







CLAY APARTMENTS



THE HARRISON APARTMENTS



HELEN GORDON CHILD DEVELOPMENT CENTER



GRACE BIBLE CHURCH



THE OLD CHURCH

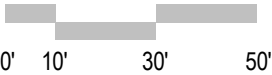


EXISTING OFFICE BUILDING



12TH + CLAY

2013 JULY 11 - LU 13-129180 DZ
DESIGN REVIEW APPLICATION





PYRAMIDAL EUROPEAN HORNBEAM - STREET TREES



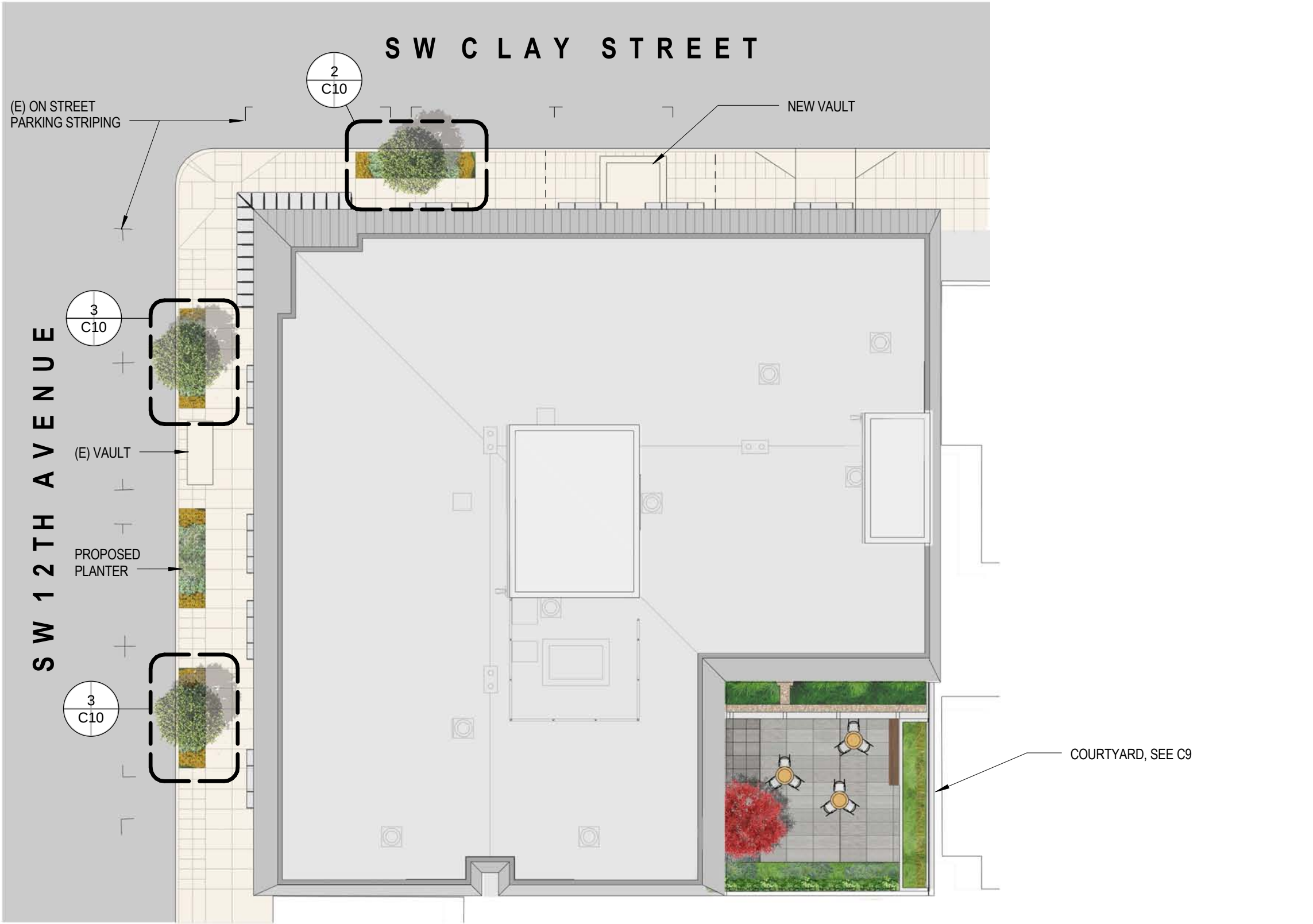
KELSEY DOGWOOD



DWARF FOUNTAIN GRASS



BLACK EYED SUSAN





A. SCORED CONCRETE PAVING W/ SAND FINISH



B. CAFE TABLE



C. ROUND POTS



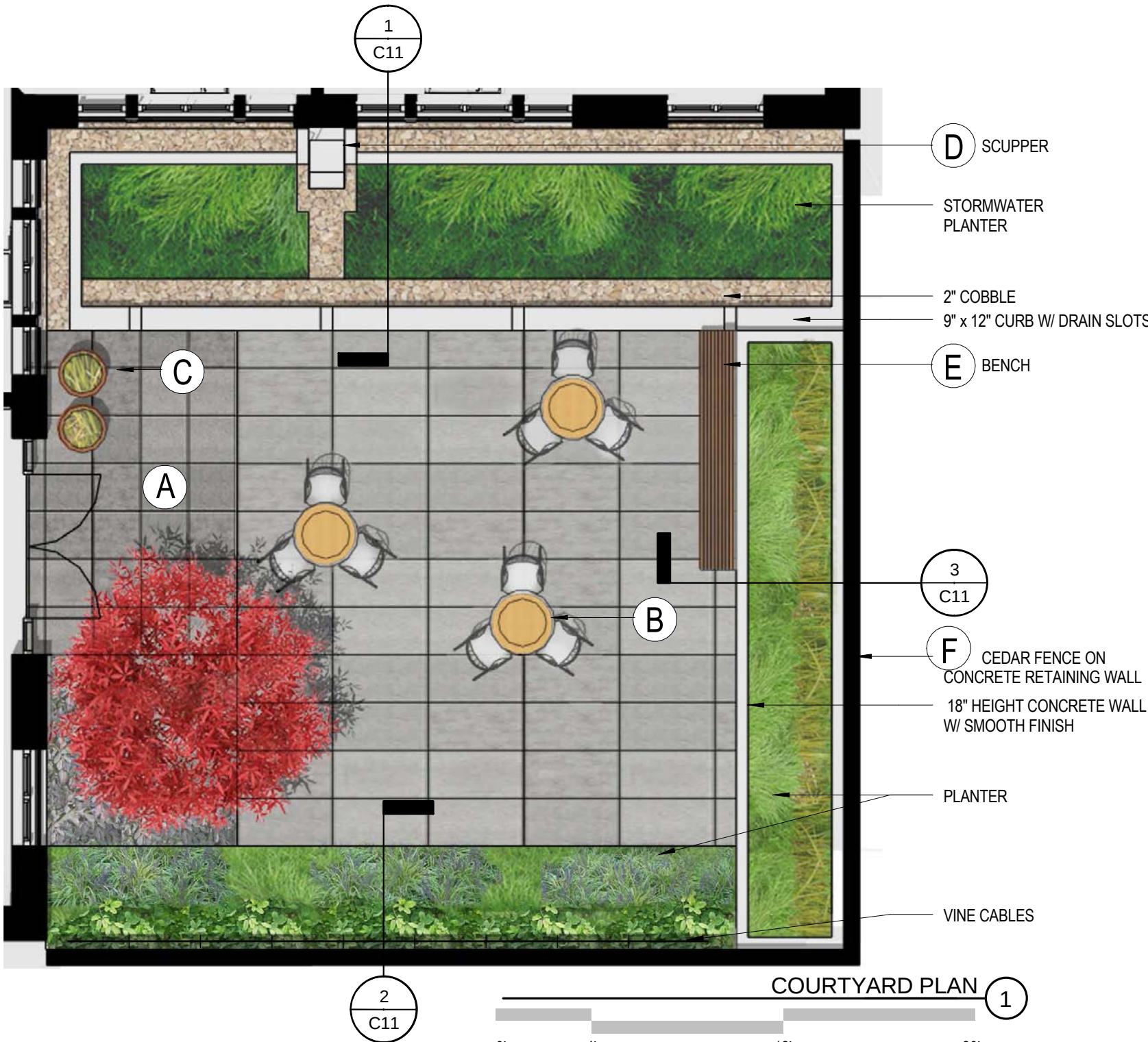
D. SCUPPER



E. WOOD BENCH



F. CEDAR FENCE



LIRIOPE MUSCARI



LOROPETULUM



SWORDFERN



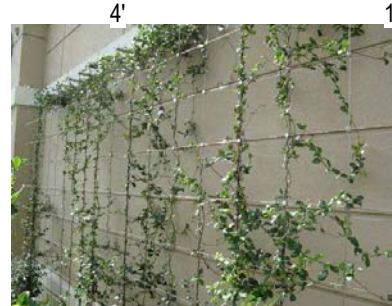
FEATHER REED GRASS



CAREX TESTACEA



VINE MAPLE



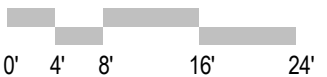
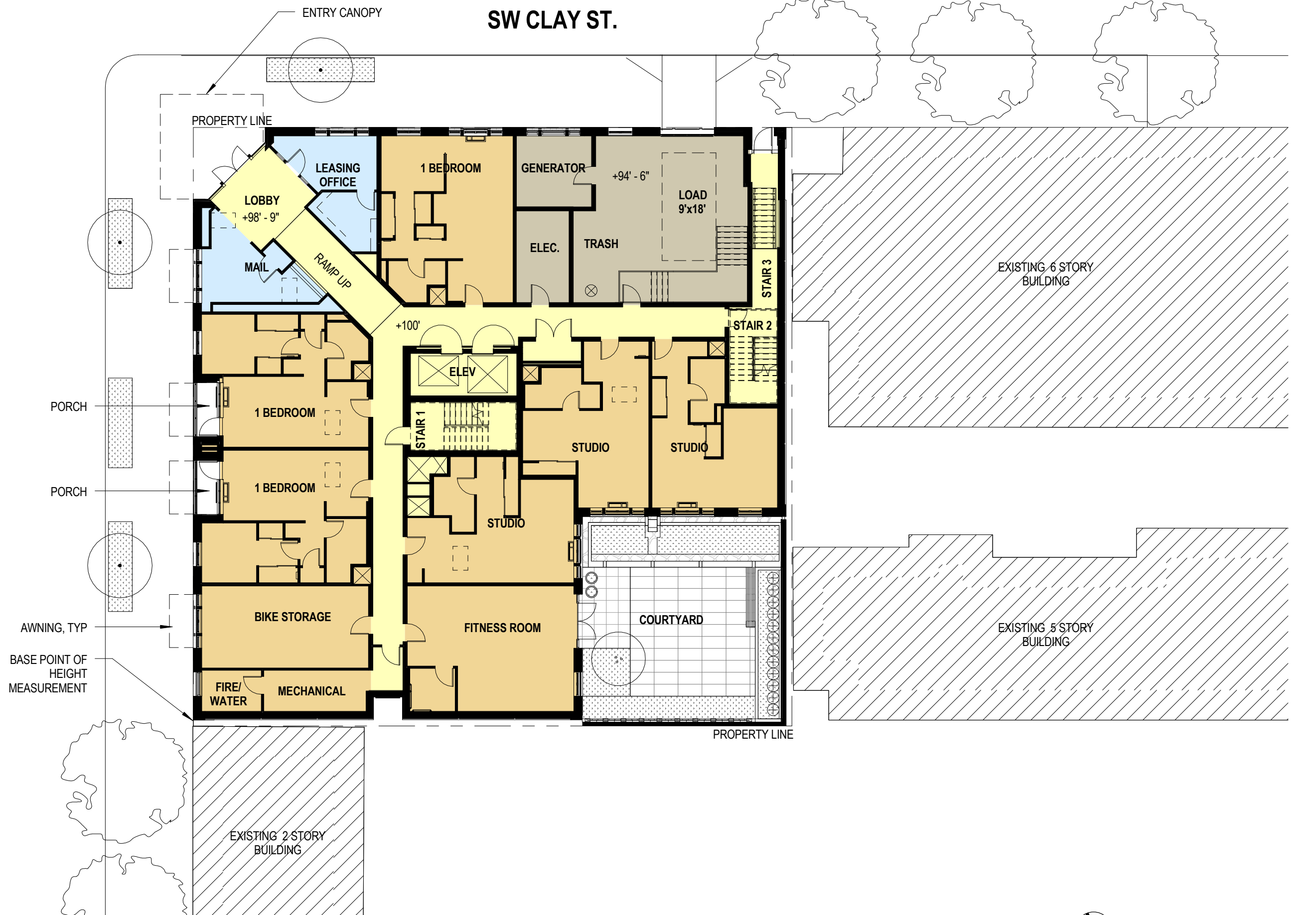
VINE CABLE



AKEBIA

SW 12TH AVE.

