

BLOCK 43

TYPE III LAND USE REVIEW SUBMITTAL



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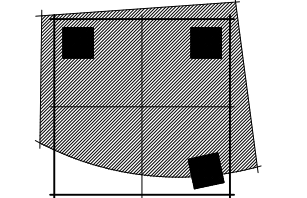
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Block 43
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REVISIONS
REVISION 1 02/12/2013
REVISION 2 03/13/2013
REVISION 3 03/22/2013

12260

A0.0
COVER SHEET &
INDEX

V-01-08-13

Program
03.22.13

Building areas

Residential

S1.1	one/one	541 s.f.	7	3,787 s.f.	3.50%	
S1.2	one/one	530 s.f.	12	6,360 s.f.	6.00%	
S1.3	one/one	560 s.f.	1	560 s.f.	0.50%	
S1.4	one/one	531 s.f.	7	3,717 s.f.	3.50%	
S1.5	one/one	562 s.f.	3	1,686 s.f.	1.50%	15.00%
A1	one/one	624 s.f.	5	3,120 s.f.	2.50%	
A2.1	one/one	652 s.f.	11	7,172 s.f.	5.50%	
A2.2	one/one	708 s.f.	1	708 s.f.	0.50%	
A3	one/one	670 s.f.	11	7,370 s.f.	5.50%	
A4.1	one/one	693 s.f.	24	16,632 s.f.	12.00%	
A4.2	one/one	706 s.f.	7	4,942 s.f.	3.50%	
A5	one/one	706 s.f.	35	24,710 s.f.	17.50%	
A6	one/one	734 s.f.	11	8,074 s.f.	5.50%	
A7	one/one	769 s.f.	12	9,228 s.f.	6.00%	
A8	one/one	770 s.f.	5	3,850 s.f.	2.50%	
A9	one/one	778 s.f.	5	3,890 s.f.	2.50%	
A10	one/one	793 s.f.	5	3,965 s.f.	2.50%	
A11	one/one	856 s.f.	6	5,136 s.f.	3.00%	69.00%
B1	two/one	991 s.f.	12	11,892 s.f.	6.00%	
B2	two/two	1,082 s.f.	20	21,640 s.f.	10.00%	16.00%

Total net	200	148,439 s.f.	avg 742.20	100.00%	100.00%
Total gross		182,486 s.f.			

Amenities

Leasing	1,436 s.f.
Fitness	1,044 s.f.
Club	1,173 s.f.
Mail room	711 s.f.
Roof terrace	2,130 s.f.
Total gross residential	188,980 s.f.

Retail

Total gross retail	1,477 s.f.
--------------------	------------

Parking Garage

Level 1	37,715 s.f.
Level 2	37,715 s.f.
Total gross garage	75,430 s.f.
Project total gross	265,887 s.f.

Parking

Required bicycle parking

Long-term parking	Residential parking	units	spaces
	1.5 spaces per unit	200	300
	Retail parking		
	2 spaces required		2
	Office parking		
	2 spaces required		2
Total			304

Short-term parking	Residential parking	units	spaces
	1 space per 20 units	200	10
	Retail parking		
	2 spaces required		2
	Office parking		
	2 spaces required		2
Total			14

Required car parking	No parking required	0
----------------------	---------------------	---

Required Loading spaces	Loading spaces in garage	2
-------------------------	--------------------------	---

Provided bicycle parking		
Long-term spaces in unit		280
Long-term spaces in garage		24
Total short-term parking		304
Short-term spaces		14

Provided car parking		
Residential - regular spaces	199	100.00%
Total provided	199	100.00%
Parking ratio per unit	0.995	

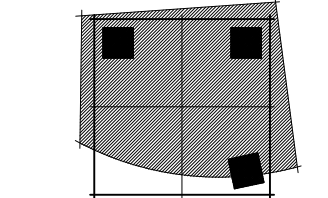
Provided Loading spaces	9x18 loading spaces	2
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Site Info

Site area	40,402 s.f.	0.93 acres
Density	215.63 units/acre	
Proposed FAR	188,980 s.f.	4.67
Allowed FAR	242,400 s.f.	6:01

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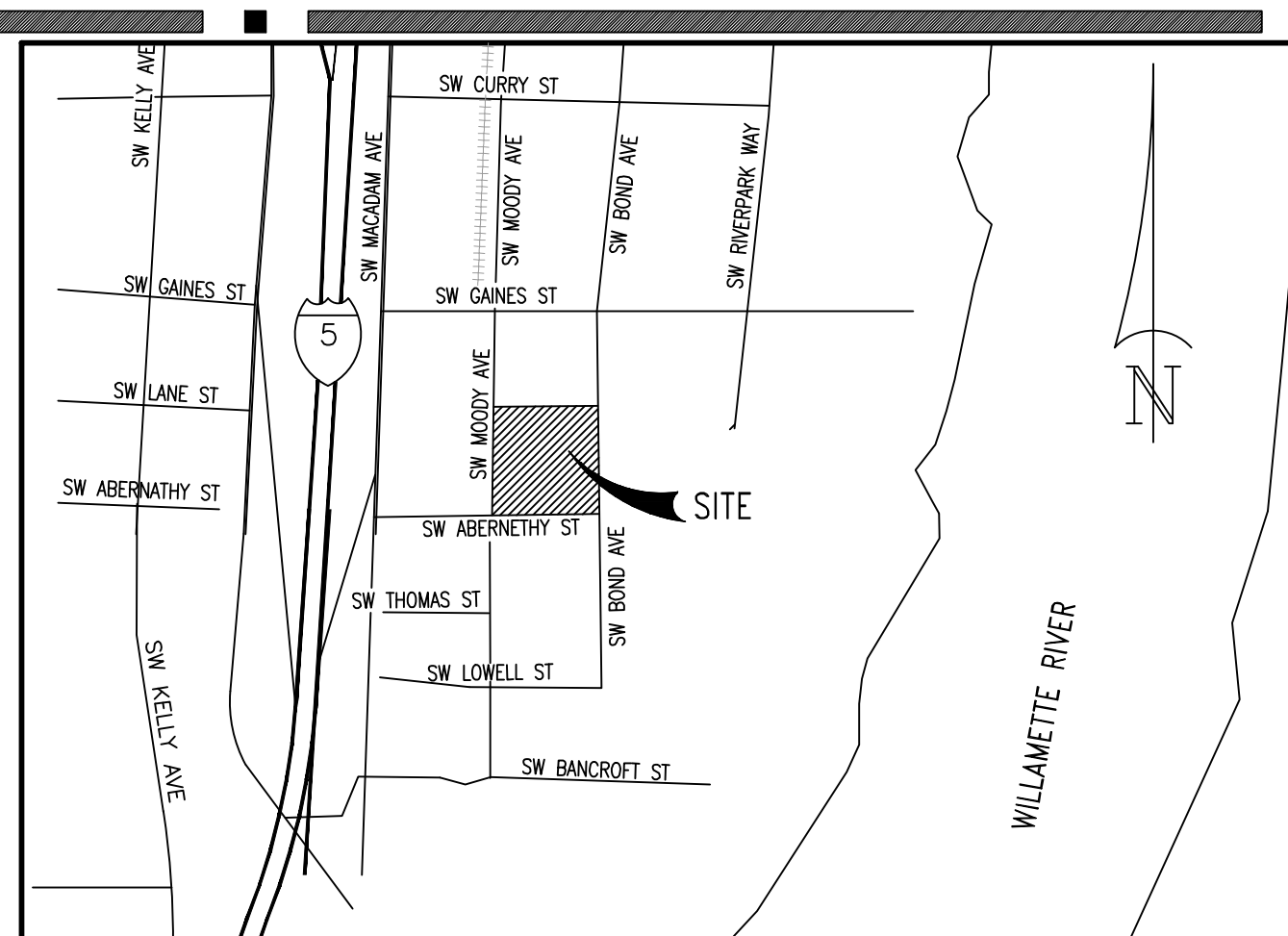
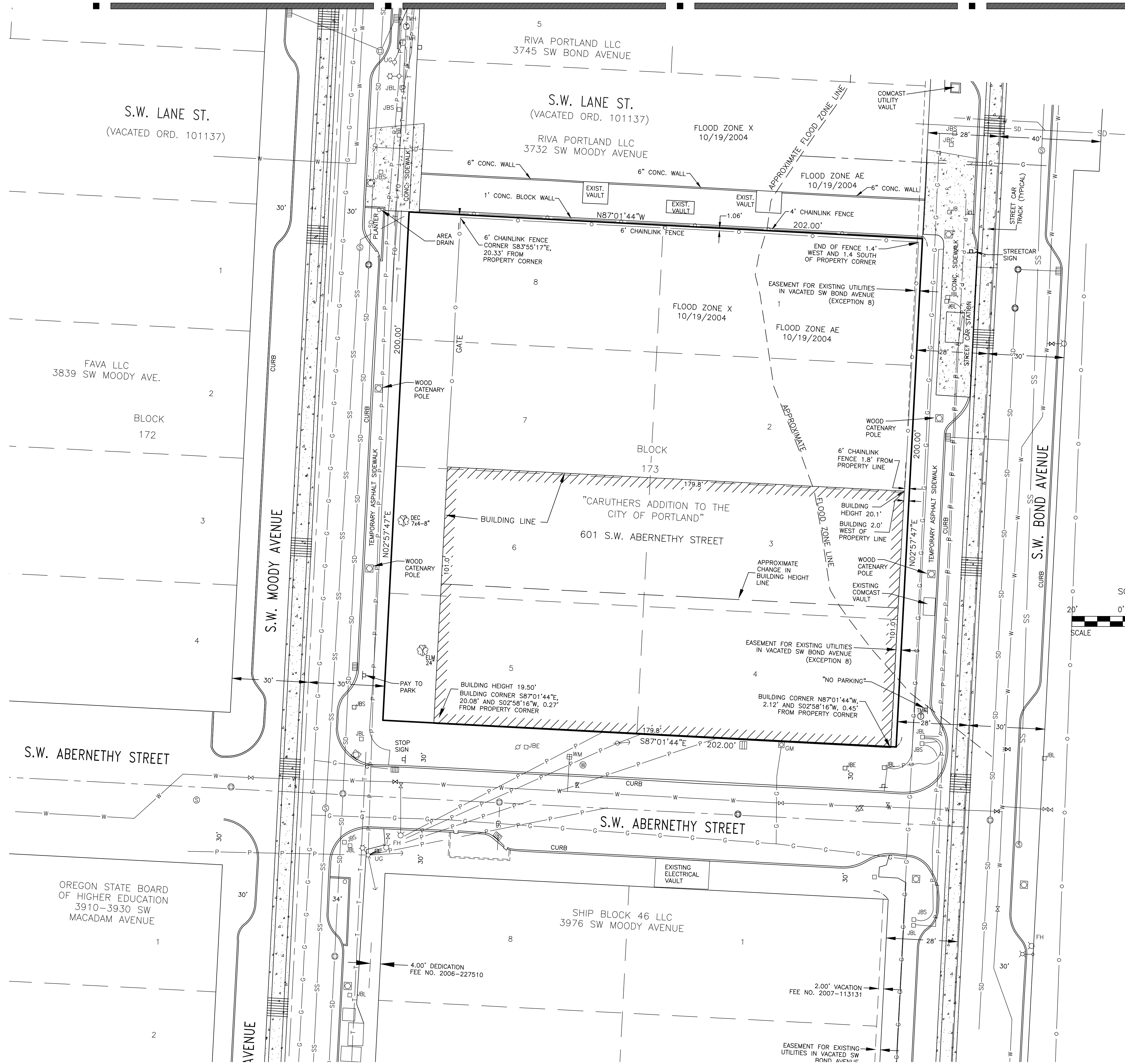
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12260
A0.1
PROJECT AREAS



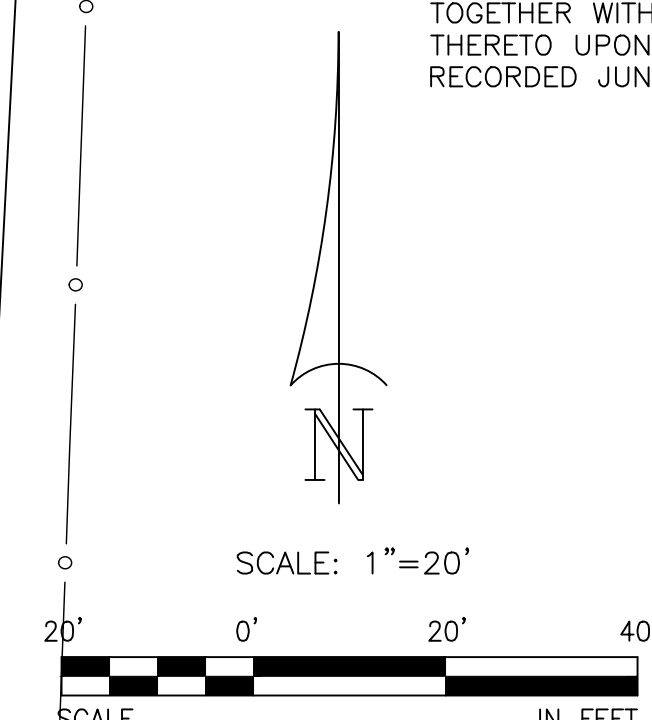
VICINITY MAP
NOT TO SCALE

DESCRIPTION:

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

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

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

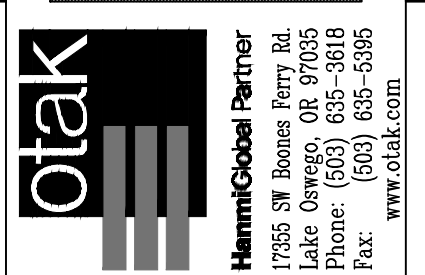


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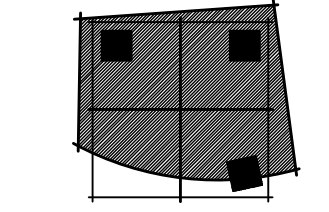
- = FIRE HYDRANT
- × = WATER VALVE
- ⊙ = SANITARY MANHOLE
- ⊕ = STORM DRAIN MANHOLE
- W — = WATER LINE
- SS — = SANITARY SEWER
- SD — = STORM DRAIN
- OHL — = OVERHEAD UTILITY LINE
- = SIGN
- = CHAINLINK FENCE
- = UTILITY POLE
- UG○ = UTILITY POLE WITH DROP
- ↓ = GUY ANCHOR
- ⊞ = INLET
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- = UTILITY POLE WITH STREET LIGHT
- JBS□ = TRAFFIC SIGNAL WIRE JUNCTION BOX
- JBL□ = STREET LIGHT WIRE JUNCTION BOX
- JBE□ = ELECTRICAL WIRE JUNCTION BOX
- = VACATED RIGHT OF WAY AND PROPERTY LINES
- ⊞ = CATENARY POLE
- ① = TELEPHONE MANHOLE
- ⊙ = WATER MANHOLE
- = CONCRETE

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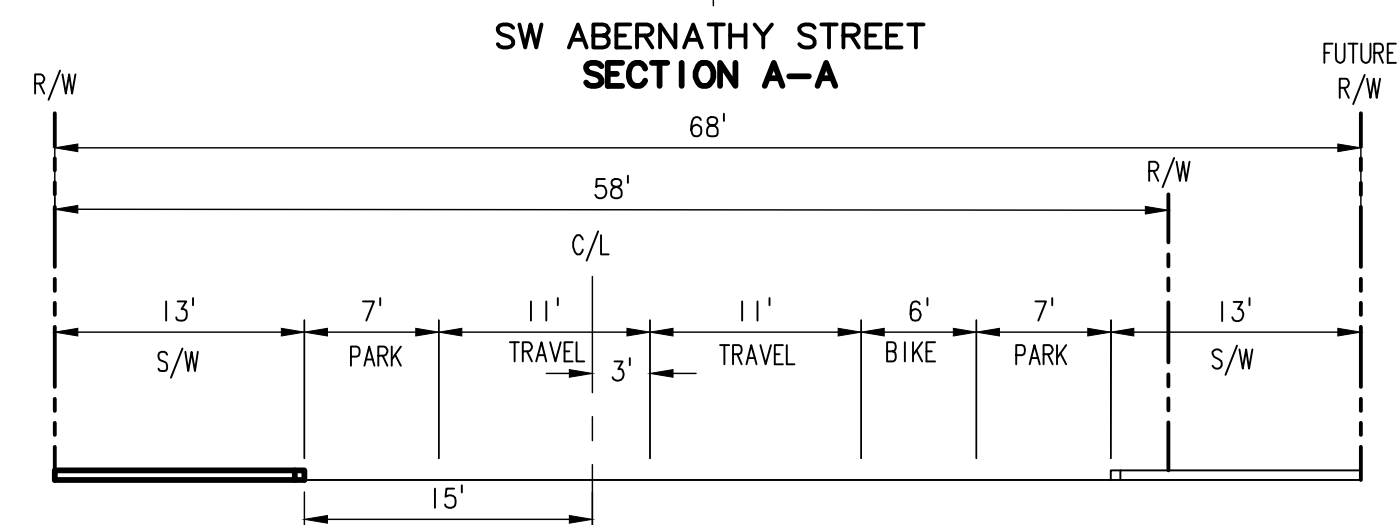
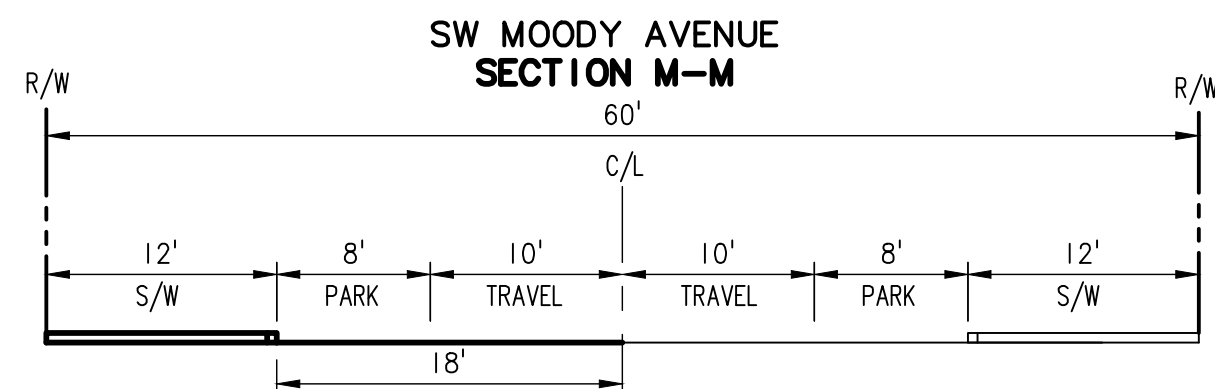
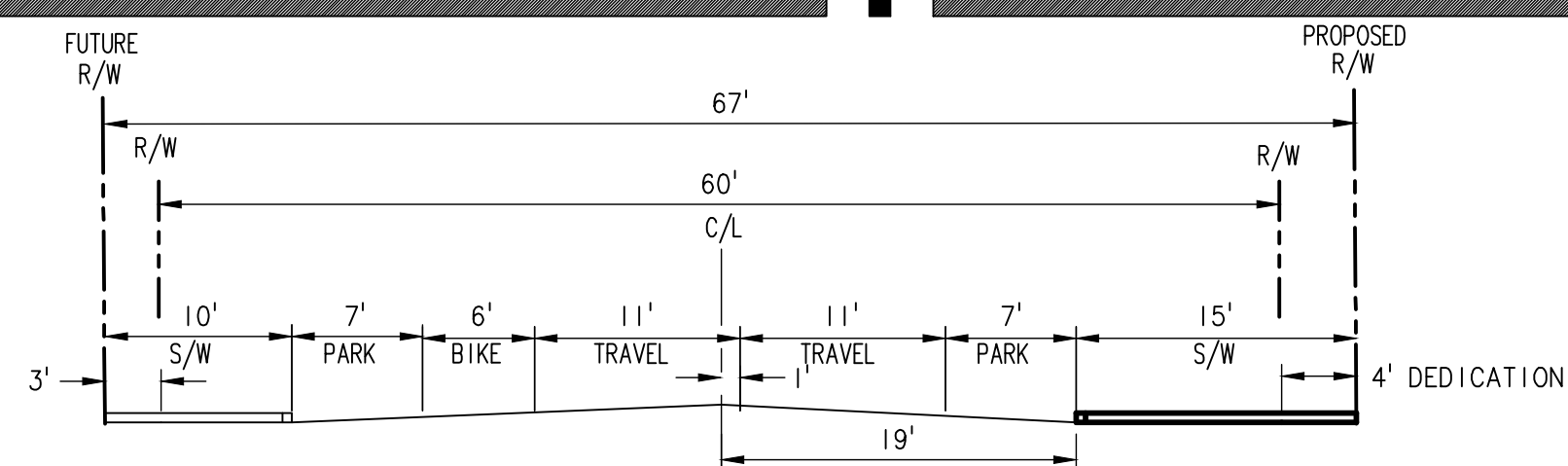
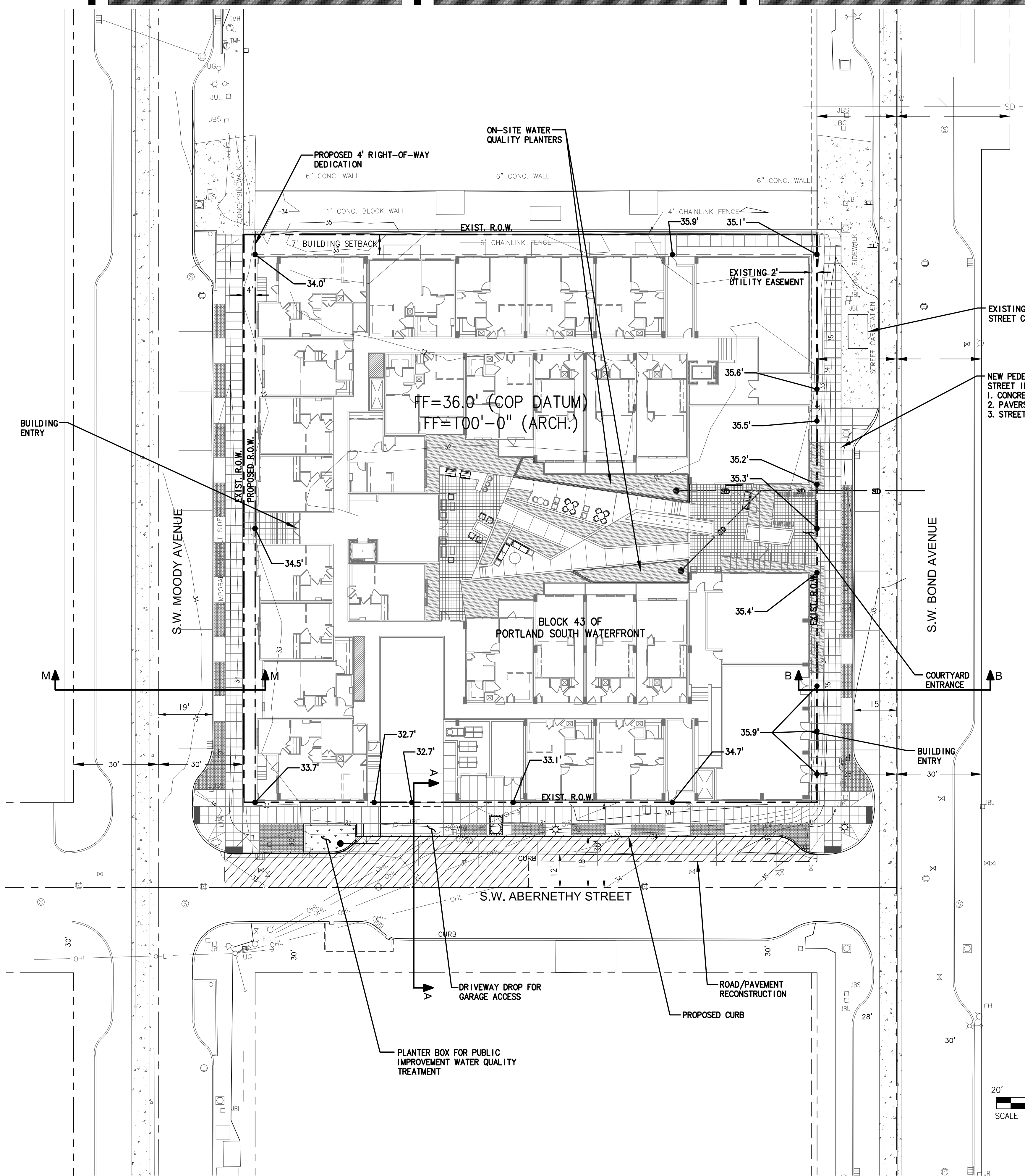


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12260
C001
EXISTING CONDITIONS PLAN



SW BOND AVENUE
SECTION B-B
STREET CROSS SECTIONS
SCALE: 1" = 10'

STORMWATER NARRATIVE:

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

ON-SITE

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

PUBLIC RIGHT-OF-WAY

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

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

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

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

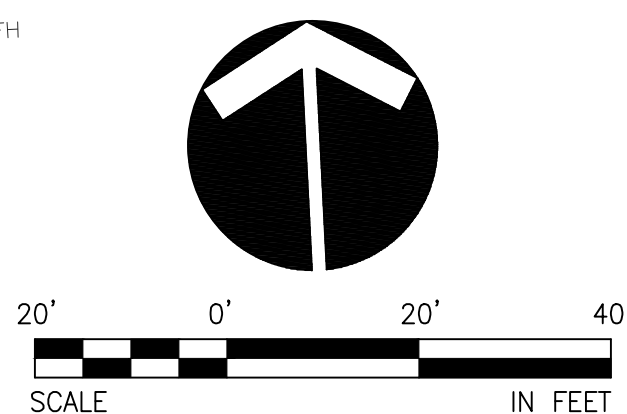
LEGEND:

EXISTING

- FF = FIRE HYDRANT
- ⊗ = WATER VALVE
- ⊙ = SANITARY MANHOLE
- ⊕ = STORM DRAIN MANHOLE
- OHL — = OVERHEAD UTILITY LINE
- ⊥ = SIGN
- ⊙ = UTILITY POLE
- UG ⊙ = UTILITY POLE WITH DROP
- ↓ = GUY ANCHOR
- ⊠ = INLET
- ⊙ ⊕ = UTILITY POLE WITH STREET LIGHT
- JBS ⊕ = TRAFFIC SIGNAL WIRE JUNCTION BOX
- JBL ⊕ = STREET LIGHT WIRE JUNCTION BOX
- JBE ⊕ = ELECTRICAL WIRE JUNCTION BOX
- ⊠ = CATENARY POLE
- ⊙ = TELEPHONE MANHOLE
- ⊕ = WATER MANHOLE
- ⊠ = CONCRETE

PROPOSED

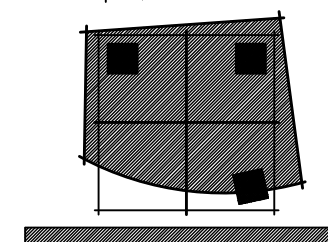
- = CURB
- ▨ = FULL DEPTH RECONSTRUCTION
- - - = SAWCUT



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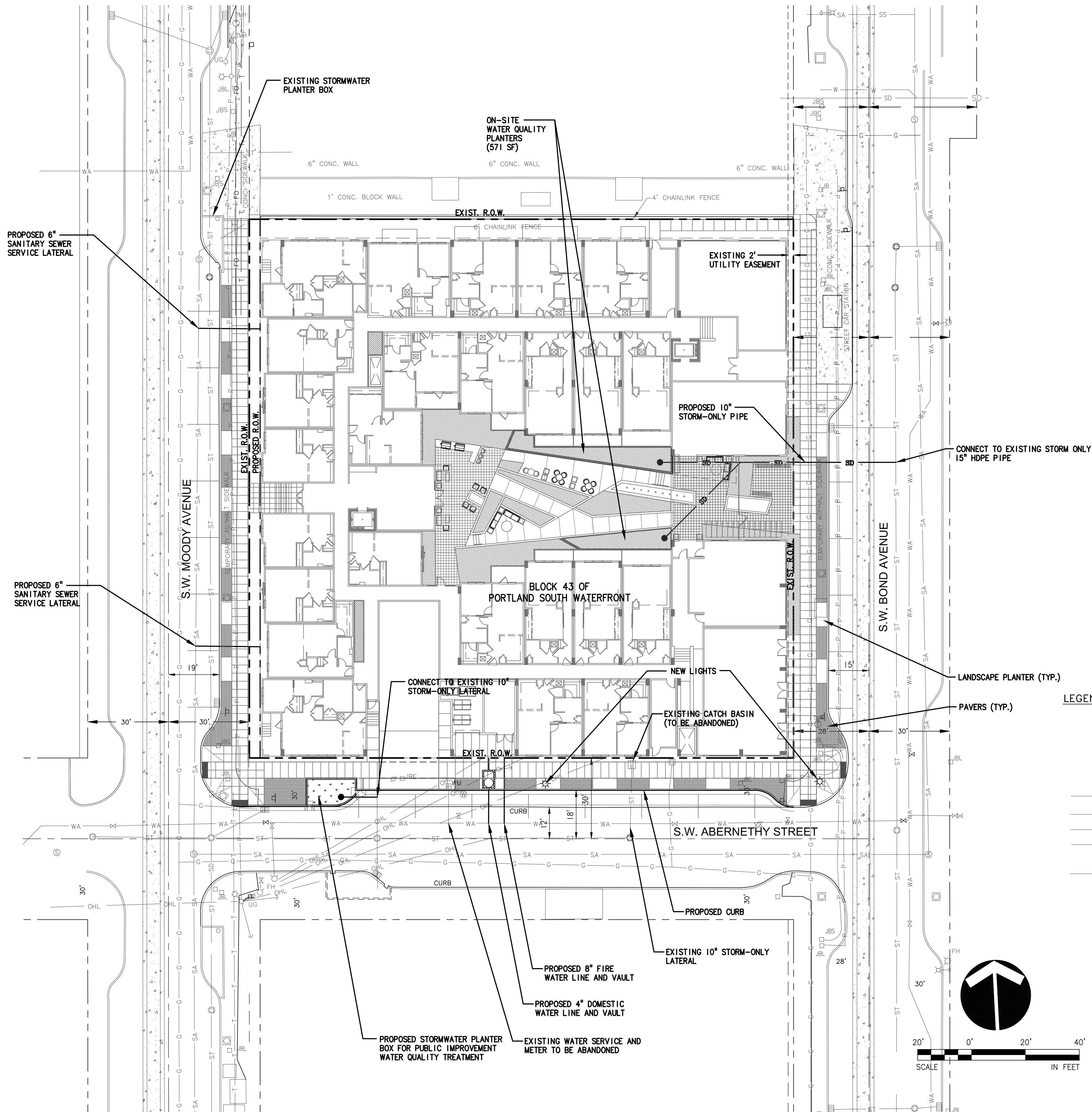


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12260
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STREET AND STORM PLAN



LEGEND:

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- = WATER VALVE
- = SANITARY MANHOLE
- = STORM DRAIN MANHOLE
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- = SANITARY SEWER
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- = INLET
- = UTILITY POLE WITH STREET LIGHT
- = TRAFFIC SIGNAL WIRE JUNCTION BOX
- = STREET LIGHT WIRE JUNCTION BOX
- = ELECTRICAL WIRE JUNCTION BOX
- = CATENARY POLE
- = TELEPHONE MANHOLE
- = WATER MANHOLE
- = CONCRETE

PROPOSED

- = CURB
- = DOMESTIC WATER LINE
- = FIRE WATER LINE
- = SANITARY SEWER
- = STORM DRAIN

Block 43

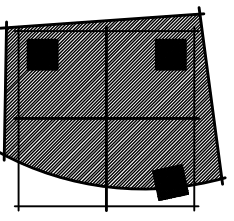
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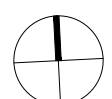
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C101
UTILITY PLAN

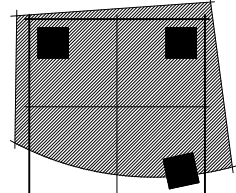


 SITE VICINITY MAP
SCALE: N.T.S.

