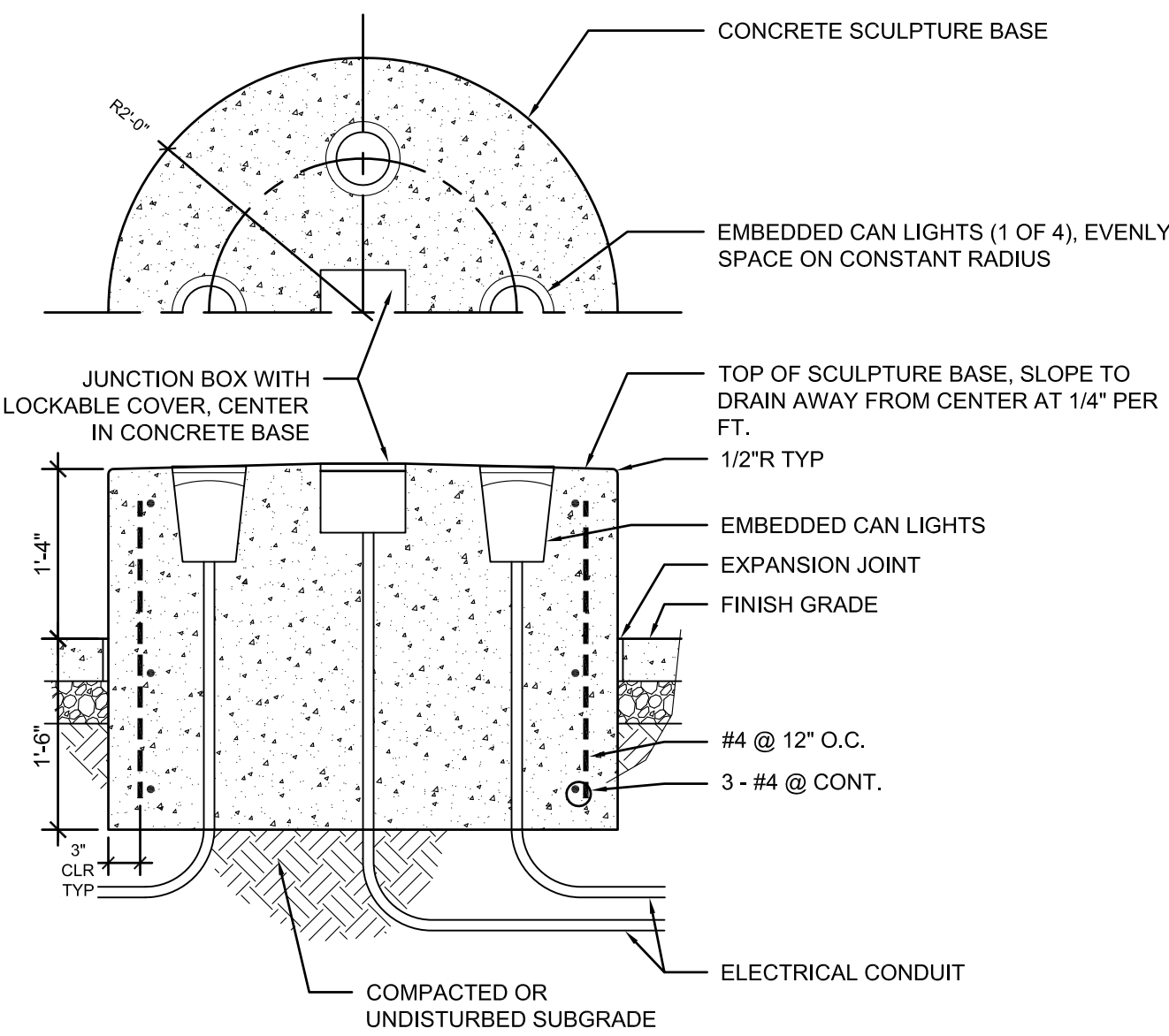
SCALE: 1/4" = 1'-0"

- NOTES:
- 1) SEE LAYOUT PLANS FOR SCORE JOINT SPACING AND SCORE JOINT TYPE (TOOLED).
 - 2) INSTALL EXPANSION JOINTS WHERE NEW PAVING MEETS EXISTING PAVING, WALLS, CURBS, FOUNDATIONS, OR OTHER FIXED OBJECTS, AND CHANGES IN WALK DIRECTIONS.
 - 3) SEE SITE PLAN FOR COLOR TO BE ADDED.



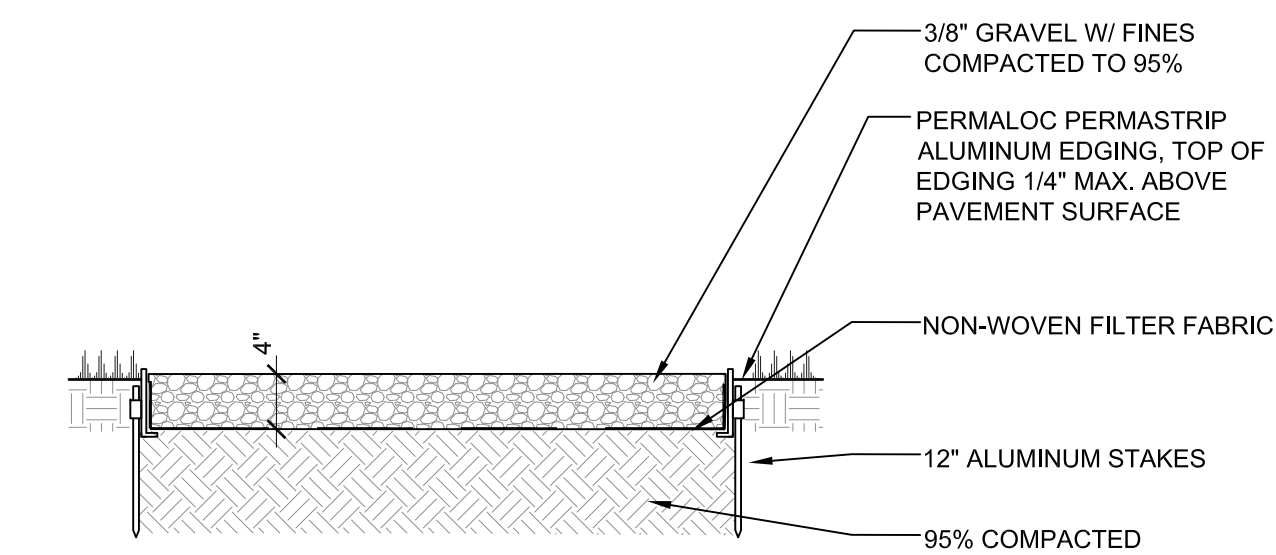
3. CONCRETE WALK

SCALE: NTS



7. CONCRETE SCULPTURE BASE

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



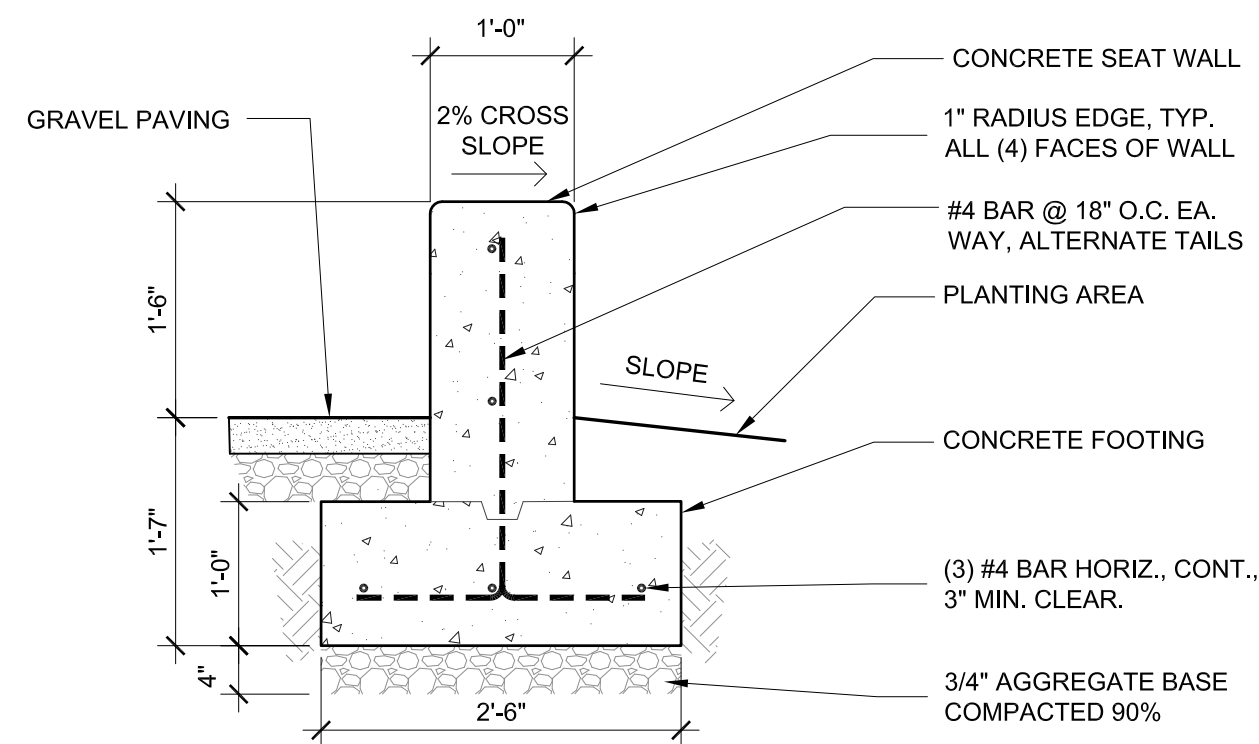
4. GRAVEL PAVEMENT

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

2. ARBOR POST & BEAM CONNECTION

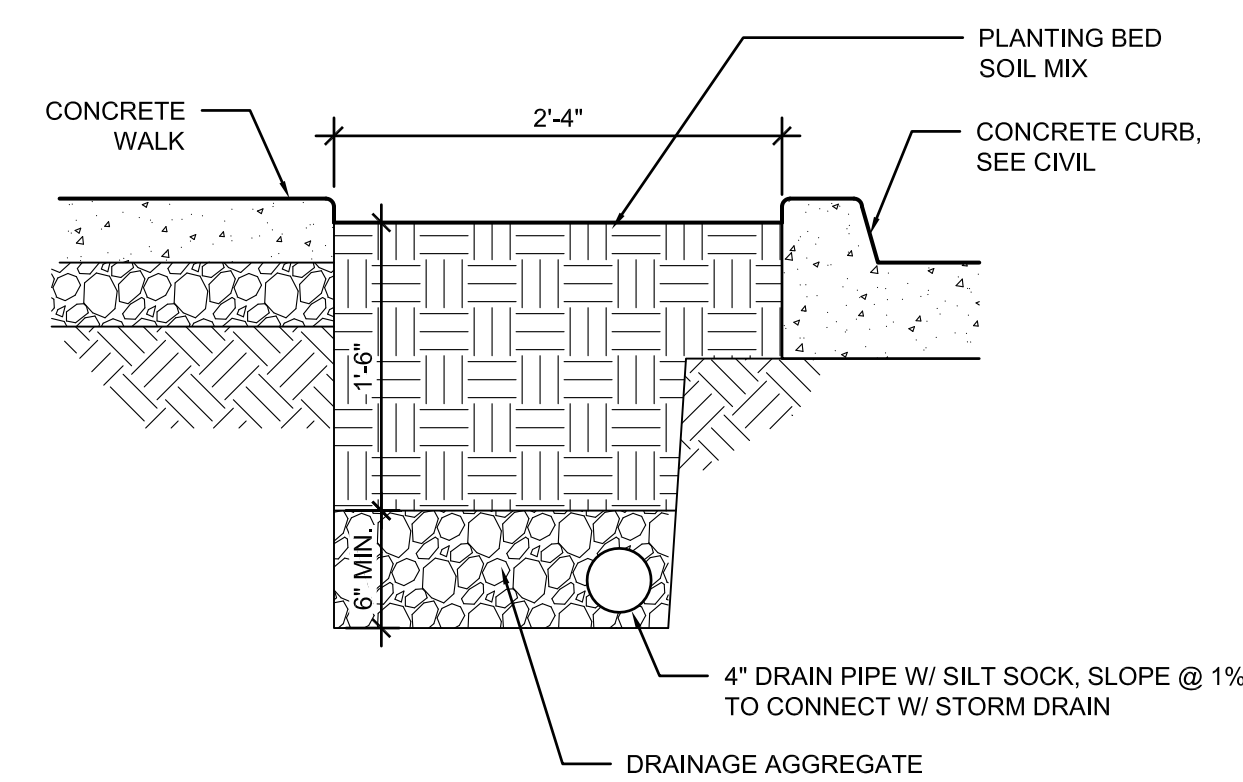
SCALE: 1 1/2" = 1'-0"

- NOTES:
1. PROVIDE TWO VERTICAL EXPANSION JOINTS IN WALL EVENLY SPACED FROM ENDS OF WALL.
 2. SEE GRADING PLAN FOR TOP AND BOTTOM OF WALL ELEVATIONS.
 3. PROVIDE SMOOTH SACKED FINISH TO ALL EXPOSED WALL SURFACES.
 4. INTEGRAL COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.
 5. TOP OF WALL ELEVATION TO REMAIN CONSTANT. DO NOT SLOPE TOP OF WALL WITH GRADE.
 6. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



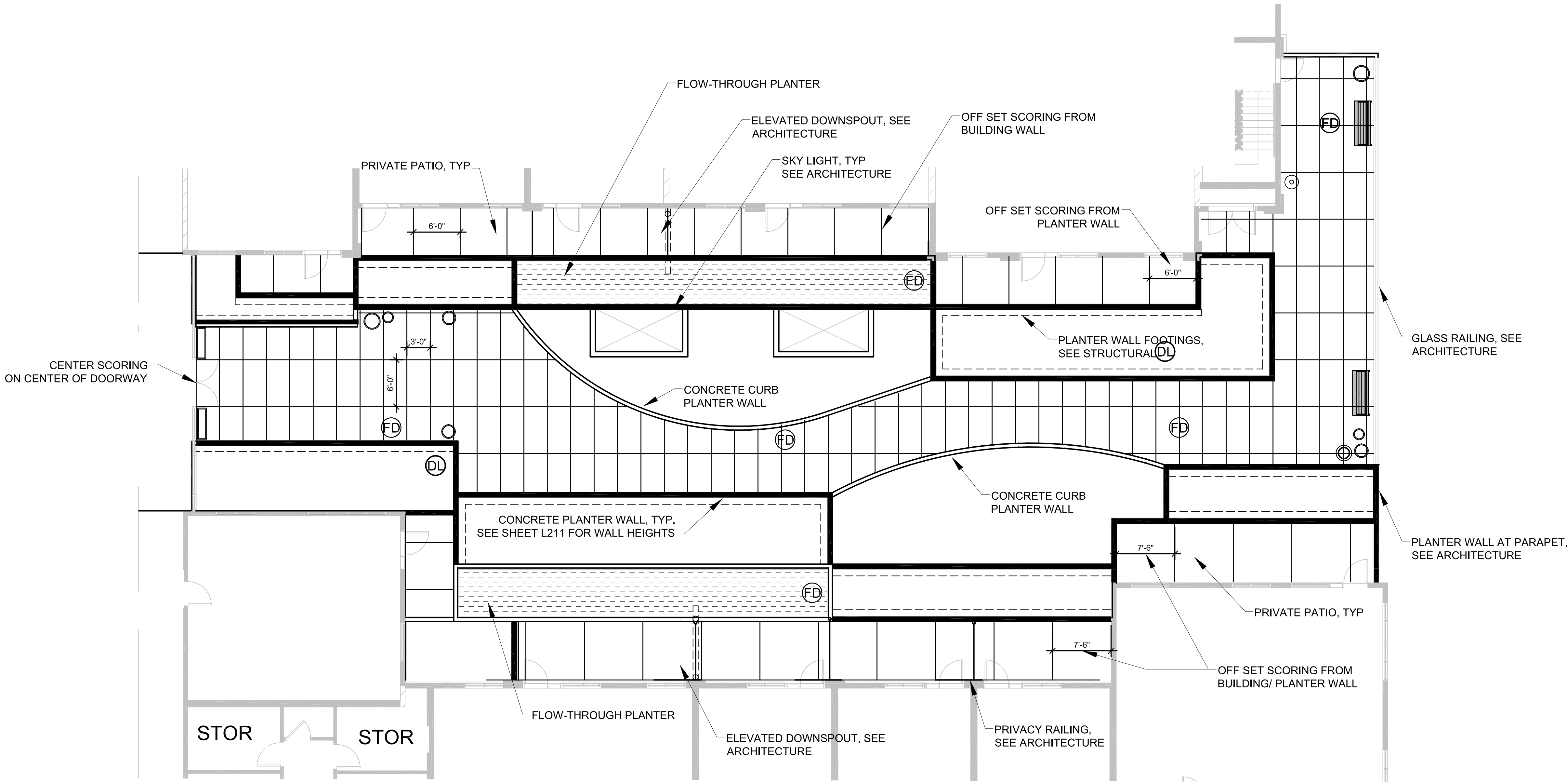
5. CONCRETE SEATWALL

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

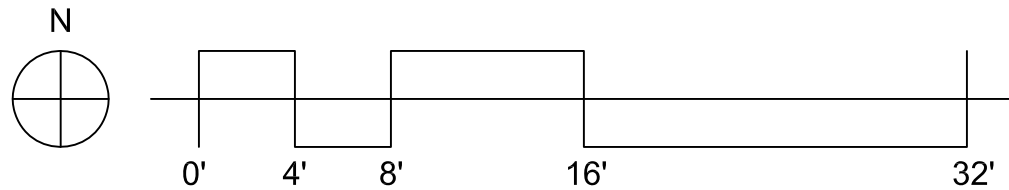


6. AT GRADE PLANTER

SCALE: 1" = 1'-0"



1. WEST TERRACE - LANDSCAPE SITE PLAN
SCALE: 1" = 8'-0"



- SITE PLAN LEGEND:**
- BENCH, BY OWNER
 - PLANTER POTS
 - PRIVACY RAILING, SEE ARCHITECTURE
 - RAISED PLANTER, TYP
 - SCORE PATTERN
 - TRASH RECEPTACLE, BY OWNER

- 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.

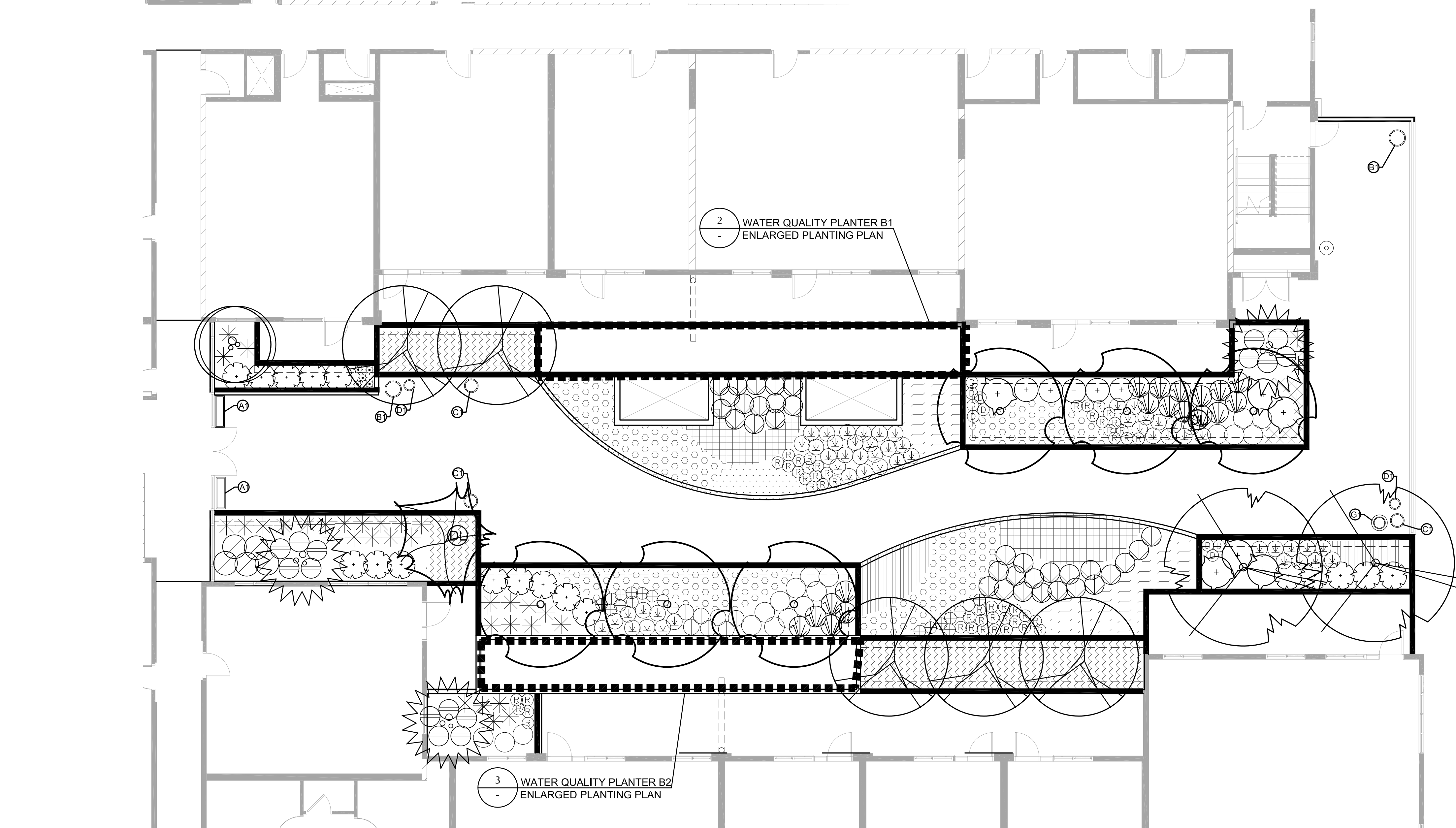
PLANT LEGEND - WEST TERRACE ONLY

TREES		NAME	QTY.	SIZE	TYPE
		<i>ACER CIRCINATUM</i> Vine Maple	0	7'-8" HT.	3 TRUNK MIN.
		<i>ACER PALMATUM</i> Green Leaf 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	5	5-6' HT.	B&B
		<i>STEWARTIA PSEUDOCAMELIA</i> Japanese Stewartia	6	2.5" CAL.	B&B
SHRUBS					
		<i>AZALEA</i> 'HINO CRIMSON' Hino Crimson Azalea	18	3 GAL.	CONTAINER
		<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
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	35	2 GAL.	CONTAINER
		<i>HELIOTRICHON SEMPERVIRENS</i> Blue Oat Grass	33	1 GAL.	CONTAINER
		<i>NASSELLA TENUISSIMA</i> Mexican Feather Grass	EST	1 GAL.	18"O.C.
		<i>PENNISETUM ALPEDUROIDES</i> 'HAMELNS' Dwarf Fountain Grass	53	2 GAL.	CONTAINER
		<i>PLEIOBLASTUS FORTUNEI</i> Dwarf Whitestripe	5	2 GAL.	CONTAINER
		<i>THAMNOCALAMUS TESSELLATUS</i> Bergamboos	3	15 GAL.	CONTAINER SPECIMEN
GROUNDCOVERS & PERENNIALS			QTY.	SIZE	NOTES
		<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.	12"O.C.
		<i>RUDBECKIA</i> 'EARLY BIRD GOLD' Early Bird Gold Black-eyed Susan	49	1 GAL.	AS SHOWN
		<i>SARCOCOCA HOOKERIANA</i> 'HUMILUS' Himalayan Sarcococca	EST	2 GAL.	24"O.C.
		<i>SEDUM</i> 'AUTUMN JOY' Autumn Joy Stone Crop	19	1 GAL.	AS SHOWN

PLANTER POT SCHEDULE -

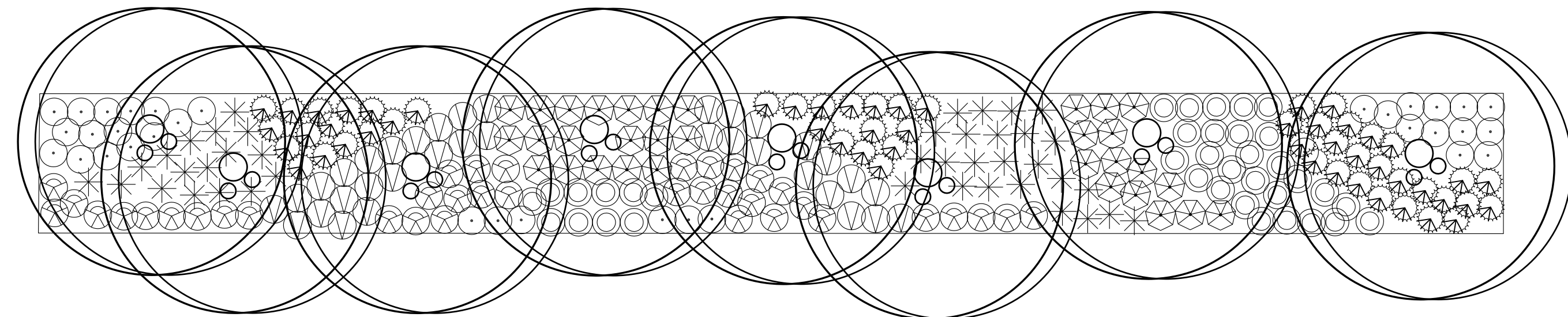
POT TYPE	NUMBER	PLANTING	PLANTS PER POT
A. MONSOON PLANTER BY IAP: 48" L, 14" W, 24" H., COLOR: BRONZE	A1		 <i>CAREX DIOCHOSTACHYA</i> 'KAGA NISHIKI' Gold Fountains Sedge
B. TALL CONE - LG BY CHAMPA: 25" DIA., 35" H., COLOR: RUSTIC	B1		 <i>COTINUS COGGYGRIA</i> 'VELVET CLOAK' Velvet Cloak Smoke Bush <i>HEUCHERA AMERICANA</i> 'GREEN SPICE' Green Spice Coral Bells
C. TALL CONE - MED BY CHAMPA: 21" DIA. 29" H., COLOR: RUSTIC	C1		 <i>ILEX CRENATA</i> 'SKY PENCIL' Sky Pencil Japanese Holly <i>HEUCHERA VILLOSA</i> 'CITRONELLE' PP17934 Citronelle Coral Bells
D. TALL CONE - SML BY CHAMPA: 17" DIA. 25" H., COLOR: RUSTIC	D1		 <i>CAREX ALBULA</i> Frosty Curls Sedge
G. CANA - LG BY CHAMPA: 24" DIA. 18" H., COLOR: BLACK	G1		 <i>SEDUM</i> 'BLACK BEAUTY' Black Beauty® Stonecrop

NOTE:
PLANTER POTS AND PLANT SYMBOLS IN PLANTER POT
SCHEDULE ARE SHOWN AT $\frac{3}{4}" = 1'-0"$ SCALE FOR CLARITY



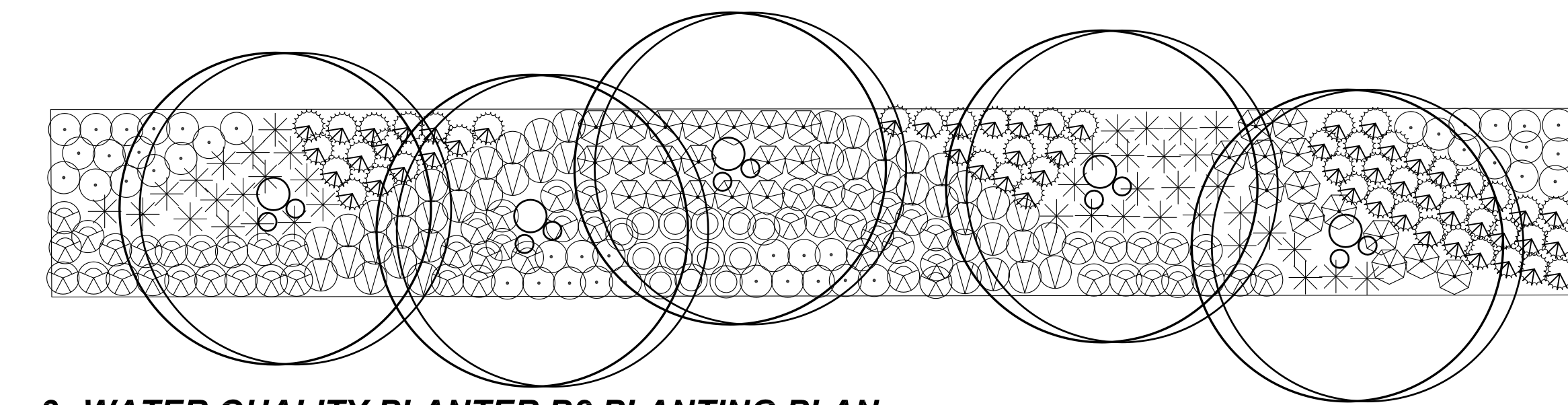
1. WEST TERRACE - PLANTING PLAN

SCALE: 1" = 8'-0"



2. WATER QUALITY PLANTER B1 PLANTING PLAN

SCALE: 1" = 4'-0"



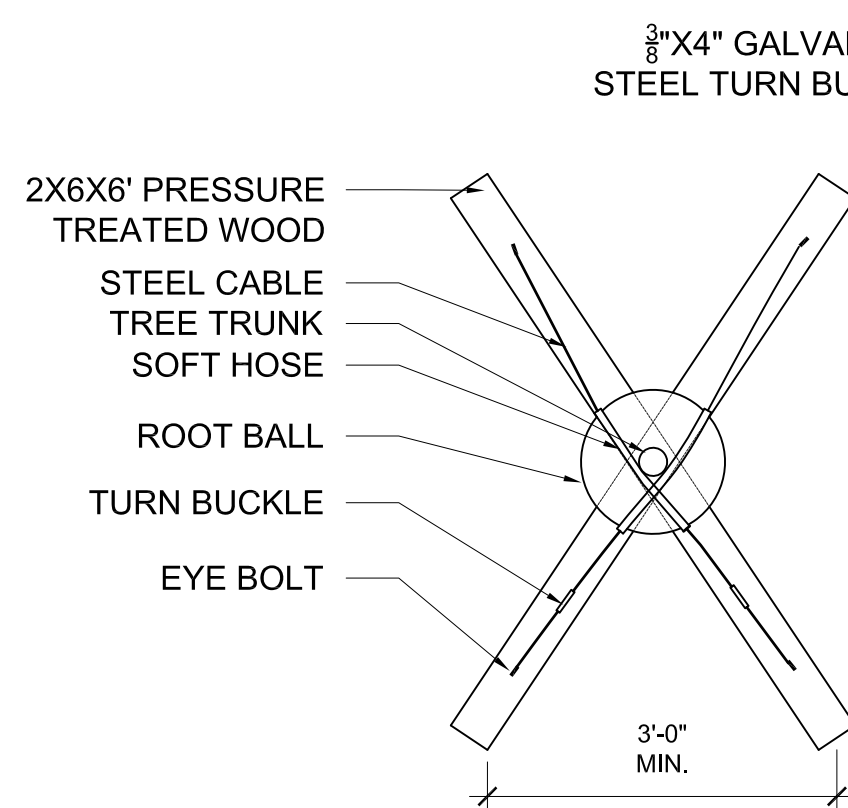
3. WATER QUALITY PLANTER B2 PLANTING PLAN

SCALE: 1" = 4'-0"

**WATER QUALITY FLOW-THROUGH PLANTER PLANT
LEGEND**

PLANT	QTY	SIZE	CONDITION
<i>ACER CIRCINATUM</i> Vine Maple	13	7-8" HT.	5 TRUNK MIN.
<i>CAREX MORROWII</i> 'AUREA VARIEGATA' Variegated Japanese Sedge	82	1 GAL.	
<i>CAREX TESTACEA</i> New Zealand Orange Sedge	50	1 GAL.	
<i>CORNUS SERICEA</i> 'KELSEY' Kelsey Red Osier Dogwood	81	1 GAL.	
<i>DESCHAMPSIA CAESPITOSA</i> Tufted Hairgrass	77	1 GAL.	
<i>JUNCUS ENSIFOLIUS</i> Dagger Leaf Rush	96	1 GAL.	
<i>JUNCUS PATENS</i> Spreading Rush	112	1 GAL.	
<i>SYSRINCHIUM CALIFORNICUM</i> Golden-Eyed Grass	63	1 GAL.	

- 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.



5. ROOFTOP TREE PLANTING W ANCHOR DETAIL

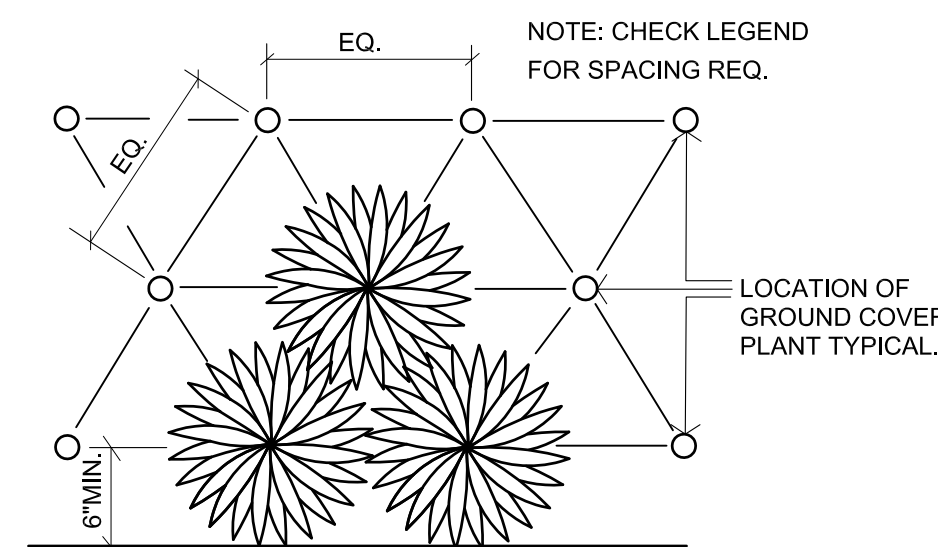
SCALE: 1/2" = 1'-0"

LEGEND

- PLANTER POT, SEE SCHEDULE

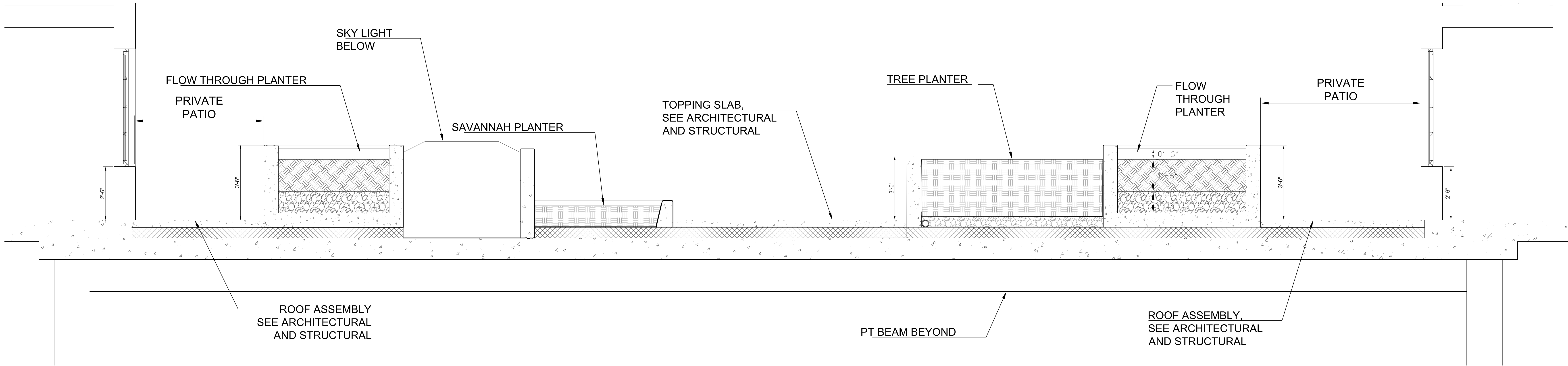
CONSTRUCTION NOTES:

- 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.

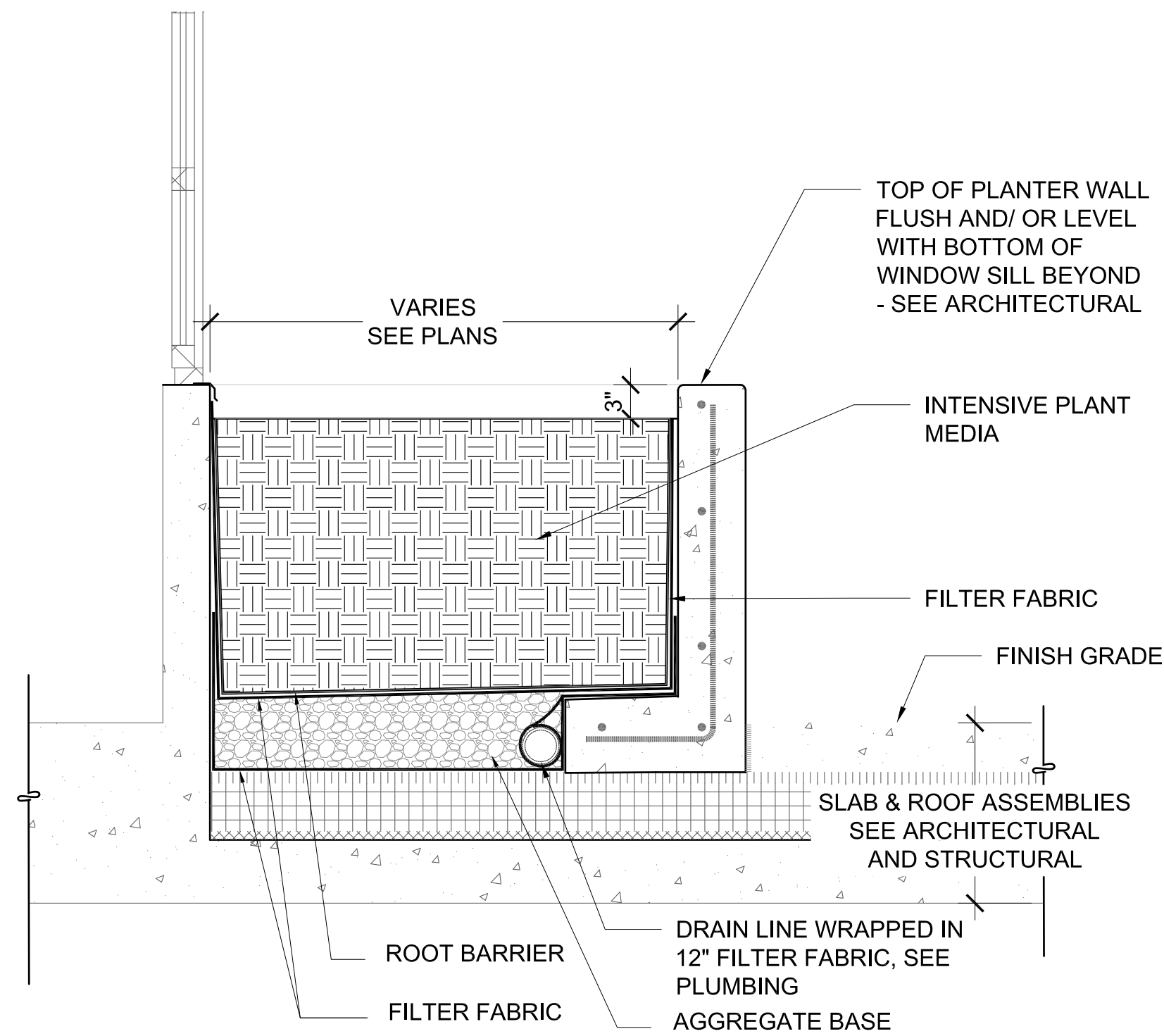


4. GROUND COVER PLANTING DETAIL

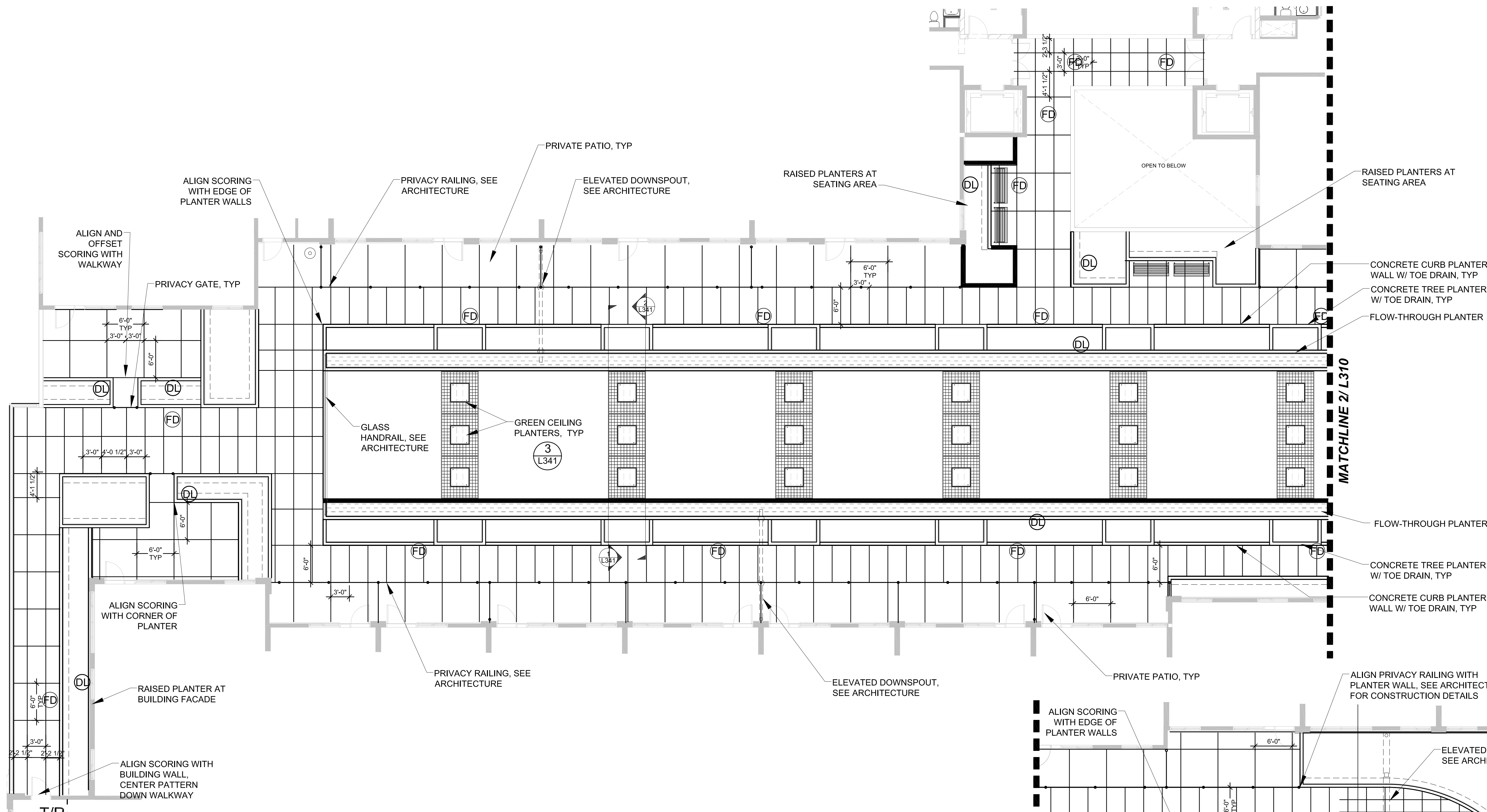
SCALE: NTS



1. WEST TERRACE - NS SECTION LOOKING EAST
SCALE: 1/2" = 1'-0"

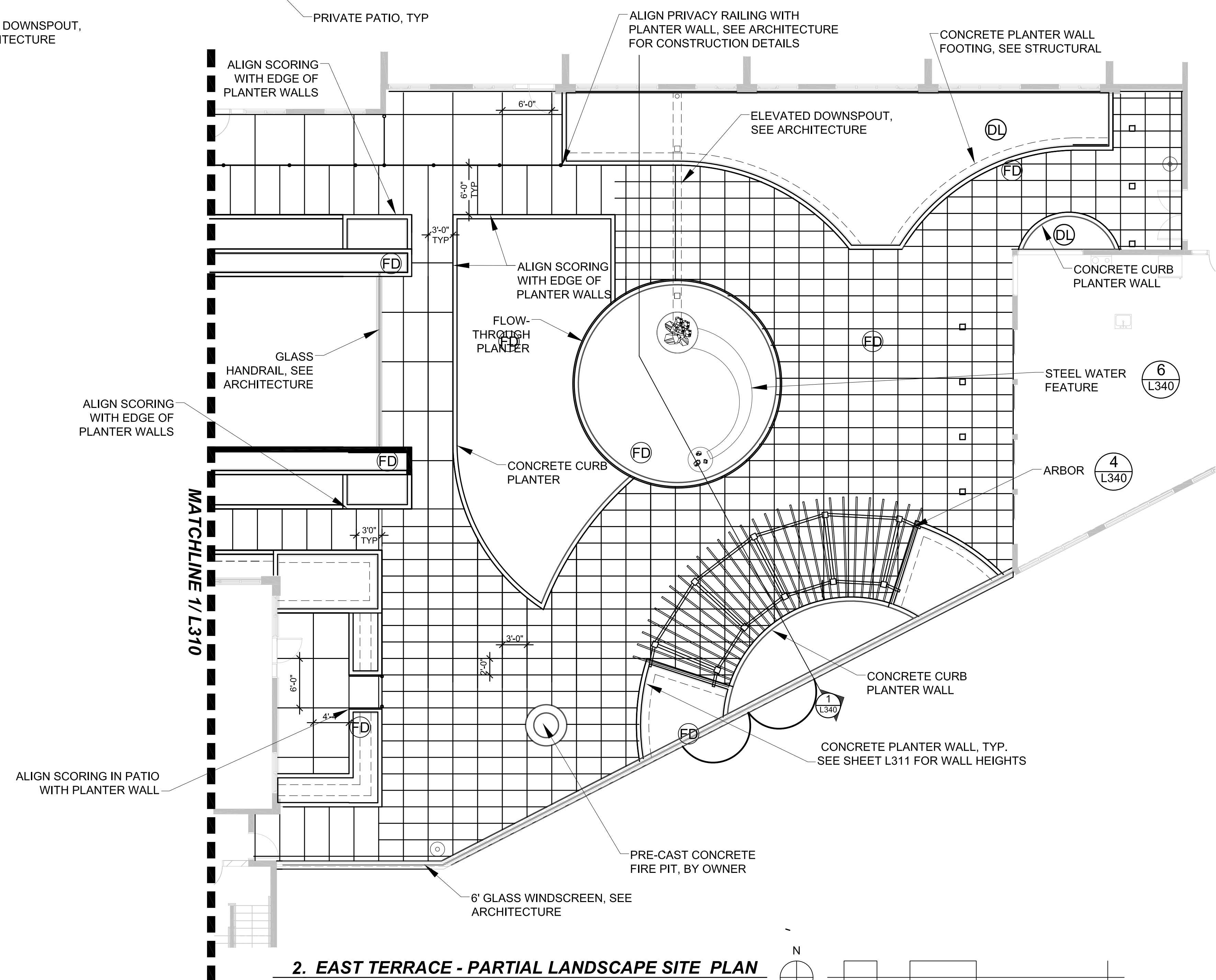
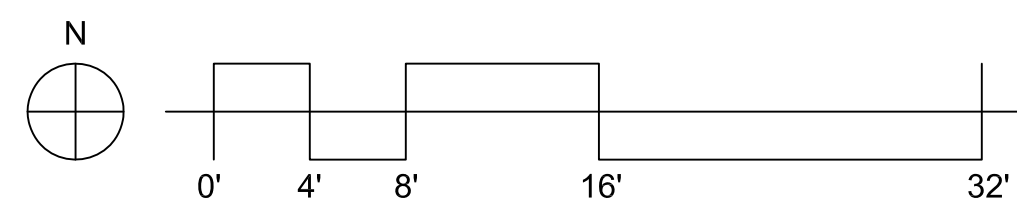


2. WEST TERRACE PLANTER AT WINDOW, TYP
SCALE: 3/4" = 1'-0"



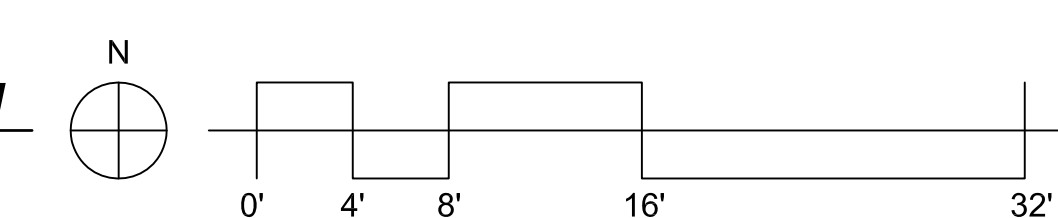
1. EAST TERRACE - PARTIAL LANDSCAPE SITE PLAN

SCALE: 1" = 8'-0"



2. EAST TERRACE - PARTIAL LANDSCAPE SITE PLAN

SCALE: 1" = 8'-0"



SITE PLAN LEGEND:

- BENCH, BY OWNER
- PRIVACY RAILING, SEE ARCHITECTURE
- RAISED PLANTER, TYP
- SCORE PATTERN
- TRASH RECEPTACLE, BY OWNER

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.

