

DESIGN PLANS AND ELEVATIONS

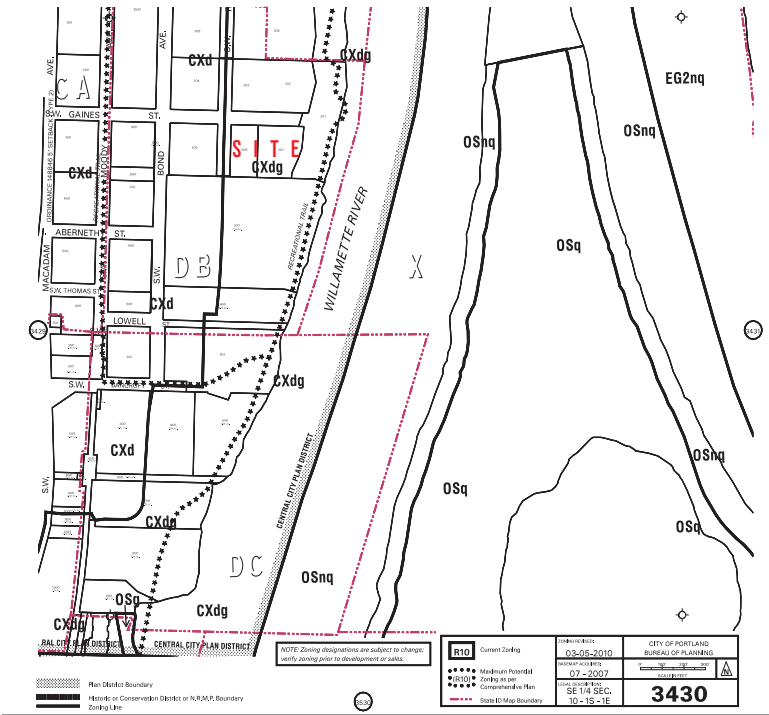
Block 37 Apartments

March 11th, 2014

Revised: March 26th, 2014

Revised: April 30th, 2014

BLOCK 37 APARTMENTS
3700 SW RIVER PARKWAY
PORTLAND, OR 97239



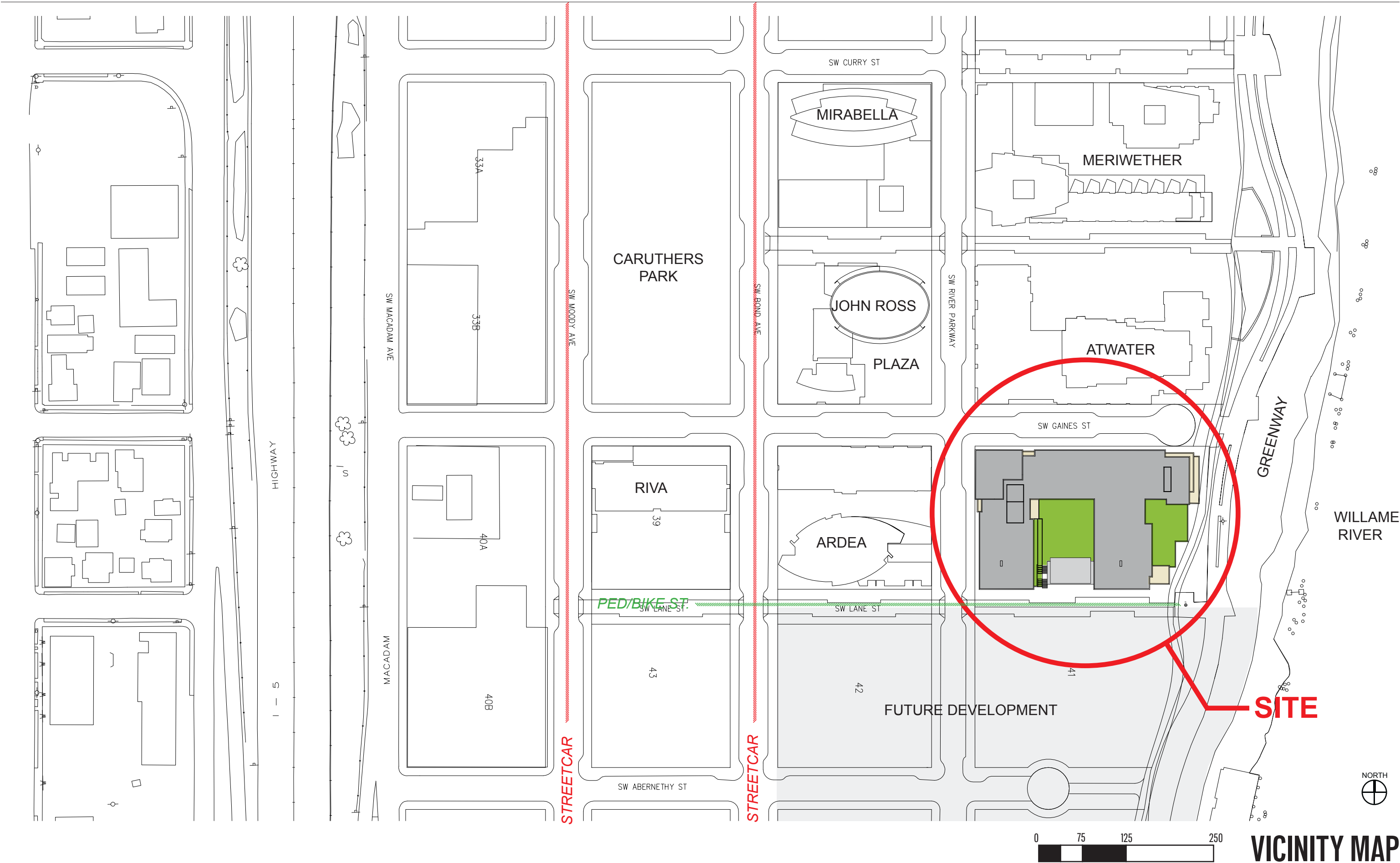
SITE AERIAL PHOTOGRAPH



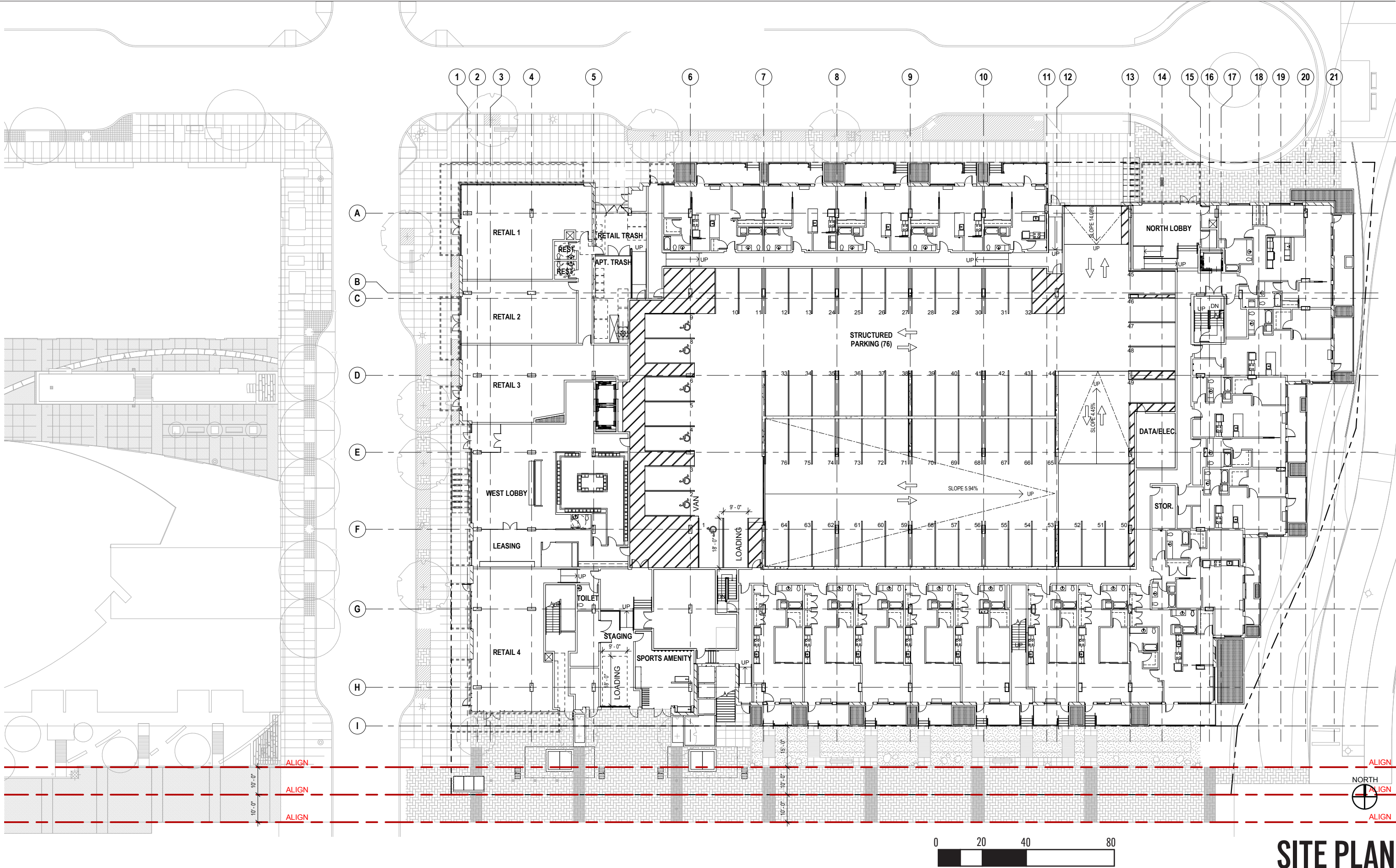
SITE PHOTOGRAPHY



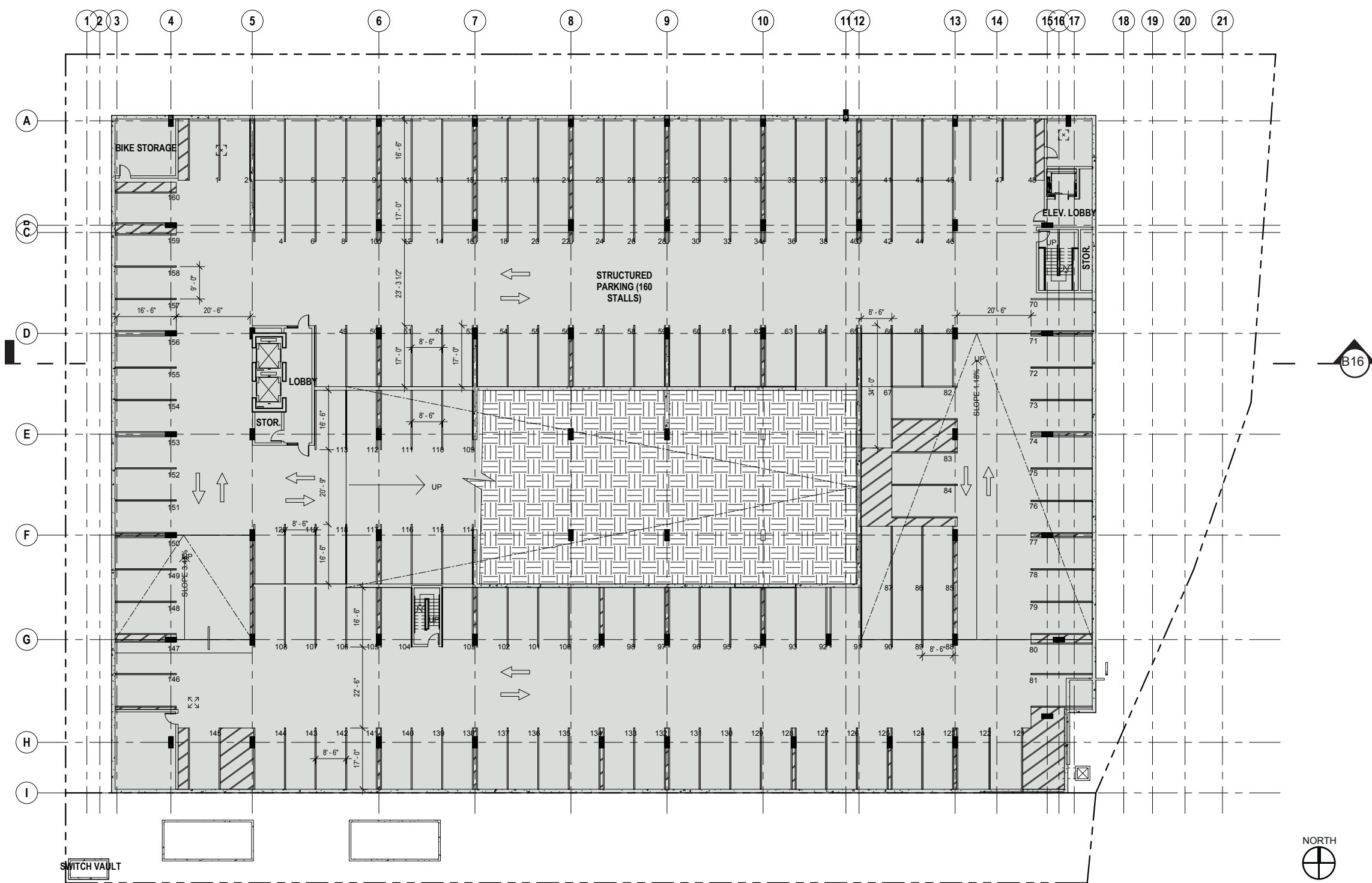
RENDERING- NEIGHBORHOOD CONTEXT





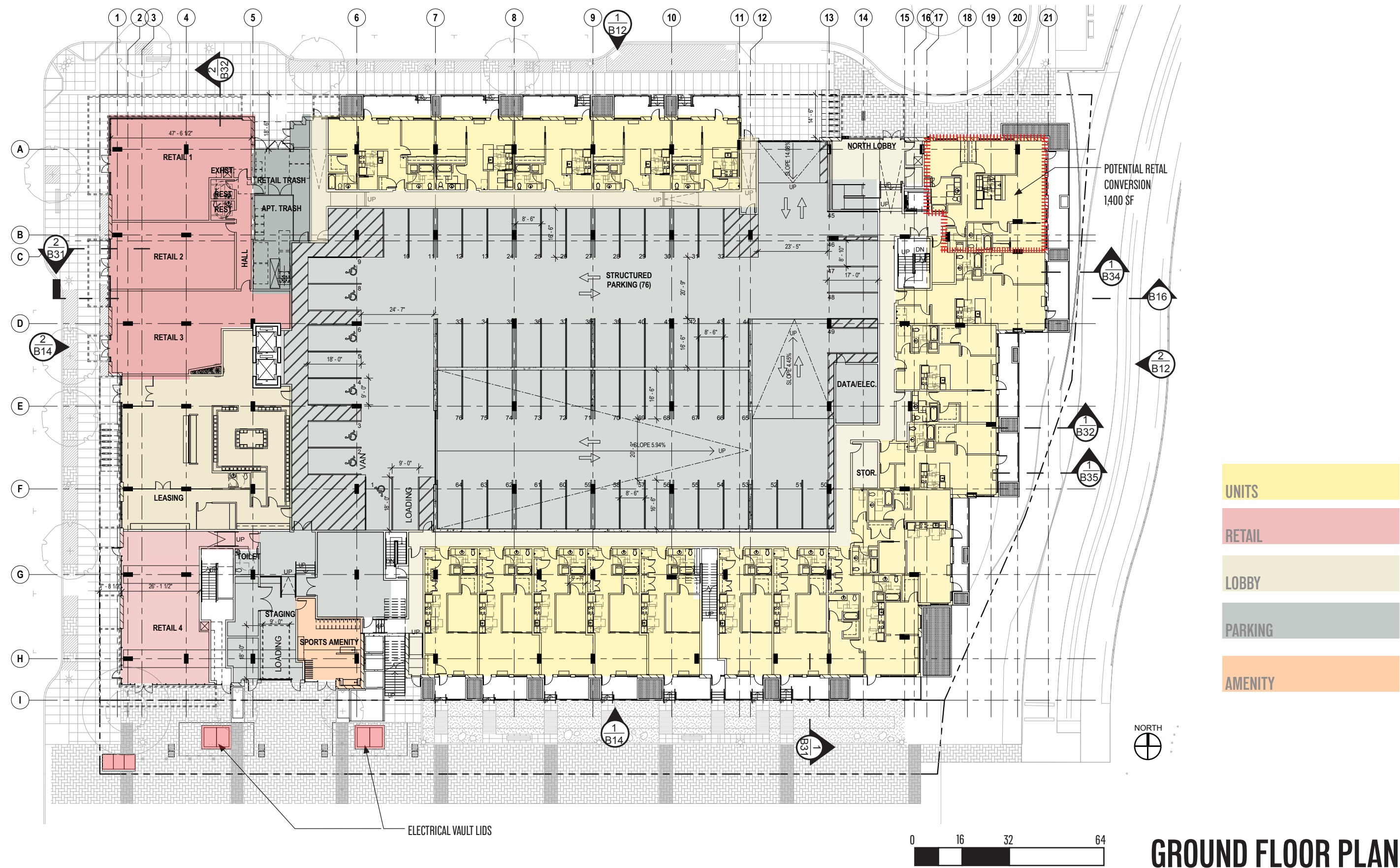


SITE PLAN



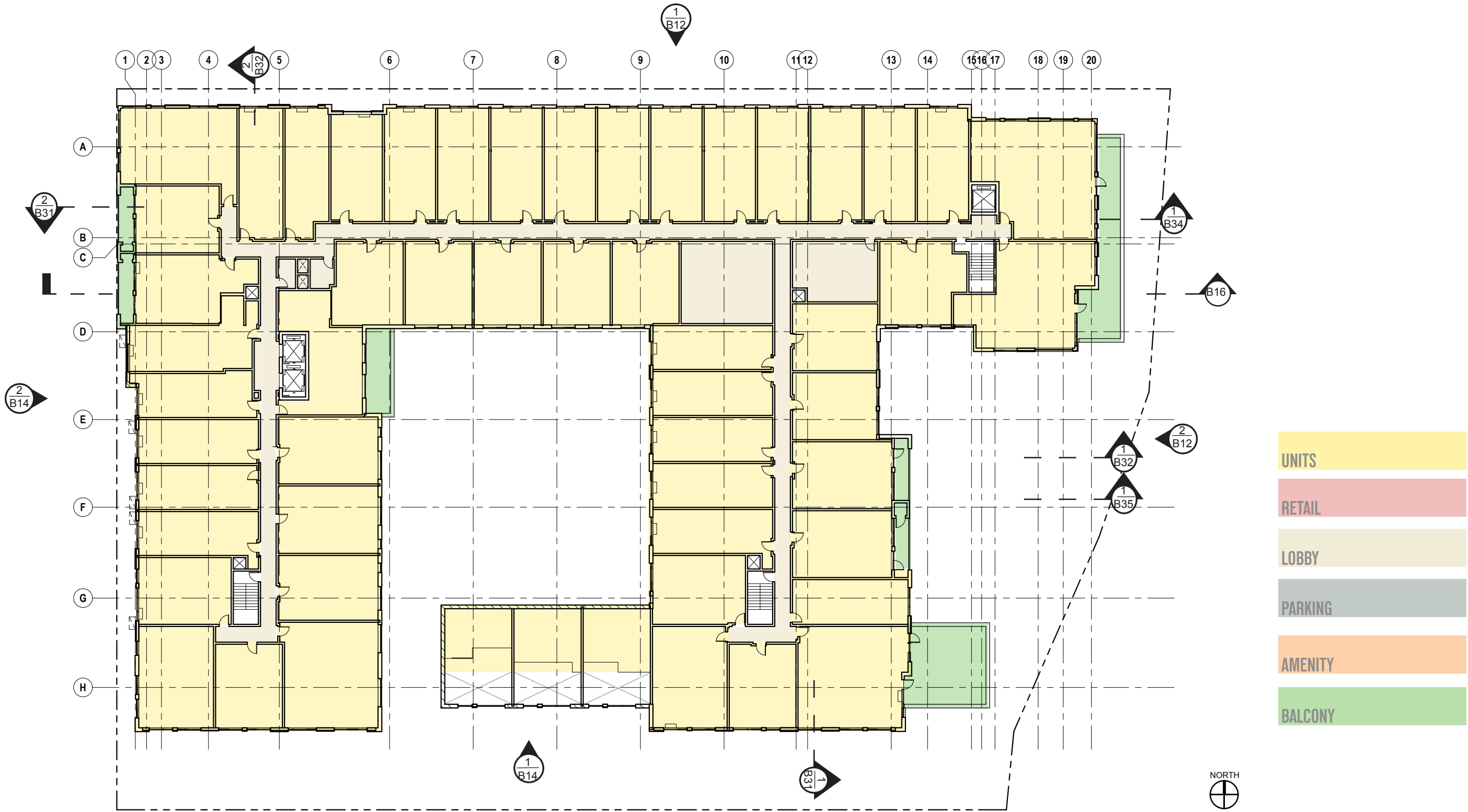
- UNITS
- RETAIL
- LOBBY
- PARKING
- AMENITY

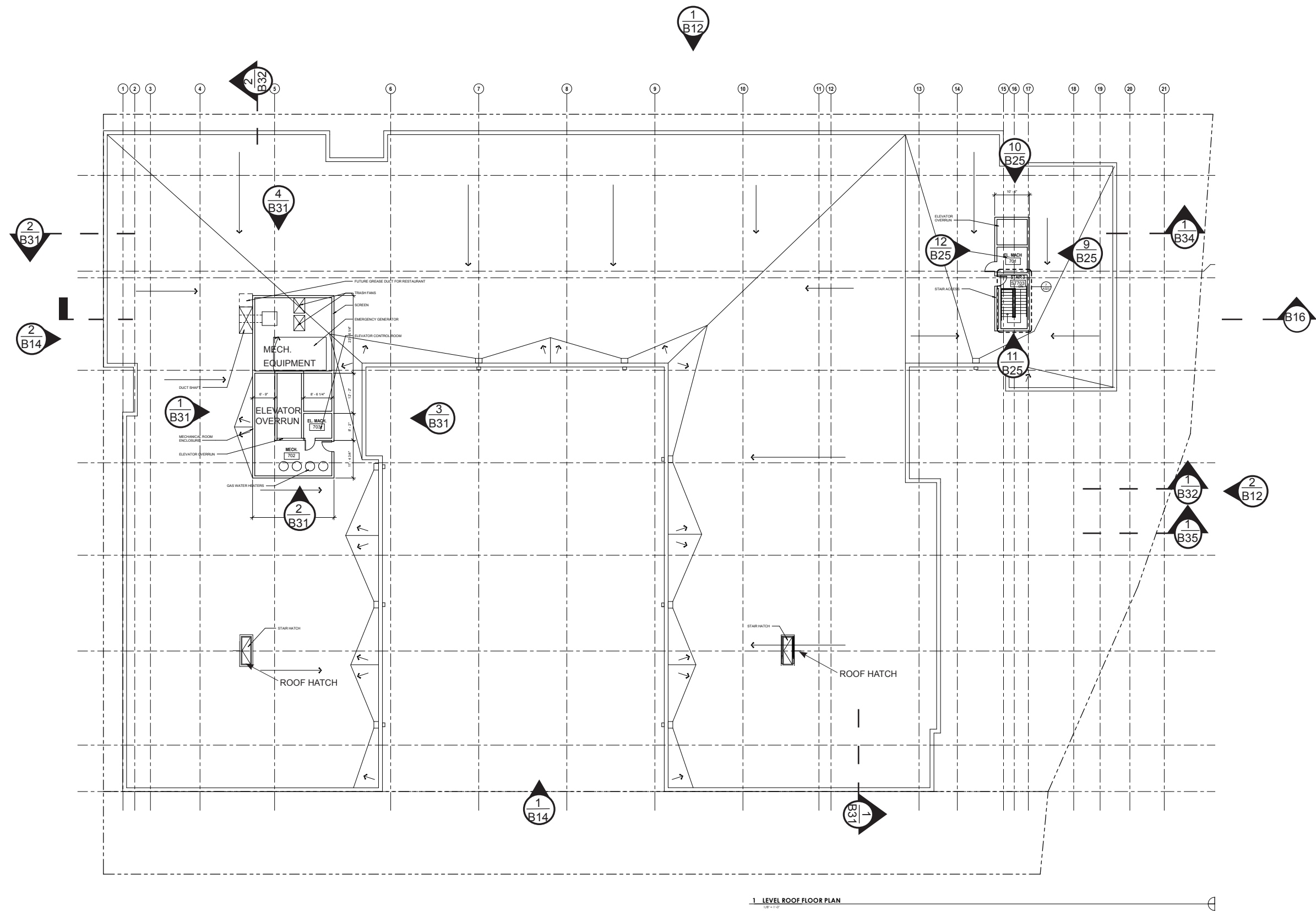
PARKING PLAN



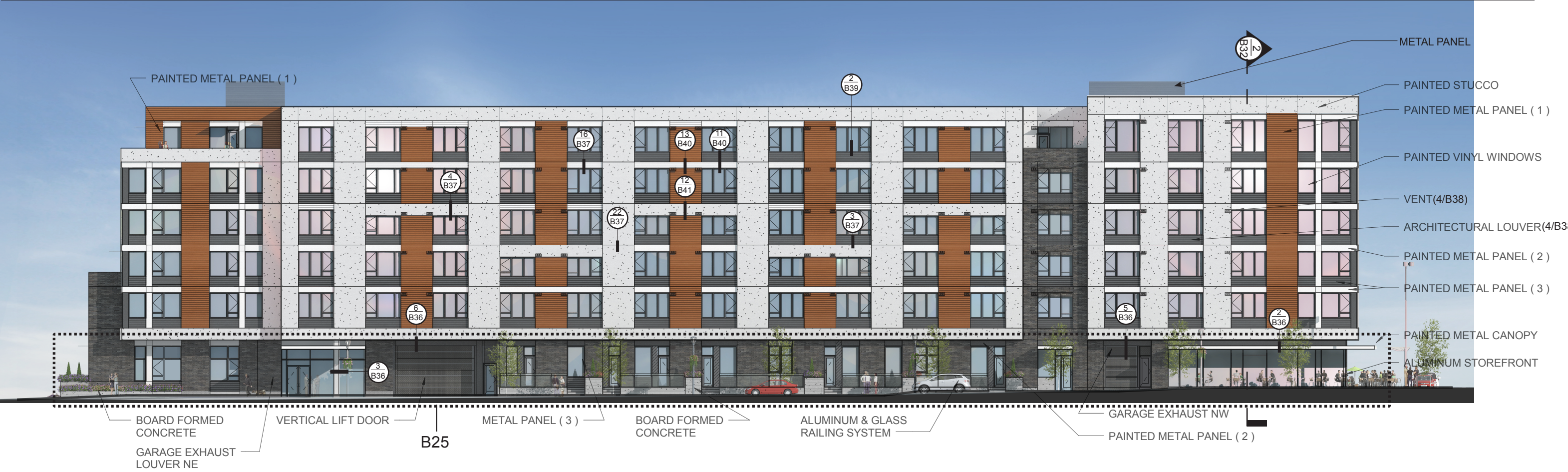


SECOND FLOOR PLAN





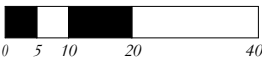
ROOF PLAN



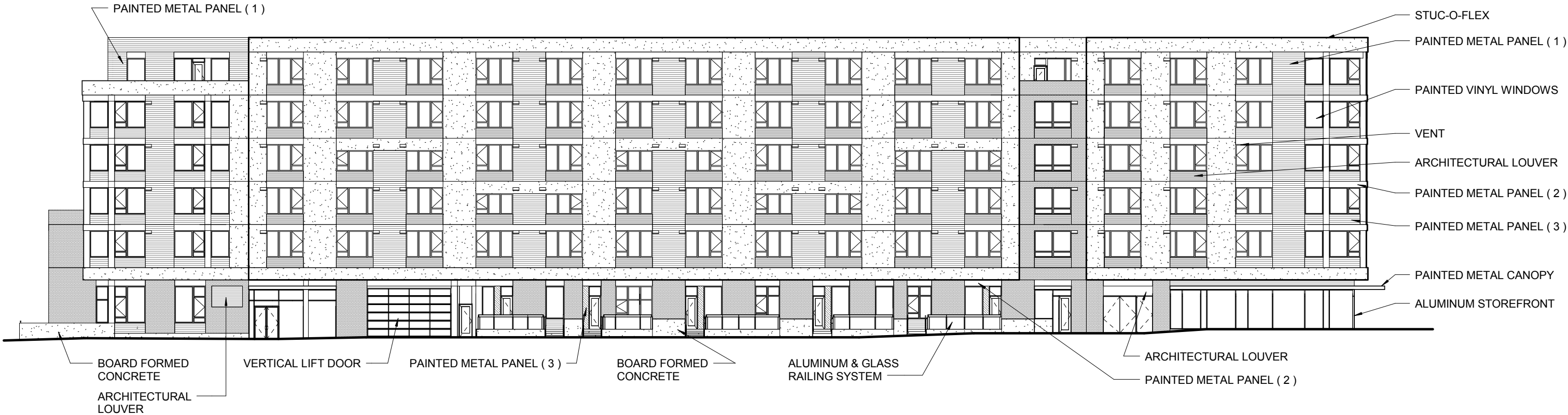
1 NORTH ELEVATION



2 EAST ELEVATION



BUILDING ELEVATIONS



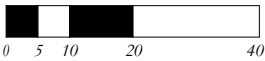
NORTH ELEVATION

PTAC LEGEND

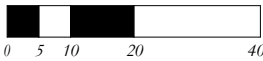
- PTAC @ SILL
- HORIZONTAL METAL PANEL @ SILL



EAST ELEVATION



BUILDING ELEVATIONS - BLACK AND WHITE



BUILDING ELEVATIONS



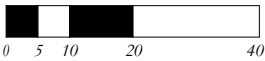
SOUTH ELEVATION



WEST ELEVATION

PTAC LEGEND

- PTAC @ SILL
- HORIZONTAL METAL PANEL @ SILL



BUILDING ELEVATIONS - BLACK AND WHITE