SW CLAY ST.





SW 5th & ALDER - PORTLAND



SPALDING BUILDING - PORTLAND



WELLS FARGO BUILDING - PORTLAND



WAINWRIGHT BUILDING - SULLIVAN



















PENTHOUSE ROOF
195' - 9"

ROOF LEVEL
183' - 9"

LEVEL 8
171' - 9"

LEVEL 7
161' - 6"

LEVEL 6
151' - 3"

LEVEL 5
141' - 0"

LEVEL 4
130' - 9"

LEVEL 3
120' - 6"

LEVEL 2
110' - 3"

LEVEL 1
100' - 0"

ENTRY LEVEL
98' - 9"

12' - 0"
12' - 0"
10' - 3"
10' - 3"
10' - 3"
10' - 3"
10' - 3"
10' - 3"
10' - 3"
10' - 3"
1' - 3"

METAL PANEL COLOR 1

PREFINISHED METAL
CORNICE

METAL LOUVER

BRICK TYPE 1

PREFINISHED METAL
CORNICE

METAL PANEL COLOR 2
FIBERGLASS WINDOW
UNIT

BRICK TYPE 2

BRICK TYPE 3

PREFINISHED METAL
CORNICE

EXISTING 6 STORY
BUILDING

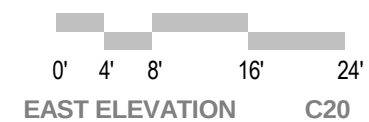
CEDAR FENCE ON CONCRETE
RETAINING WALL

SW CLAY ST.



12TH + CLAY

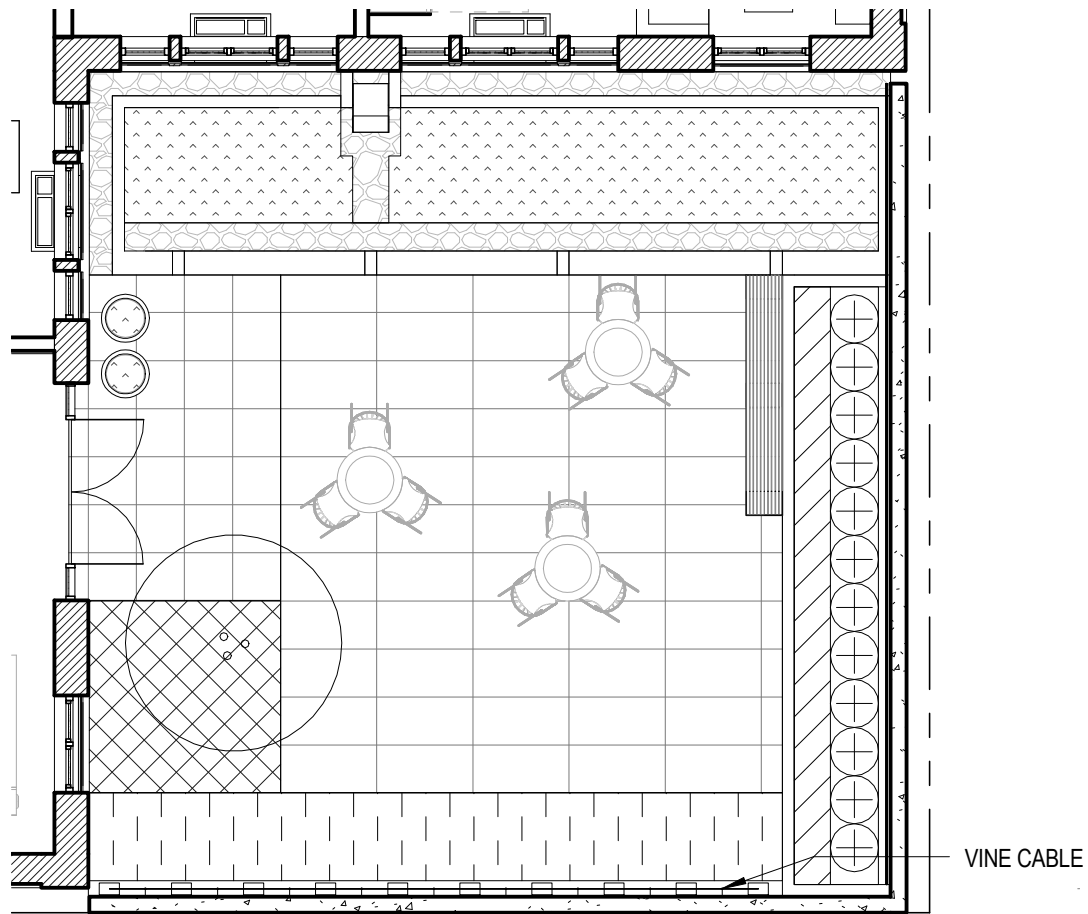
2013 JULY 11 - LU 13-129180 DZ
DESIGN REVIEW APPLICATION



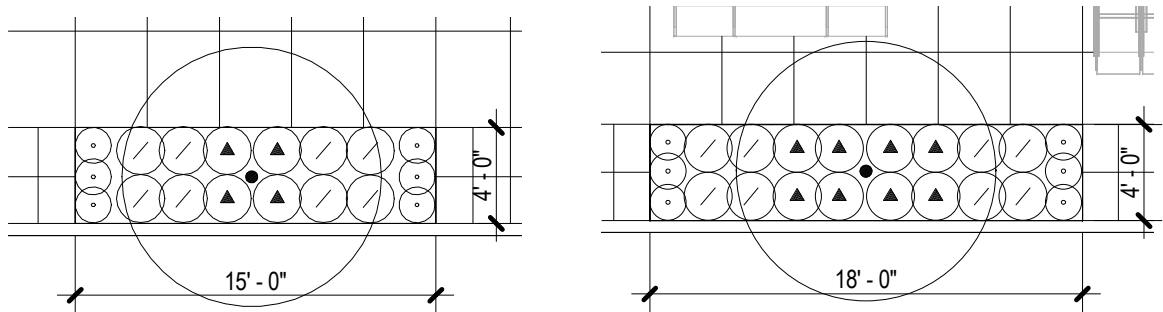








COURTYARD PLANTING PLAN
SCALE 1/8" = 1'-0" 1



4' x 15' STREET TREE PLANTER
SCALE 1/8" = 1'-0" 3

4' x 18' STREET TREE PLANTER
SCALE 1/8" = 1'-0" 2

PLANT MATERIAL SCHEDULE

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES		ACER CIRCINATUM	VINE MAPLE	3" CALIPER-MULTI TRUNK	PER PLAN
STREET TREE		CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	3.5" CALIPER	PER PLAN
SHRUBS		LOROPETALUM CHINENSE	FRINGE FLOWER	5-GALLON	24" ON-CENTER
		NANDINA DOMESTICA 'HARBOUR DWARF'	HEAVENLY BAMBOO	5 GALLON	24" ON-CENTER
HERBACEOUS PLANTS/ GRASSES		CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	5 GALLON	PER PLAN
		CORNUS STOLONIFERA 'KELSEYI'	KELSEY DOGWOOD	5 GALLON	PER PLAN
		CAREX TESTACEA JUNCUS PATENS POLYSTICHUM MUNITUM	NEW ZEALAND ORANGE SEDGE SPREADING RUSH SWORDFERN	1 GALLON 1 GALLON 1 GALLON	12" ON-CENTER (LOCATION TBD) 12" ON-CENTER (LOCATION TBD) 12" ON-CENTER (LOCATION TBD)
		LIRIOPE MUSCARI	BIG BLUE LILY TURF	2-GALLON	18" ON-CENTER
		PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GALLON	PER PLAN
		RUDEBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	1 GALLON	PER PLAN
		TO BE DETERMINED	TO BE DETERMINED	2 GALLON	3 PLANTS PER 24" DIAMETER POT
VINES		AKEBIA QUINATA	FIVELEAF AKEBIA	5 GALLON	36" ON-CENTER