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

R:
RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 211346

**GRANT PARK
VILLAGE**

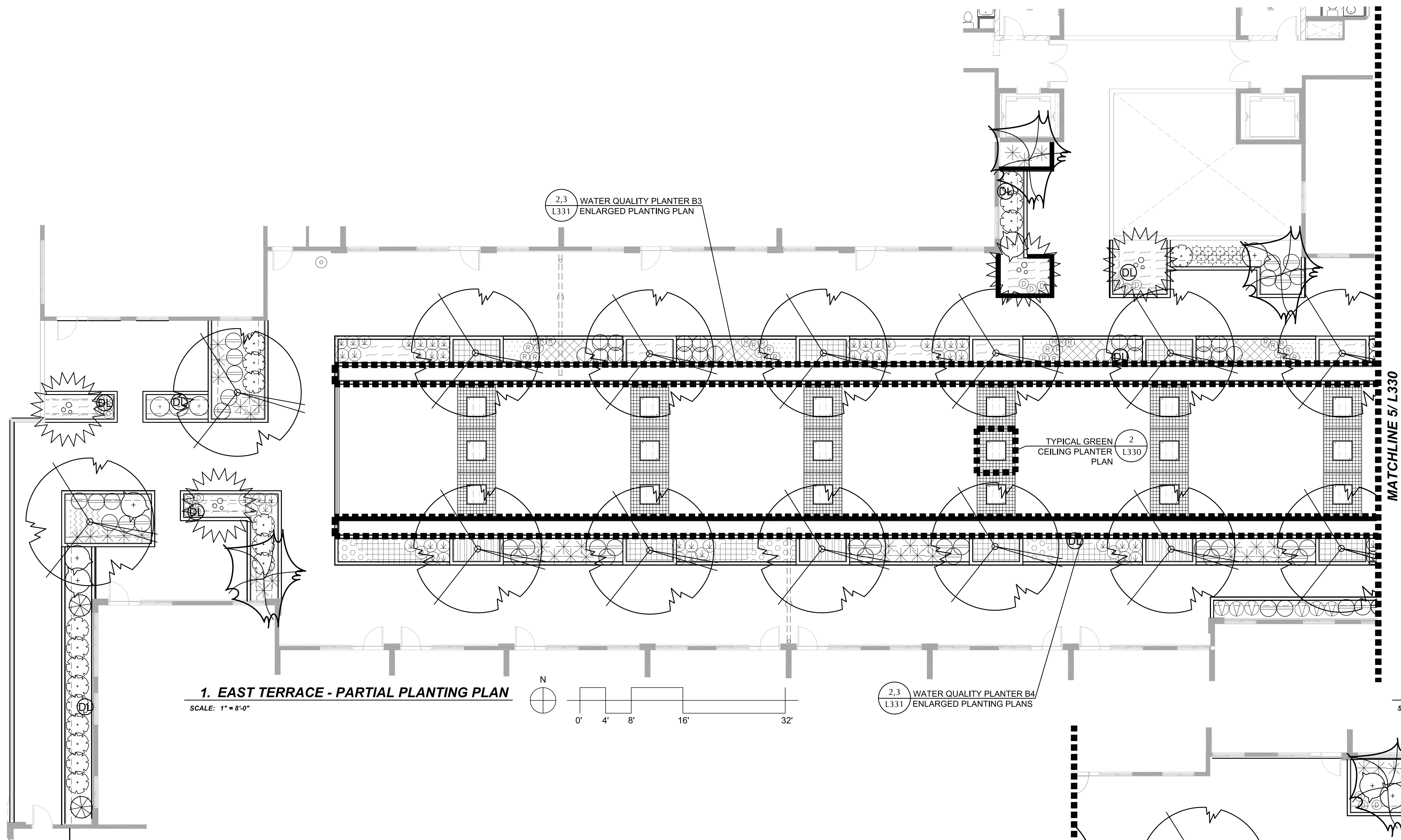
**NE 33rd &
Broadway
Portland, OR**

SHEET TITLE:

**EAST TERRACE -
LANDSCAPE
SITE PLAN**

DRAWN BY: LMB/ BR
DATE ISSUED: 01.14.2013

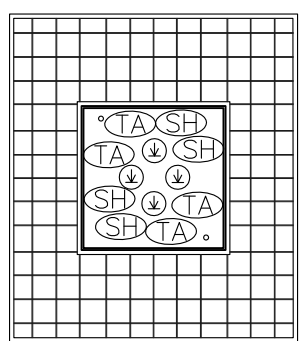
SHEET: **L310**
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L.U.R. SUBMITTAL



1. EAST TERRACE - PARTIAL PLANTING PLAN

SCALE: 1" = 8'-0"

MATCHLINE 5/ L330

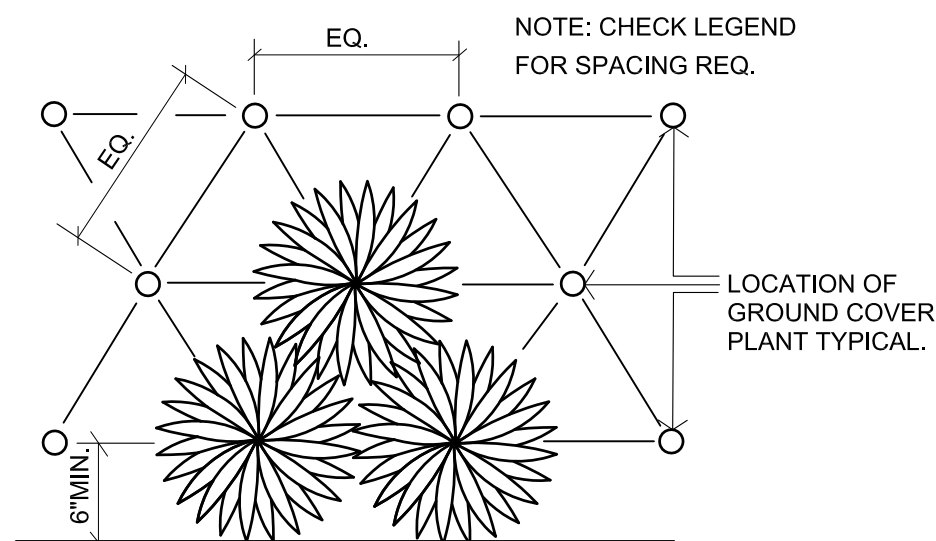


2. TYPICAL GREEN CEILING PLANTER PLANTING PLAN

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

TYPICAL GREEN CEILING PLANTER PLANT LEGEND

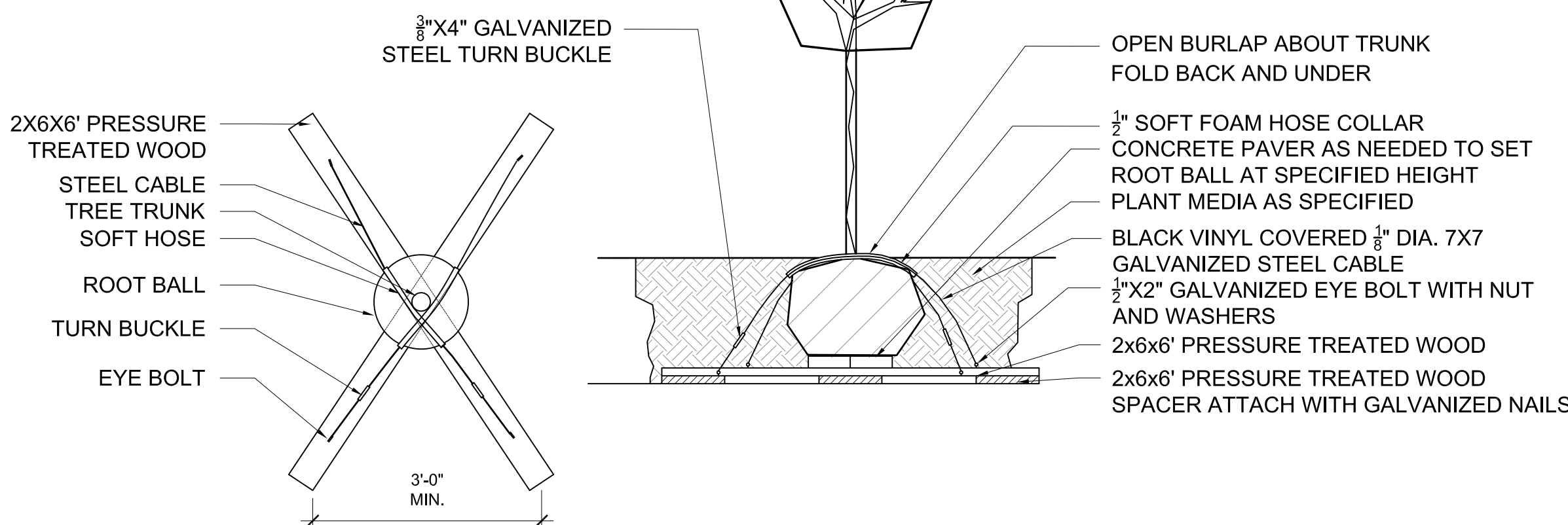
PLANT	QTY	SIZE	CONDITION
PENNISETUM ALPEDUROIDES 'HAEMELNS'	4	1 GAL.	
Dwarf Fountain Grass	4	1 GAL.	
TRACHELOSPERMUM ASIATICUM	4	1 GAL.	
Asian Star Jasmine	4	1 GAL.	
SCHIZOPHRAGMA HYDRANGEOIDES	4	1 GAL.	
Moonlight Chinese Hydrangea Vine			



3. GROUND COVER PLANTING DETAIL

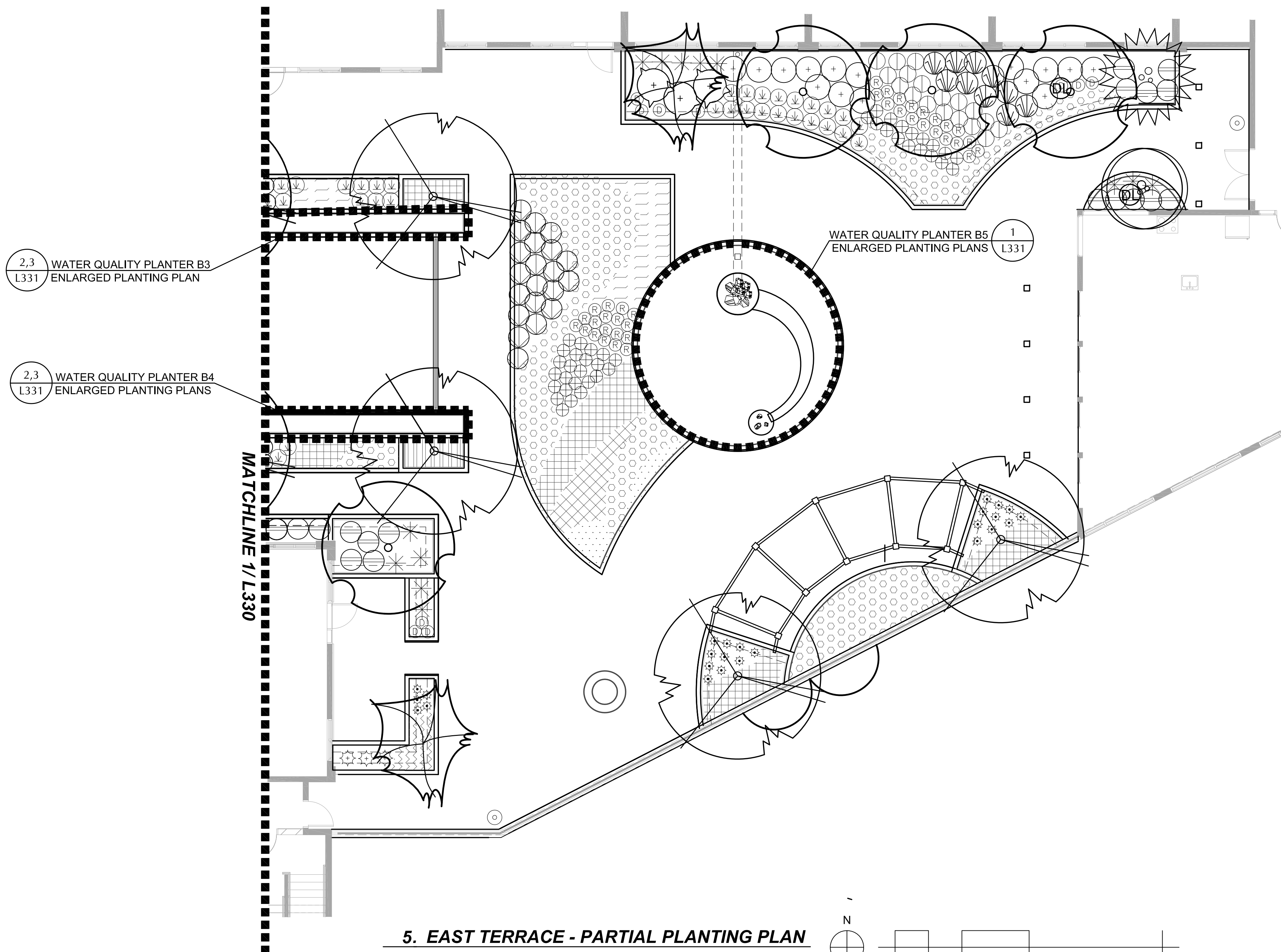
SCALE: NTS

- 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.



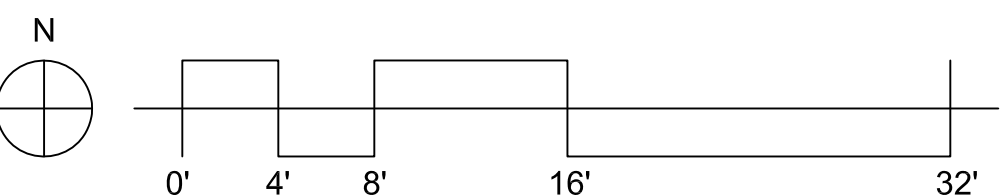
4. ROOFTOP TREE PLANTING W ANCHOR DETAIL

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



5. 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.
2. CONTRACTOR TO COORDINATE WORK WITH RELATED TRADES.
3. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. SEE SHEET L331 FOR EAST TERRACE PLANT LEGEND

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

R:

RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 211346 / 322105

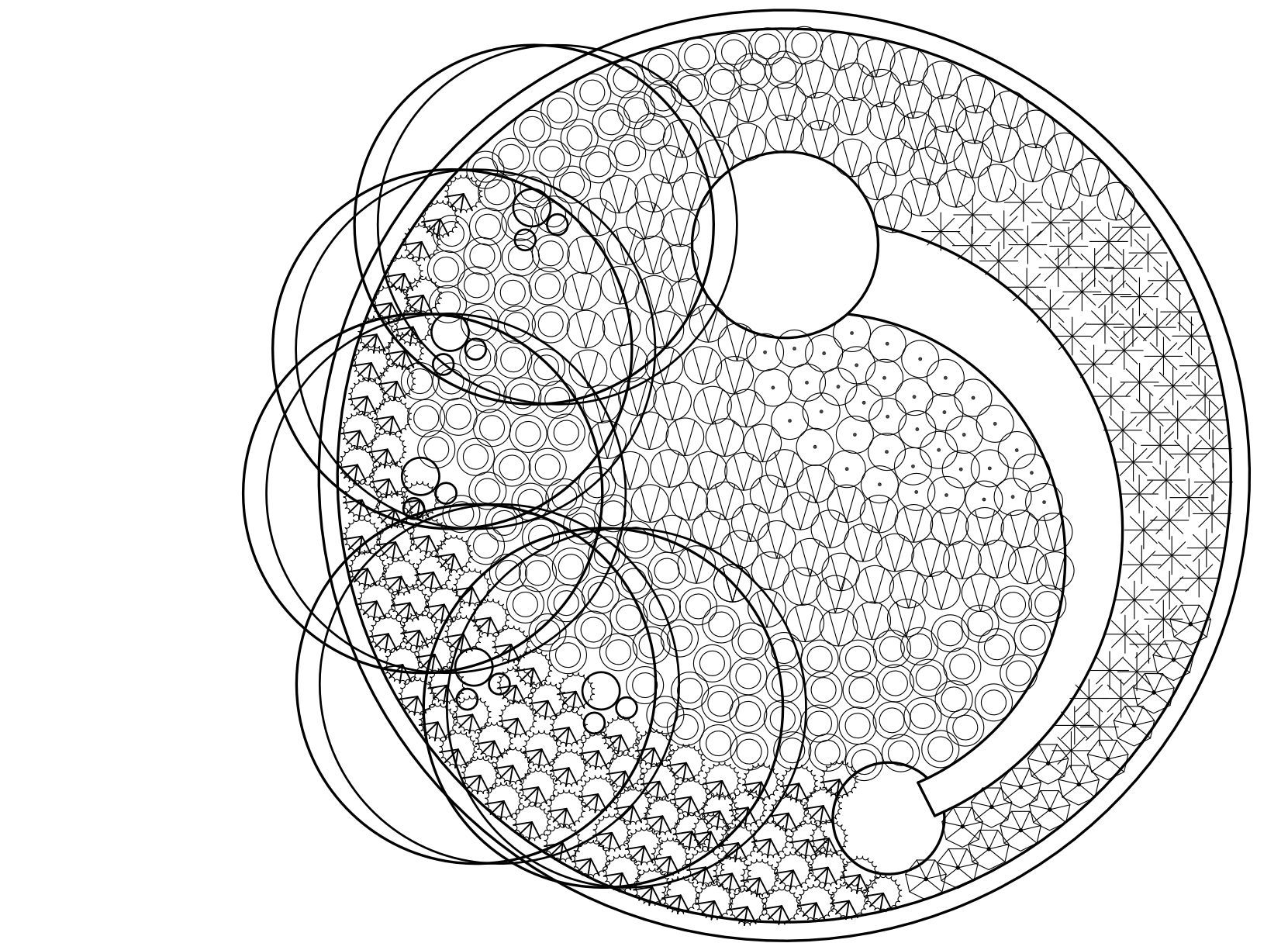
GRANT PARK
VILLAGE

NE 33rd &
Broadway
Portland, OR

SHEET TITLE:

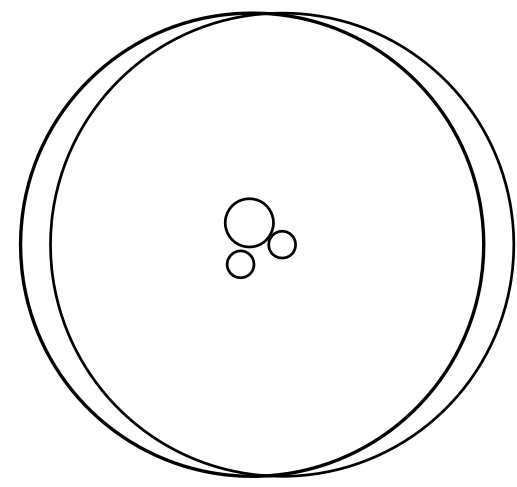
EAST TERRACE -
PLANTING PLAN

DRAWN BY: LMB/ BR
DATE ISSUED: 01.14.2013

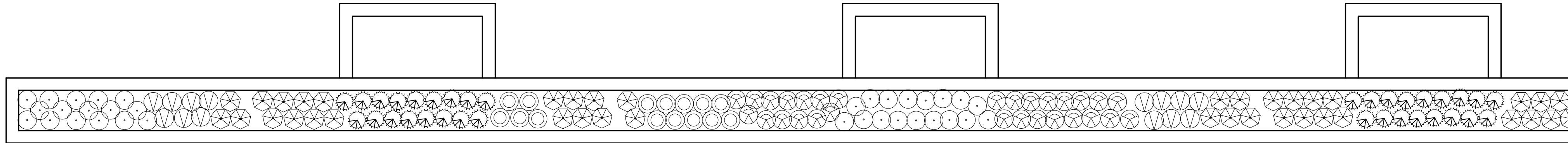


1. WATER QUALITY PLANTER B5 PLANTING PLAN

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



WATER QUALITY FLOW-THROUGH PLANTER B3

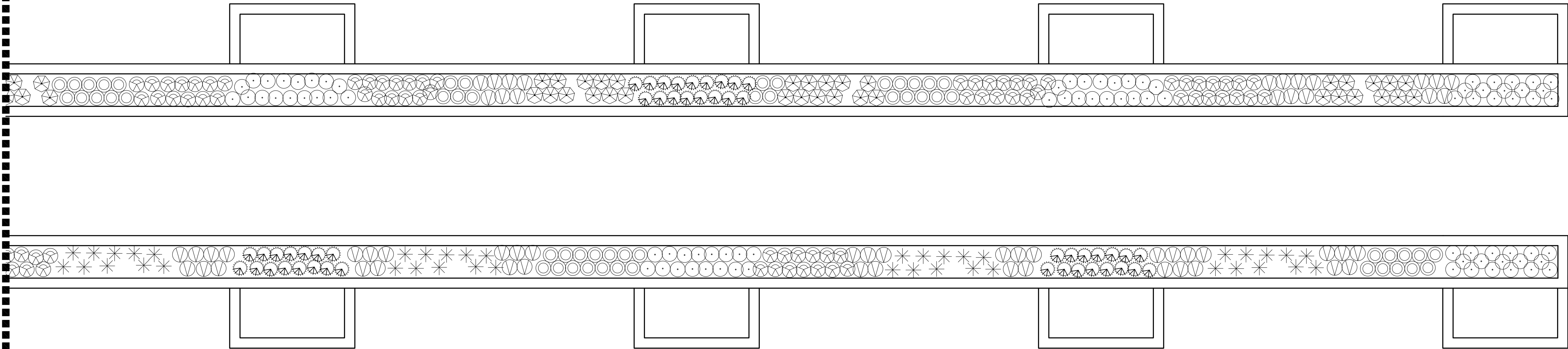


WATER QUALITY FLOW-THROUGH PLANTER B4

2. PARTIAL WATER QUALITY PLANTERS B3 & B4 PLANTING PLAN

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

MATCHLINE 2 L 331



3. PARTIAL WATER QUALITY PLANTERS B3 & B4 PLANTING PLAN

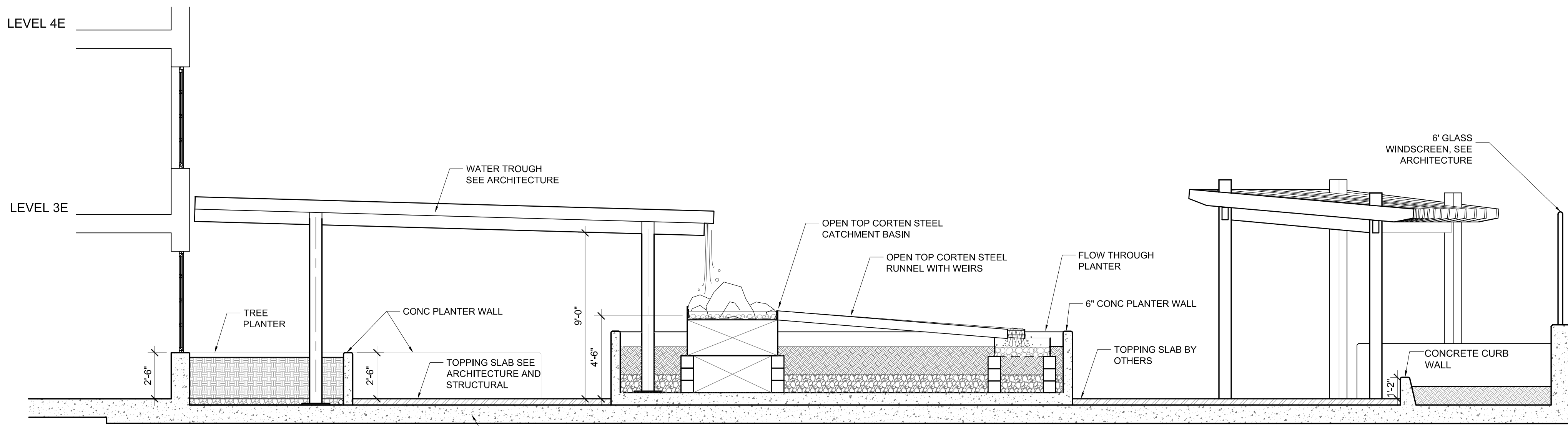
SCALE: 1/4"= 1'- 0"

WATER QUALITY FLOW-THROUGH PLANTER
PLANT LEGEND

PLANT	QTY	SIZE	CONDITION
<i>ACER CIRCINATUM</i> Vine Maple	5	7-8' HT.	5 TRUNK MIN.
<i>CAREX MORROWII</i> 'AUREA VARIEGATA' Variegated Japanese Sedge	138	1 GAL.	
<i>CAREX TESTACEA</i> New Zealand Orange Sedge	224	1 GAL.	
<i>CORNUS SERICEA</i> 'KELSEY' Kelsey Red Osier Dogwood	225	1 GAL.	
<i>DESCHAMPSIA CAESPITOSA</i> Tufted Hairgrass	187	1 GAL.	
<i>JUNCUS ENSIFOLIUS</i> Dagger Leaf Rush	123	1 GAL.	
<i>JUNCUS PATENS</i> Spreading Rush	198	1 GAL.	
<i>SYSRINCHIUM CALIFORNICUM</i> Golden-Eyed Grass	91	1 GAL.	

PLANT LEGEND - EAST TERRACE ONLY

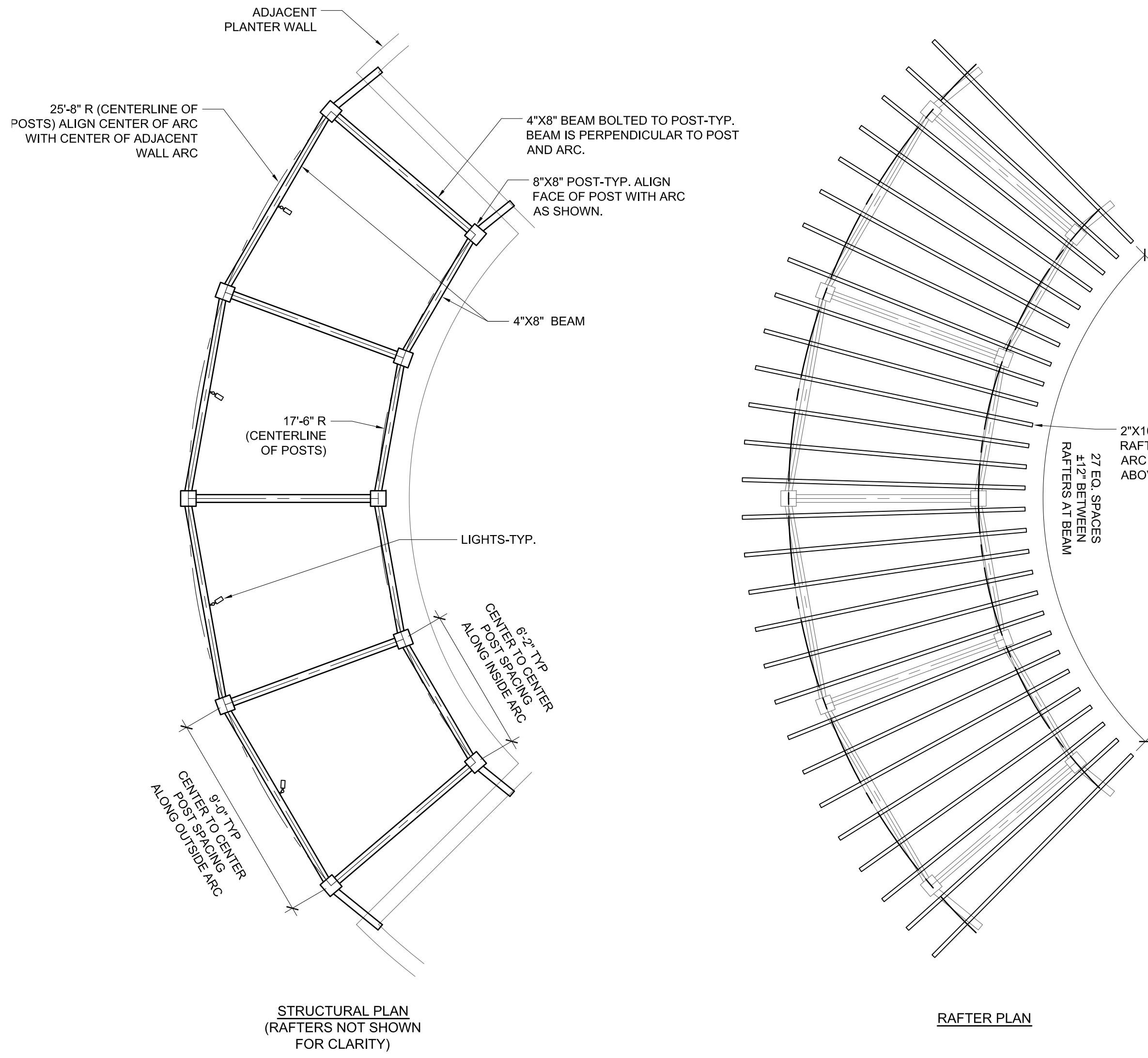
TREES	NAME	QTY.	SIZE	TYPE
	<i>ACER CIRCINATUM</i> Vine Maple	0	7'-8' HT.	3 TRUNK MIN.
	<i>ACER PALMATUM</i> Green Leaf Japanese Maple	18	8-10' HT	5 CANE MIN. MULTI-STEM
	<i>ACER PALMATUM</i> 'BLOOD GOOD' Blood Good Japanese Maple	5	2" CAL.	B&B SPECIMEN
	<i>CHAMAECYPARIS OBTUSA</i> 'GRACILIS' Slender Hinoki Cypress	2	5-6' HT.	B&B
	<i>STEWARTIA PSEUDOCAMELIA</i> Japanese Stewartia	4	2.5" CAL.	B&B
SHRUBS				
	<i>BERBERIS THUNBERGII</i> 'CRIMSON PYGMY' Crimson Pygmy Barberry	18	2 GAL.	CONTAINER
	<i>CORNUS SERICEA</i> 'KELSEY' Kelsey Red Osier Dogwood	6	2 GAL.	CONTAINER
	<i>ILEX CRENATA CONVEXA</i> Japanese Holly	18	15-18"	CONTAINER
	<i>PIERIS JAPONICA</i> 'PINK FLAMINGO' Pink Flamingo Japanese Andromeda	8	24-30"	CONTAINER
	<i>POLYSTICHUM MUNITUM</i> Western Sword Fern	57	2 GAL.	CONTAINER
	<i>TERNSTROEMIA GYMNANTHERA</i> Japanese Clereya	19	21-24"	CONTAINER
BAMBOO, GRASSES & VINES				
	BES - FLOW THROUGH PLANTER PLANTINGS			
	<i>CALAMAGROSTIS ACUTIFOLIA</i> 'KARL FOERSTER' Karl Foerster's Feather Reed Grass	10	2 GAL.	CONTAINER
	<i>CAREX MORROWII</i> 'AUREA VARIEGATA' Variegated Japanese Sedge	52	2 GAL.	CONTAINER
	<i>FARGESIA SP.</i> 'JIUZHAIYOU' I Red Bamboo	12	2 GAL.	CONTAINER
	<i>HELICTOTRICHON SEMPERVIRENS</i> Blue Oat Grass	41	1 GAL.	CONTAINER
	<i>NASSELLA TENUISSIMA</i> Mexican Feather Grass	EST	1 GAL.	18"O.C.
	<i>PENNISETUM ALPEDUROIDES</i> 'HADELNS' Dwarf Fountain Grass	88	2 GAL.	CONTAINER
	<i>PLEIOBLASTUS FORTUNEI</i> Dwarf Whitestripe	25	2 GAL.	CONTAINER
	<i>THAMNOCALAMUS TESSELLATUS</i> Bergamboos	5	15 GAL.	CONTAINER SPECIMEN
GROUNDCOVERS & PERENNIALS		QTY.	SIZE	NOTES
	<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	26	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 X</i> '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	66	1 GAL.	AS SHOWN
	<i>SARCOCCOA HOOKERIANA</i> 'HUMILUS' Himalayan Sarcoccoa	EST	2 GAL.	24"O.C.
	<i>SEDUM</i> 'AUTUMN JOY' Autumn Joy Stone Crop	41	2 GAL.	AS SHOWN



- NOTES:
1. ALL CONCRETE PLANTER WALLS TO BE SMOOTH FINISH, 1" R. ROUNDED CORNERS ON ALL EDGES.
 2. CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL DRAWINGS FOR PLANTER WALL CONSTRUCTION.
 3. CONTRACTOR TO SEE CIVIL DRAWINGS FOR FLOW-THROUGH PLANTER SOIL PROFILE.

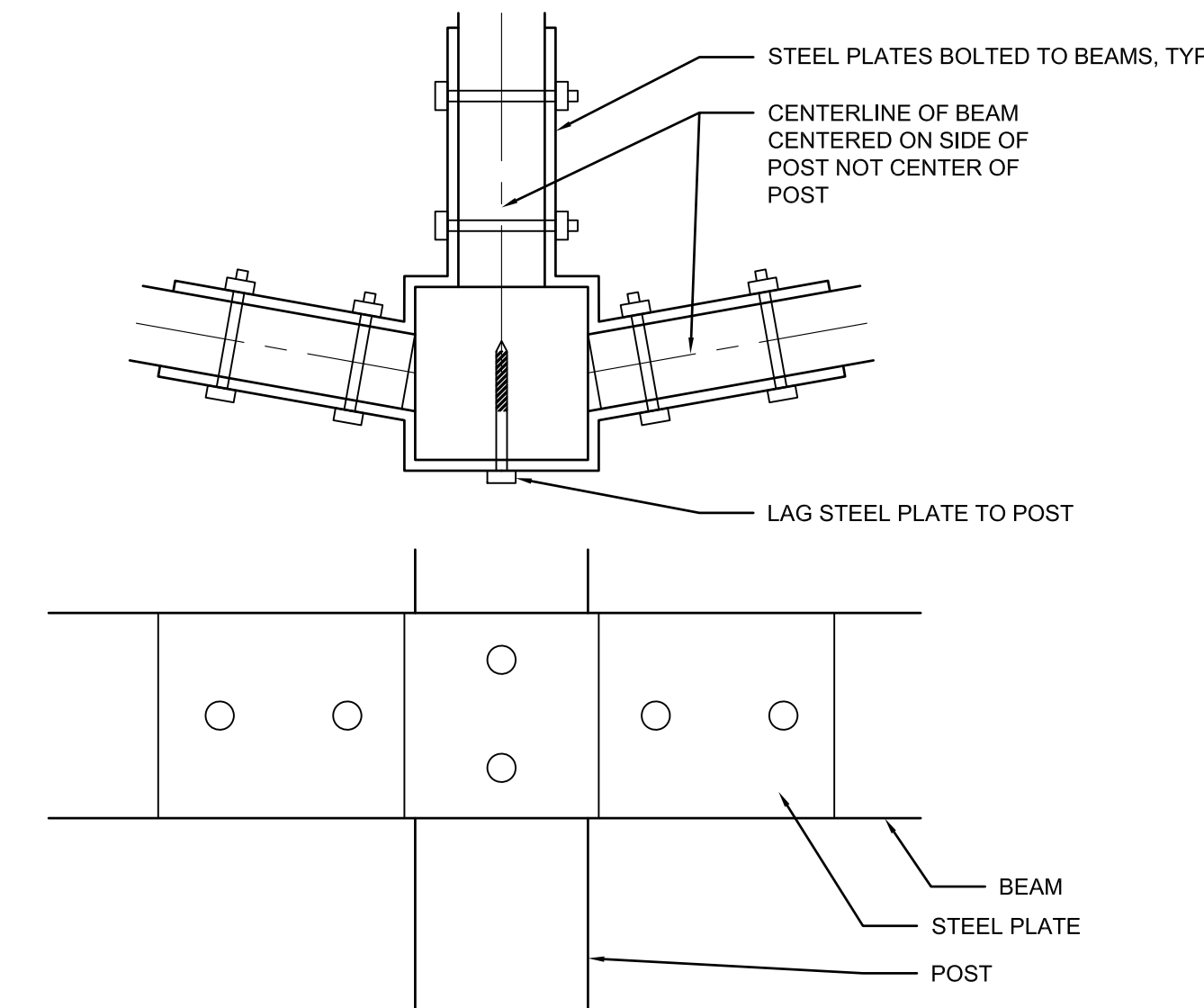
1. EAST TERRACE SECTION A

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



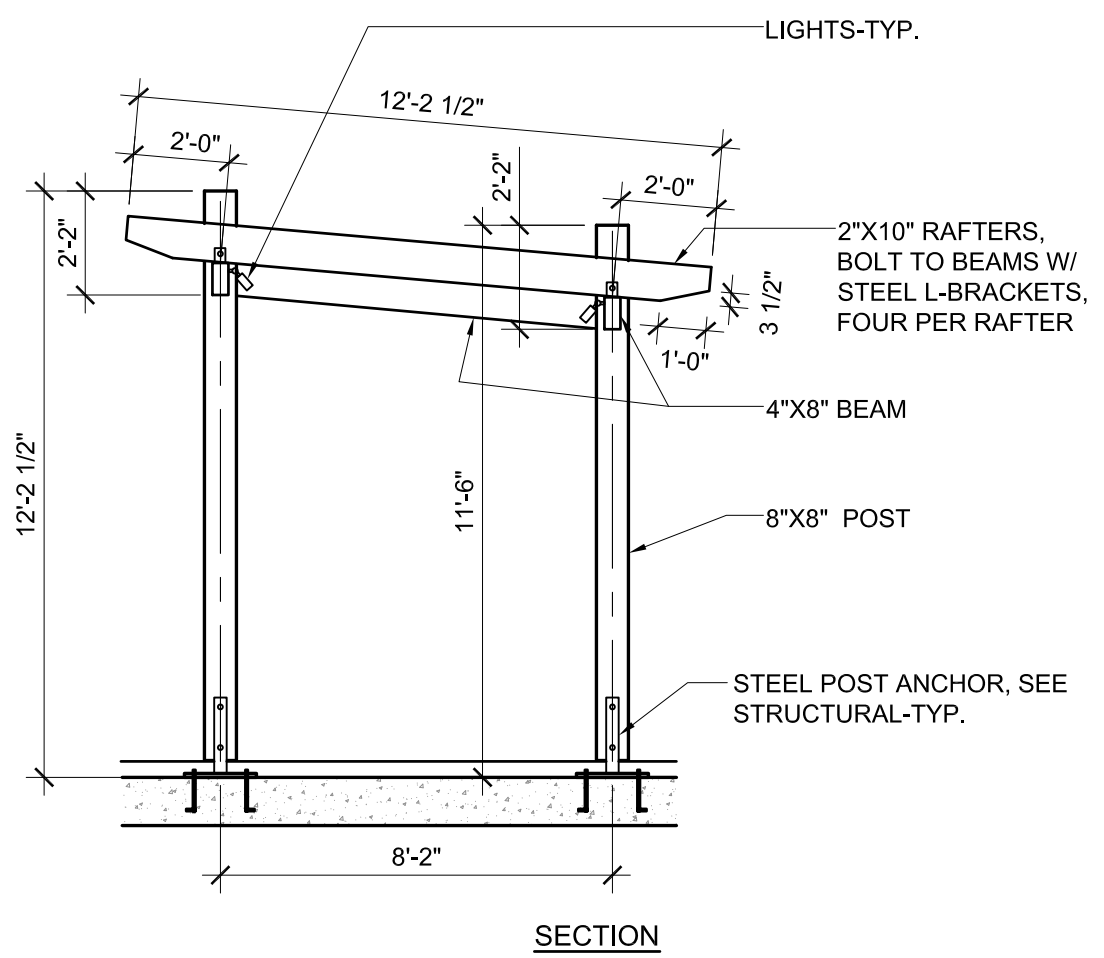
4. ARBOR - TERRACE LEVEL 2

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

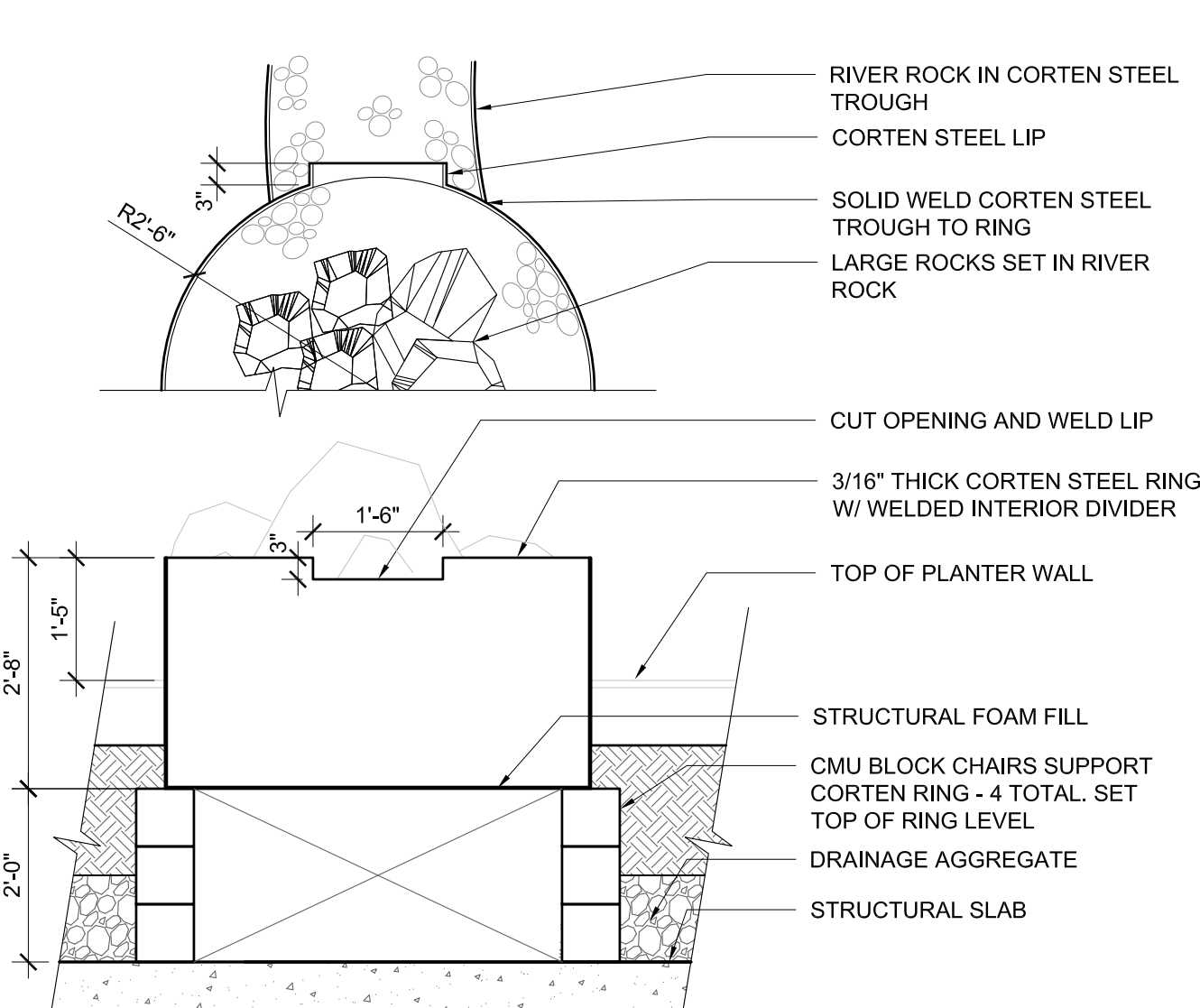


5. ARBOR POST & BEAM CONNECTION

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

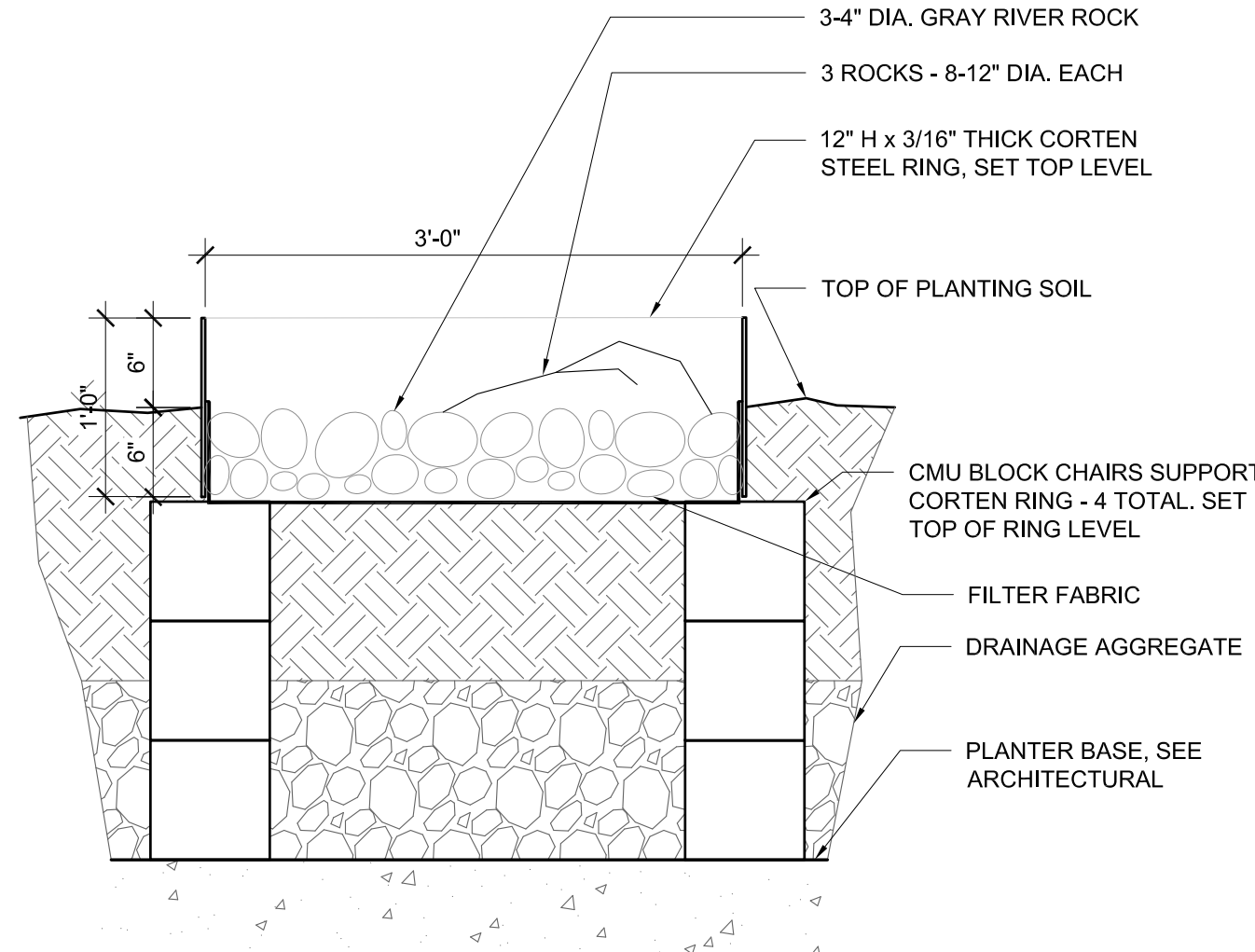


- NOTES:
1. POSTS, BEAMS AND RAFTERS SHALL BE CEDAR.
 2. MOUNT LIGHTS ON INSIDE FACES OF BEAMS AS SHOWN.
 3. ALL STEEL COMPONENTS SHALL BE HOT-DIP GALVANIZED AND POWDERCOATED
 4. ALL STEEL BOLTS AND FASTENERS SHALL BE HOT-DIP GALVANIZED.
 5. NUMBER OF LIGHTS SHOWN IS APPROXIMATE. ACTUAL NUMBER OF LIGHTS MAY VARY BASED ON FIXTURE CHOSEN AND PHOTOMETRIC DATA.