UNITS

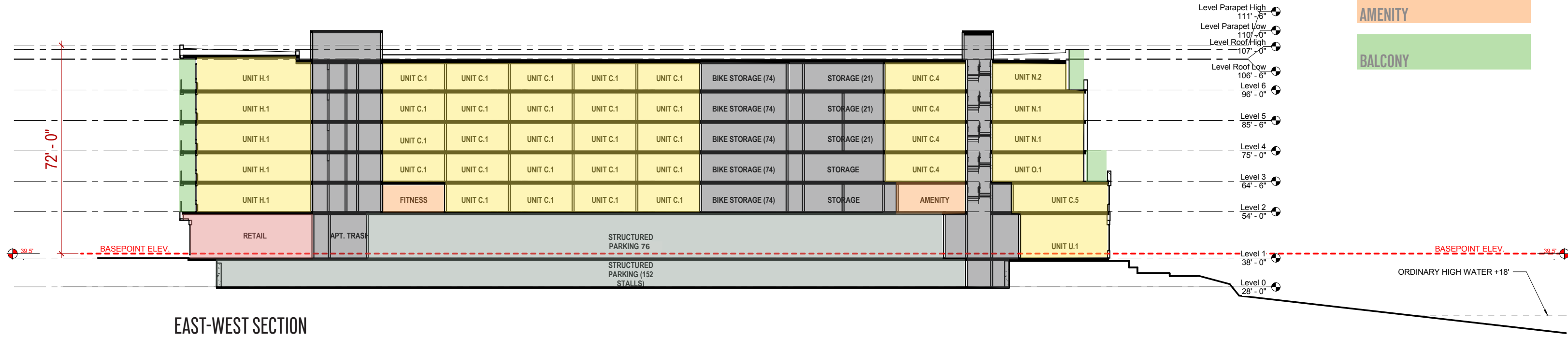
RETAIL

LOBBY

PARKING

AMENITY

BALCONY



BUILDING SECTIONS



BLOCK 37

The simple use of a natural palette composes the exterior materials, brick, metal and stucco, play off of one another to create a sleek and rhythmic finish.



Clean contemporary aesthetic achieved without the use of wood.

CONTEMPORARY HOMES WITH A CONNECTION TO NATURE



PRECEDENT IMAGERY



LOOKING NORTHWEST



LOOKING SOUTHWEST



LOOKING SOUTHEAST



LOOKING NORTHEAST

BRICK SURROUND

STUCCO SURROUND W/ METAL PANEL ACCENT

METAL PANEL SURROUD

DIAGRAMS - MATERIAL COHERENCY



THE ATWATER REMOVED FROM IMAGE FOR CLARITY

RENDERING (NIGHT) - CORNER OF GAINES AND RIVER PARKWAY



RENDERING - CORNER OF GAINES AND RIVER PARKWAY



RENDERING - GREENWAY



RENDERING -LANE STREET



RENDERING -COURTYARD/ROOF DESIGN



RENDERING -PEDESTRIAN VIEW ON RIVER PARKWAY



ENLARGED PLAN NORTH ELEVATION A



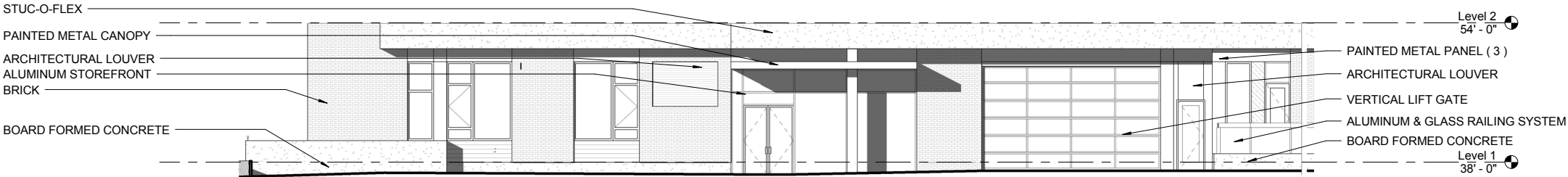
ENLARGED PLAN NORTH ELEVATION B



ENLARGED PLAN NORTH ELEVATION C



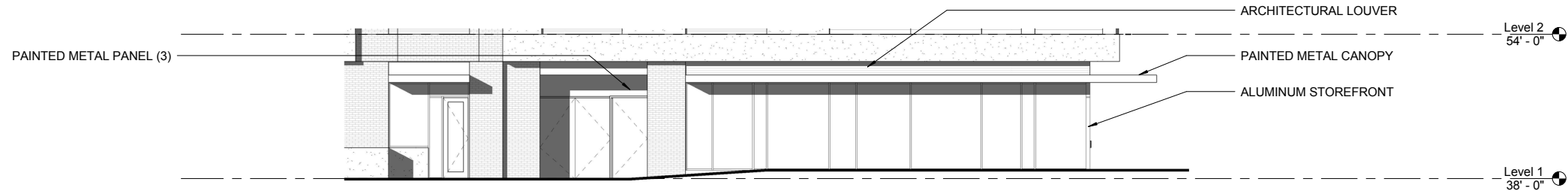
ELEVATIONS - ENLARGED, TYP.



ENLARGED PLAN NORTH ELEVATION A - DR



ENLARGED PLAN NORTH ELEVATION B - DR



ENLARGED PLAN NORTH ELEVATION C - DR



ELEVATIONS - ENLARGED, TYP.