STAINLESS STEEL SCUPPER

PLANTING MIX PER
BES STANDARDS

4" CONCRETE PAVING

DRAIN ROCK

PERFORATED PIPE AND OVERFLOW/
CONNECT TO STORMDRAIN

STORMWATER PLANTER 1

1

CEDAR FENCE ON
COURTYARD WALL

4" CONCRETE PAVING

WOOD BENCH

EAST PLANTER 3

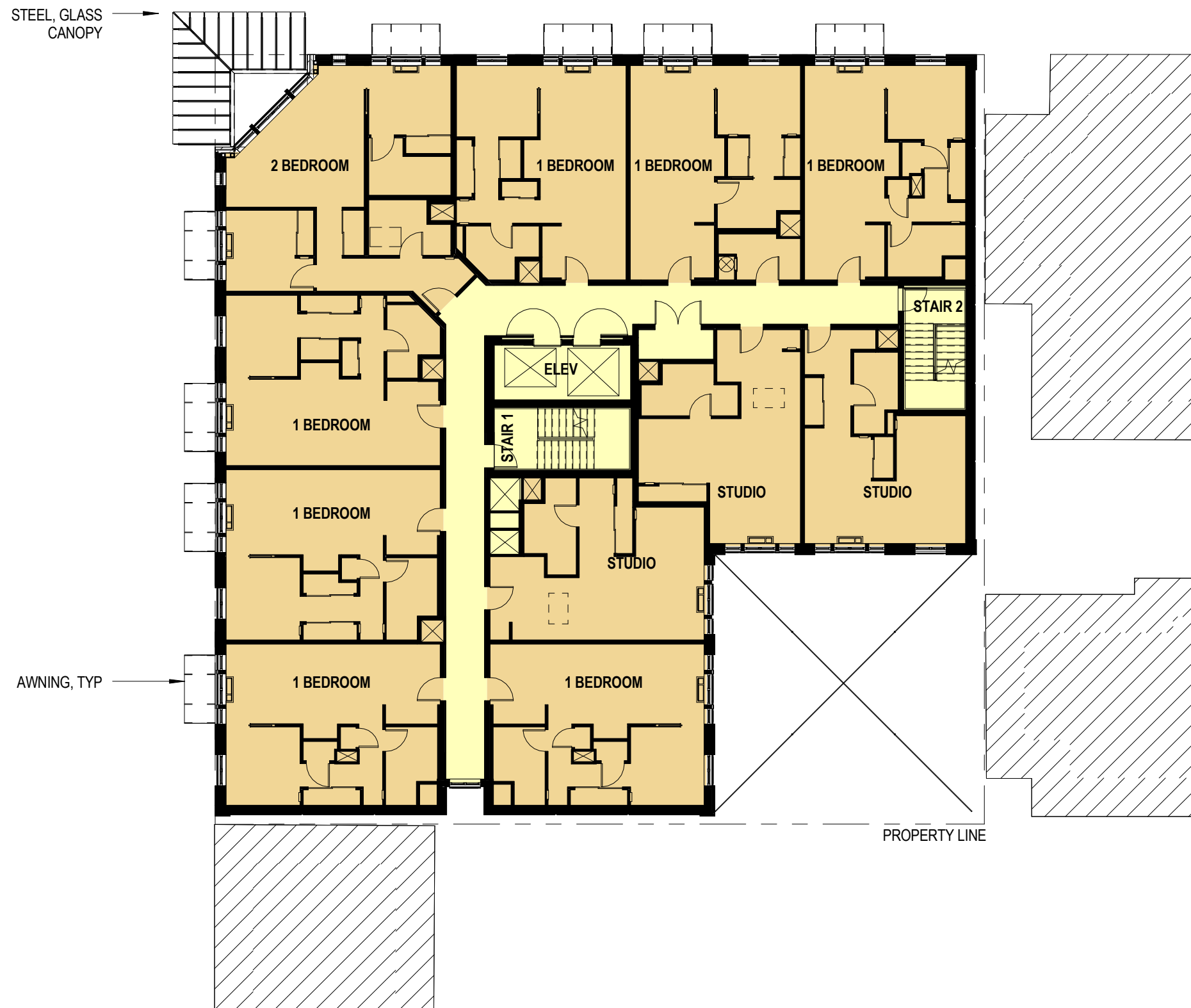
3

4" CONCRETE PAVING

COURTYARD WALL
VINE CABLE

SOUTH COURTYARD WALL 2

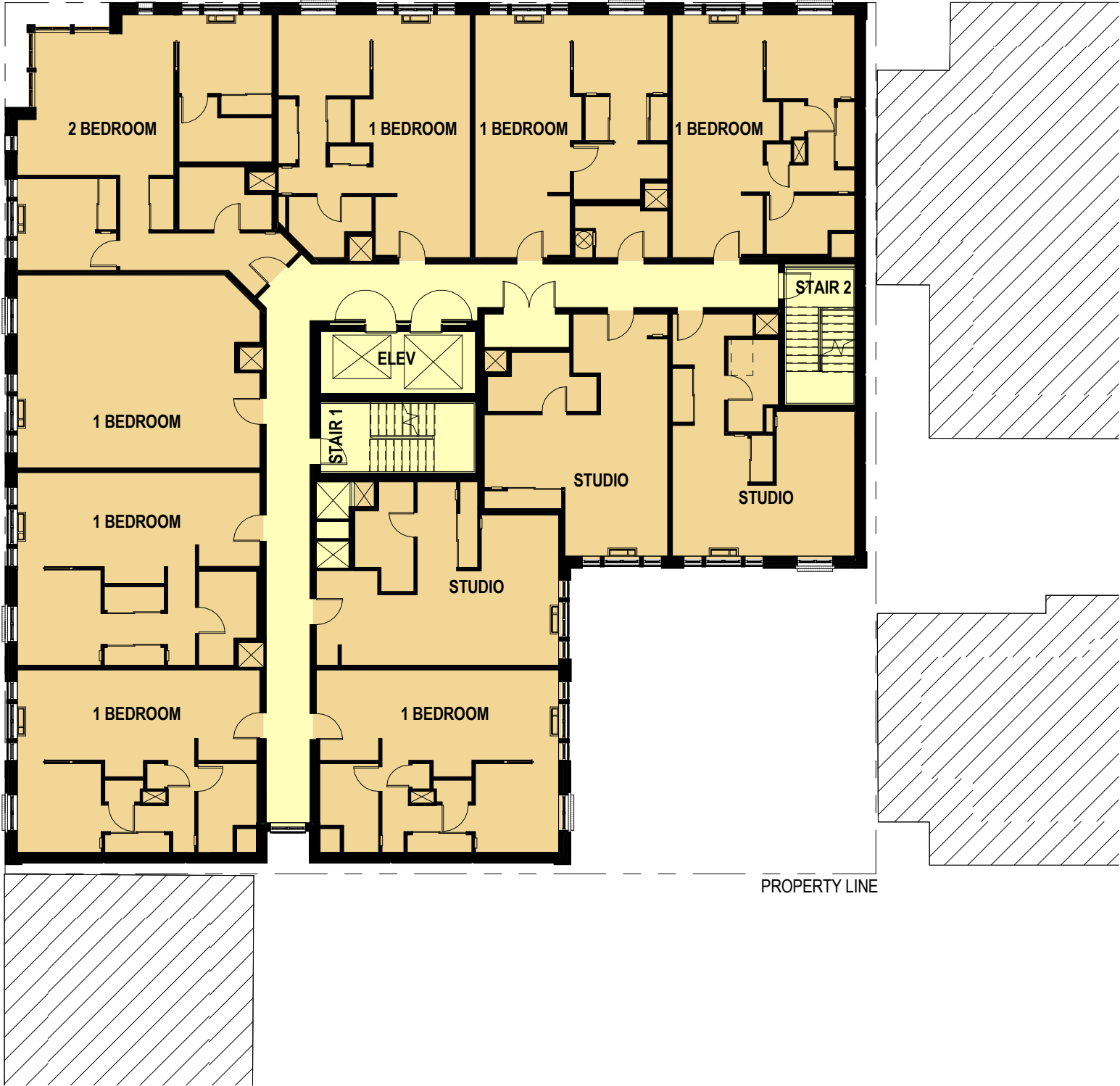
2



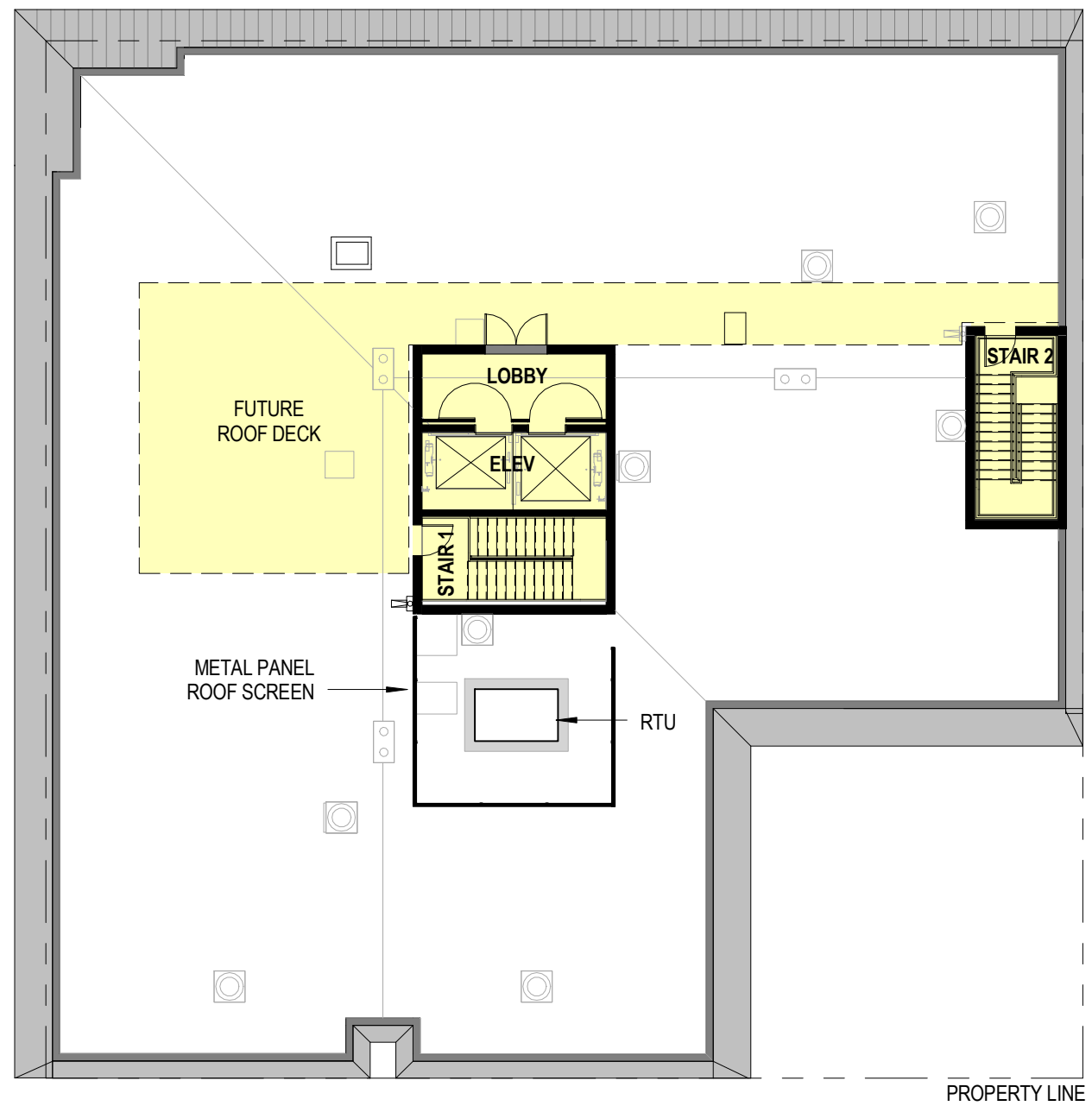


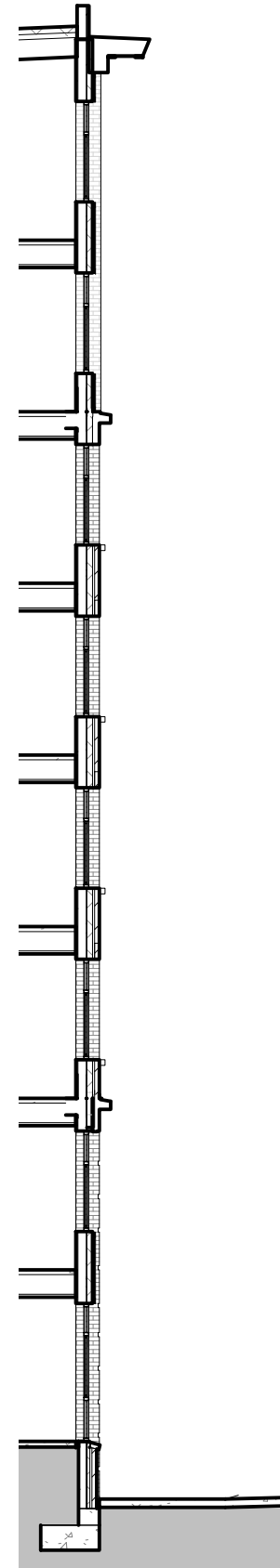
12TH + CLAY

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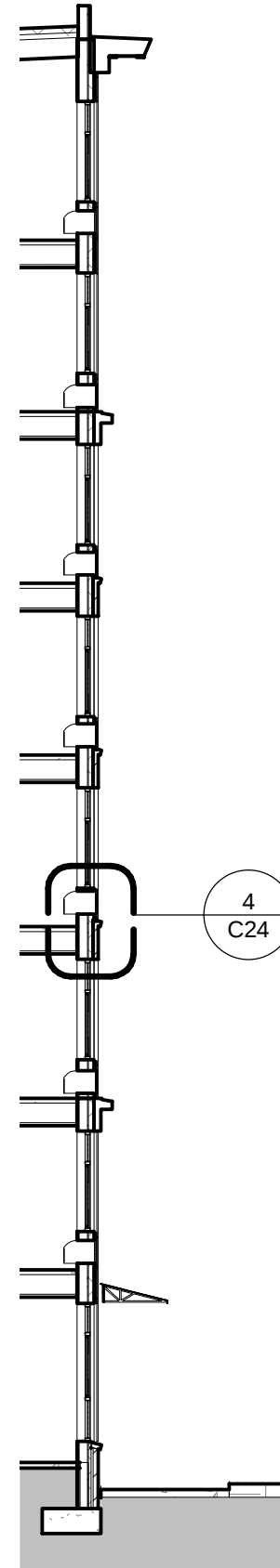