Block 43

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A1.1
SITE
VICINITY MAP

V-01-08-13



NORTH ELEVATION



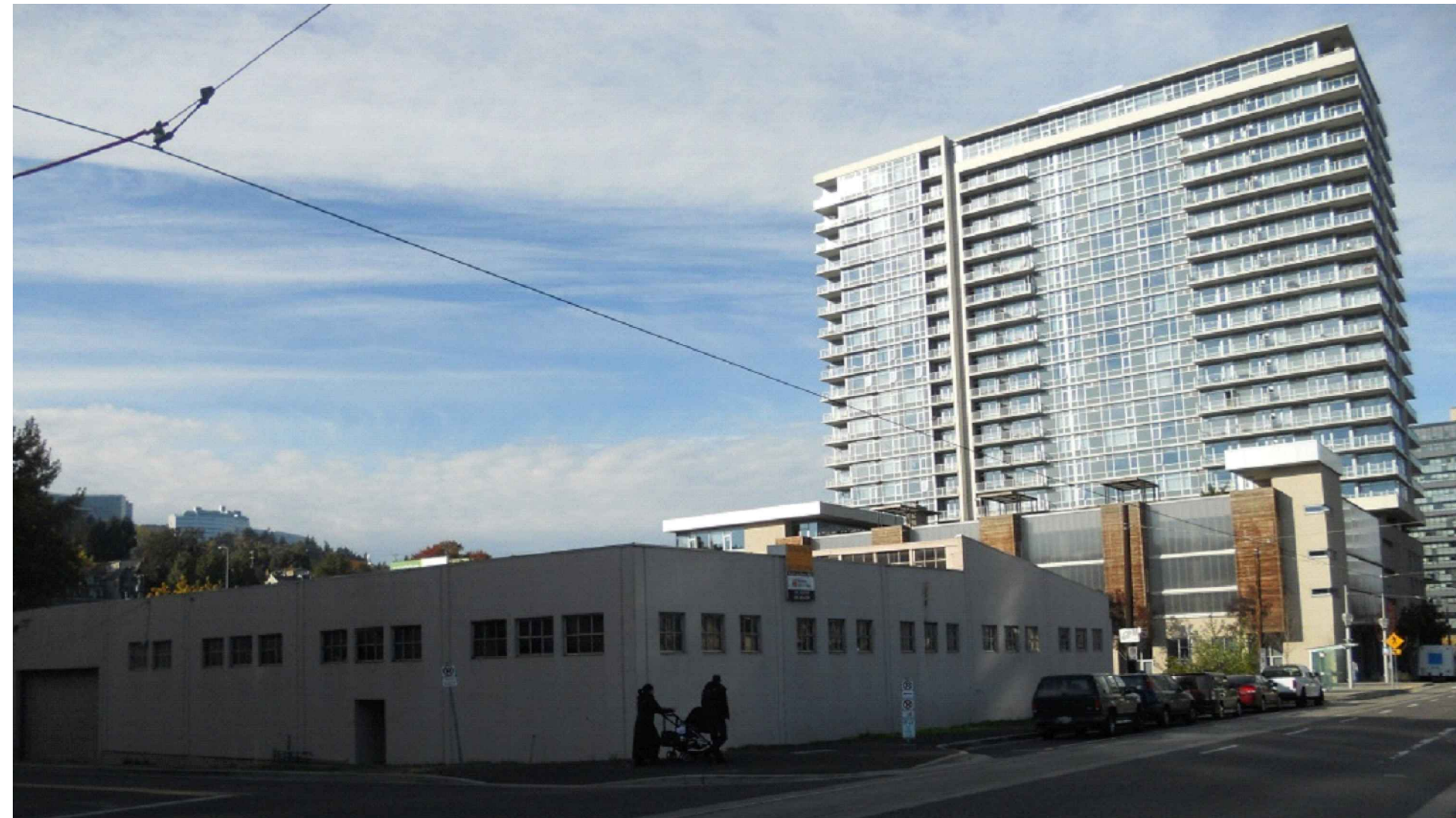
EAST ELEVATION



THE MATISSE



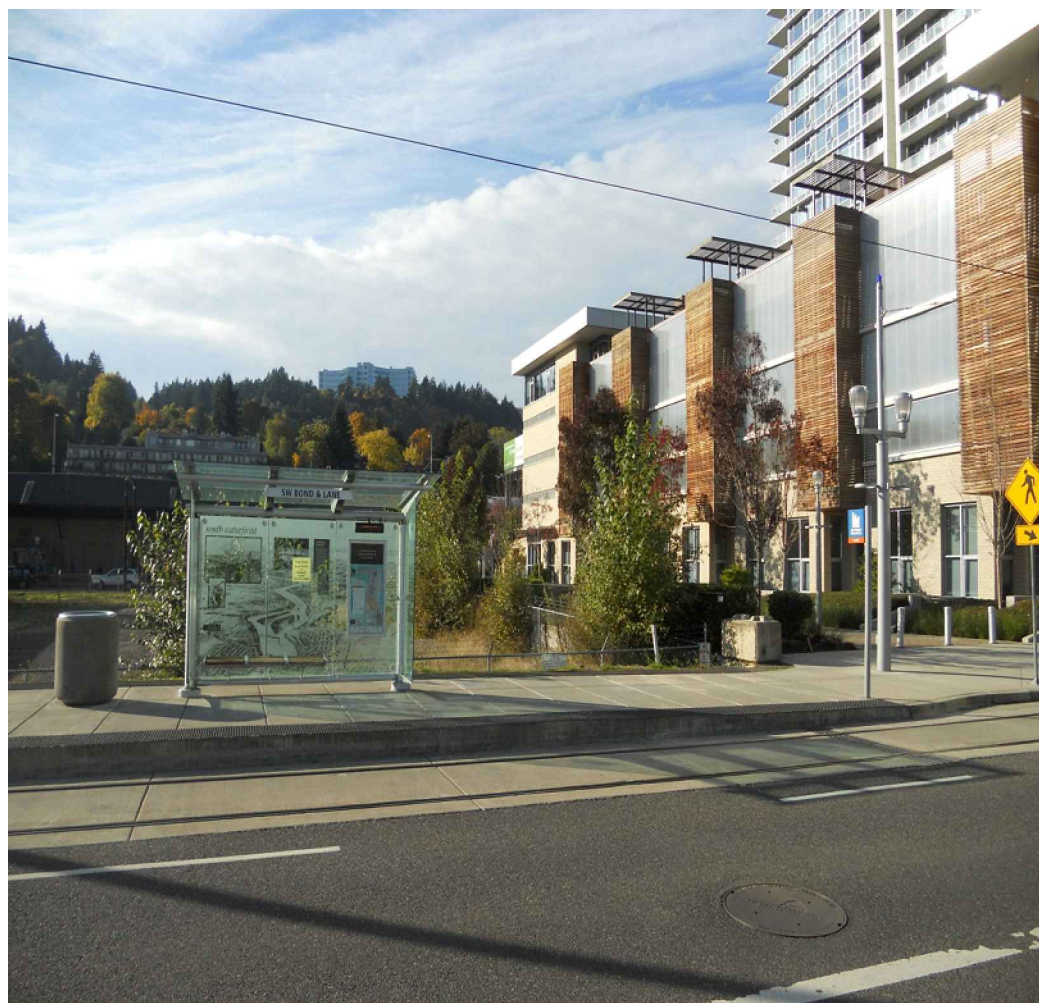
WEST ELEVATION



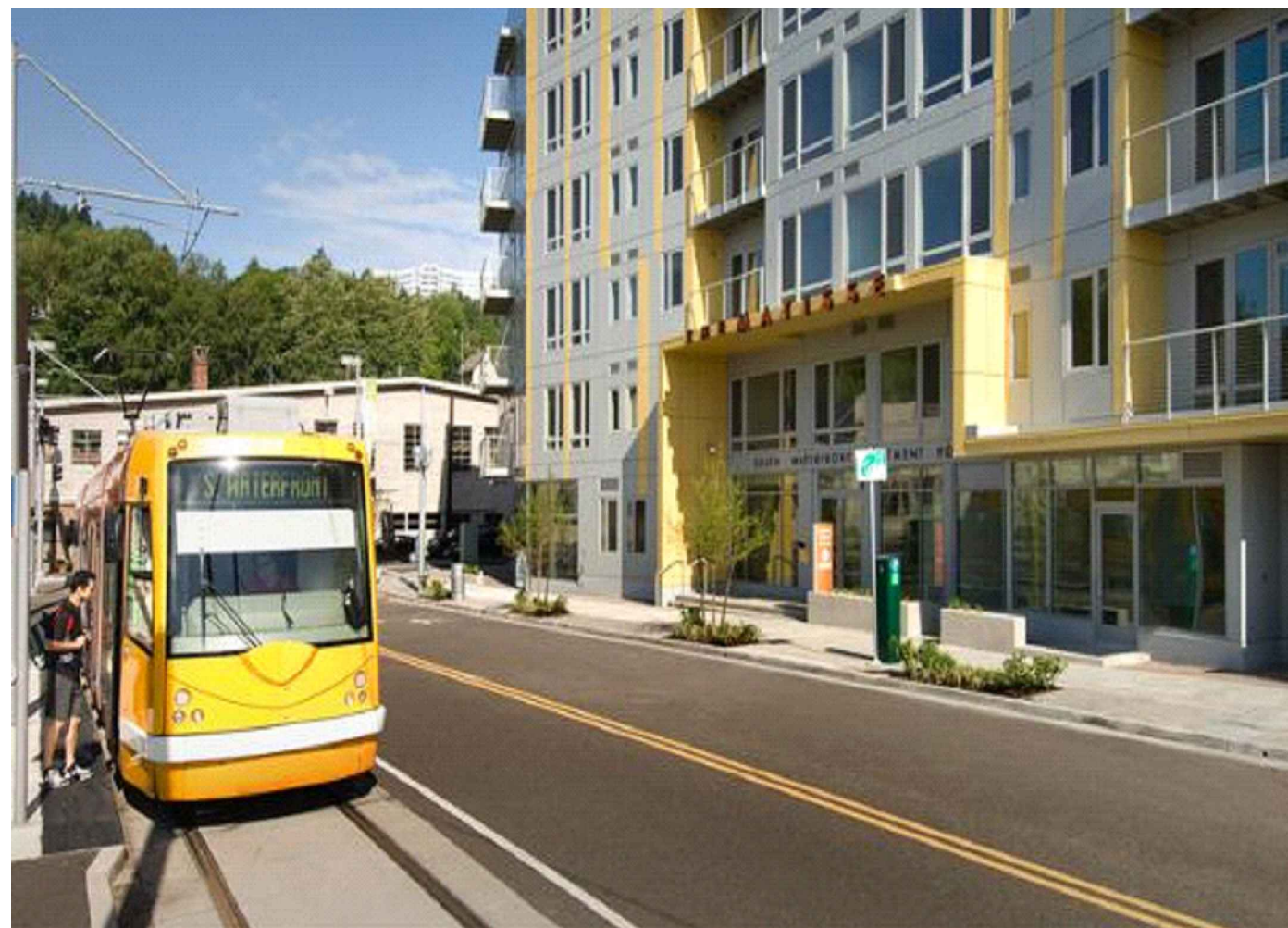
SOUTH ELEVATION



RIVA ON THE PARK & THE ARDEA



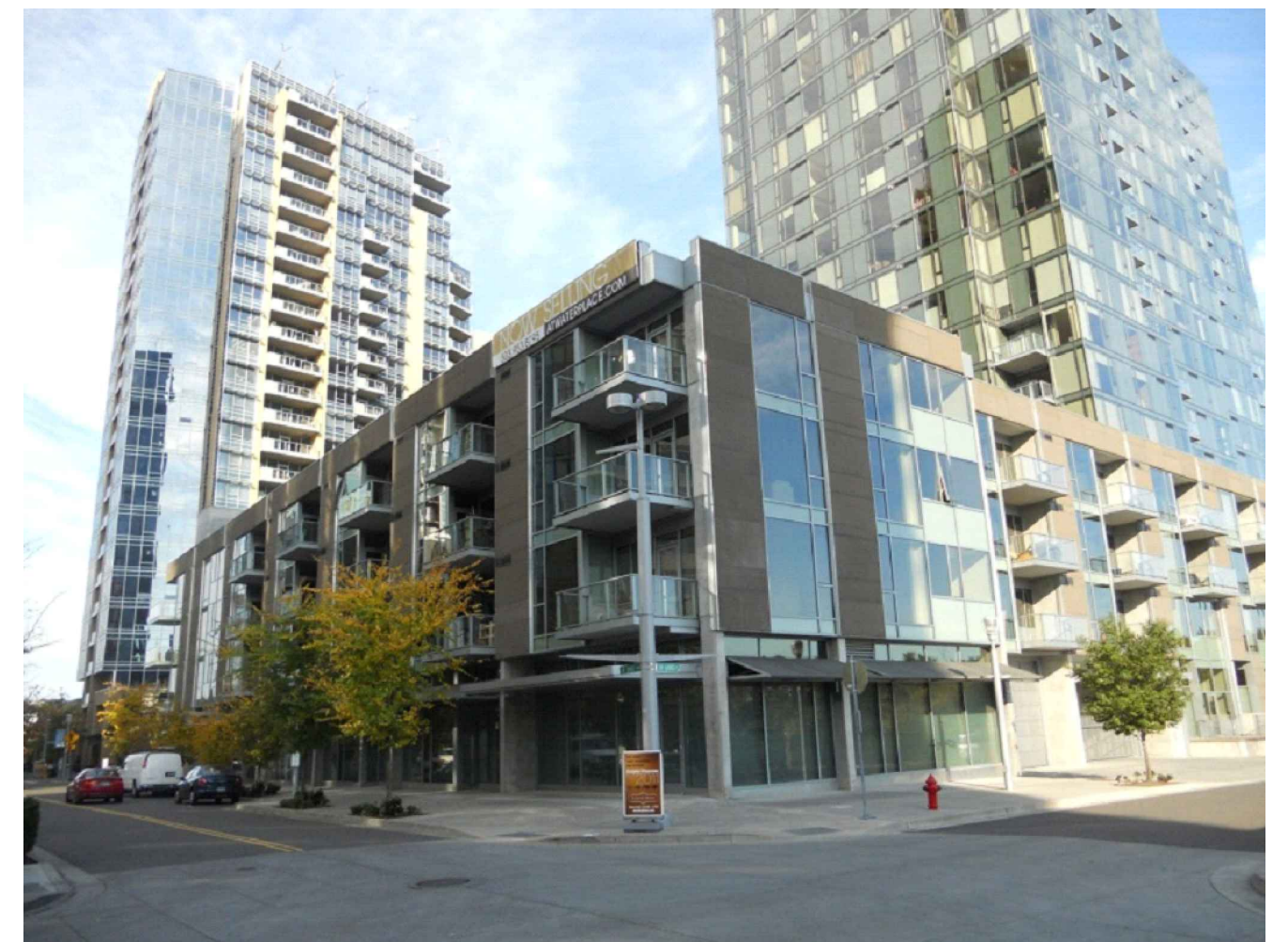
STREETCAR STOP @ SITE



STREETCAR STOP @ LOWELL & BOND



PEDESTRIAN WALK @ SW LANE



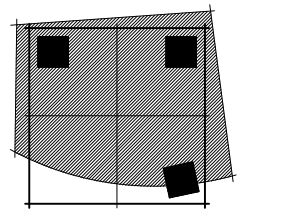
ATWATER PLACE

SITE PHOTOS
SCALE: N.T.S.

Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

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DALLAS, TEXAS 75244
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FAX 972.726-9401
SUITE 550



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A1.2
SITE
PHOTOS

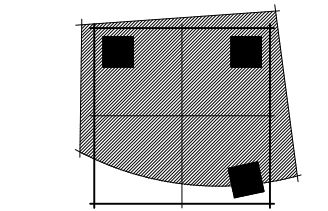
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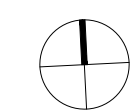
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A1.3
SITE
AERIAL VIEW

V-01-08-13

 **SITE AERIAL VIEW**
SCALE: N.T.S.



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

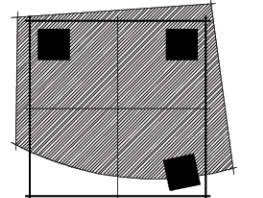
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SUITE 550
7324
FAX 972 726-9461

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A1.4
SITE PLAN

V-01-08-13



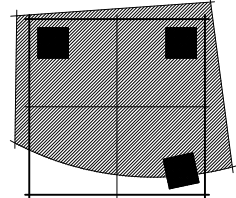
UNIT LEVEL 1 - 31,440 S.F.
SCALE: 1" = 20'-0"



UNIT LEVEL - TYPICAL (2-6) - 31,508 S.F.
SCALE: 1" = 20'-0"

FAR DATA

BUILDING LEVEL	TOTAL S.F.
LEVEL ONE	31,440 S.F.
LEVEL TWO	31,508 S.F.
LEVEL THREE	31,508 S.F.
LEVEL FOUR	31,508 S.F.
LEVEL FIVE	31,508 S.F.
LEVEL SIX	31,508 S.F.
TOTAL FAR	188,980 S.F.



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A1.5

FAR DIAGRAMS

V-01-08-13

Block 43
ALAMO MANHATTAN
PORTLAND, OREGON

PLANTING AREA, TYP.
PRECAST INTERLOCKING
PAVERS, PER CITY OF
PORTLAND REQUIREMENTS W/
RANDOM PATTERN, TYP.

CONCRETE SIDEWALKS W/
SAWCUT PATTERN PER CITY
OF PORTLAND REQUIREMENTS

EXISTING CATENARY POLES

COURTYARD
ENLARGEMENT

A L2.02

CURB RAMP PER CITY OF
PORTLAND REQUIREMENTS

EXISTING VAULT

S.W. LANE STREET

EXISTING VAULT

LEASING

LOBBY

CLUB

FITNESS

RETAIL

GARAGE
ENTRY

MAIL

EXISTING CONCRETE
PAVING

EXISTING STREET
CAR STOP

PRECAST INTERLOCKING
PAVERS, PER CITY OF
PORTLAND REQUIREMENTS W/
RANDOM PATTERN, TYP.

EXISTING CATENARY POLES

EXISTING UTILITY BOX

CONCRETE SIDEWALKS W/
SAWCUT PATTERN PER CITY
OF PORTLAND REQUIREMENTS

S.W. MOODY AVENUE

S.W. BOND AVENUE

S.W. ABERNETHY STREET

02.15.13
BLDG PLAN BACKGROUND

LAYOUT PLAN

L2.01

studioOutside

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

ALAMO MANHATTAN

Block 43, Portland OR



0 30' 60'

Date 03.22.2013
Issue: Design Review
Job No. 12106
Scale 1" = 30'-0"

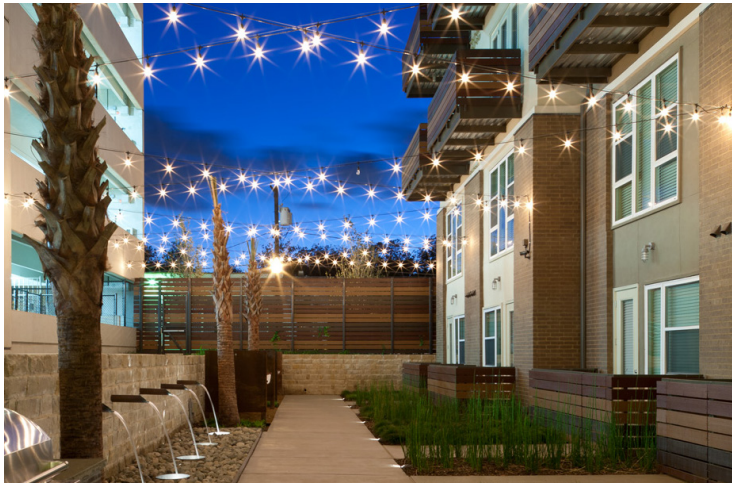
Amenities and Aesthetics



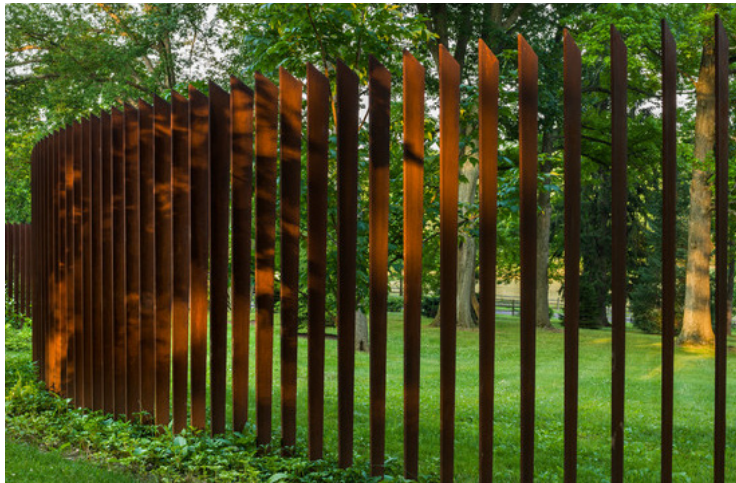
Water Feature



Water Feature



String Lighting



Security Fence



Fire Pit



Fire Pit



Bike Rack



Pavers



Planter

Materials and Images

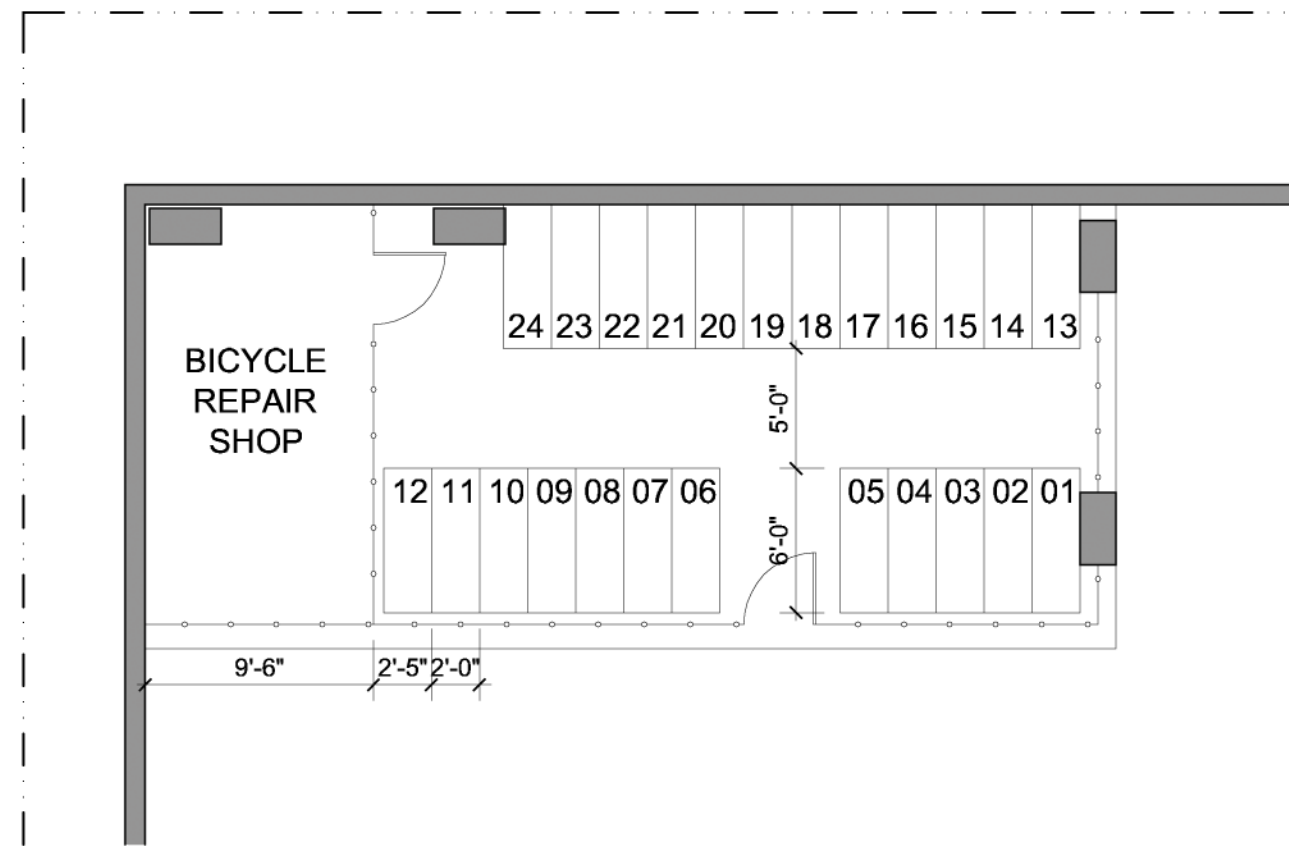
studioOutside

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

ALAMO MANHATTAN

Block 43, Portland OR

Date	03.13.2013
Issue:	Design Review
Job No.	12106
Scale	



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



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

PROGRAM LEGEND

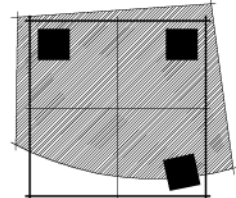
- UNITS
- BICYCLE STORAGE IN UNITS
- AMENITIES
- COMMON
- RETAIL
- PARKING
- PROJECTIONS BEYOND PROPERTY LINE

Block 43

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PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
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DALLAS, TEXAS 75244
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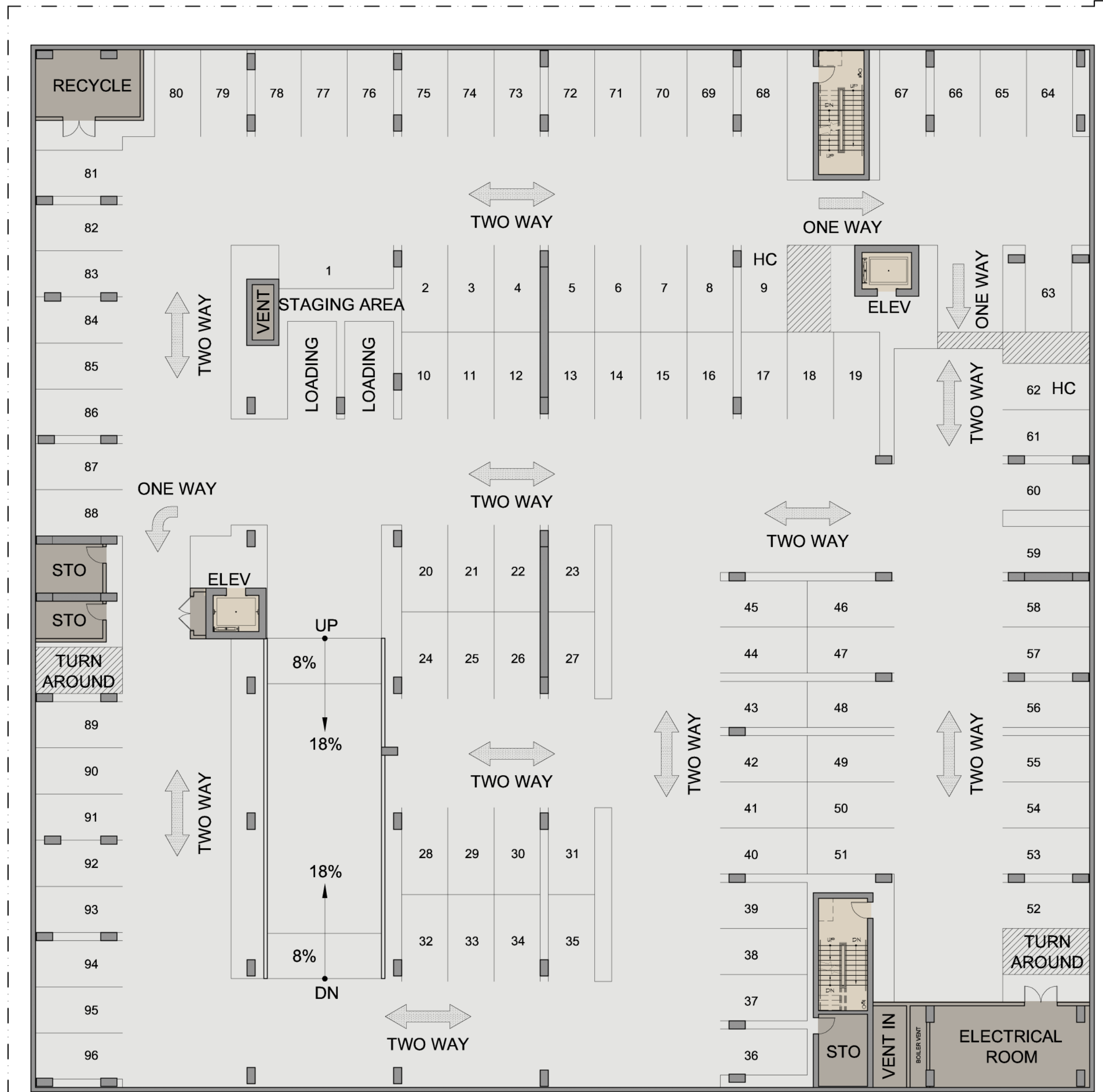
12260

A2.1
FLOOR PLAN
GARAGE LEVEL 2

V-01-08-13

PROGRAM LEGEND

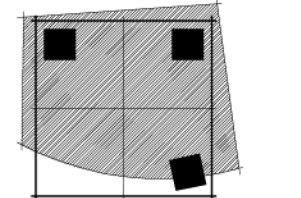
- UNITS
- BICYCLE STORAGE IN UNITS
- AMENITIES
- COMMON
- RETAIL
- PARKING
- PROJECTIONS BEYOND PROPERTY LINE



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

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A2.2
FLOOR PLAN
GARAGE LEVEL 1

V-01-08-13



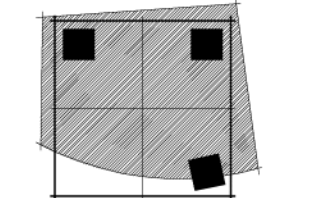
PROGRAM LEGEND

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

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

Block 43
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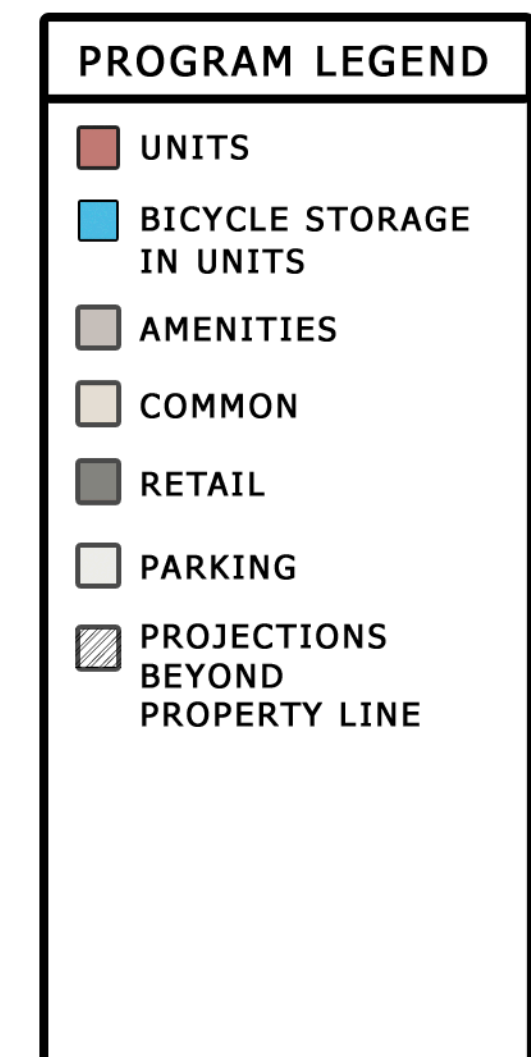
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A2.3
FLOOR PLAN
UNIT LEVEL 1

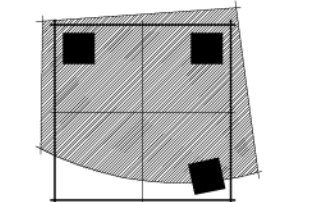
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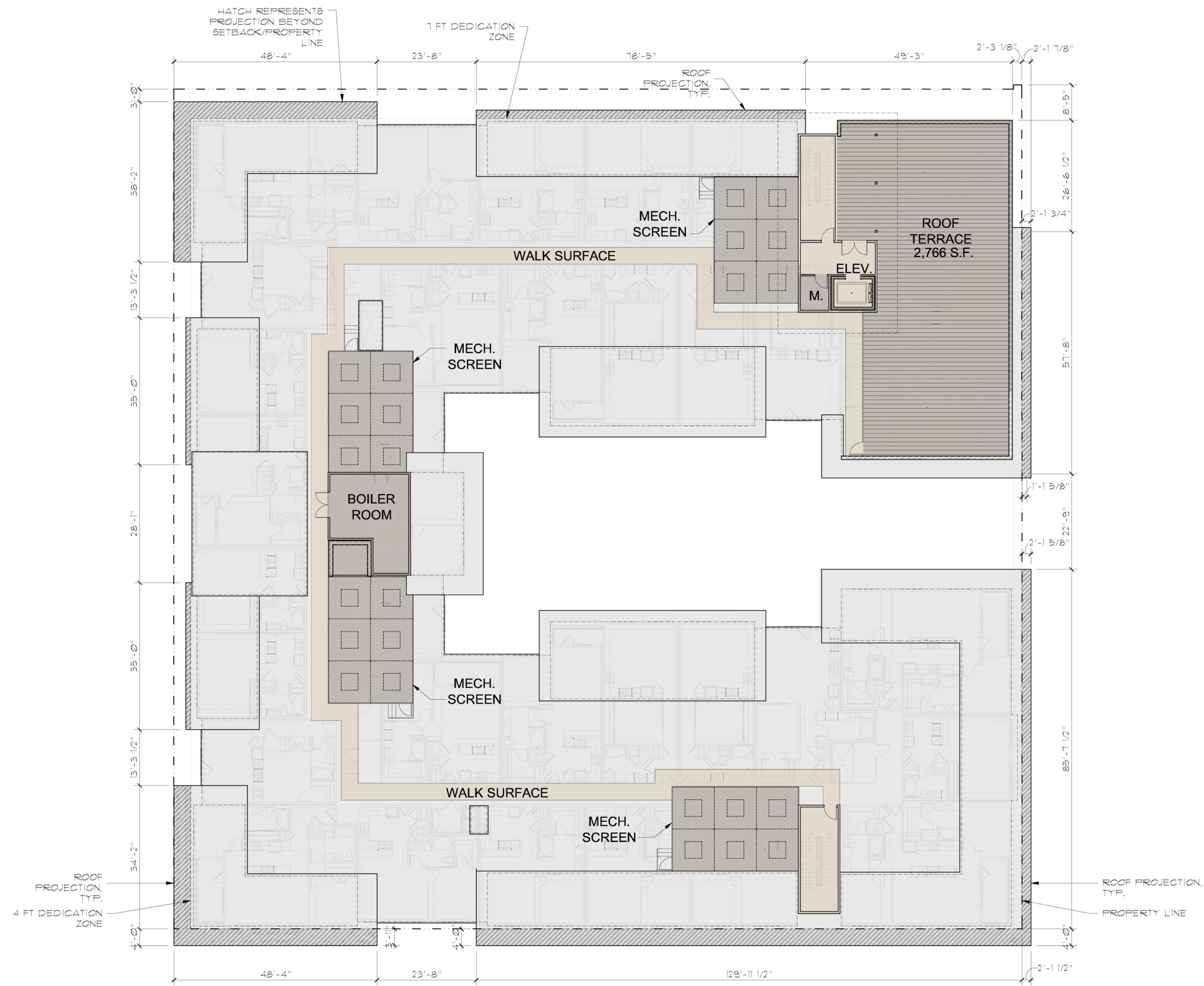
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A2.4
FLOOR PLAN
UNIT LEVELS 2-6 (TYP.)

V-01-08-13



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

PROGRAM LEGEND

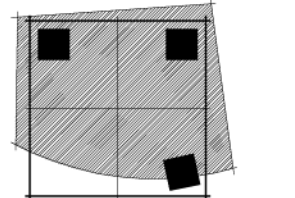
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- BICYCLE STORAGE IN UNITS
- AMENITIES
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A2.5
ROOF PLAN

V-01-08-13



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



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

ELEVATION LEGEND	
1	STUCCO FINISH SYSTEM
2	BRICK VENEER
3	BURNISH BLOCK
4	MECHANICAL SCREEN
5	HIGH GRADE VINYL WINDOW
6	STOREFRONT SYSTEM
7	PAINTED GUARDRAIL SYSTEM
8	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)
9	CEMENTITIOUS PANEL SYSTEM
10	METAL CANOPY
11	PAINTED FASCIA BOARD
12	CAST STONE CAP
13	MECHANICAL VENT GRILL
14	LAP SIDING SYSTEM

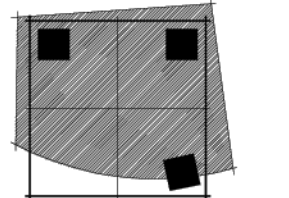
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A3.1
ELEVATIONS

V-01-08-13



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



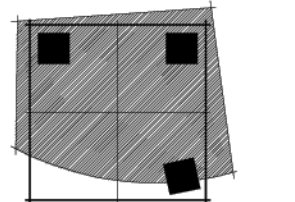
01 SOUTH ELEVATION S.W. ABERNETHY
SCALE: 1/16" = 1'-0"

ELEVATION LEGEND	
1	STUCCO FINISH SYSTEM
2	BRICK VENEER
3	BURNISH BLOCK
4	MECHANICAL SCREEN
5	HIGH GRADE VINYL WINDOW
6	STOREFRONT SYSTEM
7	PAINTED GUARDRAIL SYSTEM
8	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)
9	CEMENTITIOUS PANEL SYSTEM
10	METAL CANOPY
11	PAINTED FASCIA BOARD
12	CAST STONE CAP
13	MECHANICAL VENT GRILL
14	LAP SIDING SYSTEM

Block 43

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A3.2
ELEVATIONS

V-01-08-13



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



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



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

ELEVATION LEGEND	
1	STUCCO FINISH SYSTEM
2	BRICK VENEER
3	BURNISH BLOCK
4	MECHANICAL SCREEN
5	HIGH GRADE VINYL WINDOW
6	STOREFRONT SYSTEM
7	PAINTED GUARDRAIL SYSTEM
8	EXPOSED CONCRETE (RUBBED SMOOTH FINISH)
9	CEMENTITIOUS PANEL SYSTEM
10	METAL CANOPY
11	PAINTED FASCIA BOARD
12	CAST STONE CAP
13	MECHANICAL VENT GRILL
14	LAP SIDING SYSTEM

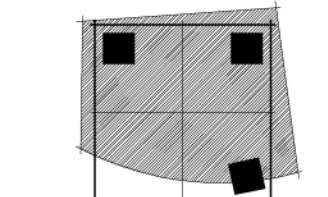
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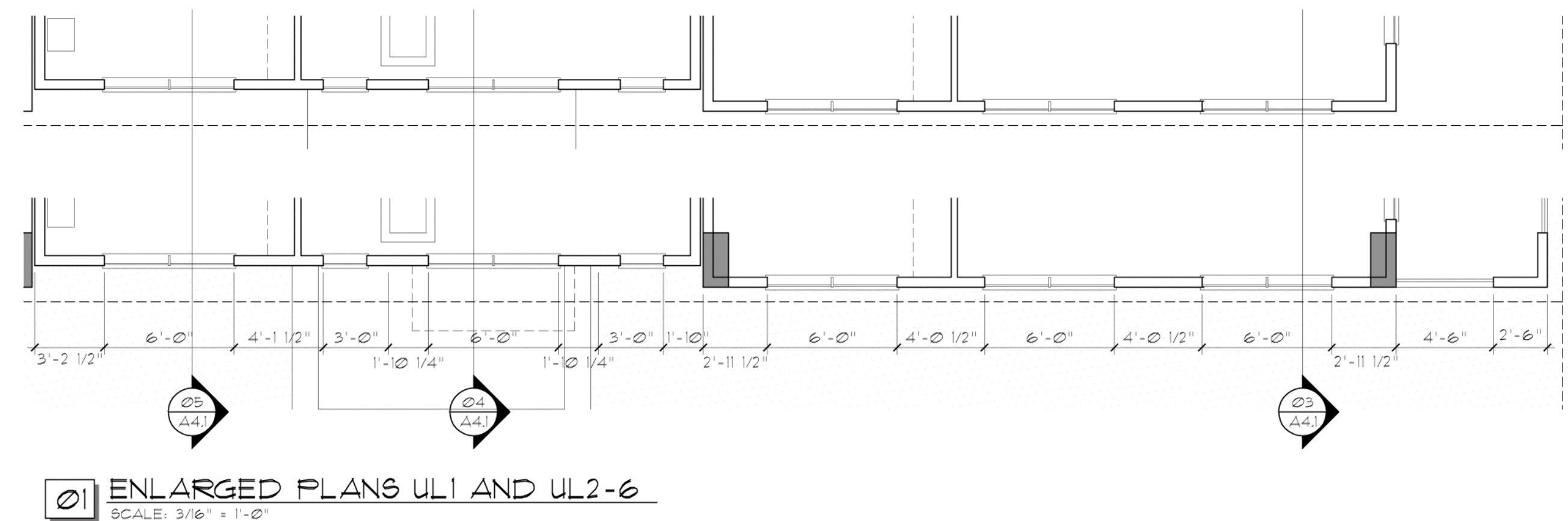
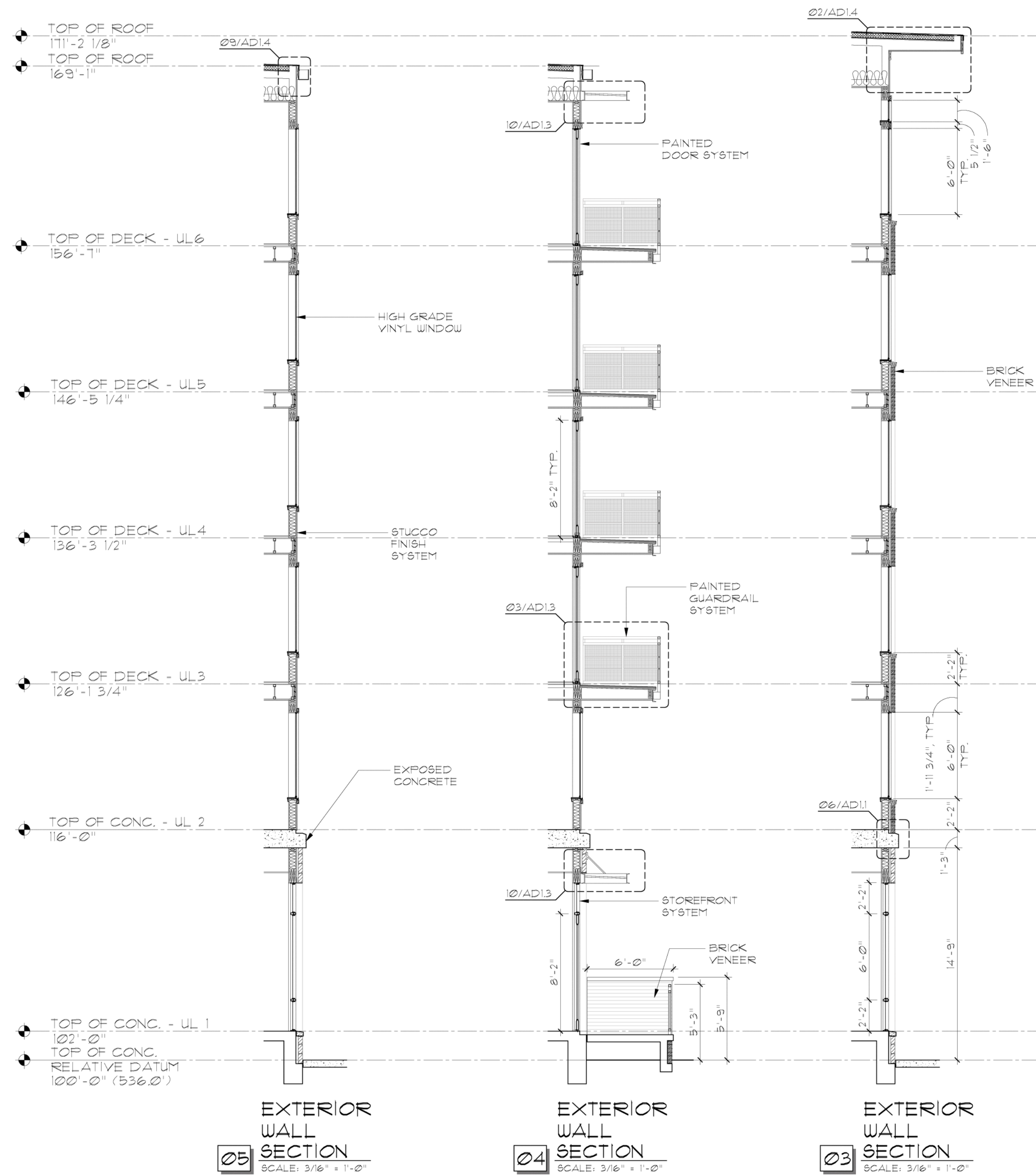
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REVISION 1	02/12/2013
REVISION 2	03/13/2013
REVISION 3	03/22/2013

12260

A3.3
ELEVATIONS
INTERIOR COURTYARD

V-01-08-13



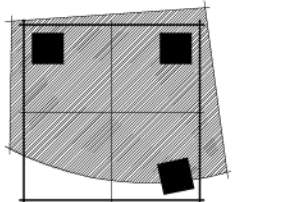
Block 43

ALAMO MANHATTAN
PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

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

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



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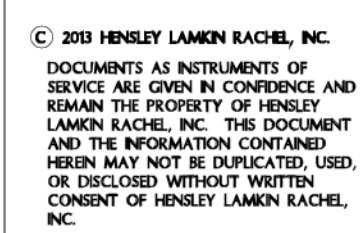
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A4.1
ENLARGED WALL
SECTIONS/ELEVATIONS