ENLARGED PLAN EAST ELEVATION A



ENLARGED PLAN WEST ELEVATION A



ENLARGED PLAN EAST ELEVATION B



ENLARGED PLAN WEST ELEVATION B



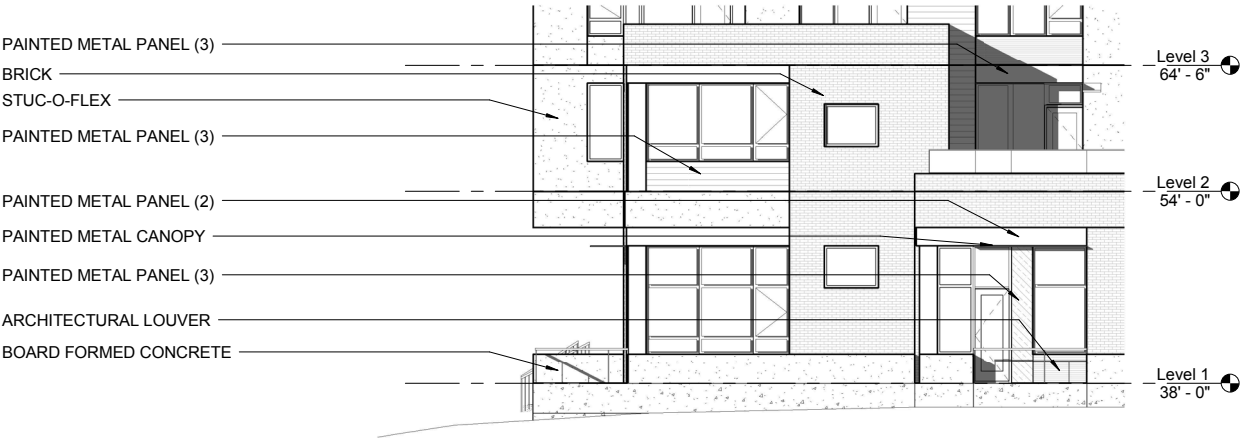
ENLARGED PLAN EAST ELEVATION C



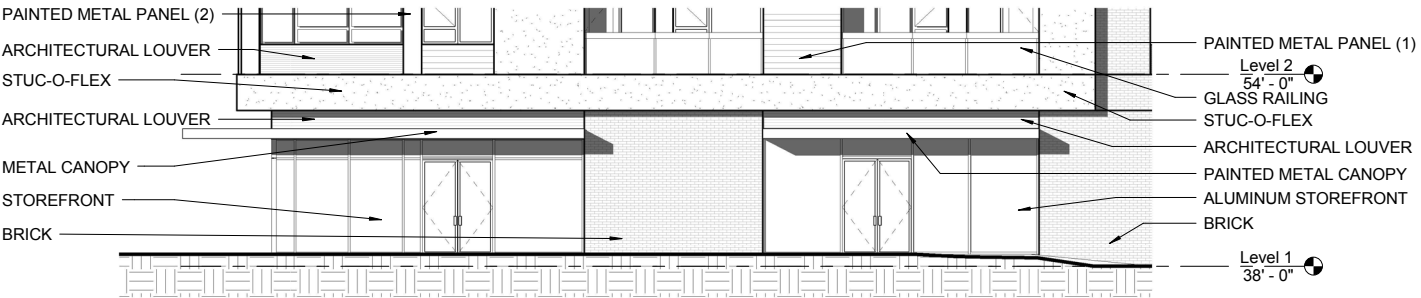
ENLARGED PLAN WEST ELEVATION C



ELEVATIONS - ENLARGED, TYP.



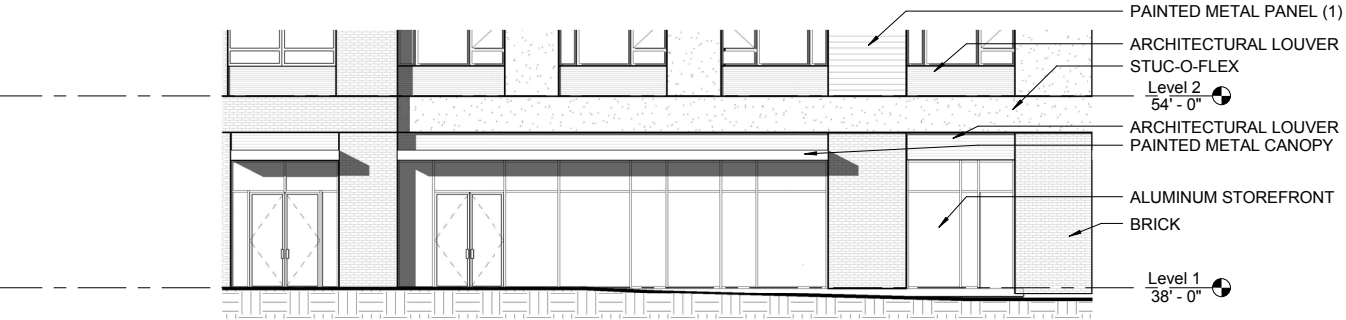
ENLARGED PLAN EAST ELEVATION A - DR



ENLARGED PLAN WEST ELEVATION A - DR



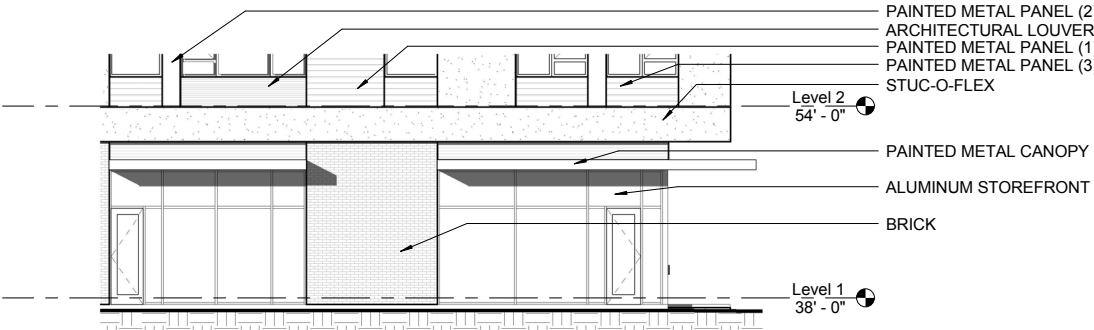
ENLARGED PLAN EAST ELEVATION B - DR



ENLARGED PLAN WEST ELEVATION B - DR



ENLARGED PLAN EAST ELEVATION C - DR



ENLARGED PLAN WEST ELEVATION C - DR



ELEVATIONS - ENLARGED, TYP.



ENLARGED PLAN SOUTH ELEVATION A



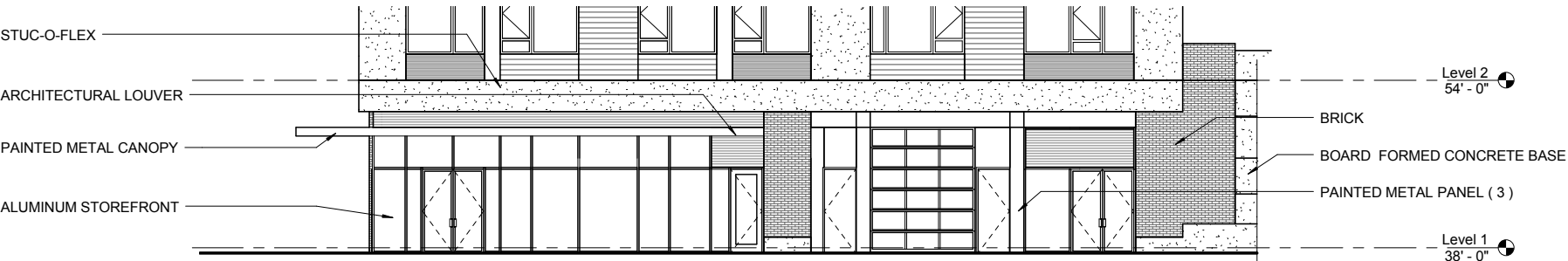
ENLARGED PLAN SOUTH ELEVATION B



ENLARGED PLAN SOUTH ELEVATION C



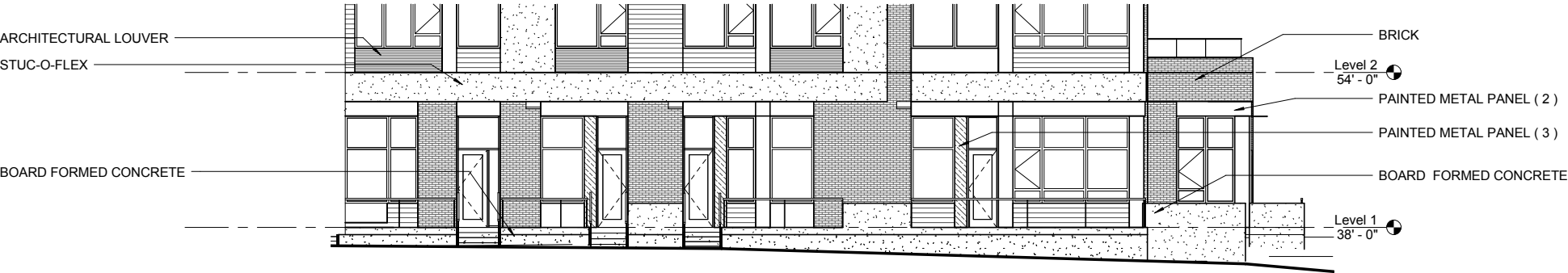
ELEVATIONS - ENLARGED, TYP.



ENLARGED PLAN SOUTH ELEVATION A - DR



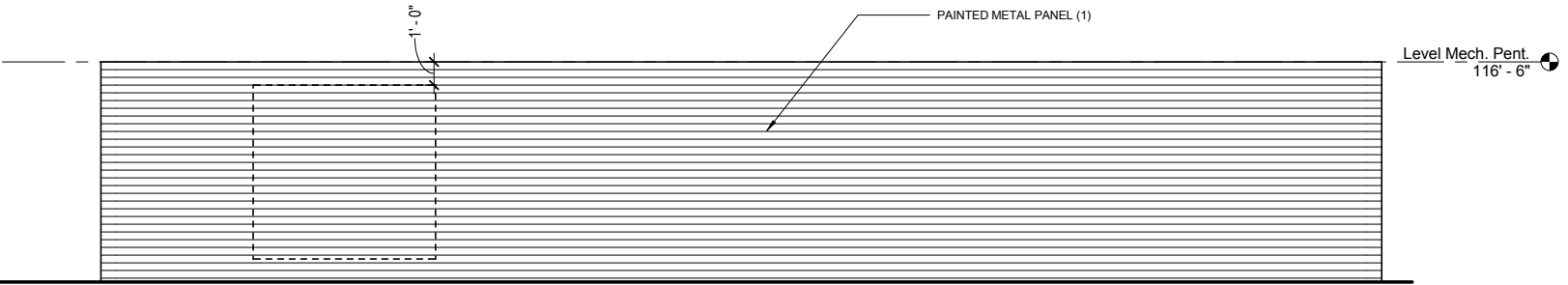
ENLARGED PLAN SOUTH ELEVATION B - DR



ENLARGED PLAN SOUTH ELEVATION C - DR

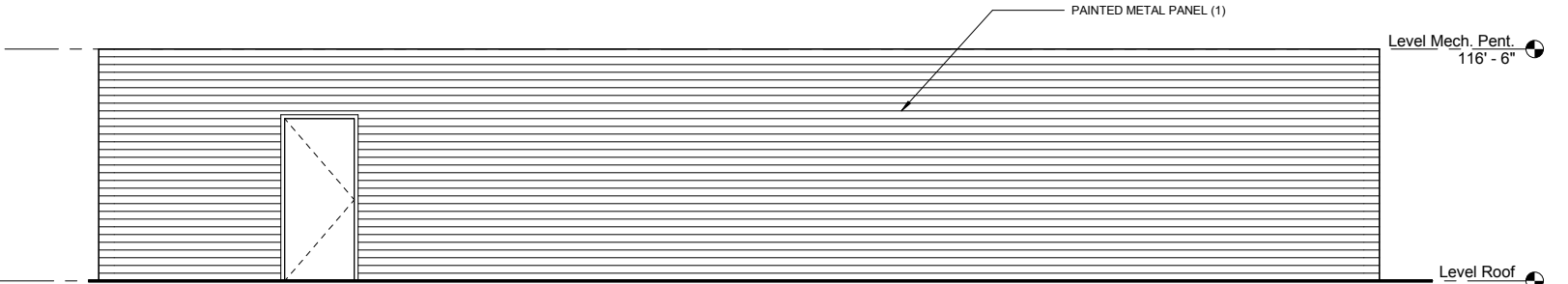


ELEVATIONS - ENLARGED, TYP.



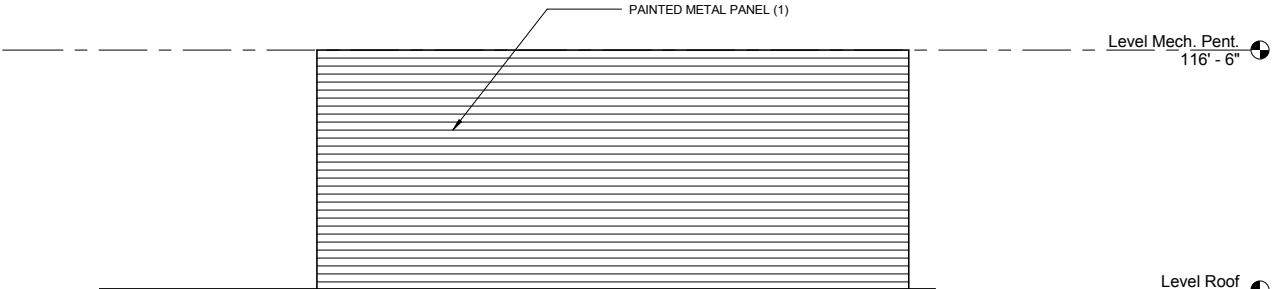
1 NW MECH. SCREENING - WEST ELEVATION

1/4" = 1'-0"



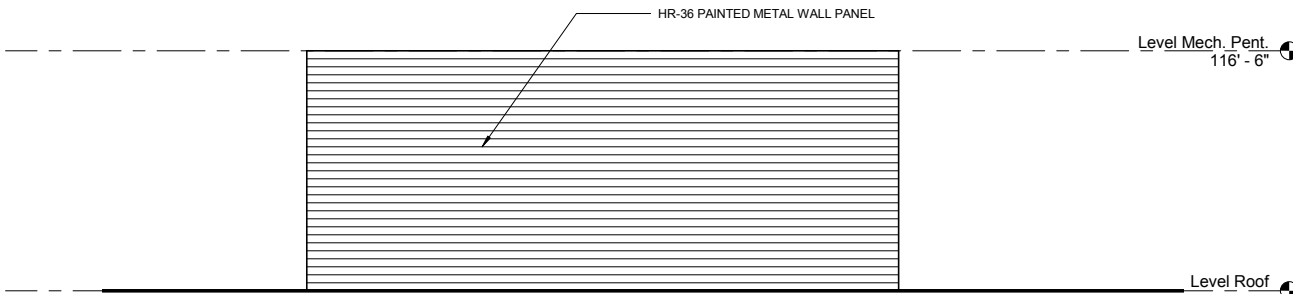
3 NW MECH. SCREENING - EAST ELEVATION

1/4" = 1'-0"



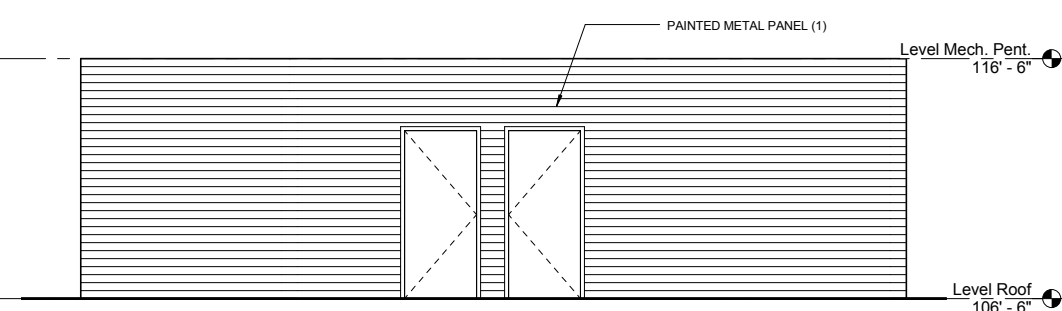
2 NW MECH. SCREENING - SOUTH ELEVATION

1/4" = 1'-0"



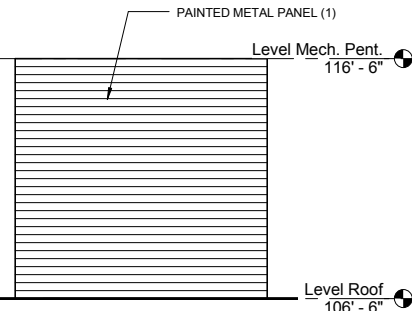
4 NW MECH. SCREENING - NORTH ELEVATION

1/4" = 1'-0"



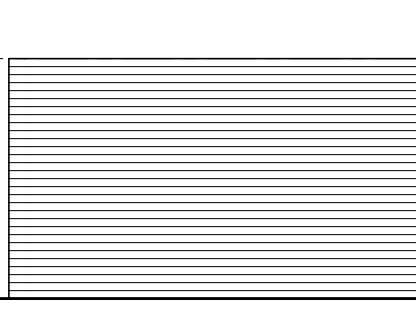
12 NE MECH. - WEST ELEVATION - DR

1/4" = 1'-0"



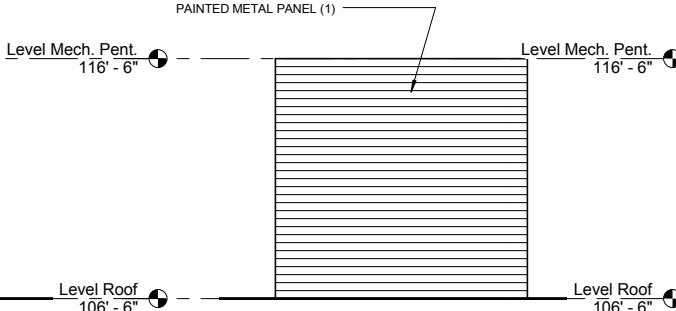
11 NE MECH. - SOUTH ELEVATION - DR

1/4" = 1'-0"