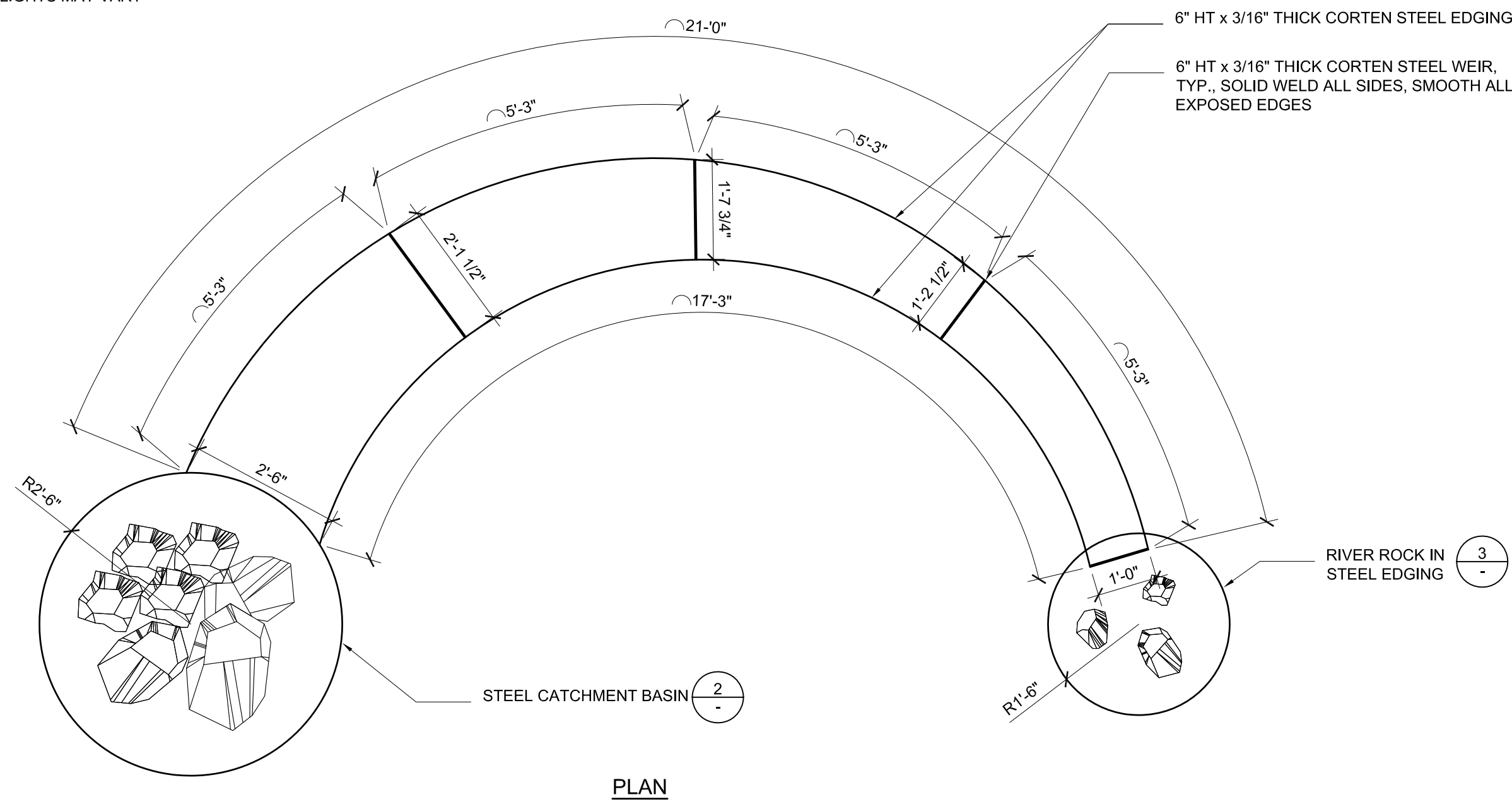
2. CATCHMENT BASIN

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



3. RIVER ROCK IN STEEL EDGING

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



- NOTES:
1. CONTRACTOR TO COORDINATE WORK WITH ALLIED TRADES.
 2. SOLID WELD ALL CONNECTIONS. SMOOTH WELDS AND EXPOSED EDGES
 3. PROVIDE ADDITIONAL STEEL BRACING TO SUPPORT TROUGH AS NEEDED.
 4. ARRANGE ROCKS IN TROUGH TO ALLOW UNOBSTRUCTED WATER MOVEMENT OVER WEIRS.

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

R:

RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 211346

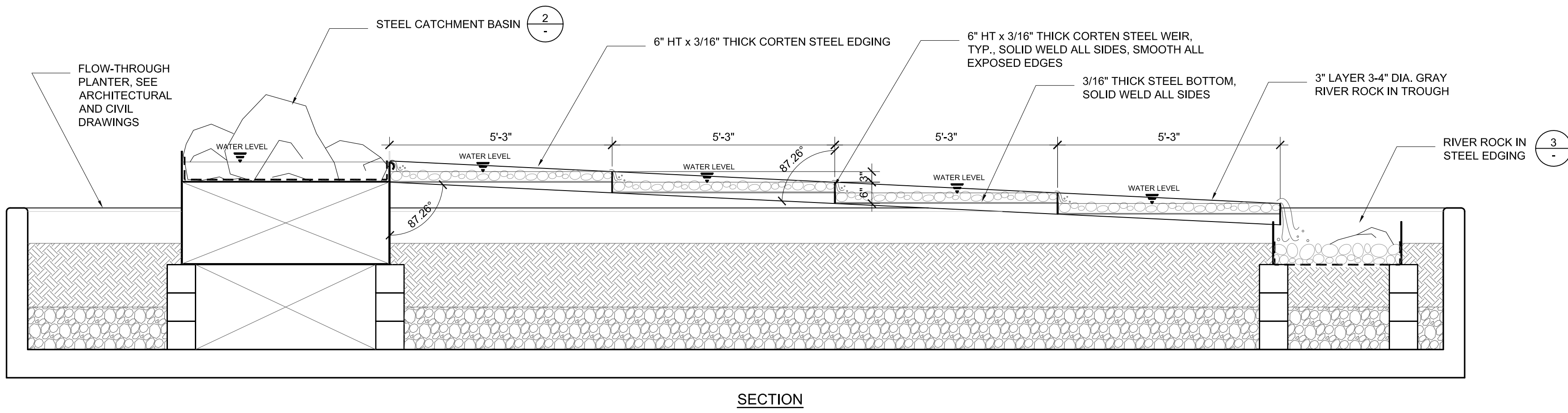
GRANT PARK
VILLAGE

NE 33rd &
Broadway
Portland, OR

SHEET TITLE:

EAST TERRACE
SECTIONS &
DETAILS

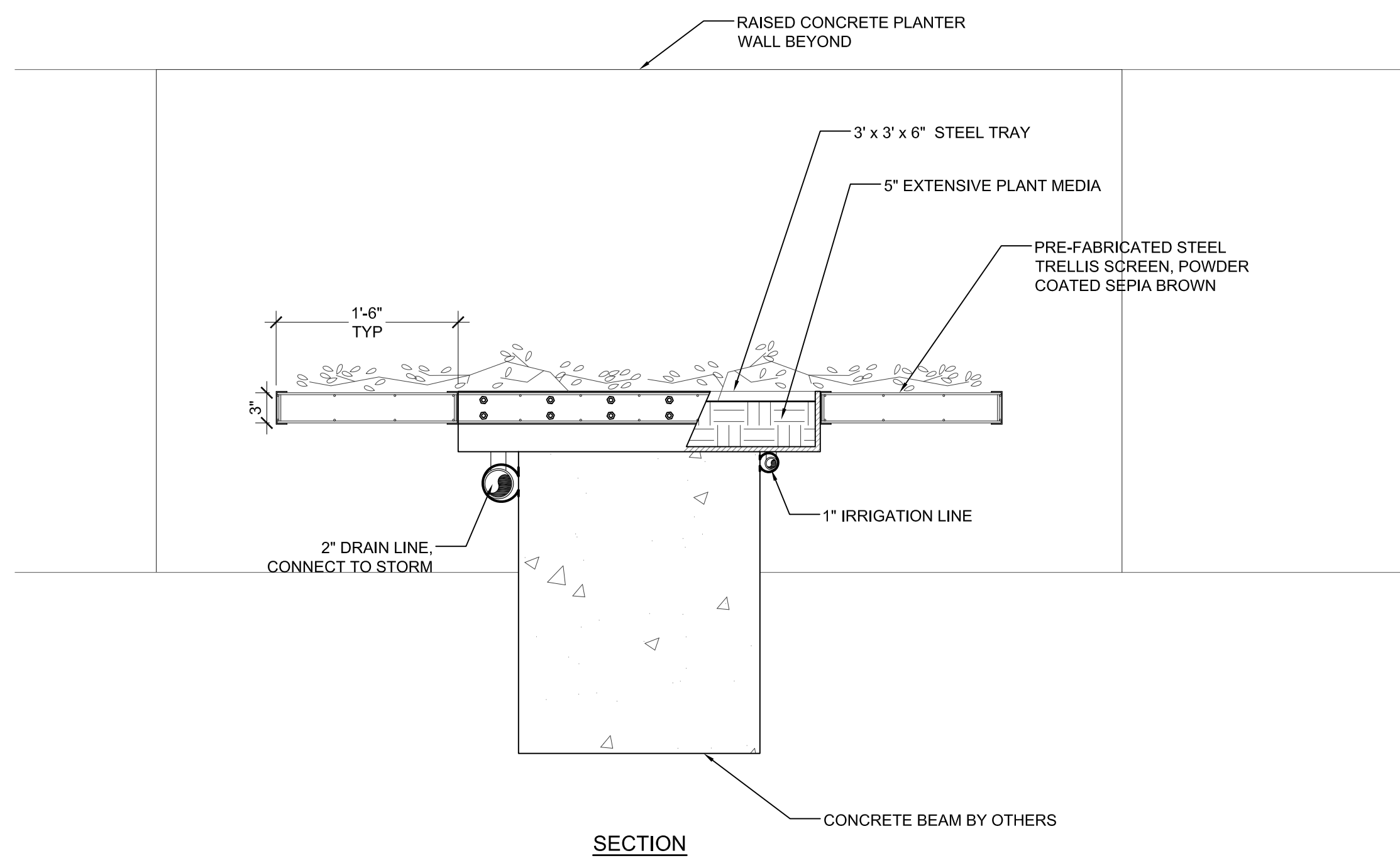
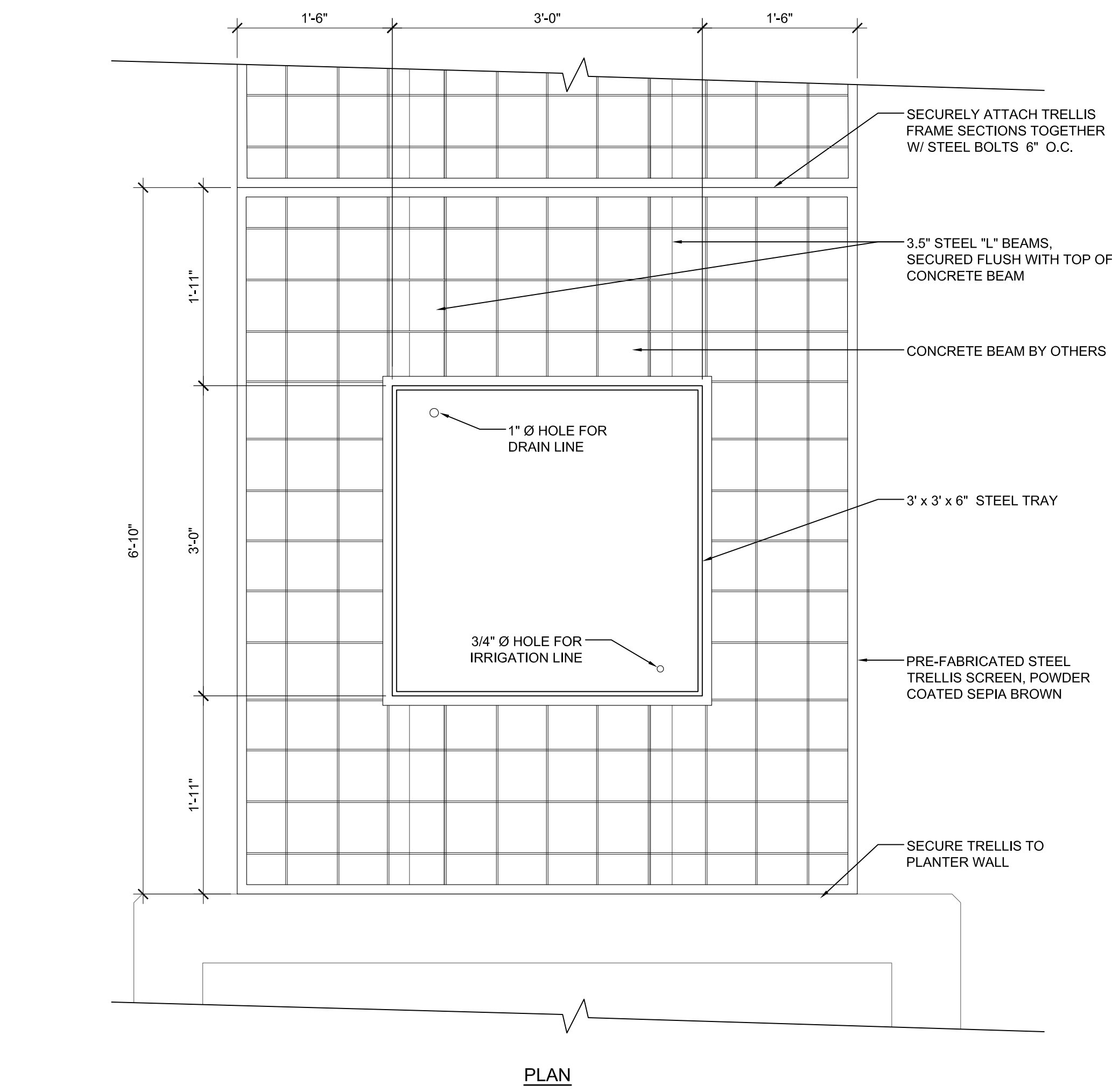
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DATE ISSUED: 01.14.2013



6. STEEL WATER FEATURE

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

SHEET: **L340**
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L.U.R. SUBMITTAL

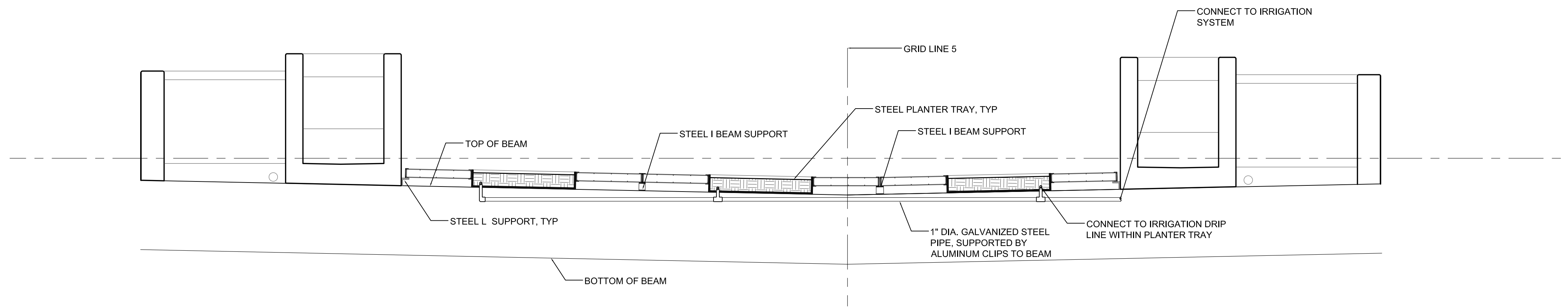


3. GREEN CEILING TRELLIS

SCALE: 1" = 1'-0"

SECTION AT GREEN CEILING TRELLIS 1. LOOKING WEST

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



SECTION AT GREEN CEILING TRELLIS 2. LOOKING EAST

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

GENERAL NOTES

1. SEE 1/8" FLOOR PLAN SHEETS FOR MORE INFORMATION.
2. SITE INFO SHOWN FOR REFERENCE ONLY. SEE SITE PLANS
3. SEE A0 SHEETS FOR CODE COMPLIANCE INFORMATION

LEGEND

SHEAR WALL DESIGNATION (FOR REFERENCE ONLY) SEE STRUCTURAL FOR SHEAR WALL LOCATIONS.

PRELIMINARY-NOT FOR CONSTRUCTION

CONSULTANT:

R:

**RUNBERG
ARCHITECTURE
GROUP**

PROJECT NUMBER: 211346

**GRANT PARK
VILLAGE**

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

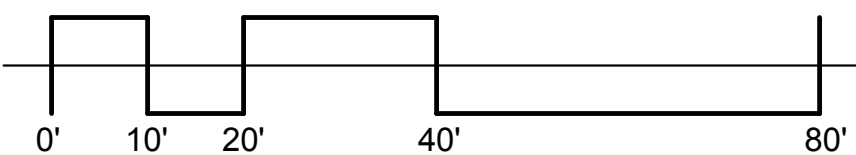
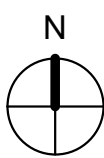
SHEET TITLE:

**LOWER LEVEL
FLOOR PLAN**

DRAWN BY: DMJ
DATE ISSUED: 1.14.2013

1. LOWER LEVEL FLOOR PLAN

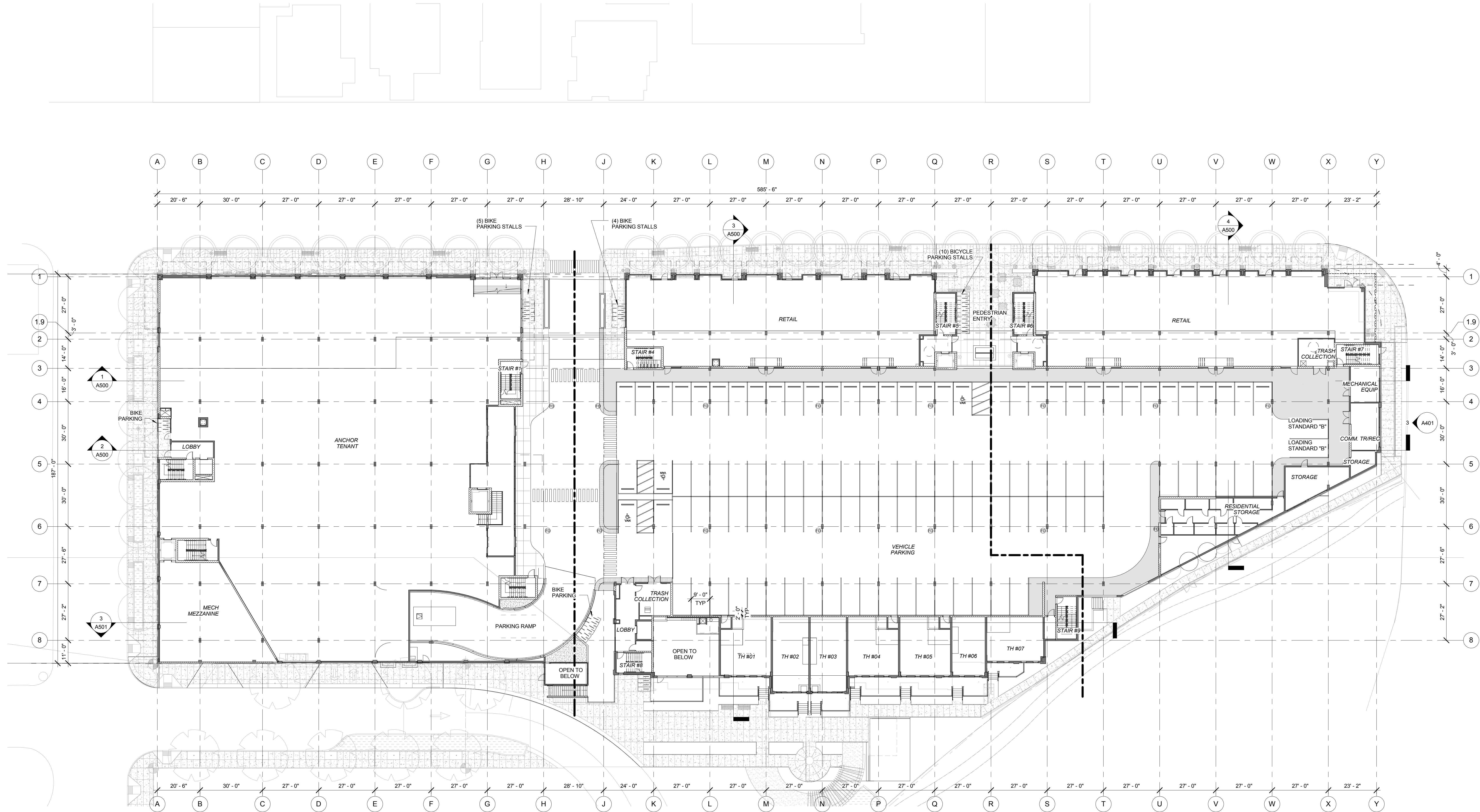
SCALE: 1" = 20'-0"



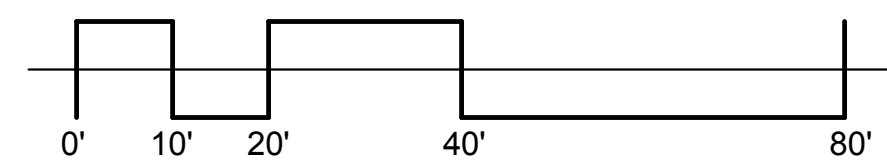
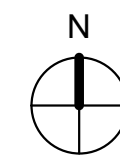
SHEET: **DR200**

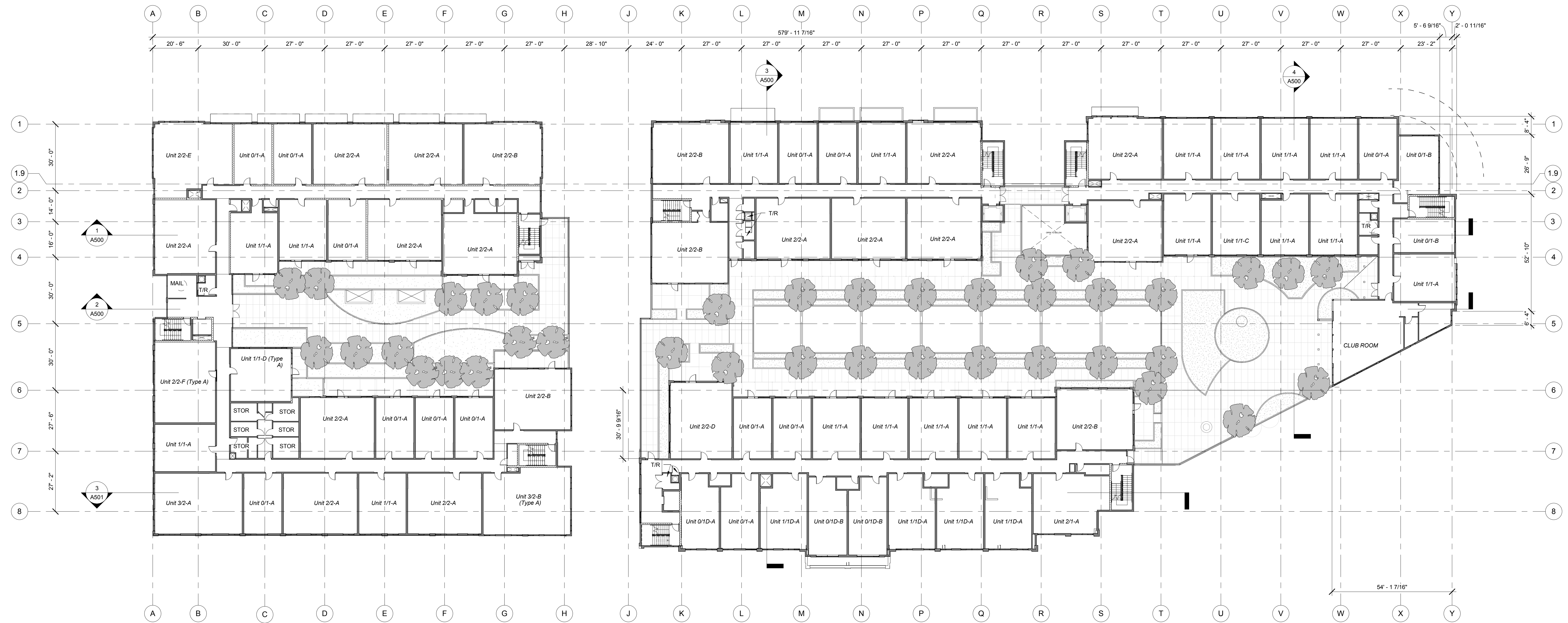
L.U.R. APPLICATION

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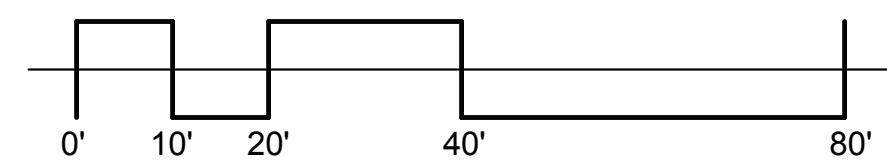
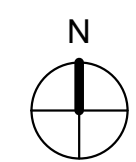
1. LEVEL 1 OVERALL
SCALE: 1" = 20'-0"





1. TYPICAL HOUSING FLOOR - LEVEL 2 SHOWN

SCALE: 1" = 20'-0"



GENERAL NOTES

- SEE 1/8" FLOOR PLAN SHEETS FOR MORE INFORMATION.
- SITE INFO SHOWN FOR REFERENCE ONLY. SEE SITE PLANS
- SEE A0 SHEETS FOR CODE COMPLIANCE INFORMATION

LEGEND

SHEAR WALL DESIGNATION (FOR REFERENCE ONLY) SEE
STRUCTURAL FOR SHEAR WALL LOCATIONS.

SIDING LEGEND

- CEMENT PLASTER STUCCO SIDING WITH FIBER CEMENT LAP
SIDING ACCENTS
- FIBER CEMENT LAP SIDING WITH FIBER CEMENT PANEL SIDING
AT PILASTERS
- FIBER CEMENT PANEL SIDING (FIBER CEMENT LAP SIDING
ACCENTS AT SOME LOCATIONS)

PRELIMINARY - NOT FOR CONSTRUCTION

CONSULTANT:

R:

RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 211346

GRANT PARK
VILLAGE

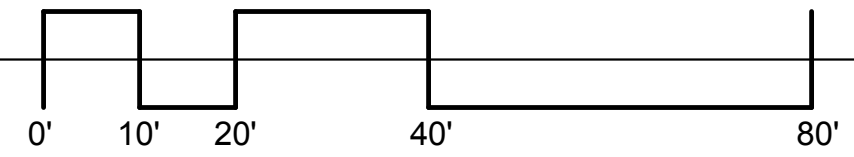
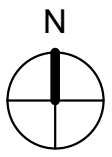
NE 33RD &
BROADWAY
PORTLAND, OR

SHEET TITLE:
LEVEL 2 FLOOR
PLAN
SIDING LEGEND

DRAWN BY: DMJ
DATE ISSUED: 1.07.2013

1. TYPICAL HOUSING FLOOR - LEVEL 2 SHOWN

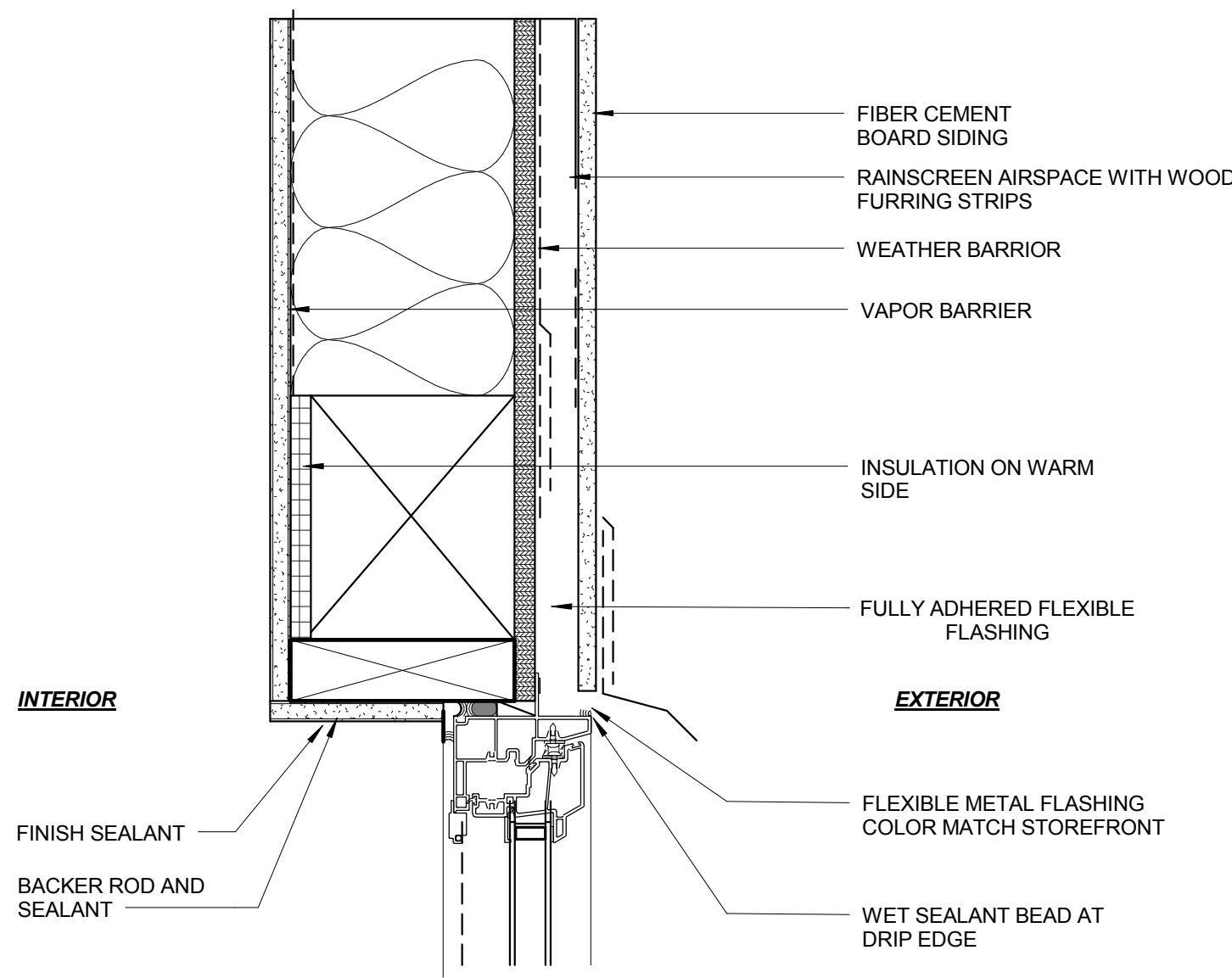
SCALE: 1" = 20'-0"



SHEET: A202X

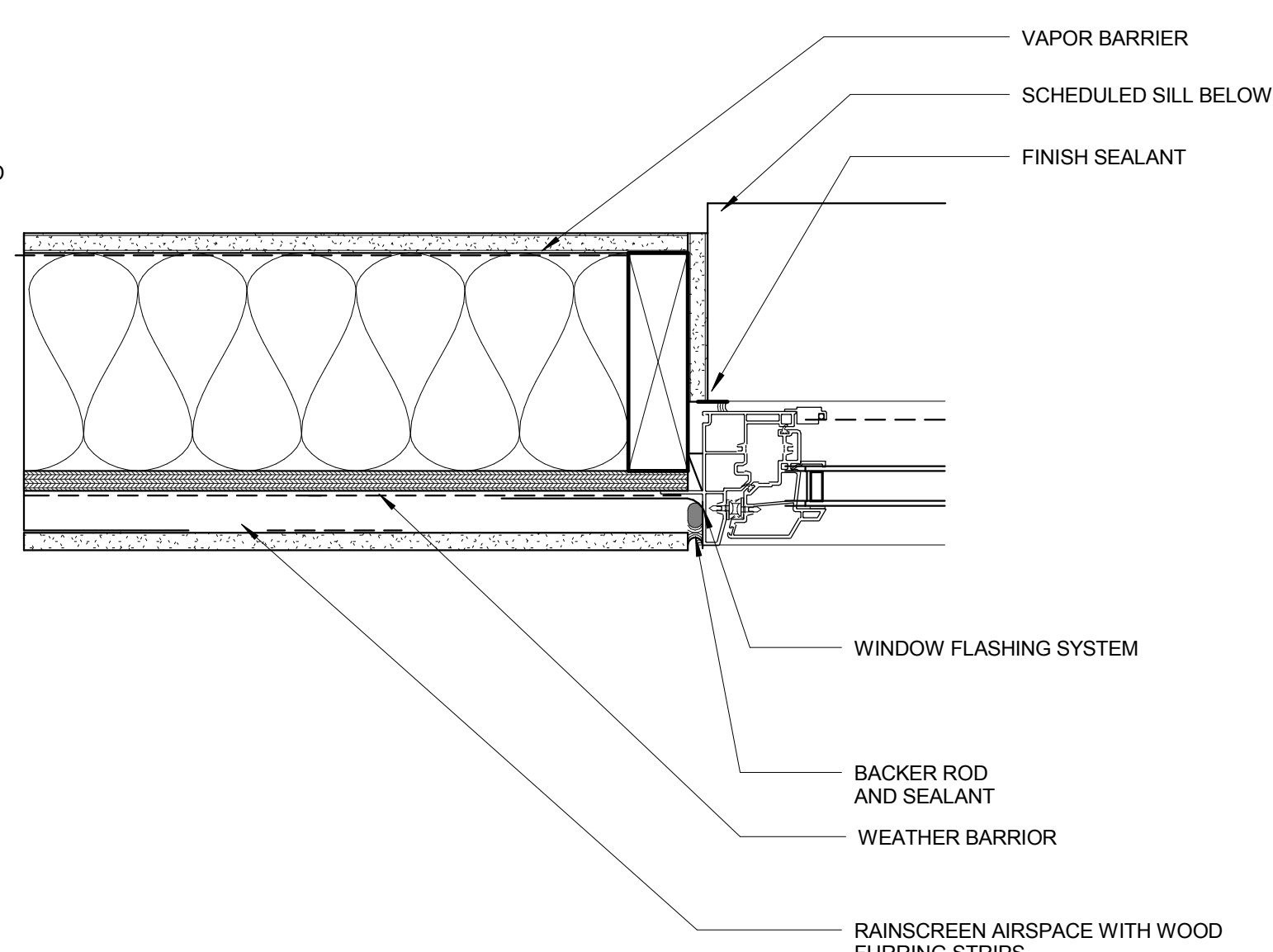
L.U.R. APPLICATION

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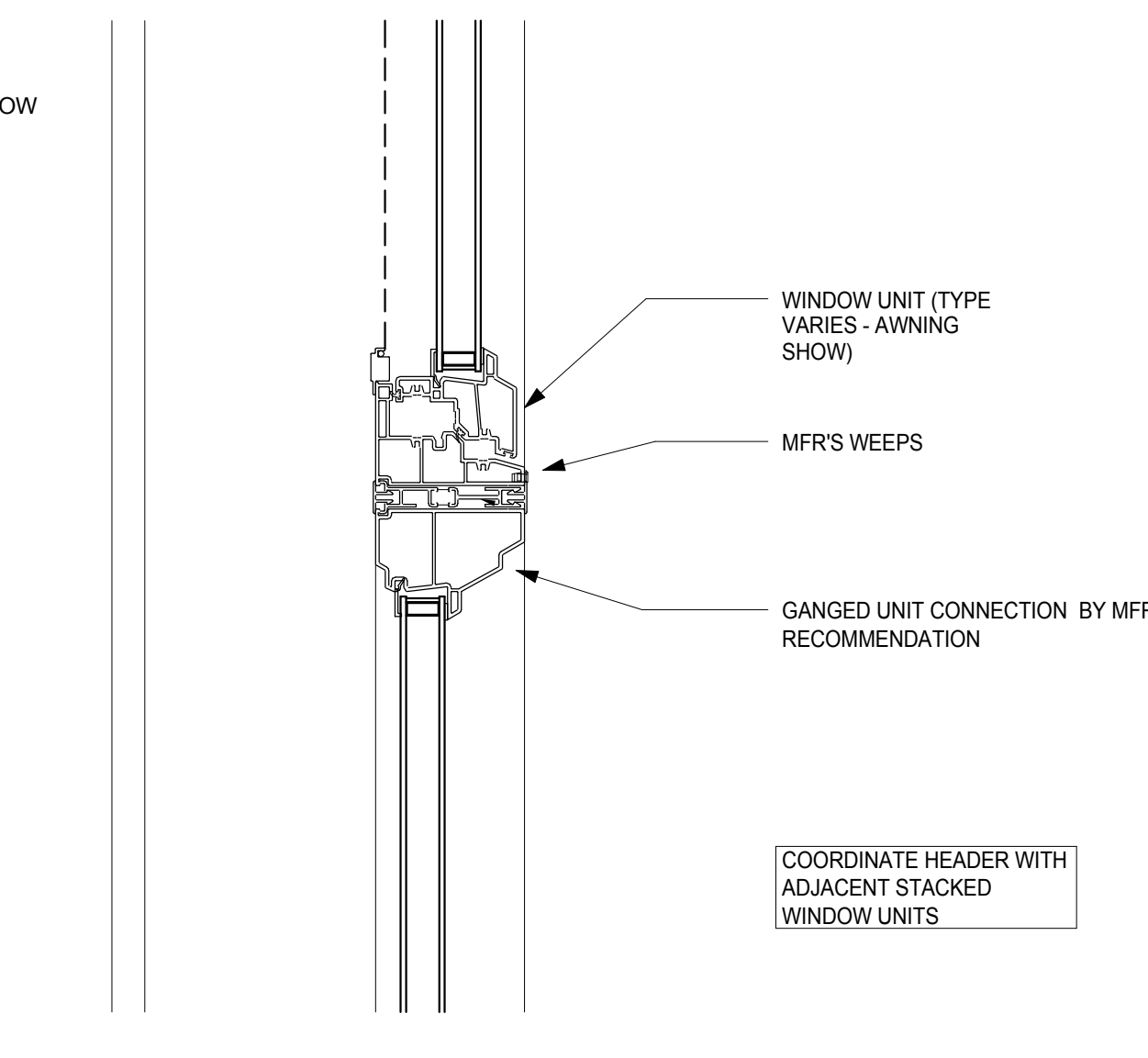
1. VINYL WINDOW HEAD

SCALE: 3" = 1'-0"



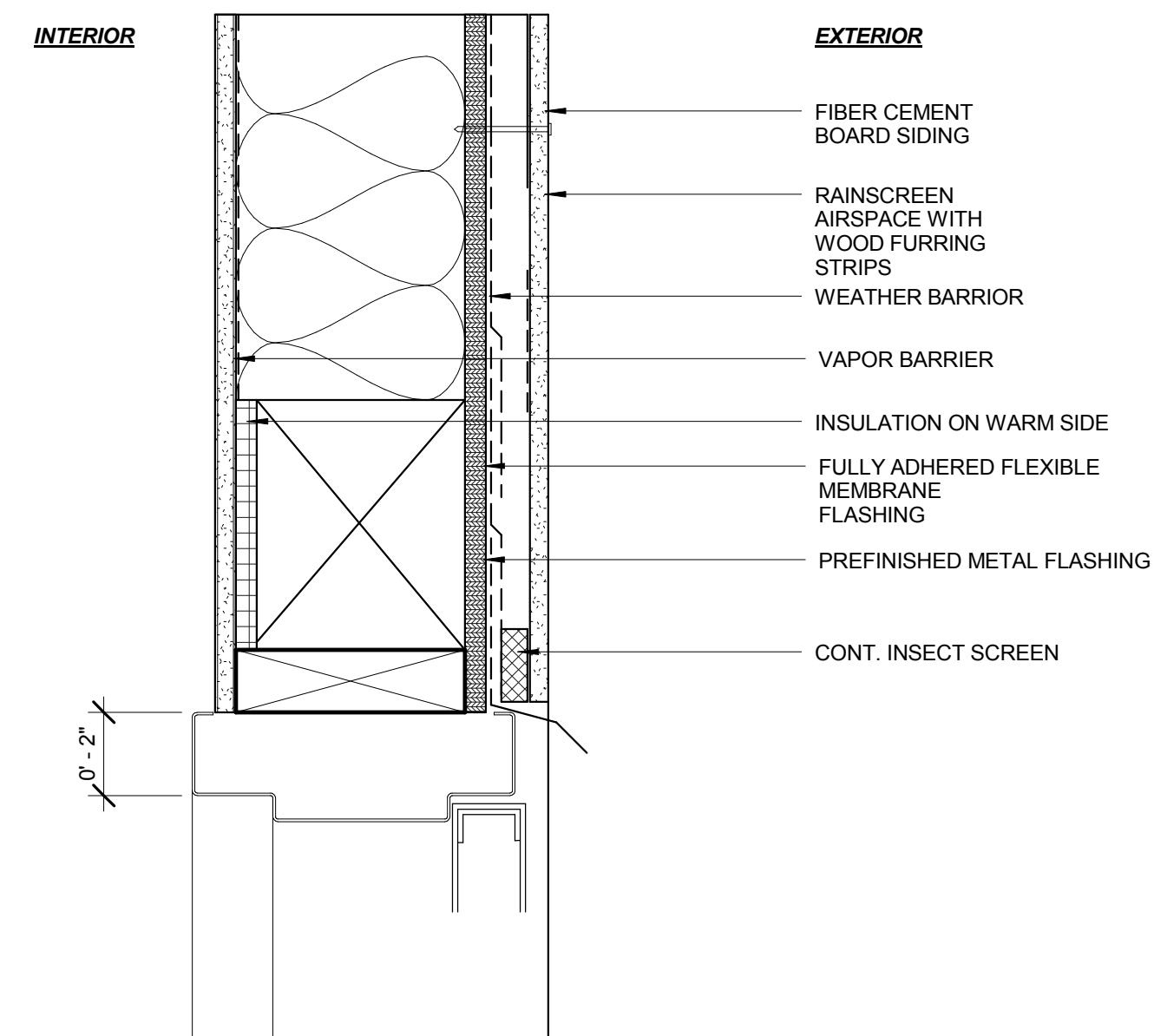
2. VINYL WINDOW JAMB

SCALE: 3" = 1'-0"



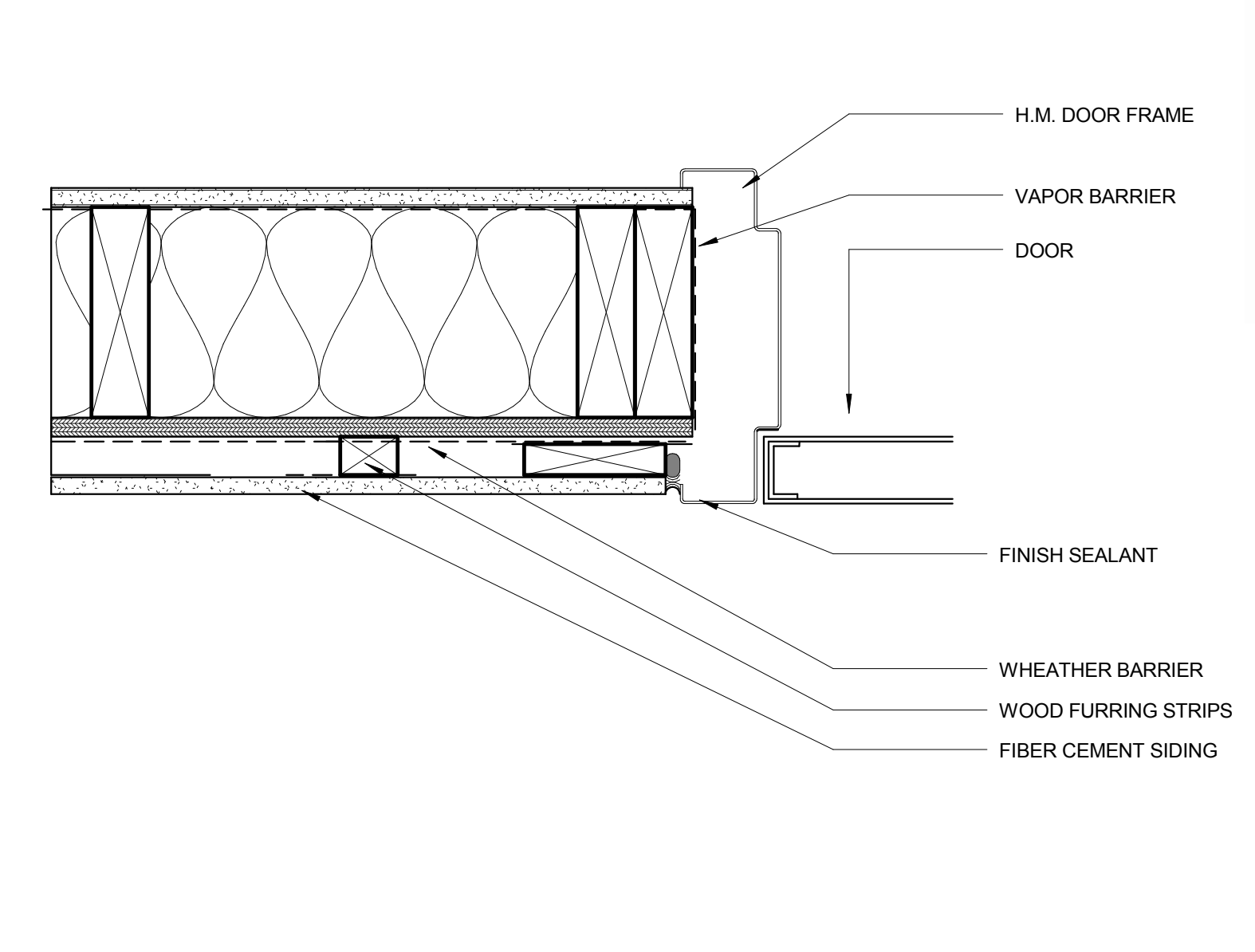
3. VINYL WINDOW MULLION HORIZ

SCALE: 3" = 1'-0"