V-01-08-13

ALAMO MANHATTAN
PORTLAND, OREGON

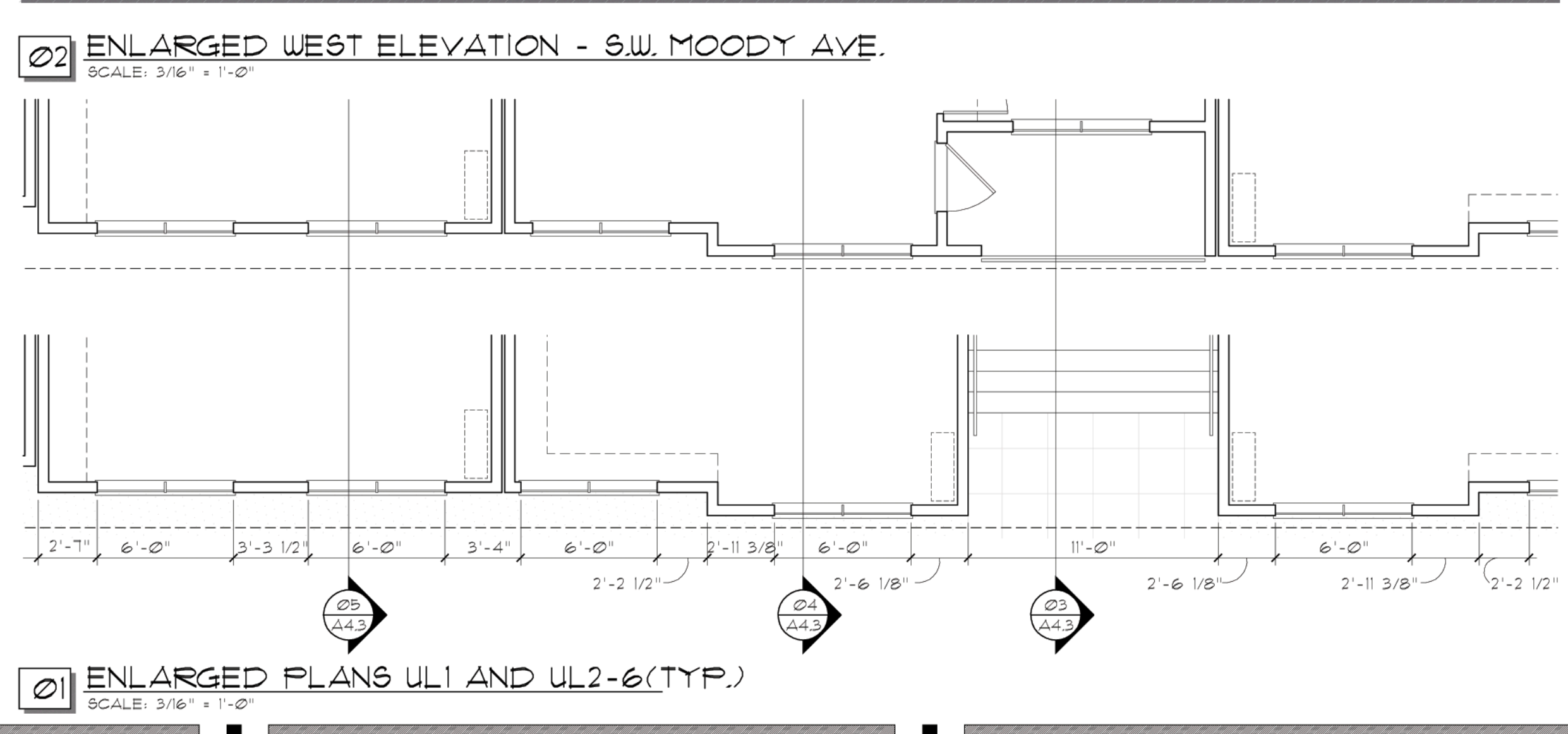
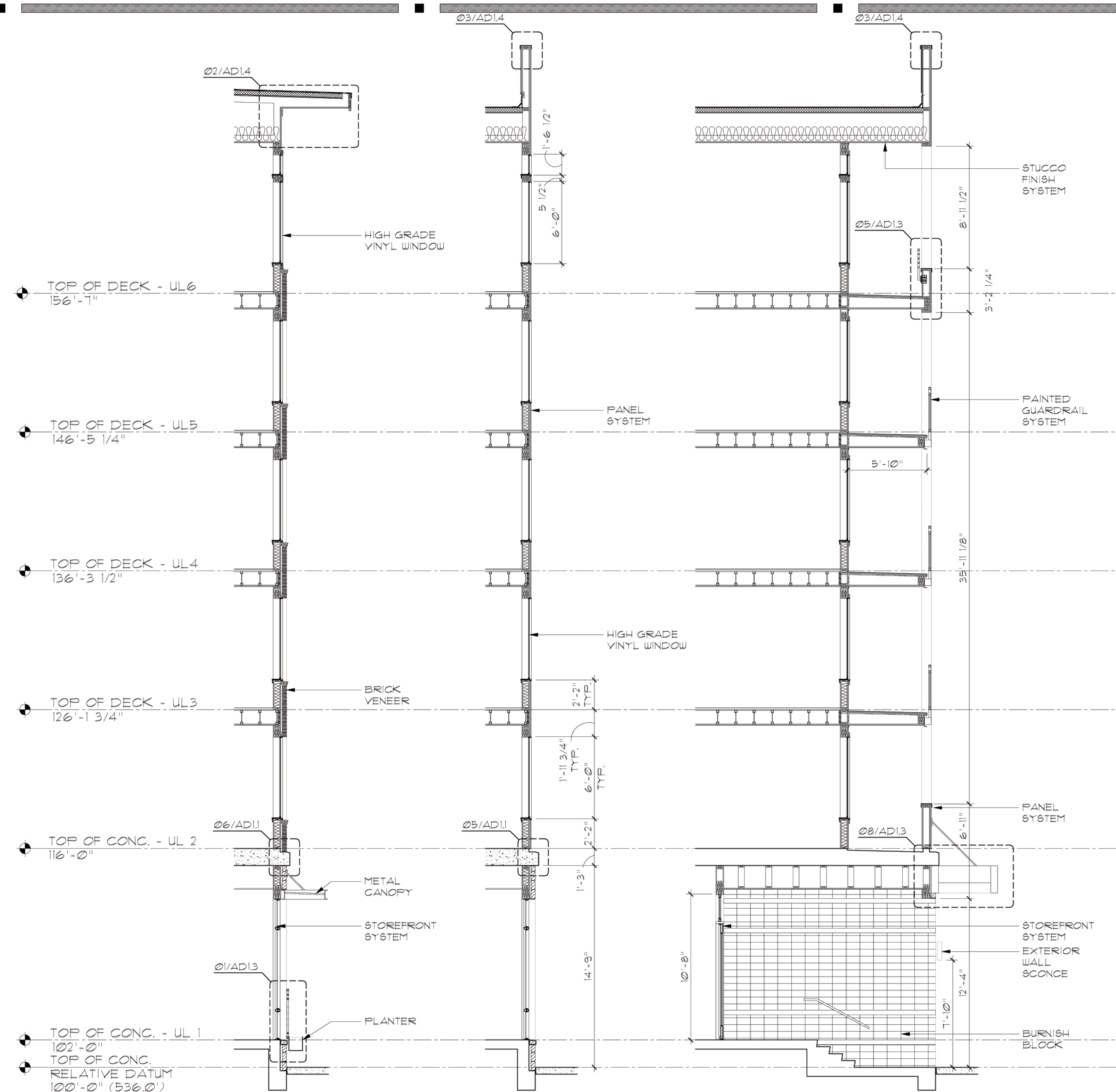
14881 QUORUM DRIVE
DALLAS, TEXAS
PH 972 726-9400



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A4.2
ENLARGED WALL
SECTIONS/ELEVATIONS

V-01-08-13



Block 43

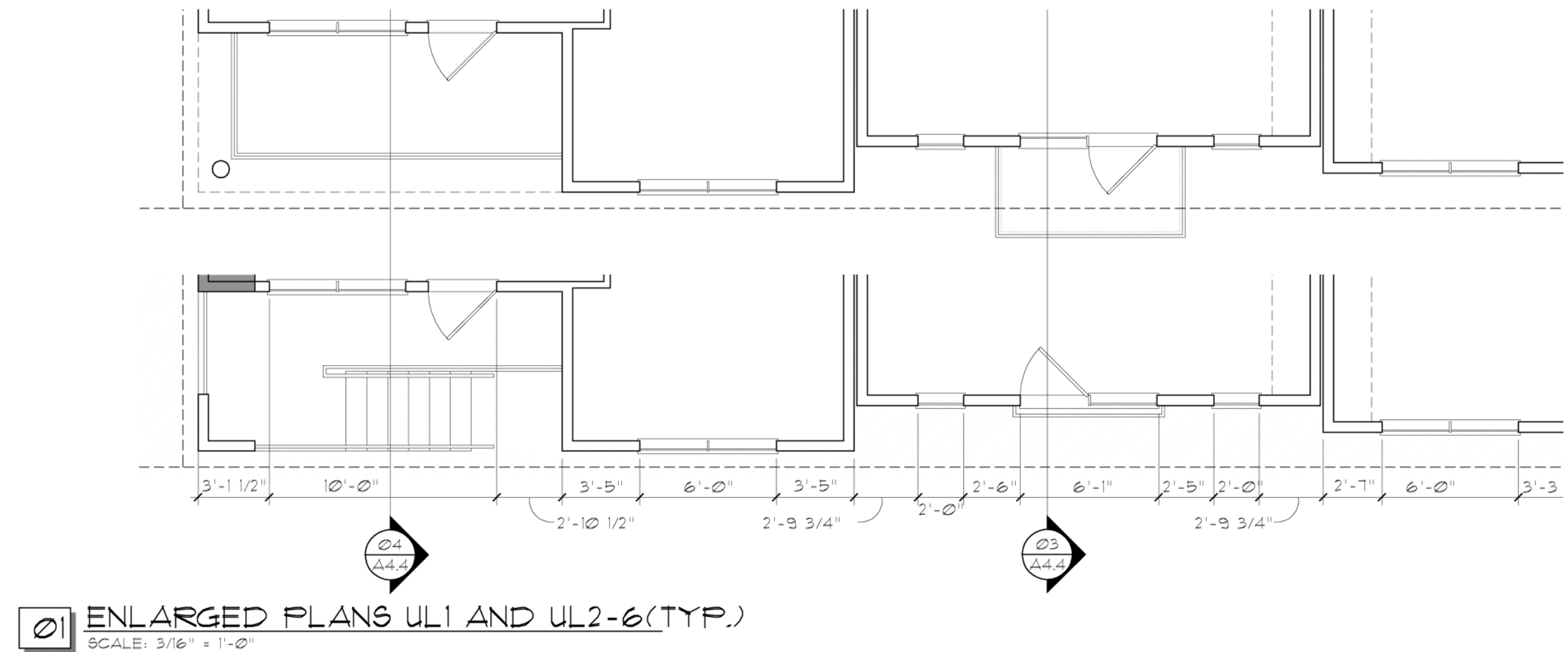
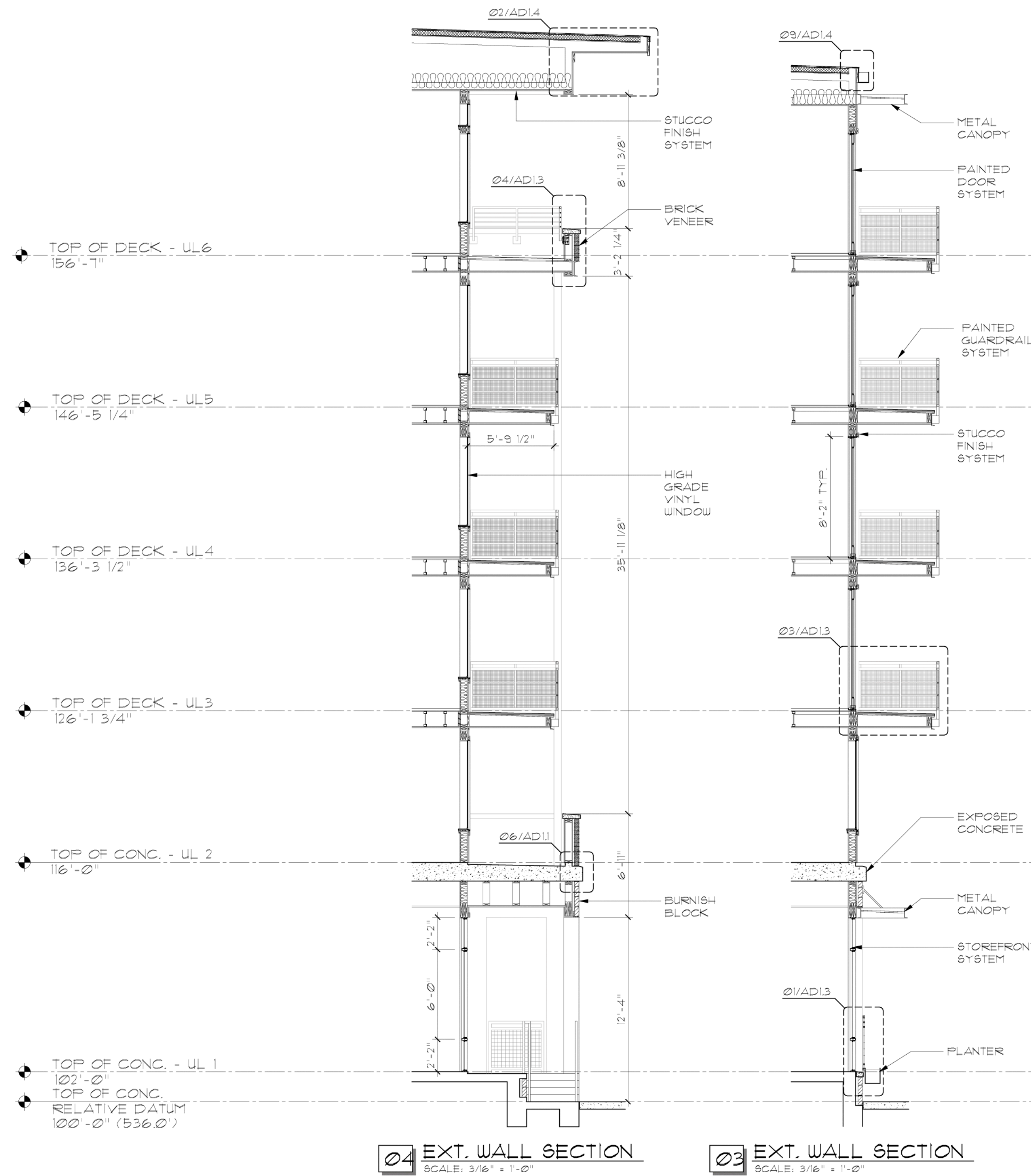
ALAMO MANHATTAN
PORTLAND, OREGON

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12260
A4.3
ENLARGED WALL
SECTIONS/ELEVATIONS
V-01-08-13

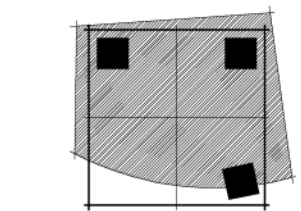


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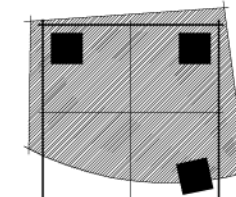
A4.4
ENLARGED WALL
SECTIONS/ELEVATIONS

V-01-08-13

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PORTLAND, OREGON

SUITE 550
75254
FAX 972 726-9401

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REVISION 3 03/22/2013

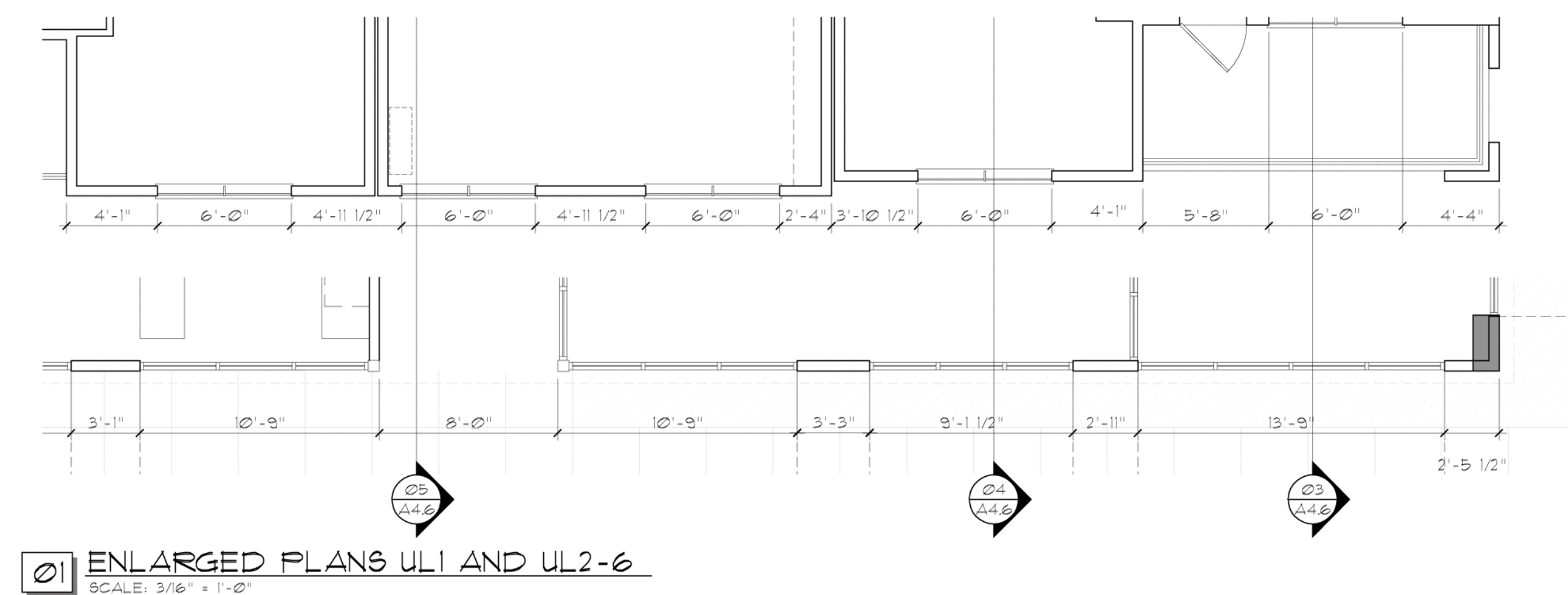
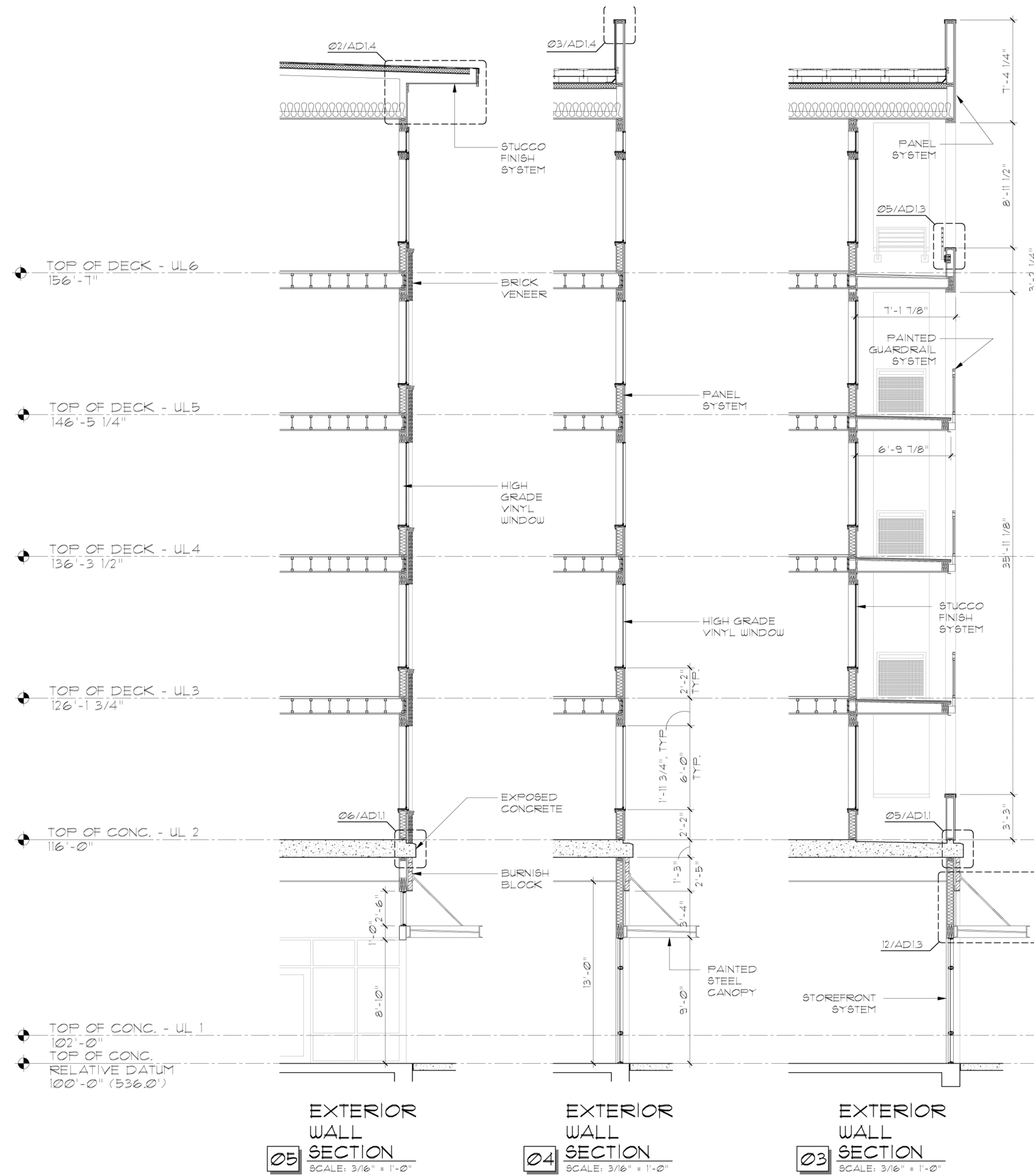
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A4.5

ENLARGED WALL SECTIONS/ELEVATIONS

V-01-08-13



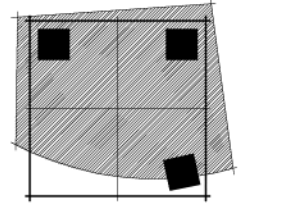


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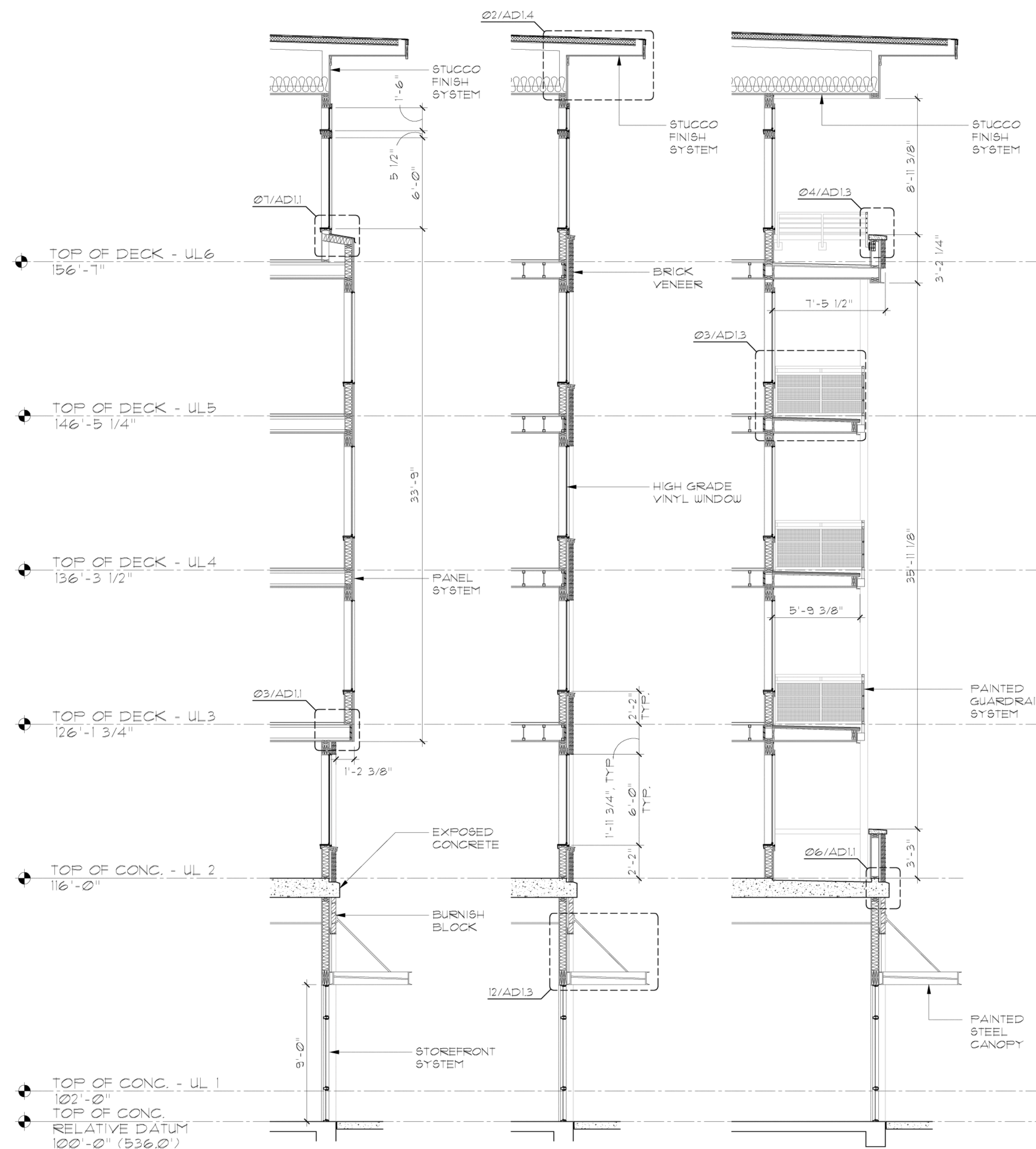
REVISIONS
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A4.6

ENLARGED WALL
SECTIONS/ELEVATIONS

V-01-08-13



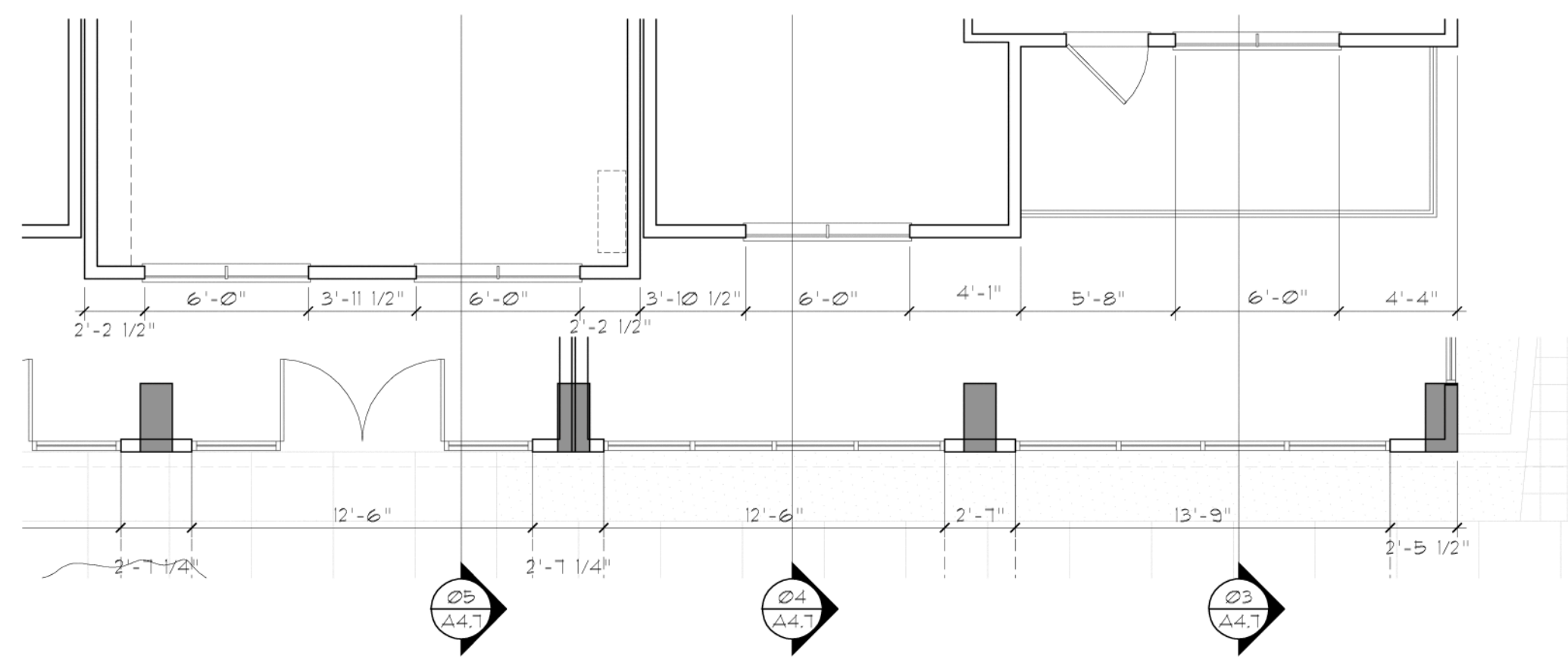
EXTERIOR WALL SECTION
05
SCALE: 3/16" = 1'-0"

EXTERIOR WALL SECTION
04
SCALE: 3/16" = 1'-0"

EXTERIOR WALL SECTION
03
SCALE: 3/16" = 1'-0"



ENLARGED EAST ELEVATION - S.W. BOND
02
SCALE: 3/16" = 1'-0"



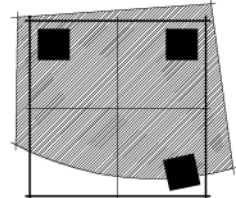
ENLARGED PLANS U1 AND U2-6
01
SCALE: 3/16" = 1'-0"

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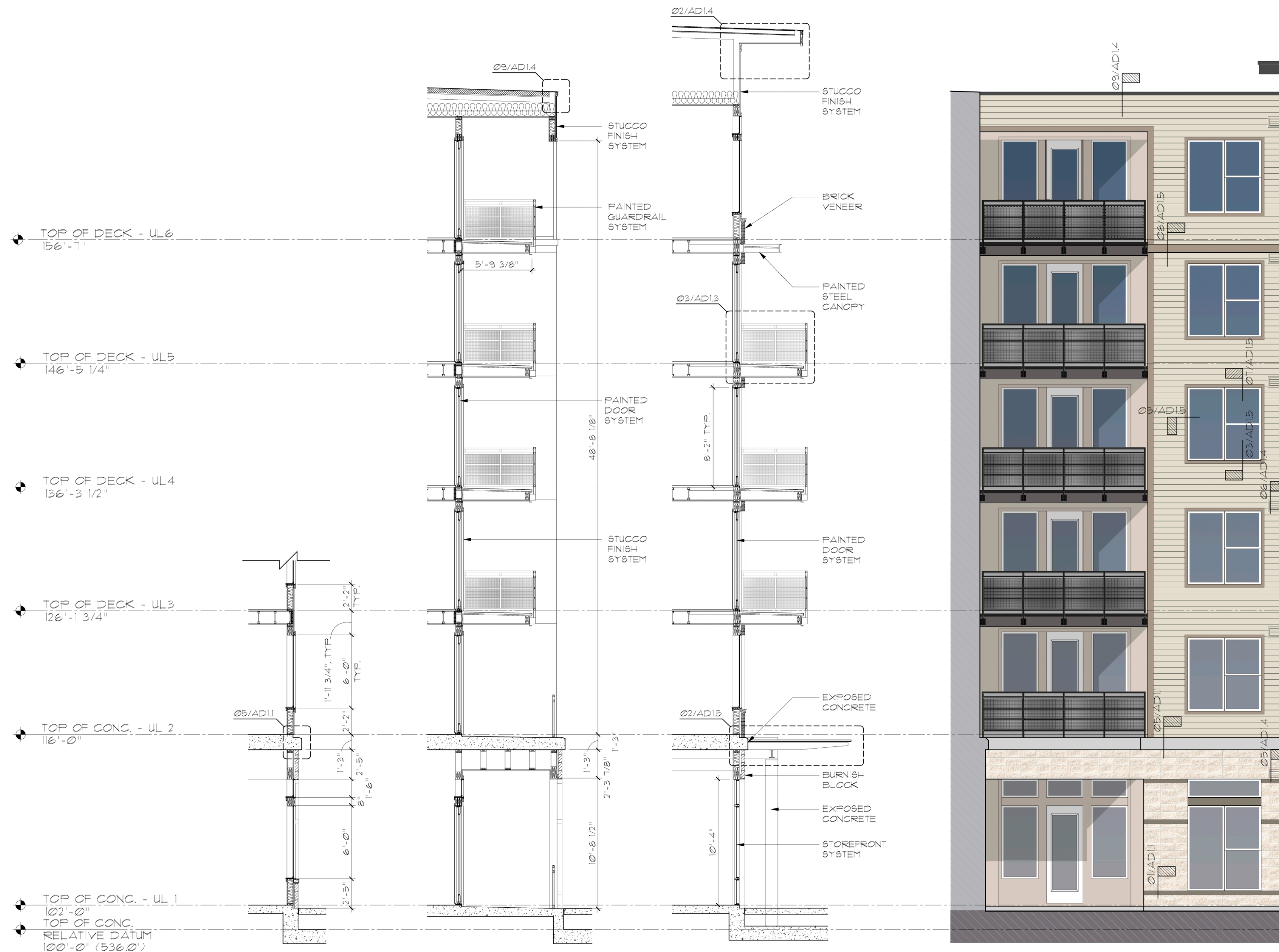
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A4.7

ENLARGED WALL
SECTIONS/ELEVATIONS

V-01-08-13

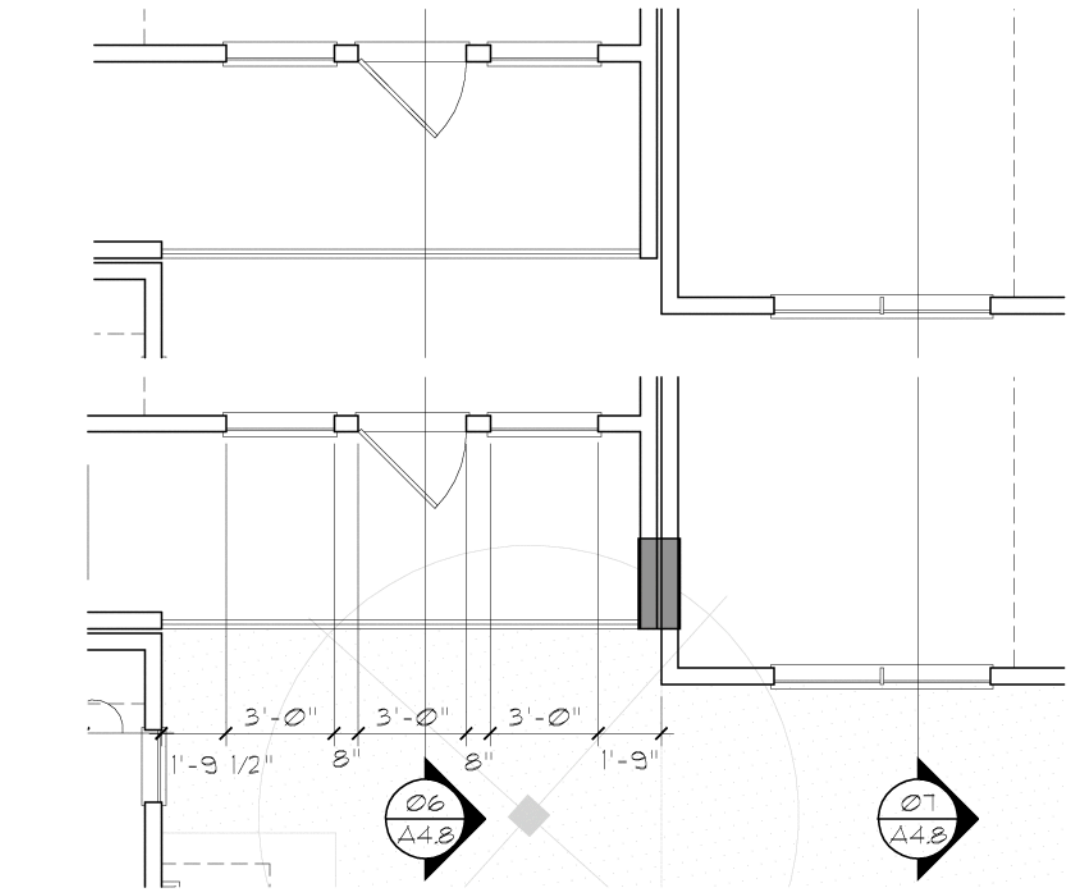


01 EXTERIOR WALL SECTION
SCALE: 3/16" = 1'-0"

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

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

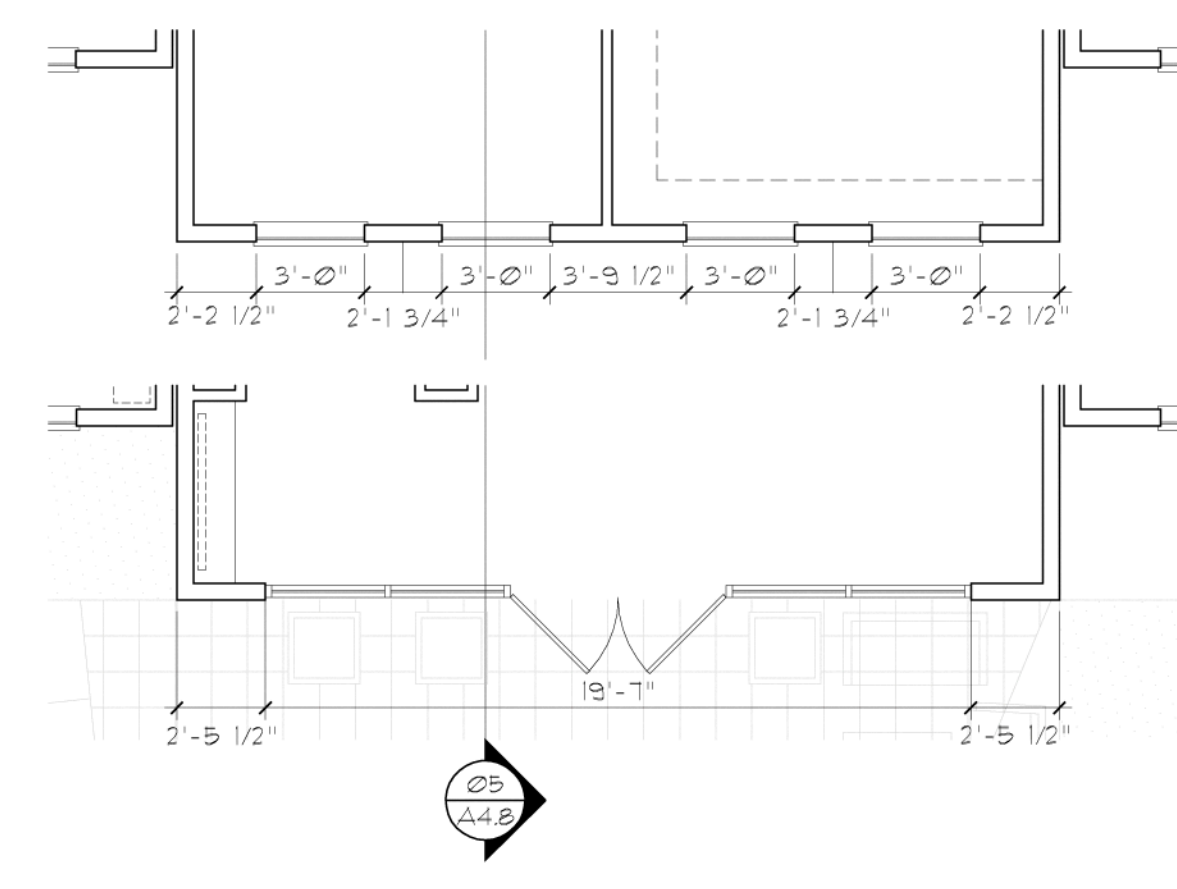
04 ENLARGED COURTYARD ELEVATION
SCALE: 3/16" = 1'-0"



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



03 ENLARGED COURTYARD ELEVATION
SCALE: 3/16" = 1'-0"

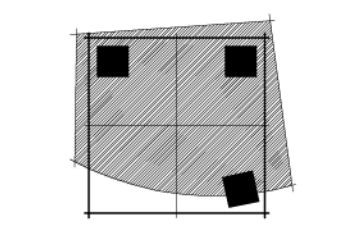


01 ENLARGED PLANS UL1 AND UL2-6
SCALE: 3/16" = 1'-0"

Block 43

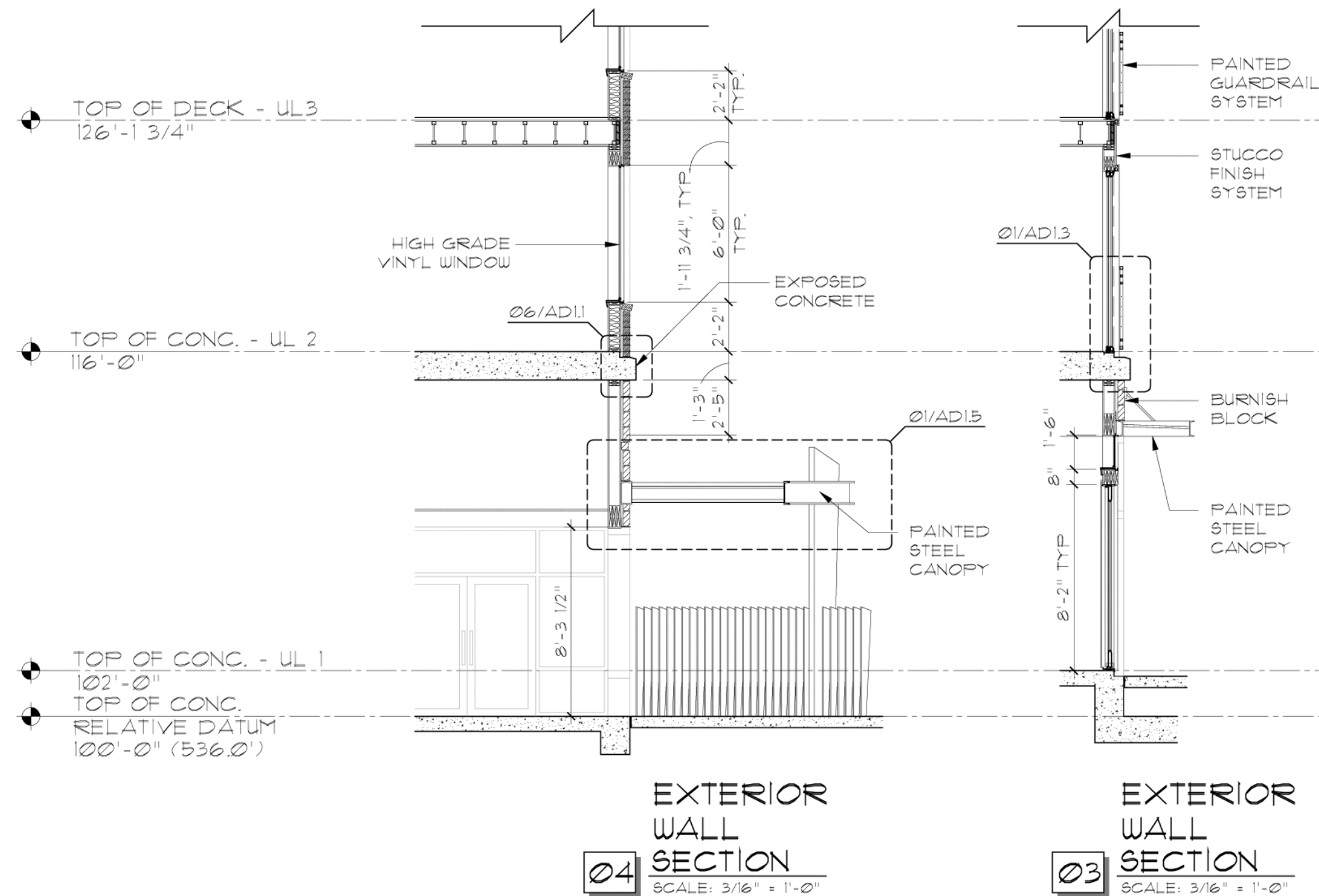
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PORTLAND, OREGON