9 NE MECH. - EAST ELEVATION - DR

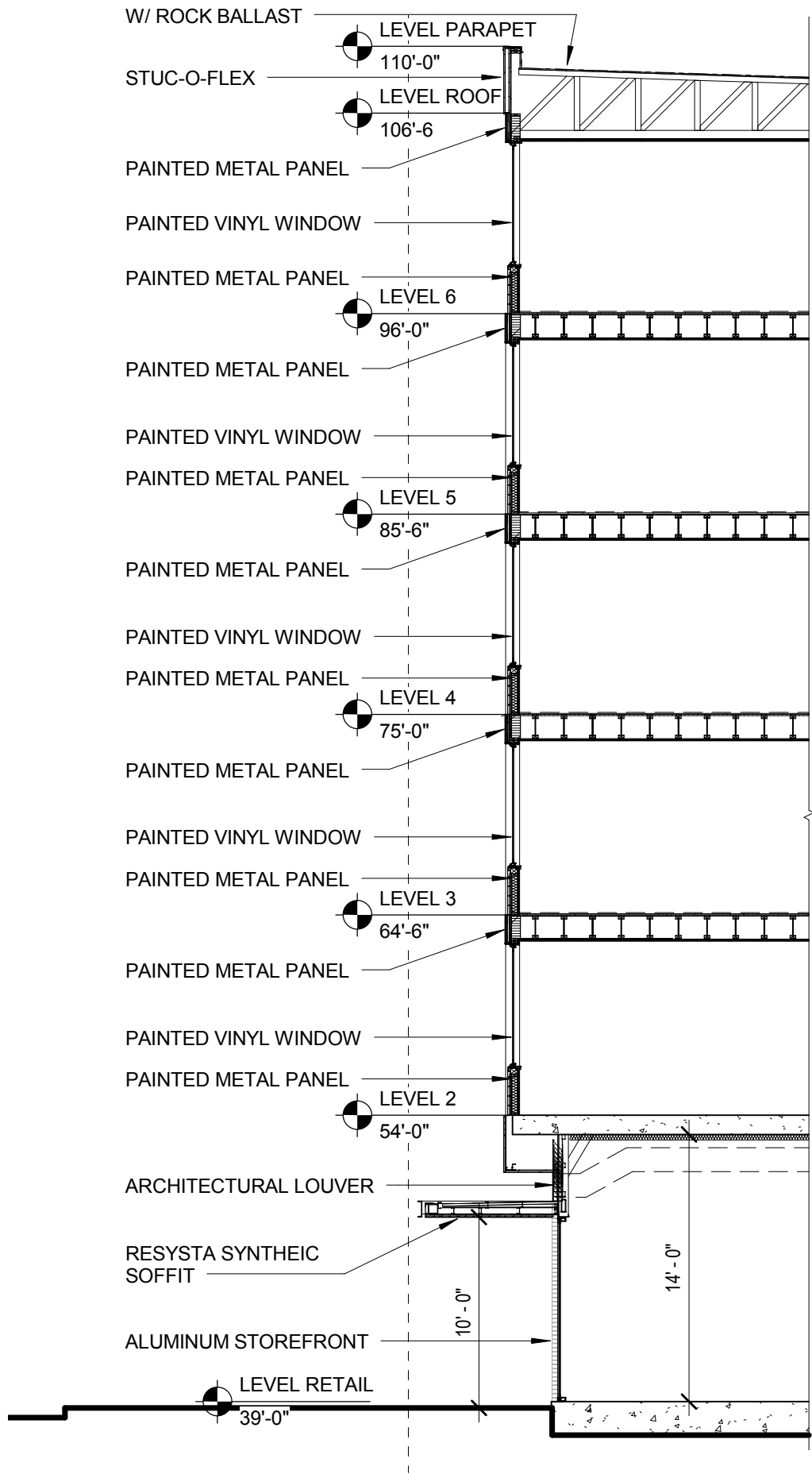
1/4" = 1'-0"



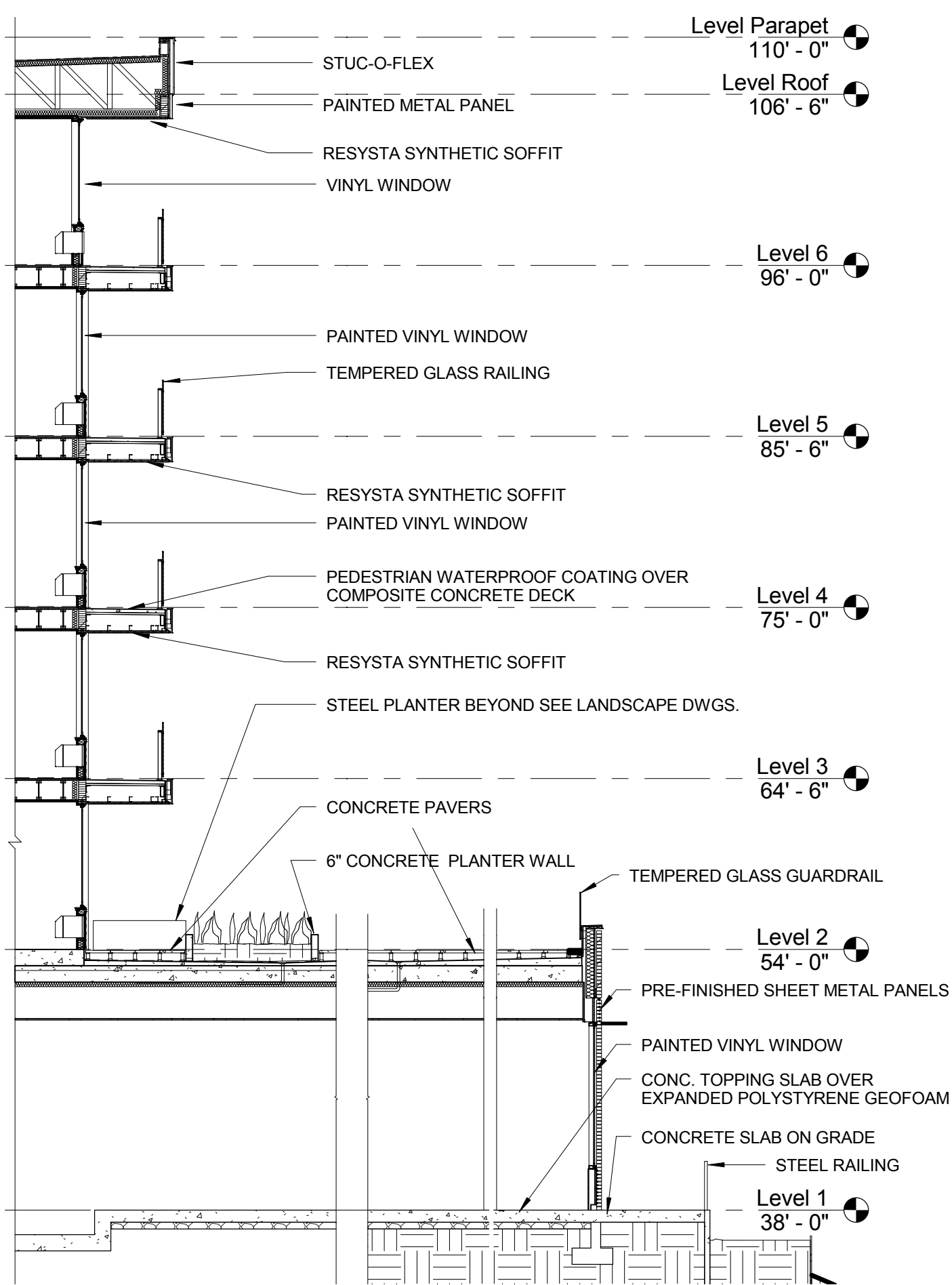
10 NE MECH. - NORTH ELEVATION - DR

1/4" = 1'-0"