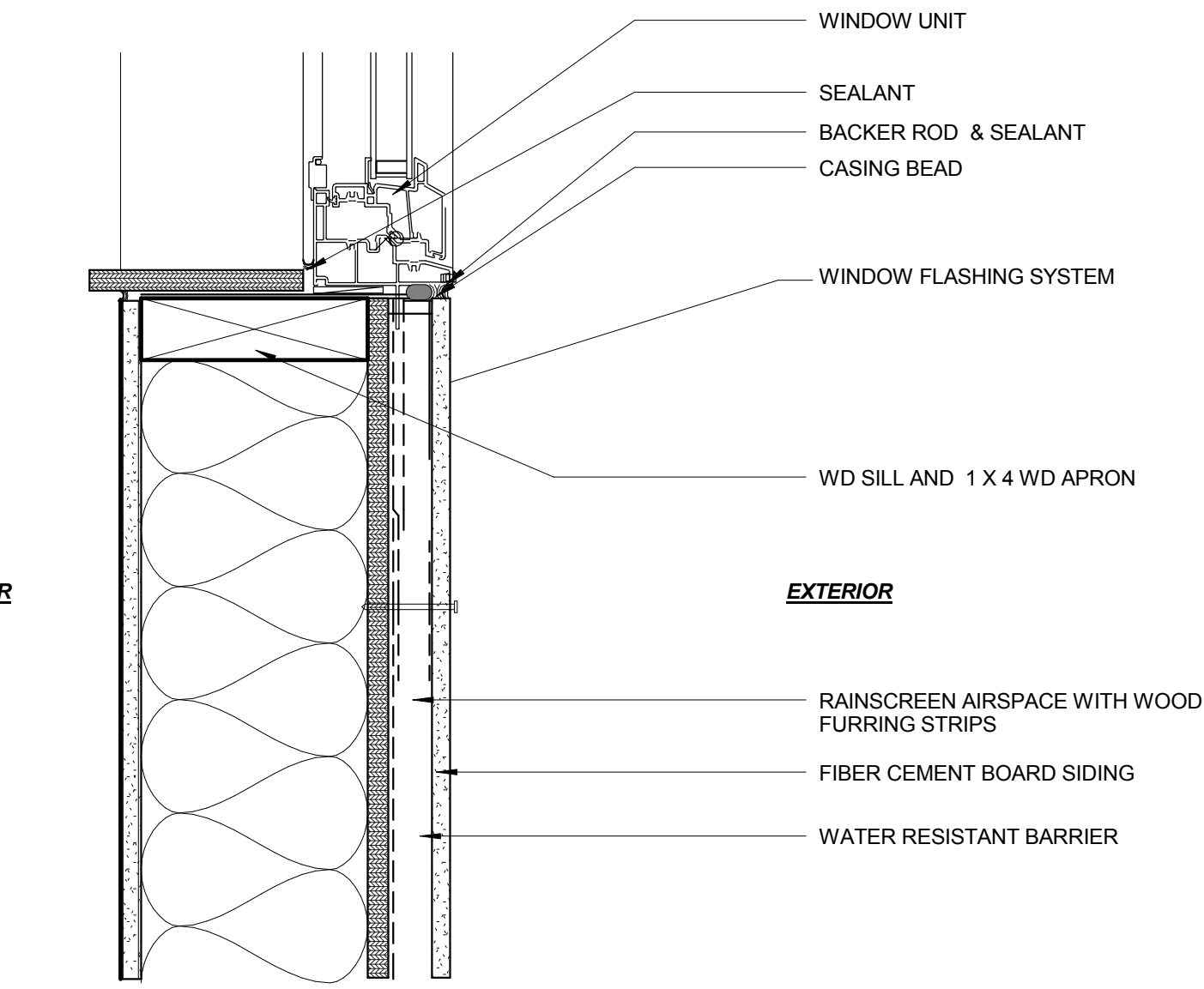
4. EXTERIOR HM DOOR HEAD

SCALE: 3" = 1'-0"



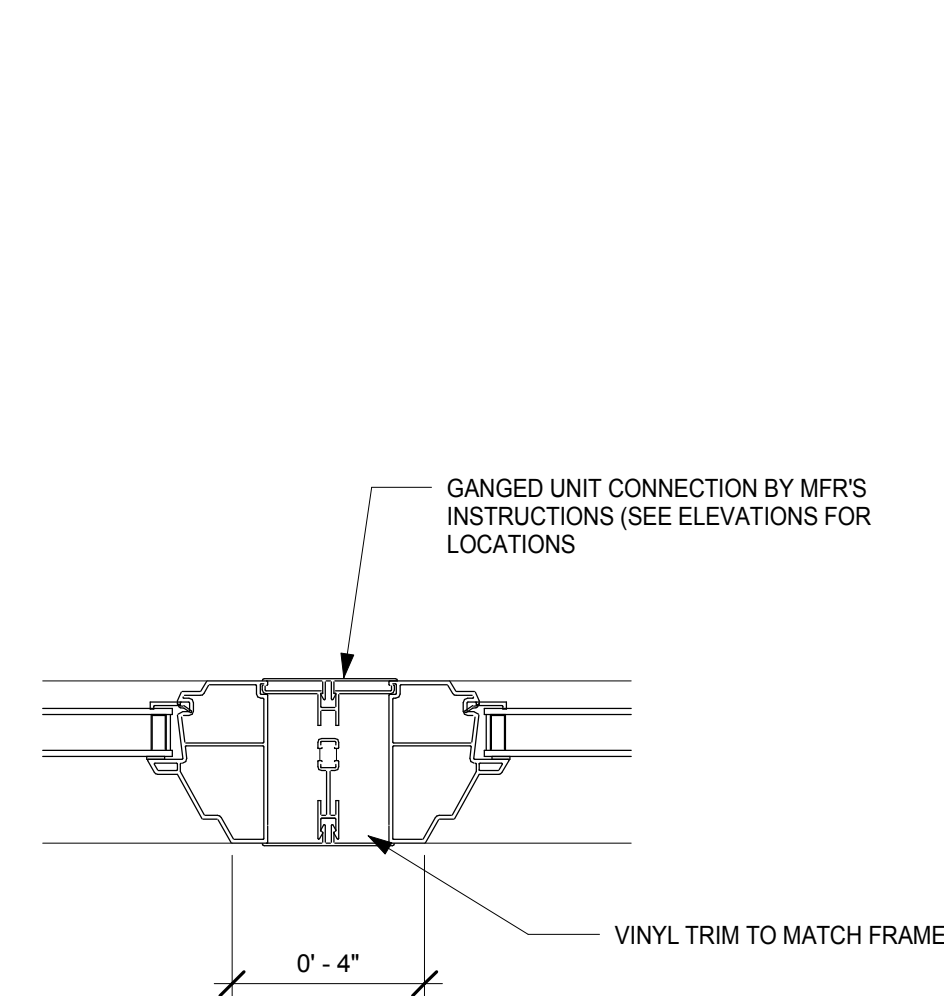
5. EXTERIOR HM DOOR JAMB

SCALE: 3" = 1'-0"



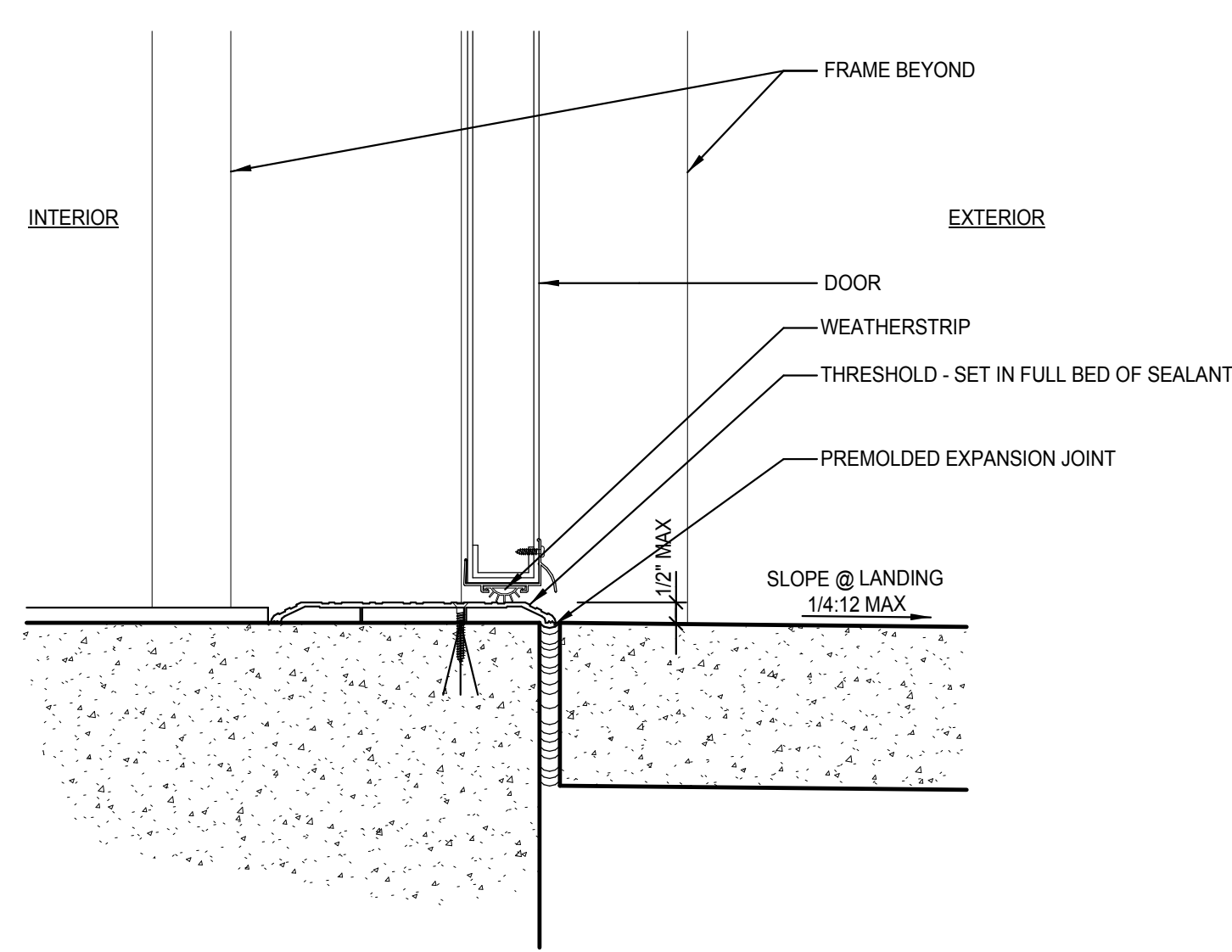
6. VINYL WINDOW SILL

SCALE: 3" = 1'-0"



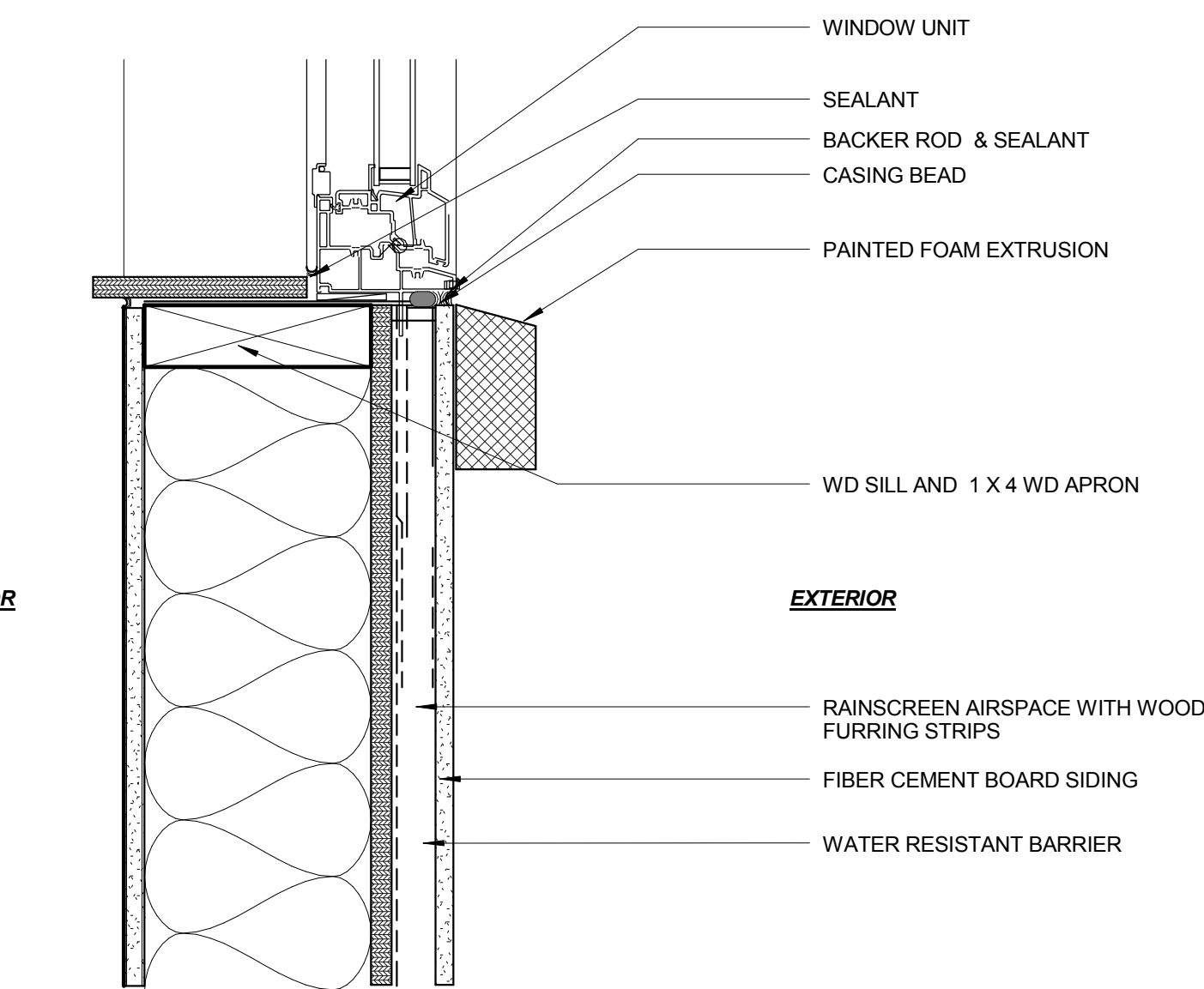
7. VINYL WINDOW JAMB 2

SCALE: 3" = 1'-0"



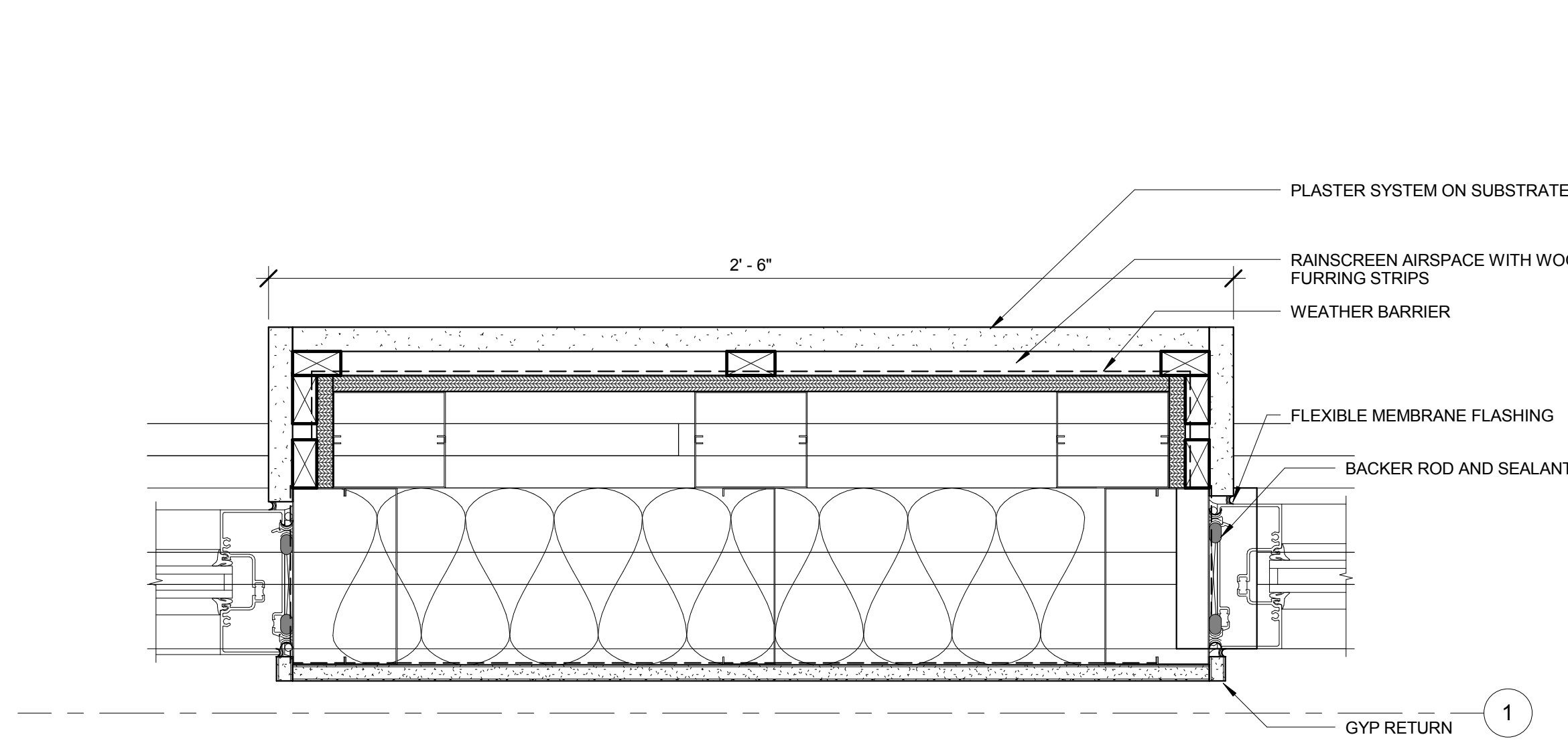
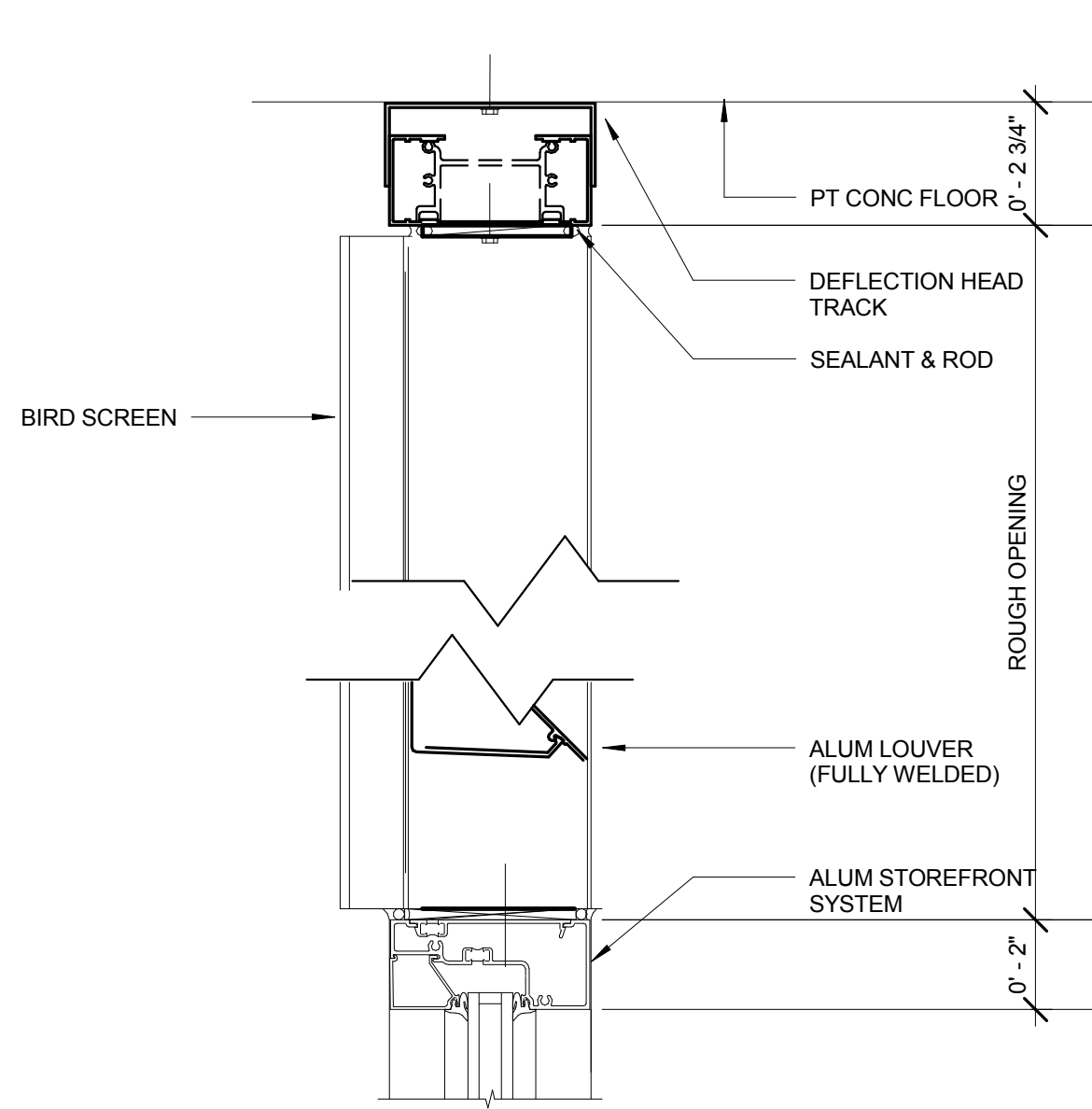
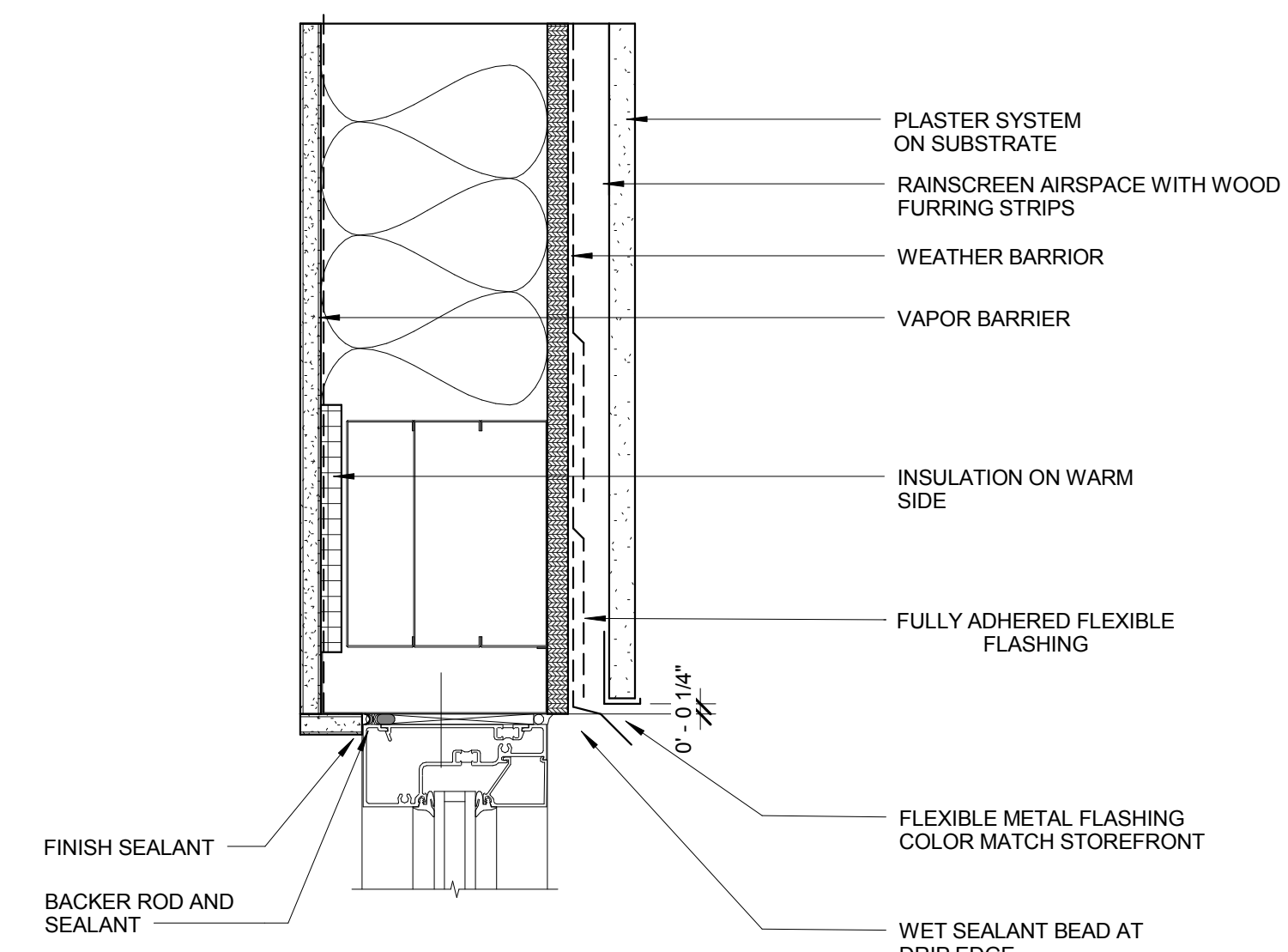
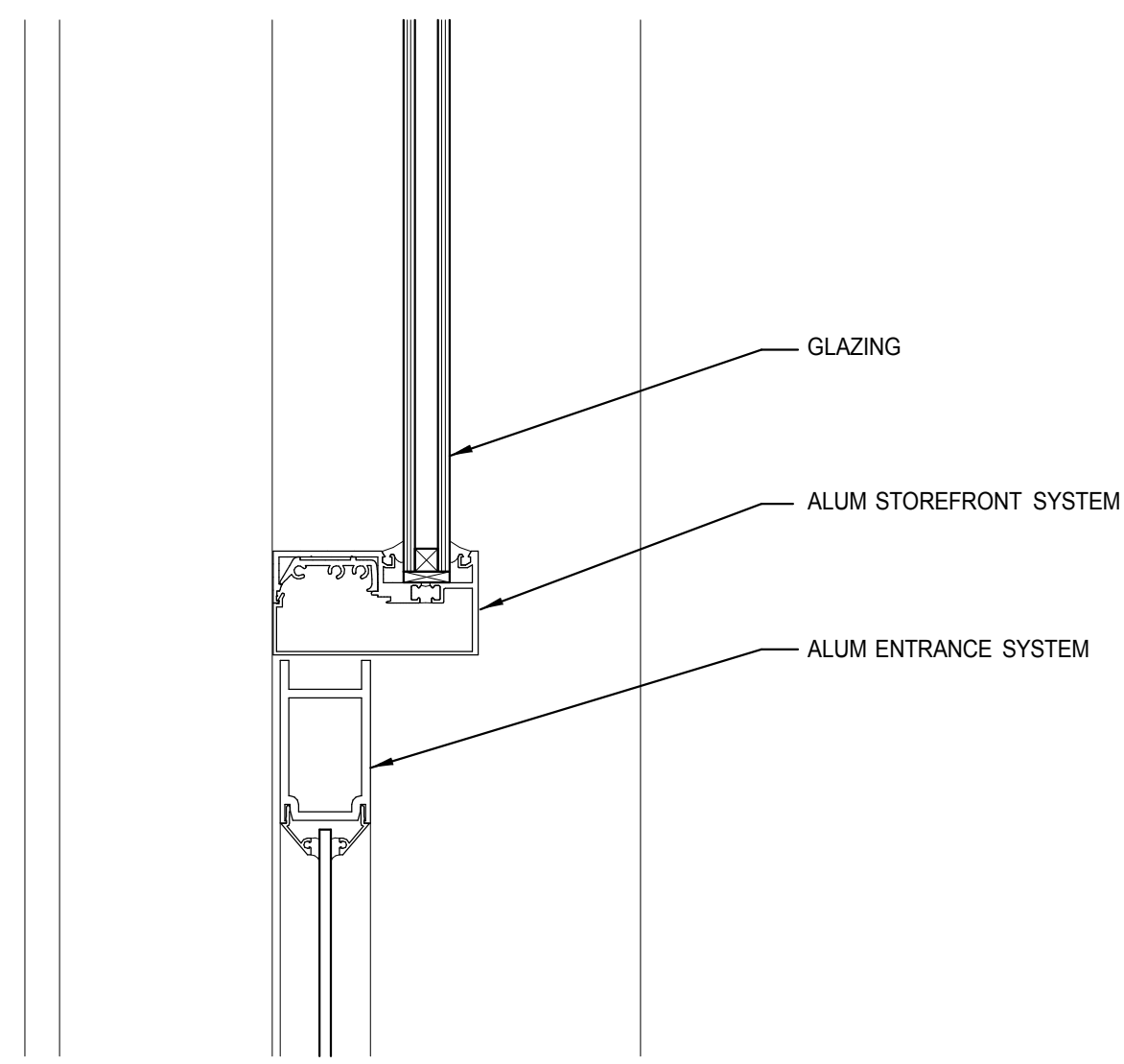
8. EXTERIOR HM DOOR SILL

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

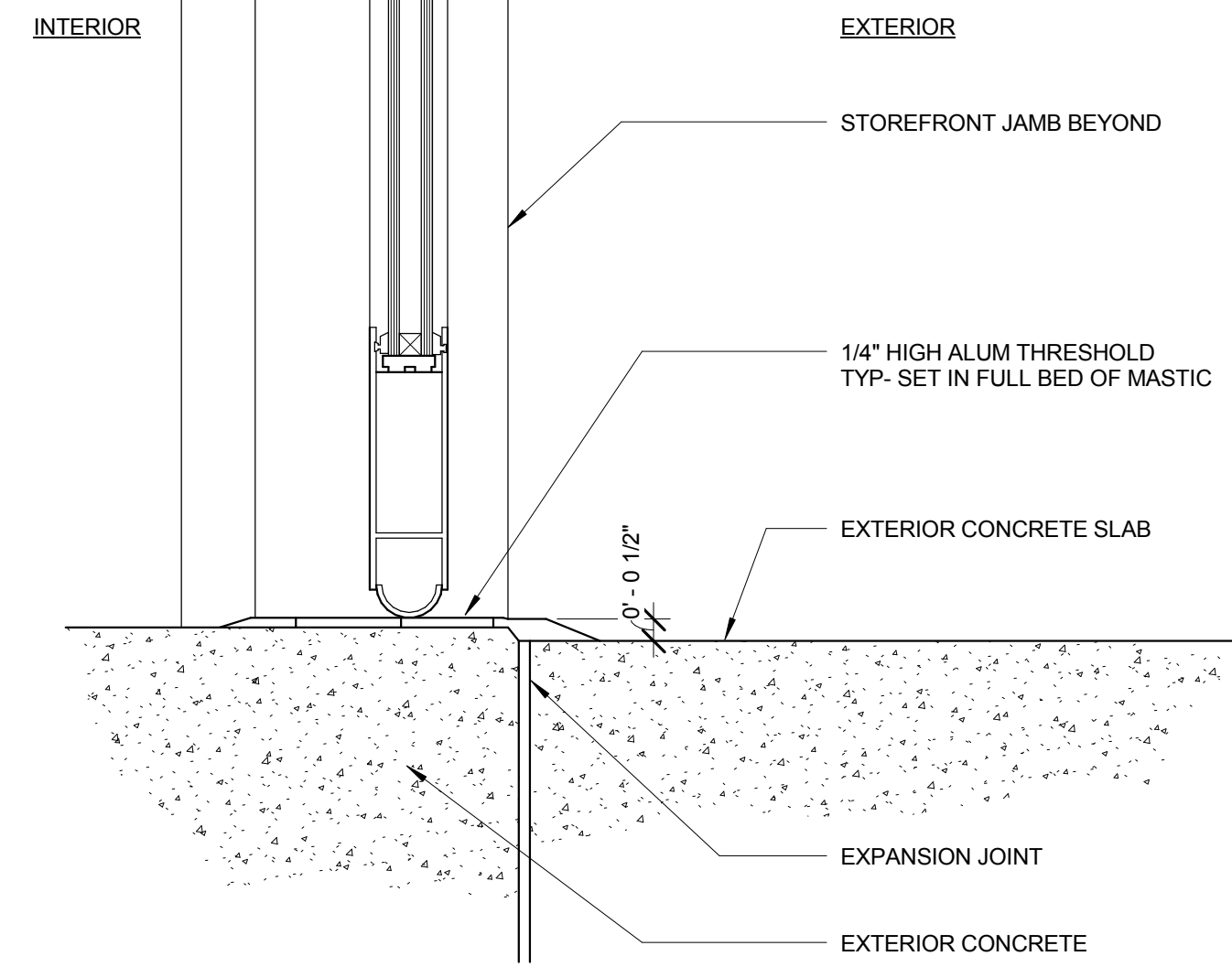
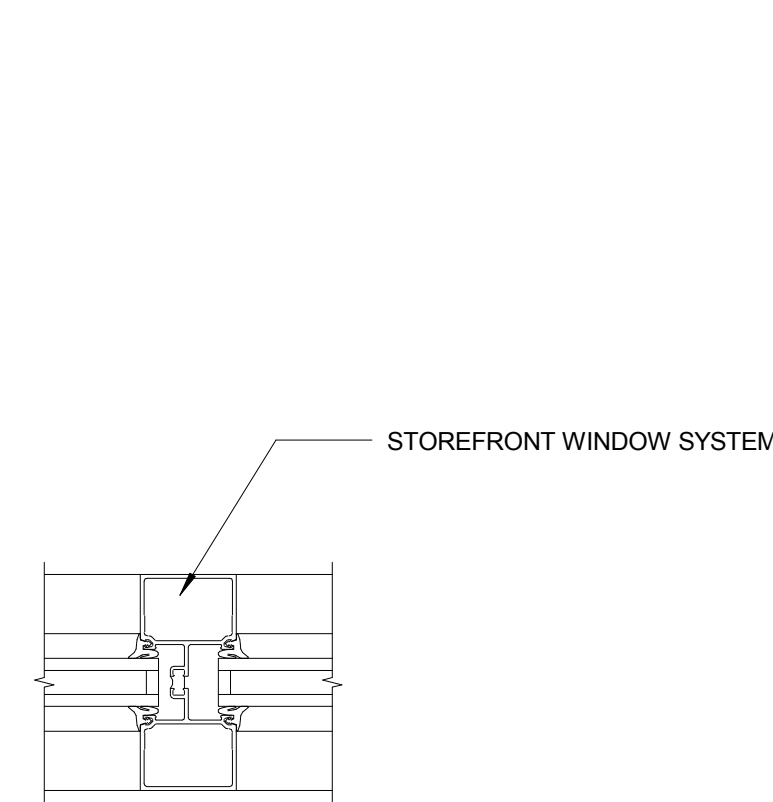
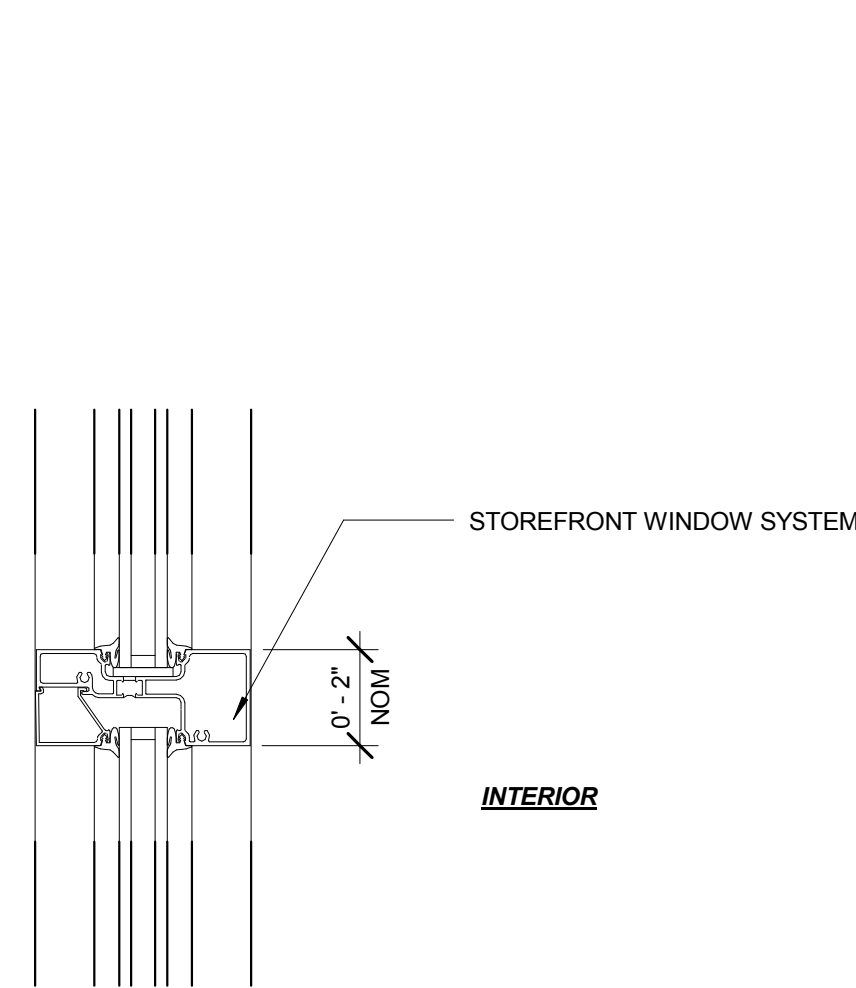
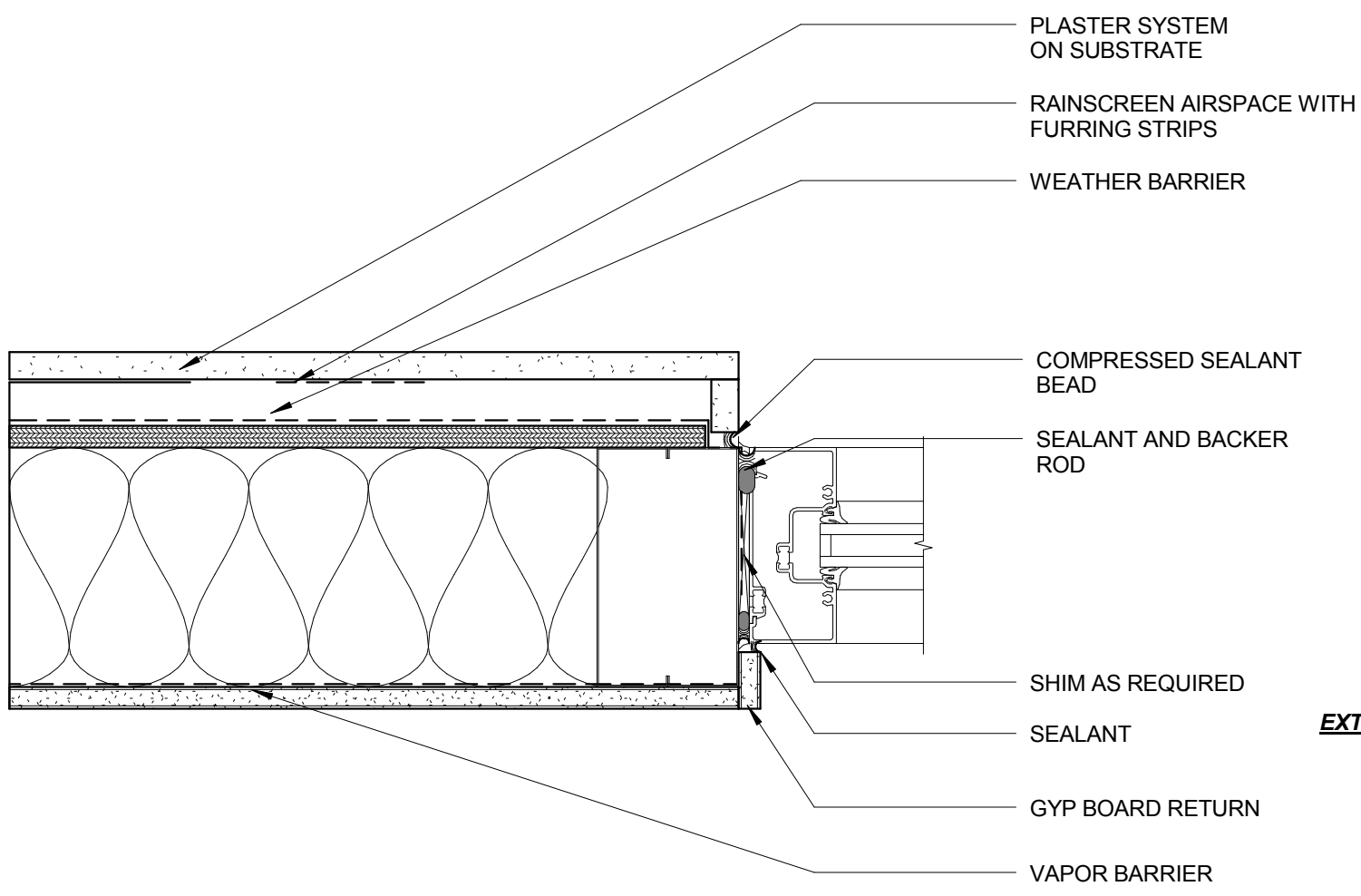
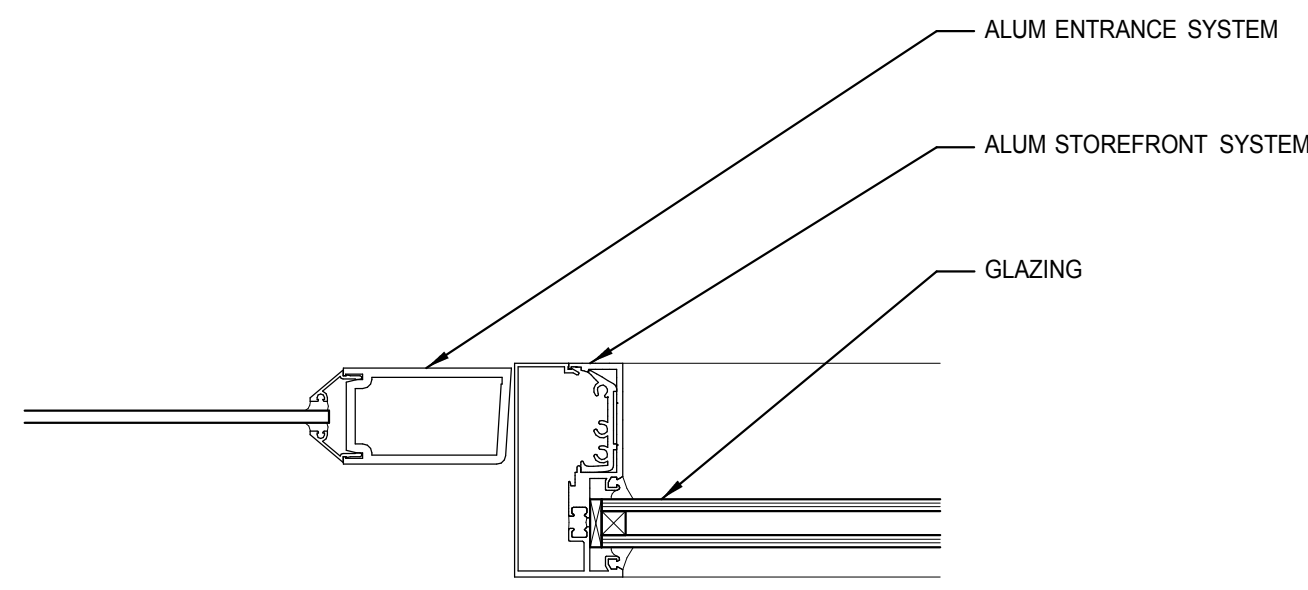
SCALE: 3" = 1'-0"

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

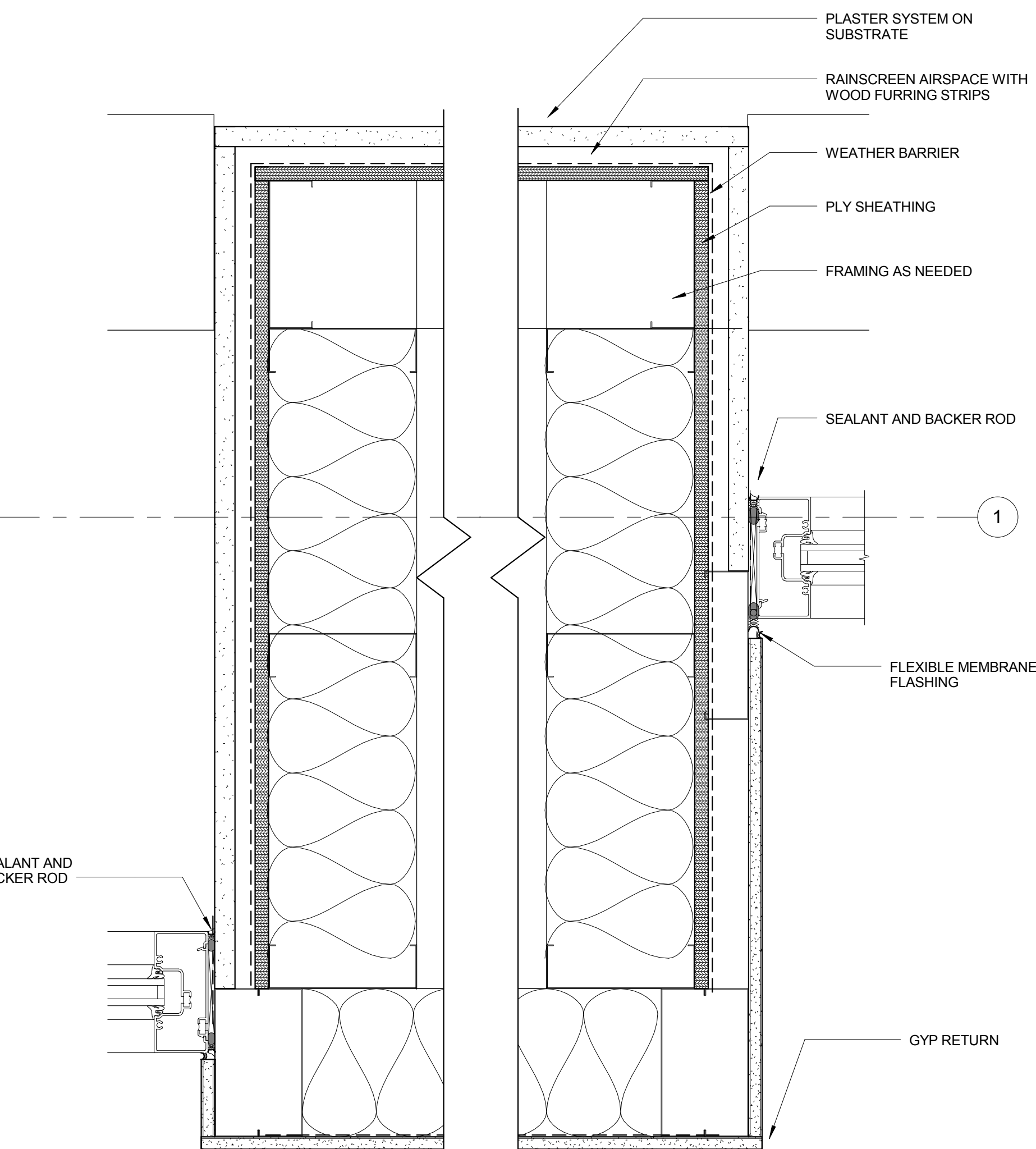
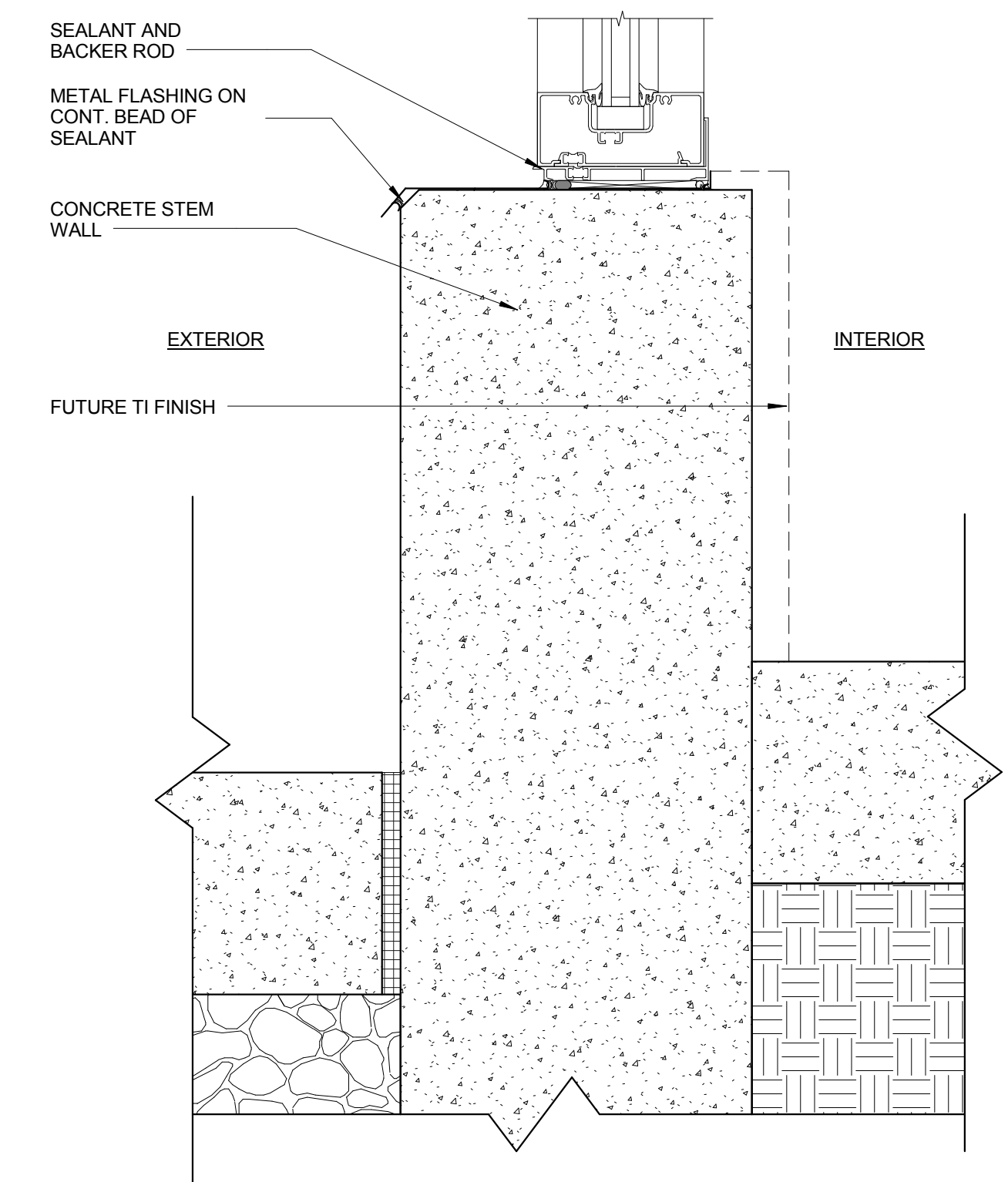
SCALE: 3" = 1'-0"