LEVEL 3-8 FLOOR PLAN C15

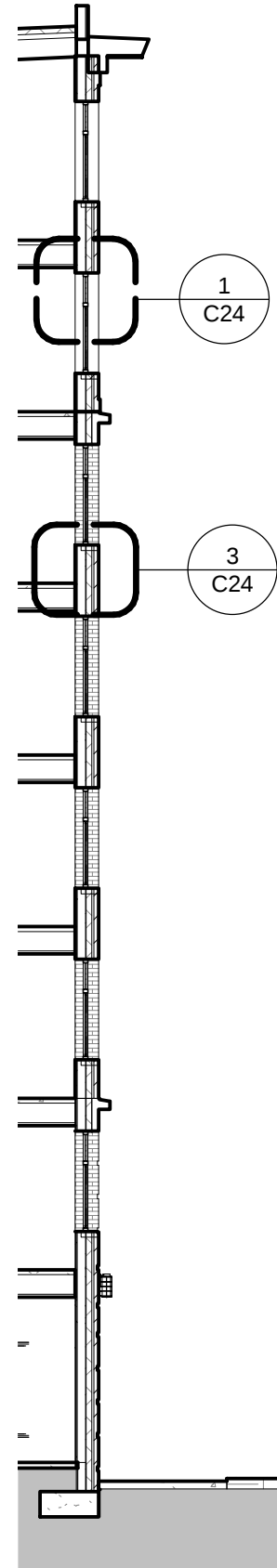




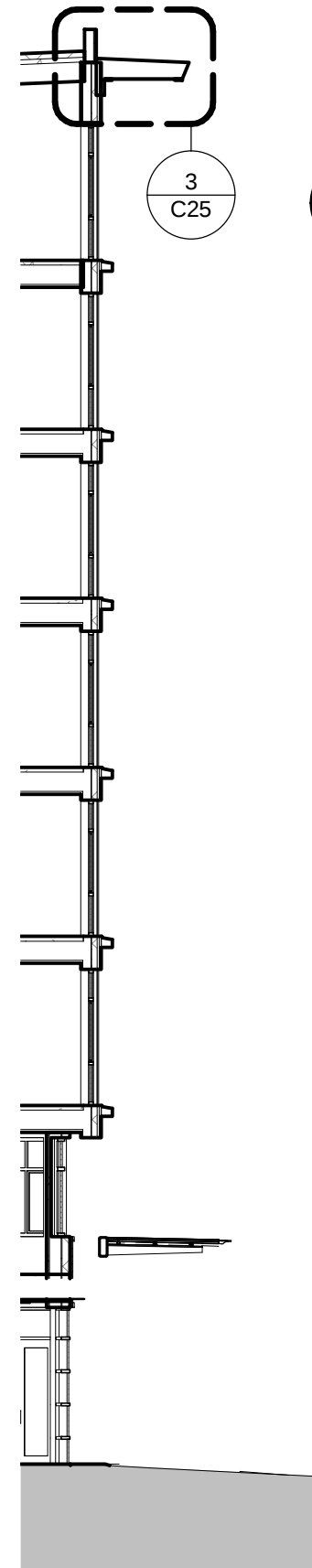
WALL SECTION 5



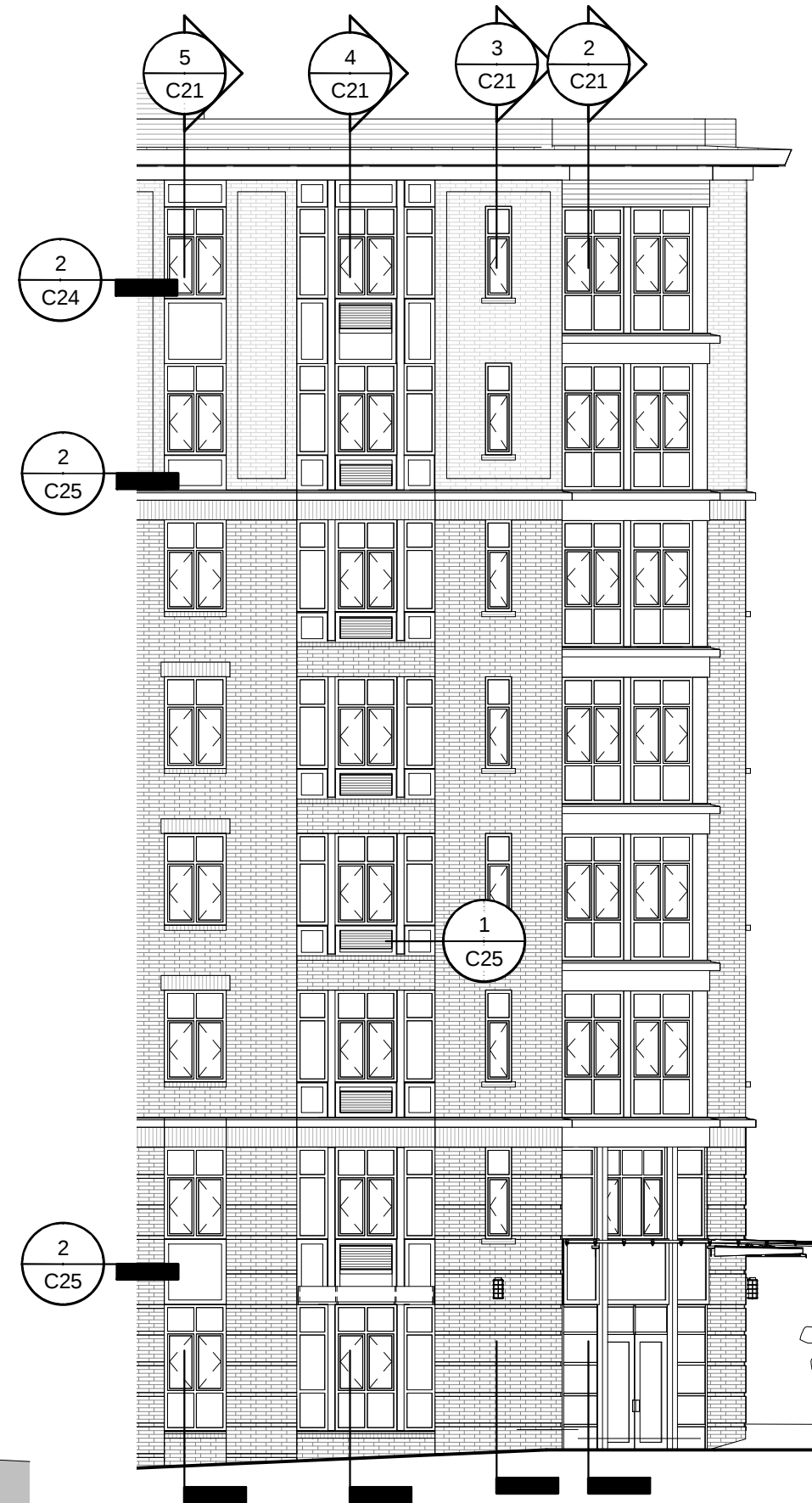
WALL SECTION 4



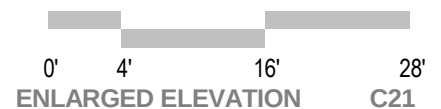
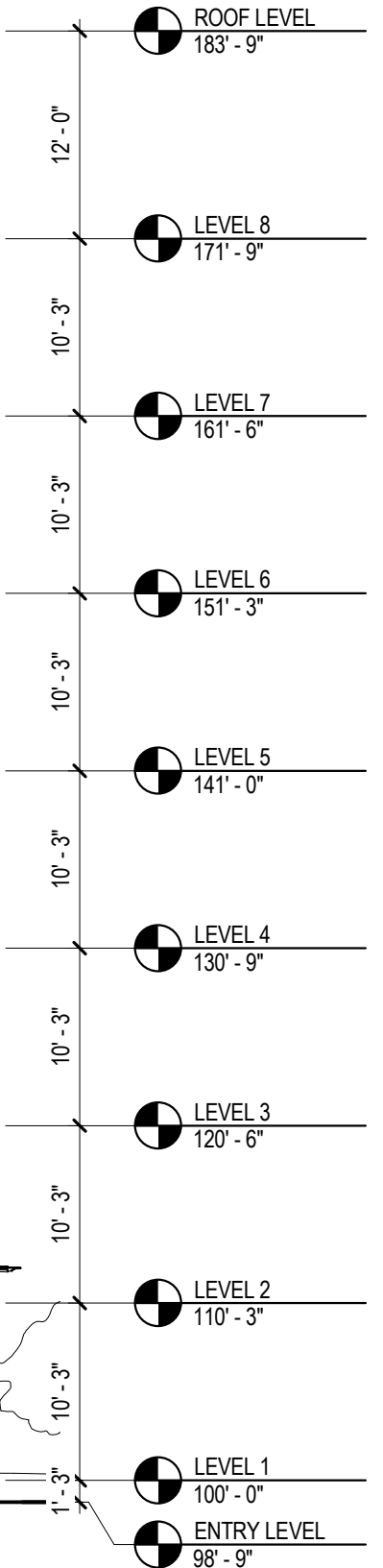
WALL SECTION 3