ENLARGED ELEVATIONS - MECHANICAL SCREENING

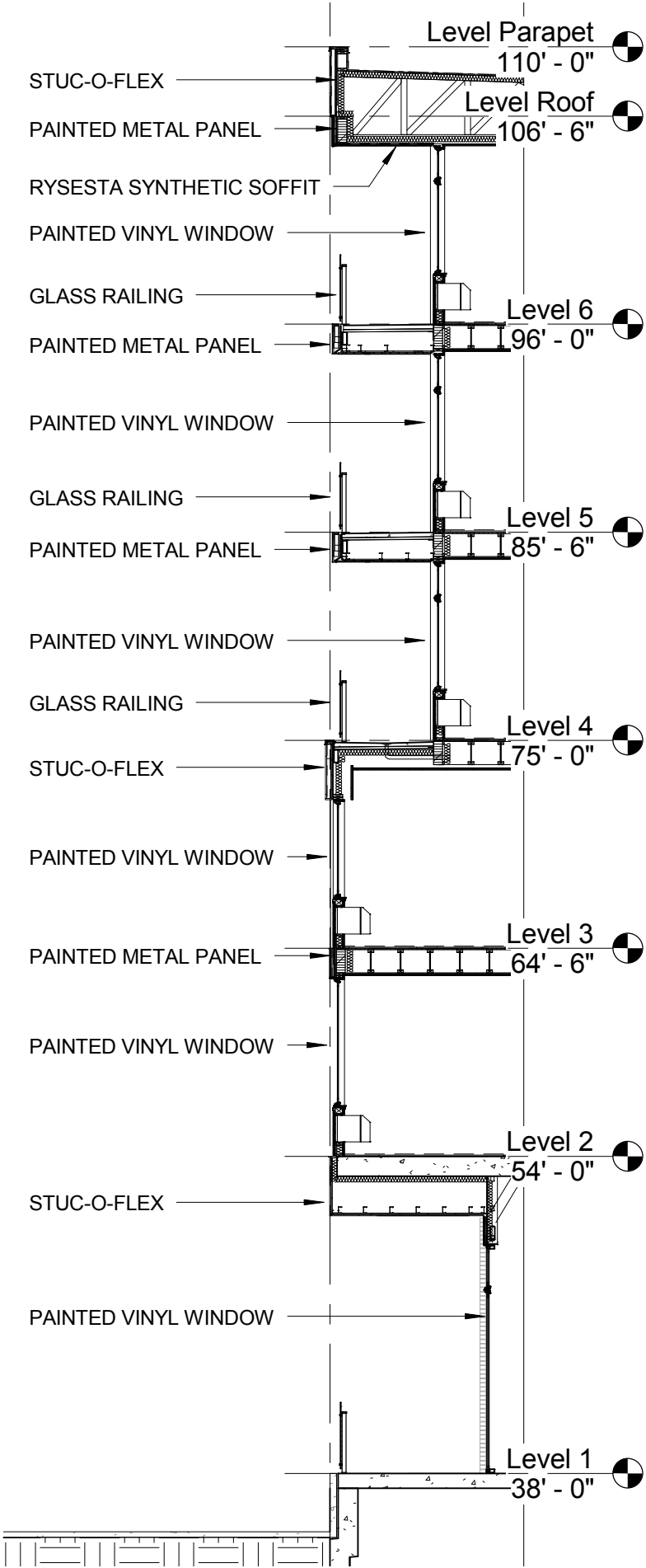


2 WALL SECTION AT NORTH

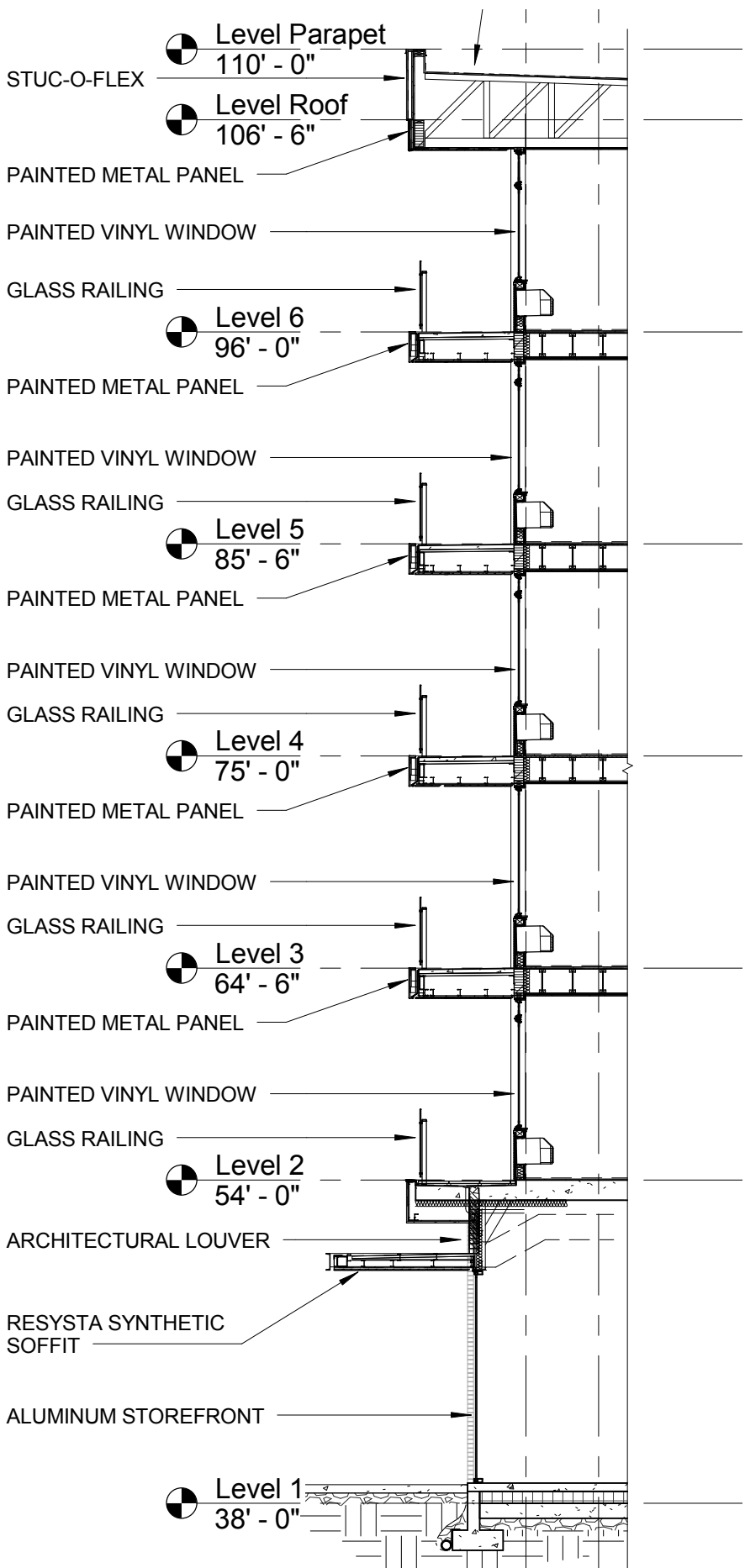


1 WALL SECTION AT EAST BALCONIES/AMENITY



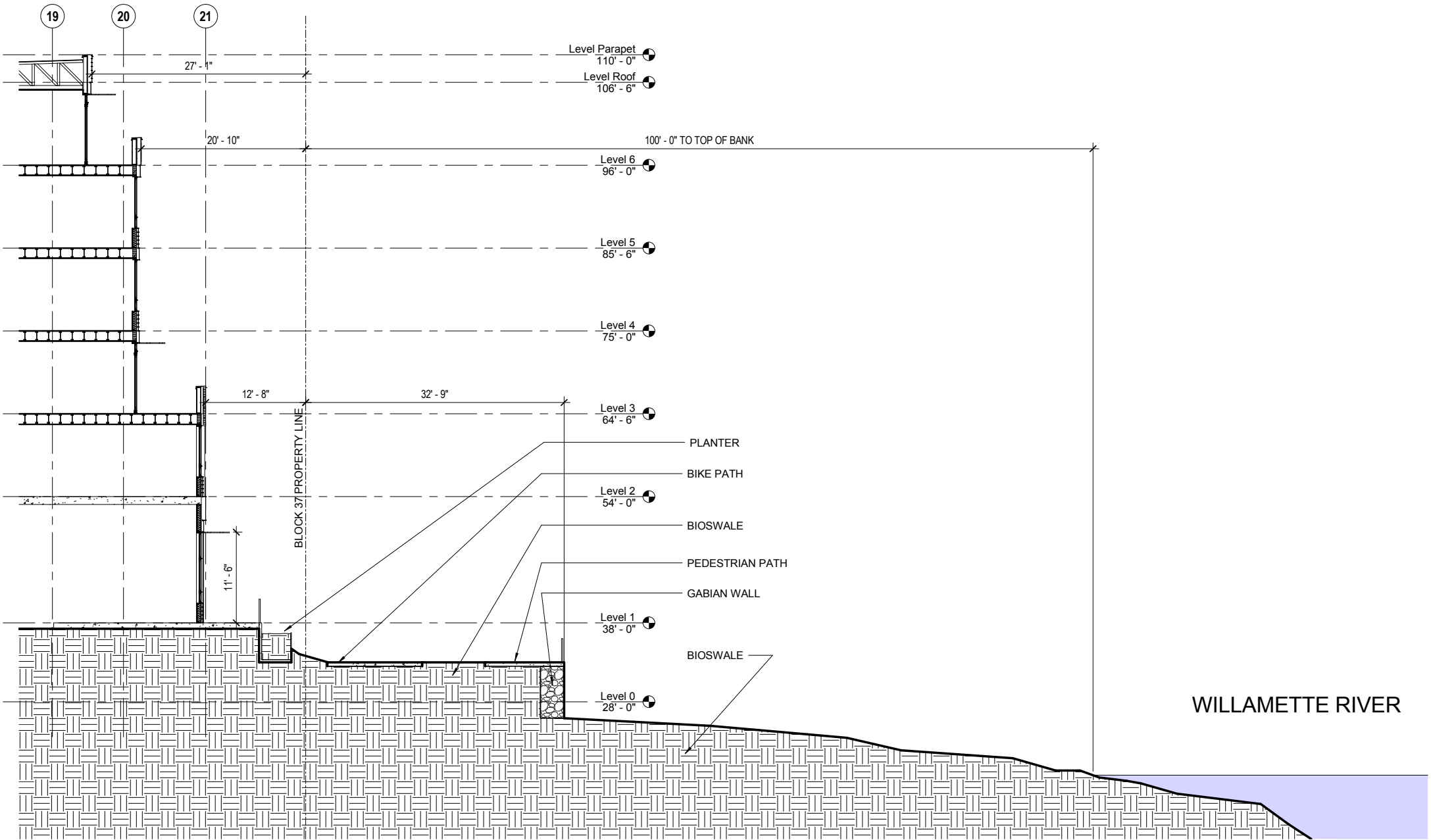


1 WALL SECTION AT SOUTH BALCONIES



2 WALL SECTION AT WEST BALCONIES

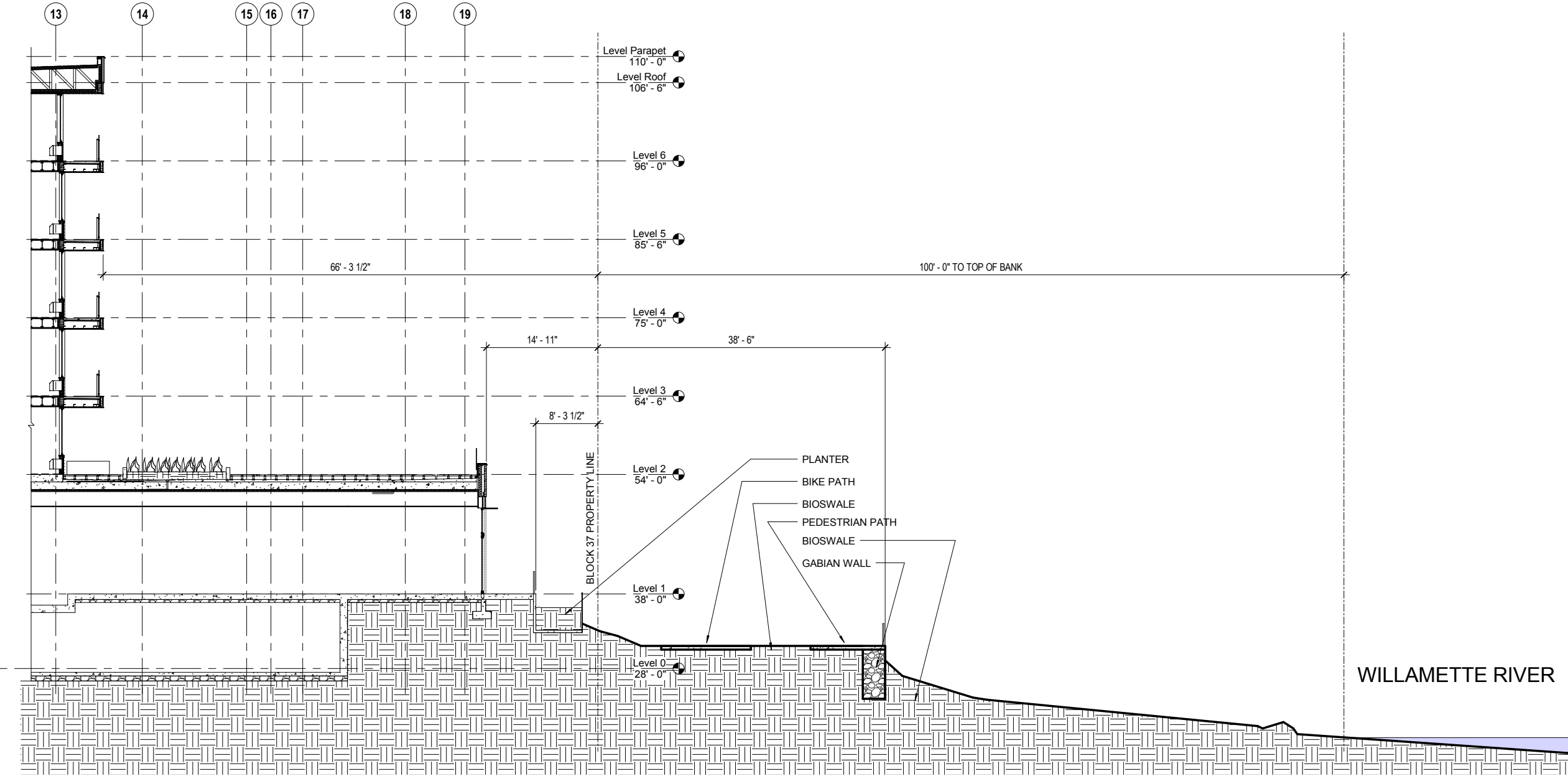




1 WALL SECTION AT GREENWAY



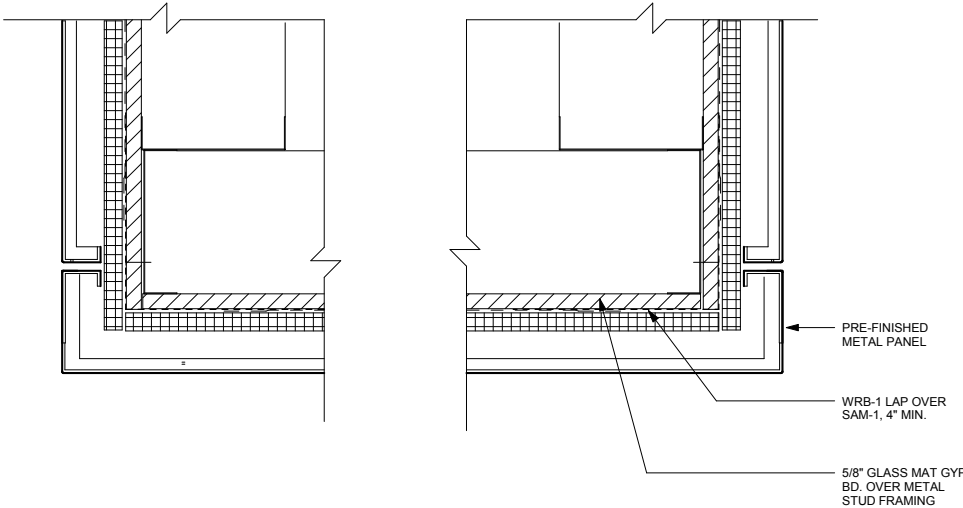
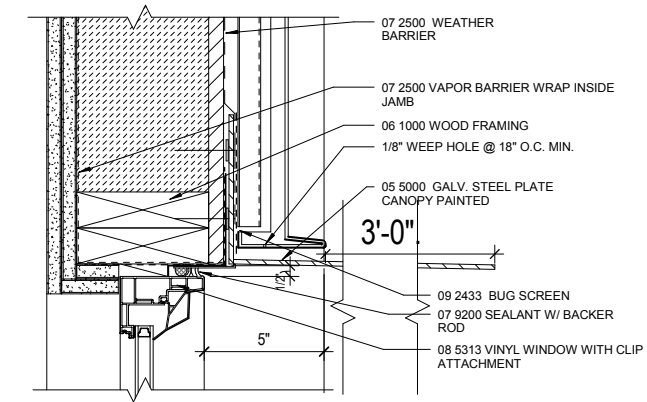
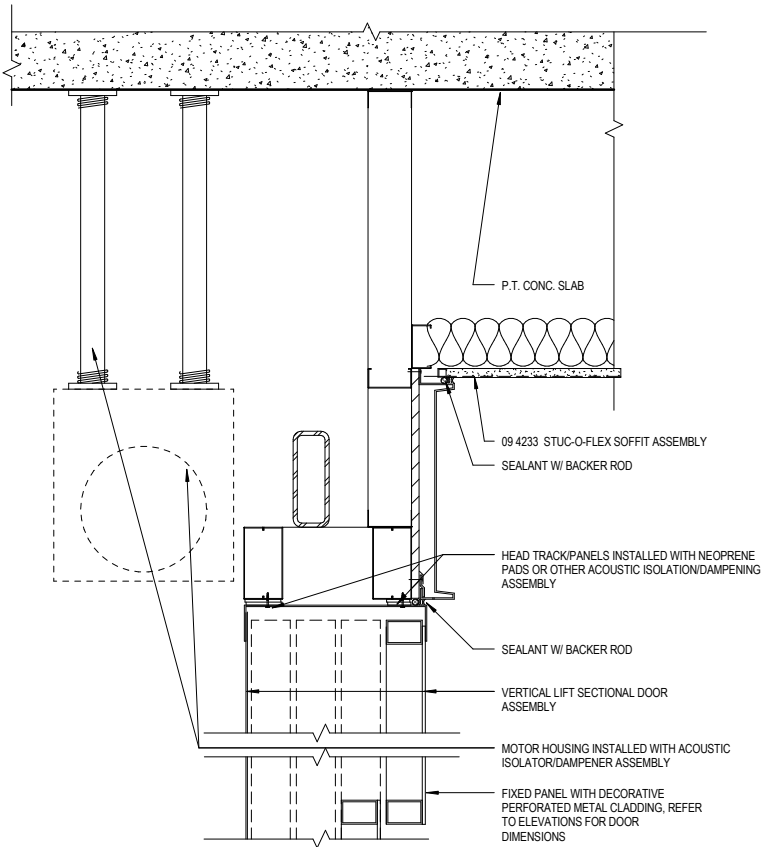
GREENWAY SECTIONS



1 WALL SECTION AT GREENWAY



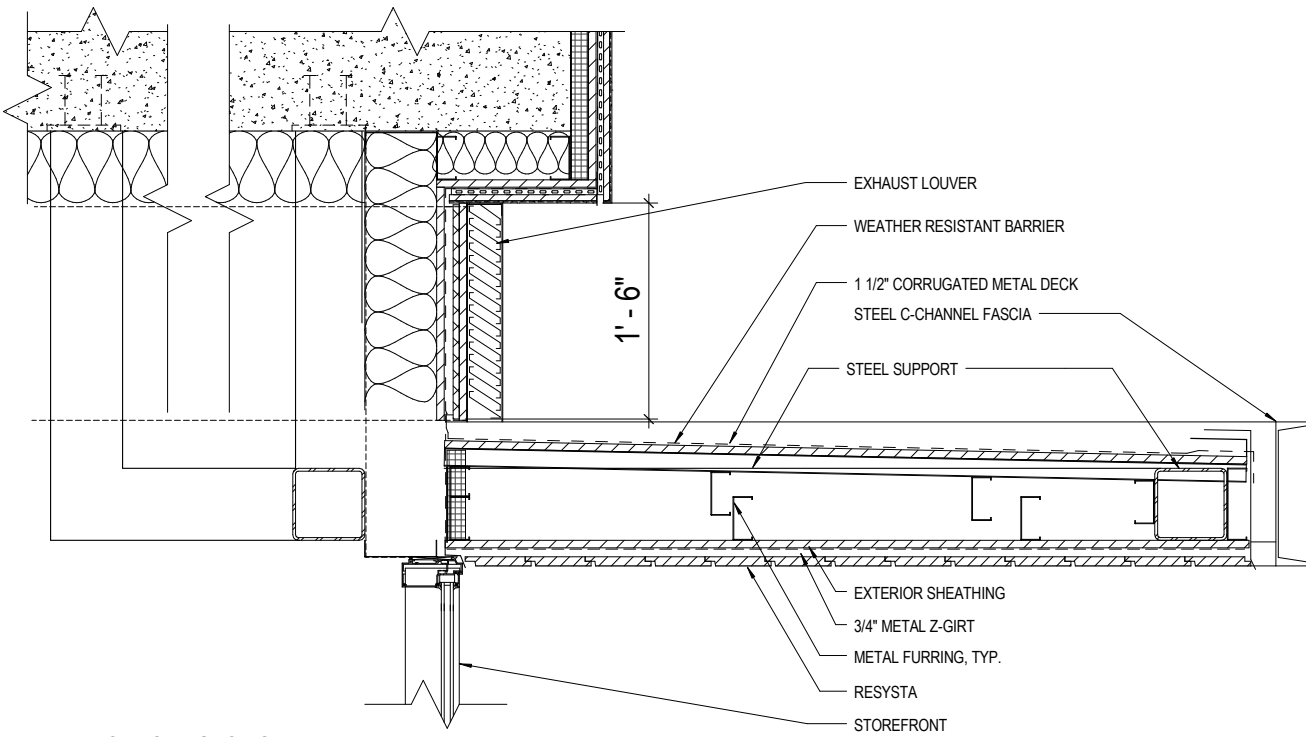
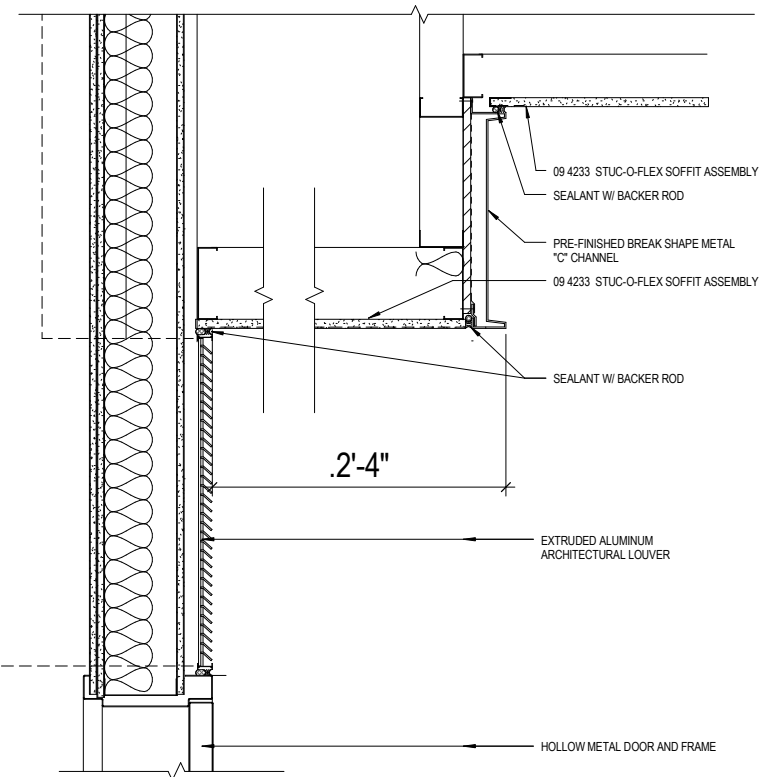
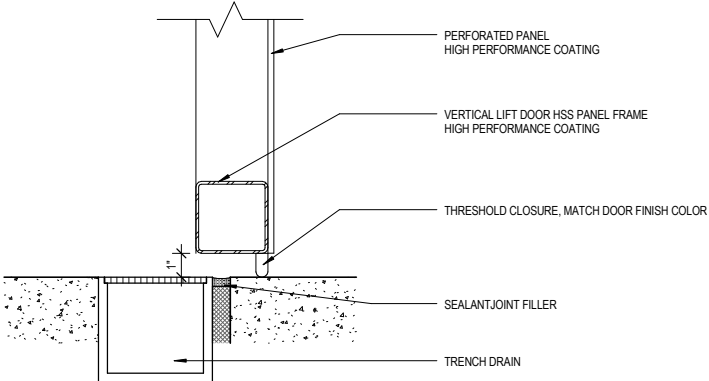
WALL SECTIONS