9. STOREFRONT WINDOW MULLION VERTICAL

SCALE: 3" = 1'-0"

10. STOREFRONT DOOR SILL

SCALE: 3" = 1'-0"

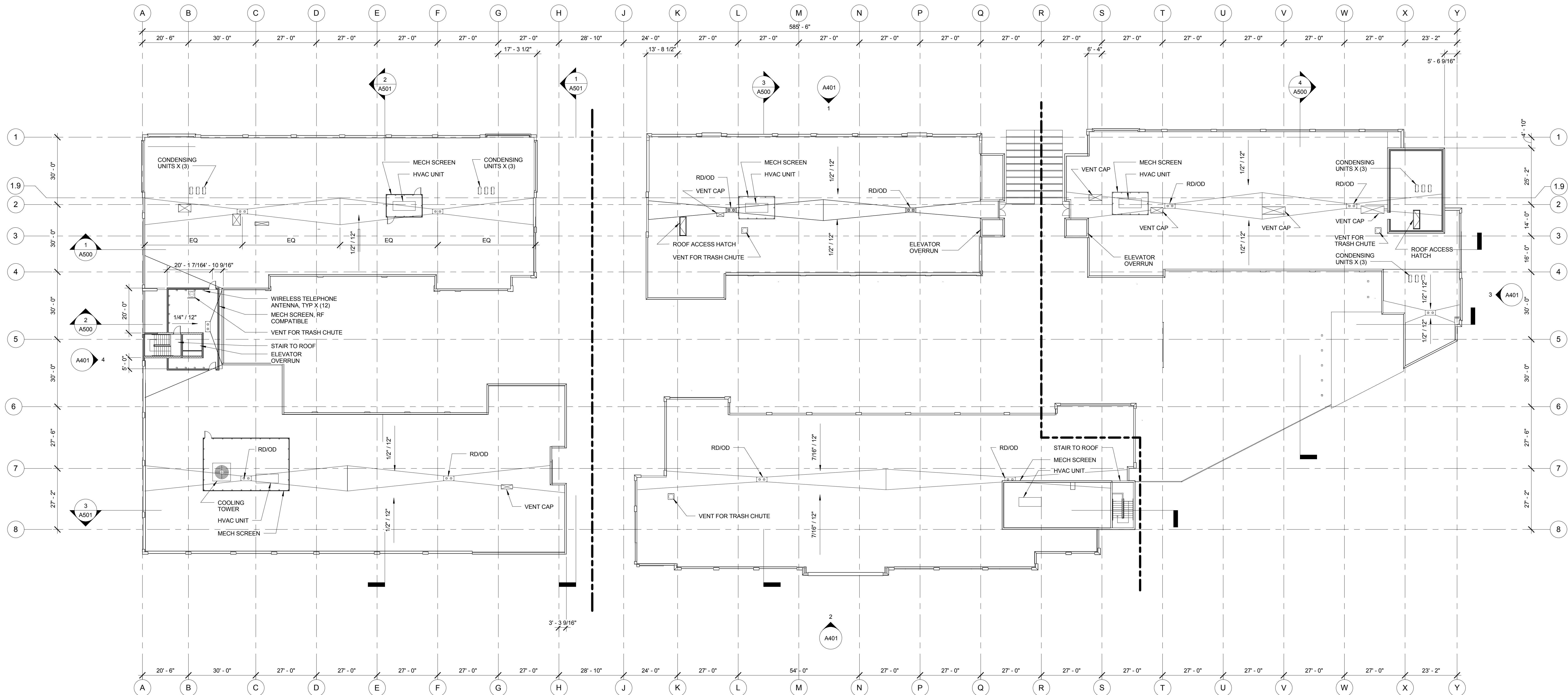


11. STOREFRONT WINDOWSILL 2

SCALE: 3" = 1'-0"

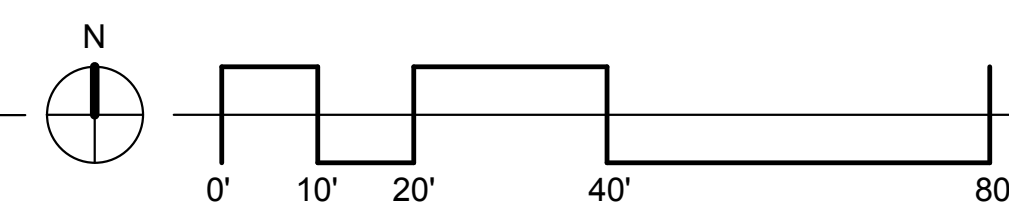
12. PLAN DETAIL @ STOREFRONT ENTRY

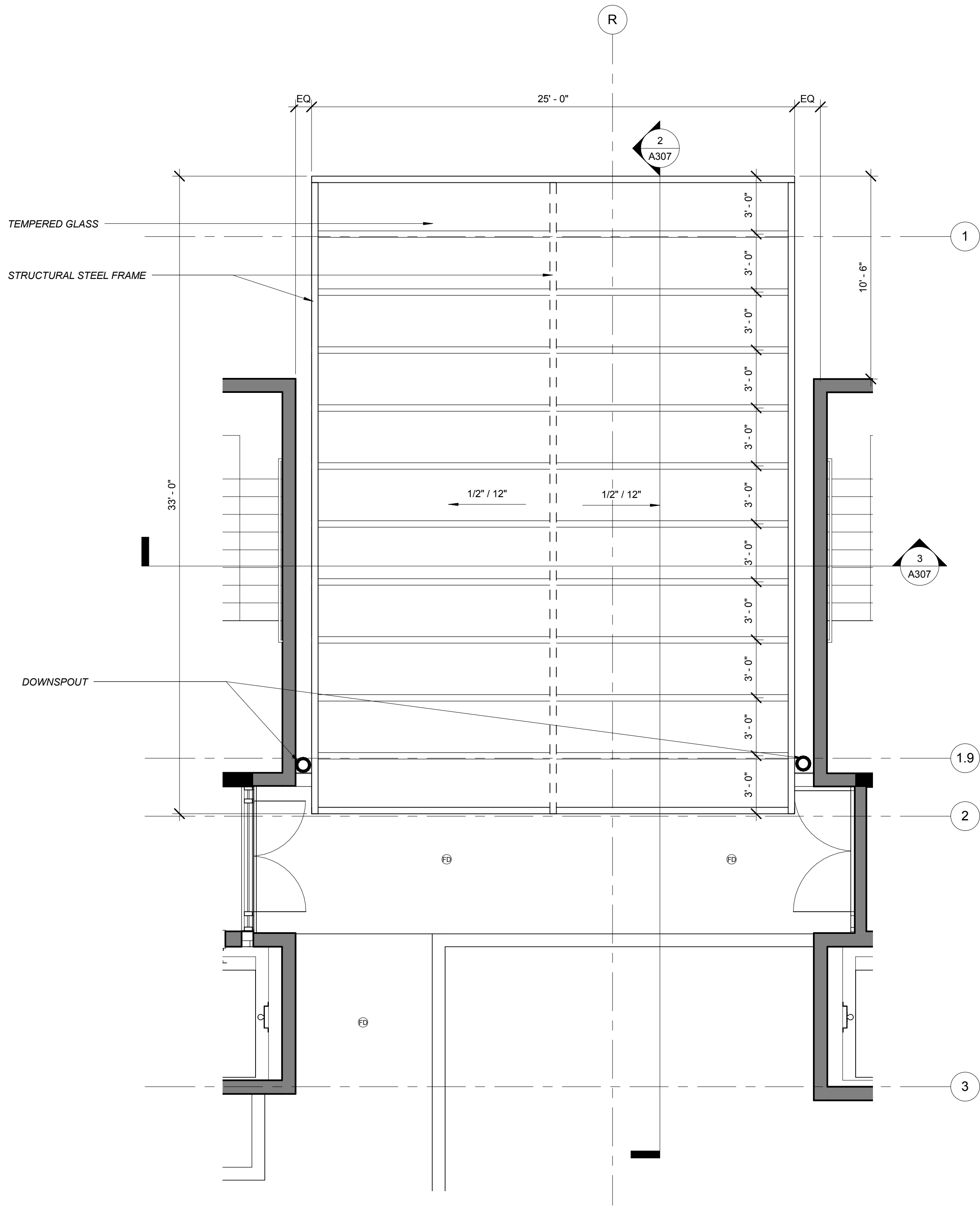
SCALE: 3" = 1'-0"



1. ROOF PLAN - OVERALL

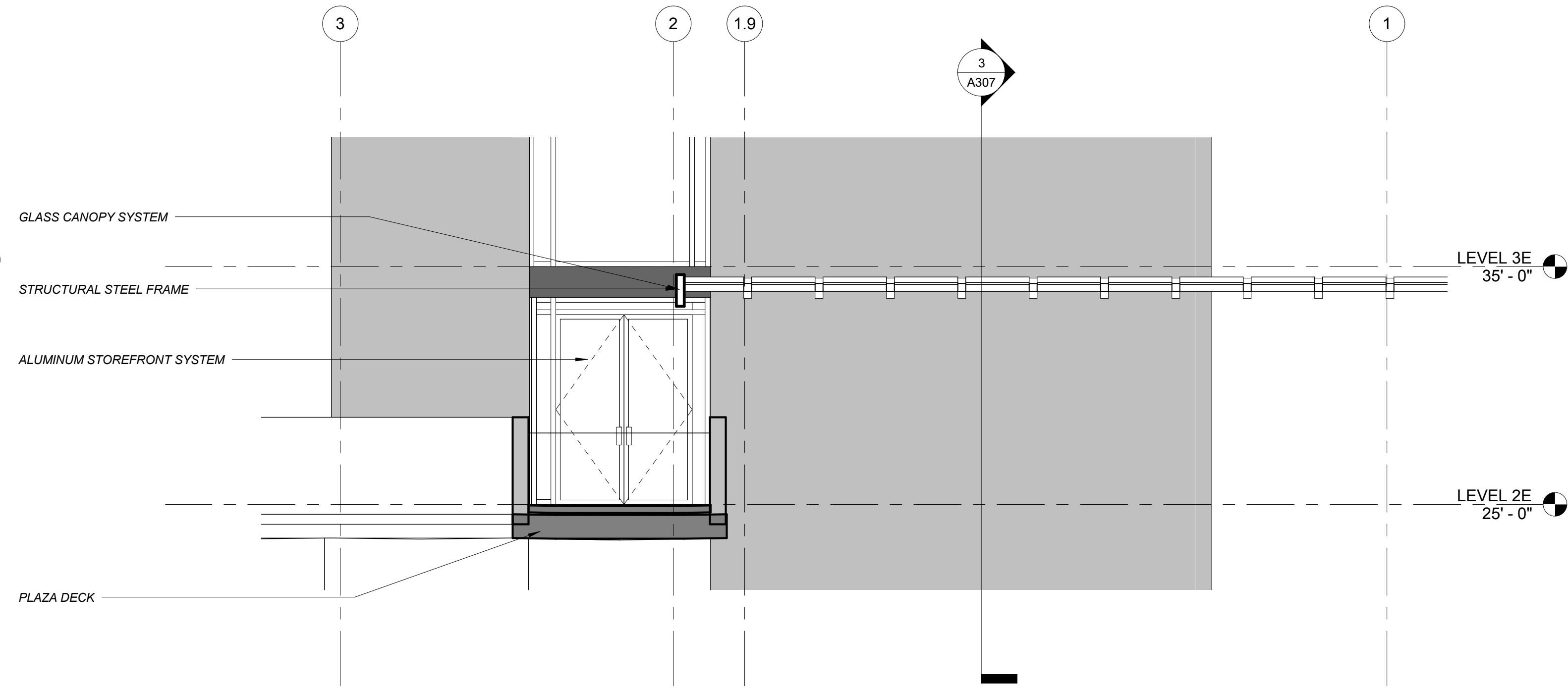
SCALE: 1" = 20'-0"





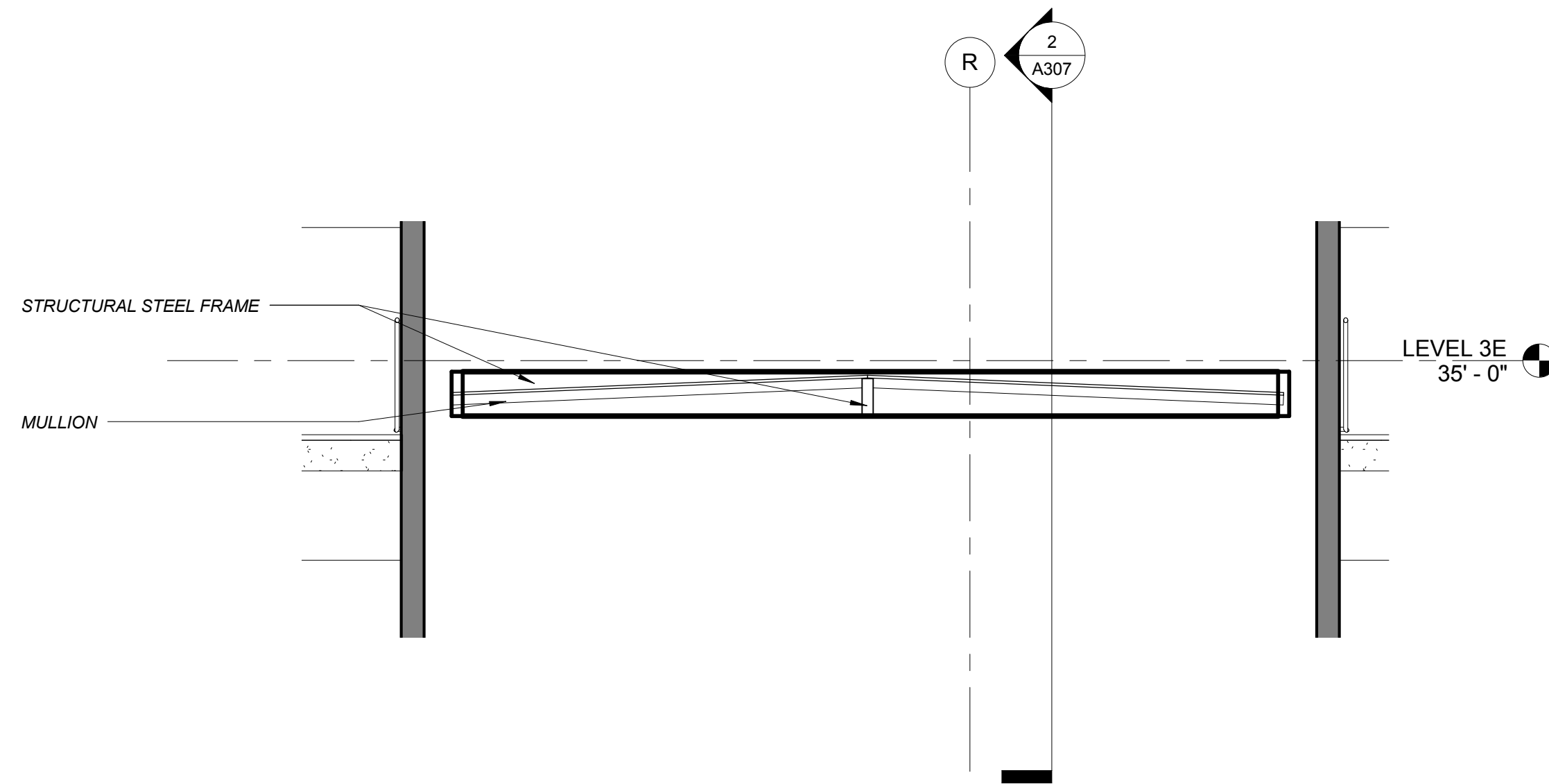
1. BUILDING 3 & 5 CANOPY - ENLARGED PLAN

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"



OVERALL NORTH ELEVATION PERSPECTIVE

PRELIMINARY - NOT FOR CONSTRUCTION

CONSULTANT:

R:
RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 211346

GRANT PARK
VILLAGE

NE 33RD &
BROADWAY
PORTLAND, OR



OVERALL SOUTH ELEVATION PERSPECTIVE

SHEET TITLE:
EXTERIOR
OVERALL
ELEVATION
PERSPECTIVES

DRAWN BY: Author
DATE ISSUED: 1.14.2013

SHEET: DR400



1. BUILDING 1 - NORTH

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



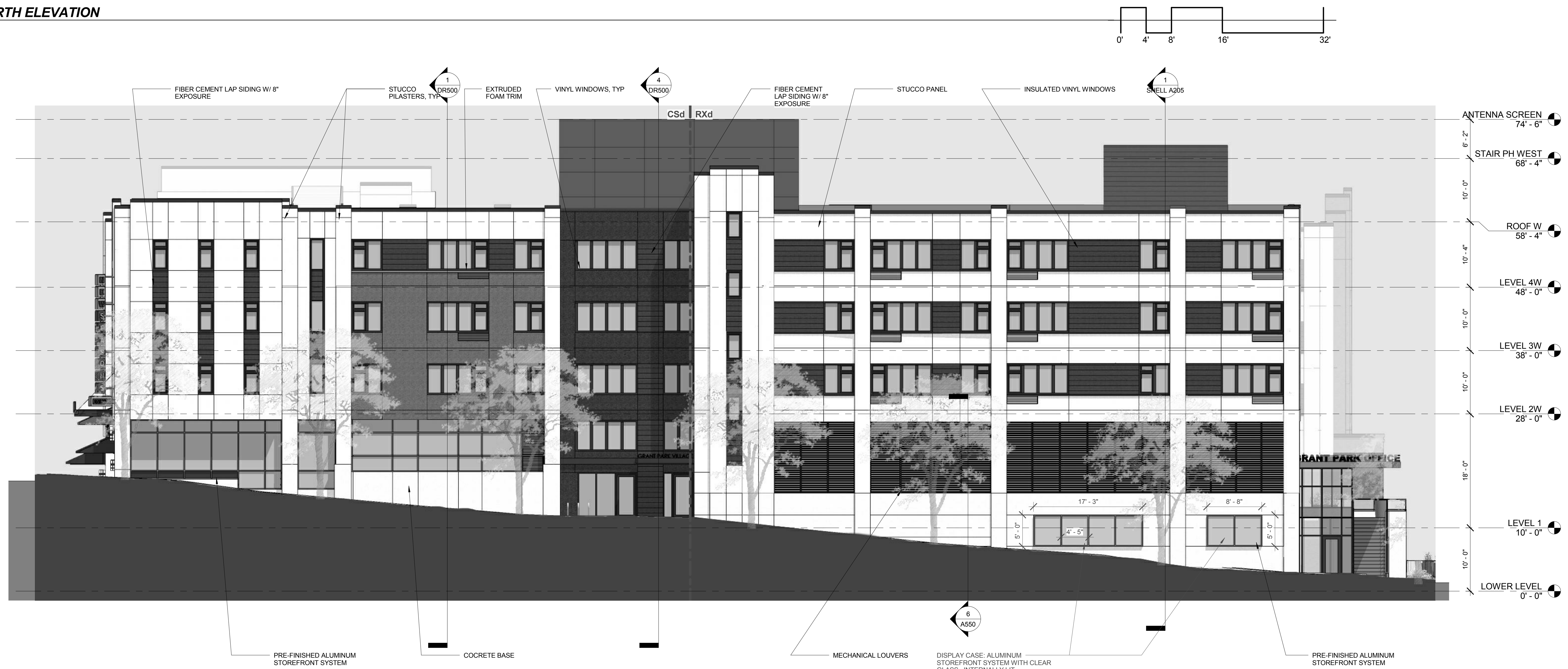
2. BUILDING 3 - NORTH

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



1. BUILDING 5 - NORTH ELEVATION

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



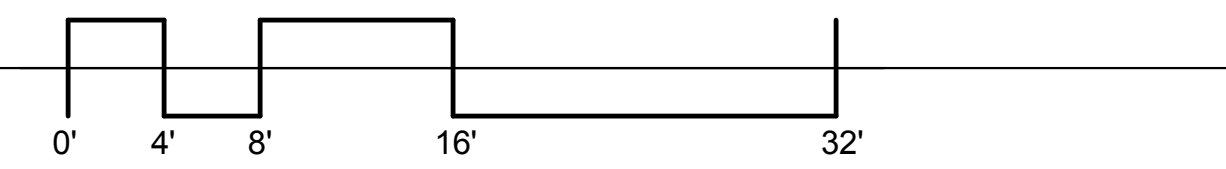
3. BUILDING 1 & 2 WEST ELEVATION

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



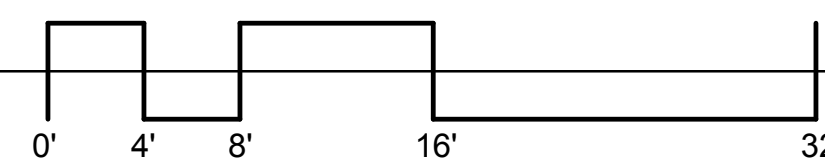
1. ELEVATION BLDG 4 SOUTH

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



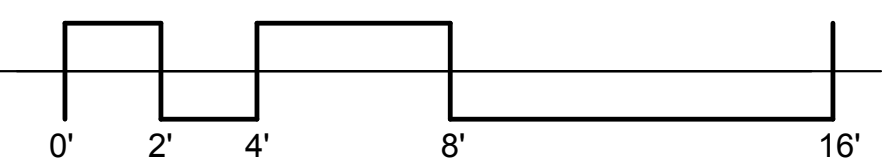
2. BUILDING 5 EAST ELEVATION

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



3. ENLARGED ELEVATION BLDG 4 SOUTH

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
ELEVATIONS

DRAWN BY: DMJ
DATE ISSUED: 1.14.2013

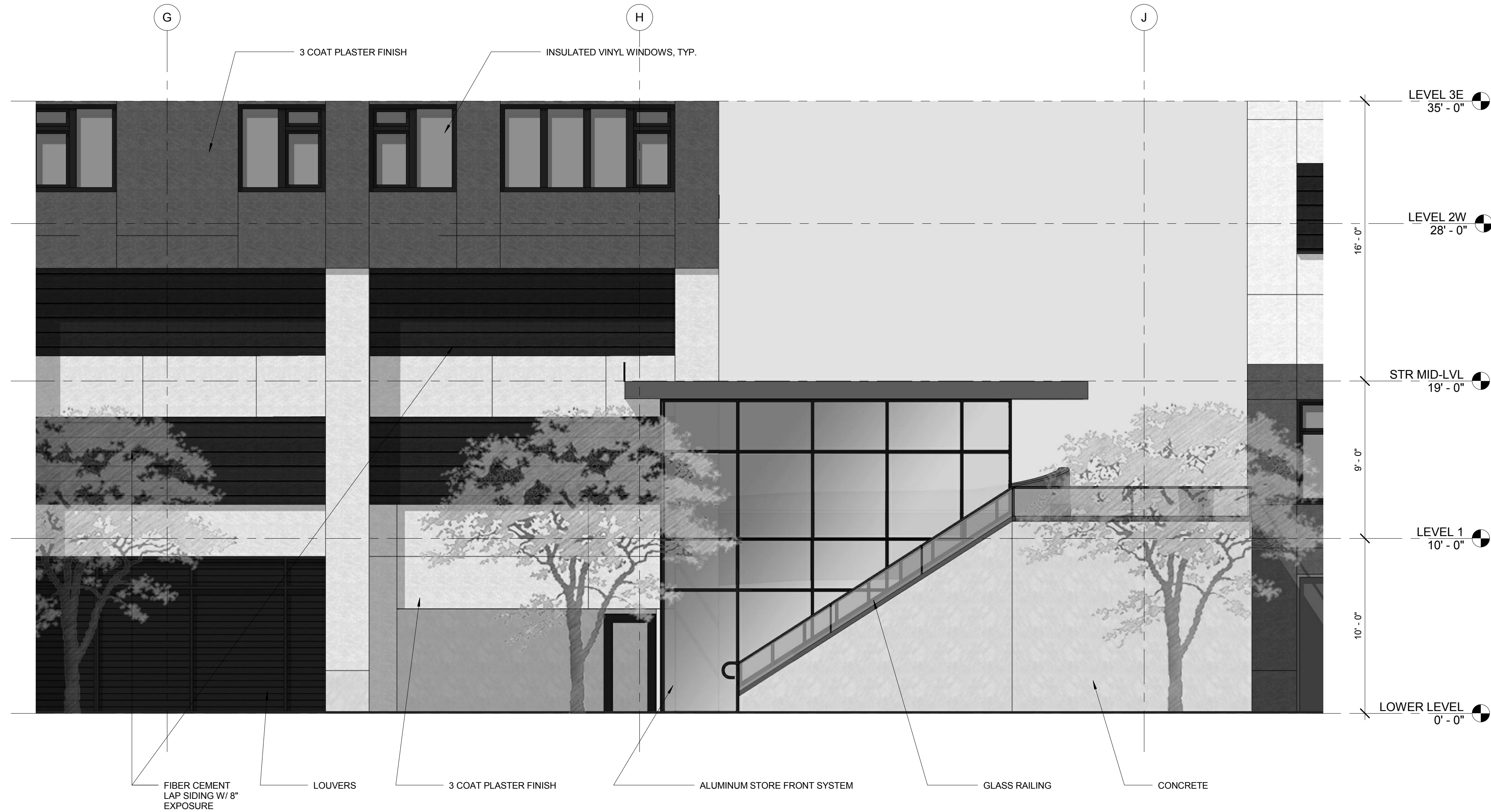
DR404
L.U.R. APPLICATION

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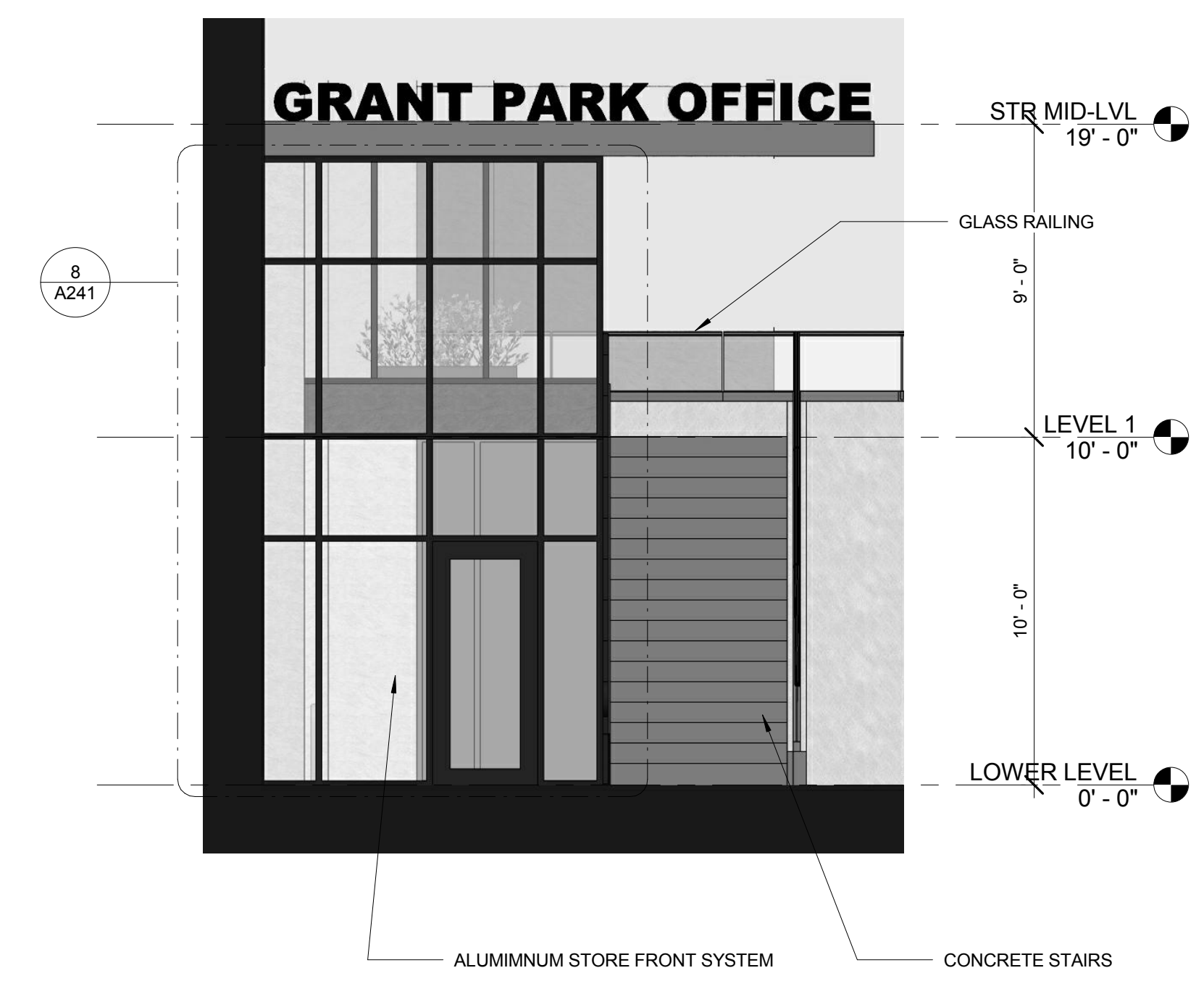
1. BUILDING 2 SOUTH ELEVATION

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



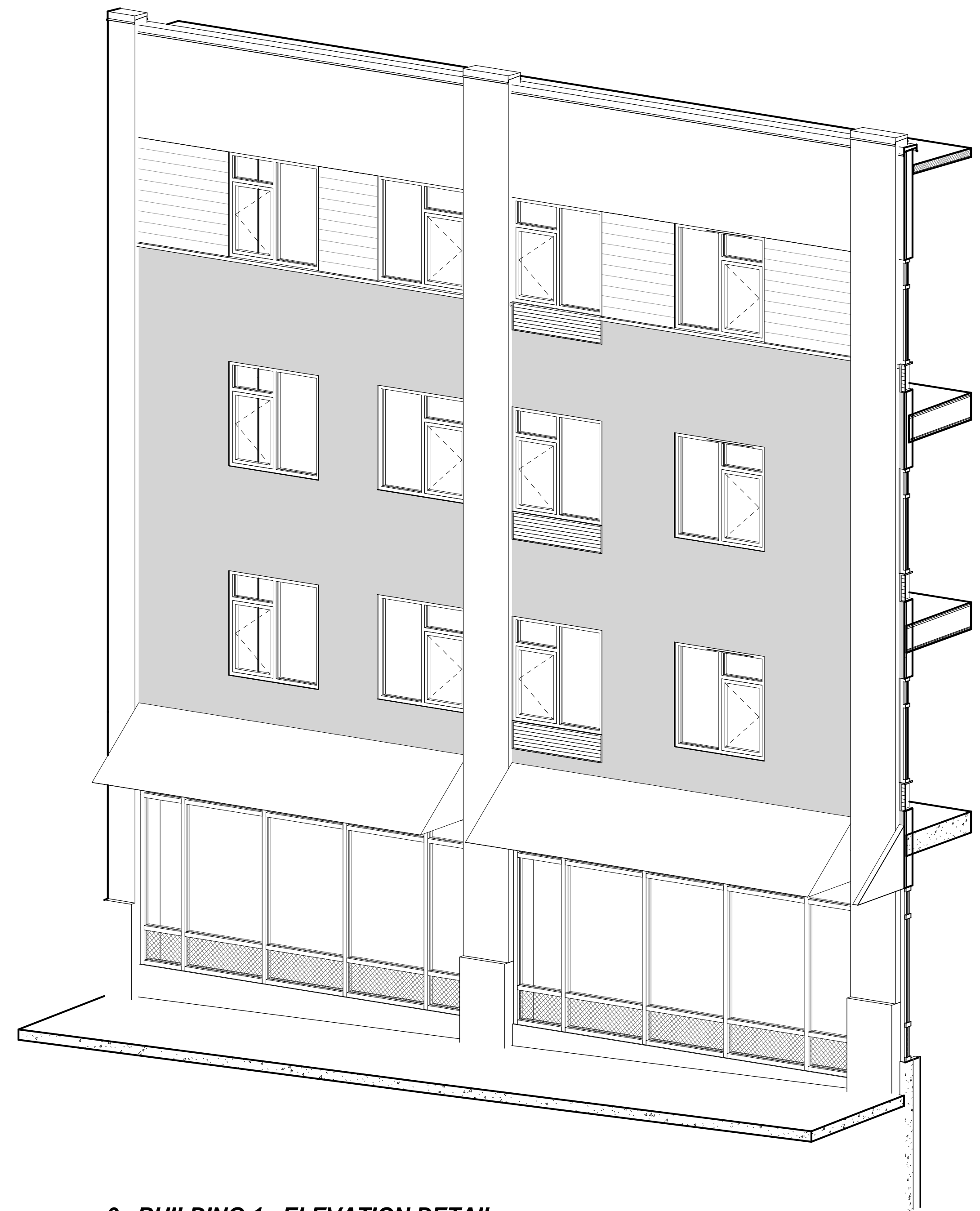
2. Elevation 1 - a

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



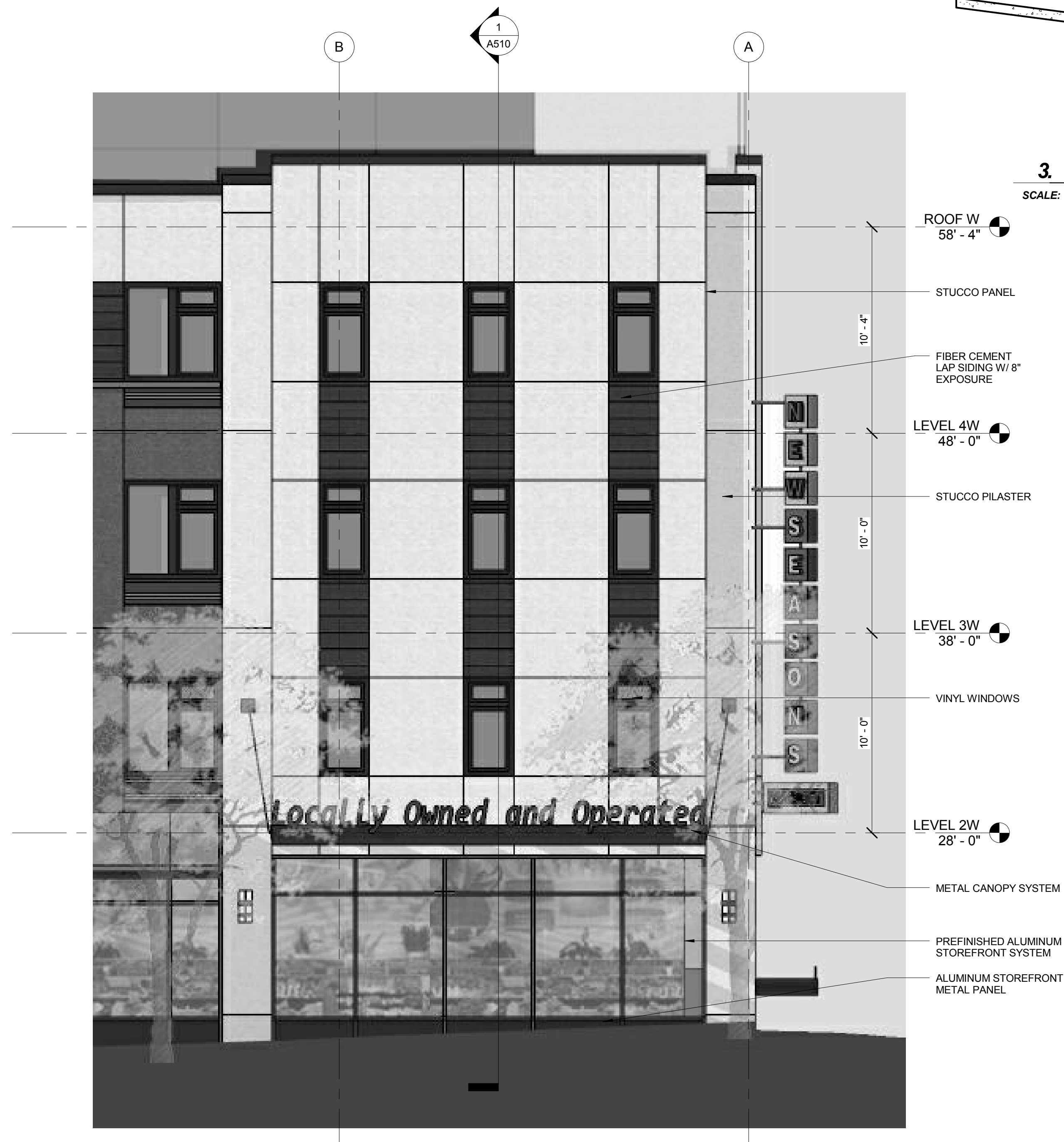
3. Elevation 2 - a

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



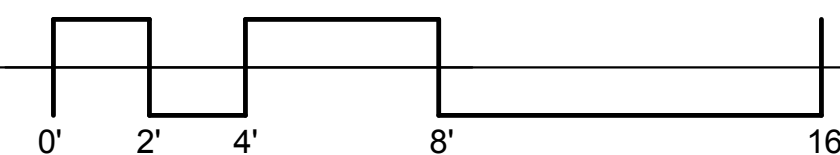
3. BUILDING 1 - ELEVATION DETAIL

SCALE: NTS



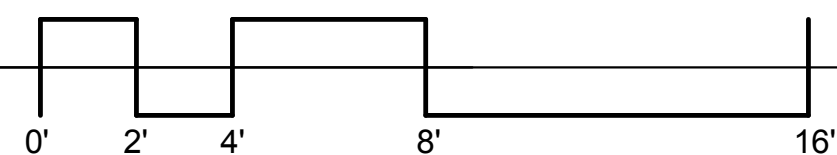
2. BUILDING 1 - ENLARGED NORTH ELEVATION

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



1. BUILDING 1 - ENLARGED NORTH ELEVATION

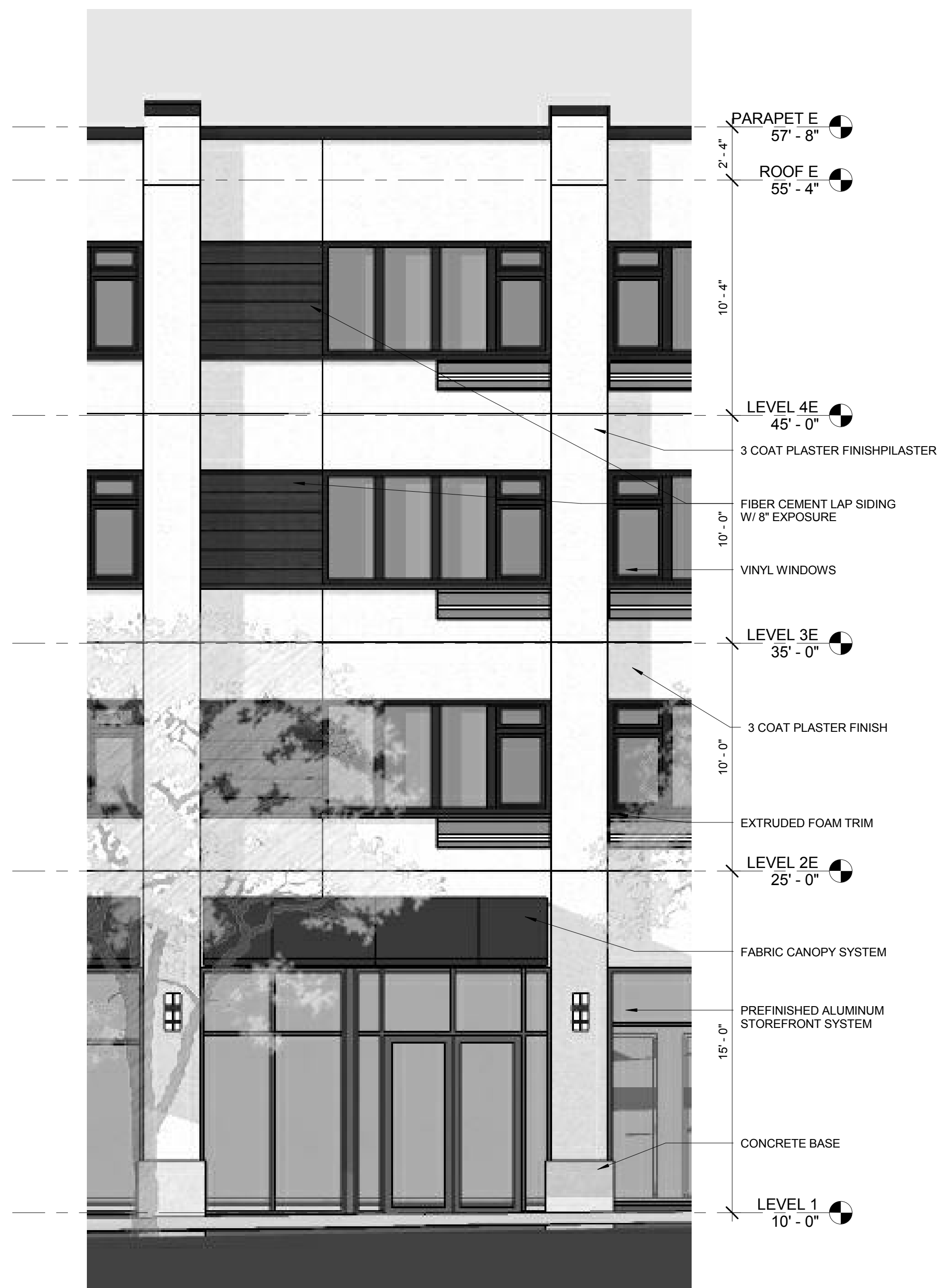
SCALE: 1/4" = 1'-0"





3. BUILDING 3 - ELEVATION DETAIL

SCALE: NTS



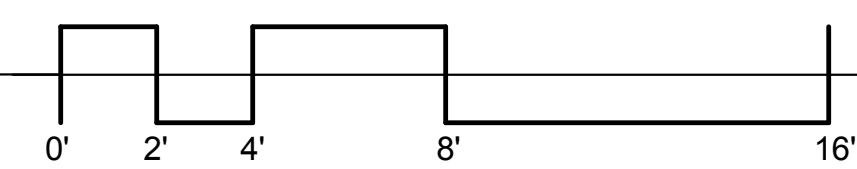
1. BUILDING 3 - ENLARGED NORTH ELEVATION

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



2. BUILDING 3 & 5 - ENLARGED ELEVATION

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:

COURTYARD
ELEVATIONS

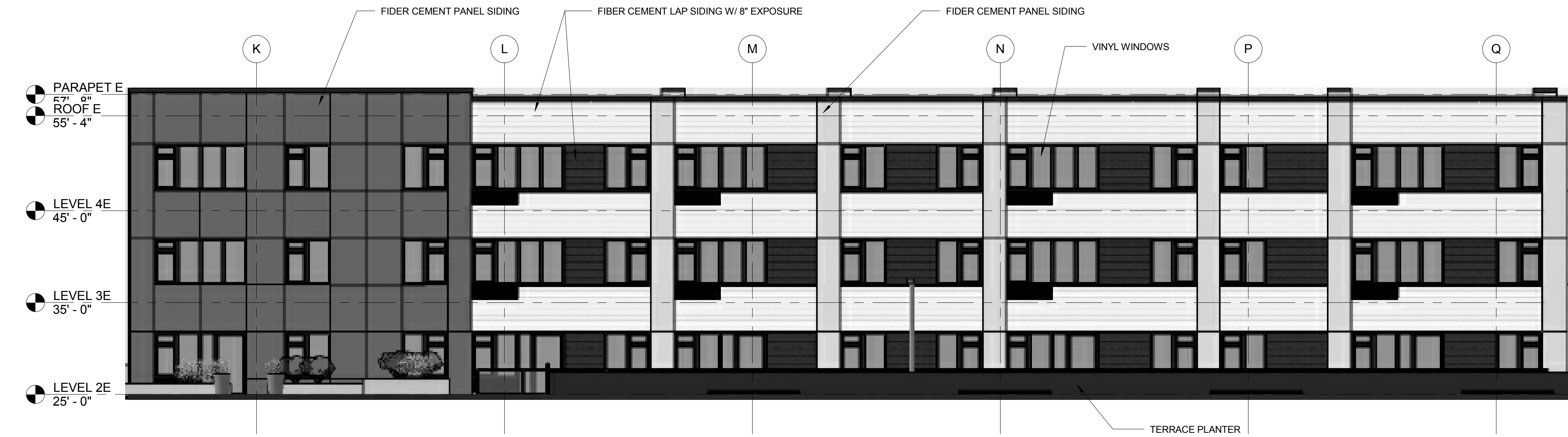
DRAWN BY: Author
DATE ISSUED: 1.14.2013

SHEET: DR407



1. COURTYARD ELEVATION - BLD 1 SOUTH

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



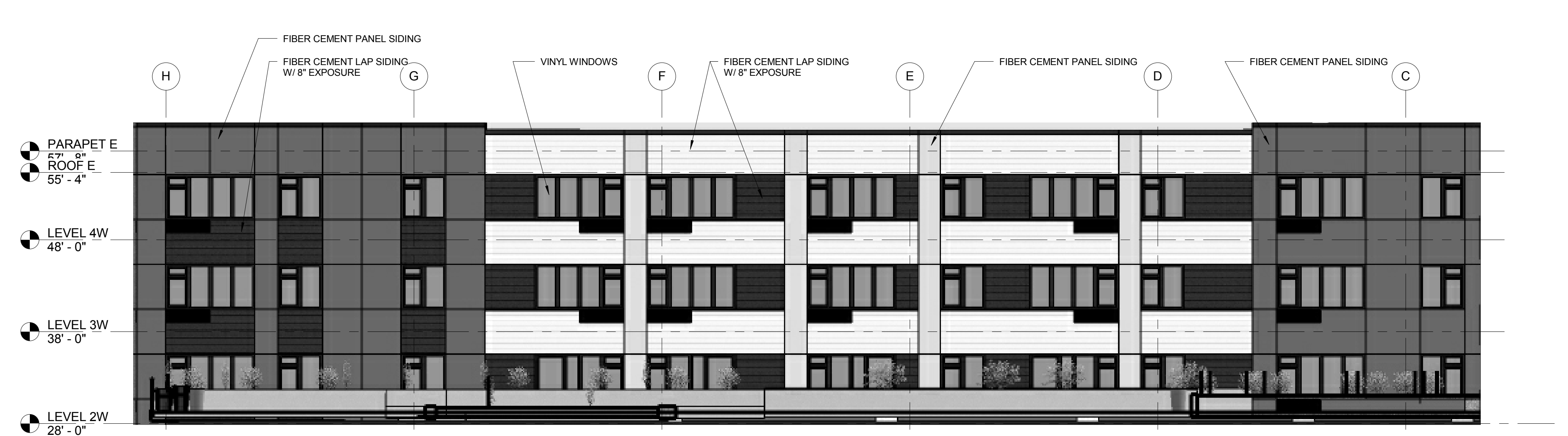
2. COURTYARD ELEVATION - BLD 3 SOUTH

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



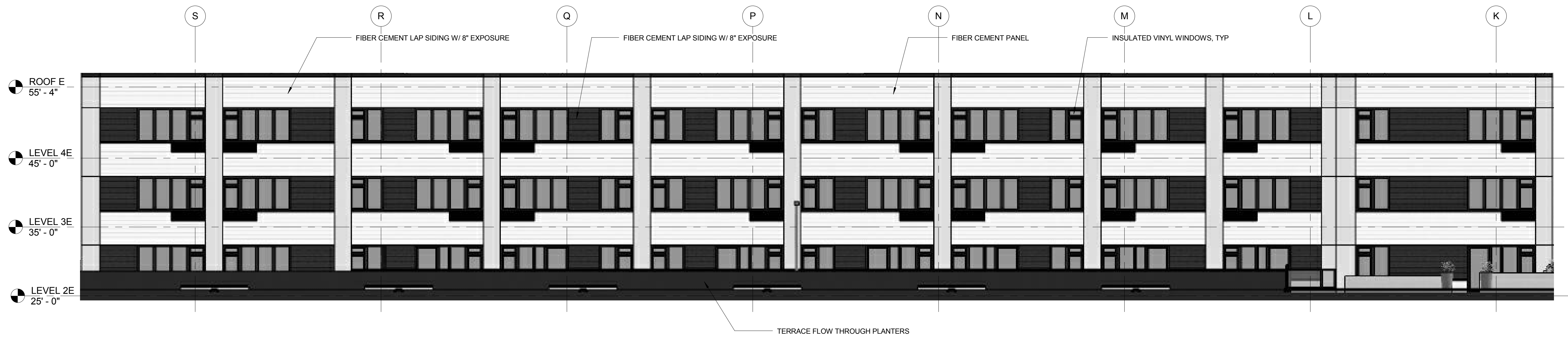
3. COURTYARD ELEVATION - BLD 5 SOUTH

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



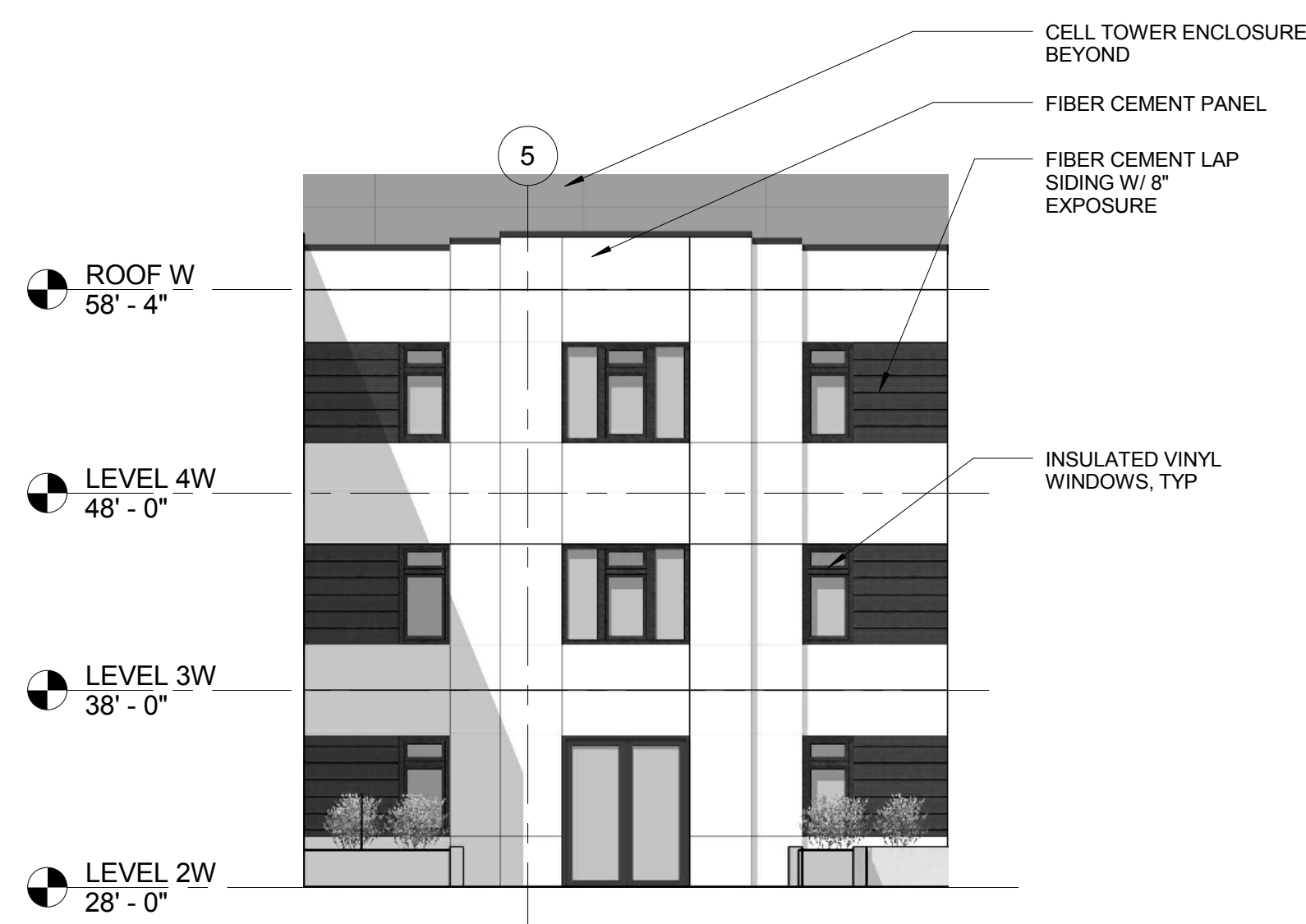
4. COURTYARD ELEVATION - BLD 2 NORTH

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



1. COURTYARD ELEVATION - BLD 4 NORTH

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



2. COURTYARD ELEVATION BLD 1-2 EAST

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



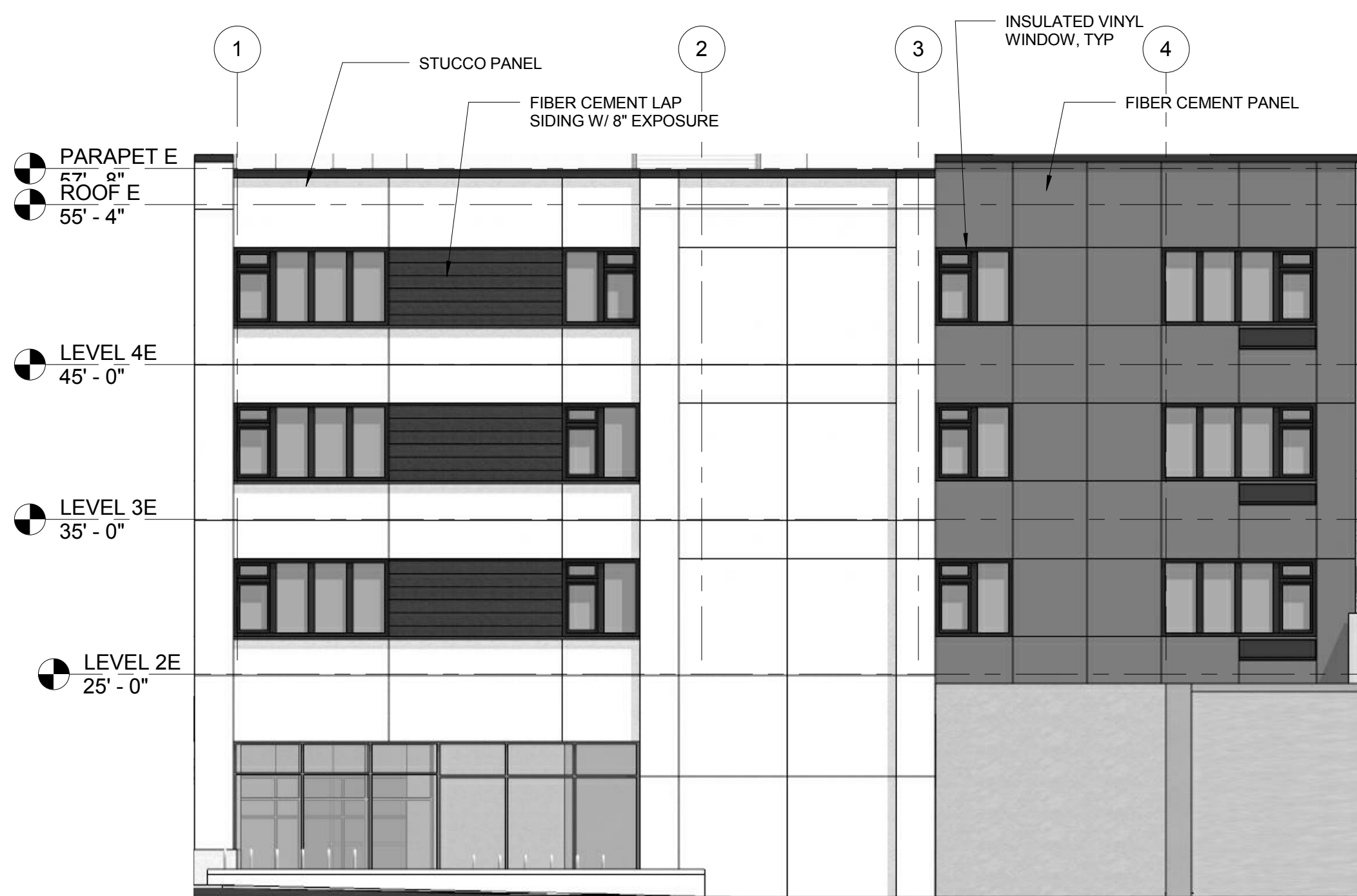
3. COURTYARD ELEVATION - BLD 2 EAST

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



4. COURTYARD ELEVATION - BLD 1 EAST

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



5. COURTYARD ELEVATION - BLD 3 WEST

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



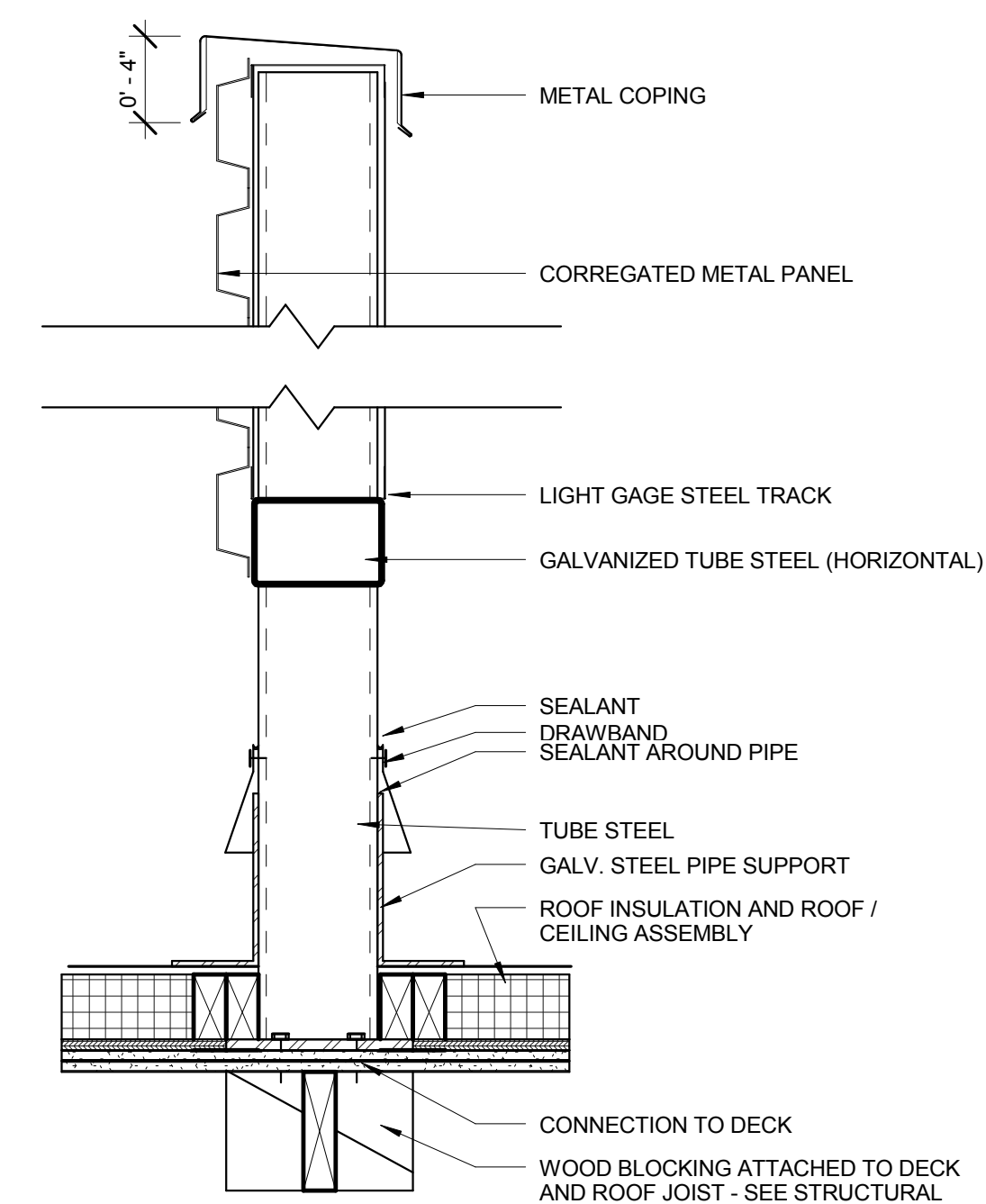
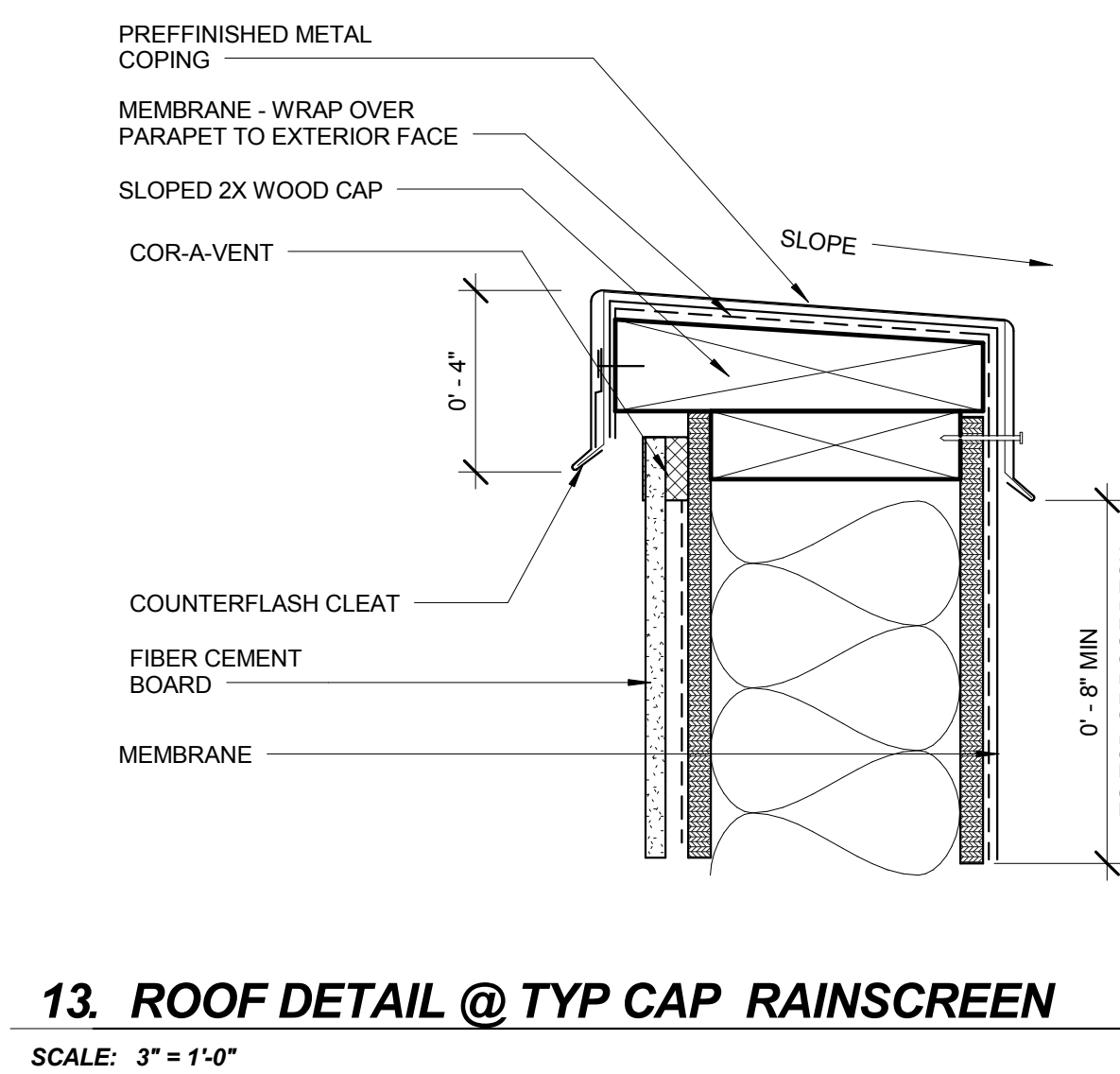
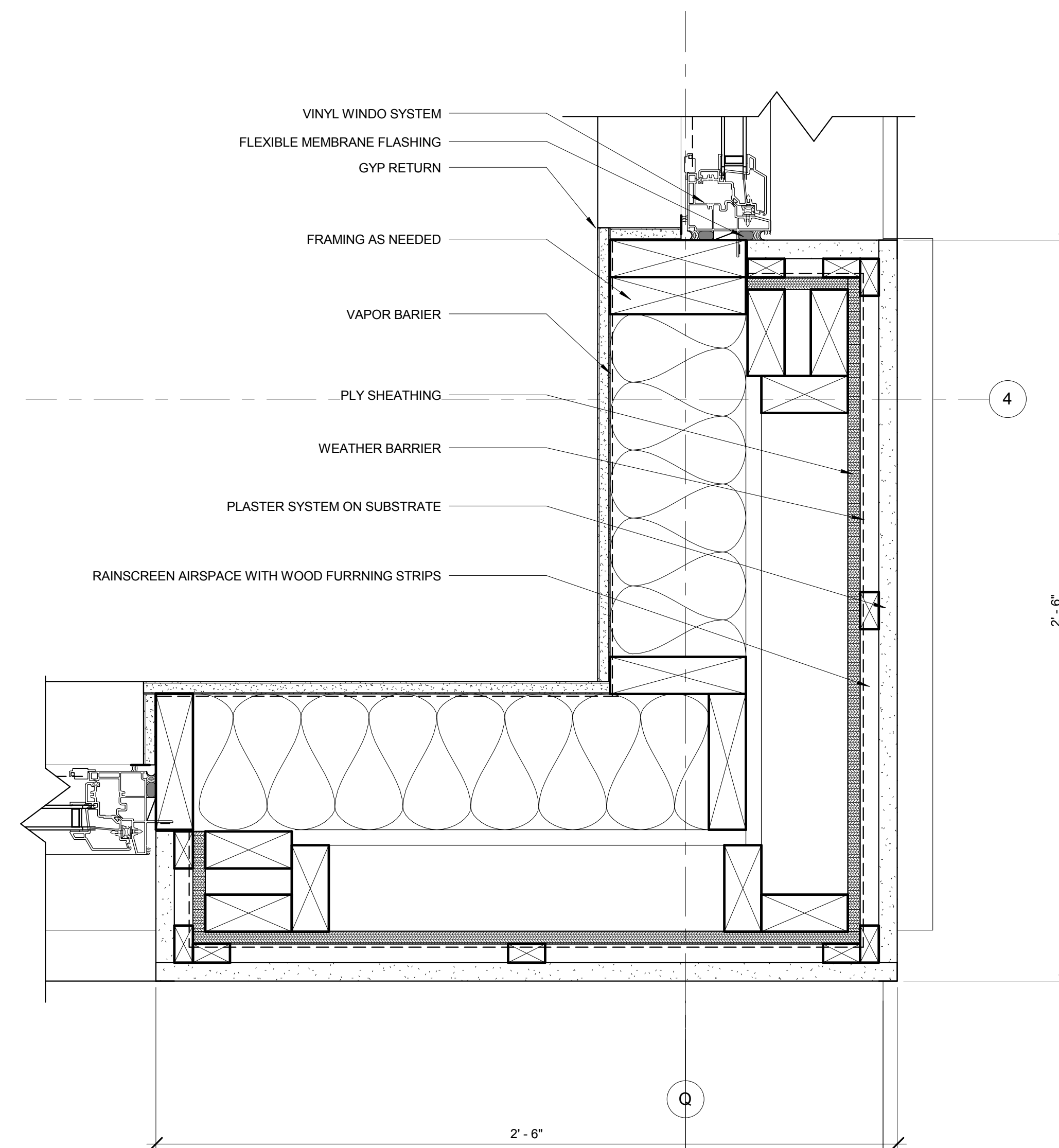
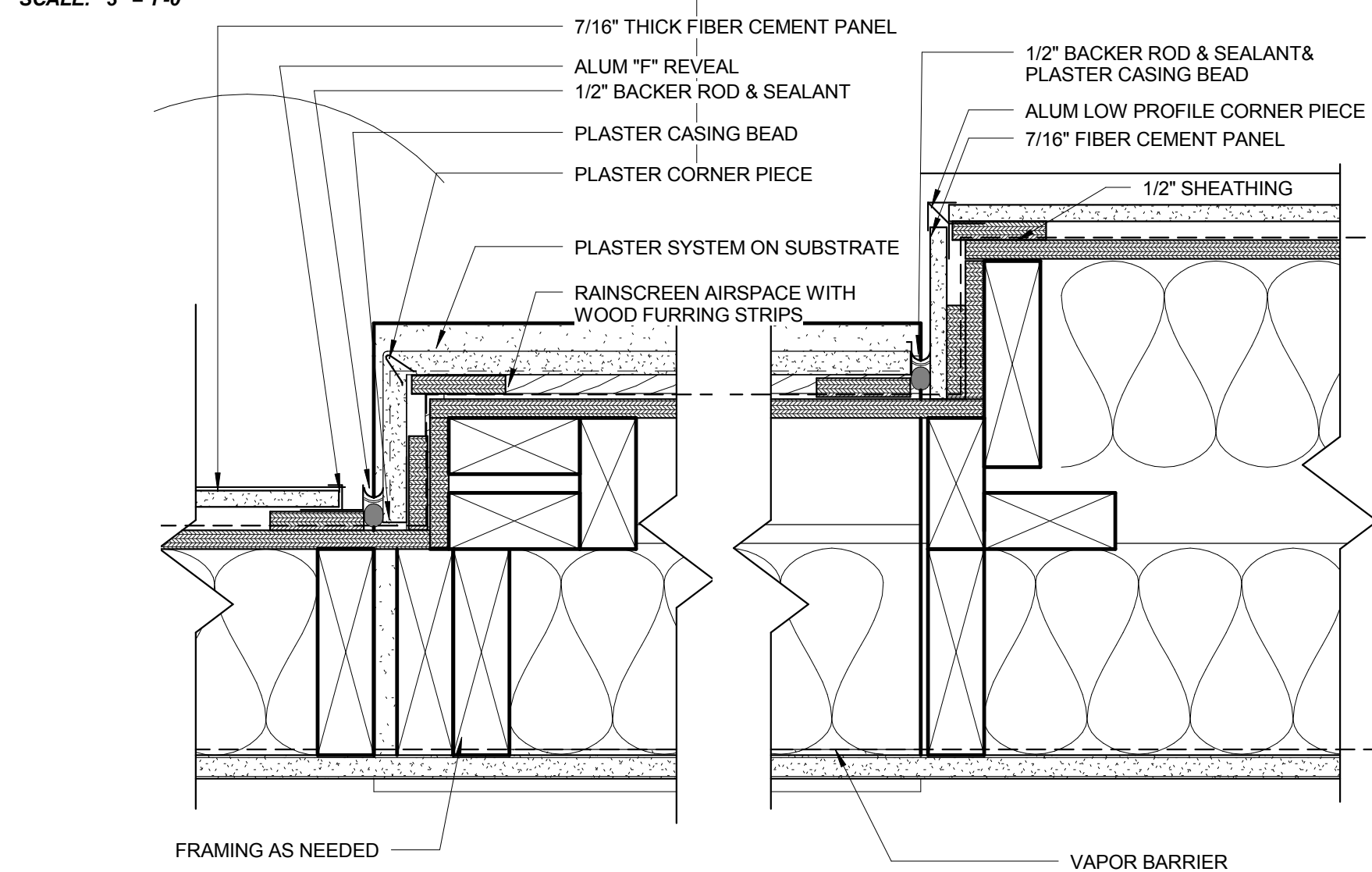
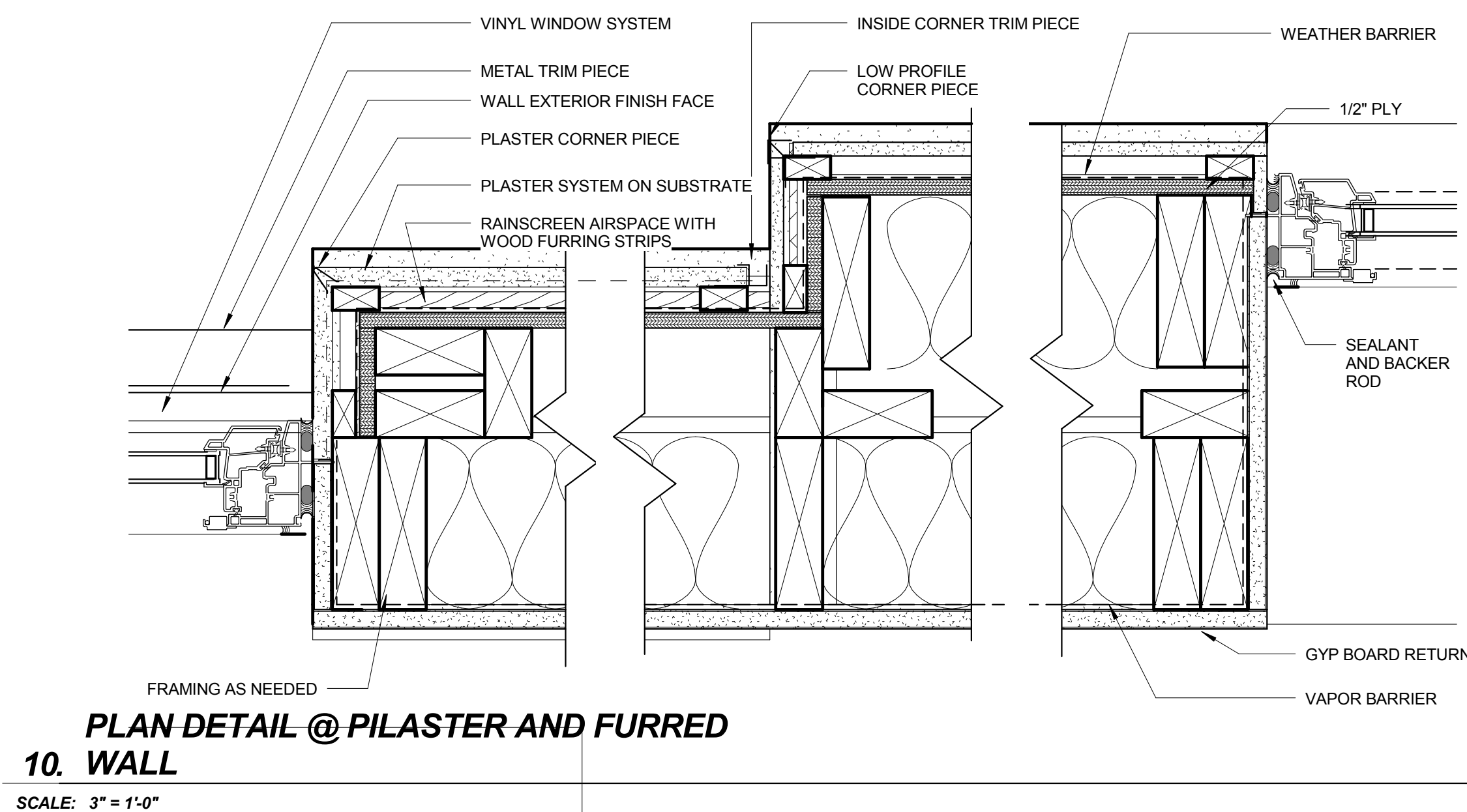
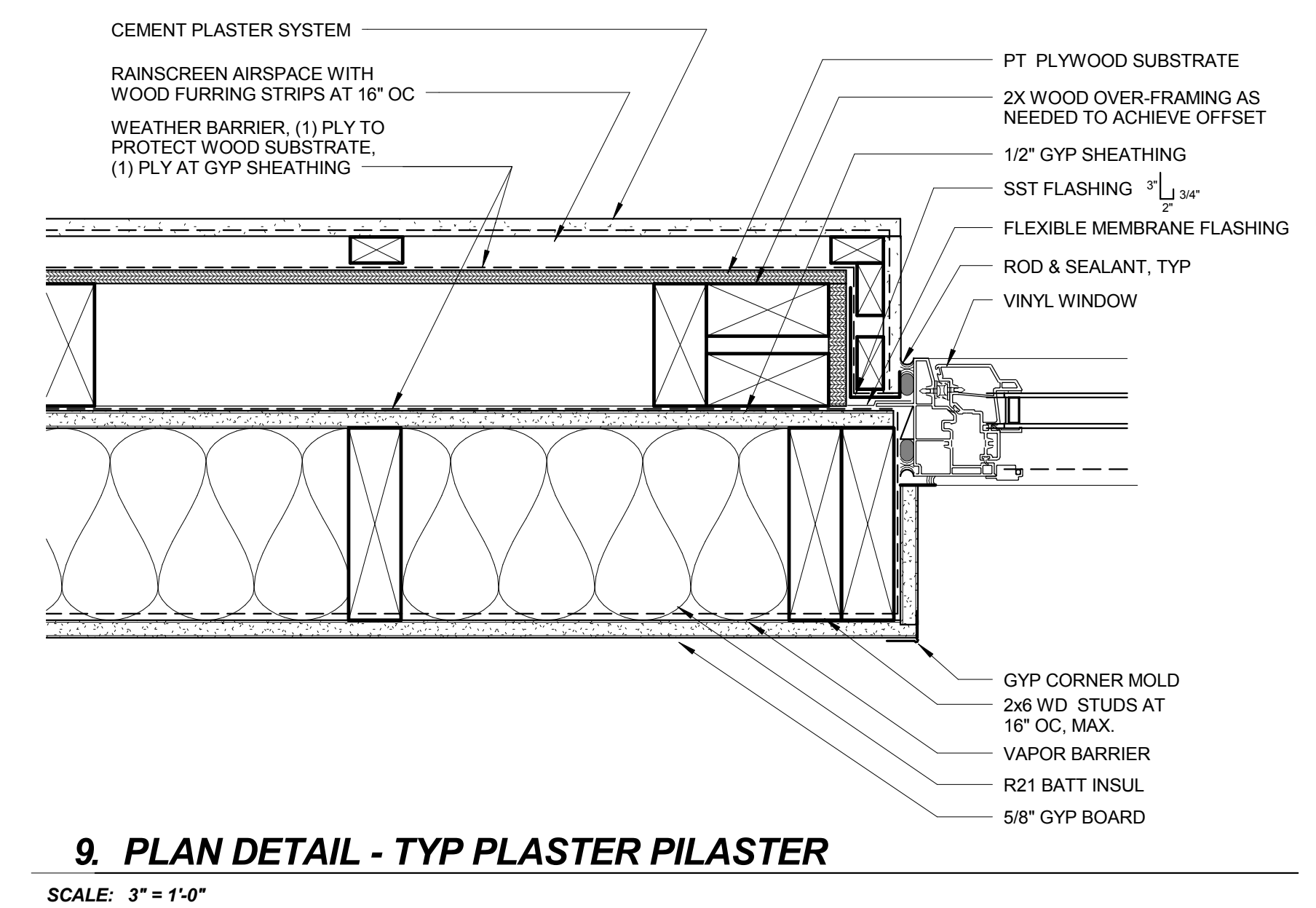
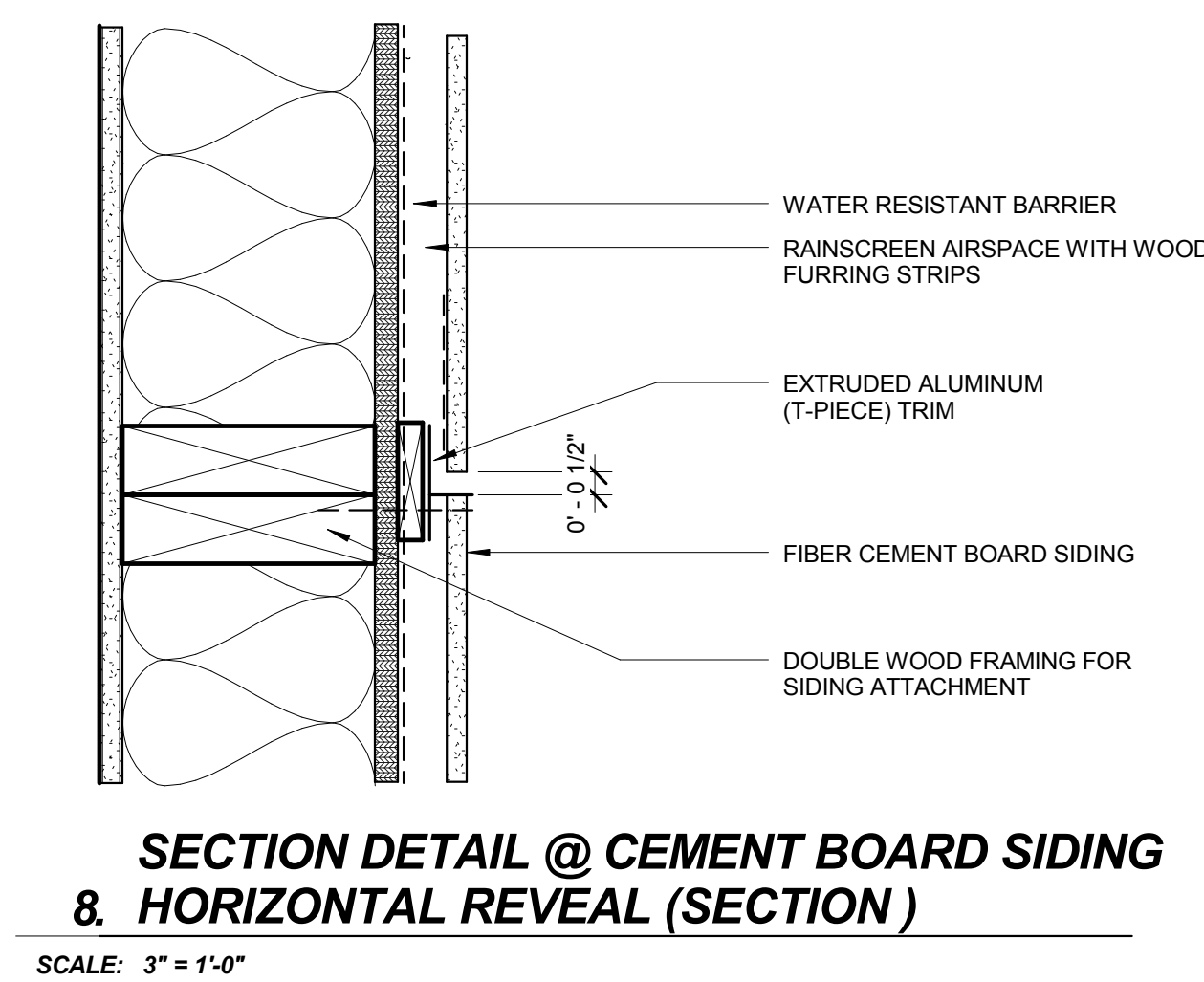
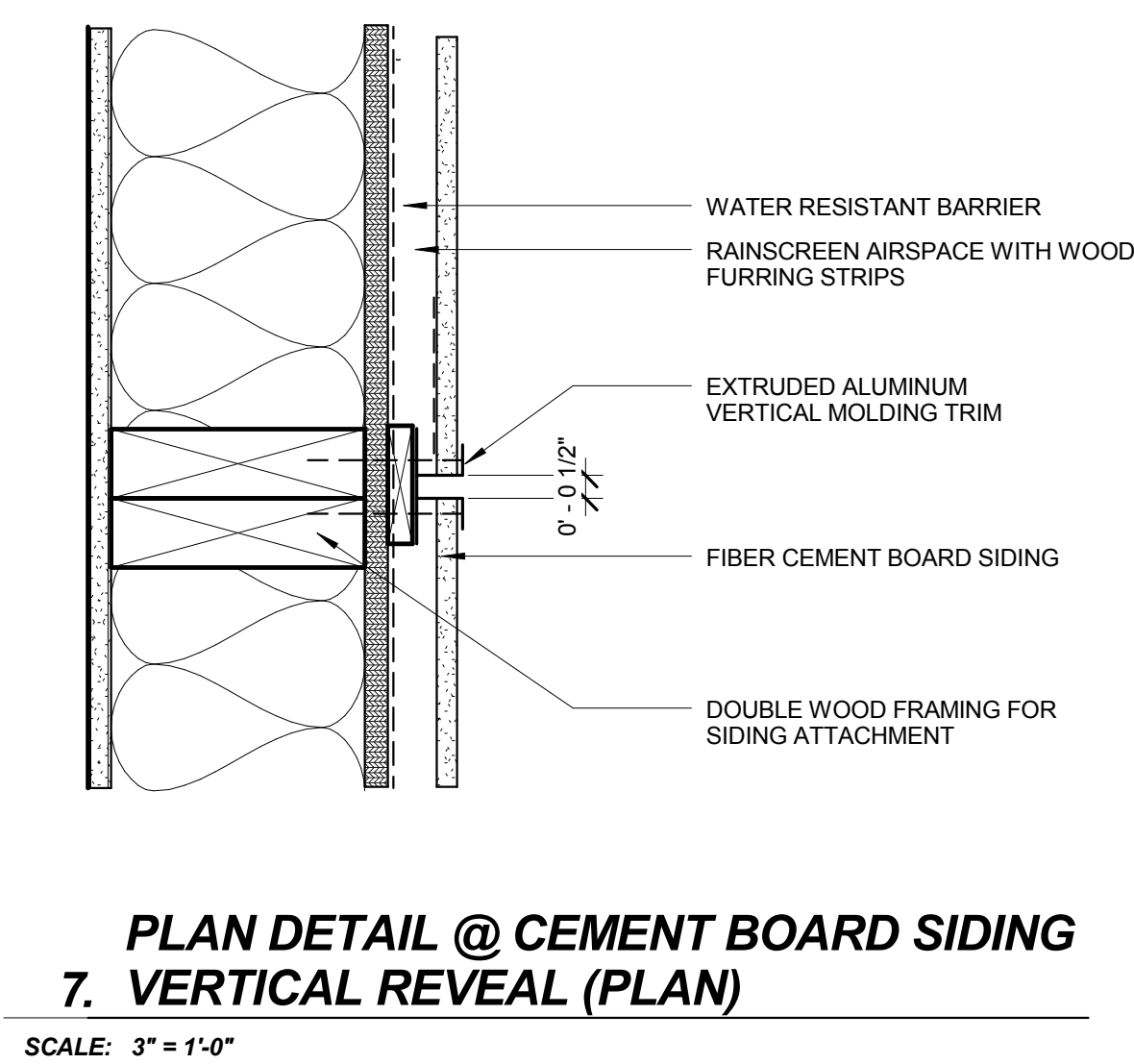
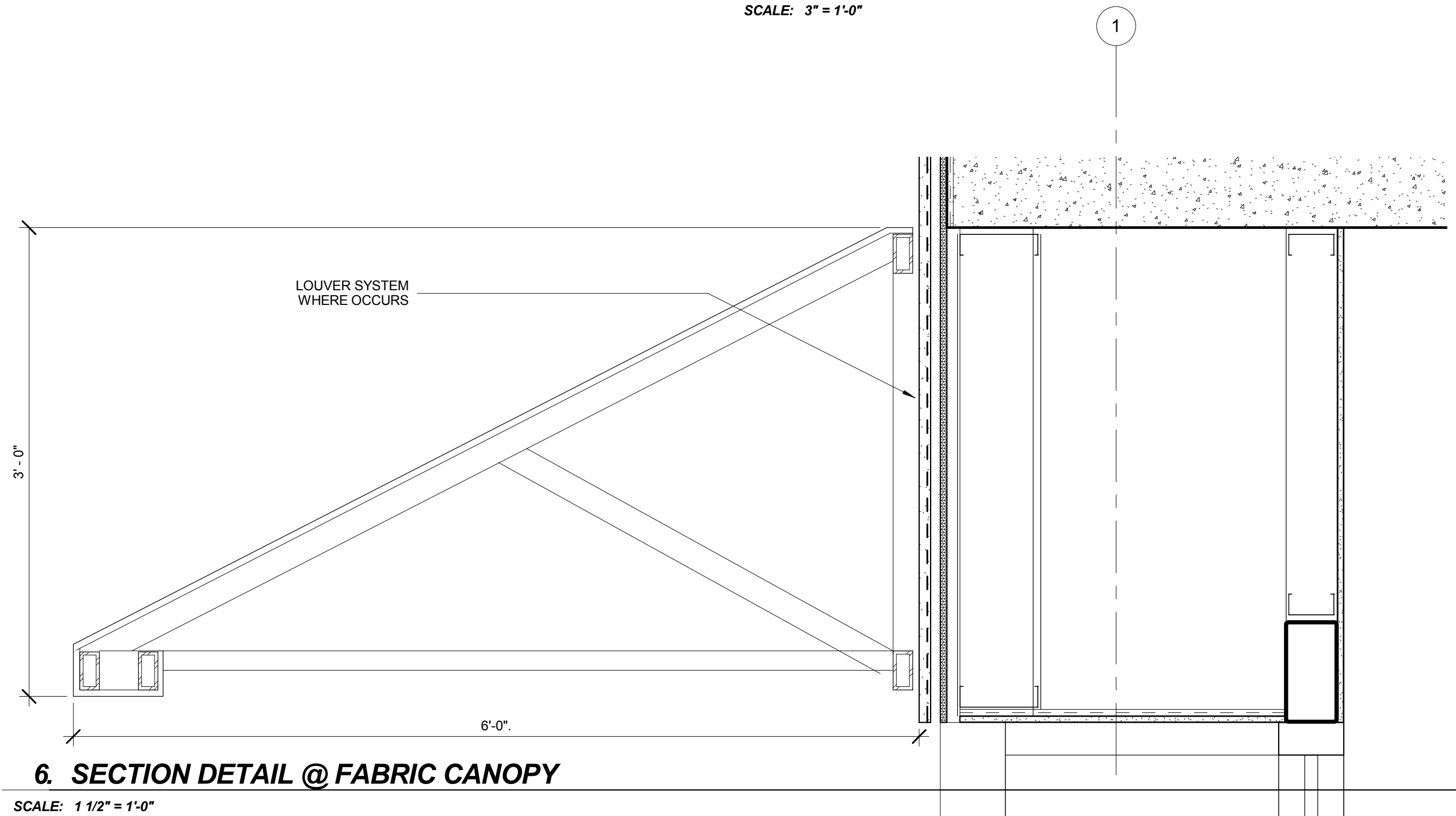
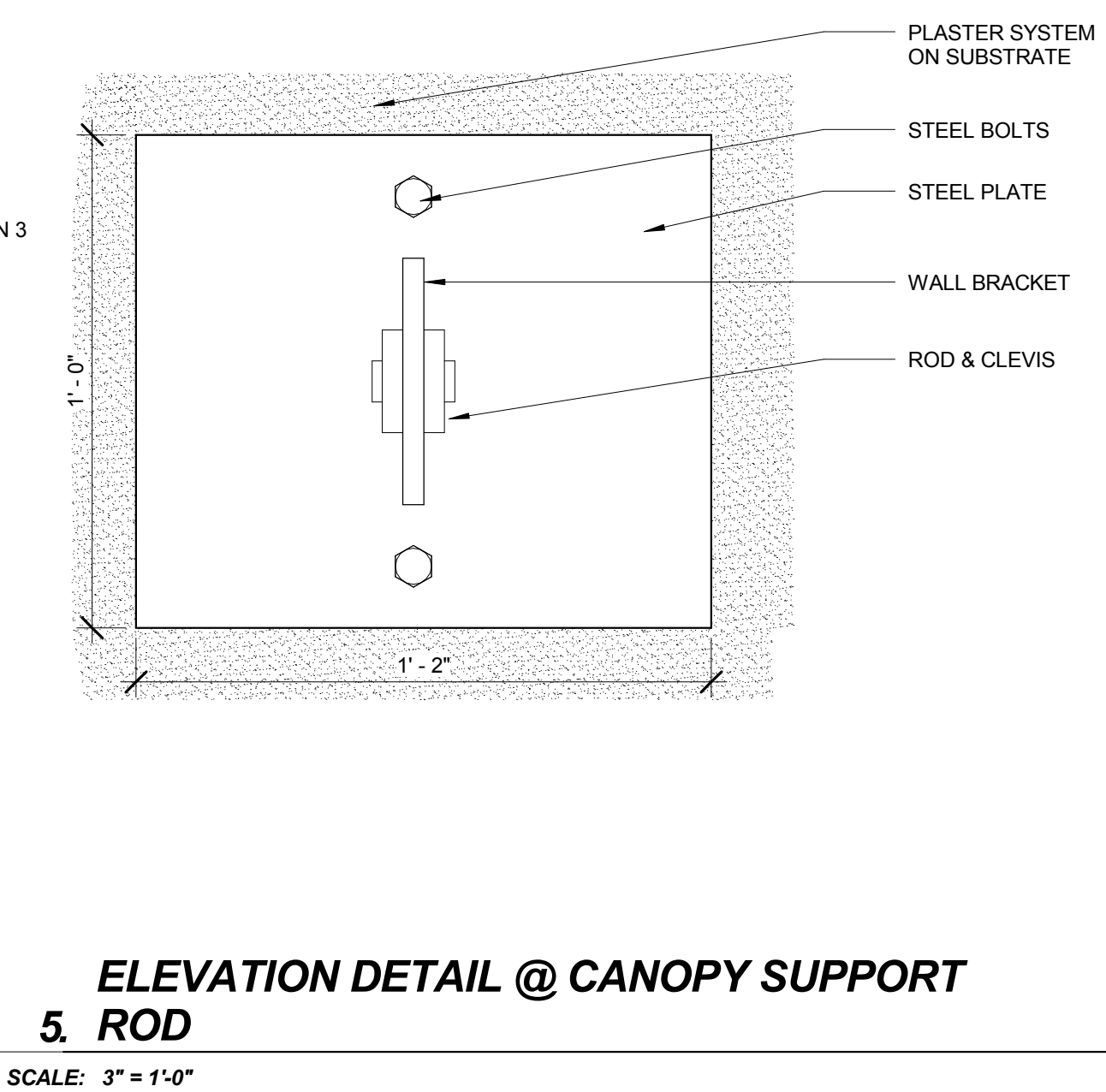
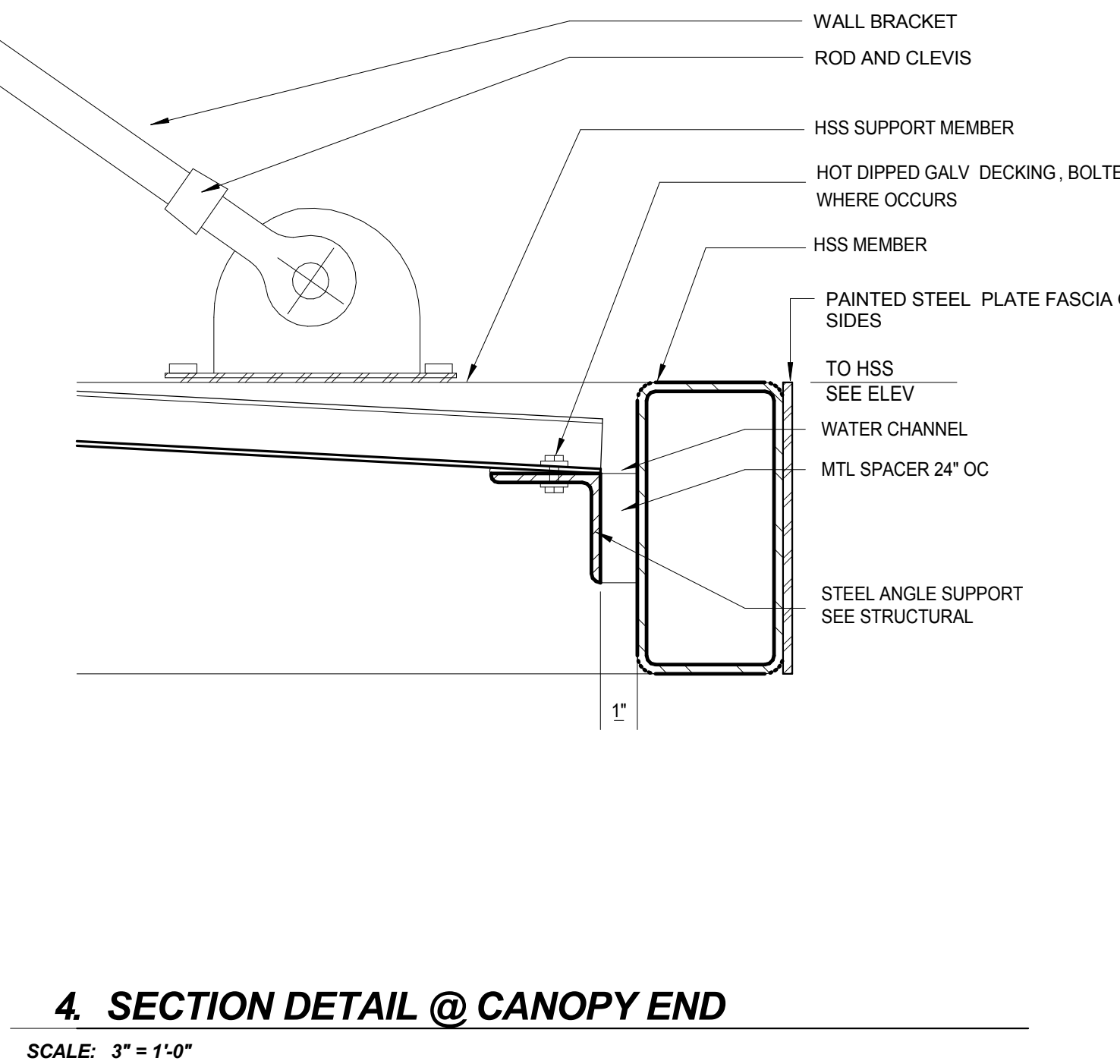
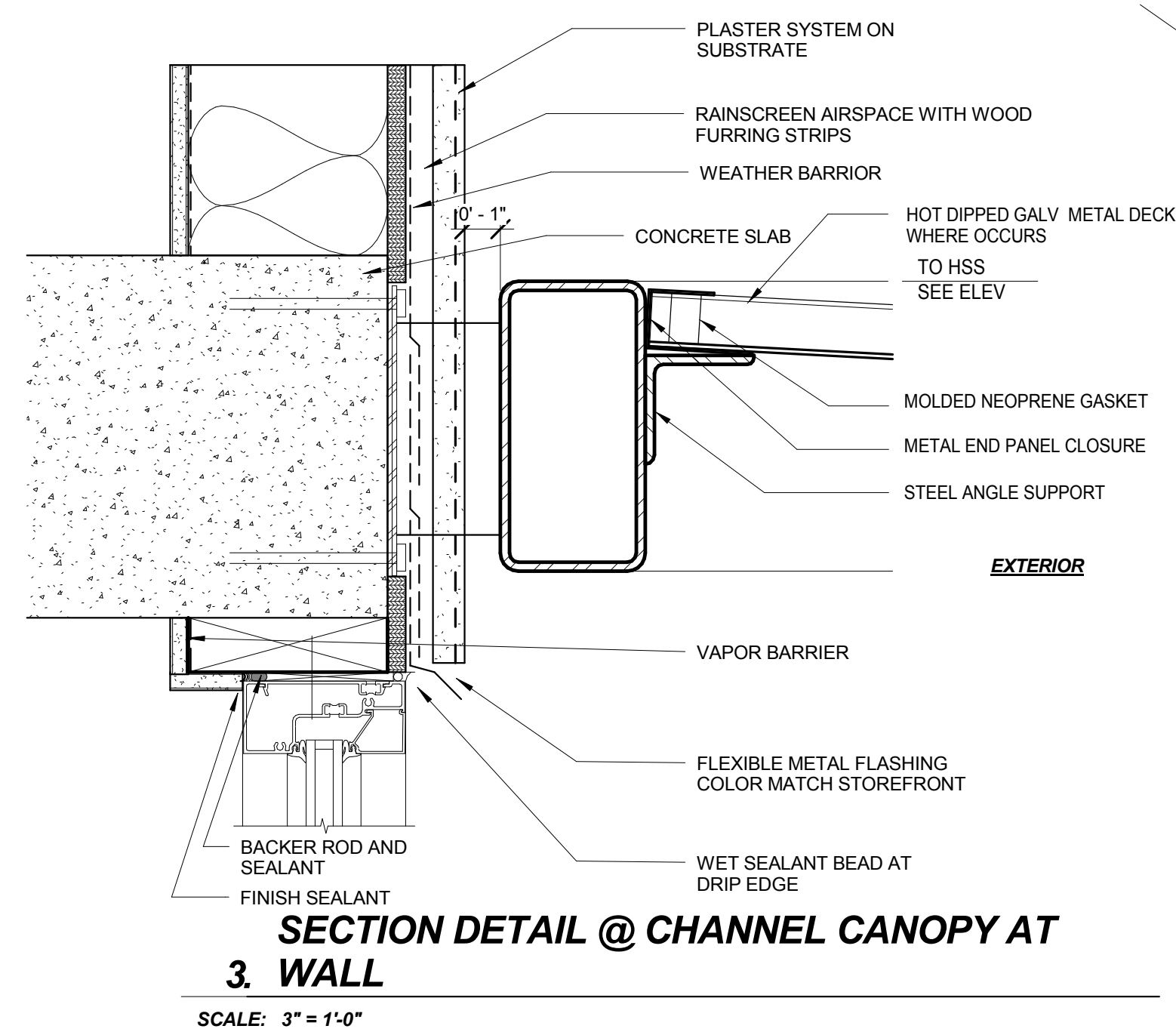
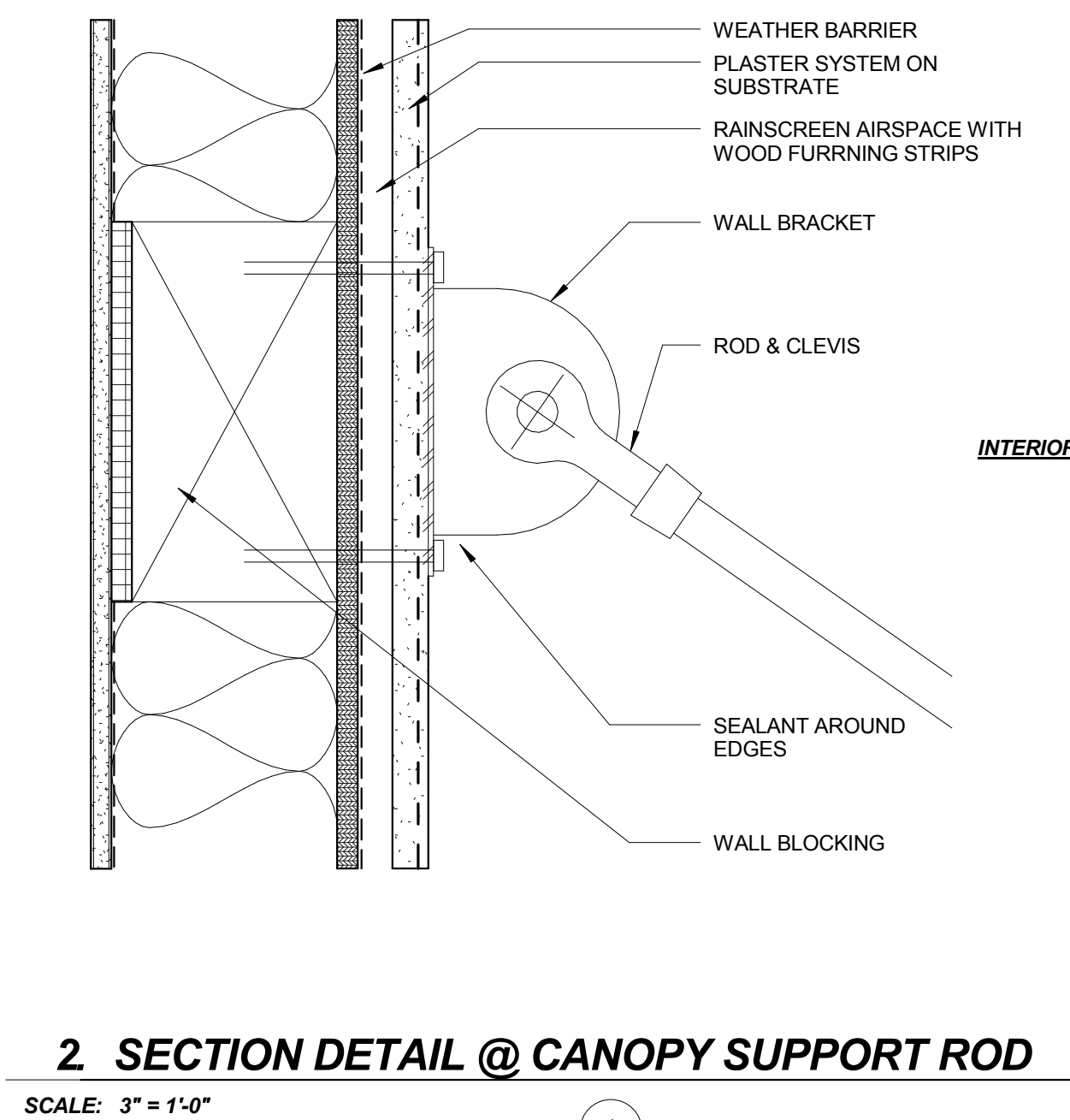
6. COURTYARD ELEVATION - BLD 4 WEST