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

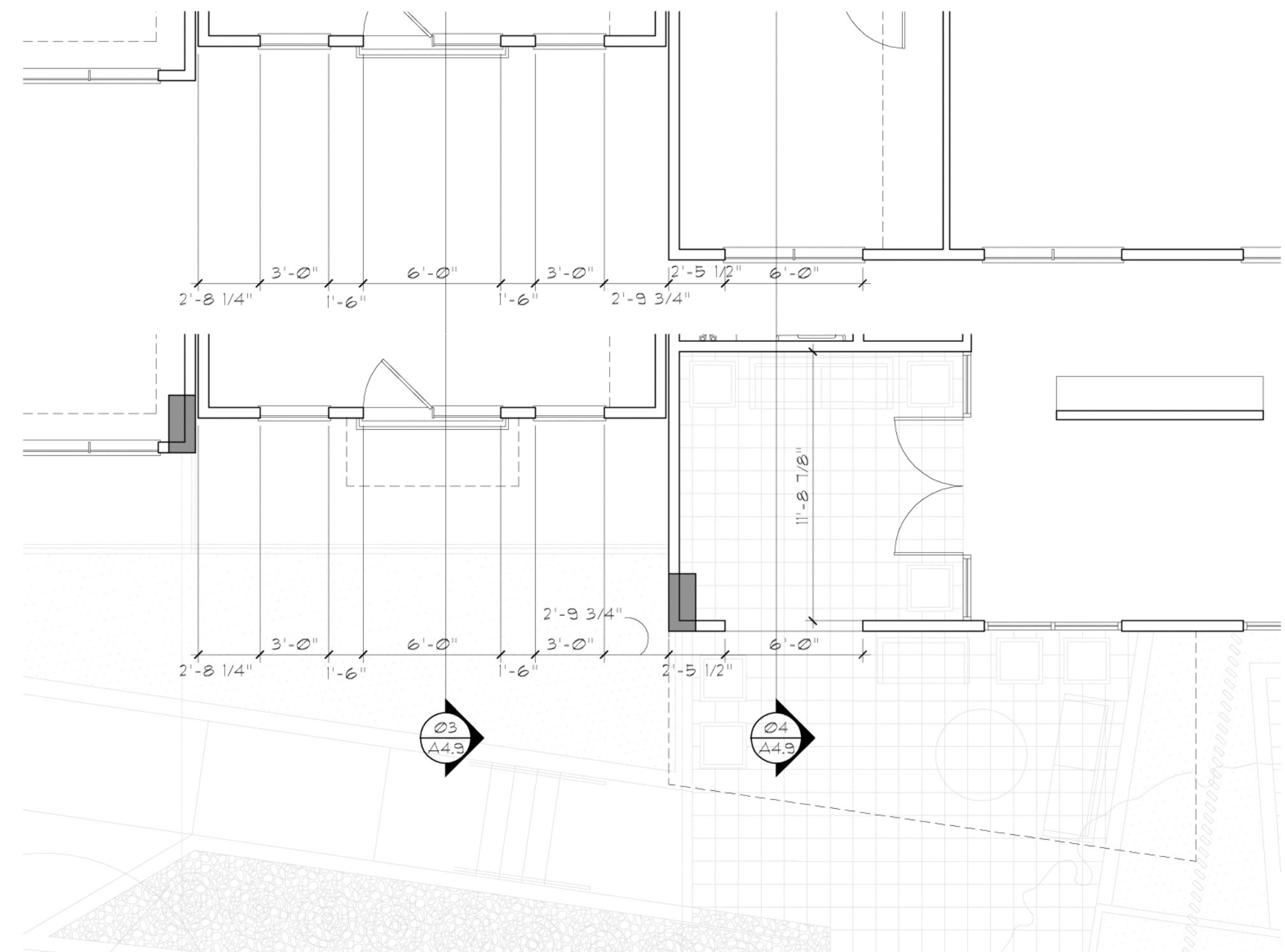


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02 ENLARGED COURTYARD ELEVATION
SCALE: 3/16" = 1'-0"



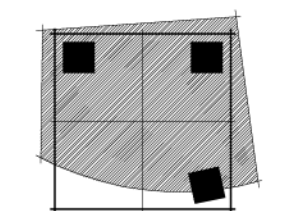
01 ENLARGED PLANS UL1 AND UL2-6
SCALE: 3/16" = 1'-0"

Block 43

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PORTLAND, OREGON

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ARCHITECTURE AND PLANNING

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



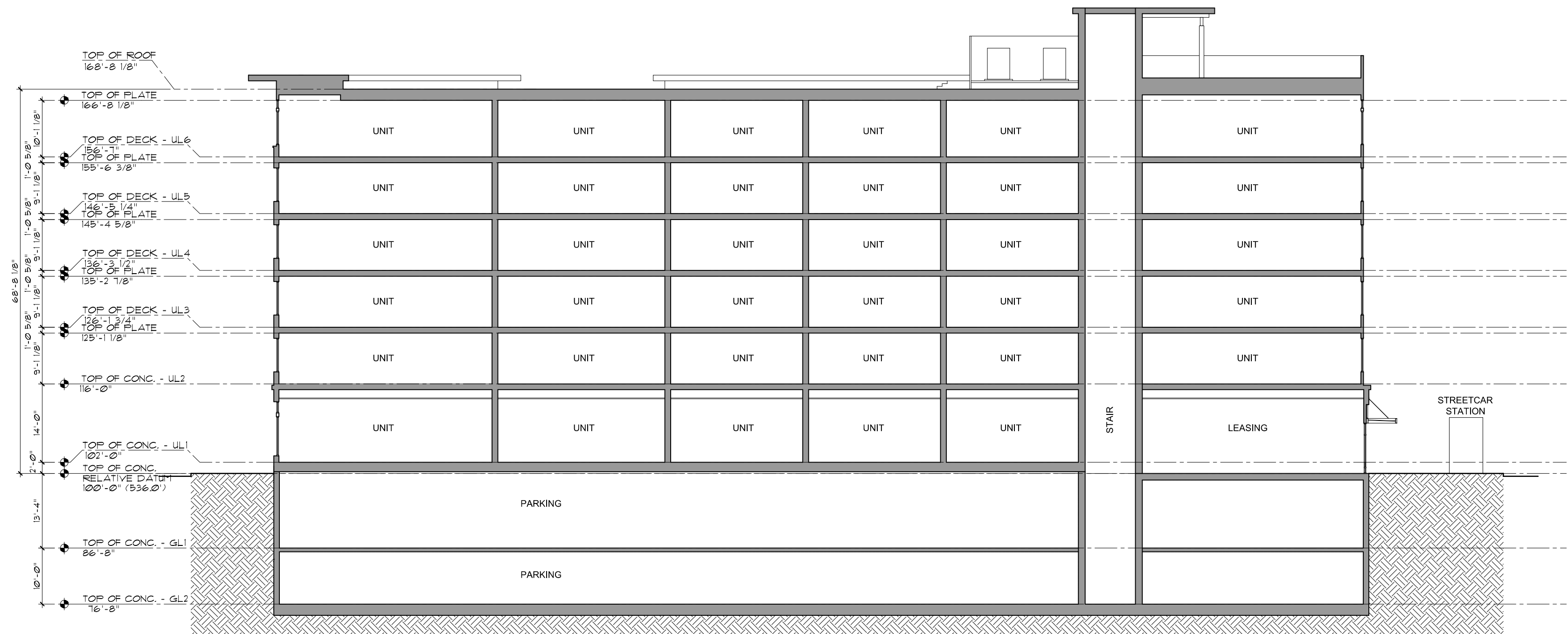
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12260

A4.9
ENLARGED WALL
SECTIONS/ELEVATIONS

V-01-08-13



02 WEST-EAST SECTION AT S.W. LANE SIDE
SCALE: 1/16" = 1'-0"



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

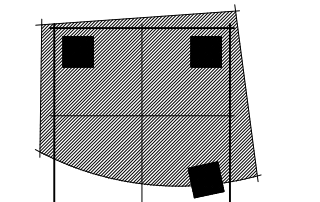
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DALLAS, TEXAS 75244
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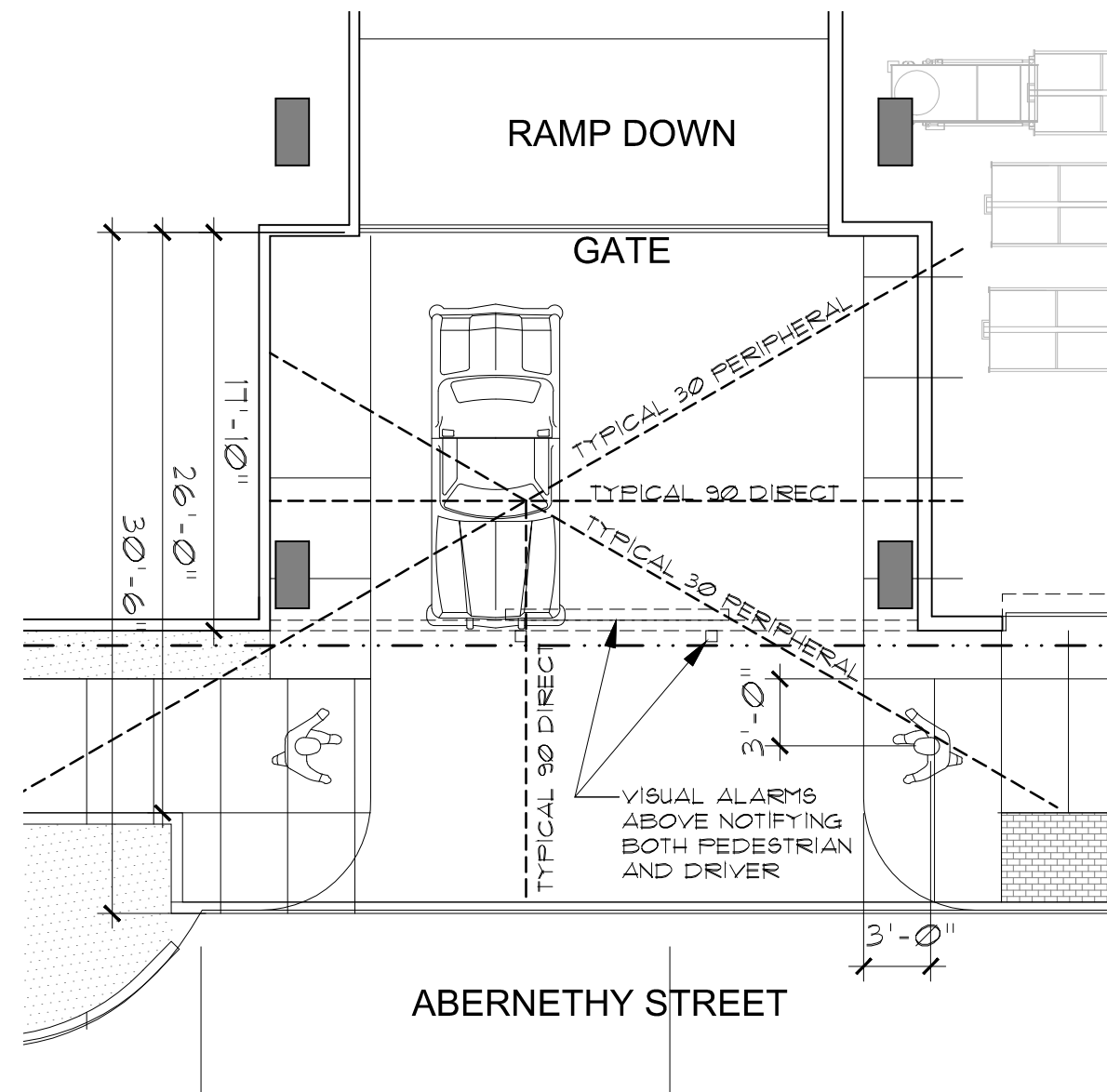
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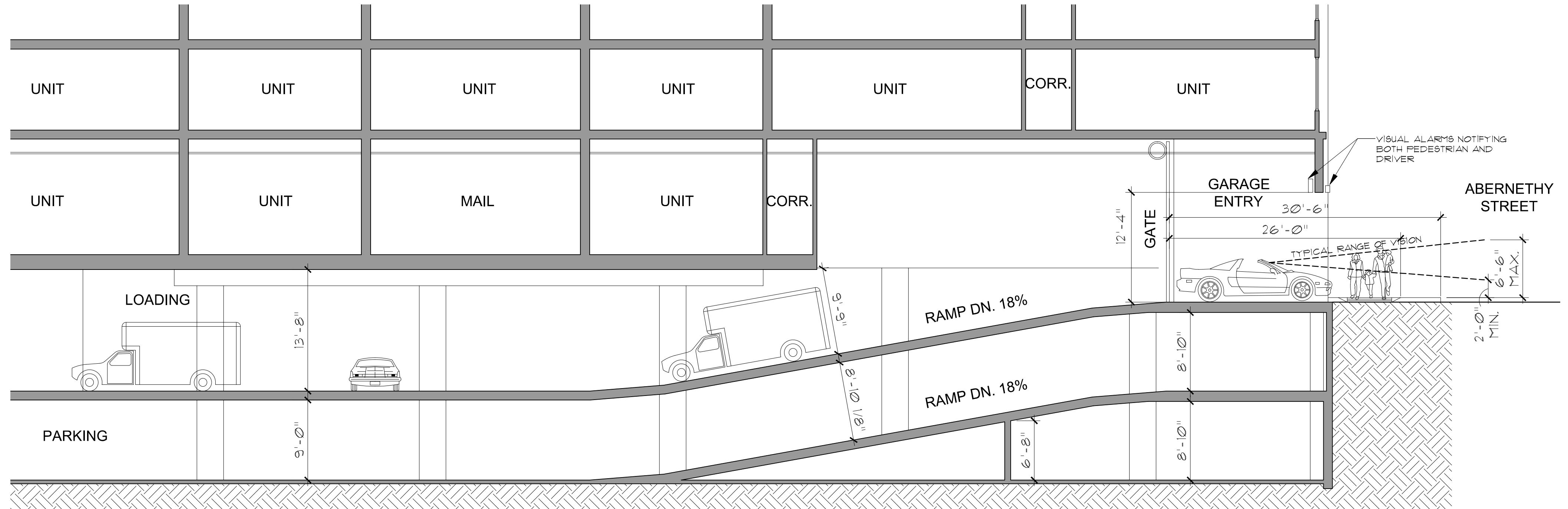
A5.1

BUILDING SECTIONS

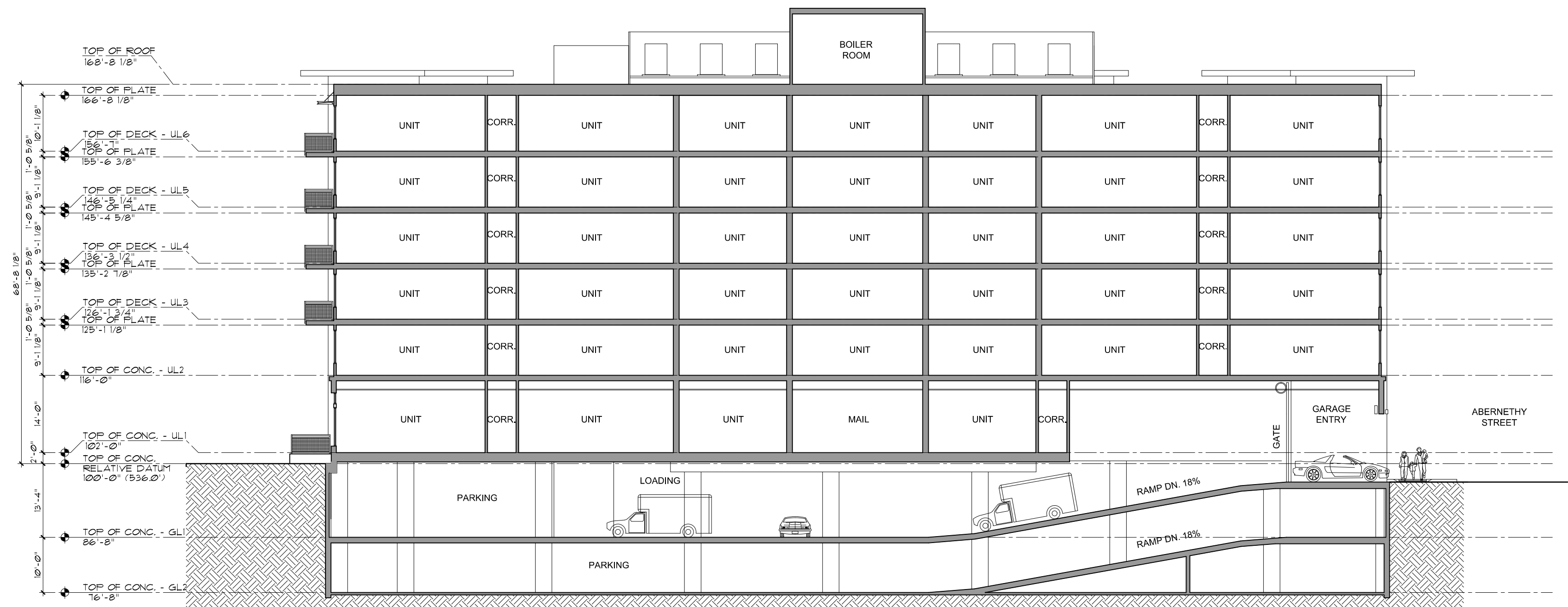
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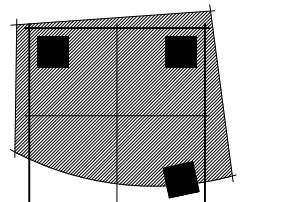
03 ENLARGED PLAN @ GARAGE ENTRY
SCALE: 1/8" = 1'-0"



02 ENLARGED SECTION @ GARAGE ENTRY AND LOADING
SCALE: 1/8" = 1'-0"



01 SOUTH-NORTH SECTION
SCALE: 1/16" = 1'-0"



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A5.2
BUILDING SECTIONS

V-01-08-13



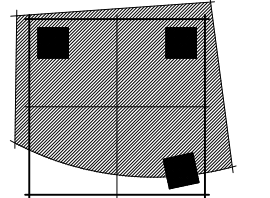
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PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

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

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A6.1
PERSPECTIVE

V-01-08-13

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



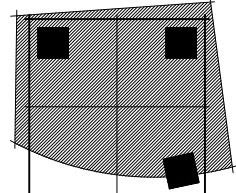
01 VIEW FROM NW ON LANE
SCALE: N.T.S.

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A6.2
PERSPECTIVE

V-01-08-13

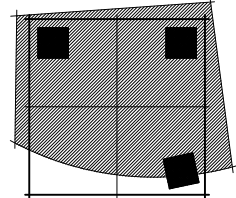


01 VIEW FROM SW ON MOODY
SCALE: N.T.S.

Block 43

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A6.3
PERSPECTIVE

V-01-08-13



VIEW FROM ABERNETHY

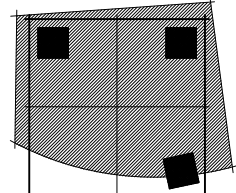
SCALE: N.T.S.

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A6.4
PERSPECTIVE

V-01-08-13



01 VIEW OF COURTYARD
SCALE: N.T.S.

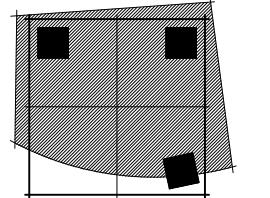
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12260

A6.5
PERSPECTIVE

V-01-08-13

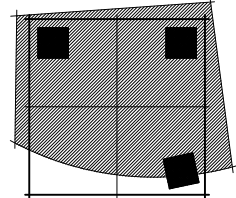


01 ELEVATED VIEW OF COURTYARD
SCALE: N.T.S.

Block 43

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PORTLAND, OREGON

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
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A6.6
PERSPECTIVE

V-01-08-13



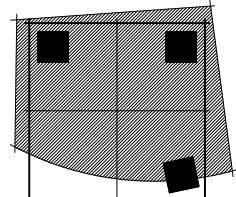
01 COURTYARD VIEW TOWARDS BOND AVENUE
SCALE: N.T.S

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A6.7
PERSPECTIVE

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

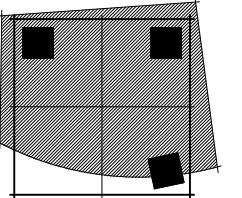
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A6.8
PERSPECTIVE

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

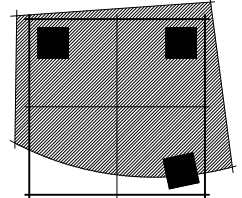
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A6.9
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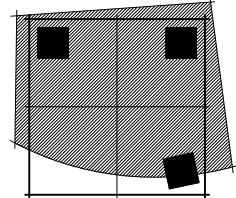
VIEW FROM HIGHWAY 5 - ROOF LINE
SCALE: N.T.S

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A6.10
PERSPECTIVE

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VIEW FROM NE CORNER ON BOND AT NIGHT

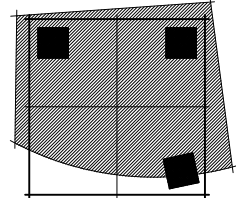
SCALE: N.T.S.

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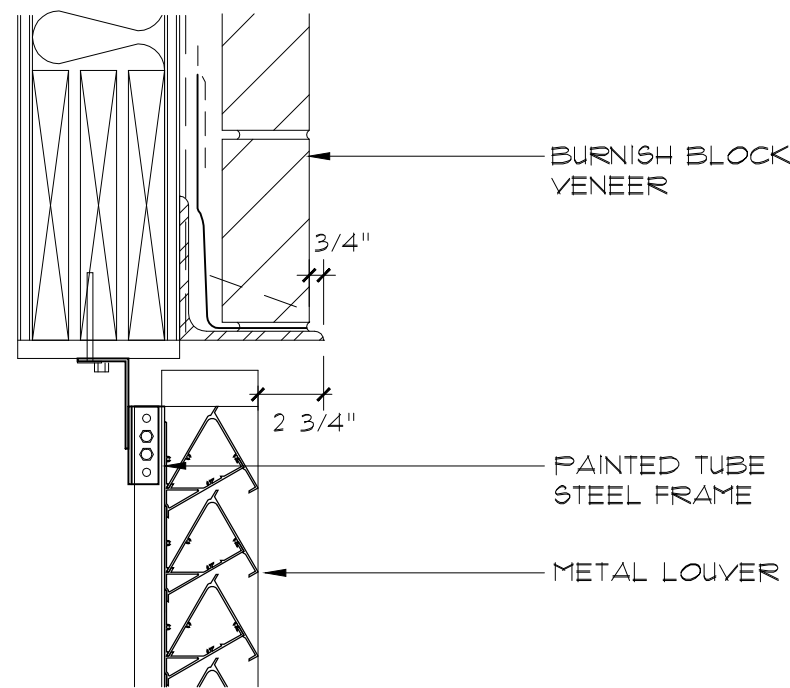
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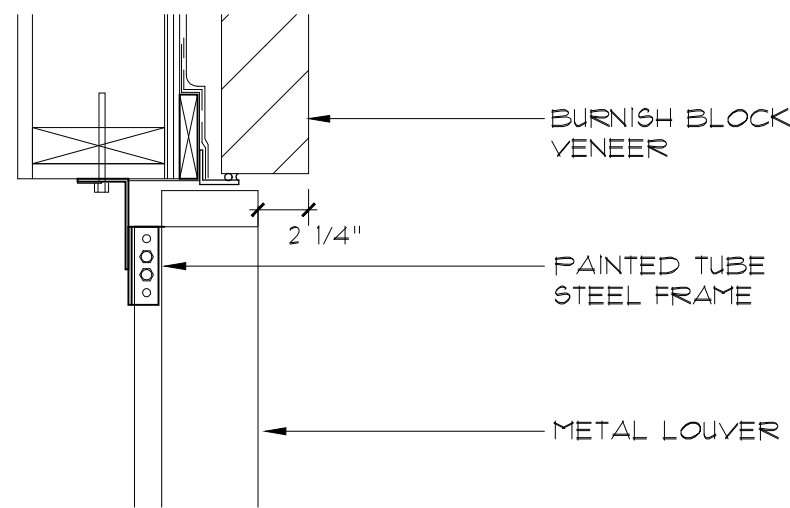
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PERSPECTIVE

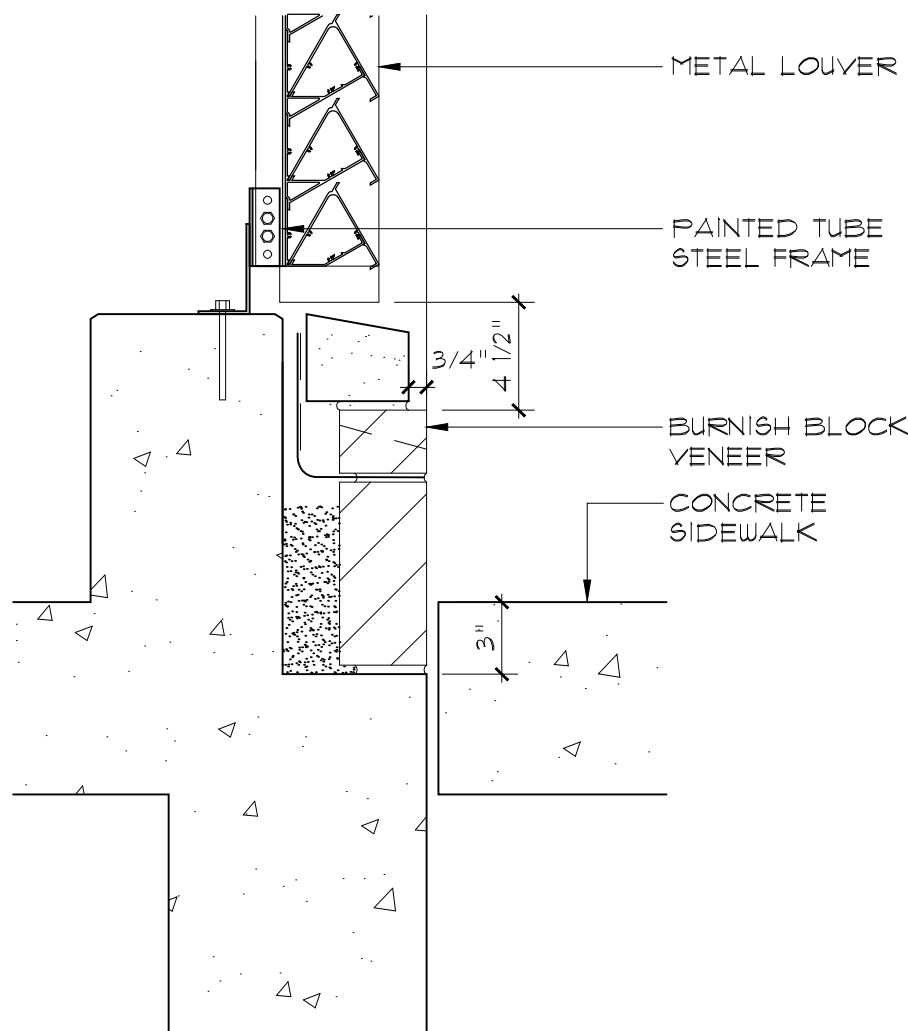
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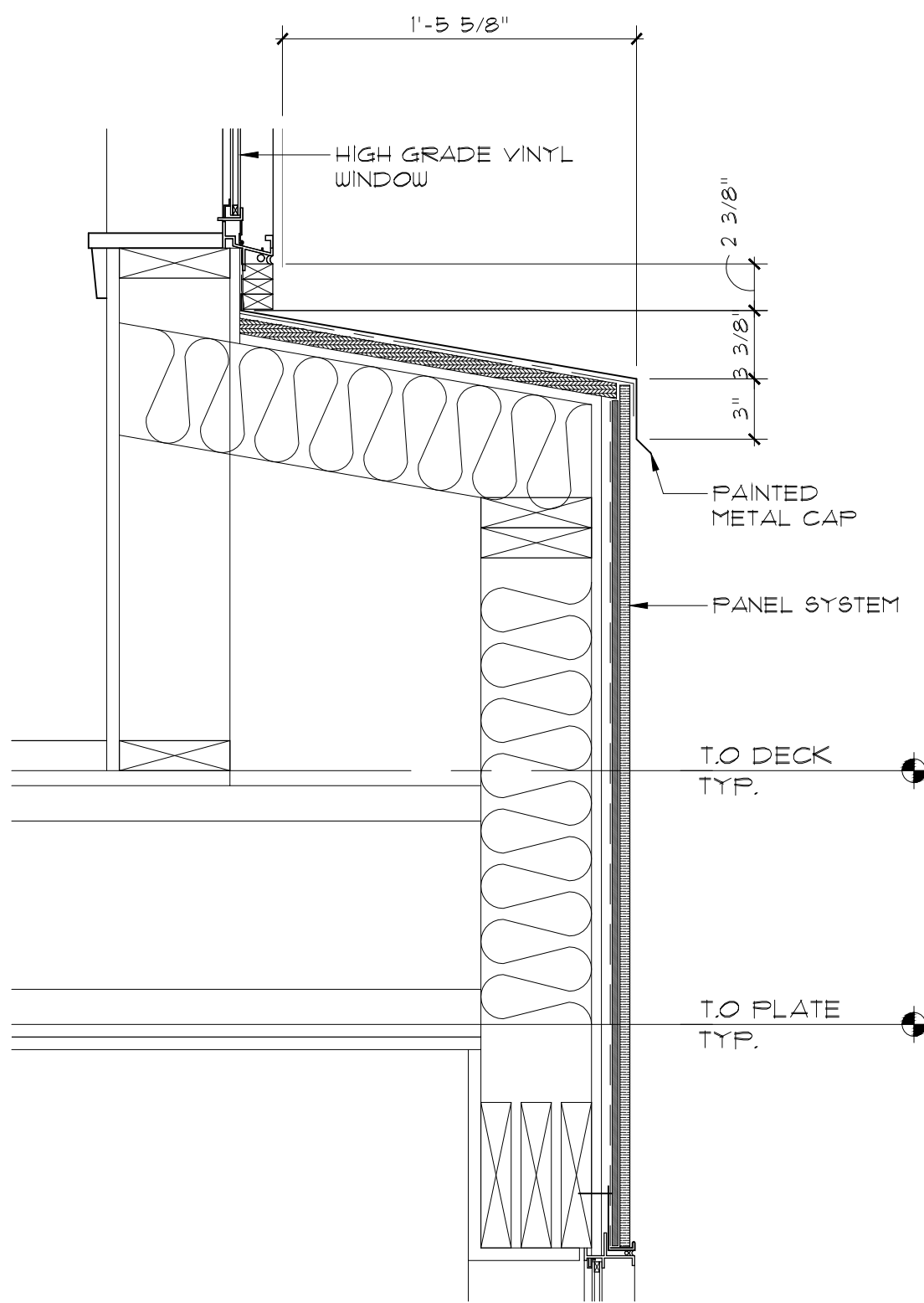
12 MECH. VENT HEAD
SCALE: 1 1/2" = 1'-0"
MASONRY



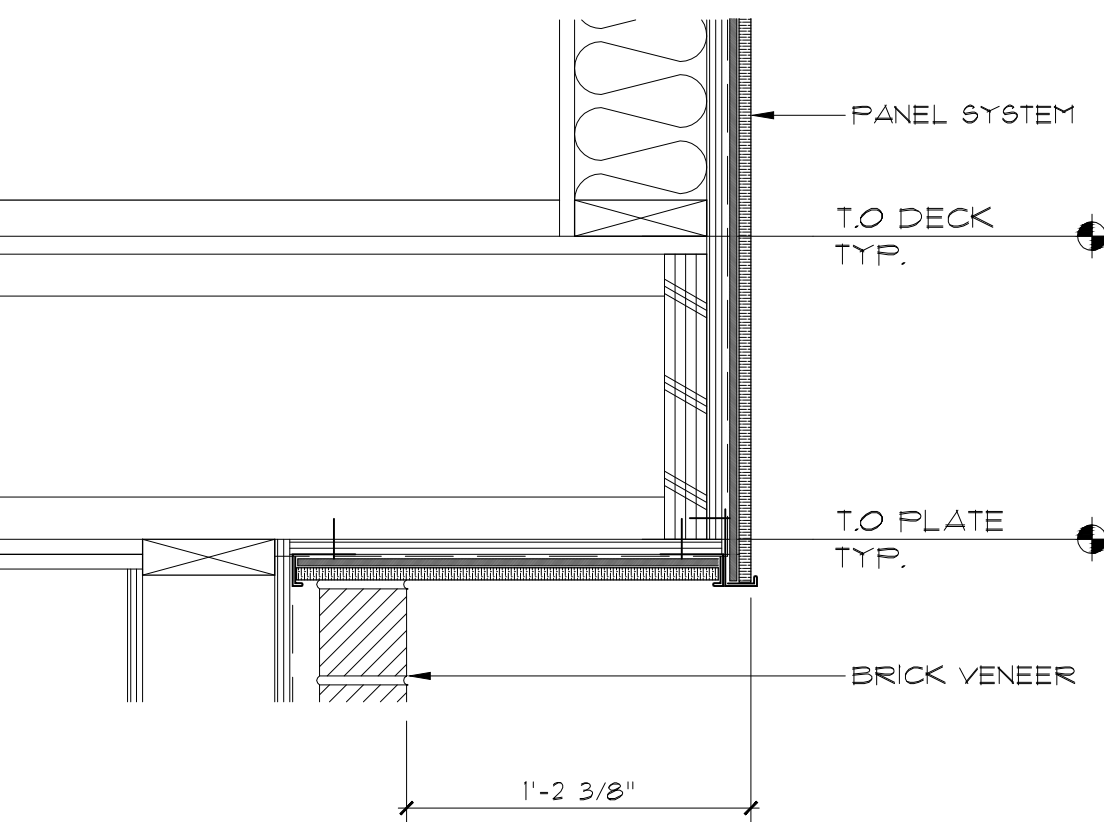
08 MECH. VENT JAMB
SCALE: 1 1/2" = 1'-0"
MASONRY



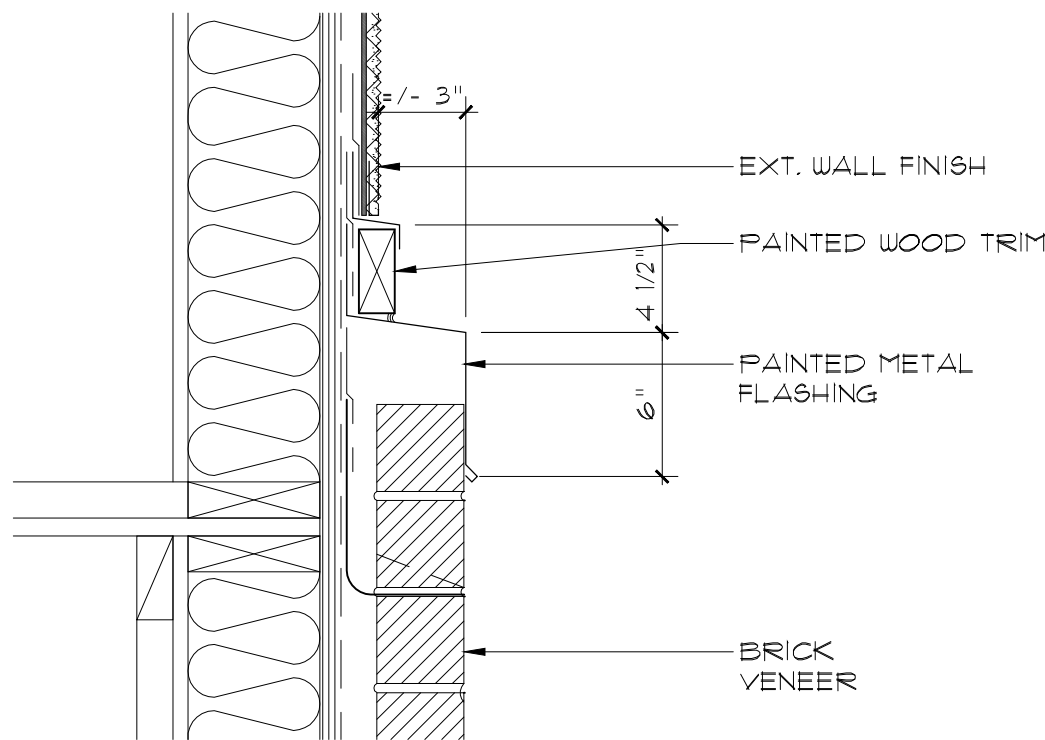
04 MECH. VENT SILL
SCALE: 1 1/2" = 1'-0"
MASONRY



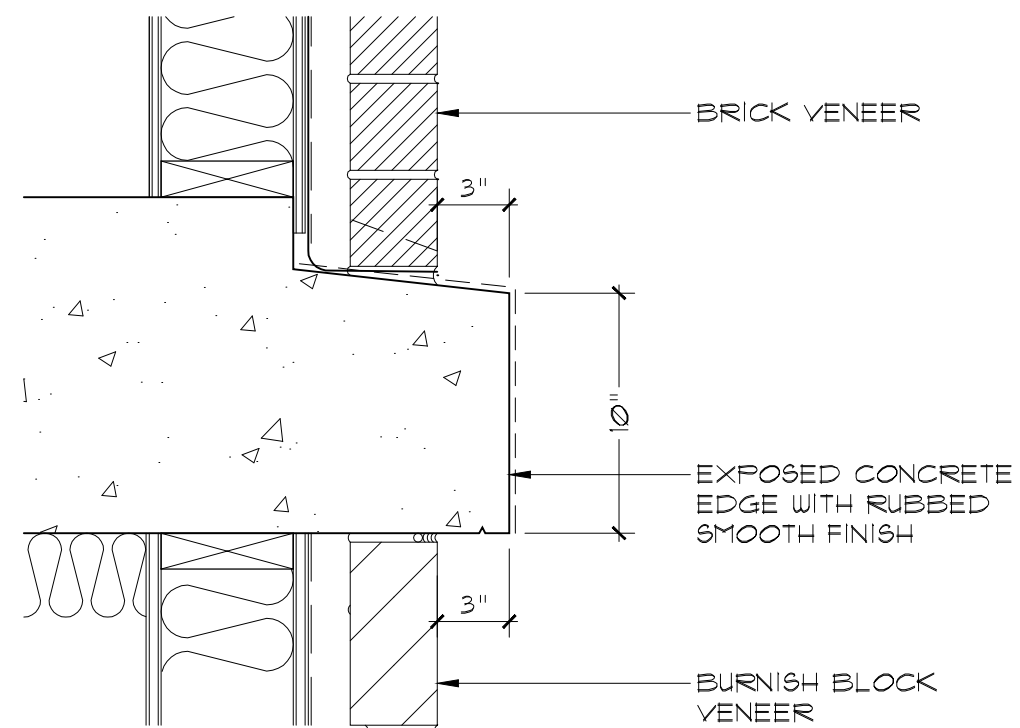
01 EXTERIOR WALL PROJECTION - HEAD
SCALE: 1 1/2" = 1'-0"
PANEL