1 WINDOW HEAD AND CANOPY AT TERRACE DOORS

3 METAL PANEL COLUMN

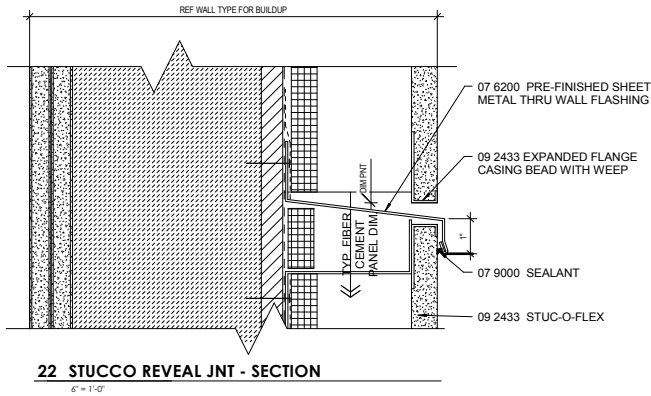
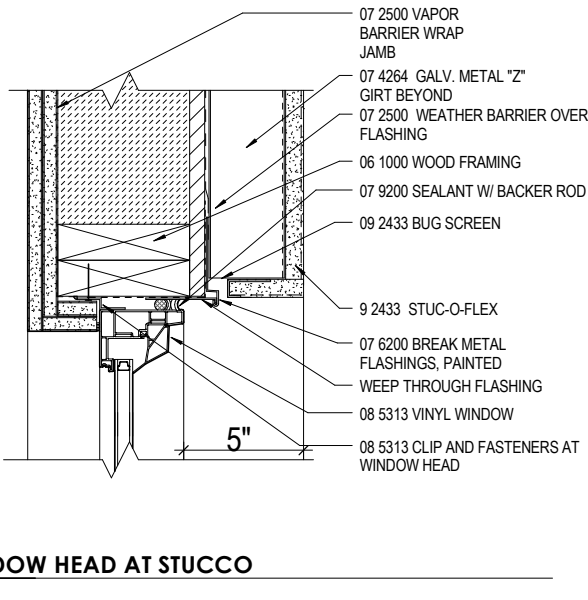
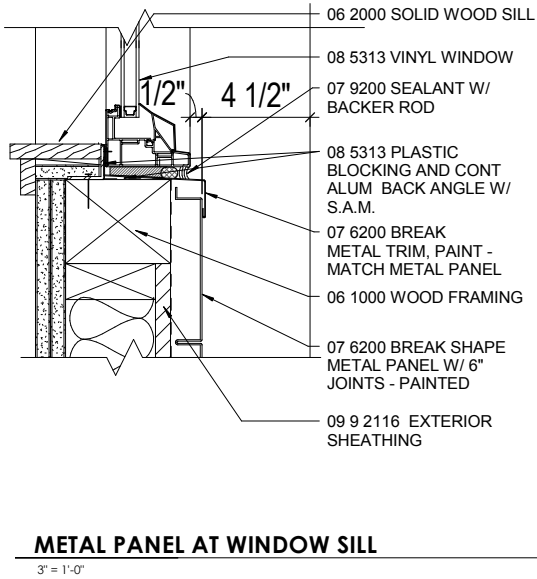
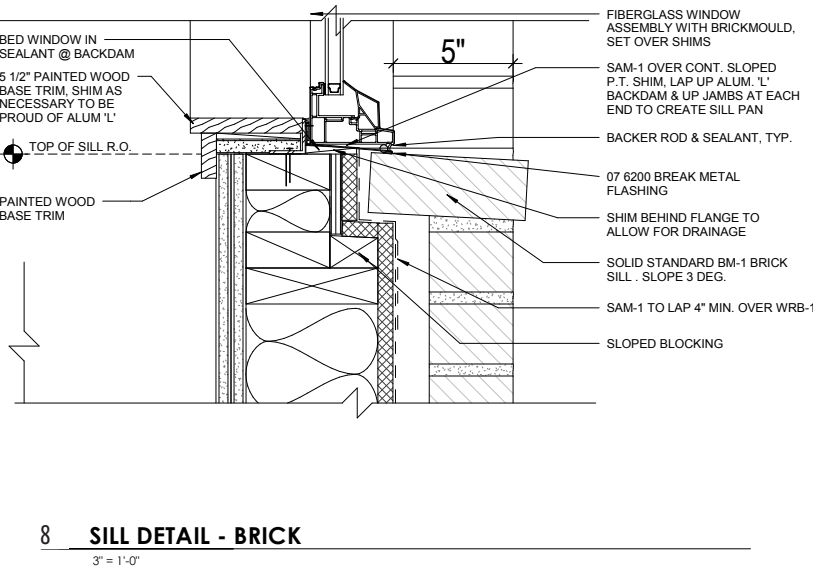
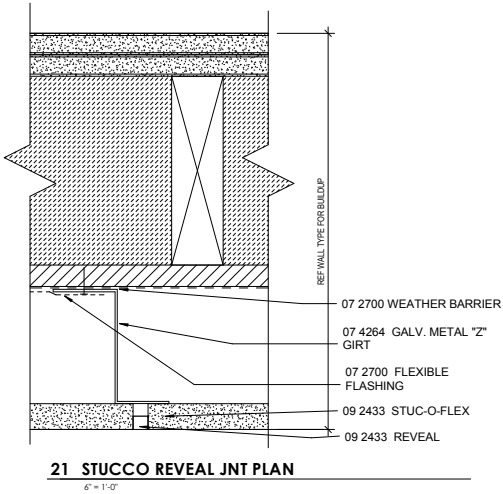
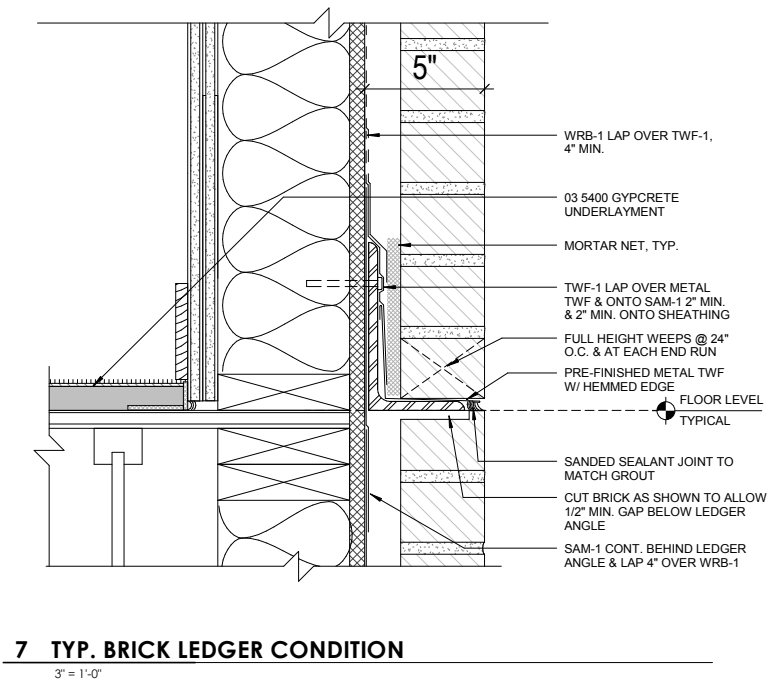
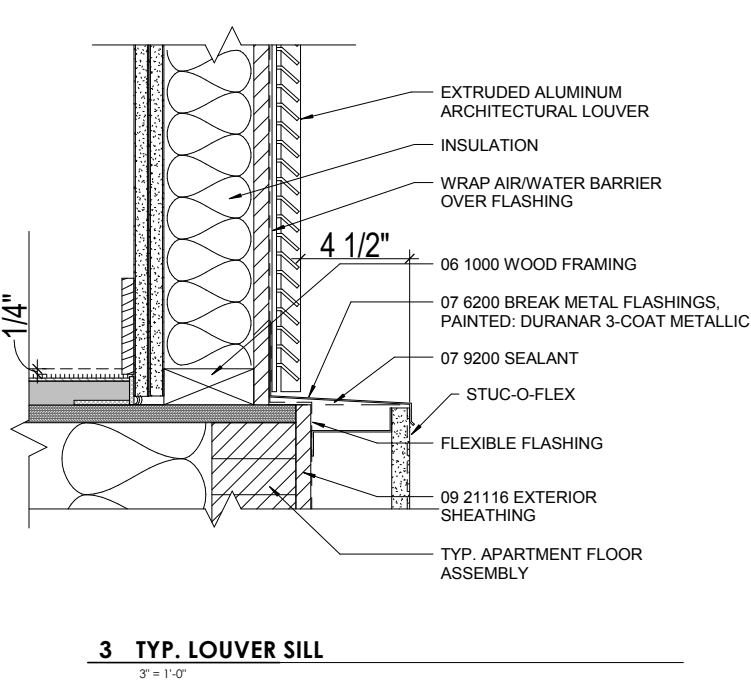
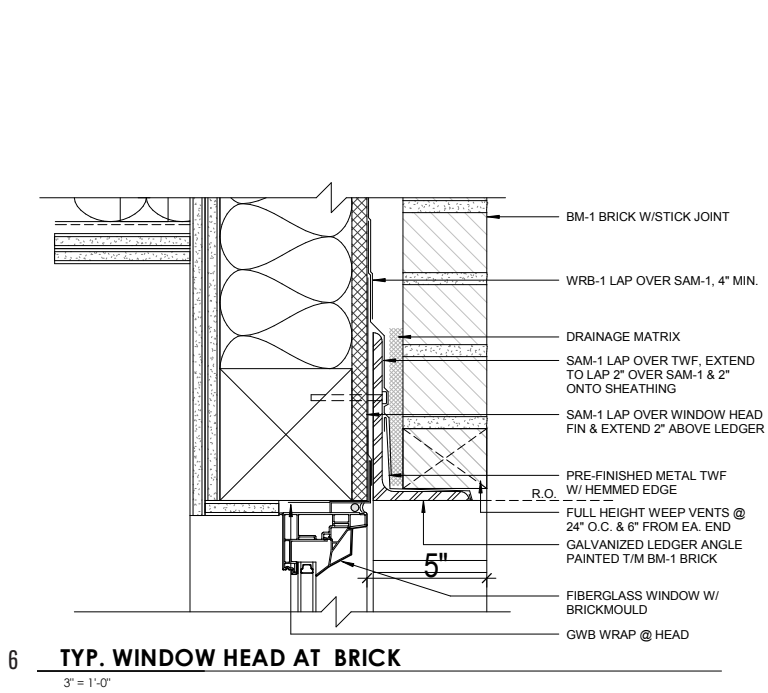
6 VERTICAL LIFT GARAGE DOOR SECTION