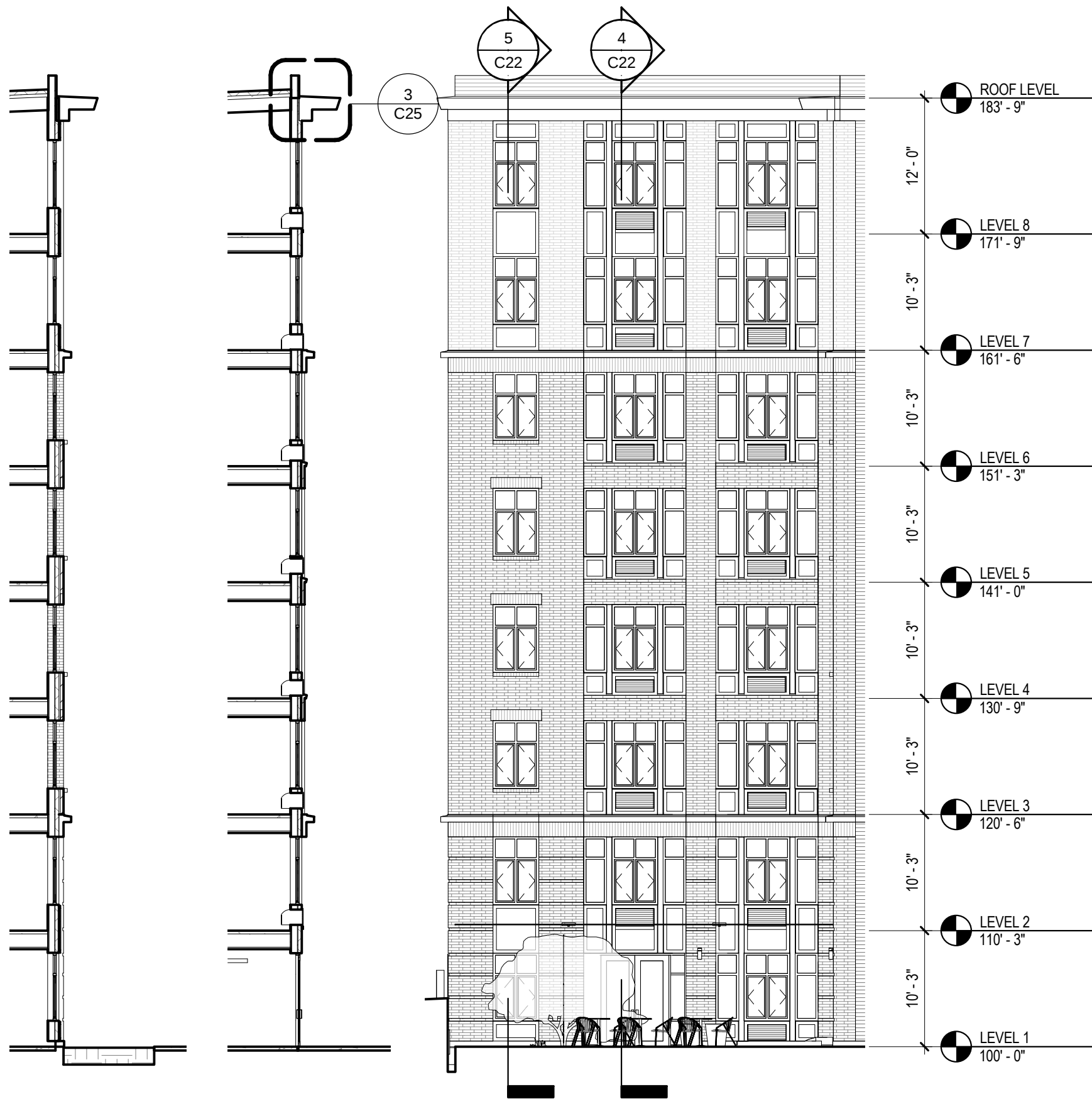


WALL SECTION 2



ENLARGED NORTH ELEVATION 1

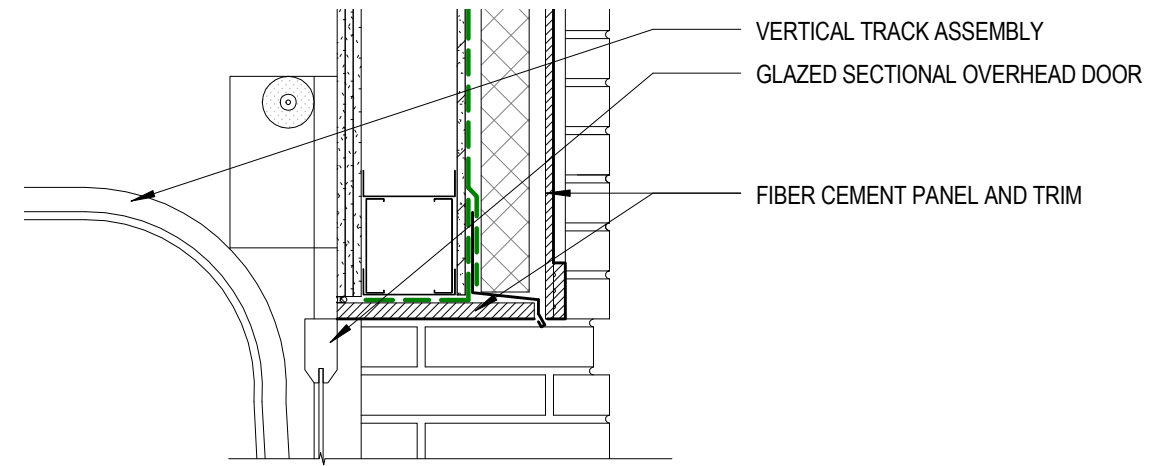




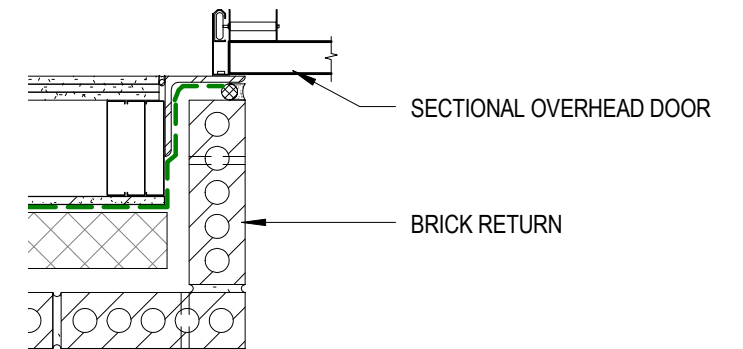
WALL SECTION 5

WALL SECTION 4

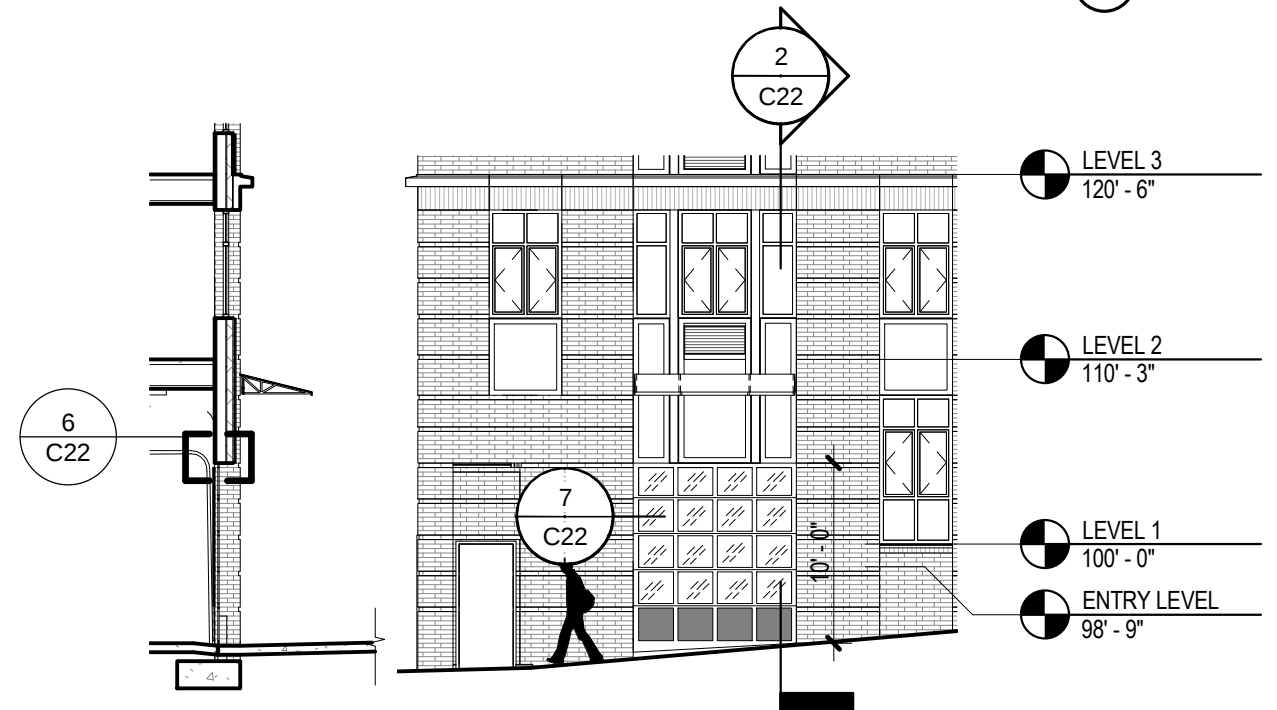
ENLARGED EAST ELEVATION 3



LOADING DOOR HEAD 6

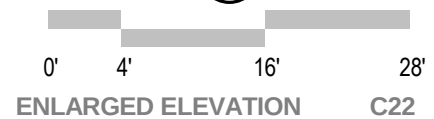


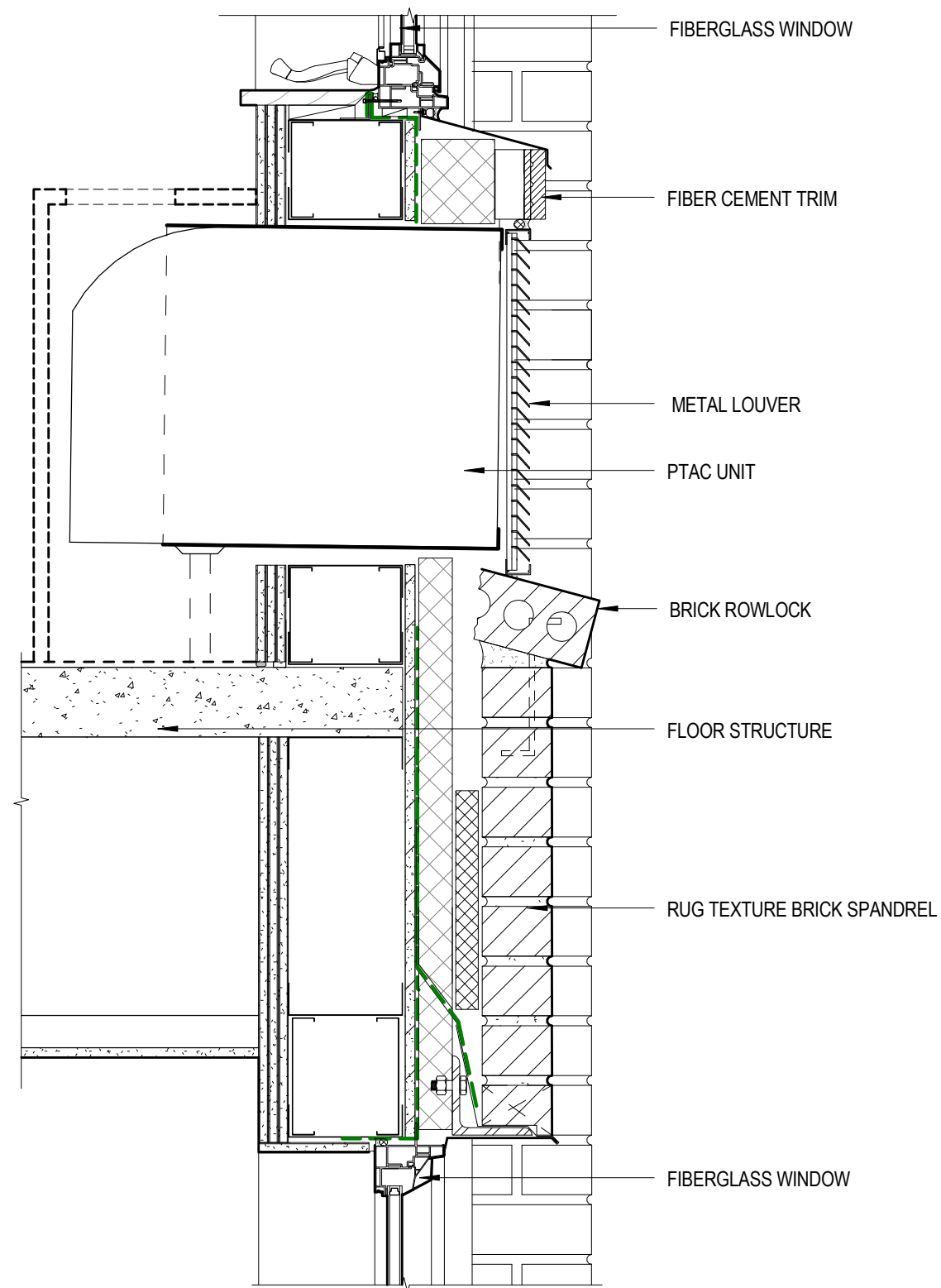
LOADING DOOR JAMB 7