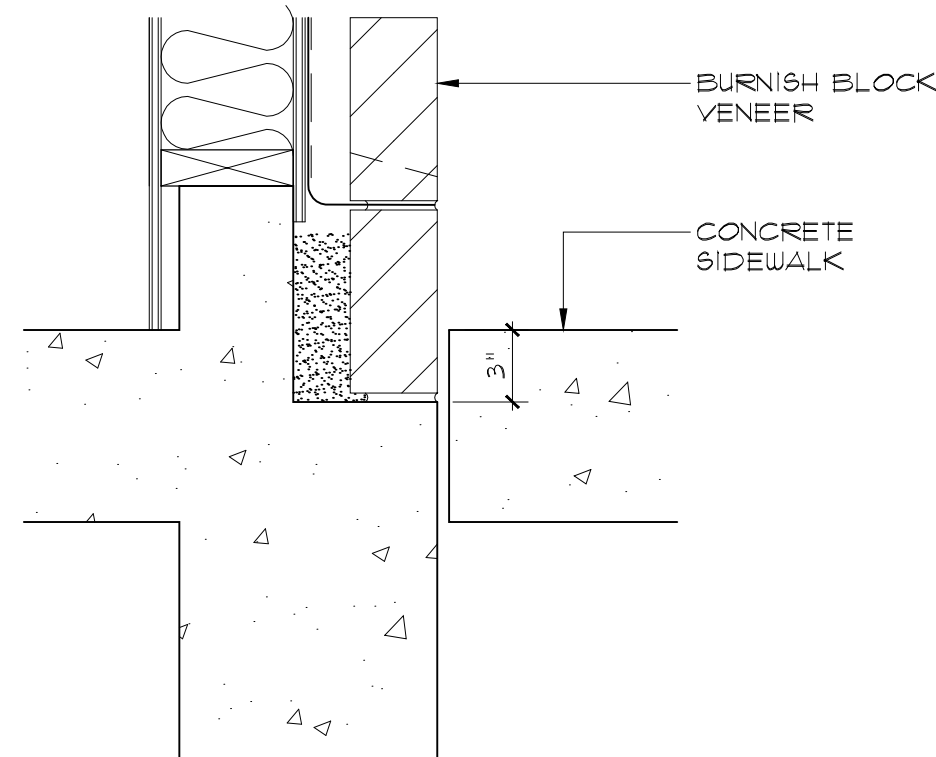
03 EXTERIOR WALL PROJECTION - SOFFIT
SCALE: 1 1/2" = 1'-0"
PANEL



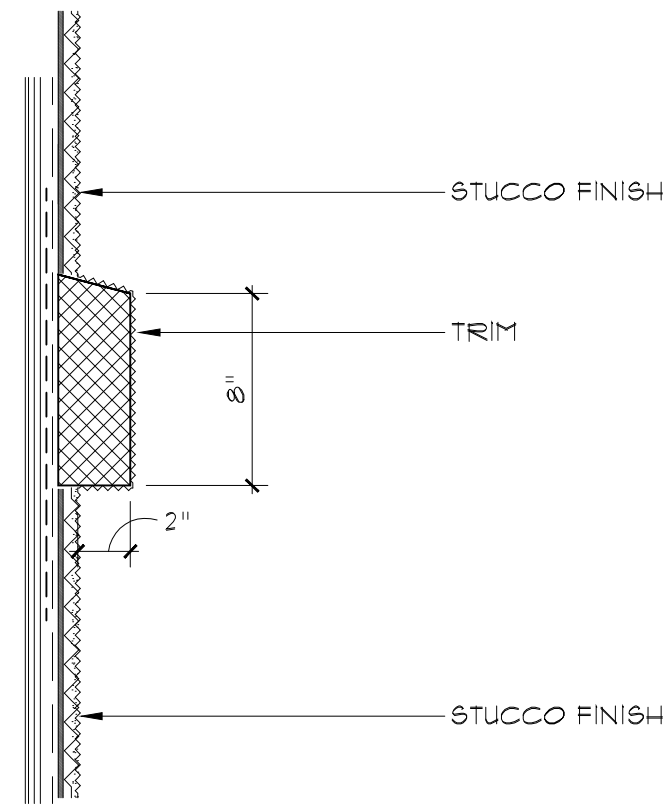
10 TRANSITION
SCALE: 1 1/2" = 1'-0"
STUCCO / PANEL TO BRICK



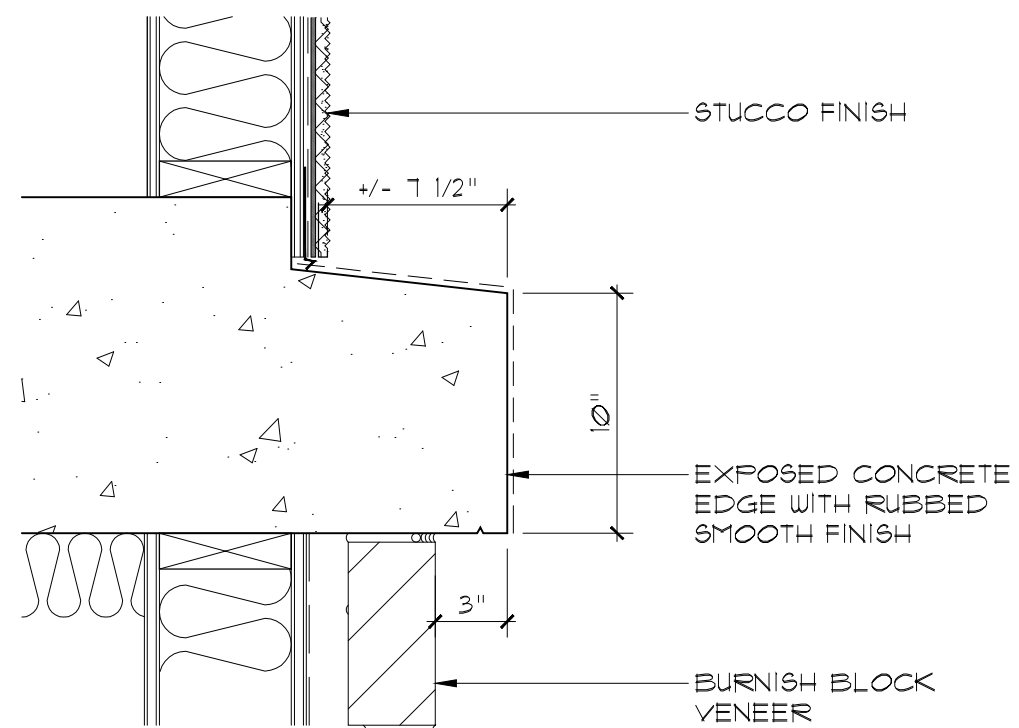
06 SLAB EDGE AT PROJECTION
SCALE: 1 1/2" = 1'-0"
BRICK / MASONRY



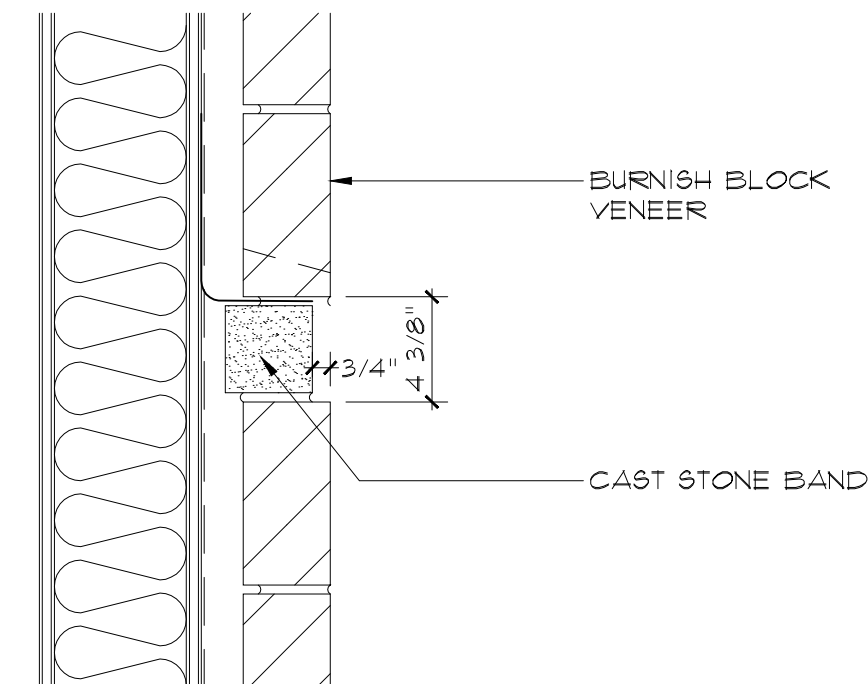
02 SLAB EDGE @ COURTYARD
SCALE: 1 1/2" = 1'-0"
MASONRY



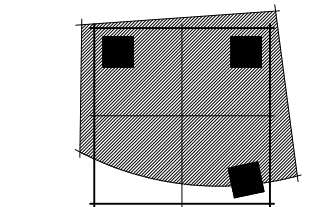
09 TRIM BAND
SCALE: 1 1/2" = 1'-0"
STUCCO



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

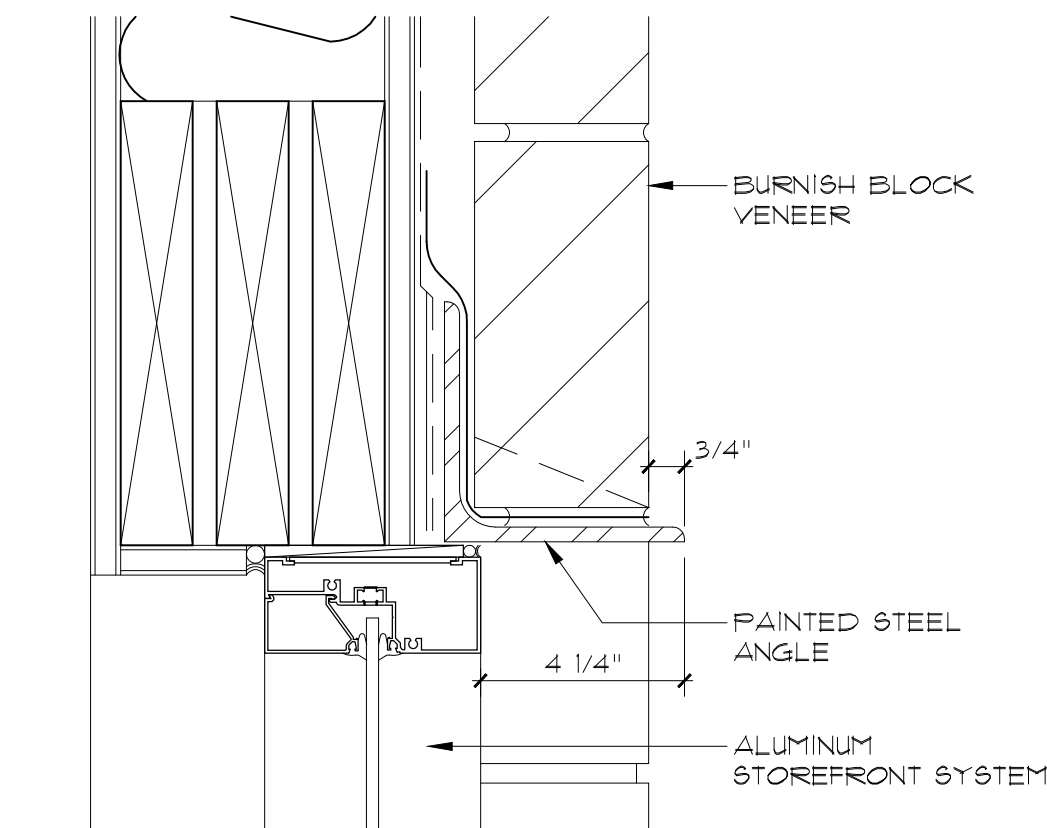


01 CAST STONE BAND
SCALE: 1 1/2" = 1'-0"
MASONRY

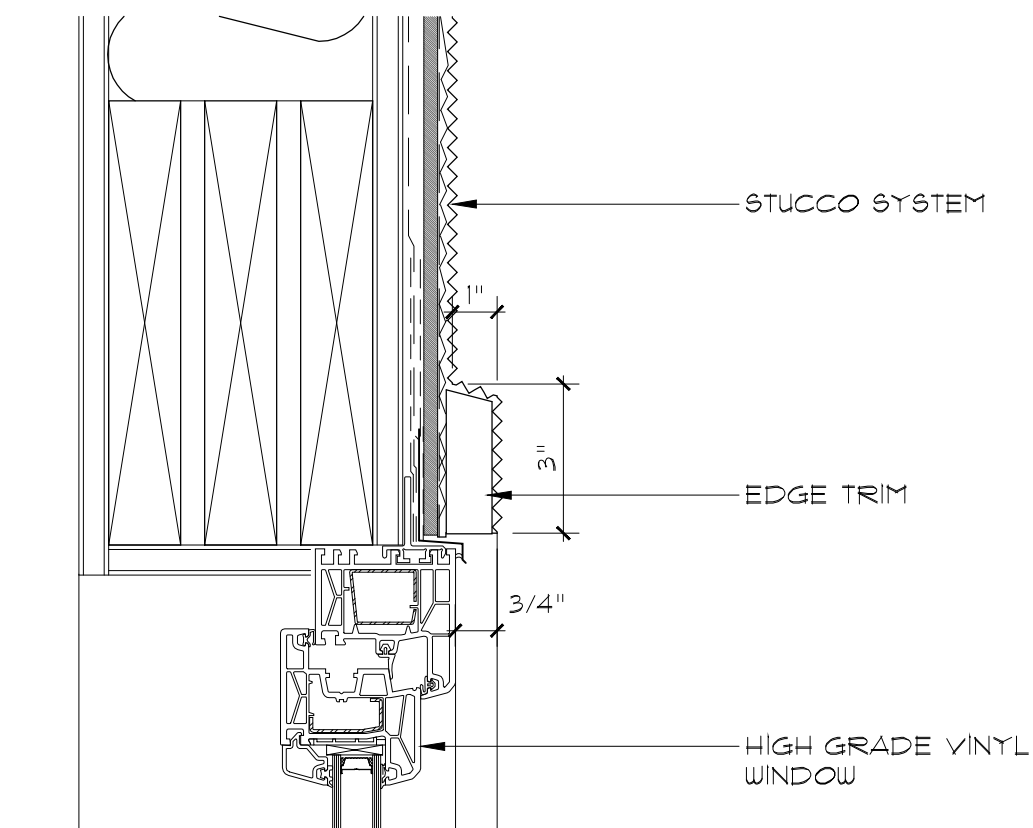


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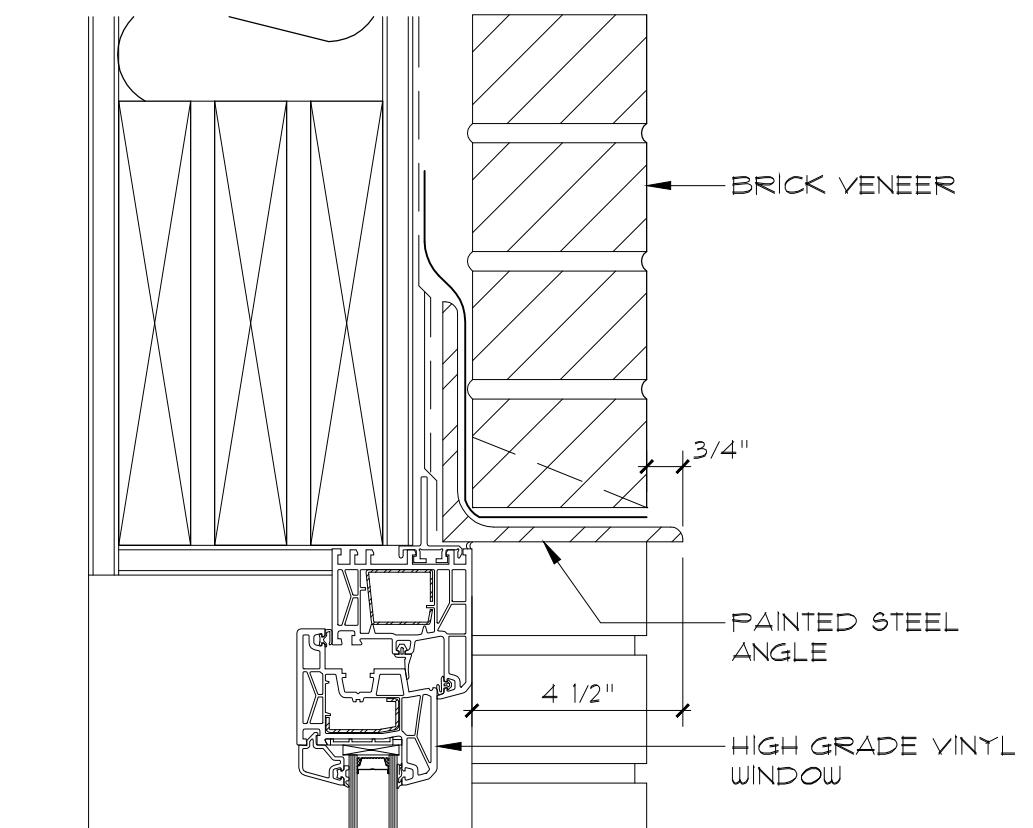
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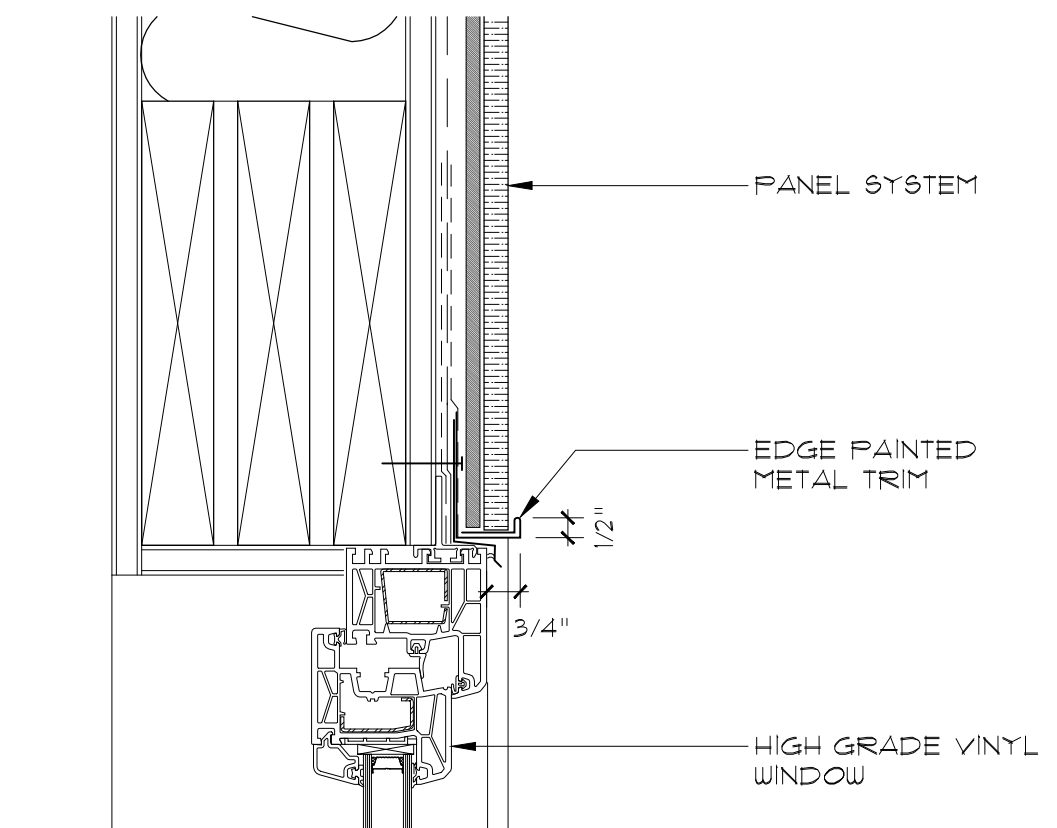
12 STOREFRONT HEAD
SCALE: 3" = 1'-0" TYP



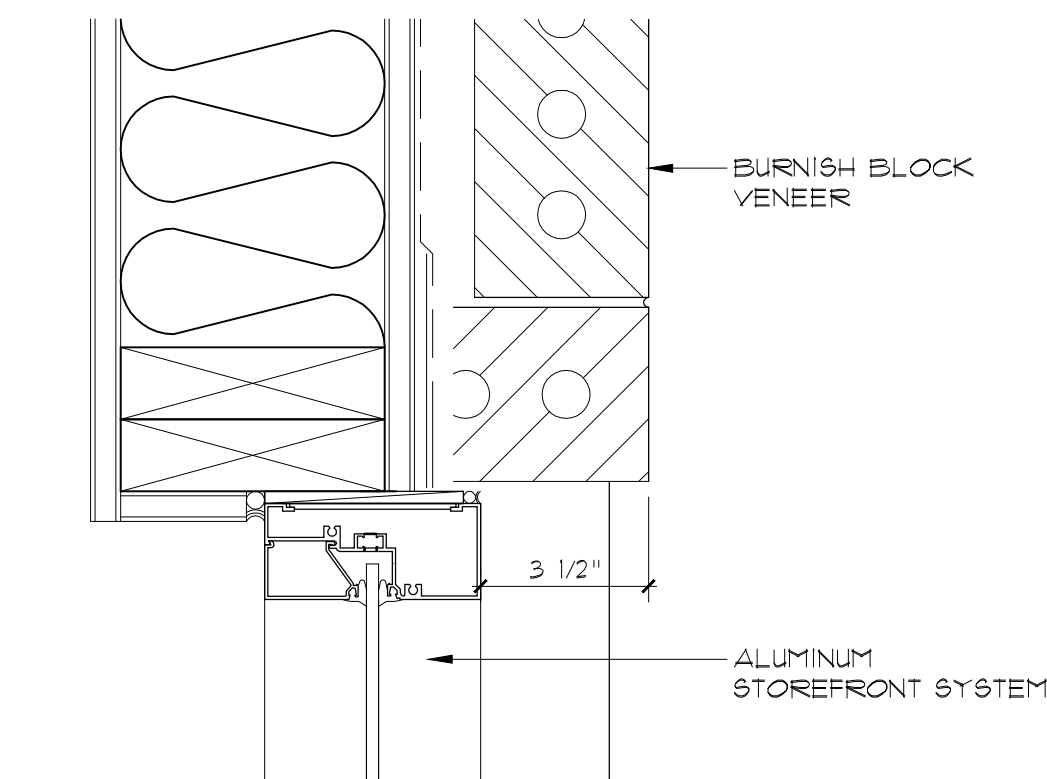
11 WINDOW HEAD
SCALE: 3" = 1'-0" STUCCO



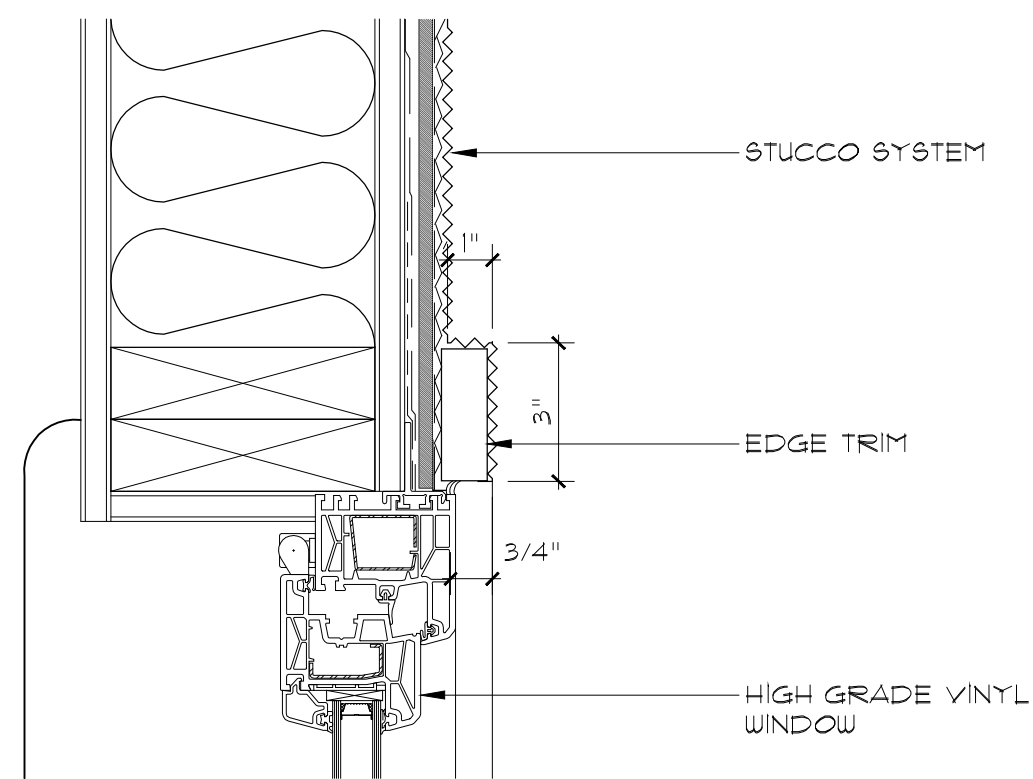
10 WINDOW HEAD
SCALE: 3" = 1'-0" BRICK



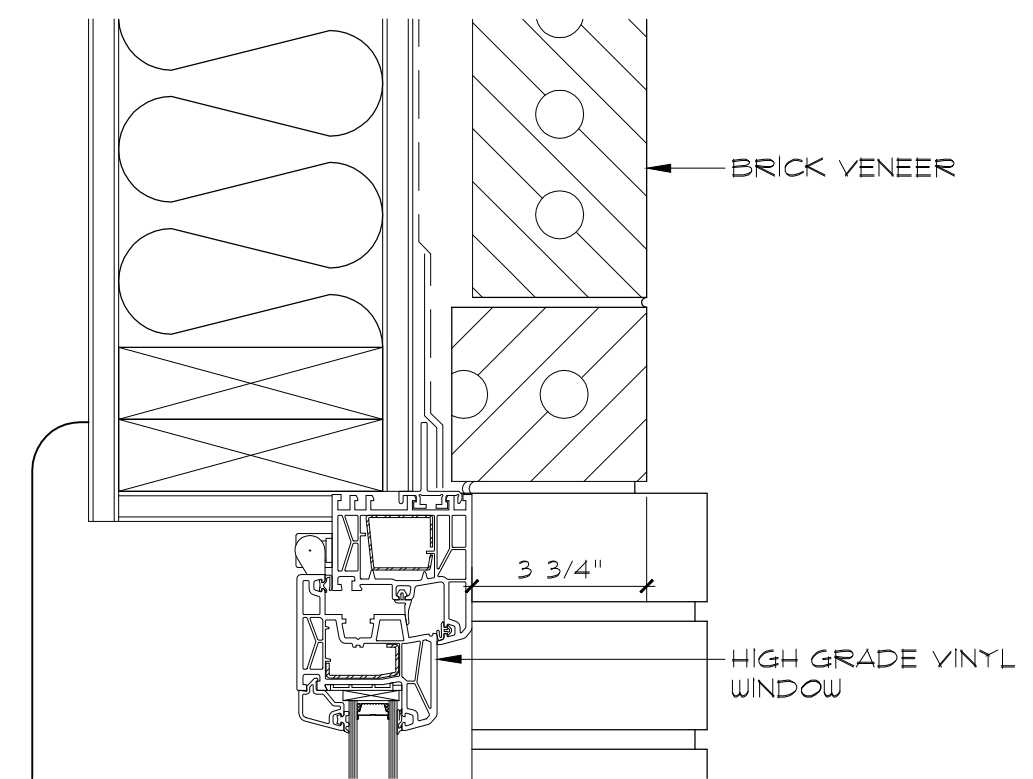
09 WINDOW HEAD
SCALE: 3" = 1'-0" PANEL



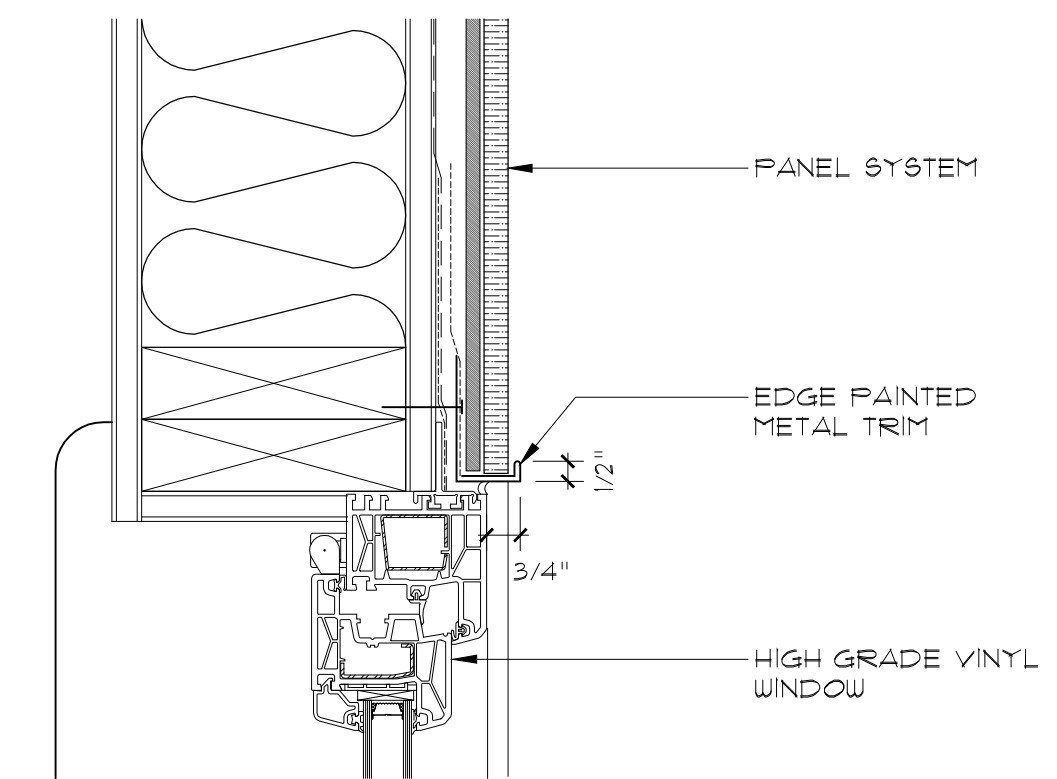
08 STOREFRONT JAMB
SCALE: 3" = 1'-0" TYP



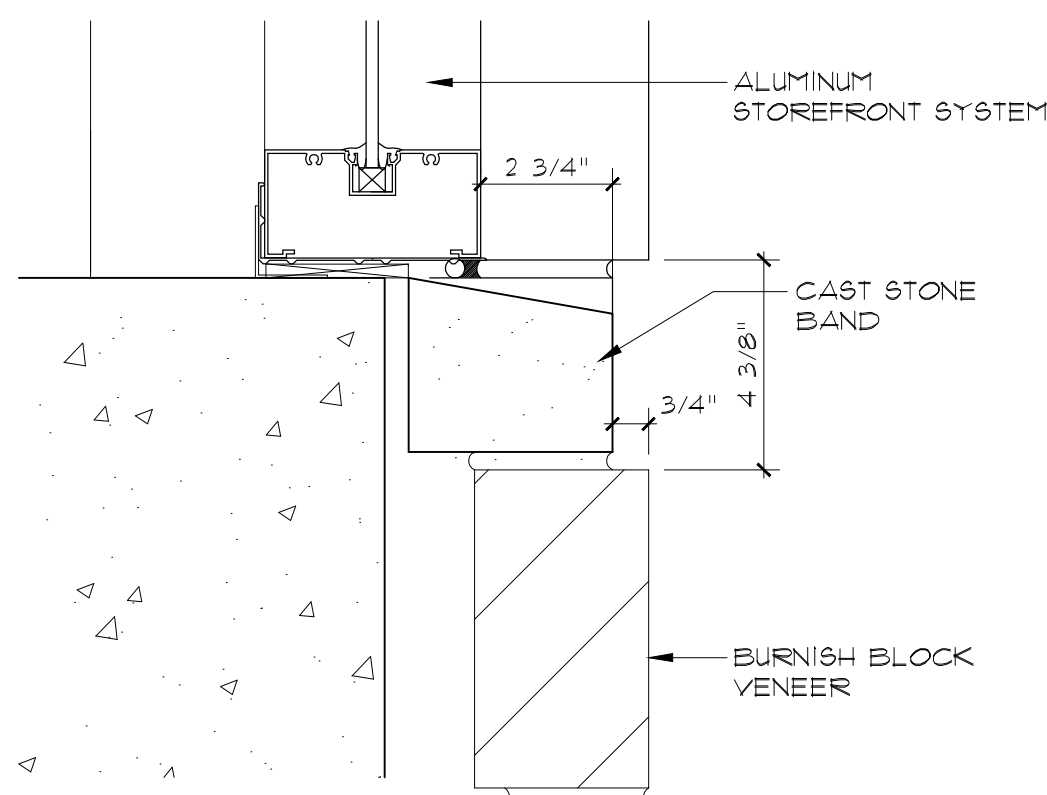
07 WINDOW JAMB
SCALE: 3" = 1'-0" STUCCO



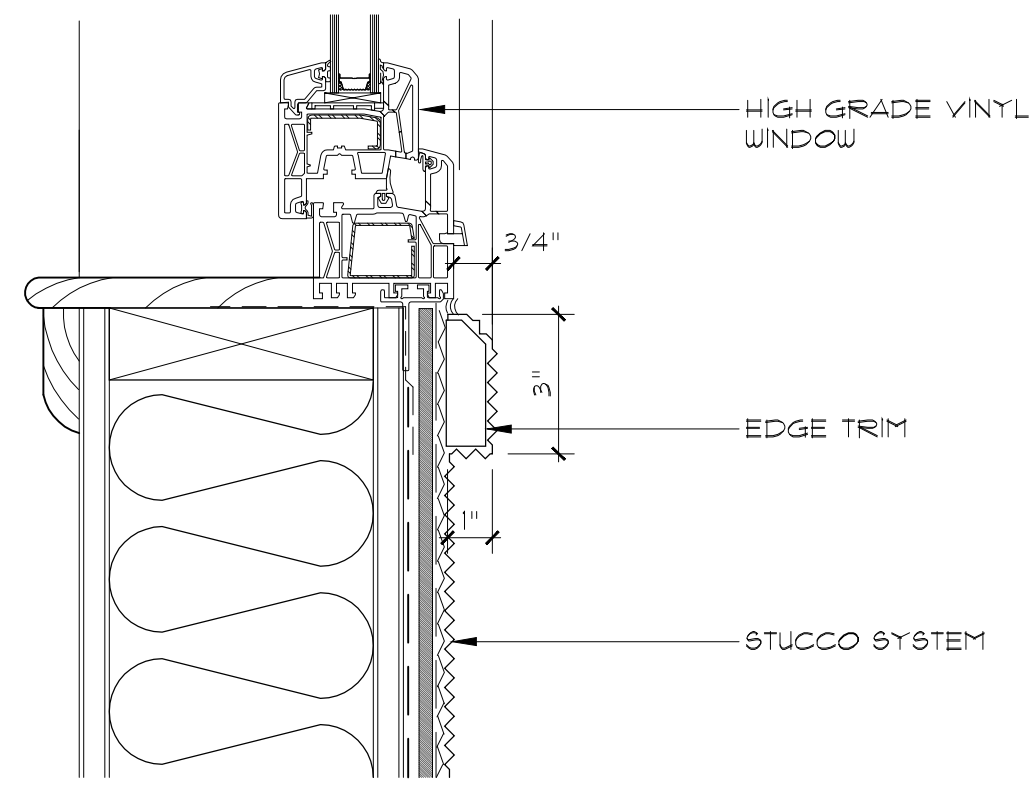
06 WINDOW JAMB
SCALE: 3" = 1'-0" BRICK



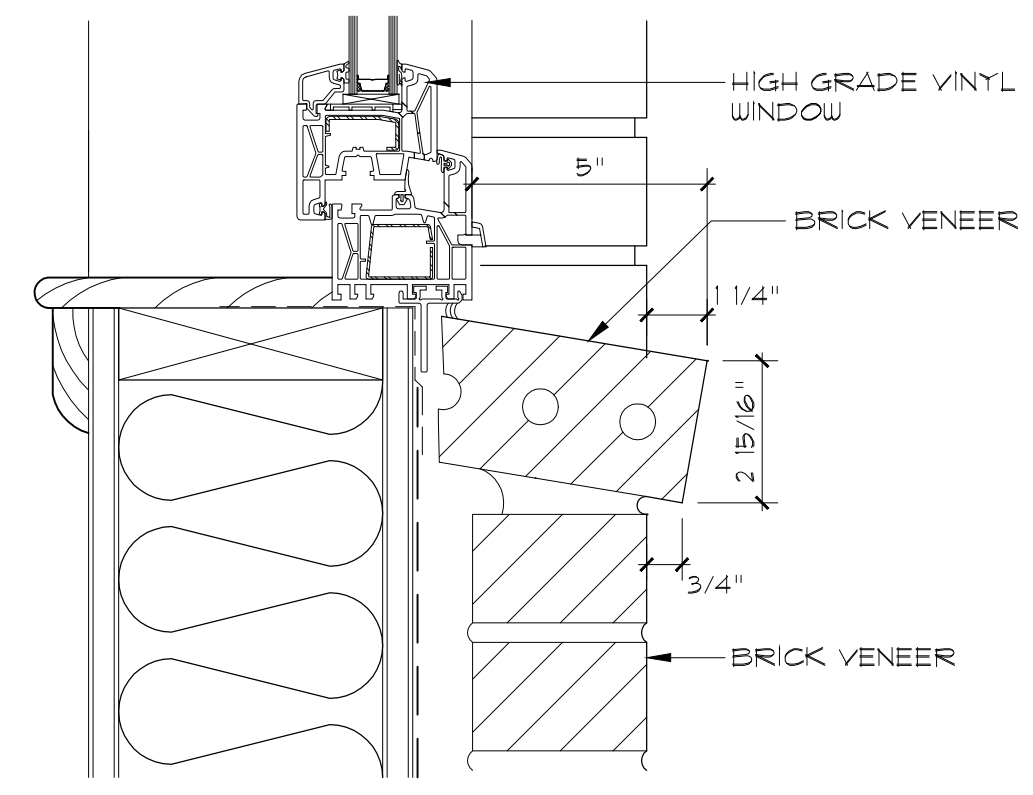
05 WINDOW JAMB
SCALE: 3" = 1'-0" PANEL



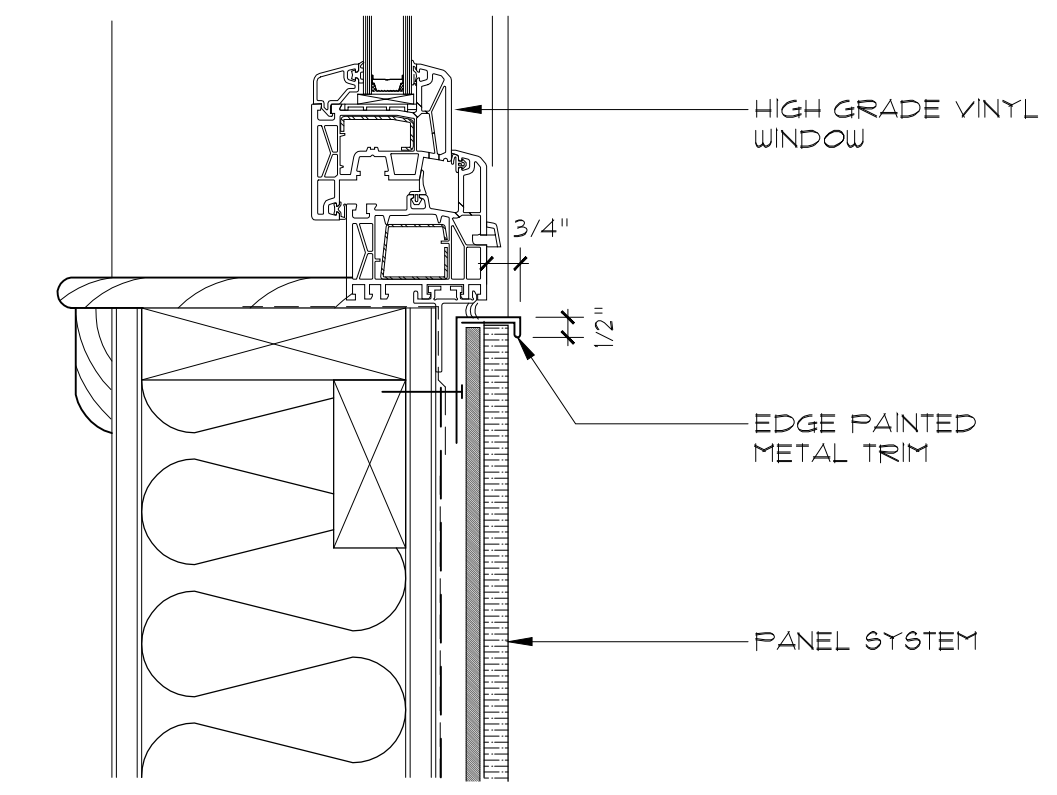
04 STOREFRONT SILL
SCALE: 3" = 1'-0" TYP