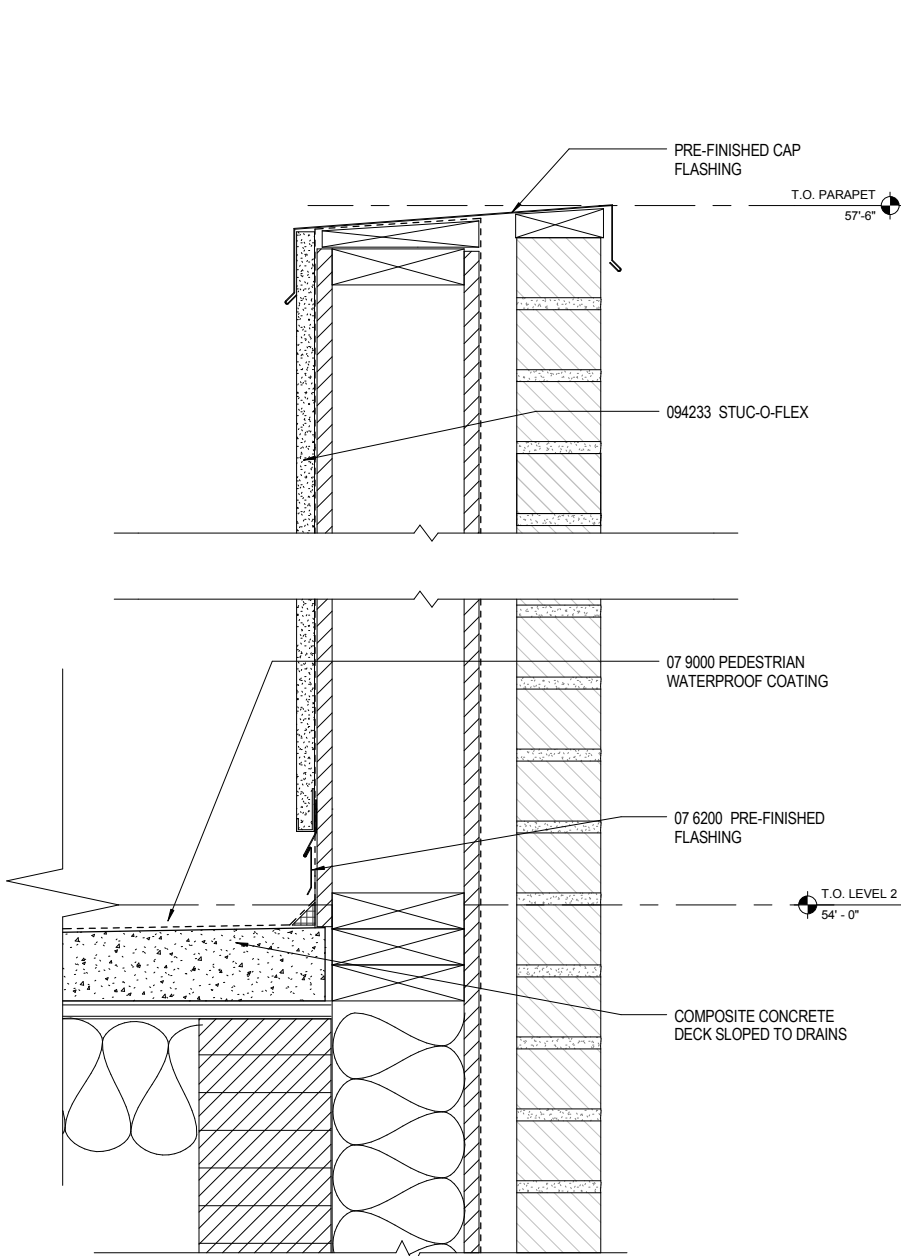
5 DOOR HEAD AT TRASH

2 TYP RETAIL CANOPY SECTION

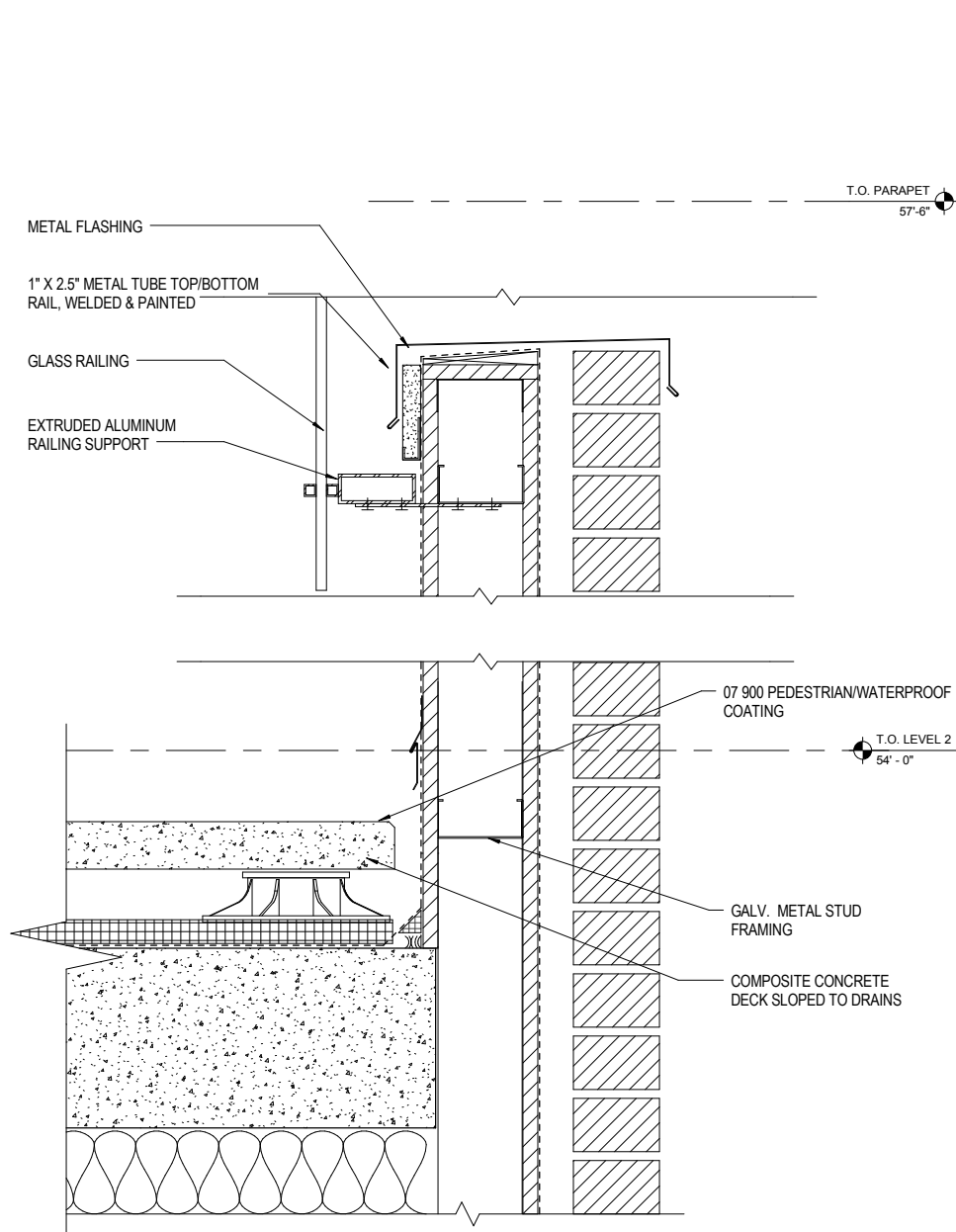
DETAILS



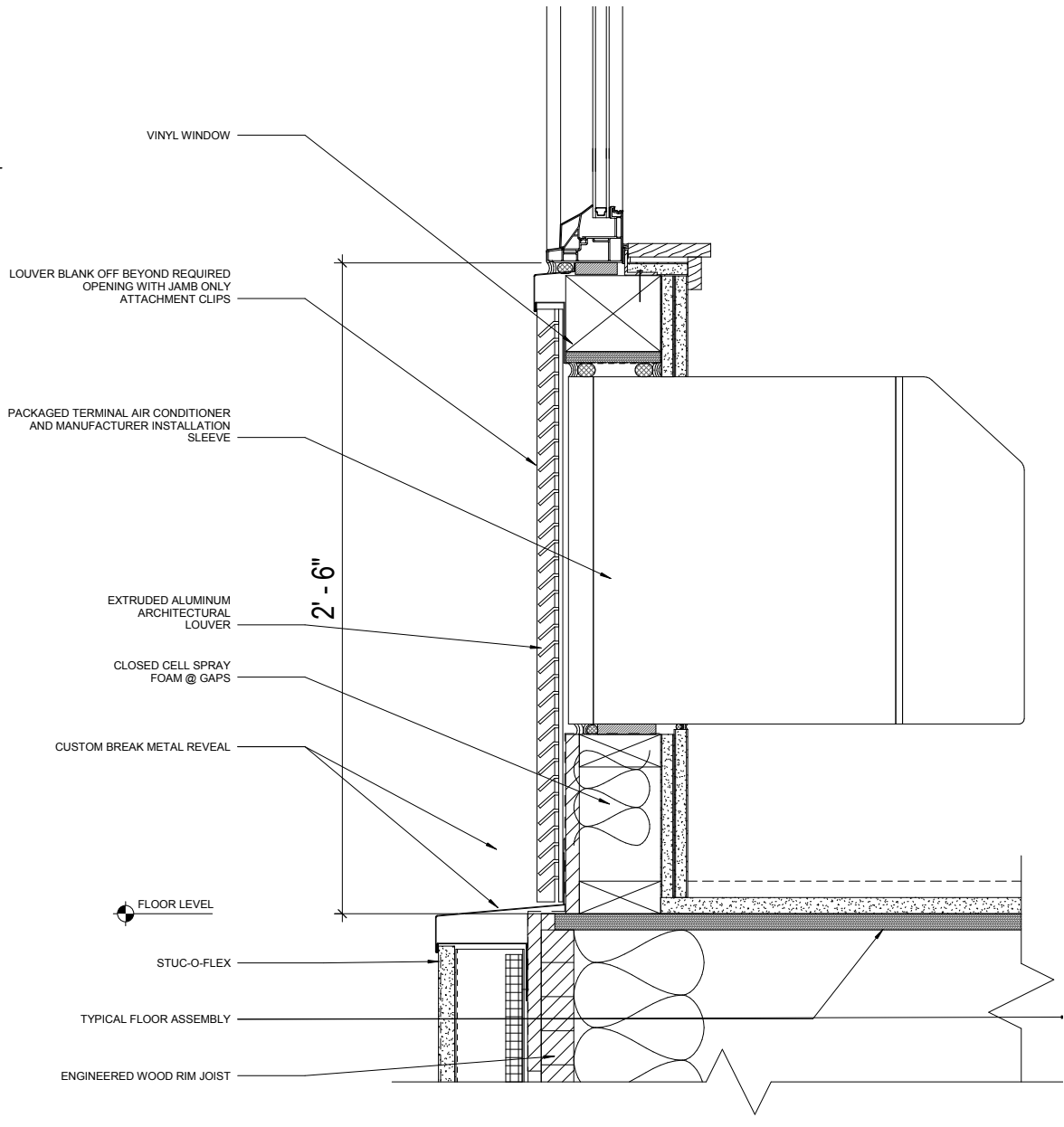
EXTERIOR DETAILS



5 BALCONY PARAPET RAIL AT WOOD ASSEMBLY
3" = 1'-0"

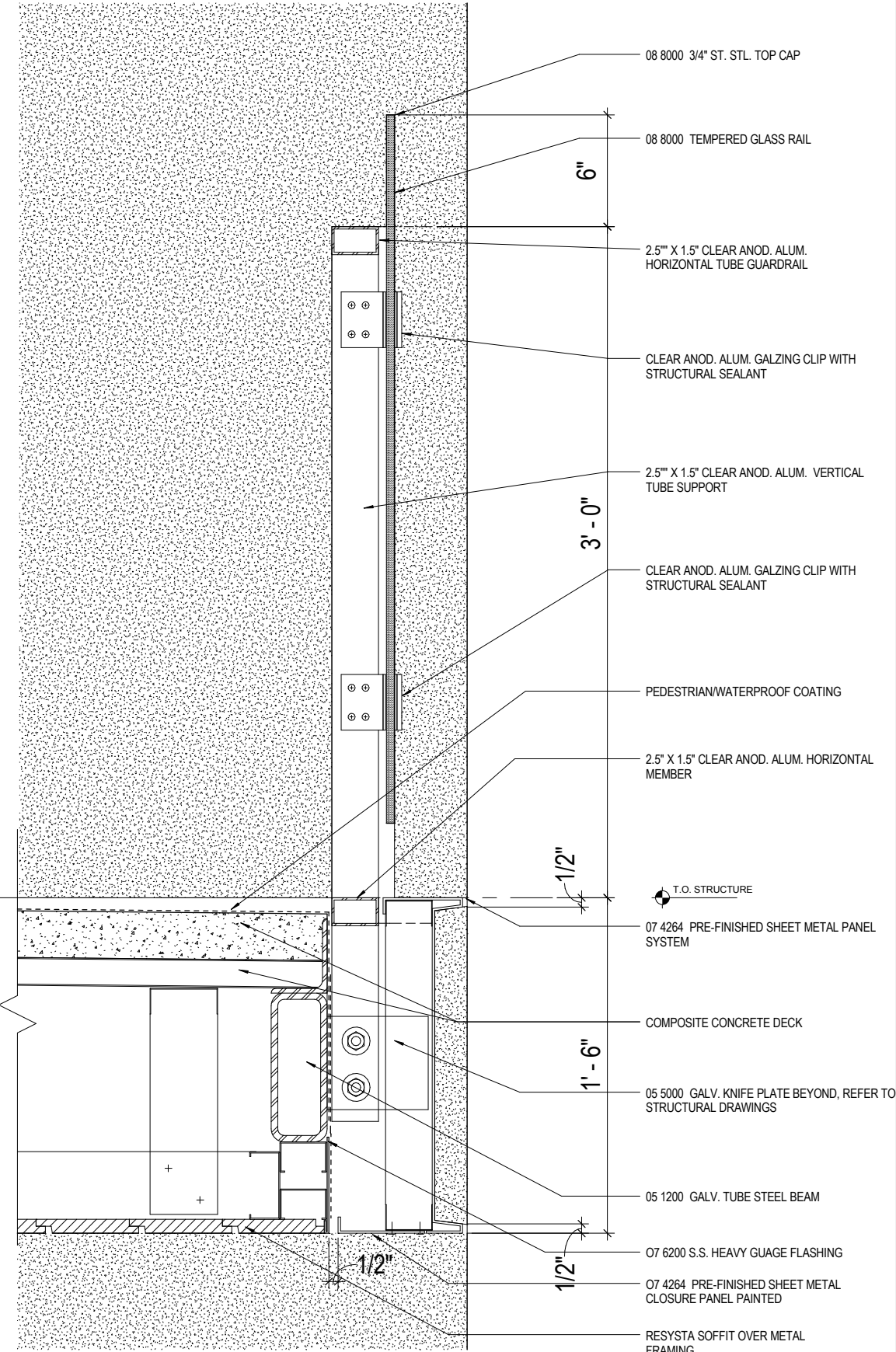


BALCONY PARAPET RAIL AT CONCRETE ASSEMBLY
3" = 1'-0"

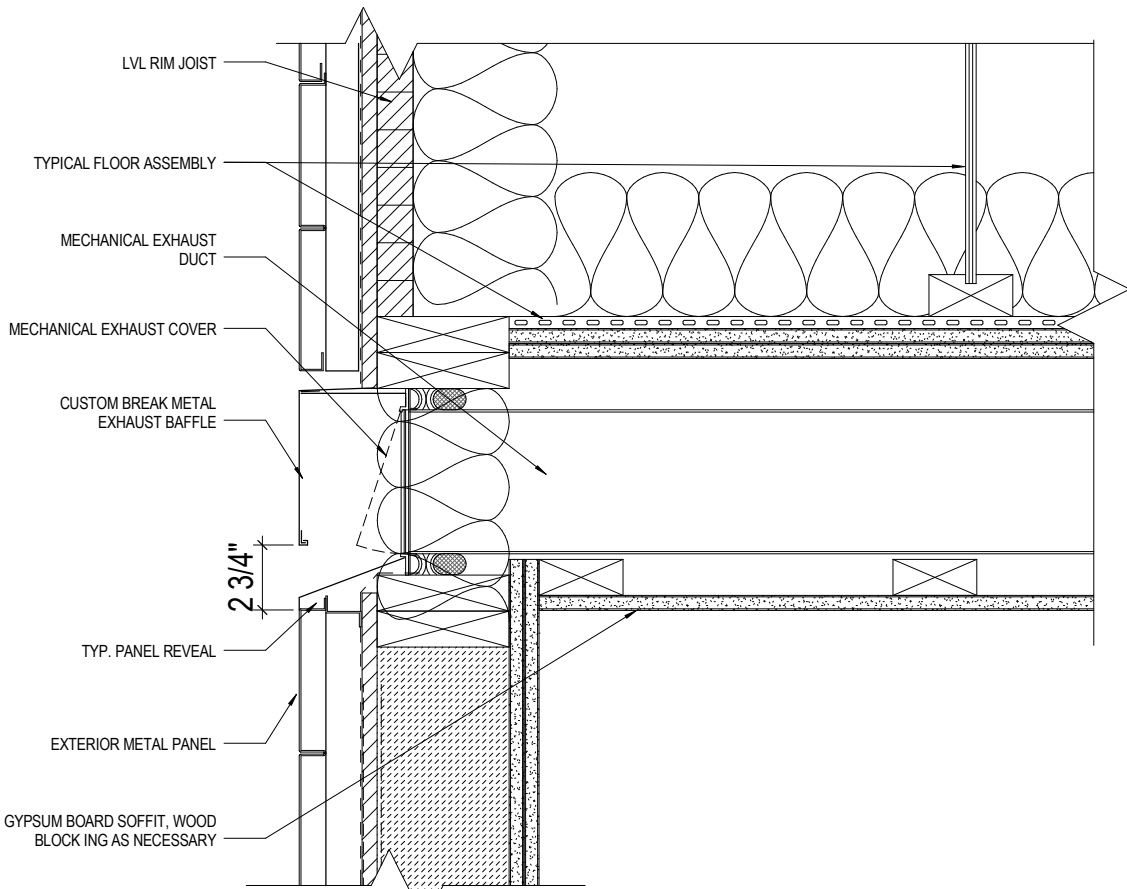


4 TYPICAL PTAC @ WOOD FRAMED EXTERIOR WALL
3" = 1'-0"

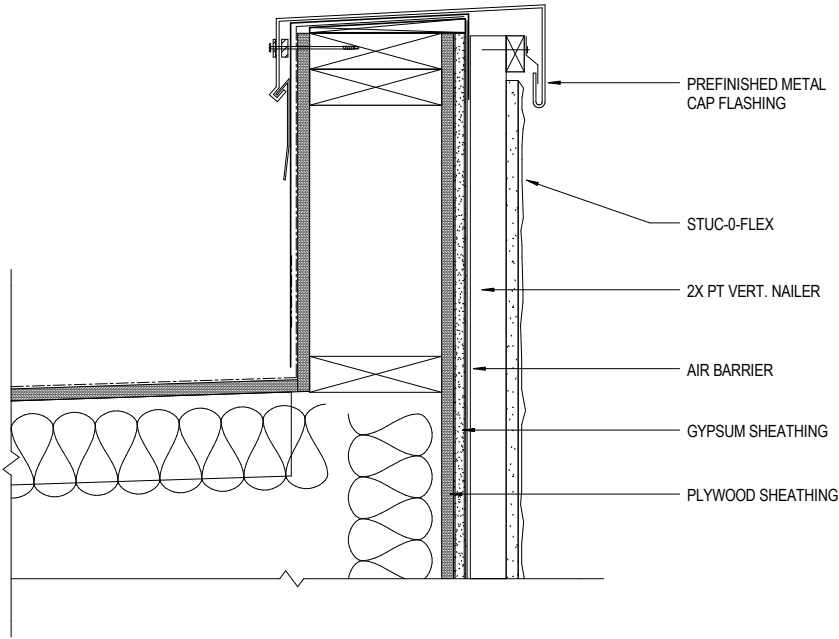
DETAILS



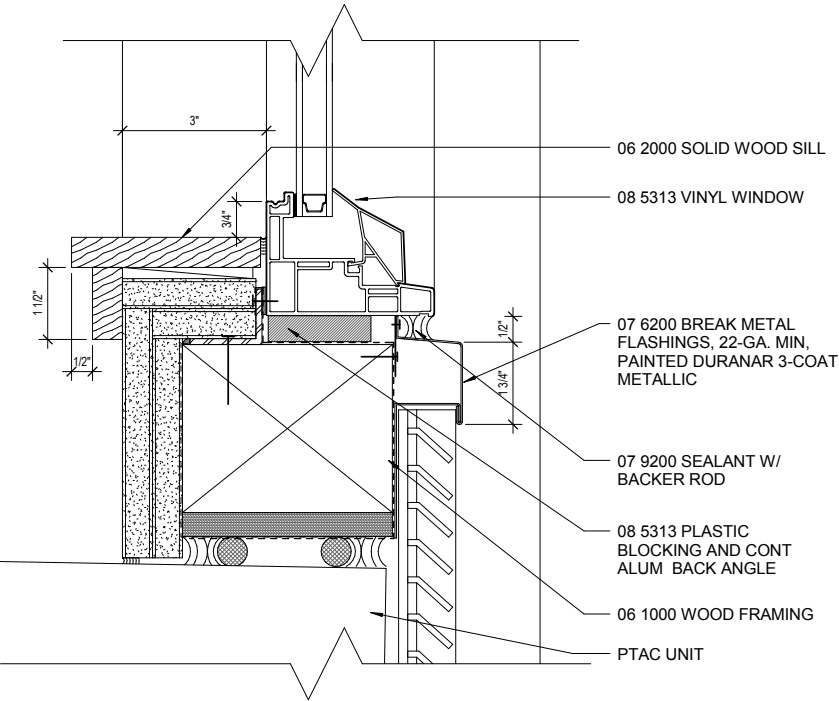
5 BALCONY RAILING AT WOOD ASSEMBLY
3" = 1'-0"



4 EXHAUST LOUVER DETAIL
3" = 1'-0"

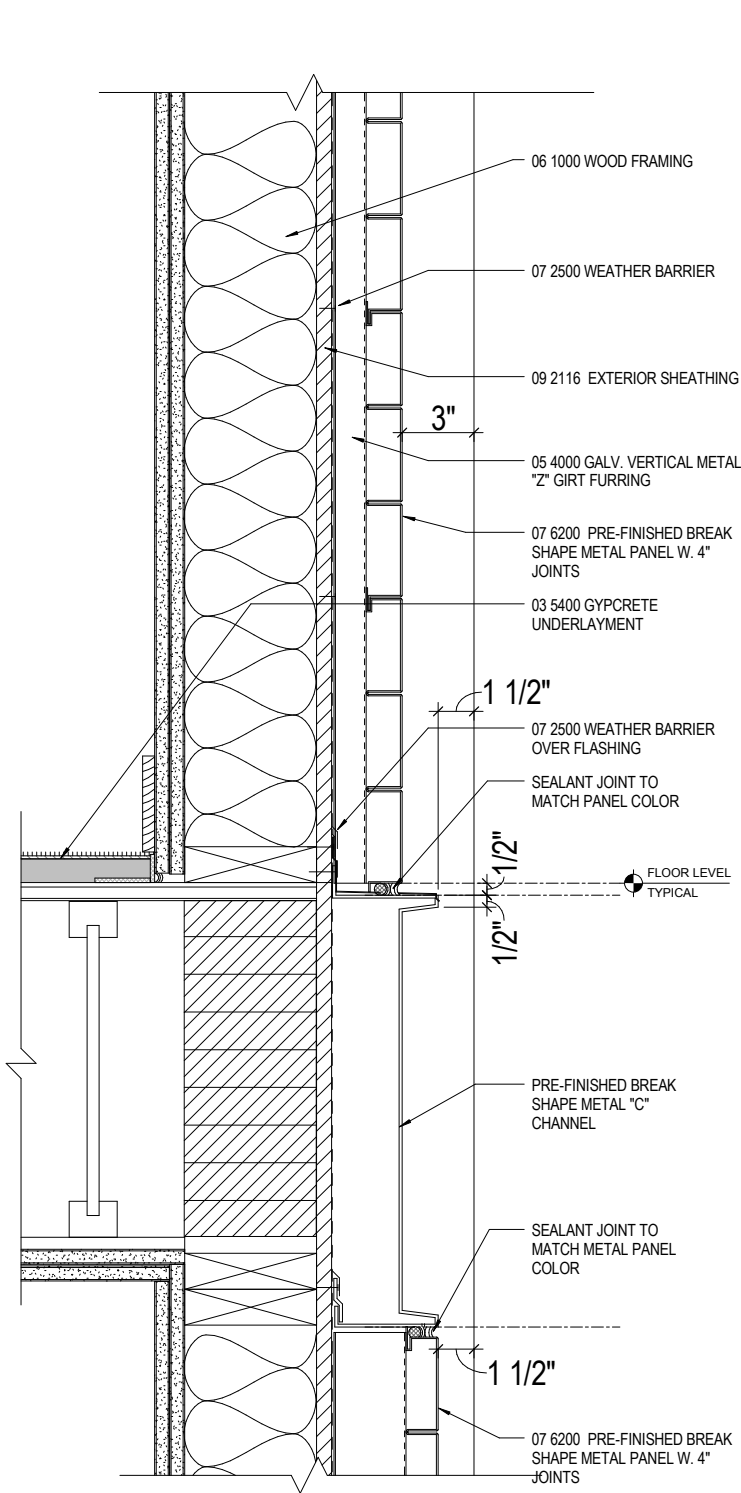


6 ROOF PARAPET DETAIL
3" = 1'-0"



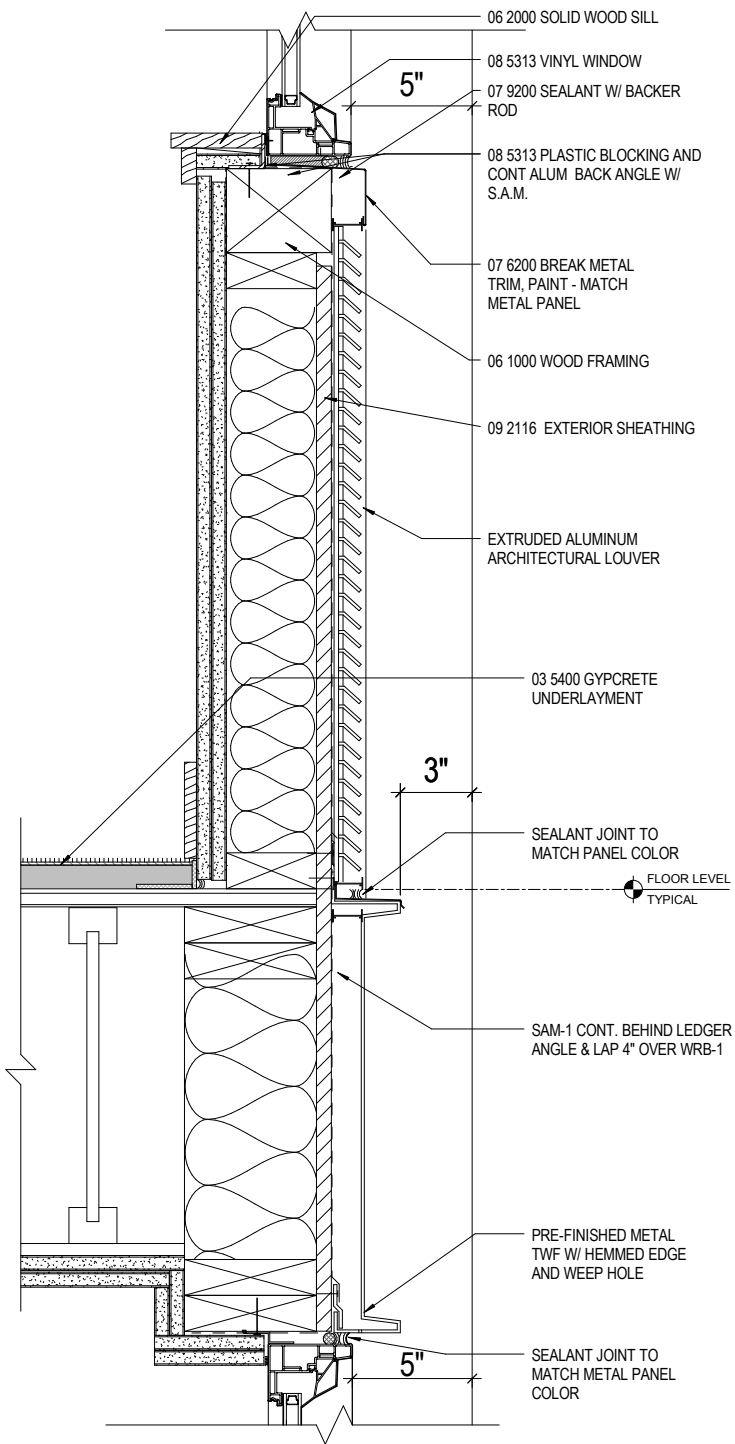
2 TYP. WINDOW SILL AT LOUVER
6" = 1'-0"