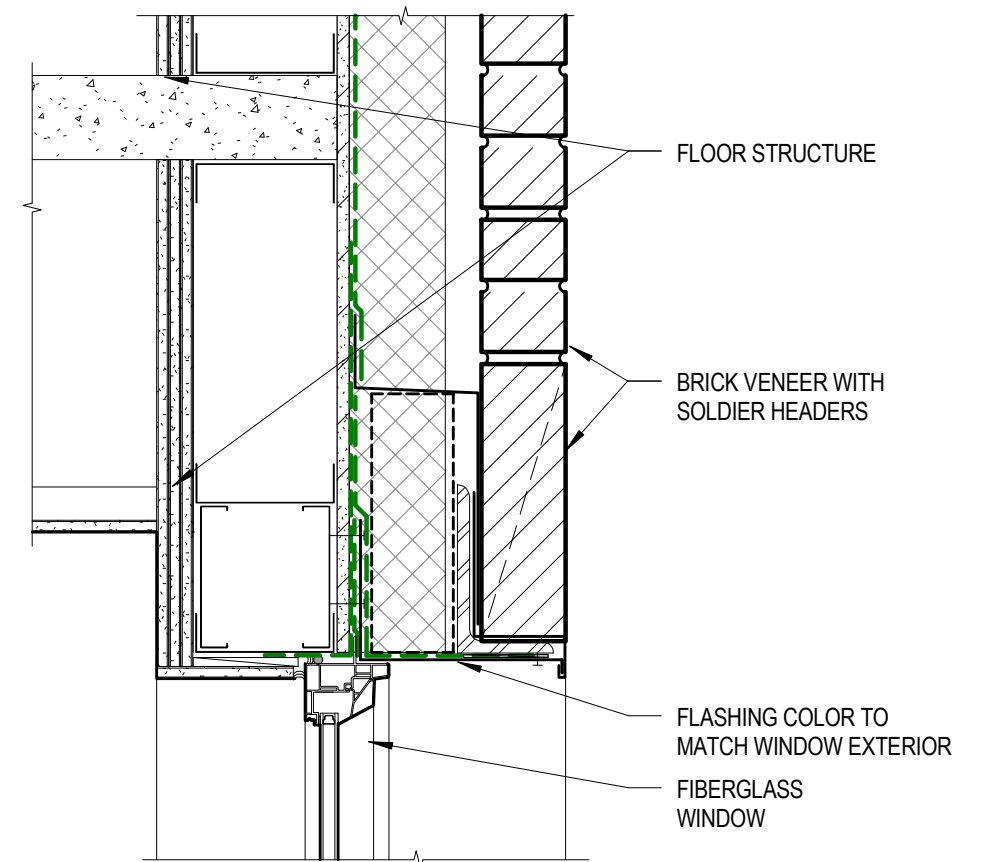
WALL SECTION 2

ENLARGED LOADING ELEVATION 1

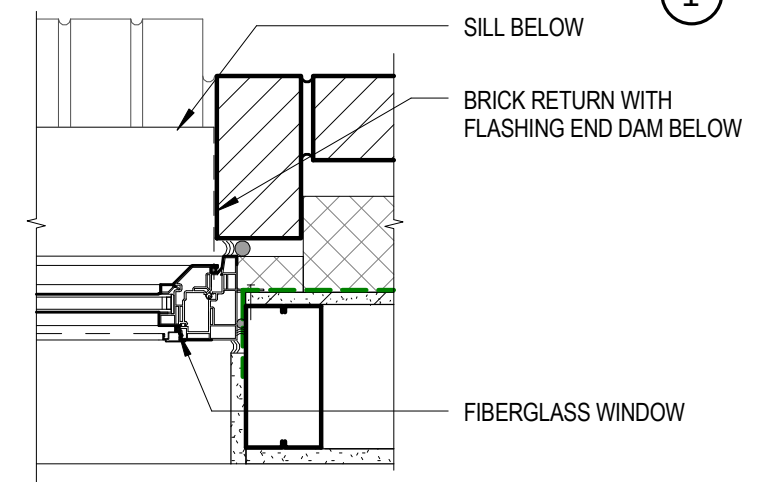




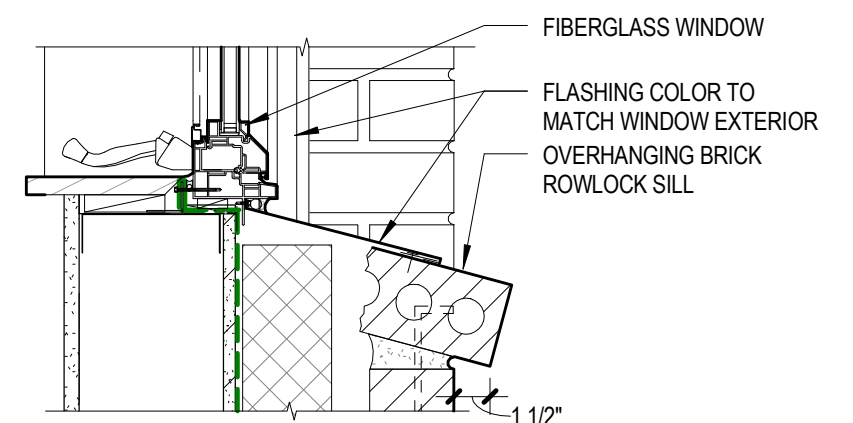
PTAC DETAIL 4



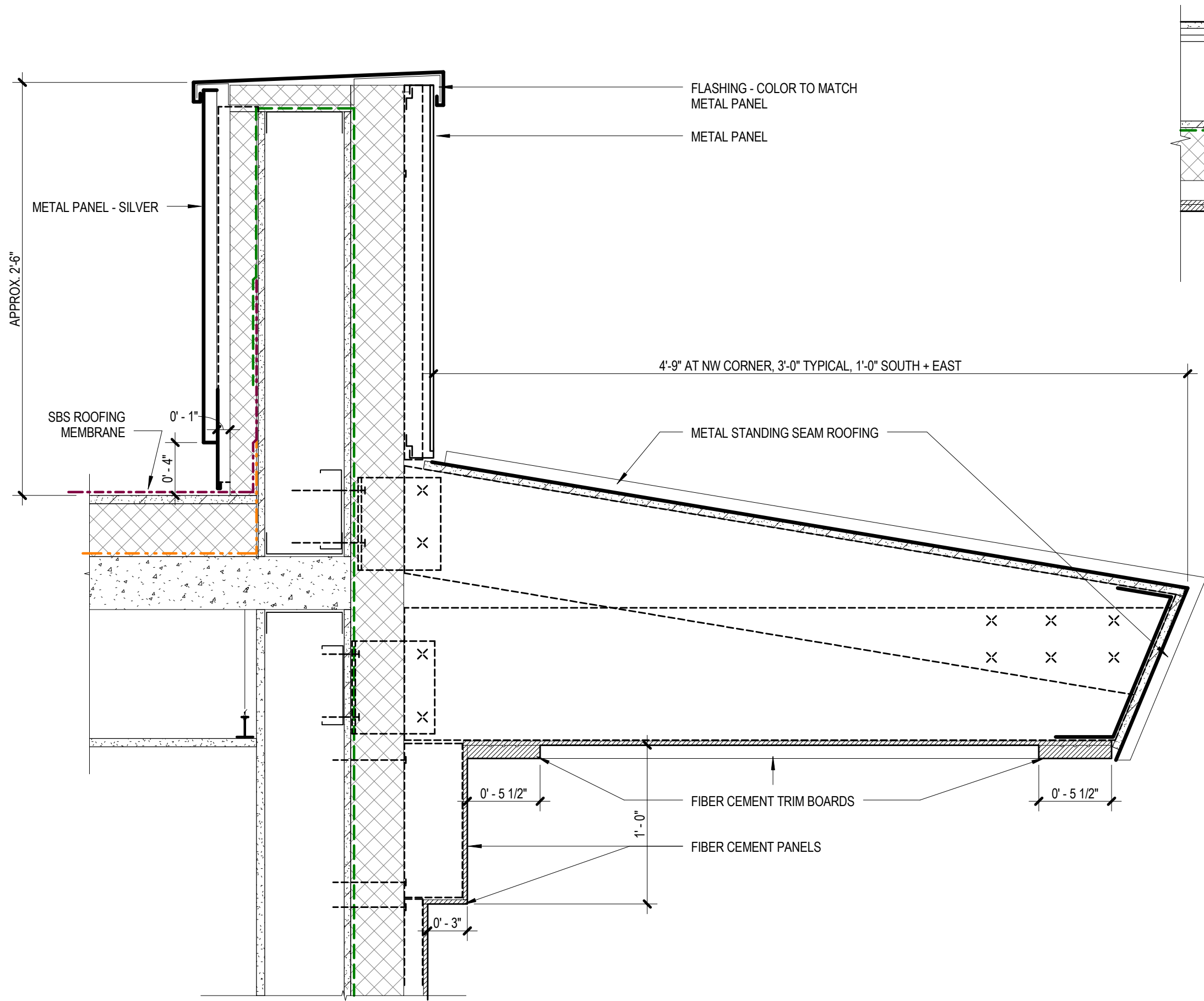
WINDOW HEAD @ BRICK 1



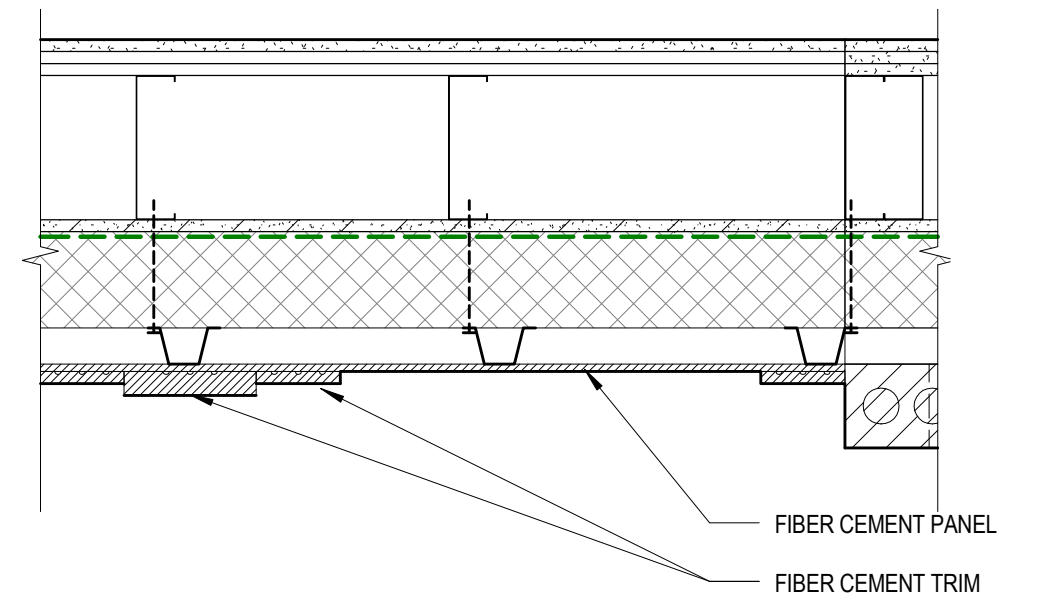
WINDOW JAMB @ BRICK 2



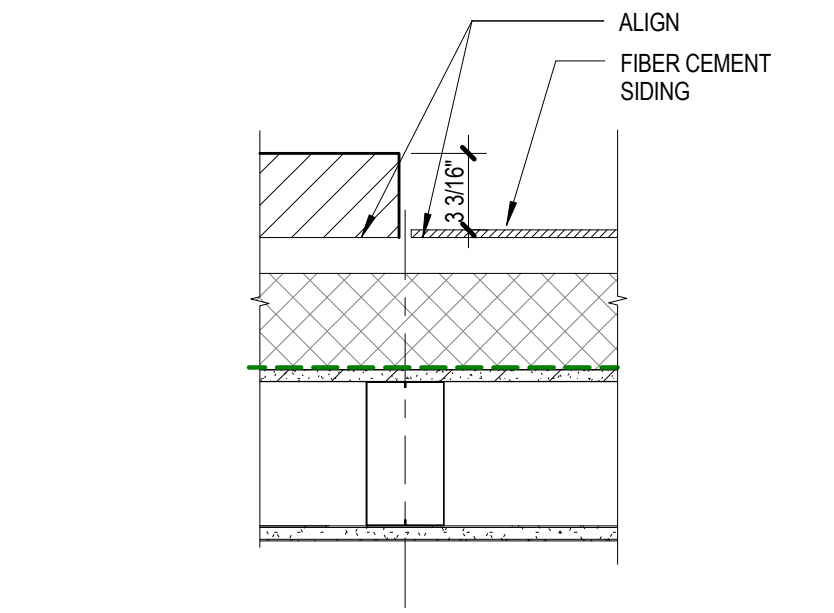
WINDOW SILL @ BRICK 3



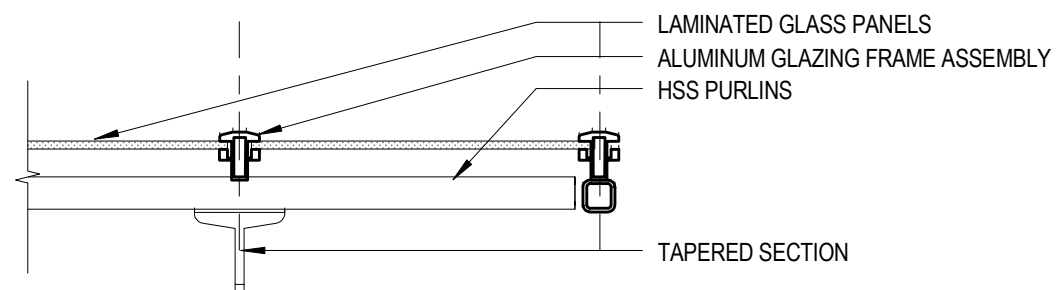