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



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



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

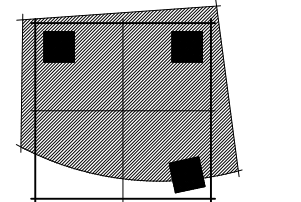
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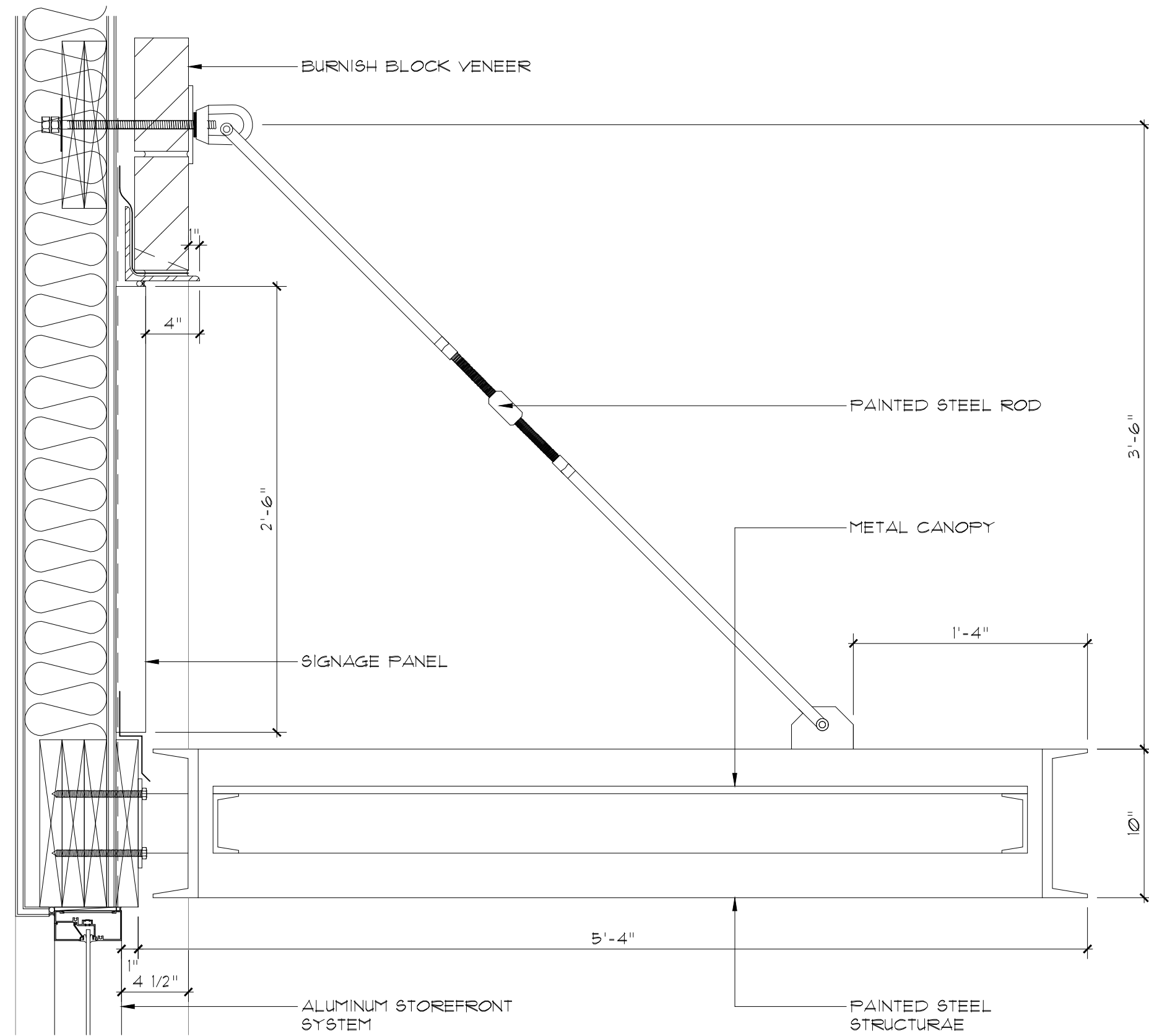
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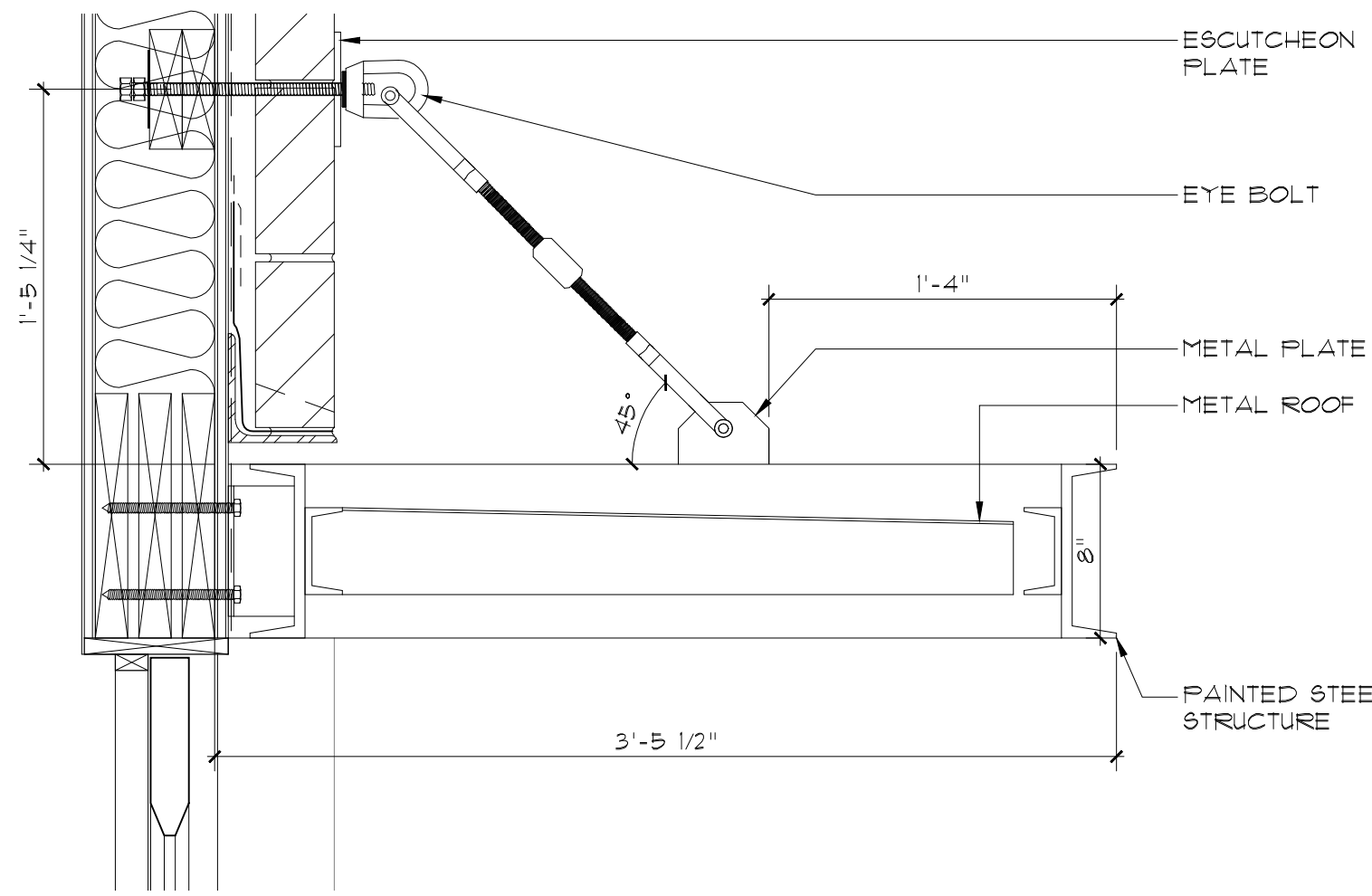
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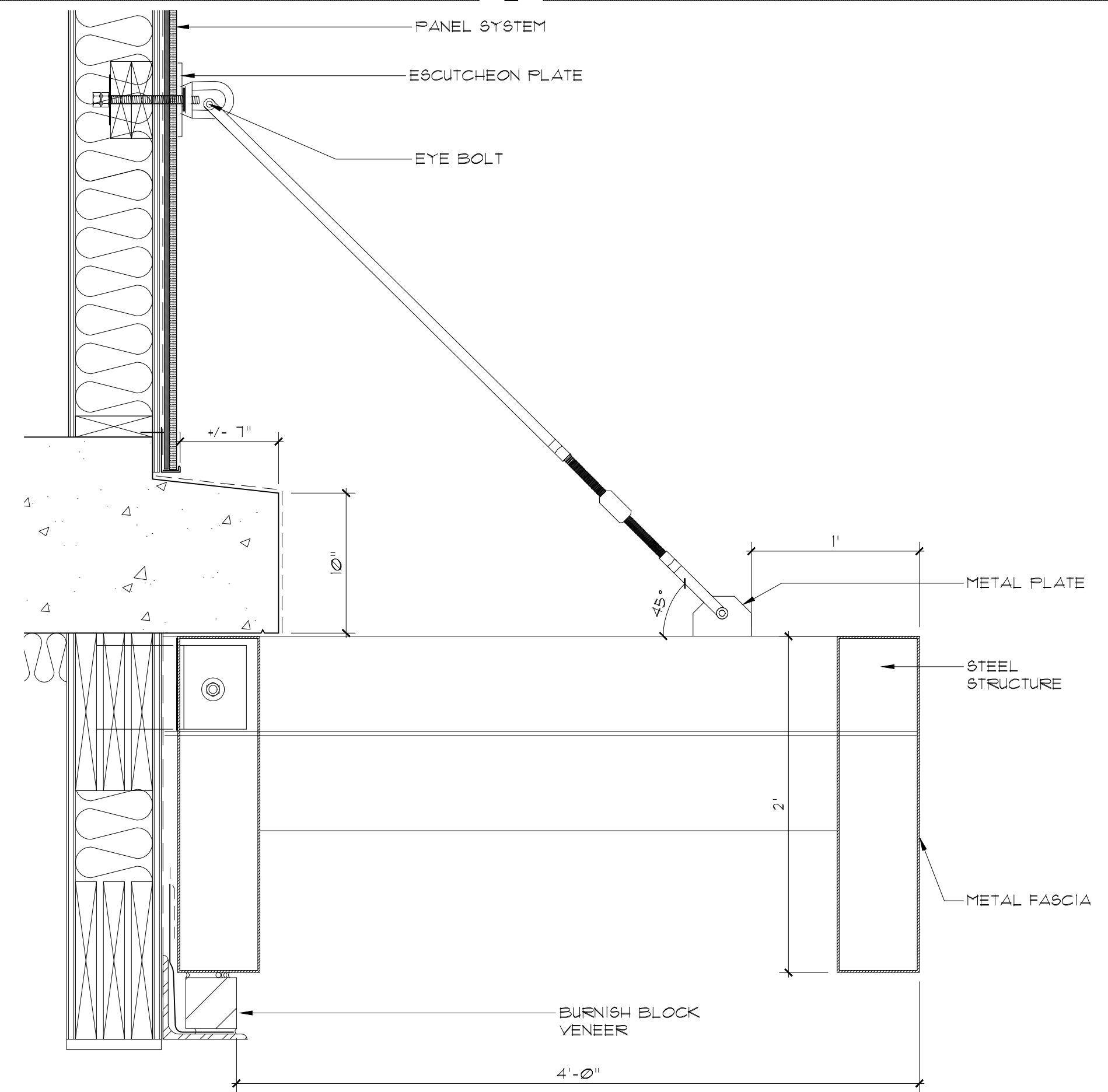
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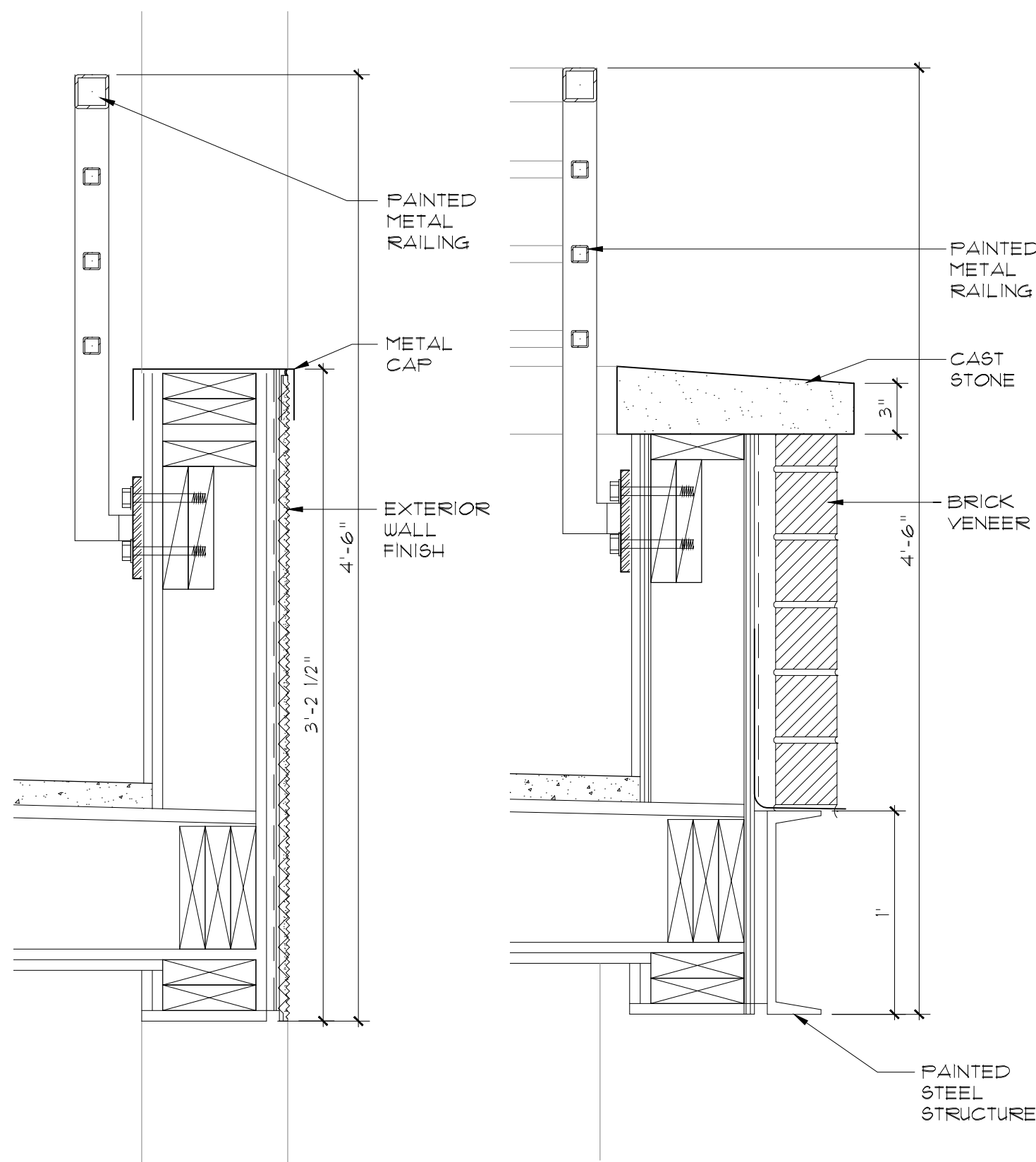
12 STOREFRONT CANOPY
SCALE: 1 1/2" = 1'-0"



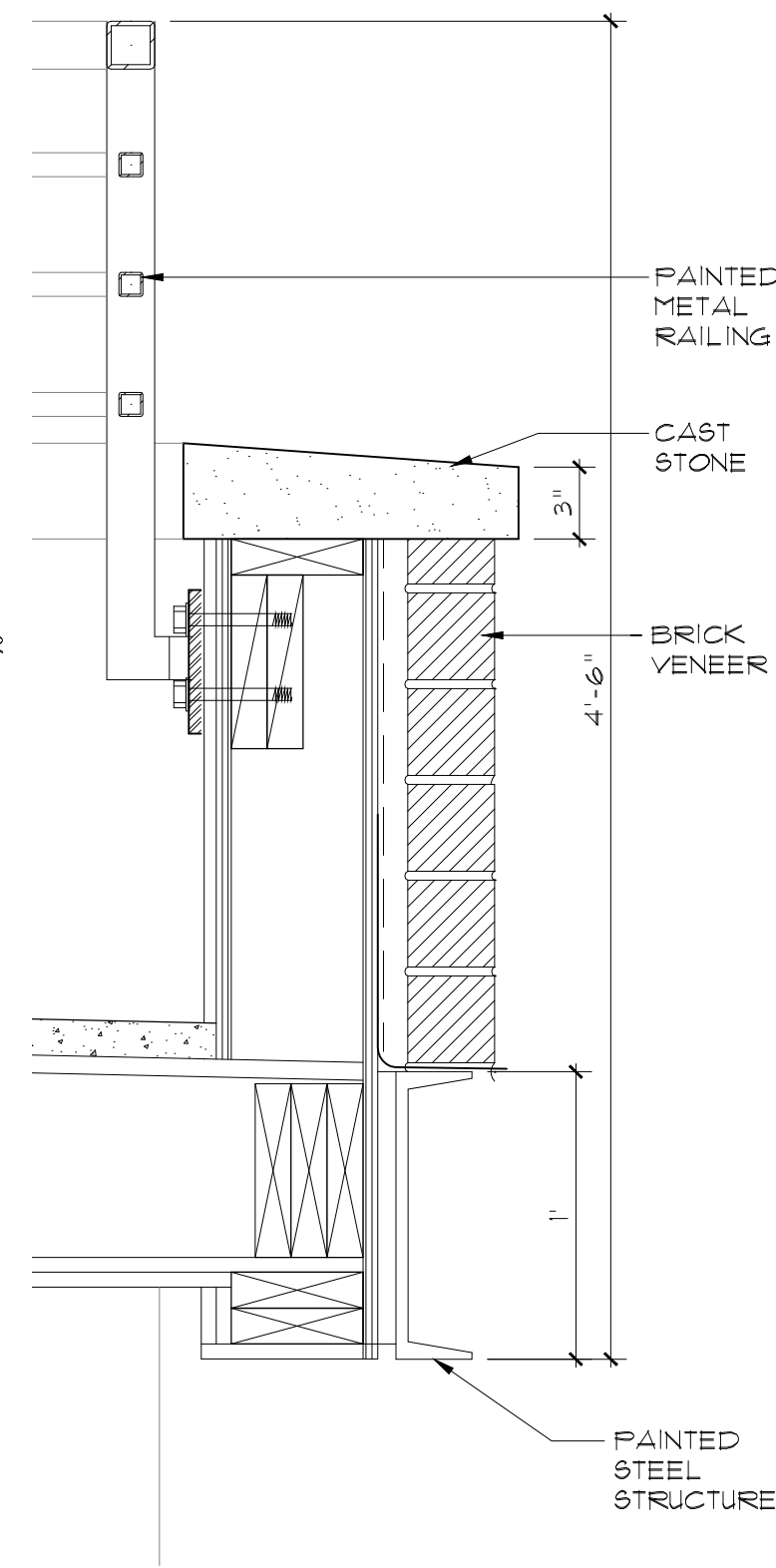
10 BOLT-ON CANOPY SYSTEM
SCALE: 1 1/2" = 1'-0"



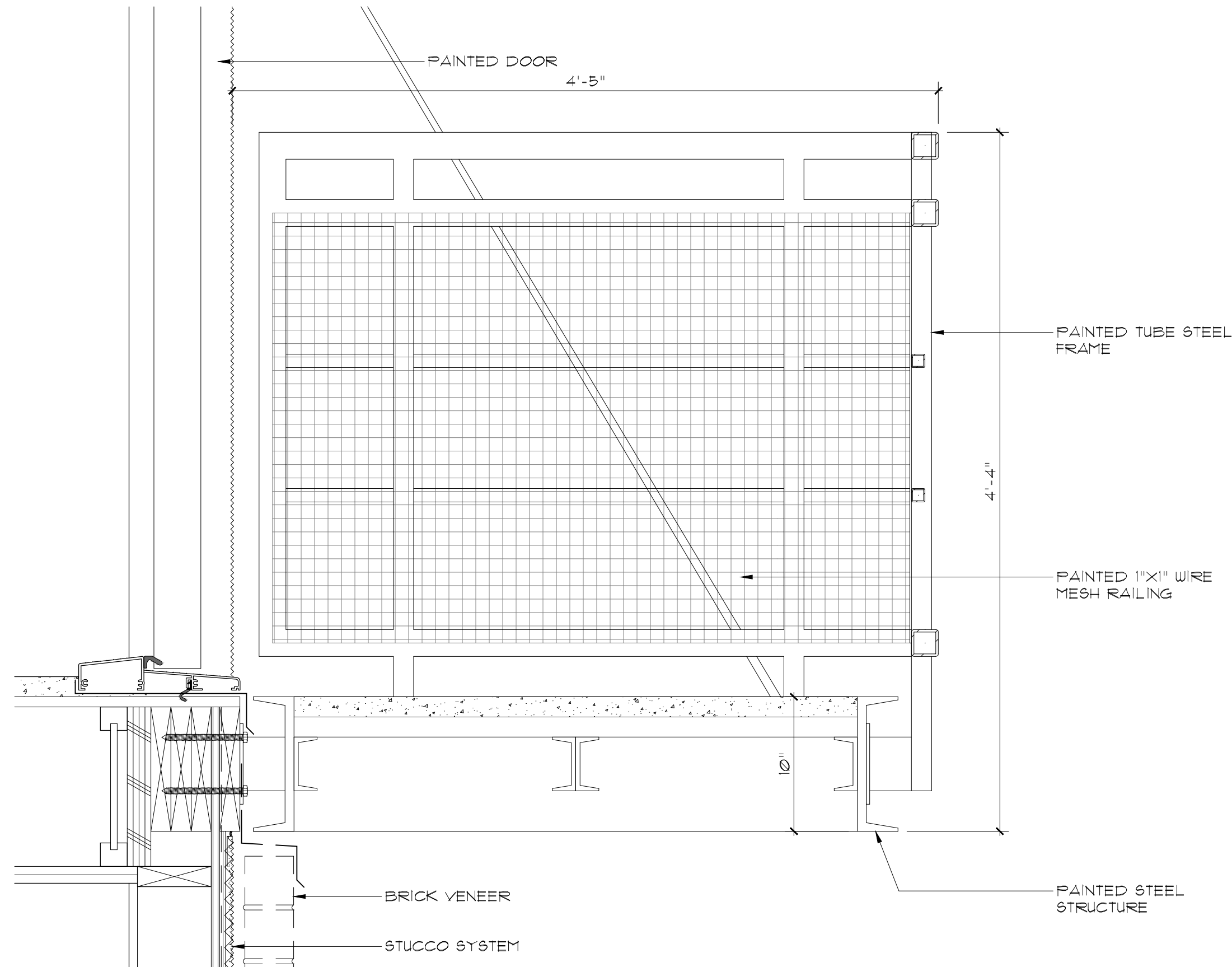
08 CANOPY SYSTEM @ ENTRY
SCALE: 1 1/2" = 1'-0"



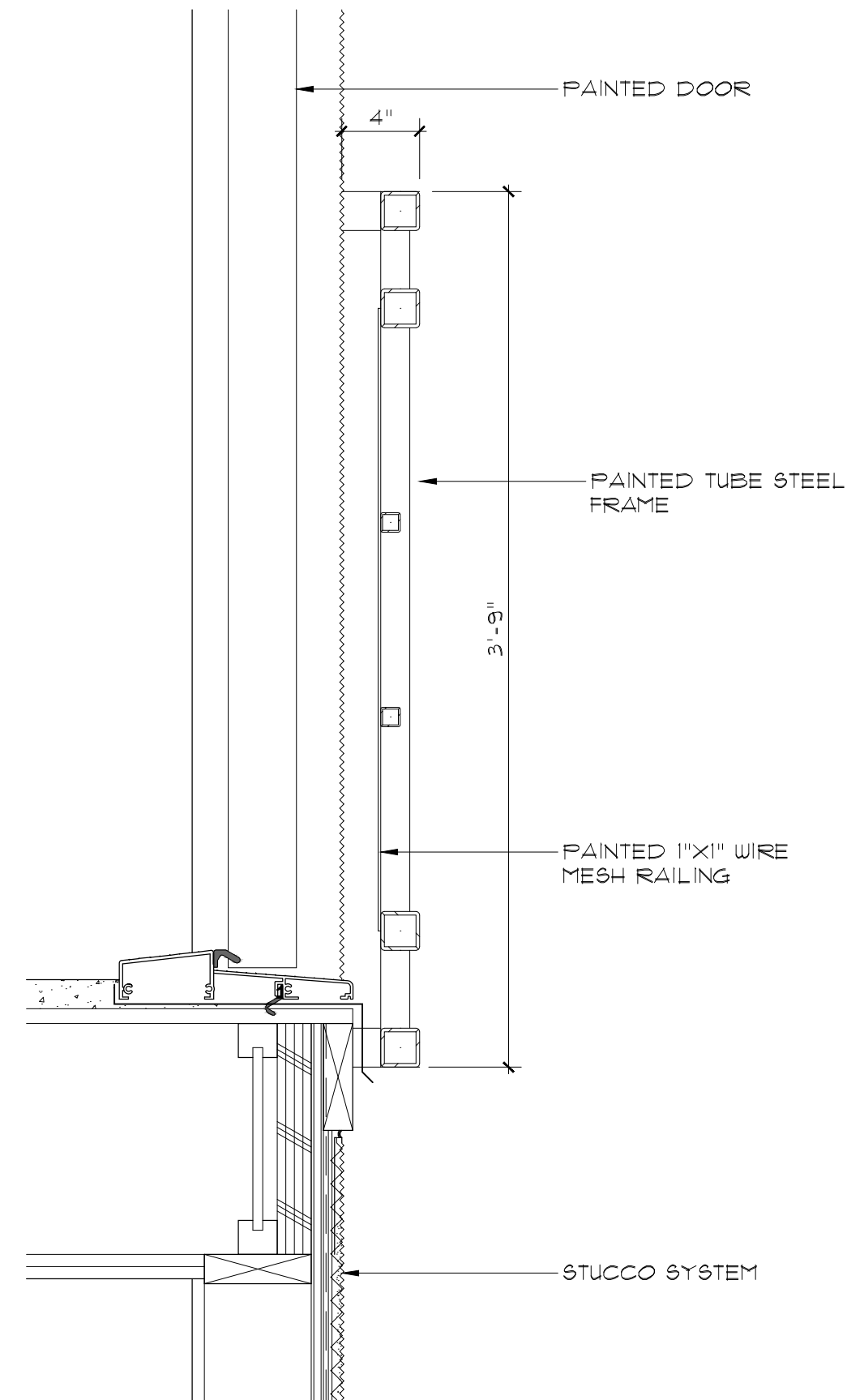
05 LOW WALL BALCONY
SCALE: 1 1/2" = 1'-0"



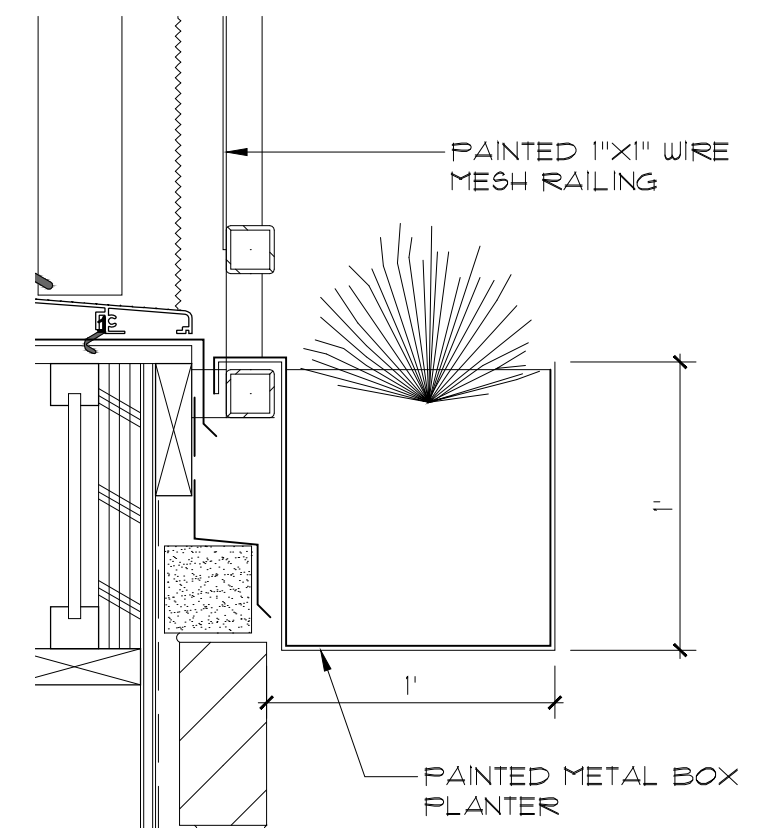
04 LOW WALL BALCONY
SCALE: 1 1/2" = 1'-0"



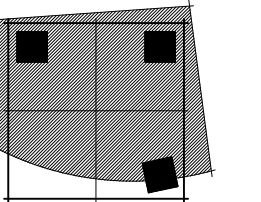
03 BALCONY SYSTEM
SCALE: 1 1/2" = 1'-0"

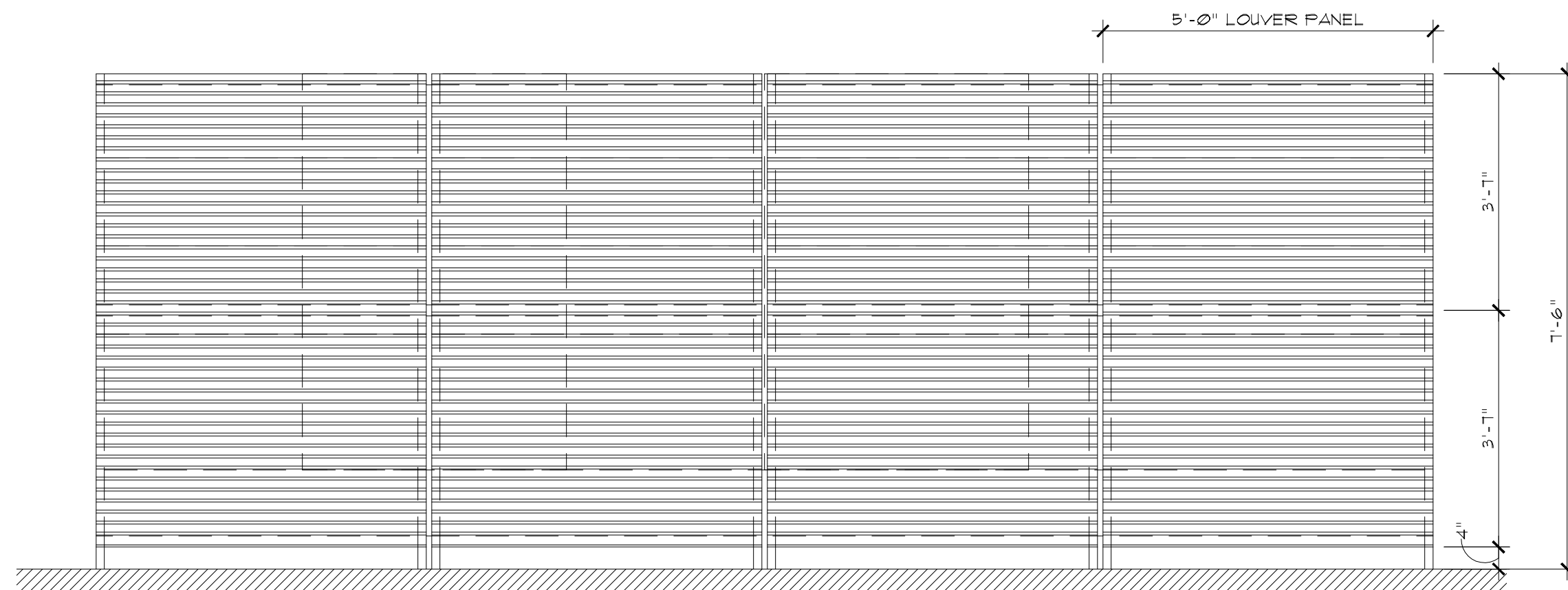


01 JULIETTE
SCALE: 1 1/2" = 1'-0"

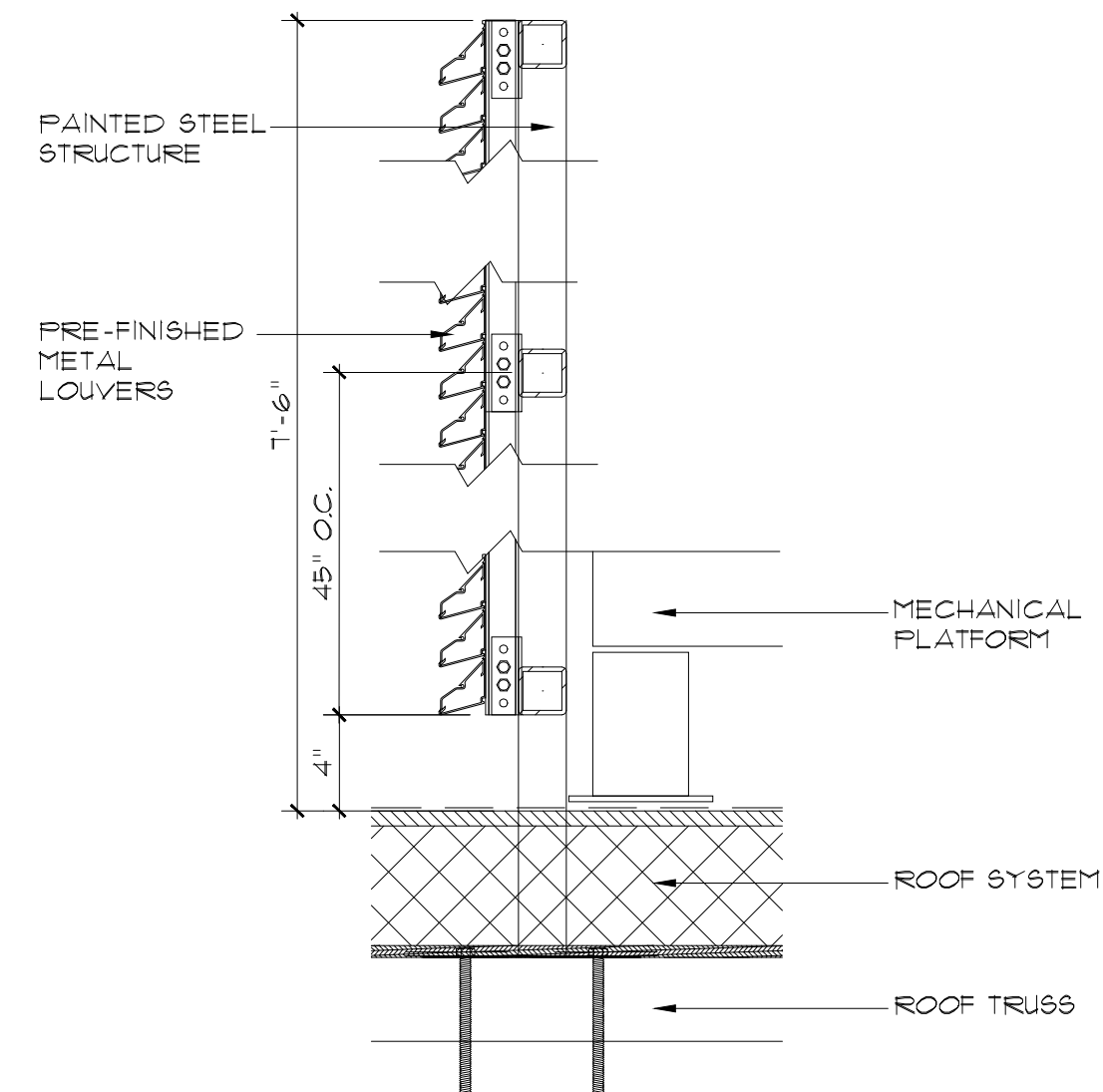


JULIETTE W/ PLANTER
SCALE: 1 1/2" = 1'-0"

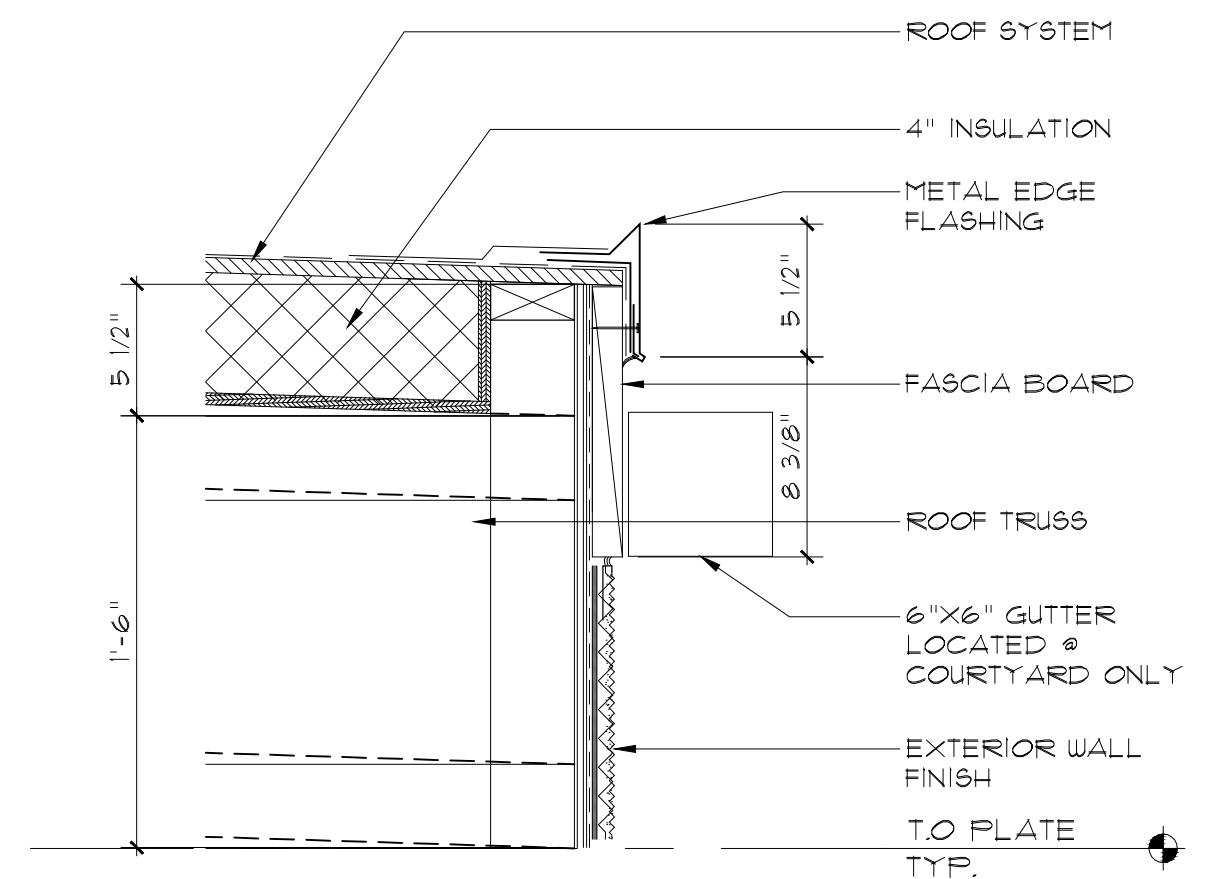




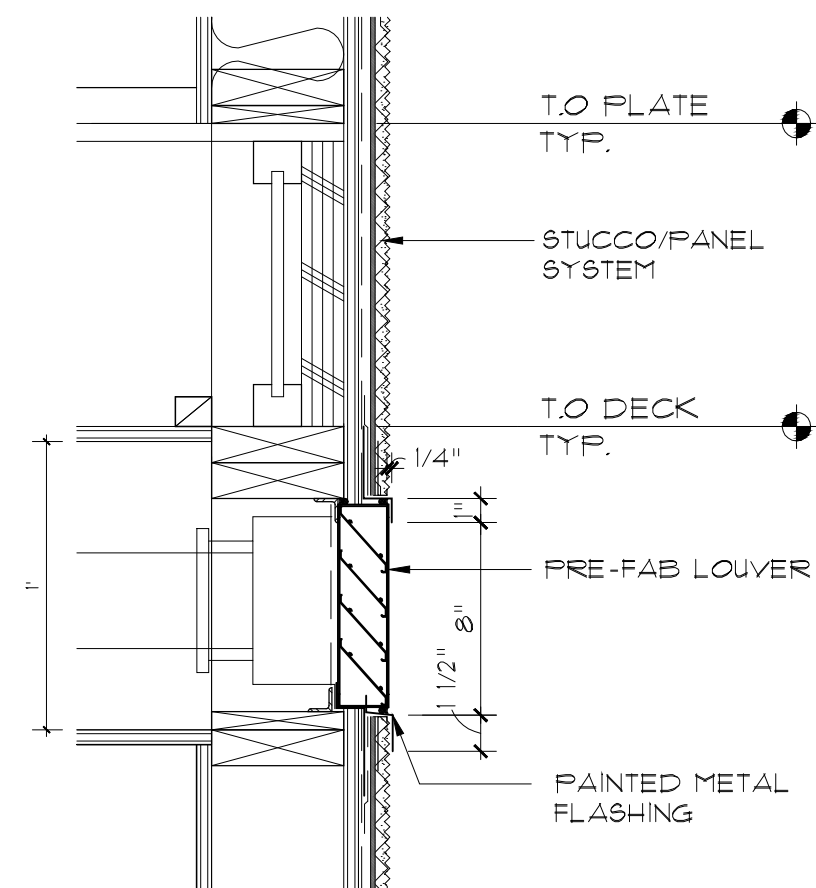
12 MECH. SCREEN ELEVATION
SCALE: 1/2" = 1'-0"