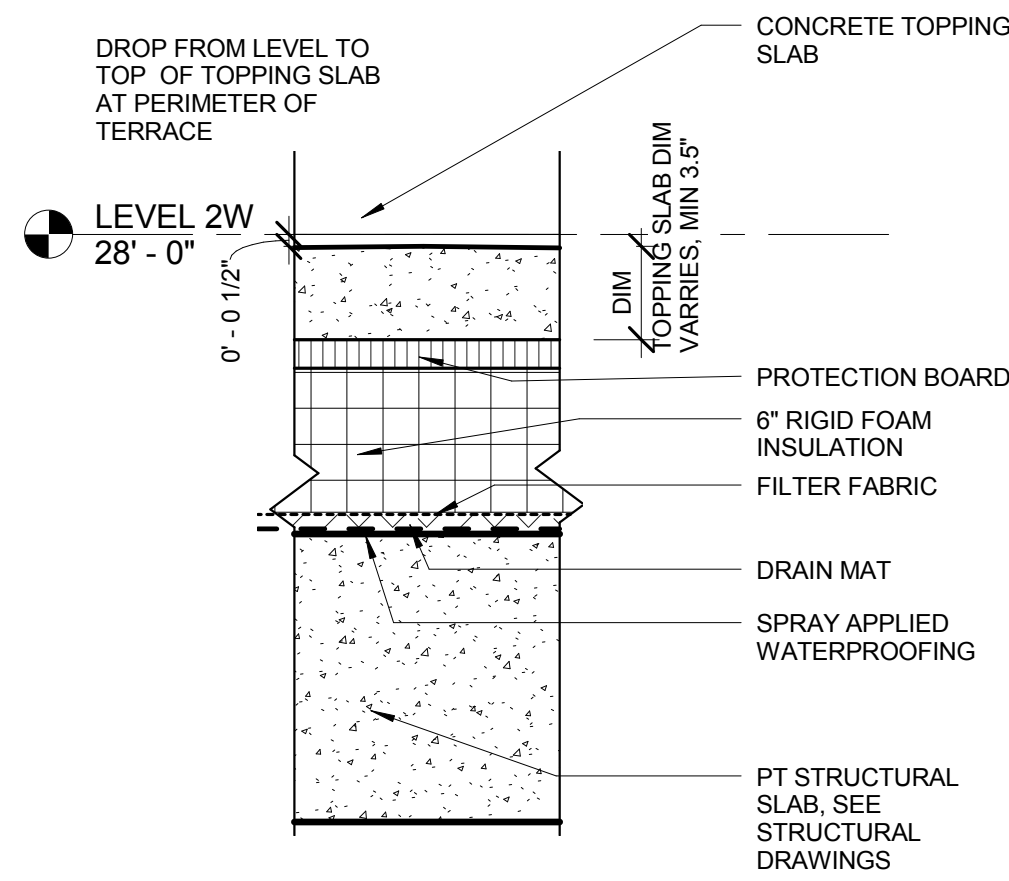
SCALE: 1/8" = 1'-0"



7. COURTYARD ELEVATION - BLD 5 WEST

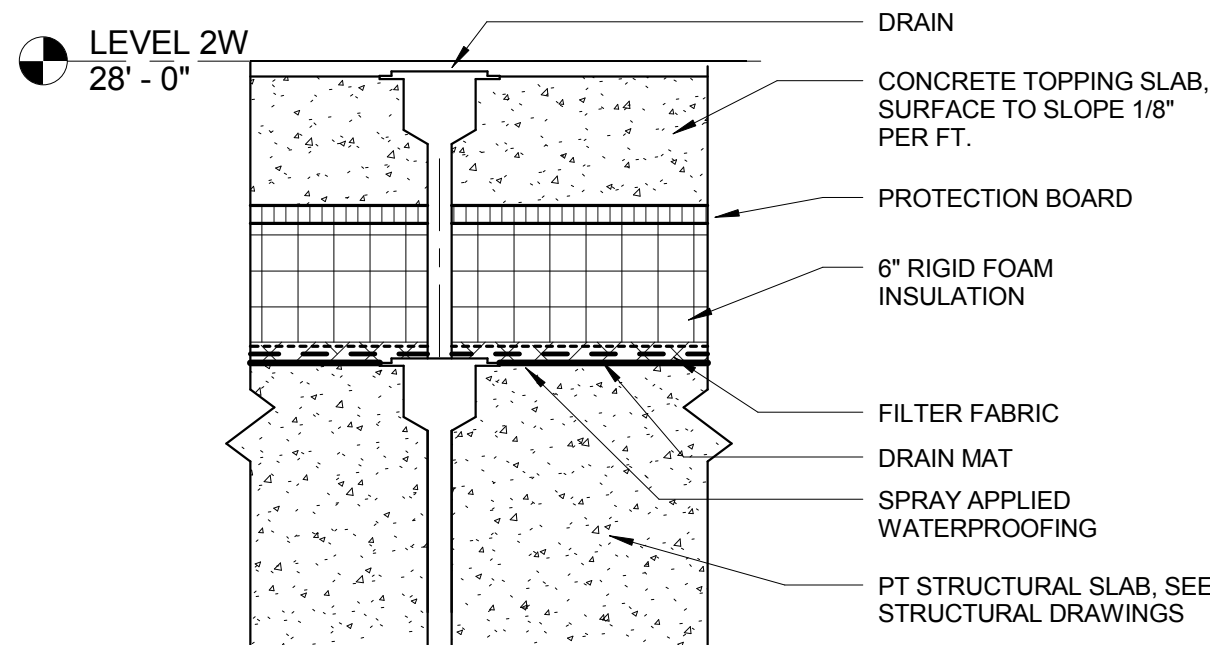
SCALE: 1/8" = 1'-0"





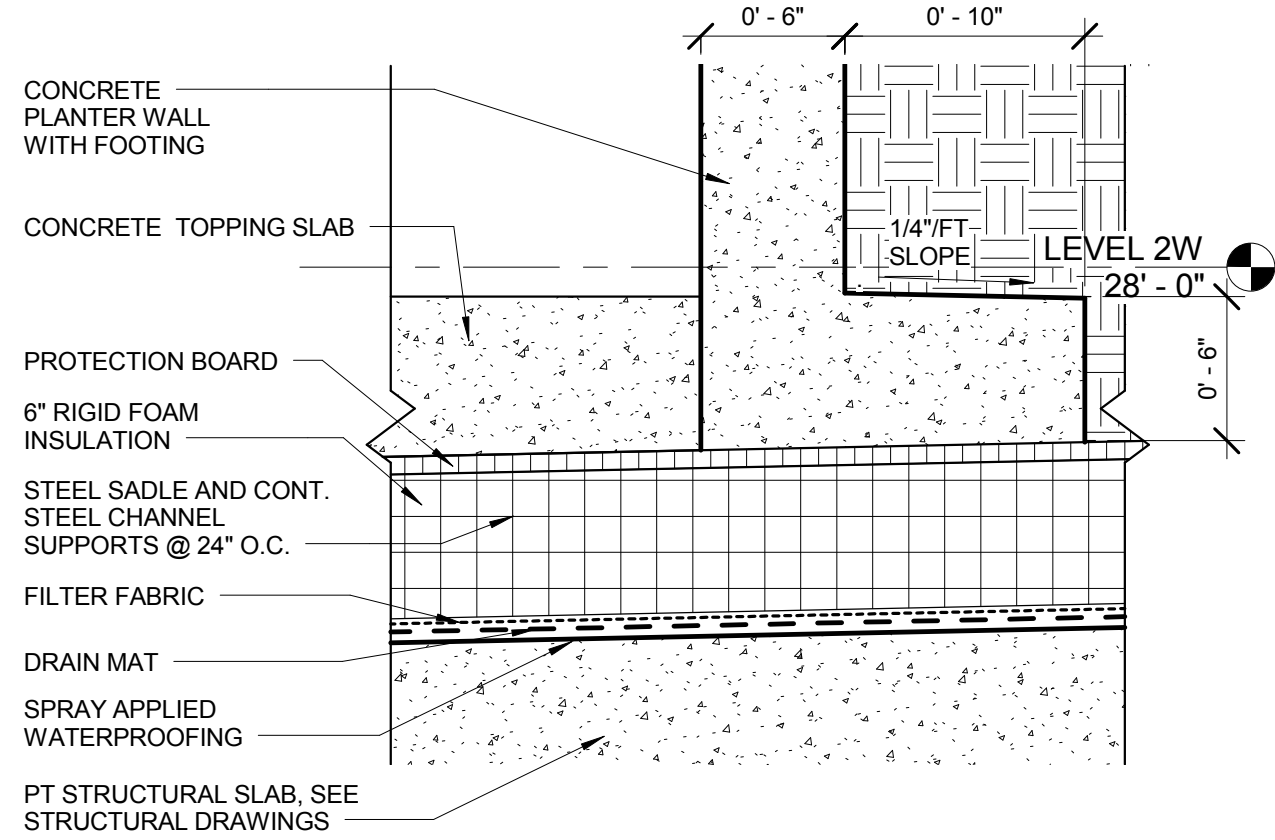
1. SECTION DETAIL @ TERRACE

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



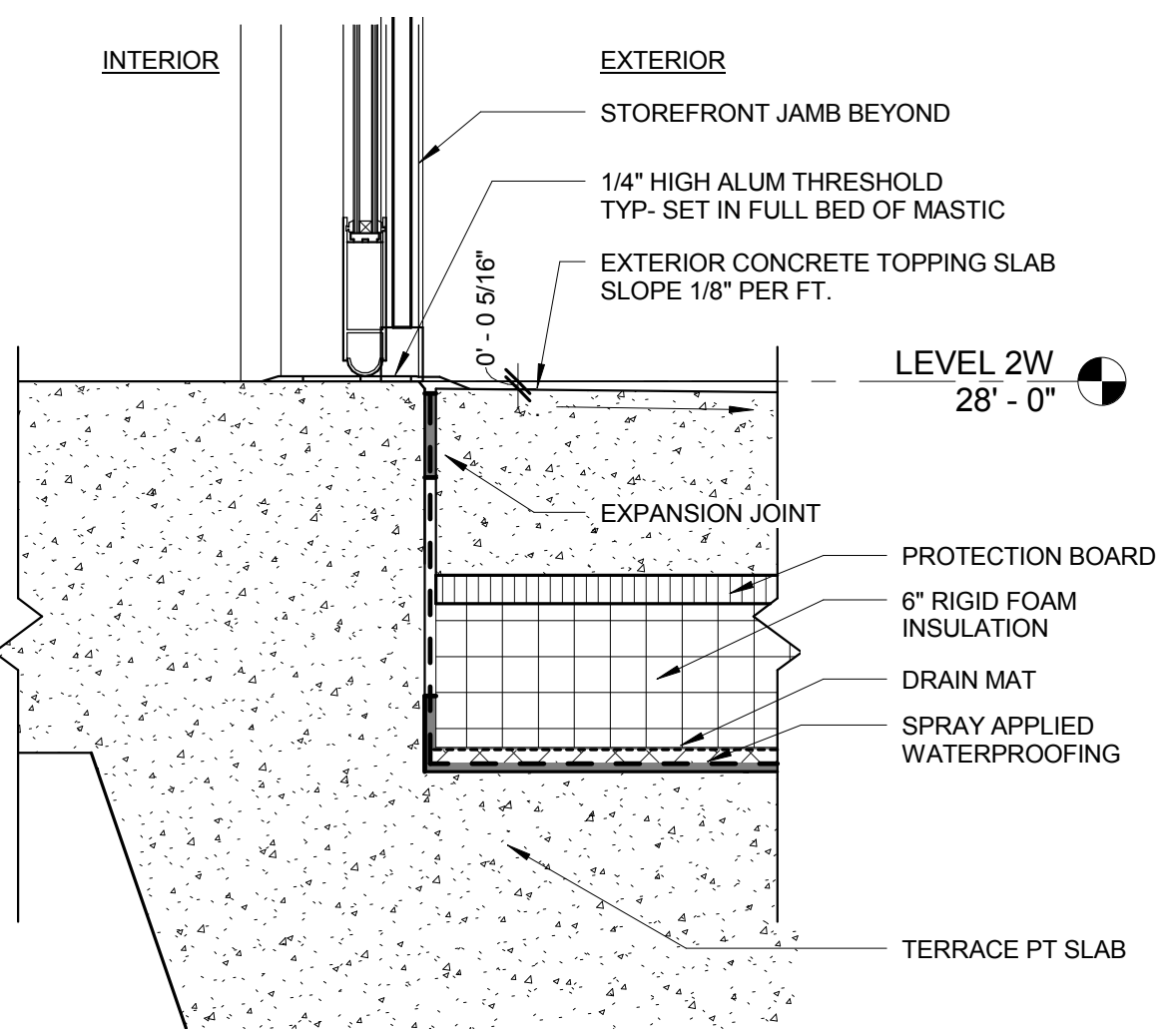
2. SECTION DETAIL @ DRAIN

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



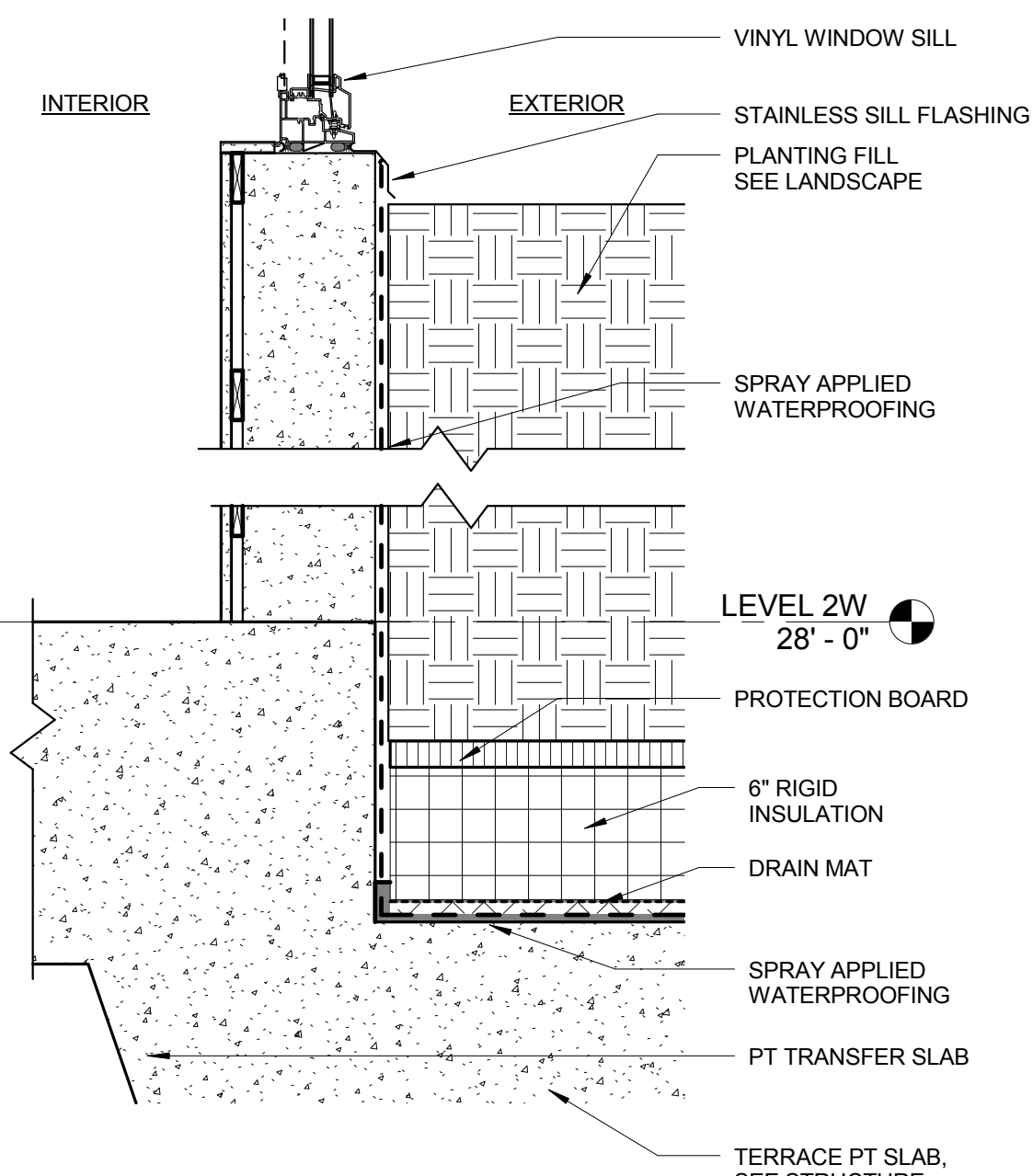
SECTION DETAIL AT TERRACE DECKING
3. EDGE

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



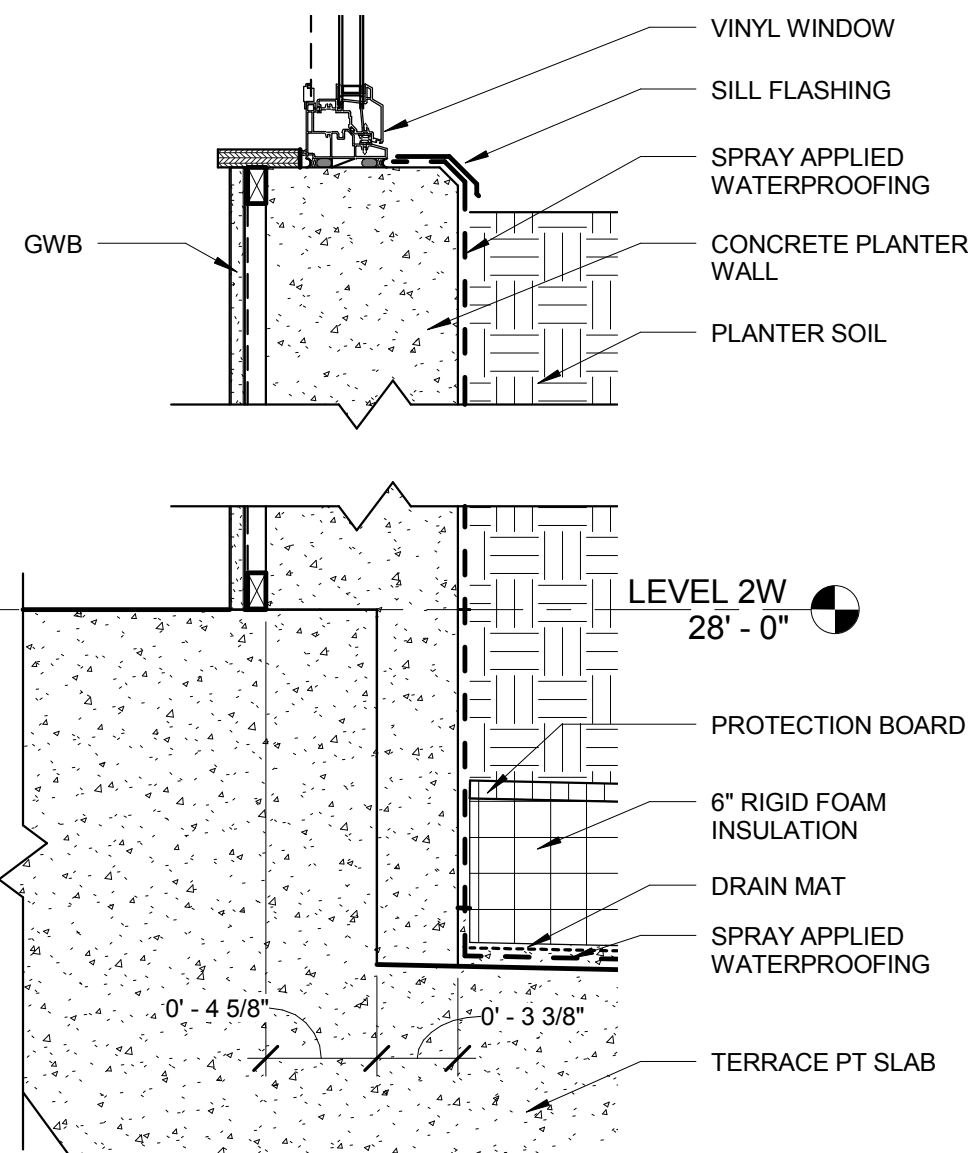
5. STOREFRONT SECTION DETAIL @ ENTRY

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



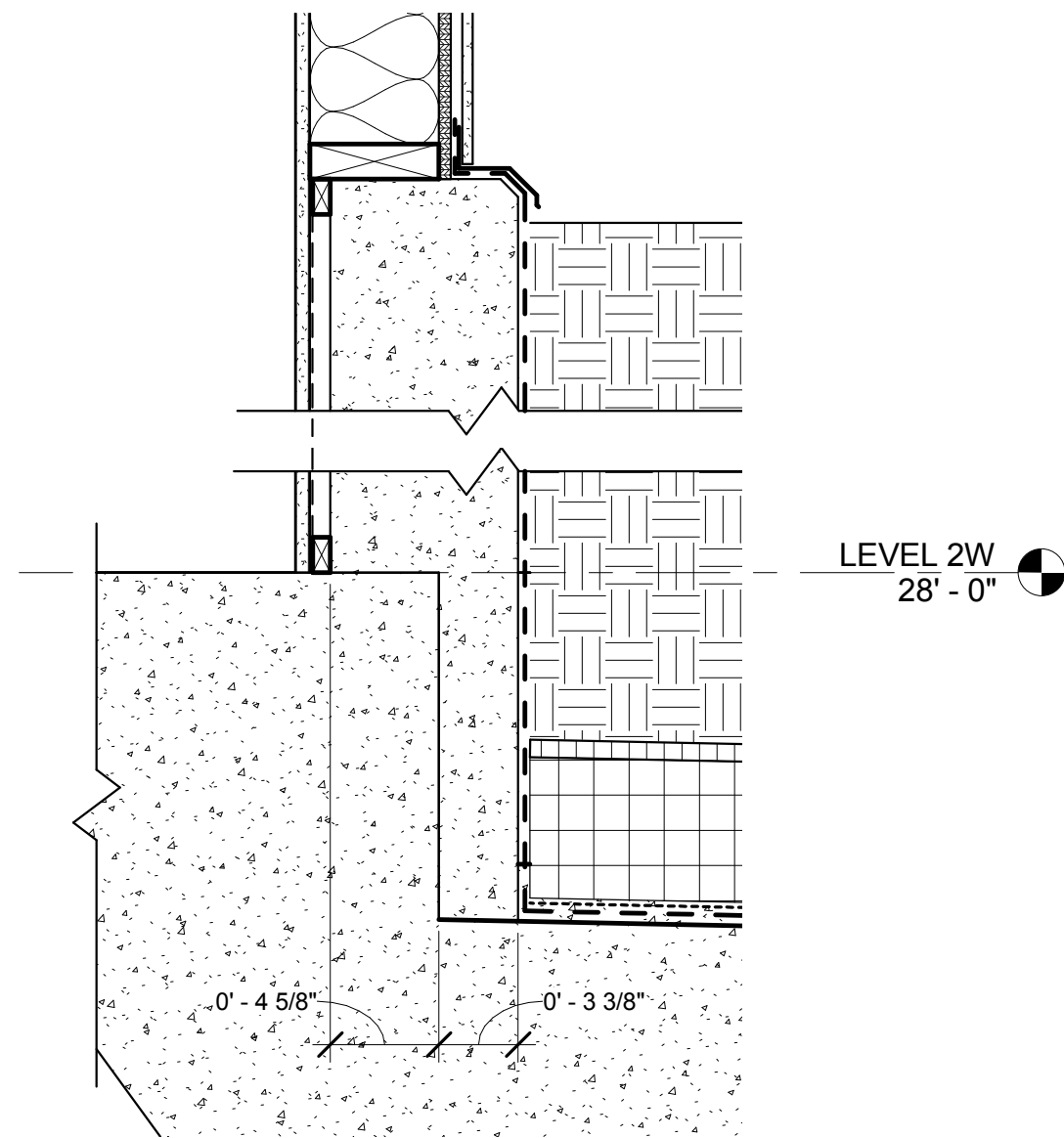
6. STOREFRONT SECTION DETAIL @ PLANTER

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



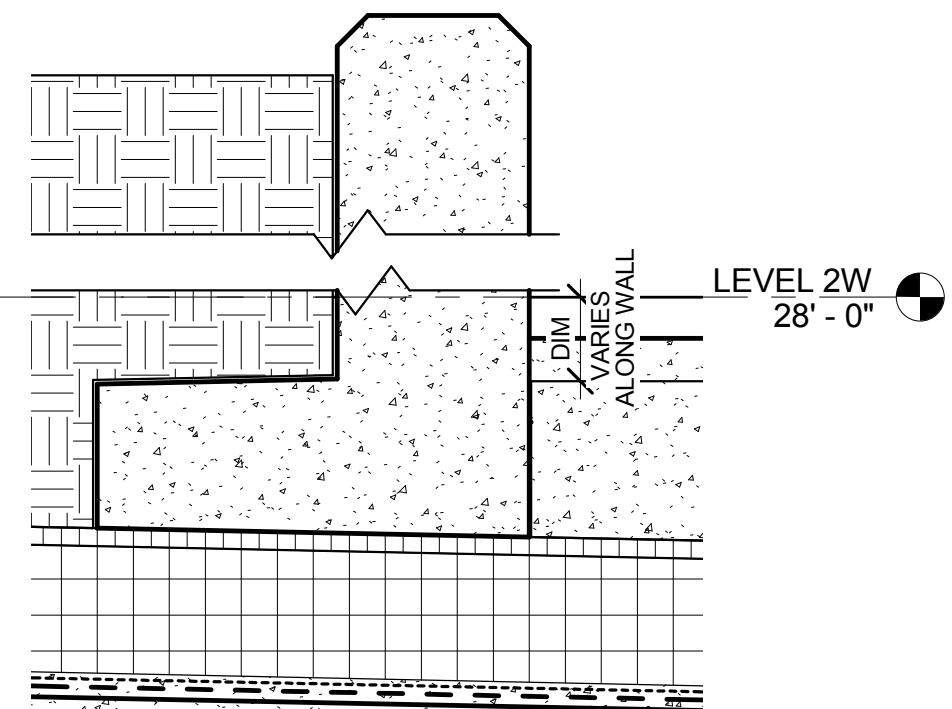
7. EXTERIOR WALL @ PLANTER & WINDOW

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



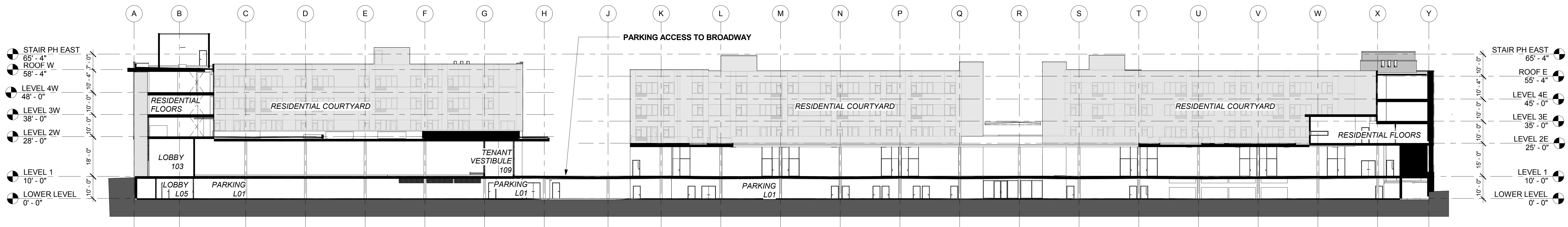
8. EXTERIOR WALL @ PLANTER

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



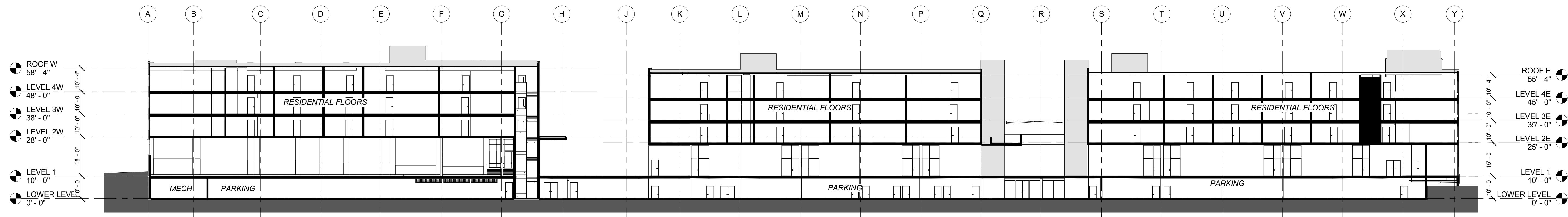
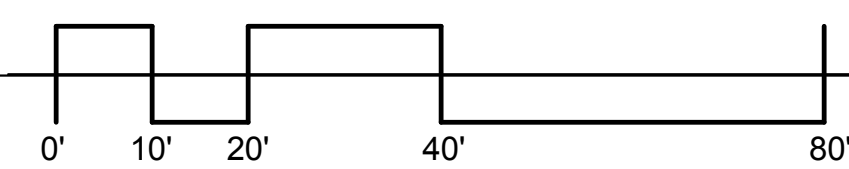
9. TERRACE SECTION DETAIL @ PLANTER

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



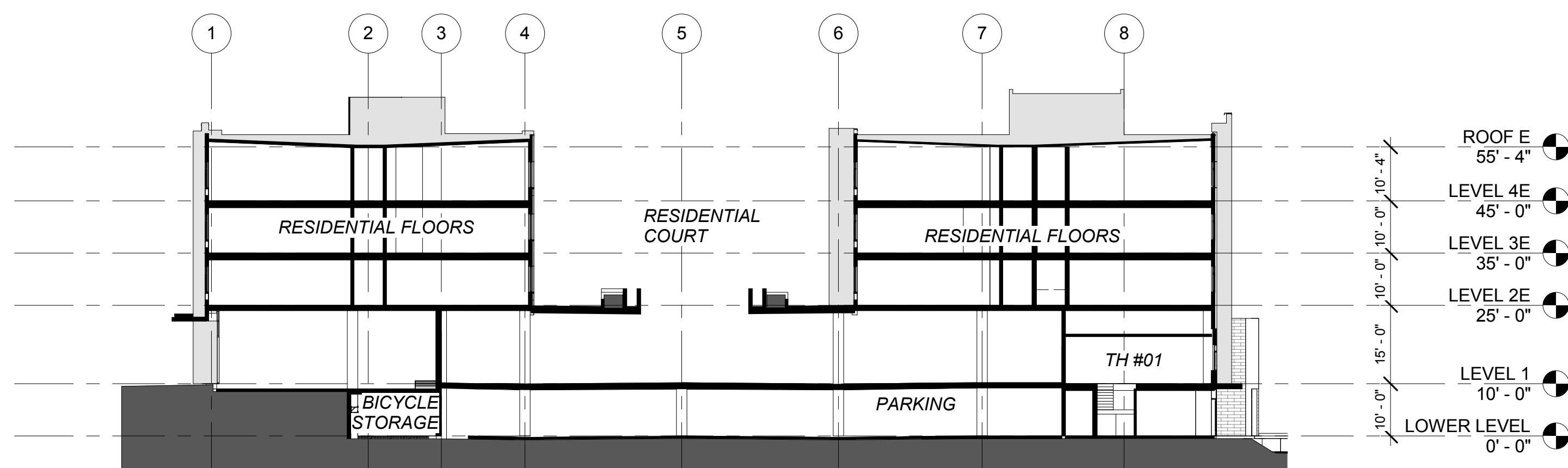
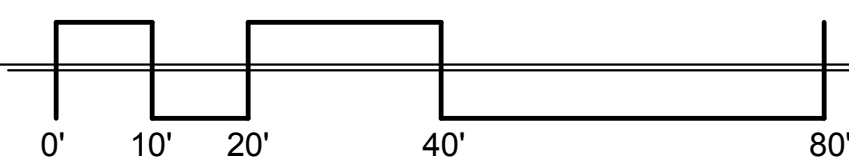
4. BUILDING SECTION LOOKING NORTH

SCALE: 1" = 20'-0"



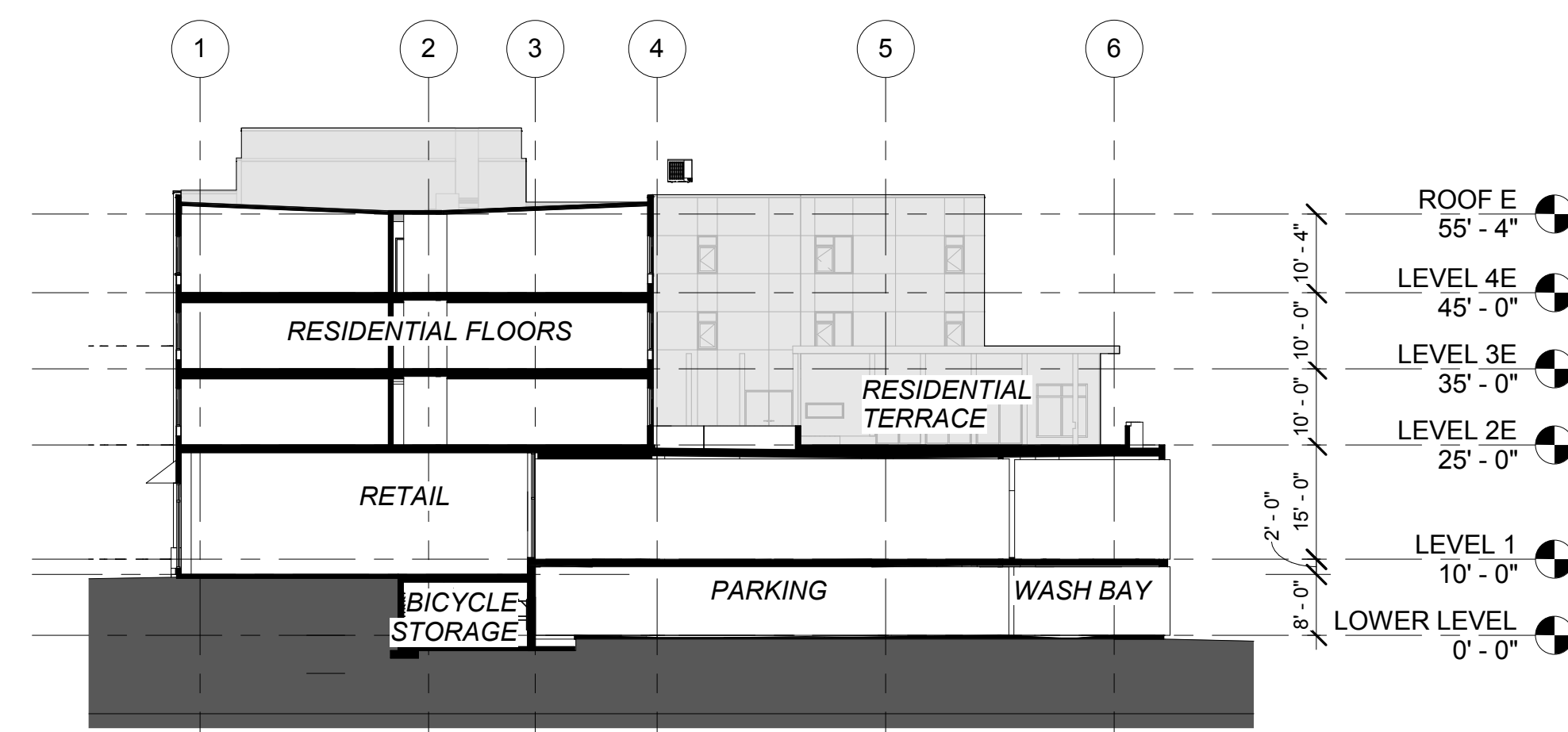
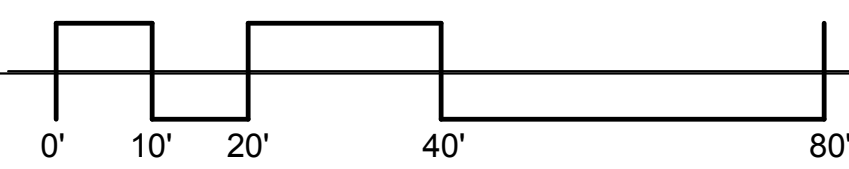
1. BUILDING SECTION LOOKING NORTH

SCALE: 1" = 20'-0"



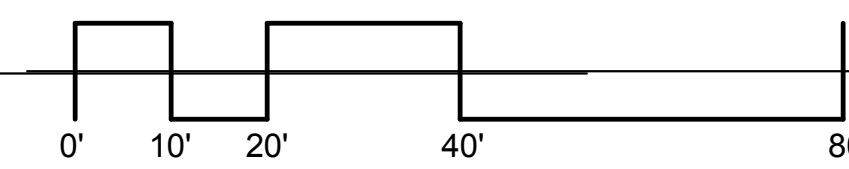
BUILDING SECTION - BUILDING 3 & 4
2. LOOKING EAST

SCALE: 1" = 20'-0"



3. BUILDING SECTION LOOKING EAST

SCALE: 1" = 20'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

CONSULTANT:

R:

RUNBERG
ARCHITECTURE
GROUP

PROJECT NUMBER: 211346

GRANT PARK
VILLAGE

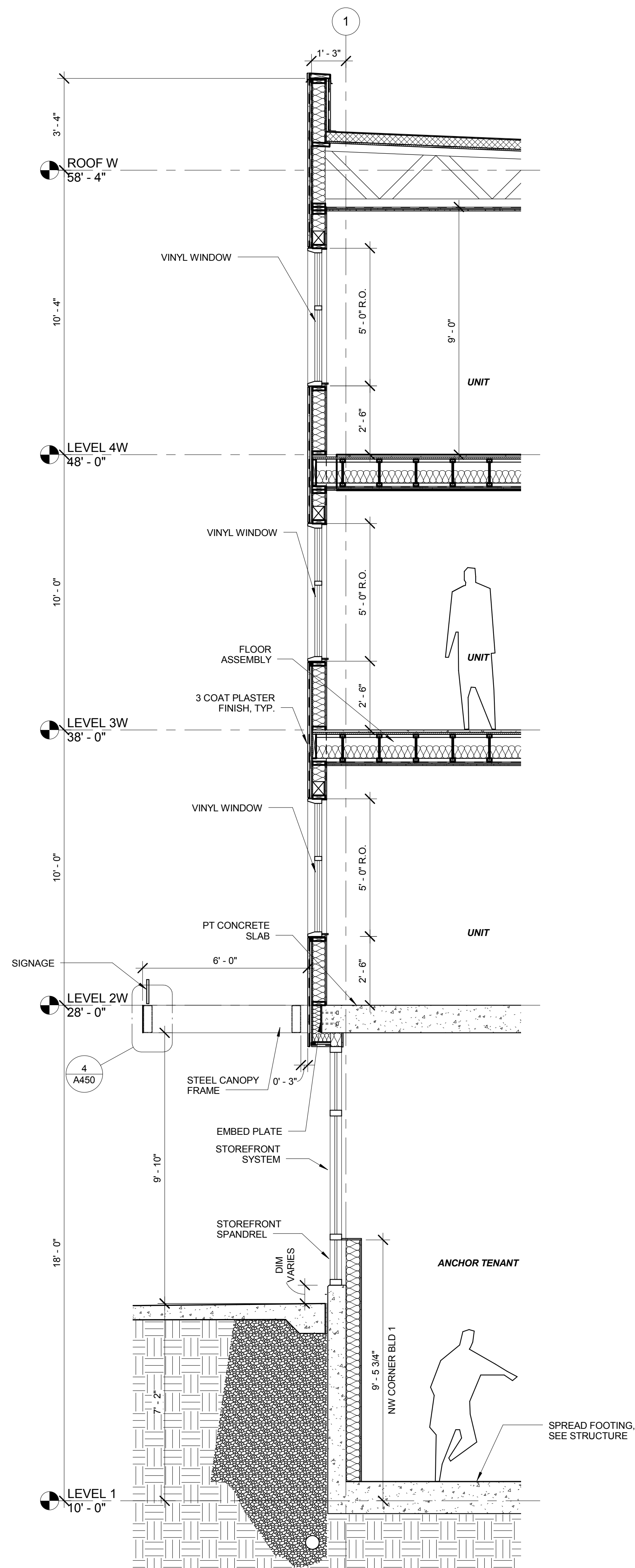
NE 33RD &
BROADWAY
PORTLAND, OR

SHEET TITLE:

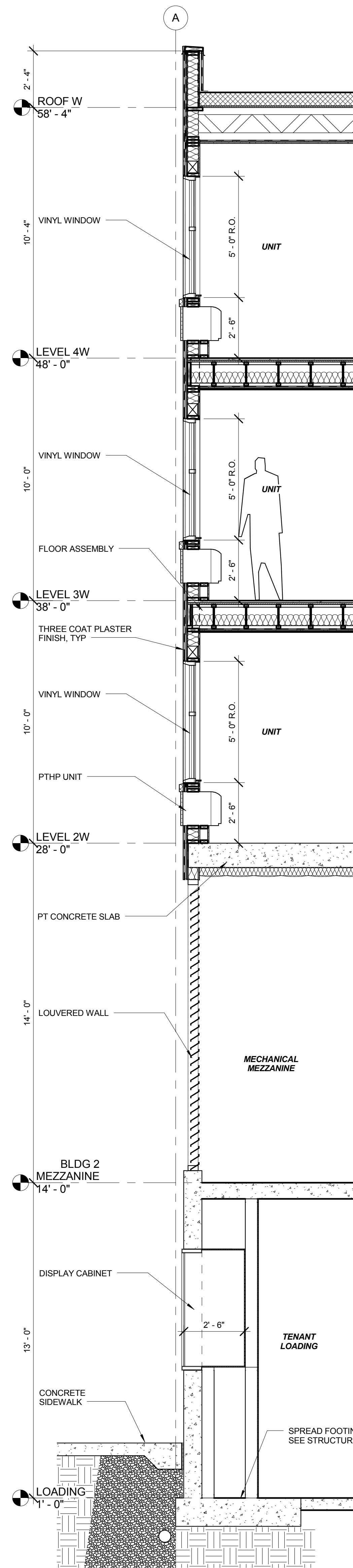
BUILDING
SECTIONS

DRAWN BY: Author
DATE ISSUED: 1.07.2013

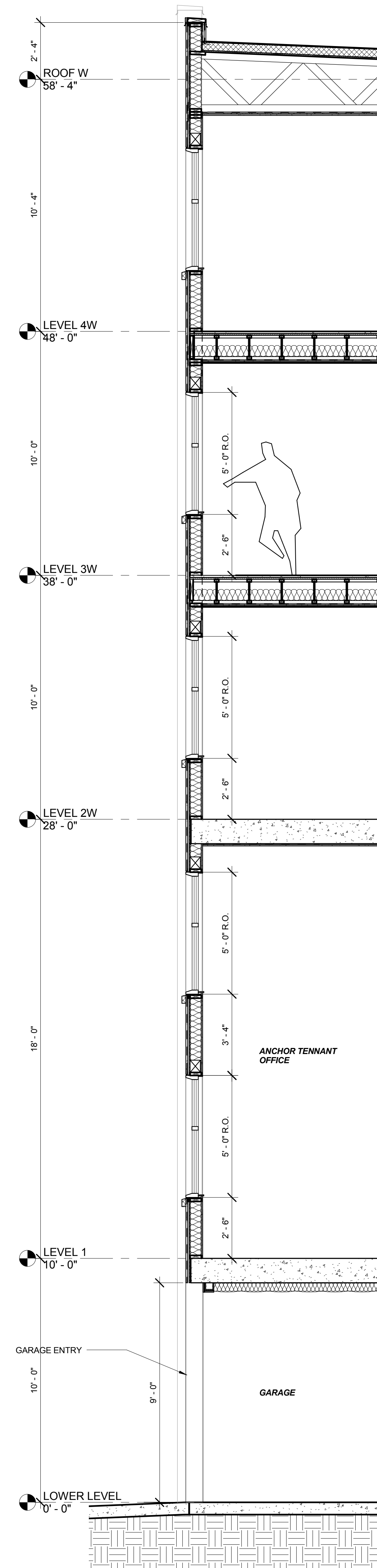
SHEET: DR500



1. BLD 1 N - WALL SECTION LOOKING EAST
SCALE: 3/8" = 1'-0"
SHEET GRAPHIC SCALE



2. BLD 2 W - WALL SECTION LOOKING NORTH
SCALE: 3/8" = 1'-0"
SHEET GRAPHIC SCALE



3. BLD 2S WALL SECTION LOOKING WEST
SCALE: 3/8" = 1'-0"
SHEET GRAPHIC SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

CONSULTANT:

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GROUP

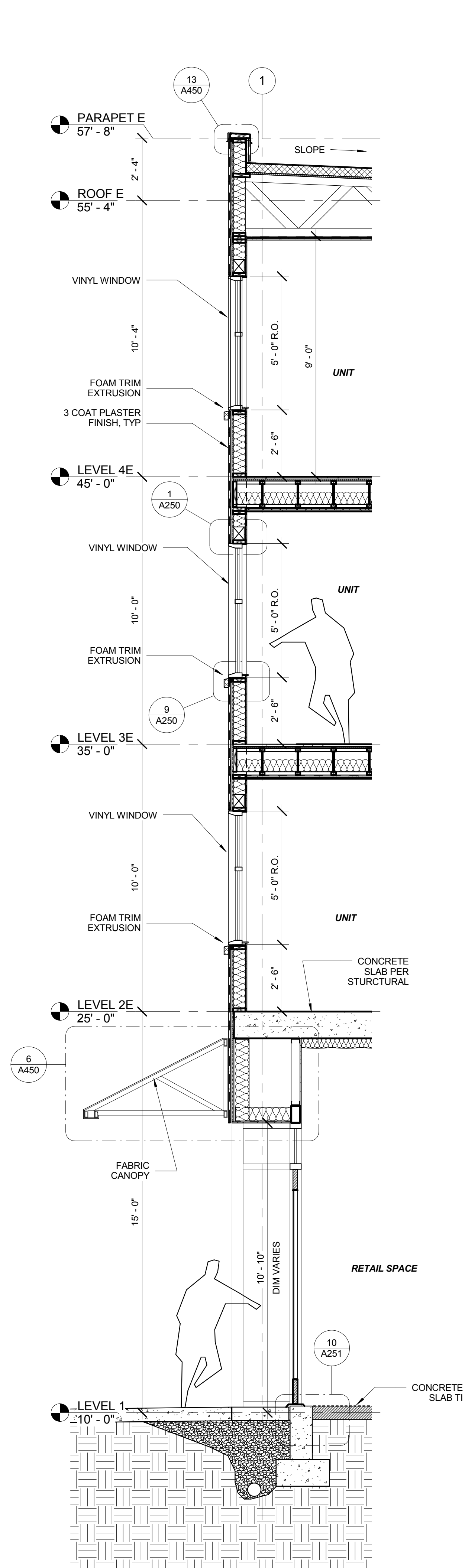
PROJECT NUMBER: 211346

GRANT PARK
VILLAGE

NE 33RD &
BROADWAY
PORTLAND, OR

SHEET TITLE:
WALL SECTIONS

DRAWN BY: Author
DATE ISSUED: 1.14.2013

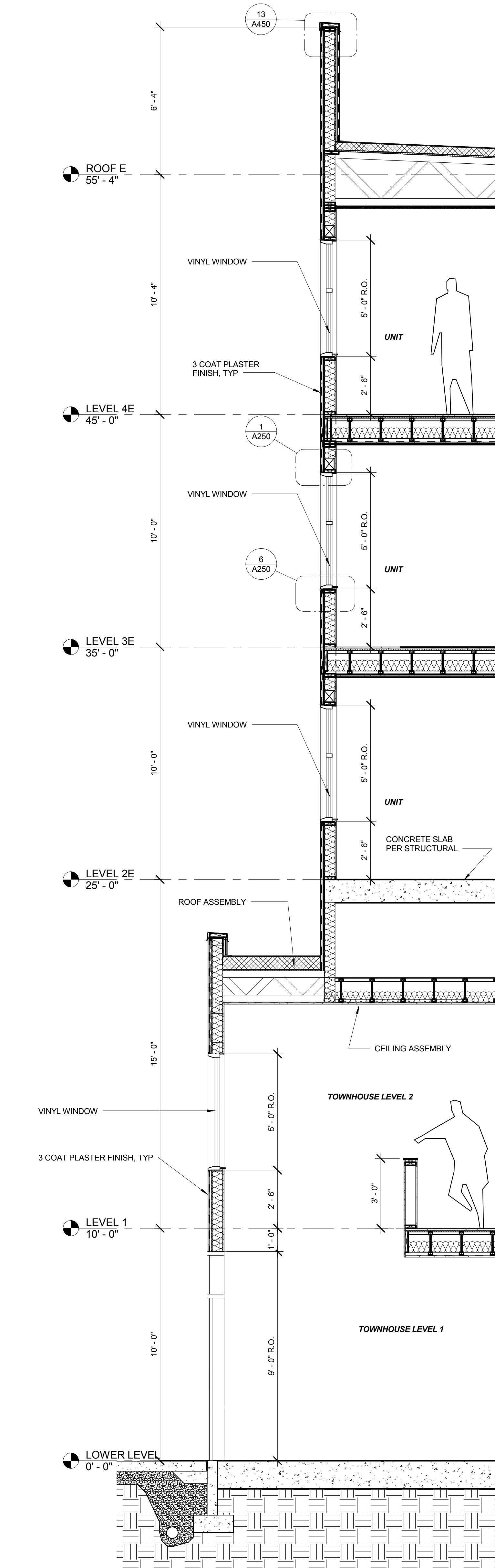


1. BLD 3N - WALL SECTION LOOKING EAST

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

SHEET GRAPHIC SCALE

0' 1' 2' 5' 10'

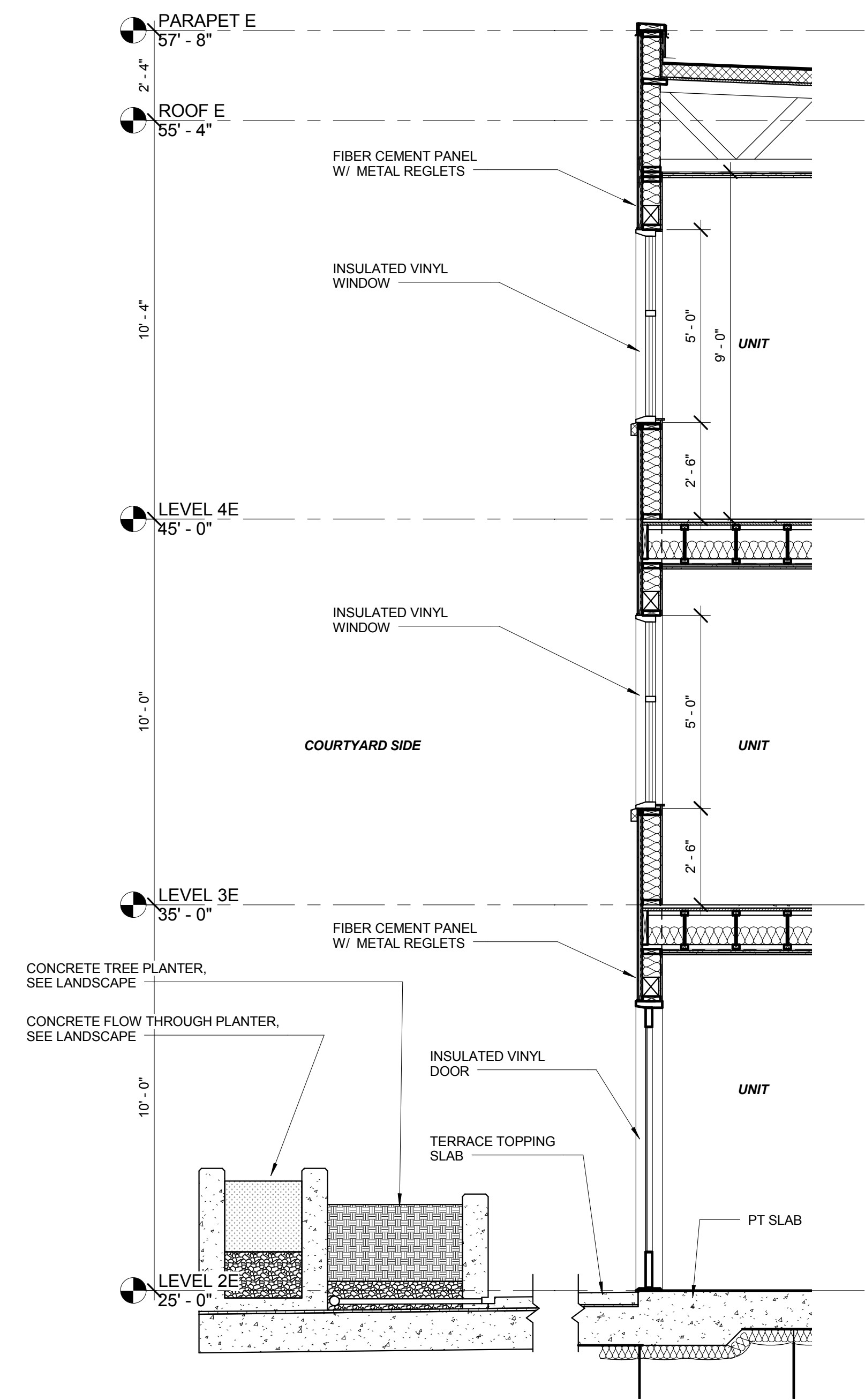


3. BLD 4 S - WALL SECTION LOOKING WEST

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

SHEET GRAPHIC SCALE

0' 1' 2' 5' 10'



2. BLD 4N - WALL SECTION LOOKING EAST

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

SHEET GRAPHIC SCALE

0' 1' 2' 5' 10'

SHEET: A511



**AERIAL VIEW
FROM
NORTHEAST**



**VIEW FROM
SOUTH**

PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

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ARCHITECTURE
GROUP

PROJECT NUMBER: 212000

GRANT PARK
VILLAGE
NE 33RD &
BROADWAY
PORTLAND, OR

SHEET TITLE:
RENDERING

DRAWN BY: XXX
DATE ISSUED: 1.14.13



VIEW FROM
CORNER OF NE
BROADWAY AND
NE 33RD

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: 1.14.13

PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

R:
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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: 1.14.11

PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

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ARCHITECTURE
GROUP

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

SHEET TITLE:
RENDERING

DRAWN BY: XXX
DATE ISSUED: 1.14.13





METAL CANOPY AT RESIDENTIAL ENTRY

CEMENT PLASTER STUCCO

FIBER CEMENT LAP SIDING

PRE-PAINTED METAL LOUVERS

GLASS DISPLAY CASES, CONTENTS TBD BUT WILL
REFER TO HISTORY OF SITE

BOTTLE RETURN

PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

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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: 1.14.13

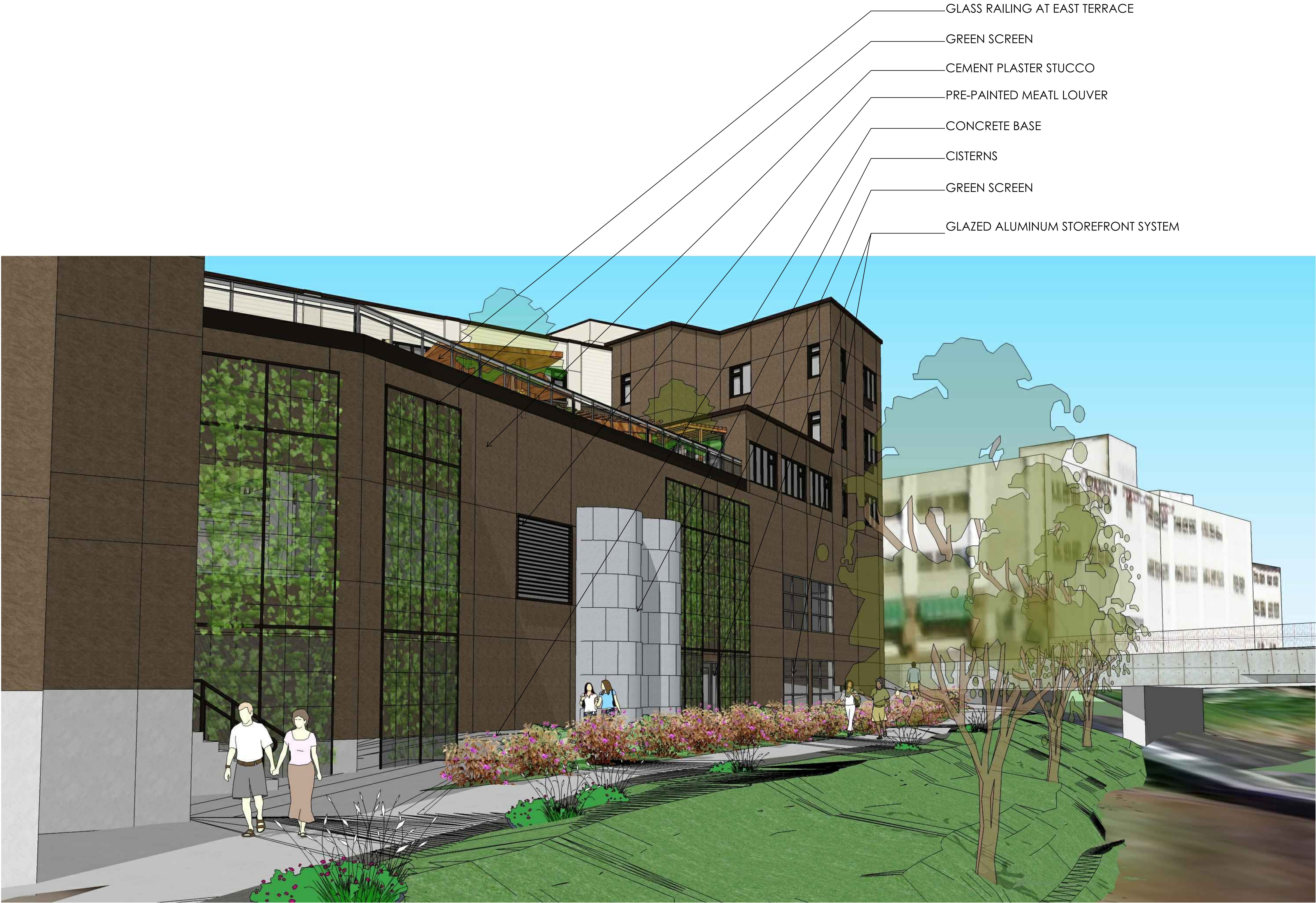
PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

R:
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GROUP

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

SHEET TITLE:
RENDERING

DRAWN BY: XXX
DATE ISSUED: 1.14.13



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

PRELIMINARY NOT FOR CONSTRUCTION
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PROJECT NUMBER: 212000
**GRANT PARK
VILLAGE**
**NE 33RD &
BROADWAY
PORTLAND, OR**

SHEET TITLE:
**PERSPECTIVE
ELEVATION**

DRAWN BY: XXXX
DATE ISSUED: 1.14.13



**VIEW OF
ANGLED
FACADE
FACING SE**

PRELIMINARY NOT FOR CONSTRUCTION
CONSULTANT:

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ARCHITECTURE
GROUP

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

SHEET TITLE:
RENDERINGS

DRAWN BY: XXX
DATE ISSUED: 1.14.13



**VIEW OF
TOWNHOUSE
STOOPS**

Exterior | North Elevation

NOTE:
SIGNAGE DETAILS
ARE CORRECT.
SEE ELEVATIONS +
PERMITS FOR
UPDATED BUILDING
DESIGN.




NORTH ELEVATION - BUILDING 1
Scale: 1/16" = 1'-0"



MOVE LOCATION -
DETAIL REMAINS THE
SAME

MOVE LOCATION.
DETAIL REMAINS THE
SAME

1.14.13



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INTERNATIONAL SIGN ASSOCIATION
NORTHWEST SIGN COUNCIL

PROJECT MANAGER
Dylan Martin
DESIGNER
J. Ford

PROJECT NAME

NEW SEASONS MARKET

Grant Park Village
NE 33rd & Broadway
Portland, Oregon

PAGE DESCRIPTION
Building Elevation

REVISIONS

◆	NA
---	----

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APPROVALS

Client Signature _____

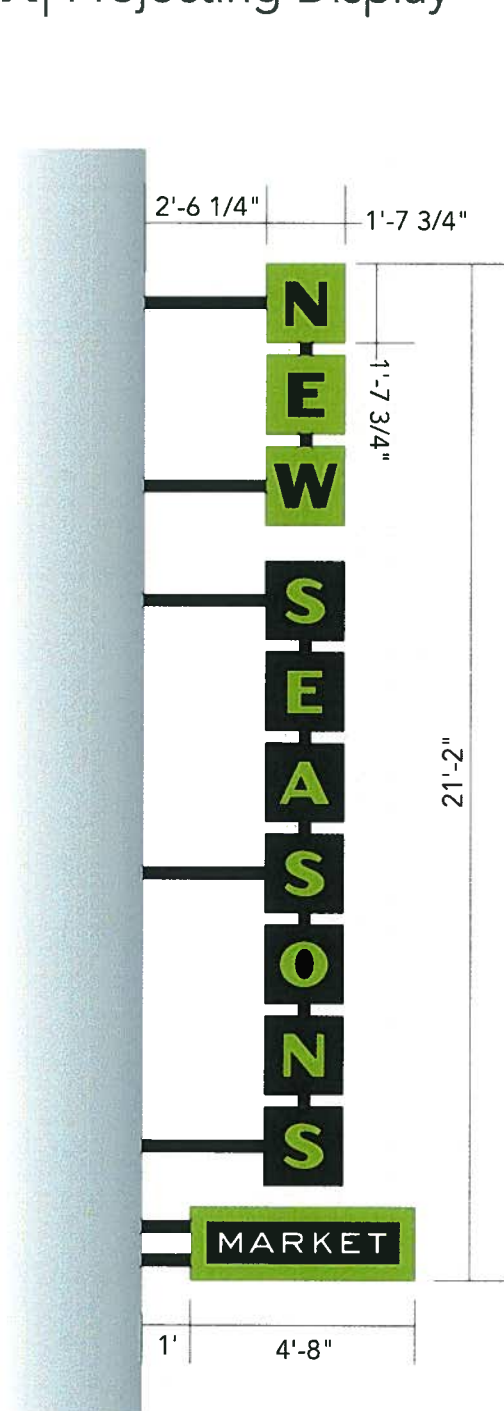
Landlord Signature _____

DATE: ~~11/09/12~~

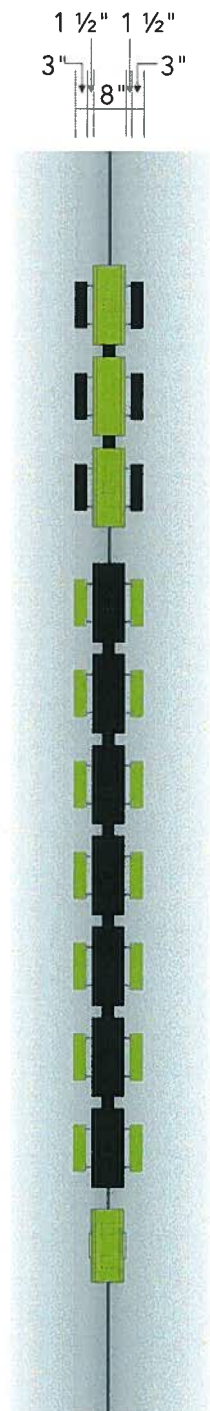
PAGE #: 1 of 11

DRAWING #:
12-JF366r4

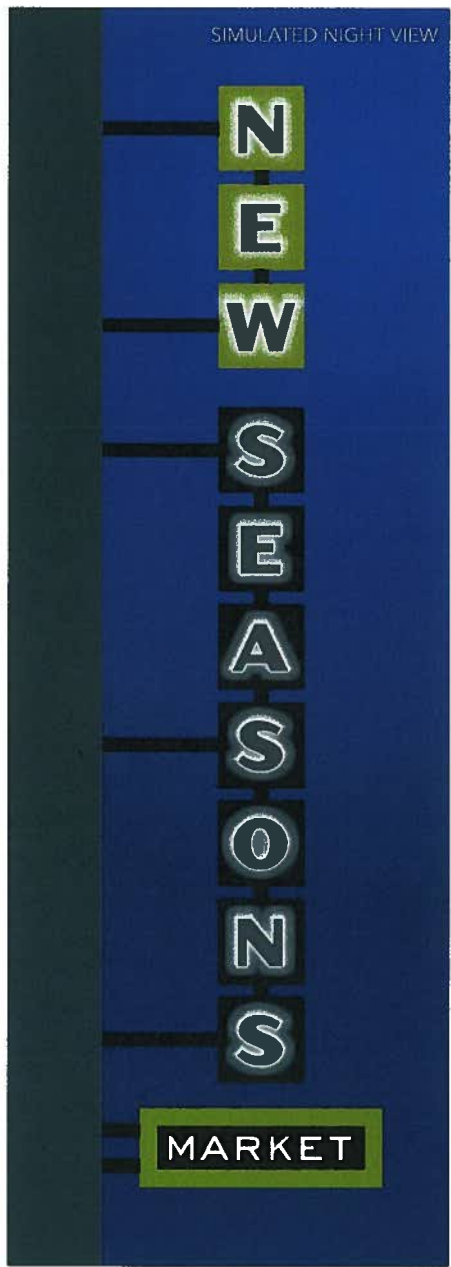
Exterior SA | Projecting Display



1 (2) PROJECTING DISPLAYS
SCALE: 1/4" = 1'-0"



2 SIDE VIEW
SCALE: 1/4" = 1'-0"



Projecting Display

Illuminated
Manufacture and install two (2) D/F Projecting Displays

Cabinet

Construction: fabricated aluminum, 8" deep with 1" hidden retainers, painted Pantone 583C Green and Satin Black

Faces: .090 aluminum hinged on sides for access (no visible fasteners on face) painted Pantone 583C Green and Satin Black, add matte white PSV or painted letters to reflect illumination

NEW SEASONS (Halo-Letters)

Faces: .090 aluminum painted Pantone 583C Green and Satin Black

Returns: .040 aluminum paint TM faces

Backs: .177 clear polycarb

Interior: painted white

Illumination: Sloan White LEDs, facing out

Power Supplies: mount inside cabinets

MARKET

Construction: fabricated aluminum 8" deep with 1" hidden retainers, painted Pantone 583C Green

Faces: .090 routed aluminum painted Pantone 583C Green and Satin Black with 3/4" clear push-thru acrylic, 3M White 230-20 1st surface and white diffuser 2nd surface

Installation

Wall Type: verify

Supports: 4x4 sq tubes painted Satin Black

Mounting: plate mount to corner of building as required per engineering

Colors

- Satin White/ 3M 220-20
- Satin Black
- Pantone 583C Green

A D/F PROJECTING DISPLAY (QTY. 2) - 98.78 SF AREA EA.
Scale: 1/4" = 1'-0"

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INTERNATIONAL SIGN ASSOCIATION
NORTHWEST SIGN COUNCIL

PROJECT MANAGER
Dylan Martin
DESIGNER
J. Ford

PROJECT NAME
NEW SEASONS MARKET
Grant Park Village
NE 33rd & Broadway
Portland, Oregon

PAGE DESCRIPTION
Projecting Display

REVISIONS
NA

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APPROVALS
Client Signature
Landlord Signature

DATE: 11/09/12

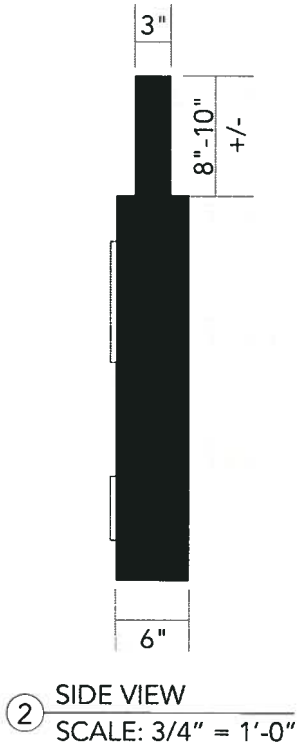
PAGE #: 2 of 11

DRAWING #:
12-JF366r4

Exterior SB | Under Canopy Display - Option 1



① UNDER CANOPY DISPLAY
SCALE: 3/4" = 1'-0"



Under Canopy Display

Illuminated
Manufacture and install one (1) S/F Under Canopy Display

Cabinet

Construction: fabricated aluminum, 6" deep painted Pantone 583C Green and Satin Black

Faces: .090 routed aluminum painted Pantone 583C Green and Satin Black with 3/4" clear push-thru acrylic, 3M Black 230-22 & digitally printed Pantone 583C Green 1st surface and white diffuser 2nd surface. Add block-out PSV behind Green digitally printed letters

Installation

Canopy Type: verify
Supports: 3x3 sq tubes painted Satin Black
Mounting: verify canopy structure for attachment method

Colors

- Satin Black/
3M 230-22
- Pantone 583C
Green



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NORTHWEST SIGN COUNCIL 

PROJECT MANAGER
Dylan Martin
DESIGNER
J. Ford

PROJECT NAME
**NEW SEASONS
MARKET**
Grant Park Village
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Portland, Oregon

PAGE DESCRIPTION
Under Canopy
Display - Option 1

REVISIONS
◆ NA

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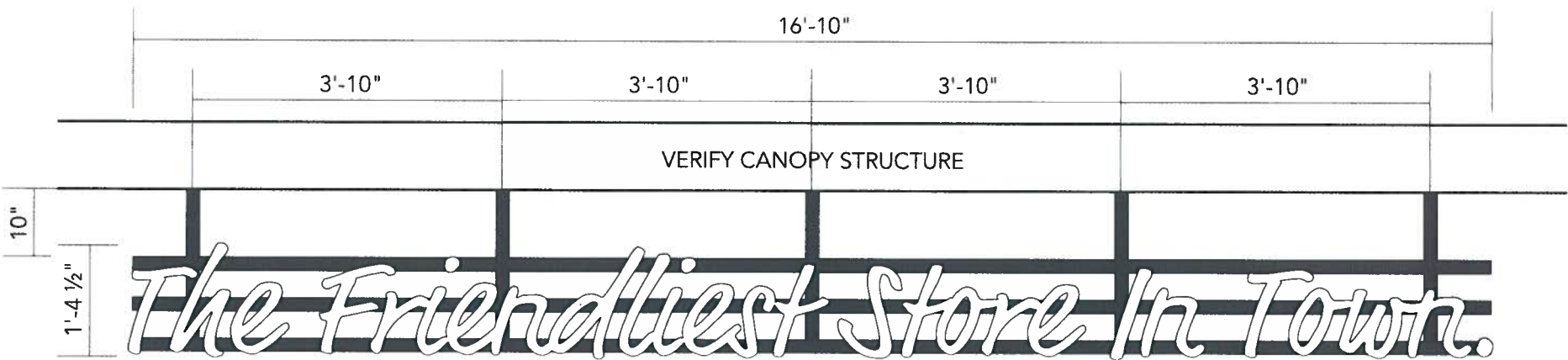
DATE: 11/09/12

PAGE #: 3 of 11

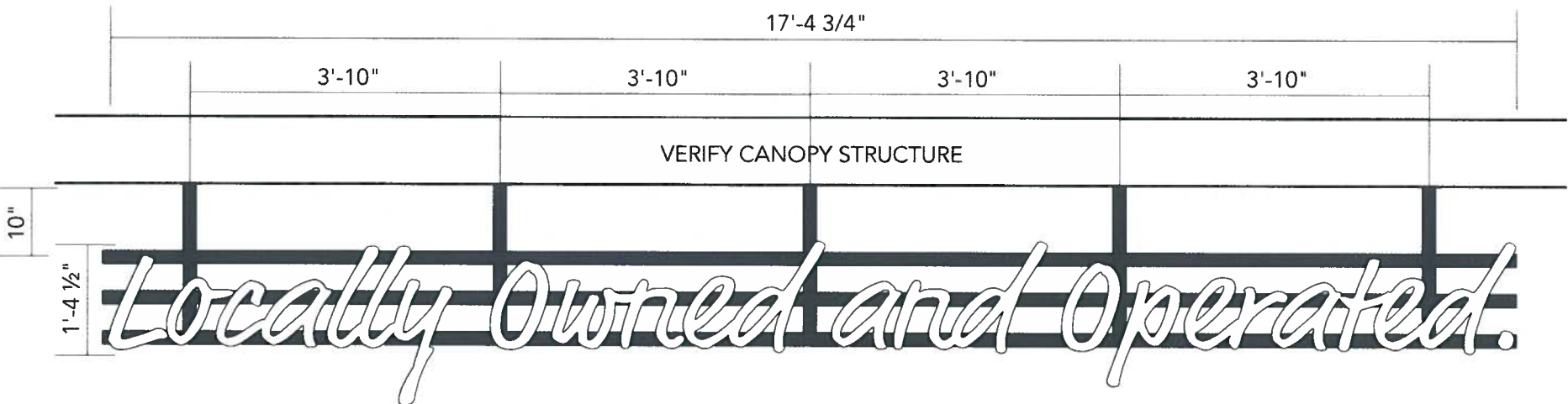
DRAWING #:
12-JF366r4

1.14.13

Exterior SC | Canopy Display - Tag-Lines



① CANOPY DISPLAY - 23.15 SF
SCALE: 1/2" = 1'-0"



② CANOPY DISPLAY - 24.06 SF
SCALE: 1/2" = 1'-0"

Under Canopy Displays

Non-Illuminated
Manufacture and install two (2) Under Canopy Display Tag-Lines

Construction: Channel letters on a sq tube frame

Frame: 2" sq tube frame painted TM canopy

Tag-Line

Faces: 3/16" White acrylic

Trim Cap: 1" Black Jewelite

Returns: .040 aluminum, 3" deep, stock Black

Backs: .040 aluminum, pre-coat white

Illumination: White LEDs

Installation

Canopy Type: verify

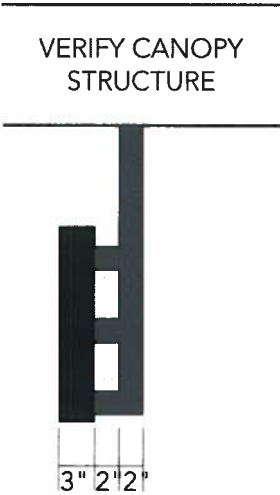
Mounting: verify canopy structure for mounting specifications

Transformers: remote mounted, run electrical through sq tube

Primary: 120V

Colors

White Acrylic Paint TM Canopy



③ SECTION VIEW
SCALE: 3/4" = 1'-0"

1.14.13
NOTE SHEET
4 OF 11 IS
DELETED

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NE 33rd & Broadway
Portland, Oregon

PAGE DESCRIPTION
Canopy Display Tag-Lines

REVISIONS
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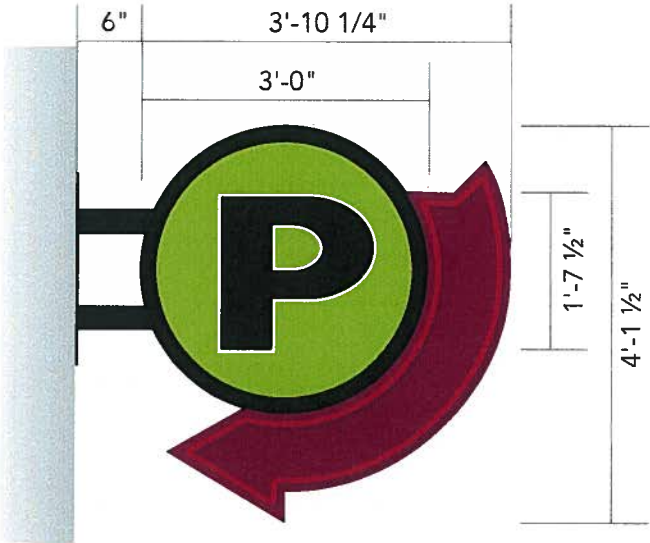
APPROVALS
Client Signature
Landlord Signature

DATE: 11/09/12

PAGE #: 5 of 11

DRAWING #: 12-JF366r4

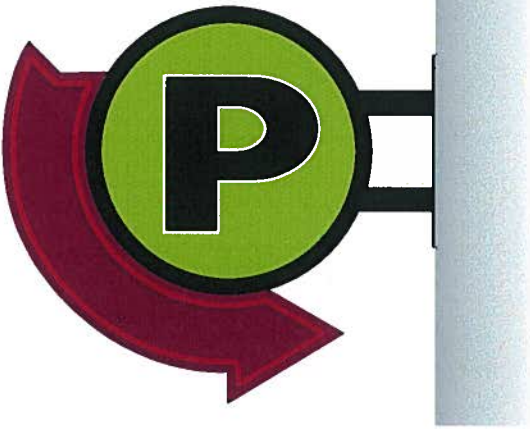
Exterior SF | Projecting Parking Display



① PARKING SIGN - 15.9 SF
SCALE: 1/2" = 1'-0"



② SIDE VIEW
SCALE: 1/2" = 1'-0"



③ OPPOSITE SIDE
SCALE: 1/2" = 1'-0"

Projecting Parking Display

Illuminated
Manufacture and install one (1) D/F Parking
Projecting Display

Cabinet

Construction: fabricated aluminum, 10" deep
painted Satin Black

Faces: .090 routed aluminum painted Pantone
583C Green and Satin Black with 3/4" clear
push-thru acrylic, 3M Black 230-22 PSV applied
1st surface and white diffuser 2nd surface

Installation

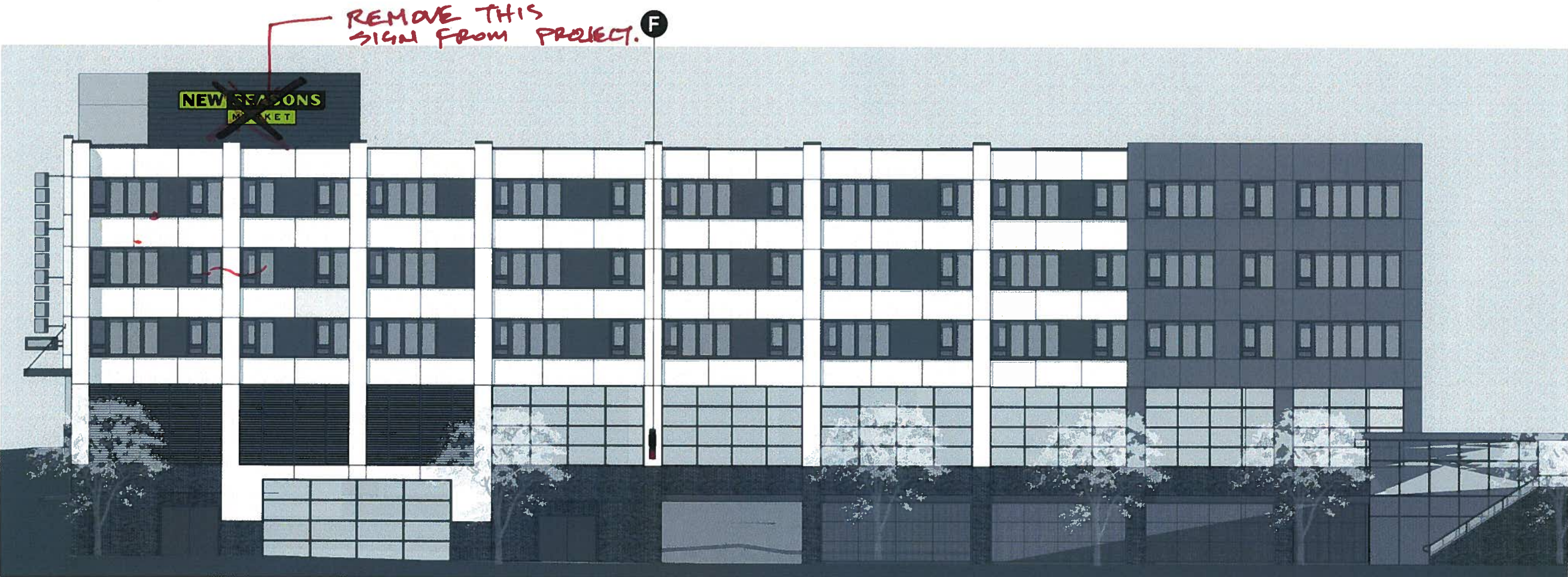
Wall Type: verify

Mounting: plate mount w/appropriate fasteners

Colors

Satin Black/3M
230-22

Pantone 583C
Green



SOUTH ELEVATION - BUILDING #2
Scale: 1/16" = 1'-0"

NOTE SHEETS
6 of 11 ARE
DELETED

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PROJECT MANAGER
Dylan Martin
DESIGNER
J. Ford

PROJECT NAME
NEW SEASONS MARKET
Grant Park Village
NE 33rd & Broadway
Portland, Oregon

PAGE DESCRIPTION
Projecting Parking
Display

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APPROVALS
Client Signature
Landlord Signature

DATE: 11/09/12

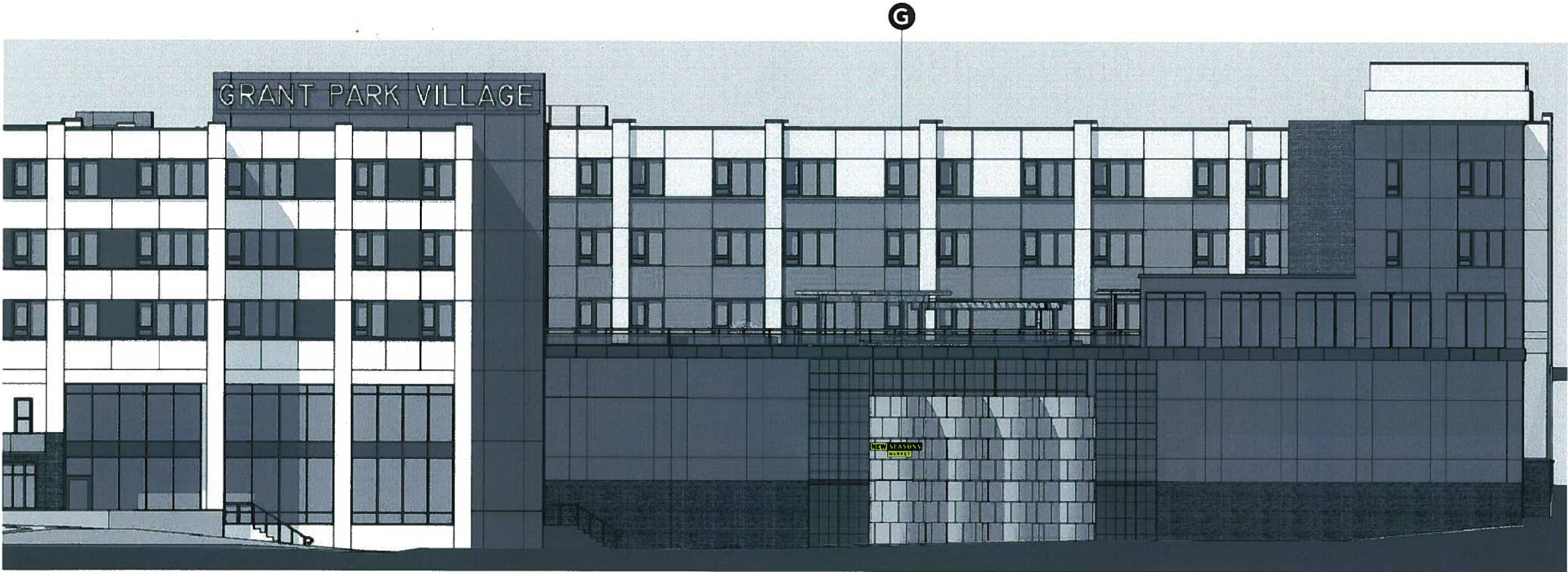
PAGE #: 8 of 11

DRAWING #:
12-JF366r4

Exterior SG | Water Tank Graphics



1 WATER TANK GRAPHICS
SCALE: 3/4" = 1'-0"



SOUTH ELEVATION - BUILDING #4 (PARTIAL)
Scale: 1/16" = 1'-0"

Water Tank Graphics

Non-Illuminated
Manufacture and install one (1) painted Water Tank graphics

Scope: painted graphics in Satin Black and Pantone 583C Green directly to water tank

Colors

 Satin Black  Pantone 583C Green


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PAGE DESCRIPTION

Projecting Parking Display

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APPROVALS

Client Signature

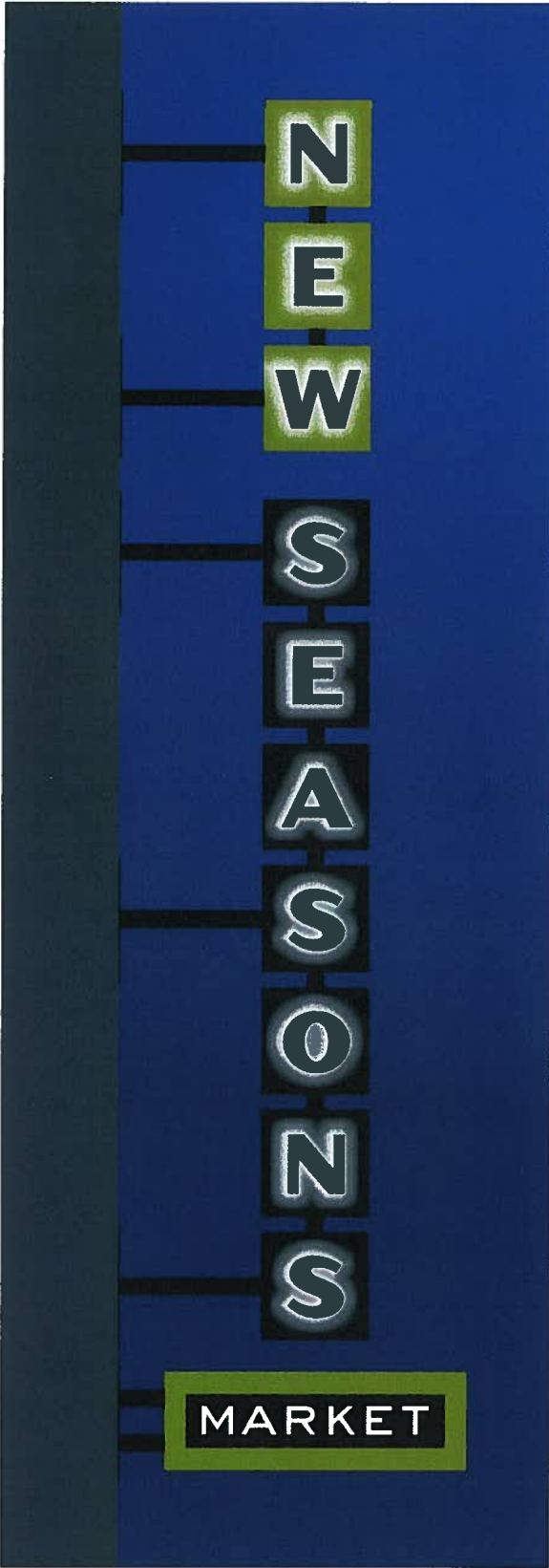
Landlord Signature

DATE: 11/09/12

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12-JF366r4

114.13



SIGN TYPE A & D (OPTION 1)



SIGN TYPE B & D (OPTION 2)



SIGN TYPE E



SIGN TYPE F

1.14.13
NOTE:
SHEET 11 OF 11
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NORTHWEST SIGN COUNCIL

PROJECT MANAGER
Dylan Martin
DESIGNER
J. Ford

PROJECT NAME


Grant Park Village
NE 33rd & Broadway
Portland, Oregon

PAGE DESCRIPTION
Projecting Parking Display

REVISIONS
◆ NA

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APPROVALS

Client Signature

Landlord Signature

DATE ~~11/09/12~~

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