TYP PARAPET + CORNICE 3



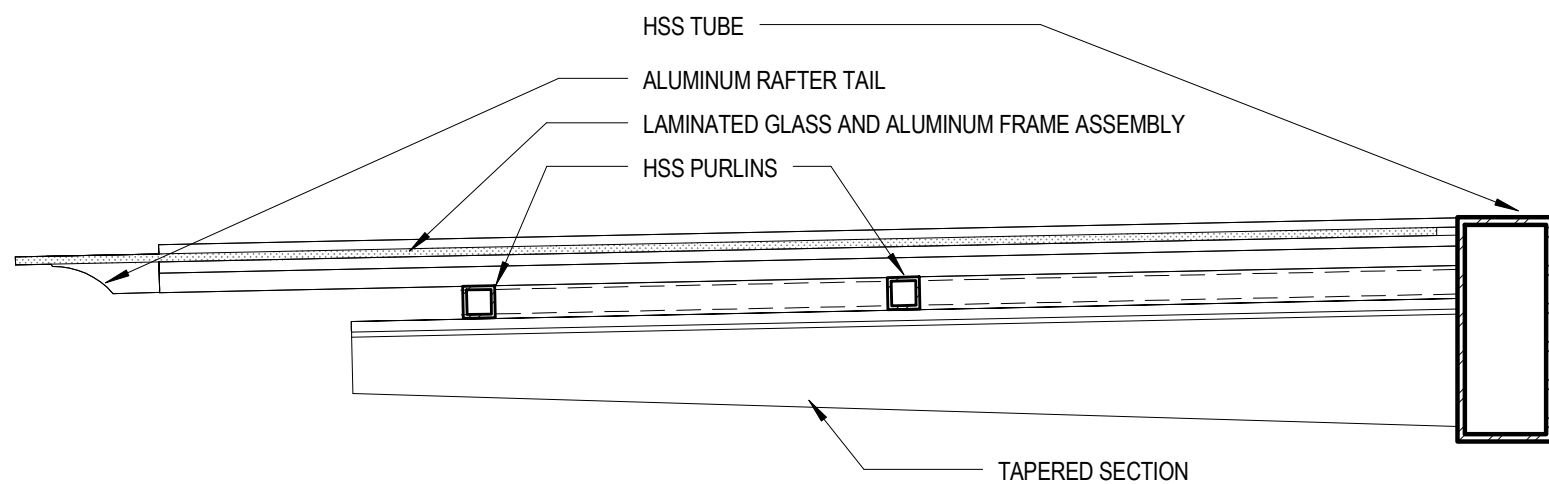
FIBER CEMENT PLAN DETAIL 1



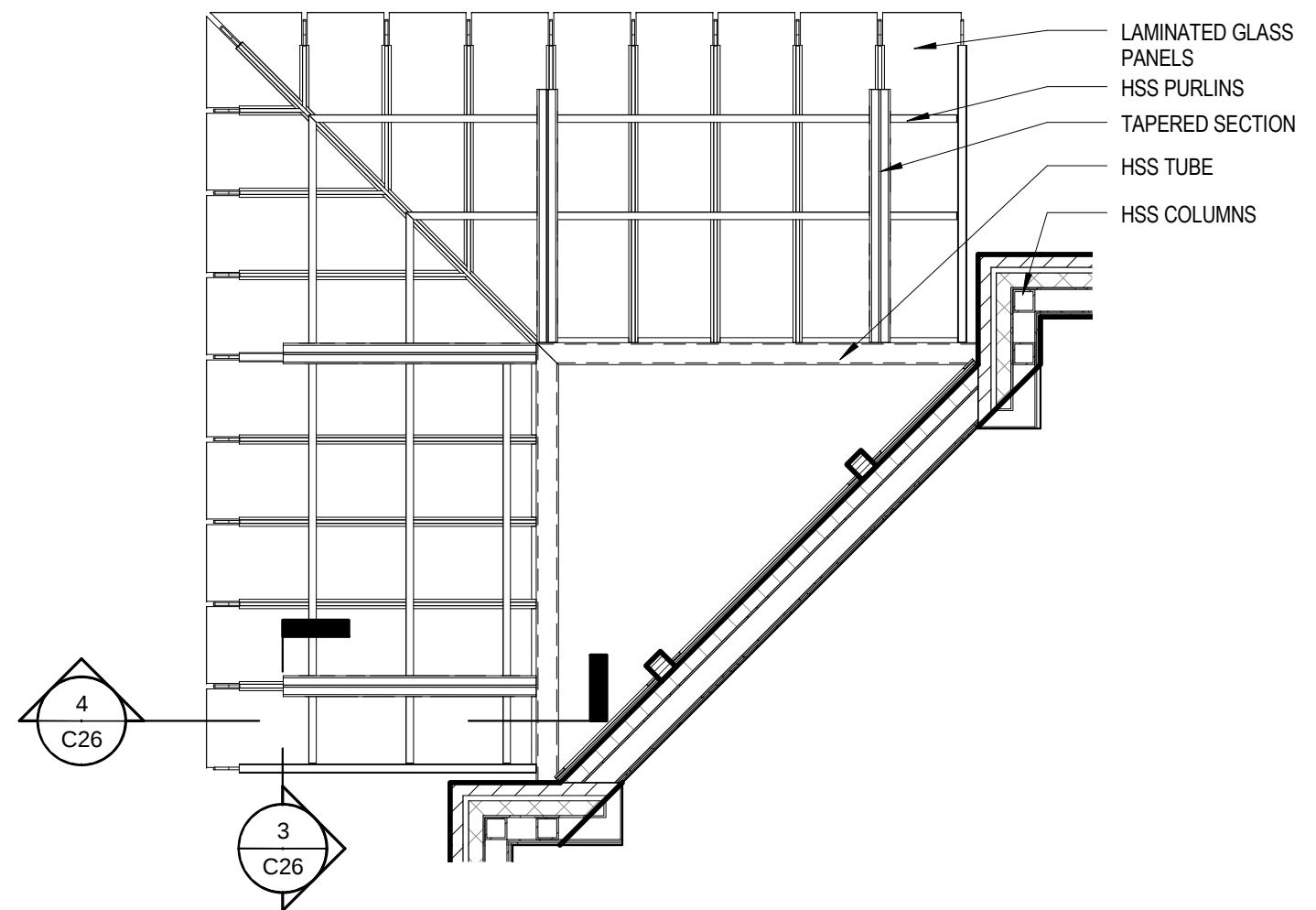
BRICK & FIBER CEMENT PANEL TRANSITION 2



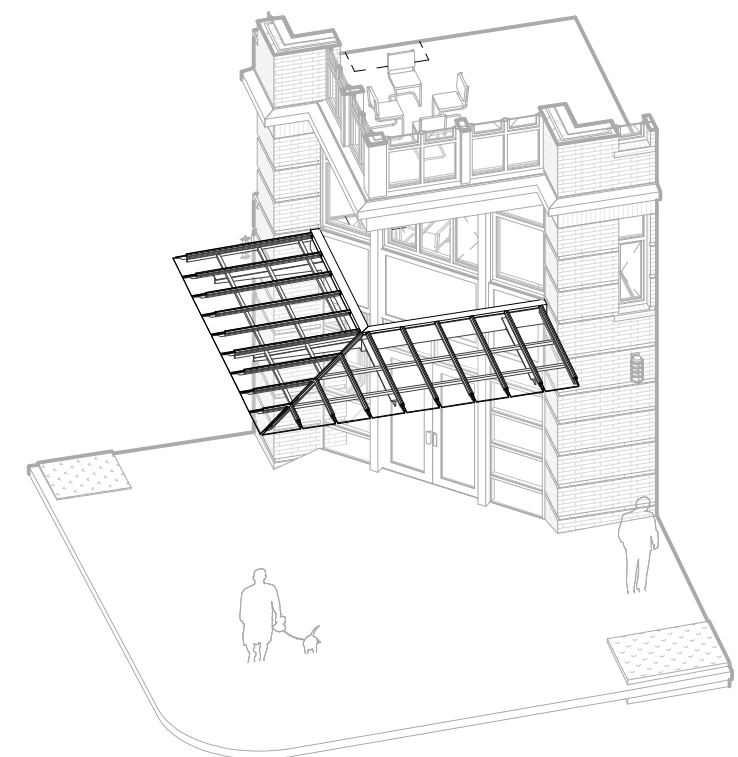
CANOPY SECTION AT RAKE ③
SCALE 1" = 1'-0"



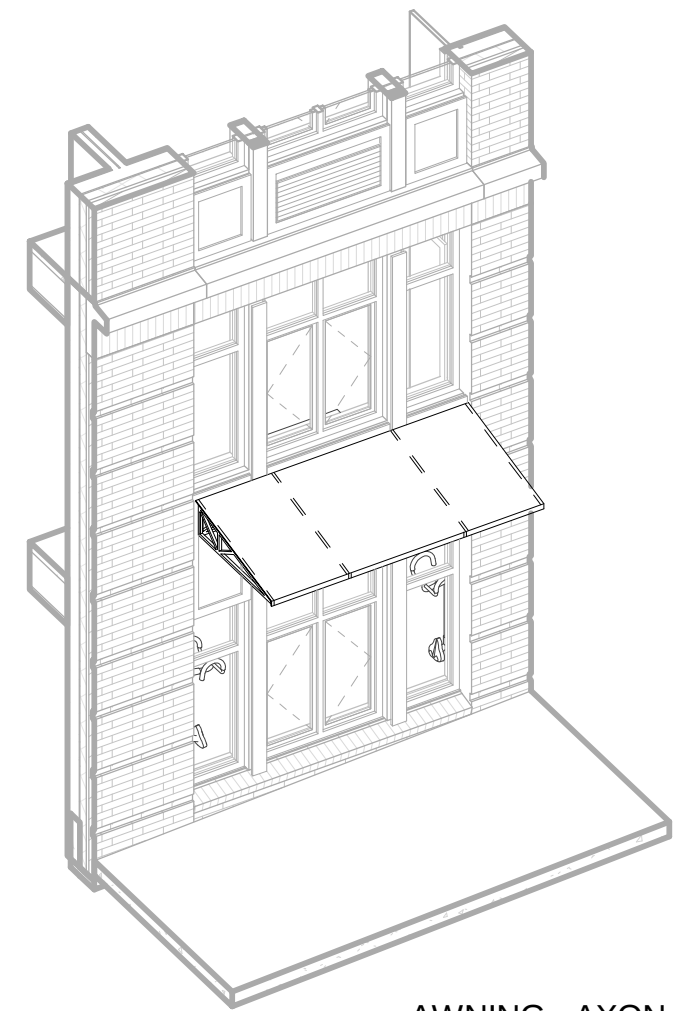
CANOPY SECTION ④
SCALE 1" = 1'-0"



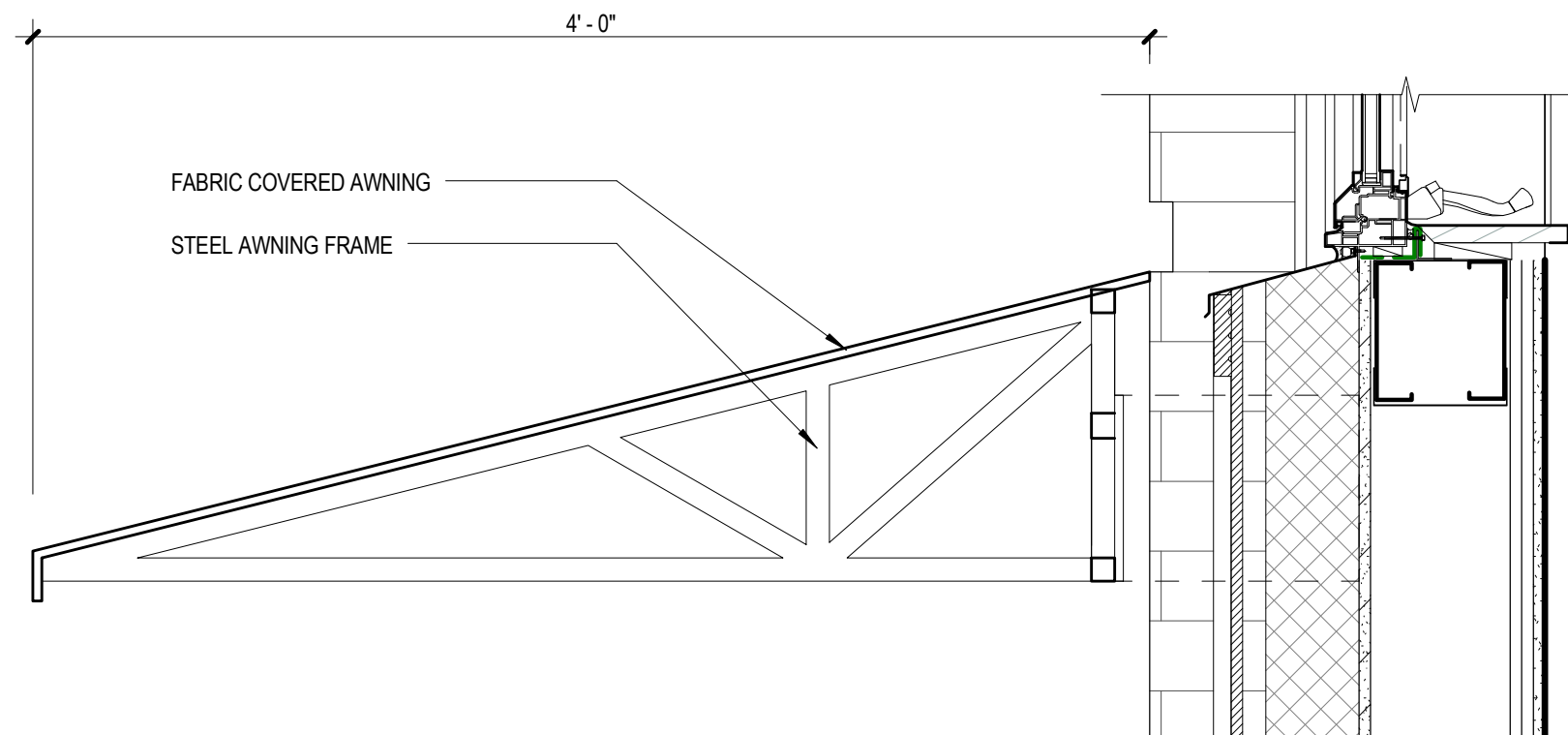
CANOPY - RCP ①
SCALE 1/4" = 1'-0"