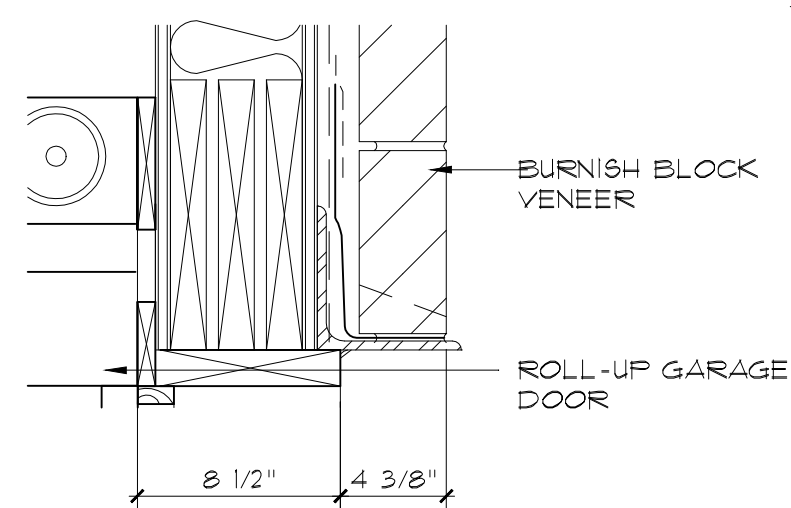
10 MECH. SCREEN @ ROOF
SCALE: 1 1/2" = 1'-0"



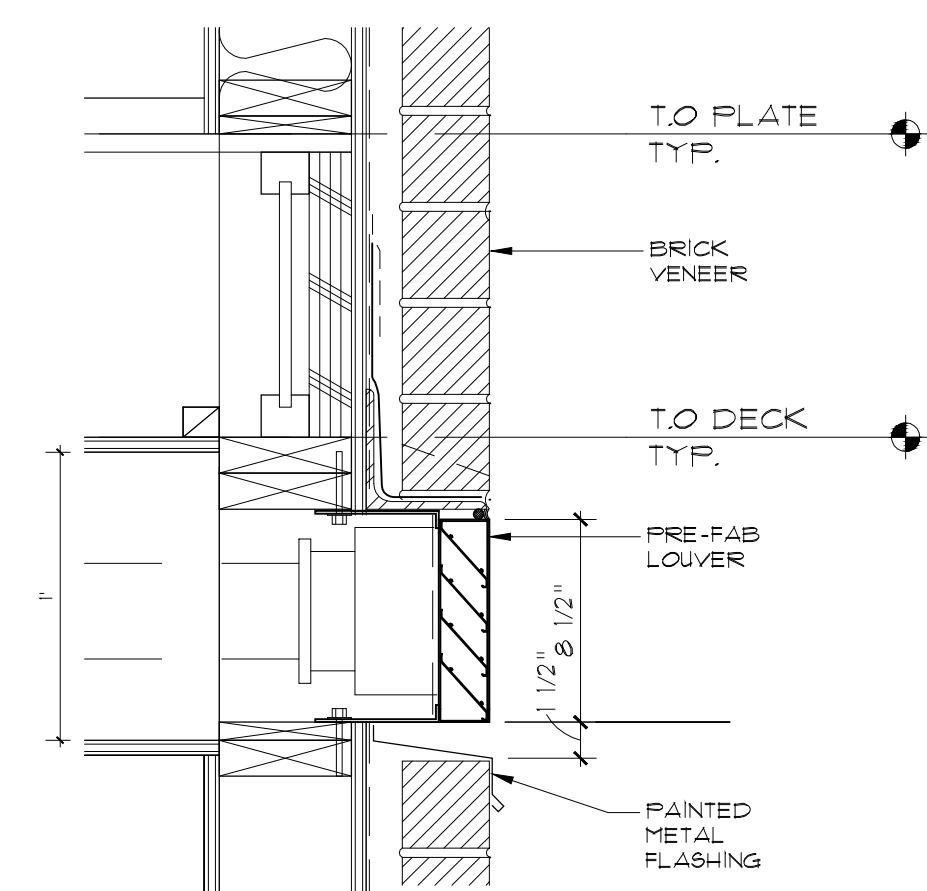
09 ROOF EDGE
SCALE: 1 1/2" = 1'-0"



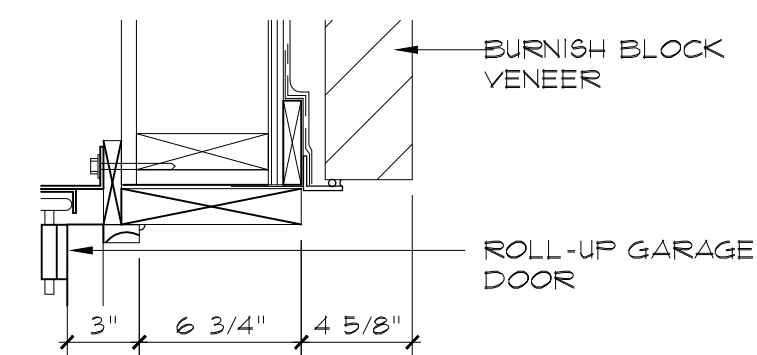
06 LOUVER HEAD AND SILL
SCALE: 1 1/2" = 1'-0"



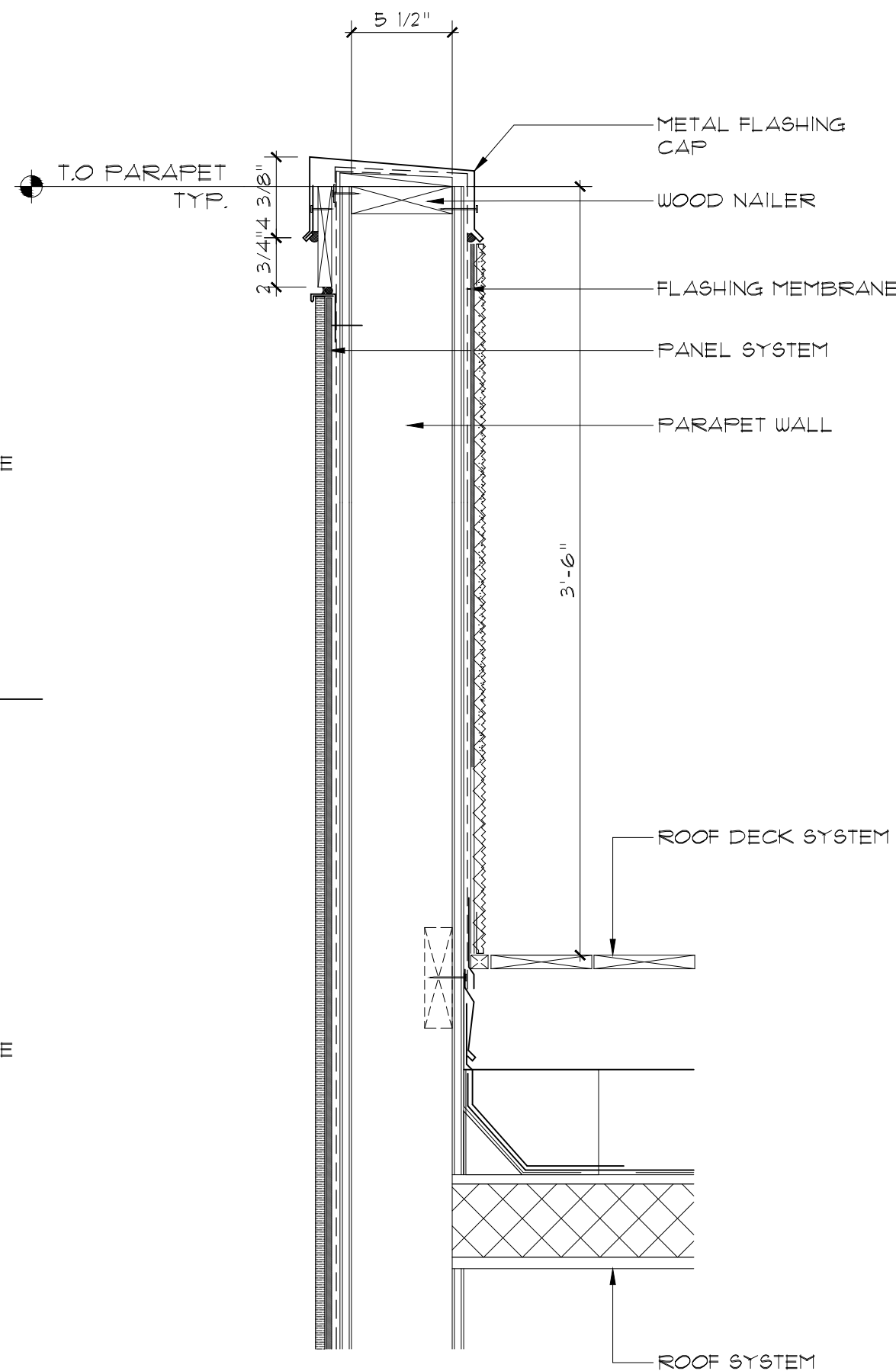
08 GARAGE DOOR HEAD
SCALE: 1 1/2" = 1'-0"



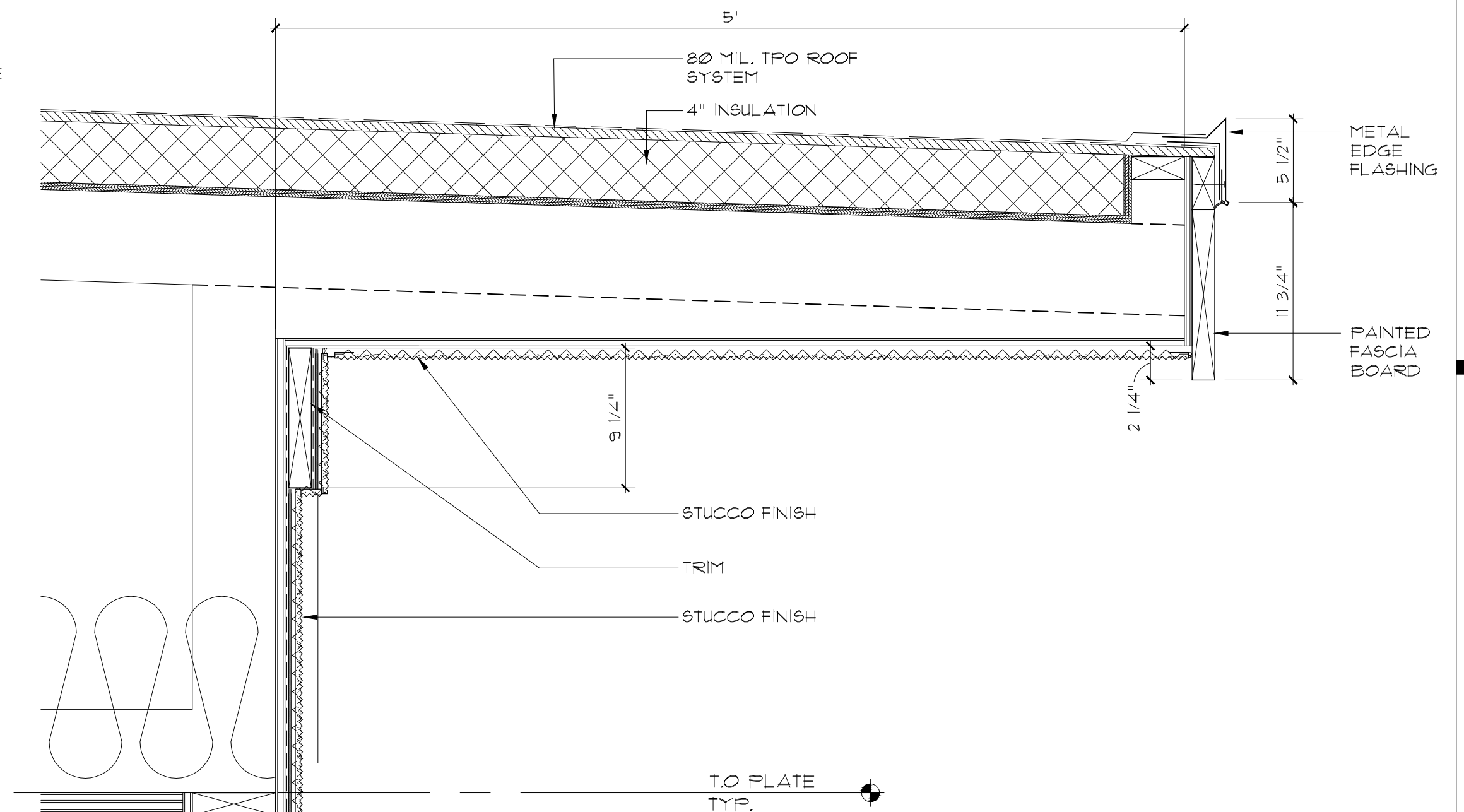
05 LOUVER HEAD AND SILL
SCALE: 1 1/2" = 1'-0"



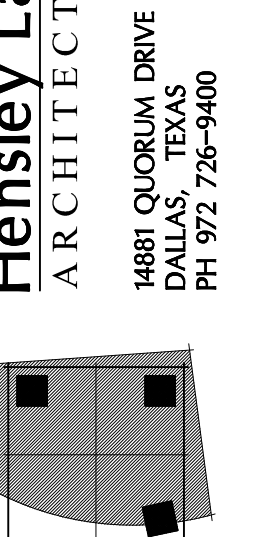
04 GARAGE DOOR JAMB
SCALE: 1 1/2" = 1'-0"

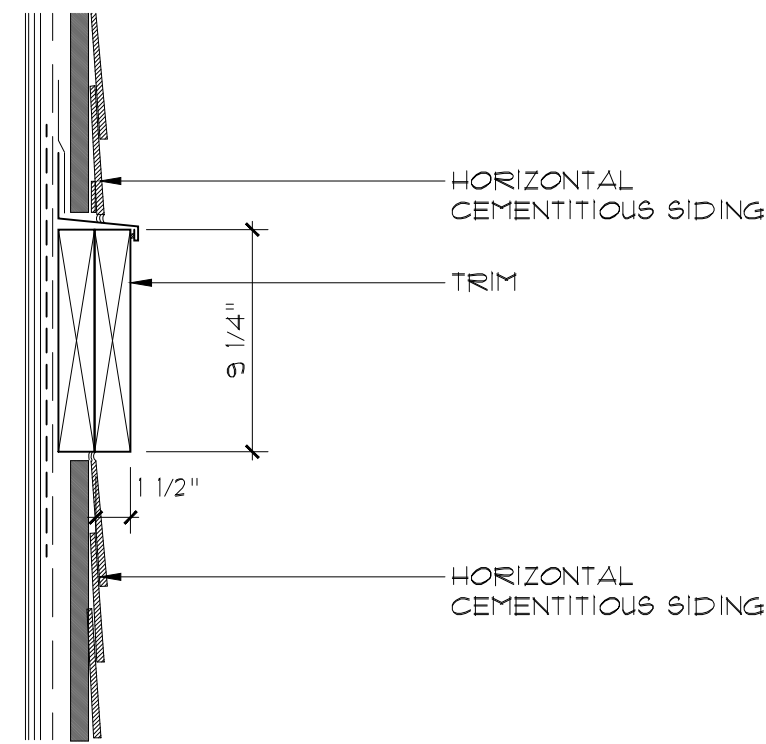


03 PARAPET AND ROOF DECK
SCALE: 1 1/2" = 1'-0"

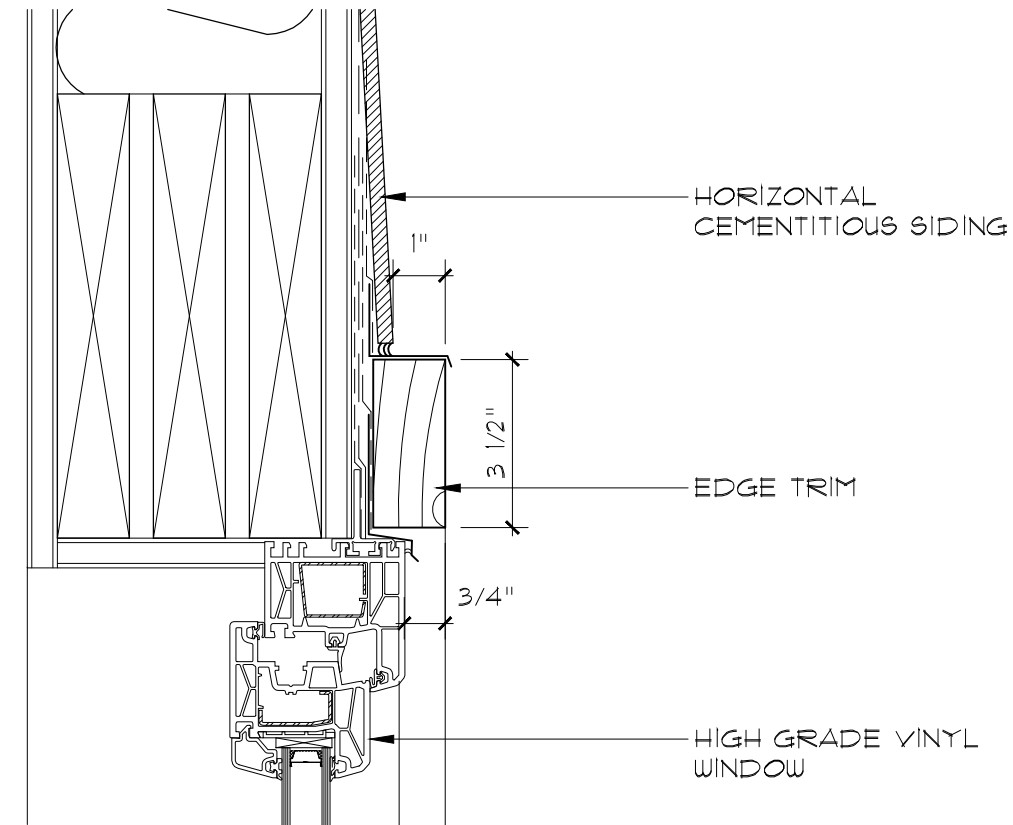


02 ROOF EAVE
SCALE: 1 1/2" = 1'-0"

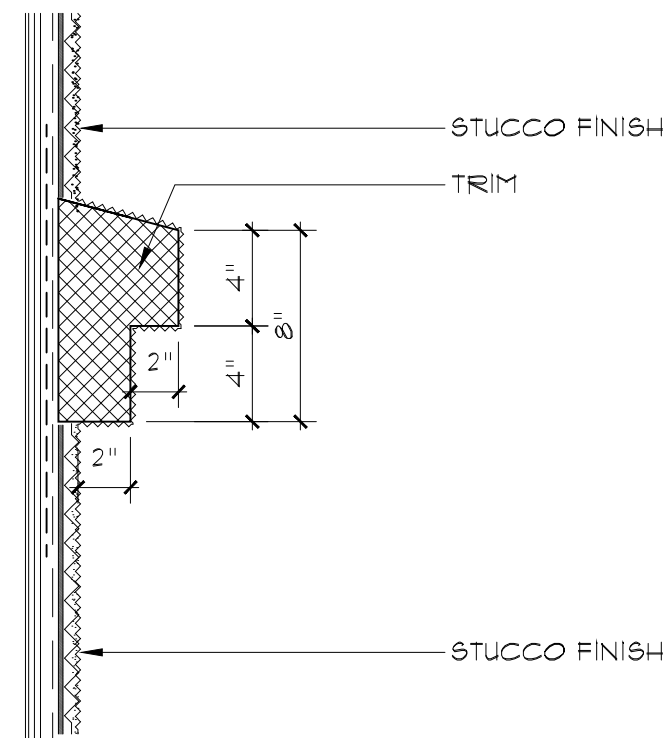




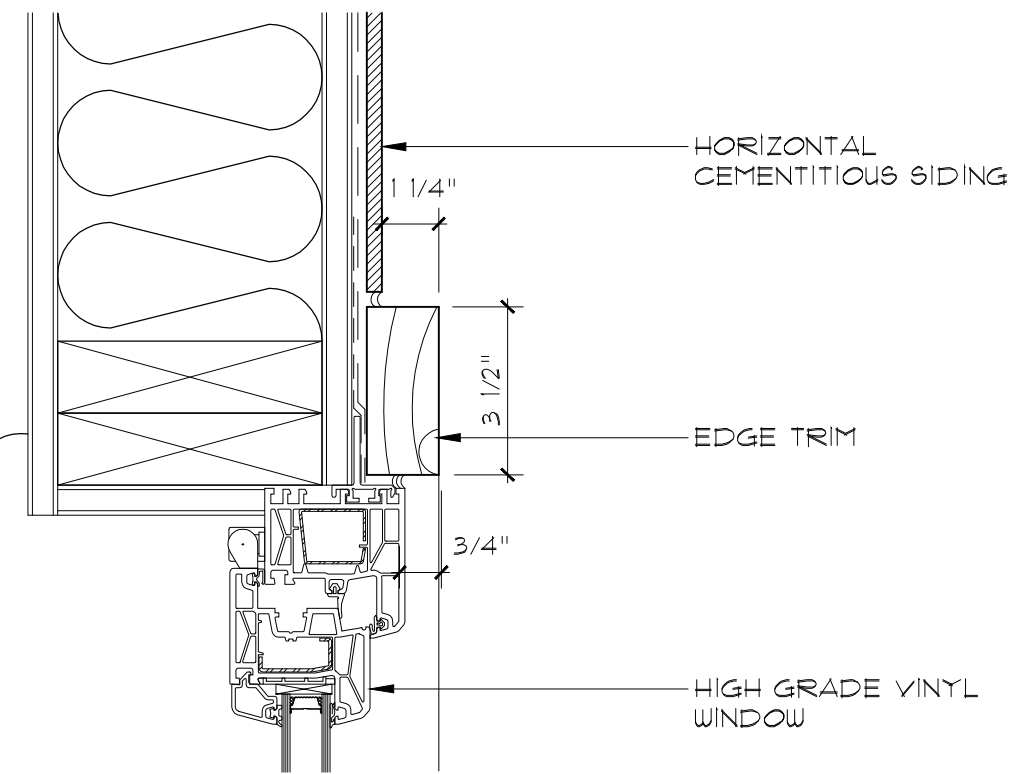
08 TRIM BAND
SCALE: 3" = 1'-0"
SIDING



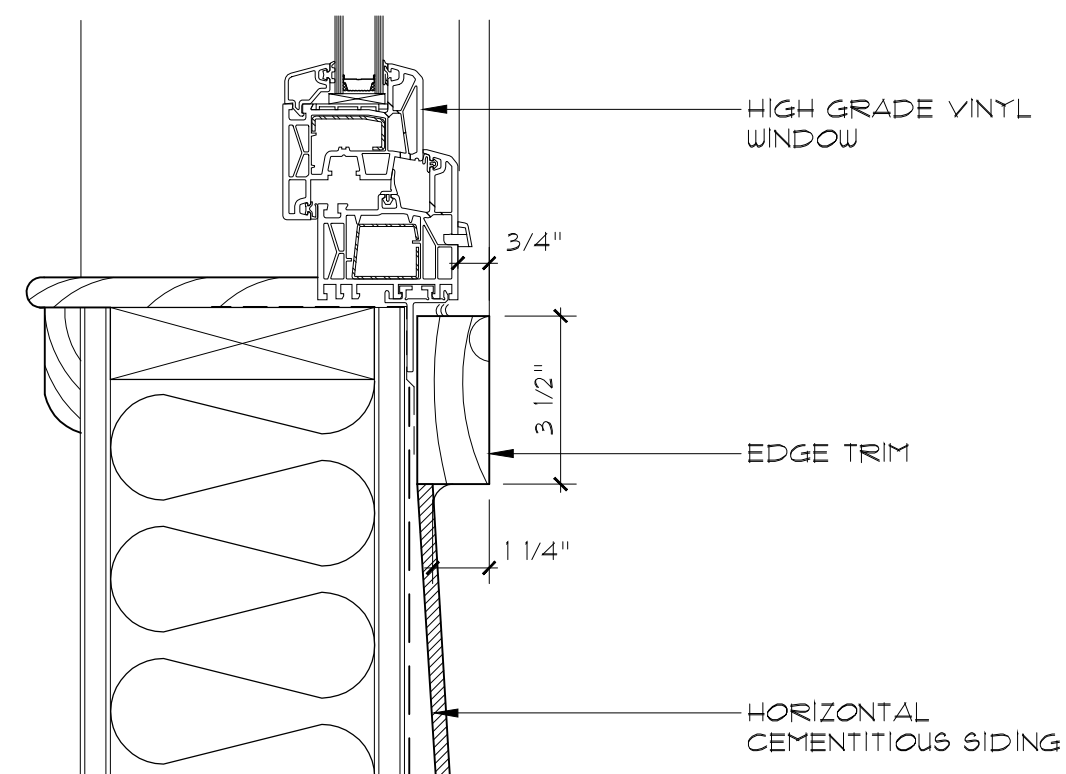
07 WINDOW HEAD
SCALE: 3" = 1'-0"
SIDING



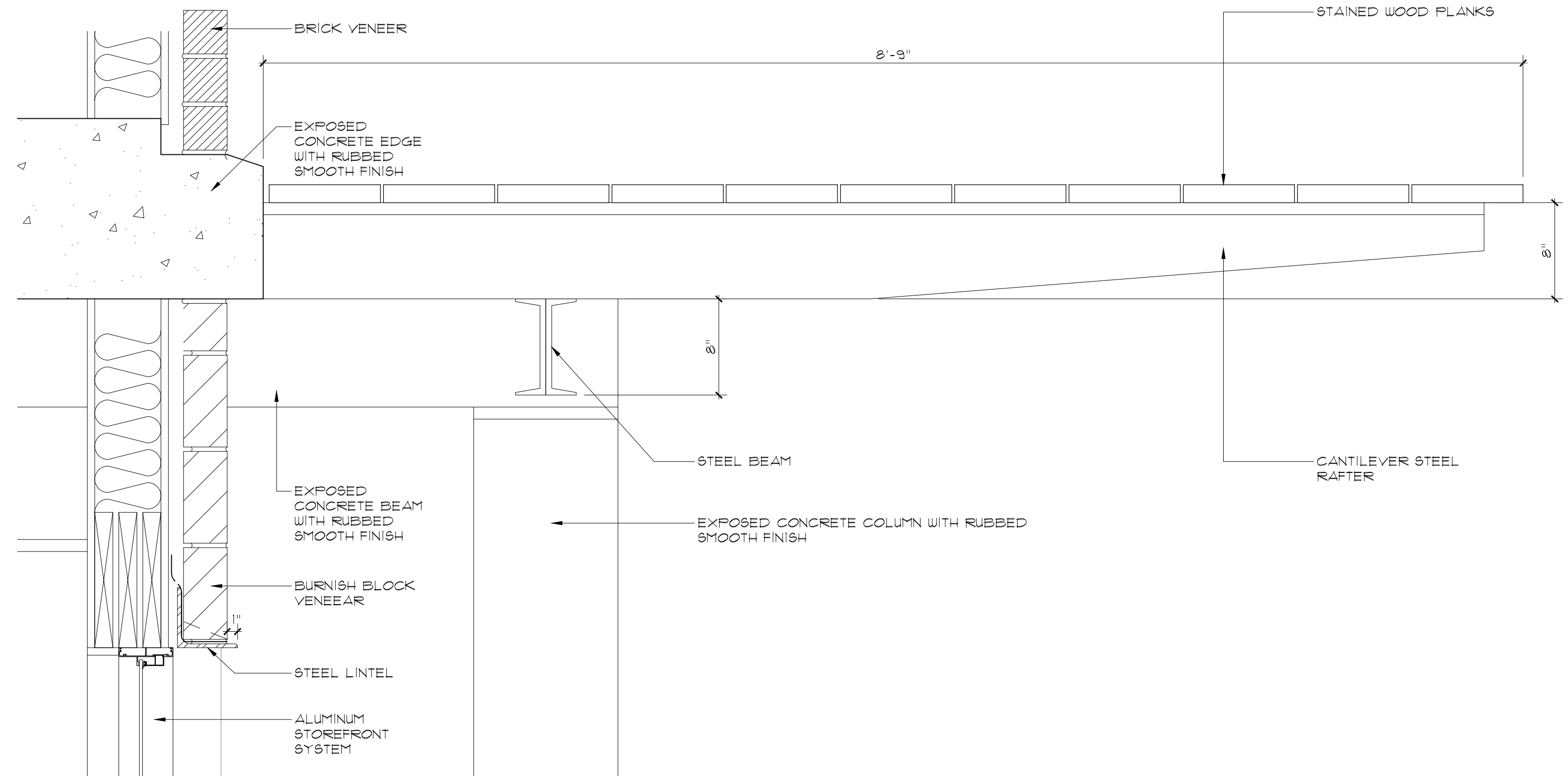
06 TRIM BAND
SCALE: 3" = 1'-0"
STUCCO



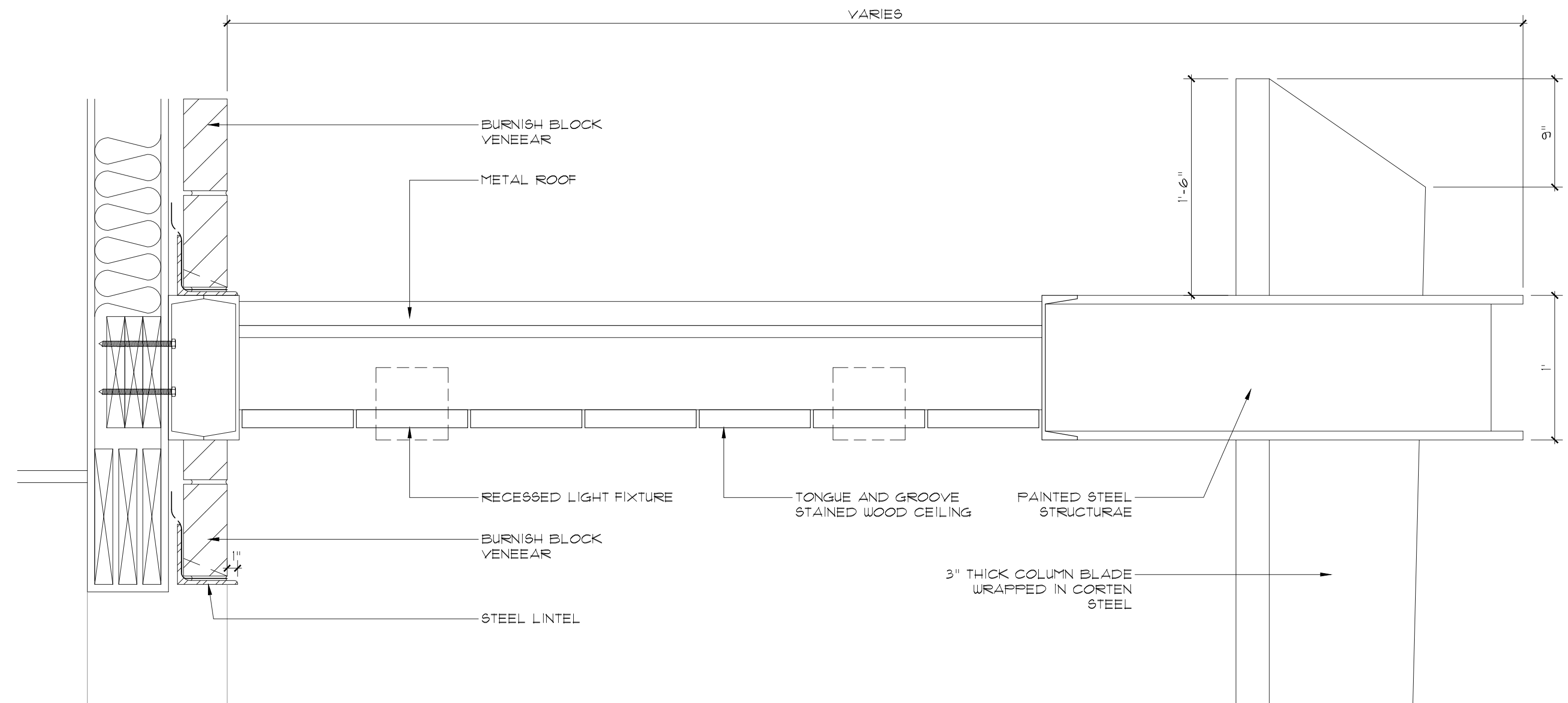
05 WINDOW JAMB
SCALE: 3" = 1'-0"
SIDING



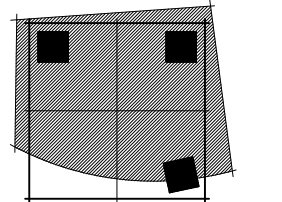
03 WINDOW SILL
SCALE: 3" = 1'-0"
SIDING



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



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



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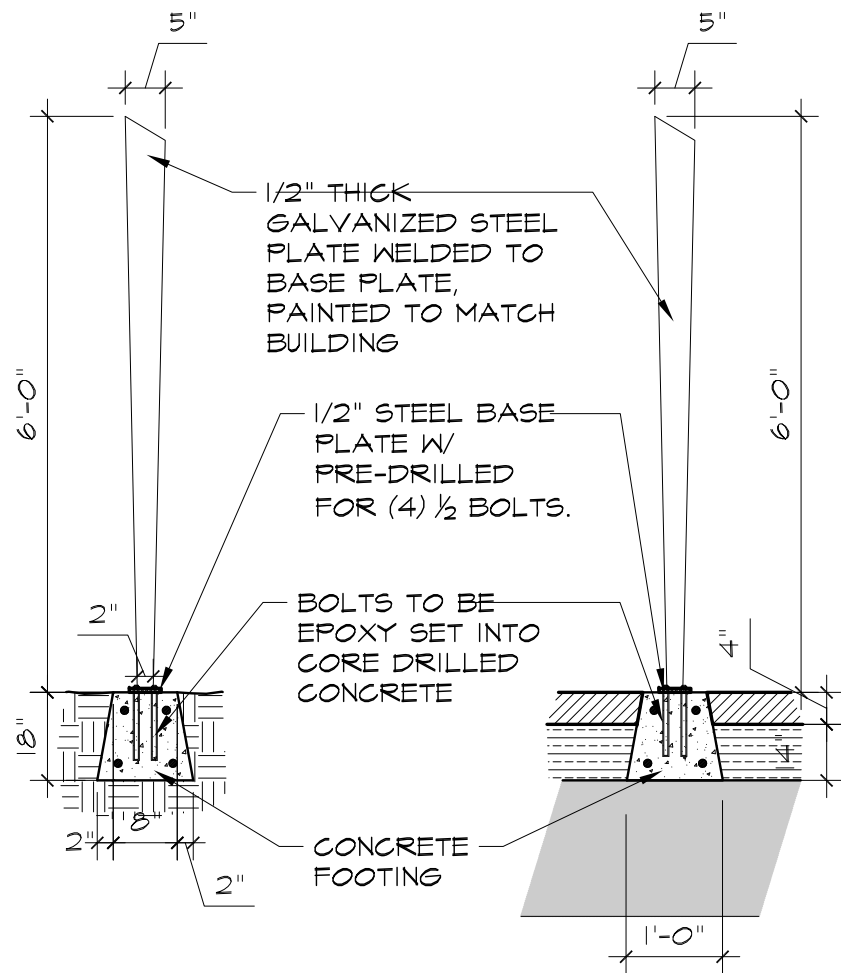
PROJECT MGR: JS
DRAWN BY: LO
CHECKED BY: ---

ISSUE SET: 01/22/2013
PERMIT SET ISSUE: ---
CONSTRUCTION SET ISSUE: ---
REVISIONS
REVISION 1 02/12/2013
REVISION 2 03/13/2013
REVISION 3 03/22/2013

12260

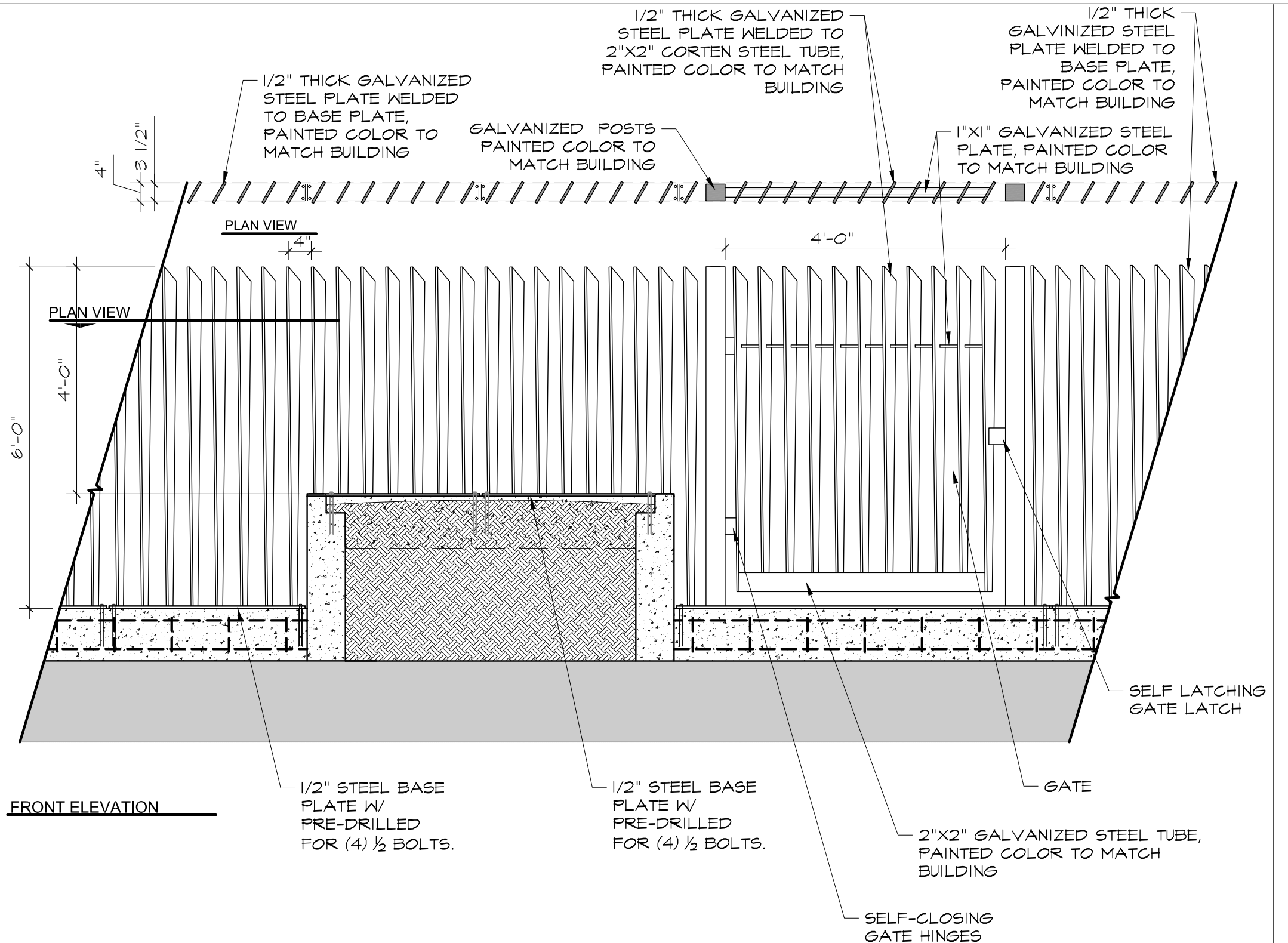
AD1.5
DETAILS

V-01-08-13



SECTION 2:
POST @ PLANTING

SECTION 1:
POST @ PAVING



FRONT ELEVATION

Security Fence Elevation

A

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

DETAILS

L4.01

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Job No. 12106
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NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS, SAMPLES, & CUT SHEETS FOR APPROVAL PRIOR TO FABRICATION. SEE LAYOUT PLAN FOR LENGTHS