DETAILS



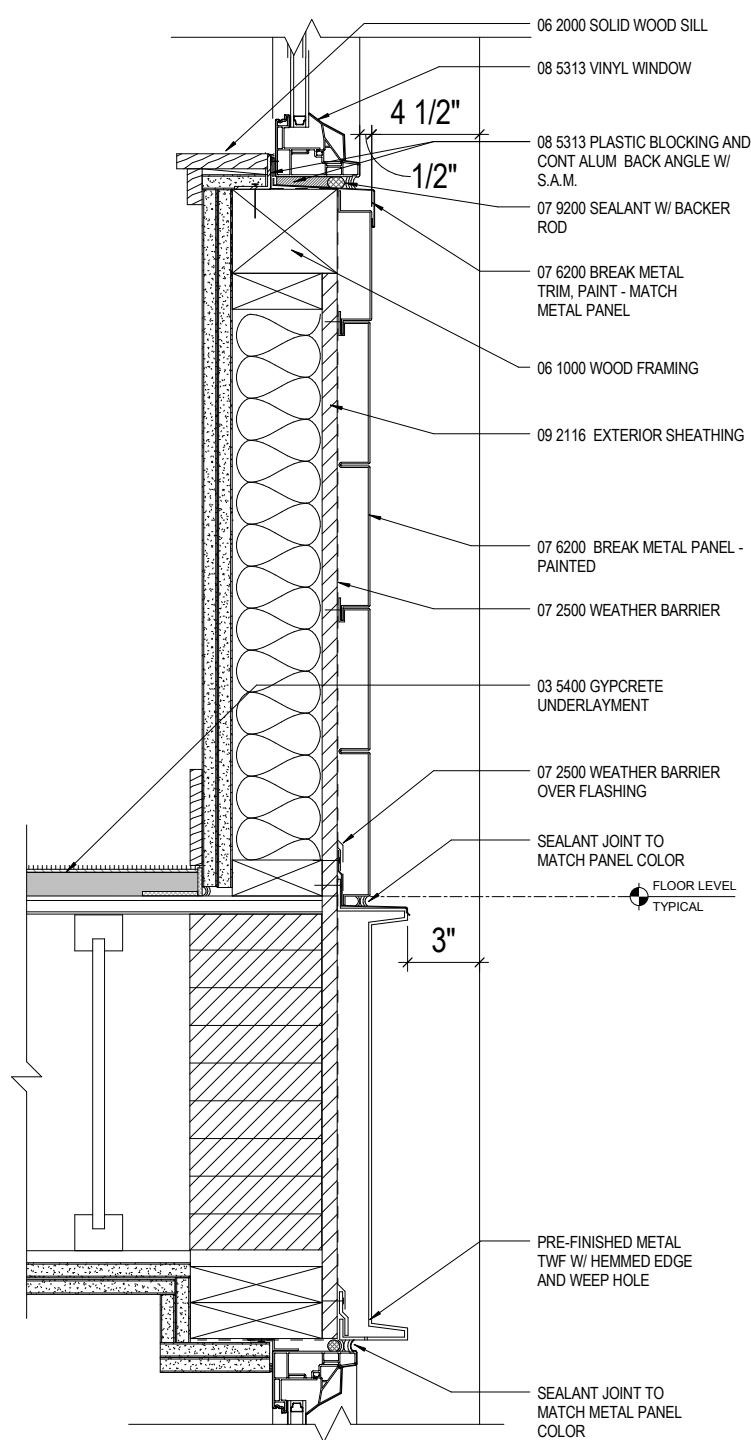
13 "C" CHANNEL AT METAL PANELS

3" = 1'-0"



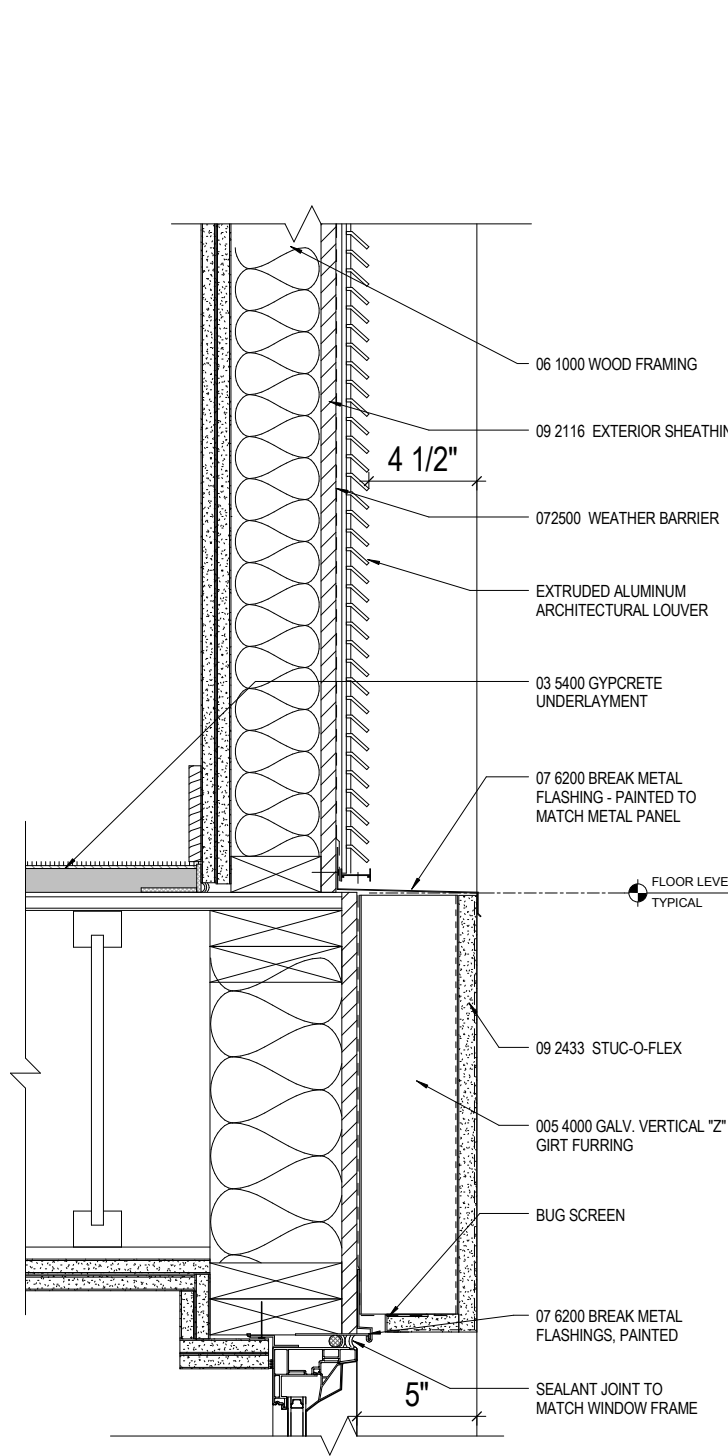
11 TYP. WINDOW SILL AT METAL LOUVER

3" = 1'-0"



9 TYP. WINDOW SILL AT METAL PANEL

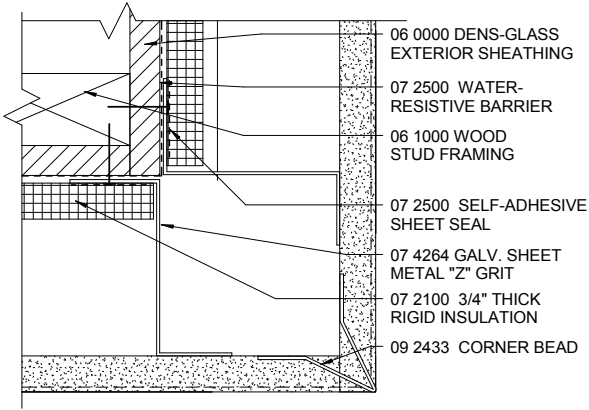
3" = 1'-0"



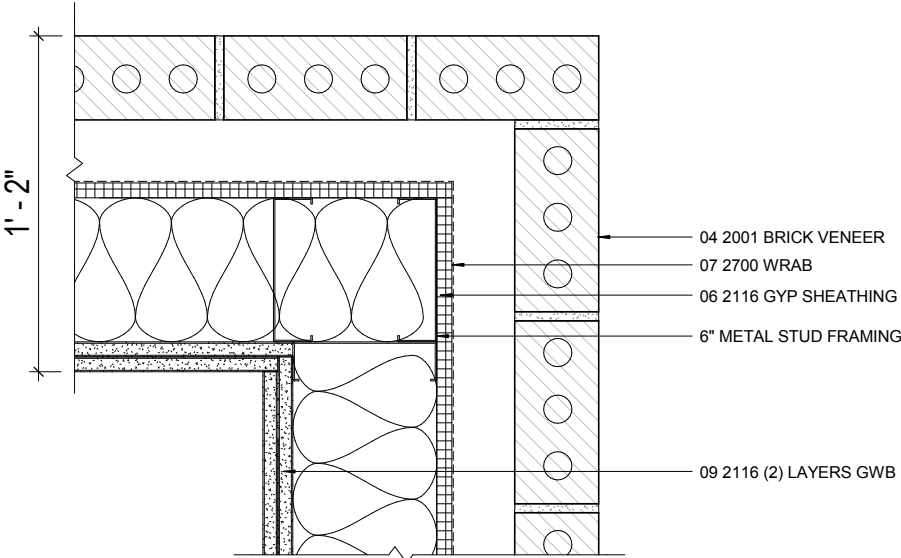
14 METAL LOUVER AT STUC-O-FLEX

3" = 1'-0"

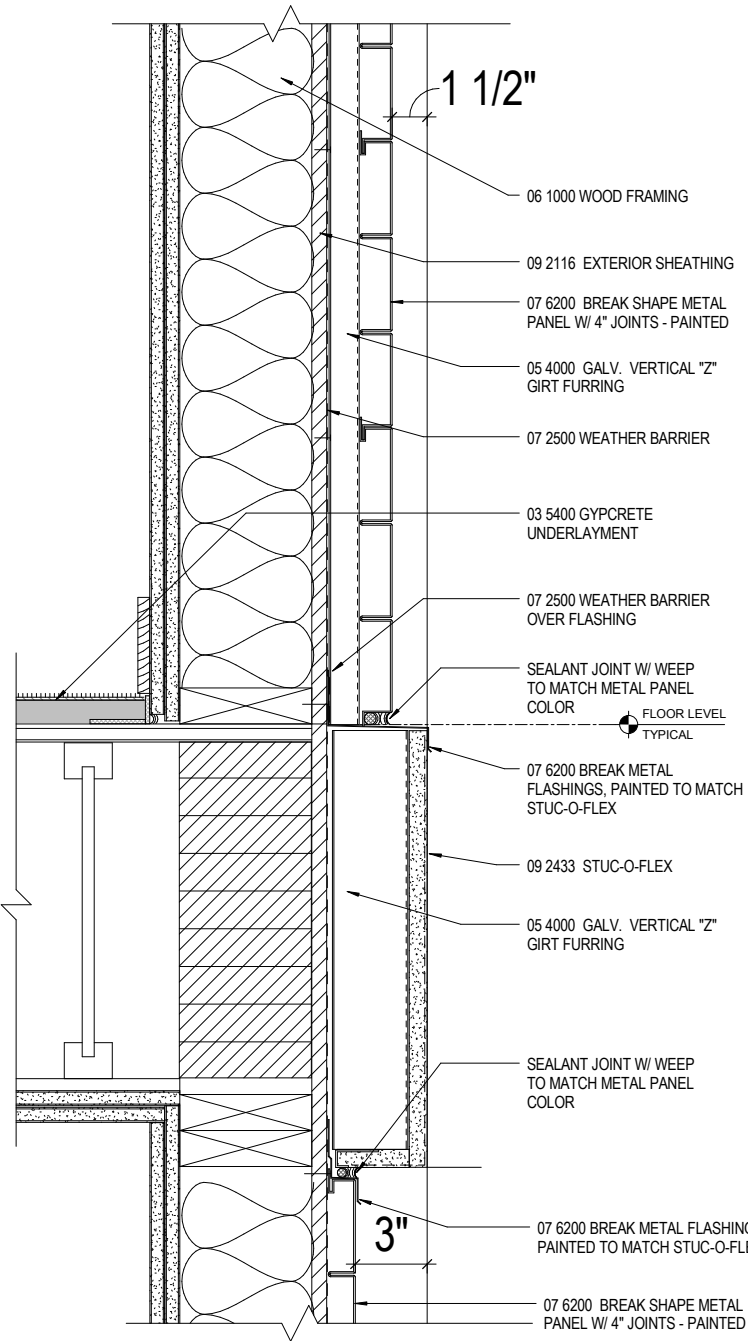
DETAILS



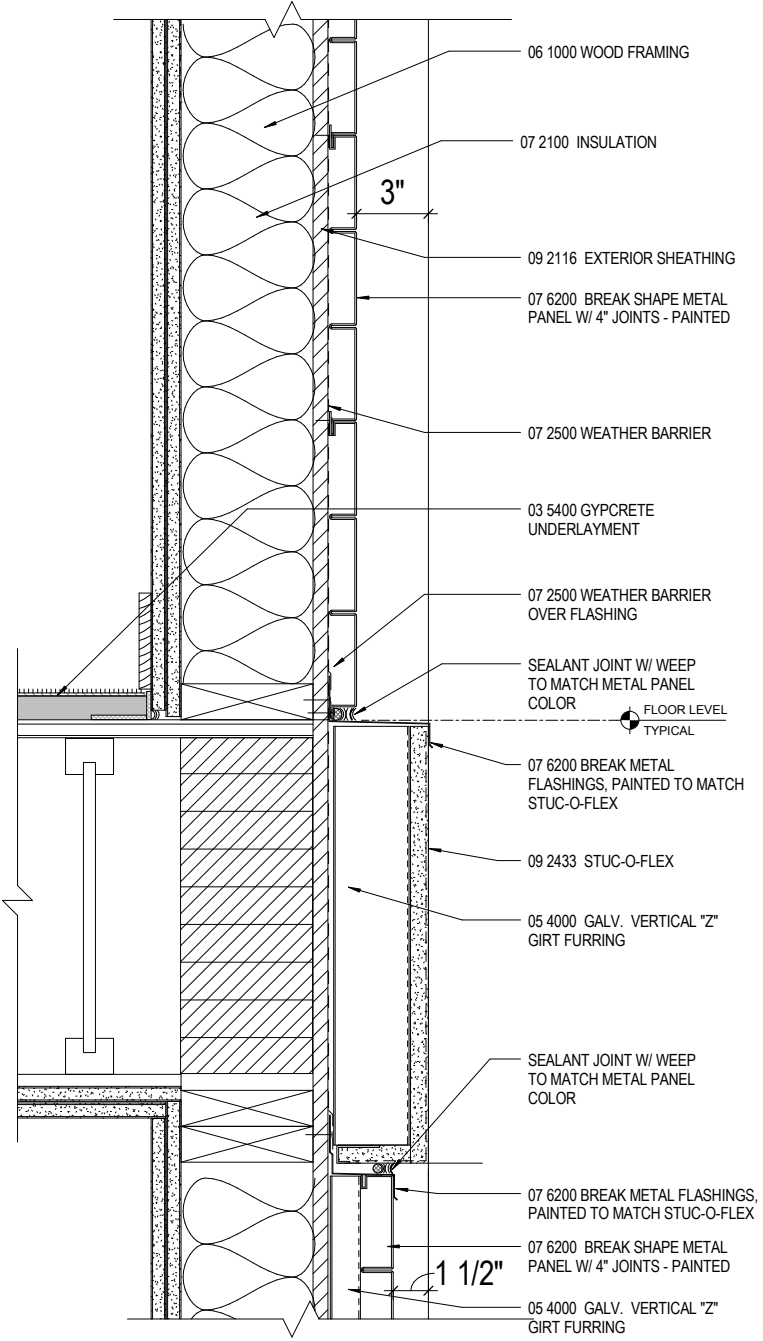
4 STUCCO OUTSIDE CORNER
6" = 1'-0"



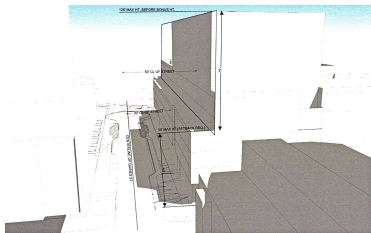
1 BRICK VENEER CORNER
3\"/>



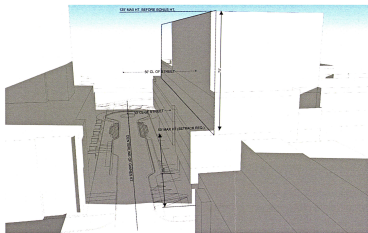
12 STUC-O-FLEX AT METAL PANELS
3\"/>



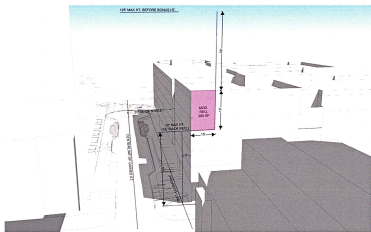
10 METAL PANELS AT STUC-O-FLEX
3\"/>



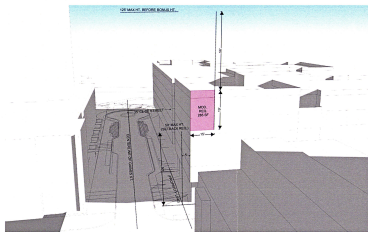
CODE PRESCRIBED - SUMMER SOLSTICE @ 12PM



CODE PRESCRIBED - WINTER SOLSTICE @ 12PM



CURRENT DESIGN - SUMMER SOLSTICE @ 12PM



CURRENT DESIGN - WINTER SOLSTICE @ 12PM

SOLAR STUDY