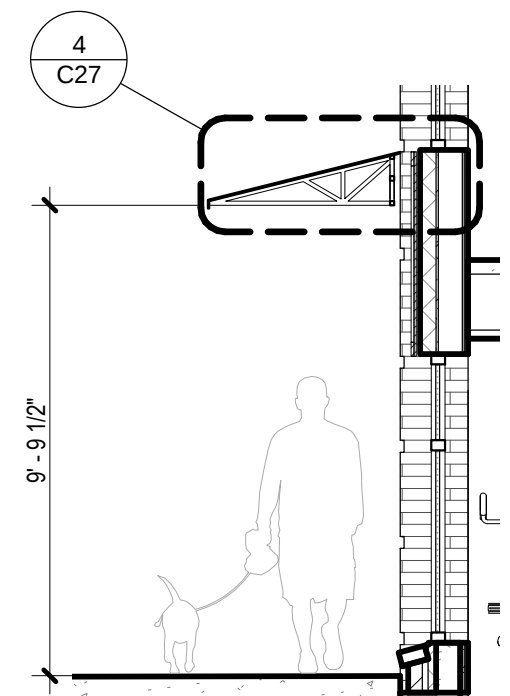
CANOPY - AXON ②



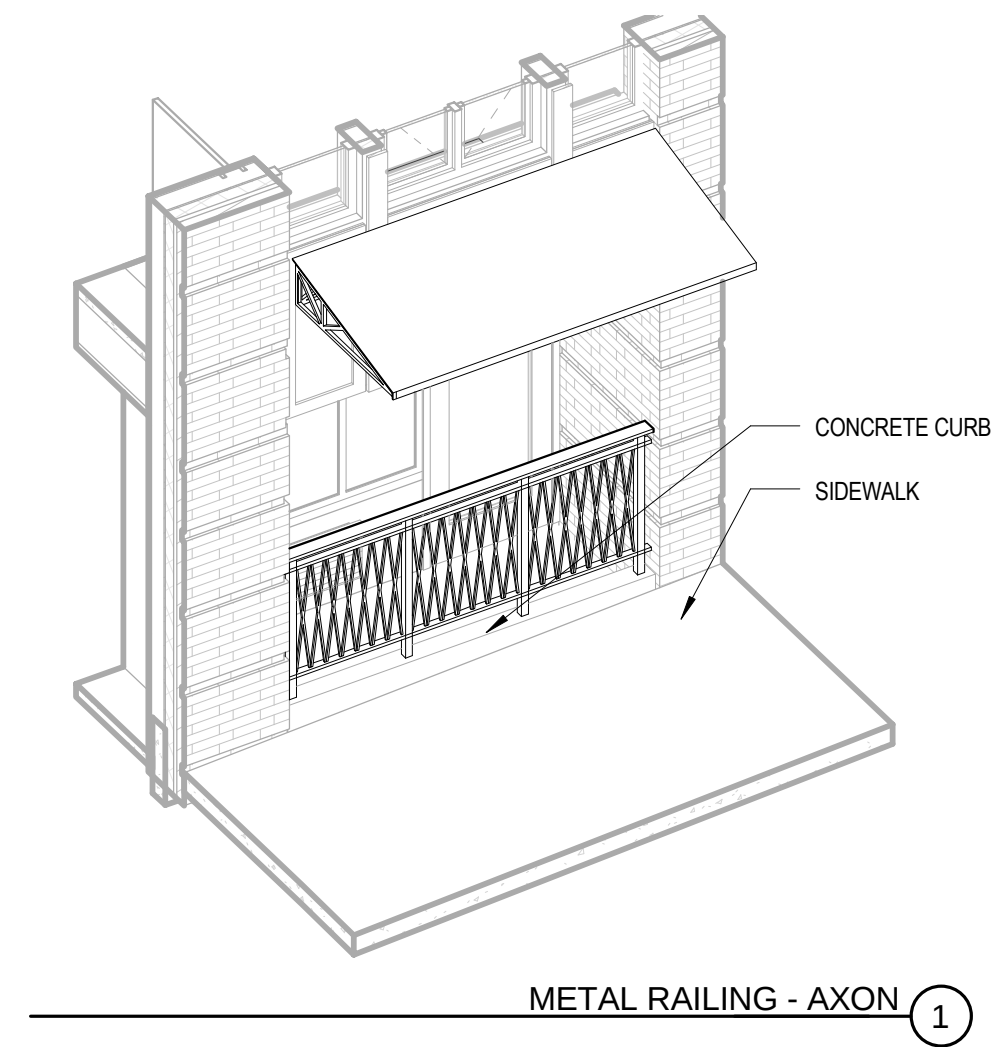
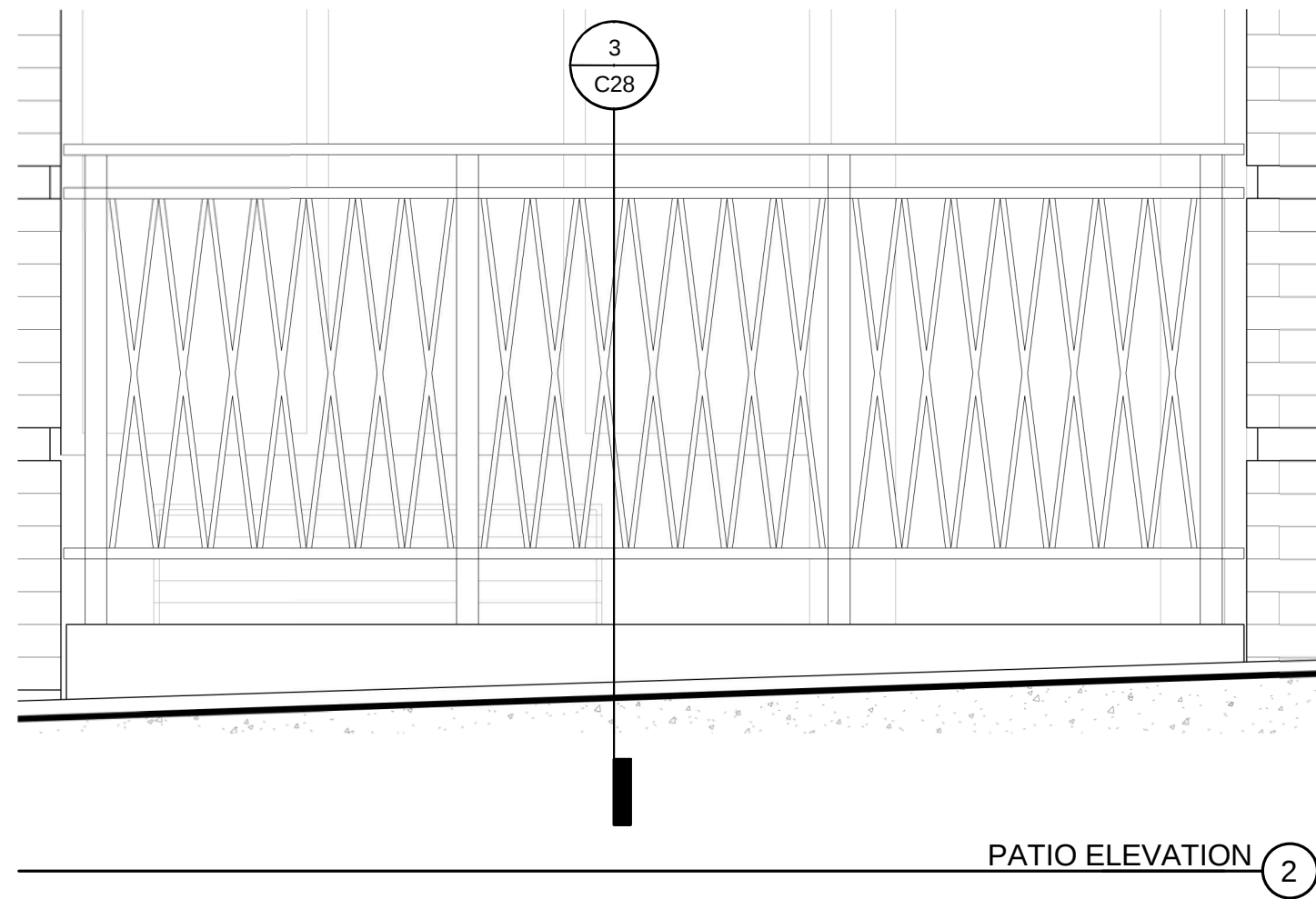
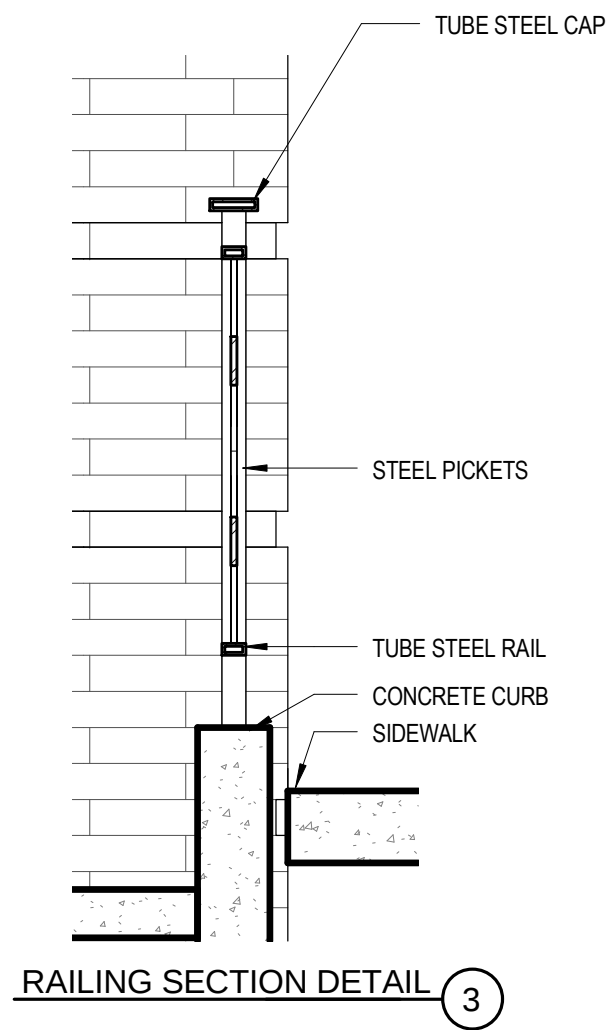
AWNING - AXON 1

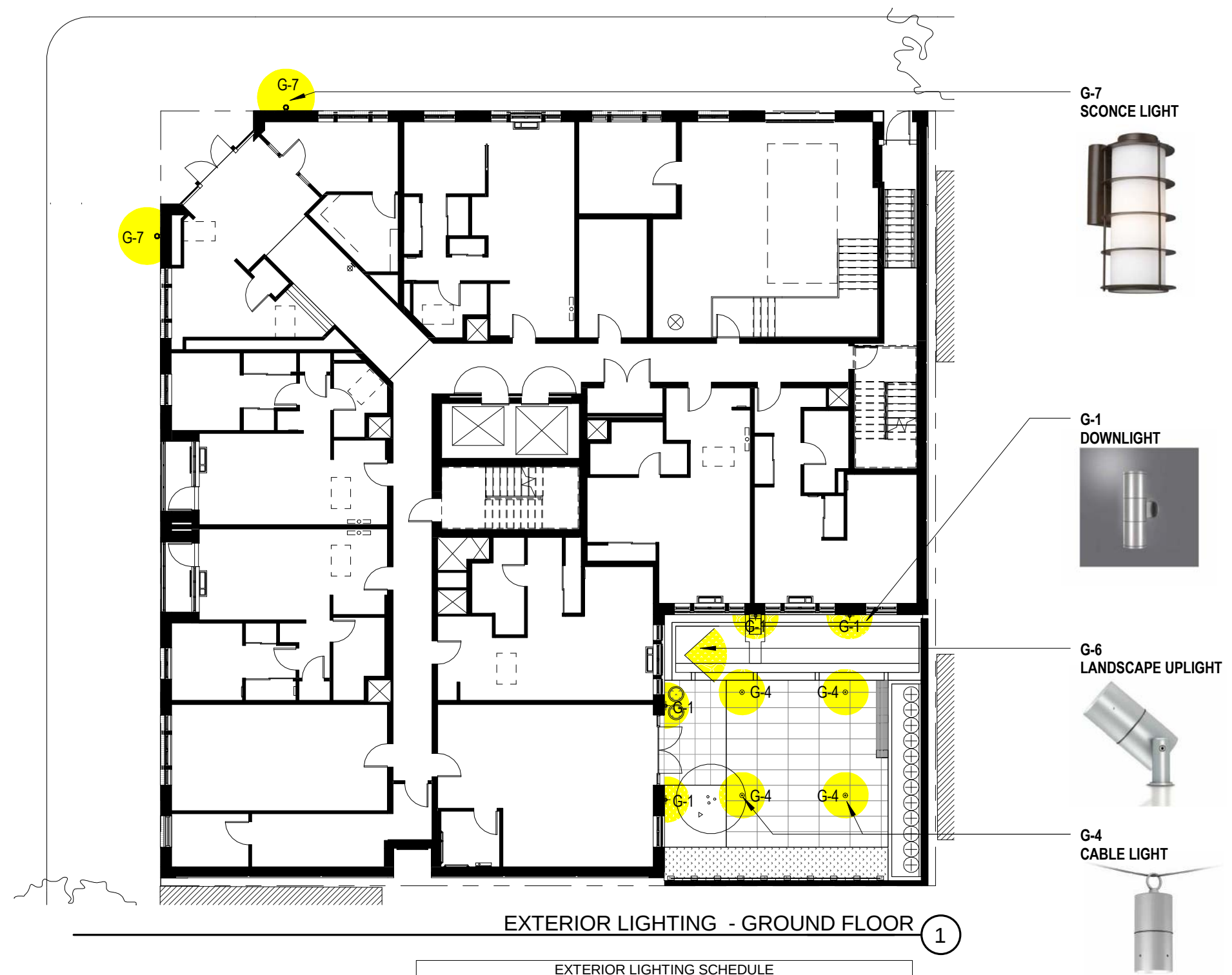


AWNING SECTION DETAIL 4



AWNING - SECTION 2







BRICK TYPE 1
MEDITERRANEAN - NORMAN SIZE



BRICK TYPE 3
BRONZE STONE SCRATCH TEXTURE - NORMAN SIZE



METAL PANEL



BRICK TYPE 2
BRONZE STONE - NORMAN SIZE

FIBER CEMENT
SPANDREL & TRIM

FIBERGLASS
WINDOW UNIT



SPANDREL AND WINDOW