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

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

1" LAVA ROCK INFILLED WITH COMMON SAND

1/2" GALVANIZED STEEL SIDES. PAINTED COLOR TO MATCH BUILDING

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

PAVERS

VOID

GAS SUPPLY LINE - REFER TO MEP SHEETS

STRUCTURAL SLAB REF. ARCHITECTURAL

SECTION ELEVATION

PLAN

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

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

1" LAVA ROCK INFILLED WITH COMMON SAND

1/2" GALVANIZED STEEL SIDES, PAINTED COLOR TO MATCH BUILDING

CONT. 1/2" STEEL PLATE WELDED TO SIDES

PAVERS

VOID

STRUCTURAL SLAB REF. ARCHITECTURAL

SECTION

Rectangular Fire Pit

A

Scale: 1" = 1'-0"

DETAILS

L4.02

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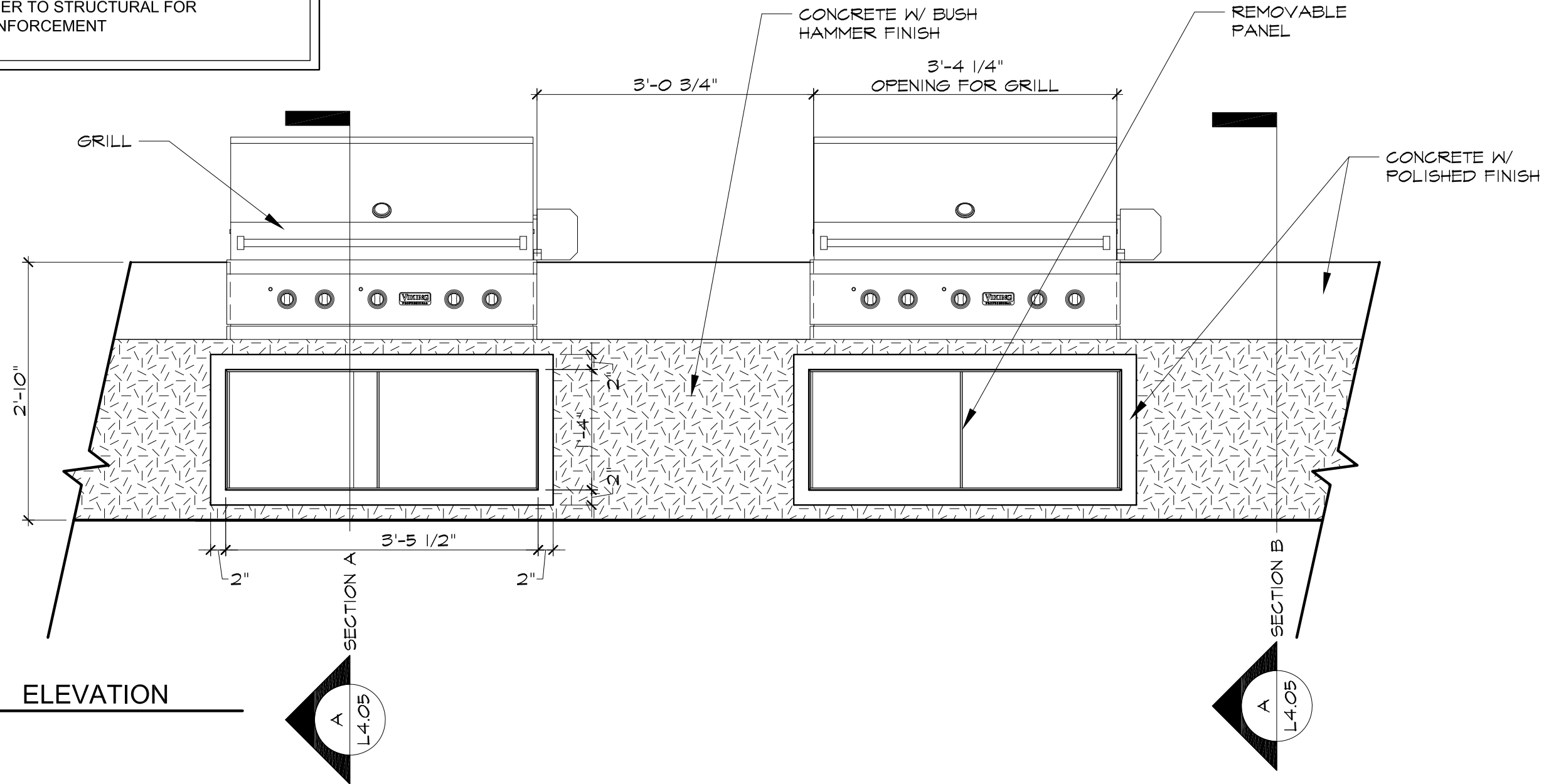


L4.03

Date	03.22.2013
Issue:	Design Review
Job No.	12106
Scale	Refer to Detail

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

REFER TO STRUCTURAL FOR
REINFORCEMENT



ELEVATION

Grill Elevation

A

3/4"= 1'-0"

DETAILS

L4.04

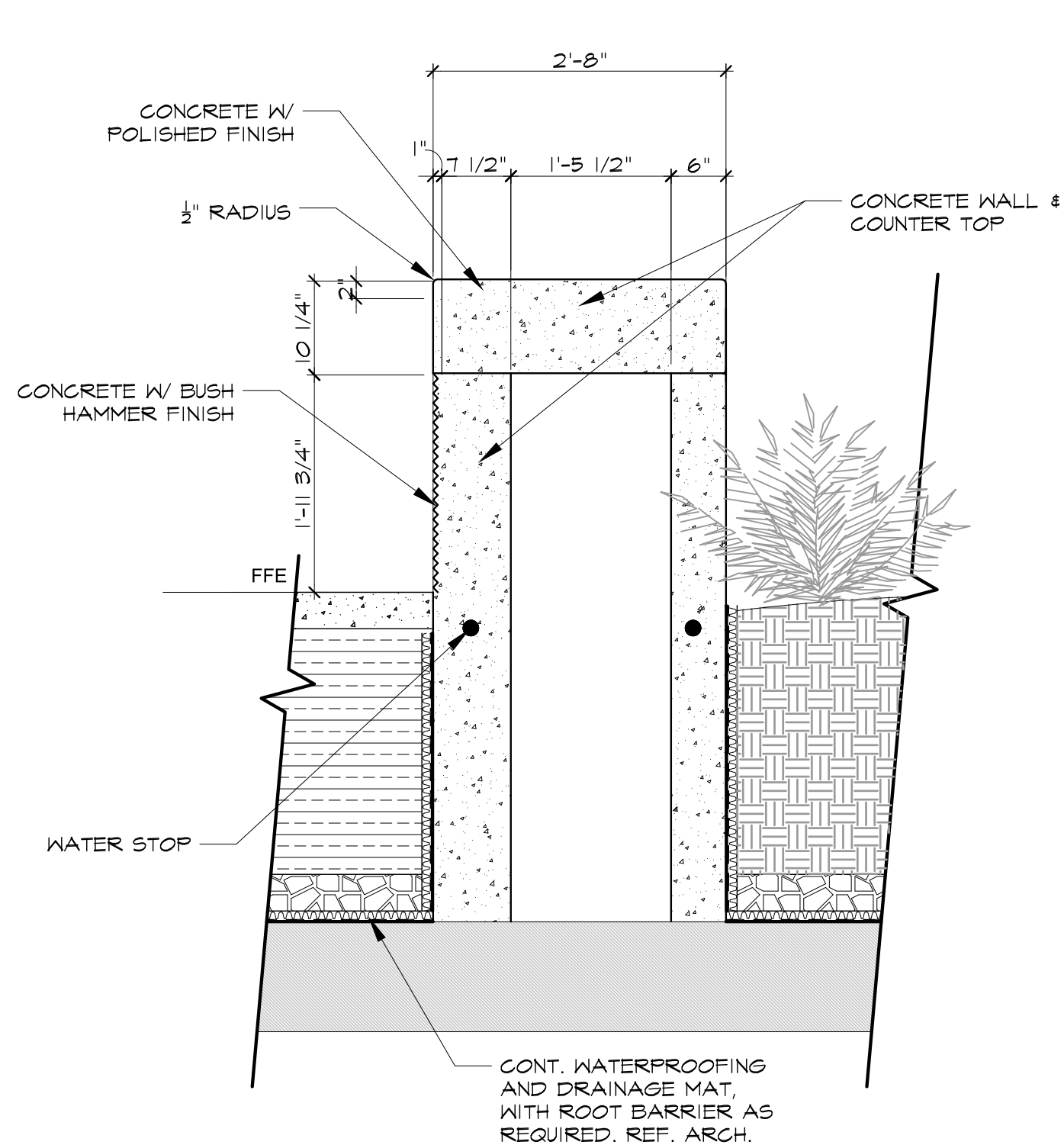
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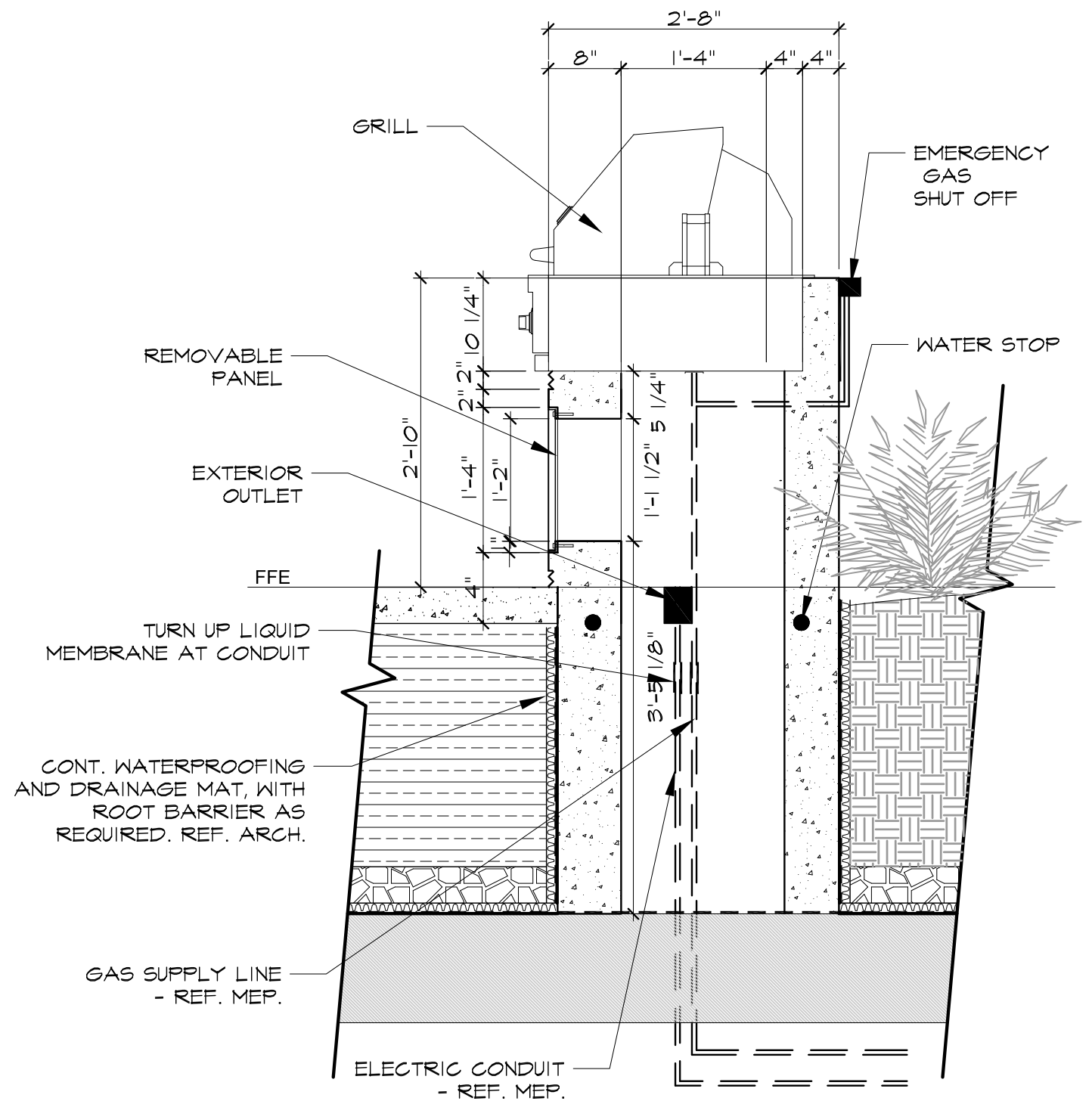
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SECTION B



SECTION A

Grill Elevation

A

3/4"= 1'-0"

DETAILS

L4.05

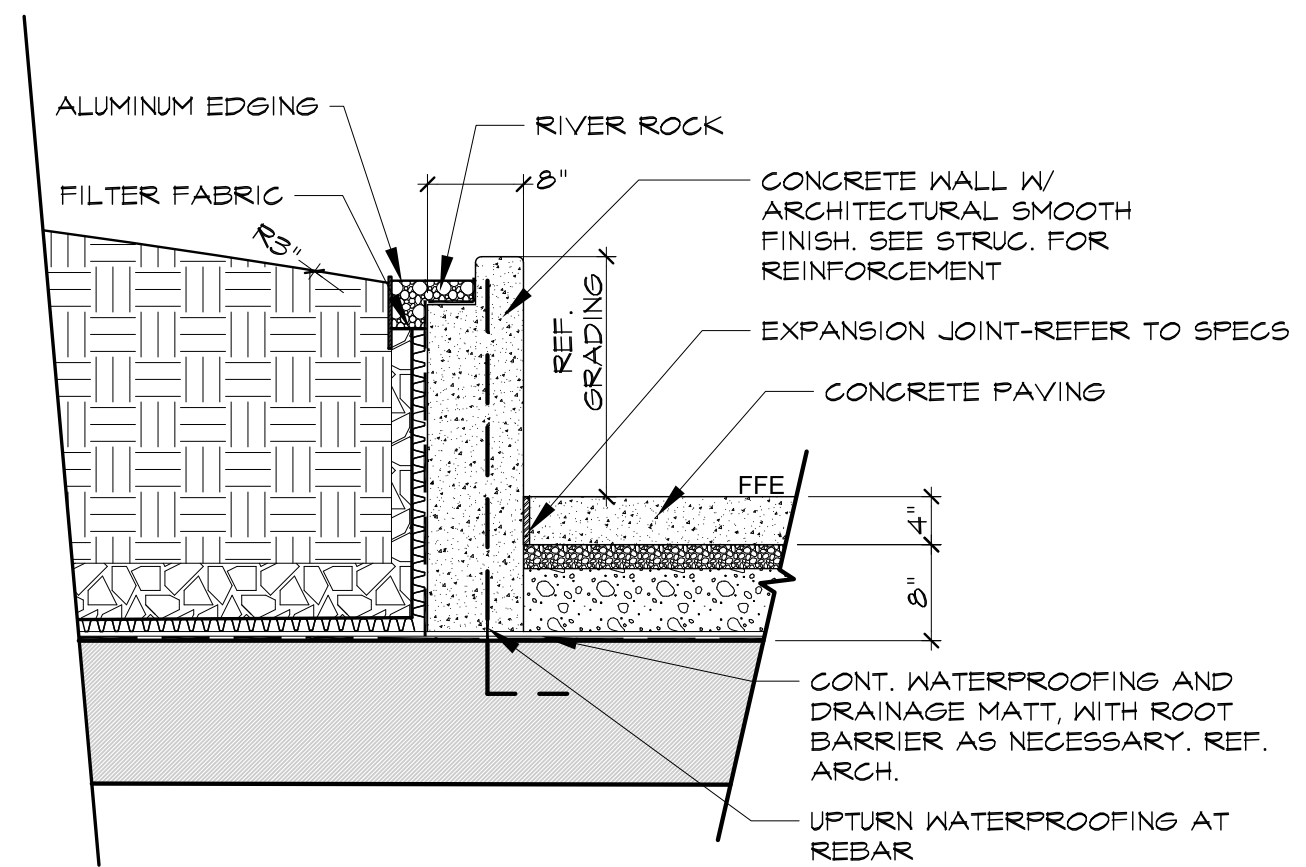
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Typical Planter Wall

A

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

DETAILS

L4.06

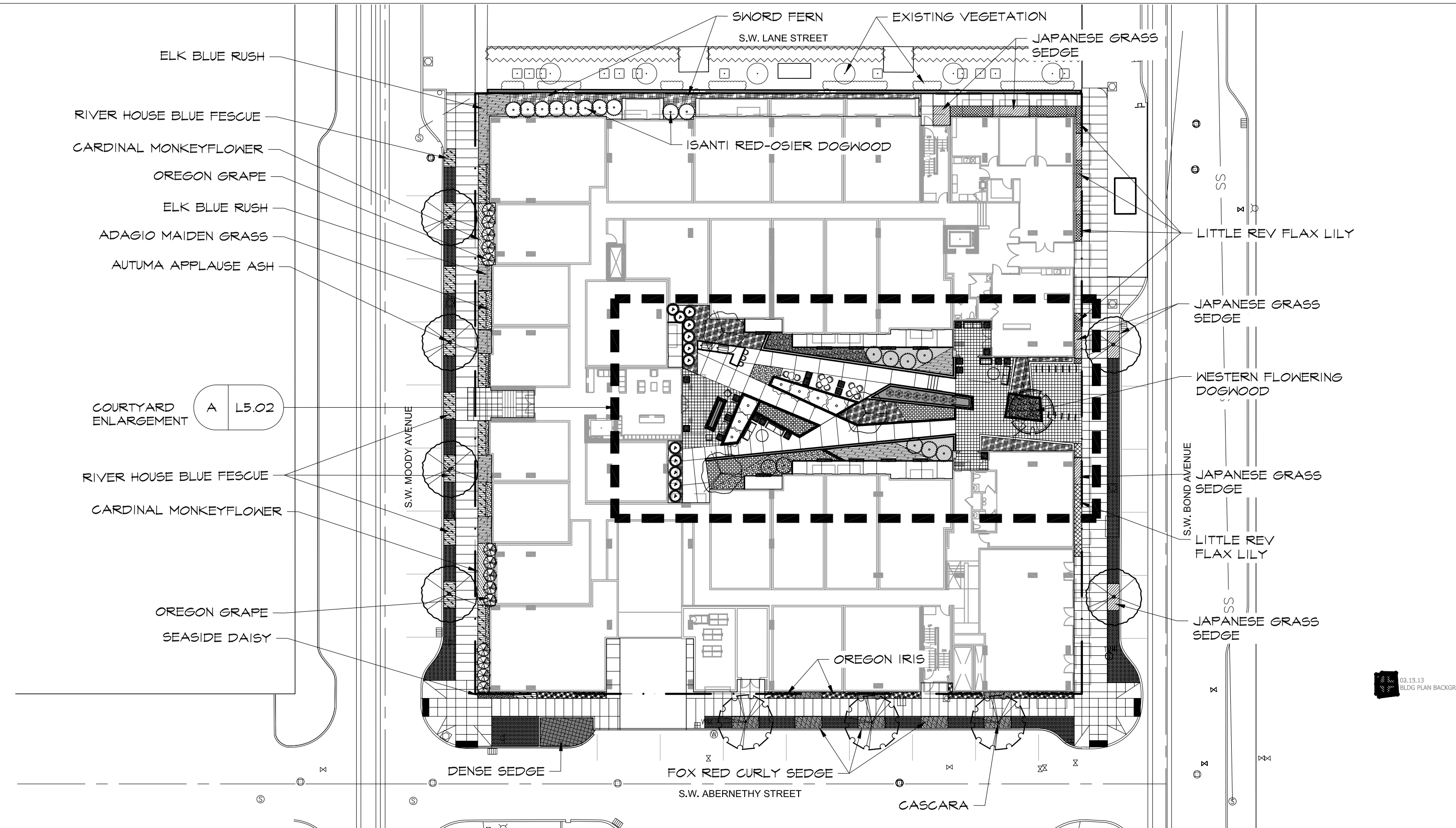
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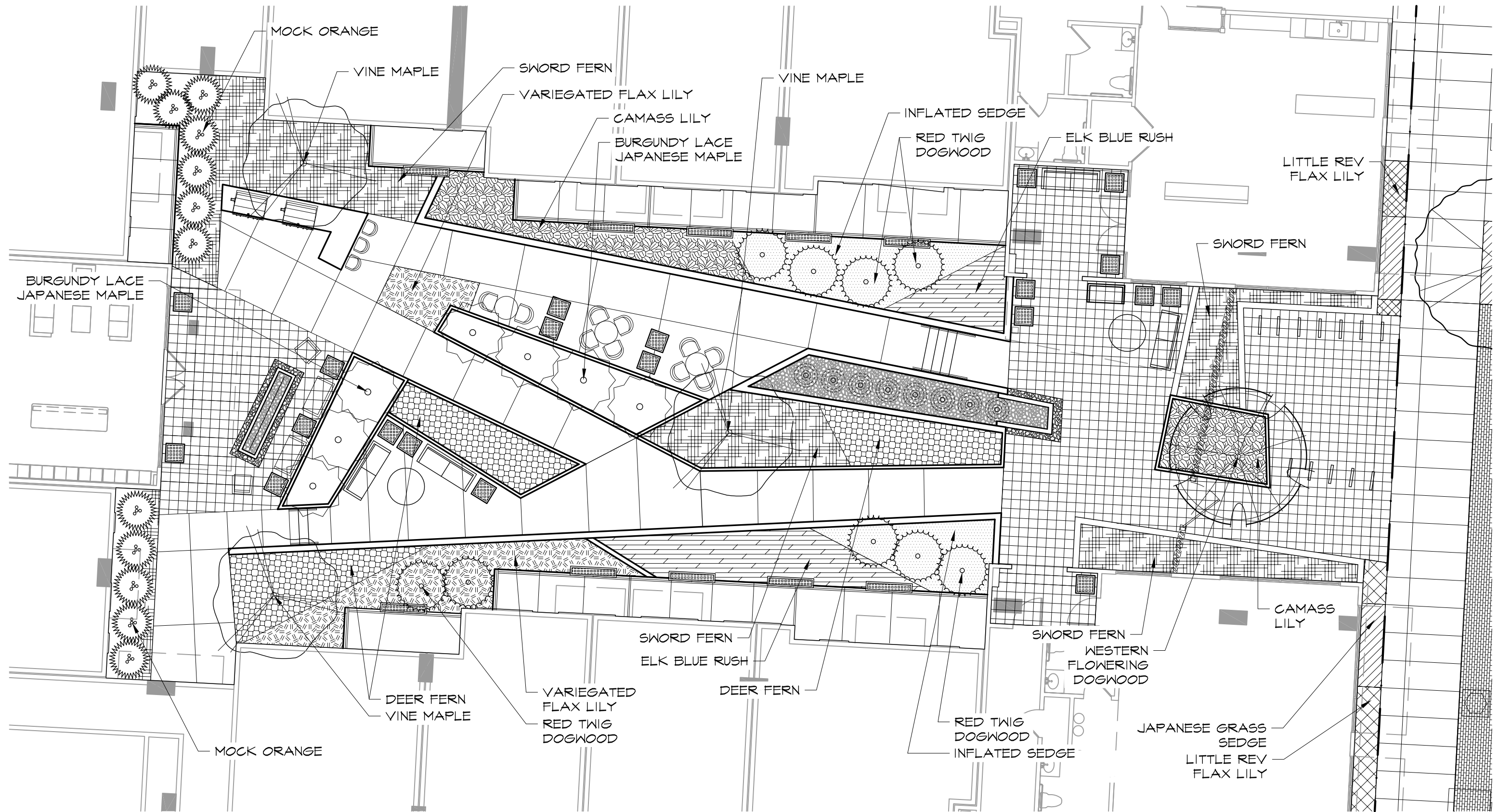
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COURTYARD LANDSCAPE PLAN

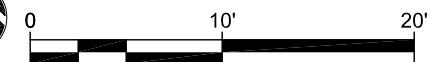
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studioOutside

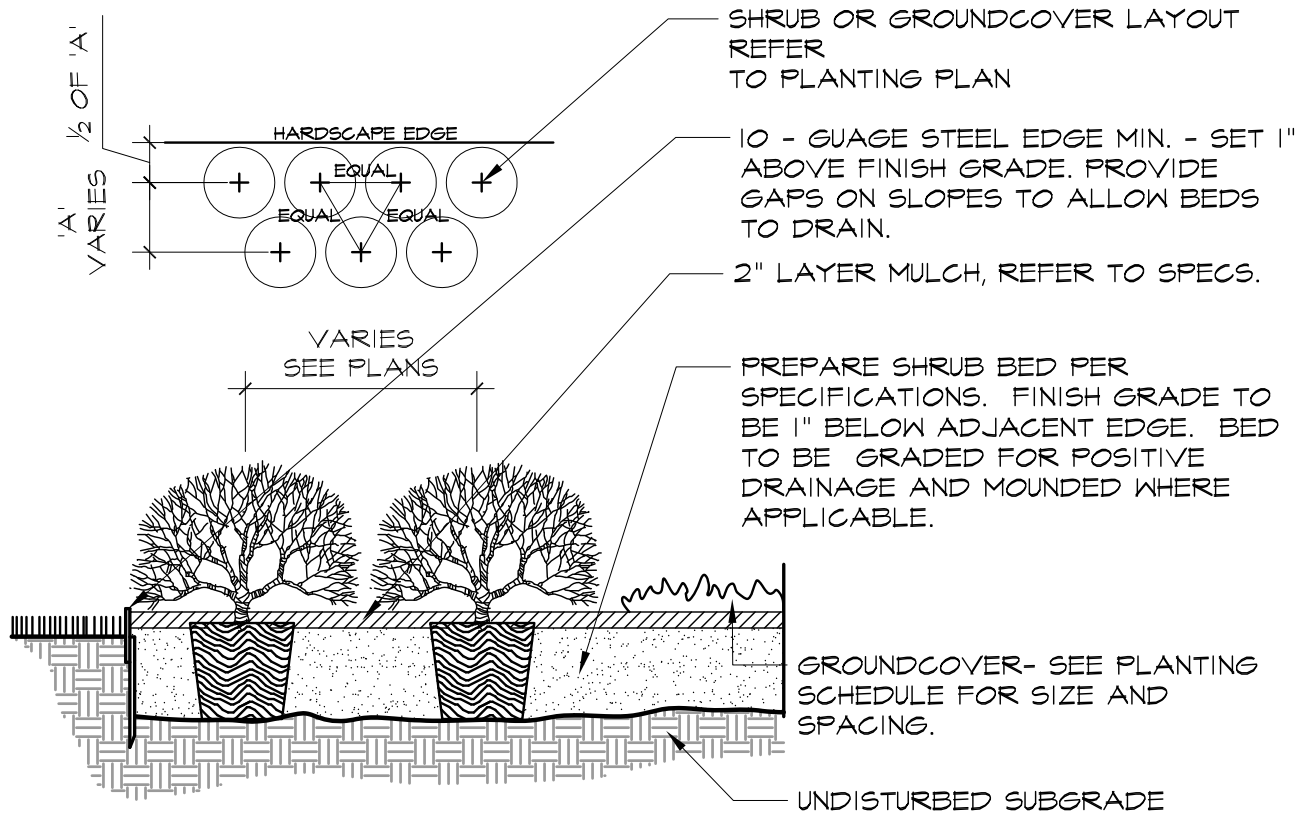
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Issue: Design Review
Job No. 12106
Scale 1" = 10'-0"



Shrubs & Groundcover

A

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

PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
TREES						
		AUTUMN APPLAUSE ASH <i>Fraxinus americana</i> 'Autumn Applause'	3.5" CAL.	14'-16'	7'-9'	CONTAINER GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER.
		CASCARA <i>Rhamnus purshiana</i>	3.5" CAL.	12'-14'	6'-8'	CONTAINER GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER.
ORNAMENTAL TREES						
		WESTERN FLOWERING DOGWOOD <i>Cornus nuttall</i>	45 GAL.	10'-12'	6'-8'	CONTAINER GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER. MULTI-TRUNKLE (3 MIN)
		VINE MAPLE <i>Acer circinatum</i>	15' GAL.	36"	24"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, DENSE FOLIAGE TO GROUND, PLANT AS SHOWN.
		BURGUNDY LACE JAPANESE MAPLE <i>Acer palmatum</i> 'Burgundy Lace'	15 GAL.	5'-6'	4'-5'	
SHRUBS						
		ISANTI RED-OSIER DOGWOOD <i>Cornus sericea</i> 'Isanti'	7 GAL.	30"	30"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 5' O.C.
		OREGON GRAPE <i>Mahonia aquifolium</i>	7 GAL.	30"	30"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 5' O.C.
		MOCK ORANGE <i>Philadelphus coronarius</i>	7 GAL.	30"	30"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 42" O.C.
GROUNDCOVERS & PERENNIALS						
		DEER FERN <i>Blechnum spicant</i>	5 GAL.	12"	18"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
		JAPANESE GRASS SEDGE <i>Carex morrowii</i> 'Ice Dance'	1 GAL.	8"-10"	10"-12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
		FOX RED CURLY SEDGE <i>Carex Buchananii</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
		DENSE SEDGE <i>Carex densa</i>	1 GAL.	10"-12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
		VARIEGATED FLAX LILY <i>Dianella tasmanica</i> 'Variegata'	5 GAL.	12'	18"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
		LITTLE REV FLAX LILY <i>Dianella tasmanica</i> 'DR 500'	3 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
		INFLATED SEDGE <i>Carex vesicaria</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
		SEASIDE DAISY <i>Erigeron glaucus</i>	1 GAL.	4"	4"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 6" TRIANGULAR SPACING
		RIVER HOUSE BLUES FESCUE <i>Festuca californica</i> 'RiverHouse Blues'	1 GAL.	8"	8"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
		OREGON IRIS <i>Iris tenax</i>	1 GAL.	12"	8"-10"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
		ELK BLUE RUSH <i>Juncus patens</i> 'Elle Blue'	1 GAL.	18"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
		CARDINAL MONKEY FLOWER <i>Mimulus cardinalis</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
		ADAGIO MAIDEN GRASS <i>Miscanthus sinensis</i> 'Adagio'	5 GAL.	30"	18"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 24" TRIANGULAR SPACING
		CAMAS LILY <i>Camassia leichtlinii</i>	1 GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 12" TRIANGULAR SPACING
		SWORD FERN <i>Polystichum munitum</i>	5 GAL.	18"	24"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" TRIANGULAR SPACING
		SEASONAL	1 GAL.	12"-18"	24"	

PLANT LEGEND

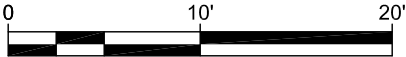
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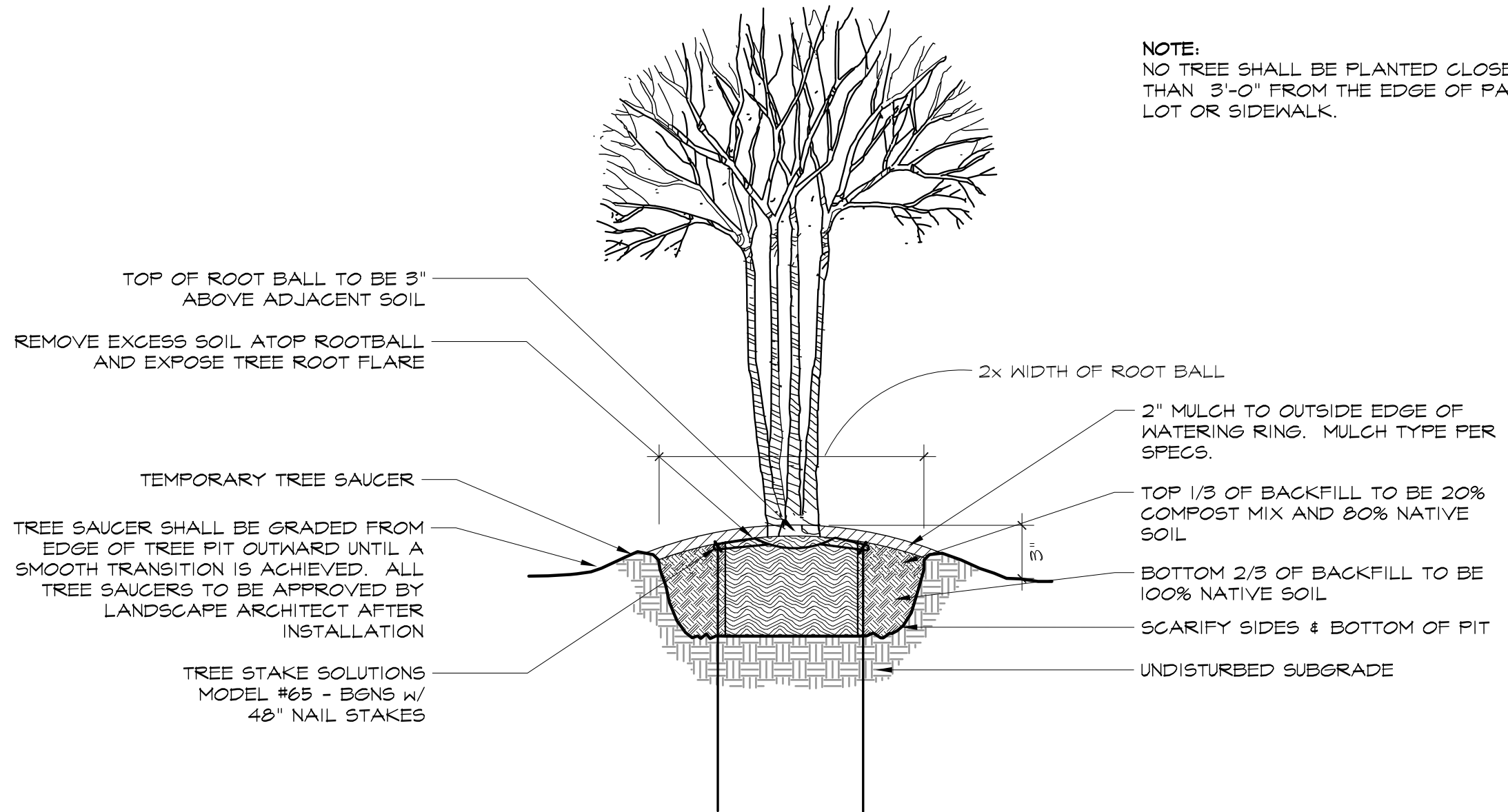
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Job No. 12106
Scale 1" = 10'-0"



Container Grown Multi-Trunk Ornamental

A

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

PLANT DETAILS

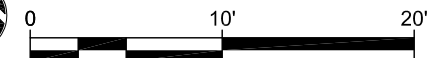
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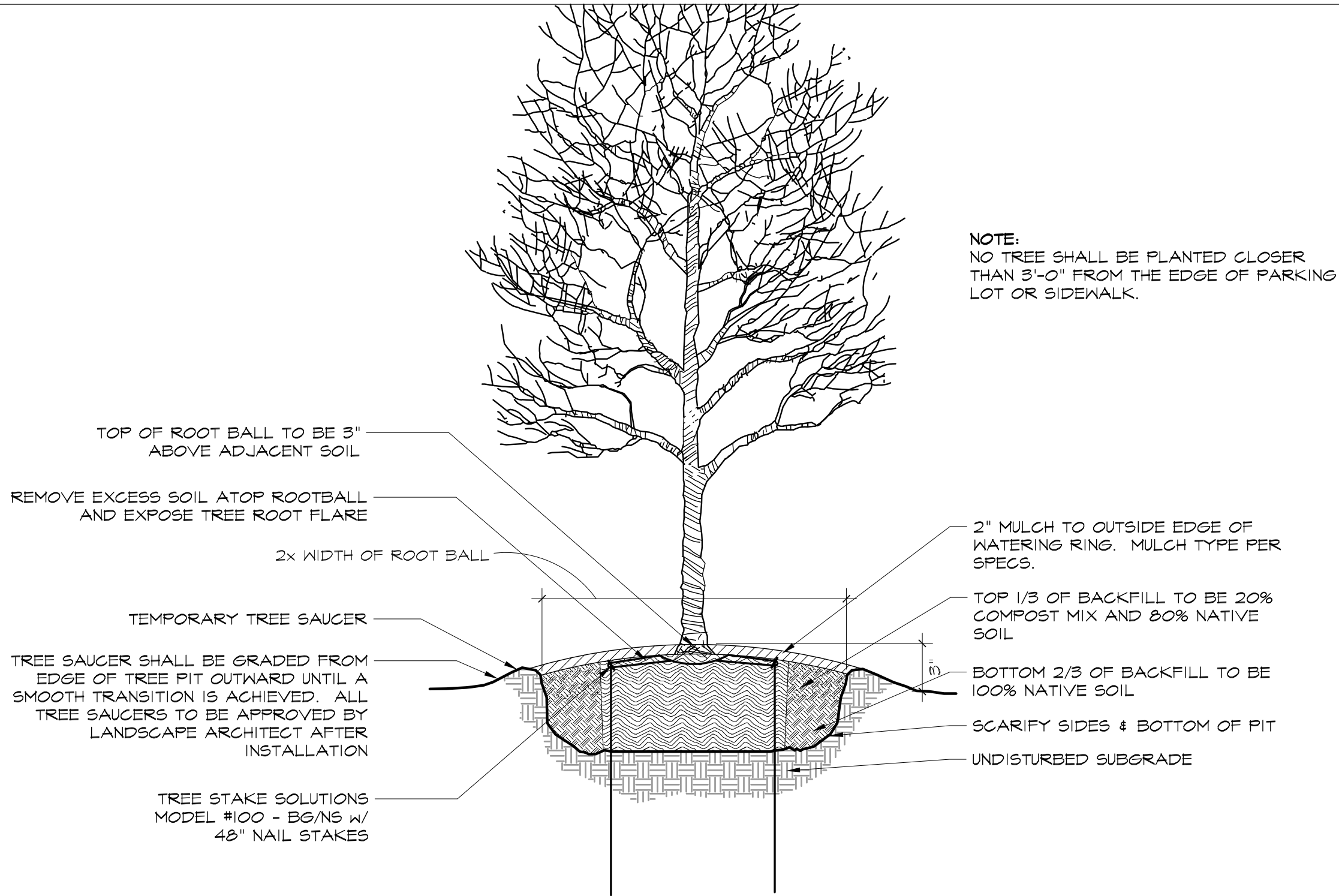
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Container Grown - 5" or Smaller

A

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

PLANT DETAILS

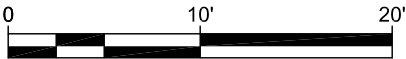
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Planting - Canopy Trees



Fraxinus americana 'Autumn Applause'



Rhamnus purshiana

Planting - Ornamental Trees



Cornus nuttali



Acer circinatum

Planting - Shrubs



Acer palmatum 'Burgundy Lace'



Cornus sericea 'Isanti'



Mahonia aquifolium



Philadelphus coronarius

Planting - Groundcovers and Perennials



Blechnum spicant



Carex morrowii 'Ice Dance'



Carex buechananii



Carex densa

Planting - Groundcovers and Perrenials



Dianella tasmanica 'Variegata'



Dianella tasmanica 'DR 500'



Carex vesicaria



Erigeron glaucus



Festuca californica 'RiverHouse Blues'



Iris tenax



Juncus patens 'Elle Blue'



Mimulus cardinalis



Miscanthus sinensis 'Adagio'



Camassia leichtlinii



Polystichum munitum

Date	03.13.2019
Issue:	Design Review
Job No.	12106
Scale	